

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS839059M/S9

LOCATION OF LAND

PARISH: Cranbourne
TOWNSHIP: -
SECTION: 68
CROWN ALLOTMENT: E (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot S12 PS 839059M

COUNCIL NAME: CITY OF CASEY

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-9	City of Casey

Lots 1 to 900 (both inclusive) have been omitted from this stage.
 Lots S1 to S12 (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.

Other Purpose of the Plan:
 The easement E-1 for 'Sewerage' purposes over Vulpine Street created in PS 839059M/S2 in favour of South East Water Corporation is removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.

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.: 9
No. of Lots: 48
Area: 2.554 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	Carriageway	See Diag.	PS 839060D	Lot Z in PS 839060D
E-4	Sewerage	See Diag.	PS 839060D	South East Water Corporation
E-5	Sewerage	4.50	PS 839060D	South East Water Corporation
E-91	Sewerage	See Diag.	This Plan	South East Water Corporation



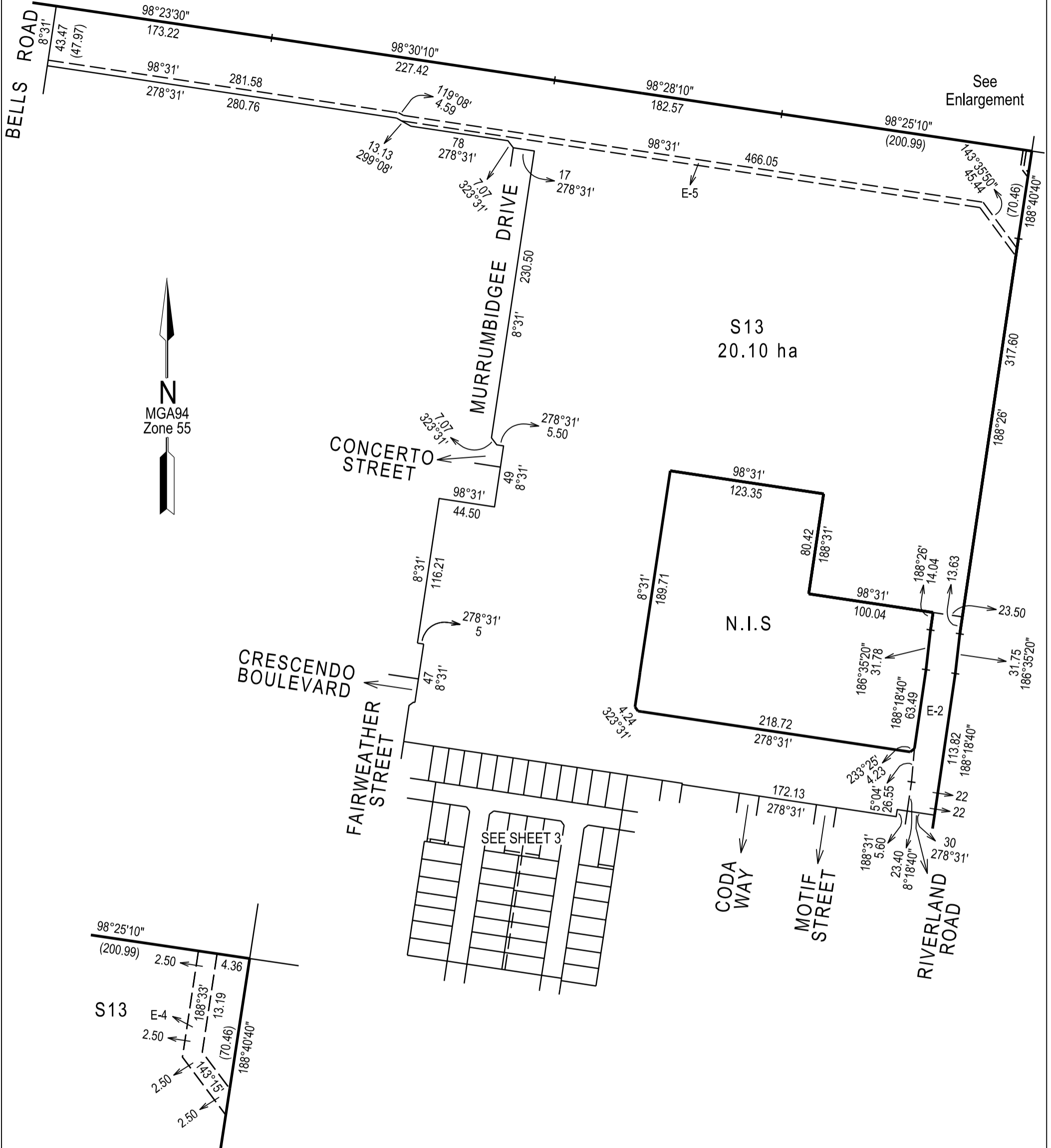
SURVEYORS FILE REF: 1209/Stg 9 VERSION: 2

