
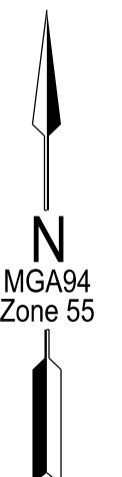
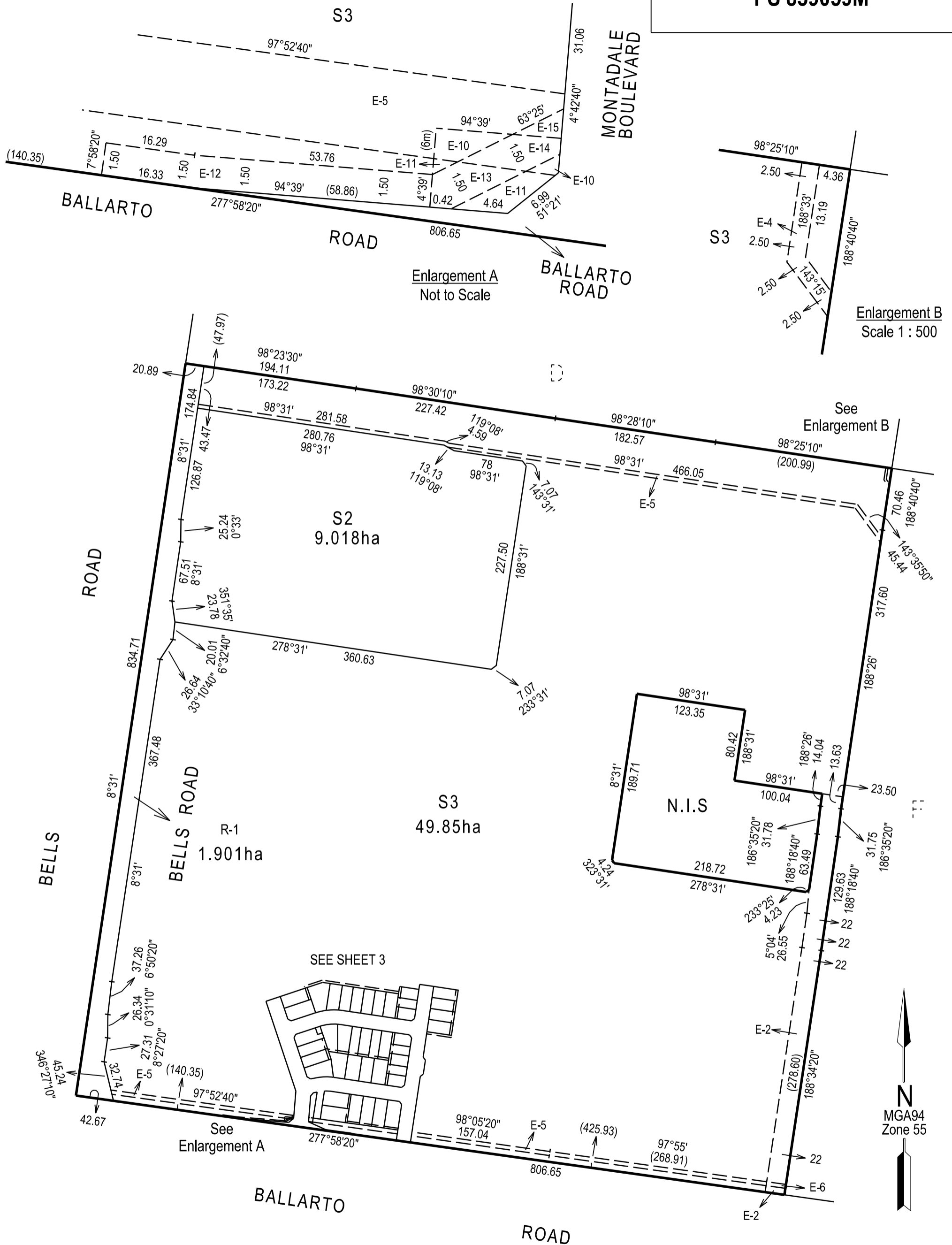
