


<b>PLAN OF SUBDIVISION</b>	EDITION 1	<b>PS837134L</b>
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<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> PS842542Q (LOT D) <b>POSTAL ADDRESS:</b> 205S HARDYS ROAD (at time of subdivision) CLYDE NORTH 3978  <b>MGA CO-ORDINATES:</b> E: 356 480 ZONE: 55 (of approx centre of land N: 5781 960 GDA 2020 in plan)	CITY OF CASEY
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 2000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  LOT F COMPRISES TWO PARTS.  FOR RESTRICTION 'A' AFFECTING LOTS 2001 TO 2033 (BOTH INCLUSIVE) SEE SHEET 4. FOR RESTRICTION 'B' AFFECTING LOTS 2002 AND 2003 SEE SHEET 4.
ROAD R1 RESERVE No.1	CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD	
NOTATIONS		
<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. PInA01044/18  <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 & DVA69/91 In Proclaimed Survey Area No. 71		
Estate: Meridian Phase No.: 20 No. of Lots: 33 + Lot F, G & T PHASE AREA: 2.133ha		

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, E-3 E-2 E-3 E-3	DRAINAGE SEWERAGE WATER SUPPLY OF GAS	SEE DIAG. 3 SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN THIS PLAN THIS PLAN	CITY OF CASEY SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION AUSTRALIAN GAS NETWORKS (VIC) PTY LTD

 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1801767/20 1801767-20-PS-V7.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
	LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 7, DATE: 10/03/2021		

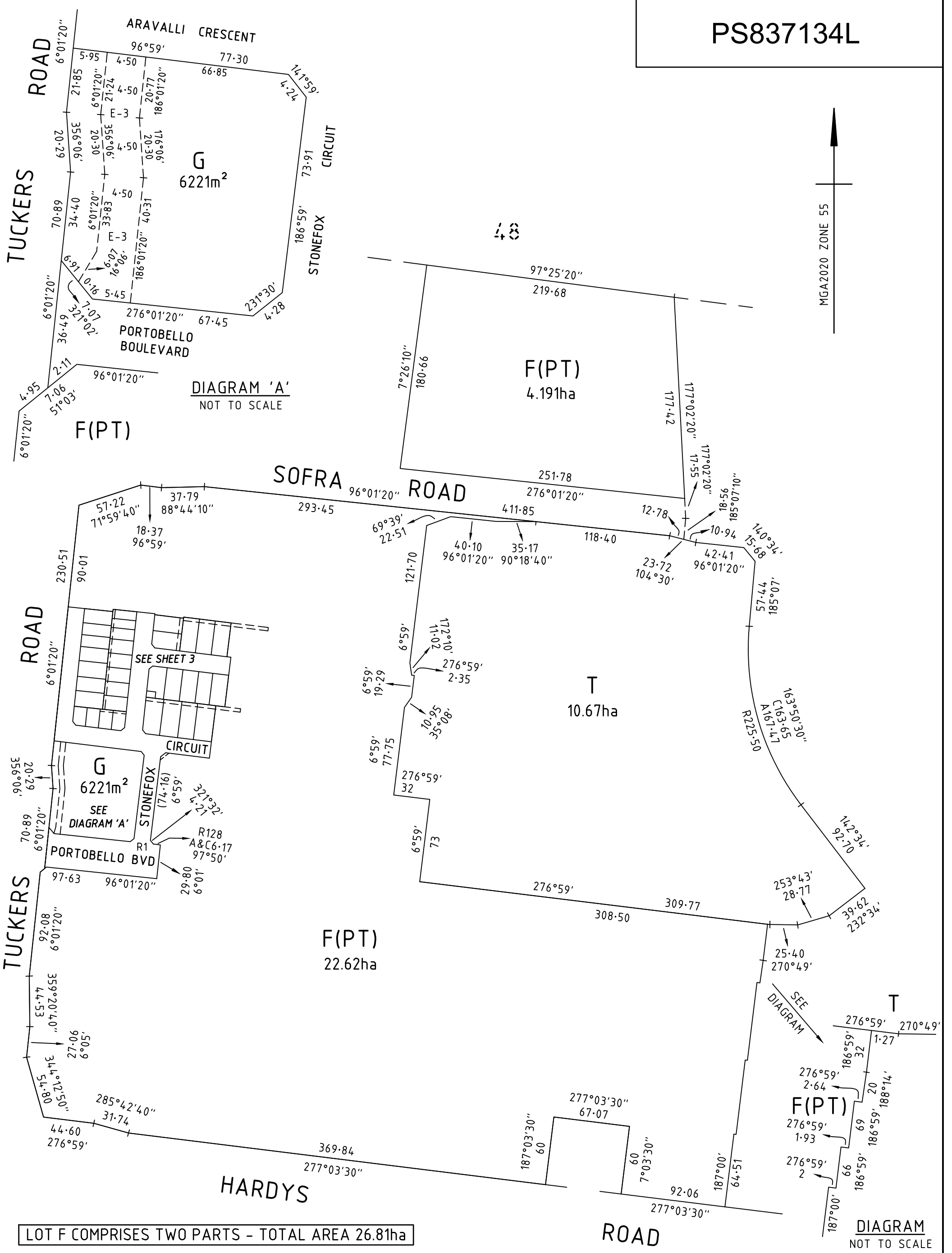


DIAGRAM 'A'  
NOT TO SCALE



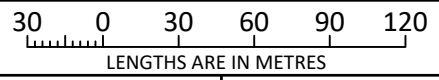
DIAGRAM  
NOT TO SCALE

LOT F COMPRISES TWO PARTS - TOTAL AREA 26.81ha

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SURVEYORS REF  
1801767/20

SCALE  
1 : 3000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS  
VERSION 7, DATE: 10/03/2021

