


<div>PLAN OF SUBDIVISION</div> <div>Under Section 37 of the Subdivision Act 1988</div>			<div>LUV USE ONLY</div> <div>EDITION</div>		<div>PLAN NUMBER</div> <div>PS806375M/S2</div>	
<div>LOCATION OF LAND</div> <div>PARISH: KOROROIT</div> <div>SECTION: 4</div> <div>CROWN ALLOTMENT: 1 (PART) & 4 (PART)</div> <div>PARISH: PYWHEITJORRK</div> <div>SECTION: 17</div> <div>CROWN PORTION: 1 (PART)</div> <div>TITLE REFERENCES: Vol. Fol.</div> <div>LAST PLAN REFERENCE/S: PS806375M (LOT S2)</div> <div>POSTAL ADDRESS: 1339-1367 LEAKES ROAD</div> <div>(At time of subdivision) ROCKBANK, 3335</div> <div>MGA94 Co-ordinates E 293 530</div> <div>(of approx centre of N 5 820 390</div> <div>land in plan) ZONE 55</div>			<div>Council Name: Melton City Council</div> <div>Council Reference Number: Sub5375</div> <div>Planning Permit Reference: PA2017/5673</div> <div>SPEAR Reference Number: S140812P</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988</div> <div>Date of original certification under section 6: 28/05/2020</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Simon J Temple for Melton City Council on 06/01/2021</div>			
<div>VESTING OF ROADS AND/OR RESERVES</div>			<div>NOTATIONS</div>			
IDENTIFIER		COUNCIL/BODY/PERSON				
ROAD R3 RESERVE No.11		CITY OF MELTON POWERCOR AUSTRALIA LTD				
<div>NOTATIONS</div> <div>DEPTH LIMITATION DOES NOT APPLY</div> <div>STAGING This is/is not a staged subdivision.</div> <div>Planning permit No. PA2017/5673</div> <div>SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):</div> <div>PM9, PM12, PM54 (KOROROIT) & PM60 (PYWHEITJORRK)</div> <div>PROCLAIMED SURVEY AREA:</div> <div>BRIDGEFIELD 9</div> <div>3.194ha</div> <div>55 LOTS</div>			<div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS (SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS).</div> <div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS, SEE SHEET 8 FOR DETAILS.</div> <div>LOTS 1 TO 900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>OTHER PURPOSE OF THE PLAN:</div> <div>REMOVAL OF THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-5 ON PS806375M AS AFFECTS REVERENCE DRIVE ON THIS PLAN.</div> <div>GROUND'S FOR REMOVAL:</div> <div>BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.</div> <div>PURSUANT TO CLAUSE 14 OF SCHEDULE 5 OF THE ROAD MANAGEMENT ACT 2004 THE EASEMENT OF WAY SHOWN E-1 ON PS828054K AS AFFECTS REVERENCE DRIVE ON THIS PLAN CEASES TO EXIST UPON REGISTRATION OF THIS PLAN.</div> <div>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 ON THIS PLAN CEASES TO EXIST UPON REGISTRATION OF THIS PLAN.</div>			
<div>EASEMENT INFORMATION</div>						
<div>LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)</div>						
<div>IMPLIED EASEMENTS UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO LOTS IN THIS PLAN.</div>						
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	PS806375M	WESTERN REGION WATER CORPORATION		
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS806375M PS806375M	CITY OF MELTON WESTERN REGION WATER CORPORATION		
E-4	SEWERAGE	SEE PLAN	INST.AS539341P	WESTERN REGION WATER CORPORATION		
<div>SEE SHEET 2 FOR CONTINUATION</div>						
<div>0783S509 VER P.DWG AMM/MV</div> <div> SMEC</div> <div>Melbourne Survey T 9869 0813</div>			<div>SURVEYOR REF: 0783s509</div> <div>Digitally signed by: Gabrielle McCarthy, Licensed Surveyor, Surveyor's Plan Version (P), 11/12/2020, SPEAR Ref: S140812P</div>		<div>ORIGINAL SHEET SIZE: A3</div>	<div>SHEET 1 OF 8</div>

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

PLAN NUMBER

PS806375M/S2

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-6	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF MELTON WESTERN REGION WATER CORPORATION
E-8	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN INST.AS539341P	MELBOURNE WATER CORPORATION WESTERN REGION WATER CORPORATION
E-9	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-10	DRAINAGE	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-11	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	MELBOURNE WATER CORPORATION WESTERN REGION WATER CORPORATION
E-12	WAY	SEE PLAN	PS828055H	LOT A ON PS828055H
E-13	DRAINAGE WAY	SEE PLAN SEE PLAN	THIS PLAN PS828055H	MELBOURNE WATER CORPORATION LOT A ON PS828055H



