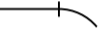


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 811231J
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LOCATION OF LAND		COUNCIL NAME: CASEY CITY COUNCIL	
PARISH:	CRANBOURNE		
TOWNSHIP:	-----		
SECTION:	-----		
CROWN ALLOTMENT:	-----		
CROWN PORTION:	48 (PART)		
TITLE REFERENCES:	VOL. FOL.		
LAST PLAN REFERENCE:	LOT A PS804310D		
POSTAL ADDRESS: (at time of subdivision)	SERENGETI STREET CLYDE NORTH 3978		
MGA 94 CO-ORDINATES: (of approx. centre of plan)	E: 354 910 ZONE: 55 N: 5 782 210 DATUM: GDA94		

VESTING OF ROADS OR RESERVES	NOTATIONS
-------------------------------------	------------------

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No. 1 RESERVE No. 2	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA 6506m² AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION. FURTHER PURPOSE OF PLAN: TO REMOVE PART OF THE EASEMENT SHOWN AS (E-13) ON PS804310D WHICH LIES WITHIN ROAD R1 ON THIS PLAN GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988

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

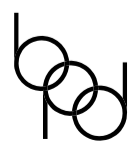
ESTATE: MERIDIAN 8 **AREA:** 2.642 ha **No. OF LOTS:** 26 **MELWAY:** 135:D:1

EASEMENT INFORMATION

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

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
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SEE SHEET 2
FOR EASEMENT INFORMATION

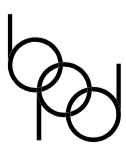
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	REF: 8129/8	VERSION: 9	ORIGINAL SHEET SIZE A3	SHEET 1 OF 9 SHEETS
	LICENSED SURVEYOR: GEOFF W HUMPHREY			
CHECKED JC	DATE: 13/03/18			

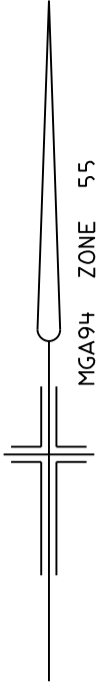
	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 811231J
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EASEMENT INFORMATION

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 SETOUT 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)	POWER LINE	SEE PLAN	PS746788R - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-4)	WATER SUPPLY AND RIGHTS IN CONNECTION THEREWITH SETOUT IN AA1372	SEE PLAN	LAND ACQUISITION AND COMPENSATION ACT 1986 AND SECTION 130 WATER ACT 1989 SEE NOTIFICATION AG 919773U	MELBOURNE WATER CORPORATION
(E-4)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-5)	WATER SUPPLY AND RIGHTS IN CONNECTION THEREWITH SETOUT IN AA1372	SEE PLAN	LAND ACQUISITION AND COMPENSATION ACT 1986 AND SECTION 130 WATER ACT 1989 SEE NOTIFICATION AG 919773U	MELBOURNE WATER CORPORATION
(E-5)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-5)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-6)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-6)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-7)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-7)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-7)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-8)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-9)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-9)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-10)	DRAINAGE	SEE PLAN	PS804310D	CASEY CITY COUNCIL
(E-10)	SEWERAGE	SEE PLAN	PS804310D	SOUTH EAST WATER CORPORATION
(E-11)	SEWERAGE	SEE PLAN	PS804310D	SOUTH EAST WATER CORPORATION
(E-12)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION

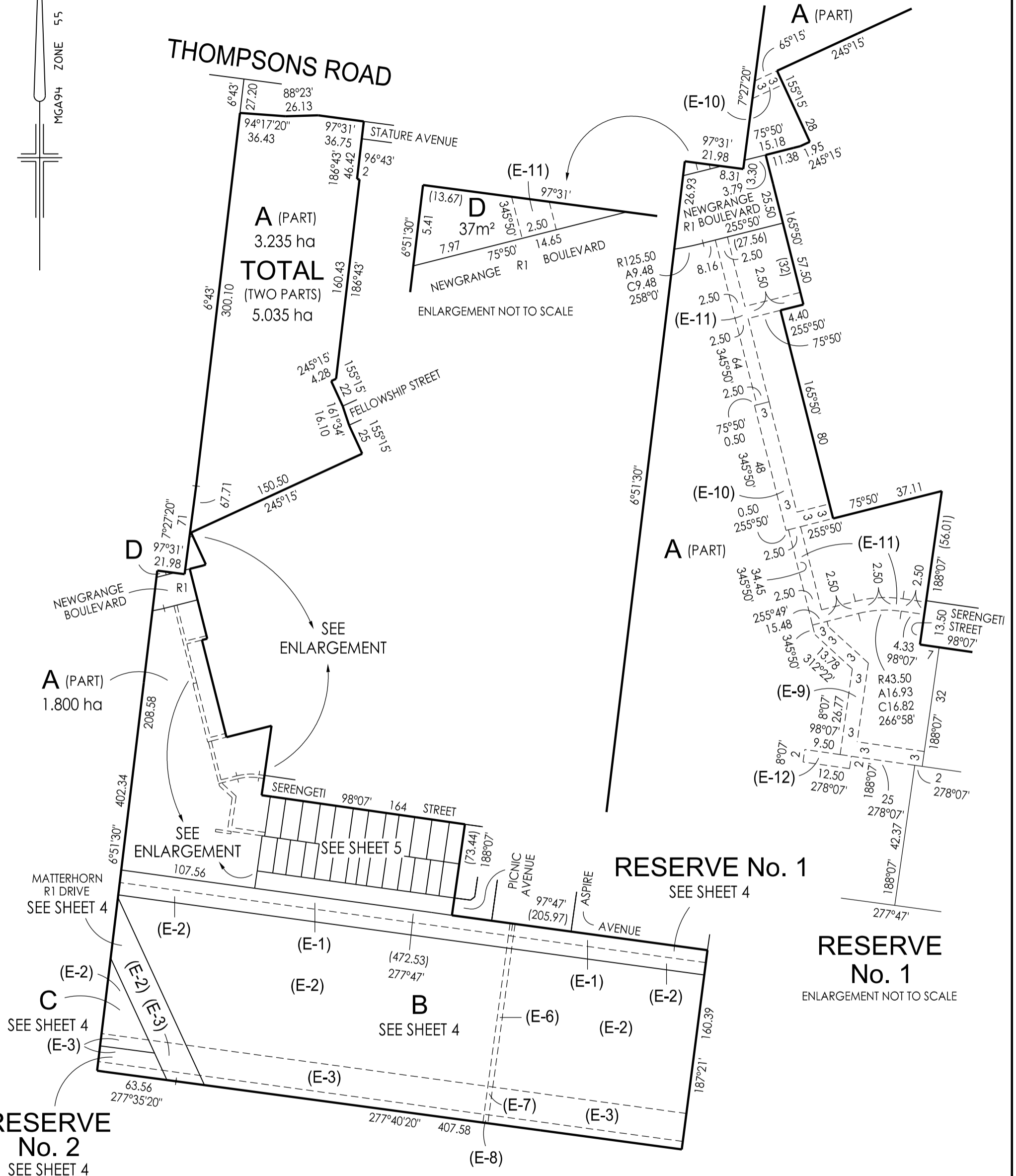
 <p>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	REF: 8129/8	VERSION: 9	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: GEOFF W HUMPHREY			



