

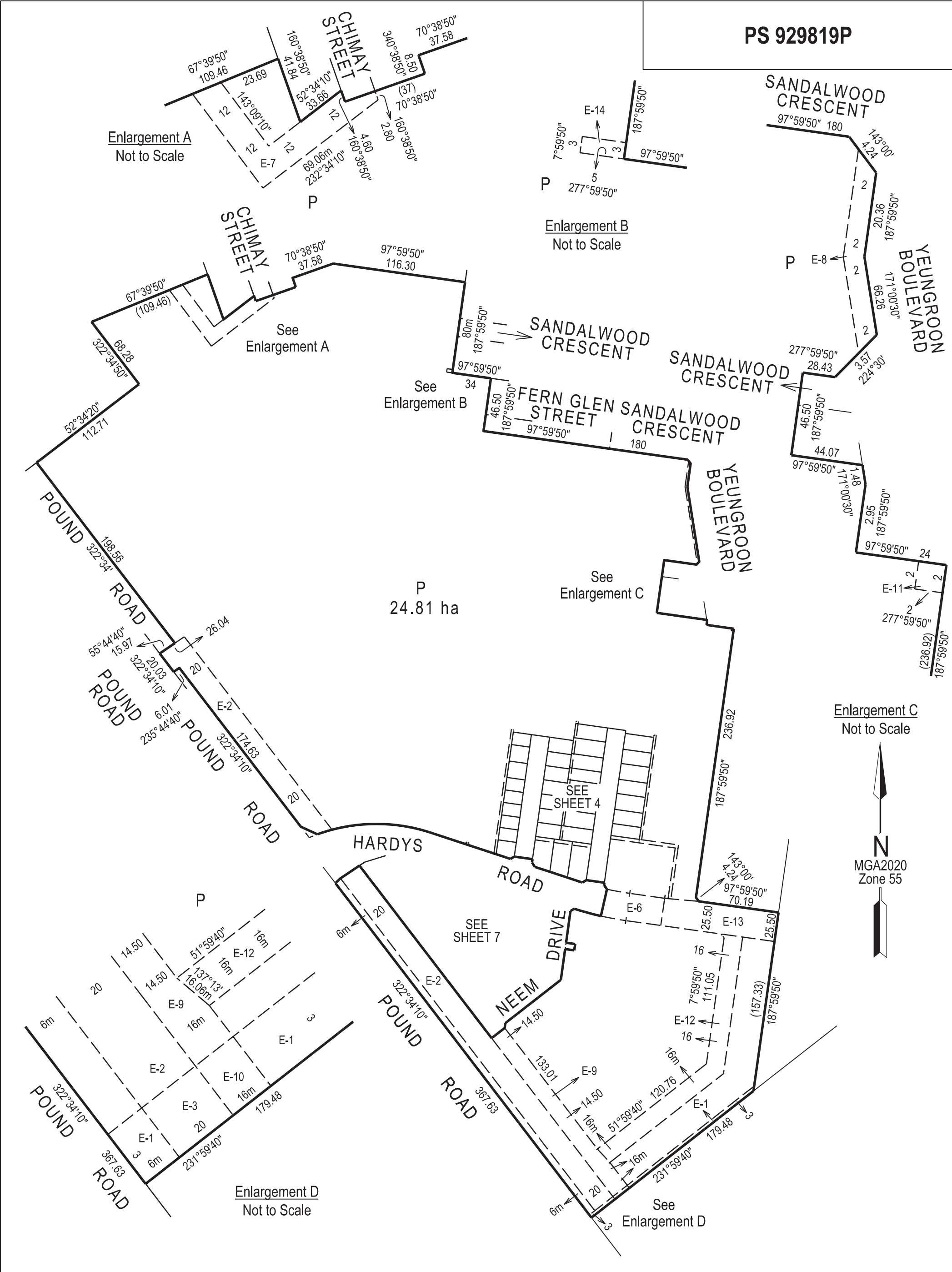


PLAN OF SUBDIVISION				LV USE ONLY EDITION 1		PS 929819P	
<div>LOCATION OF LAND</div> <div>PARISH: CRANBOURNE</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: 63 (Part)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: Vol. Fol.</div> <div>LAST PLAN REFERENCE: Lot M PS 922815L</div> <div>POSTAL ADDRESS: 1525 Pound Road Clyde North 3978</div> <div>MGA2020 Co-ordinates (of approx centre of land in plan) E 357 000 ZONE: 55 N 5 781 090</div>				Council Name: Casey City Council			
				SPEAR Reference Number: S246207T			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>Lots 1 to 5400 (both inclusive) have been omitted from this plan</div> <div>Lots A to O (both inclusive) have been omitted from this plan.</div> <div>See Sheet 8 for Creation of Restrictions.</div> <div>Estate: Meridian Green</div> <div>Development No.: 54</div> <div>No. of Lots: 34</div> <div>Area: 1.404 ha</div> <div>Melways: 135 J4</div>			
Road R-1		City of Casey					
NOTATIONS							
Depth Limitation: Does not apply.							
<div>Survey: This plan is is not 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 is 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> CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS</div> <div>SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 www.charltondegg.com.au</div>		<div>SURVEYORS FILE REF: 1669/Stg 54 VERSION: 4</div> <div>Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (4), 09/12/2025, SPEAR Ref: S246207T</div>			<div>ORIGINAL SHEET SIZE: A3</div>		<div>SHEET 1 of 8</div>

