

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LV USE ONLY
EDITION

PLAN NUMBER

PS806375M/S3

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 S3)

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

MGA94 Co-ordinates **E** 293 750
(of approx centre of **N** 5 820 320
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF MELTON

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R4	MELTON CITY COUNCIL

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

LOTS 1 TO 1000 HAVE BEEN OMITTED FROM THIS PLAN.

LOT S4 COMPRISES TWO PARTS.

FOR RESTRICTION A AFFECTING LOTS 1001 TO 1031 (BOTH INCLUSIVE) SEE SHEET 6.

FOR RESTRICTION B AFFECTING LOTS 1001 TO 1010, 1012 TO 1020, 1022, 1026 TO 1031 (ALL INCLUSIVE) SEE SHEET 6.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is/~~is not~~ a staged subdivision.
Planning permit No. PA2107/5673

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 10
2.929ha

31 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	THIS PLAN	CITY OF MELTON
E-6	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF MELTON WESTERN REGION WATER CORPORATION

0783S510 VER E.DWG MS/MW



Melbourne Survey T 9869 0813

SURVEYOR REF: 0783s510

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6

ROHAN BAKKER

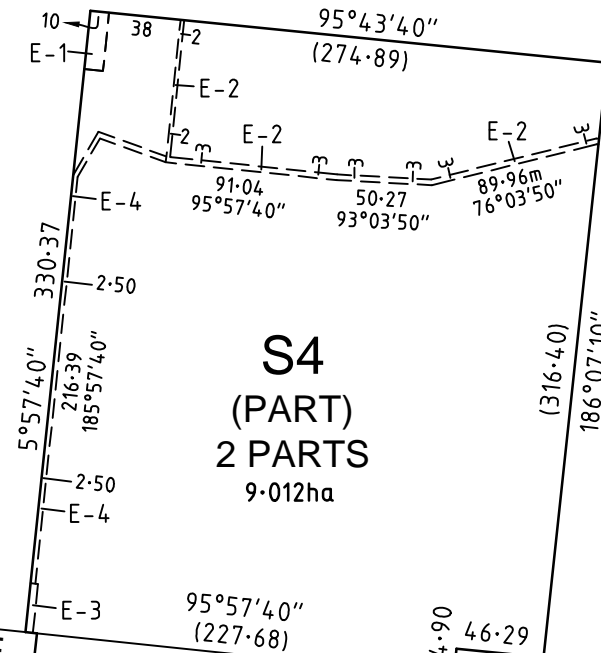
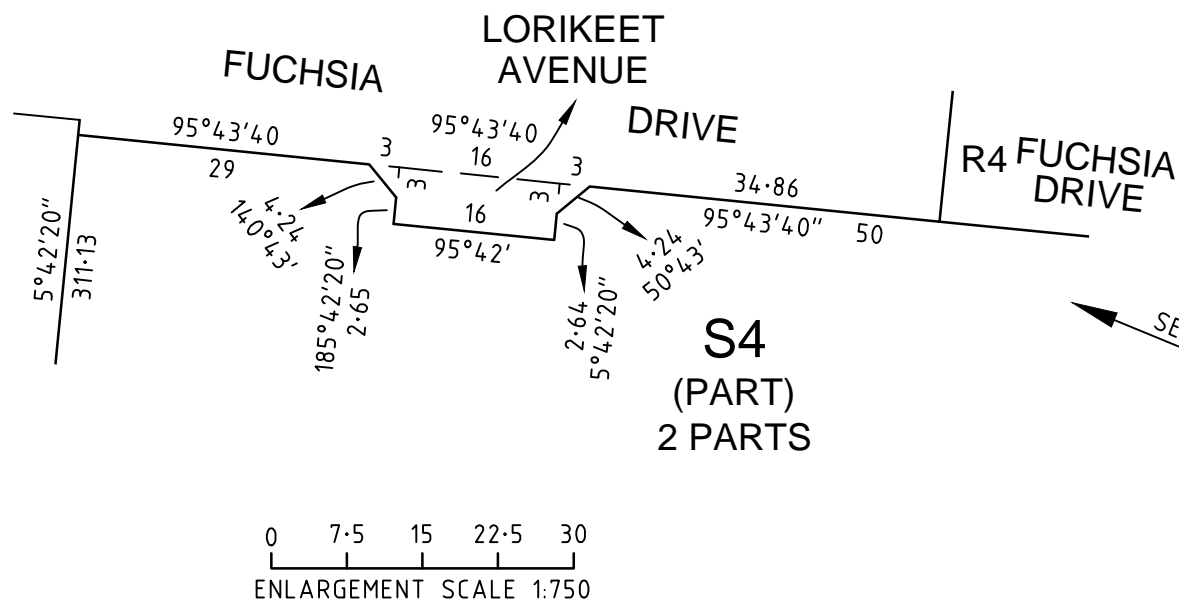
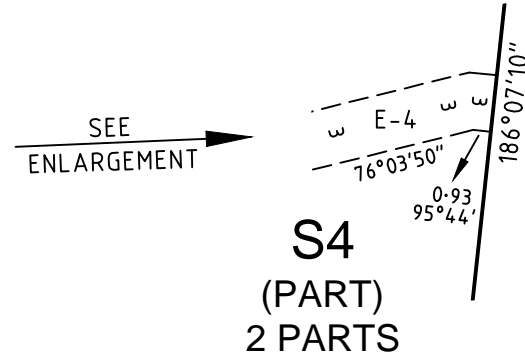
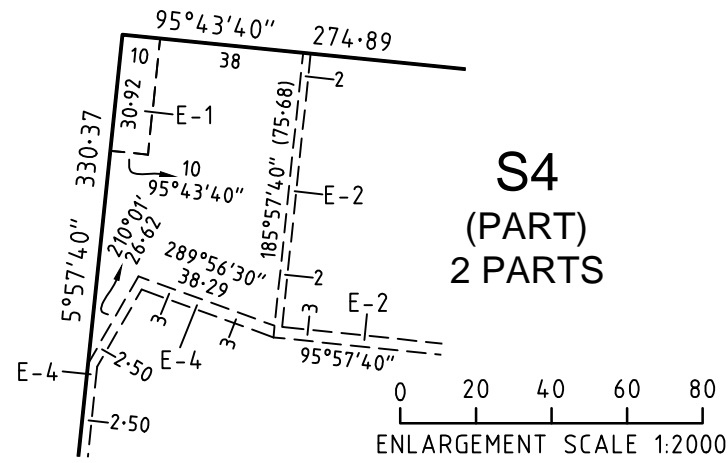
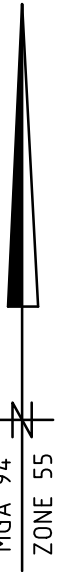
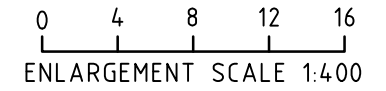
VERSION E

