
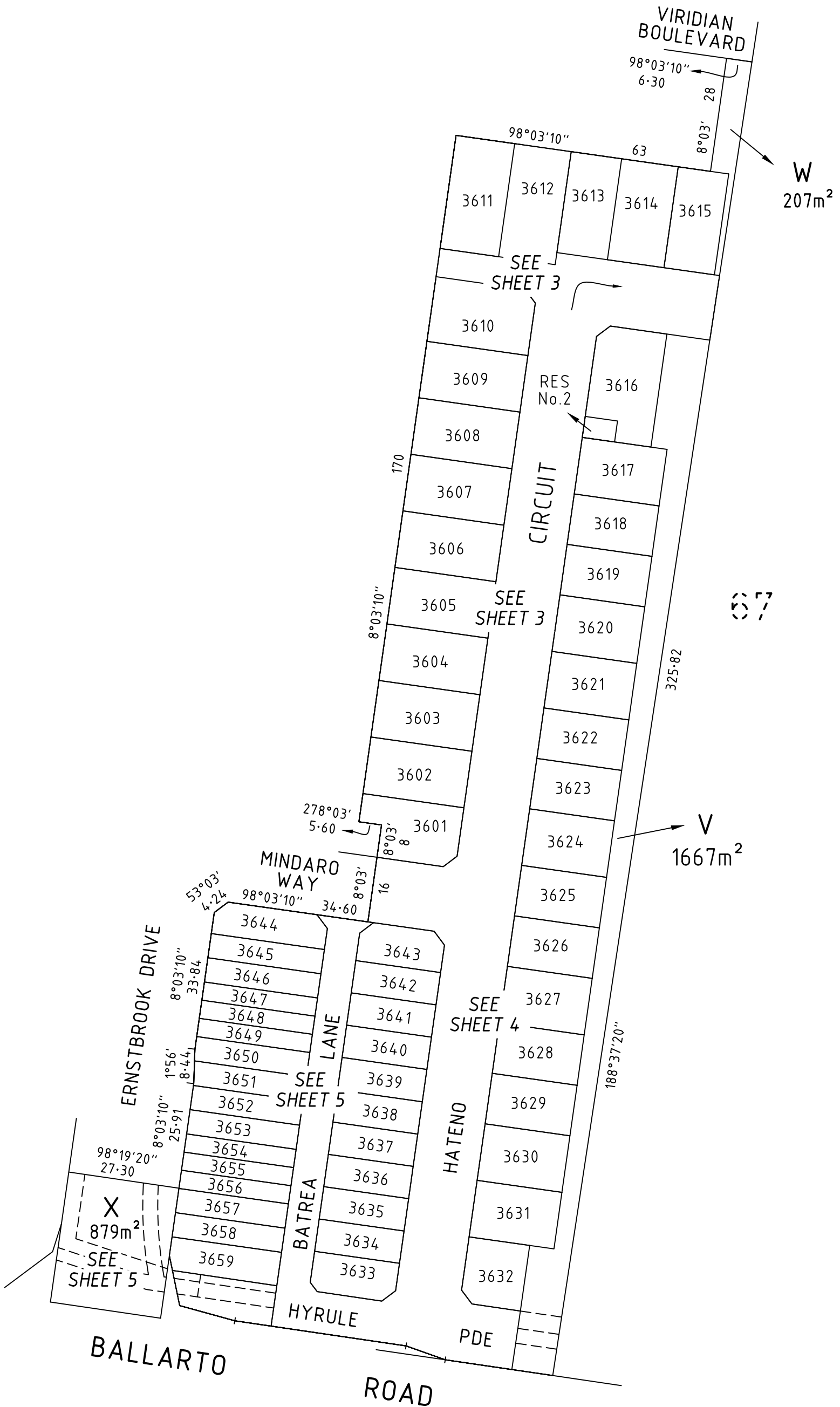


<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>		<b>PS933897T</b>	
<b>LOCATION OF LAND</b>		Council Name: Casey City Council SPEAR Reference Number: S255783J			
<b>PARISH:</b>	<b>CRANBOURNE</b>				
<b>TOWNSHIP:</b>	—				
<b>SECTION:</b>	—				
<b>CROWN ALLOTMENT:</b>	<b>54 (PART)</b>				
<b>CROWN PORTION:</b>	—				
<b>TITLE REFERENCE:</b>	<b>VOL. FOL.</b>				
<b>LAST PLAN REFERENCE:</b>	<b>PS933889S (LOT U)</b>				
<b>POSTAL ADDRESS:</b> (at time of subdivision)	<b>1675S BALLARTO ROAD CLYDE 3978</b>				
<b>MGA CO-ORDINATES:</b> (of approx centre of land in plan)	E: 355 570 N: 5 777 860	ZONE: 55 GDA 2020			
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>		LOTS 1 TO 3600 (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 CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD				
<b>NOTATIONS</b>			<b>OTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-1 ON PS927164A AND CONTAINED WITHIN HYRULE PARADE ON THIS PLAN.		
<b>DEPTH LIMITATION: DOES NOT APPLY</b>			<b>GROUNDS FOR REMOVAL OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)		
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PA22-0318 <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: Riverfield Square Phase No.: 36 No. of Lots: 59 + Lot V + W + X PHASE AREA: 2.134ha					
<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 BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 3633 TO 3659 (BOTH INCLUSIVE) EXCEPT THOSE FOR SEWERAGE AND WATER SUPPLY. EASEMENTS AND RIGHTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT FOR SUPPORT PURPOSES THROUGH A RETAINING WALL AFFECT LOTS 3617 TO 3632 (BOTH INCLUSIVE).					
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited/In Favour Of</b>	
E-1, E-3, E-11 E-2, E-3, E-4	SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG. SEE DIAG.	PS927164A THIS PLAN	SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION	
E-3, E-4, E-5 E-4	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION	
E-11, E-12	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS931750M	SOUTH EAST WATER CORPORATION	
 <b>Beveridge Williams</b> Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2101578/36 2101578-36-PS-V8.DWG Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (8), 16/06/2026, SPEAR Ref: S255783J		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6

