


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 811176P
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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 A PS804347D POSTAL ADDRESS: (at time of subdivision) POUND ROAD CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 355 340 ZONE: 55 N: 5 782 240 DATUM: GDA94	COUNCIL NAME: CASEY CITY COUNCIL
--	---

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

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3 RESERVE No. 4 RESERVE No. 5	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL

NOTATIONS 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 LAND IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. Pln A00355/17	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 9362m² AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTIONS FURTHER PURPOSE OF PLAN TO REMOVE THE PART OF EASEMENT (E-10) SHOWN ON PS804347D WHICH LIES WITHIN THE LAND IN THIS PLAN GROUNDS FOR REMOVAL BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988
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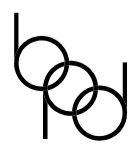
ESTATE: MERIDIAN 11	AREA: 2.719 ha	No. OF LOTS: 29	MELWAY: 135:E:1
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EASEMENT INFORMATION

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

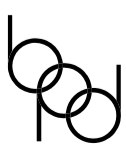
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	REF: 8129/11	VERSION: 7	ORIGINAL SHEET SIZE A3	SHEET 1 OF 14 SHEETS
	LICENSED SURVEYOR: GEOFF W. HUMPHREY			
CHECKED JC	DATE: 20/03/18			

	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 811176P
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EASEMENT INFORMATION

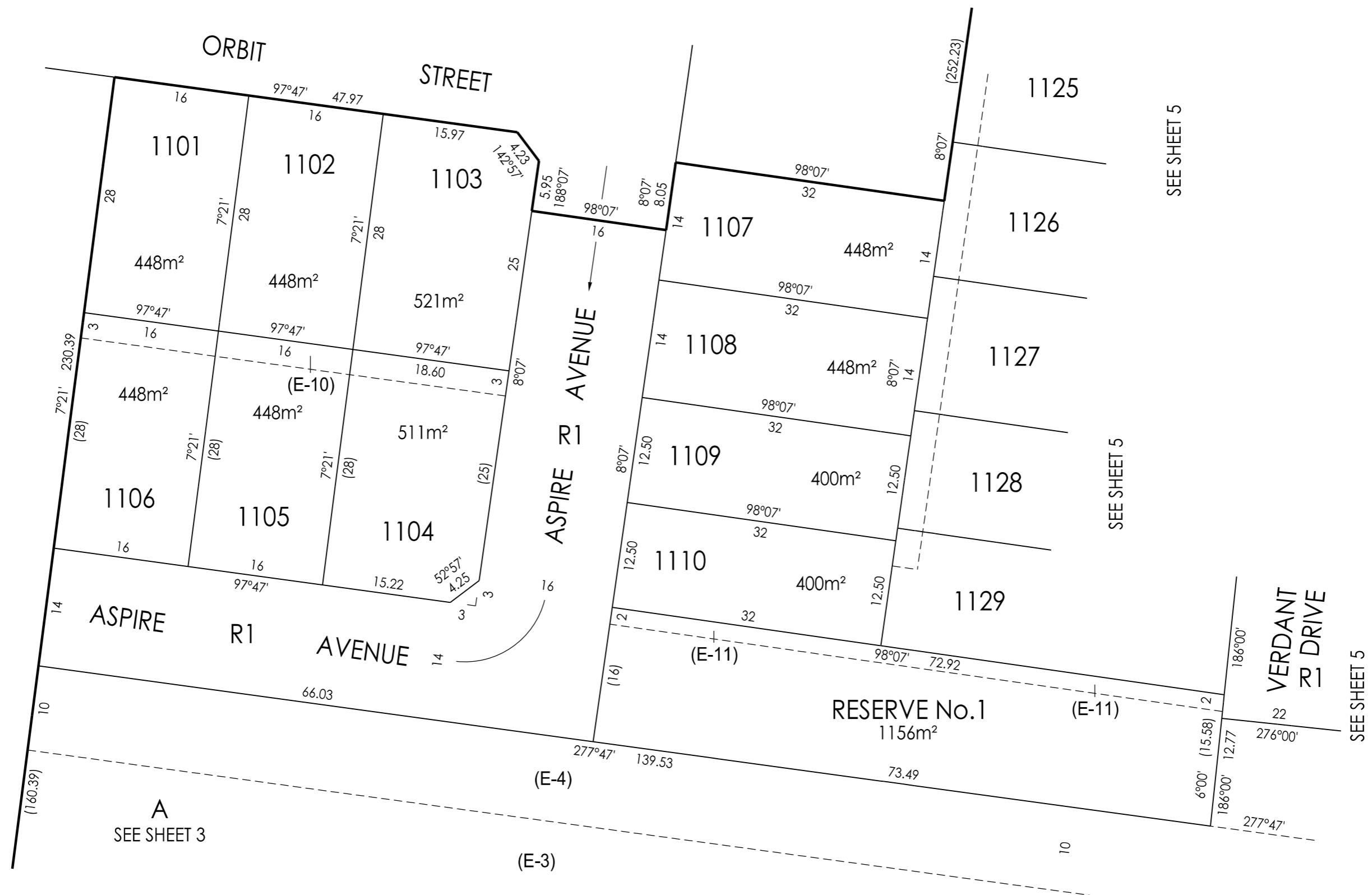
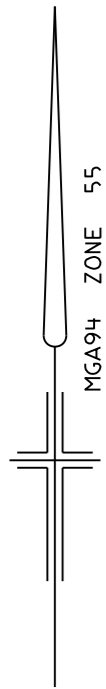
LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)

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)	SEWERAGE	SEE PLAN	PS804347D	SOUTH EAST WATER CORPORATION
(E-9)	PIPELINE	SEE PLAN	C/E G24347	GAS AND FUEL CORPORATION OF VICTORIA
(E-9)	SEWERAGE	SEE PLAN	PS804347D	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)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD

 <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: 8129/11	VERSION: 7	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: GEOFF W. HUMPHREY			

PLAN OF SUBDIVISION

PLAN NUMBER
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SCALE
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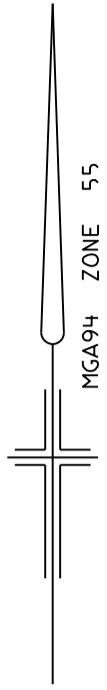
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LICENSED SURVEYOR: GEOFF W. HUMPHREY

