

PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS 821073T
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LOCATION OF LAND PARISH: SHERWOOD TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 21 ^A , 21 ^C , 21 ^D & 21 ^E (Parts) CROWN PORTION: - TITLE REFERENCE: Vol. 09041 Fol. 695 Vol. 09041 Fol. 696 LAST PLAN REFERENCE: LP112139 (LOTS 1 & 2) POSTAL ADDRESS: 1160 BALLARTO ROAD (at time of subdivision) JUNCTION VILLAGE, 3977 MGA2020 CO-ORDINATES: E: 349880 ZONE: 55 (of approx centre of land N: 5778300 in plan)	COUNCIL NAME : CITY OF CASEY
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1	CITY OF CASEY	LOTS 1 TO 100 HAVE BEEN OMITTED FROM THIS PLAN FOR RESTRICTION A AFFECTING LOTS 101-162 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION B AFFECTING LOTS 151, 152, 155-162 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION C AFFECTING LOTS 116-125 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION D AFFECTING LOTS 101-115 (ALL INCLUSIVE) SEE SHEET 7
RESERVE No. 1	CITY OF CASEY	
RESERVE No. 2	SOUTH EAST WATER CORPORATION	
RESERVE No. 3	CITY OF CASEY	
RESERVE No. 4	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	

NOTATIONS	
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DEPTH LIMITATION Does not Apply

SURVEY:
This plan is ~~is not~~ based on survey.

STAGING:
This ~~is~~ is not a staged subdivision.
Planning Permit No. Pln A01023/15

This survey has been connected to permanent marks No(s).
CRANBOURNE PM168, 169, SHERWOOD PM 102


In Proclaimed Survey Area No. PSA 52

OCTAVE 1
5.976ha 62 LOTS

EASEMENT INFORMATION

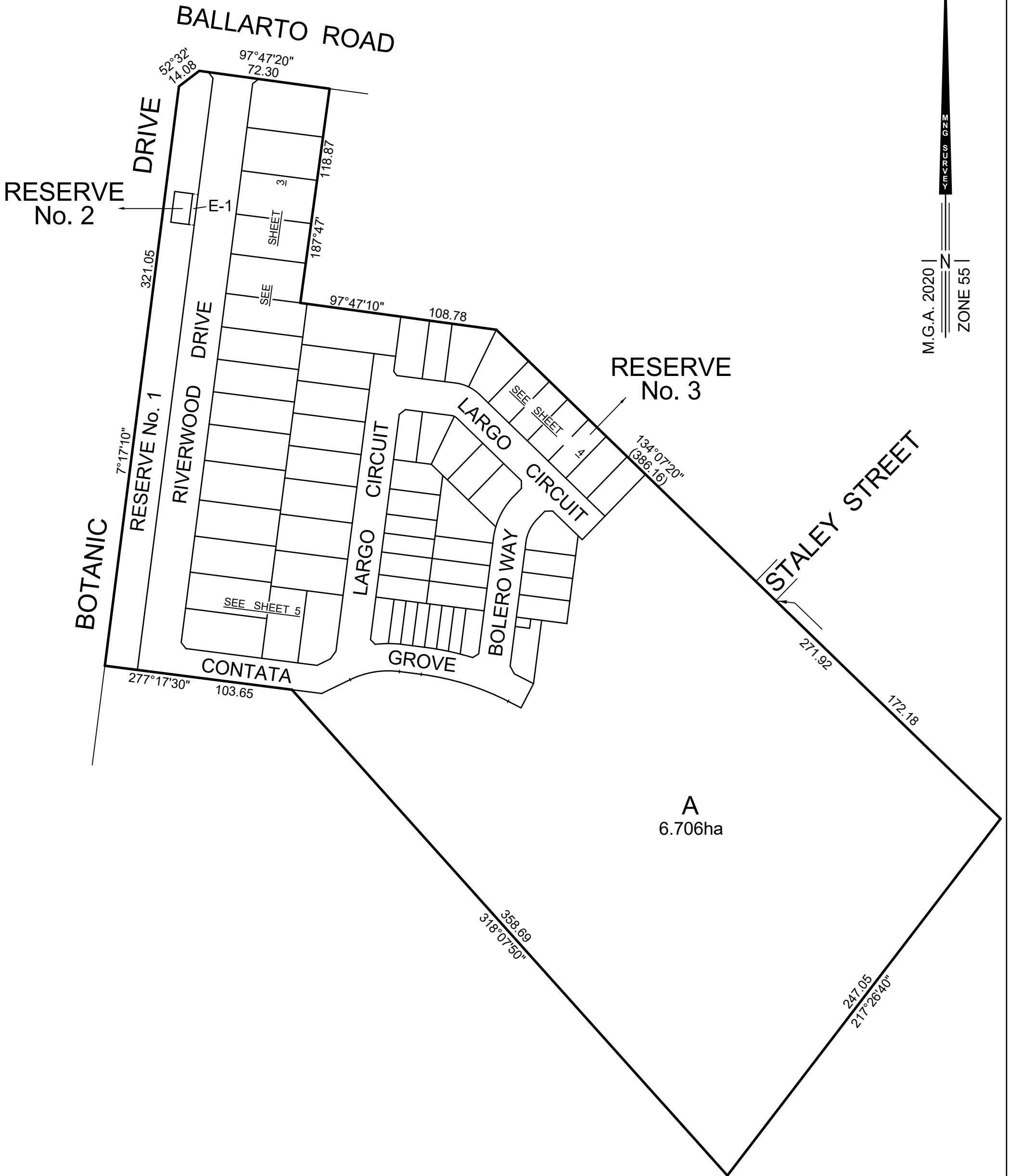
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WAY	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118) CITY OF CASEY SOUTH EAST WATER CORPORATION CITY OF CASEY SOUTH EAST WATER CORPORATION
E-1	POWERLINE	SEE PLAN	THIS PLAN	
E-2	DRAINAGE	SEE PLAN	THIS PLAN	
E-3	SEWERAGE	SEE PLAN	THIS PLAN	
E-4	DRAINAGE	SEE PLAN	THIS PLAN	
E-4	SEWERAGE	SEE PLAN	THIS PLAN	

