

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 847334V

LOCATION OF LAND

PARISH: SHERWOOD
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 21F (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot B PS 839073T

POSTAL ADDRESS: 45 Craig Road
Junction Village 3977

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 350 340 ZONE: 55
 N 5 777 250

Council Name: Casey City Council

Council Reference Number: SubA00011/21
 Planning Permit Reference: PInA00387/17
 SPEAR Reference Number: S169526M

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Michele Scarlett for Casey City Council on 11/01/2022

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	City of Casey
Reserve No.1	Melbourne Water Corporation
Reserve No.2	City of Casey
Reserve No.3	City of Casey
Reserve No.4	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118

Lots 1 to 400 (both inclusive) and lots A & B (both inclusive) have been omitted from this plan.
 See Sheet 6 for Creation of Restrictions.
 Lots 401 to 433 (both inclusive) are affected by MCP AAAAA.

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is ~~is not~~ based on survey.
 This survey has been connected to Sherwood permanent marks 102, MPDWB 92/038 & MPDWB 92/063.
 In Proclaimed Survey Area No. 52.

Staging: This ~~is~~ is not a staged subdivision.
 Planning Permit No. PInA00387/17

Estate: The Junction
Development No.: 4
No. of Lots: 33
Area: 3.454 ha
Melways: 138 B1

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 Diag.	PS 839073T	South East Water Corporation
E-2	Sewerage	See Diag.	This Plan	South East Water Corporation
E-2	Drainage	See Diag.	This Plan	City of Casey



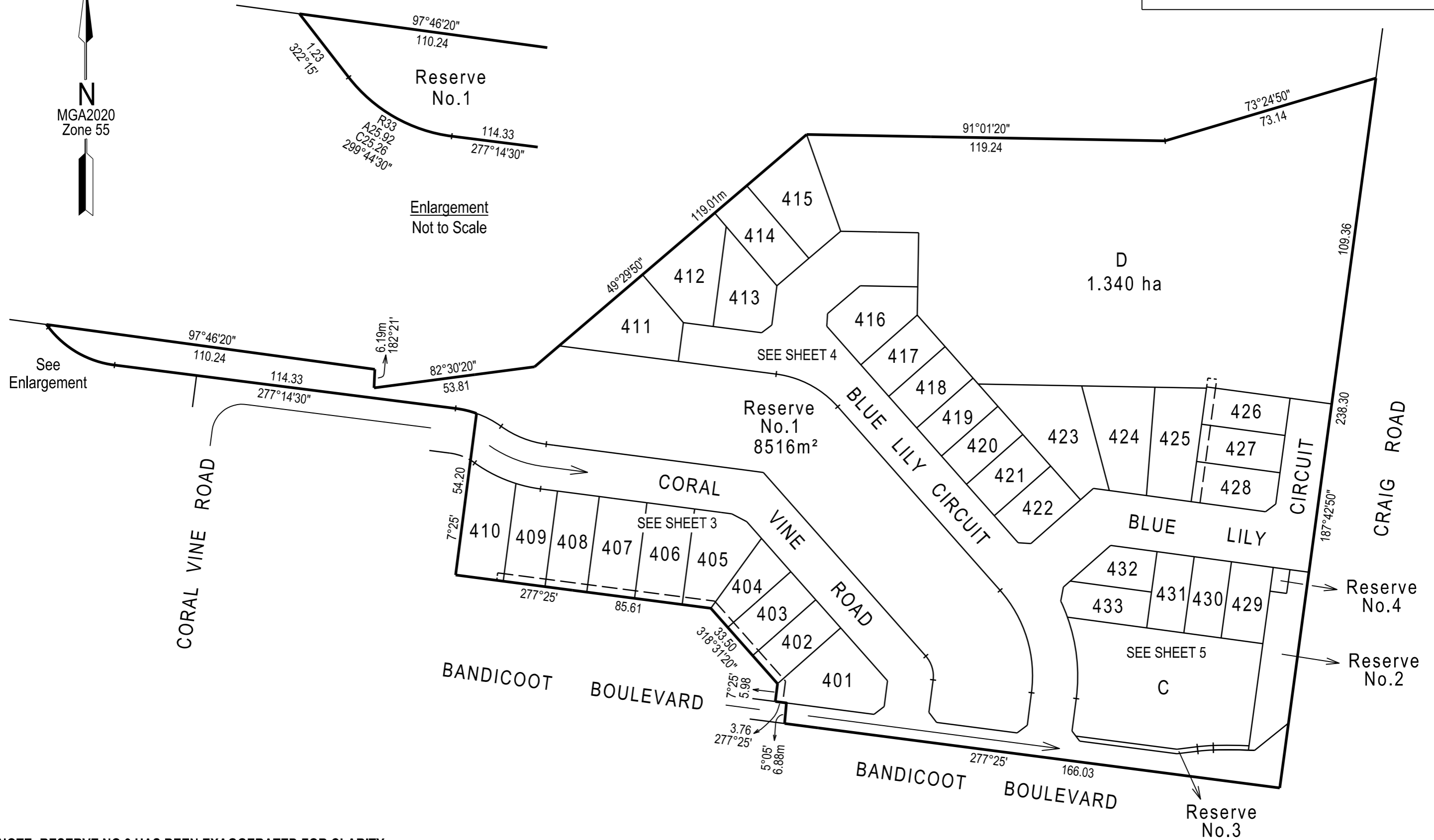
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1432/Stg 4 VERSION: 3

