

# PLAN OF SUBDIVISION

EDITION 1

PS921377P

## LOCATION OF LAND

**PARISH:** CRANBOURNE  
**TOWNSHIP:** —  
**SECTION:** —  
**CROWN ALLOTMENT:** 54 (PART)  
**CROWN PORTION:** —  
**TITLE REFERENCE:** VOL. 12618 FOL. 595

**LAST PLAN REFERENCE:** PS913549G (LOT H)  
**POSTAL ADDRESS:** 40S TUCKERS ROAD  
 (at time of subdivision) CLYDE 3978

**MGA CO-ORDINATES:**  
 (of approx centre of land  
 in plan) E: 355 500 ZONE: 55  
 N: 5 778 300 GDA 2020

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL 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.: 29  
 No. of Lots: 34 + Lot K  
 PHASE AREA: 2.083ha

Council Name: Casey City Council

SPEAR Reference Number: S234149C

## NOTATIONS

LOTS 1 TO 2900 (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:

- 1) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-1 ON PS908383U, CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN
- 2) 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 ON THIS PLAN
- 3) TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-6 ON PS912247E, CONTAINED WITHIN CORNSILK DRIVE AND ERNSTBROOK DRIVE ON THIS PLAN
- 4) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-9 AND E-11, CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN
- 5) TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-6 ON PS912247E AND IDENTIFIED AS E-5 AND E-11 ON PS913549G, CONTAINED WITHIN ERNSTBROOK 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 2901 TO 2905 (BOTH INCLUSIVE), 2912 TO 2914 (BOTH INCLUSIVE), AND 2923 TO 2928 (BOTH INCLUSIVE).

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG.	PS908383U	SOUTH EAST WATER CORPORATION
E-7	SEWERAGE	2.50	PS912247E	SOUTH EAST WATER CORPORATION
E-4, E-6	DRAINAGE	SEE DIAG.	PS912247E	CASEY CITY COUNCIL
E-4, E-5	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-8	SEWERAGE	2.50	PS912249A	SOUTH EAST WATER CORPORATION
E-9	SEWERAGE	3	PS913549G	SOUTH EAST WATER CORPORATION



