


PLAN OF SUBDIVISION Under Section 37 of the Subdivision Act 1988				LV USE ONLY EDITION		PLAN NUMBER PS801008T/S4	
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: PS801008T (LOT S4) POSTAL ADDRESS: 1211 LEAKES ROAD (At time of subdivision) ROCKBANK, 3335 MGA94 Co-ordinates (of approx centre of land in plan) E 293 840 N 5821 060 ZONE 55				COUNCIL NAME: CITY OF MELTON			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 699, 726 AND 800 TO 7100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION AFFECTING: 1. LOTS 700 TO 725, 727 TO 799 AND 7101 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION A ON SHEET 8. 2. LOTS 710 TO 712, 741 TO 745, 768 TO 774 AND 792 TO 795 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION B ON SHEET 9. 3. LOTS 713 TO 724, 727 TO 744, 747 TO 755, 757 TO 759, 761 TO 768, 770, 771, 774 TO 792 (ALL INCLUSIVE) SEE CREATION OF RESTRICTION C ON SHEET 10. OTHER PURPOSES OF THE PLAN: 1. REMOVAL OF THAT PART OF WATER SUPPLY & DISTRIBUTION AND / OR TRANSMISSION OF GAS EASEMENT E-3 ON PS801008T AS AFFECTS LAUREL STREET, CLOVER DRIVE AND HEMMINGWAY DRIVE ON THIS PLAN. 2. REMOVAL OF WATER SUPPLY, DISTRIBUTION AND / OR TRANSMISSION OF GAS, DRAINAGE & SEWERAGE EASEMENT E-4 ON PS801008T AS AFFECTS LAUREL STREET ON THIS PLAN. 3. REMOVAL OF SEWERAGE EASEMENT E-7 ON PS801008T AS AFFECTS CLOVER DRIVE AND HONEYDEW WAY ON THIS PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988. EASEMENT E-2 IS SHOWN AT EXAGGERATED POSITION IN ENLARGEMENT ON SHEET 2.			
ROAD R3		CITY OF MELTON					
NOTATIONS				OTHER PURPOSES OF THE PLAN: 1. REMOVAL OF THAT PART OF WATER SUPPLY & DISTRIBUTION AND / OR TRANSMISSION OF GAS EASEMENT E-3 ON PS801008T AS AFFECTS LAUREL STREET, CLOVER DRIVE AND HEMMINGWAY DRIVE ON THIS PLAN. 2. REMOVAL OF WATER SUPPLY, DISTRIBUTION AND / OR TRANSMISSION OF GAS, DRAINAGE & SEWERAGE EASEMENT E-4 ON PS801008T AS AFFECTS LAUREL STREET ON THIS PLAN. 3. REMOVAL OF SEWERAGE EASEMENT E-7 ON PS801008T AS AFFECTS CLOVER DRIVE AND HONEYDEW WAY ON THIS PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988. EASEMENT E-2 IS SHOWN AT EXAGGERATED POSITION IN ENLARGEMENT ON SHEET 2.			
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. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS). BRIDGEFIELD 7 4.563ha 100 LOTS							
EASEMENT INFORMATION							
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)							
IMPLIED EASEMENTS UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO LOTS 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	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			
E-3	SEWERAGE	SEE PLAN	PS801008T	WESTERN REGION WATER CORPORATION			
E-4	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION			
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON			
	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION			
0783S507 VER K.DWG BC/AA			SURVEYOR REF: 0783s507		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10	
 Melbourne Survey T 9869 0813			ROHAN MICHAEL BAKKER VERSION K				

LEAKES
ROAD

5°58'
21.47

SEE ENLARGEMENT

E-2

MELBOURNE - BALLARAT

297°17'10"
S6
1.259ha

624.59

117°17'10"

(633.10)

920.85

E-2

RAILWAY

27°17'
(21.80)

5°57'40" (204.93)

