
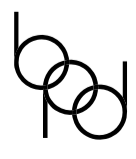


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 804310D
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ---- SECTION: ---- CROWN ALLOTMENT: ---- CROWN PORTION: 48 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT C PS746849X POSTAL ADDRESS: (at time of subdivision) NEWGRANGE BOULEVARD CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 355040 ZONE: 55 N: 5782330 DATUM: GDA94	Council Name: Casey City Council Council Reference Number: SubA00420/16 Planning Permit Reference: PlnA00117/16 SPEAR Reference Number: S095209J Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 31/05/2017 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: Belinda Sprake for Casey City Council on 01/11/2017
---	--

VESTING OF ROADS OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 500 (BOTH INCLUSIVE) AND LOTS 521 TO 527 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.060 ha AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTIONS. FURTHER PURPOSE OF PLAN: TO REMOVE EASEMENT (E-6) SHOWN ON PS746849X WHICH LIES WITHIN THE LAND IN THIS PLAN. GROUND FOR REMOVAL: BY AGREEMENT SEC 6 (1) (k) (iii) SUBDIVISION ACT 1988.	
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICTY SERVICES PTY LTD		
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 5	AREA: 4.134 ha	No. OF LOTS: 45	MELWAY: 135:D:1

SEE SHEET 2 FOR EASEMENT INFORMATION

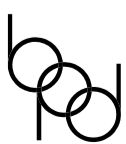
 <p style="text-align: center;">Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	REF: 8129/5	VERSION: 9	ORIGINAL SHEET SIZE A3	SHEET 1 OF 12 SHEETS
	Digitally signed by: Damian James Smale (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (9), 09/10/2017, SPEAR Ref: S095209J			
CHECKED AT	DATE: 09/10/17			

	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 804310D
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EASEMENT INFORMATION

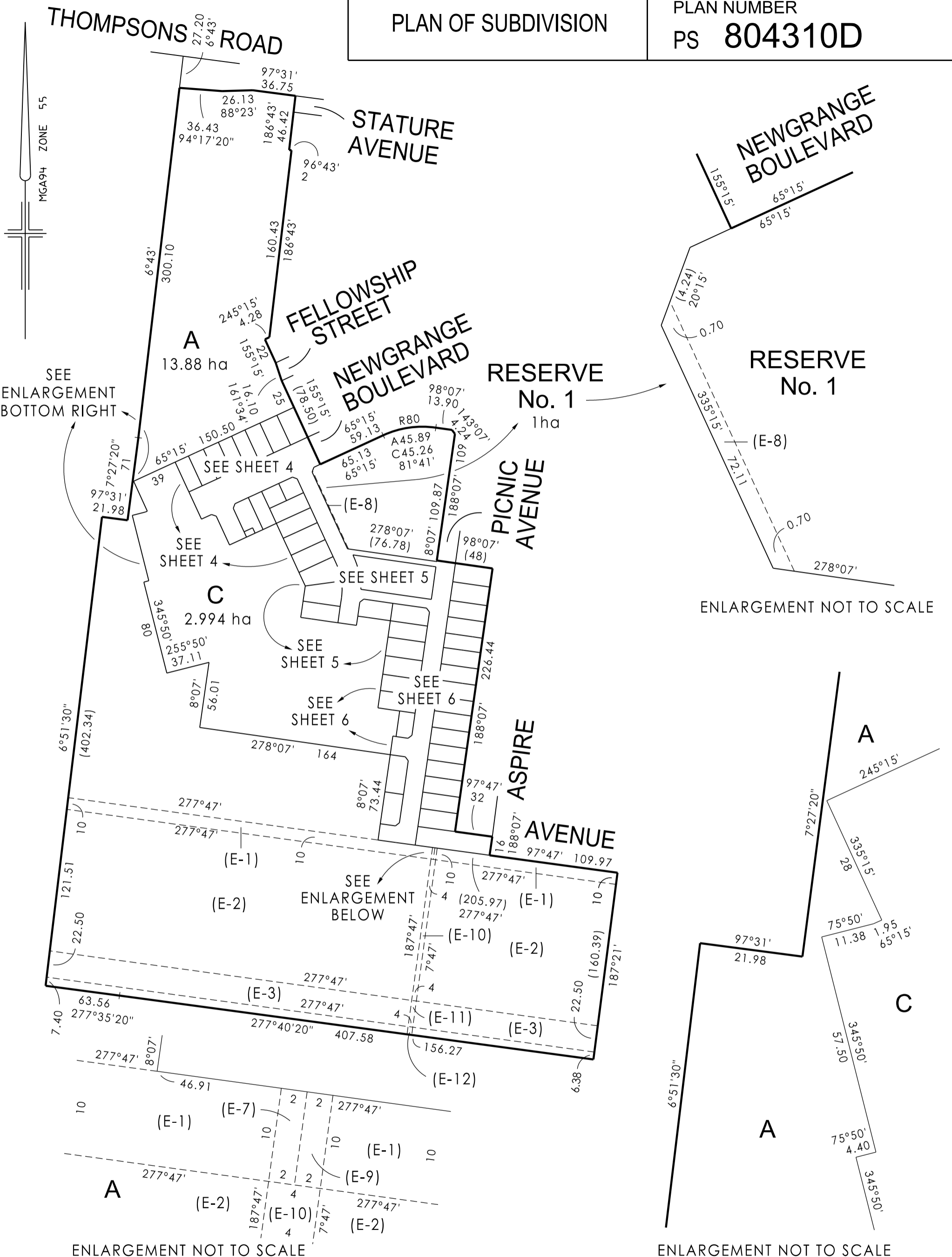
LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	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-1)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-2)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-3)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-3)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(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-7)	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-7)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-8)	DATA TRANSMISSION BY UNDERGROUND CABLE	SEE PLAN	THIS PLAN	THE LAND ON THIS PLAN
(E-9)	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-9)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-9)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-10)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-10)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-11)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-11)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-11)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-12)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD

