

PLAN OF SUBDIVISION			EDITION 1	PS931750M		
<div>LOCATION OF LAND</div> <div><div>PARISH:CRANBOURNE</div><div>TOWNSHIP:—</div><div>SECTION:—</div><div>CROWN ALLOTMENT:54 (PART)</div><div>CROWN PORTION:—</div><div>TITLE REFERENCE:VOL. FOL.</div><div>LAST PLAN REFERENCE:PS927181A (LOT R)</div><div>POSTAL ADDRESS:1675S BALLARTO ROAD (at time of subdivision)CLYDE 3978</div><div>MGA CO-ORDINATES: (of approx centre of land in plan)E: 355 430 N: 5 777 820ZONE: 55 GDA 2020</div></div>			<div>Council Name: Casey City Council</div> <div>Council Reference Number: SubA00185/25 Planning Permit Reference: PA22-0318 SPEAR Reference Number: S252022C</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</div> <div>Digitally signed by: Michele Annette Scarlett for Casey City Council on 20/10/2025</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		<div>LOTS 1 TO 3448 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>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 6.</div> <div>OTHER PURPOSE OF PLAN:</div> <div>- TO REMOVE THAT PART OF THE DRAINAGE AND SEWERAGE EASEMENT CREATED AS E-5 ON PS927179L AND CONTAINED WITHIN POPPY SAGE WAY ON THIS PLAN.</div> <div>- TO REMOVE THAT PART OF SEWERGAGE EASEMENT CREATED AS E-1 ON PS927164A AND CONTAINED WITHIN ERNSBROOK DRIVE, JACARANDA PARADE AND WHISTLER WALK ON THIS PLAN.</div> <div>GROUND FOR REMOVAL OF EASEMENT:</div> <div>AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</div>			
ROAD R1 RESERVE No.1 RESERVE No.2	CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD					
NOTATIONS						
DEPTH LIMITATION: DOES NOT APPLY						
<div>This is a SPEAR plan.</div> <div>STAGING: This is not a staged subdivision. Planning Permit No. PA22-0318</div> <div>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</div> <div>In Proclaimed Survey Area No. 71</div> <div>Estate: Riverfield Square Phase No.: 34 No. of Lots: 48 + Lot S + D PHASE AREA: 2.351ha</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)						
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 3427 TO 3448 BOTH INCLUSIVE. EASEMENTS AND RIGHTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT FOR SUPPORT PURPOSES THROUGH A RETAINING WALL AFFECT LOTS 3420, 3421, 3422 AND 3425.						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1, E-11 E-2	SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG. 4	PS927164A PS927164A	SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION		
E-3 E-3 E-4 E-4 E-5, E-6 E-5, E-7 E-12	SEWERAGE DRAINAGE DRAINAGE SEWERAGE DRAINAGE SEWERAGE POWERLINE	SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG.	PS927164A PS927164A PS927176S PS927176S PS927179L PS927179L PS927164A (SECTION 88 ELECTRICITY INDUSTRY ACT 2000)	SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD		
E-11	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION		
<div><div>BWB</div><div>Beveridge Williams</div><div>development & environment consultants</div><div>Melbourne ph : 03 9524 8888</div><div>www.beveridgewilliams.com.au</div></div>		SURVEYORS FILE REF: 2101578/34 2101578-34-PS-V2.DWG		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6	
		Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (2), 07/07/2025, SPEAR Ref: S252022C				

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S252022C 29/01/2026 10:17 am



