


PLAN OF SUBDIVISION				LV USE ONLY EDITION		PLAN NUMBER PS 801008T/S4	
<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 S4 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 293 840 N 5821 060 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 699, 726 AND 800 TO 7100 HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>FOR RESTRICTION AFFECTING LOTS 700 TO 725, 727 TO 799 AND 7101 SEE CREATION OF RESTRICTION A ON SHEET 8.</div> <div>FOR RESTRICTION AFFECTING LOTS 710 TO 712, 741 TO 745, 768 TO 774 AND 792 TO 795 SEE CREATION OF RESTRICTION B ON SHEET 9.</div> <div>FOR RESTRICTION AFFECTING LOTS 700 TO 725, 727 TO 799 AND 7101 SEE CREATION OF RESTRICTION C ON SHEET 10.</div> <div>EASEMENT E-1 HAS BEEN OMITTED FROM THIS PLAN.</div>			
ROAD R3		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 7 4.563ha100 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-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>0783S507 VER E.DWG BC/AMM</div> <div>SMEC Melbourne Survey T 9869 0813</div>				SURVEYOR REF: 0783s507		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10
GERALD DONN		VERSION E					

LEAKES  
ROAD

5°58'  
21.47

# PLAN OF SUBDIVISION

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MELBOURNE - BALLARAT

RAILWAY

297°17'10"

S6

1.259ha

624.59

117°17'10"

633.10

920.85

M.G.A. 94  
ZONE 55

LAUREL  
STREET

27°17'  
21.80

5°57'40" (204.93)

