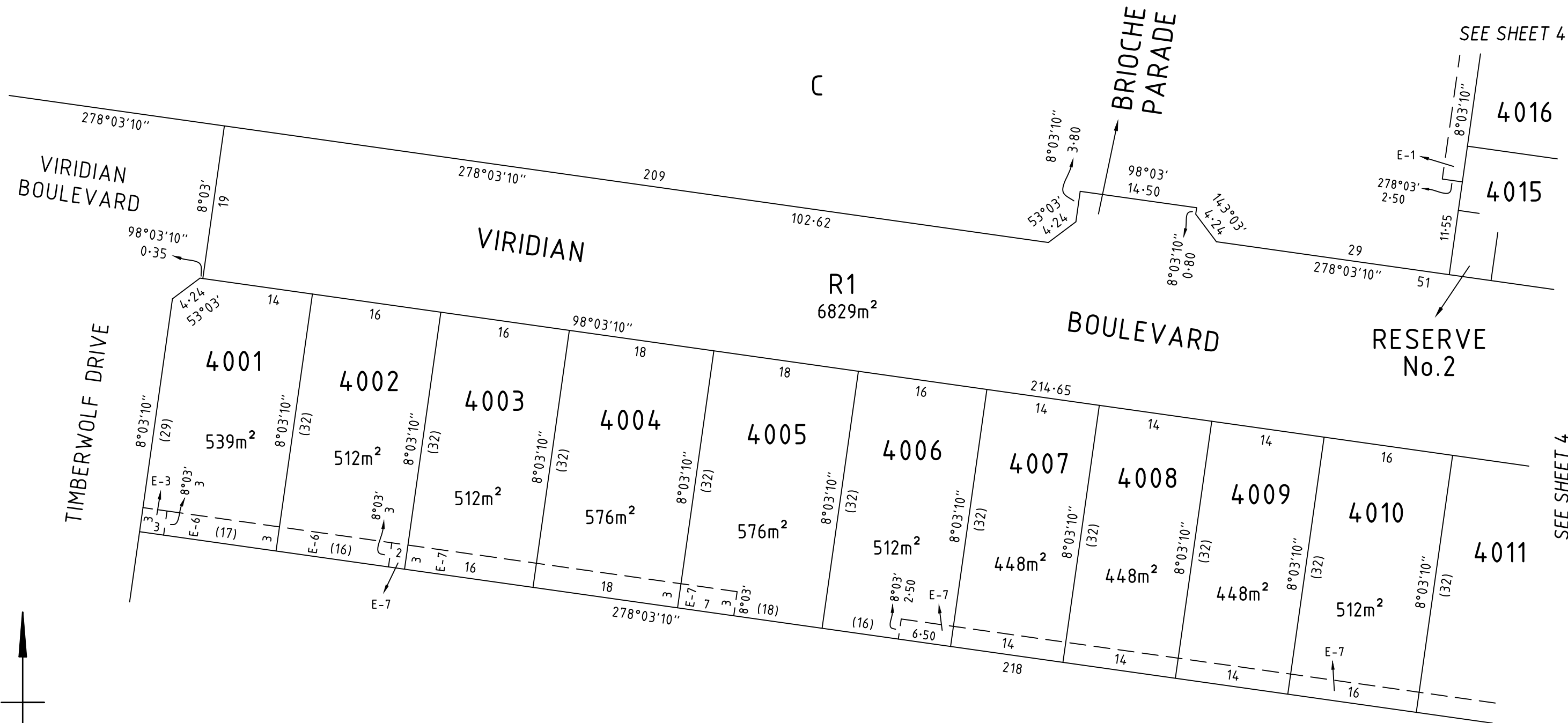


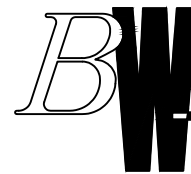
PLAN OF SUBDIVISION			EDITION 1		PS935387H	
LOCATION OF LAND PARISH:CRANBOURNE TOWNSHIP:— SECTION:— CROWN ALLOTMENT:54 (PART) CROWN PORTION:— TITLE REFERENCE:VOL. FOL. LAST PLAN REFERENCE:PS935376N (LOT Y) POSTAL ADDRESS:(at time of subdivision)VIRIDIAN BOULEVARDCLYDE 3978 MGA CO-ORDINATES:(of approx centre of land in plan)E: 355 290 N: 5 778 180ZONE: 55GDA 2020			Council Name: Casey City Council SPEAR Reference Number: S266476E			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 4000 (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: 1) TO REMOVE PART OF THE SEWERAGE EASEMENT CREATED AS E-1 ON PS927164A AND CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN. 2) TO REMOVE PART OF THE SEWERAGE EASEMENT CREATED AS E-5 ON PS919003W AND CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN. 3) TO REMOVE PART OF THE SEWERAGE EASEMENT CREATED AS E-1 ON PS919003W AND AS IDENTIFIED AS E-10 ON PS935370B CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN. GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)		
ROAD R1 RESERVE No.1		CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD				
