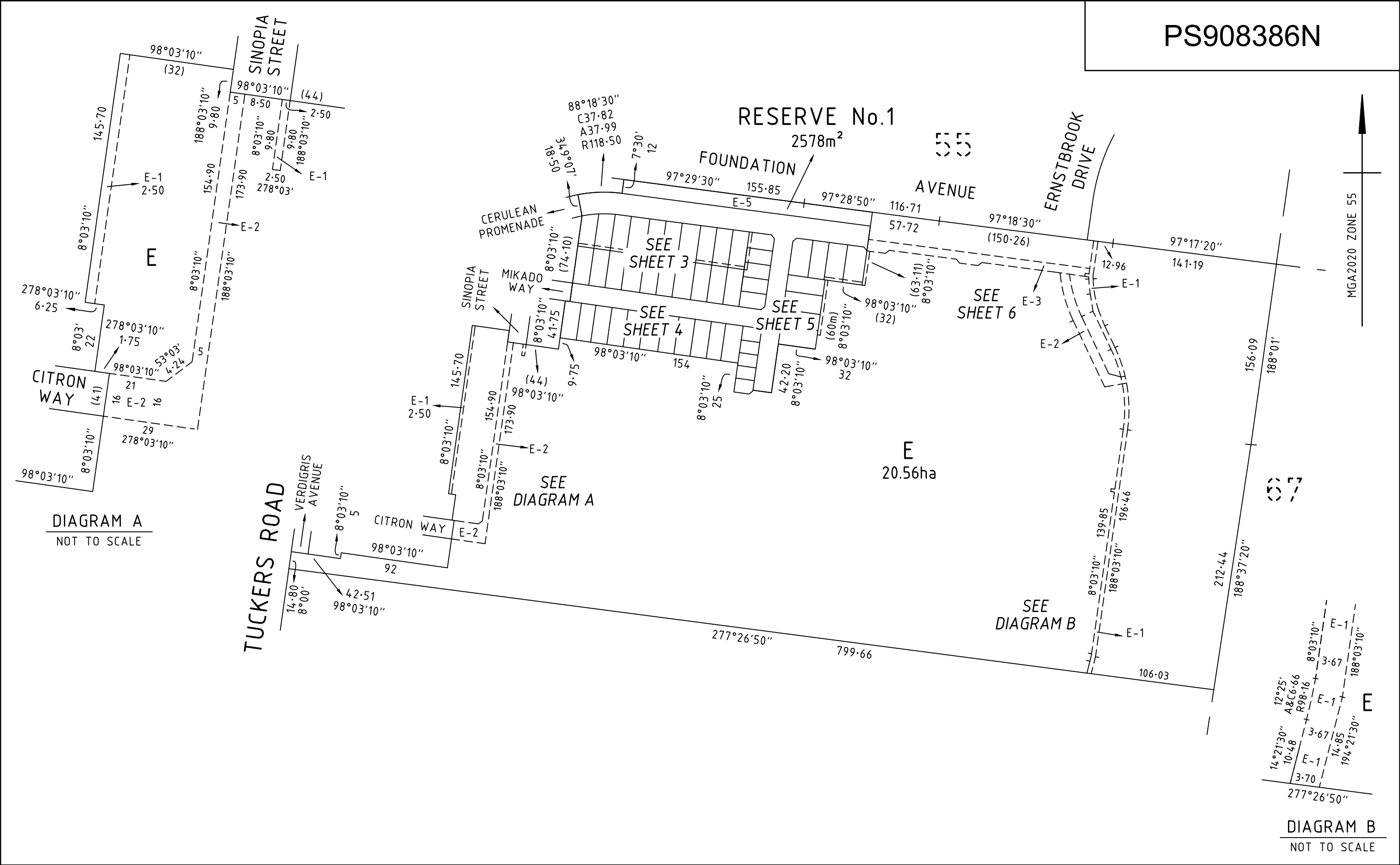
