

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PS 933268C

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 63 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot V PS 922820T

COUNCIL NAME: CITY OF CASEY

POSTAL ADDRESS: 1525 Pound Road
Clyde North 3978

MGA2020 Co-ordinates
(of approx centre of land in plan) E 356 780 ZONE: 55
N 5 781 220

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots 1 to 5700 (both inclusive) has been omitted from this plan
Lots A to V has been omitted from this plan.
See Sheet 6 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.: 57
No. of Lots: 39
Area: 1.991 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-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-5 & E-6 | Drainage | See Diag. | PS 929824W | City of Casey |
| E-6 | Sewerage | See Diag. | PS 929824W | 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 |



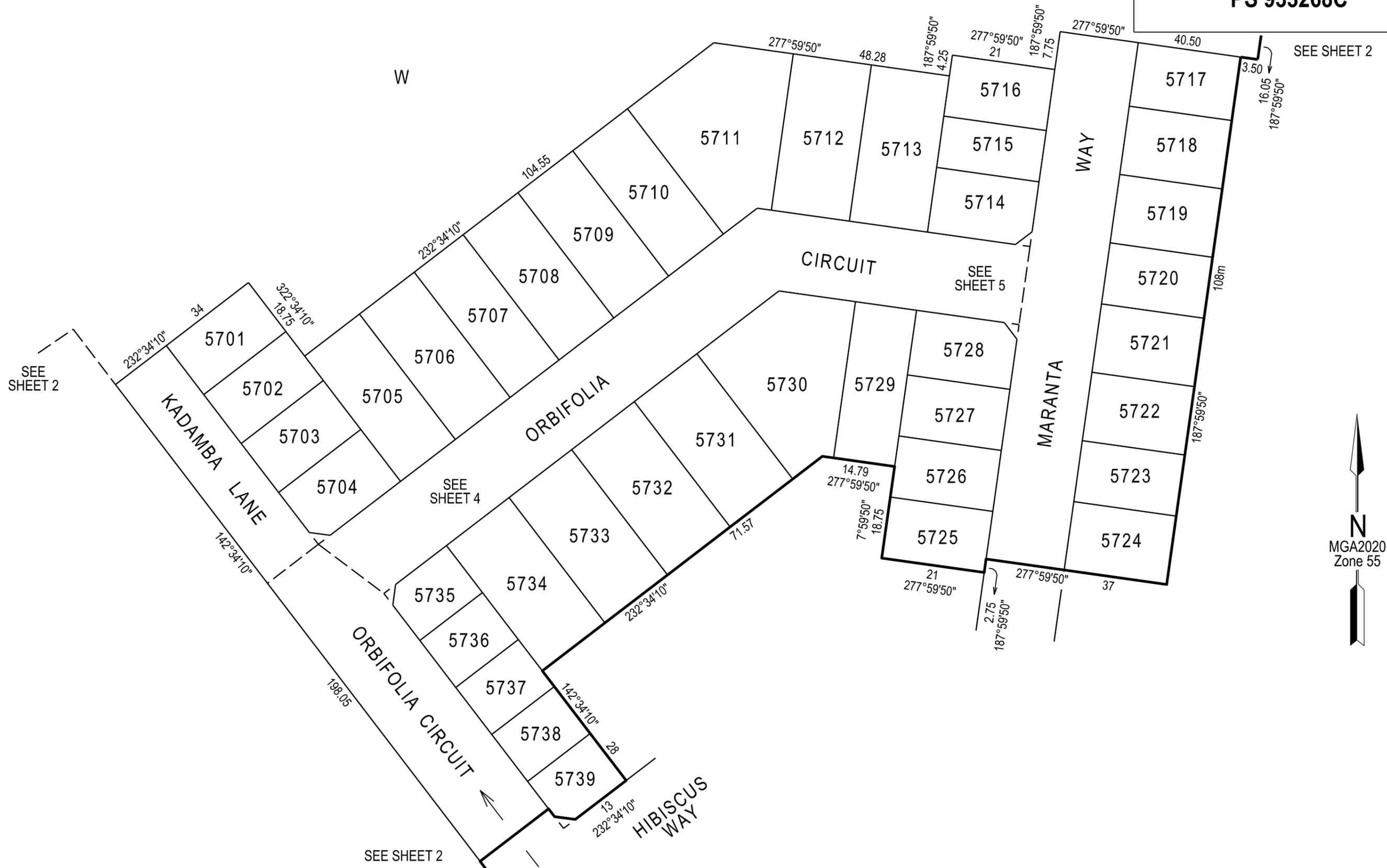
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1669/Stg 57 VERSION: 1

