

PLAN OF SUBDIVISION	EDITION 1	PS908386N
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 54 (PART) CROWN PORTION: — TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS908383U (LOT C) POSTAL ADDRESS: 40S TUCKERS ROAD (at time of subdivision) CLYDE 3978 MGA CO-ORDINATES: E: 355 240 ZONE: 55 (of approx centre of land in plan) N: 5 778 550 GDA 2020	CITY OF CASEY
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 2200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 6.
ROAD R1 RESERVE No.1	CITY OF CASEY CITY OF CASEY	

NOTATIONS	
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DEPTH LIMITATION: DOES NOT APPLY

This is a SPEAR plan.

STAGING:
This is not a staged subdivision.
Planning Permit No.

SURVEY:
This plan is based on survey.
This survey has been connected to permanent marks No(s). CRANBOURNE 103, 1661, 1750, 1752, 1772 & 1773 AND SHERWOOD No. 52 & 62
In Proclaimed Survey Area No. 71

Estate: Riverfield Square
Phase No.: 22
No. of Lots: 50 + Lot E
PHASE AREA: 3.355ha

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2.50	PS908383U	SOUTH EAST WATER CORPORATION
E-2	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION

Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 2101578/22 2101578-22-PS-V5.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 5, DATE: 21/07/2022		

