

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PS 929819P

LOCATION OF LAND

| | |
|-----------------------------|------------------------------|
| PARISH: | CRANBOURNE |
| TOWNSHIP: | - |
| SECTION: | - |
| CROWN ALLOTMENT: | 63 (Part) |
| CROWN PORTION: | - |
| TITLE REFERENCE: | Vol. Fol. |
| LAST PLAN REFERENCE: | Lot K PS 9228151 |

Council Name: Casey City Council

SPEAR Reference Number: S246207T

POSTAL ADDRESS: 1525 Pound Road
Clyde North 3978

VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|------------|---------------------|
|------------|---------------------|

NOTATIONS

Lots 1 to 5400 (both inclusive) have been omitted from this plan

Lots A to O (both inclusive) have been omitted from this plan.

See Sheet 8 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

Estate: Meridian Green
Development No.: 54
No. of Lots: 34
Area: 1.404 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 |
|--------------------|---------|----------------|--------|-----------------------------|
|--------------------|---------|----------------|--------|-----------------------------|

See Sheet 2 for Easement information



CHARLTON DEGG
LAND DEVELOPMENT CONSULTANTS

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SURVEYORS FILE REF: 1669/Stg 54

ORIGINAL SHEET
SIZE: A3

SHEET 1 of 8

Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (5), 10/12/2025, SPEAR Ref: S246207T

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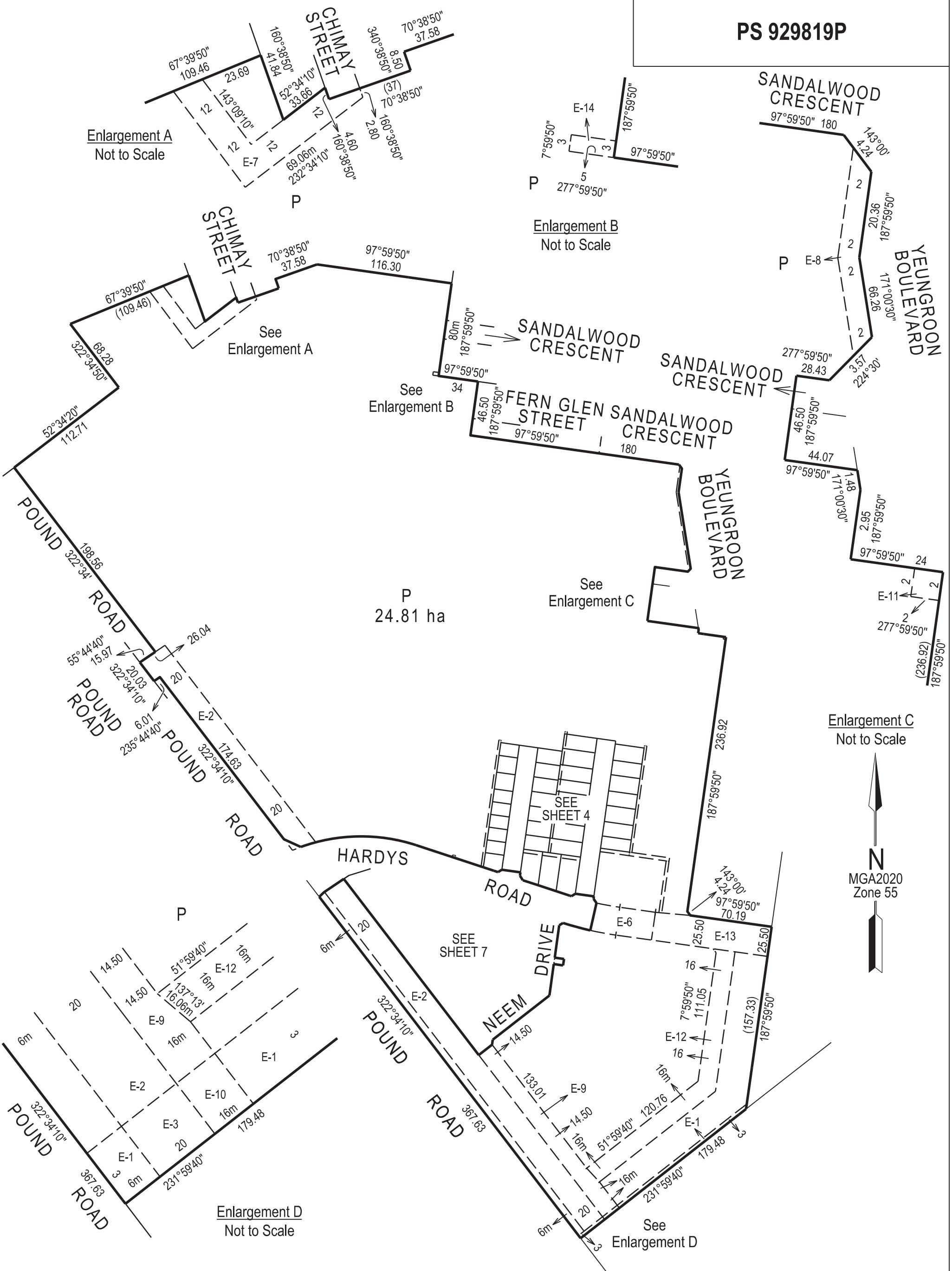
PS 929819P

