

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY

EDITION

PLAN NUMBER

PS806375M

LOCATION OF LAND

PARISH: KOROROIT
SECTION: 4
CROWN ALLOTMENT: 1 (PART) & 4 (PART)
PARISH: PYWHEITJORRK
SECTION: 17
CROWN PORTION: 1 (PART)
TITLE REFERENCES: VOL. 9472 FOL. 269
VOL..... FOL.....
VOL..... FOL.....
LAST PLAN REFERENCE/S: LOT 2 ON LP140000
LOT 1 ON PS828054K
LOT 1 ON PS828055H
POSTAL ADDRESS: 1339-1367 LEAKES ROAD
(At time of subdivision) ROCKBANK, 3335
MGA94 Co-ordinates **E** 293 200
(of approx centre of **N** 5 820 400
land in plan) **ZONE** 55

Council Name: Melton City Council

Council Reference Number: Sub 5374
Planning Permit Reference: PA2017/5673
SPEAR Reference Number: S140750E

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 10/02/2020

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988
has not been made

Digitally signed by: Geraldine Addicott for Melton City Council on 19/11/2020

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF MELTON
ROAD R2	CITY OF MELTON
RESERVE No.10	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 800 AND 900 TO 8100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. REFER TO SHEET 11 FOR FURTHER DETAILS.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is ~~is not~~ a staged subdivision.
Planning permit No. PA2017/5673

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:

BRIDGEFIELD 8
7.319ha

146 LOTS

CP1 DENOTES COMMON PROPERTY 1.

COMMON PROPERTY 1 IS NOT SHOWN TO SCALE ON THIS PLAN.

PURSUANT TO CLAUSE 14 OF SCHEDULE 5 OF THE ROAD MANAGEMENT ACT 2004 THE EASEMENT OF WAY SHOWN E-4 ON PS828055H AS AFFECTS FUSCHIA DRIVE CEASES TO EXIST UPON REGISTRATION OF THIS PLAN.

EASEMENT INFORMATION

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

EASEMENTS AND RIGHTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL LAND IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SUPPLY OF ELECTRICITY AND WATER	SEE PLAN	LP137799	LOTS ON LP137799
E-2	SEWERAGE	SEE PLAN	INST. AS539341P	WESTERN REGION WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-4	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-5	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF MELTON WESTERN REGION WATER CORPORATION
E-6	WAY	SEE PLAN	PS828055H	LOT A ON PS828055H
E-7	WAY	SEE PLAN	PS828054K	LOT A ON PS828054K

0783S508 VER P.DWG DA/AA



Melbourne Survey T 9869 0813

SURVEYOR REF: 0783s508

Digitally signed by: Gabrielle McCarthy, Licensed Surveyor,
Surveyor's Plan Version (P),
19/11/2020, SPEAR Ref: S140750E

ORIGINAL SHEET
SIZE: A3

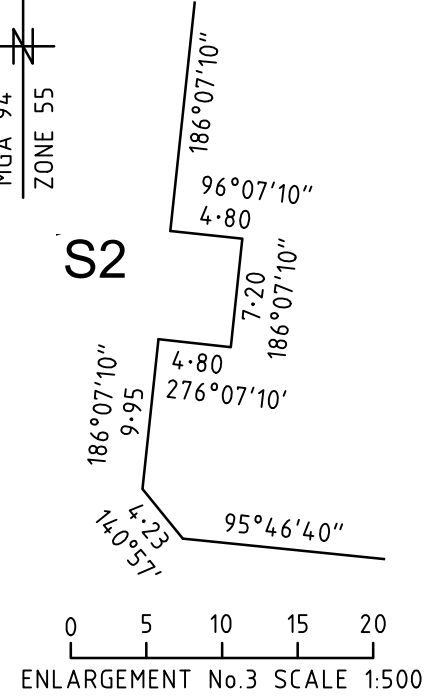
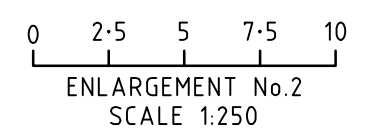
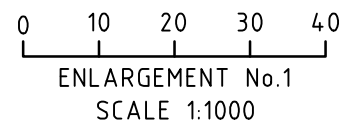
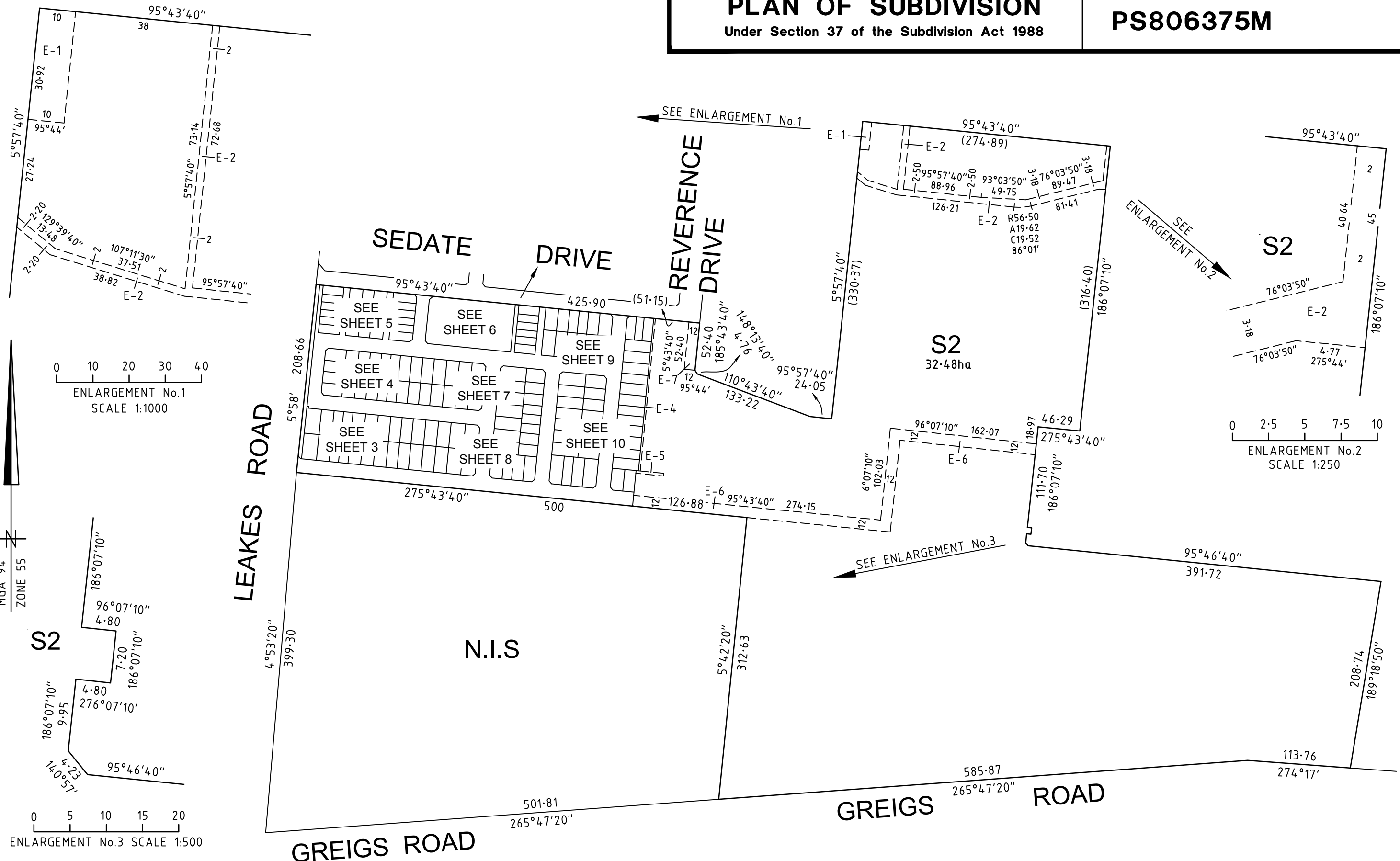
SHEET 1 OF 11

