
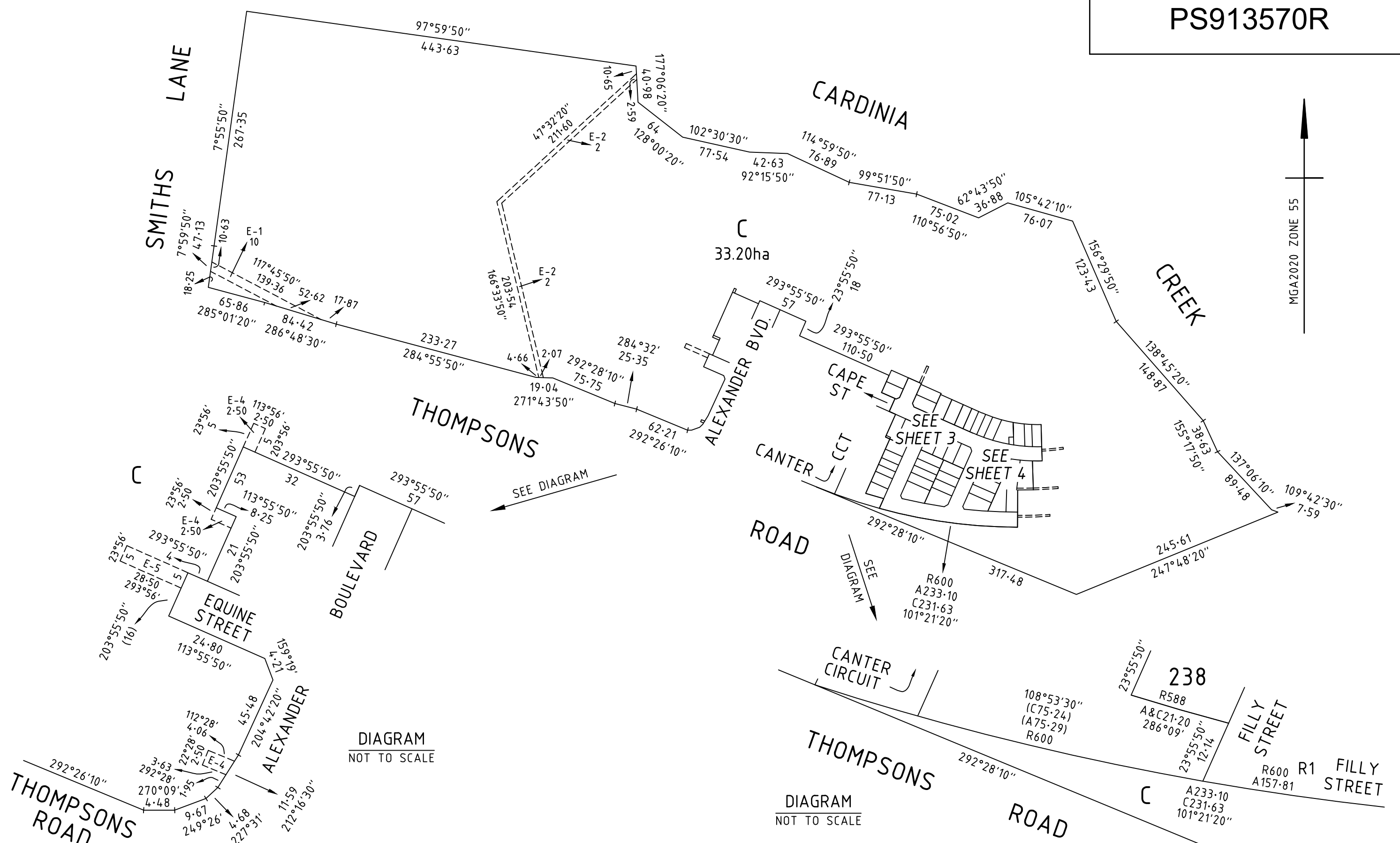


PLAN OF SUBDIVISION			EDITION 1	PS913570R
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: 74 (PT) CROWN ALLOTMENT: — TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS913569A (LOT B) POSTAL ADDRESS: 10S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 358 710 ZONE: 55 (of approx centre of land in plan) N: 5 782 200 GDA 2020			Council Name: Casey City Council SPEAR Reference Number: S210902M	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 200 (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. OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-4 ON PS913569A CONTAINED WITHIN CAPE STREET ON THIS PLAN. GROUNDS FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)	
ROAD R1 RESERVE No.1	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). in Proclaimed Survey Area No. 71	
Estate: Northside Phase No.: 2 No. of Lots: 45 + Lot C PHASE AREA: 2.277ha				
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	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-4, E-5	SEWERAGE	SEE DIAG.	PS913569A	SOUTH EAST WATER CORPORATION
E-5, E-7	DRAINAGE	SEE DIAG.	PS913569A	CASEY CITY COUNCIL
E-6	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: 1901644/2 1901644-02-PS-V7.DWG Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (7), 14/11/2024, SPEAR Ref: S210902M	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5



