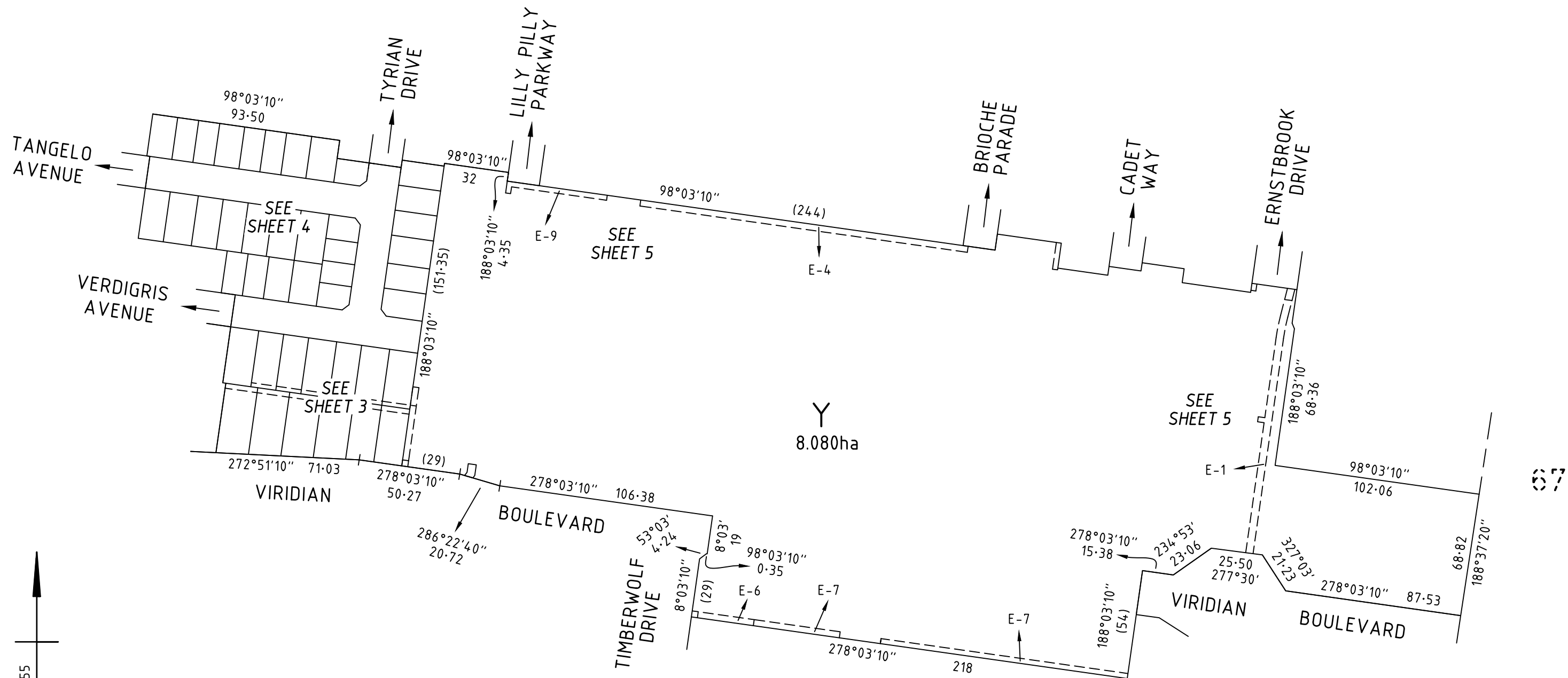
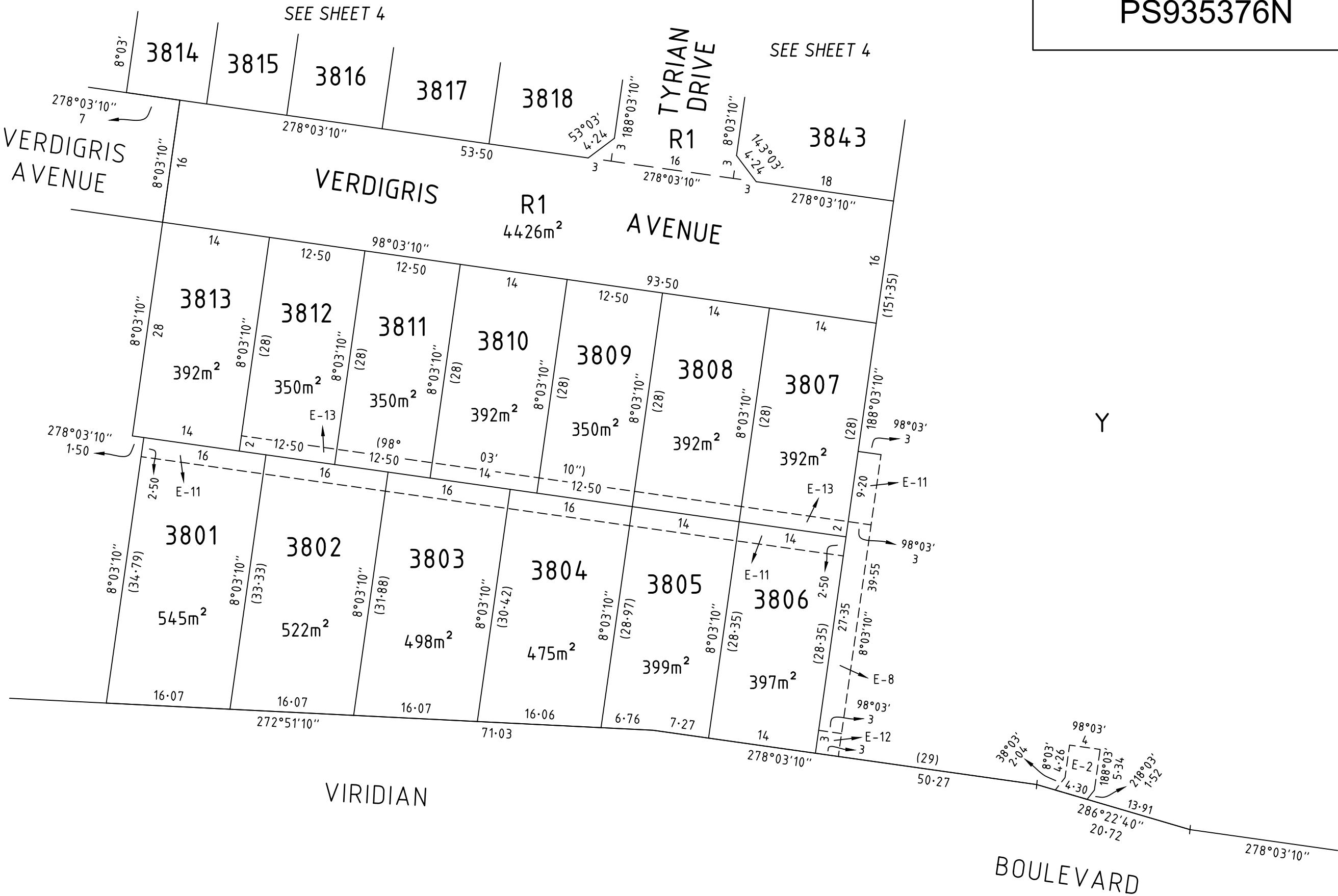
