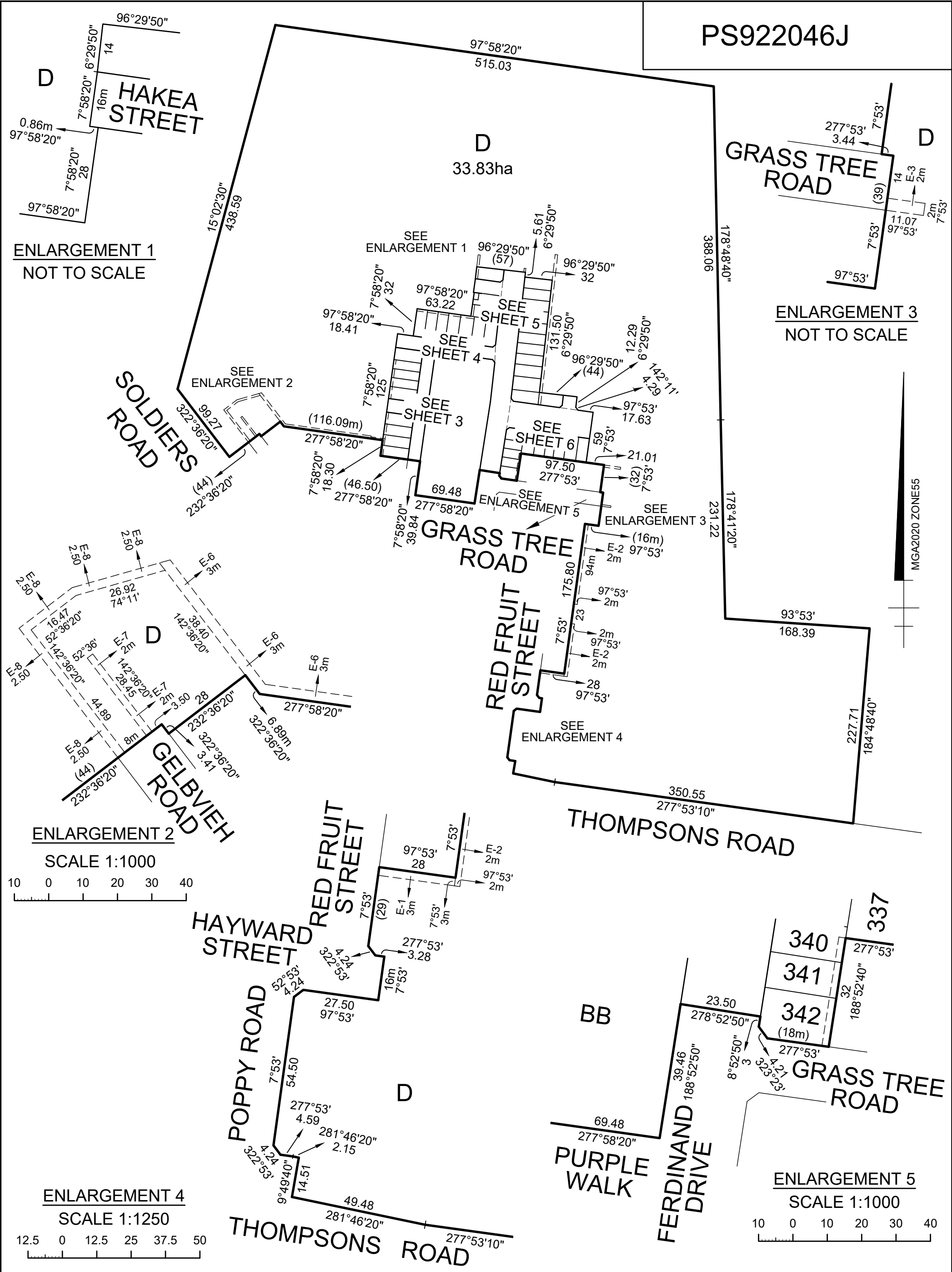


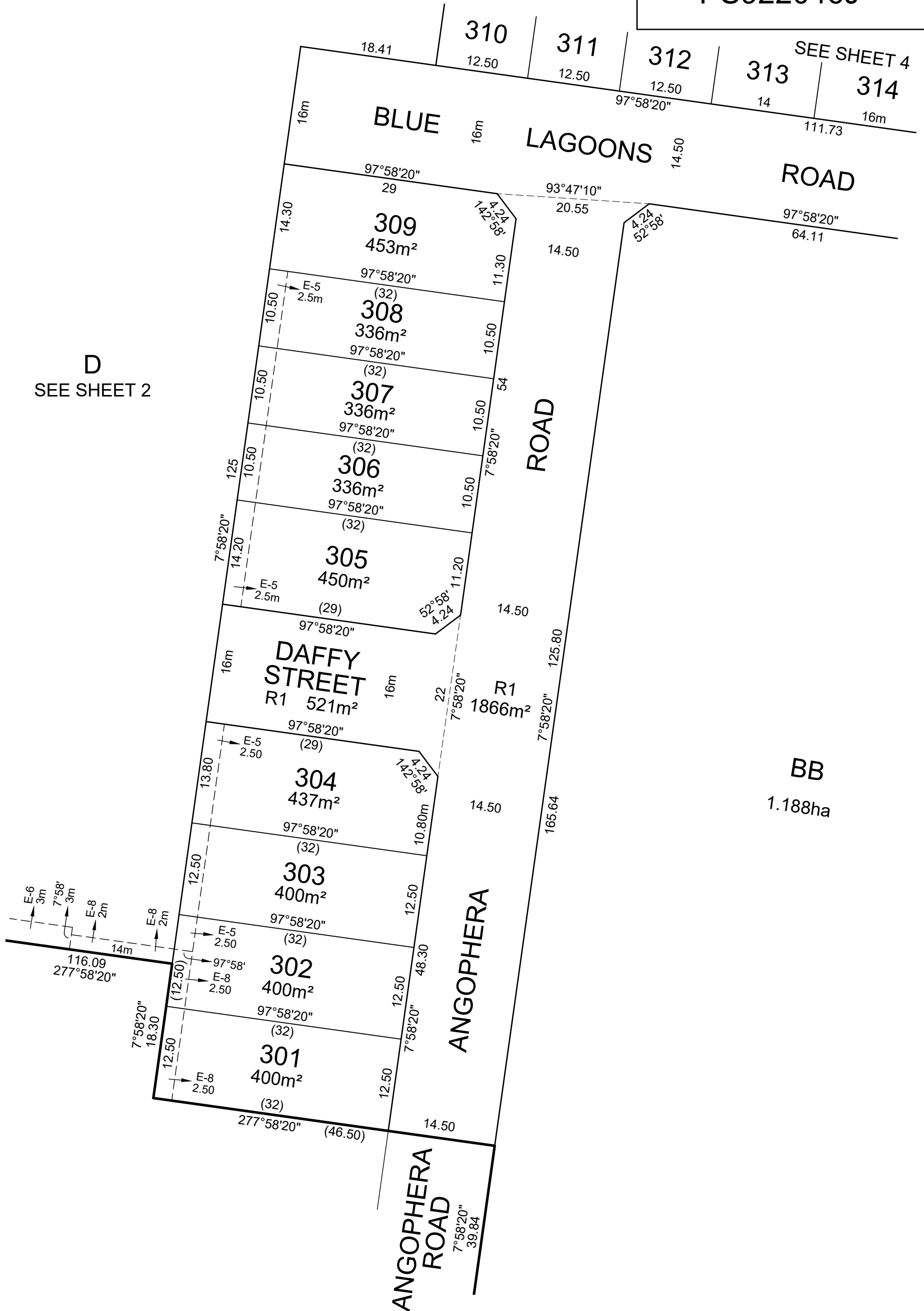
PLAN OF SUBDIVISION			EDITION 1		PS922046J	
LOCATION OF LAND			COUNCIL NAME: CASEY CITY COUNCIL			
PARISH: CRANBOURNE						
TOWNSHIP: -						
SECTION: -						
CROWN ALLOTMENT: -						
CROWN PORTION: 61 (PART)						
TITLE REFERENCE: Vol. Fol.						
LAST PLAN REFERENCE: Lot C on PS906496R						
POSTAL ADDRESS: 2125 Thompsons Road (at time of subdivision) CLYDE NORTH VIC 3978						
MGA 2020 CO-ORDINATES: E: 357 130 ZONE: 55 (of approx centre of land in plan) N: 5 783 000						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 301 - 342 on this plan are affected by one or more restrictions. Refer to Creation of Restrictions A, B and C on sheet 7 of this plan for details. Easement E-2 has been shown exaggerated on sheet 2 for clarity purposes.		
Road R1 Reserve No. 1		Casey City Council AusNet Electricity Services Pty Ltd				
NOTATIONS						
DEPTH LIMITATION: Does Not Apply						
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PA21-0980 This survey has been connected to Permanent Marks No(s) CRANBOURNE PM 66, PM 68 In Proclaimed Survey Area No. 71						
OAK GROVE - Release No. 3 Area of Release: 2.998ha No. of Lots: 42 Lots and Balance Lots BB & D						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1	Drainage	See Diagram	PS906496R	Casey City Council		
	Sewerage			South East Water Corporation		
E-2	Drainage	See Diag.	PS906496R	Casey City Council		
E-3	Sewerage	See Diag.	PS906496R	South East Water Corporation		
E-4	Drainage	See Diagram	This Plan	Casey City Council		
	Sewerage			South East Water Corporation		
E-5	Sewerage	See Diag.	This Plan	South East Water Corporation		
E-6	Drainage	3	PS906495T	Casey City Council		
	Sewerage			South East Water Corporation		
E-7	Drainage	2	PS906495T	Casey City Council		
E-8	Sewerage	See Diag.	PS906495T	South East Water Corporation		
TAYLORS Urban Development Infrastructure 8/270 Ferntree Gully Road, Notting Hill VIC 3168 Phone: (03) 9501 2800 www.taylorsds.com.au		SURVEYORS FILE REF: Ref. 21797-S3 Ver. 13		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
		Licensed Surveyor: LUKE KASPERCZYK / Version No. 13				

