

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 910791Q

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 63 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. 12540 Fol. 897
LAST PLAN REFERENCE: Lot D PS 910783P

POSTAL ADDRESS: 1525 Pound Road
Clyde North 3978

MGA2020 Co-ordinates
(of approx centre of land in plan) E 356 940 ZONE: 55
N 5 781 640

Council Name: Casey City Council
SPEAR Reference Number: S209104M

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	City of Casey

Lots 1 to 4700 (both inclusive) has been omitted from this plan
Lot A to D has been omitted from this plan.
See Sheet 7 for Creation of Restrictions.

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is ~~is not~~ based on survey.
This survey has been connected to Cranbourne permanent marks no. 66, 100, 454 and
Sherwood permanent mark no. 144.
In Proclaimed Survey Area No. 71.

Staging: This ~~is~~ is not a staged subdivision.
Planning Permit No. PInA00900/14

Estate: Meridian Green
Development No.: 47
No. of Lots: 47
Area: 2.358 ha
Melways: 135 J4

EASEMENT INFORMATION

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-3 E-2 & E-3	Data Transmission Water Supply and Rights in Connection therewith set out in AA1353	See Diag. See Diag.	PS 327975F Land Acquisition and Compensation Act 1989 and Section 130 Water Act 1989 - See Notification AG839968X	Lots on PS 327975F Melbourne Water Corporation
E-4	Drainage	See Diag.	This Plan	City of Casey
E-5	Powerline	See Diag.	PS 910784M Section 88 of the Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118
E-6	Powerline	See Diag.	PS 910783P Section 88 of the Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118
E-7	Sewerage	See Diag.	This Plan	South East Water Corporation



