PLAN OF SUBDIVISION

LV USE ONLY **EDITION**

Council Name: Casey City Council

SPEAR Reference Number: S161990V

PS839059M/S2

LOCATION OF LAND

Cranbourne PARISH:

TOWNSHIP: SECTION: 68

CROWN ALLOTMENT: E (Part)

CROWN PORTION:

TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: S3 PS 839059M

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-2

City of Casey

Lots S1 to S3 (both inclusive) have been omitted from this stage.

Lots 1 to 200 (both inclusive) have been omitted from this stage.

See Sheet 7 for Creation of Restrictions.

An MCP applies to lots on this plan vide a Restriction.

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is/ie-net 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.

Riverfield Estate:

135 H12

Development No.: 2 No. of Lots: 42 Area: 2.554 ha

Staging: This is/ie not a staged subdivision.

Planning Permit No. PlnA01020/19

EASEMENT INFORMATION

Melways:

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

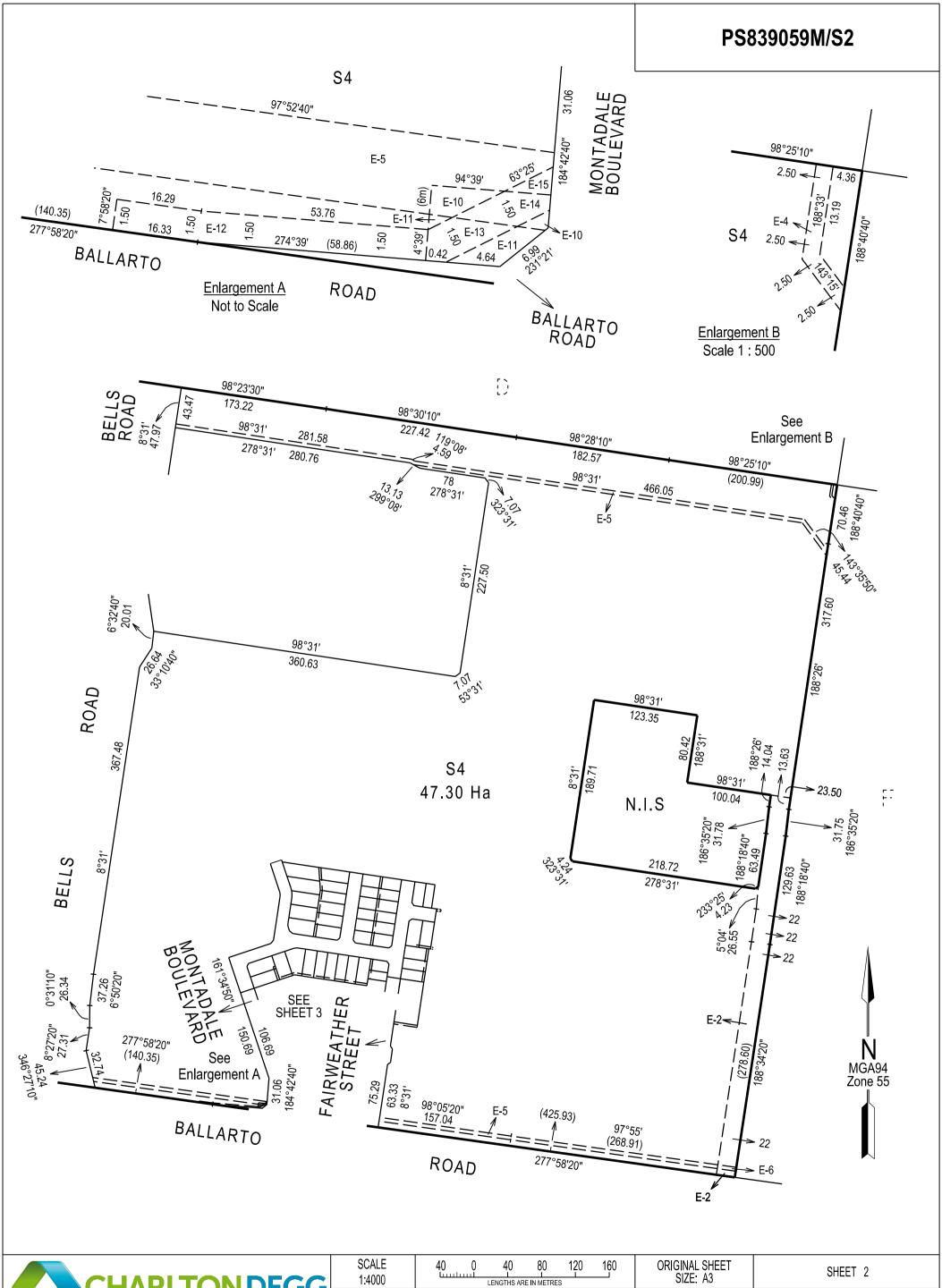
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1 E-2 & E-6 E-4, E-10, E-14 & E-15 E-5 & E-6 E-10, E-11, E-13	Sewerage Carriageway Sewerage Sewerage Supply of Water	See Diag. See Diag. See Diag. 4.50 See Diag.	PS 839059M PS 839060D PS 839060D PS 839060D	South East Water Corporation Lot Z in PS 839060D South East Water Corporation South East Water Corporation	
& E-14 E-12, E-13, E-14 & E-15 E-21	(Underground Pipes) Powerline Sewerage	See Diag. See Diag. See Diag.	PS 839059M PS 839059M Section 88 Electricity Industry Act 2000 This Plan	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118 South East Water Corporation	
	HADITON DECC		ORS FILE REF: 1209/Stg 2 VERSION: 10	ORIGINAL SHEET SIZE: A3	SHEET 1 of 7



