

PLAN OF SUBDIVISION	EDITION 1	PS842533R
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LOCATION OF LAND	Council Name: Casey City Council SPEAR Reference Number: S167489P	
PARISH:	CRANBOURNE	
TOWNSHIP:	—	
SECTION:	—	
CROWN ALLOTMENT:	58A (PT)	
TITLE REFERENCE:	VOL.	FOL.
LAST PLAN REFERENCE:	PS839572Y (LOT Q)	
POSTAL ADDRESS: (at time of subdivision)	205 HARDYS ROAD CLYDE NORTH 3978	
MGA CO-ORDINATES: (of approx centre of land in plan)	E: 355 710 N: 5 781 190	ZONE: 55 GDA 2020

VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	<p>LOTS 1 - 2800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LOT R COMPRISES TWO PARTS.</p> <p>FOR RESTRICTION A AFFECTING LOTS 2801 TO 2843 (BOTH INCLUSIVE) SEE SHEET 4.</p> <p>FOR RESTRICTION B AFFECTING LOTS 2814, 2817, 2820, 2823 2826 & 2829 SEE SHEET 4.</p>
ROAD R1 RESERVE No.1	CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD	
NOTATIONS		
DEPTH LIMITATION: 15.24m below the surface		<p>OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-2 ON PS839561E CONTAINED WITHIN KUNLUN CRESCENT ON THIS PLAN.</p> <p>GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</p>
<p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. PInA01044/18</p> <p>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</p>		
<p>Estate: Meridian Phase No.: 28 No. of Lots: 43 + Lots R PHASE AREA: 1.946ha</p>		

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, E-4	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-2	SEWERAGE	2.50	PS839561E	SOUTH EAST WATER CORPORATION
E-3, E-4	SEWERAGE	SEE DIAG.	THIS PLAN	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

 <p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS FILE REF: 1801767/28 1801767-28-PS-V6.DWG</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 4</p>
	<p>Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (6), 18/04/2021, SPEAR Ref: S167489P</p>		

LOT R COMPRISES TWO PARTS - TOTAL AREA 7.413ha

48

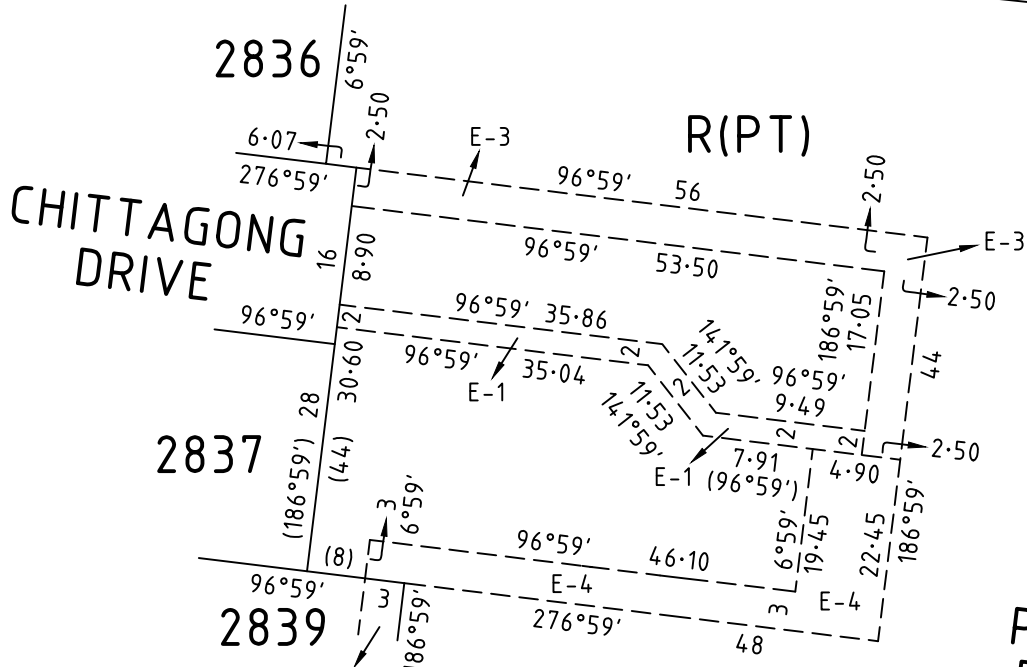
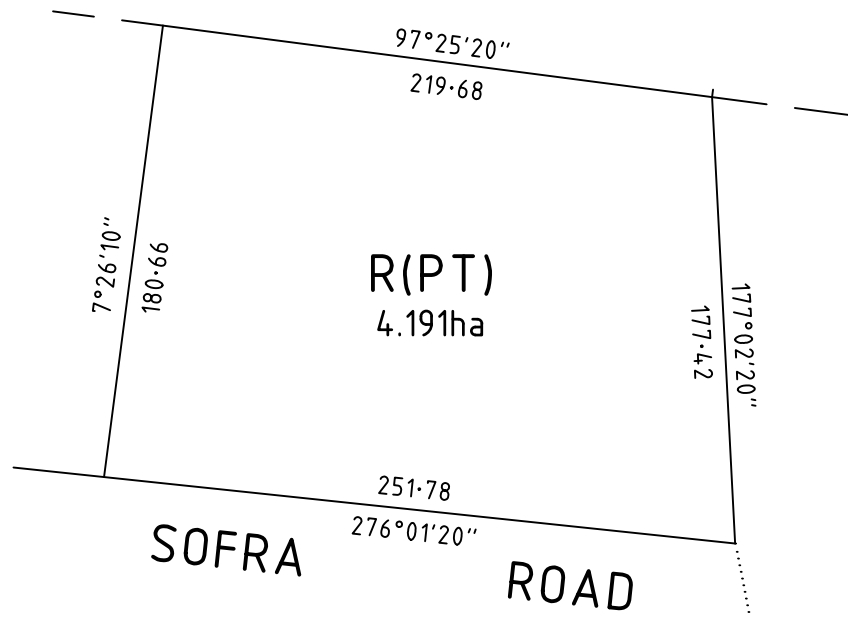


