

PLAN OF SUBDIVISION

EDITION 1

PS837132Q

LOCATION OF LAND

PARISH: CRANBOURNE

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 58A (PT)

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS837134L (Lot F)

POSTAL ADDRESS: 205S HARDYS ROAD
(at time of subdivision) CLYDE NORTH 3978

MGA CO-ORDINATES: E: 355 420 ZONE: 55
(of approx centre of land in plan) N: 5 781 670 GDA 2020

COUNCIL NAME: CITY OF CASEY

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD R1	CITY OF CASEY	In Proclaimed Survey Area No. 71
		LOTS 1 - 2100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
		LOT H COMPRISES TWO PARTS.
		FOR RESTRICTION A AFFECTING LOTS 2101 TO 2136 (BOTH INCLUSIVE) SEE SHEET 4.
		FOR RESTRICTION B AFFECTING LOTS 2101 AND 2104 (BOTH INCLUSIVE) SEE SHEET 4.
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		
Estate: Meridian Phase No.: 21 No. of Lots: 36 + Lot H PHASE AREA: 1.836ha		

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	DRAINAGE	2	THIS PLAN	CITY OF CASEY
E-4	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION



Beveridge Williams
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SURVEYORS FILE REF: 1801767/21
1801767-21-PS-V6.DWG

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 6, DATE: 10/03/2021

LOT H COMPRISES TWO PARTS - TOTAL AREA 24.98ha

MGA2020 ZONE 55

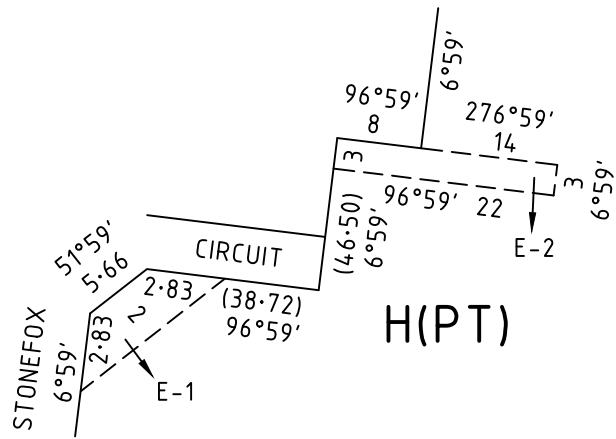
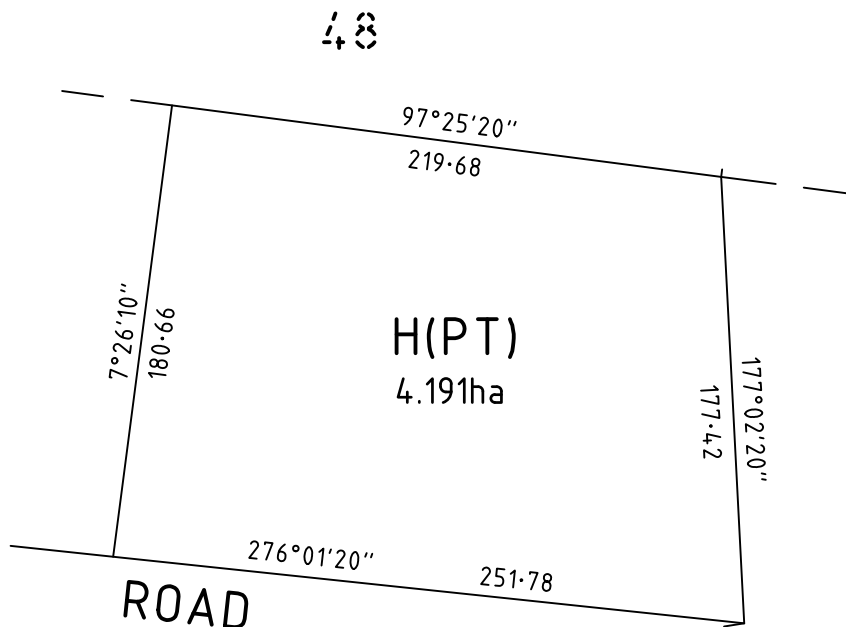
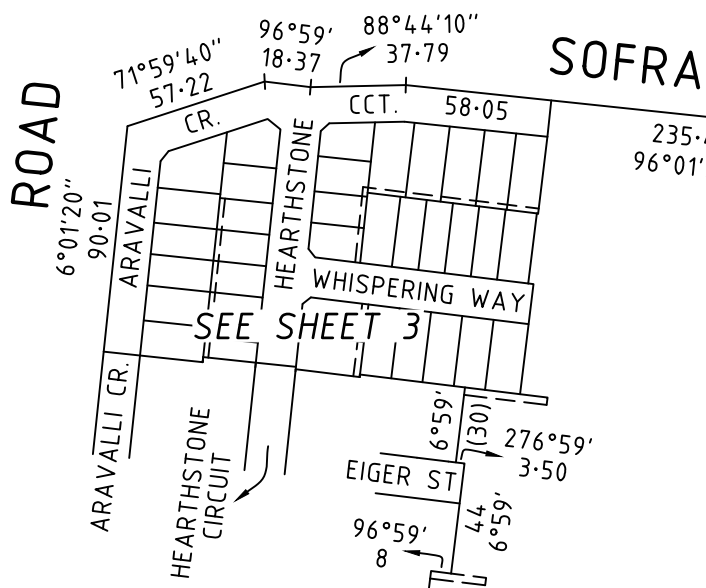


