

OCTAVE AT JUNCTION VILLAGE

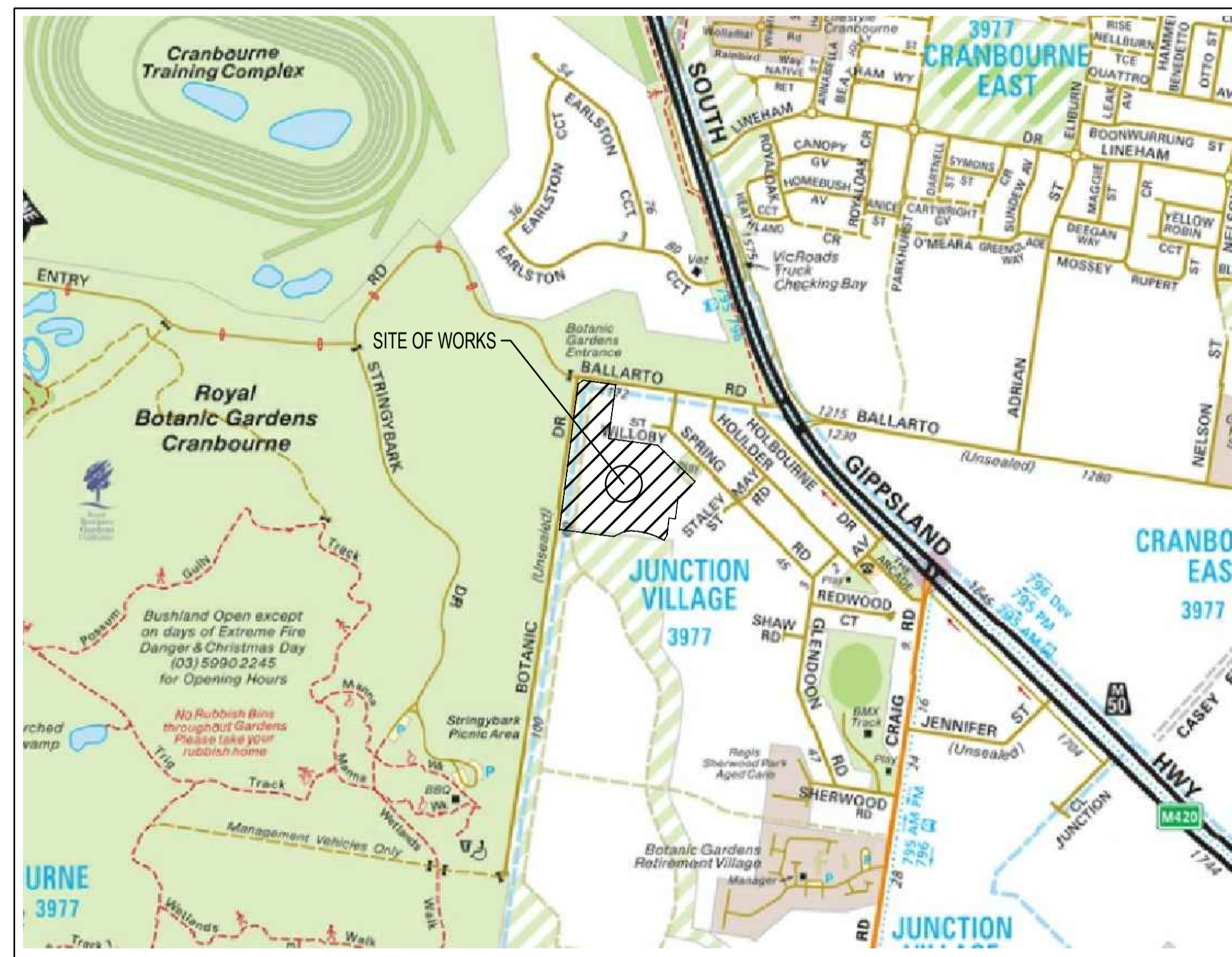
STAGE 1

FUNCTIONAL LAYOUT DRAWINGS

MELWAY MAP REF: 133 K10

FUNCTIONAL LAYOUT PLANS GENERAL NOTES

- ALL MATERIALS ARE AS FOLLOWS UNLESS NOTED OTHERWISE
 - KERBS UNCOLOURED CONCRETE
 - FOOTPATHS UNCOLOURED CONCRETE
 - VEHICLE CROSSING UNCOLOURED CONCRETE
 - ROAD PAVEMENT ASPHALT
- ALL KERBS ARE 600B2 UNLESS NOTED OTHERWISE
- ALL FOOTPATHS ARE 1.5m WIDE UNLESS NOTED OTHERWISE
- CONCRETE SURFACES OF FOOTPATHS AND VEHICLE CROSSINGS TO BE BROOM FINISHED.
- DRAINAGE PIPE SIZES, WHERE SHOWN, ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN



LOCALITY PLAN
SCALE: 1:10,000

DRAWING INDEX

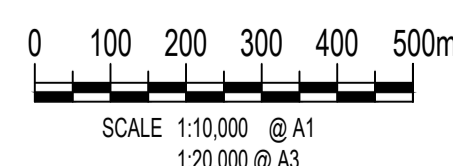
- 18067 - FP - 001 LOCALITY PLAN, DRAWING INDEX & GENERAL NOTES
- 18067 - FP - 010 LAYOUT PLAN - SHEET 1 OF 6
- 18067 - FP - 011 LAYOUT PLAN - SHEET 2 OF 6
- 18067 - FP - 012 LAYOUT PLAN - SHEET 3 OF 6
- 18067 - FP - 013 LAYOUT PLAN - SHEET 4 OF 6
- 18067 - FP - 014 LAYOUT PLAN - SHEET 5 OF 6
- 18067 - FP - 015 LAYOUT PLAN - SHEET 6 OF 6
- 18067 - FP - 060 PLANS OF SUBDIVISION - SHEET 1 OF 2
- 18067 - FP - 061 PLANS OF SUBDIVISION - SHEET 2 OF 2
- 18067 - FP - 100 TYPICAL CROSS-SECTIONS
- 18067 - FP - 215 PARKING PLAN - SHEET 1 OF 2
- 18067 - FP - 216 PARKING PLAN - SHEET 2 OF 2
- 18067 - FP - 250 MISCELLANEOUS DETAILS

SERVICES OFFSET TABLE

STREET NAME	ROAD RESERVE WIDTH	ELECTRICITY (E)		OPTIC FIBRE (FTTH)		WATER DRINKING (W)		WATER NON DRINKING (NDW)		GAS (G)		SEWER (S)		POLES		BOK	
		SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
BALLARTO ROAD	VARIABLES	-	-	Ex S	1.15	N Ex S	3.30 2.10	N	2.25	S	2.60	-	-	-	-	N S	VARIABLES
RIVERWOOD DR	22.0m	W	1.075	W	0.475	E	3.10	E	2.45	E	1.90	E	1.00			E W	5.15 3.85
CONTATA GROVE	15.0m	S	1.075	S	0.475	N	2.80	N	2.35	N	1.90	N	1.00			N S	5.20 2.20
LARGO CIRCUIT	18.0m	E	2.375	E	1.775	W	2.80	W	2.35	W	1.90	E	1.00			E W	5.20 5.20
BOLERO WAY	18.0m	E	2.375	E	1.775	W	2.80	W	2.35	W	1.90	E	1.00			E W	5.20 5.20

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
1	COUNCIL COMMENTS	B.K.	B.K.	T.L.	09.10.2019
0	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	B.K.	B.K.	M.D.	24.07.2019



OCTAVE
AT JUNCTION VILLAGE



PGA REF: E18067
DESIGN BY: T. LOGAN
SURVEY BY: MNG
APPROVED FOR CONSTRUCTION BY:
APPROVED DATE:

PGA Paroissien Grant & Associates Pty. Ltd.
Consulting Engineers & Surveyors
ABN 53 123 888 326

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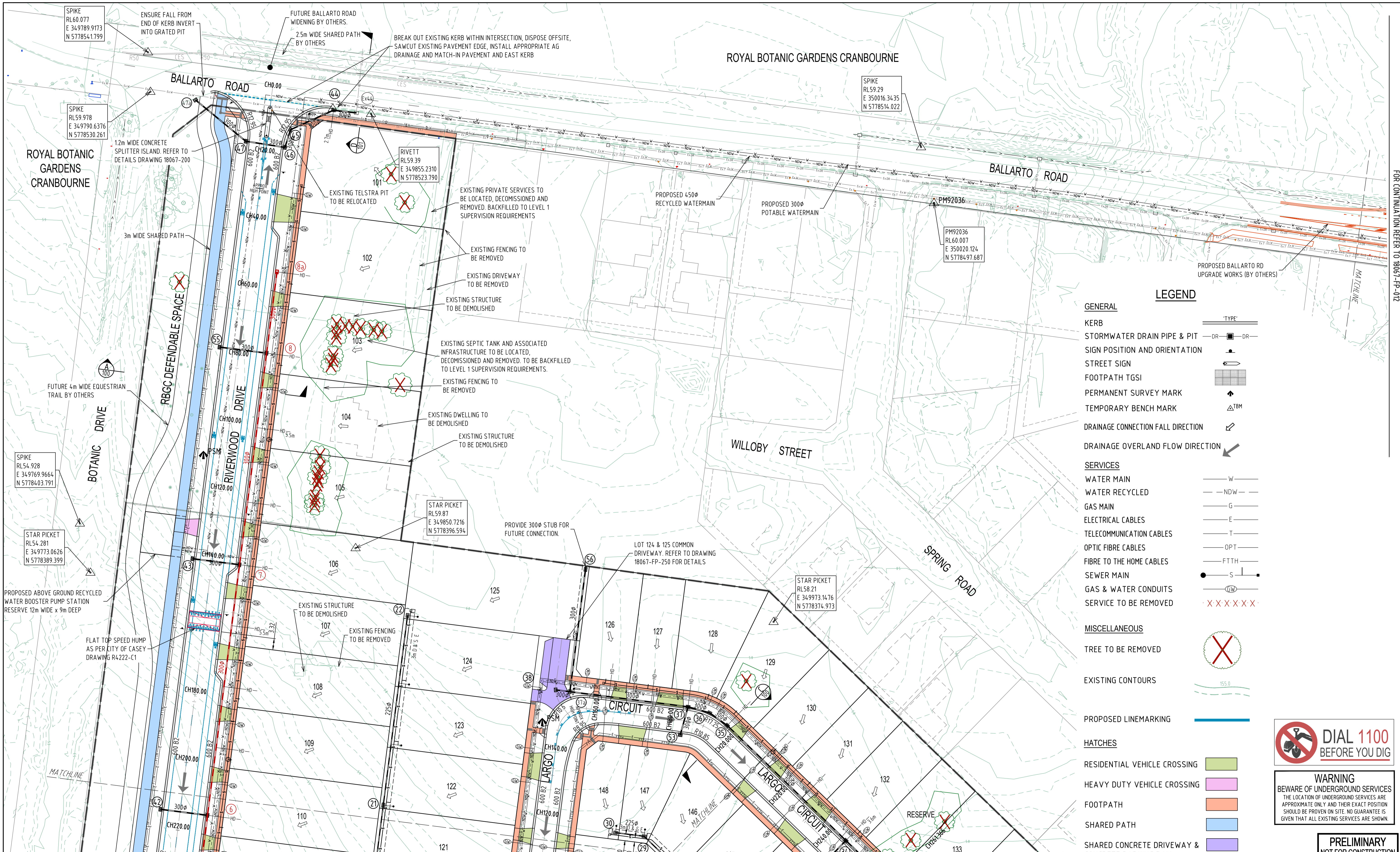


OCTAVE AT JUNCTION VILLAGE
1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
CITY OF CASEY
LOCALITY PLAN, DRAWING INDEX &
GENERAL NOTES
JINDING AUSTRALIA

SCALE @ A1: AS SHOWN

DRAWING NO: 18067 - FP - 001

REV: 1



LEGEND

GENERAL

- KERB
- STORMWATER DRAIN PIPE & PIT
- SIGN POSITION AND ORIENTATION
- STREET SIGN
- FOOTPATH TGS
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- DRAINAGE CONNECTION FALL DIRECTION
- DRAINAGE OVERLAND FLOW DIRECTION

SERVICES

- WATER MAIN
- WATER RECYCLED
- GAS MAIN
- ELECTRICAL CABLES
- TELECOMMUNICATION CABLES
- OPTIC FIBRE CABLES
- FIBRE TO THE HOME CABLES
- SEWER MAIN
- GAS & WATER CONDUITS
- SERVICE TO BE REMOVED

