
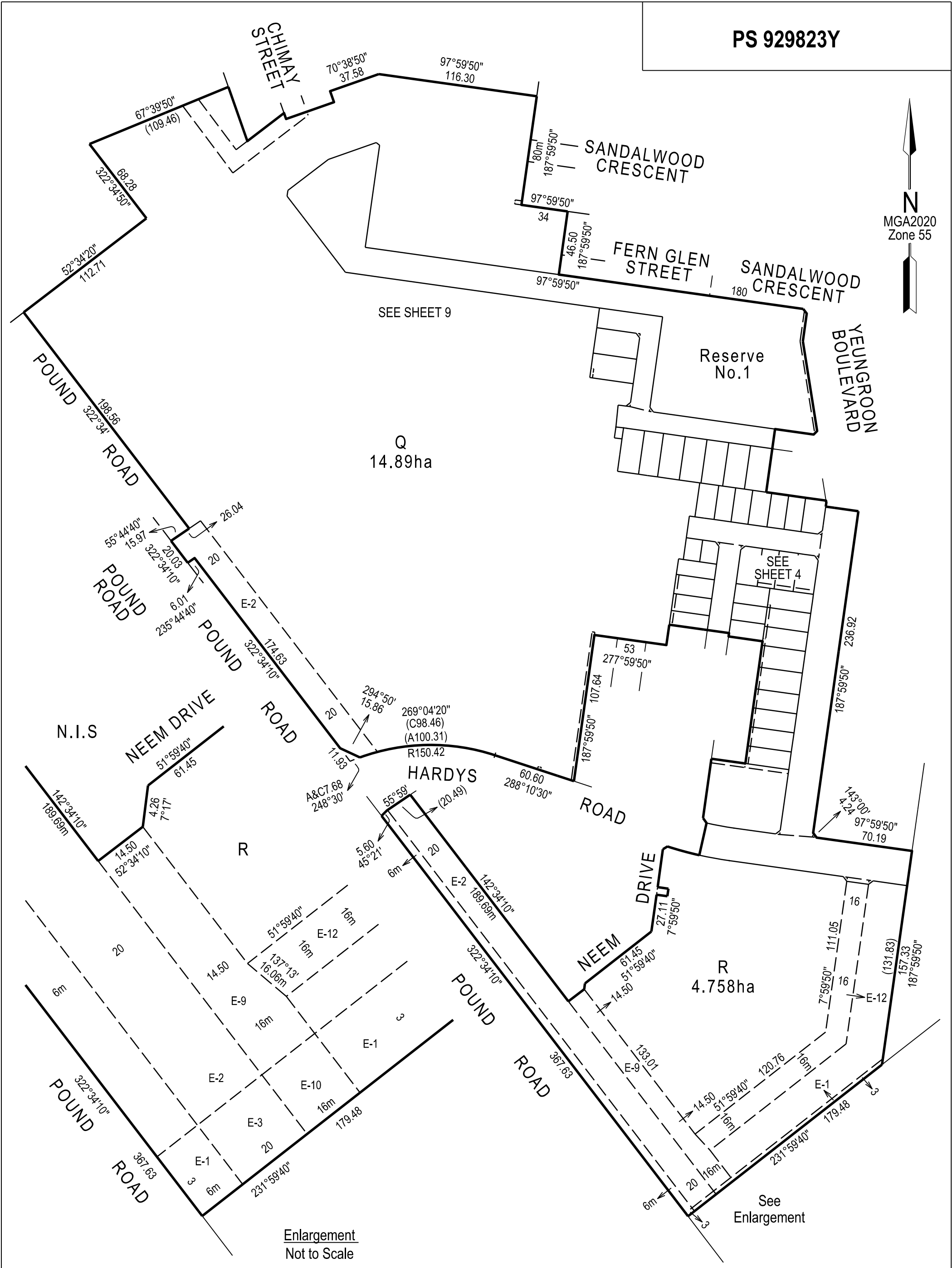
