

PLAN OF SUBDIVISION	EDITION 1	PS902136V
----------------------------	------------------	------------------

LOCATION OF LAND	Council Name: Casey City Council SPEAR Reference Number: S181175H
PARISH: CRANBOURNE	
TOWNSHIP: —	
SECTION: —	
CROWN PORTION: 58 (PT)	
CROWN ALLOTMENT: 58A (PT)	
TITLE REFERENCE: VOL. FOL.	
LAST PLAN REFERENCE: PS902135X (LOT F)	
POSTAL ADDRESS: 1450S POUND ROAD (at time of subdivision) CLYDE NORTH 3978	
MGA CO-ORDINATES: E: 356 360 ZONE: 55 (of approx centre of land in plan) N: 5 781 290 GDA 2020	

VESTING OF ROADS AND/OR RESERVES	NOTATIONS
---	------------------

IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 - 3700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. 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-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-V3.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (3), 05/04/2022, SPEAR Ref: S181175H		

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S181175H 08/07/2022 09:00 am

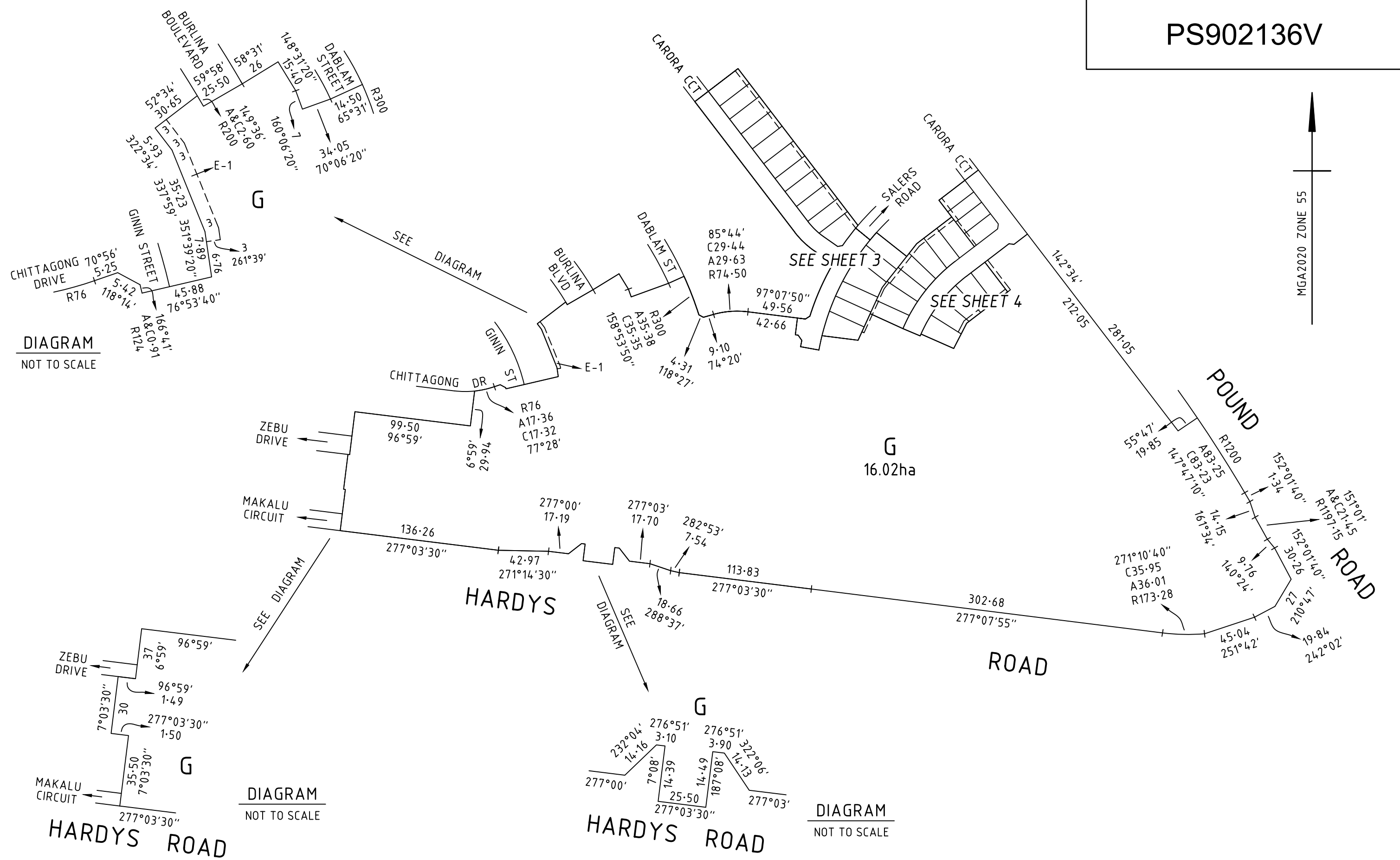
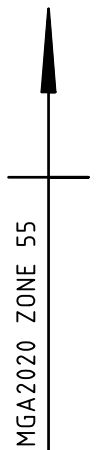


