

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS919028E
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ---- SECTION: ---- CROWN ALLOTMENT: 65A (PART) CROWN PORTION: 65 (PART) TITLE REFERENCES: VOL. FOL. ---- LAST PLAN REFERENCE: LOT C ON PS900610E POSTAL ADDRESS: 275 - 285 PATTERSONS ROAD (at time of subdivision) CLYDE NORTH, VIC 3978 MGA CO-ORDINATES: E 356 280 ZONE: 55 (of approximate centre of land in plan) N 5 779 460 GDA 2020	COUNCIL NAME : CITY OF CASEY
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VESTING OF ROADS OR RESERVES		VERVE ESTATE - RELEASE 4A NUMBER OF LOTS IN THIS PLAN: 20 + BALANCE LOT D TOTAL AREA OF LAND IN THIS PLAN: 55.72ha (INCL. 54.15ha BALANCE LOT) DEPTH LIMITATION: SEE NOTATIONS
IDENTIFIER	COUNCIL / BODY / PERSON	
ROADS, R-1	CITY OF CASEY	

NOTATIONS	
LOTS 1-459 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. DEPTH LIMITATION DOES NOT APPLY TO LAND CONTAINED IN CROWN PORTION 65. LAND CONTAINED WITHIN CROWN ALLOTMENT 65 ^A HAS A DEPTH LIMITATION OF 15.24m BELOW THE SURFACE. ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R-1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.	OTHER PURPOSE OF THIS PLAN : CREATION OF RESTRICTION No.1 THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THIS RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND. BURDENED LAND: LOTS 460 - 479 (BOTH INCLUSIVE) (BURDENED LOTS) BENEFITED LAND: LOTS 460 - 479 (BOTH INCLUSIVE) (BENEFITED LOTS) RESTRICTION: UNLESS WITH THE PRIOR APPROVAL OF THE RESPONSIBLE AUTHORITY, THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN THE MCP ----- EXPIRY DATE: 31st DECEMBER 2033.

EASEMENT INFORMATION					STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PLN A 00093/15 SURVEY: THIS PLAN IS BASED ON SURVEY IN PS900420K THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ----- IN PROCLAIMED SURVEY AREA No.-----
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF	
SEE SHEET 2 FOR EASEMENT DETAILS					

REF: 23555/4A	VERSION: D	DATE: 05/12/23 23555-4A-PS-M-D.dwg		ORIGINAL SHEET SIZE A3	SHEET 1 OF 11 SHEETS
Reeds Consulting Pty Ltd Lvl 16, 501 Swanston Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au			LICENSED SURVEYOR ELEANORE DOOLAN		

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, E-2	SEWERAGE	SEE DIAG.	PS846746B	SOUTH EAST WATER CORPORATION
E-2, E-3, E-8	DRAINAGE	SEE DIAG.	PS846746B	CITY OF CASEY
E-5, E-8, E-10, E-11	SEWERAGE	SEE DIAG.	PS846747Y	SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	SEE DIAG.	PS846747Y	CITY OF CASEY
E-6, E-9, E-12	SEWERAGE	SEE DIAG.	PS900610E	SOUTH EAST WATER CORPORATION
E-6, E-7, E-10	DRAINAGE	SEE DIAG.	PS900610E	CITY OF CASEY
E-12	SUPPLY OF WATER (UNDERGROUND PIPES)	SEE DIAG.	PS900610E	SOUTH EAST WATER CORPORATION
E-12	SUPPLY OF GAS (UNDERGROUND PIPES)	SEE DIAG.	PS900610E	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-13, E-14	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-14, E-15	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-16	SUPPLY OF WATER (UNDERGROUND PIPES)	SEE DIAG.	PS846747Y	SOUTH EAST WATER CORPORATION
E-16	SUPPLY OF GAS (UNDERGROUND PIPES)	SEE DIAG.	PS846747Y	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD