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1669/Stg 47 VERSION: 6

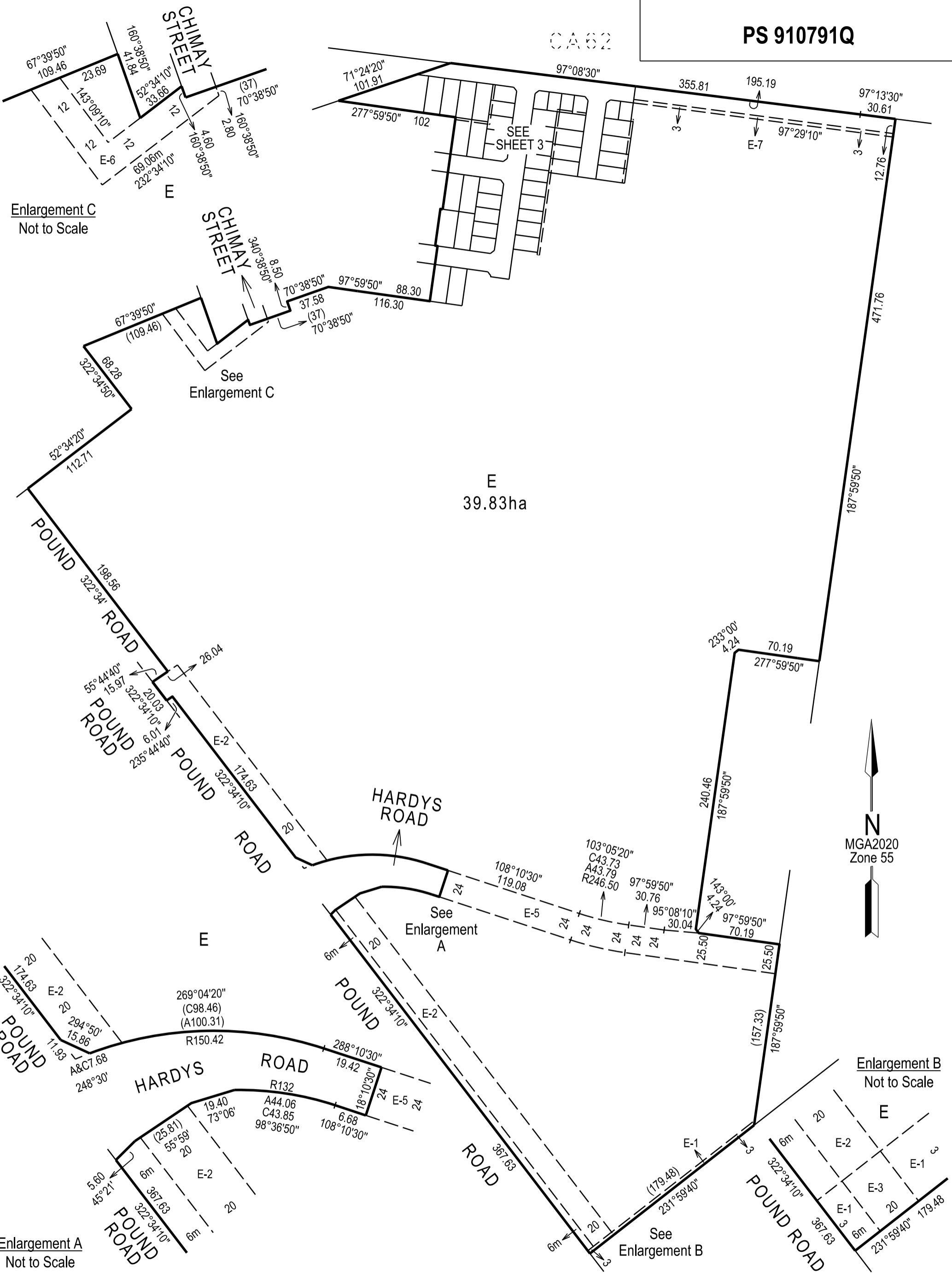
ORIGINAL SHEET
SIZE: A3

SHEET 1 of 7

Digitally signed by: Michael Neylan Degg, Licensed
Surveyor,
Surveyor's Plan Version (6),
15/04/2024, SPEAR Ref: S209104M

