

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS721250F/S2

LOCATION OF LAND

PARISH: KOROROIT

TOWNSHIP:

SECTION: 4

CROWN ALLOTMENT: 2B (PART) & 3 (PART)

CROWN PORTION:

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: LOT S2 ON PS721250F

POSTAL ADDRESS: 1259-1283 LEAKES ROAD
(At time of subdivision) ROCKBANK, 3335

MGA94 Co-ordinates (of approx centre of land in plan)
E 293 430
N 5 821 070
ZONE 55

COUNCIL NAME: CITY OF MELTON

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R2 ROAD R3	CITY OF MELTON 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 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTIONS AFFECTING LOTS 401 TO 478 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION A & RESTRICTION B ON SHEET 8.

FOR RESTRICTIONS AFFECTING LOTS 428 TO 432 AND 434 TO 440 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION C ON SHEET 9.

FOR RESTRICTIONS AFFECTING LOTS 453 TO 457 AND 459 TO 461 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION D ON SHEET 10.

FOR RESTRICTIONS AFFECTING LOTS 401 TO 478 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION E ON SHEET 11.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-2 ON PS721250F AS AFFECTS ALTHEA WAY, CARNATION DRIVE AND LAUREL STREET ON THIS PLAN.

REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-1 ON PS721250F AS AFFECTS ALTHEA WAY AND CARNATION DRIVE ON THIS PLAN.

REMOVAL OF THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-3 ON PS721250F AS AFFECTS ALTHEA WAY ON THIS PLAN.

REMOVAL OF WATER SUPPLY AND DISTRIBUTION / OR TRANSMISSION OF GAS EASEMENT E-4 ON PS721250F AS AFFECTS CARNATION DRIVE, LAUREL STREET, FLORAL WAY AND CALEDONIA AVENUE ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

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.
PROCLAIMED SURVEY AREA:
BRIDGEFIELD 4
5.300ha **78 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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-2	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF MELTON WESTERN REGION WATER CORPORATION



