

PLAN OF SUBDIVISION	EDITION 1	PS933889S
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LOCATION OF LAND	Council Name: Casey City Council SPEAR Reference Number: S254455J
PARISH: CRANBOURNE	
TOWNSHIP: —	
SECTION: —	
CROWN ALLOTMENT: 54 (PART)	
CROWN PORTION: —	
TITLE REFERENCE: VOL. FOL.	
LAST PLAN REFERENCE: PS937480H (LOT A)	
POSTAL ADDRESS: 1675S BALLARTO ROAD (at time of subdivision) CLYDE 3978	
MGA CO-ORDINATES: E: 355 530 ZONE: 55 (of approx centre of land in plan) N: 5 777 970 GDA 2020	

VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 3500 (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.
ROAD R1	CASEY CITY COUNCIL	

NOTATIONS	OTHER PURPOSE OF PLAN:
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DEPTH LIMITATION: DOES NOT APPLY

TO REMOVE THAT PART OF SEWERGAGE EASEMENT CREATED AS E-1 ON PS927164A AND CONTAINED WITHIN ERNSBROOK DRIVE ON THIS PLAN.

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.: 35
No. of Lots: 28 + Lot T + U
PHASE AREA: 2.292ha

OTHER PURPOSE OF PLAN:
TO REMOVE THAT PART OF SEWERGAGE EASEMENT CREATED AS E-1 ON PS927164A AND CONTAINED WITHIN ERNSBROOK DRIVE ON THIS PLAN.


GROUNDS FOR REMOVAL OF EASEMENT:
AGREEMENT FROM ALL INTERESTED PARTIES
(SECTION 6(1)K SUBDIVISION ACT 1988)

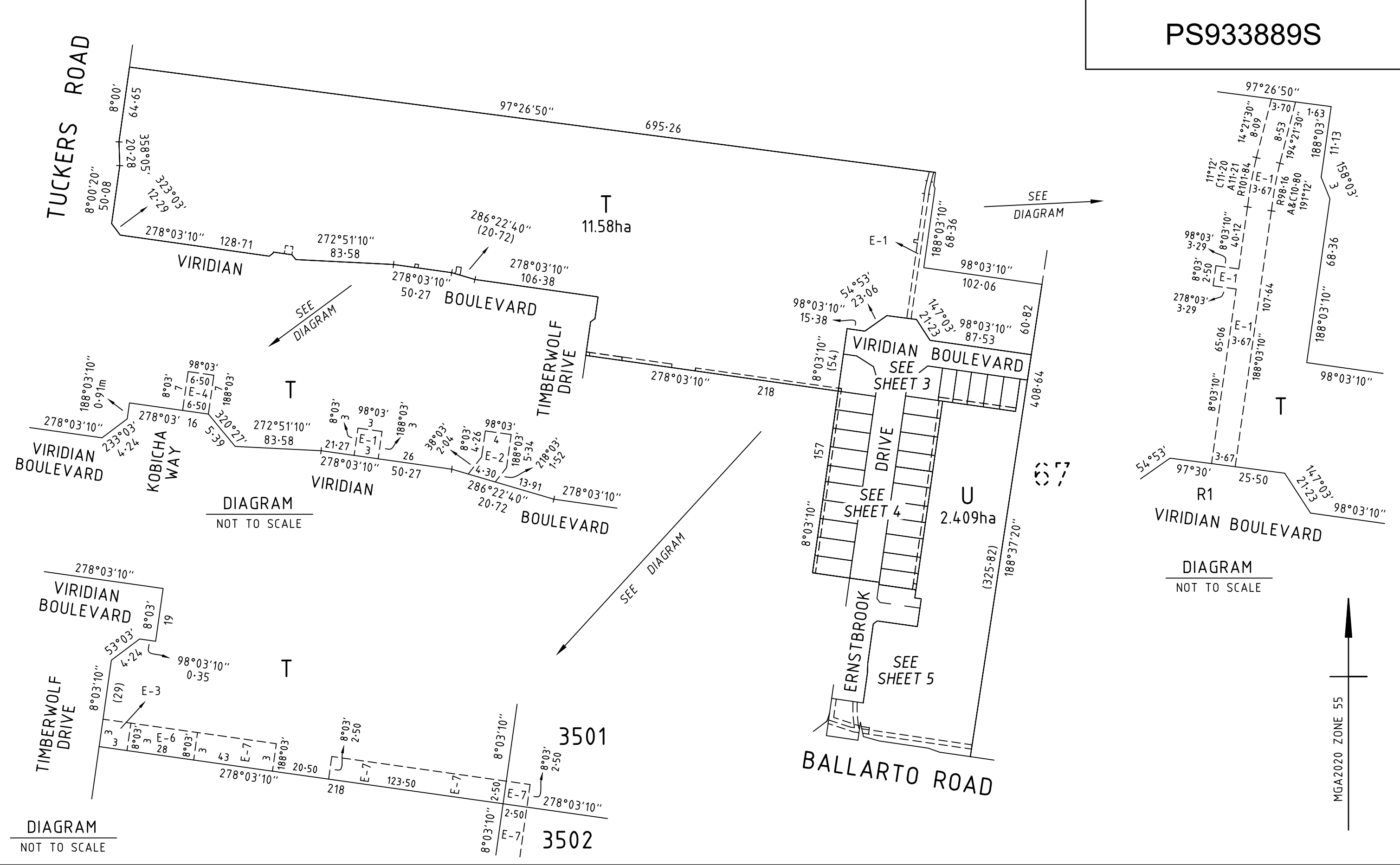
EASEMENT INFORMATION

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 3502 TO 3511 (BOTH INCLUSIVE).