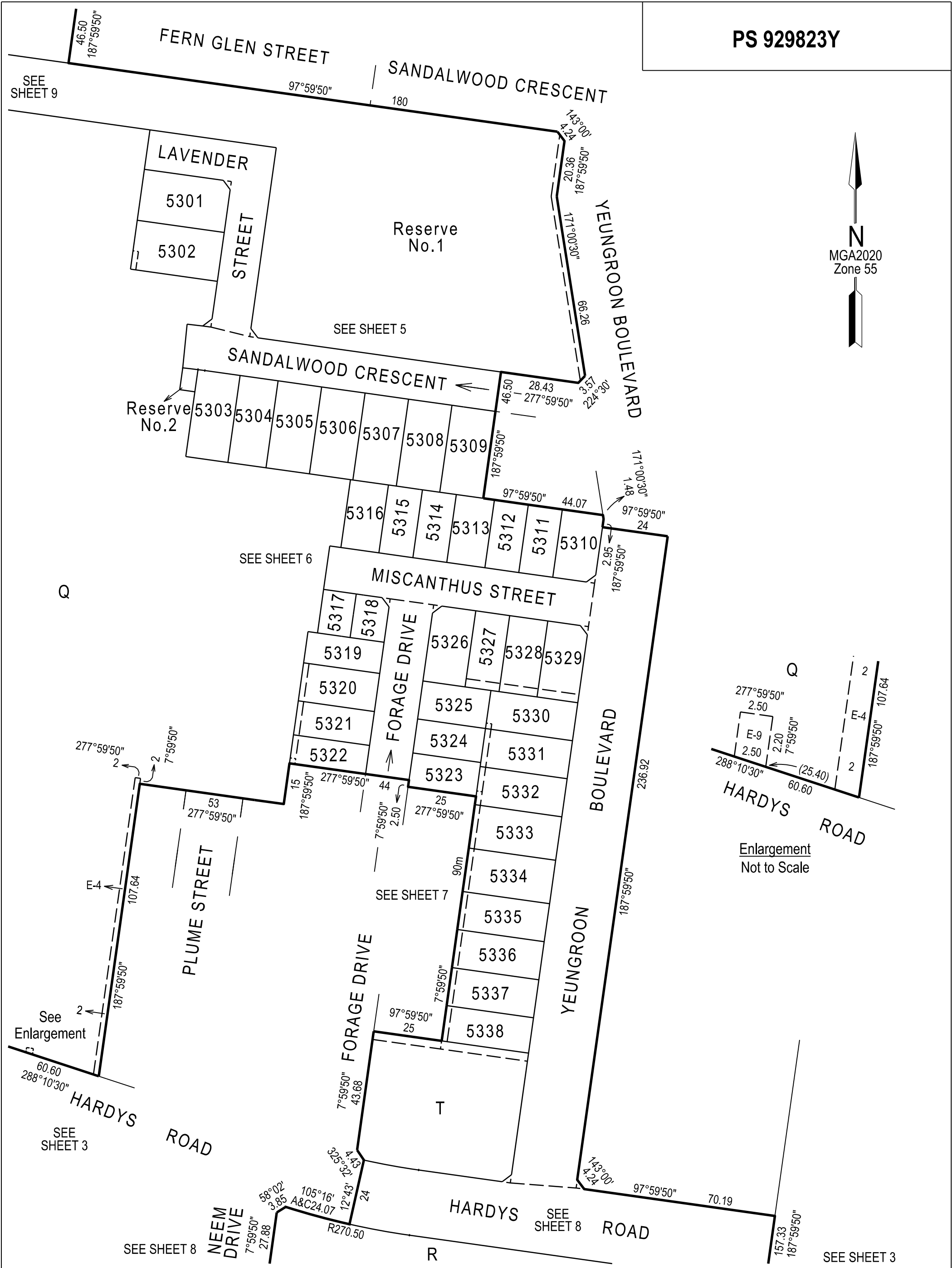