 <p style="font-size: 8px; margin-top: 5px;"> MC MULLEN NOLAN GROUP 8/34 Wirraway Drive, Port Melbourne, VIC, 3207 Tel: (03) 7002 2200 Fax: (03) 7002 2299 www.mngsurvey.com.au MNG Ref : 80012ps-009z </p>	SURVEYORS FILE REF: 80012ps-009z	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
	MATTHEW DUNN	VERSION 17	

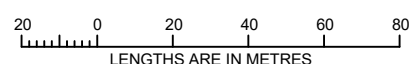
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SCALE
1:2000



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SHEET 2

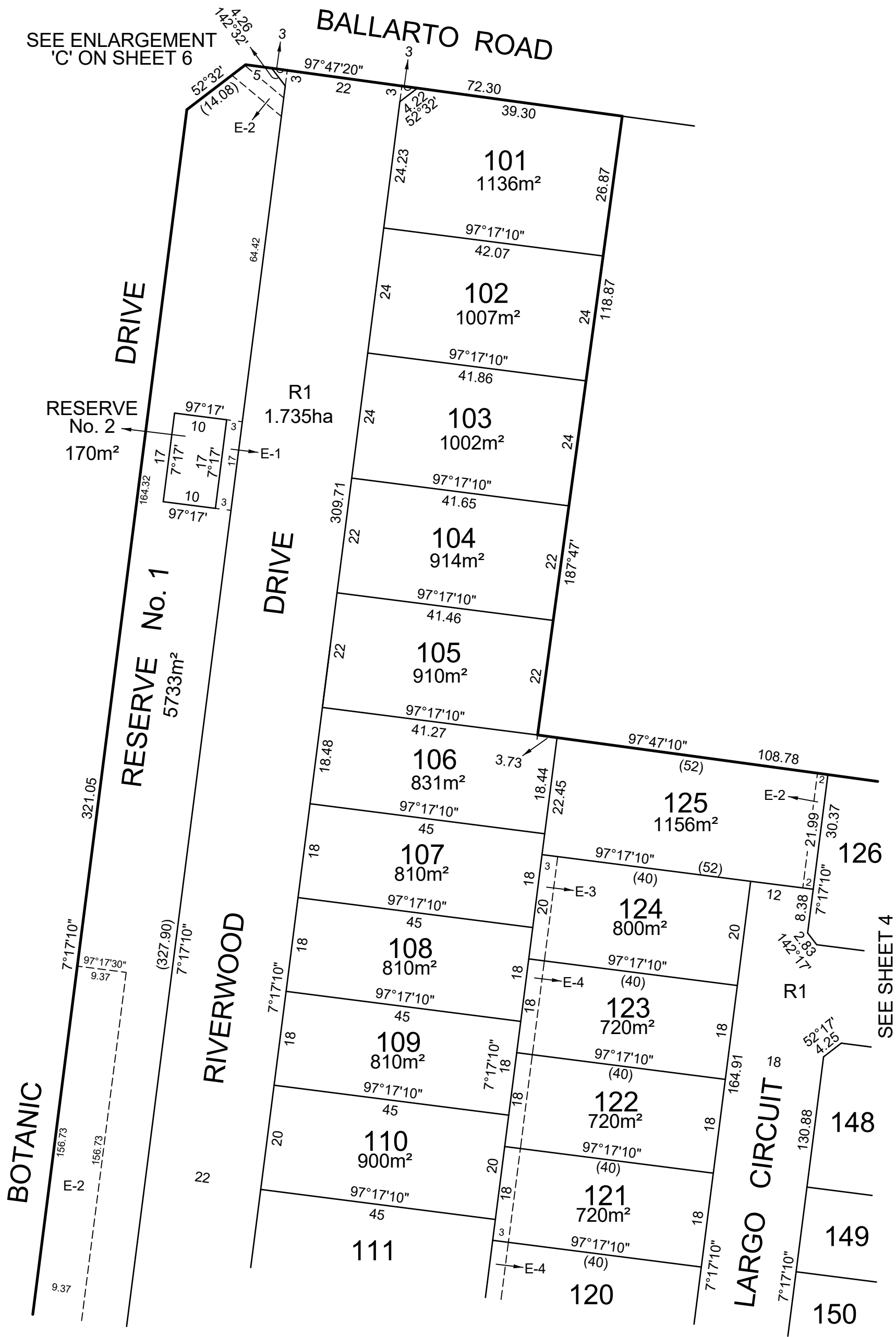
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M.G.A. 2020 | ZONE 55 |

