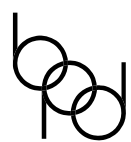
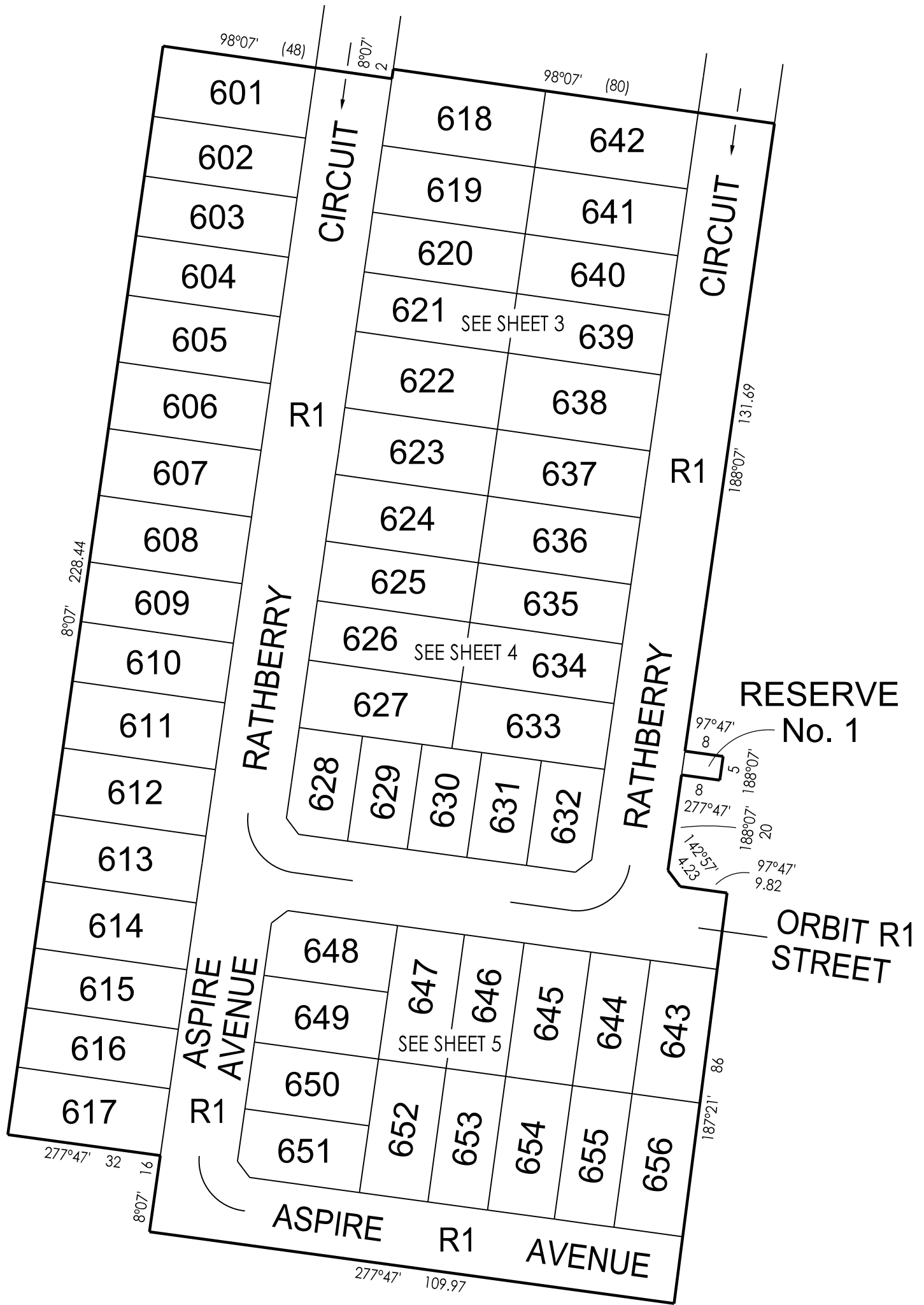
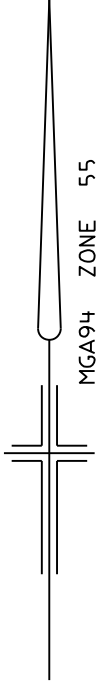


	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 746834M</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE  <b>TOWNSHIP:</b> ----- <b>SECTION:</b> ----- <b>CROWN ALLOTMENT:</b> ----- <b>CROWN PORTION:</b> 48 (PART)  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT B PS746849X  <b>POSTAL ADDRESS: (at time of subdivision)</b> RATHBERRY CIRCUIT CLYDE NORTH 3978  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 355135      ZONE: 55 N: 5782255      DATUM: GDA94		<b>COUNCIL NAME:</b> CASEY CITY COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	<b>THIS IS A SPEAR PLAN</b>  TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA IS 9287m<sup>2</sup></b>  <b>AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION.</b>		
ROAD R1 RESERVE No. 1	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 PS746850P  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. A00127/16				
<b>ESTATE:</b> MERIDIAN 6		<b>AREA:</b> 3.208 ha	<b>No. OF LOTS:</b> 56	
<b>MELWAY:</b> 131:D:1				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT      E - ENCUMBERING EASEMENT      R - ENCUMBERING EASEMENT (ROAD)				
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED OR IN FAVOUR OF</b>
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
<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		<b>REF:</b> 8129/6	<b>VERSION:</b> 7	<b>ORIGINAL SHEET SIZE A3</b>
		<b>LICENSED SURVEYOR:</b> GEOFF W HUMPHREY		<b>SHEET 1 OF 11 SHEETS</b>
<b>CHECKED AT</b>	<b>DATE:</b> 30/08/17			

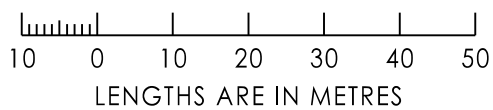
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 746834M