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS806375M/S3



GREIGS ROAD



0783S510 VER E.DWG MS/MW

Melbourne Survey T 9869 0813 REF 0783s510



ORIGINAL SHEET SIZE A3

SHEET 2

ROHAN BAKKER

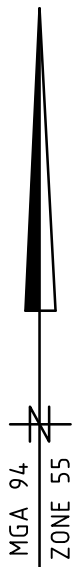
VERSION E

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS806375M/S3



S4
(PART)
2 PARTS
SEE SHEET 2

VIOLA DRIVE

VIOLA R4 DRIVE
1.508ha

DAPHNE WAY

ROAD R4

AGAVE STREET R4

1031

1008
1009
1010

SEE SHEET 4

S20
3145m²

S4
(PART)
2 PARTS
SEE SHEET 2

FUCHSIA DRIVE

FUCHSIA R4 DRIVE

DERRIMUT STREET

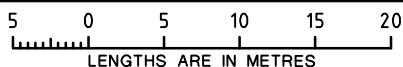
SEE SHEET 2



SMEC

0783S510 VER E.DWG MS/MW

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3

Melbourne Survey T 9869 0813

REF 0783s510

ROHAN BAKKER

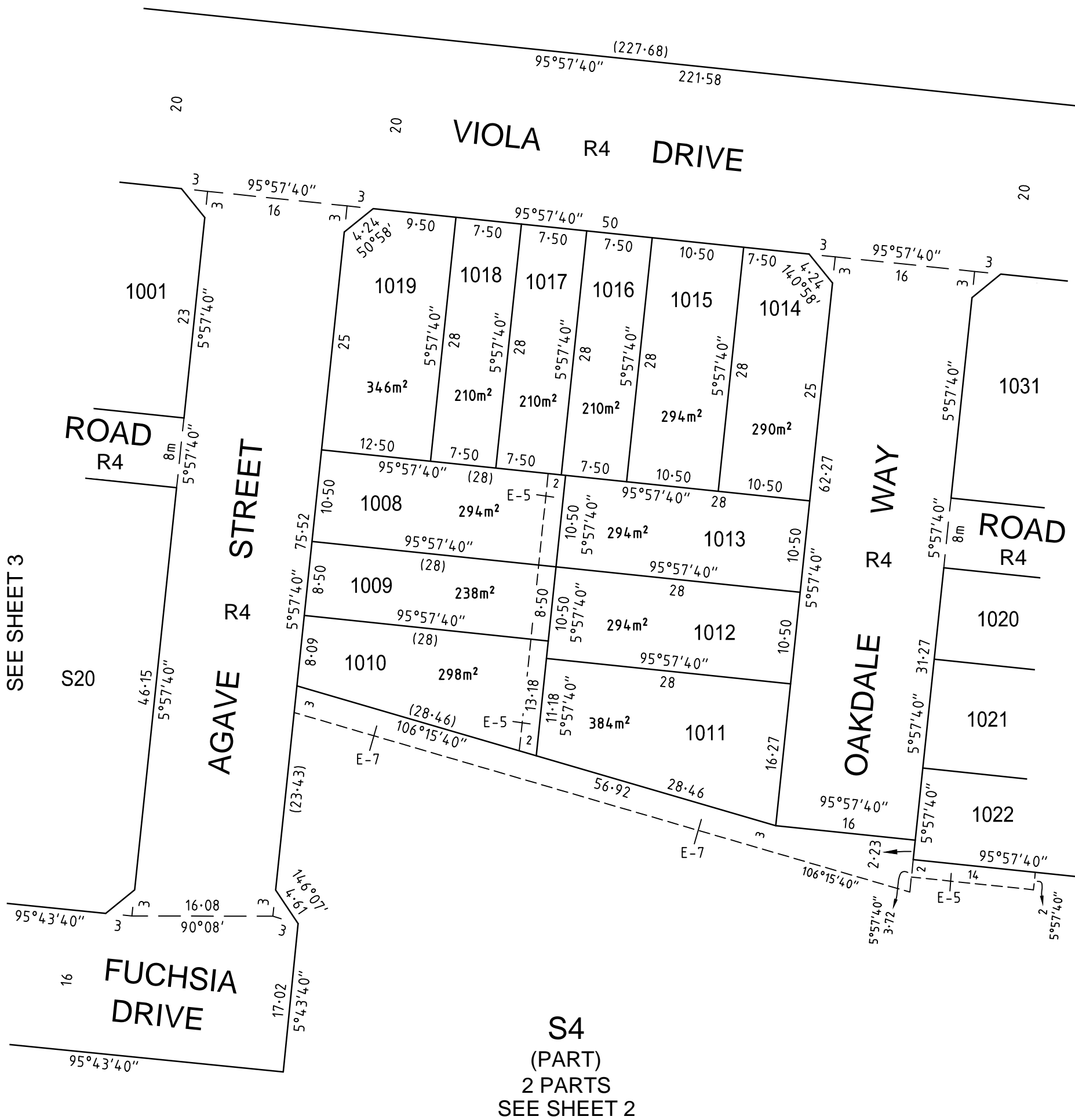
VERSION E

PLAN OF SUBDIVISION
Under Section 37 of the Subdivision Act 1988

PLAN NUMBER
PS806375M/S3

MGA 94
ZONE 55

S4
(PART)
2 PARTS
SEE SHEET 2

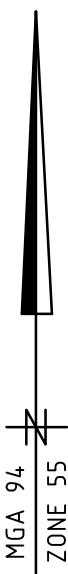


PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

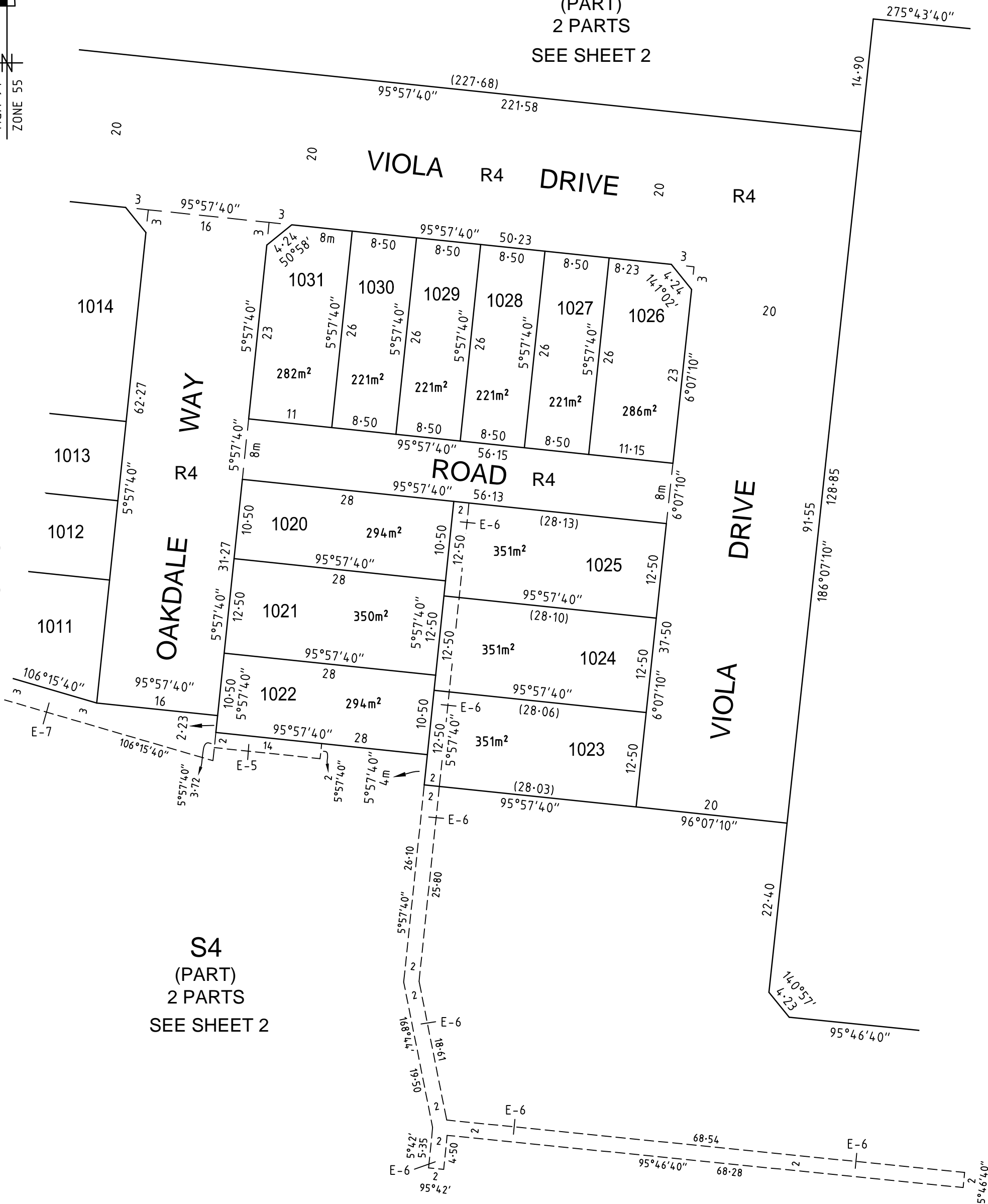
PLAN NUMBER

PS806375M/S3



S4
(PART)
