

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LV USE ONLY
EDITION

PLAN NUMBER

PS806375M/S4

LOCATION OF LAND

PARISH: KOROROIT
SECTION: 4
CROWN ALLOTMENT: 4 (PART)

PARISH: PYWHEITJORRK
SECTION: 17
CROWN PORTION: 1 (PART)

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS806375M (LOT S4)

POSTAL ADDRESS: 1339-1365 LEAKES ROAD
(At time of subdivision) ROCKBANK, 3335

MGA94 Co-ordinates **E** 293 790
(of approx centre of **N** 5 820 275
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF MELTON

NOTATIONS

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

LOTS 1 TO 1031 HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION A AFFECTING LOTS 1032 TO 1040 (BOTH INCLUSIVE) SEE SHEET 5.

FOR RESTRICTION B AFFECTING LOTS 1033 TO 1035 (BOTH INCLUSIVE) SEE SHEET 5.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF SEWERAGE EASEMENT E-4 ON PS806375M AS AFFECTS LIGHTSVIEW BOULEVARD ON THIS PLAN.

VARIATION OF SEWERAGE EASEMENT E-2 ON PS806375M AS AFFECTS RESERVE No.2 ON THIS PLAN.

REMOVAL OF DRAINAGE AND SEWERAGE EASEMENT E-7 ON PS806375M AS AFFECTS OAKDALE WAY ON THIS PLAN.

REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-6 ON PS806375M AS AFFECTS FUCHSIA DRIVE AND CLAY CRESCENT ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R5	MELTON CITY COUNCIL
ROAD R6	MELTON CITY COUNCIL
RESERVE No.1	MELTON CITY COUNCIL
RESERVE No.2	MELTON CITY COUNCIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is/is not a staged subdivision.
Planning permit No. PA2017/5673

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.

THIS IS A SPEAR PLAN.

BRIDGEFIELD 10A
9.752ha

9 LOTS

EASEMENT INFORMATION

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

IMPLIED EASEMENTS 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	SUPPLY OF ELECTRICITY AND WATER	SEE PLAN	LP137799	LOTS ON LP137799
E-2	SEWERAGE	SEE PLAN	INST.....	WESTERN REGION WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS806375M PS806375M	CITY OF MELTON WESTERN REGION WATER CORPORATION
E-4	SEWERAGE	SEE PLAN	PS806375M	WESTERN REGION WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS806375M	CITY OF MELTON



