


<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS839554B</b>	
<b>LOCATION OF LAND</b>  <b>PARISH:</b> CRANBOURNE <b>TOWNSHIP:</b> — <b>SECTION:</b> — <b>CROWN ALLOTMENT:</b> 58A (PT)  <b>TITLE REFERENCE:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> PS837153G (LOT L) <b>POSTAL ADDRESS:</b> 205S HARDYS ROAD (at time of subdivision) CLYDE NORTH 3978  <b>MGA CO-ORDINATES:</b> E: 355 580 ZONE: 55 (of approx centre of land in plan) N: 5 781 630 GDA 2020		Council Name: Casey City Council  Council Reference Number: SubA00376/20 Planning Permit Reference: PlnA01044/18 SPEAR Reference Number: S167050M  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 10/04/2021  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 07/05/2021		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	In Proclaimed Survey Area No. 71  LOTS 1 - 2400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  LOT M COMPRISES TWO PARTS.  FOR RESTRICTION A AFFECTING LOTS 2401 TO 2431 (BOTH INCLUSIVE) SEE SHEET 4.		
ROAD R1	CITY OF CASEY			
RESERVE NO.1	CITY OF CASEY			
RESERVE NO.2	CITY OF CASEY			
RESERVE NO.3	AUSNET ELECTRICITY SERVICES PTY LTD			
<b>NOTATIONS</b>				
<b>DEPTH LIMITATION: 15.24m below the surface</b>				
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PlnA01044/18  <b>SURVEY:</b> 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				
Estate: Meridian Phase No.: 24 No. of Lots: 31 + Lots M PHASE AREA: 1.690ha				
<b>EASEMENT INFORMATION</b>				
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	2	PS837134L	CITY OF CASEY
E-2	DRAINAGE	2	THIS PLAN	CITY OF CASEY
E-3	WATER	6	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4	SEWERAGE	3	PS837153G	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	3	PS837153G	CITY OF CASEY
E-5	SEWERAGE	2.50	PS837133N	SOUTH EAST WATER CORPORATION
E-6	PARTYWALL	0.15	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1801767/24 1801767-24-PS-V6.DWG  Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (6), 16/04/2021, SPEAR Ref: S167050M		ORIGINAL SHEET SIZE: A3  SHEET 1 OF 5

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: S167050M 13/05/2021 02:07 pm





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 Melbourne ph : 03 9524 8888  
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SURVEYORS REF  
1801767/24

Digitally signed by: James Arthur Wiggins, Licensed Surveyor,  
 Surveyor's Plan Version (6),  
 16/04/2021, SPEAR Ref: S167050M

