

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 845137J

LOCATION OF LAND

PARISH: SHERWOOD
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 21D, 21E & 21F (PARTS)
CROWN PORTION: -
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: LOT E PS 838330F
POSTAL ADDRESS: BOTANIC DRIVE
(At time of subdivision) JUNCTION VILLAGE, VIC. 3977
MGA2020 Co-ordinates E 349 930
(of approx centre of N 5 777 780
land in plan) ZONE 55

COUNCIL NAME: CITY OF CASEY

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL/BODY/PERSON

ROAD R1
RESERVE No.1

CITY OF CASEY
AUSNET ELECTRICITY SERVICES PTY LTD

LOTS A TO F AND 1 TO 500 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION A AFFECTING LOTS 501 TO 550 (BOTH INCLUSIVE) SEE SHEET 6

FOR RESTRICTION B AFFECTING LOTS 508 TO 514, 520, 521, 528 TO 536, 549 AND 550 (ALL INCLUSIVE) SEE SHEET 6

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS/IS NOT STAGED SUBDIVISION.

PLANNING PERMIT No. PLN A01023/15

SURVEY: THIS PLAN IS/~~IS NOT~~ BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
CRANBOURNE PM168, SHERWOOD PM 102

In Proclaimed Survey Area No. PSA 52

OCTAVE - 5
2.784ha

50 LOTS

OTHER PURPOSE OF THIS PLAN:

- (i) REMOVAL OF PART OF SEWERAGE AND WATER PURPOSES EASEMENT SHOWN AS E-1 IN INST. _____ AS AFFECTS RIVERWOOD DRIVE ON THIS PLAN.
- (ii) REMOVAL OF DRAINAGE, SEWERAGE AND WATER PURPOSES EASEMENT SHOWN AS E-1 IN INST. _____ AS AFFECTS RIVERWOOD DRIVE ON THIS PLAN.
- (iii) REMOVAL OF PART OF SEWERAGE EASEMENT SHOWN AS E-9 IN PS 838330F AS AFFECTS RONDO STREET ON THIS PLAN.

GROUND FOR REMOVAL:

BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6 (k) (iii) OF THE SUBDIVISION ACT 1988

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	SEWERAGE	SEE PLAN	PS 838330F	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS 838330F	CITY OF CASEY
E-3	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	2	THIS PLAN	CITY OF CASEY
E-5	DRAINAGE	3	THIS PLAN	CITY OF CASEY
E-5	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION

80012PS-060B.DWG

SURVEYOR REF: 80012ps-060b

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6



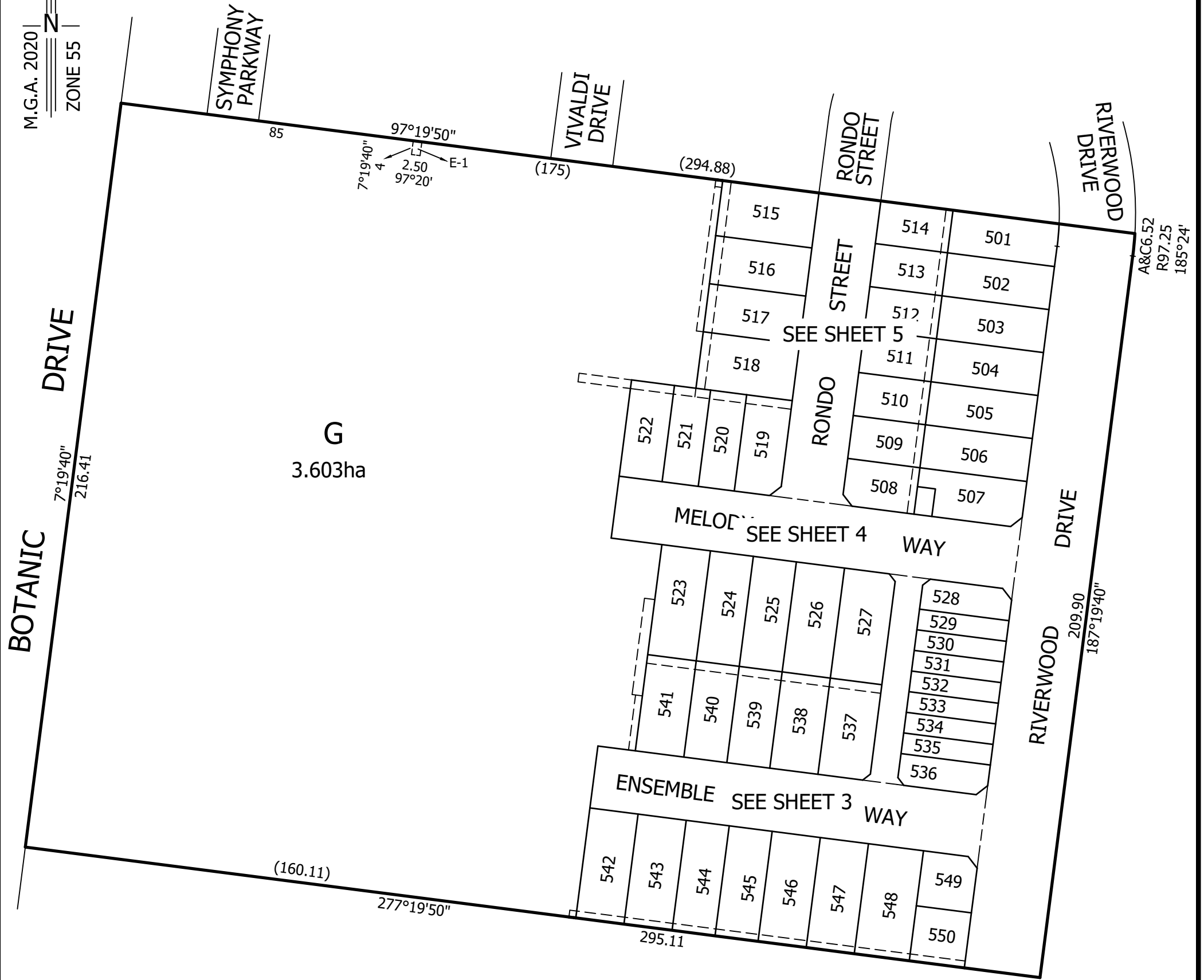
MC MULLEN NOLAN GROUP
31/574 Plummer Street
Port Melbourne VIC 3207
Tel: (03) 7002 2200
Fax: (08) 7002 2299
Email: info@mngsurvey.com.au

