
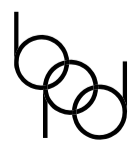


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 811230L	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 48 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS811189E POSTAL ADDRESS: 36S SCENERY DRIVE (at time of subdivision) CLYDE NORTH 3978 MGA 94 CO-ORDINATES: E: 355620 ZONE: 55 (of approx. centre of plan) N: 5782210 DATUM: GDA94		Council Name: Casey City Council SPEAR Reference Number: S108785B		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION. TOTAL ROAD AREA IS 9631m²		
ROAD R1 RESERVE No. 1	CASEY CITY COUNCIL CASEY CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP1426 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. CRANBOURNE PM 56 IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PIn A00355/17				
ESTATE: MERIDIAN 14		AREA: 3.631 ha	No. OF LOTS: 59	MELWAY: 135:E:1
EASEMENT INFORMATION				
SEE SHEET 2 FOR EASEMENT INFORMATION				
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	REF: 8129/14	VERSION: 10	ORIGINAL SHEET SIZE A3	SHEET 1 OF 14 SHEETS
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CHECKED AT	DATE: 23/10/18			

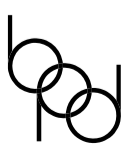
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	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 811230L
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EASEMENT INFORMATION

LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)

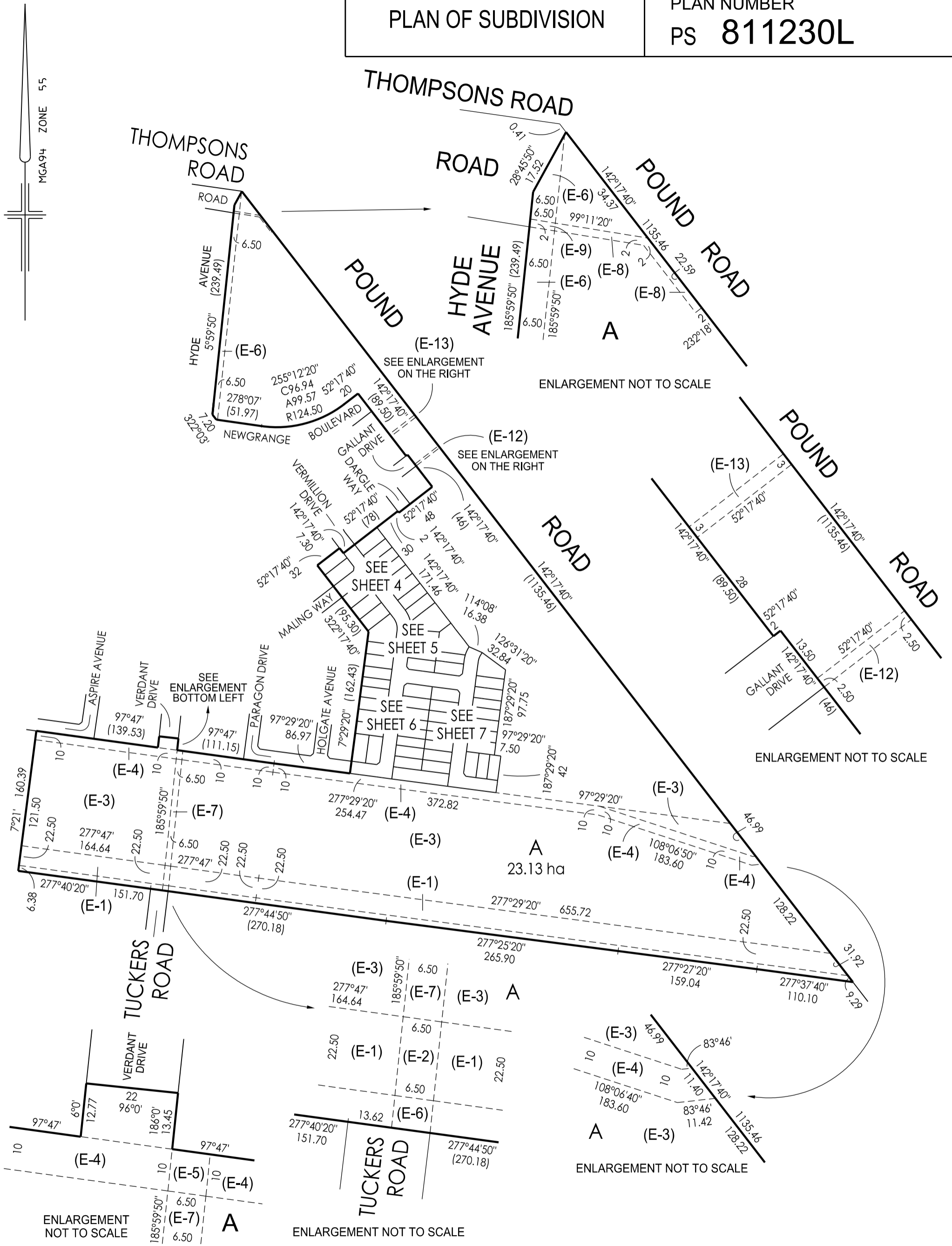
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-1)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-2)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-2)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-2)	PIPELINE	SEE PLAN	C/E G24347	GAS AND FUEL CORPORATION OF VICTORIA
(E-3)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-4)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-4)	WATER SUPPLY AND RIGHTS IN CONNECTION THEREWITH SET OUT IN AA1372	SEE PLAN	LAND ACQUISITION AND COMPENSATION ACT 1986 AND SECTION 130 WATER ACT 1989 SEE NOTIFICATION AG 919876J	MELBOURNE WATER CORPORATION
(E-5)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-5)	WATER SUPPLY AND RIGHTS IN CONNECTION THEREWITH SET OUT IN AA1372	SEE PLAN	LAND ACQUISITION AND COMPENSATION ACT 1986 AND SECTION 130 WATER ACT 1989 SEE NOTIFICATION AG 919876J	MELBOURNE WATER CORPORATION
(E-5)	PIPELINE	SEE PLAN	C/E G24347	GAS AND FUEL CORPORATION OF VICTORIA
(E-6)	PIPELINE	SEE PLAN	C/E G24347	GAS AND FUEL CORPORATION OF VICTORIA
(E-7)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-7)	PIPELINE	SEE PLAN	C/E G24347	GAS AND FUEL CORPORATION OF VICTORIA
(E-8)	SEWERAGE	SEE PLAN	PS804347D	SOUTH EAST WATER CORPORATION
(E-9)	PIPELINE	SEE PLAN	C/E G24347	GAS AND FUEL CORPORATION OF VICTORIA
(E-9)	SEWERAGE	SEE PLAN	PS804347D	SOUTH EAST WATER CORPORATION
(E-10)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-10)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-11)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-12)	SEWERAGE	SEE PLAN	PS811183S	SOUTH EAST WATER CORPORATION
(E-13)	DRAINAGE	SEE PLAN	PS811183S	CASEY CITY COUNCIL
(E-13)	SEWERAGE	SEE PLAN	PS811183S	SOUTH EAST WATER CORPORATION
(E-14)	POWER LINE	1.5m	THIS PLAN SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD

