
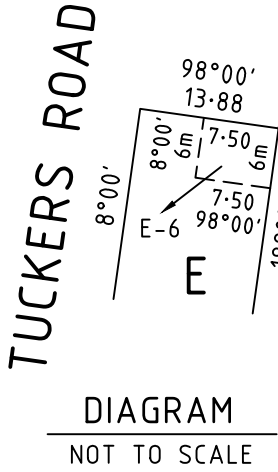


PLAN OF SUBDIVISION		EDITION 1	PS908386N	
LOCATION OF LAND		CASEY CITY COUNCIL		
PARISH:	CRANBOURNE			
TOWNSHIP:	—			
SECTION:	—			
CROWN ALLOTMENT:	54 (PART)			
CROWN PORTION:	—			
TITLE REFERENCE:	VOL. FOL.			
LAST PLAN REFERENCE:	PS908383U (LOT C)			
POSTAL ADDRESS: (at time of subdivision)	40S TUCKERS ROAD CLYDE 3978			
MGA CO-ORDINATES: (of approx centre of land in plan)	E: 355 240 N: 5 778 550	ZONE: 55 GDA 2020		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 2200 (BOTH INCLUSIVE), 2241 AND 2242 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 6.	
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY				
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.: 22 No. of Lots: 49 + Lot E PHASE AREA: 3.239ha				
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 2201-2207 (BOTH INCLUSIVE), 2219-2227 (BOTH INCLUSIVE), 2243-2246 (BOTH INCLUSIVE), 2249 & 2250				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 E-2 E-6	SEWERAGE SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES)	2.50 2.50 6	PS908383U THIS PLAN PS908383U	SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2101578/22 2101578-22-PS-V12.DWG		ORIGINAL SHEET SIZE: A3
		LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 12, DATE: 24/08/2023		SHEET 1 OF 6