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SHEET 4

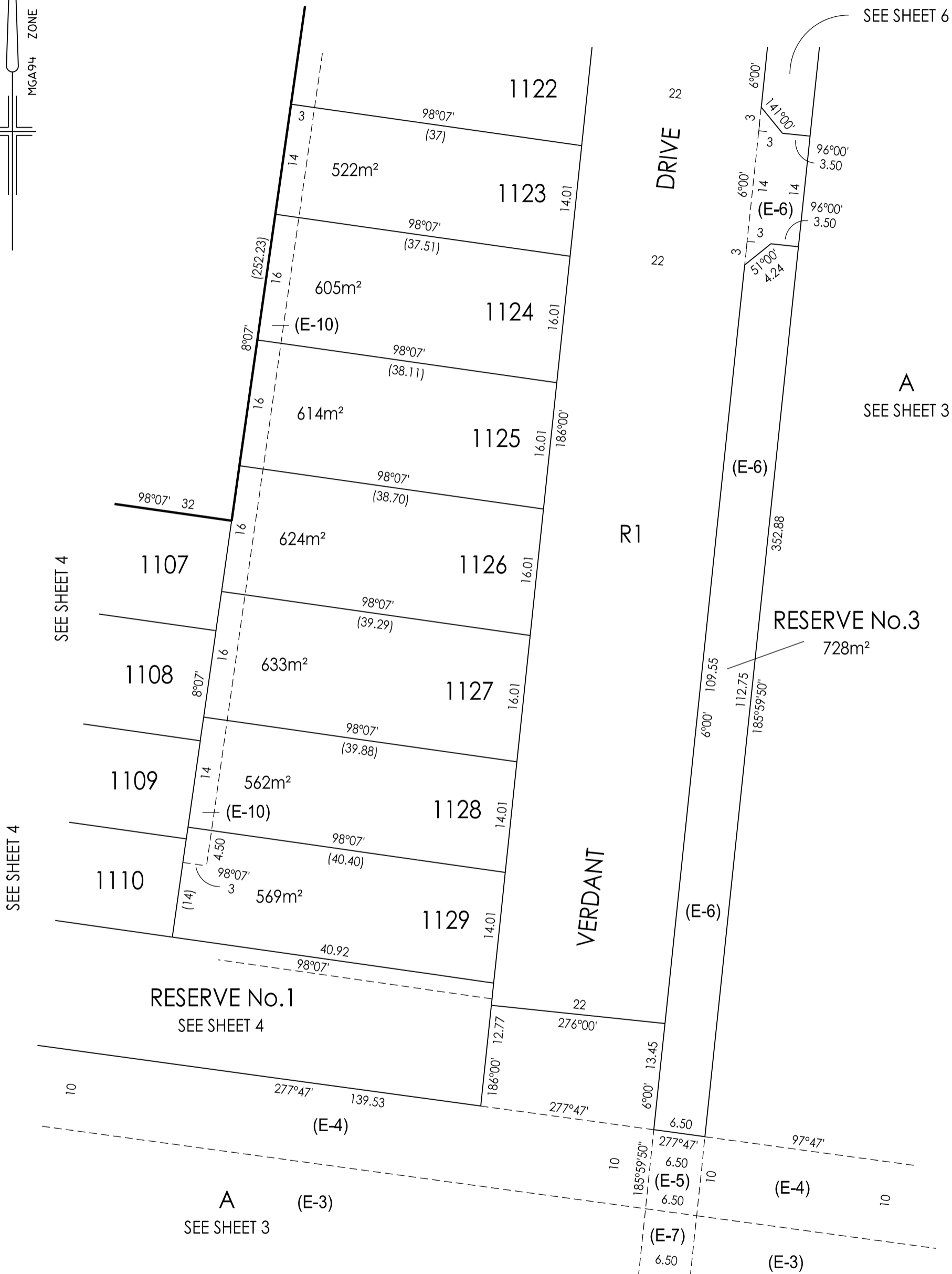
PLAN OF SUBDIVISION

PLAN NUMBER
PS 811176P



SEE SHEET 6

RESERVE No.4
SEE SHEET 6

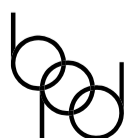


SEE SHEET 4

SEE SHEET 4

RESERVE No.1
SEE SHEET 4

A
SEE SHEET 3



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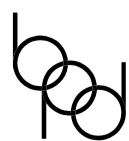
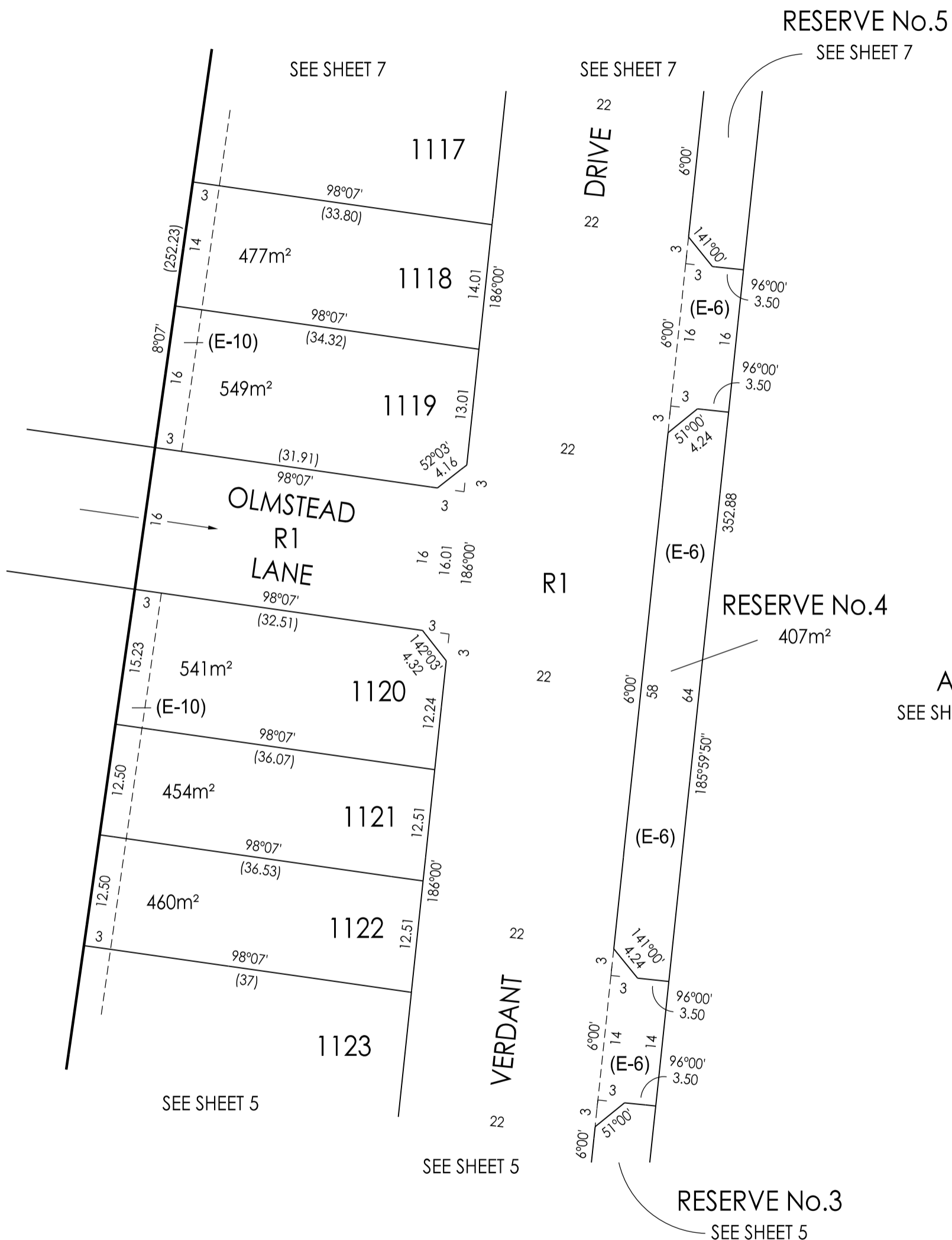
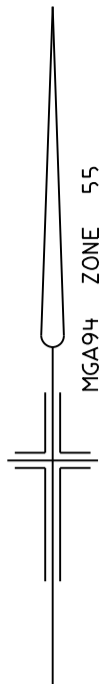
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ORIGINAL SHEET SIZE A3
REF: 8129/11