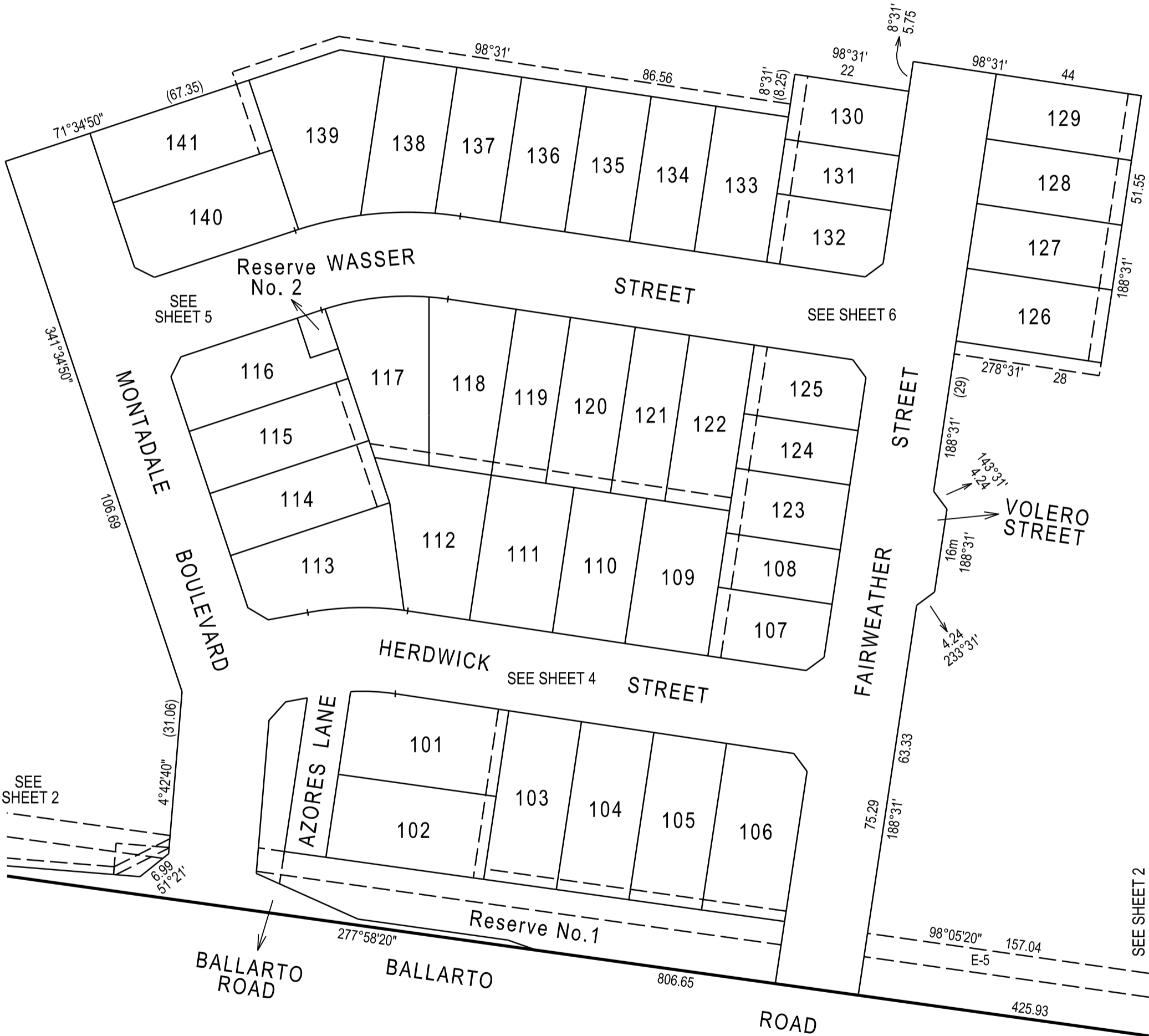


