
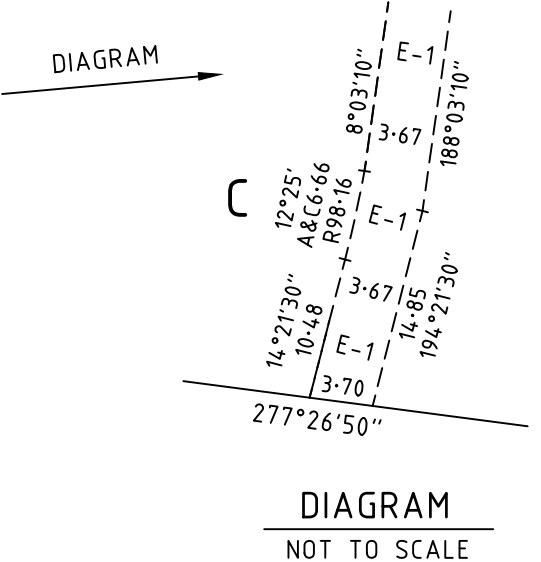
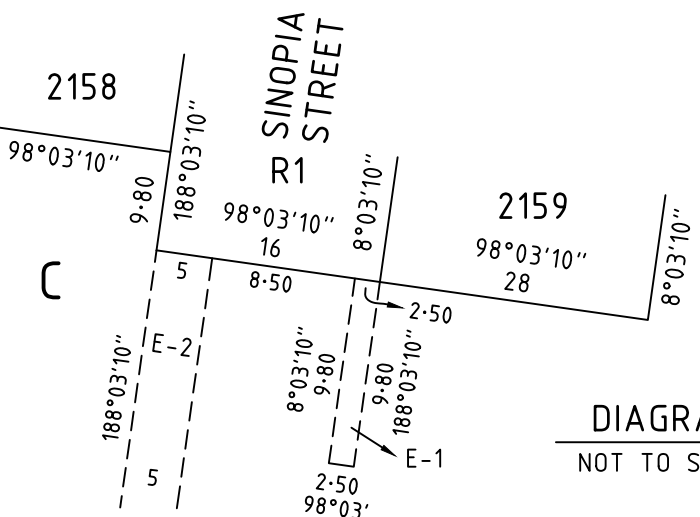
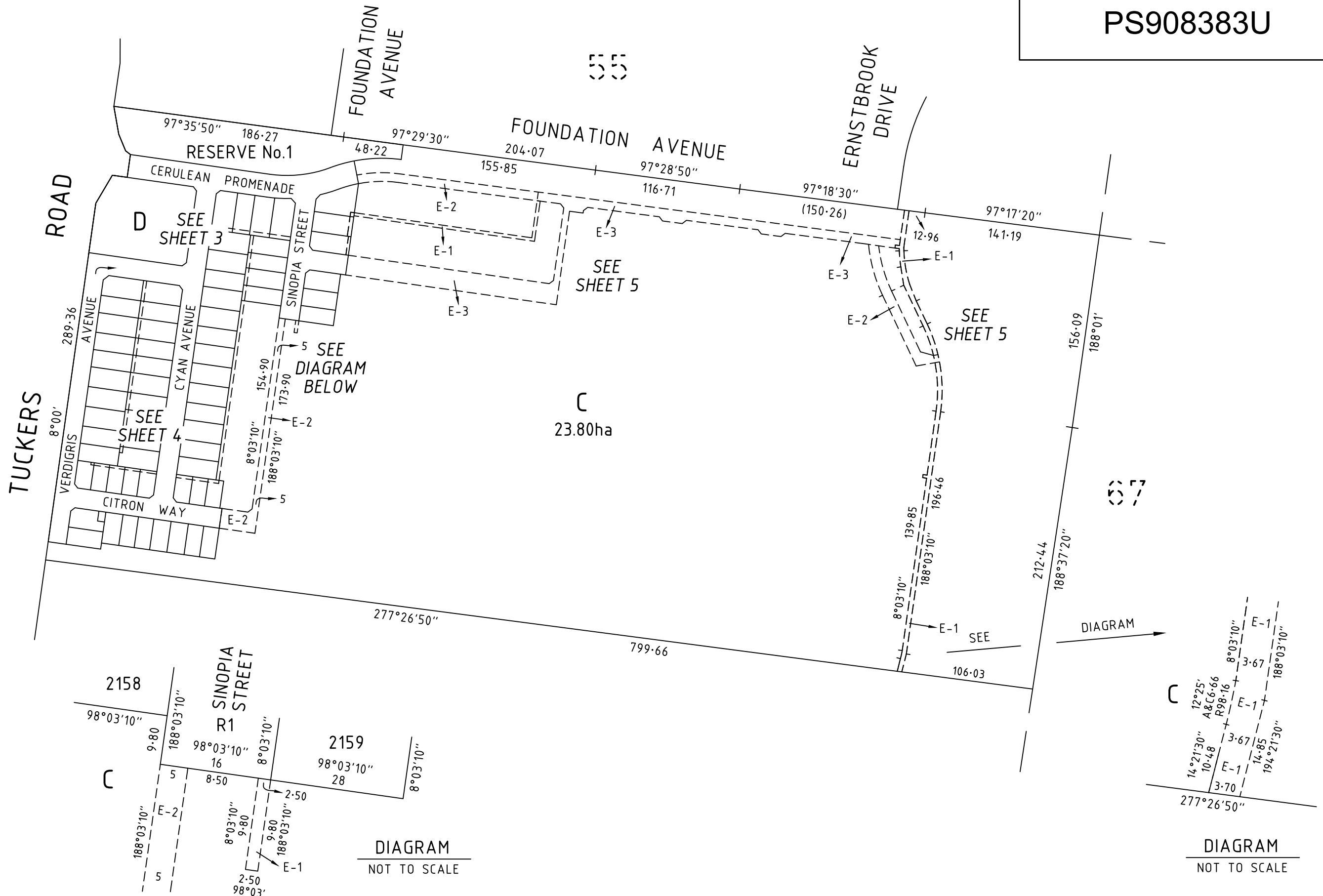