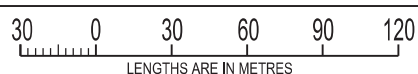
PLAN OF SUBDIVISION			LV USE ONLY EDITION 1	PS 929819P		
EASEMENT INFORMATION						
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1, E-3 & E-10	Data Transmission	See Diag.	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		
 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	
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SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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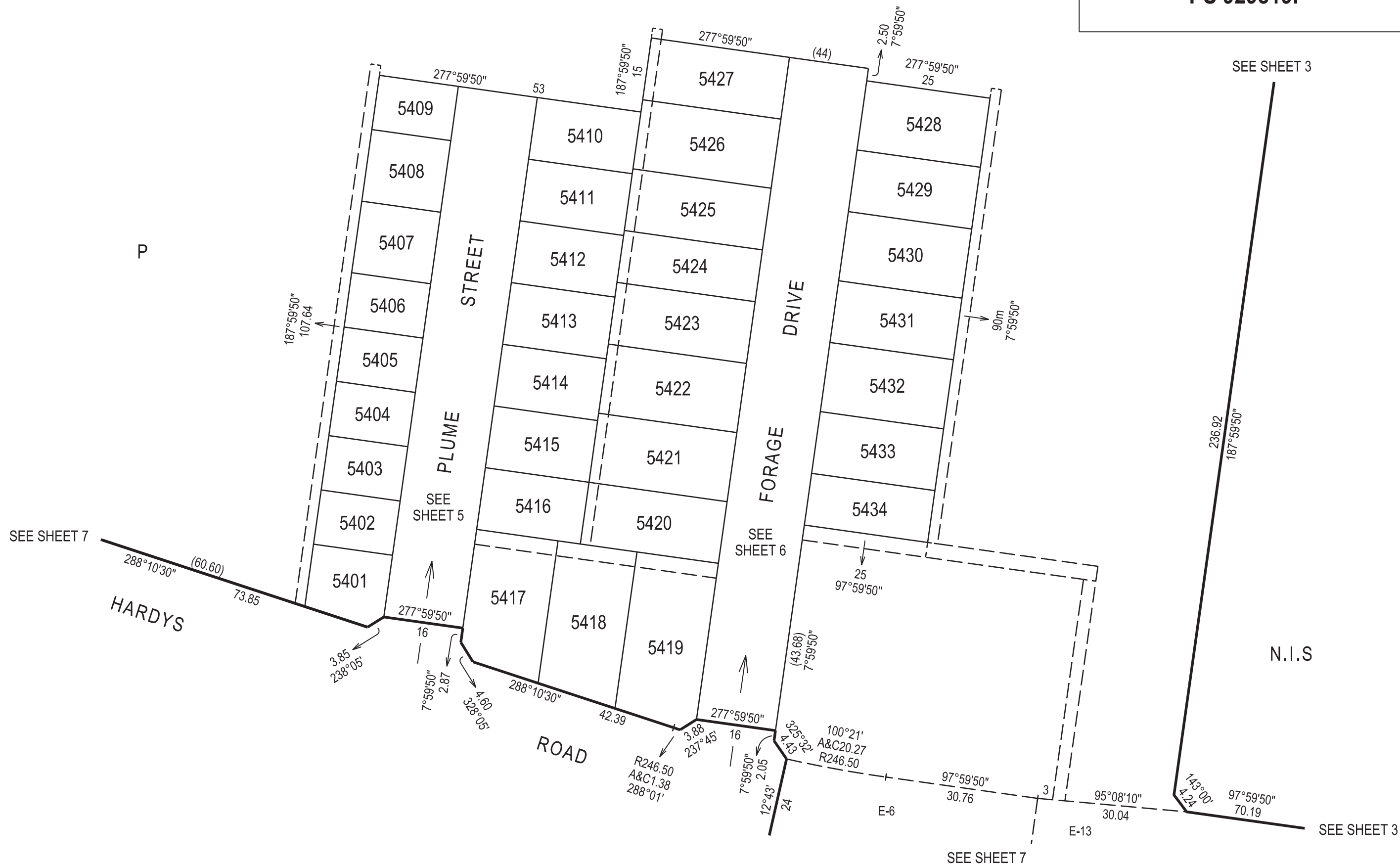
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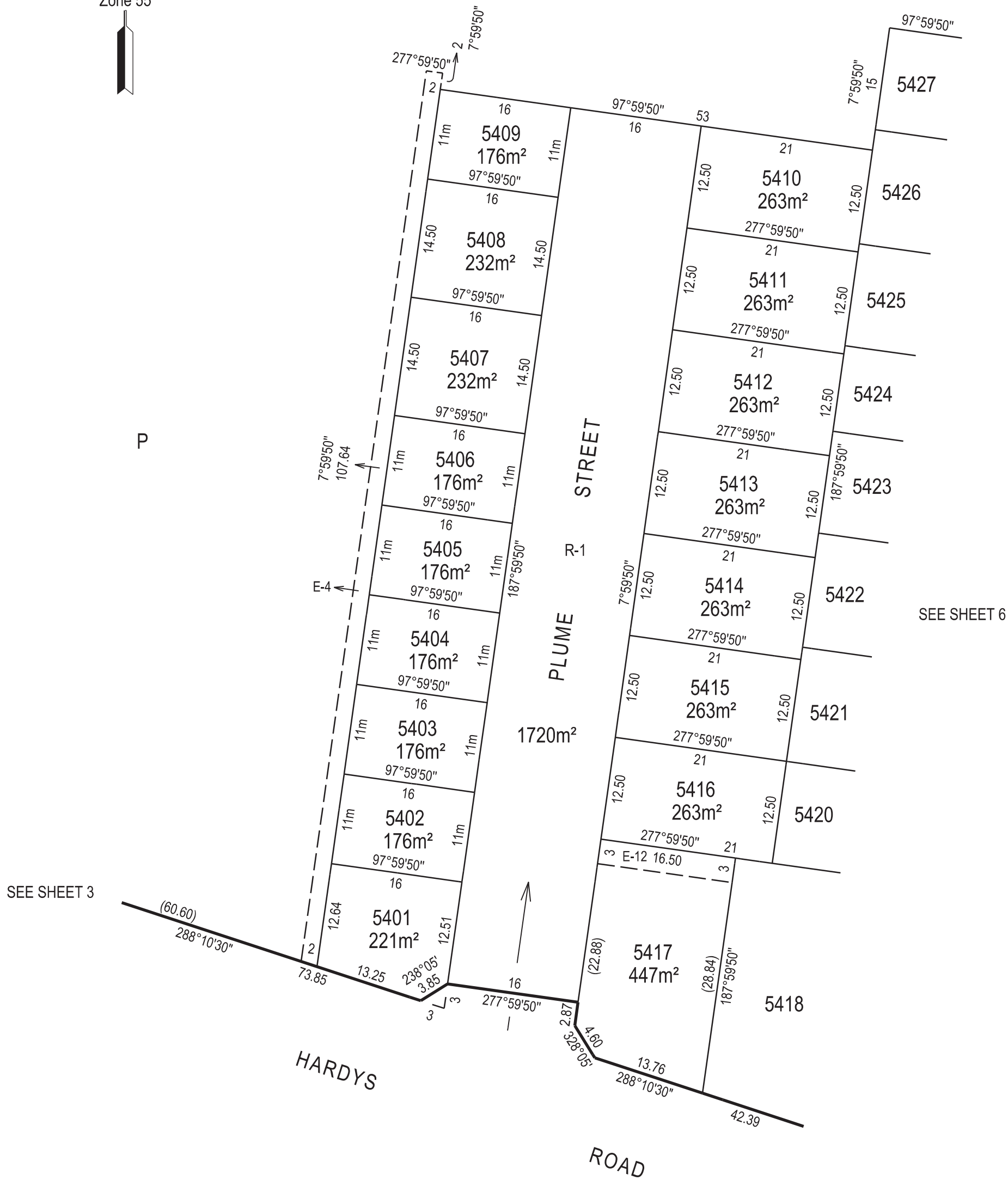


