
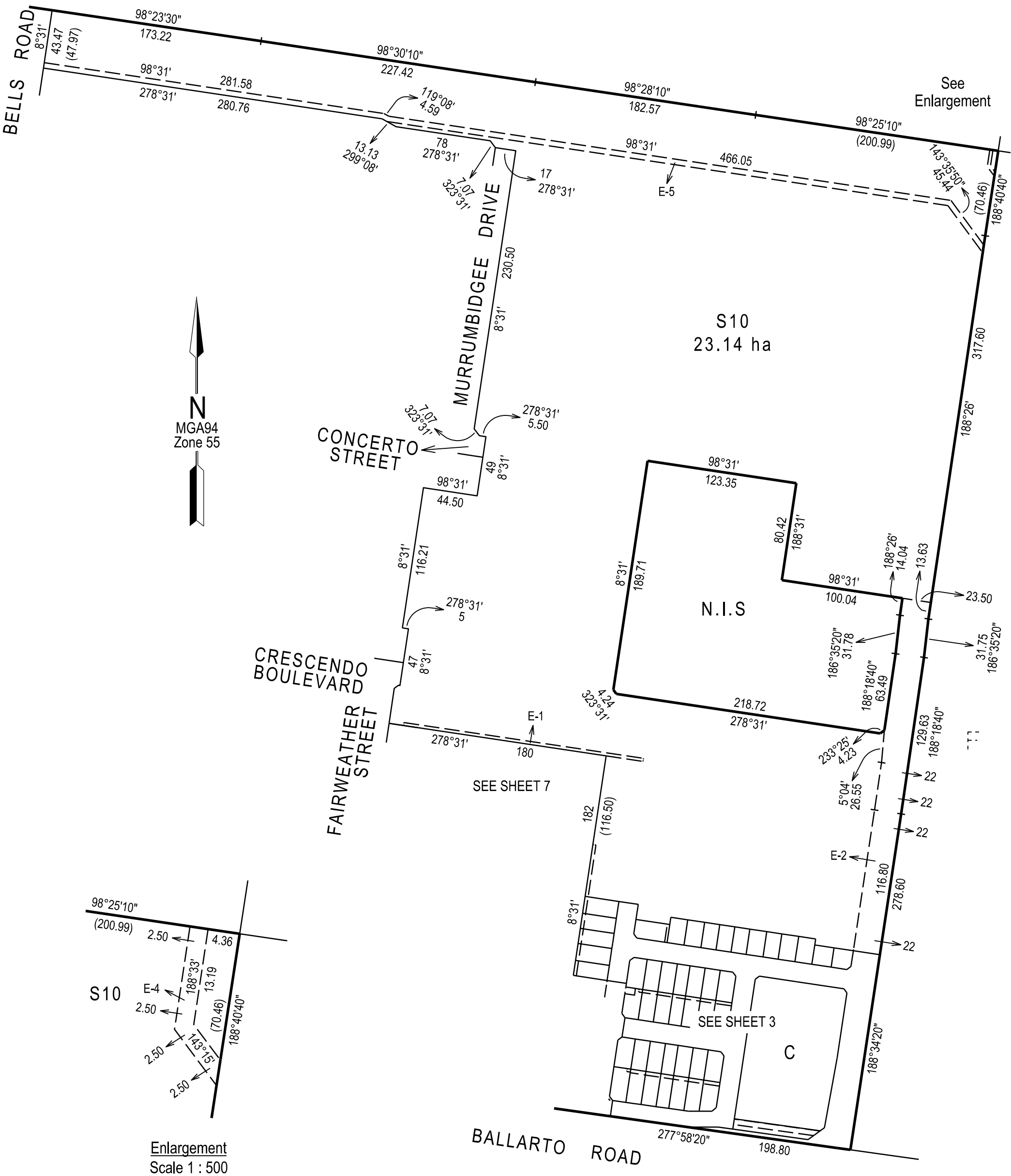


|  |             |                     |   |   |                            |              |              |
|--|-------------|---------------------|---|---|----------------------------|--------------|--------------|
| PLAN OF SUBDIVISION  |             |                     |   | LV USE ONLY<br>EDITION  |                            | PS839059M/S7 |              |
| <div>LOCATION OF LAND</div> <div>PARISH: Cranbourne</div> <div>TOWNSHIP: -</div> <div>SECTION: 68</div> <div>CROWN ALLOTMENT: E (Part)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: Vol. Fol.</div> <div>LAST PLAN REFERENCE: Lot S13 PS 839059M</div> <div>POSTAL ADDRESS: 1895 Ballarto Road<br/>Clyde 3978</div> <div>MGA94 Co-ordinates<br/>(of approx centre of land in plan) E 356 900 ZONE: 55<br/>N 5 777 970</div> |             |                     |   | <div>Council Name: Casey City Council</div> <div>SPEAR Reference Number: S175870J</div>   |                            |              |              |
| VESTING OF ROADS AND/OR RESERVES   |             |                     |   | NOTATIONS   |                            |              |              |
| IDENTIFIER   |             | COUNCIL/BODY/PERSON |   | <div>Lots 1 to 700 (both inclusive) and A and B have been omitted from this stage.</div> <div>Lots S1 to S9 (both inclusive) have been omitted from this stage.</div> <div>See Sheet 8 for Creation of Restrictions.</div> <div>An MCP applies to lots on this plan vide a Restriction.</div> <div>Other Purpose of the Plan:<br/>To remove part of the easement for 'Carriageway' purposes over Riverland Road created in PS 839060D in favour of Lot Z in PS 839060D.</div> <div>Grounds for Removal : City of Casey Planning Permit No. PA21-0911.</div> <div>Other Purpose of the Plan:<br/>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.</div> <div>Estate: Riverfield</div> <div>Development No.: 7</div> <div>No. of Lots: 45</div> <div>Area: 3.618 ha</div> <div>Melways: 135 H12</div> |                            |              |              |
