

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY

EDITION

PLAN NUMBER

PS806375M/S4

LOCATION OF LAND

COUNCIL NAME: CITY OF MELTON

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

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

TITLE REFERENCES: Vol.12303 Fol.357
 Vol.12303 Fol.359

LAST PLAN REFERENCE/S: PS806375M (LOT S4 & S12)

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

NOTATIONS

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R5 RESERVE No.1	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 1031 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 PURPOSES OF THE PLAN:
 REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-6 ON PS806375M/S3 INSOFAR AS AFFECTS FUCHSIA DRIVE ON THIS PLAN.

GROUND 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. PA2017/5673

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:

BRIDGEFIELD 10A
7.031ha

8 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	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS806375M/S2 PS806375M/S2	MELBOURNE WATER CORPORATION WESTERN REGION WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	PS806375M/S3	WESTERN REGION WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS806375M/S2	MELBOURNE WATER CORPORATION
E-4	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS806375M/S2	WESTERN REGION WATER CORPORATION
E-5	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS806375M/S3 PS806375M/S3	CITY OF MELTON WESTERN REGION WATER CORPORATION
E-6	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES) DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	CITY OF MELTON GREATER WESTERN WATER CORPORATION AUSNET GAS SERVICES
E-7	DRAINAGE	SEE PLAN	PS806375M/S3	CITY OF MELTON

