

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY
EDITION

PLAN NUMBER

PS806375M/S8

LOCATION OF LAND

PARISH: PYWHEITJORRK

TOWNSHIP: -

SECTION: 17

CROWN ALLOTMENT: -

CROWN PORTION: 1 (PART)

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS806375M (LOT S8)

POSTAL ADDRESS: 322-412 GREIGS ROAD
(At time of subdivision) ROCKBANK, 3335

MGA94 Co-ordinates **E** 294 200
(of approx centre of **N** 5 820 120
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF MELTON

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R11 RESERVE No.9	CITY OF MELTON CITY OF MELTON

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).

LOTS 1 TO 1400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 5 FOR FURTHER DETAILS.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF SEWERAGE EASEMENT E-1 ON PS806375M/S7 AS AFFECTS DELHI GROVE ON THIS PLAN.

REMOVAL OF DRAINAGE EASEMENT E-2 ON PS806375M/S7 AS AFFECTS KERALA STREET AND UTTAR WAY ON THIS PLAN.

REMOVAL OF SEWERAGE EASEMENT E-3 ON PS806375M/S7 AS AFFECTS KERALA STREET AND UTTAR WAY ON THIS PLAN.

REMOVAL OF DRAINAGE & SEWERAGE EASEMENT E-4 ON PS806375M/S7 AS AFFECTS UTTAR WAY ON THIS PLAN.

REMOVAL OF DRAINAGE EASEMENT E-6 ON PS806375M/S7 AS AFFECTS KERALA STREET ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is/is not a staged subdivision.
Planning permit No. PA2017/5712

SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM9, PM12, PM54 (KOROROIT) & PM60 (PYWHEITJORRK)

PROCLAIMED SURVEY AREA:

BRIDGEFIELD 14
1.304ha

30 LOTS

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

EASEMENTS AND RIGHTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO LOTS IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE PLAN	PS806375M/S7	CITY OF MELTON
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-3	SEWERAGE	SEE PLAN	PS806375M/S7	WESTERN REGION WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS806375M/S6	CITY OF MELTON