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

LAUREL STREET

CLOVER DRIVE

ALLIANCE GROVE

HONEYDEW WAY

186°07'10" 122.54

MELBOURNE - BALLARAT RAILWAY

S6

E-2

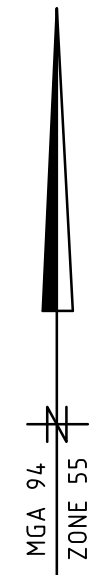
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ENLARGEMENT
SCALE 1:1000

PLAN OF SUBDIVISION

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SCALE
1:2500

25 0 25 50 75 100
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

SHEET 2

ROHAN MICHAEL BAKKER VERSION K

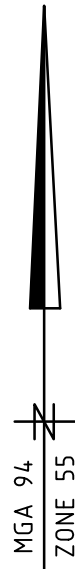
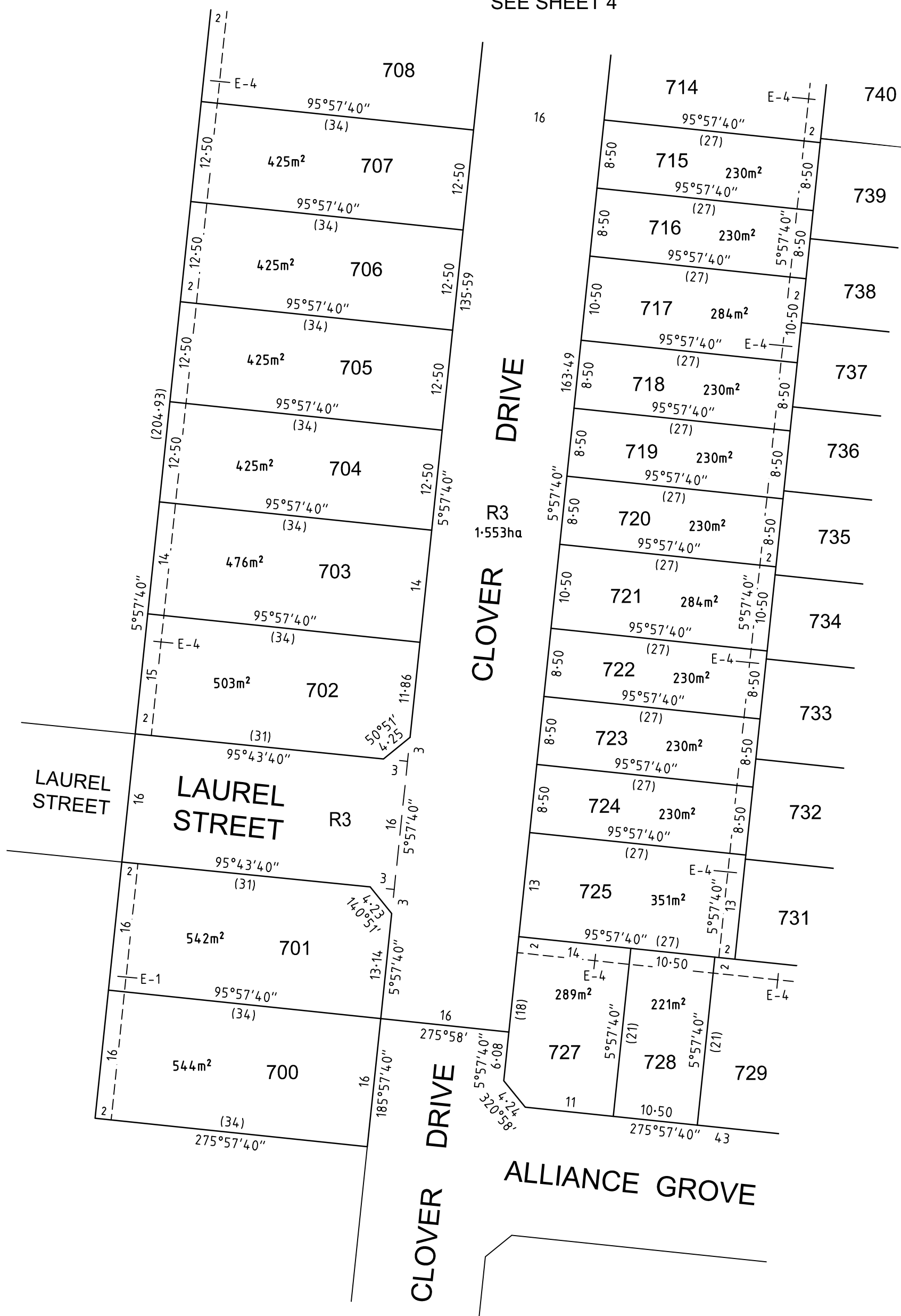
PLAN OF SUBDIVISION