0783S510A VER J.DWG MS/AMM

SURVEYOR REF: 0783s510A

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

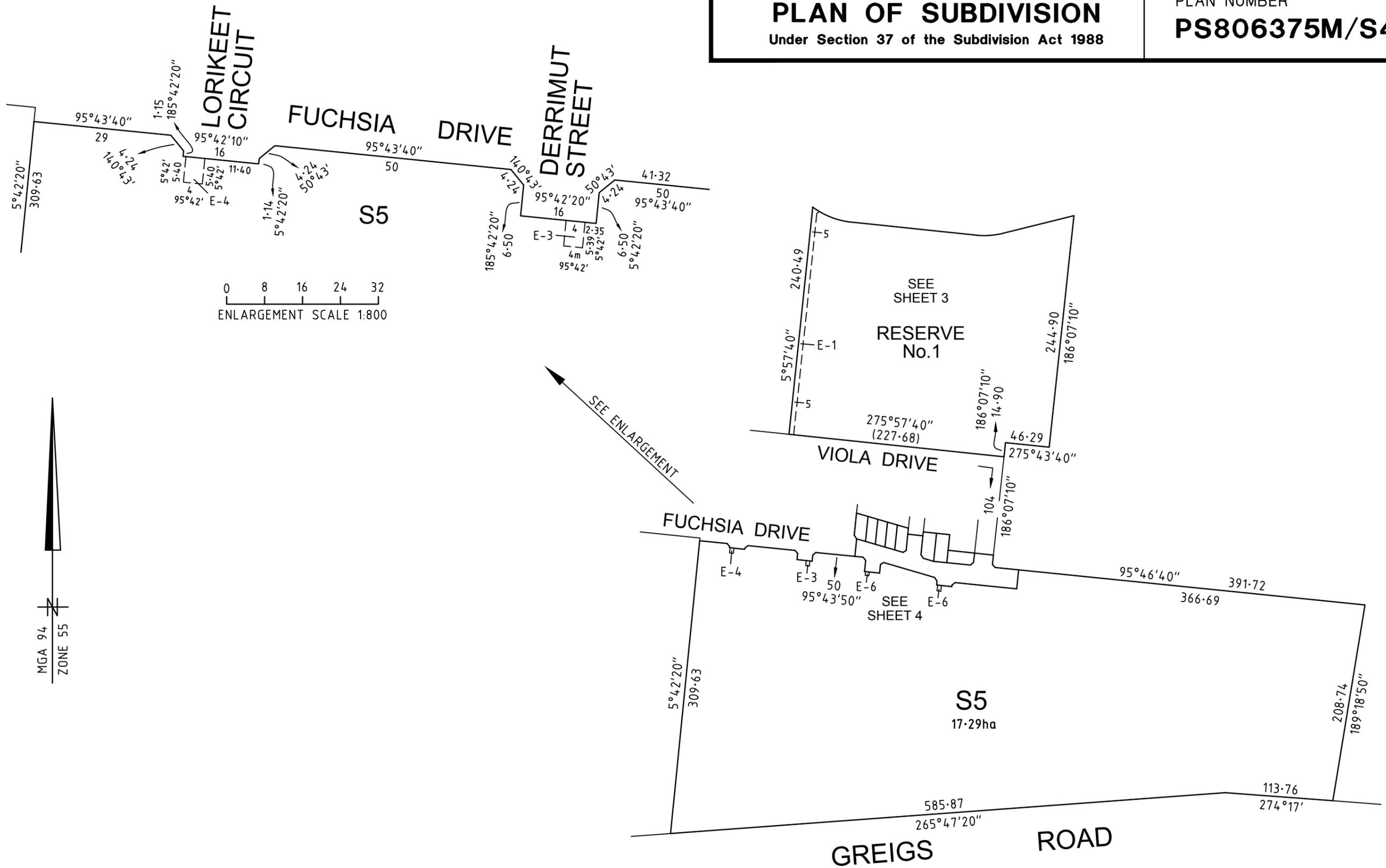
GABRIELLE MCCARTHY VERSION J

PLAN OF SUBDIVISION

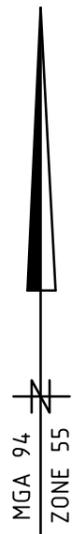
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0 8 16 24 32
ENLARGEMENT SCALE 1:800

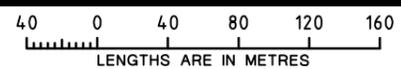


SEE ENLARGEMENT

0783S510A VER J.DWG MS/AMM

REF 0783s510A

SCALE
1:4000



ORIGINAL SHEET
SIZE A3

SHEET 2

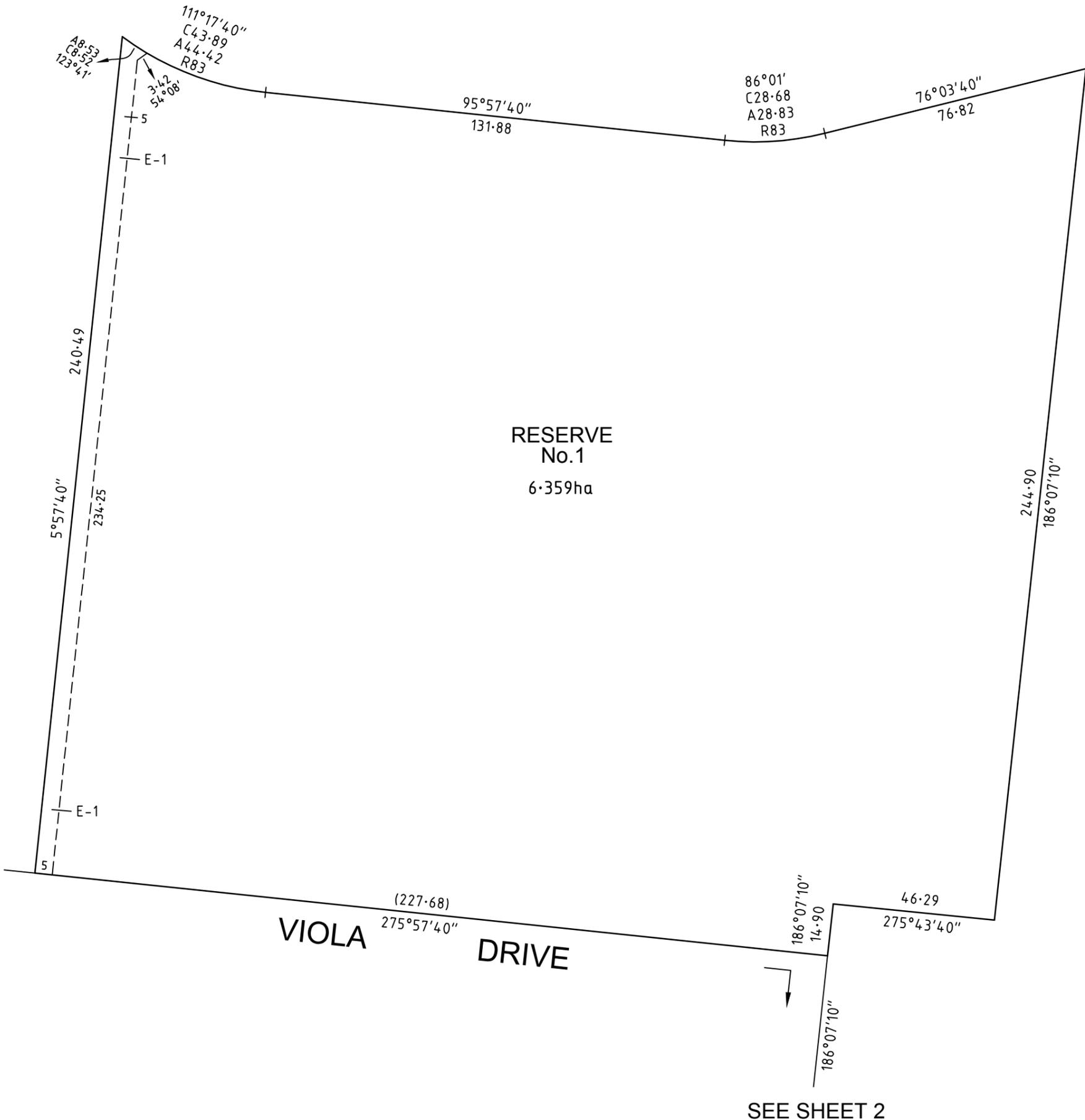
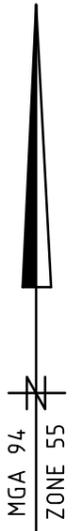
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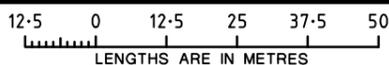
PLAN NUMBER

