
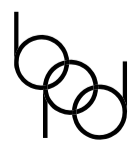
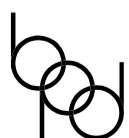
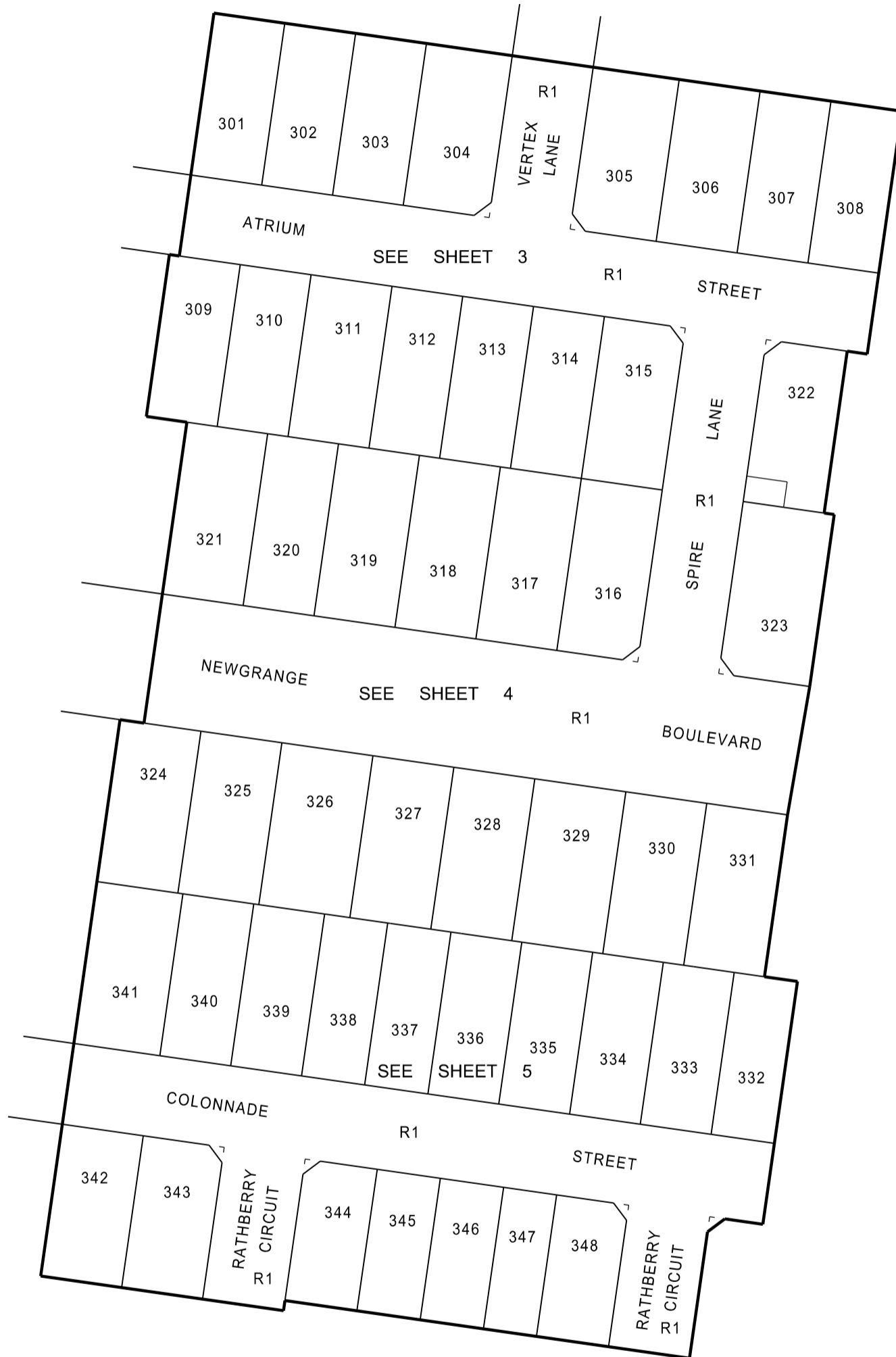
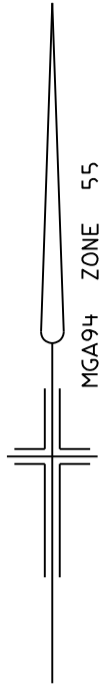


