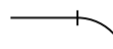


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746789P
--	----------------------------	---------------------------------	-----------------------------------

LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ---- SECTION: ---- CROWN ALLOTMENT: ---- CROWN PORTION: 48 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A PS746788R POSTAL ADDRESS: (at time of subdivision) THOMPSONS ROAD CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 354950 ZONE: 55 N: 5782580 DATUM: GDA94	Council Name: Casey City Council SPEAR Reference Number: S086454H
--	--

VESTING OF ROADS OR RESERVES	NOTATIONS
-------------------------------------	------------------

IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 1.291 ha AN MCP APPLIES TO LOTS ON THIS PLAN VIDE RESTRICTION.
ROAD R1	CASEY CITY COUNCIL	

NOTATIONS	FURTHER PURPOSE OF PLAN TO REMOVE THAT PART OF EASEMENT (E-5) CREATED ON PS746788R WHICH LIES WITHIN THE LAND SHOWN AS ROAD R1 ON THIS PLAN. AUTHORITY FOR REMOVAL OF EASEMENT BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988.
------------------	--

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

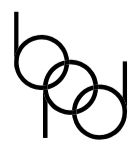
STAGING
THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. A00127/16

ESTATE: MERIDIAN 2 **AREA:** 3.190 ha **No. OF LOTS:** 45 **MELWAY:** 131:D:12

EASEMENT INFORMATION

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

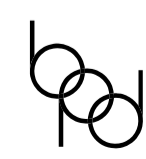
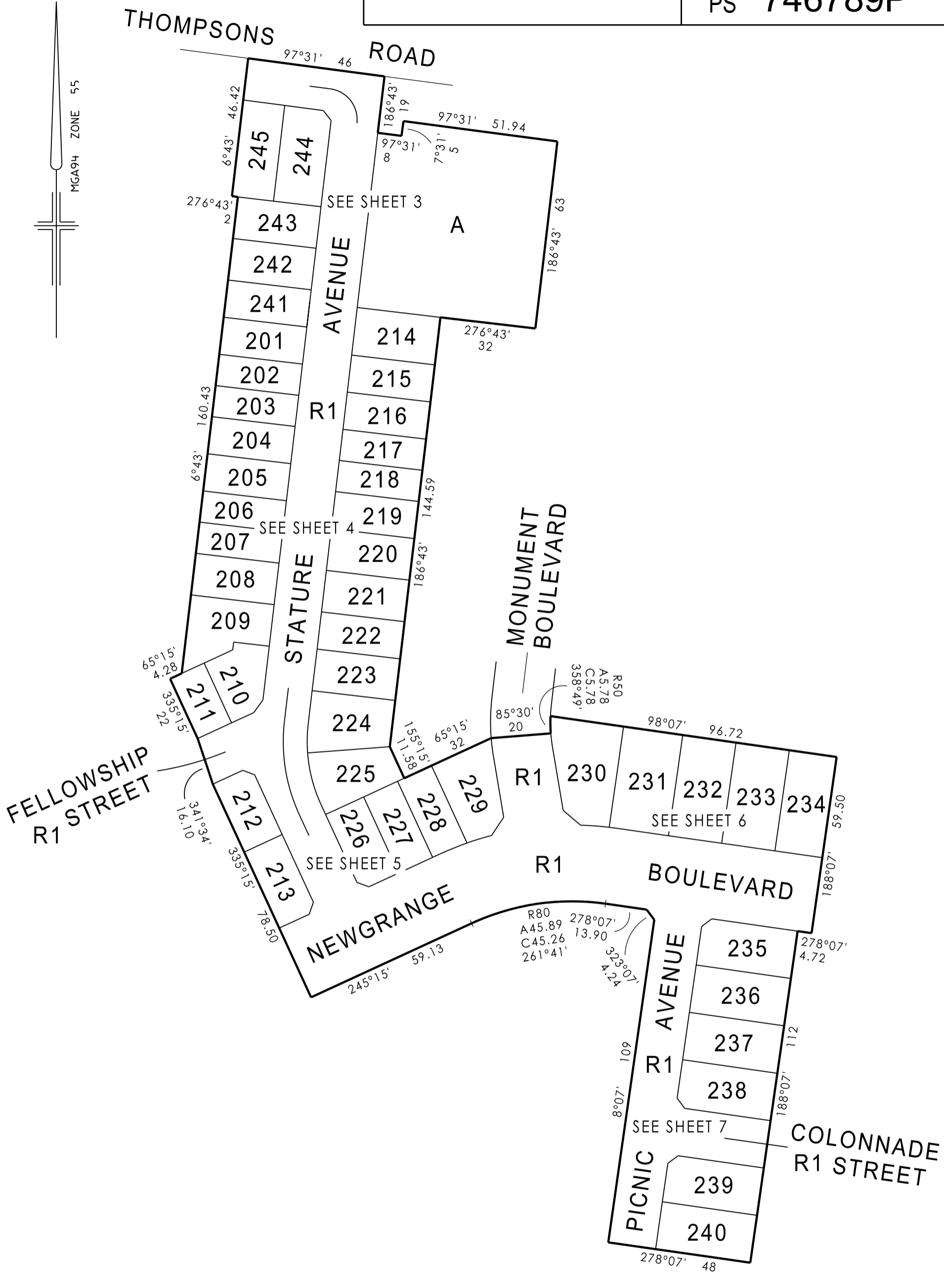
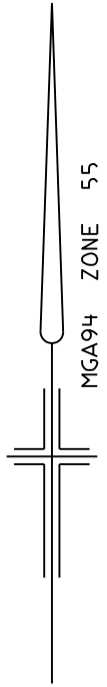
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	SEWERAGE	SEE PLAN	PS746788R	SOUTH EAST WATER CORPORATION
(E-2)	DRAINAGE	SEE PLAN	PS746788R	CASEY CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	PS746788R	SOUTH EAST WATER CORPORATION
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-6)	POWER LINE	SEE PLAN	PS746788R - SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD

 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: 8129/2 VERSION: 13	ORIGINAL SHEET SIZE A3	SHEET 1 OF 15 SHEETS
	Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (13), 19/05/2017		
CHECKED L.W. DATE: 19/05/17			

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S086454H 19/05/2017 08:30 am

