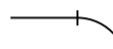


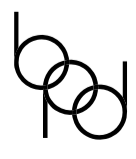
	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746849X
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ---- SECTION: ---- CROWN ALLOTMENT: ---- CROWN PORTION: 48 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT C PS746788R POSTAL ADDRESS: (at time of subdivision) OBSERVATORY STREET CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 355290 ZONE: 55 N: 5782590 DATUM: GDA94	Council Name: Casey City Council Council Reference Number: SubA00295/16 Planning Permit Reference: PlnA00117/16 SPEAR Reference Number: S090520S Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 17/05/2017 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied Digitally signed by: Vanessa Tarr for Casey City Council on 14/06/2017
--	--

VESTING OF ROADS OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 5246m² AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION. FURTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF (E-6) SHOWN ON PS746788R WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1. GROUND FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988.
ROAD R1	CASEY CITY COUNCIL	
NOTATIONS		
DEPTH LIMITATION DOES NOT APPLY		
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS746850P 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. A00127/16		

ESTATE: MERIDIAN 4	AREA: 2.164 ha	No. OF LOTS: 36	MELWAY: 131:E:12
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SEE SHEET 2 FOR
EASEMENT INFORMATION

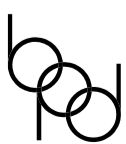
 <p style="text-align: center;">Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	REF: 8129/4	VERSION: 9	ORIGINAL SHEET SIZE A3	SHEET 1 OF 12 SHEETS
	Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (9), 07/06/2017, SPEAR Ref: S090520S			
CHECKED AT	DATE: 18/05/17			

	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 746849X
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EASEMENT INFORMATION

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

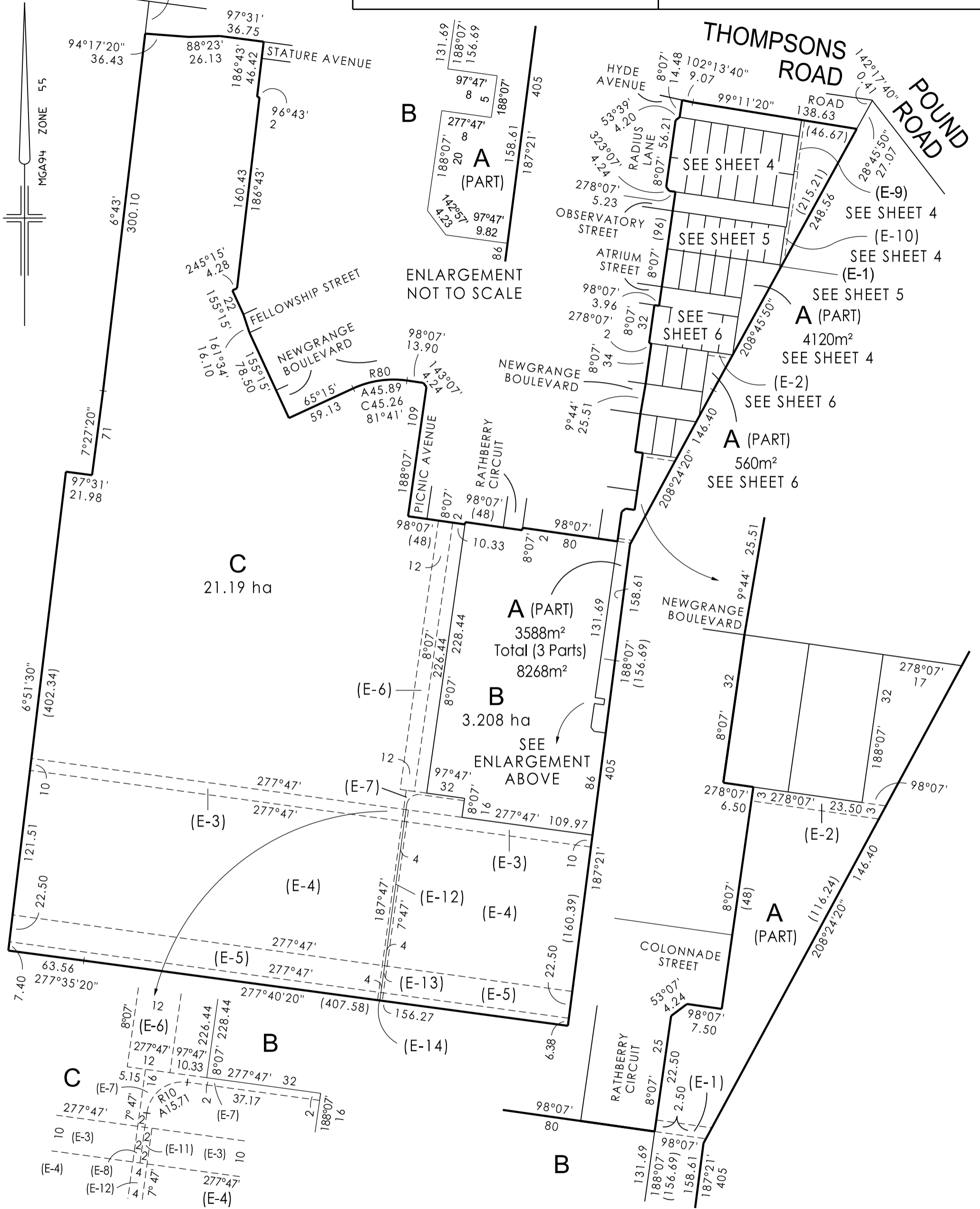
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-3)	WATER SUPPLY AND RIGHTS IN CONNECTION THEREWITH SET OUT IN AA1372	SEE PLAN	LAND ACQUISITION AND COMPENSATION ACT 1986 AND SECTION 130 WATER ACT 1989 SEE NOTIFICATION AG 919773U	MELBOURNE WATER CORPORATION
(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-5)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-5)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-6)	POWER LINE	SEE PLAN	PS746788R - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-7)	POWER LINE	SEE PLAN	PS746788R - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-8)	POWER LINE	SEE PLAN	PS746788R - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-8)	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 919773U	MELBOURNE WATER CORPORATION
(E-8)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-9)	SEWERAGE	SEE PLAN	PS746788R	SOUTH EAST WATER CORPORATION
(E-10)	DRAINAGE	SEE PLAN	PS746788R	CASEY CITY COUNCIL
(E-10)	SEWERAGE	SEE PLAN	PS746788R	SOUTH EAST WATER CORPORATION
(E-11)	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 919773U	MELBOURNE WATER CORPORATION
(E-11)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-11)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-12)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-12)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-13)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-13)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-13)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-14)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD

