
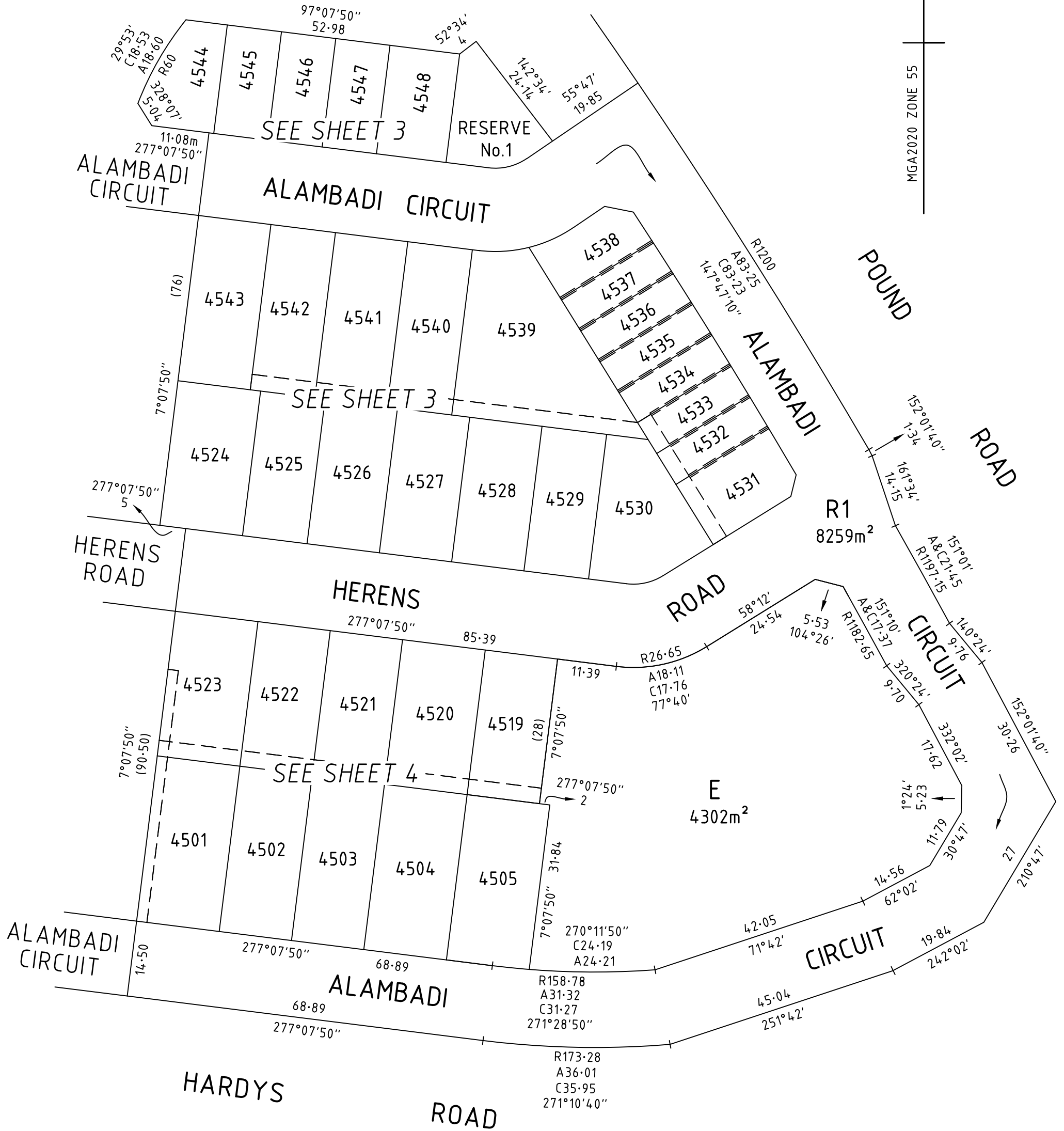


<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS908401V</b>
<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE <b>TOWNSHIP:</b> — <b>SECTION:</b> — <b>CROWN PORTION:</b> 58 (PT) <b>TITLE REFERENCE:</b> VOL. FOL. <b>LAST PLAN REFERENCE:</b> PS908399D (LOT C) <b>POSTAL ADDRESS:</b> 1450S POUND ROAD (at time of subdivision) CLYDE NORTH 3978 <b>MGA CO-ORDINATES:</b> E: 356 590 ZONE: 55 (of approx centre of land N: 5 781 110 GDA 2020 in plan)		Council Name: Casey City Council SPEAR Reference Number: S196098T	
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 - 4500 (BOTH INCLUSIVE) AND LOTS 4506 - 4518 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION 'A' AFFECTING LOTS 4501 TO 4505 AND 4519 TO 4548 (ALL INCLUSIVE) SEE SHEET 5.  <b>OTHER PURPOSE OF PLAN:</b> 1) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-3 AND E-5 ON PS908399D CONTAINED WITHIN ALAMBADI CIRCUIT ON THIS PLAN. 2) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED ON PS902139P AND SHOWN AS E-5 AND E-11 ON PS908399D CONTAINED WITHIN ALAMBADI CIRCUIT ON THIS PLAN.  <b>GROUNDS FOR REMOVAL OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)	
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL		
<b>NOTATIONS</b>			
<b>DEPTH LIMITATION: DOES NOT APPLY</b>			
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PA21-0174 <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.: 45 No. of Lots: 35 + Lot E PHASE AREA: 2.091ha			

