

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PS 933277B

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 63 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot X PS 933270R

POSTAL ADDRESS: 1525 Pound Road
Clyde North 3978

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 356 750 ZONE: 55
 N 5 781 380

Council Name: Casey City Council
 SPEAR Reference Number: S261458S

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 5900 (both inclusive) have been omitted from this plan
 Lots A to Y have 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.: 59
No. of Lots: 42
Area: 2.533 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	Drainage	See Diag.	PS 933270R	City of Casey
E-2	Drainage	See Diag.	This Plan	City of Casey
E-5	Drainage	See Diag.	PS 929824W	City of Casey
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



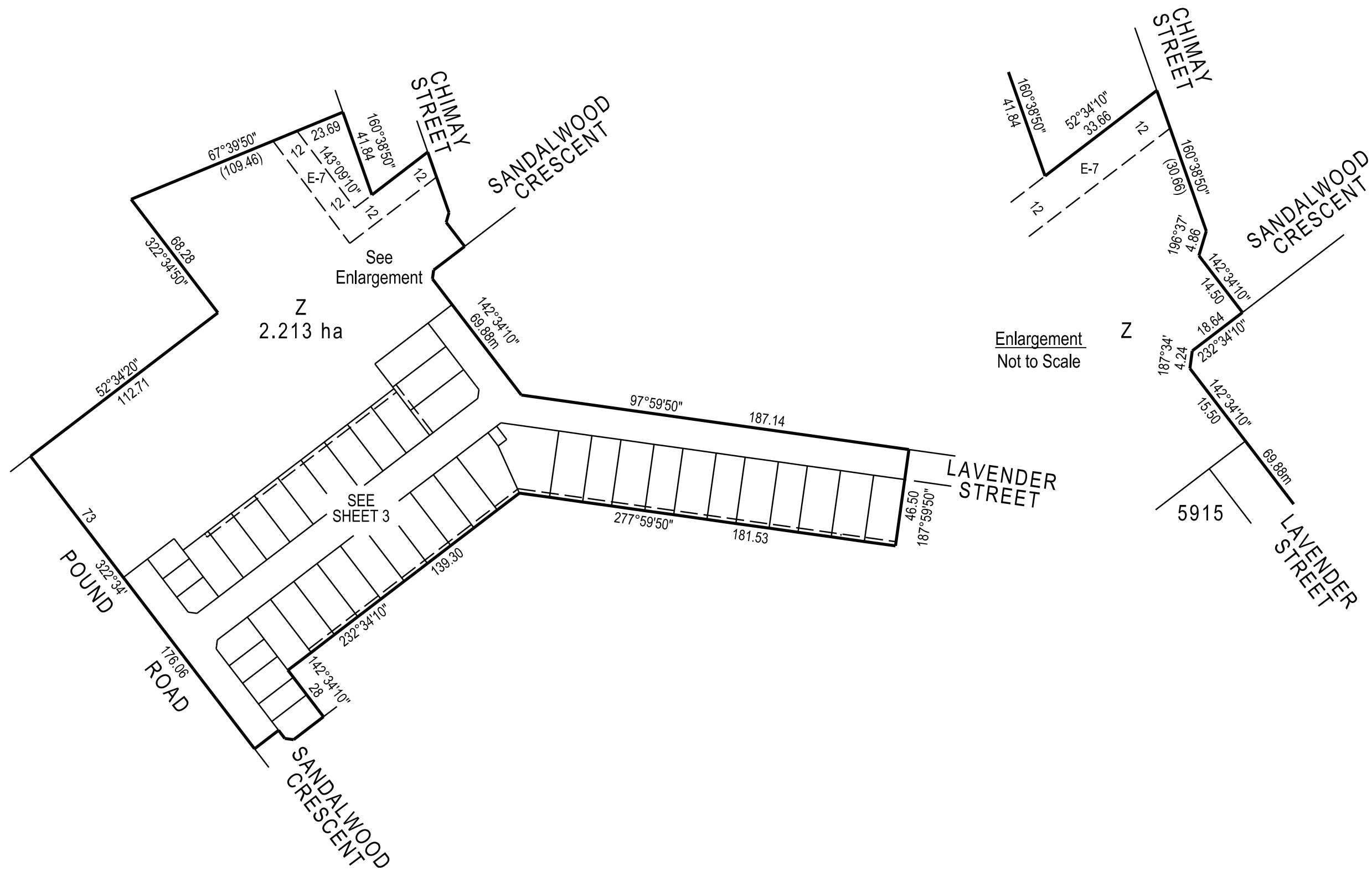
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