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746796S	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ---- SECTION: ---- CROWN ALLOTMENT: ---- CROWN PORTION: 48 (PART) TITLE REFERENCES: VOL. FOL LAST PLAN REFERENCE: LOT B P.S.746788R POSTAL ADDRESS: (at time of subdivision) THOMPSONS ROAD CLYDE NORTH , 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 355250 ZONE: 55 N: 5782400 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 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 1.019 ha AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION.		
ROAD R1 RESERVE No. 1	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
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: 3 AREA: 3.298 ha No. OF LOTS: 48 MELWAY: 131:D:12				
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
 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: 8129/3	VERSION: 10	ORIGINAL SHEET SIZE A3
CHECKED LW DATE: 26/04/17		LICENSED SURVEYOR: GEOFF W. HUMPHREY		SHEET 1 OF 11 SHEETS

PLAN OF SUBDIVISION

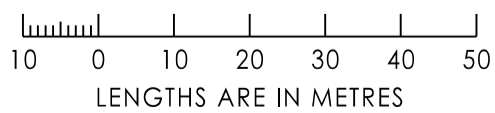
PLAN NUMBER
PS 746796S



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SCALE

1:1000



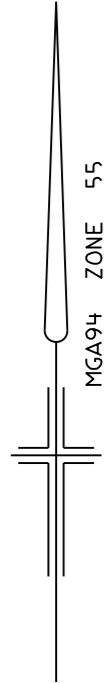
ORIGINAL
SHEET SIZE A3

SHEET 2

REF: 8129/3

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LICENSED SURVEYOR: GEOFF W. HUMPHREY



SEE SHEET 4



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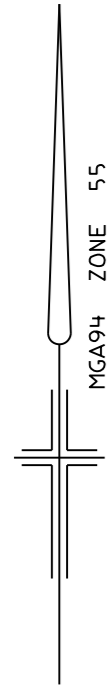
ORIGINAL SHEET SIZE A3

SHEET 3

LICENSED SURVEYOR: GEOFF W. HUMPHREY

PLAN OF SUBDIVISION

PLAN NUMBER
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SHEET 5

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit : Lots 301 to 348 (both inclusive).

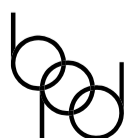
Land to be burdened: Lots 301 to 348 (both inclusive).

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 7 to 11 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 7 to 11 (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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SHEET 6

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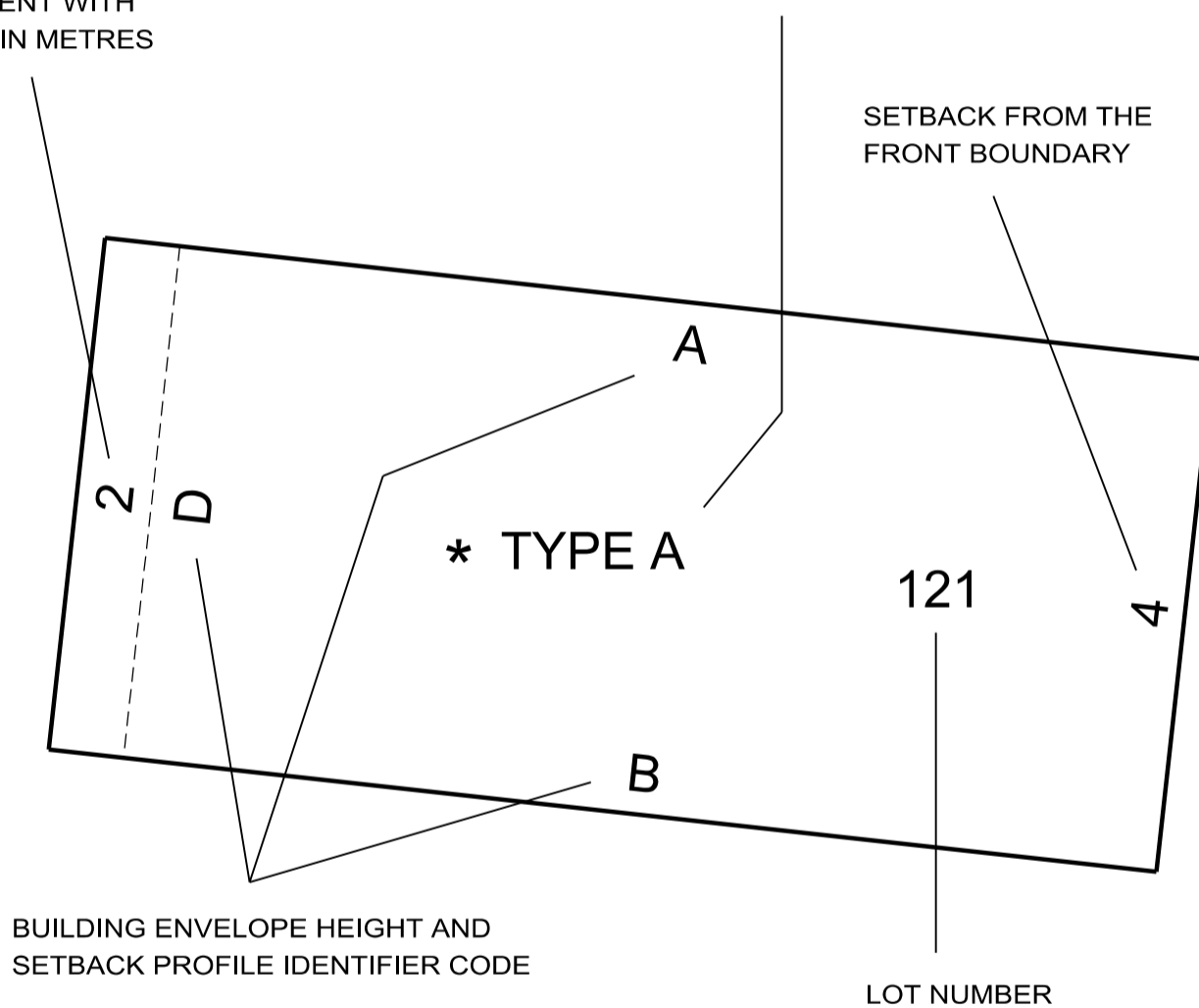
LICENSED SURVEYOR: GEOFF W. HUMPHREY

