PLAN OF SUBDIVISION

LV USE ONLY **EDITION**

Council Name: Casey City Council

SPEAR Reference Number: S173273A

PS839059M/S5

LOCATION OF LAND

PARISH: Cranbourne

TOWNSHIP: SECTION: 68

CROWN ALLOTMENT: E (Part)

CROWN PORTION:

TITLE REFERENCE: Vol. Fol.

Lot S6 PS 839059M LAST PLAN REFERENCE:

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

COUNCIL/BODY/PERSON **IDENTIFIER** Road R-5 City of Casey Reserve No. 6 City of Casey Reserve No. 7 City of Casey

Lots 1 to 500 (both inclusive) have been omitted from this stage. Lots S1 to S6 (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.

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.

Estate: Riverfield

Development No.: 5 No. of Lots: Area: 2.968 ha Melways: 135 H12

Staging: This is/ie not a staged subdivision.

Planning Permit No. PlnA01020/19

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/	In Favour Of
E-1	Sewerage	See Diag.	PS 839059M	South Ea	ast 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 Ea	ast Water Corporation
E-5 & E-6	Sewerage	4.50	PS 839060D	South Ea	ast Water Corporation
E-10, E-11,E-13 & E-14	Supply of Water (Underground Pipes)	See Diag.	PS 839059M	South Ea	ast 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	
		SURVEY	DRS FILE REF: 1209/Stg 5 VERSION: 5	ORIGINAL SHEET	SHEET 1 of 8