PLAN OF SUBDIVISION				LV USE ONLY EDITION		PS 929823Y	
<div>LOCATION OF LAND</div> <div>PARISH: CRANBOURNE</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: 63 (Part)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: Vol. Fol.</div> <div>LAST PLAN REFERENCE: Lot P PS 929819P</div> <div>POSTAL ADDRESS: 1525 Pound Road Clyde North 3978</div> <div>MGA2020 Co-ordinates (of approx centre of land in plan) E 357 050 ZONE: 55 N 5 781 190</div>				<div>Council Name: Casey City Council</div> <div>SPEAR Reference Number: S247759T</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>Lots 1 to 5300 (both inclusive) have been omitted from this plan.</div> <div>Lots A to P (both inclusive) &amp; S have been omitted from this plan.</div> <div>See Sheet 10 for Creation of Restrictions.</div> <div>Other Purpose of the Plan: The easement E-11 for 'Powerline' purposes created in PS 922806M in favour of Ausnet Electricity Services Pty Ltd over Yeungroon Boulevard is removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.</div> <div>Easement E-13 and part of easements E-5 and E-12 for 'Sewerage' purposes over Hardys Road, Yeungroon Boulevard &amp; Pathos Street created in PS 929819P in favour of South East Water Cooperation is removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.</div> <div>The easements E-6 &amp; E-13 for 'Powerline' purposes over Hardys Road &amp; Yeungroon Boulevard created in PS 910784M 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.</div> <div>Part of easement E-5 for 'Drainage' purposes over Yeungroon Boulevard created in PS 929819P 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.</div> <div>Estate: Meridian Green</div> <div>Development No.: 53</div> <div>No. of Lots: 39</div> <div>Area: 5.166 ha</div> <div>Melways: 135 J4</div>			
Road R-1		City of Casey					
Reserve No.1		City of Casey					
Reserve No.2		Ausnet Electricity Services Pty Ltd ABN 91 064 651 118					
NOTATIONS							
Depth Limitation: Does not apply.							
<div>Survey: This plan is <del>is not</del> based on survey.</div> <div>This survey has been connected to Cranbourne permanent marks no. 66, 100, 454 and Sherwood permanent mark no. 144.</div> <div>In Proclaimed Survey Area No. 71.</div> <div>Staging: This <del>is</del> is not a staged subdivision.</div> <div>Planning Permit No. PInA00900/14</div>							
EASEMENT INFORMATION							
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
	See Sheet 2 for Easement information						
<div> <b>CHARLTON DEGG</b> LAND DEVELOPMENT CONSULTANTS</div> <div>SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 <a href="http://www.charltondegg.com.au">www.charltondegg.com.au</a></div>		<div>SURVEYORS FILE REF: 1669/Stg 53 VERSION: 2</div> <div>Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (2), 03/06/2025, SPEAR Ref: S247759T</div>			<div>ORIGINAL SHEET SIZE: A3</div>		<div>SHEET 1 of 10</div>

