

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION 1

PS 933270R

## LOCATION OF LAND

**PARISH:** CRANBOURNE  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 63 (Part)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** Vol. Fol.  
**LAST PLAN REFERENCE:** Lot W PS 933268C

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

**MGA2020 Co-ordinates**  
 (of approx centre of land in plan) E 356 770 ZONE: 55  
 N 5 781 320

Council Name: Casey City Council

SPEAR Reference Number: S260770A

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

**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

**Other Purpose of the Plan:**  
 Lots 1 to 5800 (both inclusive) have been omitted from this plan  
 Lots A to W have been omitted from this plan.  
 See Sheet 6 for Creation of Restrictions.  
 The easement for 'Drainage' purposes over Sandalwood Crescent created in PS 929824W in favour of City of Casey is removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.  
 The easement for 'Sewerage' purposes over Sandalwood Crescent created in PS 929824W in favour of South East Water Corporation is removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.  
 The easement for 'Powerline' purposes over Kadamba Lane and Maranta Way created in PS 933268C in favour of Ausnet Electricity Services Pty Ltd is removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.  
 Part of the easement for 'Water Supply' purposes over Kadamba Lane created in Instrument AG839968X in favour of Melbourne Water Corporation is removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.

**Estate:** Meridian Green  
**Development No.:** 58  
**No. of Lots:** 37  
**Area:** 1.933 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.	This Plan	City of Casey
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-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



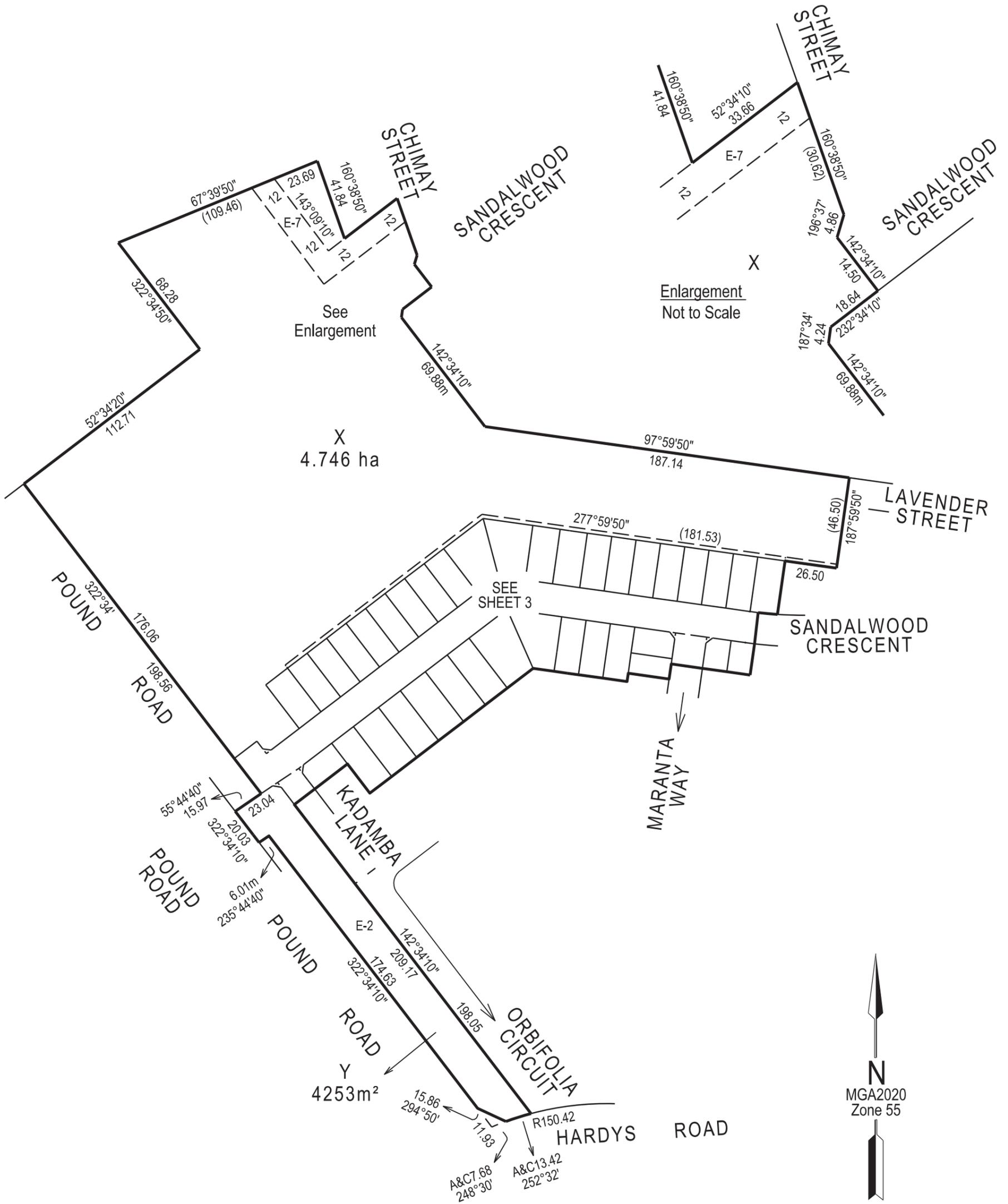
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
 PH (03) 9775 4555 www.charltondegg.com.au