ORIGINAL SHEET
SIZE: A3

SHEET 1 of 6

MICHAEL NEYLAN DEGG



W

5711

5710
448m²

5709
448m²

5708
448m²

5707
400m²

5706
448m²

5705
448m²

5701
263m²

5702
263m²

5703
263m²

5704
274m²

5731
6158m²

5731

5732
512m²

5733
512m²

5734
512m²

5735
188m²

5736
192m²

5737
192m²

5738
192m²

5739
188m²

CIRCUIT

KADAMBA

LANE

ORBIFOLIA

ORBIFOLIA

CIRCUIT

HIBISCUS WAY

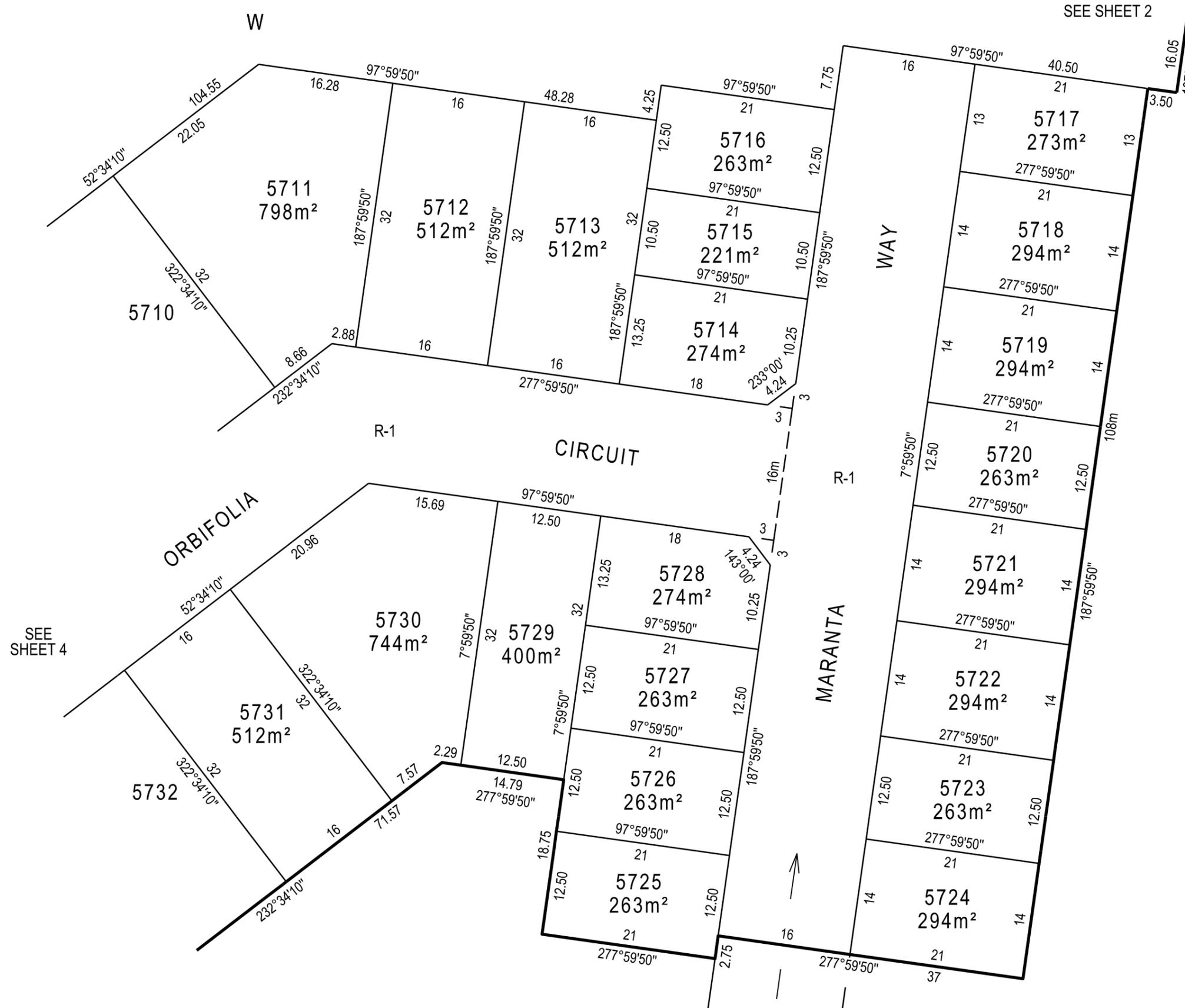
SEE SHEET 2

SEE SHEET 5

SEE SHEET 2



SEE SHEET 2



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 5701 to 5739 (both inclusive) on this plan.

LAND TO BURDEN: Lots 5701 to 5739 (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. 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 |
|------------------|------------------------------|
| 5701 | 5702 |
| 5702 | 5701, 5703, 5705 |
| 5703 | 5702, 5704, 5705 |
| 5704 | 5703, 5705 |
| 5714 | 5713, 5715 |
| 5715 | 5713, 5714, 5716 |
| 5716 | 5713, 5715 |

| Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|
| 5717 | 5718 |
| 5718 | 5717, 5719 |
| 5719 | 5718, 5720 |
| 5720 | 5719, 5721 |
| 5721 | 5720, 5722 |
| 5722 | 5721, 5723 |
| 5723 | 5722, 5724 |

| Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|
| 5724 | 5723 |
| 5725 | 5726 |
| 5726 | 5725, 5727, 5729 |
| 5727 | 5726, 5728, 5729 |
| 5728 | 5727, 5729 |

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 B

Table of Land burdened and Land benefited

| Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|
| 5735 | 5734, 5736 |
| 5736 | 5734, 5735, 5737 |
| 5737 | 5734, 5736, 5738 |
| 5738 | 5737, 5739 |
| 5739 | 5738 |

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.