

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS839059M/S7

LOCATION OF LAND

PARISH: Cranbourne
TOWNSHIP: -
SECTION: 68
CROWN ALLOTMENT: E (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot S5 PS 839059M

Council Name: Casey City Council
 SPEAR Reference Number: S175870J

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-7 Reserve No. 8	City of Casey City of Casey	Lots 1 to 700 (both inclusive) have been omitted from this stage. Lots S1 to S9 (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: To remove part of the easement for 'Carriageway' purposes over Riverland Road created in PS 839060D in favour of Lot Z in PS 839060D. Grounds for Removal : City of Casey Planning Permit No. PA21-0911. Other Purpose of the Plan: Part of the easement for 'Sewerage' purposes over Riverland Road and Fairweather Street created in PS 839060D 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. Estate: Riverfield Development No.: 7 No. of Lots: 45 Area: 3.618 ha Melways: 135 H12
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		

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-71 & E-79	Sewerage	See Diag.	This Plan	South East Water Corporation
E-79	Drainage	See Diag.	This Plan	City of Casey



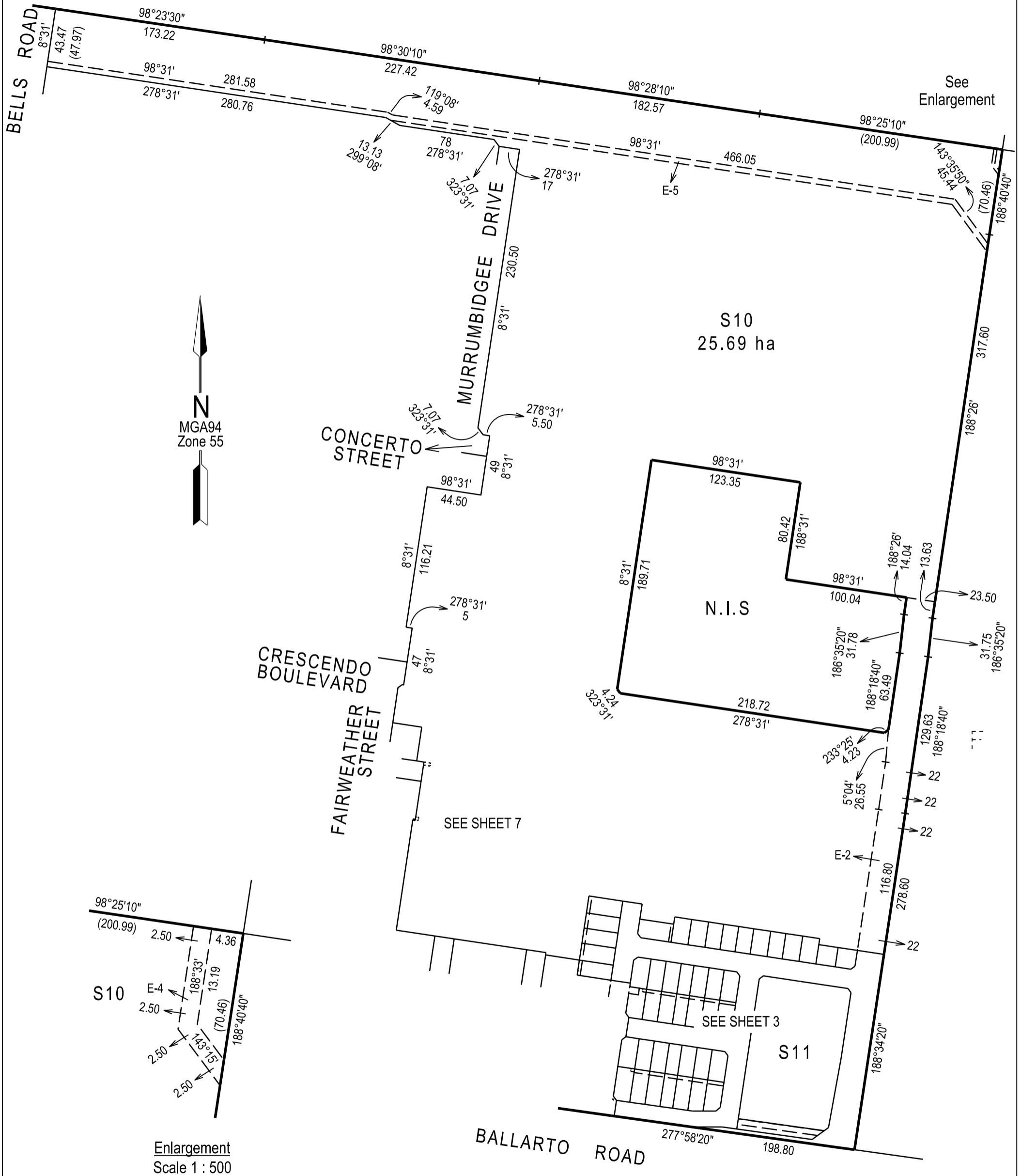
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1209/Stg 7 VERSION: 4