SCALE  
1 : 500

5 0 5 10 15 20  
 LENGTHS ARE IN METRES

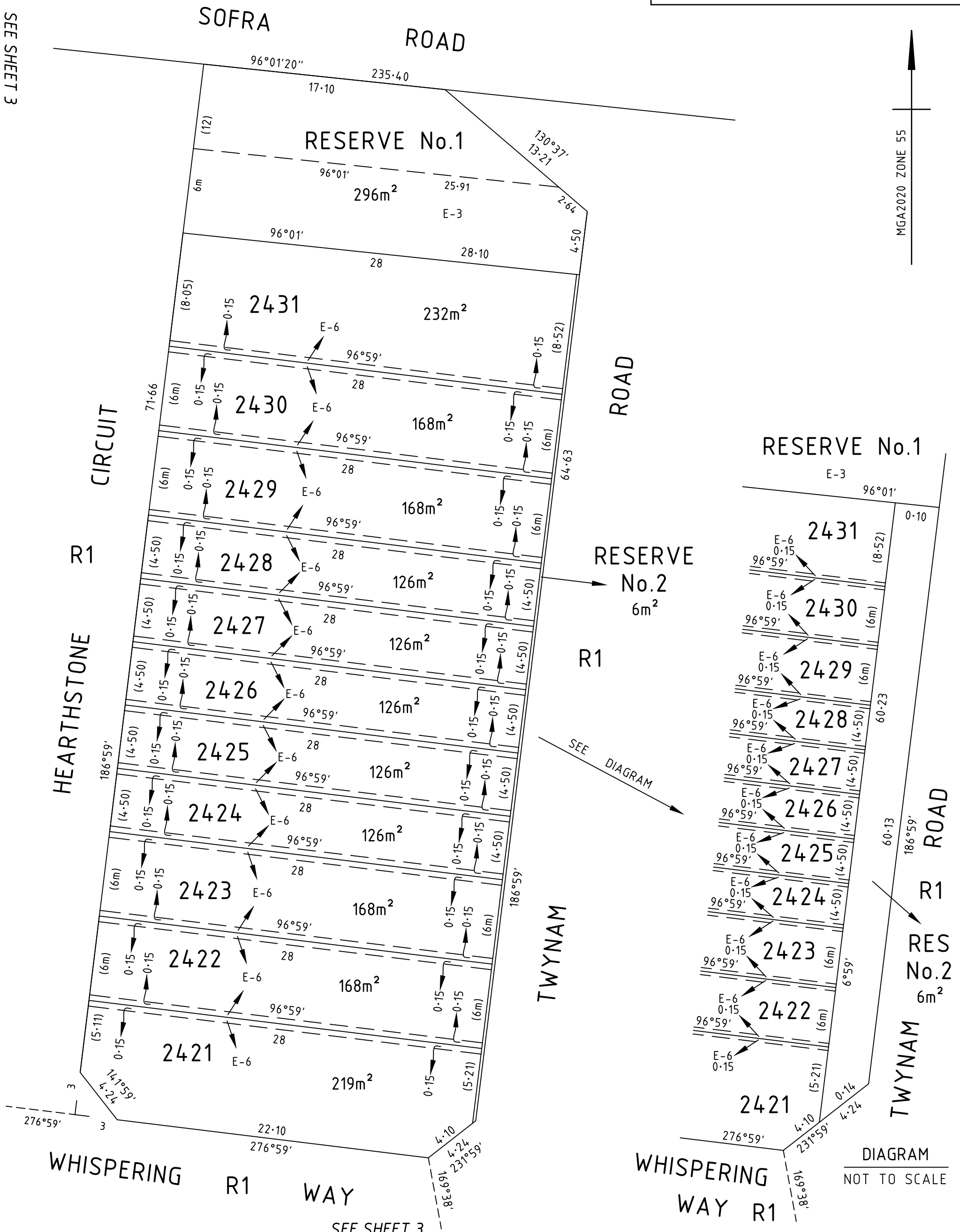
Digitally signed by:  
 Casey City Council,  
 07/05/2021,  
 SPEAR Ref: S167050M

ORIGINAL SHEET  
SIZE: A3

SHEET 3

SEE SHEET 3

MGA2020 ZONE 55

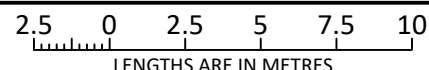


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SURVEYORS REF  
1801767/24

SCALE  
1 : 250



ORIGINAL SHEET  
SIZE: A3

SHEET 4

Digitally signed by: James Arthur Wiggins, Licensed Surveyor,  
 Surveyor's Plan Version (6),  
 16/04/2021, SPEAR Ref: S167050M

Digitally signed by:  
 Casey City Council,  
 07/05/2021,  
 SPEAR Ref: S167050M

## 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 2401 TO 2431 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2401 TO 2431 (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. AA7274
- 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

[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

SURVEYORS REF  
1801767/24

Digitally signed by: James Arthur Wiggins, Licensed  
Surveyor,  
Surveyor's Plan Version (6),  
16/04/2021, SPEAR Ref: S167050M

ORIGINAL SHEET  
SIZE: A3

SHEET 5

Digitally signed by:  
Casey City Council,  
07/05/2021,  
SPEAR Ref: S167050M