PS922046J



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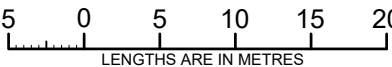
D
SEE SHEET 2



TAYLORS

Urban Development | Infrastructure
8/270 Ferntree Gully Road, Notting Hill VIC 3168
Phone: (03) 9501 2800 | www.taylorstds.com.au

SCALE
1:500



Licensed Surveyor:

LUKE KASPERCZYK / Version No. 13

ORIGINAL SHEET
SIZE: A3

Ref. 21797-S3
Ver. 13

SHEET 3

PS922046J

SEE SHEET 5

DRIVE

SEE SHEET 6

SEE SHEET 2
D

SEE SHEET 3

Reserve
No. 1
45m²

HAKEA STREET

BLUE LAGOONS ROAD

BB

R1
1745m²

318
395m²

317
449m²

314
512m²

315
448m²

316
457m²

310
400m²

311
400m²

312
400m²

313
448m²

309

322

323

324

325

326

327

328

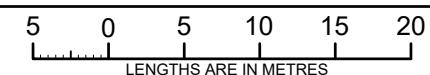
TAYLORS

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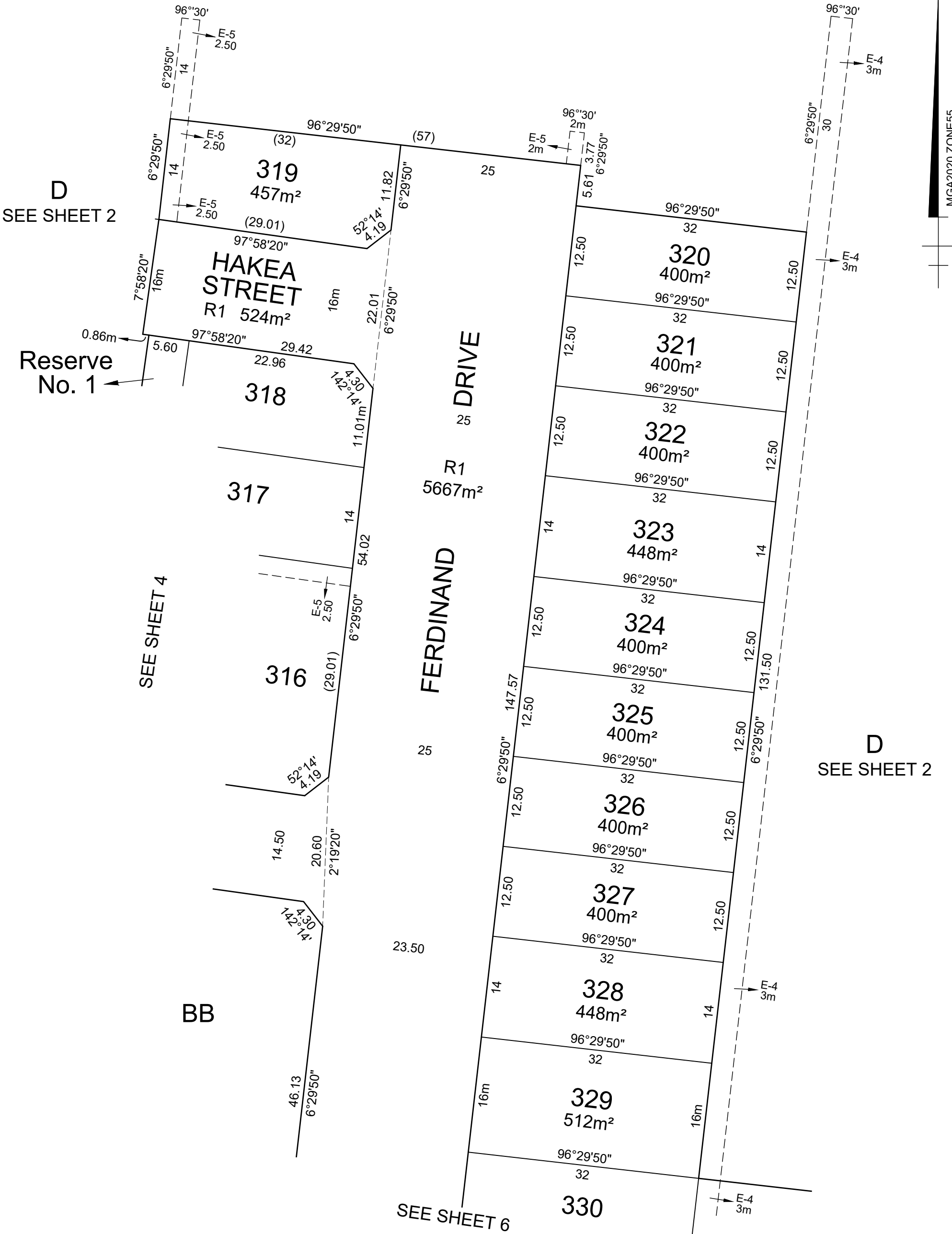
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Ref. 21797-S3
Ver. 13