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PLAN OF SUBDIVISION

PLAN NUMBER
PS 811230L



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LENGTHS ARE IN METRES

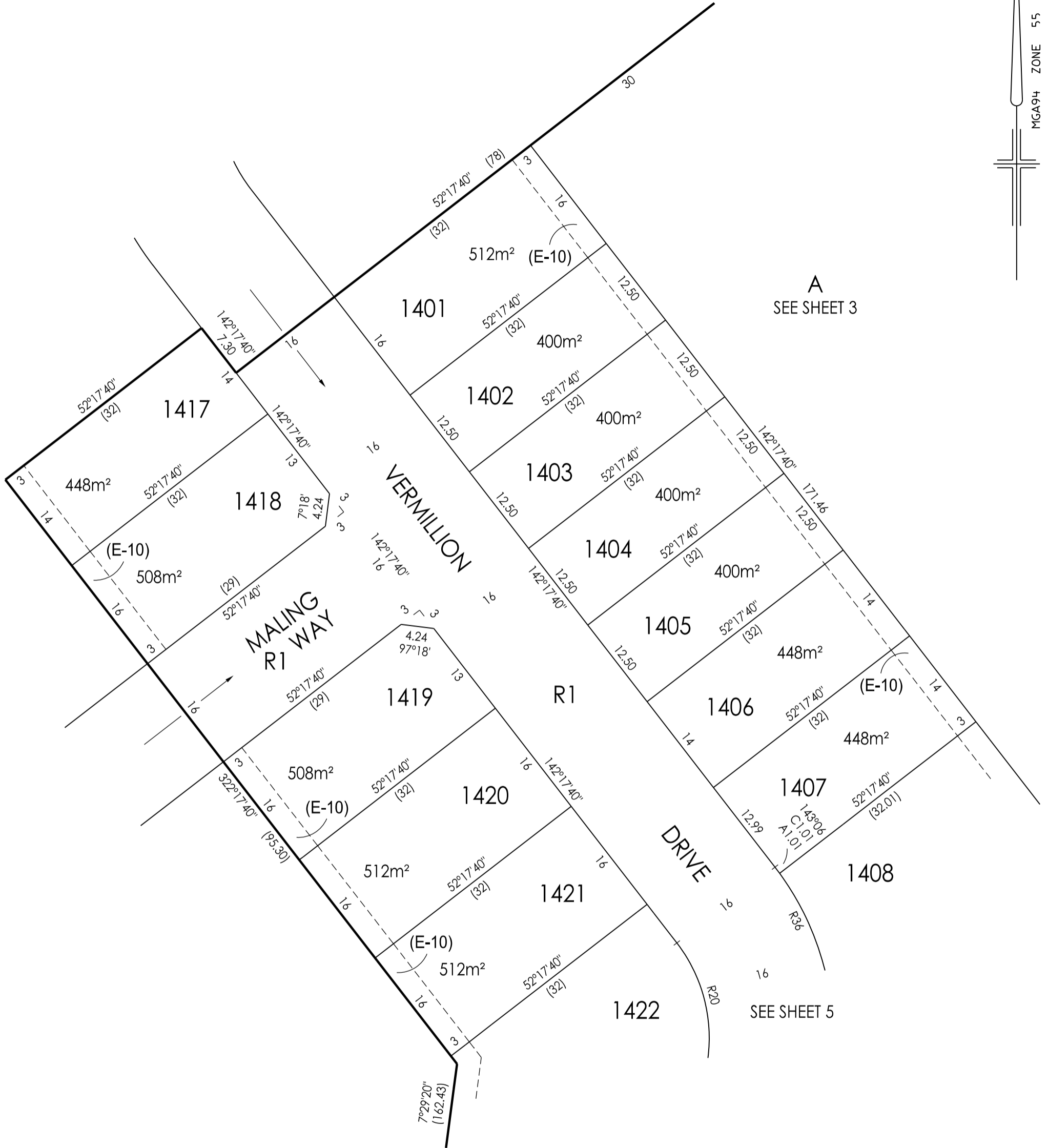
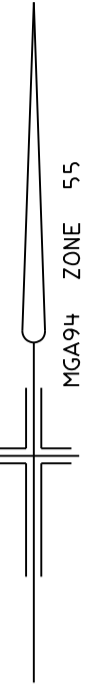
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REF: 8129/14	VERSION: 10