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PLAN NUMBER

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SEE SHEET 4



SEE SHEET 5



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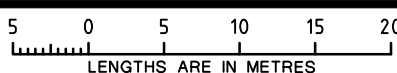
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REF

0783s507

SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 3

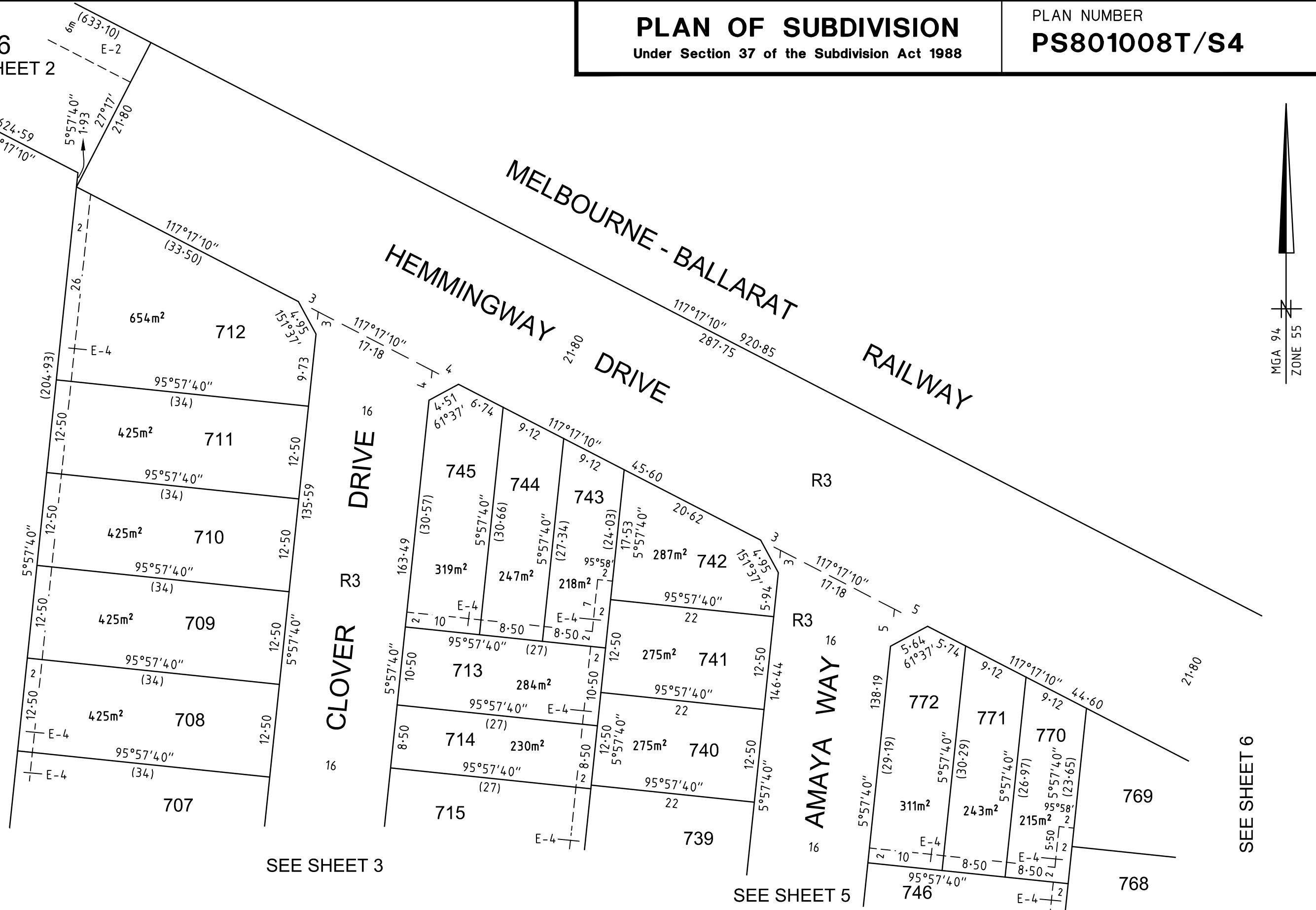
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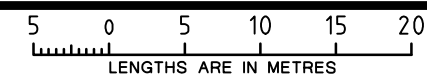
S6
SEE SHEET 2