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS908383U</b>
<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE <b>TOWNSHIP:</b> — <b>SECTION:</b> — <b>CROWN ALLOTMENT:</b> 54 (PART) <b>CROWN PORTION:</b> — <b>TITLE REFERENCE:</b> VOL. 12576 FOL. 488  <b>LAST PLAN REFERENCE:</b> PS924637X (LOT B) <b>POSTAL ADDRESS:</b> 40S TUCKERS ROAD (at time of subdivision) CLYDE 3978  <b>MGA CO-ORDINATES:</b> E: 354 950 ZONE: 55 (of approx centre of land in plan) N: 5 778 450 GDA 2020			Council Name: Casey City Council SPEAR Reference Number: S197659B	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 2100 (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 6.	
ROAD R1 RESERVE No.1 RESERVE No.2	CASEY CITY COUNCIL MELBOURNE WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD			
<b>NOTATIONS</b>				
<b>DEPTH LIMITATION: DOES NOT APPLY</b>				
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PA22-0687  <b>SURVEY:</b> 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: Rivefield Square Phase No.: 21 No. of Lots: 64 + Lot C + Lot D PHASE AREA: 5.104ha				
<b>EASEMENT INFORMATION</b>				
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 2101-2110 (BOTH INCLUSIVE), 2112, 2113, 2116-2128 (BOTH INCLUSIVE), 2130, 2131, 2133, 2134, 2135, 2138-2150 (BOTH INCLUSIVE), 2152, 2153, 2155-2161 (BOTH INCLUSIVE), 2163 & 2164				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3 E-2, E-3	SEWERAGE DRAINAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL
 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2101578/21 2101578-21-PS-V12.DWG  Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (12), 13/12/2024, SPEAR Ref: S197659B		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6

MGA2020 ZONE 55



**BW**  
**Beveridge Williams**  
 development & environment consultants  
 Melbourne ph : 03 9524 8888  
 www.beveridgewilliams.com.au

SURVEYORS REFERENCE  
 2101578/21

SCALE 1 : 3000  
 30 0 30 60 90 120  
 LENGTHS ARE IN METRES

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 Surveyor's Plan Version (12),  
 13/12/2024, SPEAR Ref: S197659B

