


PLAN OF SUBDIVISION			EDITION 1	PS839571B
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 58A (PT) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS839561E (LOT C) POSTAL ADDRESS: 205 HARDYS ROAD (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 355 450 ZONE: 55 (of approx centre of land N: 5 781 200 GDA 2020 in plan)			Council Name: Casey City Council SPEAR Reference Number: S167491T	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 - 2600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT P COMPRISES TWO PARTS. FOR RESTRICTION A AFFECTING LOTS 2601 TO 2629 (BOTH INCLUSIVE) SEE SHEET 4. FOR RESTRICTION B AFFECTING LOTS 2603, 2605 AND 2626 SEE SHEET 4. OTHER PURPOSE OF PLAN: 1) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-5 ON PS837133N CONTAINED WITHIN HAKU WAY ON THIS PLAN. 2) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-3 ON PS839561E CONTAINED WITHIN GINGERA STREET ON THIS PLAN. GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)	
ROAD R1 RESERVE No.1	CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD			
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 In Proclaimed Survey Area No. 71				
Estate: Meridian Phase No.: 26 No. of Lots: 29 + Lot P PHASE AREA: 1.335ha				
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	2	THIS PLAN	CITY OF CASEY
E-2	SEWERAGE	2.50	PS839561E	SOUTH EAST WATER CORPORATION
E-3	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION
E-5	SEWERAGE	2.50	PS837133N	SOUTH EAST WATER CORPORATION
E-6	WATER	4	PS839561E	SOUTH EAST WATER CORPORATION
E-6	SUPPLY OF GAS	4	PS839561E	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au			SURVEYORS FILE REF: 1801767/26 1801767-26-PS-V5.DWG Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (5), 18/04/2021, SPEAR Ref: S167491T	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4

LOT P COMPRISES TWO PARTS - TOTAL AREA 12.19ha

48

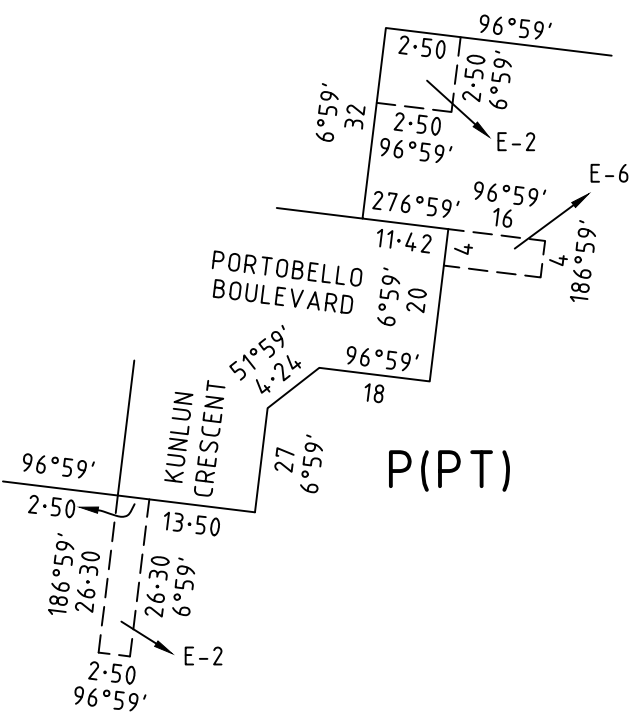
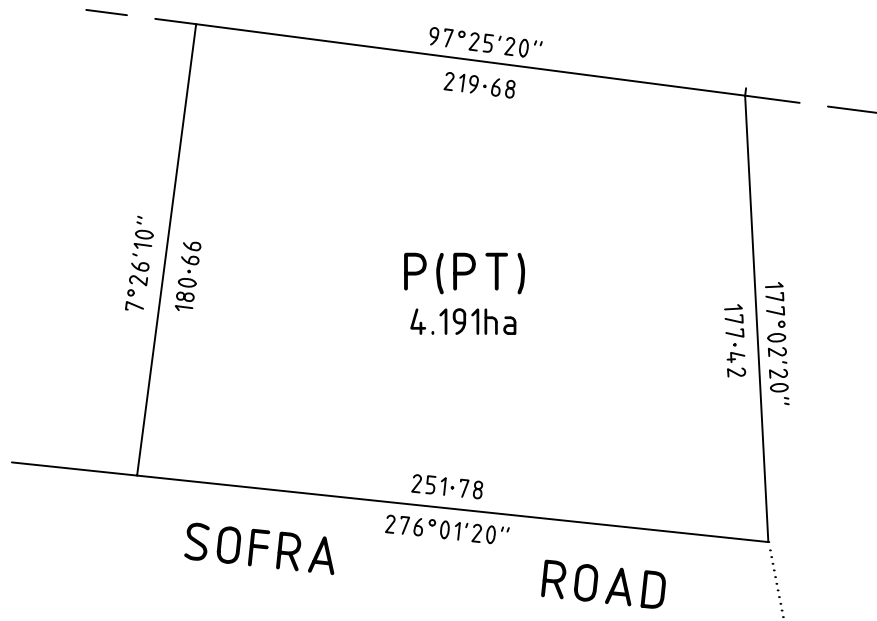