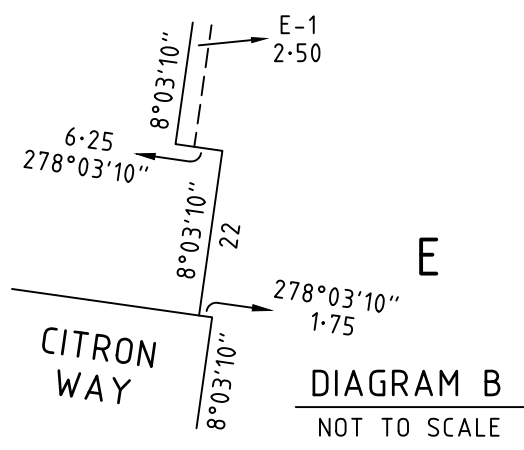
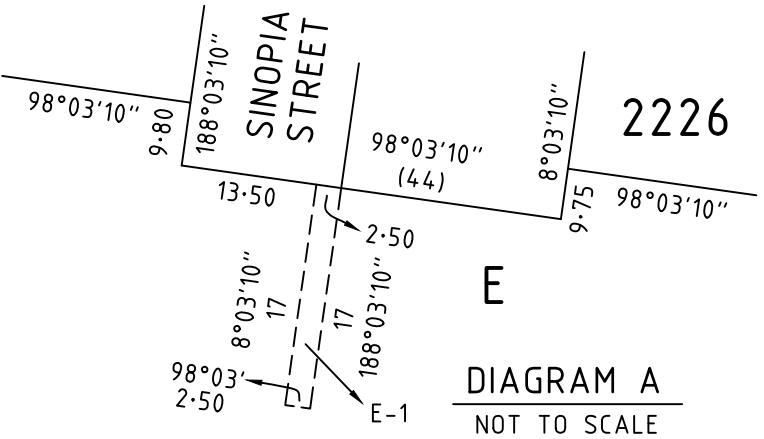
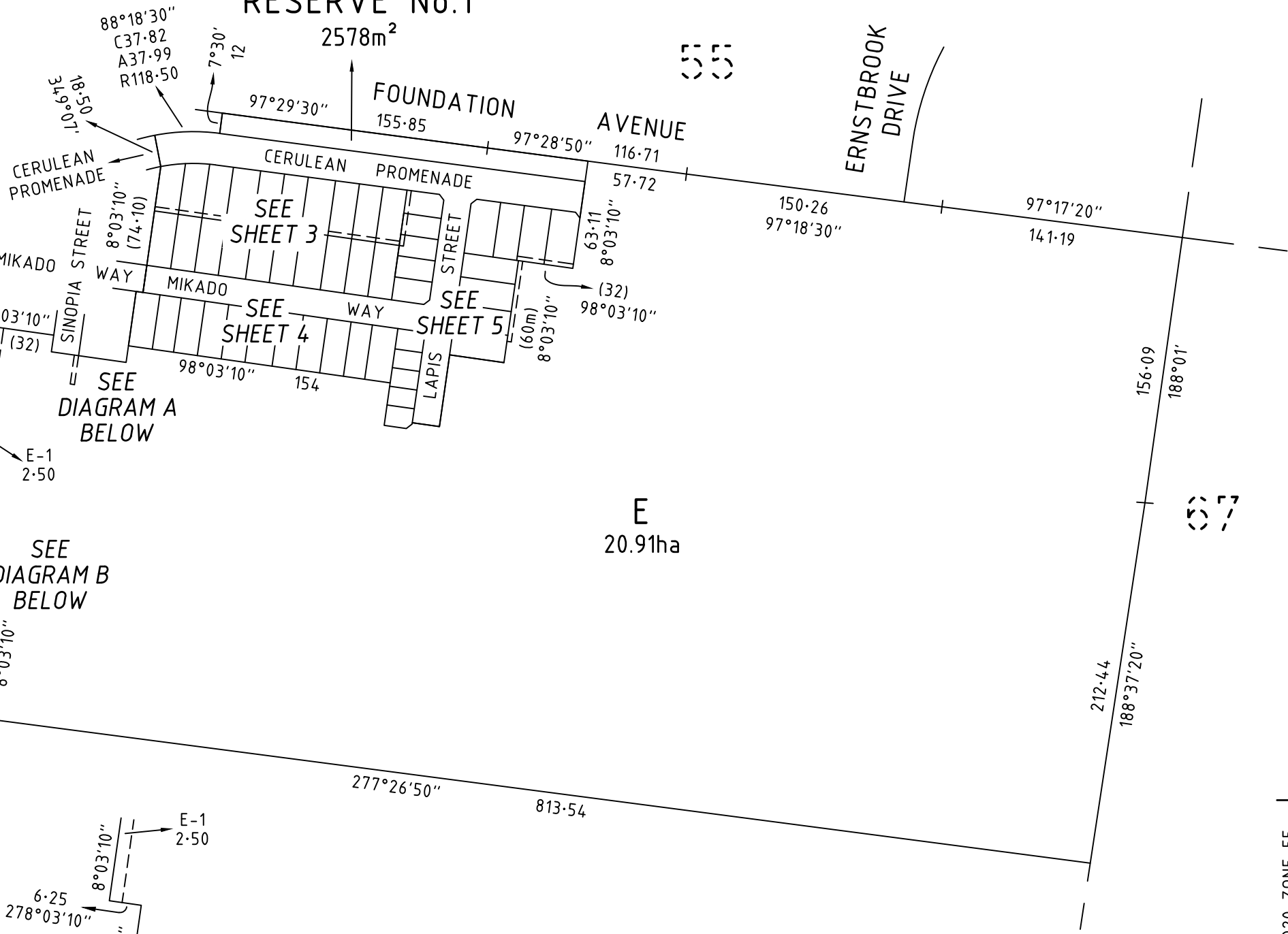
RESERVE No.1

2578m²



SEE DIAGRAM

TUCKERS ROAD



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SURVEYORS REFERENCE	2101578/22
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SCALE 1 : 3000	<p>LENGTHS ARE IN METRES</p>
LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 12, DATE: 24/08/2023	

ORIGINAL SHEET SIZE: A3	SHEET 2
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RESERVE No.1
2578m²

CERULEAN

R1
9443m²

PROMENADE

CERULEAN
PROMENADE

R118.50
A37.99
C37.82
88°18'30"

88°18'30"
C31.92
A32.06
R100

A14.49
C14.48
83°17'

A14.10
C14.09
91°28'

A&C3.46
96°30'

2201
394m²

2202
431m²

2203
441m²

2204
507m²

2205
446m²

2206
447m²

2207
514m²

2208
452m²

2209
454m²

2210
455m²

2211
296m²

2212
275m²

2213
275m²

2214
275m²

2215
294m²

2225
448m²

2224
448m²

2223
448m²

2222
512m²

2221
448m²

2220
448m²

2219
512m²

2218
448m²

2217
448m²

2216
448m²

MIKADO
WAY

MIKADO

R1

WAY

LAPIS
STREET

R1

LAPIS
STREET

SEE SHEET 5

SEE SHEET 5

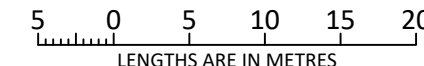
SEE SHEET 4

SEE SHEET 4

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SURVEYORS
REFERENCE
2101578/22