THOMPSONS ROAD

A (PART)
3.235 ha
TOTAL
(TWO PARTS)
5.035 ha

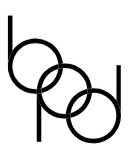
ENLARGEMENT NOT TO SCALE



RESERVE
No. 2
SEE SHEET 4

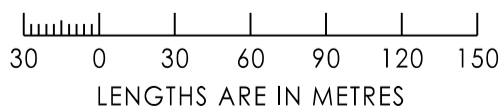
RESERVE No. 1
SEE SHEET 4

RESERVE
No. 1
ENLARGEMENT NOT TO SCALE



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SCALE
1:3000

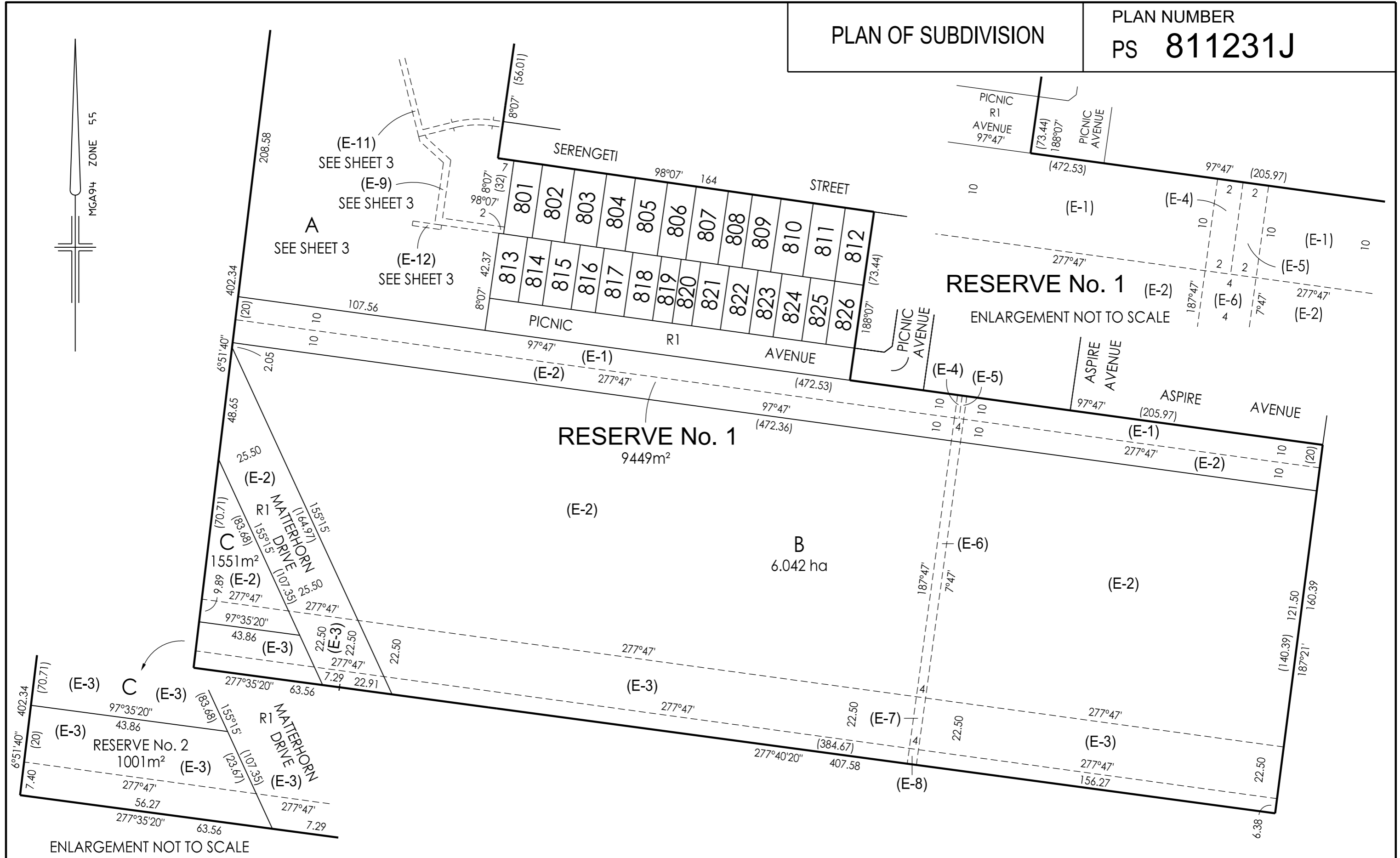
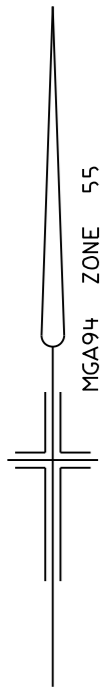


