


PLAN OF SUBDIVISION		EDITION 1	PS902131G	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: — CROWN PORTION: 50 (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS906824B (LOT E) POSTAL ADDRESS: HARDYS ROAD (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 354 690 ZONE: 55 (of approx centre of land in plan) N: 5 781 110 GDA 94		COUNCIL NAME: CITY OF CASEY		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 800 (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 PURPOSES OF PLAN: TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-1 ON LP78726 AND CONTAINED WITHIN LAND ON THIS PLAN. GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)		
ROAD R1 RESERVE No.1 RESERVE No.2	CITY OF CASEY CITY OF CASEY CITY OF CASEY			
NOTATIONS		DEPTH LIMITATION: 15.24m This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. PlnA00515/14 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). PM103 and DVA69/91 In Proclaimed Survey Area No. 71 Estate: Clyde Springs Phase No.: 8 No. of Lots: 41 + Lot N PHASE AREA: 2.726ha		
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EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 E-4 E-5 E-2, E-6 E-3, E-6	DRAINAGE SEWERAGE SEWERAGE DRAINAGE SEWERAGE	SEE DIAG. 2.50 3 SEE DIAG. SEE DIAG.	LP78726 PS846064E PS826162S THIS PLAN THIS PLAN	LAND IN LP78726 SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION CITY OF CASEY SOUTH EAST WATER CORPORATION
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: M5418/8 5418-08-PS-V5.dwg LICENSED SURVEYOR: SEAN O'CONNOR VERSION 5, DATE: 10/02/2022	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5

