

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PS 918568A

## LOCATION OF LAND

**PARISH:** CRANBOURNE  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 63 (Part)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** Vol. Fol.  
**LAST PLAN REFERENCE:** Lot E PS 910791Q

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

**MGA2020 Co-ordinates**  
 (of approx centre of land in plan) E 357 150 ZONE: 55  
 N 5 781 640

Council Name: Casey City Council  
 SPEAR Reference Number: S213939B

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
Road R-1 Reserve No.1	City of Casey Ausnet Electricity Services Pty Ltd ABN 91 064 651 118	Lots 1 to 4800 (both inclusive) has been omitted from this plan Lots A to E has been omitted from this plan. See Sheet 6 for Creation of Restrictions. <b>Other Purpose of the Plan:</b> The easement for 'Sewerage' purposes over Clara Drive created in PS 910791Q 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.  <b>Estate:</b> Meridian Green <b>Development No.:</b> 48 <b>No. of Lots:</b> 44 <b>Area:</b> 2.564 ha <b>Melways:</b> 135 J4
<b>NOTATIONS</b>		
<b>Depth Limitation:</b> Does not apply.  <b>Survey:</b> This plan is <del>is not</del> 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.  <b>Staging:</b> This <del>is</del> is not a staged subdivision. Planning Permit No. PInA00900/14		

## 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-2 & E-3	Data Transmission Water Supply and Rights in Connection therewith set out in AA1353	See Diag. See Diag.	PS 327975F Land Acquisition and Compensation Act 1989 and Section 130 Water Act 1989 - See Notification AG839968X	Lots on PS 327975F Melbourne Water Corporation
E-4	Drainage	See Diag.	PS 910791Q	City of Casey
E-5	Drainage	See Diag.	This Plan	City of Casey
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



