

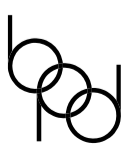
	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 804347D
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 48 (PART) TITLE REFERENCES: VOL 10561 FOL 163 VOL 11910 FOL 144 LAST PLAN REFERENCE: LOT 4 PS438890U AND LOT A PS746849X POSTAL ADDRESS: POUND ROAD (at time of subdivision) CLYDE NORTH 3978 MGA 94 CO-ORDINATES: E: 355 300 ZONE: 55 (of approx. centre of plan) N: 5 782 460 DATUM: GDA94		COUNCIL NAME: CASEY CITY COUNCIL	
VESTING OF ROADS OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 1000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD R1 AREA IS 1.716 ha TOTAL ROAD R2 AREA IS 13m²	
ROAD R1 ROAD R2	CASEY CITY COUNCIL ROADS CORPORATION		
NOTATIONS		AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTIONS FURTHER PURPOSE OF PLAN TO REMOVE THAT PART OF EASEMENTS (E-1), (E-2), (E-9) AND (E-10) ON PS746849X WHICH LIES WITHIN THE LAND ON THIS PLAN. GROUNDS FOR REMOVAL BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988	
DEPTH LIMITATION DOES NOT APPLY			
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP1426 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. PM 56 IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PIn A00355/17			
ESTATE: MERIDIAN 10		AREA: 5.218 ha	
		No. OF LOTS: 75	
		MELWAY: 135:E: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
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: 8129/10	VERSION: 8
		ORIGINAL SHEET SIZE A3	
		LICENSED SURVEYOR: GEOFF W HUMPHREY	
CHECKED JC	DATE: 20/03/18		

	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 804347D
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EASEMENT INFORMATION

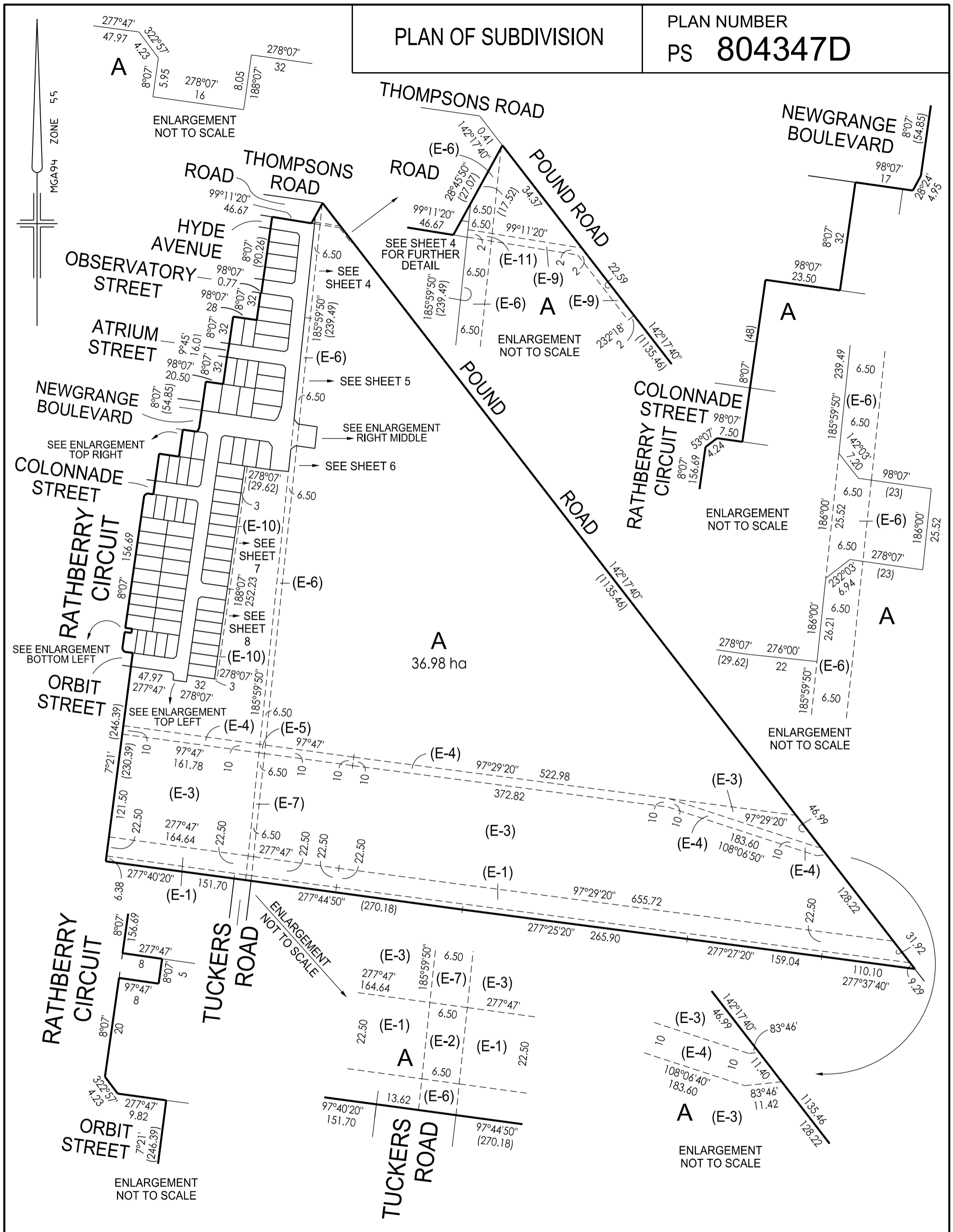
LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)

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	THIS PLAN	CASEY CITY COUNCIL
(E-9)	SEWERAGE	SEE PLAN	THIS PLAN	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)	PIPELINE	SEE PLAN	C/E G24347	GAS AND FUEL CORPORATION OF VICTORIA
(E-11)	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: 8129/10	VERSION: 8	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: GEOFF W HUMPHREY			