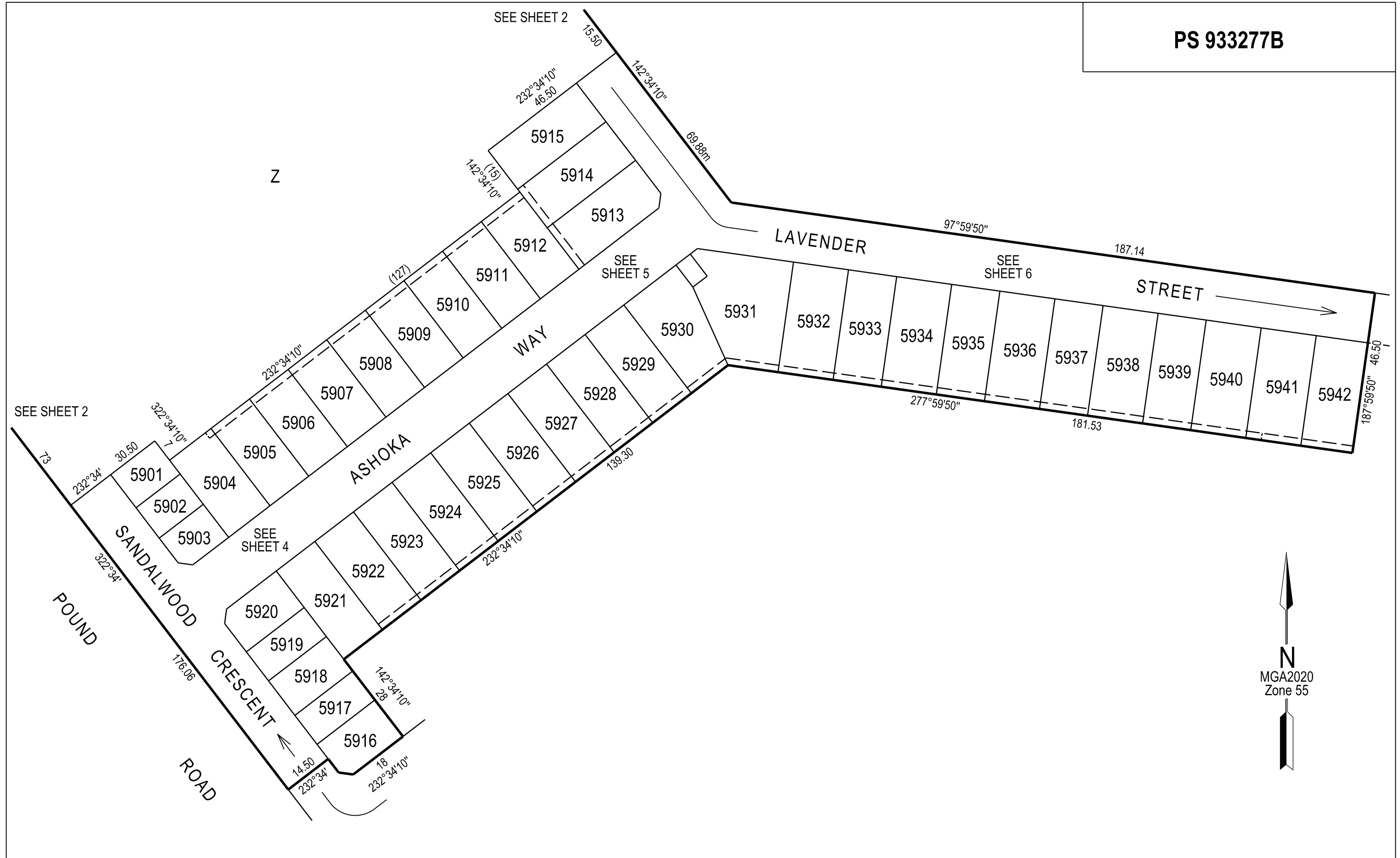
SURVEYORS FILE REF: 1669/Stg 59 VERSION: 3