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	Digitally signed by: Damian James Smale (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (9), 09/10/2017, SPEAR Ref: S095209J		Digitally signed by: Casey City Council, 01/11/2017, SPEAR Ref: S095209J	

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804310D



SEE ENLARGEMENT BOTTOM RIGHT

ENLARGEMENT NOT TO SCALE

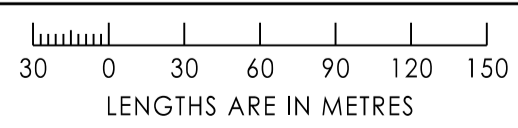
ENLARGEMENT NOT TO SCALE

ENLARGEMENT NOT TO SCALE



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ORIGINAL SHEET SIZE A3	SHEET 3
REF: 8129/5	VERSION: 9

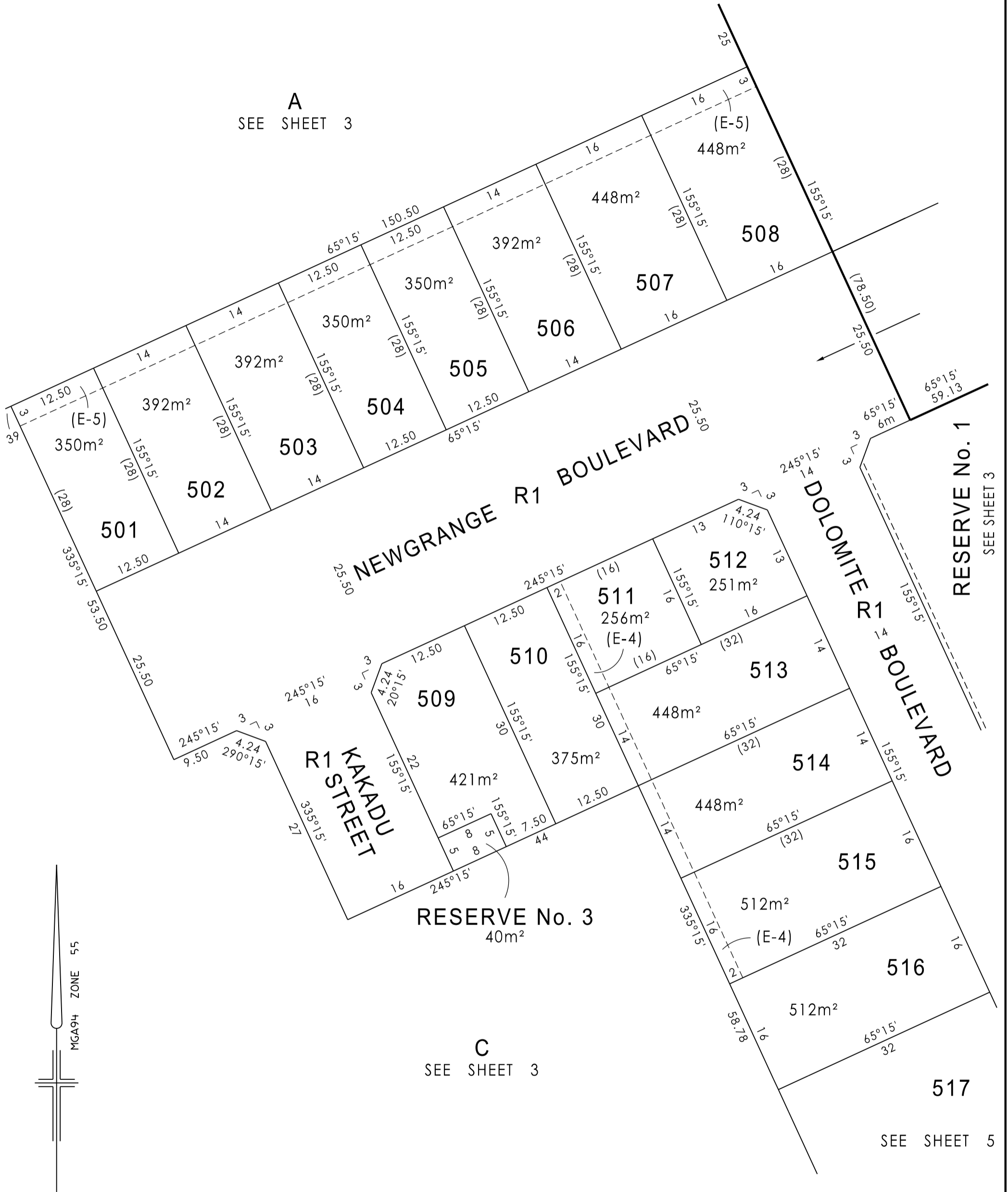
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 804310D

A
SEE SHEET 3

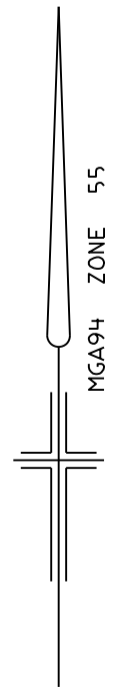


RESERVE No. 1
SEE SHEET 3

RESERVE No. 3
40m²

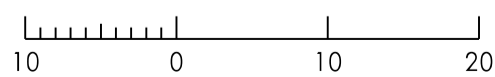
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SEE SHEET 3

SEE SHEET 5



SCALE

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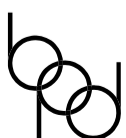
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 4

