PLAN OF SUBDIVISION

EDITION 1

PS935387H

CASEY CITY COUNCIL

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: **VIRIDIAN BOULEVARD**
(at time of subdivision) **CLYDE 3978**

MGA CO-ORDINATES: E: 355 290 ZONE: 55
(of approx centre of land in plan) N: 5 778 180 GDA 2020

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

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.: 40
No. of Lots: 45 + Lots B & C
PHASE AREA: 2.845ha

NOTATIONS

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.

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 4001 TO 4010 (BOTH INCLUSIVE) AND 4014 TO 4045 (BOTH INCLUSIVE).

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2.50	THIS PLAN	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-3	SEWERAGE	SEE DIAG.	PS927164A	SOUTH EAST WATER CORPORATION
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-8, E-11	SEWERAGE	SEE DIAG.	PS935370B	SOUTH EAST WATER CORPORATION
E-8, E-12	DRAINAGE	SEE DIAG.	PS935376N	CASEY CITY COUNCIL
E-12	SEWERAGE	SEE DIAG.	PS927164A	SOUTH EAST WATER CORPORATION
E-10	POWERLINE	SEE DIAG.	THIS PLAN (SECTION 88 ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD

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

SURVEYORS FILE REF: 2101578/40
2101578-40-PS-V8.DWG

ORIGINAL SHEET SIZE: A3

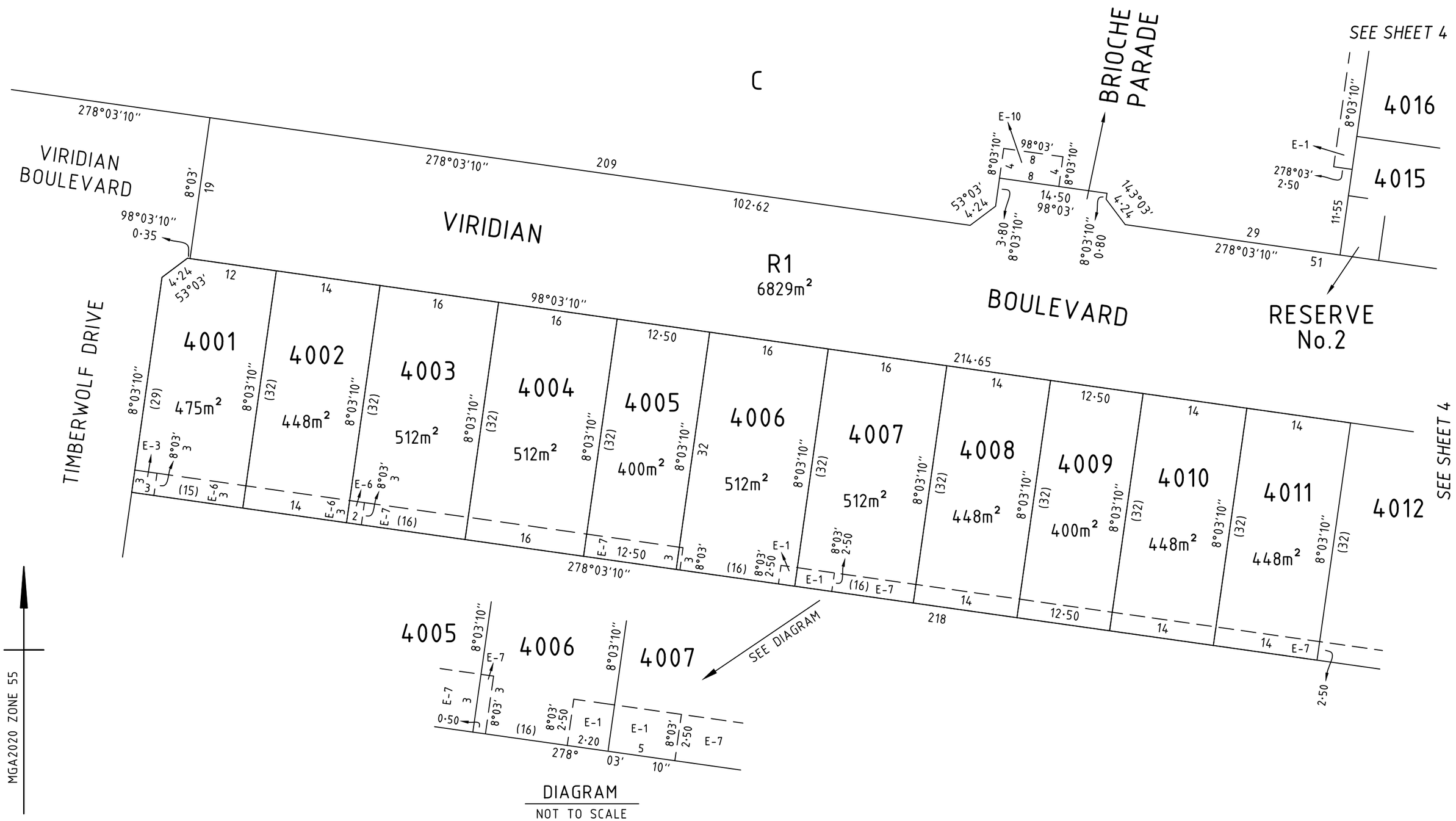
LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 8, DATE: 22/10/2026

