

	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 811183S
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ---- SECTION: ---- CROWN ALLOTMENT: ---- CROWN PORTION: 48 (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A PS811176P POSTAL ADDRESS: NEWGRANGE BOULEVARD (at time of subdivision) CLYDE NORTH , 3978 MGA 94 CO-ORDINATES: E: 355 450 ZONE: 55 (of approx. centre of plan) 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 1200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 9125m² AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTIONS	
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. PM56 LAND IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PIn A00355/17			
ESTATE: MERIDIAN 12	AREA: 3.124 ha	No. OF LOTS: 45	MELWAY: 135:E:1
EASEMENT INFORMATION			
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)			
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN LAND BENEFITED OR IN FAVOUR OF
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: 8129/12	VERSION: 8
		ORIGINAL SHEET SIZE A3	
LICENSED SURVEYOR: GEOFF W. HUMPHREY			
CHECKED L.W.	DATE: 20/03/18		

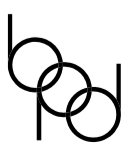
	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 811183S
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EASEMENT INFORMATION

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

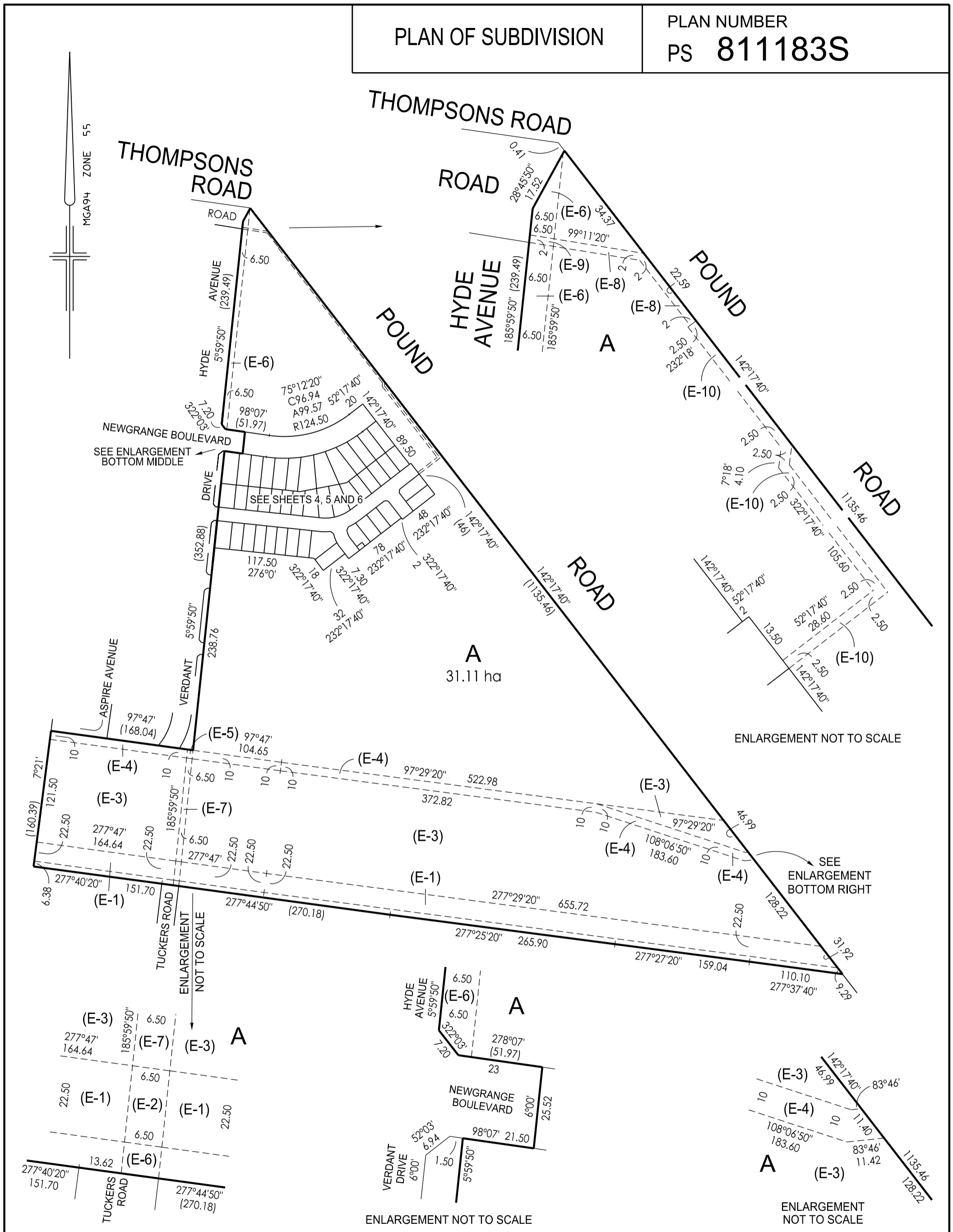
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-1)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-2)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-2)	POWERLINE EASEMENT	SEE 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)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-11)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-12)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-12)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION

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 <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: 8129/12	VERSION: 8	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: GEOFF W. HUMPHREY			

