

PLAN OF SUBDIVISION

EDITION 1

PS927176S

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: —
SECTION: —
CROWN ALLOTMENT: 54 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL. 12637 FOL. 812

LAST PLAN REFERENCE: PS927164A (LOT N)
POSTAL ADDRESS: 1675S BALLARTO ROAD
(at time of subdivision) CLYDE 3978

MGA CO-ORDINATES:
(of approx centre of land
in plan) E: 355 270 ZONE: 55
N: 5 777 950 GDA 2020

Council Name: Casey City Council

SPEAR Reference Number: S239882M

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1	CASEY CITY COUNCIL	<p>LOTS 1 TO 3100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.</p> <p>FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 5.</p> <p>OTHER PURPOSE OF PLAN:</p> <p>TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-3 ON PS927164A CONTAINED WITHIN TIMBERWOLF DRIVE AND KHAKI STREET ON THIS PLAN.</p> <p>TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-3 ON PS927164A CONTAINED WITHIN TIMBERWOLF DRIVE AND KHAKI STREET ON THIS PLAN.</p> <p>GROUND FOR REMOVAL OF EASEMENT:</p> <p>AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</p>
NOTATIONS		
DEPTH LIMITATION: DOES NOT APPLY		
<p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. PA22-0318</p> <p>SURVEY: This plan is based on survey.</p> <p>This survey has been connected to permanent marks No(s). CRANBOURNE 103, 1661, 1750, 1752, 1772 & 1773 AND SHERWOOD No. 52 & 62</p> <p>In Proclaimed Survey Area No. 71</p> <p>Estate: Riverfield Square Phase No.: 31 No. of Lots: 37 + Lot P PHASE AREA: 1.967ha</p>		

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 3103 TO 3105 (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)	SEE DIAG.	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.	THIS PLAN	CASEY CITY COUNCIL
E-5, E-6	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION



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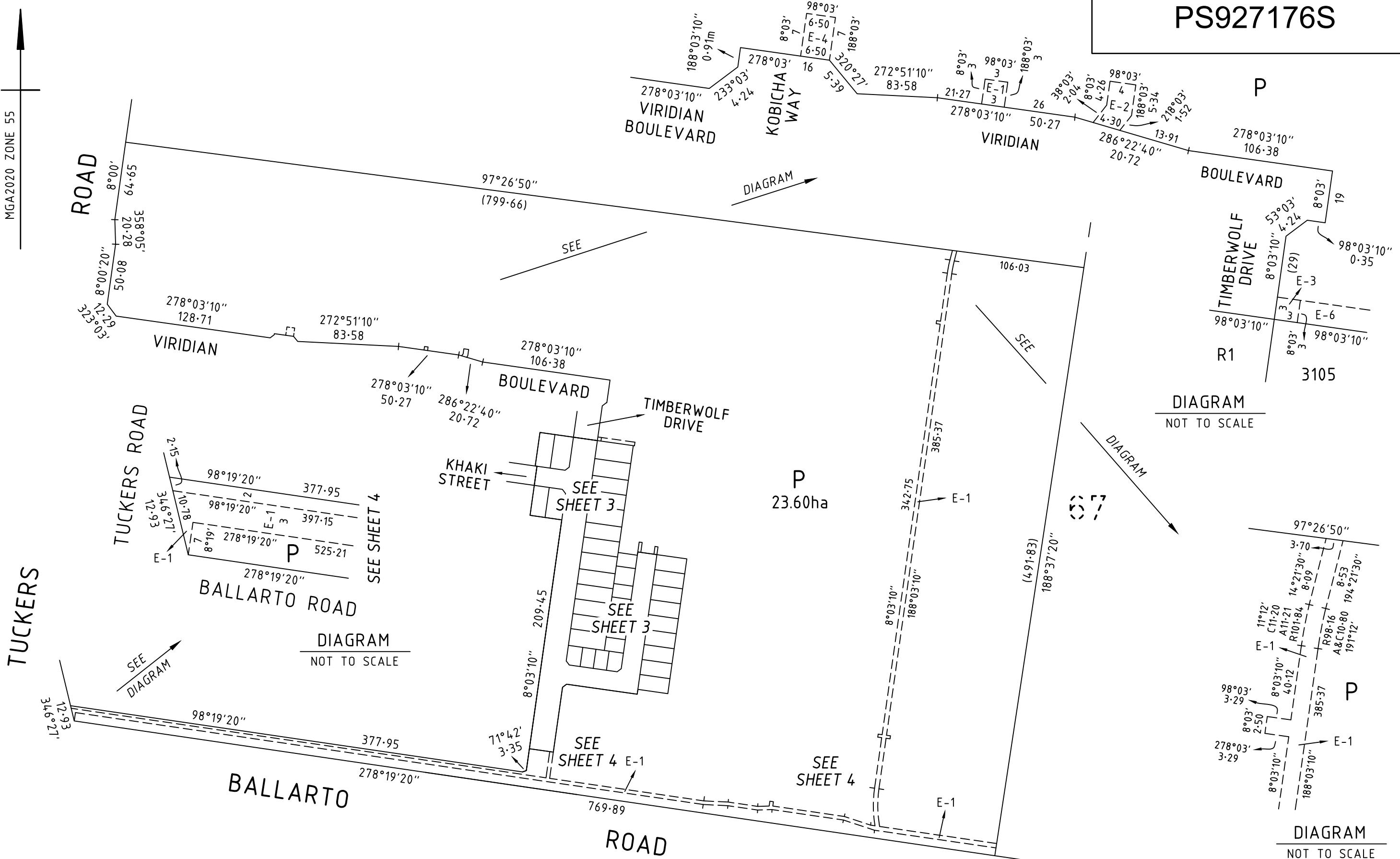
SURVEYORS FILE REF: 2101578/31
2101578-31-PS-V5.DWG

