
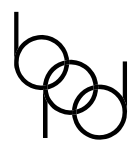


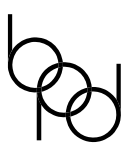
	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 811245W	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 48 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS811230L POSTAL ADDRESS: NEWGRANGE BOULEVARD (at time of subdivision) CLYDE NORTH 3978 MGA 94 CO-ORDINATES: E: 355610 ZONE: 55 (of approx. centre of plan) N: 5782470 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 1500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION. FURTHER/PURPOSE OF PLAN TO REMOVE THAT PART OF EASEMENTS E-8 & E-9 SHOWN ON PS811230L FOR SEWERAGE PURPOSES, THAT LIE WITHIN THE LAND SHOWN AS ROAD R2 ON THIS PLAN TO REMOVE THAT PART OF EASEMENTS (E-12) AND (E-13) SHOWN ON PS811230L THAT LIES WITHIN THE LAND SHOWN AS ROAD R1 ON THIS PLAN GROUNDS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988 TOTAL ROAD R1 AREA IS 7648m² TOTAL ROAD R2 AREA IS 149m²		
ROAD R1 ROAD R2 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	CASEY CITY COUNCIL ROADS CORPORATION MELBOURNE WATER CORPORATION CASEY CITY COUNCIL 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. CRANBOURNE PM 56 IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. Pln A00355/17		
ESTATE: MERIDIAN 15		AREA: 5.733 ha	No. OF LOTS: 54	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: 8129/15	VERSION: 11	ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: SIMON COX		
CHECKED AT	DATE: 28/08/18			
		SHEET 1 OF 15 SHEETS		

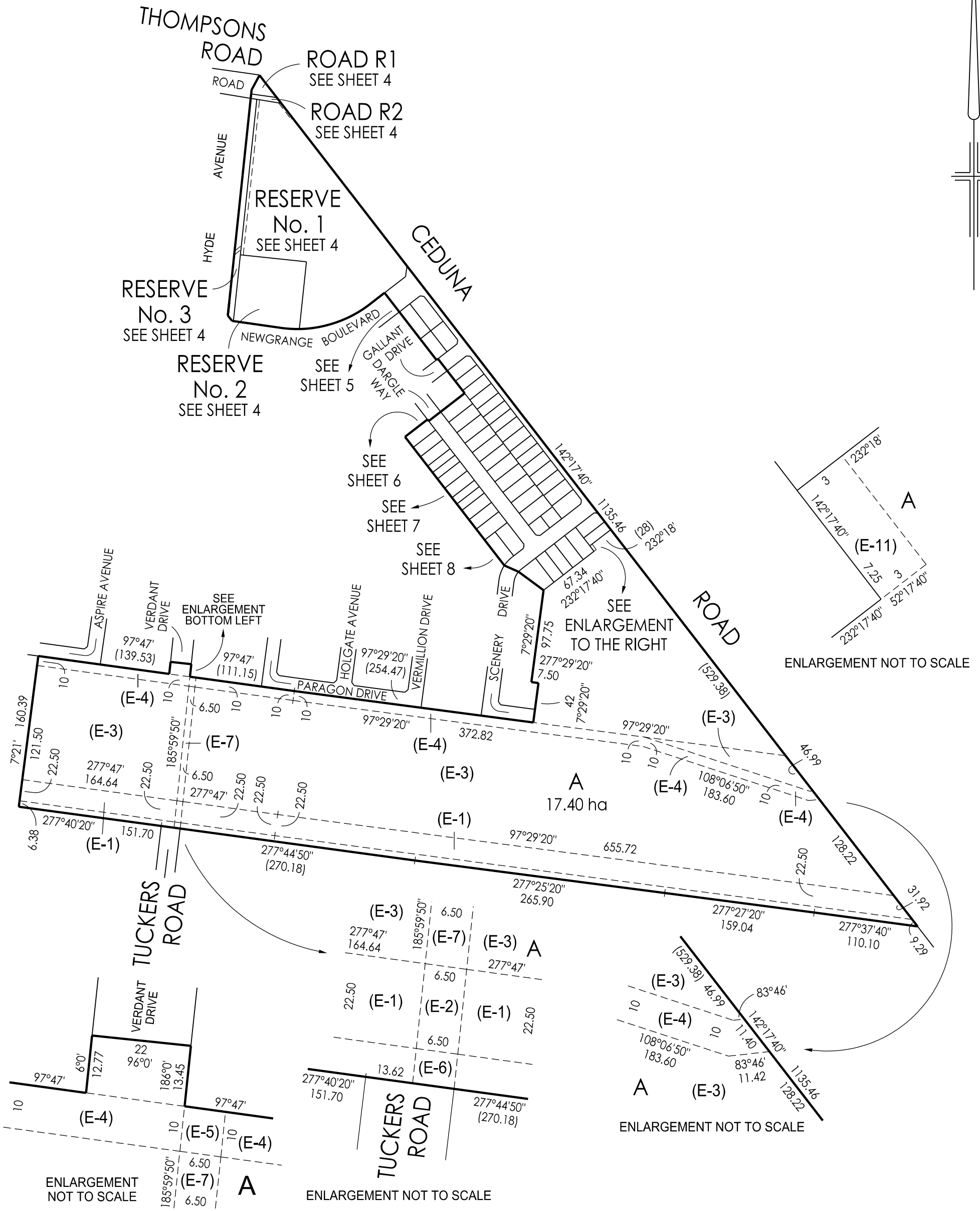
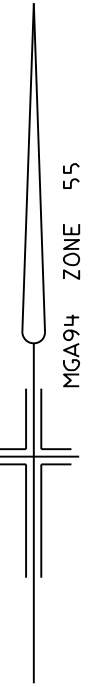
	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 811245W
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EASEMENT INFORMATION

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

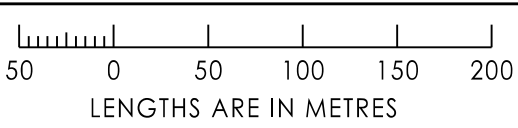
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-1)	POWERLINE EASEMENT	SEE PLAN	AC470715S	TXU ELECTRICITY LIMITED
(E-2)	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E J608082	S.E.C.V
(E-2)	POWERLINE EASEMENT	SEE 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-11)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-11)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-12)	DRAINAGE	SEE PLAN	PS811183S	CASEY CITY COUNCIL
(E-12)	SEWERAGE	SEE PLAN	PS811183S	SOUTH EAST WATER CORPORATION
(E-13)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-14)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-14)	PIPELINE	SEE PLAN	C/E G24347	GAS AND FUEL CORPORATION OF VICTORIA

 <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: 8129/15	VERSION: 11	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: SIMON COX			