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SCALE
1:1250



ORIGINAL SHEET
SIZE: A3

SHEET 3

REF 0783s510A

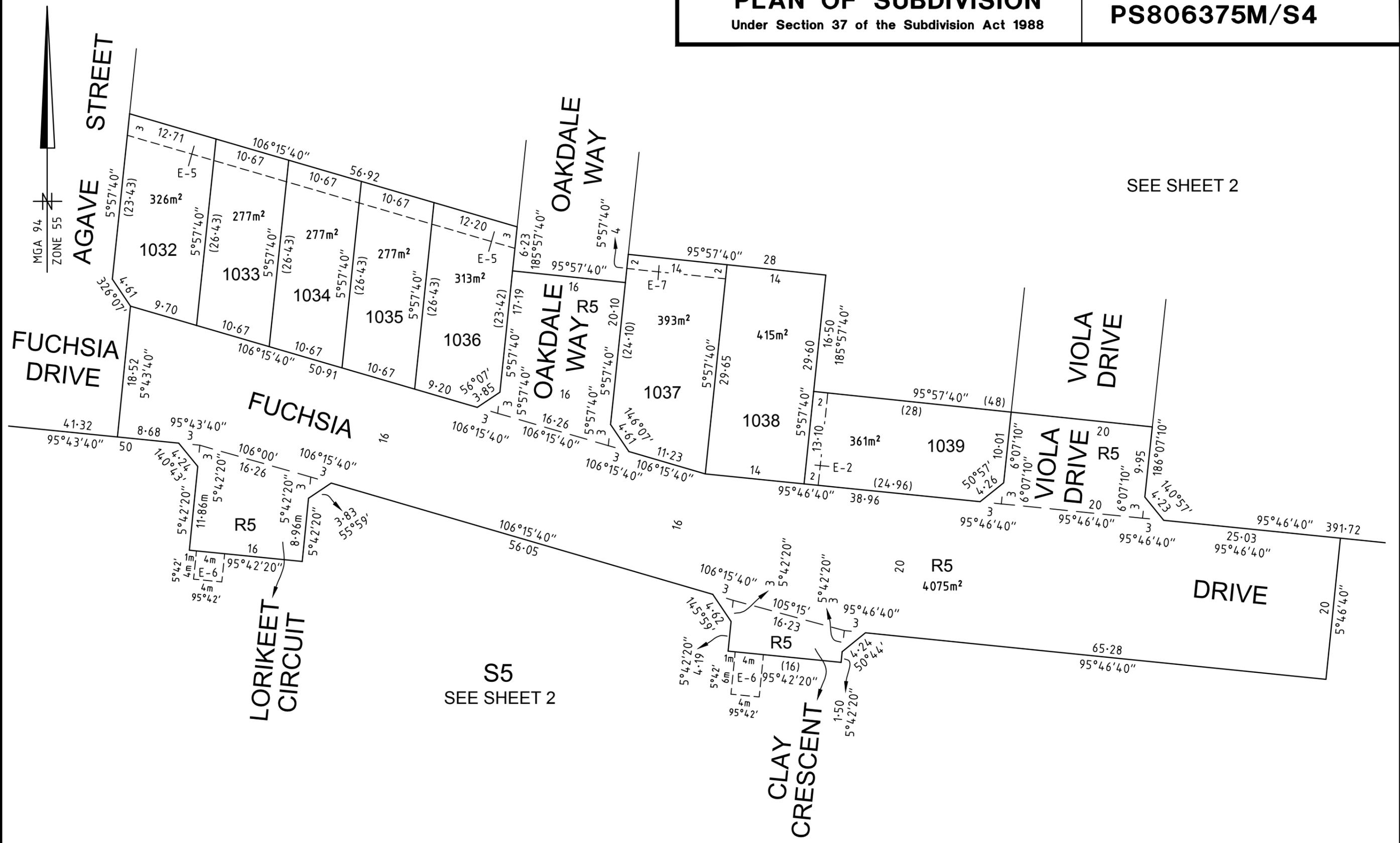
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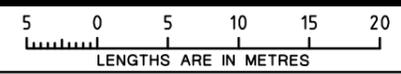
SEE SHEET 2

S5
SEE SHEET 2

0783S510A VER J.DWG MS/AMM

REF 0783s510A

SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 4

GABRIELLE MCCARTHY VERSION J

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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 1039 (both inclusive) on this plan.

Land to be Burdened: Lots 1032 to 1039 (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.