

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 839059M/S4

LOCATION OF LAND

PARISH: Cranbourne
TOWNSHIP: -
SECTION: 68
CROWN ALLOTMENT: E (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot S4 PS 839059M

Council Name: Casey City Council
 SPEAR Reference Number: S170555J

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-4	City of Casey
Reserve No. 4	City of Casey
Reserve No. 5	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118

Lots 1 to 400 (both inclusive) have been omitted from this stage.
 Lots S1 to S5 (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 ~~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.: 4
No. of Lots: 43
Area: 3.799 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
E-1	Sewerage	See Diag.	PS 839059M	South East Water Corporation
E-2 & E-6	Carriageway	See Diag.	PS 839060D	Lot Z in PS 839060D
E-4, E-10, E-14 & E-15	Sewerage	See Diag.	PS 839060D	South East Water Corporation
E-5 & E-6	Sewerage	4.50	PS 839060D	South East Water Corporation
E-10, E-11, E-13 & E-14	Supply of Water (Underground Pipes)	See Diag.	PS 839059M	South East Water Corporation
E-12, E-13, E-14 & E-15	Powerline	See Diag.	PS 839059M Section 88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118
E-41	Sewerage	See Diag.	This Plan	South East Water Corporation



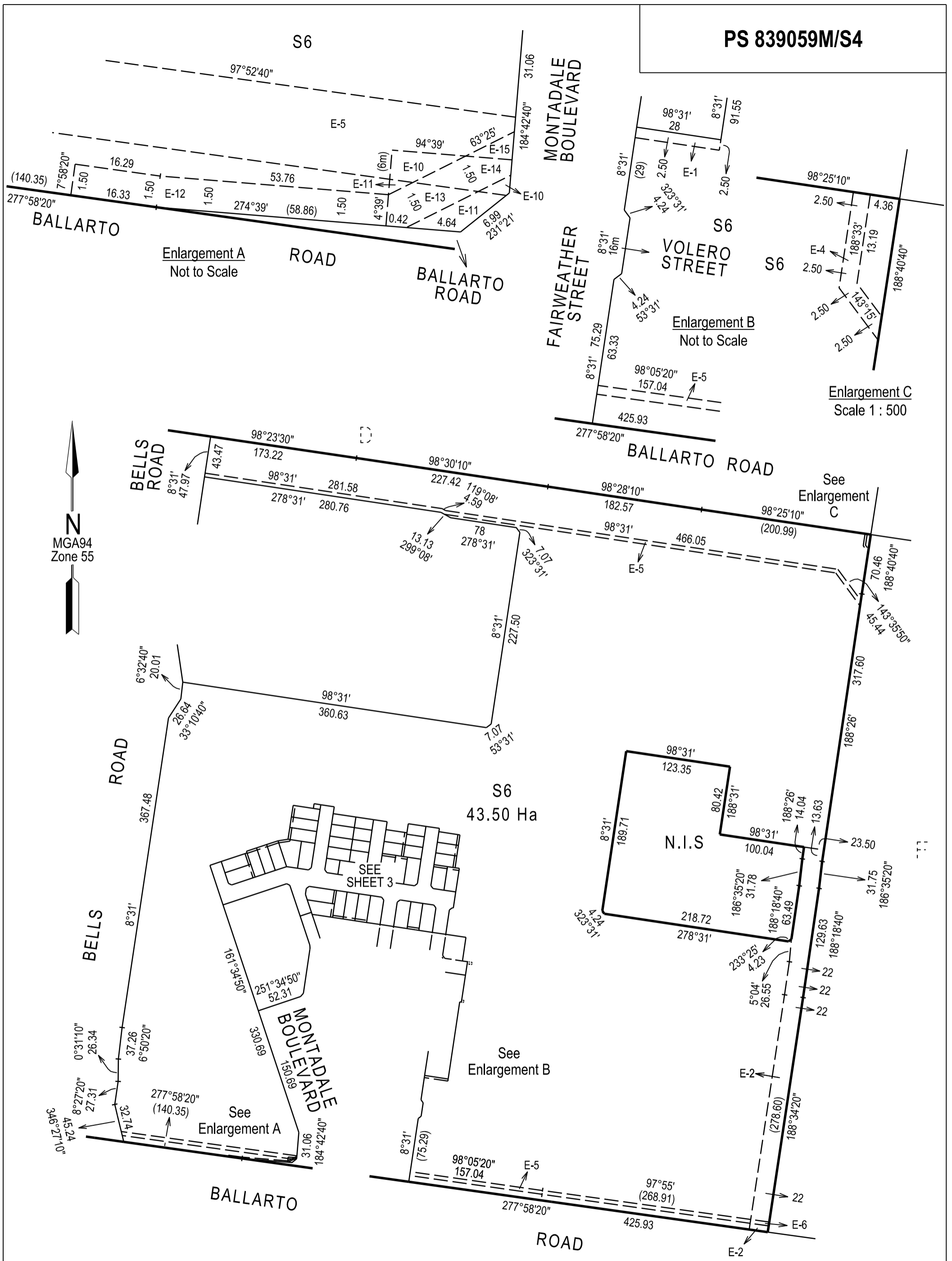
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1209/Stg 4 VERSION: 6

