
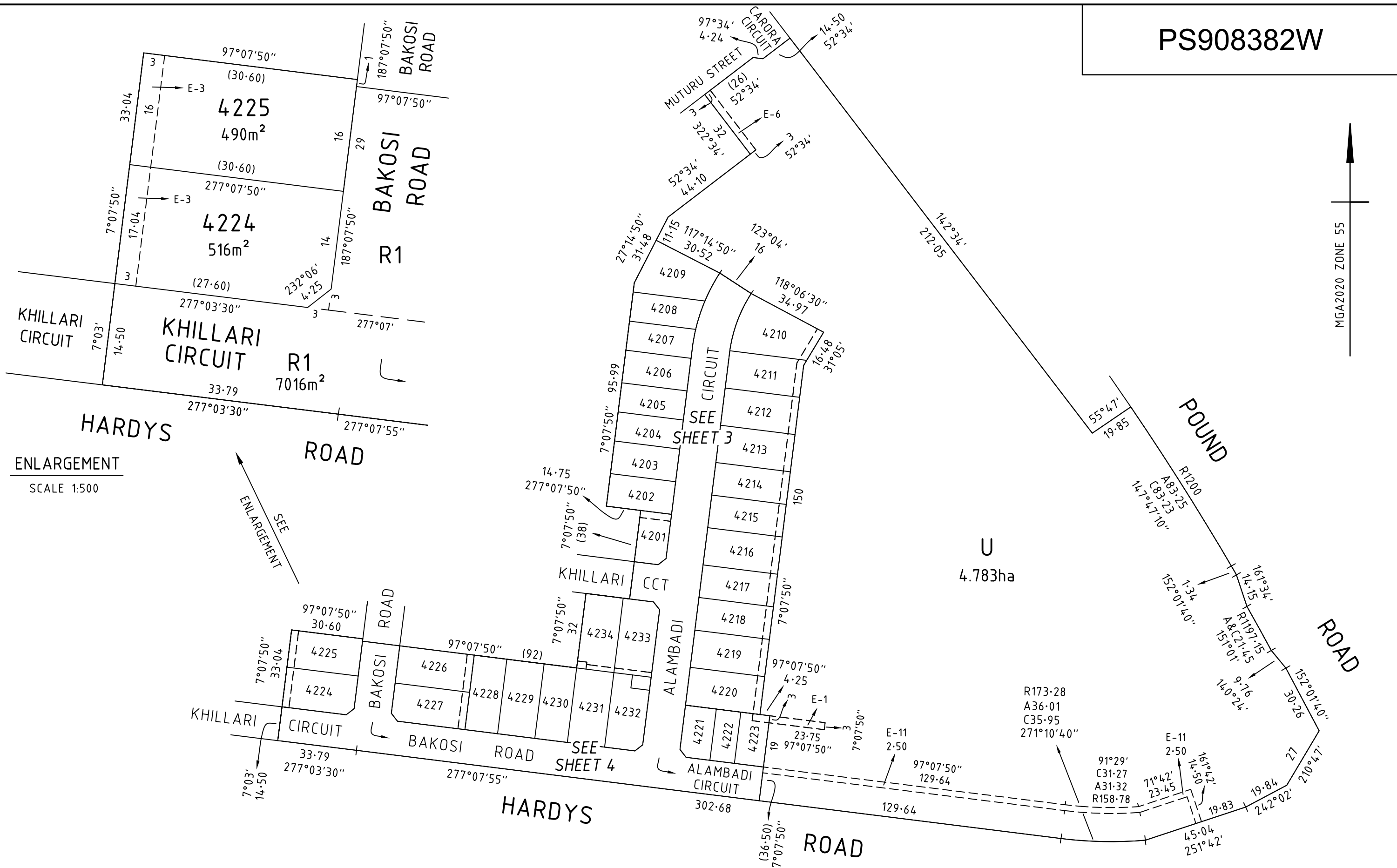


<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS908382W</b>
<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE <b>TOWNSHIP:</b> — <b>SECTION:</b> — <b>CROWN PORTION:</b> 58 (PT) <b>TITLE REFERENCE:</b> VOL. FOL. <b>LAST PLAN REFERENCE:</b> PS906797B (LOT T) <b>POSTAL ADDRESS:</b> 1450S POUND ROAD (at time of subdivision) CLYDE NORTH 3978 <b>MGA CO-ORDINATES:</b> E: 356 450 ZONE: 55 (of approx centre of land N: 5 781 080 GDA 2020 in plan)		Council Name: Casey City Council SPEAR Reference Number: S192630M	
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 - 4200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 4101 TO 4134 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOT 4222 SEE SHEET 5.  <b>OTHER PURPOSE OF PLAN:</b> 1) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-3 AND E-12 ON PS904418Y CONTAINED WITHIN KHILLARI CIRCUIT AND ALAMBADI CIRCUIT ON THIS PLAN. 2) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED ON PS902139P AND SHOWN AS E-10 AND E-11 ON PS906797B CONTAINED WITHIN KHILLARI CIRCUIT, BAKOSI ROAD AND ALAMBADI CIRCUIT ON THIS PLAN. 3) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-10 ON PS902140F CONTAINED WITHIN KHILLARI CIRCUIT ON THIS PLAN.  <b>GROUND 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 AUSNET ELECTRICITY SERVICES PTY LTD		