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SCALE  
1:1000



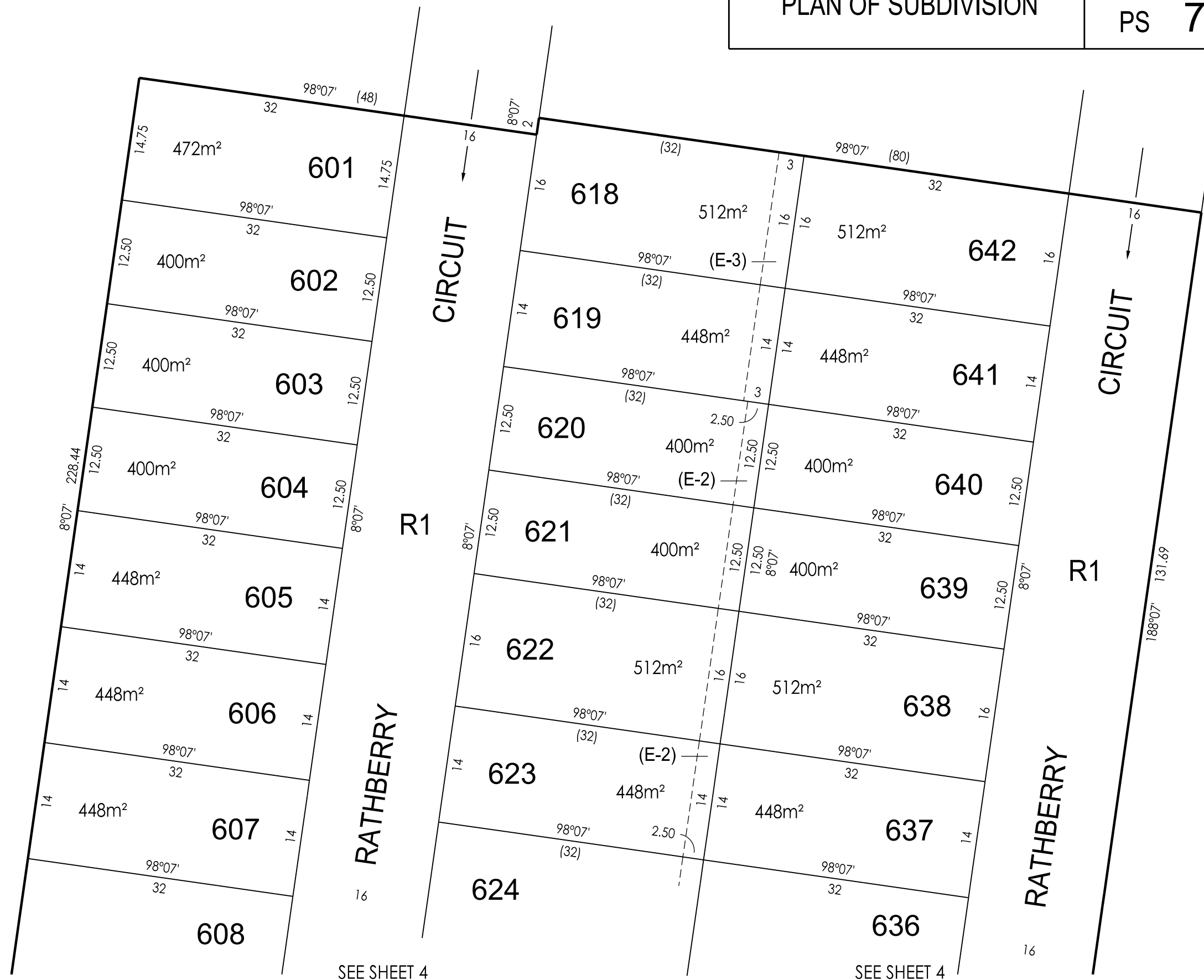
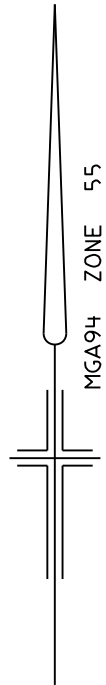
ORIGINAL SHEET SIZE A3  
REF: 8129/6

SHEET 2  
VERSION: 7

LICENSED SURVEYOR: GEOFF W HUMPHREY

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 746834M



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SCALE

1:500



REF: 8129/6

VERSION: 7

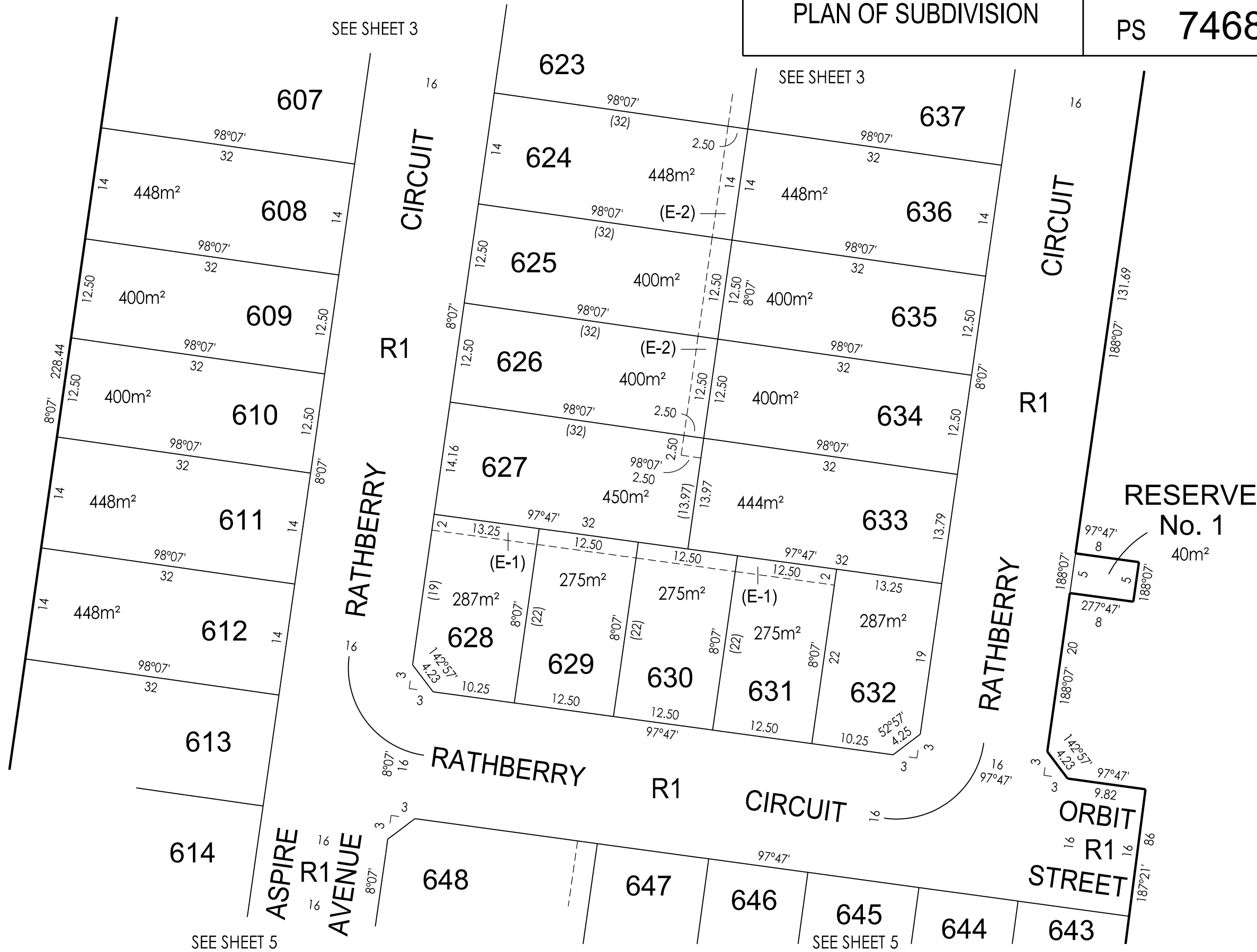
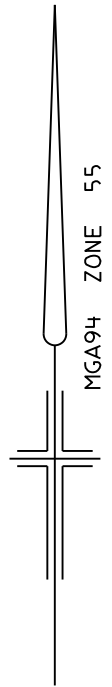
LICENSED SURVEYOR: GEOFF W HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 746834M