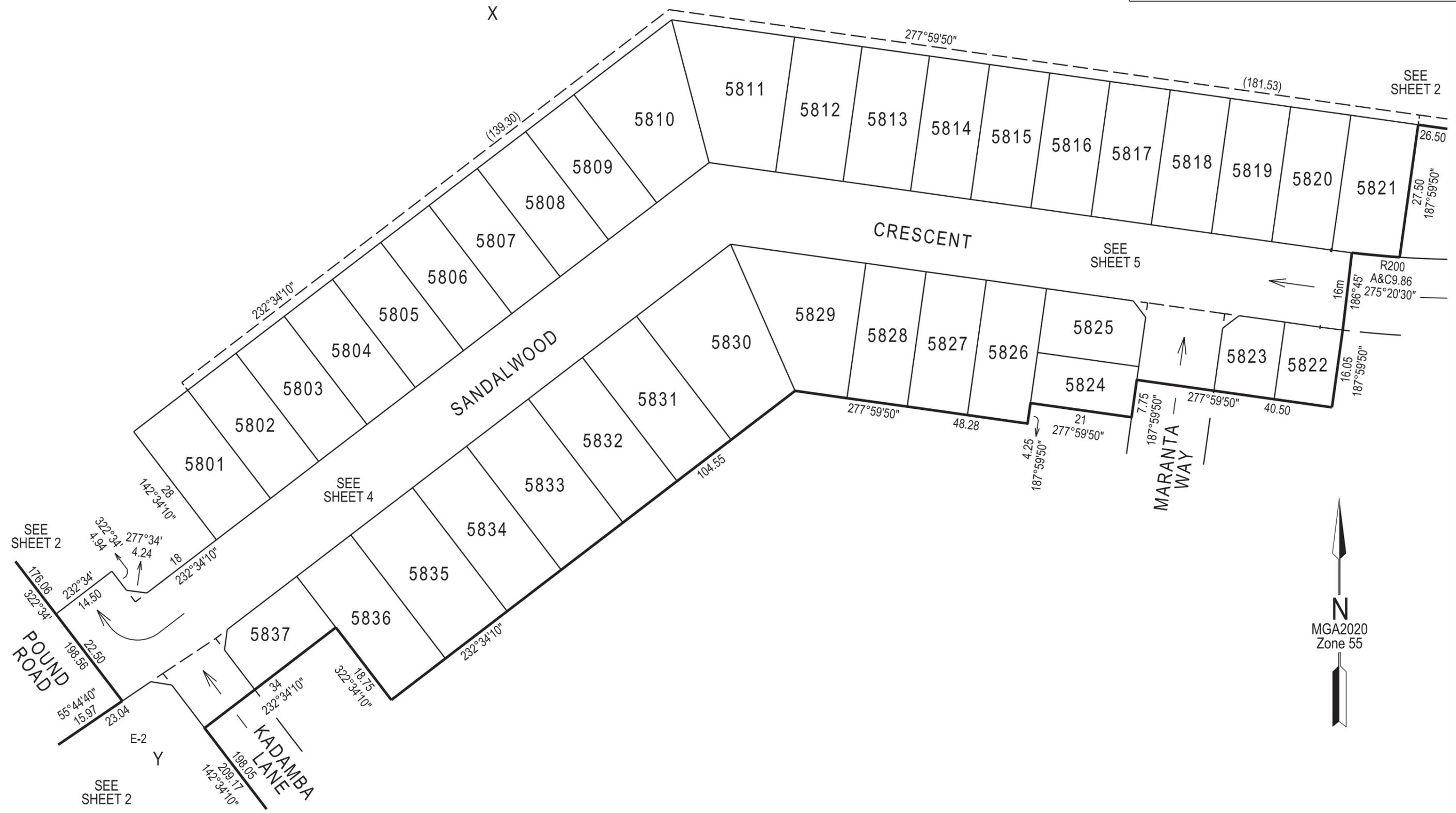
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