

# 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 S5 PS 839059M

Council Name: Casey City Council  
 SPEAR Reference Number: S182326H

**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.

## 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

**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 & E-6	Carriageway	See Diag.	PS 839060D	Lot Z in PS 839060D
E-4	Sewerage	See Diag.	PS 839060D	South East Water Corporation
E-5 & E-6	Sewerage	4.50	PS 839060D	South East Water Corporation
E-91	Sewerage	See Diag.	This Plan	South East Water Corporation



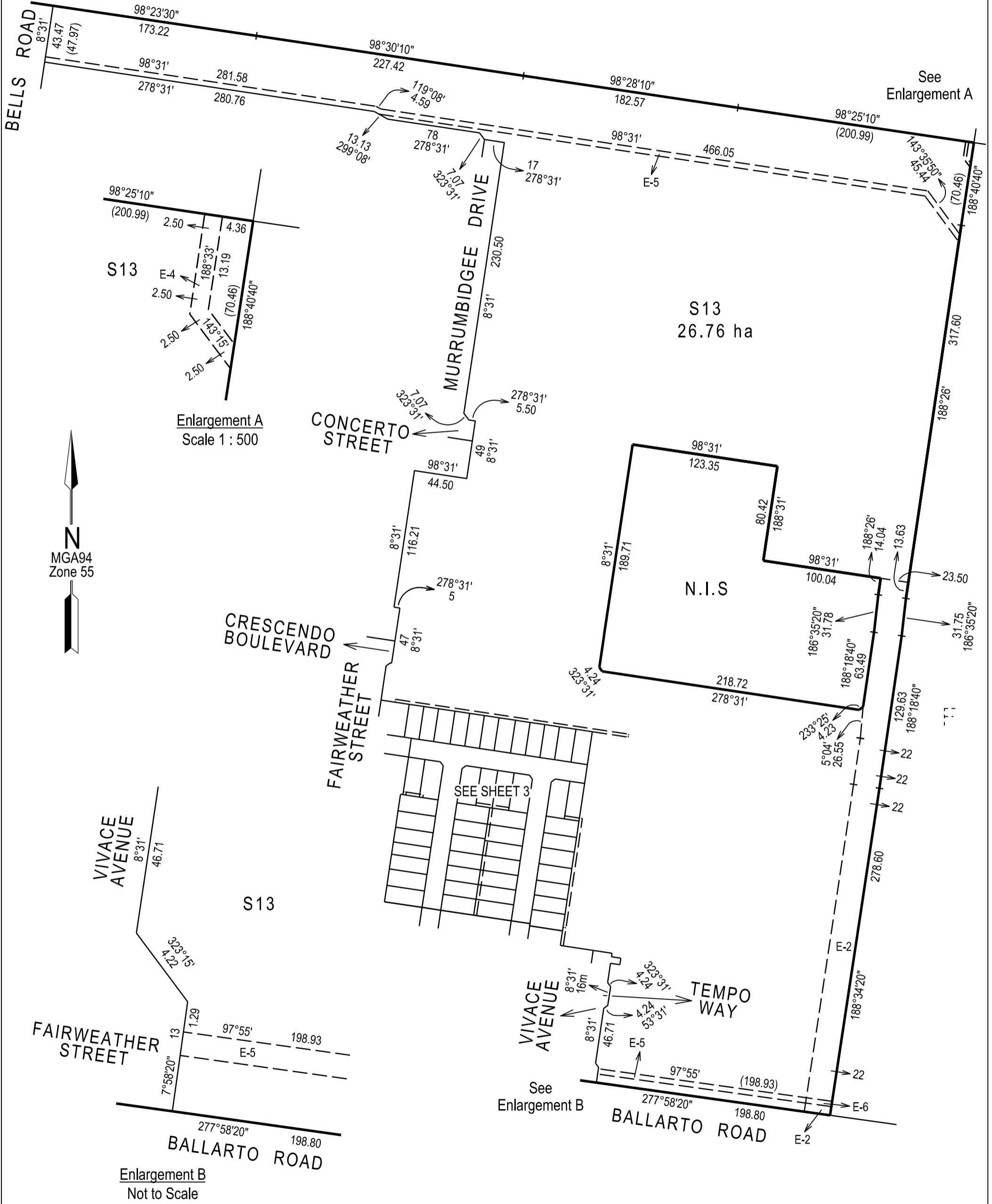
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1209/Stg 9 VERSION: 4

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 of 8

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,  
 Surveyor's Plan Version (4),  
 03/10/2022, SPEAR Ref: S182326H



