

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PLAN NUMBER  
PS 828308E

## LOCATION OF LAND

PARISH: SHERWOOD  
TOWNSHIP: -  
SECTION: -  
CROWN ALLOTMENT: 21<sup>A</sup>, 21<sup>C</sup>, 21<sup>D</sup> & 21<sup>E</sup> (PARTS)  
CROWN PORTION: -  
TITLE REFERENCES: Vol. Fol.  
LAST PLAN REFERENCE/S: LOT B ON PS 821076M  
POSTAL ADDRESS: 1160 BALLARTO ROAD  
(At time of subdivision) JUNCTION VILLAGE, VIC. 3977  
MGA2020 Co-ordinates E 350 030  
(of approx centre of land in plan) N 5 778 090  
ZONE 55

COUNCIL NAME: CITY OF CASEY

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF CASEY

LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
FOR RESTRICTION A AFFECTING 301 TO 353 (BOTH INCLUSIVE) SEE SHEET 5  
FOR RESTRICTION B AFFECTING LOTS 317 AND 318 (BOTH INCLUSIVE) SEE SHEET 5  
FOR RESTRICTION C AFFECTING LOTS 327 TO 353 (BOTH INCLUSIVE) SEE SHEET 5

### OTHER PURPOSE OF THIS PLAN:

ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is/is not a 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, 169, SHERWOOD PM 102

In Proclaimed Survey Area No. PSA 52

**OCTAVE 3**  
**2.263ha**

**53 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	SEWERAGE	SEE PLAN	PS 821076M	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS 821076M	CITY OF CASEY
E-2	SEWERAGE	SEE PLAN	PS 821076M	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF CASEY
E-4	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN - SEC. 136 WATER ACT 1989	SOUTH EAST WATER CORPORATION
E-4	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN - SEC. 136 WATER ACT 1989	SOUTH EAST WATER CORPORATION
E-4	SUPPLY OF GAS	SEE PLAN	THIS PLAN	AUSTRALIAN GAS NETWORKS