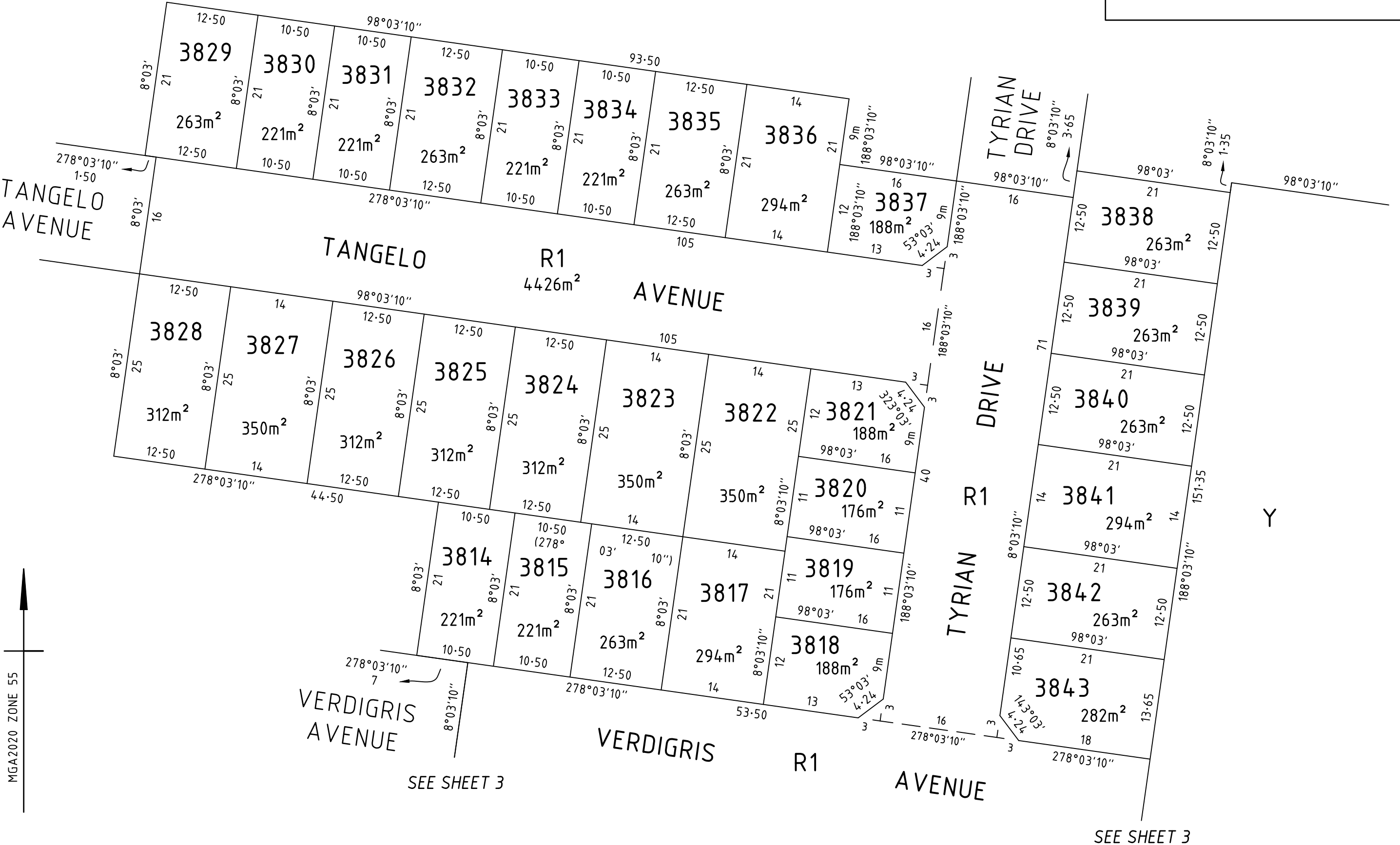


