
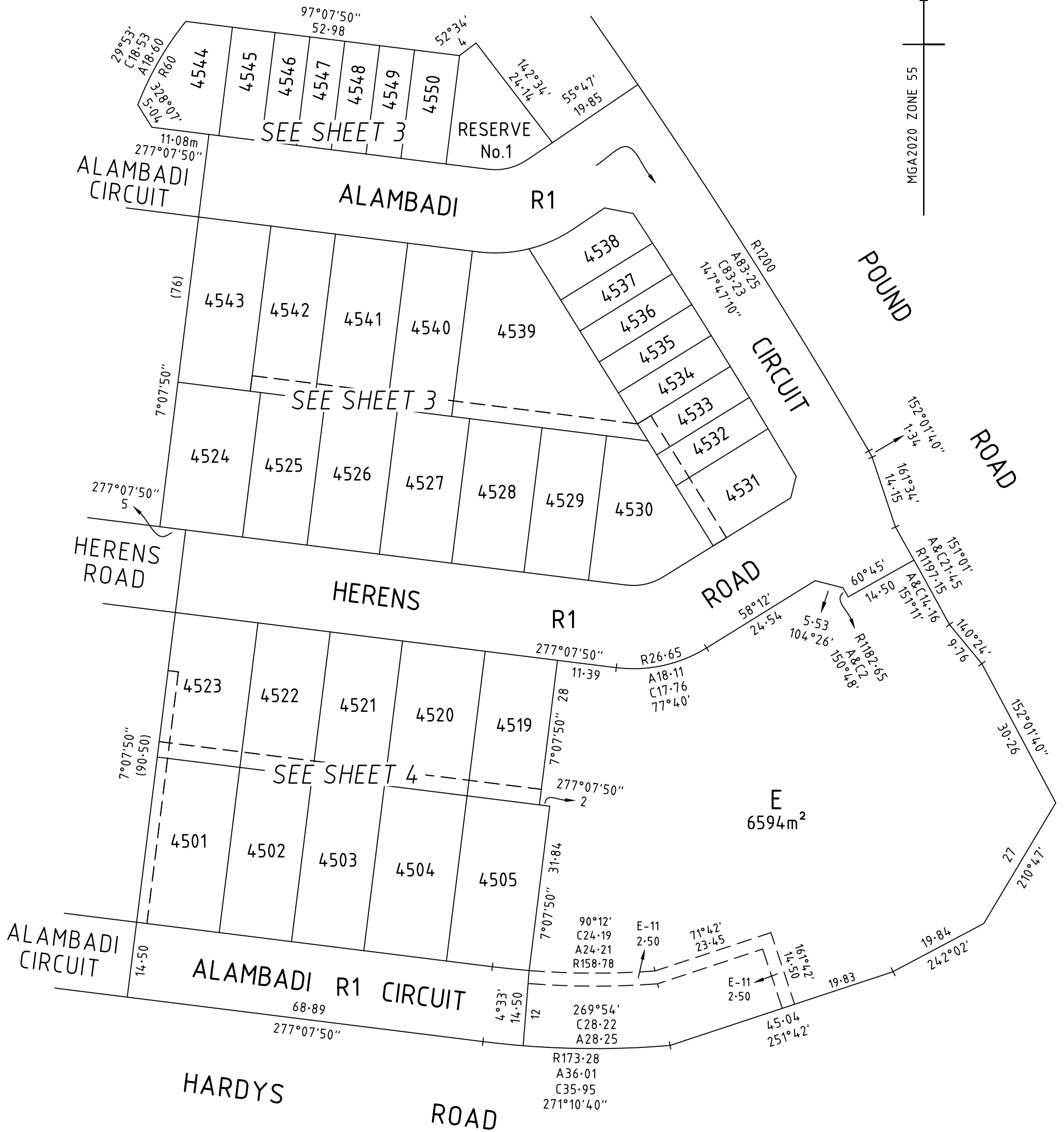
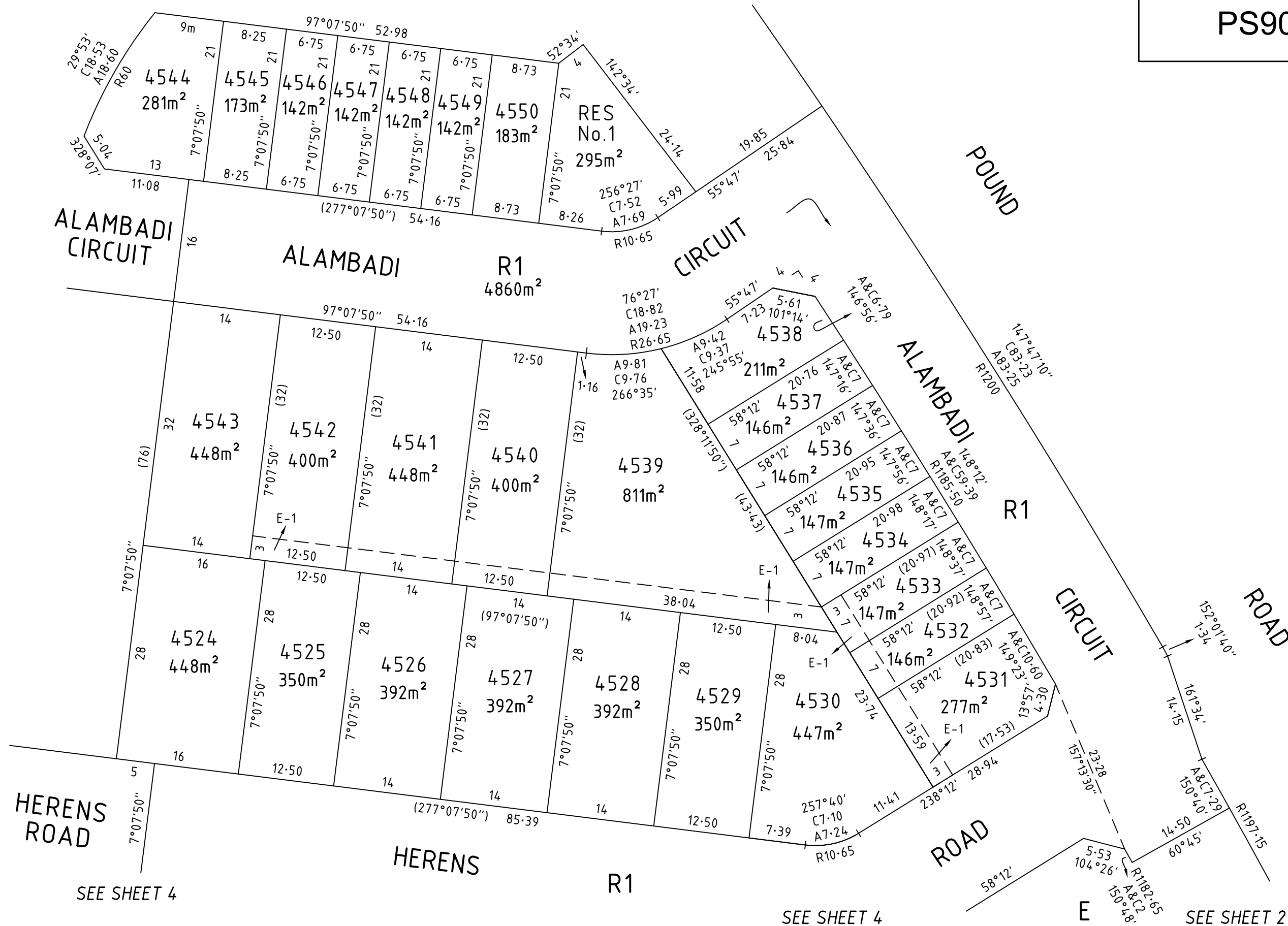


