
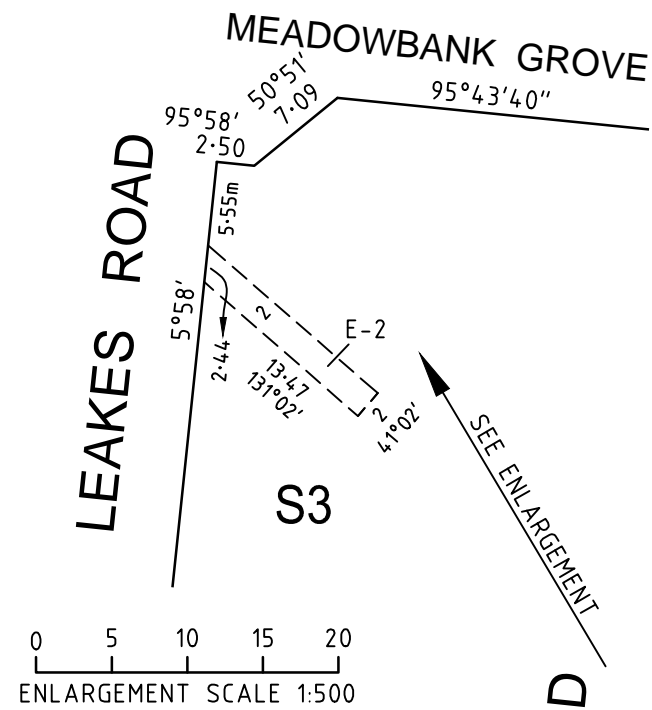
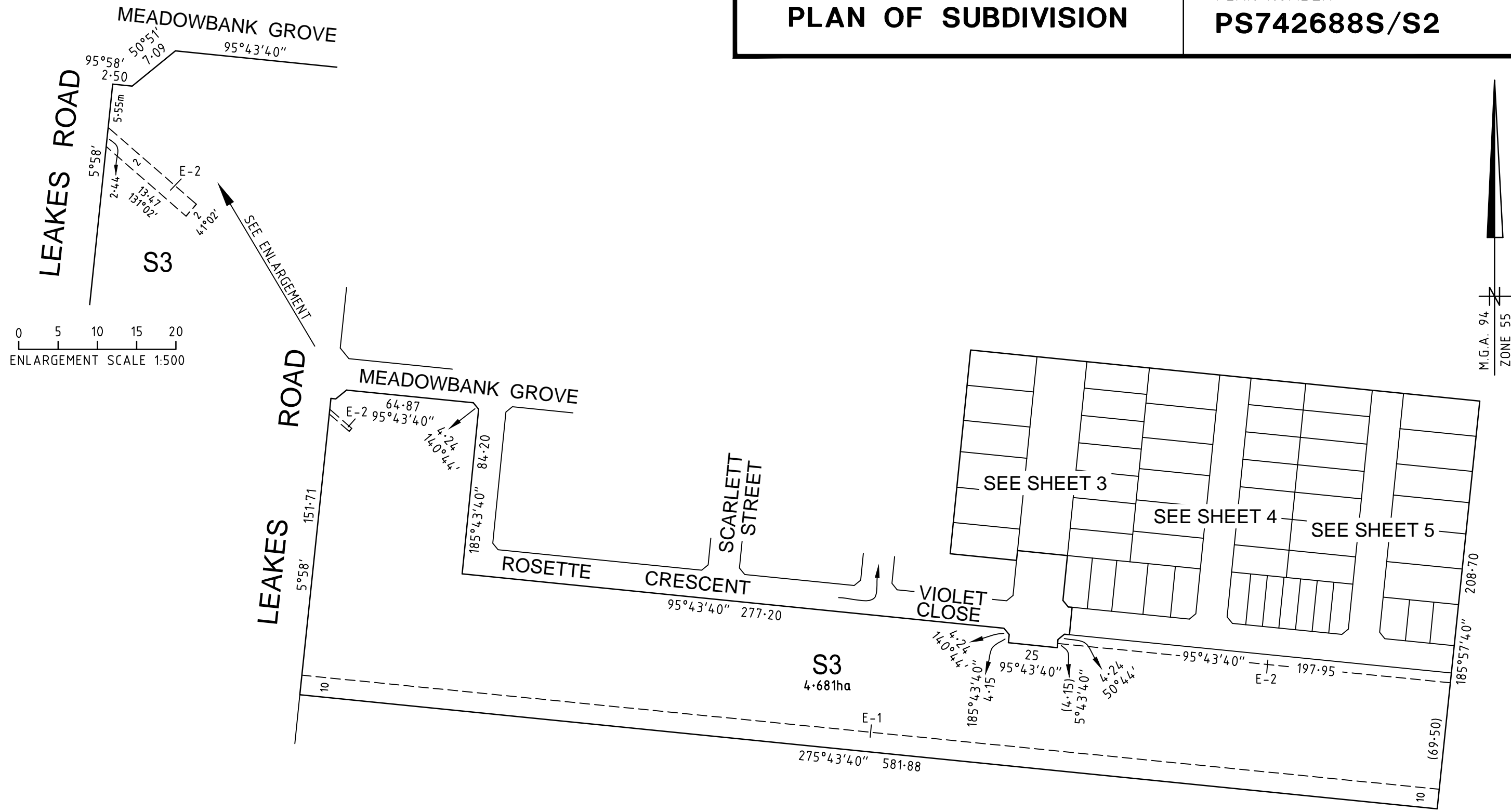