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

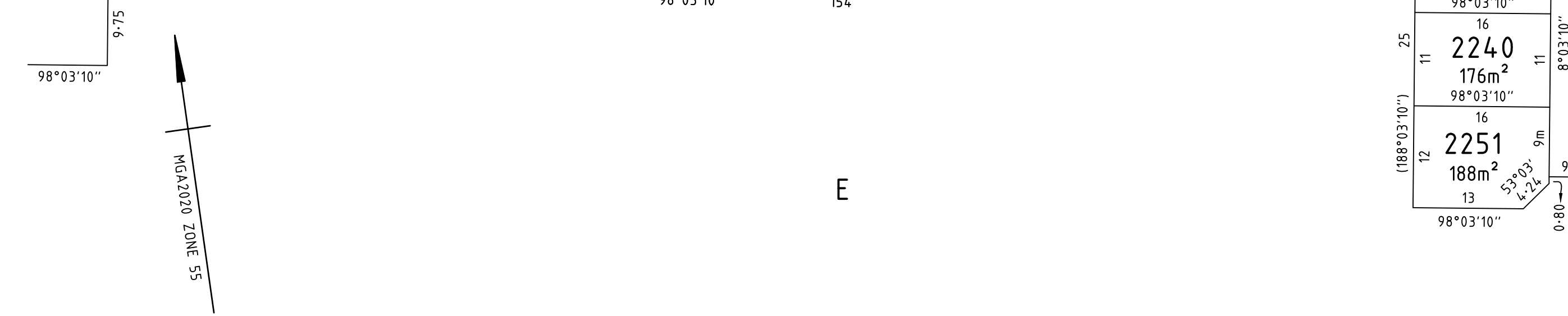
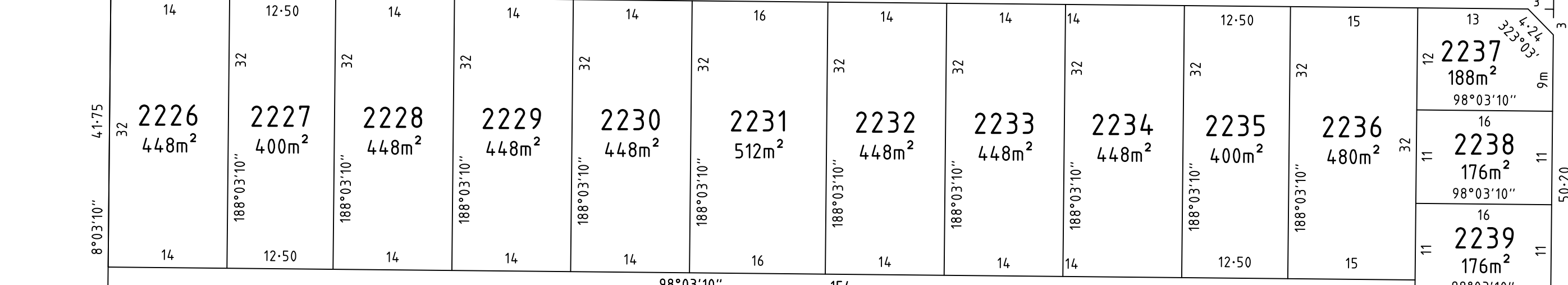
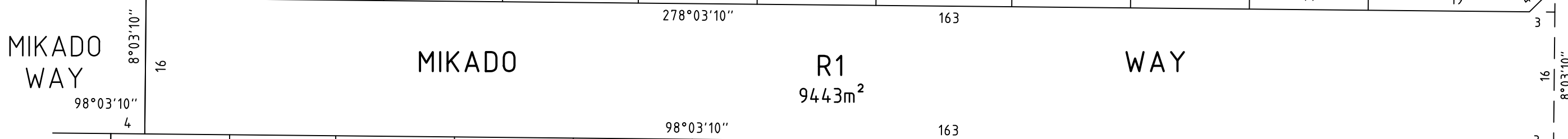
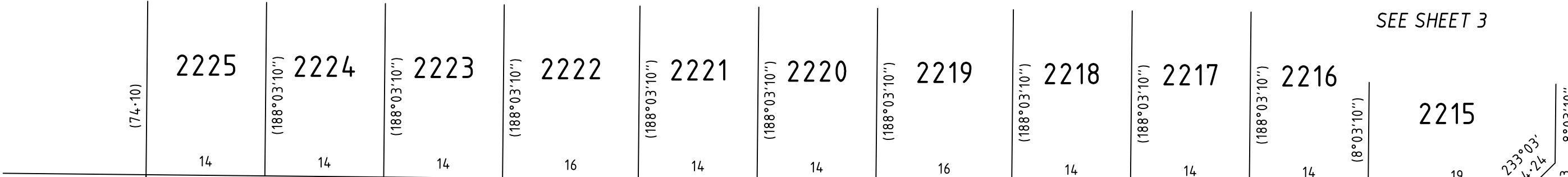
SHEET 3

LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 12, DATE: 24/08/2023

PS908386N

SEE SHEET 3

SEE SHEET 3



MIKADO WAY

MIKADO

R1
9443m²

WAY

SEE SHEET 5

R1

LAPIS

SEE SHEET 5

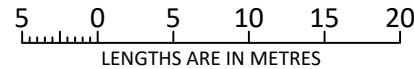
SEE SHEET 2



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SURVEYORS
 REFERENCE
 2101578/22

SCALE
 1 : 500



ORIGINAL SHEET
 SIZE: A3

SHEET 4

LICENSED SURVEYOR: ADRIAN FREEMAN
 VERSION 12, DATE: 24/08/2023

FOUNDATION AVENUE

55

PS908386N

97°29'30" 97°28'50" 116.71
58.99

RESERVE No.1
2578m²

12.01

214.73
277°29'30"

CERULEAN R1 PROMENADE

21.50

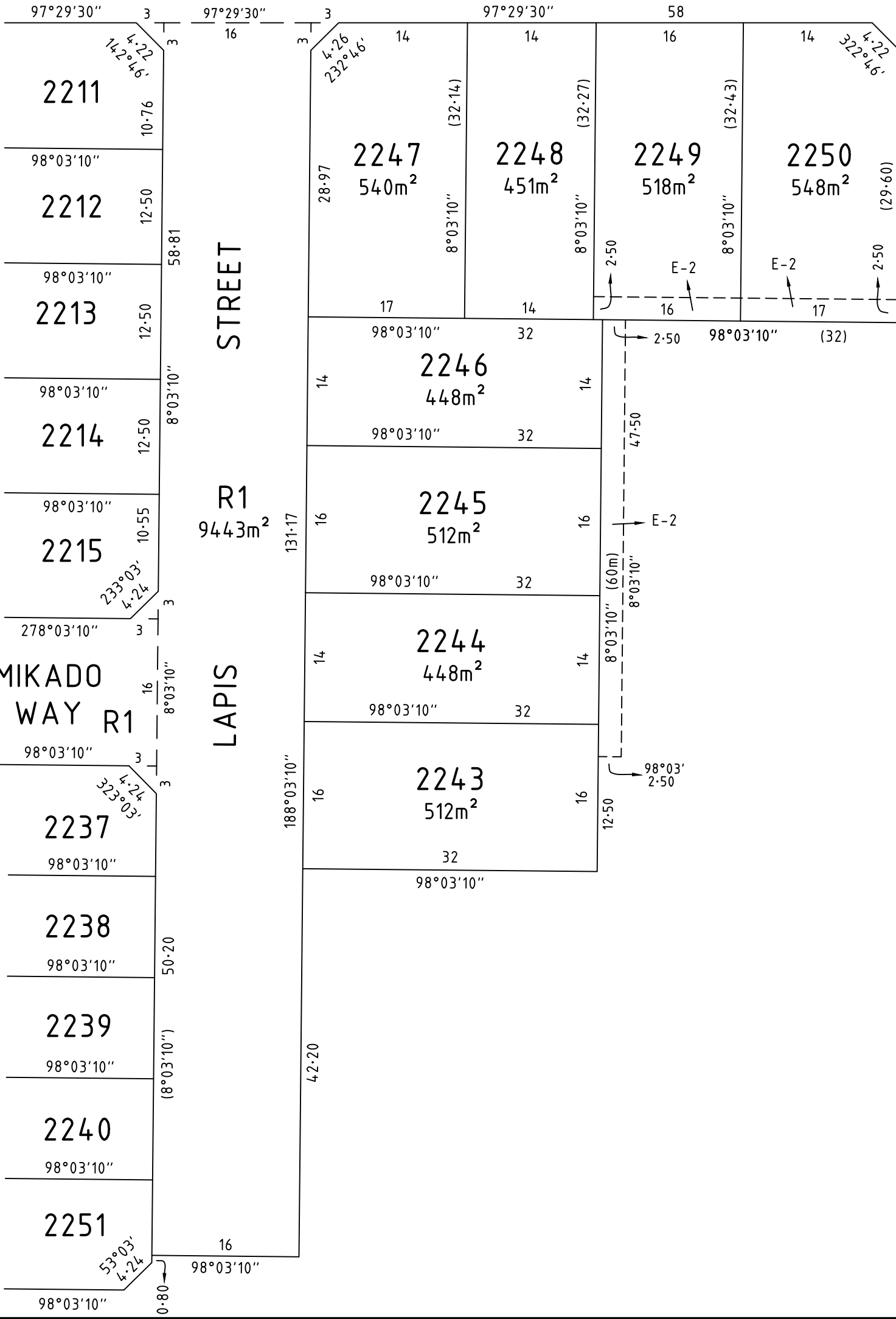
63.11

SEE SHEET 2

SEE SHEET 3

SEE SHEET 3

SEE SHEET 4



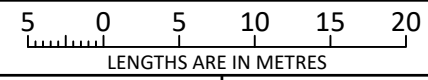
E



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SURVEYORS REF
2101578/22

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 12, DATE: 24/08/2023

CREATION OF RESTRICTION 'A'

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.

LAND TO BENEFIT & TO BE BURDENED:
 BURDENED LAND: LOTS 2201 TO 2210 (BOTH INCLUSIVE) AND 2247 TO 2250 (BOTH INCLUSIVE)
 BENEFITING LAND: LOTS 2201 TO 2210 (BOTH INCLUSIVE) AND 2247 TO 2250 (BOTH INCLUSIVE)

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 'PREMIUM' 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 'PREMIUM' DESIGN GUIDELINES DETAILED IN CONDITION 1.

A COPY OF THE ENDORSED RIVERFIELD '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 'PREMIUM' DESIGN GUIDELINES WILL REQUIRE APPROVAL FROM THE CASEY CITY COUNCIL AND RIVERFIELD DESIGN ASSESSMENT PANEL.

EXPIRY DATE:
 THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'B'

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.

LAND TO BENEFIT & TO BE BURDENED:
 BURDENED LAND: LOTS 2211 TO 2240 (BOTH INCLUSIVE), 2243 TO 2246 (BOTH INCLUSIVE) AND 2251
