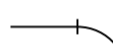


	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 811247S</b>
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<b>LOCATION OF LAND</b>		<b>COUNCIL NAME:</b> CASEY CITY COUNCIL	
<b>PARISH:</b>	CRANBOURNE		
<b>TOWNSHIP:</b>	-----		
<b>SECTION:</b>	-----		
<b>CROWN ALLOTMENT:</b>	-----		
<b>CROWN PORTION:</b>	48 (PART)		
<b>TITLE REFERENCES:</b>	VOL. 12084 FOL. 192		
<b>LAST PLAN REFERENCE:</b>	LOT A PS811245W		
<b>POSTAL ADDRESS: (at time of subdivision)</b>	SCENERY DRIVE CLYDE NORTH 3978		
<b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b>	E: 355 830      ZONE: 55 N: 5 782 110    DATUM: GDA94		

<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>	
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	<b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PIn A00355/17  TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 1600 (BOTH INCLUSIVE), 1604 TO 1627 (BOTH INCLUSIVE), 1633 TO 1645 (BOTH INCLUSIVE), RESERVE No. 2 AND EASEMENT (E-10) HAVE BEEN OMITTED FROM THIS PLAN  <b>AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION.</b>  <b>TOTAL ROAD AREA: 9642m²</b>	
ROAD R1 RESERVE No. 1 RESERVE No. 3	CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD		
RESERVE No. 4 RESERVE No. 5 RESERVE No. 6 RESERVE No. 7	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL		
<b>NOTATIONS</b>			
DEPTH LIMITATION DOES NOT APPLY			
<b>SURVEY:</b> 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			

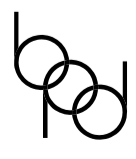
<b>ESTATE:</b> MERIDIAN 16	<b>AREA:</b> 3.954 ha	<b>No. OF LOTS:</b> 19	<b>MELWAY:</b> 135:F:1
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**EASEMENT INFORMATION**

<b>LEGEND:</b>	A - APPURTENANT	E - ENCUMBERING EASEMENT	R - ENCUMBERING EASEMENT (ROAD)
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EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
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SEE SHEET 2 FOR  
EASEMENT INFORMATION

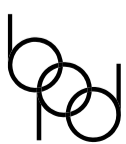
 <b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	<b>REF:</b> 8129/16	<b>VERSION:</b> 14	<b>ORIGINAL SHEET SIZE A3</b>	<b>SHEET 1 OF 12 SHEETS</b>
	<b>LICENSED SURVEYOR:</b> SIMON COX			
<b>CHECKED AT</b>	<b>DATE:</b> 28/05/19			

	<b>PLAN OF SUBDIVISION</b>	<b>LR USE ONLY EDITION</b>	<b>PLAN NUMBER PS 811247S</b>
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**EASEMENT INFORMATION**

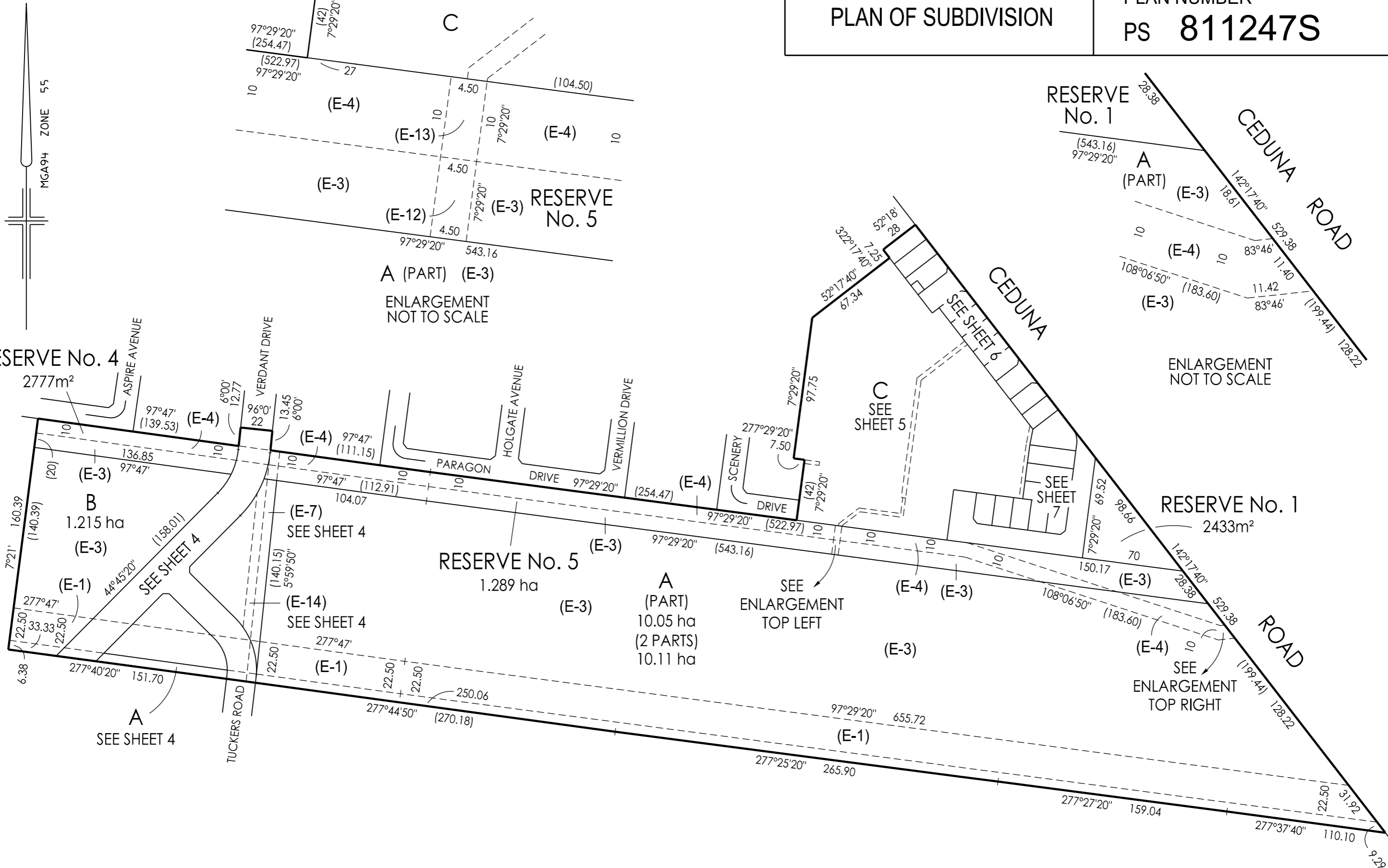
**LEGEND:**                      A - APPURTENANT                      E - ENCUMBERING EASMENT                      R - ENCUMBERING EASEMENT (ROAD)

