

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 918569X

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 63 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot F PS 918568A

POSTAL ADDRESS: 1525 Pound Road
Clyde North 3978

MGA2020 Co-ordinates
(of approx centre of land in plan) E 357 100 ZONE: 55
N 5 781 560

Council Name: Casey City Council
SPEAR Reference Number: S217380S

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots 1 to 4900 (both inclusive) has been omitted from this plan
Lots A to F 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.: 49
No. of Lots: 51
Area: 2.452 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.	PS 910791Q	City of Casey
E-5	Drainage	See Diag.	This Plan	City of Casey
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



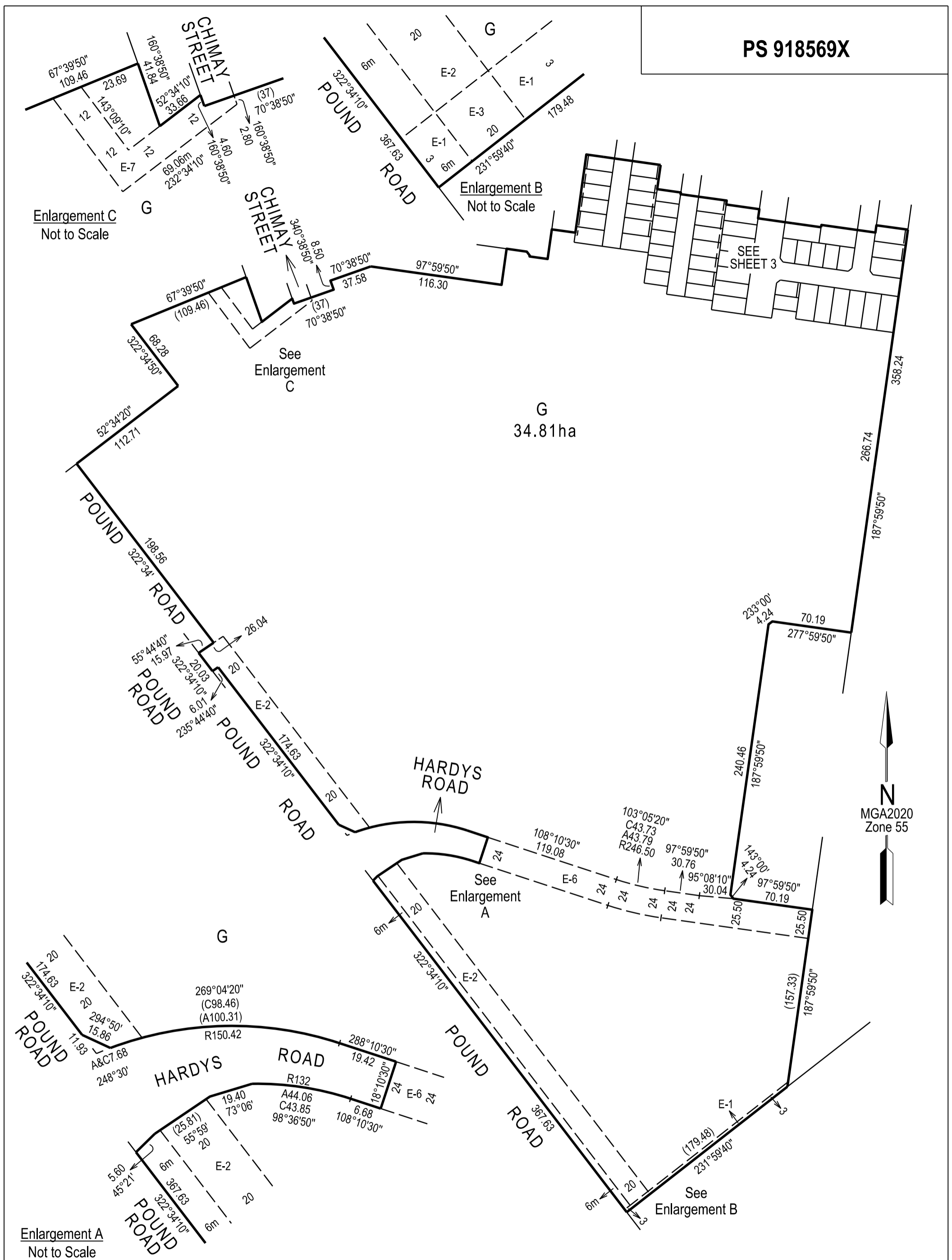
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
PH (03) 9775 4555 www.charltondegg.com.au

