

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 S12 PS 839059M

Council Name: Casey City Council
 SPEAR Reference Number: S183364C

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 Reserve No. 10	City of Casey Ausnet Electricity Services Pty Ltd ABN 91 064 651 118

Lots 1 to 1000 (both inclusive) have been omitted from this stage.
 Lots S1 to S13 (both inclusive) have been omitted from this stage.
 Lot A has been omitted from this stage.
 See Sheet 8 for Creation of Restrictions.
 An MCP applies to lots on this plan vide a Restriction.

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

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:
 To remove part of the easement for 'Sewerage' purposes over Vivace Avenue created
 in PS 839059M in favour of South East Water Corporation by all interested parties
 upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.

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-1	Sewerage	See Diag.	PS 839059M	South East Water Corporation
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



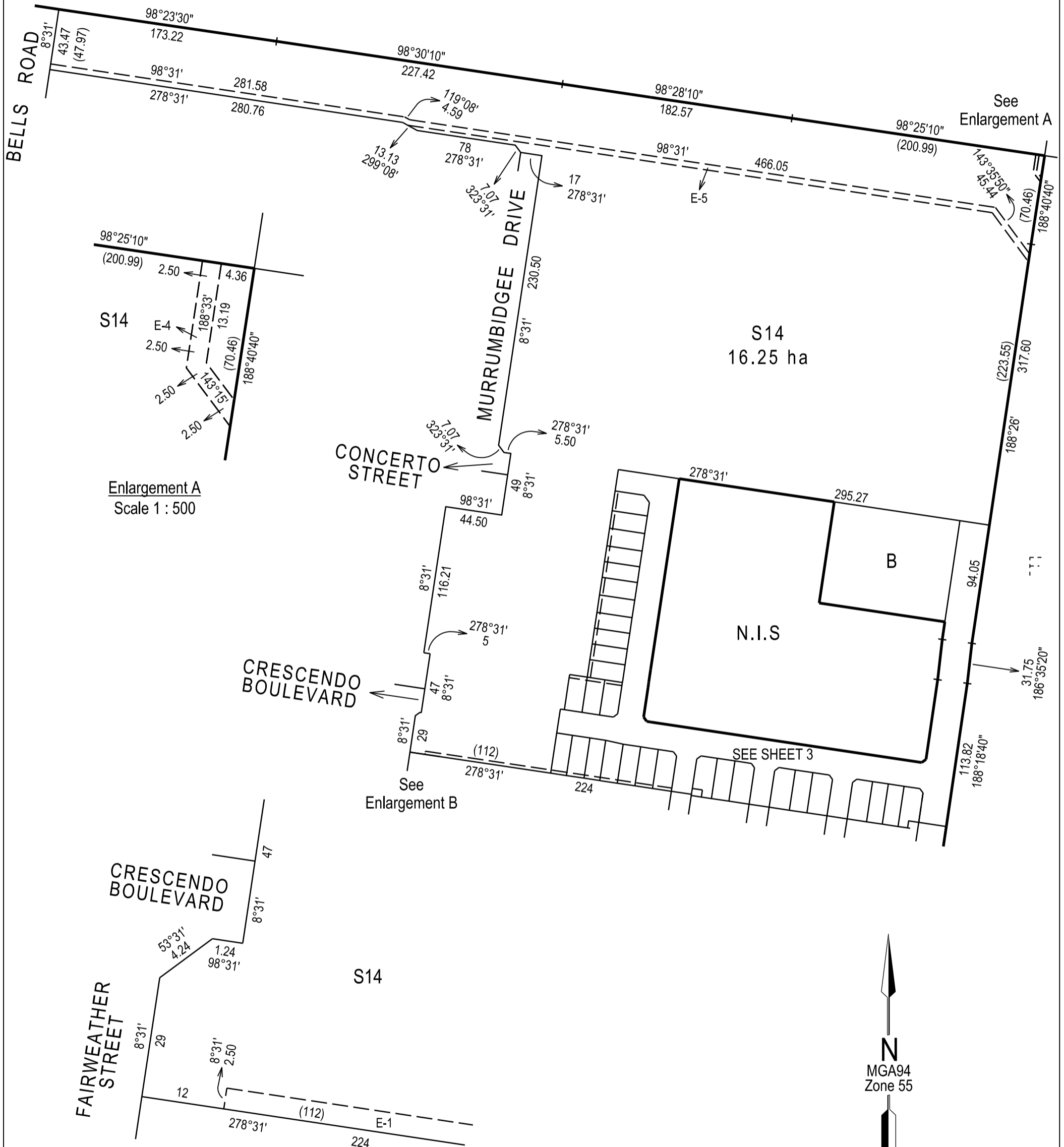
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1209/Stg 10 VERSION: 5

