

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS839059M/S8

LOCATION OF LAND

PARISH: Cranbourne
TOWNSHIP: -
SECTION: 68
CROWN ALLOTMENT: E (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot S10 PS 839059M

Council Name: Casey City Council
 SPEAR Reference Number: S178793H

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-8 Reserve No. 9	City of Casey Ausnet Electricity Services Pty Ltd ABN 91 064 651 118

Lots 1 to 800 (both inclusive) have been omitted from this stage.
 Lots S1 to S11 (both inclusive) have been omitted from this stage.
 See Sheet 6 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. PA 21-0911

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.: 8
No. of Lots: 56
Area: 3.040 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-81	Sewerage	See Diag.	This Plan	South East Water Corporation



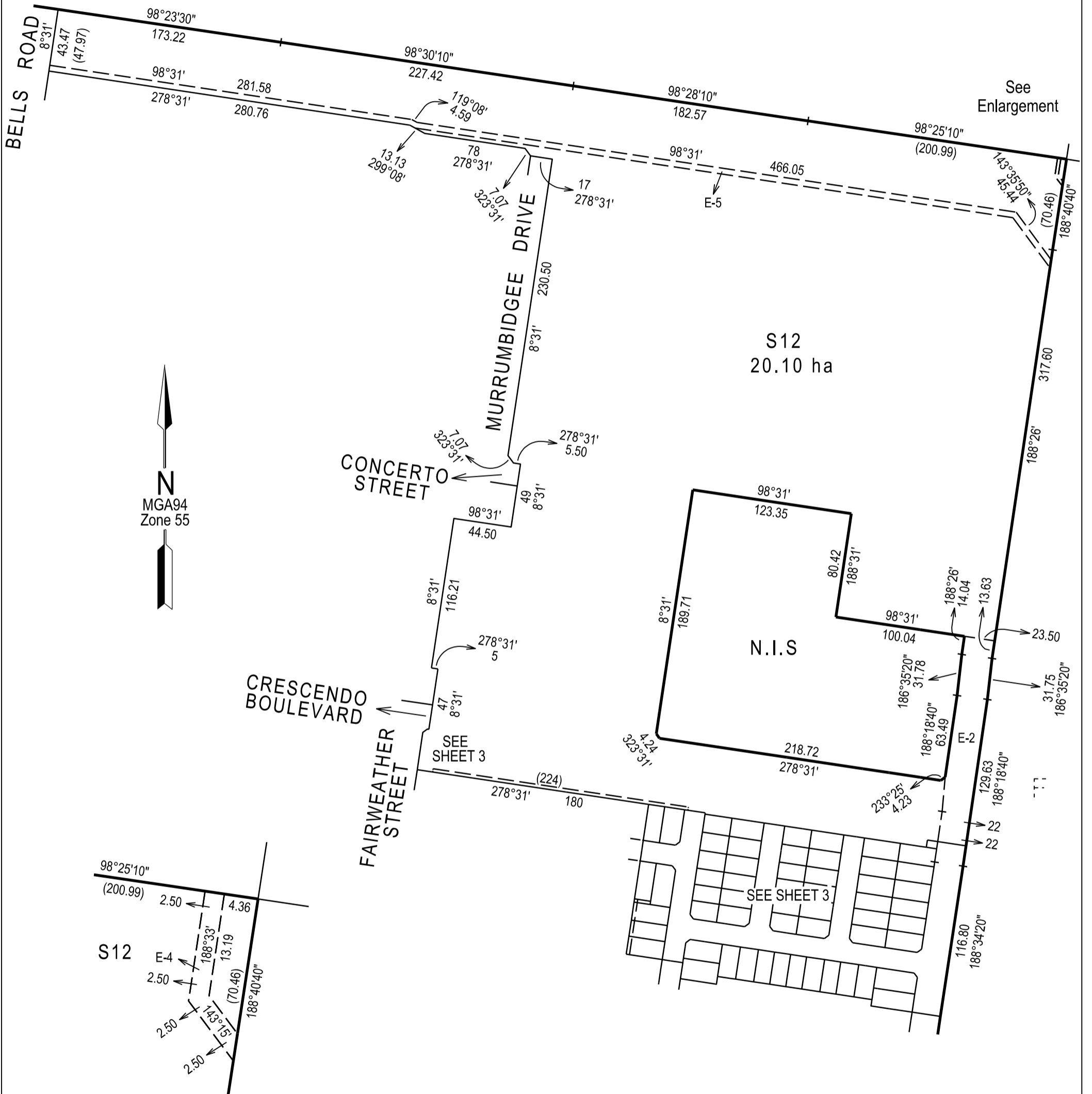
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1209/Stg 8 VERSION: 4