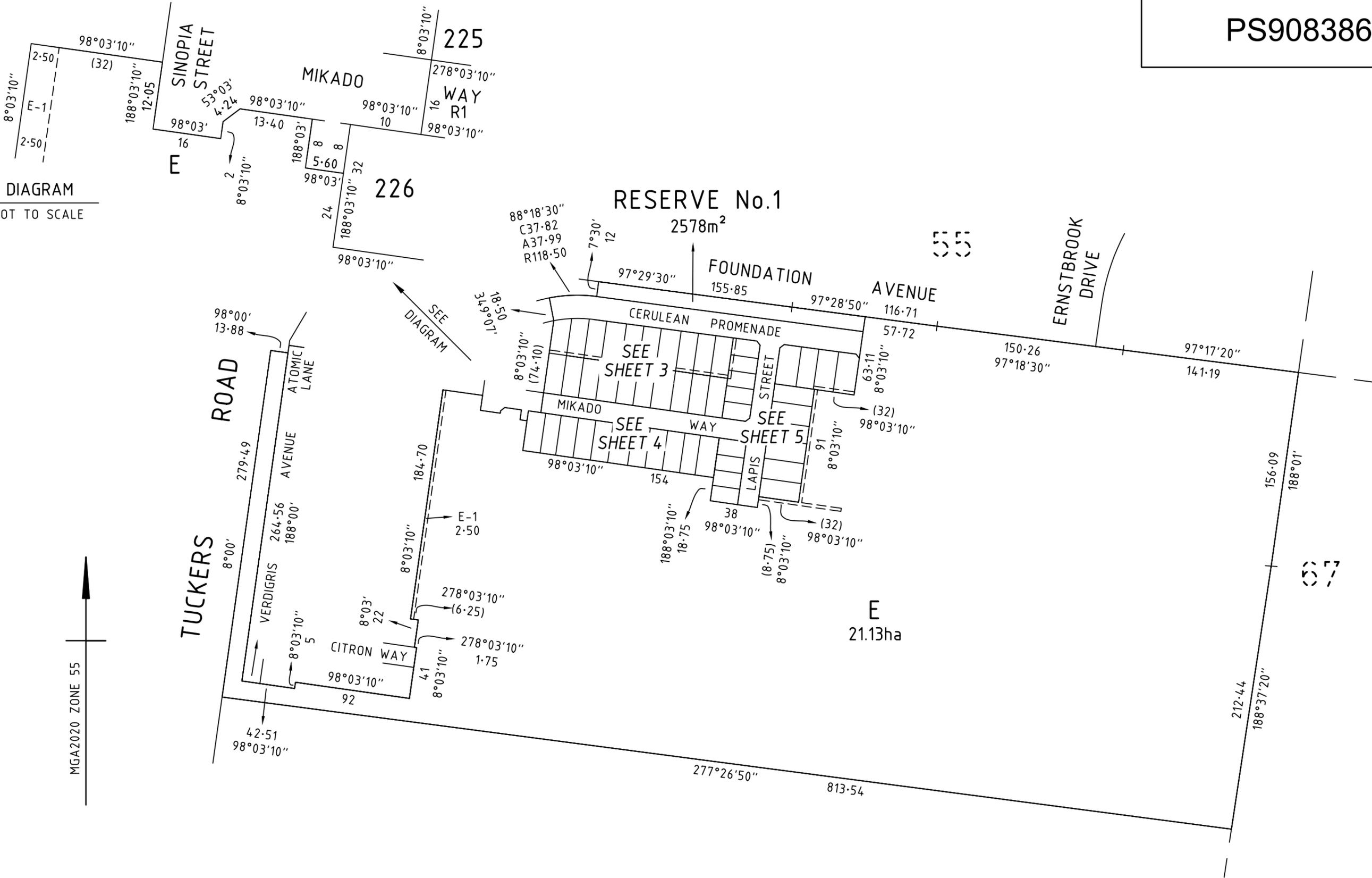


DIAGRAM
NOT TO SCALE

MGA2020 ZONE 55

FOUNDATION

AVENUE

RESERVE No.1
2578m²

CERULEAN

R1
9404m²

PROMENADE

CERULEAN
PROMENADE

SEE SHEET 5

STREET

R1

LAPIS

SEE SHEET 5

MIKADO
WAY

MIKADO

R1

WAY

