

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS742688S/S2**

## LOCATION OF LAND

**PARISH:** KOROROIT  
**TOWNSHIP:** -  
**SECTION:** 4  
**CROWN ALLOTMENT:** 1, 2B, 3 & 4 (PARTS)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS 742688S LOT S2  
**POSTAL ADDRESS:** 1285 LEAKES ROAD  
**(At time of subdivision)** ROCKBANK, 3335  
**MGA94 Co-ordinates** E 293 550  
(of approx centre of N 5820 850  
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF MELTON

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R3 ROAD R4	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 200 (BOTH INCLUSIVE), 218 & 219 HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION AFFECTING LOTS 201 TO 217 & 220 TO 256 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION A ON SHEET 6.

FOR RESTRICTION AFFECTING LOTS 234 TO 240 & 254 TO 256 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION B ON SHEET 6.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is/is not a staged subdivision.  
Planning permit No. PA2016/5317

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)

THIS IS A SPEAR PLAN.

PROCLAIMED SURVEY AREA:

**BRIDGEFIELD 2**  
**3.394ha**

**54 Lots**

## OTHER PURPOSES OF THE PLAN:

REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-3 ON PS742688S AS AFFECTS POSY STREET & IVANA STREET ON THIS PLAN.

REMOVAL OF THAT PART OF WATER SUPPLY & GAS EASEMENT E-5 ON PS742688S AS AFFECTS CARNATION DRIVE ON THIS PLAN.

## GROUND FOR REMOVAL:

BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

## 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	DRAINAGE	SEE PLAN	PS742688S	CITY OF MELTON
E-3	SEWERAGE	SEE PLAN	PS742688S	WESTERN REGION WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS742688S PS742688S	CITY OF MELTON 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