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)	DRAINAGE	SEE PLAN	PS811245W	CASEY CITY COUNCIL
(E-8)	SEWERAGE	SEE PLAN	PS811245W	SOUTH EAST WATER CORPORATION
(E-9)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-9)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-11)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-12)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-12)	DRAINAGE	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-12)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-13)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-13)	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-13)	DRAINAGE	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-13)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-14)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-14)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-15)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-15)	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-15)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION

 <p><b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	REF: 8129/16	VERSION: 14	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: SIMON COX			

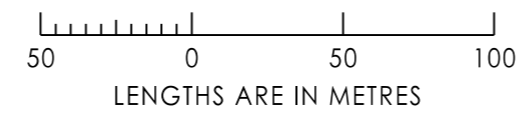
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811247S



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**SCALE**  
1:2500



REF: 8129/16

VERSION: 14

LICENSED SURVEYOR: SIMON COX

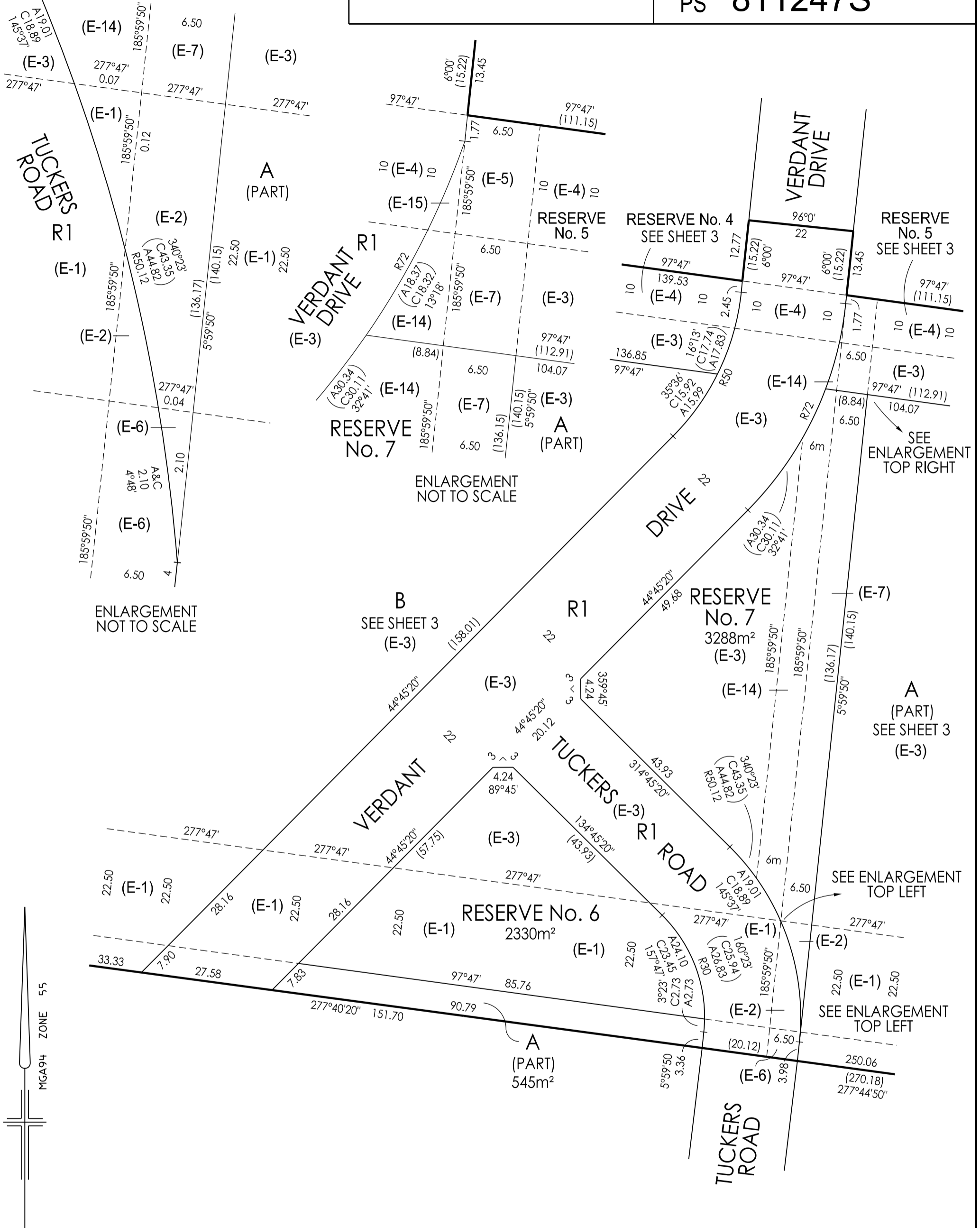
ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811247S

RESERVE No. 7



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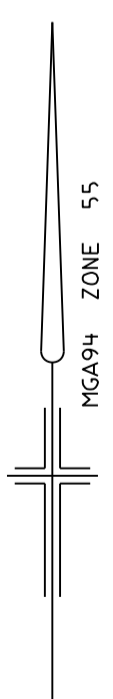
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ENLARGEMENT NOT TO SCALE