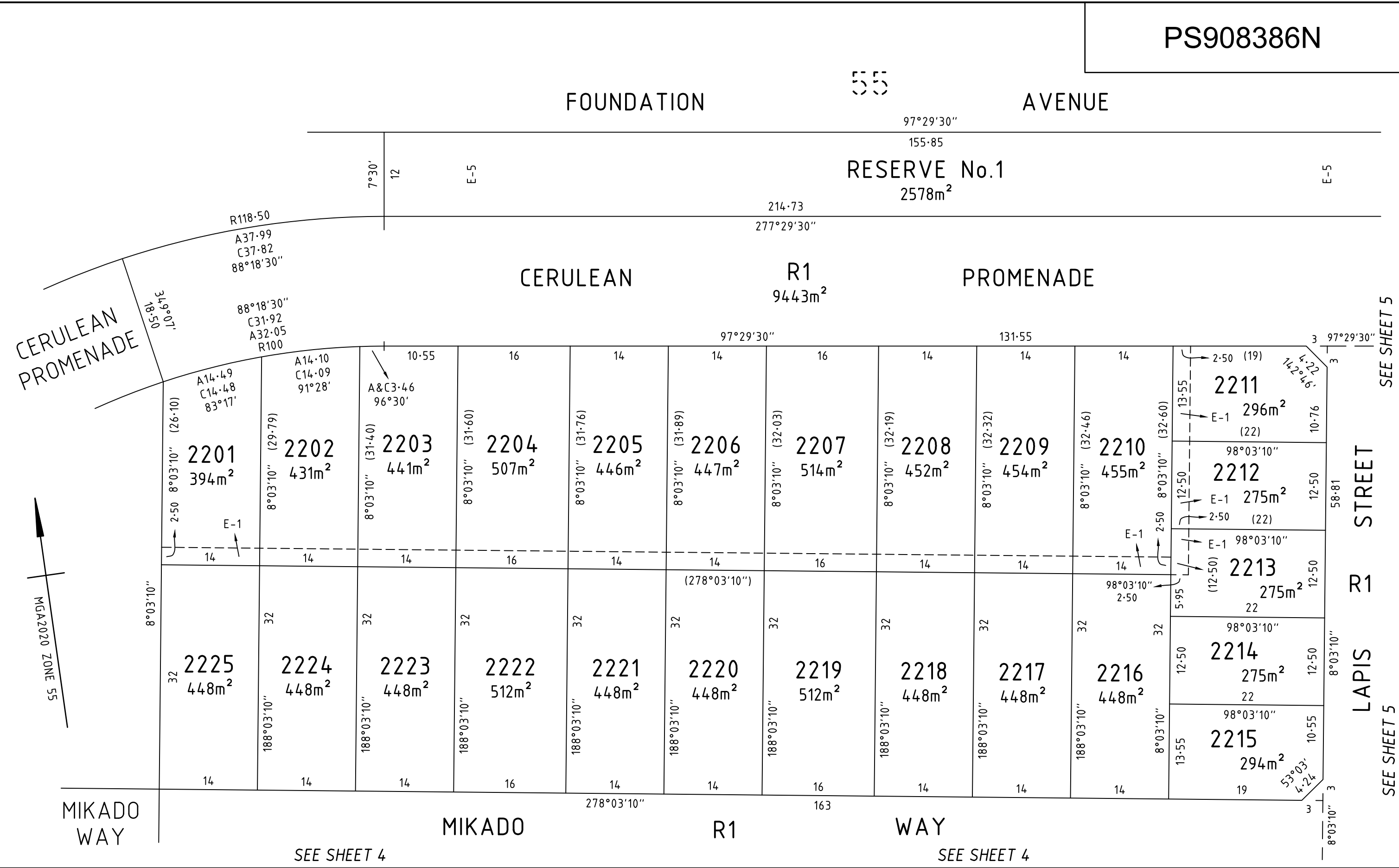


