

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 922806M

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 63 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot H PS 922805P

Council Name: Casey City Council
 SPEAR Reference Number: S234059E

POSTAL ADDRESS: 1525 Pound Road
 Clyde North 3978

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 357 100 ZONE: 55
 N 5 781 370

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1 Reserve No.1	City of Casey Ausnet Electricity Services Pty Ltd ABN 91 064 651 118

Lots 1 to 5029 (both inclusive) have been omitted from this plan
 Lots A to I have been omitted from this plan.
 See Sheet 8 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.: 50B
No. of Lots: 44
Area: 3.090 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 & E-5 E-5 & E-8	Drainage Sewerage	See Diag. See Diag.	This Plan This Plan	City of Casey South East Water Corporation
E-6	Powerline	See Diag.	PS 910784M Section 88 of the Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118
E-7	Powerline	See Diag.	PS 910783P Section 88 of the Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118



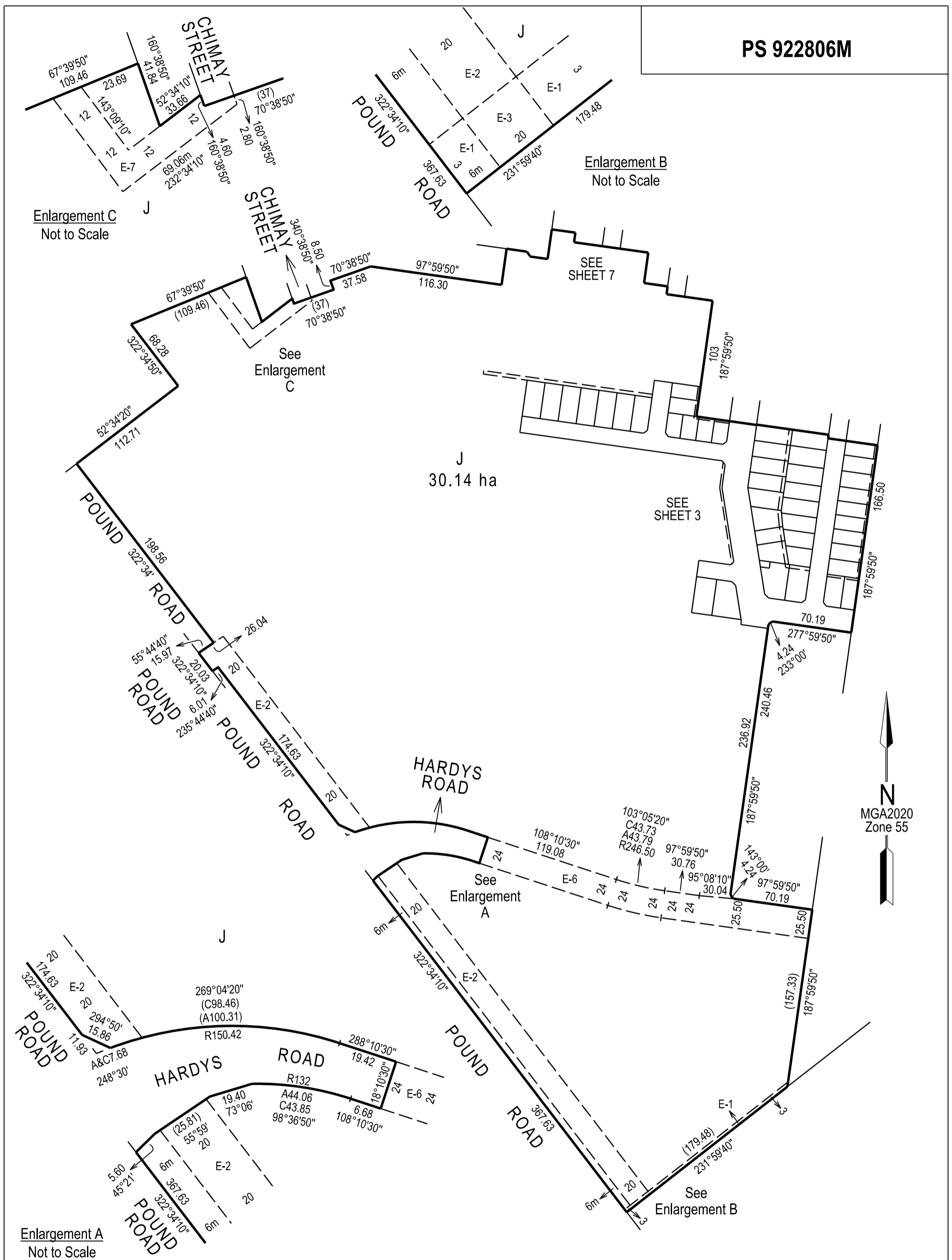
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1669/Stg 50B VERSION: 2

