


PLAN OF SUBDIVISION			EDITION 1	PS913549G
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 54 (PART) CROWN PORTION: — TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS912249A (LOT G) POSTAL ADDRESS: 40S TUCKERS ROAD (at time of subdivision) CLYDE 3978 MGA CO-ORDINATES: E: 355 475 ZONE: 55 (of approx centre of land in plan) N: 5 778 540 GDA 2020			Council Name: Casey City Council SPEAR Reference Number: S200569P	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 2500 (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. OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-1 AND E-3 ON PS908383U AND TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-1 ON PS908383U AND IDENTIFIED AS E-5 ON PS912247E, CONTAINED WITHIN ERNSTBROOK DRIVE AND CERULEAN PROMENADE ON THIS PLAN. TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-4 ON PS908386N CONTAINED WITHIN BLACKTHORN RISE ON THIS PLAN. TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-6 AND E-5 ON PS912247E CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN. TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED E-2 AND E-3 ON PS908383U CONTAINED WITHIN ERNSTBROOK DRIVE AND CERULEAN PROMENADE ON THIS PLAN. GROUNDS FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)	
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL MELBOURNE WATER CORPORATION			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY				
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. PA22-0687 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.: 25 No. of Lots: 29 + Lot H Phase Area: 5.172ha				
EASEMENT INFORMATION				
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 2501, 2503 TO 2511 (BOTH INCLUSIVE), 2513, 2514, 2520 AND 2522 TO 2527 (BOTH INCLUSIVE).				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3, E-5 E-4 E-5, E-6 E-7 E-8, E-9 E-8	SEWERAGE SEWERAGE DRAINAGE SEWERAGE SEWERAGE DRAINAGE	SEE DIAG. 2.50 SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG.	PS908383U PS908386N PS912247E PS912247E THIS PLAN THIS PLAN	SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 2101578/25 2101578-25-PS-V11.DWG		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (11), 08/10/2024, SPEAR Ref: S200569P			

