

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY  
**EDITION**

PLAN NUMBER

**PS806375M/S6**

## LOCATION OF LAND

**PARISH:** PYWHEITJORRK

**TOWNSHIP:** -

**SECTION:** 17

**CROWN ALLOTMENT:** -

**CROWN PORTION:** 1 (PART)

**TITLE REFERENCES:** Vol. Fol.

**LAST PLAN REFERENCE/S:** PS806375M (LOT S6)

**POSTAL ADDRESS:** 322-412 GREIGS ROAD  
**(At time of subdivision)** ROCKBANK, 3335

**MGA94 Co-ordinates** **E** 293 840  
(of approx centre of **N** 5 820 140  
land in plan) **ZONE** 55

**COUNCIL NAME:** CITY OF MELTON

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R8	CITY OF MELTON
ROAD R9	CITY OF MELTON
RESERVE No.5	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 1200 (BOTH INCLUSIVE) AND LOT 1249 HAVE BEEN OMITTED FROM THIS PLAN.

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

**OTHER PURPOSE OF THE PLAN:**  
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-3 ON PS806375M/S5 AS AFFECTS CLAY CRESCENT ON THIS PLAN.

REMOVAL OF DRAINAGE, WATER SUPPLY AND GAS DISTRIBUTION PIPELINE EASEMENT E-4 ON PS806375M/S5 AS AFFECTS CLAY CRESCENT 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.

## 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 12**  
**5.528ha**

**87 LOTS**

## EASEMENT INFORMATION

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

EASEMENTS AND RIGHTS IMPLIED 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/S5 PS806375M/S5	CITY OF MELTON CITY WEST WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	PS806375M/S5	CITY WEST WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF MELTON CITY WEST WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-5	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION



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SURVEYOR REF: 0783s512

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 9

GABRIELLE MCCARTHY

VERSION P

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-6	SEWERAGE WATER SUPPLY (THROUGH UNDERGROUND PIPES) TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES) POWERLINE  GAS DISTRIBUTION PIPELINE	SEE PLAN SEE PLAN SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN  THIS PLAN  THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)  THIS PLAN	CITY WEST WATER CORPORATION CITY WEST WATER CORPORATION  LOTS ON THIS PLAN  POWERCOR AUSTRALIA LTD  AUSTRALIAN GAS NETWORKS (VIC) PTY LTD