DIAGRAM 'A'
NOT TO SCALE

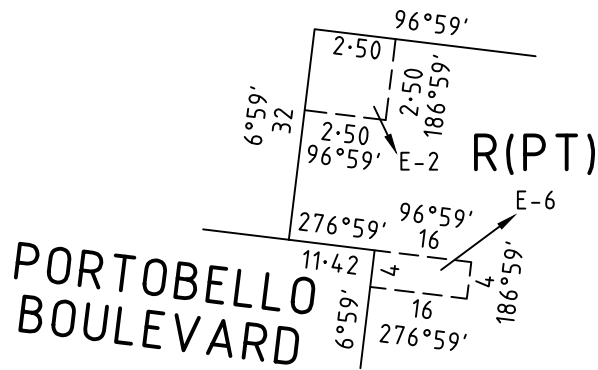
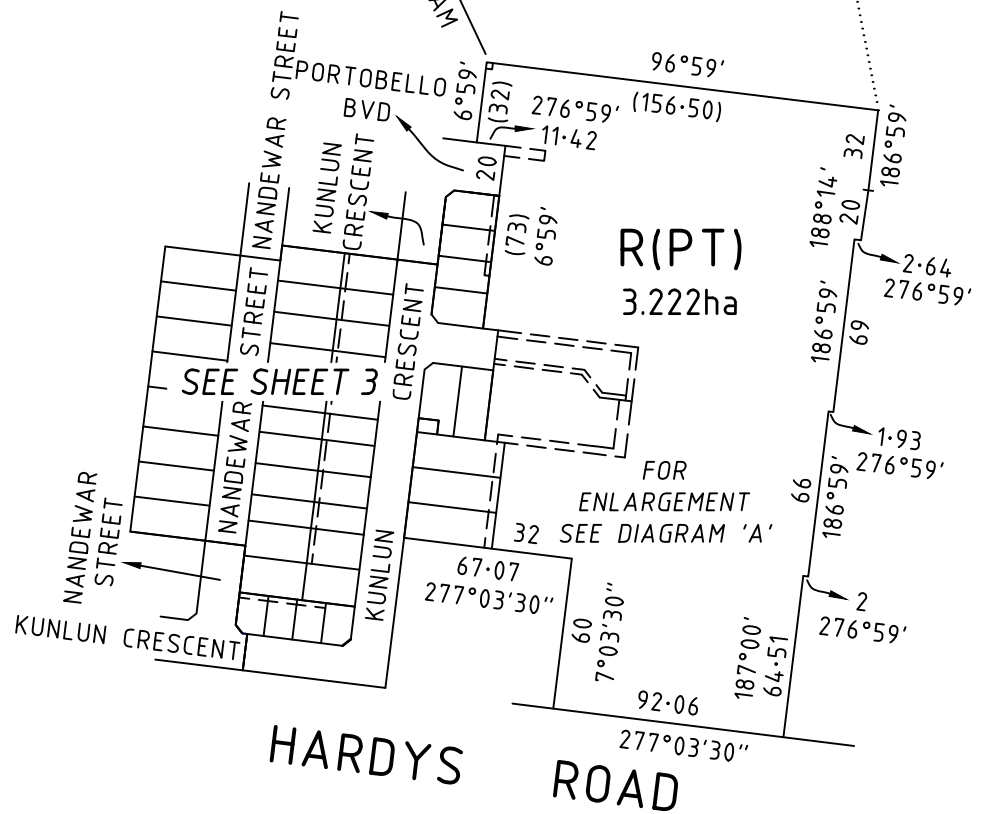


DIAGRAM
NOT TO SCALE



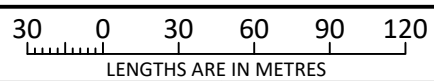
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SURVEYORS REF
1801767/28

