

MGA2020 ZONE 55

ROAD

TUCKERS

DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE

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

SURVEYORS REFERENCE  
2101578/37

SCALE 1 : 2500

25 0 25 50 75 100  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

LICENSED SURVEYOR: ADRIAN FREEMAN  
 VERSION 4, DATE: 18/05/2026

MGA2020 ZONE 55

ROAD

VERDIGRIS AVENUE

VERDIGRIS R1

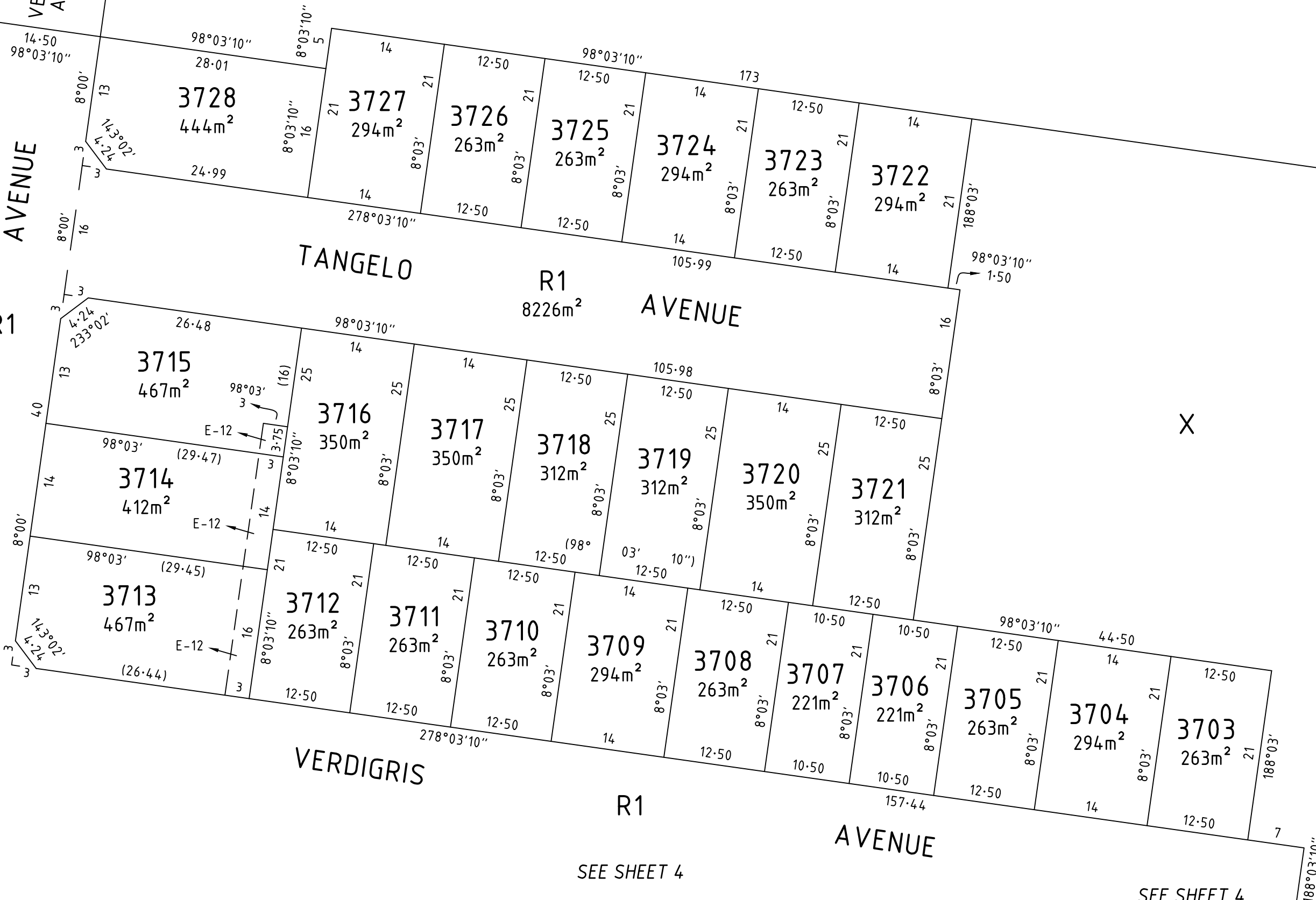
TANGELO R1 AVENUE 8226m<sup>2</sup>

VERDIGRIS R1 AVENUE

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2



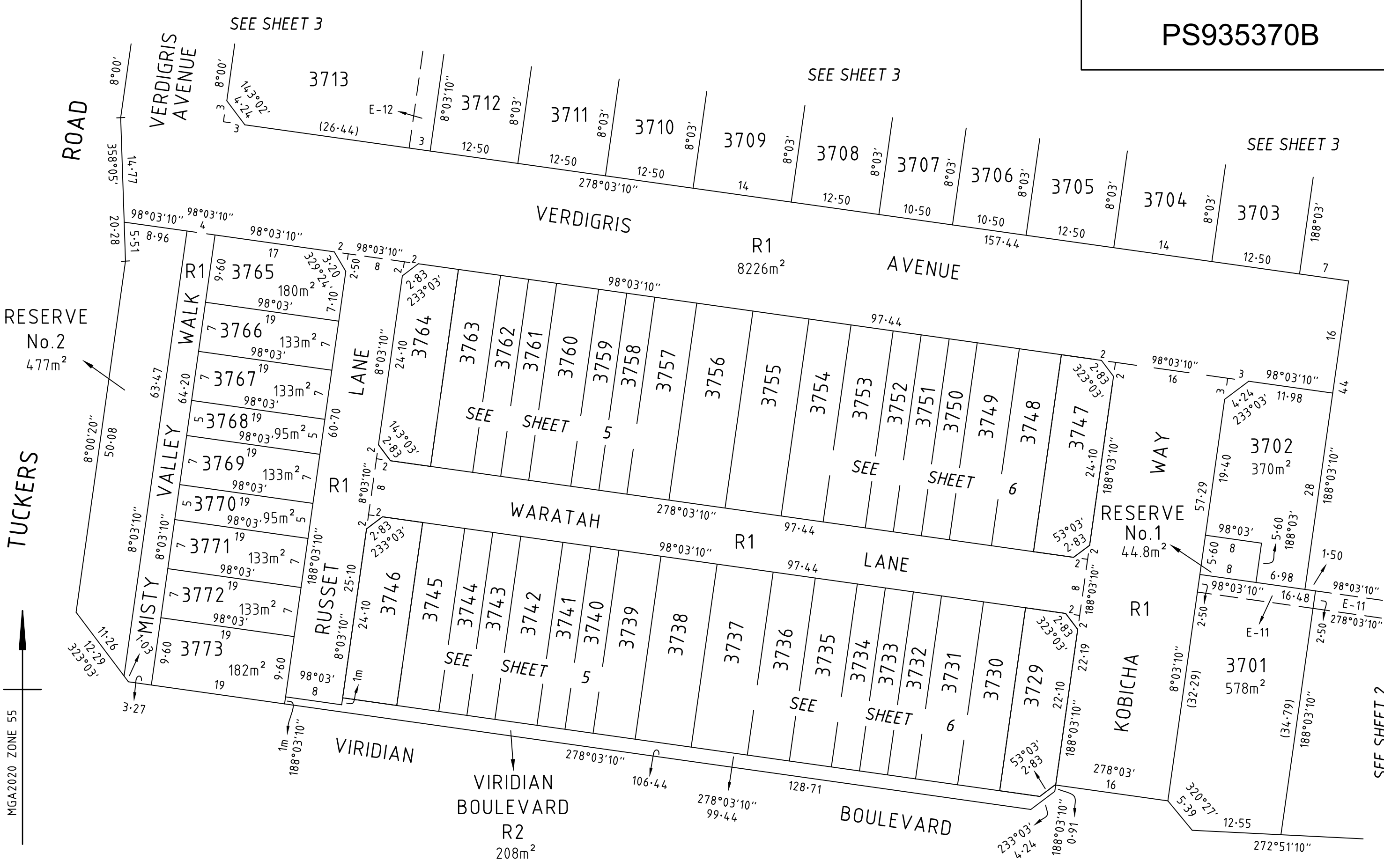
SEE SHEET 4

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SURVEYORS REFERENCE	2101578/37
