# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY

**EDITION** 

PLAN NUMBER

COUNCIL NAME:

PS806375M/S5

CITY OF MELTON

## LOCATION OF LAND

**PARISH:** 

PYWHEITJORRK

TOWNSHIP:

SECTION: 17

CROWN ALLOTMENT:

CROWN PORTION: 1 (PART)

TITLE REFERENCES: VOL FOL

LAST PLAN REFERENCE/S: PS806375M (LOT S5)

POSTAL ADDRESS:

322 – 412 GREIGS ROAD ROCKBANK, 3335

(At time of subdivision)

MGA94 Co-ordinates
(of approx centre of land in plan)

**E** 293 620 **N** 5820 130 **ZONE** 55

VESTING OF	ROADS A	ND/OR RESER	RVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R7 RESERVE No.3 RESERVE No.13	CITY OF MELTON CITY OF MELTON POWERCOR AUSTRALIA LTD

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

 ${\sf STAGING} \qquad {\sf This} \ \, {\sf is/} \\ {\sf is} \ \, {\sf not} \ \, {\sf a} \ \, {\sf staged} \ \, {\sf subdivision}.$ 

Planning permit No. PA2017/5712

SURVEY. THIS PLAN IS<del>/IS NOT</del> BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): PM9, PM12, PM54 (KOROROIT) & PM60 (PYWHEITJORRK)

PROCLAIMED SURVEY AREA:

BRIDGEFIELD 11 5.591ha

106 LOTS

## NOTATIONS

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

LOTS 1 TO 1100 AND 1200 TO 11100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 9 FOR FURTHER DETAILS.

EASEMENTS E-1 AND E-3 HAVE NOT BEEN SHOWN TO SCALE ON SHEET 2.

OTHER PURPOSE OF THE PLAN:

REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-3 ON PS806375M AS AFFECTS DERRIMUT STREET ON THIS PLAN.

REMOVAL OF THAT PART OF WATER SUPPLY EASEMENT E-4 ON PS806375M AS AFFECTS LORIKEET CIRCUIT ON THIS PLAN.

REMOVAL OF THAT PART OF DRAINAGE, WATER SUPPLY AND DISTRIBUTION AND/OR TRANSMISSION OF GAS EASEMENT E-6 ON PS806375M AS AFFECTS LORIKEET CIRCUIT ON THIS PLAN.

GROUNDS 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.

## 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	THIS PLAN THIS PLAN	CITY OF MELTON GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-3	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES) DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN SEE PLAN SEE PLAN	PS806375M/S4 PS806375M/S4 PS806375M/S4 (SECTION 146 GAS INDUSTRY ACT 2001)	CITY OF MELTON GREATER WESTERN WATER CORPORATION AUSNET GAS SERVICES