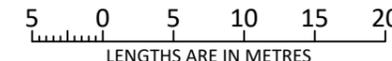
SEE SHEET 4

SEE SHEET 4

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SURVEYORS
REFERENCE
2101578/22

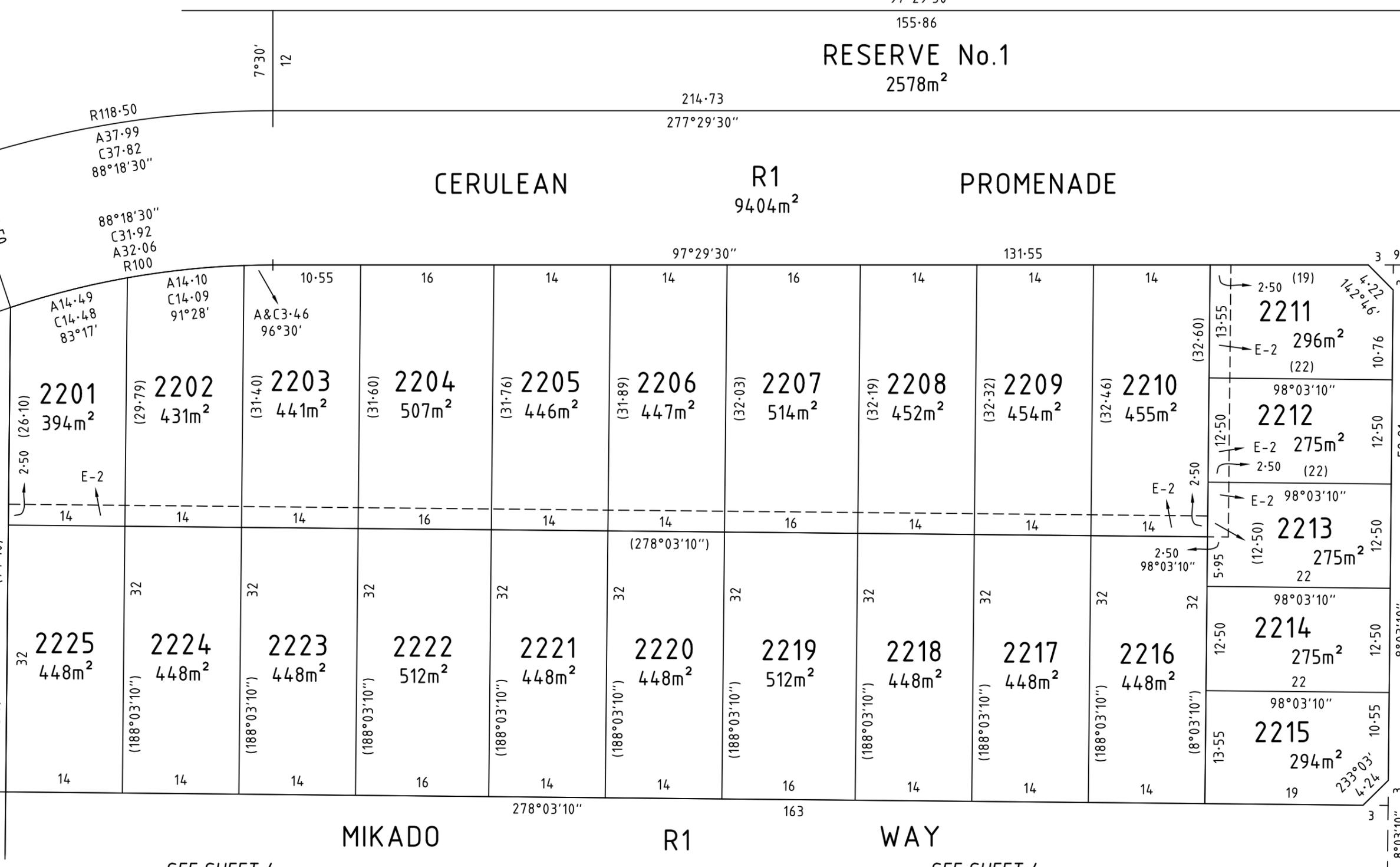
SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

