


PLAN OF SUBDIVISION				LV USE ONLY EDITION		PLAN NUMBER PS 801008T/S2	
<div>LOCATION OF LAND</div> <div>PARISH: KOROROIT</div> <div>TOWNSHIP: -</div> <div>SECTION: 4</div> <div>CROWN ALLOTMENT: 3 (PART) &amp; 4 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCES: Vol. Fol.</div> <div>LAST PLAN REFERENCE/S: LOT S2 ON PS801008T</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 900 ZONE 55</div>				<div>COUNCIL NAME: CITY OF MELTON</div> <div>REF:</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 600 HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>FOR RESTRICTION AFFECTING LOTS 601 TO 639 SEE CREATION OF RESTRICTION A ON SHEET 6.</div> <div>FOR RESTRICTION AFFECTING LOTS 612 TO 616 SEE CREATION OF RESTRICTION B ON SHEET 7.</div> <div>FOR RESTRICTION AFFECTING LOTS 608, 609 AND 625 TO 627 SEE CREATION OF RESTRICTION C ON SHEET 7.</div> <div>FOR RESTRICTION AFFECTING LOTS 601 TO 639 SEE CREATION OF RESTRICTION D ON SHEET 8.</div>			
ROAD R2 RESERVE No.1		CITY OF MELTON CITY OF MELTON					
NOTATIONS							
<div>DEPTH LIMITATION DOES NOT APPLY</div> <div>STAGING This is <del>is not</del> a staged subdivision. Planning permit No.</div> <div>SURVEY. THIS PLAN IS <del>IS NOT</del> BASED ON SURVEY.</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): No.9, 12, 54 (KOROROIT) &amp; 60 (PYWHEITJORRK)</div> <div>THIS IS A SPEAR PLAN.</div> <div>BRIDGEFIELD 6 3.403ha</div> <div>39 LOTS</div>				0783S506 VER E.DWG MS/BD			
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: 0783s506		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8	
GERALD DONN			VERSION E				

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M.G.A. 94  
ZONE 55

LEAKES  
ROAD

5°58'  
21.47

MELBOURNE - BALLARAT

297°17'10"

624.59

117°17'10"

920.85

RAILWAY

S4  
5.822ha

LAUREL  
STREET

5°57'40"  
(318.93)

204.93

JUNIPER  
GROVE

SEE SHEETS  
3 TO 5

CLOVER  
DRIVE

HONEYDEW  
WAY

122°54'  
235.54

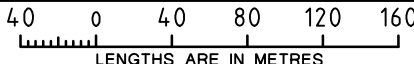
186°07'10"

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Melbourne Survey T 9869 0813 REF 0783s506

