
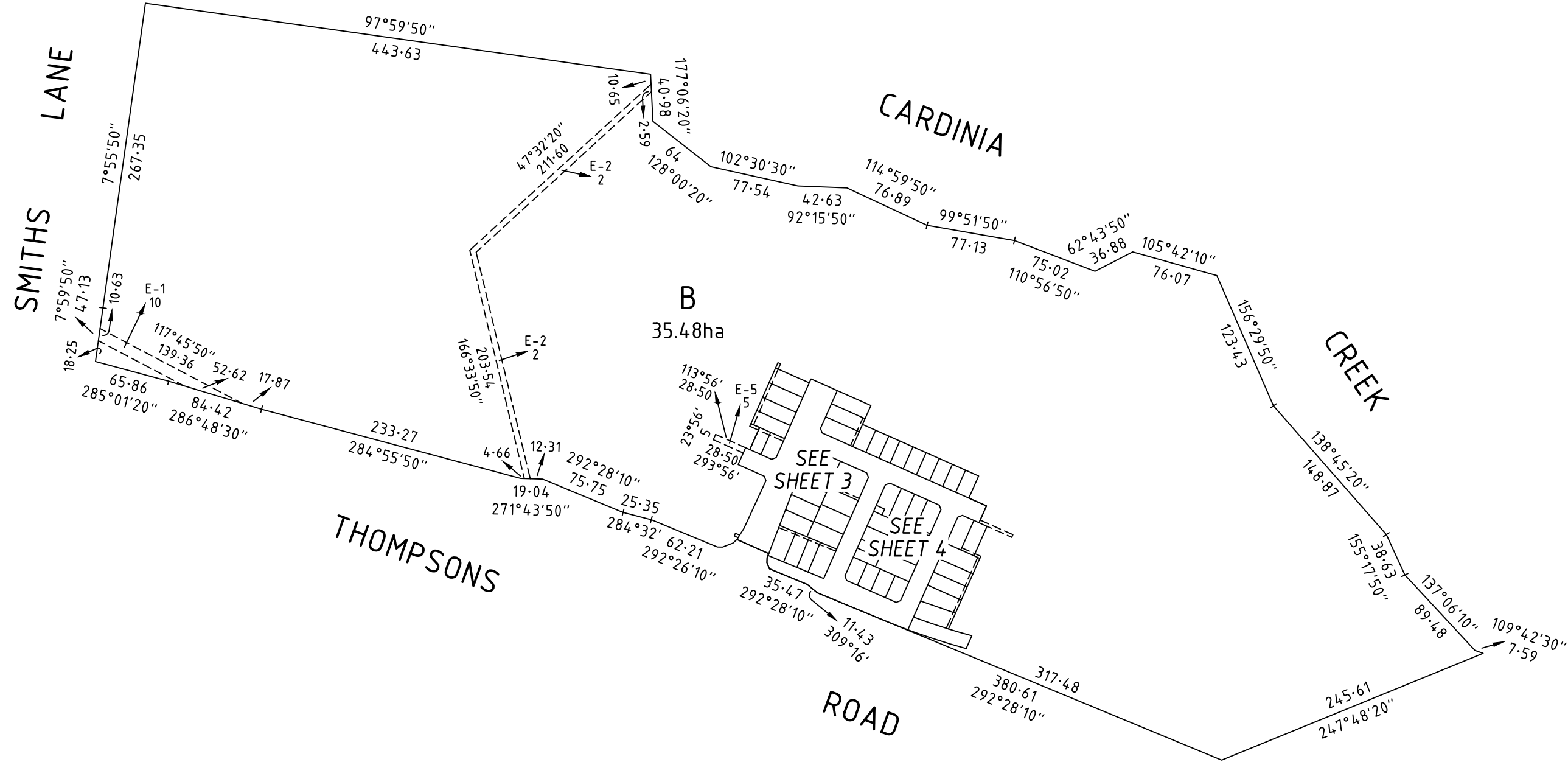


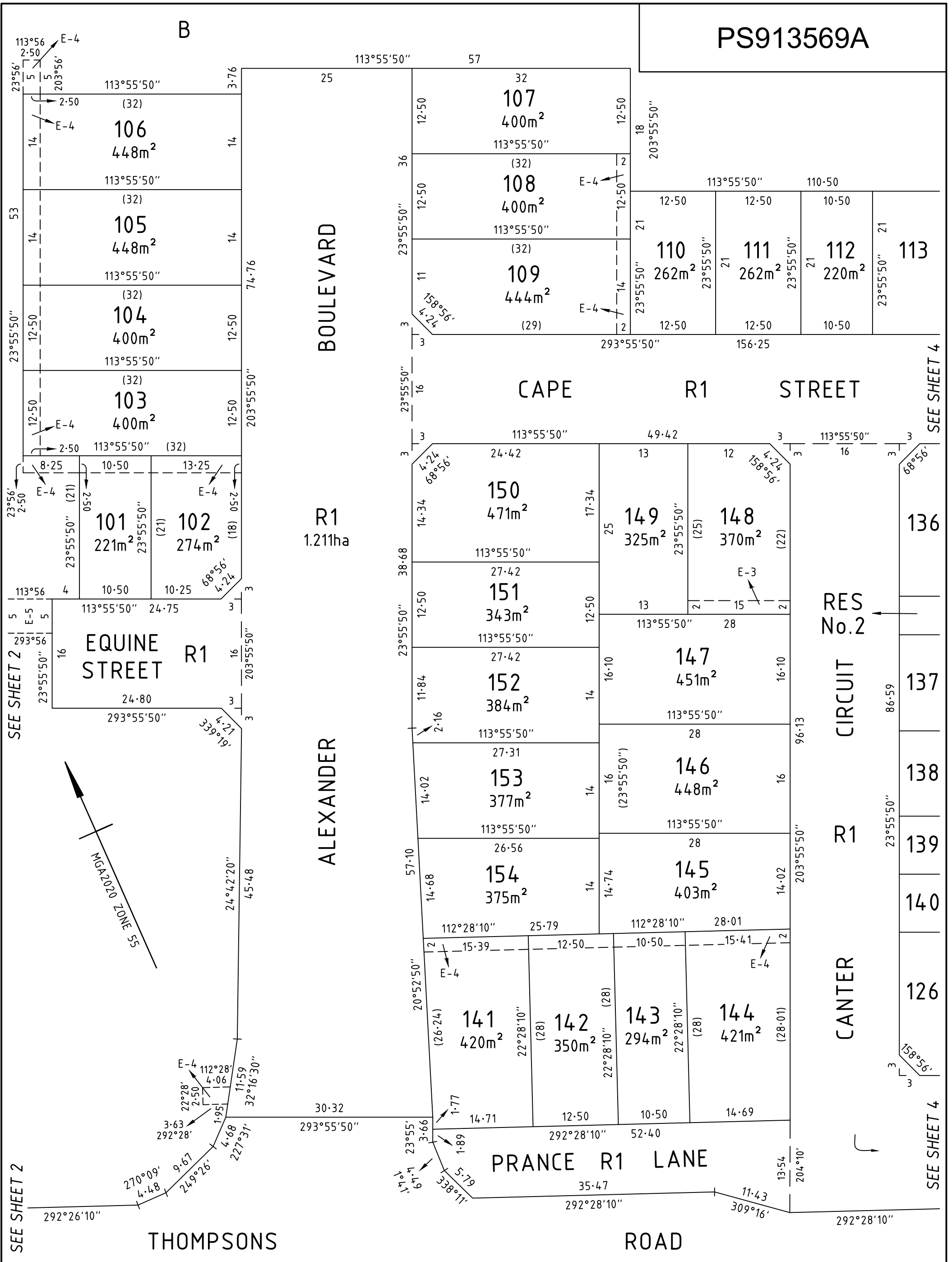
PLAN OF SUBDIVISION		EDITION 1	PS913569A
LOCATION OF LAND		CASEY CITY COUNCIL	
PARISH:	CRANBOURNE		
TOWNSHIP:	—		
SECTION:	74 (PT)		
CROWN PORTION:	CARDINIA CREEK PRE-EMPTIVE RIGHT (PT)		
CROWN ALLOTMENT:	—		
TITLE REFERENCE:	VOL. 12458 FOL. 039		
LAST PLAN REFERENCE:	PS836518W (LOT 1)		
POSTAL ADDRESS: (at time of subdivision)	10 SMITHS LANE CLYDE NORTH 3978		
MGA CO-ORDINATES: (of approx centre of land in plan)	E: 358 500 N: 5 782 250	ZONE: 55 GDA 2020	
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 5.	
ROAD R1 RESERVE No.1 RESERVE No.2	CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD		
NOTATIONS			
DEPTH LIMITATION: DOES NOT APPLY			
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. PA21-0812 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). DVA 81/1 in Proclaimed Survey Area No. 71			
Estate: Northside Phase No.: 1 No. of Lots: 54 + Lot B PHASE AREA: 3.176ha			

EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE PURPOSES	10	LP146177J - SECTION 103B OF THE STATE ELECTRICITY COMMISSION ACT 1958	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2	WATER SUPPLY	2	AP70560 SEC.72	LOT 2 ON LP146177J
E-3, E-5	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-4, E-5	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1901644/1 1901644-01-PS-V6.DWG		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5
		LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 6, DATE: 20/08/2024		

MGA2020 ZONE 55



PS913569A



SEE SHEET 2

SEE SHEET 2

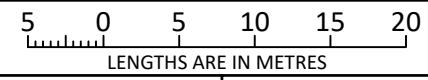
SEE SHEET 4

SEE SHEET 4

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 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REF
1901644/1

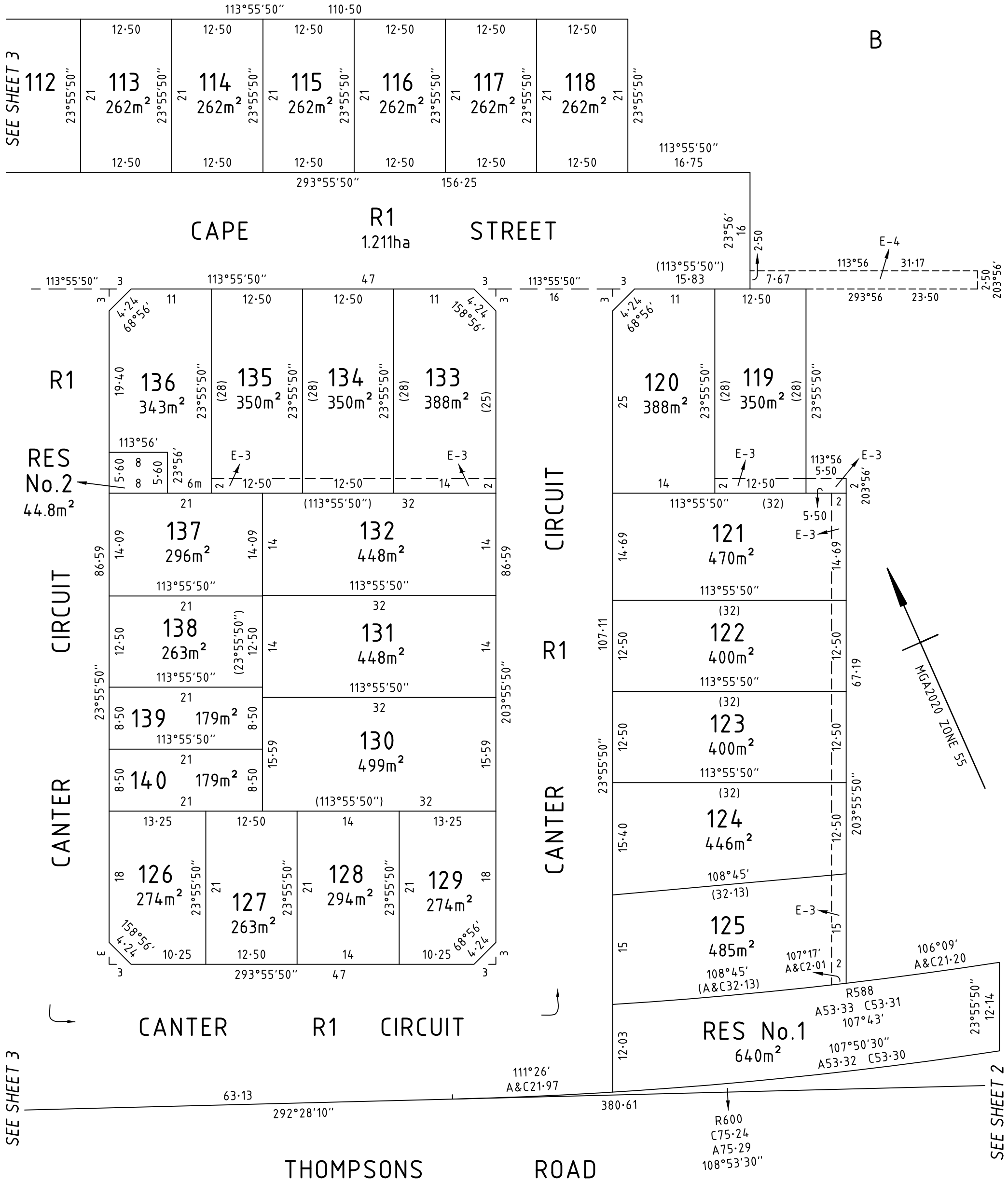
SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 6, DATE: 20/08/2024