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3, E-11 E-2	SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG. SEE DIAG.	PS927164A PS927164A	SOUTH EAST WATER CORPORATION 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-5	DRAINAGE	3	THIS PLAN	CASEY CITY COUNCIL
E-5, E-8	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	PS927176S	CASEY CITY COUNCIL
E-6	SEWERAGE	SEE DIAG.	PS927176S	SOUTH EAST WATER CORPORATION
E-7	SEWERAGE	SEE DIAG.	PS927179L	SOUTH EAST WATER CORPORATION
E-9	DRAINAGE	3	PS931750M	CASEY CITY COUNCIL
E-9	SEWERAGE	3	PS931750M	SOUTH EAST WATER CORPORATION
E-11, E-12	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS931750M	SOUTH EAST WATER CORPORATION

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 2101578/35 2101578-35-PS-V4.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 16/06/2026, SPEAR Ref: S254455J		



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SURVEYORS REFERENCE	2101578/35
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SCALE 1 : 3000

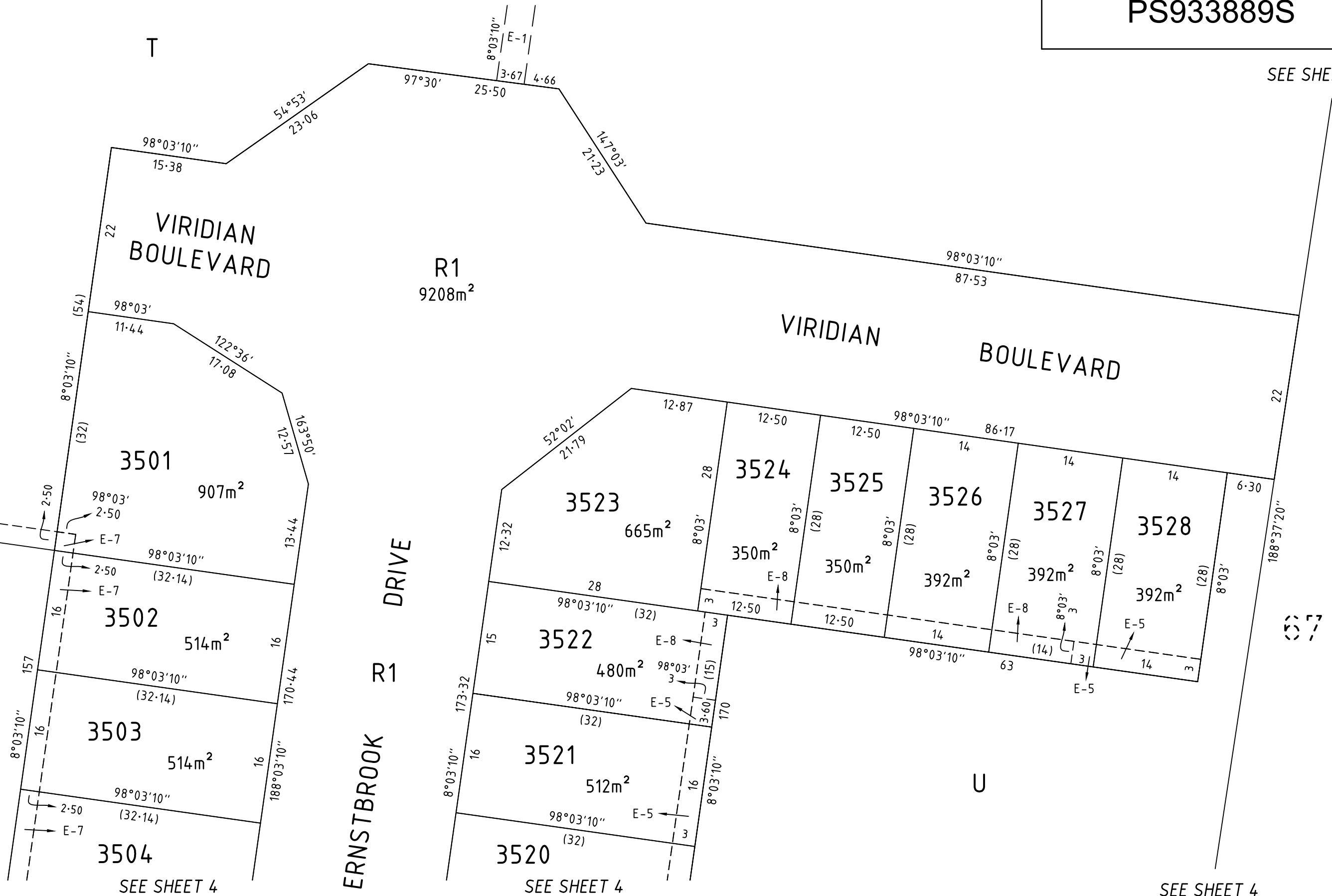
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3	SHEET 2
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SEE SHEET 2