PS935387H

LILLY PILLY PARKWAY
SEE DIAGRAM BELOW RIGHT
BRIOCHE PARADE
CADET WAY
ERNSTBROOK DRIVE
VIRIDIAN BOULEVARD
TIMBERWOLF DRIVE
MGA2020 ZONE 55
C
4.627ha
R1
R2
B
6077m²
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE DIAGRAM
DIAGRAM
NOT TO SCALE

Beveridge Williams Development and Infrastructrure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS REFERENCE 2101578/40		SCALE 1 : 1500	15 0 15 30 45 60 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 / SHEET 2
			LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 8, DATE: 22/10/2026		

PS935387H



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	ORIGINAL SHEET SIZE: A3 / SHEET 3
			LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 8, DATE: 22/10/2026		

PS935387H

SEE SHEET 5

SEE SHEET 5

SEE SHEET 2

SEE SHEET 3

SEE SHEET 2

4019 4018 313m² 4017 313m² 4016 313m² 4015 354m²

4032 4033 294m² 4034 273m² 4035 668m²

4039 4038 458m² 4037 458m² 4036 915m²

CADET WAY

ERNSTBROOK DRIVE

R2 3337m²

R1

C

B

E-1 2·50

RESERVE No.1 41.6m²

VIRIDIAN BOULEVARD

R1 6829m²

VIRIDIAN BOULEVARD

4011 4012 512m² 4013 448m² 4014 448m² 4045 448m²

E-7

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	ORIGINAL SHEET SIZE: A3	SHEET 4
			LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 8, DATE: 22/10/2026			

PS935387H

SEE SHEET 2

C

E-5
E-1
E-1

4025 313m²
4024 350m²
4023 313m²
4022 313m²
4021 313m²
4020 313m²
4019 313m²
4018

4026 263m²
4027 263m²
4028 294m²
4029 294m²
4030 263m²
4031 294m²
4032 263m²
4033

4044 469m²
4043 458m²
4042 458m²
4041 458m²
4040 458m²
4039 458m²
4038

R1
6829m²

R2
3337m²

CADET WAY

CADET WAY

ERNSTBROOK DRIVE

ERNSTBROOK DRIVE

MGA2020 ZONE 55

B

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2

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	ORIGINAL SHEET SIZE: A3	SHEET 5
			LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 8, DATE: 22/10/2026			

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 4001 TO 4045 (BOTH INCLUSIVE) ON THIS PLAN
BENEFITING LAND: LOTS 4001 TO 4045 (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 (DS) 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.