

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LV USE ONLY
EDITION

PLAN NUMBER
PS801008T

LOCATION OF LAND

PARISH: KOROROIT

TOWNSHIP: -

SECTION: 4

CROWN ALLOTMENT: 2B (PART), 3 (PART) & 4 (PART)

CROWN PORTION: -

TITLE REFERENCES: Vol.9437 Fol.683

LAST PLAN REFERENCE/S: LOT 7 ON LP137799

POSTAL ADDRESS: 1211 LEAKES ROAD
(At time of subdivision) ROCKBANK, 3335

MGA94 Co-ordinates **E** 293 830
(of approx centre of **N** 5820 800
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF MELTON

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF MELTON POWERCOR AUSTRALIA LTD

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

LOTS 1 TO 500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION AFFECTING LOTS 501 TO 560 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION A ON SHEET 7.

FOR RESTRICTION AFFECTING LOTS 521 AND 532 TO 536 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION B ON SHEET 7.

COMMON PROPERTY 1 ON THIS PLAN IS SHOWN AT EXAGGERATED SCALE.

OTHER PURPOSES OF THE PLAN:
REMOVAL OF THAT PART SEWERAGE EASEMENT E-2 ON INST. AS AFFECTS CLOVER DRIVE AND HEATH AVENUE ON THIS PLAN.

REMOVAL OF THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-3 ON INST. AS AFFECTS CLOVER DRIVE ON THIS PLAN.

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

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is ~~is not~~ a staged subdivision.
Planning permit No. PA2016/5451

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 5
3.460ha

60 LOTS

EASEMENT INFORMATION

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

Easements and rights implied by section 12(2) of the Subdivision Act 1988 apply to all the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE PLAN	INST.	CITY OF MELTON
E-2	SEWERAGE	SEE PLAN	INST.	WESTERN REGION WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	INST.	CITY OF MELTON
	SEWERAGE	SEE PLAN	INST.	WESTERN REGION WATER CORPORATION
E-4	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	INST.	WESTERN REGION WATER CORPORATION
	DISTRIBUTION & / OR TRANSMISSION OF GAS	SEE PLAN	INST. (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD

SEE SHEET 2 FOR CONTINUATION



SURVEYOR REF: 0783s505

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

ROHAN MICHAEL BAKKER VERSION H

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS801008T

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-5	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	INST.	WESTERN REGION WATER CORPORATION
	DISTRIBUTION & / OR TRANSMISSION OF GAS	SEE PLAN	INST. (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	DRAINAGE	SEE PLAN	INST.	CITY OF MELTON
	SEWERAGE	SEE PLAN	INST.	WESTERN REGION WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-7	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION



0783S505 VER H.DWG MS/AA

SMEC

Melbourne Survey T 9869 0813 REF 0783s505

ROHAN MICHAEL BAKKER VERSION H

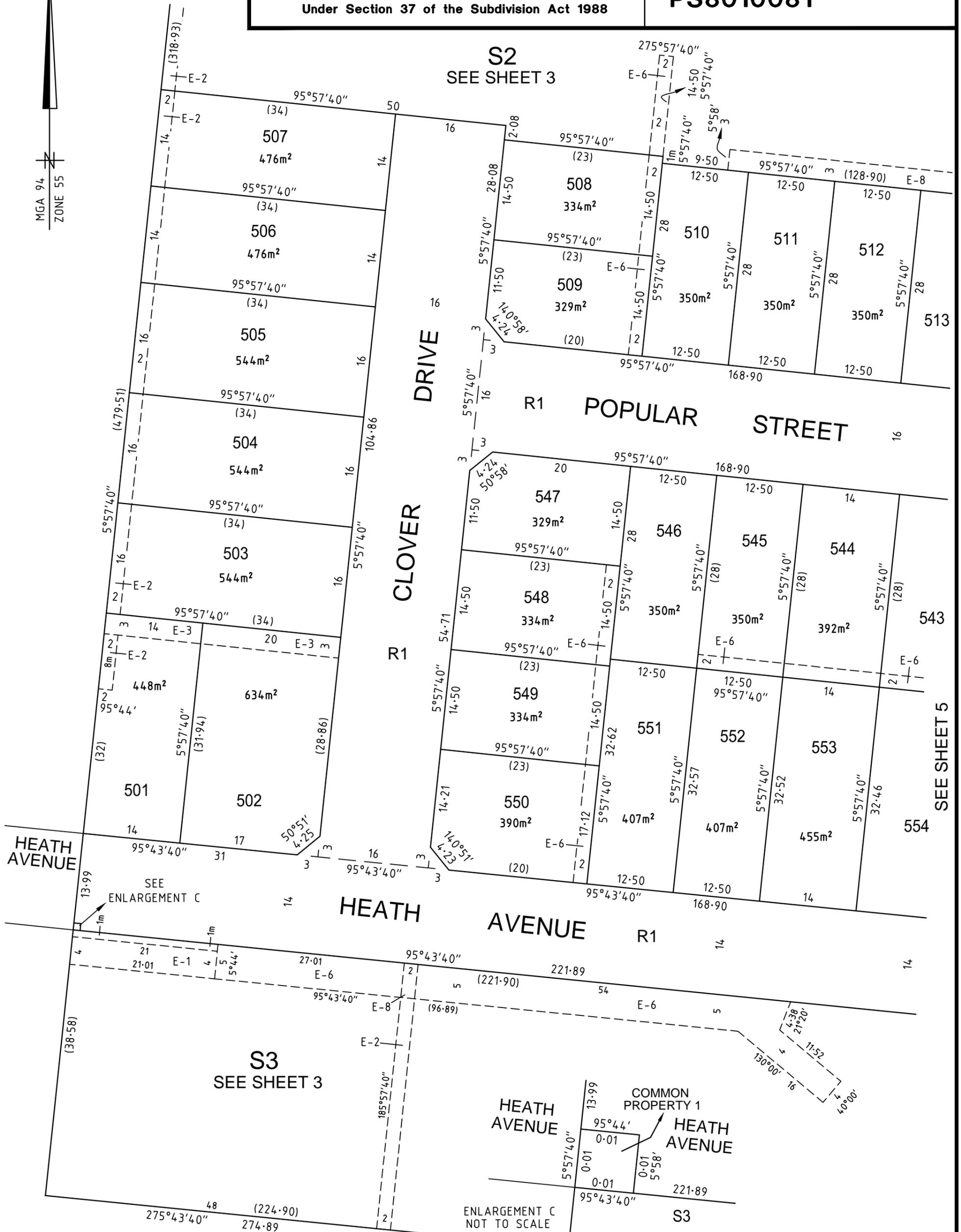
ORIGINAL SHEET
SIZE: A3

SHEET 2

PLAN OF SUBDIVISION
Under Section 37 of the Subdivision Act 1988

PLAN NUMBER
PS801008T

MGA 94
ZONE 55

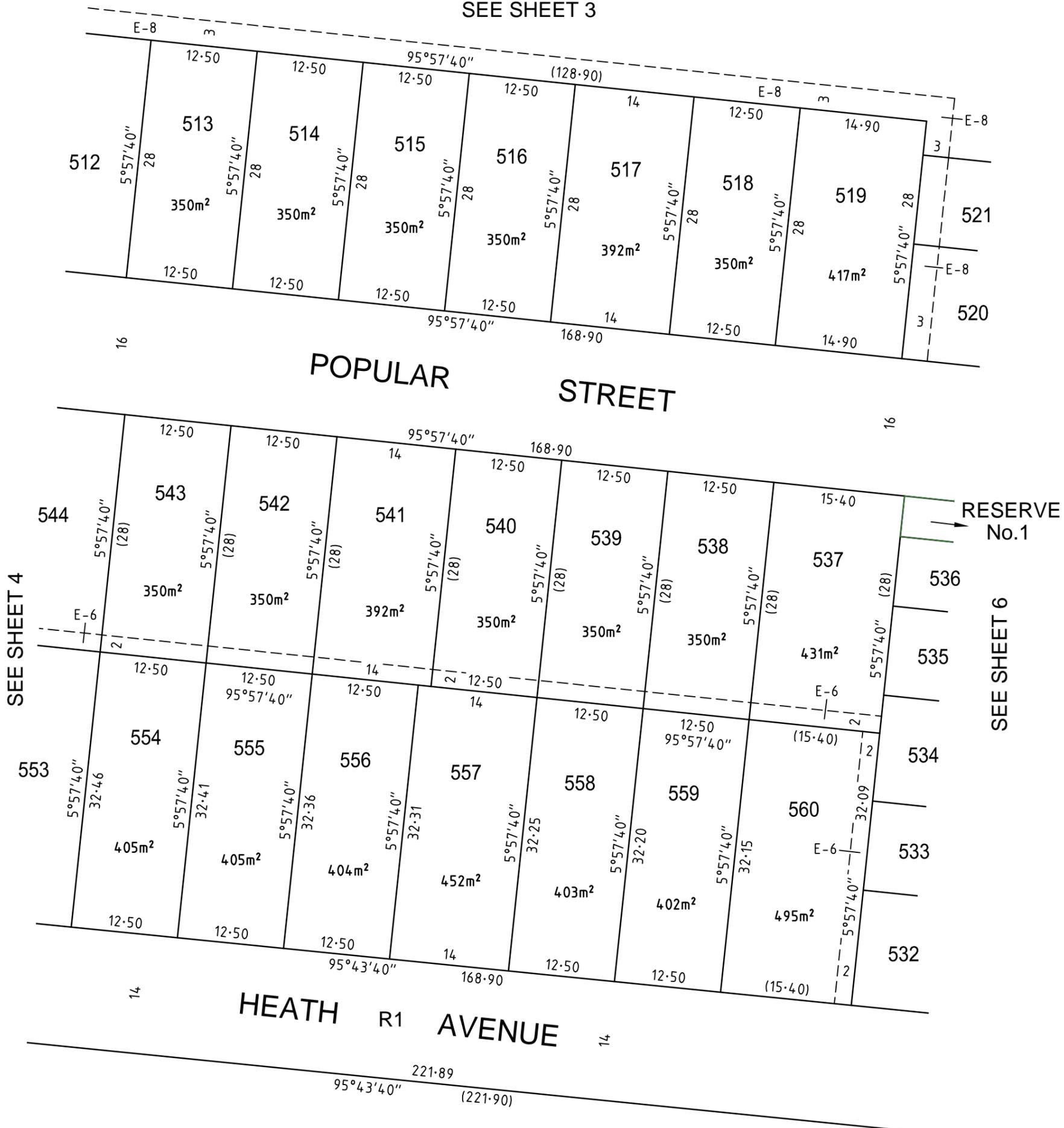


PLAN OF SUBDIVISION
Under Section 37 of the Subdivision Act 1988

PLAN NUMBER
PS801008T



S2
SEE SHEET 3

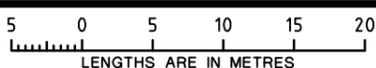


S3
SEE SHEET 3



0783S505 VER H.DWG MS/AA

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

