

PLAN OF SUBDIVISION	EDITION 1	PS837133N
----------------------------	------------------	------------------

LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 58A (PT) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS837132Q (LOT H) POSTAL ADDRESS: 205S HARDYS ROAD (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 355 350 ZONE: 55 (of approx centre of land in plan) N: 5 781 260 GDA 2020	Council Name: Casey City Council Council Reference Number: SubA00076/20 Planning Permit Reference: PlnA01044/18 SPEAR Reference Number: S154540V 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 not been satisfied at Certification Digitally signed by: Michele Scarlett for Casey City Council on 10/04/2021
---	--

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

IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 - 2200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 2201 TO 2243 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOTS 2220, 2221, 2222 AND 2231 SEE SHEET 5. LOT J COMPRISES TWO PARTS.
ROAD R1 RESERVE No.1	CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD	

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.: 22 No. of Lots: 43 + Lots K & J PHASE AREA: 2.545ha	

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, E-2	DRAINAGE	SEE DIAG.	PS837134L	CITY OF CASEY
E-2	SEWERAGE	3	PS837134L	SOUTH EAST WATER CORPORATION
E-3, E-4	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-3, E-5	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3	SUPPLY OF GAS	5.50	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: 1801767/22 1801767-22-PS-V4.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (4), 01/04/2021, SPEAR Ref: S154540V		

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: S154540V 15/04/2021 05:06 pm

LOT J COMPRISES TWO PARTS - TOTAL AREA 21.68ha



DIAGRAM NOT TO SCALE

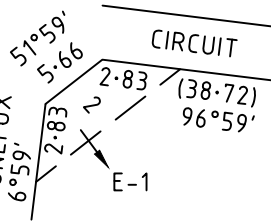


DIAGRAM NOT TO SCALE

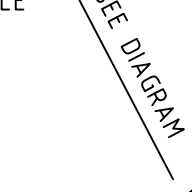
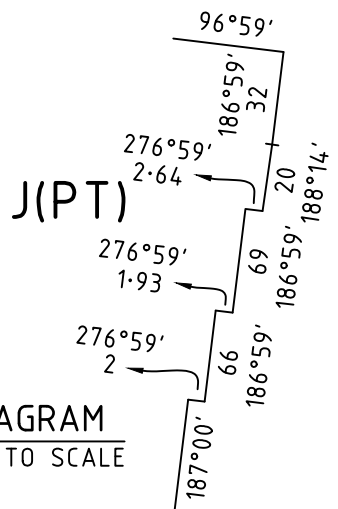


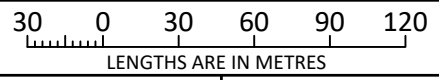
DIAGRAM NOT TO SCALE



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

SURVEYORS REF
1801767/22

SCALE
1 : 3000



ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (4), 01/04/2021, SPEAR Ref: S154540V

Digitally signed by: Casey City Council, 10/04/2021, SPEAR Ref: S154540V

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: S154540V 15/04/2021 05:06 pm