REF: 8129/5

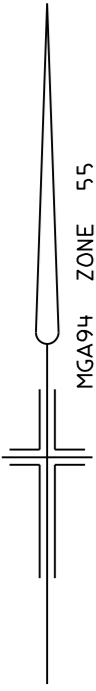
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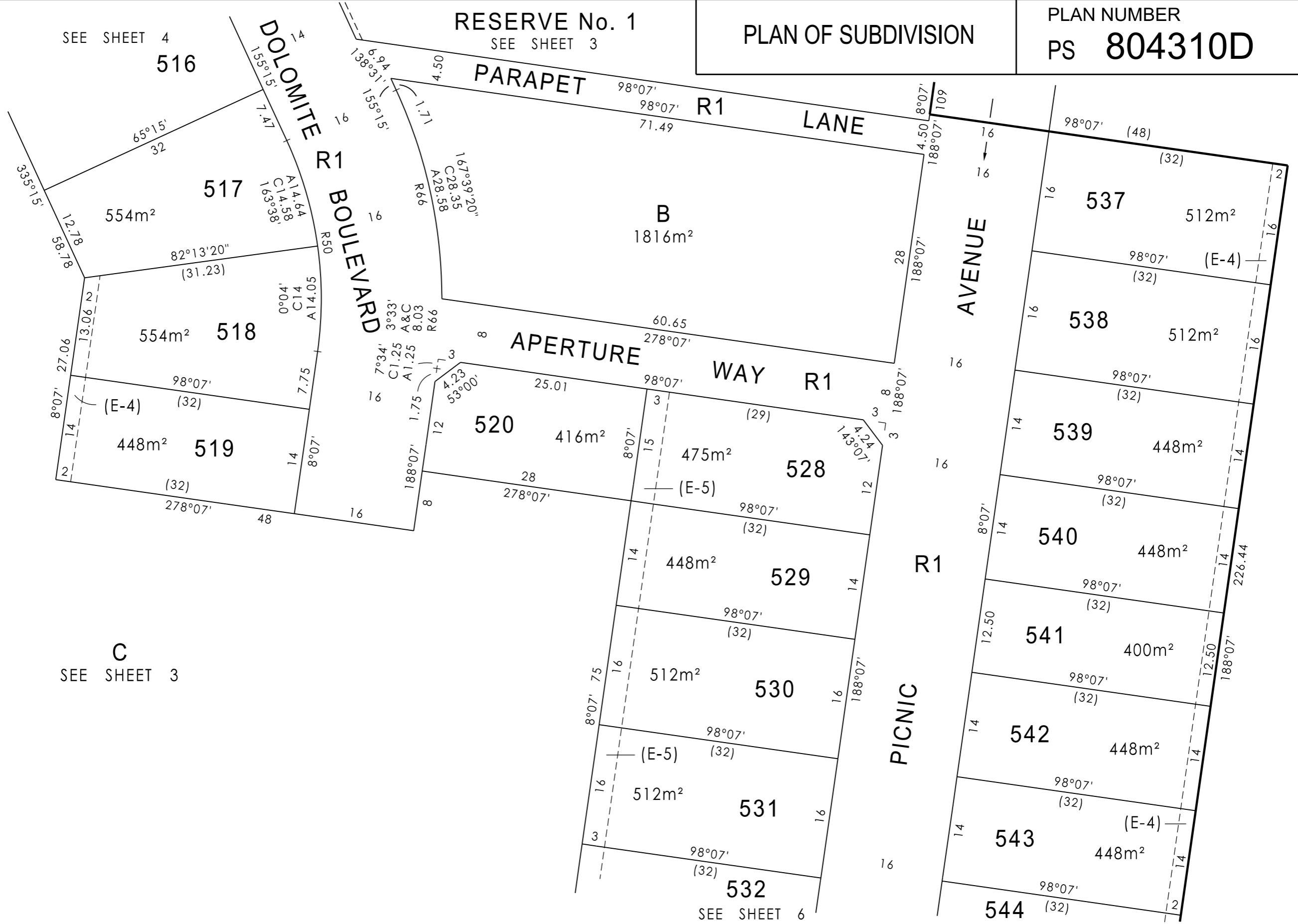


