

PLAN OF SUBDIVISION

EDITION 1

PS927179L

LOCATION OF LAND

PARISH: CRANBOURNE

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 54 (PART)

CROWN PORTION: —

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS931752H (LOT C)

POSTAL ADDRESS: 1675S BALLARTO ROAD
(at time of subdivision) CLYDE 3978

MGA CO-ORDINATES: E: 355 350
(of approx centre of land
in plan) N: 5 778 000 ZONE: 55
GDA 2020

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	LOTS 1 TO 3200 (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.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

This is a SPEAR plan.

STAGING:

This is not a staged subdivision.
Planning Permit No. PA22-0318

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.: 32
No. of Lots: 34 + Lot Q
PHASE AREA: 1.496ha

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
3205 TO 3212 (BOTH INCLUSIVE), 3216 TO 3221 (BOTH INCLUSIVE) AND 3228 TO 3233 (BOTH INCLUSIVE).

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3	SEWERAGE	SEE DIAG	PS927164A	SOUTH EAST WATER CORPORATION
E-2	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	PS927164A	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	PS927164A	CASEY CITY COUNCIL
E-4	POWERLINE	SEE DIAG.	PS927164A (SECTION 88 ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-6	DRAINAGE	SEE DIAG.	PS927176S	CASEY CITY COUNCIL
E-6	SEWERAGE	SEE DIAG.	PS927176S	SOUTH EAST WATER CORPORATION
E-5, E-7	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-5, E-8	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL



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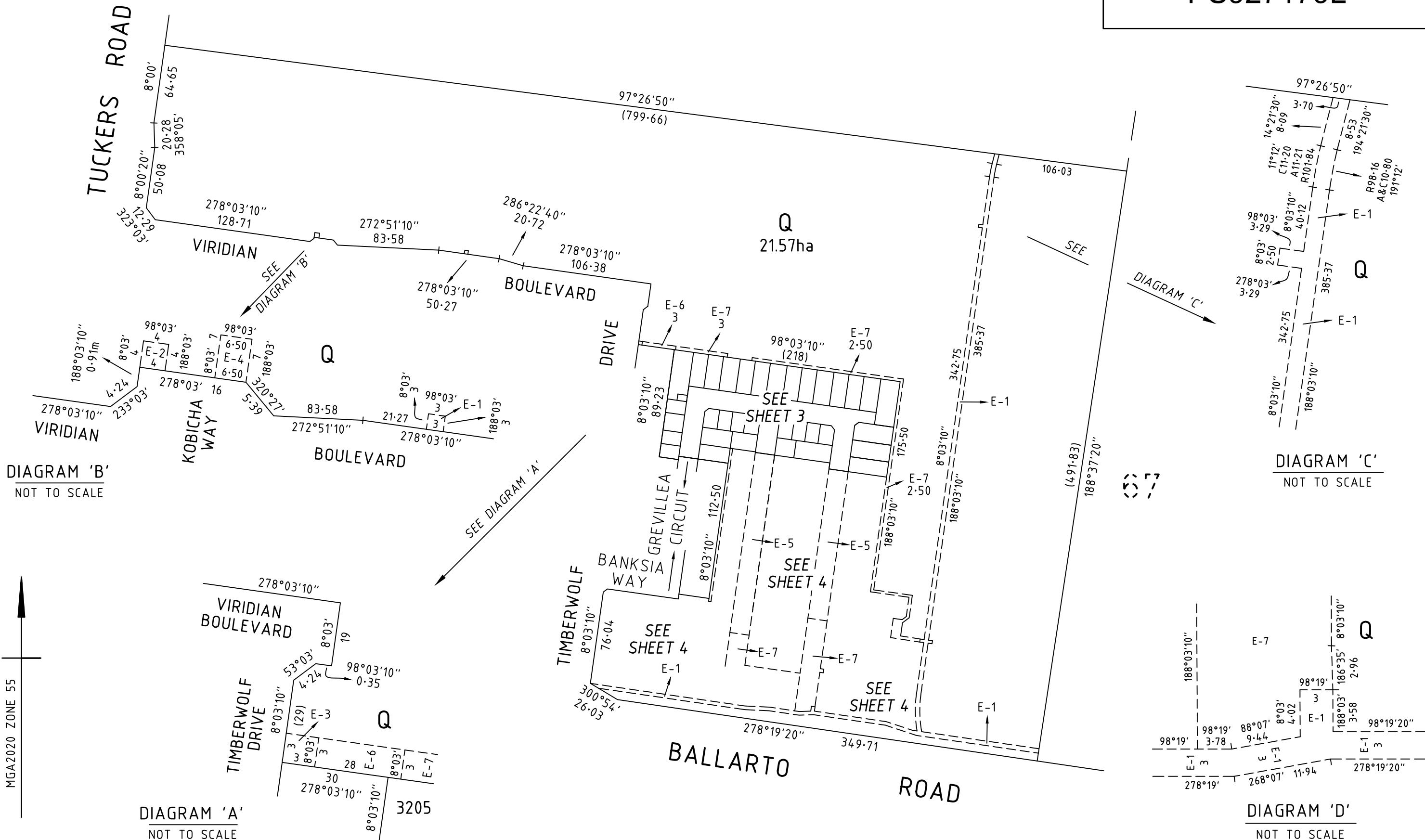
SURVEYORS FILE REF: 2101578/32
2101578-32-PS-V6.DWG