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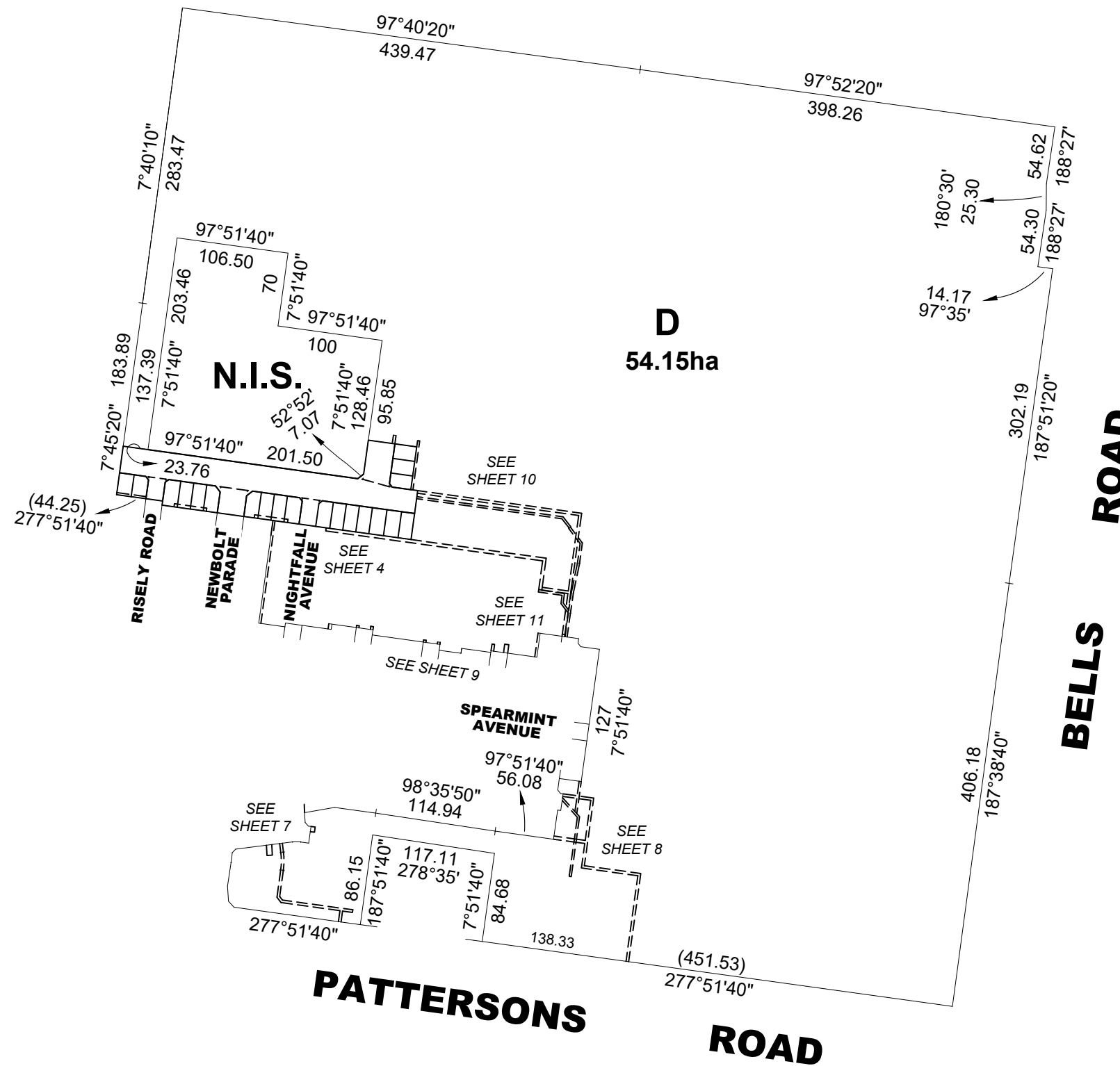
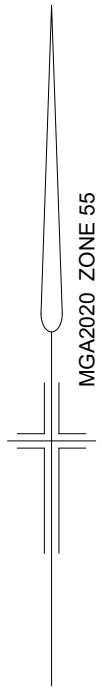
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SHEET 2



