

CREATION OF RESTRICTION 'A'

PS839567R

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 112 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 101 TO 112 (BOTH INCLUSIVE)

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 OR STRUCTURE OUTSIDE A BUILDING ENVELOPE APPLIED TO A LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. PlnA00971/19;
- 2) UNLESS WITH THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY 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 WITH AN AREA BETWEEN 250 TO 300 SQUARE METRES WHEREBY THE GARAGE OPENING MUST NOT EXCEED 30% OF THE AREA OF THE FRONT FAÇADE OF THE DWELLING WITH THE AREA OF THE FRONT FAÇADE MEASURED FROM A TWO DIMENSIONAL ELEVATION PLAN OF THE FAÇADE EXCLUDING THE AREA OF THE ROOF OF THE DWELLING;
- 3) ALLOW GARAGE OR CARPORTS TO BE SET BACK LESS THAN 5.50 METRES FROM THE PRIMARY FRONTAGE UNLESS IN SPECIAL CIRCUMSTANCES WHERE LOTS ARE IDENTIFIED ON THE BUILDING ENVELOPE PLAN WITHIN PS839567R AS HAVING AN ALTERNATIVE GARAGE SETBACK WHEREBY GARAGES ON THOSE LOTS MUST NOT BE SETBACK BETWEEN 3 AND 5 METRES FROM THE PRIMARY FRONTAGE.

DEFINITION:

PRIMARY FRONTAGE MEANS

(i) IN THE CASE OF A LOT THAT ABUTS ONLY ONE ROAD, THE BOUNDARY OR BOUNDARIES THAT ABUT THAT ROAD.

(ii) IN THE CASE OF A CORNER LOT THAT ABUTS TWO ROADS, THE BOUNDARY OR BOUNDARIES WITH THE GREATER OFFSET ON THE BUILDING ENVELOPES WITHIN PS839567R.

SECONDARY FRONTAGE MEANS

(i) IN THE CASE OF A CORNER LOT THAT ABUTS TWO ROADS, THE BOUNDARY OR BOUNDARIES WITH THE LESSER OFFSET ON THE BUILDING ENVELOPES WITHIN PS839567R.

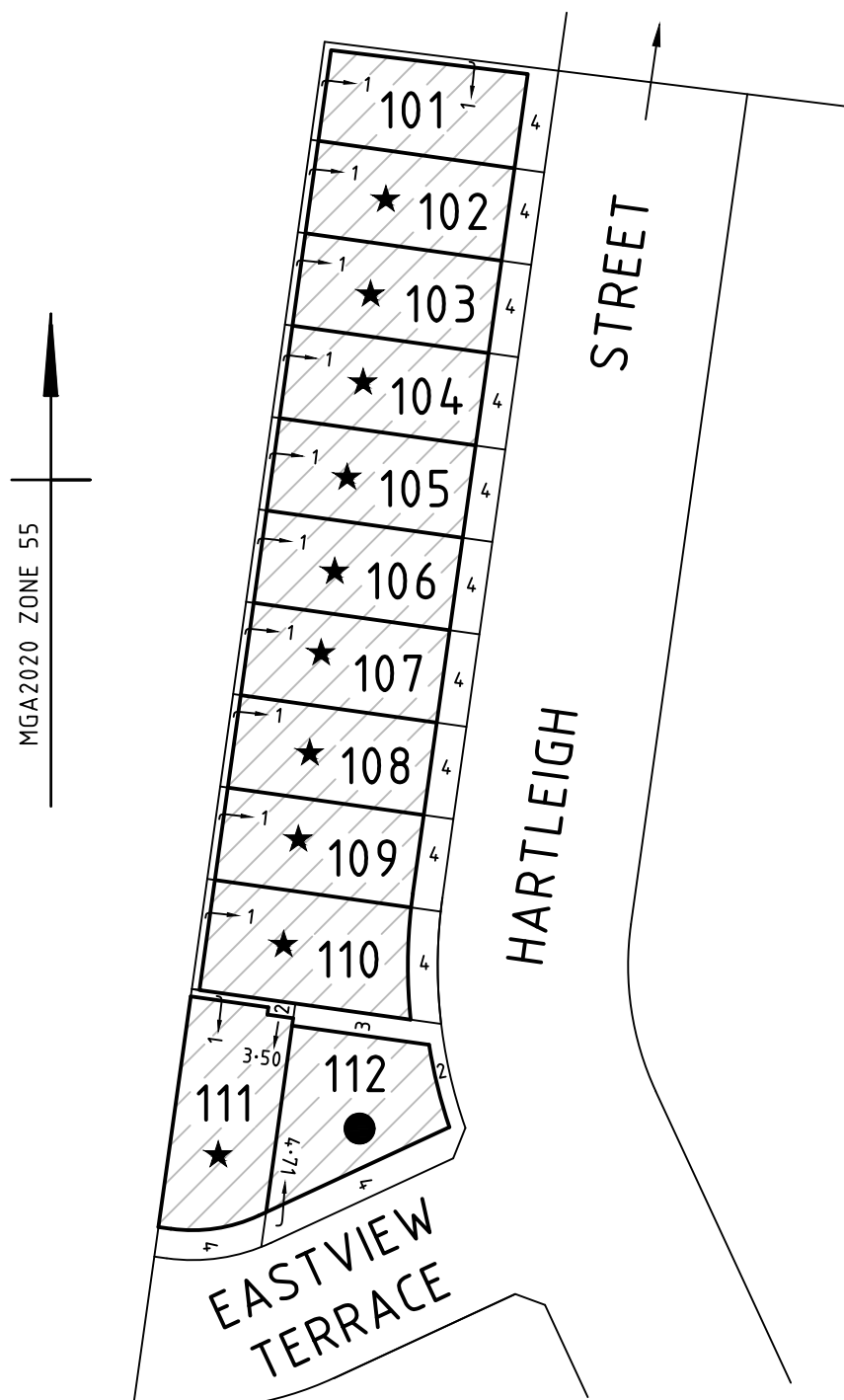
VARIATION:

ANY VARIATION TO THE ENDORSED BUILDING ENVELOPE PLAN OR CONSENT TO BUILD OUTSIDE THE ENDORSED BUILDING ENVELOPE PLAN WILL REQUIRE APPROVAL FROM THE CITY OF CASEY.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT FIFTEEN (15) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN

BUILDING ENVELOPES



SIDE SETBACKS

FOR LOTS IDENTIFIED THUS: ★ ,

- A BUILD TO BOUNDARY ALLOWANCE ONLY APPLIES TO THE SIDE OF THE LOT WHERE THE CROSSOVER EXISTS. A SETBACK OF AT LEAST 1 METRE MUST BE PROVIDED FOR THE OPPOSITE SIDE BOUNDARY.

CORNER LOTS

FOR LOTS IDENTIFIED THUS: ● , FENCING ON THE SECONDARY STREET FRONTAGE:

- IS TO NOT EXCEED 60% OF THE LENGTH OF THE BOUNDARY.
- IS TO BE RETURNED AT 90 DEGREES TO THE DWELLING, CONNECTING WITH THE SIDE OF THE DWELLING OR GARAGE WALL AT LEAST 2.0M BEHIND THE FRONT FAÇADE.
- IS TO BE STEPPED IF THE SITE IS SLOPING.



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SURVEYORS REF
1900981/1B

SCALE
1 : 1000

10 0 10 20 30 40
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 5, DATE: 17/12/2020