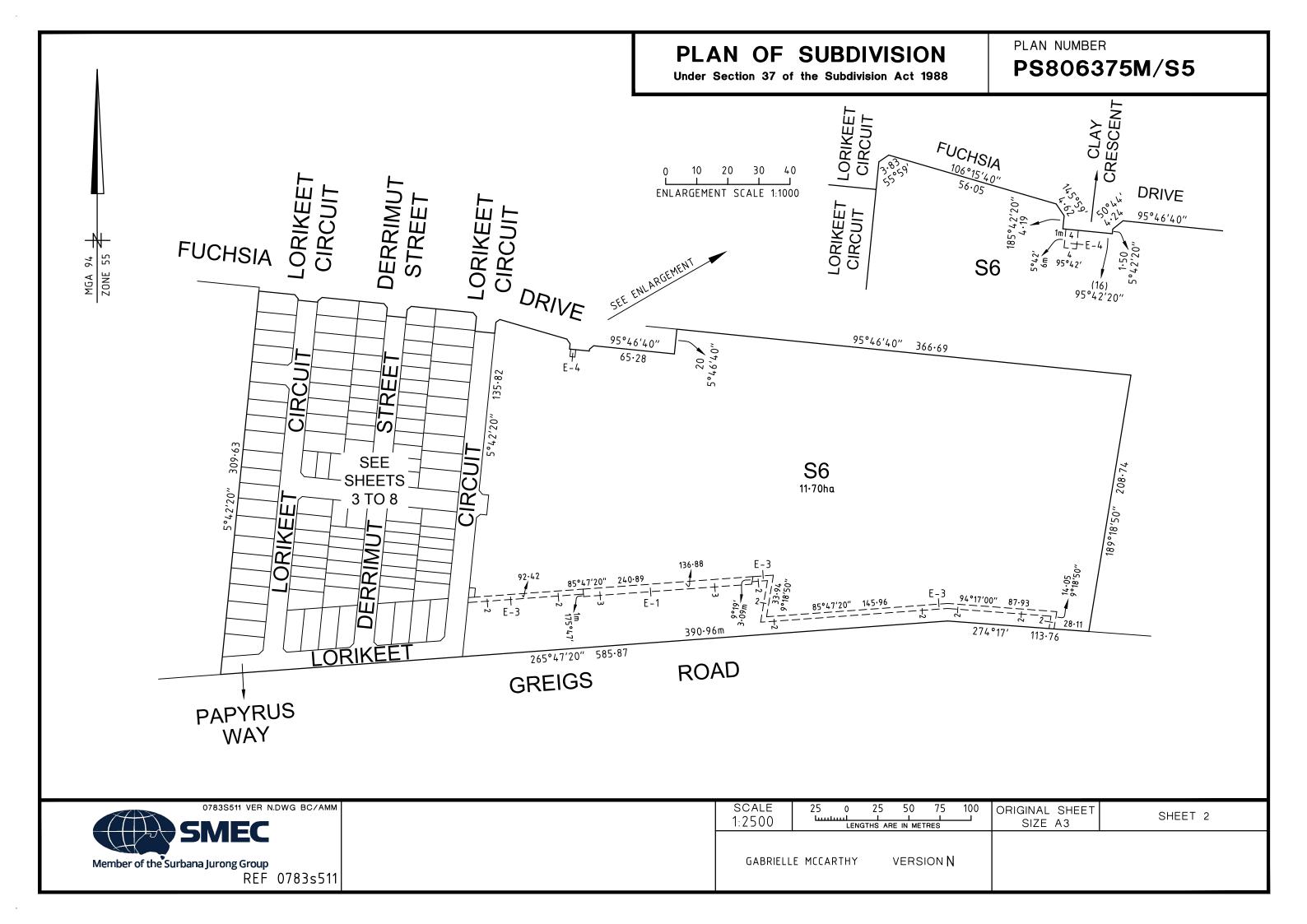


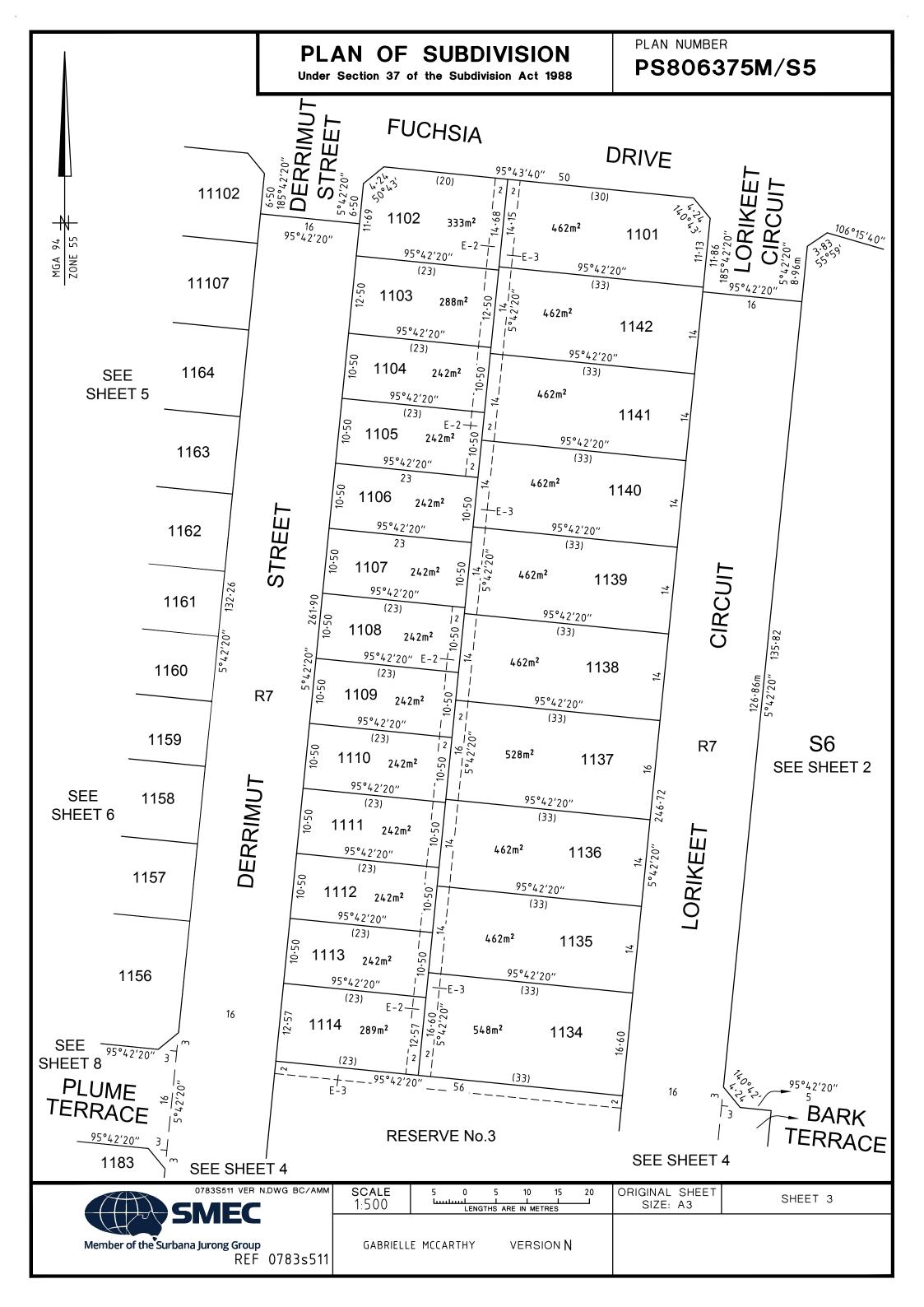
SURVEYOR REF: 0783s511

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 9

GABRIELLE MCCARTHY VERSION N



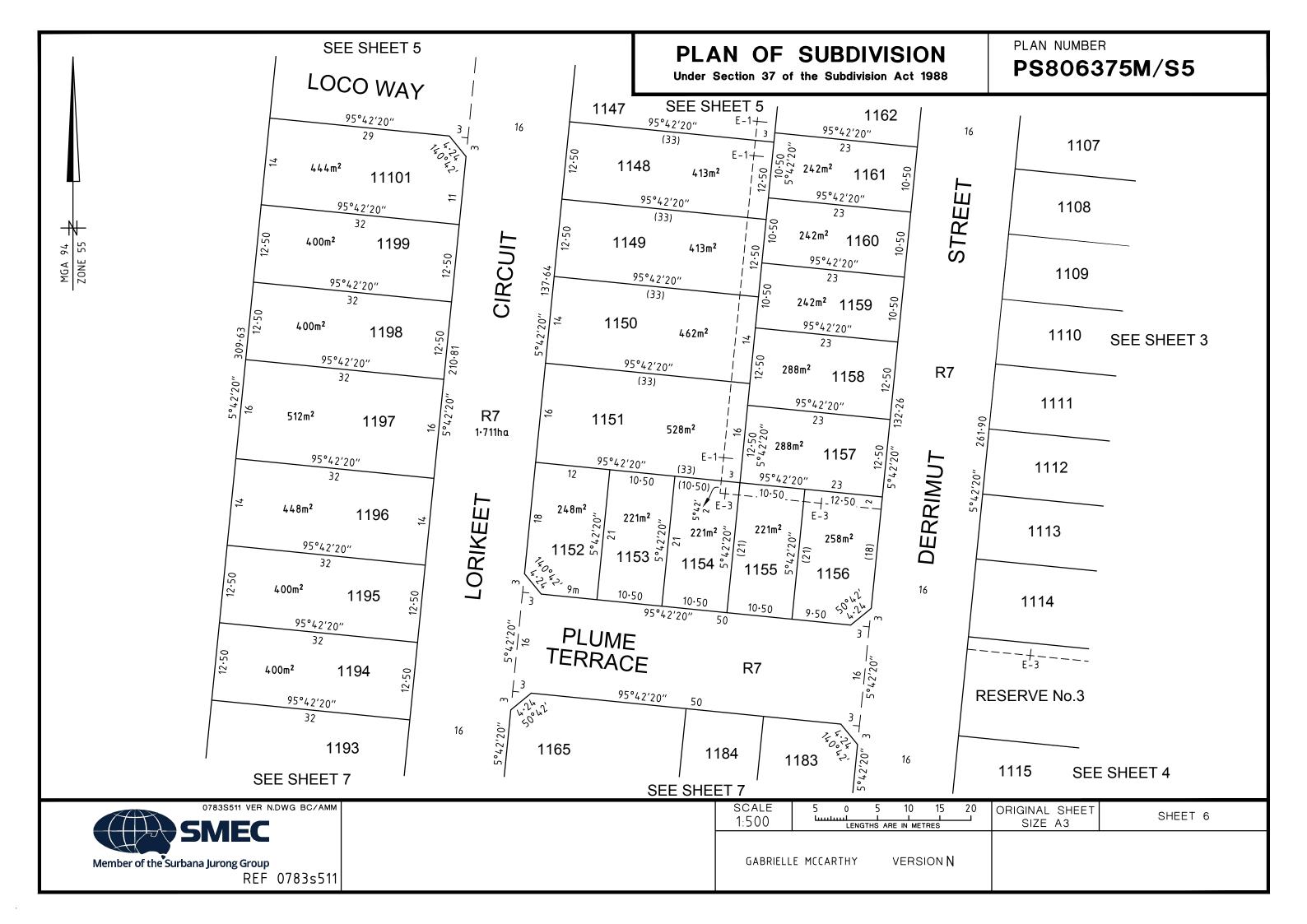


#### PLAN NUMBER PLAN OF SUBDIVISION PS806375M/S5 Under Section 37 of the Subdivision Act 1988 SEE **SEE SHEET 3** SHEET 6 1156 16 1114 1134 95°42′20″ **PLUME** 16 TERRACE 95°42′20″ 3 **RESERVE No.3** "02,27,29 PR79 896m<sup>2</sup> (28)1183 28 BARK 1115 350m<sup>2</sup>392m² 