PLAN OF SUBDIVISION

EDITION 1

PS935370B

LOCATION OF LAND

PARISH: CRANBOURNE

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 54 (PART)

CROWN PORTION: —

TITLE REFERENCE: VOL. 12645 FOL. 978
VOL. FOL.

LAST PLAN REFERENCE: PS919003W (LOT N)
PS933889S (LOT T)

POSTAL ADDRESS: 40S TUCKERS ROAD, CLYDE 3978
(at time of subdivision) 1675S BALLARTO ROAD, CLYDE 3978

MGA CO-ORDINATES: E: 354 970 ZONE: 55
(of approx centre of land in plan) N: 5 778 220 GDA 2020

Council Name: Casey City Council

Council Reference Number: SubA00003/26
Planning Permit Reference: PA22-0318
SPEAR Reference Number: S260269J

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Michele Annette Scarlett for Casey City Council on 17/09/2026

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CASEY CITY COUNCIL
ROAD R2	CASEY CITY COUNCIL
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD
RESERVE No.2	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

NOTATIONS

LOTS 1 TO 3700 (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 8.

OTHER PURPOSE OF PLAN:
TO REMOVE POWERLINE EASEMENT CREATED AS E-4 ON PS927164A AND CONTAINED WITHIN KOBICHA WAY ON THIS PLAN.

GROUNDS FOR REMOVAL OF EASEMENT:
AGREEMENT FROM ALL INTERESTED PARTIES
(SECTION 6(1)K SUBDIVISION ACT 1988)

Estate: Riverfield Square
Phase No.: 37
No. of Lots: 73+ Lot X
PHASE AREA: 2.466ha

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 APPLIES TO LOTS 3729 TO 3773 (BOTH INCLUSIVE) EXCEPT FOR 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 3722, 3724, 3725, 3727 AND 3728.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3	SEWERAGE	SEE DIAG.	PS927164A	SOUTH EAST WATER CORPORATION
E-2	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS927164A	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	PS927164A	CASEY CITY COUNCIL
E-4	DRAINAGE	SEE DIAG.	PS919003W	CASEY CITY COUNCIL
E-9, E-4	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-8	SEWERAGE	2.50	PS912249A	SOUTH EAST WATER CORPORATION
E-10	SEWERAGE	SEE DIAG.	PS908383U	SOUTH EAST WATER CORPORATION
E-11, E-12	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-12	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL

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

SURVEYORS FILE REF: 2101578/37
2101578-37-PS-V4.DWG

ORIGINAL SHEET SIZE: A3

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,
Surveyor's Plan Version (4),
08/07/2026, SPEAR Ref: S260269J

PS935370B

DIAGRAM
NOT TO SCALE

MGA2020 ZONE 55

TUCKERS ROAD

VERDIGRIS AVENUE

TYRIAN DRIVE

LILLY PILLY PARKWAY

BRIOCHE PARADE

CADET WAY

ERNSTBROOK DRIVE

VIRIDIAN BOULEVARD

TIMBERWOLF DRIVE

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

SEE DIAGRAM

9.849ha

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SCALE 1 : 2500	25 0 25 50 75 100 LENGTHS ARE IN METRES
ORIGINAL SHEET SIZE: A3	SHEET 2
Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 08/07/2026, SPEAR Ref: S260269J	Digitally signed by: Casey City Council, 17/09/2026, SPEAR Ref: S260269J

PS935370B

MGA2020 ZONE 55

VERDIGRIS AVENUE

TUCKERS ROAD

VERDIGRIS AVENUE

TANGELO AVENUE

VERDIGRIS AVENUE

R1

R1

R1

R1

8226m²

3728 444m² | 3727 294m² | 3726 263m² | 3725 263m² | 3724 294m² | 3723 263m² | 3722 294m²

3715 467m² | 3716 350m² | 3717 350m² | 3718 312m² | 3719 312m² | 3720 350m² | 3721 312m²

3714 412m² | 3713 467m² | 3712 263m² | 3711 263m² | 3710 263m² | 3709 294m² | 3708 263m² | 3707 221m² | 3706 221m² | 3705 263m² | 3704 294m² | 3703 263m²

SEE SHEET 2

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

X

Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS REFERENCE 2101578/37		SCALE 1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 / SHEET 3
			Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 08/07/2026, SPEAR Ref: S260269J		Digitally signed by: Casey City Council, 17/09/2026, SPEAR Ref: S260269J

PS935370B

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

ROAD

VERDIGRIS AVENUE

VERDIGRIS AVENUE

R1
8226m²

RESERVE No.2
477m²

TUCKERS WALK

VALLEY LANE

WARATAH LANE

RUSSET WAY

MISTY LANE

KOBICHA BOULEVARD

VIRIDIAN BOULEVARD

R2
208m²

RESERVE No.1
44.8m²

SEE SHEET 5

SEE SHEET 6

SEE SHEET 2

MGA2020 ZONE 55

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		Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 08/07/2026, SPEAR Ref: S260269J	Digitally signed by: Casey City Council, 17/09/2026, SPEAR Ref: S260269J

SHEET 4

PS935370B

SEE SHEET 4

VERDIGRIS

R1

AVENUE

SEE SHEET 4

LANE

98°03'10"