CA 62

PS 910791Q



Enlargement C
Not to Scale

See
Enlargement C

E
39.83ha



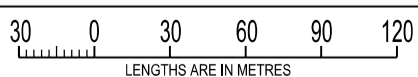
Enlargement B
Not to Scale

Enlargement A
Not to Scale



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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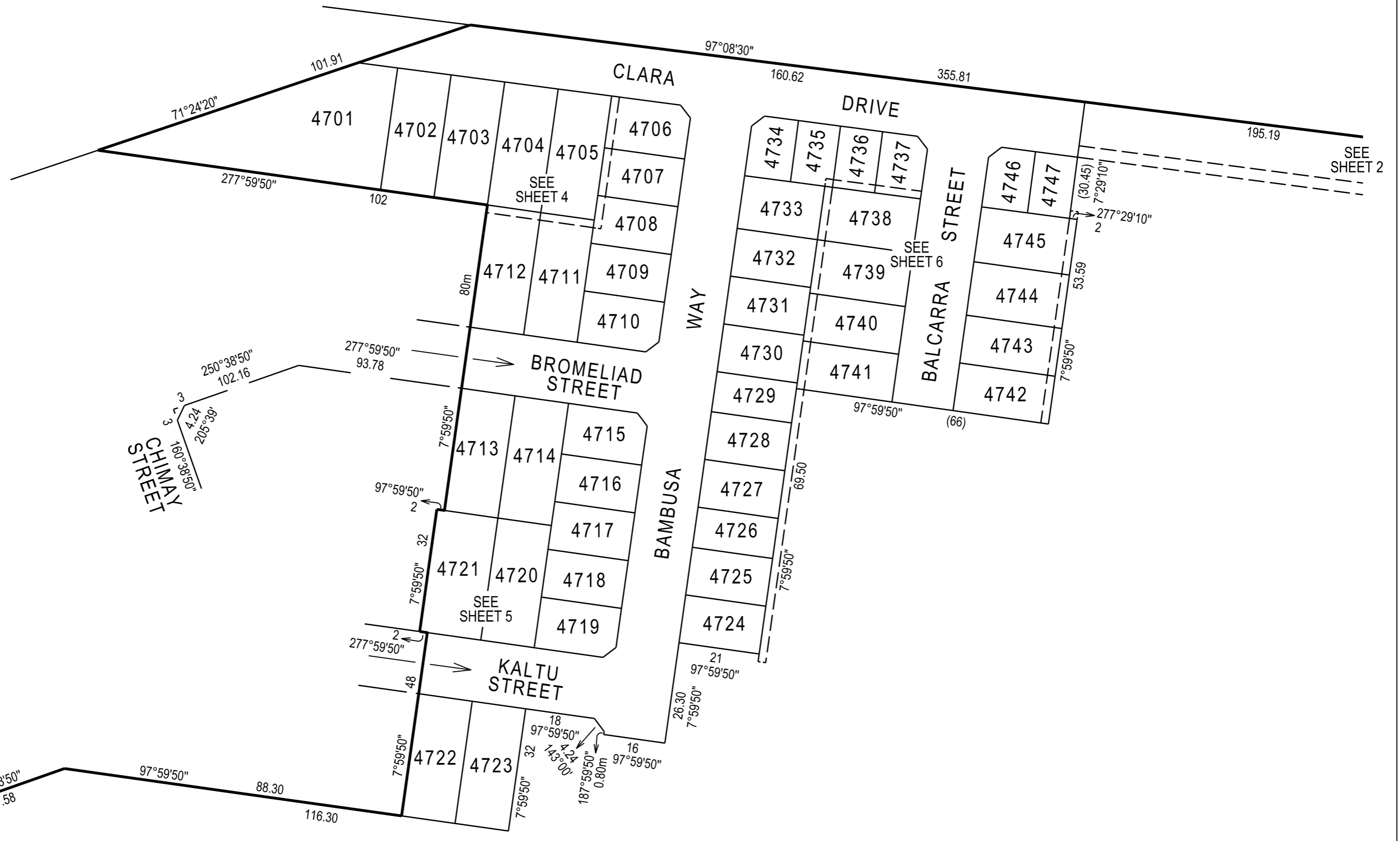
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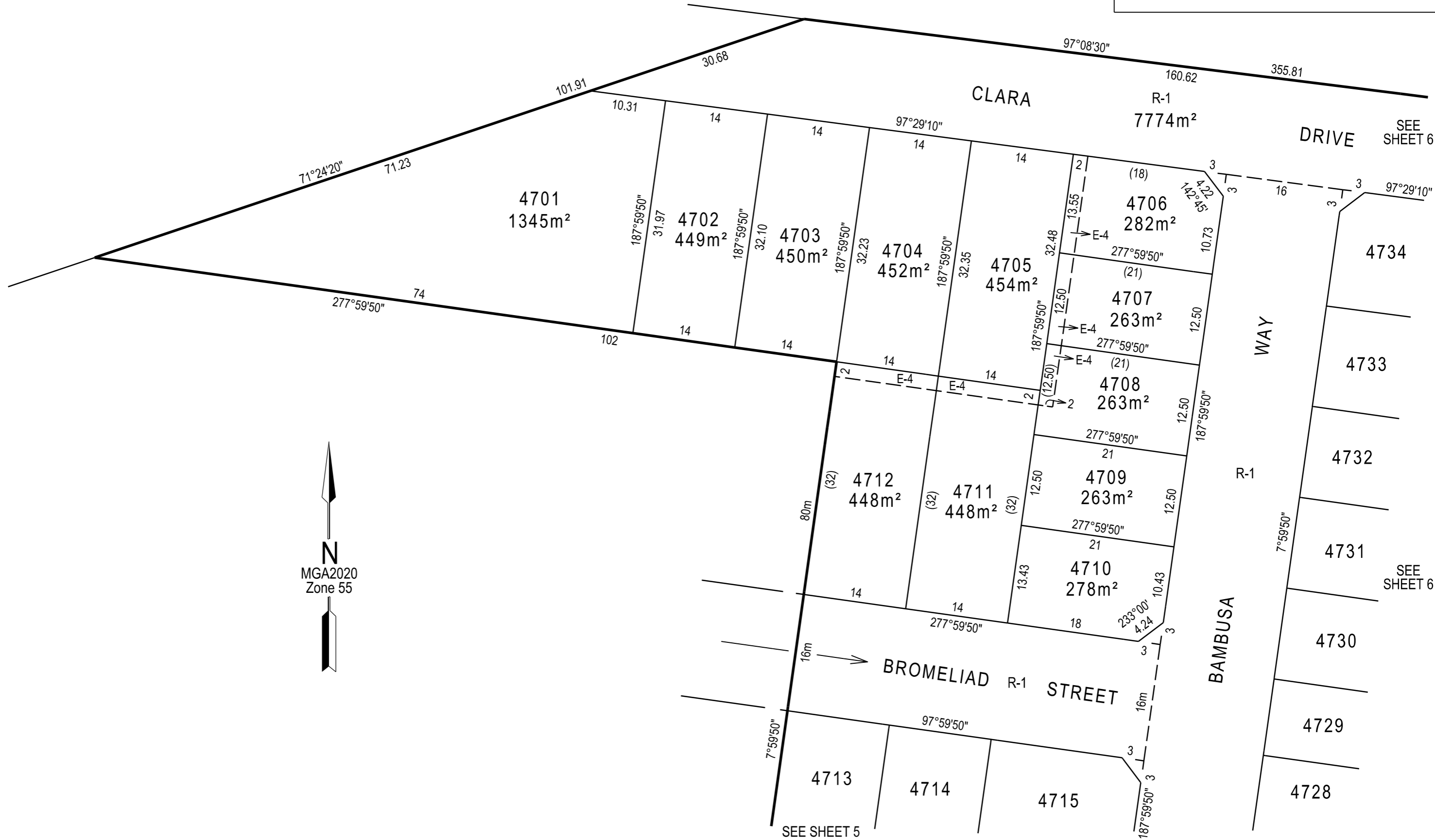


