

PLAN OF SUBDIVISION				EDITION 1		PS919003W	
<div>LOCATION OF LAND</div> <div><div>PARISH:CRANBOURNE</div><div>TOWNSHIP:—</div><div>SECTION:—</div><div>CROWN ALLOTMENT:54 (PART)</div><div>CROWN PORTION:—</div><div>TITLE REFERENCE:VOL. FOL.</div><div>LAST PLAN REFERENCE:PS913557H (LOT J)</div><div>POSTAL ADDRESS:40S TUCKERS ROAD (at time of subdivision)CLYDE 3978</div><div>MGA CO-ORDINATES:(of approx centre of land in plan)E: 355 300 N: 5 778 300ZONE: 55 GDA 2020</div></div>				Council Name: Casey City Council			
				Council Reference Number: SubA00252/23 Planning Permit Reference: PA22-0687 SPEAR Reference Number: S218462B			
				<div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</div> <div>Digitally signed by: Michele Annette Scarlett for Casey City Council on 08/05/2025</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS 1 TO 2700 (BOTH INCLUSIVE) AND 2713 HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>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.</div> <div>OTHER PURPOSE OF PLAN:</div> <div>TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-2 ON PS913557H AND CONTAINED WITHIN LILLY PILLY PARKWAY ON THIS PLAN.</div> <div>GROUND FOR REMOVAL OF EASEMENT:</div> <div>AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</div>			
ROAD R1 RESERVE No.1		CASEY CITY COUNCIL CASEY CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
This is a SPEAR plan.							
<div>STAGING:</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. PA22-0687</div>							
<div>SURVEY:</div> <div>This plan is based on survey.</div> <div>This survey has been connected to permanent marks No(s). CRANBOURNE 103, 1661, 1750, 1752, 1772 & 1773 AND SHERWOOD No. 52 & 62</div> <div>In Proclaimed Survey Area No. 71</div>							
Estate: Riverfield Square Phase No.: 27 No. of Lots: 40 + Lot K PHASE AREA: 2.197ha							
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 2701, 2703 TO 2712 (BOTH INCLUSIVE), 2714, 2716 AND 2718 TO 2741 (BOTH INCLUSIVE).							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1 E-2 E-3, E-4 E-4 E-5	SEWERAGE SEWERAGE SEWERAGE DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG.	PS908383U PS913557H THIS PLAN THIS PLAN PS921377P	SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION			
<div><div>BWB</div><div>Beveridge Williams</div><div>development & environment consultants</div><div>Melbourne ph : 03 9524 8888</div><div>www.beveridgewilliams.com.au</div></div>			SURVEYORS FILE REF: 2101578/27 2101578-27-PS-V3.DWG		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 5
			Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (3), 24/04/2025, SPEAR Ref: S218462B				