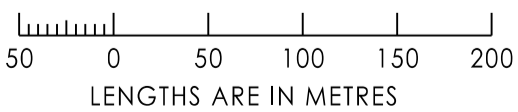
PLAN OF SUBDIVISION

PLAN NUMBER
PS 804347D



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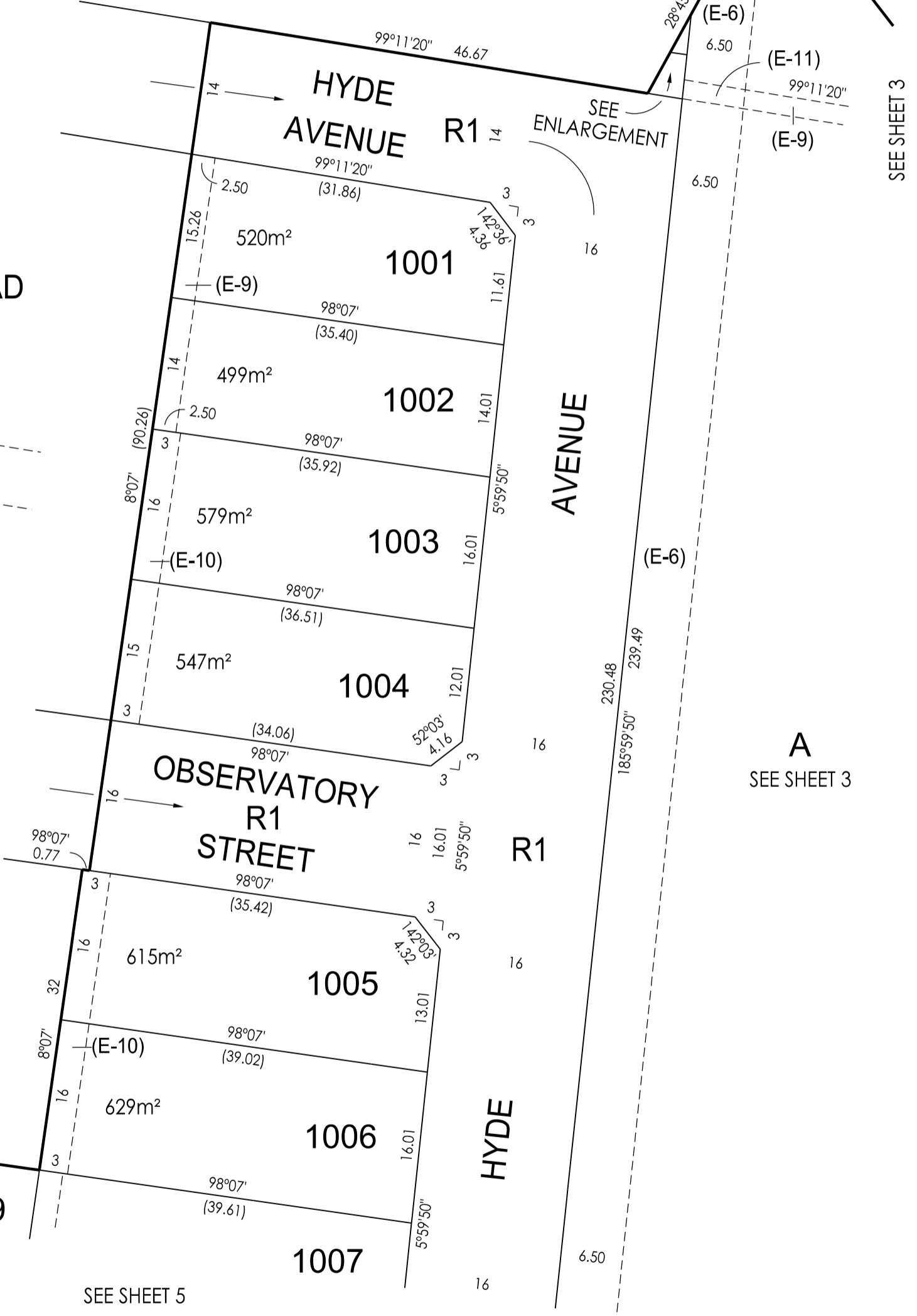
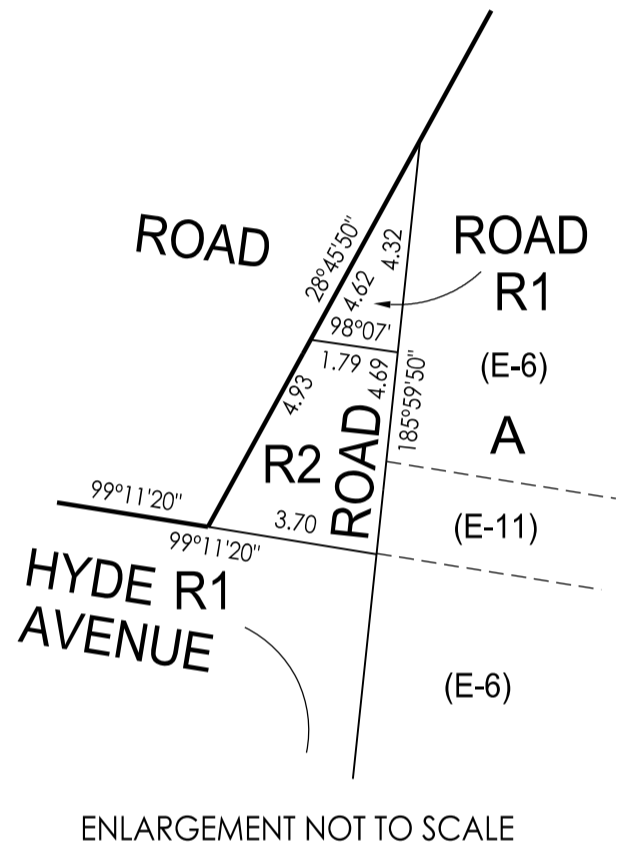
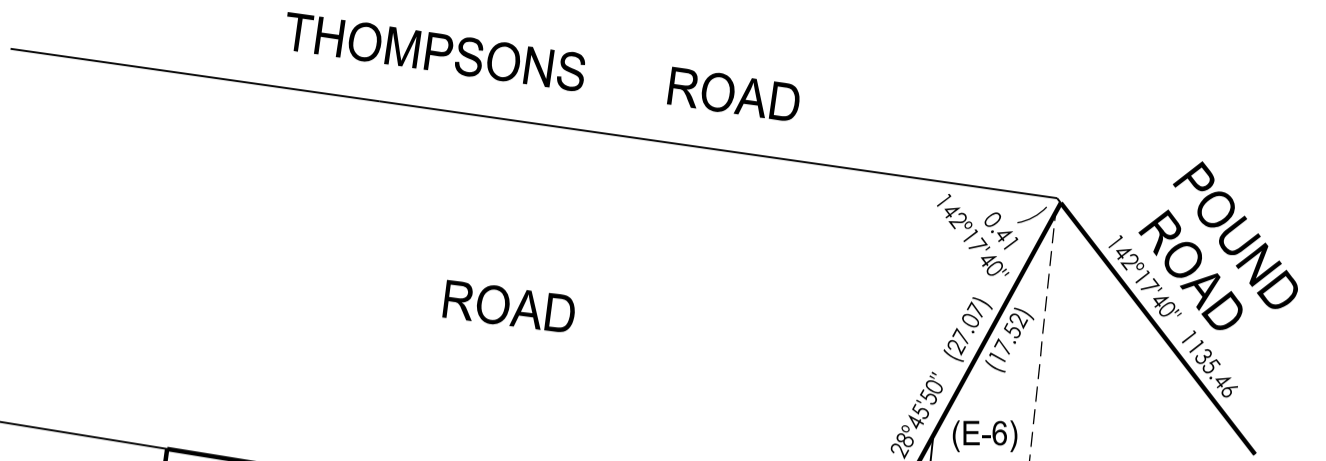
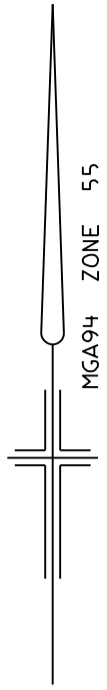
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ORIGINAL SHEET SIZE A3
REF: 8129/10

SHEET 3
VERSION: 8

LICENSED SURVEYOR: GEOFF W HUMPHREY



ENLARGEMENT NOT TO SCALE

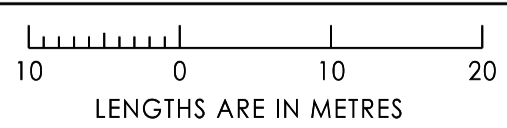
A
SEE SHEET 3

SEE SHEET 5



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SCALE
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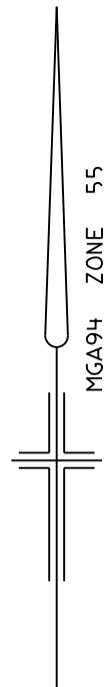


