

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY
EDITION

PLAN NUMBER
PS806375M/S5

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
(At time of subdivision) ROCKBANK, 3335
MGA94 Co-ordinates E 293 620
(of approx centre of N 5820 130
land in plan) ZONE 55

COUNCIL NAME: CITY OF MELTON

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is ~~is not~~ a staged subdivision.
Planning permit No. PA2017/5712

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 11
5.591ha

106 LOTS

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

0783S511 VER N.DWG BC/AMM



Member of the Surbana Jurong Group
Melbourne Survey T 9869 0813

SURVEYOR REF: 0783s511

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

GABRIELLE MCCARTHY

VERSION N

PLAN OF SUBDIVISION

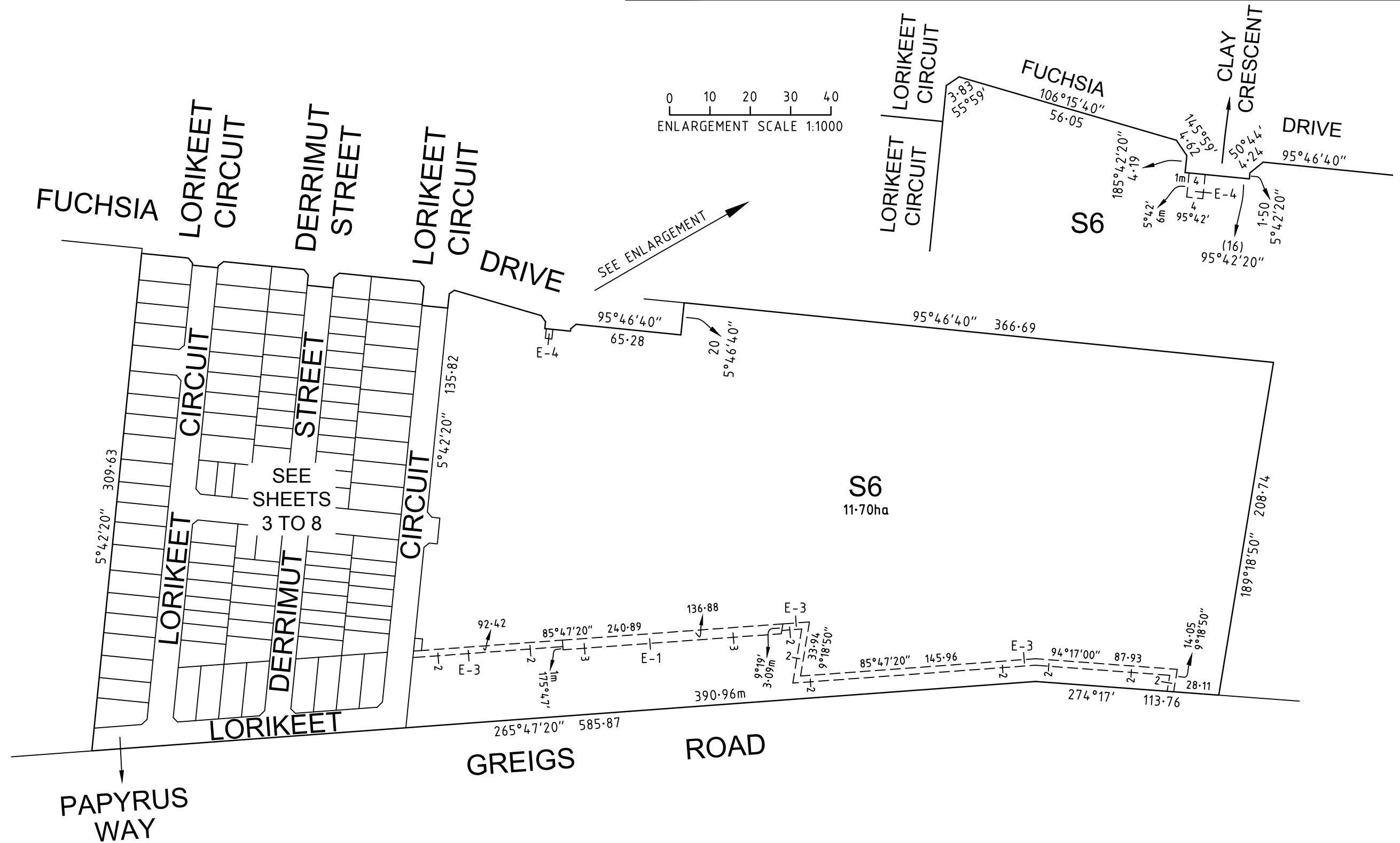
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MGA 94
ZONE 55