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

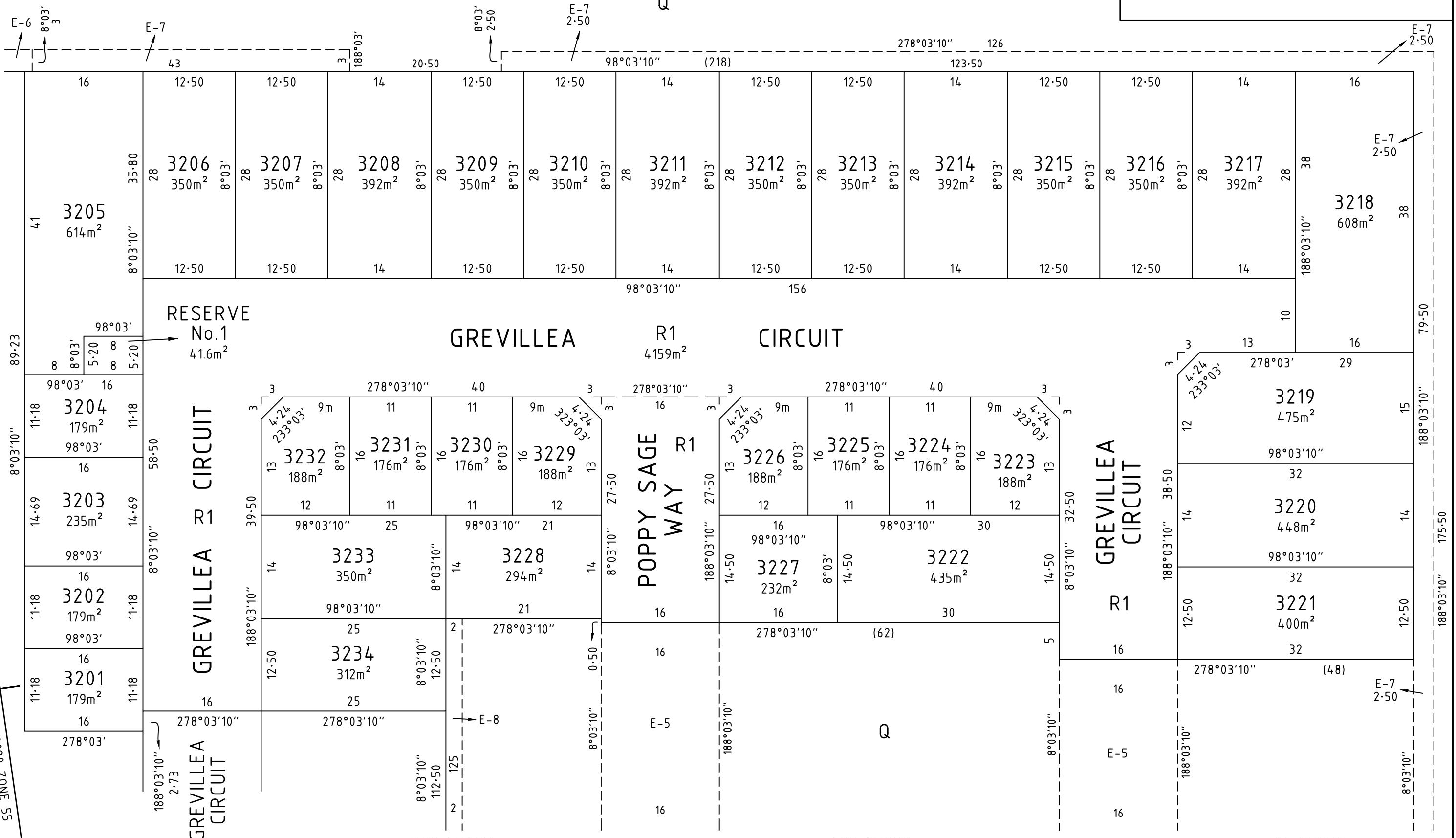
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Surveyor,
Surveyor's Plan Version (6),
07/08/2025, SPEAR Ref: S243317M

