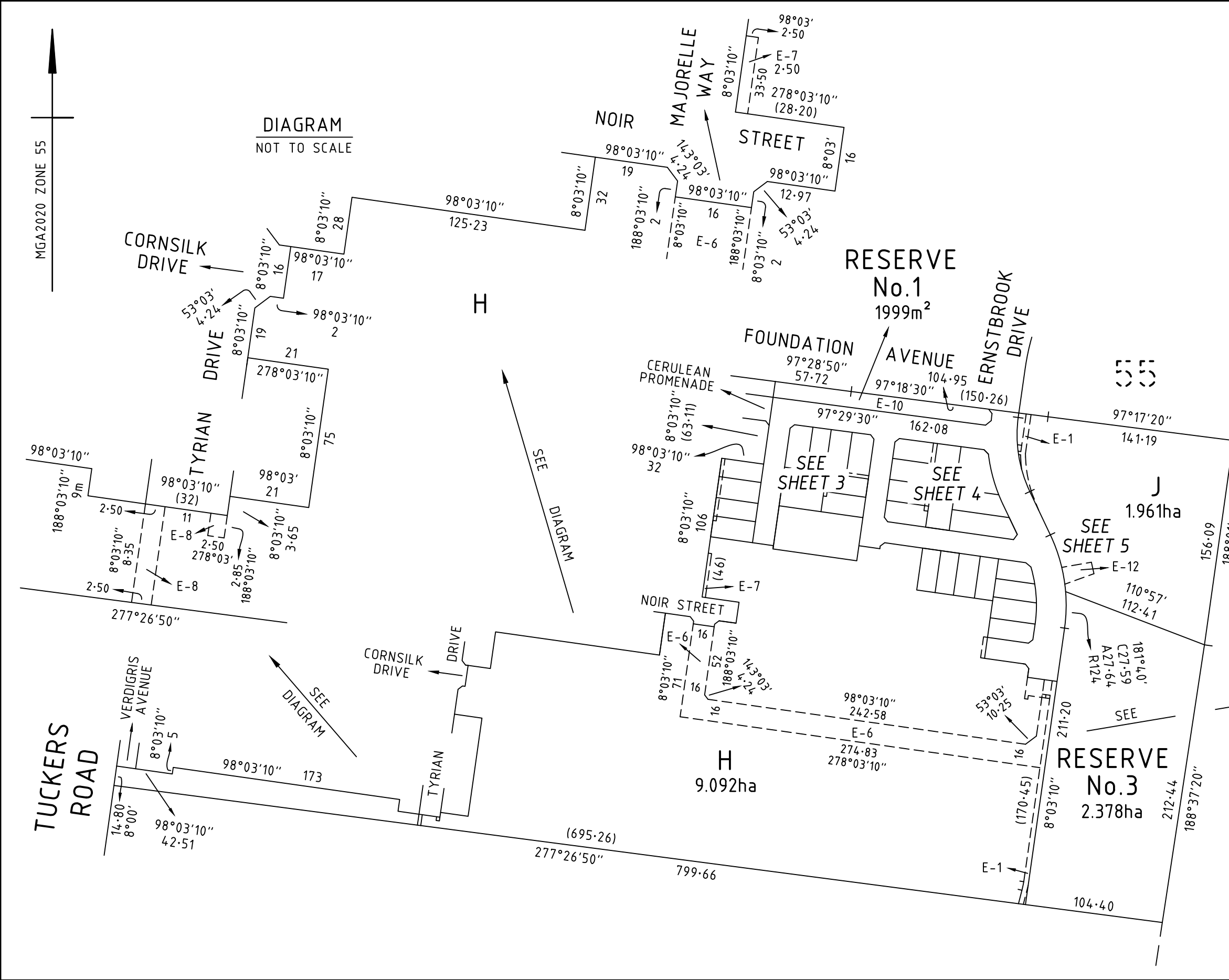


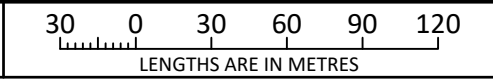
|  |   |   |  |                              |              |  |
|--|---|---|--|------------------------------|--------------|--|
| PLAN OF SUBDIVISION  |   |   | EDITION 1  | PS913549G                    |              |  |
| <div>LOCATION OF LAND</div> <div><div>PARISH:CRANBOURNE</div><div>TOWNSHIP:—</div><div>SECTION:—</div><div>CROWN ALLOTMENT:54 (PART)</div><div>CROWN PORTION:—</div><div>TITLE REFERENCE:VOL. 12608 FOL. 157</div><div>LAST PLAN REFERENCE:PS912249A (LOT G)</div><div>POSTAL ADDRESS:40S TUCKERS ROAD<br/>(at time of subdivision)CLYDE 3978</div><div>MGA CO-ORDINATES: (of approx centre of land in plan)E: 355 470 N: 5 778 540ZONE: 55 GDA 2020</div></div> |   |   | <div>Council Name: Casey City Council</div> <div>SPEAR Reference Number: S200569P</div>  |                              |              |  |
| VESTING OF ROADS AND/OR RESERVES   |   |   | NOTATIONS  |                              |              |  |
| IDENTIFIER   | COUNCIL/BODY/PERSON                                 |   | <div>LOTS 1 TO 2500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.</div> <div>FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS &amp; BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 6.</div> <div>OTHER PURPOSE OF PLAN:</div> <div>1) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-1 ON PS908383U CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN.</div> <div>2) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATE AS E-1 ON PS908383U AND IDENTIFIED AS E-5 ON PS9122494 CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN</div> <div>3) TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED E-2 AND ON PS908383U CONTAINED WITHIN ERNSTBROOK DRIVE AND CERULEAN PROMENADE ON THIS PLAN.</div> <div>4) TO REMOVE THAT PART OF THE DRAINAGE AND SEWERAGE EASEMENT CREATED AS E-3 ON PS908383U WITHIN ERNSTBROOK DRIVE AND CERULEAN PROMENADE ON THIS PLAN.</div> <div>5) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-4 ON PS908386N CONTAINED WITHIN BLACKTHORN RISE ON THIS PLAN.</div> <div>6) TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-6 AND E-5 ON PS912247E CONTAINED WITHIN ERNSTBROOK DRIVE 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  | CASEY CITY COUNCIL                                  |   |  |                              |              |  |
| RESERVE No.1   | CASEY CITY COUNCIL                                  |   |  |                              |              |  |
| RESERVE No.2   | CASEY CITY COUNCIL                                  |   |  |                              |              |  |
| RESERVE No.3   | CASEY CITY COUNCIL                                  |   |  |                              |              |  |