SEE  
SHEET 3

SEE  
SHEET 4

SEE  
SHEET 5

SEE  
SHEET 6

SEE  
SHEET 7

ALLIANCE GROVE

CLOVER  
DRIVE

HONEYDEW  
WAY

186°07'10" 122.54

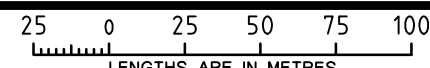


0783S507 VER E.DWG BC/AMM

**SMEC**

Melbourne Survey T 9869 0813 REF 0783s507

SCALE  
1:2500



ORIGINAL SHEET  
SIZE A3

SHEET 2

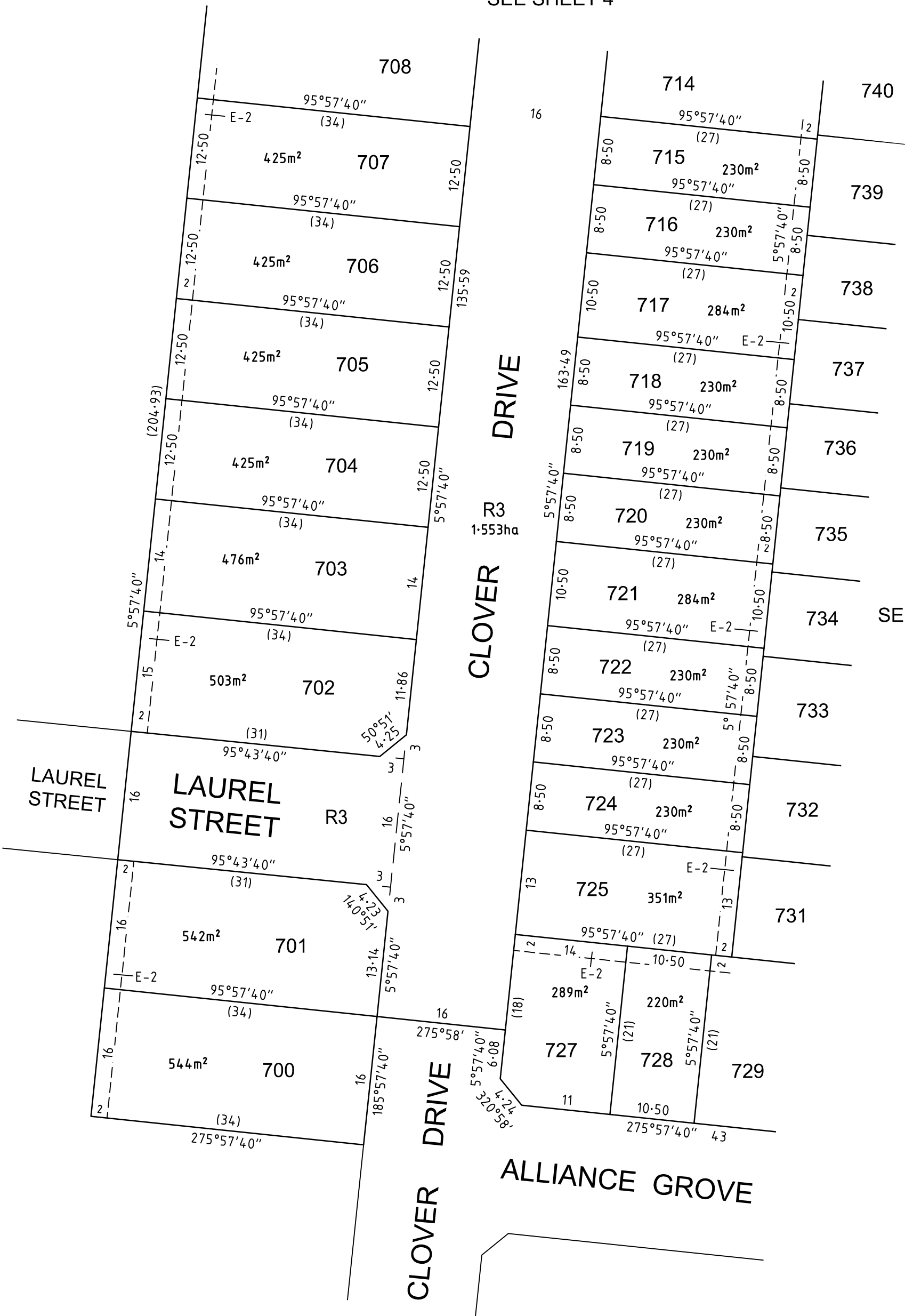
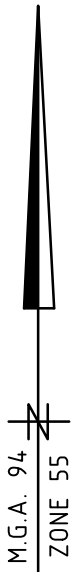
GERALD DONN

