
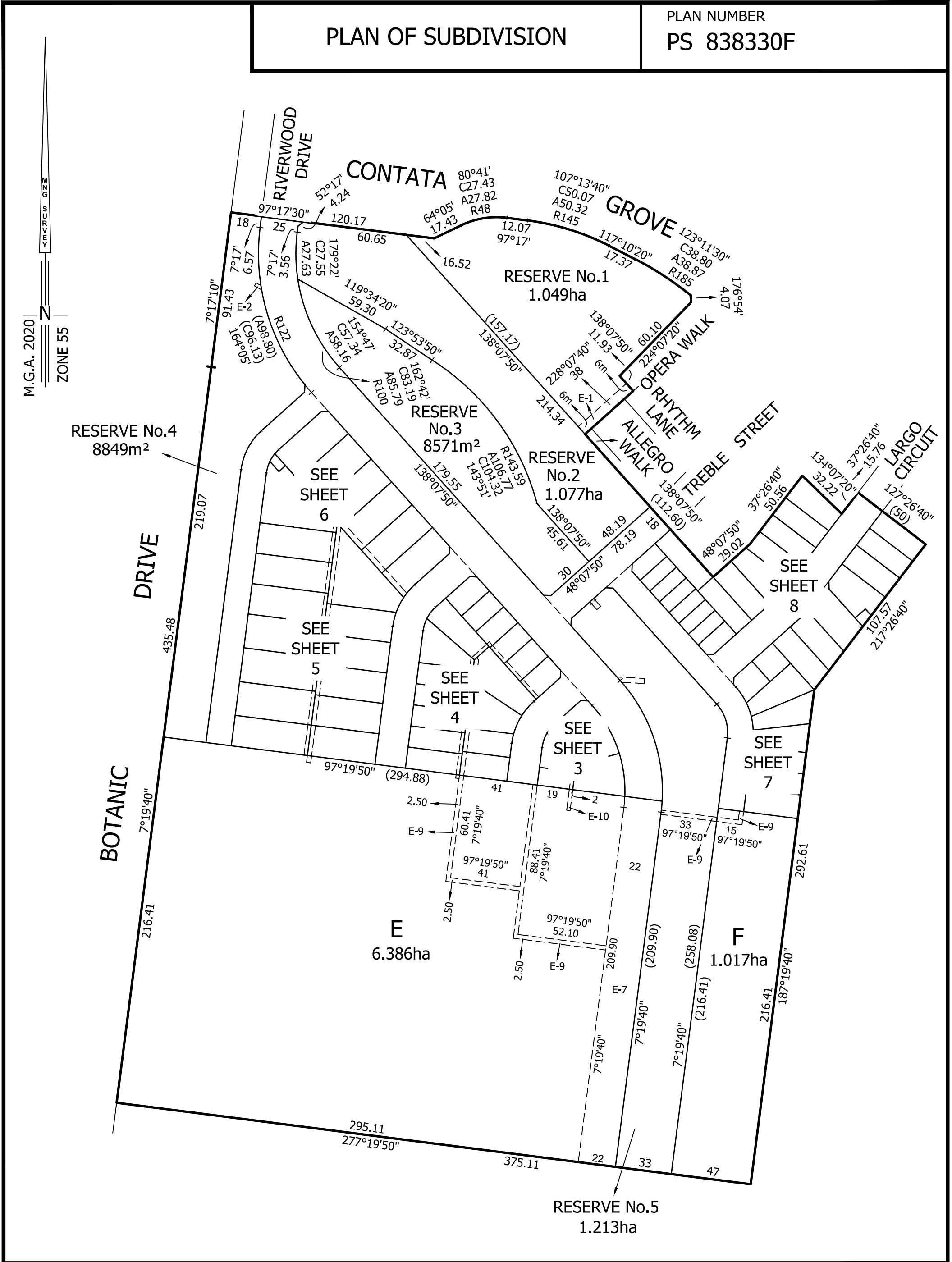


PLAN OF SUBDIVISION			LV USE ONLY EDITION	PLAN NUMBER PS 838330F	
LOCATION OF LAND			COUNCIL NAME: CITY OF CASEY		
PARISH: SHERWOOD					
TOWNSHIP: -					
SECTION: -					
CROWN ALLOTMENT: 21D, 21E & 21F (PARTS)					
CROWN PORTION: -					
TITLE REFERENCES: Vol. 8322 Fol. 627, Vol. 8322 Fol. 628 Vol. Fol. Vol. Fol.					
LAST PLAN REFERENCE/S: LOT 3 ON LP 54277, LOT 4 ON LP 54277, LOT C ON PS828308E & LOT D ON PS828308E					
POSTAL ADDRESS: BOTANIC DRIVE (At time of subdivision) JUNCTION VILLAGE, VIC. 3977					
MGA2020 Co-ordinates E 349 850 (of approx centre of N 5 777 960 land in plan) ZONE 55					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS A TO D AND 1 TO 400 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  EASEMENTS E-3 TO E-6 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  FOR RESTRICTION A AFFECTING LOTS 401 TO 472 (BOTH INCLUSIVE) SEE SHEET 10  FOR RESTRICTION B AFFECTING LOTS 402, 403, 410 TO 412, 442 TO 449, 463 AND 464 (ALL INCLUSIVE) SEE SHEET 10  FOR RESTRICTION C AFFECTING LOTS 421 TO 429 (BOTH INCLUSIVE) SEE SHEET 10  FOR RESTRICTION D AFFECTING LOTS 430 TO 440 (BOTH INCLUSIVE) SEE SHEET 10		
ROAD R1	CITY OF CASEY				
RESERVE No.1	CITY OF CASEY				
RESERVE No.2	CITY OF CASEY				
RESERVE No.3	MELBOURNE WATER CORPORATION				
RESERVE No.4	CITY OF CASEY				
RESERVE No.5	MELBOURNE WATER CORPORATION				
RESERVE No.6	AUSNET ELECTRICITY SERVICES PTY LTD				
RESERVE No.7	AUSNET ELECTRICITY SERVICES PTY LTD				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
STAGING: THIS IS/IS NOT STAGED SUBDIVISION.					
PLANNING PERMIT No. PLN A01023/15					
SURVEY: THIS PLAN IS/ <del>IS NOT</del> 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 - 4 11.01ha			72 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	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE PLAN	PS 828308E - SEC. 136 WATER ACT 1989	SOUTH EAST WATER CORPORATION	
E-1	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES	SEE PLAN	PS 828308E- SEC. 136 WATER ACT 1989	SOUTH EAST WATER CORPORATION	
E-1	SUPPLY OF GAS	SEE PLAN	PS 828308E	AUSTRALIAN GAS NETWORKS	
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF CASEY	
E-2	DRAINAGE	SEE PLAN	THIS PLAN	MELBOURNE WATER	
E-7	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN - SEC. 136 WATER ACT 1989	SOUTH EAST WATER CORPORATION	
E-7	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN- SEC. 136 WATER ACT 1989	SOUTH EAST WATER CORPORATION	
E-7	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-8	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF CASEY	
E-8	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-9	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-10	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF CASEY	
80012PS-038F.DWG		SURVEYOR REF: 80012ps-038f		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
 <div>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</div>		MATTHEW DUNN		VERSION 4	