SURVEYOR REF: 0783s202

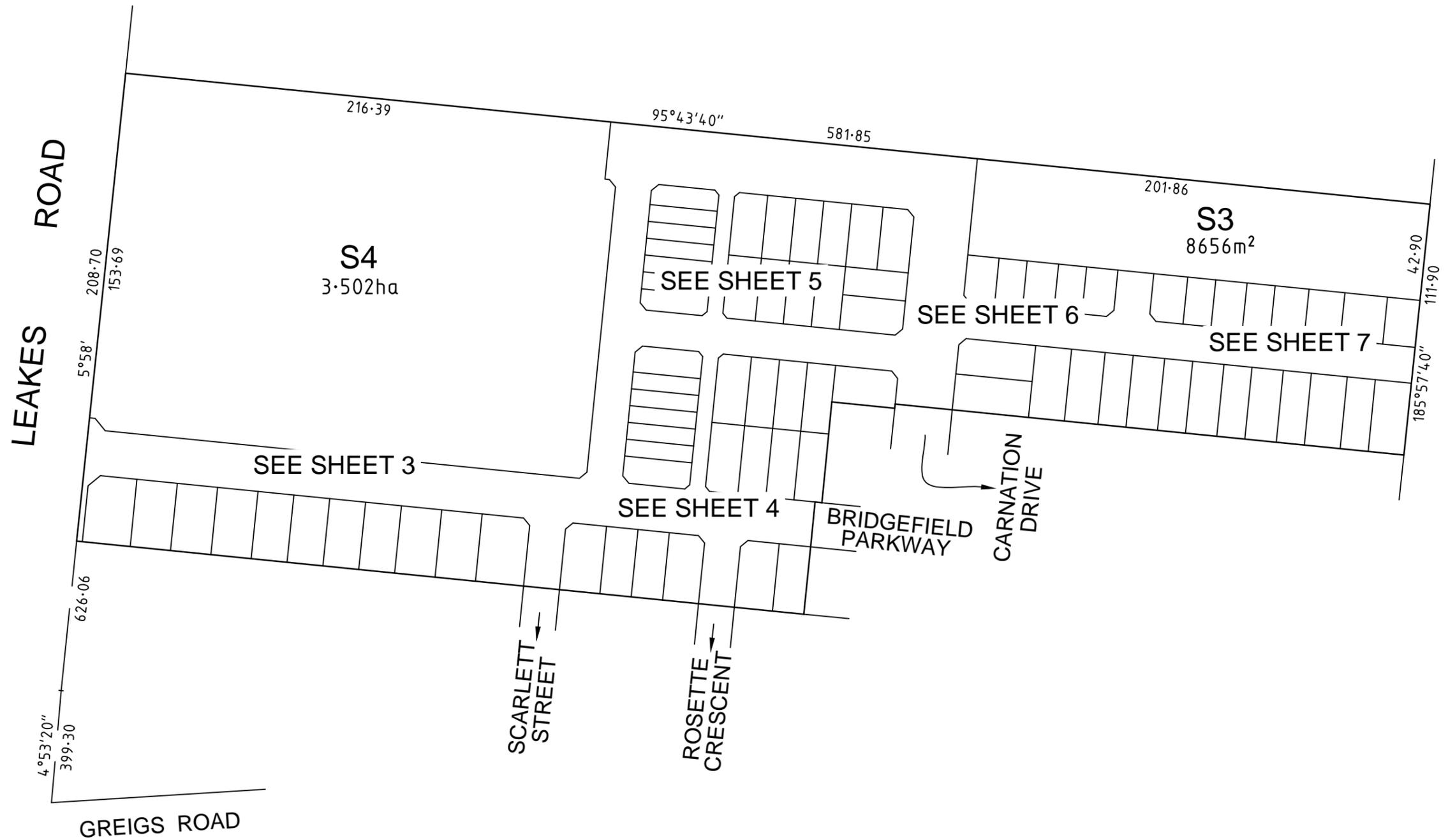
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 11