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Melbourne Survey T 9869 0813 REF 0783s508

SCALE 1:4000

LENGTHS ARE IN METRES

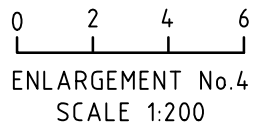
ORIGINAL SHEET SIZE A3

SHEET 2

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Digitally signed by: Melton City Council, 19/11/2020, SPEAR Ref: S140750E

LEAKES ROAD

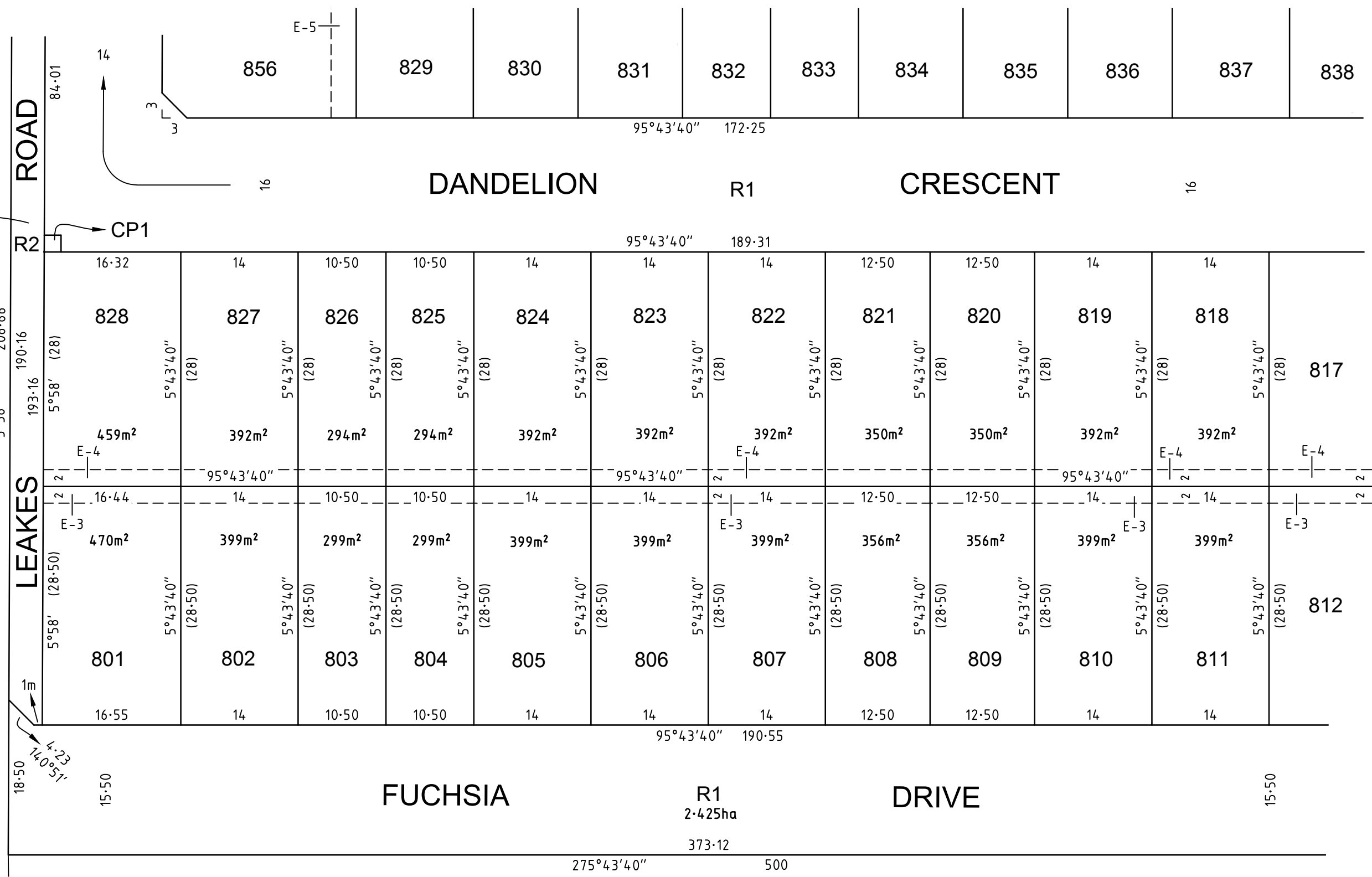


SEE ENLARGEMENT No.4

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SEE SHEET 4



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Melbourne Survey T 9869 0813 REF 0783s508