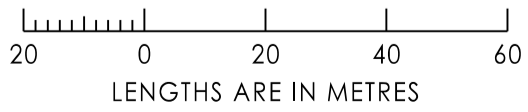
PLAN OF SUBDIVISION

PLAN NUMBER
PS 746789P



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

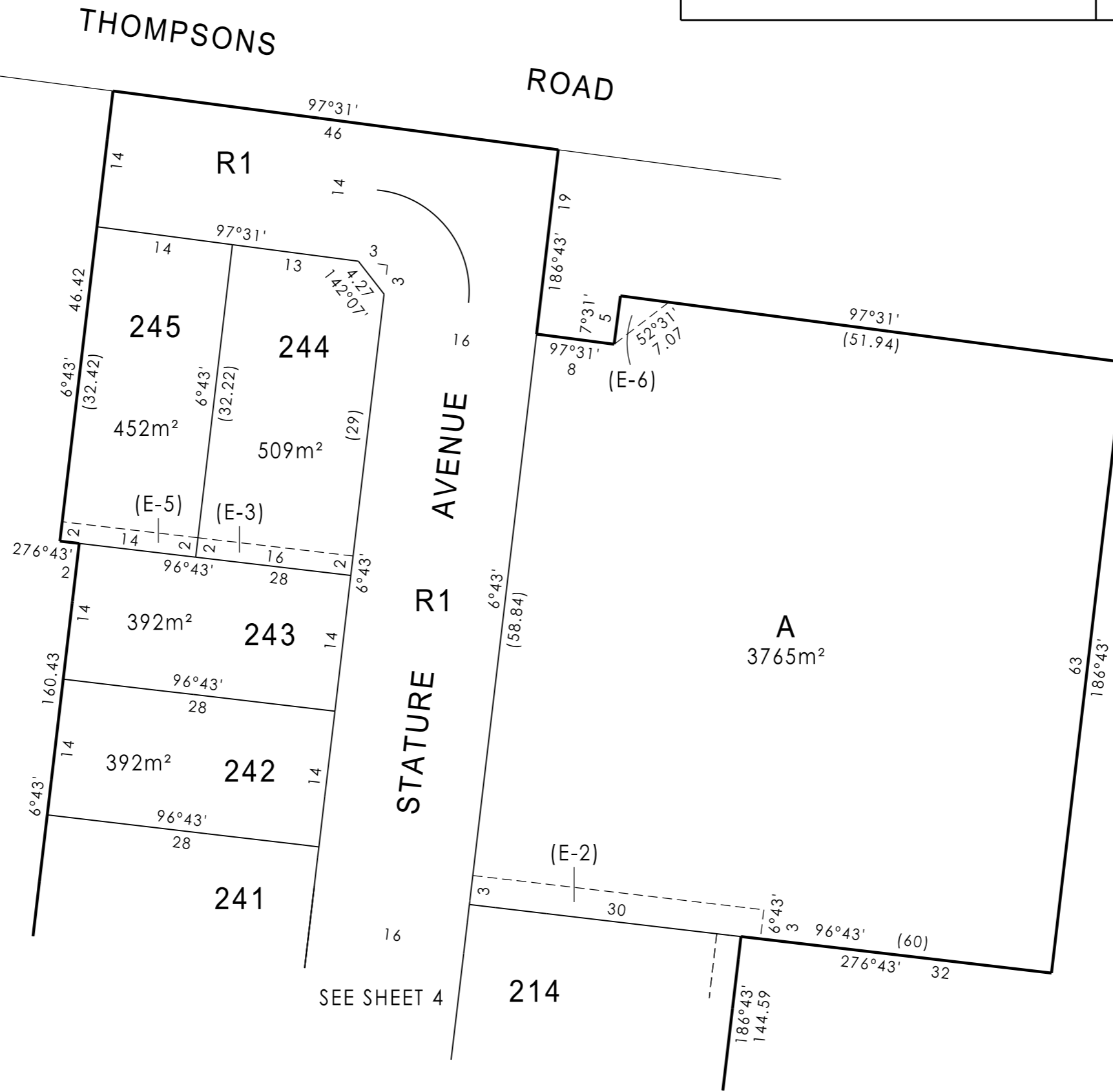
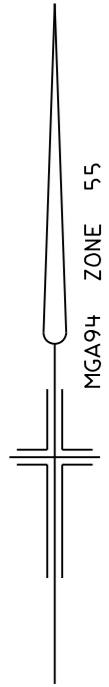
SCALE
1:1250



ORIGINAL SHEET SIZE A3	SHEET 2
REF: 8129/2	VERSION: 13

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

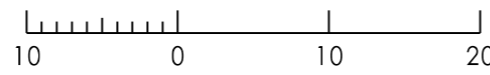
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S086454H 19/05/2017 08:30 am



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

SCALE

1:500



LENGTHS ARE IN METRES

REF: 8129/2

VERSION: 13

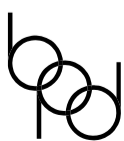
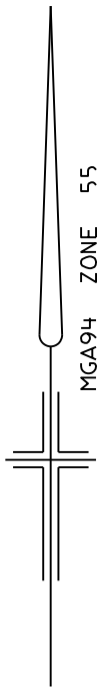
Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746789P



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

SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 8129/2

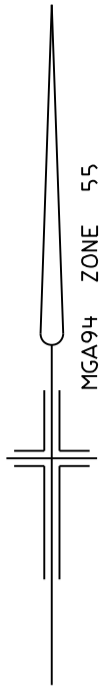
SHEET 4
VERSION: 13

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

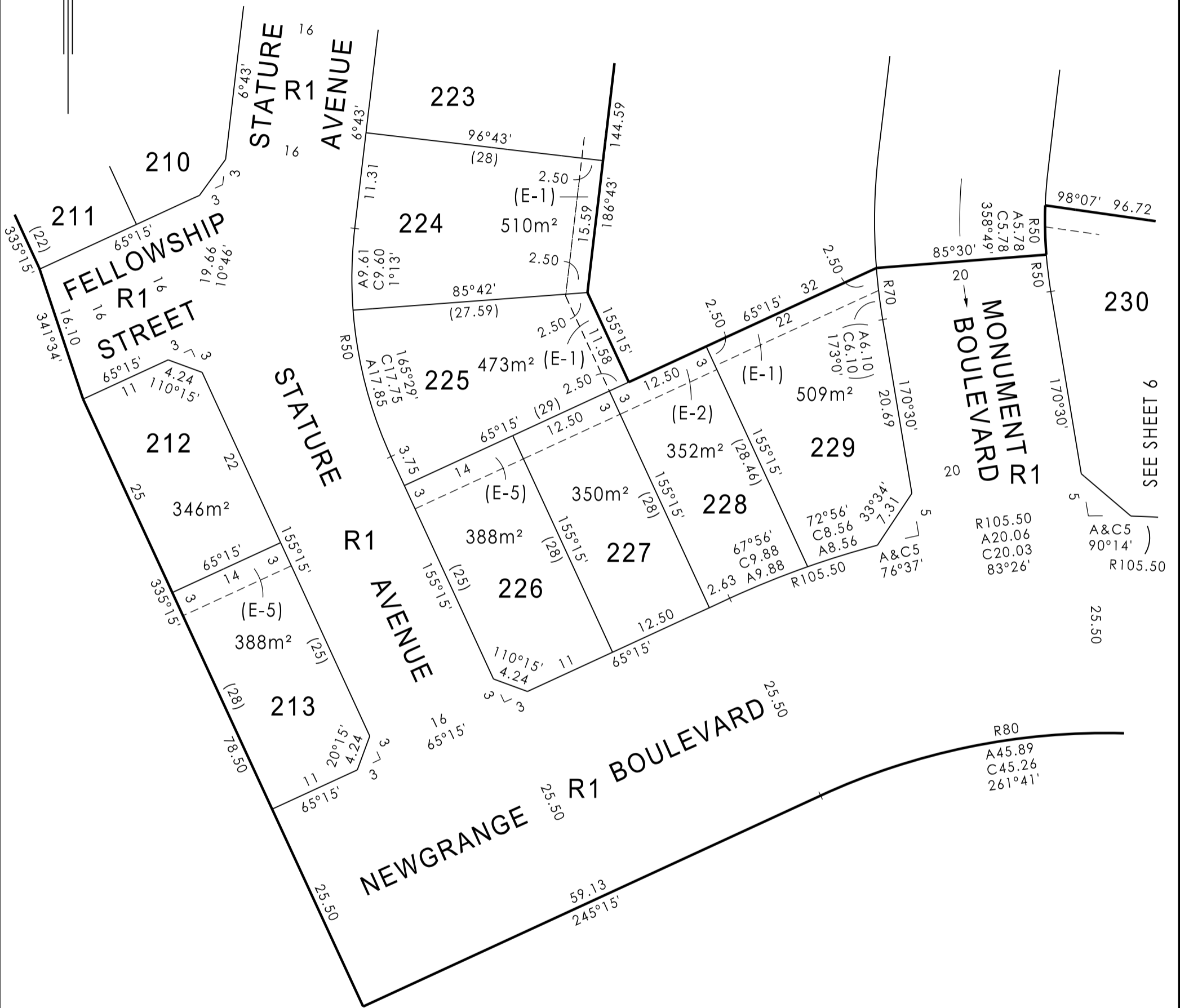
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S086454H 19/05/2017 08:30 am