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ORIGINAL SHEET  
SIZE: A3

SHEET 2

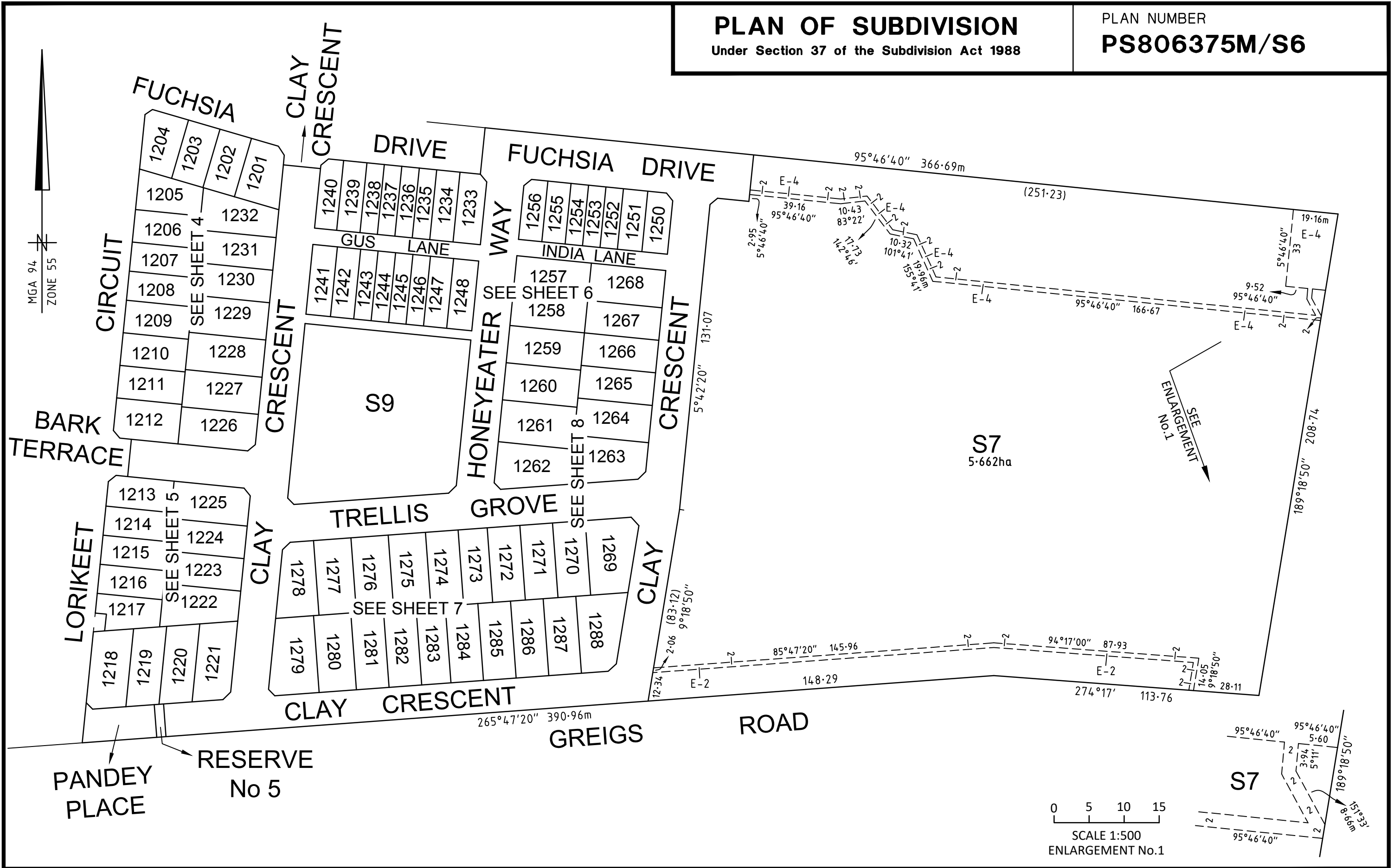
GABRIELLE MCCARTHY      VERSION P

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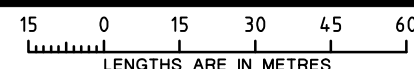


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**SMEC**  
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SCALE 1:1500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 3

GABRIELLE MCCARTHY VERSION P

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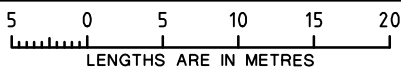
## PS806375M/S6



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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 4