SCALE 1:500

LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE A3

SHEET 3

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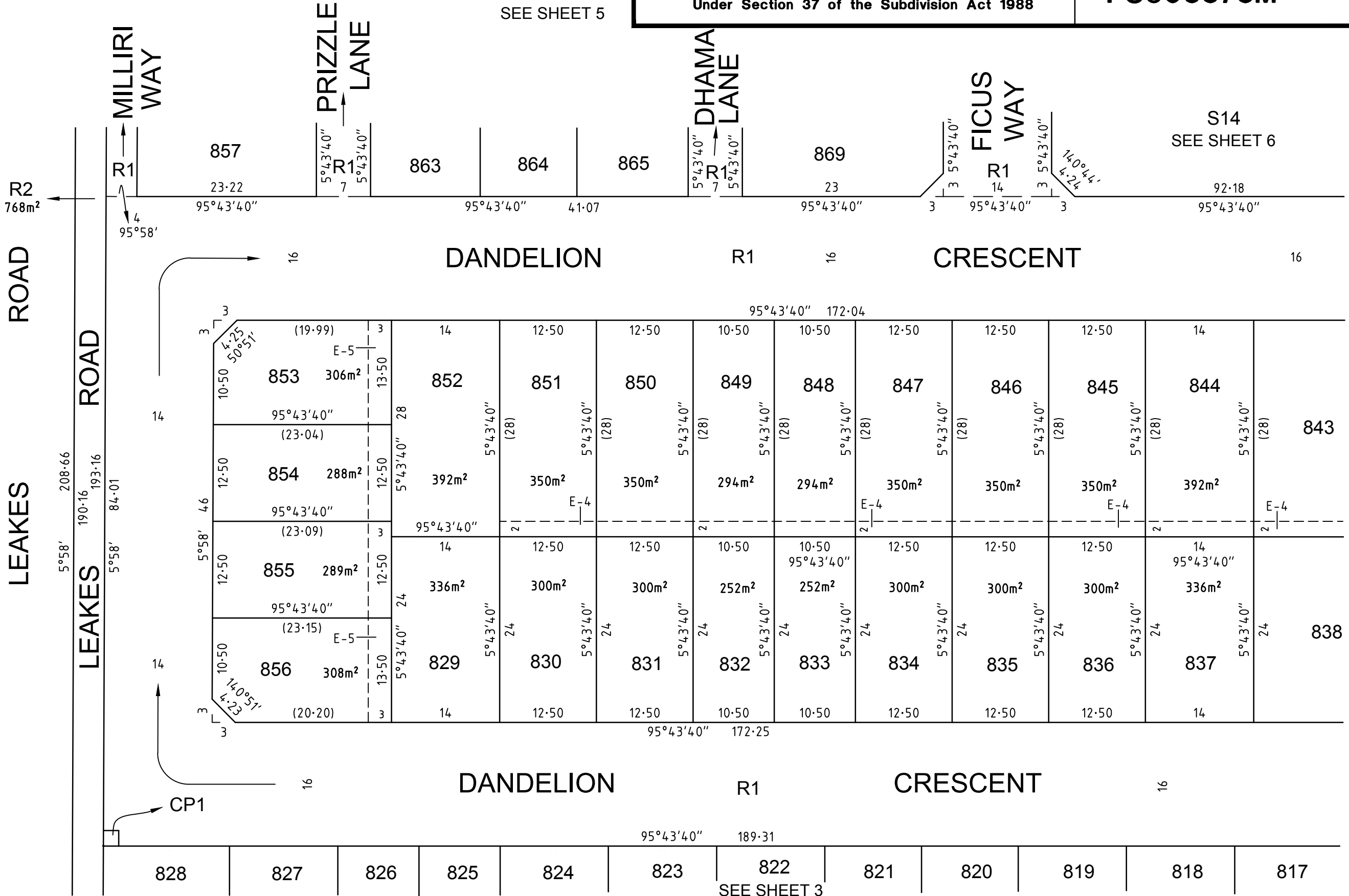
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SEE SHEET 5



SEE SHEET 7

0783S508 VER P.DWG DA/AA
SMEC
 Melbourne Survey T 9869 0813 REF 0783s508

SCALE 1:500

 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3
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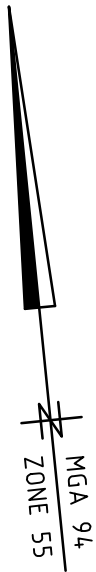
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PLAN OF SUBDIVISION

