


PLAN OF SUBDIVISION	EDITION 1	PS848733A
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LOCATION OF LAND	Council Name: Casey City Council SPEAR Reference Number: S175481J	
PARISH:	CRANBOURNE	
TOWNSHIP:	—	
SECTION:	—	
CROWN PORTION:	58 (PT)	
CROWN ALLOTMENT:	58A (PT)	
TITLE REFERENCE:	VOL.12373 FOL.004	
LAST PLAN REFERENCE:	PS848726W (LOT X)	
POSTAL ADDRESS: (at time of subdivision)	1450S POUND ROAD CLYDE NORTH 3978	
MGA CO-ORDINATES: (of approx centre of land in plan)	E: 356 040 N: 5 781 420	ZONE: 55 GDA 2020

VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 - 3200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 3201 TO 3230 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOTS 3201, 3202, 3206, 3207, 3211 TO 3223 (BOTH INCLUSIVE), 3228 AND 3229 SEE SHEET 5.
ROAD R1 RESERVE No.1	CITY OF CASEY 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.: 32 No. of Lots: 30 + Lot Y PHASE AREA: 5.016ha		

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, E-4	SEWERAGE	SEE DIAG.	PS848726W	SOUTH EAST WATER CORPORATION
E-3, E-6	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-3, E-5	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: 1801767/32 1801767-32-PS-V8.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (8), 15/05/2022, SPEAR Ref: S175481J		