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REF: 8129/10 VERSION: 8

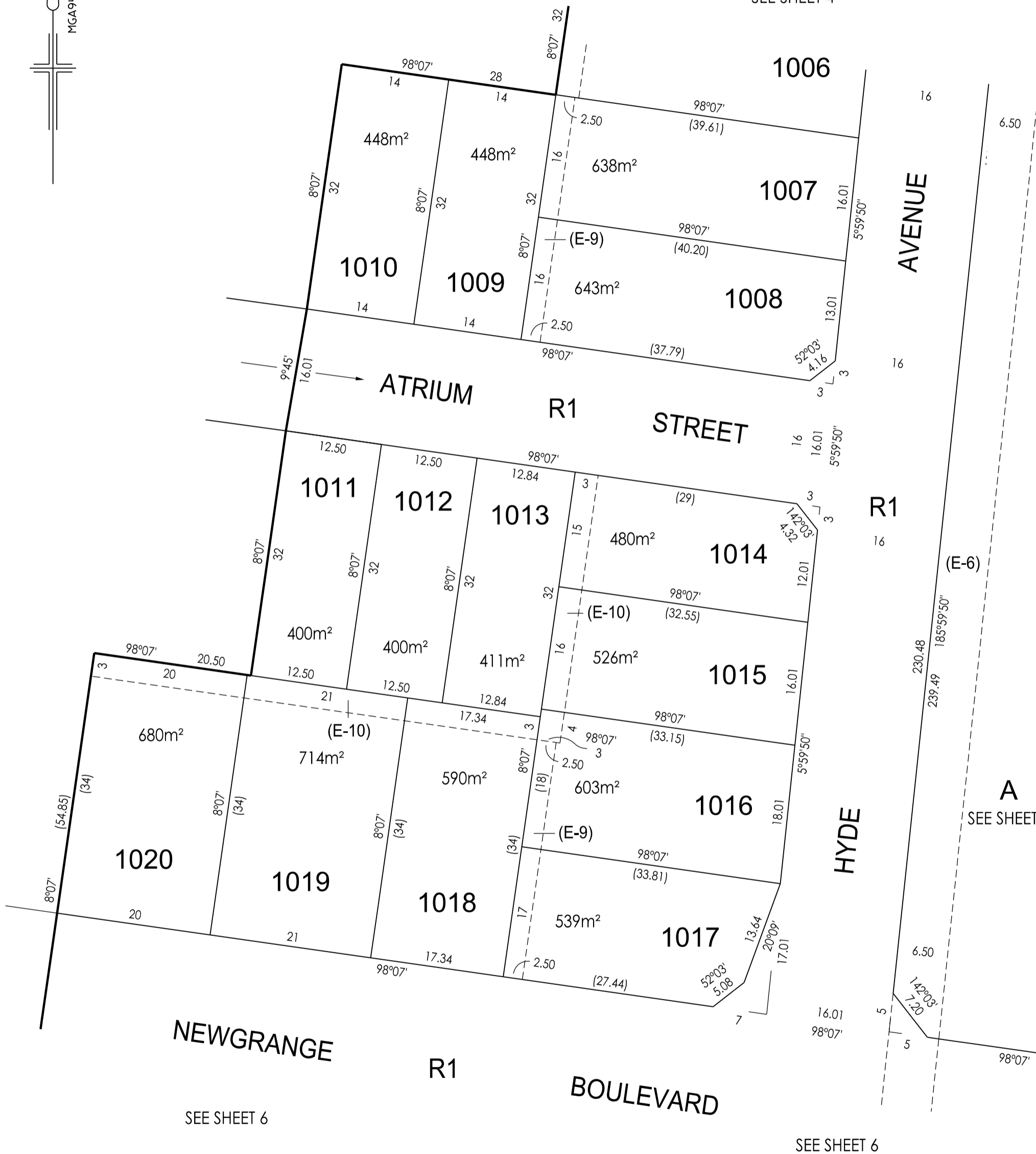
LICENSED SURVEYOR: GEOFF W HUMPHREY

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804347D



SEE SHEET 4



R1

HYDE

NEWGRANGE

R1

BOULEVARD

A
SEE SHEET 3

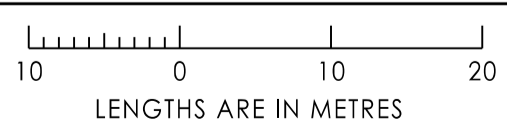
SEE SHEET 6

SEE SHEET 6



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SCALE
 1:500



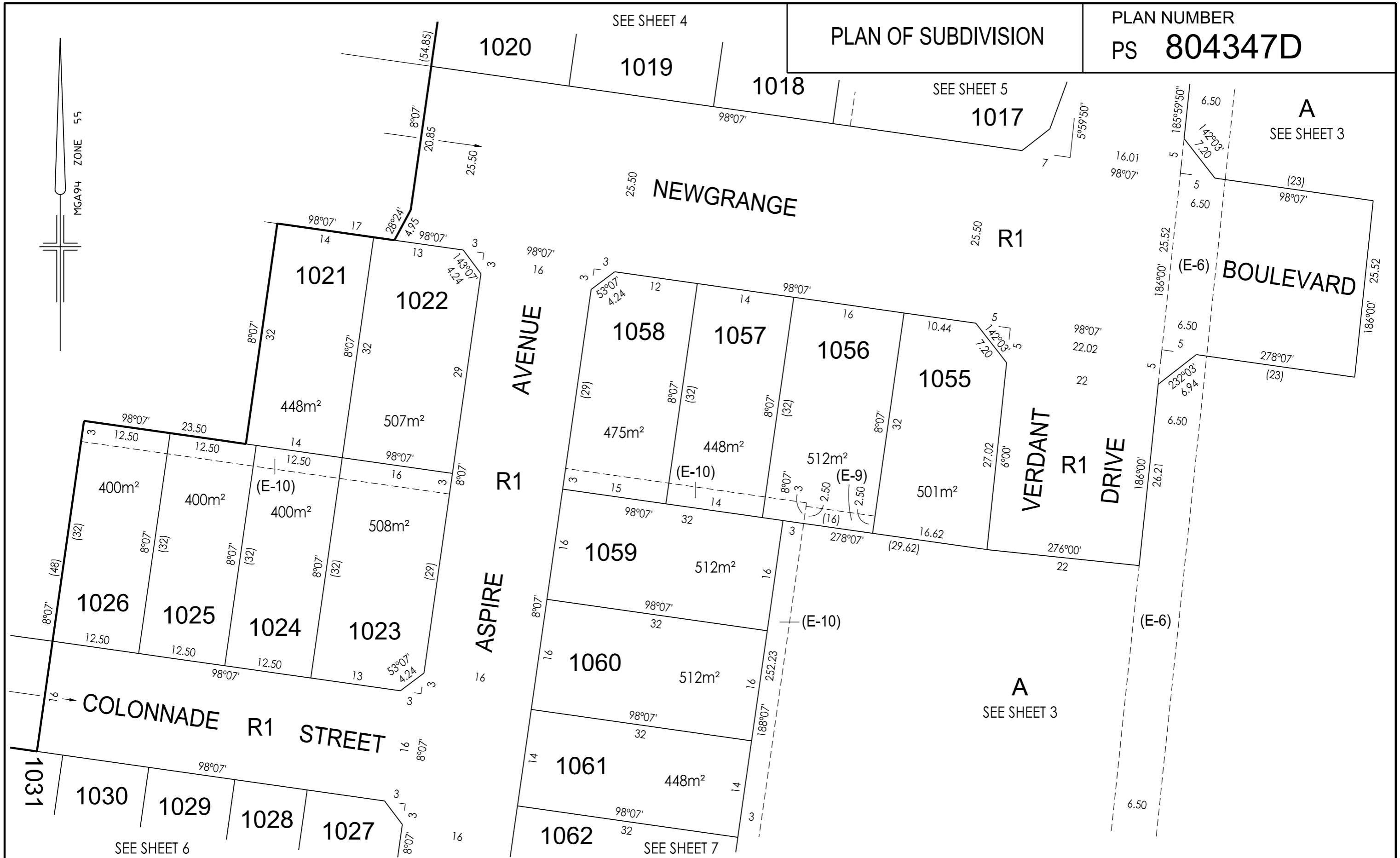
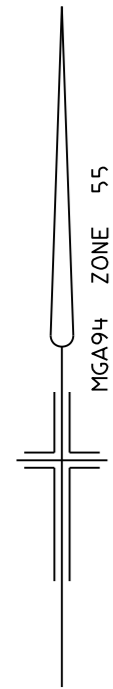
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 REF: 8129/10

SHEET 5
 VERSION: 8

LICENSED SURVEYOR: GEOFF W HUMPHREY

PLAN OF SUBDIVISION

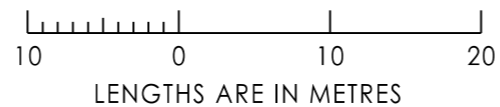
PLAN NUMBER
PS 804347D



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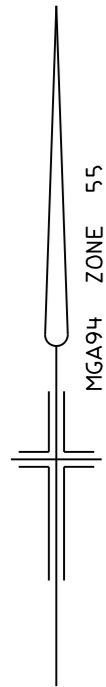
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LICENSED SURVEYOR: GEOFF W HUMPHREY