SCALE
1 : 3000



ORIGINAL SHEET
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SHEET 2

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MGA2020 ZONE 55

PORTOBELLO BVD

NANDEWAR STREET

KUNLUN CRESCENT

STREET

CRESCENT

R(P.T)

CHITTAGONG DRIVE R1

NANDEWAR

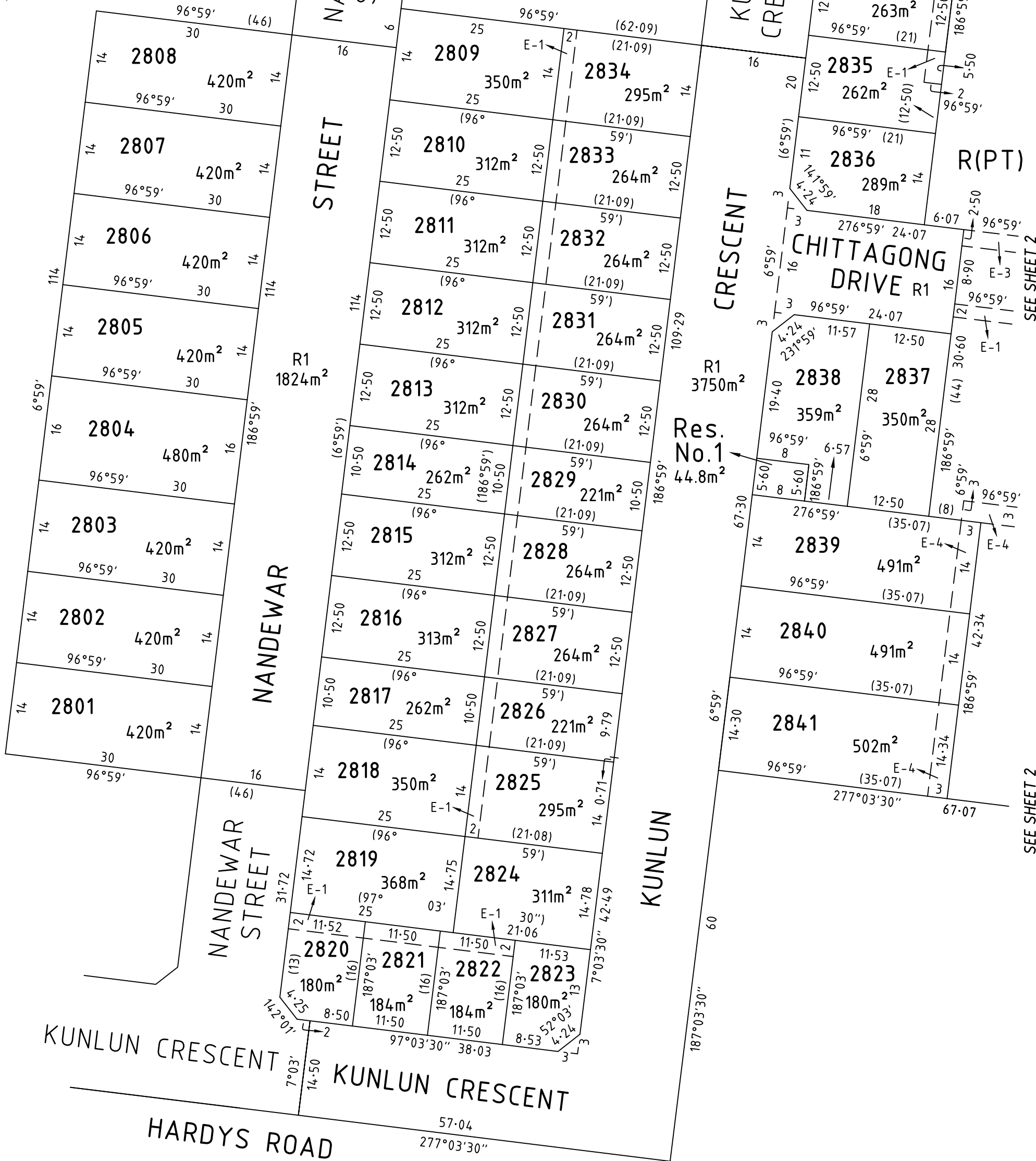
Res. No.1
44.8m²

KUNLUN

KUNLUN CRESCENT

KUNLUN CRESCENT

HARDYS ROAD



SEE SHEET 2

SEE SHEET 2



Beveridge Williams

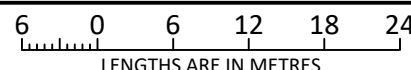
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SURVEYORS REF
1801767/28

SCALE
1 : 600



ORIGINAL SHEET
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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 2801 TO 2843 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2801 TO 2843 (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. AA7241.
- 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 2814, 2817, 2820, 2823, 2826, 2829

LAND TO BE BENEFITED: LOTS 2801 TO 2843 (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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SHEET 4