SCALE  
1:4000



ORIGINAL SHEET  
SIZE A3

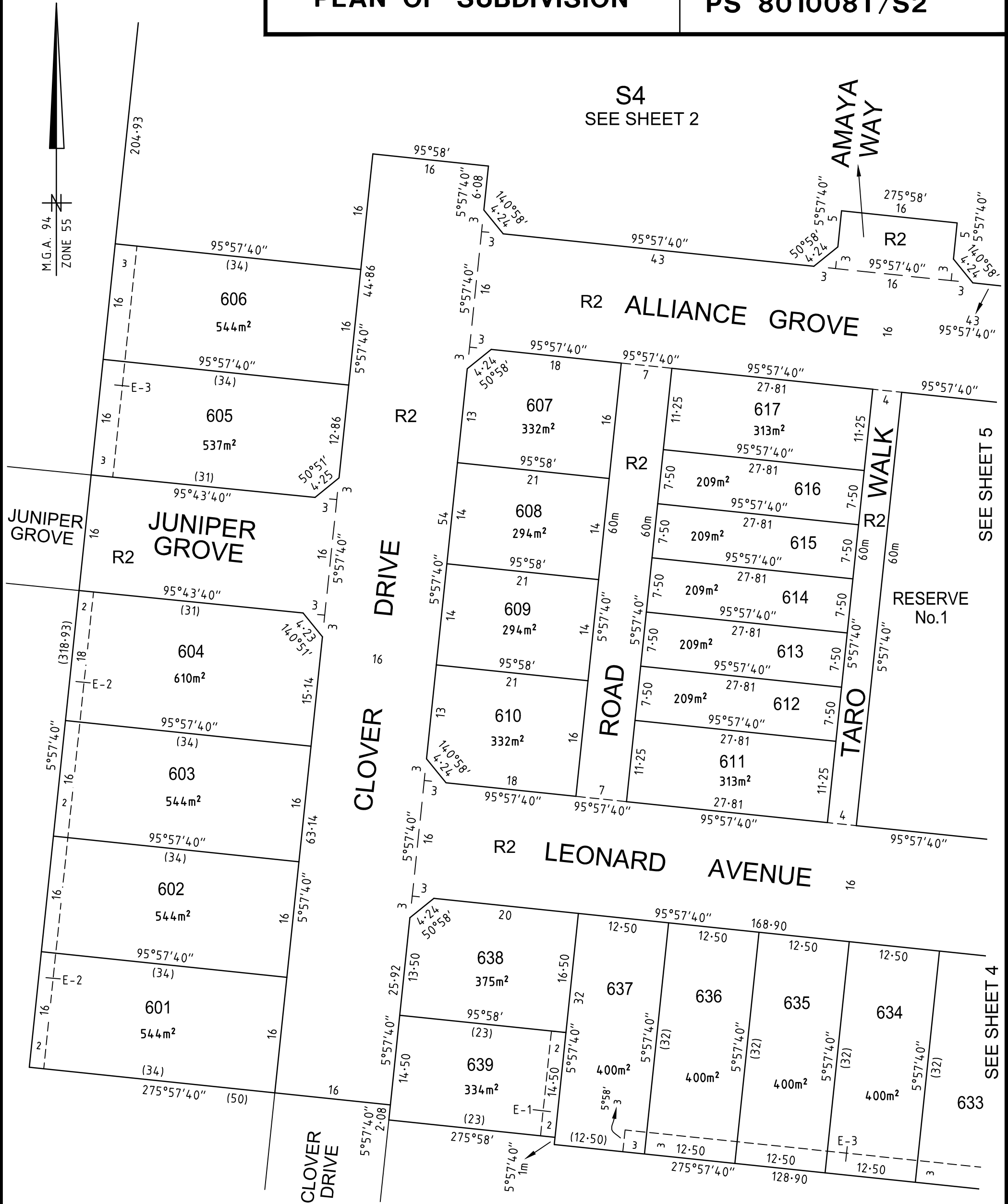
SHEET 2

GERALD DONN

VERSION E

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 801008T/S2

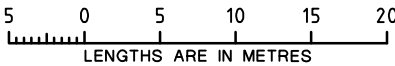


0783S506 VER E.DWG MS/BD



Melbourne Survey T 9869 0813 REF 0783s506

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

GERALD DONN

VERSION E

PLAN OF SUBDIVISION

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**PS 801008T/S2**

SEE SHEET 5

RESERVE  
No.1

R2  
1.189ha

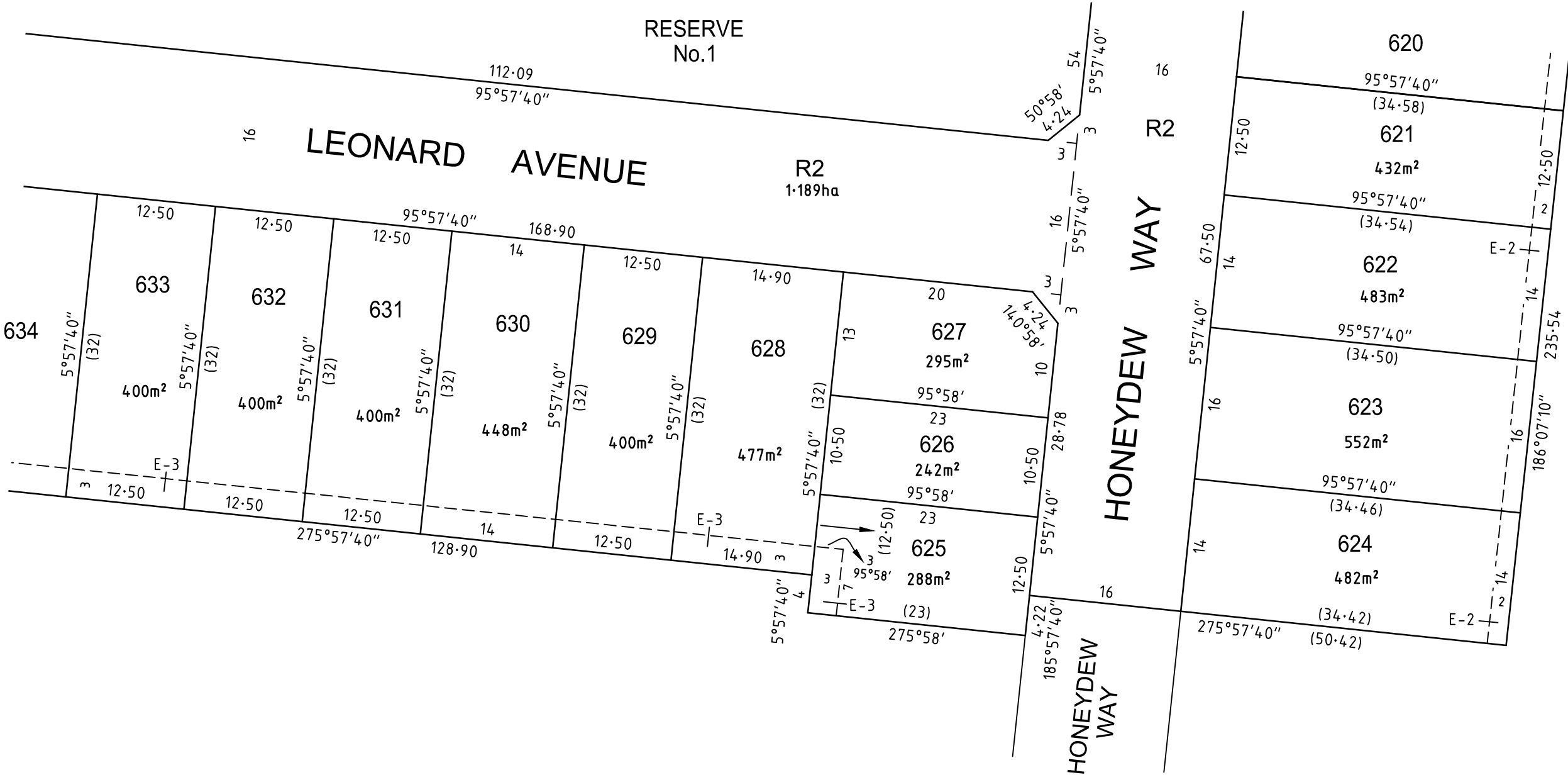
R2

LEONARD AVENUE

HONEYDEW WAY

HONEYDEW WAY

SEE SHEET 3



M.G.A. 94  
ZONE 55

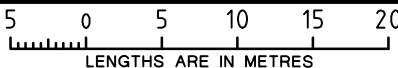
0783S506 VER E.DWG MS/BD



**SMEC**

Melbourne Survey T 9869 0813 REF 0783s506

SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

