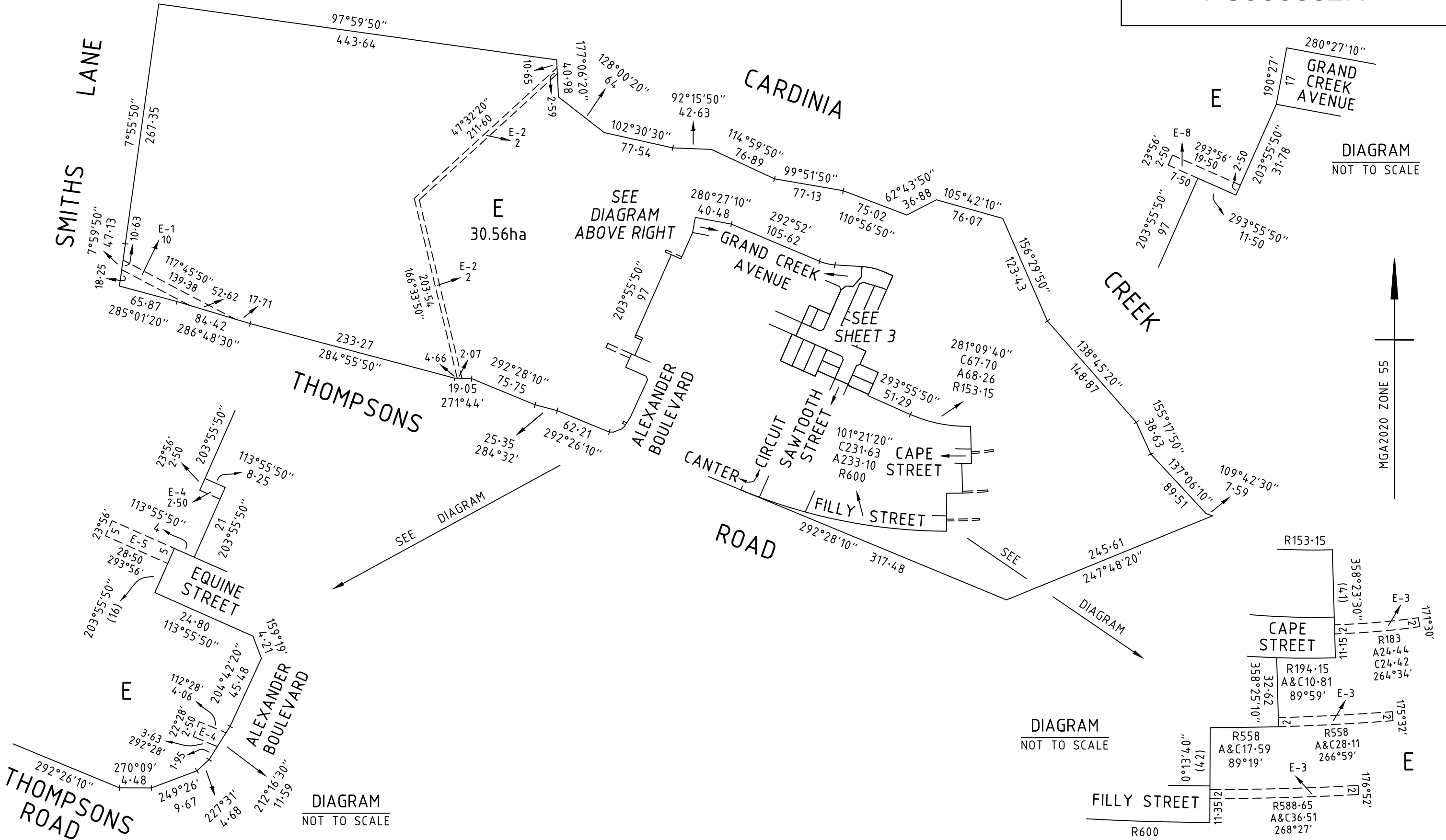
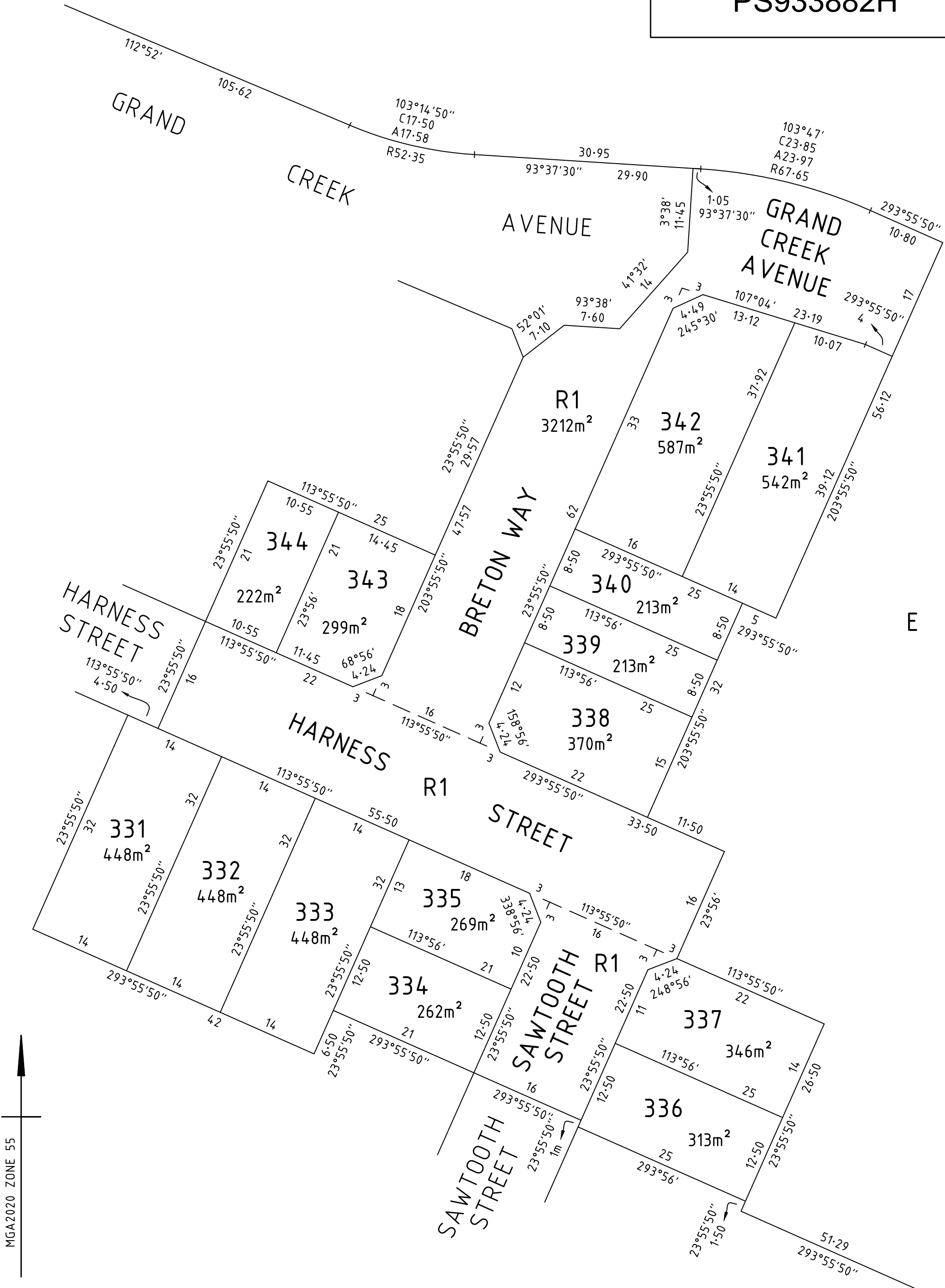


