

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PS 922805P

## LOCATION OF LAND

**PARISH:** CRANBOURNE  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 63 (Part)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** Vol. Fol.  
**LAST PLAN REFERENCE:** Lot G PS 918569X

COUNCIL NAME: CITY OF CASEY

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

**MGA2020 Co-ordinates**  
 (of approx centre of land in plan) E 357 160 ZONE: 55  
 N 5 781 450

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

Lots 1 to 5000 (both inclusive) have been omitted from this plan  
 Lots A to G have been omitted from this plan.  
 See Sheet 5 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.:** 50A  
**No. of Lots:** 29  
**Area:** 1.583 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-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 & E-5 E-5 E-6	Drainage Sewerage Powerline	See Diag. See Diag. See Diag.	This Plan This Plan PS 910784M Section 88 of the Electricity Industry Act 2000	City of Casey South East Water Corporation 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



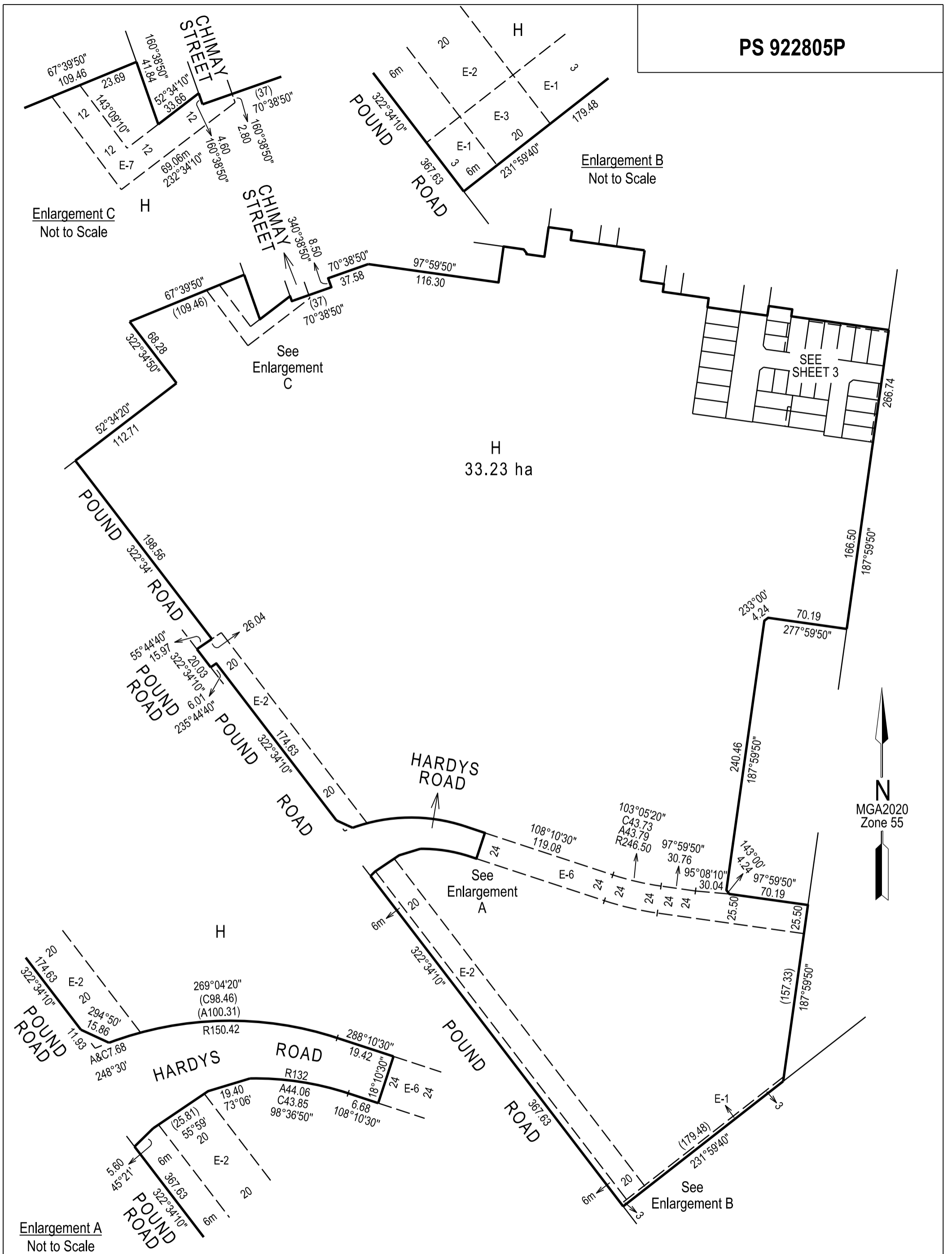
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1669/Stg 50A VERSION: 1