ROHAN MICHAEL BAKKER VERSION J

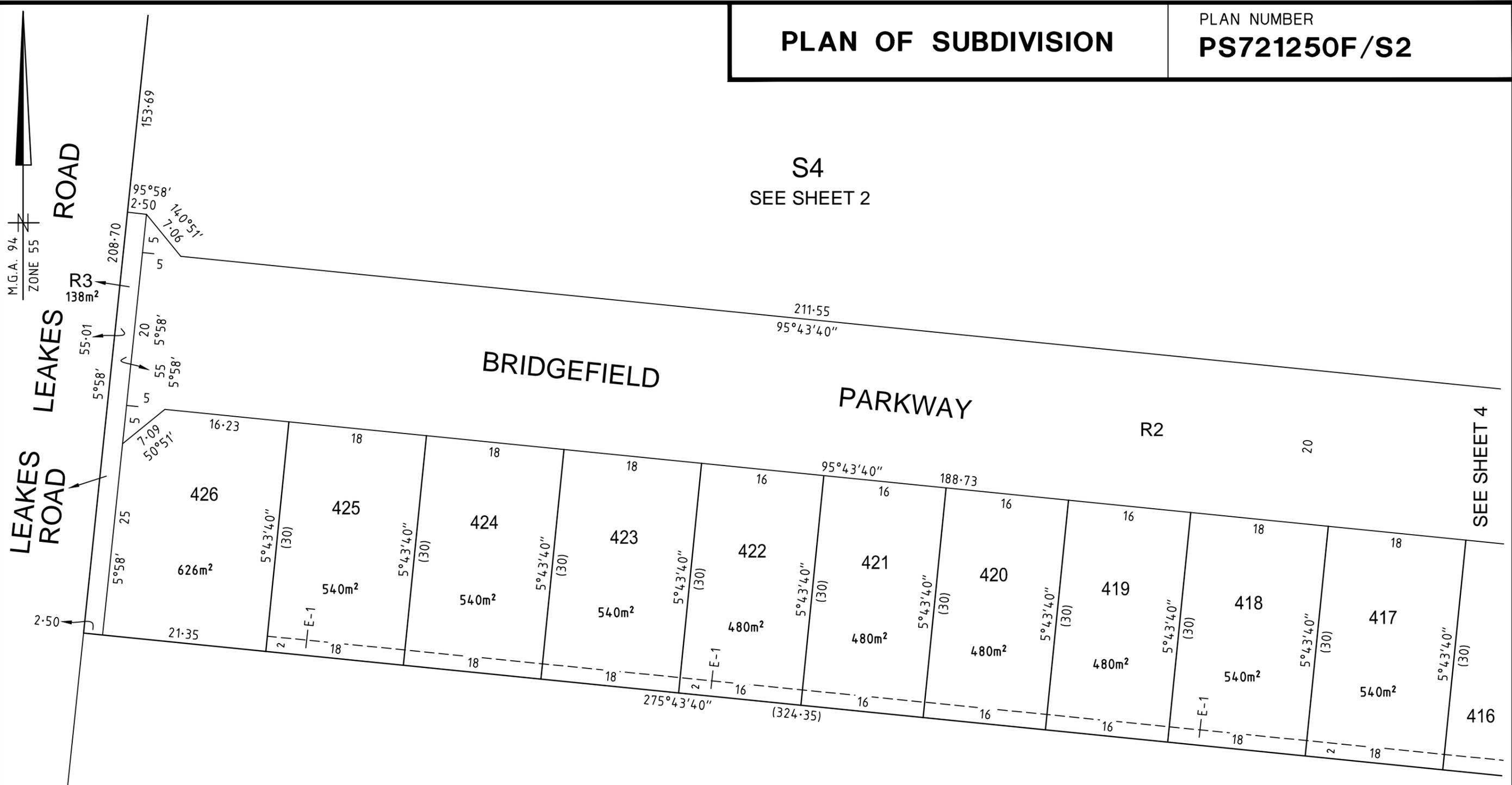
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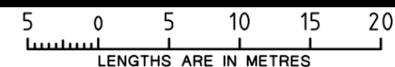
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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 3

