

# PLAN OF SUBDIVISION

EDITION 1

PS912249A

## LOCATION OF LAND

**PARISH:** CRANBOURNE  
**TOWNSHIP:** —  
**SECTION:** —  
**CROWN ALLOTMENT:** 54 (PART)  
**CROWN PORTION:** —  
**TITLE REFERENCE:** VOL. 12604 FOL. 558  
  
**LAST PLAN REFERENCE:** PS912247E (LOT F)  
**POSTAL ADDRESS:** 40S TUCKERS ROAD  
(at time of subdivision) CLYDE 3978

**MGA CO-ORDINATES:**  
(of approx centre of land  
in plan) E: 355 080 ZONE: 55  
N: 5 778 380 GDA 2020

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	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.: 24  
No. of Lots: 47 + Lot G  
PHASE AREA: 2.209ha

## NOTATIONS

LOTS 1 TO 2400 (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.

### OTHER PURPOSE OF PLAN:

TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-2 ON PS908383U CONTAINED WITHIN CITRON WAY AND SINOPIA STREET ON THIS PLAN.

TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-7 ON PS912247E CONTAINED WITHIN TYRIAN DRIVE ON THIS PLAN.

### GROUNDS FOR REMOVAL OF EASEMENT:

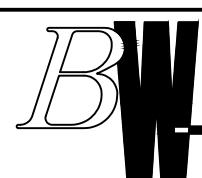
AGREEMENT FROM ALL INTERESTED PARTIES  
(SECTION 6(1)K SUBDIVISION ACT 1988)

## 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 2401 TO 2410 (BOTH INCLUSIVE), 2413 TO 2429 (BOTH INCLUSIVE), 2439 AND 2441 TO 2447 (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.	PS912247E	CASEY CITY COUNCIL
E-7	SEWERAGE	SEE DIAG.	PS912247E	SOUTH EAST WATER CORPORATION
E-8	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION



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

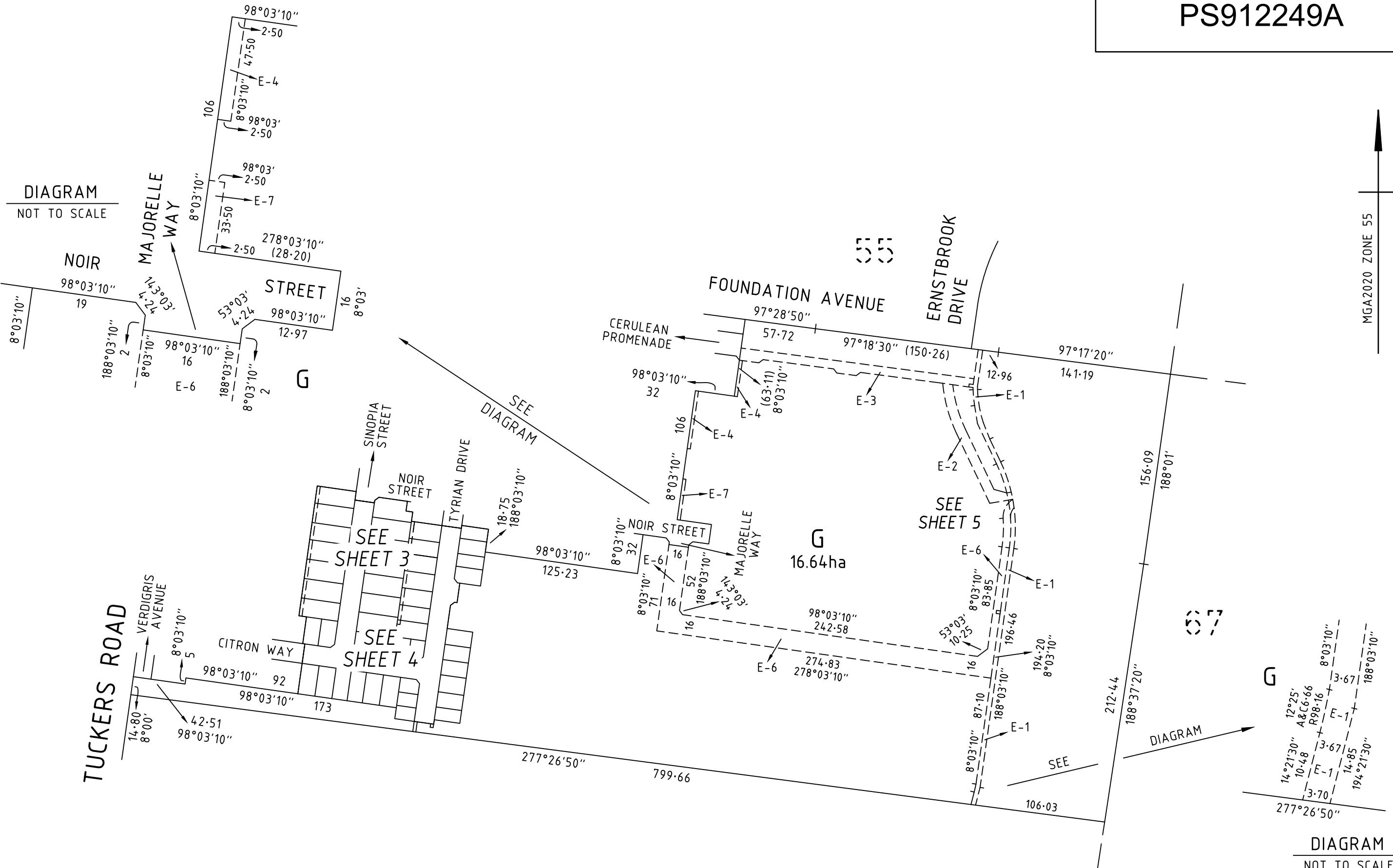
SURVEYORS FILE REF: 2101578/24  
2101578-24-PS-V9.DWG

