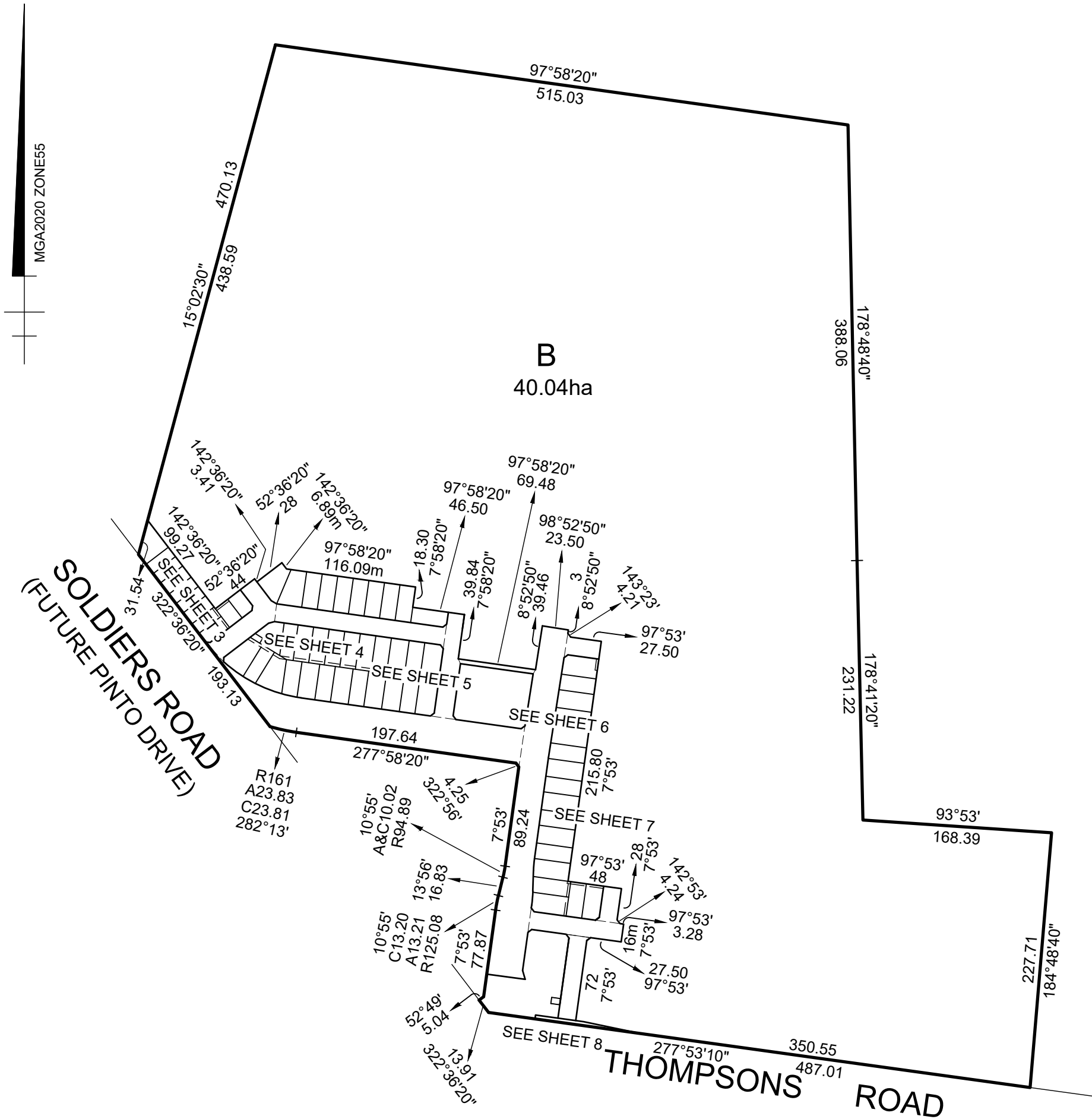


PLAN OF SUBDIVISION			EDITION 1		PS906495T	
LOCATION OF LAND			COUNCIL NAME: CASEY CITY COUNCIL			
PARISH: CRANBOURNE						
TOWNSHIP:						
SECTION:						
CROWN ALLOTMENT:						
CROWN PORTION: 61 (PART)						
TITLE REFERENCE: Vol. Fol.						
LAST PLAN REFERENCE: Lot A on PS906390J						
POSTAL ADDRESS: 2125 Thompsons Road (at time of subdivision) CLYDE NORTH VIC 3978						
MGA 2020 CO-ORDINATES: E: 357 050 ZONE: 55 (of approx centre of land in plan) N: 5 782 800						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 118 and 119 have been omitted from this plan. Lots 101 - 163 on this plan are affected by one or more restrictions. Refer to Creation of Restrictions A and B on sheet 9 of this plan for details.		
Road R1		Casey City Council				
Reserve Nos. 1 & 2		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.1 Area of Release: 6.013ha No. of Lots: 61 Lots, Superlots AA and Balance Lots B and X						
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	This Plan	Casey City Council		
	Sewerage			South East Water Corporation		
E-2	Drainage	See Diag.	This Plan	Casey City Council		
E-3	Sewerage	See Diag.	This Plan	South East Water Corporation		
<div>TAYLORS</div> <div>Urban Development Infrastructure</div> <div>8/270 Ferntree Gully Road, Notting Hill VIC 3168</div> <div>Phone: (03) 9501 2800 www.taylorsds.com.au</div>		SURVEYORS FILE REF: Ref. 21797-S1 Ver. 13		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9	
		Licensed Surveyor:				
		LUKE KASPERCZYK / Version No. 13				



B
SEE SHEET 2



SOLDIERS ROAD
(FUTURE PINTO DRIVE)

GELBVIEW ROAD

GELBVIEW ROAD

Reserve No. 2

PINTO DRIVE
R1

163
516m²

162
262m²

161
262m²

160
312m²

159
262m²

158
262m²

157
312m²

156
262m²

155
308m²

153
289m²

154
294m²

137
609m²

130
413m²

129

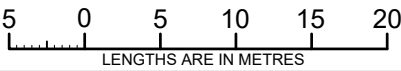
132

SEE SHEET 4

TAYLORS

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

SCALE
1:500



Licensed Surveyor:

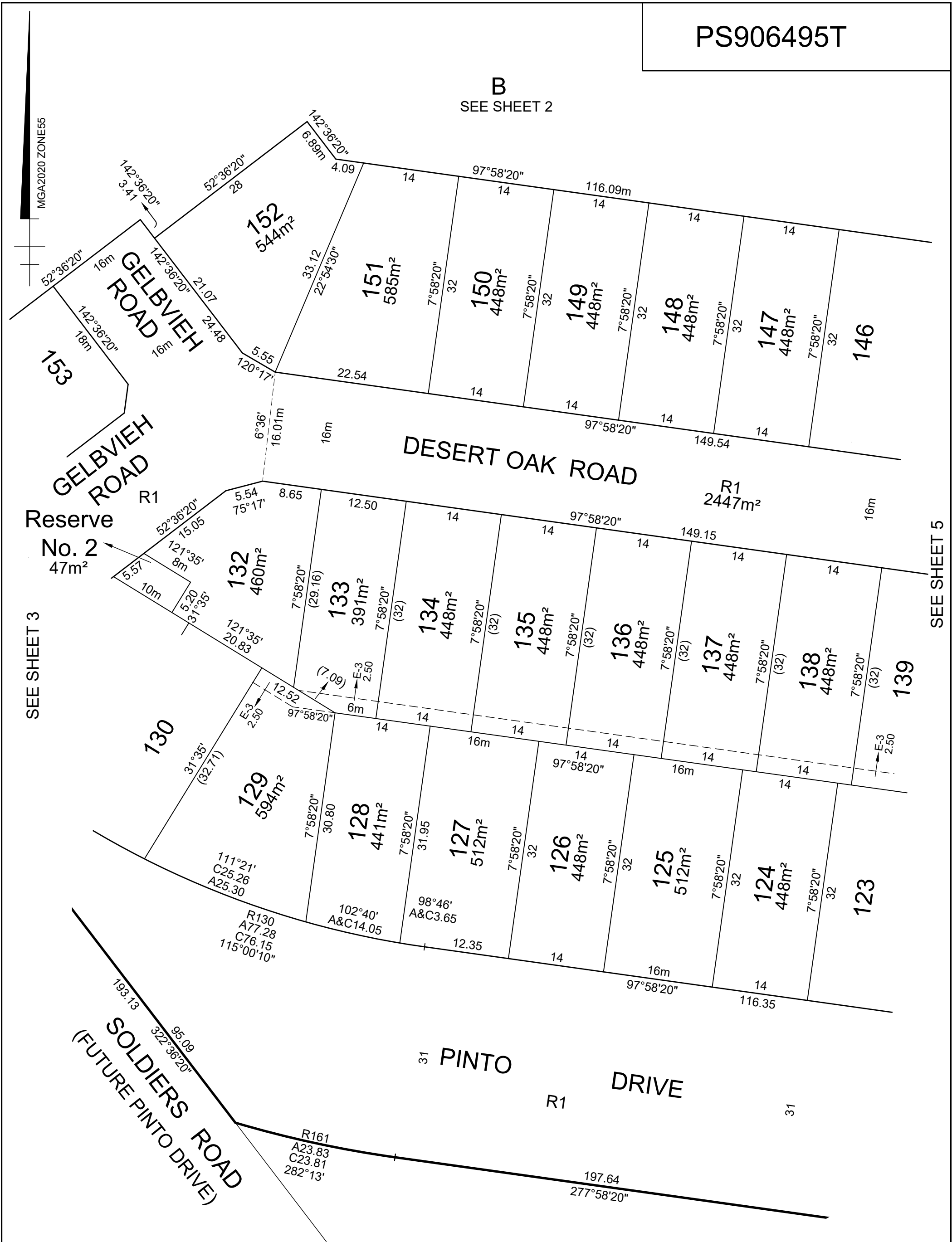
LUKE KASPERCZYK / Version No. 13

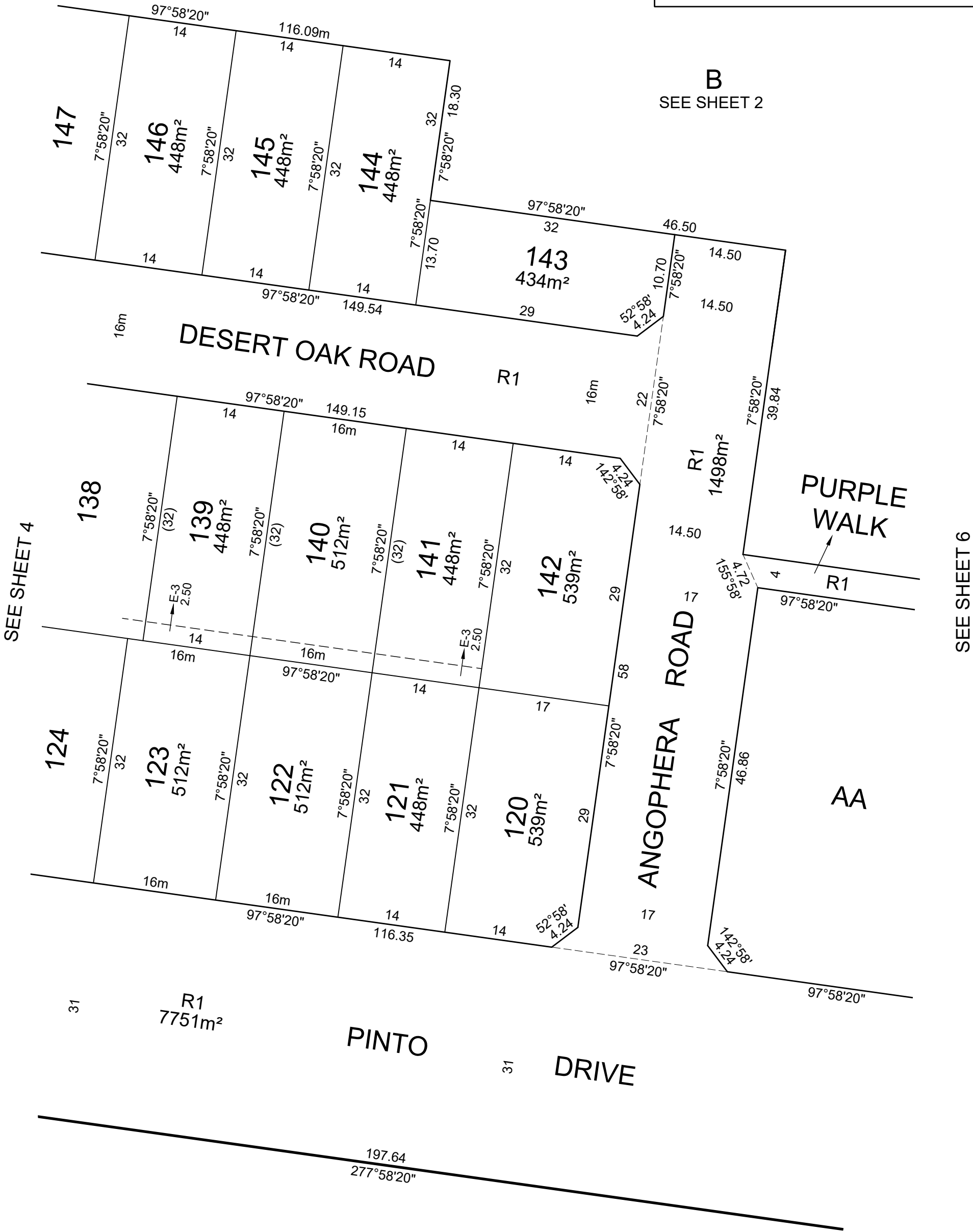
ORIGINAL SHEET
SIZE: A3

Ref. 21797-S1
Ver. 13

SHEET 3

B
SEE SHEET 2





PS906495T

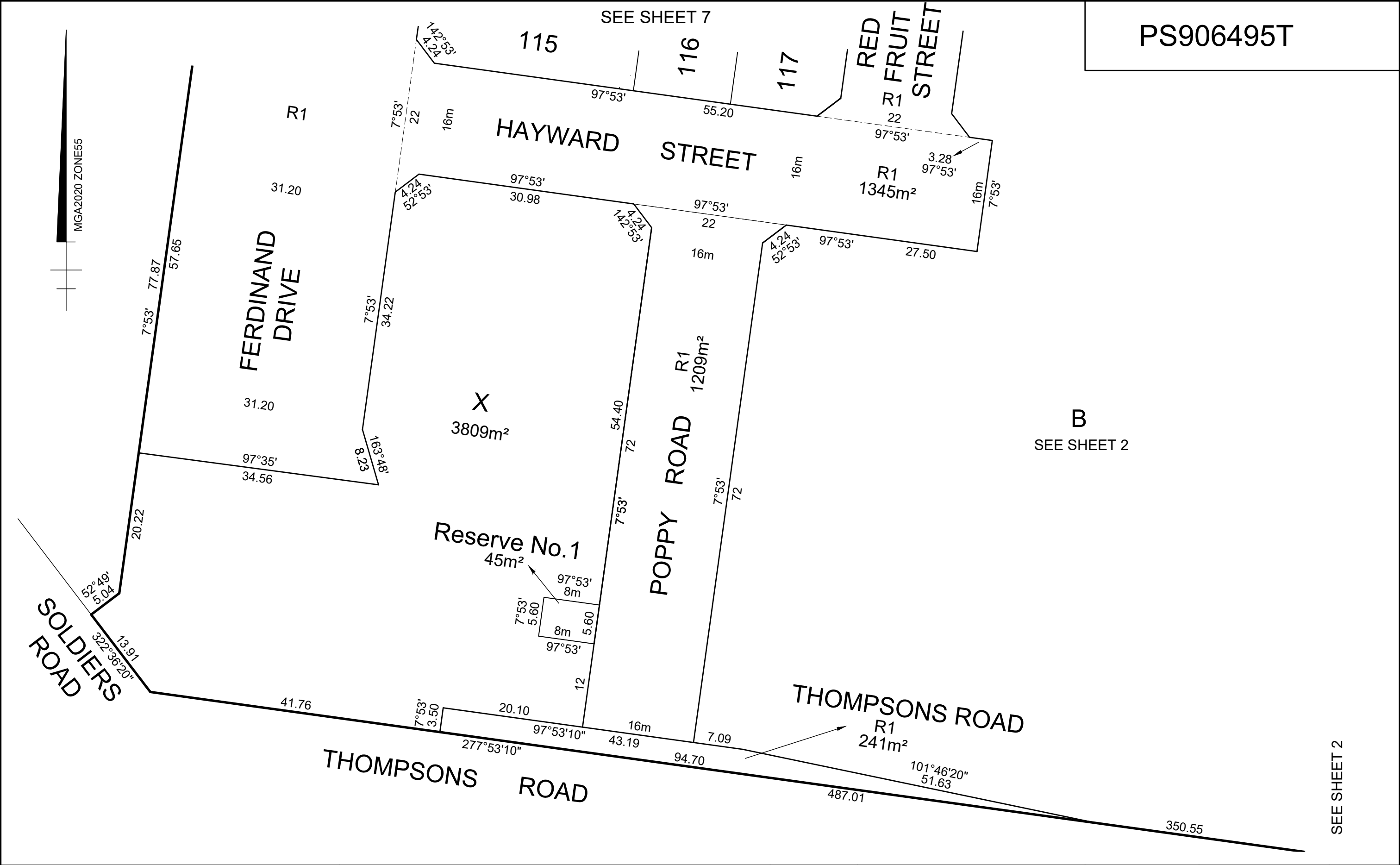


B
SEE SHEET 2



LUKE KASPERCZYK / Version No. 13

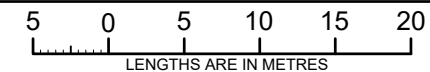
PS906495T



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 21797-S1
Ver. 13

SHEET 8

Licensed Surveyor:

LUKE KASPERCZYK / Version No. 13

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

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