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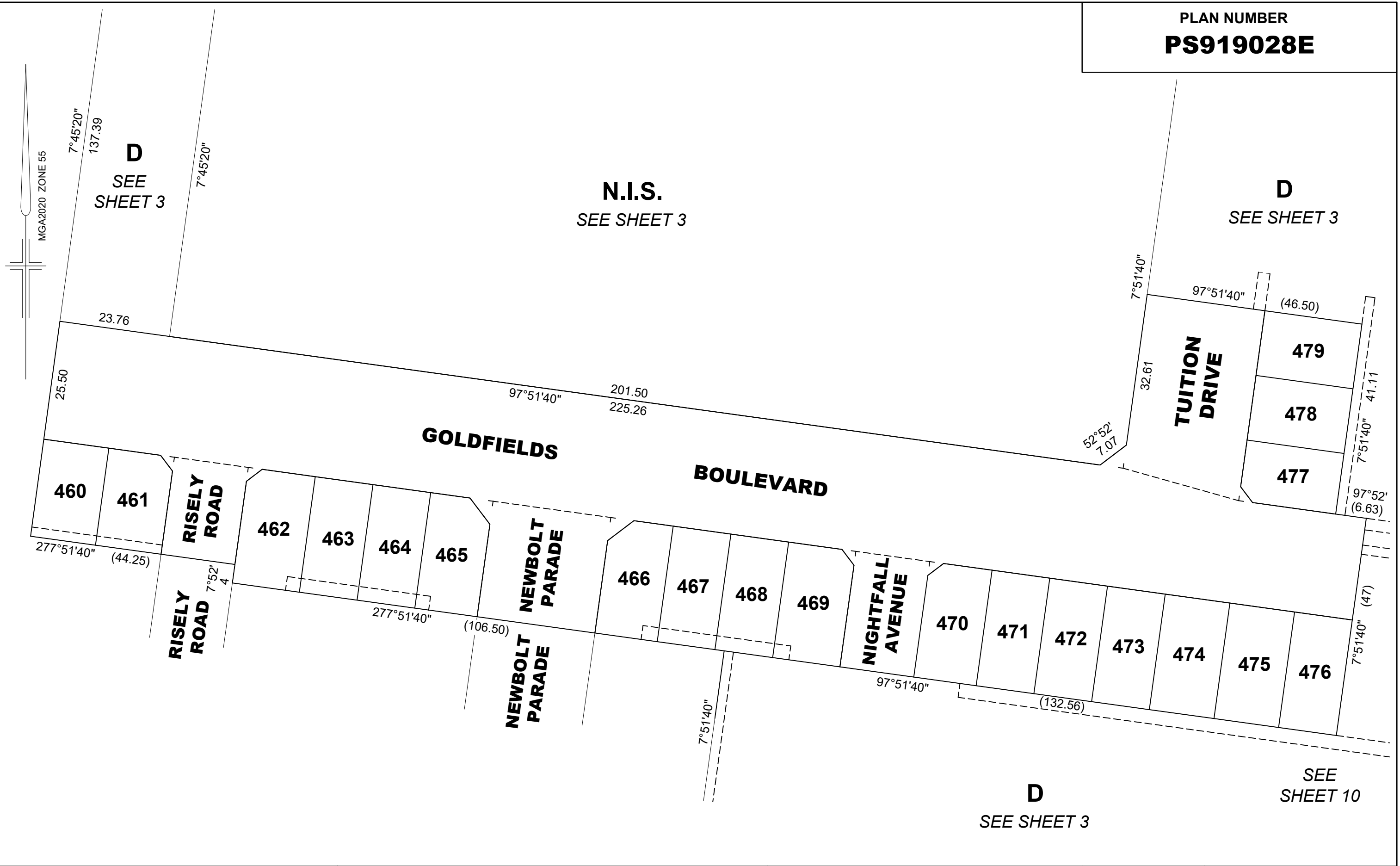
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SCALE 1:5000 100 0 100 200
LENGTHS ARE IN METRES

LICENSED SURVEYOR
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ORIGINAL SHEET
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SHEET 3



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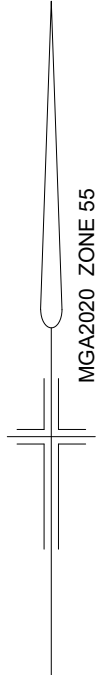
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LENGTHS ARE IN METRES