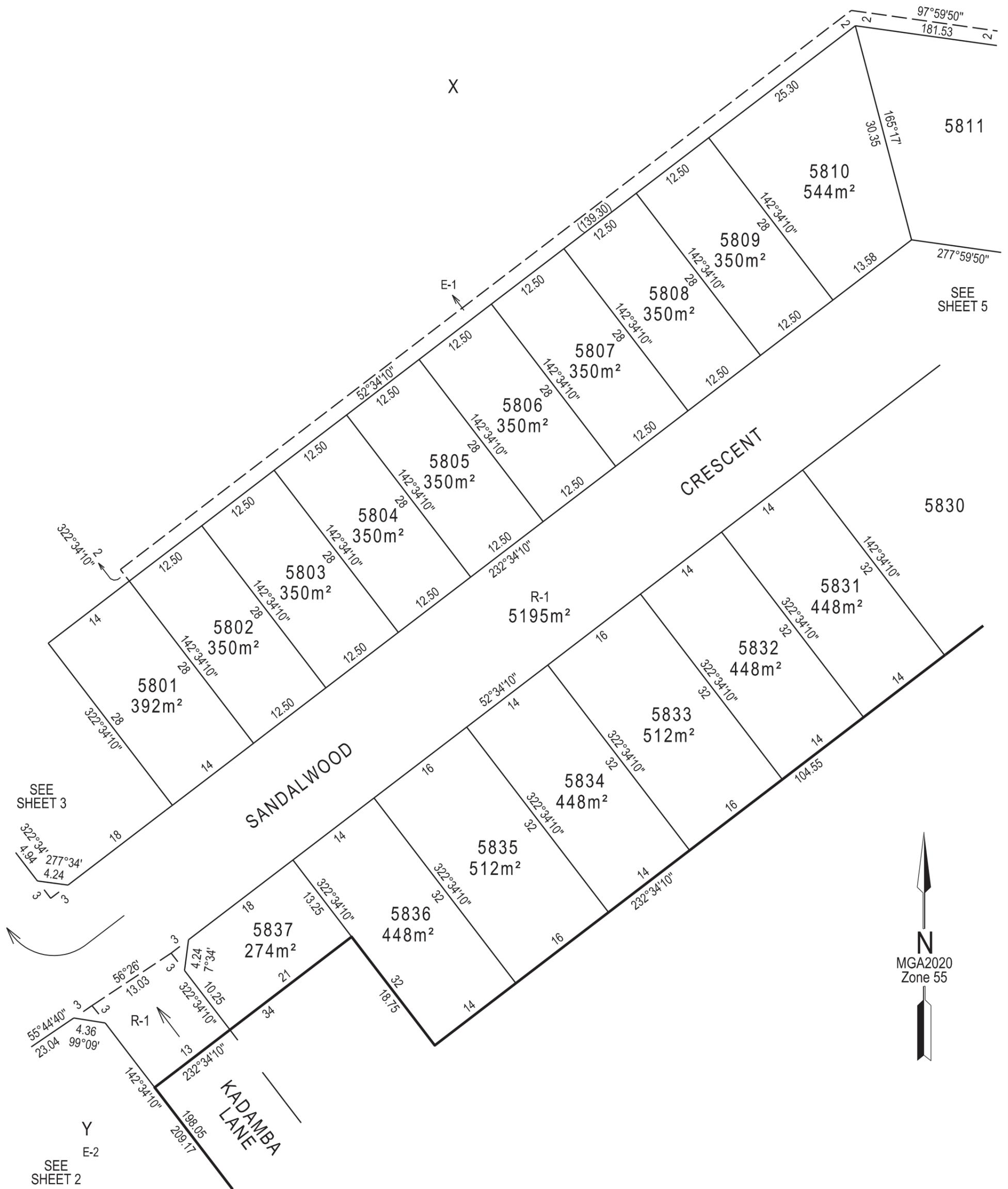
ORIGINAL SHEET  
SIZE: A3