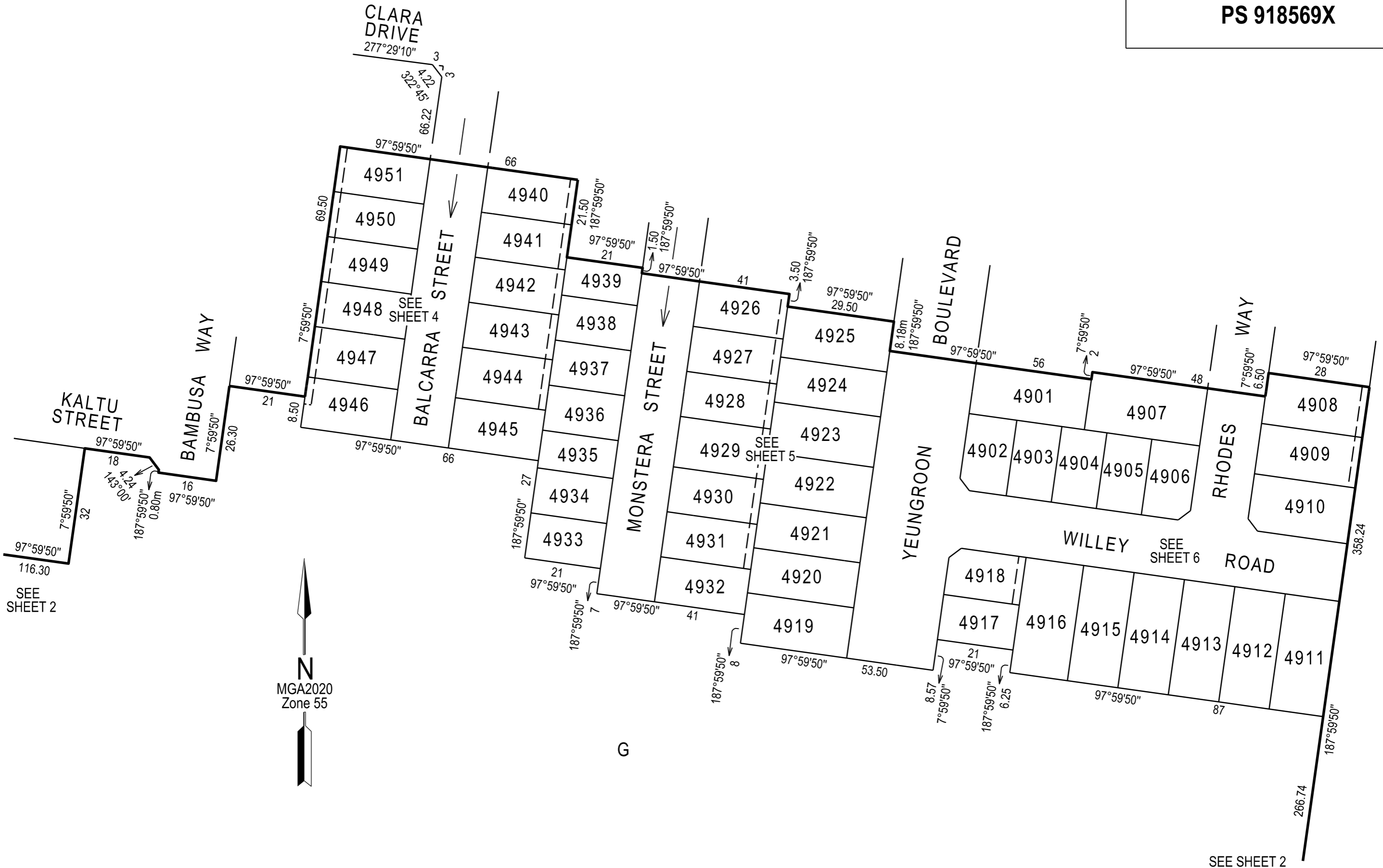
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