ORIGINAL SHEET SIZE: A3  
 SHEET 2

RESERVE No.1  
7143m<sup>2</sup>

FOUNDATION AVENUE

SEE SHEET 2

MGA2020 ZONE 55

TUCKERS ROAD

VERDIGRIS AVENUE

SEE SHEET 4

CERULEAN AVENUE

CYAN AVENUE

SEE SHEET 4

PROMENADE STREET

SINOPIA STREET

MIKADO WAY

SEE SHEET 2

SEE SHEET 5

SEE SHEET 5

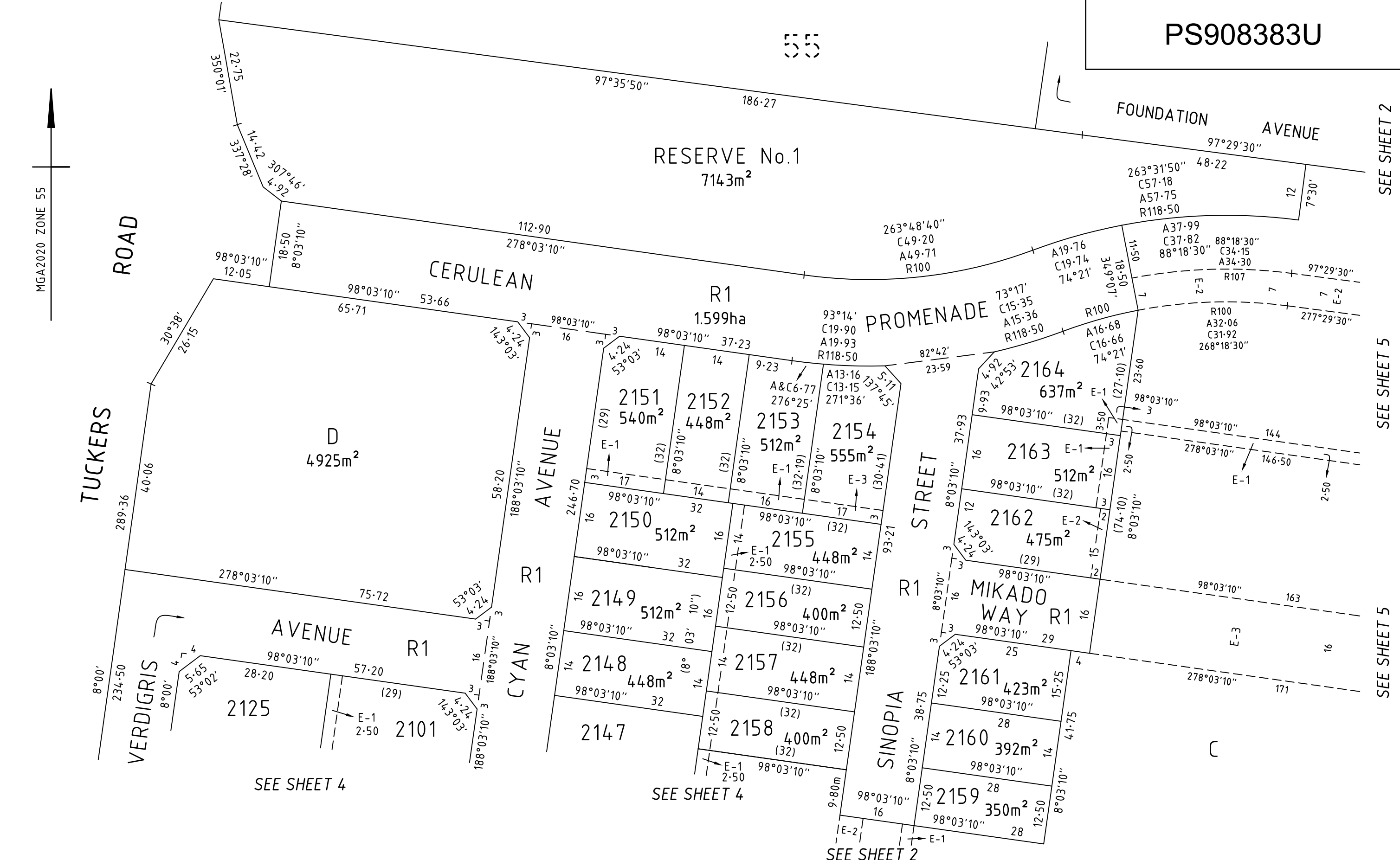
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 development & environment consultants  
 Melbourne ph : 03 9524 8888  
 www.beveridgewilliams.com.au

SURVEYORS REFERENCE  
 2101578/21

SCALE 1 : 750  
 7.5 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3  
 SHEET 3