ORIGINAL SHEET
SIZE: A3

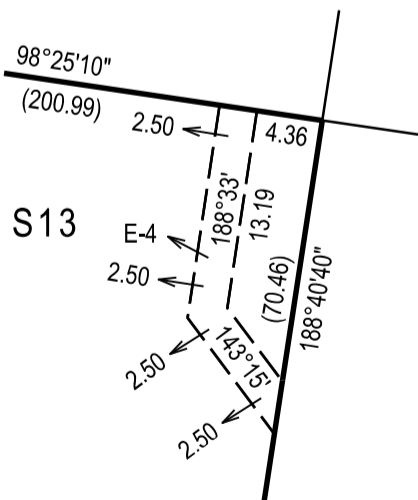
SHEET 1 of 8

MICHAEL NEYLAN DEGG

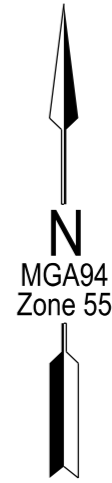
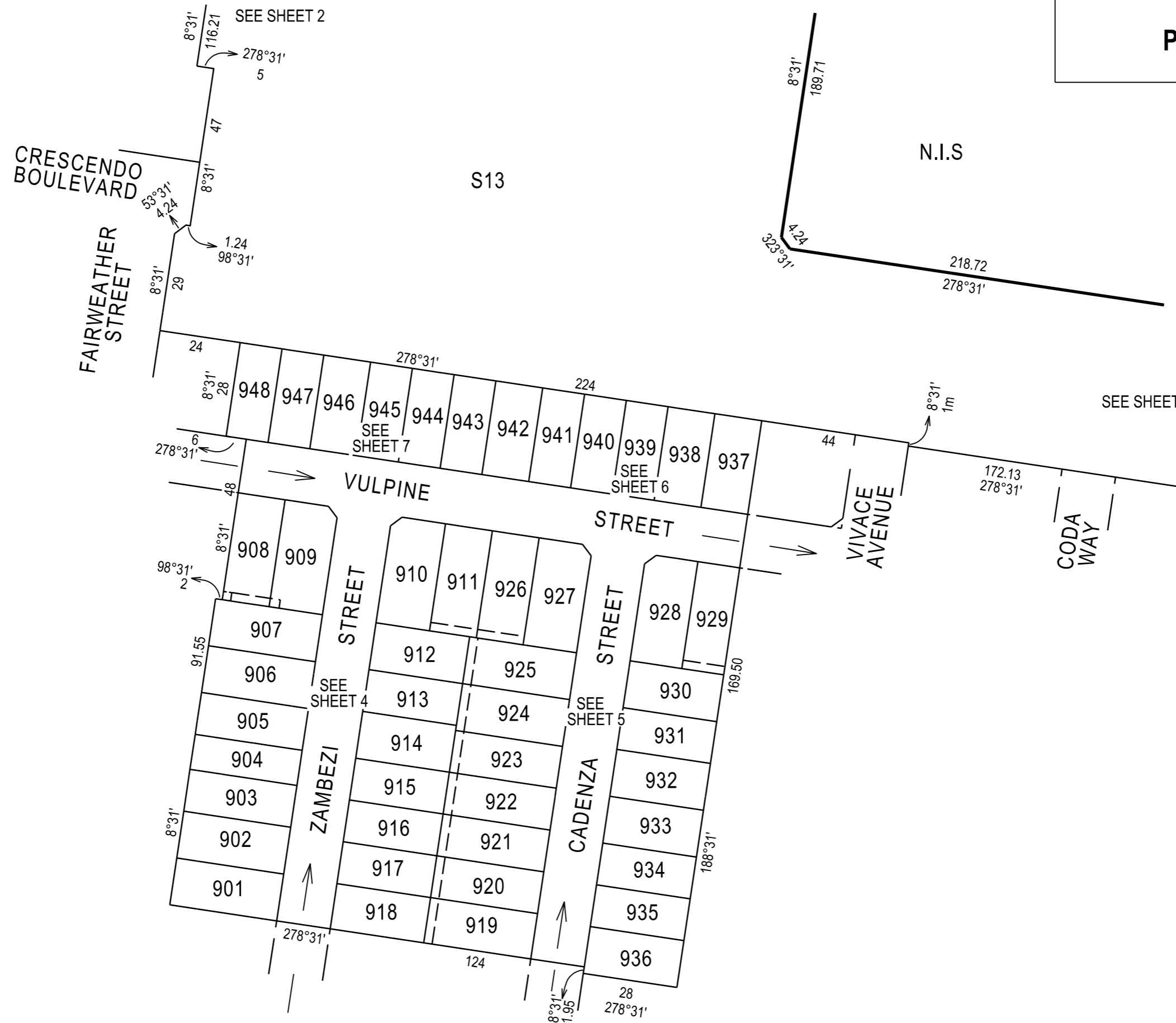
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

