

	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 811189E</b>
<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> -----  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> 48 (PART)  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A PS811183S  <b>POSTAL ADDRESS: (at time of subdivision)</b> VERDANT DRIVE CLYDE NORTH 3978  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 355 470 ZONE: 55 N: 5 782 210 DATUM: GDA94		Council Name: Casey City Council  Council Reference Number: SubA00250/17 Planning Permit Reference: PlnA00355/17 SPEAR Reference Number: S105773B  Certification  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 27/06/2018  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: Michele Annette Scarlett for Casey City Council on 24/09/2018	
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	<b>THIS IS A SPEAR PLAN</b>  TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION.</b>  <b>TOTAL ROAD AREA IS 9675m<sup>2</sup></b>	
ROAD R1 RESERVE No. 1 RESERVE No. 2	CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD		
<b>NOTATIONS</b>			
DEPTH LIMITATION DOES NOT APPLY			
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY VIDE BP1426  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. CRANBOURNE PM 56  IN PROCLAIMED SURVEY AREA No. 71  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. Pln A00355/17			
<b>ESTATE:</b> MERIDIAN 13	<b>AREA:</b> 4.377 ha	<b>No. OF LOTS:</b> 53	<b>MELWAY:</b> 135:E:1
<b>SEE SHEET 2 FOR EASEMENT INFORMATION</b>			
 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	<b>REF:</b> 8129/13	<b>VERSION:</b> 8	<b>ORIGINAL SHEET SIZE A3</b>
	Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (8), 06/09/2018, SPEAR Ref: S105773B		<b>SHEET 1 OF 14 SHEETS</b>
<b>CHECKED AT</b>	<b>DATE:</b> 01/08/18		

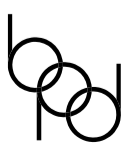
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	<b>PLAN OF SUBDIVISION</b>	<b>LR USE ONLY EDITION</b>	<b>PLAN NUMBER PS 811189E</b>
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**EASEMENT INFORMATION**

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

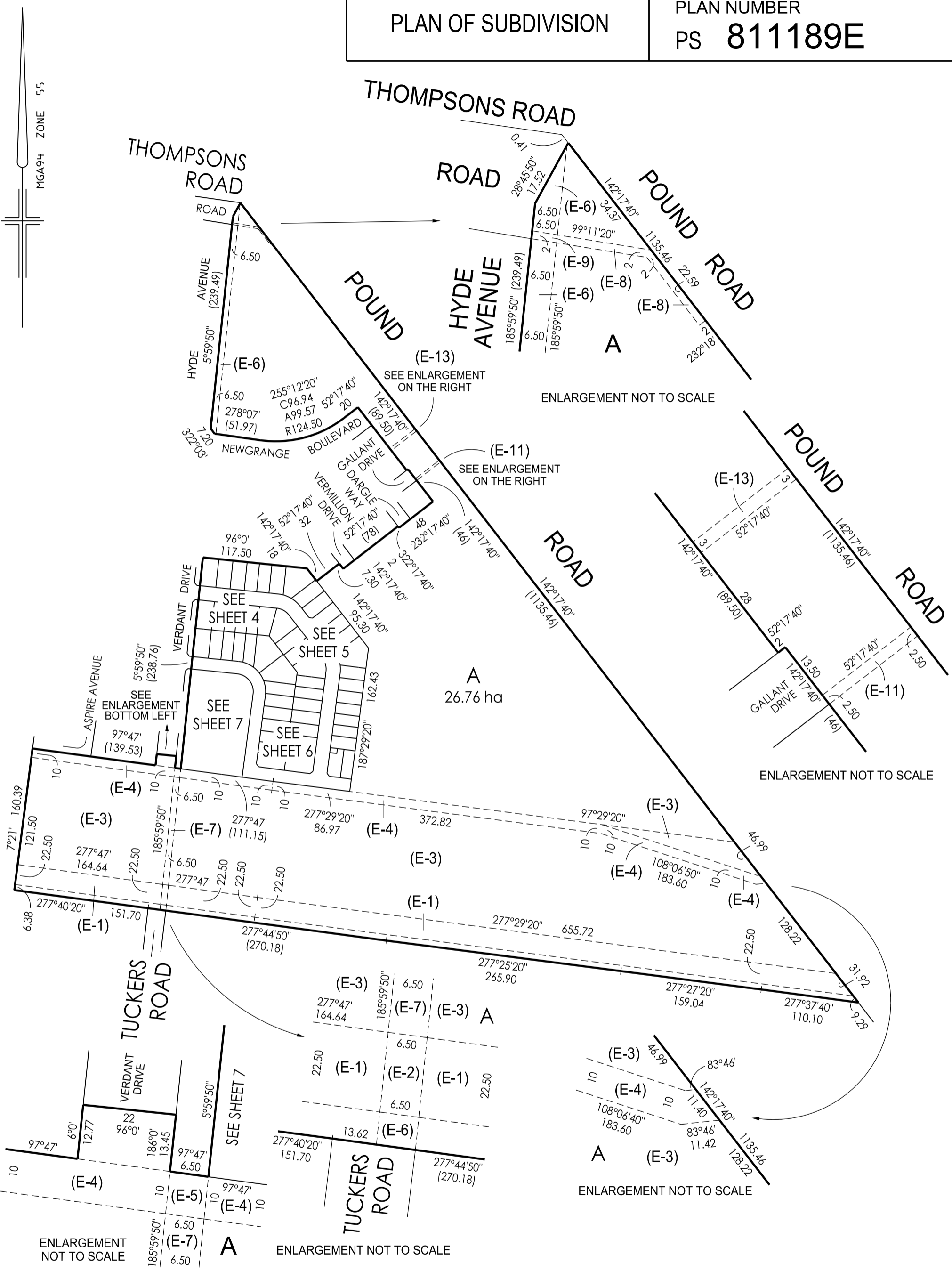
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-1)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-2)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-2)	POWERLINE EASEMENT	SEE 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)	SEWERAGE	SEE PLAN	PS811183S	SOUTH EAST WATER CORPORATION
(E-12)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-13)	DRAINAGE	SEE PLAN	PS811183S	CASEY CITY COUNCIL
(E-13)	SEWERAGE	SEE PLAN	PS811183S	SOUTH EAST WATER CORPORATION

