


PLAN OF SUBDIVISION				LV USE ONLY EDITION		PLAN NUMBER PS 801008T	
<div>LOCATION OF LAND</div> <div>PARISH: KOROROIT</div> <div>TOWNSHIP: -</div> <div>SECTION: 4</div> <div>CROWN ALLOTMENT: 3 (PART) & 4 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCES: Vol.9437 Fol.683</div> <div>LAST PLAN REFERENCE/S: LOT 7 ON LP137799</div> <div>POSTAL ADDRESS: 1211 LEAKES ROAD (At time of subdivision) ROCKBANK, 3335</div> <div>MGA94 Co-ordinates (of approx centre of land in plan)E 293 830 N 5820 800 ZONE 55</div>				<div>COUNCIL NAME: CITY OF MELTON</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).</div> <div>LOTS 1 TO 500 & LOT 531 HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>FOR RESTRICTION AFFECTING LOTS 501 TO 530 AND 532 TO 560 SEE CREATION OF RESTRICTION A ON SHEET 6.</div> <div>FOR RESTRICTION AFFECTING LOTS 521 AND 532 TO 536 SEE CREATION OF RESTRICTION B ON SHEET 7.</div> <div>FOR RESTRICTION AFFECTING LOTS 501 TO 530 AND 532 TO 560 SEE CREATION OF RESTRICTION C ON SHEET 8.</div> <div>COMMON PROPERTY 1. ON THIS PLAN IS SHOWN AT EXAGGERATED SCALE.</div>			
ROAD R1		CITY OF MELTON					
NOTATIONS				<div>0783S505 VER F.DWG MS/BD</div>			
<div>DEPTH LIMITATION DOES NOT APPLY</div> <div>STAGING This is is not a staged subdivision. Planning permit No.</div> <div>SURVEY. THIS PLAN IS IS NOT BASED ON SURVEY.</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): No.9, 12, 54 (KOROROIT) & 60 (PYWHEITJORRK)</div> <div>THIS IS A SPEAR PLAN.</div> <div>BRIDGEFIELD 5 3.291ha59 LOTS</div>							
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			
<div>SMEC Melbourne Survey T 9869 0813</div>			SURVEYOR REF: 0783s505		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8	
			GERALD DONN		VERSION F		

PLAN OF SUBDIVISION

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LEAKES
ROAD

5°58'
21°47'

MELBOURNE - BALLARAT

297°17'10"

624.59

117°17'10"

920.85

RAILWAY

S2

9.225ha

5°57'40" (479.51)

318.93

235.54

392.13

186°07'10"

SEE
SHEET 5

35.59

SEE
SHEET 3

HEATH
AVENUE

(38.58)

E-1

E-3

SEE
SHEET 4

E-1

1.036ha

E-1

274.89

275°43'40"