MGA2020 ZONE 55

TUCKERS

ROAD

ARAVALLI CRESCENT

R1

ARAVALLI CRESCENT

G

Res No.1  
44.8m<sup>2</sup>  
HEARTHSTONE

CIRCUIT

EIGER STREET

R1

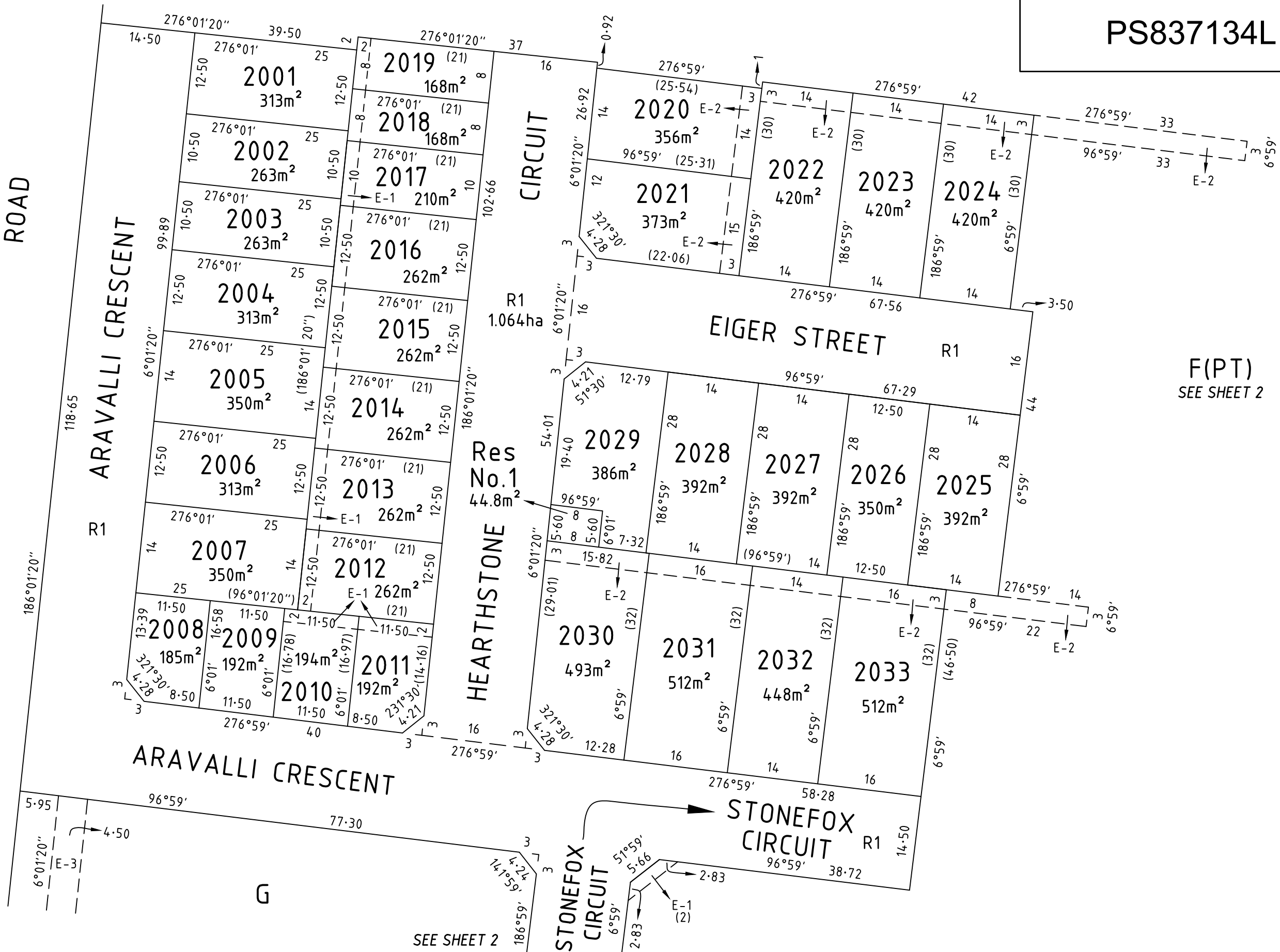
STONEFOX  
CIRCUIT

STONEFOX  
CIRCUIT

R1

F(PT)  
SEE SHEET 2

SEE SHEET 2



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SURVEYORS  
REFERENCE  
1801767/20

SCALE  
1 : 600

6 0 6 12 18 24  
LENGTHS ARE IN METRES

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS  
VERSION 7, DATE: 10/03/2021

ORIGINAL SHEET  
SIZE: A3

SHEET 3

**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 2001 TO 2033 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2001 TO 2033 (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. AA7188.
- 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 HAVE EFFECT ON 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 2002 AND 2003

LAND TO BE BENEFITED: 2001 TO 2033 (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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SURVEYORS REF  
1801767/20

ORIGINAL SHEET  
SIZE: A3

SHEET 4

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS  
VERSION 7, DATE: 10/03/2021