


PLAN OF SUBDIVISION		EDITION 1	PS848726W
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN PORTION: 58 (PT) CROWN ALLOTMENT: 58A (PT) TITLE REFERENCE: VOL. FOL. VOL. FOL. LAST PLAN REFERENCE: PS842536K (LOT U) PS906804H (LOT M) POSTAL ADDRESS: 205S HARDYS ROAD, CLYDE NORTH 3978 (at time of subdivision) 1450S POUND ROAD, CLYDE NORTH 3978 MGA CO-ORDINATES: E: 356 000 ZONE: 55 (of approx centre of land N: 5 781 260 GDA 2020 in plan)		Council Name: Casey City Council SPEAR Reference Number: S175478J	
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		
ROAD R1 RESERVE No.1	CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD		
NOTATIONS		LOTS 1 - 3100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT J COMPRISES TWO PARTS. FOR RESTRICTION A AFFECTING LOTS 3101 TO 3140 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOTS 3106 TO 3116 (BOTH INCLUSIVE) SEE SHEET 5.	
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.: 31 No. of Lots: 40 + Lots J & X PHASE AREA: 2.728ha			

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-3 E-1, E-4 E-2	DRAINAGE SEWERAGE WATER SUPPLY & RIGHTS IN CONNECTION THEREWITH SET OUT IN AA1353	SEE DIAG. SEE DIAG. 20	THIS PLAN THIS PLAN SECTION 130 WATER ACT 1989 & SECTION 19 LAND ACQUISITION AND COMPENSATION ACT 1986 SEE INST. AG839937K	CITY OF CASEY SOUTH EAST WATER CORPORATION MELBOURNE WATER CORPORATION

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1801767/31 1801767-31-PS-V5.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
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LOT J COMPRISES TWO PARTS - TOTAL AREA 6.125ha