0 10 20 30 40
ENLARGEMENT SCALE 1:1000

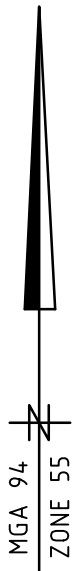


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DERRIMUT STREET

FUCHSIA DRIVE

LORIKEET CIRCUIT

DERRIMUT STREET

LORIKEET CIRCUIT

R7

R7

S6
SEE SHEET 2

RESERVE No.3

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5

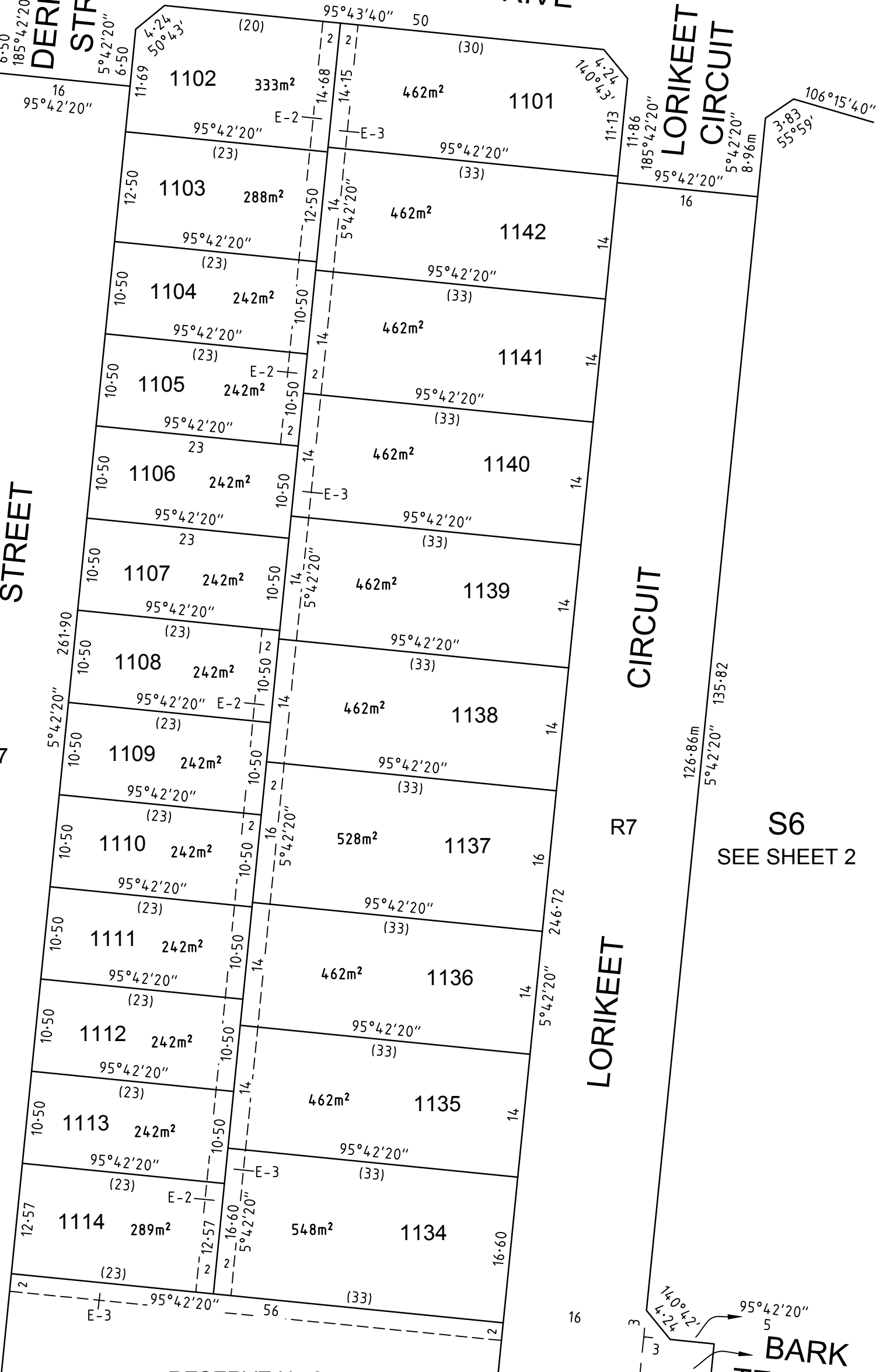
SEE SHEET 6

SEE SHEET 8

PLUME TERRACE

BARK TERRACE

- 11102
- 11107
- 1164
- 1163
- 1162
- 1161
- 1160
- 1159
- 1158
- 1157
- 1156
- 1183