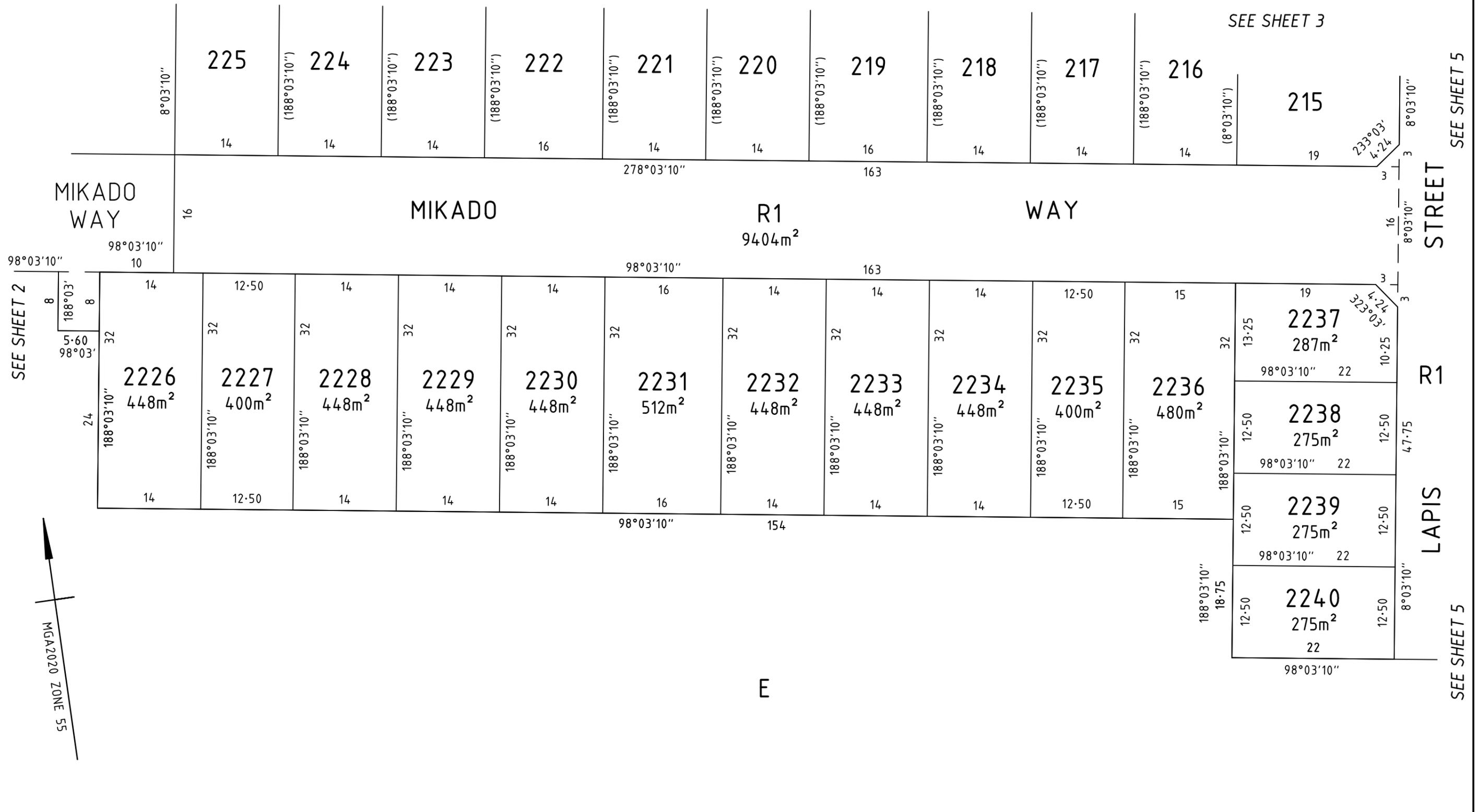
LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 5, DATE: 21/07/2022