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

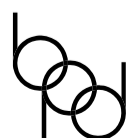
INDICATES THE SMALL LOT HOUSING CODE APPLIES AND WHETHER THE LOTS ARE "TYPE A" OR "TYPE B" UNDER THE CODE

EASEMENT WITH WIDTH IN METRES

SETBACK FROM THE FRONT BOUNDARY



REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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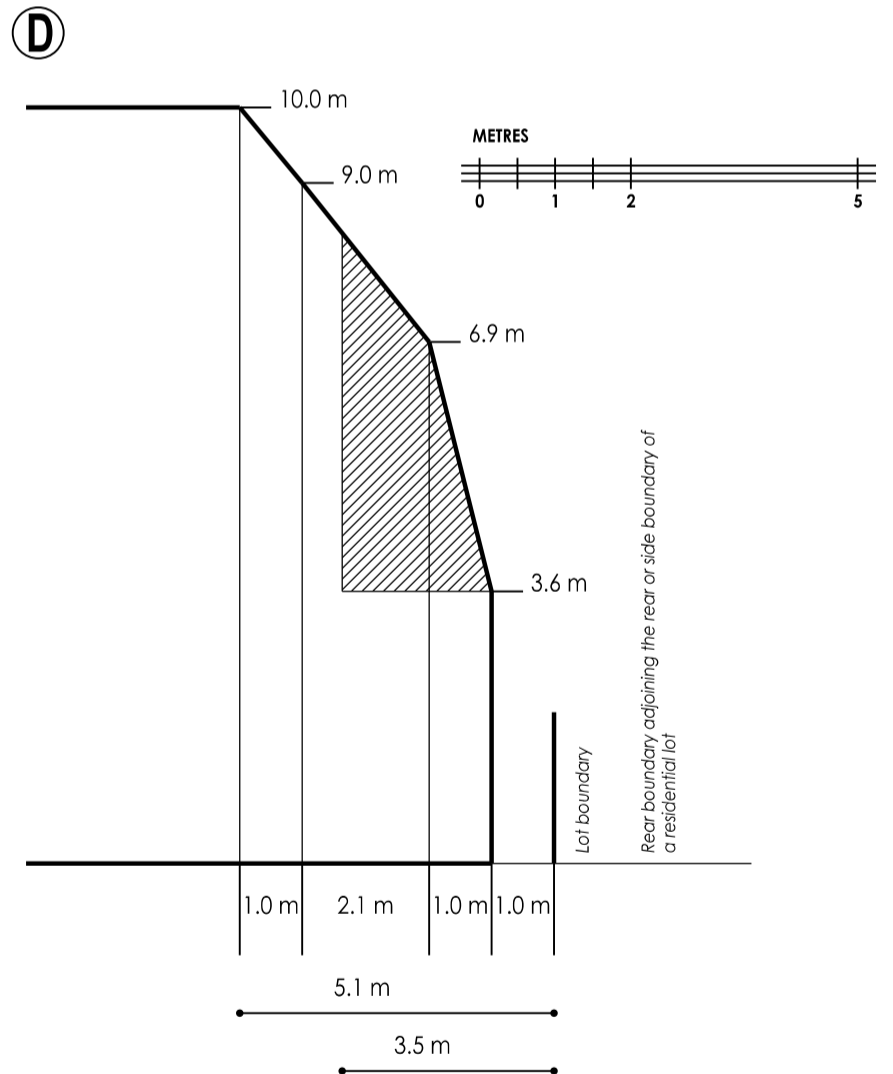
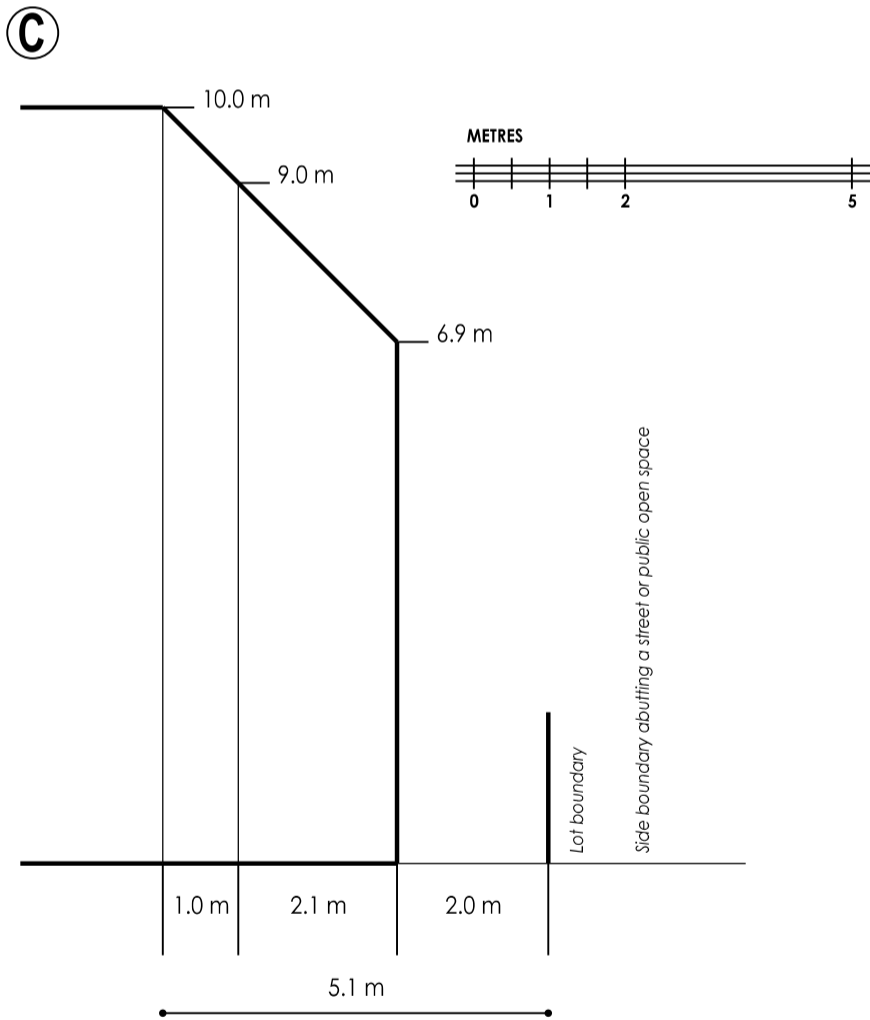
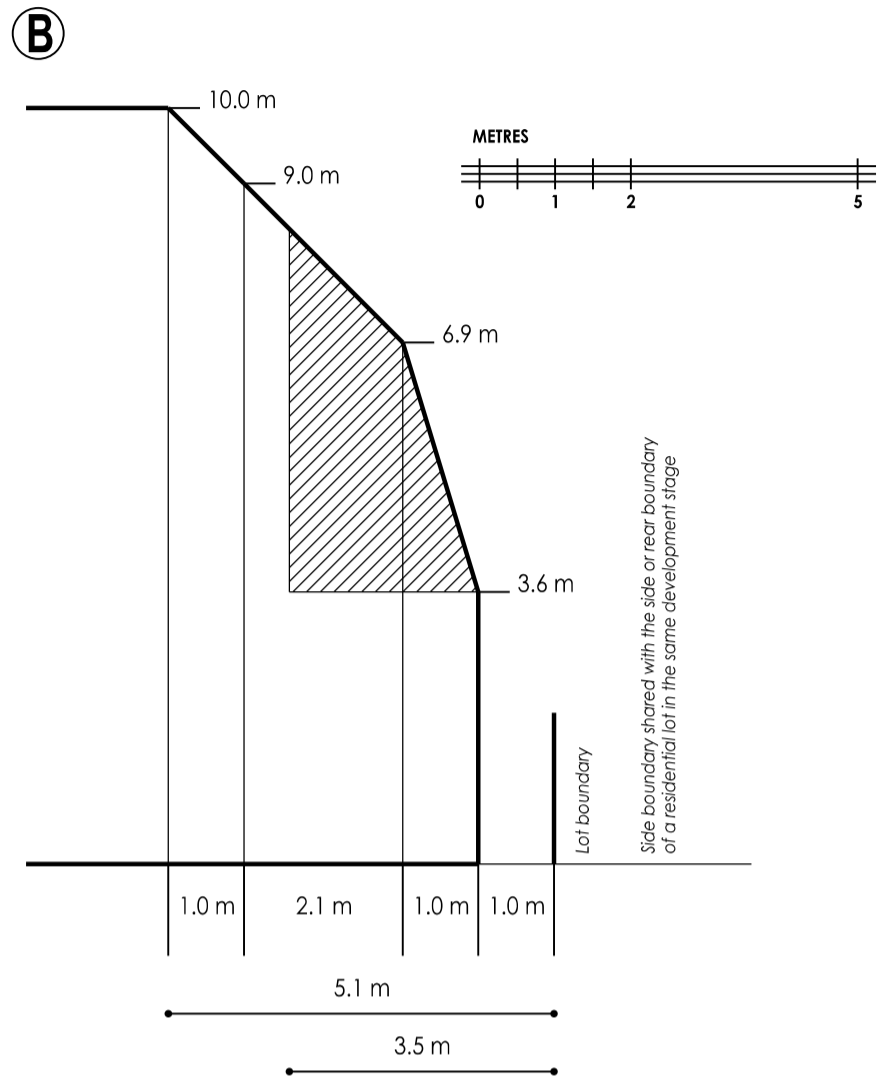
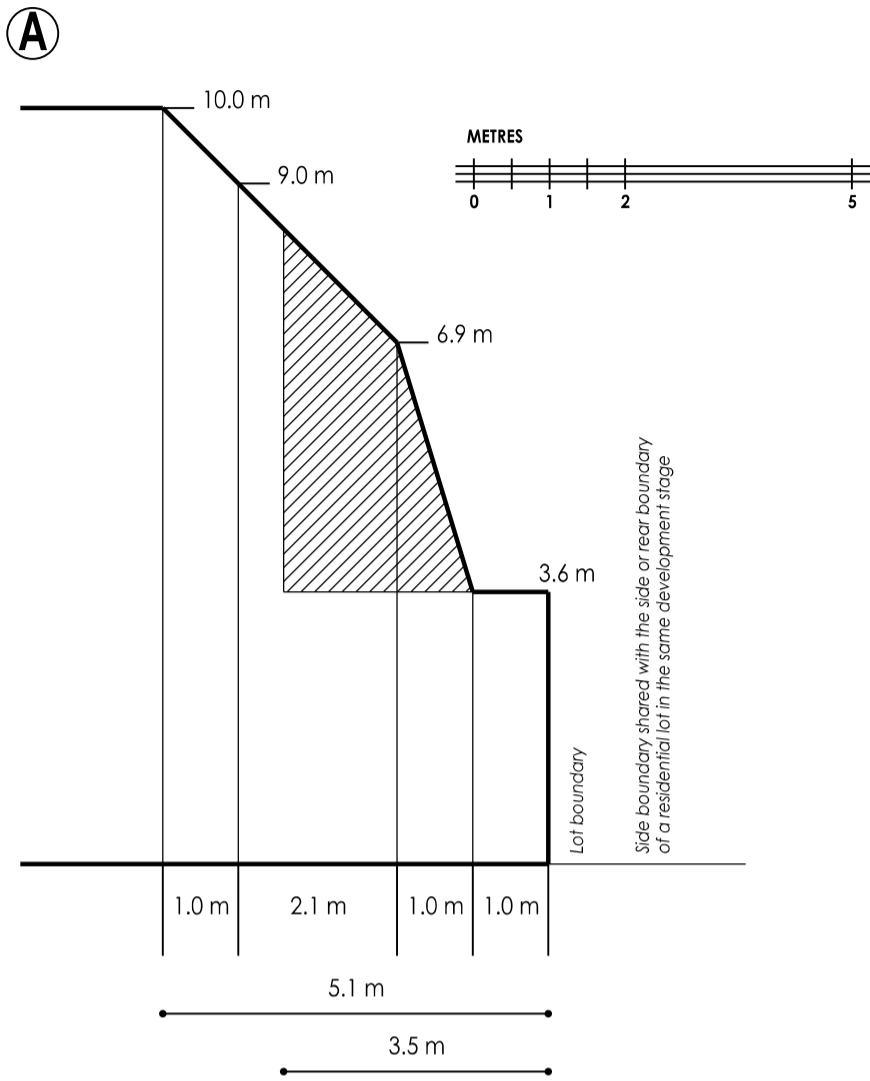
SHEET 7

