

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PS839059M/S10

## LOCATION OF LAND

**PARISH:** Cranbourne  
**TOWNSHIP:** -  
**SECTION:** 68  
**CROWN ALLOTMENT:** E (Part)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** Vol. Fol.  
**LAST PLAN REFERENCE:** Lot S13 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-10	City of Casey
Reserve No. 10	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118
Reserve No. 11	City of Casey

Lots 1 to 1000 (both inclusive) have been omitted from this stage.  
 Lots S1 to S13 (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. XXXXXX

## 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.

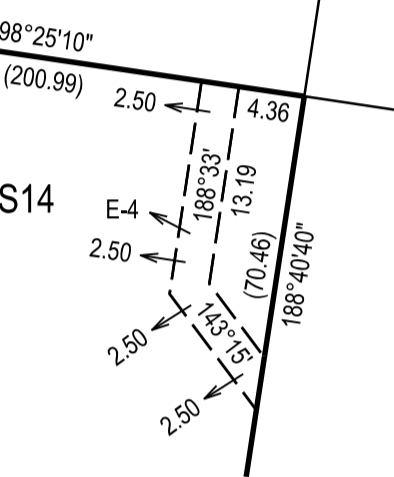
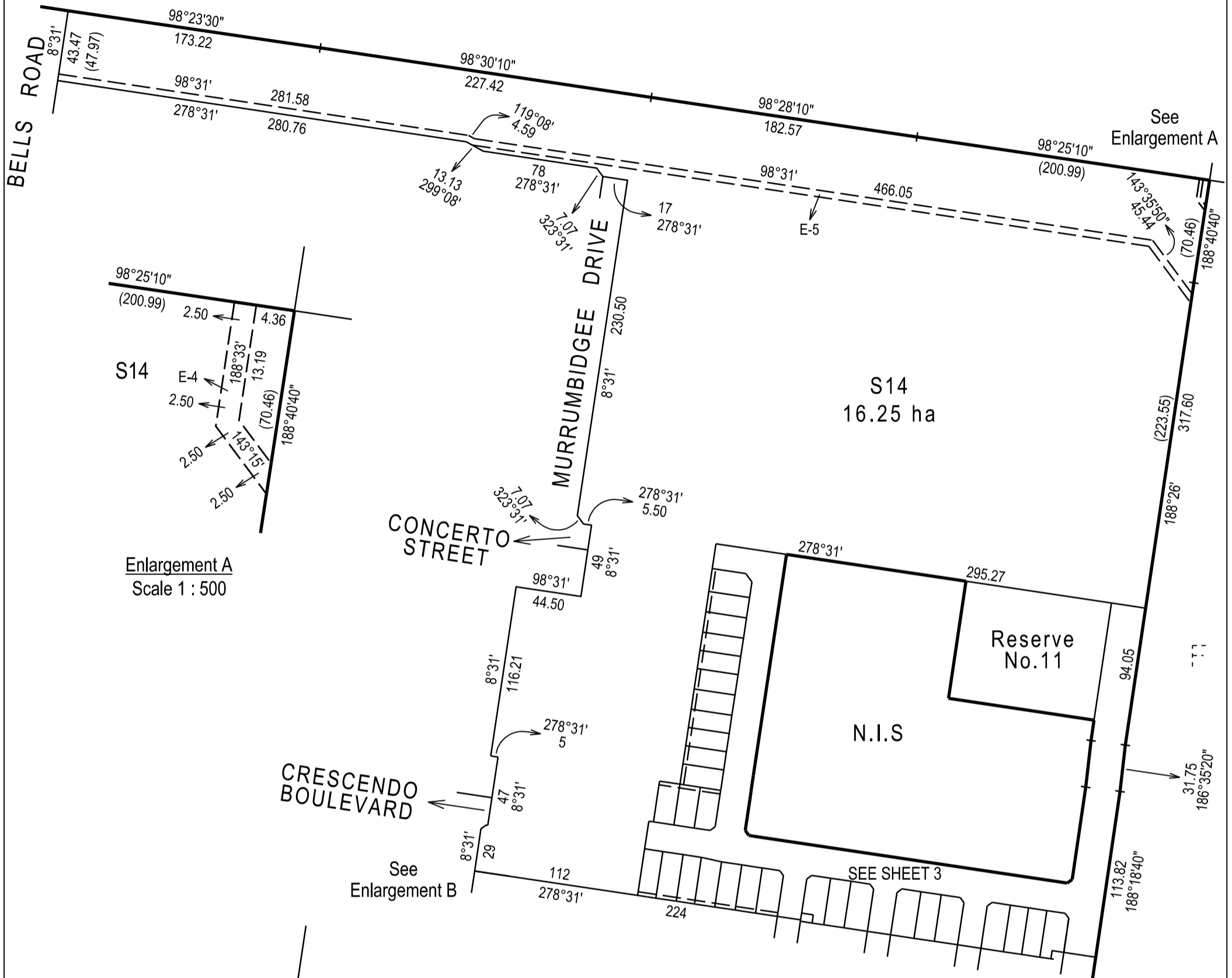
**Staging:** This is ~~is not~~ a staged subdivision.  
 Planning Permit No. PInA01020/19