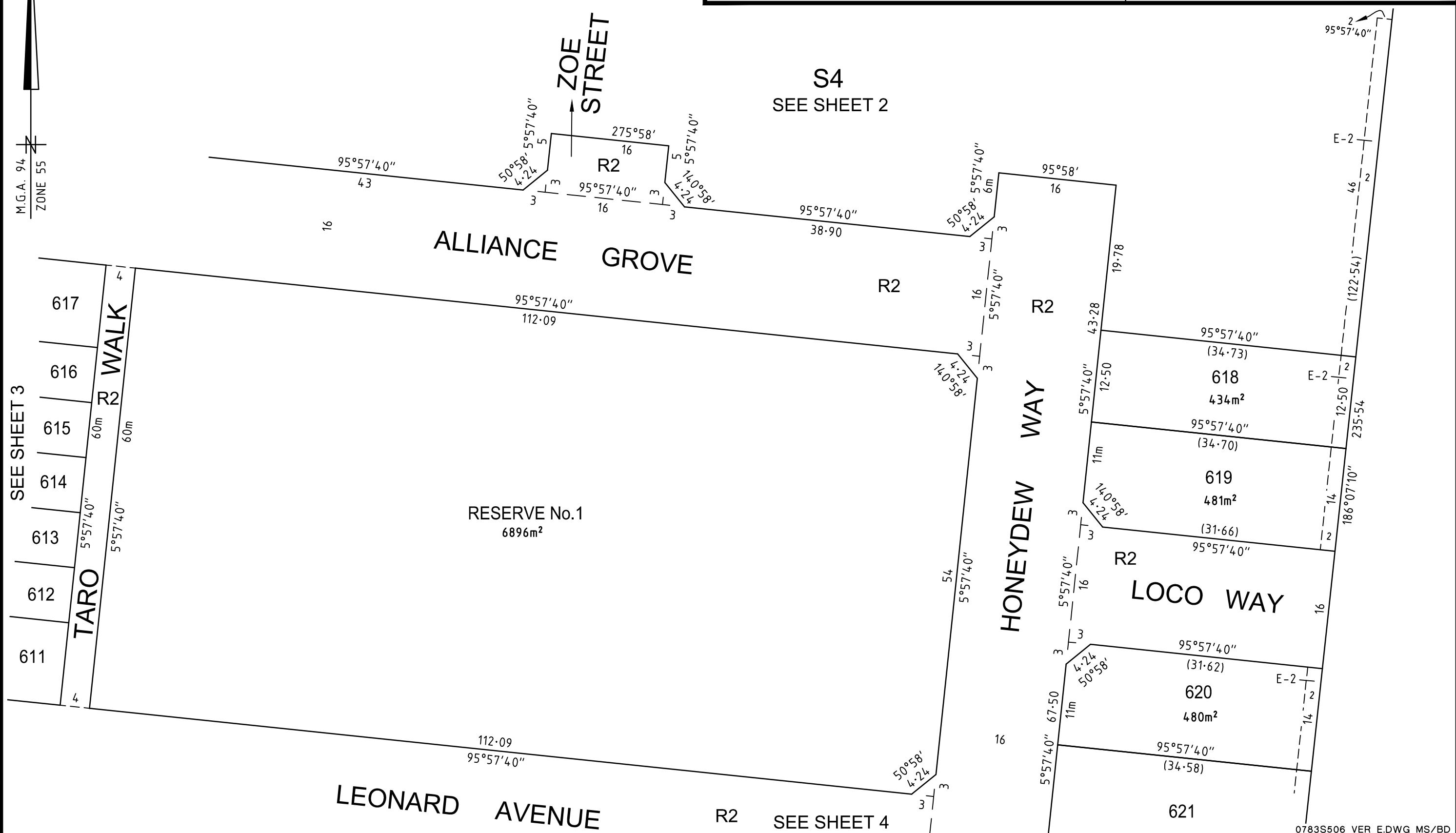
SHEET 4

GERALD DONN

VERSION E

PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 801008T/S2**



Melbourne Survey T 9869 0813 REF 0783s506

SCALE  
1:500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

GERALD DONN VERSION E

ORIGINAL SHEET  
SIZE A3

SHEET 5

0783S506 VER E.DWG MS/BD

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.

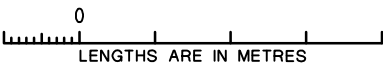
The registered proprietor or proprietors for the time being of a lot on this plan of subdivision and any heirs, executors, administrators and transferees shall not (without the written consent of Goldfields Living RB Pty Ltd ("Goldfields") or in all other instances with the written consent of each and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

0783S506 VER E.DWG MS/BD



PLAN OF SUBDIVISION

PLAN NUMBER  
PS 801008T/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
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.

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited:

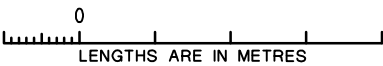
BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
608	607, 609
609	608, 610
625	626, 628
626	625, 627, 628
627	626, 628

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.

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SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 7

GERALD DONN

VERSION E



CREATION OF RESTRICTION D

Upon registration of this Plan of Subdivision 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 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.

0783S506 VER E.DWG MS/BD