 BENEFITING LAND: LOTS 2211 TO 2240 (BOTH INCLUSIVE), 2243 TO 2246 (BOTH INCLUSIVE) AND 2251

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 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 DESIGN GUIDELINES DETAILED IN CONDITION 1.

A COPY OF THE ENDORSED RIVERFIELD 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 DESIGN GUIDELINES WILL REQUIRE APPROVAL FROM THE CASEY CITY COUNCIL AND RIVERFIELD DESIGN ASSESSMENT PANEL.

EXPIRY DATE:
 THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'C'

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.

LAND TO BENEFIT & TO BE BURDENED:
 BURDENED LAND: LOTS 2201 TO 2211 (BOTH INCLUSIVE), 2215, 2237 AND 2247 TO 2251 (BOTH INCLUSIVE)
 BENEFITING LAND: LOTS 2201 TO 2211 (BOTH INCLUSIVE), 2215, 2237 AND 2247 TO 2251 (BOTH INCLUSIVE)

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. PA22-0318.

VARIATION:
 CONSENT TO VARY CONDITION 1) OF RESTRICTION 'B' WILL REQUIRE APPROVAL FROM THE RIVERFIELD DESIGN ASSESSMENT PANEL.

EXPIRY DATE:
 THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'D'

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.

LAND TO BENEFIT & TO BE BURDENED:
 BURDENED LAND: LOTS 2211 TO 2215 (BOTH INCLUSIVE)
 BENEFITING LAND: LOTS 2211 TO 2215 (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 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.


CREATION OF RESTRICTION 'E'

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.

LAND TO BENEFIT & TO BE BURDENED:
 BURDENED LAND: LOTS 2237 TO 2240 (BOTH INCLUSIVE) AND 2251
 BENEFITING LAND: LOTS 2237 TO 2240 (BOTH INCLUSIVE) AND 2251

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

 <p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	SURVEYORS REF 2101578/22			ORIGINAL SHEET SIZE: A3	SHEET 6
	LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 12, DATE: 24/08/2023				