ORIGINAL SHEET
 SIZE: A3

SHEET 1 of 8

Digitally signed by: Michael Neylan Degg, Licensed
 Surveyor,
 Surveyor's Plan Version (5),
 03/04/2023, SPEAR Ref: S183364C



Enlargement A
Scale 1 : 500

Enlargement B
Not to Scale



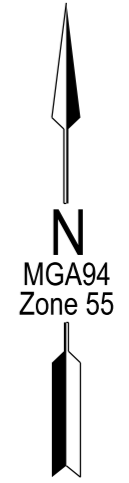
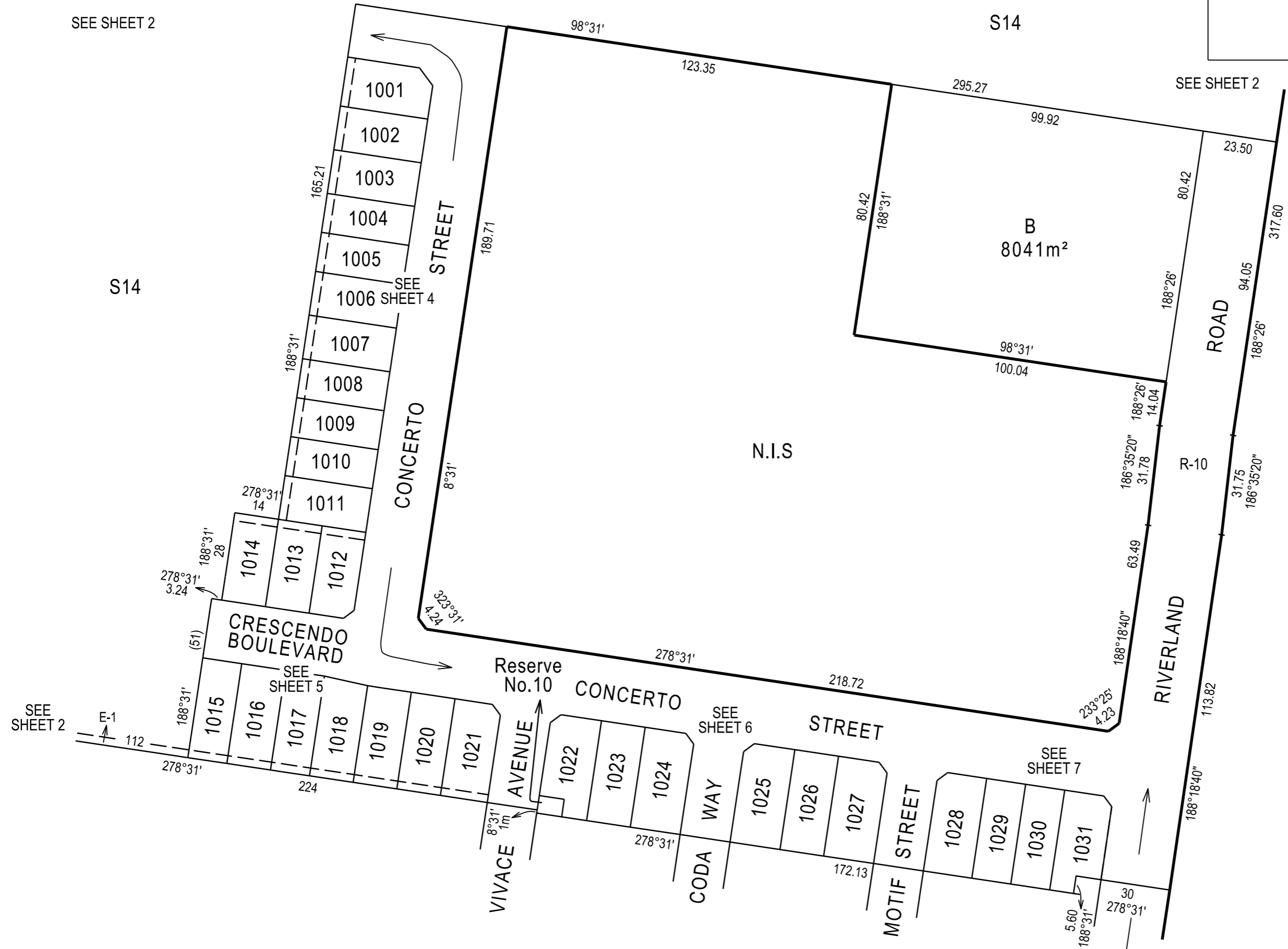
SEE SHEET 2

