
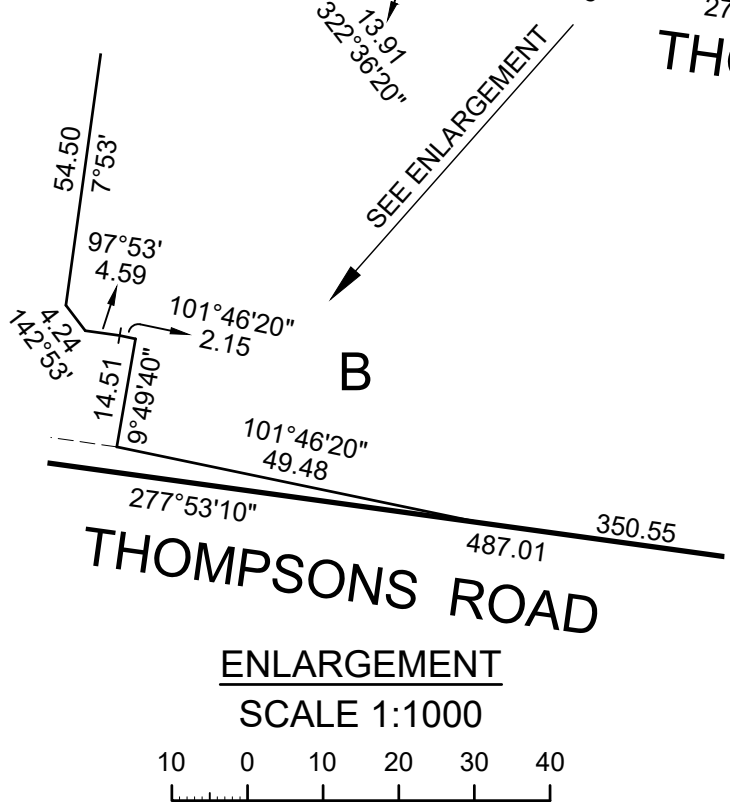
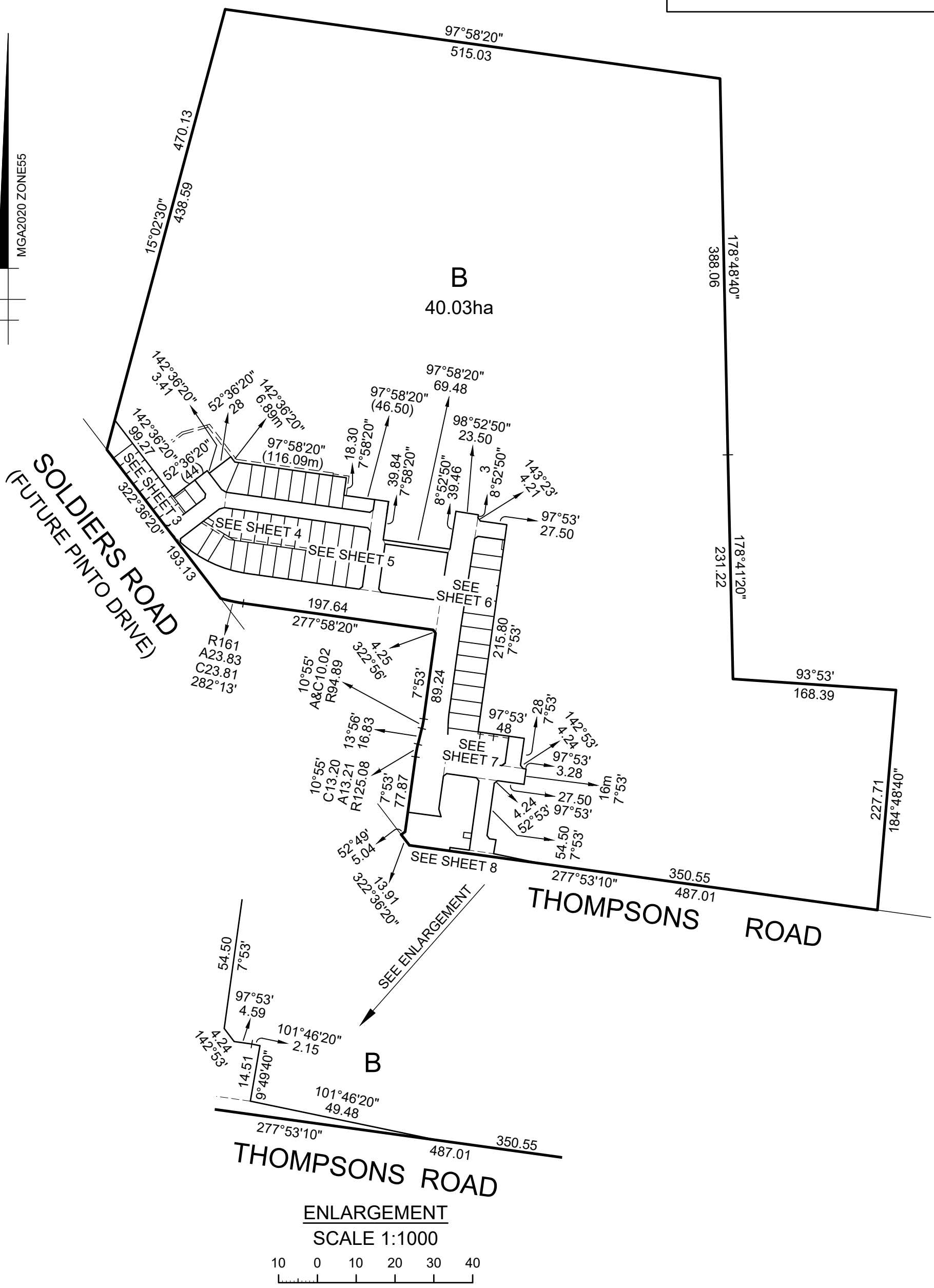


