

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS839059M/S12

LOCATION OF LAND

PARISH: Cranbourne
TOWNSHIP: -
SECTION: 68
CROWN ALLOTMENT: E (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot S15 PS 839059M

COUNCIL NAME: CITY OF CASEY

POSTAL ADDRESS: 1895 Ballarto Road
Clyde 3978

MGA94 Co-ordinates
(of approx centre of land in plan) E 356 900 ZONE: 55
N 5 777 970

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-12	City of Casey
Reserve No.12	City of Casey
Reserve No.13	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118

Lots 1 to 1200 (both inclusive) have been omitted from this stage.
 See Sheet 8 for Creation of Restrictions.
 An MCP applies to lots on this plan vide a Restriction.

Other Purpose of the Plan:
 The easements for 'Sewerage' purposes over Riverland Road, Bellavita Avenue and Gascoyne Avenue created in PS 839060D in favour of South East Water Corporation are removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is ~~is not~~ based on survey. Refer to BP 3478R.
 This survey has been connected to Cranbourne permanent marks no. 102 and Sherwood permanent mark no.(s) 12, 52 & 144.
 In Proclaimed Survey Area No. 71.

Staging: This is ~~is not~~ a staged subdivision.
 Planning Permit No. PInA01020/19

Estate: Riverfield
Development No.: 12
No. of Lots: 45
Area: 13.44 ha
Melways: 135 H12

EASEMENT INFORMATION

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of



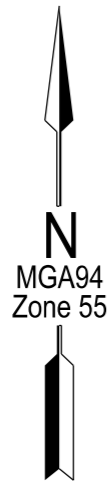
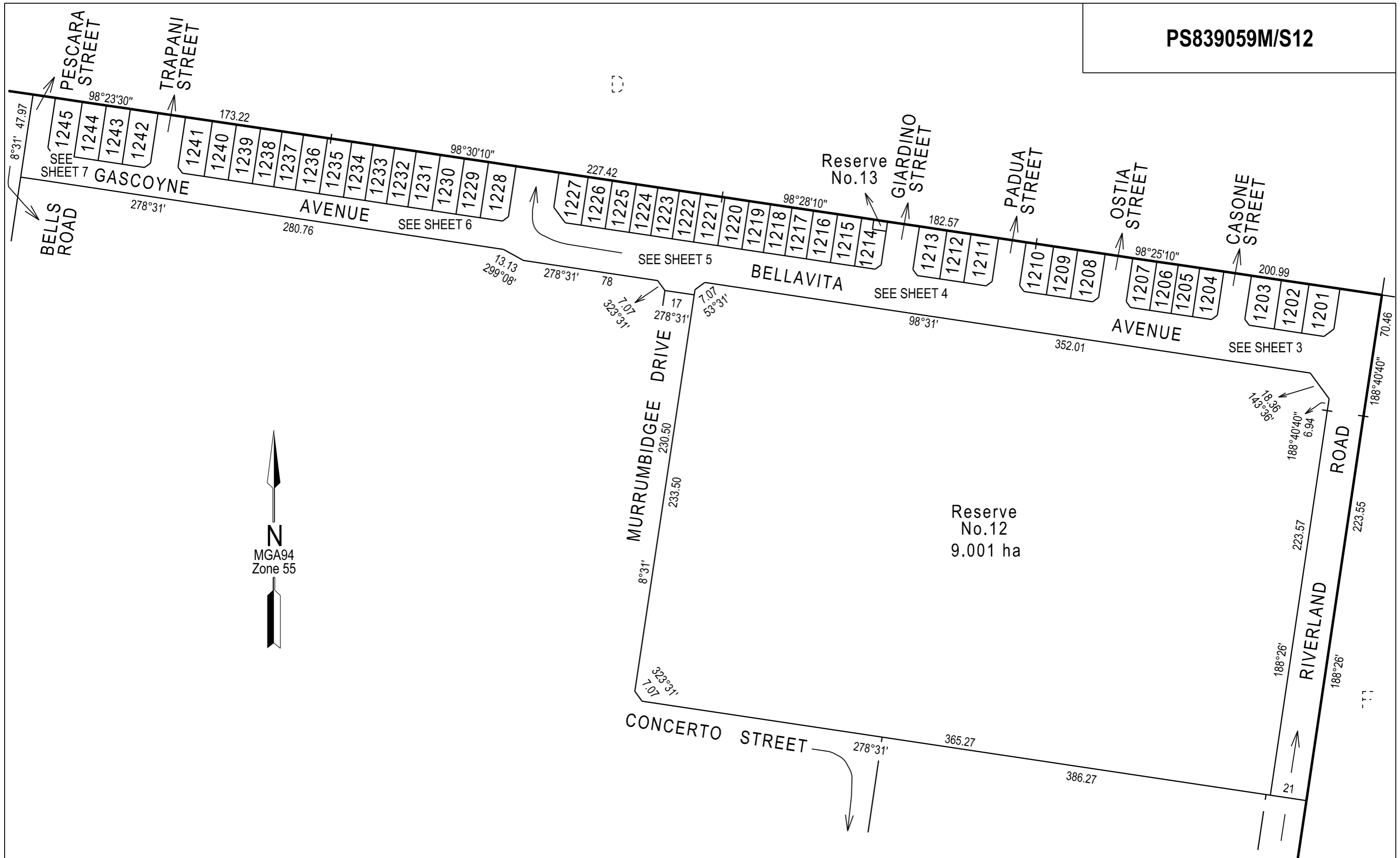
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

