


PLAN OF SUBDIVISION			EDITION 1	PS902134A
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN PORTION: 58 (PT) CROWN ALLOTMENT: 58A (PT) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS848738P (LOT W) POSTAL ADDRESS: 1450S POUND ROAD (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 356 240 ZONE: 55 (of approx centre of land N: 5 781 530 GDA 2020 in plan)			Council Name: Casey City Council SPEAR Reference Number: S180132J	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 - 3500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 3501 TO 3533 (BOTH INCLUSIVE) SEE SHEET 4. FOR RESTRICTION B AFFECTING LOTS 3503, 3504, 3505, 3513, 3514, 3519, 3521, 3524, 3525 AND 3528 TO 3533 (BOTH INCLUSIVE) SEE SHEET 4.	
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.: 35 No. of Lots: 33 + Lot A PHASE AREA: 2.116ha				
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, E-5	SEWERAGE	3	PS848738P	SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	3	PS848738P	CITY OF CASEY
E-4, E-6	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
E-6	DRAINAGE	3	THIS PLAN	CITY OF CASEY
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au			SURVEYORS FILE REF: 1801767/35 1801767-35-PS-V4.DWG	ORIGINAL SHEET SIZE: A3
			Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (4), 11/04/2022, SPEAR Ref: S180132J	SHEET 1 OF 4

DIAGRAM
NOT TO SCALE

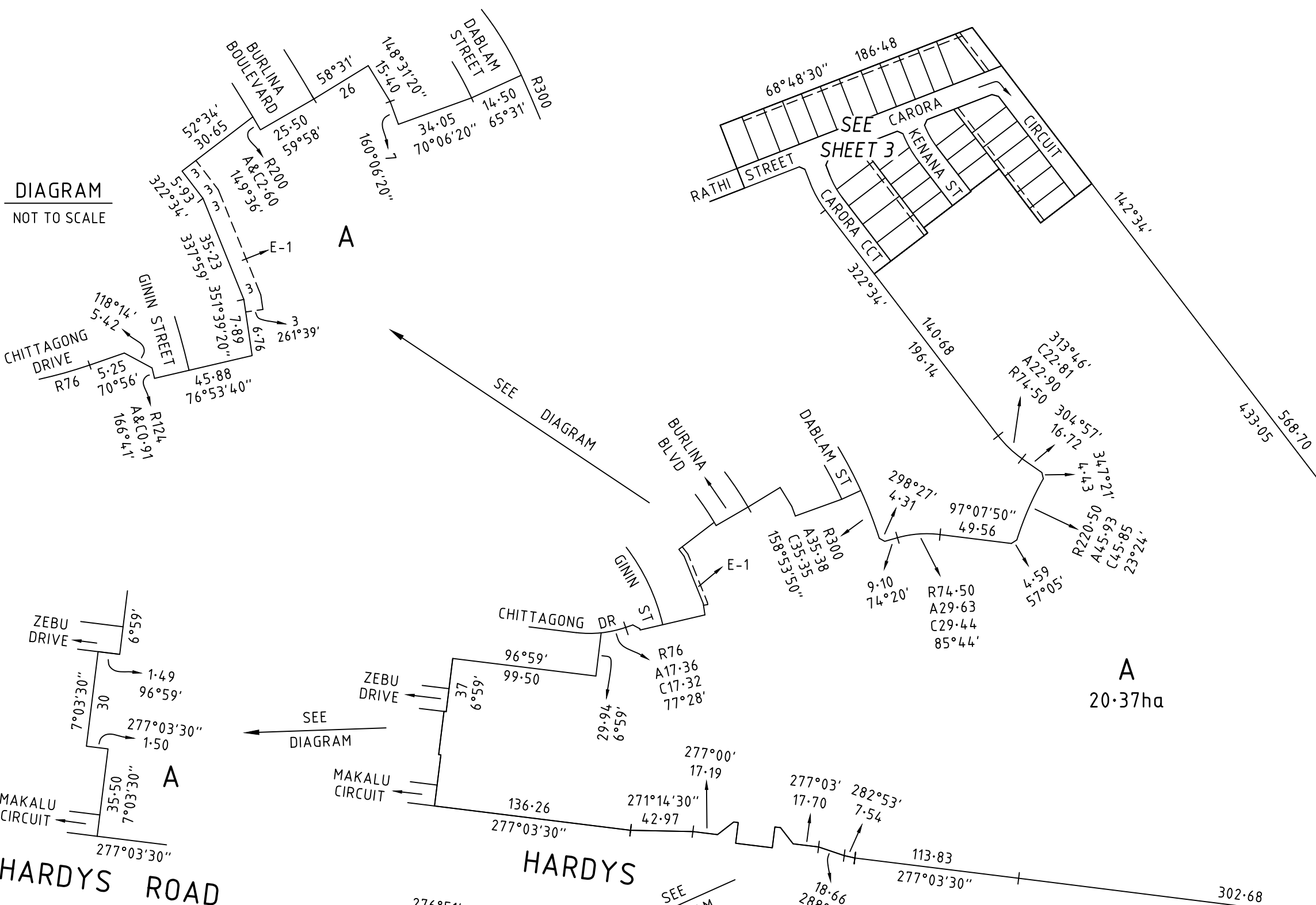
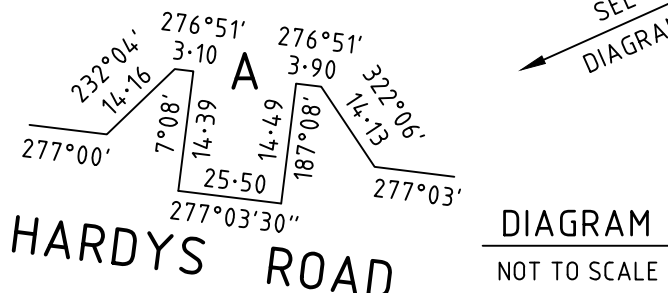


DIAGRAM
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SCALE 1 : 3000	<p>LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	SHEET 2
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MGA2020 ZONE 55



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 3501 TO 3533 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3501 TO 3533 (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. AA8197
- 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 3503, 3504, 3505, 3513, 3514, 3519, 3521, 3524, 3525 AND 3528 TO 3533 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3501 TO 3533 (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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Surveyor,
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ORIGINAL SHEET
SIZE: A3

SHEET 4