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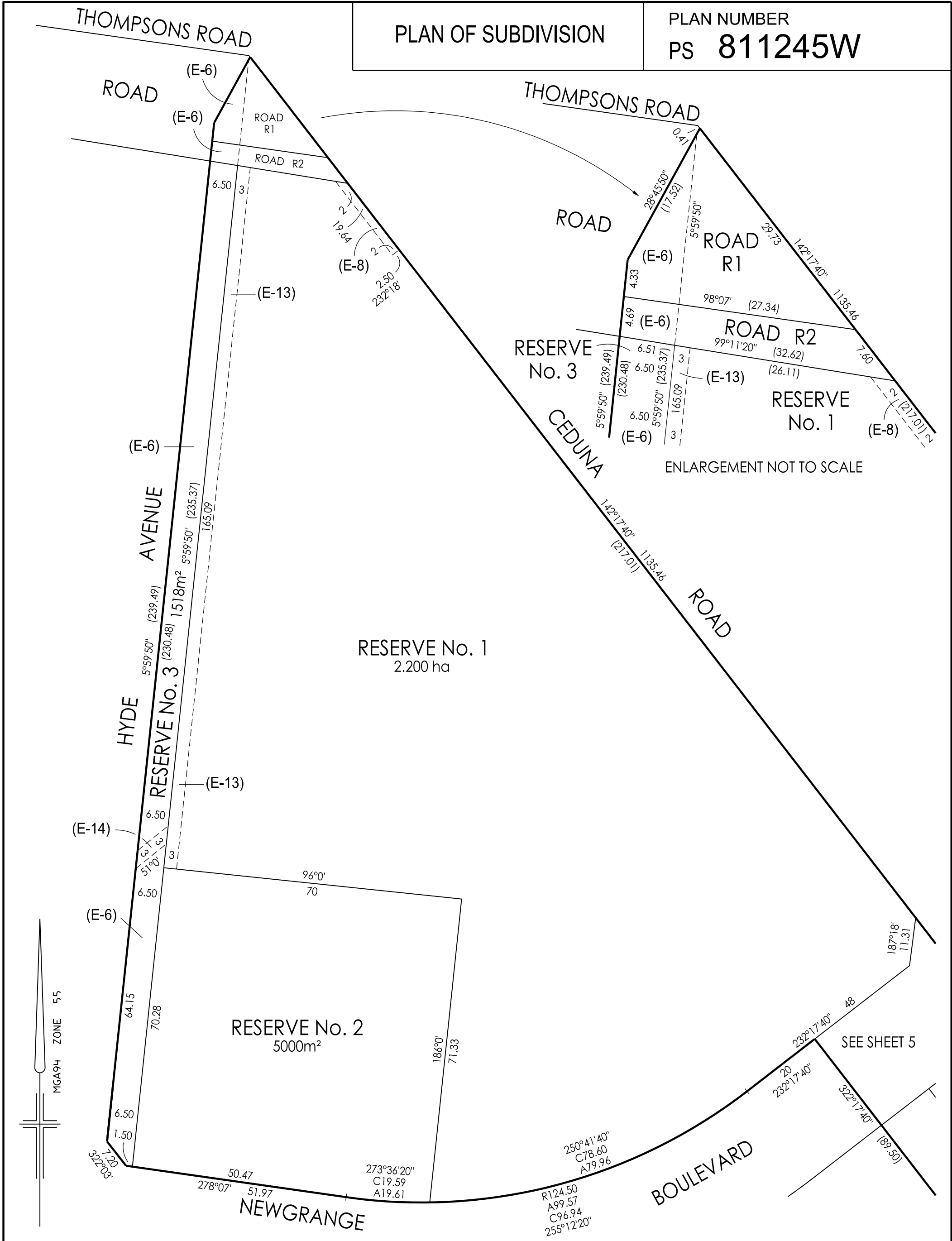


ORIGINAL SHEET SIZE A3	SHEET 3
REF: 8129/15	VERSION: 11

LICENSED SURVEYOR: SIMON COX

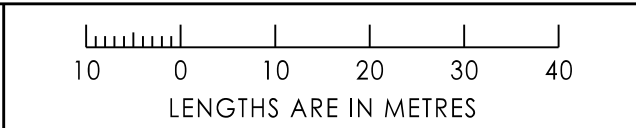
PLAN OF SUBDIVISION

PLAN NUMBER
PS 811245W



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ORIGINAL SHEET SIZE A3
SHEET 4
REF: 8129/15
VERSION: 11

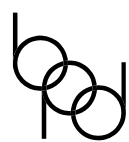
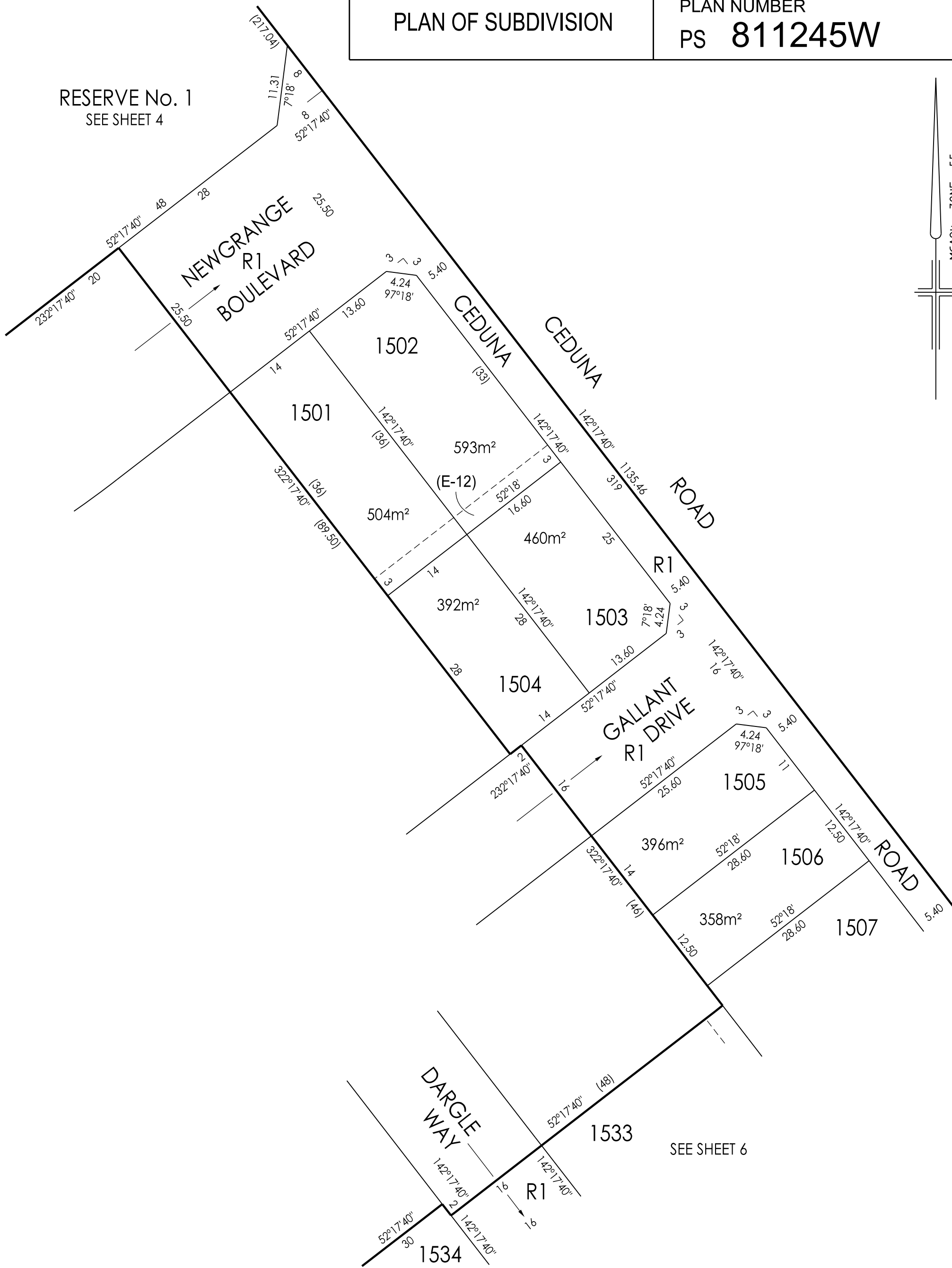
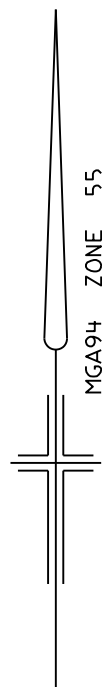
LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER

PS 811245W

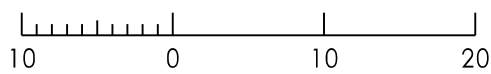
RESERVE No. 1
SEE SHEET 4



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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 5

REF: 8129/15

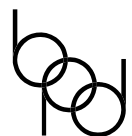
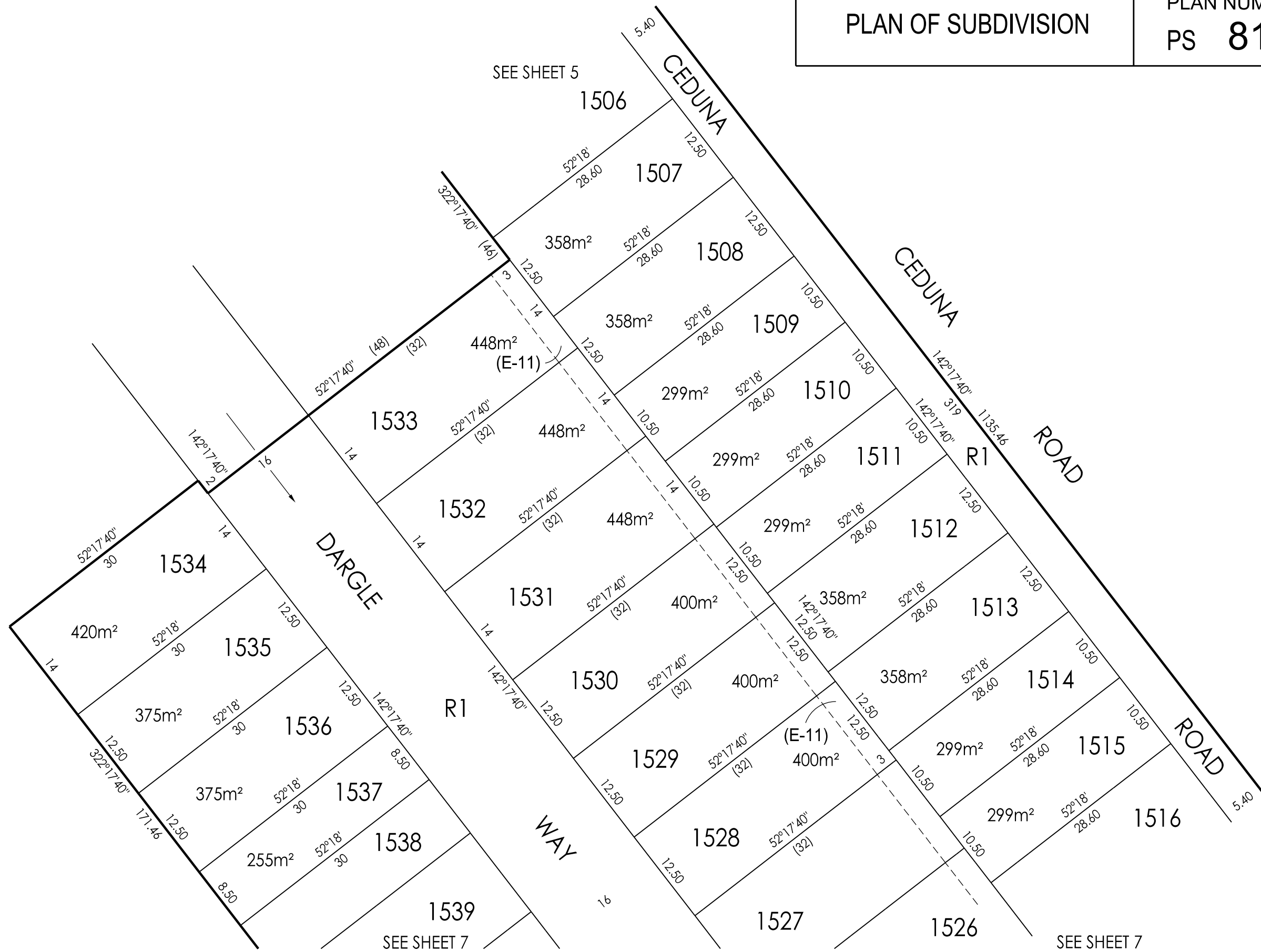
VERSION: 11

LICENSED SURVEYOR: SIMON COX

SEE SHEET 6

PLAN OF SUBDIVISION

PLAN NUMBER
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LICENSED SURVEYOR: SIMON COX

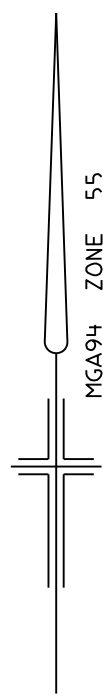
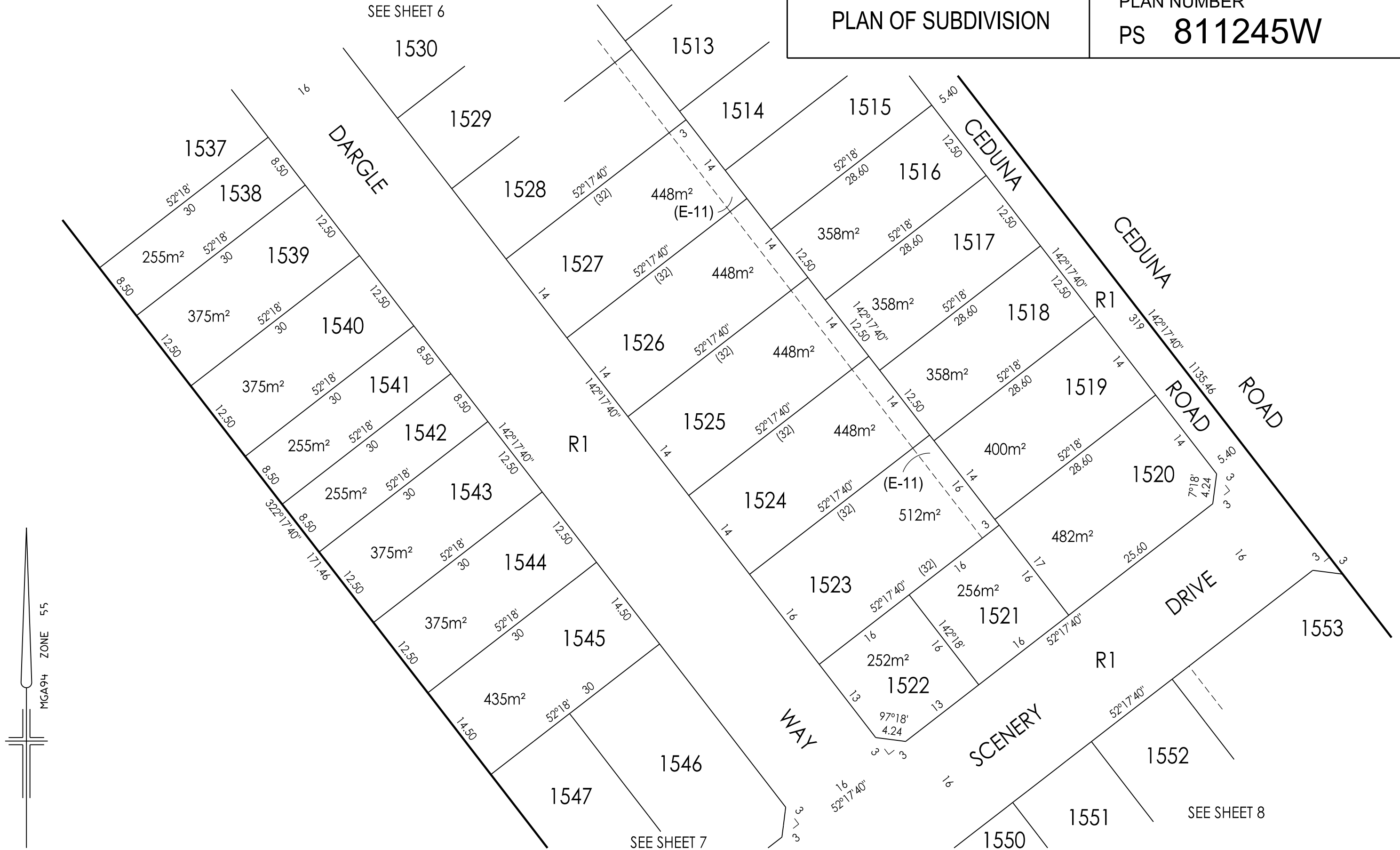
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SHEET 6