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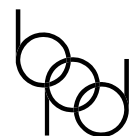
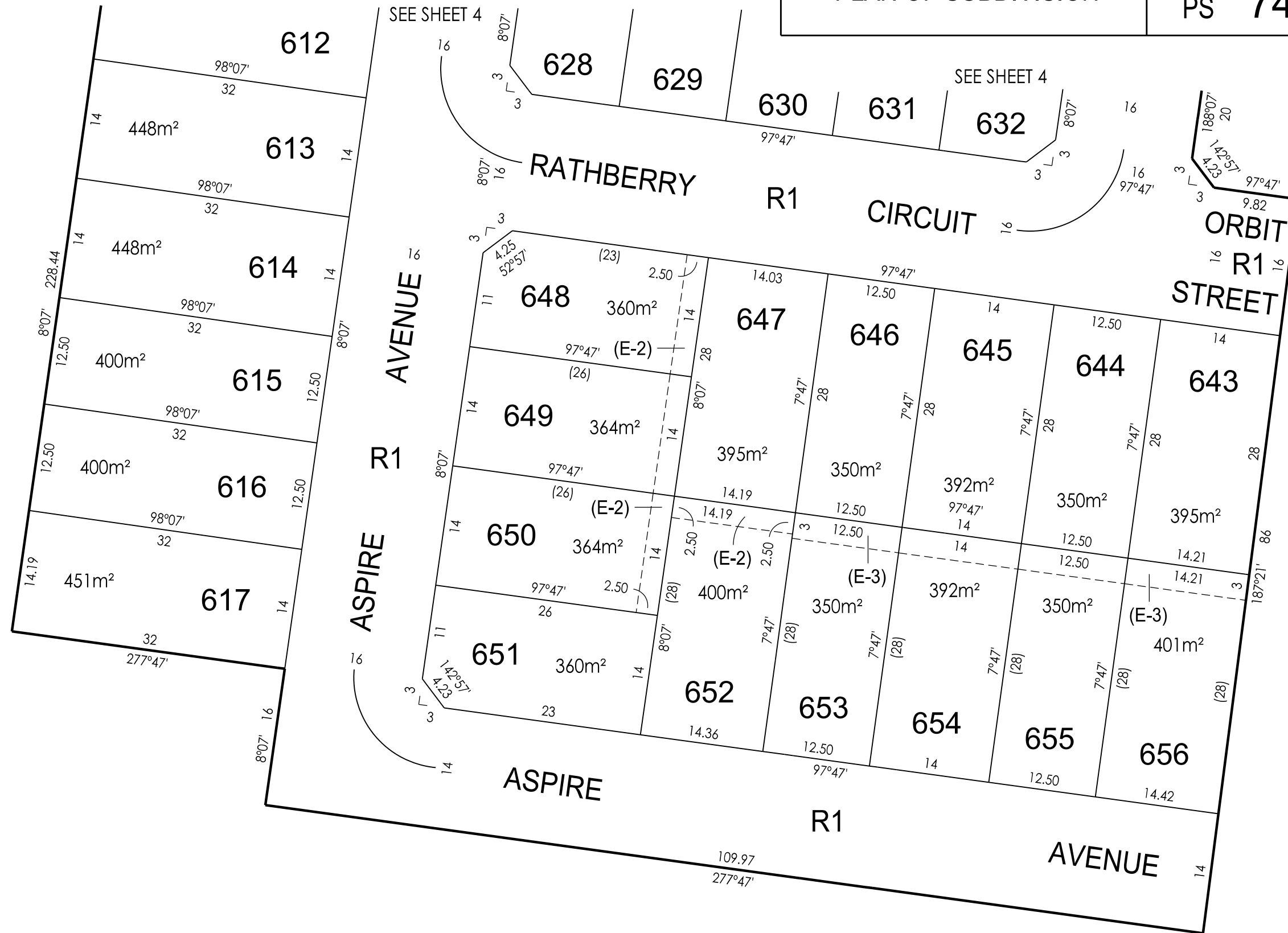
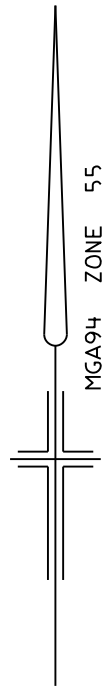
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REF: 8129/6      VERSION: 7  
LICENSED SURVEYOR: GEOFF W HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 4



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1:500



REF: 8129/6

VERSION: 7

LICENSED SURVEYOR: GEOFF W HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 5

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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

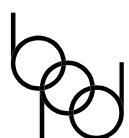
Land to benefit : Lots 601 to 656 (both inclusive).