ORIGINAL SHEET
SIZE: A3

SHEET 1 of 6

Digitally signed by: Thomas Robert Marks, Licensed Surveyor,
 Surveyor's Plan Version (3),
 02/07/2021, SPEAR Ref: S169526M

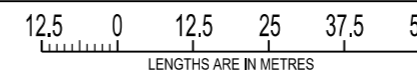


NOTE: RESERVE NO.3 HAS BEEN EXAGGERATED FOR CLARITY.



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SCALE
 1:1250



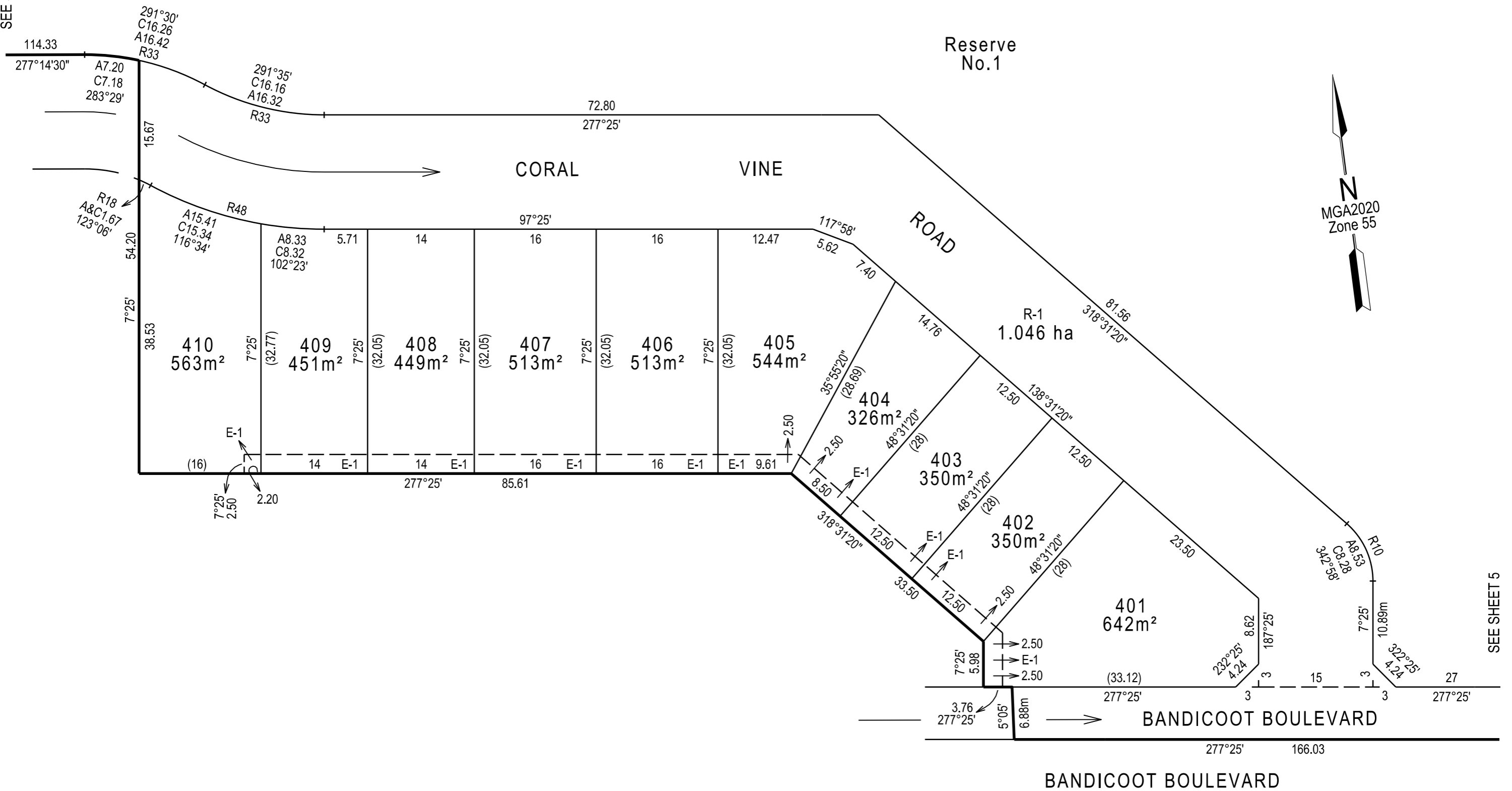
