

<h1>PLAN OF SUBDIVISION</h1>	<h2>EDITION 1</h2>	<h1>PS908399D</h1>
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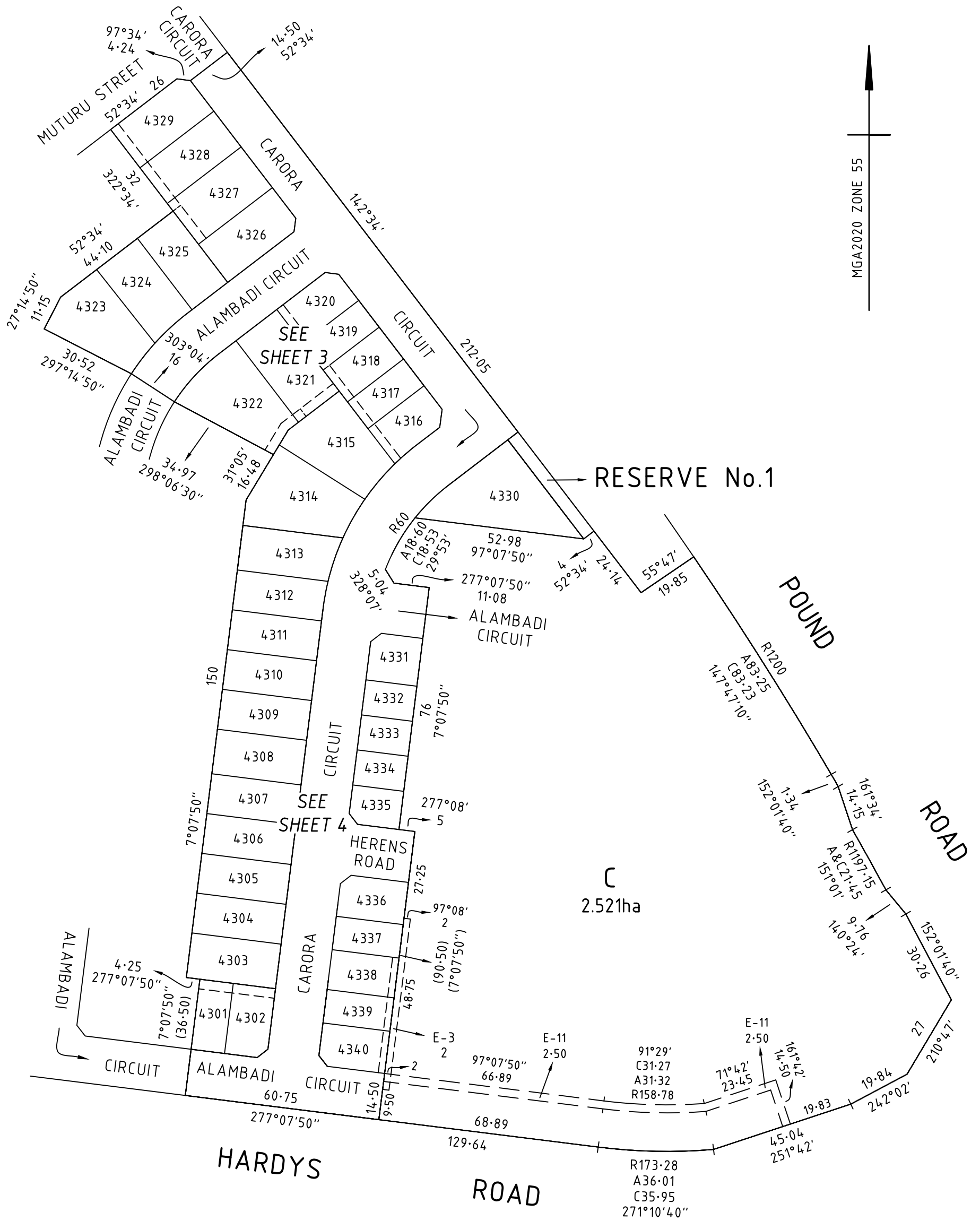
<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> CRANBOURNE</p> <p><b>TOWNSHIP:</b> —</p> <p><b>SECTION:</b> —</p> <p><b>CROWN PORTION:</b> 58 (PT)</p> <p><b>TITLE REFERENCE:</b> VOL. FOL.</p> <p><b>LAST PLAN REFERENCE:</b> PS908382W (LOT U)</p> <p><b>POSTAL ADDRESS:</b> 1450S POUND ROAD (at time of subdivision) CLYDE NORTH 3978</p> <p><b>MGA CO-ORDINATES:</b> E: 356 520 ZONE: 55 (of approx centre of land in plan) N: 5 781 190 GDA 2020</p>	<p>Council Name: Casey City Council</p> <p>Council Reference Number: SubA00231/22 Planning Permit Reference: PA21-0174 SPEAR Reference Number: S196097A</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</p> <p>Digitally signed by: Michele Scarlett for Casey City Council on 30/01/2023</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td>ROAD R1 RESERVE No.1</td> <td>CASEY CITY COUNCIL CASEY CITY COUNCIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL	<p>LOTS 1 - 4300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 4301 TO 4340 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOTS 4301, 4317 AND 4319 SEE SHEET 5.</p> <p><b>OTHER PURPOSE OF PLAN:</b></p> <p>TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-11 ON PS902139P CONTAINED WITHIN ALAMBADI CIRCUIT ON THIS PLAN.</p> <p><b>GROUND FOR REMOVAL OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</p>
IDENTIFIER	COUNCIL/BODY/PERSON				
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
<p>This is a SPEAR plan.</p> <p><b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PA21-0174</p> <p><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 &amp; DVA69/91 in Proclaimed Survey Area No. 71</p>					
Estate: Meridian Phase No.: 43 No. of Lots: 40 + Lot C PHASE AREA: 2.262ha					