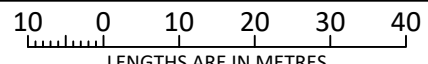
MGA2020 ZONE 55



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

SURVEYORS REF  
2101578/36

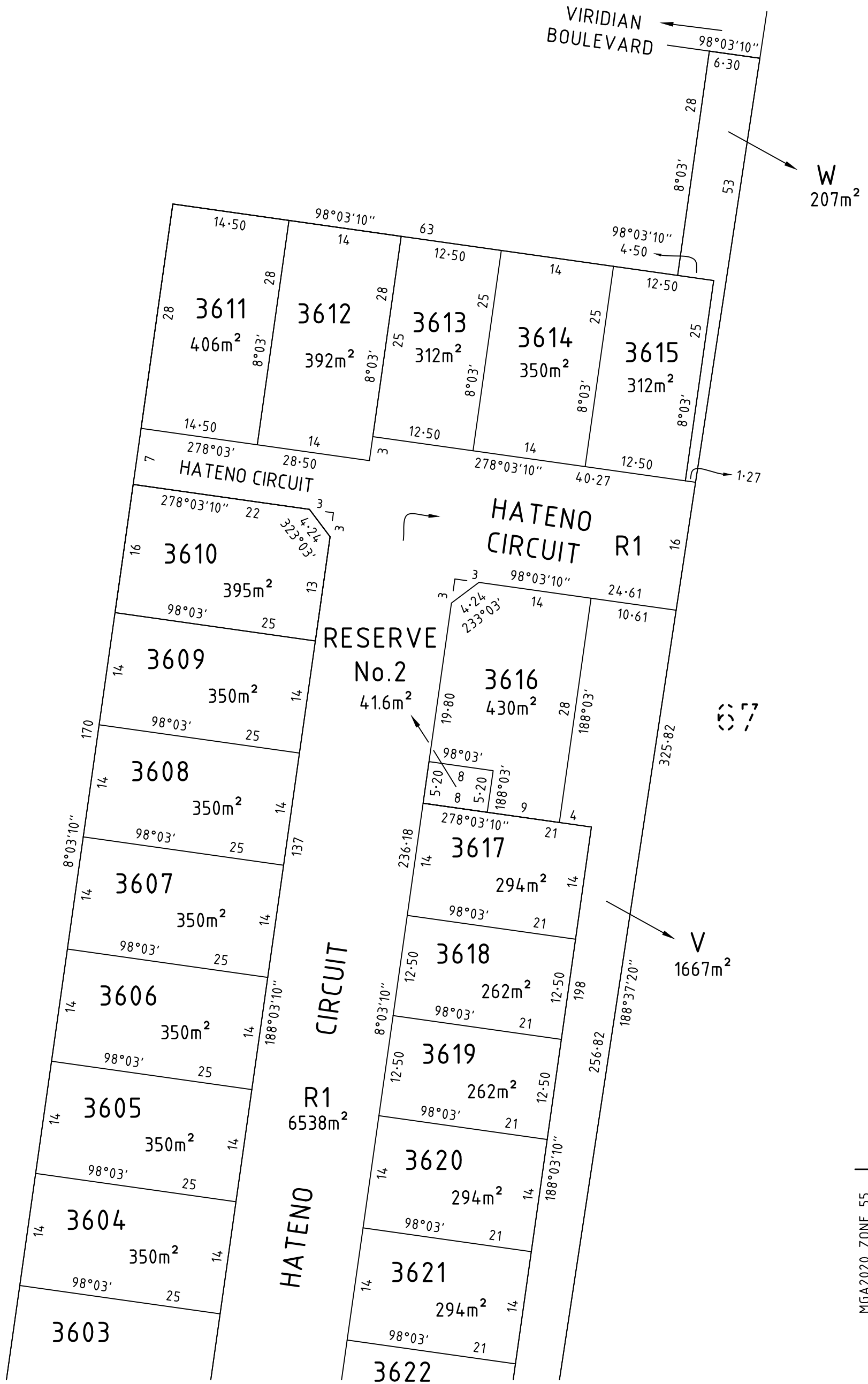
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ORIGINAL SHEET  
SIZE: A3

SHEET 2

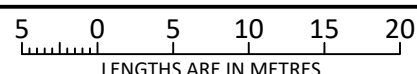
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2101578/36