MISCELLANEOUS

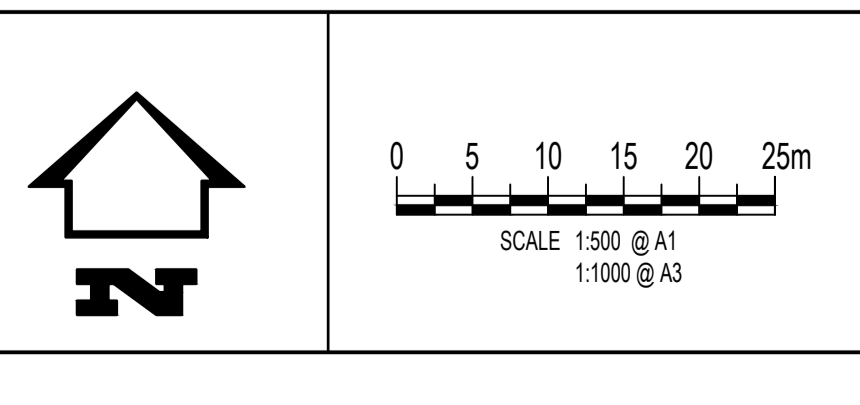
- TREE TO BE REMOVED
- EXISTING CONTOURS
- PROPOSED LINEMARKING
- HATCHES
- RESIDENTIAL VEHICLE CROSSING
- HEAVY DUTY VEHICLE CROSSING
- FOOTPATH
- SHARED PATH
- SHARED CONCRETE DRIVEWAY & CONCRETE PARKING BAY

DIAL 1100 BEFORE YOU DIG

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

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FOR CONTINUATION REFER TO 18067-FP-011

OCTAVE AT JUNCTION VILLAGE

JINDING AUSTRALIA

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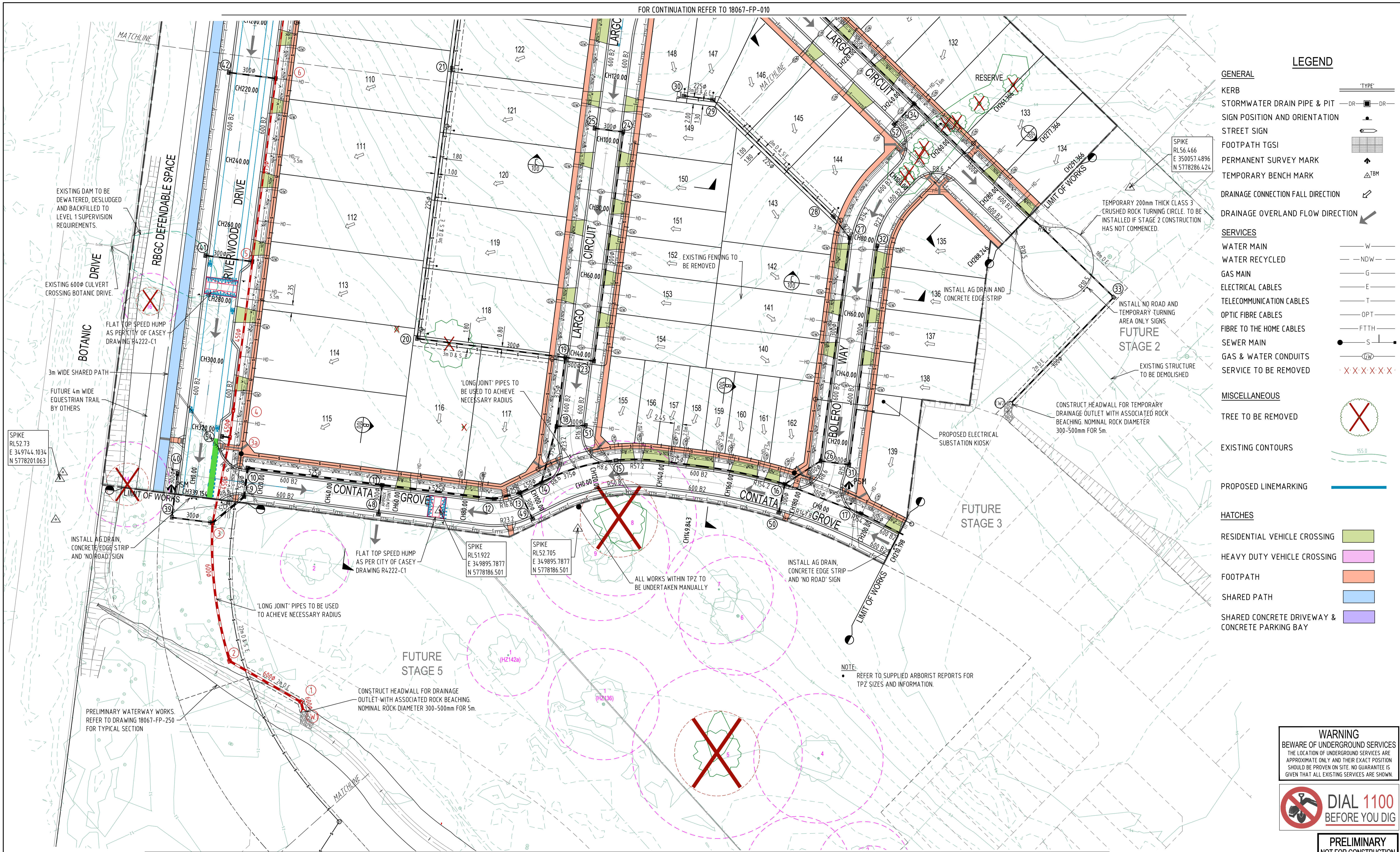
PGA Paroissien Grant & Associates Pty. Ltd.
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ISO 9001 Quality Management FS521077

OCTAVE AT JUNCTION VILLAGE
 1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
 CITY OF CASEY
 LAYOUT PLAN
 SHEET 1 OF 6
 JINDING AUSTRALIA

SCALE @ A1: 1:500
 DRAWING NO: 18067 - FP - 010
 REV: 1



LEGEND

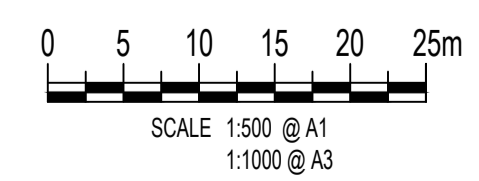
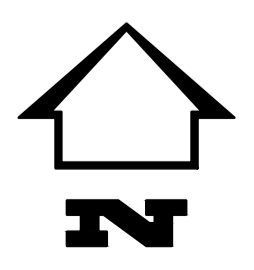
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 - FOOTPATH TGS1
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 - GAS & WATER CONDUITS
 - SERVICE TO BE REMOVED
- MISCELLANEOUS**
- TREE TO BE REMOVED
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 - HATCHES
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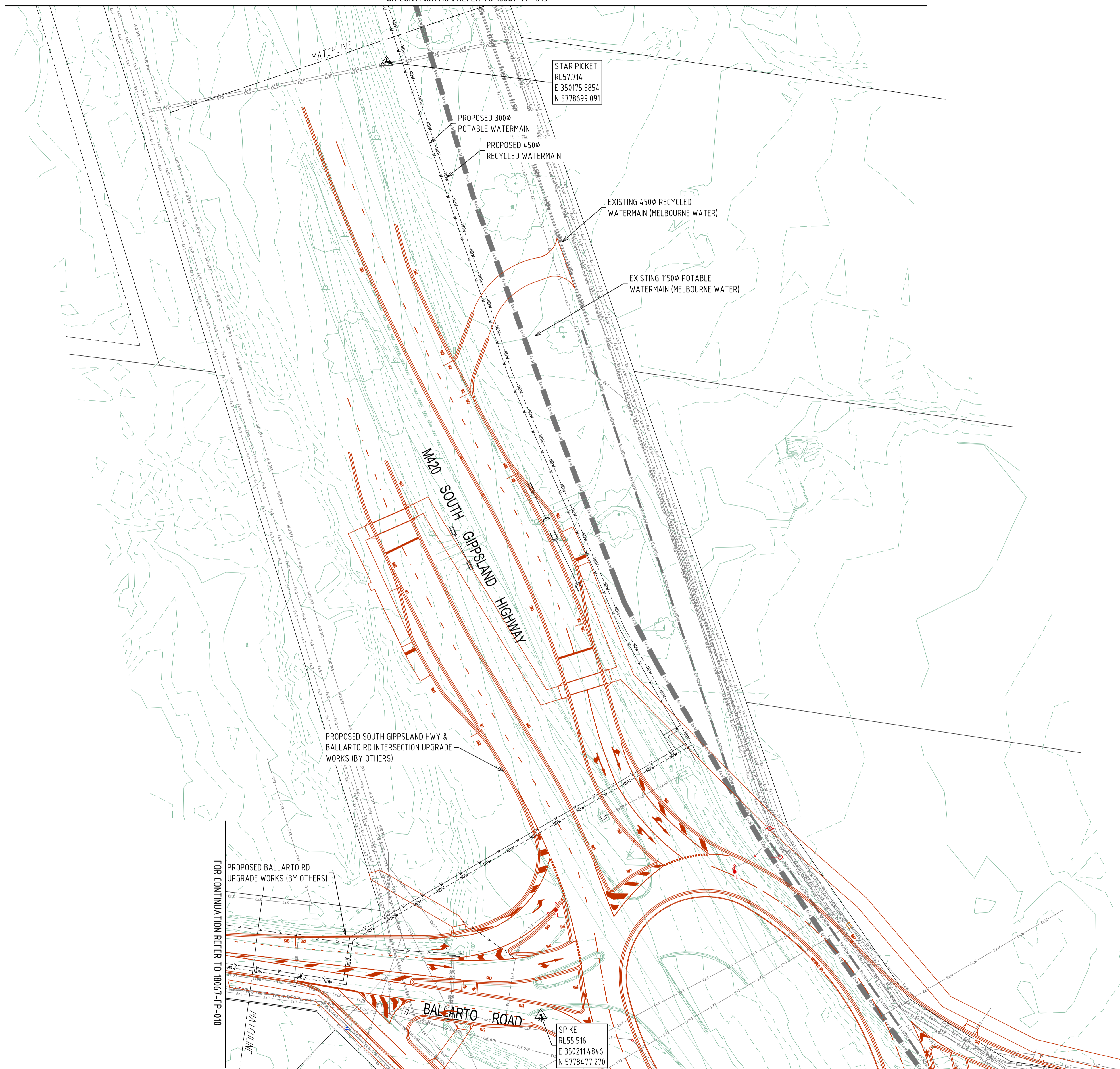
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OCTAVE AT JUNCTION VILLAGE
1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
CITY OF CASEY
LAYOUT PLAN
SHEET 2 OF 6
JINDING AUSTRALIA
SCALE @ A1: 1:500
DRAWING NO: 18067 - FP - 011
REV: 1

FOR CONTINUATION REFER TO 18067-FP-013



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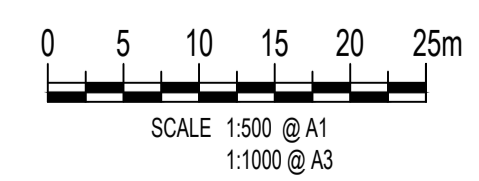
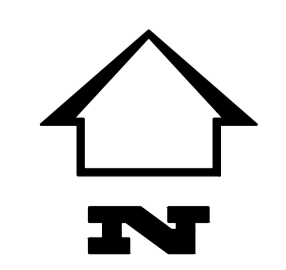
- GENERAL**
- KERB
 - STORMWATER DRAIN PIPE & PIT
 - AUTHORITY STORMWATER DRAIN PIPE & PIT
 - SIGN POSITION AND ORIENTATION
 - STREET SIGN
 - FOOTPATH TGS
 - PERMANENT SURVEY MARK
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 - DRAINAGE CONNECTION FALL DIRECTION
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 - TELECOMMUNICATION CABLES
 - OPTIC FIBRE CABLES
 - FIBRE TO THE HOME CABLES
 - SEWER MAIN
 - GAS & WATER CONDUITS
 - SERVICE TO BE REMOVED
- MISCELLANEOUS**
- TREE TO BE REMOVED
 - EXISTING CONTOURS