PLAN OF SUBDIVISION		EDITION 1	PS908401V	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN PORTION: 58 (PT) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS908399D (LOT C) POSTAL ADDRESS: 1450S POUND ROAD (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 356 590 ZONE: 55 (of approx centre of land in plan) N: 5 781 110 GDA 2020		Council Name: Casey City Council SPEAR Reference Number: S196098T		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 - 4500 (BOTH INCLUSIVE) AND LOTS 4506 - 4518 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 4501 TO 4505 AND 4519 TO 4550 (ALL INCLUSIVE) SEE SHEET 5. OTHER PURPOSE OF PLAN: 1) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-3 AND E-5 ON PS908399D CONTAINED WITHIN ALAMBADI CIRCUIT ON THIS PLAN. 2) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED ON PS902139P AND SHOWN AS E-5 AND E-11 ON PS908399D CONTAINED WITHIN ALAMBADI CIRCUIT ON THIS PLAN. GROUNDS FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)		
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL			
NOTATIONS		DEPTH LIMITATION: DOES NOT APPLY 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.: 45 No. of Lots: 37 + Lot E PHASE AREA: 1.861ha		
DEPTH LIMITATION: DOES NOT APPLY				
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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	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-1, E-2, E-4	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3, E-4	DRAINAGE	SEE DIAG.	PS908399D	CASEY CITY COUNCIL
E-11	SEWERAGE	2.5	PS902139P	SOUTH EAST WATER CORPORATION
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1801767/45 1801767-45-PS-V3.DWG Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (3), 21/11/2022, SPEAR Ref: S196098T		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5