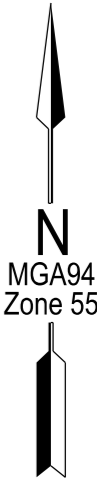
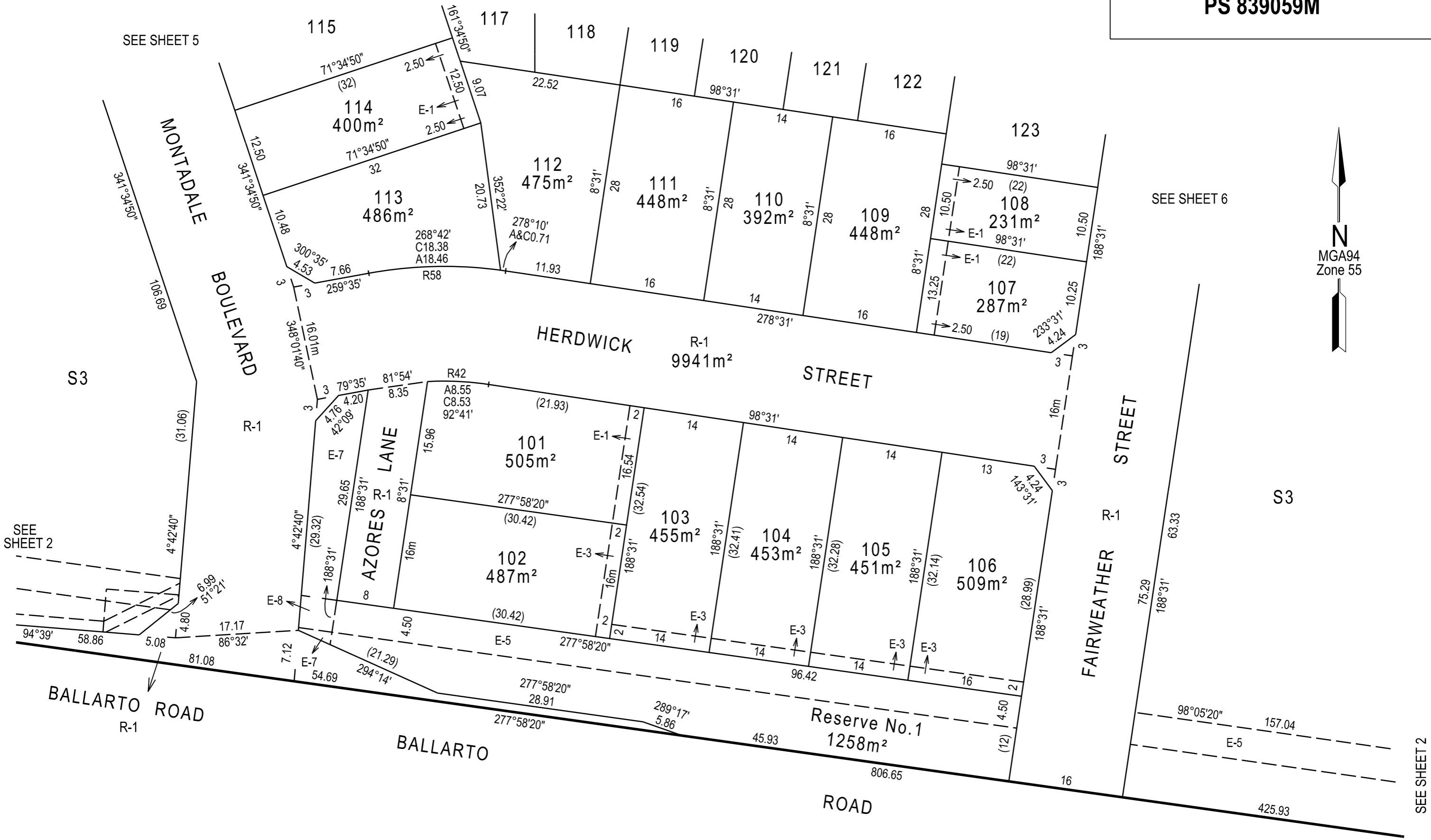
| | | | | | | | |
|---|-------------------------------------|--|---|--|--|--------------|--|
| PLAN OF SUBDIVISION | | | | LV USE ONLY EDITION | | PS 839059M | |
| <div>LOCATION OF LAND</div> <div>PARISH: Cranbourne</div> <div>TOWNSHIP: -</div> <div>SECTION: 68</div> <div>CROWN ALLOTMENT: E (Part)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: Vol. Fol.</div> <div>LAST PLAN REFERENCE: Lot Y PS 839060D</div> <div>POSTAL ADDRESS: 1895 Ballarto Road Clyde 3978</div> <div>MGA94 Co-ordinates (of approx centre of land in plan) E 356 900 ZONE: 55 N 5 777 970</div> | | | | <div>Council Name: Casey City Council</div> <div>SPEAR Reference Number: S160692B</div> | | | |
| VESTING OF ROADS AND/OR RESERVES | | | | NOTATIONS | | | |
| IDENTIFIER | | COUNCIL/BODY/PERSON | | <div>Lots 1 to 100 (both inclusive) have been omitted from this stage.</div> <div>See Sheet 7 for Creation of Restrictions.</div> <div>An MCP applies to lots on this plan vide a Restriction.</div> <div>Other Purpose of the Plan: Part of the easement for 'Sewerage' purposes over Bells Road, Montadale Boulevard and Fairweather Street created in PS 839060D in favour of South East Water Corporation is removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.</div> <div>Estate: Riverfield</div> <div>Development No.: 1</div> <div>No. of Lots: 41</div> <div>Area: 13.64ha</div> <div>Melways: 135 H12</div> | | | |
| Road R-1 | | City of Casey | | | | | |
| Reserve No. 1 | | City of Casey | | | | | |
| Reserve No. 2 | | Ausnet Electricity Services Pty Ltd ABN 91 064 651 118 | | | | | |
| NOTATIONS | | | | | | | |
| Depth Limitation: Does not apply. | | | | | | | |