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

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Surveyor, Surveyor's Plan Version (10), 04/05/2022, SPEAR Ref: S161990V

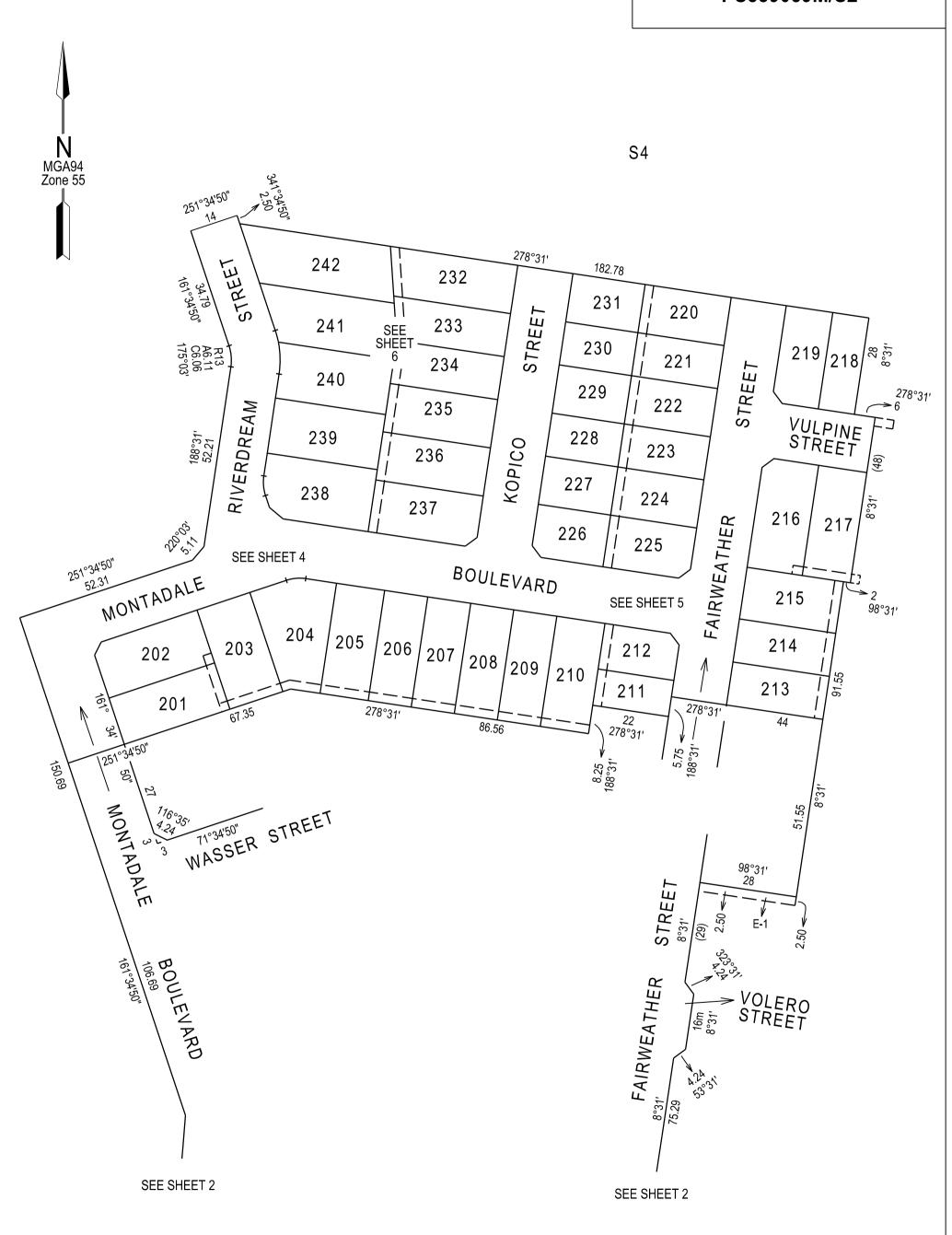