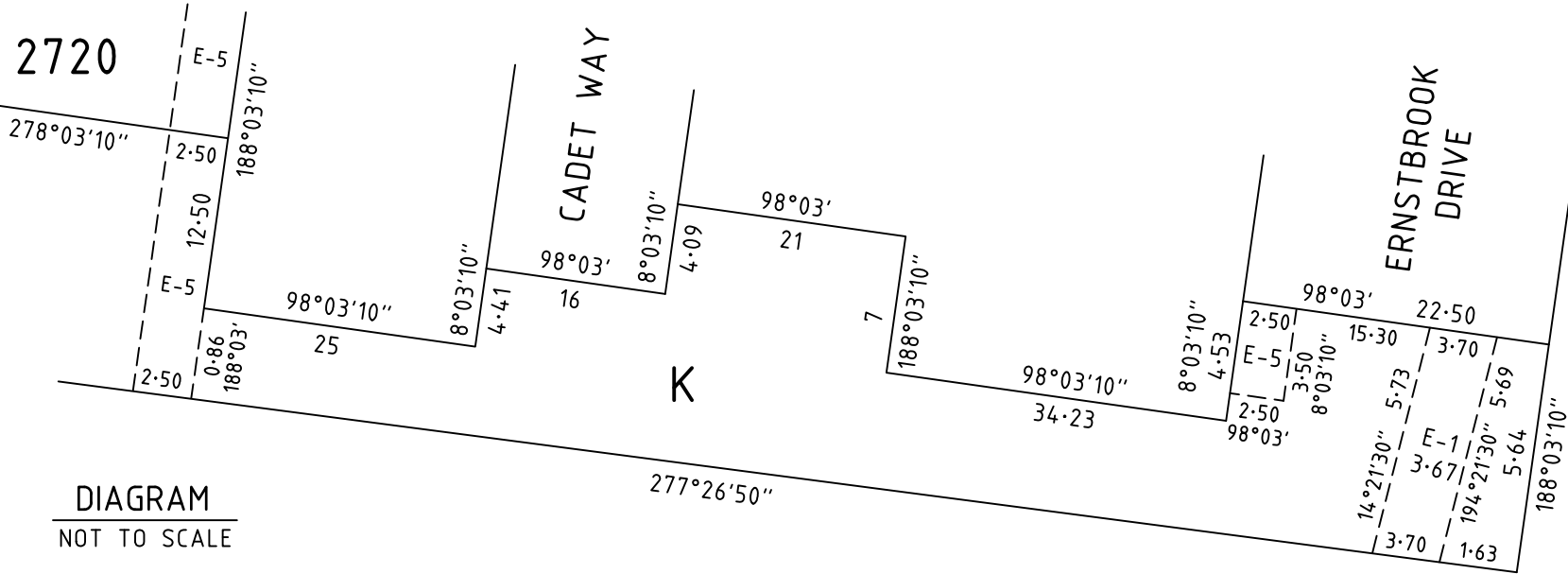
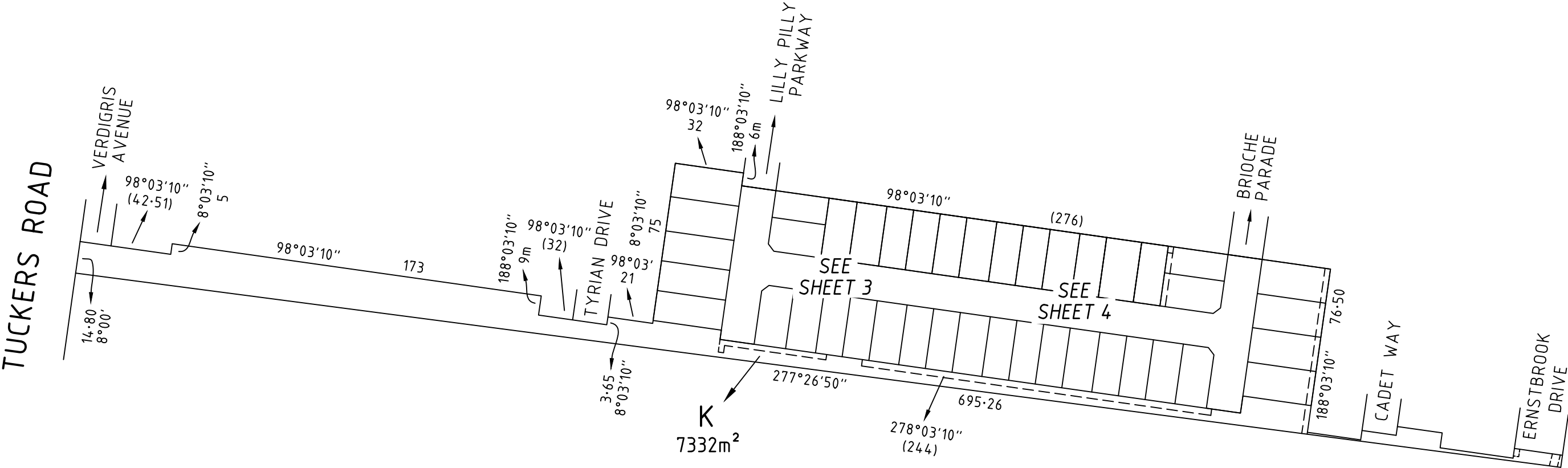