0783S514 VER E.DWG MV/AA

SURVEYOR REF: 0783s514

ORIGINAL SHEET
SIZE: A3

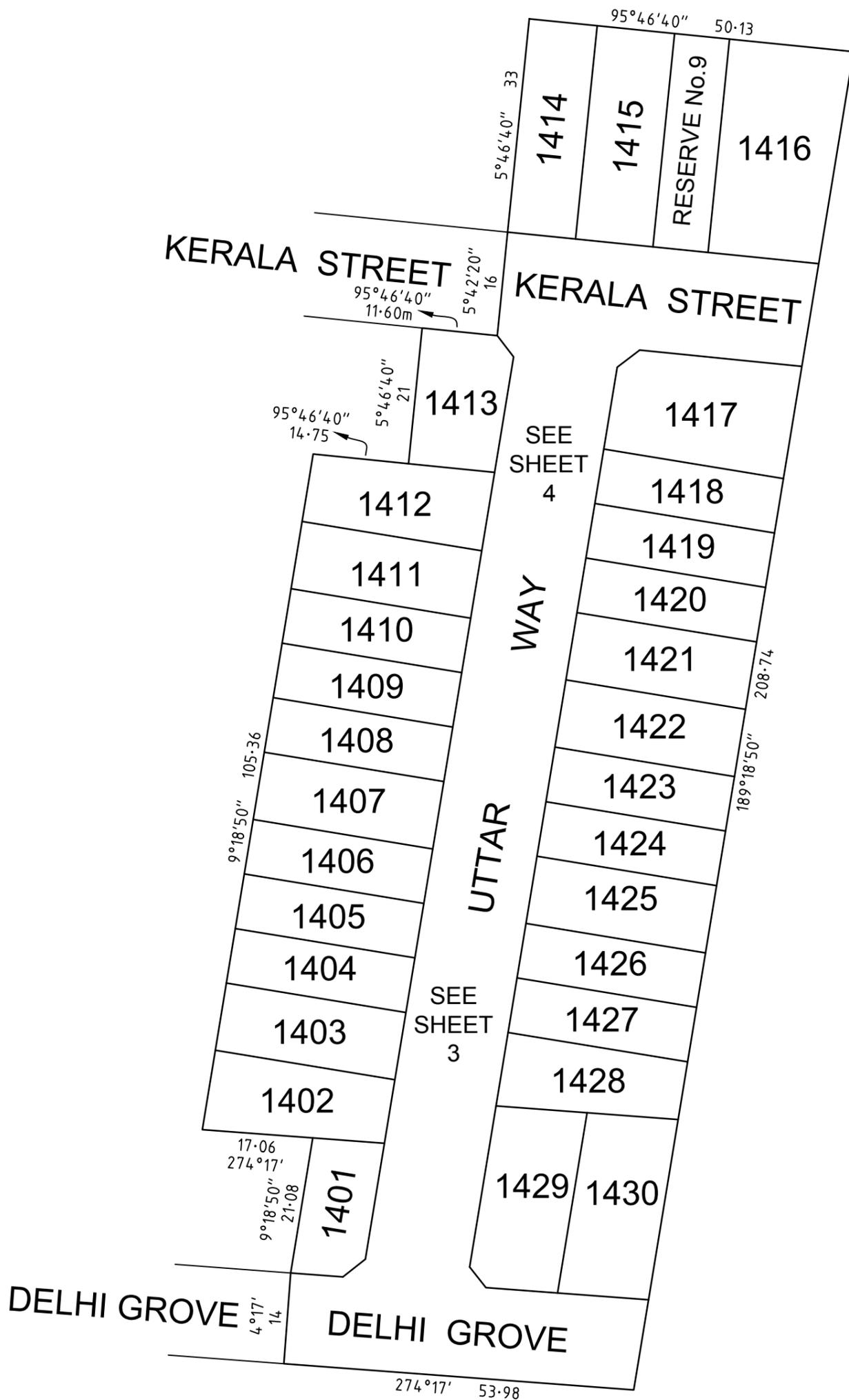
SHEET 1 OF 5

GABRIELLE MCCARTHY

VERSION E

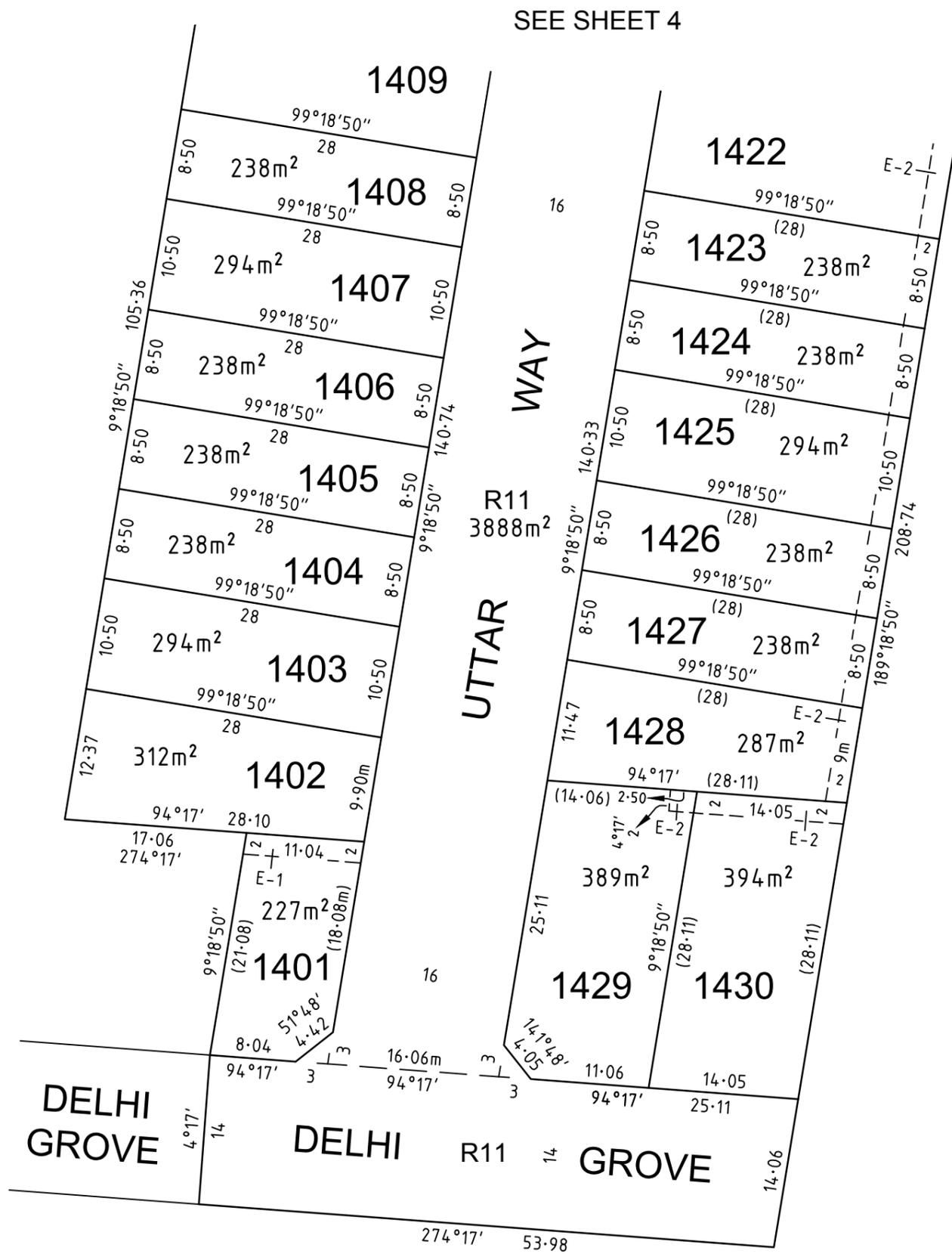