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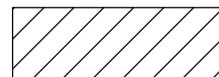
BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



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



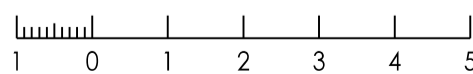
OVERLOOKING CONTROL AREA
(refer 'overlooking' in MCP)



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1:100



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

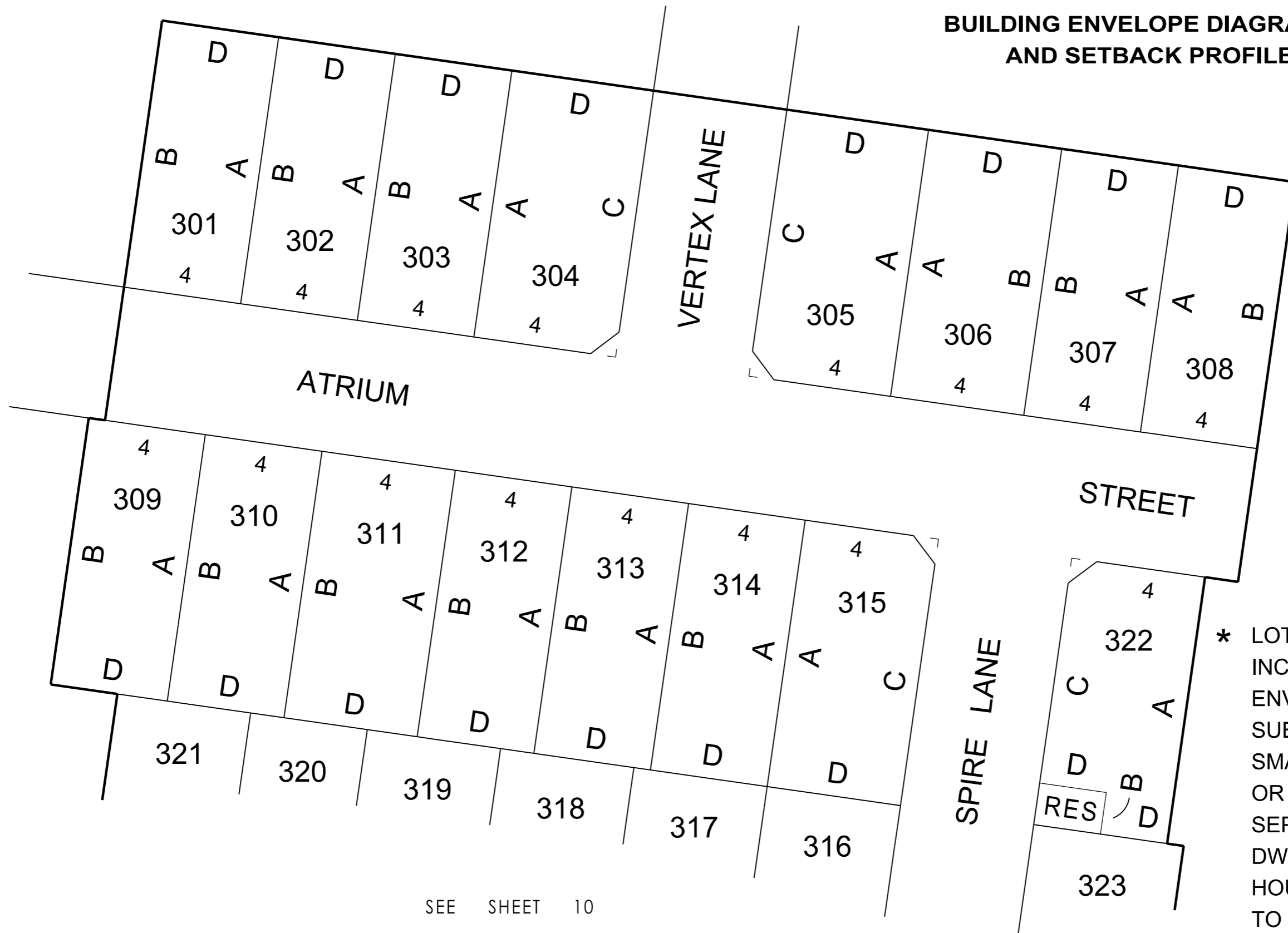
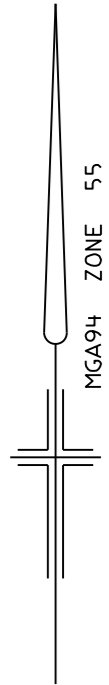
SHEET 8