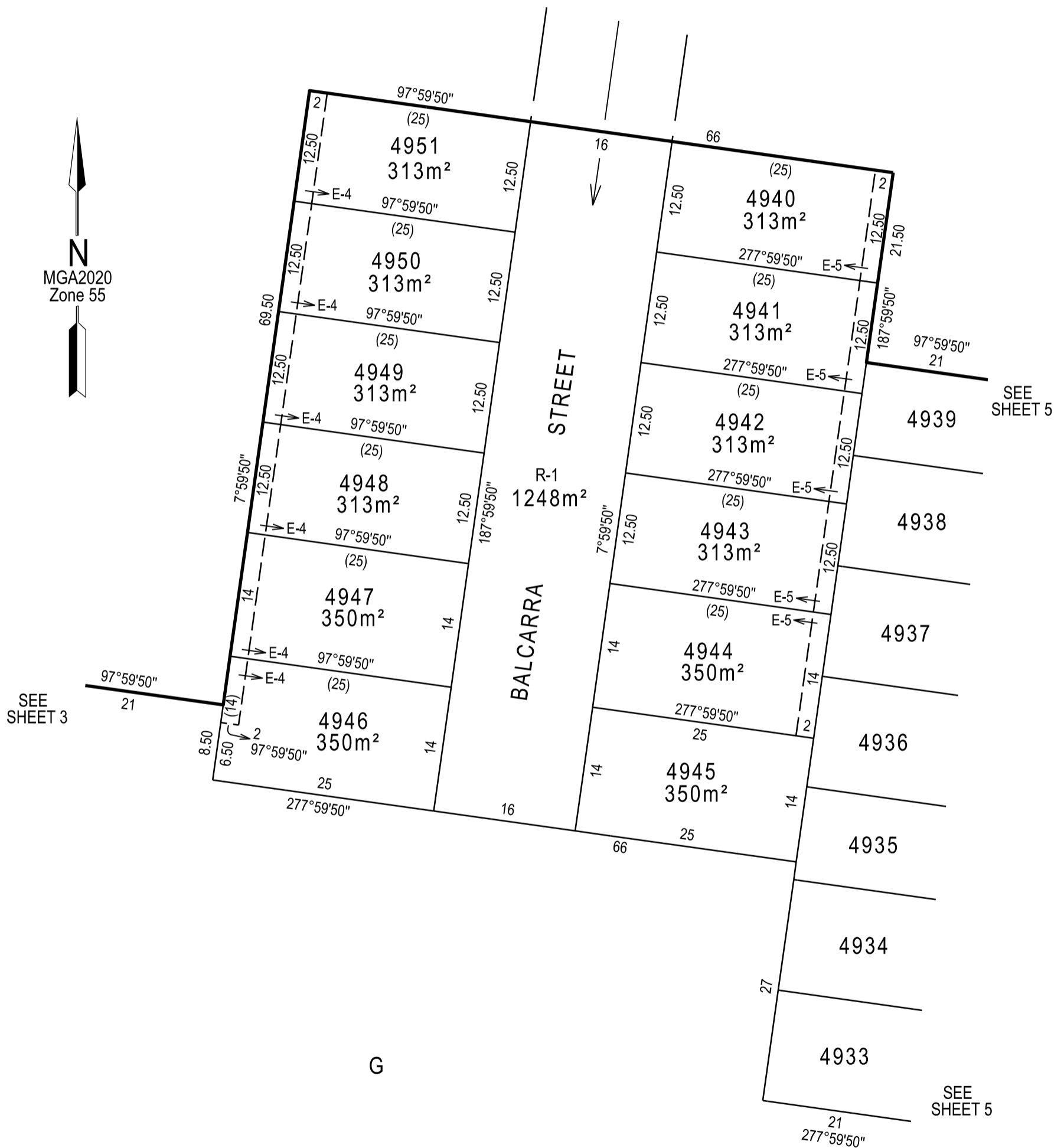
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