


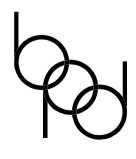
	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746788R
--	----------------------------	---------------------------------	-----------------------------------

LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ---- SECTION: ---- CROWN ALLOTMENT: ---- CROWN PORTION: 48 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS746850P POSTAL ADDRESS: (at time of subdivision) THOMPSONS ROAD CLYDE NORTH , 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 355150 ZONE: 55 N: 5782600 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 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.455 ha AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION. RESERVE No. 1 AND RESERVE No. 2 ARE ENCUMBERED BY EASEMENT (E-7) FOR WATER SUPPLY PURPOSES.	
ROAD R1	CASEY CITY COUNCIL		
RESERVE No.1	CASEY CITY COUNCIL		
RESERVE No.2	CASEY CITY COUNCIL		
RESERVE No.3	CASEY CITY COUNCIL		
RESERVE No.4	AUSNET ELECTRICITY SERVICES PTY LTD		
RESERVE No.5	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(s). 56 IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. A00127/16			

ESTATE: MERIDIAN	STAGE: 1	AREA: 4.501 ha	No. OF LOTS: 61	MELWAY: 131:D:12
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SEE SHEET 2 FOR
EASEMENT INFORMATION

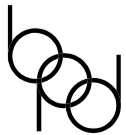
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	REF: 8129/1	VERSION: 12	ORIGINAL SHEET SIZE A3	SHEET 1 OF 14 SHEETS
	LICENSED SURVEYOR: GEOFF W HUMPHREY			
CHECKED L.W.	DATE: 26/04/17			

	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 746788R
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EASEMENT INFORMATION

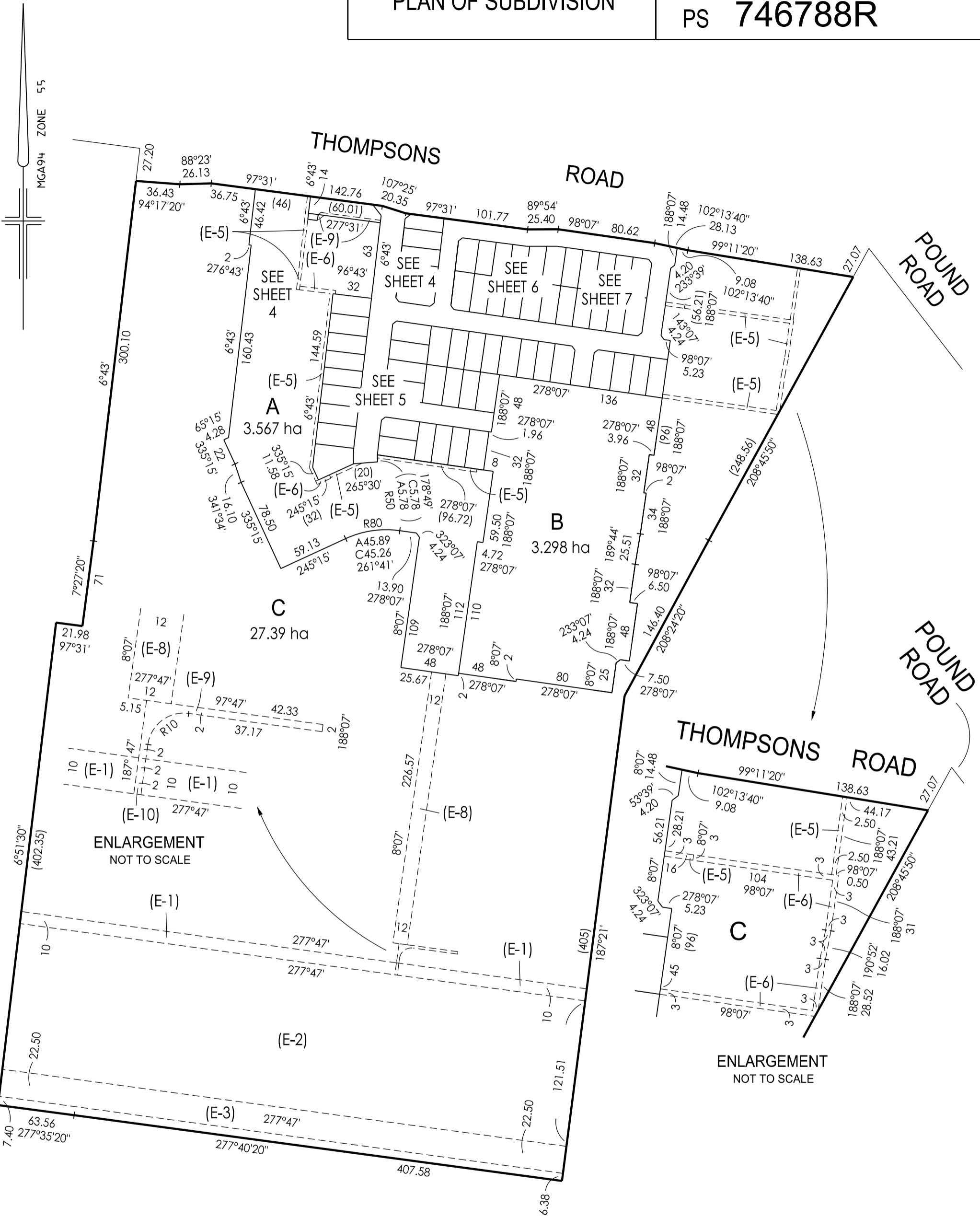
LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)

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 AG919773U	MELBOURNE WATER CORPORATION
(E-2)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-3)	POWERLINE EASEMENT	SEE PLAN	AC 470715S	TXU ELECTRICITY LIMITED
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-6)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-6)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-7)	WATER SUPPLY	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-8)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-9)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-10)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-10)	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 AG919773U	MELBOURNE 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: 8129/1	VERSION: 12	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: GEOFF W HUMPHREY			