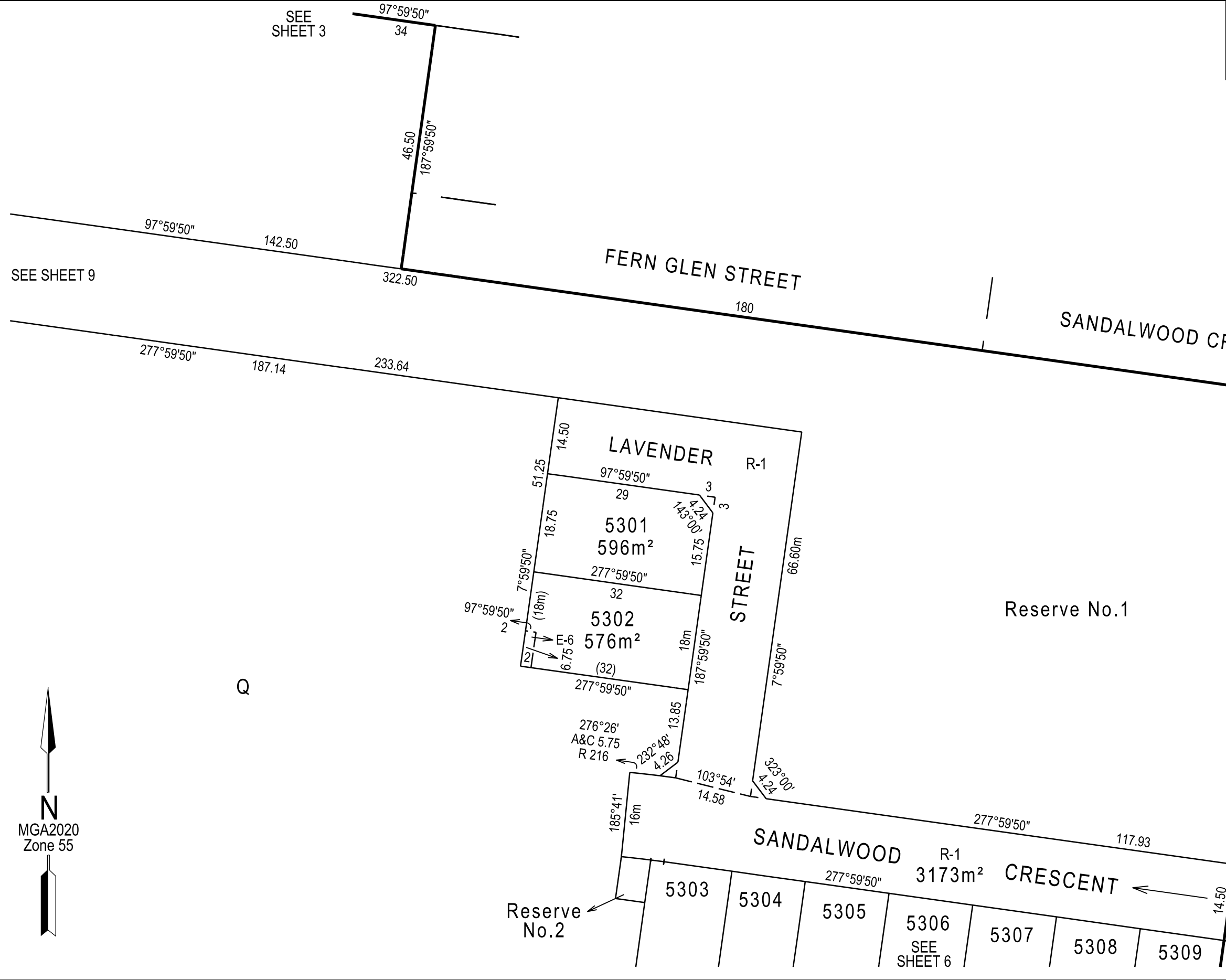
PLAN OF SUBDIVISION			LV USE ONLY EDITION	PS 929823Y		
EASEMENT INFORMATION						
Legend:      A - Appurtenant Easement      E - Encumbering Easement      R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1, E-3 & E-10	Data Transmission	See Diag.	PS 327975F	Lots on PS 327975F		
E-2 & E-3	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 & E-5	Drainage	See Diag.	PS 929819P	City of Casey		
E-5 & E-12	Sewerage	See Diag.	PS 929819P	South East Water Corporation		
E-6 & E-11	Drainage	See Diag.	This Plan	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		
E-8 & E-14	Sewerage	See Diag.	PS 922806M	South East Water Corporation		
E-9 & E-10	Sewerage	See Diag.	PS 922815L	South East Water Corporation		
E-11	Sewerage	See Diag.	This Plan	South East Water Corporation		
E-14	Drainage	See Diag.	PS 922806M	City of Casey		
 SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555      www.charltondegg.com.au					ORIGINAL SHEET SIZE: A3	SHEET 2
		Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (2), 03/06/2025, SPEAR Ref: S247759T				



