
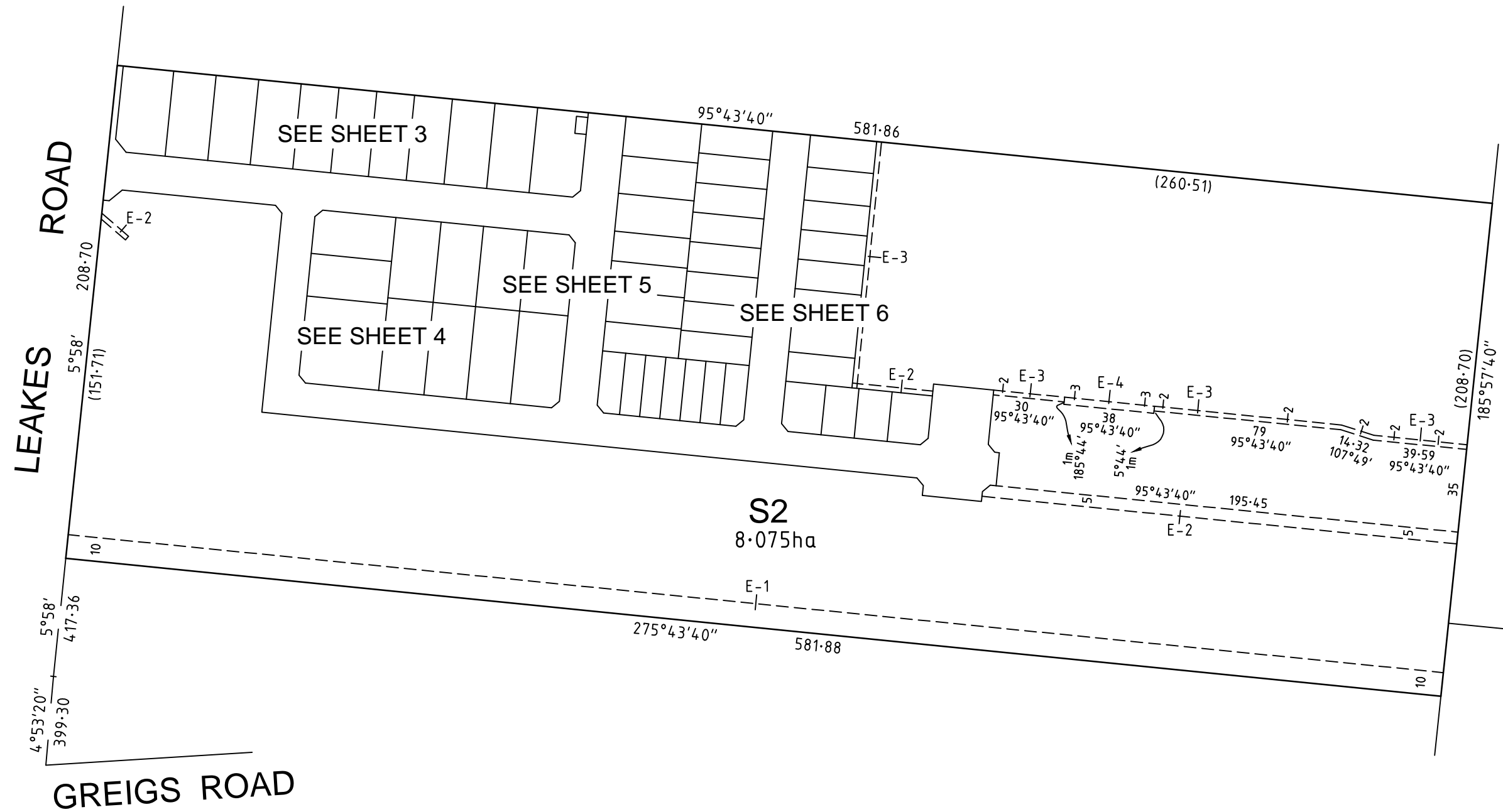
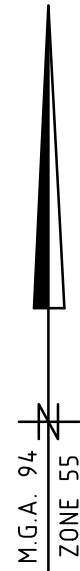


