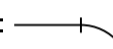


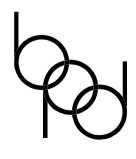
	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 804320A
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 48 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS804310D POSTAL ADDRESS: (at time of subdivision) SERENGETI STREET CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 354 890 ZONE: 55 N: 5 782 350 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 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 9251m² 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 PS746850P THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. CRANBOURNE PM 56 IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. A00127/16		

ESTATE: MERIDIAN 7	AREA: 2.994 ha	No. OF LOTS: 52	MELWAY: 135:D:1
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SEE SHEET 2 FOR EASEMENT INFORMATION

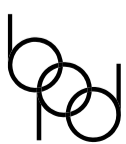
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	REF: 8129/7	VERSION: 9	ORIGINAL SHEET SIZE A3	SHEET 1 OF 12 SHEETS
	LICENSED SURVEYOR: GEOFF W HUMPHREY			
CHECKED AT	DATE: 28/08/17			

	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 804320A
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EASEMENT INFORMATION

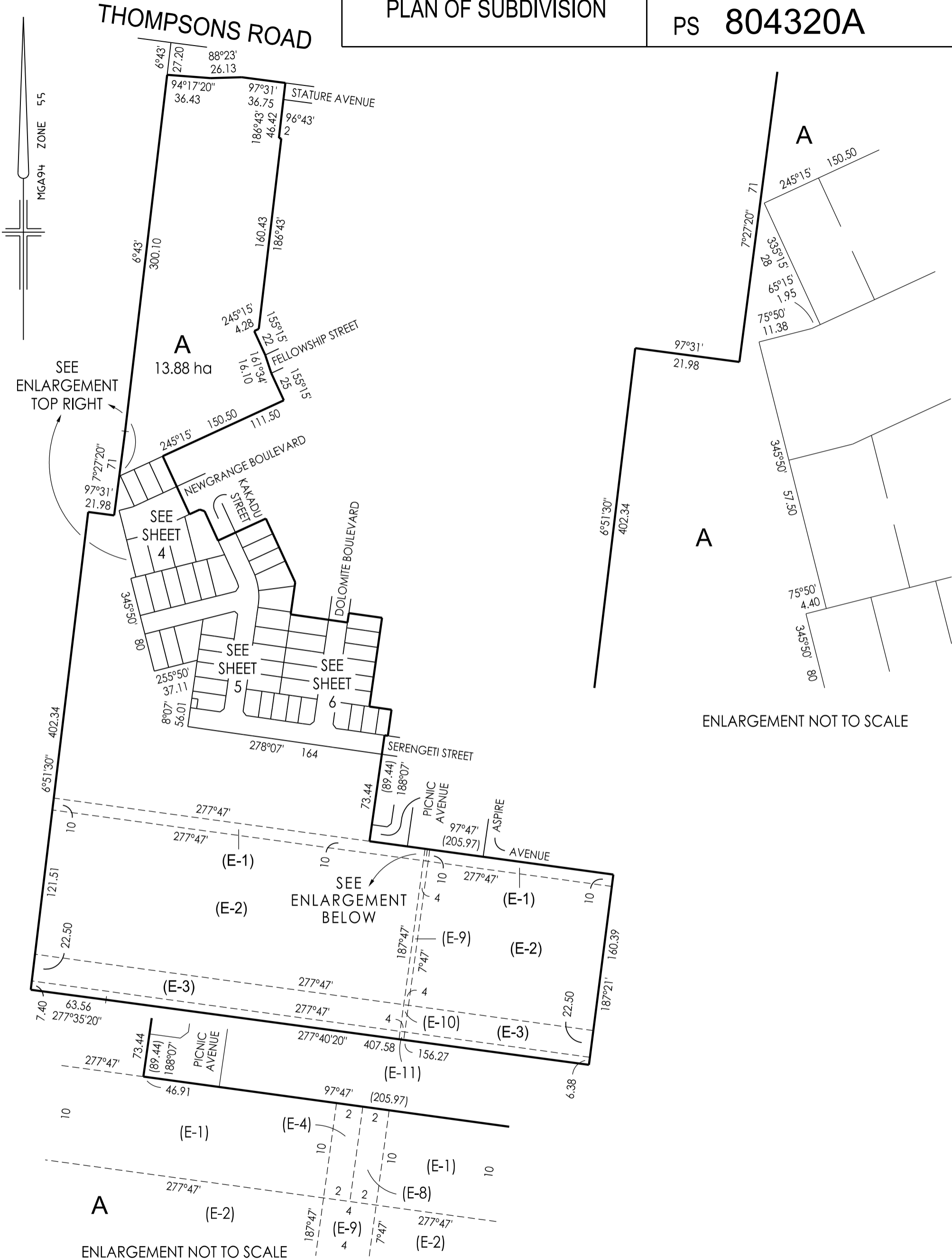
LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)

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 AG 919773U	MELBOURNE WATER CORPORATION
(E-1)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-2)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-3)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-3)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-4)	POWER LINE	SEE PLAN	PS746788R - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(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 919773U	MELBOURNE WATER CORPORATION
(E-4)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-5)	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-7)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-8)	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 919773U	MELBOURNE WATER CORPORATION
(E-8)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-8)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-9)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-9)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-10)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-10)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V.
(E-10)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-11)	POWER LINE	SEE PLAN	PS746849X - SECTION 88 OF 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: 8129/7	VERSION: 9	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: GEOFF W HUMPHREY			