Enlargement  
Not to Scale

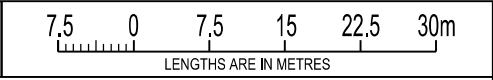


**PS 929823Y**



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PH (03) 9775 4555 [www.charltondegg.com.au](http://www.charltondegg.com.au)

SCALE  
1:750



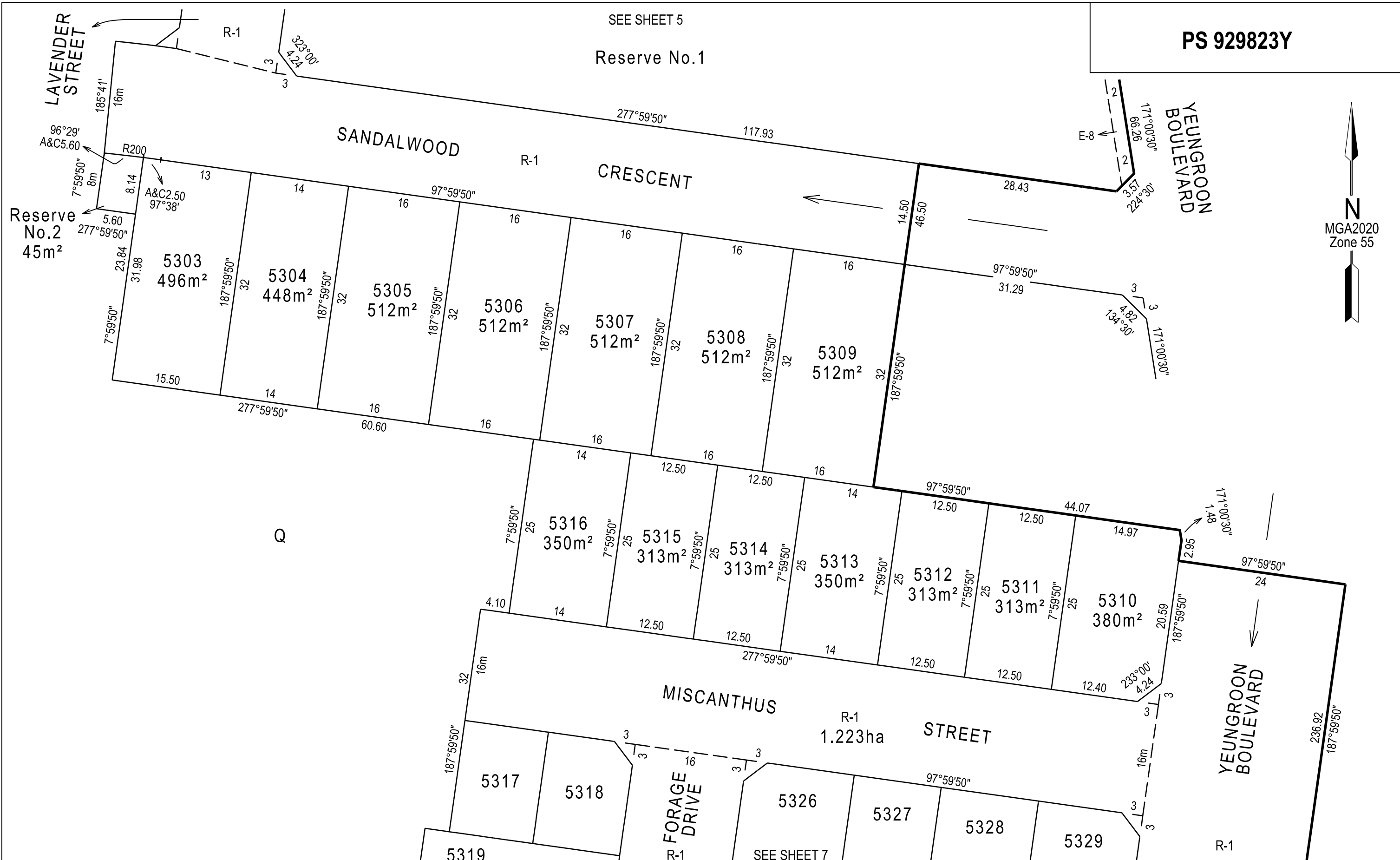
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SIZE: A3

SHEET 5

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Surveyor,  
Surveyor's Plan Version (2),  
03/06/2025, SPEAR Ref: S247759T