Land to be burdened: Lots 601 to 656 (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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ORIGINAL  
SHEET SIZE A3

SHEET 6

REF: 8129/6

VERSION: 7

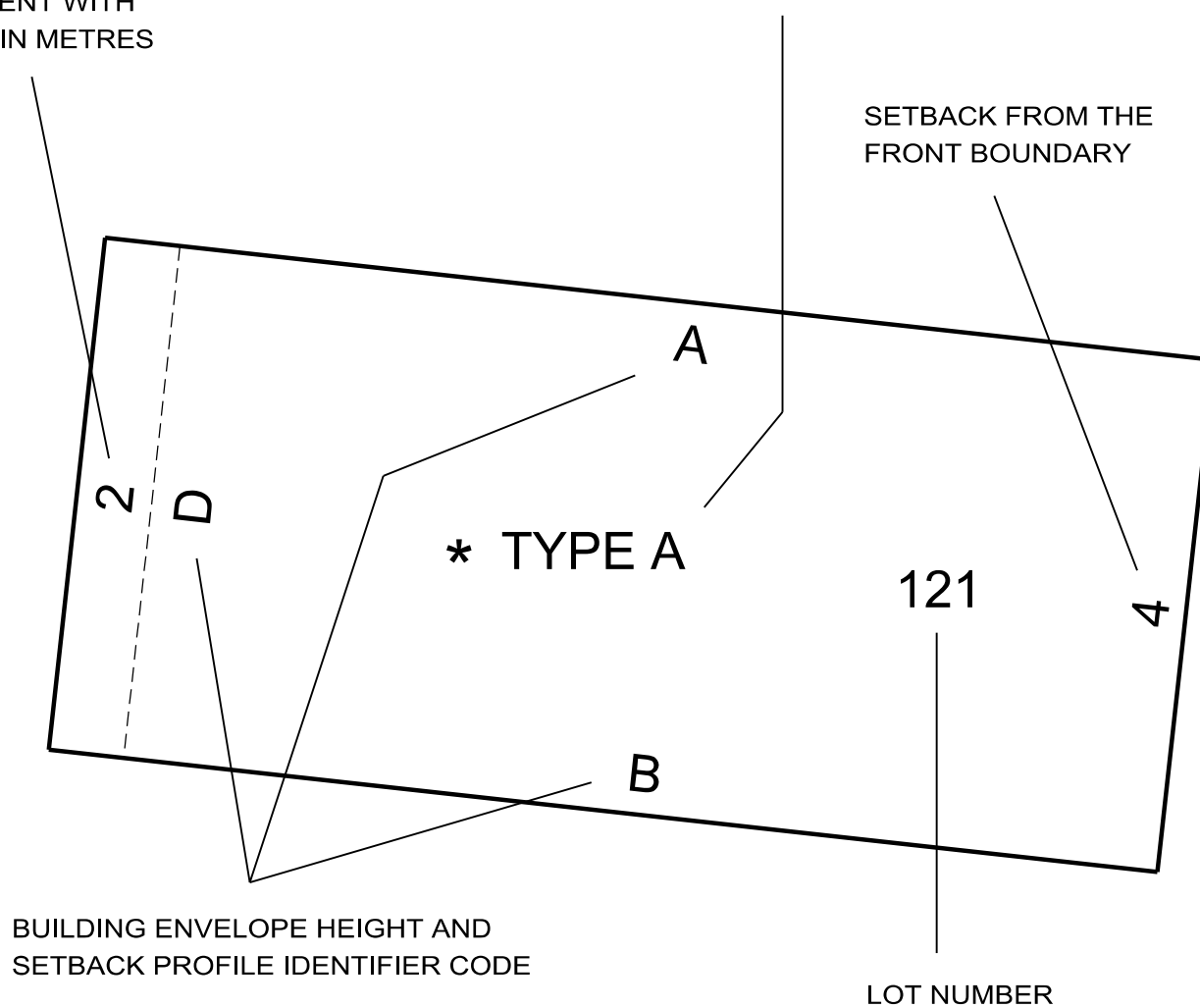
LICENSED SURVEYOR: GEOFF W HUMPHREY

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

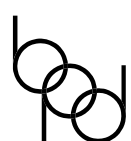
INDICATES THE SMALL LOT HOUSING CODE APPLIES AND WHETHER THE LOTS ARE "TYPE A" OR "TYPE B" UNDER THE CODE

EASEMENT WITH WIDTH IN METRES

SETBACK FROM THE FRONT BOUNDARY



REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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ORIGINAL SHEET SIZE A3