DIAGRAM 'A'
NOT TO SCALE



H(PT)
4.191ha



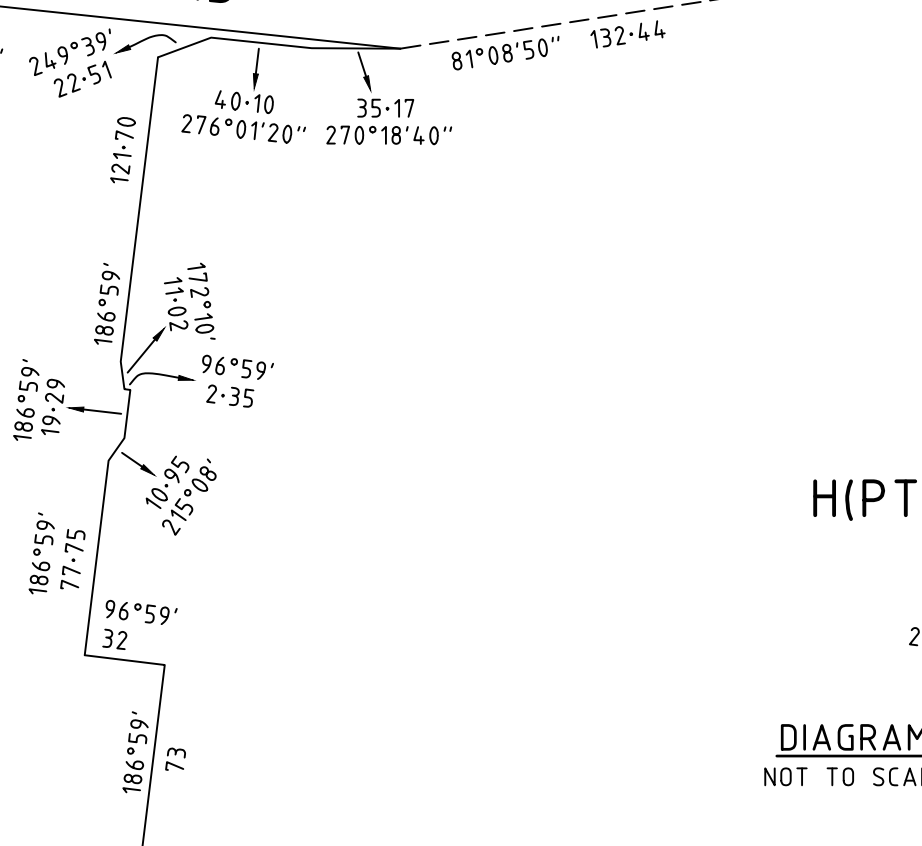
SOFRA ROAD

ROAD

SEE SHEET 3

HEARTHSTONE CIRCUIT

SEE DIAGRAM 'A'



H(PT)
20.79ha

DIAGRAM
NOT TO SCALE

SEE DIAGRAM

TUCKERS

PORTOBELLO BOULEVARD

HARDYS

ROAD



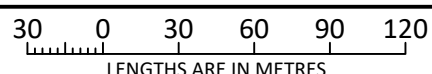
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SURVEYORS REF
1801767/21