MGA2020 ZONE 55

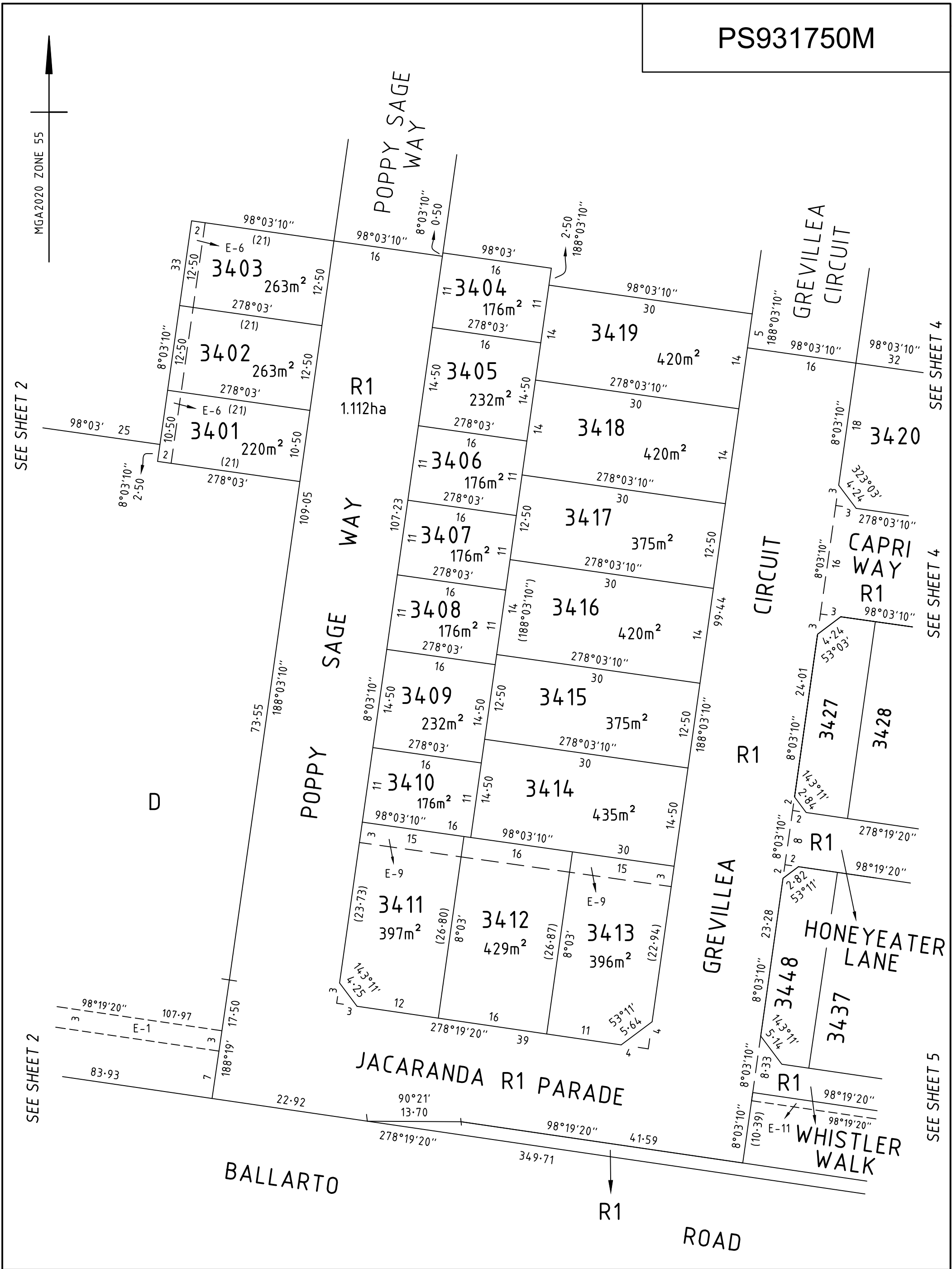
SEE SHEET 2

SEE SHEET 2

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5



MGA2020 ZONE 55

PS931750M





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 3401 TO 3448 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 3401 TO 3448 (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: LOTS 3401 TO 3403 (BOTH INCLUSIVE) AND 3420 to 3424 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 3401 TO 3403 (BOTH INCLUSIVE) AND 3420 to 3424 (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 TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

RESTRICTION 'C'

LAND TO BENEFIT & TO BE BURDENED:
BURDENED LAND: LOTS 3404 TO 3410 (BOTH INCLUSIVE), 3420 to 3424 (BOTH INCLUSIVE) AND 3427 to 3448 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 3404 TO 3410 (BOTH INCLUSIVE), 3420 to 3424 (BOTH INCLUSIVE) AND 3427 to 3448 (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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