<b>NOTATIONS</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	
<b>DEPTH LIMITATION: DOES NOT APPLY</b>			
Estate: Meridian Phase No.: 42 No. of Lots: 34 + Lot U PHASE AREA: 2.230ha			

<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-6	DRAINAGE	3	PS902136V	CASEY CITY COUNCIL
E-6	SEWERAGE	3	PS902136V	SOUTH EAST WATER CORPORATION
E-3	SEWERAGE	3	PS904418Y	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	3	PS904418Y	CASEY CITY COUNCIL
E-2, E-4	DRAINAGE	SEE DIAG.	PS906797B	CASEY CITY COUNCIL
E-2	SEWERAGE	SEE DIAG.	PS906797B	SOUTH EAST WATER CORPORATION
E-1	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
E-1	DRAINAGE	3	THIS PLAN	CASEY CITY COUNCIL
E-11	SEWERAGE	2.5	PS902139P	SOUTH EAST WATER CORPORATION

 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1801767/42 1801767-42-PS-V3.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (3), 21/11/2022, SPEAR Ref: S192630M		



ENLARGEMENT  
SCALE 1:500

SEE  
ENLARGEMENT

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SURVEYORS REFERENCE  
1801767/42

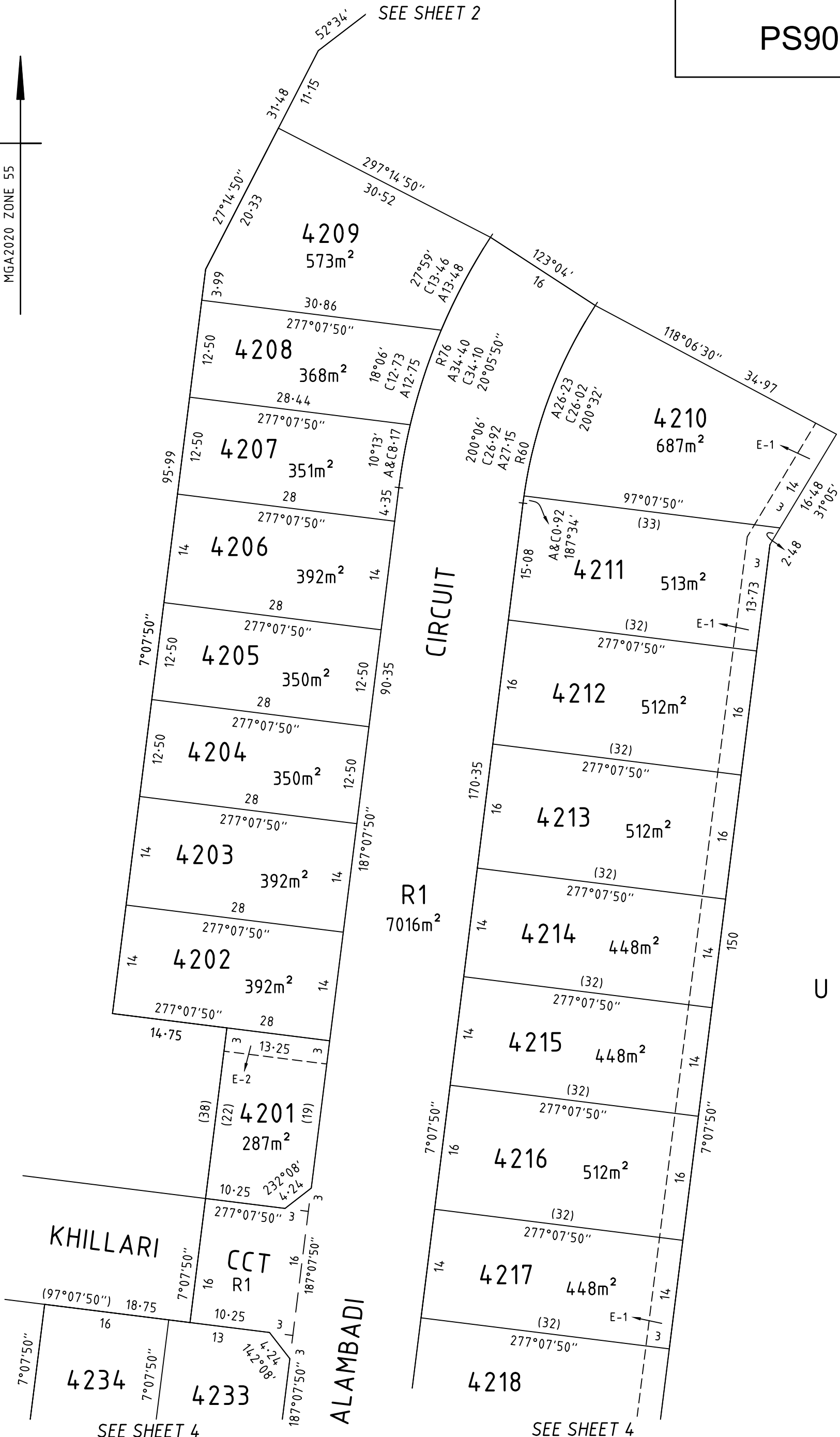
SCALE 1 : 1500  
15 0 15 30 45 60  
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3  
SHEET 2