ORIGINAL SHEET
SIZE: A3

SHEET 2

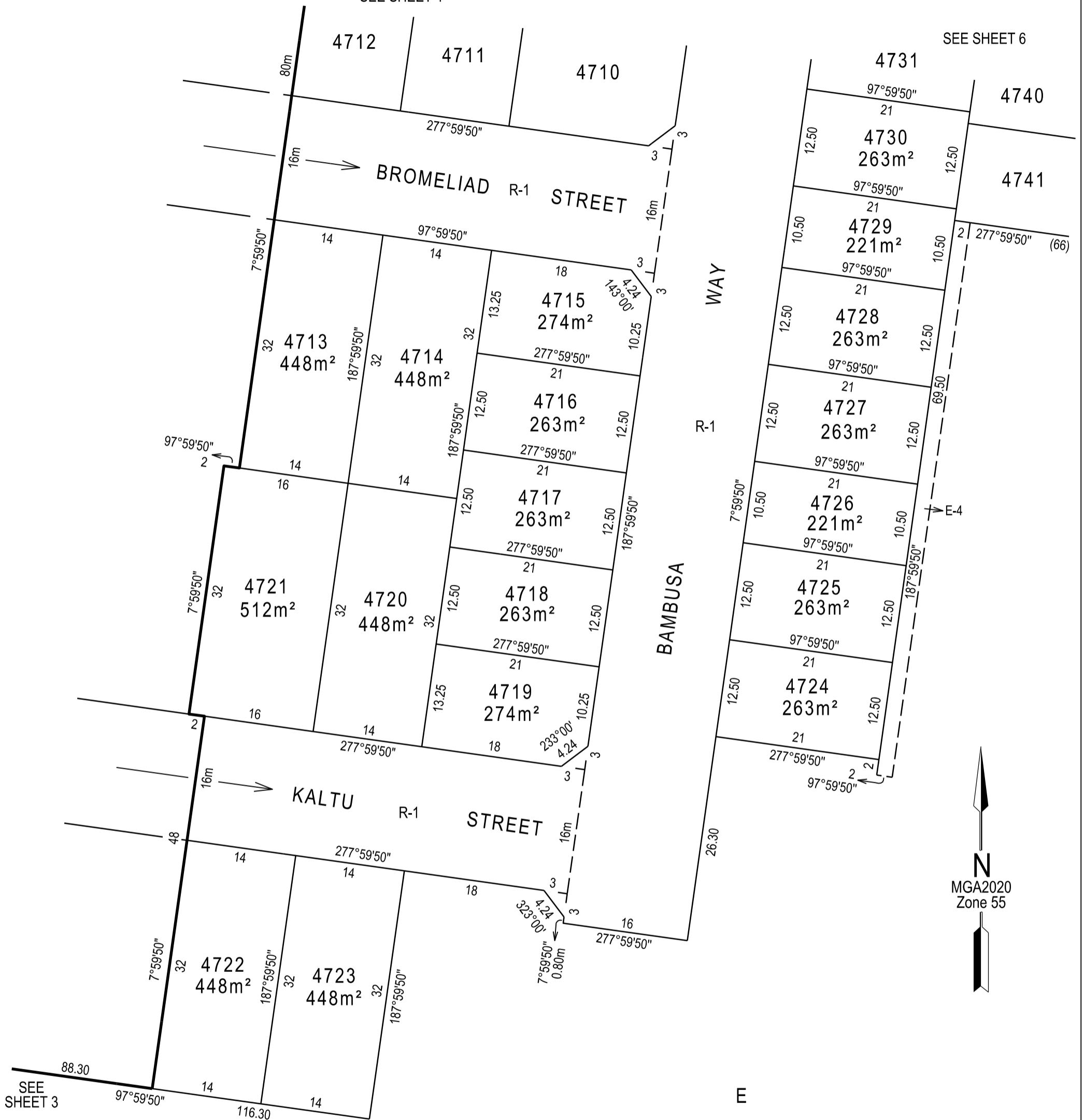
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