PLAN OF SUBDIVISION		EDITION 1	PS906495T	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 61 (PART) TITLE REFERENCE: Vol. 12623 Fol. 315 LAST PLAN REFERENCE: Lot A on PS906390J POSTAL ADDRESS: 2125 Thompsons Road <small>(at time of subdivision) CLYDE NORTH VIC 3978</small> MGA 2020 CO-ORDINATES: E: 357 050 ZONE: 55 <small>(of approx centre of land in plan) N: 5 782 800</small>		Council Name: Casey City Council Council Reference Number: SubA00359/23 Planning Permit Reference: PA21-0980 SPEAR Reference Number: S223556A Certification 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: 29/10/2024 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 Statement of Compliance issued: 03/10/2025 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 at Statement of Compliance		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 101 - 117 and 120 - 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. Lots 118 and 119 have been omitted from this plan.		
Road R1 Reserve Nos. 1 & 2	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. 1 Area of Release: 5.646ha No. of Lots: 61 Lots, Superlot 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
 Urban Development Infrastructure 8/270 Ferntree Gully Road, Notting Hill VIC 3168 Phone: (03) 9501 2800 www.taylorstds.com.au		SURVEYORS FILE REF: Ref. 21797-S1 Ver. 16	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
		Digitally signed by: Luke Kasperczyk, Licensed Surveyor, Surveyor's Plan Version (16), 04/09/2025, SPEAR Ref: S223556A		