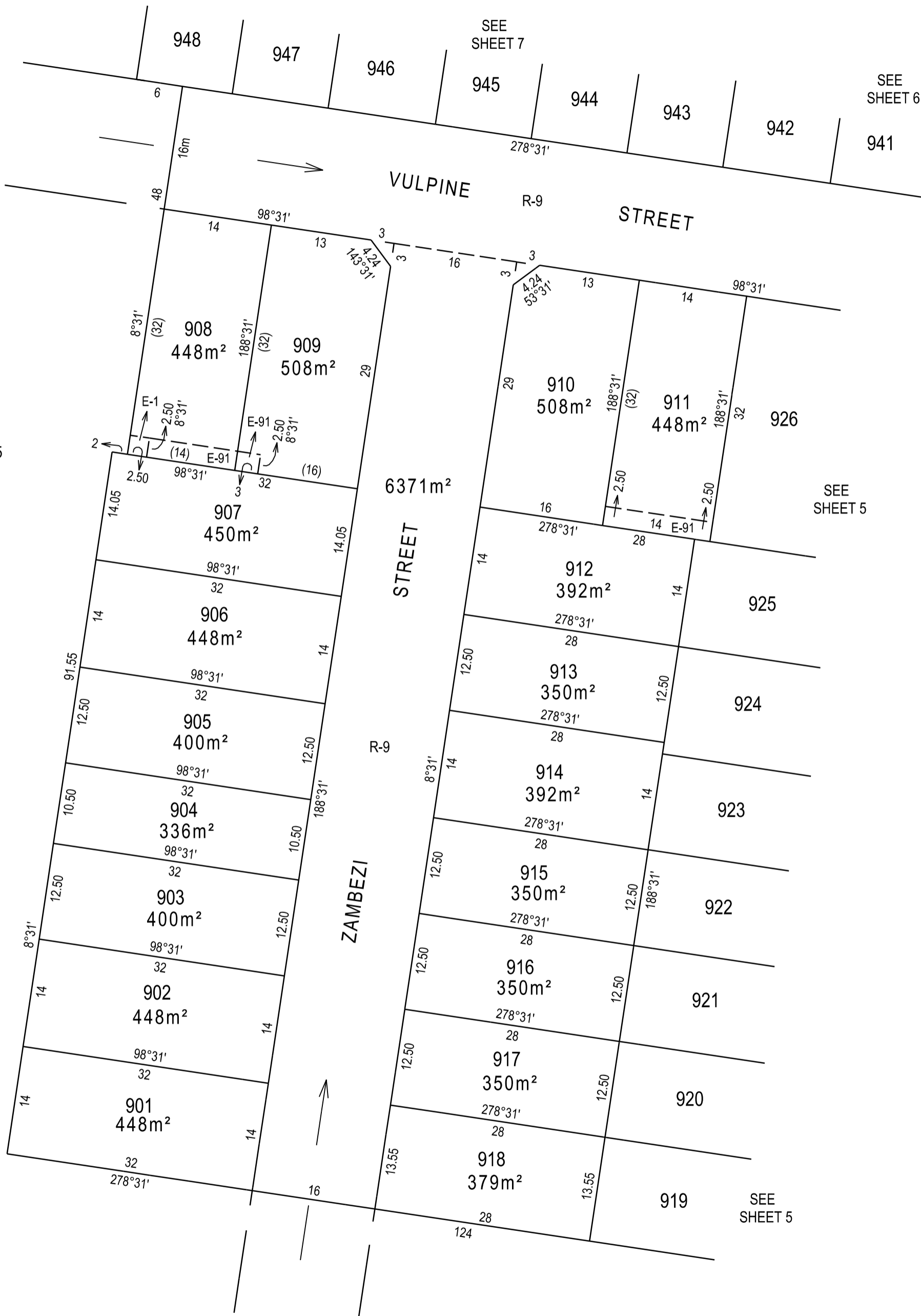


See Enlargement



Enlargement
Scale 1 : 500





SEE SHEET 7

SEE SHEET 6

943

942

941

940

939

938

937

VULPINE STREET

R-9

STREET

SEE SHEET 4

911

926
448m²

927
508m²

928
492m²

929
400m²

912

925
