

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PS 922820T

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 63 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot U PS 933261S

POSTAL ADDRESS: 1525 Pound Road
Clyde North 3978

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 356 830 ZONE: 55
 N 5 781 490

Council Name: Casey City Council

Council Reference Number: SubA00012/25
 Planning Permit Reference: PInA00900/14
 SPEAR Reference Number: S243133J

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Michele Annette Scarlett for Casey City Council on 15/01/2026

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots 1 to 5200 (both inclusive) have been omitted from this plan

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 ~~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.: 52

No. of Lots: 26

Area: 1.837 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	Sewerage	See Diag.	This Plan	South East Water Corporation
E-2	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-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



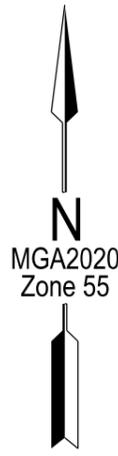
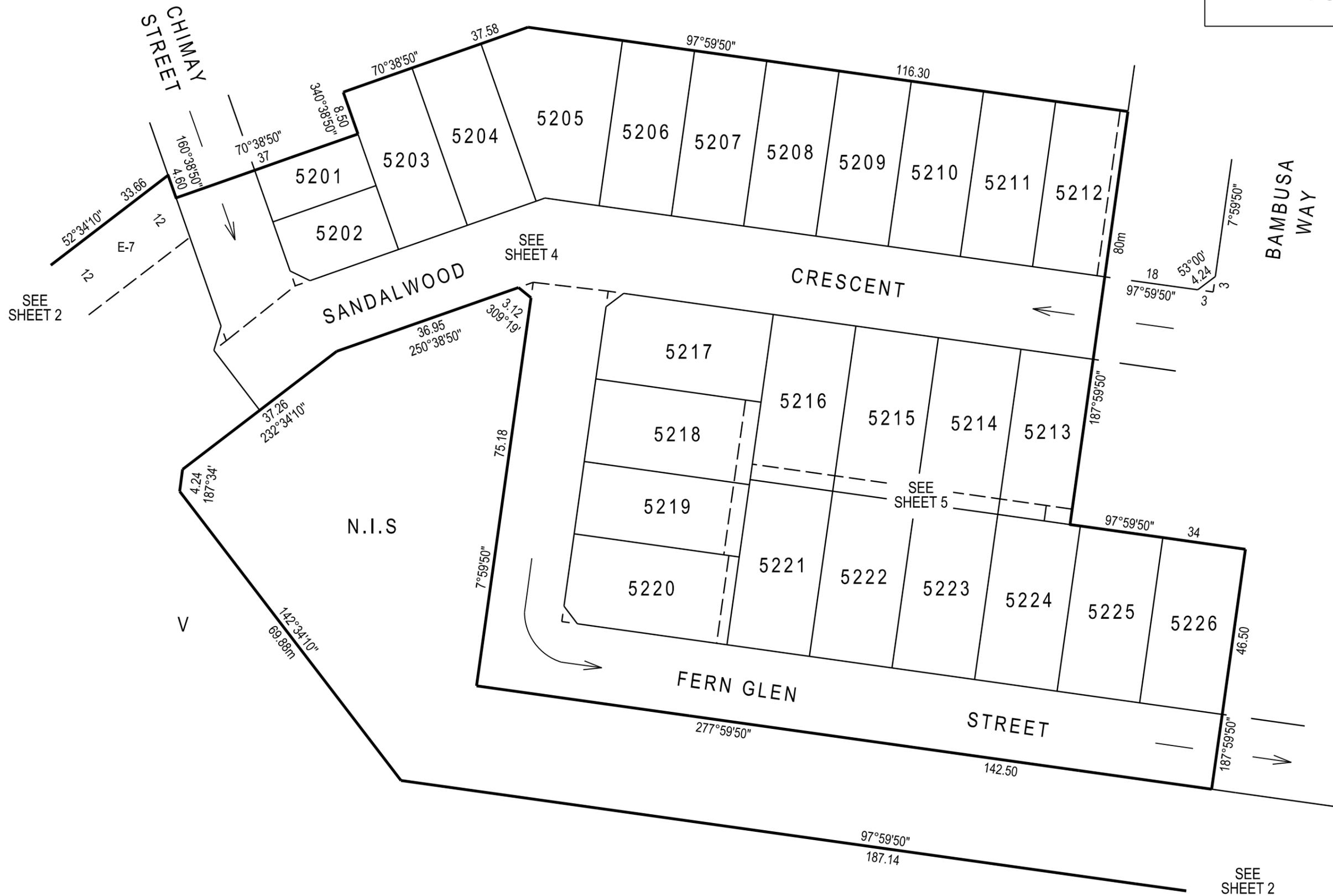
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