PLAN OF SUBDIVISION

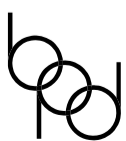
PLAN NUMBER
PS 746789P



SEE SHEET 4



WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S086454H 19/05/2017 08:30 am



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

SCALE
1:500



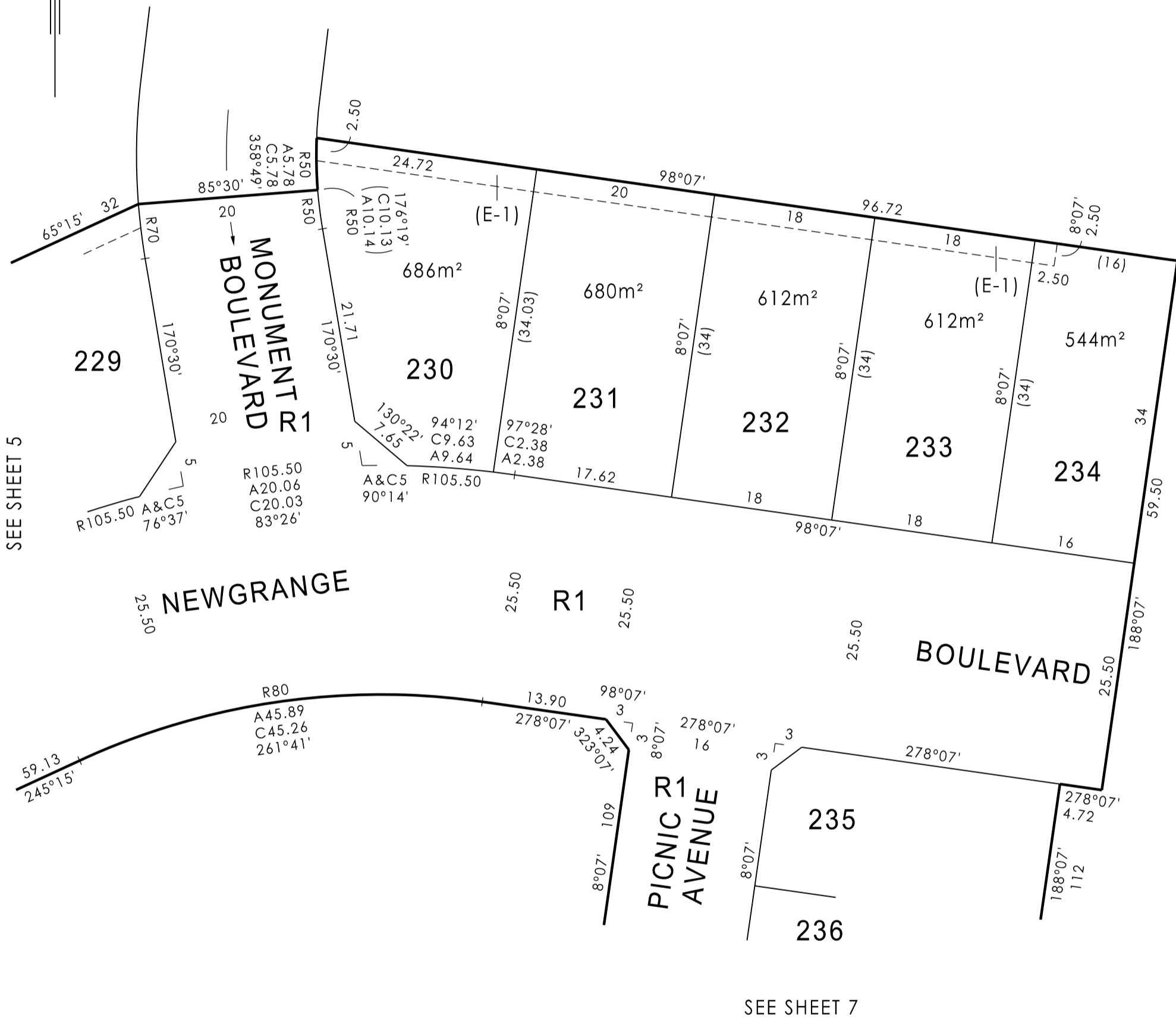
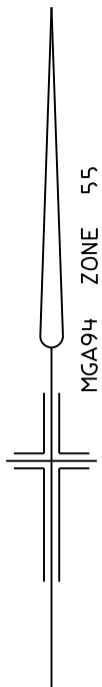
ORIGINAL SHEET SIZE A3
REF: 8129/2

SHEET 5
VERSION: 13

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746789P



SEE SHEET 5

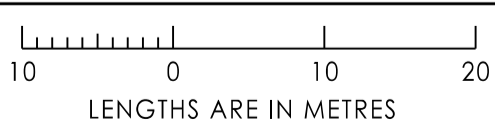
SEE SHEET 7

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S086454H 19/05/2017 08:30 am



