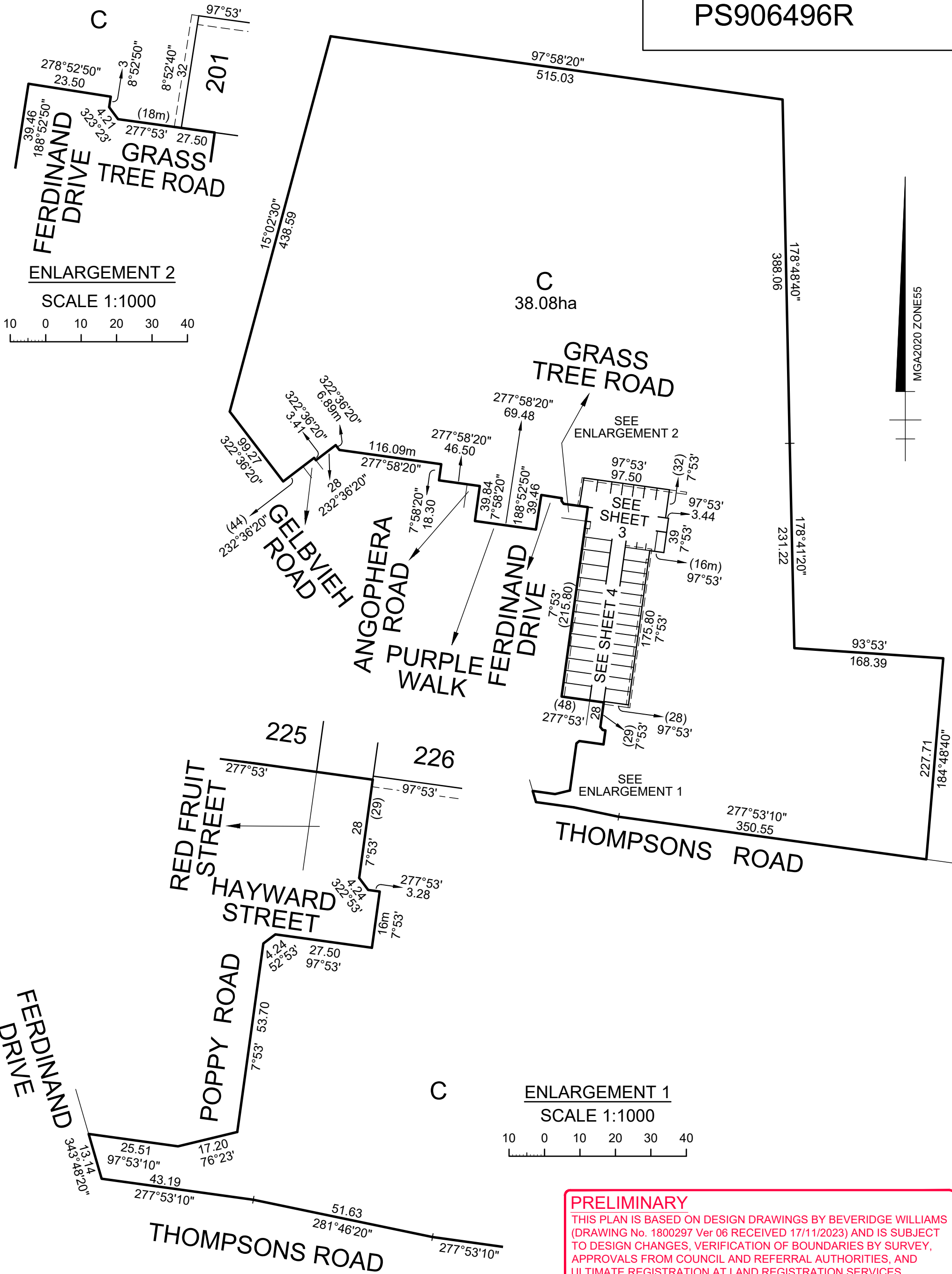
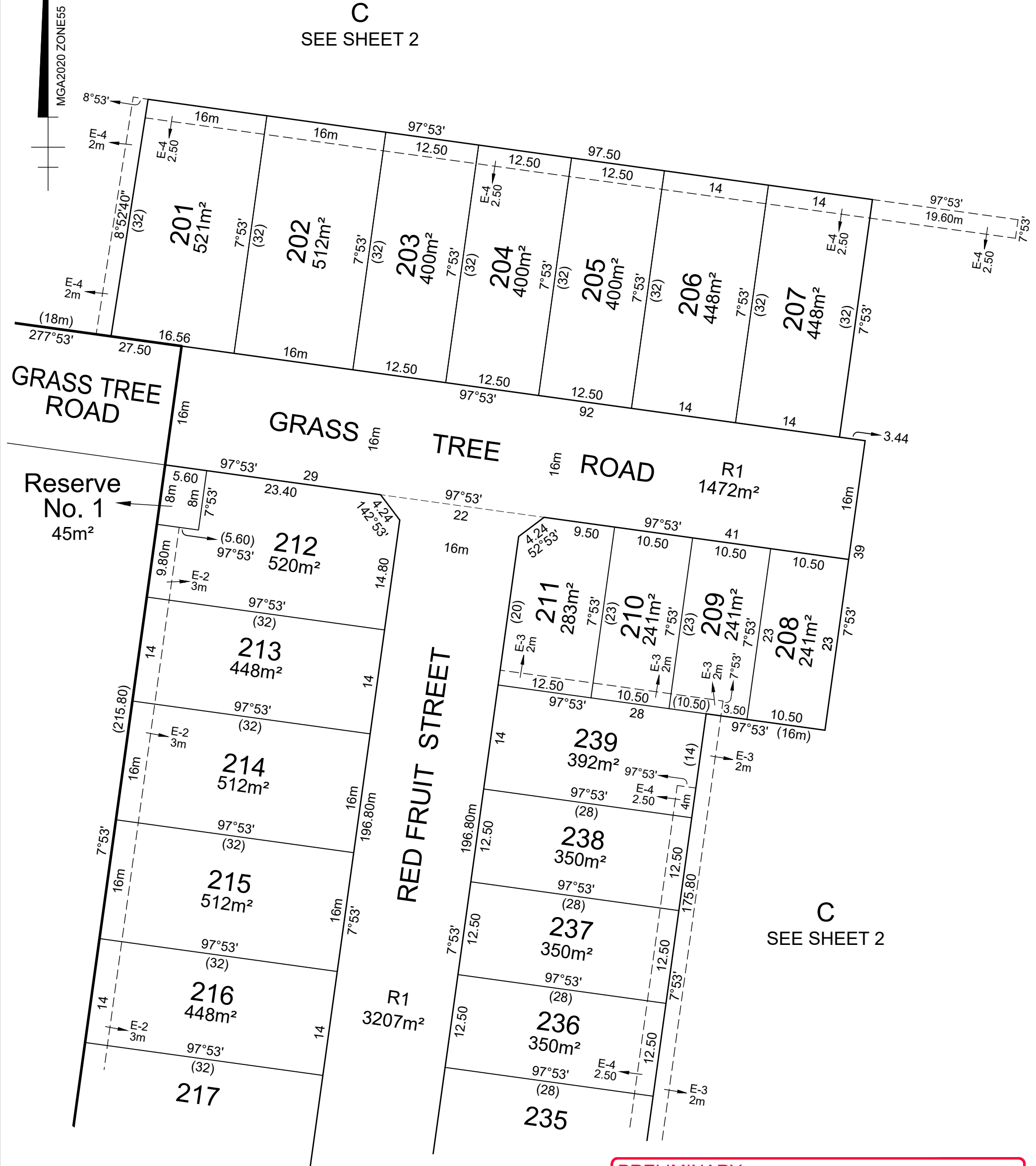