SEE SHEET 4
516

RESERVE No. 1
SEE SHEET 3

PLAN OF SUBDIVISION

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C
SEE SHEET 3

SEE SHEET 6



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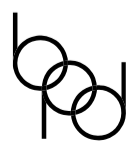
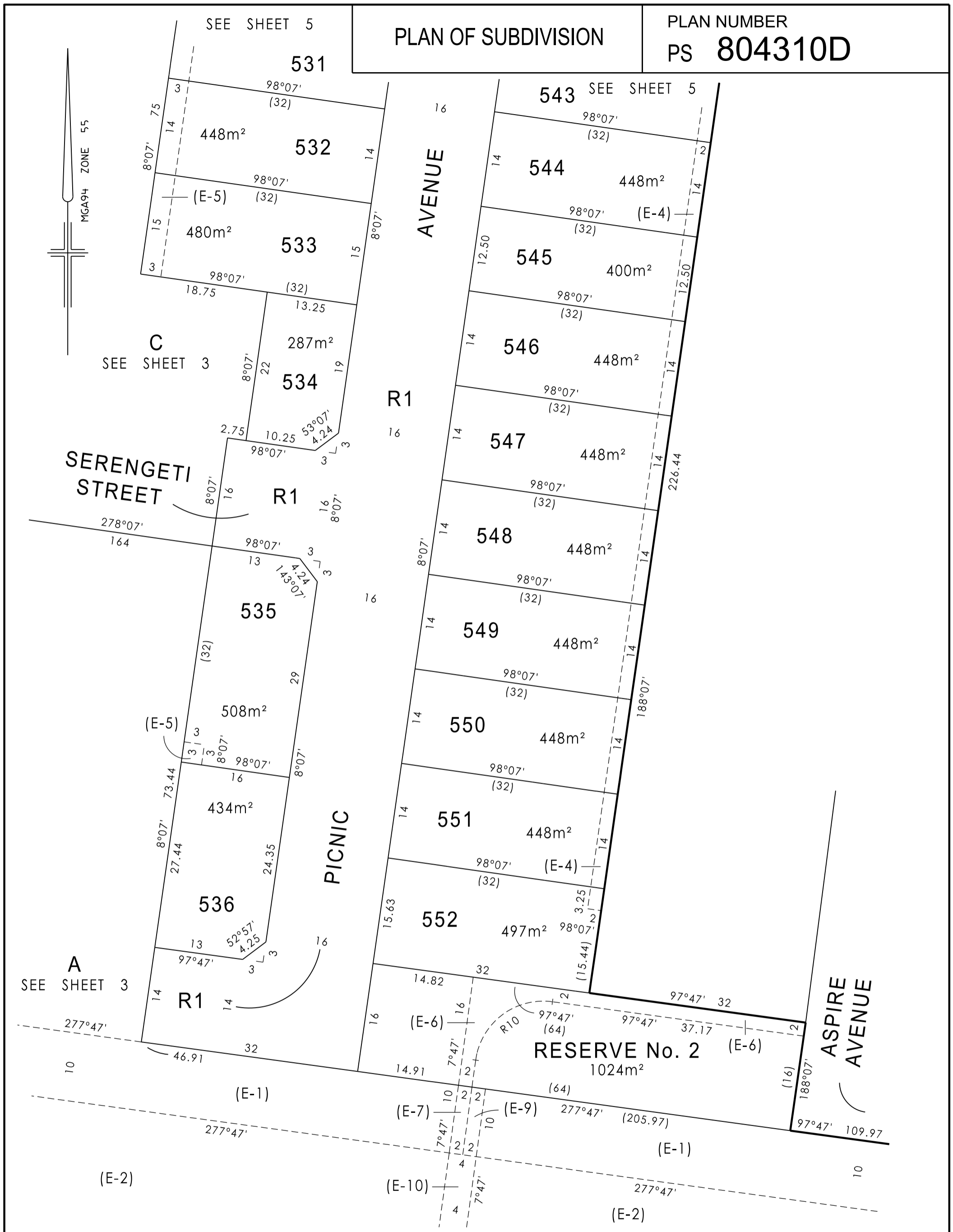
SHEET 5

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SHEET 6
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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

RESTRICTION NUMBER: 1

Land to benefit : Lots 501 to 520 (both inclusive) and 528 to 552 (both inclusive).

Land to be burdened: Lots 501 to 520 (both inclusive) and 528 to 552 (both inclusive).

Description of Restriction :

- (a) 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;
 - (i) 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;
 - (ii) Any dwelling other than in accordance with MCP No. AA3276.
- (b) 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.

RESTRICTION NUMBER: 2

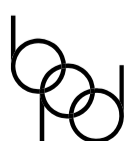
Land to benefit : Lots 501 to 520 (both inclusive) and 528 to 552 (both inclusive).

Land to be burdened: Lots 501 to 508 (both inclusive) and 513 to 516 (both inclusive).

Description of Restriction :

- (a) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, construct or permit to be constructed any dwelling on a lot unless it comprises of a two storey component.

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

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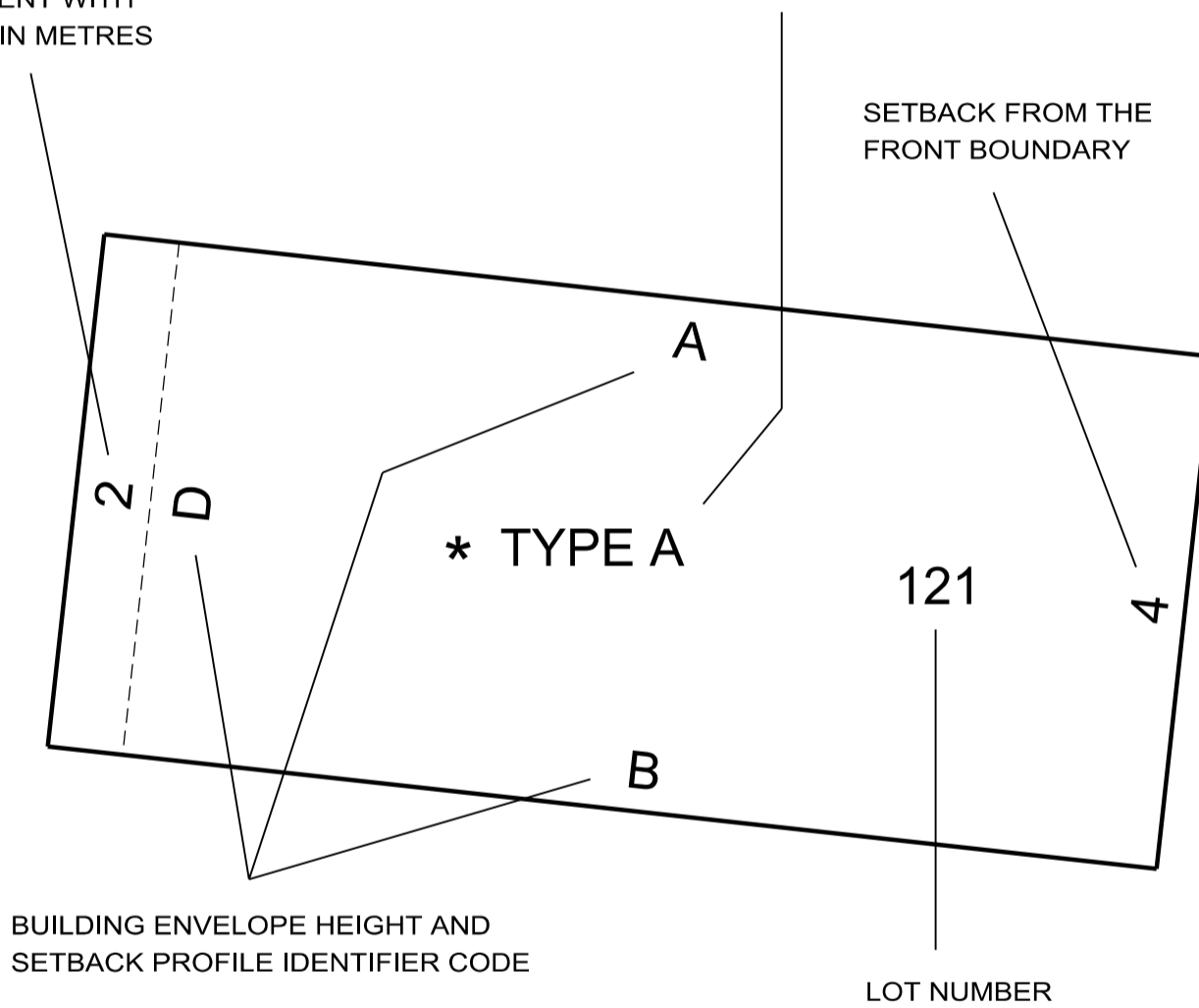
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DIAGRAMS ILLUSTRATING THE INTERPRETATION OF THE BUILDING ENVELOPE AND THE ANNOTATION WITH RESPECT TO ALL EDGE LOTS IN THIS STAGE DEVELOPMENT