ORIGINAL SHEET  
SIZE: A3

SHEET 1 of 5

MICHAEL NEYLAN DEGG



Enlargement A  
Not to Scale

See  
Enlargement B

See  
Enlargement  
A

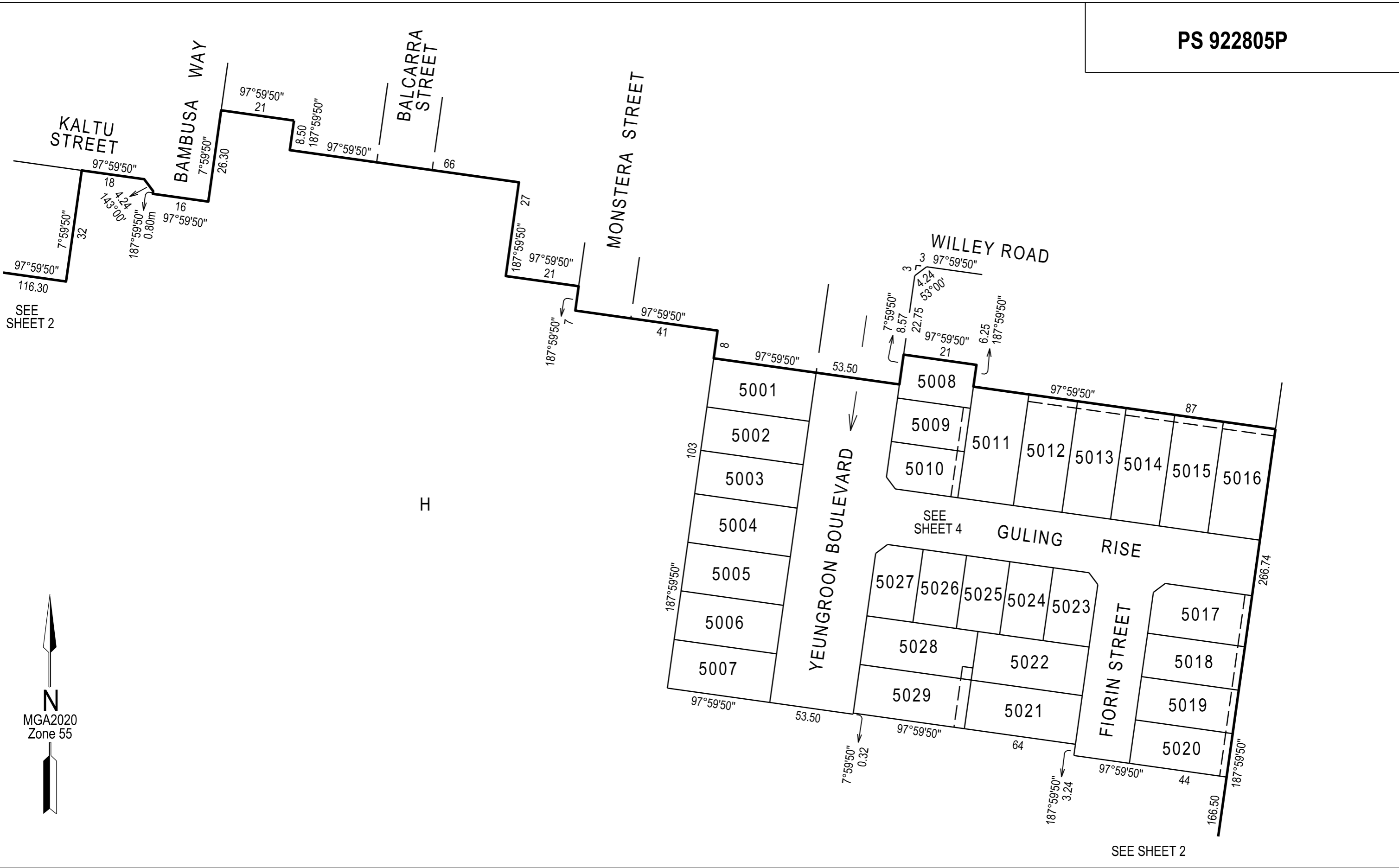
See  
Enlargement  
C

Enlargement B  
Not to Scale

Enlargement C  
Not to Scale

H  
33.23 ha



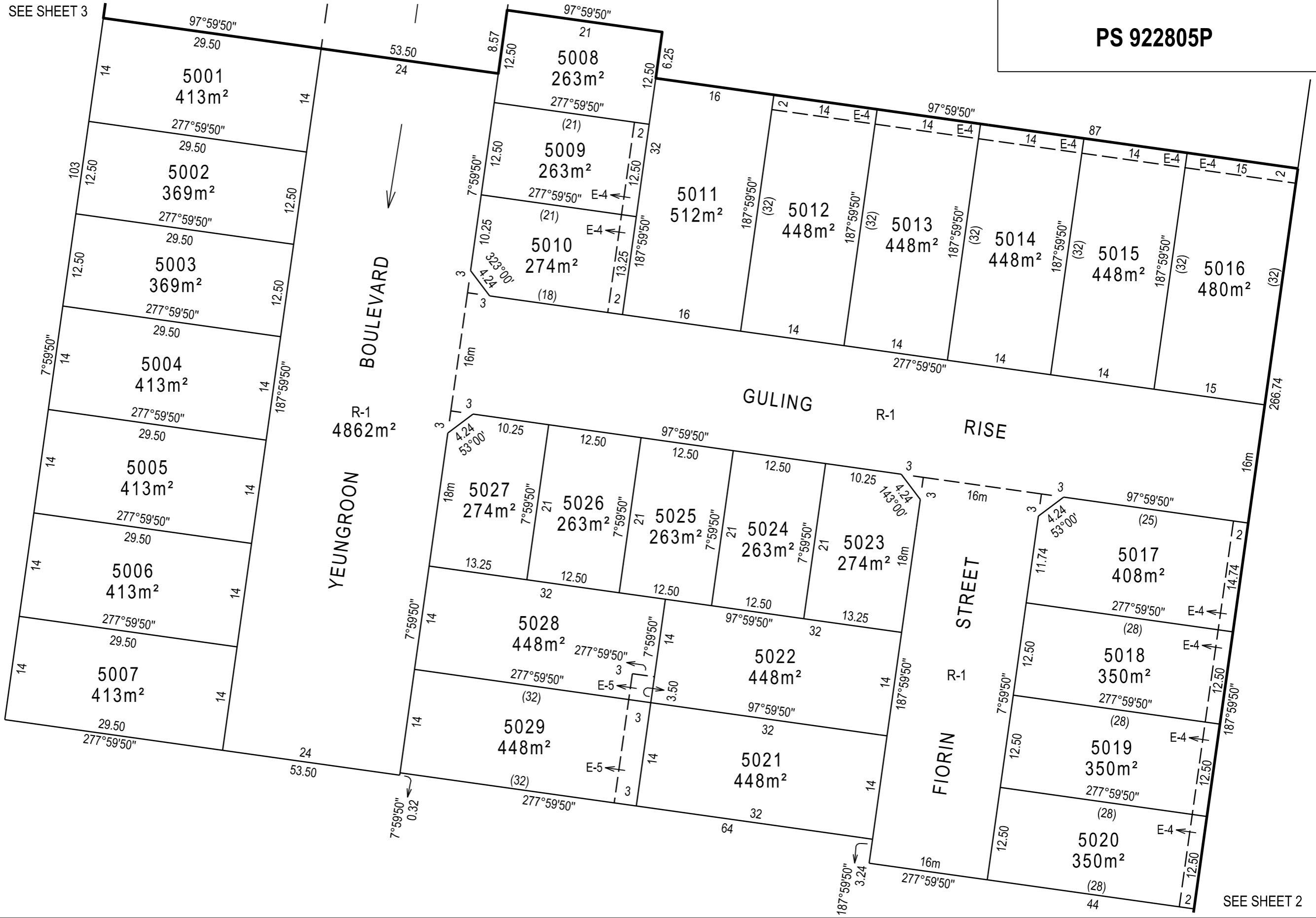


SEE SHEET 2



H

SEE SHEET 3



SEE SHEET 2

**CHARLTONDEGG**  
LAND DEVELOPMENT CONSULTANTS

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

SCALE 1:500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

**MICHAEL NEYLAN DEGG**

REF 1669/Stg 50A VERSION: 1

ORIGINAL SHEET SIZE: A3

SHEET 4

## 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 5001 to 5029 (both inclusive).

**LAND TO BURDEN:** Lots 5001 to 5029 (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. 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.

## 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
5008	5009, 5011
5009	5008, 5010, 5011
5010	5009, 5011
5023	5022, 5024
5024	5022, 5023, 5025
5025	5022, 5024, 5026, 5028
5026	5025, 5027, 5028
5027	5026, 5028

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.