PLAN OF SUBDIVISION

LV USE ONLY **EDITION 1**

Council Name: Casey City Council

SPEAR Reference Number: S243133J

PS 922820T

LOCATION OF LAND

CRANBOURNE PARISH:

TOWNSHIP: **SECTION:**

CROWN ALLOTMENT: 63 (Part)

CROWN PORTION:

TITLE REFERENCE: Vol. Fol.

Lot U PS 933261S LAST PLAN REFERENCE:

1525 Pound Road **POSTAL ADDRESS:** Clyde North 3978

MGA2020 Co-ordinates

(of approx centre of land in plan) **E** 356 830 **ZONE**: 55

VESTING OF ROADS AND/OR RESERVES

N 5 781 490

NOTATIONS

SIZE: A3

IDENTIFIER	COUNCIL/BODY/PERSON	Lots 1 to 5200 (both inclusive) have been omitted from this plan
Road R-1	City of Casey	Lots A to U have been omitted from this plan.
		See Sheet 6 for Creation of Restrictions.
		Other Purpose of the Plan: Part of the easement for 'Powerline' purposes over Chimay Street created in PS 910783P in favour of Ausnet Electricity Services Pty Ltd is removed by agreement of all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is to 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.

Meridian Green Estate:

Development No.: 52 No. of Lots: 26 1.837 ha Area: 135 J4 Melways:

Staging: This ie/is not a staged subdivision.

Planning Permit No. PlnA00900/14

EASEMENT INFORMATION

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

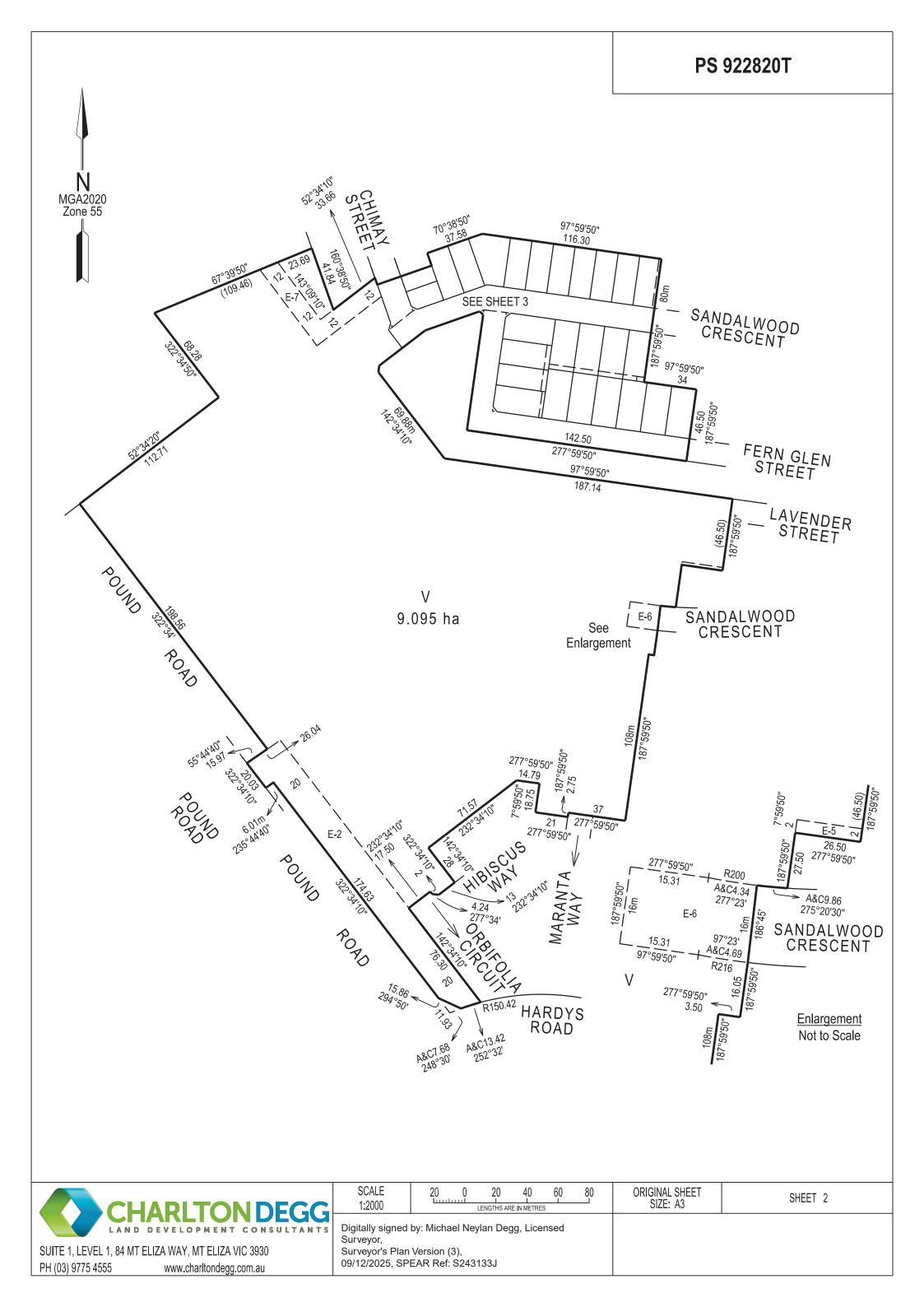
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-3	Sewerage	See Diag.	This Plan Land Acquisition and	South East Water Corporation
E-2	Water Supply and Rights in Connection therewith set out in AA1353	See Diag.	Compensation Act 1989 and Section 130 Water Act 1989 - See Notification AG839968X	Melbourne Water Corporation
E-3 & E-4	Drainage	See Diag.	This Plan	City of Casey
E-5 & E-6	Drainage	See Diag.	PS 929824W	City of Casey
E-6	Sewerage	See Diag.	PS 929824W	South East Water Corporation
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
E-8	Drainage	See Diag.	PS 922806M	City of Casey
E-8	Sewerage	See Diag.	PS 922806M	South East Water Corporation
	CHARLTONIDECC	SURVEY	DRS FILE REF: 1669/Stg 52 VERSIO	N: 3 ORIGINAL SHEET SHEET 1 of 6