SEE ENLARGEMENT TOP RIGHT

SEE ENLARGEMENT TOP LEFT

SEE ENLARGEMENT TOP LEFT

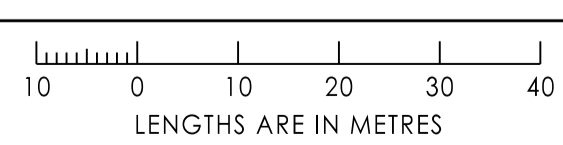


MGA94 ZONE 55



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SCALE  
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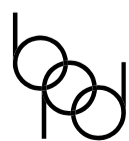
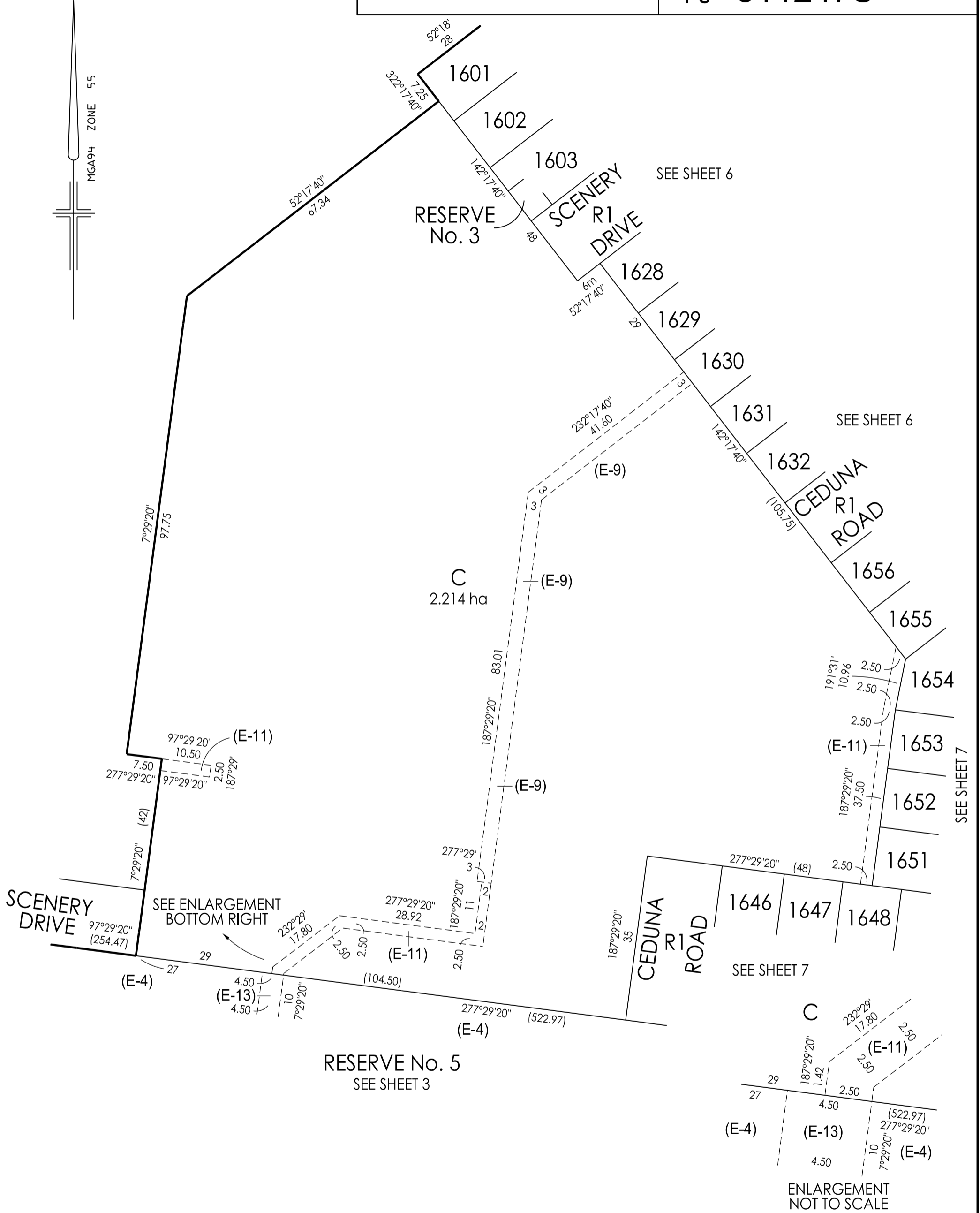
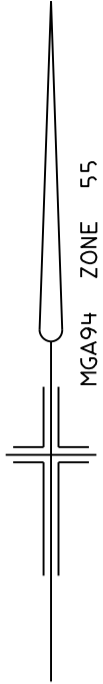


ORIGINAL SHEET SIZE A3  
REF: 8129/16  
SHEET 4  
VERSION: 14

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

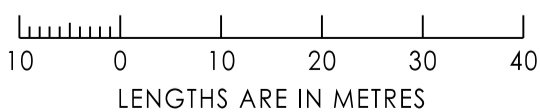
PLAN NUMBER  
PS 811247S



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1:750



ORIGINAL SHEET SIZE A3

SHEET 5

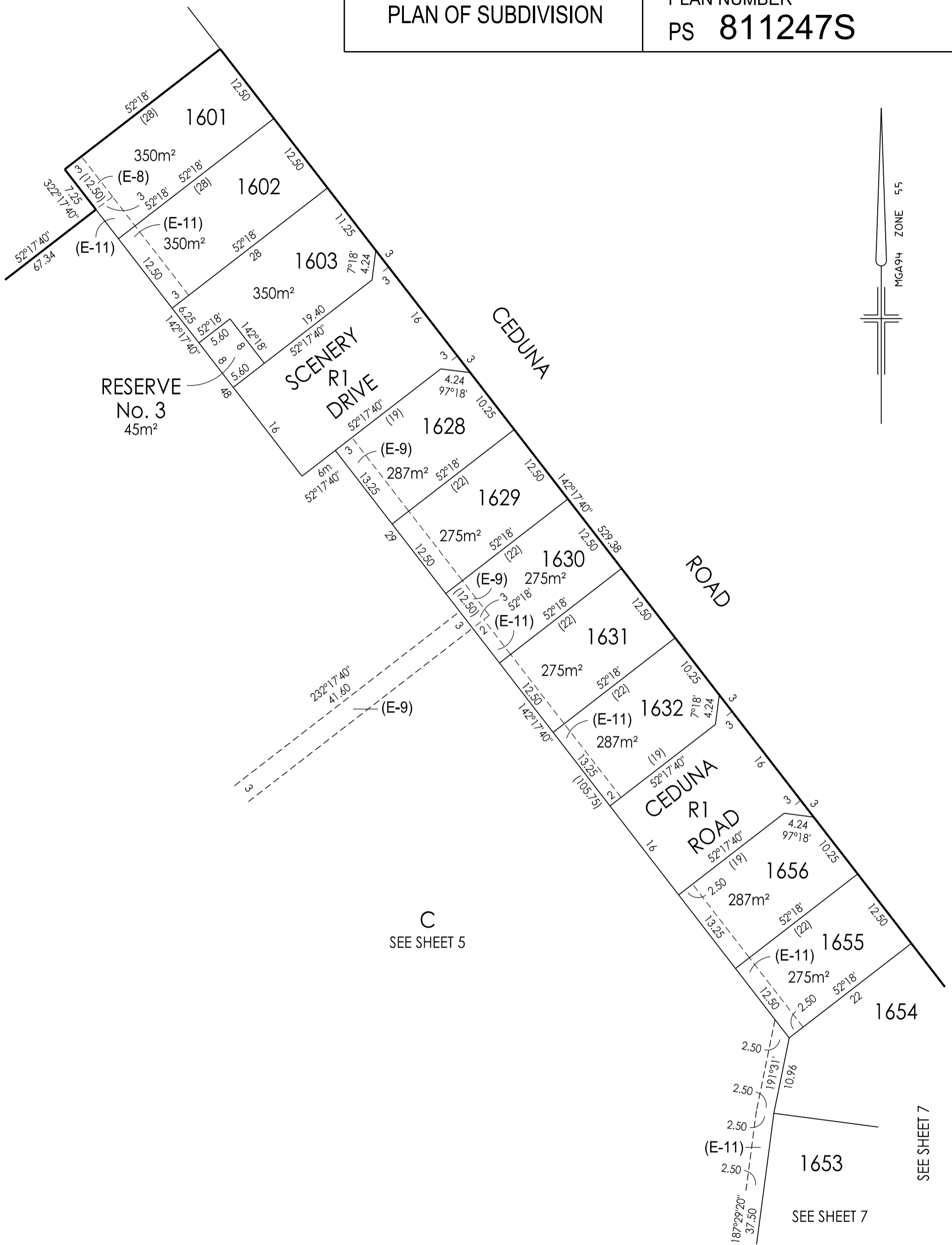
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VERSION: 14