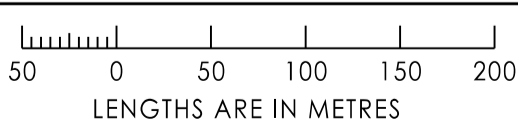
PLAN OF SUBDIVISION

PLAN NUMBER
PS 811183S



SCALE

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ORIGINAL SHEET SIZE A3

SHEET 3

REF: 8129/12

VERSION: 8



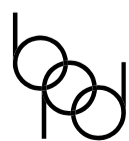
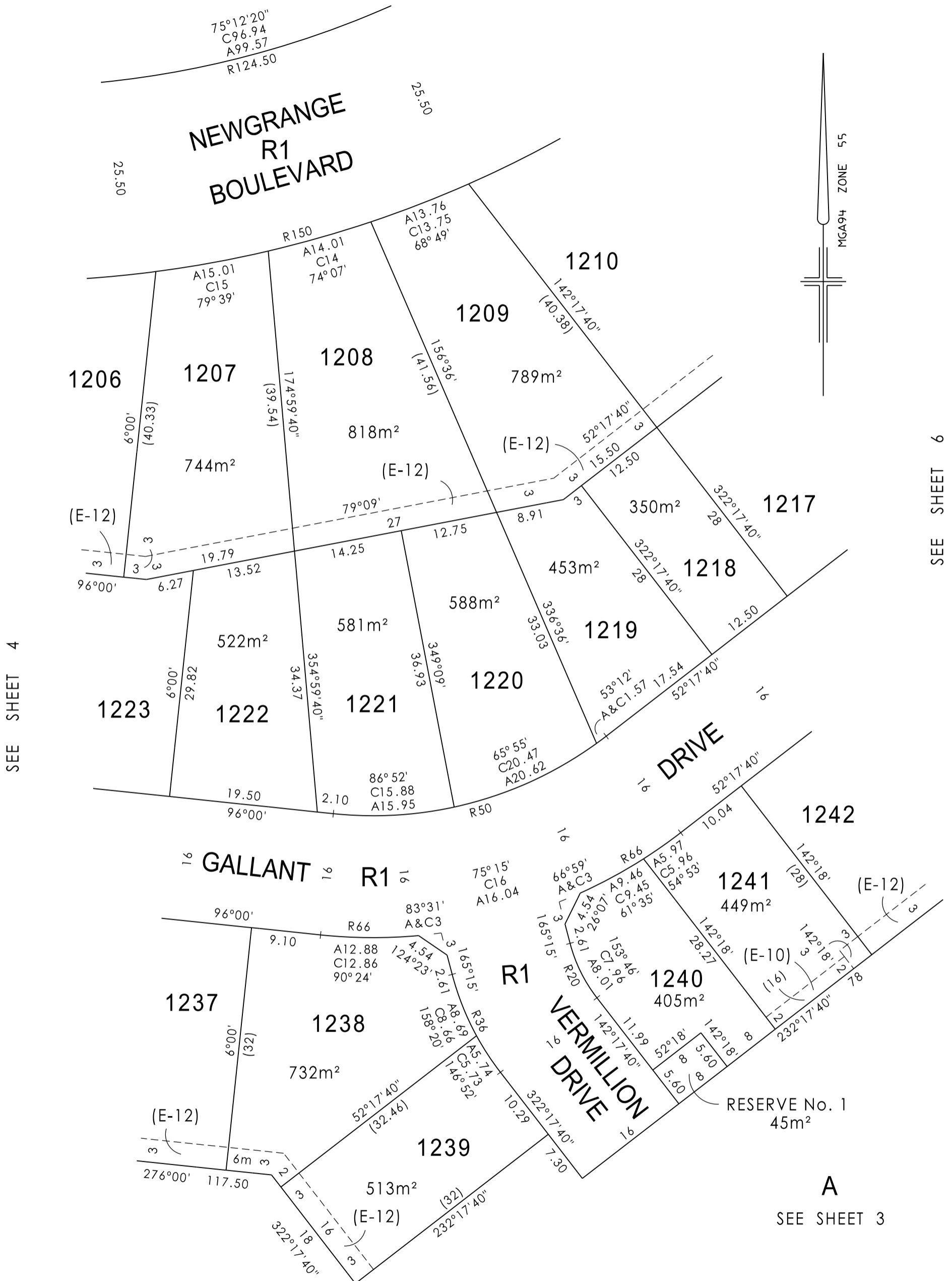
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Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
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LICENSED SURVEYOR: GEOFF W. HUMPHREY