PLAN OF SUBDIVISION			EDITION 1		PS935376N	
LOCATION OF LAND PARISH:CRANBOURNE TOWNSHIP:— SECTION:— CROWN ALLOTMENT:54 (PART) CROWN PORTION:— TITLE REFERENCE:VOL. FOL. LAST PLAN REFERENCE:PS935370B (LOT X) POSTAL ADDRESS:40S TUCKERS ROAD (at time of subdivision)CLYDE 3978 MGA CO-ORDINATES: E: 355 100 ZONE: 55 (of approx centre of land in plan) N: 5 778 200 GDA 2020			CASEY CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 3800 (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. OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF THE DRAINAGE AND SEWERAGE EASEMENT CREATED AS E-12 ON PS935370B AND CONTAINED WITHIN TANGELO AVENUE, VERDIGRIS AVENUE AND TYRIAN DRIVE ON THIS PLAN. GROUND'S FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)		
ROAD R1		CASEY CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION: DOES NOT APPLY						
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. PA22-0318 SURVEY: 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.: 38 No. of Lots: 43 + Lot Y PHASE AREA: 1.768ha						
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 3801 TO 3812 (BOTH INCLUSIVE) AND 3838 TO 3843 (BOTH INCLUSIVE).						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1, E-3, E-12 E-2	SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG. SEE DIAG.	PS927164A PS927164A	SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION		
E-3	DRAINAGE	SEE DIAG.	PS927164A	CASEY CITY COUNCIL		
E-4	DRAINAGE	SEE DIAG.	PS919003W	CASEY CITY COUNCIL		
E-4, E-9	SEWERAGE	SEE DIAG.	PS919003W	SOUTH EAST WATER CORPORATION		
E-5	SEWERAGE	SEE DIAG.	PS921377P	SOUTH EAST WATER CORPORATION		
E-6	DRAINAGE	SEE DIAG.	PS927176S	CASEY CITY COUNCIL		
E-6	SEWERAGE	SEE DIAG.	PS927176S	SOUTH EAST WATER CORPORATION		
E-7	SEWERAGE	SEE DIAG.	PS927179L	SOUTH EAST WATER CORPORATION		
E-10	SEWERAGE	SEE DIAG.	PS908383U	SOUTH EAST WATER CORPORATION		
E-8, E-11	SEWERAGE	SEE DIAG.	PS935370B	SOUTH EAST WATER CORPORATION		
E-8, E-12, E-13	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL		
BWB Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2101578/38 2101578-38-PS-V4.DWG		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6	
		LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 4, DATE: 27/05/2026				





MGA2020 ZONE 55



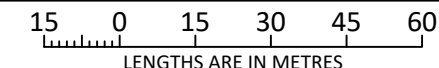
PS935376N



SURVEYORS
REFERENCE

2101578/38

SCALE
1 : 1500



ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 4, DATE: 27/05/2026

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 3801 TO 3843 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 3801 TO 3843 (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

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 3814, 3815, 3816, 3817 AND 3829 TO 3836 (BOTH INCLUSIVE) AND 3838 TO 3843 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 3814, 3815, 3816, 3817 AND 3829 TO 3836 (BOTH INCLUSIVE) AND 3838 TO 3843 (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 3818 TO 3821 (BOTH INCLUSIVE) AND 3837 ON THIS PLAN
BENEFITING LAND: LOTS 3818 TO 3821 (BOTH INCLUSIVE) AND 3837 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: LOTS 3801 TO 3806 (BOTH INCLUSIVE) ON THIS PLAN.
BENEFITING LAND: LOTS 3801 TO 3806 (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. PA22-0318.

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.