| Road R-7   |             | City of Casey       |   |   |                            |              |              |
| Reserve No. 8  |             | City of Casey       |   |   |                            |              |              |
|  |             |                     |   |   |                            |              |              |
| NOTATIONS  |             |                     |   |   |                            |              |              |
| Depth Limitation: Does not apply.  |             |                     |   |   |                            |              |              |
| <div>Survey: This plan is/<del>is not</del> based on survey. Refer to BP 3478R.</div> <div>This survey has been connected to Cranbourne permanent marks no. 102 and Sherwood permanent mark no.(s) 12, 52 &amp; 144.</div> <div>In Proclaimed Survey Area No. 71.</div> <div>Staging: This is/<del>is not</del> a staged subdivision.</div> <div>Planning Permit No. PlnA01020/19</div>  |             |                     |   |   |                            |              |              |
| 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   |                            |              |              |
| <div> <b>CHARLTON DEGG</b><br/>LAND DEVELOPMENT CONSULTANTS</div> <div>SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930<br/>PH (03) 9775 4555 <a href="http://www.charltondegg.com.au">www.charltondegg.com.au</a></div>   |             |                     | SURVEYORS FILE REF: 1209/Stg 7 VERSION: 7   |   | ORIGINAL SHEET<br>SIZE: A3 |              | SHEET 1 of 8 |
|  |             |                     | Digitally signed by: Michael Neylan Degg, Licensed Surveyor,<br>Surveyor's Plan Version (7),<br>11/10/2022, SPEAR Ref: S175870J |   |                            |              |              |