SHEET 5
VERSION: 7

LICENSED SURVEYOR: GEOFF W. HUMPHREY



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ORIGINAL SHEET SIZE A3

SHEET 6

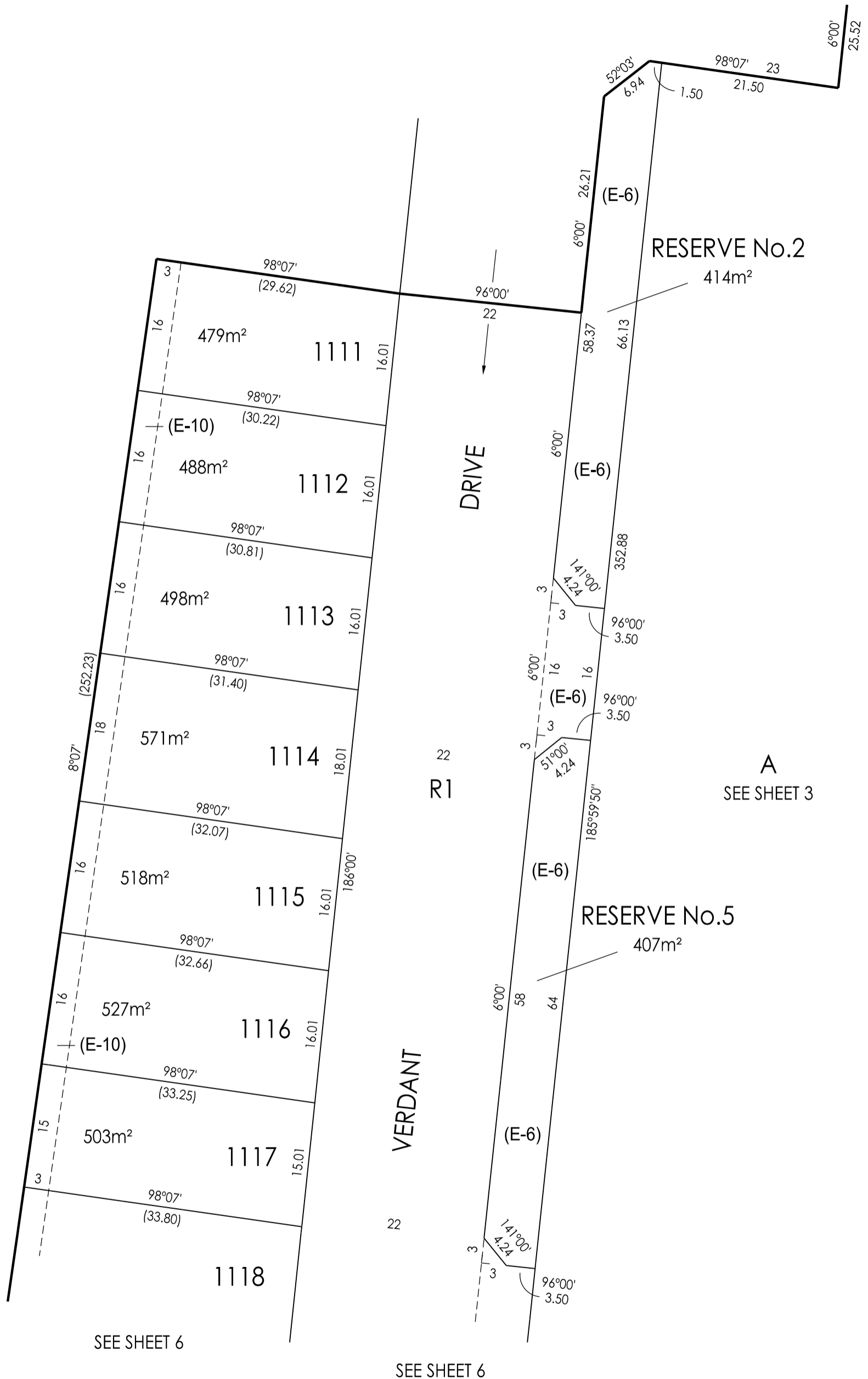
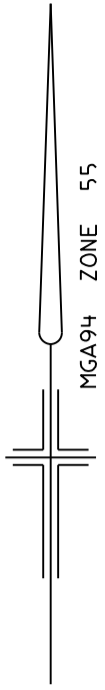
REF: 8129/11

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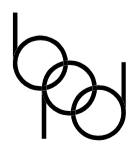
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PLAN NUMBER
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A
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SHEET 7
VERSION: 7

LICENSED SURVEYOR: GEOFF W. HUMPHREY

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

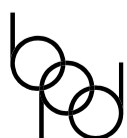
Land to benefit : Lots 1101 to 1129 (both inclusive).

