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

Council Name: Casey City Council

Council Reference Number: SubA00043/26
Planning Permit Reference: PA22-0318
SPEAR Reference Number: S264910B

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

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

NOTATIONS

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.

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

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	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-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

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

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,
Surveyor's Plan Version (4),
17/07/2026, SPEAR Ref: S264910B

PS935376N

TANGELO AVENUE

98°03'10" 93·50

TYRIAN DRIVE

LILLY PILLY PARKWAY

98°03'10" 32

188°03'10" 4·35

E-9

SEE SHEET 4

SEE SHEET 5

98°03'10"

(244)

E-4

BRIOCHE PARADE

CADET WAY

ERNSTBROOK DRIVE

VERDIGRIS AVENUE

188°03'10" (151·35)

SEE SHEET 3

SEE SHEET 5

188°03'10" 68·36

Y

8.080ha

E-1

98°03'10" 102·06

67

272°51'10" 71·03

278°03'10" 50·27

(29)

VIRIDIAN BOULEVARD

278°03'10" 106·38

286°22'40" 20·72

53°03' 4·24

8°03' 19

98°03'10" 0·35

TIMBERWOLF DRIVE

8°03'10" (29)

E-6

E-7

278°03'10" 218

E-7

278°03'10" 15·38

234°53' 23·06

25·50 277°30'

327°03' 21·23

278°03'10" 87·53

188°03'10" (54)

VIRIDIAN BOULEVARD

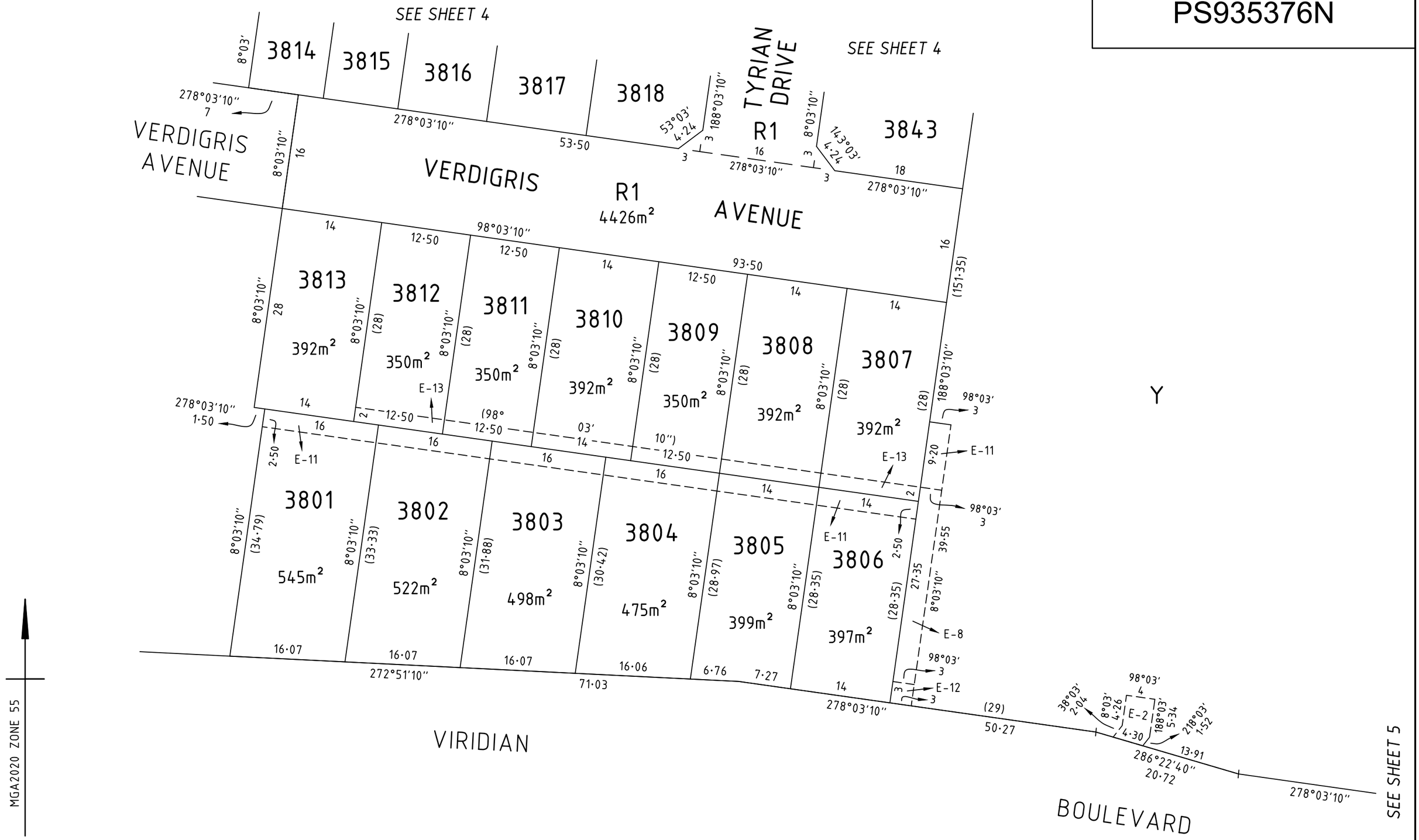
68·82

188°37'20"

MGA2020 ZONE 55

Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS REFERENCE 2101578/38		SCALE 1 : 2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
			Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 17/07/2026, SPEAR Ref: S264910B		Digitally signed by: Casey City Council, 17/09/2026, SPEAR Ref: S264910B	

PS935376N



Y

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			Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 17/07/2026, SPEAR Ref: S264910B		Digitally signed by: Casey City Council, 17/09/2026, SPEAR Ref: S264910B

PS935376N

TANGELO AVENUE

TANGELO AVENUE

TYRIAN DRIVE

TYRIAN DRIVE

VERDIGRIS AVENUE

VERDIGRIS AVENUE

R1 4426m²

R1

R1

Y

3829 263m²
3830 221m²
3831 221m²
3832 263m²
3833 221m²
3834 221m²
3835 263m²
3836 294m²
3837 188m²
3838 263m²
3839 263m²
3840 263m²
3841 294m²
3842 263m²
3843 282m²
3828 312m²
3827 350m²
3826 312m²
3825 312m²
3824 312m²
3823 350m²
3822 350m²
3821 188m²
3820 176m²
3819 176m²
3818 188m²
3814 221m²
3815 221m²
3816 263m²
3817 294m²

SEE SHEET 5

SEE SHEET 3

SEE SHEET 3

MGA2020 ZONE 55

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			Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 17/07/2026, SPEAR Ref: S264910B		Digitally signed by: Casey City Council, 17/09/2026, SPEAR Ref: S264910B	

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MGA2020 ZONE 55

LILLY PILLY PARKWAY

ERNSTBROOK DRIVE

BRIOCHE PARADE

CADET WAY

TIMBERWOLF DRIVE

VIRIDIAN BOULEVARD

SEE SHEET 4

SEE SHEET 3

SEE DIAGRAM

DIAGRAM
NOT TO SCALE

Y
8.080ha

3838
3839
3840
3841
3842
3843
R1
3807
3806

E-1
E-3
E-4
E-5
E-6
E-7
E-9
E-10

(151·35)
(244)
(29)
(32)
(54)
(20·72)
218

57

DIAGRAM
NOT TO SCALE

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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 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 (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 2101578/38			ORIGINAL SHEET SIZE: A3	SHEET 6

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