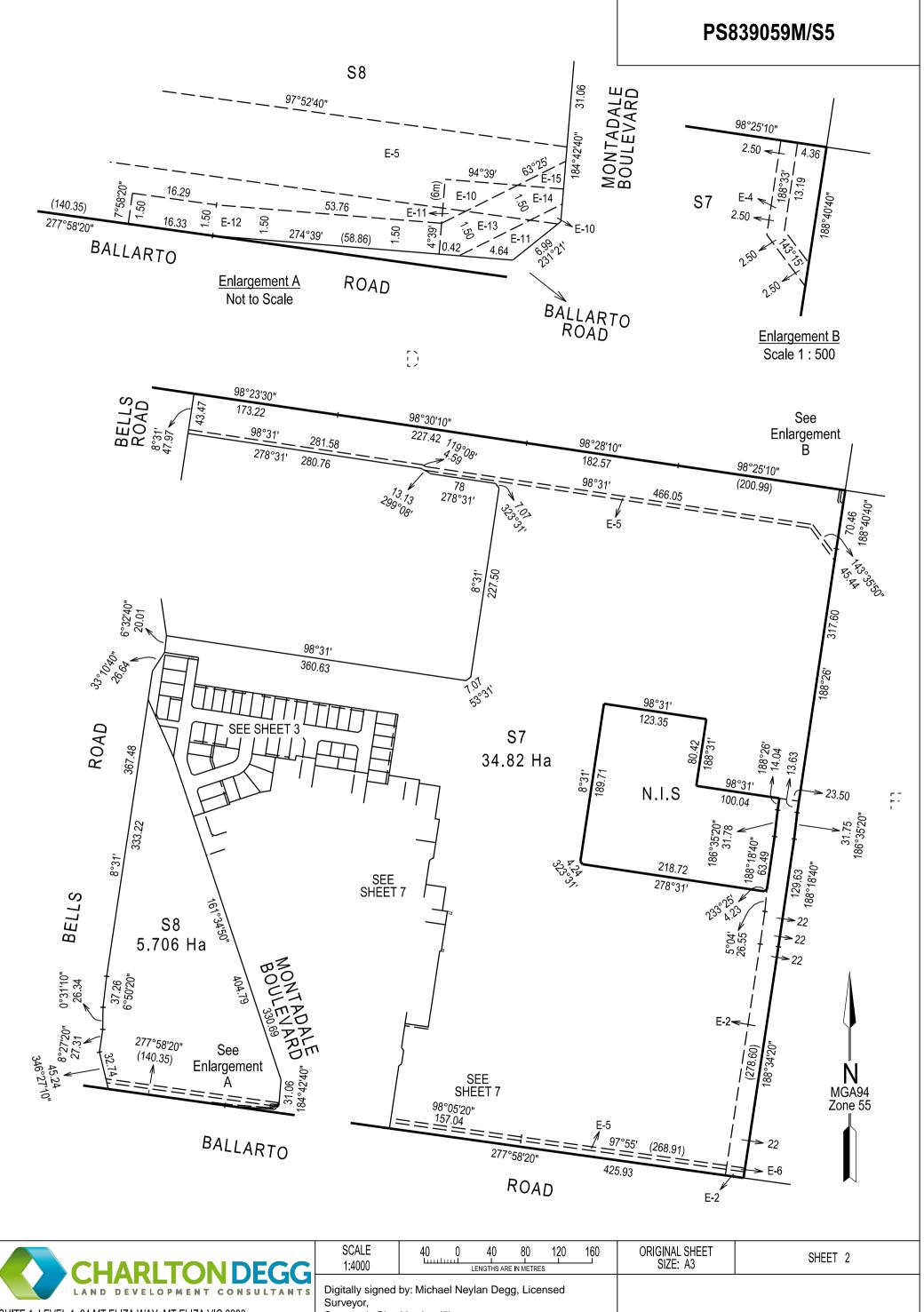


SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 www.charltondegg.com.au PH (03) 9775 4555

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,

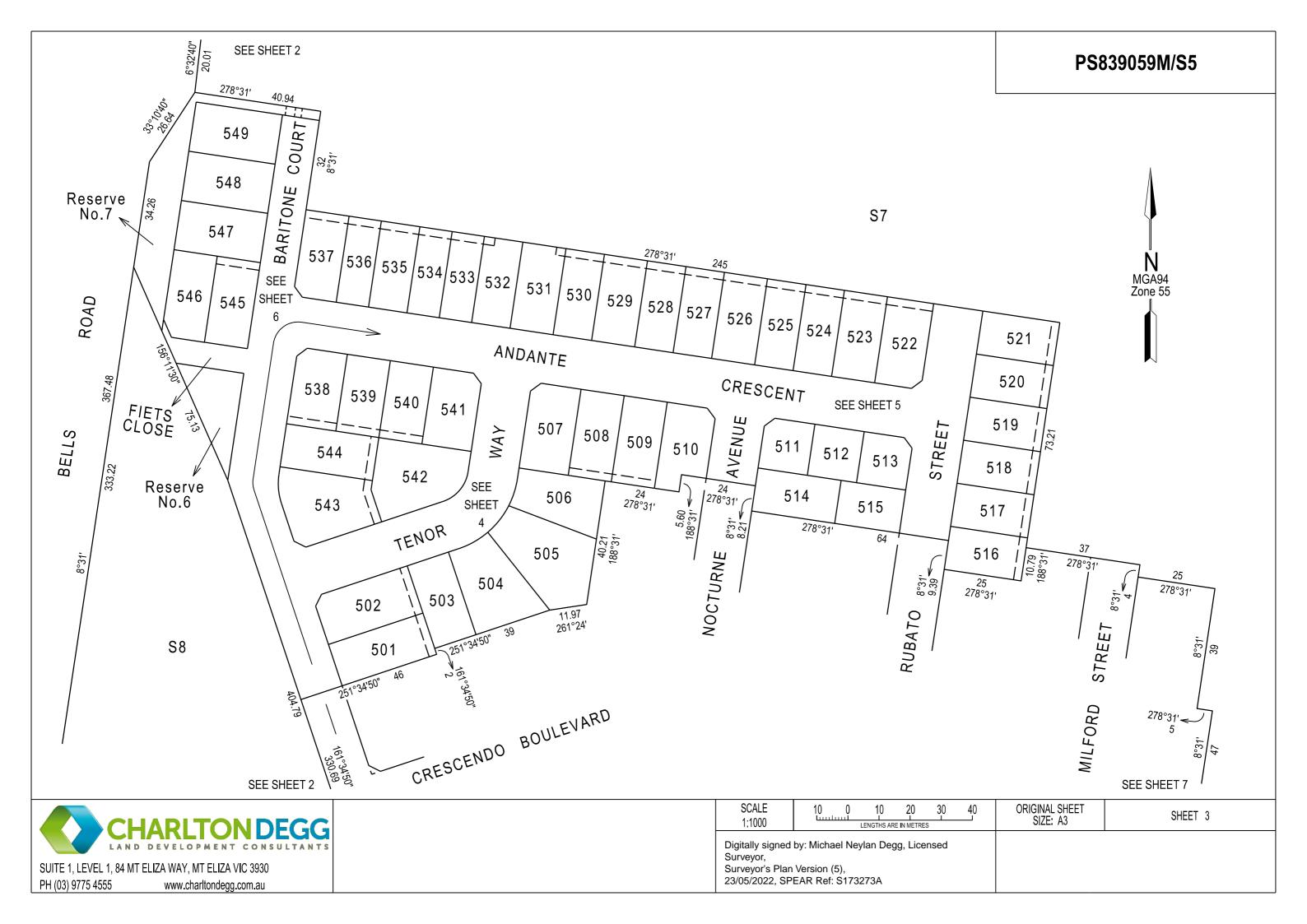
Surveyor's Plan Version (5), 23/05/2022, SPEAR Ref: S173273A