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

SCALE
1:500

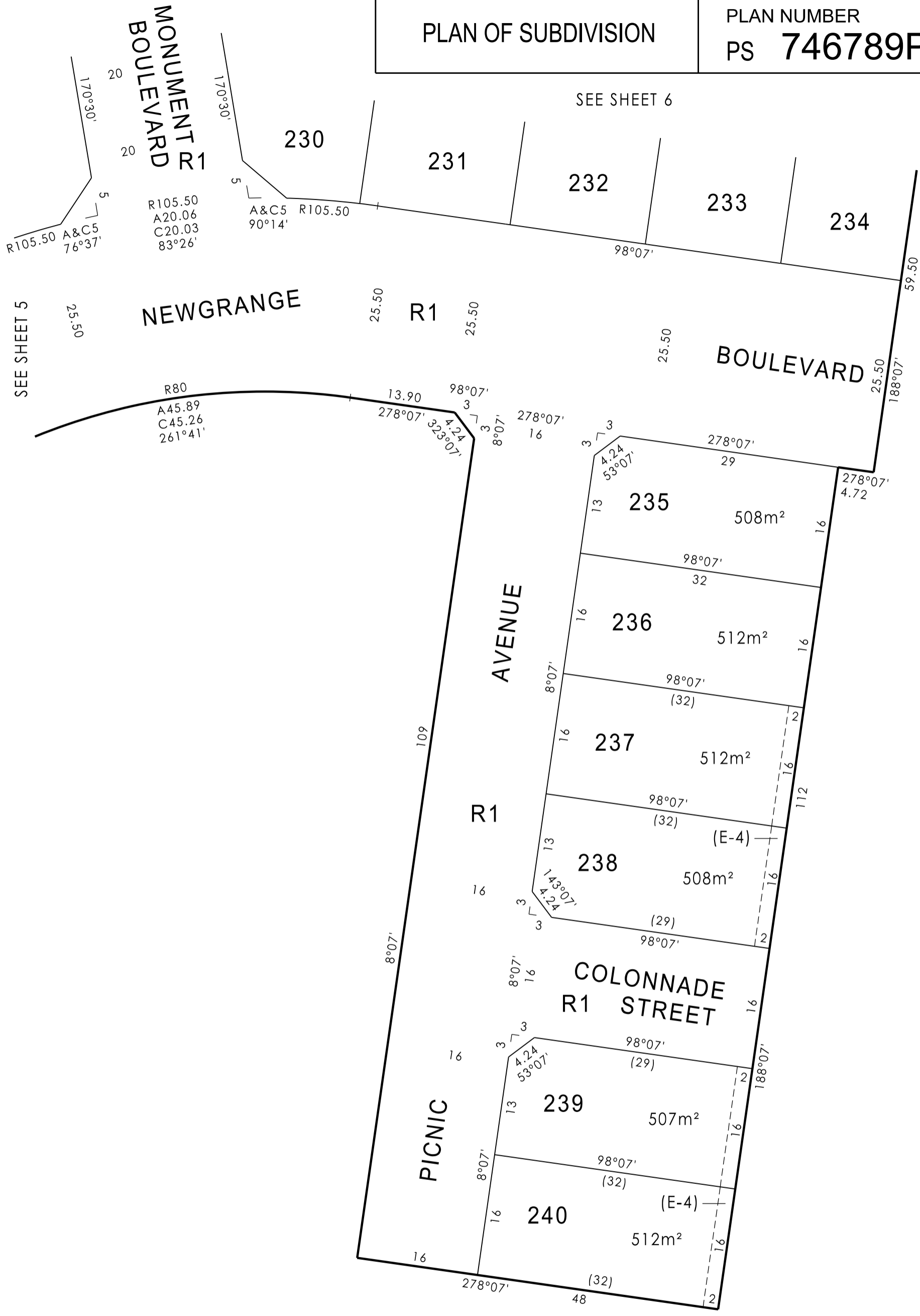


ORIGINAL SHEET SIZE A3	SHEET 6
REF: 8129/2	VERSION: 13

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746789P



WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S086454H 19/05/2017 08:30 am



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

SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 8129/2

SHEET 7
VERSION: 13

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit : Lots 201 to 245 (both inclusive).

Land to be burdened: Lots 201 to 245 (both inclusive).

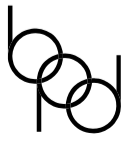
Description of Restriction :

- (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 9 to 15 (both inclusive), any dwelling outside the relevant building height and setback profiles on sheets 9 to 15 (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.

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S086454H 19/05/2017 08:30 am

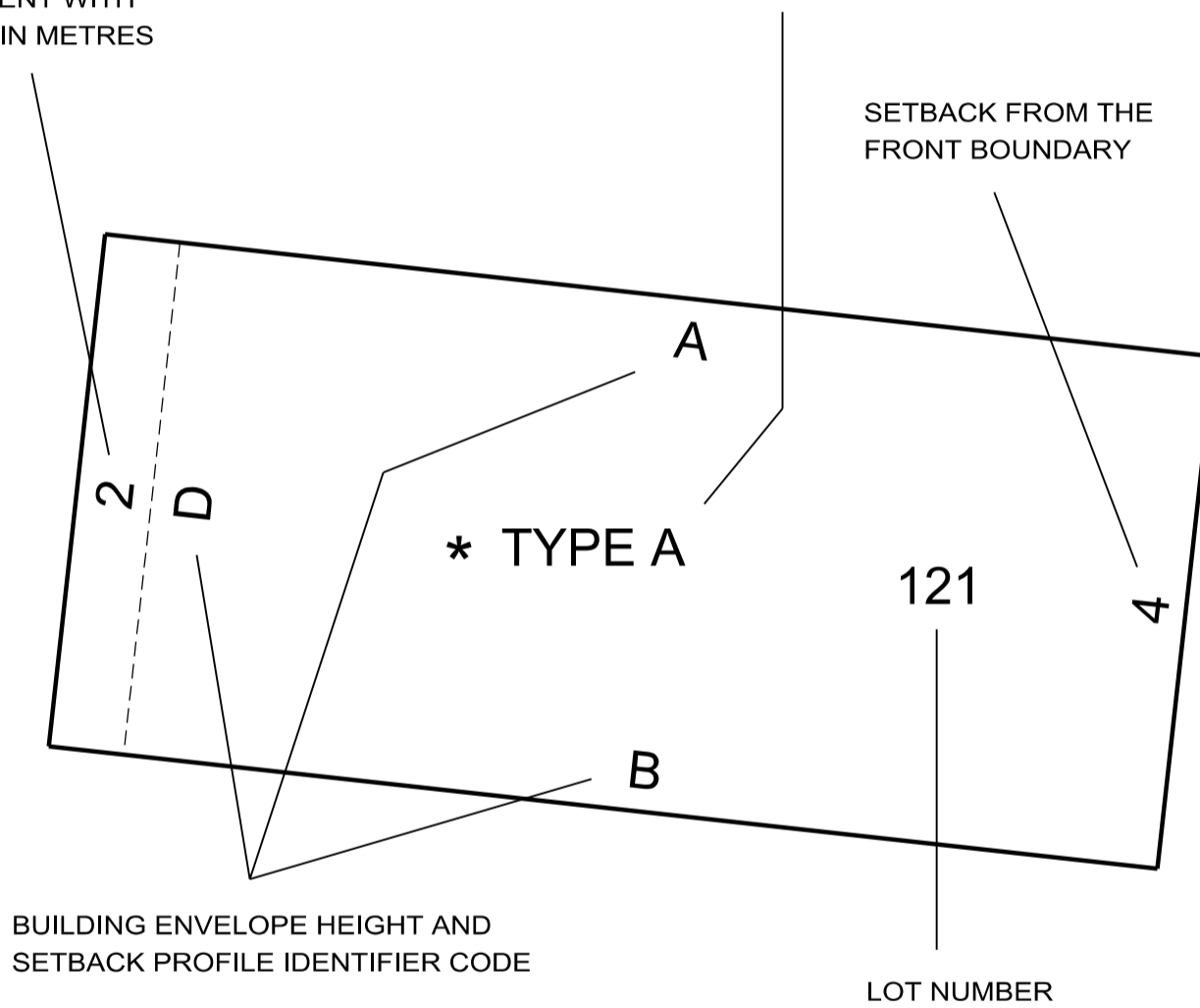
 <p>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	SCALE		ORIGINAL SHEET SIZE A3	SHEET 8
	Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (13), 19/05/2017		REF: 8129/2	VERSION: 13

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.

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S086454H 19/05/2017 08:30 am