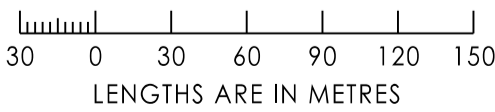
PLAN OF SUBDIVISION

PLAN NUMBER
PS 746788R



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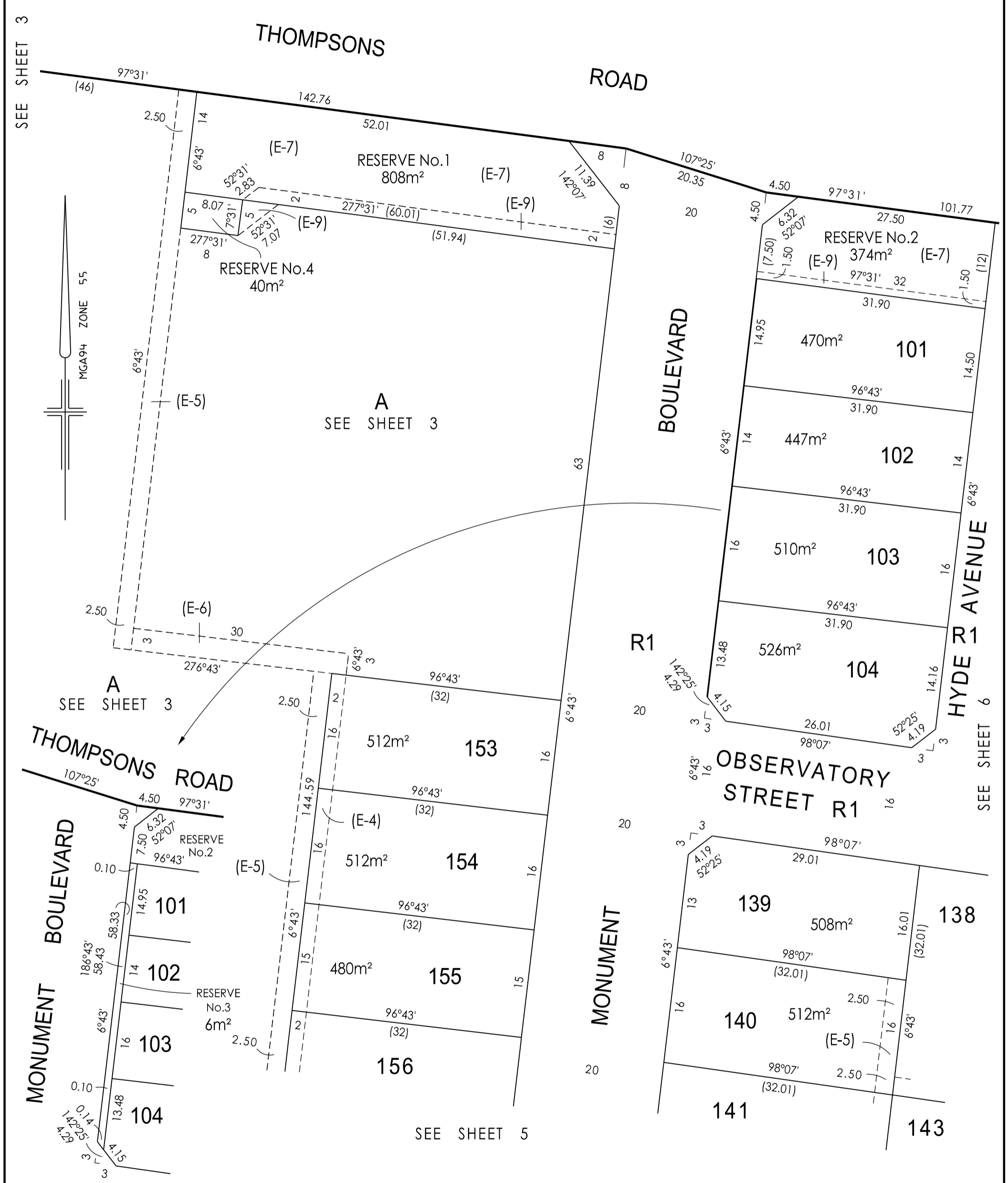
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ORIGINAL SHEET SIZE A3
REF: 8129/1

SHEET 3
VERSION: 12

LICENSED SURVEYOR: GEOFF W HUMPHREY



SEE SHEET 3

SEE SHEET 6

SEE SHEET 5

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SCALE
1:500

LENGTHS ARE IN METRES

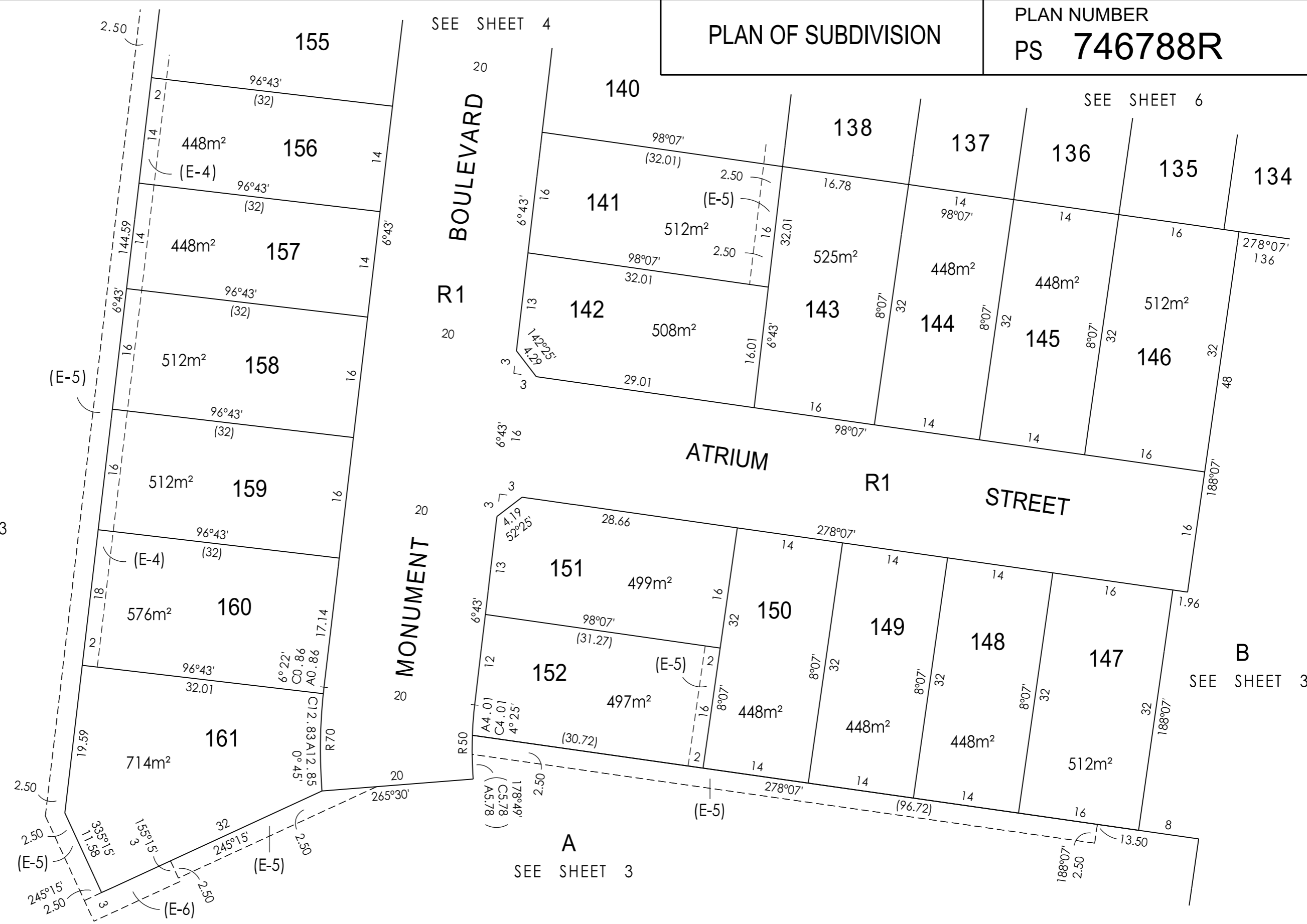
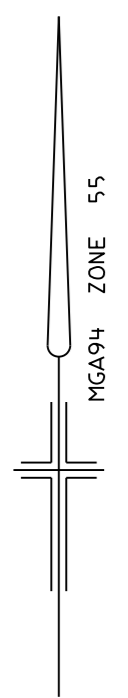
ORIGINAL SHEET SIZE A3
REF: 8129/1