PLAN OF SUBDIVISION			EDITION 1		PS908386N	
<div>LOCATION OF LAND</div> <div><div>PARISH:CRANBOURNE</div><div>TOWNSHIP:—</div><div>SECTION:—</div><div>CROWN ALLOTMENT:54 (PART)</div><div>CROWN PORTION:—</div><div>TITLE REFERENCE:VOL. 12590 FOL. 283</div><div>LAST PLAN REFERENCE:PS908383U (LOT C)</div><div>POSTAL ADDRESS:40S TUCKERS ROAD (at time of subdivision)CLYDE 3978</div><div>MGA CO-ORDINATES:(of approx centre of land in plan)E: 355 240 N: 5 778 550ZONE: 55 GDA 2020</div></div>			<div>Council Name: Casey City Council</div> <div>SPEAR Reference Number: S197669T</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS 1 TO 2200 (BOTH INCLUSIVE), 2241 AND 2242 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 &amp; BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 7.</div> <div>OTHER PURPOSE OF PLAN:<div>TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-2 ON PS908383U CONTAINED WITHIN CERULEAN PROMENADE ON THIS PLAN.</div><div>TO REMOVE THAT PART OF THE DRAINAGE &amp; SEWERAGE EASEMENT CREATED AS E-3 ON PS908383U CONTAINED WITHIN MIKADO WAY, LAPIS STREET AND CERULEAN PROMENADE ON THIS PLAN.</div></div> <div>GROUND'S FOR REMOVAL OF EASEMENT:<div>AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</div></div>		
ROAD R1 RESERVE No.1		CASEY CITY COUNCIL CASEY CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION: DOES NOT APPLY						
<div>This is a SPEAR plan.</div> <div>STAGING:<div>This is not a staged subdivision.</div><div>Planning Permit No. PA22-0687</div></div> <div>SURVEY:<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>						
<div>Estate: Riverfield Square</div> <div>Phase No.: 22</div> <div>No. of Lots: 49 + Lot E</div> <div>PHASE AREA: 3.239ha</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 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-3 E-2, E-3 E-4 E-5	SEWERAGE DRAINAGE SEWERAGE DRAINAGE, FLOODWAY & WETLANDS (REFER TO MCP AA2741)	SEE DIAG SEE DIAG 2.50 SEE DIAG.	PS908383U PS908383U THIS PLAN THIS PLAN	SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION MELBOURNE WATER CORPORATION		
<div><div>BW</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: 2101578/22 2101578-22-PS-V14.DWG		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
		Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (14), 21/01/2025, SPEAR Ref: S197669T				