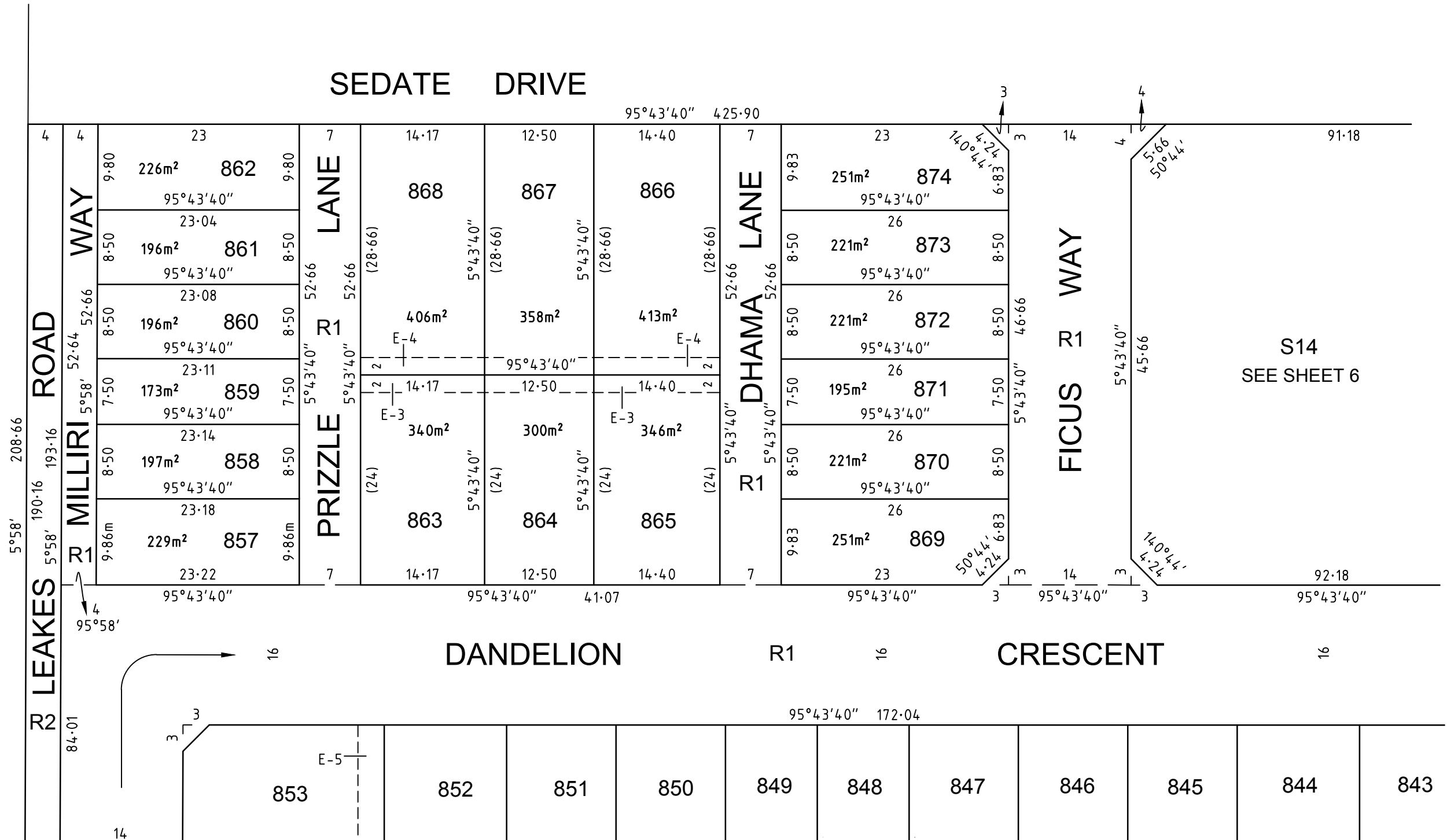
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PLAN NUMBER

PS806375M



LEAKES ROAD



SEE SHEET 6

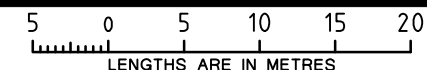
SEE SHEET 4



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Melbourne Survey T 9869 0813 REF 0783s508

SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 5

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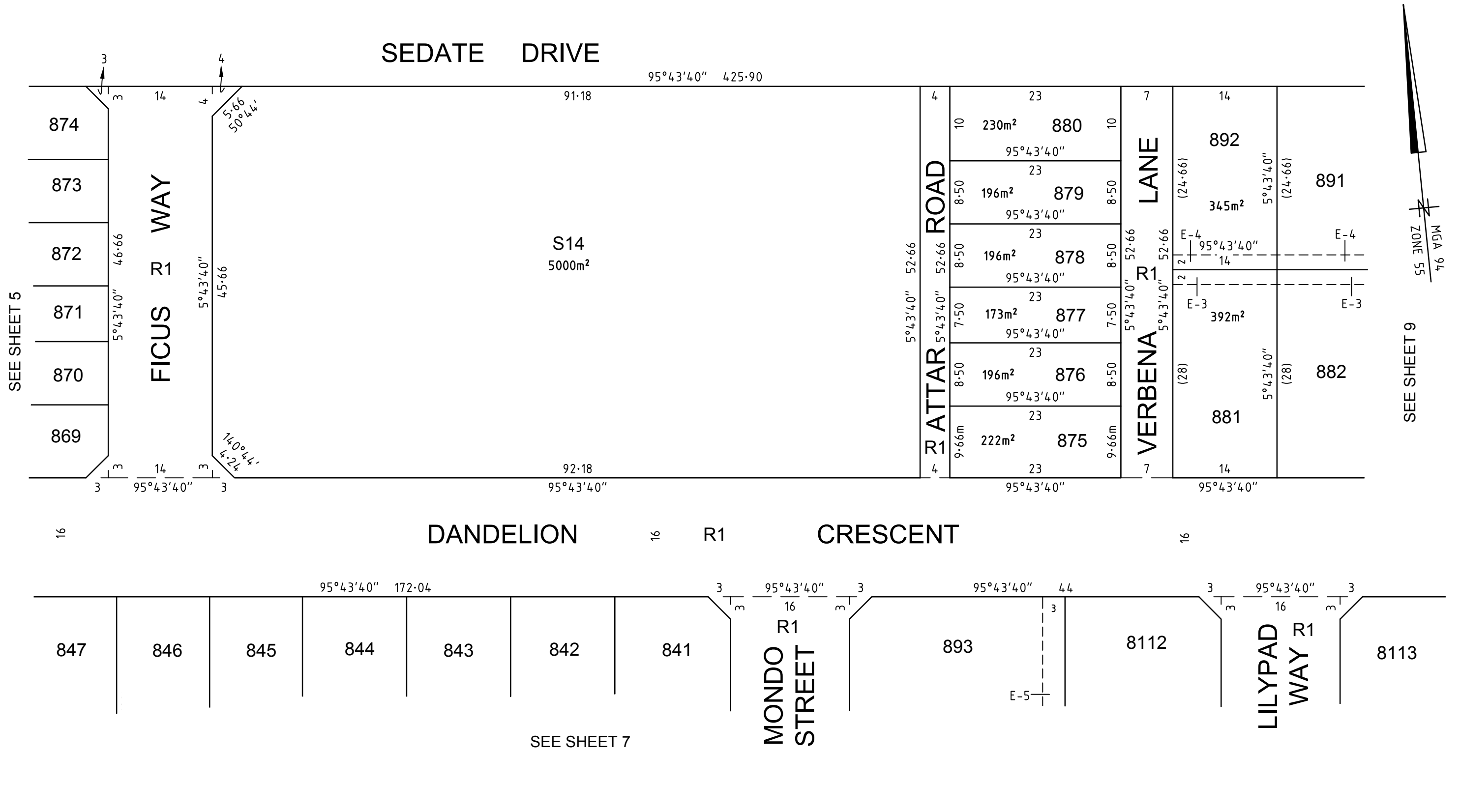
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SEE SHEET 9

