

<b>PLAN OF SUBDIVISION</b>	EDITION 1	PS846061L
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<b>LOCATION OF LAND</b>  <b>PARISH:</b> CRANBOURNE <b>TOWNSHIP:</b> — <b>SECTION:</b> — <b>CROWN ALLOTMENT:</b> 58A (PT)  <b>TITLE REFERENCE:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> PS837134L (Lot G) <b>POSTAL ADDRESS:</b> 205 HARDYS ROAD (at time of subdivision) CLYDE NORTH 3978  <b>MGA CO-ORDINATES:</b> E: 355 350 ZONE: 55 (of approx centre of land in plan) N: 5 781 450 GDA 2020	COUNCIL NAME: CITY OF CASEY
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 2033 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  FOR RESTRICTION 'A' AFFECTING LOTS 2034 TO 2057 (BOTH INCLUSIVE) SEE SHEET 4.  FOR RESTRICTION 'B' AFFECTING LOTS 2034 TO 2040 (BOTH INCLUSIVE) SEE SHEET 4.  FOR RESTRICTION 'C' AFFECTING LOTS 2041 TO 2057 (BOTH INCLUSIVE) SEE SHEET 4.
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3	CITY OF CASEY CITY OF CASEY CITY OF CASEY CITY OF CASEY	
NOTATIONS		
DEPTH LIMITATION: 15.24m below the surface		
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PlnA01044/18  <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.: 20A No. of Lots: 24 PHASE AREA: 6221m <sup>2</sup>		

**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	PARTYWALL	0.15	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN CITY OF CASEY SOUTH EAST WATER CORPORATION AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-3	DRAINAGE	SEE DIAG.	PS837134L	
E-3	WATER	SEE DIAG.	PS837134L	
E-3	SUPPLY OF GAS	SEE DIAG.	PS837134L	

 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1801767/20A 1801767-20A-PS-V1.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
	LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 1, DATE: 11/11/2020		

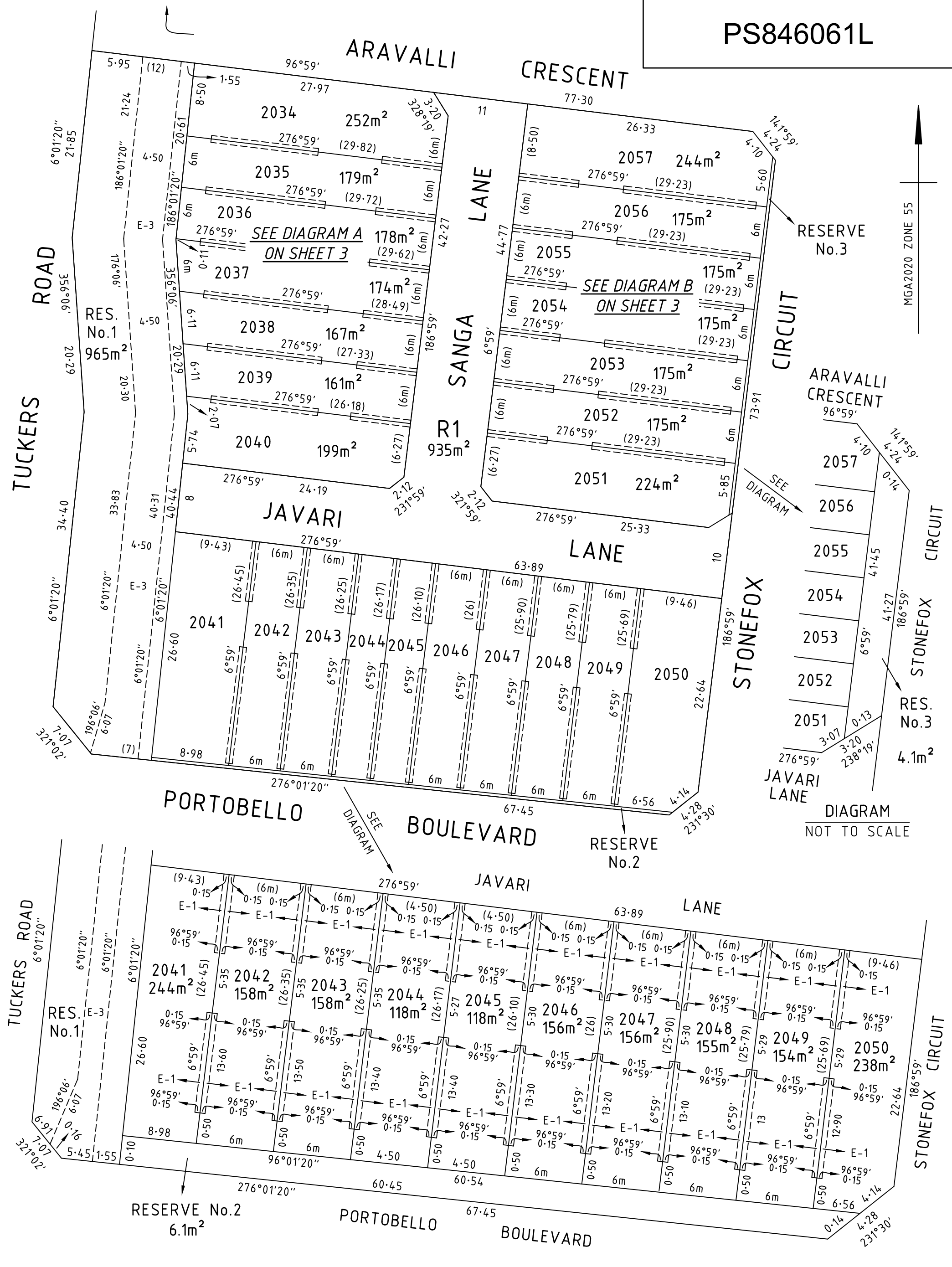
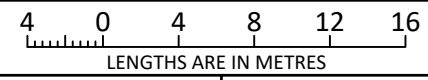


