

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS839059M/S5

LOCATION OF LAND

PARISH: Cranbourne
TOWNSHIP: -
SECTION: 68
CROWN ALLOTMENT: E (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot S6 PS 839059M

Council Name: Casey City Council
 SPEAR Reference Number: S173273A

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 | NOTATIONS |
|--|---|--|
| Road R-5 Reserve No. 6 Reserve No. 7 | City of Casey City of Casey City of Casey | |
| NOTATIONS | | |
| Depth Limitation: Does not apply. | | Estate: Riverfield Development No.: 5 No. of Lots: 49 Area: 2.968 ha Melways: 135 H12 |
| 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 | | |

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-16 | Powerline | See Diag. | This Plan Section 88 Electricity Industry Act 2000 | Ausnet Electricity Services Pty Ltd ABN 91 064 651 118 |
| E-16 | Telecommunications (Transmission of Telecommunication signals by underground cables) | See Diag. | This Plan | Lots in this plan |
| E-51 | Sewerage | See Diag. | This Plan | South East Water Corporation |
| E-511 | Supply of Water (Underground Pipes) | See Diag. | This Plan | South East Water Corporation |



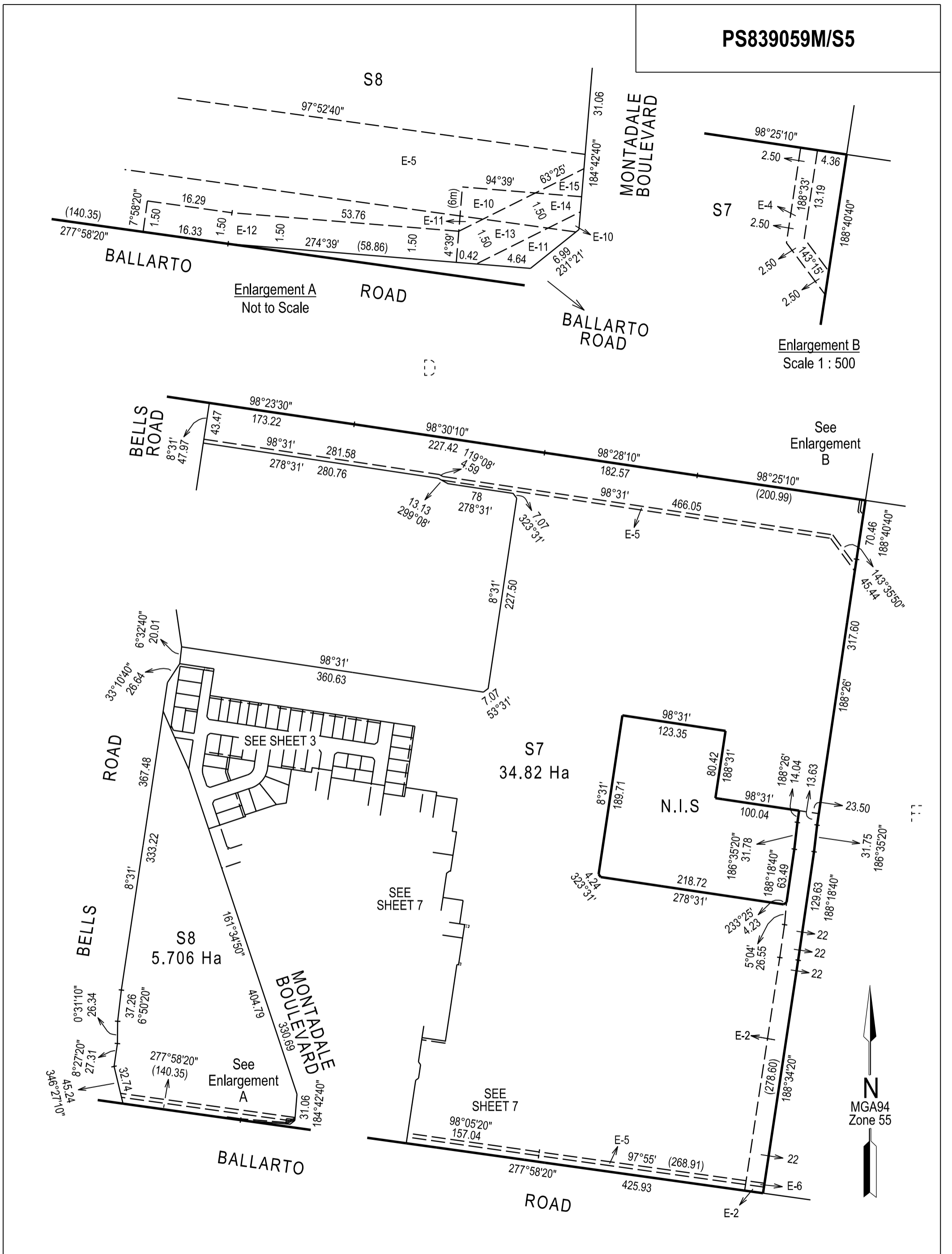
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