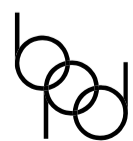
PLAN OF SUBDIVISION

PLAN NUMBER
PS 804320A



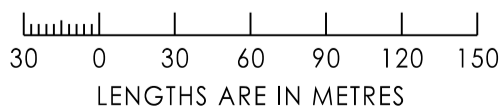
ENLARGEMENT NOT TO SCALE

ENLARGEMENT NOT TO SCALE



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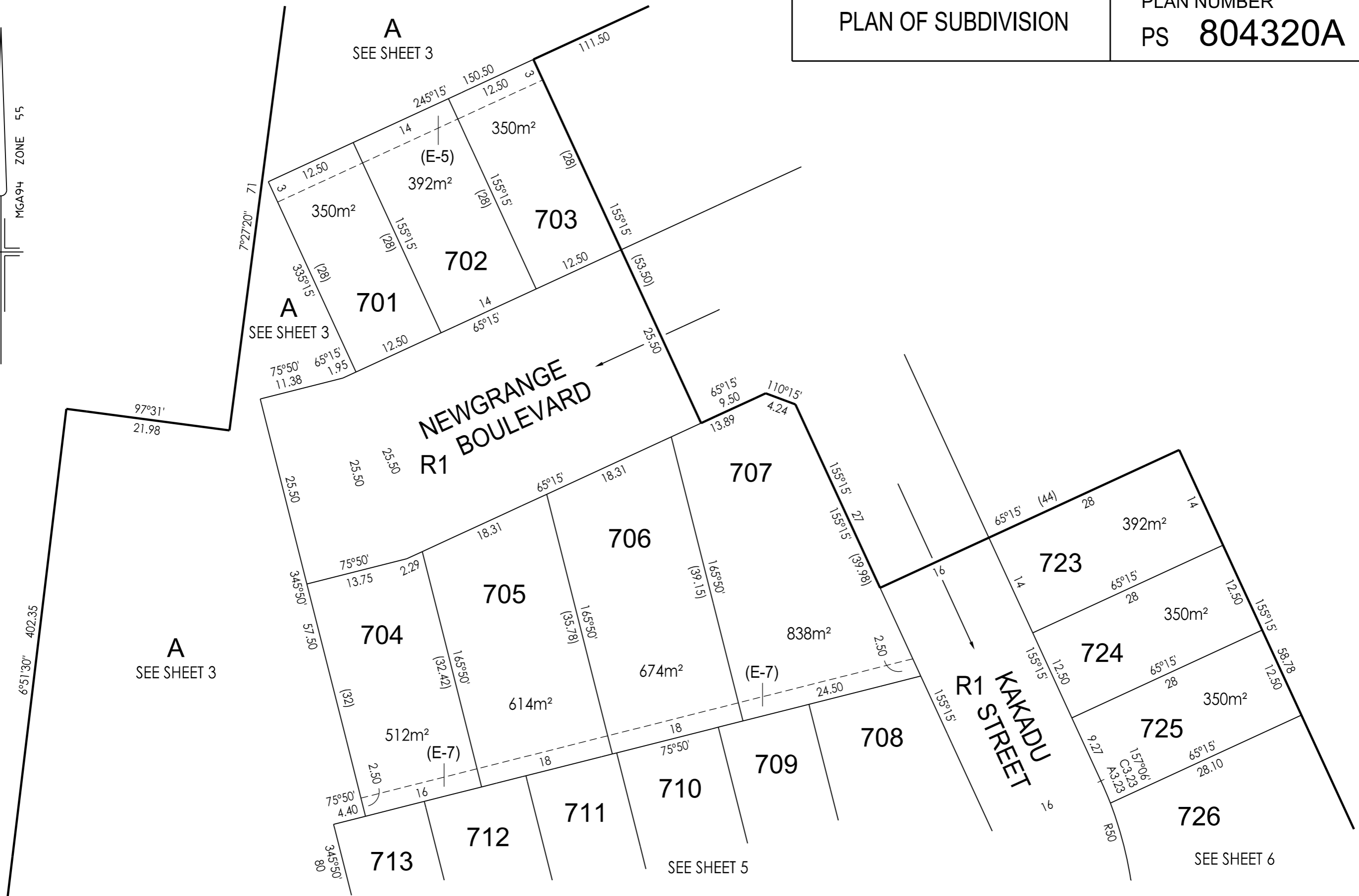
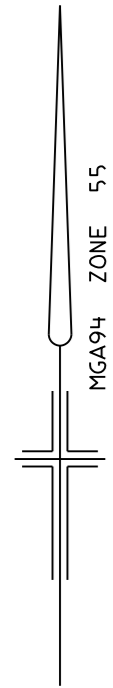
ORIGINAL SHEET SIZE A3
REF: 8129/7

SHEET 3
VERSION: 9

LICENSED SURVEYOR: GEOFF W HUMPHREY

PLAN OF SUBDIVISION

PLAN NUMBER
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VERSION: 9

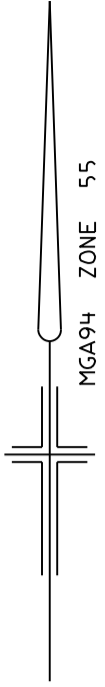
LICENSED SURVEYOR: GEOFF W HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

