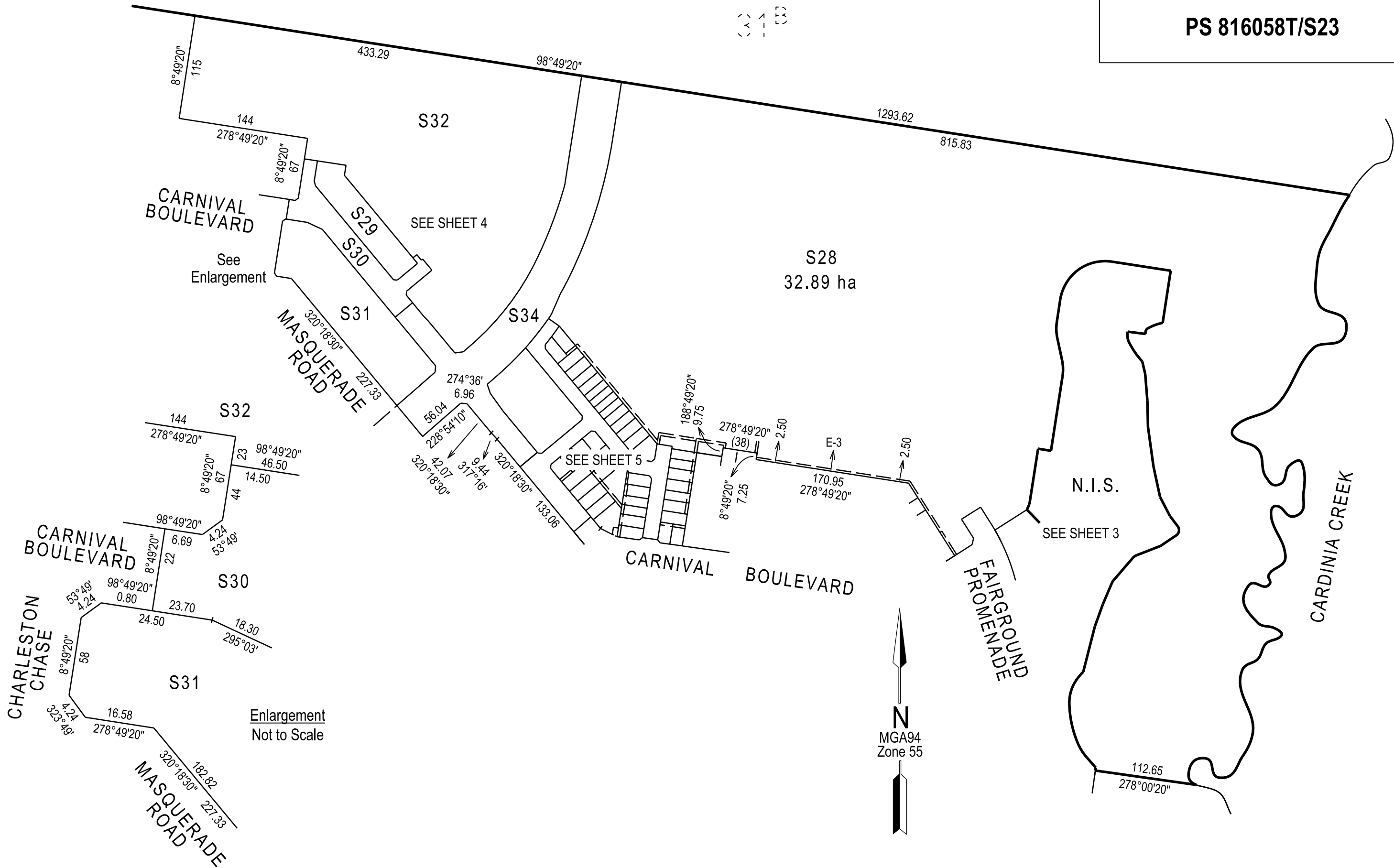


PLAN OF SUBDIVISION				LV USE ONLY EDITION		PS 816058T/S23	
LOCATION OF LAND PARISH: BERWICK TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 32 (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: S26 on PS 816058T POSTAL ADDRESS: 2 - 106 Soldiers Road Berwick 3806 MGA94 Co-ordinates (of approx centre of land in plan) E 356 800 ZONE: 55 N 5 785 700				COUNCIL NAME: CITY OF CASEY			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 1 to 2300 (both inclusive) have been omitted from this stage. Lots S1 to S26 (both inclusive) and Lot S33 have been omitted from this stage. Lots on this Plan may be affected by one or more Owners Corporations. See Sheet 9 for Creation of Restrictions. An MCP applies to all lots on this plan vide a restriction. Estate: Minta Development No.: 23 No. of Lots: 42 Area: 3.071 ha Melways: 131 K7			
Road R-23		City of Casey					
NOTATIONS							
Depth Limitation: Does not apply.							
Survey: This plan is/is not based on survey. Refer to BP 3264M. This survey has been connected to Berwick permanent marks no(s) 23, 76 & 84, in Proclaimed Survey Area No. 71. Staging: This is/is not a staged subdivision. Planning Permit No. Pln A00320/20							
EASEMENT INFORMATION							
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Section 12(2) Subdivision Act 1988 applies to all of the land in this plan.							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1	Drainage	See Diag.	PS 816058T	City of Casey			
E-1 & E-3	Sewerage	See Diag.	PS 816058T	South East Water Corporation			
E-231	Drainage	See Diag.	This Plan	City of Casey			
E-231 & E-233	Sewerage	See Diag.	This Plan	South East Water Corporation			
 CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 www.charltondegg.com.au		SURVEYORS FILE REF: 1149/Stg 23 VERSION: 2		ORIGINAL SHEET SIZE: A3	SHEET 1 of 9		
		MICHAEL NEYLAN DEGG					





SEE SHEET 2

SEE SHEET 2

S28

See
Enlargement

VETARA
STREET

CARNIVAL
BOULEVARD

FAIRGROUND
PROMENADE

N.I.S.