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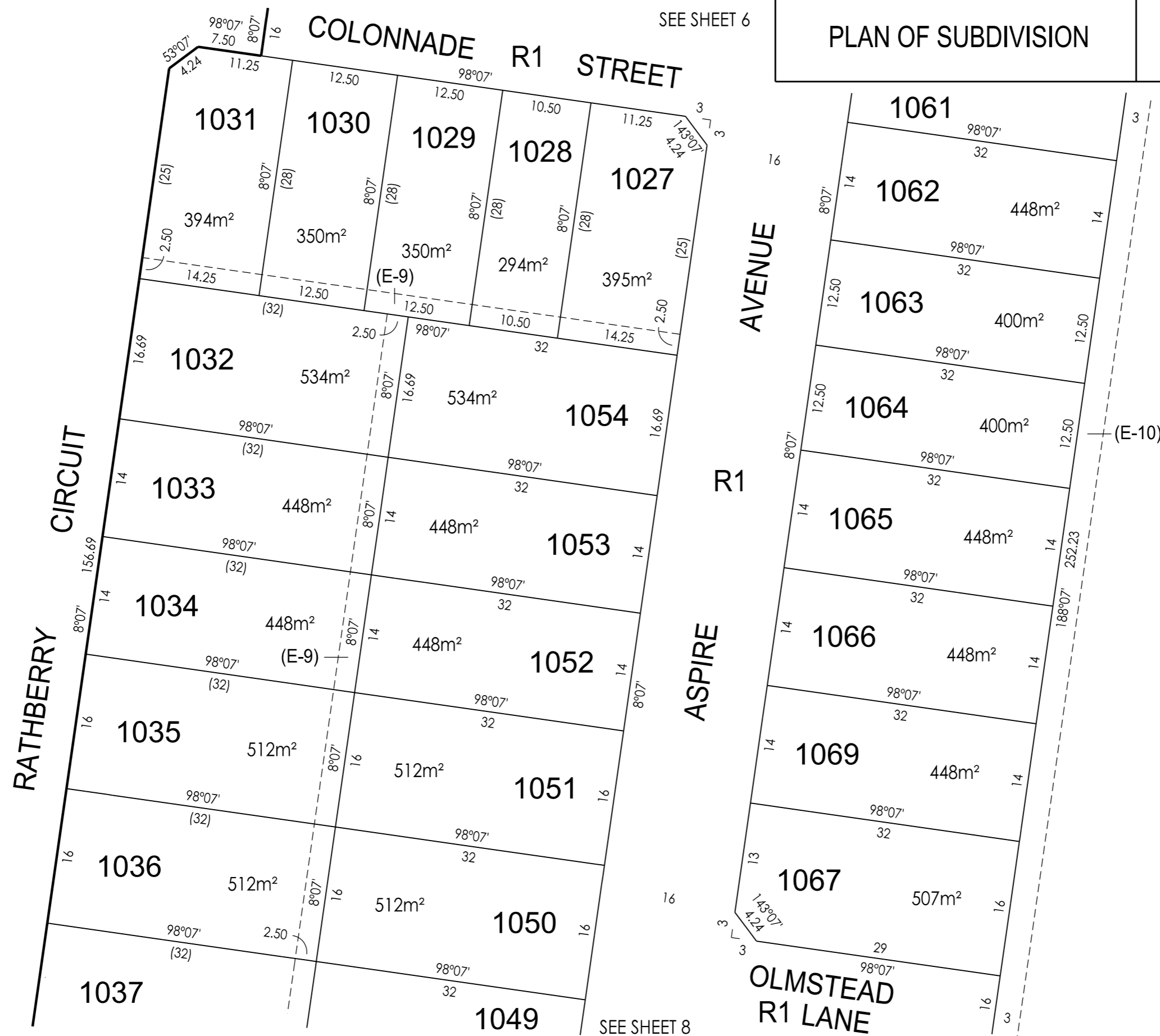
SHEET 6



SEE SHEET 6

PLAN OF SUBDIVISION

PLAN NUMBER
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A
SEE SHEET 3

SEE SHEET 8



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SCALE

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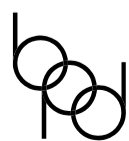
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VERSION: 8

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ORIGINAL SHEET SIZE A3

SHEET 7



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ORIGINAL SHEET SIZE A3
REF: 8129/10

SHEET 8
VERSION: 8

LICENSED SURVEYOR: GEOFF W HUMPHREY

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

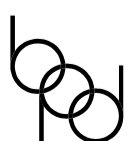
Land to benefit : Lots 1001 to 1075 (both inclusive).

Land to be burdened: Lots 1001 to 1075 (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 10 to 16 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 10 to 16 (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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ORIGINAL
SHEET SIZE A3

SHEET 9

REF: 8129/10

VERSION: 8

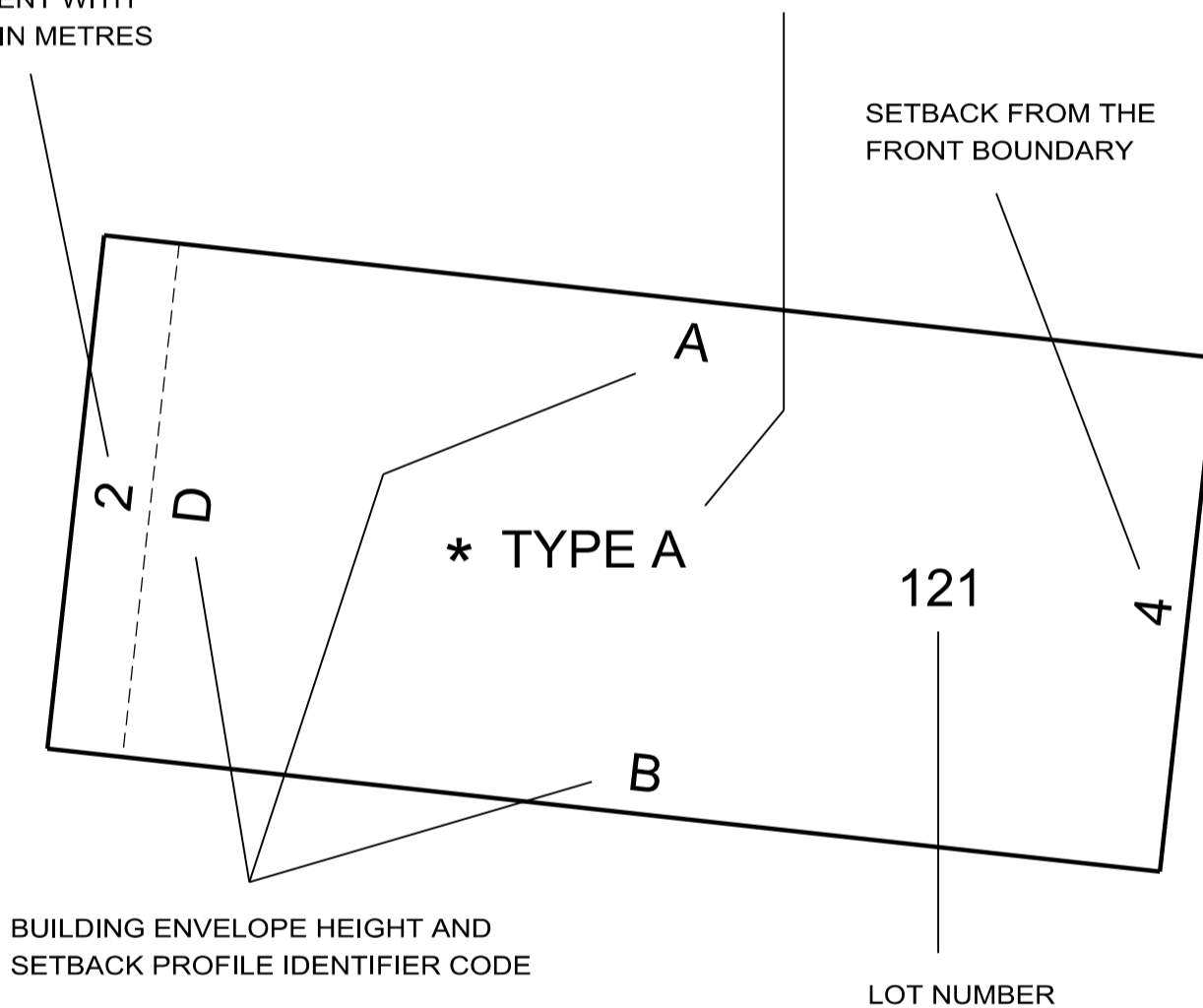
LICENSED SURVEYOR: GEOFF W HUMPHREY

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

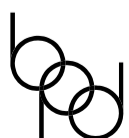
SETBACK FROM THE FRONT BOUNDARY



BUILDING ENVELOPE HEIGHT AND SETBACK PROFILE IDENTIFIER CODE

LOT NUMBER

REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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SCALE