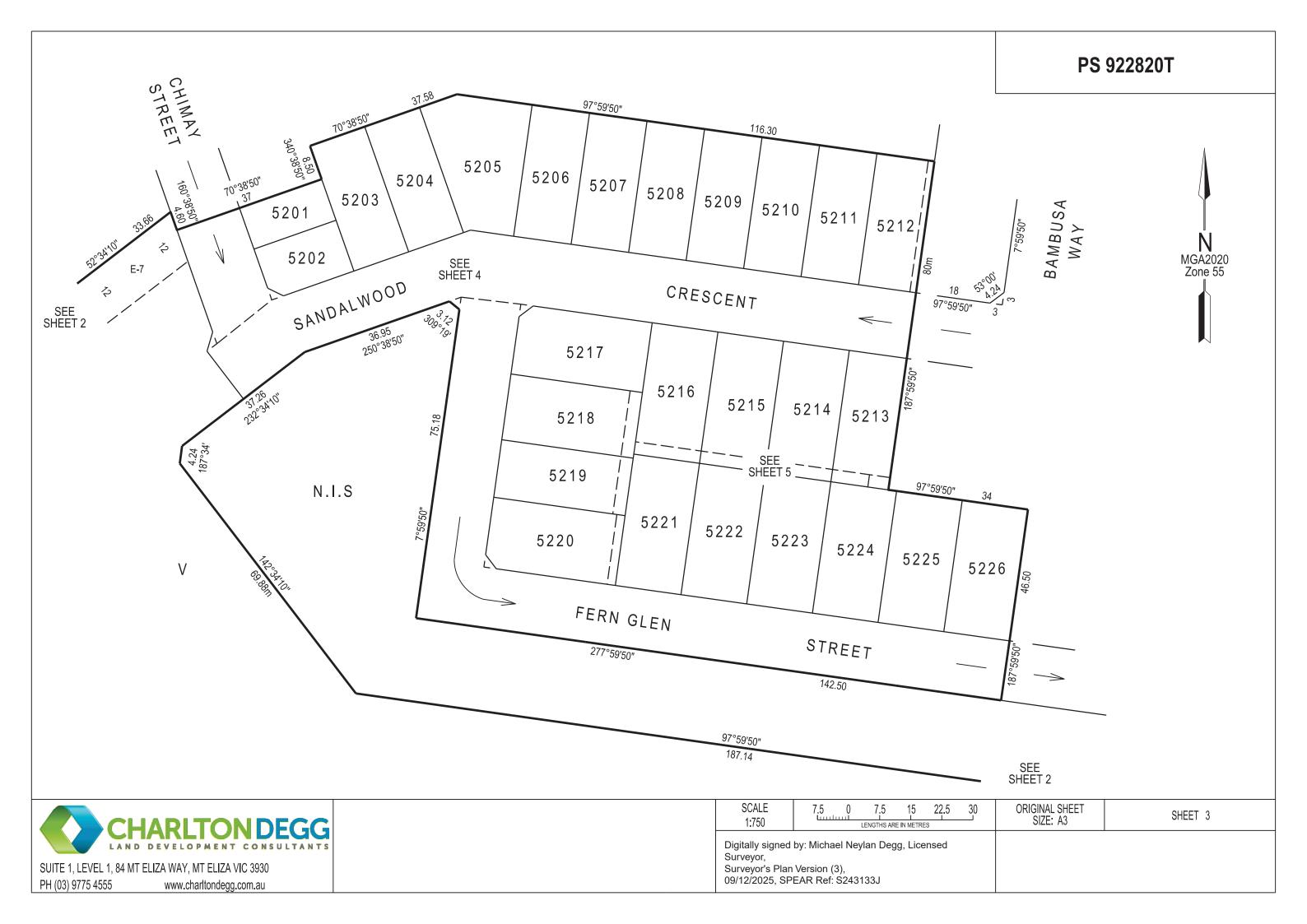


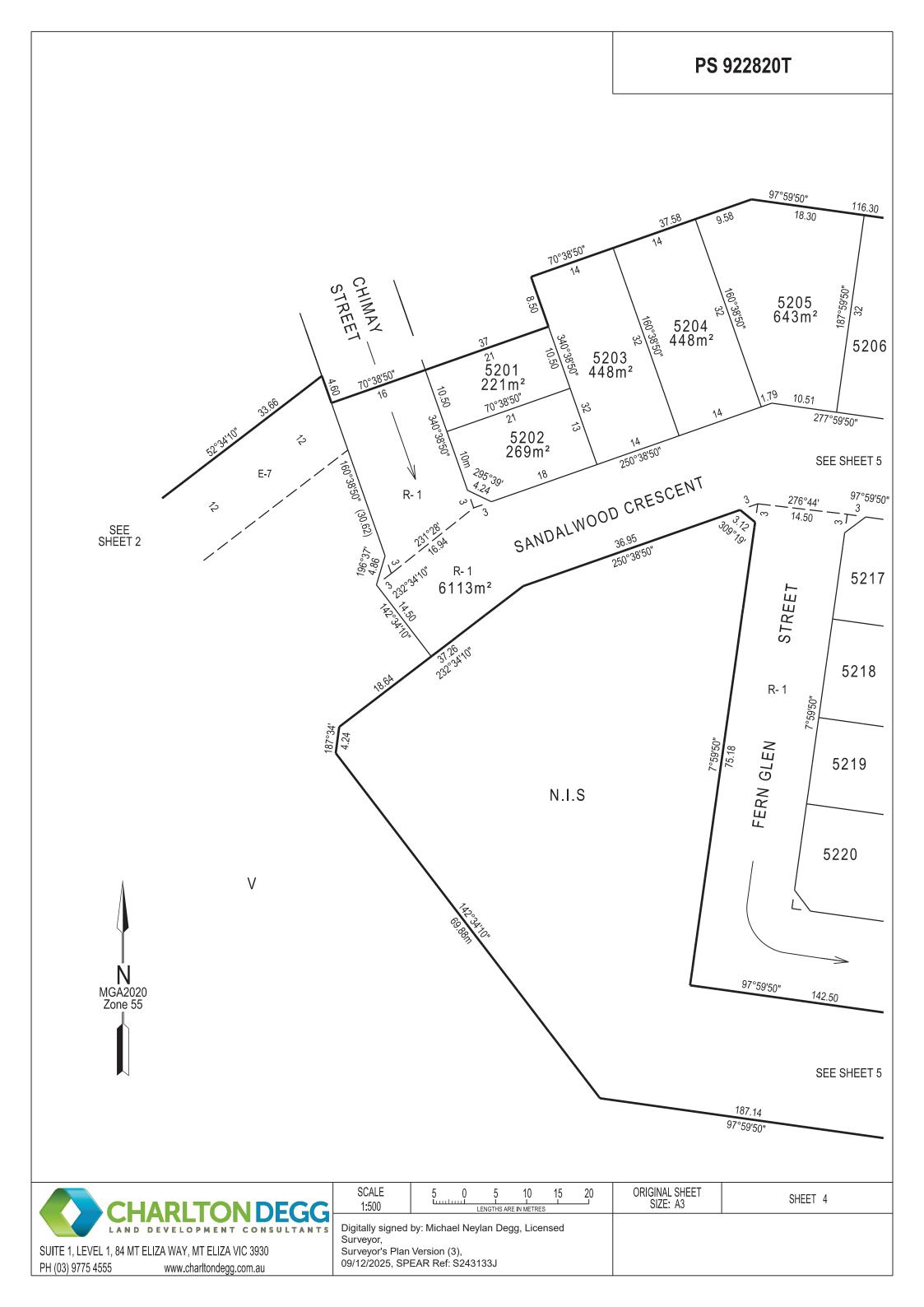
Digitally signed by: Michael Neylan Degg, Licensed Surveyor,

SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 Surveyor's Plan Version (3), 09/12/2025, SPEAR Ref: \$243133J