SMEC
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REF 0783s511

SCALE 1:500

LENGTHS ARE IN METRES

GABRIELLE MCCARTHY VERSION N

ORIGINAL SHEET SIZE: A3

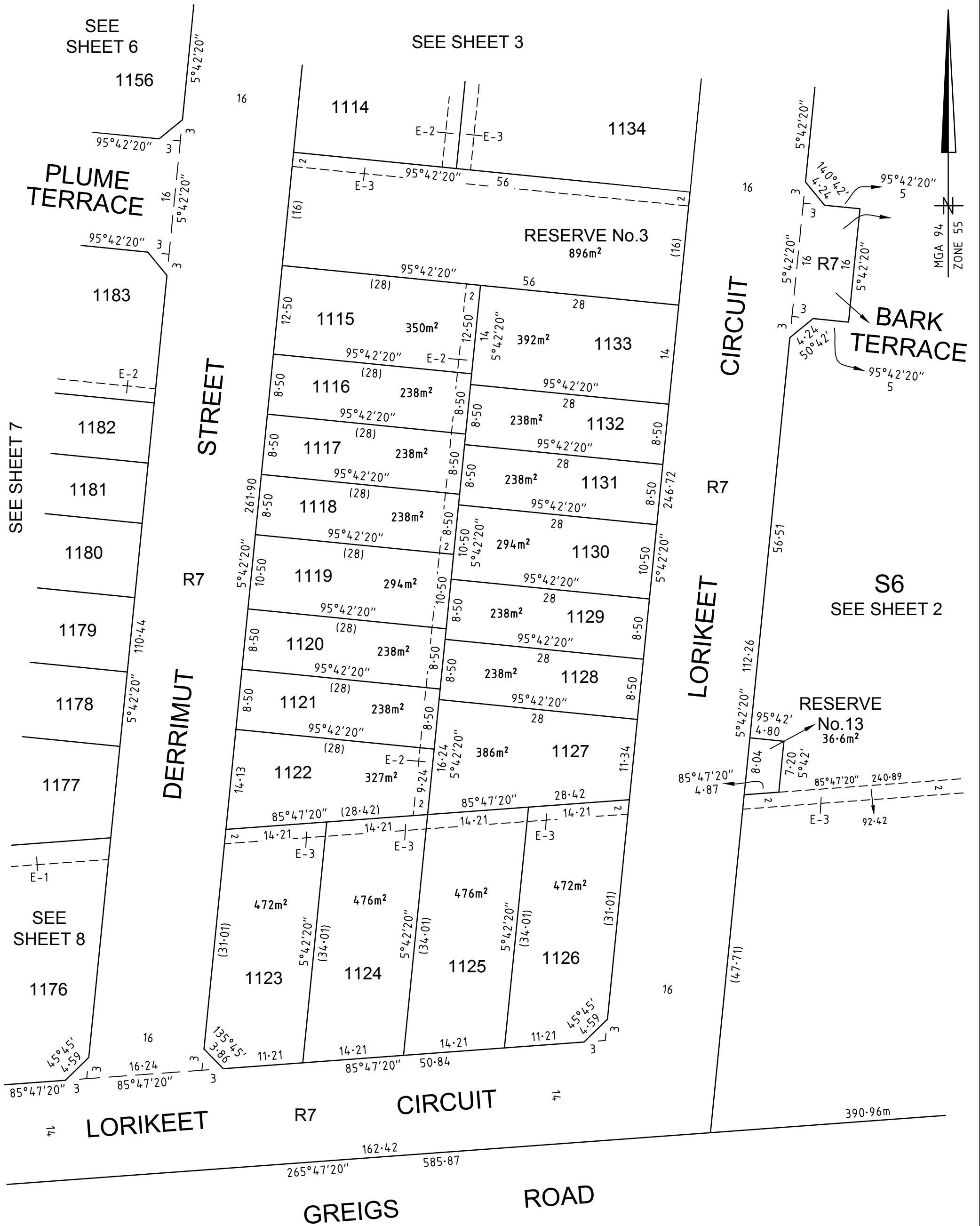
SHEET 3

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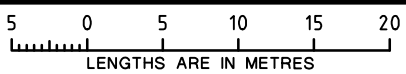
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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