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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 4

ROHAN MICHAEL BAKKER VERSION K

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

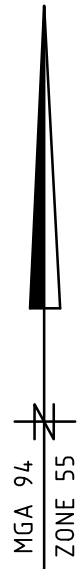
PLAN NUMBER

PS801008T/S4

SEE SHEET 3

SEE SHEET 4

SEE SHEET 6



SMEC

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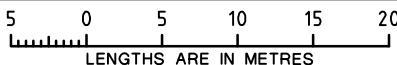
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SCALE
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ROHAN MICHAEL BAKKER VERSION K

ORIGINAL SHEET
SIZE: A3

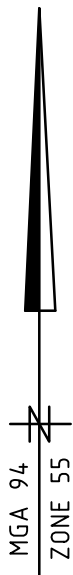
SHEET 5

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

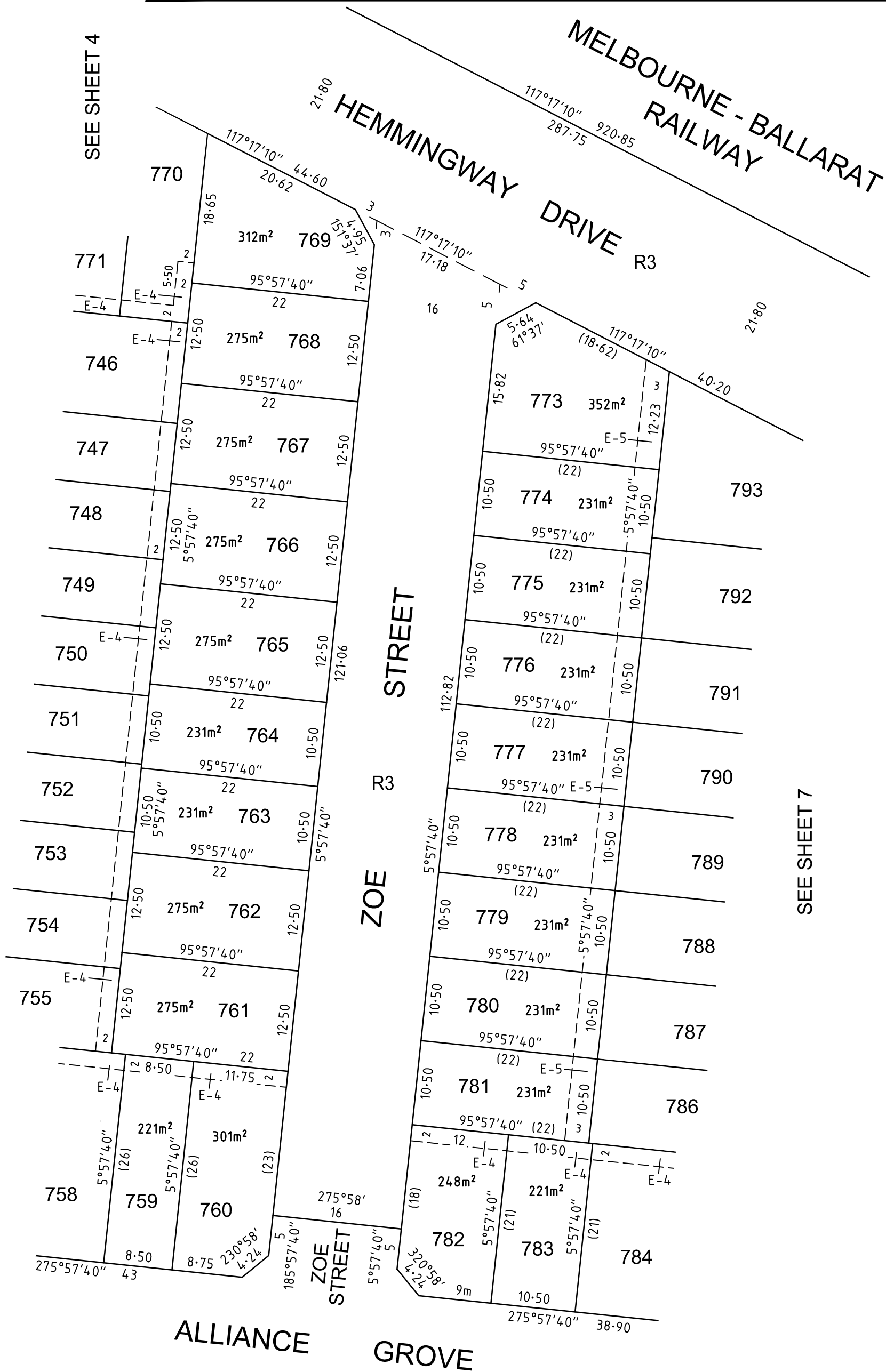
PLAN NUMBER

PS801008T/S4



SEE SHEET 5

SEE SHEET 4

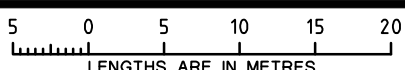


SEE SHEET 7



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6

Melbourne Survey

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REF

0783s507

ROHAN MICHAEL BAKKER VERSION K

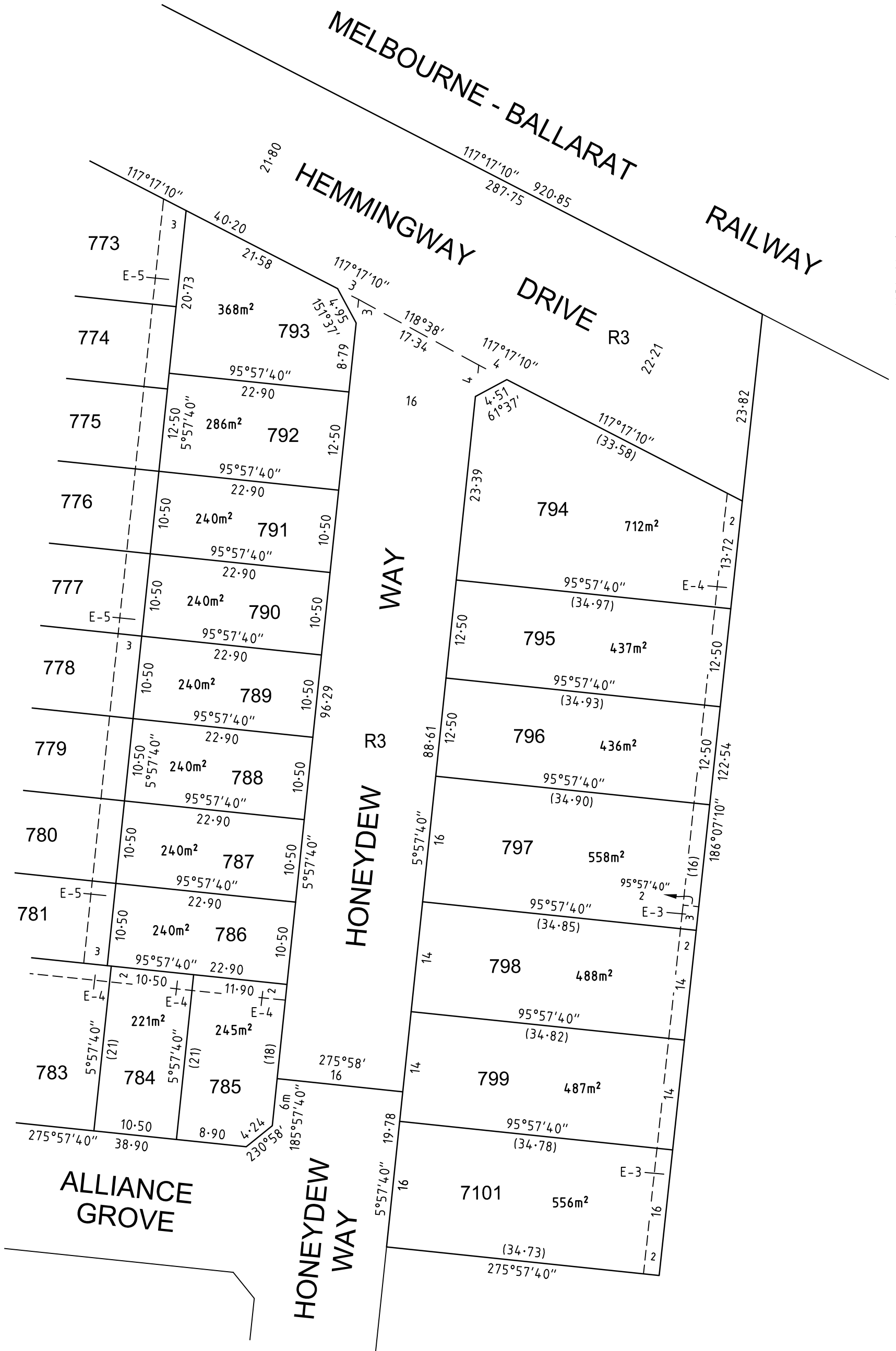
PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