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

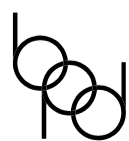
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PS 811247S



C  
SEE SHEET 5

SEE SHEET 7

SEE SHEET 7



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SCALE  
1:500



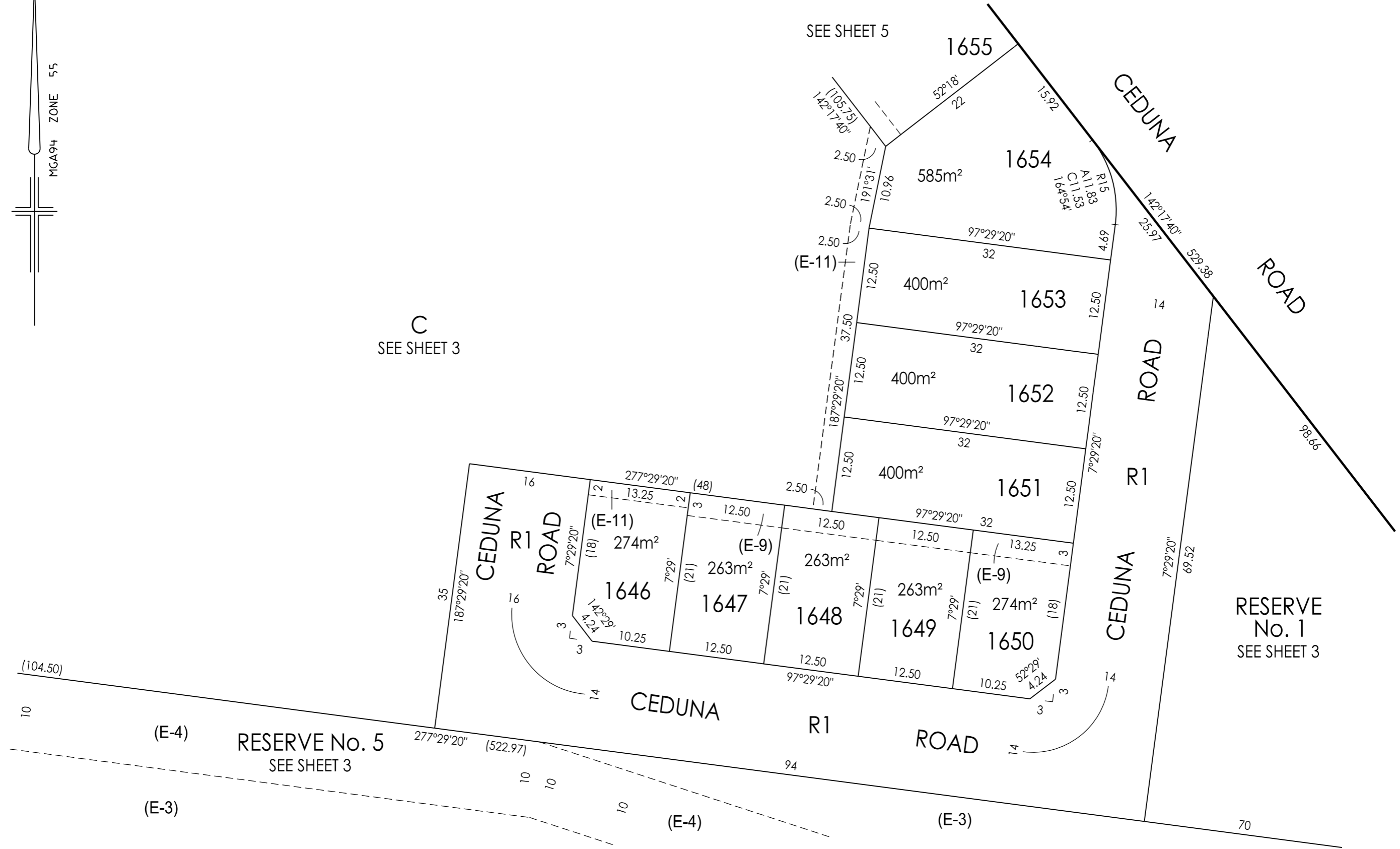
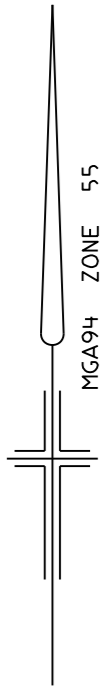
ORIGINAL SHEET SIZE A3  
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SHEET 6  
VERSION: 14

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
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1:500



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ORIGINAL SHEET SIZE A3

SHEET 7

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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

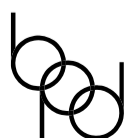
Land to benefit : Lots 1601 to 1603 (both inclusive), 1628 to 1632 (both inclusive) and 1646 to 1656 (both inclusive).