PLAN OF SUBDIVISION

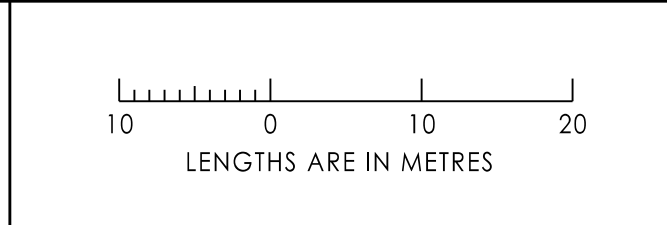
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PS 811245W

SEE SHEET 6



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SCALE
1:500



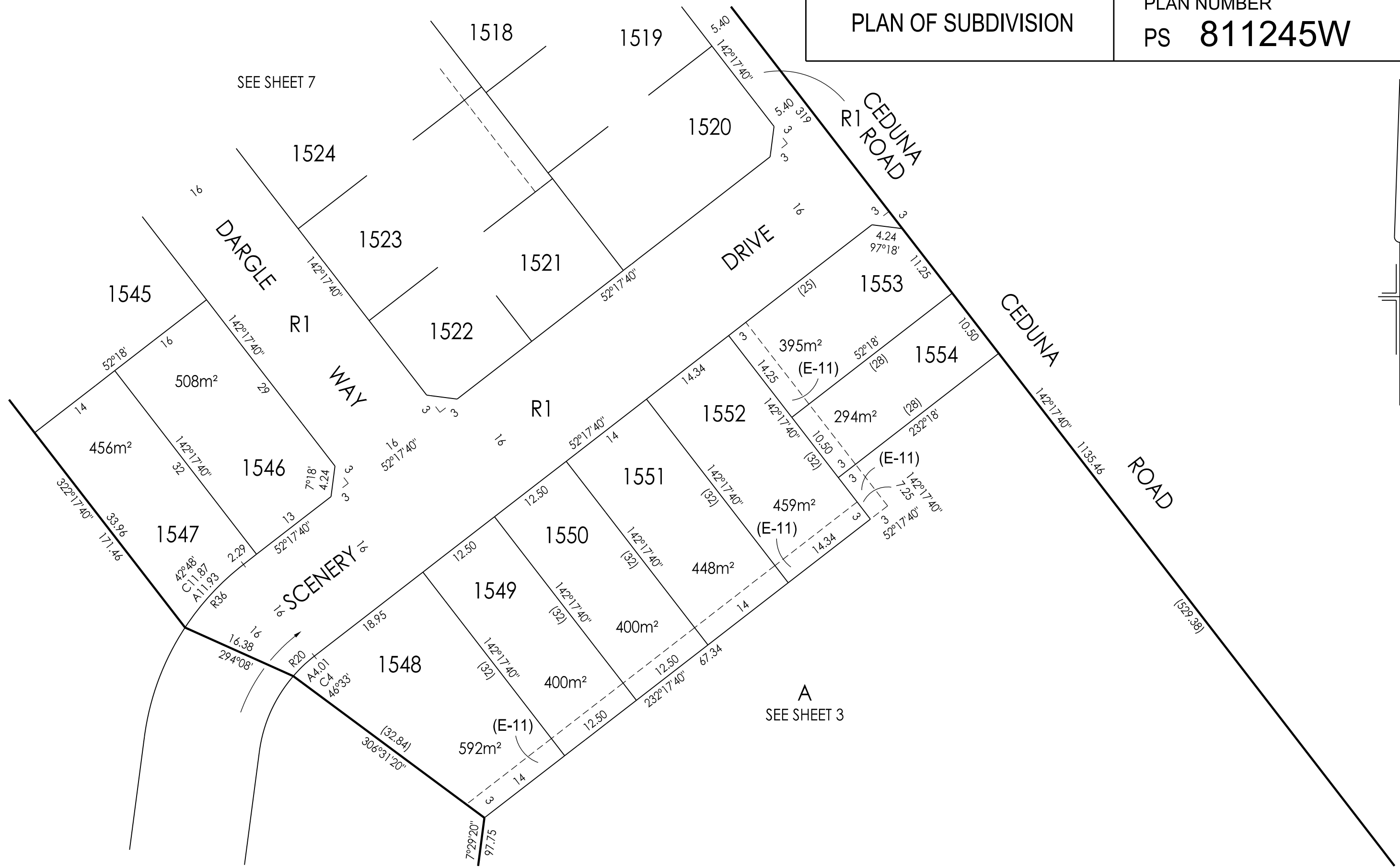
REF: 8129/15 VERSION: 11
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 7

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811245W



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LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 8

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

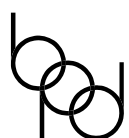
Land to benefit : Lots 1501 to 1554 (both inclusive).

