

# PLAN OF SUBDIVISION

EDITION 1

PS919003W

## LOCATION OF LAND

PARISH: CRANBOURNE

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 54 (PART)

CROWN PORTION: —

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS913557H (LOT L)

POSTAL ADDRESS: 40S TUCKERS ROAD  
(at time of subdivision) CLYDE 3978

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

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL	<p>LOTS 1 TO 2700 (BOTH INCLUSIVE) AND 2713 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS &amp; BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 5.</p>

## 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.: 27  
No. of Lots: 40 + Lot N  
PHASE AREA: 2.197ha

## 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 2701, 2703 TO 2712 (BOTH INCLUSIVE), 2714, 2716 AND 2718 TO 2741 (BOTH INCLUSIVE).

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG.	PS908383U	SOUTH EAST WATER CORPORATION
E-2	SEWERAGE	SEE DIAG.	PS913557H	SOUTH EAST WATER CORPORATION
E-3, E-4	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-5	SEWERAGE	SEE DIAG.	PS921377P	SOUTH EAST WATER CORPORATION
E-8	SEWERAGE	2.50	PS912249A	SOUTH EAST WATER CORPORATION



Beveridge Williams

development & environment consultants

Melbourne ph : 03 9524 8888

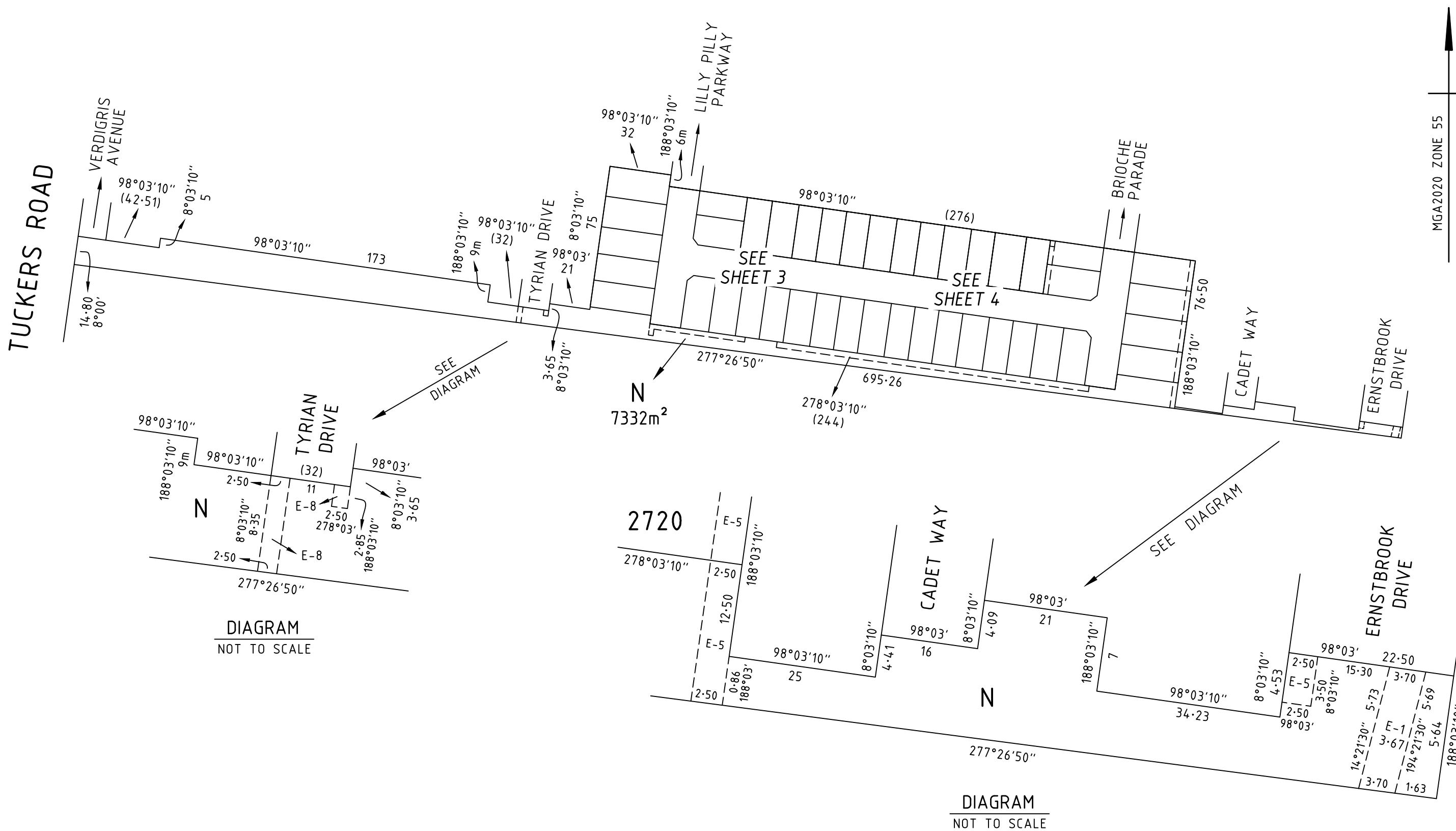
www.beveridgewilliams.com.au

SURVEYORS FILE REF: 2101578/27  
2101578-27-PS-V4.DWG

ORIGINAL SHEET  
SIZE: A3

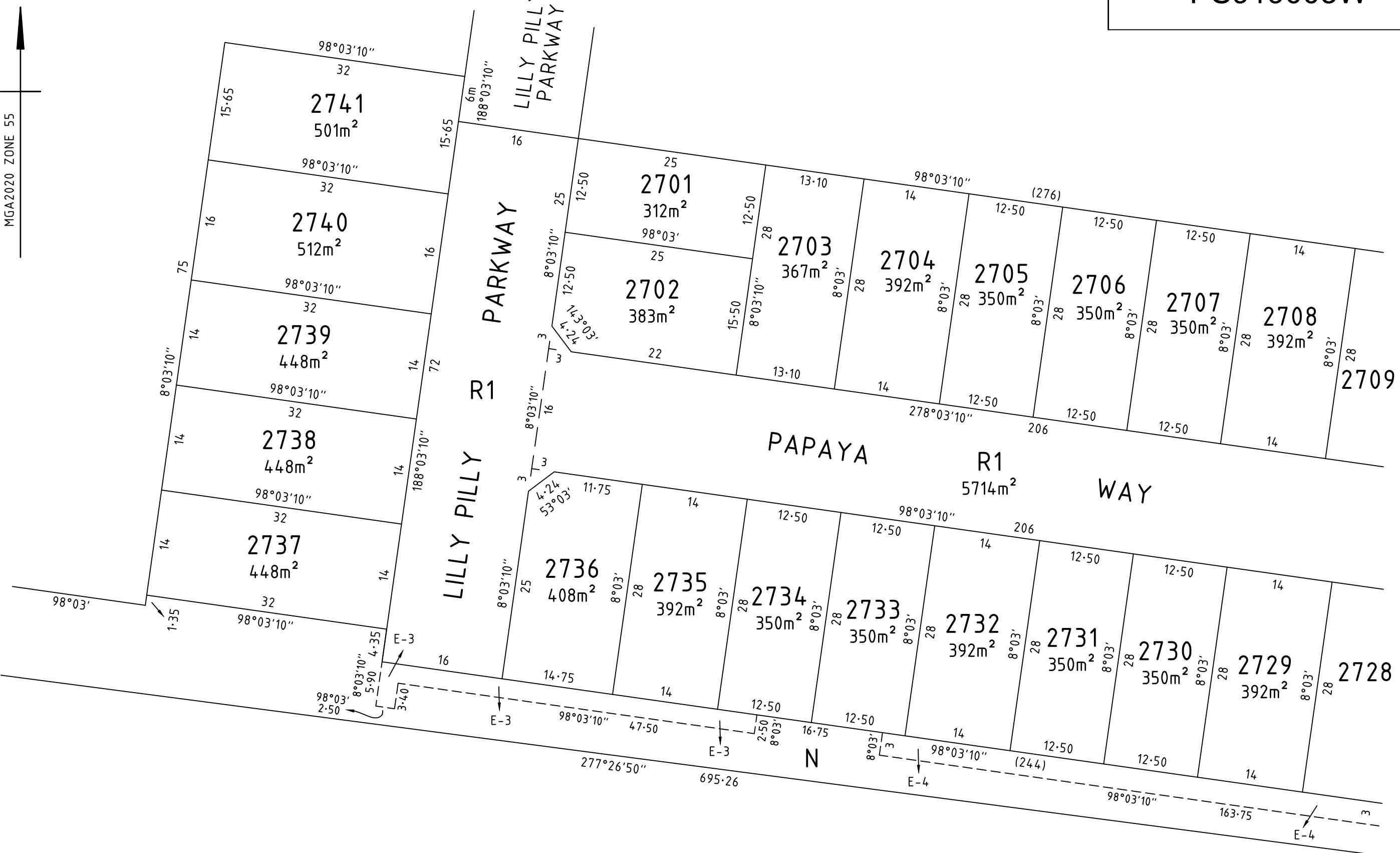
SHEET 1 OF 5

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Surveyor,  
Surveyor's Plan Version (4),  
10/09/2025, SPEAR Ref: S218462B