A
SEE SHEET 3

PLAN OF SUBDIVISION

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1:500



ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 8129/12

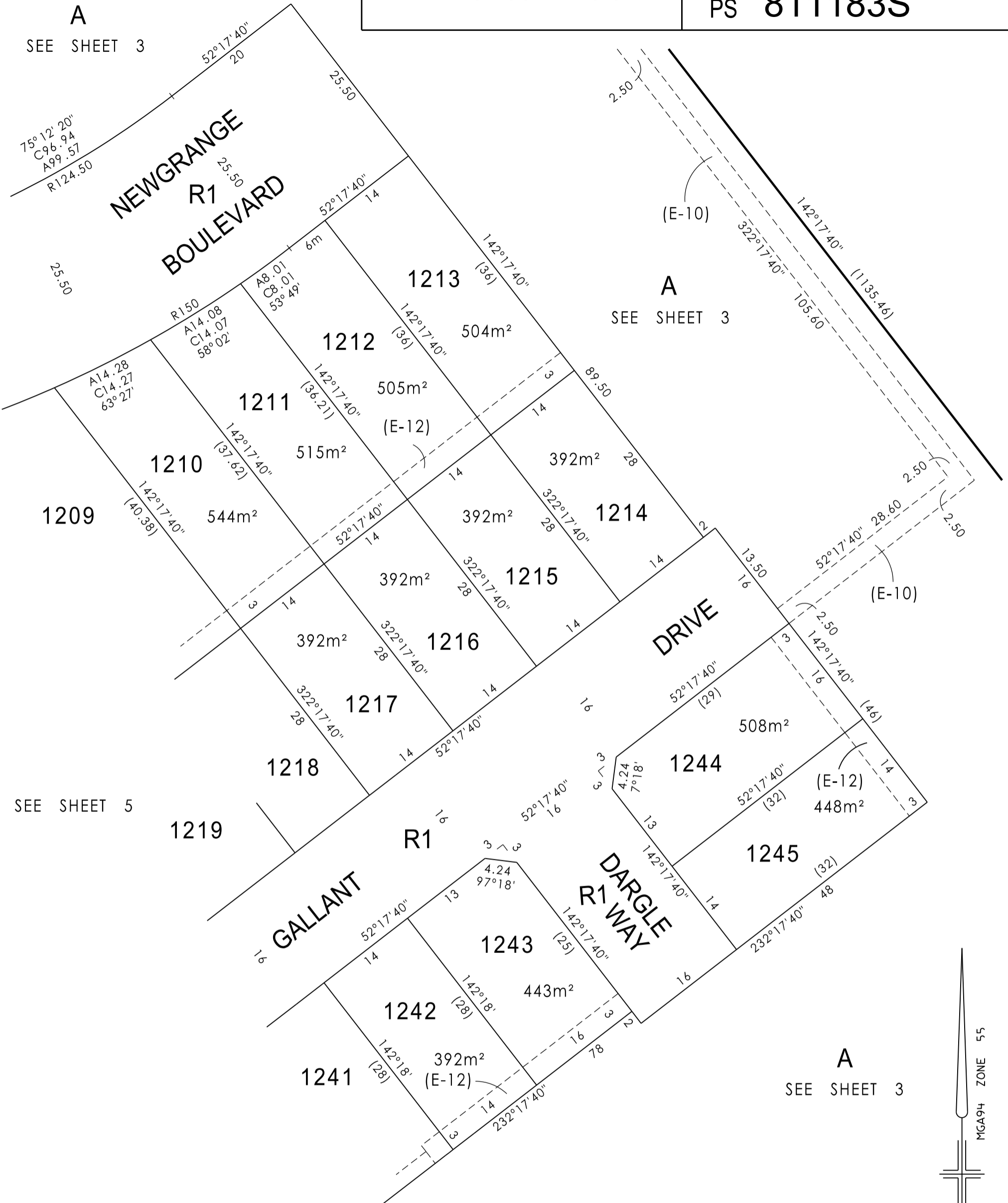
VERSION: 8

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PLAN OF SUBDIVISION

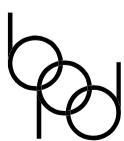
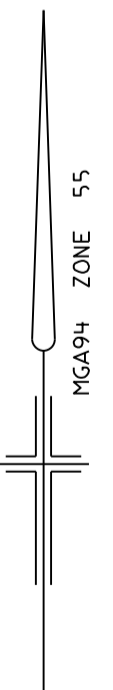
PLAN NUMBER
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A
SEE SHEET 3



SEE SHEET 5

A
SEE SHEET 3



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ORIGINAL SHEET SIZE A3	SHEET 6
REF: 8129/12	VERSION: 8

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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

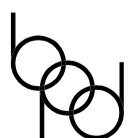
Land to benefit : Lots 1201 to 1245 (both inclusive).

Land to be burdened: Lots 1201 to 1245 (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 8 to 13 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 8 to 13 (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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SHEET SIZE A3

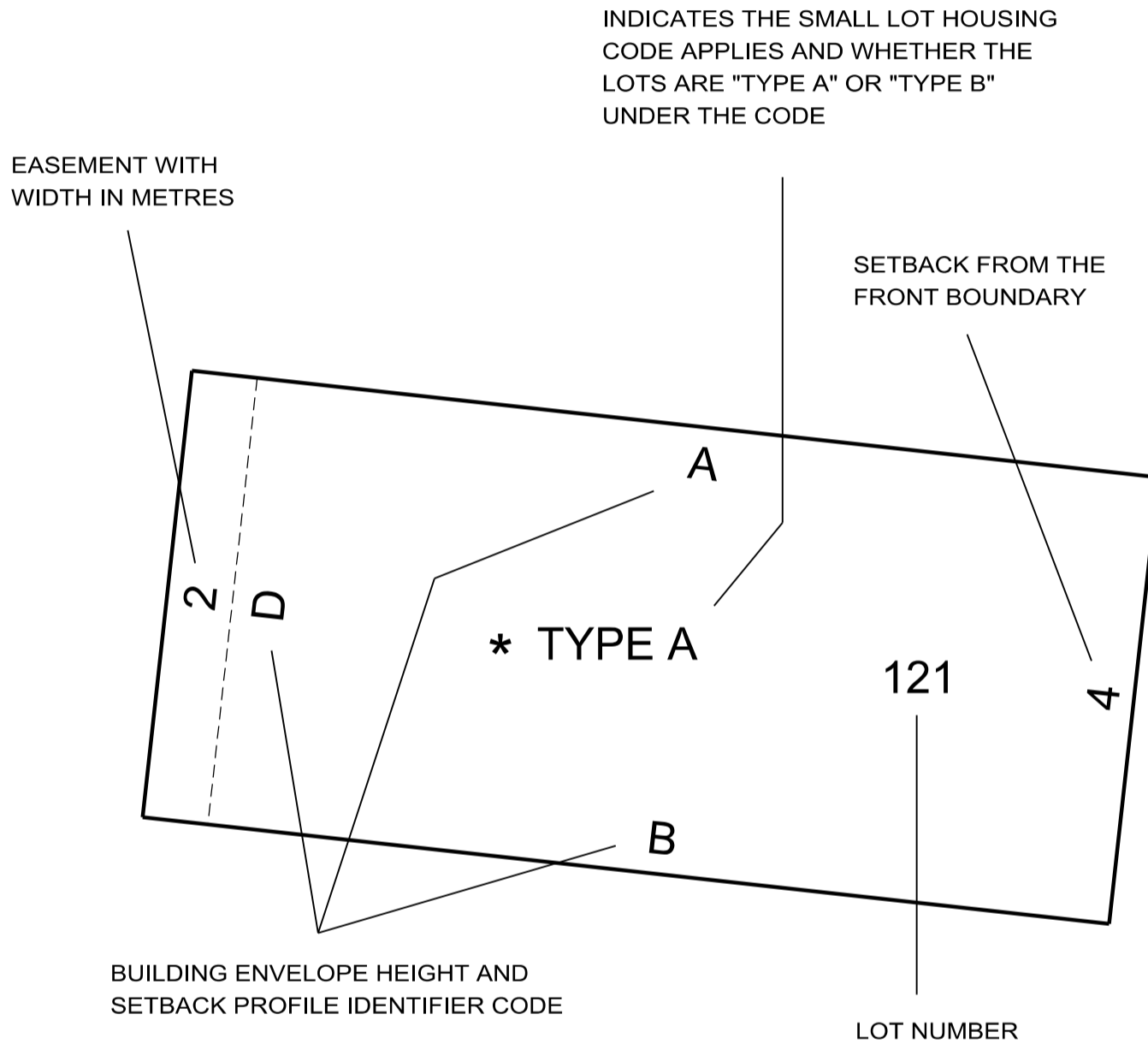
SHEET 7

REF: 8129/12

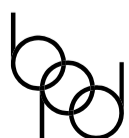
VERSION: 8

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



REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.



