

PLAN OF SUBDIVISION

EDITION 1

PS908386N

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: —
SECTION: —
CROWN ALLOTMENT: 54 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL. 12590 FOL. 283

LAST PLAN REFERENCE: PS908383U (LOT C)
POSTAL ADDRESS: 40S TUCKERS ROAD
(at time of subdivision) CLYDE 3978

MGA CO-ORDINATES:
(of approx centre of land
in plan) E: 355 240 ZONE: 55
N: 5 778 550 GDA 2020

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL

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.: 22
No. of Lots: 49 + Lot E
PHASE AREA: 3.239ha

NOTATIONS

LOTS 1 TO 2200 (BOTH INCLUSIVE), 2241 AND 2242 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 7.

OTHER PURPOSE OF PLAN:

TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-2 ON PS908383U CONTAINED WITHIN CERULEAN PROMENADE ON THIS PLAN.

TO REMOVE THAT PART OF THE DRAINAGE & SEWERAGE EASEMENT CREATED AS E-3 ON PS908383U CONTAINED WITHIN MIKADO WAY, LAPIS STREET AND CERULEAN PROMENADE ON THIS PLAN.

GROUNDS FOR REMOVAL OF EASEMENT:

AGREEMENT FROM ALL INTERESTED PARTIES
(SECTION 6(1)K SUBDIVISION ACT 1988)

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 2201-2207 (BOTH INCLUSIVE), 2219-2227 (BOTH INCLUSIVE), 2243-2246 (BOTH INCLUSIVE), 2249 & 2250

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3	SEWERAGE	SEE DIAG	PS908383U	SOUTH EAST WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAG	PS908383U	CASEY CITY COUNCIL
E-4	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION
E-5	DRAINAGE, FLOODWAY & WETLANDS (REFER TO MCP AA2741)	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION



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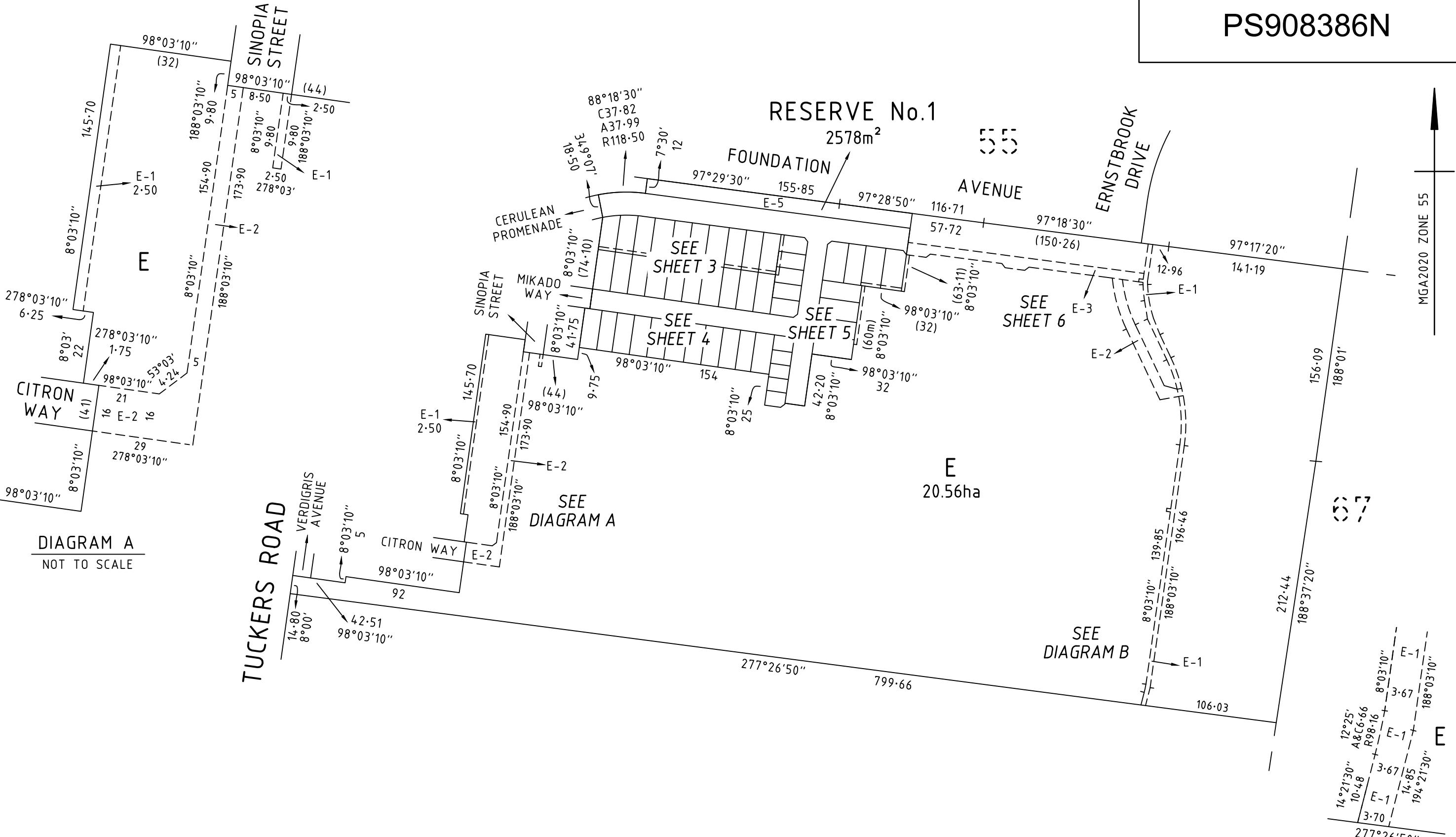
SURVEYORS FILE REF: 2101578/22
2101578-22-PS-V14.DWG