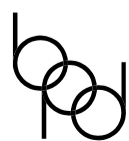
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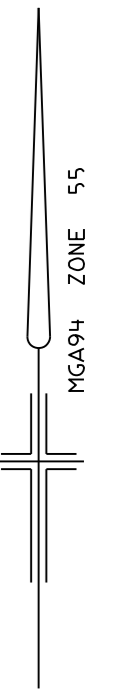
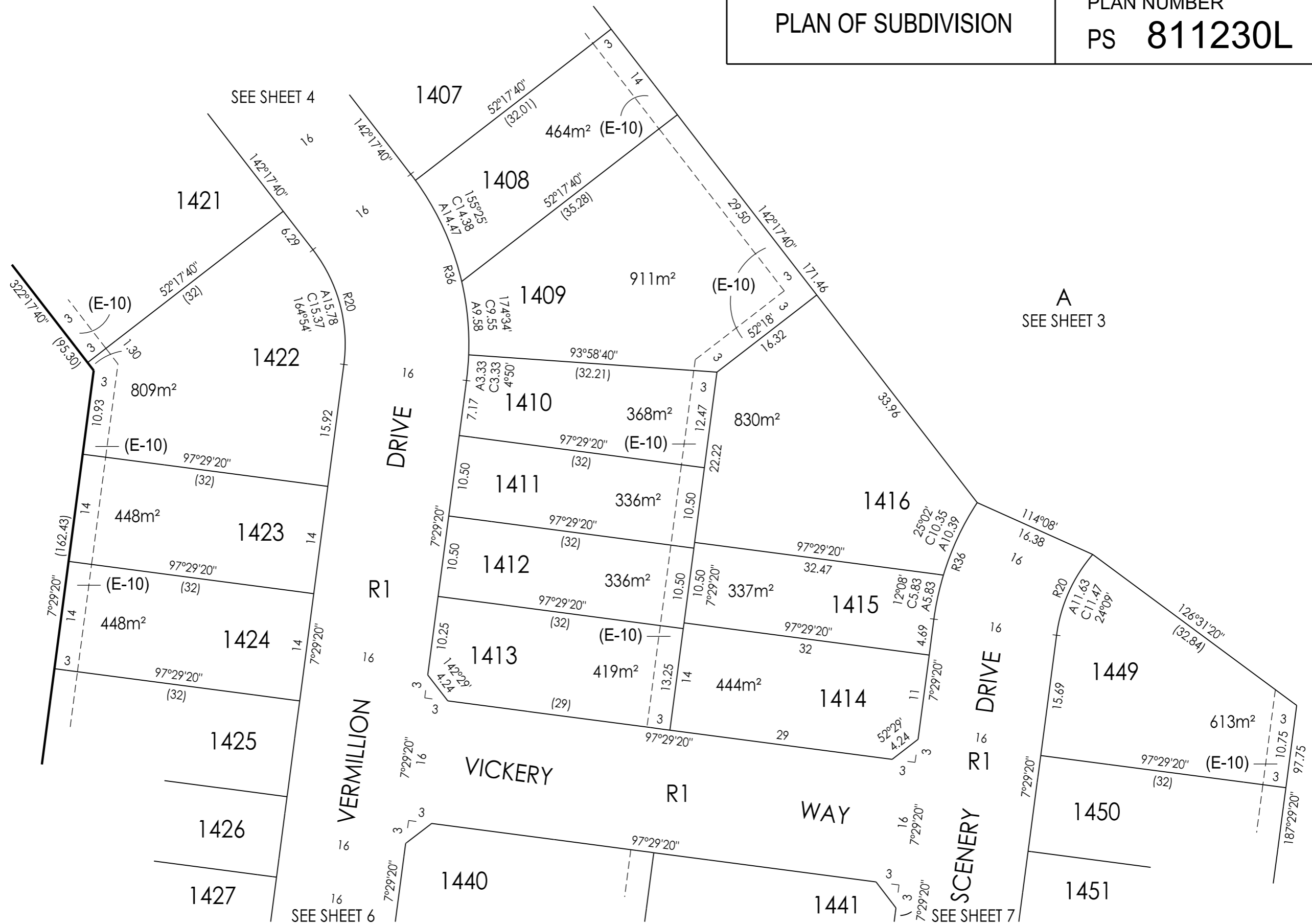


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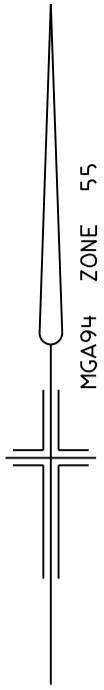
SHEET 5