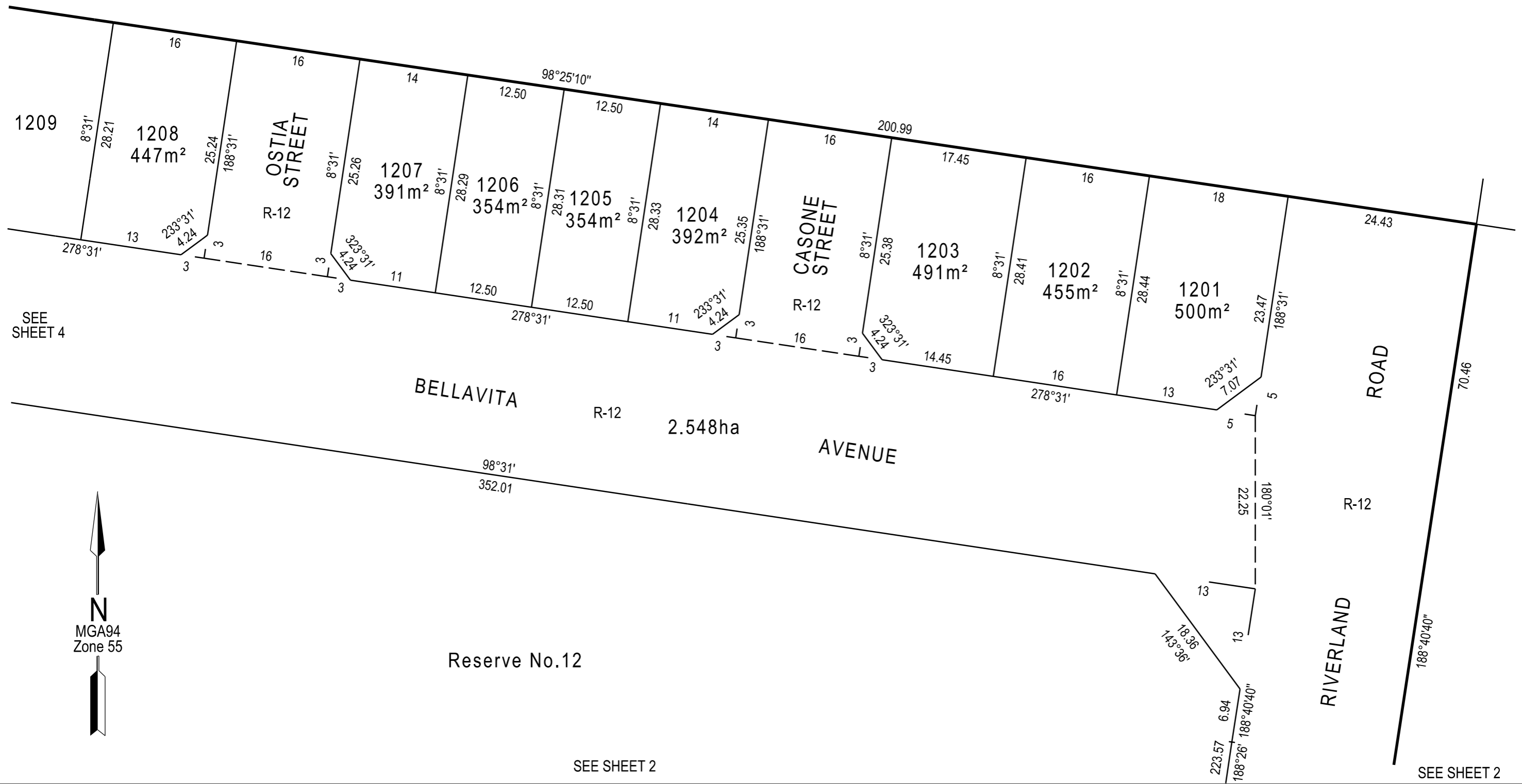
SURVEYORS FILE REF: 1209/Stg 12 VERSION: 3

