

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LV USE ONLY  
**EDITION**

PLAN NUMBER

**PS801008T/S2**

## LOCATION OF LAND

**PARISH:** KOROROIT

**TOWNSHIP:** -

**SECTION:** 4

**CROWN ALLOTMENT:** 2B (PART), 3 (PART) & 4 (PART)

**CROWN PORTION:** -

**TITLE REFERENCES:** Vol. Fol.

**LAST PLAN REFERENCE/S:** LOT S2 ON PS801008T

**POSTAL ADDRESS:** 1211 LEAKES ROAD  
**(At time of subdivision)** ROCKBANK, 3335

**MGA94 Co-ordinates** **E** 293 830  
(of approx centre of **N** 5820 900  
land in plan) **ZONE** 55

CITY OF MELTON

COUNCIL NAME:

REF:

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R2 RESERVE No.2	CITY OF MELTON POWERCOR AUSTRALIA LTD

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).

LOTS 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION AFFECTING:

- LOTS 601 TO 639 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION A ON SHEET 7.
- LOTS 607 TO 609 AND 625 TO 627 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION B ON SHEET 8.
- LOTS 612 TO 616 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION C ON SHEET 8.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is ~~is not~~ a staged subdivision.  
Planning permit No. PA2016/5451

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:  
THIS IS A SPEAR PLAN.  
**BRIDGEFIELD 6**  
**2.713ha**

## OTHER PURPOSES OF THE PLAN:

- REMOVAL OF DRAINAGE EASEMENT E-1, DRAINAGE & SEWERAGE EASEMENT E-3 AND WATER SUPPLY (THROUGH UNDERGROUND PIPES), DISTRIBUTION AND / OR TRANSMISSION OF GAS, DRAINAGE & SEWERAGE EASEMENT E-5 ON PS801008T AS AFFECTS JUNIPER GROVE ON THIS PLAN.
- REMOVAL OF THAT PART OF WATER SUPPLY (THROUGH UNDERGROUND PIPES) & DISTRIBUTION AND / OR TRANSMISSION OF GAS EASEMENT E-4 ON PS801008T AS AFFECTS CLOVER DRIVE ON THIS PLAN.

## GROUNDS FOR REMOVAL:

BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

**39 LOTS**

## EASEMENT INFORMATION

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

Easements and rights implied by section 12(2) of the Subdivision Act 1988 apply to all the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	INST.	WESTERN REGION WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	INST.	CITY OF MELTON
	SEWERAGE	SEE PLAN	INST.	WESTERN REGION WATER CORPORATION
E-3	WATER SUPPLY (THROUGH UNDERGROUND PIPES) DISTRIBUTION AND / OR TRANSMISSION OF GAS	SEE PLAN	INST.	WESTERN REGION WATER CORPORATION
		SEE PLAN	INST. (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD

SEE SHEET 2 FOR CONTINUATION



SURVEYOR REF: 0783s506

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 8

ROHAN MICHAEL BAKKER VERSION G

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E-4	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	INST.	WESTERN REGION WATER CORPORATION
	DISTRIBUTION AND / OR TRANSMISSION OF GAS	SEE PLAN	INST. (SECTION 146 GAS INDUSTRY ACT 2001)	AUSNET GAS SERVICES PTY LTD
	DRAINAGE	SEE PLAN	INST.	CITY OF MELTON
	SEWERAGE	SEE PLAN	INST.	WESTERN REGION WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS801008T	CITY OF MELTON
E-6	DRAINAGE	SEE PLAN	PS801008T	CITY OF MELTON
	SEWERAGE	SEE PLAN	PS801008T	WESTERN REGION WATER CORPORATION
E-7	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION



0783S506 VER G.DWG MS/AA

**SMEC**

Melbourne Survey T 9869 0813 REF 0783s506

ORIGINAL SHEET  
SIZE: A3

SHEET 2

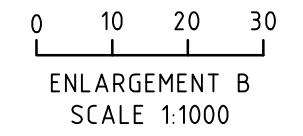
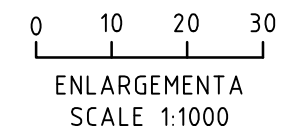
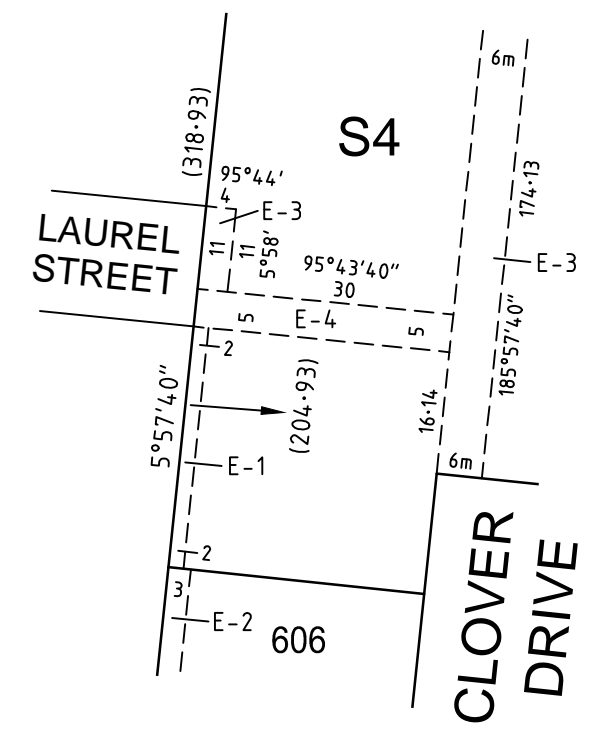
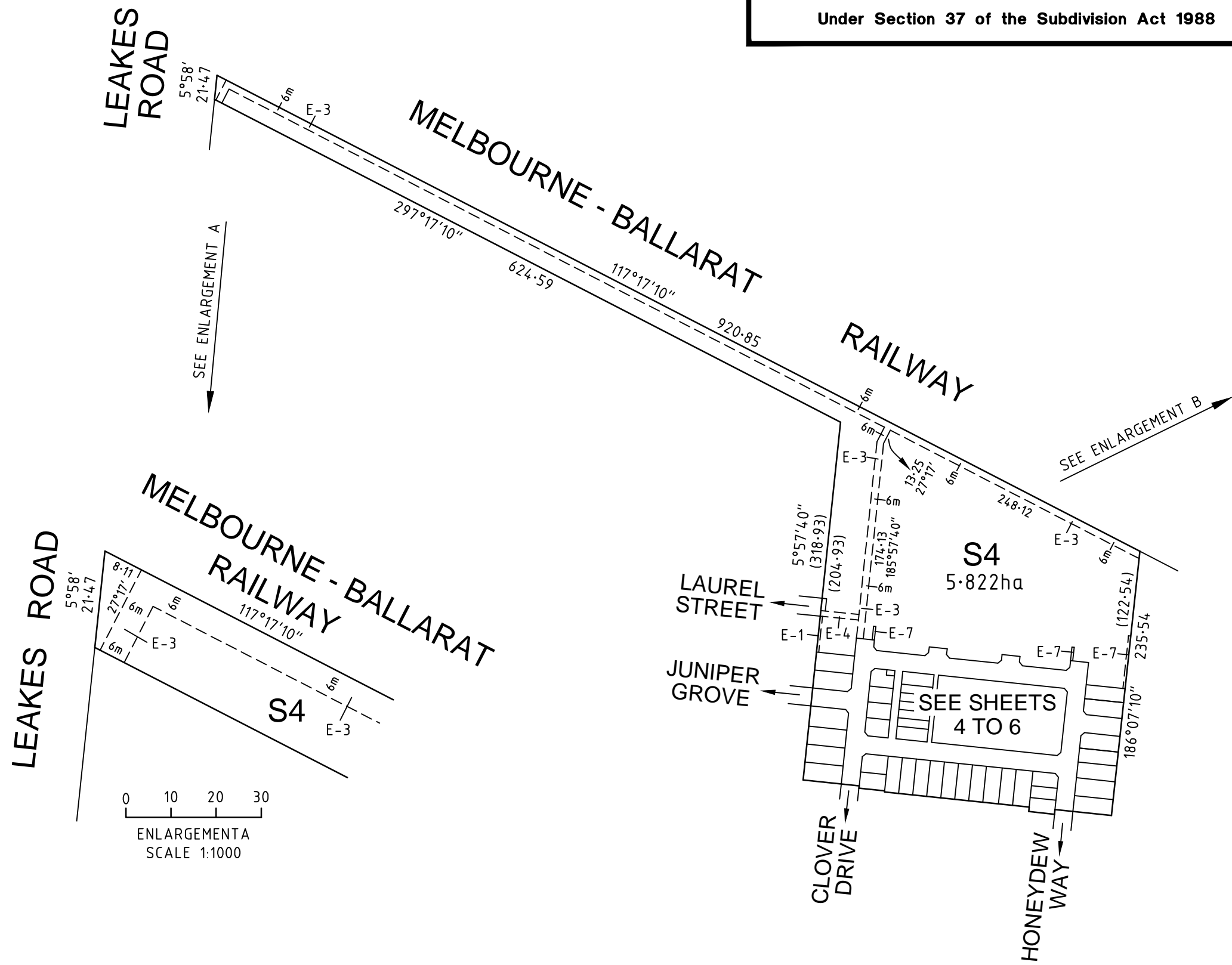
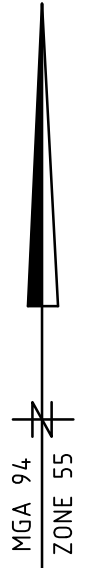
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SCALE 1:4000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 3