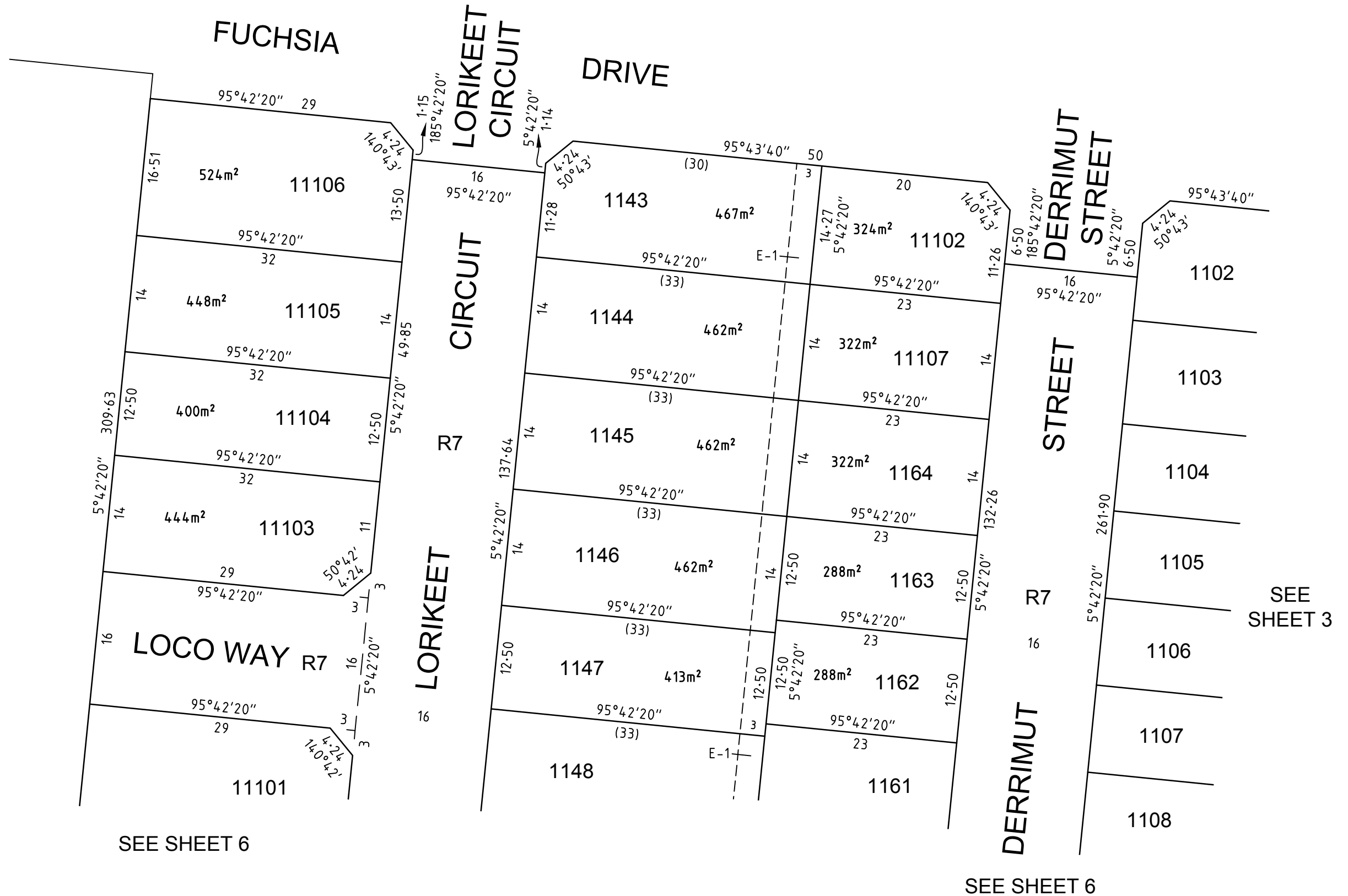
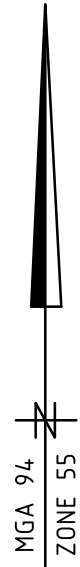
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SEE SHEET 6

