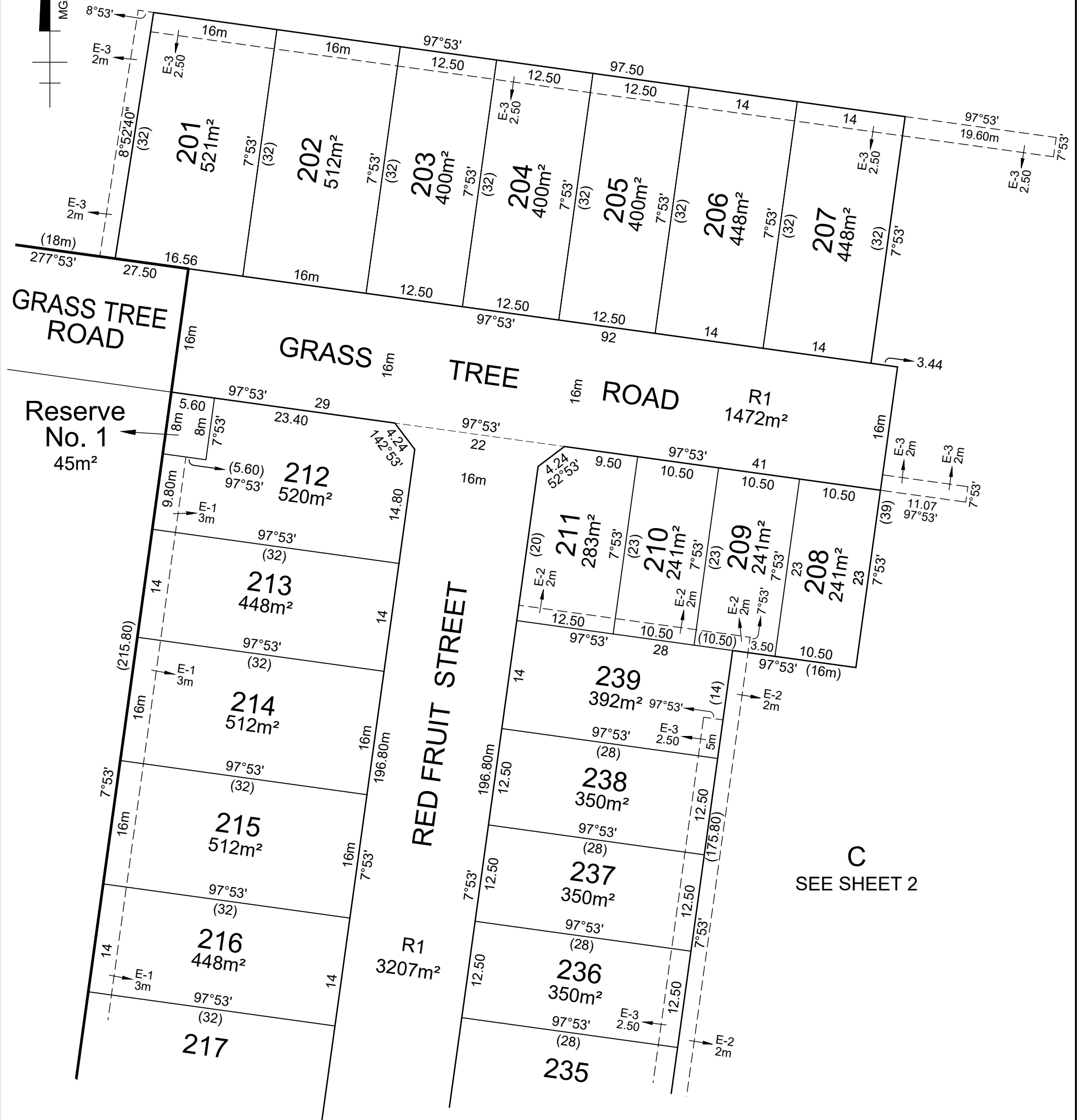


<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS906496R</b>	
<b>LOCATION OF LAND</b>  <b>PARISH: CRANBOURNE</b> <b>TOWNSHIP: -</b> <b>SECTION: -</b> <b>CROWN ALLOTMENT: -</b> <b>CROWN PORTION: 61 (PART)</b> <b>TITLE REFERENCE: Vol. Fol.</b>  <b>LAST PLAN REFERENCE: Lot B on PS906495T</b>  <b>POSTAL ADDRESS: 2125 Thompsons Road</b> <small>(at time of subdivision)</small> <b>CLYDE NORTH VIC 3978</b>  <b>MGA 2020 CO-ORDINATES: E: 357 220 ZONE: 55</b> <small>(of approx centre of land in plan)</small> <b>N: 5 782 770</b>		Council Name: Casey City Council  Council Reference Number: SubA00011/24 Planning Permit Reference: PA21-0980 SPEAR Reference Number: S223563E  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 14/11/2024  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: Michele Annette Scarlett for Casey City Council on 04/09/2025  <b>Statement of Compliance</b> issued: 08/10/2025  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied for: lots excluding Lot C at Statement of Compliance		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
<small>IDENTIFIER</small>	<small>COUNCIL/BODY/PERSON</small>	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			
<b>NOTATIONS</b>				
DEPTH LIMITATION: Does Not Apply				
<b>SURVEY:</b> This plan is based on survey.  <b>STAGING:</b> 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				
<b>OAK GROVE - Release No. 2</b> Area of Release: 2.012ha No. of Lots: 39 Lots and Balance Lot C				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
<small>Easement Reference</small>	<small>Purpose</small>	<small>Width (Metres)</small>	<small>Origin</small>	<small>Land Benefited/In Favour Of</small>
E-1	Drainage	3	This Plan	Casey City Council
	Sewerage			South East Water Corporation
E-2	Drainage	2	This Plan	Casey City Council
E-3	Sewerage	See Diag.	This Plan	South East Water Corporation
E-4	Drainage	3	PS906495T	Casey City Council
	Sewerage			South East Water Corporation
E-5	Drainage	2	PS906495T	Casey City Council
E-6	Sewerage	See Diag.	PS906495T	South East Water Corporation
 <b>Urban Development   Infrastructure</b> 8/270 Ferntree Gully Road, Notting Hill VIC 3168 Phone: (03) 9501 2800   www.taylorstds.com.au		<b>SURVEYORS FILE REF:</b> Ref. 21797-S2 Ver. 15  Digitally signed by: Luke Kasperczyk, Licensed Surveyor, Surveyor's Plan Version (15), 04/09/2025, SPEAR Ref: S223563E	<b>ORIGINAL SHEET</b> <b>SIZE: A3</b>	<b>SHEET 1 OF 5</b>



C  
SEE SHEET 2



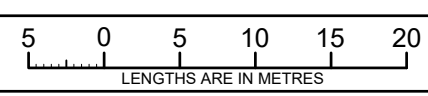
C  
SEE SHEET 2

SEE SHEET 4



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

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

Ref. 21797-S2  
Ver. 15

SHEET 3

Digitally signed by: Luke Kasperczyk, Licensed Surveyor,  
Surveyor's Plan Version (15),  
04/09/2025, SPEAR Ref: S223563E

Digitally signed by:  
Casey City Council,  
04/09/2025,  
SPEAR Ref: S223563E



**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 AA010843.
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