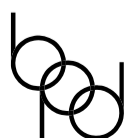
INDICATES THE SMALL LOT HOUSING CODE APPLIES AND WHETHER THE LOTS ARE "TYPE A" OR "TYPE B" UNDER THE CODE

EASEMENT WITH WIDTH IN METRES

SETBACK FROM THE FRONT BOUNDARY



REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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SHEET 8

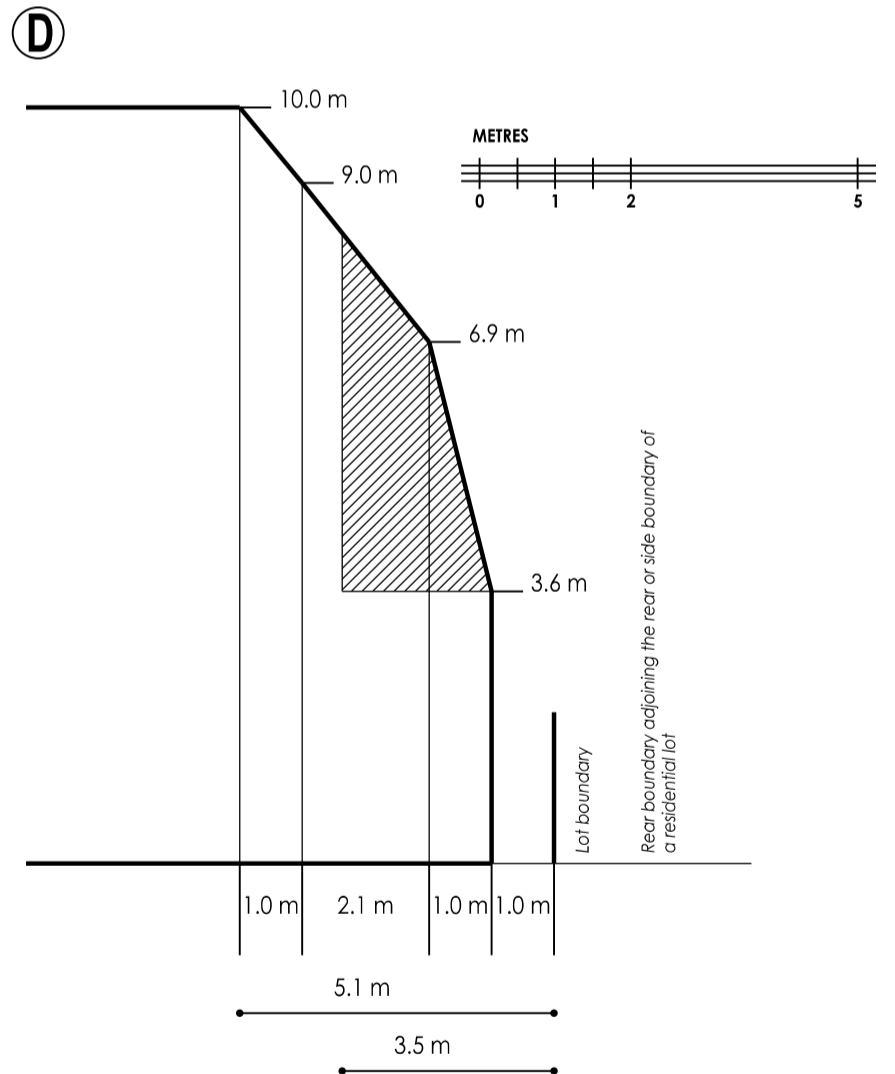
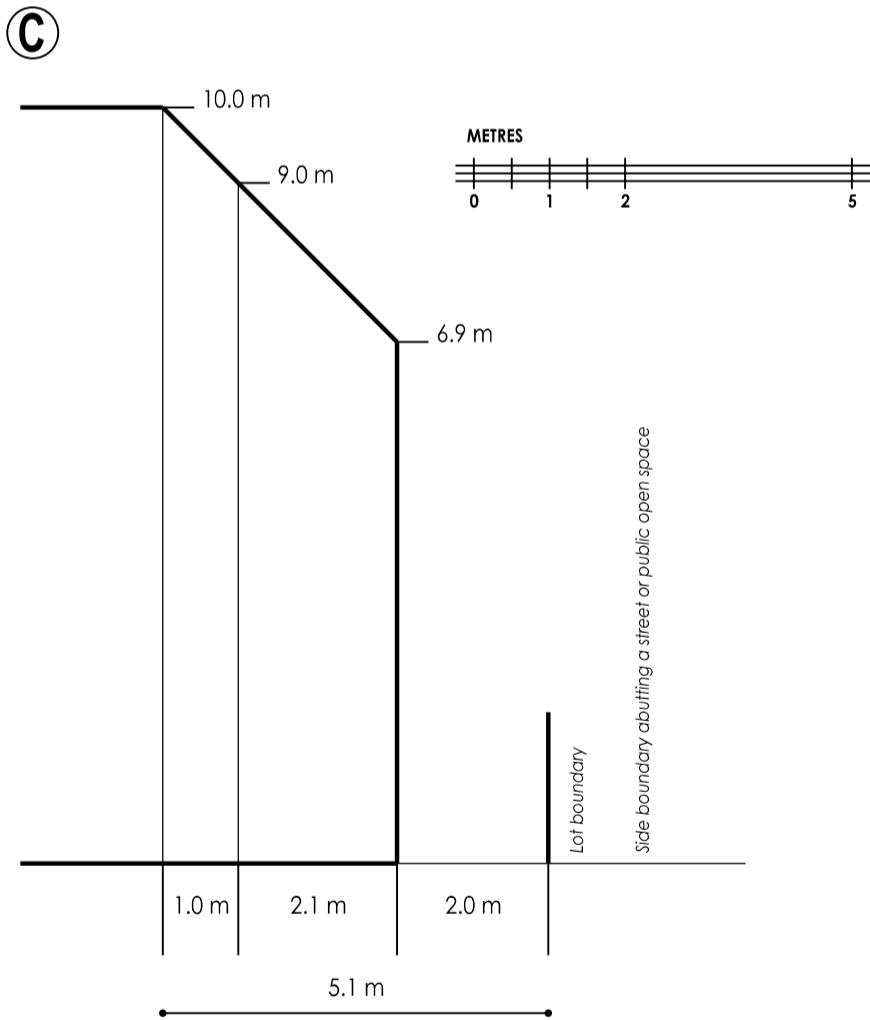
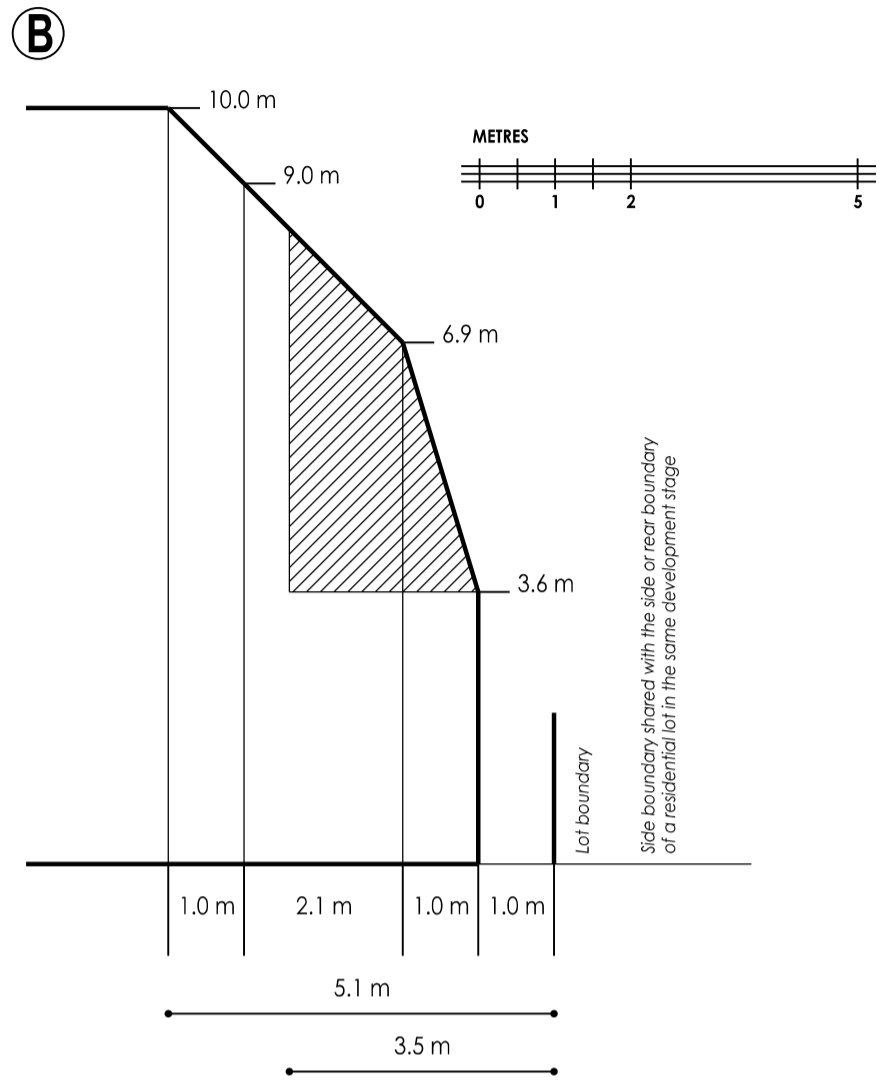
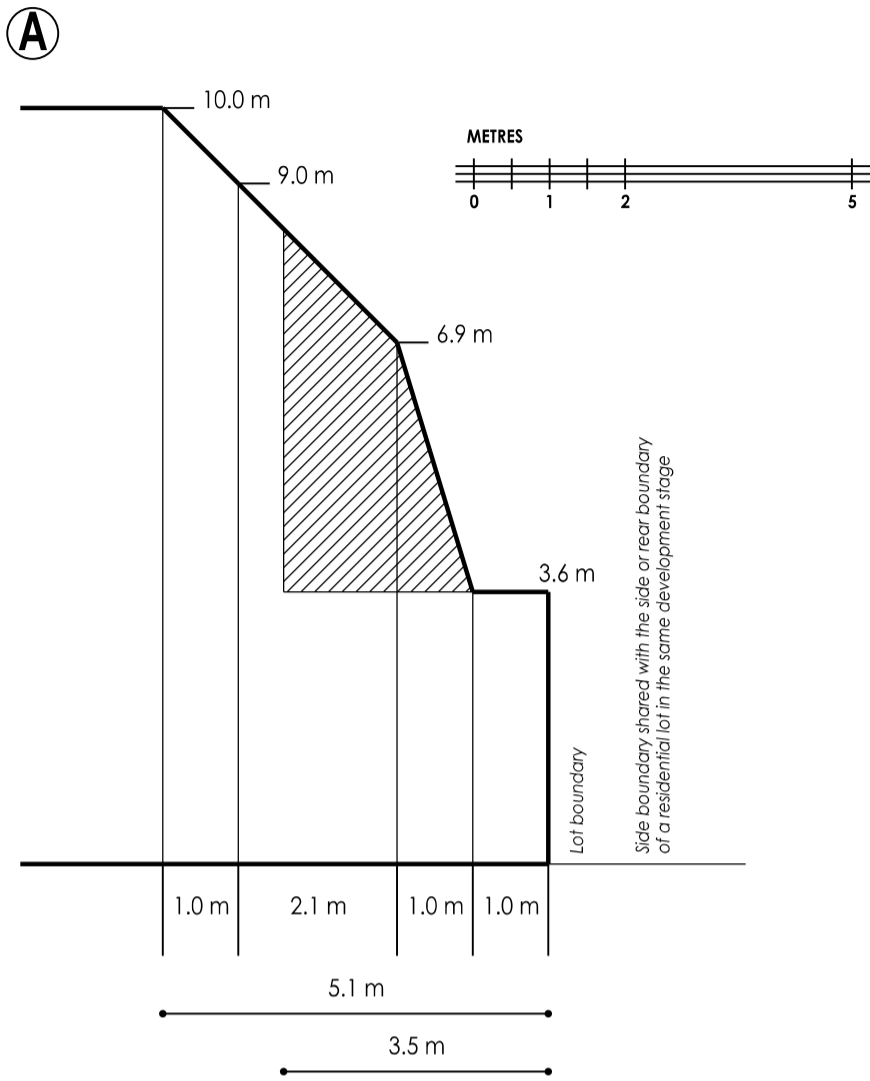
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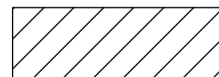
BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