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

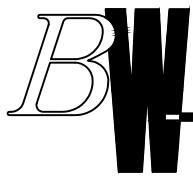
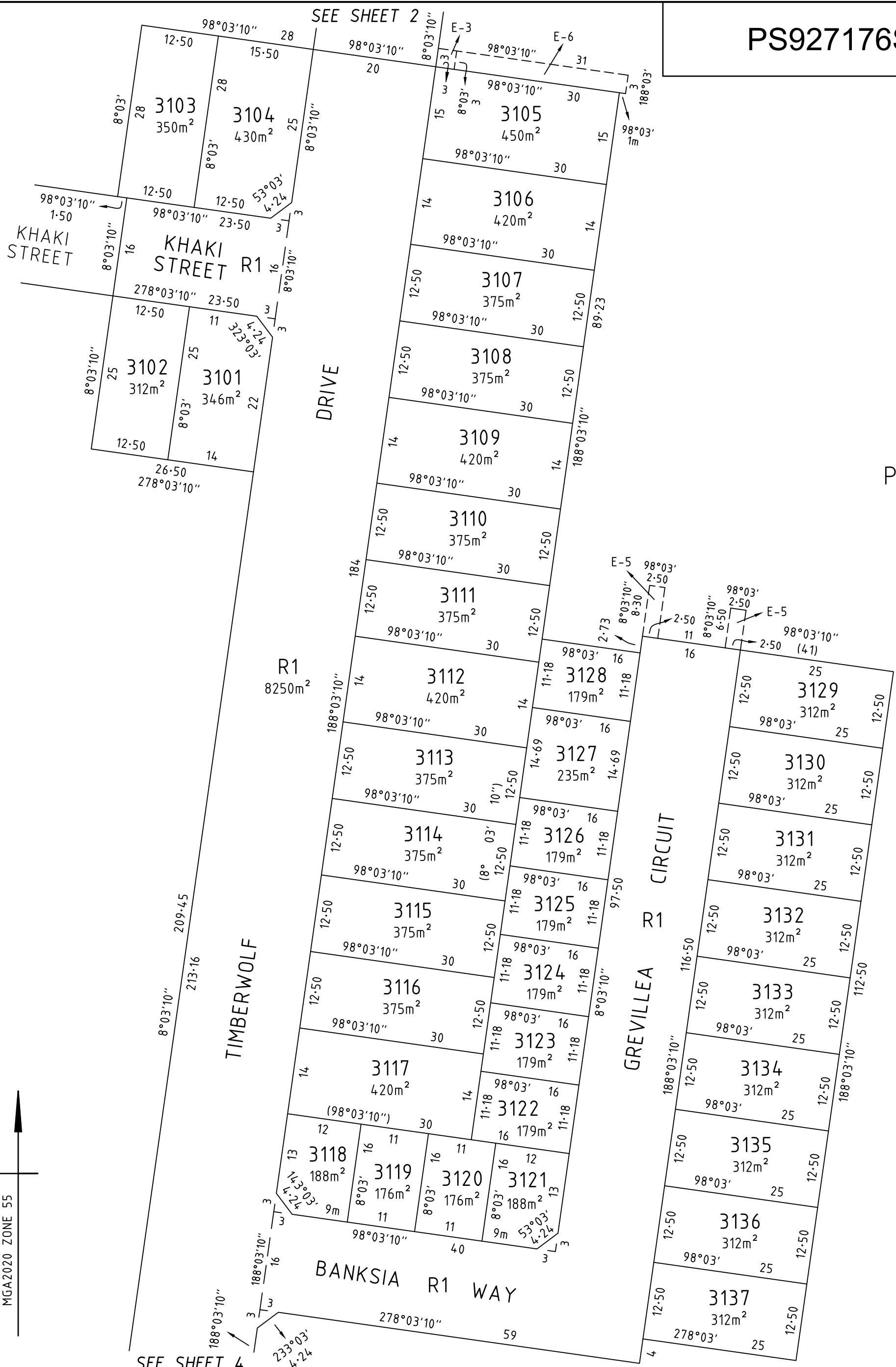
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PS927176S



PS927176S

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SURVEYORS REF 2101578/31	SCALE 1 : 600	6 0 6 12 18 24 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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SEE SHEET 2

SEE SHEET 3

SEE SHEET 2

PS927176S

SEE SHEET 2

136

SEE SHEET 3

136

Map showing property boundaries with dimensions and angles:

- Top Boundary:** 209.45 (horizontal), 8°03'10" (vertical), 213.16 (horizontal), 3 188°03'10" (vertical).
- Right Boundary:** 278°03'10" (angle), 233°03'24" (angle).
- Bottom Boundary:** 188°03'10" (angle), 54.16 (horizontal), 188°03'10" (angle).
- Left Boundary:** 18.29 (horizontal), 98°03'20" (angle), 17 (horizontal), 3 188°03'10" (vertical), 21.86 (horizontal), 21.88 (horizontal), 3 188°03'10" (vertical).
- Internal Angles:** E-1 (at 188°03'10" and 54.16), E-1 (at 98°19'20" and 278°19'20").

BALLARTO

P

SEE
DIAGRAM

P

ROAD

MGA2020 ZONE 55

DIAGRAM
NOT TO SCALE

BW

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SURVE
REFER
21015

SCALE 1 : 1250	12.5 0 12.5 25 37.5 50
LENGTHS ARE IN METRES	

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SHEET 4

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 3101 TO 3137 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 3101 TO 3137 (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 AFTER 31 DECEMBER 2035.

RESTRICTION 'B'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 3118 to 3128 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 3118 to 3128 (BOTH INCLUSIVE)

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.



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SURVEYORS REF
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ORIGINAL SHEET
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SHEET 5

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