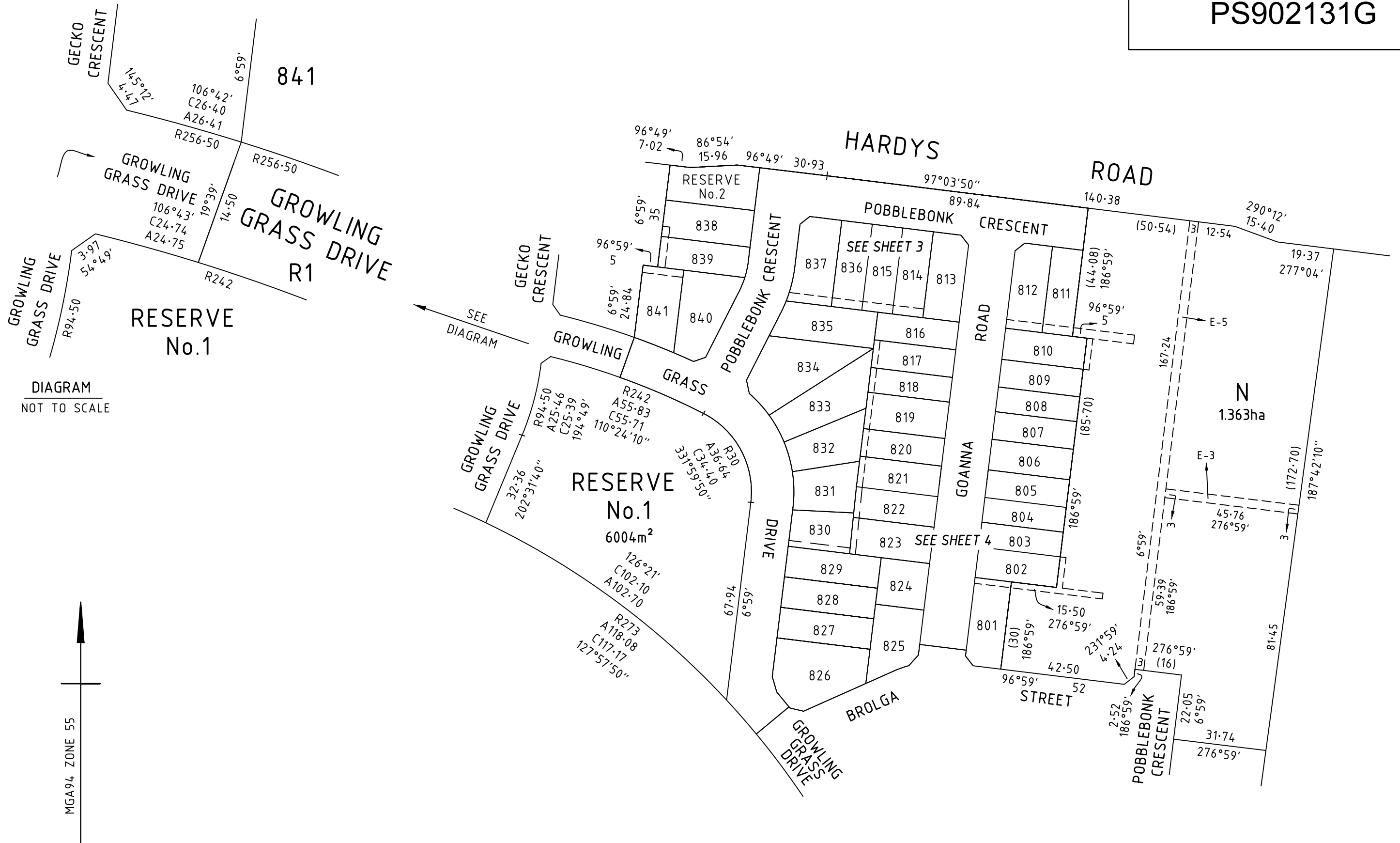
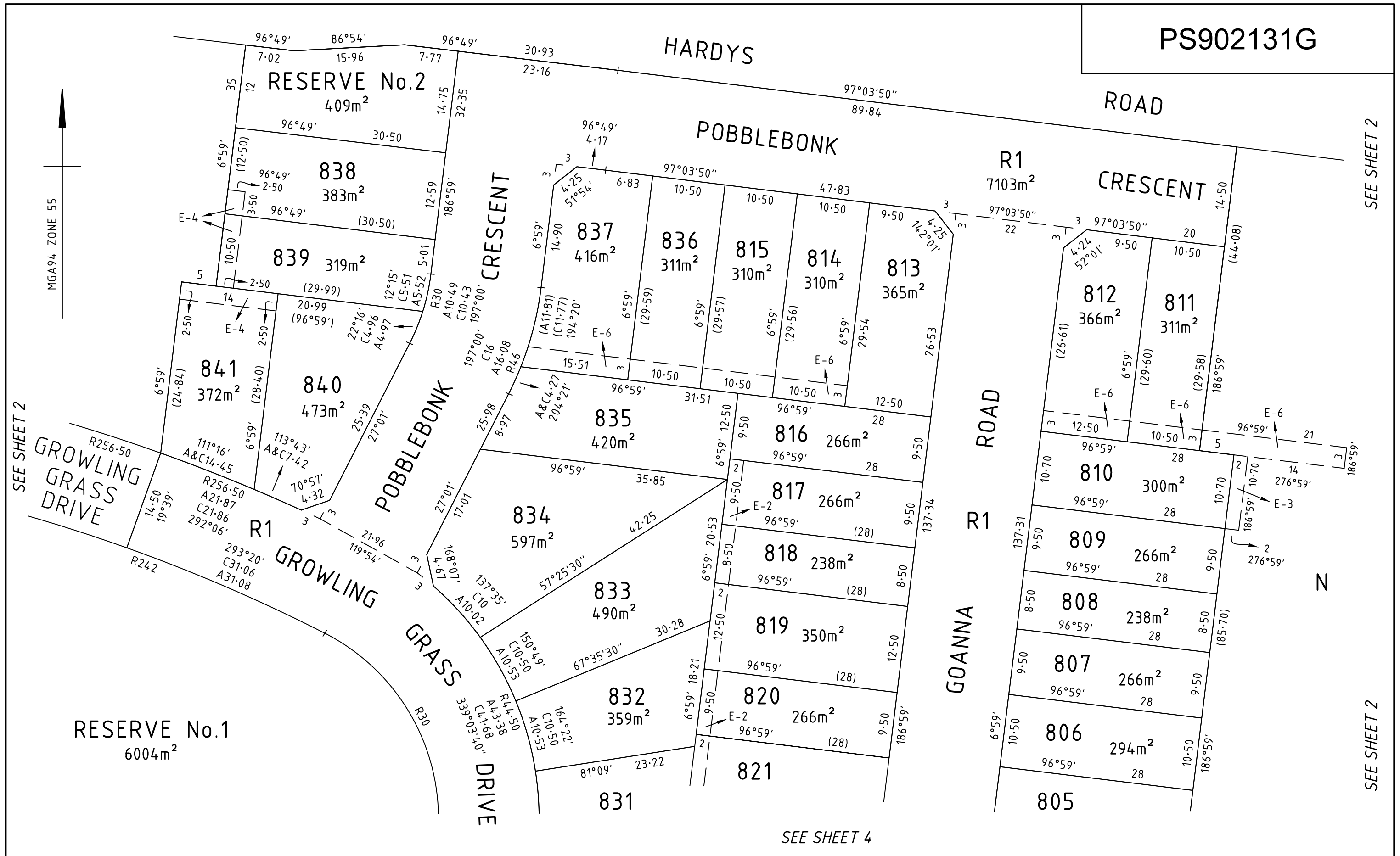