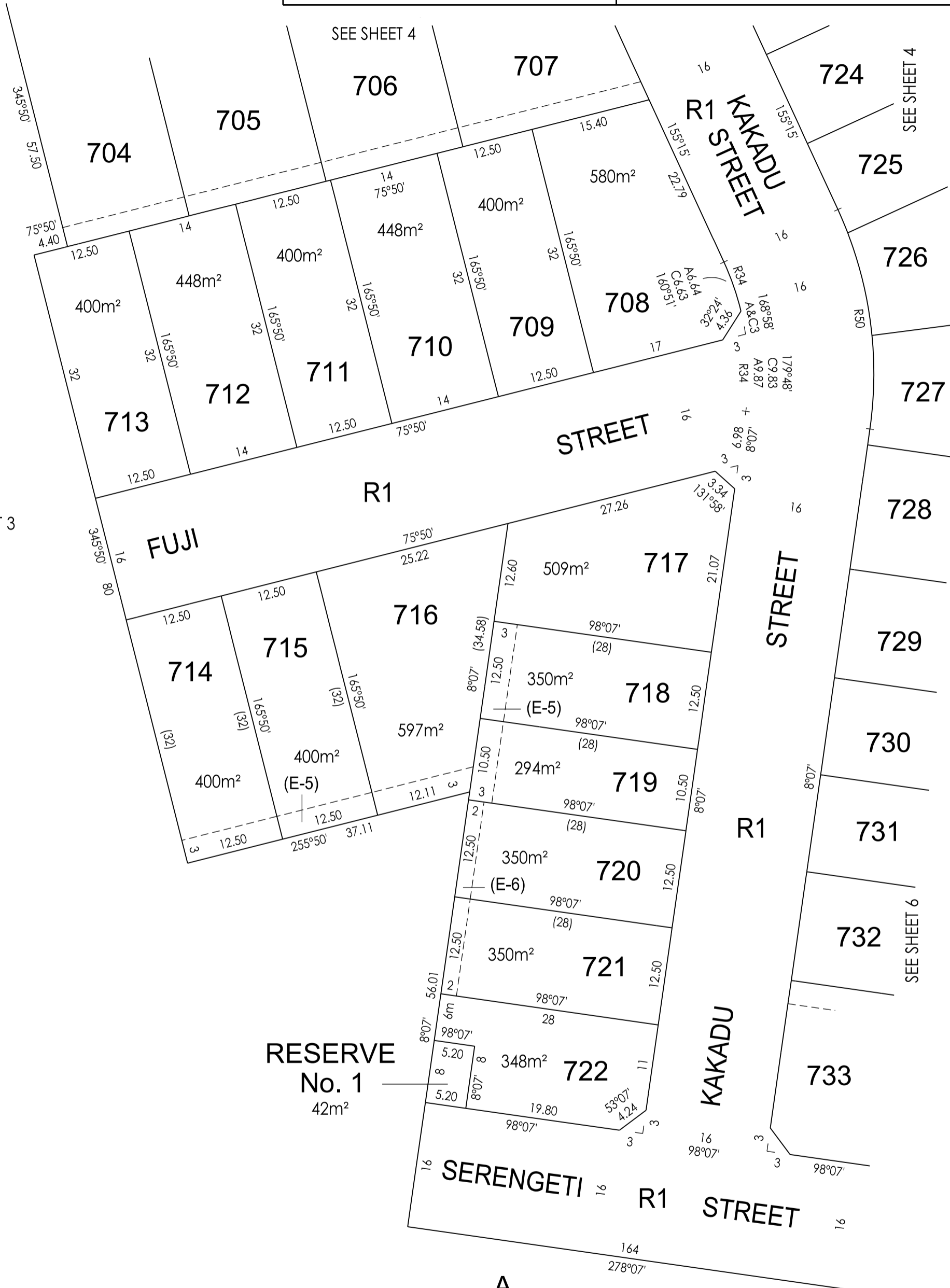
PLAN NUMBER
PS 804320A



A
SEE SHEET 3

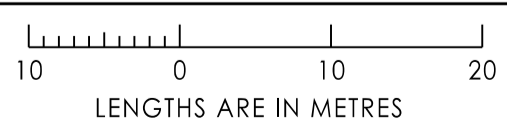
SEE SHEET 4

SEE SHEET 6



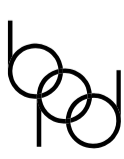
A
SEE SHEET 3

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REF: 8129/7

SHEET 5
VERSION: 9



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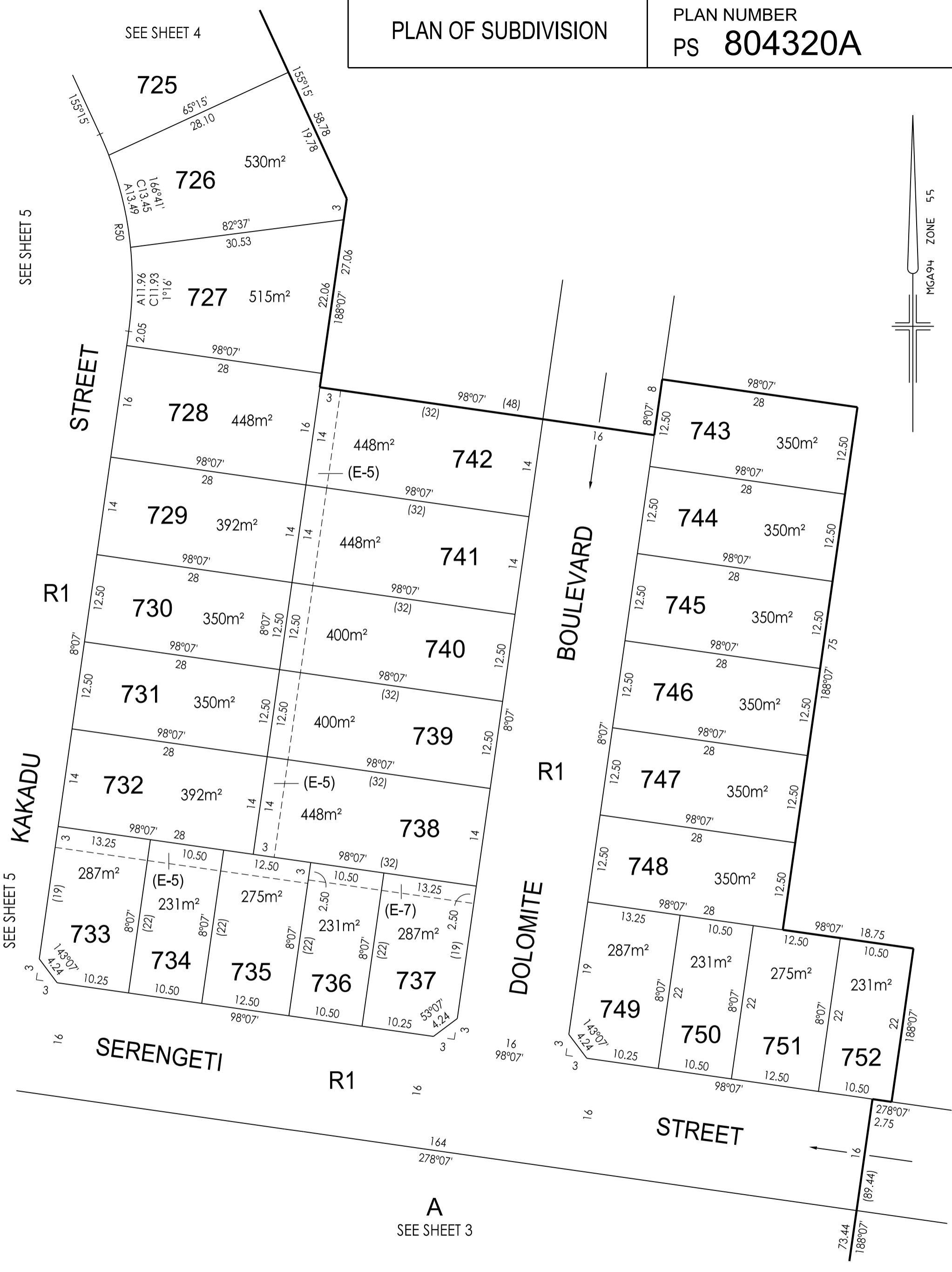
LICENSED SURVEYOR: GEOFF W HUMPHREY