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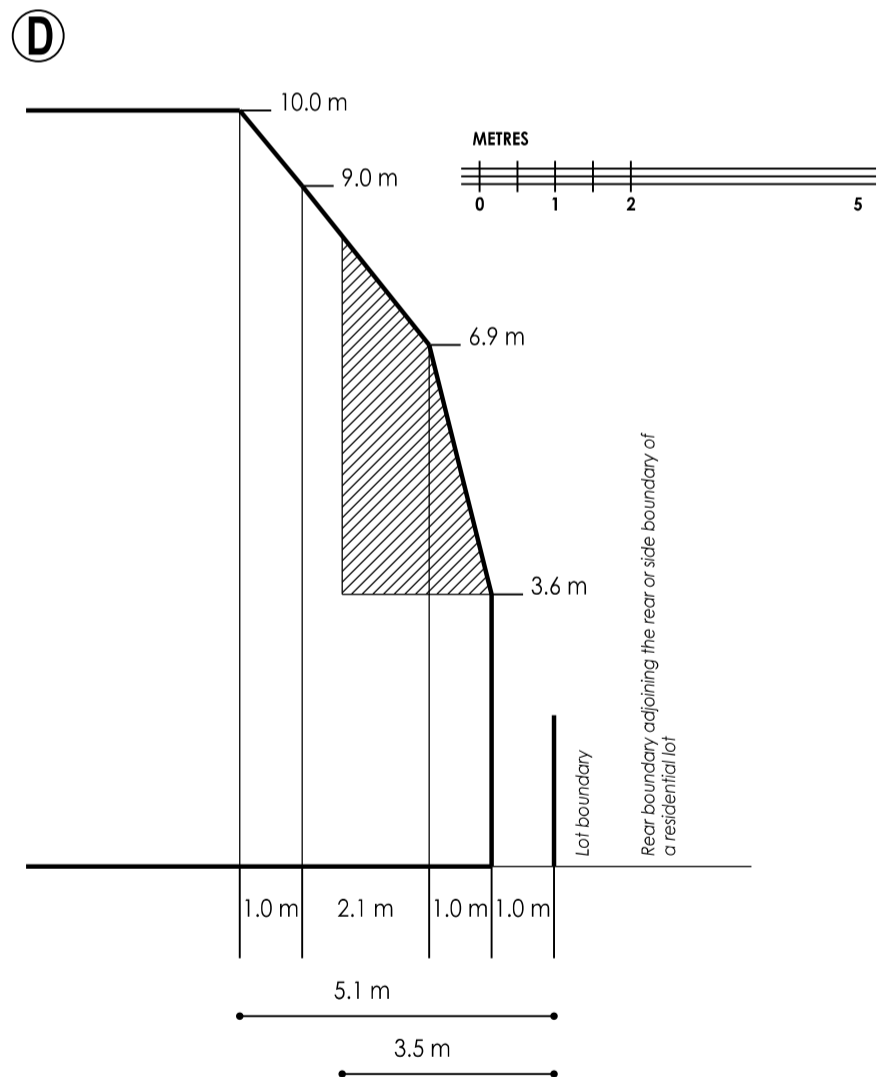