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	Surveyor's Plan Version (10),
	04/05/2022, SPEAR Ref: S161990V

LENGTHS ARE IN METRES

SCALE

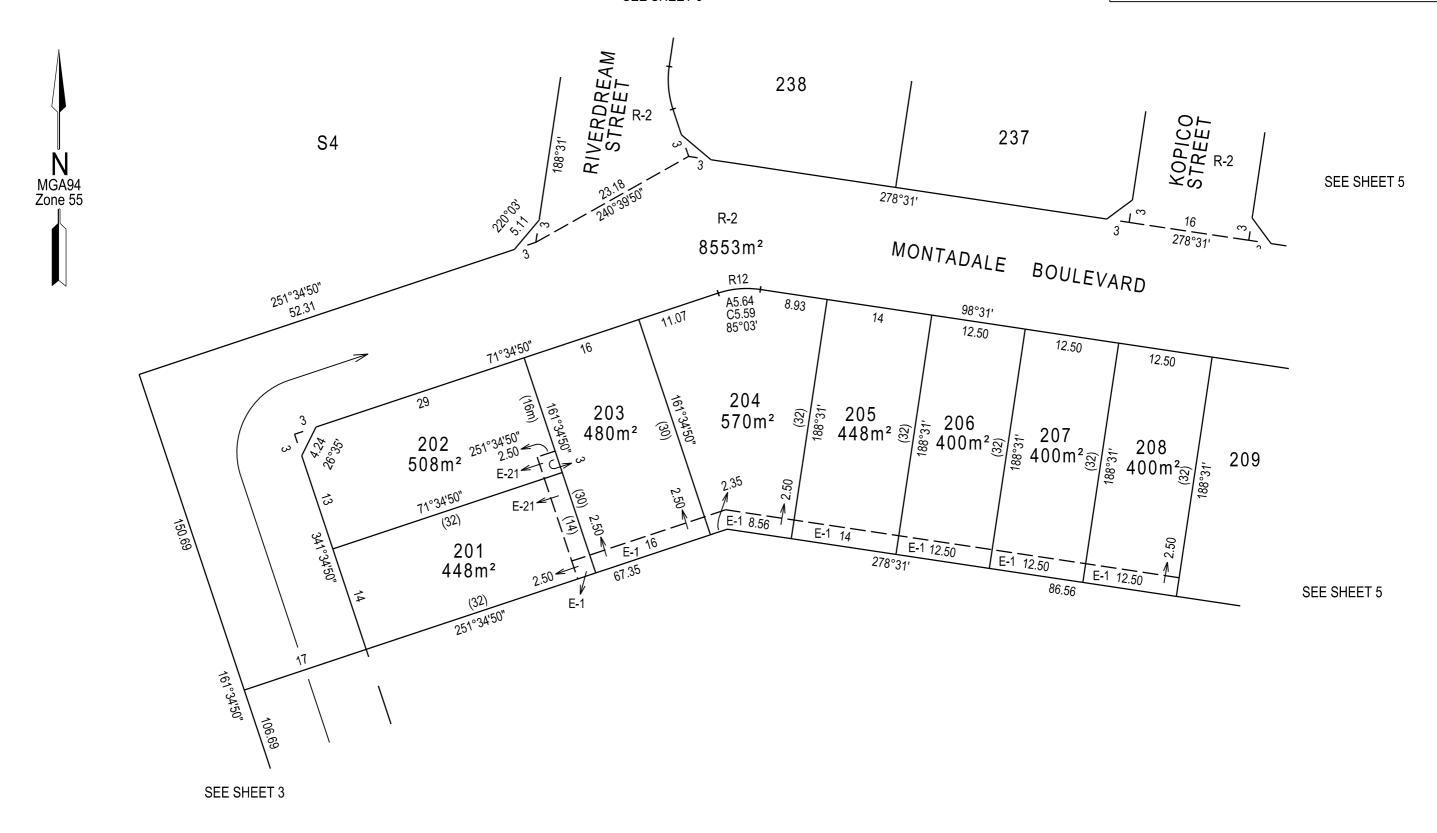
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SHEET 3