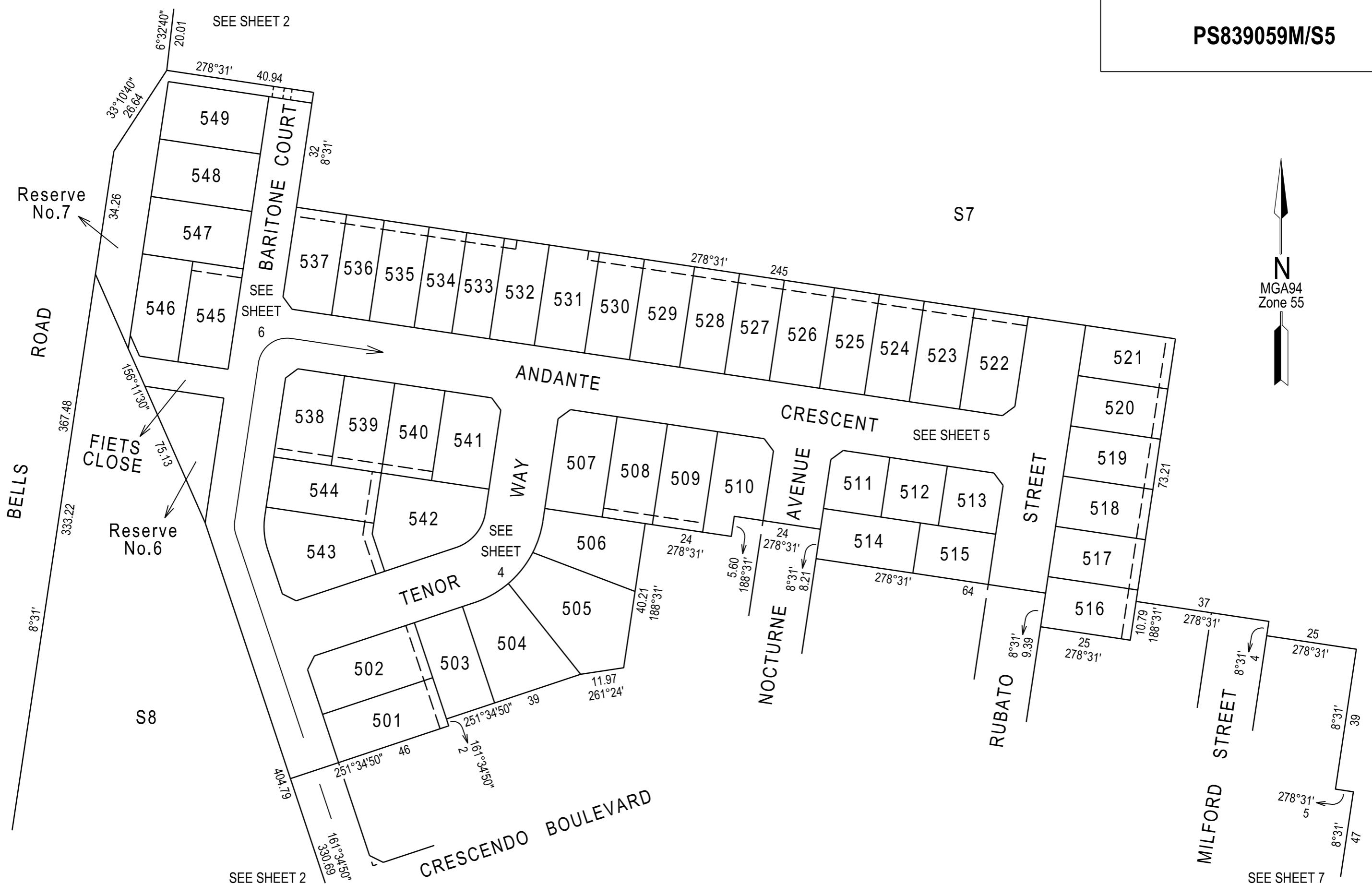
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