ORIGINAL SHEET
 SIZE: A3

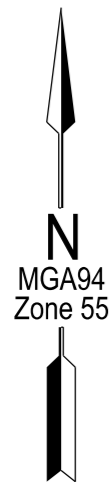
SHEET 1 of 7

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,
 Surveyor's Plan Version (6),
 04/05/2022, SPEAR Ref: S170555J



S6

S6





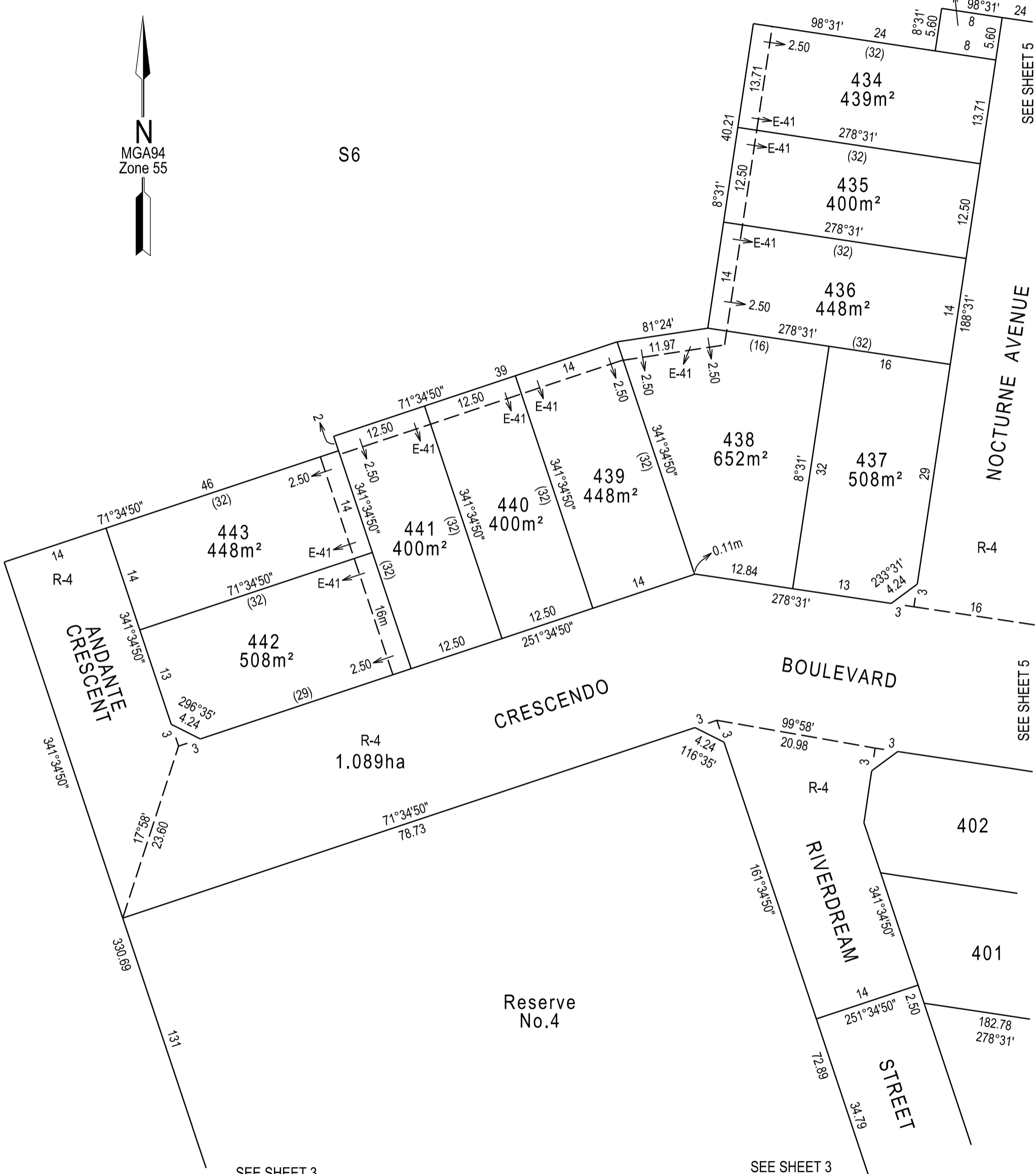
S6

Reserve
No.5
45m²

SEE SHEET 5

NOCTURNE AVENUE