VERSION E

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 801008T/S4

SEE SHEET 4



SEE SHEET 5



**SMEC**

0783S507 VER E.DWG BC/AMM

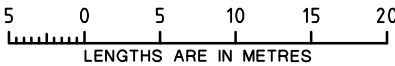
Melbourne Survey

T 9869 0813

REF

0783s507

SCALE  
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GERALD DONN

VERSION E

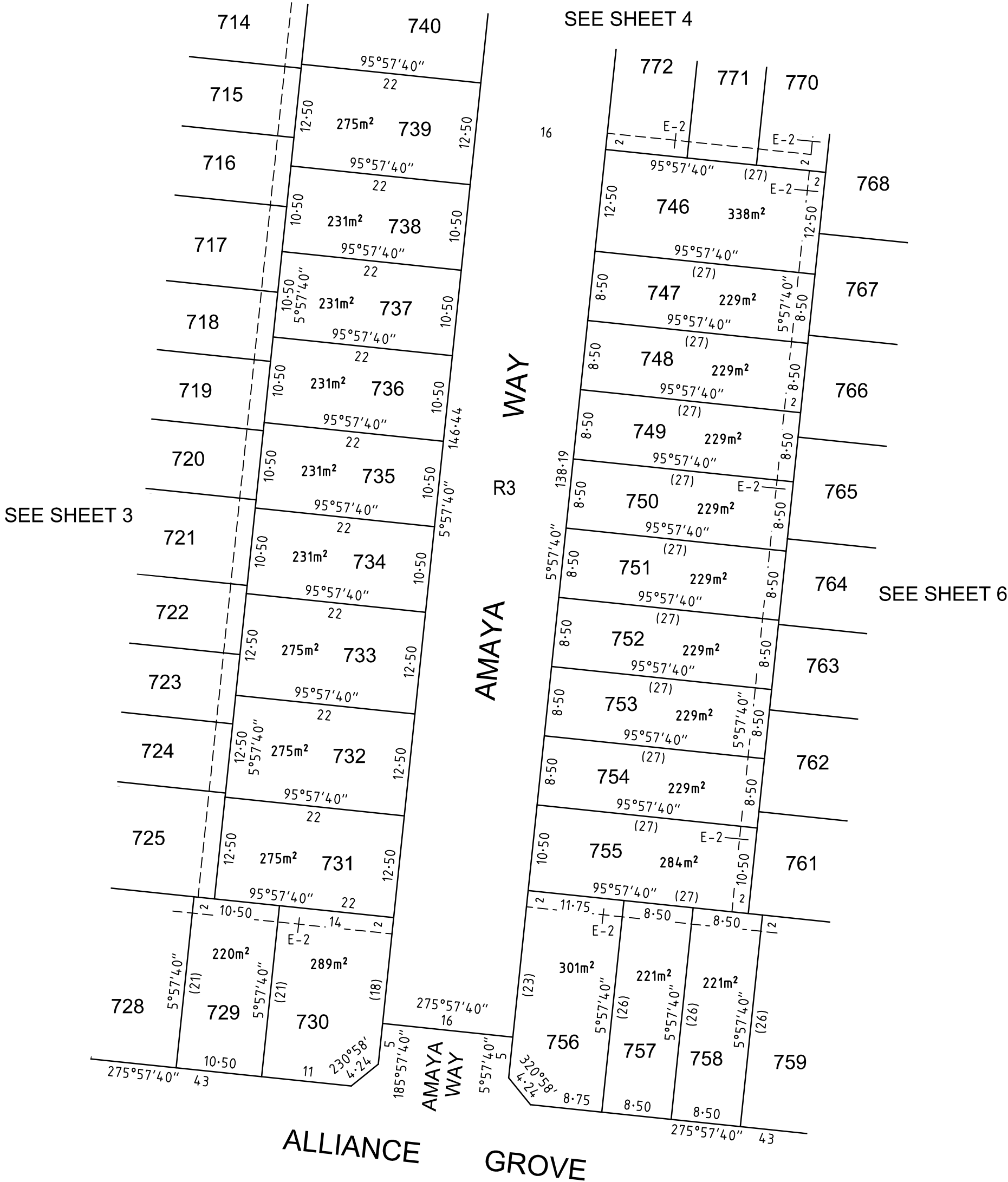