LICENSED SURVEYOR
ELEANORE DOOLAN

ORIGINAL SHEET
SIZE A3

SHEET 4



D
SEE SHEET 3

N.I.S.
SEE SHEET 3

GOLDFIELDS

BOULEVARD

R-1
7085m²

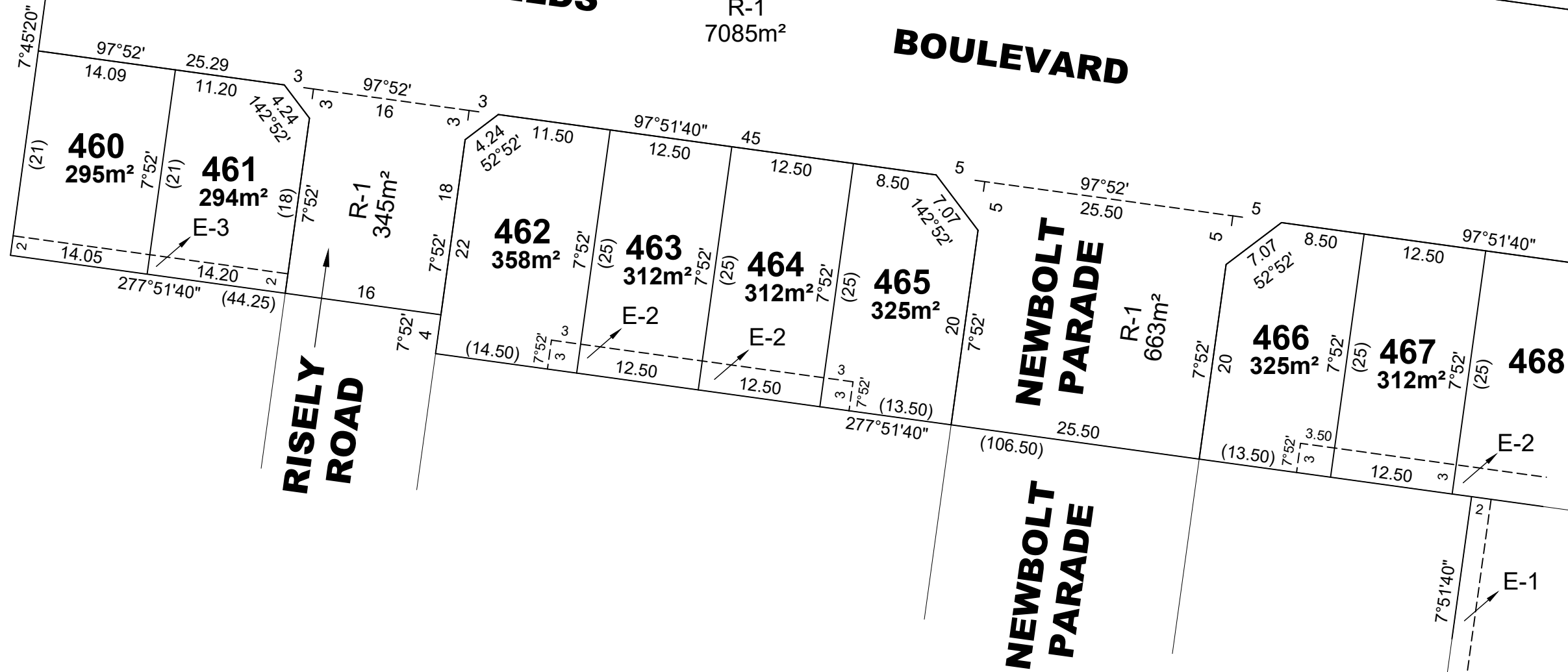
RISELY ROAD

NEWBOLT PARADE

NEWBOLT PARADE

SEE SHEET 6

D
SEE SHEET 3



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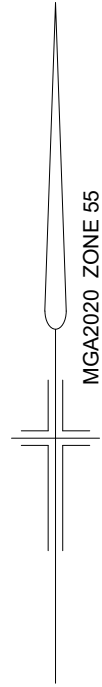
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SCALE 1:500 10 0 10 20
LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE A3