PLAN OF SUBDIVISION

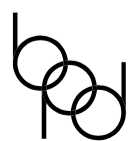
PLAN NUMBER
PS 804320A

SEE SHEET 4

SEE SHEET 5



A
SEE SHEET 3



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ORIGINAL SHEET SIZE A3
REF: 8129/7

SHEET 6

VERSION: 9

LICENSED SURVEYOR: GEOFF W HUMPHREY

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

RESTRICTION NUMBER: 1

Land to benefit : Lots 701 to 752 (both inclusive).

Land to be burdened: Lots 701 to 752 (both inclusive).

Description of Restriction :

- (a) 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;
 - (i) In the case of lots containing a building envelope zone, as shown on sheets 8 to 12 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 8 to 12 (both inclusive) and;
 - (ii) Any dwelling other than in accordance with MCP No. AA3276.
- (b) 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.

RESTRICTION NUMBER: 2

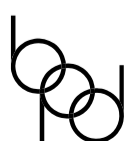
Land to benefit : Lots 701 to 752 (both inclusive).

Land to be burdened: Lots 701, 702 and 703.

Description of Restriction :

- (a) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, construct or permit to be constructed any dwelling on a lot unless it comprises of a two storey component.

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 7

REF: 8129/7

VERSION: 9

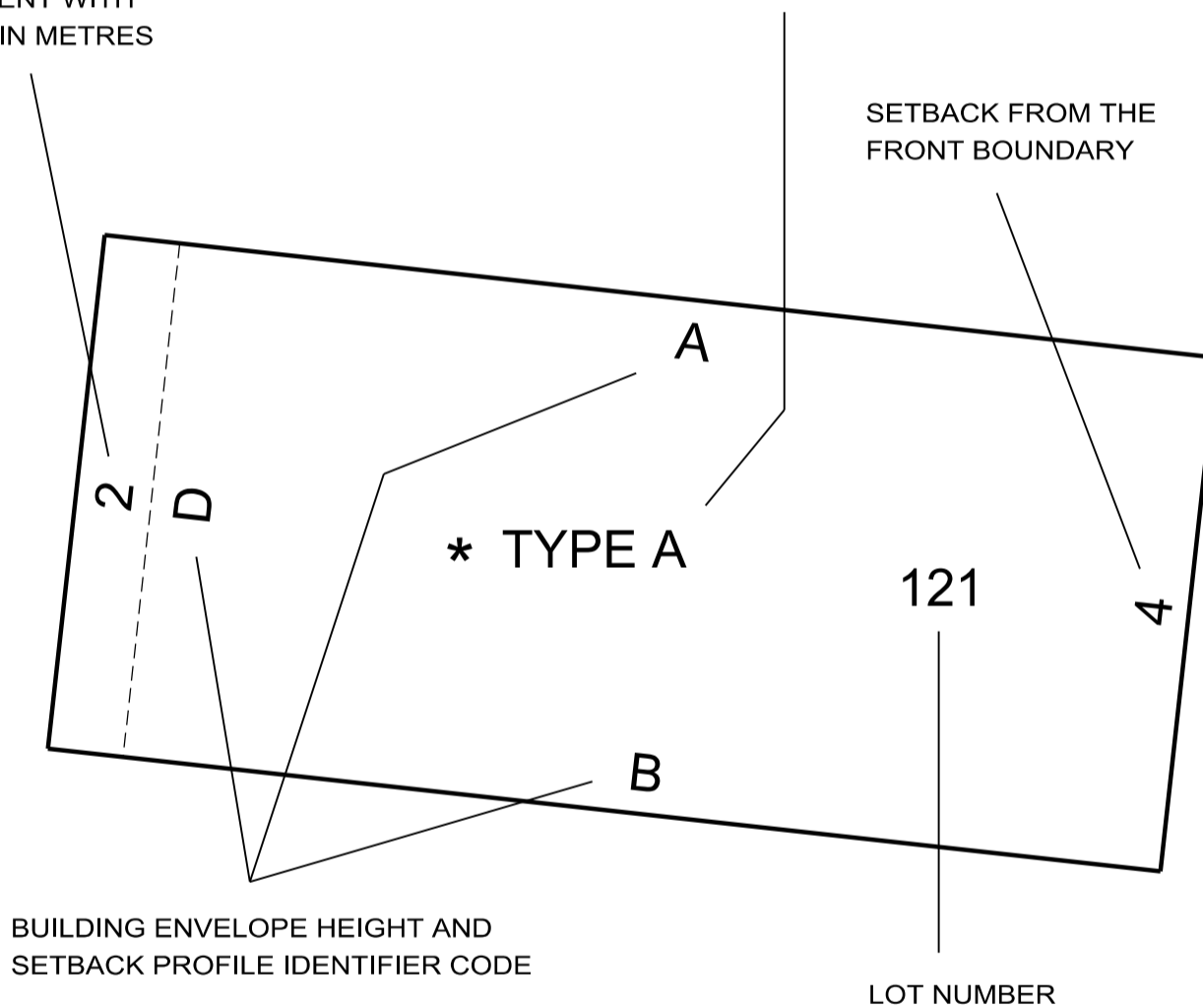
LICENSED SURVEYOR: GEOFF W HUMPHREY

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

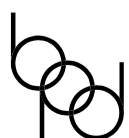
INDICATES THE SMALL LOT HOUSING CODE APPLIES AND WHETHER THE LOTS ARE "TYPE A" OR "TYPE B" UNDER THE CODE