PLAN OF SUBDIVISION			EDITION 1		PS906496R	
LOCATION OF LAND			COUNCIL NAME: CASEY CITY COUNCIL			
PARISH: CRANBOURNE						
TOWNSHIP:						
SECTION:						
CROWN ALLOTMENT:						
CROWN PORTION: 61 (PART)						
TITLE REFERENCE: Vol. Fol.						
LAST PLAN REFERENCE: Lot B on PS906495T						
POSTAL ADDRESS: 2125 Thompsons Road (at time of subdivision) CLYDE NORTH VIC 3978						
MGA 2020 CO-ORDINATES: E: 357 220 ZONE: 55 (of approx centre of land in plan) N: 5 782 770						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 201 - 239 on this plan are affected by one or more restrictions. Refer to Creation of Restrictions A and B on sheet 5 of this plan for details.		
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			<div>PRELIMINARY</div> <div>THIS PLAN IS BASED ON DESIGN DRAWINGS BY BEVERIDGE WILLIAMS (DRAWING No. 1800297 Ver 06 RECEIVED 17/11/2023) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.</div>			
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. 2 Area of Release: 2.012ha No. of Lots: 39 Lots and Balance Lot C						
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	PS906495T	Casey City Council		
	Sewerage			South East Water Corporation		
E-2	Drainage	3	This Plan	Casey City Council		
	Sewerage			South East Water Corporation		
E-3	Drainage	2	This Plan	Casey City Council		
E-4	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.taylorstds.com.au</div>		SURVEYORS FILE REF: Ref. 21797-S2 Ver. 8		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Licensed Surveyor:				
		LUKE KASPERCZYK / Version No. 8				