NOTATIONS			1) TO REMOVE PART OF THE SEWERAGE EASEMENT CREATED AS E-1 ON PS927164A AND CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN. 2) TO REMOVE PART OF THE SEWERAGE EASEMENT CREATED AS E-5 ON PS919003W AND CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN. 3) TO REMOVE PART OF THE SEWERAGE EASEMENT CREATED AS E-1 ON PS919003W AND AS IDENTIFIED AS E-10 ON PS935370B CONTAINED WITHIN ERNSTBROOK DRIVE ON THIS PLAN. GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)			
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.: 40 No. of Lots: 43 + Lots B & C PHASE AREA: 2.845ha						
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 4001 TO 4009 (BOTH INCLUSIVE) AND 4013 TO 4043 (BOTH INCLUSIVE).						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1 E-2	SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	2.50 SEE DIAG.	THIS PLAN PS927164A	SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION		
E-3 E-3 E-4 E-4, E-9 E-5 E-6 E-6 E-7 E-8, E-11 E-8, E-12 E-12	DRAINAGE SEWERAGE DRAINAGE SEWERAGE SEWERAGE DRAINAGE SEWERAGE SEWERAGE SEWERAGE DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG.	PS927164A PS927164A PS919003W PS919003W PS921377P PS927176S PS927176S PS927179L PS935370B PS935376N PS927164A	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION		
BWB Beveridge Williams Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2101578/40 2101578-40-PS-V5.DWG		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 6
		Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (5), 07/08/2026, SPEAR Ref: S266476E				

[illegible]