ORIGINAL SHEET
 SIZE: A3

SHEET 2

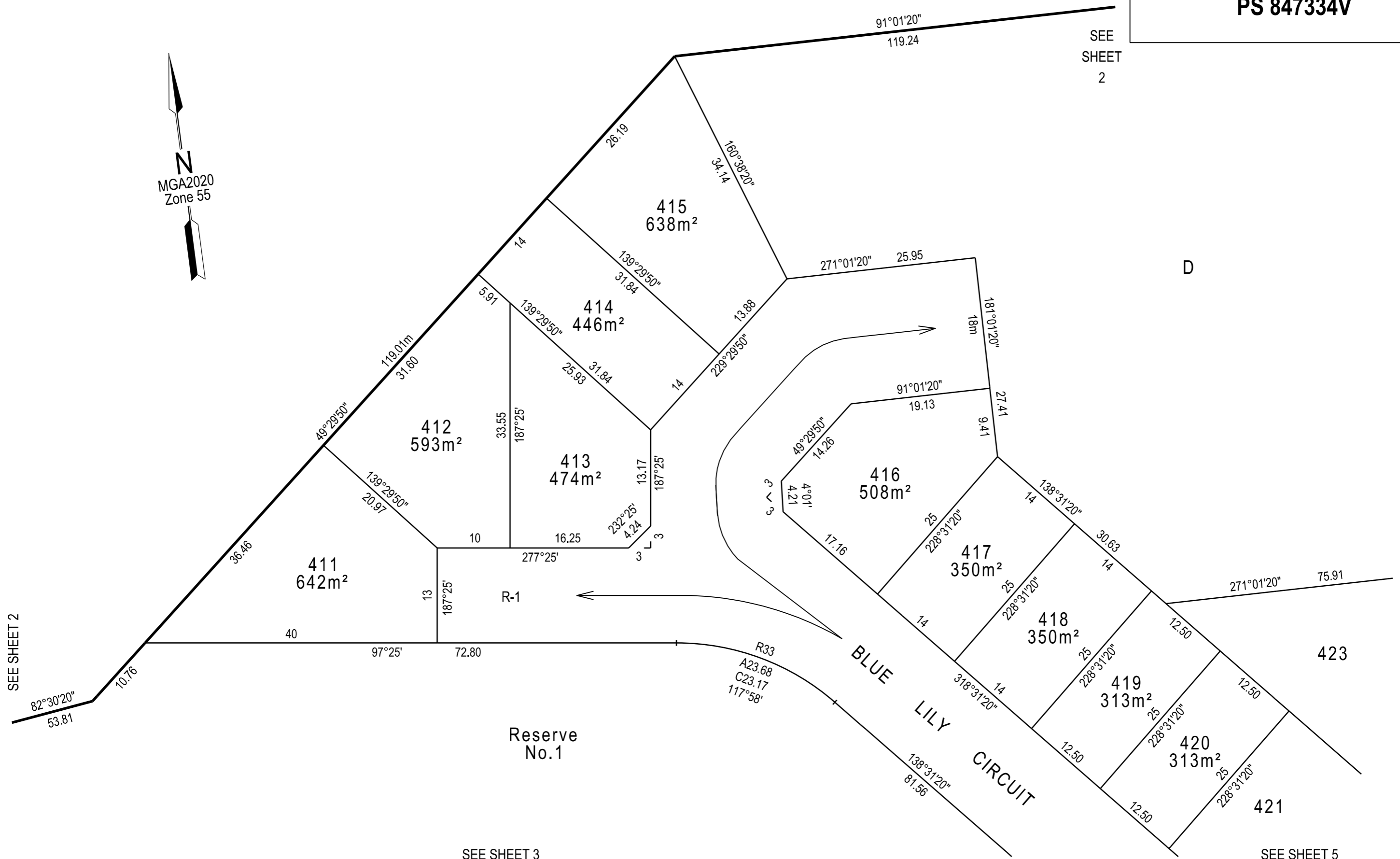
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SEE SHEET 2



SEE SHEET 5



SEE SHEET 2

SEE SHEET 2

SEE SHEET 5

SEE SHEET 3

SEE SHEET 5

CHARLTONDEGG
LAND DEVELOPMENT CONSULTANTS

SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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SCALE 1:500