DIAGRAM
NOT TO SCALE





SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 4

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SURVEYORS REFERENCE	M5418/8
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SCALE 1 : 500	<p>LENGTHS ARE IN METRES</p>
LICENSED SURVEYOR: SEAN O'CONNOR VERSION 5, DATE: 10/02/2022	

ORIGINAL SHEET SIZE: A3	SHEET 3
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PS902131G

SEE SHEET 3

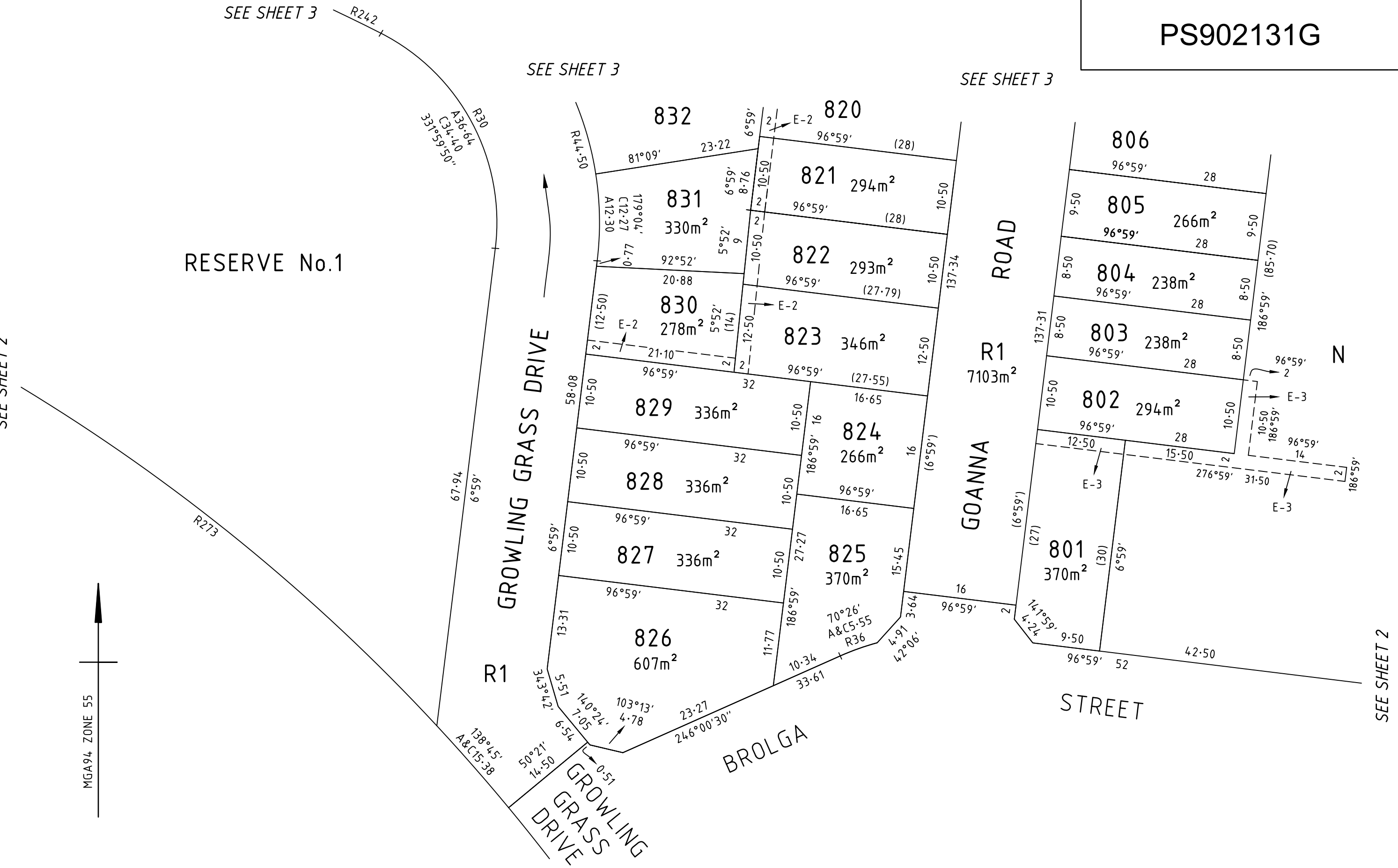
SEE SHEET 3

SEE SHEET 3

RESERVE No.1

SEE SHEET 2

SEE SHEET 2



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SURVEYORS REFERENCE
M5418/8

SCALE
 1 : 500

LENGTHS ARE IN METRES

LICENSED SURVEYOR: SEAN O'CONNOR
 VERSION 5, DATE: 10/02/2022

ORIGINAL SHEET SIZE: A3

SHEET 4

SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'A'

PS902131G

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED: LOTS 801, 810 TO 815, 819, 823, 825 TO 829, 831 TO 841

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 ANY BUILDING OR STRUCTURE THAT DOES NOT CONFORM WITH THE REQUIREMENTS OF PART 5 OF THE BUILDING REGULATIONS 2018 EXCEPT FOR VARIATIONS ALLOWED IN THE RESTRICTIONS TO FOLLOW;
- (2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OUTSIDE THE BUILDING ENVELOPE APPLIED TO THE LOT SHOWN ON THE ENDORSED BUILDING ENVELOPE PLAN EXCEPT FOR:
 - (i) PERMITTED ENCROACHMENTS TO THE STREET SETBACK BY STRUCTURAL ELEMENTS ALLOWED FOR UNDER REGULATION 74 OF THE BUILDING REGULATIONS 2018;
 - (ii) BALCONIES, EAVES, FASCIA, GUTTER, BLADE WALLS, COLUMNS AND SIMILAR ARCHITECTURAL ELEMENTS PROVIDED THAT THEY DO NOT ENCROACH INTO THE PERMITTED FRONT SETBACK MORE THAN 1.5 METRES AND A HEIGHT OF NO MORE THAN 6.9 METRES;