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	Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (9), 07/06/2017, SPEAR Ref: S090520S		Digitally signed by: Casey City Council, 14/06/2017, SPEAR Ref: S090520S	

THOMPSONS ROAD

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746849X



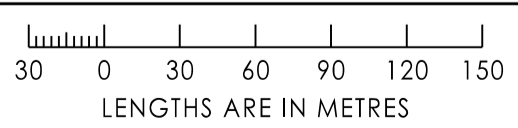
ENLARGEMENT NOT TO SCALE

ENLARGEMENT NOT TO SCALE



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SCALE
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ORIGINAL SHEET SIZE A3 SHEET 3
REF: 8129/4 VERSION: 9

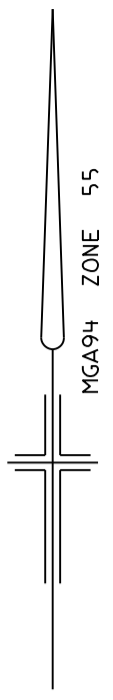
Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
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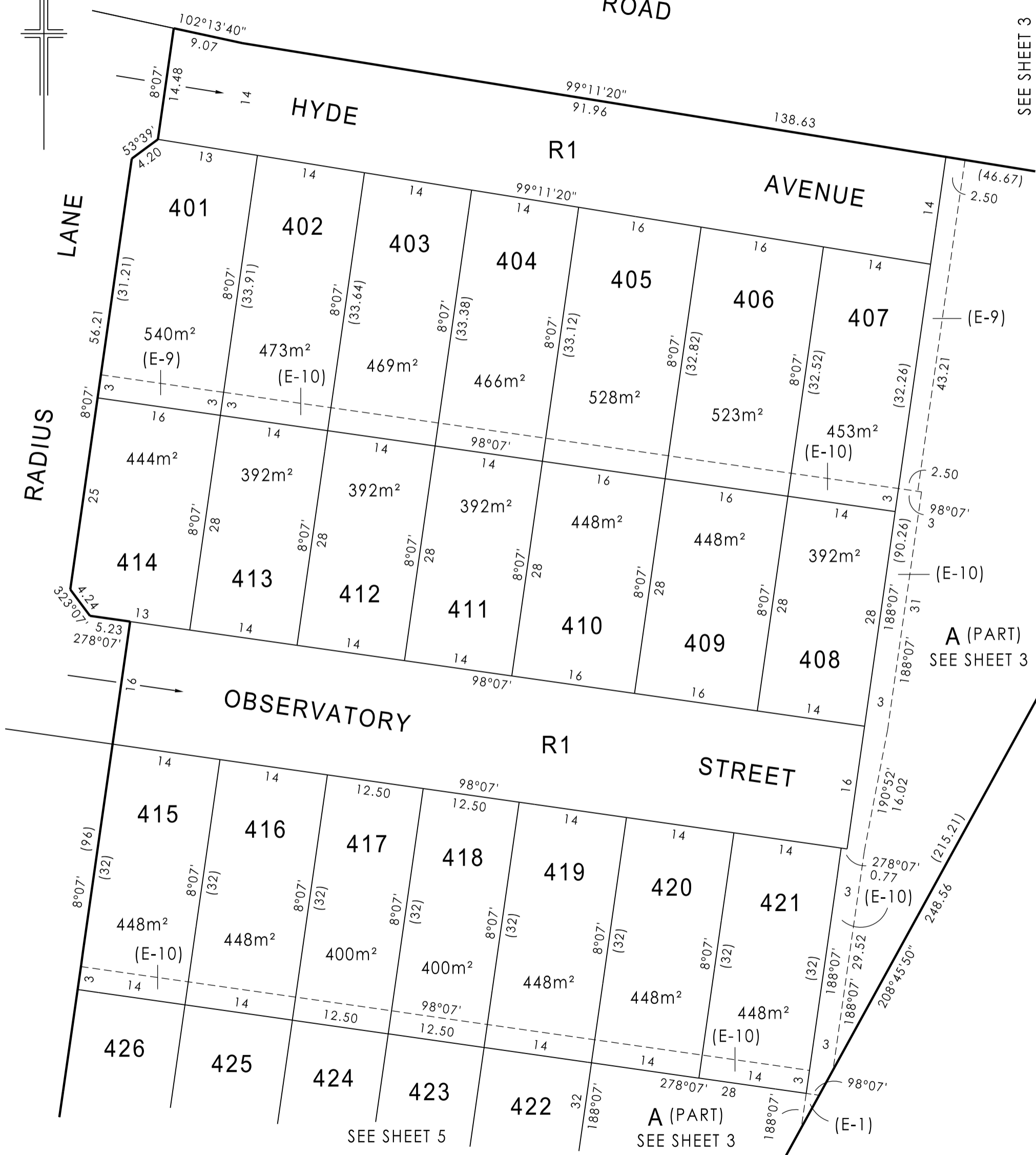
PLAN OF SUBDIVISION