Land to be burdened: Lots 1601 to 1603 (both inclusive), 1628 to 1632 (both inclusive) and 1646 to 1656 (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 12 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 9 to 12 (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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SHEET SIZE A3

SHEET 8

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VERSION: 14

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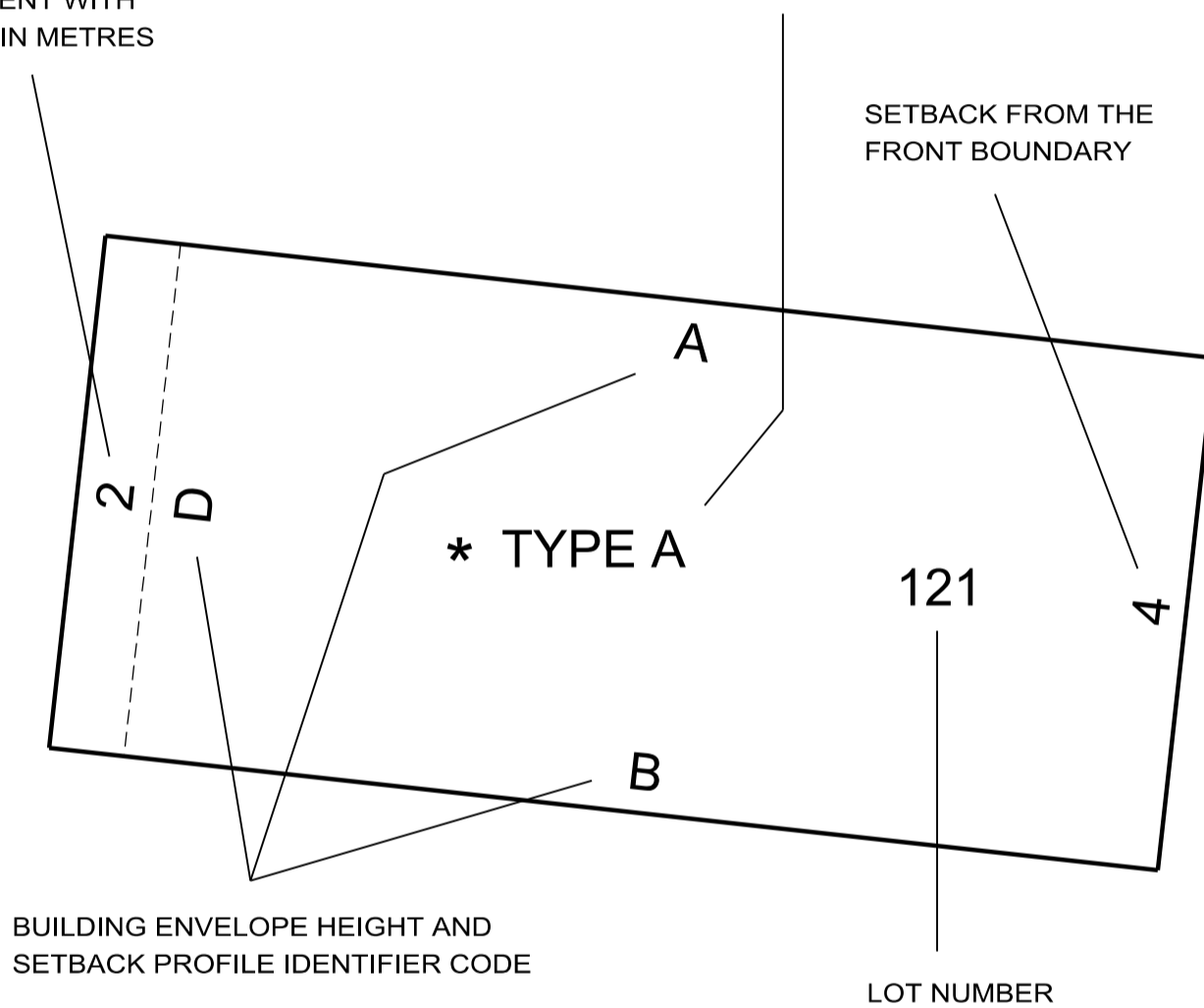


**DIAGRAMS ILLUSTRATING THE INTERPRETATION OF THE BUILDING ENVELOPE AND THE ANNOTATION WITH RESPECT TO ALL EDGE LOTS IN THIS STAGE DEVELOPMENT**

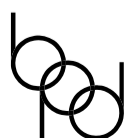
INDICATES THE SMALL LOT HOUSING CODE APPLIES AND WHETHER THE LOTS ARE "TYPE A" OR "TYPE B" UNDER THE CODE

EASEMENT WITH WIDTH IN METRES

SETBACK FROM THE FRONT BOUNDARY



REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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ORIGINAL SHEET SIZE A3