DIAGRAM
NOT TO SCALE

DIAGRAM
NOT TO SCALE

DIAGRAM
NOT TO SCALE

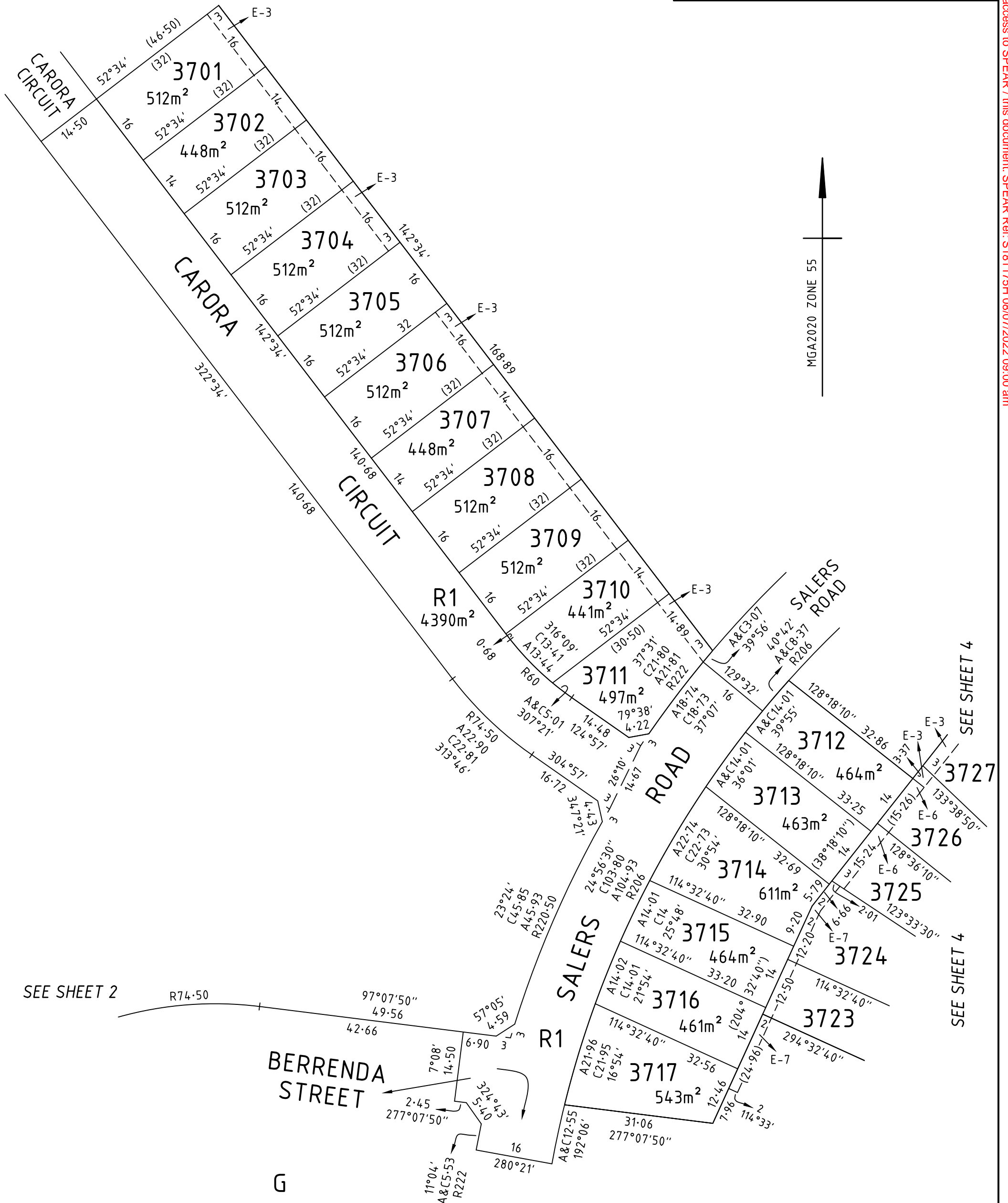
BW Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REFERENCE	1801767/37
---------------------	------------

SCALE 1 : 3000	<p>LENGTHS ARE IN METRES</p>
Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (3), 05/04/2022, SPEAR Ref: S181175H	

ORIGINAL SHEET SIZE: A3	SHEET 2
-------------------------	---------

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S181175H 08/07/2022 09:00 am



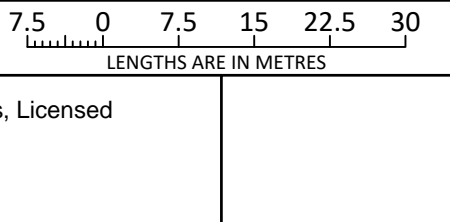
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S181175H 08/07/2022 09:00 am