PLAN OF SUBDIVISION			EDITION 1	PS933882H		
LOCATION OF LAND PARISH:CRANBOURNE TOWNSHIP:— SECTION:74 (PT) CROWN ALLOTMENT:— TITLE REFERENCE:VOL.FOL. LAST PLAN REFERENCE:PS915512V (LOT D) POSTAL ADDRESS:10S SMITHS LANE (at time of subdivision)CLYDE NORTH 3978 MGA CO-ORDINATES: (of approx centre of land in plan)E: 358 670 ZONE: 55 N: 5 782 330 GDA 2020			CASEY CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 330 (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 4. OTHER PURPOSE OF PLAN: 1) TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-6 ON PS913570R CONTAINED WITHIN SAWTOOTH STREET ON THIS PLAN. 2) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-8 ON PS915512V CONTAINED WITHIN GRAND CREEK AVENUE, HARNESS STREET, BRETON WAY AND SAWTOOTH STREET ON THIS PLAN. 3) TO REMOVE THE SEWERAGE AND DRAINAGE EASEMENT CREATED AS E-9 ON PS915512V CONTAINED WITHIN BRETON WAY ON THIS PLAN. 4) TO REMOVE THE WATER SUPPLY EASEMENT CREATED AS E-10 ON PS915512V CONTAINED WITHIN HARNESS STREET ON THIS PLAN. GROUND'S FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)			
ROAD R1	CASEY CITY COUNCIL					
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.: 3A No. of Lots: 14 + Lot E PHASE AREA: 8190m²						
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.	PS913570R	CASEY CITY COUNCIL		
E-4, E-5	SEWERAGE	SEE DIAG.	PS913569A	SOUTH EAST WATER CORPORATION		
E-5	DRAINAGE	SEE DIAG.	PS913569A	CASEY CITY COUNCIL		
E-8	SEWERAGE	SEE DIAG.	PS915512V	SOUTH EAST WATER CORPORATION		
BW Beveridge Williams Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1901644/3A 1901644-03A-PS-V1.DWG		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 1, DATE: 04/08/2025				



MG2020 ZONE 55



SEE SHEET 2

CREATION OF RESTRICTION

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.

RESTRICTION ‘A’

LAND TO BENEFIT & TO BE BURDENED:
BURDENED LAND: LOTS 331 TO 344 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 331 TO 344 (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.

RESTRICTION ‘B’

LAND TO BENEFIT & TO BE BURDENED:
BURDENED LAND: LOTS 339, 340, 343 AND 344 ON THIS PLAN
BENEFITING LAND: LOTS 339, 340, 343 AND 344 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.

RESTRICTION ‘C’

LAND TO BENEFIT & TO BE BURDENED:
BURDENED LAND: LOTS 334 AND 335 ON THIS PLAN
BENEFITING LAND: LOTS 334 AND 335 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.