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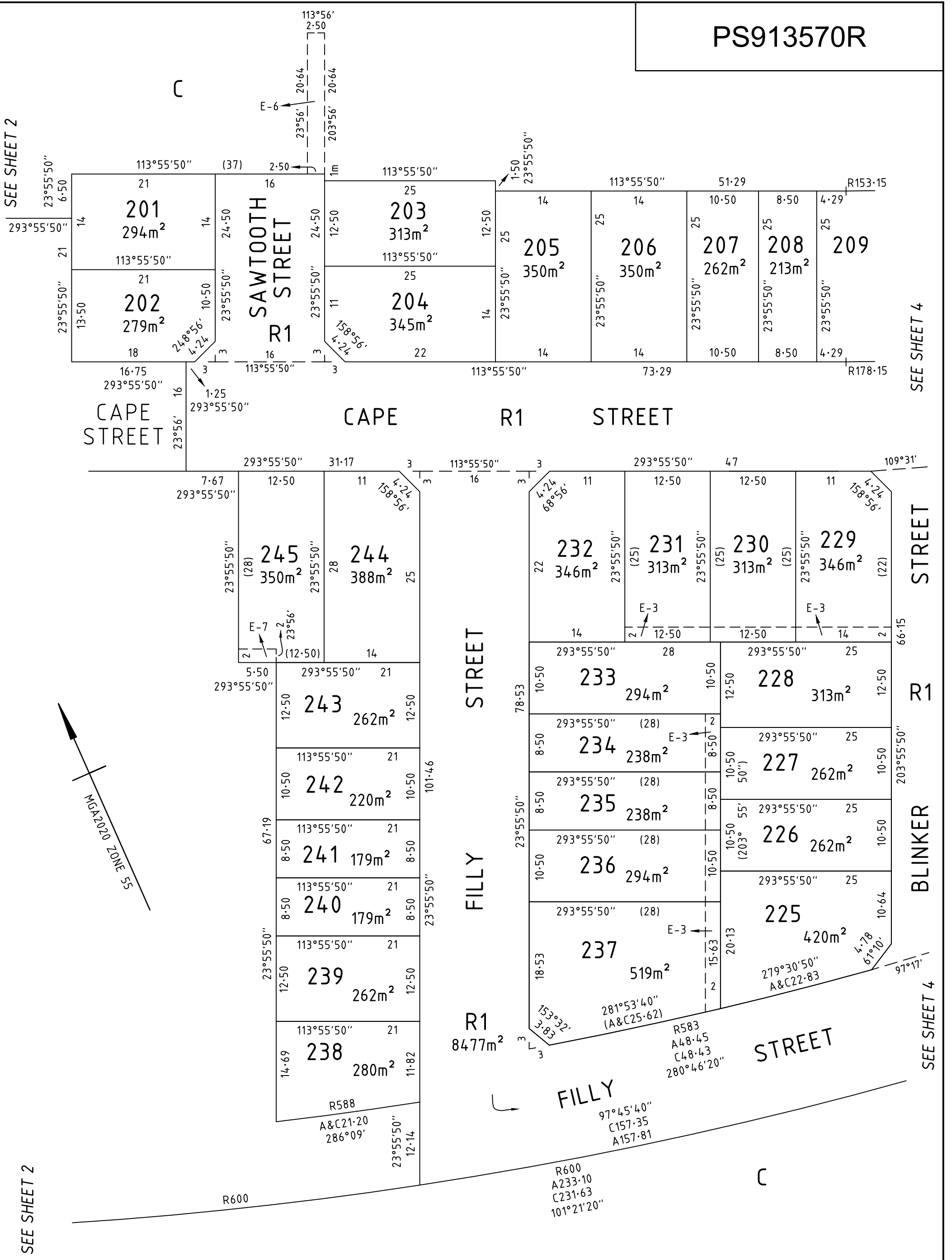
SURVEYORS REFERENCE	1901644/2
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SCALE 1 : 4000

 LENGTHS ARE IN METRES
 Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,
 Surveyor's Plan Version (7),
 14/11/2024, SPEAR Ref: S210902M

ORIGINAL SHEET SIZE: A3	SHEET 2
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SEE SHEET 2



SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2

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SURVEYORS REF 1901644/2	SCALE 1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (7), 14/11/2024, SPEAR Ref: S210902M				



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 201 TO 245 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 201 TO 245 (BOTH INCLUSIVE) ON THIS PLAN

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'

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 207 TO 211 (BOTH INCLUSIVE), 214, 215, 221, 226, 227, 233, 234, 235, 236 AND 238 TO 243 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 207 TO 211 (BOTH INCLUSIVE), 214, 215, 221, 226, 227, 233, 234, 235, 236 AND 238 TO 243 (BOTH INCLUSIVE) ON THIS PLAN

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.

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 201 & 202 ON THIS PLAN

BENEFITING LAND: LOTS 201 & 202 ON THIS PLAN

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 B" 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.