ORIGINAL SHEET
 SIZE: A3

SHEET 1 of 8

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 Surveyor's Plan Version (4),
 07/02/2022, SPEAR Ref: S175870J



Enlargement
Scale 1 : 500

SEE SHEET 2

SEE SHEET 7



SEE SHEET 5

AVENUE

R-7

VIVACE



734

735

736

737

738

739

740

278°31'

OVERTURE

R-7

STREET

SEE SHEET 6

SEE SHEET 5

278°31' 44

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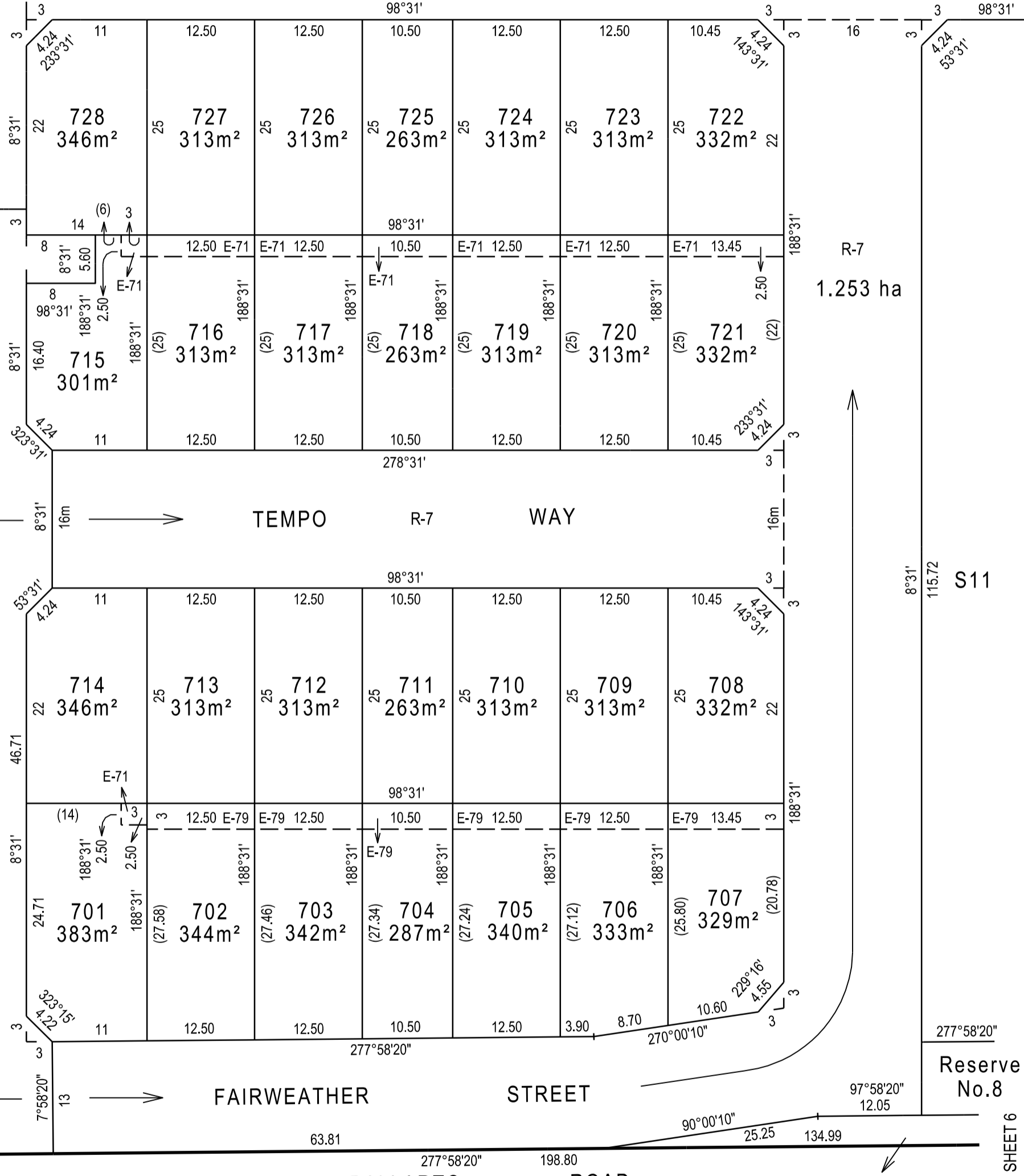
3