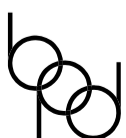
SCALE

ORIGINAL SHEET SIZE A3

SHEET 9

REF: 8129/2

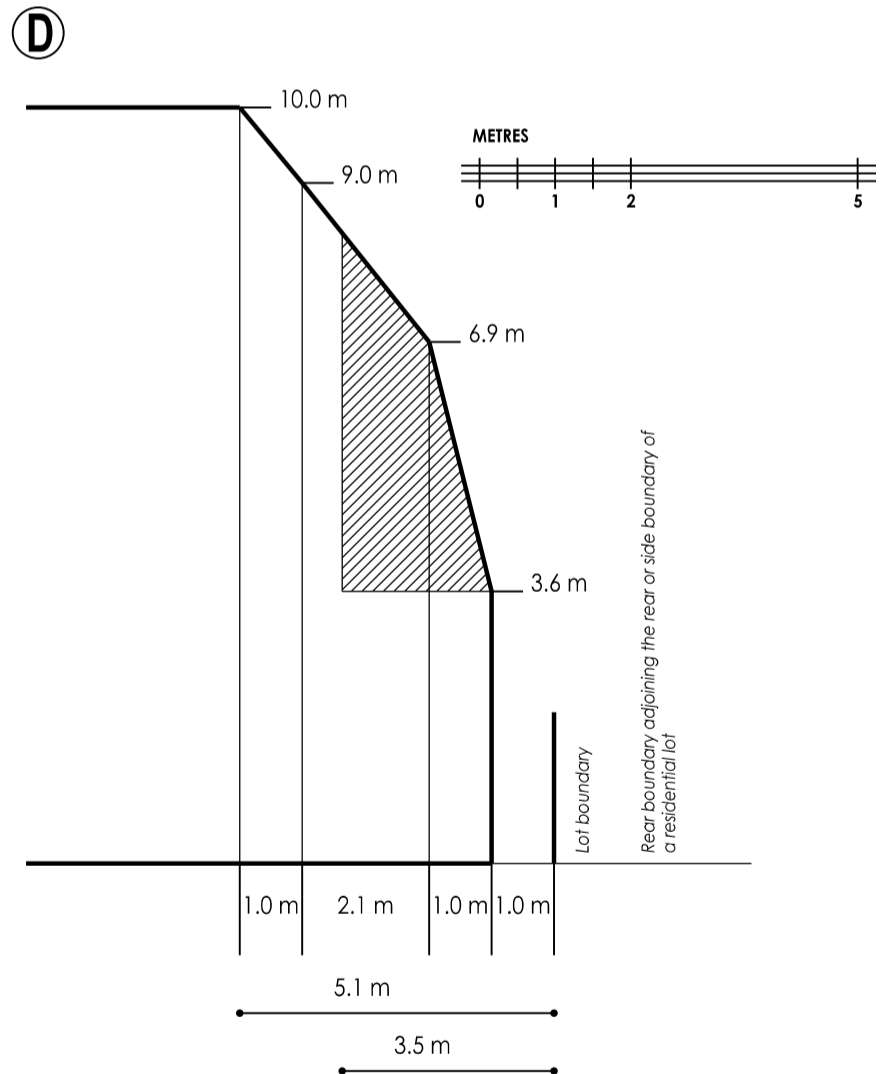
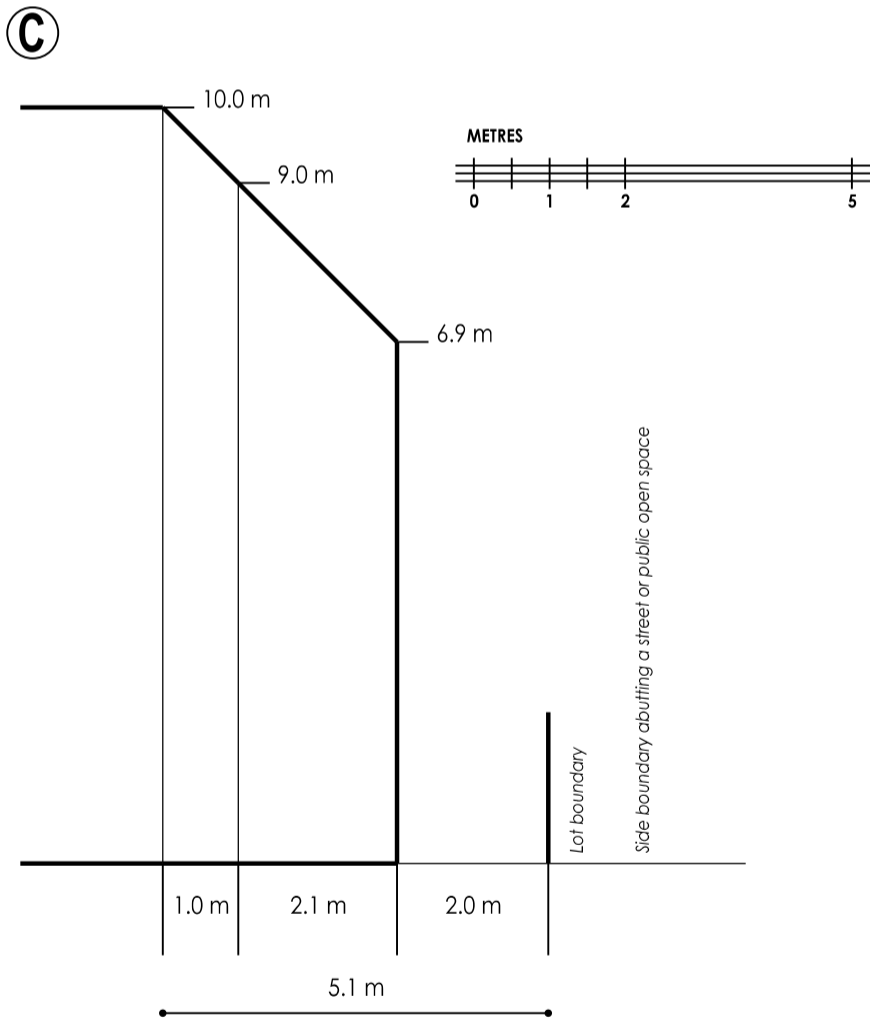
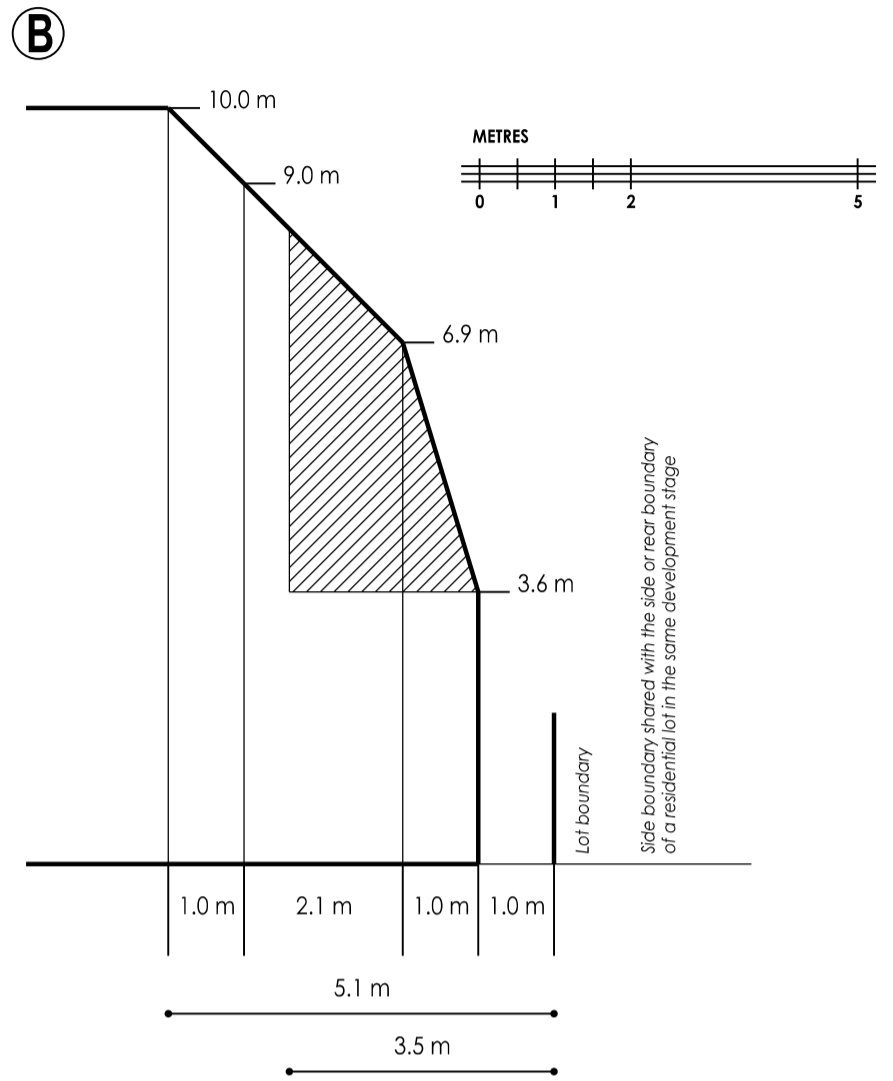
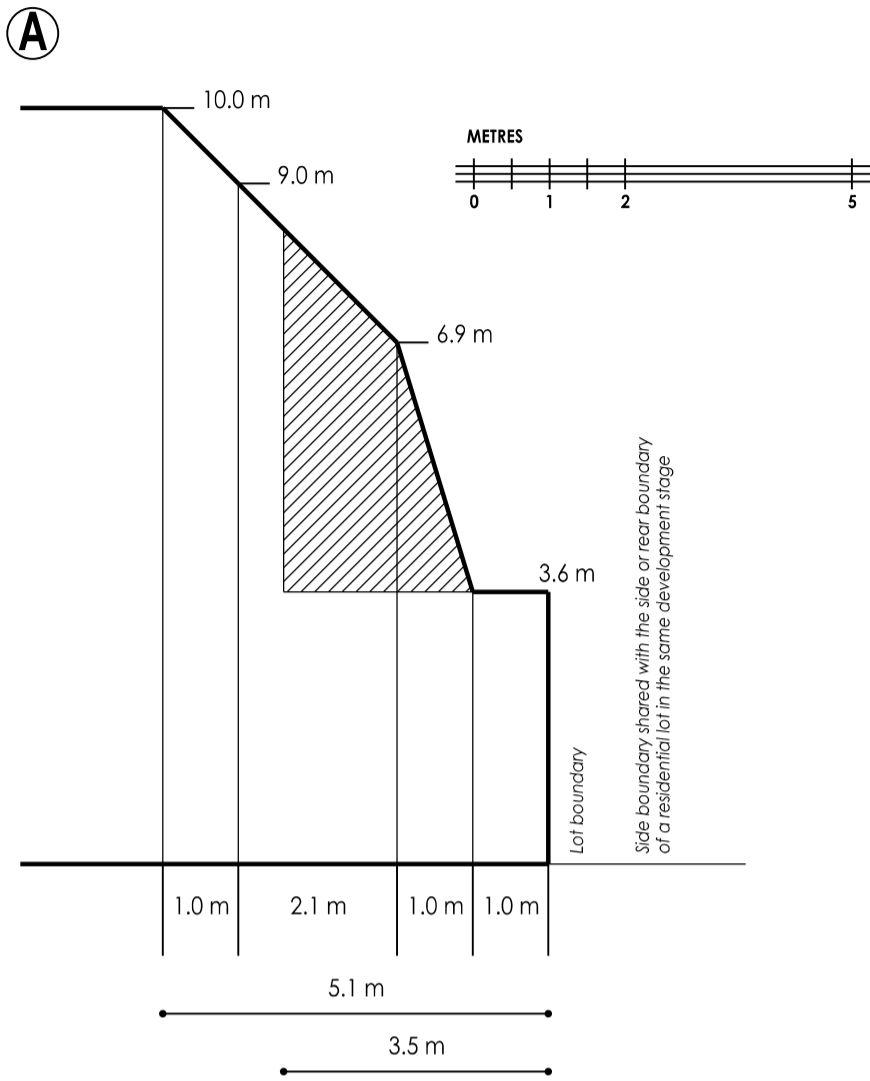
VERSION: 13