GABRIELLE MCCARTHY VERSION P

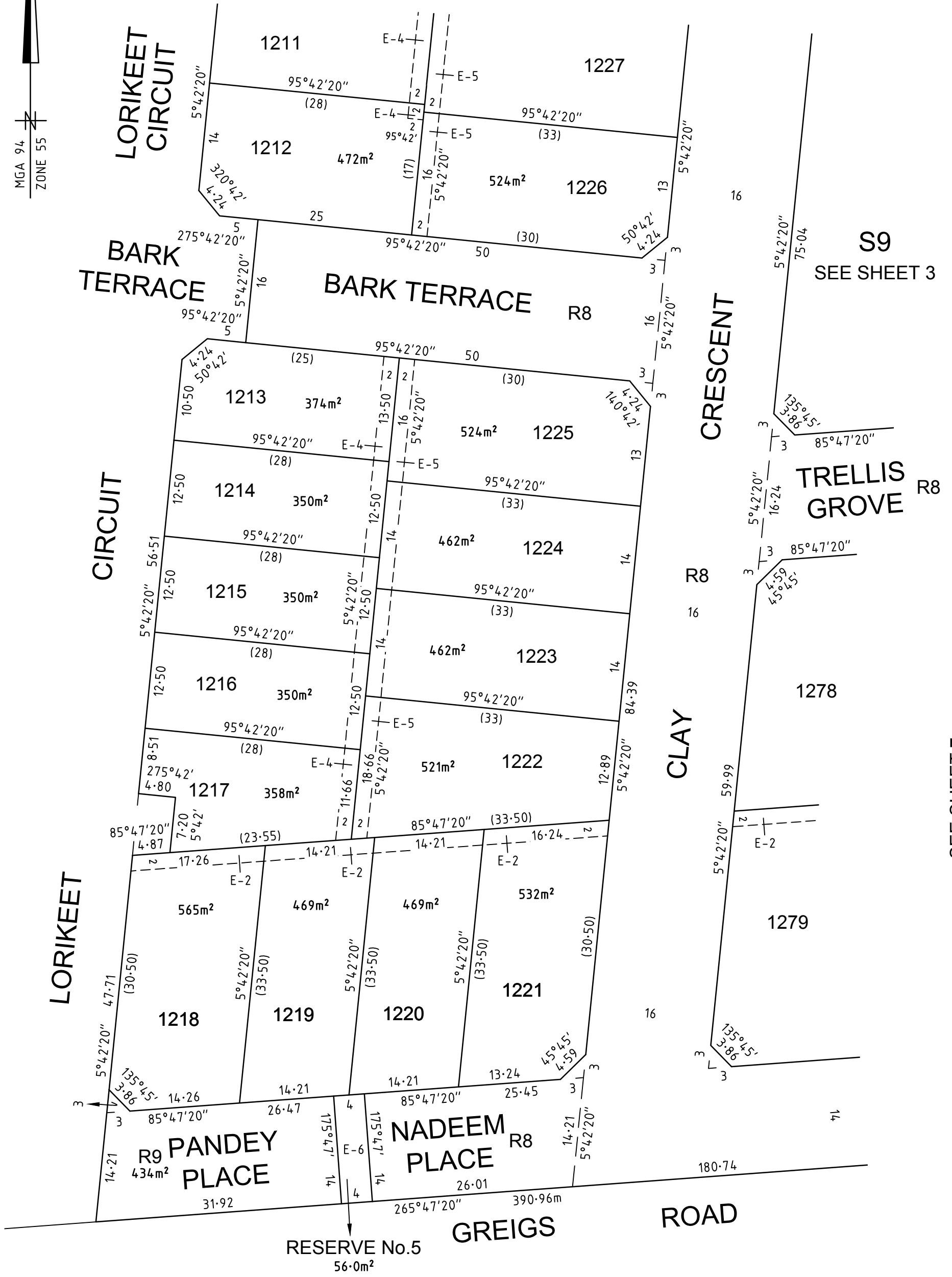
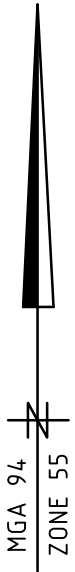
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SEE SHEET 4



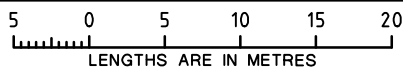
SEE SHEET 7



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SCALE  
1:500



ORIGINAL SHEET  
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SHEET 5

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SEE SHEET 4

SEE SHEET 6

SEE SHEET 5

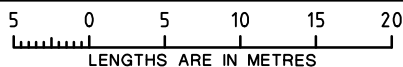
SEE SHEET 8



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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 7