SHEET 4

Licensed Surveyor:

LUKE KASPERCZYK / Version No. 13

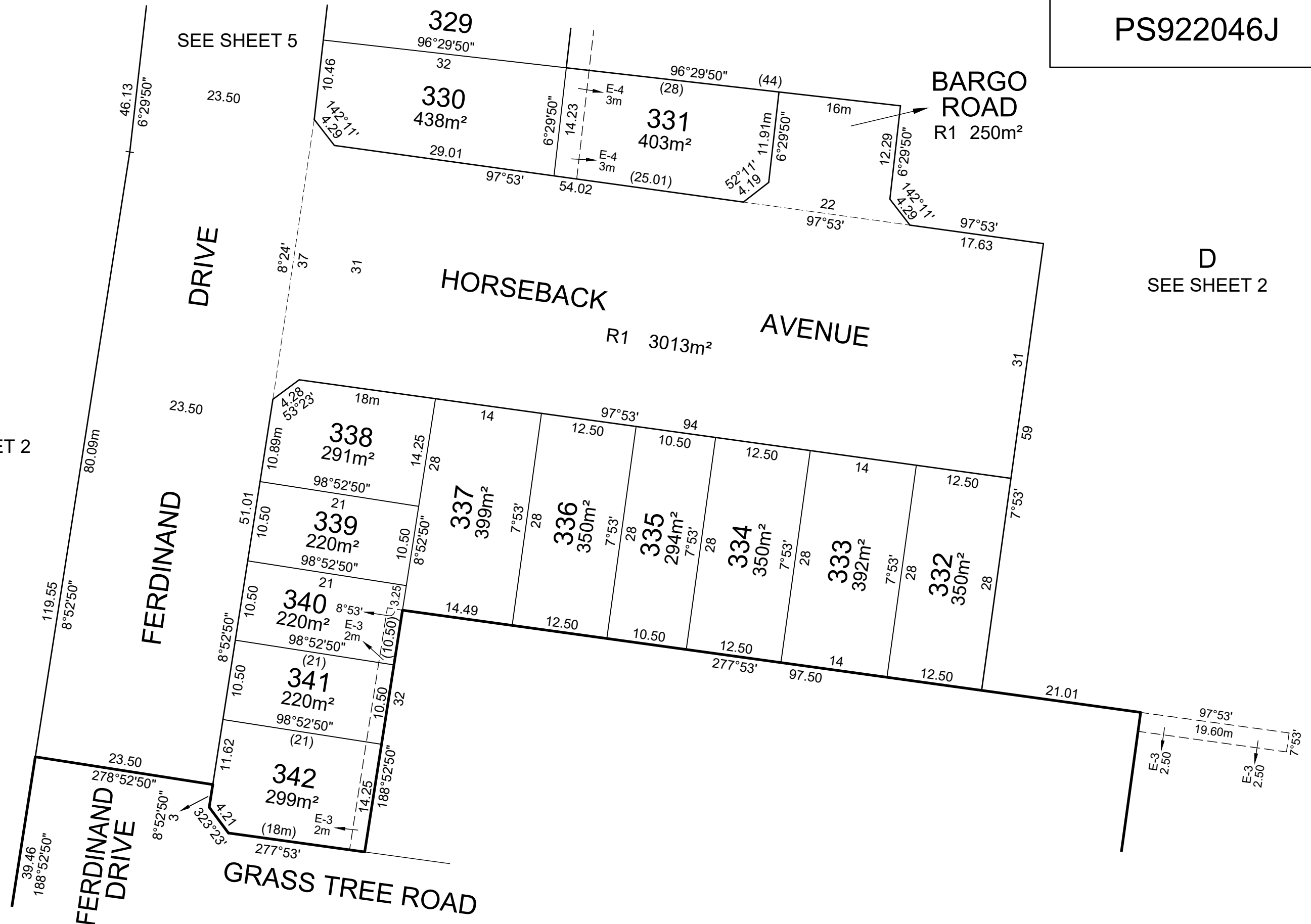


PS922046J

D
SEE SHEET 2



BB
SEE SHEET 2



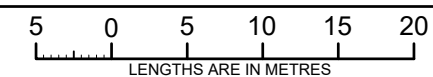
TAYLORS

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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 21797-S3
Ver. 13

SHEET 6

Licensed Surveyor:

LUKE KASPERCZYK / Version No. 13

CREATION OF RESTRICTION

PS922046J

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

BURDENED LAND: See Table 1
BENEFITED LAND: See Table 1

RESTRICTION:
The registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies must not:

- Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling outside of the prescribed building envelope set out in MCP AA010845.
- Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling (and/or associated works), other than in accordance with the design guidelines approved by Casey City Council.
- Build or allow to be built on the land any dwelling (and/or associated works) which have not been approved by the Oak Grove Design Review Panel.

Expiry date: 31/12/2034

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
301	302
302	301, 303
303	302, 304
304	303
305	306
306	305, 307
307	306, 308
308	307, 309
309	308

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
310	311
311	310, 312
312	311, 313
313	312, 314
314	313, 315, 317
315	314, 316, 317
316	315, 317
317	314, 315, 316, 318
318	317

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
319	318
320	321
321	320, 322
322	321, 323
323	322, 324
324	323, 325
325	324, 326
326	325, 327
327	326, 328

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
328	327, 329
329	328, 330
330	329, 331
331	330
332	333
333	332, 334
334	333, 335
336	335, 337
337	336, 338, 339, 340

RESTRICTION B

BURDENED LAND: See Table 2
BENEFITED LAND: See Table 2

RESTRICTION:
Unless a planning permit is granted by the Responsible Authority for a building that does not confirm with the Small Lot Housing Code the registered proprietor or proprietors for the time being of the lots to which any of the following restriction applies must not:

- Build or permit to be built or remain on any building other than a building which has been constructed in accordance with the Small Lot Housing Code incorporated into the Casey Planning Scheme.
- Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling (and/or associated works), other than in accordance with the design guidelines approved by Casey City Council.
- Build or allow to be built on the land any dwelling (and/or associated works) which have not been approved by the Oak Grove Design Review Panel.

Expiry date: 31/12/2034

TABLE 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
335	A	334, 336
338	B	337, 339
339	B	337, 338, 340

340	B	337, 339, 341
341	B	340, 342
342	B	341

RESTRICTION C

BURDENED LAND: See Table 3
BENEFITED LAND: See Table 3

RESTRICTION:
Except with written consent of the Oak Grove Design Review Panel, the registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies must not:

- Build or permit to be built or remain on the lot or any part of it any dwelling house other than a two storey house.

Expiry date: 31/12/2034

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
301	302
302	301, 303
303	302, 304
304	303
305	306
306	305, 307
307	306, 308

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
308	307, 309
309	308
310	311
311	310, 312
312	311, 313
313	312, 314
314	313, 315, 317

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
315	314, 316, 317
316	315, 317
327	326, 328
328	327, 329
329	328, 330
330	329, 331
338	337, 339

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
339	337, 338, 340
340	337, 339, 341
341	340, 342
342	341