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SEE SHEET 6



0783S507 VER K.DWG BC/AA

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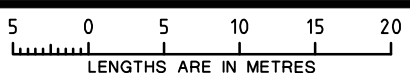
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REF

0783s507

SCALE
1:500



ROHAN MICHAEL BAKKER VERSION K

ORIGINAL SHEET
SIZE: A3

SHEET 7

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER
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CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 700 to 725, 727 to 799 and 7101 (all inclusive) on this plan.
Land to be Burdened: Lots 700 to 725, 727 to 799 and 7101 (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 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.



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0783S507 VER K.DWG BC/AA	SCALE	0 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 8
ROHAN MICHAEL BAKKER VERSION K				

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER
PS801008T/S4

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 710 to 712, 741 to 745, 768 to 774 and 792 to 795 (all inclusive) on this plan.

Land to be Burdened: Lots 710 to 712, 741 to 745, 768 to 774 and 792 to 795 (all inclusive) on this plan.

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision shall not construct a dwelling house on any burdened lot unless the dwelling proposed is to be constructed as per the acoustic requirements and typical construction requirements set out in the table below:

Description of Typical Construction to achieve Minimum Acoustic Rating ($R_w^{(1)}$) and achieve the internal noise requirements			
External walls	Roof-ceiling	Glazing	Doors
$R_w > 50$ Typically achieved with: -Lightweight façade material, such as 75 mm Hebel PowerPanel (45 kg/m ²) -25 mm furring channel -90 mm timber stud framing -Minimum R2.0 insulation placed in cavity -10 mm thick plasterboard (7 kg/m ²) internal wall lining	$R_w > 52$ Typically achieved with: -Pitched roof at 22.5 degrees, consisting metal deck roofing (minimum BMT 0.48 mm) or roof tiles with sarking -Minimum R3.6 insulation in roof cavity -13 mm thick sound rated plasterboard (minimum 13 kg/m ²) internal ceiling lining Eaves to be sealed and treated to prevent minimise noise break-in to the roof space	Dependent on glazing area $R_w > 32$ for window size up to 2.5 m ² Typically achieved with: 6.38 mm laminate glass ⁽²⁾ $R_w > 36$ for window size up to 4 m ² Typically achieved with: 10.38 mm laminate glass ⁽³⁾ All windows and sliding glass doors shall incorporate full perimeter good-quality acoustic seals which form an airtight seal on closure.	$R_w > 30$ Typically achieved with: Minimum 40 mm solid core with good-quality full perimeter acoustic grade seals which form an airtight seal on door closure