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

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

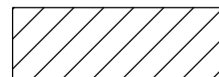
BUILDING HEIGHT AND SETBACK PROFILES REFERENCED IN BUILDING ENVELOPE PLAN



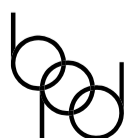
EASEMENT REQUIREMENT

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



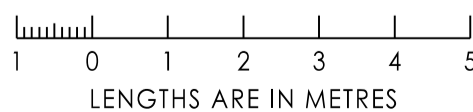
OVERLOOKING CONTROL AREA
(refer 'overlooking' in MCP)



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

SCALE

1:100



ORIGINAL SHEET SIZE A3

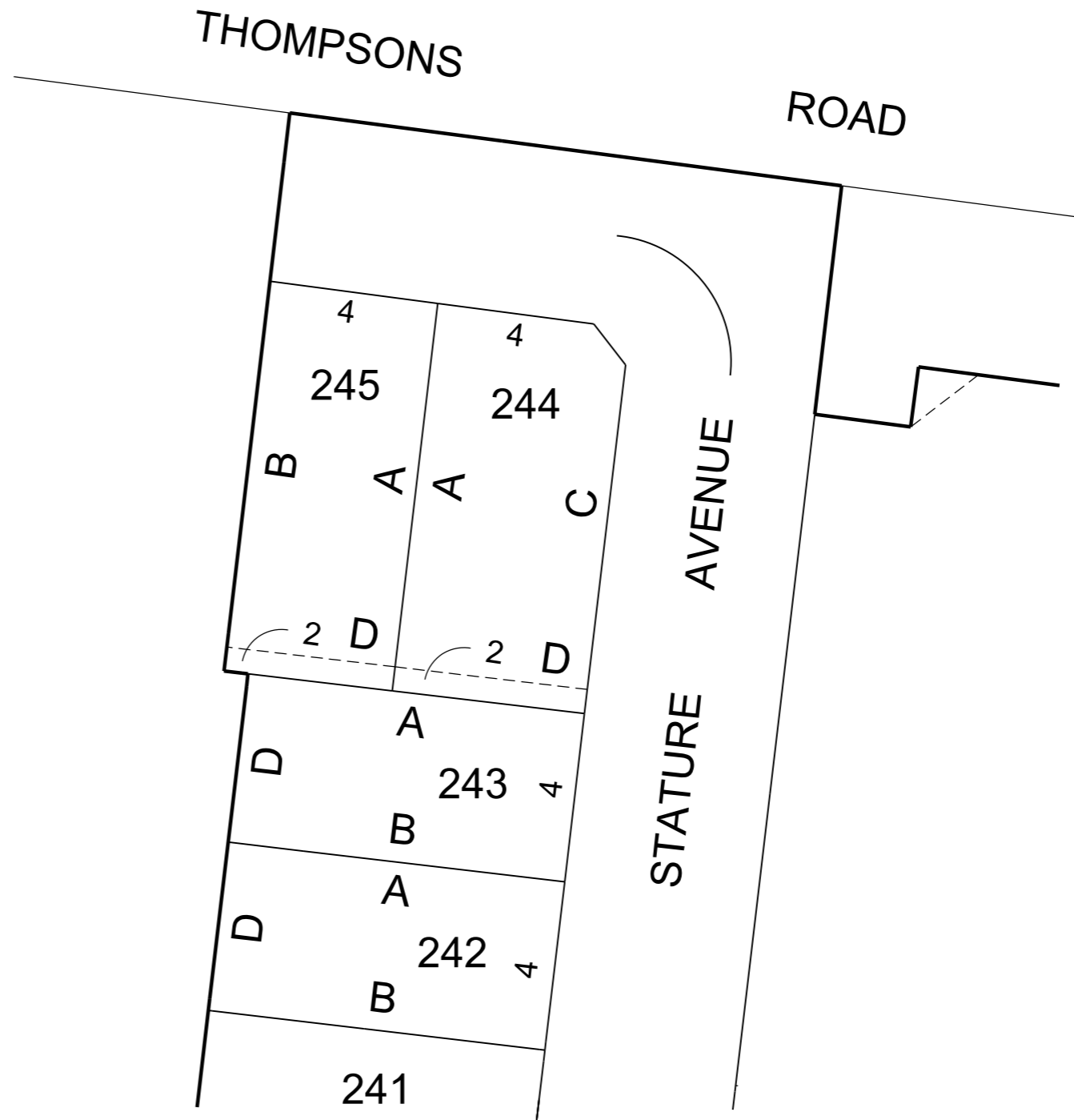
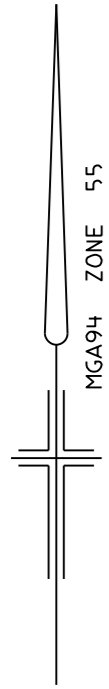
SHEET 10

