

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PS 922807K

## LOCATION OF LAND

**PARISH:** CRANBOURNE  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 63 (Part)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** Vol. Fol.  
**LAST PLAN REFERENCE:** Lot K PS 922815L

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

**MGA2020 Co-ordinates**  
 (of approx centre of land in plan) E 357 000 ZONE: 55  
 N 5 781 500

Council Name: Casey City Council  
 SPEAR Reference Number: S235528A

## VESTING OF ROADS AND/OR RESERVES

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

Lots A to L 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.:** 51  
**No. of Lots:** 42  
**Area:** 2.043 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-10	Data Transmission	See Diag.	PS 327975F	Lots on PS 327975F
E-2 & E-3	Water Supply and Rights in Connection therewith set out in AA1353	See Diag.	Land Acquisition and Compensation Act 1989 and Section 130 Water Act 1989 - See Notification AG839968X	Melbourne Water Corporation
E-4	Drainage	See Diag.	This Plan	City of Casey
E-5	Drainage	See Diag.	PS 922806M	City of Casey
E-5 & E-8	Sewerage	See Diag.	PS 922806M	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
E-9 & E-10	Sewerage	See Diag.	PS 922815L	South East Water Corporation
E-11	Powerline	See Diag.	PS 922806M Section 88 of the Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118



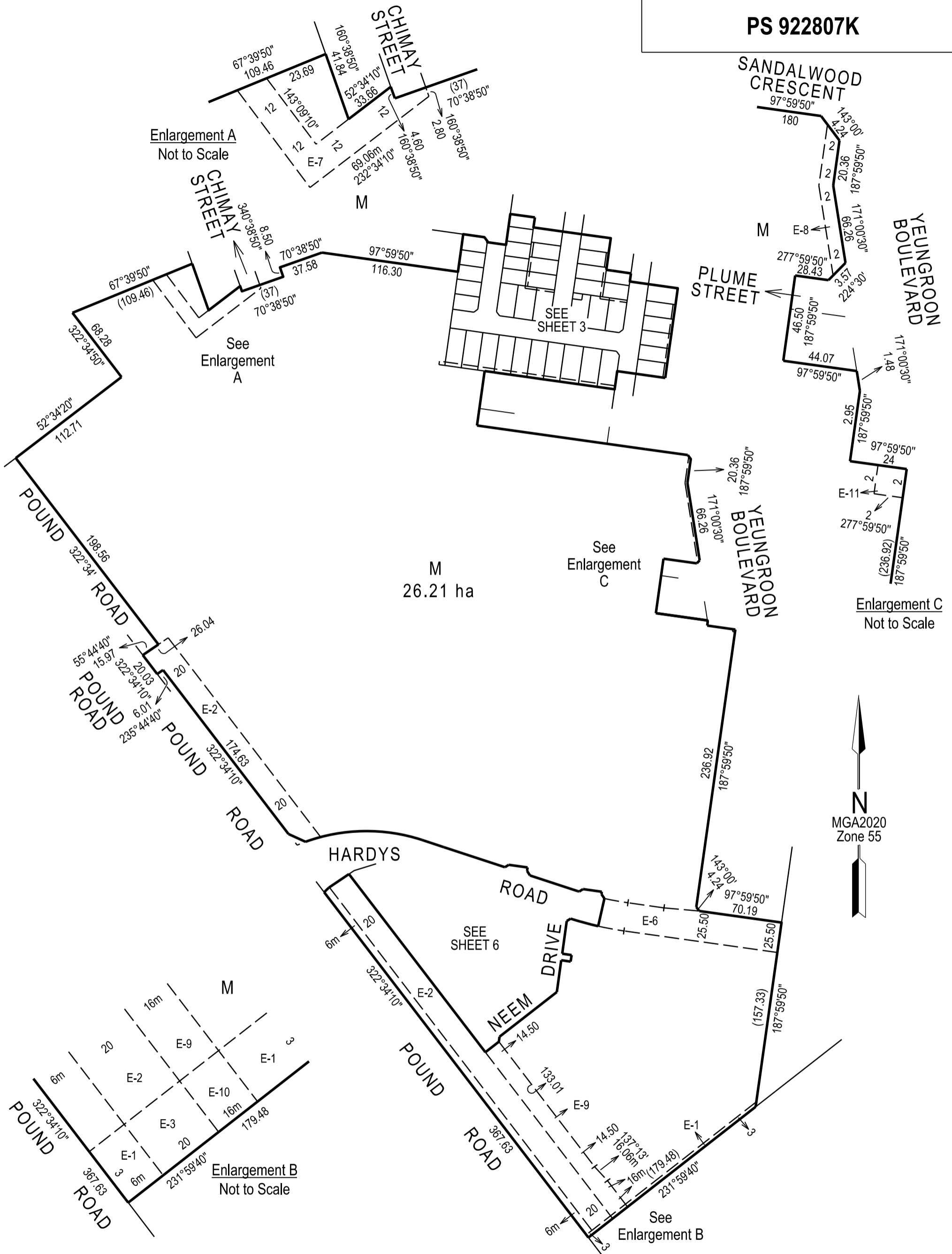
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1669/Stg 51 VERSION: 3