**Estate:** Riverfield  
**Development No.:** 10  
**No. of Lots:** 31  
**Area:** 3.852 ha  
**Melways:** 135 H12

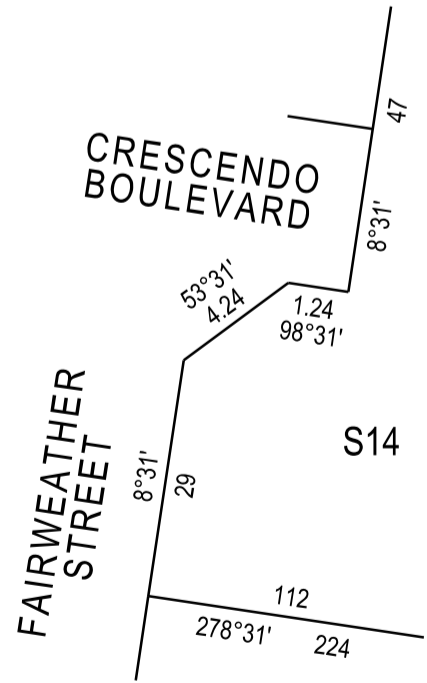
## EASEMENT INFORMATION

**Legend:** A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-4	Sewerage	See Diag.	PS 839060D	South East Water Corporation
E-5	Sewerage	4.50	PS 839060D	South East Water Corporation
E-101	Sewerage	See Diag.	This Plan	South East Water Corporation