 - (iii) PERMITTED ENCROACHMENTS TO THE SIDE AND REAR SETBACKS ALLOWED UNDER THE BUILDING REGULATIONS 2018;
 - (iv) WHERE ENCROACHMENTS ARE PERMITTED WITH THE FURTHER WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.
- (3) CONSTRUCT ANY WALLS ON BOUNDARIES THAT DO NOT COMPLY WITH THE HEIGHT AND LENGTH REQUIREMENTS OF THE BUILDING REGULATIONS 2018 EXCEPT FOR WHERE A NEW WALL CONSTRUCTED ON OR WITHIN 200mm OF A SIDE OR REAR BOUNDARY ABUTS A WALL TO BE SIMULTANEOUSLY CONSTRUCTED ON AN ABUTTING LOT THEN THE LENGTH AND HEIGHT OF THE WALL CAN MATCH THE SIMULTANEOUSLY CONSTRUCTED WALL;
- (4) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY DWELLING OR COMMERCIAL BUILDING ON ANY LOT UNLESS THE BUILDING INCORPORATES PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE IF IT IS TO BECOME AVAILABLE;
- (5) ALLOW GARAGE OPENING TO OCCUPY MORE THAN 40% OF THE WIDTH OF THE PRIMARY FRONTAGE, UNLESS THE BUILDING IS TWO OR MORE STOREYS AND ON A LOT BETWEEN 250-300 SQUARE METERS WHEREBY THE GARAGE OPENING MUST NOT EXCEED 30% OF THE AREA OF THE FRONT FACADE OF THE DWELLING WITH THE AREA OF THE FRONT FACADE MEASURED FROM A TWO DIMENSIONAL ELEVATION PLAN OF THE FACADE EXCLUDING THE AREA OF THE ROOF OF THE DWELLING;
- (6) ALLOW GARAGE OR CARPORTS TO BE SET BACK LESS THAN 5.50 METRES FROM THE PRIMARY FRONTAGE, UNLESS A BUILDING ENVELOPE SHOWN BELOW ALLOWS A PRIMARY FRONTAGE SETBACK OF 3 METRES WHEREBY THE GARAGE OR CARPORTS SHALL NOT BE SET BACK LESS THAN 5 METRES FROM THE PRIMARY FRONTAGE; OR, IN SPECIAL CIRCUMSTANCES WHERE LOTS ARE IDENTIFIED ON THE BUILDING ENVELOPE PLAN AS HAVING AN ALTERNATIVE GARAGE SETBACK WHEREBY GARAGES ON THOSE LOTS MUST NOT BE SETBACK BETWEEN 3 AND 5 METRES FROM THE PRIMARY FRONTAGE.