SIZE A3



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

Surveyor's Plan Version (5), 23/05/2022, SPEAR Ref: S173273A

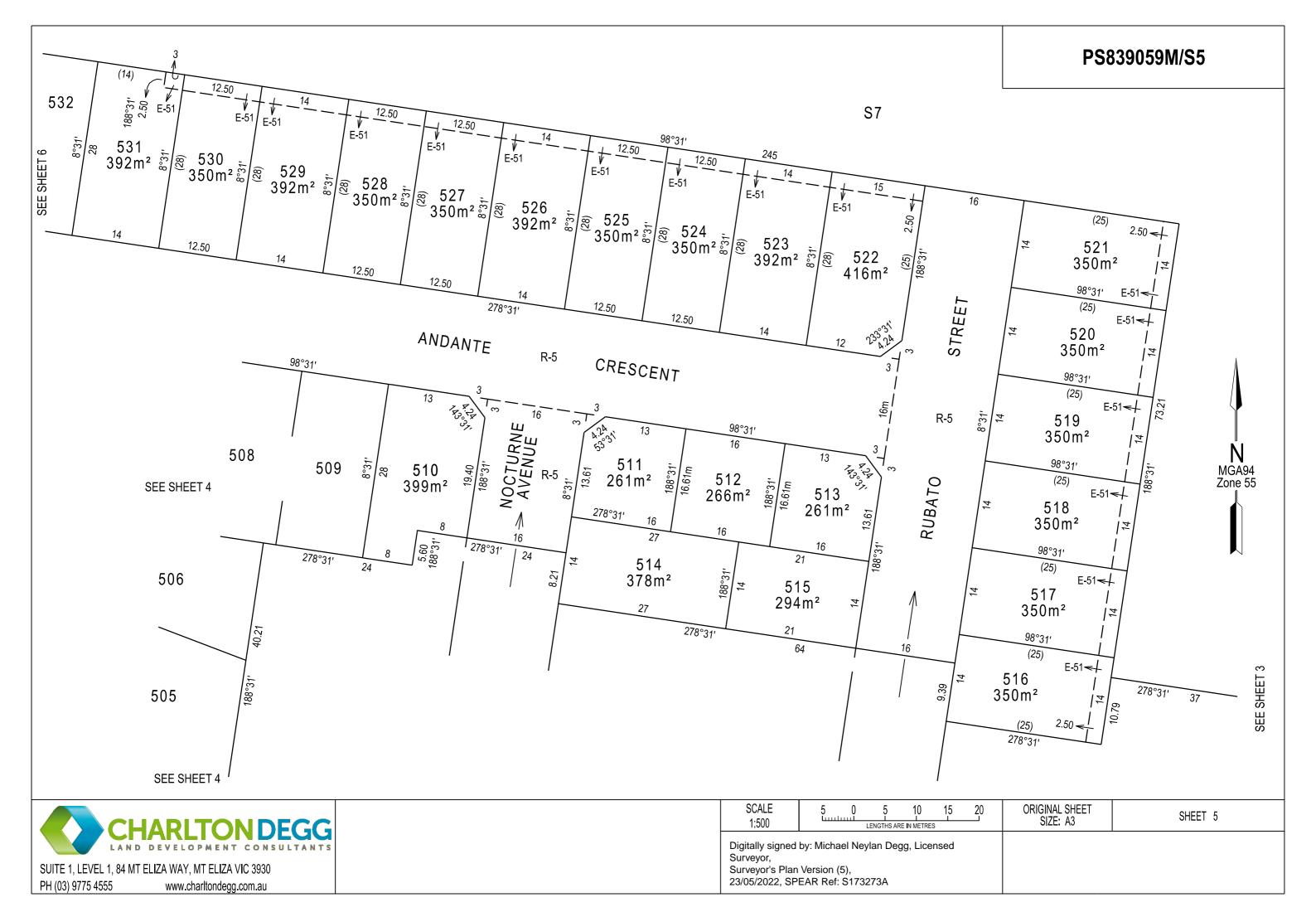


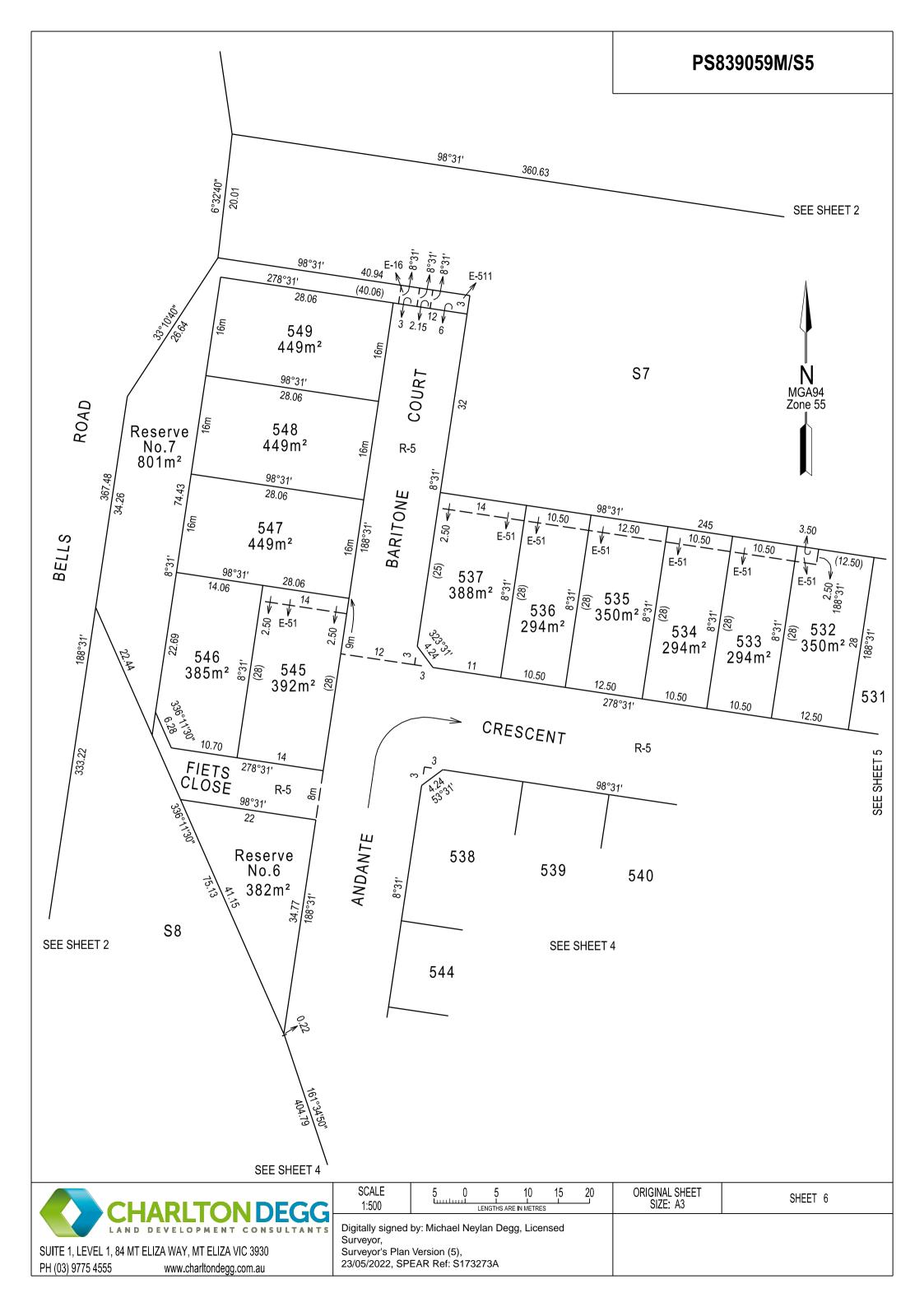
PS839059M/S5 537 536 535 SEE SHEET 6 534 SEE SHEET 533 532 531 530 529 528 278°31' ANDANTE R-5 CRESCENT 13 98°31' 14 14 Z. Z. 538 45000 396m² 13 539 \(\overline{\kappa}\) \(\overline{\kappa 98°31' (25)540 \(\frac{\frac{1}{2}}{350}\)m^2 \(\frac{\frac{1}{2}}{8}\)/\(\frac{2}{3}\) 14 . 2.50 14 8°31' 541 396m² E-51 E-51 188°31' E-51 2.50 507 444m² 16 8°31' 508 ½ 392m² & 14 (30)509 392m² [∞] 14 2.50 278°31′ 16 544 420m² WAYE-51 E-51 16 98°31′ 510 E-51 < 542 14 (30)28 607m² 14 2.50 **←** E-51 **←** 355°03' C9.32 A9.40 49.10 C9.06 17°50' 278°31′ 506 24 2.50-+ 543 449m² R-5 18.93 SEE SHEET 5 599m² 341°34'50" 110°49'30" 30.16 40.21 251°34'50" TENOR A10.79 C10.73 C60°32 ANDANTE 505 188°31' $9315m^2$ 689m² 71°34'50" 2.50 504 (29) $564m^2$ 503 R-5 502 26,35, 392m² SEE SHEET 11.97 CRESCENT $508m^2$ E-51 261°24' 71°34'50' E-51 (32) 251°34'50" 501 2.50 448m² 46 MGA94 Zone 55 S8 SEE SHEET 2 **SCALE** ORIGINAL SHEET SIZE: A3 20 15 SHEET 4 1:500