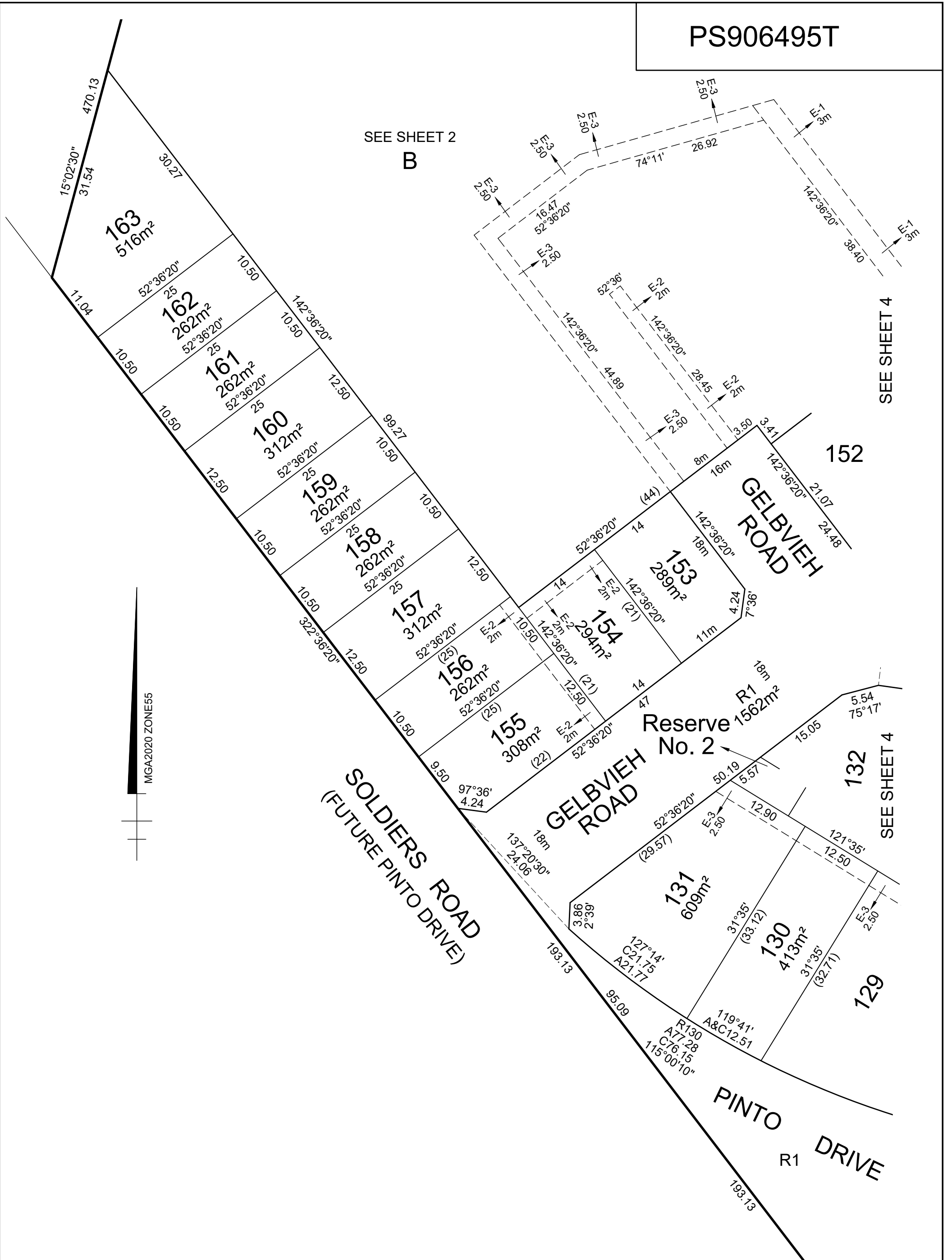


SEE SHEET 2
B

SEE SHEET 4

SEE SHEET 4

MGA2020 ZONE55

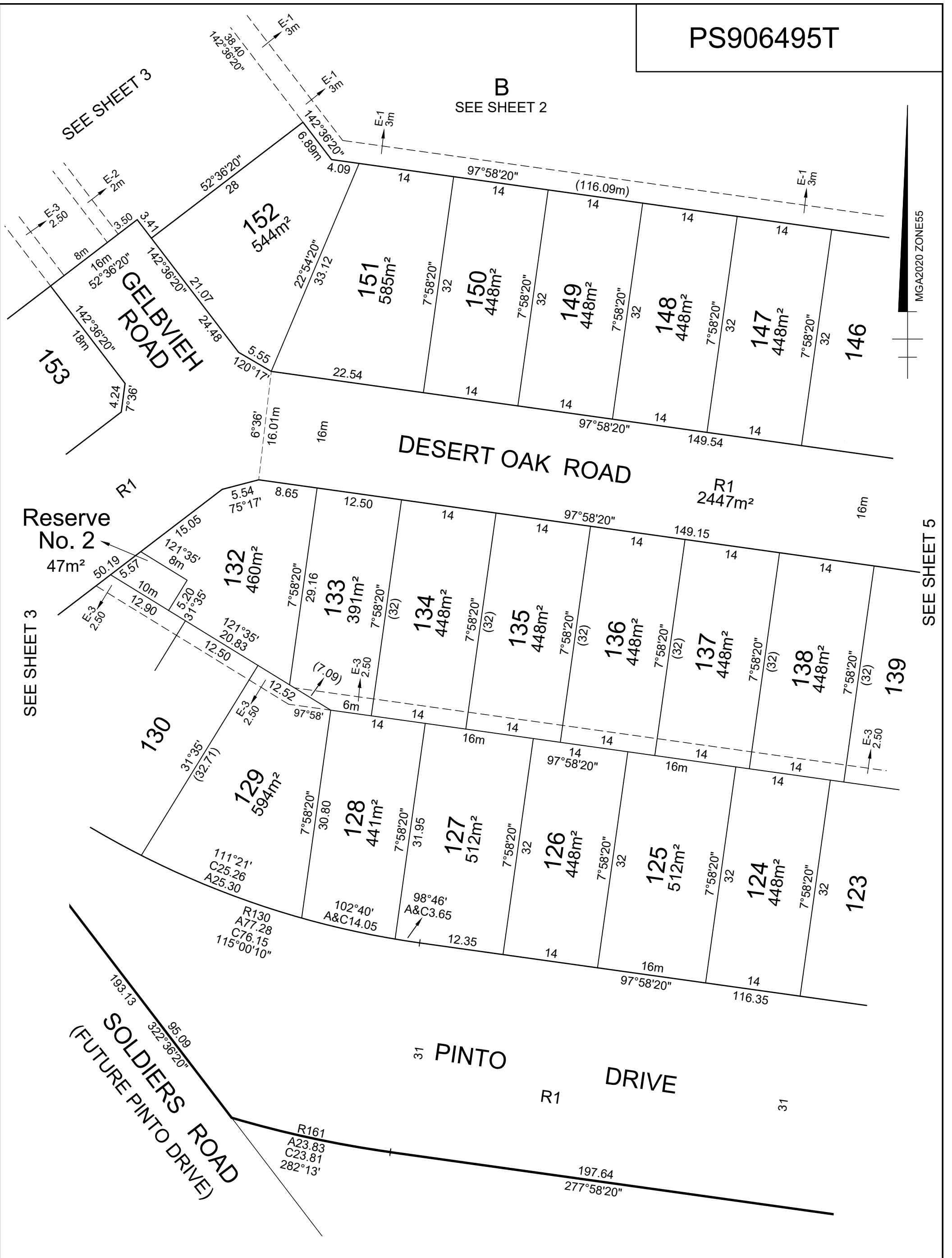