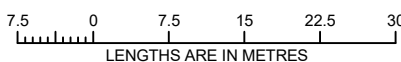


SEE SHEET 5



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SHEET 3

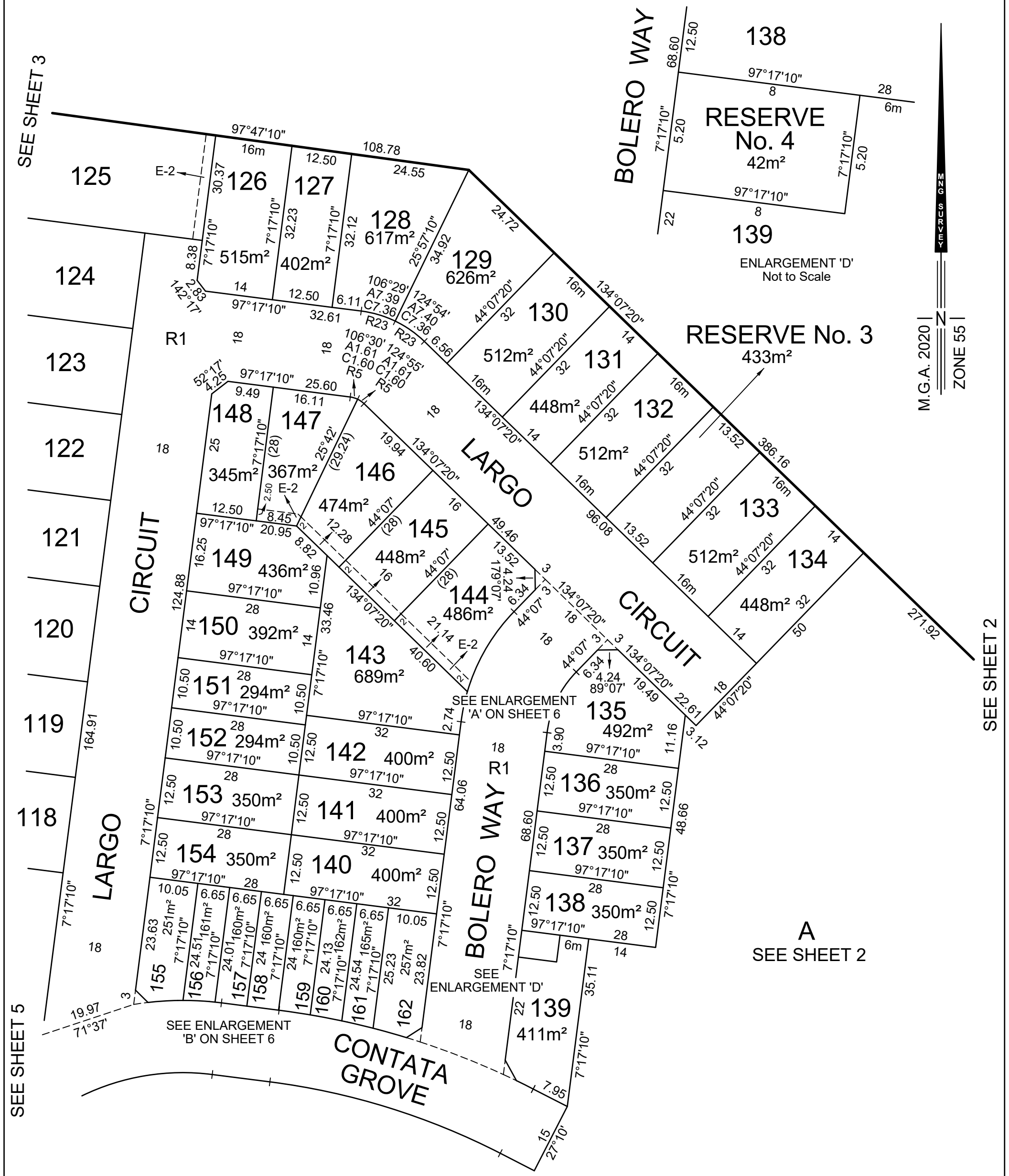
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SEE SHEET 4