<b>EASEMENT INFORMATION</b>				
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.	THIS PLAN	CASEY CITY COUNCIL
E-1, E-2, E-4	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3, E-4	DRAINAGE	SEE DIAG.	PS908399D	CASEY CITY COUNCIL
E-5	PARTY WALL	0.15	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN

 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1801767/45 1801767-45-PS-V7.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (7), 22/10/2023, SPEAR Ref: S196098T		

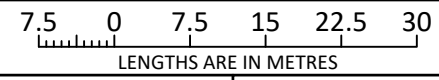
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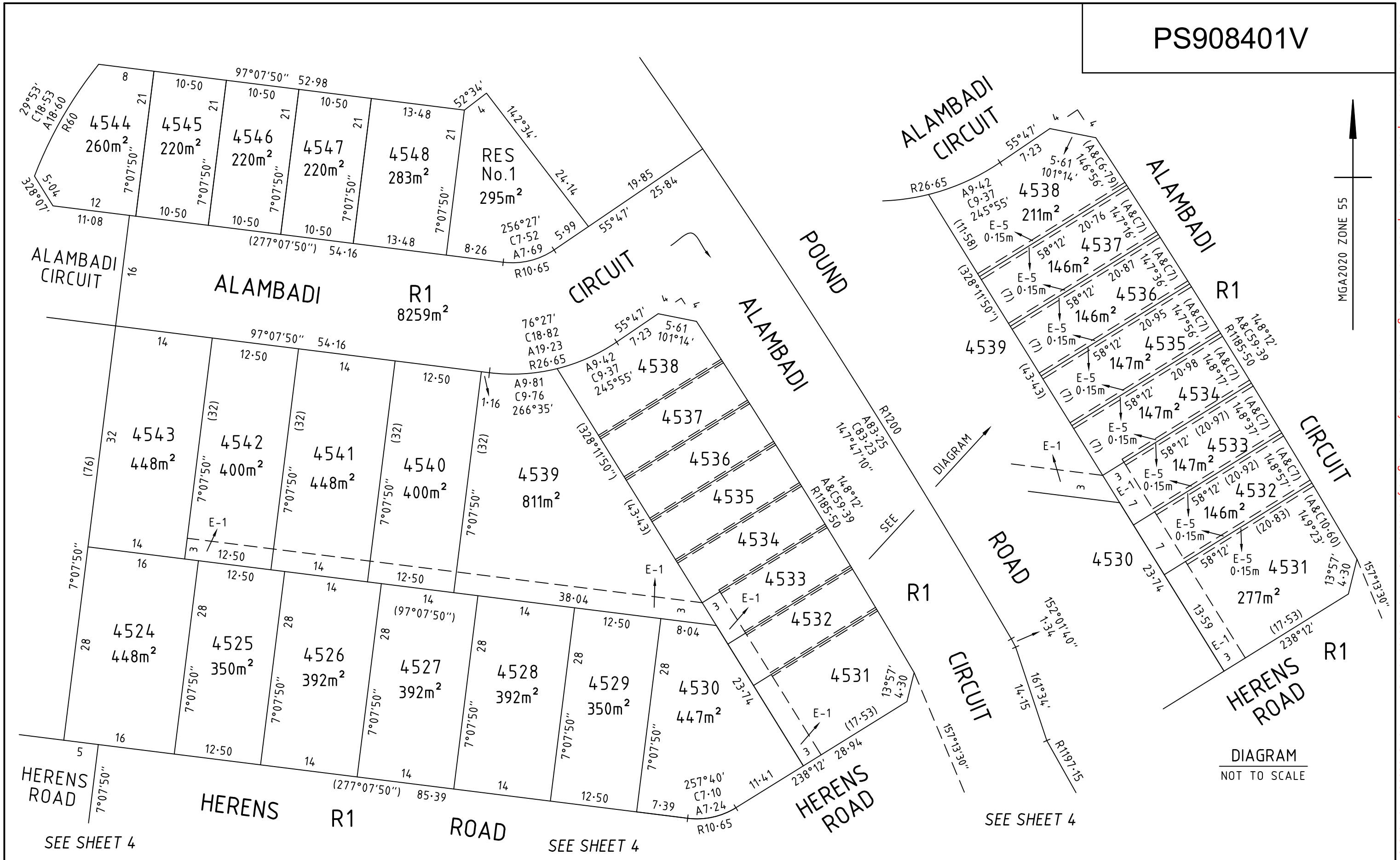
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ORIGINAL SHEET  
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SHEET 2