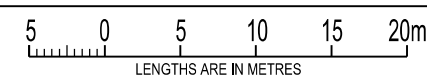


Reserve No.1



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

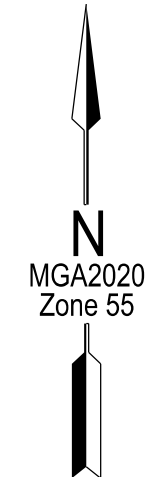
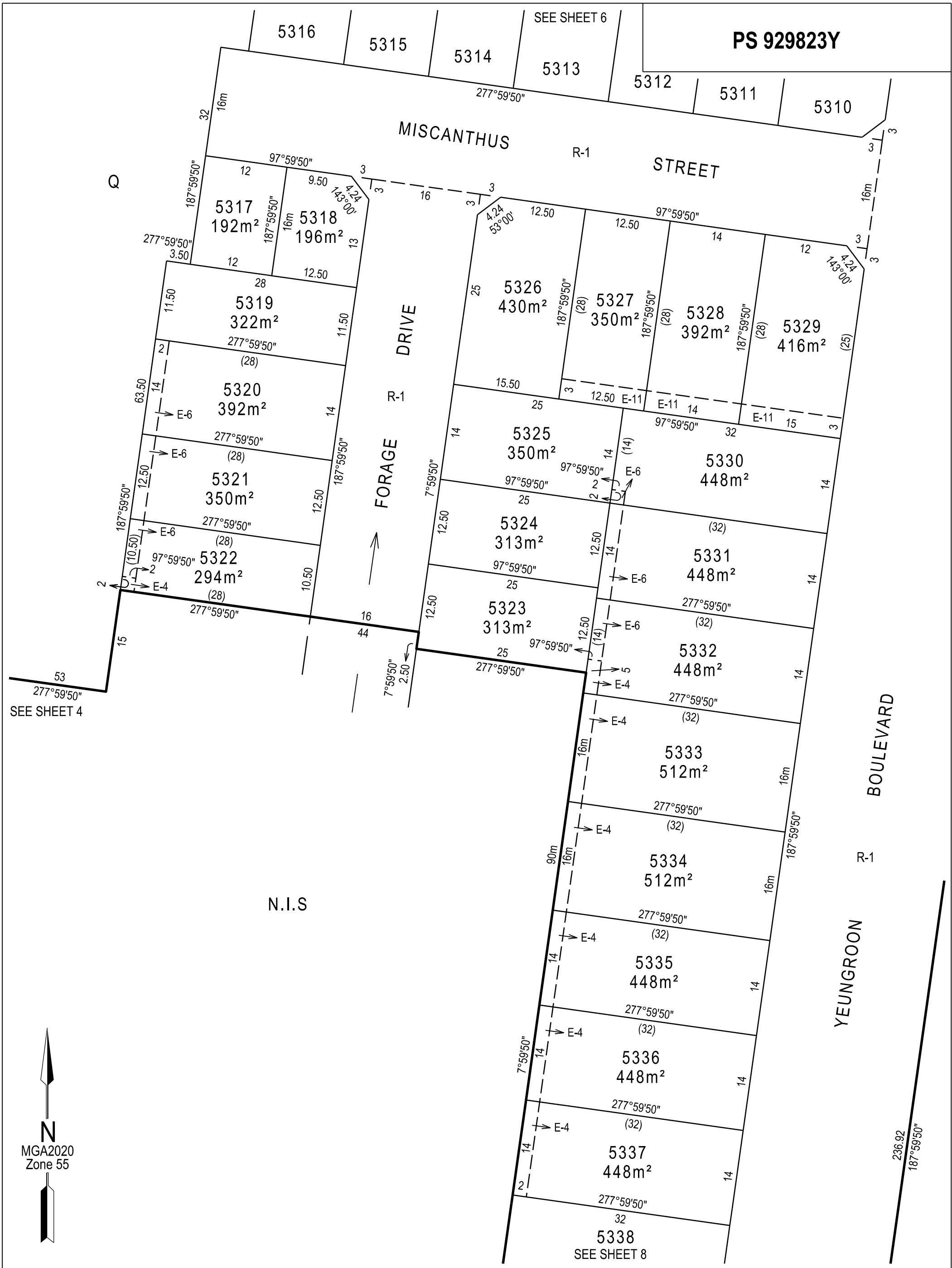