| NOTATIONS  |   |   |  |                              |              |  |
| DEPTH LIMITATION: DOES NOT APPLY   |   |   |  |                              |              |  |
| <div>This is a SPEAR plan.</div> <div>STAGING:</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. PA22-0687</div> <div>SURVEY:</div> <div>This plan is based on survey.</div> <div>This survey has been connected to permanent marks No(s). CRANBOURNE 103, 1661, 1750, 1752, 1772 &amp; 1773 AND SHERWOOD No. 52 &amp; 62</div> <div>In Proclaimed Survey Area No. 71</div>  |   |   |  |                              |              |  |
| <div>Estate: Riverfield Square</div> <div>Phase No.: 25</div> <div>No. of Lots: 29 + Lot H + Lot J</div> <div>Phase Area: 5.589ha</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)   |   |   |  |                              |              |  |
| EASEMENTS AND RIGHTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT FOR SUPPORT PURPOSES THROUGH A RETAINING WALL AFFECT LOTS 2501, 2503 TO 2511 (BOTH INCLUSIVE), 2513, 2514, 2520 AND 2522 TO 2527 (BOTH INCLUSIVE).   |   |   |  |                              |              |  |
| Easement Reference   | Purpose   | Width (Metres)  | Origin   | Land Benefited/In Favour Of  |              |  |
| E-1, E-3, E-5  | SEWERAGE  | SEE DIAG.   | PS908383U  | SOUTH EAST WATER CORPORATION |              |  |
| E-3  | DRAINAGE  | SEE DIAG.   | PS908383U  | CASEY CITY COUNCIL           |              |  |
| E-4  | SEWERAGE  | 2.50  | PS908386N  | SOUTH EAST WATER CORPORATION |              |  |
| E-5, E-6, E-11   | DRAINAGE  | SEE DIAG.   | PS912247E  | CASEY CITY COUNCIL           |              |  |
| E-7  | SEWERAGE  | SEE DIAG.   | PS912247E  | SOUTH EAST WATER CORPORATION |              |  |
| E-8  | SEWERAGE  | 2.50  | PS912249A  | SOUTH EAST WATER CORPORATION |              |  |
| E-2, E-12  | DRAINAGE  | SEE DIAG.   | THIS PLAN  | CASEY CITY COUNCIL           |              |  |
| E-2, E-9, E-11   | SEWERAGE  | SEE DIAG.   | THIS PLAN  | SOUTH EAST WATER CORPORATION |              |  |
| E-10   | DRAINAGE, FLOODWAY & WETLANDS (REFER TO MCP AA2741) | SEE DIAG.   | THIS PLAN  | MELBOURNE WATER CORPORATION  |              |  |
| <div><div>BWB</div><div>Beveridge Williams</div><div>development &amp; environment consultants</div><div>Melbourne ph : 03 9524 8888</div><div>www.beveridgewilliams.com.au</div></div>  |   | SURVEYORS FILE REF: 2101578/25 2101578-25-PS-V15.DWG  |  | ORIGINAL SHEET SIZE: A3      | SHEET 1 OF 6 |  |
|  |   | Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (15), 04/06/2025, SPEAR Ref: S200569P |  |                              |              |  |

