


PLAN OF SUBDIVISION		EDITION 1	PS839561E	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 58A (PT) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS839554B (LOT M) POSTAL ADDRESS: 205 HARDYS ROAD (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 355 700 ZONE: 55 (of approx centre of land in plan) N: 5 781 325 GDA 2020		Council Name: Casey City Council Council Reference Number: SubA00432/20 Planning Permit Reference: PlnA01044/18 SPEAR Reference Number: S167057E Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied for: lots excluding Lot C Digitally signed by: Michele Scarlett for Casey City Council on 20/05/2021		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 - 2500 (BOTH INCLUSIVE) AND 2525-2526 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 2501 TO 2524 (BOTH INCLUSIVE) AND LOTS 2527 TO 2536 (BOTH INCLUSIVE) SEE SHEET 4. FOR RESTRICTION B AFFECTING LOTS LOTS 2501 TO 2503 (BOTH INCLUSIVE), 2514, 2528 TO 2531 (BOTH INCLUSIVE) AND 2533 TO 2536 (BOTH INCLUSIVE) SEE SHEET 4. LOT C COMPRISES TWO PARTS. OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-5 ON PS837133N CONTAINED WITHIN PORTOBELLO BOULEVARD 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.: 25 No. of Lots: 34 + Lot C PHASE AREA: 4.482ha		
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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	2	PS837134L	CITY OF CASEY
E-2, E-4	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3, E-4	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-5	SEWERAGE	2.50	PS837133N	SOUTH EAST WATER CORPORATION
E-6	WATER	4	THIS PLAN	SOUTH EAST WATER CORPORATION
E-6	SUPPLY OF GAS	4	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1801767/25 1801767-25-PS-V6.DWG Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (6), 18/04/2021, SPEAR Ref: S167057E		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4

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LOT C COMPRISES TWO PARTS - TOTAL AREA 13.53ha