DIAGRAM 'A'
NOT TO SCALE

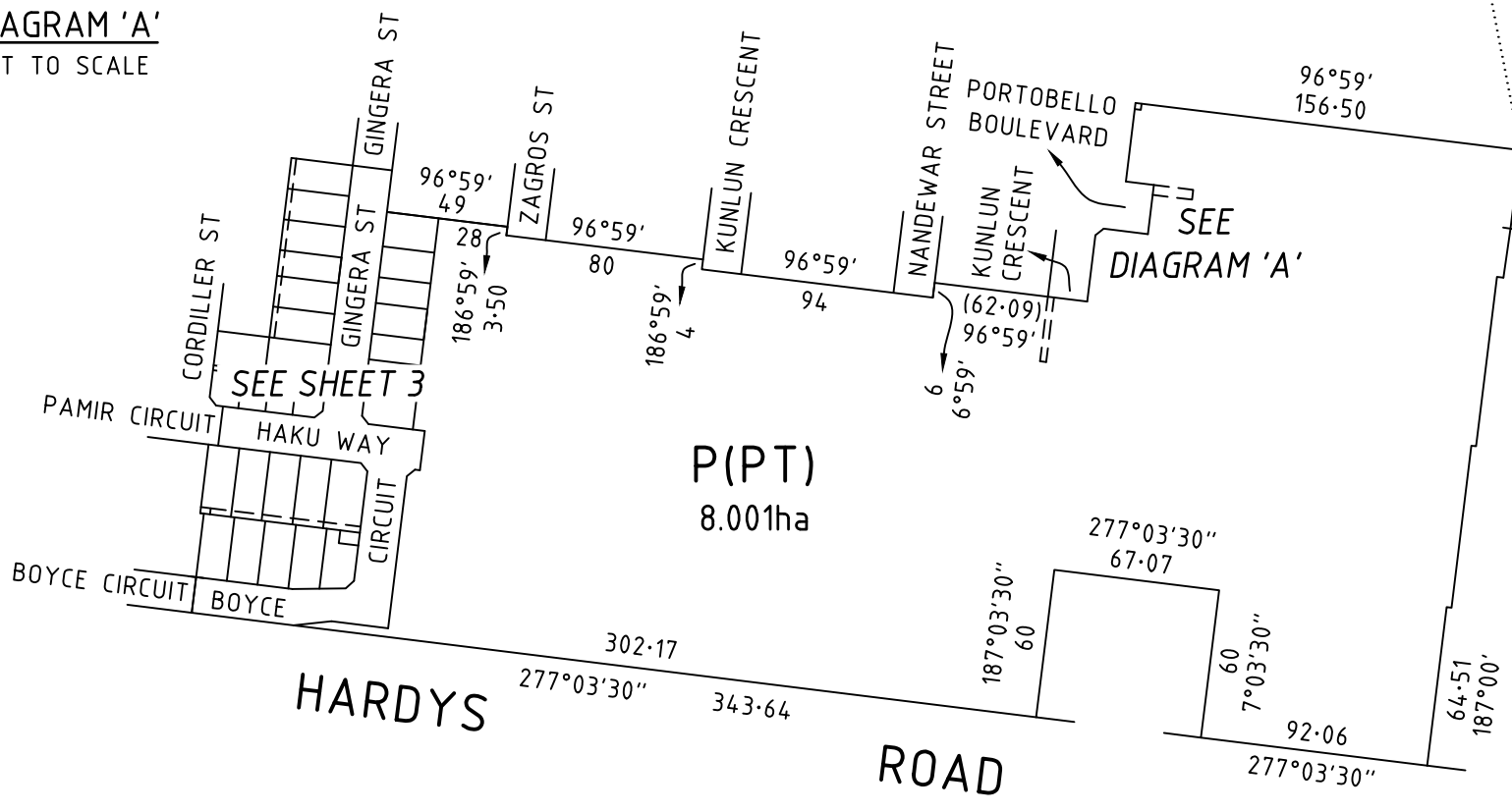
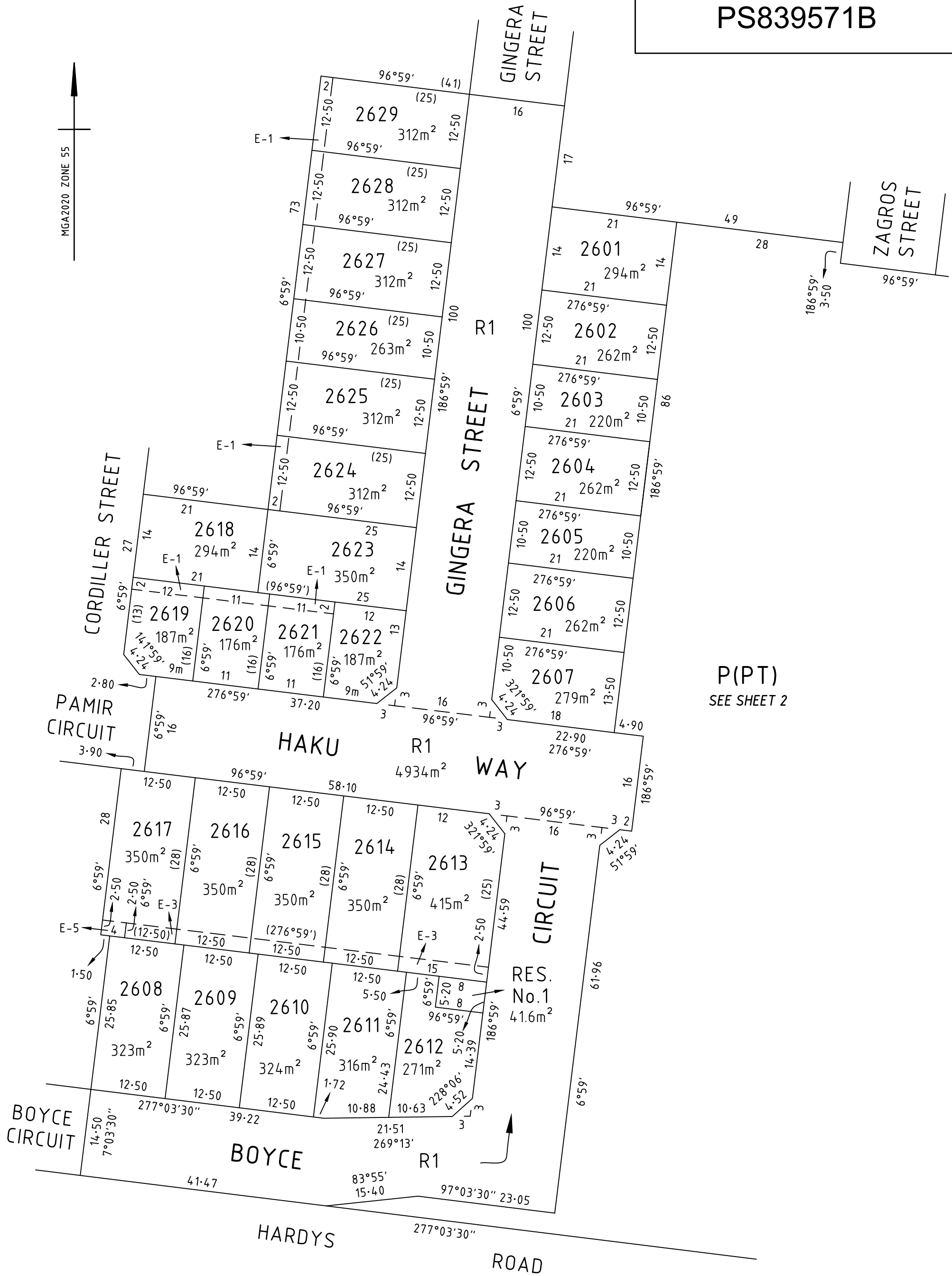


DIAGRAM
NOT TO SCALE

MGA2020 ZONE 55



P(PT)
SEE SHEET 2



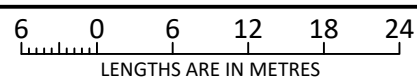
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SURVEYORS REF
1801767/26

SCALE
1 : 600



ORIGINAL SHEET
SIZE: A3

SHEET 3

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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 2601 TO 2629 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2601 TO 2629 (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. AA7236.
- 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 2603, 2605 AND 2626

LAND TO BE BENEFITED: LOTS 2601 TO 2629 (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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ORIGINAL SHEET
SIZE: A3

SHEET 4