0783S302 VER L.DWG BC/BD



SURVEYOR REF: 0783s-302

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

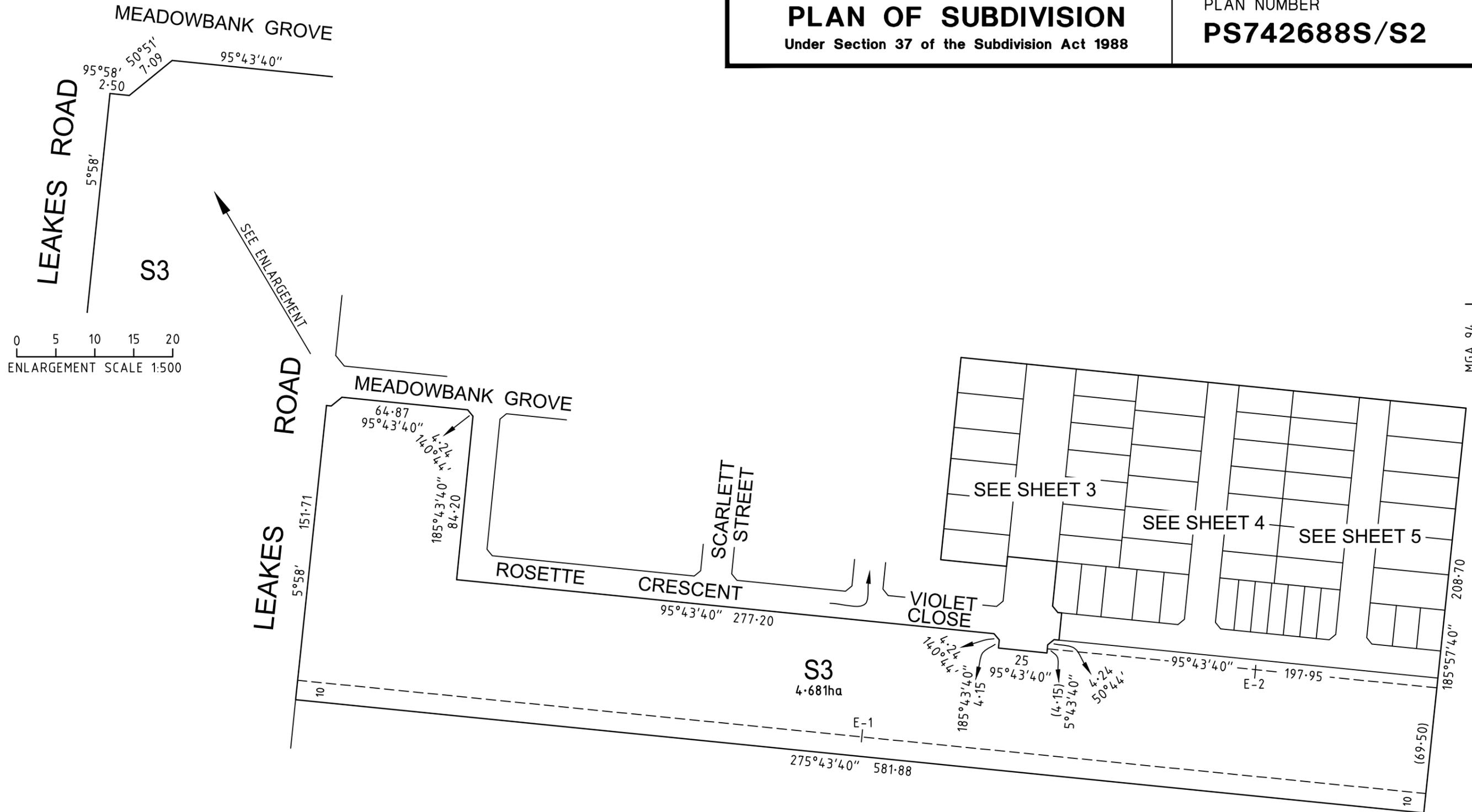
ROHAN MICHAEL BAKKER VERSION L

# PLAN OF SUBDIVISION

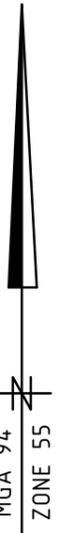
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PLAN NUMBER

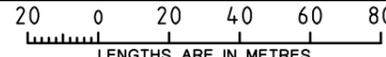
## PS742688S/S2



0 5 10 15 20  
ENLARGEMENT SCALE 1:500



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**SMEC**  
Melbourne Survey T 9869 0813 REF 0783s-302

SCALE 1:2000  
  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3  
SHEET 2

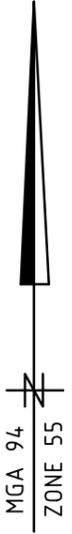
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SEE SHEET 4

S3  
SEE SHEET 2

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SCALE  
1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 3

ROHAN MICHAEL BAKKER VERSION L

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SEE SHEET 3

SEE SHEET 5



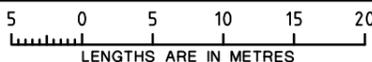
**S3**  
SEE SHEET 2



**SMEC**

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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 4

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SEE SHEET 4



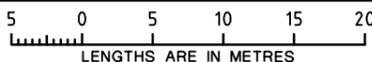
**S3**  
SEE SHEET 2



**SMEC**

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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 5

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**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 201 to 217 & 220 to 256 (all inclusive) on this plan.**

**Land to be Burdened: Lots 201 to 217 & 220 to 256 (all 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 PA2016/5317, 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.

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited:

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
234	233, 235
235	233, 234, 236
236	233, 235, 237
237	233, 236, 238, 241
238	237, 239, 241
239	238, 240, 241
240	239, 241
254	253, 255
255	253, 254, 256
256	253, 255

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.

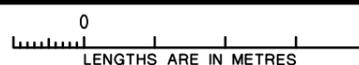


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**SMEC**

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SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 6

ROHAN MICHAEL BAKKER VERSION L