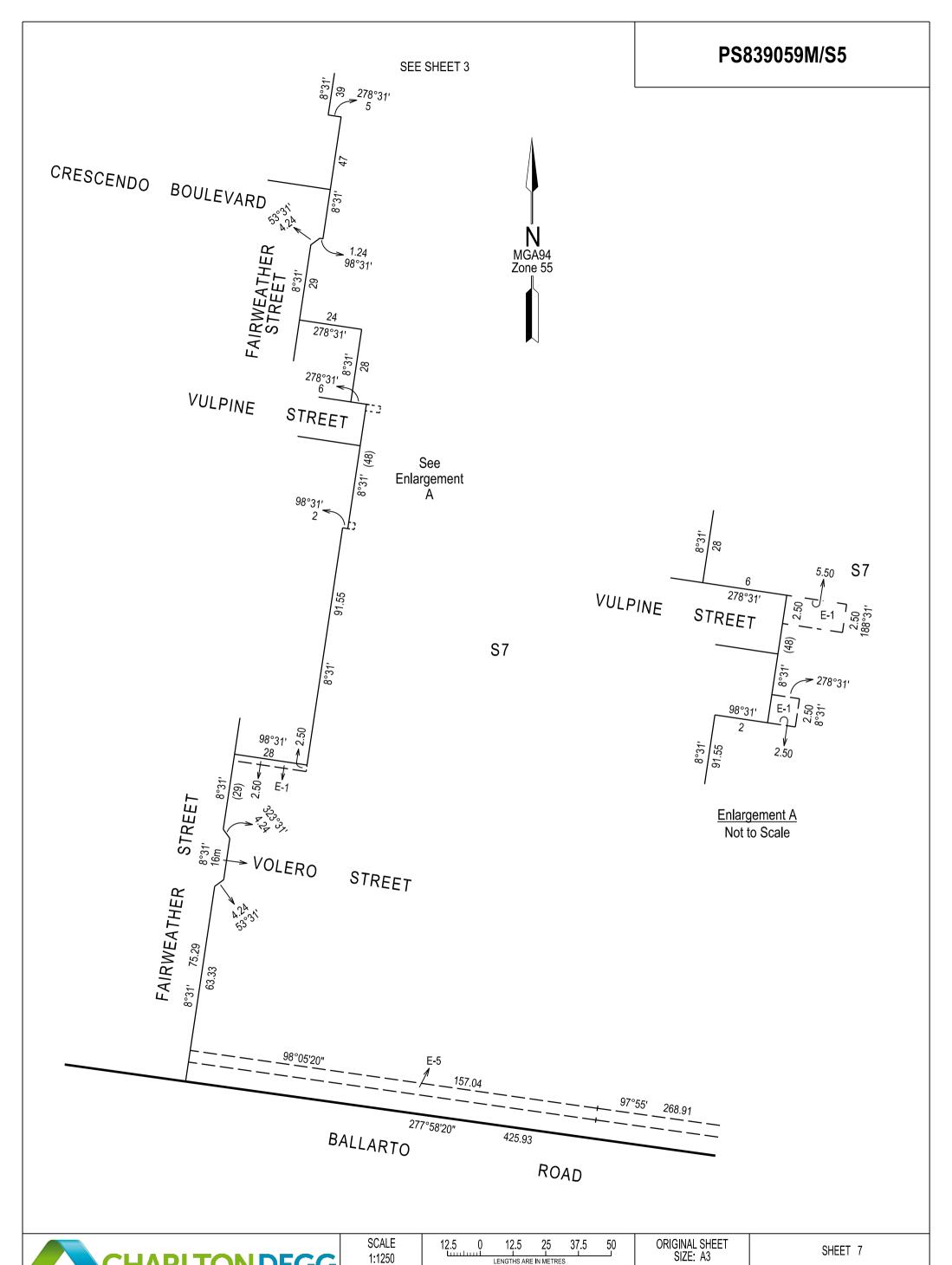


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12.5

LENGTHS ARE IN METRES

37.5

SHEET 7

12.5 لىستا

SCALE

1:1250

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.



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ORIGINAL SHEET SIZE: A3