 <p><b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	REF: 8129/13	VERSION: 8	ORIGINAL SHEET SIZE A3	SHEET 2
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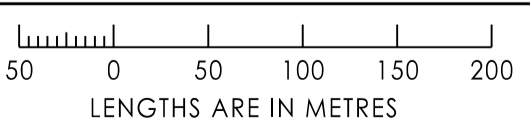
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811189E



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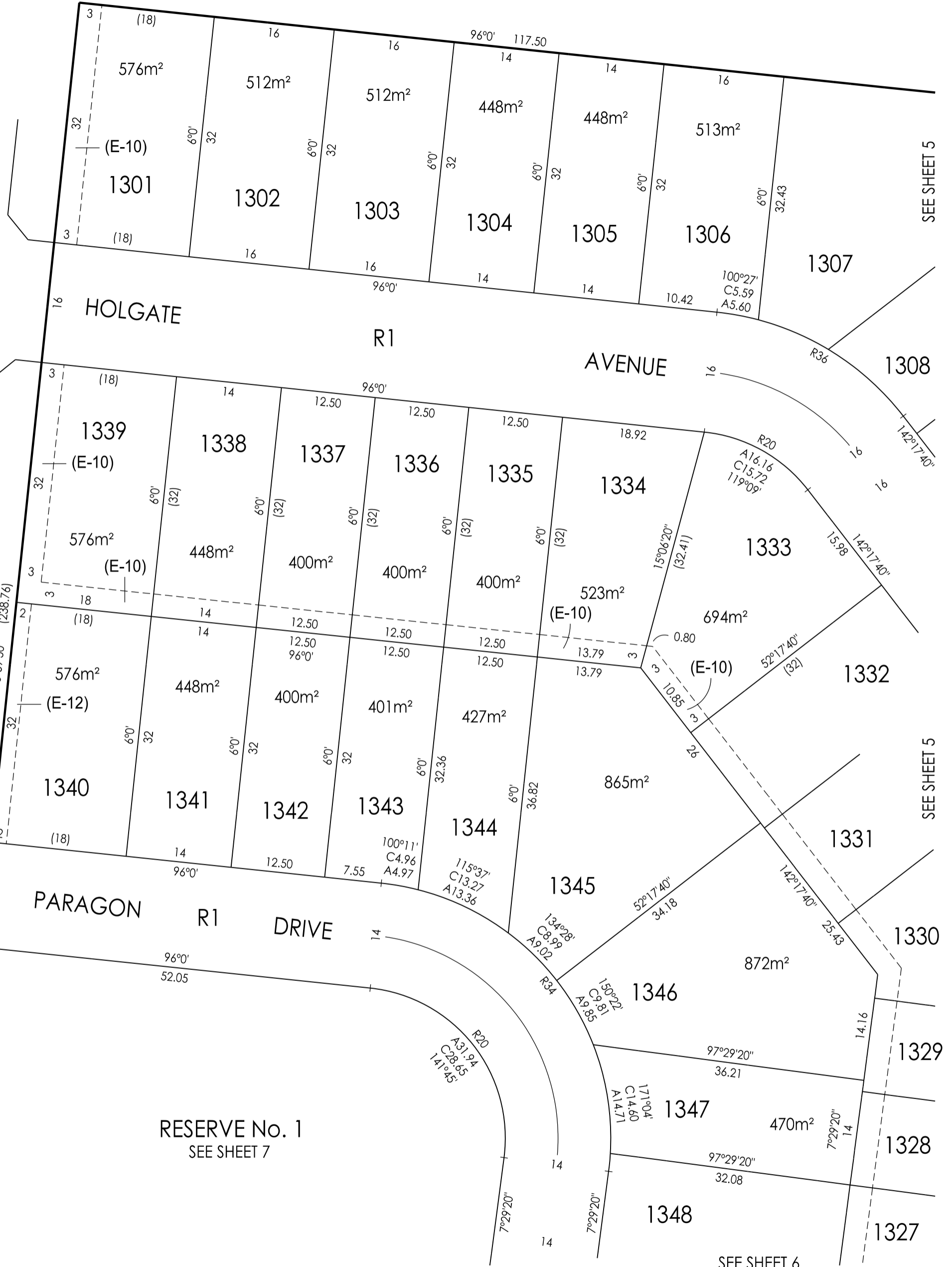
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PLAN OF SUBDIVISION