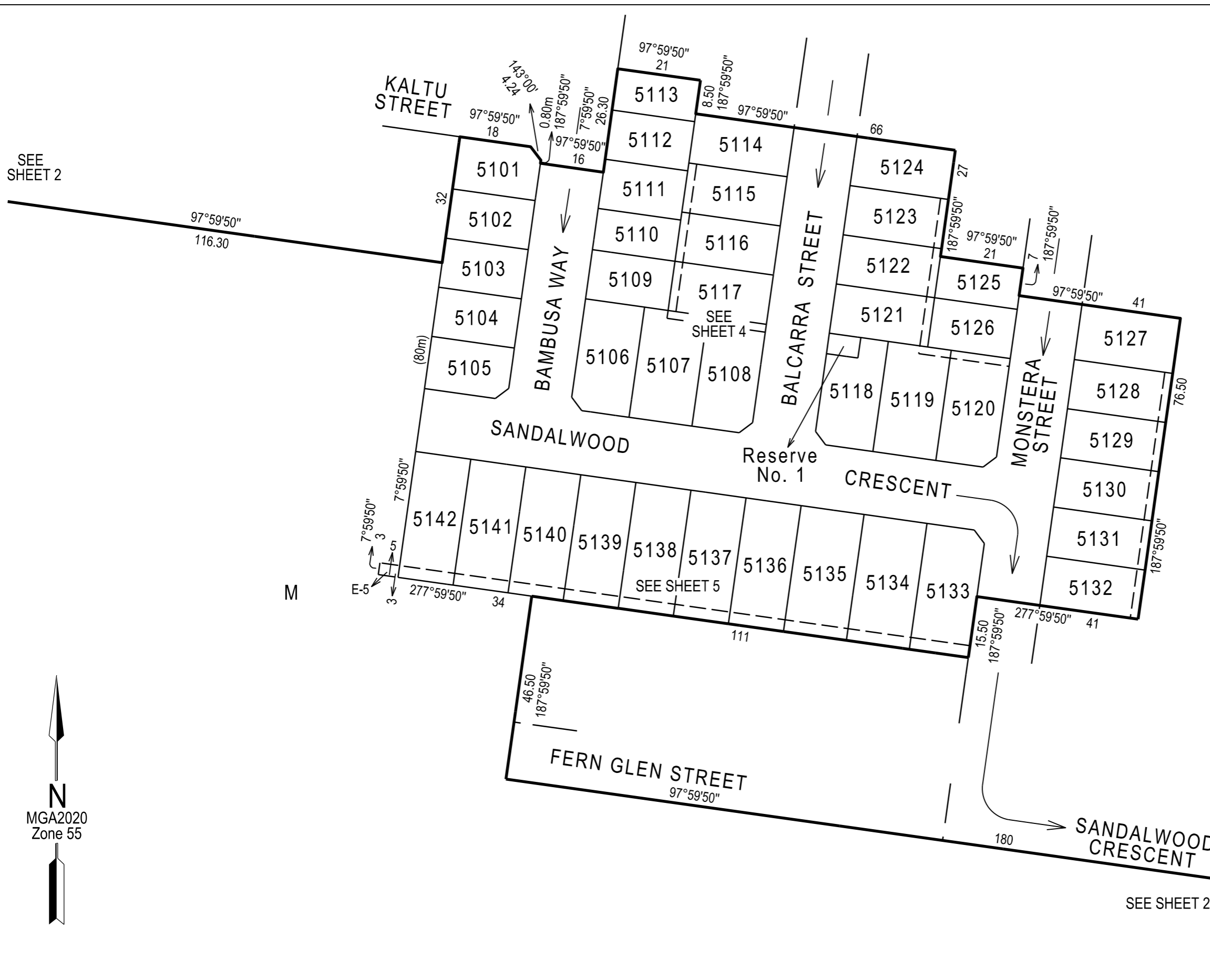
ORIGINAL SHEET  
SIZE: A3

SHEET 1 of 7

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,  
 Surveyor's Plan Version (3),  
 09/01/2025, SPEAR Ref: S235528A



SEE SHEET 2



M

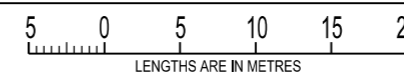
SEE SHEET 2





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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 4