PLAN NUMBER
PS 746849X

THOMPSONS ROAD



SEE SHEET 3



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REF: 8129/4

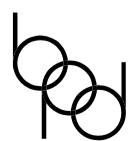
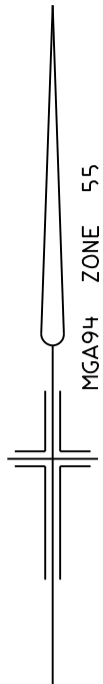
SHEET 4
VERSION: 9

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SHEET SIZE A3
REF: 8129/4

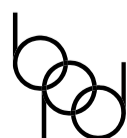
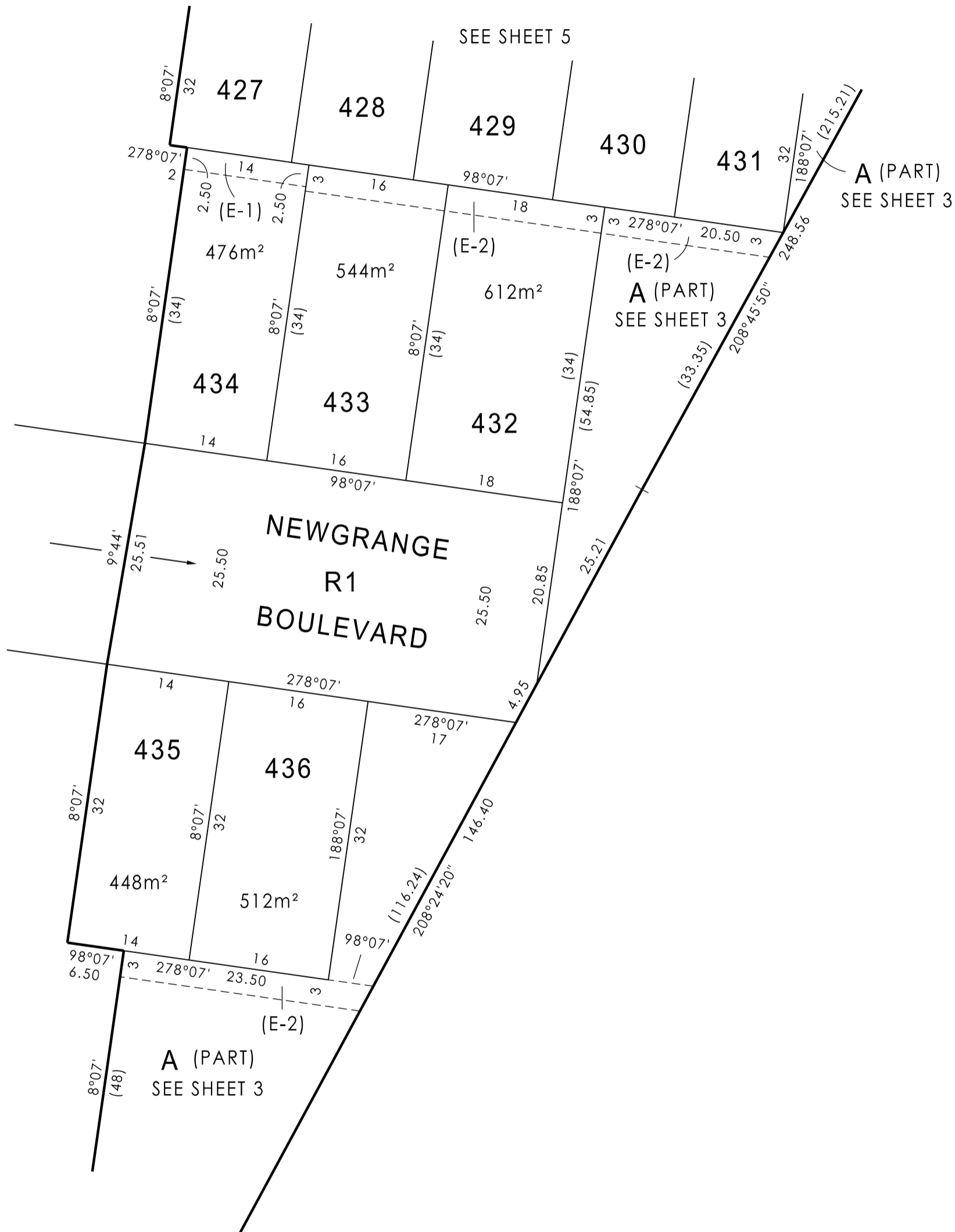
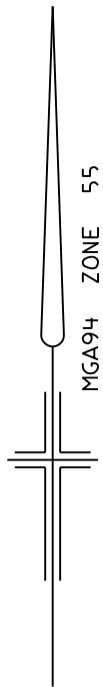
SHEET 5
VERSION: 9

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SHEET 6

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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.

Land to benefit : Lots 401 to 436 (both inclusive).

Land to be burdened: Lots 401 to 436 (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 8 to 12 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 8 to 12 (both inclusive) and;
 - (b) Any dwelling other than in accordance with MCP No. AA3276.

- (2) Must not erect 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. The requirement for such endorsement shall cease to have effect on the lot after an occupancy permit under The Building act 1993 is issued for the whole of the dwelling on the said lot.

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.

