



Member of the Surbana Jurong Group

SMEC AUSTRALIA PTY LTD  
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14/12/2020  
Our Ref no. 0783s-511

Development Director Communities  
3L BRIDGEFIELDS PTY LTD  
Suite 1.02, Level 1  
Building 5, 658 Church Street  
RICHMOND, VIC 3121

Attn: Paul Cicchiello

**Provisional Plan of Subdivision Report  
BRIDGEFIELD ESTATE – LEAKES ROAD, ROCKBANK  
STAGE 11**

Dear Paul,

Please find the attached provisional plan of subdivision PS806375M/S5 (Ref 0783s511) for 1339-1365 Leakes Road, ROCKBANK, as requested.

Please review the plan and ensure that it is in keeping with the latest design and your intentions for subdivision before providing to any third party.

Please also note the following points of interest:

The attached plan has been prepared based on the comps plan prepared by SMEC, in accordance with the Urban Design from Roberts Day. As of 29/11/2018, the current version of the comps plan is 82.

Surrounding title dimensions are reported in accordance with the re-establishment survey and subsequent approved Boundary Plan (BP2905Y) completed by our office on 01/09/2014 and contained within the Architectural CAD drawings provided. These dimensions differ from the current title(s) and will be updated upon registration of the first Plan of Subdivision.

The plan of subdivision has been created in a staged format and will follow on from stages eight and nine. We acknowledge discussions regarding the consolidation of all seven parent titles, which will impact on the staging requirements and subsequently the Owners Corporation membership.

A single owners corporation has been prescribed for the maintenance and function of the common property and community centres.

Values for Entitlement and Liability have been calculated on the following basis:

Values for Entitlement have been calculated on an equity basis.  
Values for Liability have been calculated on an equity basis.

Upon registration of the Plan of Subdivision, restrictions A and B will encumber the relevant titles.

If you have any queries or amendments relating to the notes above, please let me know as soon as possible.

**Yours faithfully  
for SMEC**

**Gabby McCarthy  
Licensed Surveyor  
Registration no. 1784**

**In accordance with Section 9AC of the Sale of Land Act, the following changes have been made to the Plan of Subdivision:**Version E – issued 14/03/2019

Comps Plan Version: 73

*All Sheets:*

Version number

*Sheet 1:*

Minor drafting amendments

*Sheet 2:*

Amendments to layout to lots 1102, 1103, 1104, 1157, 1158, 1159 &amp; 1160

*Sheet 3:*

Amendments to layout to lots 1102, 1103 &amp; 1104

Minor drafting amendments

*Sheet 4 & 5:*

Minor drafting amendments

*Sheet 6:*

Amendments to layout to lots 1158, 1159 &amp; 1160

*Sheet 7 & 8:*

Minor drafting amendments

*Sheet 9:*

Minor amendments to lot beneficiaries in restriction B.

Version F – issued 18/04/2019

Comps plan version 75

*All Sheets:*

Version number

*Sheet 1:*

Minor drafting amendments

*Sheet 2*

Amendment to southern boundary of Fuchsia Drive

Amendment to area of lot S6

*Sheet 3*

Amendment to northern boundary of lots 11102, 1102, 1101 &amp; S6

Reduction in width of lot 1104 (this plan)

Minor drafting amendments

*Sheet 4*

No change

*Sheet 5*

Amendment to northern boundary of lots 1143, 11102, 11106

*Sheet 6, 7 & 8*

Minor drafting amendments

*Sheet 9*

Minor drafting amendments to restriction B

Version G – issued 13/06/2019

Comps plan version 80

*All Sheets:*

Version number

*Sheet 1:*

Amend Notations

Add Easement E-1 Identifier

*Sheet 2*

Easement Added to Lot S6

*Sheet 3*

Minor drafting amendments

*Sheet 4*

Easement Amended in Reserve No.3

Easements Removed from Lots 1127 to 1133

Easements Amended in Lots 1123 to 1126

Minor drafting amendments

*Sheet 5*

Easements Amended in Lots 1143 to 1147

Easements Removed from Lots 11103 to 11106

Minor drafting amendments

*Sheet 6*

Easements Amended in Lots 1148 to 1151

Easements Added in Lots 1152 to 1156

Easements Removed from Lots 1194 to 1199 and

Minor drafting amendments

*Sheet 7*

Easements Amended in Lots 1166 to 1171

Easements Added in Lots 1152 to 1156

Easements Removed from Lots 1189 to 1193 and 1165

Minor drafting amendments

*Sheet 8*

Easements Amended in Lots 1172 to 1174

Easements Added in Lots 1152 to 1156

Easements Removed from Lots 1185 to 1188

Minor drafting amendments

*Sheet 9*

No change

Version H – issued 09/12/2019

Comps plan version 82

*All Sheets:*

Version number

*Sheet 1:*

Minor Drafting Amendments in Notations

*Sheet 2*

Minor drafting amendments due to Road Name changes (see below)

*Sheet 3*

Papyrus Grove Amended to Lorikeet Circuit

Easements removed from Lots 1106 & 1107

*Sheet 4*

Papyrus Grove Amended to Lorikeet Circuit

Griegs Road Amended to Lorikeet Circuit

*Sheet 5*

Lorikeet Avenue Amended to Lorikeet Circuit

*Sheet 6*

Lorikeet Avenue Amended to Lorikeet Circuit

Road Area Amended

*Sheet 7*

Lorikeet Avenue Amended to Lorikeet Circuit

Minor drafting amendments

*Sheet 8*

Reserve No.4 amended to Papyrus Way

Lot 1185 splay added

Lorikeet Avenue Amended to Lorikeet Circuit

Griegs Road Amended to Lorikeet Circuit

Minor drafting amendments

*Sheet 9*

No change



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Version J – issued 10/12/2019

Comps plan version 86

*All Sheets:*

Version number

*Sheet 1:*

Minor Drafting Amendments in Notations

*Sheet 2*

Minor drafting amendments

*Sheet 3*

No Change

*Sheet 4*

Minor drafting amendments

*Sheet 5*

No Change

*Sheet 6*

Minor drafting amendments

*Sheet 7*

Substation Reserve No.4 added in Lot 1165

Minor drafting amendments

*Sheet 8*

No change

*Sheet 9*

Permit Number added to Restriction A

Version K – issued 14/12/2020

Comps plan version 92

*All Sheets:*

Version number

*Sheet 1:*

Minor Drafting Amendments in Notations

Powercor Reserve Number now 13 instead of 4

Area of stage altered slightly because of substation relocation

*Sheets 2 & 3*

No change

*Sheet 4*

Substation reserve No.13 added to balance lot S6

*Sheets 5 & 6*

No change

*Sheet 7*

Removal of substation beside Lot 1165

*Sheets 8 & 9*

No change