PLAN OF SUBDIVISION

EDITION 1

PS933882H

LOCATION OF LAND

PARISH: **CRANBOURNE**

TOWNSHIP: —

SECTION: **74 (PT)**

CROWN ALLOTMENT: —

TITLE REFERENCE: **VOL.** **FOL.**

LAST PLAN REFERENCE: **PS933892E (LOT D)**

POSTAL ADDRESS: (at time of subdivision) **10S SMITHS LANE CLYDE NORTH 3978**

MGA CO-ORDINATES: (of approx centre of land in plan) E: 358 670 N: 5 782 330 ZONE: 55 GDA 2020

Council Name: Casey City Council

SPEAR Reference Number: S259036A

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
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
PHASE AREA: 8542m²

NOTATIONS

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 3.

OTHER PURPOSE OF PLAN:

1) TO REMOVE THAT PART OF THE SEWERAGE AND WATER SUPPLY EASEMENT CREATED AS E-4 ON PS933892E CONTAINED WITHIN BRETON WAY AND HARNESS STREET ON THIS PLAN.
2) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-5 ON PS933892E CONTAINED WITHIN GRAND CREEK AVENUE, BRETON WAY, SAWTOOTH STREET AND HARNESS STREET ON THIS PLAN.
3) TO REMOVE THAT PART OF THE WATER SUPPLY EASEMENT CREATED AS E-6 ON PS933892E CONTAINED WITHIN BRETON WAY ON THIS PLAN.
4) TO REMOVE THAT PART OF THE CARRIAGEWAY EASEMENT CREATED AS E-14 ON PS933892E CONTAINED WITHIN SAWTOOTH STREET AND HARNESS STREET ON THIS PLAN.

GROUNDS FOR REMOVAL OF EASEMENT:
AGREEMENT FROM ALL INTERESTED PARTIES
(SECTION 6(1)K SUBDIVISION ACT 1988)

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

Beveridge Williams
Development and Infrastructure Consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS FILE REF: 1901644/3A
1901644-03A-PS-V2.DWG

ORIGINAL SHEET SIZE: A3

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,
Surveyor's Plan Version (2),
06/11/2025, SPEAR Ref: S259036A

PS933882H

MGA2020 ZONE 55

GRAND CREEK AVENUE

BRETON WAY

HARNESS STREET R1

SAWTOOTH STREET R1

331	448m²
332	448m²
333	448m²
334	262m²
335	269m²
336	313m²
337	345m²
338	370m²
339	213m²
340	213m²
341	542m²
342	587m²
343	299m²
344	222m²
R1	3564m²

Beveridge Williams
Development and Infrastructure Consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REF	SCALE		ORIGINAL SHEET SIZE: A3	SHEET 2
1901644/3A	1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES		

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,
Surveyor's Plan Version (2),
06/11/2025, SPEAR Ref: S259036A

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.