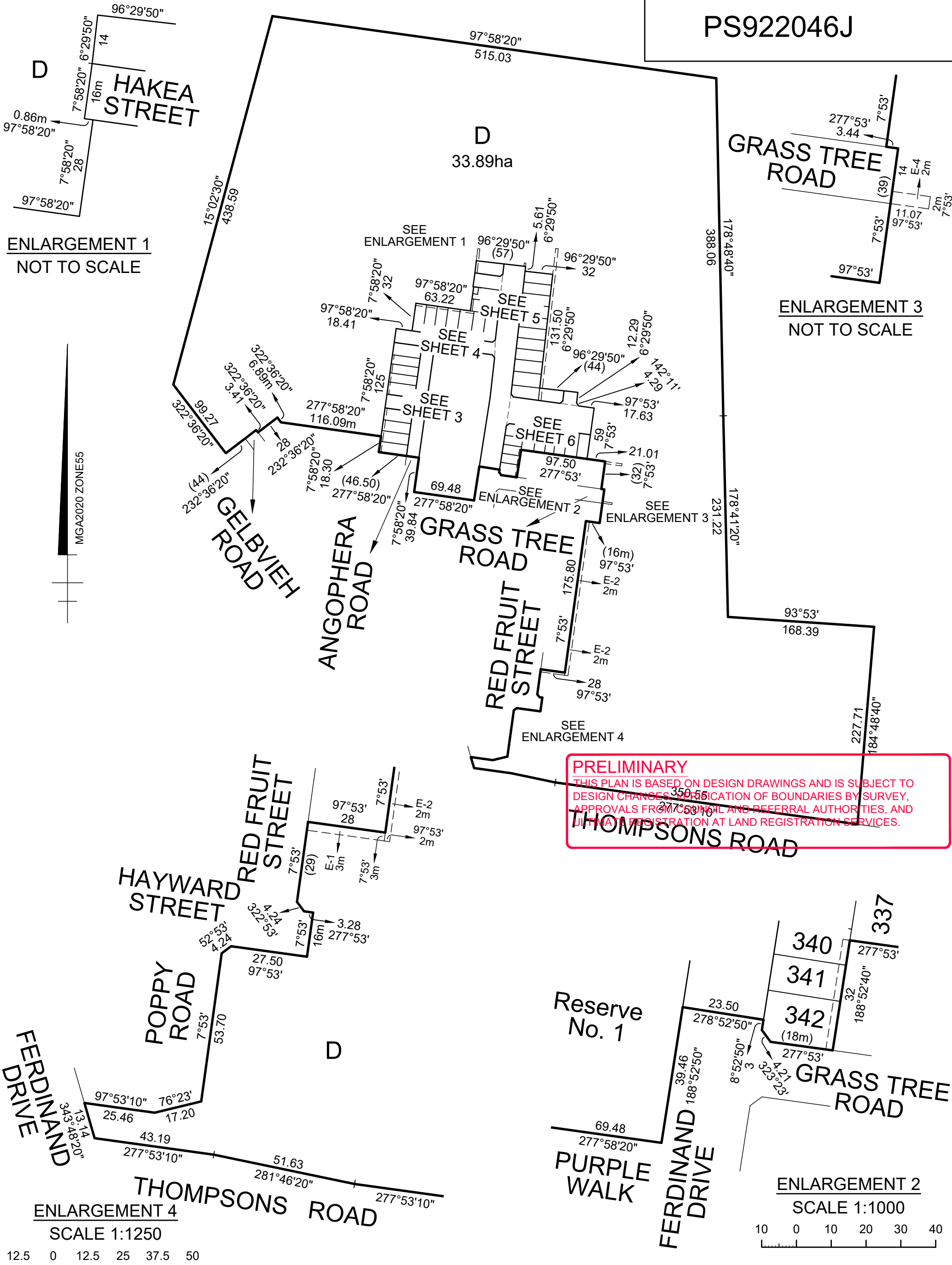


PLAN OF SUBDIVISION			EDITION 1		PS922046J	
LOCATION OF LAND			COUNCIL NAME: CASEY CITY COUNCIL			
PARISH: CRANBOURNE						
TOWNSHIP: -						
SECTION: -						
CROWN ALLOTMENT: -						
CROWN PORTION: 61 (PART)						
TITLE REFERENCE: Vol. Fol.						
LAST PLAN REFERENCE: Lot C on PS906496R						
POSTAL 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		<div>Lots 301 - 342 on this plan are affected by one or more restrictions. Refer to Creation of Restrictions A and B on sheet 7 of this plan for details.</div> <div>Easement E-2 has been shown exaggerated on sheet 2 for clarity purposes.</div> <div><div>PRELIMINARY</div><div>THIS PLAN IS BASED ON DESIGN DRAWINGS 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></div>		
Road R1		Casey City Council				
Reserve No. 1		Casey City Council				
Reserve No. 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. 3						
Area of Release: 4.186ha						
No. of Lots: 42 Lots and Balance Lot 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		
<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-S3 Ver. 7		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
		Licensed Surveyor:				
		LUKE KASPERCZYK / Version No. 7				