S28

CARDINIA
CREEK

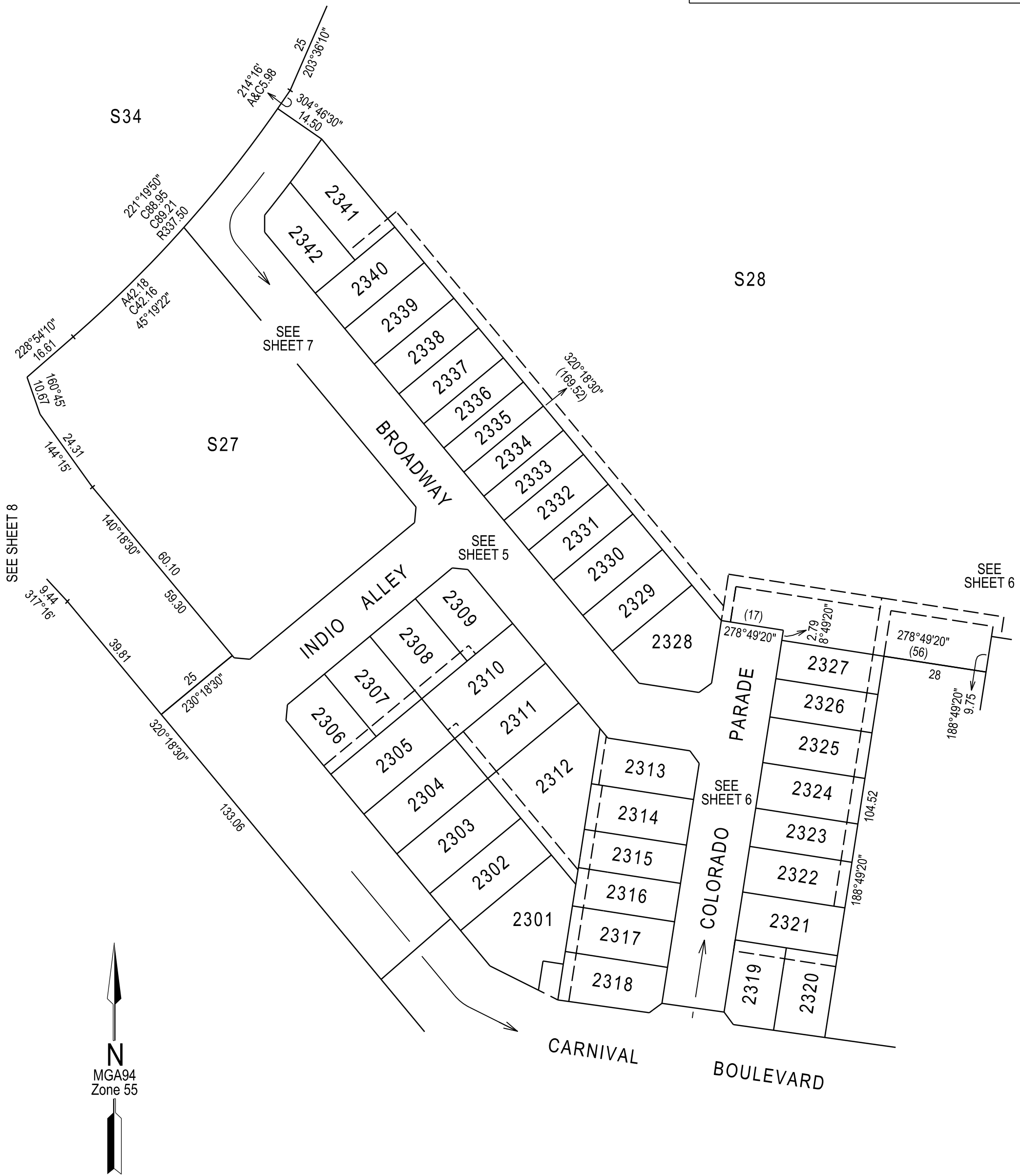
S28

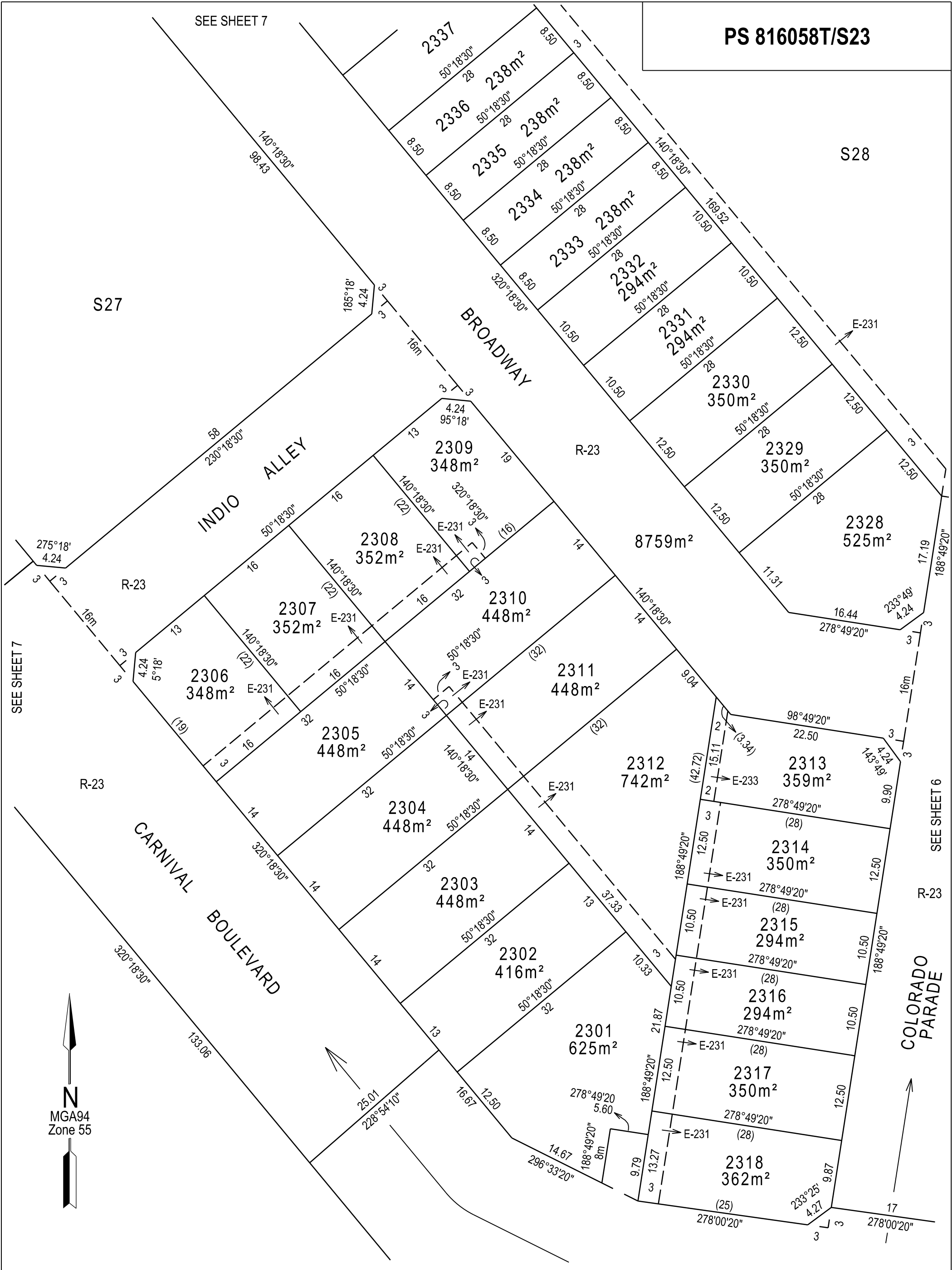
FAIRGROUND
PROMENADE

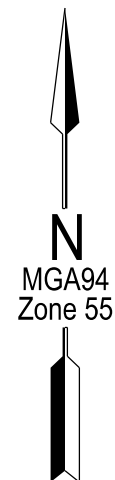
CARNIVAL
BOULEVARD

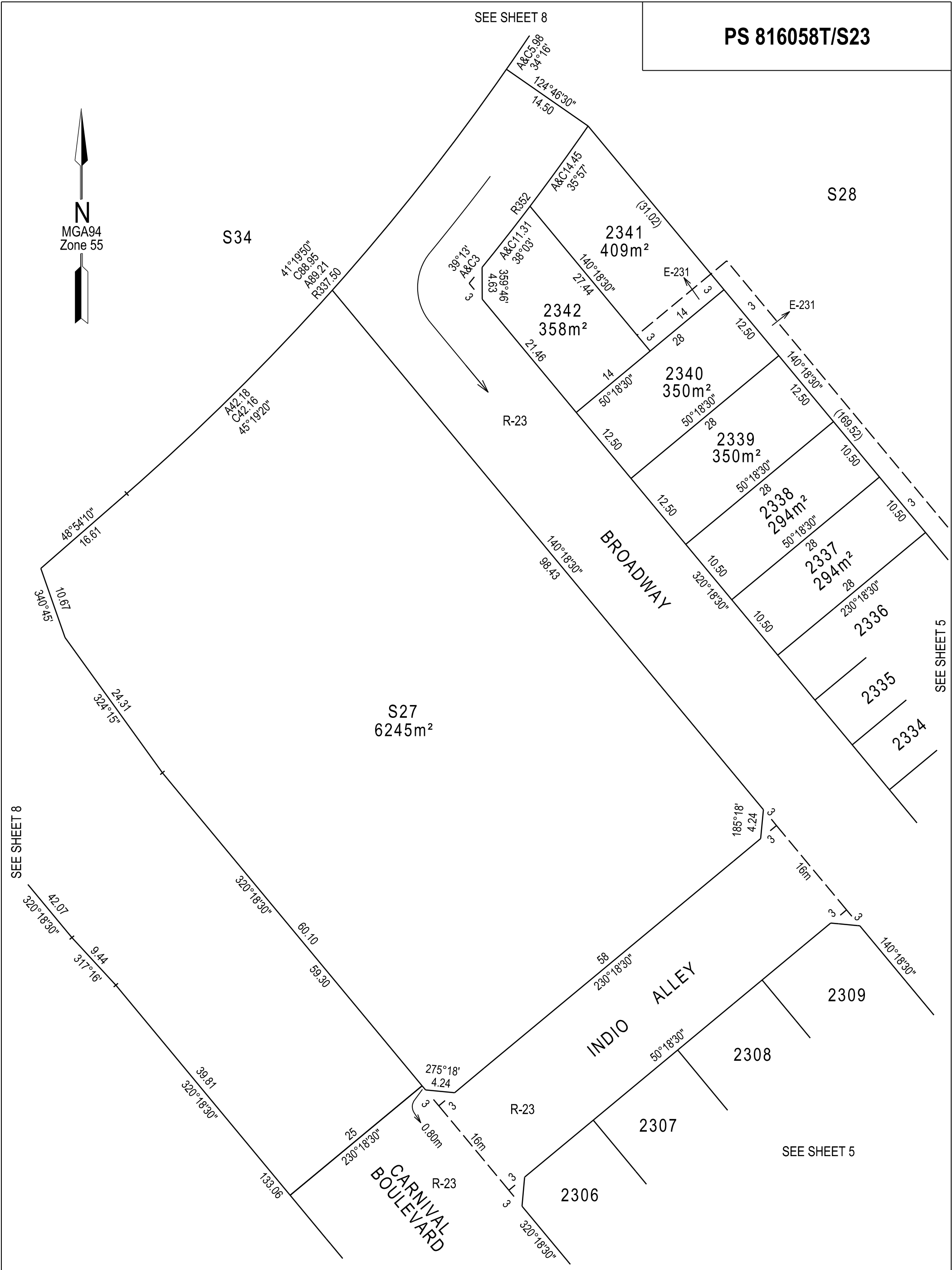
Enlargement
Not to Scale

SEE SHEET 8









PS 816058T/S23

SEE SHEET 8

SEE SHEET 8

SEE SHEET 5

SEE SHEET 5

SEE SHEET 2

SEE SHEET 2

S32
8.153 ha

S32

S29

S30

Enlargement
Not to Scale

See
Enlargement

S29
4869m²

S30
5997m²

SEE SHEET 2

S31
1.378 ha

S34
2.405 ha

S28

S27

SEE SHEET 4

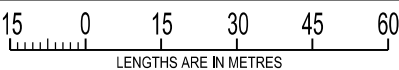


NOTE: LOCATION SHOWN THUS *
IS NOT TANGENTIAL TO STRAIGHT.



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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SCALE
1:1500



ORIGINAL SHEET
SIZE: A3

SHEET 8

MICHAEL NEYLAN DEGG

REF 1149/Stg 23

VERSION: 2

CREATION OF RESTRICTION 23A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

- LAND TO BENEFIT:

Lots 2301 to 2342 (both inclusive).
- LAND TO BURDEN:

Lots 2301 to 2314 (both inclusive), 2317 to 2322 (both inclusive), 2324, 2325, 2328 to 2330 (both inclusive) and 2339 to 2342 (both inclusive).

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 other than in accordance with MCP No. AA.....

CREATION OF RESTRICTION 23B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

Table of Land burdened and Land benefited

Burdened Lot No.	Benefiting Lots on this Plan
2315	2312, 2314, 2316
2316	2301, 2312, 2315, 2317
2323	2322, 2324
2326	2325, 2327
2327	2326
2331	2330, 2332
2332	2331, 2333

Burdened Lot No.	Benefiting Lots on this Plan
2333	2332, 2334
2334	2333, 2335
2335	2334, 2336
2336	2335, 2337
2337	2336, 2338
2338	2337, 2339

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 Minta Design guidelines and the Small Lot Housing Code, the Small Lot Housing Code will take precedence.

OWNERS CORPORATION SCHEDULE							PS816058T/S23																			
Owners Corporation No.			1			Plan No.			PS816058T/S23																	
Land affected by Owners Corporation			Lots:			ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW																				
			Common Property No.:			1																				
Limitations of Owners Corporation:			UNLIMITED																							
Notations																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>6601</td><td>427</td></tr><tr><td>Previous stages</td><td>8891</td><td>8283</td></tr><tr><td>Overall Total</td><td>15492</td><td>8710</td></tr></table>												Totals				Entitlement	Liability	This schedule	6601	427	Previous stages	8891	8283	Overall Total	15492	8710
Totals																										
	Entitlement	Liability																								
This schedule	6601	427																								
Previous stages	8891	8283																								
Overall Total	15492	8710																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability												
2301	10	10																								
2302	10	10																								
2303	10	10																								
2304	10	10																								
2305	10	10																								
2306	10	10																								
2307	10	10																								
2308	10	10																								
2309	10	10																								
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2321	10	10																								
2322	10	10																								
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2325	10	10																								
2326	10	10																								
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2336	10	10																								
2337	10	10																								
2338	10	10																								
2339	10	10																								
2340	10	10																								
2341	10	10																								
2342	10	10																								
S27	220	1																								
S28	4149	1																								
S29	100	1																								
S30	1	1																								
S31	480	1																								
S32	1230	1																								
S34	1	1																								
 CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 www.charltondegg.com.au				SURVEYORS REF:1149/Stg 23 Version: 2								SHEET 1														
				MICHAEL NEYLAN DEGG								ORIGINAL SHEET SIZE: A3														