Land to be burdened: Lots 1101 to 1129 (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 14 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 9 to 14 (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

REF: 8129/11

VERSION: 7

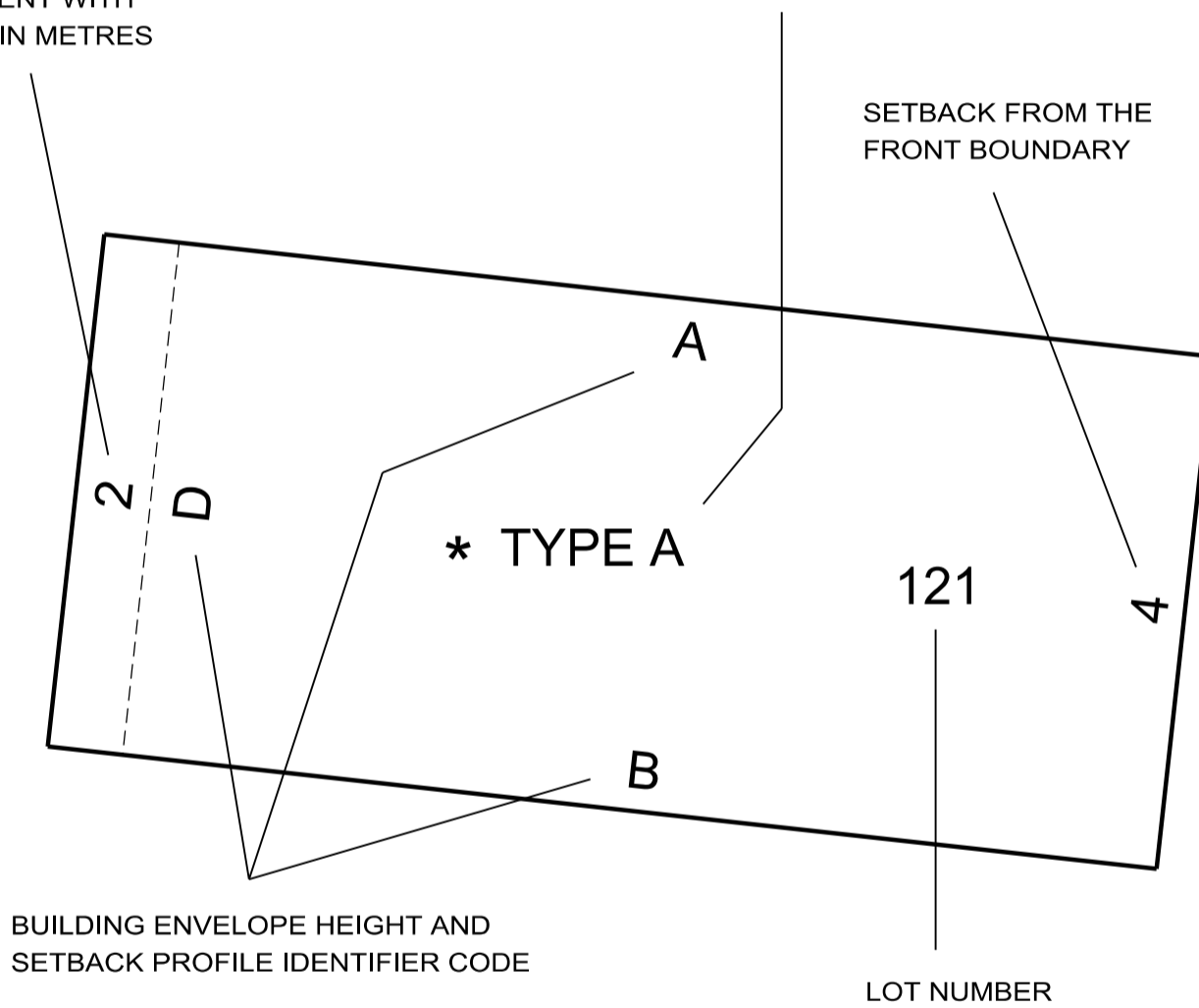
LICENSED SURVEYOR: GEOFF W. HUMPHREY

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

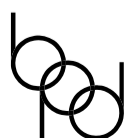
INDICATES THE SMALL LOT HOUSING CODE APPLIES AND WHETHER THE LOTS ARE "TYPE A" OR "TYPE B" UNDER THE CODE