PLAN OF SUBDIVISION			LV USE ONLY EDITION	PLAN NUMBER PS742688S/S2	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: SECTION: 4 CROWN ALLOTMENT: 1, 2B, 3 & 4 (PARTS) CROWN PORTION: TITLE REFERENCES: Vol. Fol. LAST PLAN REFERENCE/S: PS 742688S LOT S2 POSTAL ADDRESS: 1285 LEAKES ROAD (At time of subdivision) ROCKBANK, 3335 MGA94 Co-ordinates (of approx centre of land in plan) E 293 550 N 5820 850 ZONE 55			COUNCIL NAME: CITY OF MELTON		
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 200 (BOTH INCLUSIVE), 218 & 219 HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION AFFECTING LOTS 201 TO 217 & 220 TO 256 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION A ON SHEET 6. FOR RESTRICTION AFFECTING LOTS 234 TO 240 & 254 TO 256 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION B ON SHEET 7. FOR RESTRICTION AFFECTING LOTS 201 TO 217 & 220 TO 256 (ALL INCLUSIVE)SEE CREATION OF RESTRICTION A ON SHEET 8. OTHER PURPOSE OF THE PLAN: REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-3 ON PS 742688S AS AFFECTS POSY STREET & IVANA STREET ON THIS PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.	
ROAD R3 ROAD R4		CITY OF MELTON CITY OF MELTON			
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 2 3.394ha 54 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	
0783S302 VER K.DWG BC/BD  Melbourne Survey T 9869 0813			SURVEYOR REF: 0783s-302		ORIGINAL SHEET SIZE: A3
			GERALD DONN		VERSION K
					SHEET 1 OF 8

PLAN OF SUBDIVISION

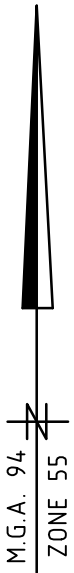
PLAN NUMBER
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M.G.A. 94
ZONE 55

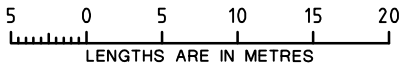
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PLAN NUMBER
PS 742688S/S2



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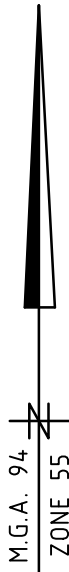
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SHEET 3

