

PLAN OF SUBDIVISION

EDITION 1

PS912247E

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: —
SECTION: —
CROWN ALLOTMENT: 54 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL. 12598 FOL. 062

LAST PLAN REFERENCE: PS908386N (LOT E)
POSTAL ADDRESS: 40S TUCKERS ROAD
(at time of subdivision) CLYDE 3978

MGA CO-ORDINATES:
(of approx centre of land
in plan) E: 355 180 ZONE: 55
N: 5 778 460 GDA 2020

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1 RESERVE No.2	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD AUSNET ELECTRICITY SERVICES PTY LTD

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.: 23
No. of Lots: 30 + Lot F
PHASE AREA: 1.711ha

NOTATIONS

LOTS 1 TO 2300 (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 ON PS908383U CONTAINED WITHIN SINOPIA STREET ON THIS PLAN.

TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-2 ON PS908383U CONTAINED WITHIN SINOPIA STREET 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 2301, 2302, 2303, 2305, 2306, 2317 AND 2326-2330 (BOTH INCLUSIVE)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3, E-5	SEWERAGE	SEE DIAG.	PS908383U	SOUTH EAST WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAG.	PS908383U	CASEY CITY COUNCIL
E-4	SEWERAGE	2.50	PS908386N	SOUTH EAST WATER CORPORATION
E-5, E-6	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-7	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION



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www.beveridgewilliams.com.au

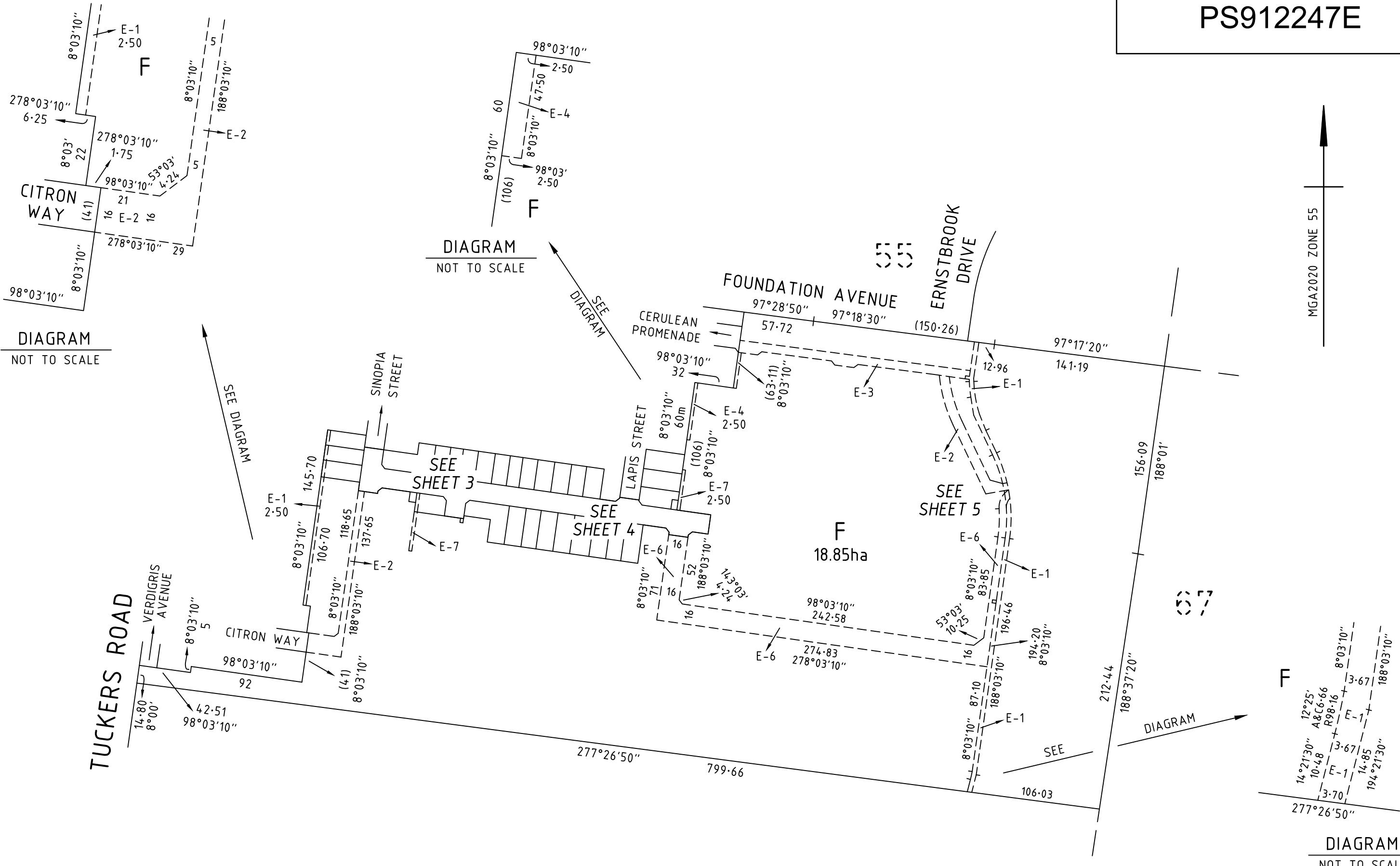
SURVEYORS FILE REF: 2101578/23
2101578-23-PS-V12.DWG