E-2

M.G.A. 94
ZONE 55

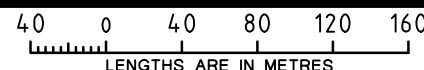
0783S505 VER F.DWG MS/BD



SMEC

Melbourne Survey T 9869 0813 REF 0783s505

SCALE
1:4000



ORIGINAL SHEET
SIZE A3

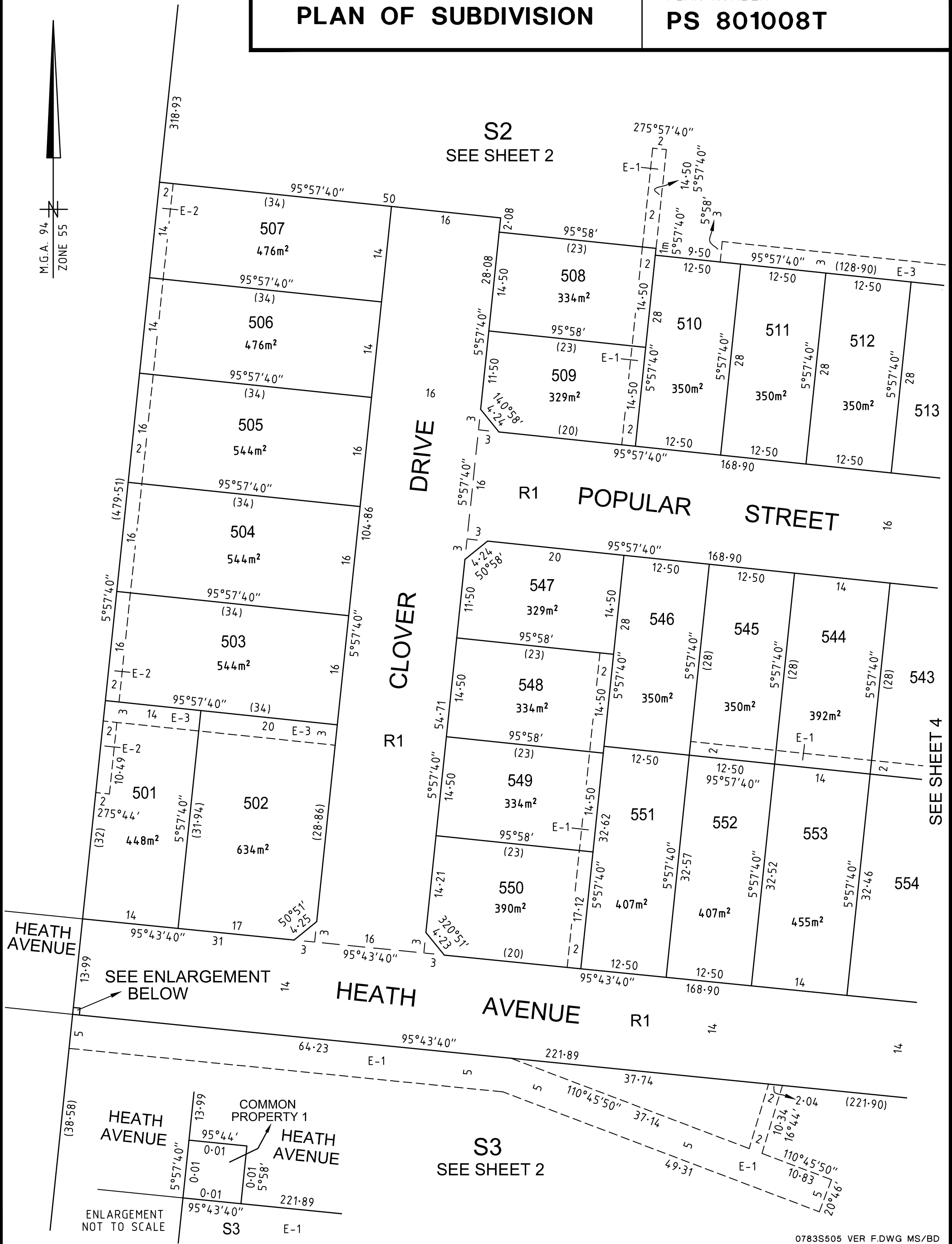
SHEET 2

GERALD DONN

VERSION F

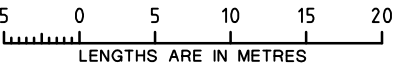
PLAN OF SUBDIVISION