ORIGINAL SHEET SIZE A3 SHEET 3
REF: 8129/8 VERSION: 9

LICENSED SURVEYOR: GEOFF W HUMPHREY

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811231J



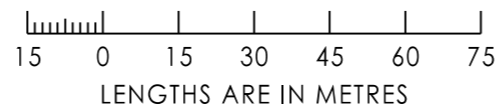
ENLARGEMENT NOT TO SCALE



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SCALE

1:1500



REF: 8129/8

VERSION: 9

LICENSED SURVEYOR: GEOFF W HUMPHREY

ORIGINAL SHEET SIZE A3

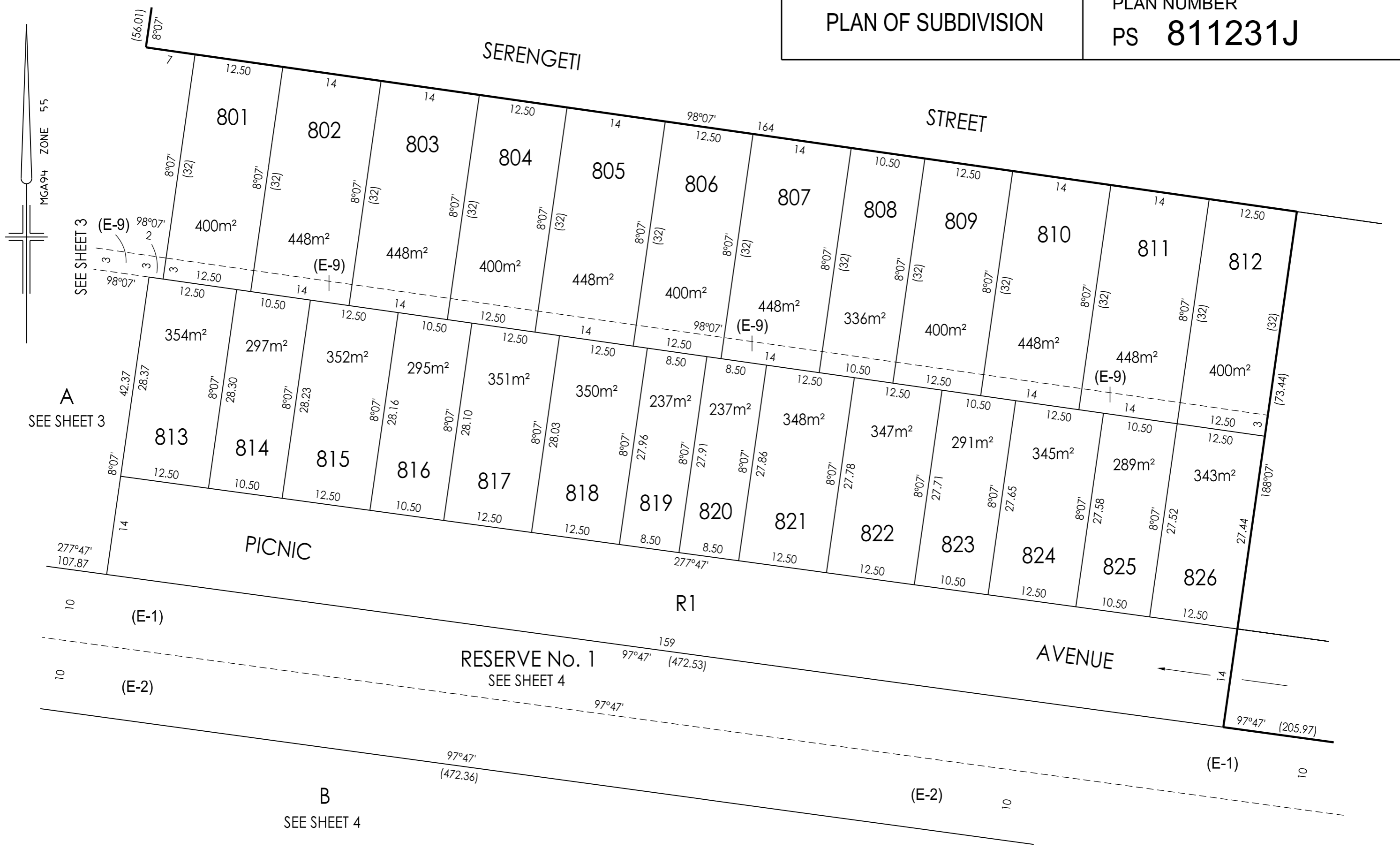
SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811231J

SERENGETI

STREET



RESERVE No. 1
SEE SHEET 4

AVENUE

A
SEE SHEET 3

B
SEE SHEET 4

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SCALE
1:500



REF: 8129/8

VERSION: 9

LICENSED SURVEYOR: GEOFF W HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 5

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

RESTRICTION NUMBER: 1

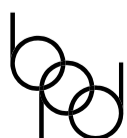
Land to benefit : Lots 801 to 826 (both inclusive).

Land to be burdened: Lots 801 to 826 (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 7 to 9 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 7 to 9 (both inclusive) and;
 - (ii) Any dwelling other than in accordance with MCP No. AA3276.
 - (iii) 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.

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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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 6