REF: 8129/3

VERSION: 10

LICENSED SURVEYOR: GEOFF W. HUMPHREY

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 10



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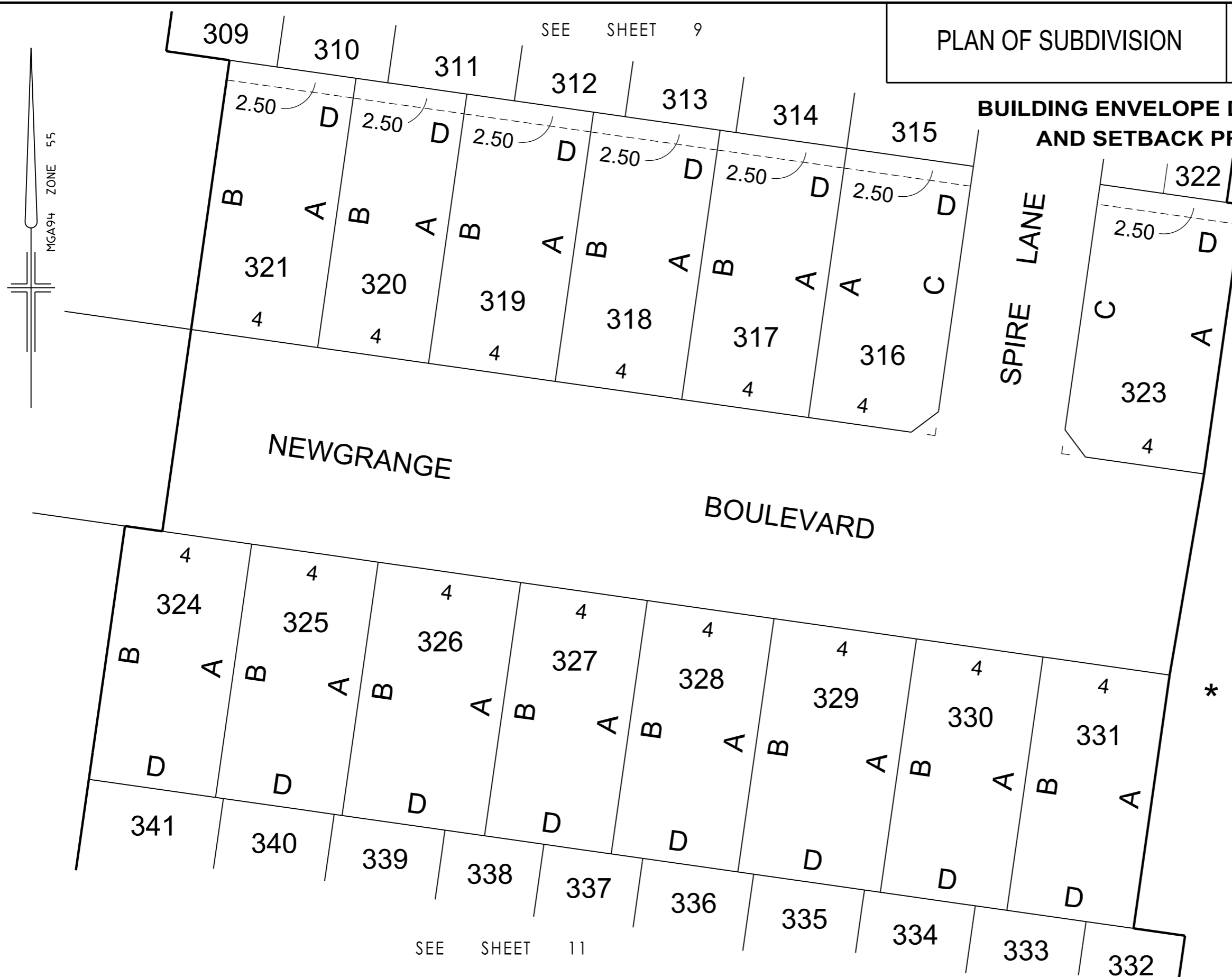
LICENSED SURVEYOR: GEOFF W. HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 9