Land to be burdened: Lots 1501 to 1554 (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 10 to 15 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 10 to 15 (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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ORIGINAL
SHEET SIZE A3

SHEET 9

REF: 8129/15

VERSION: 11

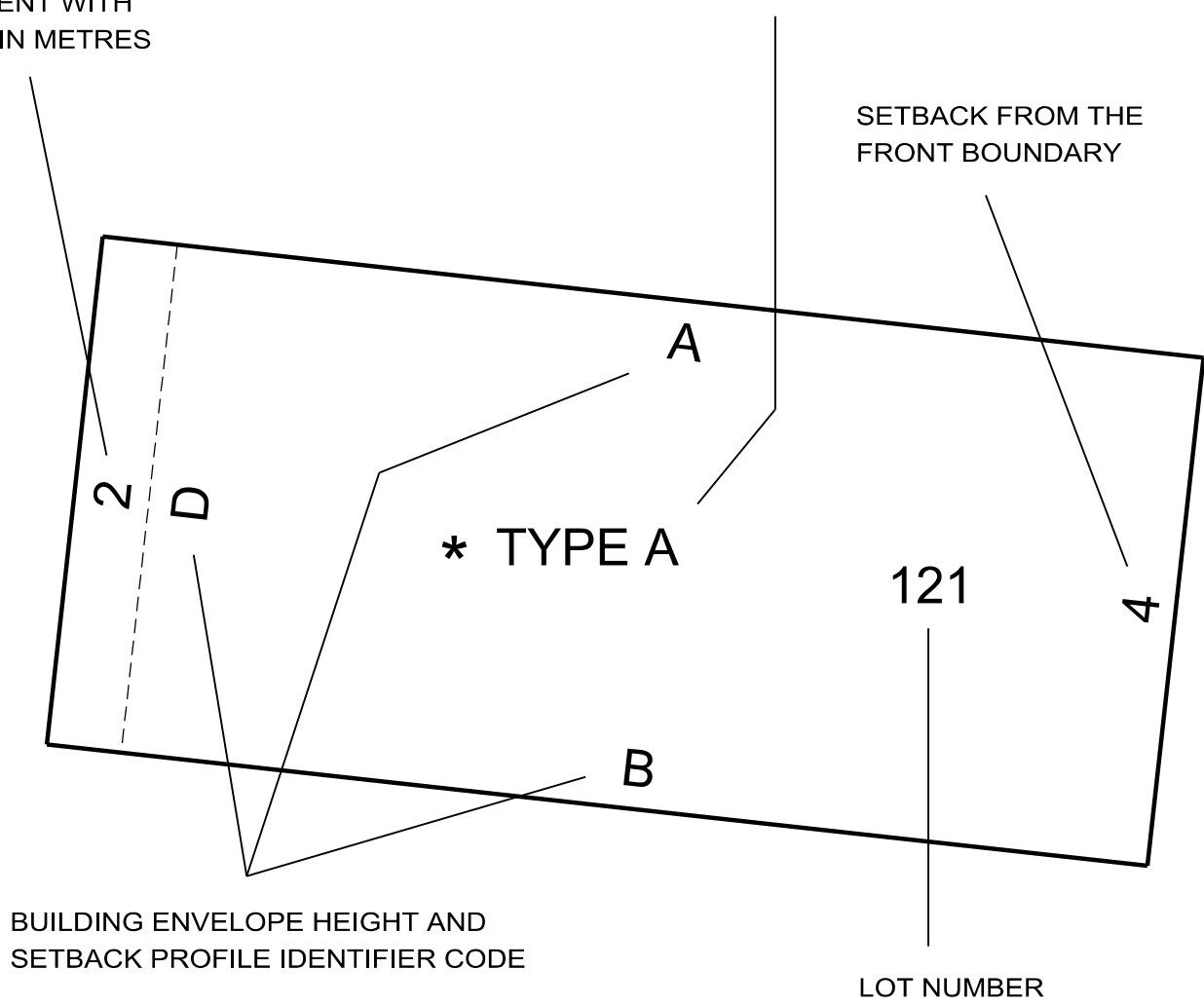
LICENSED SURVEYOR: SIMON COX

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



BUILDING ENVELOPE HEIGHT AND SETBACK PROFILE IDENTIFIER CODE

LOT NUMBER

REFER TO MCP No. AA3276 FOR FURTHER INFORMATION.

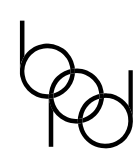
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ORIGINAL SHEET SIZE A3