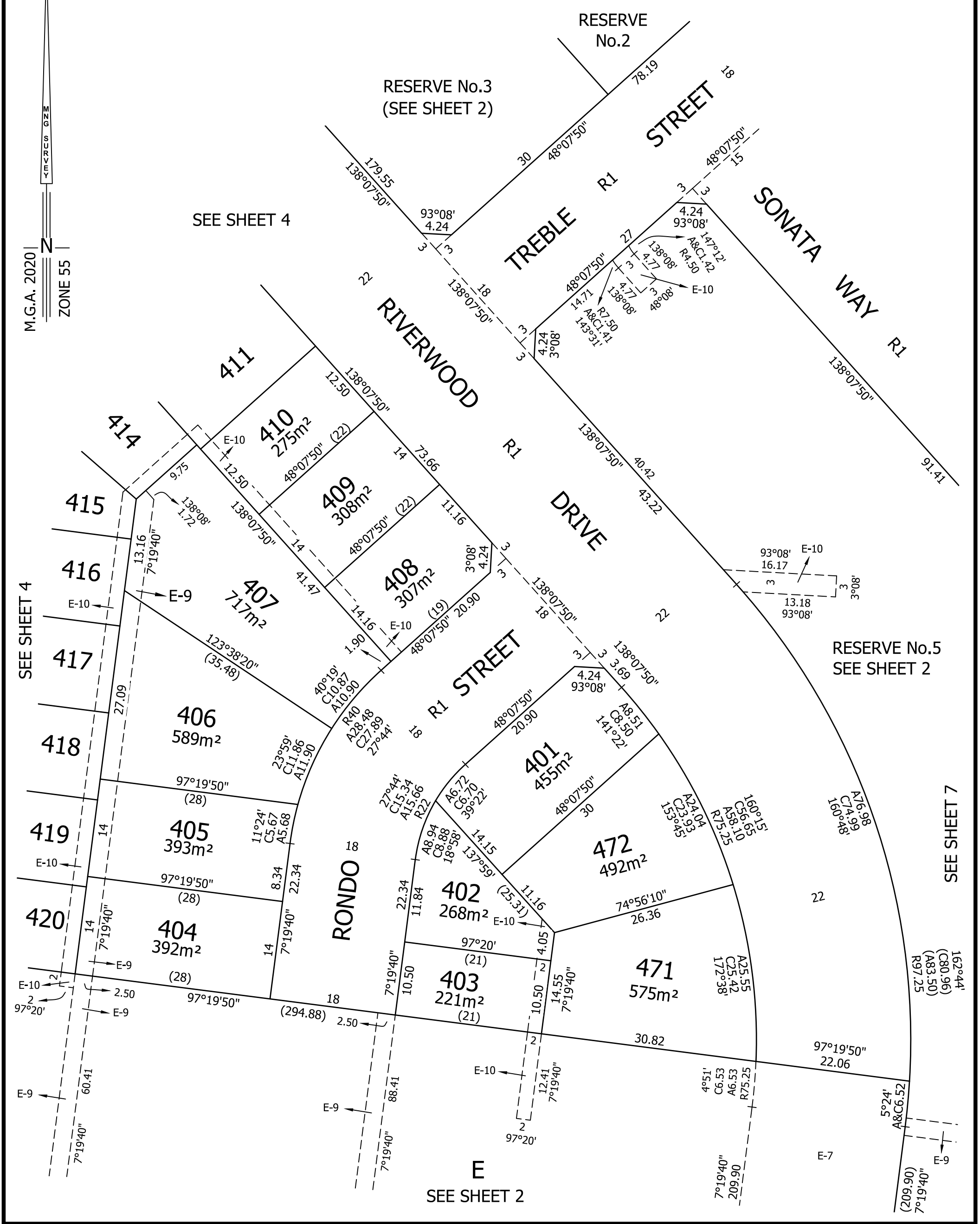
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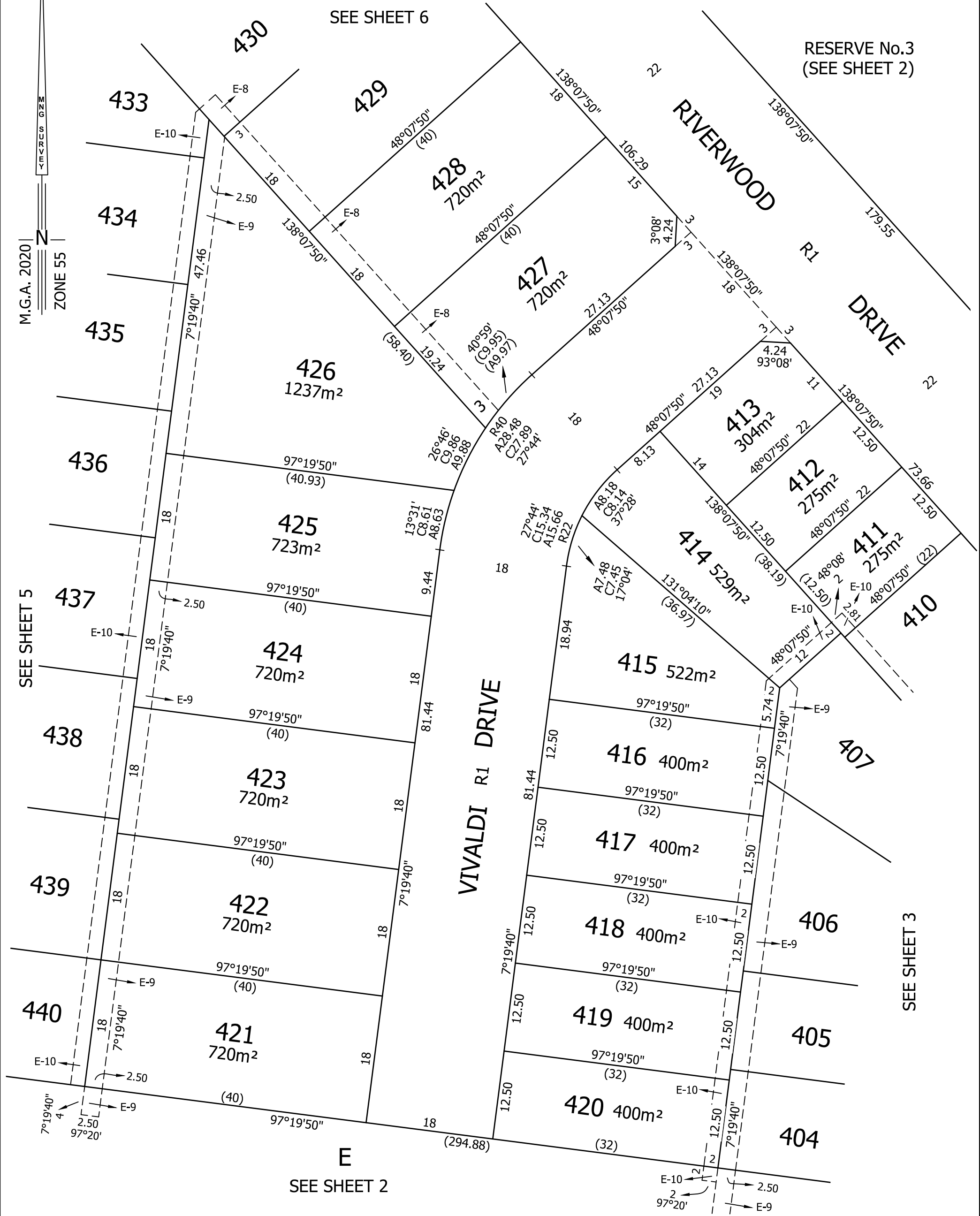
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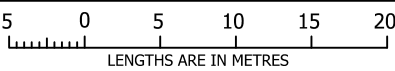
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SIZE: A3