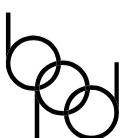
EASEMENT REQUIREMENT

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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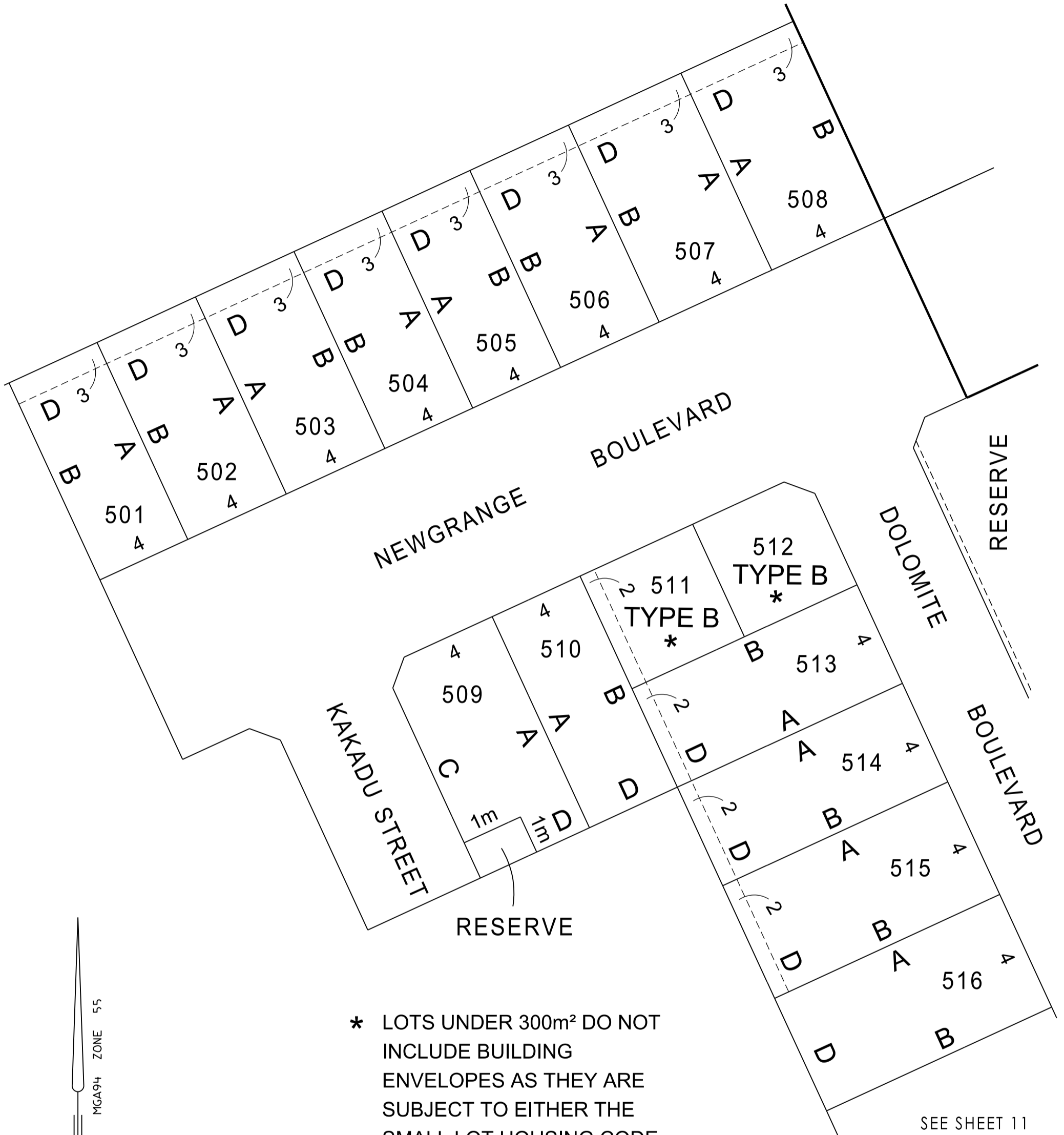
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SHEET SIZE A3

SHEET 9

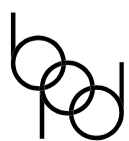
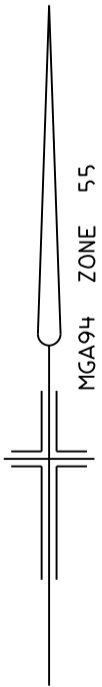
REF: 8129/5

VERSION: 9



* LOTS UNDER 300m² 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.