LENGTHS ARE IN METRES

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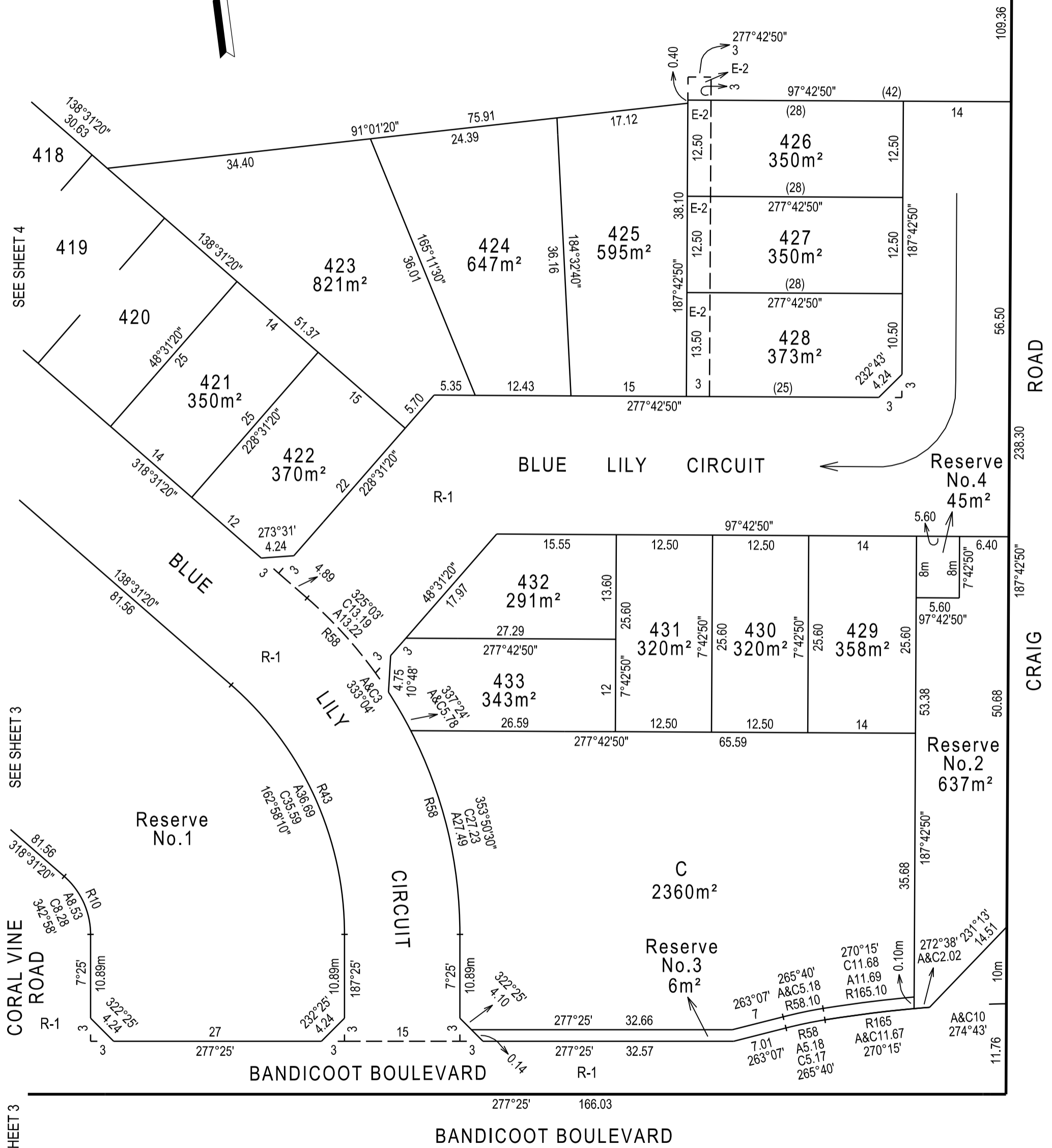
ORIGINAL SHEET SIZE: A3

SHEET 4

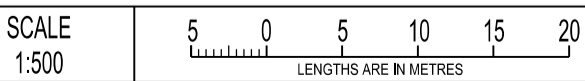
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ORIGINAL SHEET SIZE: A3

SHEET 5

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CREATION OF RESTRICTION A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Lots 401 to 433 (both inclusive).

LAND TO BURDEN: Lots 401 to 433 (both inclusive).

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct, extend or develop any lot or allow the construction, extension or development of any lot other than in accordance with MCP No. AAAAA.

CREATION OF RESTRICTION B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Road R-1

LAND TO BURDEN: Lot 432

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct, extend or develop any lot or allow the construction, extension or development of any lot that contains a dwelling exceeding 8.5 metres in height.