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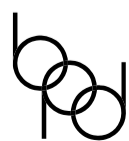
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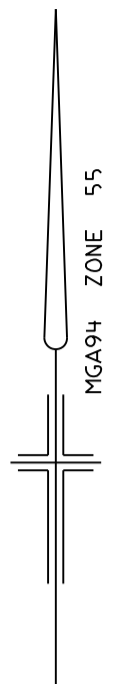
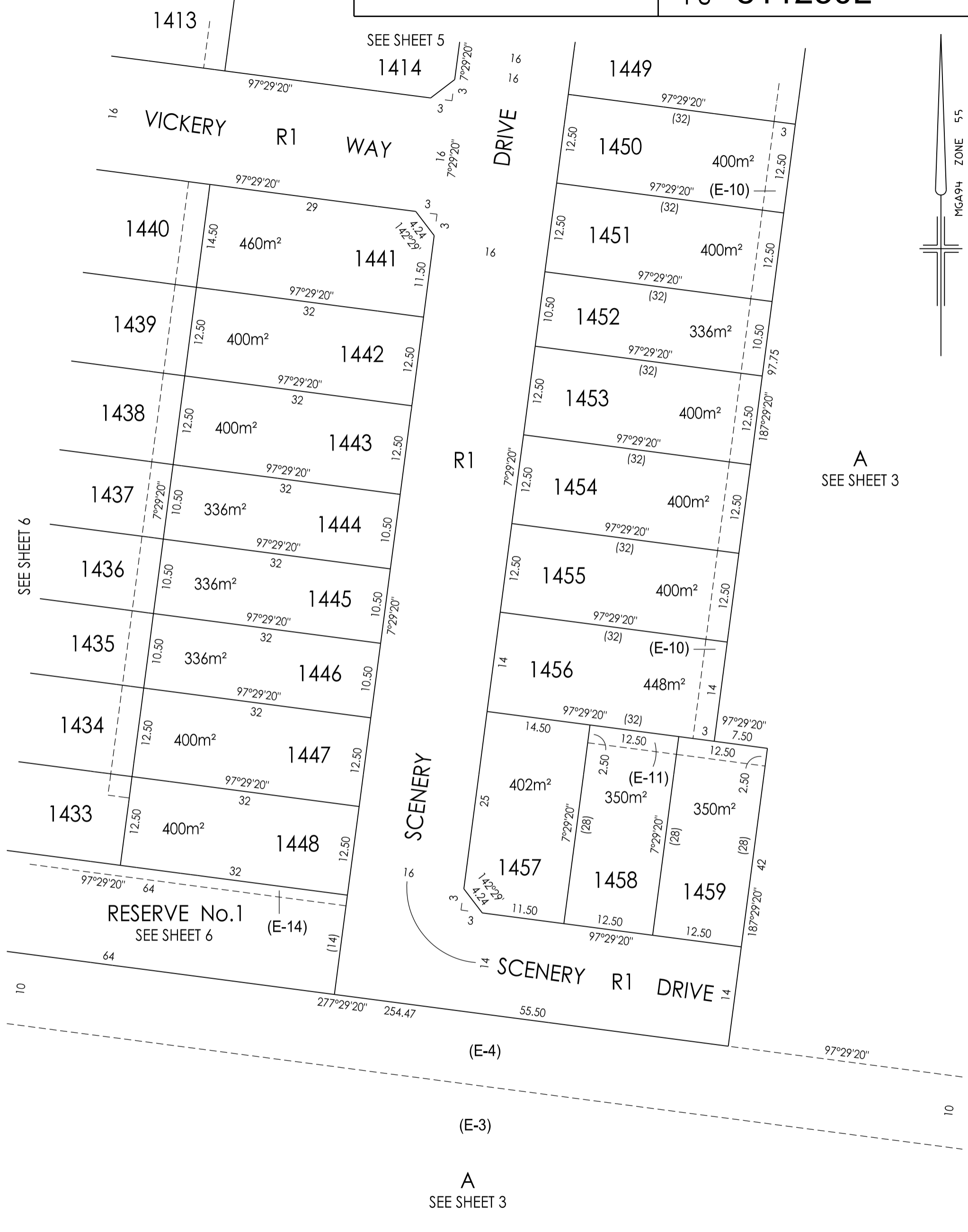


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SEE SHEET 6

SEE SHEET 5
1414

A
SEE SHEET 3

A
SEE SHEET 3



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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.

Land to benefit : Lots 1401 to 1459 (both inclusive).

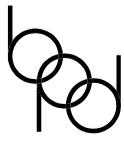
Land to be burdened: Lots 1401 to 1459 (both inclusive).

Description of Restriction :

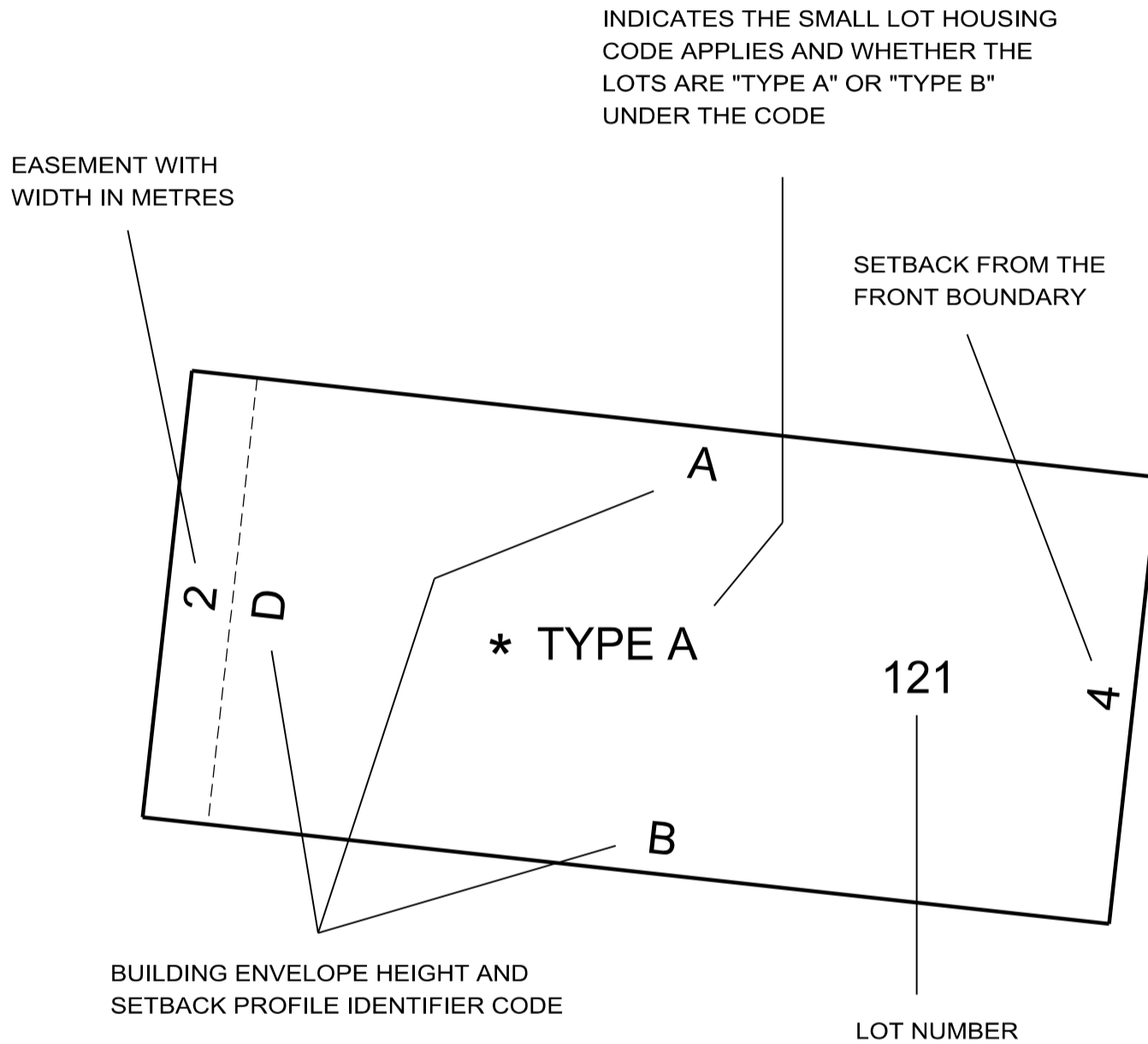
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
 - (a) In the case of lots containing a building envelope zone, as shown on sheets 9 to 14 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 9 to 14 (both inclusive) and;
 - (b) Any dwelling other than in accordance with MCP No. AA3276.
 - (c) 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.
 - (d) Any dwelling or commercial building unless the building or dwelling incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should the said service become available.