1133 95°42′20″ STREET E-2 (28)95°42′20″ 1116 238m<sup>2</sup> 95°42′20″ 238m<sup>2</sup>1132 1182 (28)SHEET 95°42′20″ 1117 238m<sup>2</sup> 95°42′20″ 238m² 1131 R7 1181 (28)8.50 SEE 95°42′20″ 1118 238m<sup>2</sup> 28 95°42′20″ 294m² 10.50 1180 1130 (28)10.50 1119 R7 95°42′20″ **S6** 294m<sup>2</sup>95°42′20″ **SEE SHEET 2** 238m² 1129 8.50 110.44 (28)1179 95°42′20″ 1120 238m² 8.50 95°42′20″ 238m² 1128 DERRIMUT (28)95°42'20" 1121 1178 RESERVE 238m<sup>2</sup> 28 No.13 95°42′20″ 36.6m<sup>2</sup> (28)1127 386m² E-2 1122 85°47'20" 327m<sup>2</sup>1177 4.87 28.42 85°47'20" (28.42)85°47′20″ E-3 92.42 N \_ 14·21\_ \_ E-3 E-3 E-3 - <del>|-</del> -E-1 472m<sup>2</sup> $476m^{2}$ 476m<sup>2</sup> 472m<sup>2</sup> (34.01) SEE (34.01)SHEET 8 1126 1125 1124 1123 1176 16 85°47'20" **CIRCUIT** R7 390·96m LORIKEET 265°47′20′ **ROAD GREIGS** 0783S511 VER N.DWG BC/AMM **SCALE** 1:500 ORIGINAL SHEET SHEET 4 SIZE: A3 LENGTHS ARE IN METRES Member of the Surbana Jurong Group VERSION N GABRIELLE MCCARTHY REF 0783s511