SHEET 10

REF: 8129/15

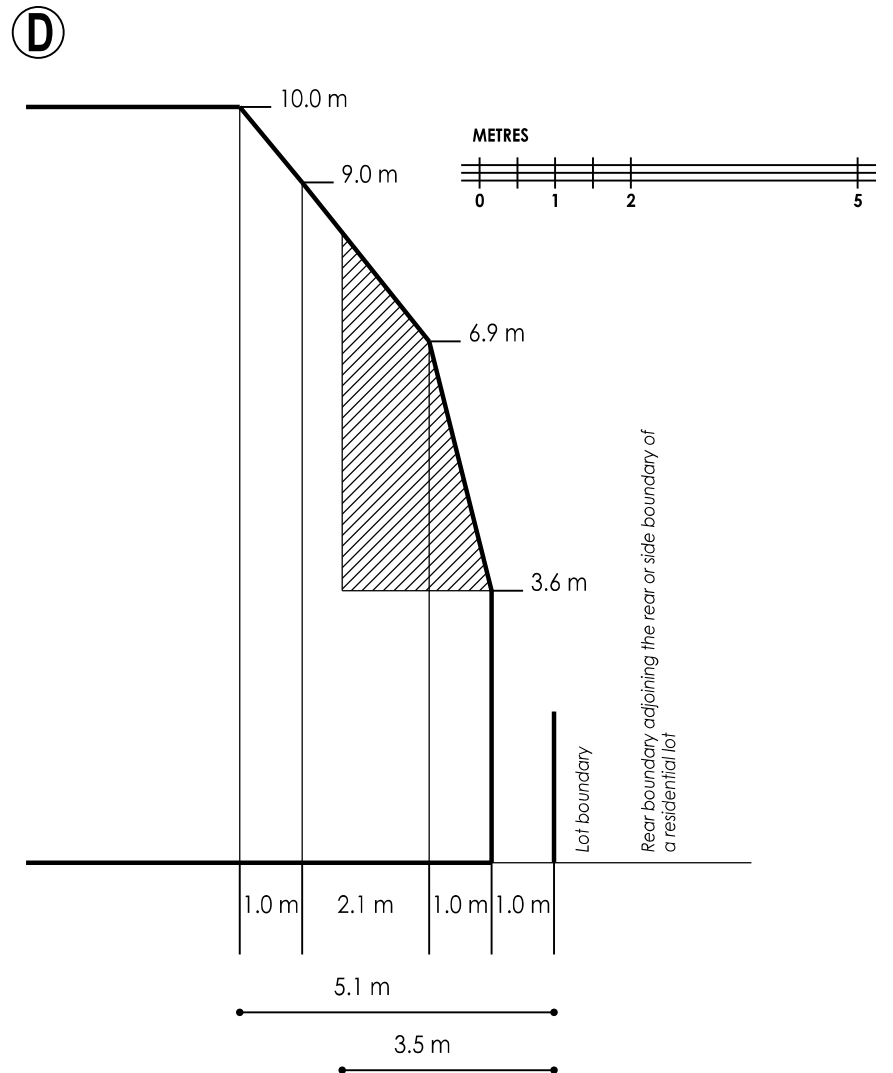
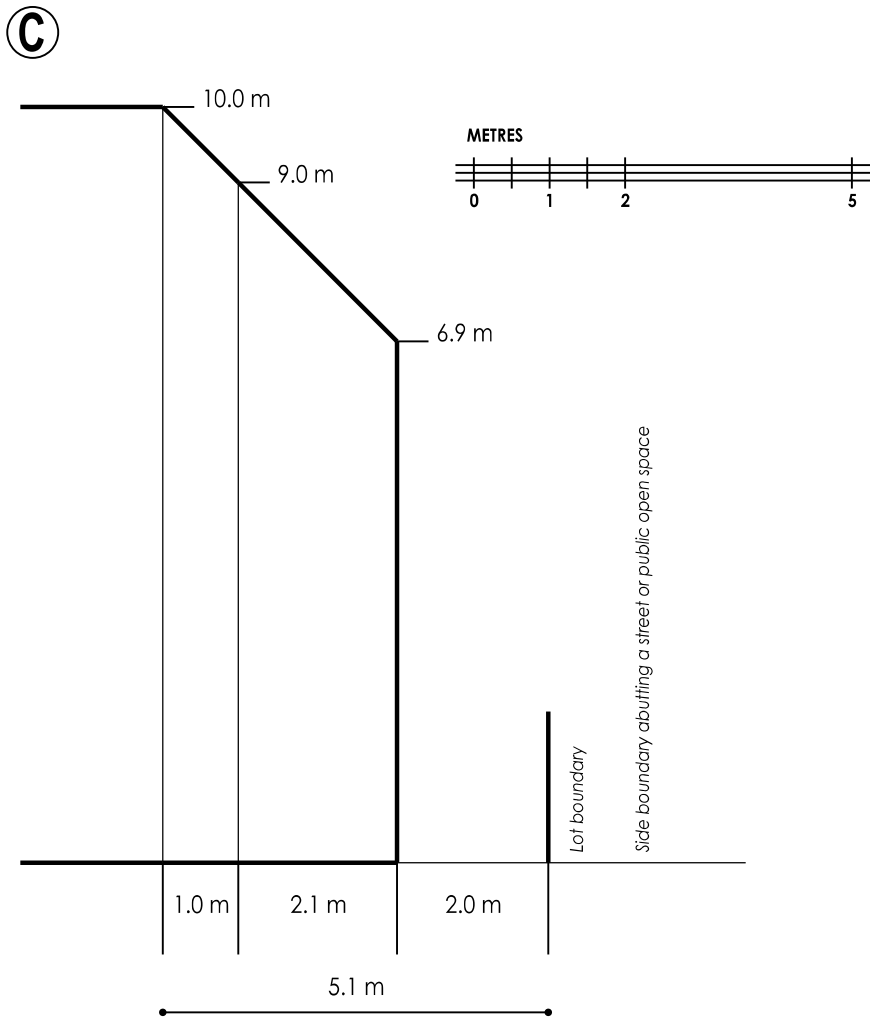
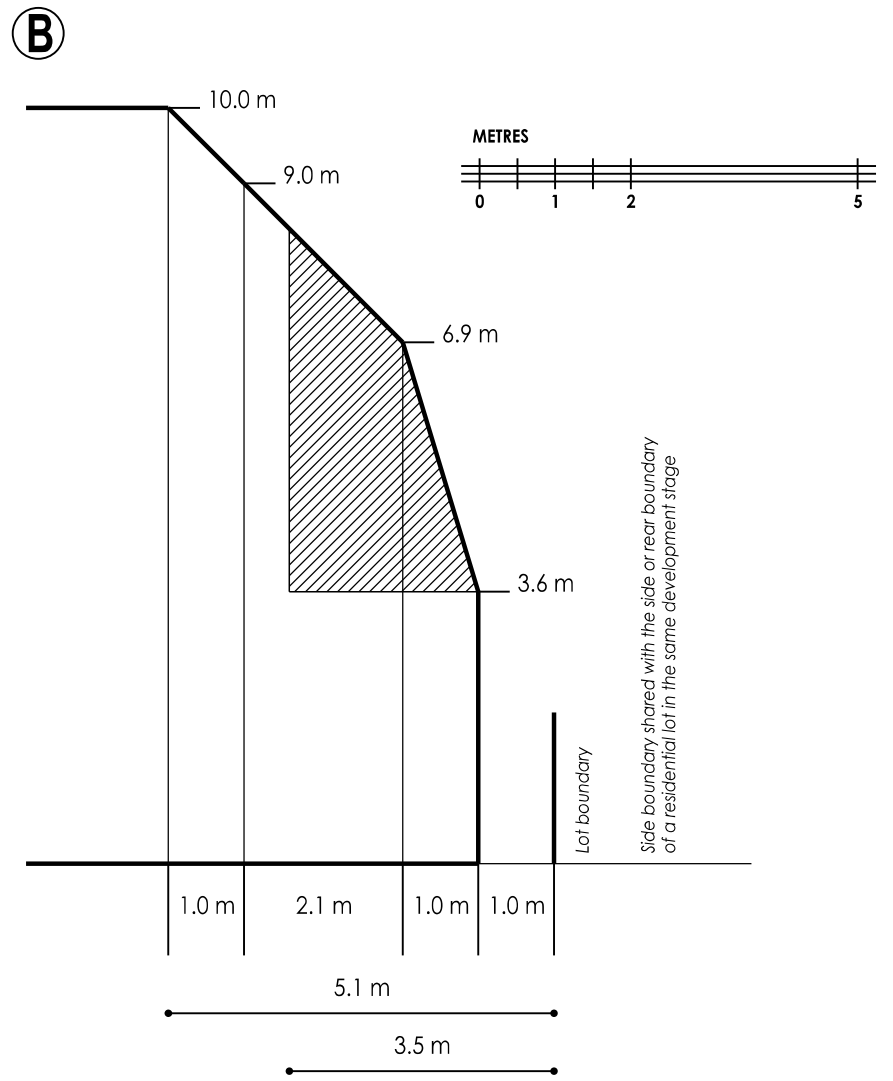
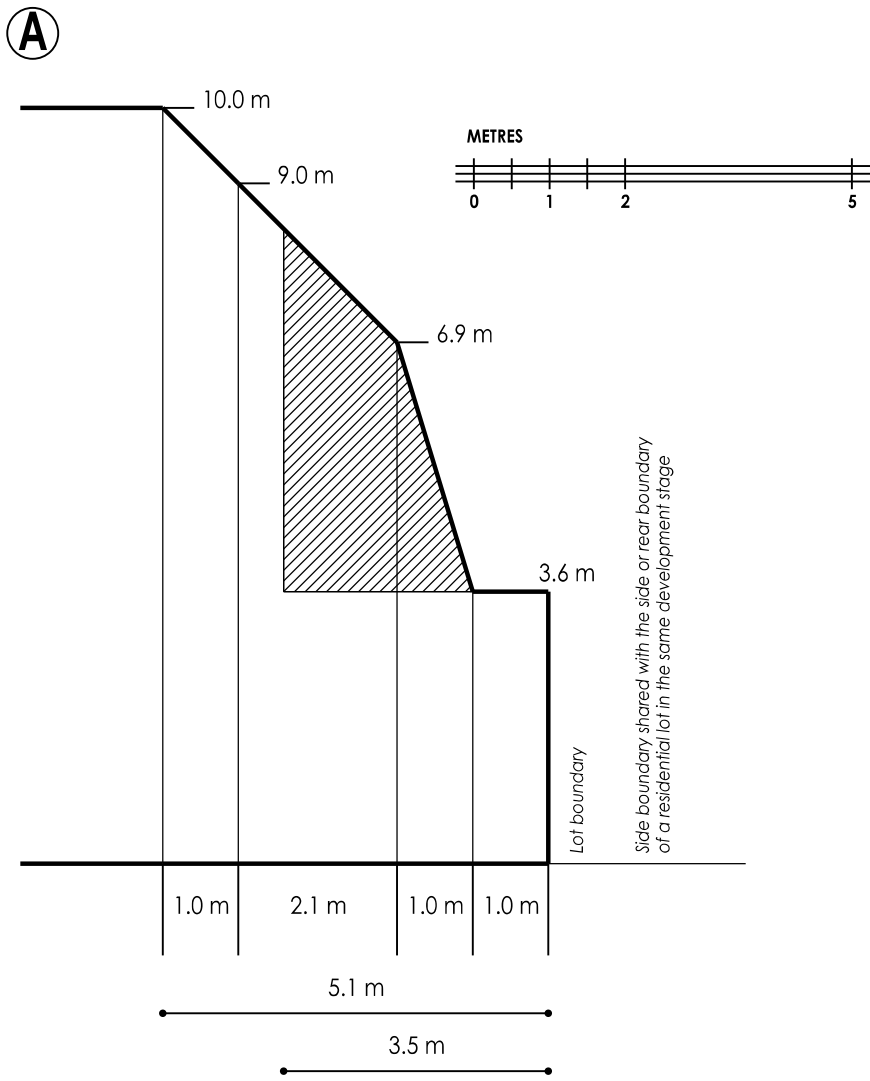
VERSION: 11