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 48 VERSION: 7

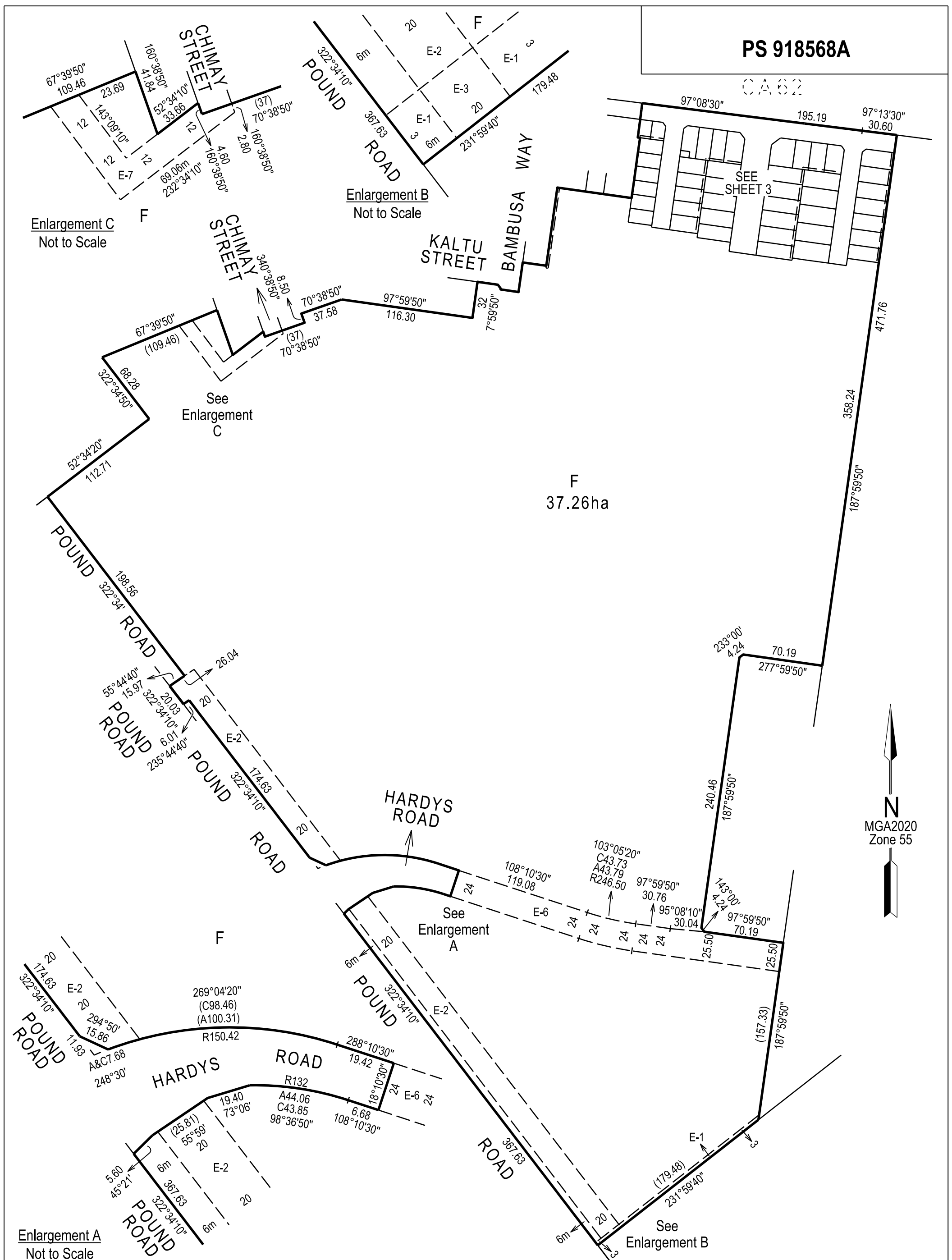
ORIGINAL SHEET  
SIZE: A3

SHEET 1 of 6

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,  
 Surveyor's Plan Version (7),  
 23/08/2024, SPEAR Ref: S213939B