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PS 801008T



Melbourne Survey T 9869 0813 REF 0783s505

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3

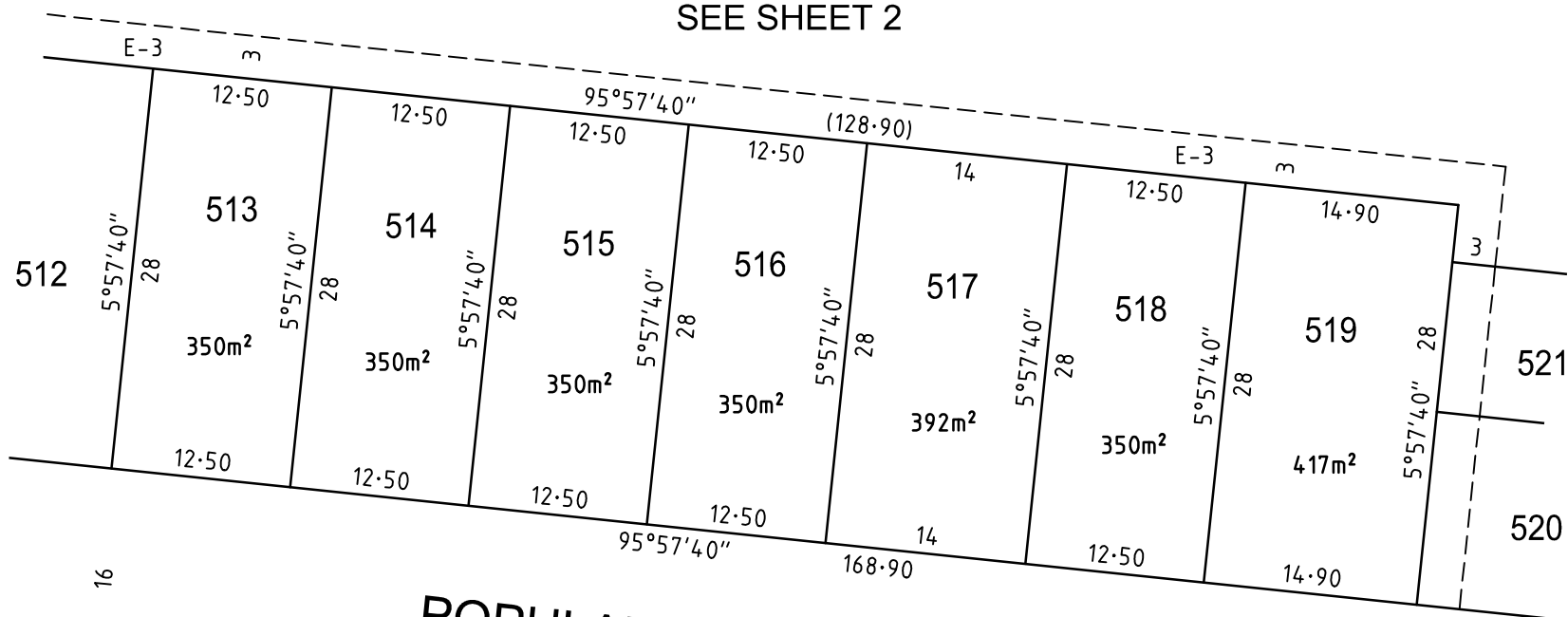
GERALD DONN

VERSION F

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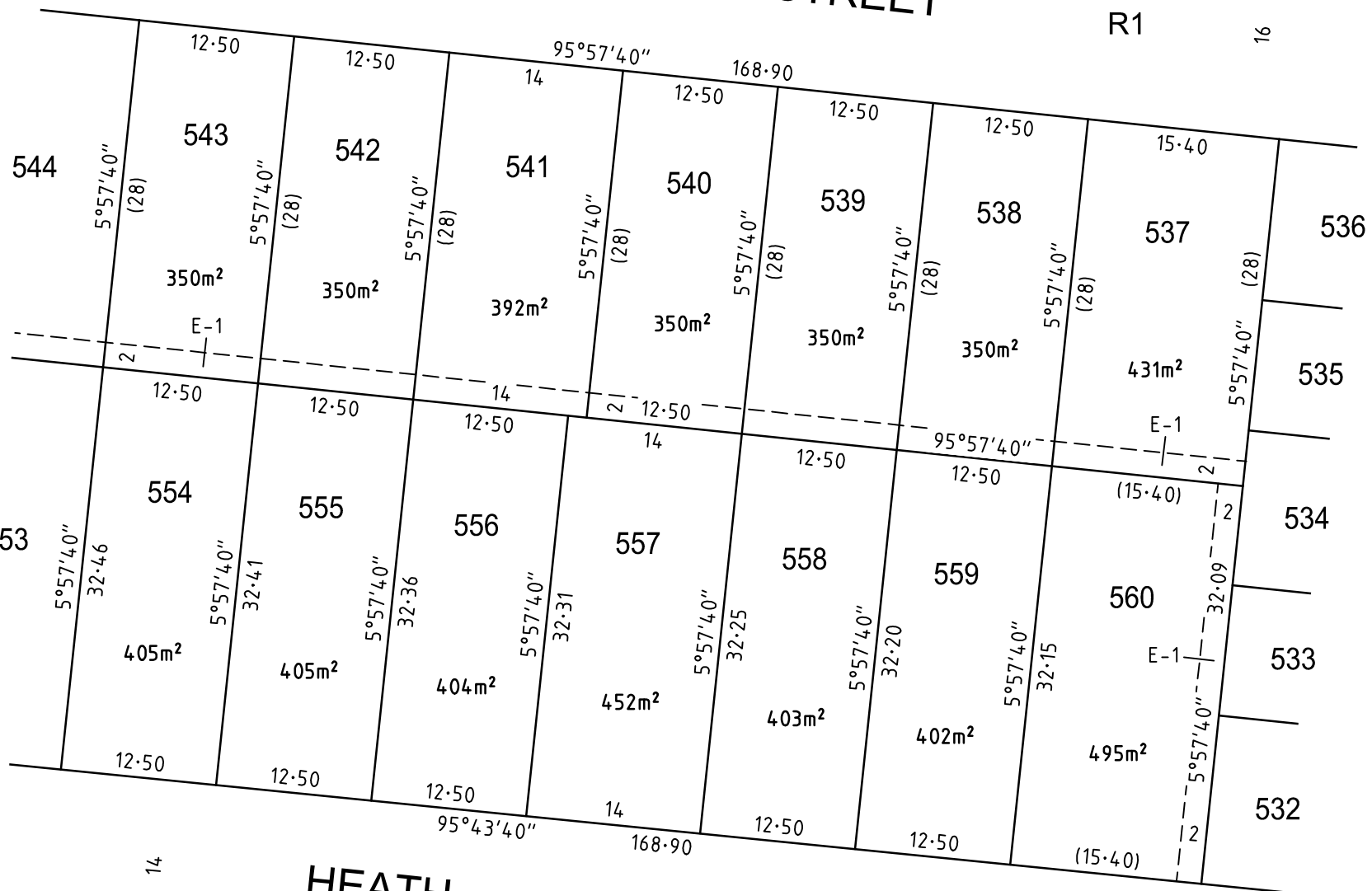
S2
SEE SHEET 2



