


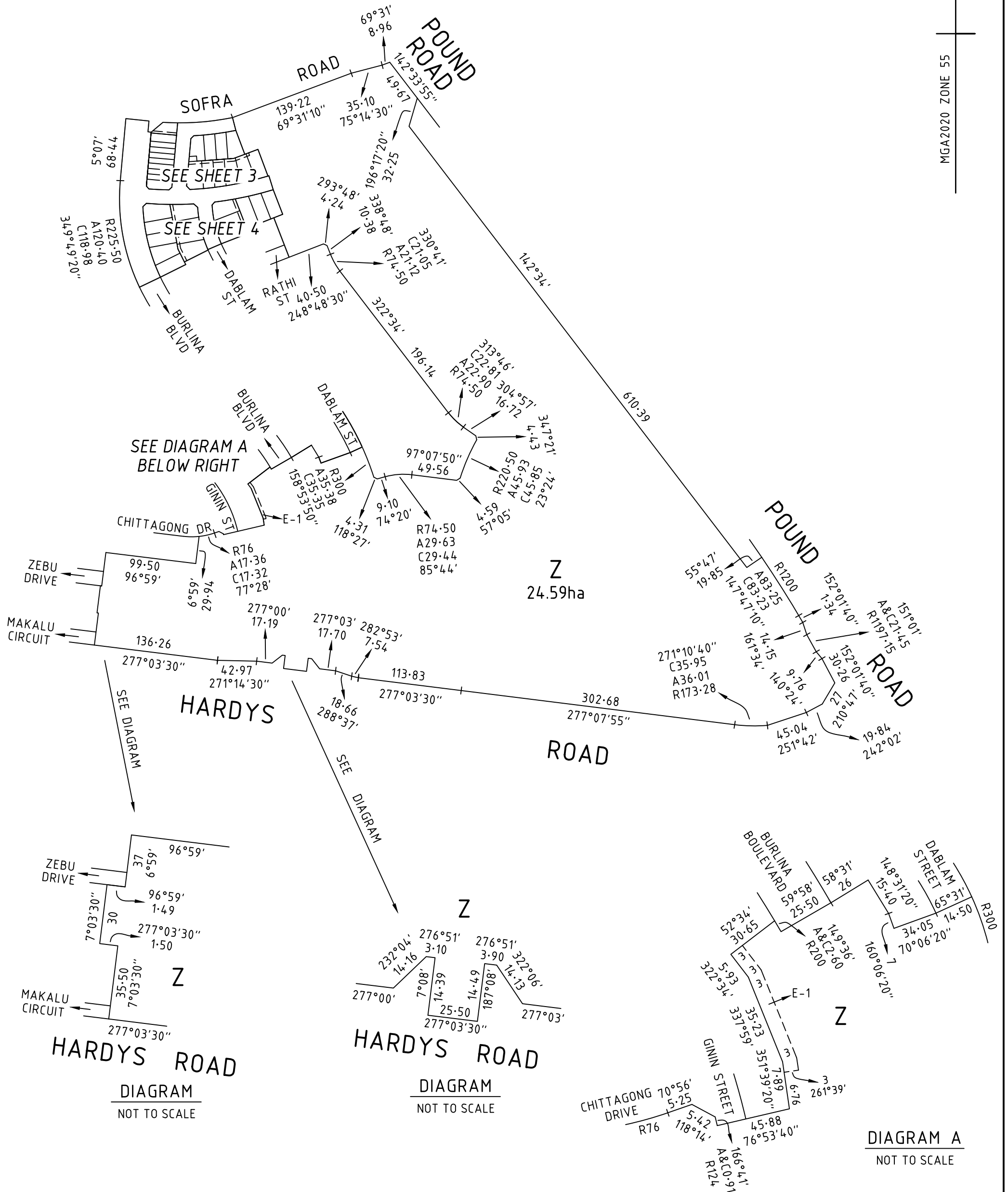
<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS848737R</b>
<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE <b>TOWNSHIP:</b> — <b>SECTION:</b> — <b>CROWN PORTION:</b> 58 (PT) <b>CROWN ALLOTMENT:</b> 58A (PT) <b>TITLE REFERENCE:</b> VOL. FOL. <b>LAST PLAN REFERENCE:</b> PS848733A (LOT Y) <b>POSTAL ADDRESS:</b> 1450S POUND ROAD (at time of subdivision) CLYDE NORTH 3978 <b>MGA CO-ORDINATES:</b> E: 356 000 ZONE: 55 (of approx centre of land in plan) N: 5 781 580 GDA 2020		Council Name: Casey City Council SPEAR Reference Number: S176645P	
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>	
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	LOTS 1 - 3300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 3301 TO 3334 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOTS 3301, 3304, 3305, 3318, 3319, 3328 AND 3334 SEE SHEET 5. <b>OTHER PURPOSE OF PLAN:</b> 1) TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-1 AND E-4 ON PS848726W CONTAINED WITHIN DABLAM STREET AND TARANAKI CIRCUIT ON THIS PLAN. 2) TO REMOVE THE DRAINAGE EASEMENT CREATED AS E-1 ON PS848726W CONTAINED WITHIN DABLAM STREET ON THIS PLAN. 3) TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-3 ON PS848733A CONTAINED WITHIN DABLAM STREET AND TARANAKI CIRCUIT ON THIS PLAN. 4) TO REMOVE THE DRAINAGE EASEMENT CREATED AS E-3 AND E-6 ON PS848733A CONTAINED WITHIN DABLAM STREET AND TARANAKI CIRCUIT ON THIS PLAN. <b>GROUND FOR REMOVAL OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)	
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3	CITY OF CASEY CITY OF CASEY CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD		
<b>NOTATIONS</b>			
<b>DEPTH LIMITATION: 15.24m below the surface applies to land contained within original C.A. 58A</b>			
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PA21-0174 <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 & DVA69/91 in Proclaimed Survey Area No. 71			
Estate: Meridian Phase No.: 33 No. of Lots: 34 + Lot Z PHASE AREA: 2.265ha			