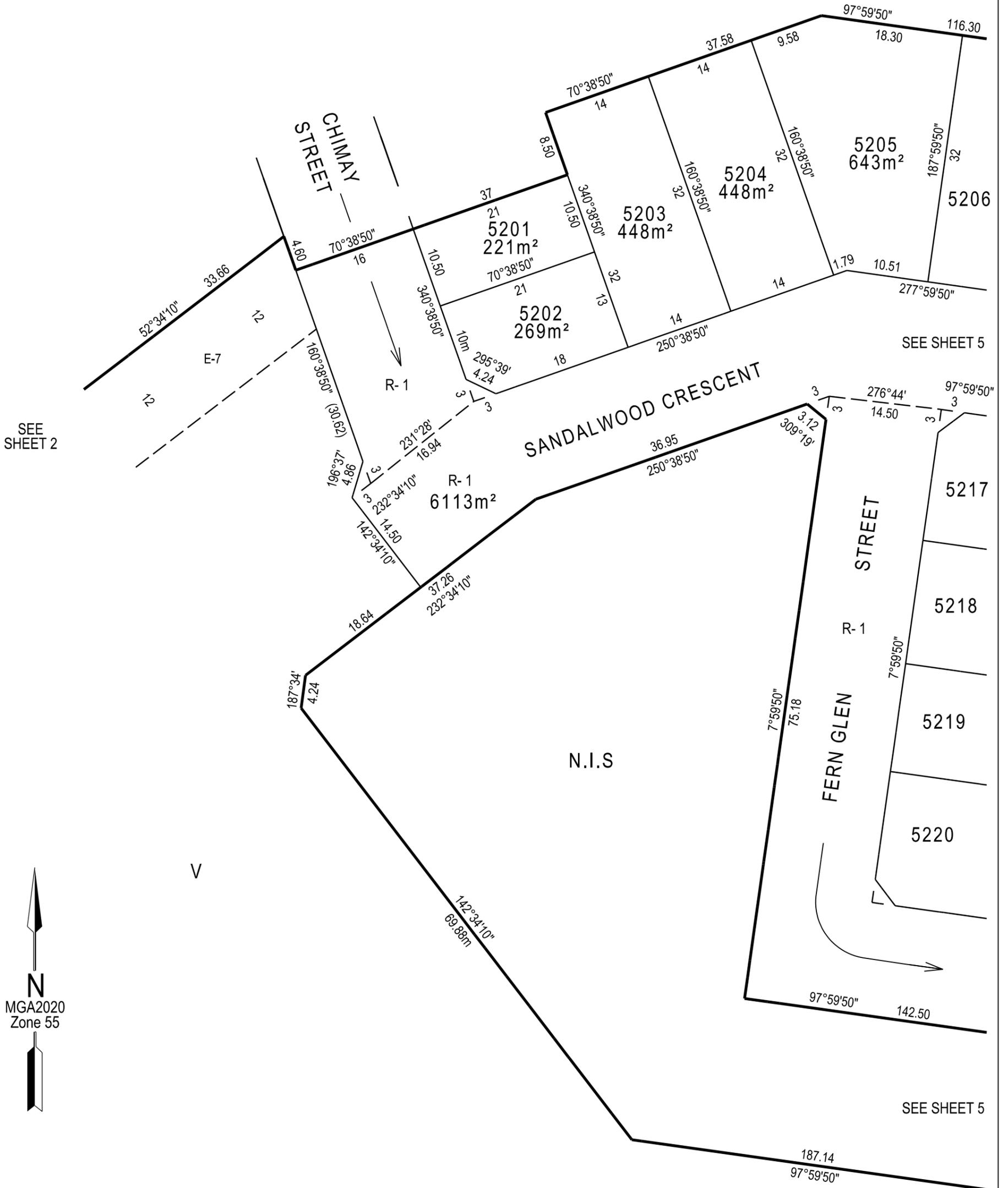
SURVEYORS FILE REF: 1669/Stg 52 VERSION: 3

ORIGINAL SHEET
SIZE: A3

SHEET 1 of 6

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





SEE SHEET 2

SEE SHEET 5

SEE 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 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 Lot No.	Benefiting Lots 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.