SHEET 5



PLAN OF SUBDIVISION

PLAN NUMBER  
PS 838330F

SEE SHEET 2

RESERVE No.2

RESERVE No.3

SEE SHEET 2

RESERVE No.4  
SEE SHEET 2

PARKWAY

RIVERWOOD

DRIVE

SYMPHONY

434

433  
1055m<sup>2</sup>

431  
800m<sup>2</sup>

432  
807m<sup>2</sup>

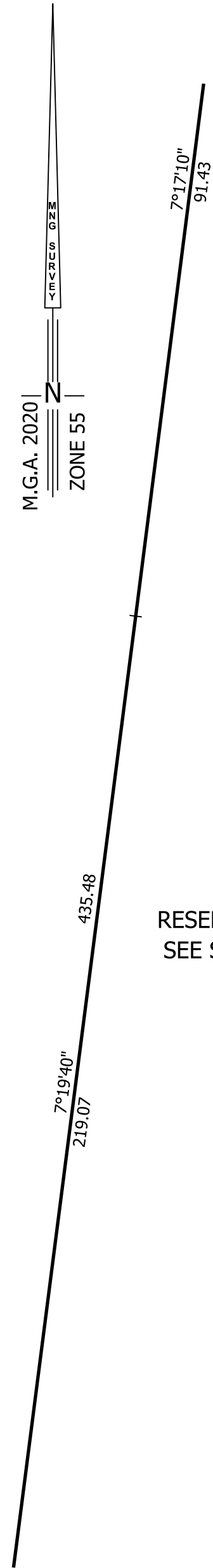
430  
720m<sup>2</sup>

429  
720m<sup>2</sup>

428

426

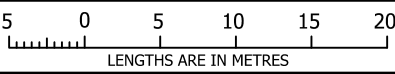
SEE SHEET 5



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SCALE  
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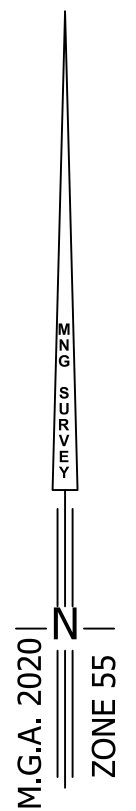
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SIZE: A3