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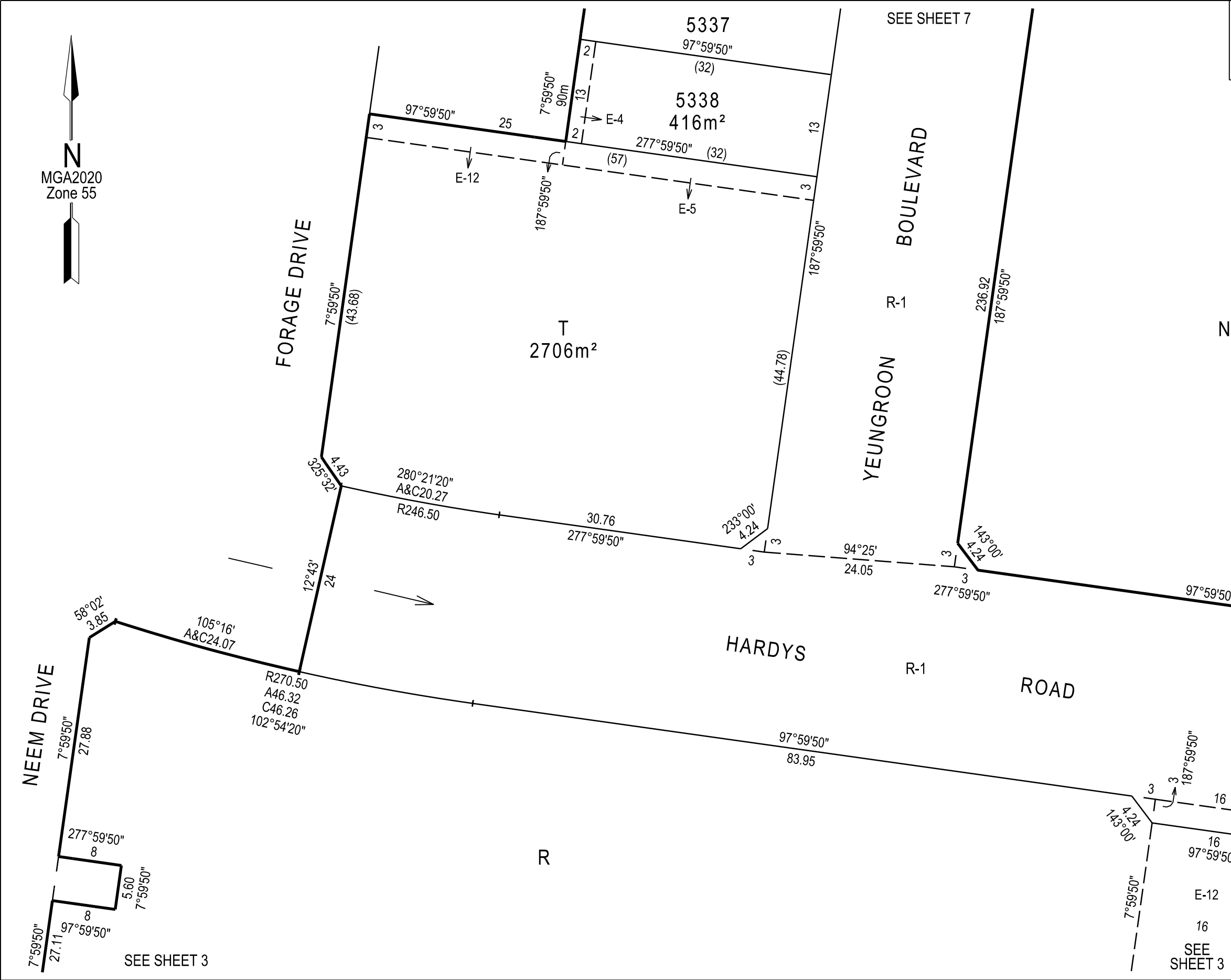
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SIZE: A3