MGA2020 ZONE 55

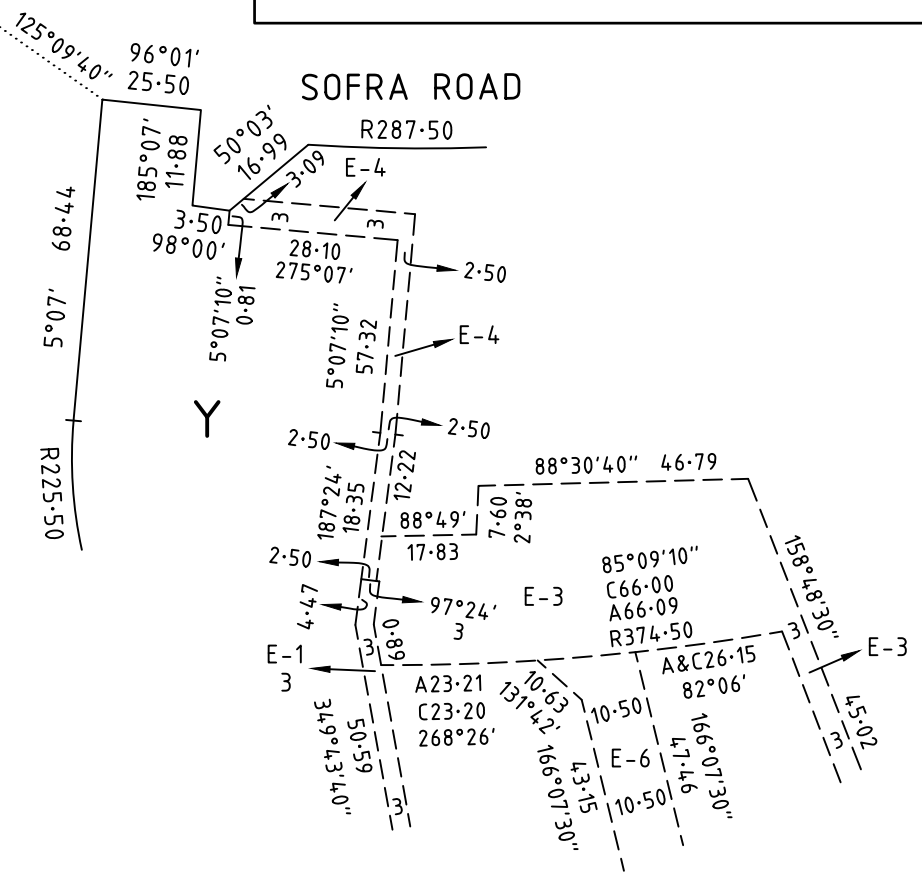


DIAGRAM A
NOT TO SCALE

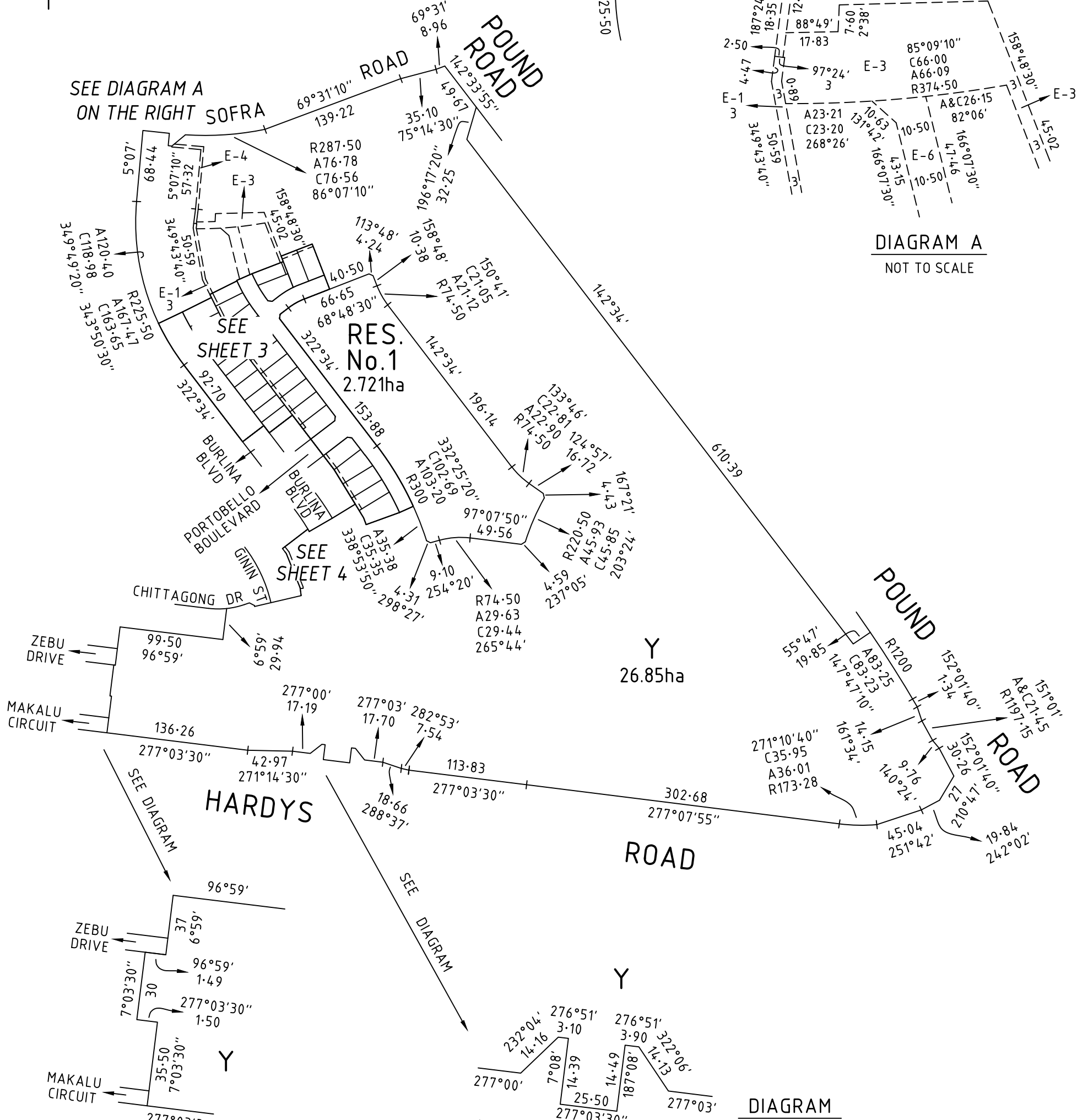


DIAGRAM
NOT TO SCALE

DIAGRAM
NOT TO SCALE



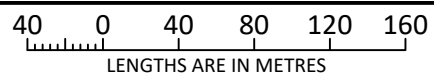
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1801767/32