448m²

930
392m²

913

924
448m²

931
350m²

914

923
400m²

932
392m²

915

922
400m²

933
392m²

916

921
400m²

934
350m²

SEE SHEET 4

917

920
400m²

935
350m²

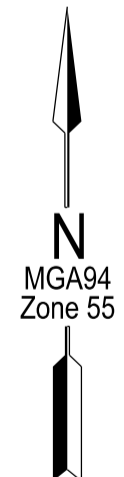
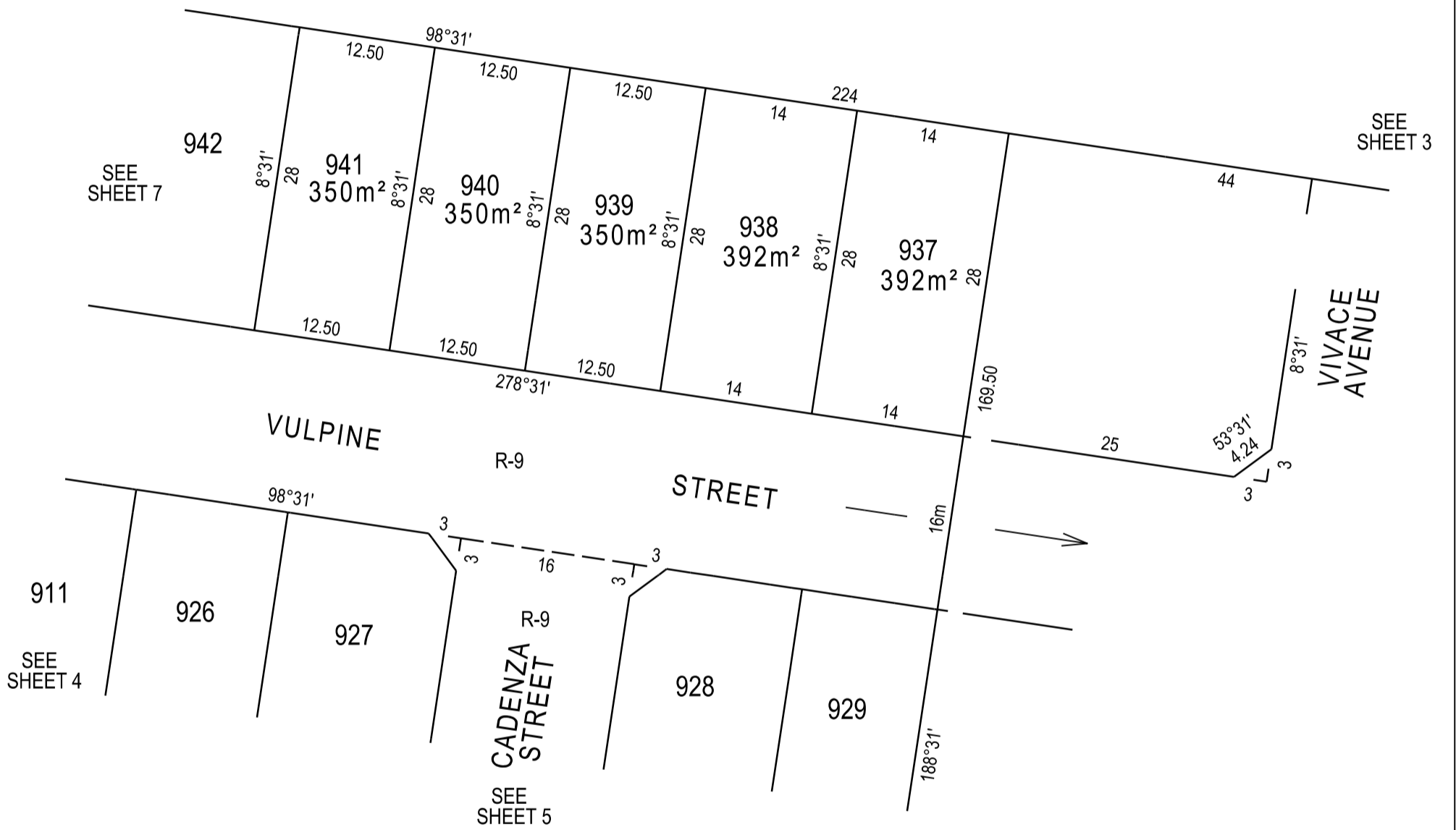
918

