

LOCATION OF LAND

PARISH: CRANBOURNE

TOWNSHIP: —

SECTION: 74 (PT)

CROWN PORTION: CARDINIA CREEK PRE-EMPTIVE RIGHT (PT)

CROWN ALLOTMENT: —

TITLE REFERENCE: VOL. 12665 FOL. 217

LAST PLAN REFERENCE: PS933892E (LOT A)

POSTAL ADDRESS: 25S ALEXANDER BOULEVARD
(at time of subdivision) CLYDE NORTH 3978

MGA CO-ORDINATES: E: 358 550 ZONE: 55
(of approx centre of land in plan) N: 5 782 250 GDA 2020

Council Name: Casey City Council

SPEAR Reference Number: S210777J

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1 RESERVE No.2	CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD

NOTATIONS

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.

OTHER PURPOSE OF PLAN:
TO REMOVE THE CARRIAGEWAY EASEMENTS CREATED AS E-10, E-11 AND E-12 ON PS933892E CONTAINED WITHIN ALEXANDER BOULEVARD AND CAPE STREET ON THIS PLAN.

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

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
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	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	

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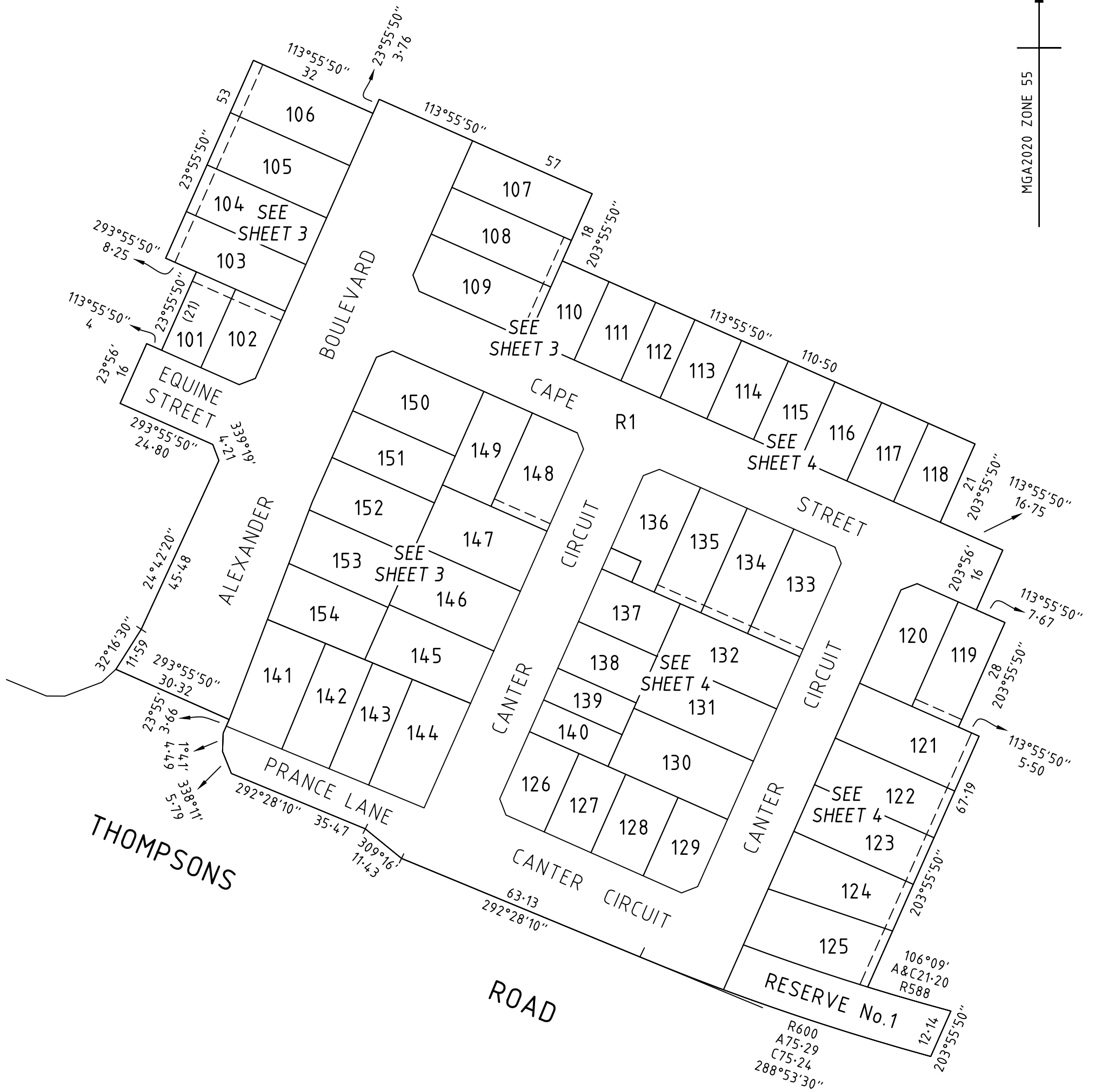
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SURVEYORS FILE REF: 1901644/1
1901644-01-PS-V11.DWG