MATTHEW DUNN

VERSION 2

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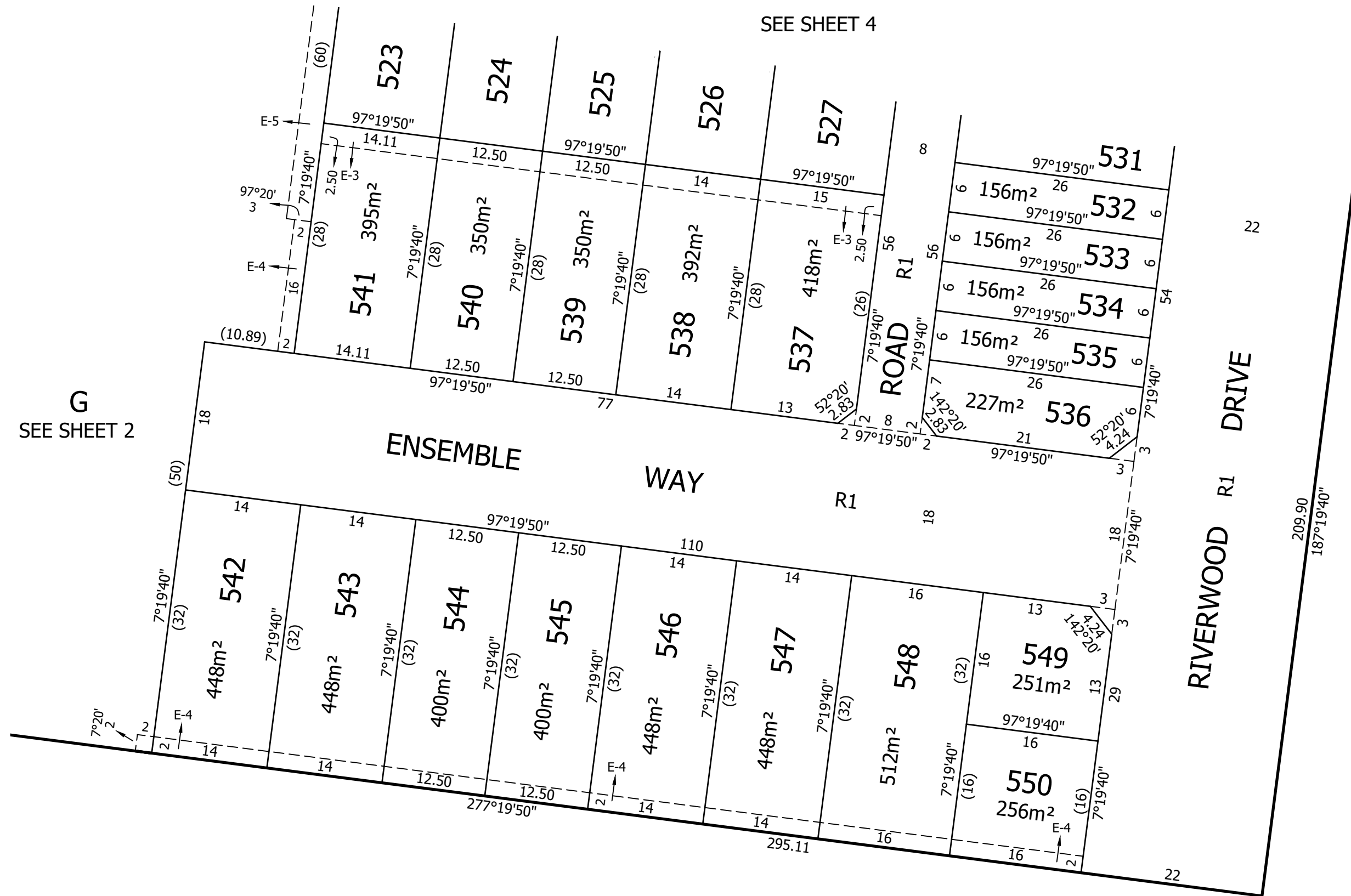
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SEE SHEET 4

M.G.A. 2020 | ZONE 55

G
SEE SHEET 2

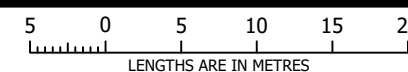


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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 3