PS908386N





SEE SHEET 3

SEE SHEET 3

SEE SHEET 5

STREET

R1

LAPIS

SEE SHEET 5

MG2020 ZONE 55

MIKADO  
WAY

MIKADO

R1  
9443m<sup>2</sup>

WAY

2225  
14

2224  
14

2223  
14

2222  
16

2221  
14

2220  
14

2219  
16

2218  
14

2217  
14

2216  
14

2215  
19

2226  
448m<sup>2</sup>

2227  
400m<sup>2</sup>

2228  
448m<sup>2</sup>

2229  
448m<sup>2</sup>

2230  
448m<sup>2</sup>

2231  
512m<sup>2</sup>

2232  
448m<sup>2</sup>

2233  
448m<sup>2</sup>

2234  
448m<sup>2</sup>

2235  
400m<sup>2</sup>

2236  
480m<sup>2</sup>

2237  
188m<sup>2</sup>

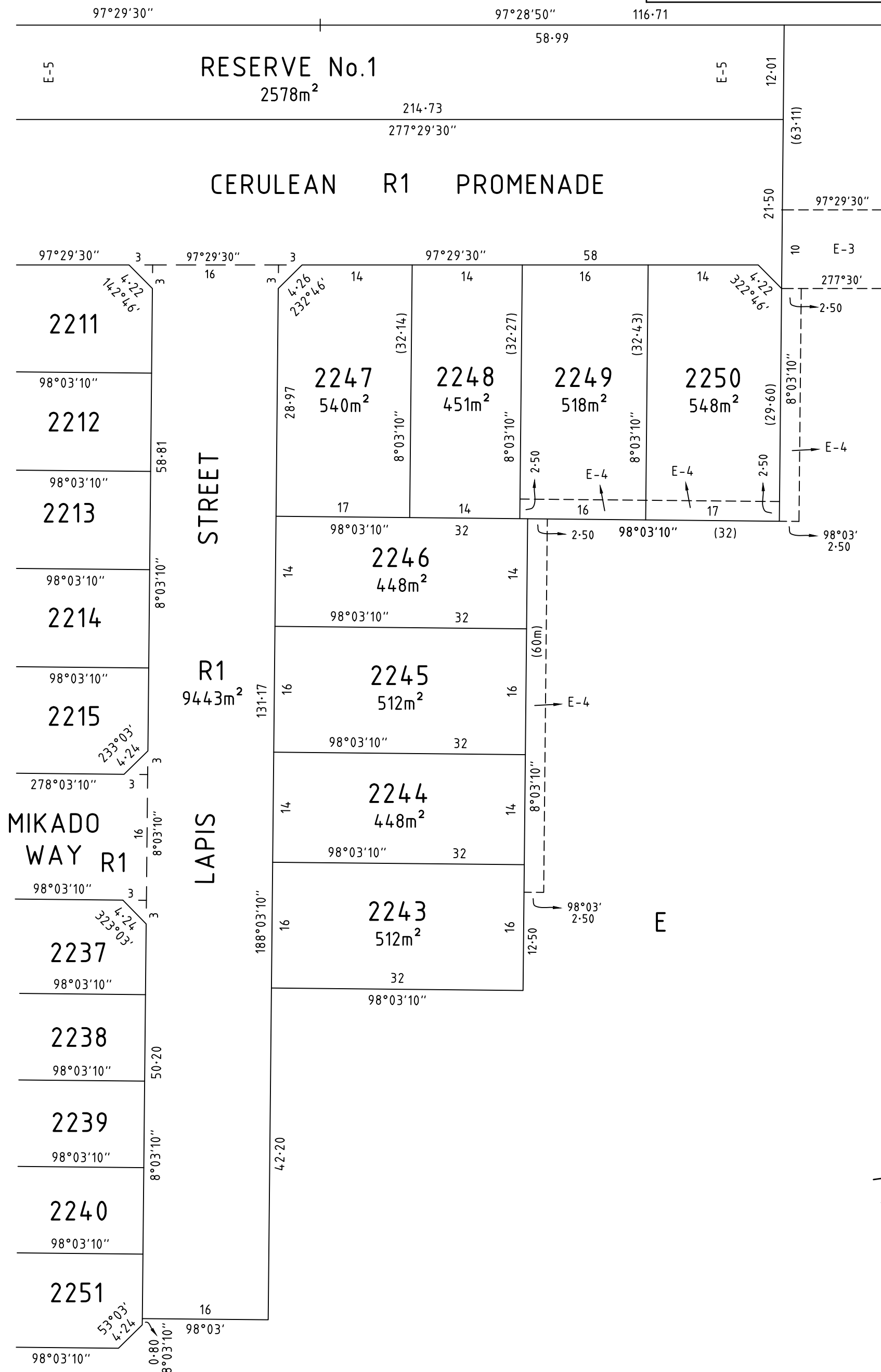
2238  
176m<sup>2</sup>

2239  
176m<sup>2</sup>

2240  
176m<sup>2</sup>

2251  
188m<sup>2</sup>

SEE SHEET 2



# Beveridge Williams

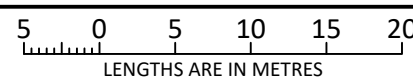
development & environment consultants

Melbourne ph : 03 9524 8888

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

SURVEYORS REF  
2101578/22

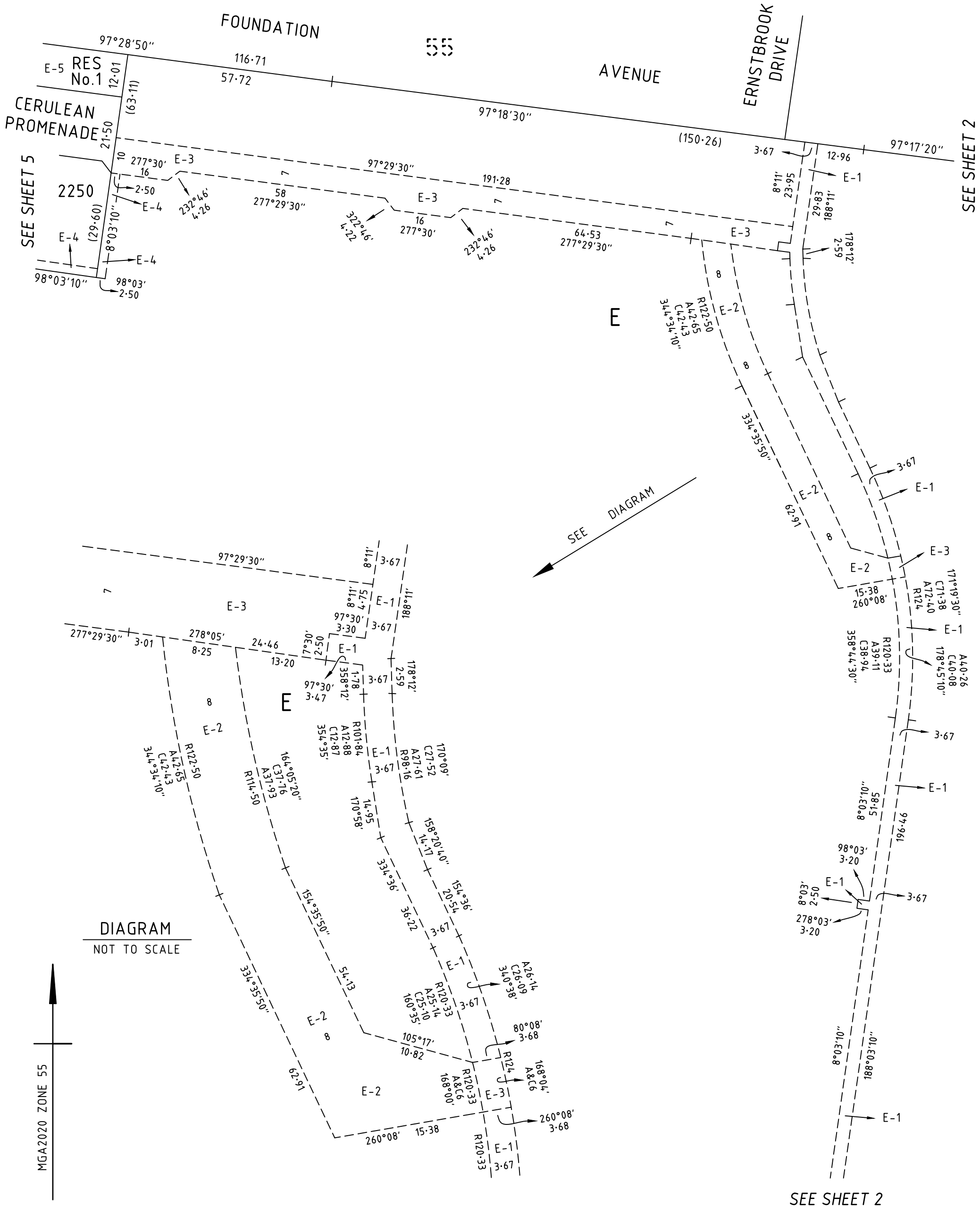
SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 5

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed  
Surveyor,  
Surveyor's Plan Version (14),  