- 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
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105, 107
107	106, 108
108	107, 109
109	108, 110
110	109, 111
111	110, 112
112	111, 113
113	112, 114
114	113, 115, 116
115	114, 116
116	114, 115, 117
117	116

TABLE 1 continued

120	121, 142
121	120, 122, 141
122	121, 123, 140
123	122, 124, 138, 139
124	123, 125, 137, 138
125	124, 126, 136, 137
126	125, 127, 135, 136
127	126, 128, 134, 135
128	127, 129, 133, 134
129	128, 130, 132, 133
130	129, 131, 132
131	130, 132
132	129, 130, 131, 133
133	128, 129, 132, 134
134	127, 128, 133, 135
135	126, 127, 134, 136
136	125, 126, 135, 137
137	124, 125, 136, 138

TABLE 1 continued

138	123, 124, 137, 139
139	123, 138, 140
140	122, 139, 141
141	121, 140, 142
142	120, 141
143	144
144	143, 145
145	144, 146
146	145, 147
147	146, 148
148	147, 149
149	148, 150
150	149, 151
151	150, 152
152	151
155	154, 156
157	156, 158
160	159, 161
163	162

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 (Type A) 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.	BENEFITING LOTS ON THIS PLAN
153	154
154	153, 155, 156
156	154, 155, 157
158	157, 159
159	158, 160
161	160, 162
162	161, 163