PS908386N

SEE SHEET 3

SEE SHEET 3



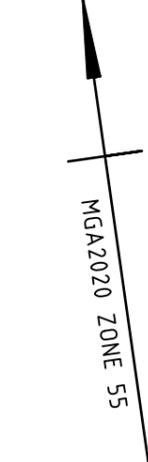
SEE SHEET 2

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5



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SURVEYORS REFERENCE
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SCALE 1 : 500

 LENGTHS ARE IN METRES

LICENSED SURVEYOR: ADRIAN FREEMAN
 VERSION 5, DATE: 21/07/2022

ORIGINAL SHEET SIZE: A3
 SHEET 4

FOUNDATION AVENUE

97°29'30" 97°28'50" 116.71

RESERVE No.1
2578m²

214.73
277°29'30"

CERULEAN R1 PROMENADE

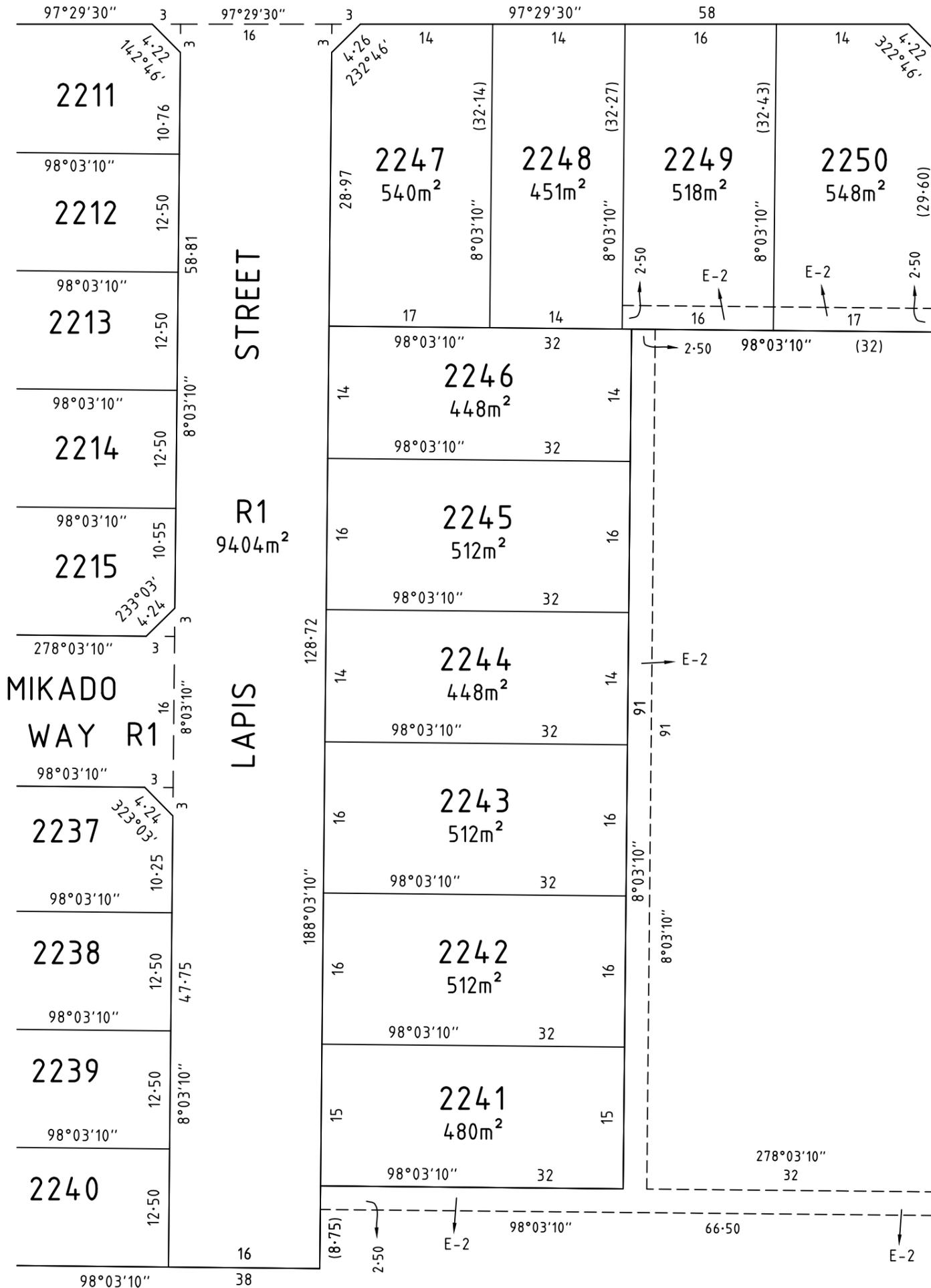
12.01
21.50
63.11

SEE SHEET 2

SEE SHEET 3

SEE SHEET 3

SEE SHEET 4



E



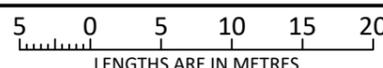
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SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 5, DATE: 21/07/2022

CREATION OF RESTRICTION 'A'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2201 TO 2210 (BOTH INCLUSIVE) AND 2247 TO 2250 (BOTH INCLUSIVE)
 BENEFITING LAND: LOTS 2201 TO 2210 (BOTH INCLUSIVE) AND 2247 TO 2250 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

- 1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING, STRUCTURE OR FENCE OTHER THAN A BUILDING, STRUCTURE OR FENCE IN ACCORDANCE WITH THE LATEST COPY OF THE RIVERFIELD 'PREMIUM' DESIGN GUIDELINES (INCLUDING ANY AMENDMENTS FROM TIME TO TIME) ENDORSED BY THE CITY OF CASEY UNDER PLANNING PERMIT No. ____;
- 2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OUTSIDE A BUILDING ENVELOPE APPLIED TO A LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. ____ UNLESS ENCROACHMENTS OUTSIDE THE BUILDING ENVELOPE PLAN ARE PERMITTED IN ACCORDANCE WITH THE LATEST RIVERFIELD 'PREMIUM' DESIGN GUIDELINES DETAILED IN CONDITION 1.