SHEET 4
VERSION: 12

LICENSED SURVEYOR: GEOFF W HUMPHREY

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746788R



A
SEE SHEET 3

A
SEE SHEET 3

B
SEE SHEET 3



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SCALE
1:500



REF: 8129/1 VERSION: 12
LICENSED SURVEYOR: GEOFF W HUMPHREY

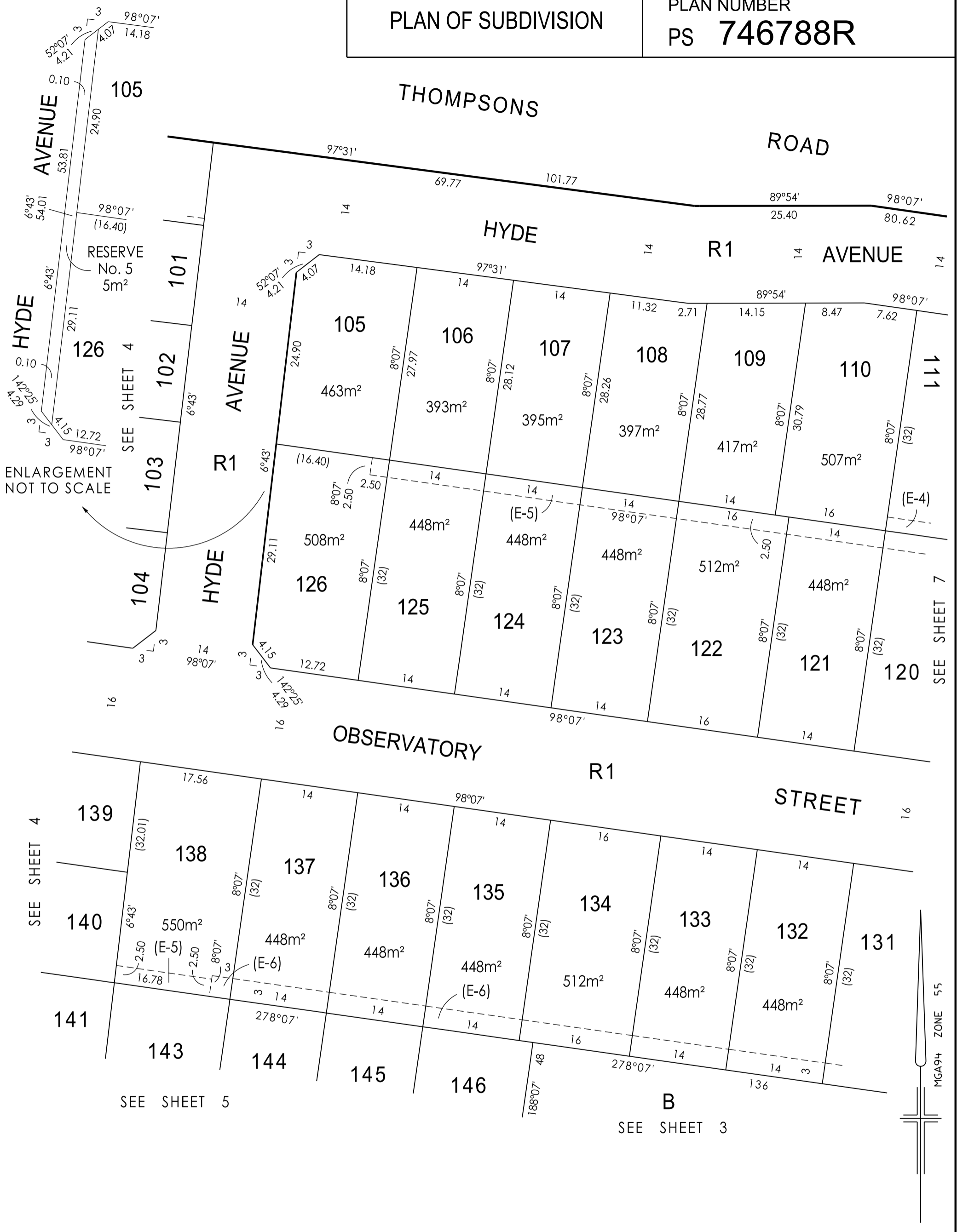
ORIGINAL SHEET SIZE A3 SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746788R