80012PS-025H.DWG

SURVEYOR REF: 80012ps-025h

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5



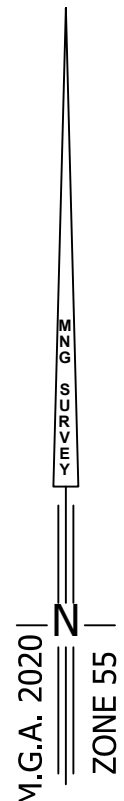
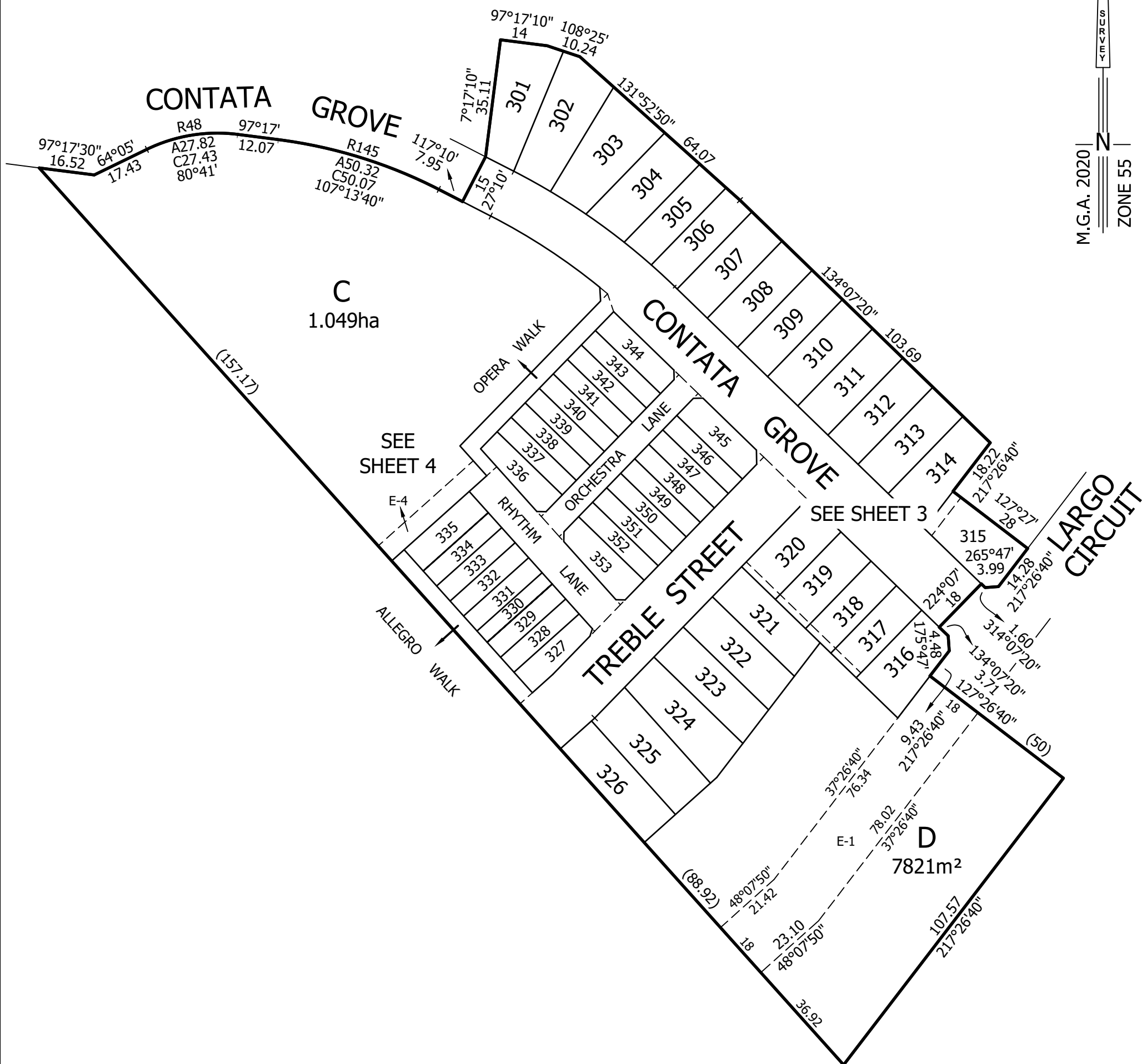
MC MULLEN NOLAN GROUP  
31/574 Plummer Street  
Port Melbourne VIC 3207  
Tel: (03) 7002 2200  
Fax: (08) 7002 2299  
Email: info@mngsurvey.com.au