SEE SHEET 2

MGA2020 ZONE 55

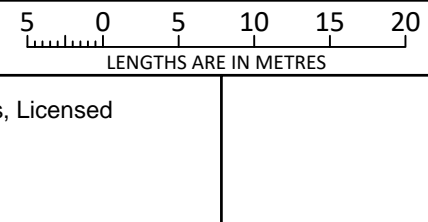


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SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

SEE SHEET 3

SEE SHEET 3

KHILLARI

CIRCUIT R1

CIRCUIT

MGA2020 ZONE 55

4217

277°07'50" (32)

4218  
448m<sup>2</sup>

277°07'50" (32)

4219  
512m<sup>2</sup>

277°07'50" (32)

4220  
521m<sup>2</sup>

(277°07'50") (32)

16.27 4.25

4221  
287m<sup>2</sup>

4222  
231m<sup>2</sup>

4223  
275m<sup>2</sup>

ALAMBADI  
CIRCUIT

4234  
512m<sup>2</sup>

4233  
507m<sup>2</sup>

4228  
448m<sup>2</sup>

4229  
512m<sup>2</sup>

4230  
448m<sup>2</sup>

4231  
512m<sup>2</sup>

4232  
463m<sup>2</sup>

RES.  
No.1  
44.8m<sup>2</sup>

ALAMBADI

4225

4224

4226  
512m<sup>2</sup>

4227  
507m<sup>2</sup>

4228  
448m<sup>2</sup>

4229  
512m<sup>2</sup>

4230  
448m<sup>2</sup>

4231  
512m<sup>2</sup>

4232  
463m<sup>2</sup>

BAKOSI

R1  
7016m<sup>2</sup>

ROAD

HARDYS

ROAD

SEE SHEET 2

KHILLARI  
CIRCUIT

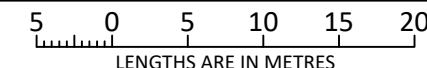
SEE SHEET 2

SEE SHEET 2

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SURVEYORS  
 REFERENCE  
 1801767/42

SCALE  
 1 : 500



ORIGINAL SHEET  
 SIZE: A3

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 4201 TO 4234 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 4201 TO 4234 (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. AA8875
- 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: LOT 4222

LAND TO BE BENEFITED: LOTS 4201 TO 4234 (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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ORIGINAL SHEET  
SIZE: A3

SHEET 5