SHEET 6

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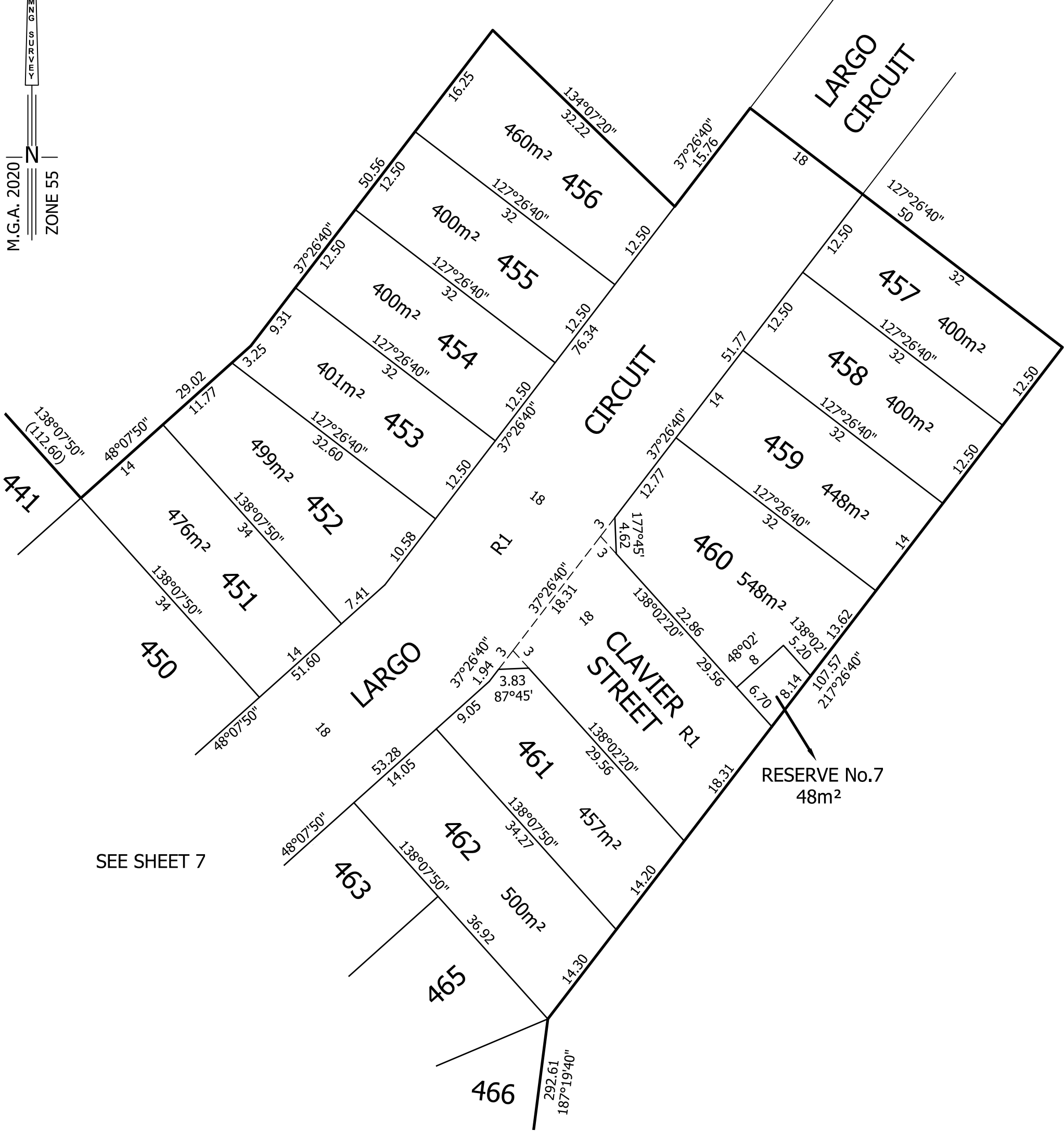
VERSION 4

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PLAN OF SUBDIVISION

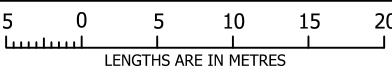
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SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 8

MATTHEW DUNN

VERSION 4



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 401 to 472 (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 2031.

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
402	401, 403, 471, 472
403	402, 471
410	407, 409, 411
411	407, 410, 412, 414
412	411, 413, 414

Table of Land Burdened and Land Benefited

Burdened Land	Benefited Land
442	441, 443
443	441, 442, 444
444	441, 443, 445
445	441, 444, 446
446	441, 445, 447, 450

Table of Land Burdened and Land Benefited

Burdened Land	Benefited Land
447	446, 448, 450
448	447, 449, 450
449	448, 450
463	462, 464, 465
464	463, 465

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 2031.

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 401 to 472 (both inclusive) on the Plan of Subdivision  
Land to be burdened: Lots 421 to 429 (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 401 to 472 (both inclusive) on the Plan of Subdivision  
Land to be burdened: Lots 430 to 440 (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 :

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. 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 :

- ii. 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.