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	SEWERAGE	3	PS908382W	SOUTH EAST WATER CORPORATION
E-1	DRAINAGE	3	PS908382W	CASEY CITY COUNCIL
E-6	DRAINAGE	3	PS902136V	CASEY CITY COUNCIL
E-6	SEWERAGE	3	PS902136V	SOUTH EAST WATER CORPORATION
E-2, E-4	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3, E-4, E-5	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-5, E-11	SEWERAGE	SEE DIAG.	PS902139P	SOUTH EAST WATER CORPORATION

<p><b>Beveridge Williams</b> development &amp; environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	SURVEYORS FILE REF: 1801767/43 1801767-43-PS-V9.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (9), 21/11/2022, SPEAR Ref: S196097A		

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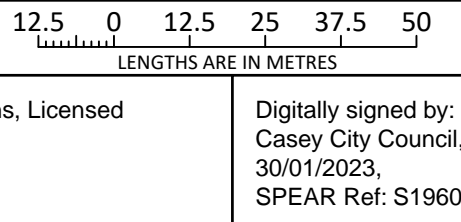
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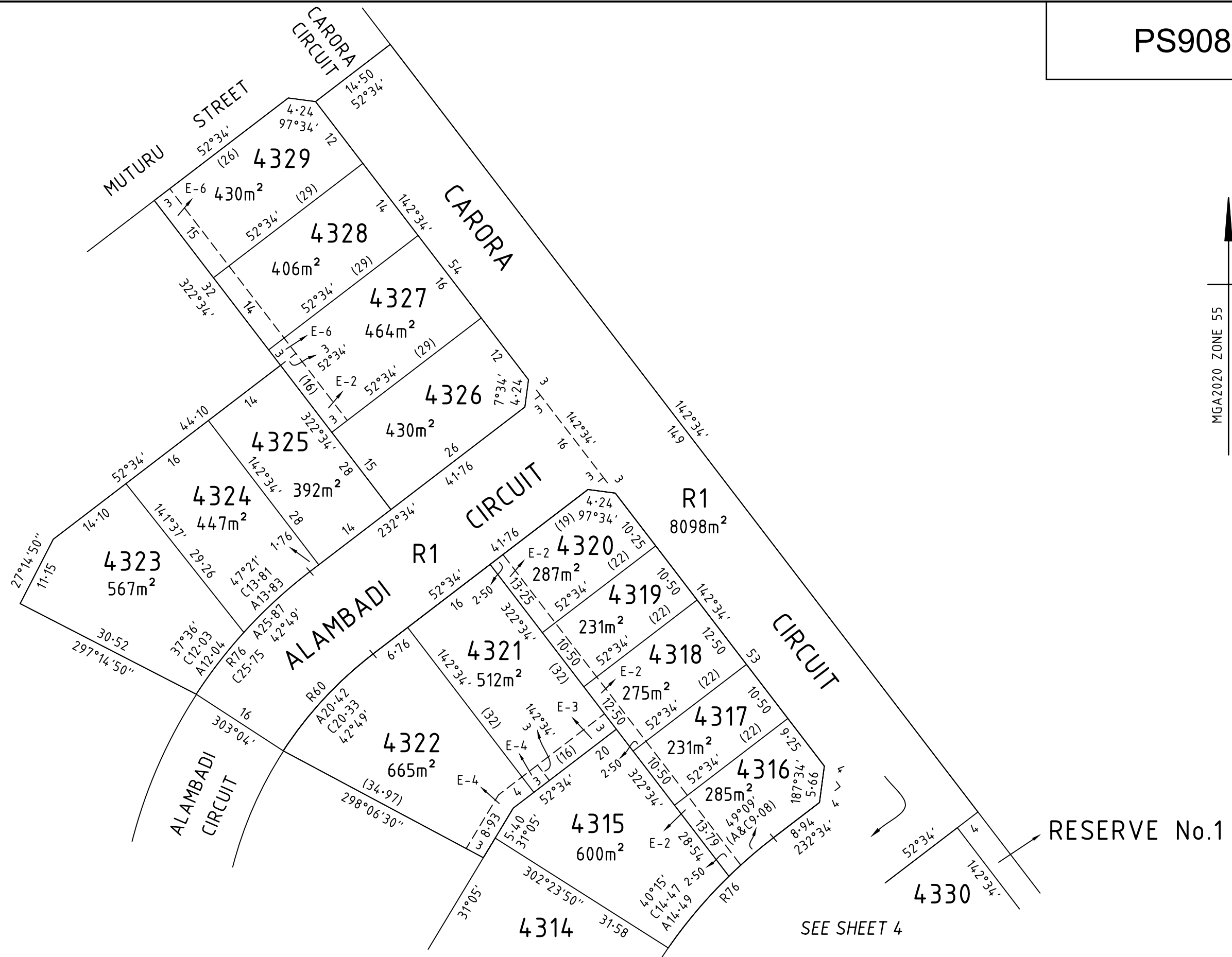
SCALE  
1 : 1250