#### PLAN NUMBER PLAN OF SUBDIVISION PS806375M/S5 Under Section 37 of the Subdivision Act 1988 LORIKEET CIRCUIT 5°42'20" **FUCHSIA** DRIVE 95°42′20″ 29 DERRIMUT STREET 5°42'20" 6.50 95°43′40″ 50 MGA 94 ZONE 55 (30)524m² 16 11106 95°42′20″ 95°43′40″ 1143 467m<sup>2</sup>95°42′20″ 11102 CIRCUIT 95°42′20″ E-1-1102 95°42′20″ (33) 16 95°42′20″ 448m² 11105 1144 462m<sup>2</sup> STREET 95°42′20″ 11107 95°42′20″ 1103 309.63 (33) 95°42′20″ 400m<sup>2</sup> 11104 23 1145 R7 462m<sup>2</sup> ₹ 322m² 95°42′20″ 5°42′20″ 1164 1104 95°42′20″ 95°42′20″ (33)444m² 11103 23 1146 LORIKEET 1105 462m² 288m² 1163 95°42′20′ SEE R7 95°42′20″ 95°42′20″ SHEET 3 (33) LOCO WAY R7 16 12.50 1106 2.50 12.50 5.42.20" 5.42.20" 1147 413m² 1162 95°42′20″ 95°42′20″ DERRIMUT 95°42′20″ (33) 1107 E-1+ 1148 1161 11101 1108 SEE SHEET 6 **SEE SHEET 6** 0783S511 VER N.DWG BC/AMM SCALE 20 ORIGINAL SHEET SHEET 5 1:500 SIZE A3