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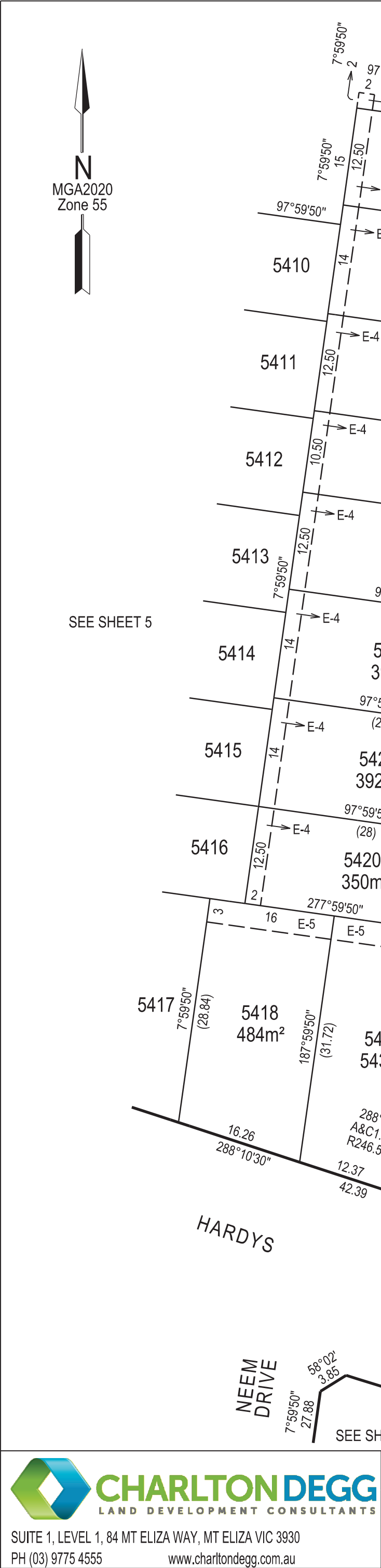
ORIGINAL SHEET
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SHEET 3