PRELIMINARY
THIS PLAN IS BASED ON DESIGN DRAWINGS BY BEVERIDGE WILLIAMS (DRAWING No. 1800297 Ver 06 RECEIVED 17/11/2023) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

C
SEE SHEET 2



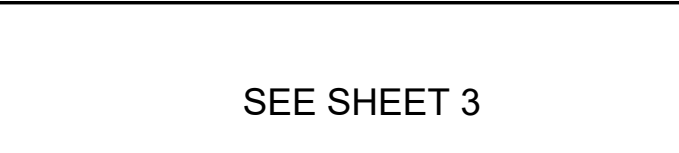
C
SEE SHEET 2

SEE SHEET 4

PRELIMINARY
THIS PLAN IS BASED ON DESIGN DRAWINGS BY BEVERIDGE WILLIAMS (DRAWING No. 1800297 Ver 06 RECEIVED 17/11/2023) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

PS906496R

SEE SHEET 3




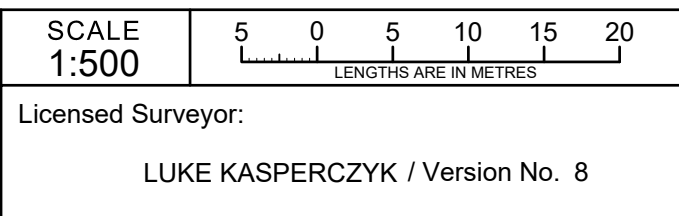
PS906496R


PRELIMINARY
THIS PLAN IS BASED ON DESIGN DRAWINGS BY BEVERIDGE WILLIAMS
(DRAWING No. 1800297 Ver 06 RECEIVED 17/11/2023) AND IS SUBJECT
TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY,
APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND
ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.


PRELIMINARY
THIS PLAN IS BASED ON DESIGN DRAWINGS BY BEVERIDGE WILLIAMS
(DRAWING No. 1800297 Ver 06 RECEIVED 17/11/2023) AND IS SUBJECT
TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY,
APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND
ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

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: <div style="text-align: center; margin-top: 20px;"> LUKE KASPERCZYK / Version No. 8 </div>	



SCALE 1:500	
Licensed Surveyor: <div style="text-align: center; margin-top: 20px;"> LUKE KASPERCZYK / Version No. 8 </div>	

SCALE 1:500	
Licensed Surveyor: <div style="text-align: center; margin-top: 20px;"> LUKE KASPERCZYK / Version No. 8 </div>	

ORIGINAL SHEET SIZE: A3	Ref. 21797-S2 Ver. 8	SHEET 4

ORIGINAL SHEET SIZE: A3	Ref. 21797-S2 Ver. 8	SHEET 4

ORIGINAL SHEET SIZE: A3	Ref. 21797-S2 Ver. 8	SHEET 4

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:

1. 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
2. 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.
3. 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
201	202
202	201, 203
203	202, 204
204	203, 205
205	204, 206
206	205, 207
207	206
212	213
213	212, 214
214	213, 215
215	214, 216
216	215, 217
217	216, 218
218	217, 219
219	218, 220
220	219, 221

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
221	220, 222
222	221, 223
223	222, 224
224	223, 225
225	224
226	227
227	226, 228
228	227, 229
229	228, 230
231	230, 232
233	232, 234
235	234, 236
236	235, 237
237	236, 238
238	237, 239
239	209, 210, 211, 238

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:

1. 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.
2. 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.
3. 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
208	209
209	208, 210, 239
210	209, 211, 239
211	210, 239
230	229, 231
232	231, 233
234	233, 235