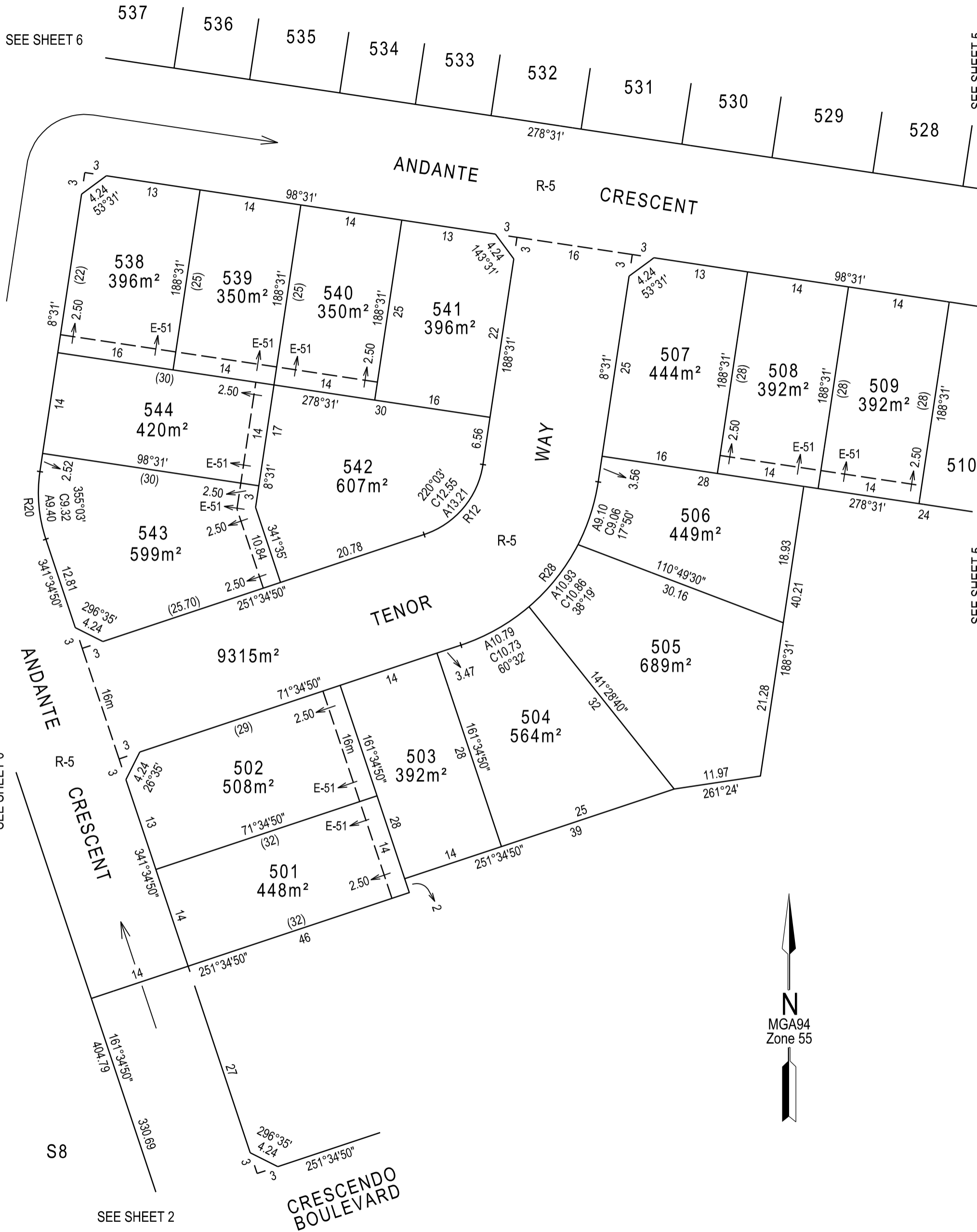
ORIGINAL SHEET
SIZE: A3