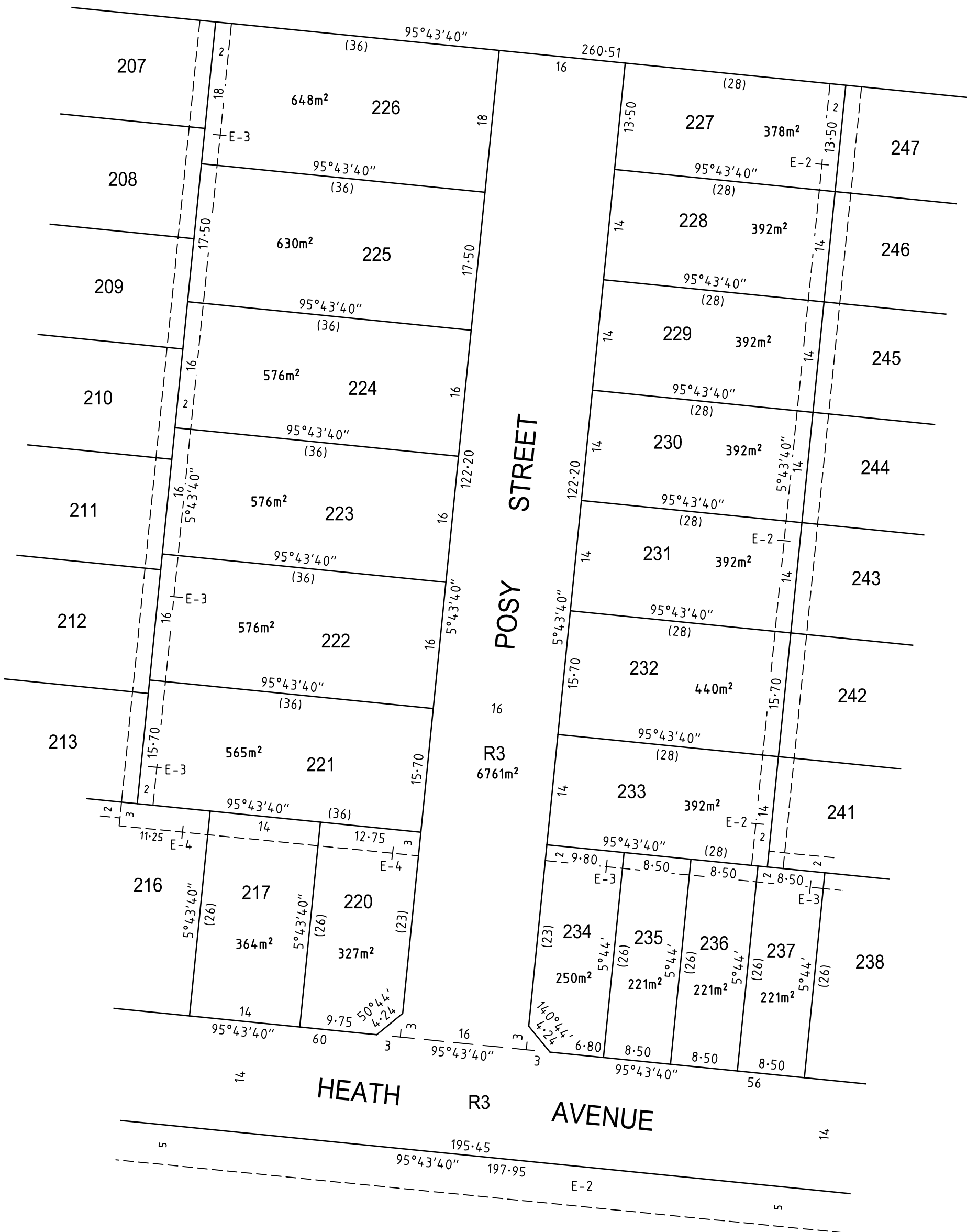
PLAN OF SUBDIVISION

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SEE SHEET 3

SEE SHEET 5



S3
SEE SHEET 2

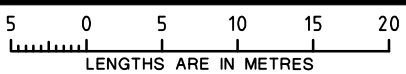


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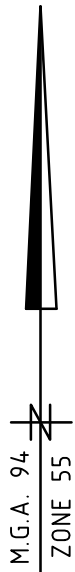
SHEET 4

GERALD DONN

VERSION K

PLAN OF SUBDIVISION

PLAN NUMBER
PS 742688S/S2



SEE SHEET 4



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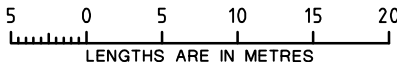
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Melbourne Survey

T 9869 0813

REF 0783s-302

SCALE
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VERSION K

ORIGINAL SHEET
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SHEET 5

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 201 to 217 & 220 to 256 (all inclusive) on this plan.

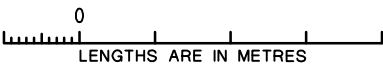
Land to be Burdened: Lots 201 to 217 & 220 to 256 (all inclusive) on this plan.

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
PS 742688S/S2

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
234	233, 235
235	233, 234, 236
236	233, 235, 237
237	233, 236, 238, 241
238	237, 239, 241
239	238, 240, 241
240	239, 241
254	253, 255
255	253, 254, 256
256	253, 255

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.



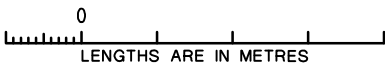
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SHEET 7

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CREATION OF RESTRICTION C

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

Land to be Benefited: Lots 201 to 217 & 220 to 256 (all inclusive) on this plan.
Land to be Burdened: Lots 201 to 217 & 220 to 256 (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.

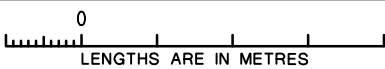


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Melbourne Survey T 9869 0813 REF 0783s-302

0783S302 VER K.DWG BC/BD

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ORIGINAL SHEET
SIZE: A3

SHEET 8

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