SEE SHEET 3

PS908383U

SEE SHEET 3

MGA2020 ZONE 55

TUCKERS ROAD

VERDIGRIS AVENUE

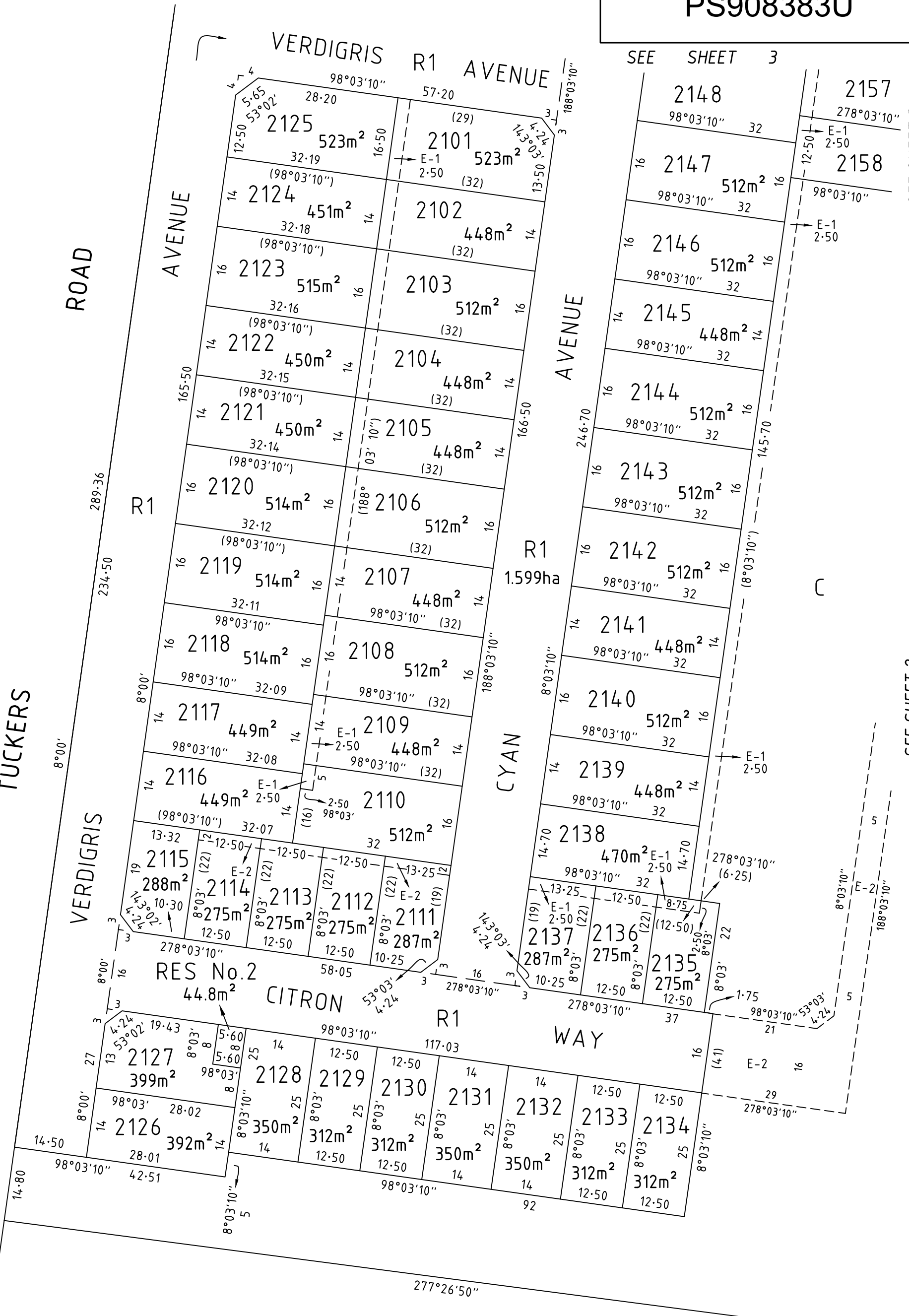
VERDIGRIS AVENUE

VERDIGRIS R1 AVENUE

CYAN AVENUE

CYAN AVENUE

WAY



SEE SHEET 3

SEE SHEET 2

SEE SHEET 2



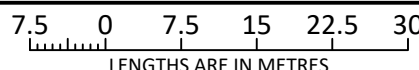
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SURVEYORS REF  
2101578/21