21/01/2025, SPEAR Ref: S197669T



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 2201 TO 2210 (BOTH INCLUSIVE) AND 2247 TO 2250 (BOTH INCLUSIVE) ON THIS PLAN  
BENEFITING LAND: LOTS 2201 TO 2210 (BOTH INCLUSIVE) AND 2247 TO 2250 (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 2211 TO 2240 (BOTH INCLUSIVE), 2243 TO 2246 (BOTH INCLUSIVE) AND 2251 ON THIS PLAN  
BENEFITING LAND: LOTS 2211 TO 2240 (BOTH INCLUSIVE), 2243 TO 2246 (BOTH INCLUSIVE) AND 2251 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. PA22-0687;  
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 'B' 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 ‘C’

LAND TO BENEFIT & TO BE BURDENED:  
BURDENED LAND: LOTS 2201 TO 2211 (BOTH INCLUSIVE), 2215, 2237 AND 2247 TO 2251 (BOTH INCLUSIVE) ON THIS PLAN  
BENEFITING LAND: LOTS 2201 TO 2211 (BOTH INCLUSIVE), 2215, 2237 AND 2247 TO 2251 (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  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 ‘D’

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 AFTER 31 DECEMBER 2035.

RESTRICTION ‘E’

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 AFTER 31 DECEMBER 2035.