PLAN NUMBER  
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VERDANT DRIVE

MGA94 ZONE 55



SEE SHEET 5

SEE SHEET 5

SEE SHEET 6



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SHEET 4  
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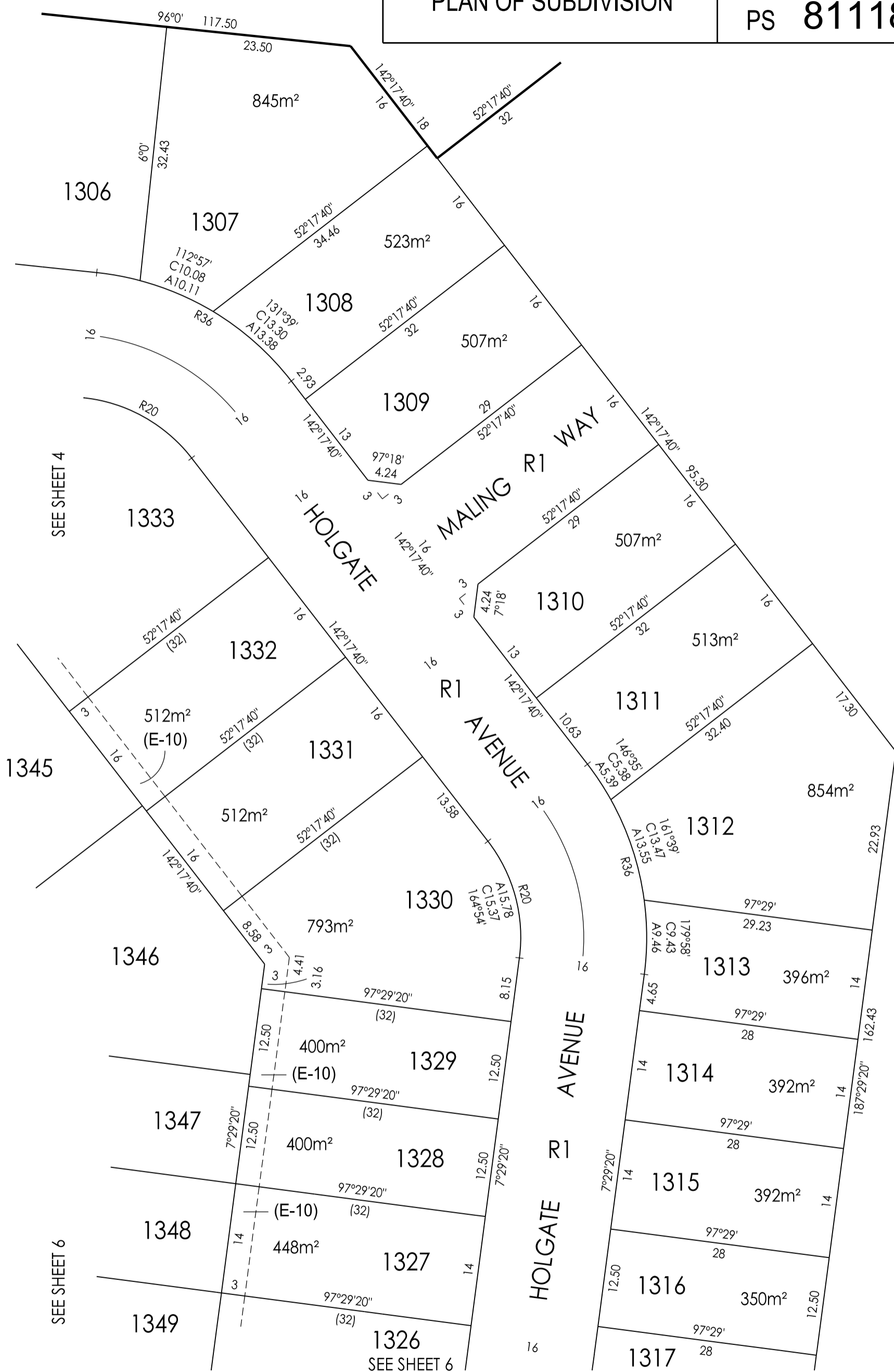
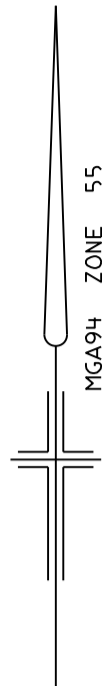
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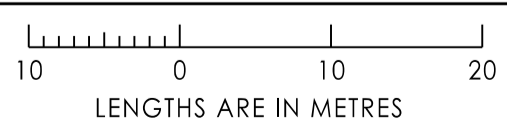


A  
SEE SHEET 3

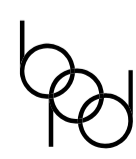
SEE SHEET 4

SEE SHEET 6

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REF: 8129/13	VERSION: 8



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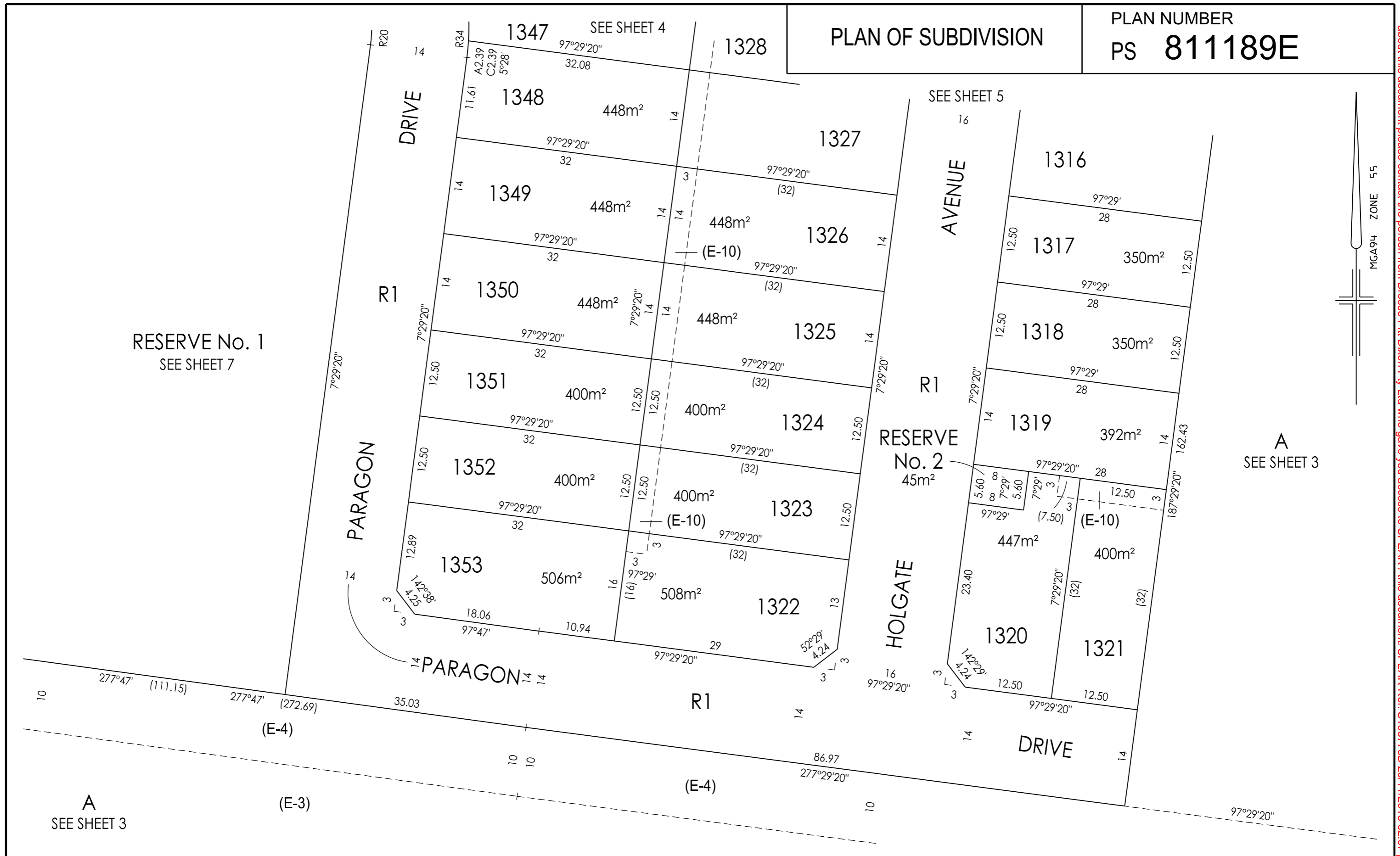
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PLAN OF SUBDIVISION