A COPY OF THE ENDORSED RIVERFIELD 'PREMIUM' DESIGN GUIDELINES AND BUILDING ENVELOPES ARE AVAILABLE AT: www.ngdd.com.au

VARIATION:

ANY VARIATION TO THE ENDORSED BUILDING ENVELOPE PLAN OR CONSENT TO BUILD OUTSIDE THE ENDORSED BUILDING ENVELOPE PLAN FOR CONDITION 2 OF RESTRICTION 'A' WHERE ENCROACHMENTS OUTSIDE THE BUILDING ENVELOPE PLAN ARE NOT PERMITTED BY THE LATEST ENDORSED COPY OF THE RIVERFIELD 'PREMIUM' DESIGN GUIDELINES WILL REQUIRE APPROVAL FROM THE CITY OF CASEY AND RIVERFIELD DESIGN ASSESSMENT PANEL.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'B'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2211 TO 2246 (BOTH INCLUSIVE)
 BENEFITING LAND: LOTS 2211 TO 2246 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

- 1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING, STRUCTURE OR FENCE OTHER THAN A BUILDING, STRUCTURE OR FENCE IN ACCORDANCE WITH THE LATEST COPY OF THE RIVERFIELD DESIGN GUIDELINES (INCLUDING ANY AMENDMENTS FROM TIME TO TIME) ENDORSED BY THE CITY OF CASEY UNDER PLANNING PERMIT No. ____;
- 2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OUTSIDE A BUILDING ENVELOPE APPLIED TO A LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. ____ UNLESS ENCROACHMENTS OUTSIDE THE BUILDING ENVELOPE PLAN ARE PERMITTED IN ACCORDANCE WITH THE LATEST RIVERFIELD DESIGN GUIDELINES DETAILED IN CONDITION 1.

A COPY OF THE ENDORSED RIVERFIELD DESIGN GUIDELINES AND BUILDING ENVELOPES ARE AVAILABLE AT: www.ngdd.com.au

VARIATION:

ANY VARIATION TO THE ENDORSED BUILDING ENVELOPE PLAN OR CONSENT TO BUILD OUTSIDE THE ENDORSED BUILDING ENVELOPE PLAN FOR CONDITION 2 OF RESTRICTION 'A' WHERE ENCROACHMENTS OUTSIDE THE BUILDING ENVELOPE PLAN ARE NOT PERMITTED BY THE LATEST ENDORSED COPY OF THE RIVERFIELD DESIGN GUIDELINES WILL REQUIRE APPROVAL FROM THE CITY OF CASEY AND RIVERFIELD DESIGN ASSESSMENT PANEL.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'C'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2201 TO 2211 (BOTH INCLUSIVE), 2215, 2237, AND 2247 TO 2250 (BOTH INCLUSIVE)
 BENEFITING LAND: LOTS 2201 TO 2211 (BOTH INCLUSIVE), 2215, 2237, AND 2247 TO 2250 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

- 1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED A DWELLING THAT IS LESS THAN TWO STOREYS IN HEIGHT WHERE A LOT IS IDENTIFIED AS DOUBLE STOREY (DS) ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. ____.

VARIATION:

CONSENT TO VARY CONDITION 1) OF RESTRICTION 'B' WILL REQUIRE APPROVAL FROM THE RIVERFIELD DESIGN ASSESSMENT PANEL.

CREATION OF RESTRICTION 'D'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2211 TO 2215 (BOTH INCLUSIVE) AND 2237 TO 2240 (BOTH INCLUSIVE)
 BENEFITING LAND: LOTS 2211 TO 2215 (BOTH INCLUSIVE) AND 2237 TO 2240 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

- 1) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH "TYPE A" OF THE SMALL LOT HOUSING CODE AS INCORPORATED INTO THE CASEY PLANNING SCHEME UNLESS THE CONSTRUCTION OR EXTENSION OF ANY DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



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SURVEYORS REF
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ORIGINAL SHEET
 SIZE: A3

SHEET 6

LICENSED SURVEYOR: ADRIAN FREEMAN
 VERSION 5, DATE: 21/07/2022