THOMPSONS

ROAD



ENLARGEMENT NOT TO SCALE

SEE SHEET 4

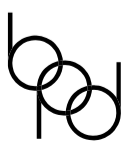
SEE SHEET 7

SEE SHEET 4

SEE SHEET 5

SEE SHEET 3

MGA94 ZONE 55



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SCALE
1:500

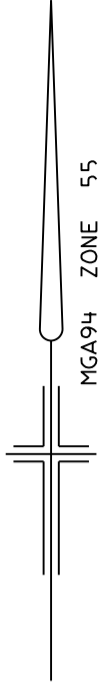


ORIGINAL SHEET SIZE A3 SHEET 6
REF: 8129/1 VERSION: 12

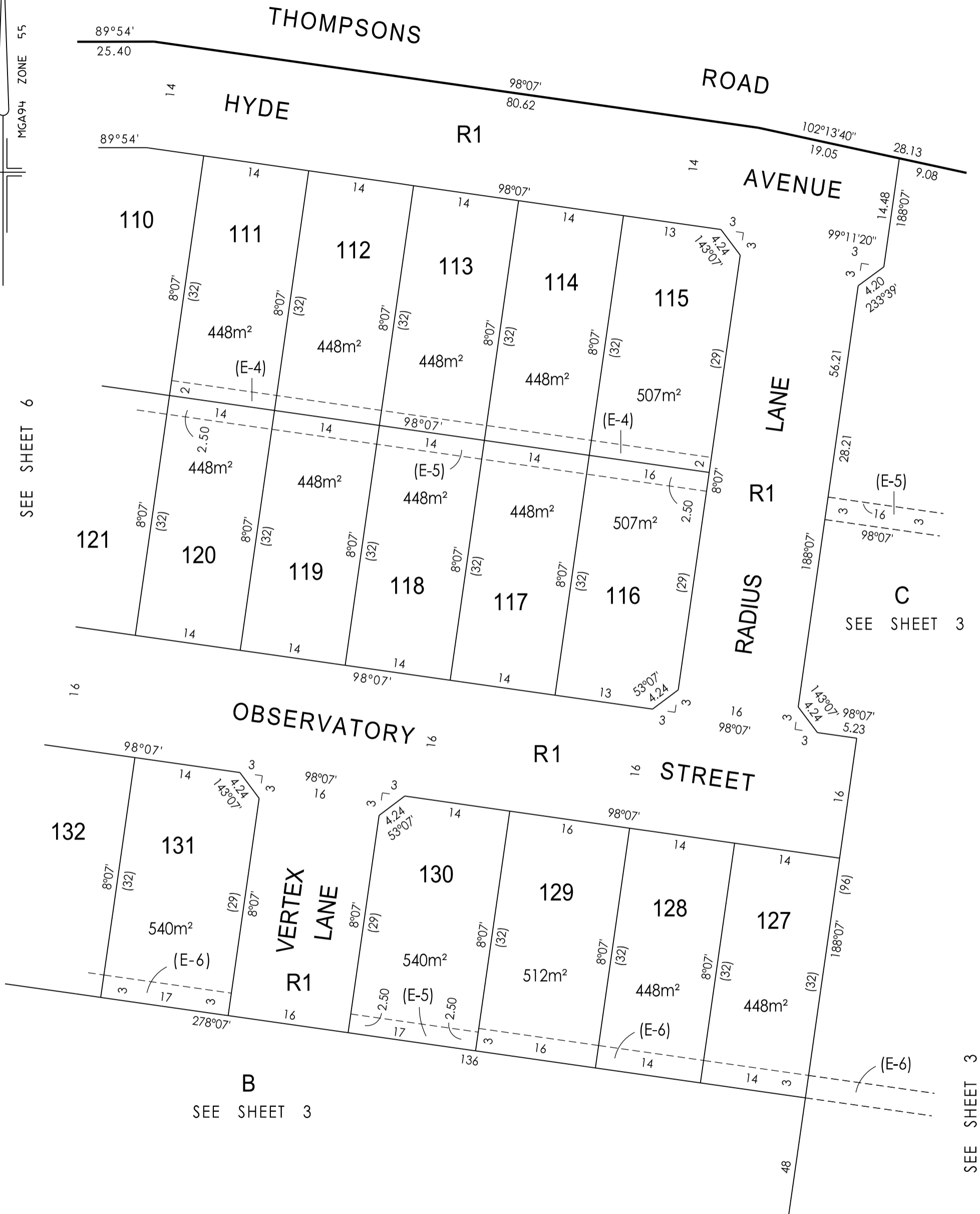
LICENSED SURVEYOR: GEOFF W HUMPHREY

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746788R

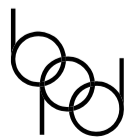


SEE SHEET 6



SEE SHEET 3

B
SEE SHEET 3



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SCALE
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ORIGINAL SHEET SIZE A3
REF: 8129/1

SHEET 7
VERSION: 12

LICENSED SURVEYOR: GEOFF W HUMPHREY

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.

Land to benefit : Lots 101 to 161 (both inclusive).

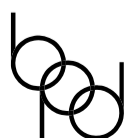
Land to be burdened: Lots 101 to 161 (both inclusive).

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.

- (2) 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.

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 8

REF: 8129/1

VERSION: 12

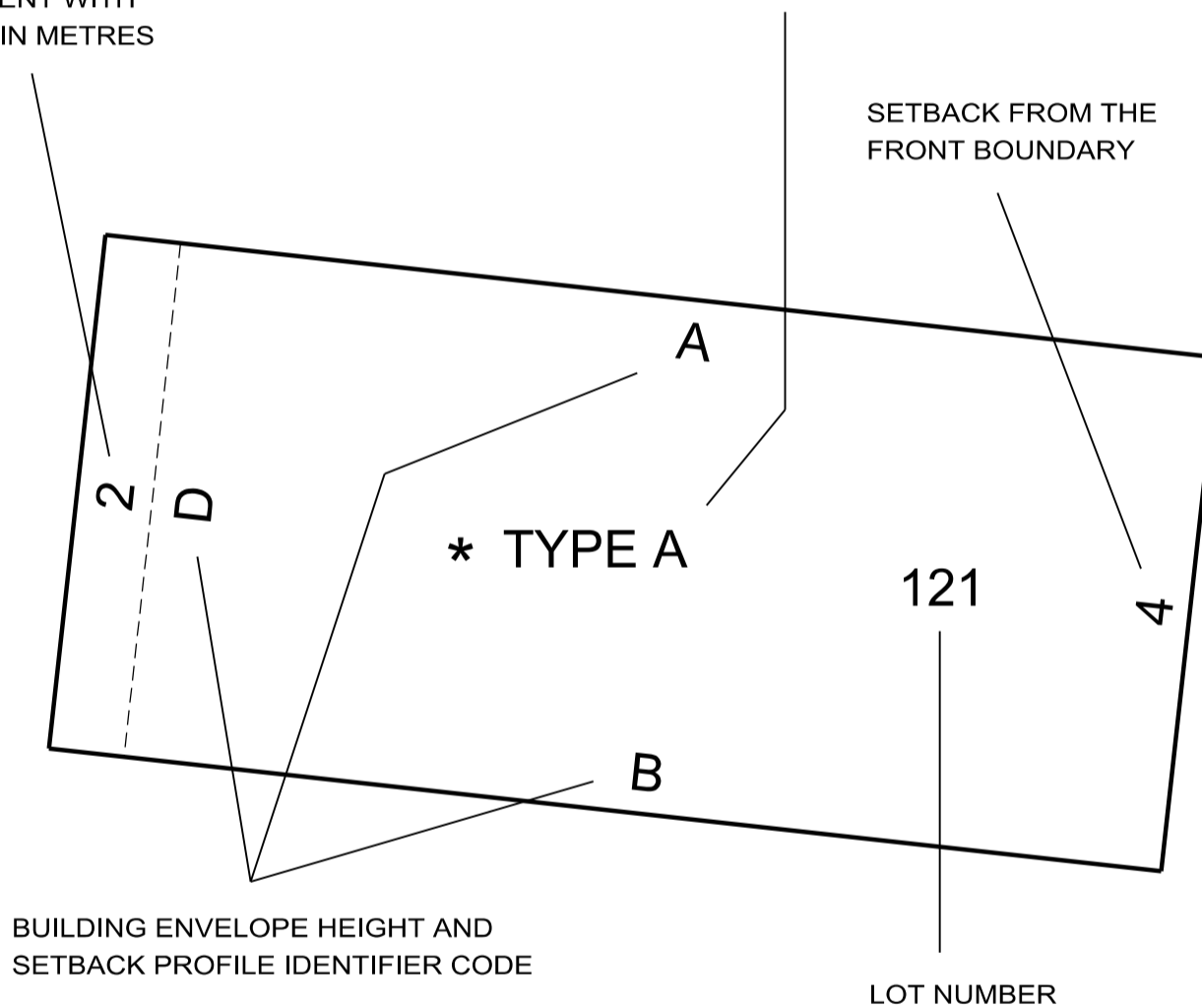
LICENSED SURVEYOR: GEOFF W HUMPHREY

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

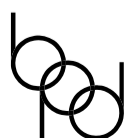
INDICATES THE SMALL LOT HOUSING CODE APPLIES AND WHETHER THE LOTS ARE "TYPE A" OR "TYPE B" UNDER THE CODE

EASEMENT WITH WIDTH IN METRES

SETBACK FROM THE FRONT BOUNDARY



REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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SCALE