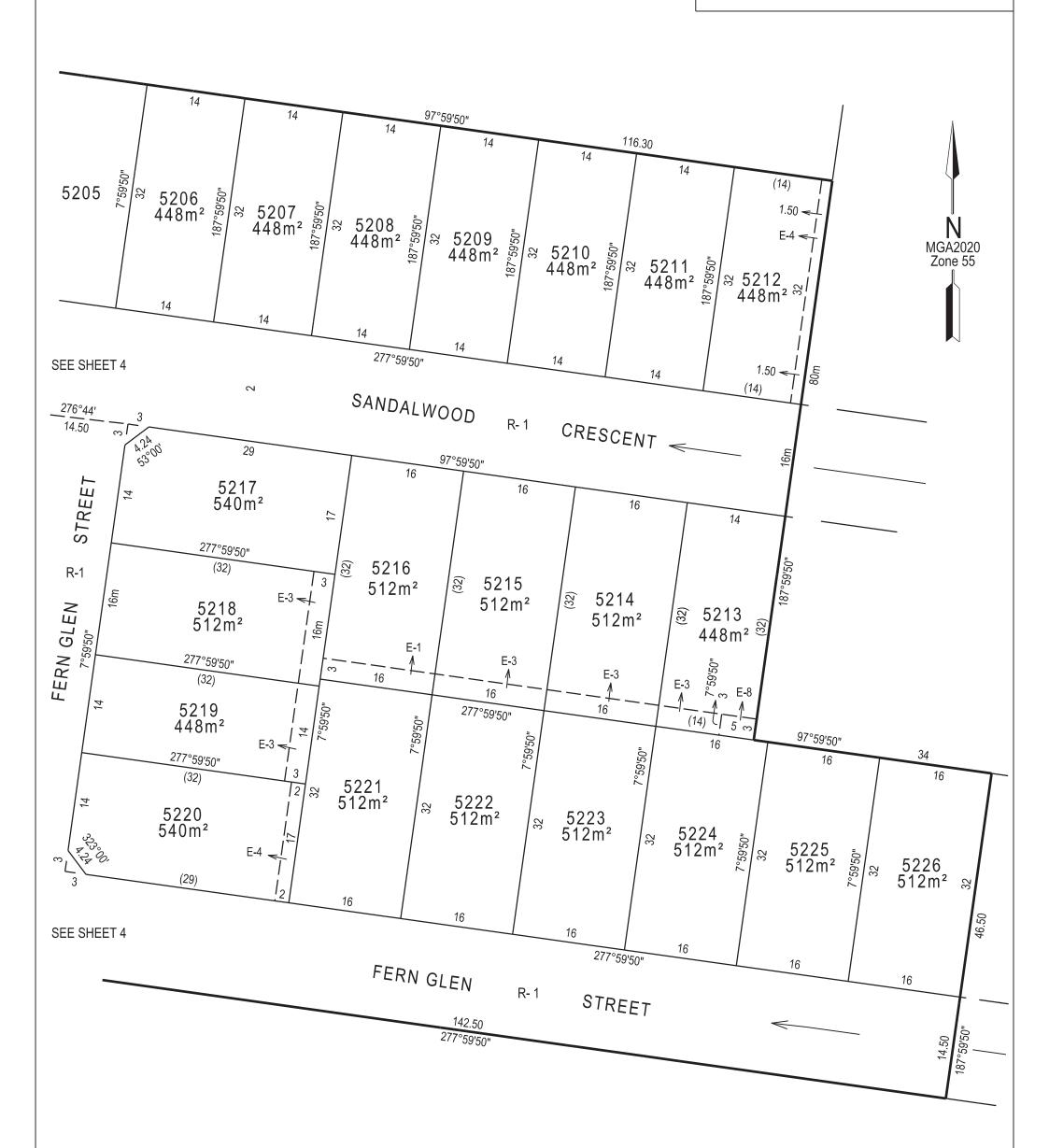
PH (03) 9775 4555 www.charltondegg.com.au







PS 922820T



CHARLTON DEGG

Digitally signed by: Michael Neylan Degg, Licensed
Surveyor,
Surveyor's Plan Version (3),
09/12/2025, SPEAR Ref: S243133J

LENGTHS ARE IN METRES

SCALE

1:500

30

ORIGINAL SHEET SHEET 5

PS 922820T

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 5201 to 5226 (both inclusive) on this plan.

LAND TO BURDEN: Lots 5201 to 5226 (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	Benefiting Lots
Lot No.	on this Plan
5201	5202, 5203
5202	5201. 5203

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

LAND TO BENEFIT: Lots 5201 to 5226 (both inclusive) on this plan.

LAND TO BURDEN: Lots 5203, 5204, 5217 to 5226 (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.



ORIGINAL SHEET SIZE: A3