0783S510A VER A.DWG MS/MV

SURVEYOR REF: 0783s510A

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

ROHAN BAKKER

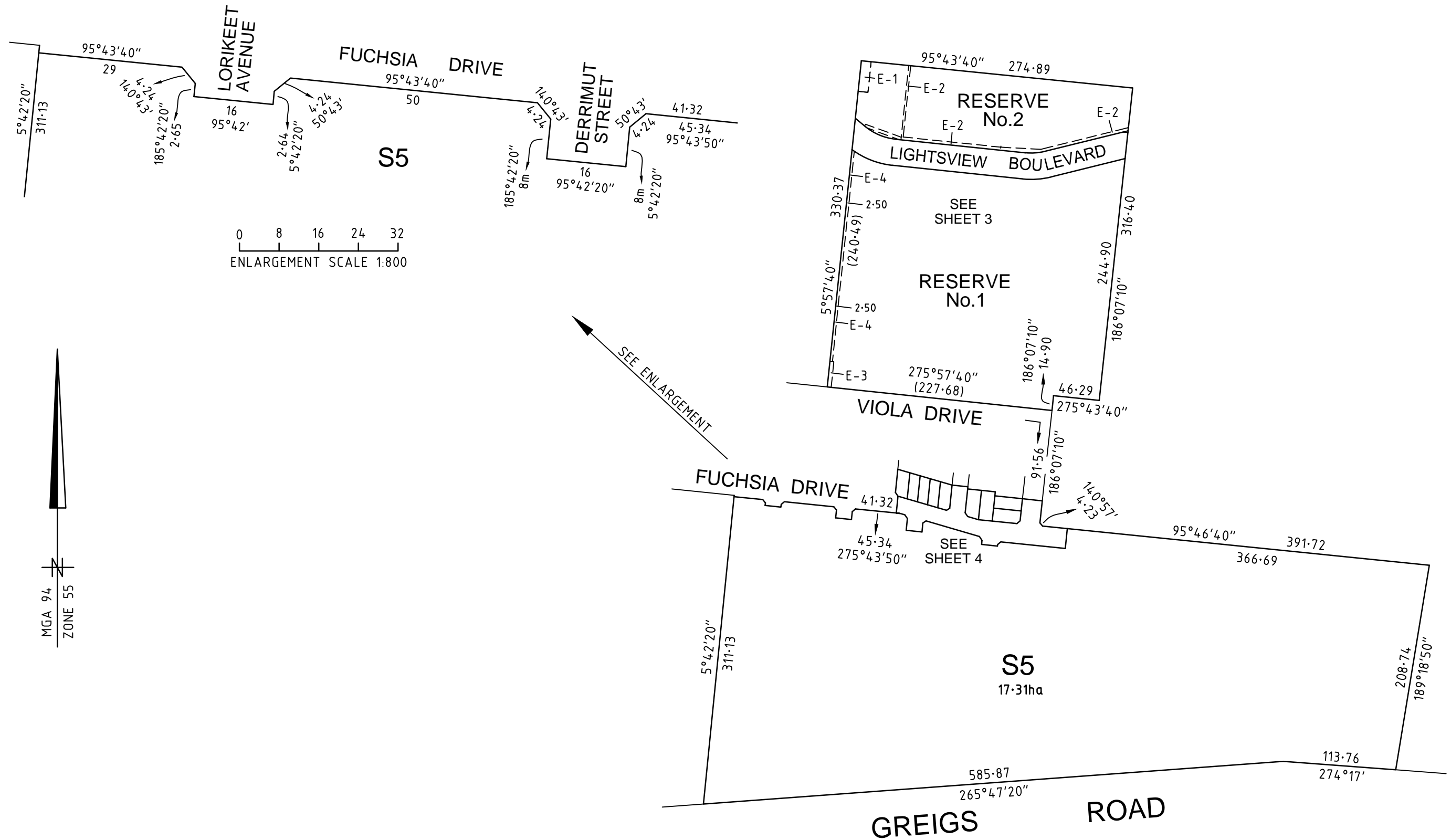
VERSION A

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0 8 16 24 32
ENLARGEMENT SCALE 1:800

MGA 94
ZONE 55

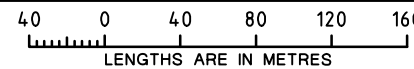
0783S510A VER A.DWG MS/MV



SMEC

Melbourne Survey T 9869 0813 REF 0783s510A

SCALE 1:4000



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3 SHEET 2

ROHAN BAKKER VERSION A

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0 2.5 5 7.5 10
ENLARGEMENT SCALE 1:250

RESERVE
No.2

95°44'
0.95

76°03'50"
89.95

E-5

81.41
76°03'40"

4.77
95°43'40"