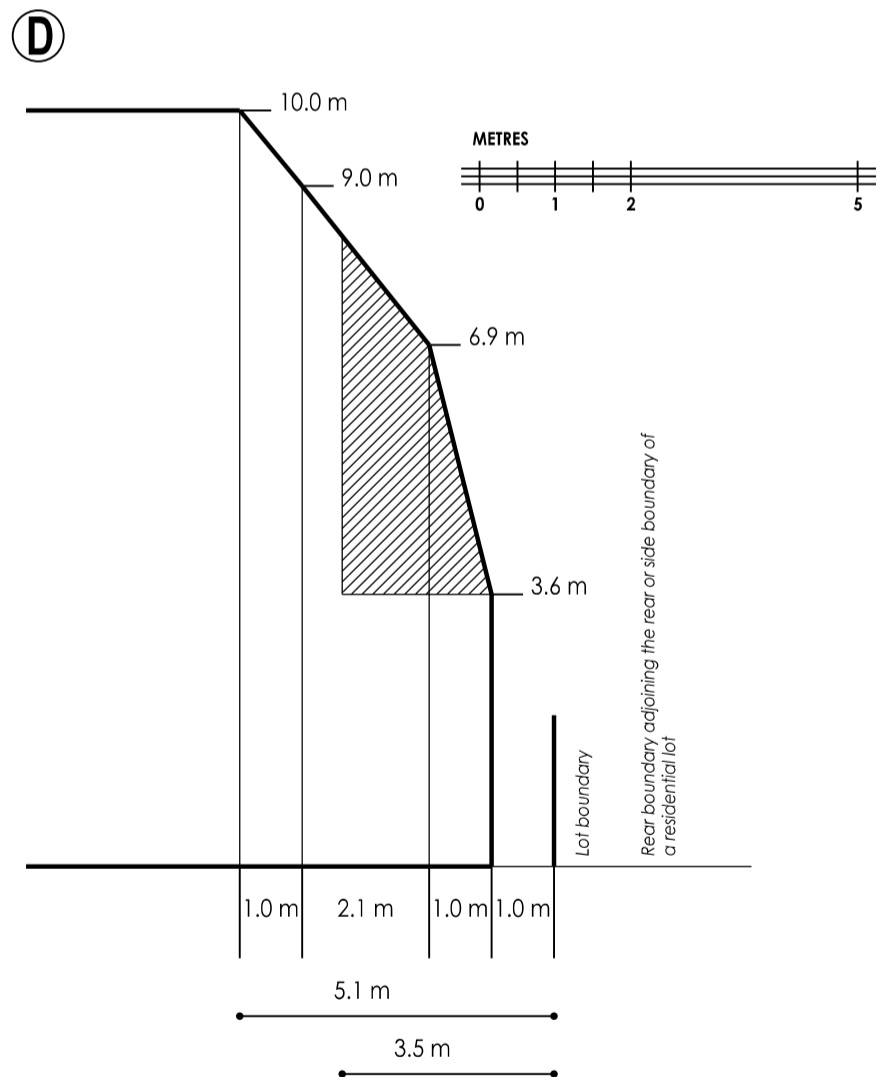
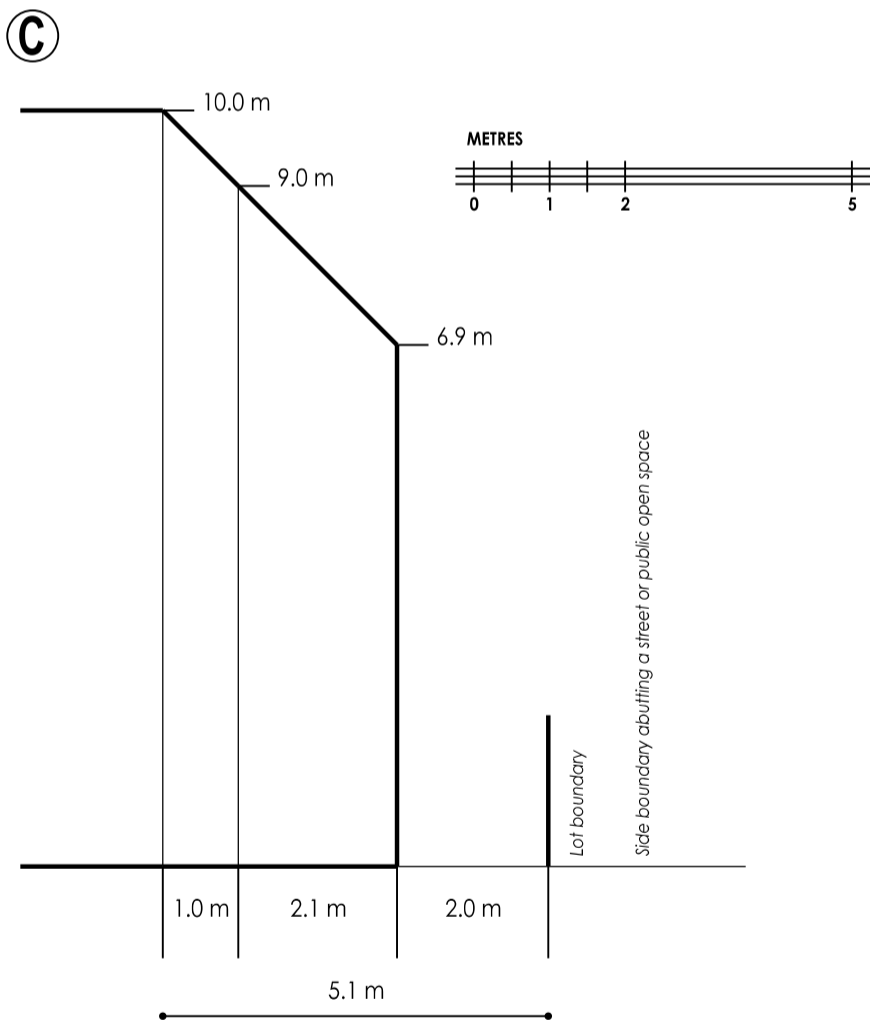
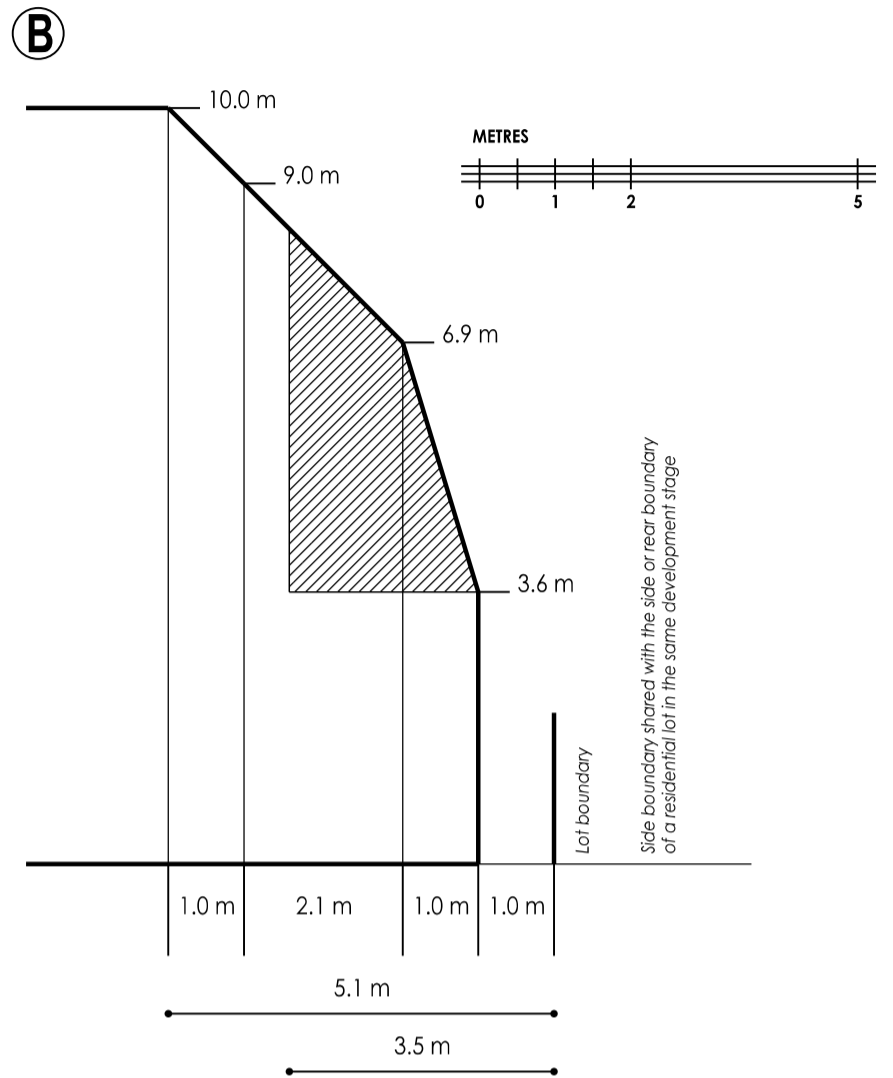
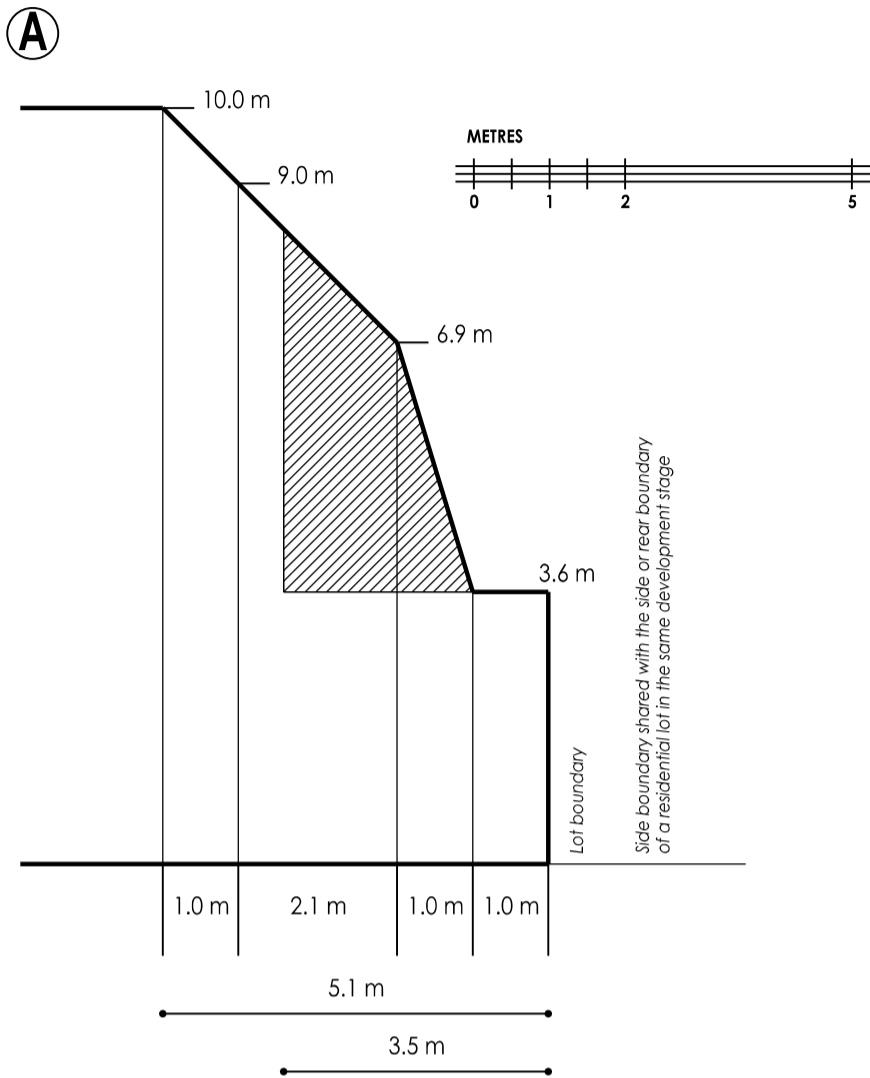
SHEET 9

