

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PLAN NUMBER  
**PS 845138G**

## LOCATION OF LAND

PARISH: SHERWOOD

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 21D, 21E & 21F (PARTS)

CROWN PORTION: -

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: LOT G ON PS 845137J

POSTAL ADDRESS: (At time of subdivision) BOTANIC DRIVE  
JUNCTION VILLAGE, VIC. 3977

MGA2020 Co-ordinates (of approx centre of land in plan) E 349 790  
N 5 777 770  
ZONE 55

COUNCIL NAME: CITY OF CASEY

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1	CITY OF CASEY CITY OF CASEY	LOTS 1 TO 600 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
		FOR RESTRICTION A AFFECTING LOTS 601 TO 633 (BOTH INCLUSIVE) SEE SHEET 5
		FOR RESTRICTION B AFFECTING LOTS 611 TO 622 (BOTH INCLUSIVE) SEE SHEET 5
		FOR RESTRICTION C AFFECTING LOTS 623 TO 633 (BOTH INCLUSIVE) SEE SHEET 5

## 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

## OTHER PURPOSE OF THIS PLAN:

- (i) REMOVAL OF PART OF SEWERAGE EASEMENT SHOWN AS E-3 IN PS 845137J AS AFFECTS VIVALDI DRIVE ON THIS PLAN.

## GROUND(S) FOR REMOVAL:

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

**OCTAVE - 6**  
**3.603ha**

**33 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 838330F	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS 838330F	CITY OF CASEY
E-3	SEWERAGE	2.50	PS 845137J	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	2	PS 845137J	CITY OF CASEY
E-5	SEWERAGE	3	PS 845137J	SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	3	PS 845137J	CITY OF CASEY
E-6	DRAINAGE	2	THIS PLAN	CITY OF CASEY
E-7	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION
E-8	DRAINAGE	3	THIS PLAN	CITY OF CASEY
E-8	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION

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SURVEYOR REF: 80012ps-062d

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

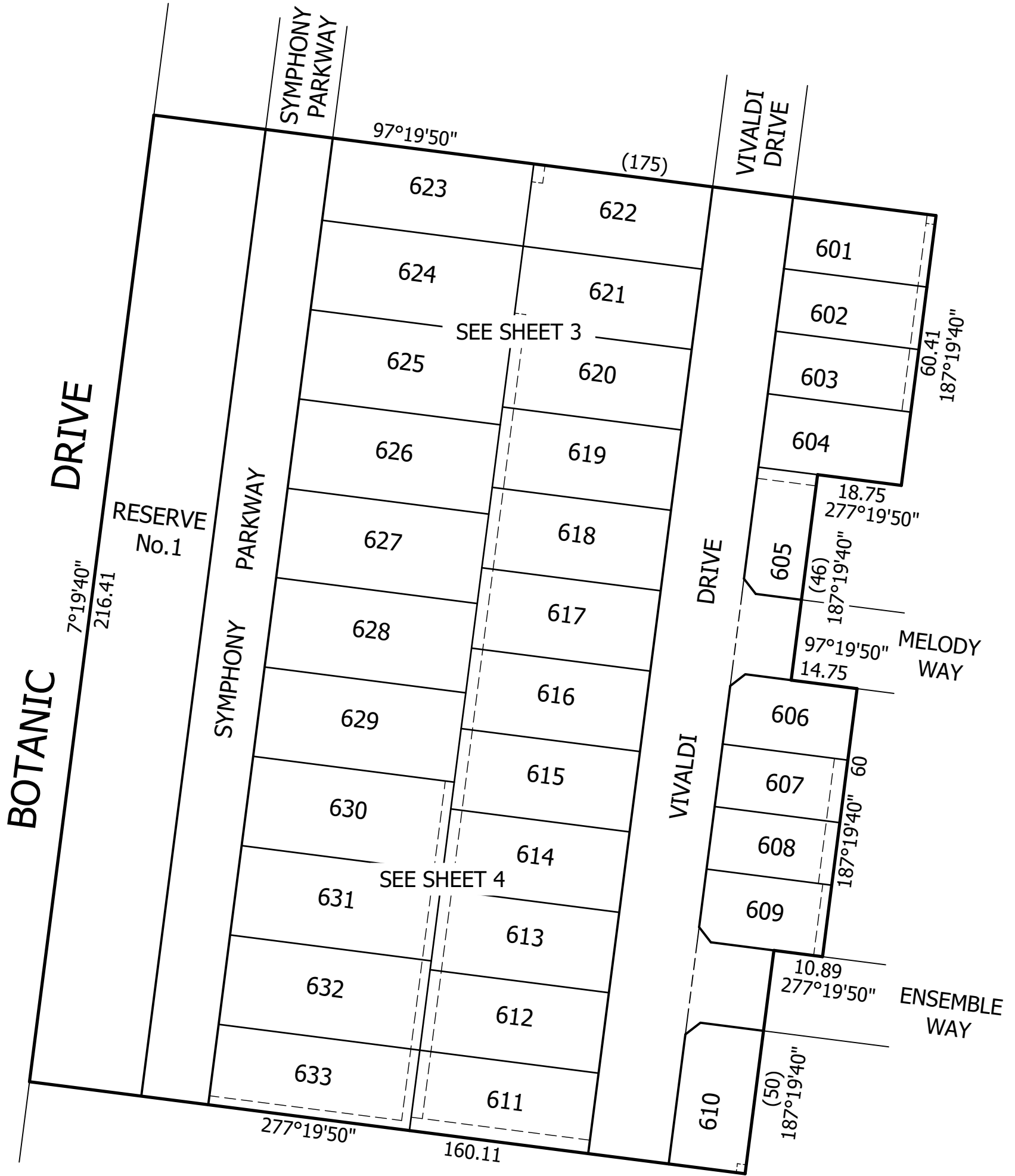
MATTHEW DUNN

VERSION 3

PLAN OF SUBDIVISION

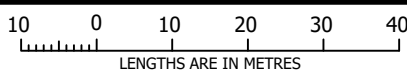
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M.G.A. 2020 |  
N  
ZONE 55 |



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SCALE  
1:1000



ORIGINAL SHEET  
SIZE: A3

SHEET 2



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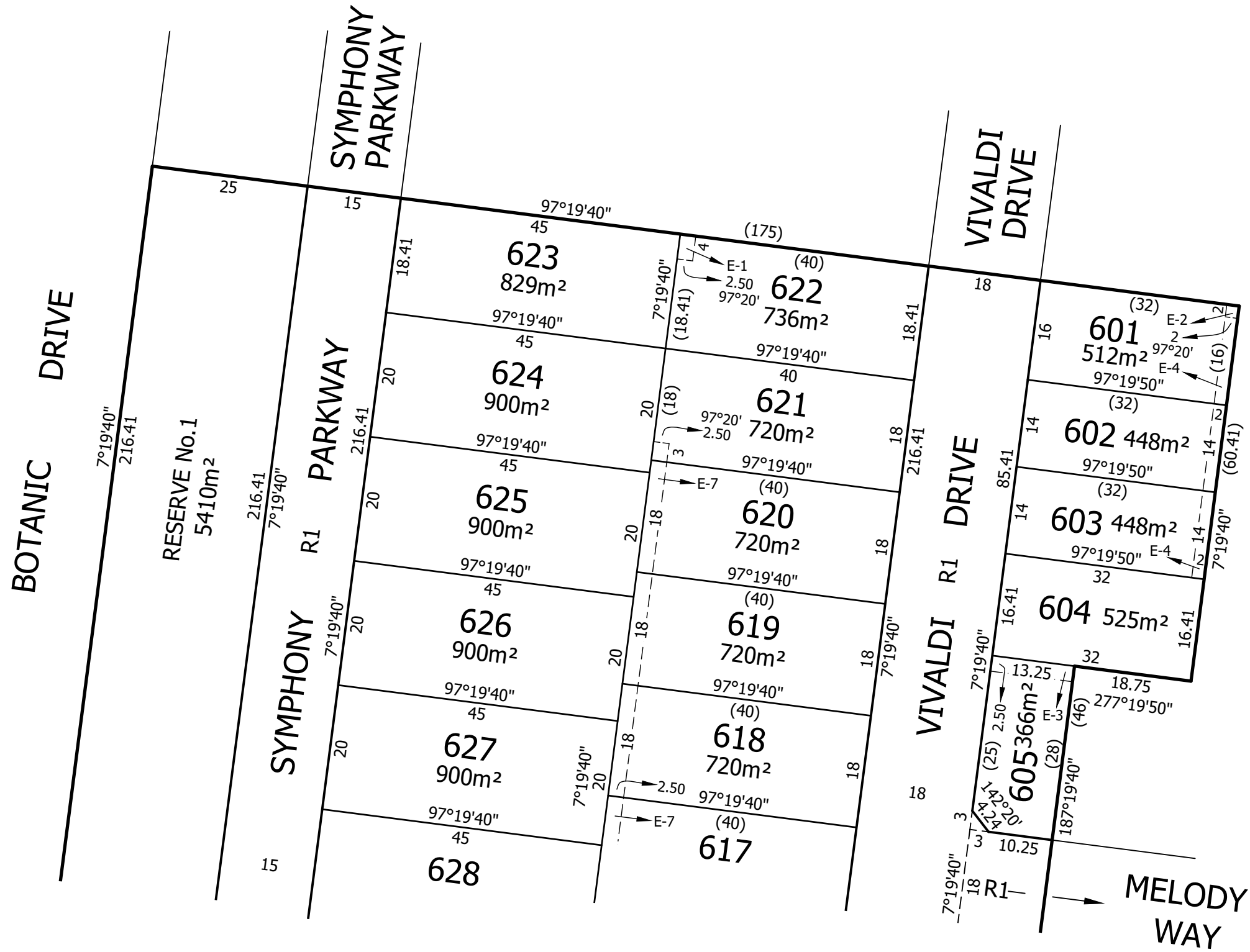
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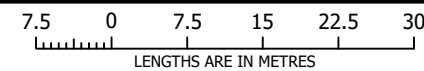
SEE SHEET 4



