

PLAN OF SUBDIVISION

EDITION 1

PS839554B

LOCATION OF LAND

PARISH: CRANBOURNE

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 58A (PT)

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS837153G (LOT L)

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

MGA CO-ORDINATES: E: 355 580 ZONE: 55
(of approx centre of land in plan) N: 5 781 630 GDA 2020

COUNCIL NAME: CITY OF CASEY

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
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

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.

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.: 24
No. of Lots: 31 + Lots M
PHASE AREA: 1.690ha

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	SEE DIAG.	PS837153G	CITY OF CASEY
E-1	SEWERAGE	SEE DIAG.	PS837153G	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	CITY OF CASEY
E-3	SUPPLY OF GAS	4	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-4	PARTYWALL	0.15	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN

LOT M COMPRISES TWO PARTS - TOTAL AREA 27.81ha

MGA2020 ZONE 55

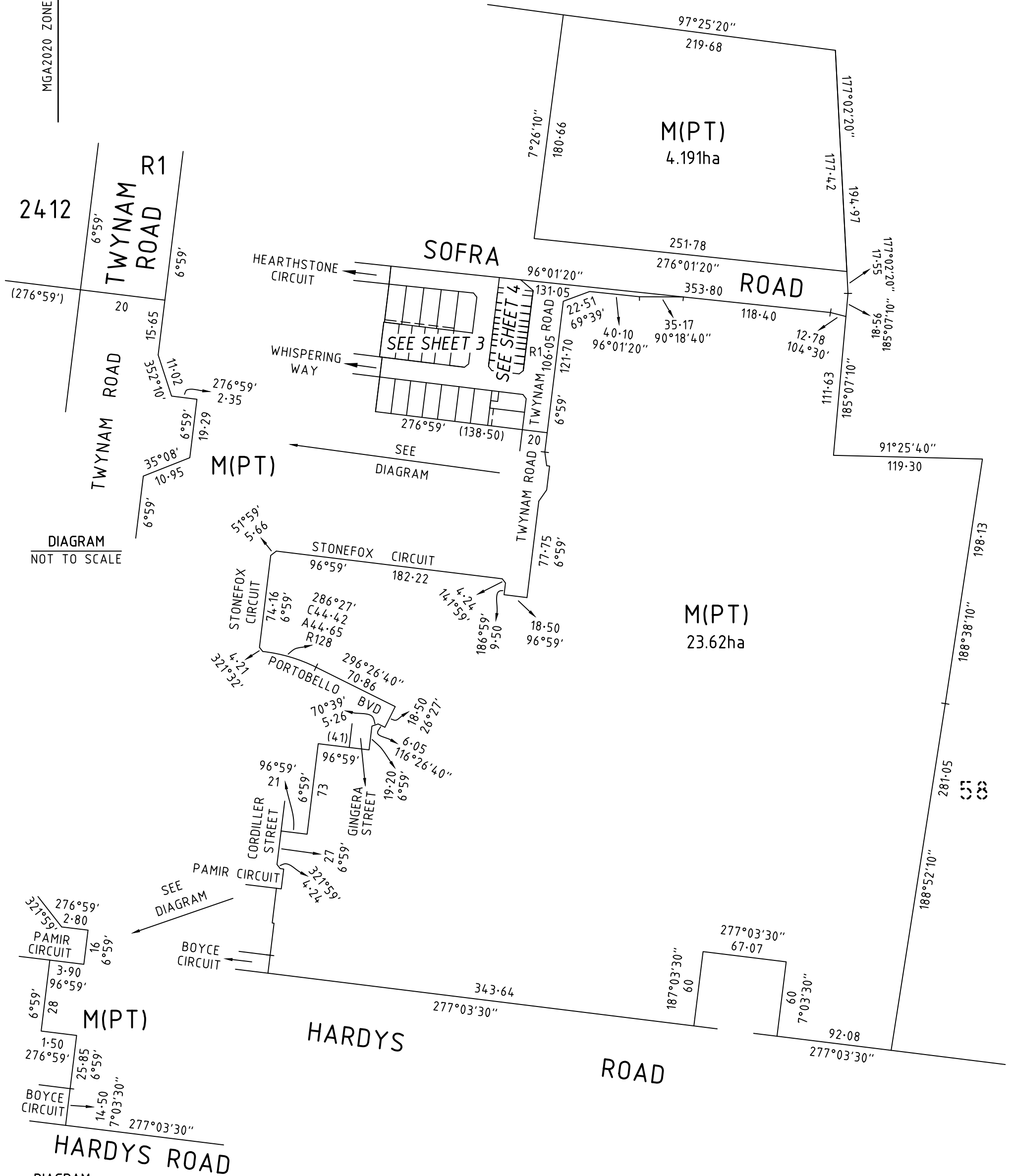


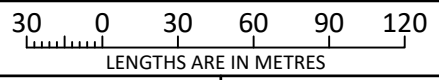
DIAGRAM NOT TO SCALE

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BW Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REF
1801767/24