**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	SEWERAGE	3	PS848733A	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	3	PS848733A	CITY OF CASEY
E-6	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
E-6	DRAINAGE	3	THIS PLAN	CITY OF CASEY

 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1801767/33 1801767-33-PS-V4.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (4), 11/04/2022, SPEAR Ref: S176645P		



SEE DIAGRAM A BELOW RIGHT

SEE DIAGRAM

SEE DIAGRAM

SEE DIAGRAM

DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE

DIAGRAM A NOT TO SCALE



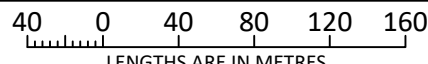
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SURVEYORS REF  
1801767/33

SCALE  
1 : 4000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

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SOFRA ROAD

SEE SHEET 2

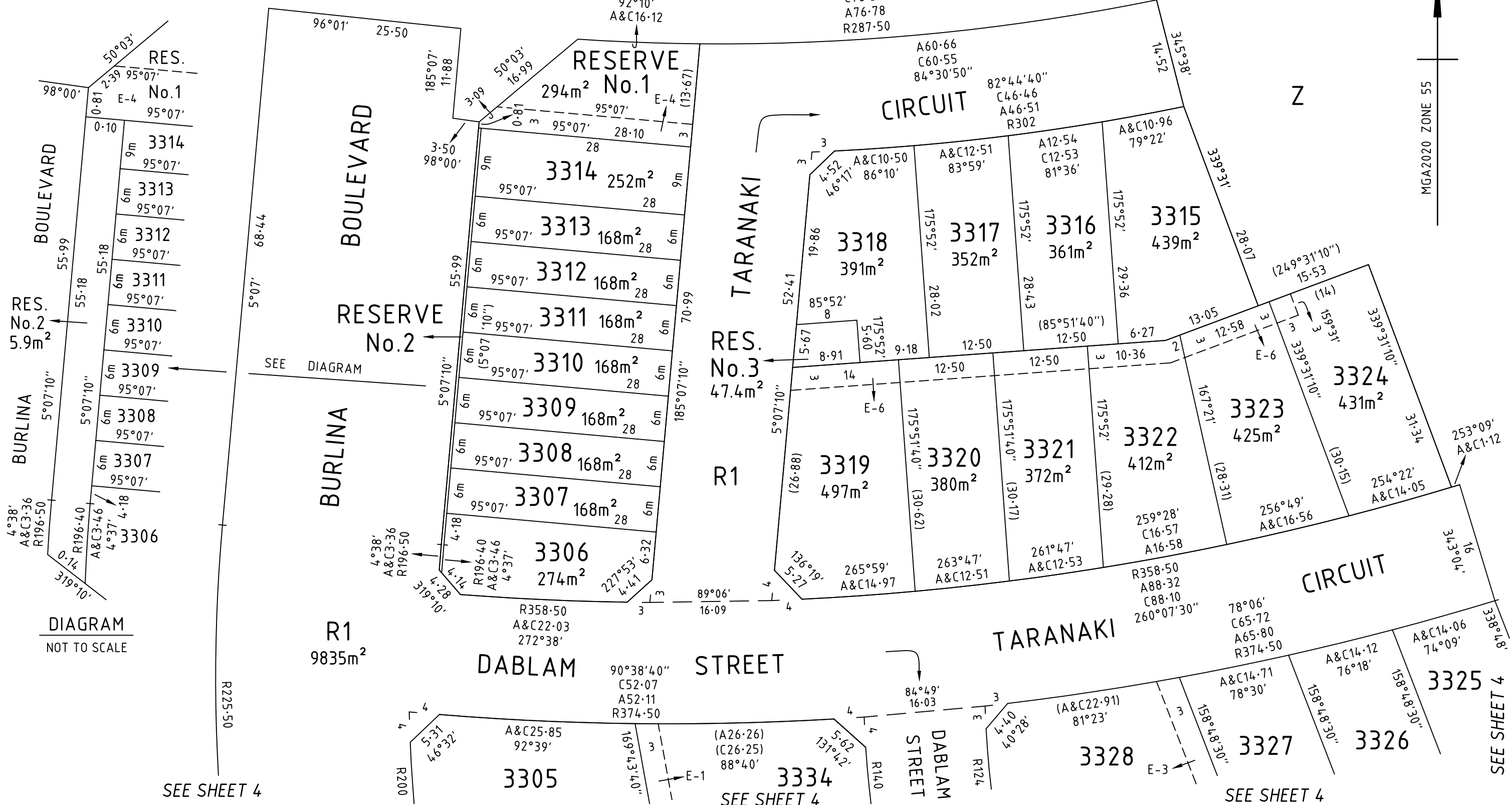


DIAGRAM NOT TO SCALE

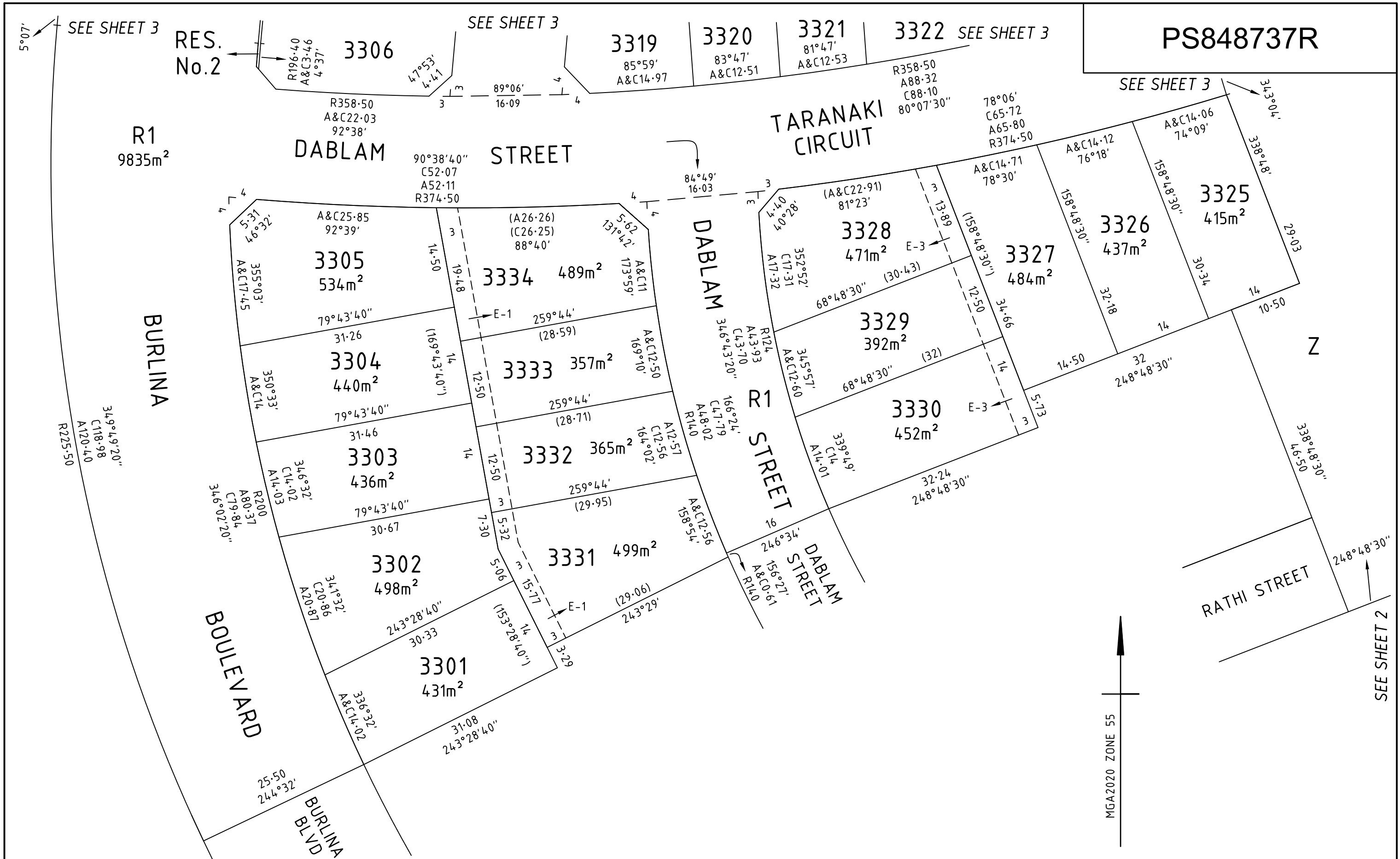
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SURVEYORS REFERENCE	1801767/33
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SCALE 1 : 500	<p>LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	SHEET 3
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PS848737R



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SCALE 1 : 500	<p>LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	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 3301 TO 3334 (BOTH INCLUSIVE)

**LAND TO BE BENEFITED:** LOTS 3301 TO 3334 (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. AA8195
- 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 3301, 3304, 3305, 3318, 3319, 3328 AND 3334

**LAND TO BE BENEFITED:** LOTS 3301 TO 3334 (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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ORIGINAL SHEET  
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SHEET 5