Enlargement A  
Scale 1 : 500



Enlargement B  
Not to Scale



SEE SHEET 2

PS839059M/S10

S14

SEE SHEET 2

S14

CONCERTO STREET

ROAD

RIVERLAND

Reserve No. 11  
8041m<sup>2</sup>

N.I.S

Reserve No. 10

CONCERTO

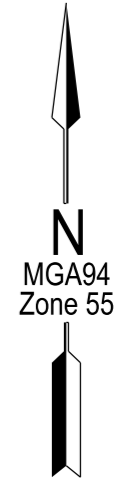
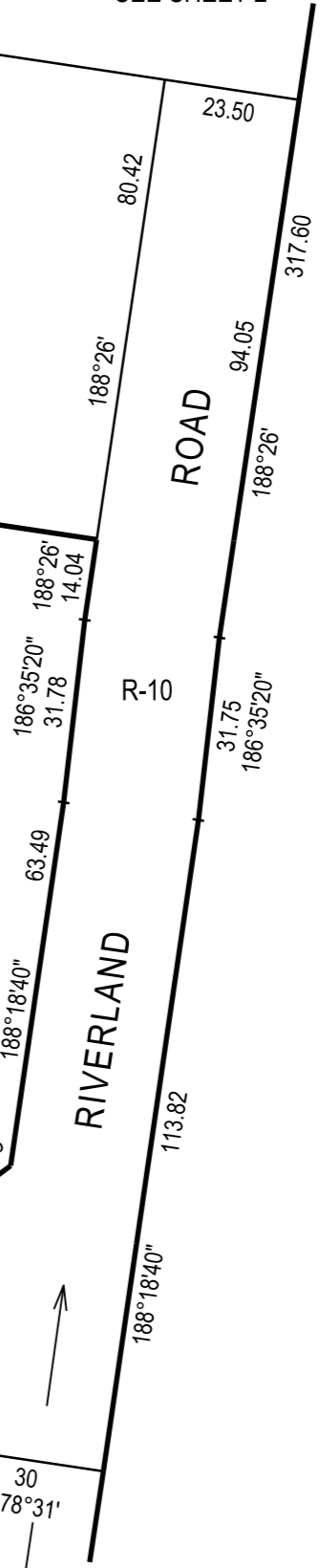
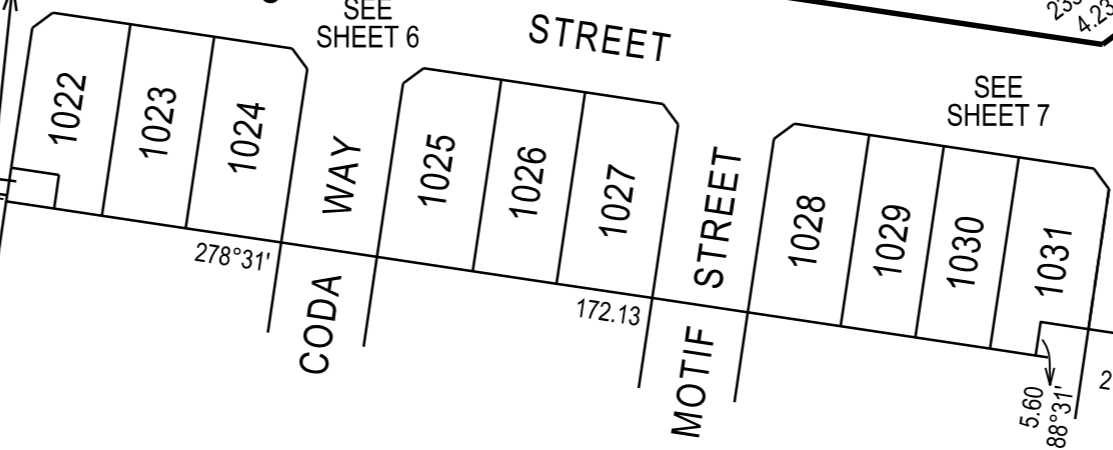
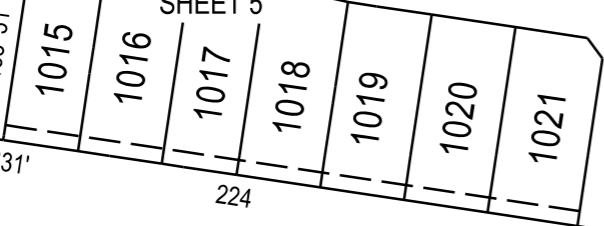
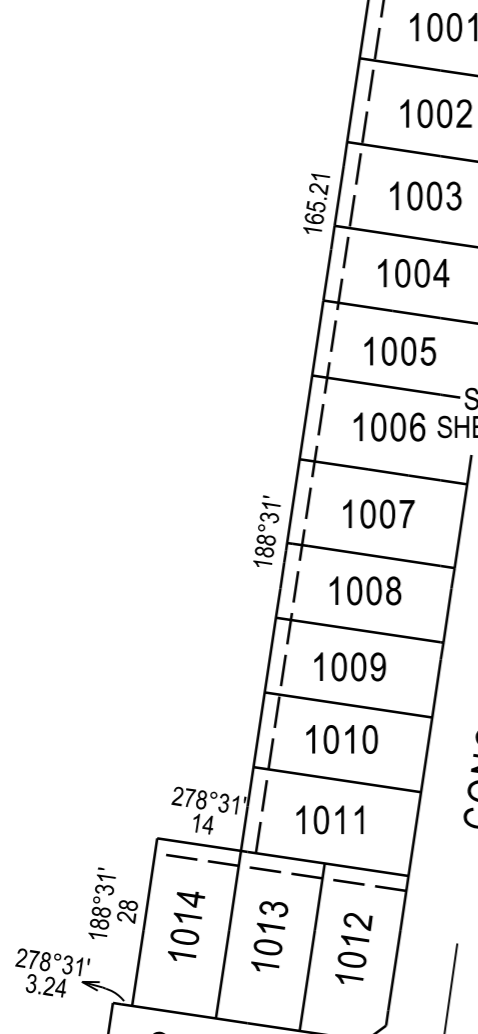
STREET