SHEET 5



PLAN NUMBER
PS919028E

SEE SHEET 3

N.I.S.
SEE SHEET 3

D

TUITION DRIVE

R-1
1021m²

479
294m²

478
294m²

477
271m²

R-1
7085m²

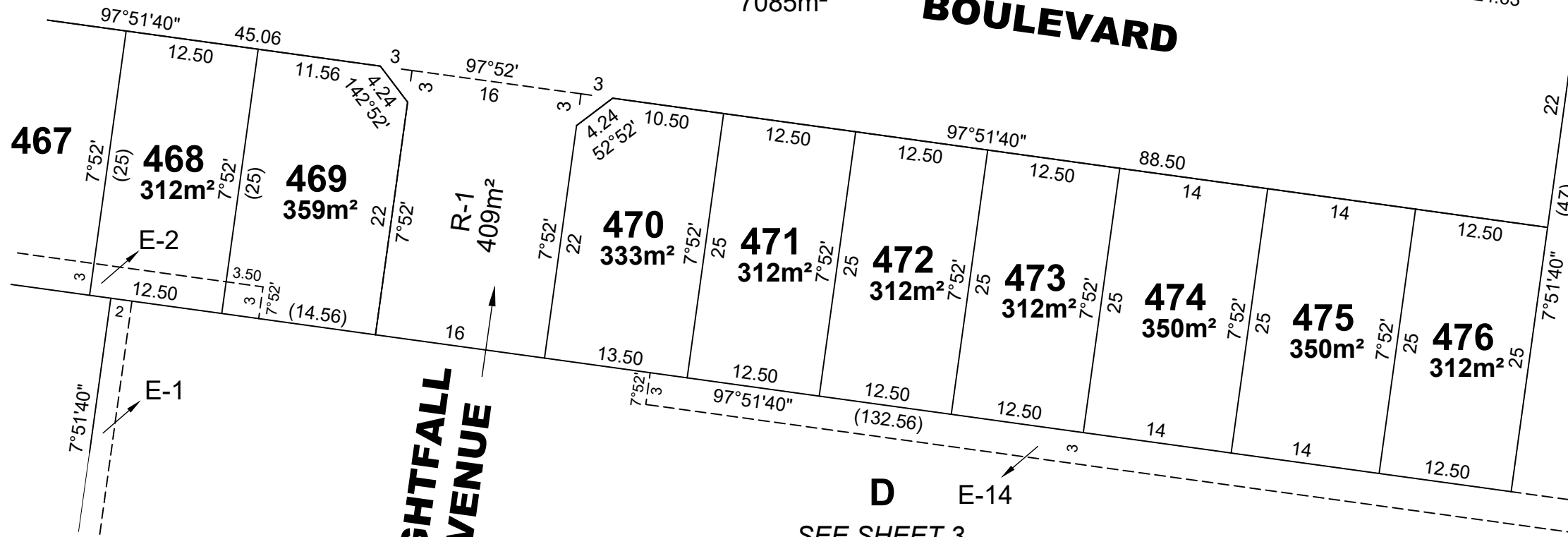
BOULEVARD

GOLDFIELDS

NIGHTFALL AVENUE

SEE SHEET 5

SEE SHEET 10



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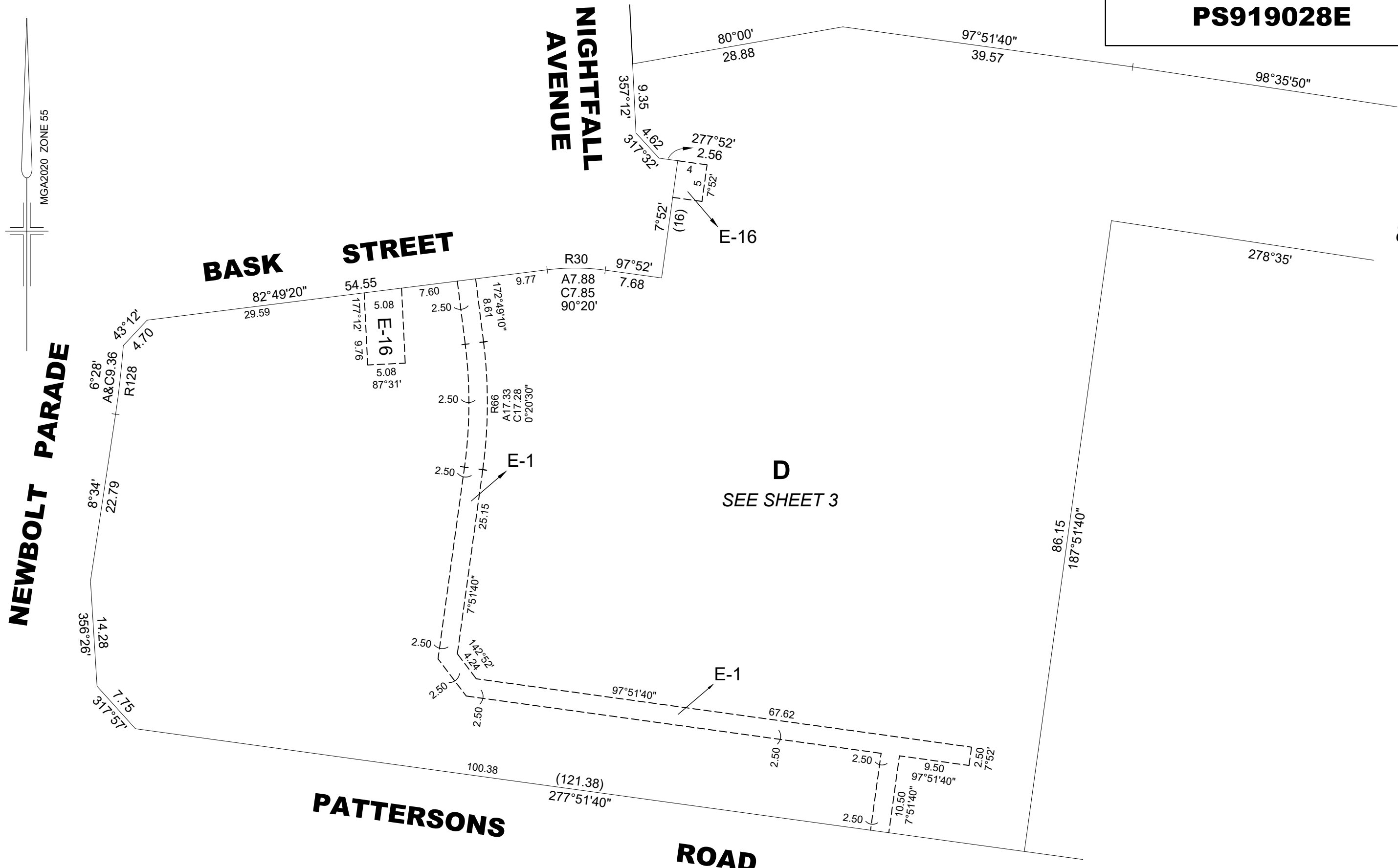
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LENGTHS ARE IN METRES

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SHEET 6

SEE SHEET 3



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SHEET 7

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SEE SHEET 4

469

