
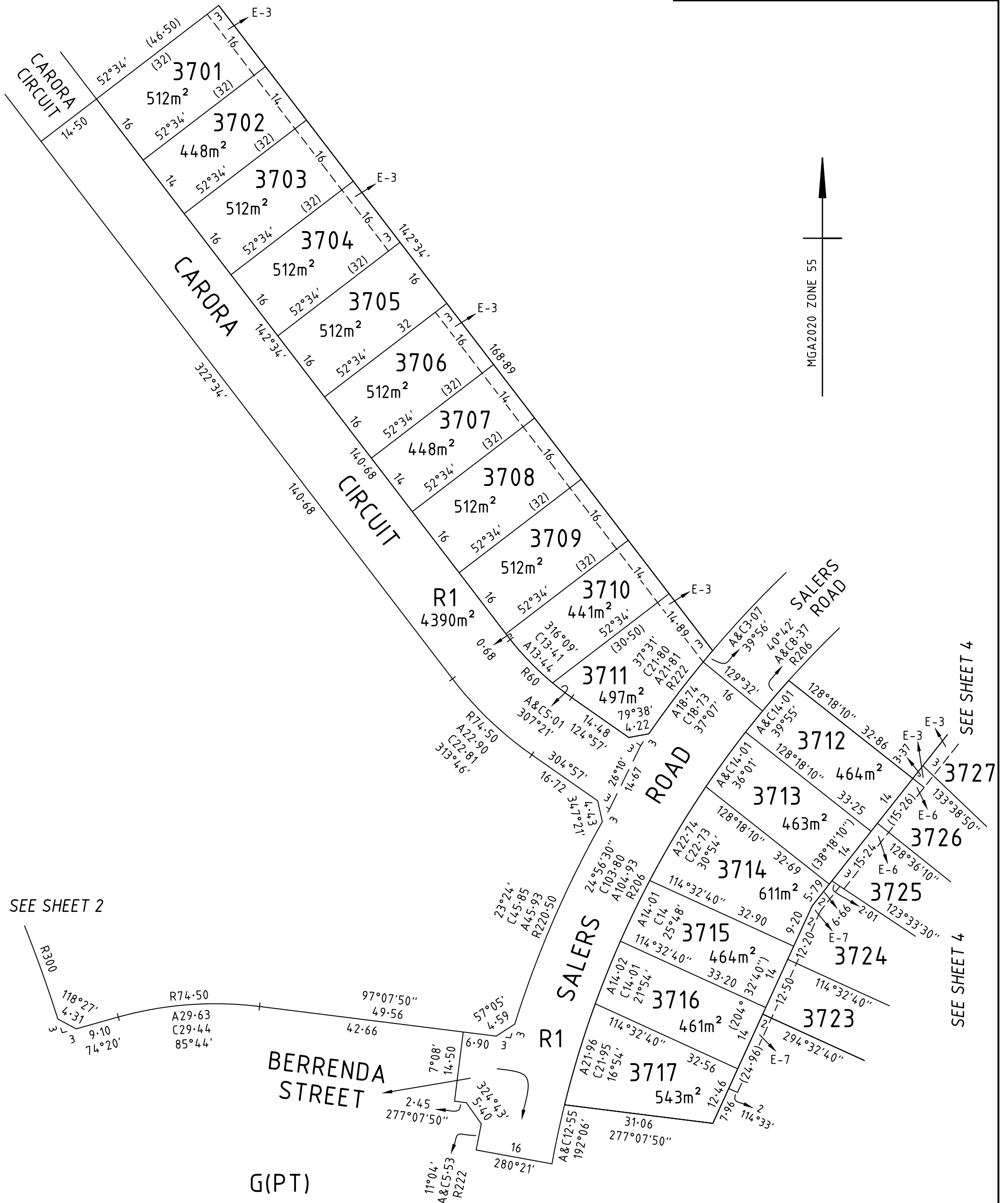


PLAN OF SUBDIVISION			EDITION 1	PS902136V
LOCATION OF LAND			CITY OF CASEY	
PARISH:	CRANBOURNE			
TOWNSHIP:	—			
SECTION:	—			
CROWN PORTION:	58 (PT)			
CROWN ALLOTMENT:	58A (PT)			
TITLE REFERENCE:	VOL.	FOL.		
LAST PLAN REFERENCE:	PS902135X (LOT F)			
POSTAL ADDRESS: (at time of subdivision)	1450S POUND ROAD CLYDE NORTH 3978			
MGA CO-ORDINATES: (of approx centre of land in plan)	E: 356 360 N: 5 781 290	ZONE: 55 GDA 2020		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 - 3700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT G COMPRISES TWO PARTS. FOR RESTRICTION A AFFECTING LOTS 3701 TO 3733 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOTS 3701 TO 3711 (BOTH INCLUSIVE), AND LOTS 3713 TO 3717 (BOTH INCLUSIVE) SEE SHEET 5.	
ROAD R1	CITY OF CASEY			
NOTATIONS				
DEPTH LIMITATION: 15.24m below the surface applies to land contained within original C.A. 58A				
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. PA21-0174 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 77, 289, 290, 291, DVA69/86 & DVA69/91 In Proclaimed Survey Area No. 71				
Estate: Meridian Phase No.: 37 No. of Lots: 33 + Lot G PHASE AREA: 2.268ha				
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	PS848726W	CITY OF CASEY
E-1	SEWERAGE	3	PS848726W	SOUTH EAST WATER CORPORATION
E-2	WATER SUPPLY & RIGHTS IN CONNECTION THEREWITH SET OUT IN AA1353	20	SECTION 130 WATER ACT 1989 & SECTION 19 LAND ACQUISITION AND COMPENSATION ACT 1986 SEE INST. AG839937K	MELBOURNE WATER CORPORATION
E-3	DRAINAGE	3	PS902135X	CITY OF CASEY
E-3	SEWERAGE	3	PS902135X	SOUTH EAST WATER CORPORATION
E-6	DRAINAGE	3	THIS PLAN	CITY OF CASEY
E-6, E-7	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au			SURVEYORS FILE REF: 1801767/37 1801767-37-PS-V2.DWG	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5
			LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 2, DATE: 26/09/2021	