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6

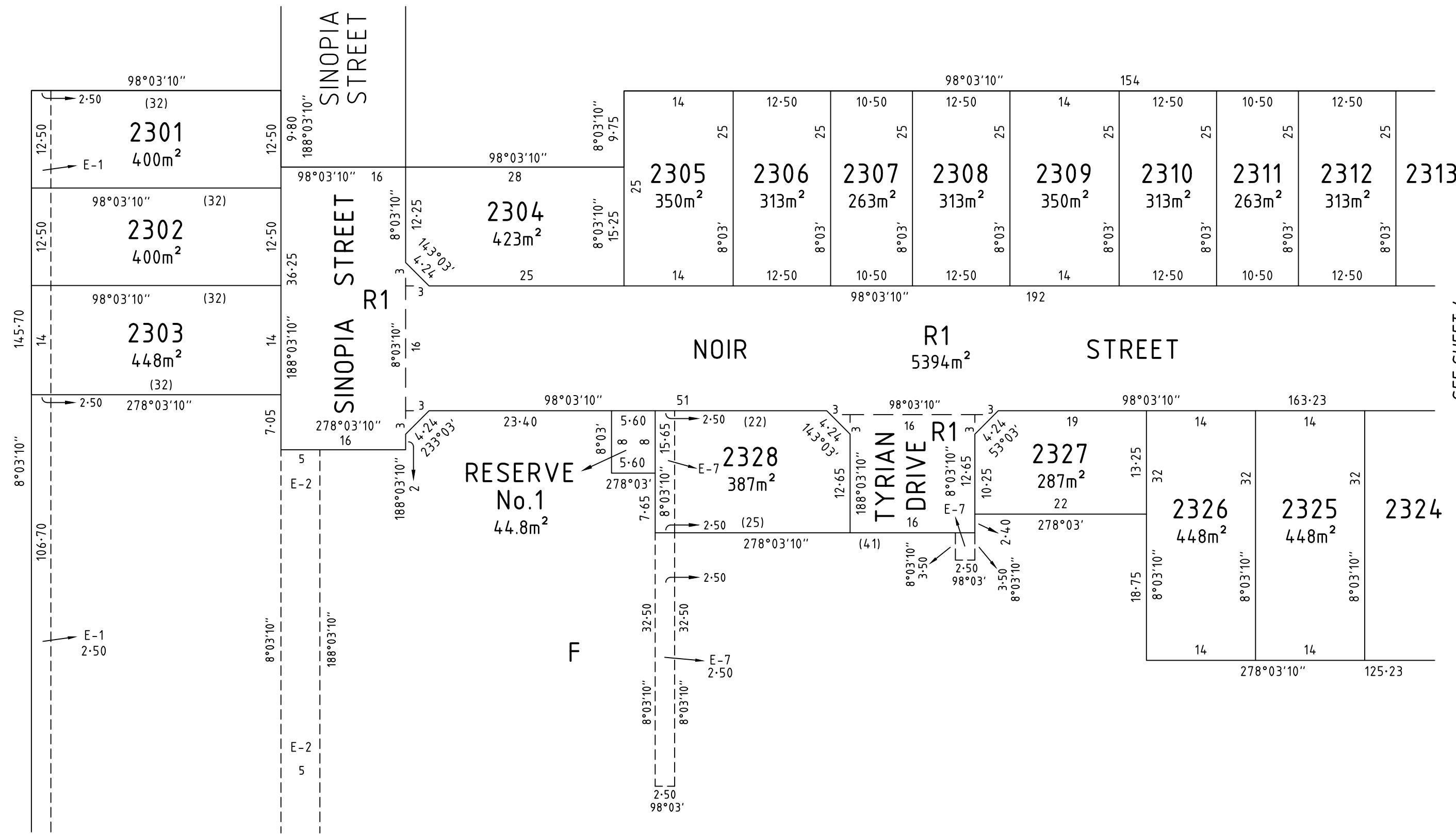
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Surveyor,
Surveyor's Plan Version (12),
11/03/2025, SPEAR Ref: S198569S