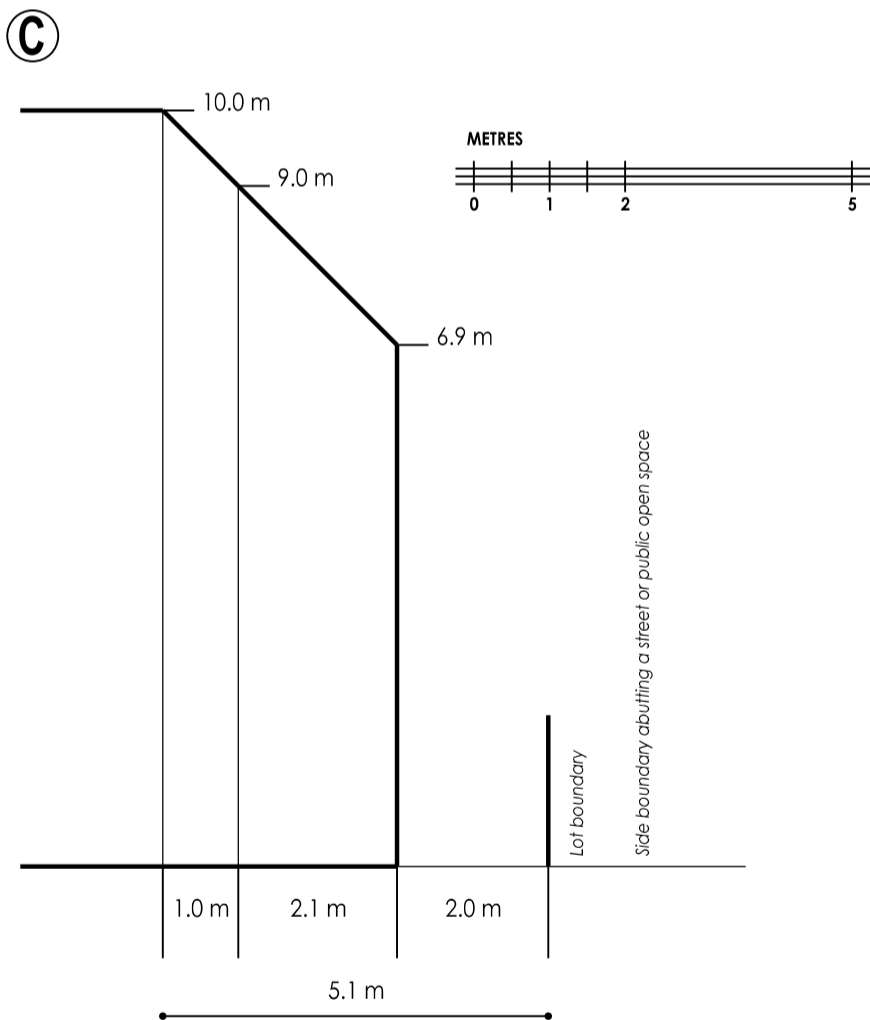
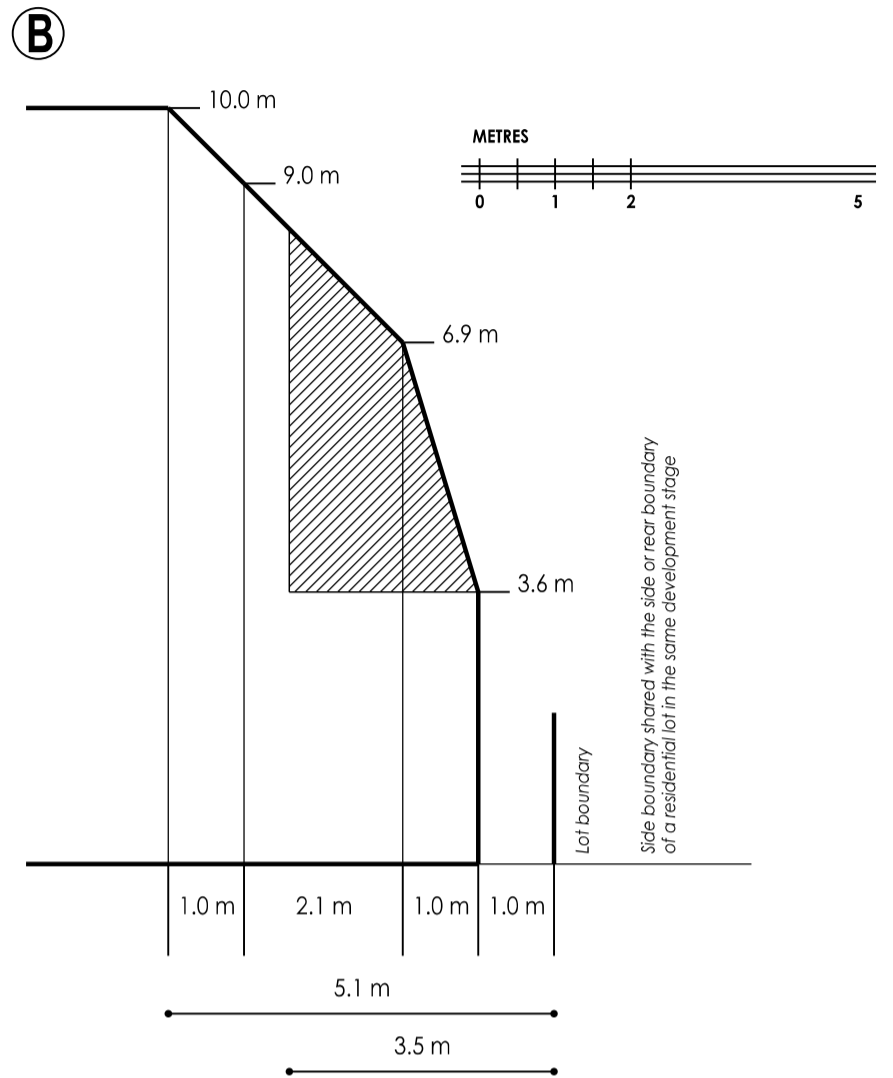
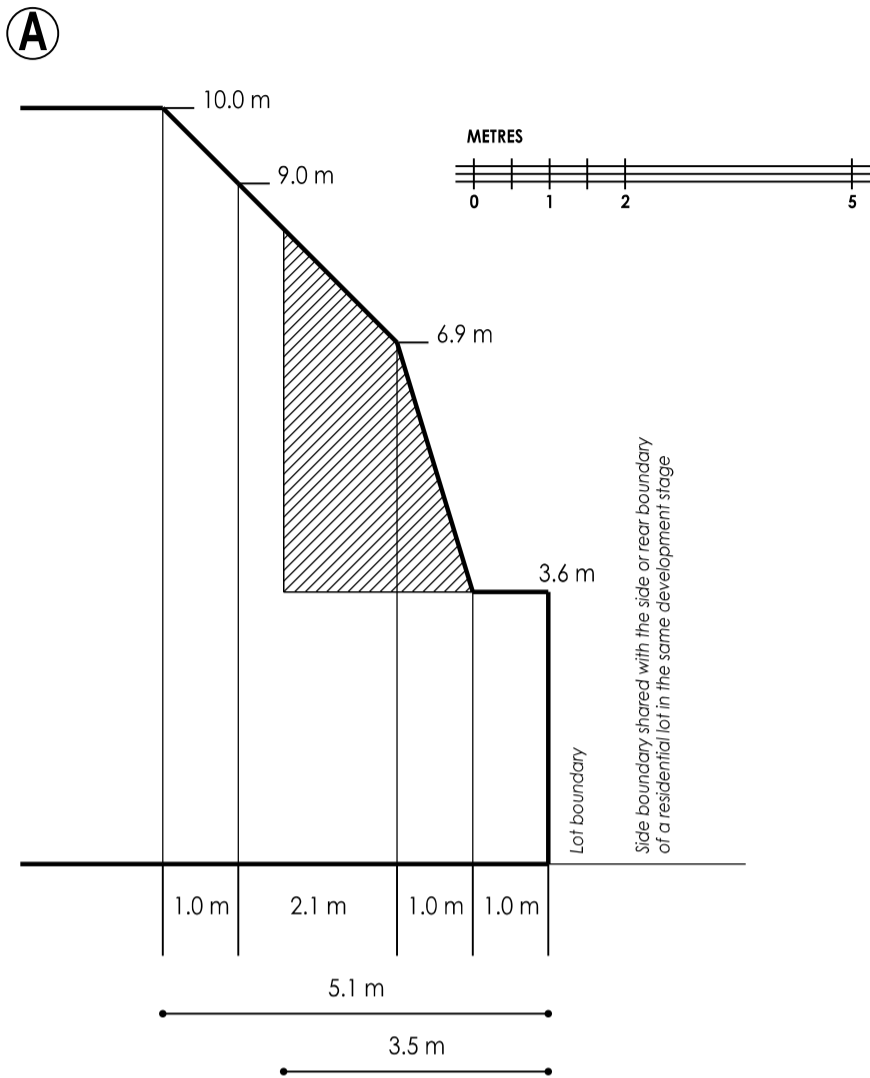
SHEET 8