PS 929819P



N
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 Zone 55

SEE SHEET 5

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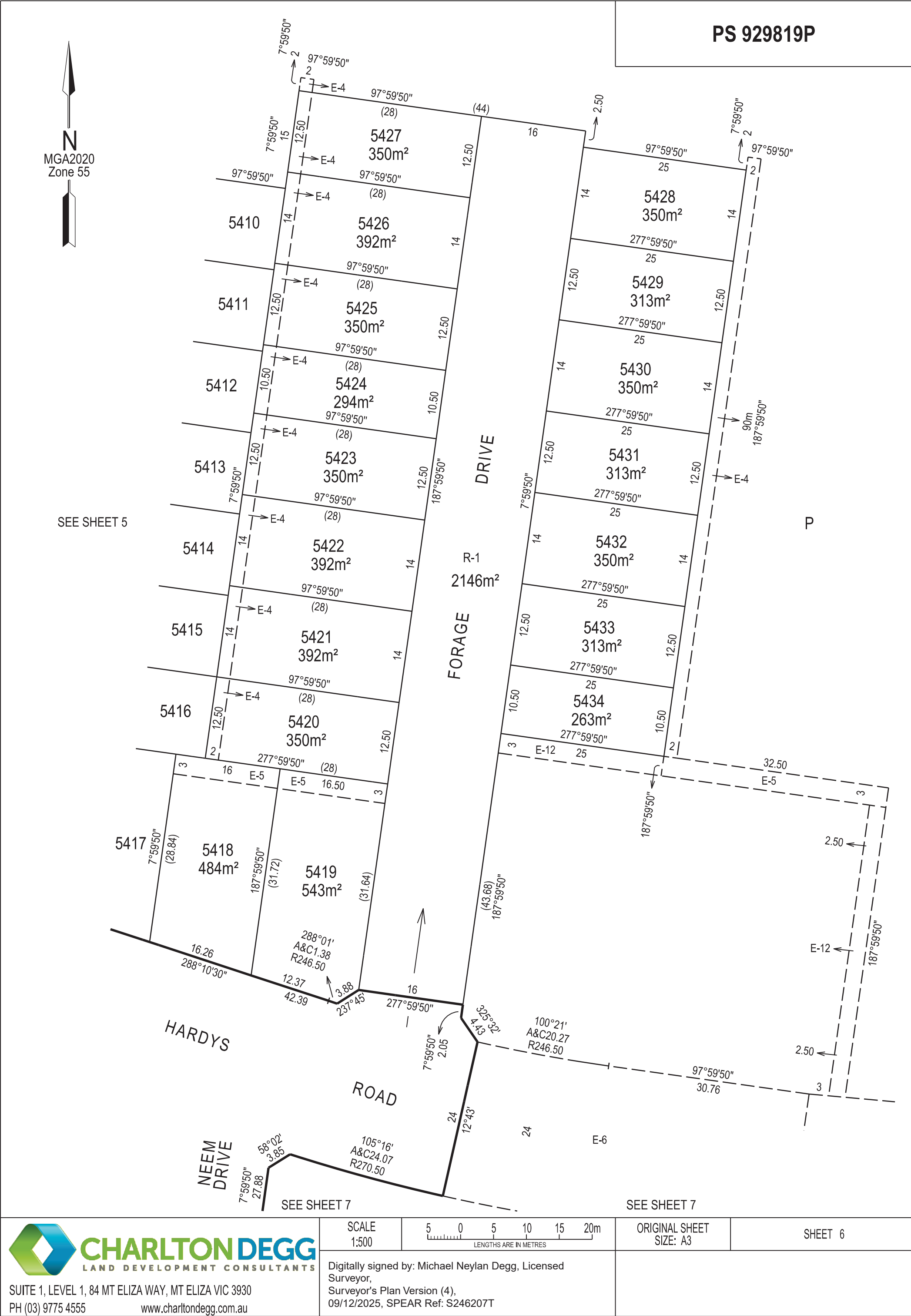
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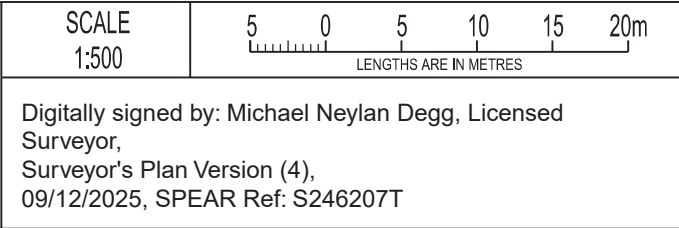
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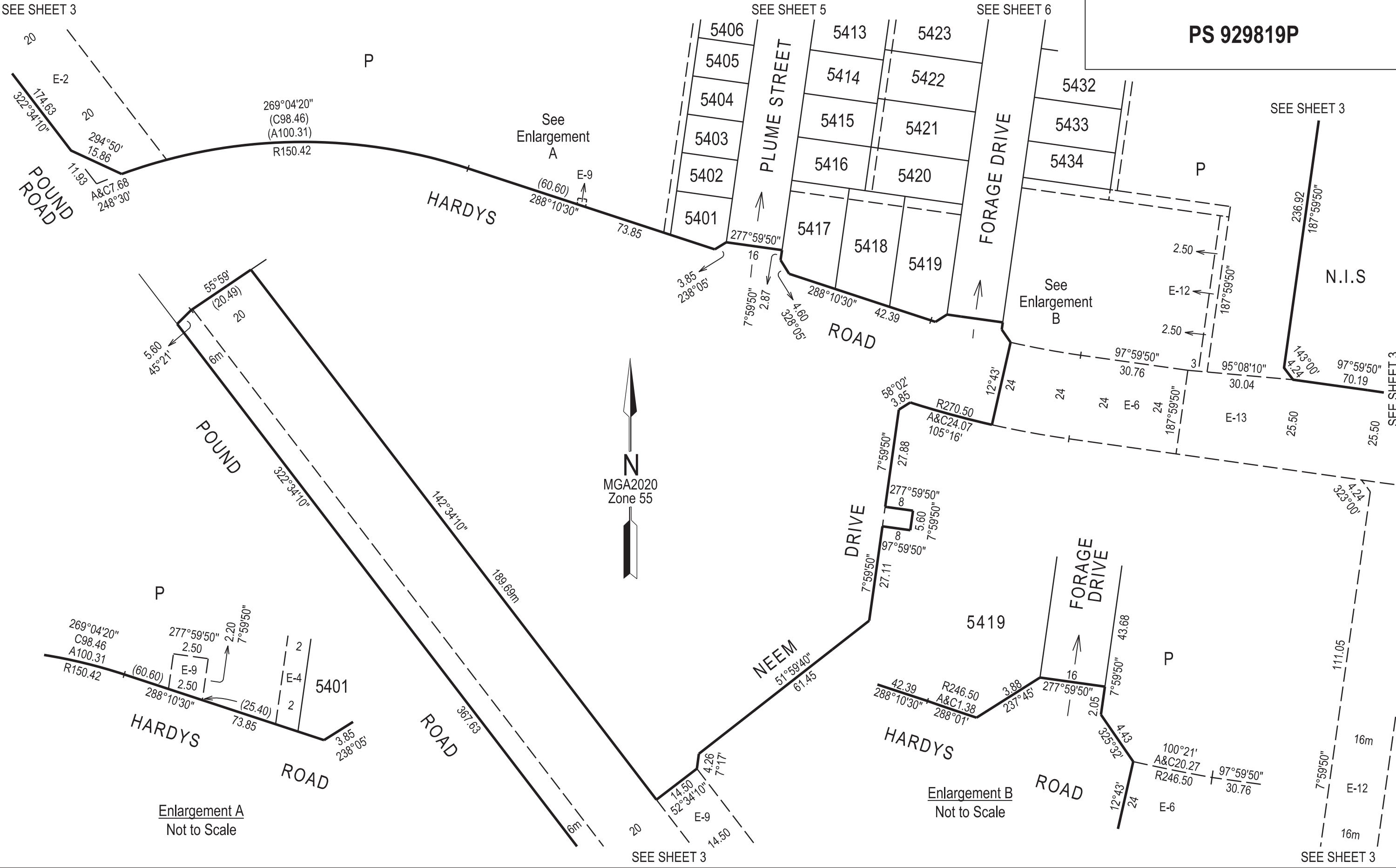
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ORIGINAL SHEET SIZE: A3	SHEET 6



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	Burdened Lot No.	Benefiting Lots on this Plan
5410	5411, 5425, 5426	5415	5414, 5416, 5421
5411	5410, 5412, 5424, 5425	5416	5415, 5417, 5418, 5420
5412	5411, 5413, 5423, 5424	5424	5411, 5412, 5423, 5425
5413	5412, 5414, 5422, 5423	5434	5433
5414	5413, 5415, 5421, 5422		

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	Burdened Lot No.	Benefiting Lots on this Plan
5401	5402	5406	5405, 5407
5402	5401, 5403	5407	5406, 5408
5403	5402, 5404	5408	5407, 5409
5404	5403, 5405	5409	5408
5405	5404, 5406		

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.