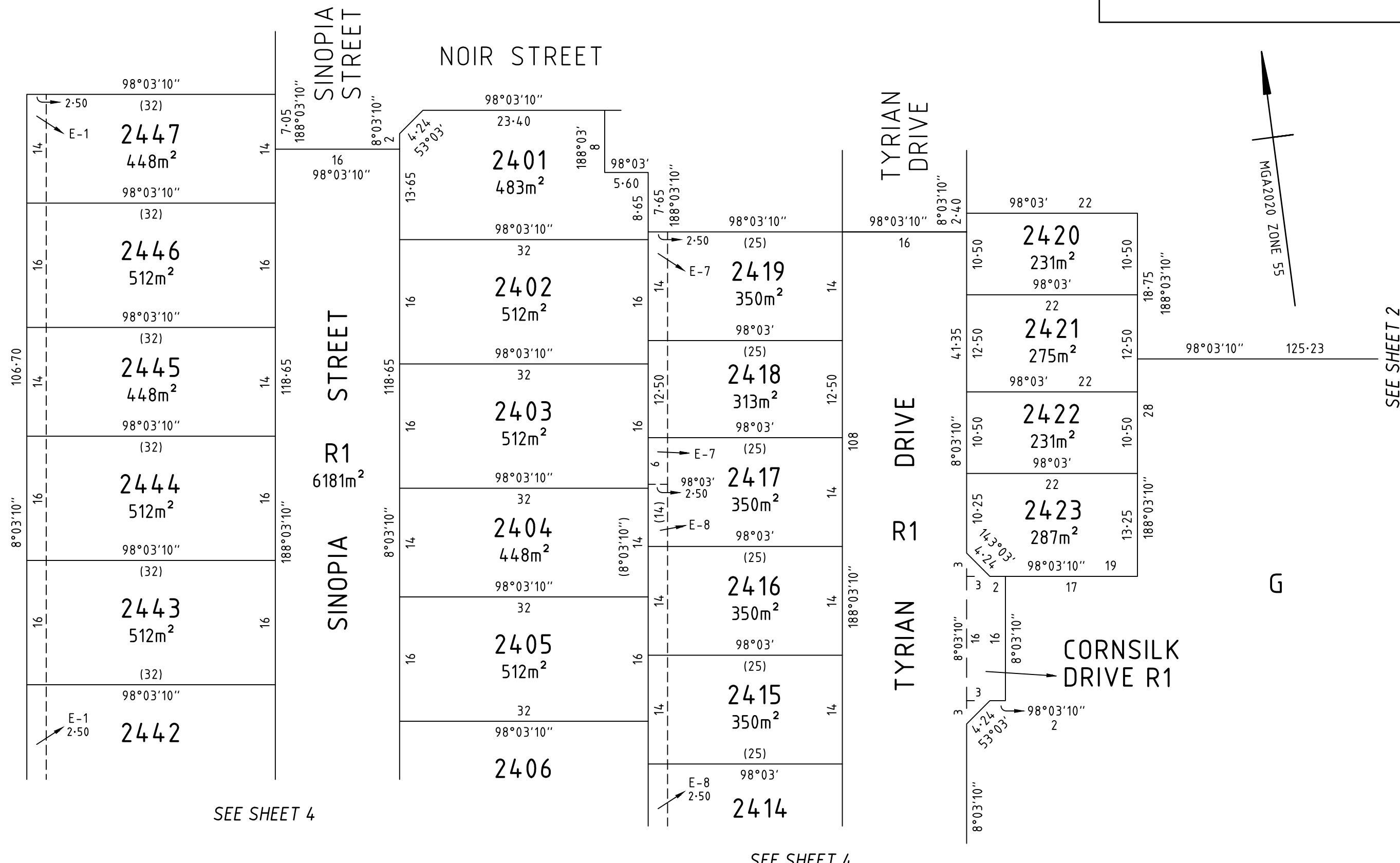
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed  
Surveyor,  
Surveyor's Plan Version (9),  
04/04/2025, SPEAR Ref: S199031H