PS 918568A

CA 62



Enlargement A  
Not to Scale

Enlargement B  
Not to Scale

Enlargement C  
Not to Scale



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

SCALE 1:3000

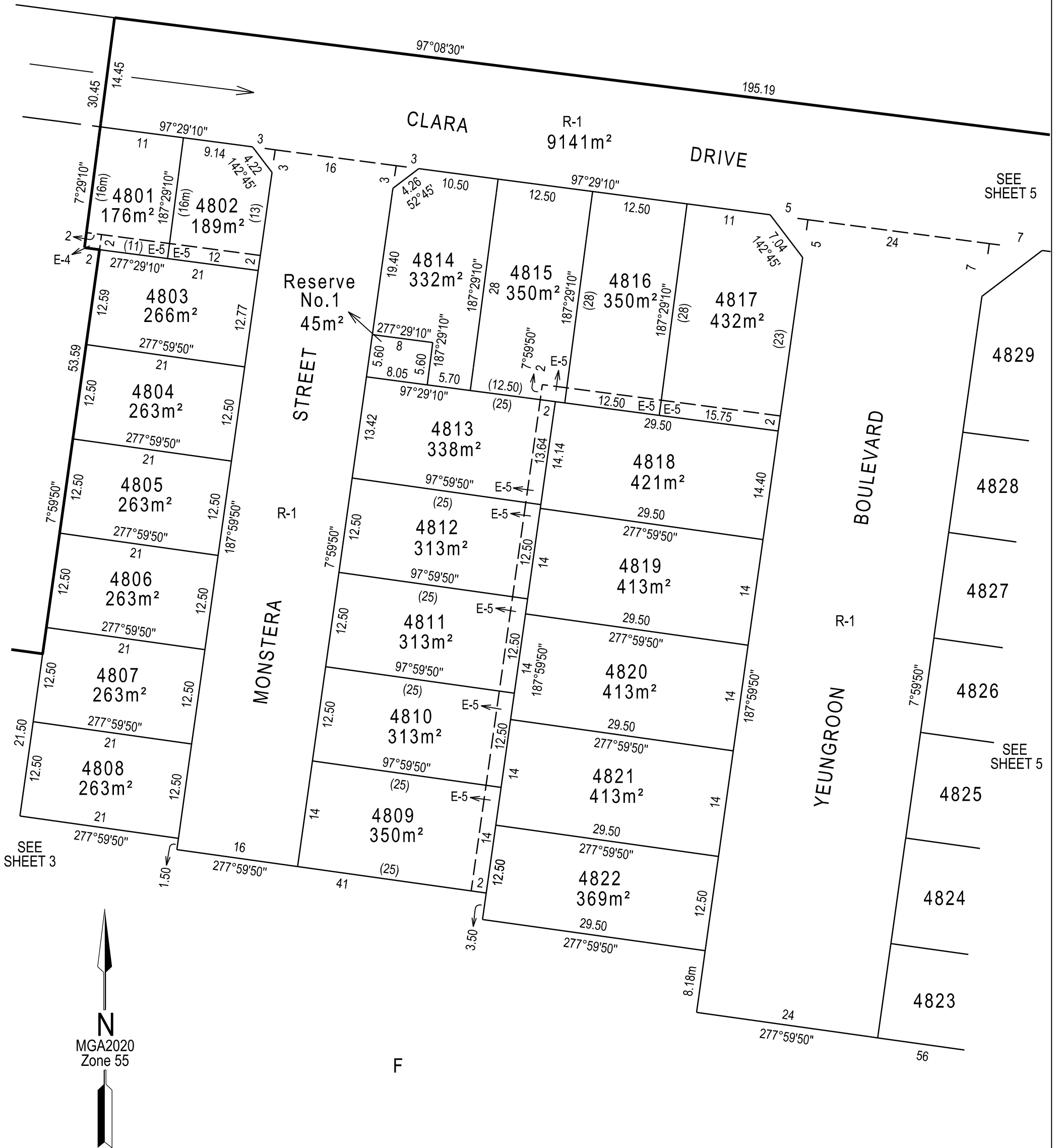
LENGTHS ARE IN METRES

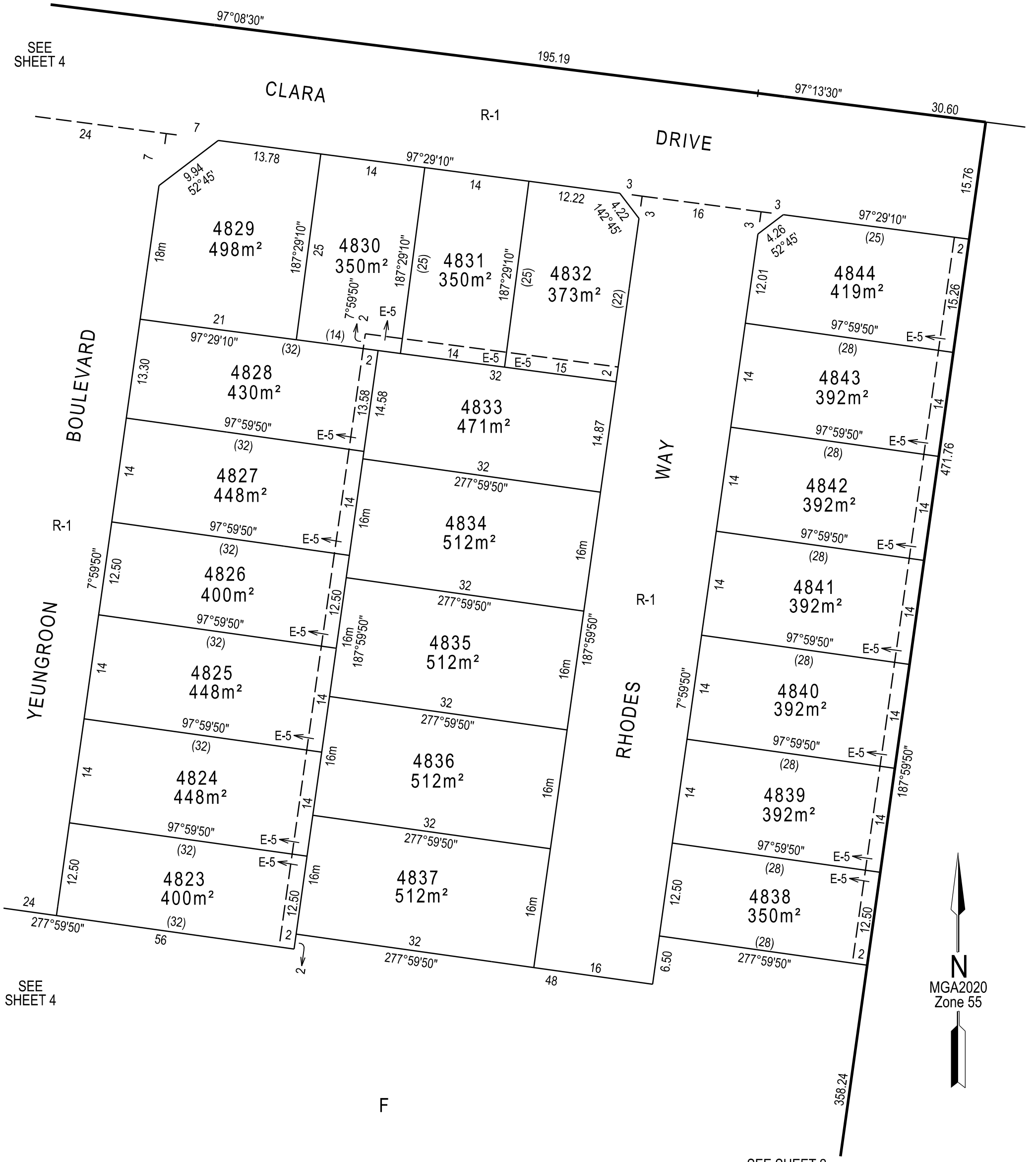
Digitally signed by: Michael Neylan Degg, Licensed Surveyor,  
 Surveyor's Plan Version (7),  
 23/08/2024, SPEAR Ref: S213939B

ORIGINAL SHEET SIZE: A3

SHEET 2







SEE SHEET 4

SEE SHEET 4

SEE SHEET 2



## CREATION OF RESTRICTION A

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.

**LAND TO BENEFIT:** Lots 4801 to 4844 (both inclusive).

**LAND TO BURDEN:** Lots 4801 to 4844 (both inclusive).

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. AA010293.
- 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.

## CREATION OF RESTRICTION B

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.

### Table of Land burdened and Land benefited

Burdened Lot No.	Benefiting Lots on this Plan
4803	4801, 4802, 4804
4804	4803, 4805
4805	4804, 4806
4806	4805, 4807
4807	4806, 4808
4808	4807

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.

## CREATION OF RESTRICTION C

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.

### Table of Land burdened and Land benefited

Burdened Lot No.	Benefiting Lots on this Plan
4801	4802, 4803
4802	4801, 4803

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.