PS848726W

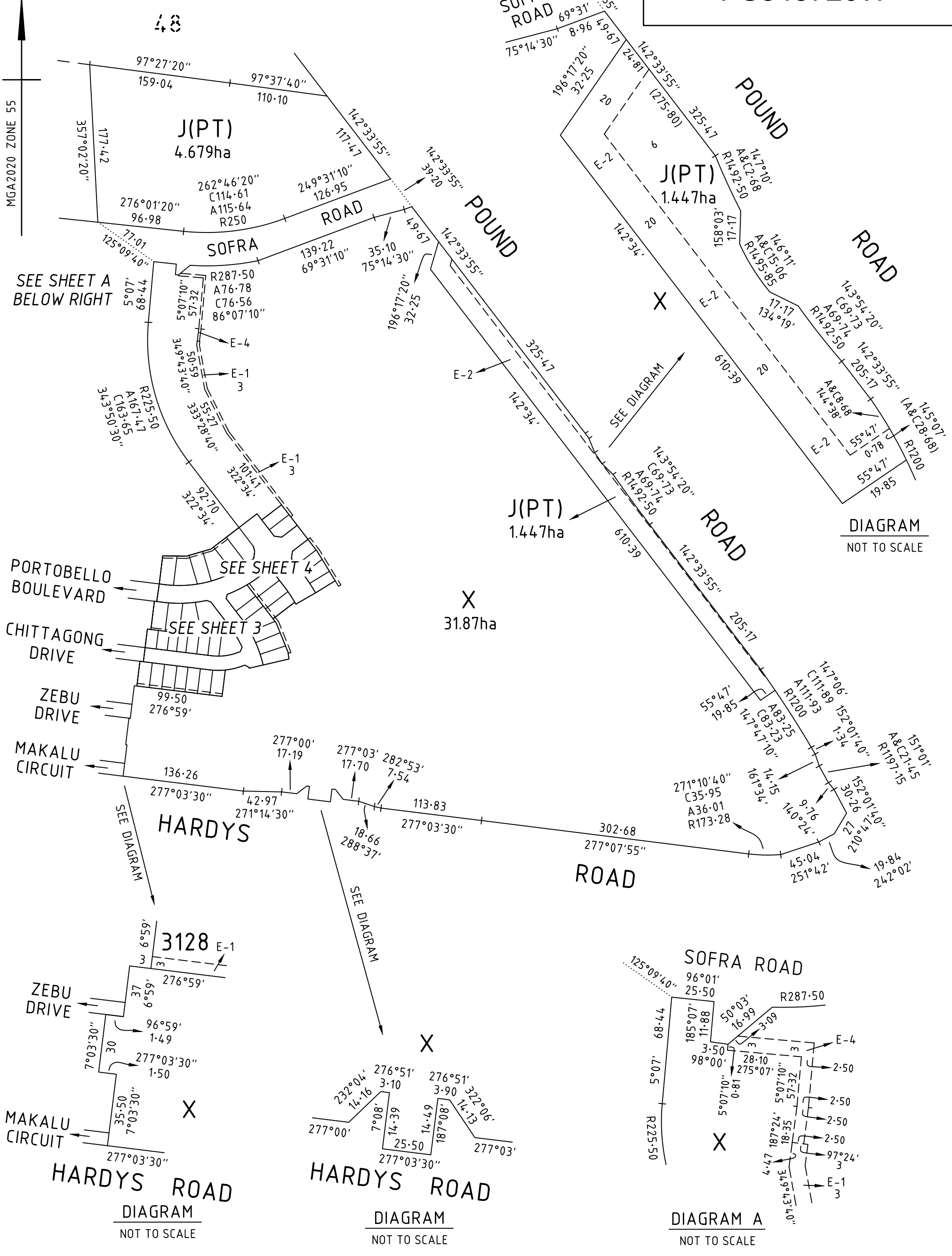


DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE

DIAGRAM A NOT TO SCALE



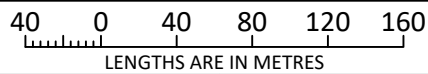
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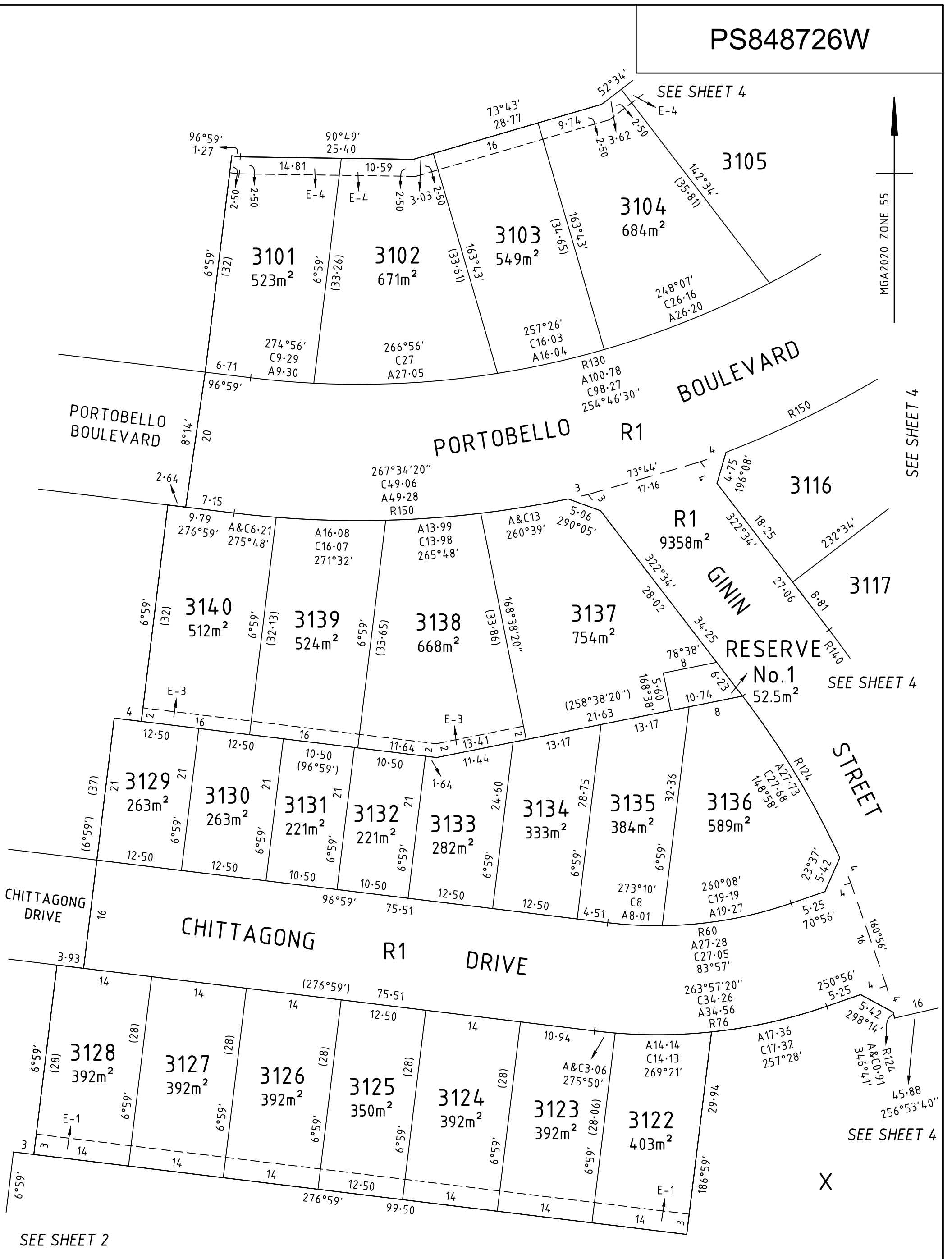
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SHEET 2