919
434m²

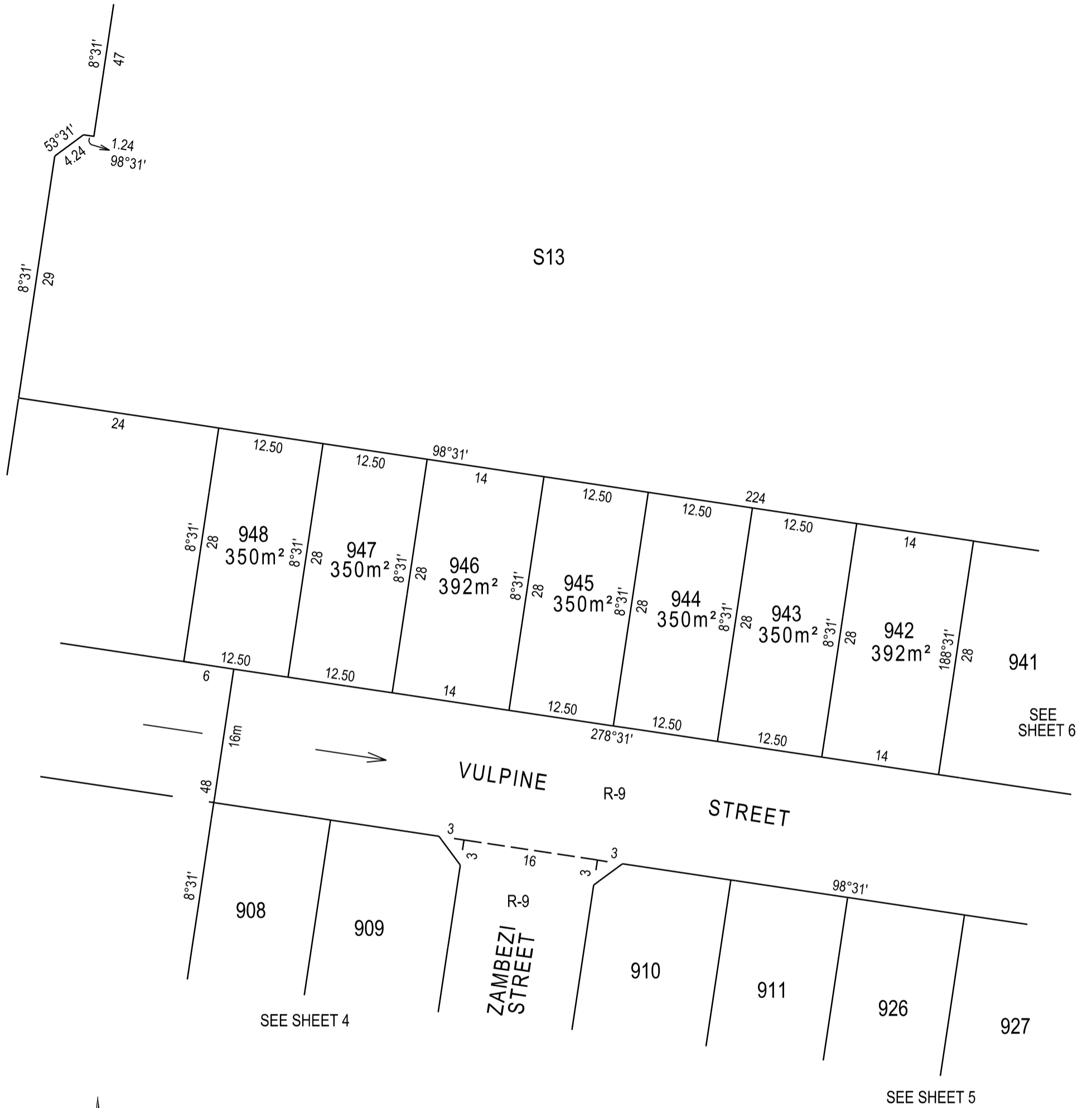
936
392m²



S13



SEE SHEET 2



CREATION OF RESTRICTION 9

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

LAND TO BENEFIT: Lots 901 to 948 (both inclusive).

LAND TO BURDEN: Lots 901 to 948 (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. AAAA, any dwelling outside the relevant building height and setback profiles shown in MCP No. AAAA and;
2. Any dwelling other than in accordance with MCP No. AAAA
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.