ORIGINAL SHEET SIZE A3

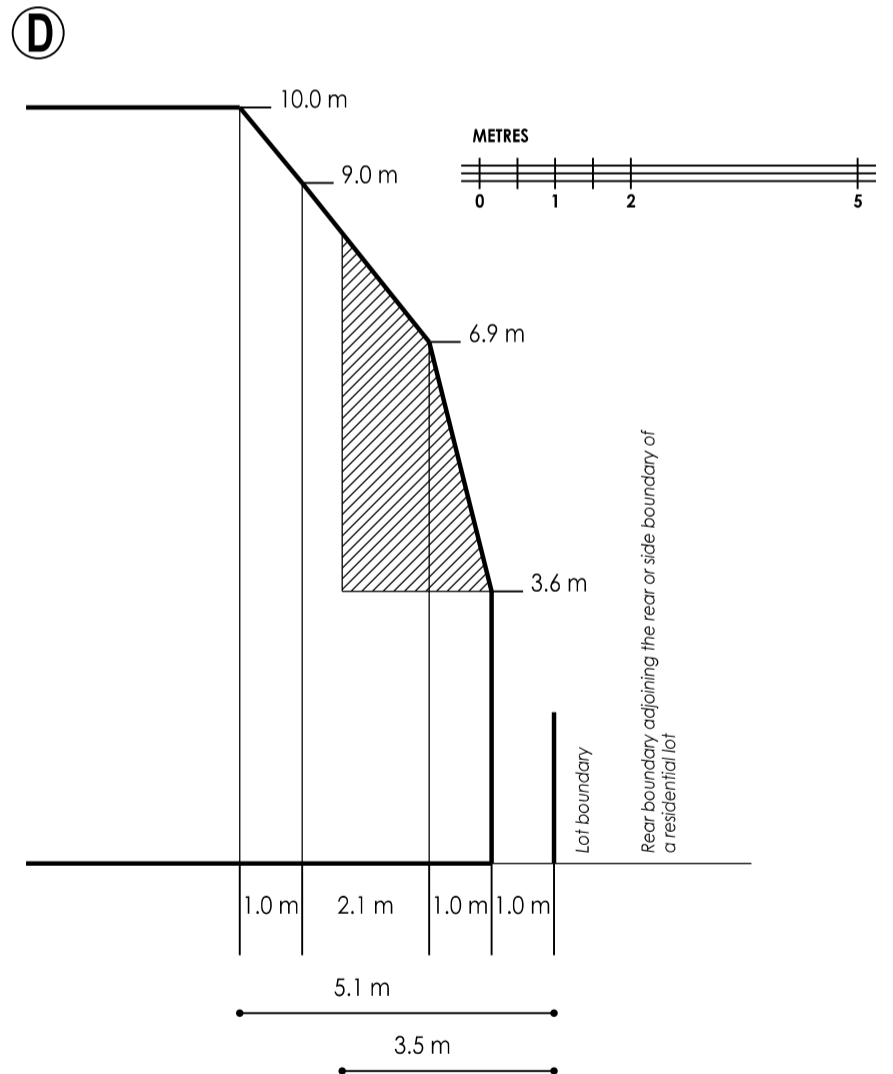
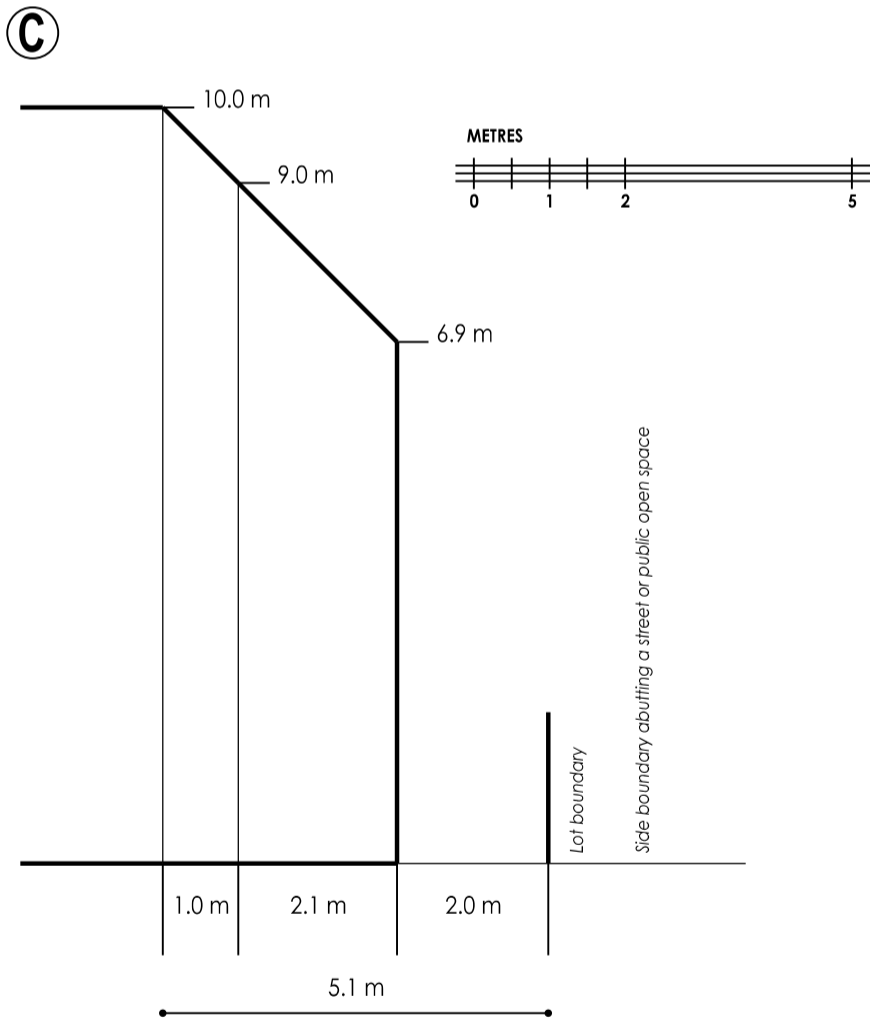