ORIGINAL SHEET
SIZE: A3

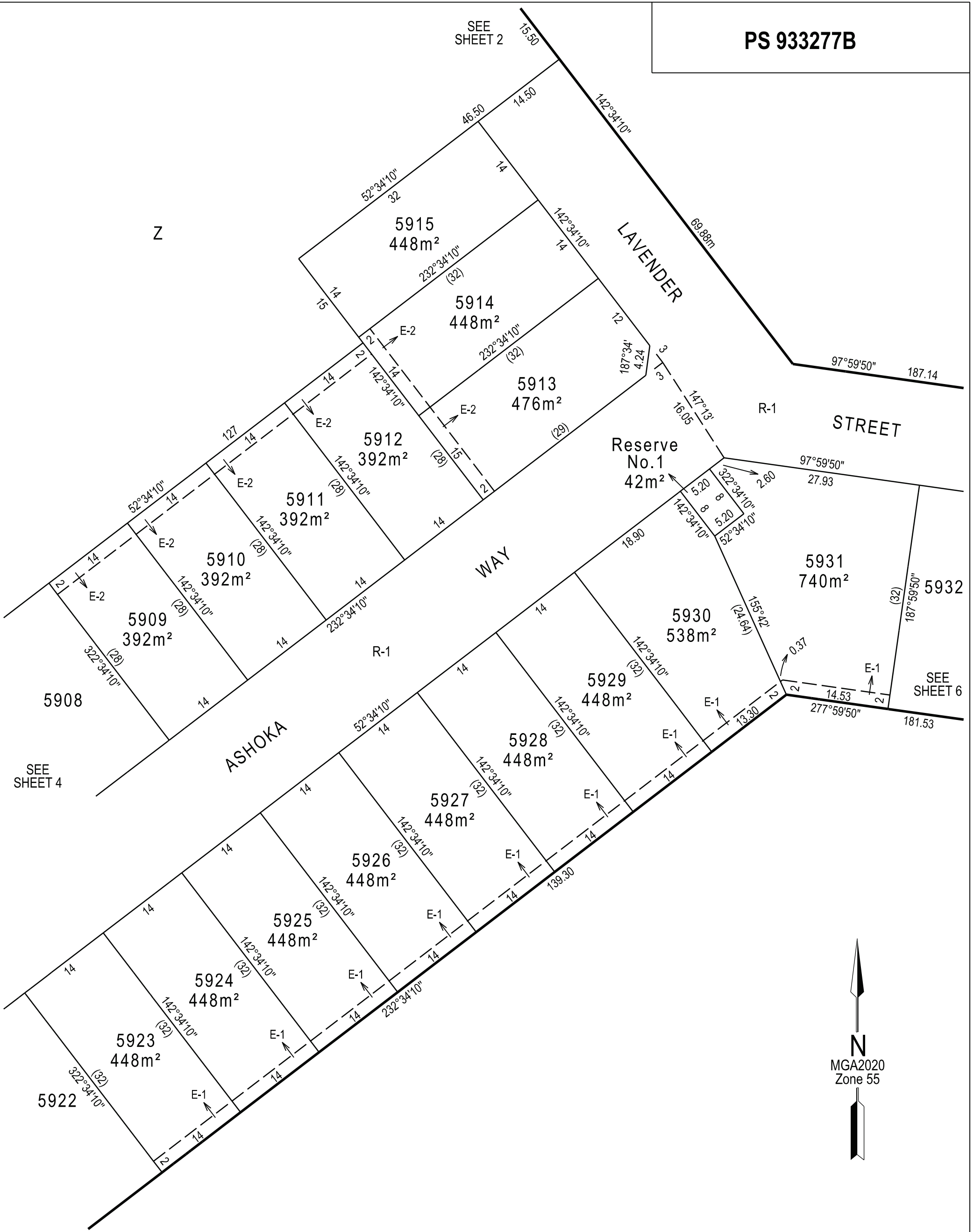
SHEET 1 of 7

Digitally signed by: Michael Neylan Degg, Licensed
 Surveyor,
 Surveyor's Plan Version (3),
 01/04/2026, SPEAR Ref: S261458S