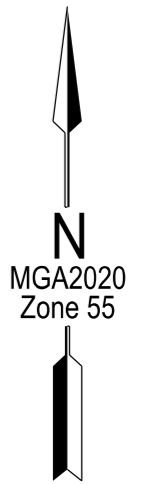
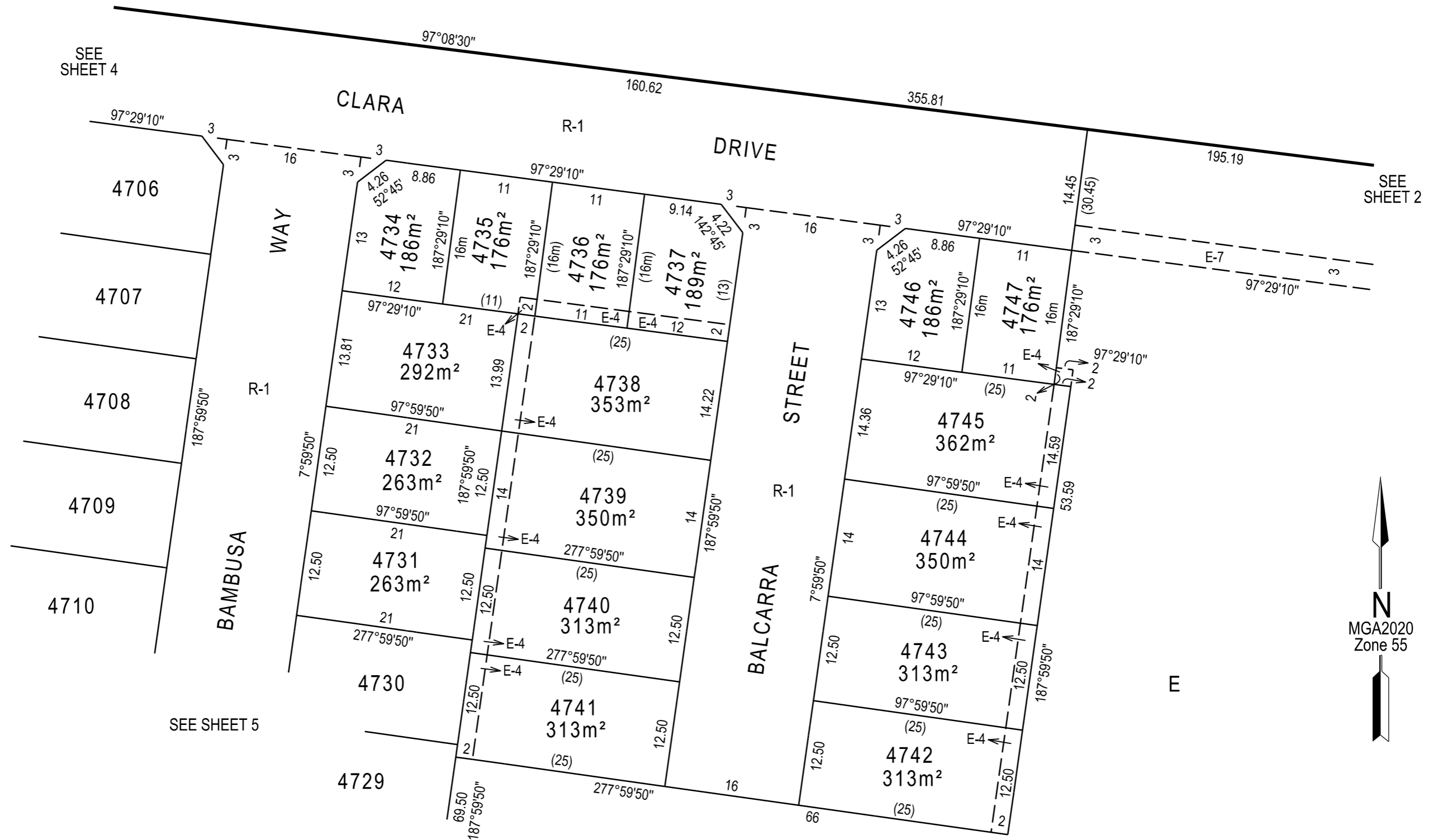