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SEE SHEET 2

MGA2020 ZONE 55

SEE SHEET 4

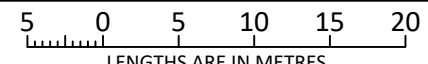
SEE SHEET 4

SEE SHEET 4

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SCALE
1 : 500



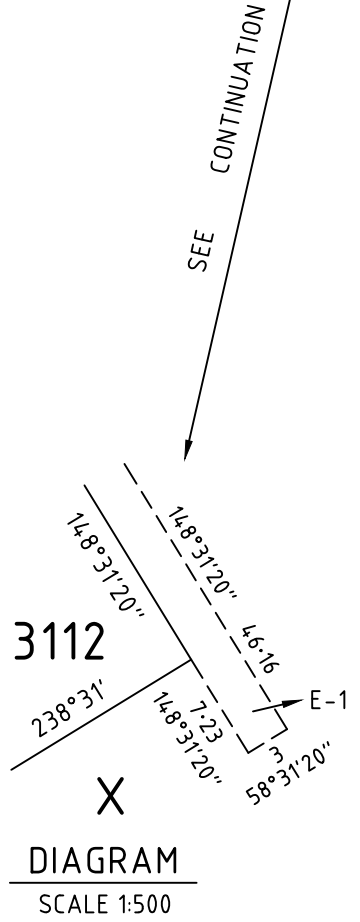
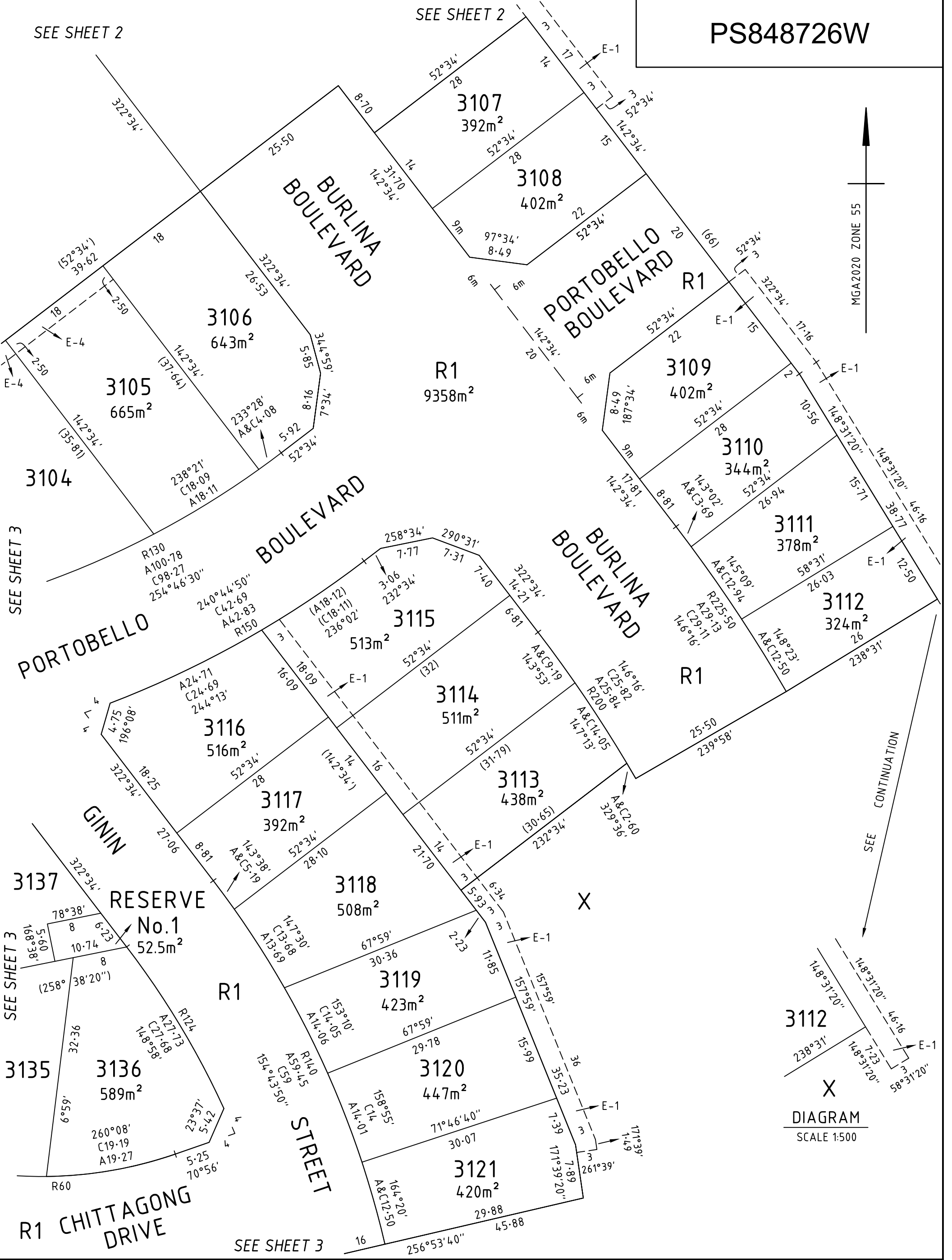
ORIGINAL SHEET
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SHEET 3

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SEE SHEET 2

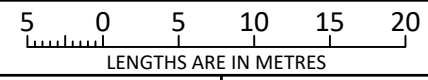
SEE SHEET 2



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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 3101 TO 3140 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3101 TO 3140 (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. AA7907
- 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 3106 TO 3116 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3101 TO 3140 (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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SHEET 5