EASEMENT WITH WIDTH IN METRES

SETBACK FROM THE FRONT BOUNDARY



REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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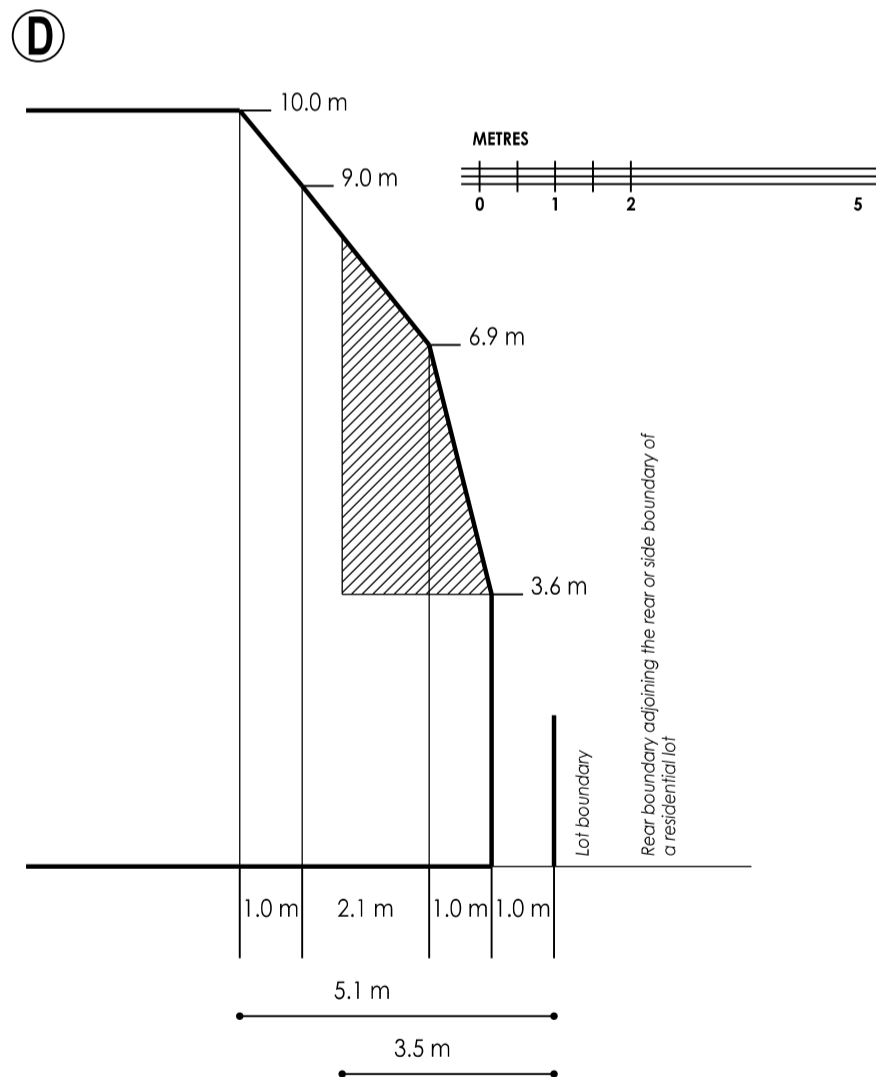
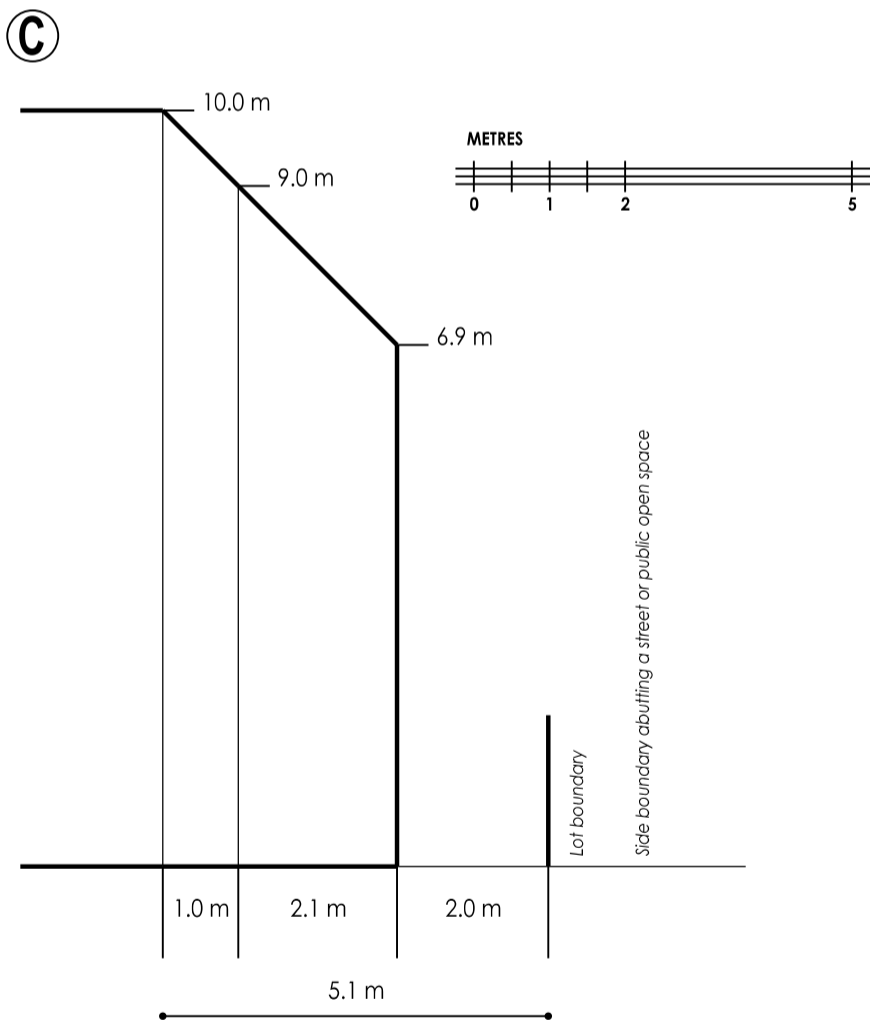
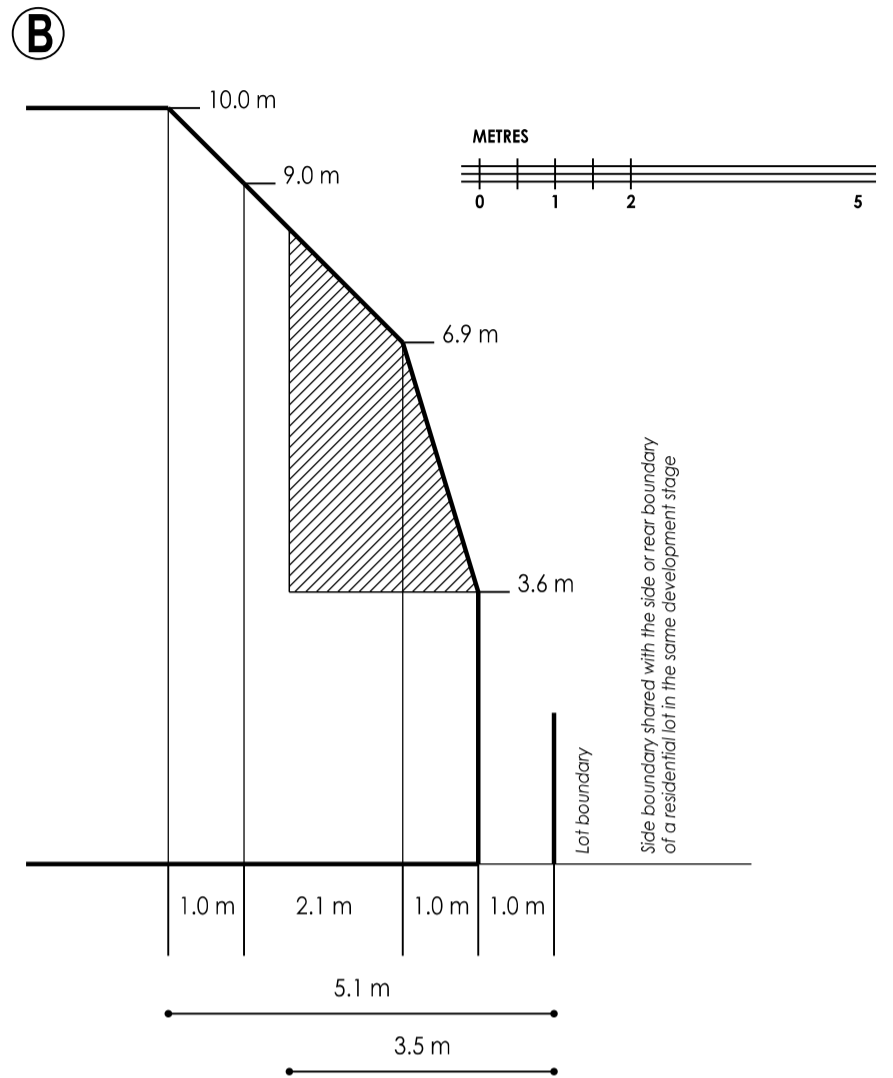
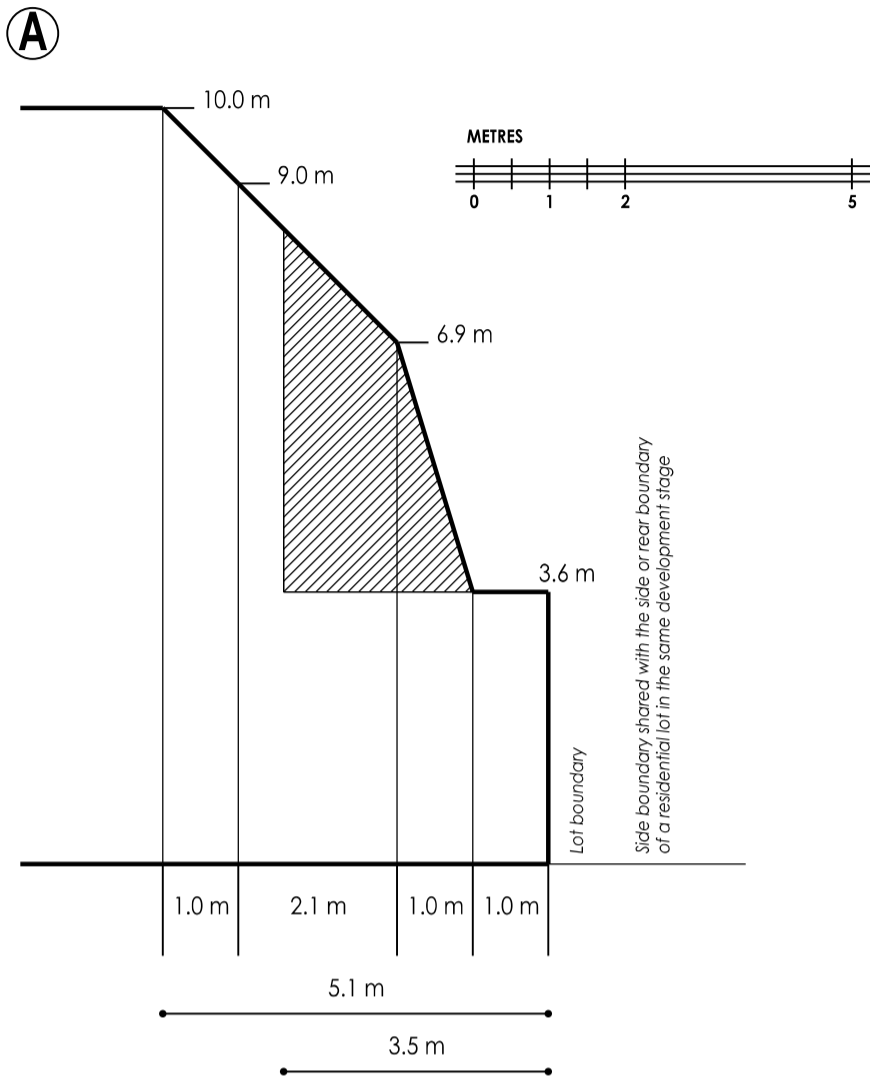
SHEET 9

