

PLAN OF SUBDIVISION

EDITION 1

PS927168R

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: —
SECTION: —
CROWN ALLOTMENT: 54 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL. 12618 FOL. 596
 VOL. FOL.
LAST PLAN REFERENCE: PS913549G (LOT J)
 PS913557H (LOT M)
POSTAL ADDRESS: 78S ERNSTBROOK DRIVE, CLYDE 3978
 (at time of subdivision) 40S TUCKERS ROAD, CLYDE 3978
MGA CO-ORDINATES:
 (of approx centre of land
 in plan) E: 355 425 ZONE: 55
 N: 5 778 440 GDA 2020

Council Name: Casey City Council

SPEAR Reference Number: S240916V

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL MELBOURNE WATER CORPORATION

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.: 28
No. of Lots: 29 + Lot A
PHASE AREA: 3.198ha

LOTS 1 TO 2800 (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 4.

OTHER PURPOSE OF PLAN:

- 1) TO REMOVE THAT PART OF THE SEWERAGE AND DRAINAGE EASEMENT CREATED AS E-3 ON PS908383U CONTAINED WITHIN RESERVE No. 1 ON THIS PLAN.
- 2) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-9 ON PS913549G CONTAINED WITHIN NOIR STREET 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 2801 TO 2805 (BOTH INCLUSIVE), 2808 TO 2811 (BOTH INCLUSIVE) AND 2820 TO 2829 (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	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-7	SEWERAGE	2.50	PS912247E	SOUTH EAST WATER CORPORATION
E-12	DRAINAGE	SEE DIAG.	PS913549G	CASEY CITY COUNCIL



Beveridge Williams
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SURVEYORS FILE REF: 2101578/28
2101578-28-PS-V4.DWG

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed
Surveyor,
Surveyor's Plan Version (4),
30/09/2025, SPEAR Ref: S240916V

PS927168R

MGA2020 ZONE 55

L SHEET : A3	SHEET 2
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SURVEYORS
REFERENCE



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 2801 TO 2813 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2801 TO 2813 (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

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 '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 TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

RESTRICTION 'B'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2814 TO 2829 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2814 TO 2829 (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

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 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 'C'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2801 TO 2803 (BOTH INCLUSIVE), 2805 TO 2808 (BOTH INCLUSIVE) AND 2810 TO 2813 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 2801 TO 2803 (BOTH INCLUSIVE), 2805 TO 2808 (BOTH INCLUSIVE) AND 2810 TO 2813 (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 TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

RESTRICTION 'D'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2804 AND 2809 ON THIS PLAN

BENEFITING LAND: LOTS 2804 AND 2809 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 (CDSM) ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. PA22-0687.

VARIATION:

CONSENT TO VARY CONDITION 1) OF RESTRICTION 'C' WILL REQUIRE APPROVAL FROM CASEY CITY COUNCIL.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TWENTY (20) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

BW	Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS REF 2101578/28		ORIGINAL SHEET SIZE: A3	SHEET 4
		Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 30/09/2025, SPEAR Ref: S240916V			