NIGHTFALL AVENUE

470

471

472

473

474

475

476

97°51'40" (132.56)

SEE SHEET 10

SEE SHEET 11

E-9 2.50 (37) 11.10

TRIBUTE AVENUE

EMBLEM AVENUE

CHANCE WAY

DAMIANA AVENUE

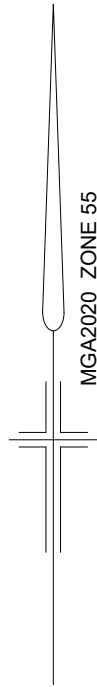
PEAK STREET

CONTINUATION FROM BELOW

D SEE SHEET 3

ENLARGEMENT NOT TO SCALE

CONTINUATION ABOVE



MGA2020 ZONE 55

98.62

7°51'40"

2

E-1

(25.06) 277°52'

3.62 187°52'

NIGHTFALL AVENUE

44 277°51'40"

E-6 97°52' 3 3 5 187°52'

E-9 97°52' 2.50 (39.43) 277°51'40"

E-9 97°52' 2.50 11m 7°52' 5 7°52'

E-9 97°52' 2.50 (65) 277°51'40"

E-9 97°52' 2.50 11m 7°52' 5 7°52'

E-9 97°52' 2.50 11m 7°52' 5 7°52'