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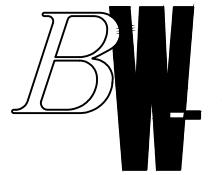
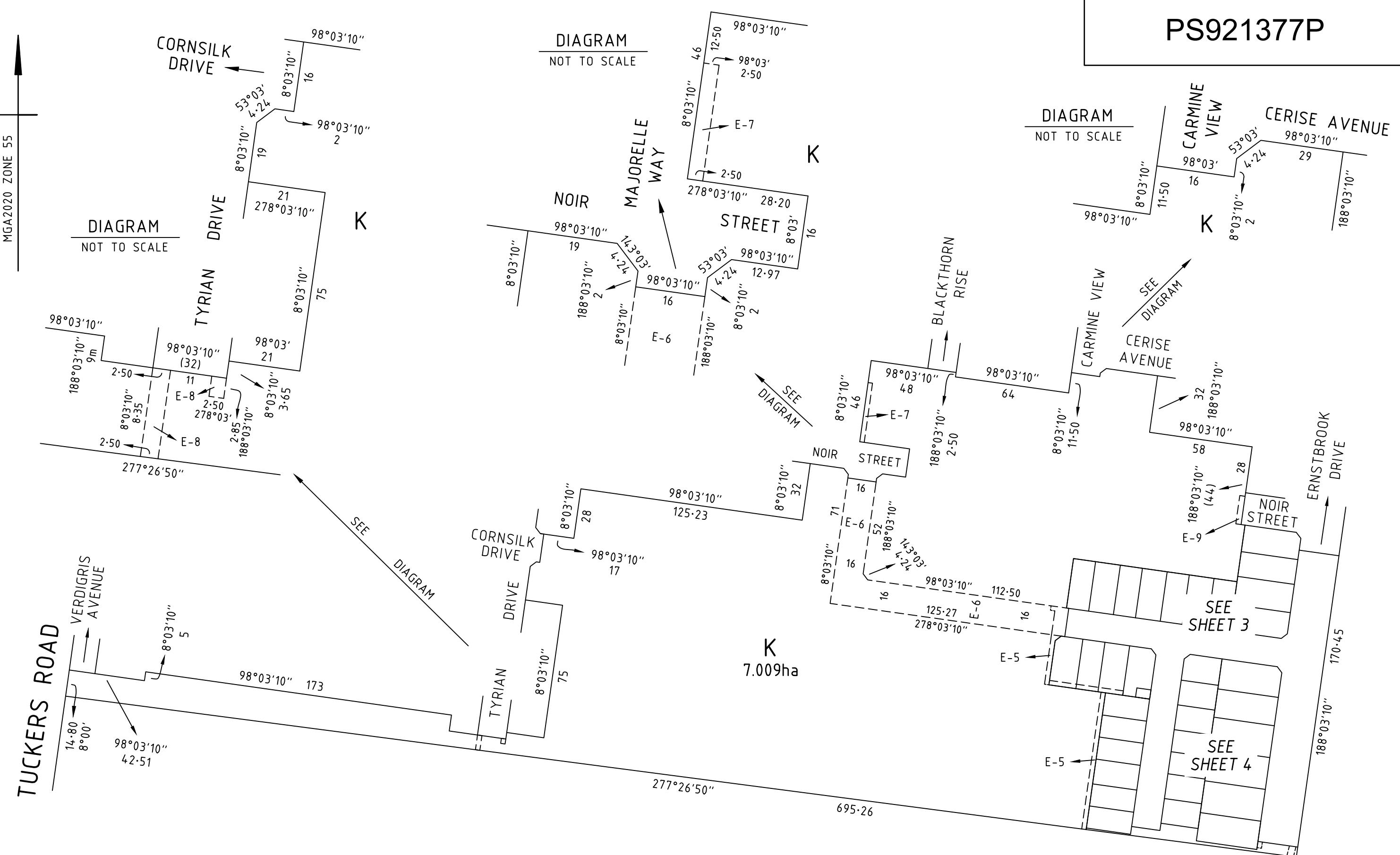
SURVEYORS FILE REF: 2101578/29  
 2101578-29-PS-V7.DWG

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 5

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 Surveyor,  
 Surveyor's Plan Version (7),  
 07/07/2025, SPEAR Ref: S234149C

PS921377P



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SURVEYORS  
REFERENCE  
2101578/29