ORIGINAL SHEET SIZE A3

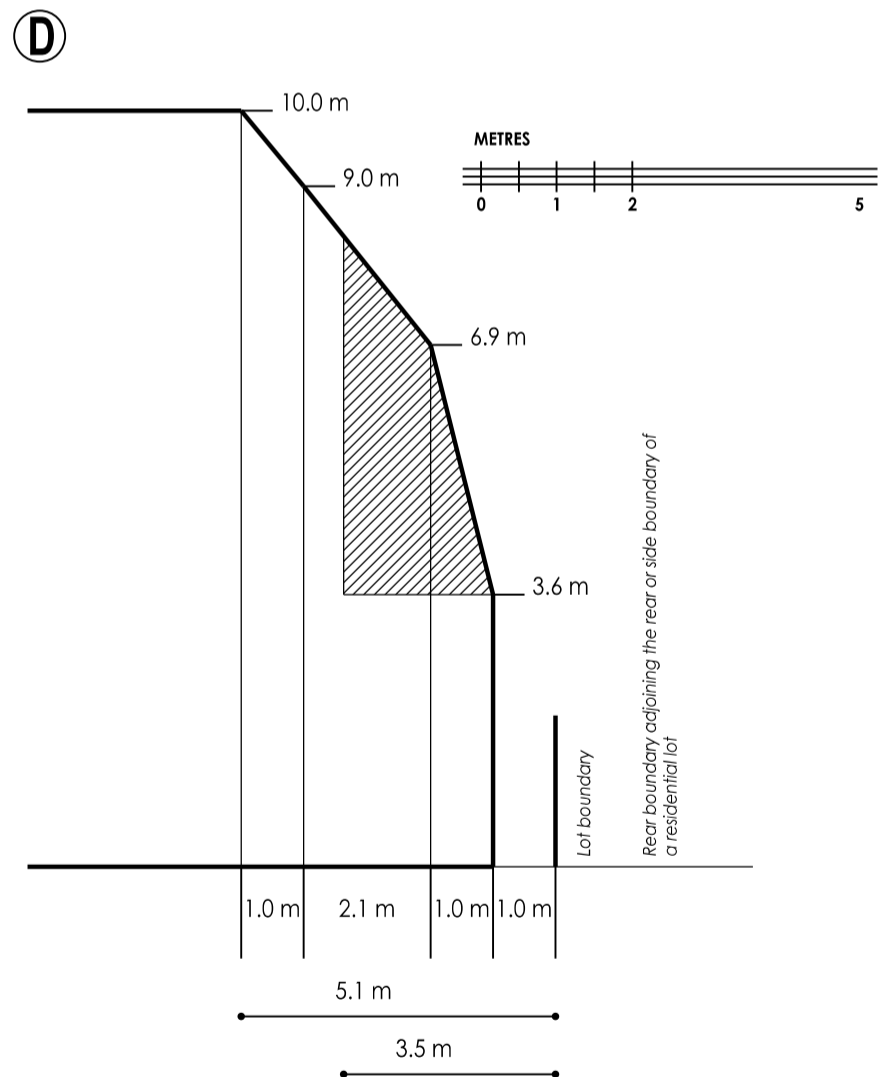
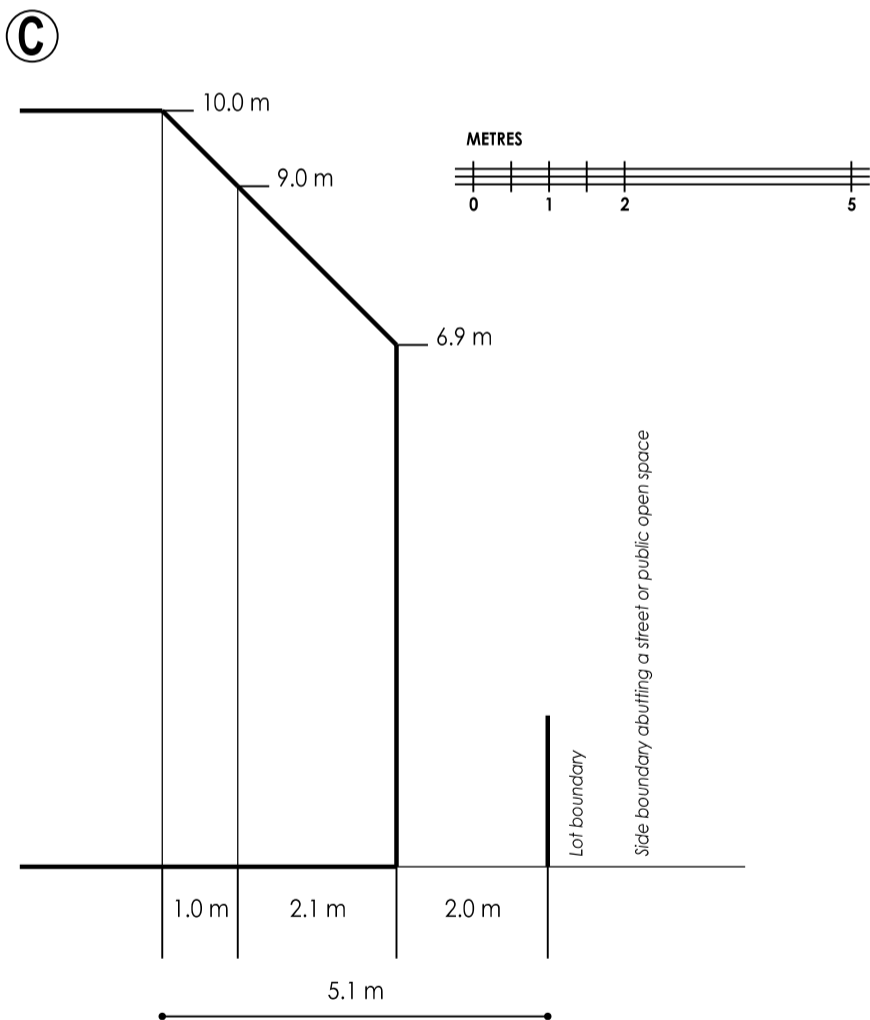
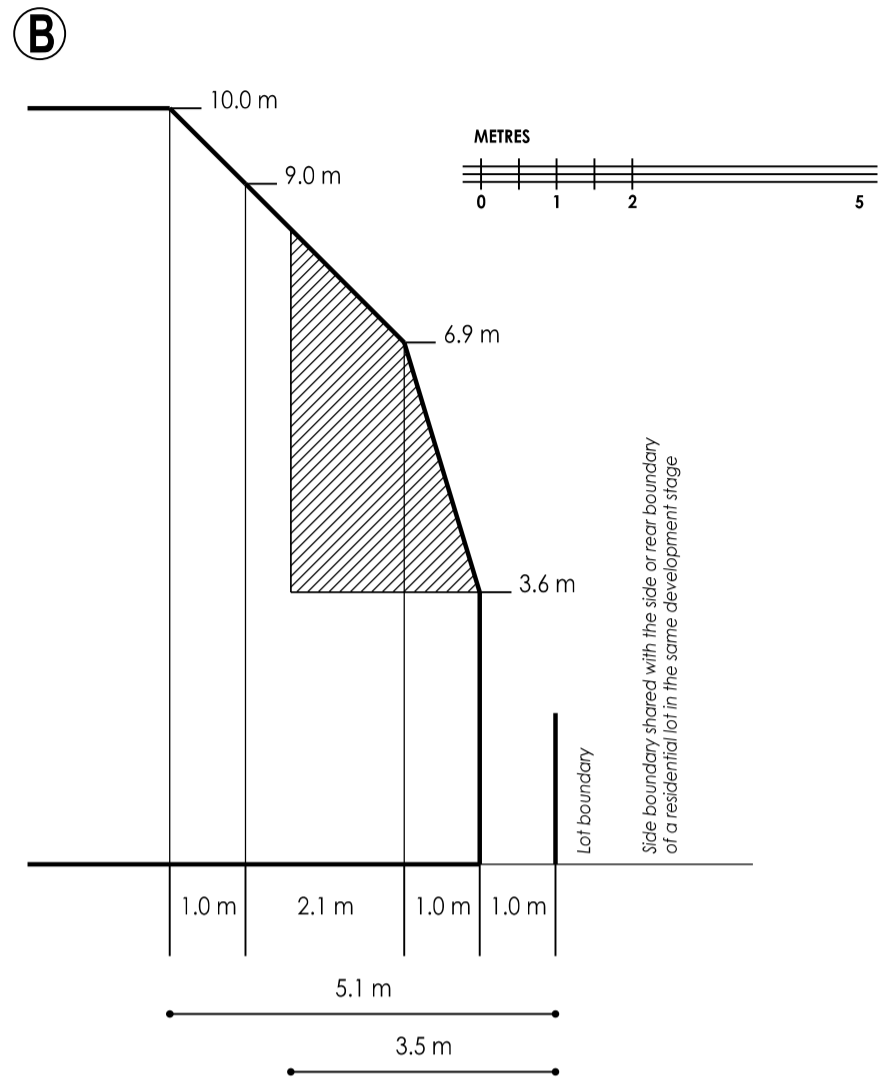
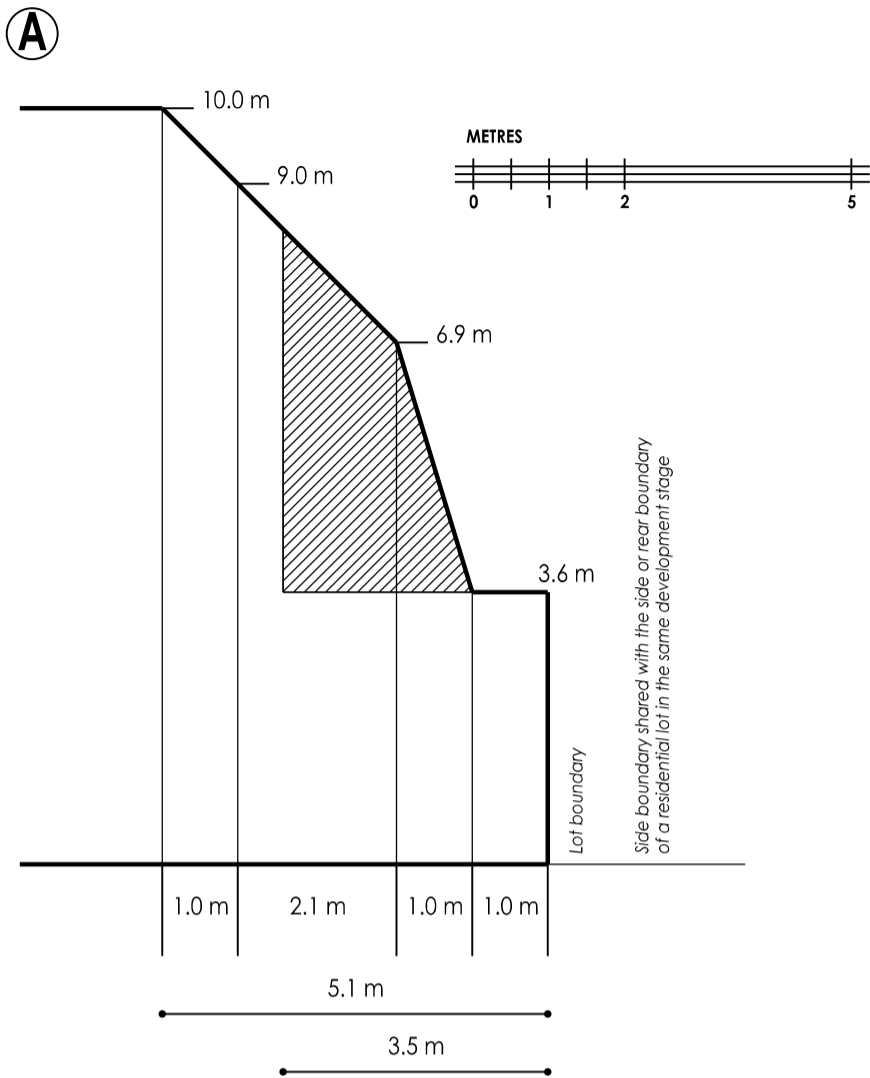
SHEET 10