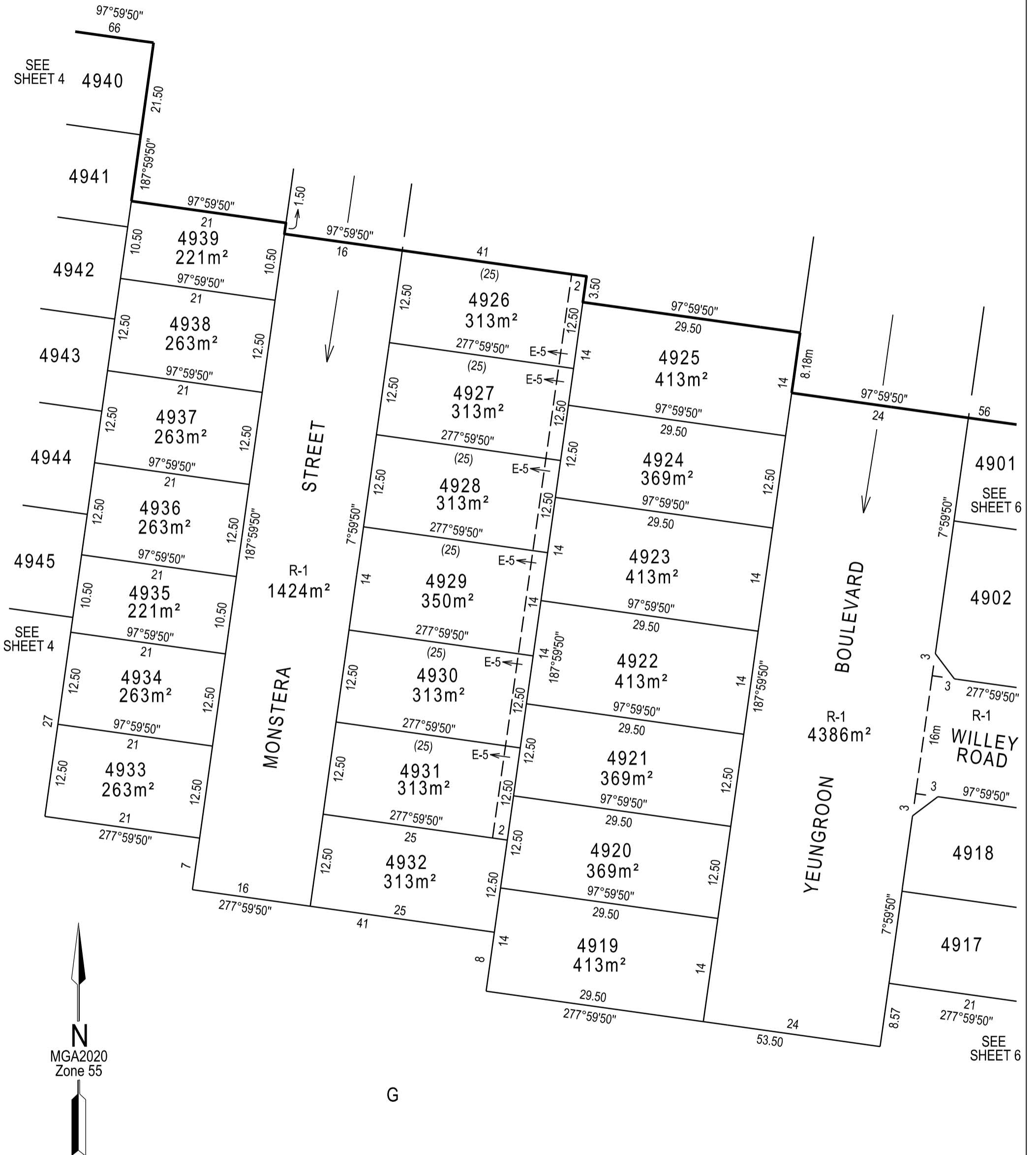
SHEET 1 of 7