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MGA2020 ZONE 55

DIAGRAM  
NOT TO SCALE

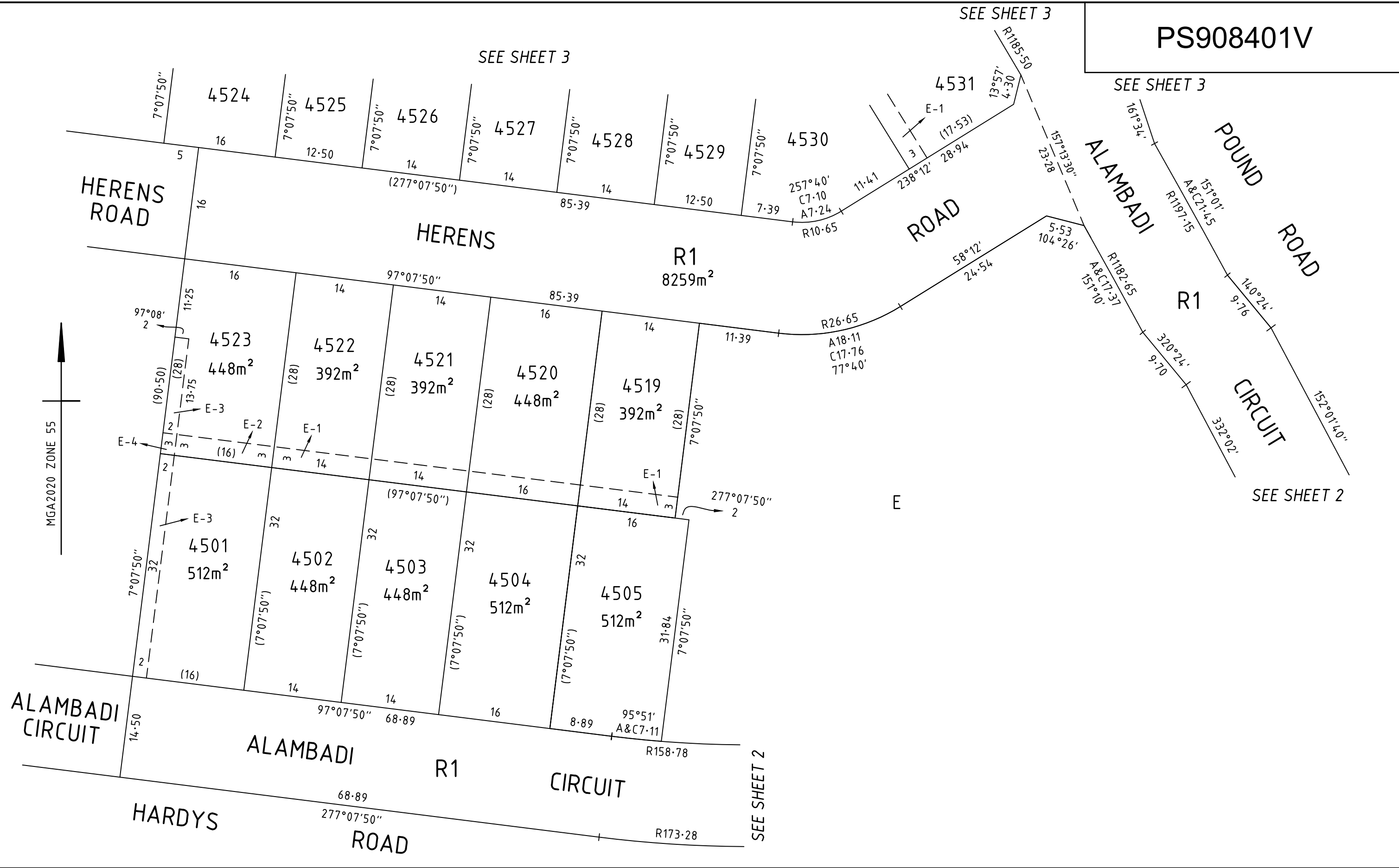
**BW** Beveridge Williams  
development & environment consultants  
Melbourne ph : 03 9524 8888  
www.beveridgewilliams.com.au

SURVEYORS REFERENCE	1801767/45
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SCALE 1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3	SHEET 3
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PS908401V



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 1801767/45

SCALE 1 : 500  
 5 0 5 10 15 20  
 LENGTHS ARE IN METRES

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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 4501 TO 4505 AND 4519 TO 4548 (ALL INCLUSIVE)

**LAND TO BE BENEFITED:** LOTS 4501 TO 4505 AND 4519 TO 4548 (ALL 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. AA9637
- 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.



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SHEET 5