SCALE
1 : 3000



ORIGINAL SHEET
SIZE: A3

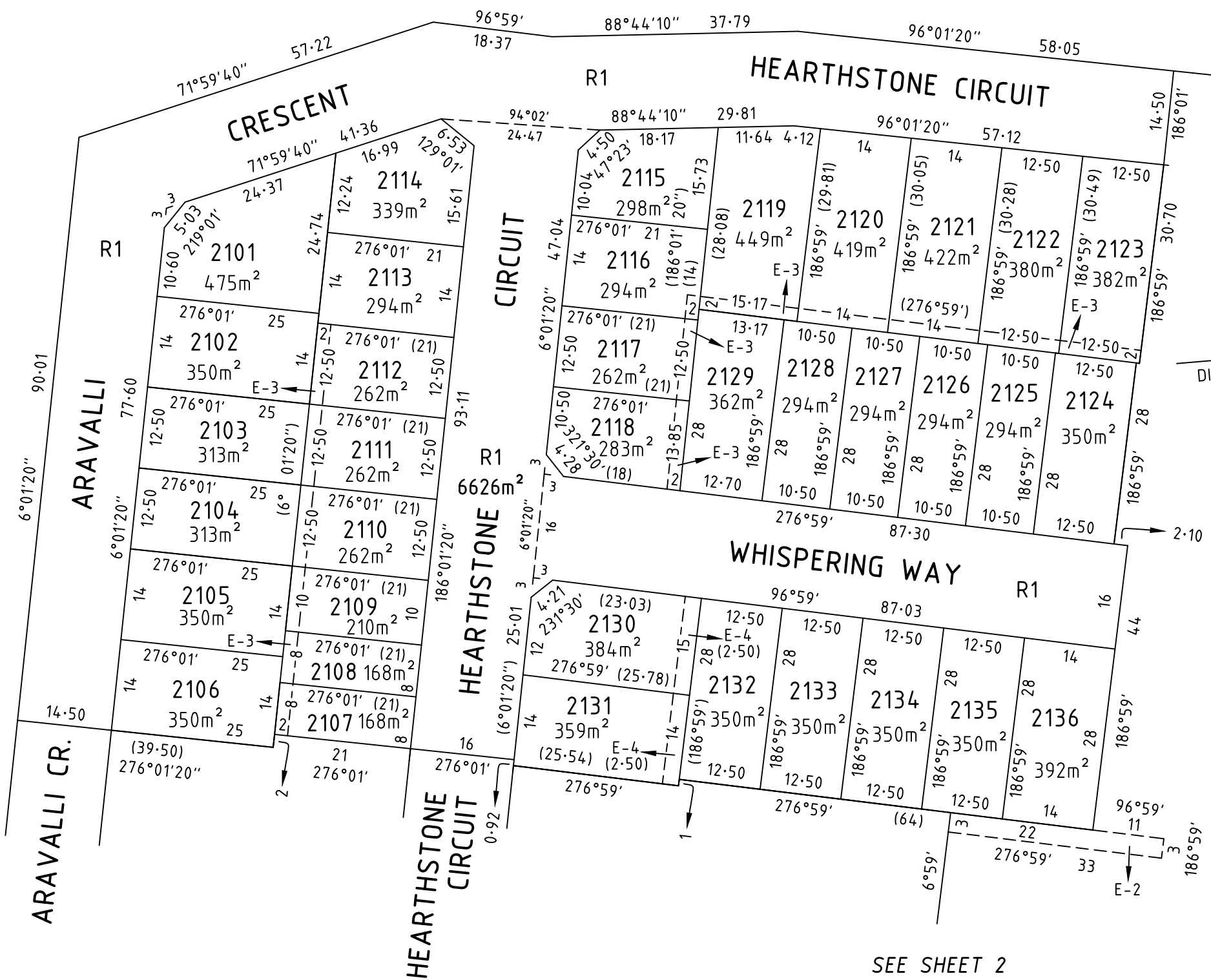
SHEET 2

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 6, DATE:10/03/2021



TUCKERS ROAD

SOFRA ROAD



SEE SHEET 2

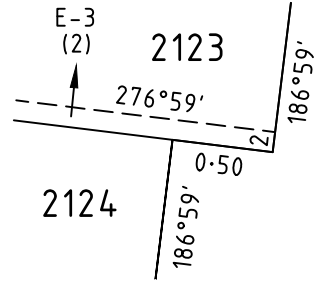


DIAGRAM NOT TO SCALE

H(PT)

SEE SHEET 2

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SURVEYORS REFERENCE 1801767/21	SCALE 1 : 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 6, DATE: 10/03/2021				

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 2101 TO 2136 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2101 TO 2136 (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. AA7190.
- 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 2101 AND 2114

LAND TO BE BENEFITED: 2102 TO 2113 (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.



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SURVEYORS REF
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ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
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