

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PS 929824W

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 63 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. 12673 Fol. 678
LAST PLAN REFERENCE: Lot Q PS 929823Y

POSTAL ADDRESS: 1525 Pound Road
Clyde North 3978

MGA2020 Co-ordinates E 356 960 **ZONE:** 55
 (of approx centre of land in plan) N 5 781 230

Council Name: Casey City Council
 SPEAR Reference Number: S252689B

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots A to S (both inclusive) have been omitted from this plan.
 Lots 1 to 5500 (both inclusive) have been omitted from this plan.
 See Sheet 6 for Creation of Restrictions.
Other Purpose of the Plan:
 The easement for 'Powerline' purposes over Sandalwood Crescent created in PS 929823Y 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.

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.: 55
No. of Lots: 34
Area: 1.493 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	Sewerage	See Diag.	PS 929823Y	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-4	Drainage	See Diag.	PS 929819P	City of Casey
E-5 & E-6	Drainage	See Diag.	This Plan	City of Casey
E-6	Sewerage	See Diag.	This Plan	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-9	Sewerage	See Diag.	PS 922815L	South East Water Corporation
E-10	Drainage	See Diag.	PS 922806M	City of Casey
E-10	Sewerage	See Diag.	PS 922806M	South East Water Corporation



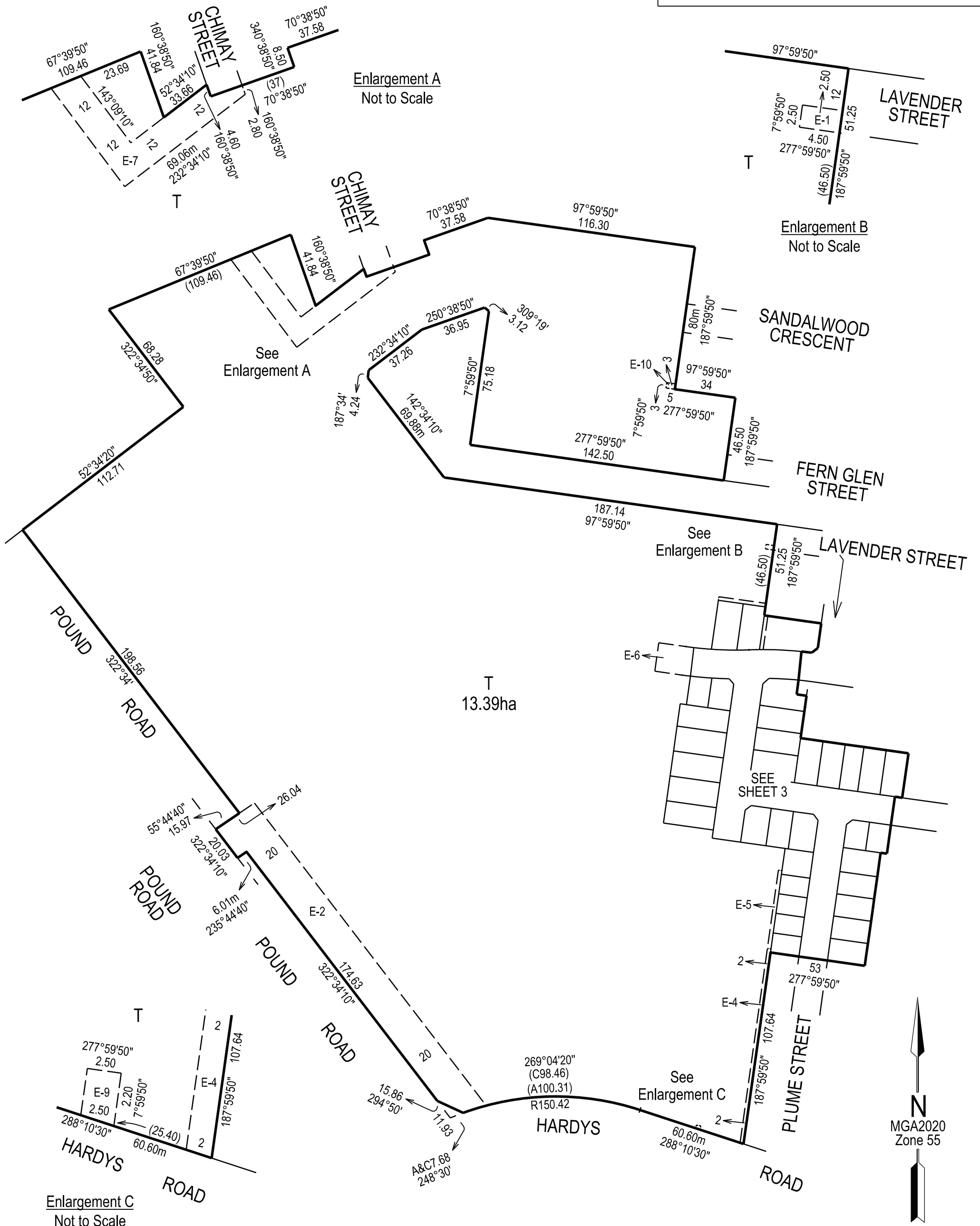
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1669/Stg 55 VERSION: 3