CRESCENDO BOULEVARD

VIVACE AVENUE

CODA WAY

MOTIF STREET



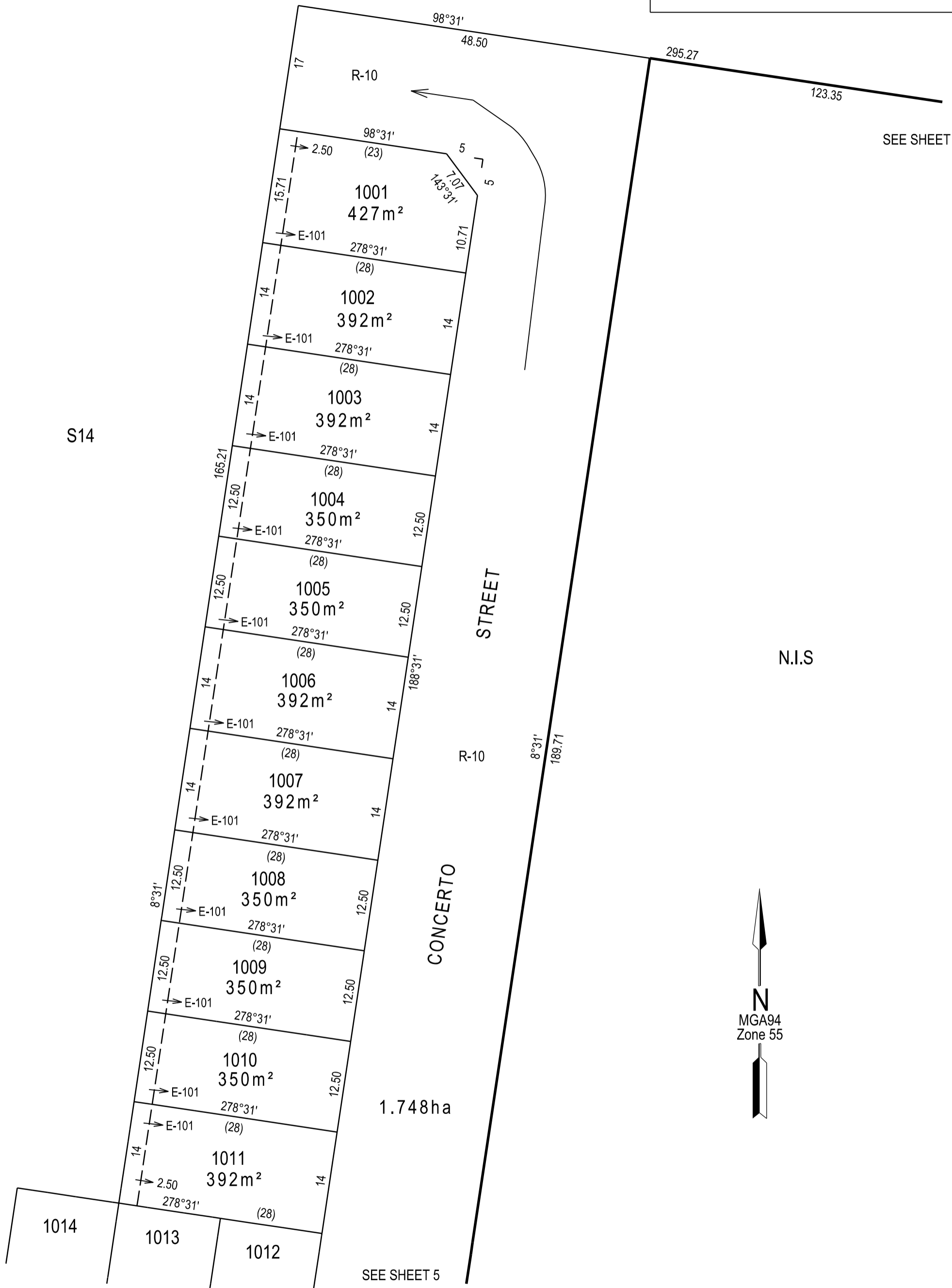
SEE SHEET 3

S14

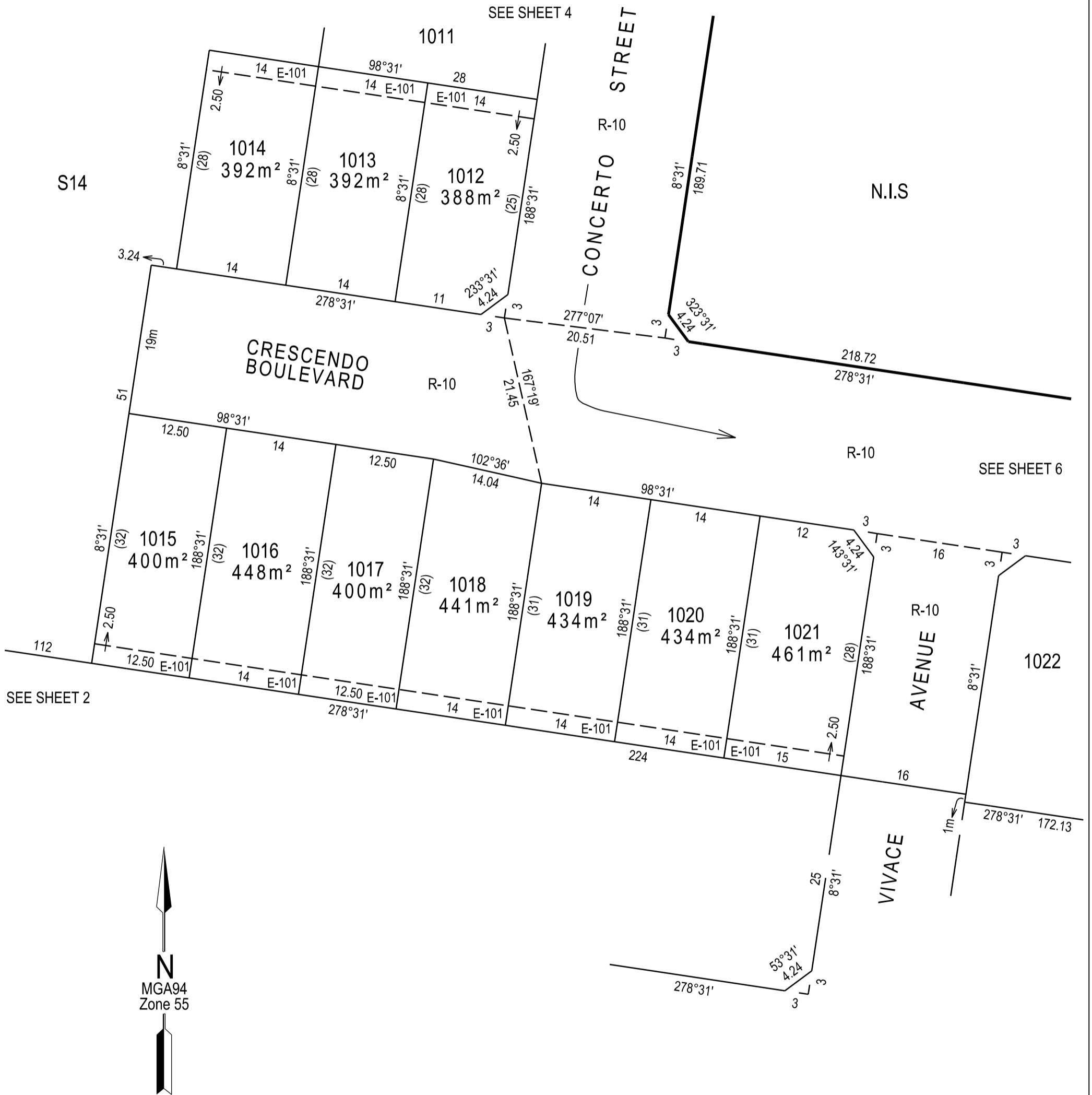
N.I.S

STREET

CONCERTO



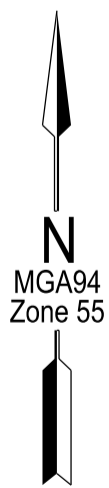
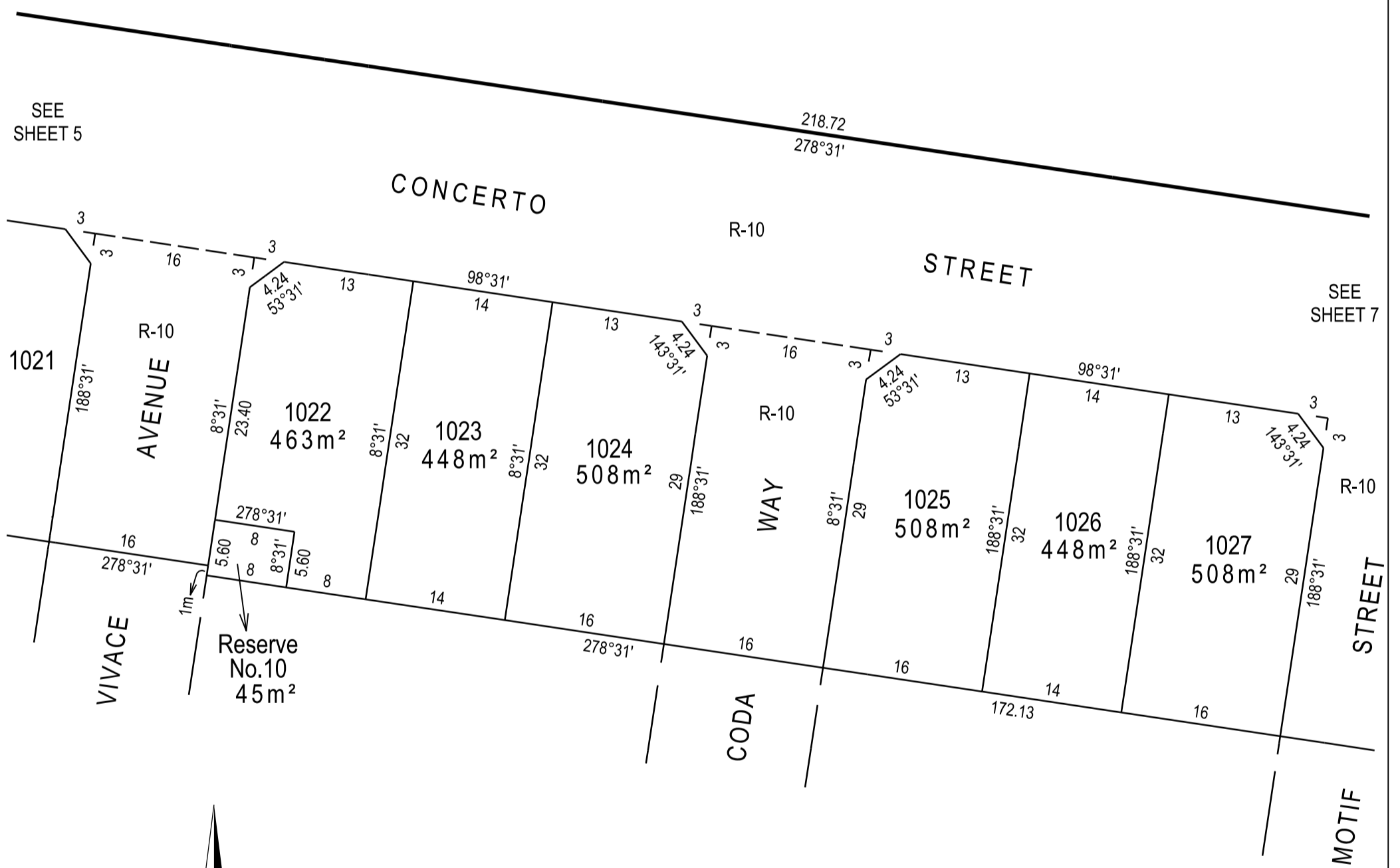
SEE SHEET 5



N.I.S

SEE SHEET 5

SEE SHEET 7



SEE SHEET 3

N.I.S

ROAD

R-10

SEE SHEET 6

CONCERTO

R-10

STREET

1027

STREET

R-10

1028  
492m<sup>2</sup>

1029  
400m<sup>2</sup>

1030  
400m<sup>2</sup>

1031  
450m<sup>2</sup>

RIVERLAND

MOTIF



## CREATION OF RESTRICTION 10

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

**LAND TO BENEFIT:** Lots 1001 to 1031 (both inclusive).

**LAND TO BURDEN:** Lots 1001 to 1031 (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.