REF: 8129/16

VERSION: 14

LICENSED SURVEYOR: SIMON COX

**BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN**



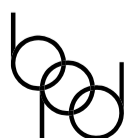
**EASEMENT REQUIREMENT**

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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LICENSED SURVEYOR: SIMON COX

ORIGINAL  
SHEET SIZE A3

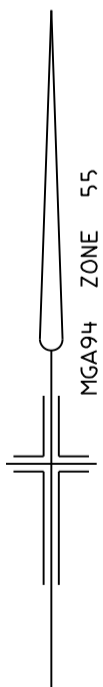
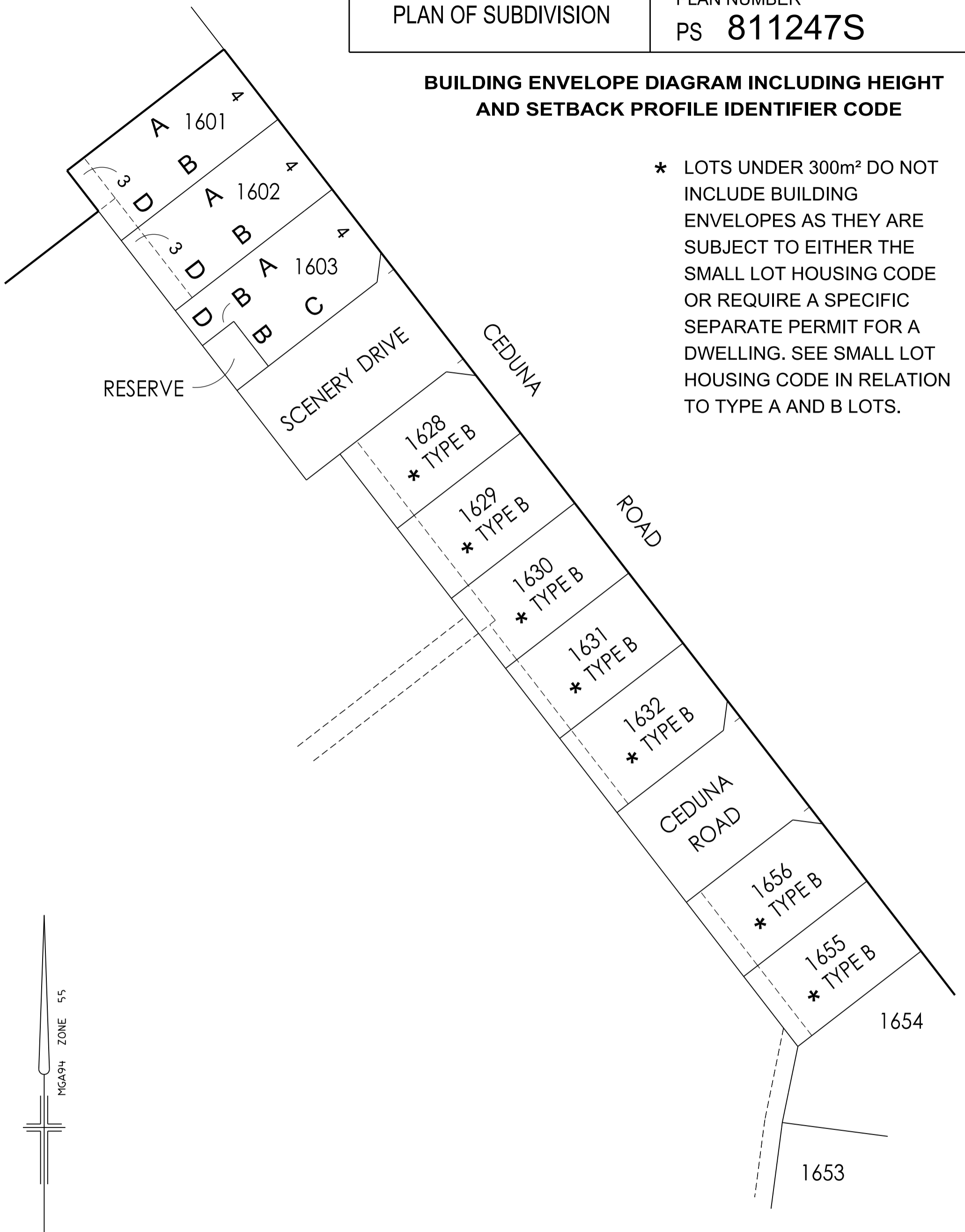
SHEET 10