MATTHEW DUNN

VERSION 7

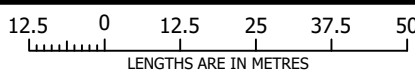
PLAN OF SUBDIVISION

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SCALE  
1:1250



ORIGINAL SHEET  
SIZE: A3

SHEET 2



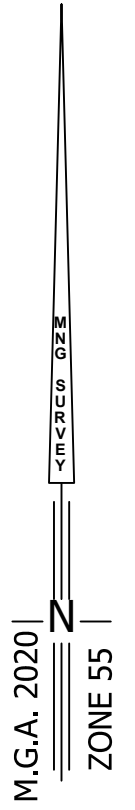
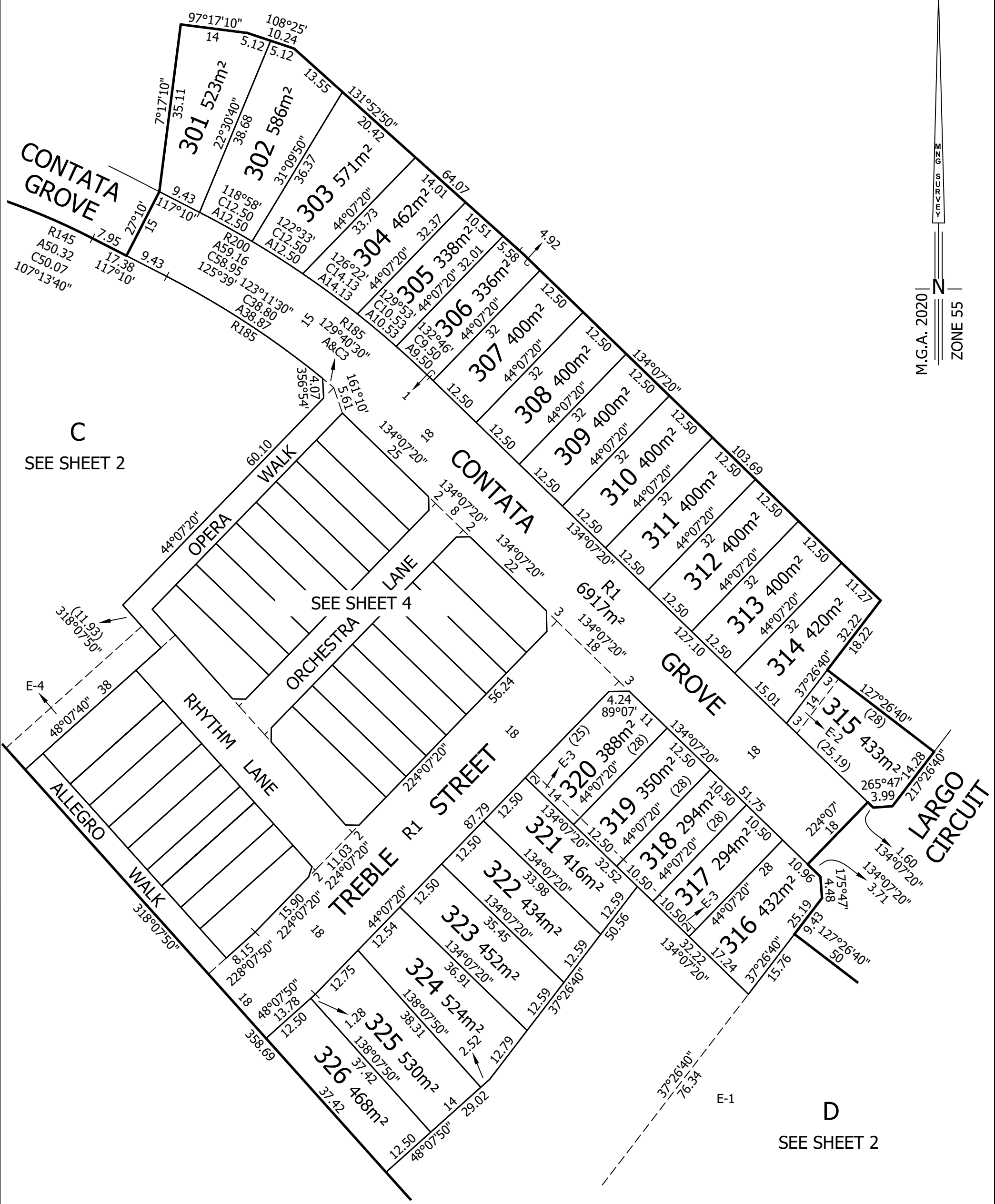
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C  
SEE SHEET 2