REF: 8129/10

VERSION: 8

LICENSED SURVEYOR: GEOFF W HUMPHREY

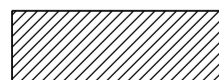
BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



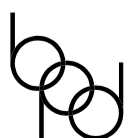
EASEMENT REQUIREMENT

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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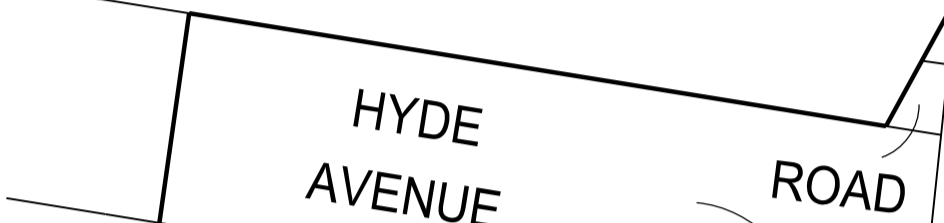
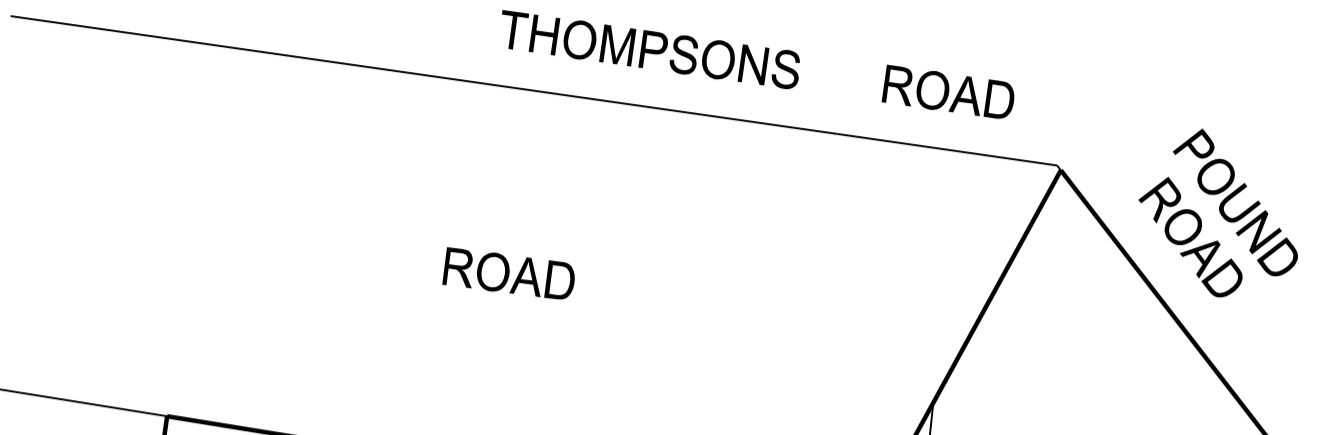
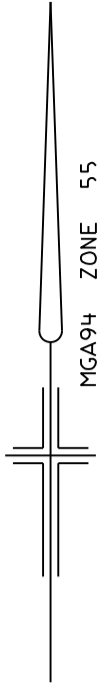
ORIGINAL SHEET SIZE A3

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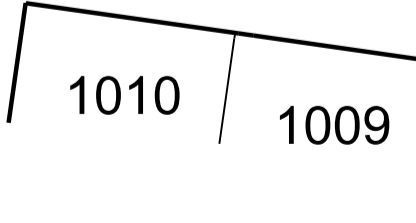
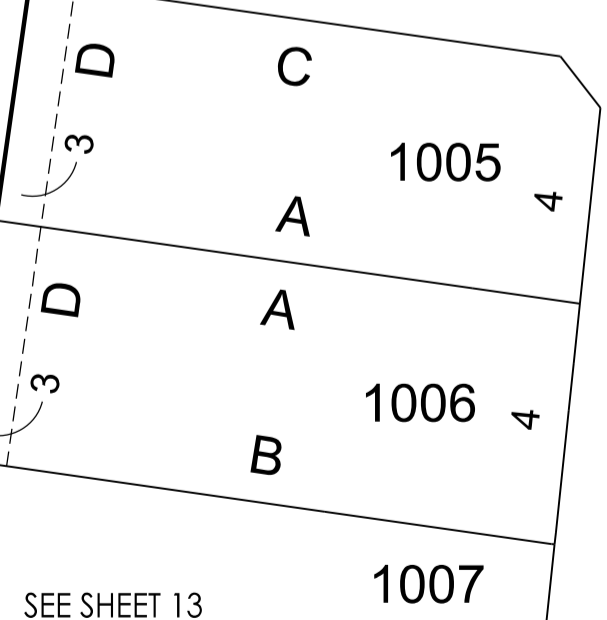
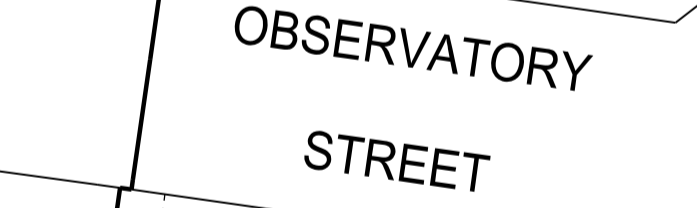
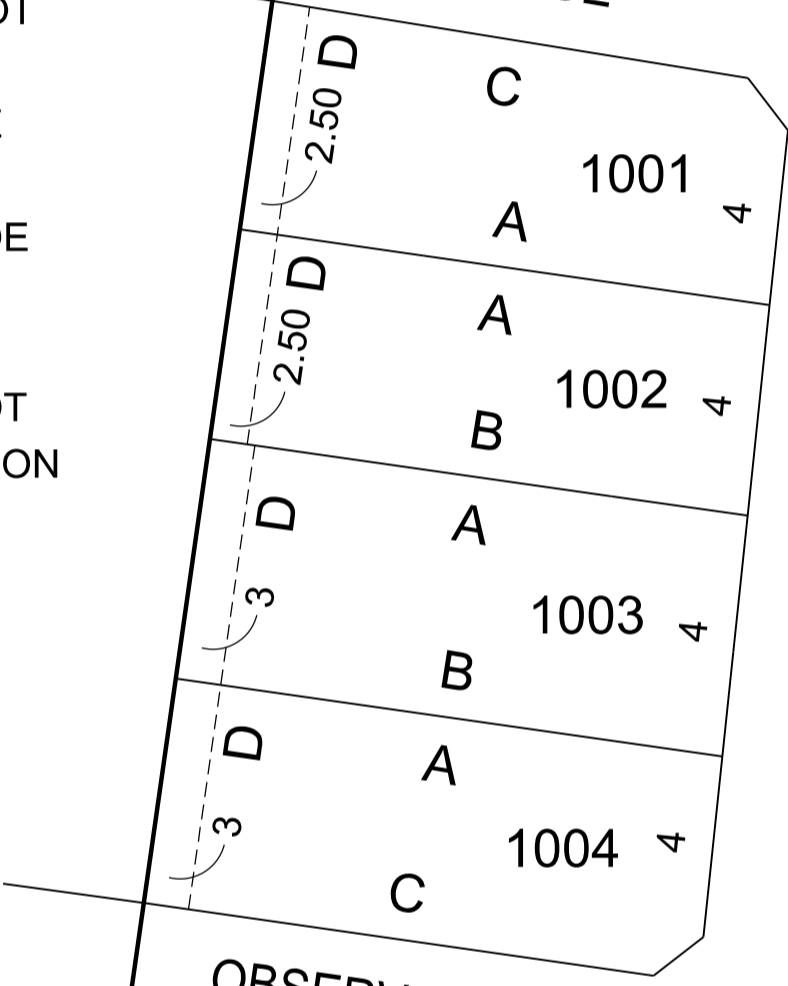
SHEET 11