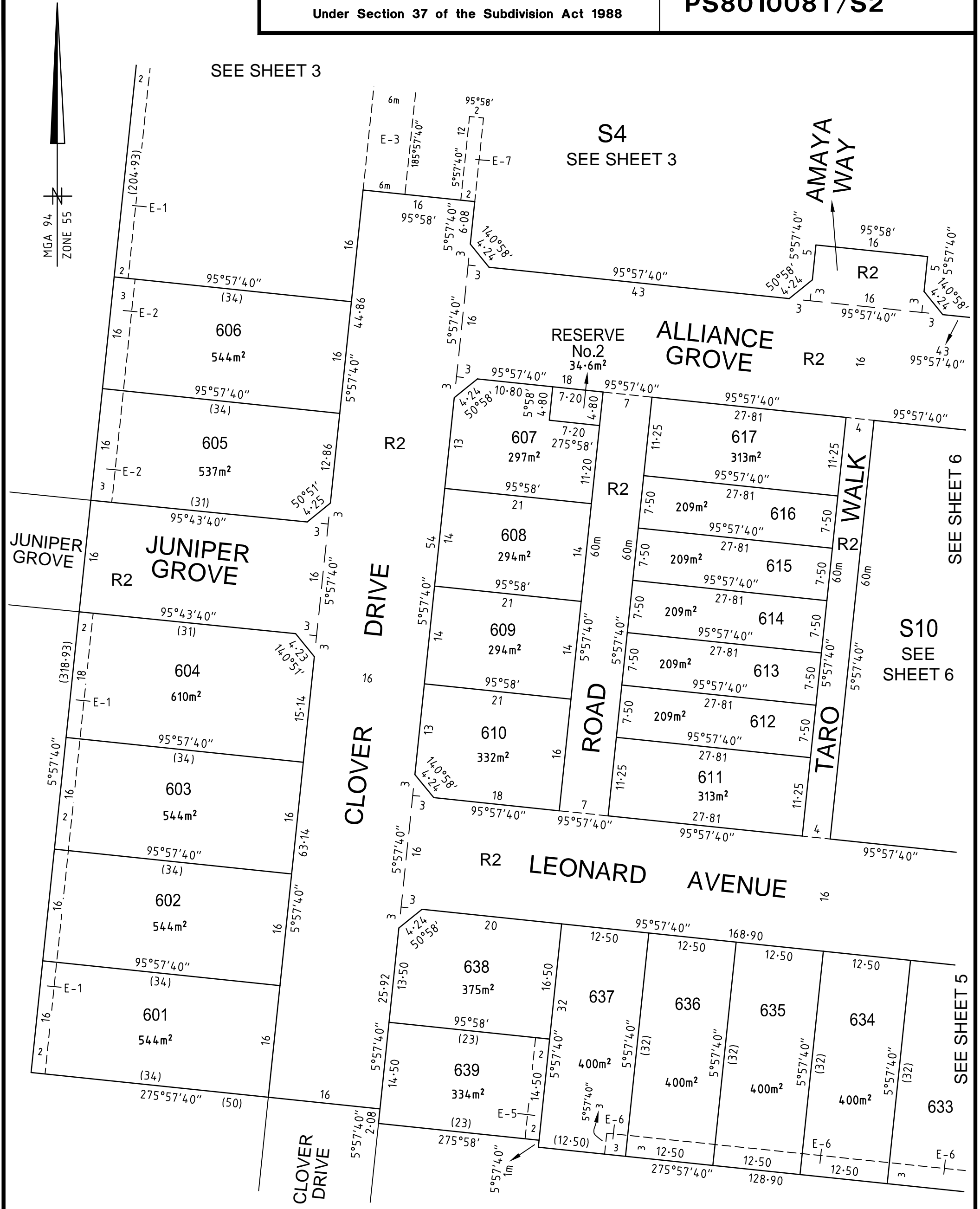
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SCALE 1:500