ORIGINAL SHEET
 SIZE: A3

SHEET 1 of 8

Digitally signed by: Michael Neylan Degg, Licensed
 Surveyor,
 Surveyor's Plan Version (2),
 24/09/2024, SPEAR Ref: S234059E



Enlargement A
Not to Scale

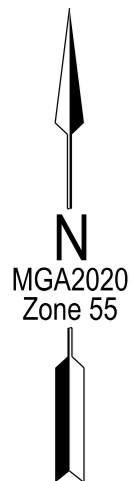
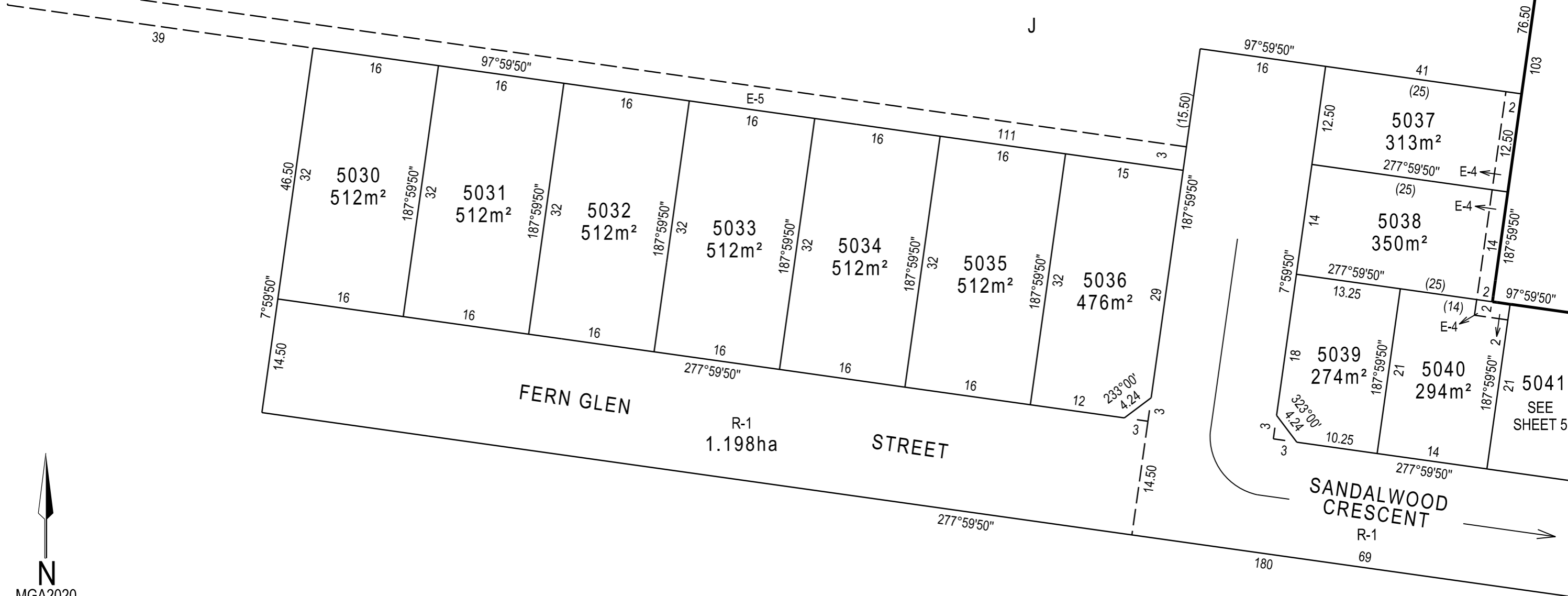
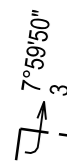
See
Enlargement B