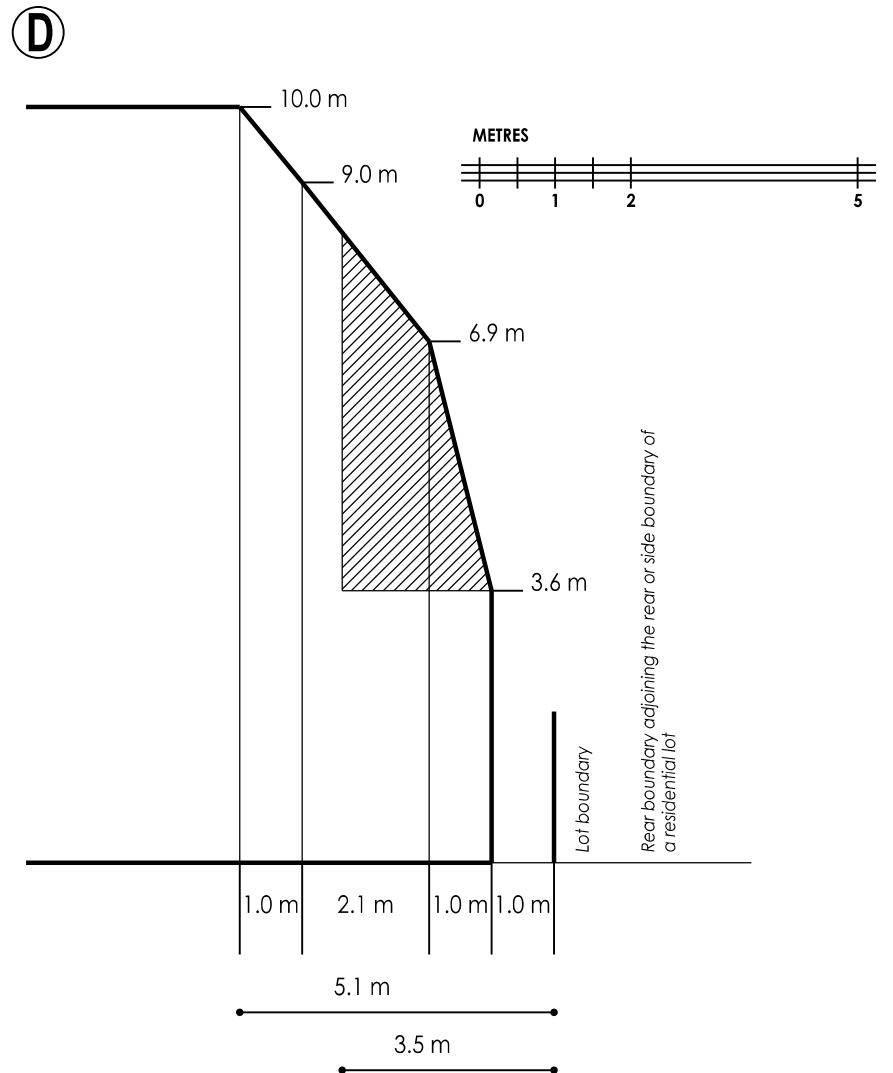
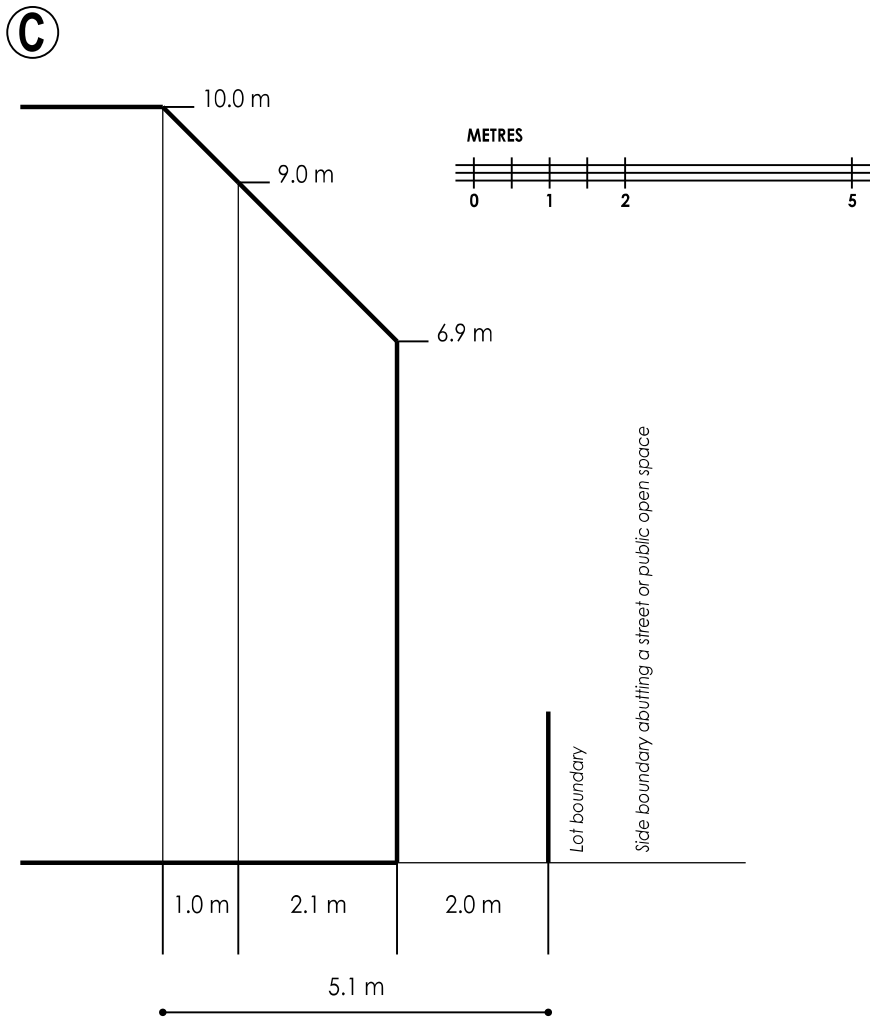