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SEE SHEET 2

MGA2020 ZONE55

SEE SHEET 5

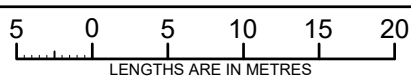


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SHEET 4

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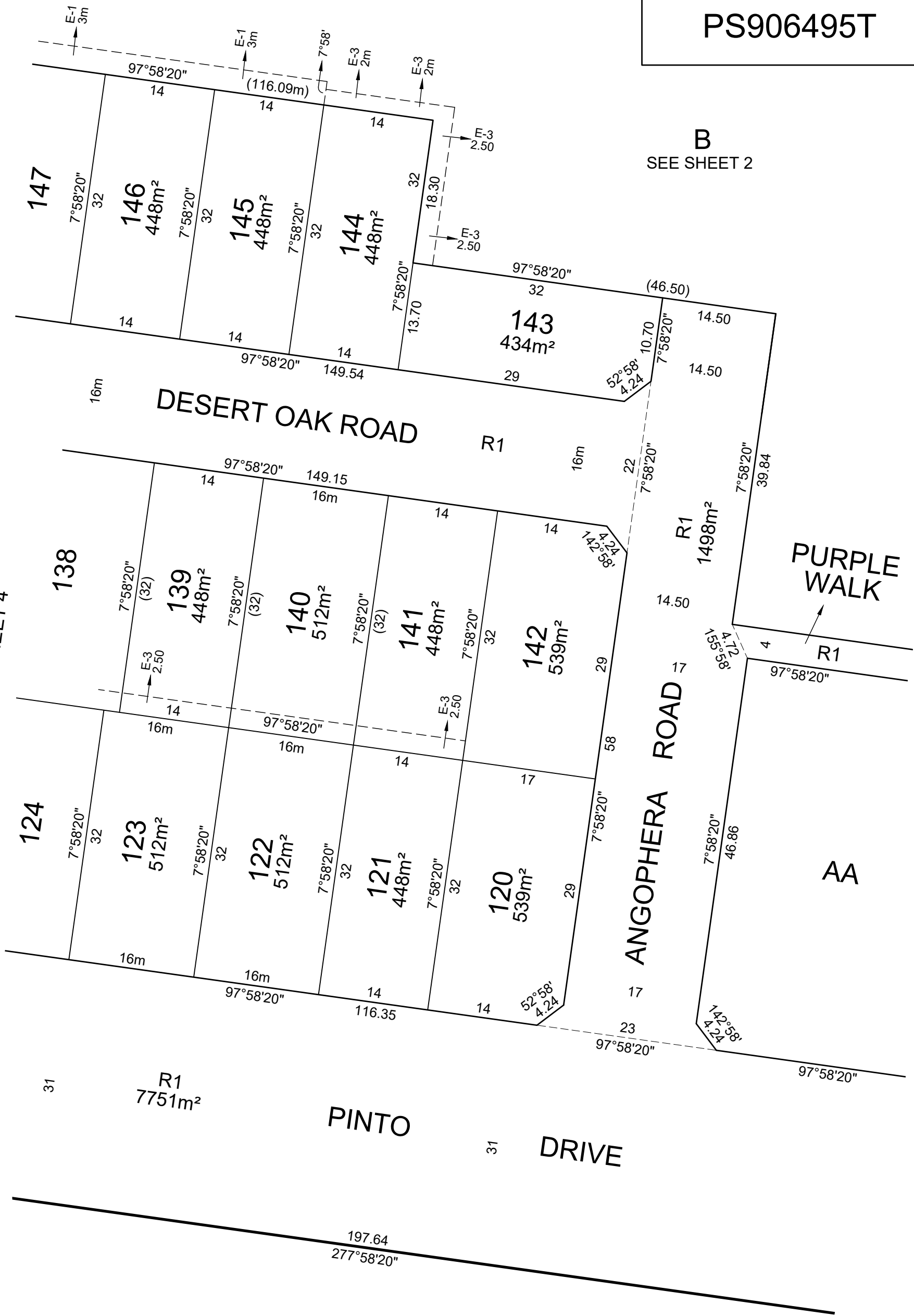
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SEE SHEET 2