SEE SHEET 2

MGA2020 ZONE 55

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

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SURVEYORS REFERENCE	2101578/35
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SCALE 1 : 500	<p>LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	SHEET 3
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SEE SHEET 3

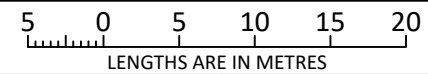
SEE SHEET 3



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SURVEYORS REF
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SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 4

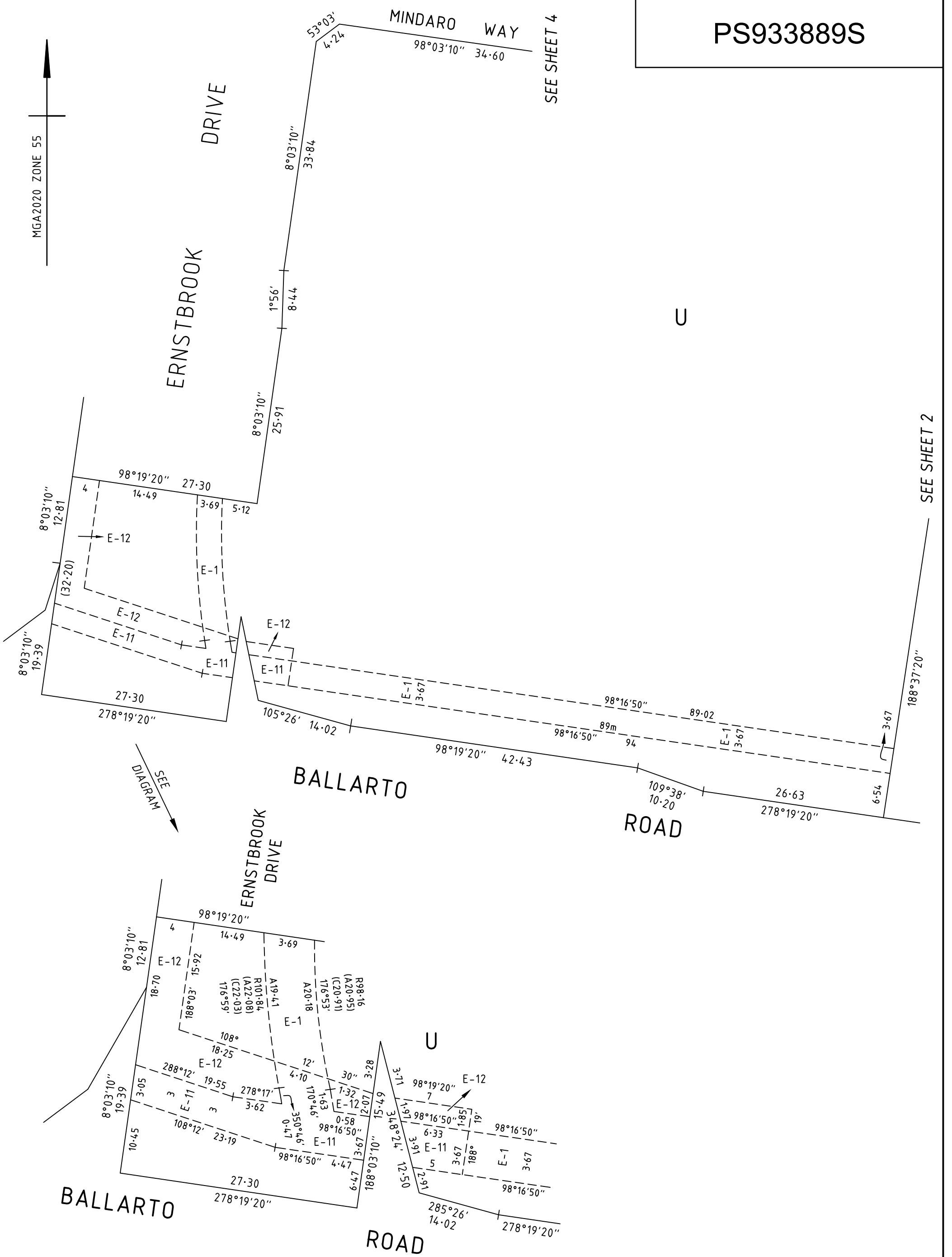
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MGA2020 ZONE 55



SEE SHEET 4

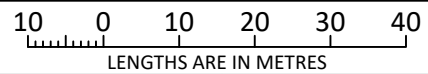
SEE SHEET 2



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SURVEYORS REF
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SCALE
1 : 1000



ORIGINAL SHEET
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SHEET 5

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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 3501 TO 3528 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 3501 TO 3528 (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.



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SHEET 6