S14
SEE SHEET 6

ATTAR
ROAD

SEE SHEET 6

VERBENA
LANE

875

R1

881

882

883

884

885

95°43'40"

95°43'40"

95°43'40" 71.50

16

16

DANDELION

R1

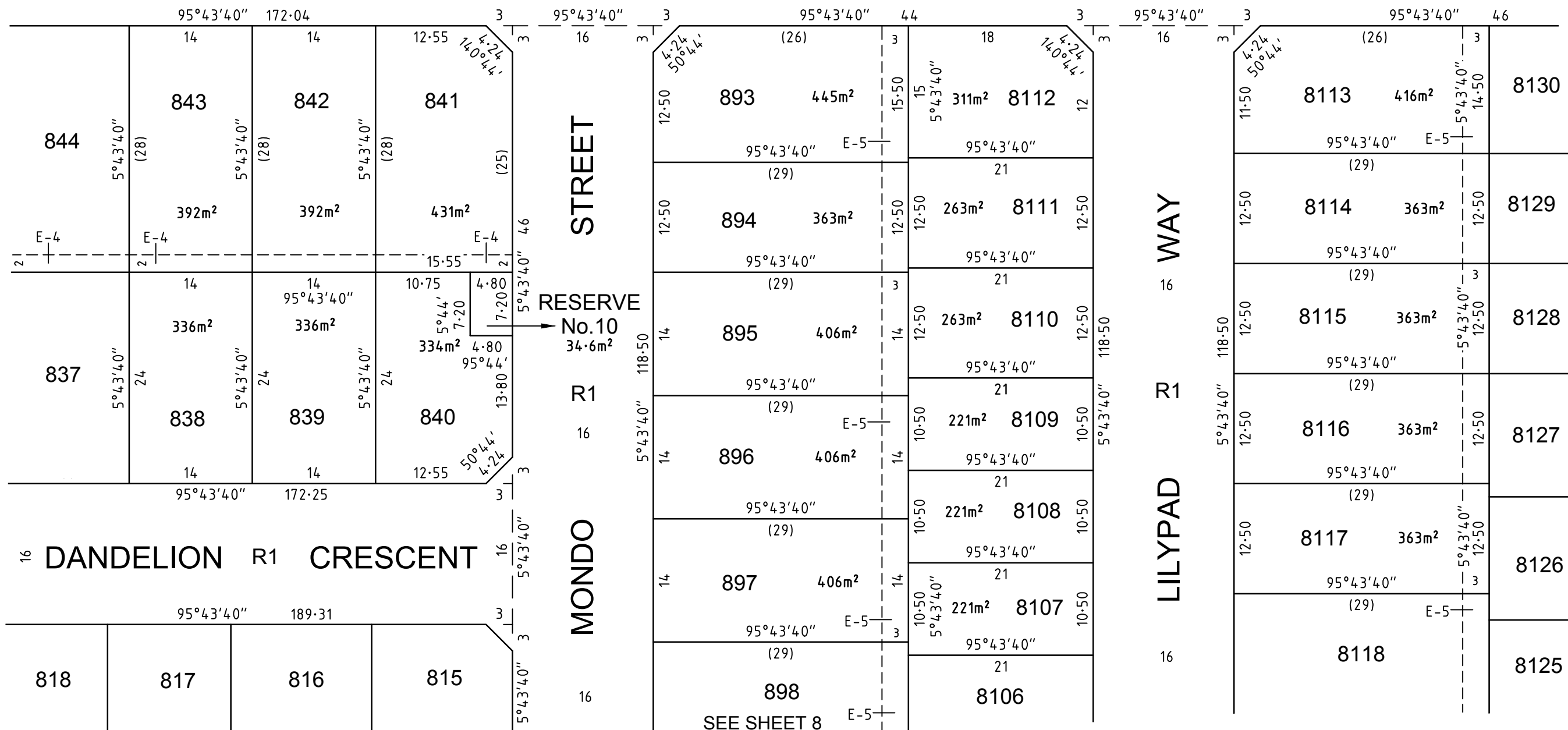
CRESCENT

16

SEE SHEET 9



SEE SHEET 4



SEE SHEET 10

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SCALE
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LENGTHS ARE IN METRES