PS927179L



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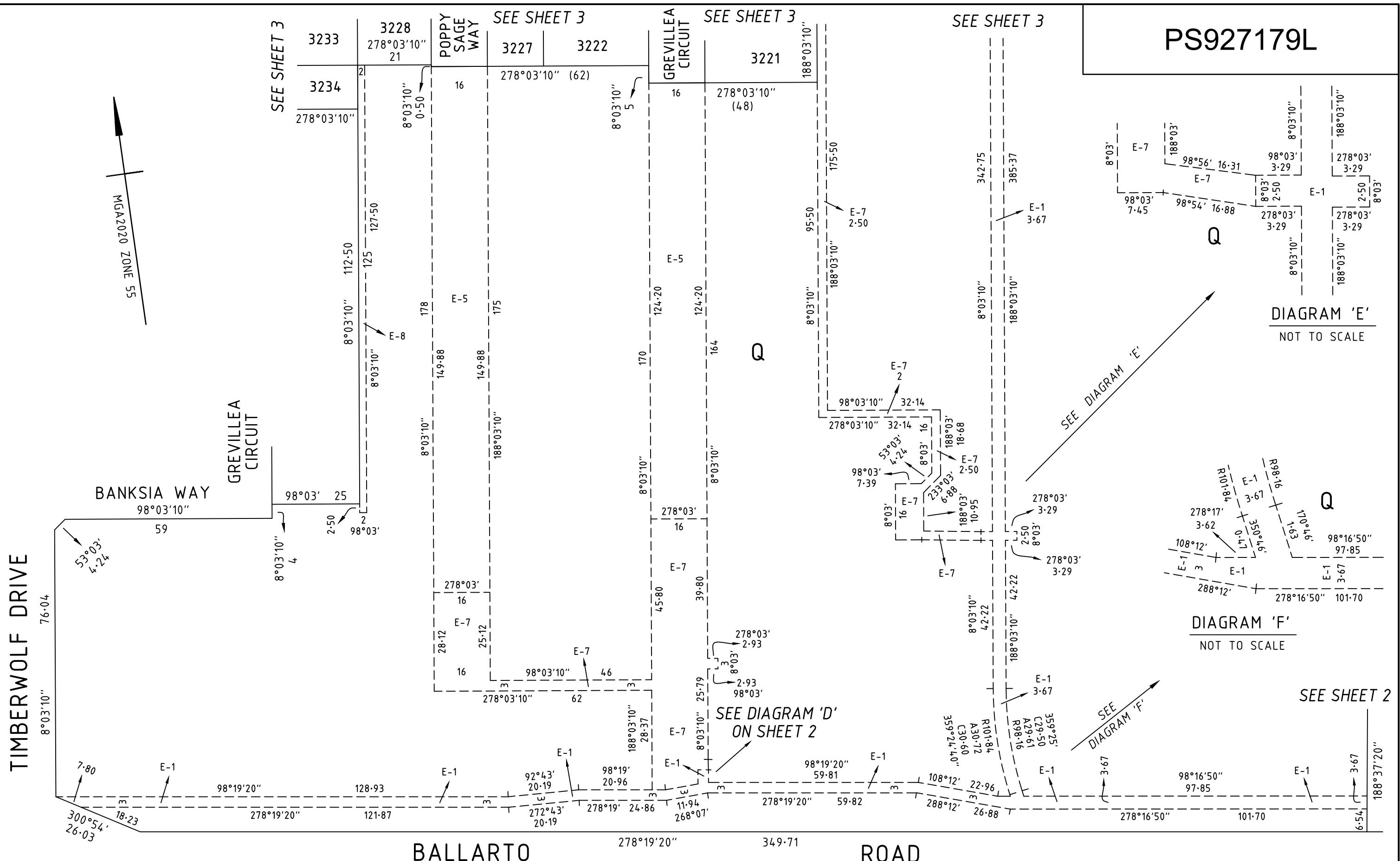
SEE SHEET 2



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SURV
REFE
21015

SURVEYORS REFERENCE		SCALE 1 : 500	5	0	5	10	15	20	ORIGINAL SHEET SIZE: A3	SHEET 3
		LENGTHS ARE IN METRES								
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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 3201 TO 3234 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 3201 TO 3234 (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. PA22-0318;
- 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. PA22-0318 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.

RESTRICTION 'B'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOT 3228 ON THIS PLAN
BENEFITING LAND: LOT 3228 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 TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

RESTRICTION 'C'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 3201 to 3204 (BOTH INCLUSIVE), 3223 to 3227 (BOTH INCLUSIVE) AND 3229 TO 3232 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 3201 to 3204 (BOTH INCLUSIVE), 3223 to 3227 (BOTH INCLUSIVE) AND 3229 TO 3232 (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.

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ORIGINAL SHEET
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SHEET 5

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