Enlargement C
Not to Scale

Enlargement B
Not to Scale



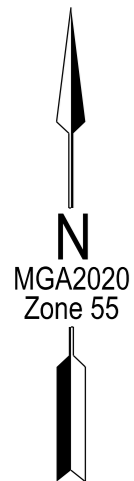
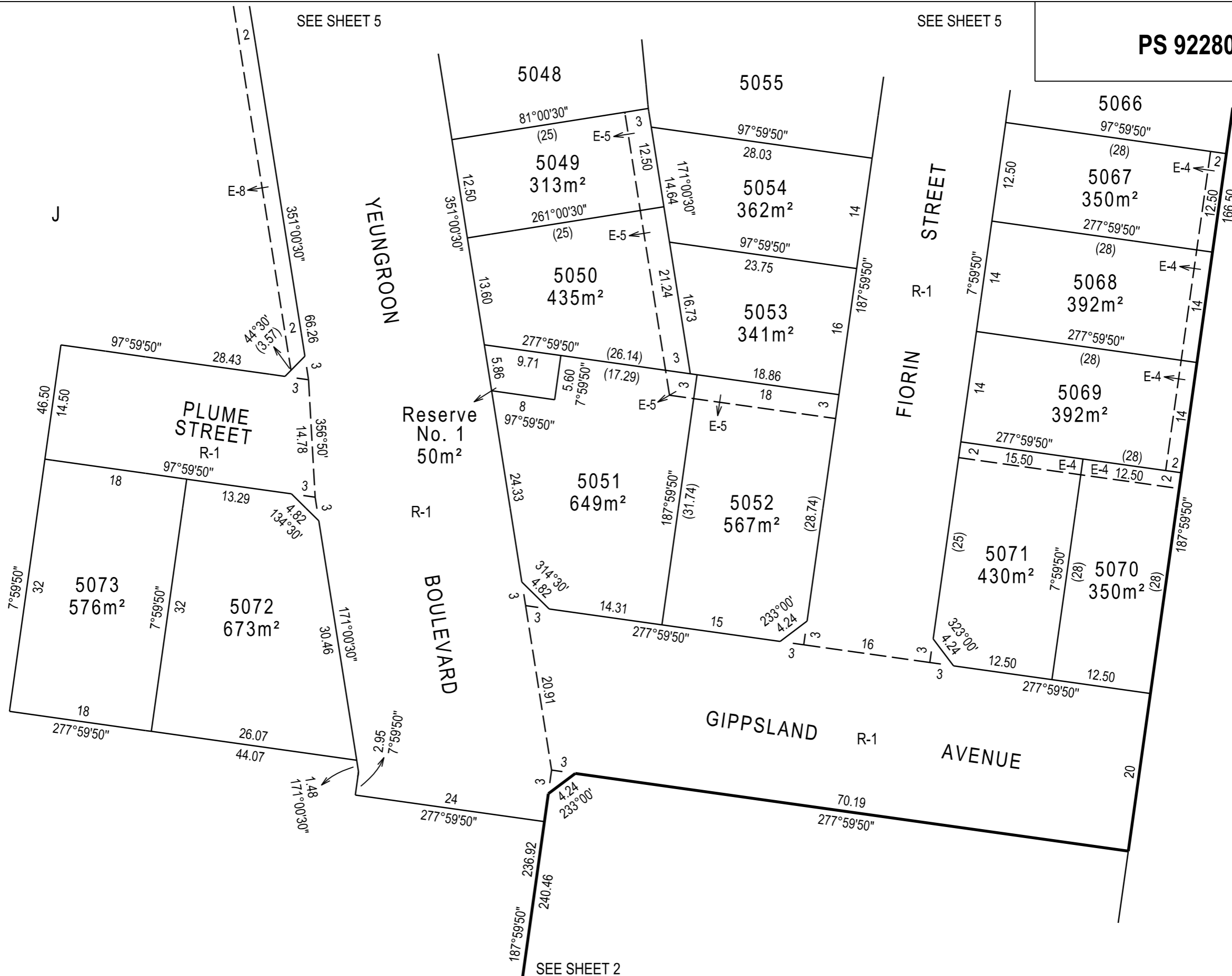
SEE SHEET 7