SEE SHEET 6





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LENGTHS ARE IN METRES

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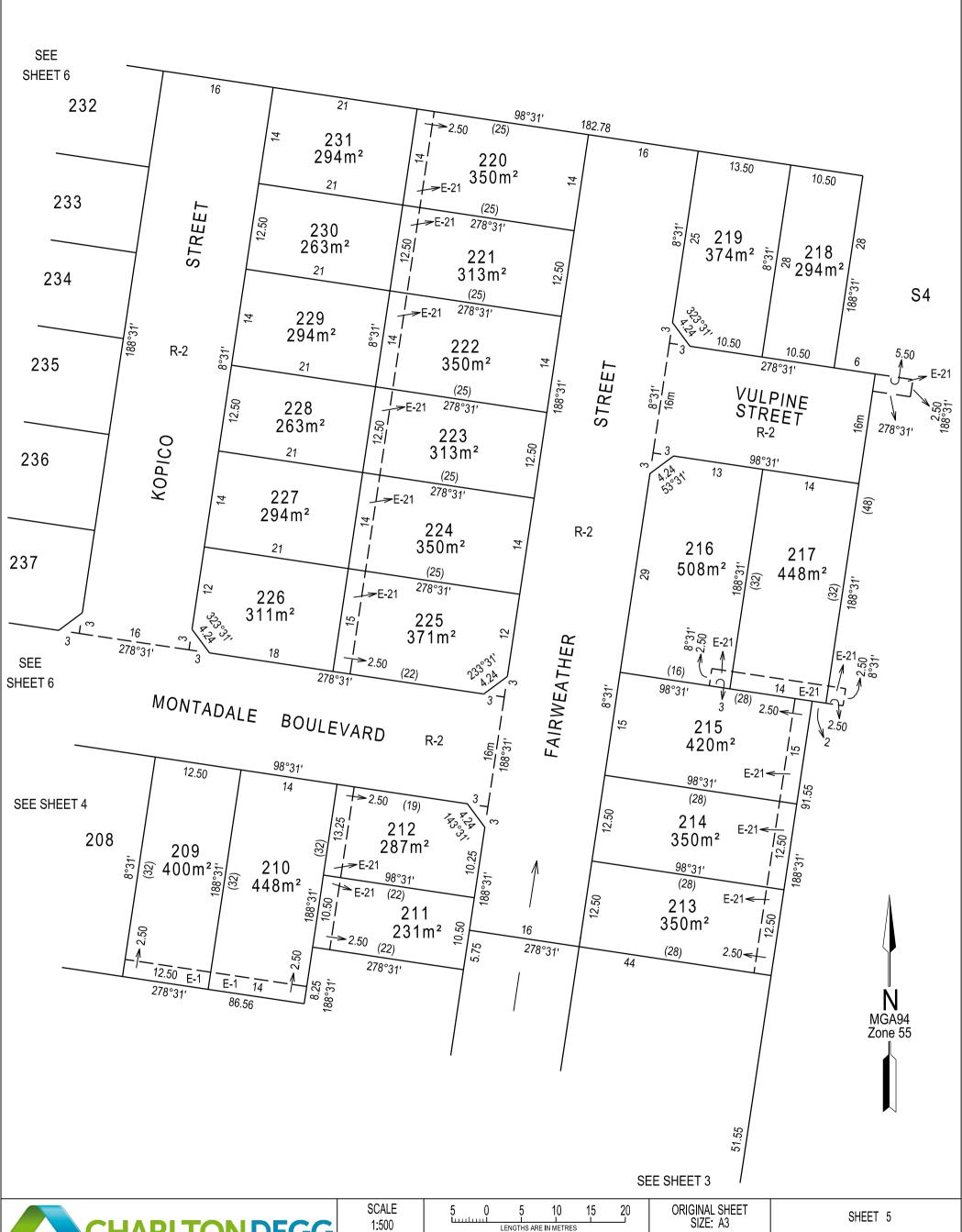
SHEET 4