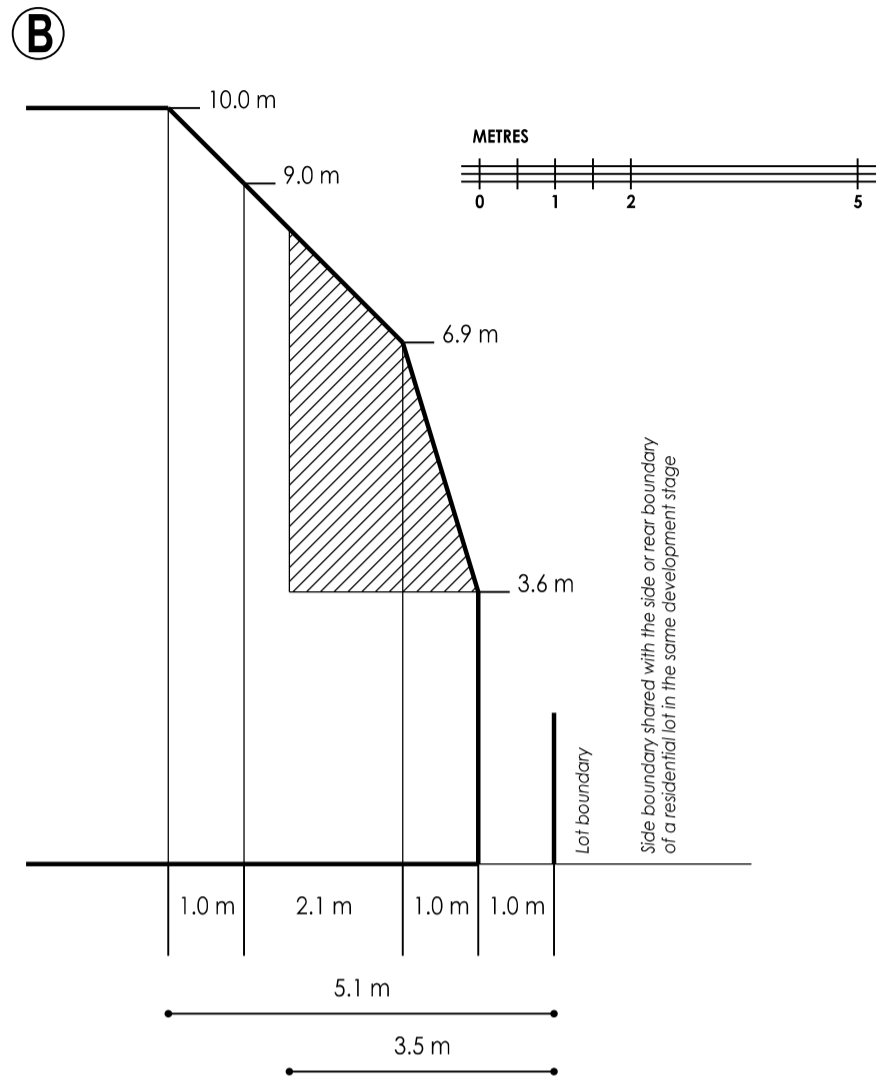
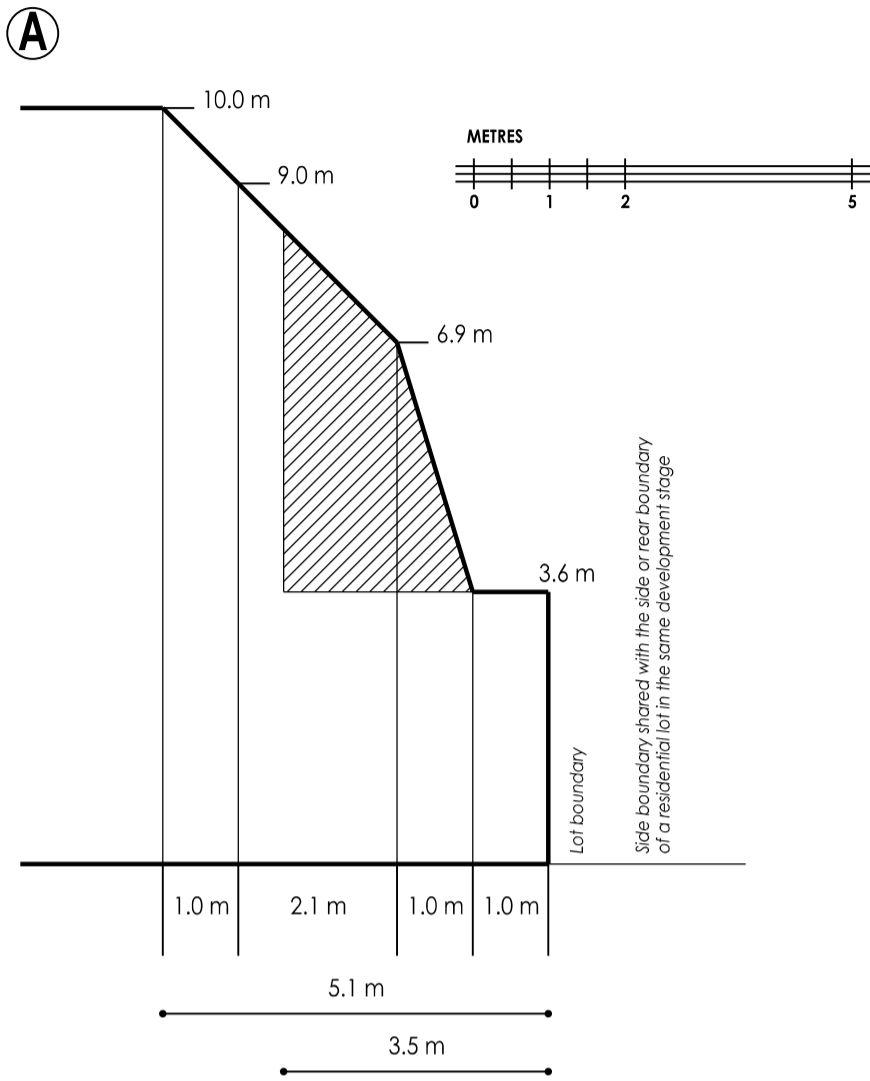
SHEET 9