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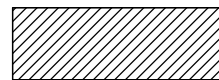
BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



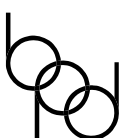
EASEMENT REQUIREMENT

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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ORIGINAL
SHEET SIZE A3

SHEET 11

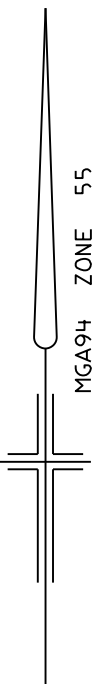
REF: 8129/15

VERSION: 11

RESERVE

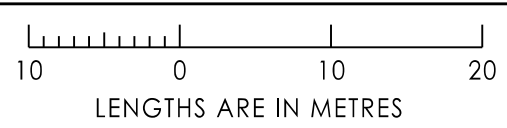
**BUILDING ENVELOPE DIAGRAM INCLUDING HEIGHT
AND SETBACK PROFILE IDENTIFIER CODE**

* 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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SCALE
1:500

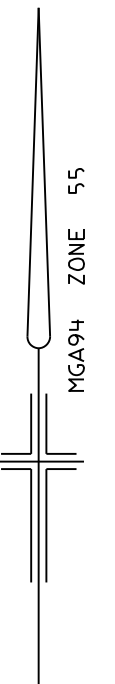
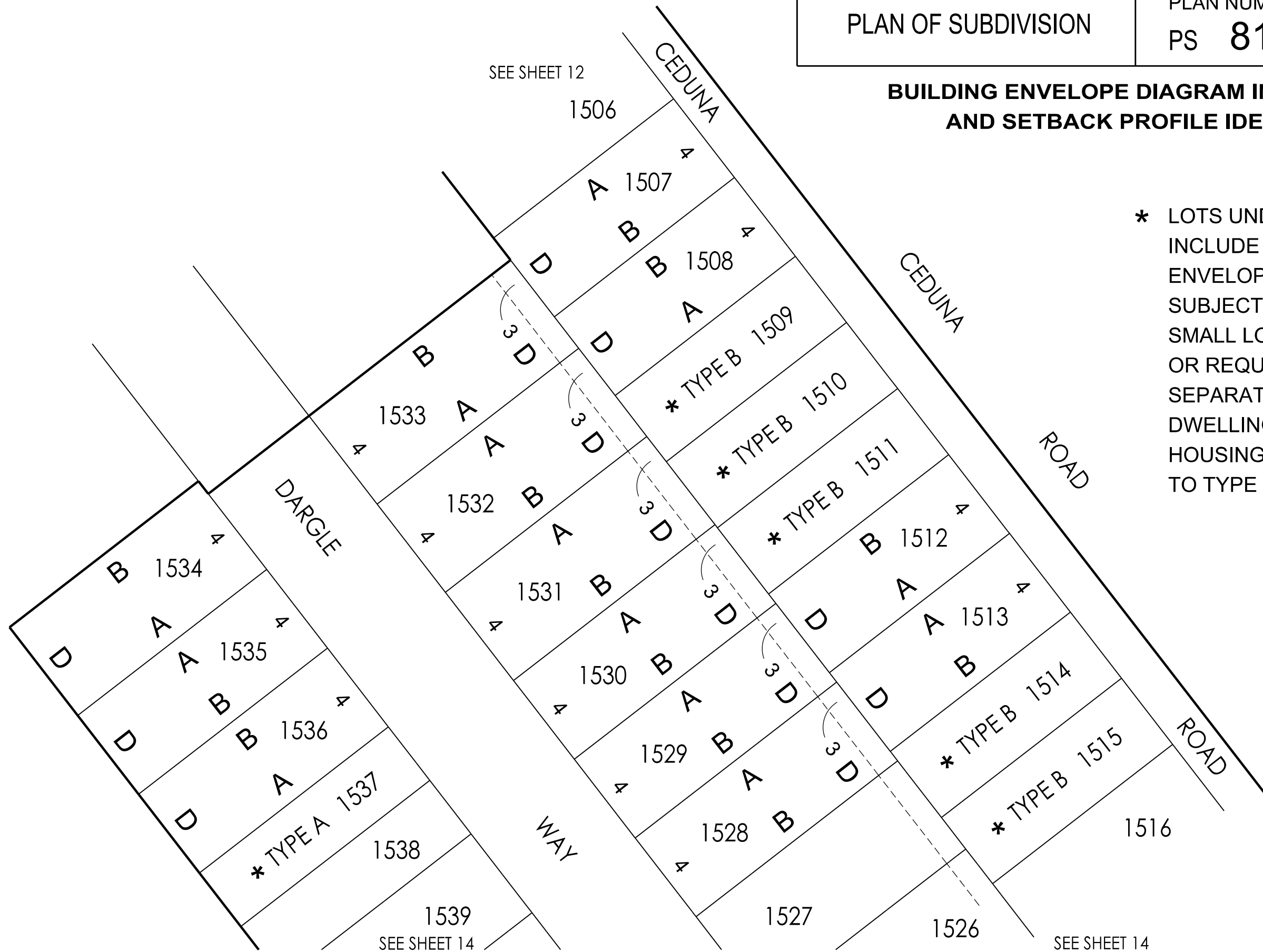