Notes:

- (1) R_w (Weighted Sound Reduction Index) - A single number rating of the sound insulation performance of a specific building element. R_w is measured in a laboratory and is commonly used by manufacturers to describe the sound insulation performance of building elements such as plasterboard and concrete.
- (2) Should home builders select alternative windows for thermal insulation, (e.g. double glazing), care shall be taken such that the acoustic performance of such system meets the minimum sound transmission loss requirements. The final glazing selection will be dependent on size, function, and relevant Australian Design Standards. This assessment considers a variety of bedroom sizes with total glazing areas up to 4 m² per room.
- (3) For this assessment, split system air-conditioning systems have been assumed in preference to the more acoustically open evaporative type air conditioning systems. Ventilation paths may be required to be acoustically treated to control noise break-in and ensure that the sound insulation performance of the building envelope is not compromised.
- Forms of suitable ventilation may include a ducted system with internal lining or an acoustically rated trickle vent system such as a Silenceair or Titon Trimvent system or an approved equivalent.
- (4) The treatments shown apply to single and double storey dwellings on all burdened lots.



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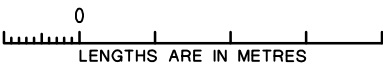
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SCALE



ORIGINAL SHEET
SIZE: A3

SHEET 9

ROHAN MICHAEL BAKKER VERSION K

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

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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
713	714, 740, 741, 743, 744, 745
714	713, 715, 739, 740
715	714, 716, 739
716	715, 717, 738, 739
717	716, 718, 737, 738
718	717, 719, 736, 737
719	718, 720, 735, 736
720	719, 721, 735
721	720, 722, 734, 735
722	721, 723, 733, 734
723	722, 724, 732, 733
724	723, 725, 732
727	725, 728
728	725, 727, 729
729	725, 728, 730, 731
730	729, 731
731	725, 729, 730, 732
732	723, 724, 725, 731, 733
733	722, 723, 732, 734
734	721, 722, 733, 735
735	719, 720, 721, 734, 736
736	718, 719, 735, 737
737	717, 718, 736, 738
738	716, 717, 737, 739
739	714, 715, 716, 738, 740
740	713, 714, 739, 741
741	713, 740, 742, 743
742	741, 743
743	713, 741, 742, 744
744	713, 743, 745
747	746, 748, 766, 767
748	747, 749, 766
749	748, 750, 765, 766
750	749, 751, 764, 765
751	750, 752, 764

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
752	751, 753, 763, 764
753	752, 754, 762, 763
754	753, 755, 761, 762
755	754, 756, 757, 758, 761
757	755, 756, 758
758	755, 757, 759, 761
759	758, 760, 761
761	754, 755, 758, 759, 760, 762
762	753, 754, 761, 763
763	752, 753, 762, 764
764	750, 751, 752, 763, 765
765	749, 750, 764, 766
766	747, 748, 749, 765, 767
767	746, 747, 766, 768
768	746, 767, 769, 770
770	746, 768, 769, 771
771	746, 770, 772
774	773, 775, 792, 793
775	774, 776, 792
776	775, 777, 791
777	776, 778, 790
778	777, 779, 789
779	778, 780, 788
780	779, 781, 787
781	780, 782, 783, 786
782	781, 783
783	781, 782, 784, 786
784	783, 785, 786
785	784, 786
786	781, 783, 784, 785, 787
787	780, 786, 788
788	779, 787, 789
789	778, 788, 790
790	777, 789, 791
791	776, 790, 792
792	774, 775, 791, 793

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
SIZE: A3

SHEET 10