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VERSION 2

PLAN OF SUBDIVISION

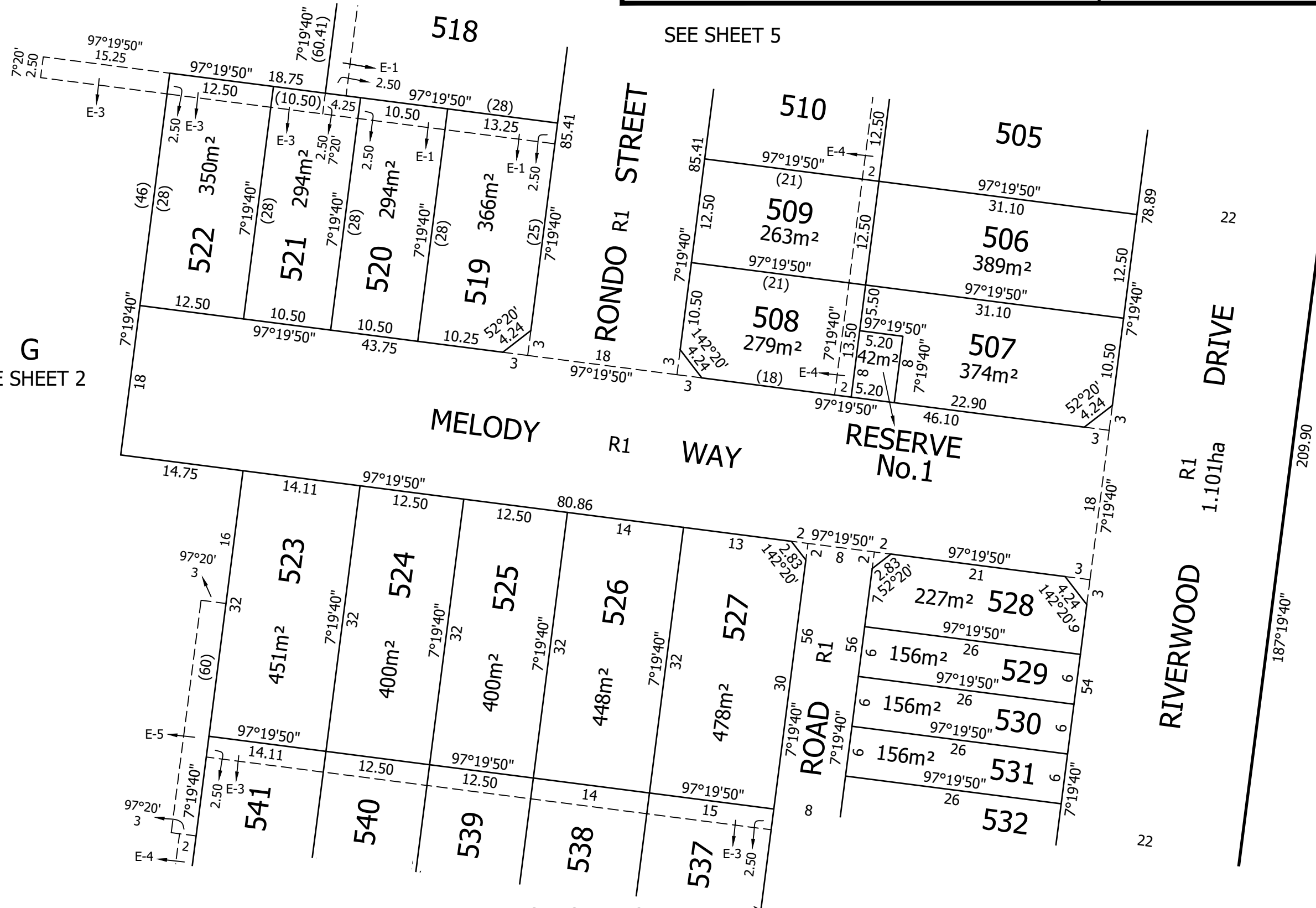
PLAN NUMBER
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M.G.A. 2020 | ZONE 55

G
SEE SHEET 2

SEE SHEET 5

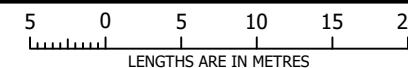
SEE SHEET 3



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ORIGINAL SHEET
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SHEET 4