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SCALE
1:750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

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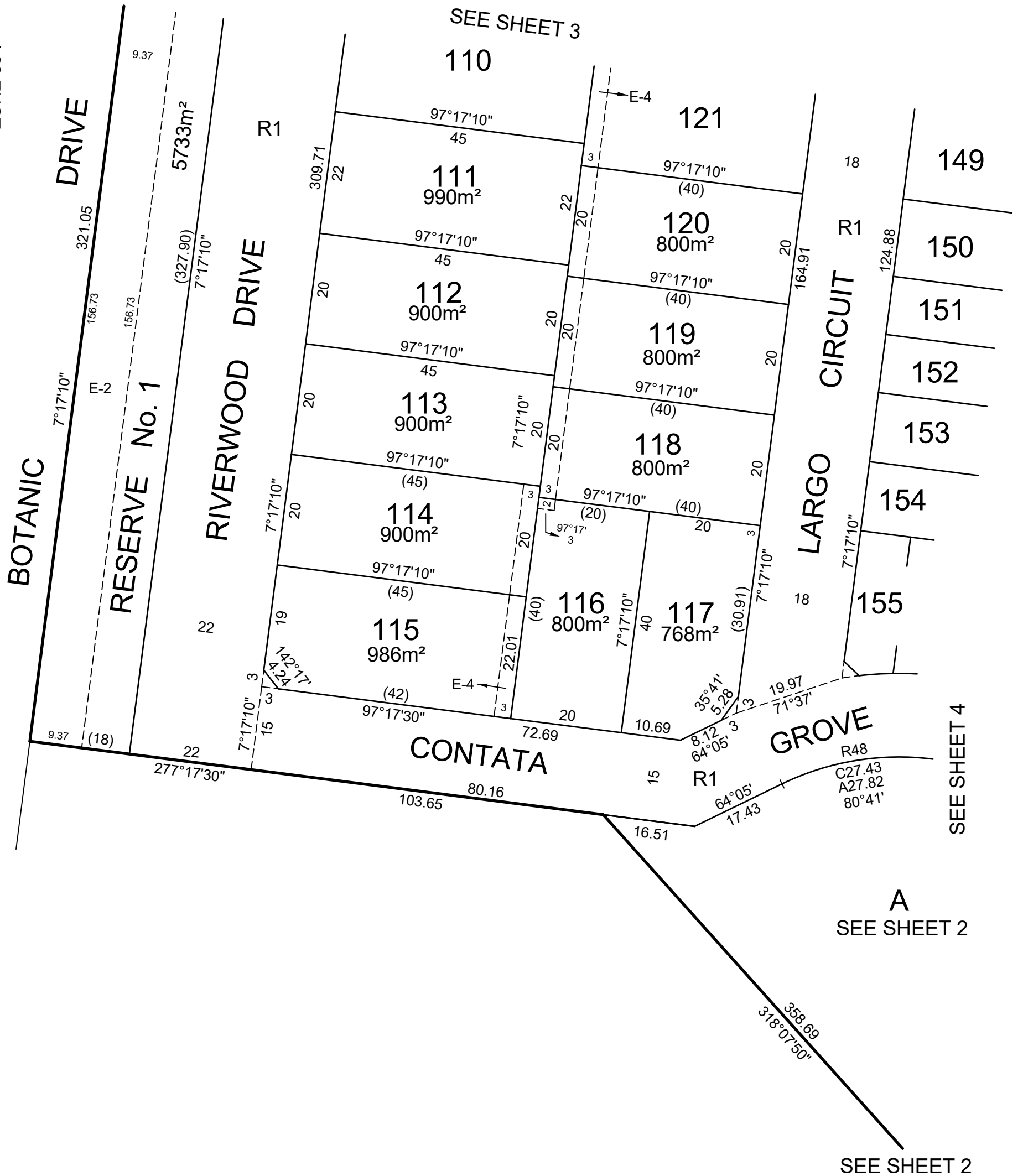
SHEET 4