These restrictions will cease to affect any of the burdened lots one year after all the burdened lots are issued with a Occupancy Certificate under the Building Act 1993 or any instrument replacing it.

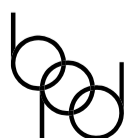
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DIAGRAMS ILLUSTRATING THE INTERPRETATION OF THE BUILDING ENVELOPE AND THE ANNOTATION WITH RESPECT TO ALL EDGE LOTS IN THIS STAGE DEVELOPMENT



REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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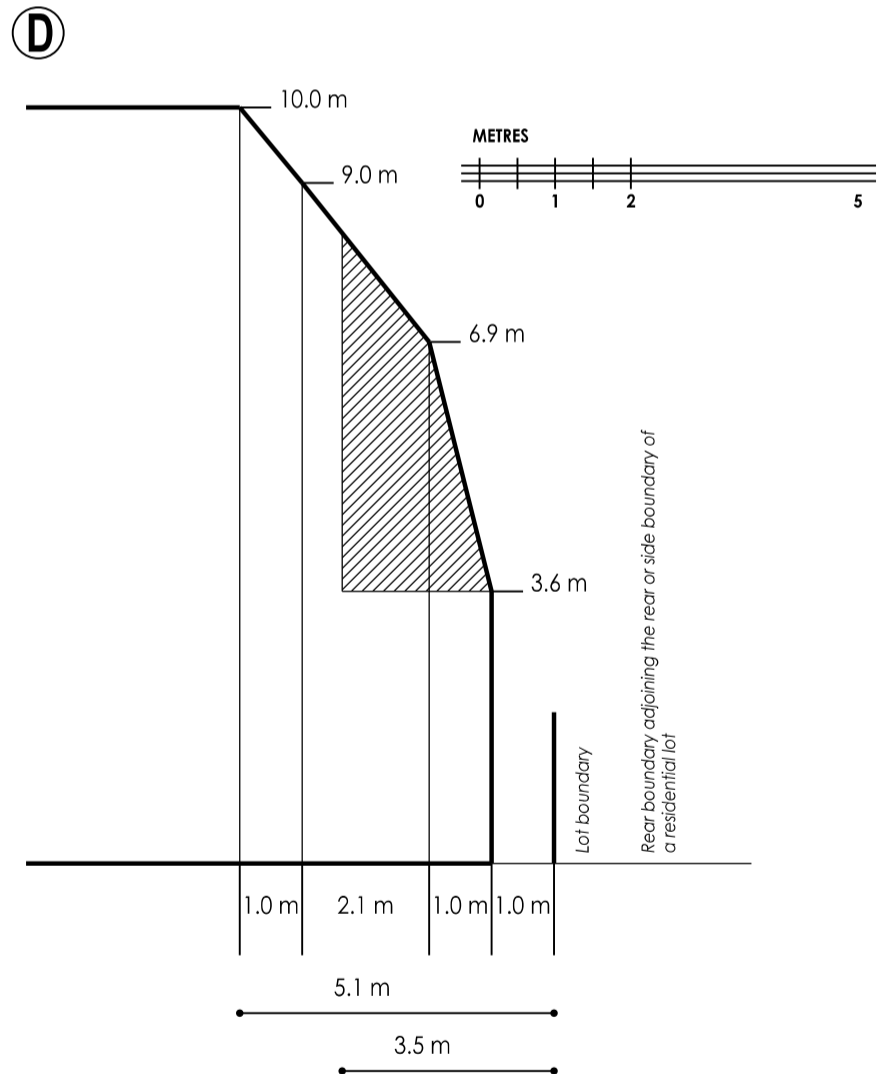
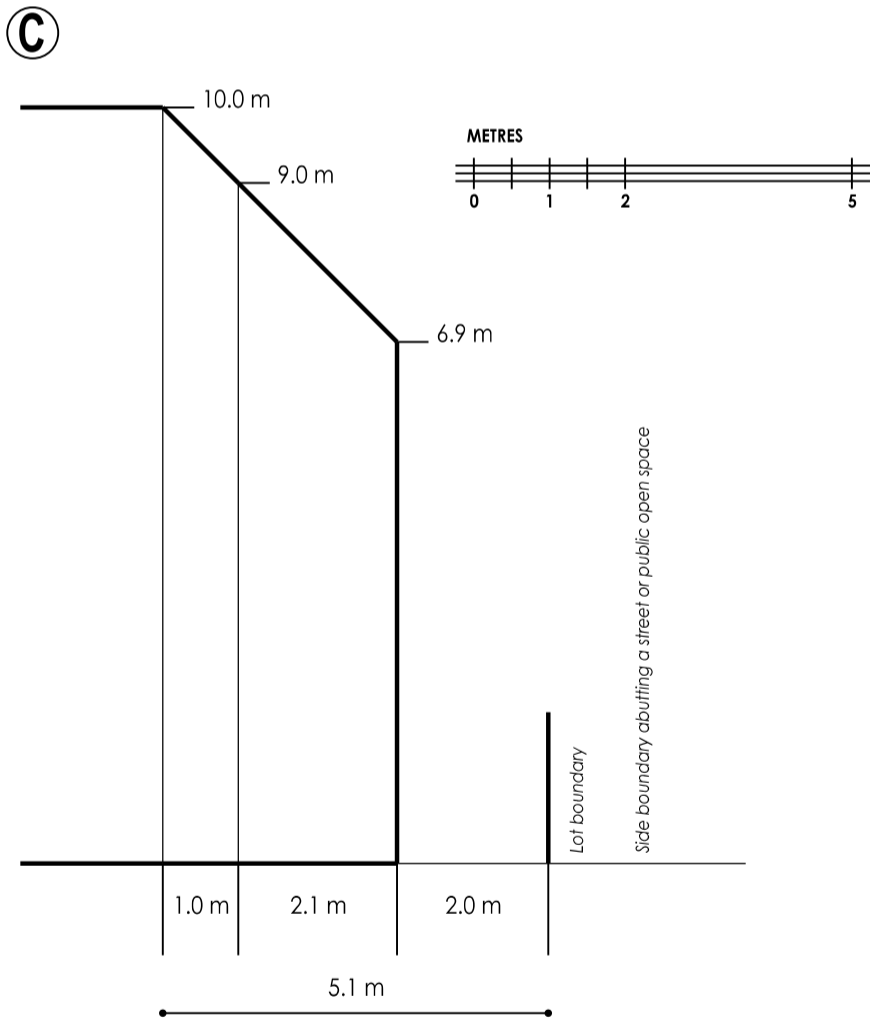
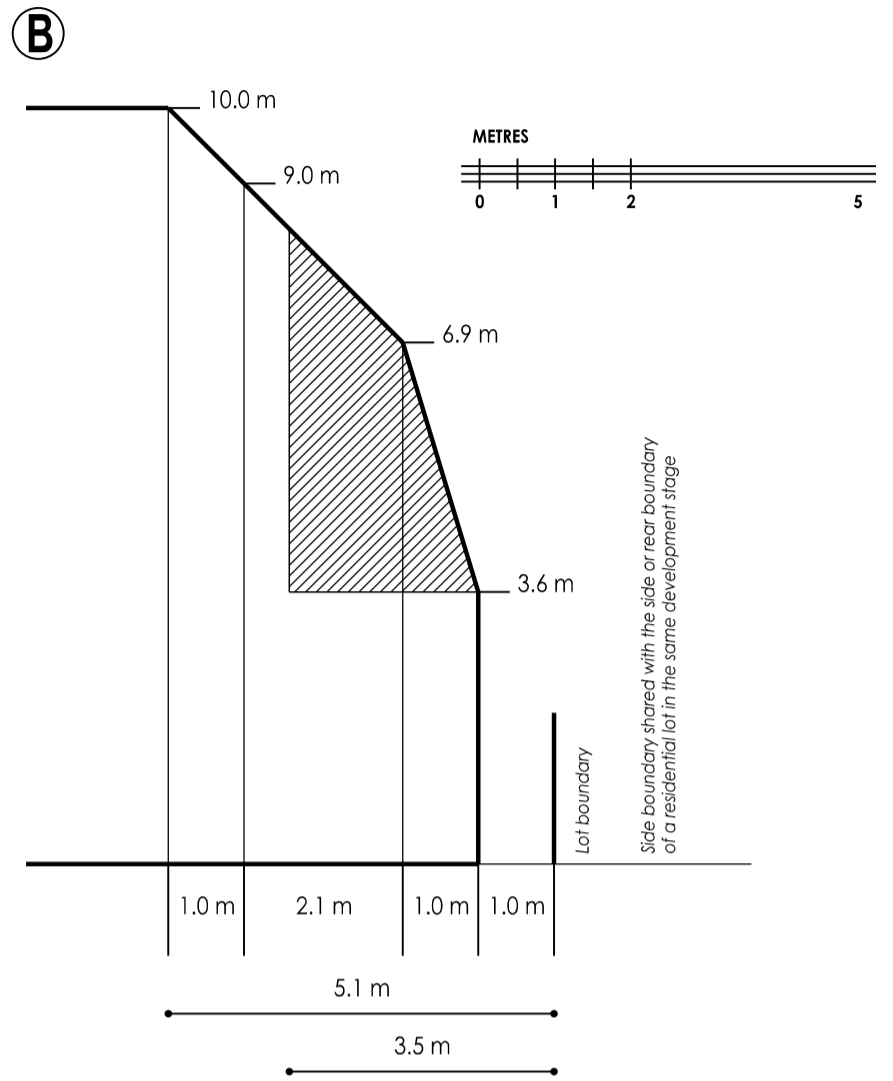
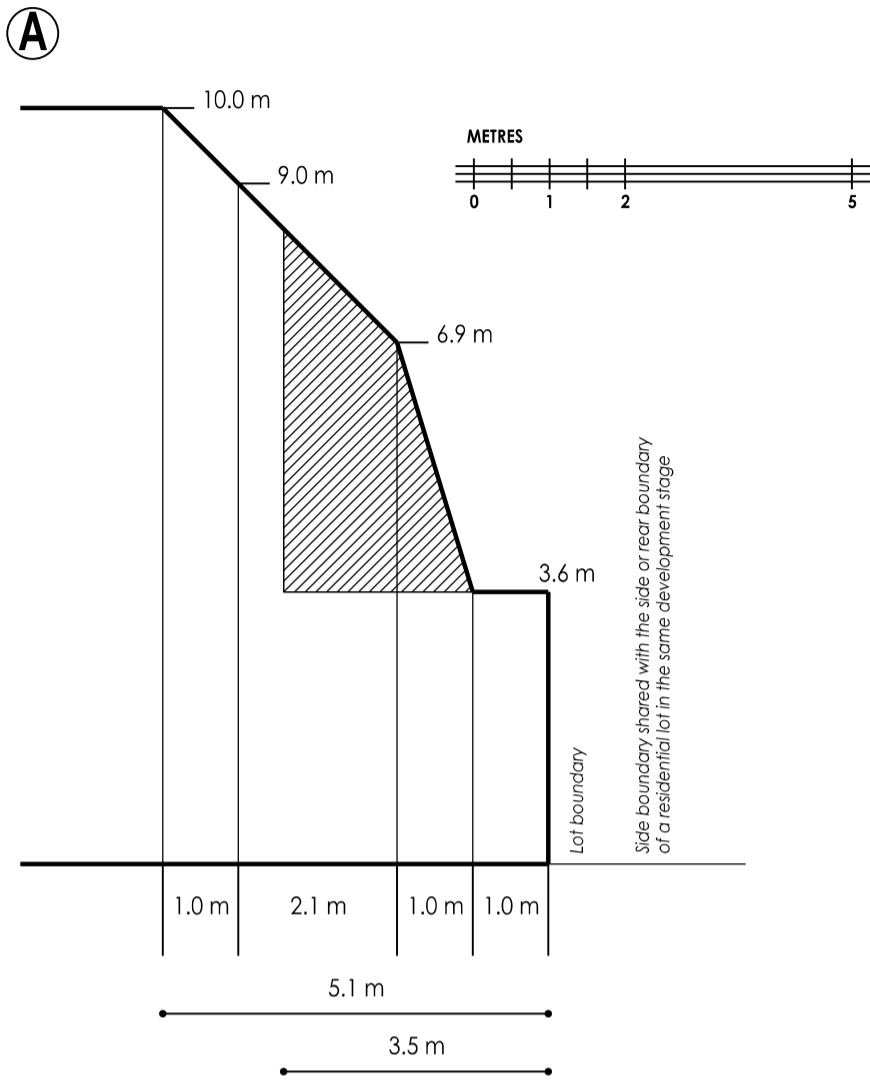
SHEET 9