POPULAR STREET

R1 16

SEE SHEET 3

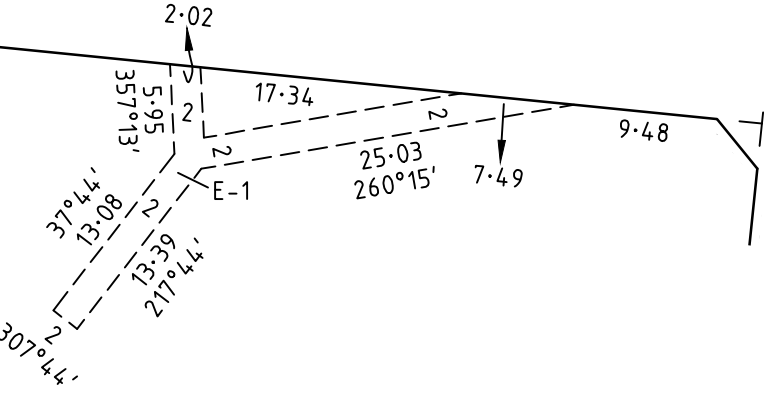


SEE SHEET 5

HEATH AVENUE

R1

S3
SEE SHEET 2

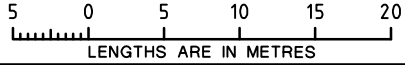


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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