REF: 8129/11

VERSION: 7

LICENSED SURVEYOR: GEOFF W. HUMPHREY

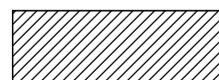
BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



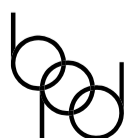
EASEMENT REQUIREMENT

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

SHEET 10

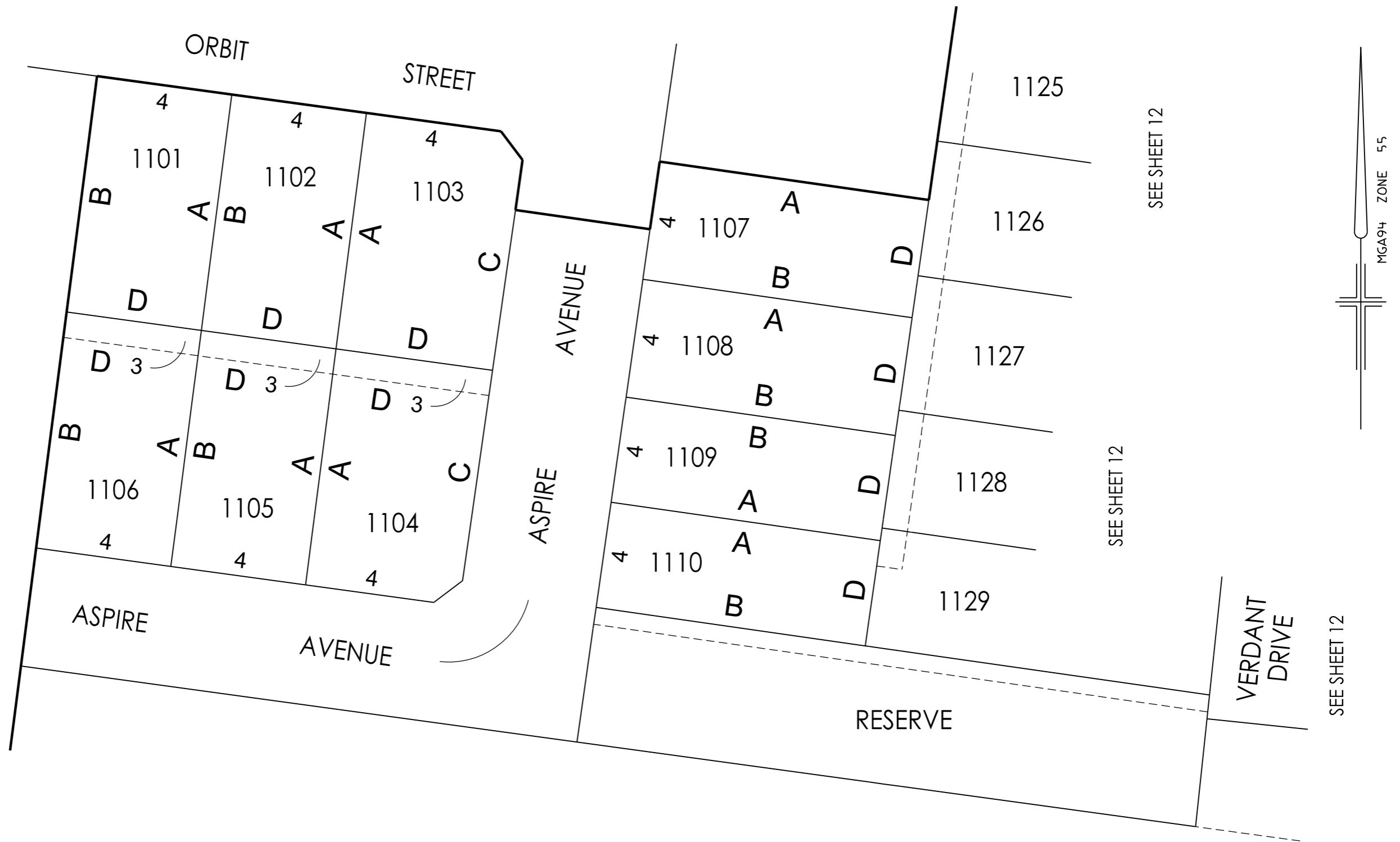
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VERSION: 7

BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT AND SETBACK PROFILE IDENTIFIER CODE

PLAN OF SUBDIVISION

PLAN NUMBER
PS **811176P**



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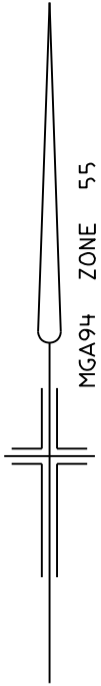
VERSION: 7

LICENSED SURVEYOR: GEOFF W. HUMPHREY

ORIGINAL SHEET SIZE A3

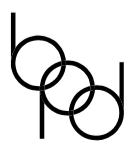
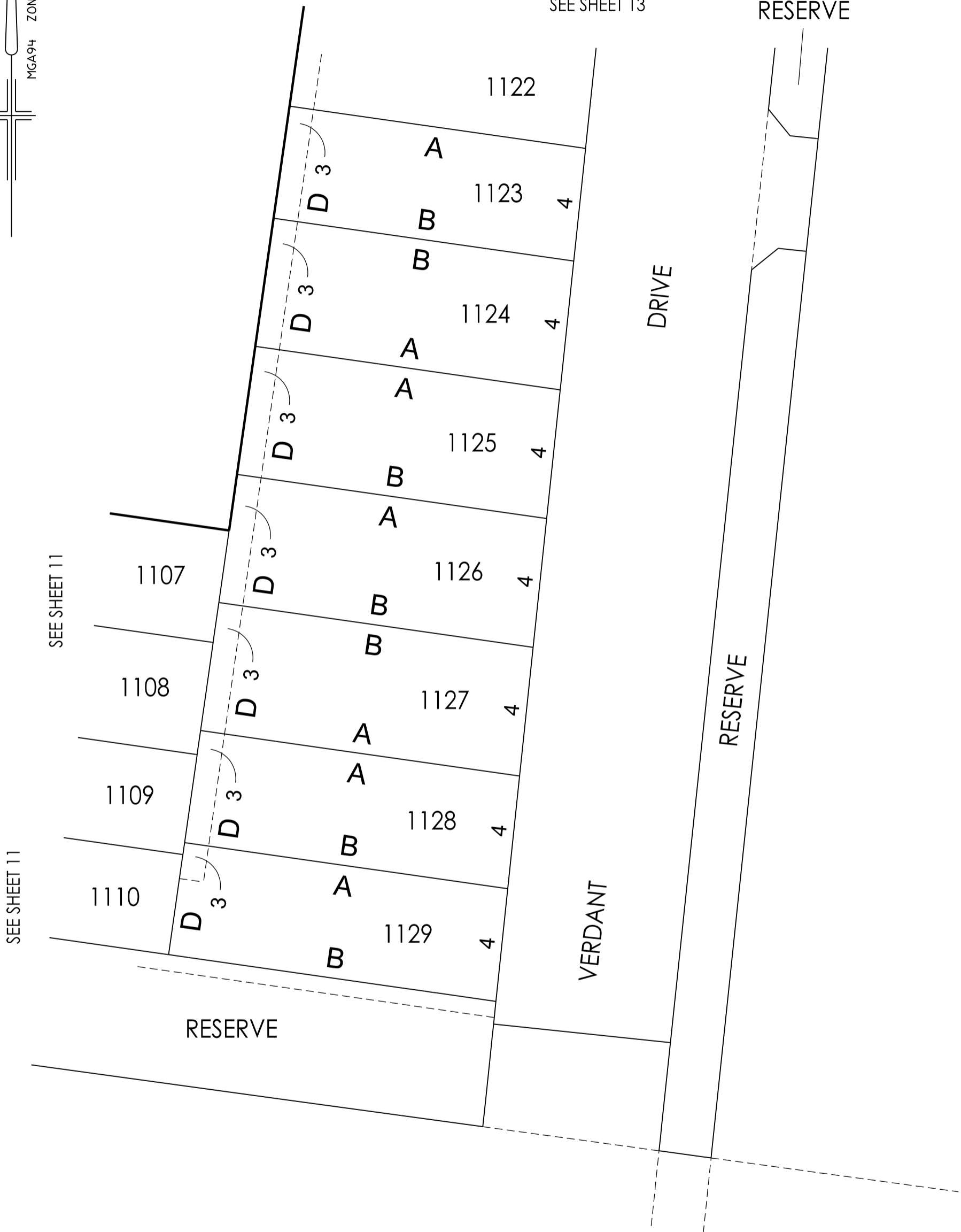
SHEET 11