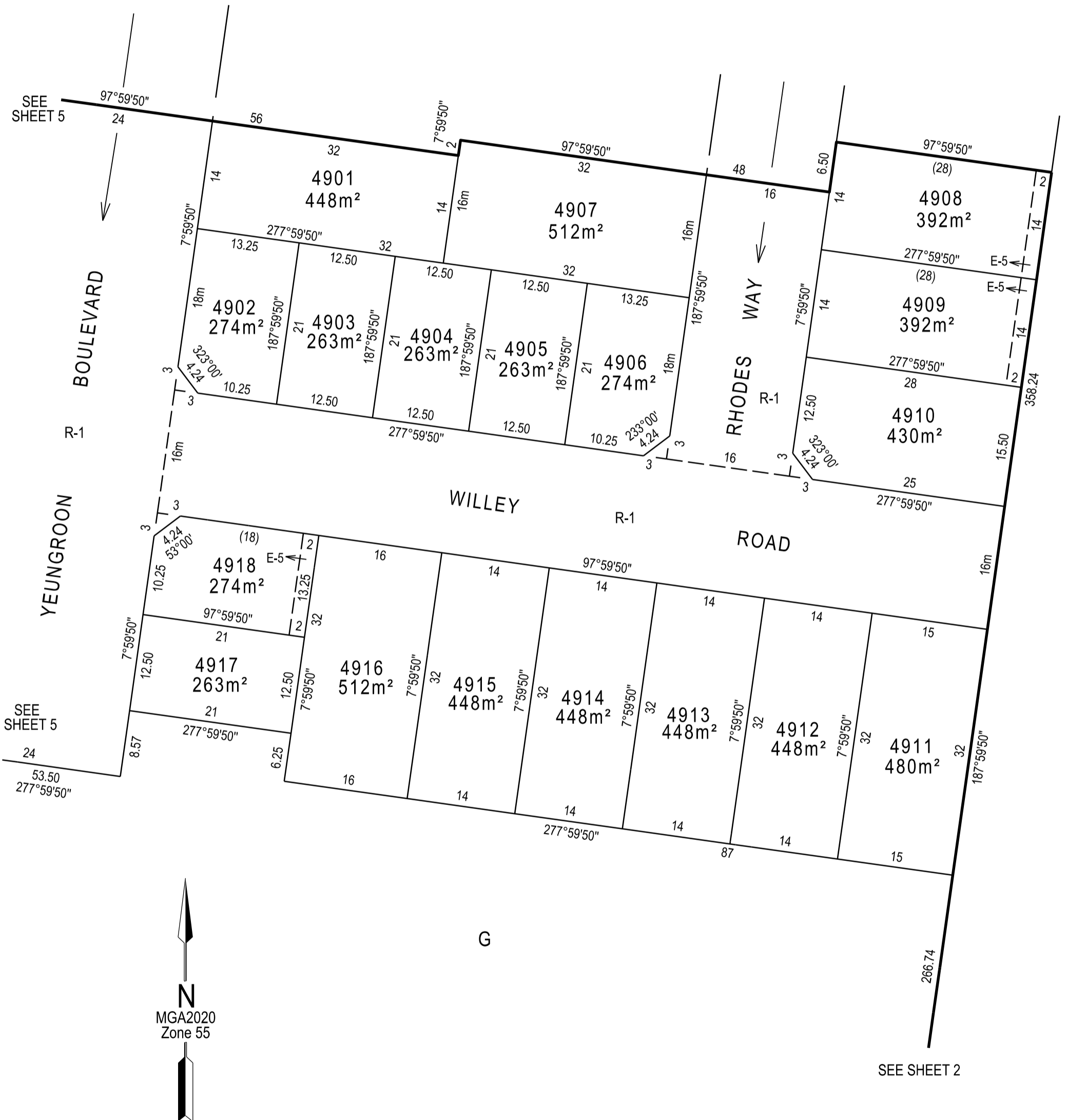
Digitally signed by: Michael Neylan Degg, Licensed
Surveyor,
Surveyor's Plan Version (5),
23/08/2024, SPEAR Ref: S217380S











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 4901 to 4951 (both inclusive).

LAND TO BURDEN: Lots 4901 to 4951 (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. AA010250.
- 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
4902	4901, 4903
4903	4901, 4902, 4904
4904	4901, 4903, 4905, 4907
4905	4904, 4906, 4907
4906	4905, 4907
4917	4916, 4918
4918	4916, 4917

Burdened Lot No.	Benefiting Lots on this Plan
4933	4934
4934	4933, 4935
4935	4934, 4936, 4945
4936	4935, 4937, 4944, 4945
4937	4936, 4938, 4943, 4944
4938	4937, 4939, 4942, 4943
4939	4938, 4941, 4942

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.