REF: 8129/1

VERSION: 12

LICENSED SURVEYOR: GEOFF W HUMPHREY

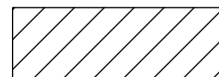
BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



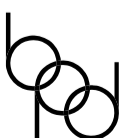
EASEMENT REQUIREMENT

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



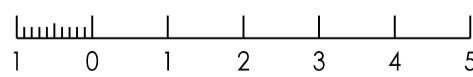
OVERLOOKING CONTROL AREA
(refer 'overlooking' in MCP)



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SCALE

1:100



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 10

REF: 8129/1

VERSION: 12

LICENSED SURVEYOR: GEOFF W HUMPHREY

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

THOMPSONS

ROAD

RESERVE

RESERVE

RESERVE

BOULEVARD

RESERVE

AVENUE

RESERVE

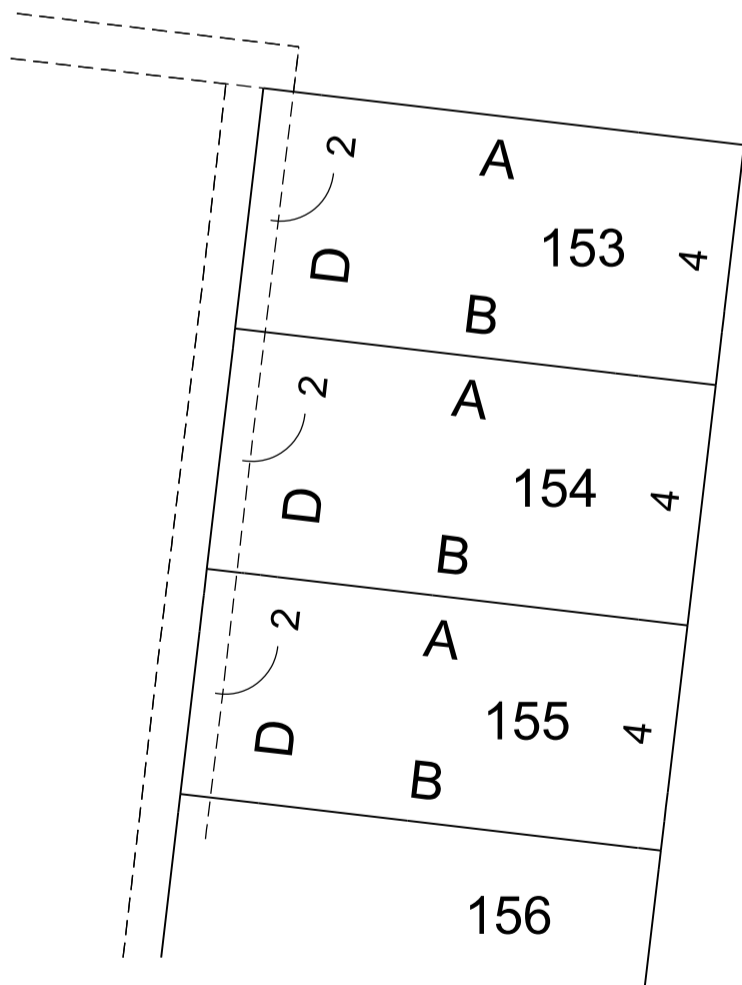
SEE SHEET 13

HYDE

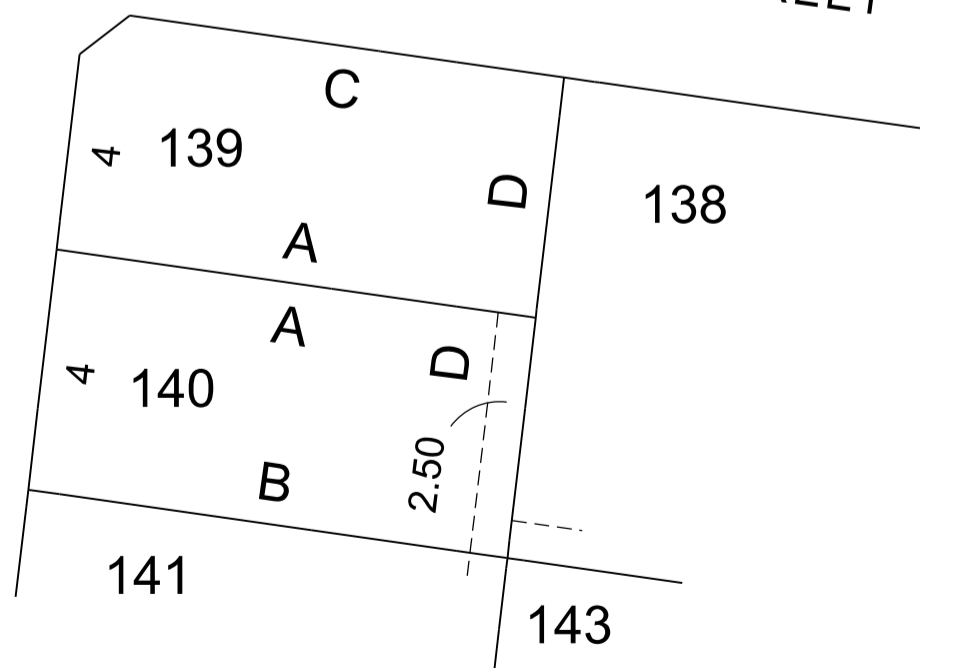
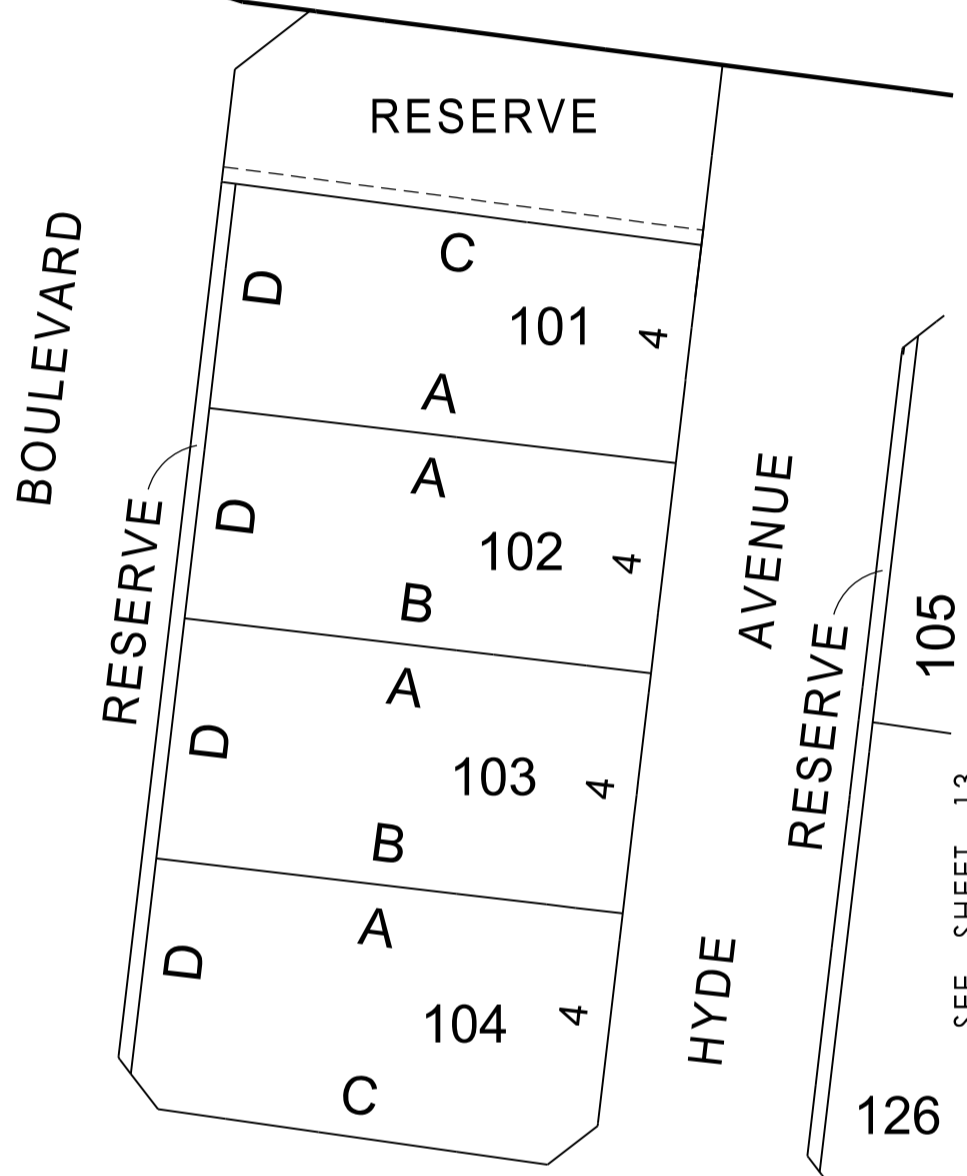
OBSERVATORY