REF: 8129/8

VERSION: 9

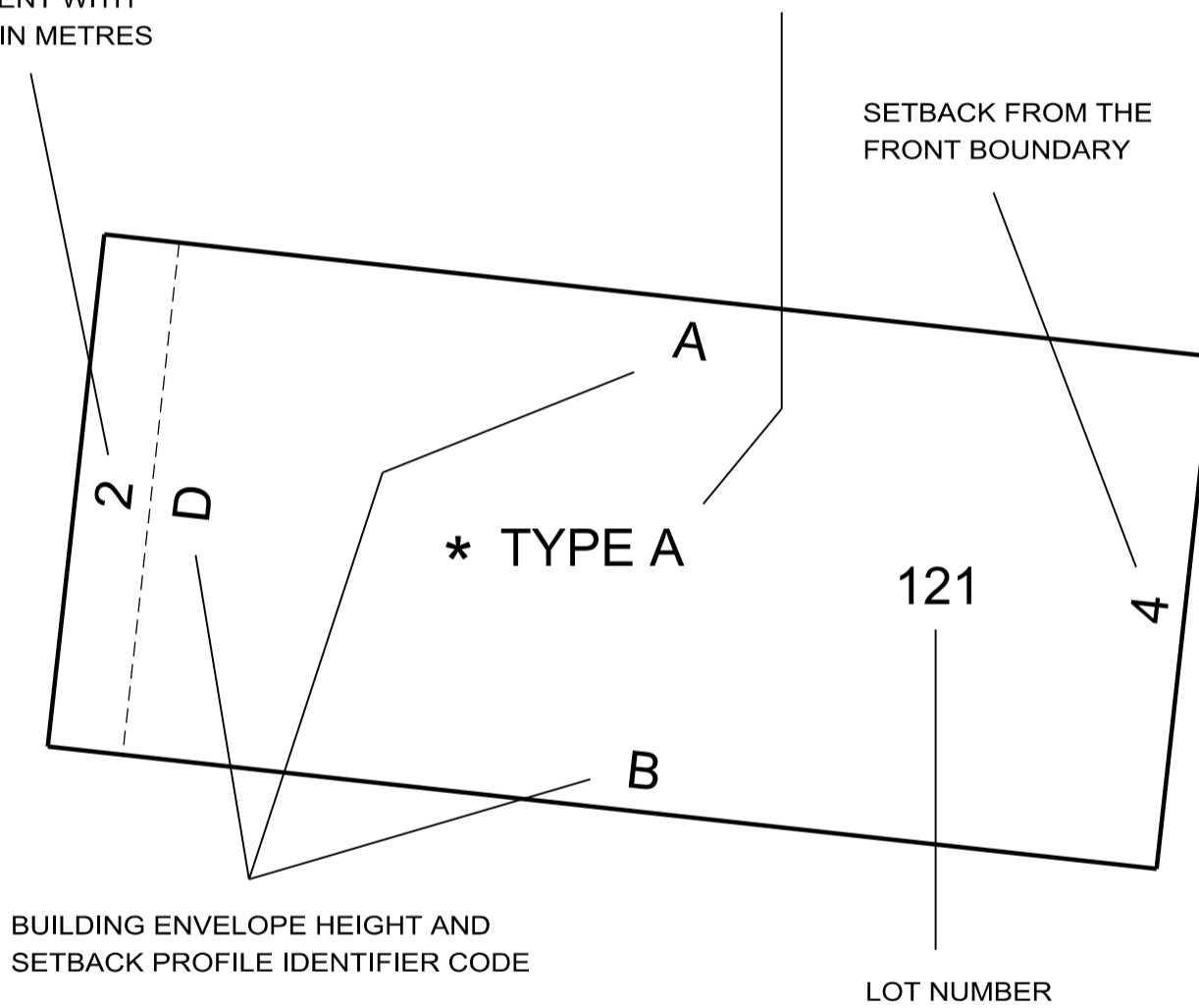
LICENSED SURVEYOR: GEOFF W HUMPHREY

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

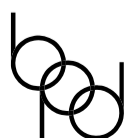
SETBACK FROM THE FRONT BOUNDARY



BUILDING ENVELOPE HEIGHT AND SETBACK PROFILE IDENTIFIER CODE

LOT NUMBER

REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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SCALE