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



SEE SHEET 13

RESERVE



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SHEET SIZE A3

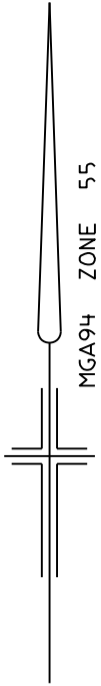
SHEET 12

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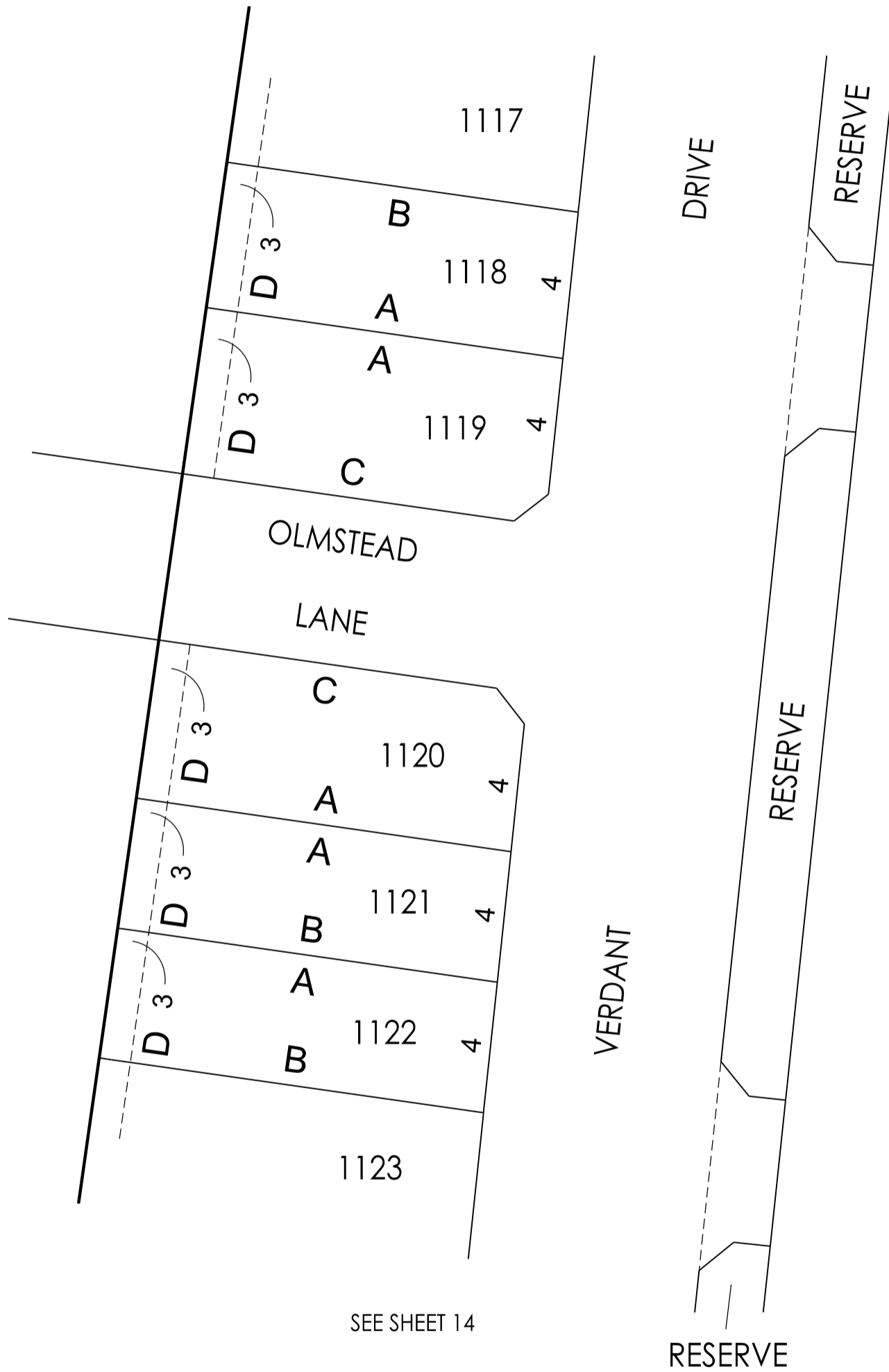
VERSION: 7

LICENSED SURVEYOR: GEOFF W. HUMPHREY

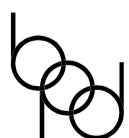
**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT
AND SETBACK PROFILE IDENTIFIER CODE**



SEE SHEET 12



SEE SHEET 14



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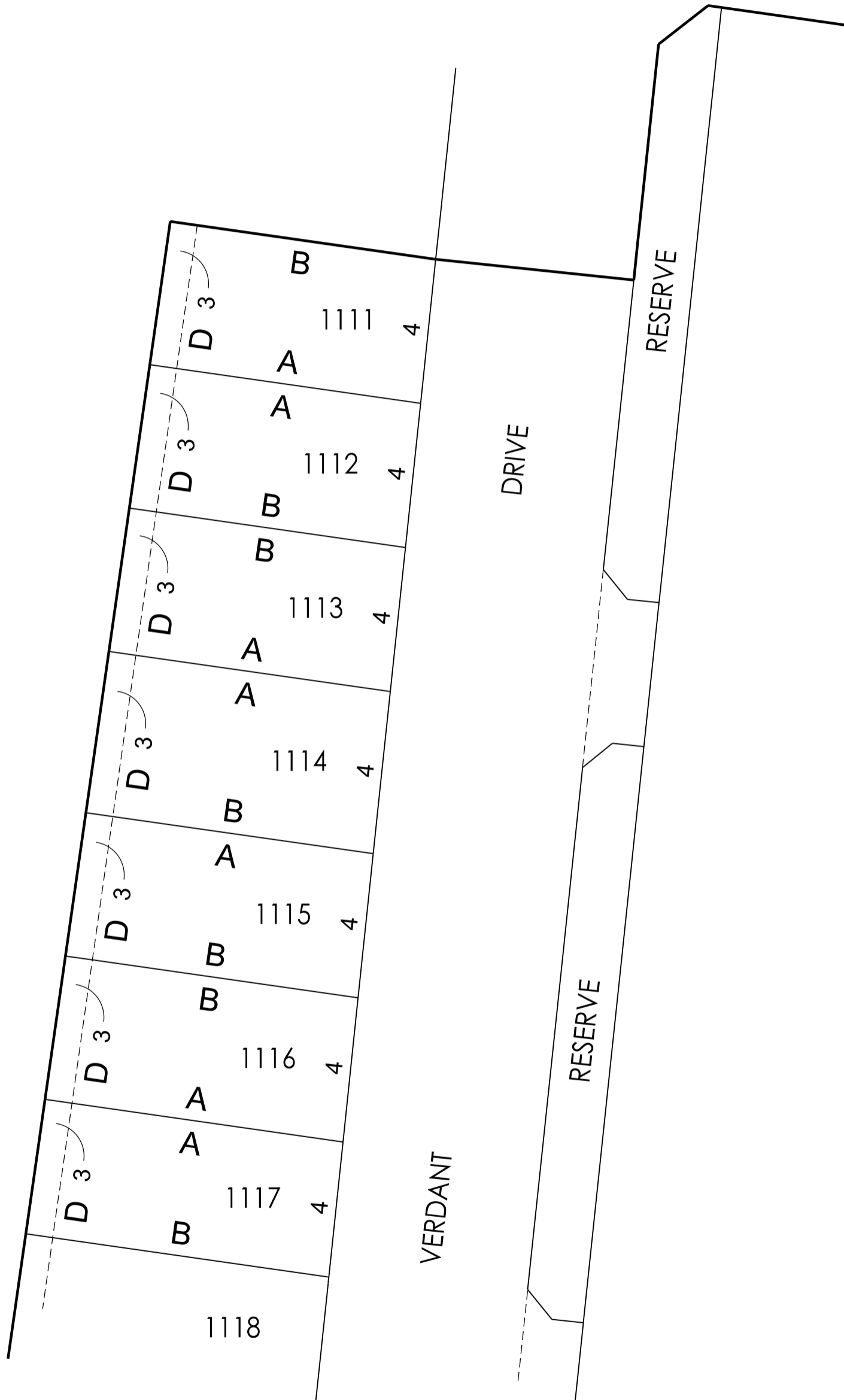
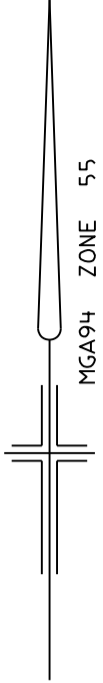
ORIGINAL SHEET SIZE A3
REF: 8129/11

SHEET 13

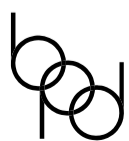
VERSION: 7

LICENSED SURVEYOR: GEOFF W. HUMPHREY

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



SEE SHEET 13



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ORIGINAL
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SHEET 14

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