SCALE  
1 : 2000

20 0 20 40 60 80

LENGTHS ARE IN METRES

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ORIGINAL SHEET  
SIZE: A3

SHEET 2

PS921377P

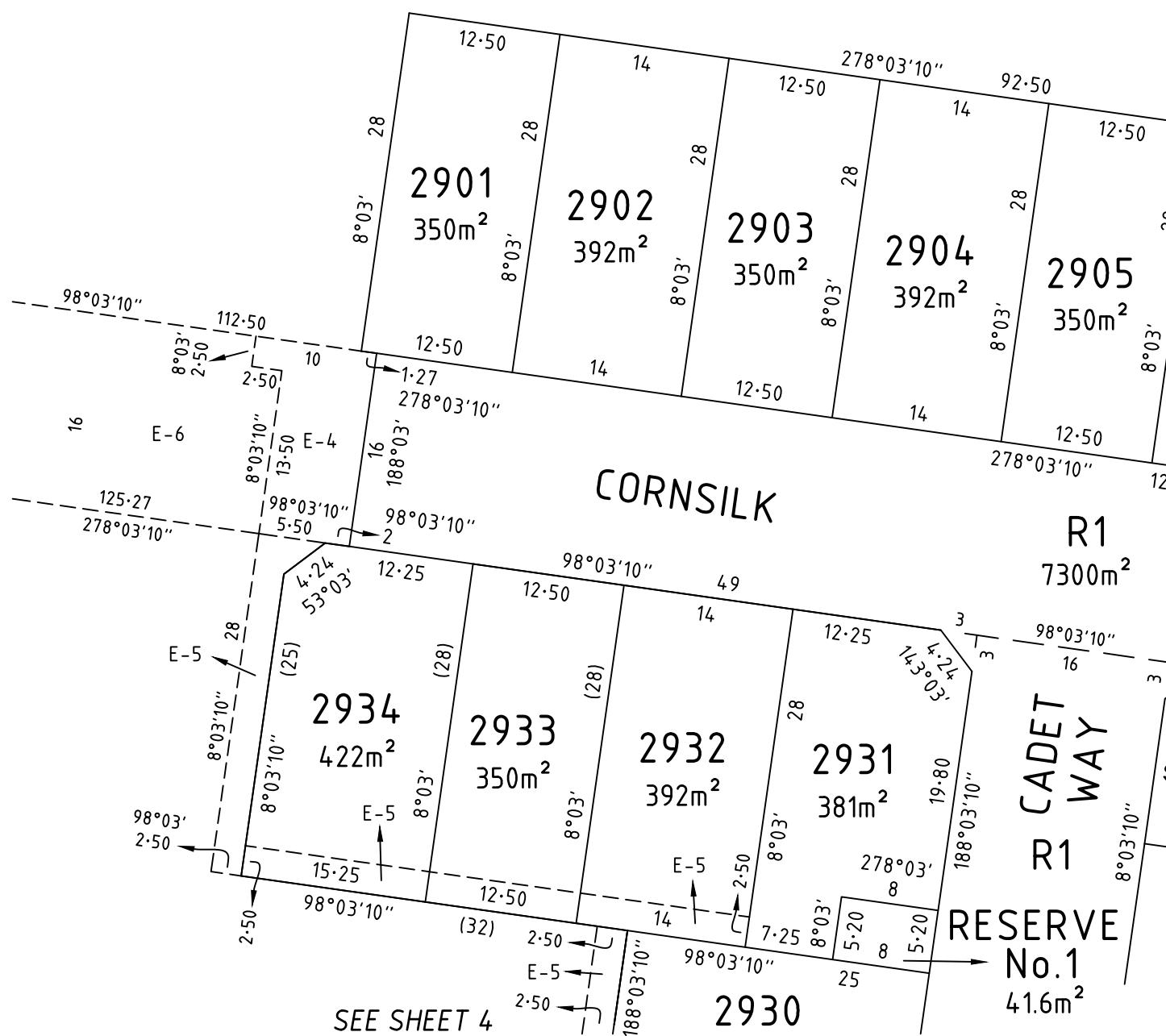
SEE SHEET 2

98°03'10" 3  
188°03'10" 16  
188°03'10" 3  
E-9 2.23

NOIR STREET



SEE SHEET 2



SEE SHEET 4



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SURVEYORS  
REFERENCE

2101578/29

SCALE  
1 : 500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

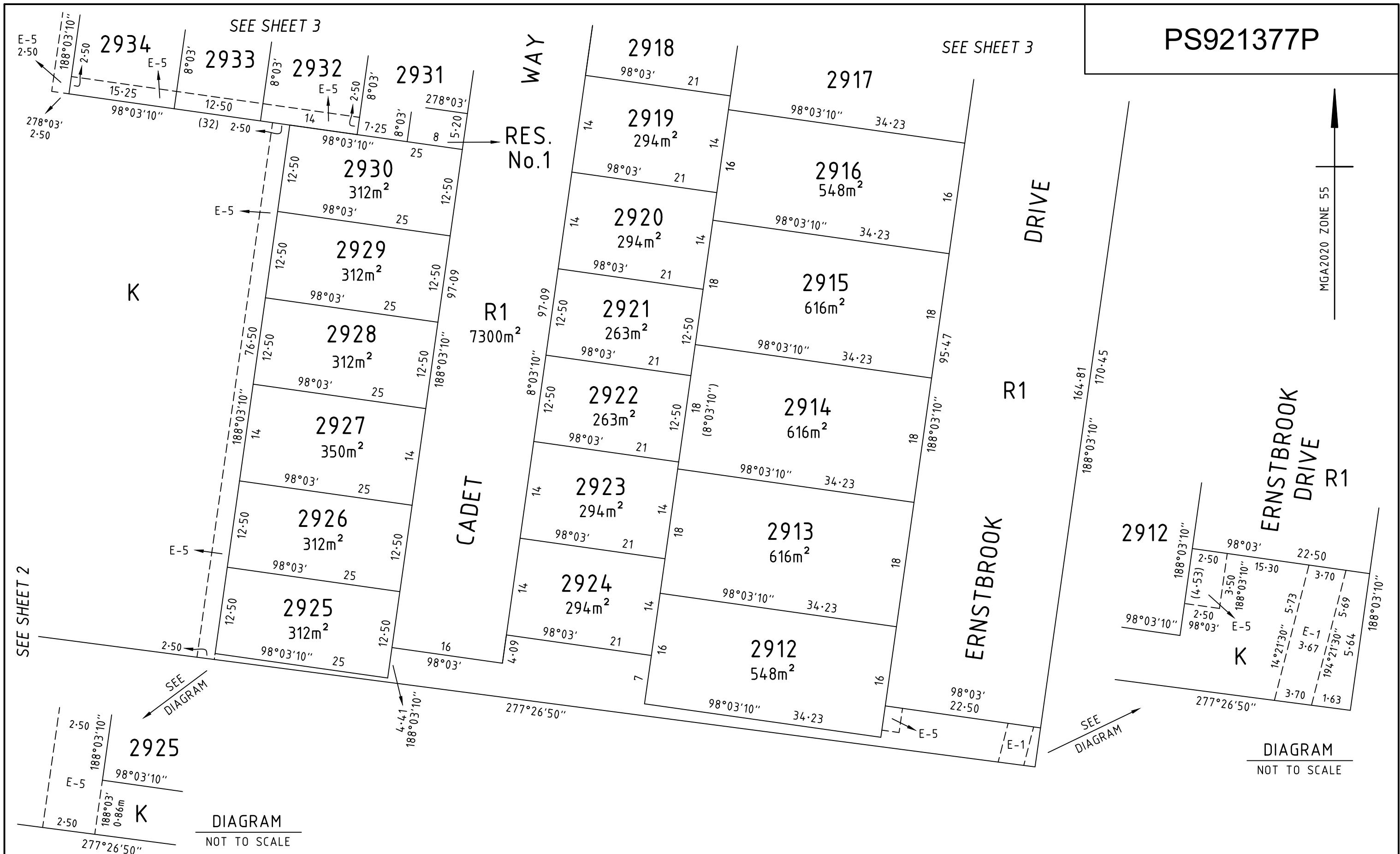
ORIGINAL SHEET  
SIZE: A3

SHEET 3

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164.81  
188°03'10"  
170.45

MGA2020 ZONE 55



## 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 2901 TO 2907 (BOTH INCLUSIVE) AND 2918 TO 2934 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2901 TO 2907 (BOTH INCLUSIVE) AND 2918 TO 2934 (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 2908 TO 2917 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2908 TO 2917 (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](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 'B' 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 'C'

#### LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2908 TO 2917 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2908 TO 2917 (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 (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 'D'

#### LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2919 TO 2924 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2919 TO 2924 (BOTH INCLUSIVE) ON THIS PLAN

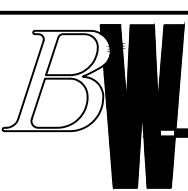
#### DESCRIPTION OF RESTRICTION:

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 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.

 <p><b>Beveridge Williams</b> development &amp; environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS REF 2101578/29</p>		<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 5</p>
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