2 | 2 | 233°03' 2.83 | 5.72 | 6m | 4 | 4 | 6m | 4 | 4 | 6m

97.44

3764	3763	3762	3761	3760	3759	3758	3757	3756
213m²	169m²	112m²	112m²	169m²	112m²	112m²	169m²	

8°03'10" | 24.10 | 28.10 | 8°03'

SEE SHEET 6

R1

WARATAH

R1

8226m²

LANE

2 | 8 | 2 | 233°03' 2.83 | 5.72 | 6m | 4 | 4 | 6m | 4 | 4 | 6m | 8

8°03'10" | 25.10 | 24.10 | 26.10 | 8°03'

97.44

3746	3745	3744	3743	3742	3741	3740	3739	3738	3737
199m²	157m²	104m²	104m²	157m²	104m²	104m²	157m²	209m²	

RUSSET

3773

SEE SHEET 4

188°03'10"

98°03' | 8 | 1m | 7.72 | 6m | 4 | 4 | 6m | 4 | 4 | 6m | 8

1m | 188°03'10"

278°03'10" | 106.44 | 99.44 | 128.71

278°03'10"

VIRIDIAN

VIRIDIAN BOULEVARD R2

BOULEVARD

MGA2020 ZONE 55

Beveridge Williams Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS REF 2101578/37	SCALE 1 : 250	2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5

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PS935370B

SEE SHEET 5

SEE SHEET 4

VERDIGRIS AVENUE

R1

98°03'10"

97·44

3757 3756 225m² 3755 225m² 3754 169m² 3753 169m² 3752 112m² 3751 112m² 3750 112m² 3749 169m² 3748 169m² 3747 213m²

28·10 8°03'

8 8 6m 6m 4 4 4 6m 6m 5·72

2 2 323°03' 2·83 98°03'10" 24·10 188°03'10"

SEE SHEET 4

WAY

SEE SHEET 5

WARATAH

R1

8226m²

LANE

278°03'10"

97·44

3738 3737 209m² 3736 157m² 3735 157m² 3734 104m² 3733 104m² 3732 104m² 3731 157m² 3730 157m² 3729 197m²

26·10 8°03'

8 6m 6m 4 4 4 6m 6m 5·72

2 2 143°03' 2·83 188°03'10" 22·19 22·10 188°03'10"

KOBICHA

R1

SEE SHEET 5

278°03'10"

106·44

99·44

128·71

8 6m 6m 4 4 4 6m 6m 5·72

53°03' 2·83 188°03'10" 1m 278°03' 233°03' 4·24 0·91

SEE SHEET 4

MGA2020 ZONE 55

VIRIDIAN

VIRIDIAN BOULEVARD

R2

BOULEVARD

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SURVEYORS REF	SCALE		ORIGINAL SHEET SIZE: A3	SHEET 6
2101578/37	1 : 250	2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES		

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PS935370B

MGA2020 ZONE 55

DIAGRAM
NOT TO SCALE

ERNSTBROOK DRIVE

98°03'10" 4·53 | 8°03'10" 4·53 | 98°03' 22·50 | 2·50 E-5 2·50 | 98°03' 15·30 | 3·70 E-10 1m | 98°03'10" | 8°03'10" 3·50 | 14°21'30" 5·73 | 97°27' 3·70 | 5·69 194°21'30" | 8·09 | 8·53 | E-1 | 11°12' C11·20 A11·21 R101·84 | 8°03'10" | 188°03'10" R98·16 A&C10·80 191°12' | 16·77 | 188°03' | 158°03' | 188°03'10"

SEE DIAGRAM

SEE SHEET 2

98°03'10" (244) | 98°03'10" 163·75 | E-4 | 8°03' 3 | 13·50 | BRIOCHE PARADE | 8°03'10" 8 | 98°03'10" | 2·50 32 | E-5 | 277°27' 2·50 | 8°03' 0·86 | 188°03'10" 12·50 | 98°03'10" 25 | CADET WAY | 8°03'10" 4·41 | 98°03' 16 | 8°03'10" 4·09 | 98°03' 21 | 188°03'10" 7 | 98°03'10" 34·23 | 8°03'10" 4·53 | ERNSTBROOK DRIVE | E-5 | 98°03' 22·50 | 15·30 | 11°12' C11·20 A11·21 R101·84 | E-1 | 188°03' 16·77 | 158°03' | 8°03'10" 40·12 | 98°03' 3·29 | 8°03' 2·50 | 278°03' 3·29 | 188°03'10" 68·36 | 98°03'10" | 8°03'10" 65·06 | 188°03'10" 107·64 | E-1 | 3·67 | 4·66 | 278°03'10" 15·38 | 234°53' 23·06 | 277°30' 25·50 | 327°03' 21·23 | SEE SHEET 2 | 278°03'10" | (54) | VIRIDIAN BOULEVARD | 188°03'10" | 2·50 | E-7 | 123·50 | 278°03'10" 218 | 98°03'10" | 20·50 | 8°03' 2·50 | SEE SHEET 2

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SURVEYORS REF	SCALE		ORIGINAL SHEET SIZE: A3	SHEET 7
2101578/37	1 : 1000	10 0 10 20 30 40 LENGTHS ARE IN METRES		

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PS935370B

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

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.

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SURVEYORS REF 2101578/37			ORIGINAL SHEET SIZE: A3	SHEET 8

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