PLAN NUMBER  
PS 811189E



RESERVE No. 1  
SEE SHEET 7

RESERVE No. 2  
45m²

A  
SEE SHEET 3

A  
SEE SHEET 3

(E-3)

(E-4)

(E-4)

10

277°47' (111.15)

277°47' (272.69)

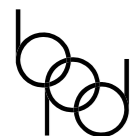
35.03

10 10

86.97  
277°29'20"

10

97°29'20"



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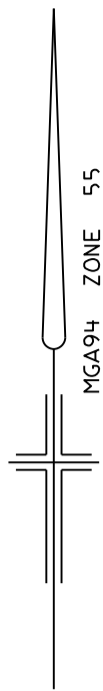
SHEET 6

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PLAN OF SUBDIVISION

PLAN NUMBER

PS 811189E



DRIVE

SEE SHEET 4

1340

1341

1342

1343

1344

1345

1346

1347

1348

1349

1350

1351

1352

1353

PARAGON R1 DRIVE

DRIVE

PARAGON

RESERVE No. 1  
8002m<sup>2</sup>

VERDANT

5°59'50" (238.76)

112.75

96°0'

96°0'

52.05

R20  
A31:94  
C28.65  
141.945

94.43

7°29'20"

7°29'20"

96°0'

22

13.45

186°0'

97°47'

6.50

69.62

277°47' (111.15)

(E-4)

35.03

10

A  
SEE SHEET 3

(E-3)

SEE SHEET 4

SEE SHEET 6

10 (E-4)

10 (E-5)

(E-3)

(E-7)

185°59'50"

6.50

6.50

SCALE

1:500



LENGTHS ARE IN METRES

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SHEET 7

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**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

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

Land to benefit : Lots 1301 to 1353 (both inclusive).

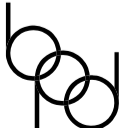
Land to be burdened: Lots 1301 to 1353 (both inclusive).

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.

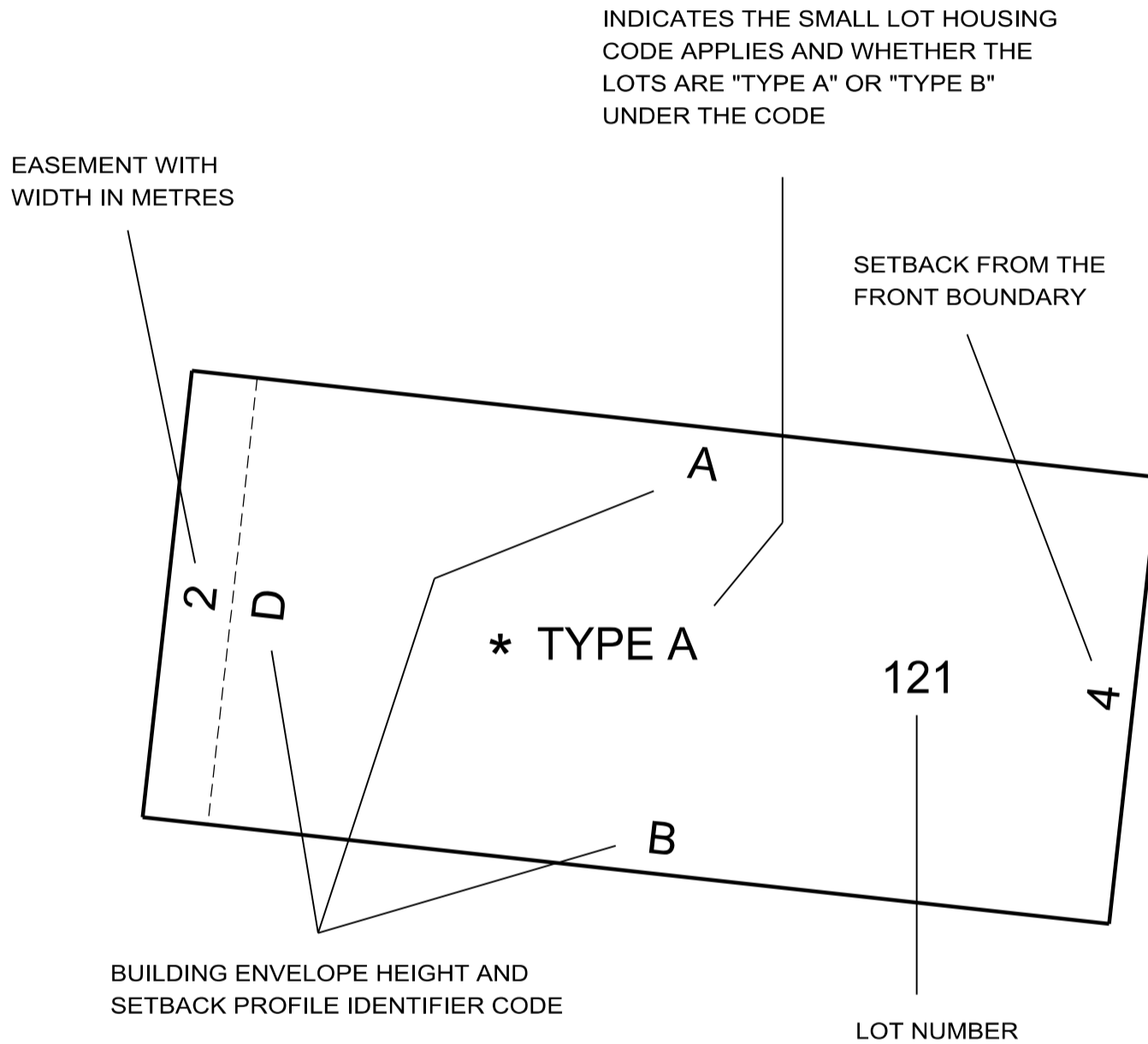
These restrictions will cease to affect any of the burdened lots one year after all the burdened lots are issued with a Occupancy Certificate under the Building Act 1993 or any instrument replacing it.