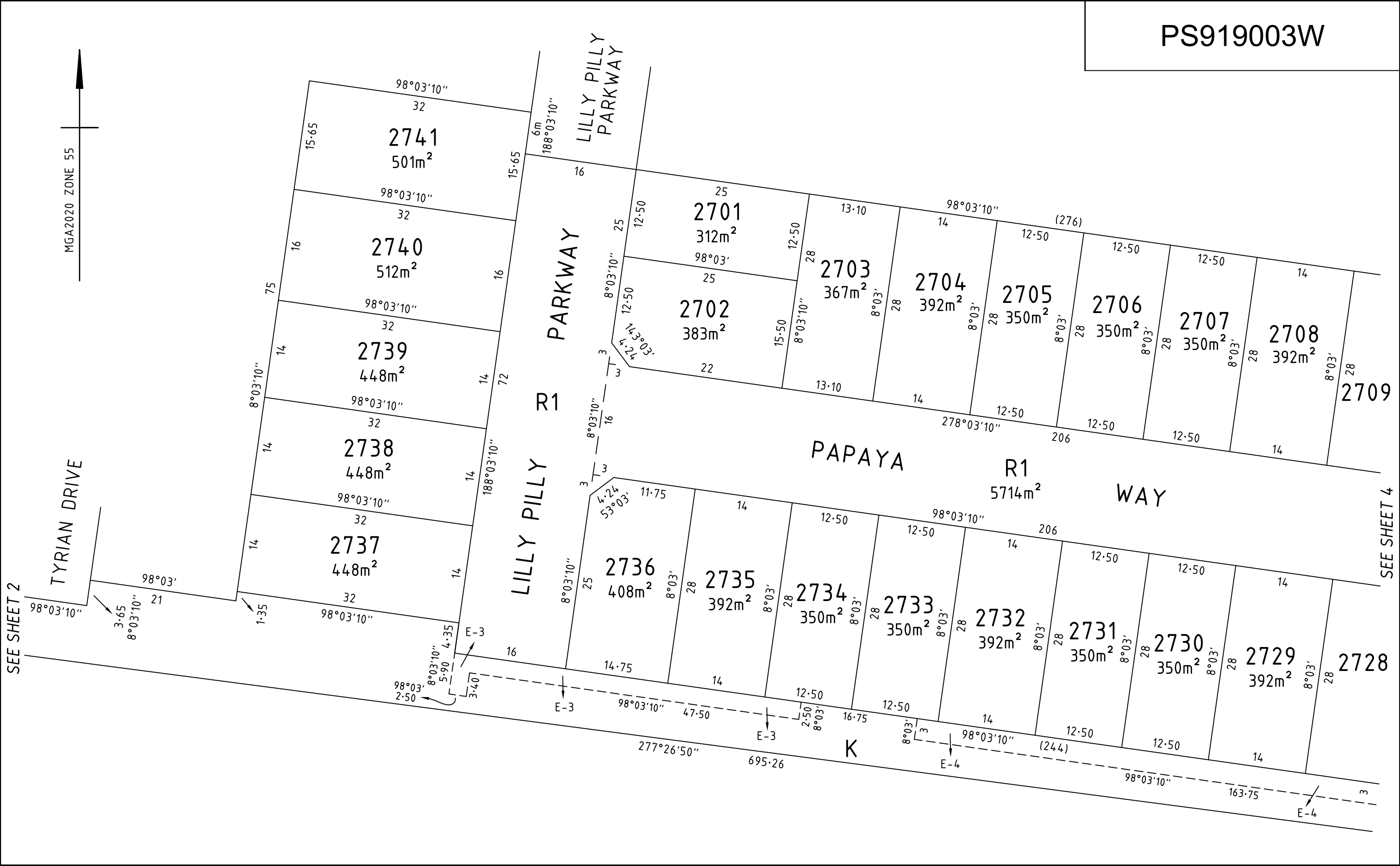