VERSION: 8

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



* 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.

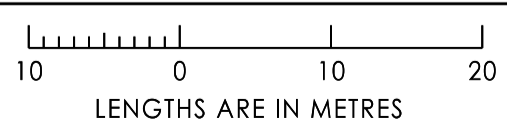


SEE SHEET 13



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SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 8129/10

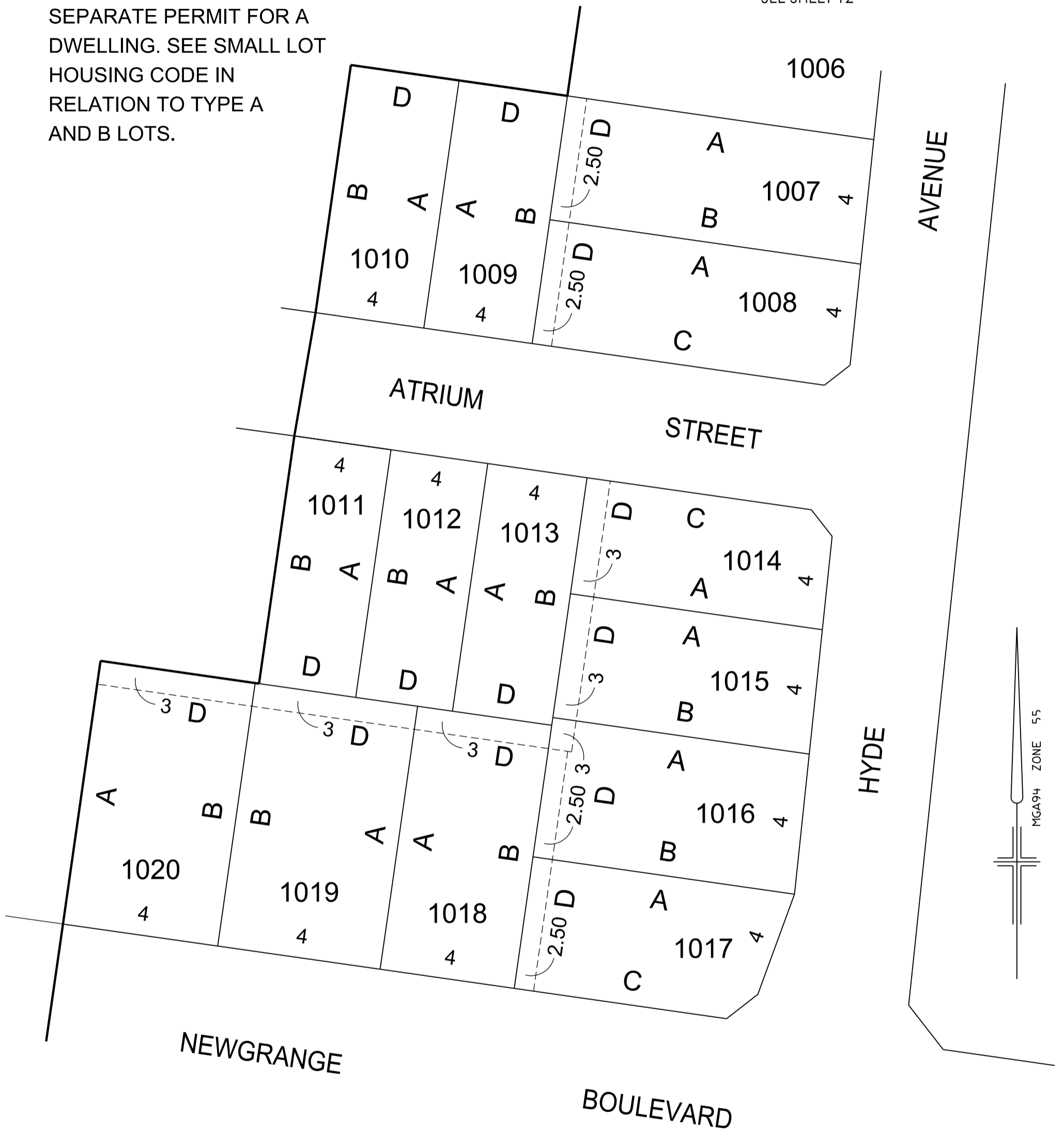
SHEET 12
VERSION: 8

LICENSED SURVEYOR: GEOFF W HUMPHREY

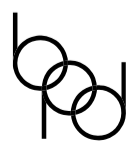
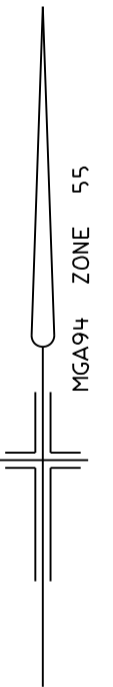
* LOTS UNDER 300m² DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A AND B LOTS.

BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT AND SETBACK PROFILE IDENTIFIER CODE

SEE SHEET 12



SEE SHEET 14



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ORIGINAL SHEET SIZE A3
 REF: 8129/10

SHEET 13
 VERSION: 8

LICENSED SURVEYOR: GEOFF W HUMPHREY

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

PLAN OF SUBDIVISION

PLAN NUMBER
PS **804347D**

1020

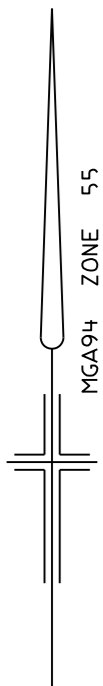
SEE SHEET 13

1019

1018

SEE SHEET 12

1017



NEWGRANGE

BOULEVARD

ASPIRE AVENUE

VERDANT DRIVE

DRIVE

4
1021

4

1022

B A

A

A

C

D

D

3

D

3

D

3

D

3

D

1026

1025

1024

1023

4

4

4

4

COLONNADE STREET

STREET

1031

1030

1029

1028

1027

SEE SHEET 15

1062

SEE SHEET 14

4
1058

4

1057

4

1056

4

1055

C

A

A

B

A

B

A

C

3

D

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D

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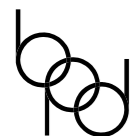
A

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B

D

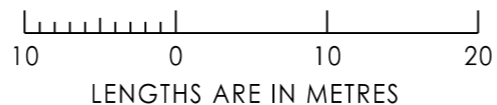
* LOTS UNDER 300m² DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A AND B LOTS.