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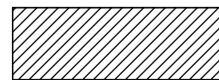
BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



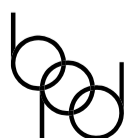
EASEMENT REQUIREMENT

WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE ABOVE THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT OF THE RELEVANT AUTHORITY.

m METRES



OVERLOOKING CONTROL AREA
(refer 'overlooking' in MCP)



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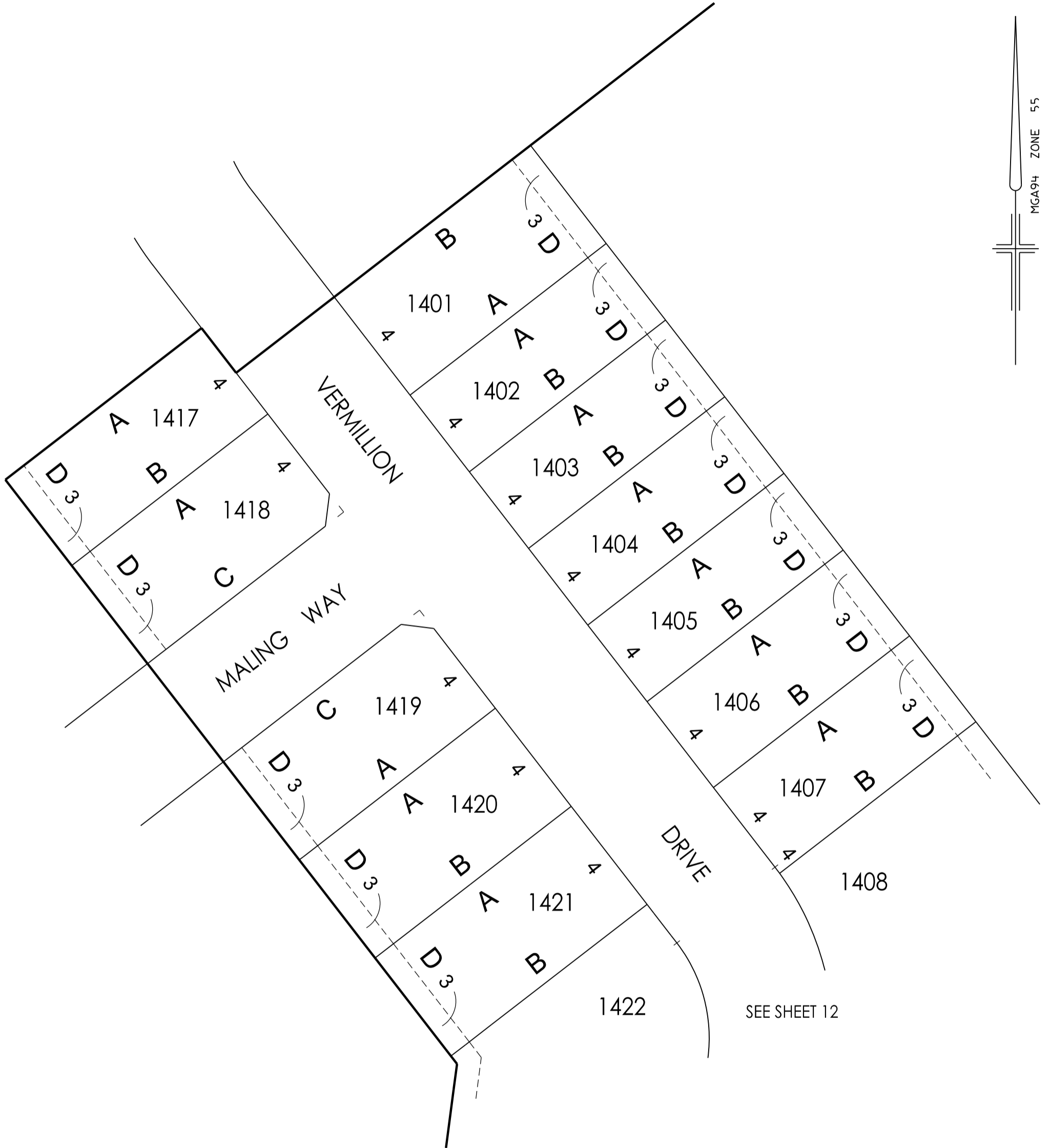
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SHEET 10