LENGTHS ARE IN METRES

ROHAN MICHAEL BAKKER VERSION G

ORIGINAL SHEET SIZE: A3

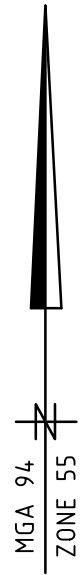
SHEET 4

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SEE SHEET 6

S10  
SEE SHEET 6

SEE SHEET 4

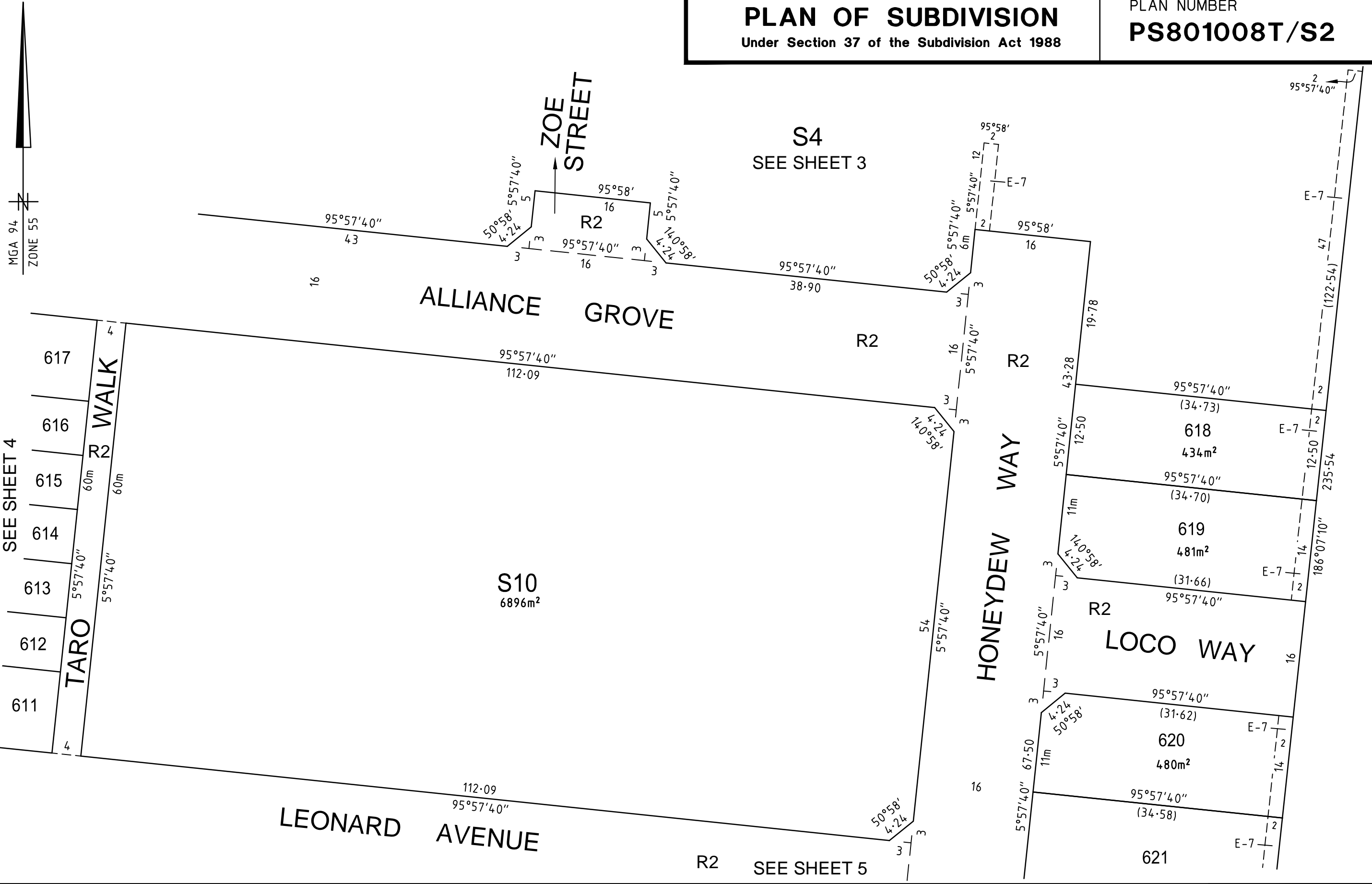


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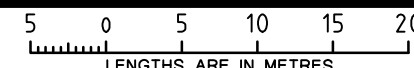
0783S506 VER G.DWG MS/AA



**SMEC**

Melbourne Survey T 9869 0813 REF 0783s506

SCALE 1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 6

ROHAN MICHAEL BAKKER VERSION G



**PLAN OF SUBDIVISION**  
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**CREATION OF RESTRICTION A**

Upon registration of this plan the following restriction is created:

**Land to be Benefited: Lots 601 to 639 (both inclusive) on this plan.**

**Land to be Burdened: Lots 601 to 639 (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 approved under PA2016/5451, 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.**

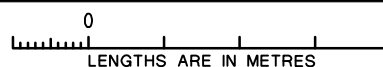


0783S506 VER G.DWG MS/AA

**SMEC**

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SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 7

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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
607	608
608	607, 609
609	608, 610
625	626, 628
626	625, 627, 628
627	626, 628

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.

**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
612	611, 613
613	612, 614
614	613, 615
615	614, 616
616	615, 617

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.