EASEMENT WITH WIDTH IN METRES

SETBACK FROM THE FRONT BOUNDARY



REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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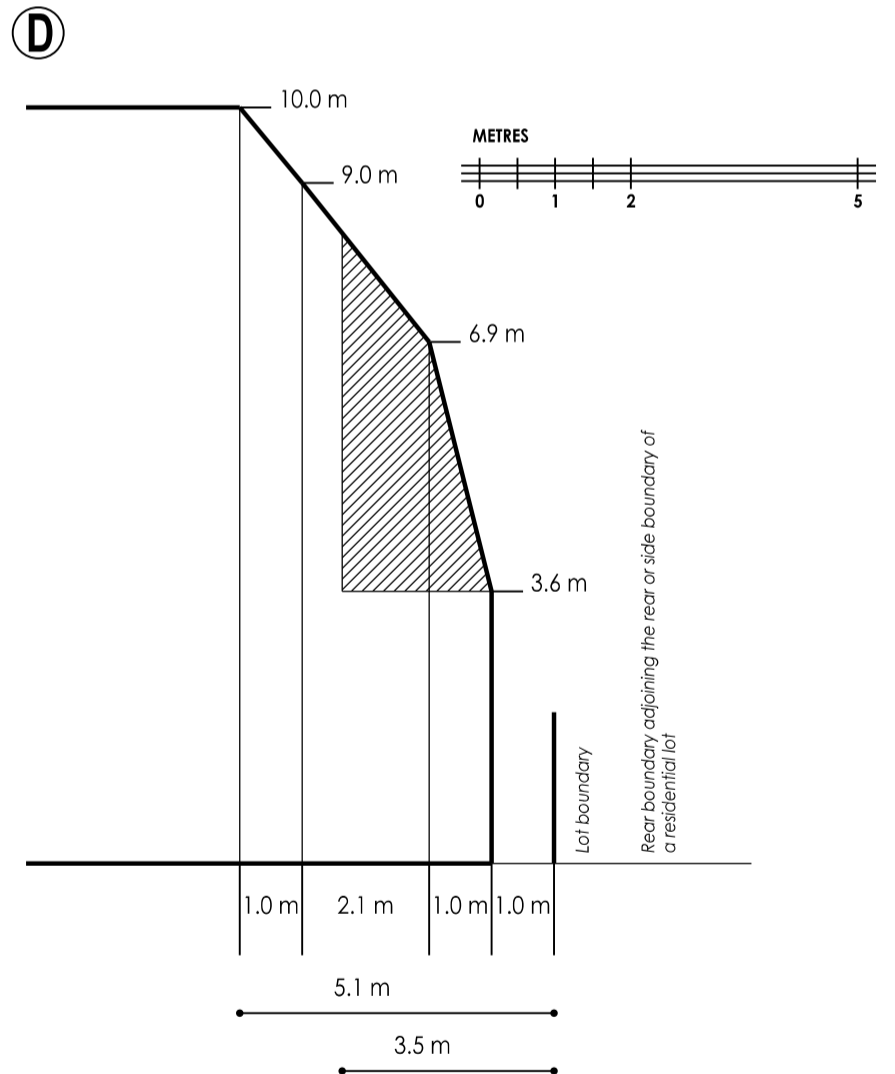
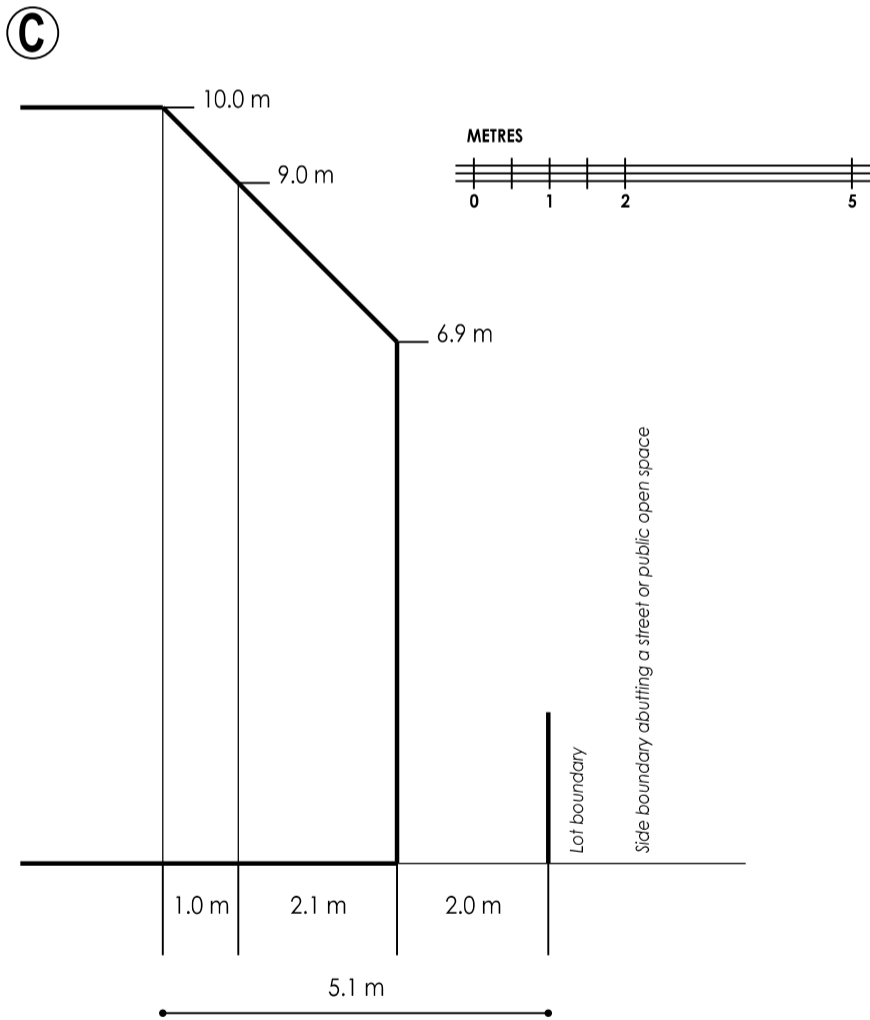
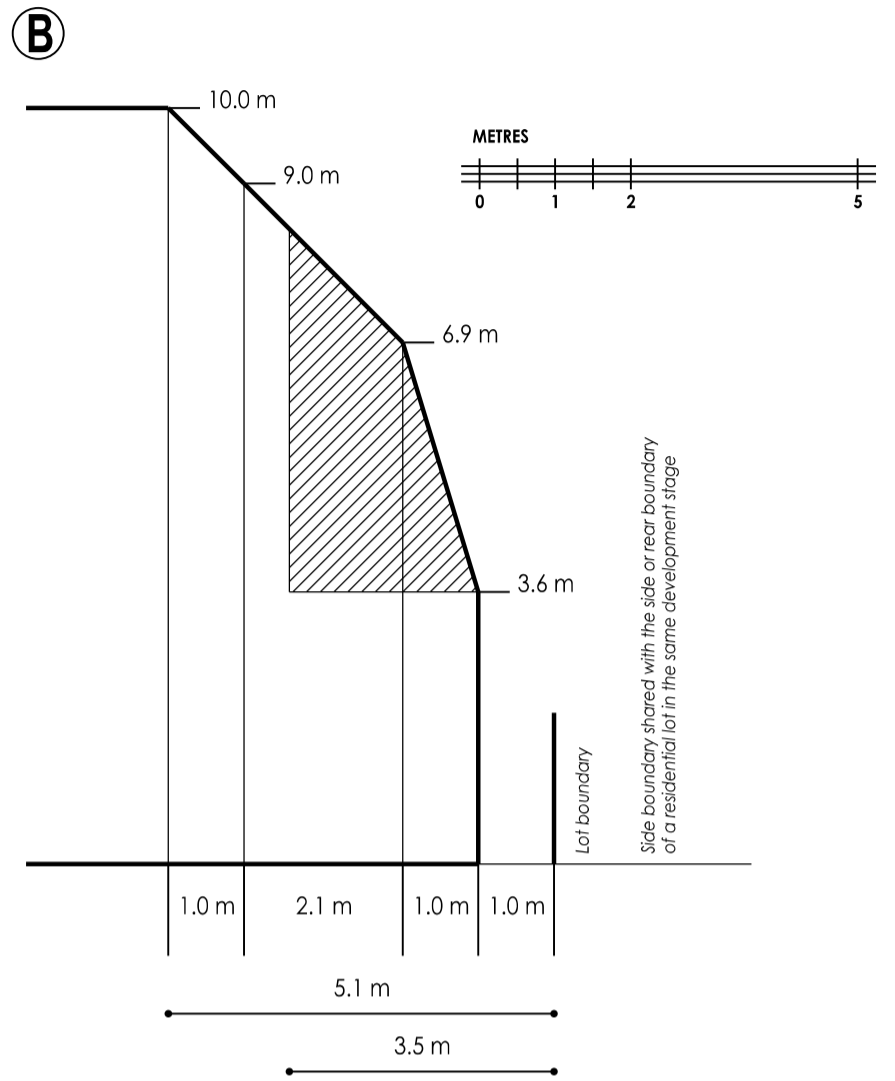
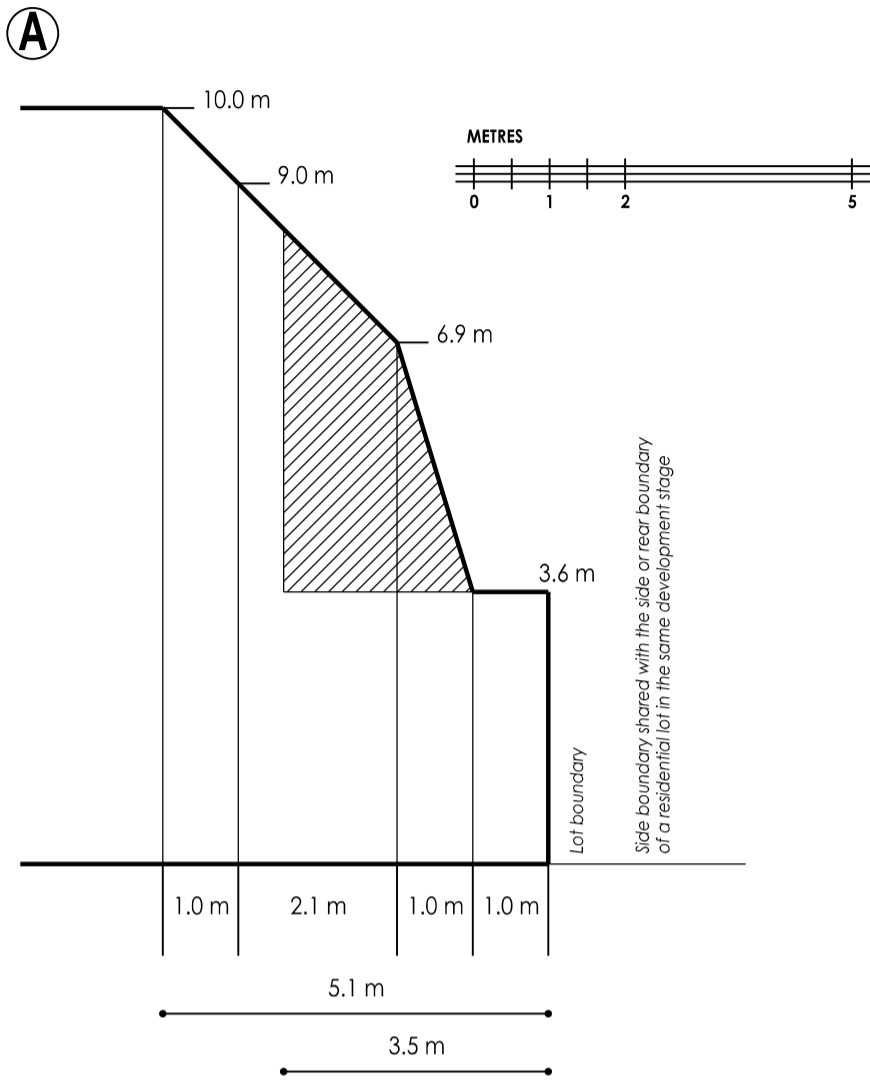
SHEET 8