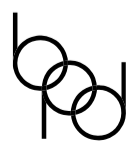
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**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT
AND SETBACK PROFILE IDENTIFIER CODE**



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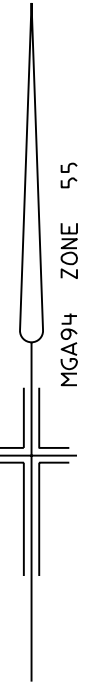
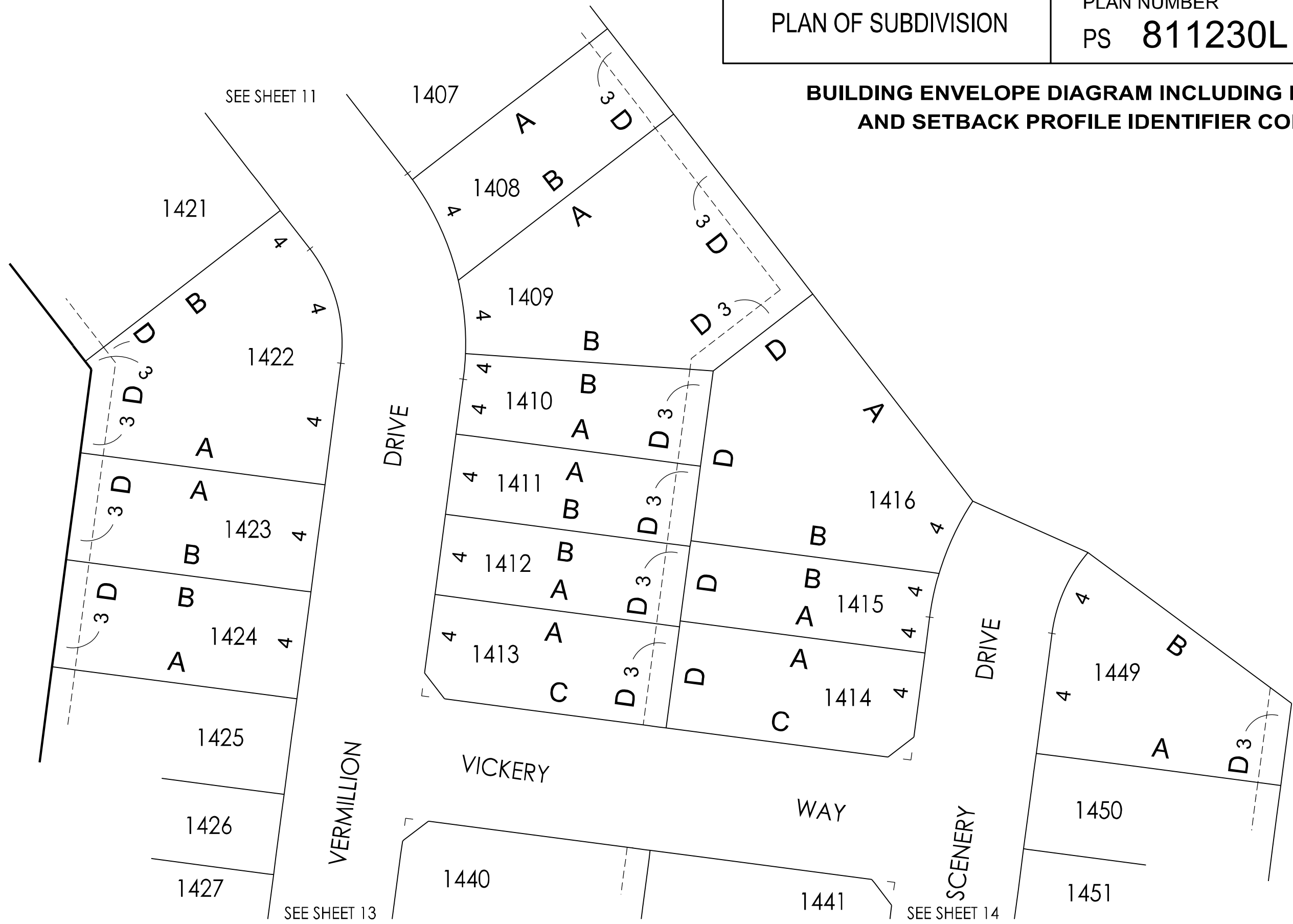
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**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT
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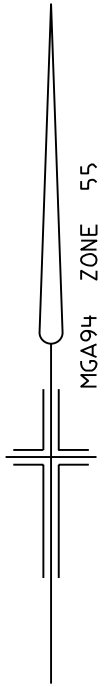
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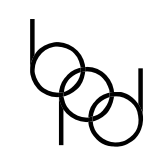
SHEET 12

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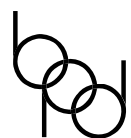
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