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1.253 ha

S11

Reserve No.8

SEE SHEET 6

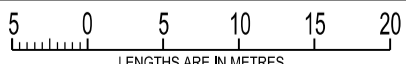


MGA94
Zone 55



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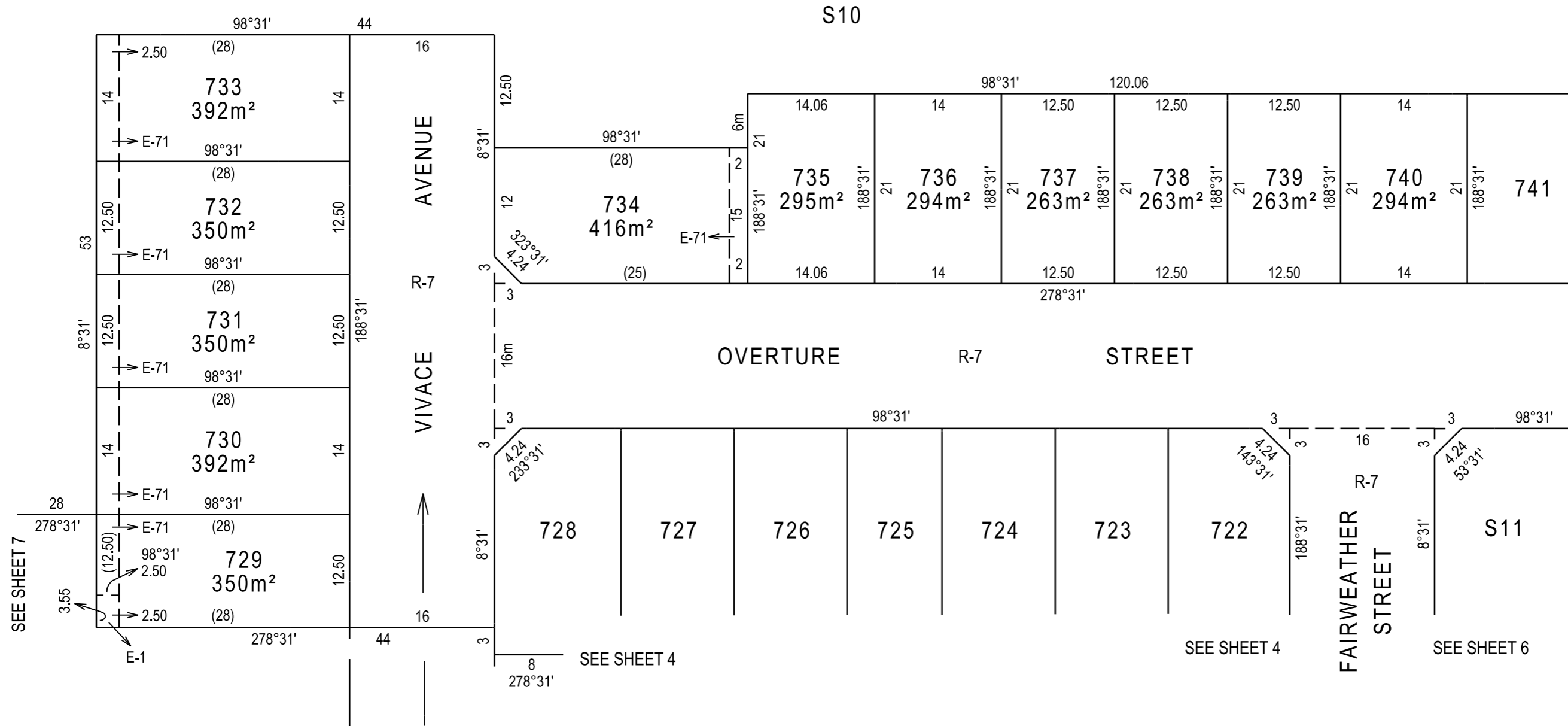
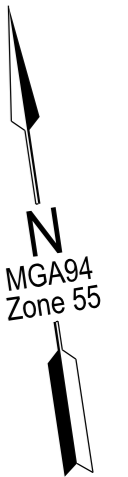
SCALE
1:500



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ORIGINAL SHEET
SIZE: A3

SHEET 4



SEE SHEET 6

SEE SHEET 7

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

SEE SHEET 2

CRESCENDO BOULEVARD

FAIRWEATHER STREET

VULPINE STREET

VULPINE STREET

VULPINE STREET

S10

See Enlargement

Enlargement Not to Scale



S10

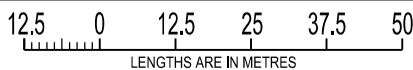
ZAMBEZI STREET

CADENZA STREET

SEE SHEET 3

BALLARTO ROAD

SCALE 1:1250



ORIGINAL SHEET SIZE: A3

SHEET 7



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CREATION OF RESTRICTION 7

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

LAND TO BENEFIT: Lots 701 to 745 (both inclusive).

LAND TO BURDEN: Lots 701 to 745 (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.