GABRIELLE MCCARTHY VERSION P

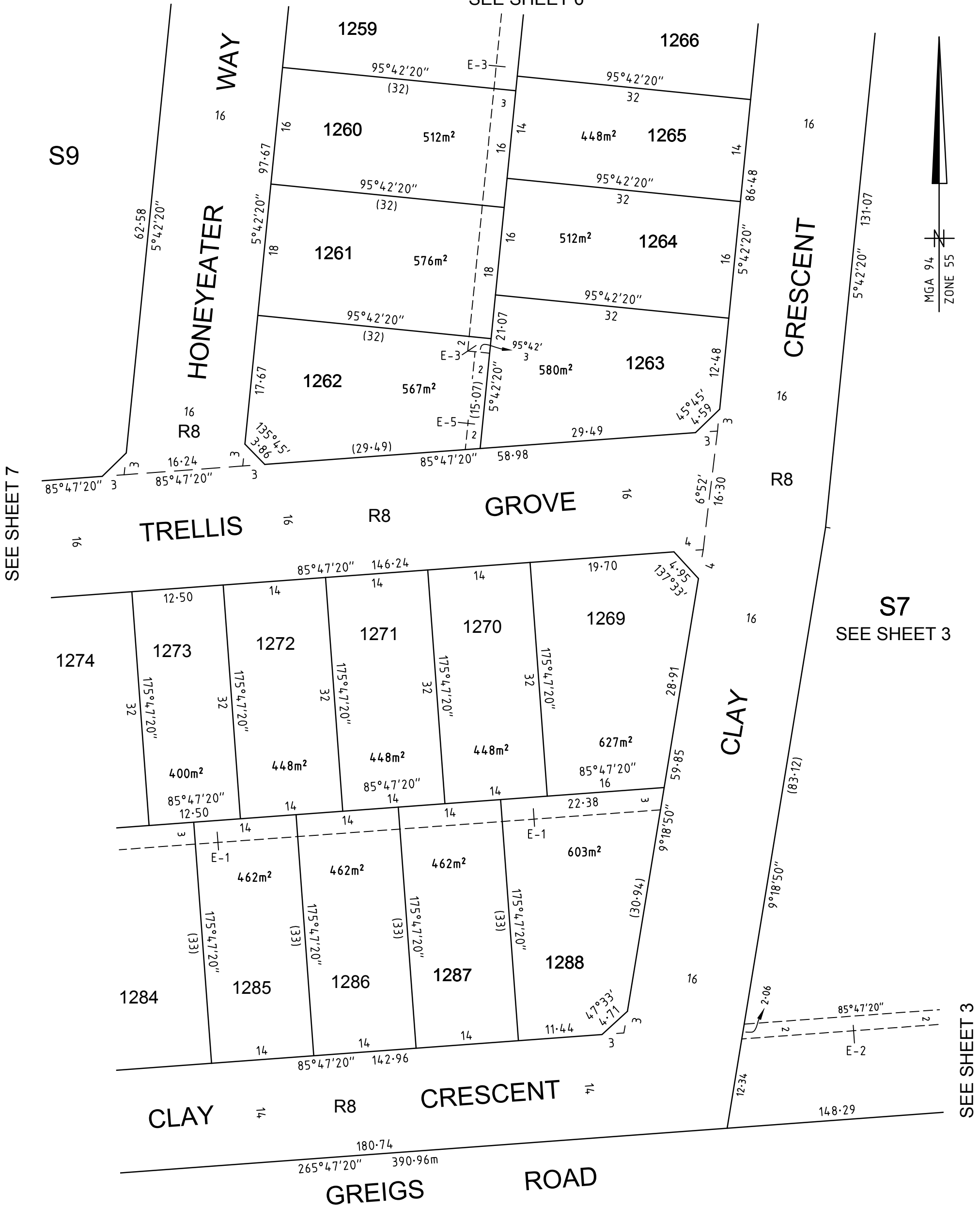
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SEE SHEET 6

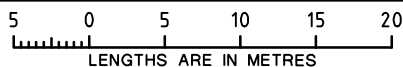


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1:500



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SHEET 8

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## CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

**Land to be Benefited: Lots 1201 to 1248 and 1250 to 1288 (all inclusive) on this plan.**

**Land to be Burdened: Lots 1201 to 1248 and 1250 to 1288 (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 PA.2017/5712 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
1235	1234, 1236
1236	1235, 1237
1237	1236, 1238
1238	1237, 1239
1240	1239
1243	1242, 1244
1244	1243, 1245
1245	1244, 1246
1246	1245, 1247
1250	1251
1251	1250, 1252
1252	1251, 1253
1253	1252, 1254
1254	1253, 1255
1255	1254, 1256
1256	1255

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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ORIGINAL SHEET  
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SHEET 9