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ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
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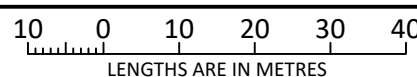
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SURVEYORS REF
1901644/1

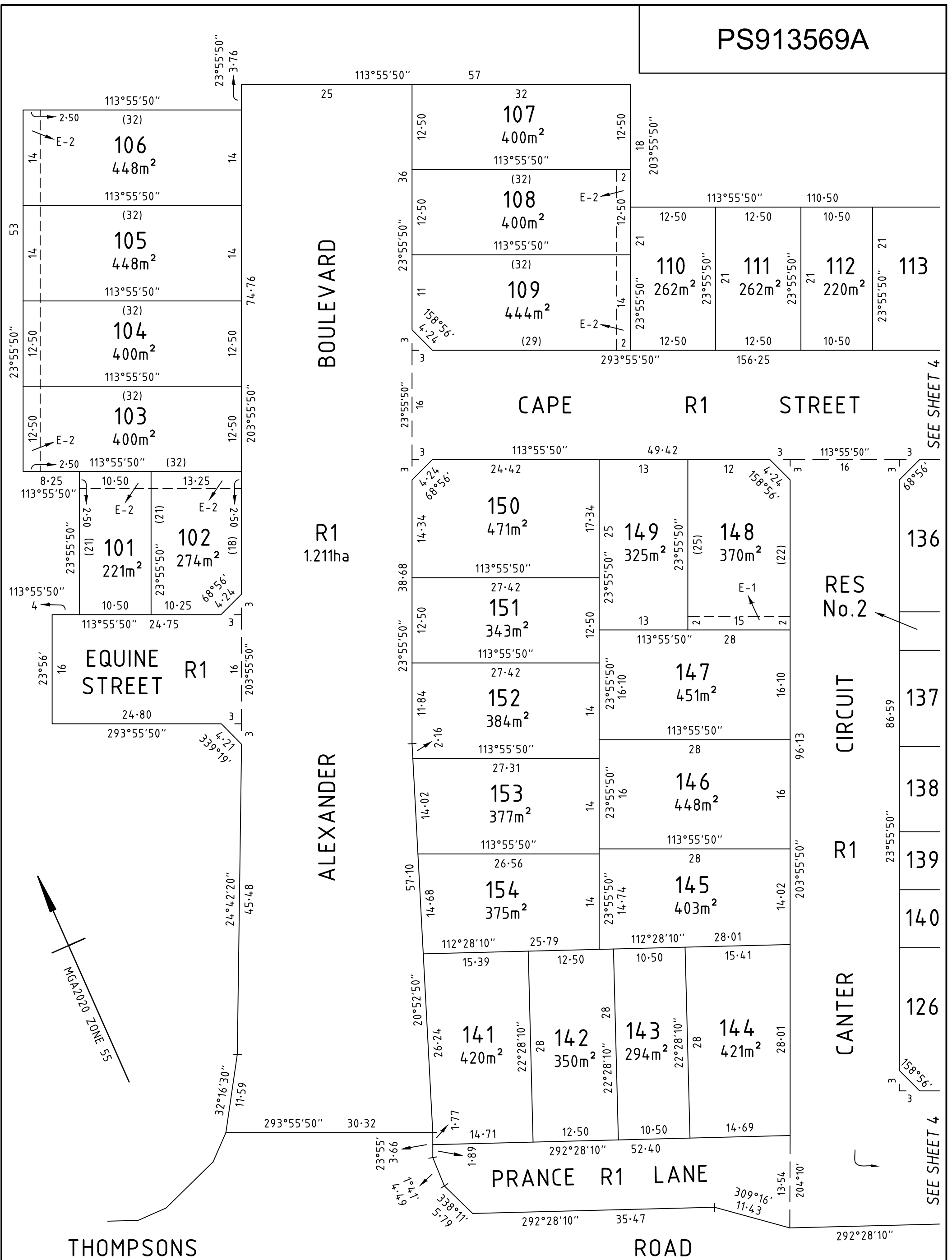
SCALE
1 : 1000



ORIGINAL SHEET
SIZE: A3

SHEET 2

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SEE SHEET 4

SEE SHEET 4

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

PS913569A

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) ON THIS PLAN

BENEFITING LAND: LOTS 101 TO 154 (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 AFTER 31 DECEMBER 2041.

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) ON THIS PLAN

BENEFITING LAND: LOTS 102 TO 109 (BOTH INCLUSIVE), 141 AND 150 TO 154 (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 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 AFTER 31 DECEMBER 2041.

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 ON THIS PLAN

BENEFITING LAND: LOTS 101, 102, 110 TO 118 (BOTH INCLUSIVE), 126 TO 129 (BOTH INCLUSIVE), 137 TO 140 (BOTH INCLUSIVE) AND 143 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 AFTER 31 DECEMBER 2041.



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SHEET 5