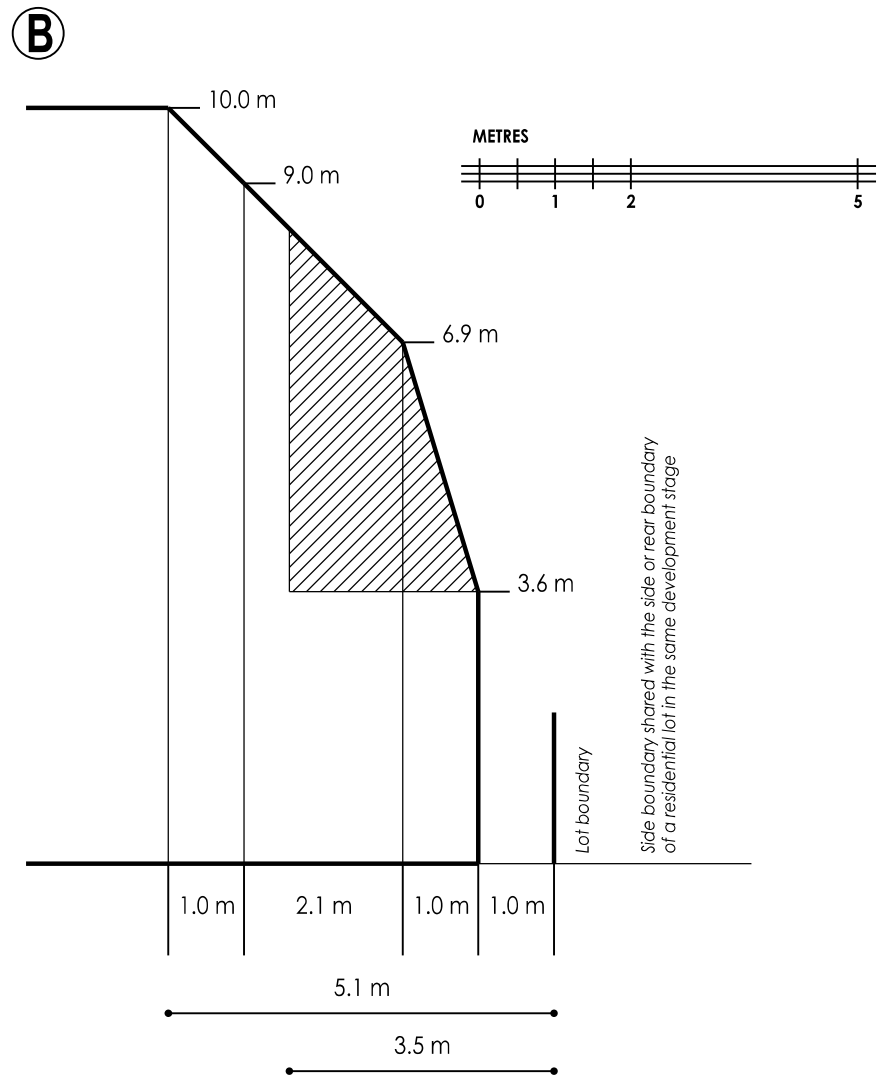
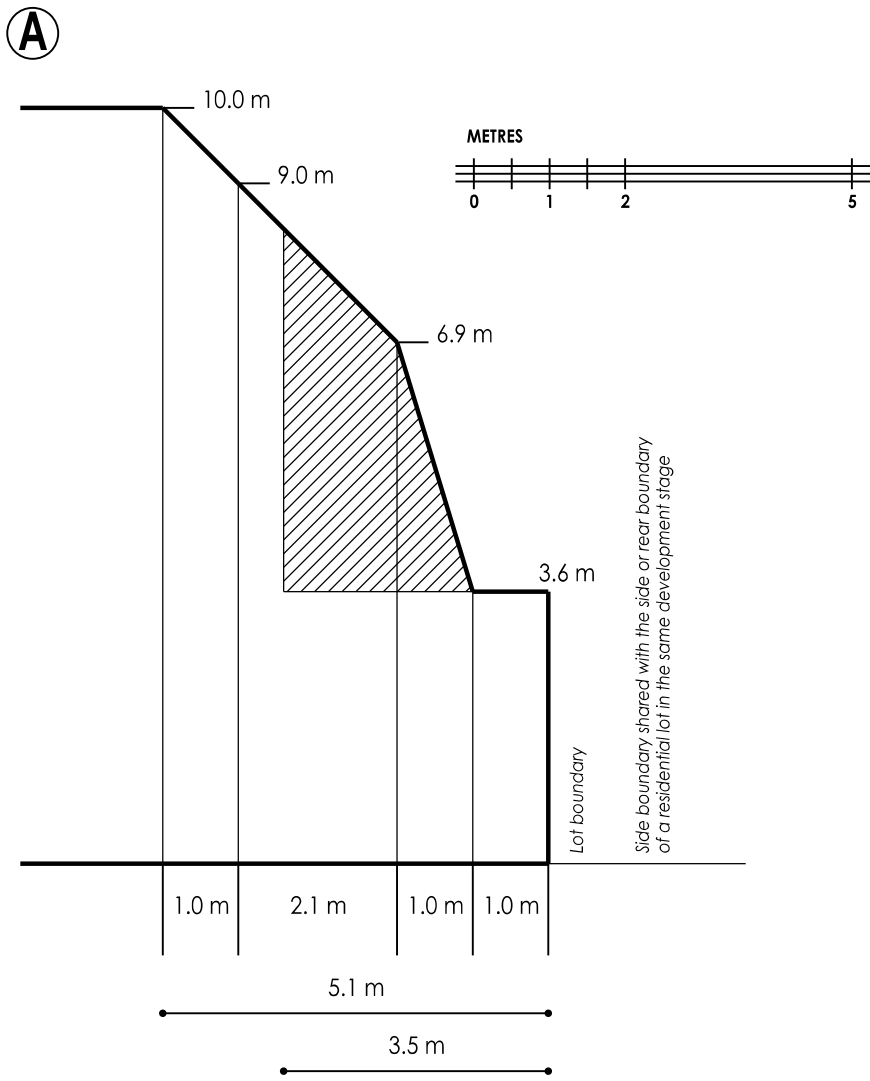
SHEET 7