SEE SHEET 6

SEE SHEET 3

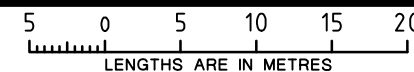


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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 5

GABRIELLE MCCARTHY

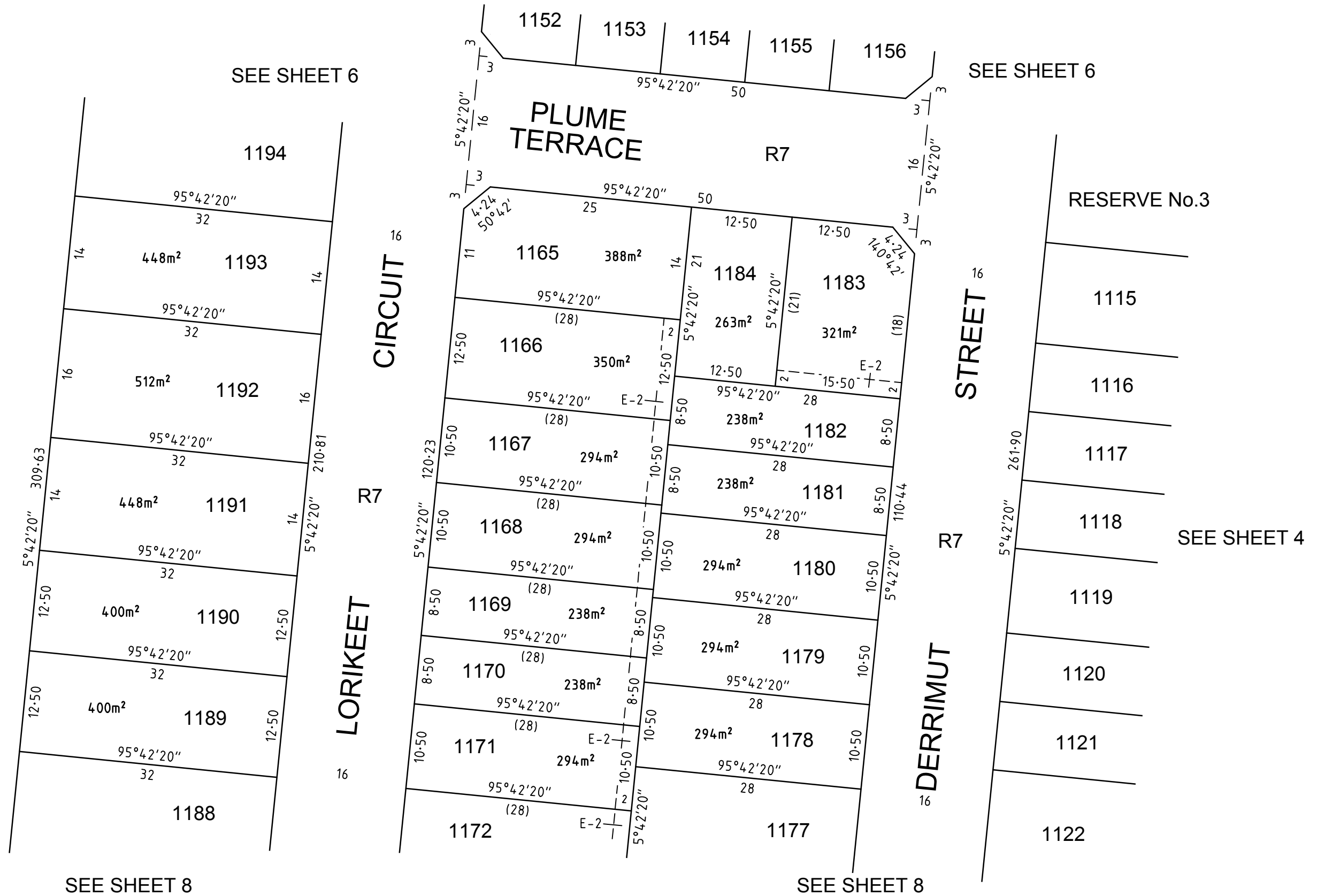
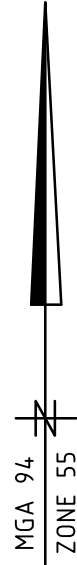
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SEE SHEET 8

SEE SHEET 8

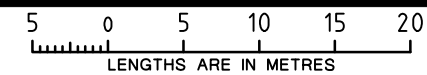


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REF 0783s511

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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 7