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

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Surveyor,
Surveyor's Plan Version (14),
21/01/2025, SPEAR Ref: S197669T

PS908386N



BW

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SURVE
REFER

2101578/22

SCALE 1 : 3000	
LENGTHS ARE IN METRES	

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ORIGINAL SHEET
SIZE: A3

SHEET 2

PS908386N

MIKADO WAY

MIKADO

SEE SHEET 3

SEE SHEET 3

SEE SHEET 5

STREET

R1

— APIs

SEE SHEET 5

SEE SHEET 12



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SURV
REFE
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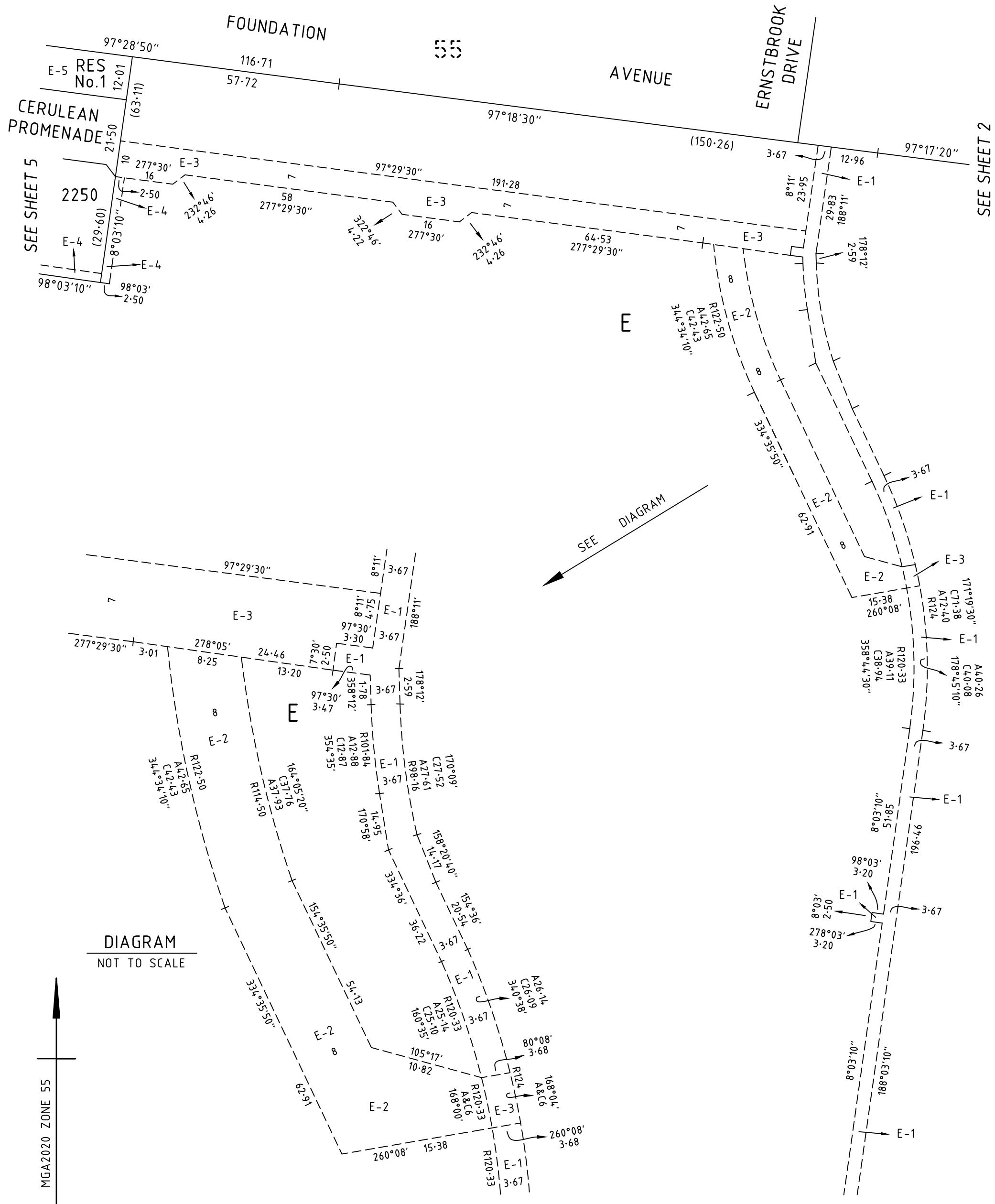
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SCALE 1 : 500		LENGTHS ARE IN METRES
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ORIGINAL SHEET
SIZE: A3

SHEET 4



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 2201 TO 2210 (BOTH INCLUSIVE) AND 2247 TO 2250 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 2201 TO 2210 (BOTH INCLUSIVE) AND 2247 TO 2250 (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 '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 AFTER 31 DECEMBER 2035.

RESTRICTION 'B'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2211 TO 2240 (BOTH INCLUSIVE), 2243 TO 2246 (BOTH INCLUSIVE) AND 2251 ON THIS PLAN
BENEFITING LAND: LOTS 2211 TO 2240 (BOTH INCLUSIVE), 2243 TO 2246 (BOTH INCLUSIVE) AND 2251 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 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 'B' 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 AFTER 31 DECEMBER 2035.

RESTRICTION 'C'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2201 TO 2211 (BOTH INCLUSIVE), 2215, 2237 AND 2247 TO 2251 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 2201 TO 2211 (BOTH INCLUSIVE), 2215, 2237 AND 2247 TO 2251 (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 A DWELLING THAT IS LESS THAN TWO STOREYS IN HEIGHT WHERE A LOT IS IDENTIFIED AS DOUBLE STOREY  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 AFTER 31 DECEMBER 2035.

RESTRICTION 'D'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2211 TO 2215 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 2211 TO 2215 (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 AFTER 31 DECEMBER 2035.

RESTRICTION 'E'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2237 TO 2240 (BOTH INCLUSIVE) AND 2251
BENEFITING LAND: LOTS 2237 TO 2240 (BOTH INCLUSIVE) AND 2251

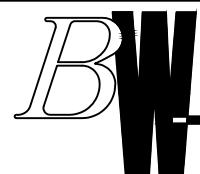
DESCRIPTION OF RESTRICTION:

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 B" 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:

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