SCALE
1 : 3000



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
 VERSION 5, DATE: 10/11/2020



MGA2020 ZONE 55

SEE SHEET 3

MGA2020 ZONE 55

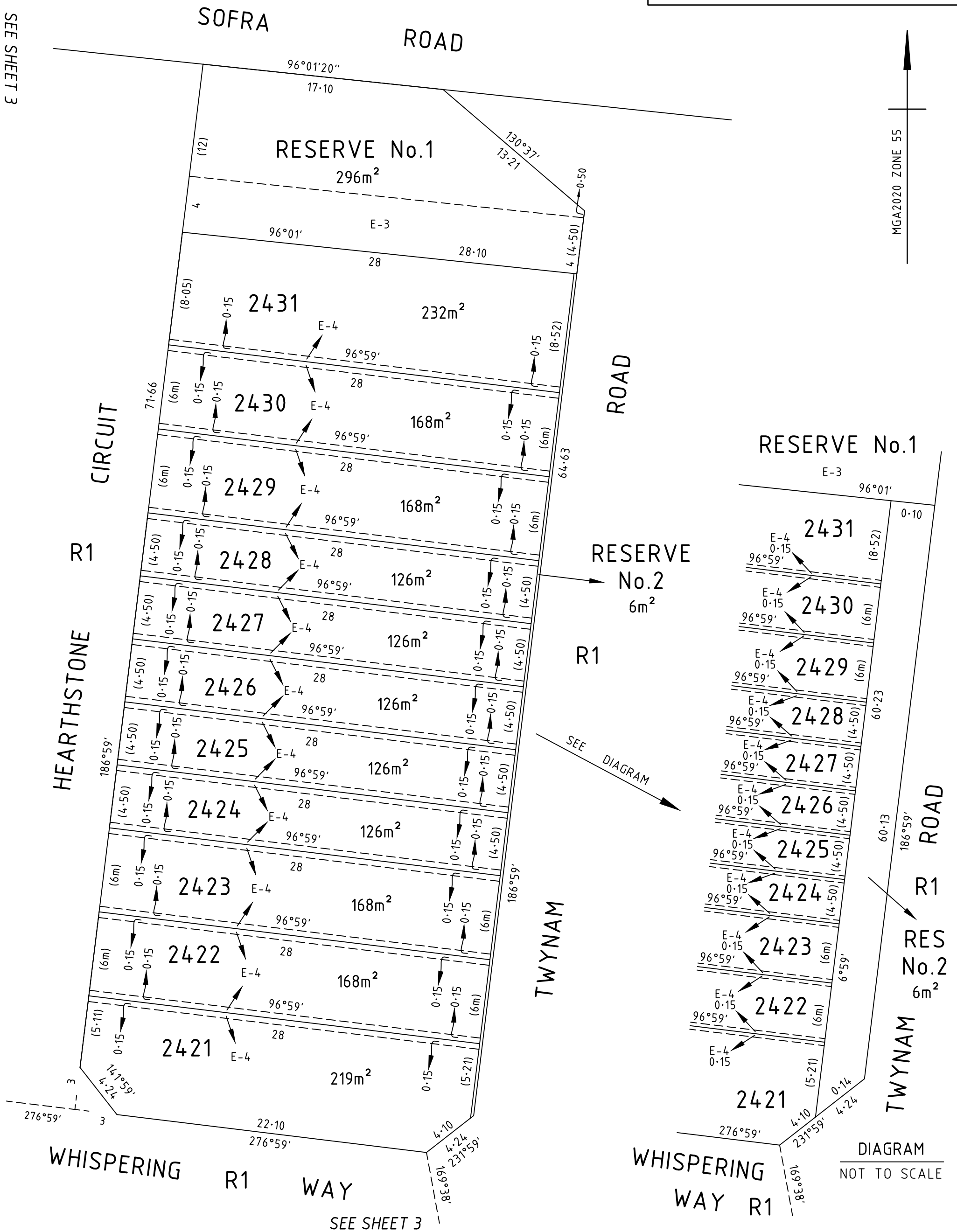


DIAGRAM
NOT TO SCALE

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.
- 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 FIVE (5) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.