MATTHEW DUNN

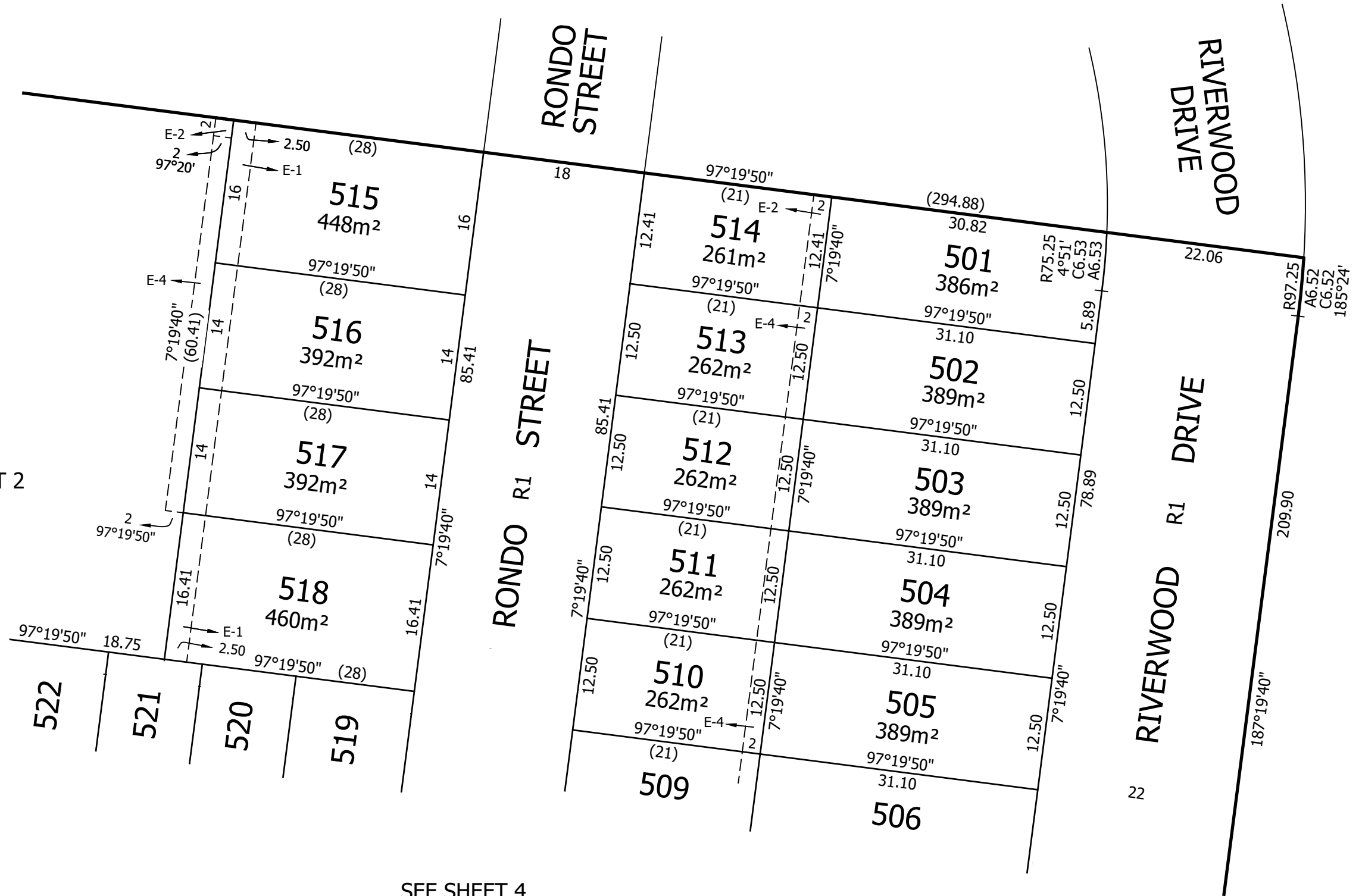
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M.G.A. 2020 | ZONE 55

G
SEE SHEET 2



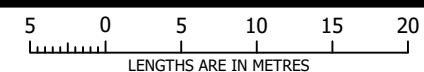
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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 5

MATTHEW DUNN

VERSION 2

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 benefit & to be burdened
Lots 501 to 550 (both inclusive)

Description of Restriction

Except with the written consent of the 'Octave at the 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 Village Junction' 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 and Land Benefited

Burdened Land	Benefited Land
508	507, 509
509	506, 508, 510
510	505, 509, 511
511	504, 510, 512
512	503, 511, 513
513	502, 512, 514
514	501, 513

Table of Land Burdened and Land Benefited

Burdened Land	Benefited Land
520	518, 519, 521
521	518, 520, 522
528	529
529	528, 530
530	529, 531
531	530, 532
532	531, 533

Table of Land Burdened and Land Benefited

Burdened Land	Benefited Land
533	532, 534
534	533, 535
535	534, 536
536	535
549	548, 550
550	548, 549

Description of Restriction

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table 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 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.