PS839561E

48

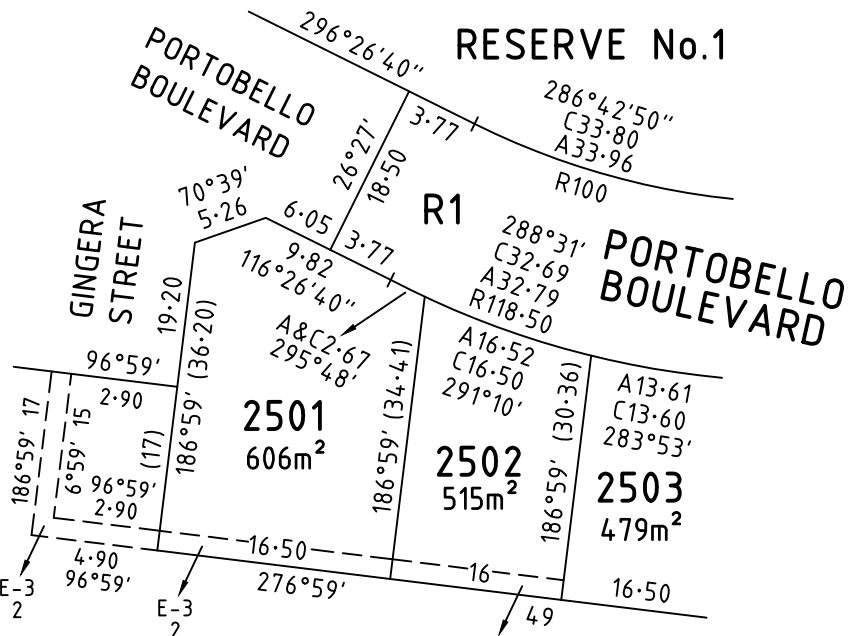


DIAGRAM 'A' (PT) NOT TO SCALE

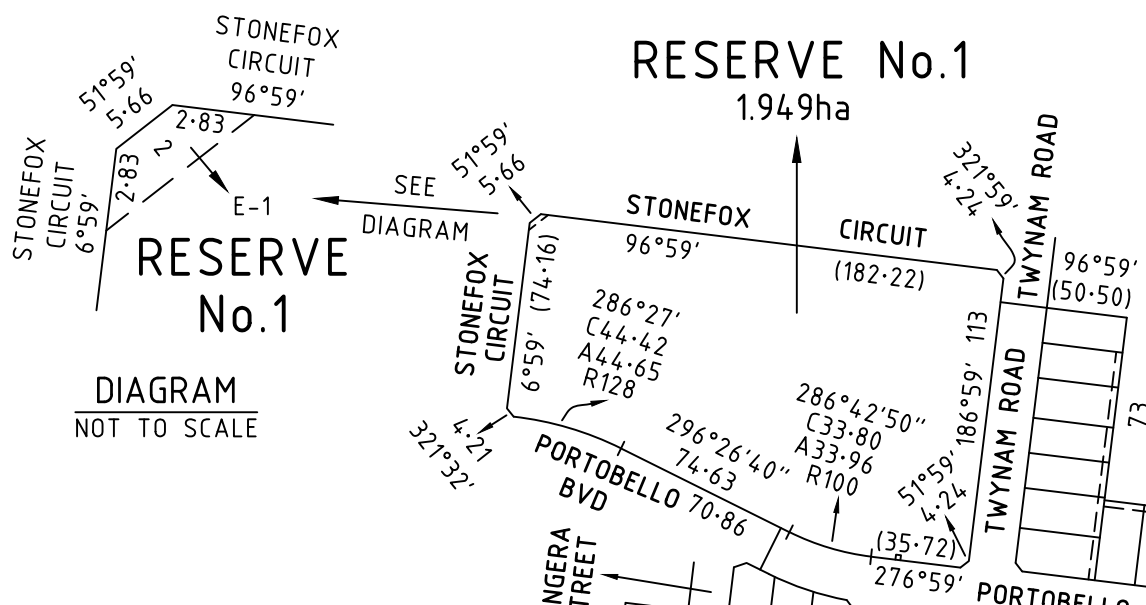
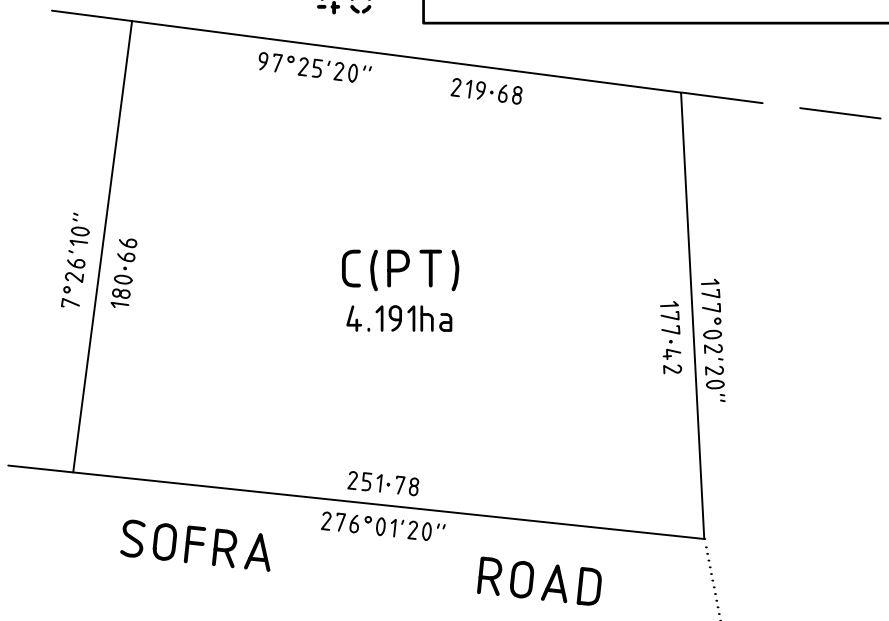