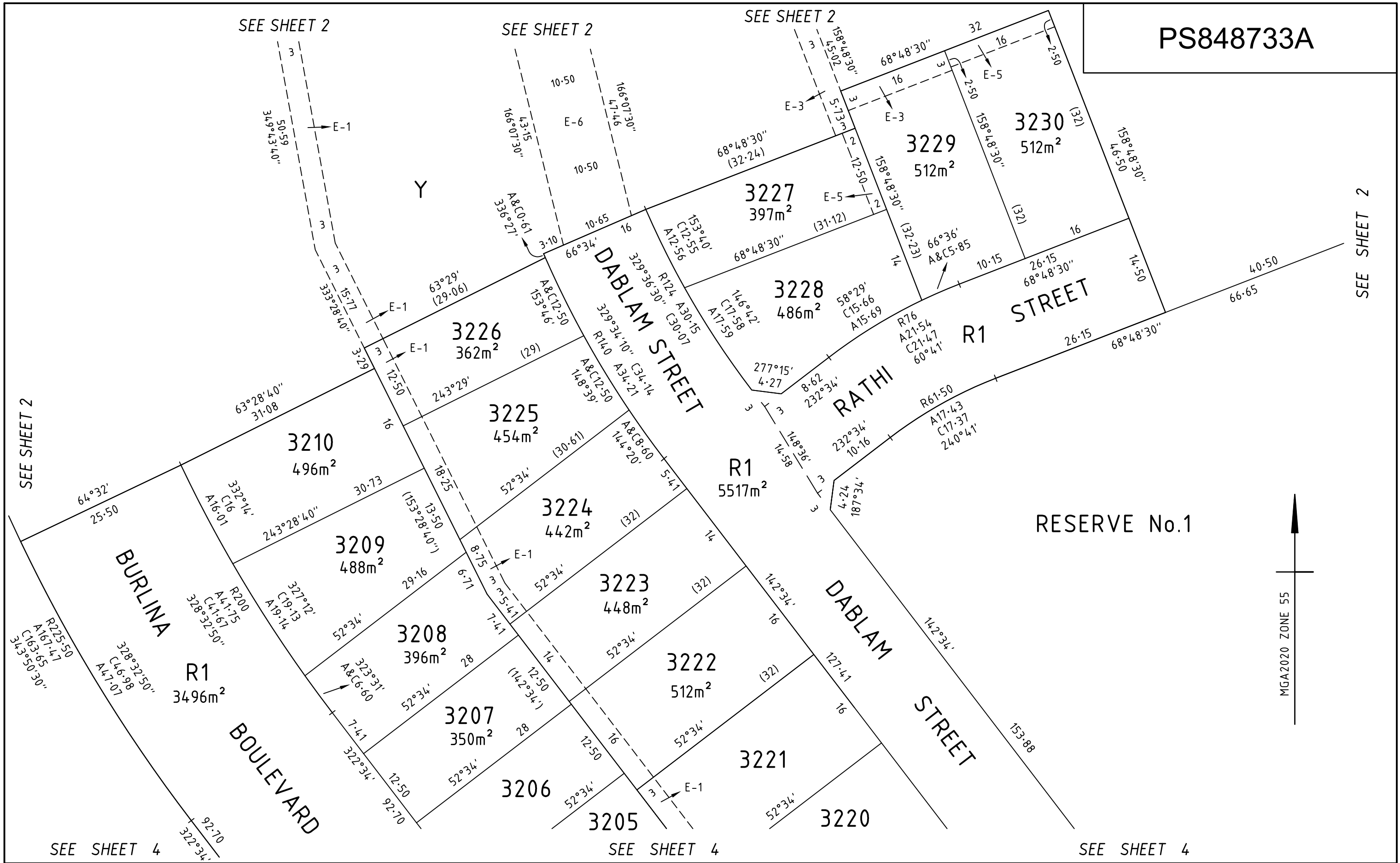
SCALE
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ORIGINAL SHEET
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SHEET 2