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ORIGINAL SHEET
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SHEET 7

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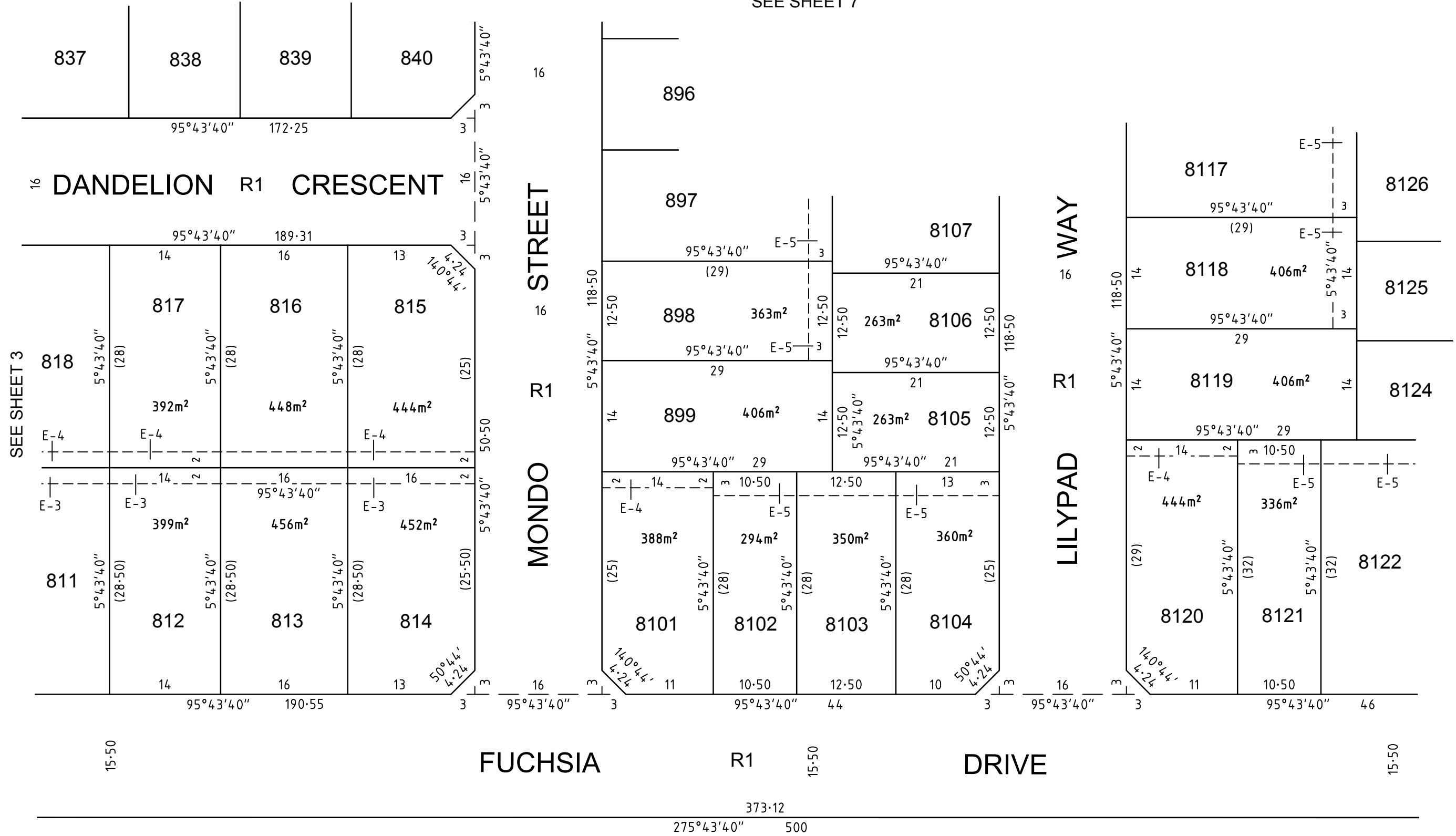
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SEE SHEET 7