LIGHTSVIEW
BOULEVARD

R5

SEE
ENLARGEMENT

MGA 94
ZONE 55

RESERVE
No.2
1.903ha

LIGHTSVIEW

R6

7500m²

BOULEVARD

RESERVE
No.1
6.359ha

VIOLA

DRIVE

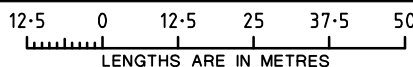
SEE SHEET 2



0783S510A VER A.DWG MS/MV

SMEC

SCALE
1:1250



ORIGINAL SHEET
SIZE: A3

SHEET 3

ROHAN BAKKER

VERSION A

Melbourne Survey

T 9869 0813

REF 0783s510A

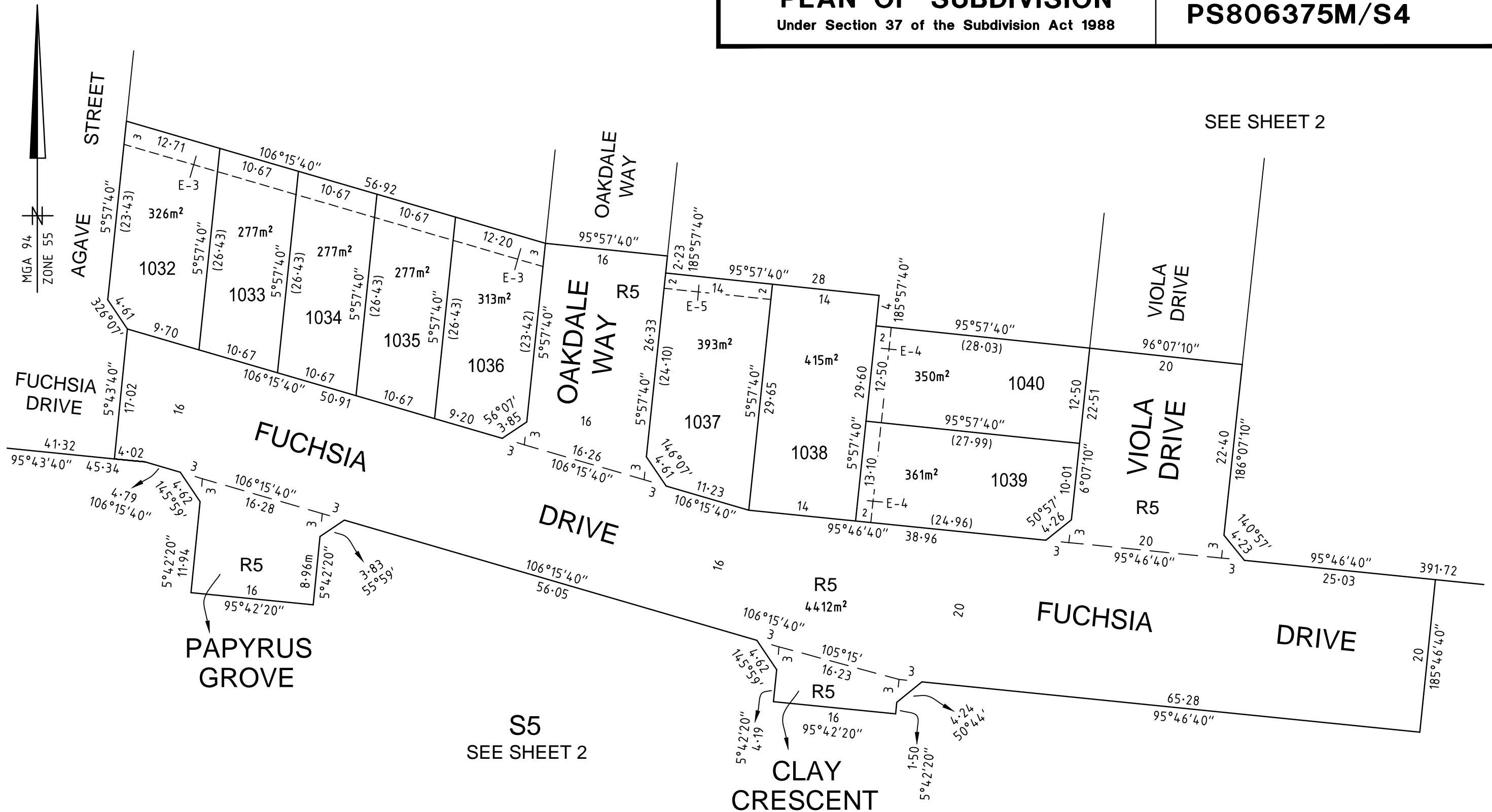
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SEE SHEET 2



S5
SEE SHEET 2

**CLAY
CRESCENT**

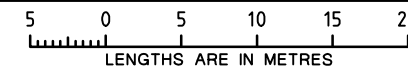
0783S510A VER A.DWG MS/MV



SMEC

Melbourne Survey T 9869 0813 REF 0783s510A

SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 4

ROHAN BAKKER

VERSION A

PLAN OF SUBDIVISION
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CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 1032 to 1040 (both inclusive) on this plan.

Land to be Burdened: Lots 1032 to 1040 (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 PA2017/5673 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 2030.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

Table of burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
1033	1032, 1034
1034	1033, 1035
1035	1034, 1036

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.

This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the lot.