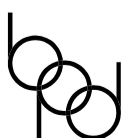
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SHEET 7

REF: 8129/4

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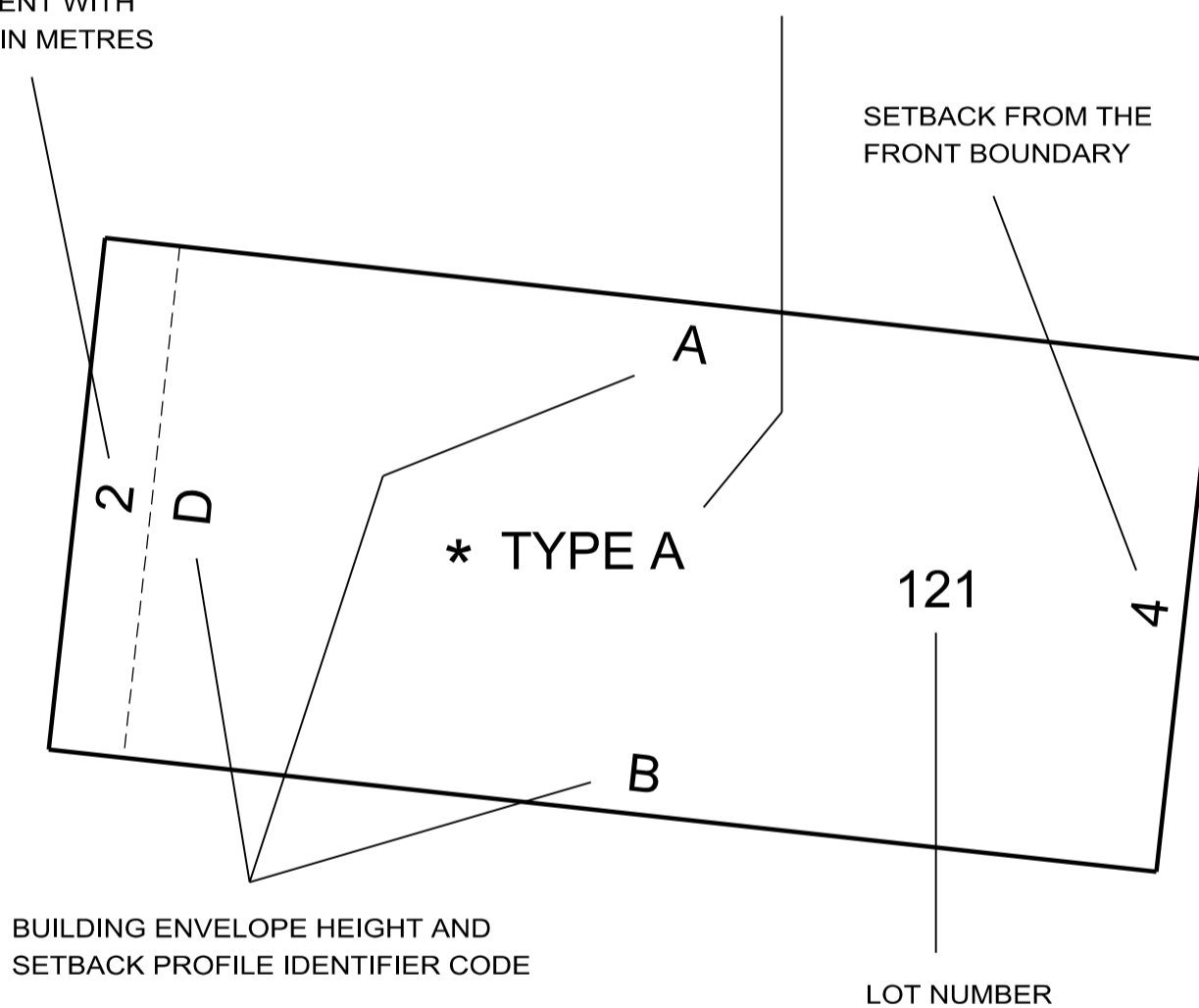
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DIAGRAMS ILLUSTRATING THE INTERPRETATION OF THE BUILDING ENVELOPE AND THE ANNOTATION WITH RESPECT TO ALL EDGE LOTS IN THIS STAGE DEVELOPMENT

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

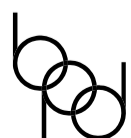
SETBACK FROM THE FRONT BOUNDARY



BUILDING ENVELOPE HEIGHT AND SETBACK PROFILE IDENTIFIER CODE

LOT NUMBER

REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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SHEET 8