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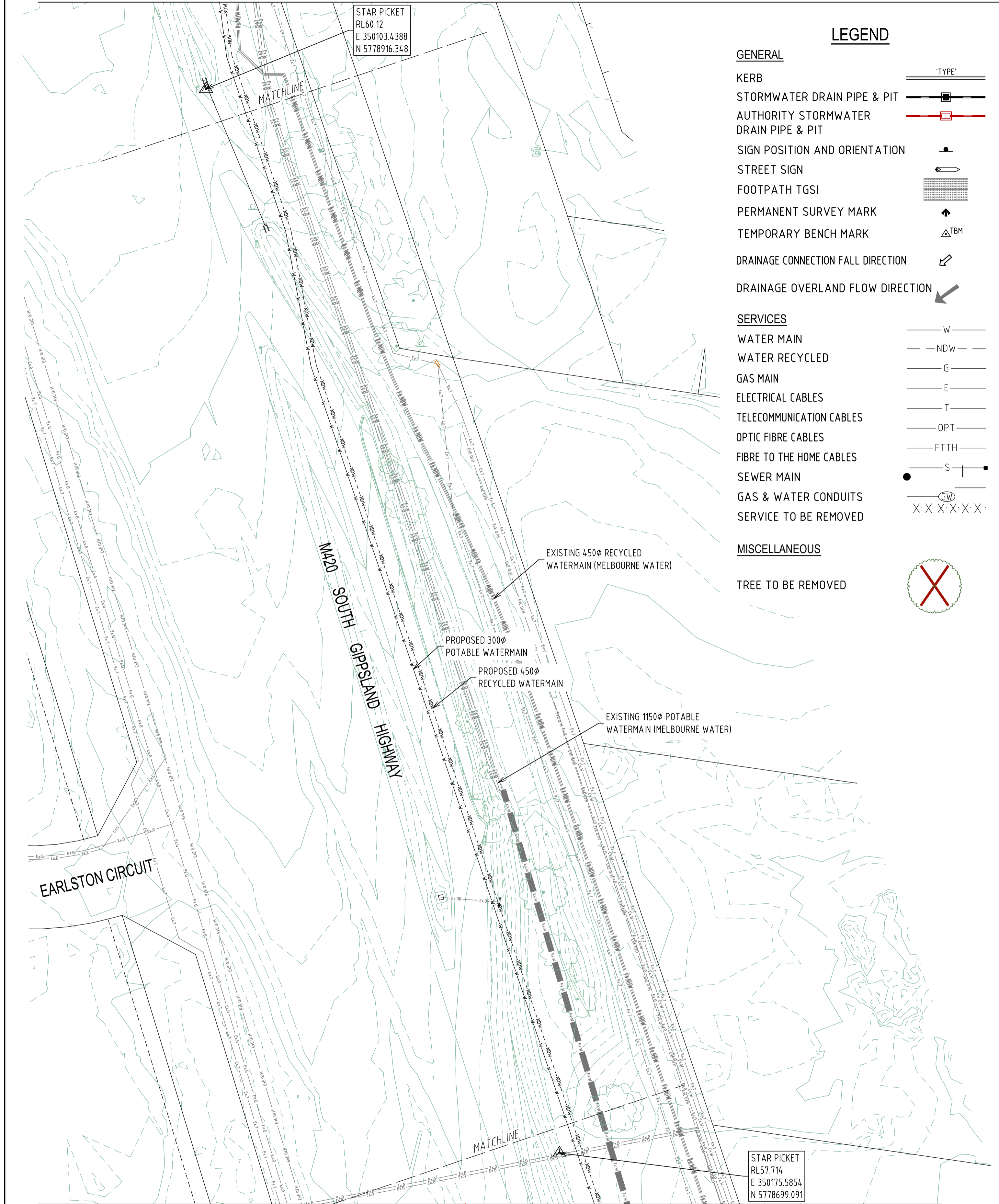
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OCTAVE AT JUNCTION VILLAGE
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CITY OF CASEY
LAYOUT PLAN
SHEET 3 OF 6
JINDING AUSTRALIA

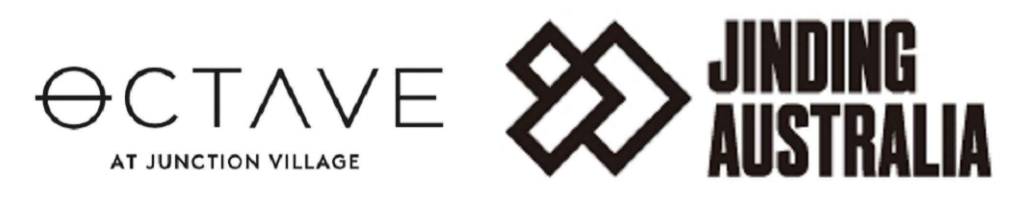
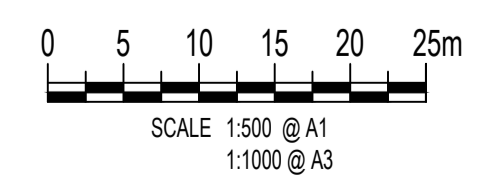
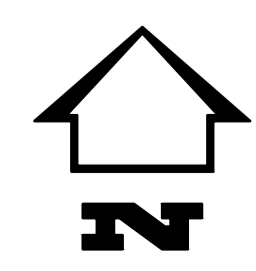
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FOR CONTINUATION REFER TO BOTTOM RIGHT



FOR CONTINUATION REFER TO 18067-FP-012

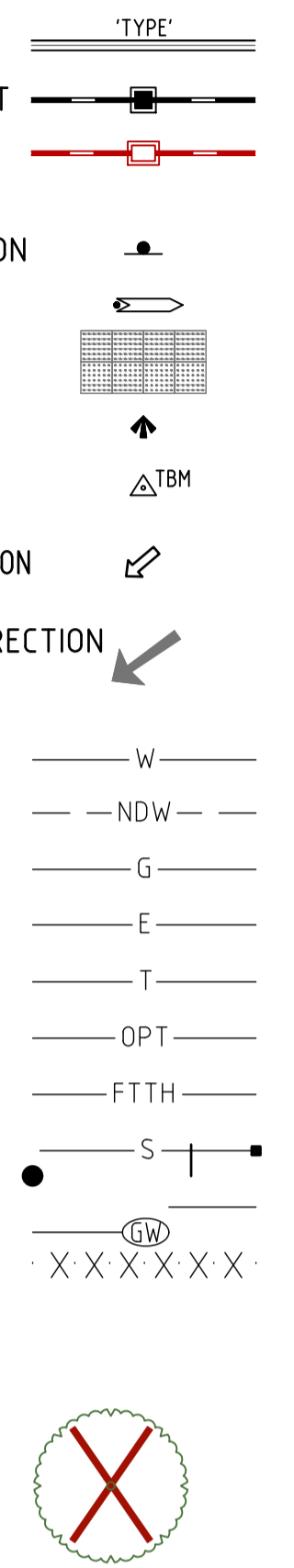
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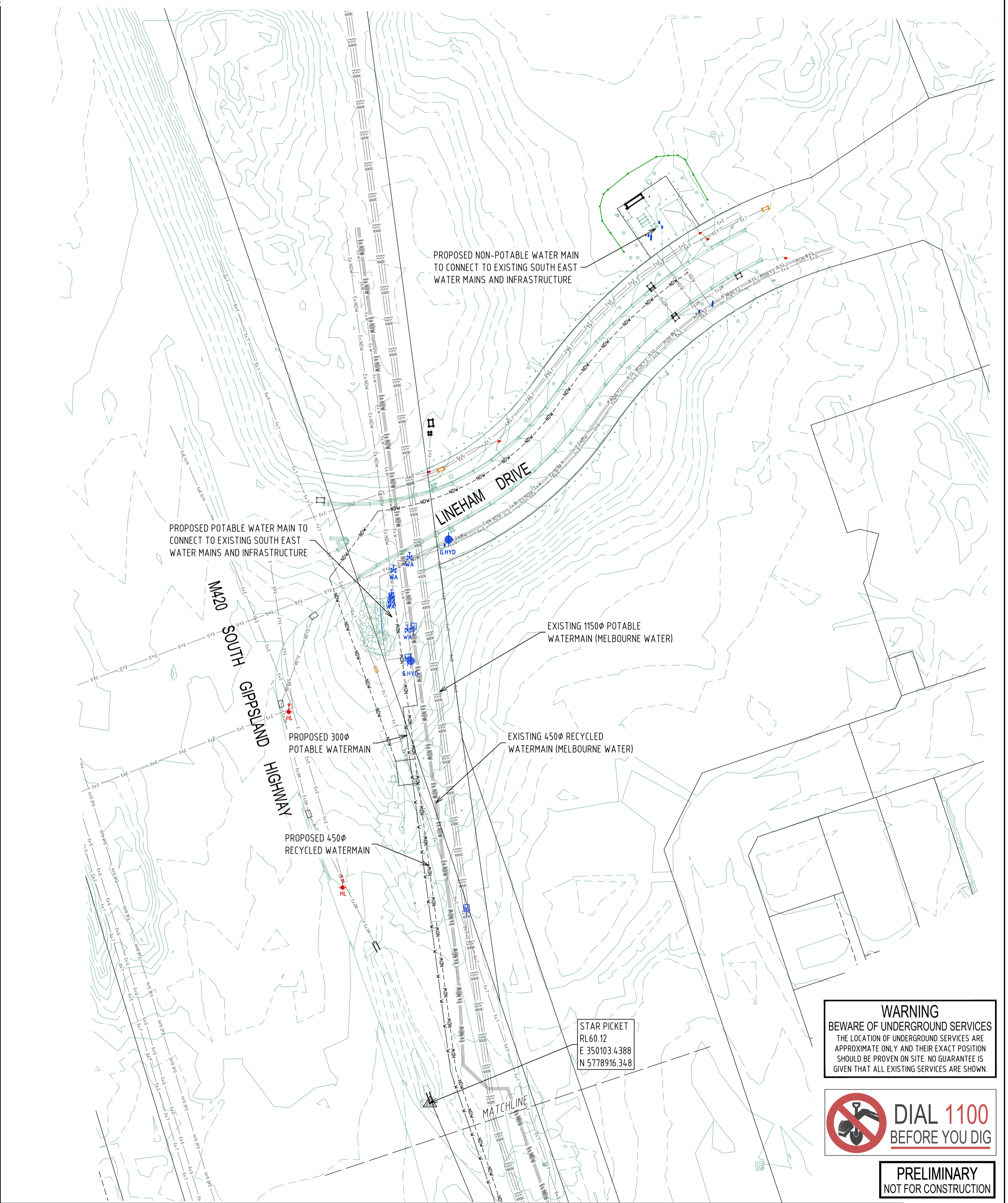
STAR PICKET
RL 57.714
E 350175.5854
N 5778699.091

LEGEND

- GENERAL**
- KERB
 - STORMWATER DRAIN PIPE & PIT
 - AUTHORITY STORMWATER DRAIN PIPE & PIT
 - SIGN POSITION AND ORIENTATION
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 - SERVICE TO BE REMOVED
- MISCELLANEOUS**
- TREE TO BE REMOVED