SEE SHEET 2

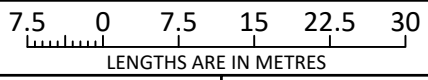
SEE SHEET 4

SEE SHEET 4

BW Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REF
1801767/37

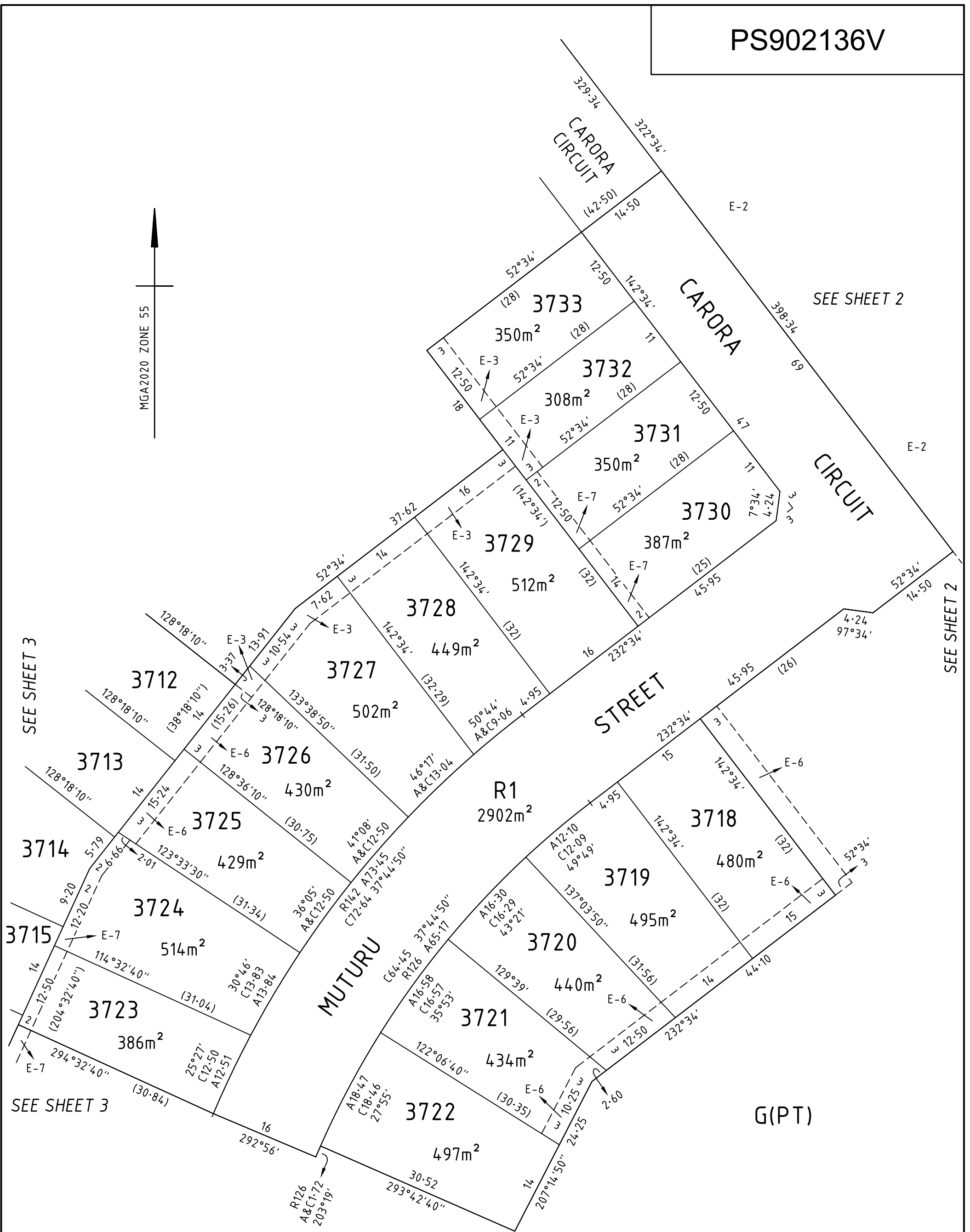
SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
 VERSION 2, DATE: 26/09/2021



SEE SHEET 3

SEE SHEET 2

SEE SHEET 2

SEE SHEET 3



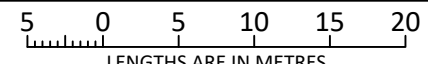
Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
1801767/37

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 2, DATE: 26/09/2021

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 3701 TO 3733 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3701 TO 3733 (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 3701 TO 3711 (BOTH INCLUSIVE), AND LOTS 3713 TO 3717 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3701 TO 3733 (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.



Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
1801767/37

ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 2, DATE: 26/09/2021