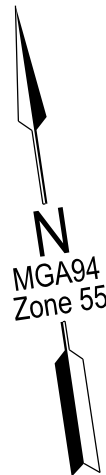
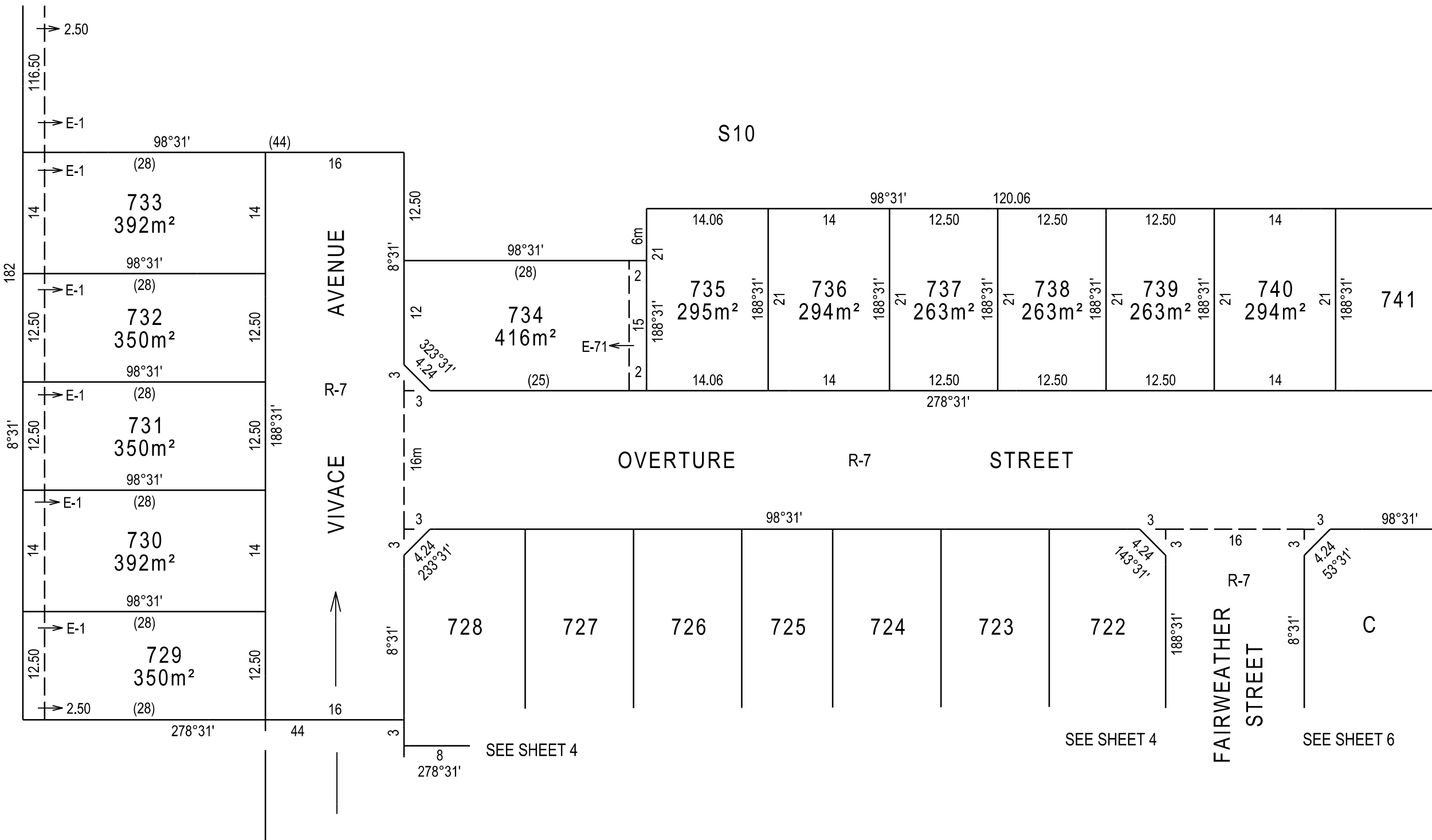