DIAGRAM NOT TO SCALE

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SURVEYORS REF 1801767/20A

SCALE 1 : 400



ORIGINAL SHEET SIZE: A3

SHEET 2

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS  
VERSION 1, DATE: 11/11/2020

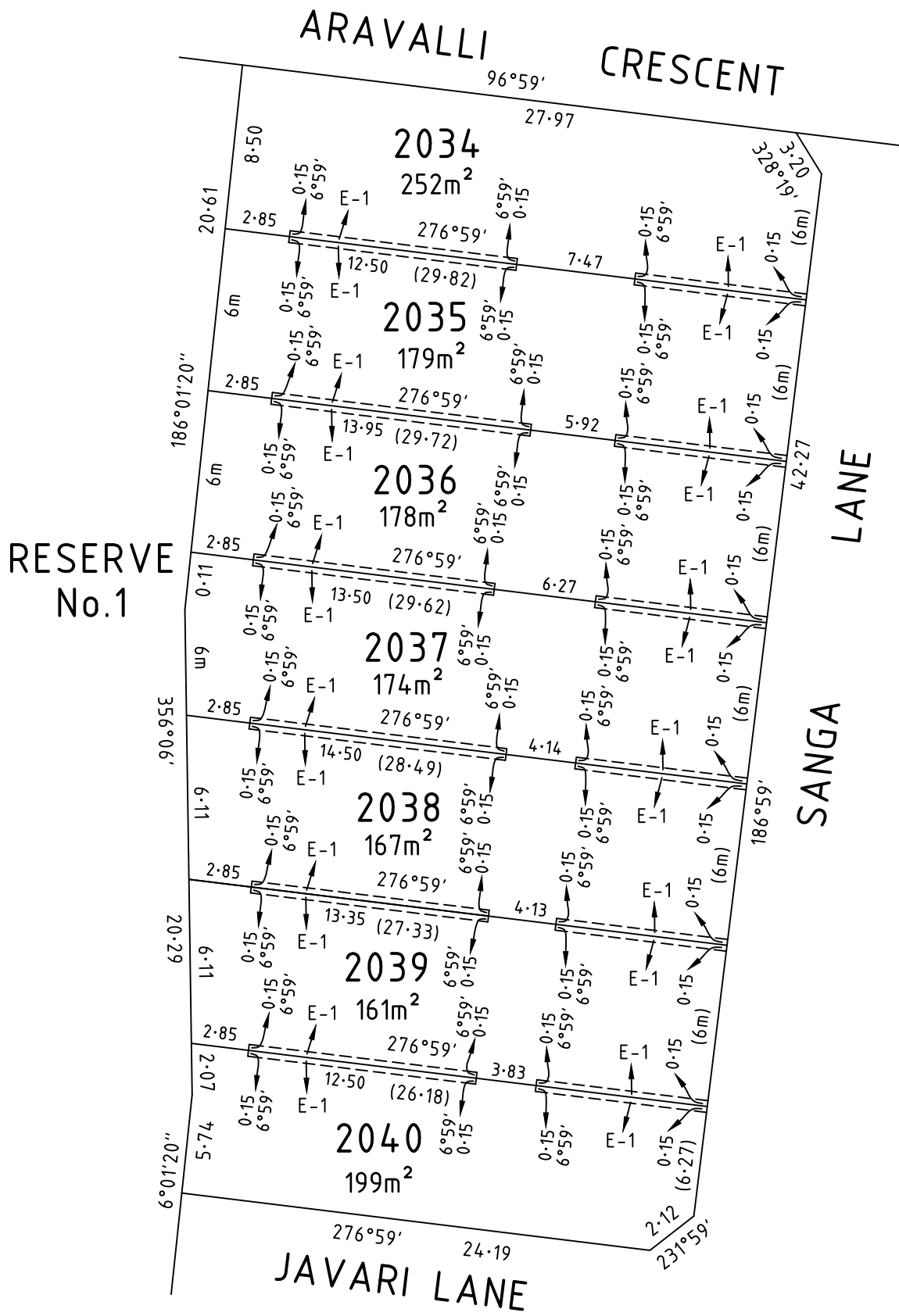


DIAGRAM A  
NOT TO SCALE

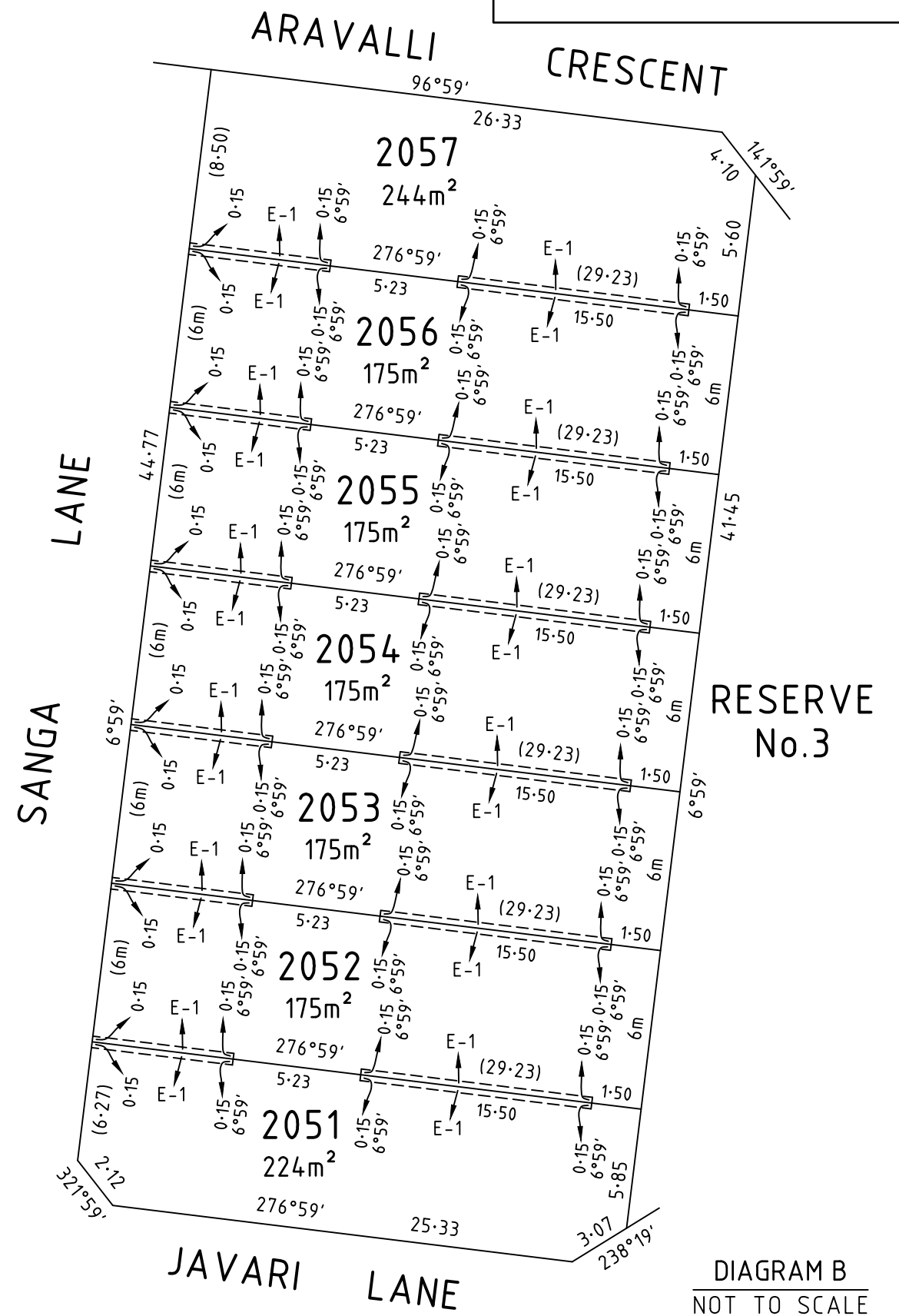


DIAGRAM B  
NOT TO SCALE

MG2020 ZONE 55

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SURVEYORS REFERENCE  
1801767/20A

NOT TO SCALE	ORIGINAL SHEET SIZE: A3	SHEET 3
LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 1, DATE: 11/11/2020		

## 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 2034 TO 2057 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2034 TO 2057 (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 HAVE EFFECT ON ANY OF THE BURDENED LOTS FIVE (5) 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 BURDENED LAND.

LAND TO BE BURDENED: LOTS 2034 TO 2040 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2034 TO 2057 (BOTH INCLUSIVE)

### DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN SHALL NOT CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE THAT IS IN ACCORDANCE WITH A "TYPE A" LOT UNDER THE SMALL LOT HOUSING CODE PURSUANT TO CLAUSE 72.04 OF THE CASEY PLANNING SCHEME.

### EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

## CREATION OF RESTRICTION 'C'

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 BURDENED LAND.

LAND TO BE BURDENED: LOTS 2041 TO 2057 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2034 TO 2057 (BOTH INCLUSIVE)

### DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN SHALL NOT CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE THAT IS IN ACCORDANCE WITH A "TYPE B" LOT UNDER THE SMALL LOT HOUSING CODE PURSUANT TO CLAUSE 72.04 OF THE CASEY PLANNING SCHEME.

### 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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