FOR CONTINUATION REFER TO TOP LEFT



FOR CONTINUATION REFER TO TOP LEFT

STAR PICKET
RL 60.12
E 350103.4388
N 5778916.348

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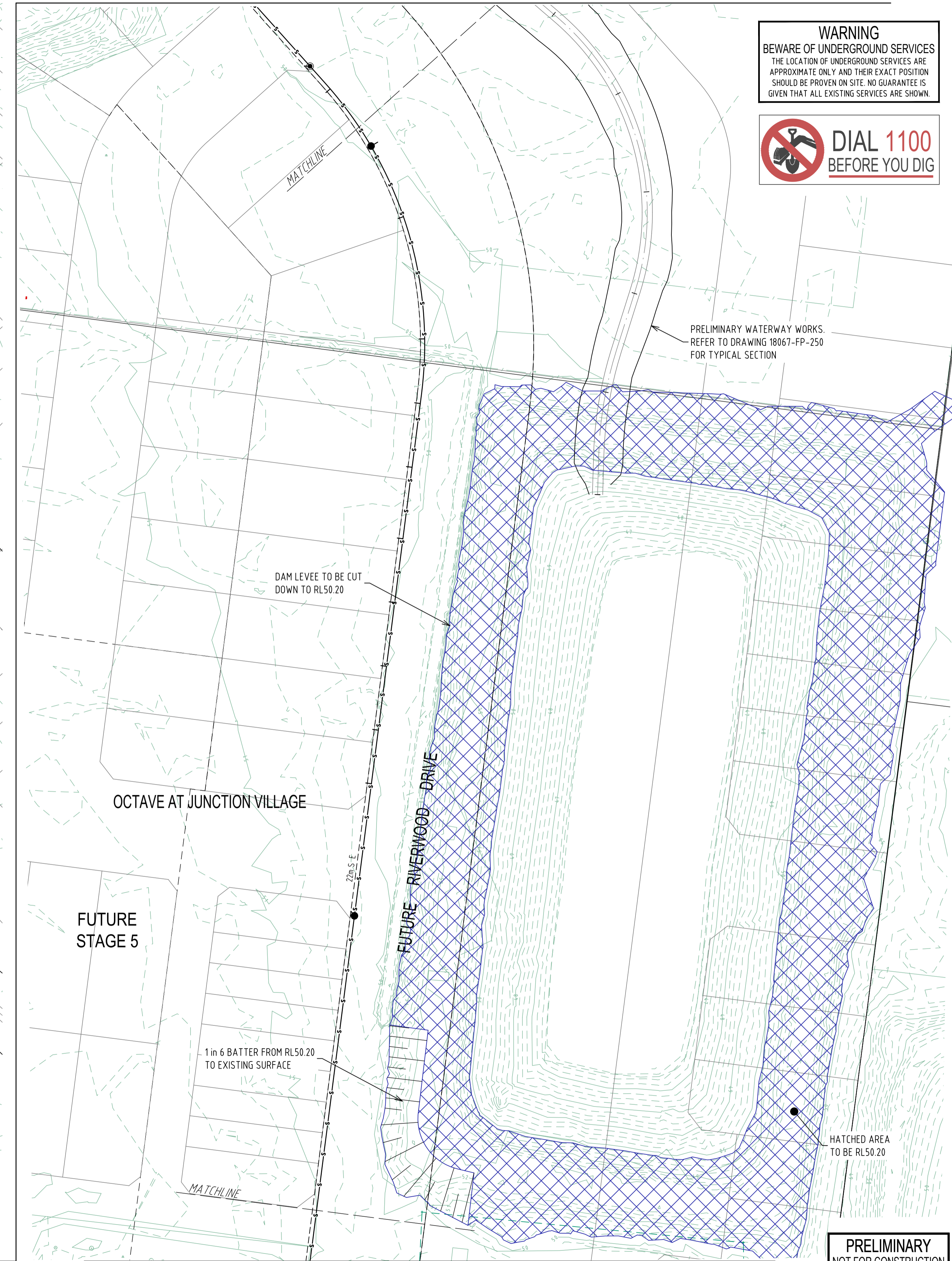
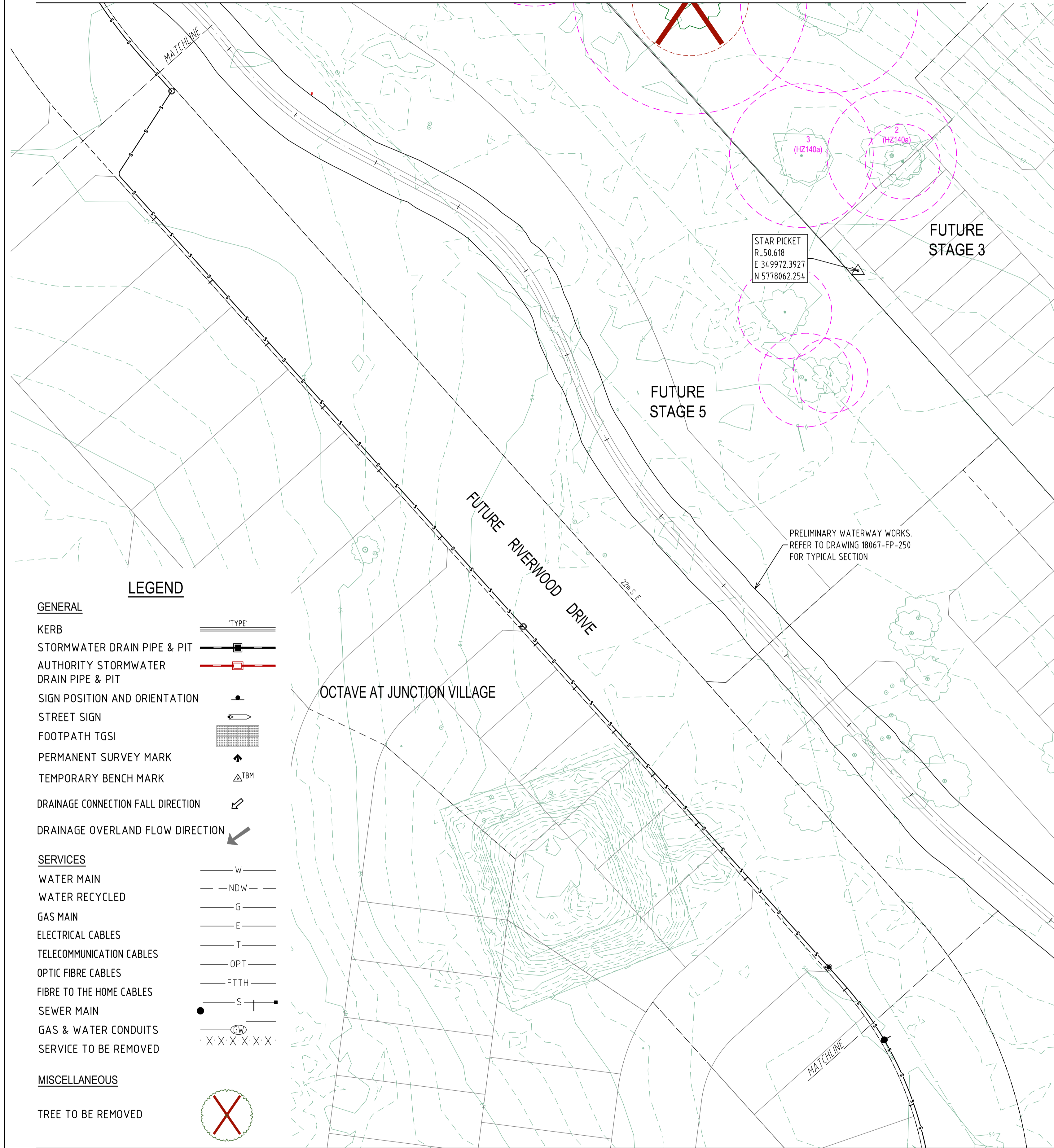
ISO 9001 Quality Management FS521077

OCTAVE AT JUNCTION VILLAGE
1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
CITY OF CASEY
LAYOUT PLAN
SHEET 4 OF 6
JINDING AUSTRALIA

SCALE @ A1: 1:500 DRAWING NO: 18067 - FP - 013 REV: 1

FOR CONTINUATION REFER TO 18067-FP-011

FOR CONTINUATION REFER TO BOTTOM LEFT



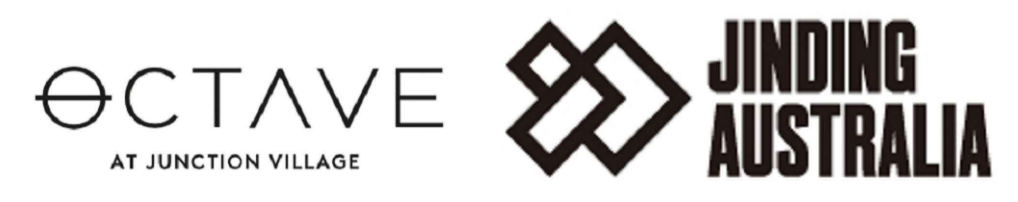
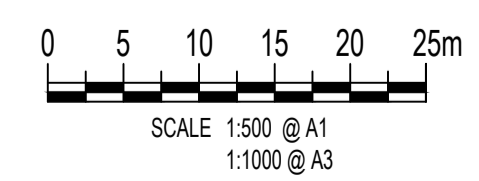
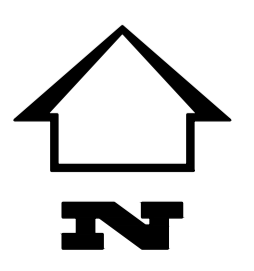
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DIAL 1100
BEFORE YOU DIG

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ISO 9001 Quality Management
 FS521077

OCTAVE AT JUNCTION VILLAGE
 1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
 CITY OF CASEY
 LAYOUT PLAN
 SHEET 5 OF 6
 JINDING AUSTRALIA