REF: 8129/12

VERSION: 8

LICENSED SURVEYOR: GEOFF W. HUMPHREY

BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



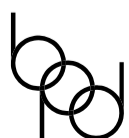
EASEMENT REQUIREMENT

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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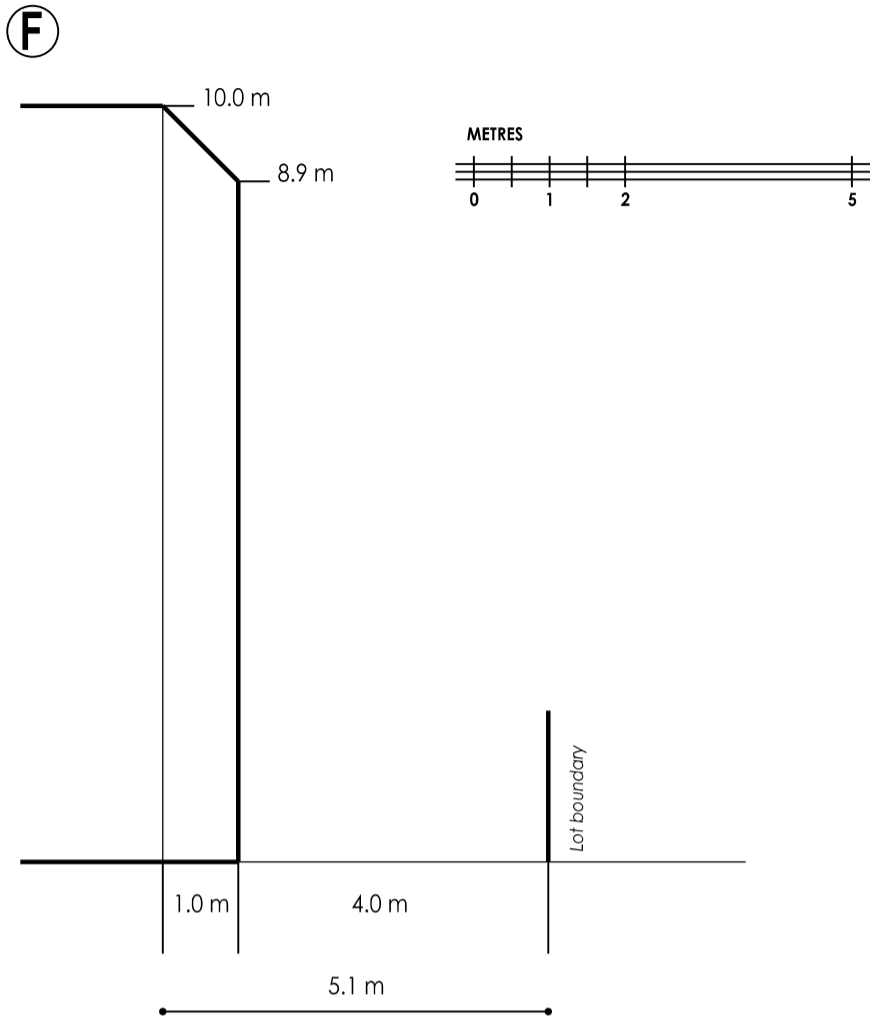
ORIGINAL SHEET SIZE A3