SEE SHEET 5



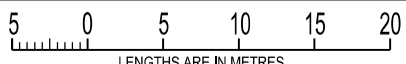
SEE SHEET 3

SEE SHEET 3



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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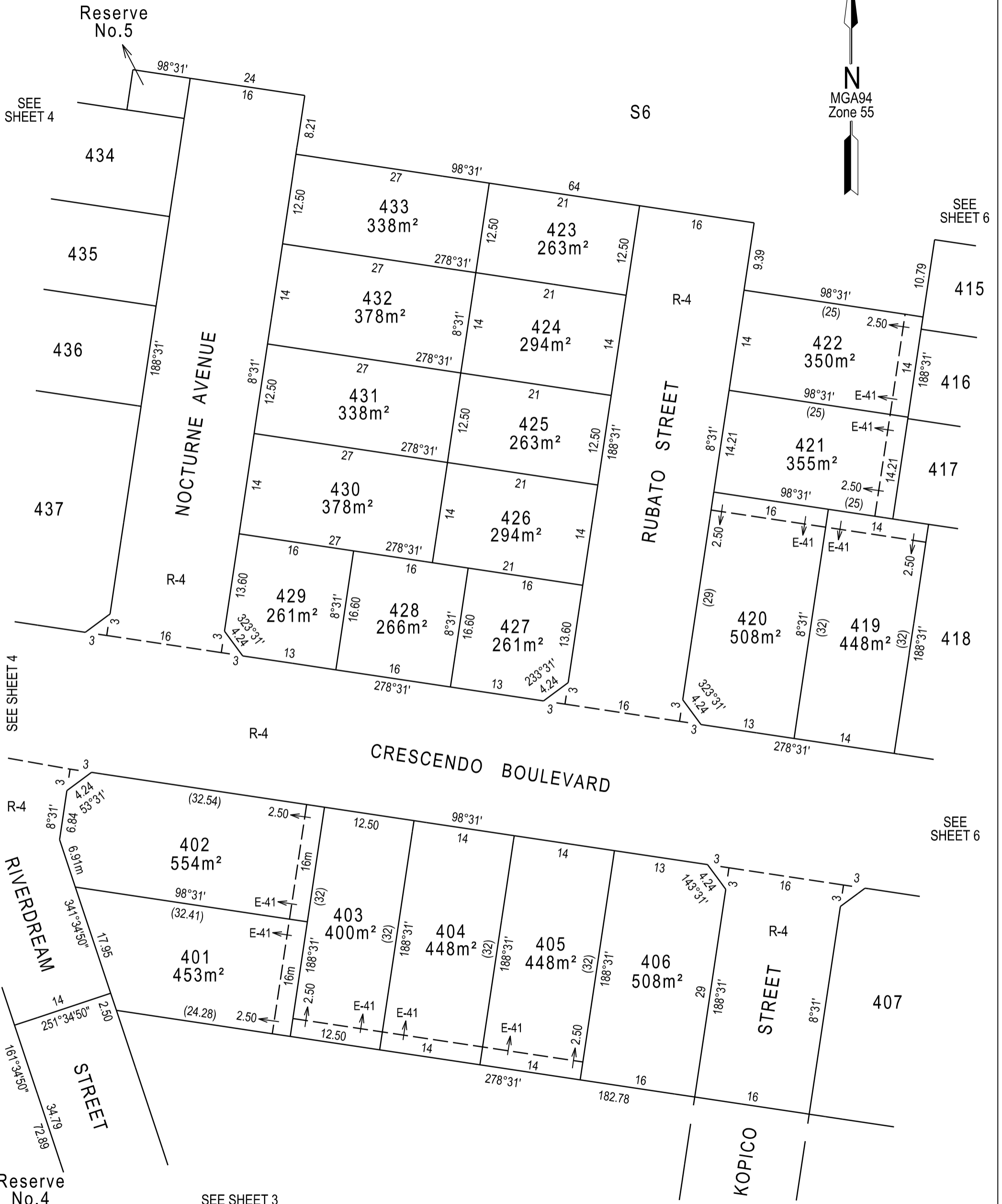
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ORIGINAL SHEET SIZE: A3