| <div>Survey: This plan is/is not based on survey. Refer to BP 3478R.</div> <div>This survey has been connected to Cranbourne permanent marks no. 102 and Sherwood permanent mark no.(s) 12, 52 & 144.</div> <div>In Proclaimed Survey Area No. 71.</div> <div>Staging: This is/is not a staged subdivision.</div> <div>Planning Permit No. PlnA01020/19</div> | | | | | | | |
| EASEMENT INFORMATION | | | | | | | |
| Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) | | | | | | | |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of | | | |
| E-1 | Sewerage | See Diag. | This Plan | South East Water Corporation | | | |
| E-2 & E-6 | Carriageway | See Diag. | PS 839060D | Lot Z in PS 839060D | | | |
| E-3 | Drainage | See Diag. | This Plan | City of Casey | | | |
| E-4, E-10, E-14 & E-15 | Sewerage | See Diag. | PS 839060D | South East Water Corporation | | | |
| E-5, E-6 & E-8 | Sewerage | 4.50 | PS 839060D | South East Water Corporation | | | |
| E-7, E-8, E-10 E-11, E-13 & E-14 | Supply of Water (Underground Pipes) | See Diag. | This Plan | South East Water Corporation | | | |
| E-7 & E-8 | Supply of Gas | See Diag. | This Plan | Australian Gas Networks (VIC) Pty Ltd | | | |
| E-12, E-13, E-14 & E-15 | Powerline | See Diag. | This Plan Section 88 Electricity Industry Act 2000 | Ausnet Electricity Services Pty Ltd ABN 91 064 651 118 | | | |
| <div> CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS</div> <div>SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 www.charltondegg.com.au</div> | | SURVEYORS FILE REF: 1209/Stg 1 VERSION: 13 | | ORIGINAL SHEET SIZE: A3 | | SHEET 1 of 7 | |
| | | Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (13), 04/05/2022, SPEAR Ref: S160692B | | | | | |