PS837133N

SEE SHEET 2

TUCKERS ROAD

PAMIR CIRCUIT

K

CORDILLER STREET

SEE SHEET 4

PAMIR CIRCUIT

BOYCE CIRCUIT

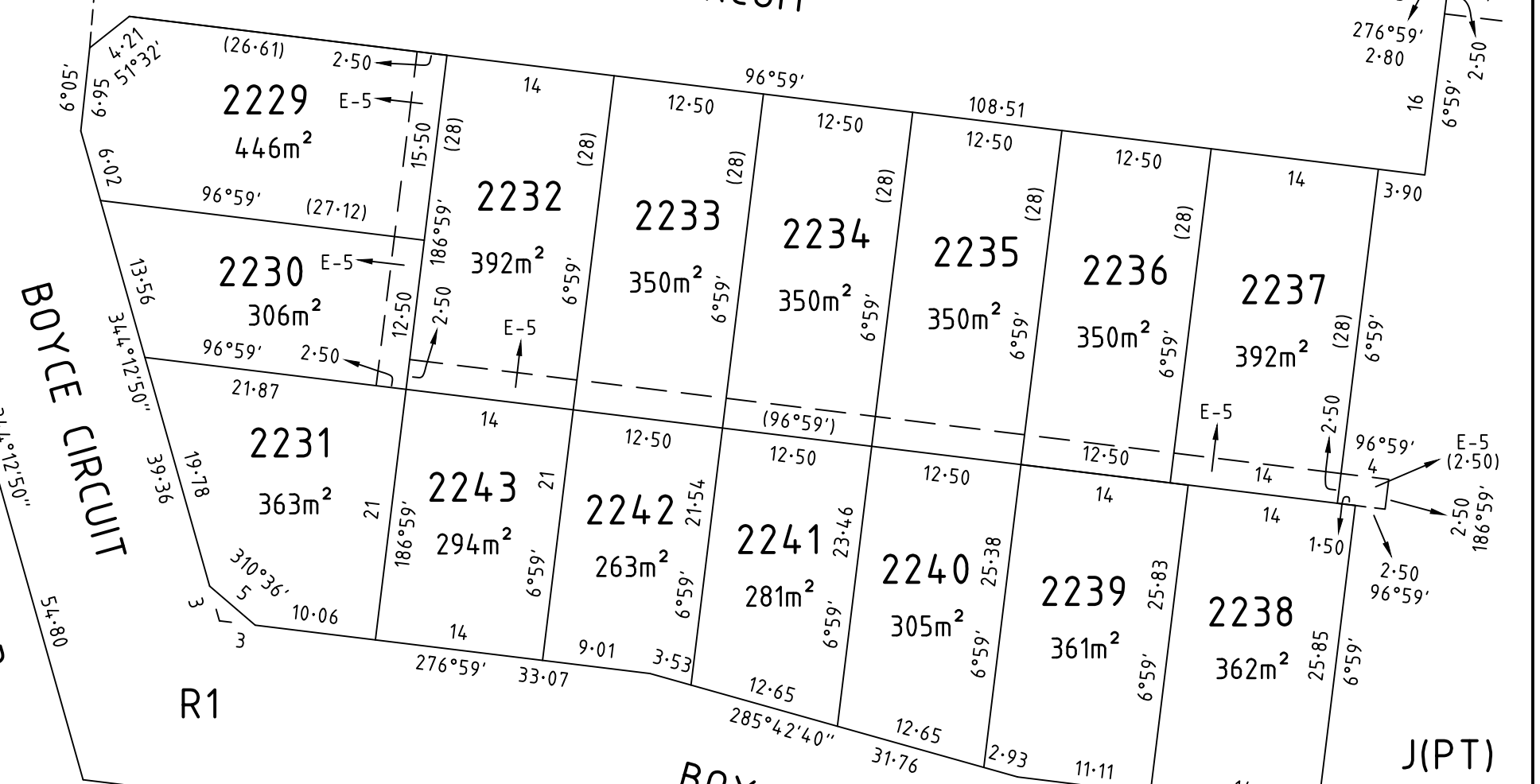
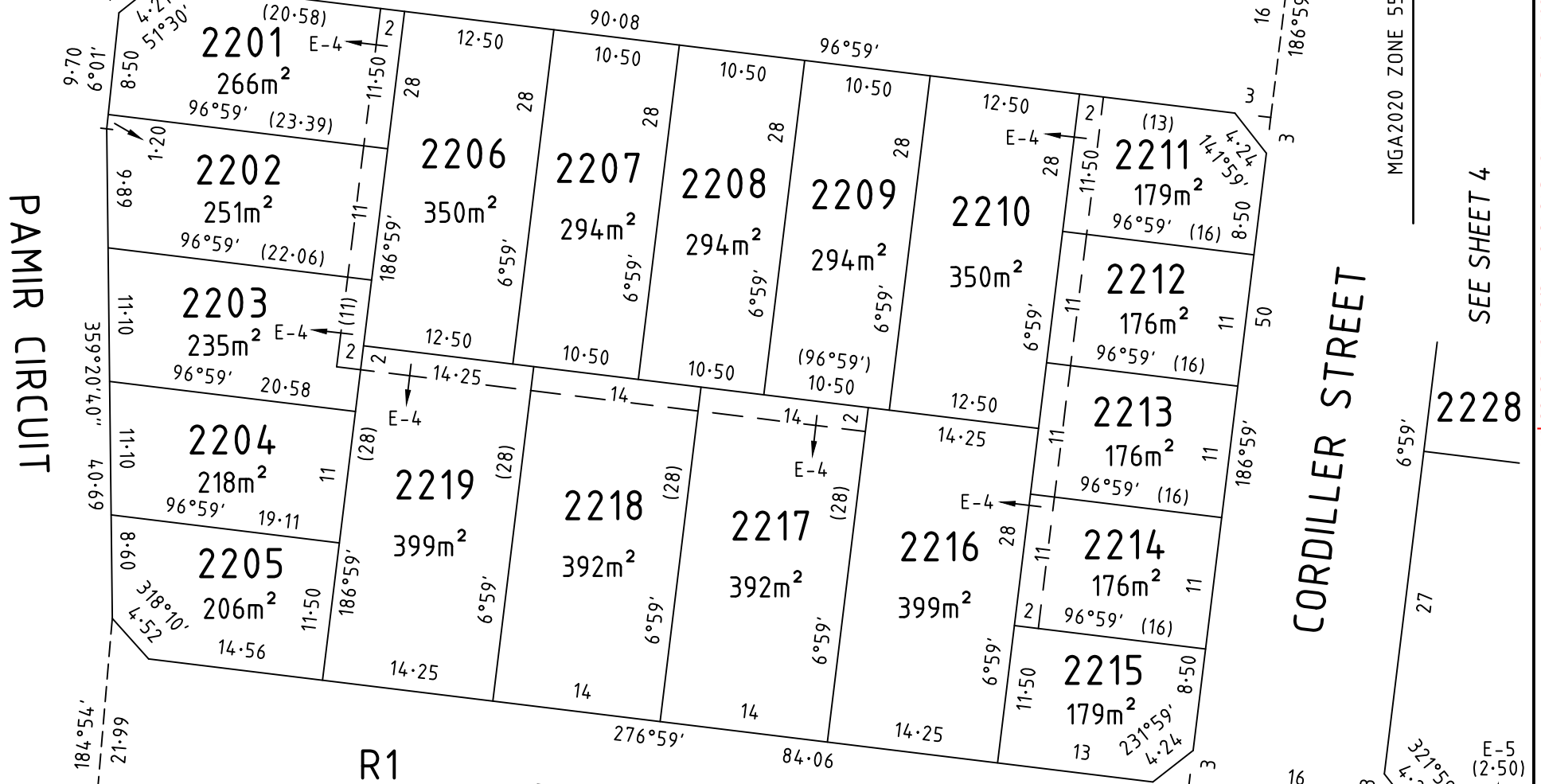
TUCKERS ROAD