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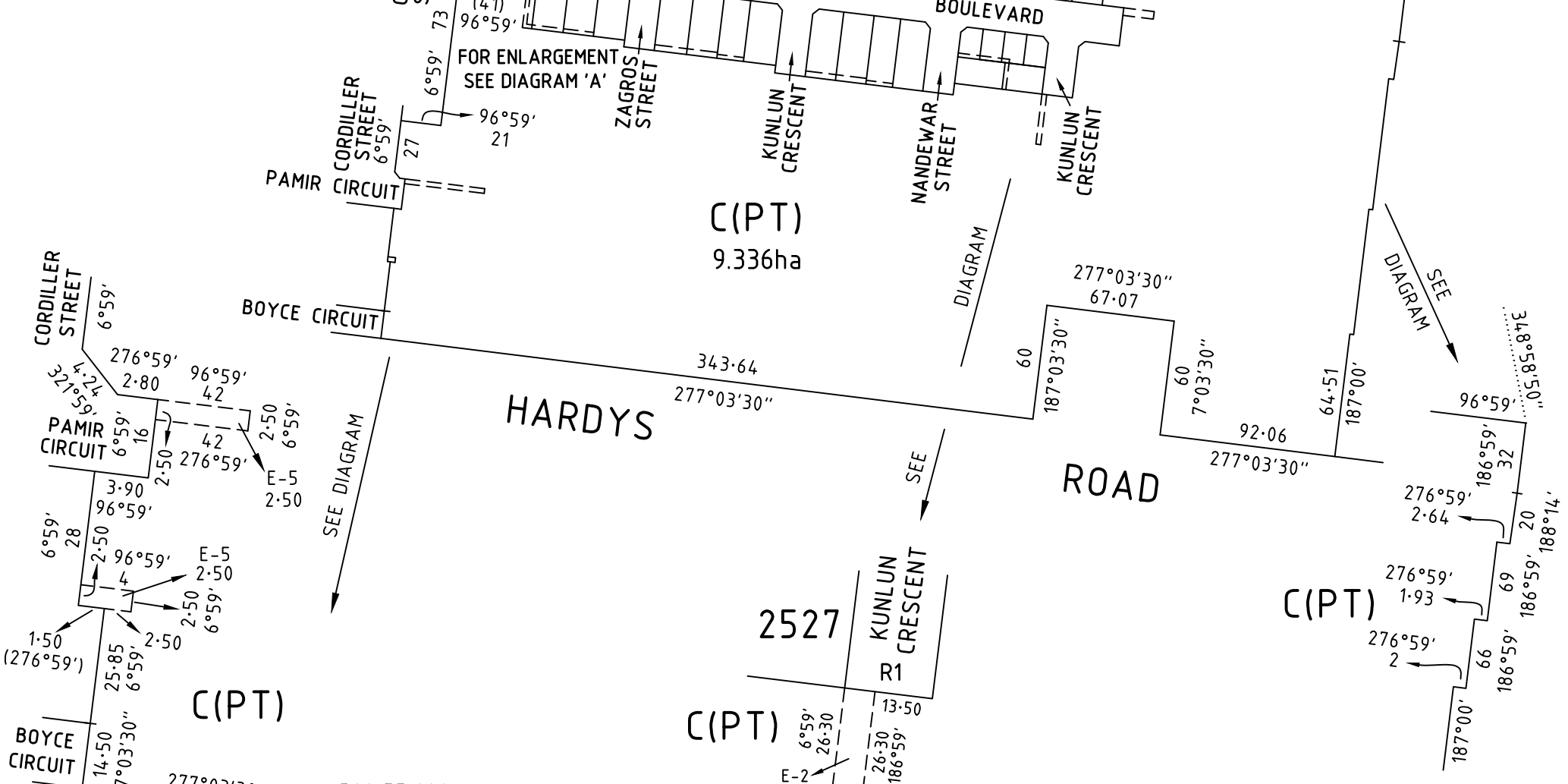
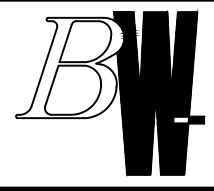


DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE

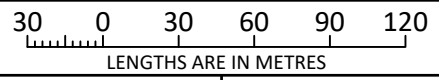
DIAGRAM NOT TO SCALE



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Melbourne ph : 03 9524 8888
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SURVEYORS REF
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SCALE
1 : 3000



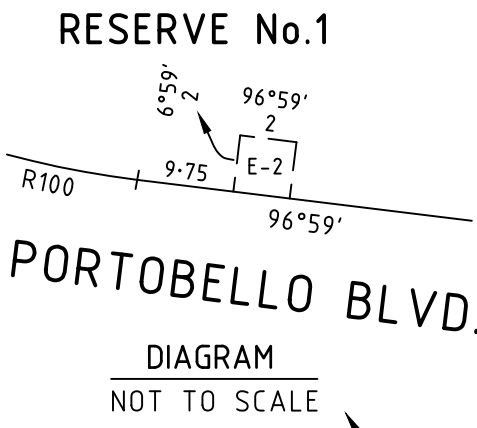
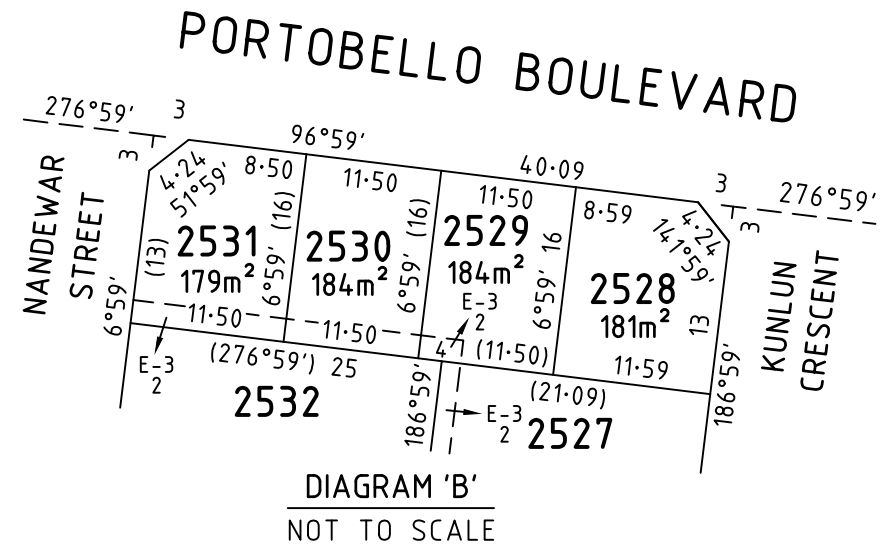
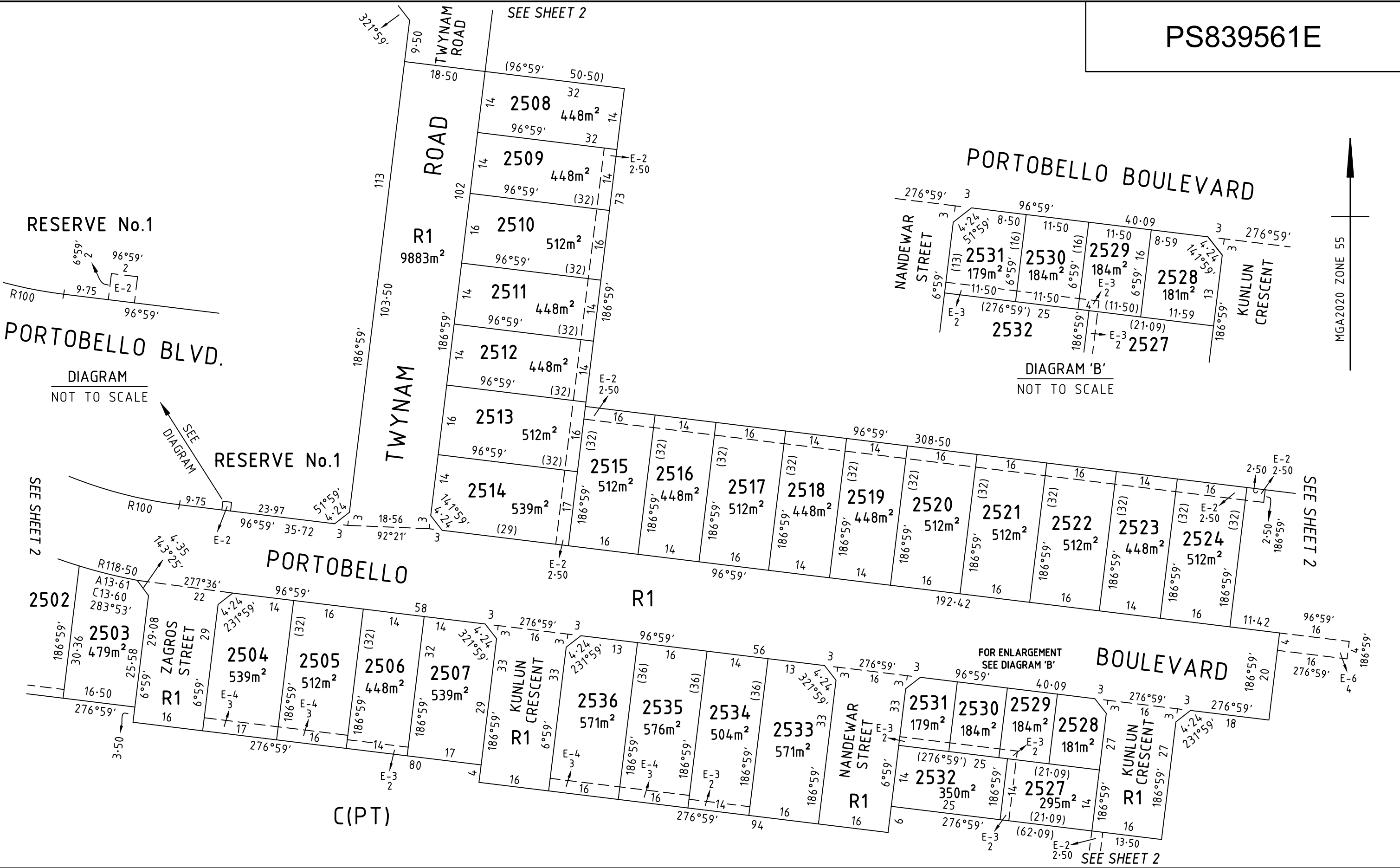
ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: James Arthur Wiggins, Licensed Surveyor,
Surveyor's Plan Version (6),
18/04/2021, SPEAR Ref: S167057E

Digitally signed by:
Casey City Council,
20/05/2021,
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MGA2020 ZONE 55

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 Melbourne ph : 03 9524 8888
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SURVEYORS REFERENCE	1801767/25
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SCALE 1 : 800	8 0 8 16 24 32 LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3	SHEET 3
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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 2501 TO 2524 (BOTH INCLUSIVE) AND LOTS 2527 TO 2536 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2501 TO 2524 (BOTH INCLUSIVE) AND LOTS 2527 TO 2536 (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. AA7240.
- 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 2501 TO 2503 (BOTH INCLUSIVE), 2514, 2528 TO 2531 (BOTH INCLUSIVE), 2533 TO 2536 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2501 TO 2524 (BOTH INCLUSIVE) AND LOTS 2527 TO 2536 (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 TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



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