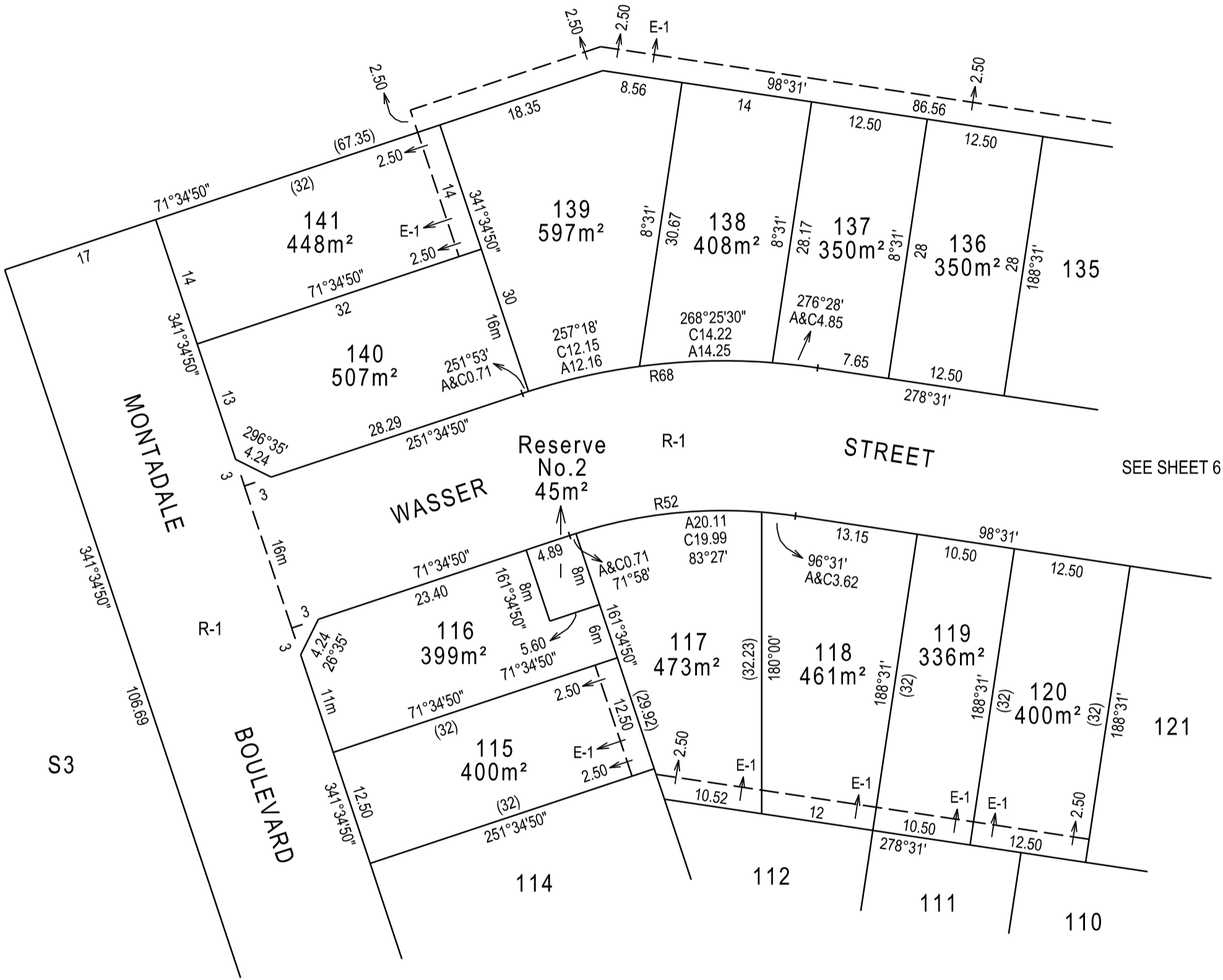
S3







S3

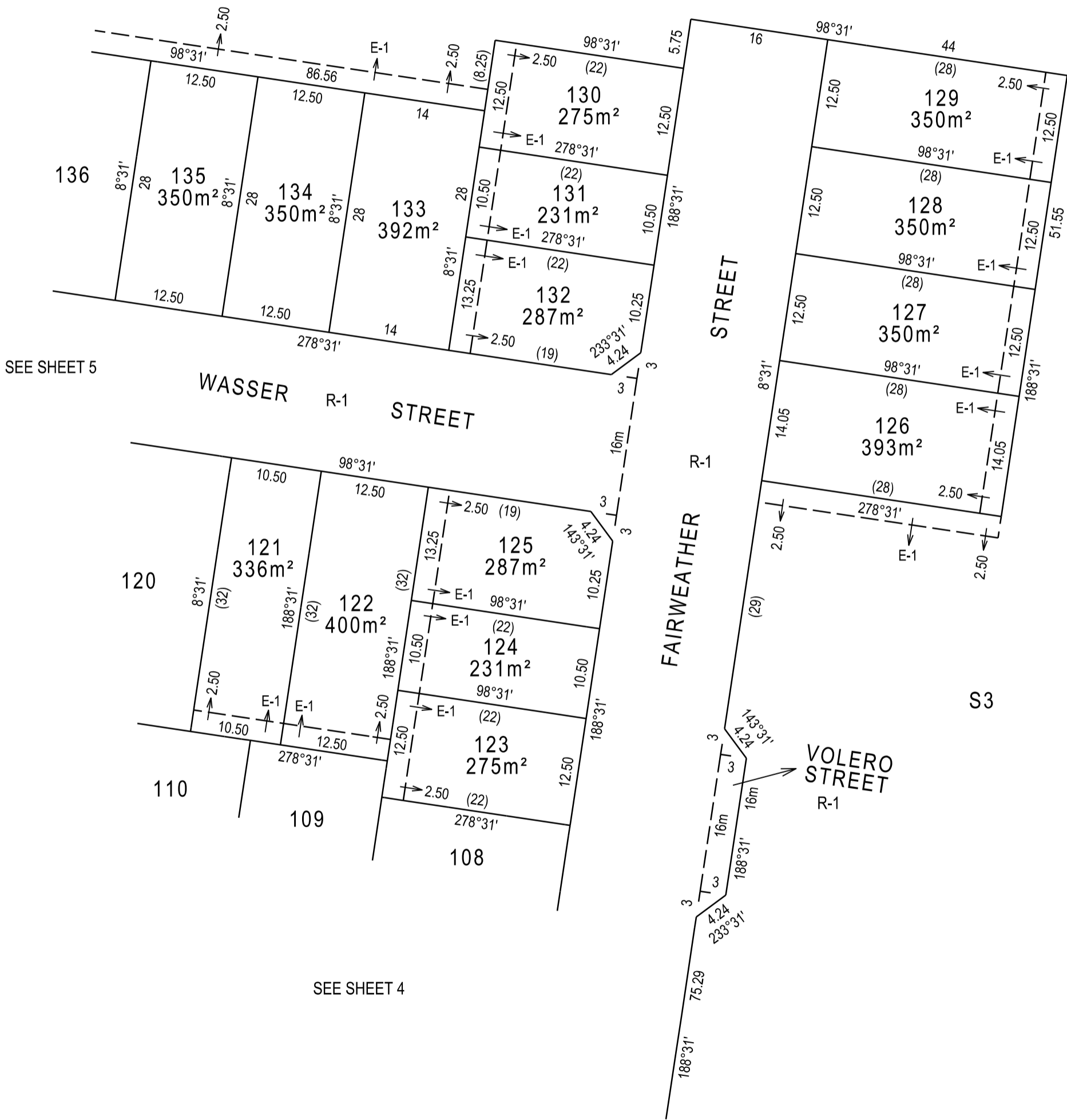


SEE SHEET 6

SEE SHEET 4



S3



CREATION OF RESTRICTION 1A

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

LAND TO BENEFIT: Lots 101 to 141 (both inclusive).

LAND TO BURDEN: Lots 101 to 141 (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. AA8338, any dwelling outside the relevant building height and setback profiles shown in MCP No. AA8338 and;
- 2. Any dwelling other than in accordance with MCP No. AA8338.
- 3. Any building on a lot unless the plans for such a building are endorsed as being 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.

CREATION OF RESTRICTION 1B

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

LAND TO BENEFIT: Lots 101 to 141 (both inclusive).

LAND TO BURDEN: Lots 101, 102, 113 to 116 (both inclusive), 140 & 141.

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 other than a two storey dwelling.

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