REF: 8129/16

VERSION: 14

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

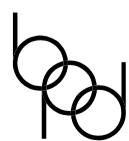
\* LOTS UNDER 300m<sup>2</sup> DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A AND B LOTS.



SCALE  
1:500



ORIGINAL SHEET SIZE A3	SHEET 11
REF: 8129/16	VERSION: 14

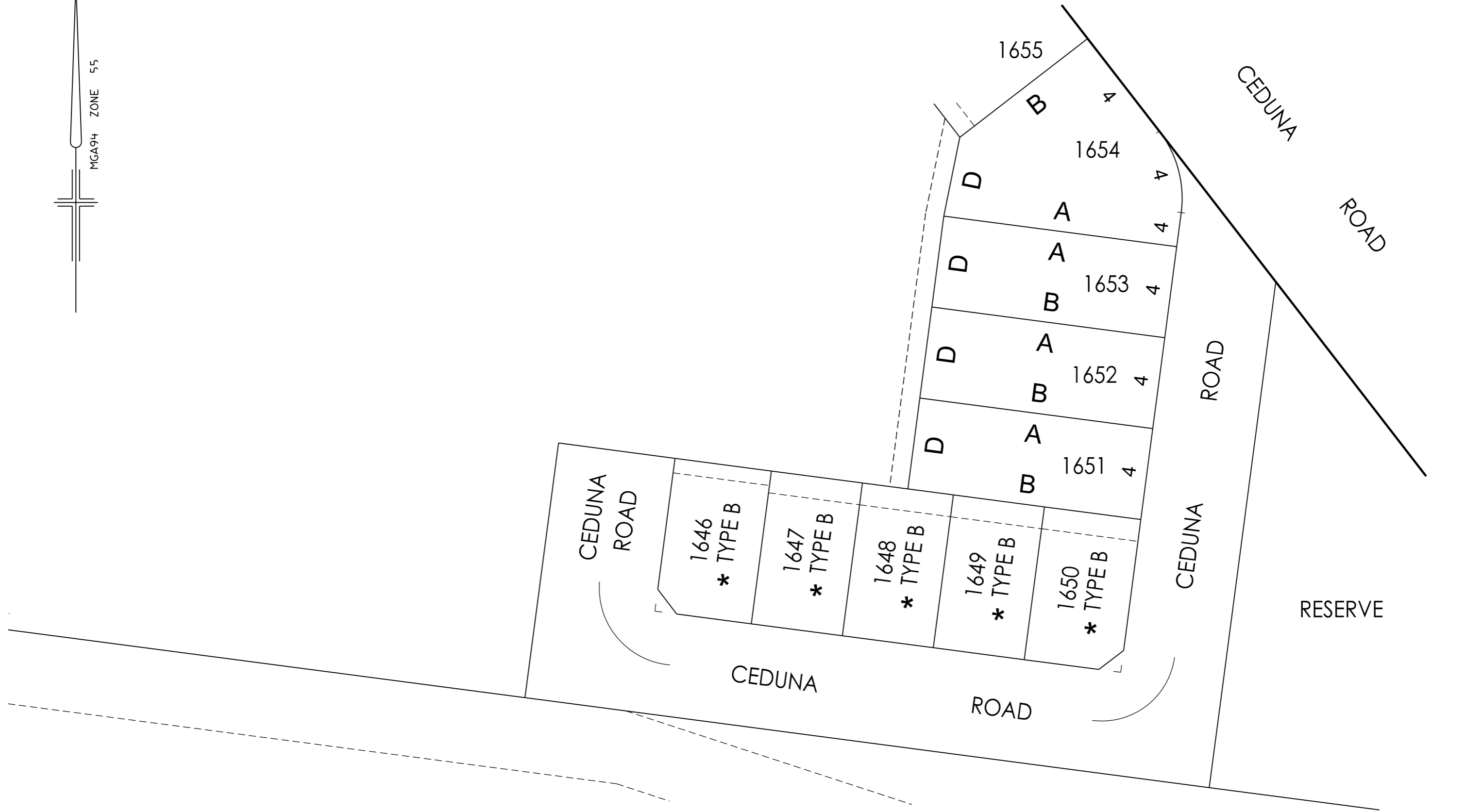
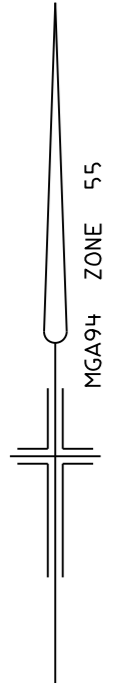


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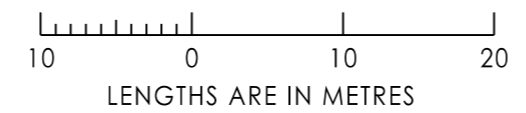
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811247S



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1:500



REF: 8129/16	VERSION: 14	ORIGINAL SHEET SIZE A3	SHEET 12
LICENSED SURVEYOR: SIMON COX			