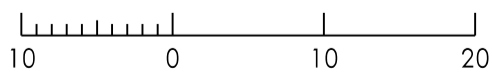
SEE SHEET 11



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SHEET 10

REF: 8129/5

VERSION: 9

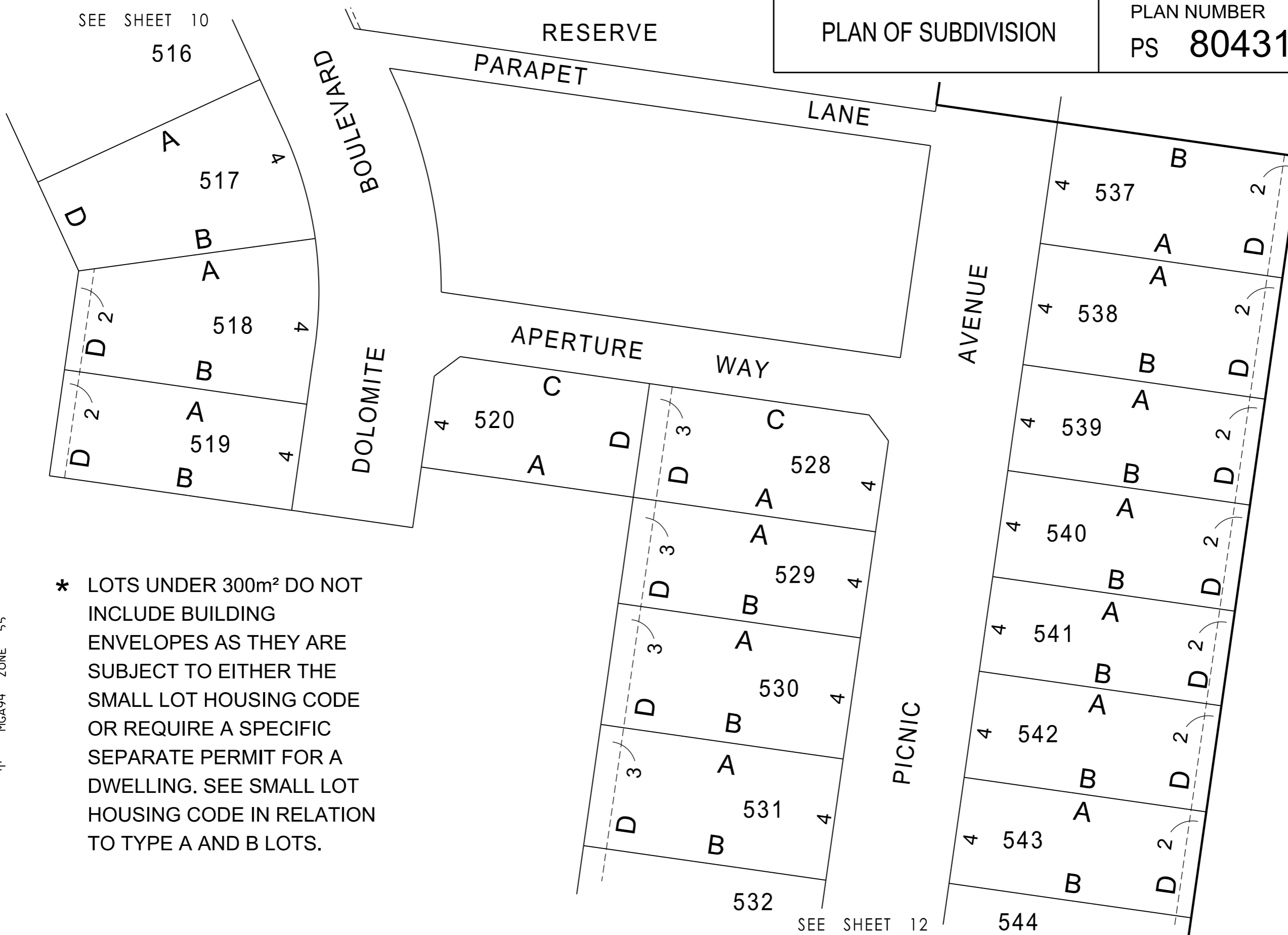
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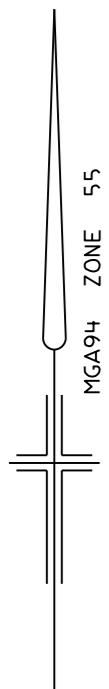
SEE SHEET 10
516

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804310D



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SEE SHEET 12



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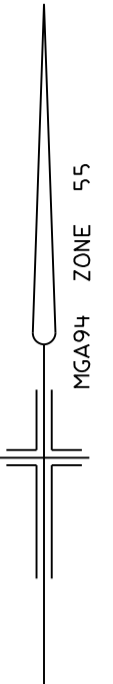
ORIGINAL SHEET SIZE A3

SHEET 11

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01/11/2017,
SPEAR Ref: S095209J

SEE SHEET 11

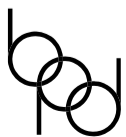


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SHEET 12
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