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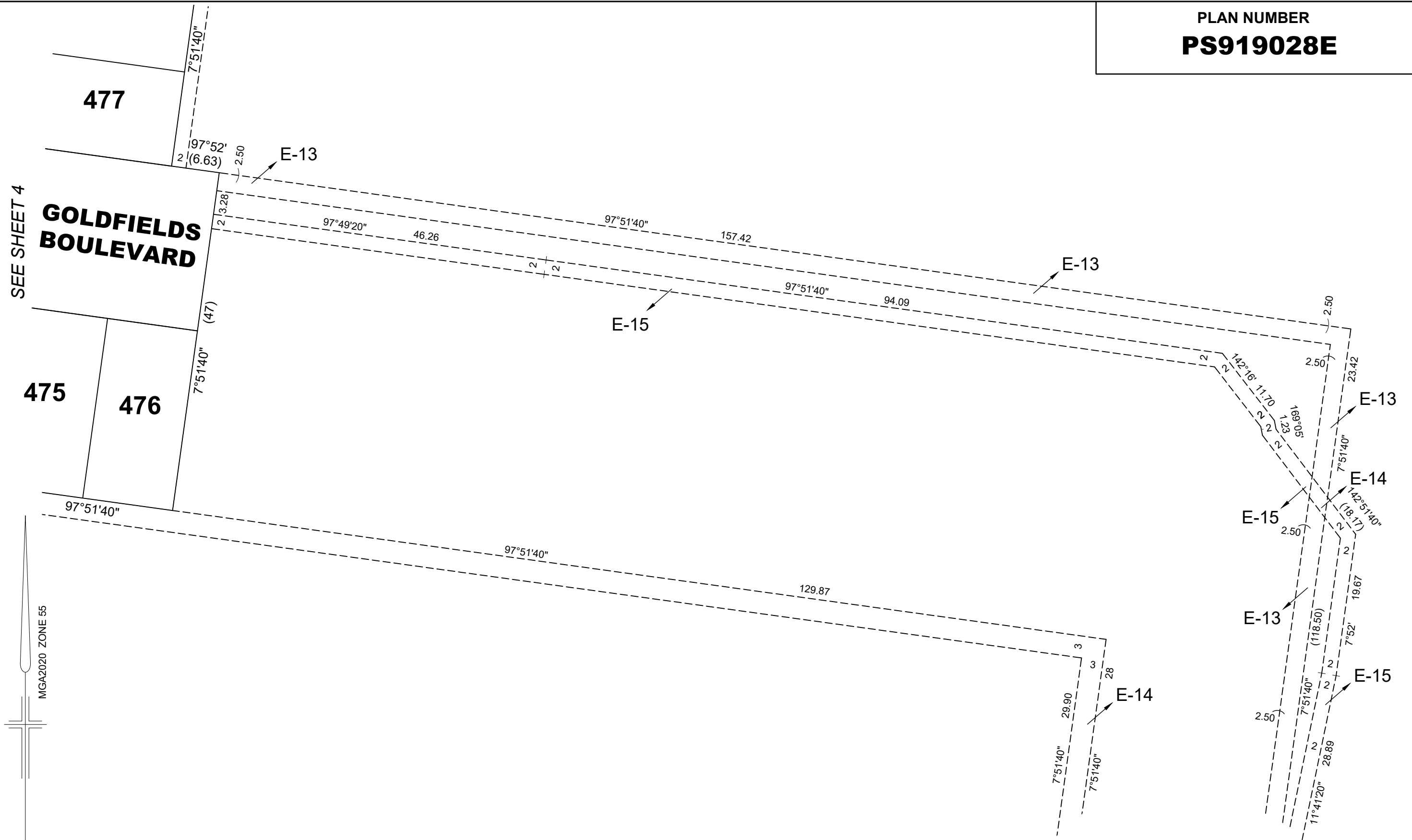
NOT TO SCALE