REF: 8129/2

VERSION: 13

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

**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.



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

SCALE

1:500



REF: 8129/2

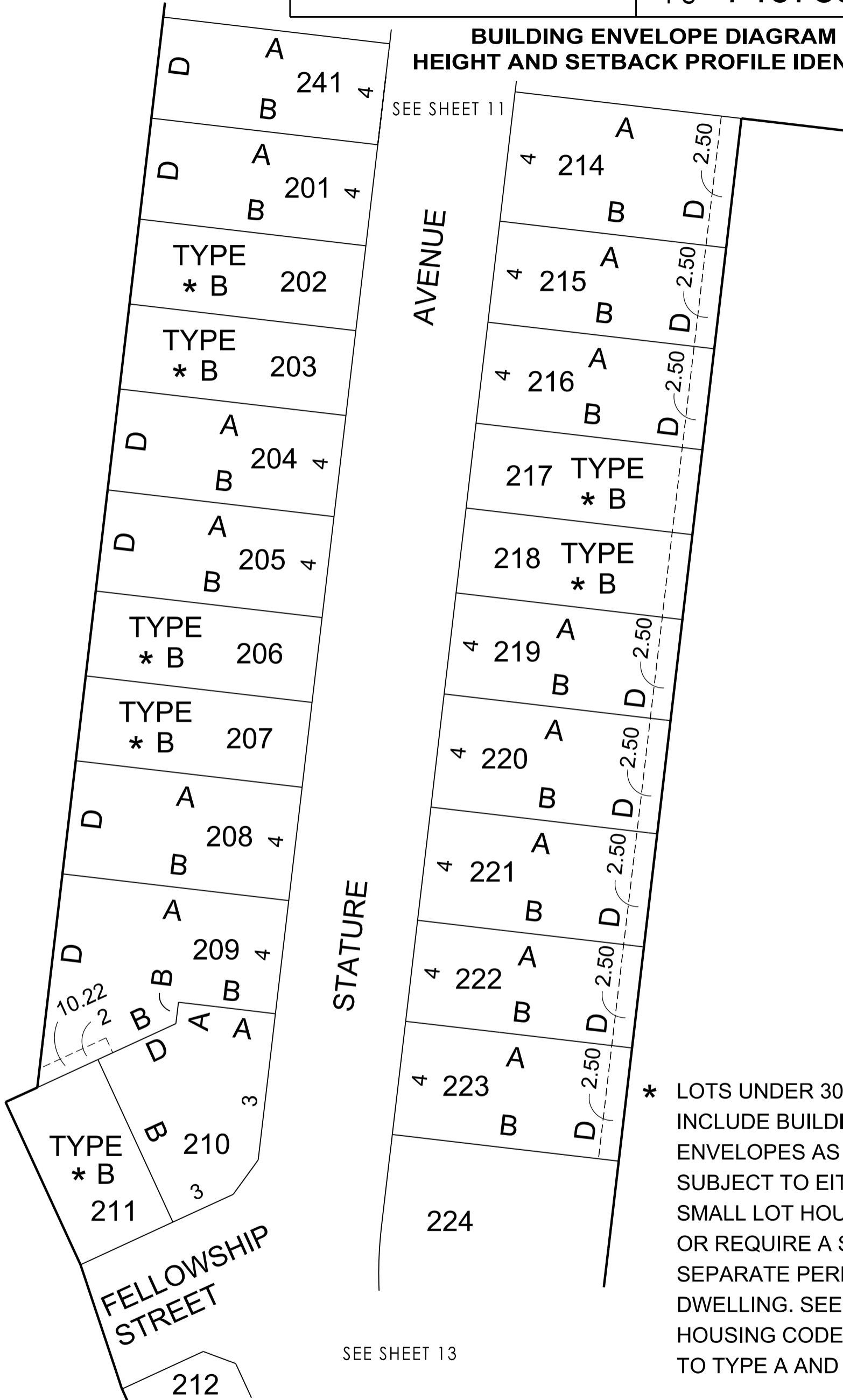
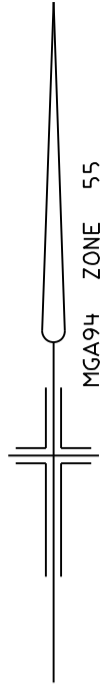
VERSION: 13

ORIGINAL SHEET SIZE A3

SHEET 11

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

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

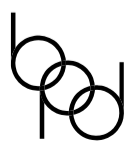


SEE SHEET 11

STATURE

SEE SHEET 13

* 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.



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

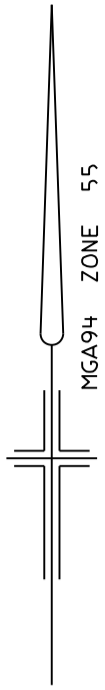
SCALE
1:500



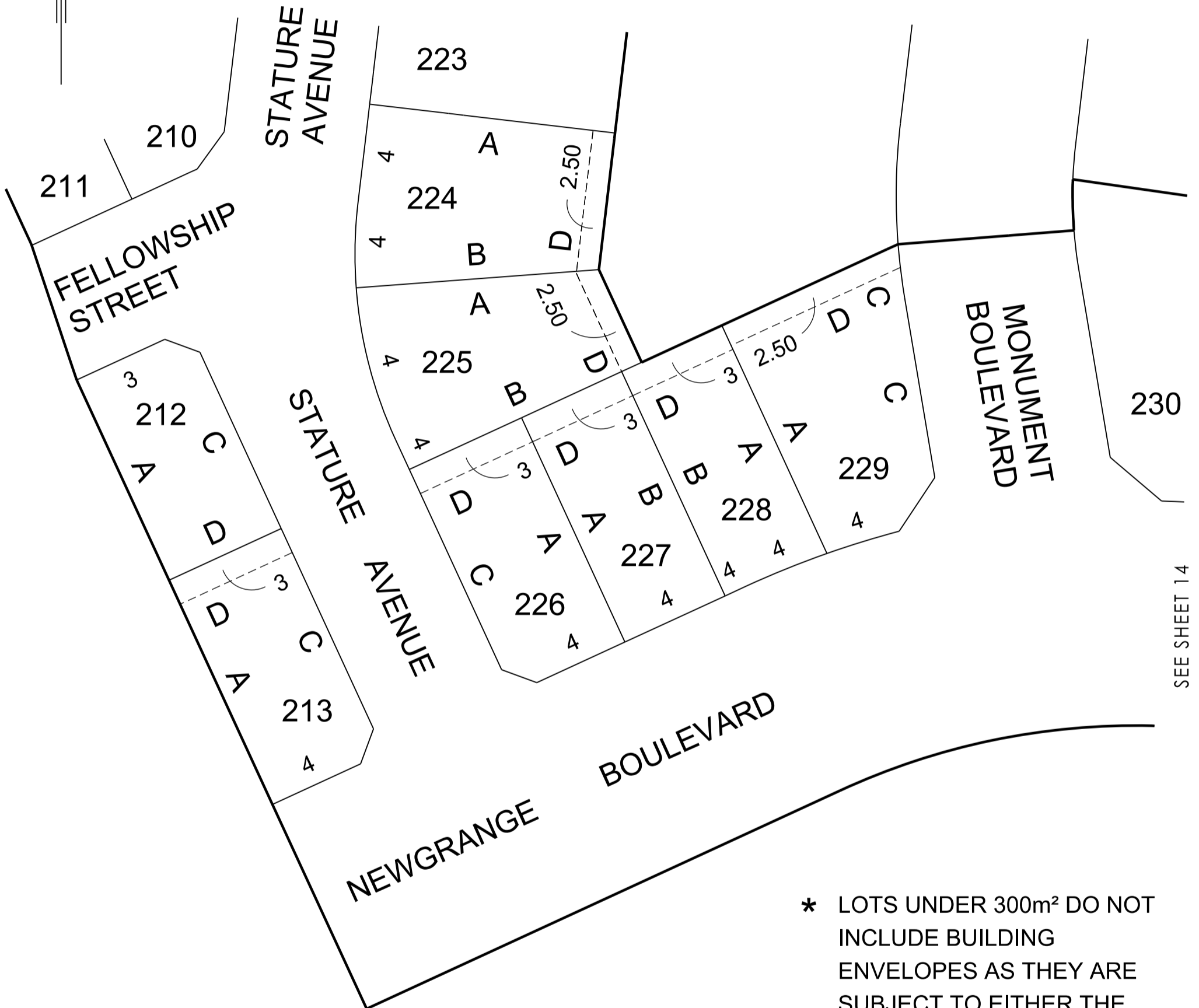
ORIGINAL SHEET SIZE A3	SHEET 12
REF: 8129/2	VERSION: 13