Enlargement B  
Not to Scale

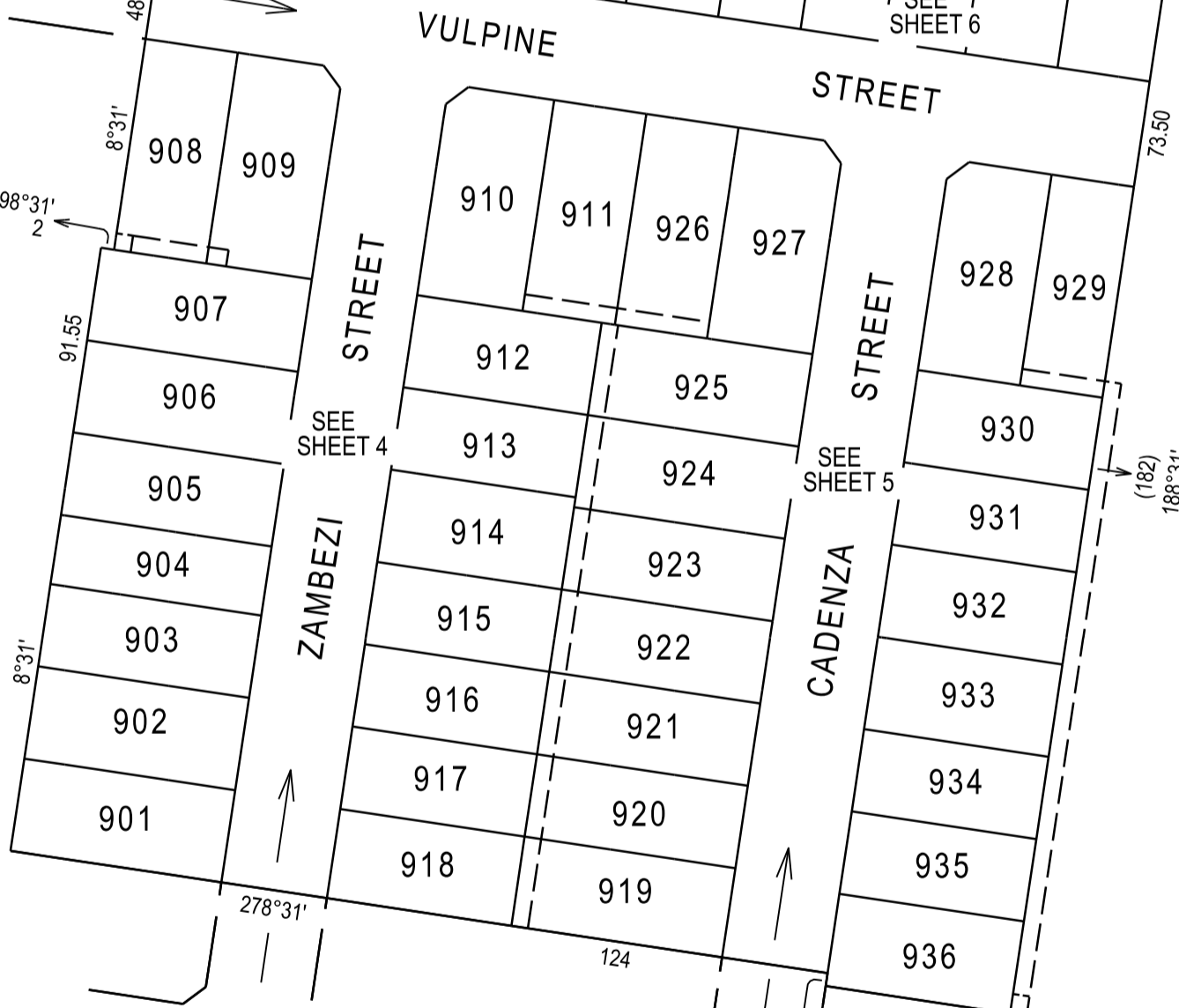
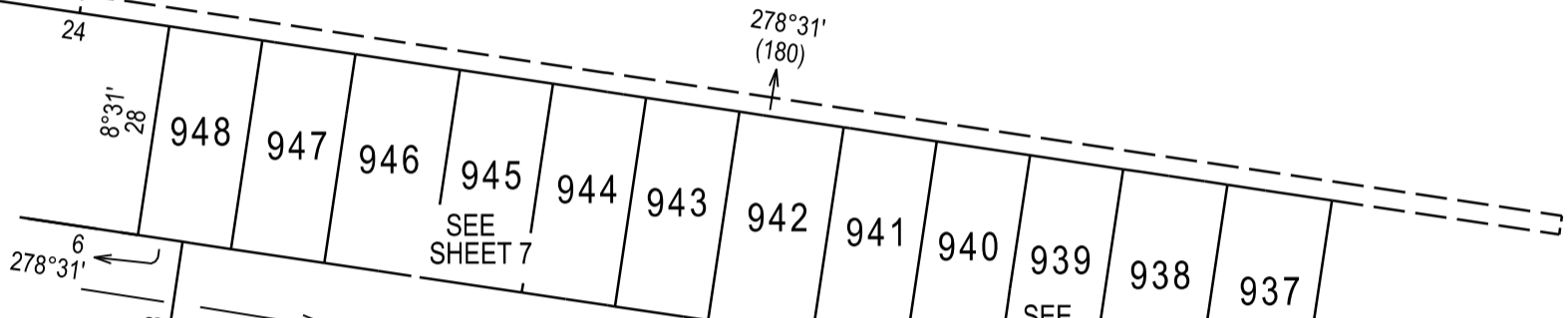
Enlargement A  
Scale 1 : 500