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



REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.

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SHEET 9

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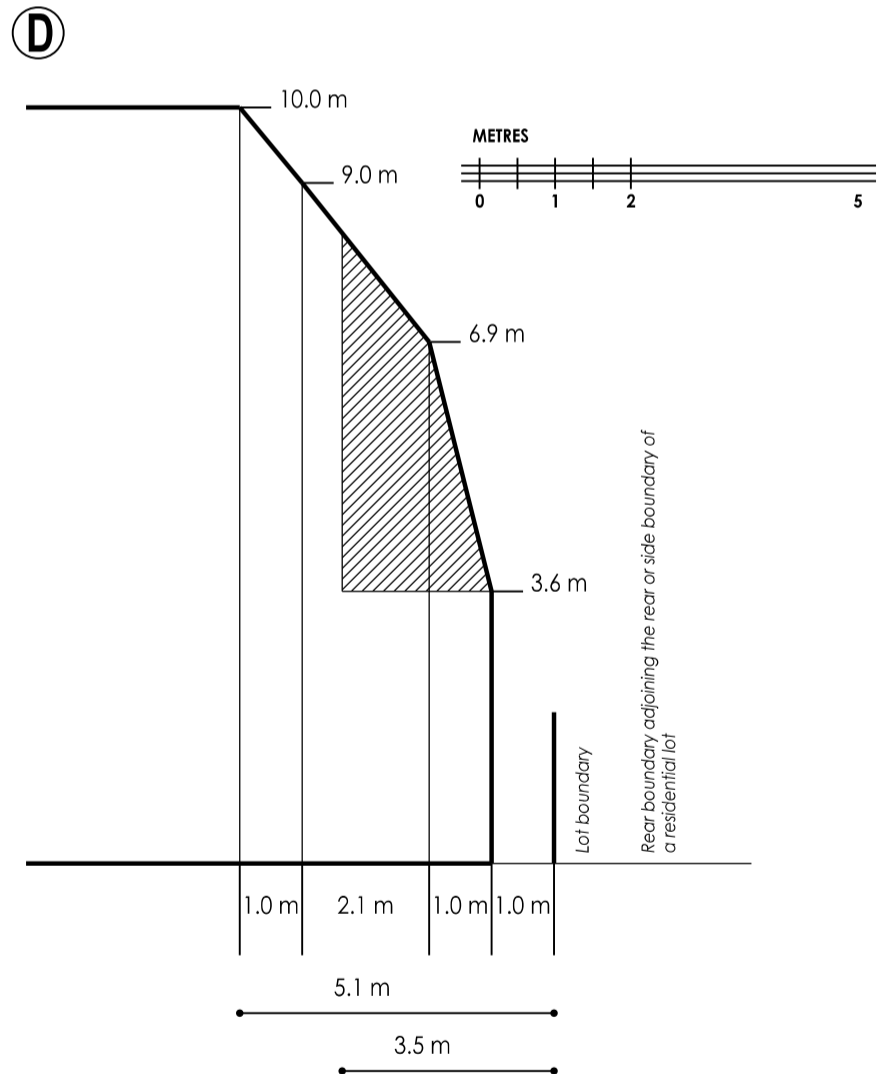
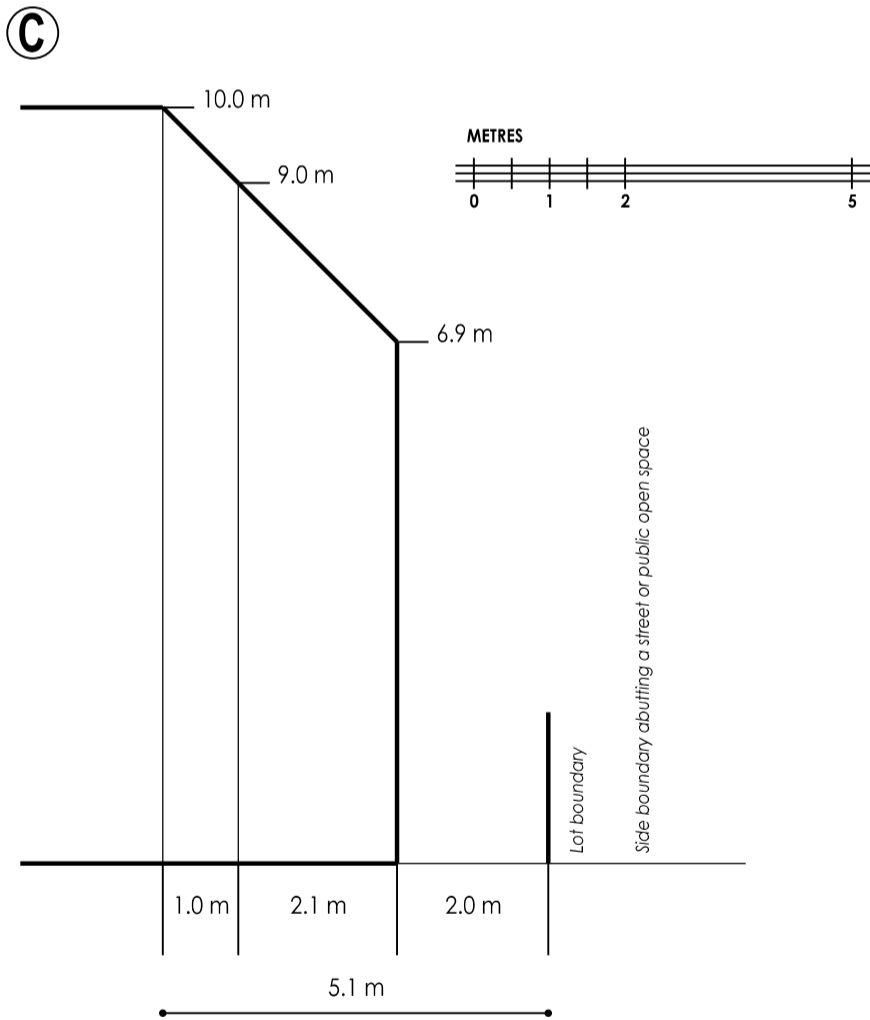
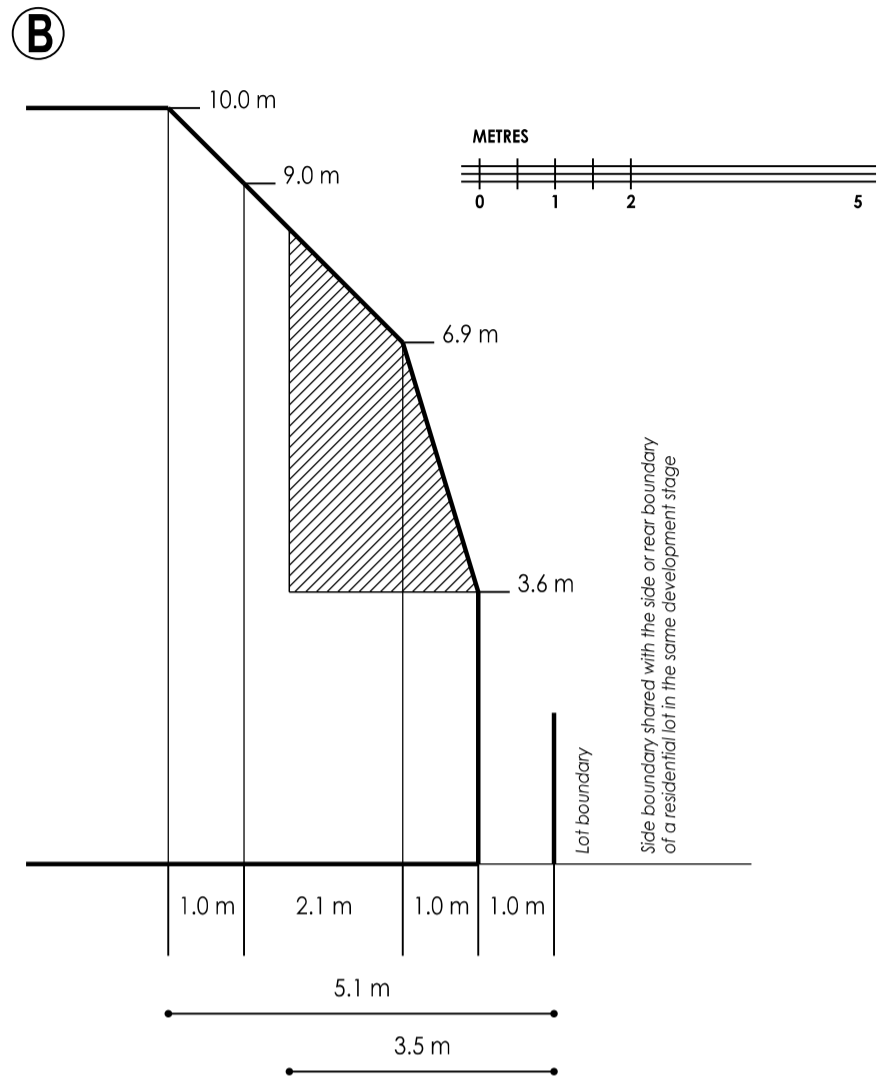
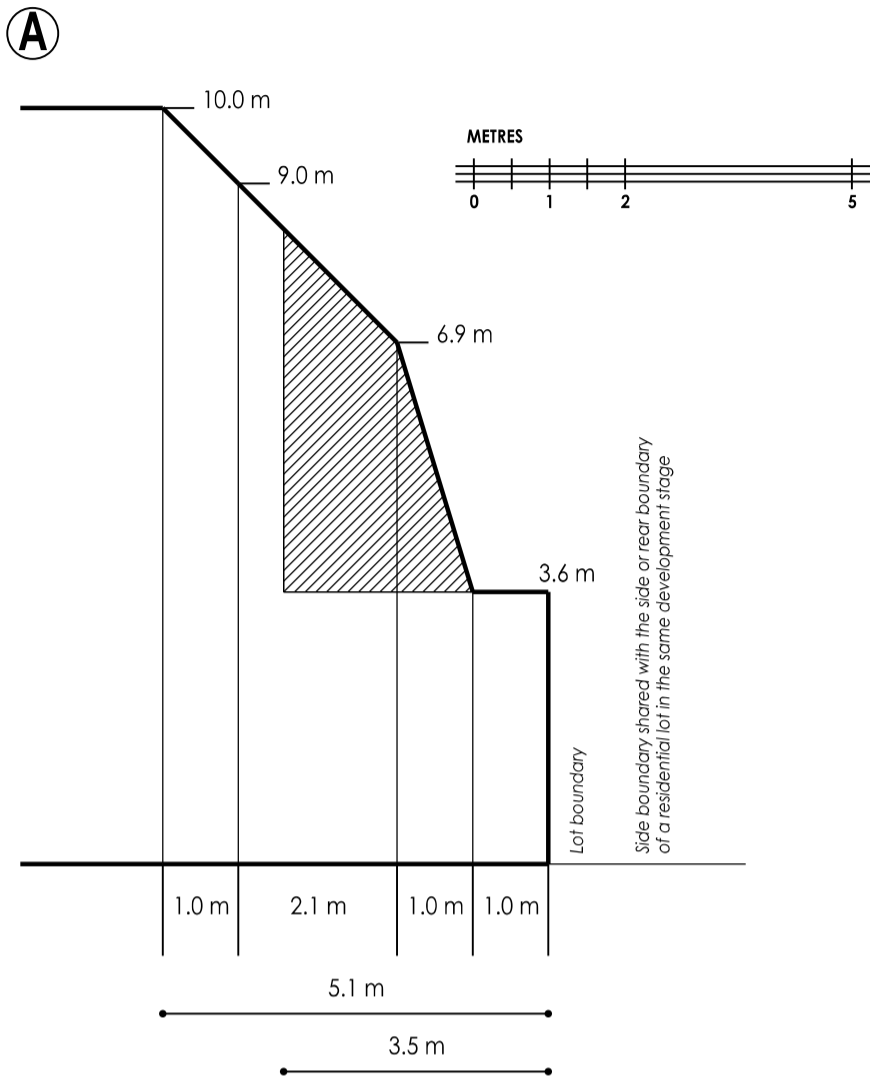