PLAN OF SUBDIVISION

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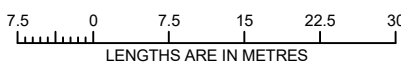
M.G.A. 2020 | ZONE 55 |

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SHEET 5

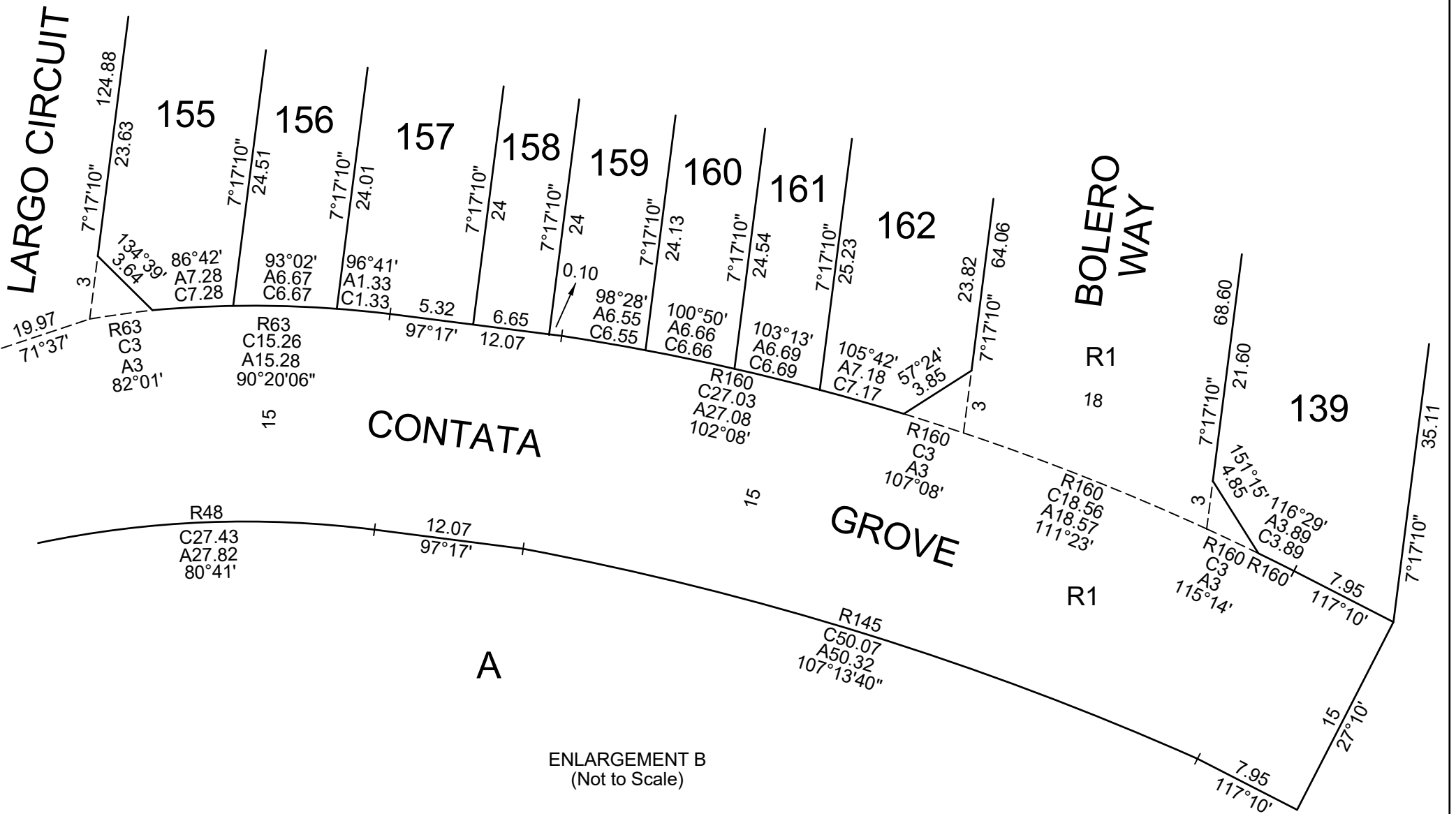
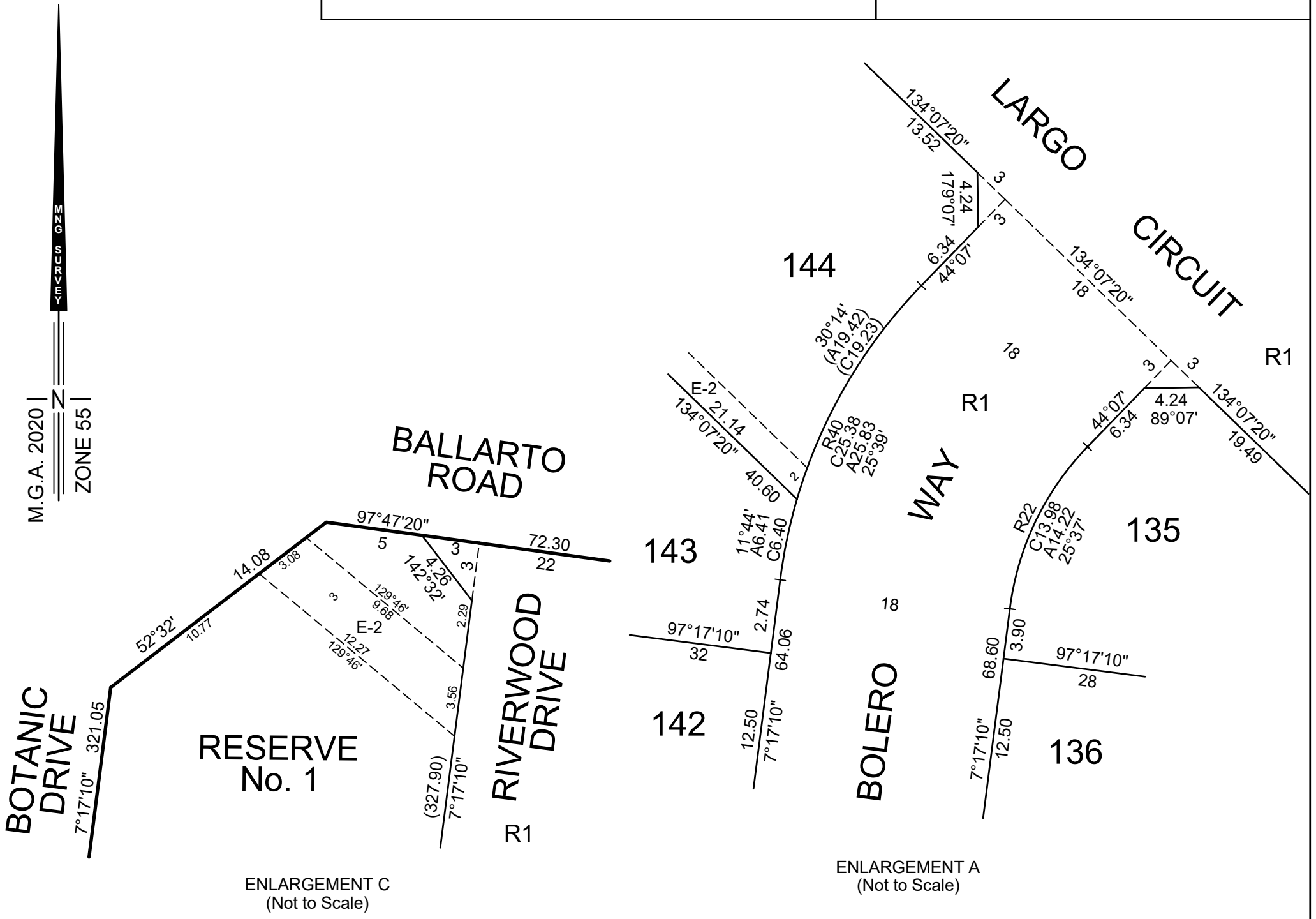
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SEE SHEET 2