SEE SHEET 6

SEE SHEET 4

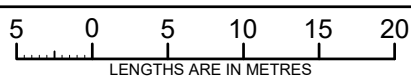


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B
SEE SHEET 2

ANGOPHERA ROAD

GRASS TREE ROAD

PURPLE WALK

DRIVE

FERDINAND

PINTO DRIVE

R1
499m²

AA
3232m²

R1

101
546m²

102
437m²

103
504m²

104
508m²

105
512m²

106
452m²

107
518m²

108
454m²

109
518m²

110

SEE SHEET 7

SEE SHEET 5

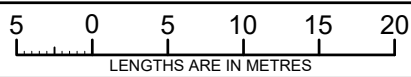
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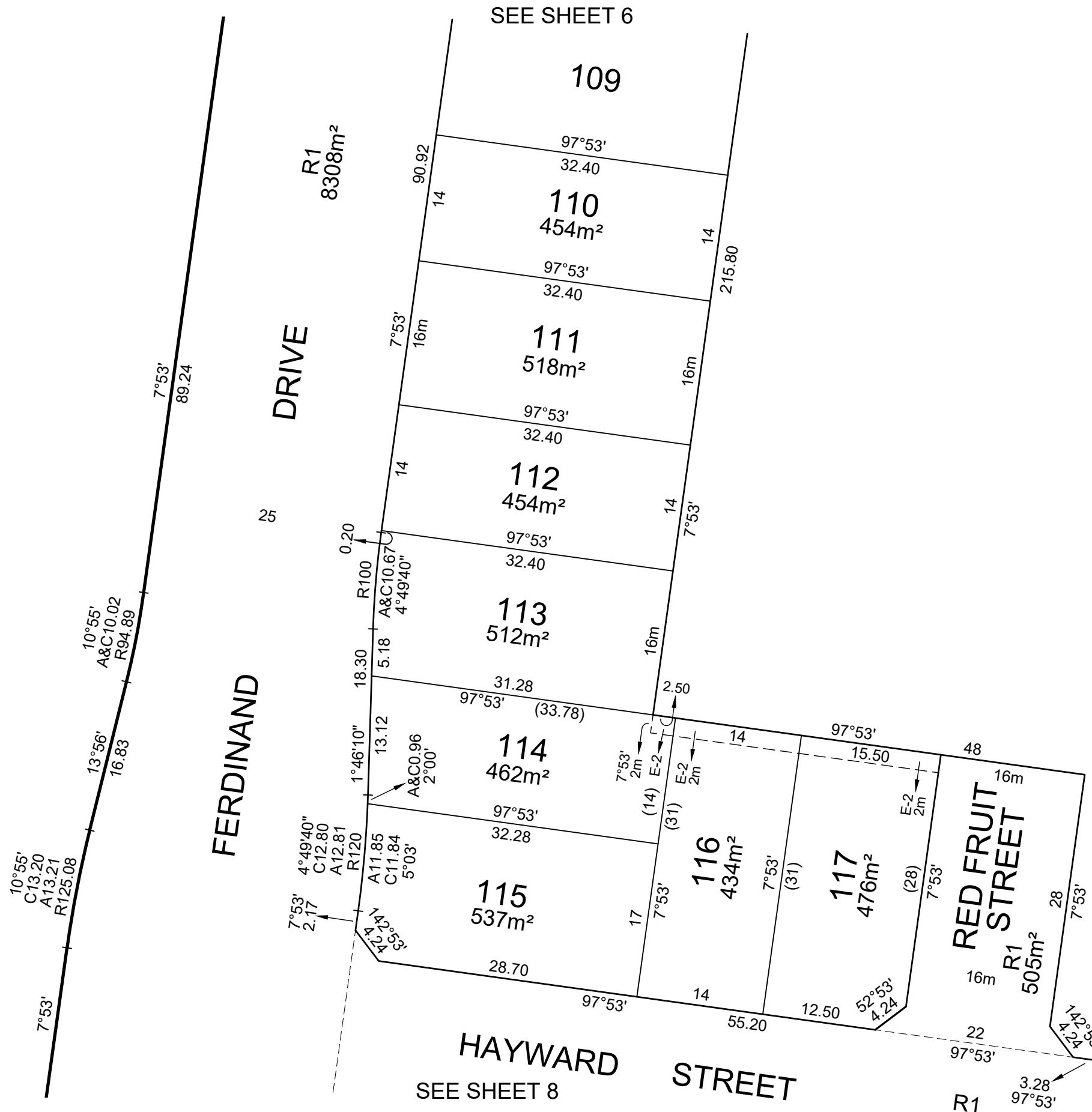
SHEET 6