ORIGINAL SHEET  
SIZE: A3

SHEET 3



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**SMEC**

Melbourne Survey

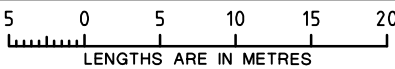
T 9869 0813

REF

0783s507

0783S507 VER E.DWG BC/AMM

SCALE  
1:500



GERALD DONN

VERSION E

ORIGINAL SHEET  
SIZE: A3

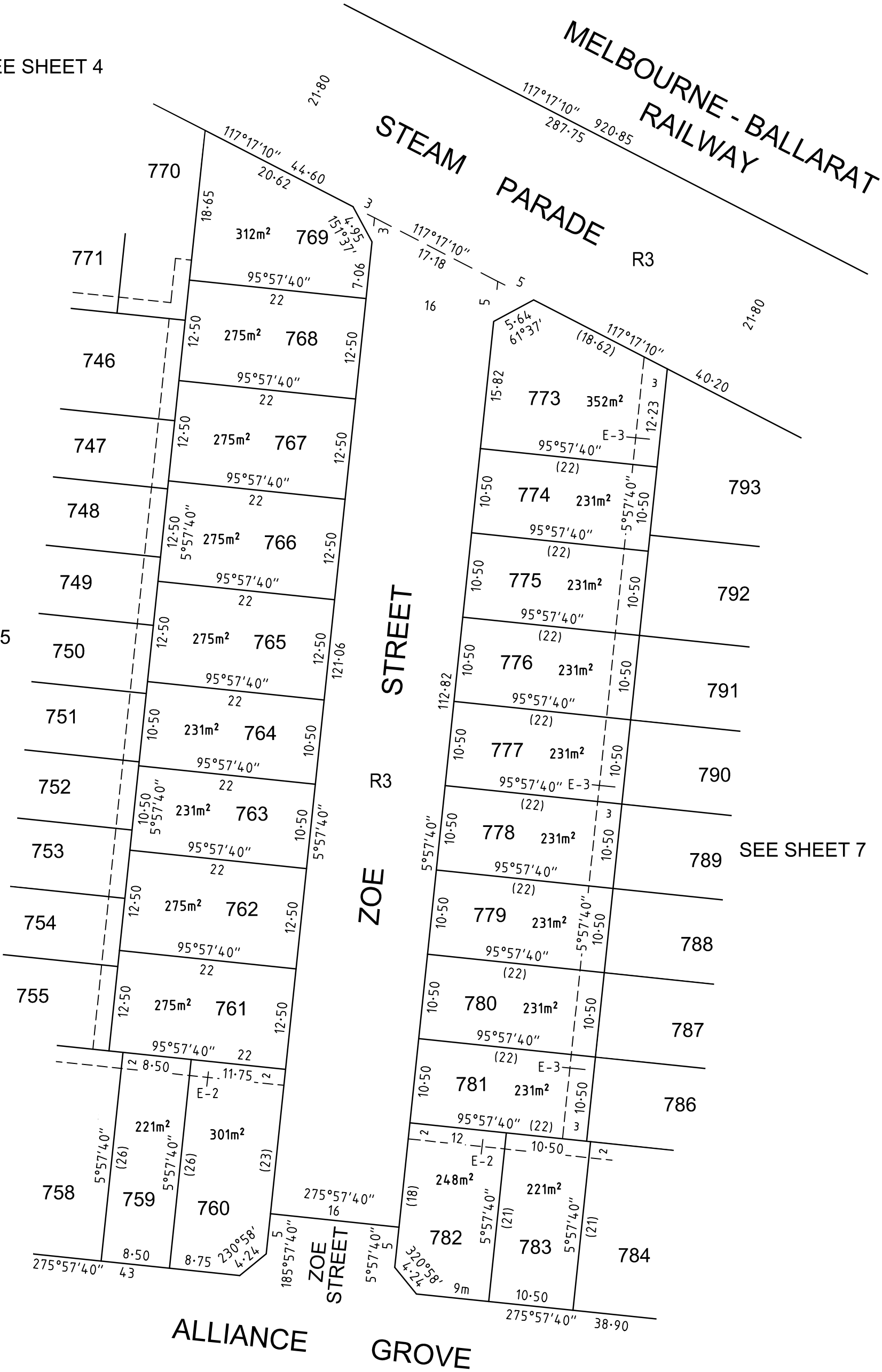
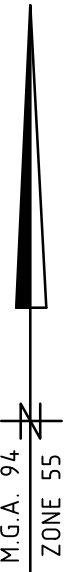
SHEET 5