CREATION OF RESTRICTION 'A'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101 TO 154 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 101 TO 154 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

- 1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING, STRUCTURE OR FENCE OTHER THAN A BUILDING, STRUCTURE OR FENCE IN ACCORDANCE WITH THE LATEST COPY OF THE NORTHSIDE ESTATE DESIGN GUIDELINES (INCLUDING ANY AMENDMENTS FROM TIME TO TIME) ENDORSED BY THE CASEY CITY COUNCIL UNDER PLANNING PERMIT No. PA21-0812;
- 2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OUTSIDE A BUILDING ENVELOPE APPLIED TO A LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. PA21-0812 UNLESS ENCROACHMENTS OUTSIDE THE BUILDING ENVELOPE PLAN ARE PERMITTED IN ACCORDANCE WITH THE LATEST NORTHSIDE ESTATE GUIDELINES DETAILED IN CONDITION 1.

A COPY OF THE ENDORSED NORTHSIDE DESIGN GUIDELINES AND BUILDING ENVELOPES ARE AVAILABLE AT: <https://portal.beveridgewilliams.com.au/>

VARIATION:

ANY VARIATION TO THE ENDORSED BUILDING ENVELOPE PLAN OR CONSENT TO BUILD OUTSIDE THE ENDORSED BUILDING ENVELOPE PLAN FOR CONDITION 2 OF RESTRICTION 'A' WHERE ENCROACHMENTS OUTSIDE THE BUILDING ENVELOPE PLAN ARE NOT PERMITTED BY THE LATEST ENDORSED COPY OF THE NORTHSIDE ESTATE GUIDELINES WILL REQUIRE APPROVAL FROM THE CASEY CITY COUNCIL AND NORTHSIDE DESIGN ASSESSMENT PANEL.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT FIFTEEN (15) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'B'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 102 TO 109 (BOTH INCLUSIVE), 141 AND 150 TO 154 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 102 TO 109 (BOTH INCLUSIVE), 141 AND 150 TO 154 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

- 1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED A DWELLING THAT IS LESS THAN TWO STOREYS IN HEIGHT WHERE A LOT IS IDENTIFIED AS DOUBLE STOREY (DS) ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. PA21-0812.

VARIATION:

CONSENT TO VARY CONDITION 1) OF RESTRICTION 'B' WILL REQUIRE APPROVAL FROM THE NORTHSIDE DESIGN ASSESSMENT PANEL.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT FIFTEEN (15) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'C'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101, 102, 110 TO 118 (BOTH INCLUSIVE), 126 TO 129 (BOTH INCLUSIVE), 137 TO 140 (BOTH INCLUSIVE) AND 143.

BENEFITING LAND: LOTS 101, 102, 110 TO 118 (BOTH INCLUSIVE), 126 TO 129 (BOTH INCLUSIVE), 137 TO 140 (BOTH INCLUSIVE) AND 143.

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

- 1) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH "TYPE A" OF THE SMALL LOT HOUSING CODE AS INCORPORATED INTO THE CASEY PLANNING SCHEME UNLESS THE CONSTRUCTION OR EXTENSION OF ANY DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT FIFTEEN (15) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



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SURVEYORS REF
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ORIGINAL SHEET
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SHEET 5

LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 6, DATE: 20/08/2024