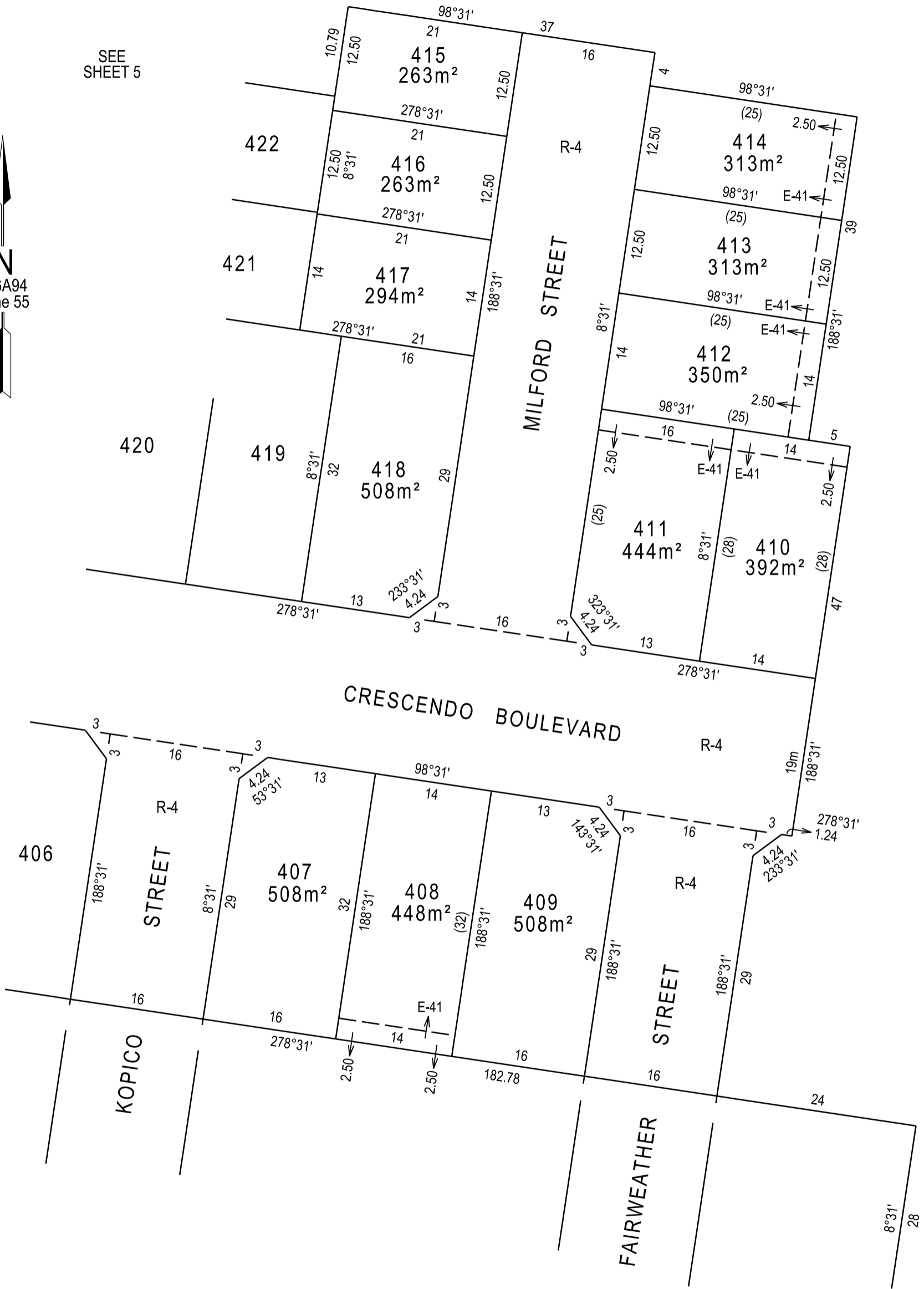
SHEET 4

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Surveyor's Plan Version (6),
04/05/2022, SPEAR Ref: S170555J



S6

SEE SHEET 5



SEE SHEET 5

SEE SHEET 3

CREATION OF RESTRICTION 4A

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

LAND TO BENEFIT: Lots 401 to 443 (both inclusive).

LAND TO BURDEN: Lots 401 to 443 (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. AA8340, any dwelling outside the relevant building height and setback profiles shown in MCP No. AA8340 and;
2. Any dwelling other than in accordance with MCP No. AA8340.
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.

CREATION OF RESTRICTION 4B

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

LAND TO BENEFIT: Lots 401 to 443 (both inclusive).

LAND TO BURDEN: Lots 401, 402, 427 to 429 (both inclusive) & 437 to 443 (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.