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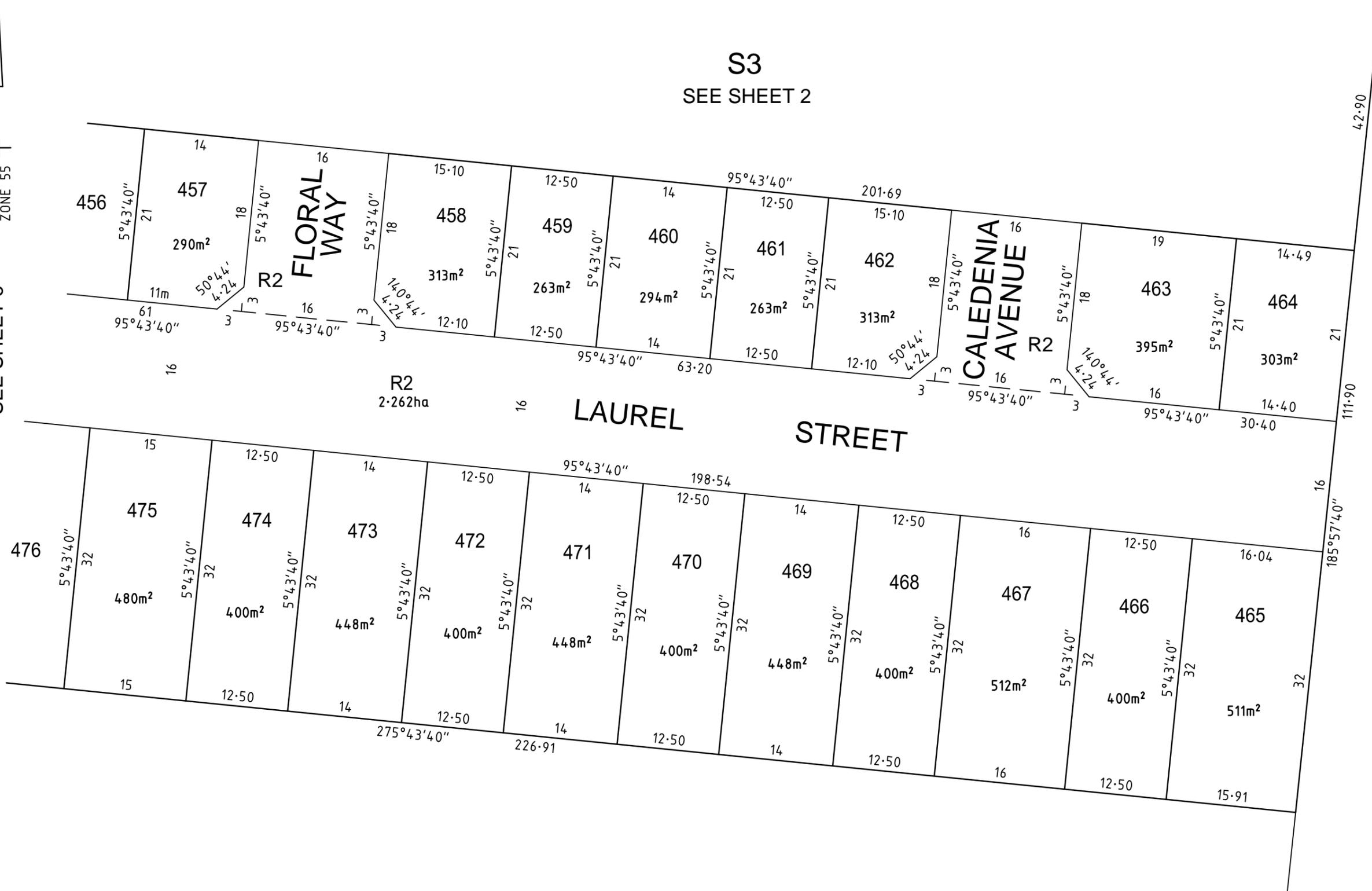
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S3
SEE SHEET 2



SEE SHEET 6



CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 401 to 478 (all inclusive) on this plan.
Land to be Burdened: Lots 401 to 478 (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.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 401 to 478 (all inclusive) on this plan.

Land to Burdened: Lots 411, 412, 415, 416, 418, 420, 421 & 424 to 440 (both inclusive) on this plan.

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision specified in this restriction 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, build or allow to be built any building which is not double storey.

Expiry

The restriction shall cease to burden any Lot on the Plan of Subdivision with effect from 1st January 2024.

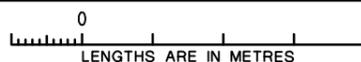


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SCALE



LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 8

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CREATION OF RESTRICTION C

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
428	427, 429
429	428, 430
430	429, 431
431	430, 432
432	431, 433
434	435
435	434, 436
436	435, 437
437	436, 438
438	437, 439
439	438, 440
440	439

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.

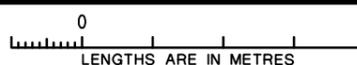


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ORIGINAL SHEET
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SHEET 9

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CREATION OF RESTRICTION D

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
453	454
454	453, 455
455	454, 456
456	455, 457
457	456
459	458, 460
460	459, 461
461	460, 462

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 B)' 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 B)' 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 10

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CREATION OF RESTRICTION E

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

Land to be Benefited: Lots 401 to 478 (all inclusive) on this plan.

Land to be Burdened: Lots 401 to 478 (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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ORIGINAL SHEET
SIZE: A3

SHEET 11

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