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SHEET 9

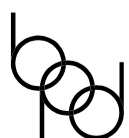
VERSION: 8

BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



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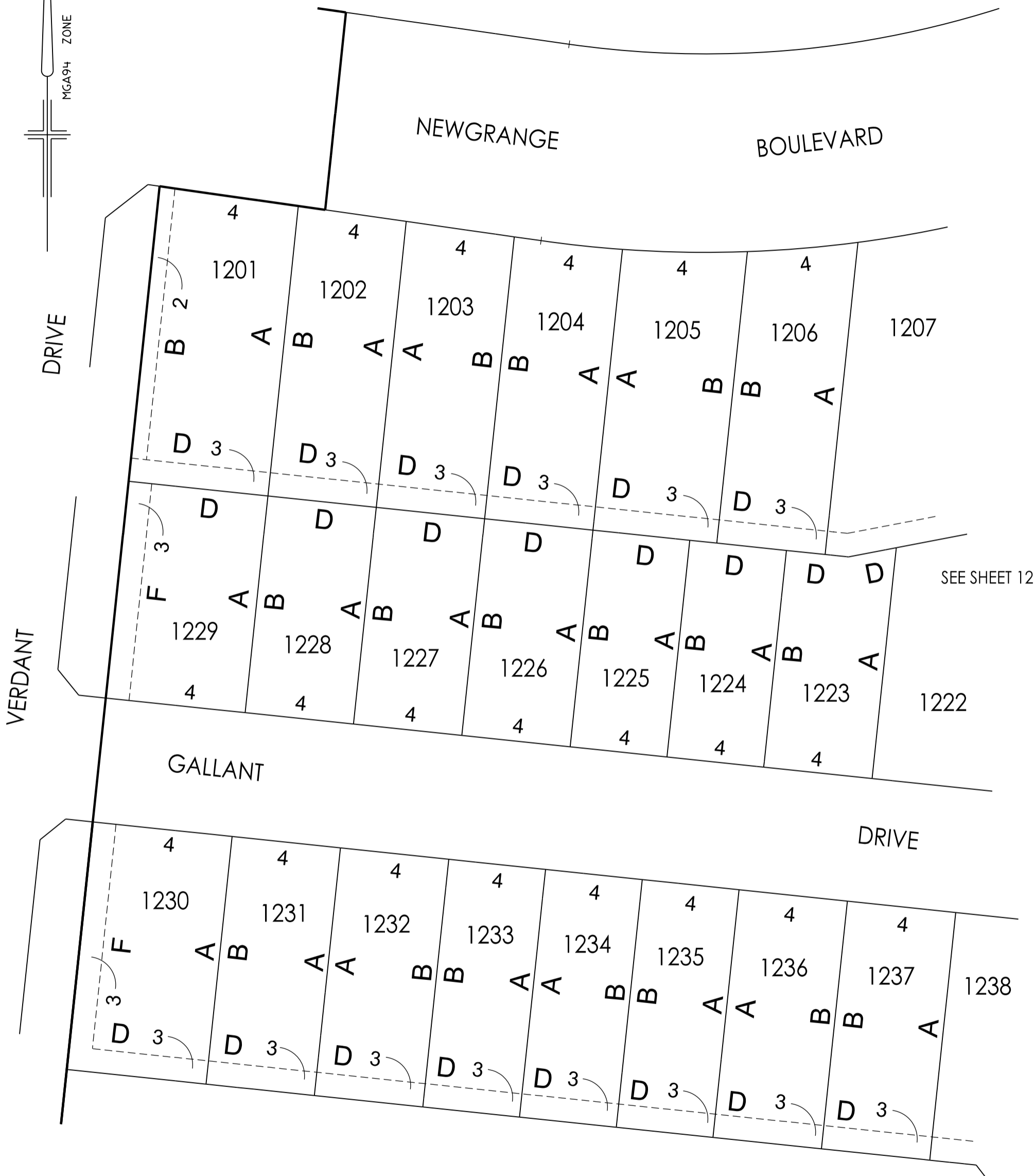
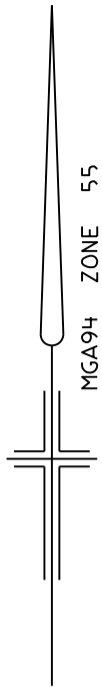
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SHEET 10

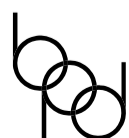
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VERSION: 8

LICENSED SURVEYOR: GEOFF W. HUMPHREY



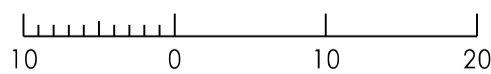
**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT
AND SETBACK PROFILE IDENTIFIER CODE**



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LENGTHS ARE IN METRES

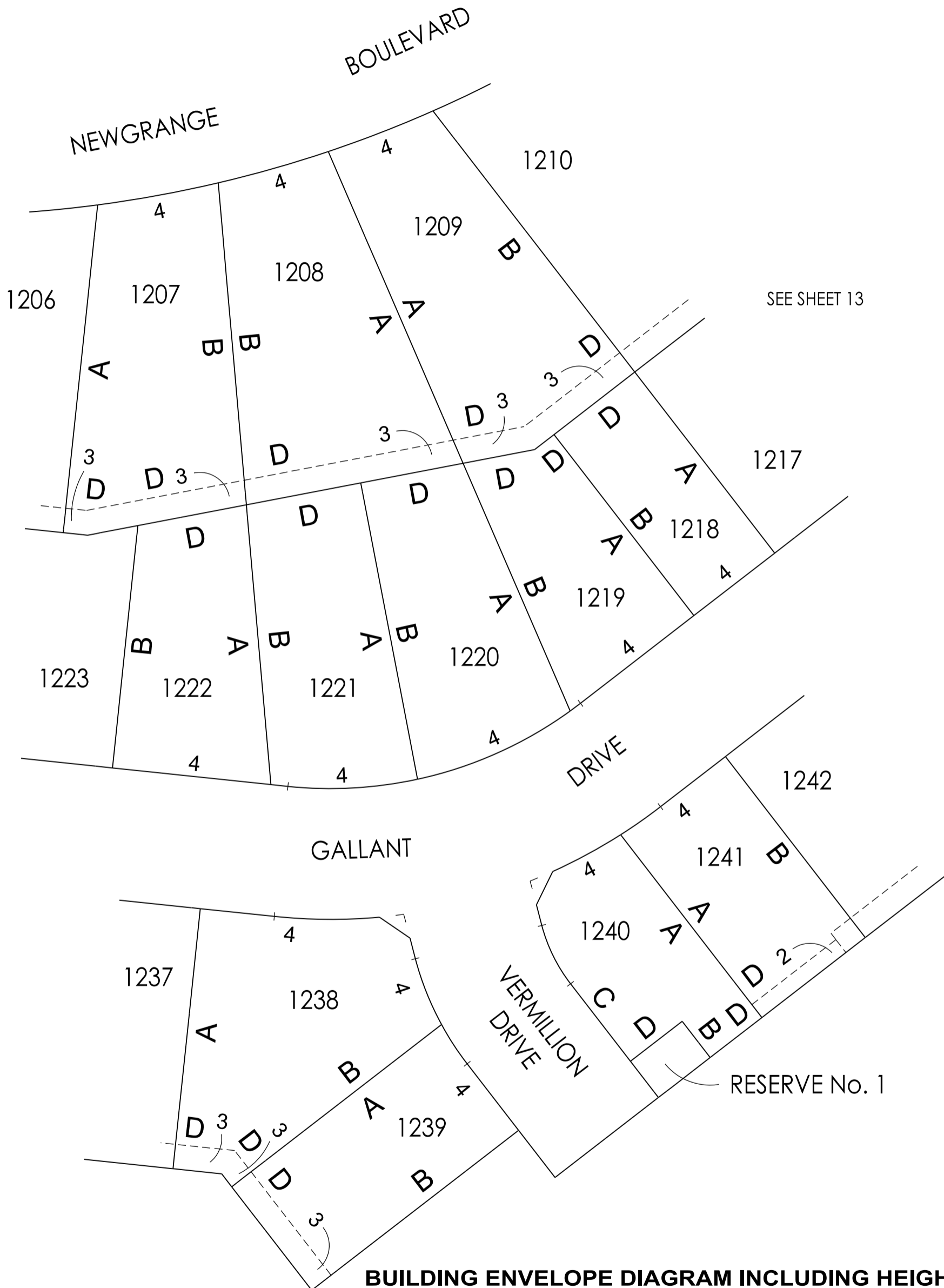
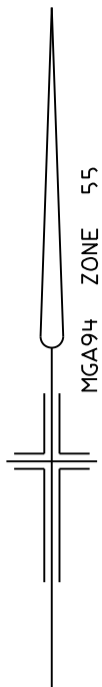
ORIGINAL
SHEET SIZE A3