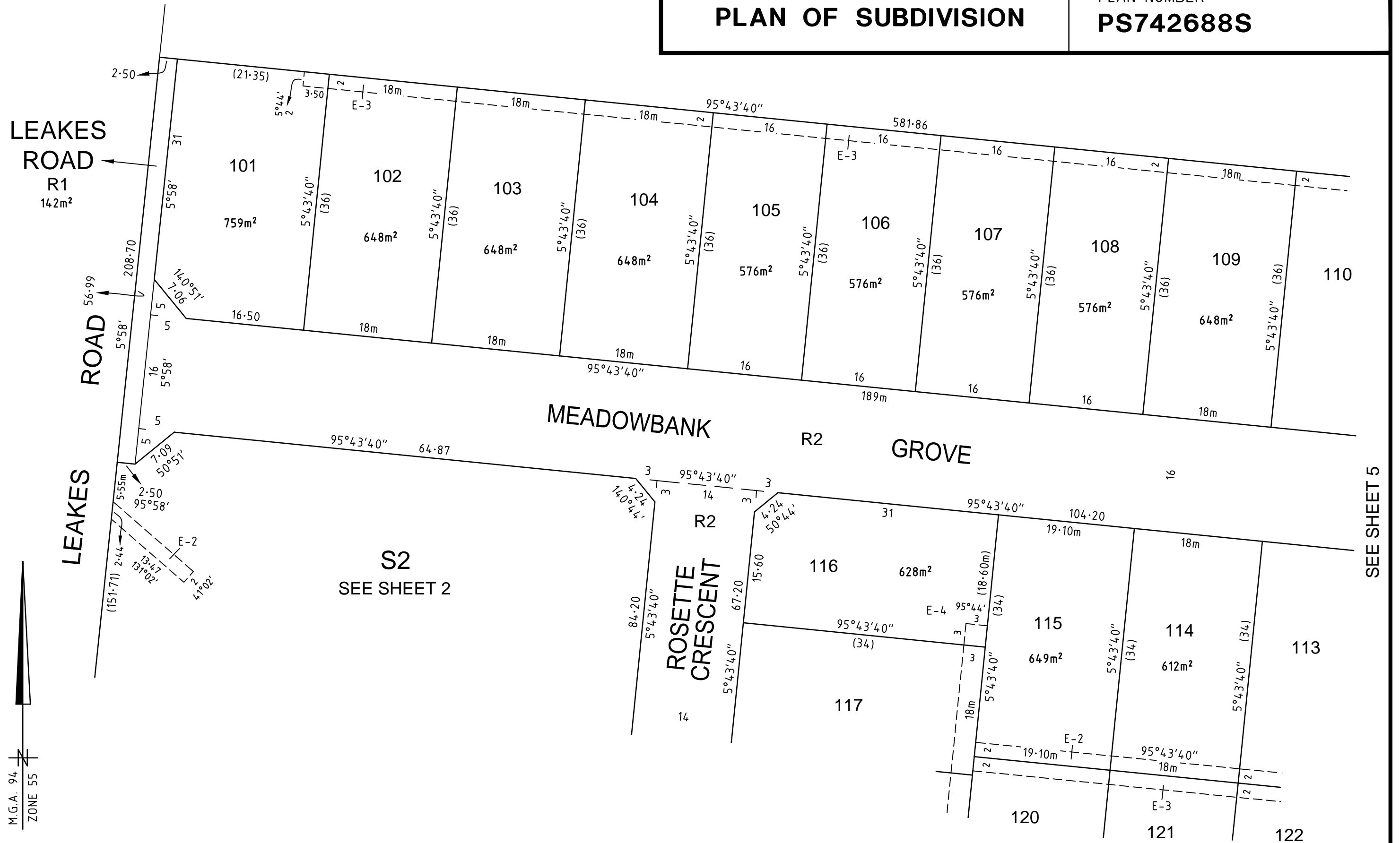
PLAN OF SUBDIVISION			LV USE ONLY EDITION	PLAN NUMBER PS742688S	
LOCATION OF LAND			COUNCIL NAME: CITY OF MELTON		
PARISH: KOROROIT					
TOWNSHIP: -					
SECTION: 4					
CROWN ALLOTMENT: 1, 2B, 3 & 4 (PARTS)					
CROWN PORTION: -					
TITLE REFERENCES: Vol.9437 Fol.679					
LAST PLAN REFERENCE/S: LP 137799 LOT 3					
POSTAL ADDRESS: 1285 LEAKES ROAD (At time of subdivision) ROCKBANK, 3335					
MGA94 Co-ordinates (of approx centre of land in plan)			E 293 280 N 5820 880 ZONE 55		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS). LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION AFFECTING LOTS 101 TO 157 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION A ON SHEET 7. FOR RESTRICTION AFFECTING LOTS 131 TO 137 (BOTH INCLUSIVE), 155 & 156 SEE CREATION OF RESTRICTION B ON SHEET 8. FOR RESTRICTION AFFECTING LOTS 101 TO 157 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION C ON SHEET 9. COMMON PROPERTY 1 IS NOT SHOWN TO SCALE ON THIS PLAN.	
ROAD R1		CITY OF MELTON			
ROAD R2		CITY OF MELTON			
RESERVE No.1		POWERCOR AUSTRALIA LTD			
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
STAGING This is/is not a staged subdivision. Planning permit No.					
SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.					
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): PM 9, PM 12, PM 54 (KOROROIT) & PM 60 (PYWHEITJORRK)					
THIS IS A SPEAR PLAN.					
BRIDGEFIELD 1 4.069ha			57 Lots		
EASEMENT INFORMATION					
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	SUPPLY OF ELECTRICITY AND WATER	SEE PLAN	LP137799	LOTS ON LP137799	
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON	
E-3	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION	
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF MELTON WESTERN REGION WATER CORPORATION	
0783S301 VER L.DWG BC/AMM			SURVEYOR REF: 0783s-301		ORIGINAL SHEET SIZE: A3
			GERALD DONN		VERSION L
Melbourne Survey T 9869 0813					SHEET 1 OF 9