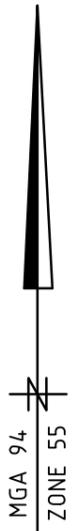
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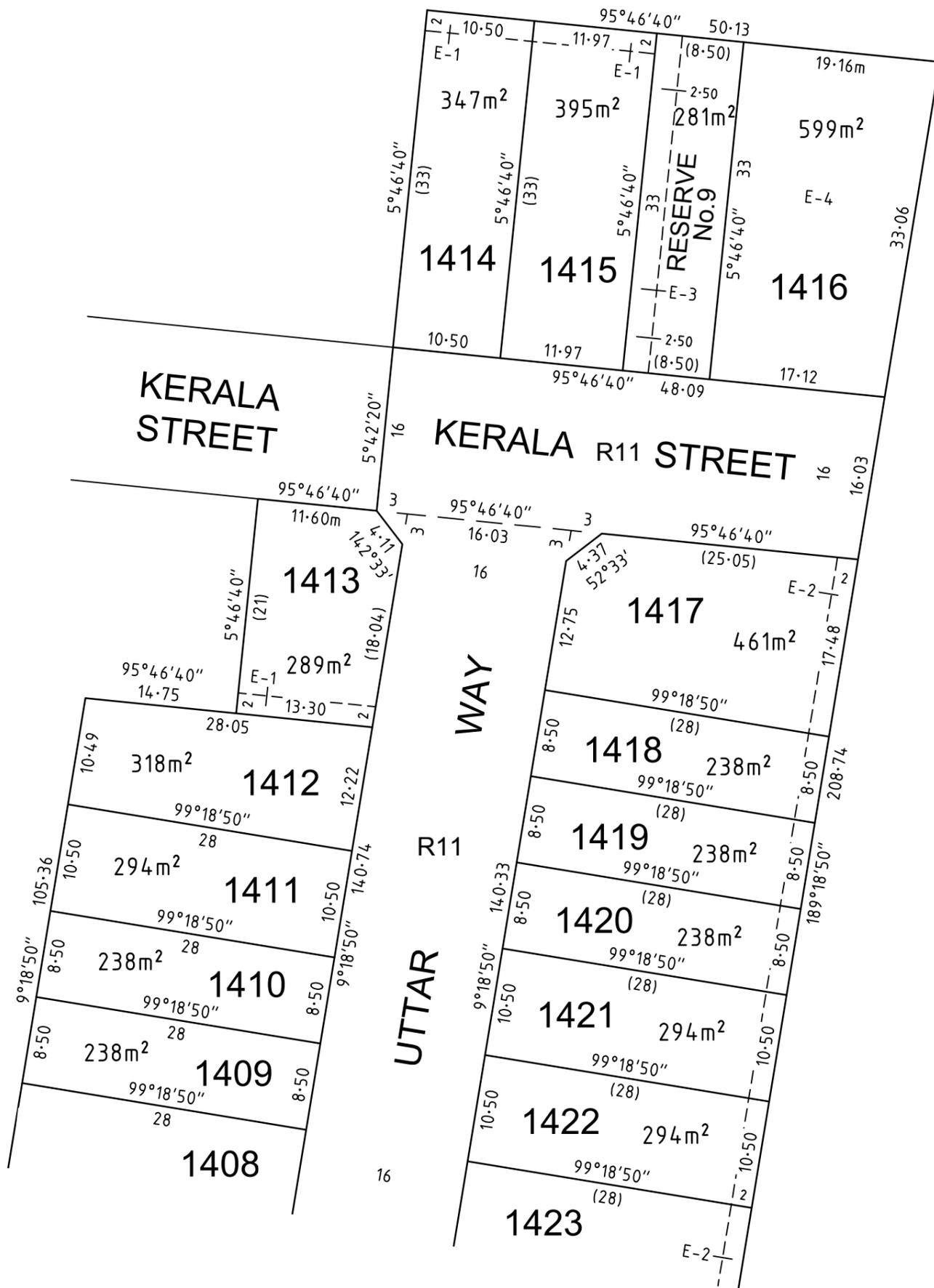
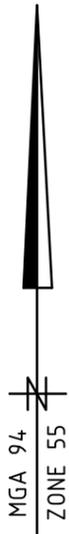
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SEE SHEET 3