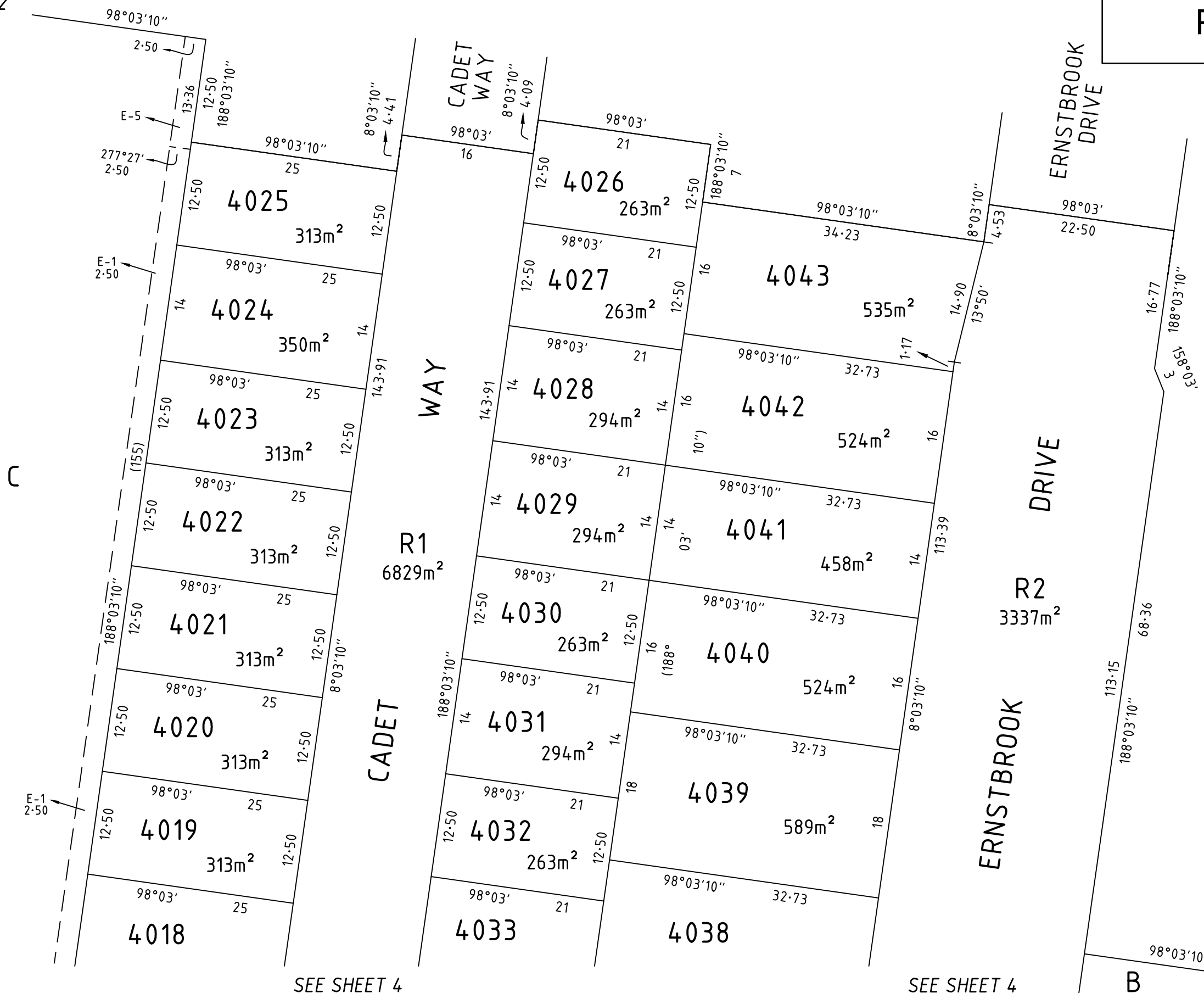
MGA2020 ZONE 55



 Beveridge Williams Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS REFERENCE 2101578/40	SCALE 1 : 500 5 0 5 10 15 20 LENGTHS ARE IN METRES Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (5), 07/08/2026, SPEAR Ref: S266476E	ORIGINAL SHEET SIZE: A3	SHEET 4
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SEE SHEET 2

PS935387H



MGA2020 ZONE 55

SEE SHEET 4

SEE SHEET 4

B

SEE SHEET 2

BW Beveridge Williams
Development and Infrastructure Consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS
REFERENCE

2101578/40

SCALE
1 : 500

5 0 5 10 15 20
LENGTHS ARE IN METRES

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed
Surveyor,
Surveyor's Plan Version (5),
07/08/2026, SPEAR Ref: S266476E

ORIGINAL SHEET
SIZE: A3

SHEET 5

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 4001 TO 4043 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 4001 TO 4043 (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 4026 TO 4034 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 4026 TO 4034 (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 4001 TO 4007 (BOTH INCLUSIVE) ON THIS PLAN.
BENEFITING LAND: LOTS 4001 TO 4007 (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 'C' 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.