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. | This Plan | City of Casey |
| E-5, E-12 & E-13 | Sewerage | See Diag. | This Plan | South East Water Corporation |
| E-8 & E-14 | Sewerage | See Diag. | PS 922806M | South East Water Corporation |
| E-6 & E-13 | 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 |
| E-9 & E-10 | Sewerage | See Diag. | PS 922815L | South East Water Corporation |
| E-11 | Powerline | See Diag. | PS 922806M Section 88 of the Electricity Industry Act 2000 | Ausnet Electricity Services Pty Ltd ABN 91 064 651 118 |
| E-14 | Drainage | See Diag. | PS 922806M | City of Casey |

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| | |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|
| SCALE 1:3000 |  0 30 60 90 LENGTHS ARE IN METRES |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,
Surveyor's Plan Version (5),
10/12/2025, SPEAR Ref: S246207T

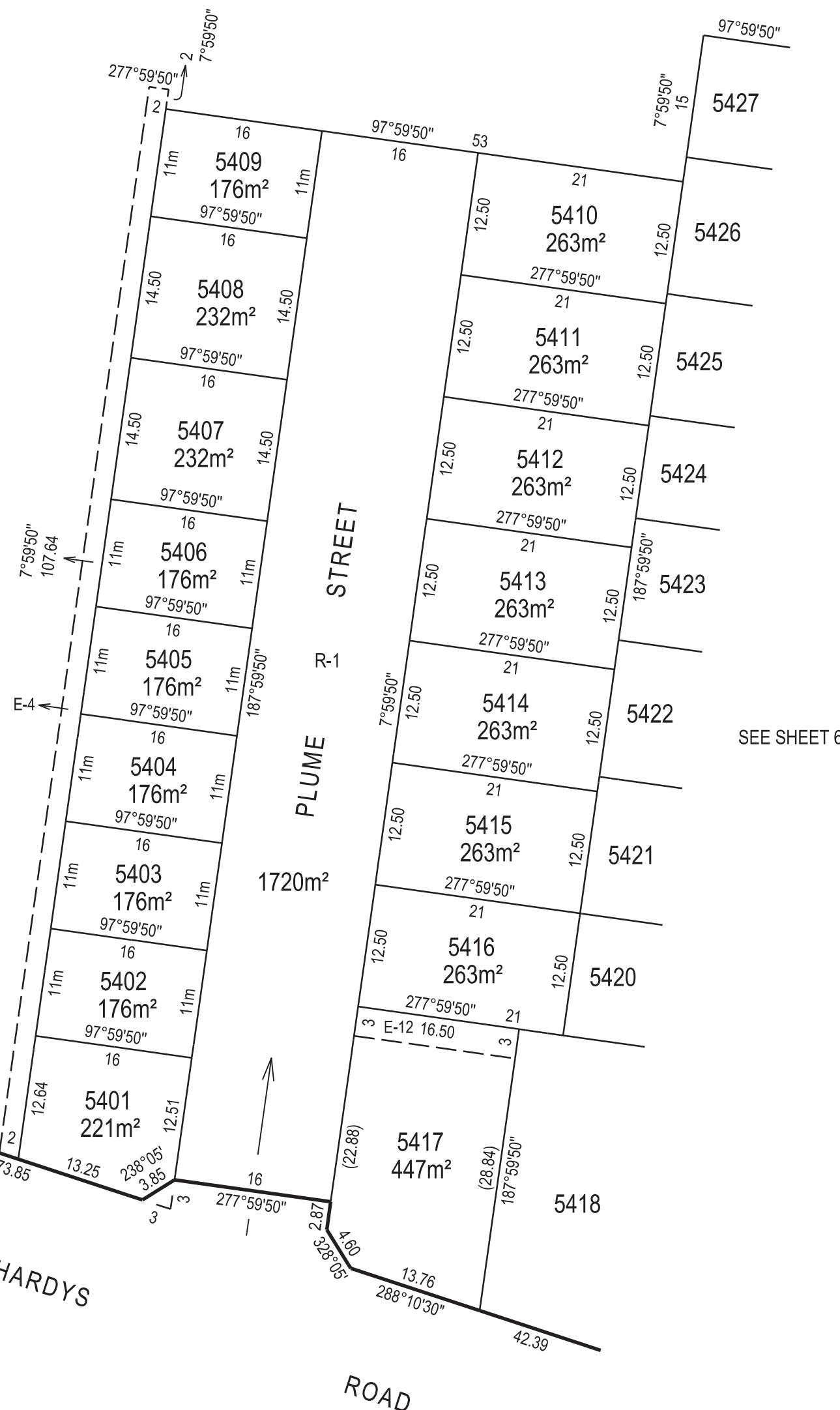
SHEET 3



MGA2020
Zone 55

P

SEE SHEET 3



SEE SHEET 6



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LAND DEVELOPMENT CONSULTANTS