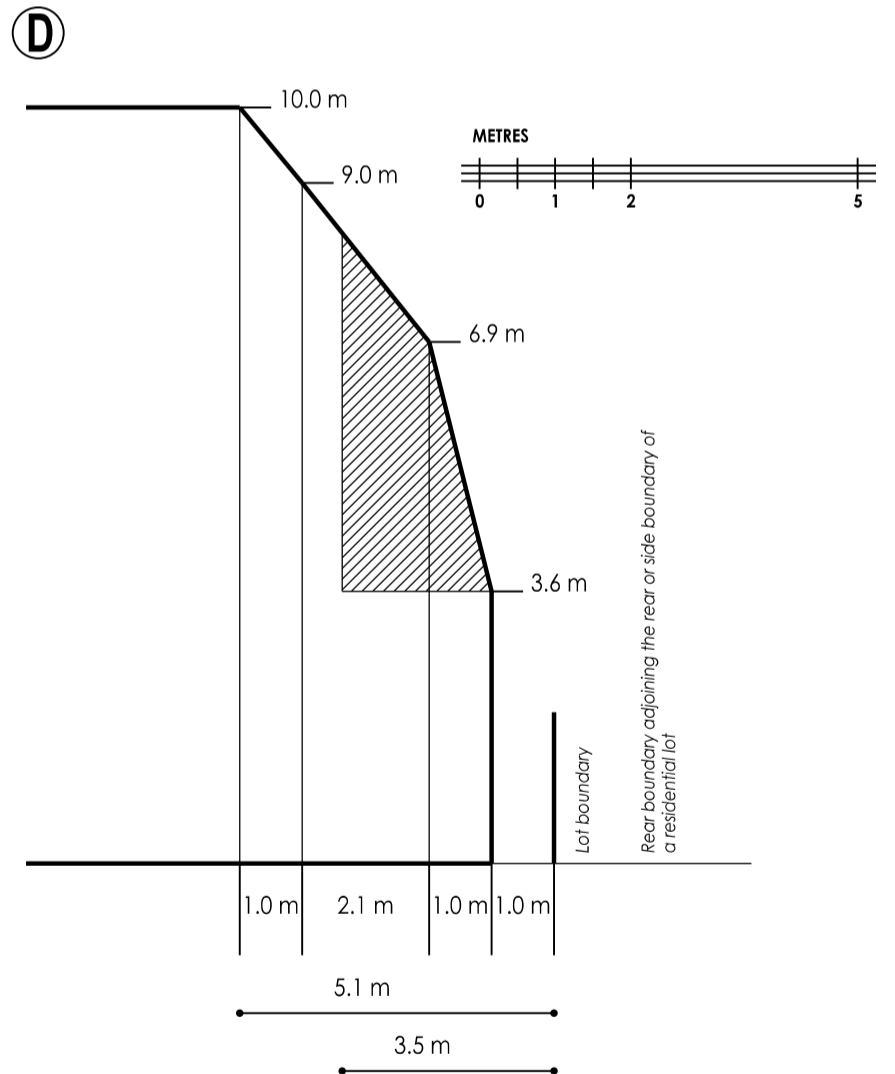
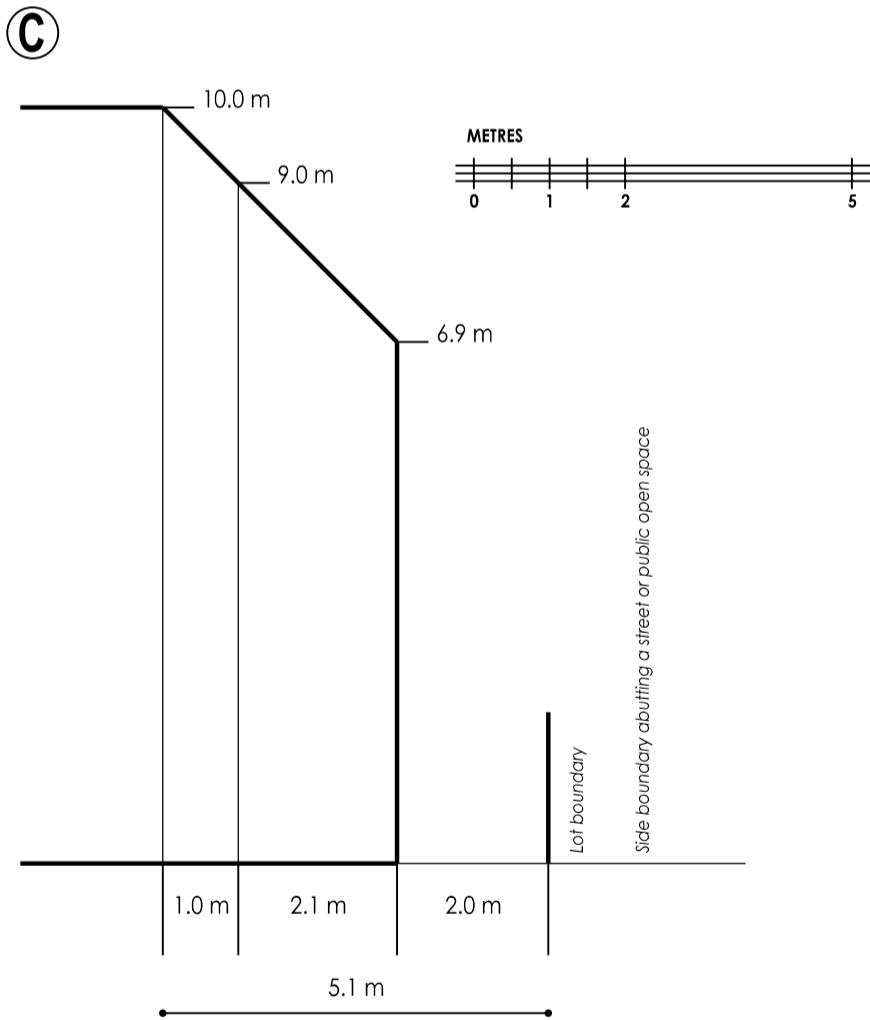
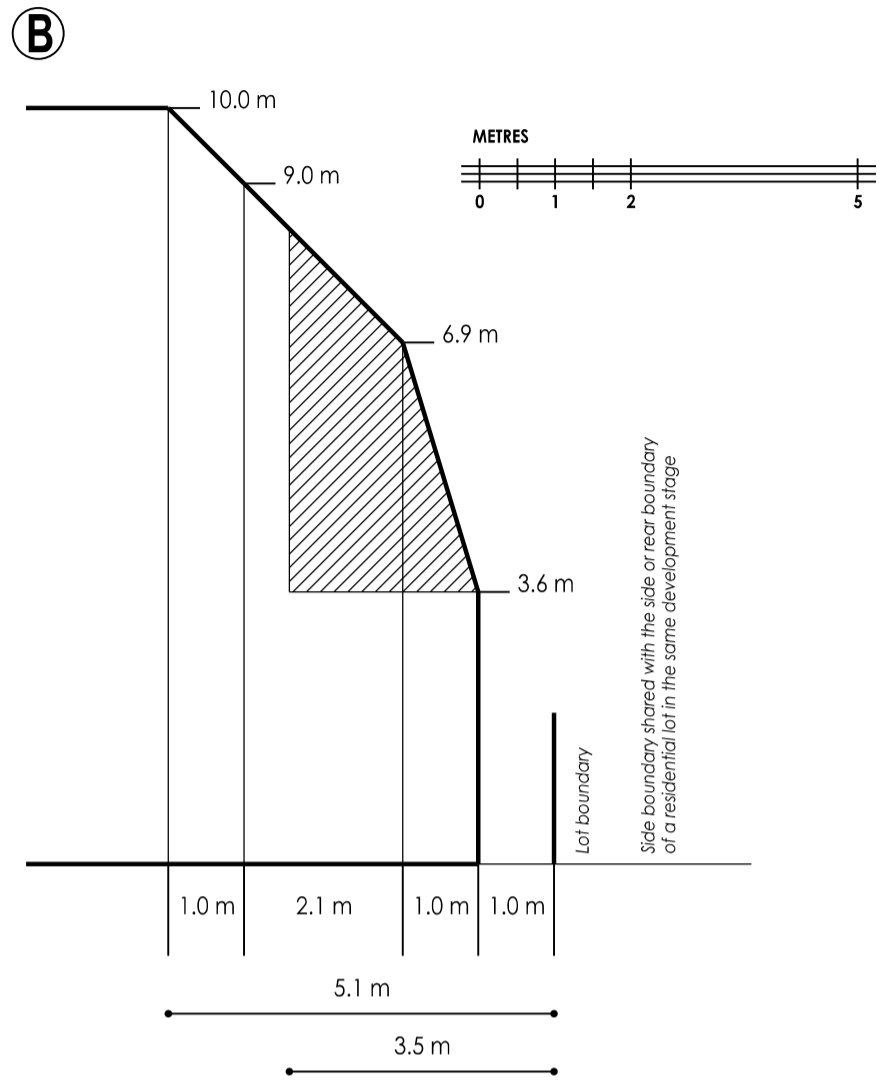
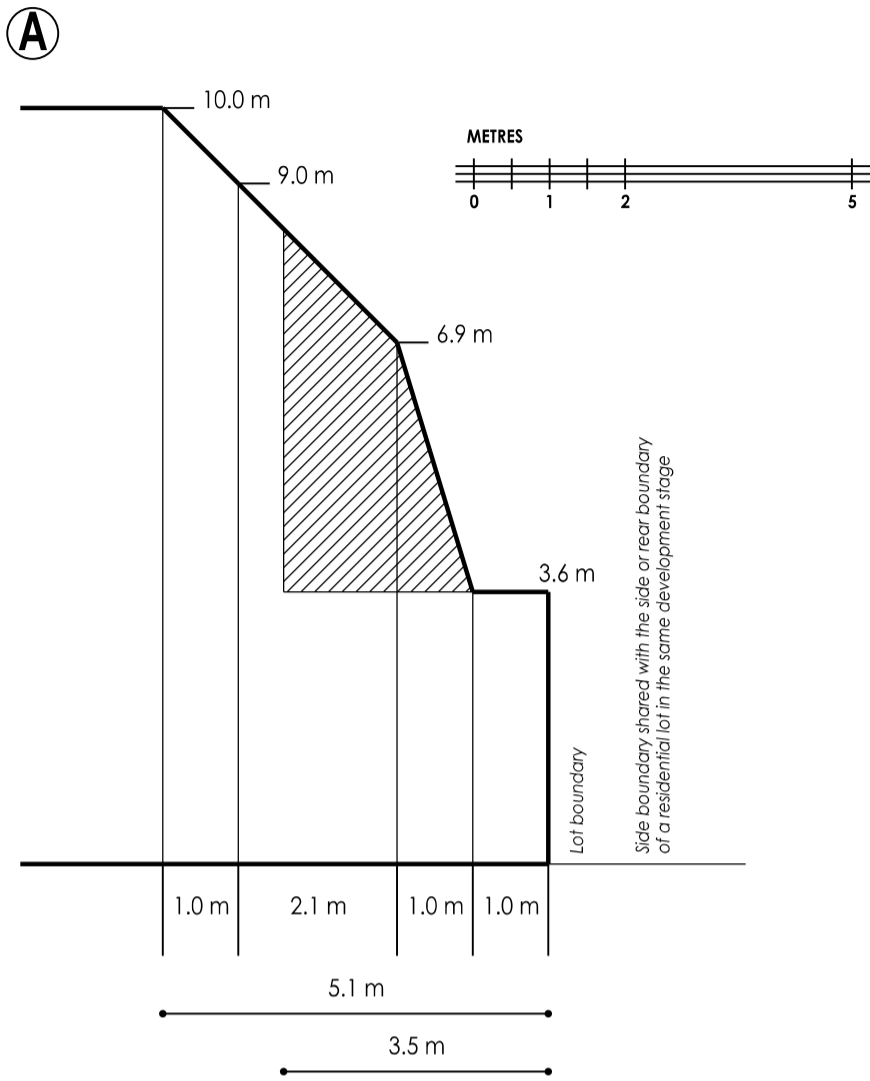
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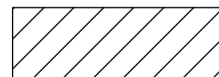
BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