SEE SHEET 9

BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT AND SETBACK PROFILE IDENTIFIER CODE



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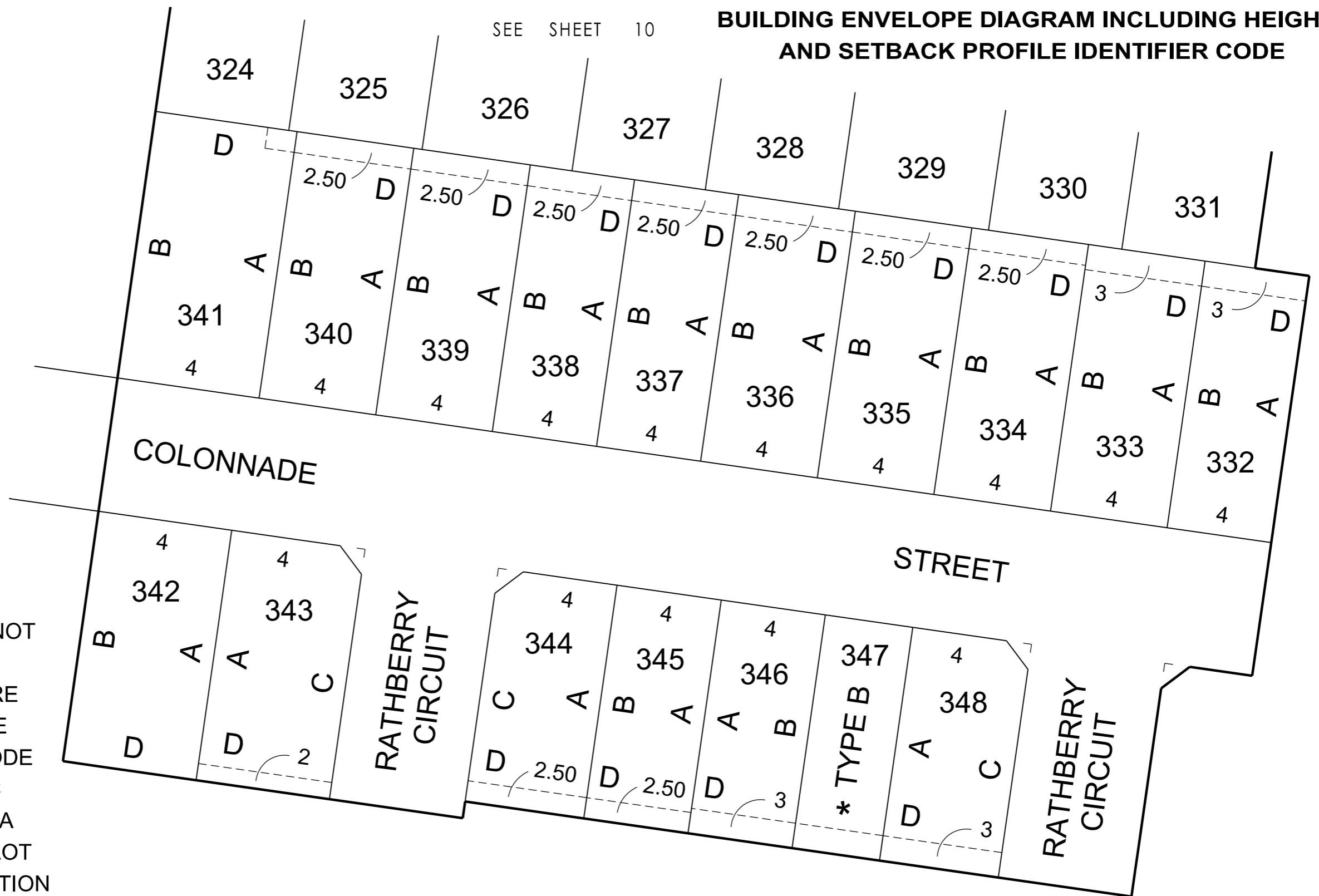
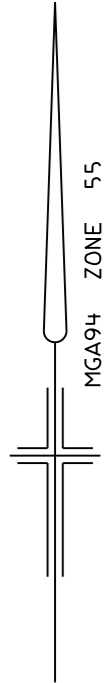
LICENSED SURVEYOR: GEOFF W. HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 10

SEE SHEET 10

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.



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SHEET 11

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