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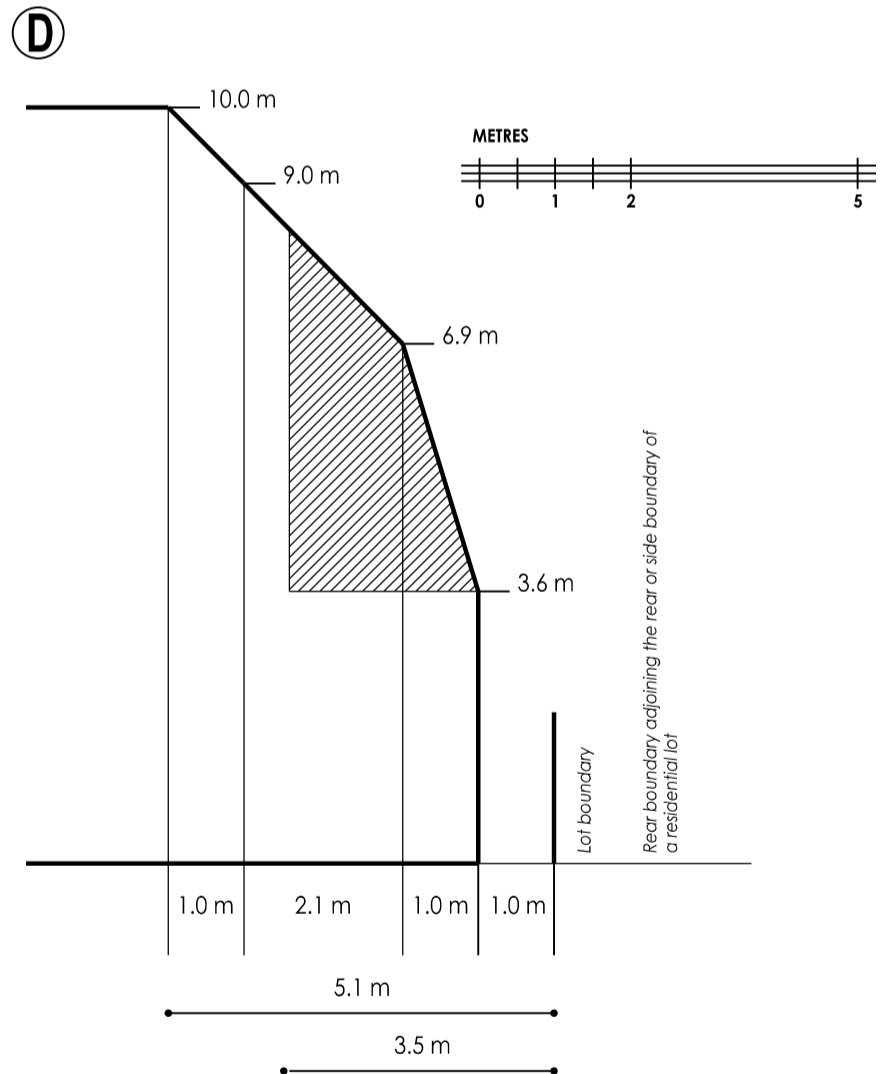