PS922046J



ENLARGEMENT 1  
NOT TO SCALE

ENLARGEMENT 3  
NOT TO SCALE

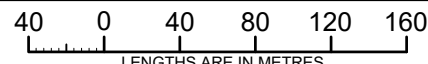
ENLARGEMENT 4  
SCALE 1:1250

ENLARGEMENT 2  
SCALE 1:1000

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SCALE  
1:4000



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Ver. 7

SHEET 2

PS922046J

310

311

312

313

SEE SHEET 4

314

LAGOONS

ROAD

D  
SEE SHEET 2

DAFFY STREET  
R1 521m<sup>2</sup>

ANGOPHERA ROAD

Reserve No. 1  
1.188ha

PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

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SCALE  
1:500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

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ORIGINAL SHEET  
SIZE: A3

Ref. 21797-S3  
Ver. 7

SHEET 3

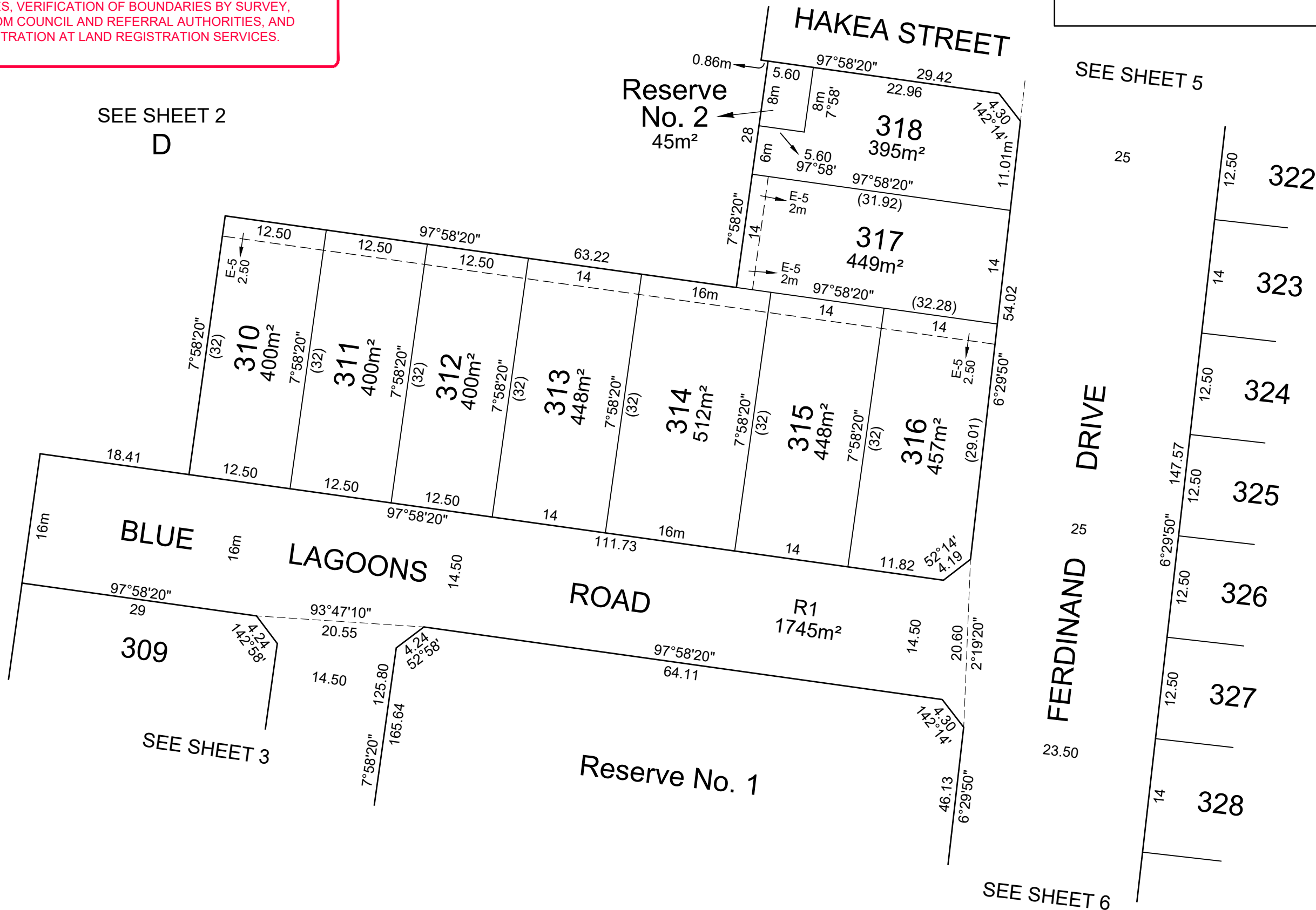
PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