SEE SHEET 4

D  
SEE SHEET 2

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SCALE  
1:750

LENGTHS ARE IN METRES

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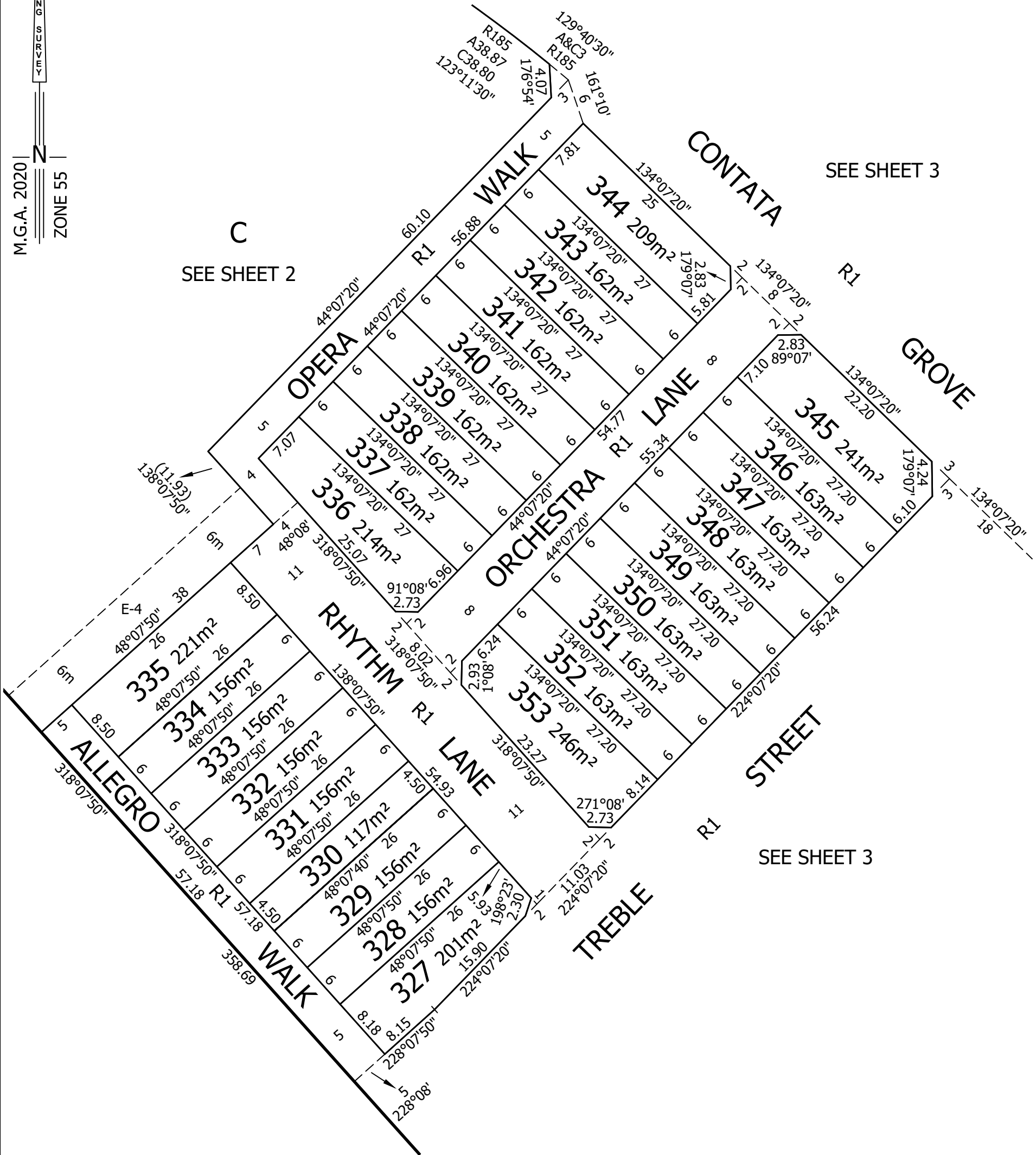
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SIZE: A3

SHEET 3

PLAN OF SUBDIVISION

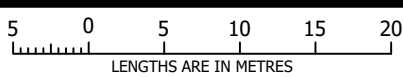
PLAN NUMBER  
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M.G.A. 2020 | ZONE 55



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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 4



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VERSION 7

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 301 to 353 (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
317	316, 318
318	317, 319, 321

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.

**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.

Table of Land Burdened and Land Benefited

Burdened Land	Benefited Land	Burdened Land	Benefited Land
327	328	341	340, 342
328	327, 329	342	341, 343
329	328, 330	343	342, 344
330	329, 331	344	343
331	330, 332	345	346
332	331, 333	346	345, 347
333	332, 334	347	346, 348
334	333, 335	348	347, 349
335	334	349	348, 350
336	337	350	349, 351
337	336, 338	351	350, 352
338	337, 338	352	351, 353
339	338, 340	353	352
340	339, 341		

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 B)" must not build or permit to be built or remain on the lot any building or structure that has been constructed in accordance with the "Small Lot Housing Code (Type B)" 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.