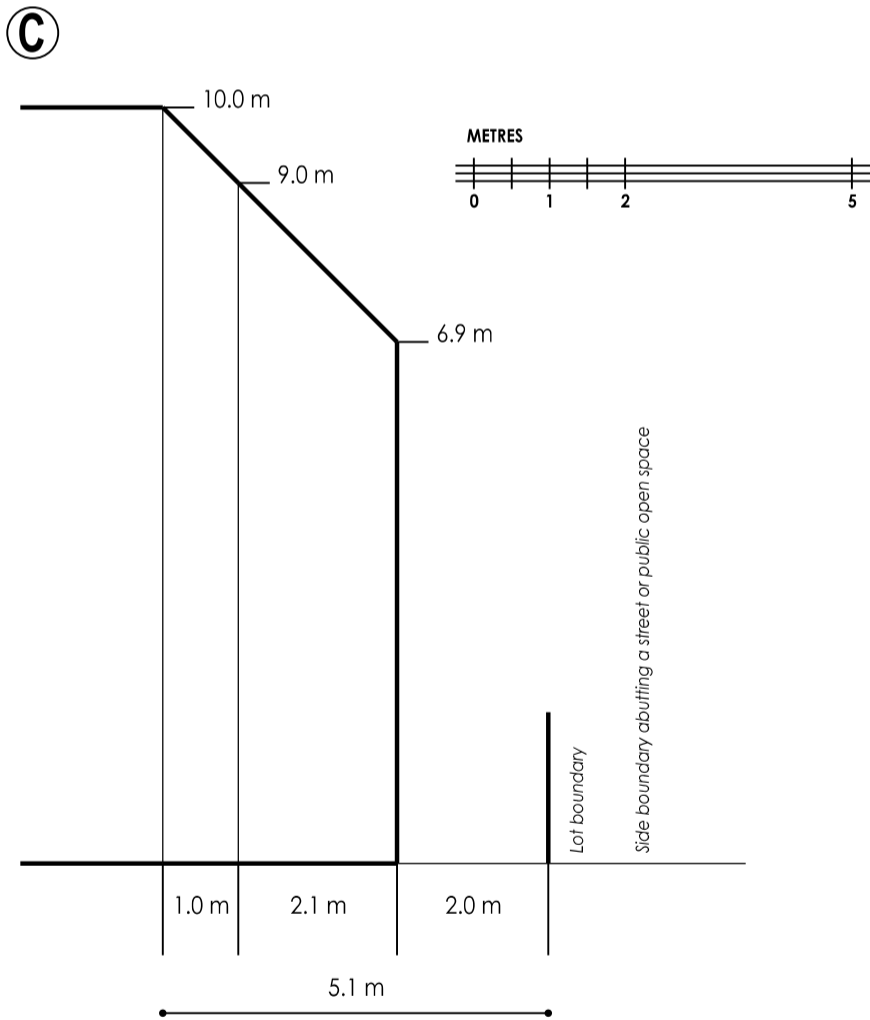
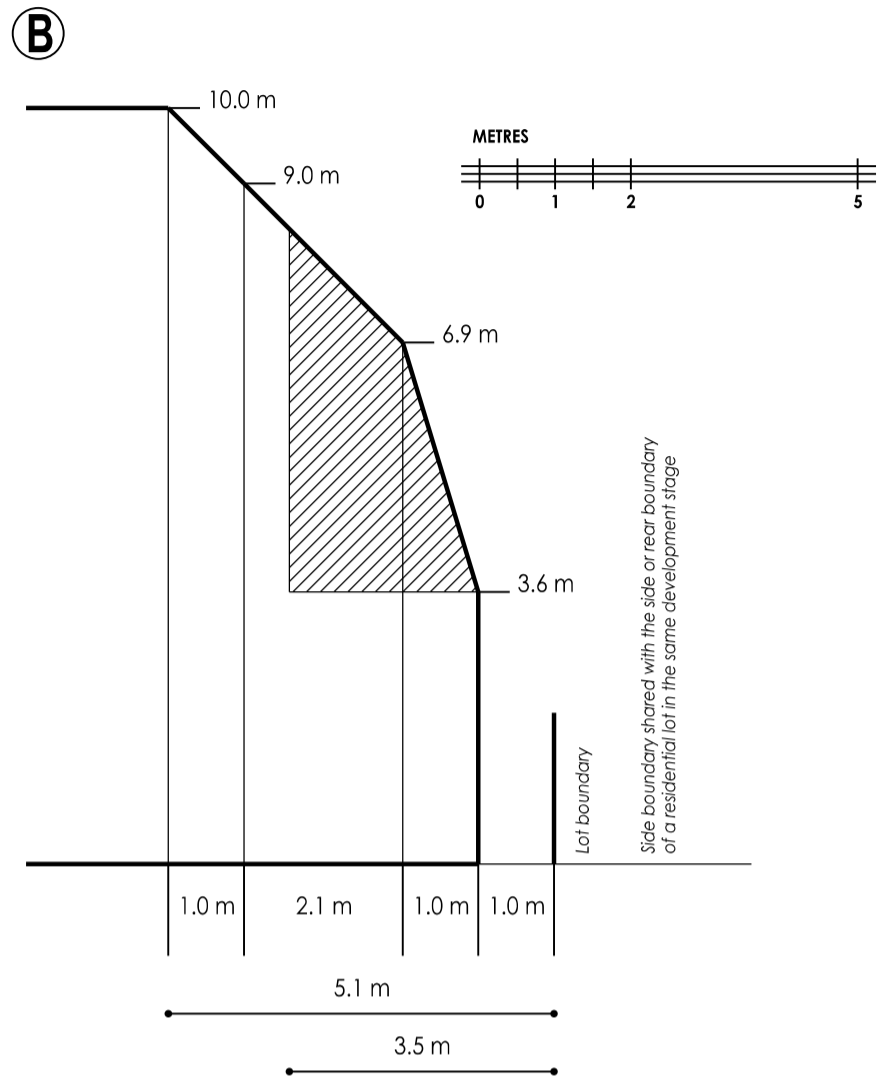
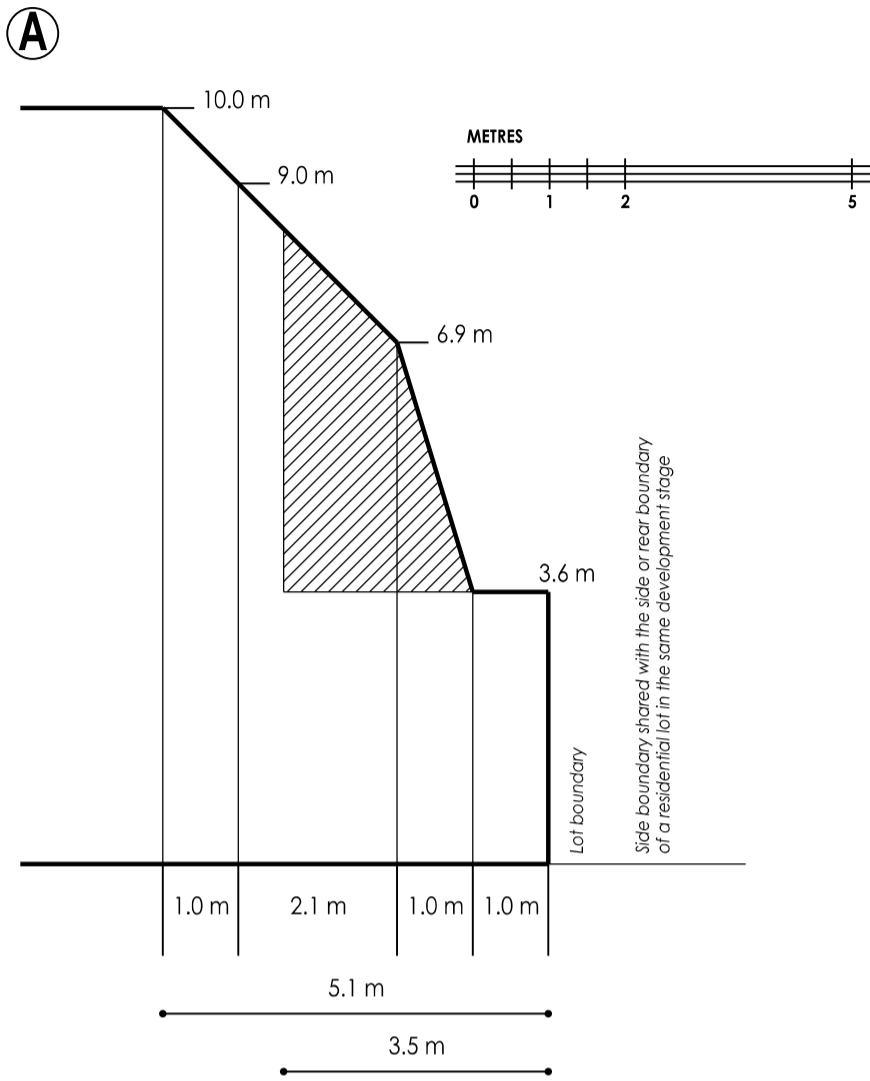
SHEET 7