SHEET 6

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Surveyor,  
Surveyor's Plan Version (2),  
03/06/2025, SPEAR Ref: S247759T

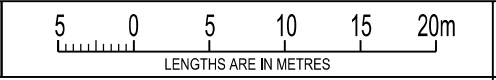


**PS 929823Y**



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PH (03) 9775 4555 [www.charltondegg.com.au](http://www.charltondegg.com.au)

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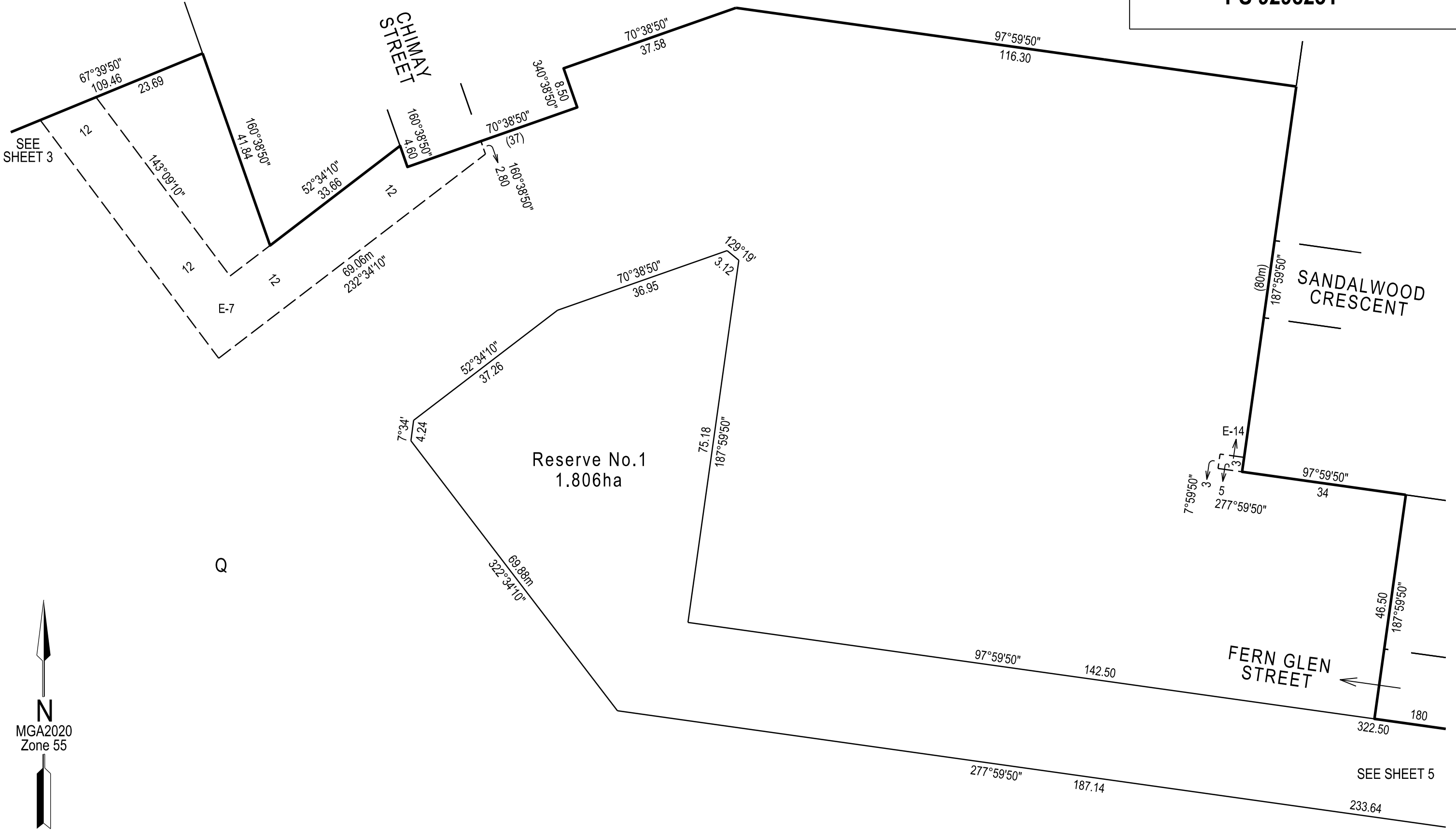


ORIGINAL SHEET  
SIZE: A3

SHEET 8

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Surveyor,  
Surveyor's Plan Version (2),  
03/06/2025, SPEAR Ref: S247759T





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 5301 to 5338 (both inclusive).

LAND TO BURDEN: Lots 5301 to 5338 (both inclusive).

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
5322	5321

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
5317	5318, 5319
5318	5317, 5319

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.