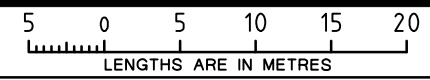


SEE SHEET 10
MGA 94
ZONE 55

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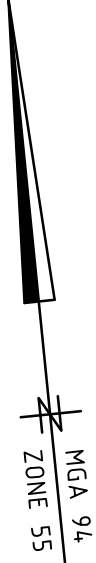
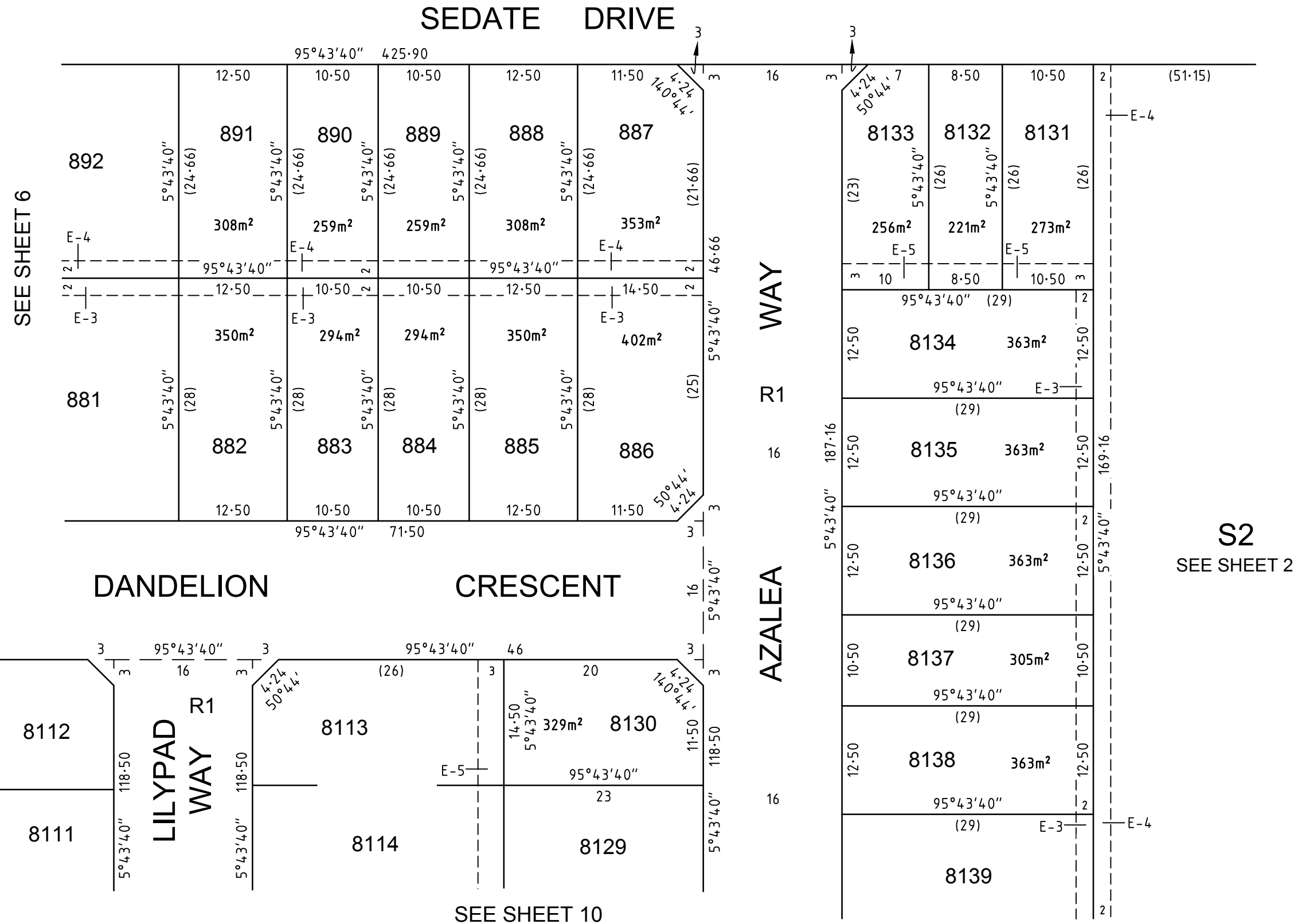
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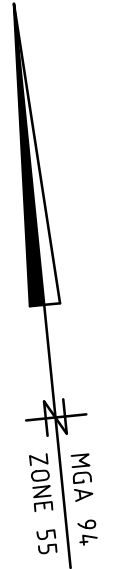


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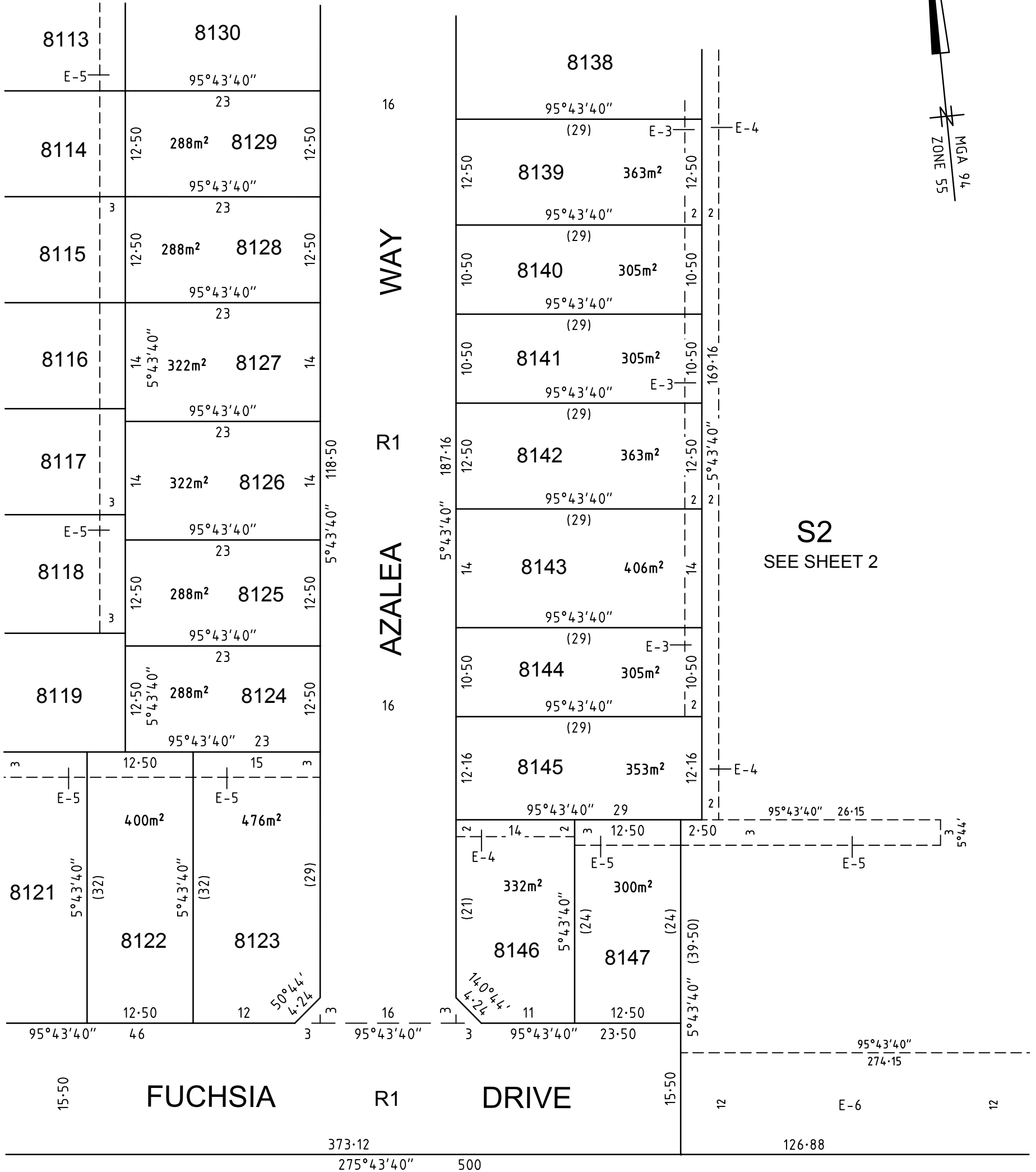
PLAN NUMBER
PS 806375M