2 PARTS
SEE SHEET 2

SEE SHEET 4



S4
(PART)
2 PARTS
SEE SHEET 2



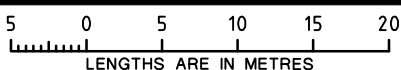
SMEC

Melbourne Survey T 9869 0813

REF 0783s510

0783S510 VER E.DWG MS/MW

SCALE
1:500



ROHAN BAKKER

VERSION E

ORIGINAL SHEET
SIZE: A3

SHEET 5

PLAN OF SUBDIVISION
Under Section 37 of the Subdivision Act 1988

PLAN NUMBER
PS806375M/S3

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 1001 to 1031 (both inclusive) on this plan.

Land to be Burdened: Lots 1001 to 1031 (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	BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
1001	1002	1015	1013, 1014, 1016
1002	1001, 1003	1016	1008, 1013, 1015, 1017
1003	1002, 1004	1017	1008, 1016, 1018
1004	1003, 1005	1018	1008, 1017, 1019
1005	1004, 1006	1020	1021, 1025
1006	1005, 1007	1022	1021, 1023, 1024
1007	1006	1026	1027
1008	1009, 1013, 1016, 1017, 1018, 1019	1027	1026, 1028
1009	1008, 1010, 1012	1028	1027, 1029
1010	1009, 1011, 1012	1029	1028, 1030
1012	1009, 1010, 1011, 1013	1030	1029, 1031
1013	1008, 1012, 1014, 1015, 1016	1031	1030
1014	1013, 1015		

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.