ORIGINAL SHEET
SIZE: A3

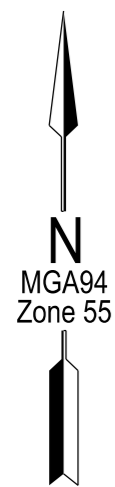
SHEET 1 of 8

MICHAEL NEYLAN DEGG





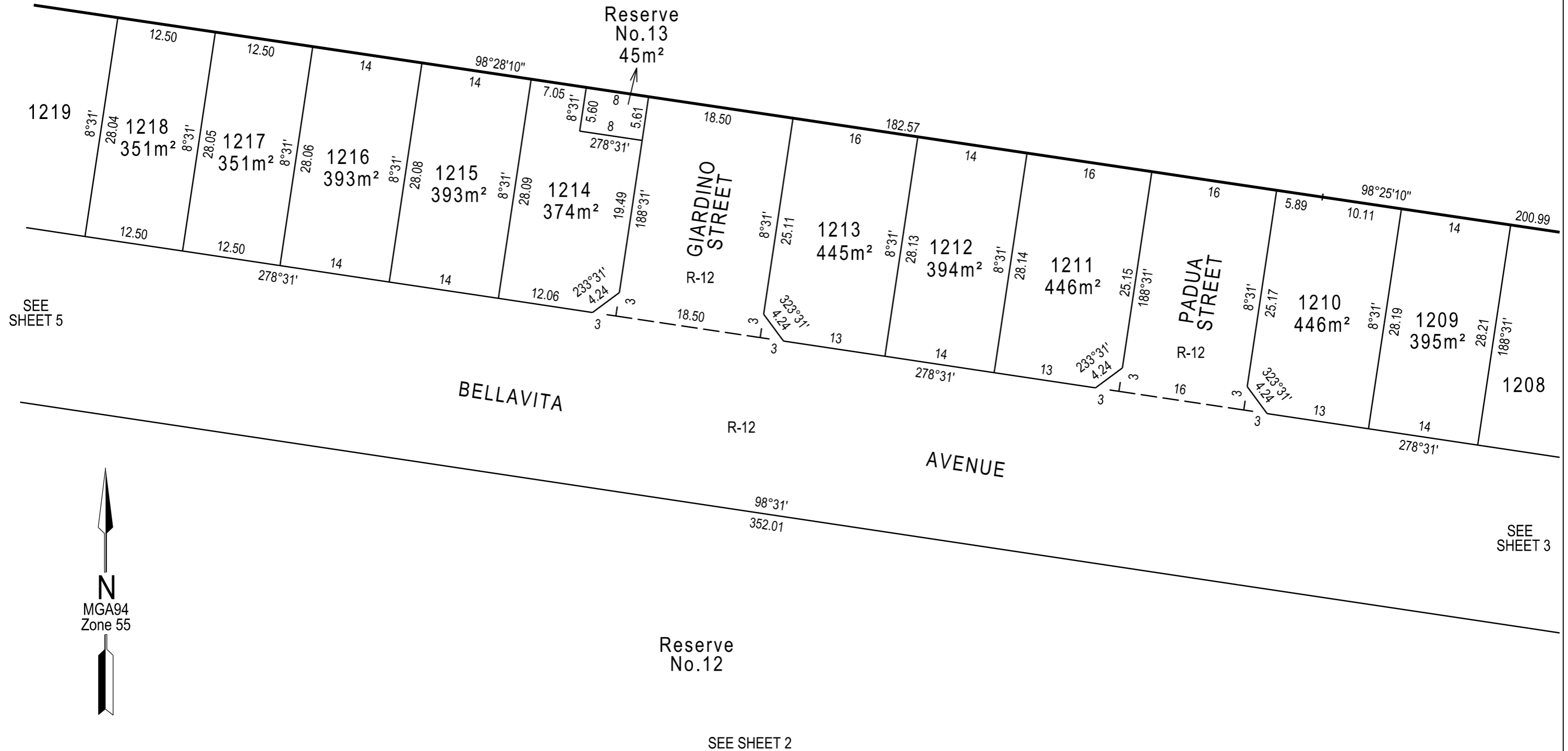
SEE SHEET 4



Reserve No.12

SEE SHEET 2

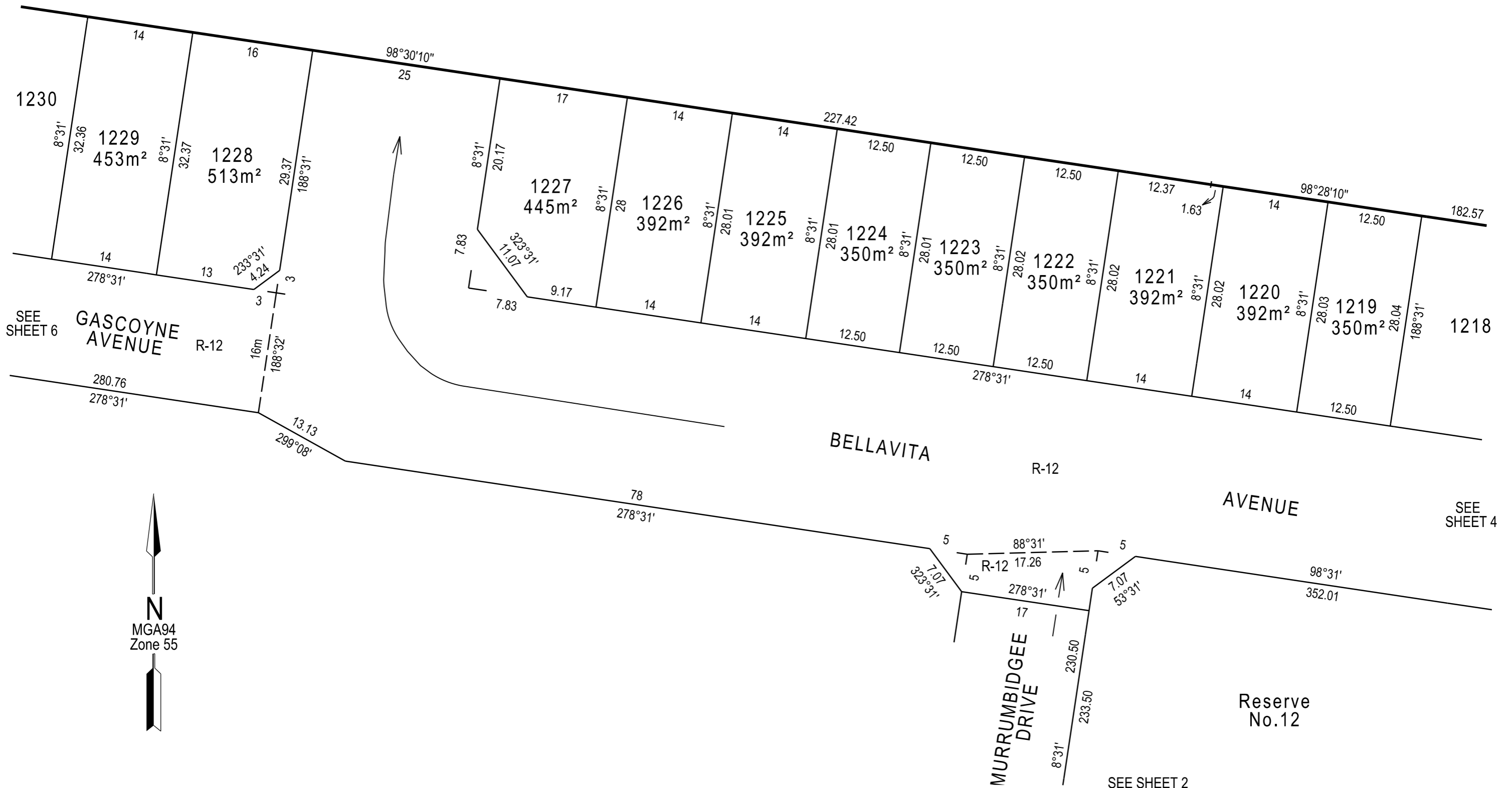
SEE SHEET 2

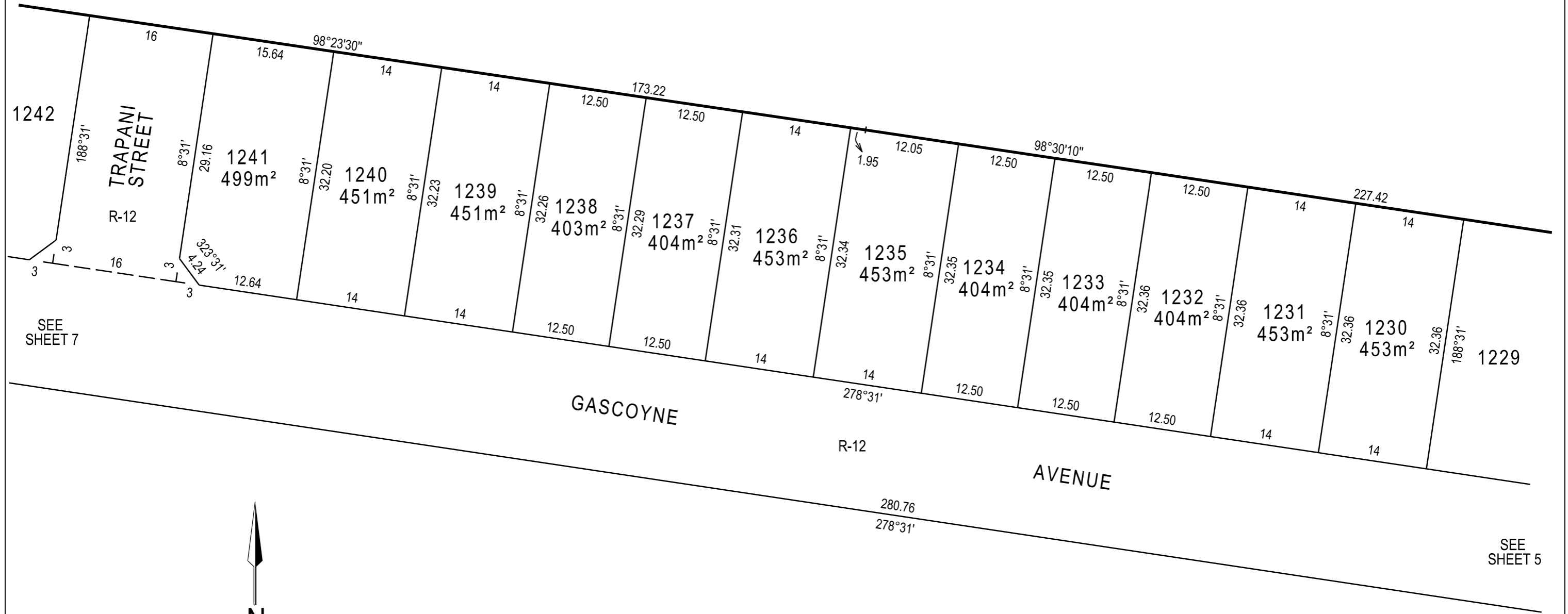