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SEE SHEET 4



**CHARLTONDEGG**  
LAND DEVELOPMENT CONSULTANTS

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

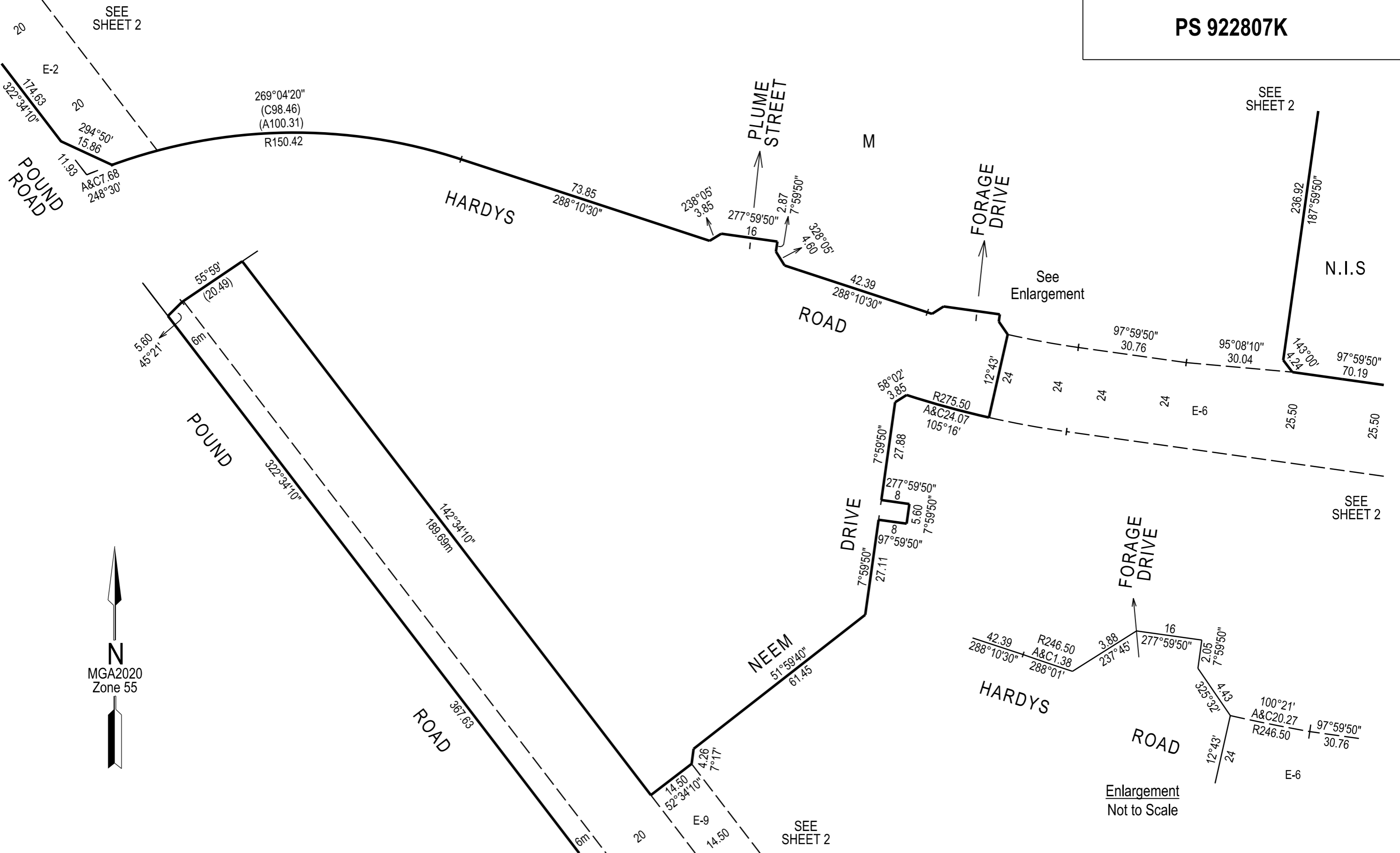
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5 0 5 10 15 20  
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 5



## 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 5101 to 5142 (both inclusive).

**LAND TO BURDEN:** Lots 5101 to 5142 (both inclusive).

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
5101	5102
5102	5101, 5103
5103	5102, 5104
5104	5103, 5105
5105	5104
5109	5106, 5107, 5110, 5117

Burdened Lot No.	Benefiting Lots on this Plan
5110	5109, 5111, 5116
5111	5110, 5112, 5115, 5116
5112	5111, 5113, 5114, 5115
5113	5112, 5114
5125	5122, 5126
5126	5119, 5120, 5121, 5125

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.