MGA2020 ZONE 55

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2

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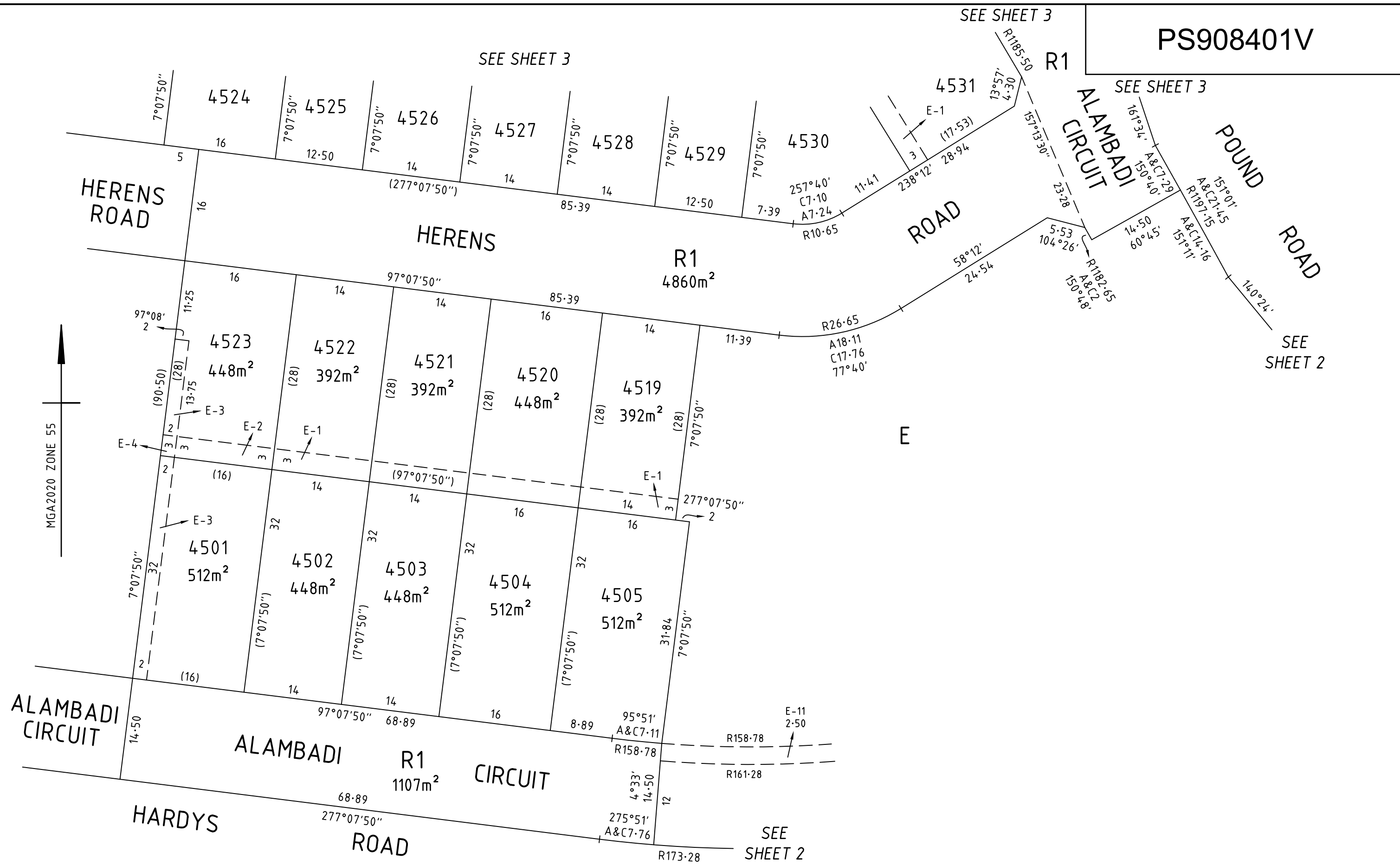
SURVEYORS REFERENCE	1801767/45
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SCALE 1 : 500

LENGTHS ARE IN METRES

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 Surveyor's Plan Version (3),
 21/11/2022, SPEAR Ref: S196098T

ORIGINAL SHEET SIZE: A3	SHEET 3
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SURVEYORS REFERENCE
 1801767/45

SCALE 1 : 500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

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 Surveyor's Plan Version (3),
 21/11/2022, SPEAR Ref: S196098T

ORIGINAL SHEET SIZE: A3
 SHEET 4

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 4501 TO 4505 AND 4519 TO 4550 (ALL INCLUSIVE)

LAND TO BE BENEFITED: LOTS 4501 TO 4505 AND 4519 TO 4550 (ALL 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. AA8877
- 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.



Beveridge Williams

development & environment consultants

Melbourne ph : 03 9524 8888

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SURVEYORS REF
1801767/45

Digitally signed by: James Arthur Wiggins, Licensed
Surveyor,
Surveyor's Plan Version (3),
21/11/2022, SPEAR Ref: S196098T

ORIGINAL SHEET
SIZE: A3

SHEET 5