REF: 8129/8

VERSION: 9

LICENSED SURVEYOR: GEOFF W HUMPHREY

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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SCALE

LICENSED SURVEYOR: GEOFF W HUMPHREY

ORIGINAL SHEET SIZE A3

REF: 8129/8

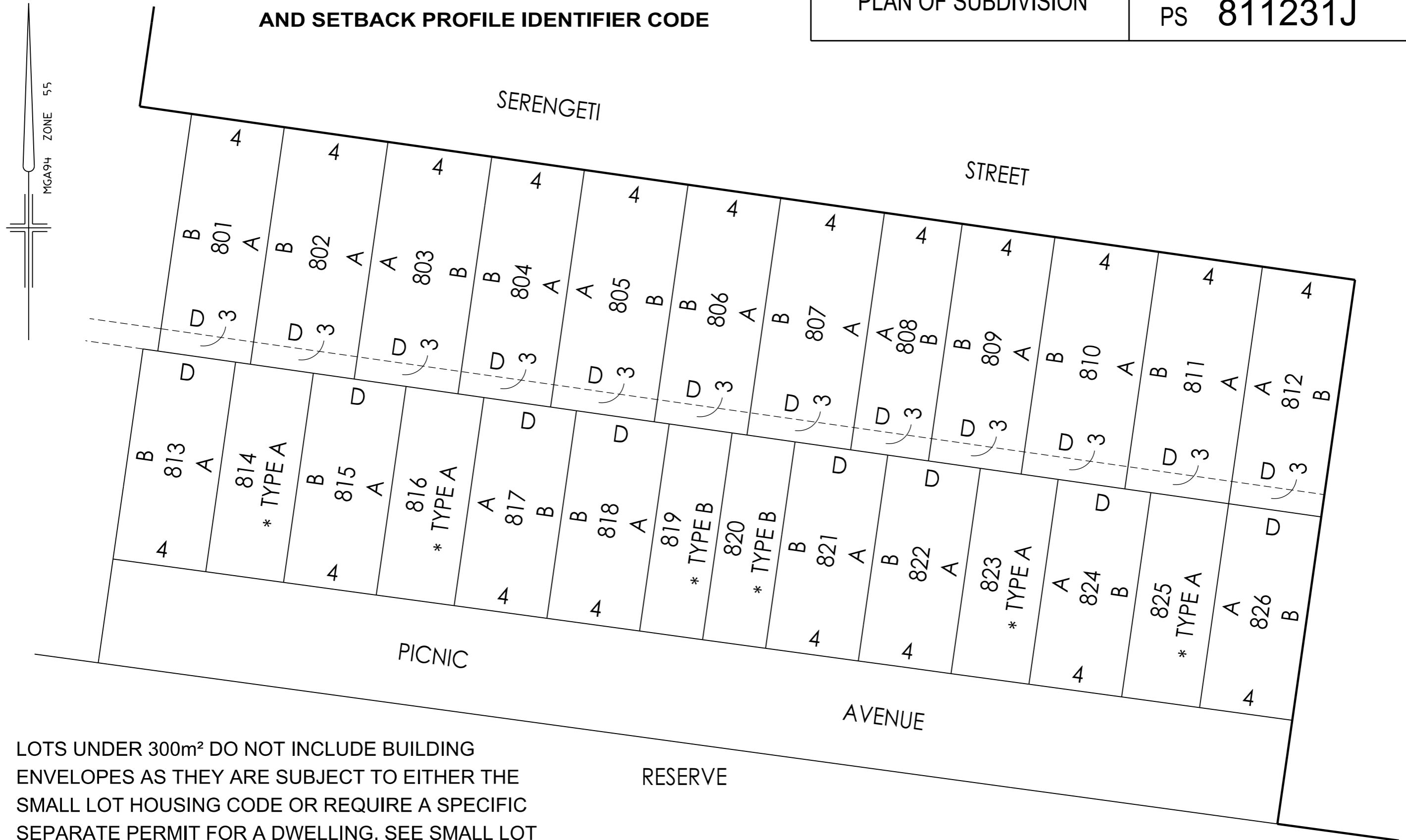
SHEET 8

VERSION: 9

BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT AND SETBACK PROFILE IDENTIFIER CODE

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811231J



* 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.



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SCALE

1:500



REF: 8129/8

VERSION: 9

ORIGINAL SHEET SIZE A3

SHEET 9

LICENSED SURVEYOR: GEOFF W HUMPHREY