PLAN OF SUBDIVISION

PLAN NUMBER
PS742688S



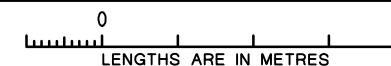
PLAN NUMBER
PS742688S



0783S301 VER L.DWG BC/AMM

Melbourne Survey T 9869 0813 REF 0783s-301

SCALE
1:500



ORIGINAL SHEET SIZE A3

SHEET 3

GERALD DONN

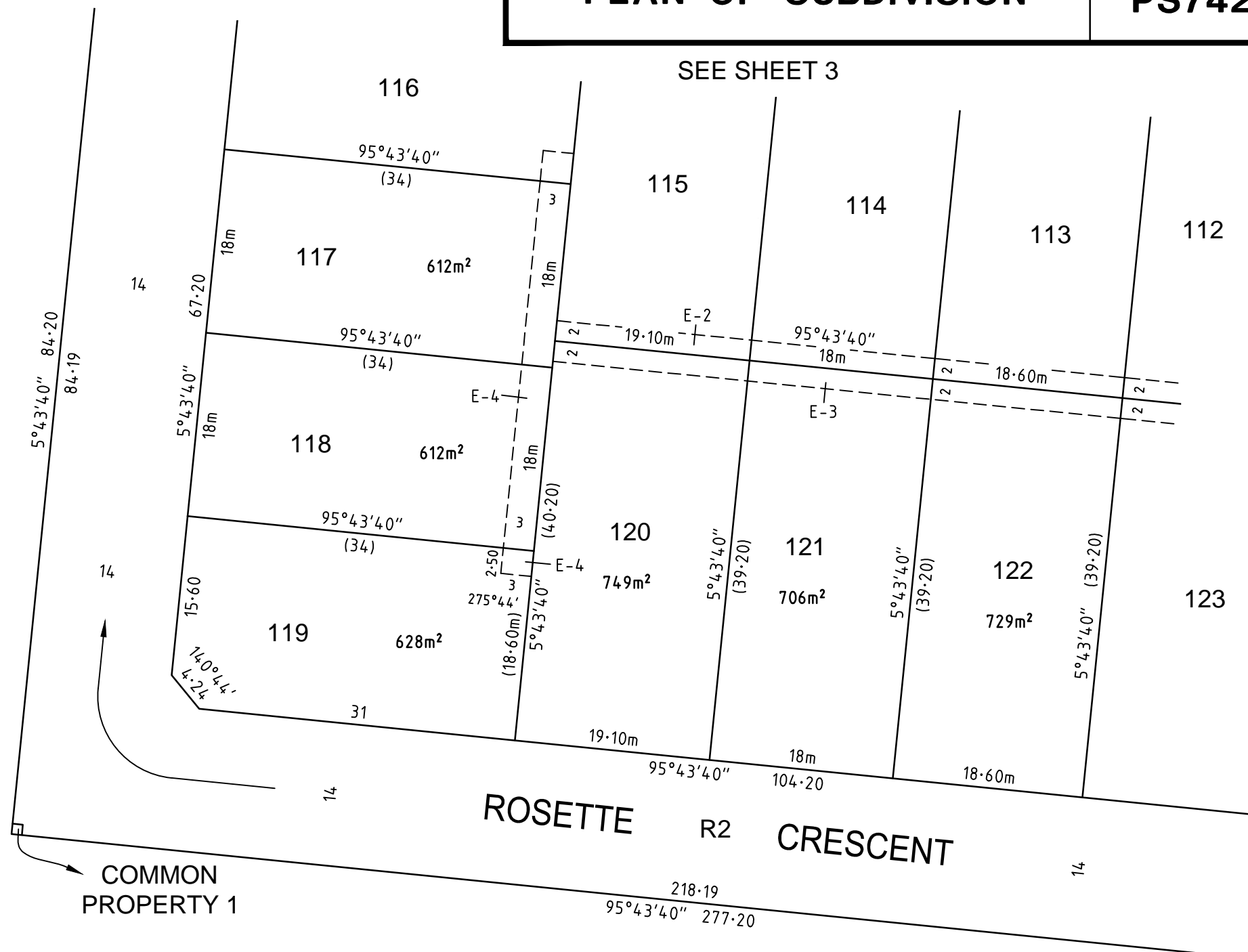
VERSION L

PLAN OF SUBDIVISION

PLAN NUMBER
PS742688S

M.G.A. 94
ZONE 55

S2
SEE SHEET 2



SEE SHEET 5

COMMON
PROPERTY 1

ROSETTE
CRESCENT

S2
SEE SHEET 2

ENLARGEMENT NOT TO SCALE



SMEC

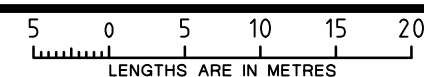
0783S301 VER L.DWG BC/AMM

Melbourne Survey

T 9869 0813

REF 0783s-301

SCALE
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ORIGINAL SHEET
SIZE A3