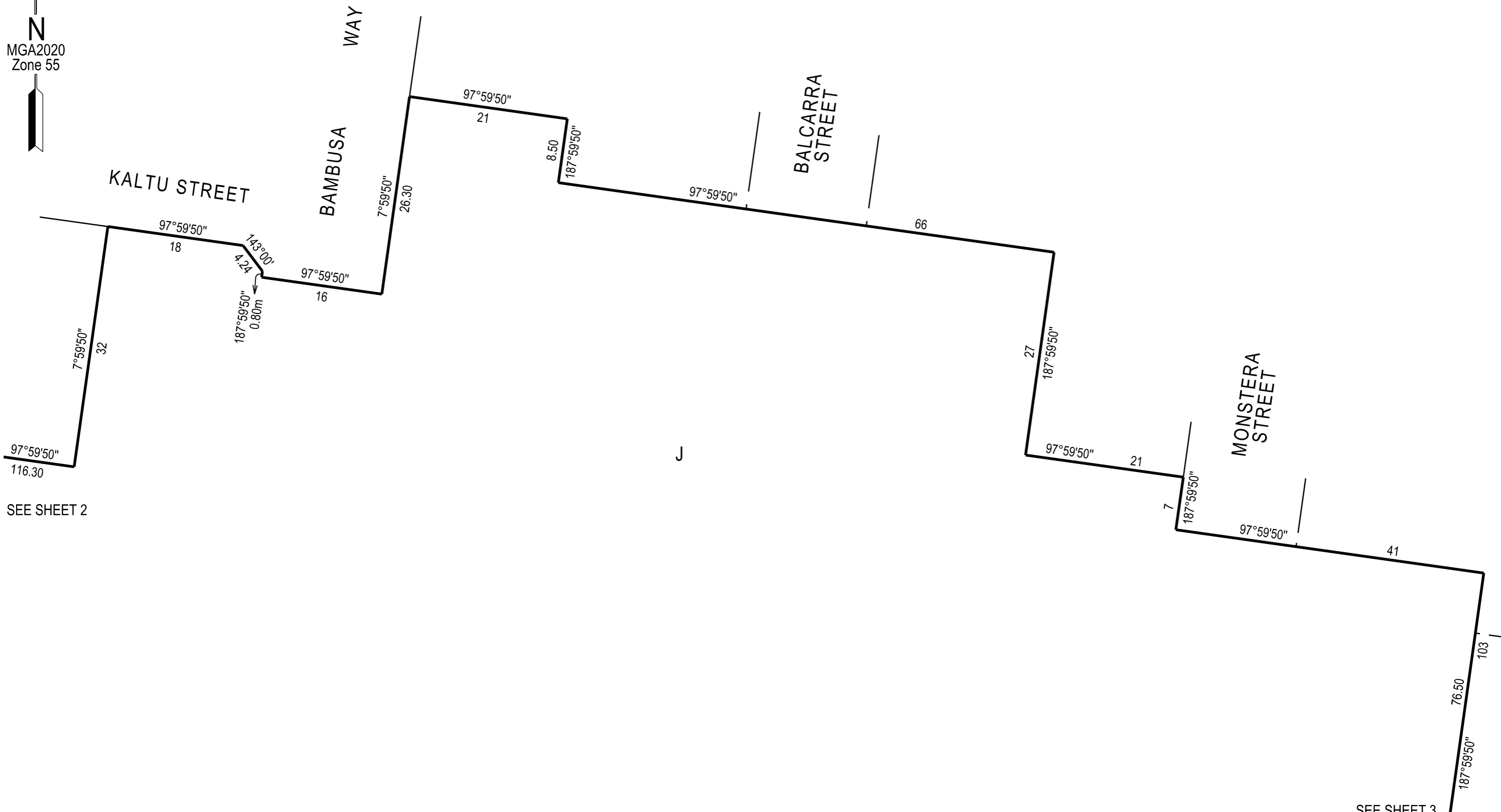


SEE SHEET 5

SEE SHEET 5



MGA2020
Zone 55



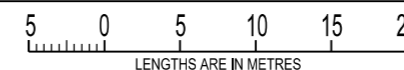
SEE SHEET 2

SEE SHEET 3



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 7

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,
 Surveyor's Plan Version (2),
 24/09/2024, SPEAR Ref: S234059E

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 5030 to 5073 (both inclusive).

LAND TO BURDEN: Lots 5030 to 5073 (both inclusive).

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 in accordance with MCP No. AAAA
- 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
5039	5038, 5040
5040	5038, 5039, 5041
5041	5040, 5042
5042	5041

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.

LAND TO BENEFIT: Lots 5030 to 5073 (both inclusive).

LAND TO BURDEN: Lots 5030 to 5036 (both inclusive), Lots 5039 to 5042 (both inclusive),
Lots 5044 to 5051 (both inclusive) & Lots 5072 & 5073.

The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, construct or permit to be constructed any dwelling other than a two storey dwelling.

Expiry:

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