SEE SHEET 4

SEE SHEET 6





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 BENEFIT: Lots 4701 to 4747 (both inclusive).

LAND TO BURDEN: Lots 4701 to 4747 (both inclusive).

The registered proprietor or proprietors for the time being of any burdened lot on this plan must not, without the permission of the Responsible Authority, construct or permit to be constructed;

- A. Any dwelling other than in accordance with MCP No. AA9951
- 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.

Expiry:

These restrictions will cease to affect any of the burdened lots 15 years after 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.

Table of Land burdened and Land benefited

Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
4706	4705, 4707	4717	4714, 4716, 4718, 4720	4728	4727, 4729
4707	4705, 4706, 4708	4718	4717, 4719, 4720	4729	4728, 4730, 4741
4708	4705, 4707, 4709, 4711	4719	4718, 4720	4730	4729, 4731, 4740, 4741
4709	4708, 4710, 4711	4724	4725	4731	4730, 4732, 4739, 4740
4710	4709, 4711	4725	4724, 4726	4732	4731, 4733, 4739
4715	4714, 4716	4726	4725, 4727	4733	4732, 4734, 4735, 4738
4716	4714, 4715, 4717	4727	4726, 4728		

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct or extend any dwelling or allow the construction or extension of any dwelling that does not comply with Type A of the Small Lot Housing Code as incorporated into the Casey Planning Scheme, unless the construction or extension of any dwelling has been approved by the Responsible Authority under the relevant planning scheme. Where there is a conflict between the requirements of the Meridian Estate Design guidelines and the Small Lot Housing Code, the Small Lot Housing Code will take precedence.

Expiry:

These restrictions will cease to affect any of the burdened lots 15 years after 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 benefited land.

Table of Land burdened and Land benefited

Burdened Lot No.	Benefiting Lots on this Plan
4734	4733, 4735
4735	4733, 4734, 4736, 4738
4736	4735, 4737, 4738
4737	4736, 4738
4746	4745, 4747
4747	4745, 4746

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct or extend any dwelling or allow the construction or extension of any dwelling that does not comply with Type B of the Small Lot Housing Code as incorporated into the Casey Planning Scheme, unless the construction or extension of any dwelling has been approved by the Responsible Authority under the relevant planning scheme. Where there is a conflict between the requirements of the Meridian Estate Design guidelines and the Small Lot Housing Code, the Small Lot Housing Code will take precedence.

Expiry:

These restrictions will cease to affect any of the burdened lots 15 years after registration of this plan.