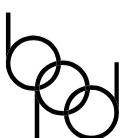
EASEMENT REQUIREMENT

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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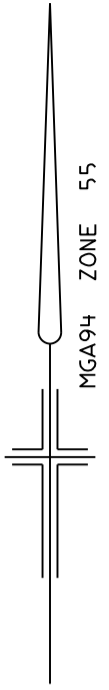
ORIGINAL
SHEET SIZE A3

SHEET 9

REF: 8129/4

VERSION: 9

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



THOMPSONS ROAD

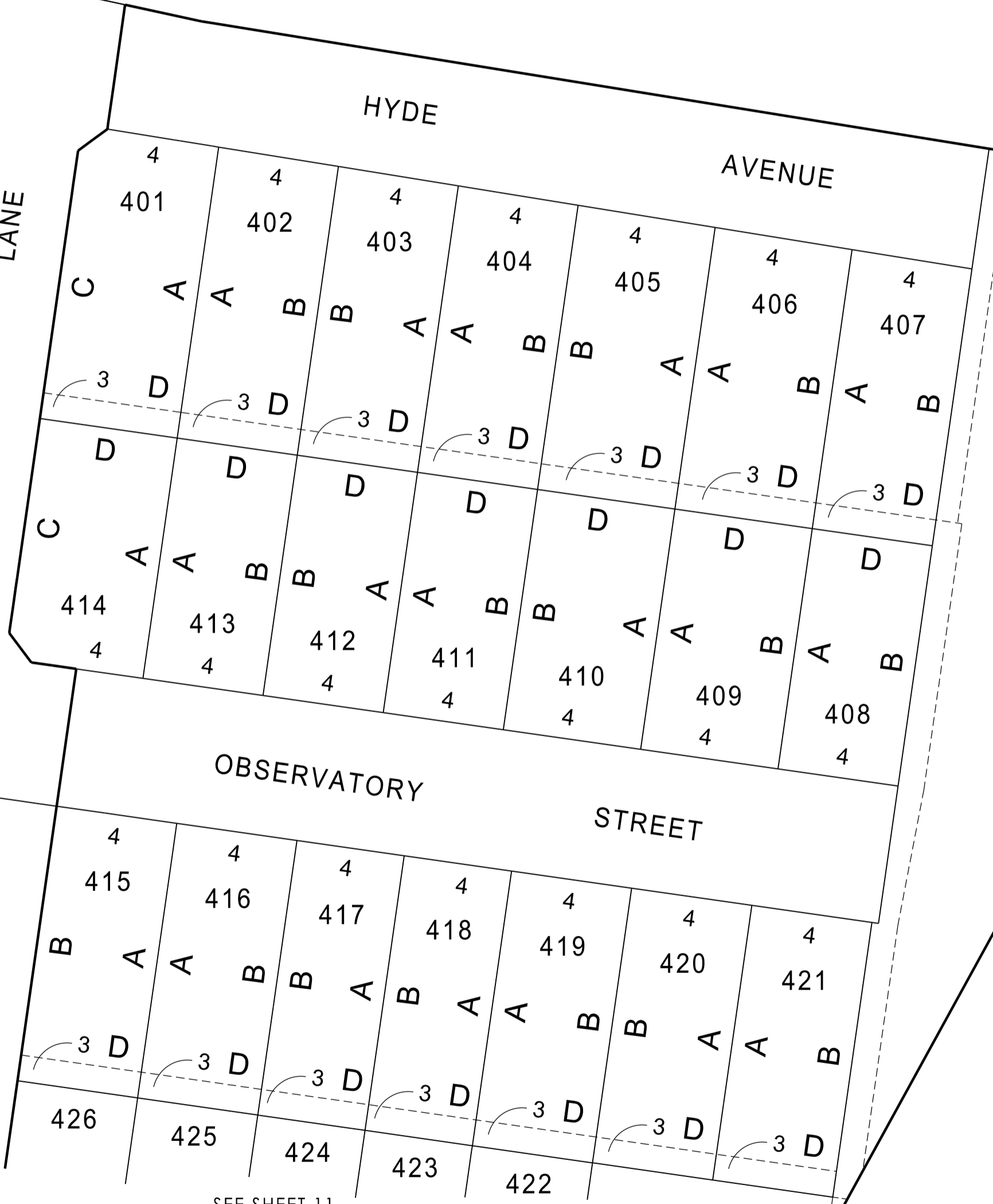
ROAD

HYDE AVENUE

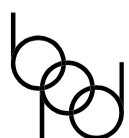
AVENUE

LANE

RADIUS



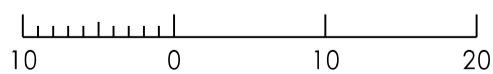
SEE SHEET 11



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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 10