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SIZE: A3

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SHEET 2



RESERVE No.1

SEE SHEET 4

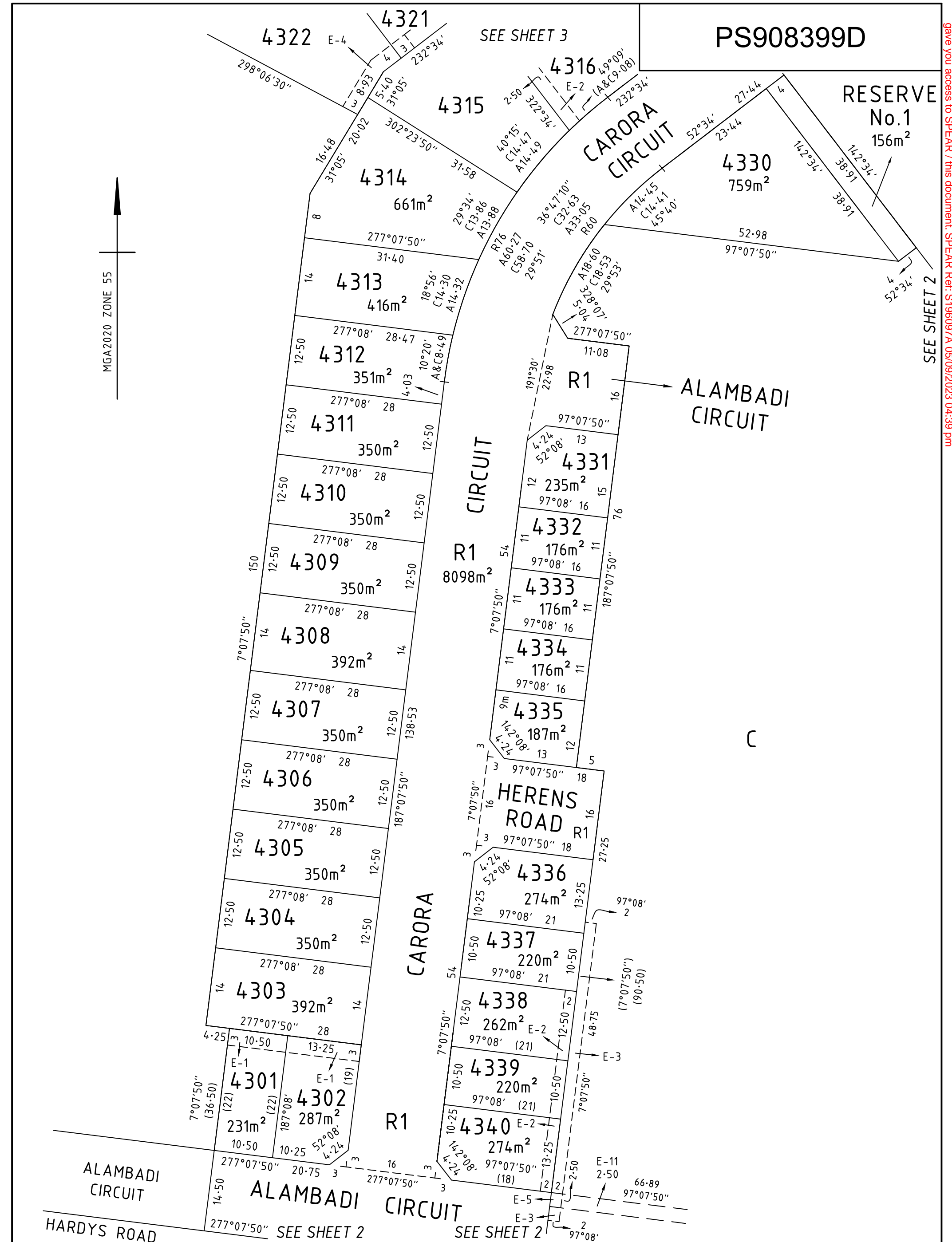
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SURVEYORS REFERENCE	1801767/43
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SCALE 1 : 600	<p>LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	SHEET 3
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SCALE  
1 : 600

6 0 6 12 18 24  
 LENGTHS ARE IN METRES

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ORIGINAL SHEET  
SIZE: A3

SHEET 4

## 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 4301 TO 4340 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 4301 TO 4340 (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. AA8876
- 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 4301, 4317, 4319, 4337 AND 4339

LAND TO BE BENEFITED: LOTS 4301 TO 4340 (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

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