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CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 1401 to 1430 (both inclusive) on this plan.

Land to be Burdened: Lots 1401 to 1430 (both inclusive) on this plan.

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision and any heirs, executors, administrators and transferees shall not (without the written consent of Goldfields Living RB Pty Ltd ("Goldfields") or in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the plan of subdivision) at any time on the said lot or any part or parts thereof:

- (a) build or cause to be built or allow to be built or allow to remain a dwelling house or any other improvements; or
- (b) carry out or cause to be carried out or allow to be carried out,

any building or construction works on the lot without applicable plans and specifications (including finishes schedules) being first prepared and submitted to and approved by Goldfields as complying with the Bridgefield Design Guidelines approved under PA2017/5712, a copy of which can be obtained from Goldfields, and then only in compliance with any condition (consistent with any restrictions, controls or guidelines affecting the lot) imposed by Goldfields.

Expiry

The restriction shall cease to burden any Lot on the Plan of Subdivision with effect from 1st January 2032.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN	BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN
1401	1402	1418	1417, 1419
1403	1402, 1404	1419	1418, 1420
1404	1403, 1405	1420	1419, 1421
1405	1404, 1406	1421	1420, 1422
1406	1405, 1407	1422	1421, 1423
1407	1406, 1408	1423	1422, 1424
1408	1407, 1409	1424	1423, 1425
1409	1408, 1410	1425	1424, 1426
1410	1409, 1411	1426	1425, 1427
1411	1410, 1412	1427	1426, 1428
1413	1412	1428	1427, 1429, 1430

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as 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 shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the lot.