SEE SHEET 9



SEE SHEET 7

SEE SHEET 8



S2
SEE SHEET 2

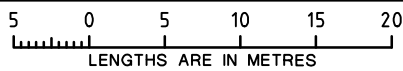


SMEC

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SCALE
1:500



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ORIGINAL SHEET
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SHEET 10

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CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 801 to 899 and 8101 to 8147 (all inclusive) on this plan.

Land to be Burdened: Lots 801 to 899 and 8101 to 8147 (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 PA2017/5673 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.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

Table of land burdened and land benefited:

BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN
803	802, 804, 826
804	803, 805, 825
825	804, 824, 826
826	803, 825, 827
832	831, 833, 849
833	832, 834, 848
848	833, 847, 849
849	832, 848, 850
854	852, 853, 855
855	829, 852, 854, 856
857	858
858	857, 859
859	858, 860
860	859, 861
861	860, 862
862	861
869	870
870	869, 871
871	870, 872
872	871, 873
873	872, 874
874	873
875	876
876	875, 877

BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN
877	876, 878
878	877, 879
879	878, 880
880	879
883	882, 884, 890
884	883, 885, 889
889	884, 888, 890
890	883, 889, 891
8102	899, 8101, 8103
8105	899, 8103, 8104, 8106
8106	898, 899, 8105, 8107
8107	897, 898, 8106, 8108
8108	896, 897, 8107, 8109
8109	895, 896, 8108, 8110
8110	894, 895, 8109, 8111
8111	893, 894, 8110, 8112
8124	8119, 8122, 8123, 8125
8125	8118, 8119, 8124, 8126
8128	8115, 8127, 8129
8129	8114, 8128, 8130
8131	8132, 8134
8132	8131, 8133, 8134
8133	8132, 8134

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.

OWNERS CORPORATION SCHEDULE

PS806375M

Owners Corporation No. 1

Plan No. PS806375M

Land affected by Owners Corporation: ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

NIL

Totals		
	Entitlement	Liability
This schedule	57201	14601
Balance of existing OC	0	0
Overall Total	57201	14601

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
801	100	100	851	100	100	8102	100	100			
802	100	100	852	100	100	8103	100	100			
803	100	100	853	100	100	8104	100	100			
804	100	100	854	100	100	8105	100	100			
805	100	100	855	100	100	8106	100	100			
806	100	100	856	100	100	8107	100	100			
807	100	100	857	100	100	8108	100	100			
808	100	100	858	100	100	8109	100	100			
809	100	100	859	100	100	8110	100	100			
810	100	100	860	100	100	8111	100	100			
811	100	100	861	100	100	8112	100	100			
812	100	100	862	100	100	8113	100	100			
813	100	100	863	100	100	8114	100	100			
814	100	100	864	100	100	8115	100	100			
815	100	100	865	100	100	8116	100	100			
816	100	100	866	100	100	8117	100	100			
817	100	100	867	100	100	8118	100	100			
818	100	100	868	100	100	8119	100	100			
819	100	100	869	100	100	8120	100	100			
820	100	100	870	100	100	8121	100	100			
821	100	100	871	100	100	8122	100	100			
822	100	100	872	100	100	8123	100	100			
823	100	100	873	100	100	8124	100	100			
824	100	100	874	100	100	8125	100	100			
825	100	100	875	100	100	8126	100	100			
826	100	100	876	100	100	8127	100	100			
827	100	100	877	100	100	8128	100	100			
828	100	100	878	100	100	8129	100	100			
829	100	100	879	100	100	8130	100	100			
830	100	100	880	100	100	8131	100	100			
831	100	100	881	100	100	8132	100	100			
832	100	100	882	100	100	8133	100	100			
833	100	100	883	100	100	8134	100	100			
834	100	100	884	100	100	8135	100	100			
835	100	100	885	100	100	8136	100	100			
836	100	100	886	100	100	8137	100	100			
837	100	100	887	100	100	8138	100	100			
838	100	100	888	100	100	8139	100	100			
839	100	100	889	100	100	8140	100	100			
840	100	100	890	100	100	8141	100	100			
841	100	100	891	100	100	8142	100	100			
842	100	100	892	100	100	8143	100	100			
843	100	100	893	100	100	8144	100	100			
844	100	100	894	100	100	8145	100	100			
845	100	100	895	100	100	8146	100	100			
846	100	100	896	100	100	8147	100	100			
847	100	100	897	100	100	S2	42601	1			
848	100	100	898	100	100						
849	100	100	899	100	100						
850	100	100	8101	100	100						



SURVEYORS FILE REFERENCE:
0783s-508 Ver N

SHEET 1

ORIGINAL SHEET
SIZE: A3

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