SHEET 4

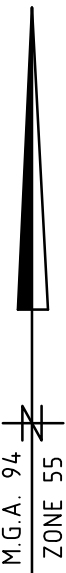
GERALD DONN

VERSION L

PLAN OF SUBDIVISION

PLAN NUMBER
PS742688S

0 2.5 5 7.5 10
ENLARGEMENT SCALE 1:250



SEE SHEET 3

SEE SHEET 4

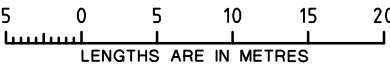


SMEC

Melbourne Survey T 9869 0813 REF 0783s-301

0783S301 VER L.DWG BC/AMM

SCALE
1:500

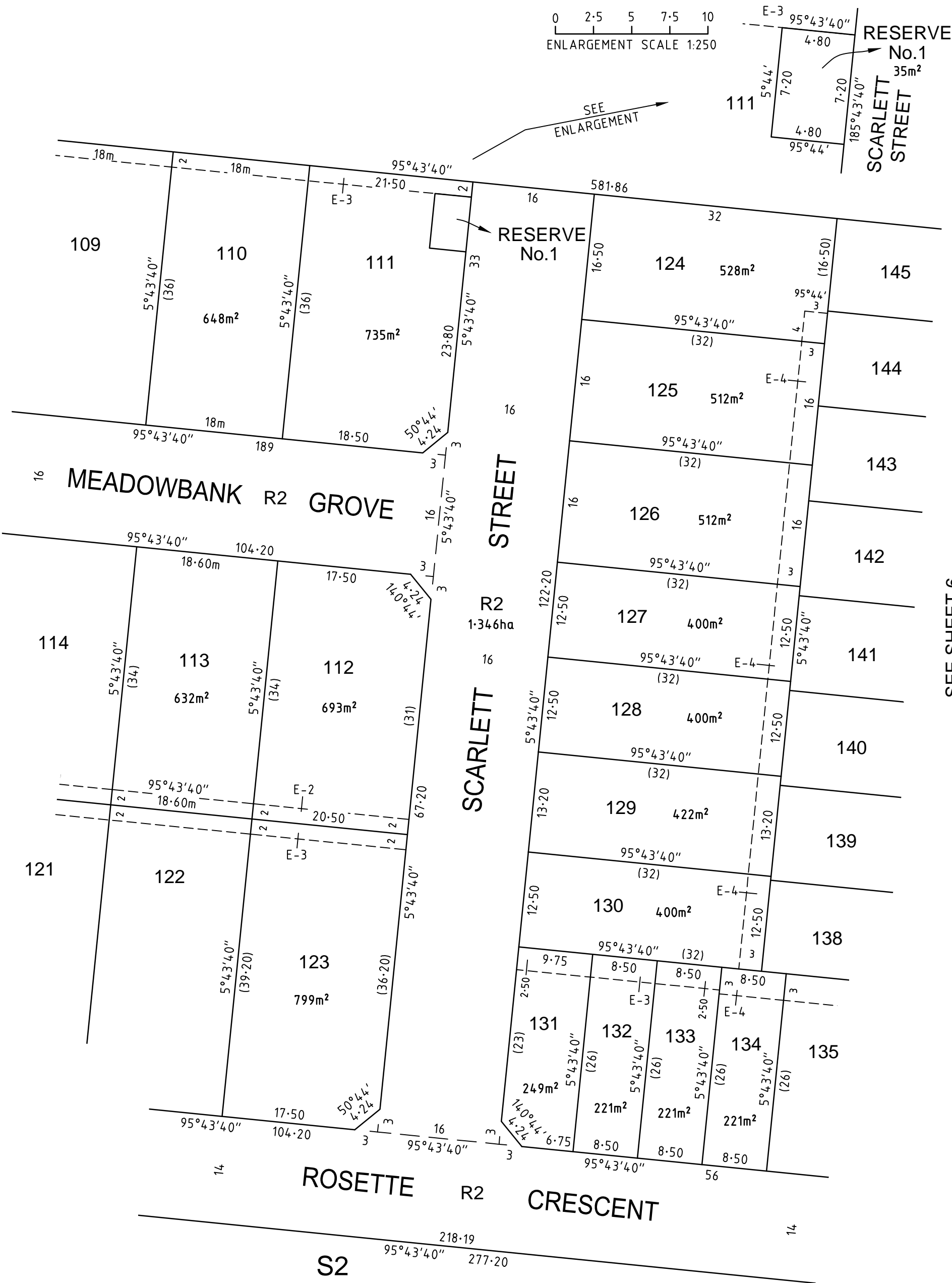


GERALD DONN

VERSION L

ORIGINAL SHEET
SIZE: A3

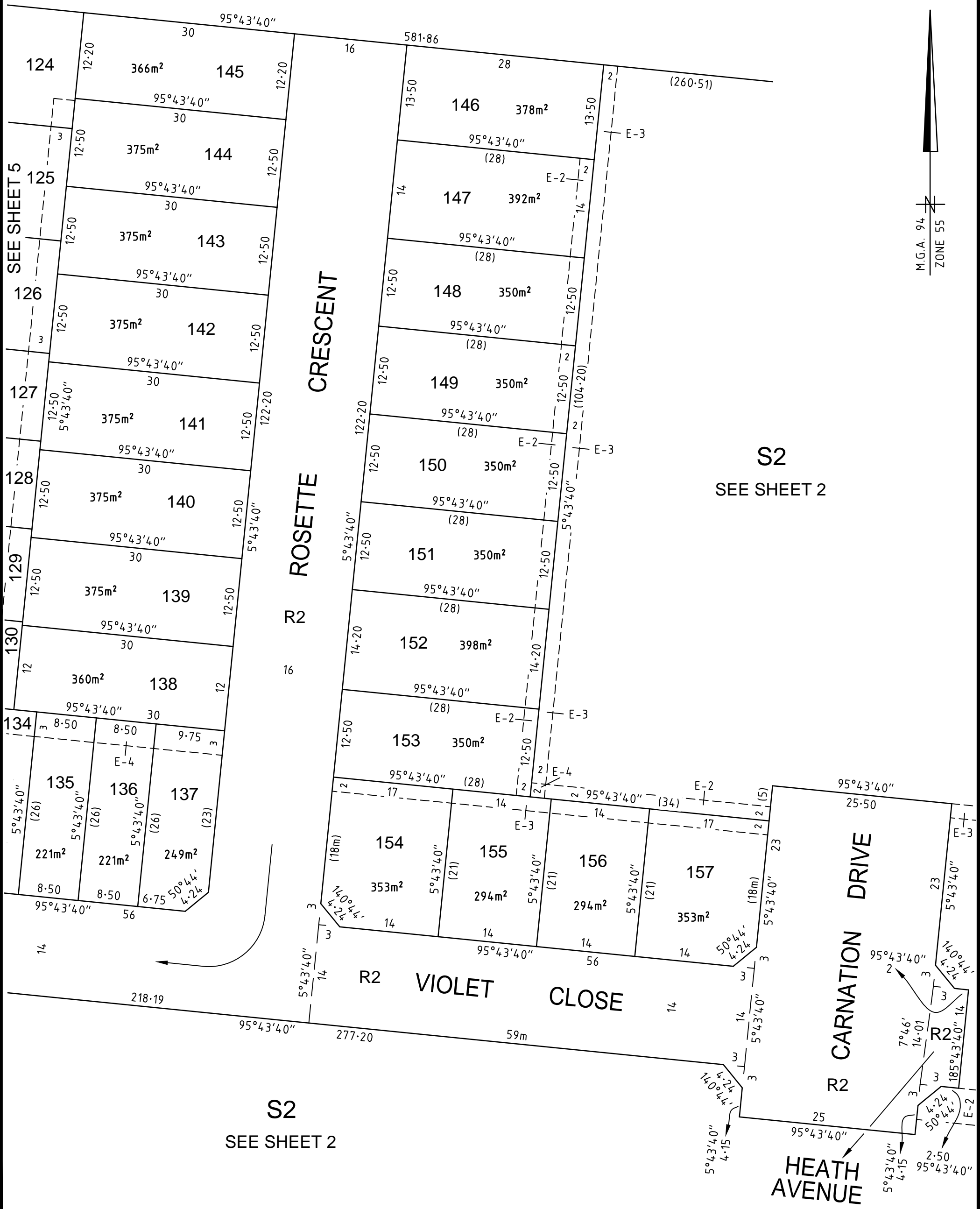
SHEET 5



S2
SEE SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS742688S



SMEC

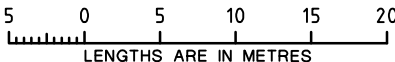
Melbourne Survey

T 9869 0813

REF 0783s-301

0783S301 VER L.DWG BC/AMM

SCALE
1:500



GERALD DONN

VERSION L

ORIGINAL SHEET
SIZE: A3

SHEET 6

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

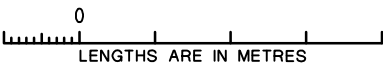
Land to be Benefited: Lots 101 to 157 (all inclusive) on this plan.
Land to be Burdened: Lots 101 to 157 (all inclusive) on this plan

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, 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 2024.