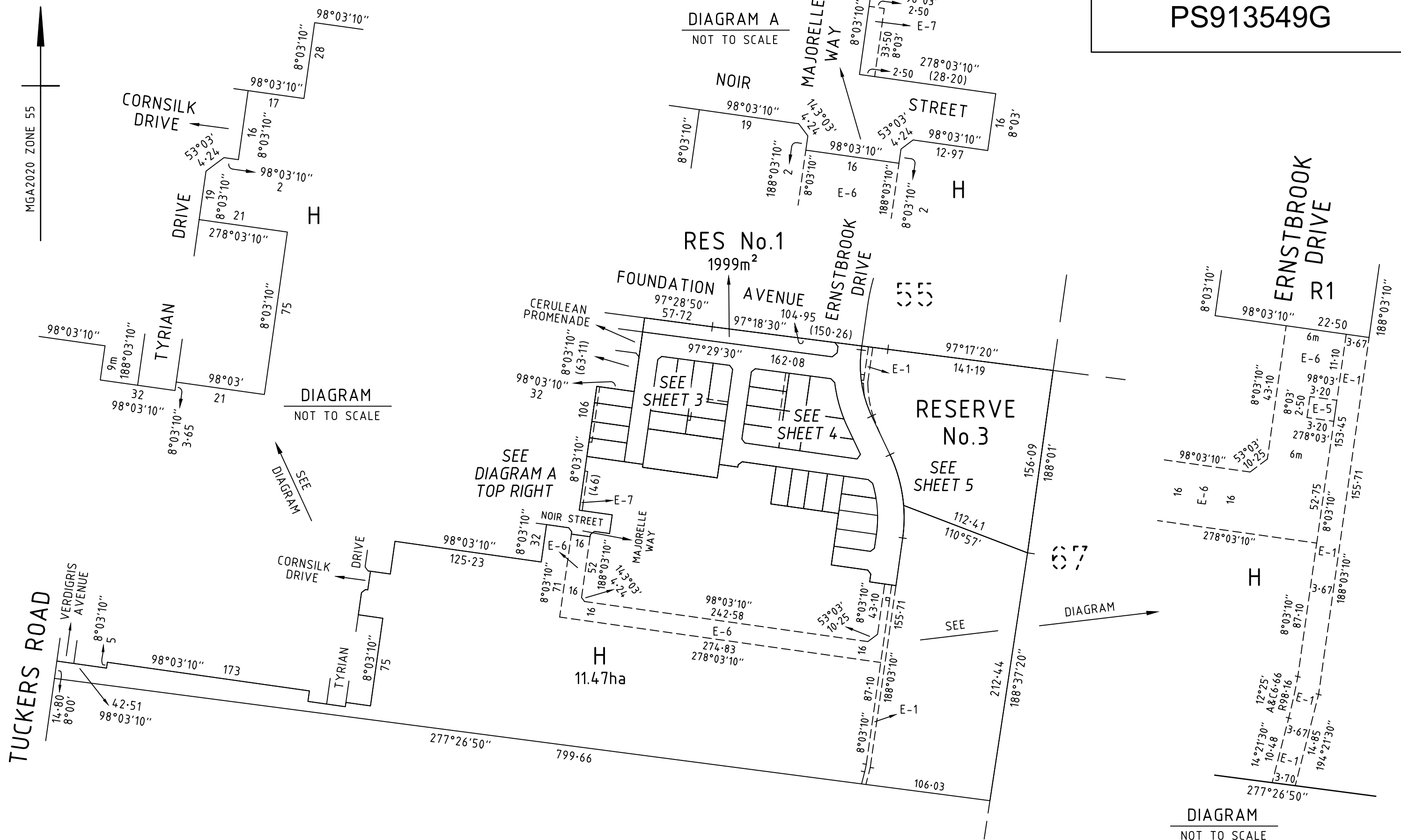


DIAGRAM A
NOT TO SCALE

DIAGRAM
NOT TO SCALE

DIAGRAM
NOT TO SCALE

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SURVEYORS REFERENCE
 2101578/25

SCALE
 1 : 3000

30 0 30 60 90 120
 LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 2

PS913549G

55

FOUNDATION

AVENUE

97°28'50"
57.72

97°18'30" (150.26)
104.95

RESERVE No.1

1999m²
162.08

277°29'30"

CERULEAN
PROMENADE

CERULEAN

R1
1.294ha

PROMENADE

SEE SHEET 4

12.01

18.50

(63.11)

97°29'30"

16

3

3

4.26
52°46'

14

14

58

16

14

3

97°29'30"

16

3

3

4.22
142°46'

2507
554m²

2508
462m²

2509
530m²

2510
562m²

17

14

E-9

16

17

E-9

16

VIEW

57.54

2523

2524

2525

2526

SEE SHEET 4

98°03'10"

2506
448m²

98°03'10"

2505
512m²

98°03'10"

2504
448m²

98°03'10"

2503
512m²

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

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98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

(111.10)

188°03'10"

16

14

16

16

16

16

16

16

16

16

16

16

16

RISE

R1

BLACKTHORN

89.75

15.50

33

8°03'10"

2.50

RESERVE No.2

2112m²

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

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98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

98°03'10"

H

CARMINE

R1

CERISE
AVENUE
R1

81.38

188°03'10"

15.50

33

11.50

188°03'10"

16

8°03'10"

2

3

53°03'

14.3°03'

3

3

3

3



SEE SHEET 2

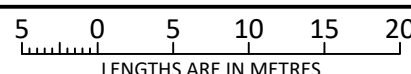


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SURVEYORS REF
2101578/25

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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FOUNDATION

55

AVENUE

PS913549G

97°18'30" (150.26)

RESERVE No.1

1999m²

162.08

277°29'30"

CERULEAN

R1
1.294ha

PROMENADE

ERNSTBROOK

MG2020 ZONE 55

SEE SHEET 3

SEE SHEET 5

SEE SHEET 5



CERISE

R1

AVENUE

98°03'10"

107.76

SEE SHEET 3

DRIVE

H

NOIR STREET R1

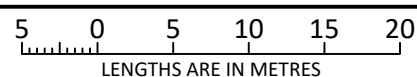
SEE SHEET 5



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SURVEYORS REF
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SCALE
1 : 500