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

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PS933897T

MGA2020 ZONE 55



SEE SHEET 3

SEE SHEET 3

3604

3603

3602

3601

3621

3622

3623

3624

3625

3626

3627

3628

3629

3630

3631

3632

MINDARO WAY R1

WAY

MINDARO

CIRCUIT

R1  
6538m<sup>2</sup>

HATENO

V  
1667m<sup>2</sup>

DRIVE

LANE

BATREA

HYRULE R1

PARADE

ROAD

BALLARTO

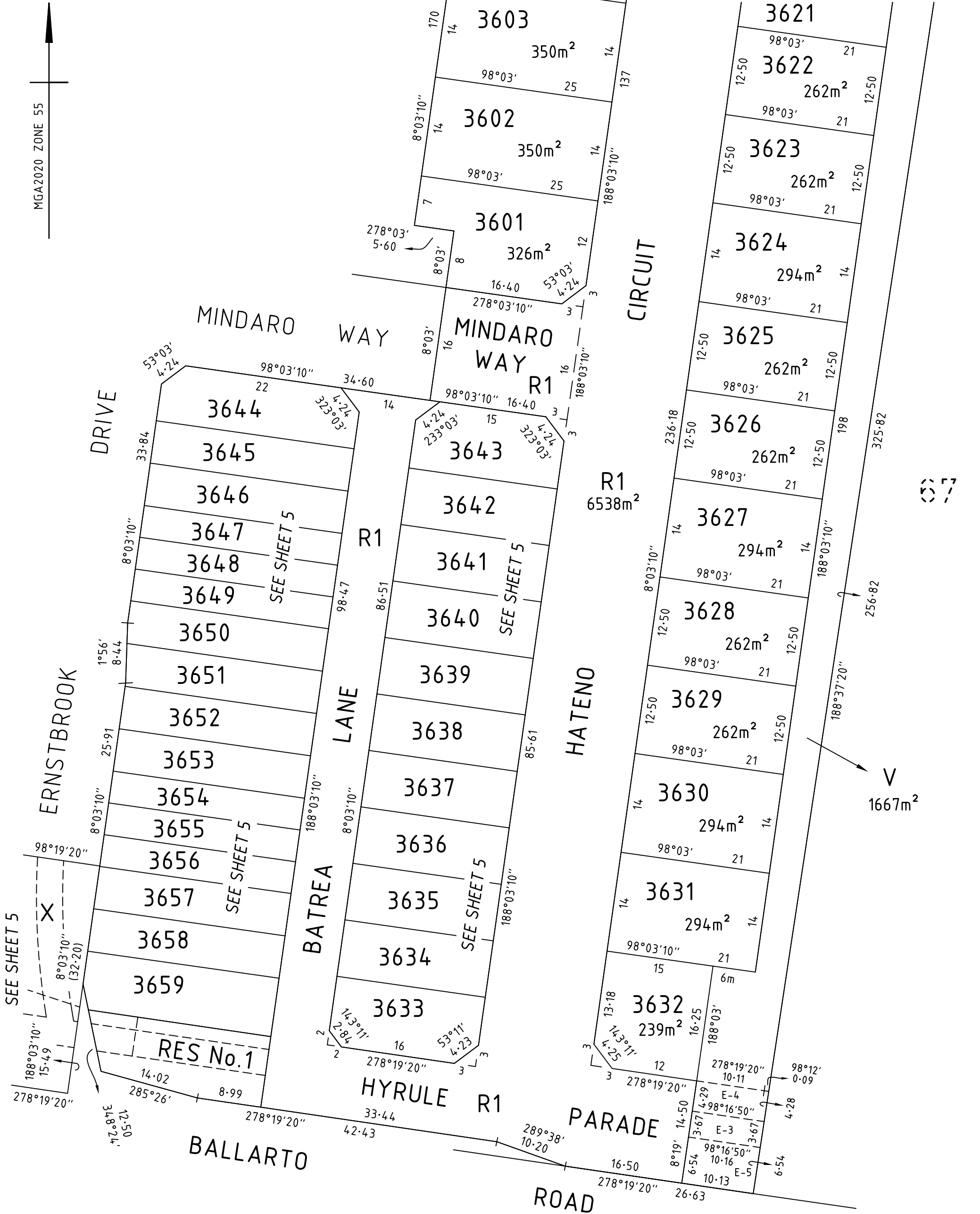
SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

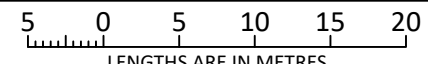
RES No.1



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 Melbourne ph : 03 9524 8888  
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SURVEYORS REF  
2101578/36