ORIGINAL SHEET SIZE A3	SHEET 12
REF: 8129/15	VERSION: 11

LICENSED SURVEYOR: SIMON COX

**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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REF: 8129/15

VERSION: 11

ORIGINAL SHEET SIZE A3

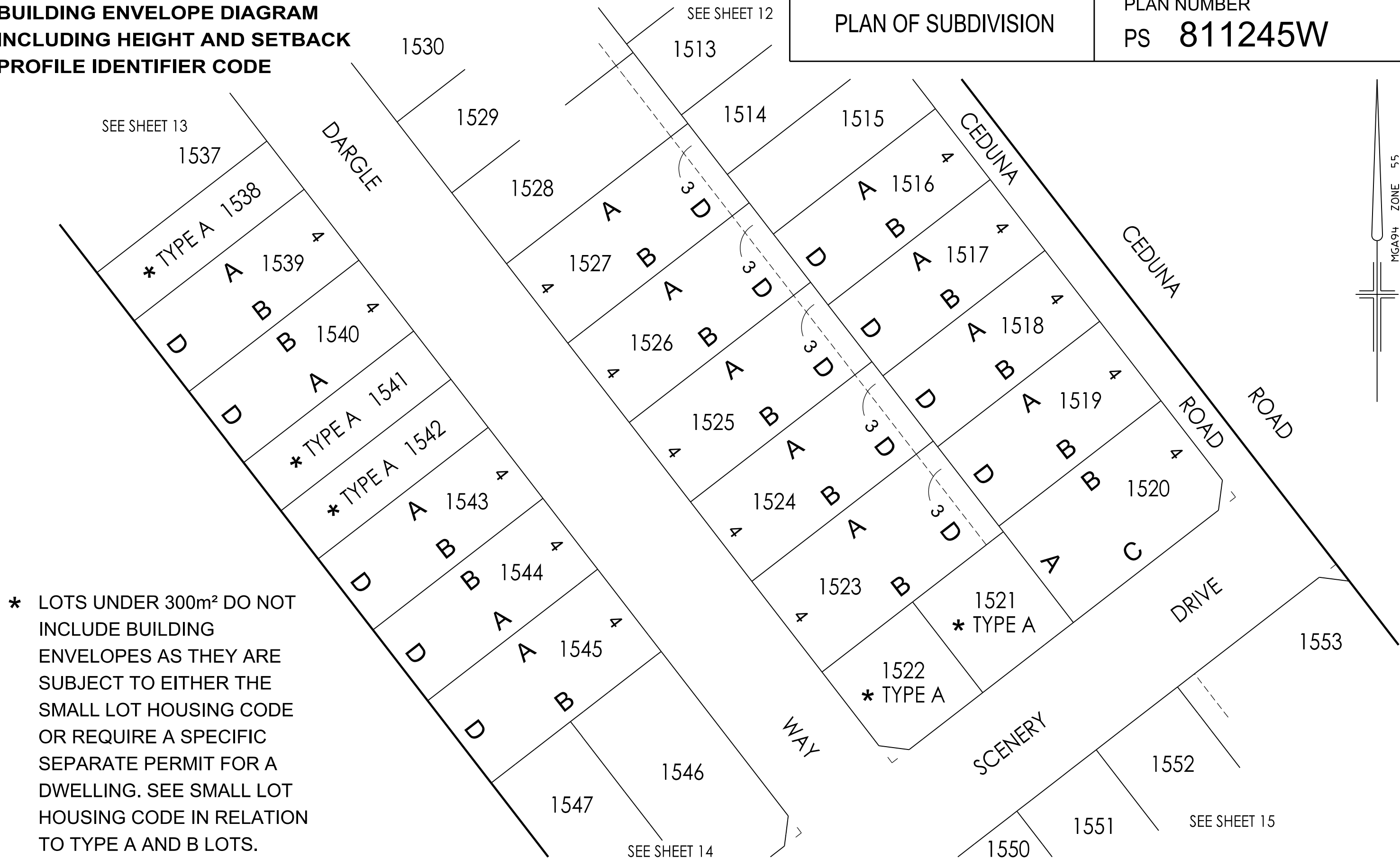
SHEET 13

LICENSED SURVEYOR: SIMON COX

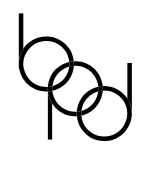
**BUILDING ENVELOPE DIAGRAM
INCLUDING HEIGHT AND SETBACK
PROFILE IDENTIFIER CODE**

PLAN OF SUBDIVISION

PLAN NUMBER
PS **811245W**



* 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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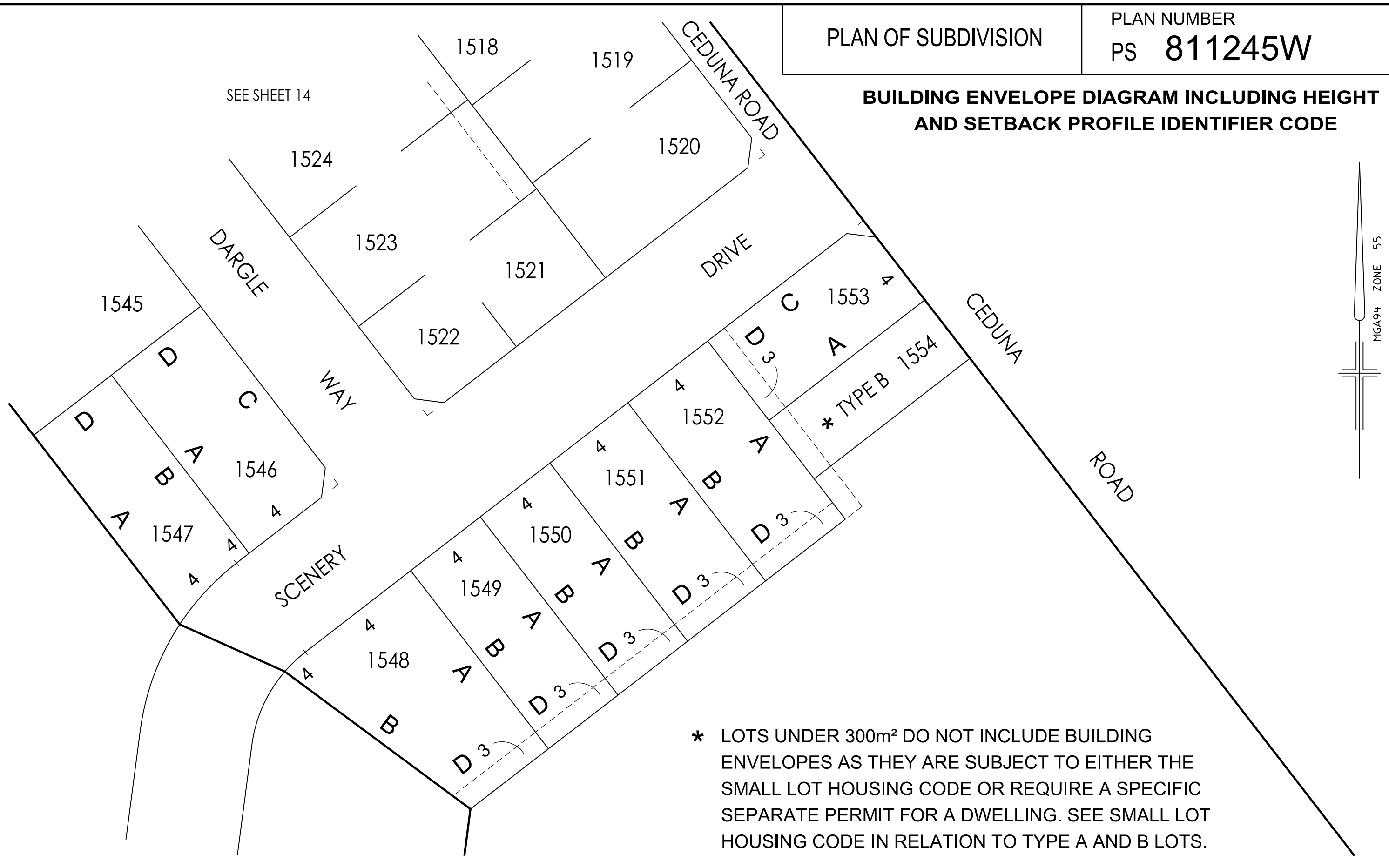
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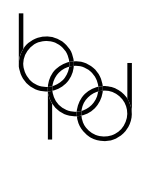
REF: 8129/15 VERSION: 11
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 14

**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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REF: 8129/15 VERSION: 11
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ORIGINAL SHEET SIZE A3

SHEET 15

