


PLAN OF SUBDIVISION	EDITION 1	PS842536K
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LOCATION OF LAND	COUNCIL NAME: CITY OF CASEY
PARISH: CRANBOURNE	
TOWNSHIP: —	
SECTION: —	
CROWN ALLOTMENT: 58A (PT)	
TITLE REFERENCE: VOL.10817 FOL. 869 VOL. FOL.	
LAST PLAN REFERENCE: PS522427B (LOT 2) PS842534P (LOT V)	
POSTAL ADDRESS: 205 HARDYS ROAD (at time of subdivision) CLYDE NORTH 3978	
MGA CO-ORDINATES: E: 355 860 ZONE: 55 (of approx centre of land in plan) N: 5 781 190 GDA 2020	

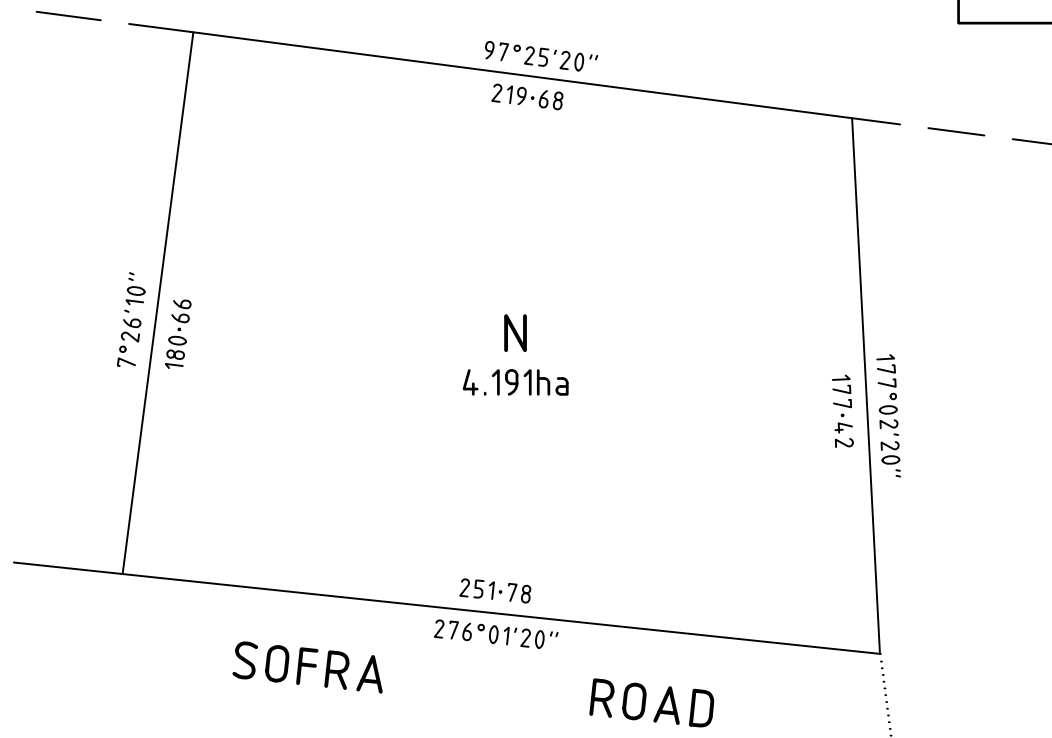
VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 - 3000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 3001 TO 3037 (BOTH INCLUSIVE) SEE SHEET 4. FOR RESTRICTION B AFFECTING LOTS 3003 AND 3004 SEE SHEET 4. OTHER PURPOSE OF PLAN: 1) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-1 AND E-4 ON PS842533R CONTAINED WITHIN CHITTAGONG DRIVE AND MAKALU CIRCUIT ON THIS PLAN. 2) TO REMOVE THAT SEWERAGE EASEMENT CREATED AS E-3 AND THAT PART OF SEWERAGE EASEMENT E-4 ON PS842533R CONTAINED WITHIN CHITTAGONG DRIVE AND MAKALU CIRCUIT 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	CITY OF CASEY CITY OF CASEY	
NOTATIONS		
DEPTH LIMITATION: 15.24m below the surface		
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. PlnA01044/18 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 77, 289, 290, 291, DVA69/86 AND DVA 69/91 in Proclaimed Survey Area No. 71		
Estate: Meridian Phase No.: 30 No. of Lots: 37 + Lots N, U & W PHASE AREA: 1.942ha		