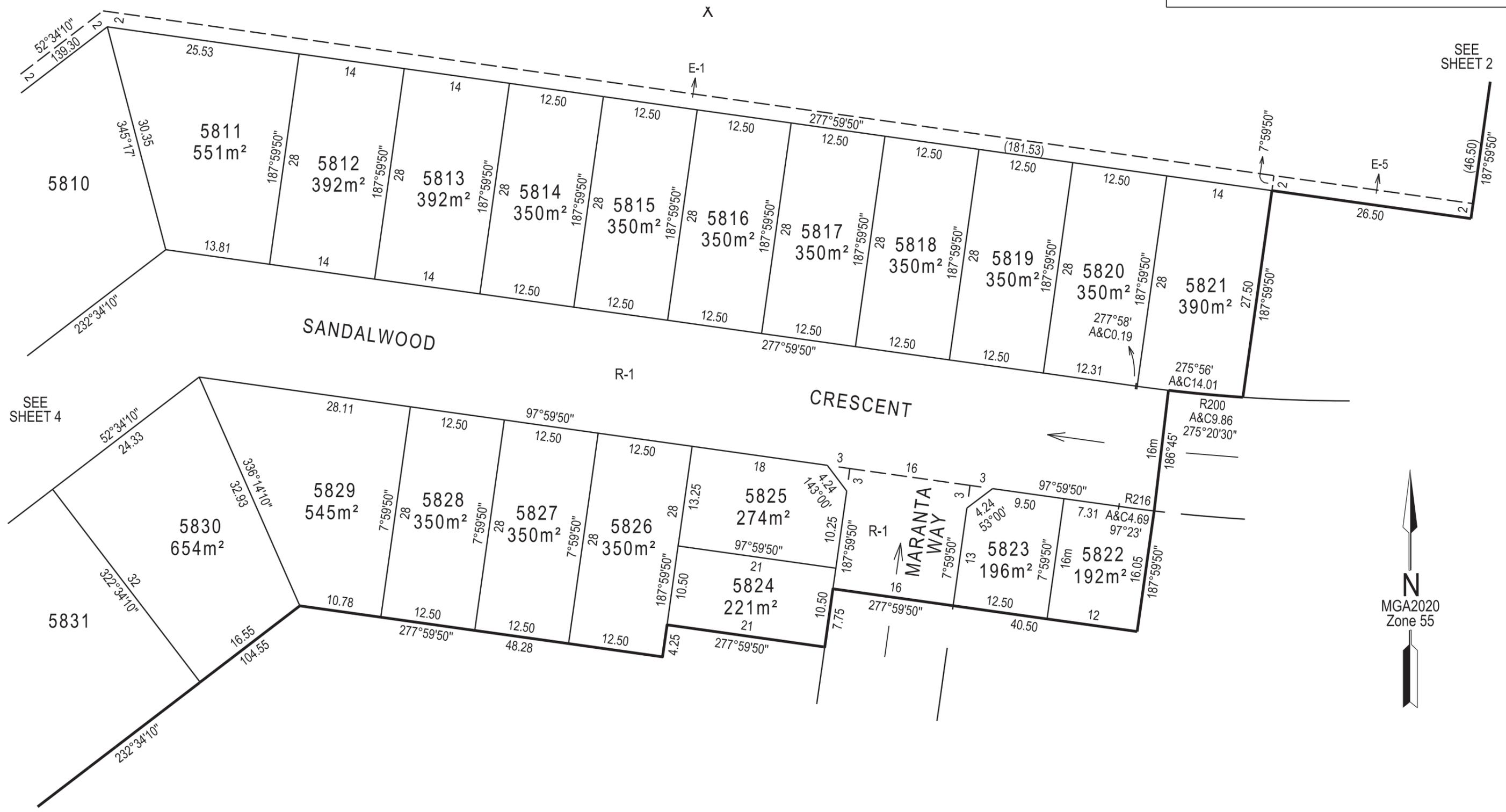
SHEET 1 of 6

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,  
 Surveyor's Plan Version (1),  
 09/12/2025, SPEAR Ref: S260770A









## 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 5801 to 5837 (both inclusive) on this plan.

**LAND TO BURDEN:** Lots 5801 to 5837 (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
5824	5825, 5826
5825	5824, 5826
5837	5836

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
5822	5823
5823	5822

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.