STREET

MONUMENT



SEE SHEET 12



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SCALE
1:500



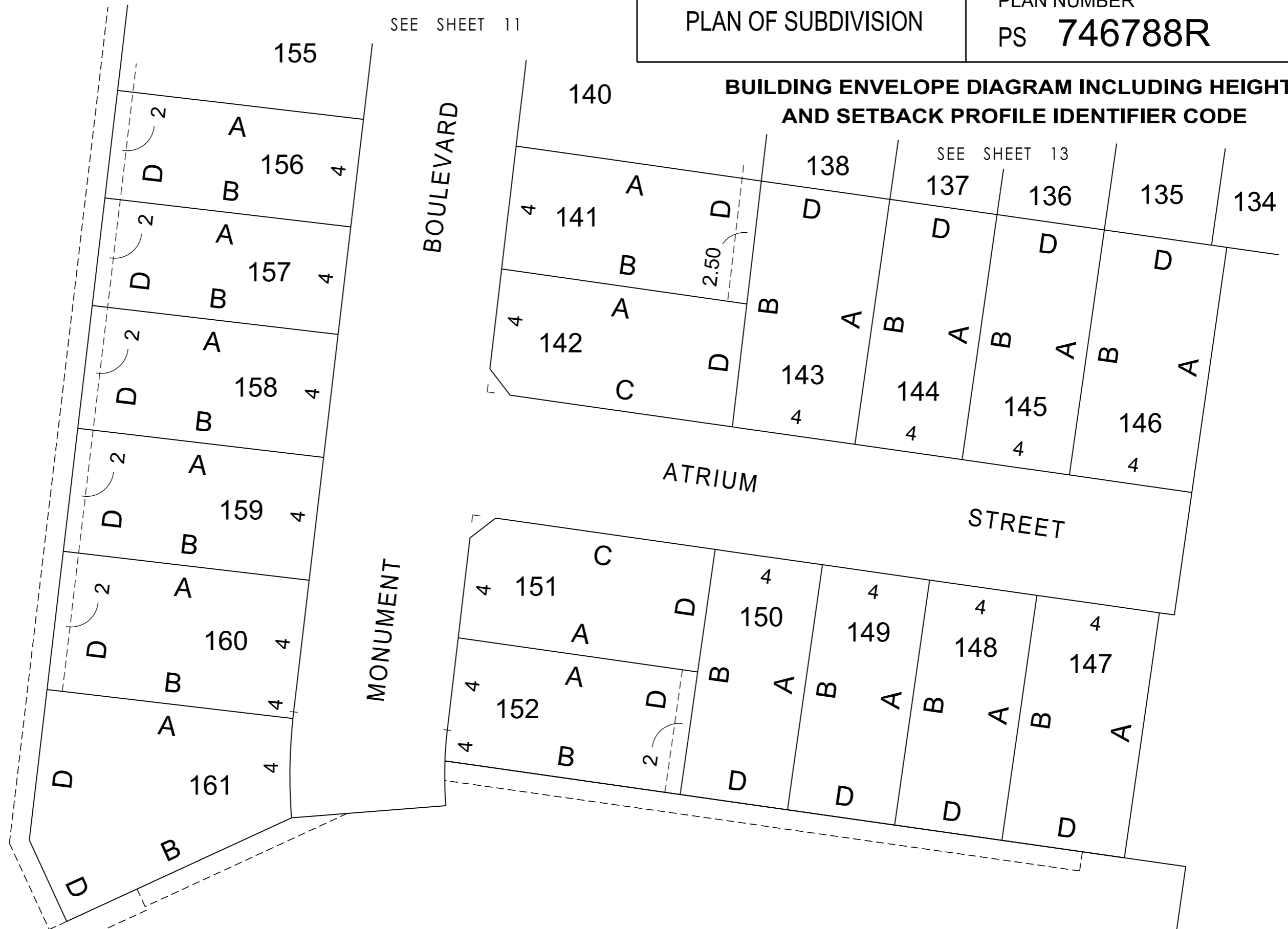
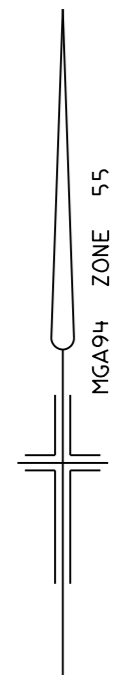
ORIGINAL SHEET SIZE A3
REF: 8129/1

SHEET 11
VERSION: 12

LICENSED SURVEYOR: GEOFF W HUMPHREY

SEE SHEET 11

BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT AND SETBACK PROFILE IDENTIFIER CODE



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SCALE
1:500

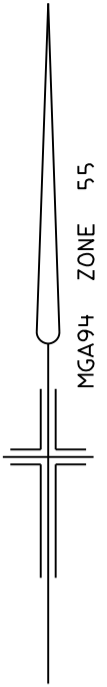


REF: 8129/1 VERSION: 12
LICENSED SURVEYOR: GEOFF W HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 12

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



SEE SHEET 11

SEE SHEET 14



SEE SHEET 12



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SCALE
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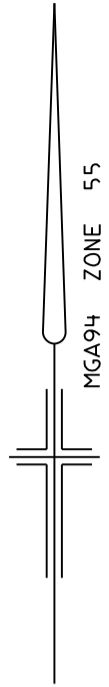


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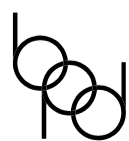
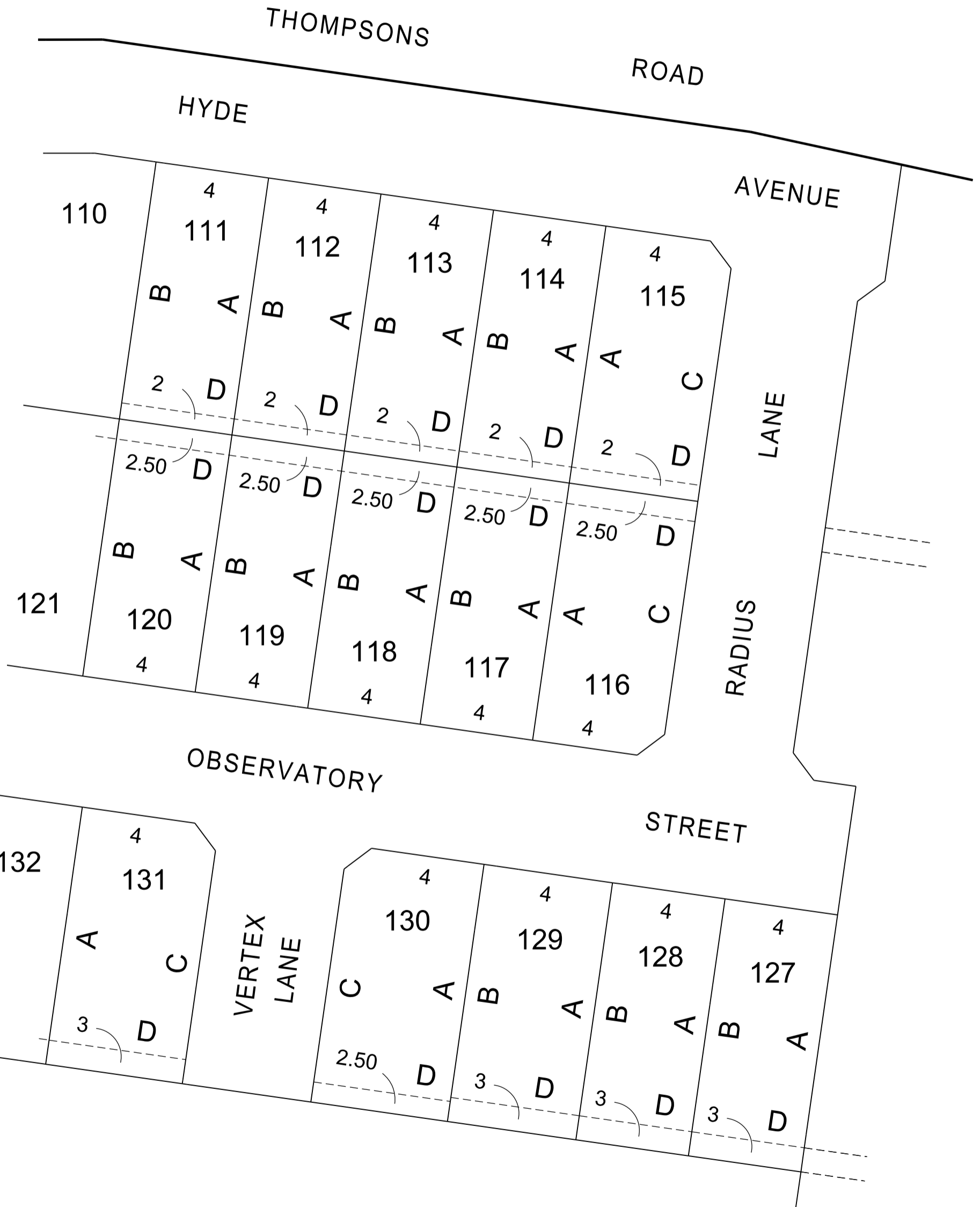
SHEET 13
VERSION: 12

LICENSED SURVEYOR: GEOFF W HUMPHREY

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



SEE SHEET 13



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ORIGINAL SHEET SIZE A3
 REF: 8129/1

SHEET 14
 VERSION: 12

LICENSED SURVEYOR: GEOFF W HUMPHREY