ORIGINAL SHEET
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SHEET 4

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RESERVE
No.3

DIAGRAM
NOT TO SCALE

ERNSTBROOK
DRIVE

R1

DRIVE

MGA2020 ZONE 55

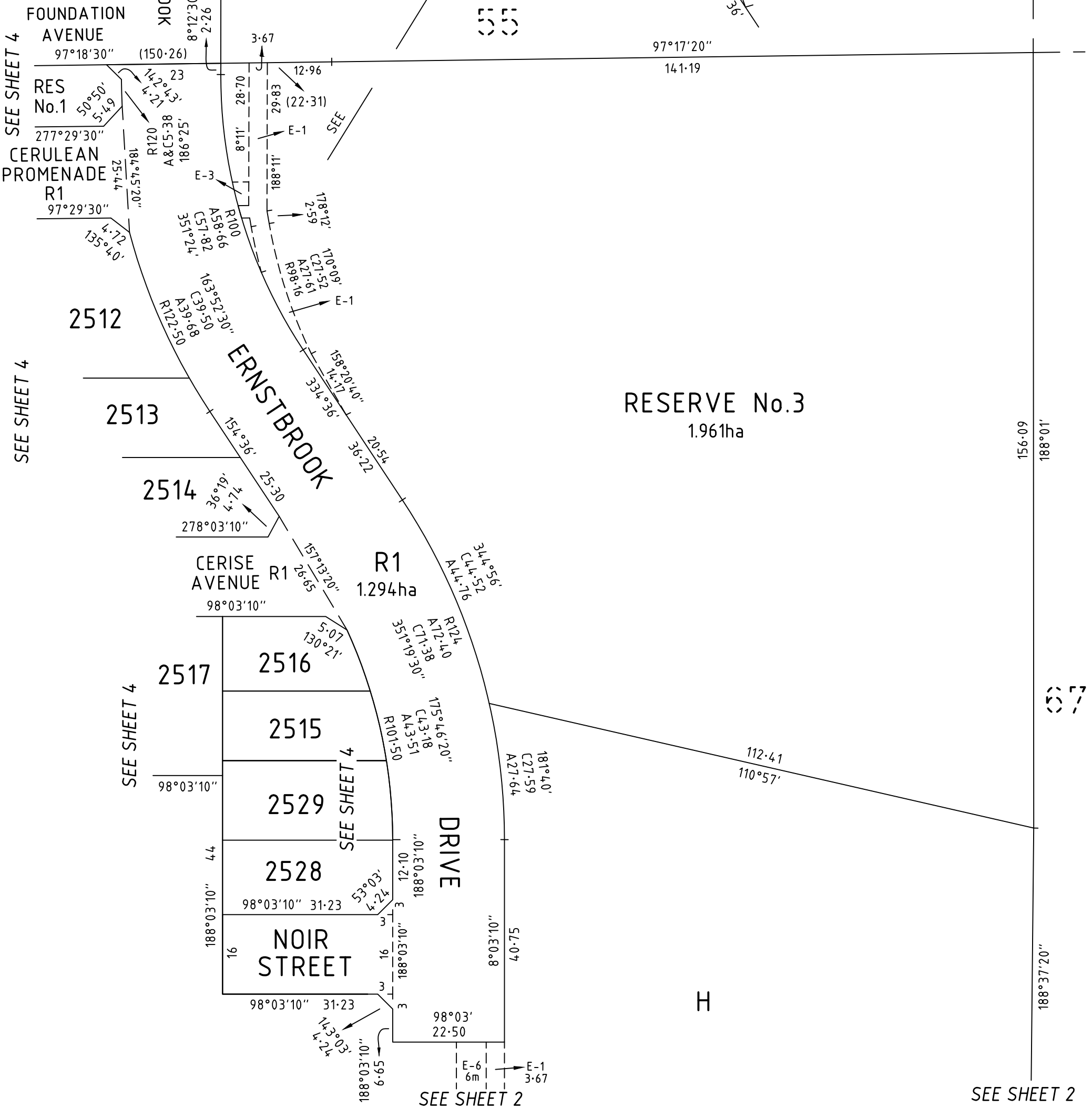
SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2

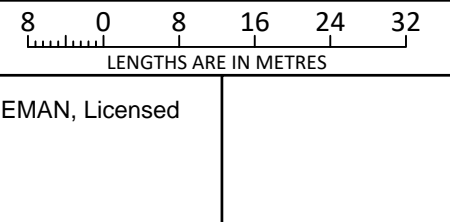
SEE SHEET 2



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SCALE
1 : 800



ORIGINAL SHEET
SIZE: A3
SHEET 5

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 2501 TO 2529 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 2501 TO 2529 (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 SQUARE 'PREMIUM' DESIGN GUIDELINES (INCLUDING ANY AMENDMENTS FROM TIME TO TIME) ENDORSED BY THE CASEY CITY COUNCIL UNDER PLANNING PERMIT No. PA22-0687;
- 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. PA22-0687 UNLESS ENCROACHMENTS OUTSIDE THE BUILDING ENVELOPE PLAN ARE PERMITTED IN ACCORDANCE WITH THE LATEST RIVERFIELD SQUARE 'PREMIUM' DESIGN GUIDELINES DETAILED IN CONDITION 1.

A COPY OF THE ENDORSED RIVERFIELD SQUARE '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 SQUARE 'PREMIUM' DESIGN GUIDELINES WILL REQUIRE APPROVAL FROM THE CASEY CITY COUNCIL AND RIVERFIELD SQUARE 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 2501, 2504, 2506 TO 2517 (BOTH INCLUSIVE), 2519, 2520, 2522, 2523, 2525, 2528 AND 2529

BENEFITING LAND: LOTS 2501, 2504, 2506 TO 2517 (BOTH INCLUSIVE), 2519, 2520, 2522, 2523, 2525, 2528 AND 2529

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. PA22-0687.

VARIATION:

CONSENT TO VARY CONDITION 1) OF RESTRICTION 'B' WILL REQUIRE APPROVAL FROM THE RIVERFIELD SQUARE 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 2502 AND 2521

BENEFITING LAND: LOTS 2502 AND 2521

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 (CDSM) ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. PA22-0687.

VARIATION:

CONSENT TO VARY CONDITION 1) OF RESTRICTION 'C' WILL REQUIRE APPROVAL FROM CASEY CITY COUNCIL.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TWENTY (20) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

 <p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS REF 2101578/25</p>			<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 6</p>
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