


<b>PLAN OF SUBDIVISION</b>		EDITION 1	PS908383U	
<b>LOCATION OF LAND</b>		Council Name: Casey City Council SPEAR Reference Number: S197659B		
<b>PARISH:</b>	<b>CRANBOURNE</b>			
<b>TOWNSHIP:</b>	—			
<b>SECTION:</b>	—			
<b>CROWN ALLOTMENT:</b>	<b>54 (PART)</b>			
<b>CROWN PORTION:</b>	—			
<b>TITLE REFERENCE:</b>	<b>VOL. 12375 FOL.971</b>			
<b>LAST PLAN REFERENCE:</b>	<b>PS906807B (LOT A)</b>			
<b>POSTAL ADDRESS:</b> (at time of subdivision)	<b>40S TUCKERS ROAD CLYDE 3978</b>			
<b>MGA CO-ORDINATES:</b> (of approx centre of land in plan)	E: 354 980 N: 5 778 570	ZONE: 55 GDA 2020		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>		LOTS 1 TO 2100 (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 5.	
ROAD R1	CASEY CITY COUNCIL			
ROAD R2	CASEY CITY COUNCIL			
RESERVE No.1 RESERVE No.2	MELBOURNE WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD			
<b>NOTATIONS</b>				
<b>DEPTH LIMITATION: DOES NOT APPLY</b>				
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PA22-0318 <b>SURVEY:</b> 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.: 21 No. of Lots: 64 + Lot C + Lot D PHASE AREA: 5.362ha				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)				
EASEMENTS AND RIGHTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT FOR SUPPORT PURPOSES THROUGH A RETAINING WALL AFFECT LOTS 2101-2110 (BOTH INCLUSIVE), 2112, 2113, 2116-2128 (BOTH INCLUSIVE), 2130, 2131, 2133, 2134, 2135, 2138-2150 (BOTH INCLUSIVE), 2152, 2153, 2155-2161 (BOTH INCLUSIVE), 2163 & 2164				
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited/In Favour Of</b>
E-1, E-3 E-2, E-3 E-6	SEWERAGE DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE DIAG SEE DIAG 6	THIS PLAN THIS PLAN THIS PLAN	SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2101578/21 2101578-21-PS-V09.DWG Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (9), 01/09/2023, SPEAR Ref: S197659B		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5



MGA2020 ZONE 55

TUCKERS ROAD

FOUNDATION AVENUE

SEE SHEET 2

RESERVE No.1  
7143m<sup>2</sup>

R2  
2582m<sup>2</sup>

CERULEAN

R1  
1.599ha

PROMENADE

D  
4925m<sup>2</sup>

R1

STREET

VERDIGRIS AVE

BISTRE WAY

R1

CYAN AVENUE

SINOPIA

MIKADO WAY

R1

2125

2101

2147

2148

2149

2150

2151

2152

2153

2154

2155

2156

2157

2158

2164

2163

2162

2161

2160

2159

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2

**BW** Beveridge Williams  
 development & environment consultants  
 Melbourne ph : 03 9524 8888  
 www.beveridgewilliams.com.au

SURVEYORS REFERENCE  
2101578/21

SCALE 1 : 750  
7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

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Surveyor's Plan Version (9),  
01/09/2023, SPEAR Ref: S197659B

ORIGINAL SHEET SIZE: A3

SHEET 3



**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 2101 TO 2164 (BOTH INCLUSIVE)  
 BENEFITING LAND: LOTS 2101 TO 2164 (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. PA22-0318;
- 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. PA22-0318 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](http://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 '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 2111, 2115, 2126, 2127, 2137, 2151 AND 2164  
 BENEFITING LAND: LOTS 2111, 2115, 2126, 2127, 2137, 2151 AND 2164

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. PA22-0318.

VARIATION:

CONSENT TO VARY CONDITION 1) OF RESTRICTION 'B' WILL REQUIRE APPROVAL FROM THE 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 2111 to 2115 (BOTH INCLUSIVE) AND 2135 TO 2137 (BOTH INCLUSIVE)  
 BENEFITING LAND: LOTS 2111 to 2115 (BOTH INCLUSIVE) AND 2135 TO 2137 (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.