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B
SEE SHEET 2

MGA2020 ZONE55

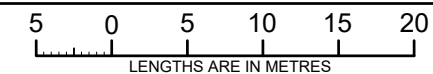


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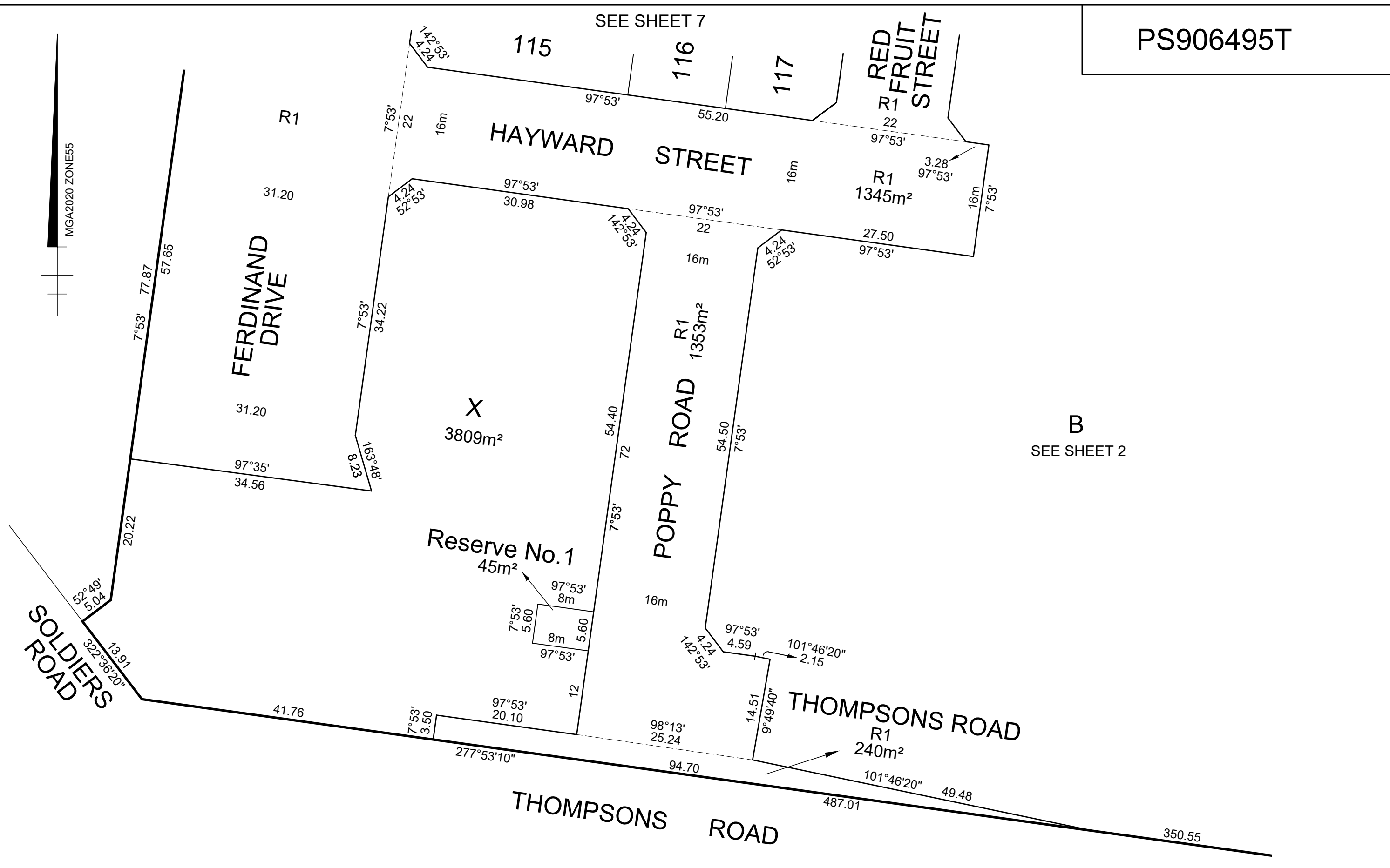
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SHEET 7

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LENGTHS ARE IN METRES

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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 AA010844.
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
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
120	121, 142

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
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
138	123, 124, 137, 139

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
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:

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
153	154
154	153, 155, 156
156	154, 155, 157
158	157, 159
159	158, 160
161	160, 162
162	161, 163



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