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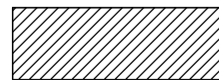
**BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN**



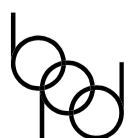
**EASEMENT REQUIREMENT**

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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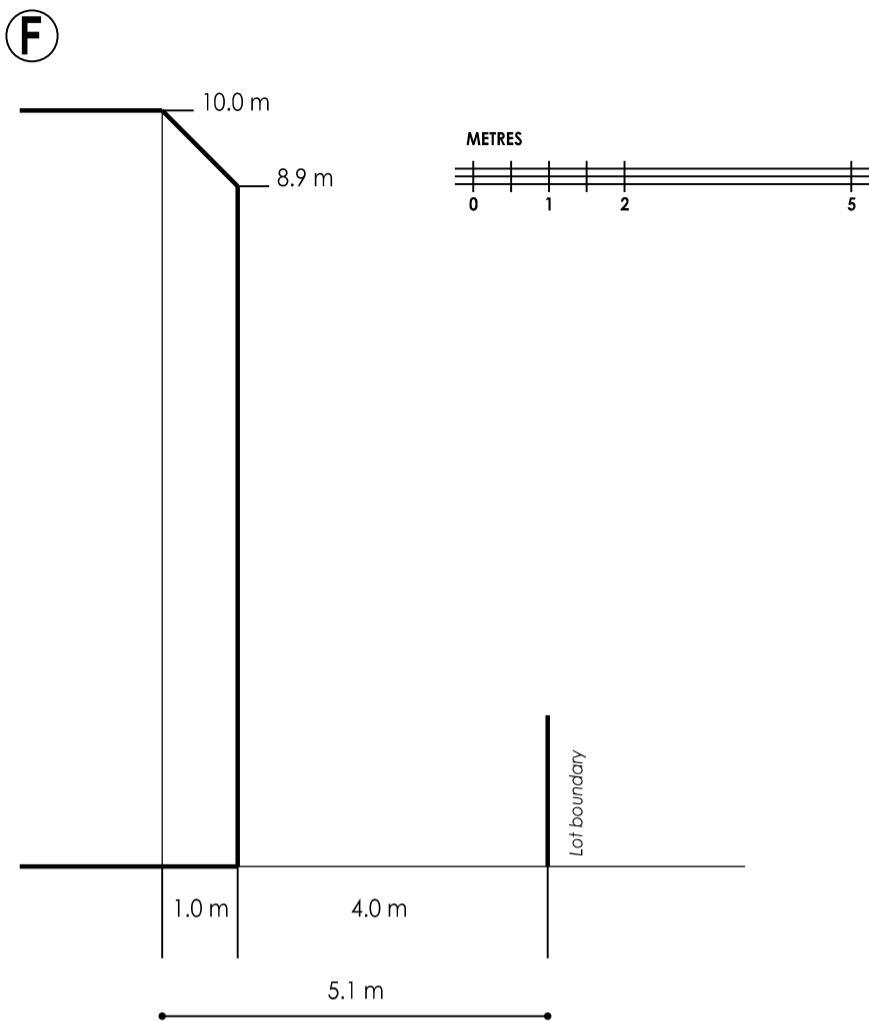
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SHEET 10

REF: 8129/13

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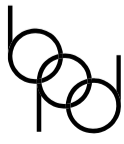
**BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN**



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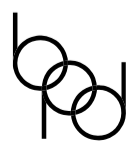
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**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT  
AND SETBACK PROFILE IDENTIFIER CODE**



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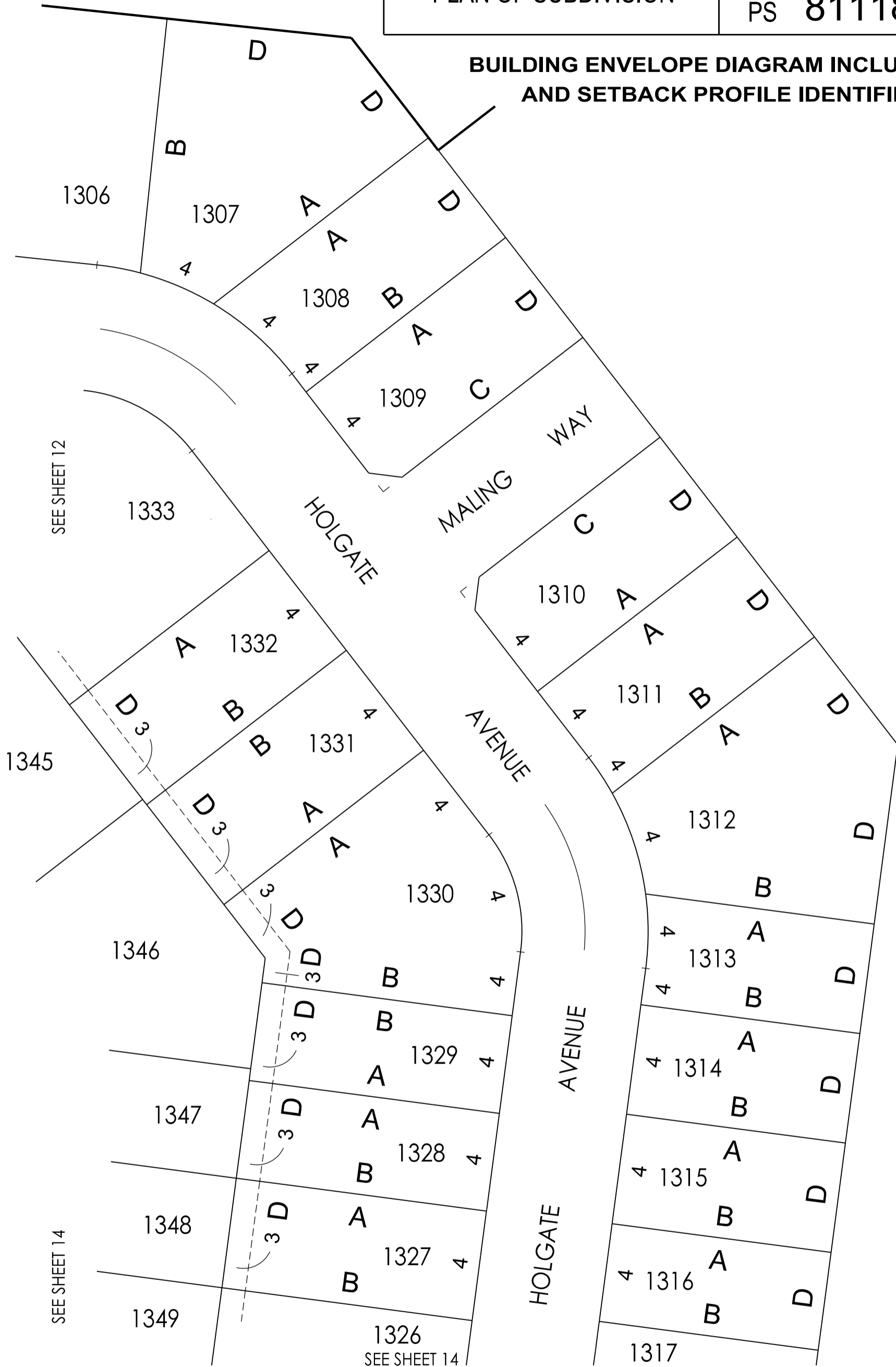
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SHEET 12  
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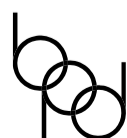
**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT AND SETBACK PROFILE IDENTIFIER CODE**