ORIGINAL SHEET
SIZE: A3

SHEET 1 of 6

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,
 Surveyor's Plan Version (3),
 02/06/2026, SPEAR Ref: S252689B



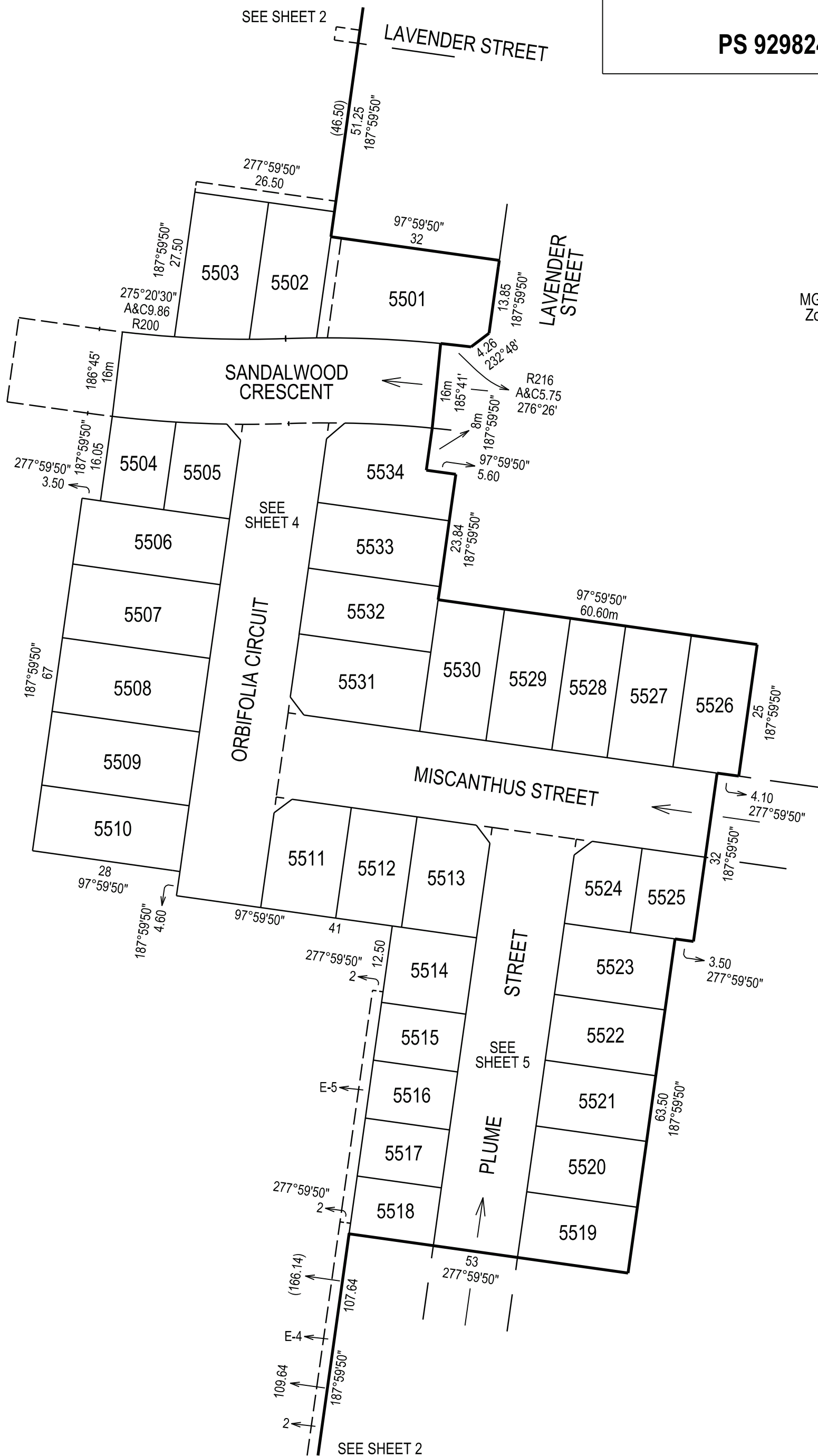
Enlargement A
Not to Scale

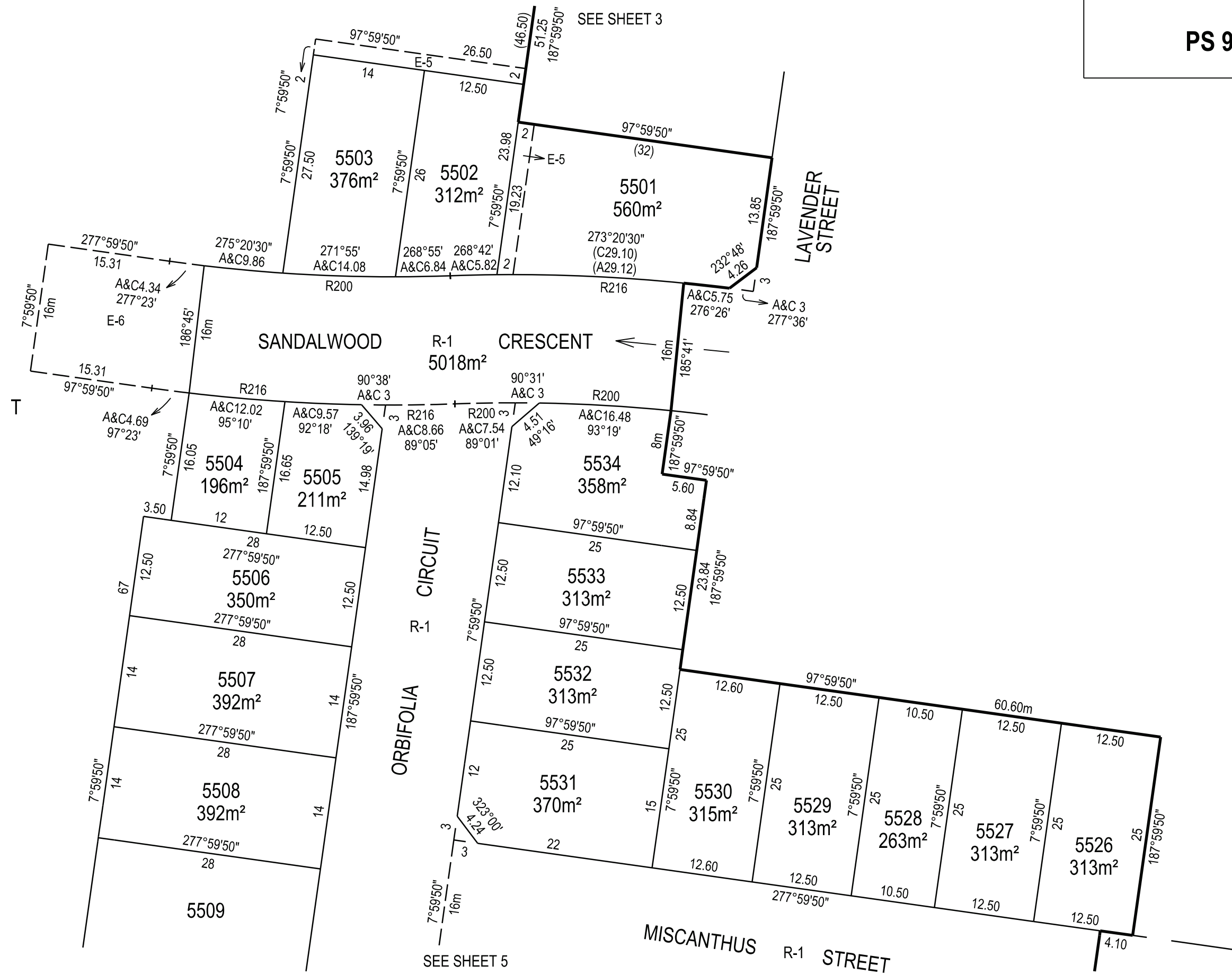
Enlargement B
Not to Scale

Enlargement C
Not to Scale



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SEE SHEET 4

SEE SHEET 3

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 5501 to 5534 (both inclusive) on this plan.

LAND TO BURDEN: Lots 5501 to 5534 (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. AA011505.
- 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
5511	5512
5512	5511, 5513, 5514
5513	5512, 5514

Burdened Lot No.	Benefiting Lots on this Plan
5519	5520
5520	5519, 5521
5521	5520, 5522

Burdened Lot No.	Benefiting Lots on this Plan
5522	5521, 5523
5523	5522, 5524, 5525
5528	5527, 5529

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
5504	5505, 5506
5505	5504, 5506
5514	5512, 5513, 5515

Burdened Lot No.	Benefiting Lots on this Plan
5515	5514, 5516
5516	5515, 5517
5517	5516, 5518

Burdened Lot No.	Benefiting Lots on this Plan
5518	5517
5524	5523, 5525
5525	5523, 5524

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 5501 to 5534 (both inclusive) on this plan.

LAND TO BURDEN: Lot 5501 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.