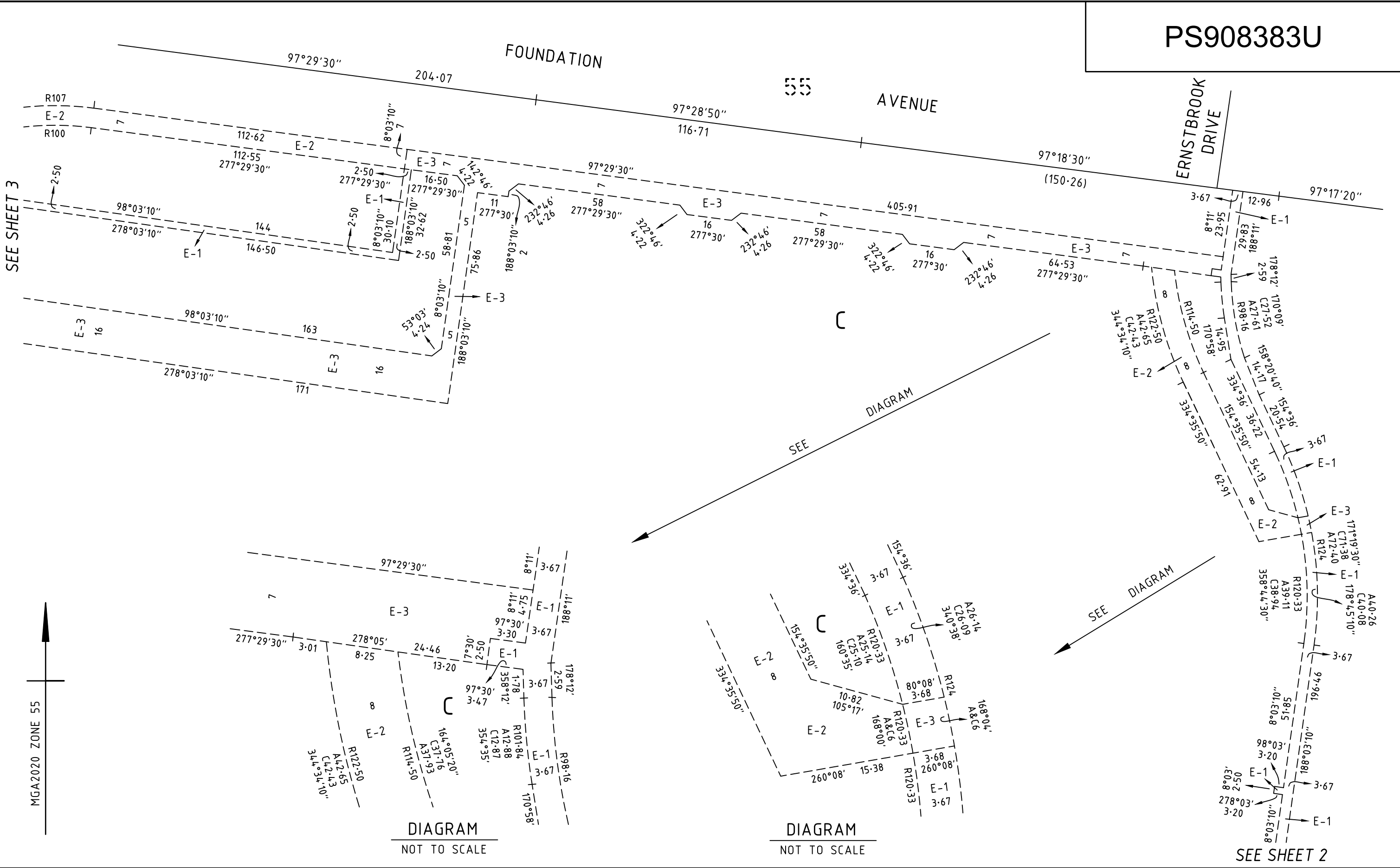
SCALE  
1 : 750



ORIGINAL SHEET  
SIZE: A3

SHEET 4

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,  
Surveyor's Plan Version (12),  
13/12/2024, SPEAR Ref: S197659B



SEE SHEET 3

MGA2020 ZONE 55

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 Melbourne ph : 03 9524 8888  
 www.beveridgewilliams.com.au

SURVEYORS REFERENCE	2101578/21
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SCALE	1 : 1250	12.5 0 12.5 25 37.5 50	LENGTHS ARE IN METRES
Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (12), 13/12/2024, SPEAR Ref: S197659B			

ORIGINAL SHEET SIZE: A3	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 2101 TO 2164 (BOTH INCLUSIVE) ON THIS PLAN  
BENEFITING LAND: LOTS 2101 TO 2164 (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 CITY OF 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](http://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 2111, 2115, 2126, 2127, 2137, 2151 AND 2164 ON THIS PLAN  
BENEFITING LAND: LOTS 2111, 2115, 2126, 2127, 2137, 2151 AND 2164 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 AFTER 31 DECEMBER 2035

### RESTRICTION 'C'

#### LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 2111 to 2115 (BOTH INCLUSIVE) AND 2135 TO 2137 (BOTH INCLUSIVE) ON THIS PLAN  
BENEFITING LAND: LOTS 2111 to 2115 (BOTH INCLUSIVE) AND 2135 TO 2137 (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 AFTER 31 DECEMBER 2035