SEE SHEET 12

SEE SHEET 14

1326  
SEE SHEET 14



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SHEET 13  
 VERSION: 8

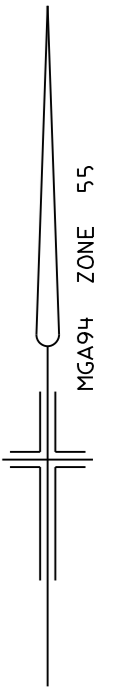
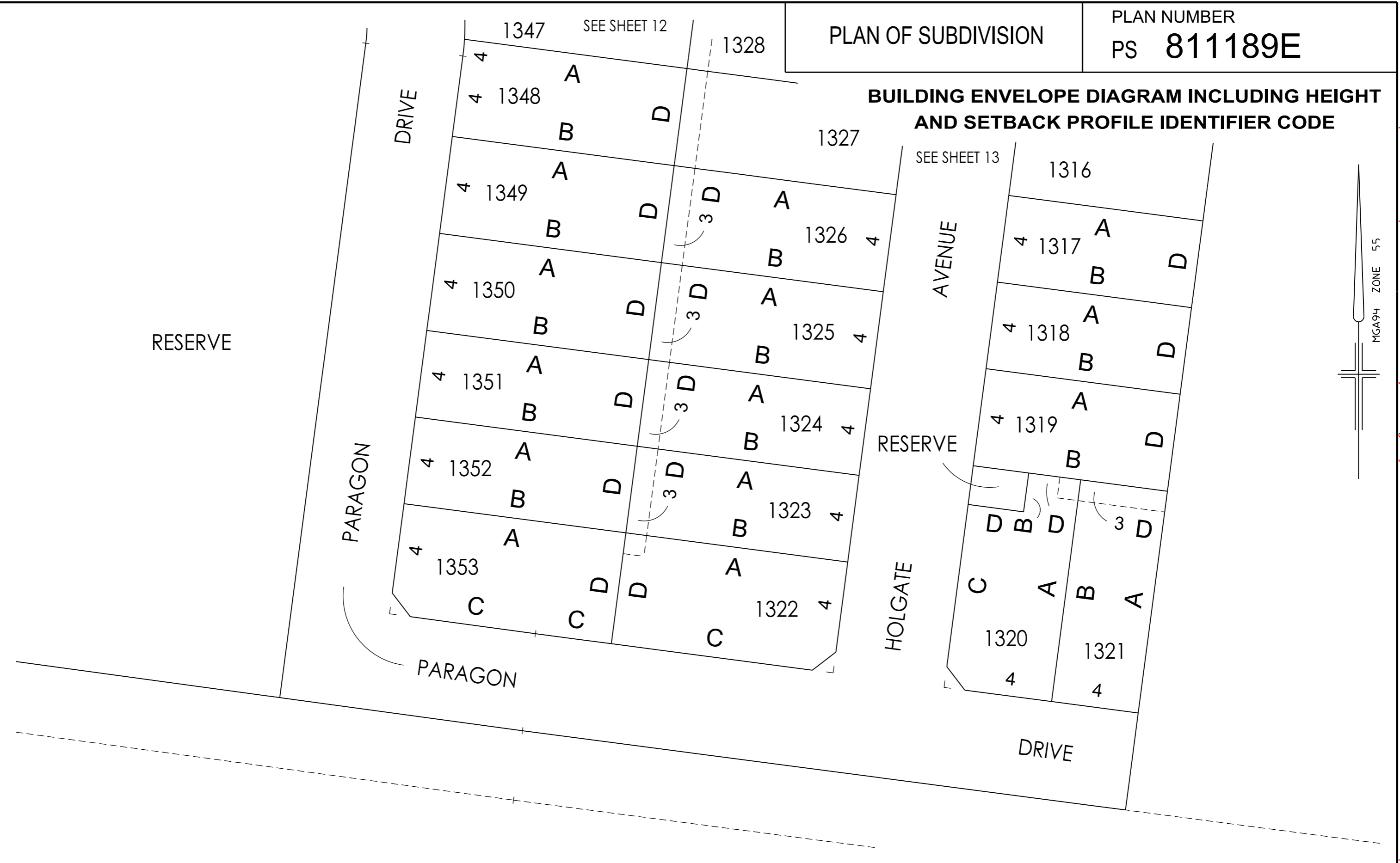
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PLAN OF SUBDIVISION

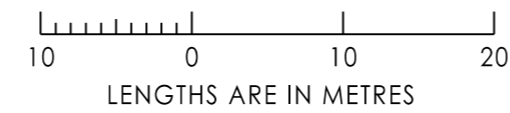
PLAN NUMBER  
PS 811189E

BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT  
AND SETBACK PROFILE IDENTIFIER CODE



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1:500



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SHEET 14

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