SCALE @ A1: 1:500
 DRAWING NO: 18067 - FP - 014
 REV: 1

FOR CONTINUATION REFER TO 18067-FP-014



LEGEND

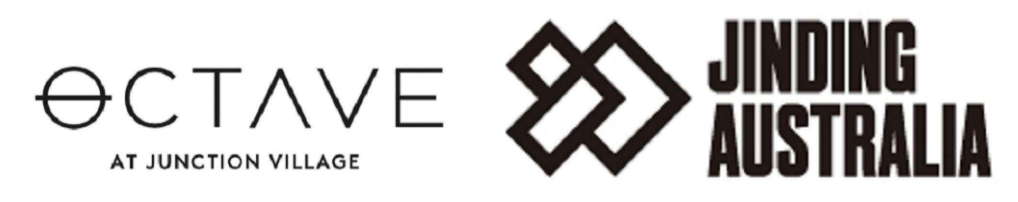
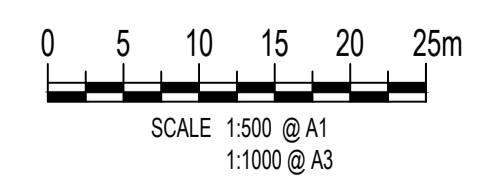
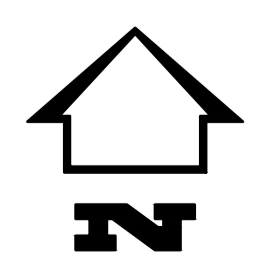
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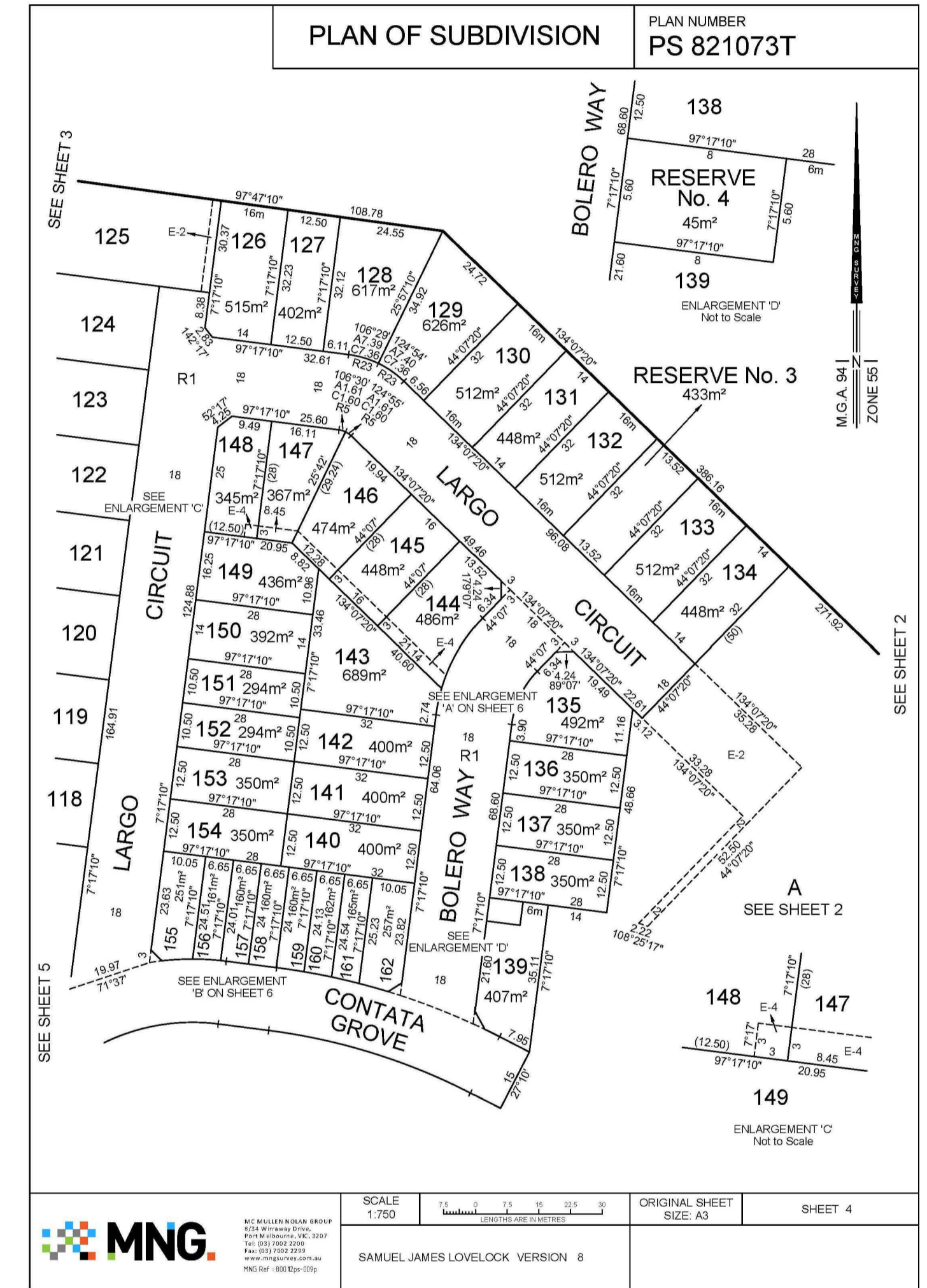
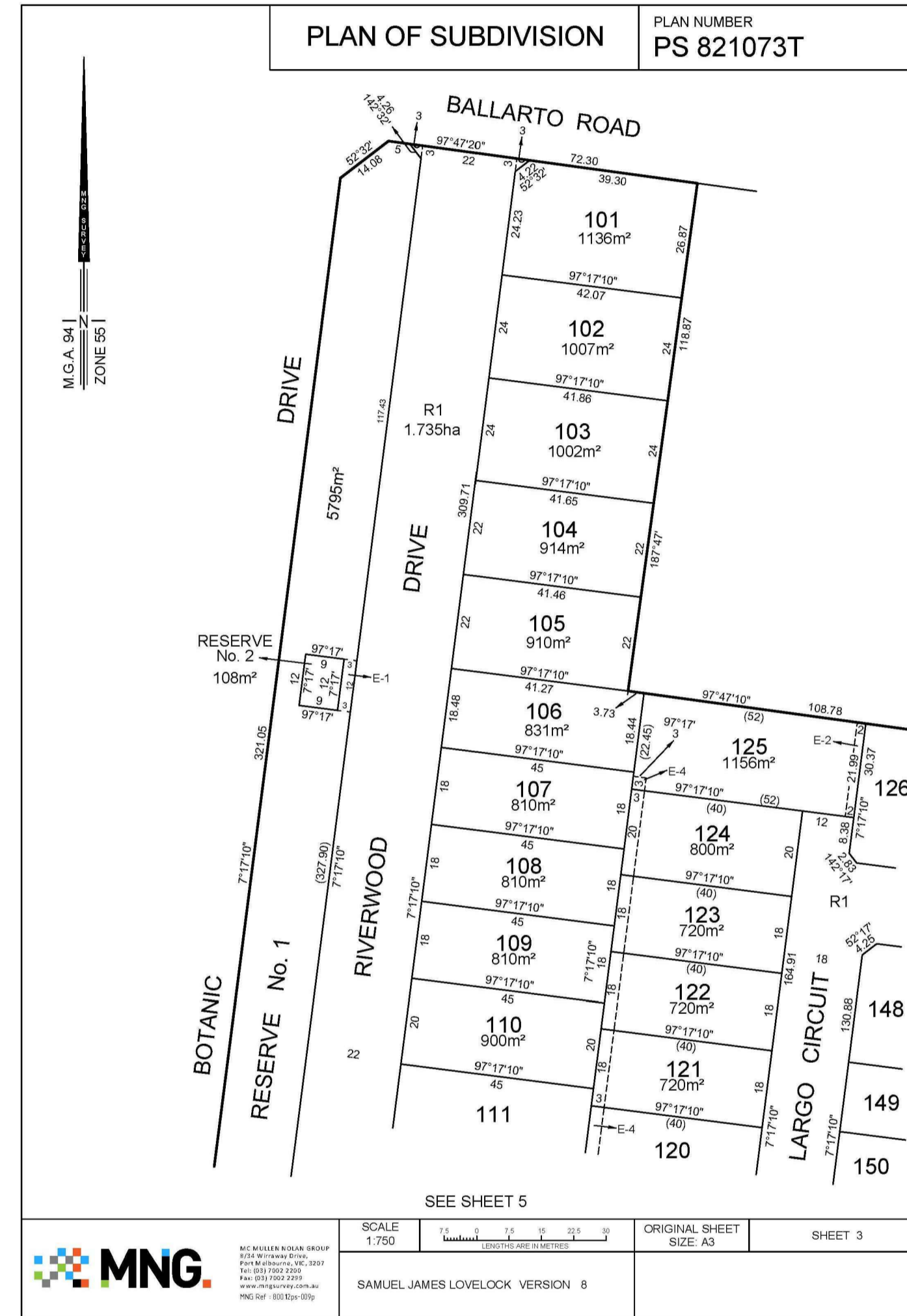
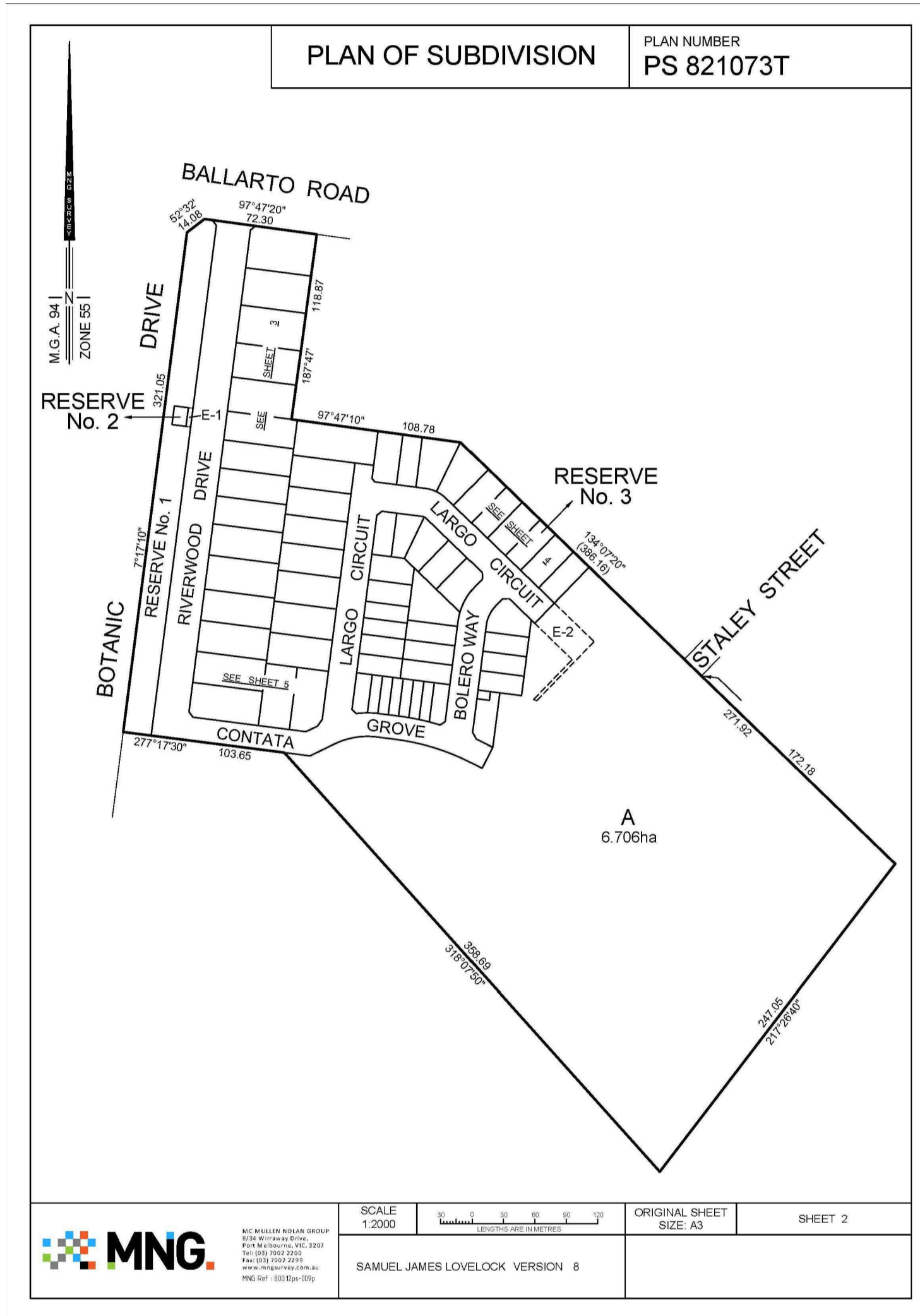
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OCTAVE AT JUNCTION VILLAGE
1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
CITY OF CASEY
LAYOUT PLAN
SHEET 6 OF 6
JINDING AUSTRALIA

SCALE @ A1: 1:500 DRAWING NO: 18067 - FP - 015 REV: 1

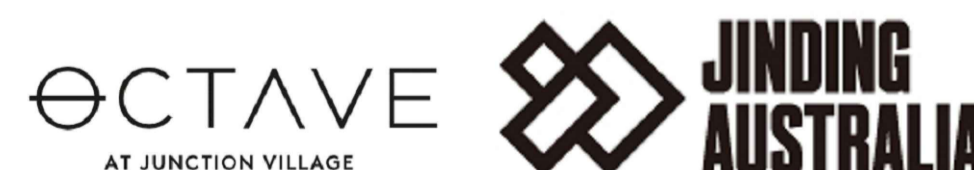
PLAN OF SUBDIVISION		EDITION 1	PLAN NUMBER PS 821073T	
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PARISH: SHERWOOD		COUNCIL NAME: CITY OF CASEY		
TOWNSHIP: -				
SECTION: -				
CROWN ALLOTMENT: 21 ^A , 21 ^F , 21 ^G & 21 ^H				
CROWN PORTION: -				
TITLE REFERENCE: Vol. 09041 Fol. 695 Vol. 06041 Fol. 695				
LAST PLAN REFERENCE: LP112139 (LOT 1 & 2)				
POSTAL ADDRESS: 1160 BALLARTO ROAD (at time of subdivision) JUNCTION VILLAGE, 3977				
MG94 CO-ORDINATES: E: 346880 ZONE: 55 (of approx centre of land in plan) N: 5778300				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 100 HAVE BEEN OMITTED FROM THIS PLAN EASEMENT E-3 HAS 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		
ROAD R1	CITY OF CASEY			
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 91 064 851 118)			
NOTATIONS				
DEPTH LIMITATION Does not Apply				
SURVEY: This plan is based on survey				
STAGING: This is not a staged subdivision Planning Permit No. P1n A0102315				
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 5.97ha		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
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF CASEY
E-4	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF CASEY
E-4	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
SURVEYORS FILE REF: 80012p-00p		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
MNG		SAMUEL JAMES LOVELOCK VERSION 8		



REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
1	COUNCIL COMMENTS	B.K.	B.K.	T.L.	09.10.2019
0	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	B.K.	B.K.	M.D.	24.07.2019

FILE: E:\JINDING\18067 - JUNCTION VILLAGE STAGE 1\DRAWINGS\2.20 CAD (DWG)\3.CURRENT\PLP18067-FP-060.DWG

PLOT INFO: THOMAS LOGAN @ 8:52 AM ON October 9, 2019



PGA REF:	E18067
DESIGN BY:	T. LOGAN
SURVEY BY:	MNG
APPROVED FOR CONSTRUCTION BY:	
APPROVED DATE:	

PGA Paroissien Grant & Associates Pty. Ltd.
Consulting Engineers & Surveyors
ABN 53 123 888 326