ROHAN MICHAEL BAKKER VERSION H

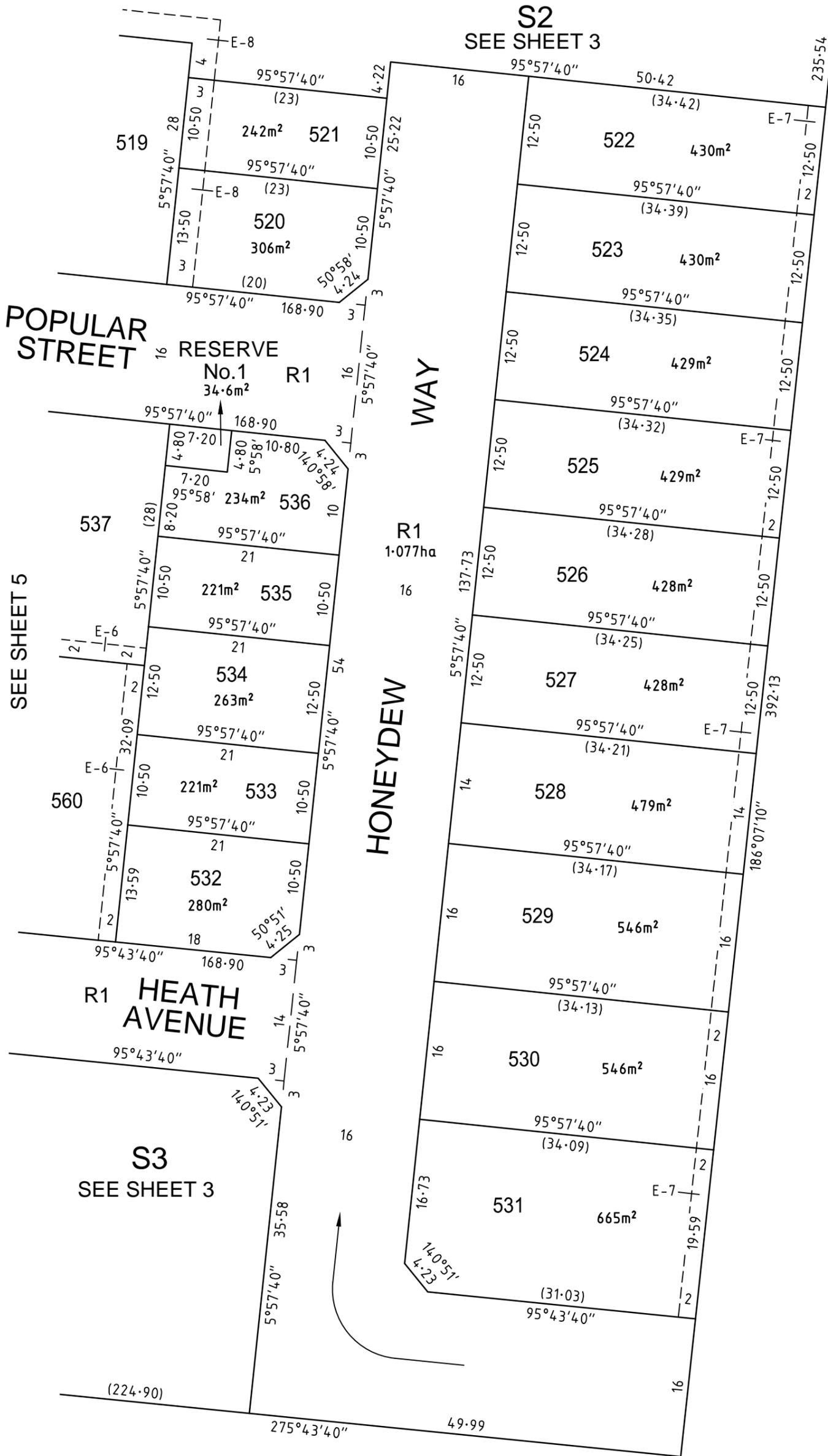
Melbourne Survey T 9869 0813 REF 0783s505

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

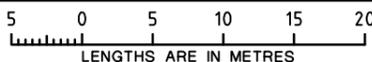
PS801008T



SMEC

0783S505 VER H.DWG MS/AA

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6

ROHAN MICHAEL BAKKER VERSION H

Melbourne Survey T 9869 0813 REF 0783s505

PLAN OF SUBDIVISION
Under Section 37 of the Subdivision Act 1988

PLAN NUMBER
PS801008T

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 501 to 560 (both inclusive) on this plan.
Land to be Burdened: Lots 501 to 560 (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 PA2016/5451, 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
521	519, 520
532	533, 560
533	532, 534, 560
534	533, 535, 537, 560
535	534, 536, 537
536	535, 537

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.

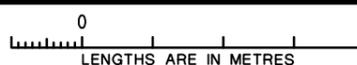


SMEC

Melbourne Survey T 9869 0813 REF 0783s505

0783S505 VER H.DWG MS/AA

SCALE



ORIGINAL SHEET SIZE: A3

SHEET 7

ROHAN MICHAEL BAKKER VERSION H