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

SURVEYORS REF
1801767/37

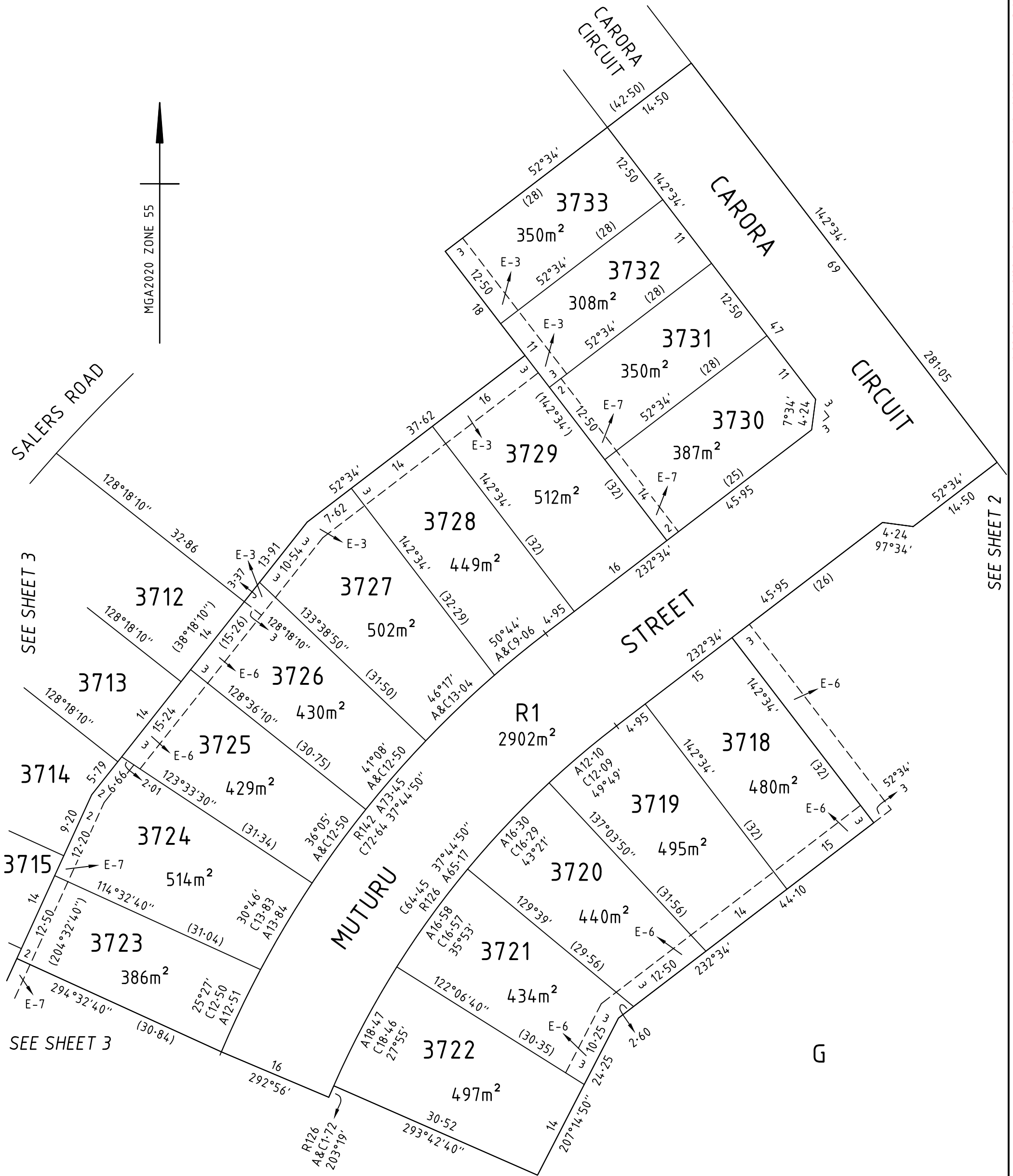
Digitally signed by: James Arthur Wiggins, Licensed Surveyor,
 Surveyor's Plan Version (3),
 05/04/2022, SPEAR Ref: S181175H

SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

SHEET 3



SEE SHEET 2

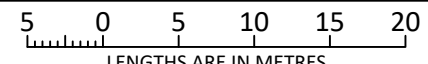
SEE SHEET 3

SEE SHEET 3

BW 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

Digitally signed by: James Arthur Wiggins, Licensed Surveyor,
 Surveyor's Plan Version (3),
 05/04/2022, SPEAR Ref: S181175H

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S181175H 08/07/2022 09:00 am

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. AA7909
- 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

Digitally signed by: James Arthur Wiggins, Licensed Surveyor,
Surveyor's Plan Version (3),
05/04/2022, SPEAR Ref: S181175H

ORIGINAL SHEET
SIZE: A3

SHEET 5