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REF: 8129/10

VERSION: 8

ORIGINAL SHEET SIZE A3

SHEET 14

LICENSED SURVEYOR: GEOFF W HUMPHREY

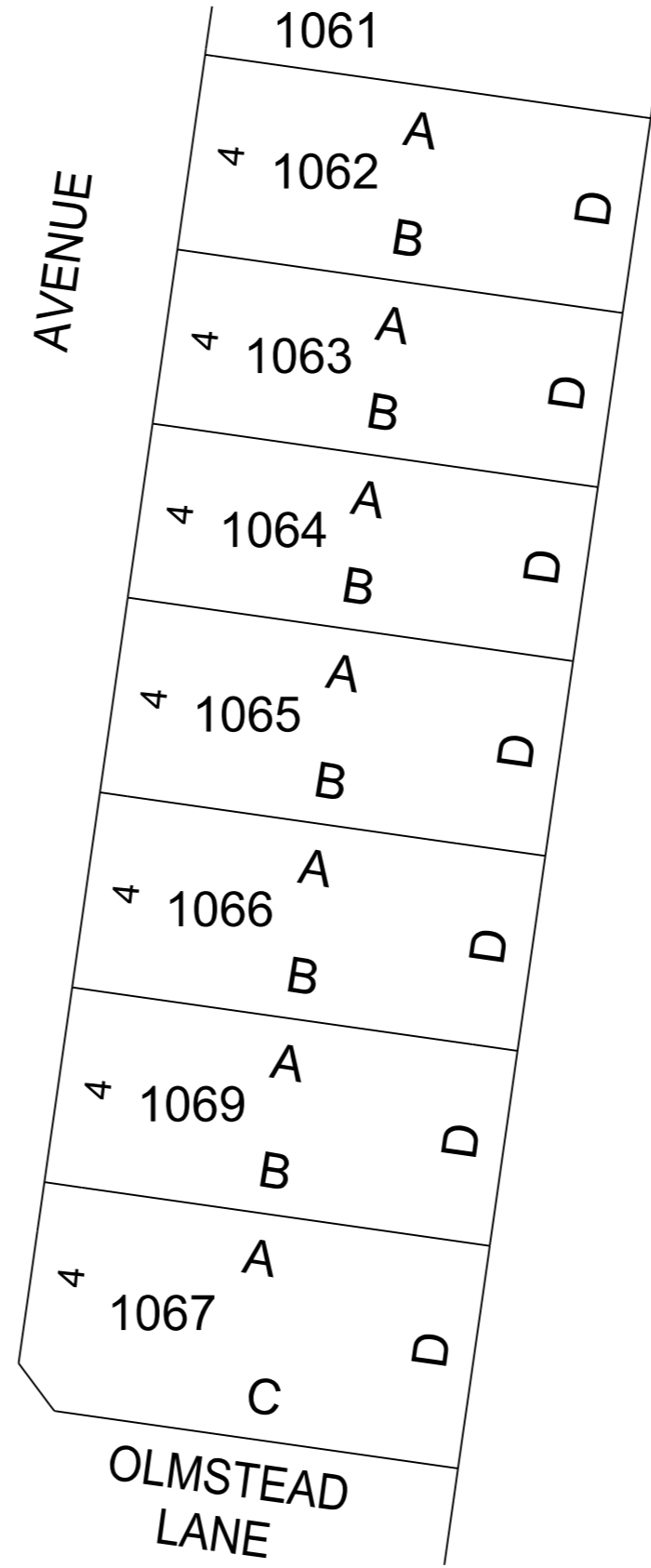
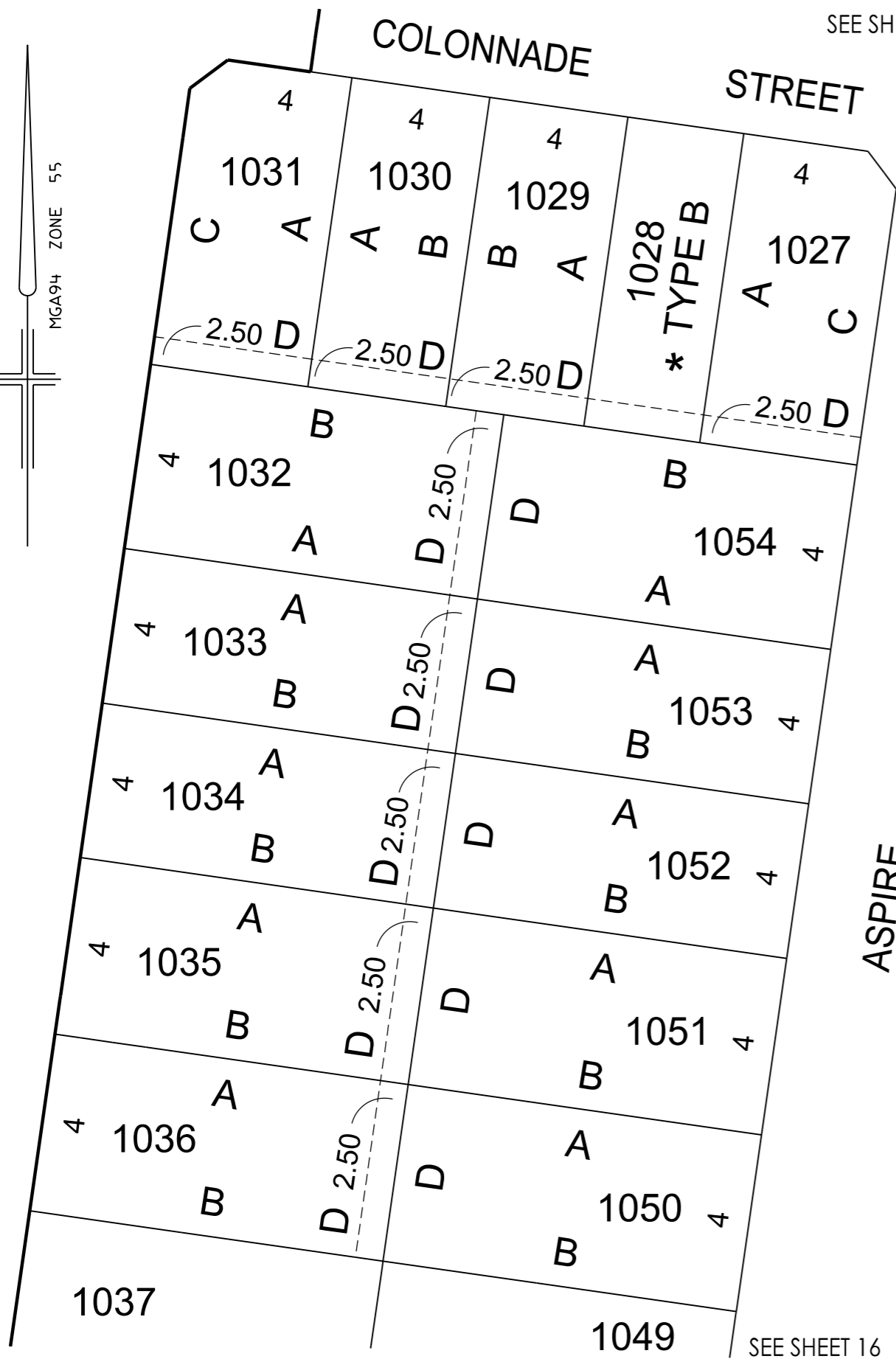
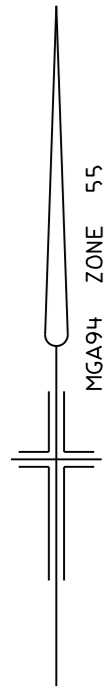
SEE SHEET 14

PLAN OF SUBDIVISION

PLAN NUMBER

PS 804347D

BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT AND SETBACK PROFILE IDENTIFIER CODE



* 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 16



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SCALE

1:500



REF: 8129/10

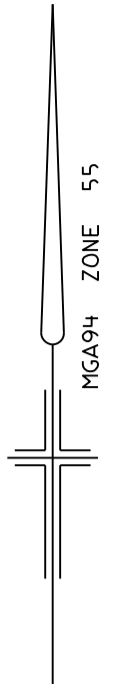
VERSION: 8

ORIGINAL SHEET SIZE A3

SHEET 15

LICENSED SURVEYOR: GEOFF W HUMPHREY

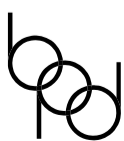
**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT
AND SETBACK PROFILE IDENTIFIER CODE**



SEE SHEET 15



* 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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