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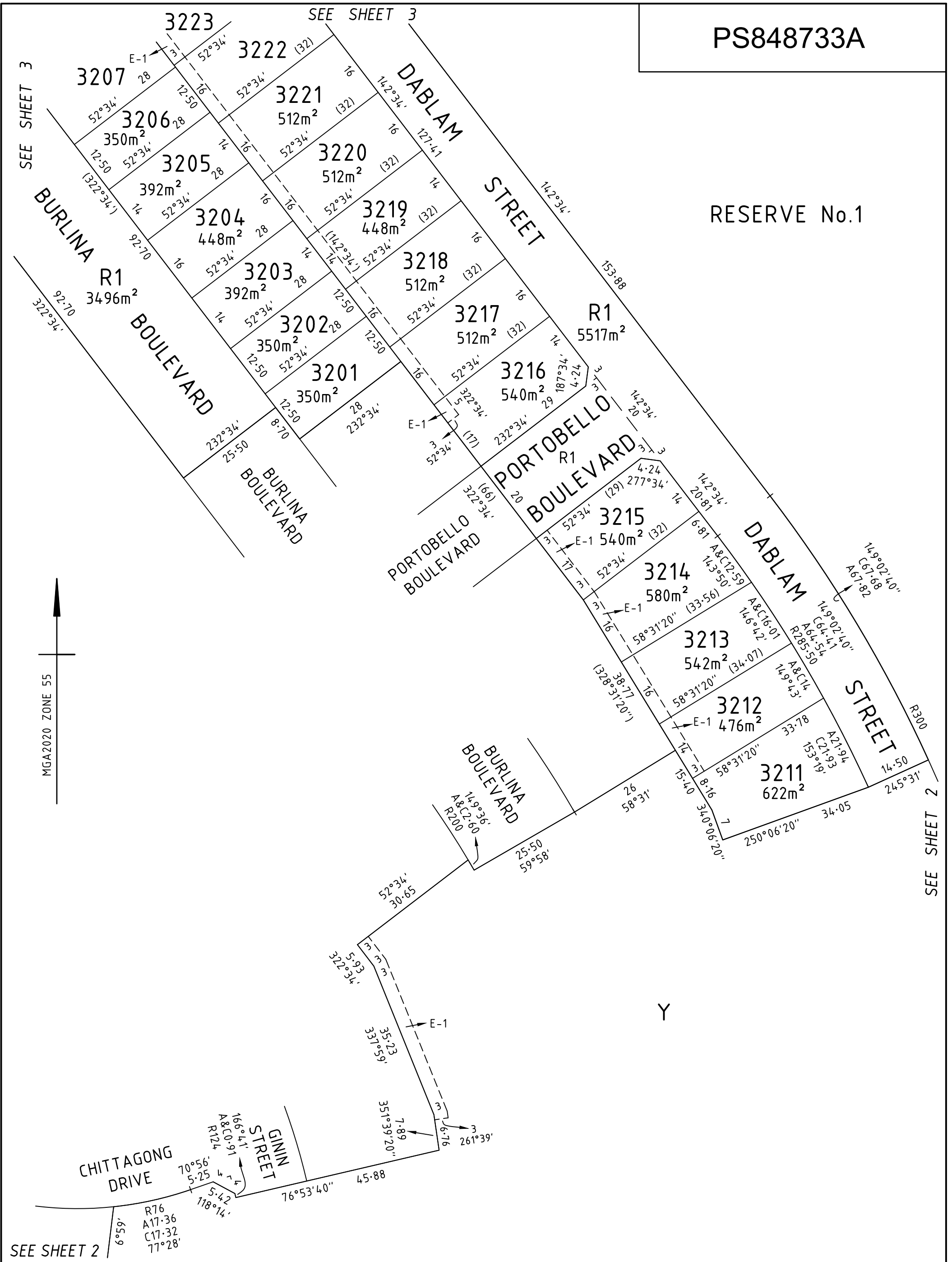
SURVEYORS REFERENCE	1801767/32
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SCALE 1 : 500	<p>LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	SHEET 3
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PS848733A

RESERVE No.1



SEE SHEET 2

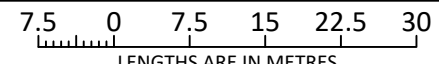
SEE SHEET 2



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SURVEYORS REF
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SCALE
 1 : 750



ORIGINAL SHEET
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SHEET 4

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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 3201 TO 3230 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3201 TO 3230 (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. AA8194
- 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 3201, 3202, 3206, 3207, 3211 TO 3223 (BOTH INCLUSIVE), 3228 AND 3229.

LAND TO BE BENEFITED: LOTS 3201 TO 3230 (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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SHEET 5