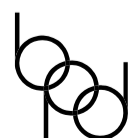
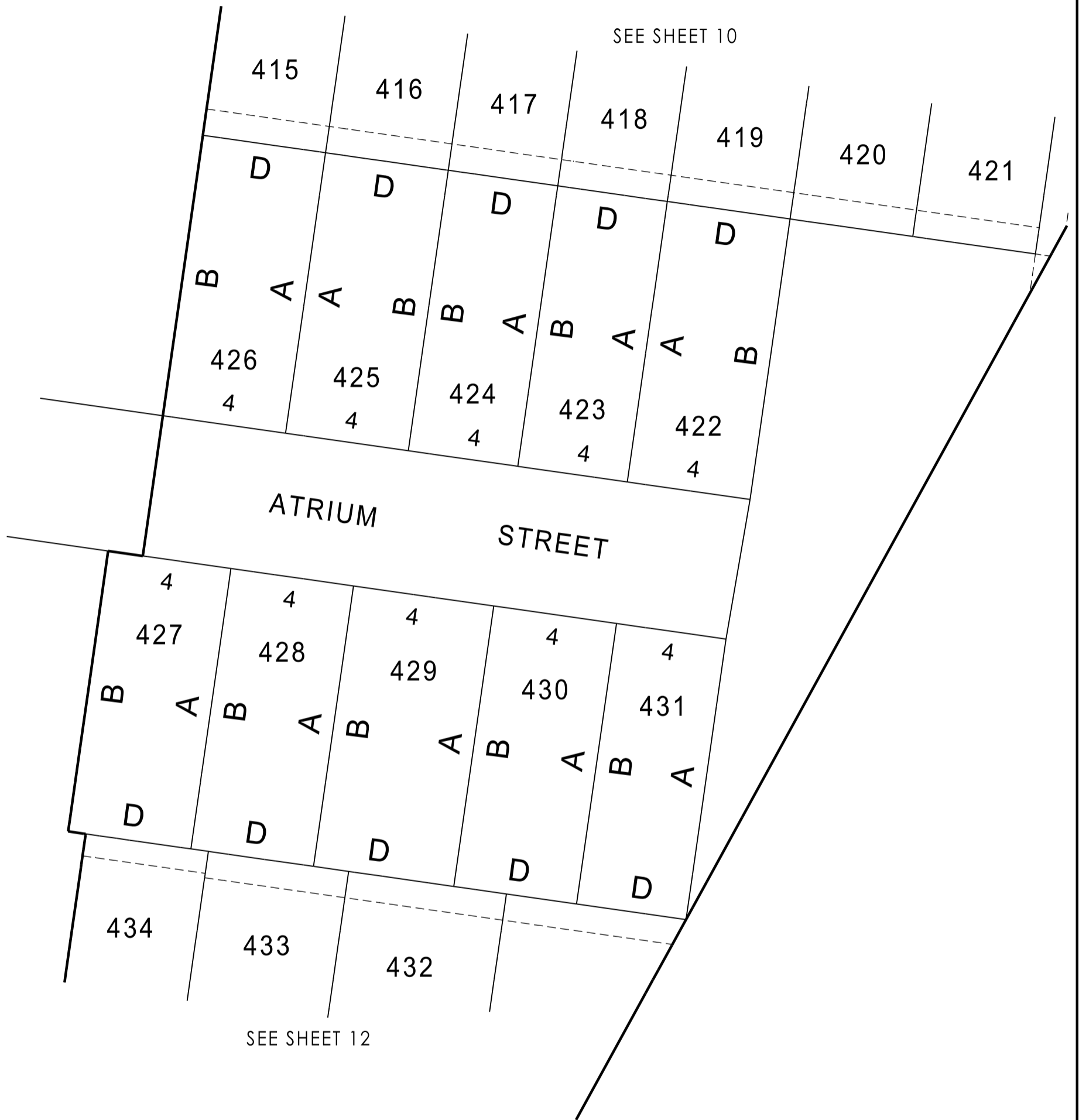
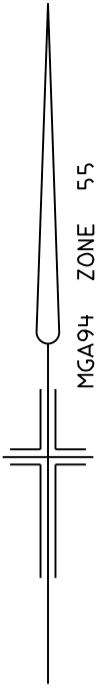
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**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT
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SCALE
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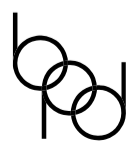
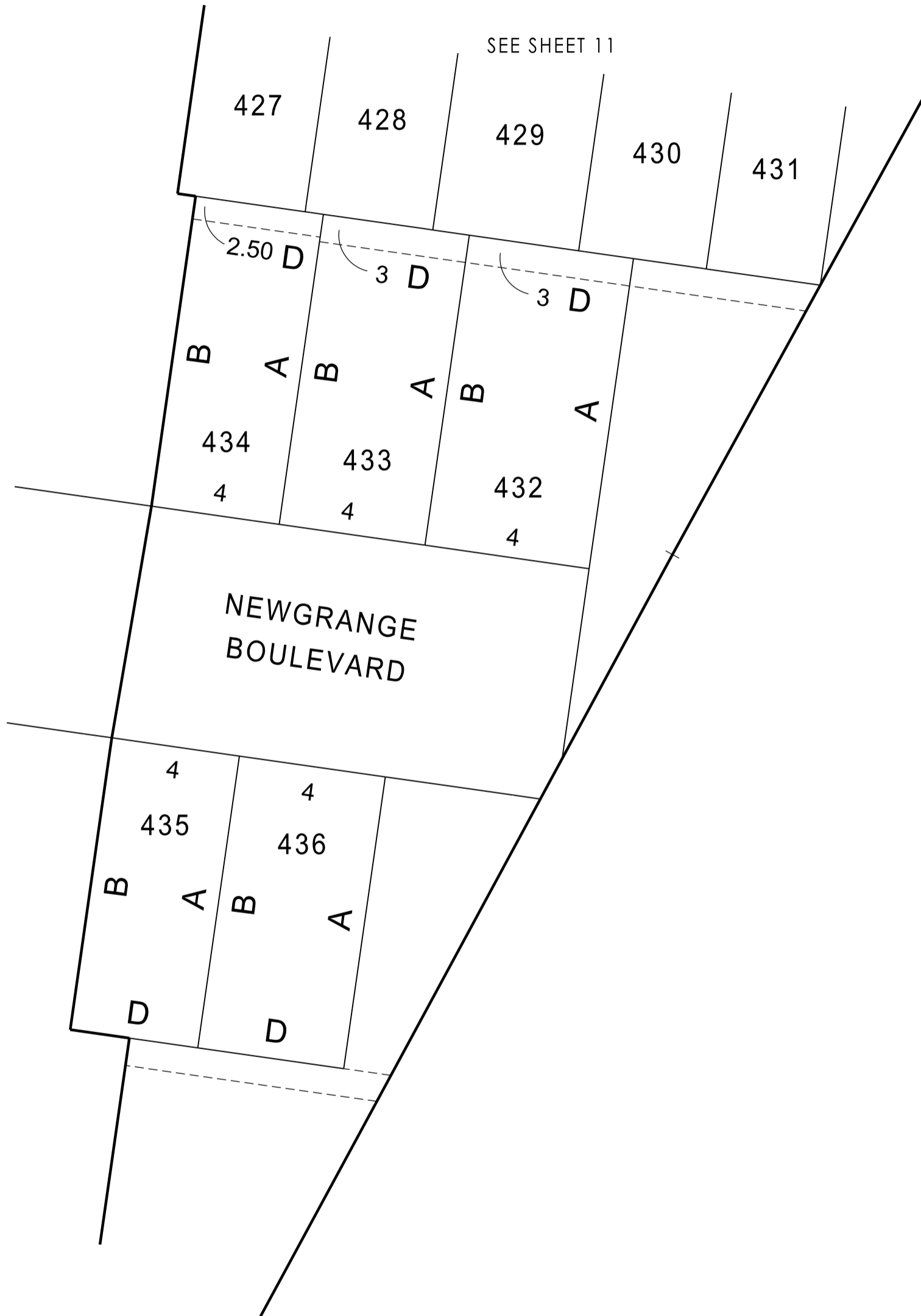
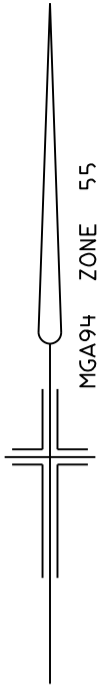
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REF: 8129/4

SHEET 11
VERSION: 9

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**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT
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