**PS839059M/S7**

SEE SHEET 7

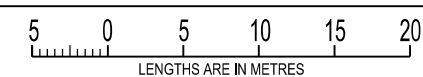


SEE SHEET 6



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

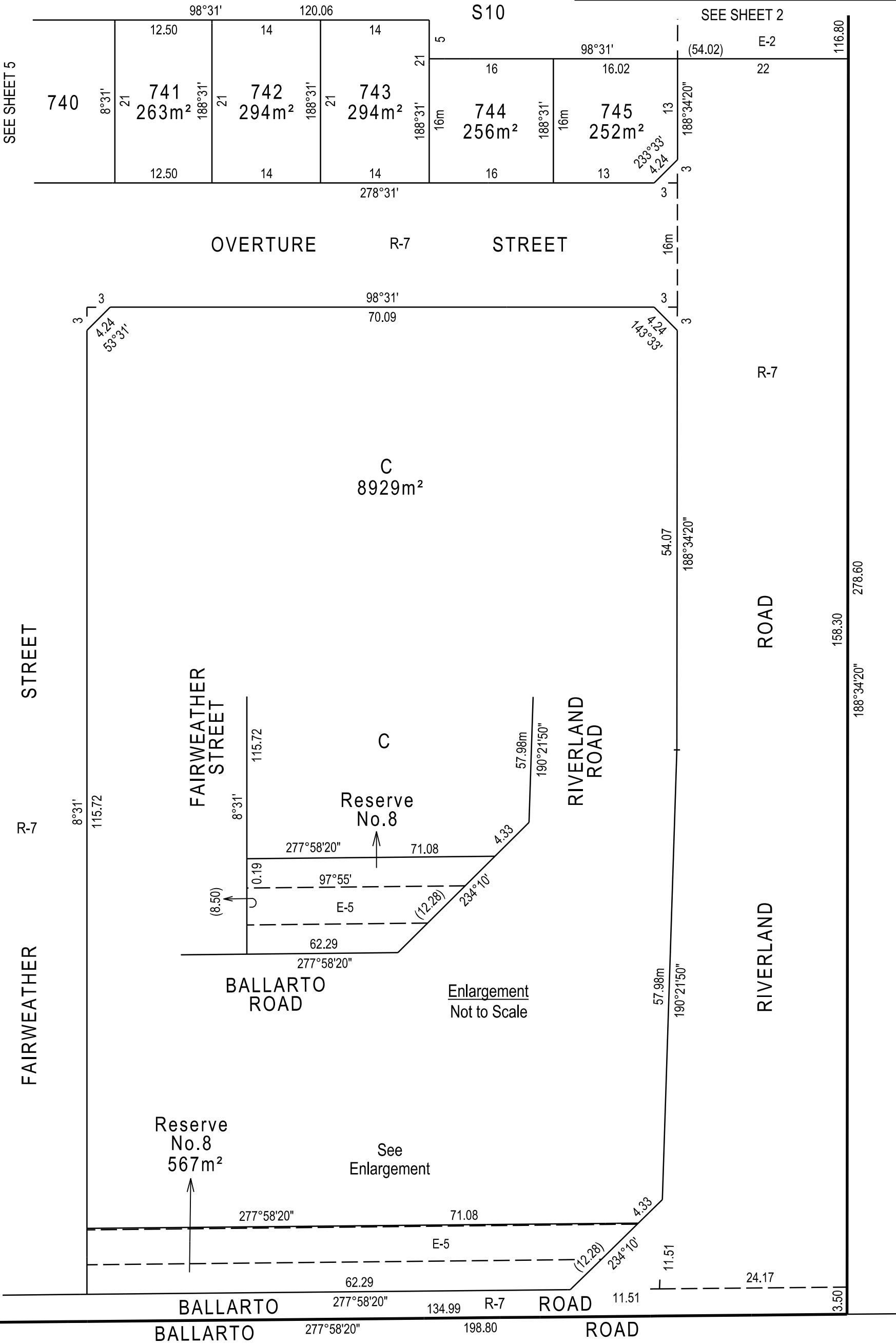
SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 5

Digitally signed by: Michael Neylan Degg, Licensed  
Surveyor,  
Surveyor's Plan Version (7),  
11/10/2022, SPEAR Ref: S175870J