GABRIELLE MCCARTHY

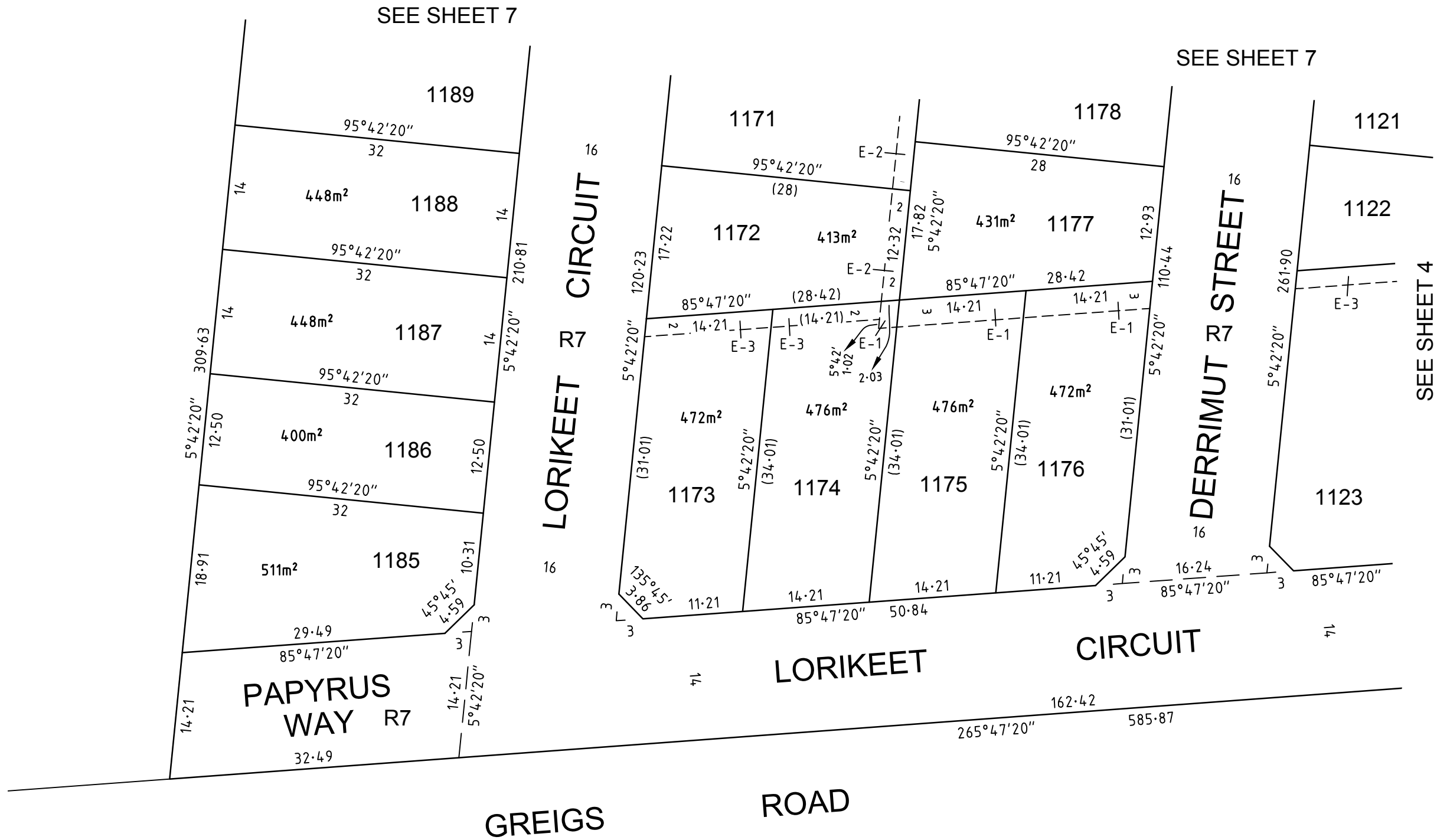
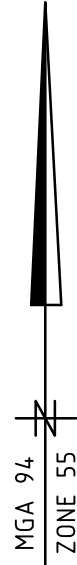
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CREATION OF RESTRICTION A

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 ON THIS PLAN	BENEFITING LOTS 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 ON THIS PLAN	BENEFITING LOTS 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 ON THIS PLAN	BENEFITING LOTS 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.