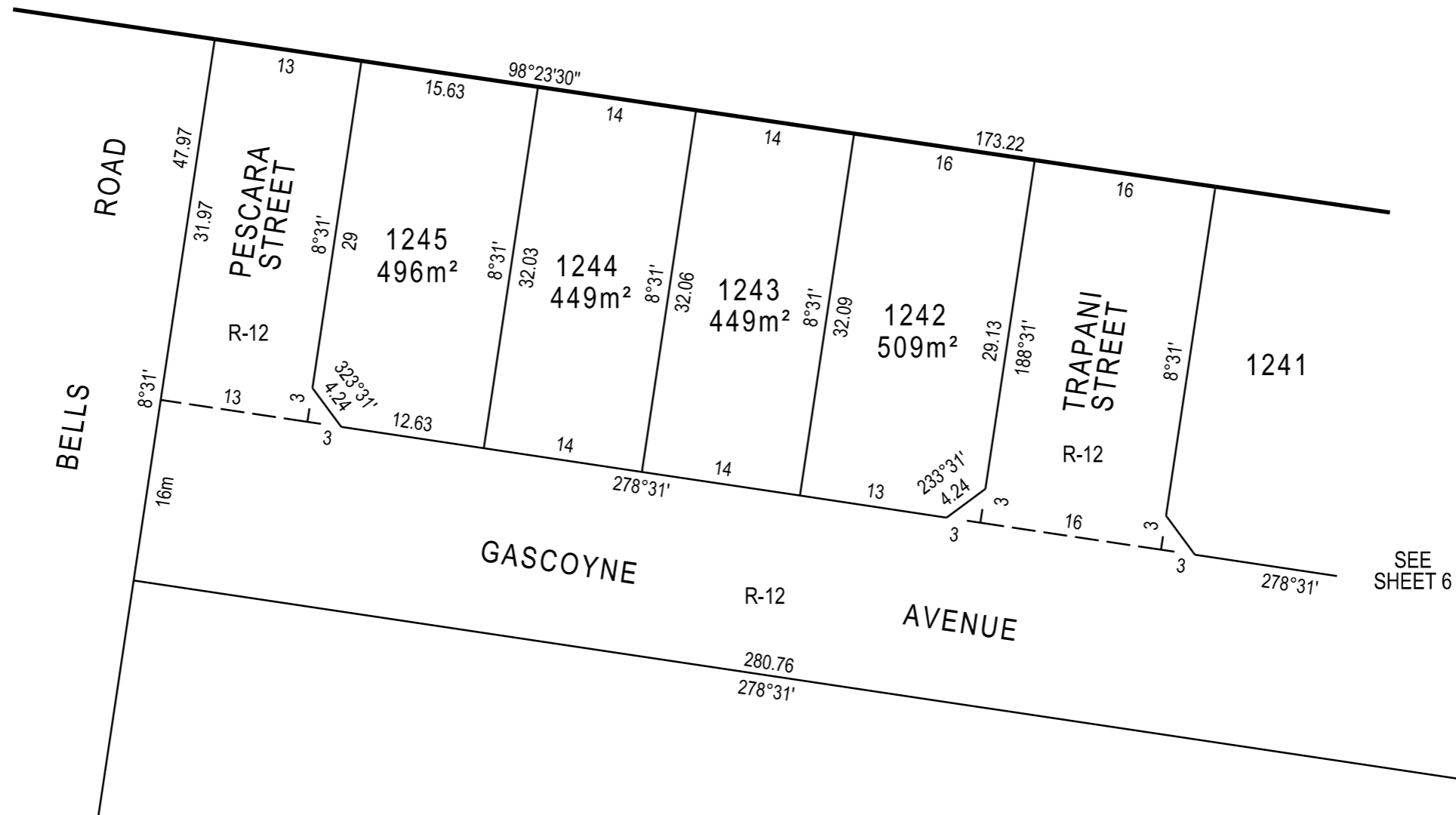
SEE SHEET 5

SEE SHEET 3









CREATION OF RESTRICTION 12

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Lots 1201 to 1245 (both inclusive).

LAND TO BURDEN: Lots 1201 to 1245 (both inclusive).

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;

1. In the case of lots containing a building envelope zone, as shown in MCP No. AAAA, any dwelling outside the relevant building height and setback profiles shown in MCP No. AAAA and;
2. Any dwelling other than in accordance with MCP No. AAAA
3. Any building on a lot unless the plans for such a building are endorsed as being in accordance with the Riverfield Estate Design Guidelines prior to the issue of a building permit.

These restrictions will cease to affect any of the burdened lots 10 years after registration of this plan.