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SCALE  
1:750



ORIGINAL SHEET  
SIZE A3

SHEET 3

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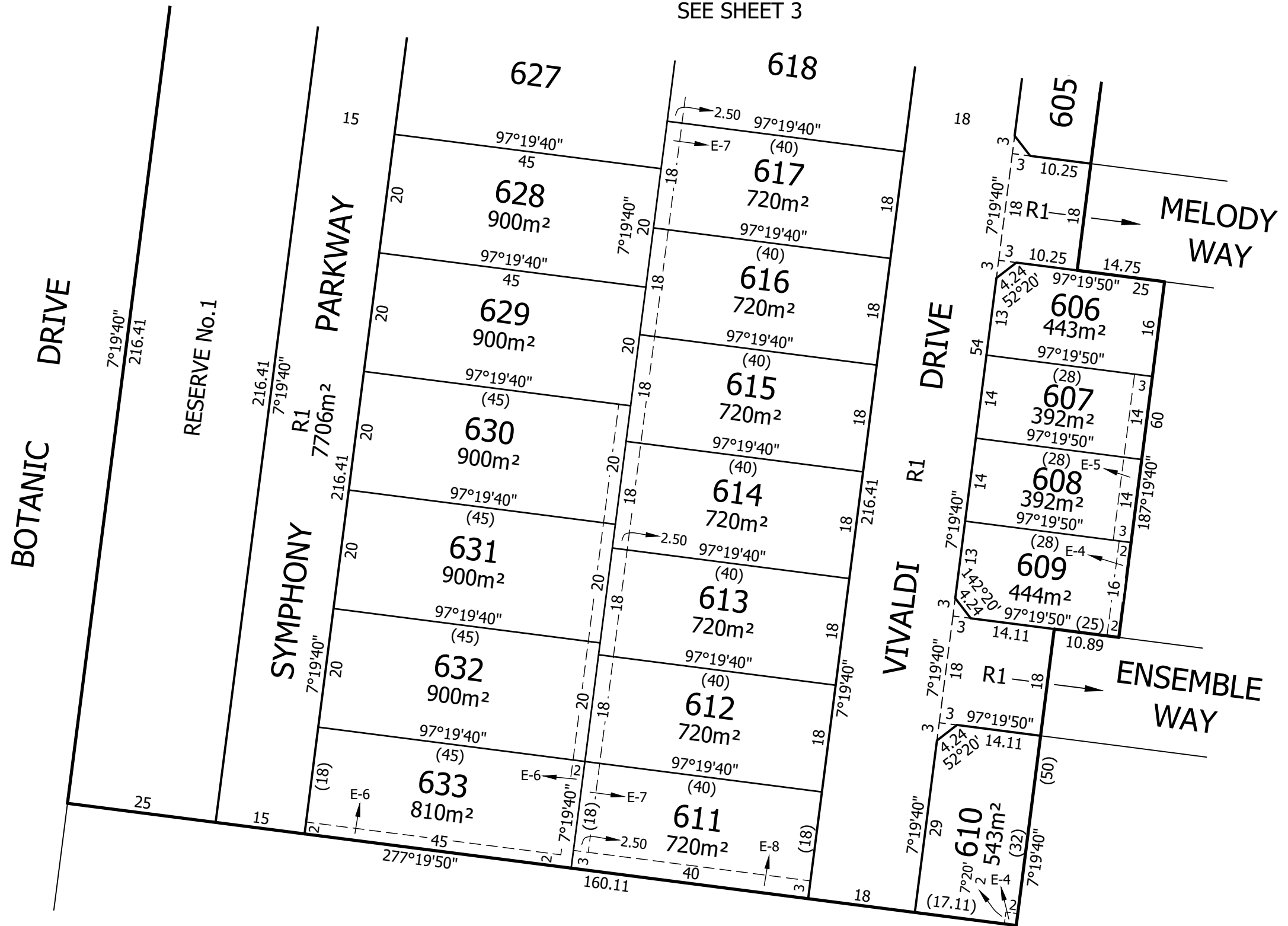
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SEE SHEET 3

M.G.A. 2020 | ZONE 55

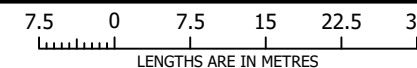


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1:750



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SHEET 4

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VERSION 3

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 601 to 633 (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. PInA01023/15 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.

Land to be benefited : Lots 601 to 633 (both inclusive) on the Plan of Subdivision  
Land to be burdened: Lots 611 to 622 (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 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 601 to 633 (both inclusive) on the Plan of Subdivision  
Land to be burdened: Lots 623 to 633 (both inclusive) on the Plan of Subdivision

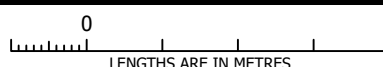
Description of Restriction

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 5



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