PS839059M/S10

S14

SEE SHEET 2

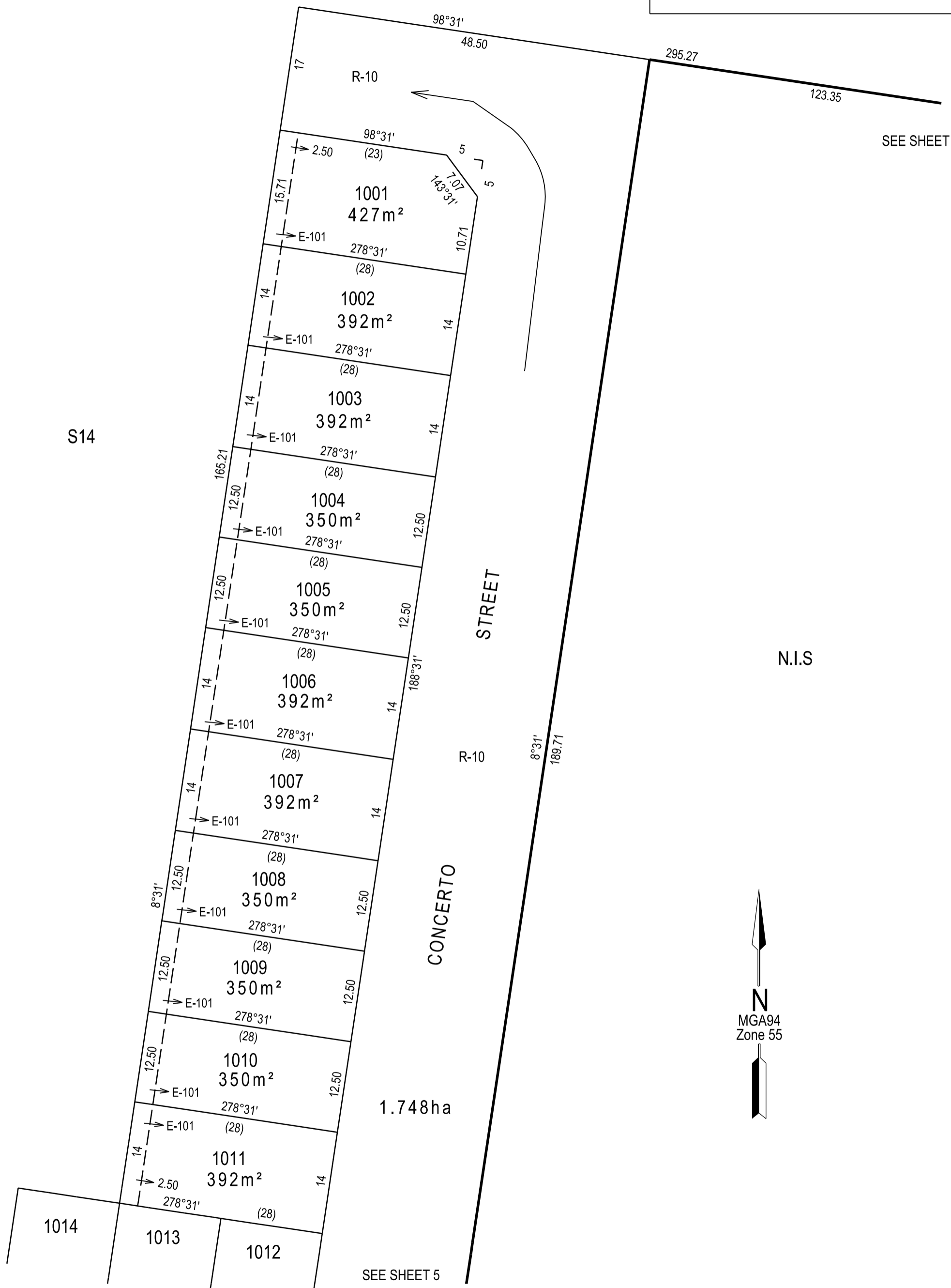
S14

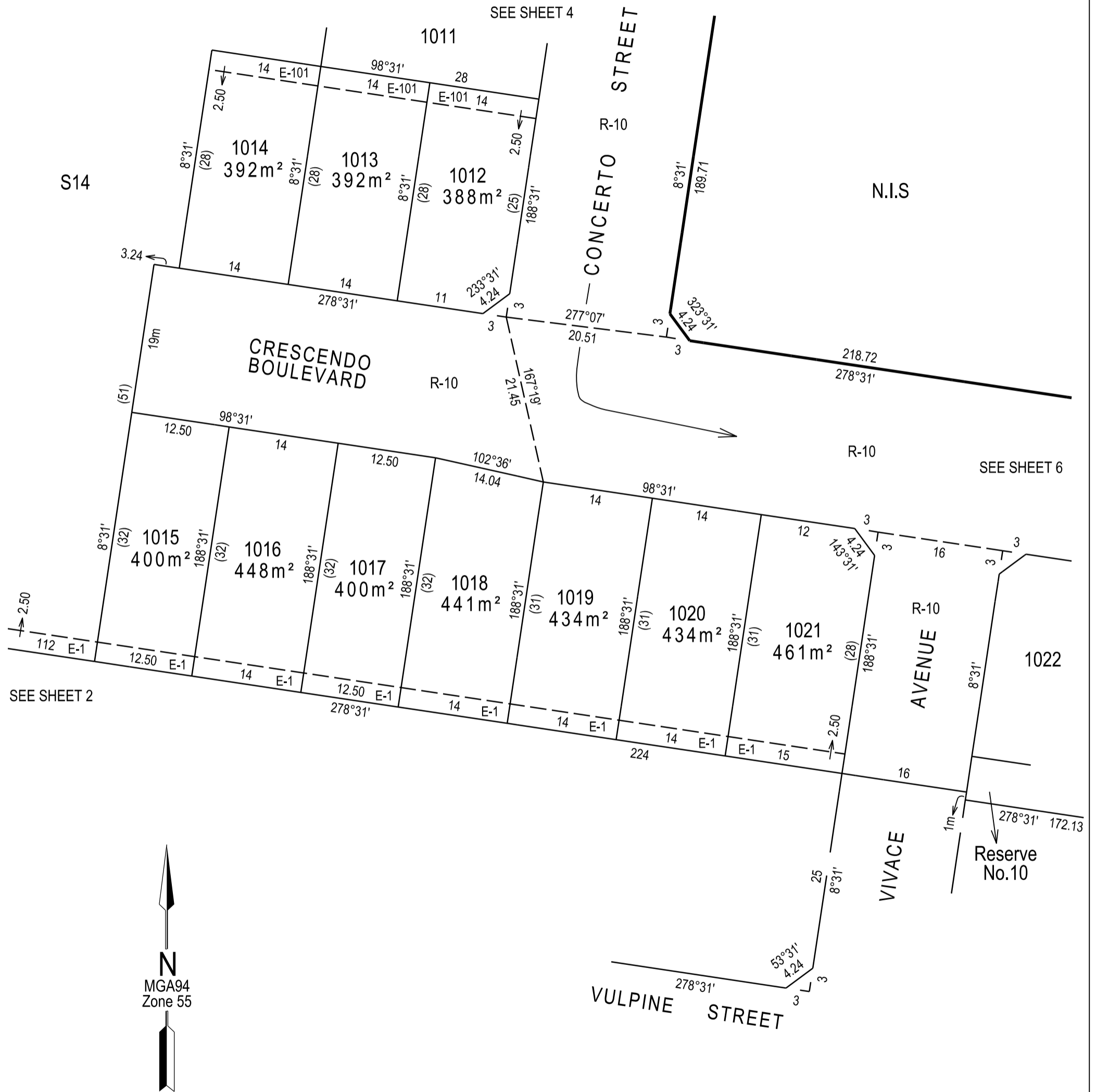


SEE SHEET 3

S14

N.I.S

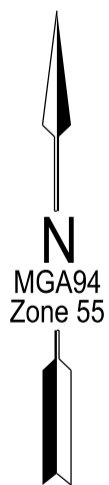
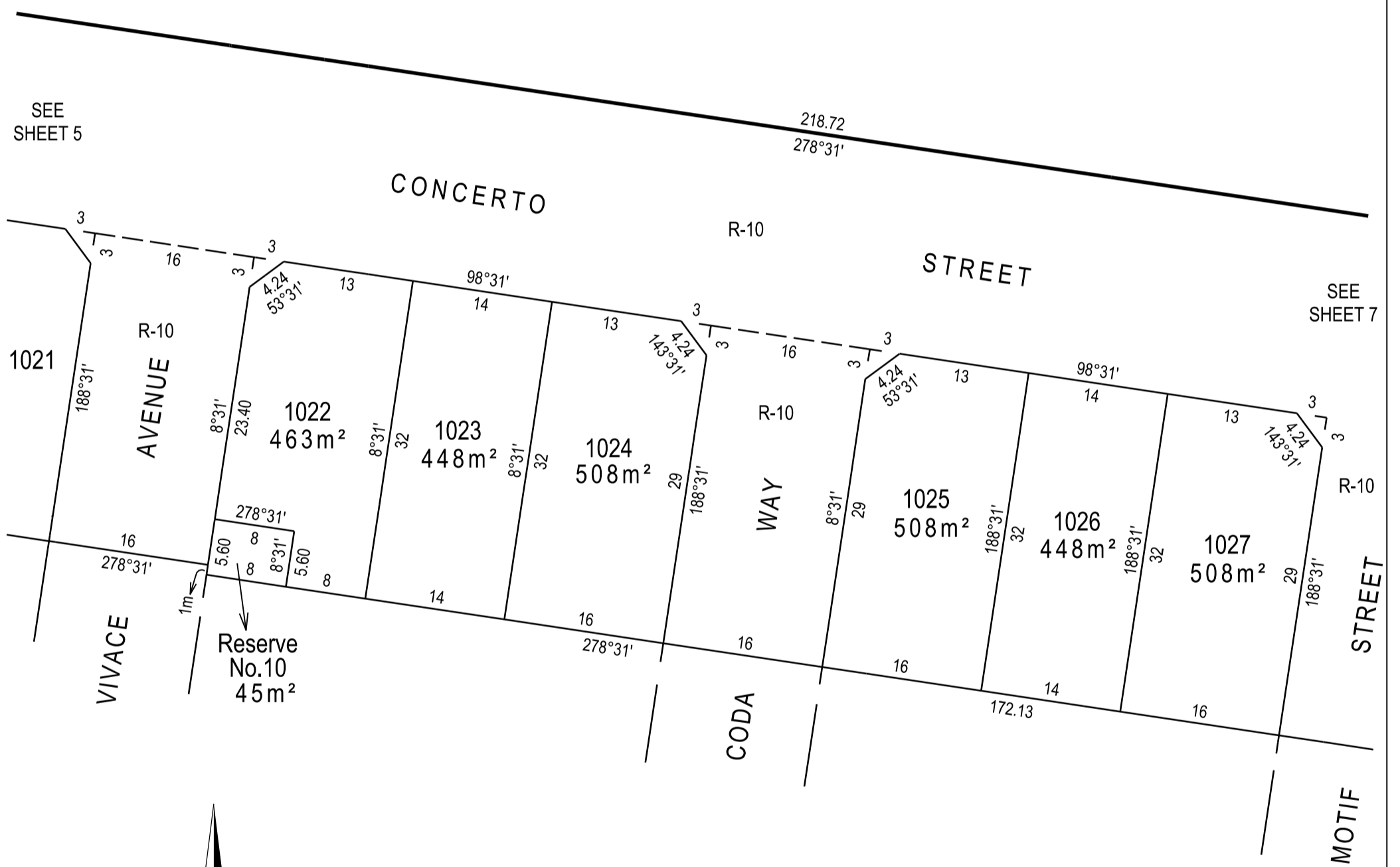




N.I.S

SEE SHEET 5

SEE SHEET 7



SEE SHEET 3

N.I.S

ROAD

R-10

SEE SHEET 6

CONCERTO

R-10

STREET

1027

STREET

RIVERLAND

MOTIF

1028
492m²

1029
400m²

1030
400m²

1031
450m²



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. AA9198, any dwelling outside the relevant building height and setback profiles shown in MCP No. AA9198 and;
2. Any dwelling other than in accordance with MCP No. AA9198
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.