ORIGINAL SHEET
 SIZE: A3

SHEET 1 of 6

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,
 Surveyor's Plan Version (4),
 12/01/2023, SPEAR Ref: S178793H



Enlargement
Scale 1 : 500

PS839059M/S8

SEE SHEET 2

SEE SHEET 2

N.I.S

S12

CRESCENDO BOULEVARD

FAIRWEATHER STREET

VULPINE STREET

VIVACE AVENUE

CODA WAY

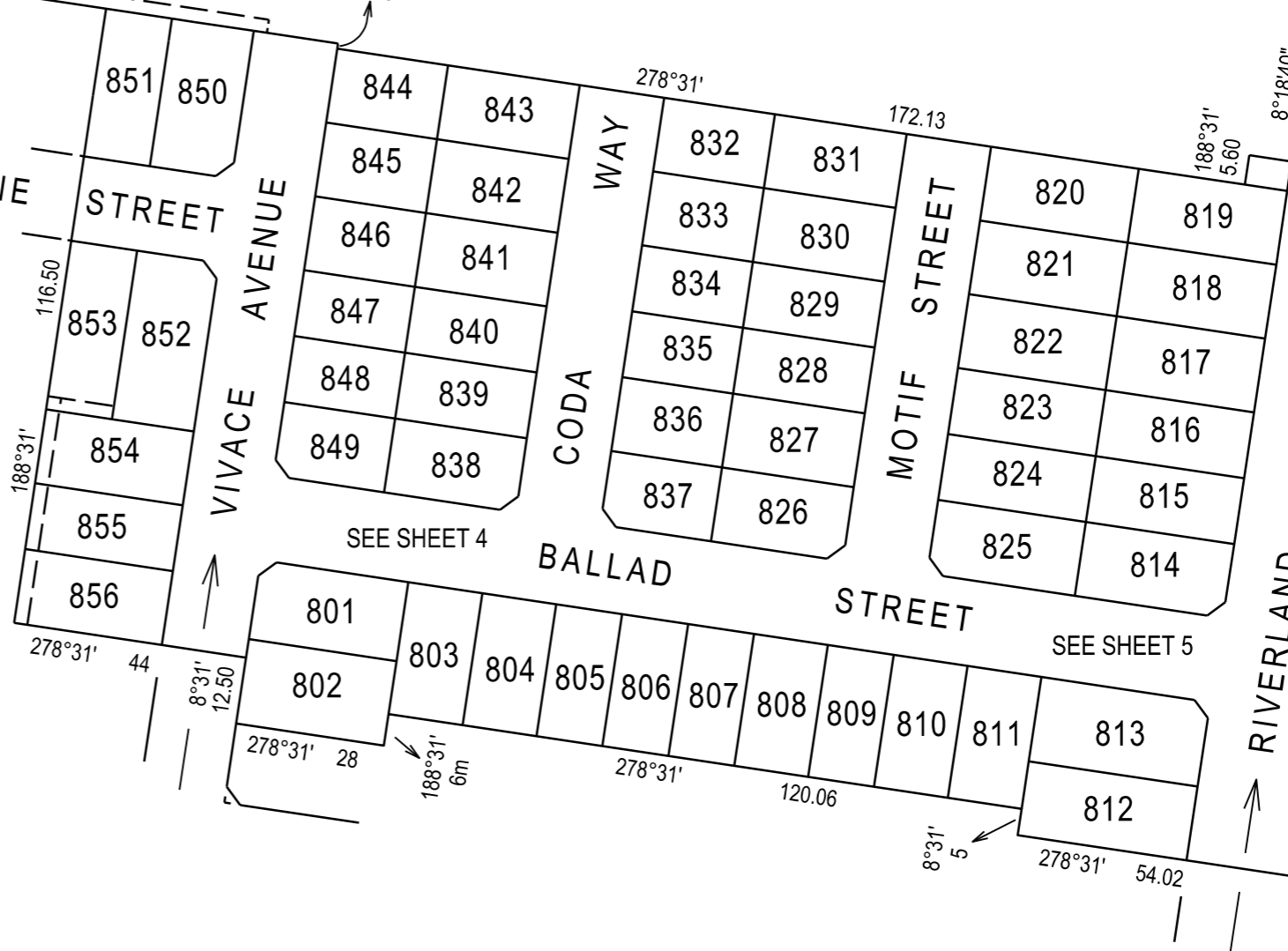
MOTIF STREET

BALLAD STREET

RIVERLAND ROAD

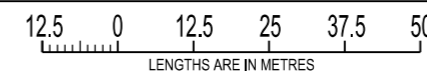


MGA94
Zone 55



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SCALE
1:1250



ORIGINAL SHEET
SIZE: A3

SHEET 3

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S12



PS839059M/S8

SEE SHEET 3

MGA94
Zone 55

S12

Reserve
No. 9
45m²

SEE SHEET 4

CODA
WAY