SEE SHEET 2

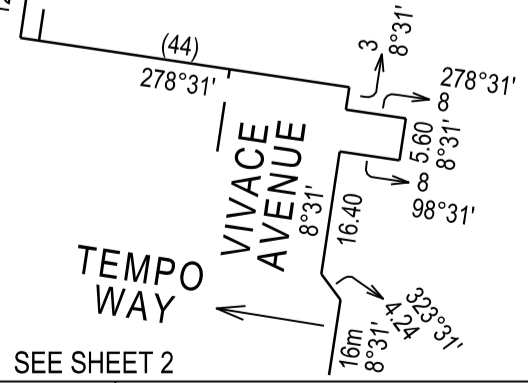
CRESCENDO BOULEVARD

FAIRWEATHER STREET

S13



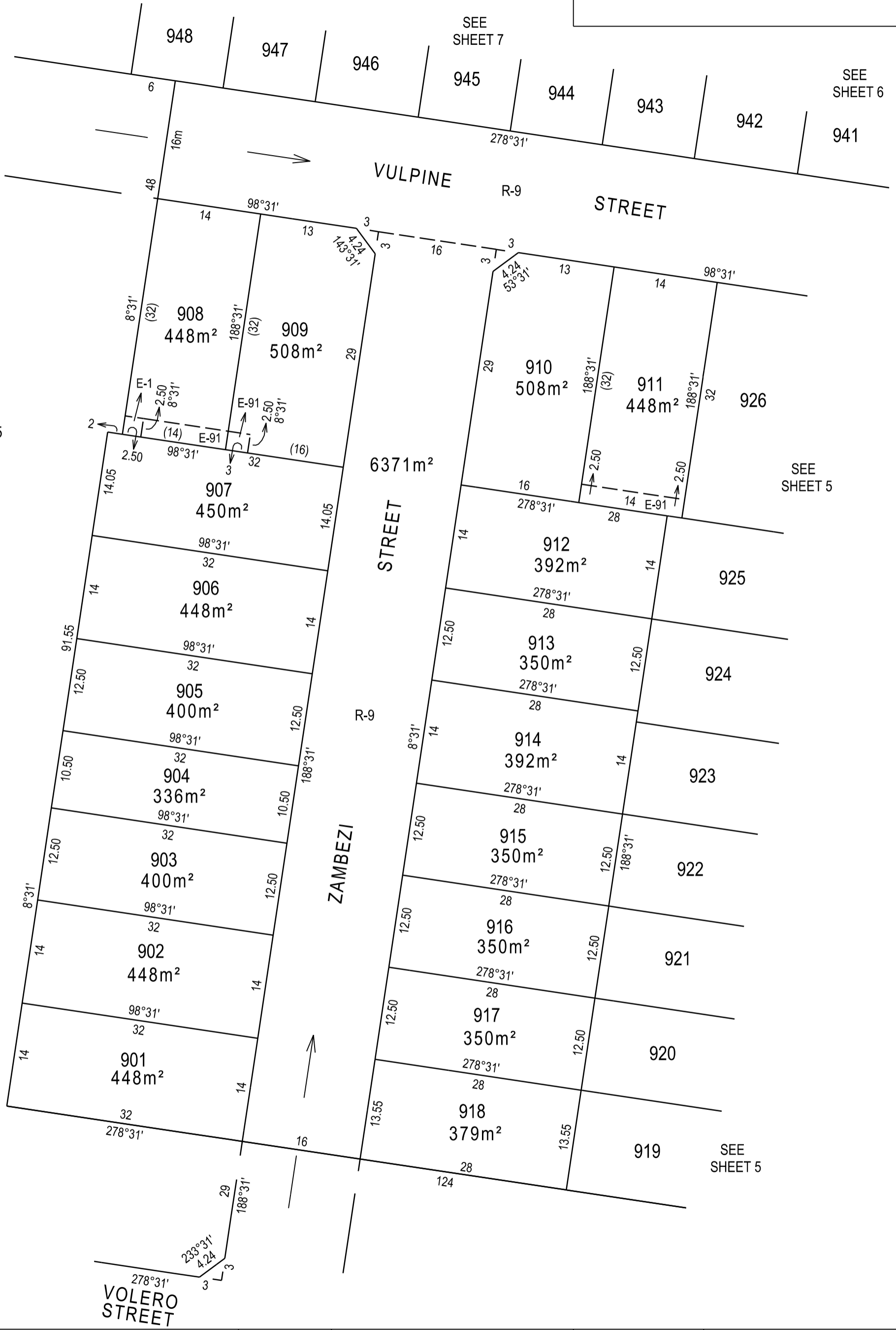
VOLERO STREET



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

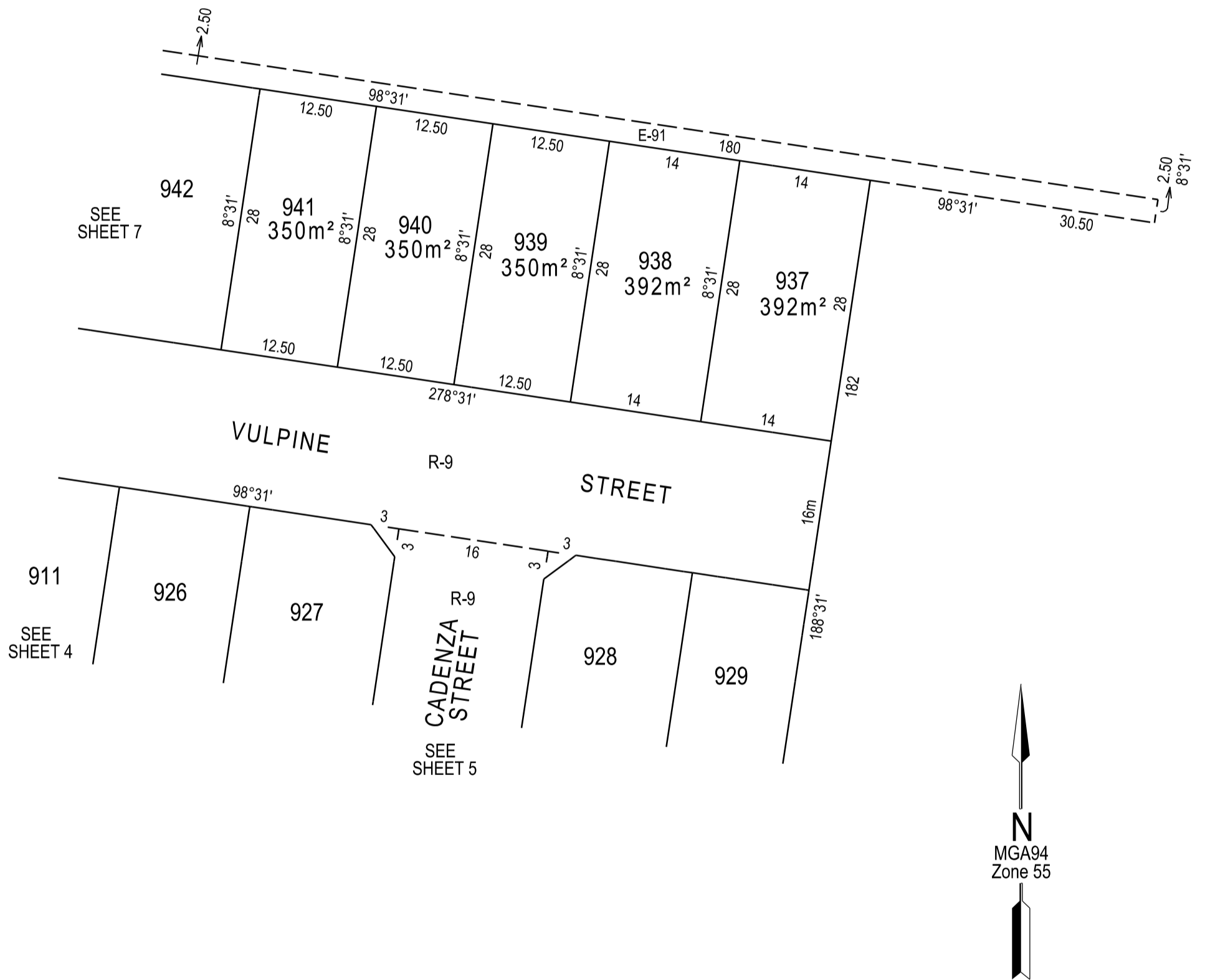
SCALE 1:1000  
  
 LENGTHS ARE IN METRES  
 Digitally signed by: Michael Neylan Degg, Licensed Surveyor,  
 Surveyor's Plan Version (4),  
 03/10/2022, SPEAR Ref: S182326H

ORIGINAL SHEET SIZE: A3  
 SHEET 3





S13





## 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. AA8758, any dwelling outside the relevant building height and setback profiles shown in MCP No. AA8758 and;
2. Any dwelling other than in accordance with MCP No. AA8758
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.