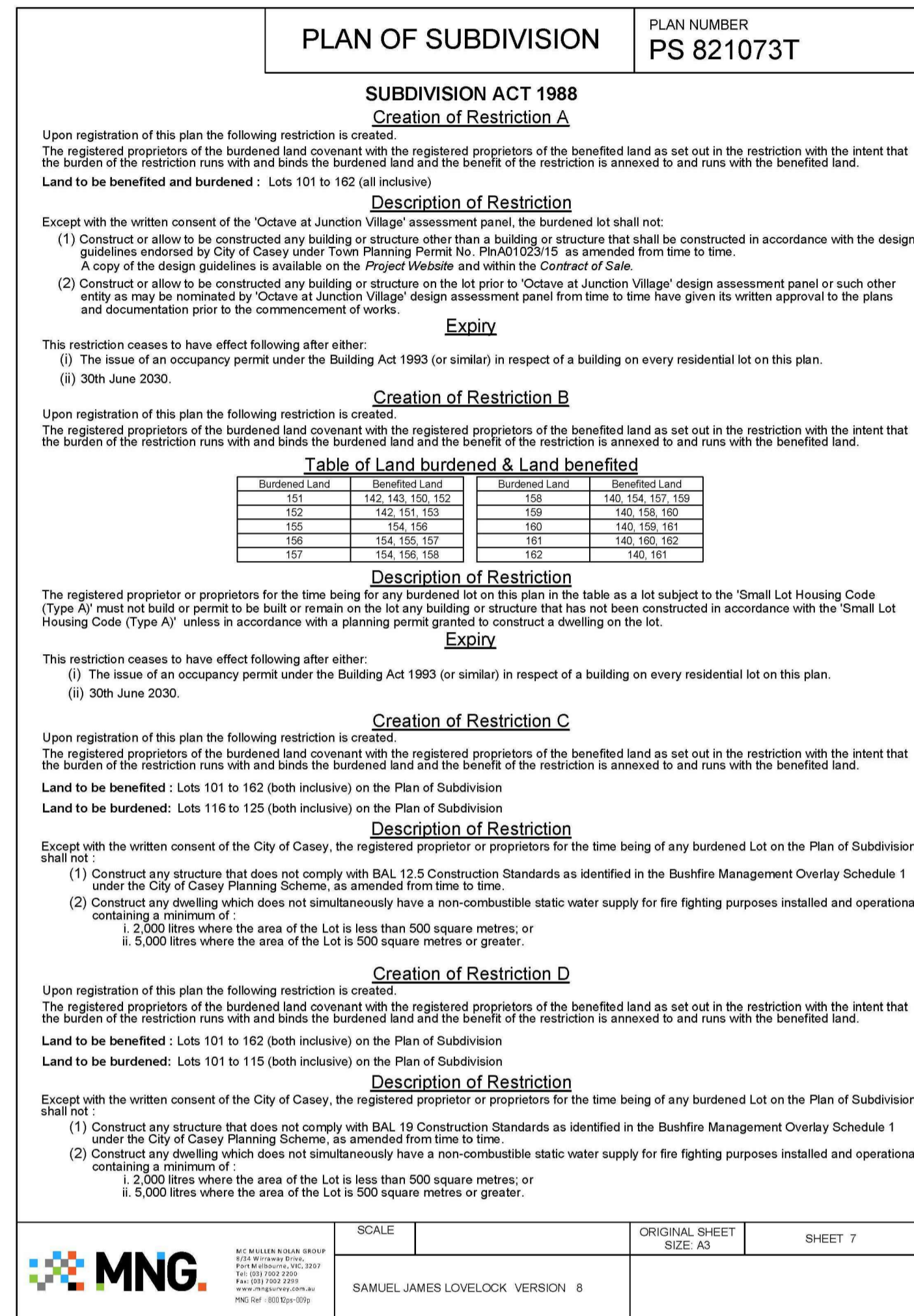
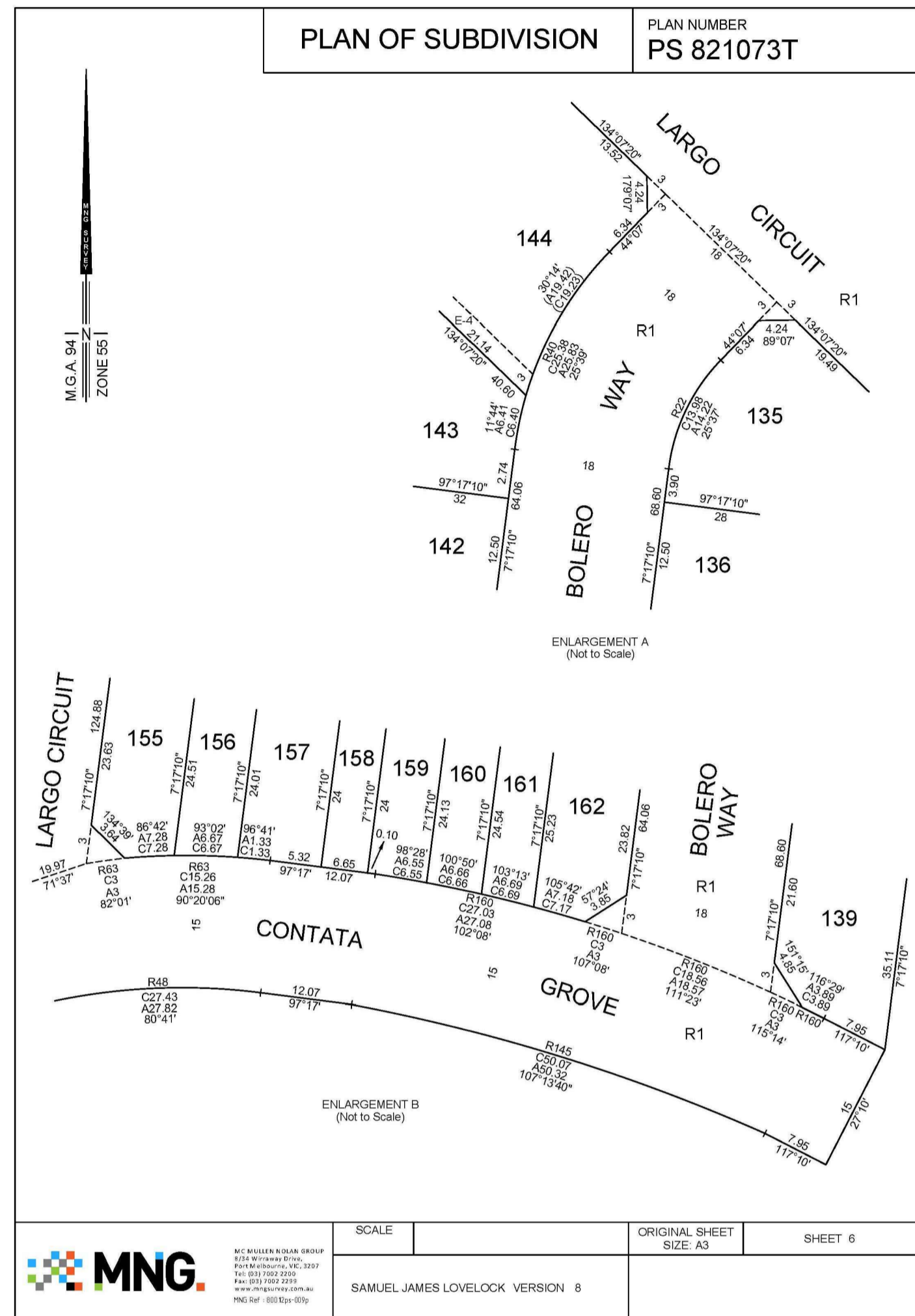
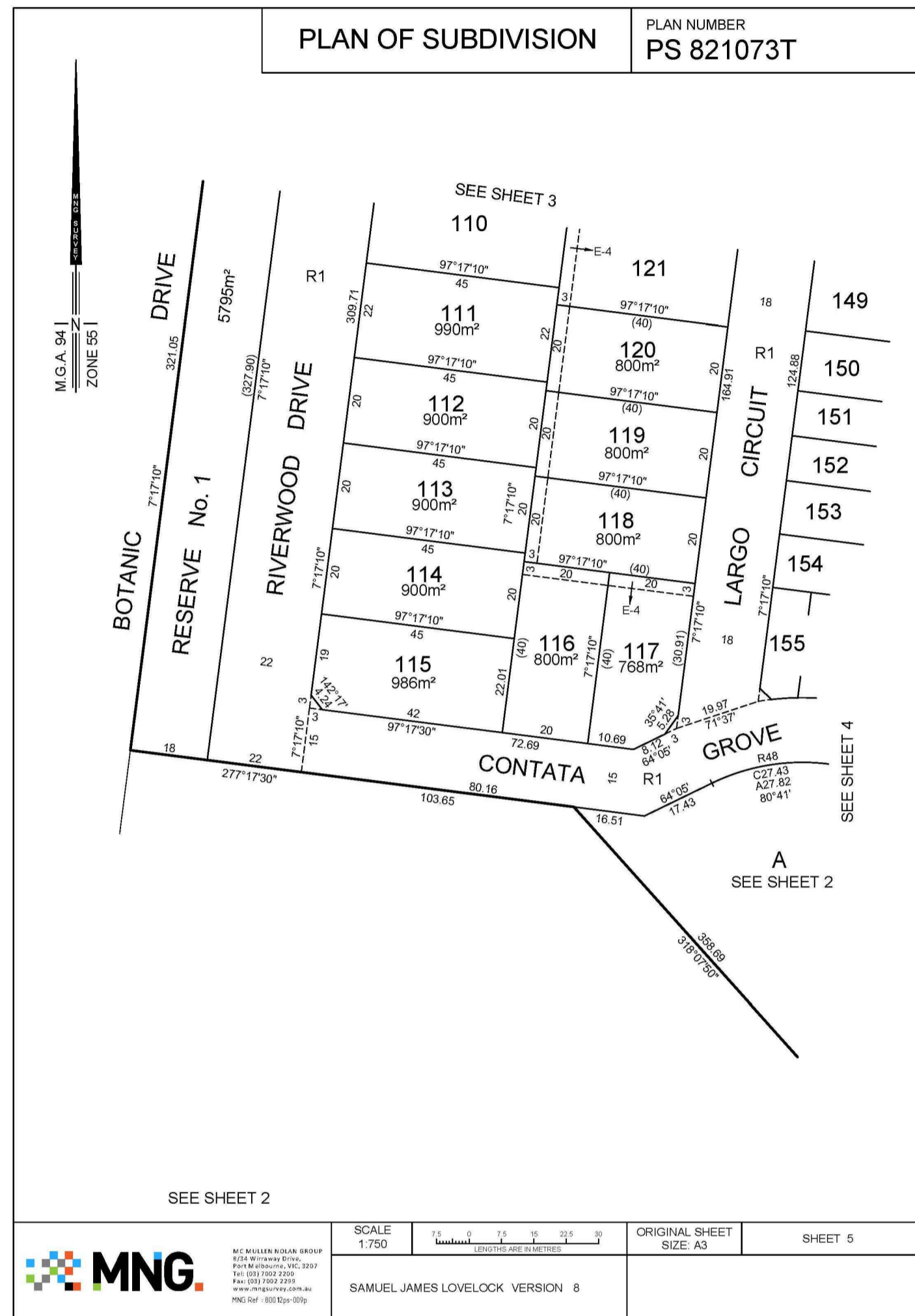
Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104
Phone: (03) 9859 6400 Facsimile: (03) 9859 5022
Email: paro@pga.net.au Web: www.pga.net.au



OCTAVE AT JUNCTION VILLAGE
1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
CITY OF CASEY
PLANS OF SUBDIVISION
SHEET 1 OF 2
JINDING AUSTRALIA

SCALE @ A1: AS SHOWN DRAWING NO: 18067 - FP - 060 REV: 1

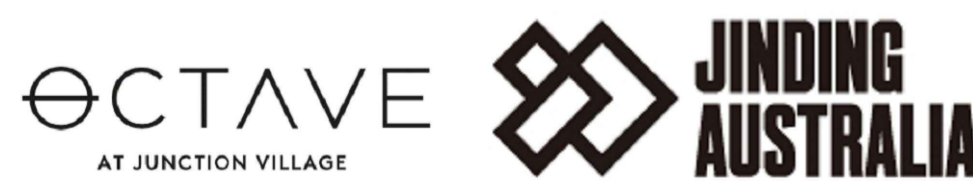
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REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
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0	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	B.K.	B.K.	M.D.	24.07.2019

FILE: E:\JINDING\18067 - JUNCTION VILLAGE STAGE 1\DRAWINGS\2.20 CAD (DWG)\3.CURRENT\PLP18067-FP-061.DWG

PLOT INFO: THOMAS LOGAN @ 8:52 AM ON October 9, 2019



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DESIGN BY:	T. LOGAN
SURVEY BY:	MNG
APPROVED FOR CONSTRUCTION BY:	-
APPROVED DATE:	-

PGA Paroissien Grant & Associates Pty. Ltd.
Consulting Engineers & Surveyors
ABN 53 123 888 326

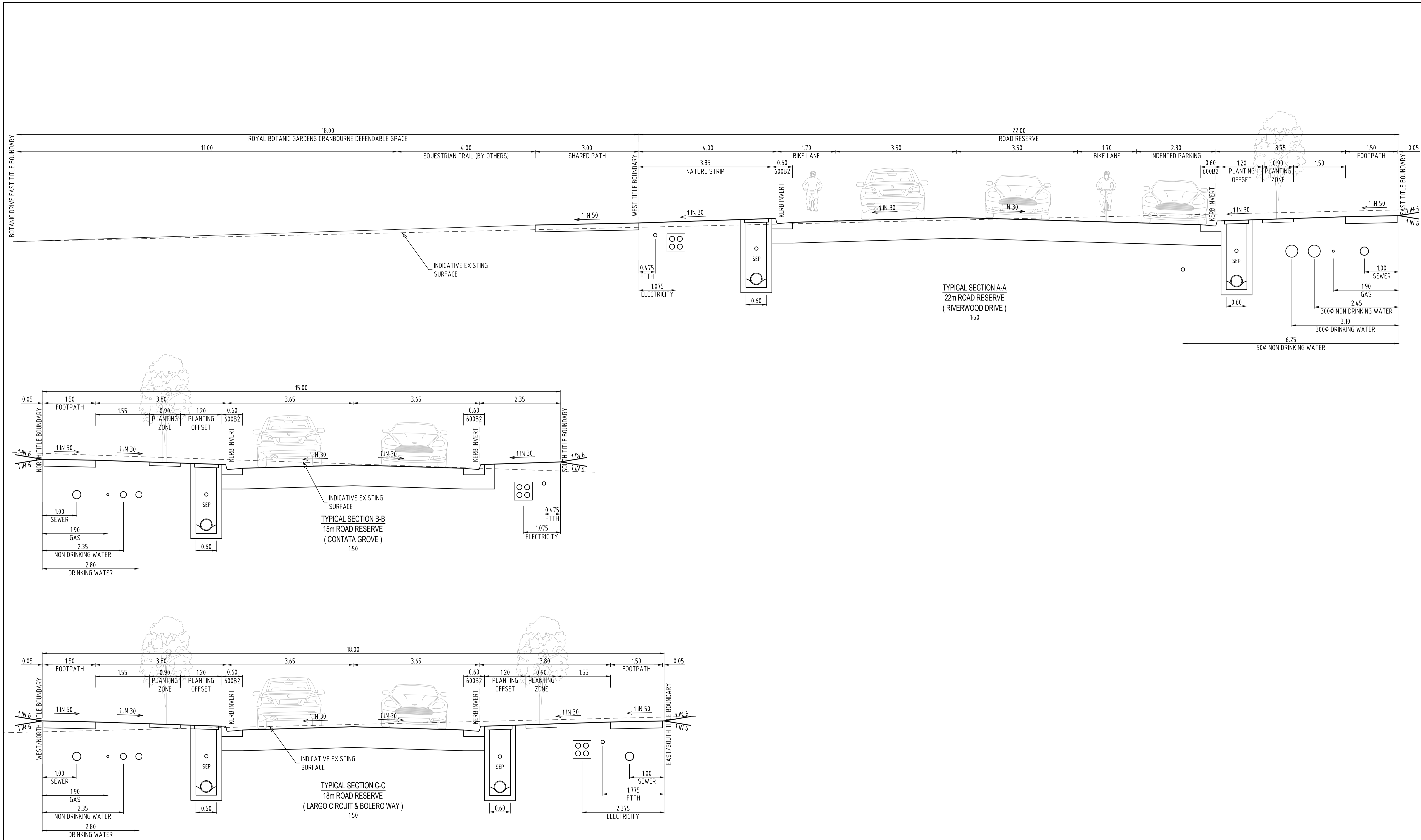
Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104
Phone: (03) 9859 6400 Facsimile: (03) 9859 5022
Email: paro@pga.net.au Web: www.pga.net.au