1:500 | SHEET 5 | ORIGINAL SHEET | SHEET 5 | SHEET 5 | SABRIELLE MCCARTHY VERSION N

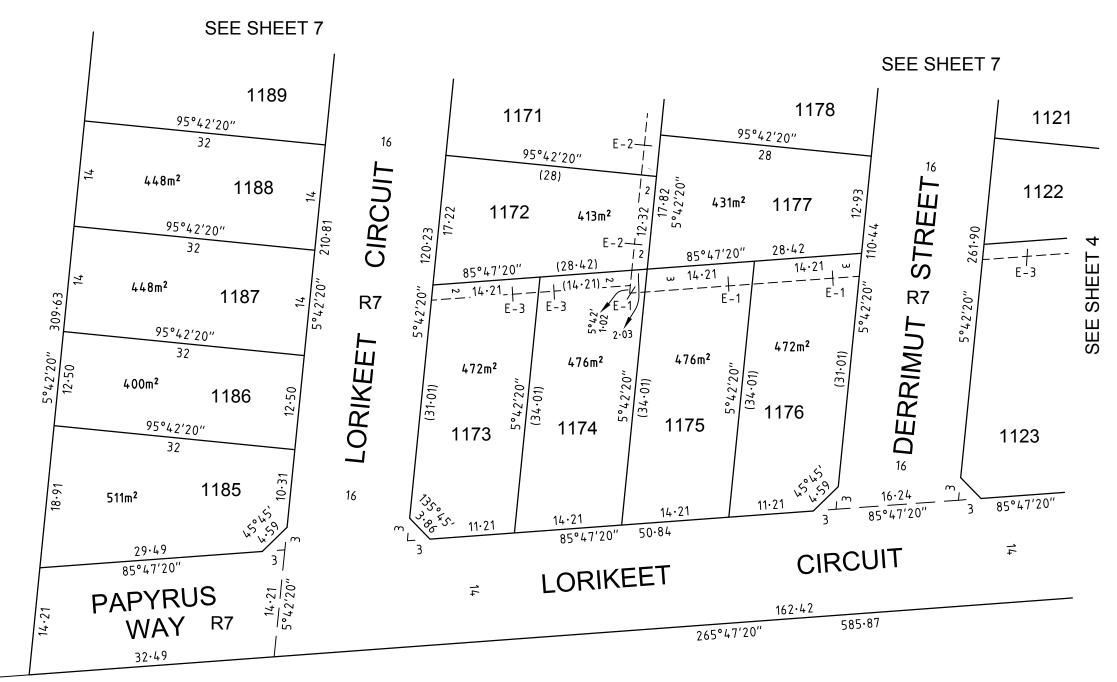


#### PLAN NUMBER PLAN OF SUBDIVISION PS806375M/S5 Under Section 37 of the Subdivision Act 1988 1152 1153 1154 1155 1156 **SEE SHEET 6** SEE SHEET 6 95°42′20″ 50 PLUME TERRACE 1194 R7 MGA 94 ZONE 55 95°42′20″ 95°42′20″ **RESERVE No.3** 32 12.50 12.50 1165 388m² CIRCUIT 448m² 1193 1184 1183 STREET 95°42′20″ 1115 95°42′20″ (28)263m² 32 321m² 1166 350m² 12.50 512m<sup>2</sup> 1116 1192 95°42′20″ 95°42′20″ (28) $238m^{2}$ 1182 95°42′20″ 1167 95°42′20″ 1117 309.63 294m² 32 28 95°42′20″ 238m<sup>2</sup>1181 R7 448m<sup>2</sup>(28)1191 95°42′20″ 1118 1168 294m² **SEE SHEET 4** R7 95°42′20″ 95°42′20′′ 294m² 1180 32 (28)12.50 95°42′20″ 1119 LORIKEET 1169 400m² 238m<sup>2</sup> 1190 28 95°42′20″ 294m² 95°42′20″ DERRIMUT 1179 (28)1170 1120 95°42′20″ 238m<sup>2</sup> 95°42′20″ 400m² 1189 (28)294m² 1178 1121 1171 95°42′20″ $294m^{2}$ 95°42′20″ 95°42′20′′ (28)1188 1177 1172 1122 **SEE SHEET 8 SEE SHEET 8** 0783S511 VER N.DWG BC/AMM SCALE 10 ORIGINAL SHEET SHEET 7 1:500 SIZE A3 LENGTHS ARE IN METRES GABRIELLE MCCARTHY VERSION N Member of the Surbana Jurong Group REF 0783s511

# PLAN OF SUBDIVISION

PLAN NUMBER
PS806375M/S5

Under Section 37 of the Subdivision Act 1988



**GREIGS** 

**ROAD** 



MGA 94 ZONE 55

SCALE 1:500	5 0 Lundond LENGTH	5 10 15 I I I S ARE IN METRES	20	ORIGINAL SHEET SIZE A3	SHEET 8
GABRIELL	E MCCARTHY	VERSION N			

# PLAN OF SUBDIVISION

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# PS806375M/S5

### **CREATION OF RESTRICTION A**

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 1101 to 1199 and 11101 to 11107 (all inclusive) on this plan.

Land to be Burdened: Lots 1101 to 1199 and 11101 to 11107 (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 PA2017/5712, 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 burdened and land benefited

BURDENED LOTS	BENEFITING LOTS
ON THIS PLAN	ON THIS PLAN
1103	1102, 1104, 1142
1104	1103, 1105, 1141, 1142
1105	1104, 1106, 1140, 1141
1106	1105, 1107, 1139, 1140
1107	1106, 1108, 1139
1108	1107, 1109, 1138, 1139
1109	1108, 1110, 1137, 1138
1110	1109, 1111, 1136, 1137
1111	1110, 1112, 1136
1112	1111, 1113, 1135, 1136
1113	1112, 1114, 1134, 1135
1114	1113, 1134
1116	1115, 1117, 1132, 1133
1117	1116, 1118, 1131, 1132
1118	1117, 1119, 1130, 1131
1119	1118, 1120, 1129, 1130

BURDENED LOTS	BENEFITING LOTS
ON THIS PLAN	ON THIS PLAN
1120	1119, 1121, 1128, 1129
1121	1120, 1122, 1127, 1128
1128	1120, 1121, 1127, 1129
1129	1119, 1120, 1128, 1130
1130	1118, 1119, 1129, 1131
1131	1117, 1118, 1130, 1132
1132	1116, 1117, 1131, 1133
1152	1151, 1153
1153	1151, 1152, 1154
1154	1151, 1153, 1155
1155	1154, 1156, 1157
1156	1155, 1157
1157	1151, 1155, 1156, 1158
1158	1150, 1151, 1157, 1159
1159	1149, 1150, 1158, 1160

BURDENED LOTS	BENEFITING LOTS
ON THIS PLAN	ON THIS PLAN
1160	1148, 1149, 1159, 1161
1161	1147, 1148, 1160, 1162
1162	1146, 1147, 1161, 1163
1163	1146, 1162, 1164
1167	1166, 1168, 1181, 1182
1168	1167, 1169, 1180, 1181
1169	1168, 1170, 1179, 1180
1170	1169, 1171, 1178, 1179
1171	1170, 1172, 1177, 1178
1178	1170, 1171, 1177, 1179
1179	1169, 1170, 1178, 1180
1180	1168, 1169, 1179, 1181
1181	1167, 1168, 1180, 1182
1182	1166, 1167, 1181, 1183, 1184
1184	1165, 1166, 1182, 1183

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.



SCALE	0	
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	LENGTHS ARE IN METRES	