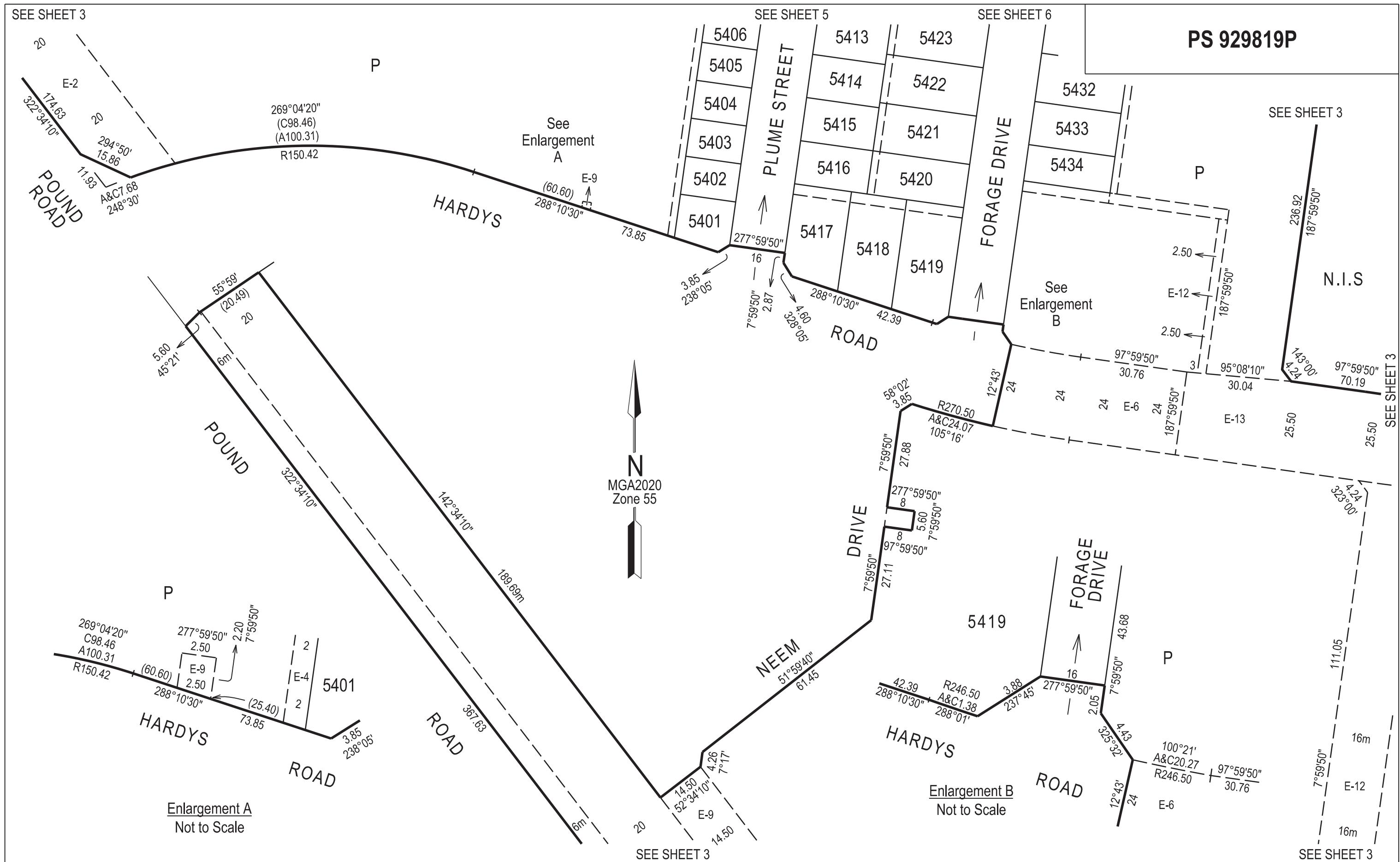
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| | |
|-----------------------|---------------------------------------------------------------------------------------|
| SCALE 1:500 |  |
| LENGTHS ARE IN METRES | |

ORIGINAL SHEET
SIZE: A3

SHEET 5



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 5401 to 5434 (both inclusive).

LAND TO BURDEN: Lots 5401 to 5434 (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. AA011124.
- 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 |
|------------------|------------------------------|
| 5410 | 5411, 5425, 5426 |
| 5411 | 5410, 5412, 5424, 5425 |
| 5412 | 5411, 5413, 5423, 5424 |
| 5413 | 5412, 5414, 5422, 5423 |
| 5414 | 5413, 5415, 5421, 5422 |

| Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|
| 5415 | 5414, 5416, 5421 |
| 5416 | 5415, 5417, 5418, 5420 |
| 5424 | 5411, 5412, 5423, 5425 |
| 5434 | 5433 |
| | |

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 |
|------------------|------------------------------|
| 5401 | 5402 |
| 5402 | 5401, 5403 |
| 5403 | 5402, 5404 |
| 5404 | 5403, 5405 |
| 5405 | 5404, 5406 |

| Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|
| 5406 | 5405, 5407 |
| 5407 | 5406, 5408 |
| 5408 | 5407, 5409 |
| 5409 | 5408 |
| | |

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.