REF: 8129/7

VERSION: 9

LICENSED SURVEYOR: GEOFF W HUMPHREY

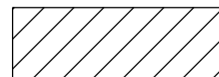
BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



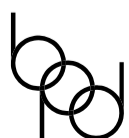
EASEMENT REQUIREMENT

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

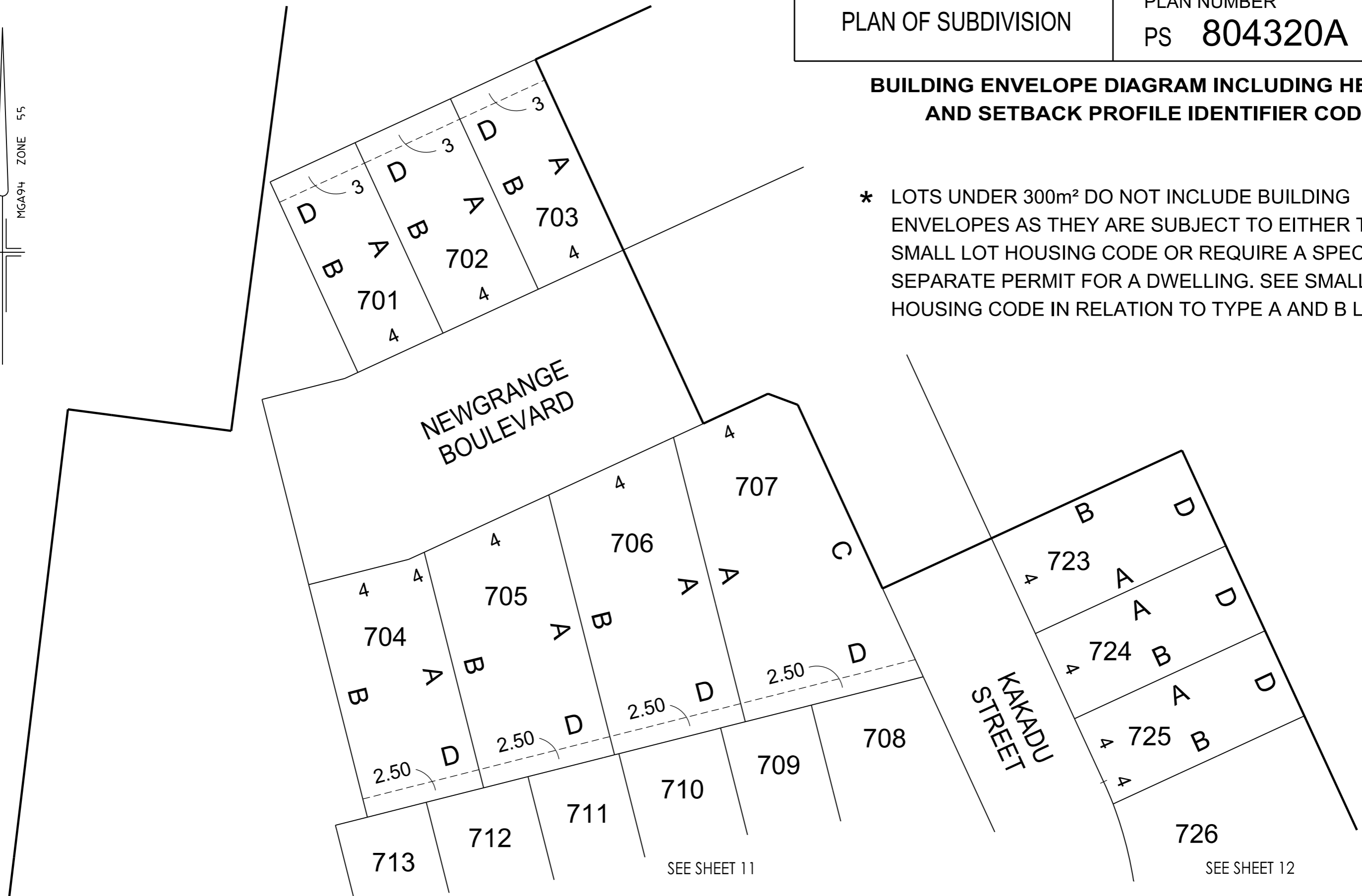
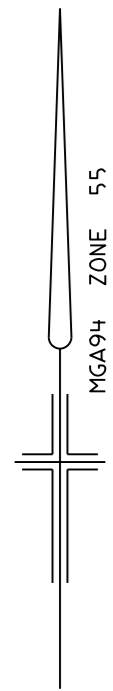
REF: 8129/7