PLAN OF SUBDIVISION

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SEE SHEET 4

SEE SHEET 5

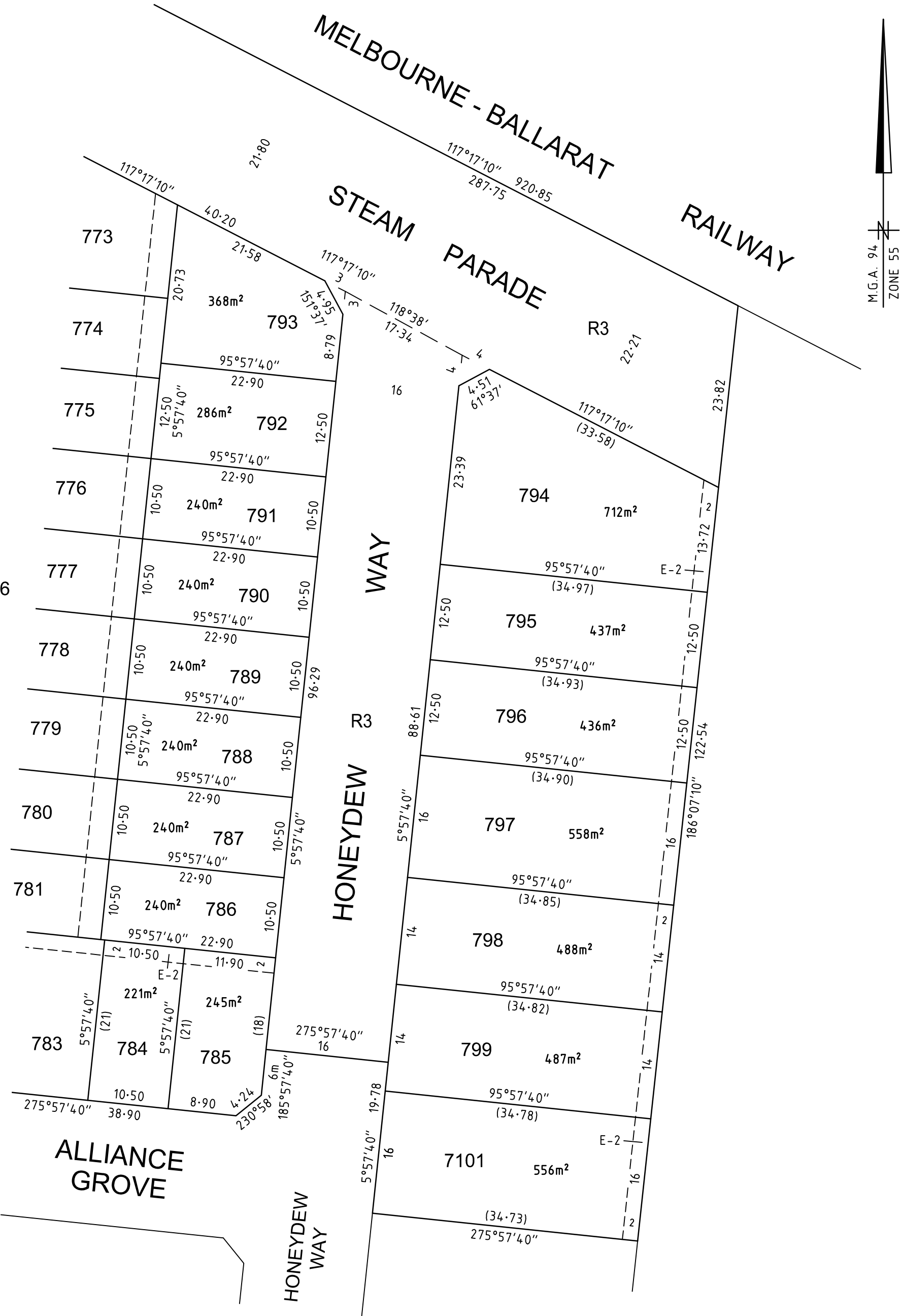




PLAN OF SUBDIVISION

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SEE SHEET 6

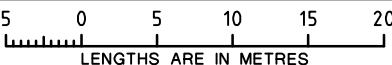


**SMEC**

Melbourne Survey T 9869 0813 REF 0783s507

0783S507 VER E.DWG BC/AMM

SCALE  
1:500



GERALD DONN

VERSION E

ORIGINAL SHEET  
SIZE: A3

SHEET 7

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

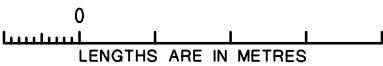
Land to be Benefited: Lots 700 to 725, 727 to 799 and 7101 (all inclusive) on this plan.  
Land to be Burdened: Lots 700 to 725, 727 to 799 and 7101 (all inclusive) on this plan.

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

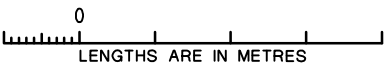
Land to be Burdened: Lots 710 to 712, 741 to 745, 768 to 774 and 792 to 795 (all inclusive) on this plan.

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 <sup>2</sup> ) -25 mm furring channel -90 mm timber stud framing -Minimum R2.0 insulation placed in cavity -10 mm thick plasterboard (7 kg/m <sup>2</sup> ) 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 <sup>2</sup> ) 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 <sup>2</sup> Typically achieved with: 6.38 mm laminate glass <sup>(2)</sup> $R_w > 36$ for window size up to 4 m <sup>2</sup> Typically achieved with: 10.38 mm laminate glass <sup>(3)</sup> 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 m<sup>2</sup> 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.



CREATION OF RESTRICTION C

Upon registration of this Plan of Subdivision 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 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.