PS919003W

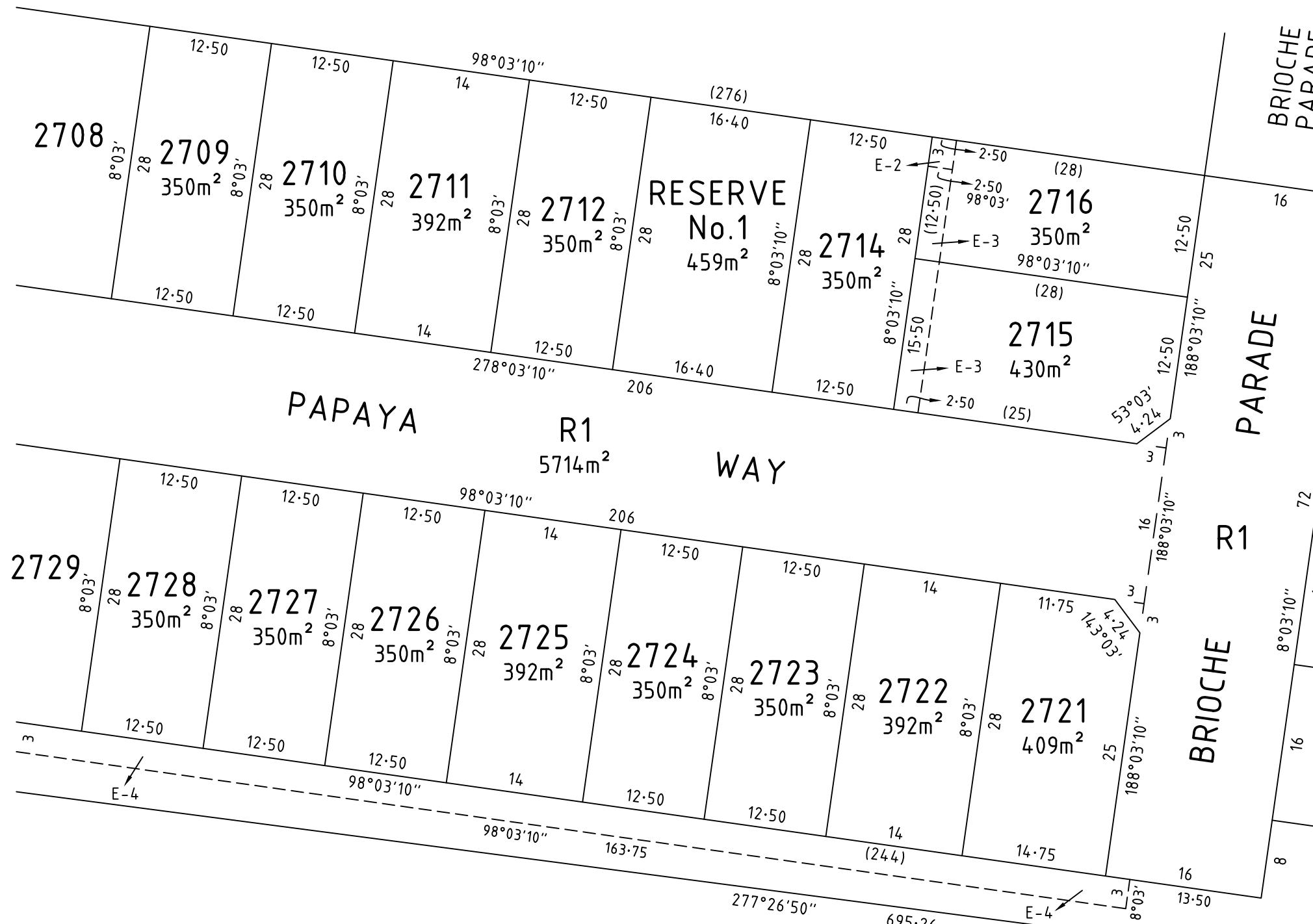
SEE SHEET 2



SEE SHEET 4

 <p><b>Beveridge Williams</b> development &amp; environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS REFERENCE</p> <p>2101578/27</p>	<p>SCALE 1 : 500</p> <p>5 0 5 10 15 20</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 3</p>
			<p>Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 10/09/2025, SPEAR Ref: S218462B</p>	

SEE SHEET 3



MGA2020 ZONE 55

SEE SHEET 2

## 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 2701 TO 2712 (BOTH INCLUSIVE) AND 2714 TO 2741 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2701 TO 2712 (BOTH INCLUSIVE) AND 2714 TO 2741 (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 CITY OF 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 TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



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SURVEYORS REF  
2101578/27

ORIGINAL SHEET  
SIZE: A3

SHEET 5

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