SCALE  
1 : 500

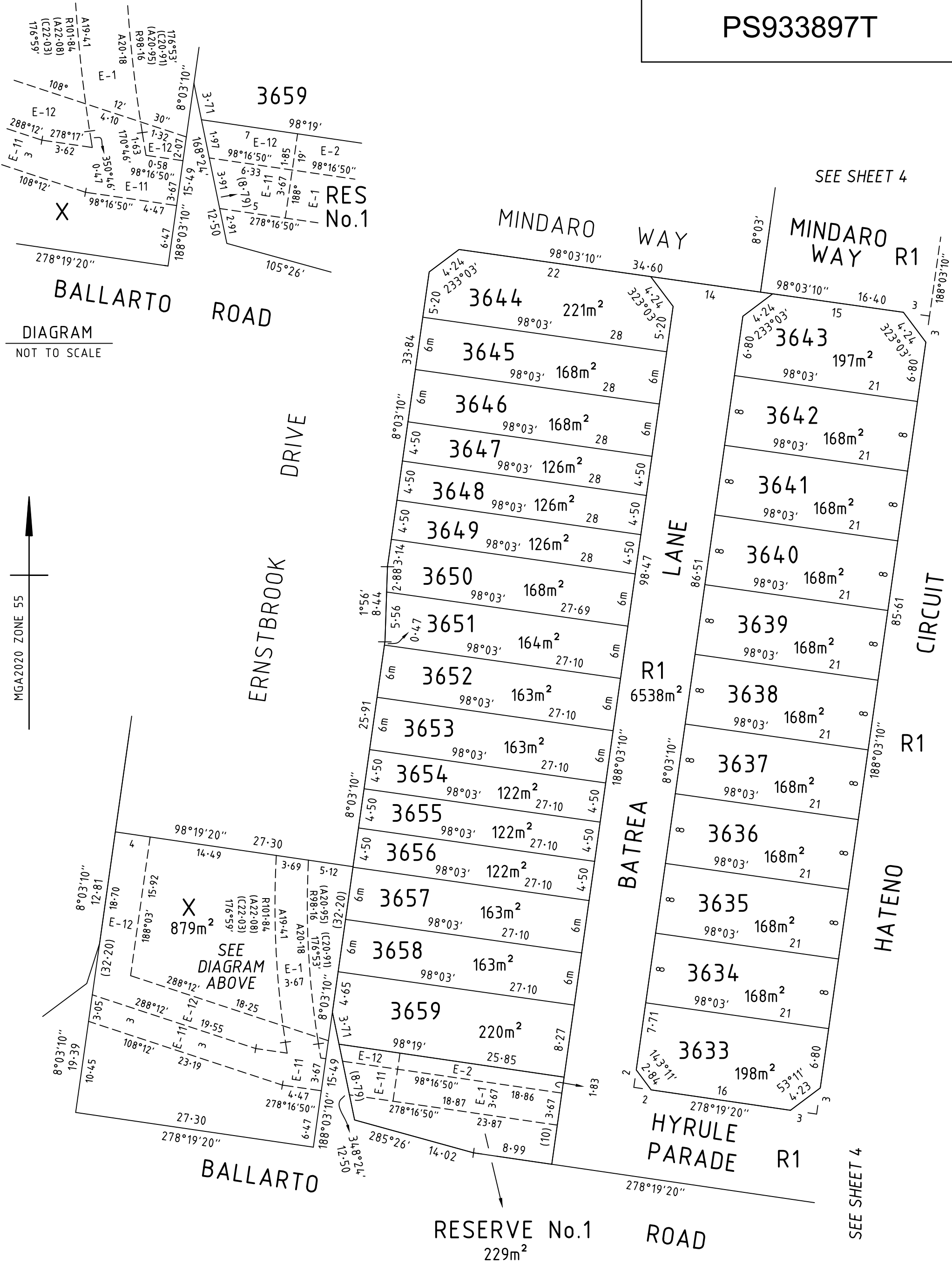


ORIGINAL SHEET  
SIZE: A3

SHEET 4

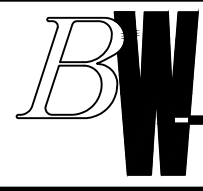
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Surveyor's Plan Version (8),  
16/06/2026, SPEAR Ref: S255783J

SEE SHEET 4



MGA2020 ZONE 55

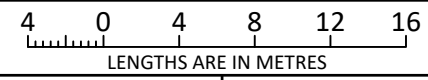
DIAGRAM  
NOT TO SCALE



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SURVEYORS REF  
2101578/36

SCALE  
1 : 400



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 3601 TO 3659 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 3601 TO 3659 (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](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 TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

### RESTRICTION 'B'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 3617 TO 3631 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 3617 TO 3631 (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 TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

### RESTRICTION 'C'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 3632 to 3659 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 3632 to 3659 ( 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 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.