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SCALE 1 : 500	<p>LENGTHS ARE IN METRES</p>
LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 4, DATE: 18/05/2026	

ORIGINAL SHEET SIZE: A3	SHEET 3
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SURVEYORS REFERENCE	2101578/37
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SCALE 1 : 500	 LENGTHS ARE IN METRES
LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 4, DATE: 18/05/2026	

ORIGINAL SHEET SIZE: A3	SHEET 4
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VERDIGRIS

R1

AVENUE

SEE SHEET 4

LANE

SEE SHEET 6

R1

WARATAH

R1

LANE

RUSSET

VIRIDIAN

VIRIDIAN BOULEVARD R2

BOULEVARD

3773

SEE SHEET 4

SEE SHEET 6

3764  
213m<sup>2</sup>

3763  
169m<sup>2</sup>

3762  
112m<sup>2</sup>

3761  
112m<sup>2</sup>

3760  
169m<sup>2</sup>

3759  
112m<sup>2</sup>

3758  
112m<sup>2</sup>

3757  
169m<sup>2</sup>

3756

3746  
199m<sup>2</sup>

3745  
157m<sup>2</sup>

3744  
104m<sup>2</sup>

3743  
104m<sup>2</sup>

3742  
157m<sup>2</sup>

3741  
104m<sup>2</sup>

3740  
104m<sup>2</sup>

3739  
157m<sup>2</sup>

3738  
209m<sup>2</sup>

3737

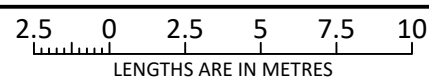
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SURVEYORS REF  
2101578/37