DESCRIPTION OF RESTRICTION:

FOR THE PURPOSE OF THIS DESCRIPTION PRIMARY FRONTAGE MEANS:

- (i) IN THE CASE OF A LOT WHERE ONLY ONE BOUNDARY OF THAT LOT ABUTS A ROAD, THE BOUNDARY THAT ABUTS THE ROAD.
- (ii) IN THE CASE OF A CORNER LOT WHERE TWO BOUNDARIES OF A LOT ABUT A ROAD, THE BOUNDARY WITH THE GREATER OFFSET ON THE ENDORSED BUILDING ENVELOPES PLAN .

A COPY OF THE ENDORSED ENDORSED BUILDING ENVELOPES PLAN BY THE CITY OF CASEY UNDER TOWN PLANNING PERMIT No: PlnA00515/14 IS AVAILABLE at:

<https://portal.beveridgewilliams.com.au/>

EXPIRY:

ANY RESTRICTION RELATING TO BUILDING ENVELOPES WILL CEASE TO APPLY TO ANY LOT AFFECTED AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY (OR THE LIKE) UNDER THE BUILDING REGULATIONS 2018 OR SIMILAR LEGISLATION FOR THE WHOLE OF A DWELLING ON A LOT TO WHICH THE BUILDING ENVELOPE APPLIES.

CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED: LOTS 801 TO 841 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION: EXCEPT WITH THE WRITTEN CONSENT OF THE DESIGN ASSESSMENT PANEL, THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

- (1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN GUIDELINES ENDORSED BY THE CITY OF CASEY UNDER TOWN PLANNING PERMIT No: PlnA00515/14 AS AMENDED FROM TIME TO TIME.

A COPY OF THE DESIGN GUIDELINES IS AVAILABLE at: <https://portal.beveridgewilliams.com.au/>

- (2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE ON THE LOT PRIOR TO:

(A) COPIES OF BUILDING PLANS, ELEVATION, ROOF PLANS, SITE PLANS (INCORPORATING SETBACKS FROM ALL BOUNDARIES, EXISTING CONTOURS, PROPOSED FINISHED FLOOR LEVELS AND SITE LEVELS, ALL PROPOSED DRIVEWAYS AND PATHS, DETAILS OF FENCES AND OUTBUILDINGS AND LANDSCAPING) AND SCHEDULES OF EXTERNAL COLOURS AND MATERIALS HAVE BEEN SUBMITTED VIA THE DESIGN PORTAL AT THE ABOVE ADDRESS OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME;

(B) THE DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME HAVE GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.

EXPIRY: THE ABOVE RESTRICTION EXPIRES 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'C'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED: LOTS 802 TO 809, 816 TO 818, 820 TO 822, 824 AND 830

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 CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH 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.

FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE A LOTS.

EXPIRY: THE ABOVE RESTRICTION EXPIRES 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.