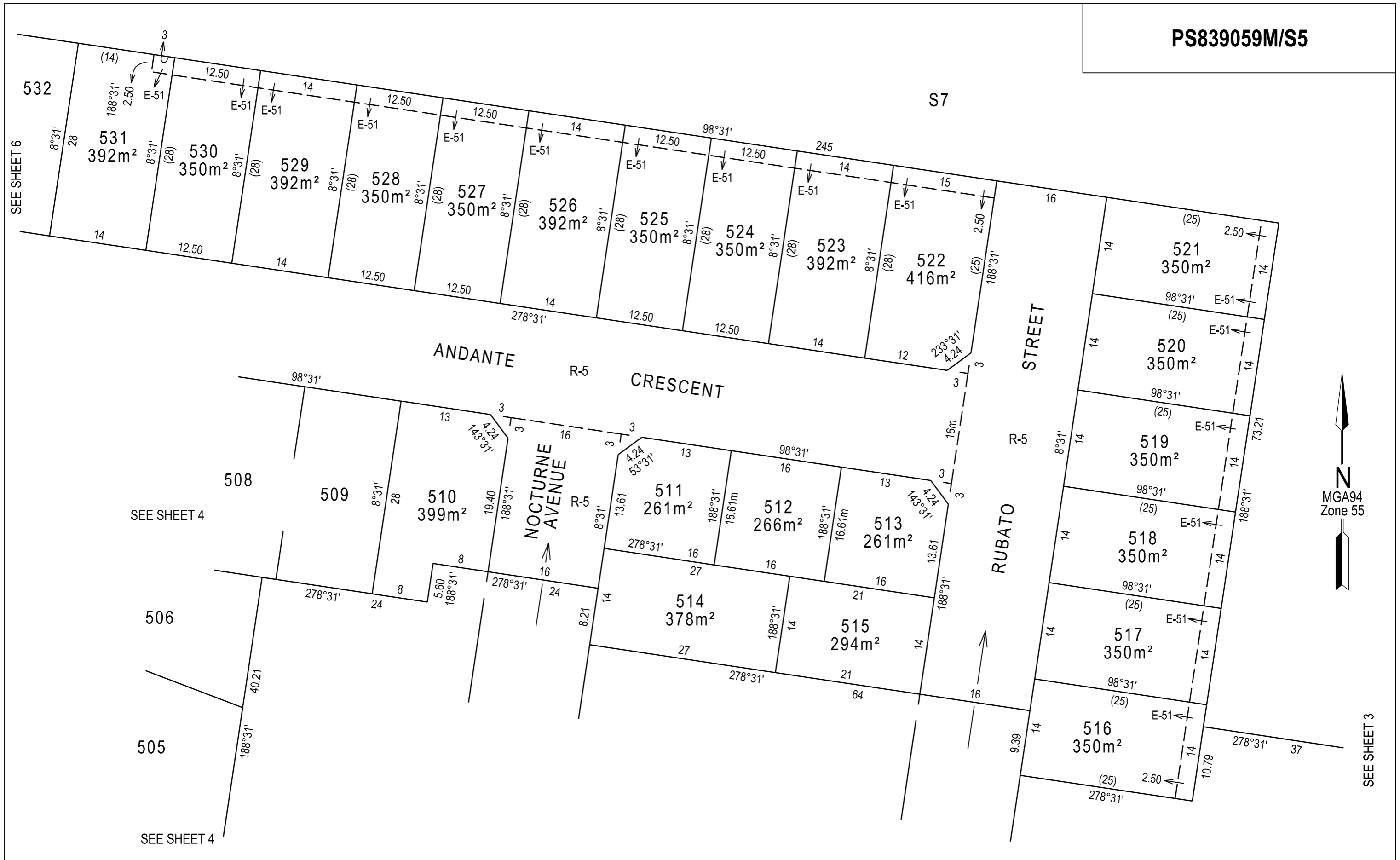
SHEET 1 of 8

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,
 Surveyor's Plan Version (5),
 23/05/2022, SPEAR Ref: S173273A