REF: 8129/6

VERSION: 7

LICENSED SURVEYOR: GEOFF W HUMPHREY

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



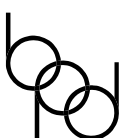
**EASEMENT REQUIREMENT**

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



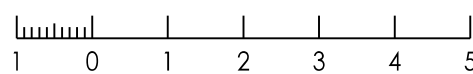
OVERLOOKING CONTROL AREA  
(refer 'overlooking' in MCP)



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SCALE

1:100



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 8

REF: 8129/6

VERSION: 7

LICENSED SURVEYOR: GEOFF W HUMPHREY



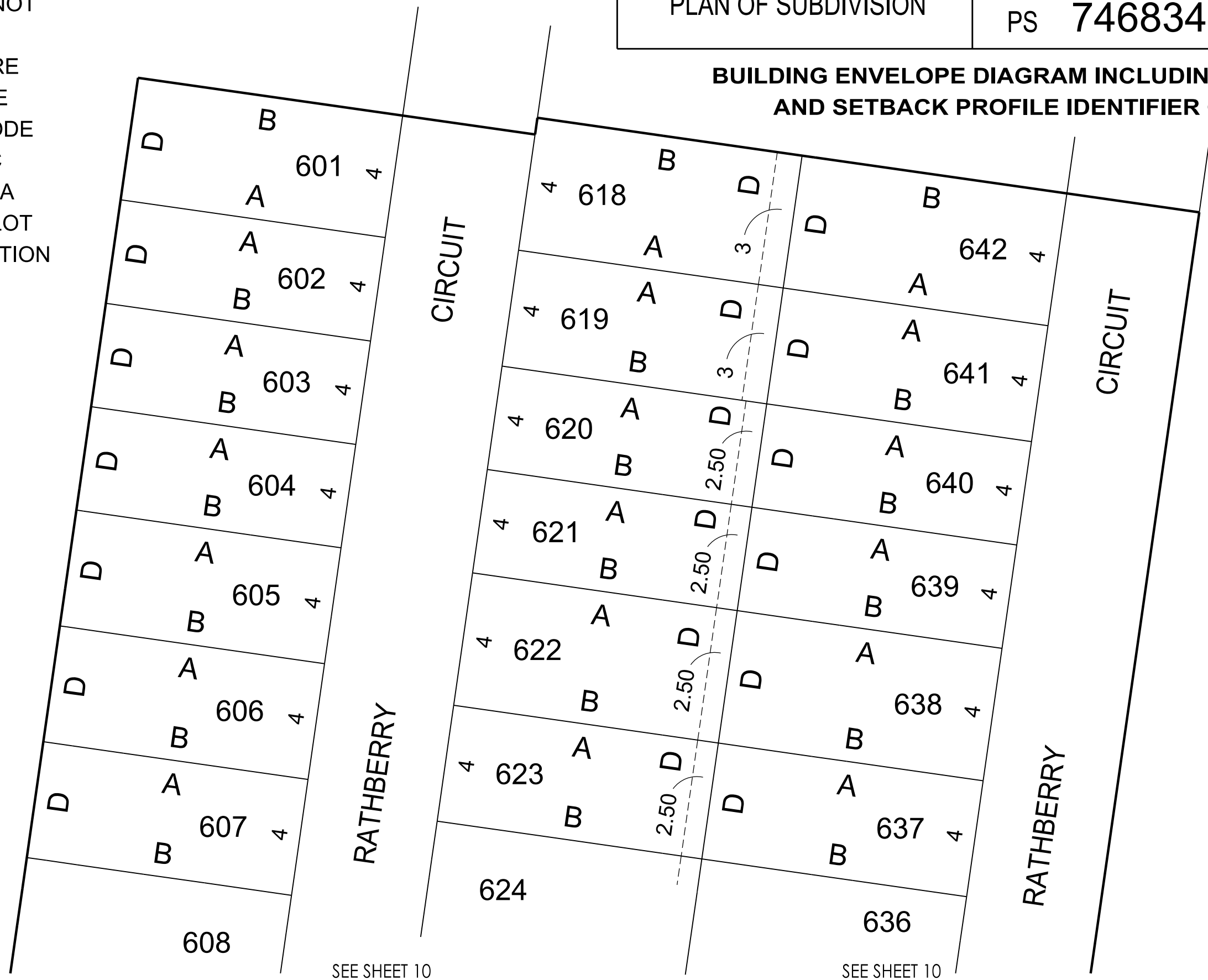
\* LOTS UNDER 300m<sup>2</sup> DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A AND B LOTS.

PLAN OF SUBDIVISION

PLAN NUMBER

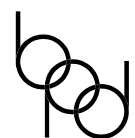
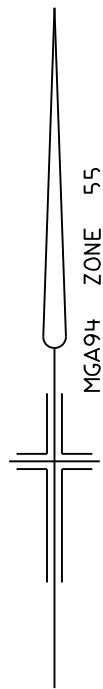
PS 746834M

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



SEE SHEET 10

SEE SHEET 10



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1:500



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VERSION: 7

LICENSED SURVEYOR: GEOFF W HUMPHREY

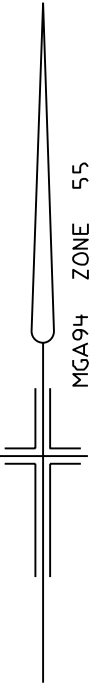
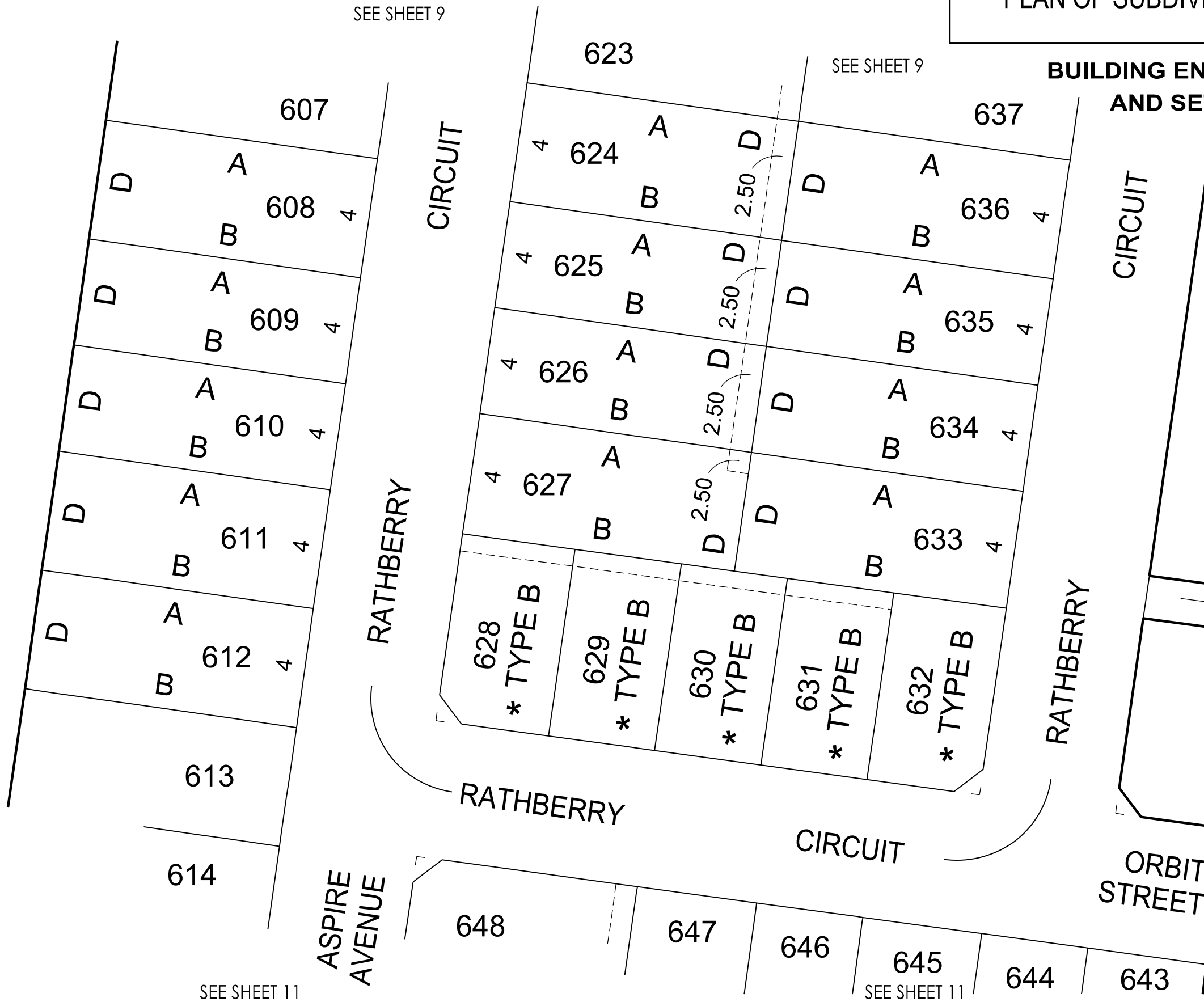
ORIGINAL SHEET SIZE A3