DIAGRAM
NOT TO SCALE

SEE
DIAGRAM



PS919003W



development & environment consultants

Melbourne ph : 03 9524 8888

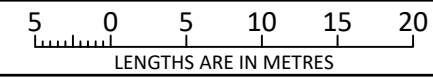
www.beveridgewilliams.com.au

SURVEYORS
REFERENCE
2101578/27

2101578/27

SCALE
1 : 500

Digitally signed
Surveyor,
Surveyor's Plan
24/04/2025, SP

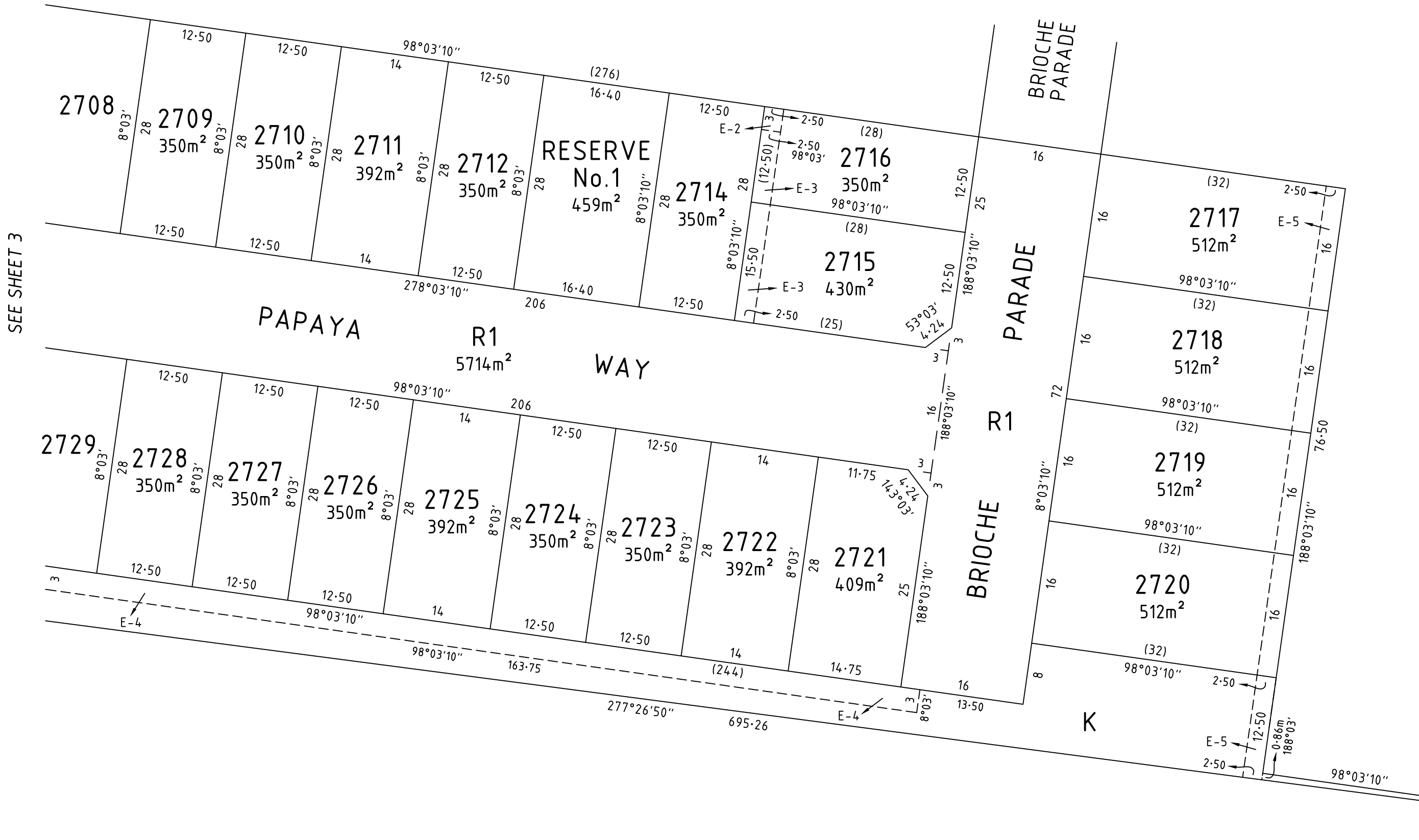


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	SHEET 3
B	



CREATION OF RESTRICTION

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.

RESTRICTION 'A'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND:LOTS 2701 TO 2712 (BOTH INCLUSIVE) AND 2714 TO 2741 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 2701 TO 2712 (BOTH INCLUSIVE) AND 2714 TO 2741 (BOTH INCLUSIVE) ON THIS PLAN

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 DESIGN GUIDELINES (INCLUDING ANY AMENDMENTS FROM TIME TO TIME) ENDORSED BY THE CITY OF 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 DESIGN GUIDELINES DETAILED IN CONDITION 1.

A COPY OF THE ENDORSED RIVERFIELD SQUARE 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 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.