PLAN OF SUBDIVISION

PLAN NUMBER
PS742688S

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
131	130, 132
132	130, 131, 133
133	130, 132, 134
134	130, 133, 135, 138
135	134, 136, 138
136	135, 137, 138
137	136, 138
155	153, 154, 156
156	155, 157

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.



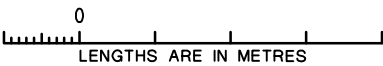
Melbourne Survey

T 9869 0813

REF 0783s-301

0783S301 VER L.DWG BC/AMM

SCALE



ORIGINAL SHEET
SIZE: A3

SHEET 8

GERALD DONN

VERSION L

CREATION OF RESTRICTION C

Upon registration of this Plan of Subdivision the following restriction is created:

Land to be Benefited: Lots 101 to 157 (all inclusive) on this plan.
Land to be Burdened: Lots 101 to 157 (all inclusive) on this plan.

The registered proprietor or proprietors from time to time of any burdened lot on this Plan of Subdivision and any heirs, executors, administrators and transferees must not:

- (a) do or permit or cause anything to prevent Goldfields Living RB Pty Ltd ("Goldfields") from signing all necessary agreements, licences and passing any resolution of any Owners Corporation affecting the burdened lots to permit any registered proprietor or proprietors from time to time of any lot forming part of the Bridgefield Estate ("Estate") to use and enjoy the Residents' Club within the Estate;
- (b) do or permit or cause anything to prevent any registered proprietors from time to time of any lot forming part of the Estate from use and enjoyment of the Residents' Club within the Estate;
- (c) if required by Goldfields in writing within 7 days of receipt of a request, fail to sign or enter into all necessary agreements, licences and pass any resolution of any Owners Corporation affecting the burdened lots to enable all registered proprietors from time to time of any lot forming part of the Estate to use and enjoy the Residents' Club within the Estate; and
- (d) fail to appoint Goldfields Living RB Pty Ltd as their attorney to give full and proper effect to any matter contemplated in this Restriction.