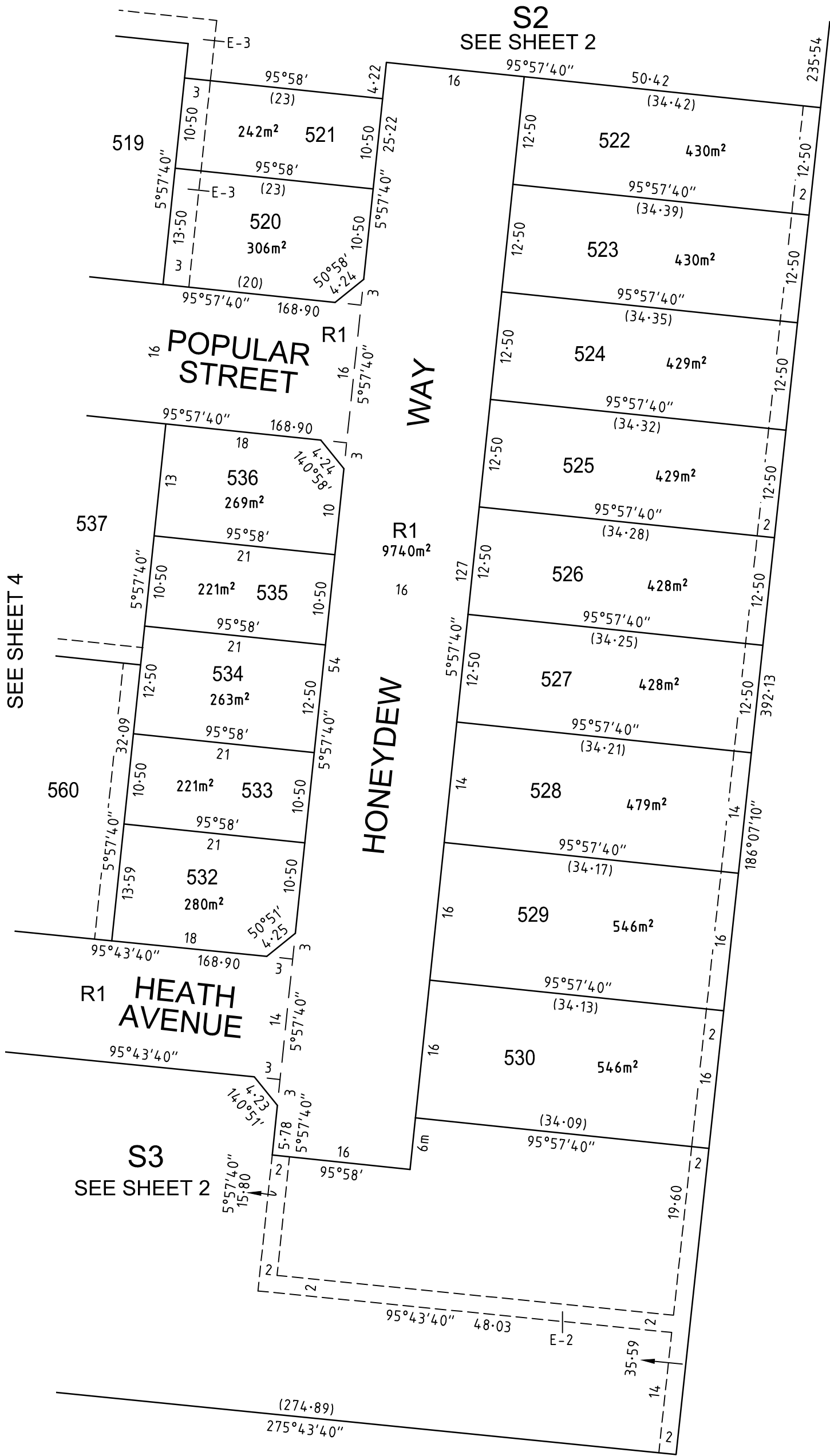
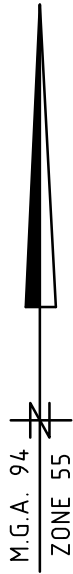
SHEET 4

GERALD DONN

VERSION F

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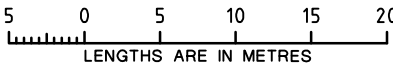


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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

GERALD DONN

VERSION F

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 501 to 530 (both inclusive) & 532 to 560 (both inclusive) on this plan.
Land to be Burdened: Lots 501 to 530 (both inclusive) & 532 to 560 (both inclusive) on this plan.

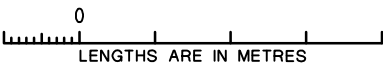
The registered proprietor or proprietors for the time being of a lot on this plan of subdivision and any heirs, executors, administrators and transferees shall not (without the written consent of Goldfields Living RB Pty Ltd ("Goldfields") or in all other instances with the written consent of each and 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.

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PLAN OF SUBDIVISION

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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
521	519, 520
532	533, 560
533	532, 534, 560
534	533, 535, 537, 560
535	534, 536, 537
536	535, 537

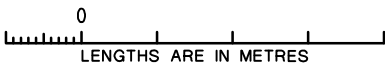
The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code (Type A)' must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the '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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SCALE



ORIGINAL SHEET
SIZE: A3

SHEET 7

GERALD DONN

VERSION F

CREATION OF RESTRICTION C

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

Land to be Benefited: Lots 501 to 530 (both inclusive) & 532 to 560 (both inclusive) on this plan.
Land to be Burdened: Lots 501 to 530 (both inclusive) & 532 to 560 (both 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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