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	3	THIS PLAN	CITY OF CASEY
E-1	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	3	PS842533R	CITY OF CASEY
E-4	SEWERAGE	3	PS842533R	SOUTH EAST WATER CORPORATION

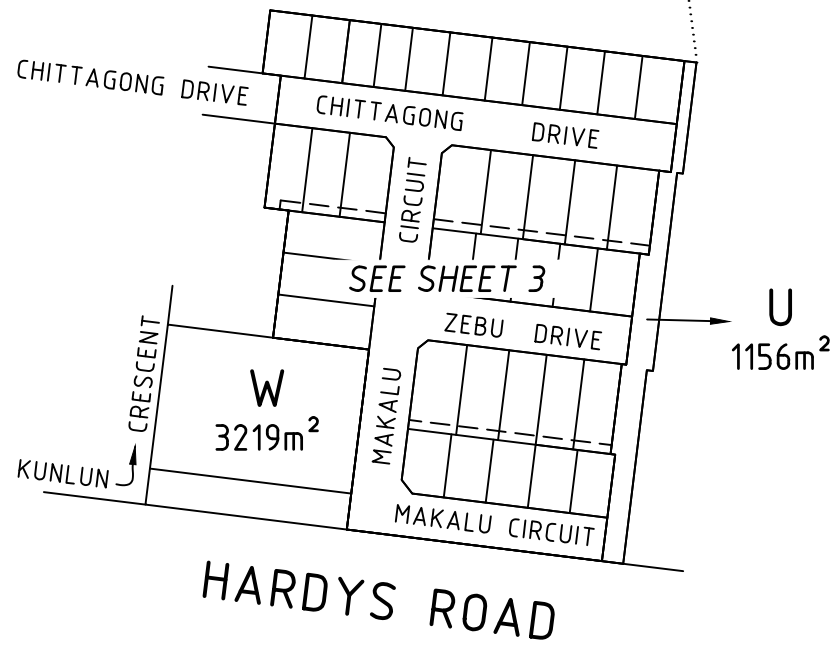
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1801767/30 1801767-30-PS-V2.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
	LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 2, DATE: 24/02/2021		

PS842536K

48



352°34'
461.83



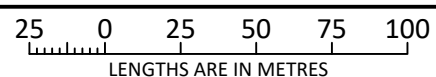
Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

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SURVEYORS REF
1801767/30

SCALE
1 : 2500



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 2, DATE: 24/02/2021

MGA2020 ZONE 55

SEE SHEET 2



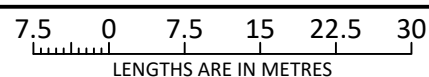
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SURVEYORS REF
1801767/30

SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 2, DATE: 24/02/2021

CREATION OF 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 BE BURDENED: LOTS 3001 TO 3037 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3001 TO 3037 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT FORMING PART OF THE LOT TO BE BURDENED MUST NOT, WITHOUT THE PERMISSION OF THE RESPONSIBLE AUTHORITY, CONSTRUCT OR PERMIT TO BE CONSTRUCTED:

- A) ANY DWELLING OTHER THAN THAT IN ACCORDANCE WITH MCP No.
- B) ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED AS BEING IN ACCORDANCE WITH THE MERIDIAN ESTATE DESIGN GUIDELINES PRIOR TO THE ISSUE OF A BUILDING PERMIT.
- C) ANY DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING OR DWELLING INCORPORATES DUAL PLUMBING FOR THE USE OF RECYCLED WATER IN TOILET FLUSHING AND GARDEN WATERING SHOULD THE SAID SERVICE BECOME AVAILABLE.

EXPIRY DATE

THESE RESTRICTIONS WILL CEASE TO AFFECT ANY OF THE BURDENED LOTS TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF 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 BE BURDENED: LOTS 3003 AND 3004

LAND TO BE BENEFITED: LOTS 3001 TO 3037 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

EXCEPT WITH THE WRITTEN CONSENT OF BROWN PROPERTY GROUP AND IN ALL OTHER INSTANCES THE WRITTEN CONSENT OF EACH AND EVERY REGISTERED PROPRIETOR OF A BENEFITING LOT ON THE PLAN OF SUBDIVISION THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

DOUBLE STOREY CONSTRUCTION

- 1) BUILD OR ALLOW TO BE BUILT ON THE LOT A DWELLING UNLESS IT HAS TWO (2) STOREYS.

EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT ON ANY OF THE BURDENED LOTS TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



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SURVEYORS REF
1801767/30

ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 2, DATE: 24/02/2021