SHEET 11

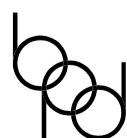
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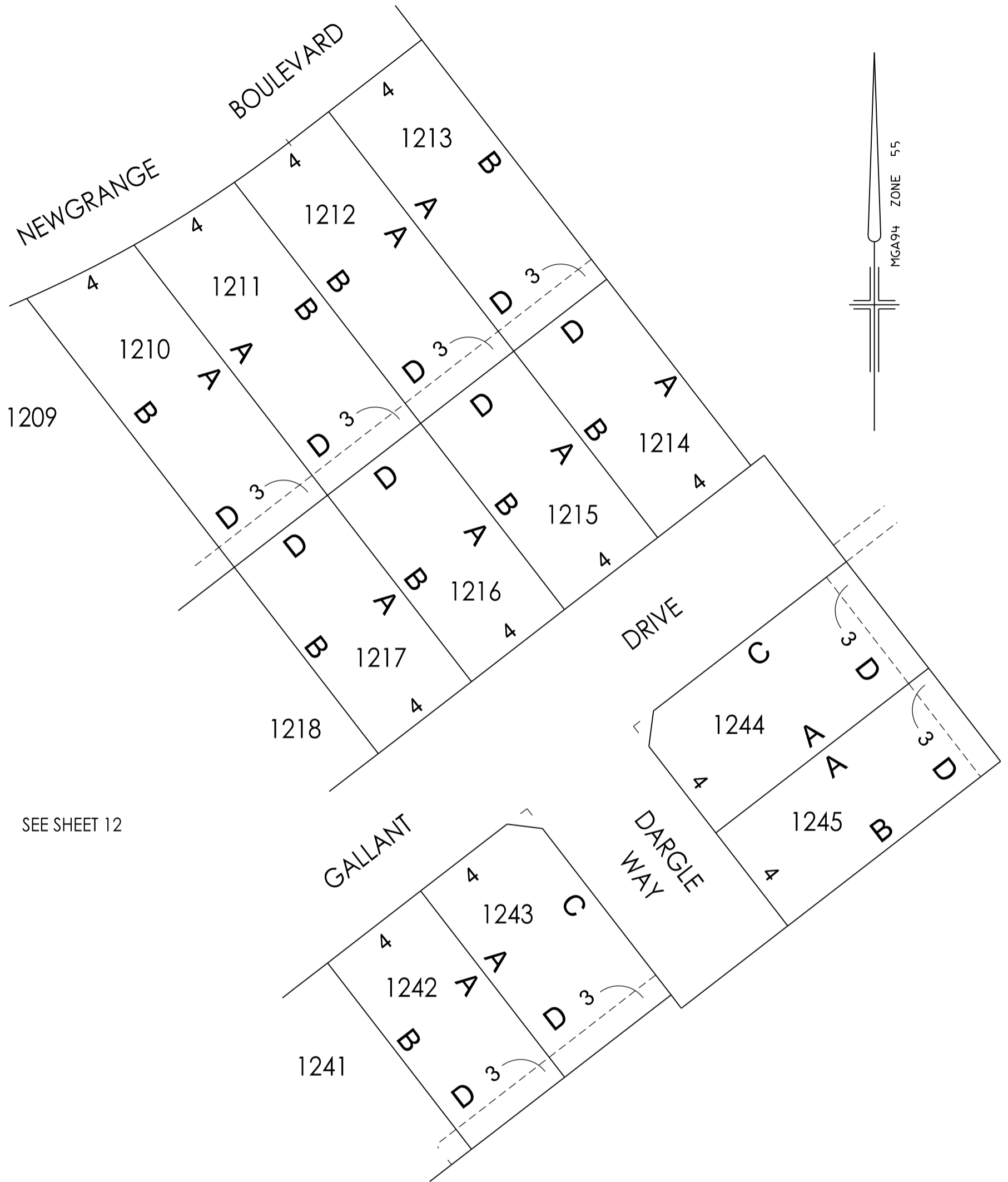
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ORIGINAL SHEET SIZE A3
REF: 8129/12

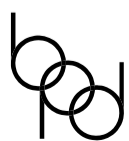
SHEET 12
VERSION: 8

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SEE SHEET 12

**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT
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SHEET 13
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