OCTAVE AT JUNCTION VILLAGE
1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
CITY OF CASEY
PLANS OF SUBDIVISION
SHEET 2 OF 2
JINDING AUSTRALIA

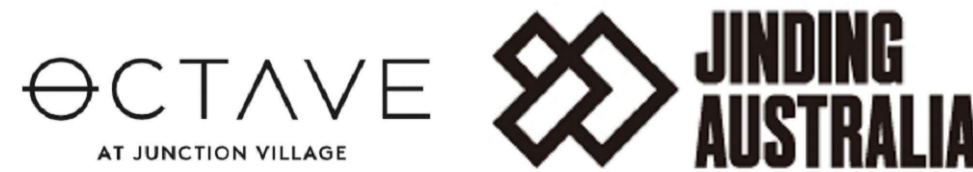
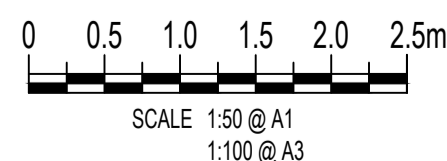
SCALE @ A1: AS SHOWN DRAWING NO: 18067 - FP - 061 REV: 1

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PGA REF:	E18067
DESIGN BY:	T. LOGAN
SURVEY BY:	MNG
APPROVED FOR CONSTRUCTION BY:	-
APPROVED DATE:	-

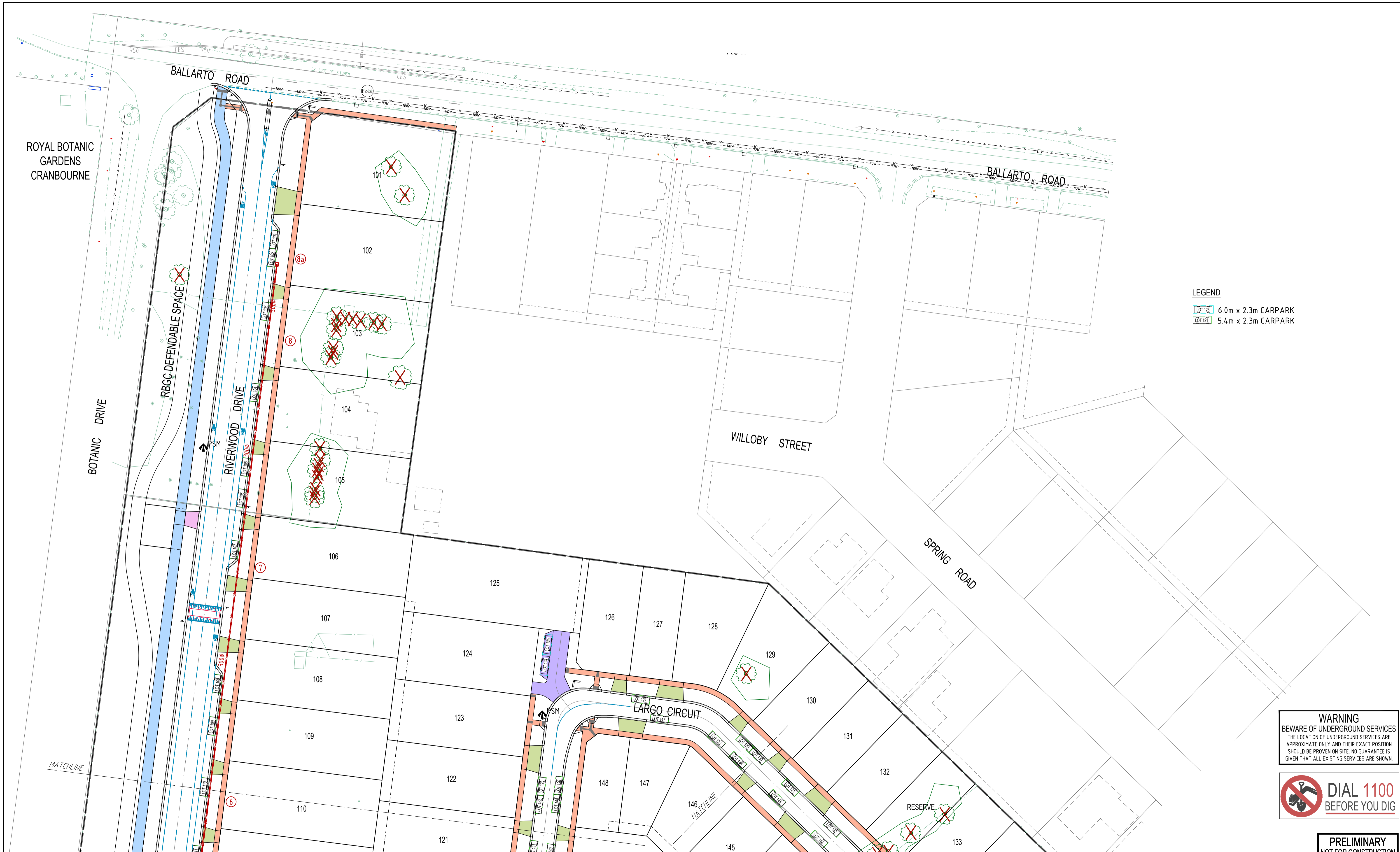
PGA Paroissien Grant & Associates Pty. Ltd.
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OCTAVE AT JUNCTION VILLAGE
1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
CITY OF CASEY

TYPICAL CROSS SECTIONS

JINDING AUSTRALIA
DRAWING NO: 18067 - FP - 100
SCALE @ A1: 1:50
REV: 1



LEGEND
 LOT 125 6.0m x 2.3m CARPARK
 LOT 121 5.4m x 2.3m CARPARK

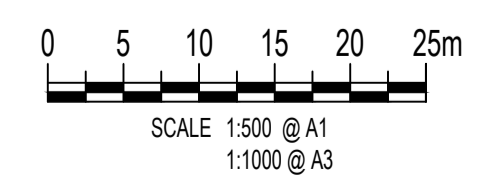
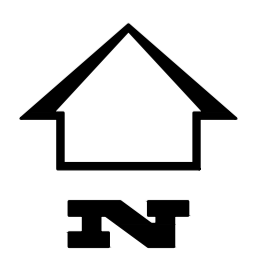
WARNING
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



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FOR CONTINUATION REFER TO 18067-FP-216

REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
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0	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	B.K.	B.K.	M.D.	24.07.2019

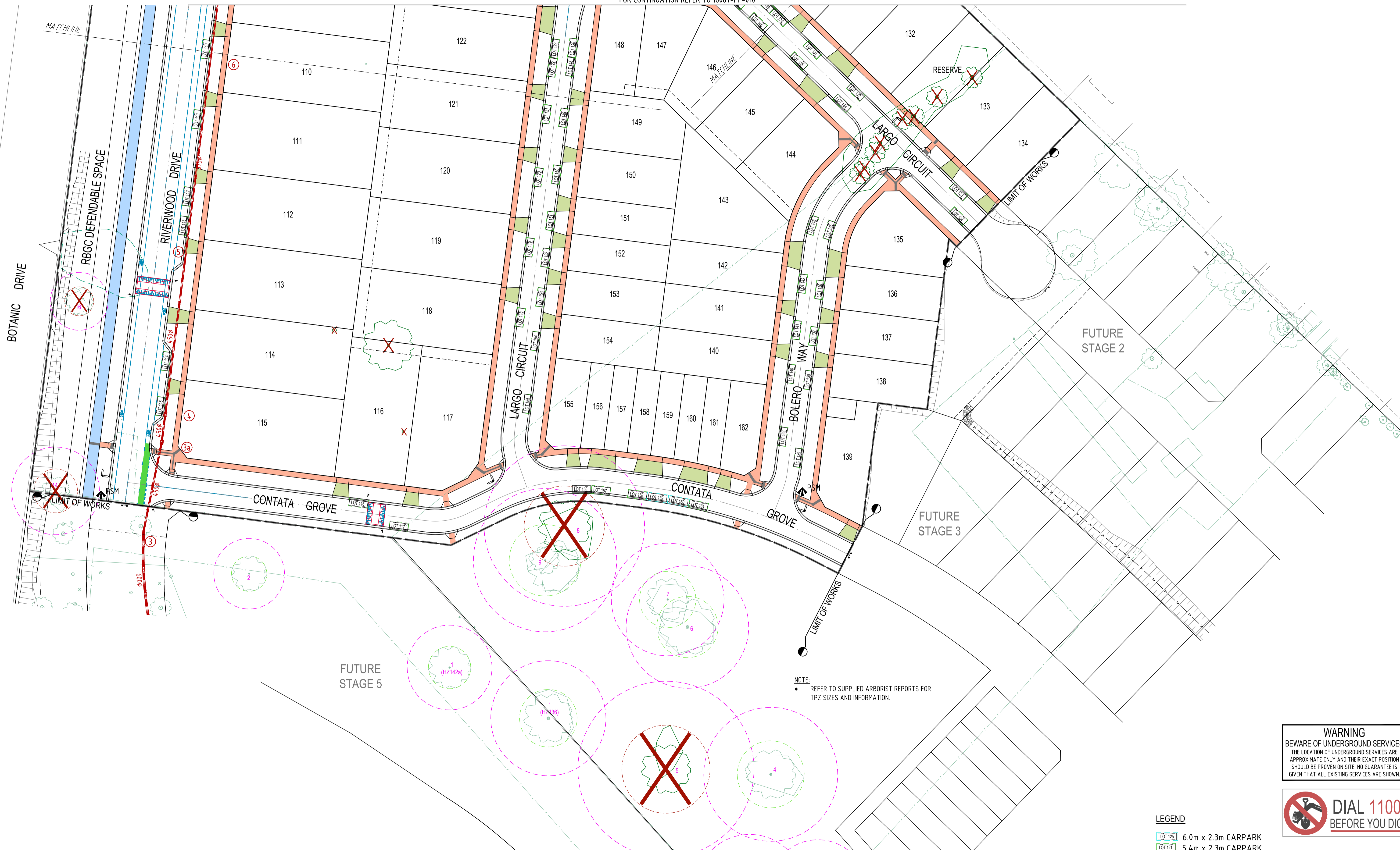


PGA REF: E18067
 DESIGN BY: T. LOGAN
 SURVEY BY: MNG
 APPROVED FOR CONSTRUCTION BY: -
 APPROVED DATE: -

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OCTAVE AT JUNCTION VILLAGE
 1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
 CITY OF CASEY
 PARKING PLAN
 SHEET 1 OF 2
 JINDING AUSTRALIA
 SCALE @ A1: 1:500 DRAWING NO: 18067 - FP - 215 REV: 1



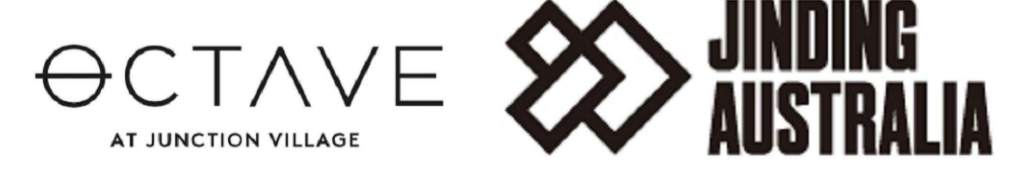
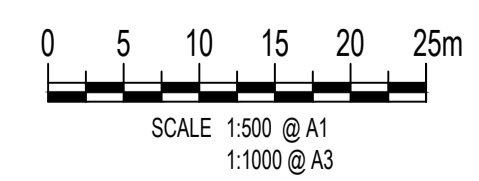
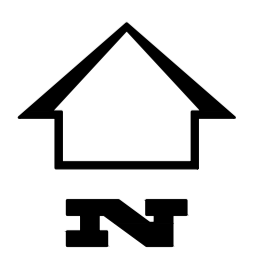
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LEGEND
 LOT 125 6.0m x 2.3m CARPARK
 LOT 121 5.4m x 2.3m CARPARK