PS912249A





SEE SHEET 2

BW

**Beveridge Williams**  
development & environment consultants  
Melbourne ph : 03 9524 8888  
[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

SUR  
REF  
2101

2101578/24

*SEE SHEET 3*

PS912249A

2443

98°03'10" (32)

2442

512m<sup>2</sup>

98°03'10" (32)

2441

470m<sup>2</sup>

98°03'10" (32)

2439

275m<sup>2</sup>

2440

287m<sup>2</sup>

188°03'10"

118.50 16

14.70 16

14.70 14.70

6.25 12.50 13.25

2.50 98°03'10" (32)

8°03'10" 8°03'10" 8°03'10"

22 22 19

1.75 → 278°03'10" 12.50 10.25 21 3

53°03' 42°

# CITRON WAY

CITRON R1 WAY

# TYRIAN DRIVE

SEE SHEET 2

G

SHEET 4

SCALE 1 : 500	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3
Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (9), 04/04/2025, SPEAR Ref: S199031H		



## 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'

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 2401 TO 2447 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2401 TO 2447 (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](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 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 'B'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2408, 2412, 2420, 2422, 2429, 2432 AND 2440 ON THIS PLAN

BENEFITING LAND: LOTS 2408, 2412, 2420, 2422, 2429, 2432 AND 2440 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 (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 AFTER 31 DECEMBER 2035.

### RESTRICTION 'C'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2420 TO 2429 (BOTH INCLUSIVE), 2439 AND 2440 ON THIS PLAN

BENEFITING LAND: LOTS 2420 TO 2429 (BOTH INCLUSIVE), 2439 AND 2440 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.

### RESTRICTION 'D'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2408 TO 2412 (BOTH INCLUSIVE) & 2430 TO 2432 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2408 TO 2412 (BOTH INCLUSIVE) & 2430 TO 2432 (BOTH INCLUSIVE) 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 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:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT AFTER 31 DECEMBER 2035.