SHEET 9

SEE SHEET 9

SEE SHEET 9

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

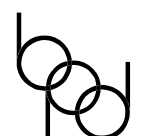


RESERVE

\* LOTS UNDER 300m<sup>2</sup> 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 11

SEE SHEET 11

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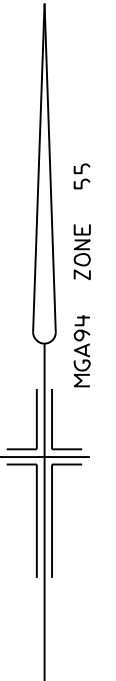
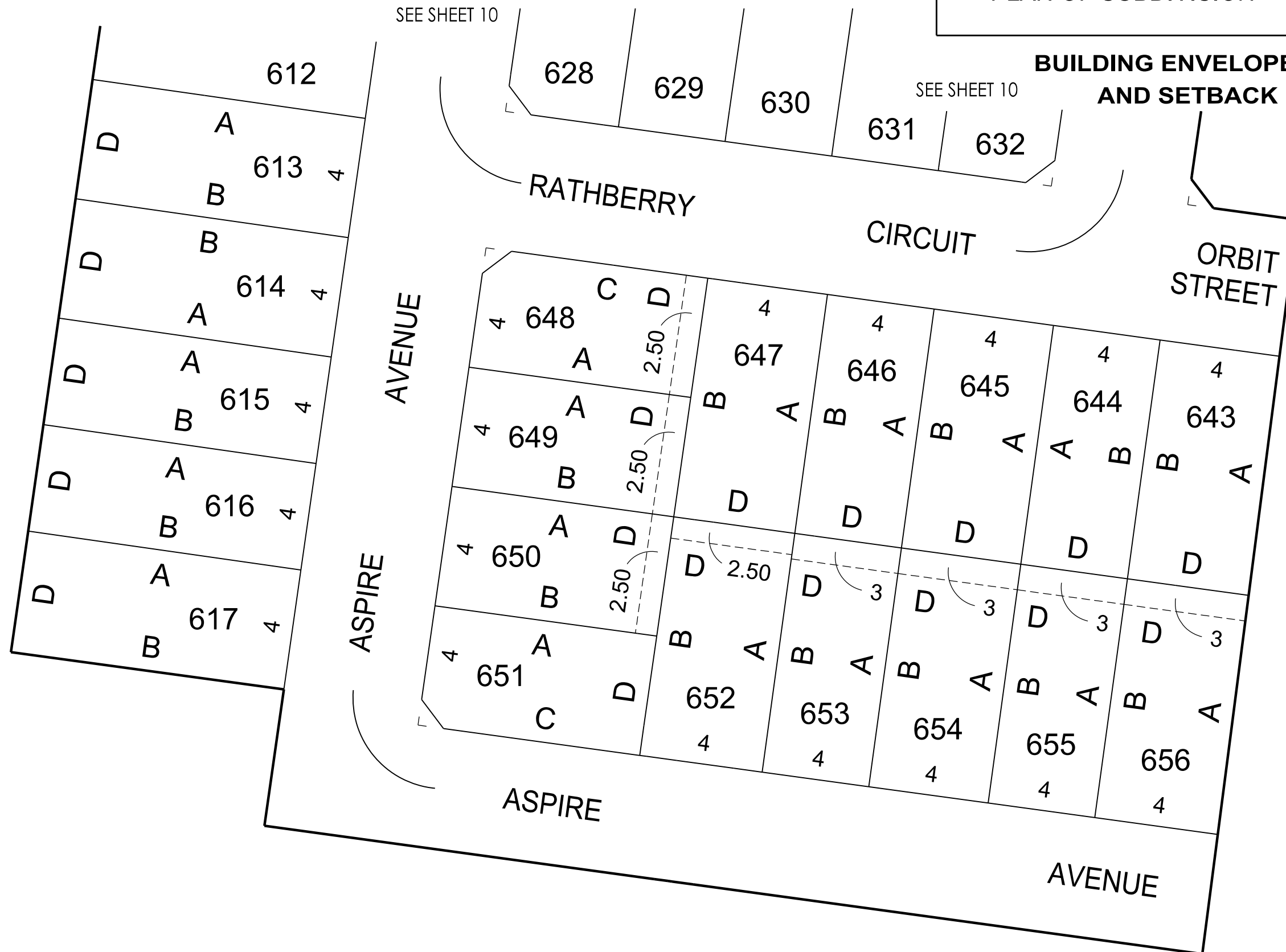
SCALE  
1:500



REF: 8129/6      VERSION: 7  
LICENSED SURVEYOR: GEOFF W HUMPHREY

ORIGINAL SHEET SIZE A3      SHEET 10

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



\* LOTS UNDER 300m<sup>2</sup> 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.