ORIGINAL SHEET SIZE A3

SHEET 9

LICENSED SURVEYOR

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SEE SHEET 11

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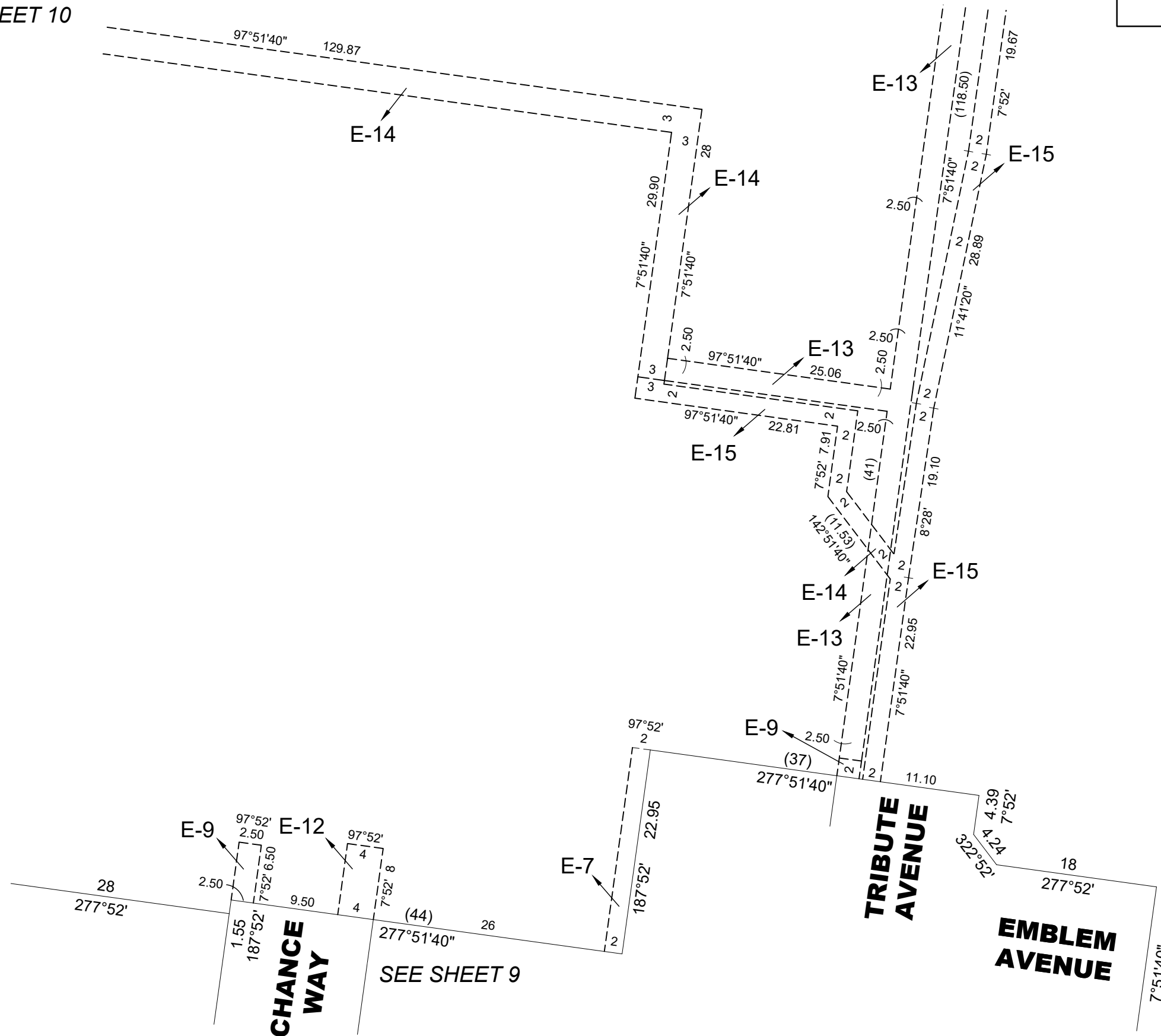
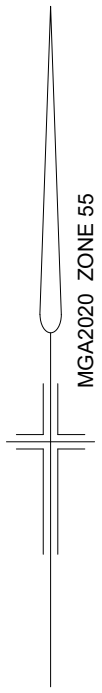
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LENGTHS ARE IN METRES

ORIGINAL SHEET
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SHEET 10

LICENSED SURVEYOR
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SEE SHEET 10



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SHEET 11