PS913549G



SURVEYORS  
REFERENCE  
2101578/25

SCALE  
1 : 3000



Digitally signed by: ADRIAN JAMES FREEMAN, Licensed  
Surveyor,  
Surveyor's Plan Version (15),  
04/06/2025, SPEAR Ref: S200569P

ORIGINAL SHEET  
SIZE: A3

|         |
|---------|
| SHEET 2 |
|---------|

PS913549G

AVENUE

 $1999\text{m}^2$ 

162.08

277°29'30"

1.294ha

SEE SHEET 4

CERULEAN

VIEW

R1

# CARMINE

CERISE  
AVENUE  
R1

RESERVE No.2

 $2112\text{m}^2$ 

SEE SHEET 2



# Beveridge Williams

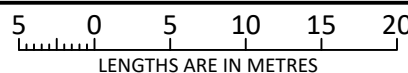
development &amp; environment consultants

Melbourne ph : 03 9524 8888

[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

SURVEYORS REF  
2101578/25

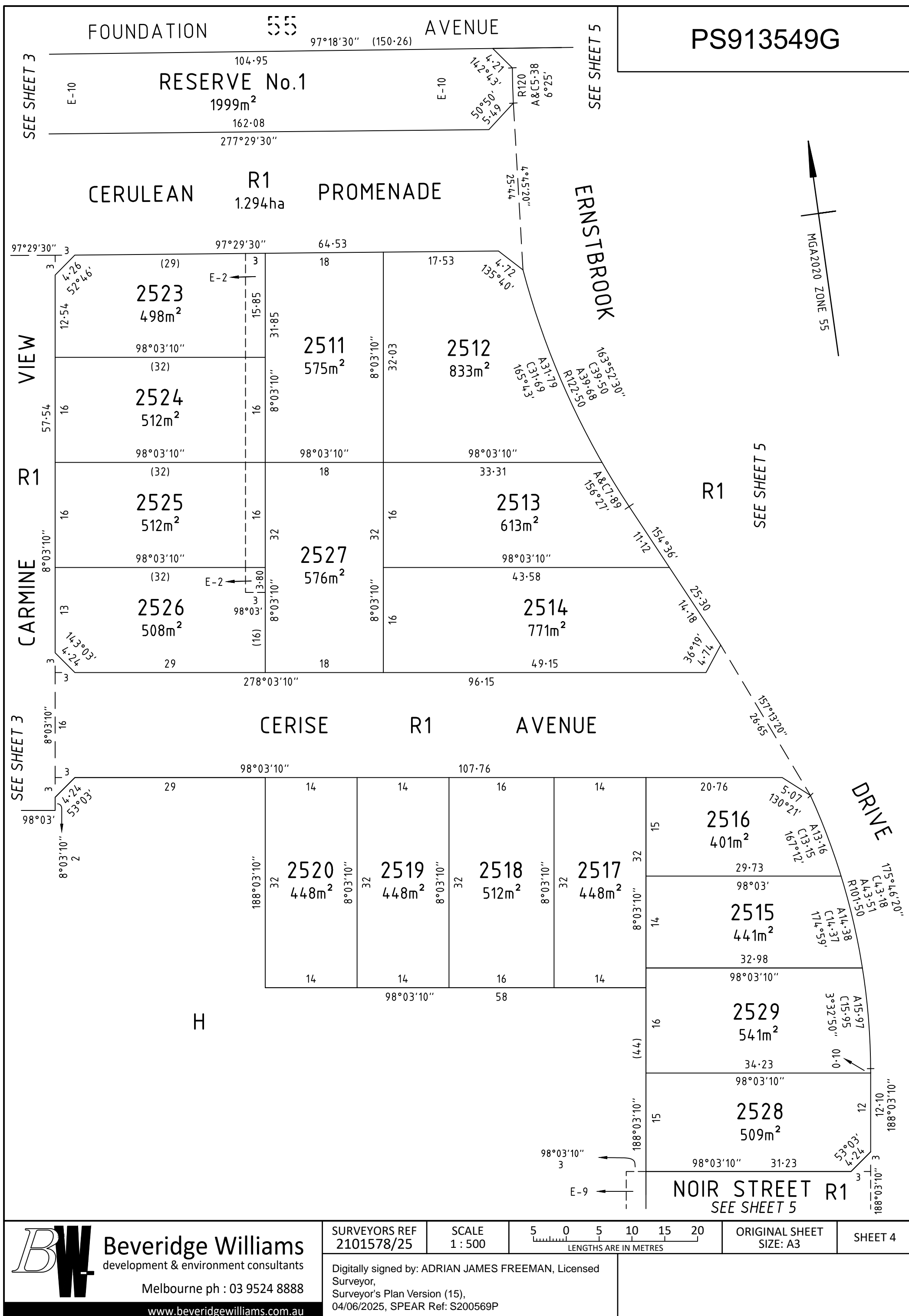
SCALE  
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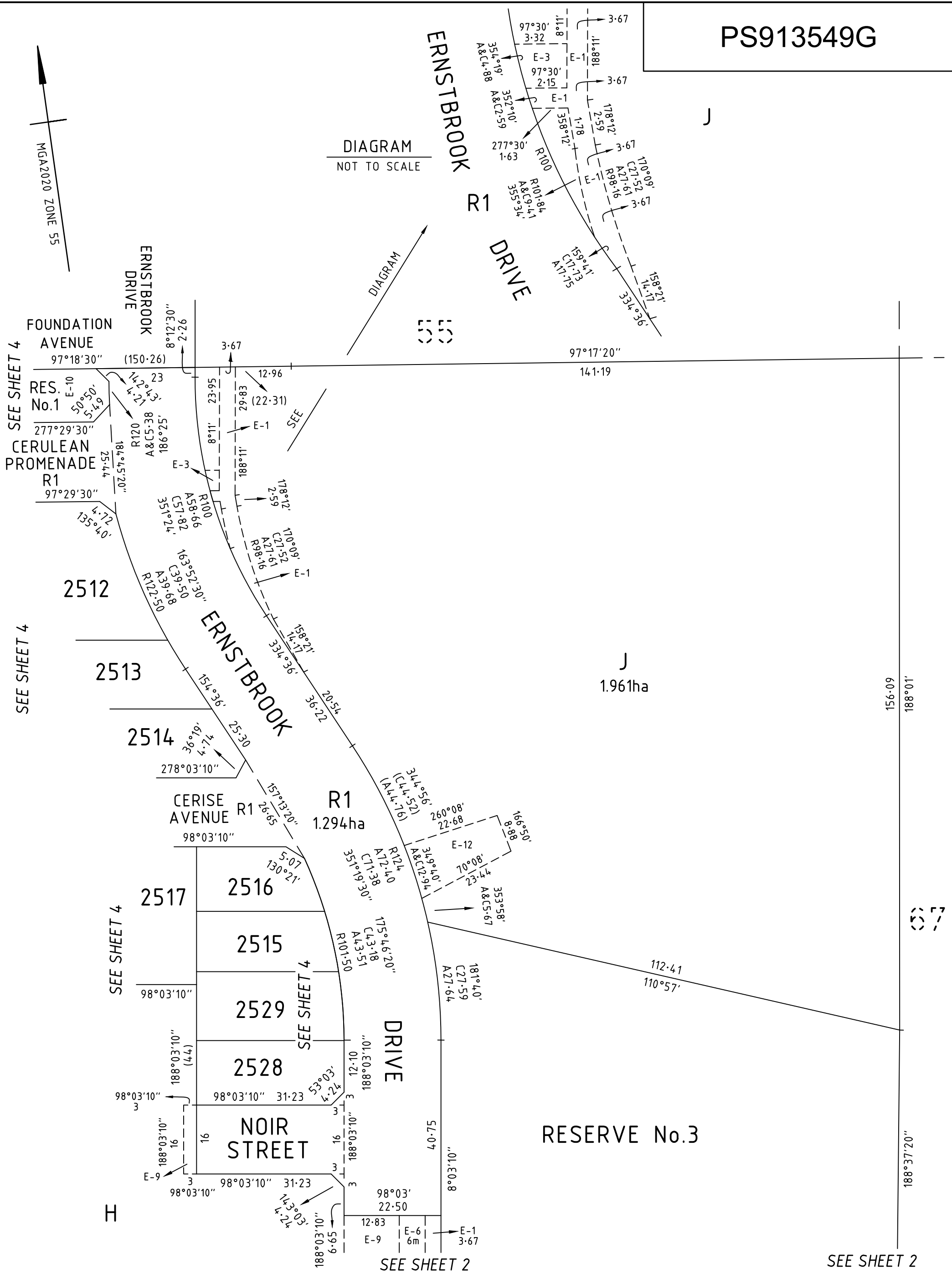


ORIGINAL SHEET  
SIZE: A3

SHEET 3

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Surveyor,  
Surveyor's Plan Version (15),  
04/06/2025. SPEAR Ref: S200569P





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 2501 TO 2529 (BOTH INCLUSIVE) ON THIS PLAN  
BENEFITING LAND: LOTS 2501 TO 2529 (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](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 '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 AFTER 31 DECEMBER 2035.

RESTRICTION 'B'

LAND TO BENEFIT & TO BE BURDENED:  
BURDENED LAND: LOTS 2501, 2503 TO 2520 (BOTH INCLUSIVE) AND 2522 TO 2529 (BOTH INCLUSIVE) ON THIS PLAN  
BENEFITING LAND: LOTS 2501, 2503 TO 2520 (BOTH INCLUSIVE) AND 2522 TO 2529 (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 AFTER 31 DECEMBER 2035.

RESTRICTION 'C'

LAND TO BENEFIT & TO BE BURDENED:  
BURDENED LAND: LOTS 2502 AND 2521 ON THIS PLAN  
BENEFITING LAND: LOTS 2502 AND 2521 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 AFTER 31 DECEMBER 2045.