SCALE

1:500

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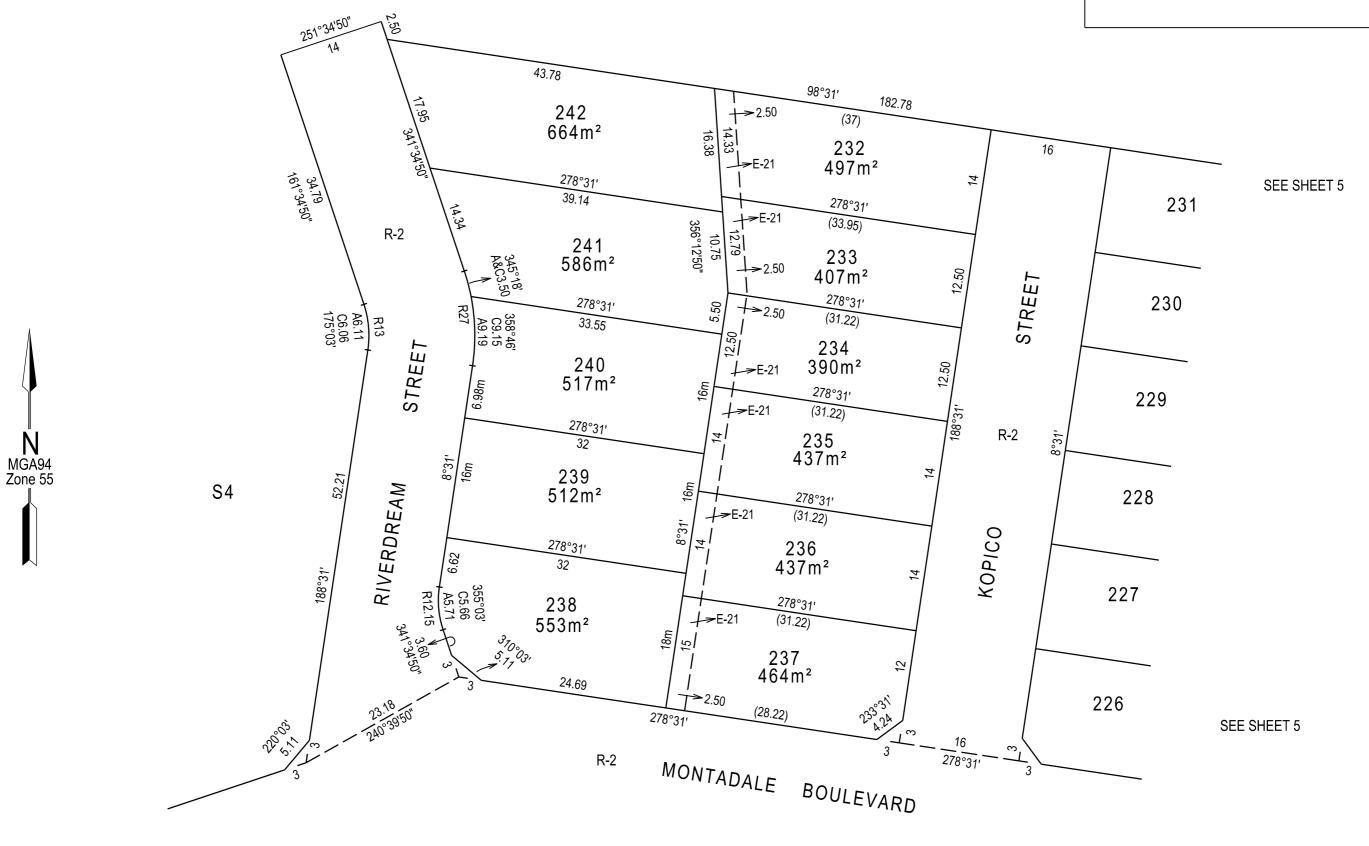
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LENGTHS ARE IN METRES



SEE SHEET 4



CREATION OF RESTRICTION 2A

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

LAND TO BENEFIT: Lots 201 to 242 (both inclusive).

LAND TO BURDEN: Lots 201 to 242 (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. AA8339, any dwelling outside the relevant building height and setback profiles shown in MCP No. AA8339 and;
- 2. Any dwelling other than in accordance with MCP No. AA8339.
- 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 2B

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

LAND TO BENEFIT: Lots 201 to 242 (both inclusive).

LAND TO BURDEN: Lots 201, 202 & 238 to 242 (both inclusive).

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.



ORIGINAL SHEET SIZE: A3