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

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

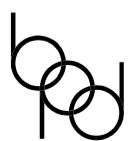


SEE SHEET 12



SEE SHEET 14

* 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.



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

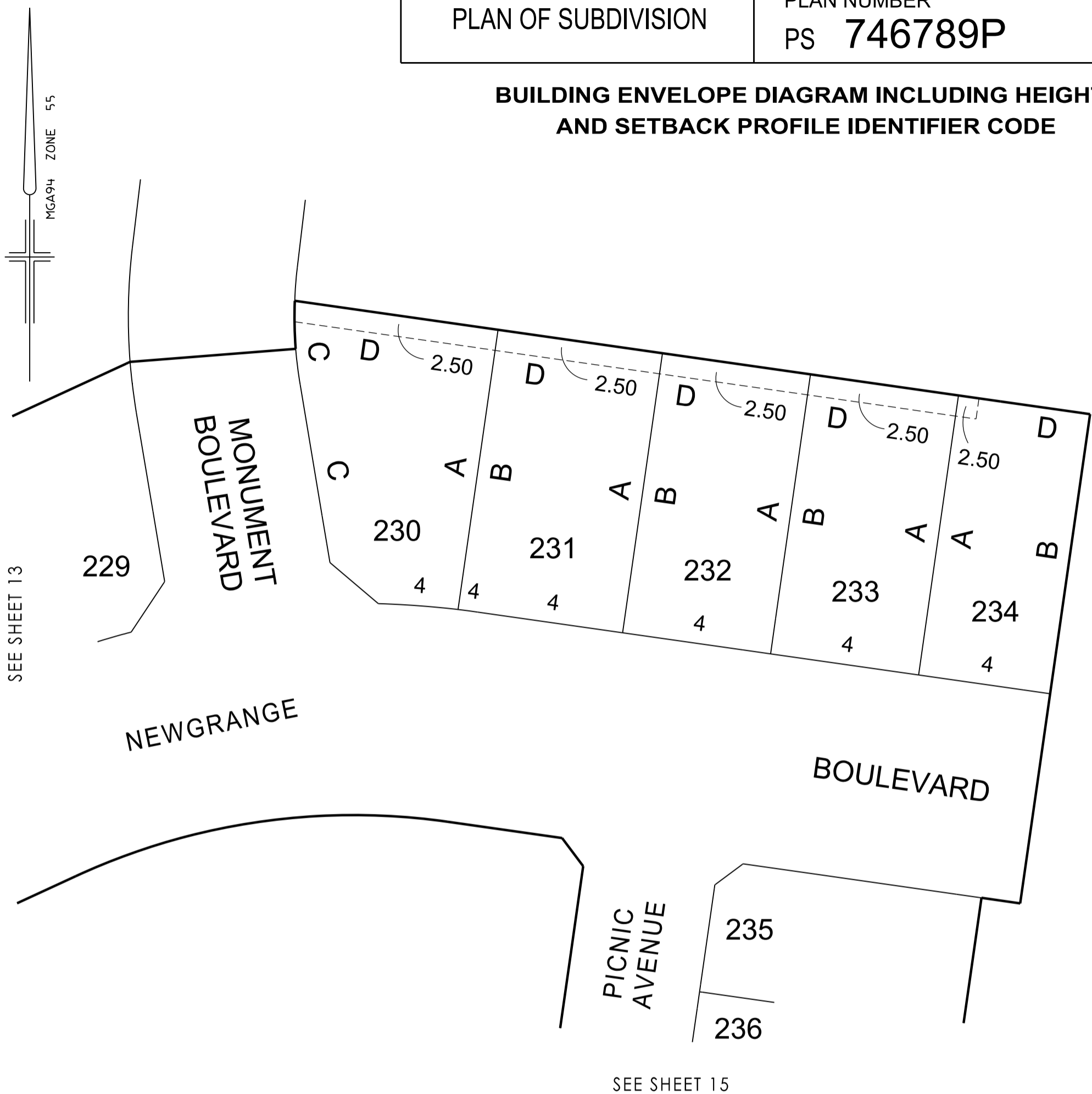
SCALE
1:500



ORIGINAL SHEET SIZE A3	SHEET 13
REF: 8129/2	VERSION: 13

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

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



SEE SHEET 13

229

MONUMENT
BOULEVARD

NEWGRANGE
BOULEVARD

230

231

232

233

234

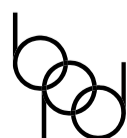
PICNIC
AVENUE

235

236

SEE SHEET 15

* 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.



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

SCALE
1:500



ORIGINAL SHEET SIZE A3	SHEET 14
REF: 8129/2	VERSION: 13

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746789P

SEE SHEET 14

229

MONUMENT
BOULEVARD

230

231

232

233

234

NEWGRANGE

BOULEVARD

SEE SHEET 13

AVENUE

4 235

C

A

D

4 236

A

D

B

4 237

A

D

B

2

4 238

A

D

C

2

COLONNADE
STREET

4 239

C

D

A

2

4 240

A

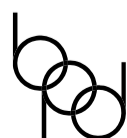
D

B

2

PICNIC

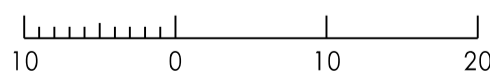
* LOTS UNDER 300m² DO NOT INCLUDE BUILDING ENVELOPES AS THEY ARE SUBJECT TO EITHER THE SMALL LOT HOUSING CODE OR REQUIRE A SPECIFIC SEPARATE PERMIT FOR A DWELLING. SEE SMALL LOT HOUSING CODE IN RELATION TO TYPE A AND B LOTS.



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

SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 15

REF: 8129/2

VERSION: 13

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
Surveyor's Plan Version (13),
19/05/2017

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Breese Pitt Dixon Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S086454H 19/05/2017 08:30 am