PS912247E



PS912247E

12020 ZONE 55



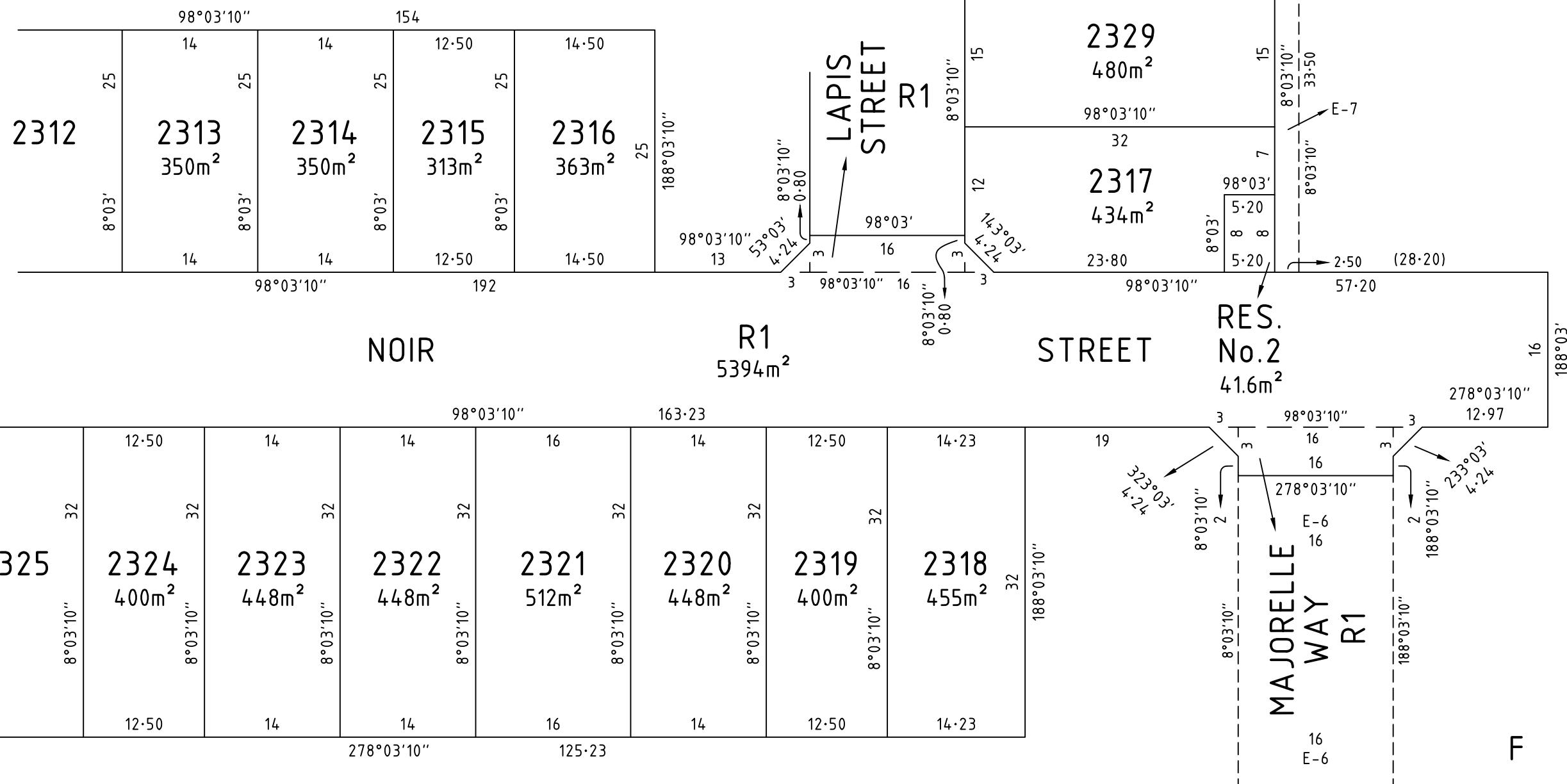
SEE SHEET 2

SEE SHEET 2

PS912247E

MGA2020 ZONE 55

SEE SHEET 3



SEE SHEET 2



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SURV
REFE

2101578/23

SCAL
1 : 50

Page 1 of 1

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ORIGINAL SHEET
SIZE: A3

SHEET 4

PS912247E

SEE SHEET 2

BW

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SURVEYORS RE
2101578/23

SCALE
1 : 1000

10

10
—
LENGTHS

20

30

0 ORIGINAL SHEET
SIZE: A3

SHEET 5

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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.

CREATION OF RESTRICTION 'A'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2301 TO 2330 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2301 TO 2330 (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 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 AFTER 31 DECEMBER 2035.

CREATION OF RESTRICTION 'B'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2307, 2311 AND 2327 ON THIS PLAN

BENEFITING LAND: LOTS 2307, 2311 AND 2327 ON THIS PLAN

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.



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SURVEYORS REF
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ORIGINAL SHEET
SIZE: A3

SHEET 6

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