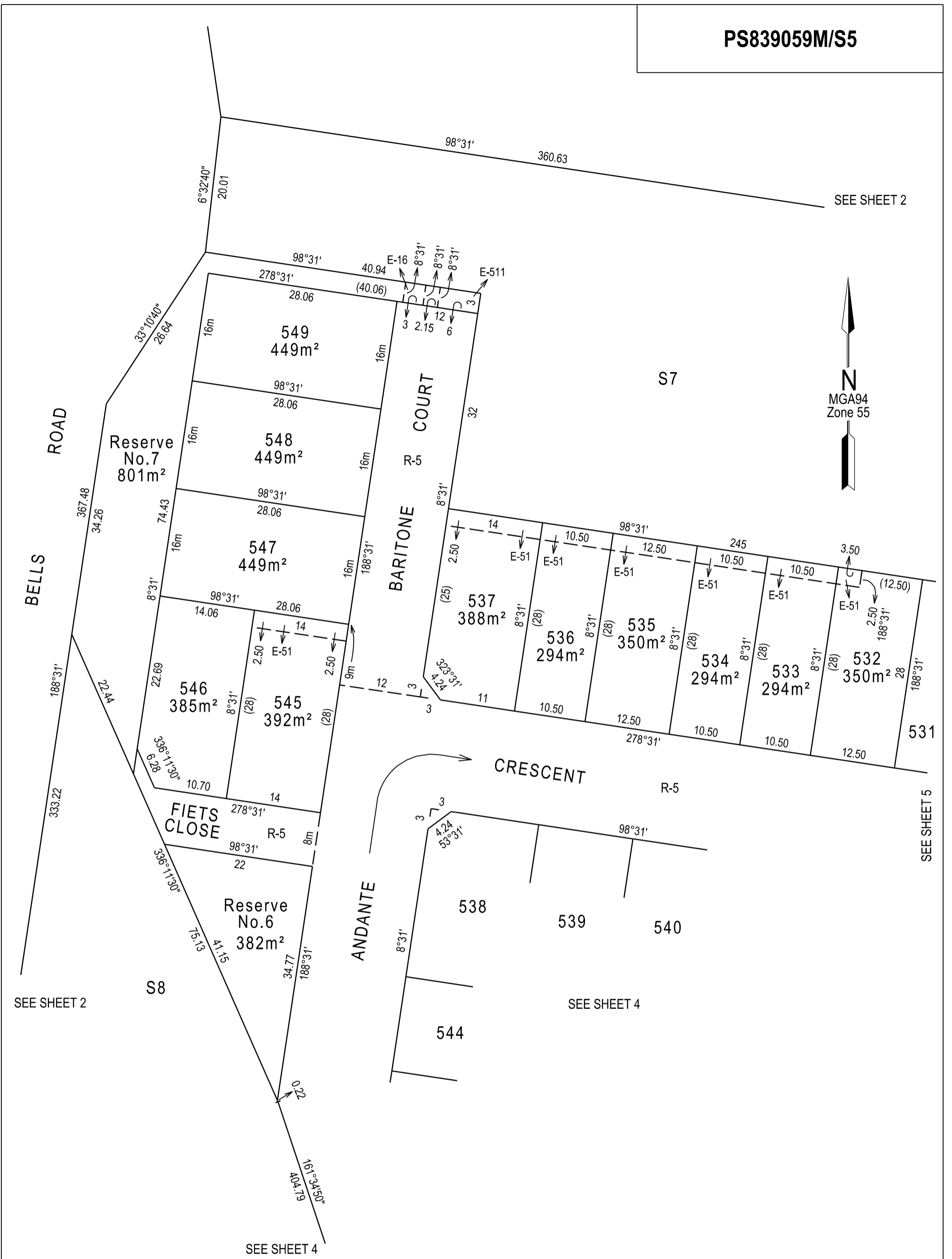




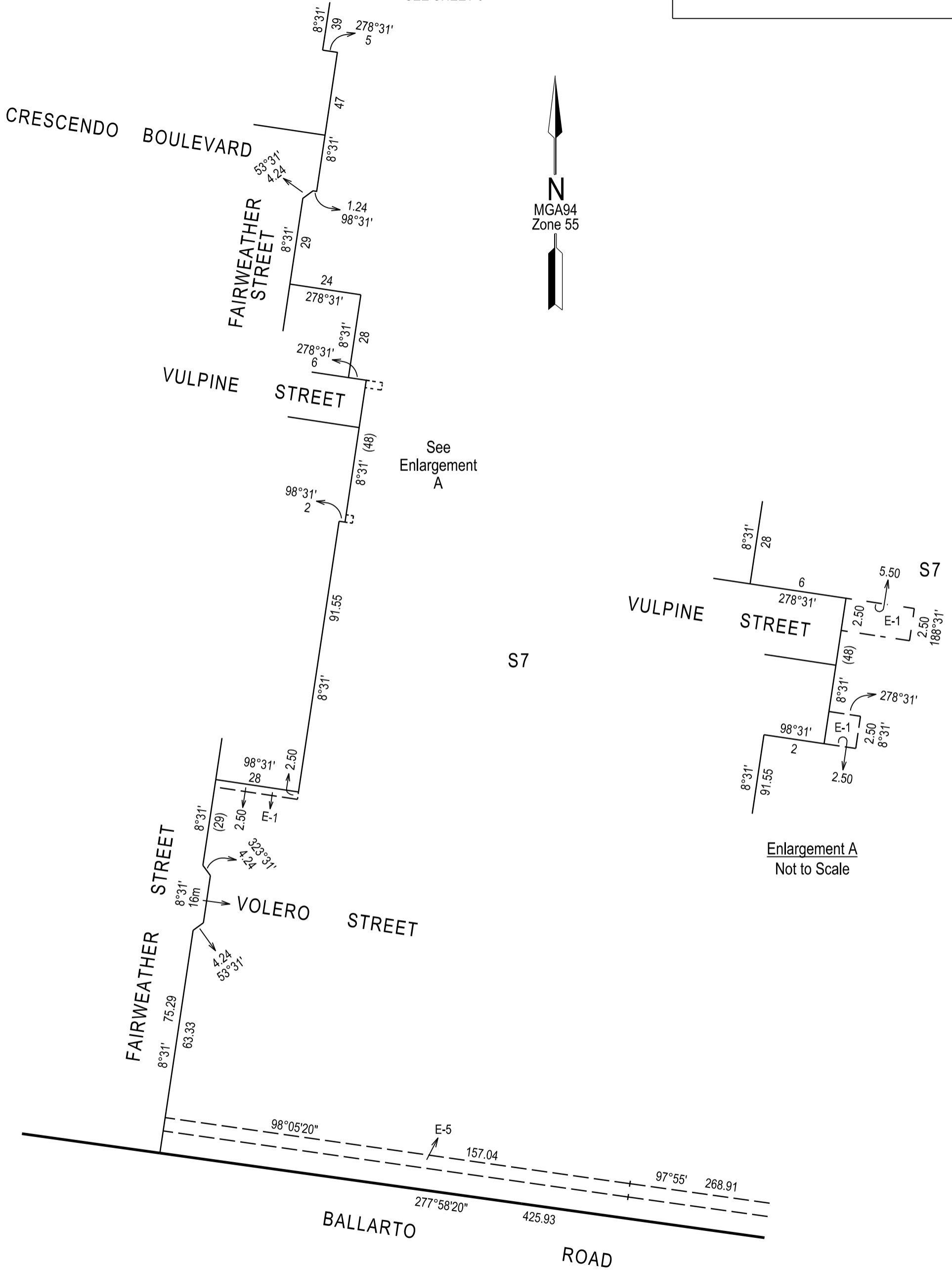
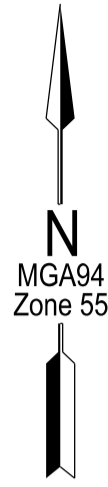




SEE SHEET 2



SEE SHEET 3



CREATION OF RESTRICTION 5A

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

LAND TO BENEFIT: Lots 501 to 549 (both inclusive).

LAND TO BURDEN: Lots 501 to 549 (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. AA8420, any dwelling outside the relevant building height and setback profiles shown in MCP No. AA8420 and;
2. Any dwelling other than in accordance with MCP No. AA8420.
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 5B

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

LAND TO BENEFIT: Lots 501 to 549 (both inclusive).

LAND TO BURDEN: Lots 501, 502, 511, 512, 513 & 543 to 546 (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.