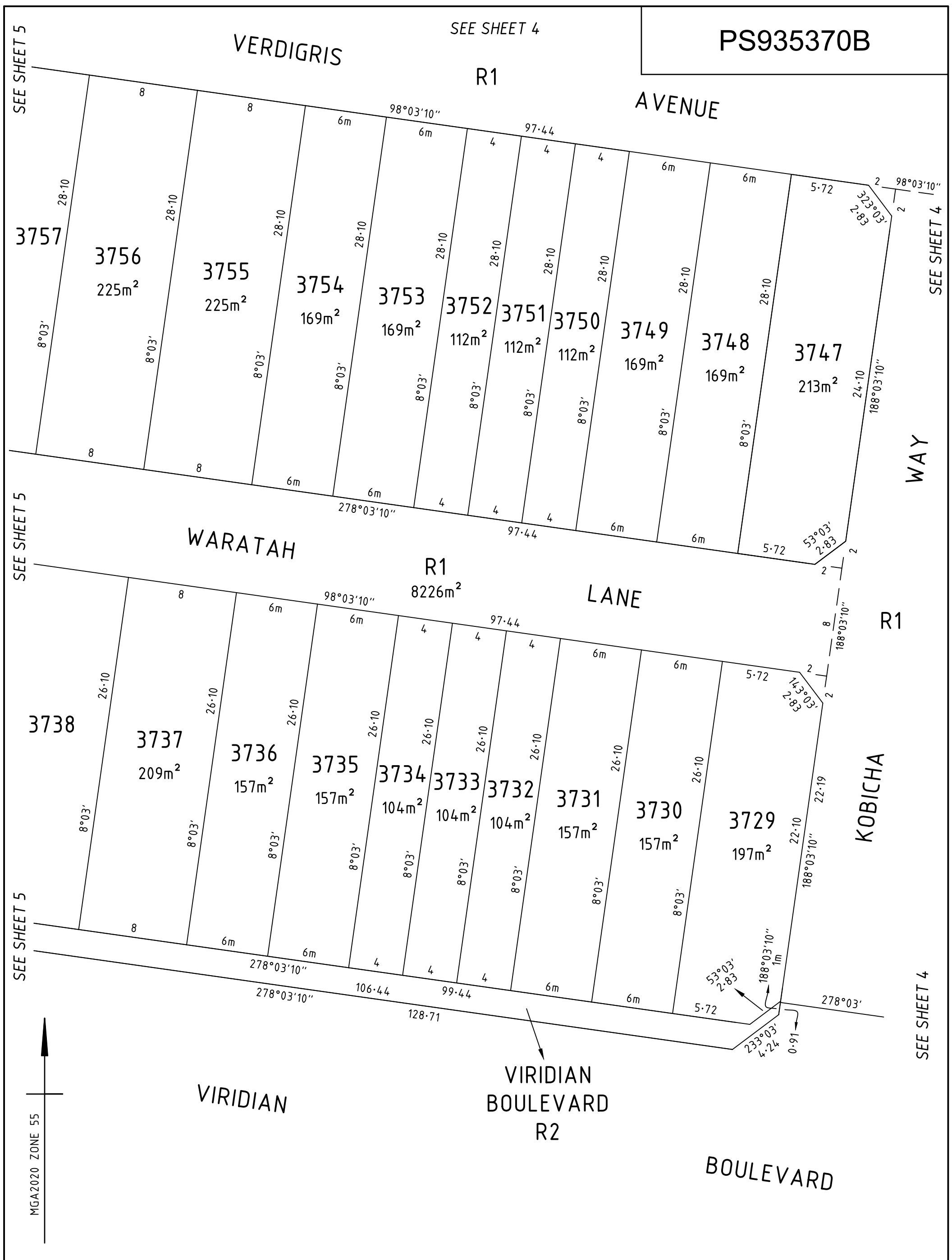
SCALE  
1 : 250



ORIGINAL SHEET  
SIZE: A3

SHEET 5

LICENSED SURVEYOR: ADRIAN FREEMAN  
VERSION 4, DATE: 18/05/2026



PS935370B

SEE SHEET 4

VERDIGRIS

R1

AVENUE

SEE SHEET 5

SEE SHEET 4

WAY

WARATAH

R1

8226m<sup>2</sup>

LANE

R1

SEE SHEET 5

SEE SHEET 5

SEE SHEET 4

KOBICHA

VIRIDIAN BOULEVARD R2

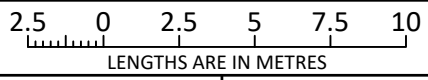
BOULEVARD

MGA2020 ZONE 55

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SURVEYORS REF  
2101578/37

SCALE  
1 : 250



ORIGINAL SHEET  
SIZE: A3

SHEET 6

LICENSED SURVEYOR: ADRIAN FREEMAN  
VERSION 4, DATE: 18/05/2026

MGA2020 ZONE 55

DIAGRAM  
NOT TO SCALE

SEE SHEET 2

SEE  
DIAGRAM

SEE SHEET 2

SEE SHEET 2



## 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 3701 TO 3773 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 3701 TO 3773 (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 3703 TO 3712 (BOTH INCLUSIVE) AND 3722 TO 3727 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 3703 TO 3712 (BOTH INCLUSIVE) AND 3722 TO 3727 (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 3729 TO 3773 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 3729 TO 3773 (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.

### RESTRICTION 'D'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOT 3701 ON THIS PLAN.

BENEFITING LAND: LOT 3702 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. PA22-0318.

VARIATION:

CONSENT TO VARY CONDITION 1) OF RESTRICTION 'D' WILL REQUIRE APPROVAL FROM THE 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.