PAMIR CIRCUIT

BOYCE CIRCUIT

HARDYS ROAD

J(PT)



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

SURVEYORS REF
1801767/22

Digitally signed by: James Arthur Wiggins, Licensed Surveyor,
Surveyor's Plan Version (4),
01/04/2021, SPEAR Ref: S154540V

SCALE
1 : 500

5 0 5 10 15 20
LENGTHS ARE IN METRES

Digitally signed by:
Casey City Council,
10/04/2021,
SPEAR Ref: S154540V

ORIGINAL SHEET
SIZE: A3

SHEET 3

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: S154540V 15/04/2021 05:06 pm

PS837133N



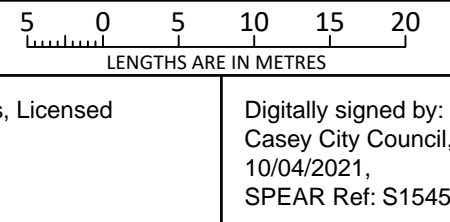
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S154540V 15/04/2021 05:06 pm

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

SURVEYORS REF
1801767/22

Digitally signed by: James Arthur Wiggins, Licensed Surveyor,
 Surveyor's Plan Version (4),
 01/04/2021, SPEAR Ref: S154540V

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by:
Casey City Council,
10/04/2021,
SPEAR Ref: S154540V

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 2201 TO 2243 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2201 TO 2243 (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. AA7244.
- 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 2220, 2221, 2222 AND 2231

LAND TO BE BENEFITED: 2201 TO 2243 (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.



Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
1801767/22

Digitally signed by: James Arthur Wiggins, Licensed
Surveyor,
Surveyor's Plan Version (4),
01/04/2021, SPEAR Ref: S154540V

ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by:
Casey City Council,
10/04/2021,
SPEAR Ref: S154540V