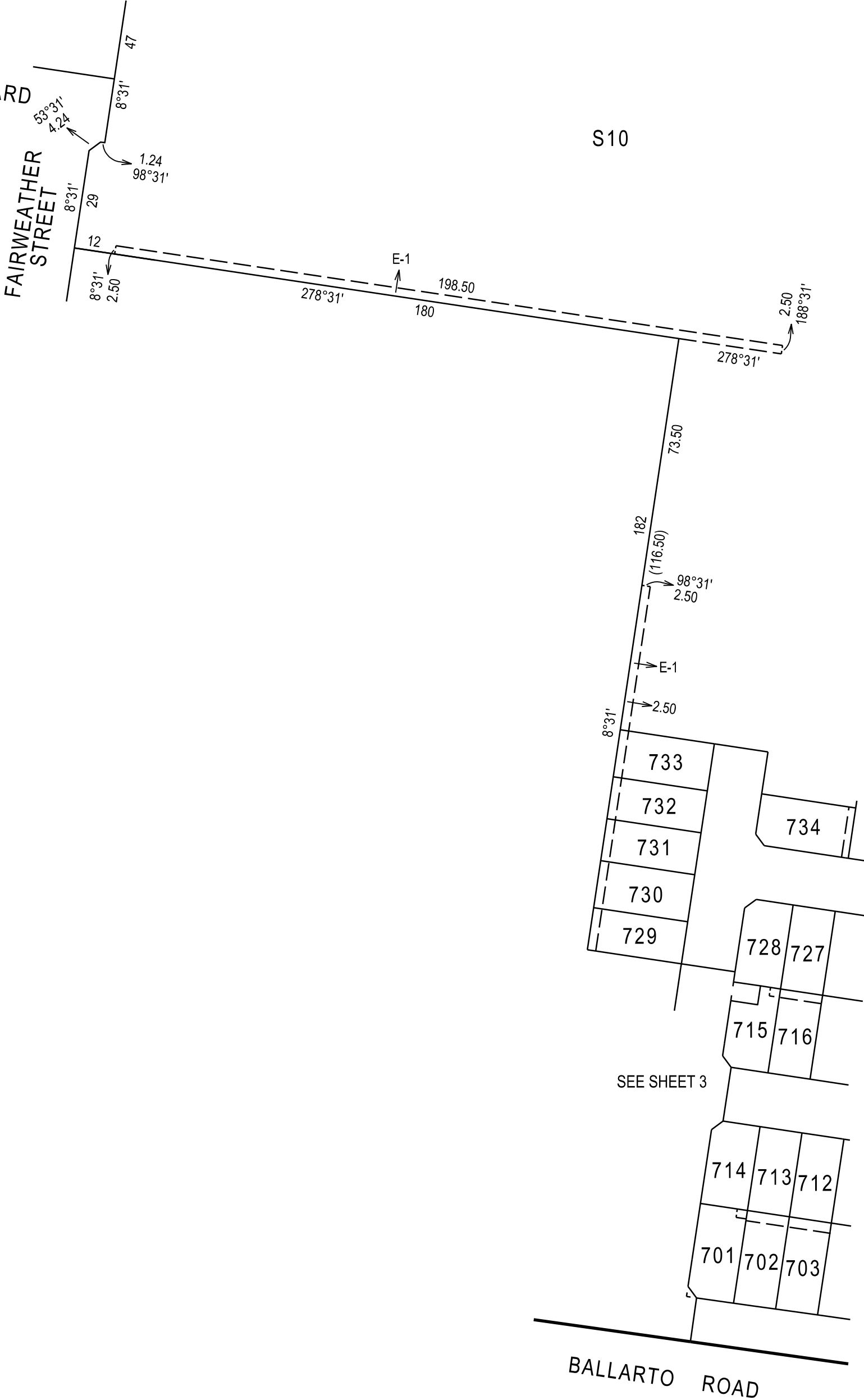


SEE SHEET 2

CRESCENDO BOULEVARD

FAIRWEATHER STREET

S10



SEE SHEET 3

BALLARTO ROAD

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. AA8757, any dwelling outside the relevant building height and setback profiles shown in MCP No. AA8757 and;
- 2. Any dwelling other than in accordance with MCP No. AA8757
- 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.