MGA2020 ZONE55

SEE SHEET 2  
D

SEE SHEET 5



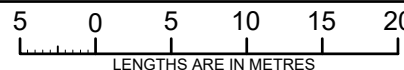
**TAYLORS**

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SCALE  
1:500



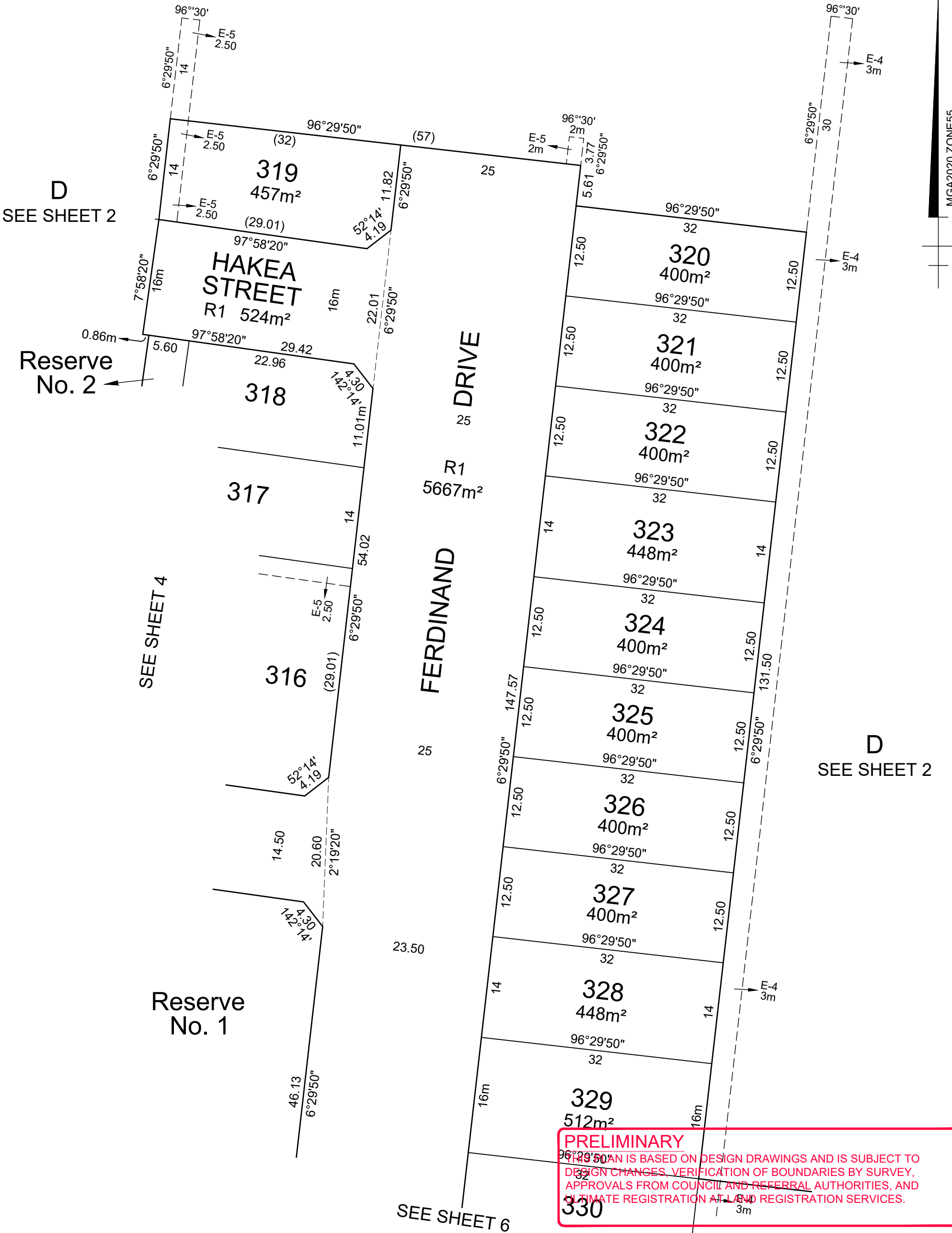
Licensed Surveyor:

LUKE KASPERCZYK / Version No. 7

ORIGINAL SHEET  
SIZE: A3

Ref. 21797-S3  
Ver. 7

SHEET 4



D  
SEE SHEET 2

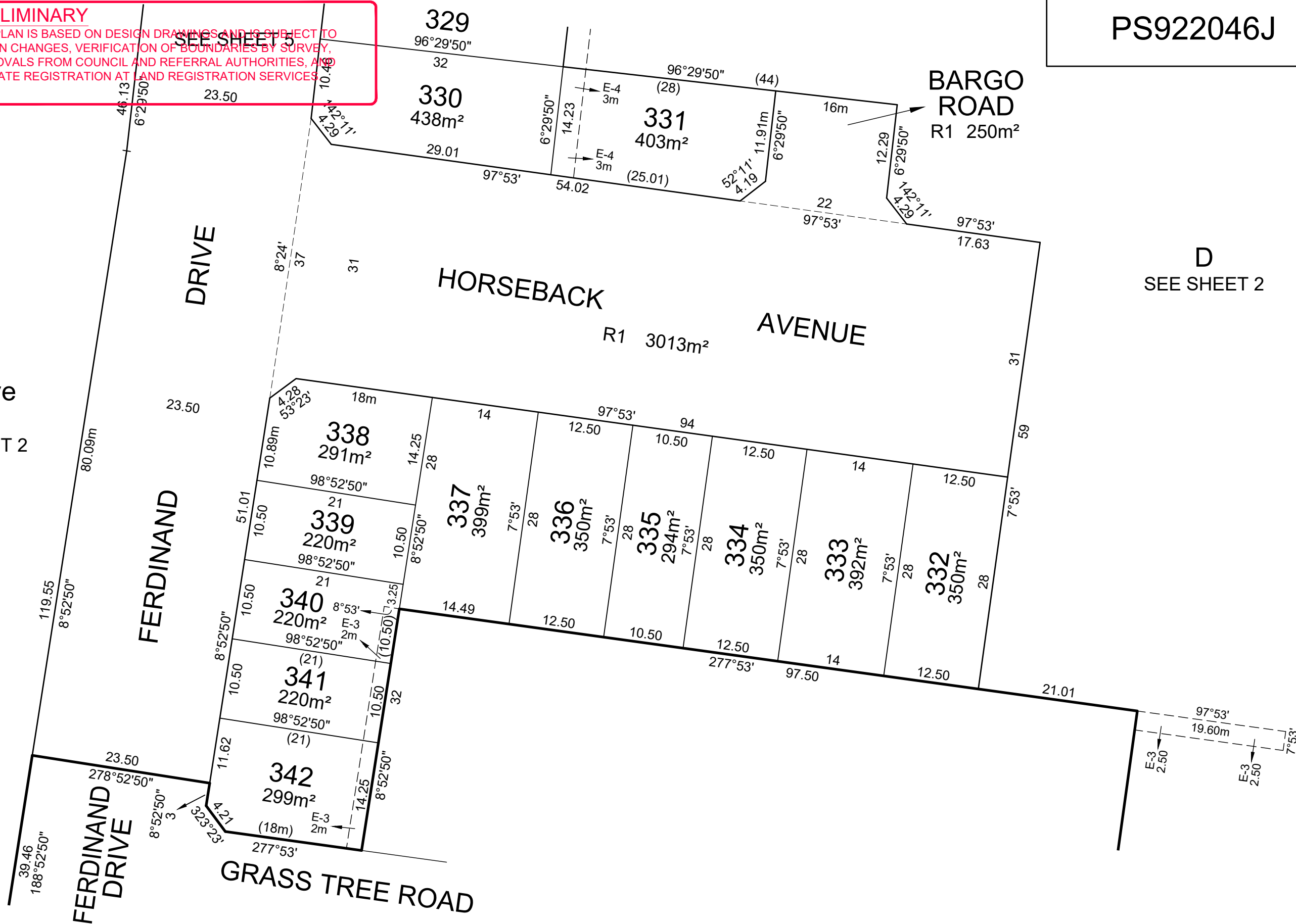
PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES

SEE SHEET 1

MGA2020 ZONE55

Reserve  
No. 1  
SEE SHEET 2



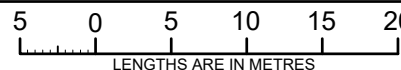
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SCALE  
1:500



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ORIGINAL SHEET  
SIZE: A3

Ref. 21797-S3  
Ver. 7

SHEET 6

**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
301	302
302	301, 303
303	302, 304
304	303
305	306
306	305, 307
307	306, 308
308	307, 309
309	308
310	311
311	310, 312

**TABLE 1 continued**

312	311, 313
313	312, 314
314	313, 315, 317
315	314, 316, 317
316	315, 317
317	314, 315, 316, 318
318	317
319	318
320	321
321	320, 322
322	321, 323
323	322, 324
324	323, 325

**TABLE 1 continued**

325	324, 326
326	325, 327
327	326, 328
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:

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 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.	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

**PRELIMINARY**

THIS PLAN IS BASED ON DESIGN DRAWINGS AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

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SHEET 7