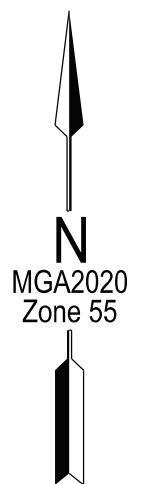


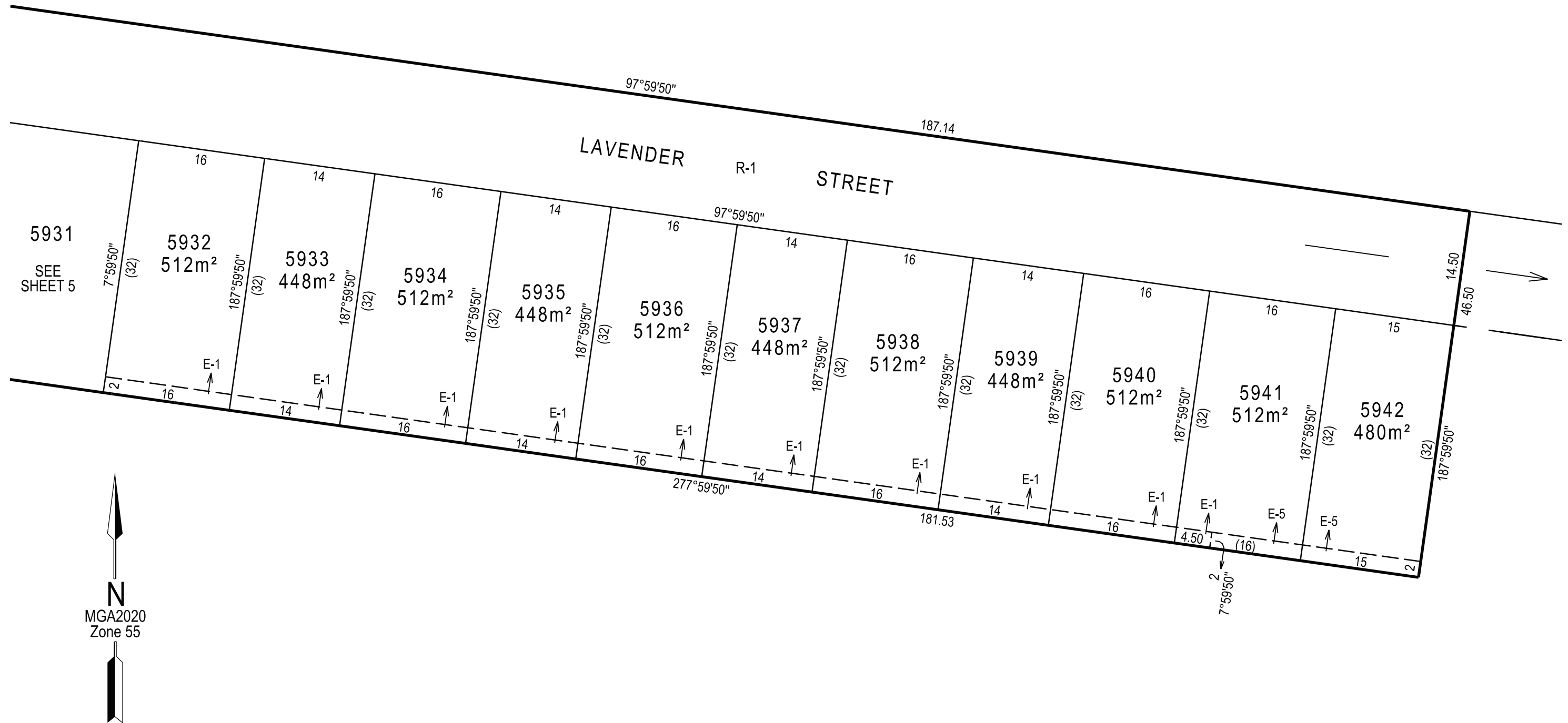
SEE SHEET 2



SEE SHEET 4

SEE SHEET 6





CREATION OF RESTRICTION

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.

RESTRICTION A

LAND TO BENEFIT: Lots 5901 to 5942 (both inclusive) on this plan.

LAND TO BURDEN: Lots 5901 to 5942 (both inclusive) on this plan.

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 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.

RESTRICTION B

Table of Land burdened and Land benefited

Burdened Lot No.	Benefiting Lots on this Plan
5916	5917
5917	5916, 5918
5918	5917, 5919, 5921
5919	5918, 5920, 5921
5920	5919, 5921

Restriction:

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.

RESTRICTION C

Table of Land burdened and Land benefited

Burdened Lot No.	Benefiting Lots on this Plan
5901	5902, 5904
5902	5901, 5903, 5904
5903	5902, 5904

Restriction:

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.

RESTRICTION D

LAND TO BENEFIT: Lots 5901 to 5942 (both inclusive) on this plan.

LAND TO BURDEN: Lots 5913 to 5915 (both inclusive) and 5931 to 5942 (both inclusive) on this plan.

Restriction:

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.