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SHEET 6

PLAN OF SUBDIVISION

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SUBDIVISION ACT 1988

Creation of Restriction A

Upon registration of this plan the following restriction is created.

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.

Land to be benefited and burdened : Lots 101 to 162 (all inclusive)

Description of Restriction

Except with the written consent of the 'Octave at Junction Village' assessment panel, the burdened lot shall not:

- (1) Construct or allow to be constructed any building or structure other than a building or structure that shall be constructed in accordance with the design guidelines endorsed by City of Casey under Town Planning Permit No. PlnA01023/15 as amended from time to time.
A copy of the design guidelines is available on the *Project Website* and within the *Contract of Sale*.
- (2) Construct or allow to be constructed any building or structure on the lot prior to 'Octave at Junction Village' design assessment panel or such other entity as may be nominated by 'Octave at Junction Village' design assessment panel from time to time have given its written approval to the plans and documentation prior to the commencement of works.

Expiry

This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2030.

Creation of Restriction B

Upon registration of this plan the following restriction is created.

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.

Table of Land burdened & Land benefited

Burdened Land	Benefited Land	Burdened Land	Benefited Land
151	142, 143, 150, 152	158	140, 154, 157, 159
152	142, 151, 153	159	140, 158, 160
155	154, 156	160	140, 159, 161
156	154, 155, 157	161	140, 160, 162
157	154, 156, 158	162	140, 161

Description of Restriction

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code (Type A)' must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in accordance with a planning permit granted to construct a dwelling on the lot.

Expiry

This restriction ceases to have effect following after :

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.

Creation of Restriction C

Upon registration of this plan the following restriction is created.

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.

Land to be benefited : Lots 101 to 162 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 116 to 125 (both inclusive) on the Plan of Subdivision

Description of Restriction

Except with the written consent of the City of Casey, the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not :

- (1) Construct any structure that does not comply with BAL 12.5 Construction Standards as identified in the Bushfire Management Overlay Schedule 1 under the City of Casey Planning Scheme, as amended from time to time.
- (2) Construct any dwelling which does not simultaneously have a non-combustible static water supply for fire fighting purposes installed and operational containing a minimum of :
 - i. 2,000 litres where the area of the Lot is less than 500 square metres; or
 - ii. 5,000 litres where the area of the Lot is 500 square metres or greater.

Creation of Restriction D

Upon registration of this plan the following restriction is created.

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.

Land to be benefited : Lots 101 to 162 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 101 to 115 (both inclusive) on the Plan of Subdivision

Description of Restriction

Except with the written consent of the City of Casey, the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not :

- (1) Construct any structure that does not comply with BAL 19 Construction Standards as identified in the Bushfire Management Overlay Schedule 1 under the City of Casey Planning Scheme, as amended from time to time.
- (2) Construct any dwelling which does not simultaneously have a non-combustible static water supply for fire fighting purposes installed and operational containing a minimum of :
 - i. 2,000 litres where the area of the Lot is less than 500 square metres; or
 - ii. 5,000 litres where the area of the Lot is 500 square metres or greater.



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SHEET 7

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