R-8

STREET

MOTIF

BALLAD

STREET

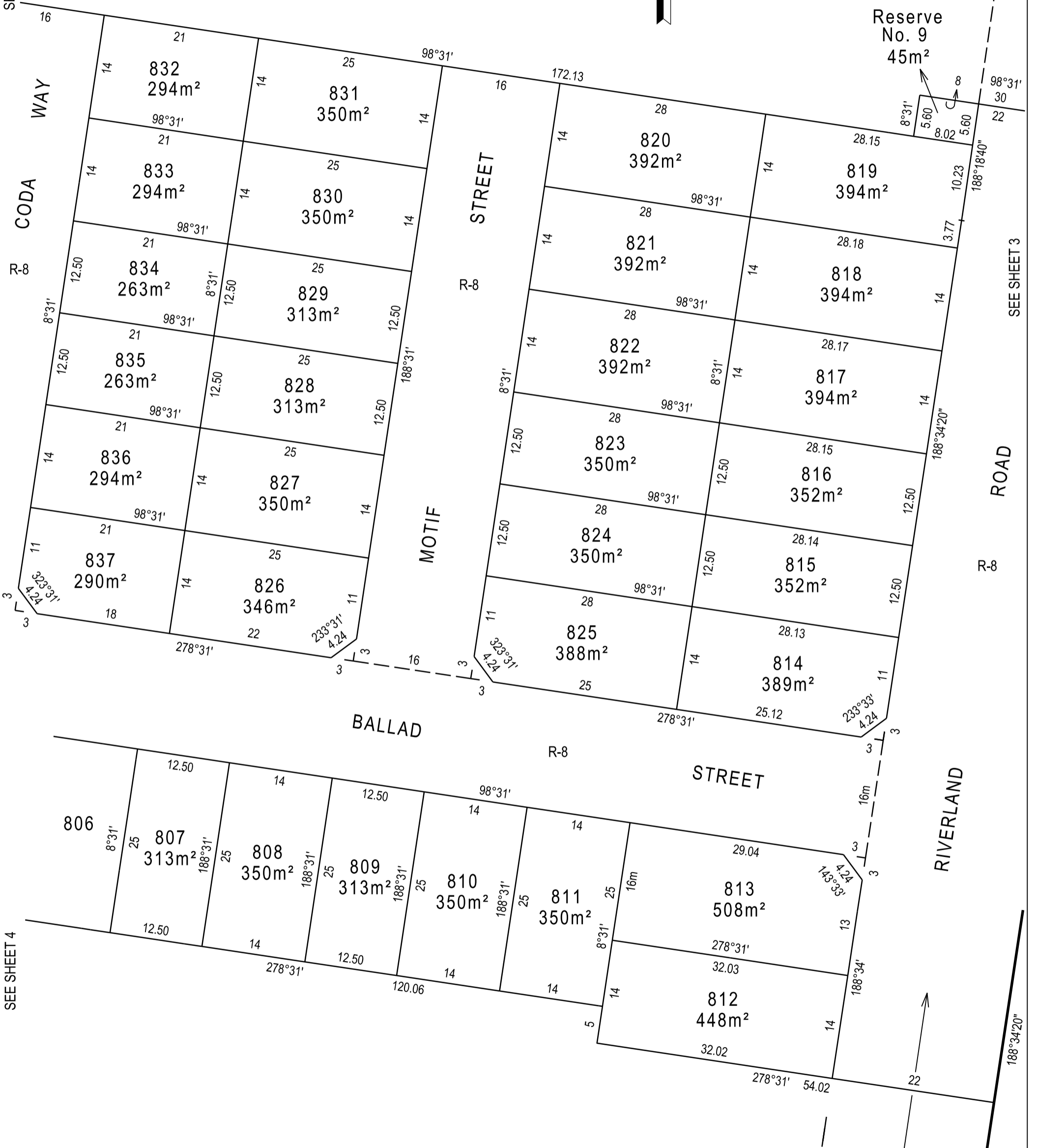
SEE SHEET 3

ROAD

R-8

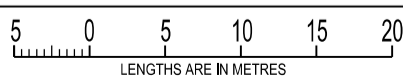
RIVERLAND

SEE SHEET 4



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

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CREATION OF RESTRICTION 8

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

LAND TO BENEFIT: Lots 801 to 856 (both inclusive).

LAND TO BURDEN: Lots 801 to 856 (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. AA8982, any dwelling outside the relevant building height and setback profiles shown in MCP No. A8982 and;
2. Any dwelling other than in accordance with MCP No. AA8982.
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.