PRELIMINARY
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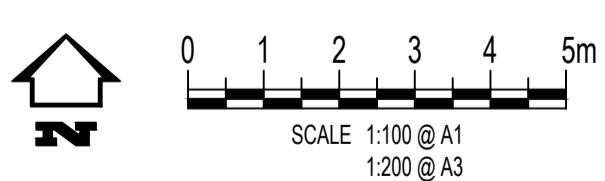
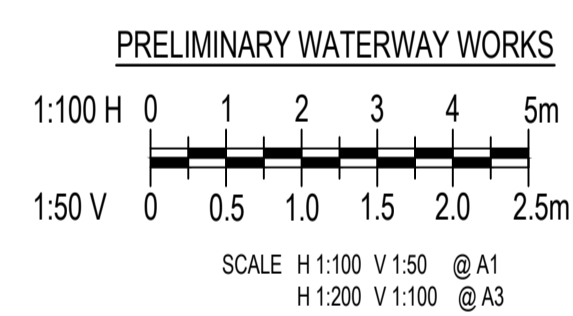
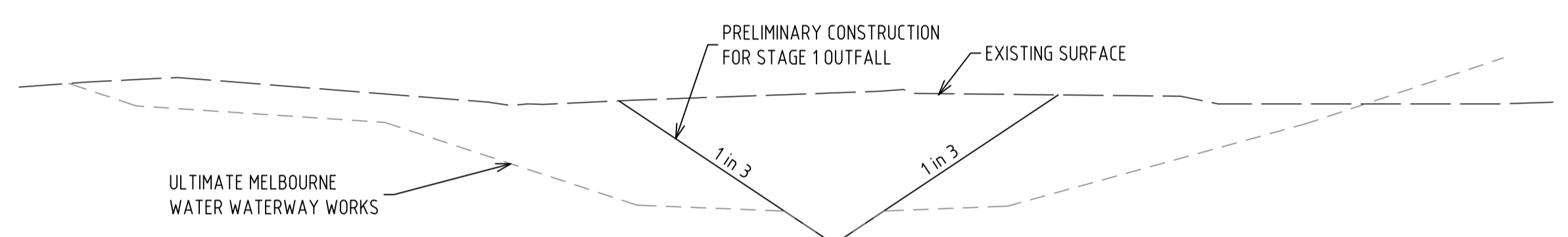
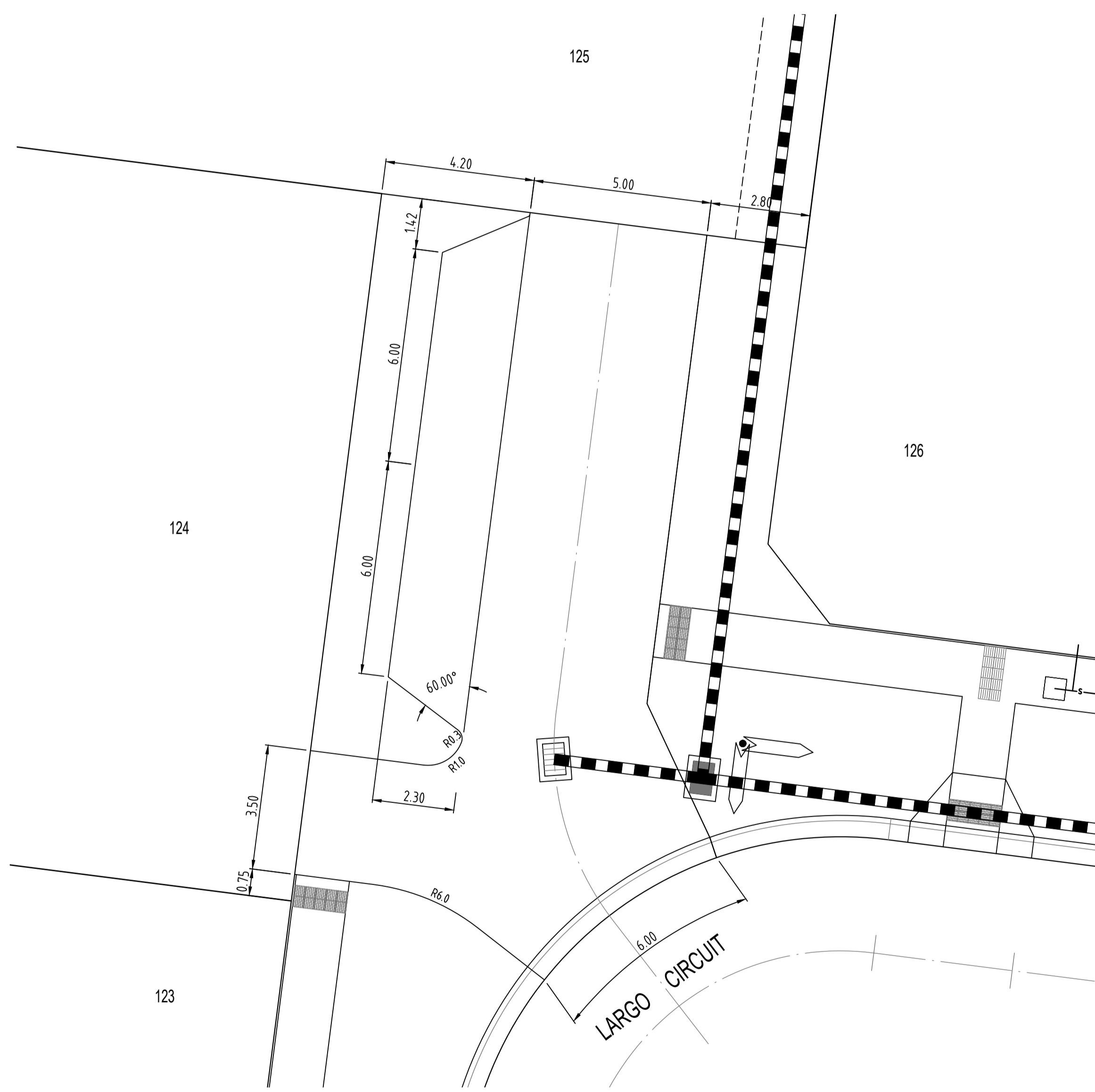
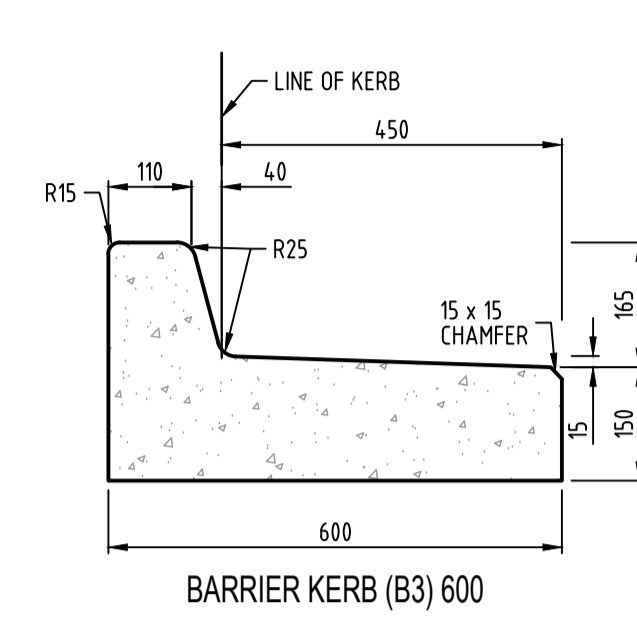
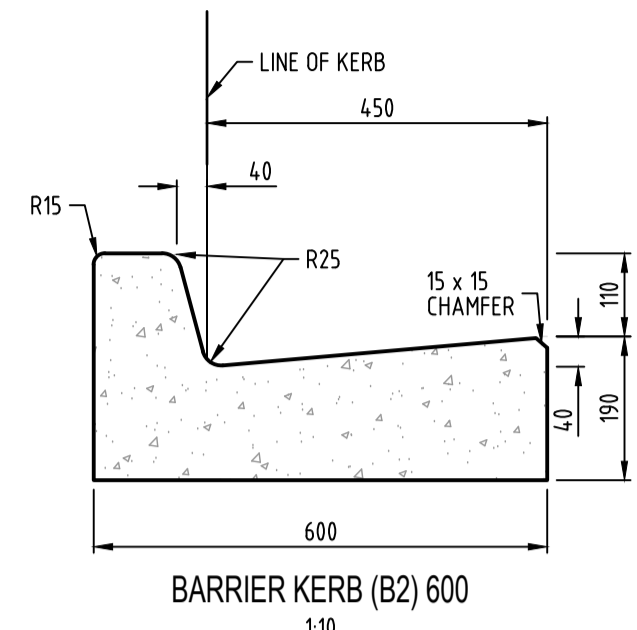
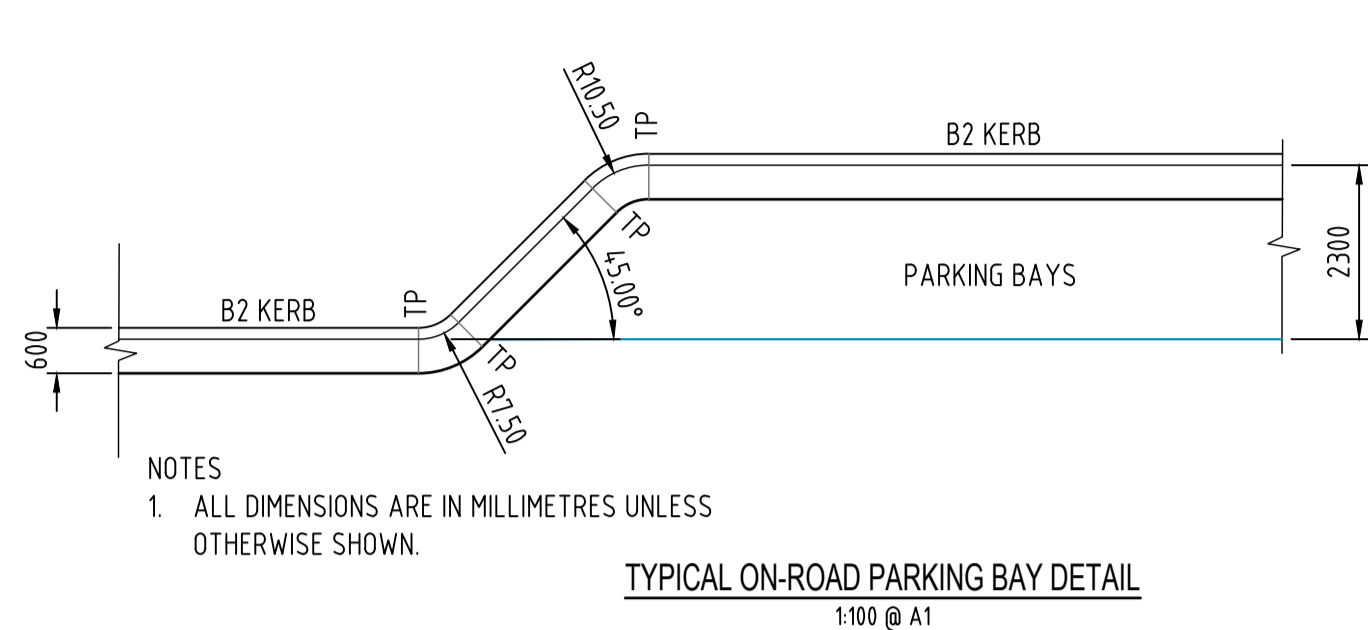


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 SURVEY BY: MNG
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 APPROVED DATE:

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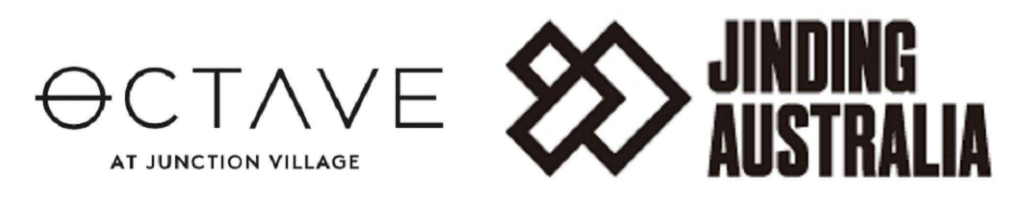


OCTAVE AT JUNCTION VILLAGE
 1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
 CITY OF CASEY
 PARKING PLAN
 SHEET 2 OF 2
 JINDING AUSTRALIA
 SCALE @ A1: 1:500 DRAWING NO: 18067 - FP - 216 REV: 1



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ISO 9001 Quality Management
F5521077

OCTAVE AT JUNCTION VILLAGE
1160 BALLARTO ROAD, JUNCTION VILLAGE - STAGE 1 FUNCTIONAL LAYOUT
CITY OF CASEY

MISCELLANEOUS DETAILS

JINDING AUSTRALIA
SCALE @ A1: AS SHOWN DRAWING NO: 18067 - FP - 250 REV: 1