SHEET 9

VERSION: 9

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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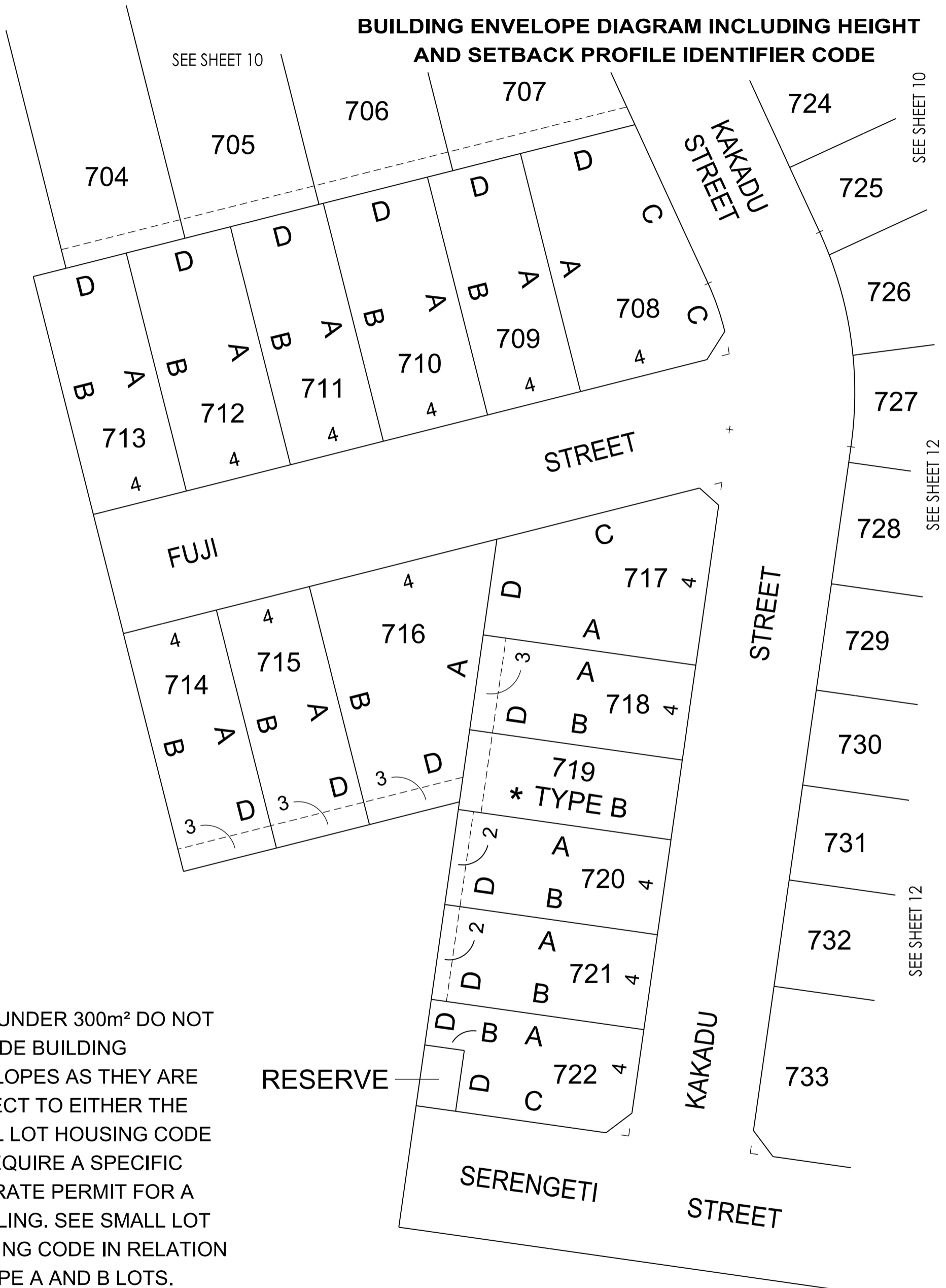
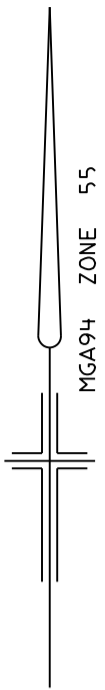
VERSION: 9

LICENSED SURVEYOR: GEOFF W HUMPHREY

ORIGINAL SHEET SIZE A3

SHEET 10

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



SEE SHEET 10

SEE SHEET 10

SEE SHEET 12

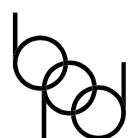
SEE SHEET 12

* 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.

RESERVE

SERENGETI

STREET



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ORIGINAL SHEET SIZE A3

SHEET 11

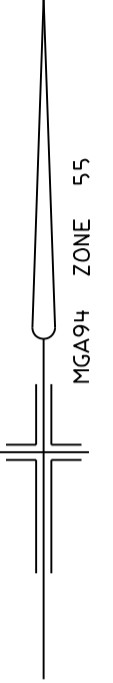
REF: 8129/7

VERSION: 9

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

725

A

D

726

B

D

A

727

B

D

728

A

D

729

A

D

730

B

D

731

A

D

732

B

D

733

* TYPE B

734

* TYPE B

735

* TYPE B

736

* TYPE B

737

* TYPE B

SERENGETI

KAKADU

SEE SHEET 11

SEE SHEET 11

BOULEVARD

DOLOMITE

STREET

743

A

D

744

A

D

745

A

D

746

A

D

747

A

D

748

A

D

749

* TYPE B

750

* TYPE B

751

* TYPE B

752

* TYPE B

742

B

4

741

A

4

740

B

4

739

A

4

738

B

4

A

D

3

D

3

D

3

D

3

D

3