Melbourne Survey

T 9869 0813

REF

0783s509

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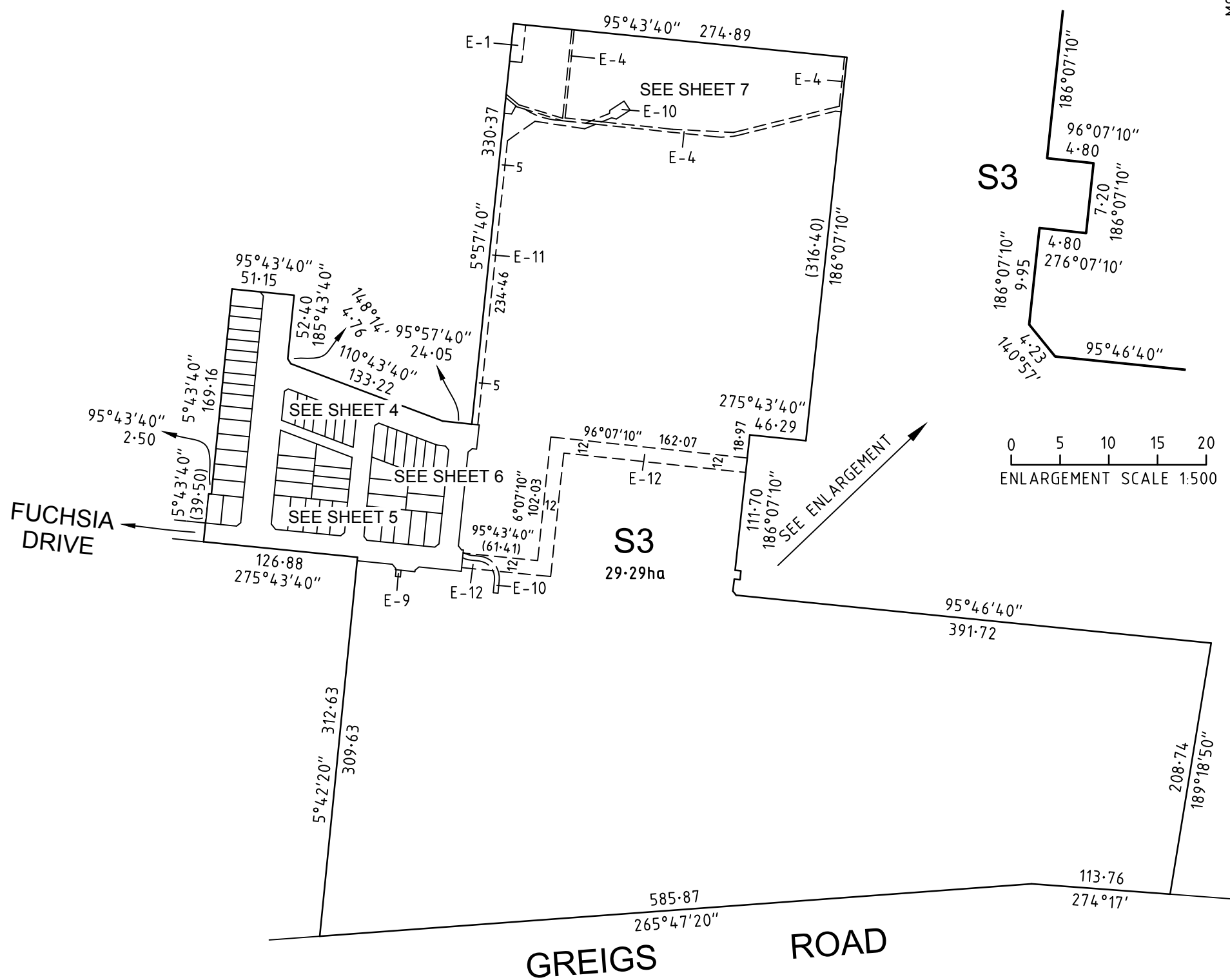
ORIGINAL SHEET
SIZE: A3

SHEET 2

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PS806375M/S2

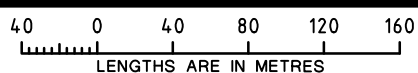


SMEC

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SCALE
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SHEET 3

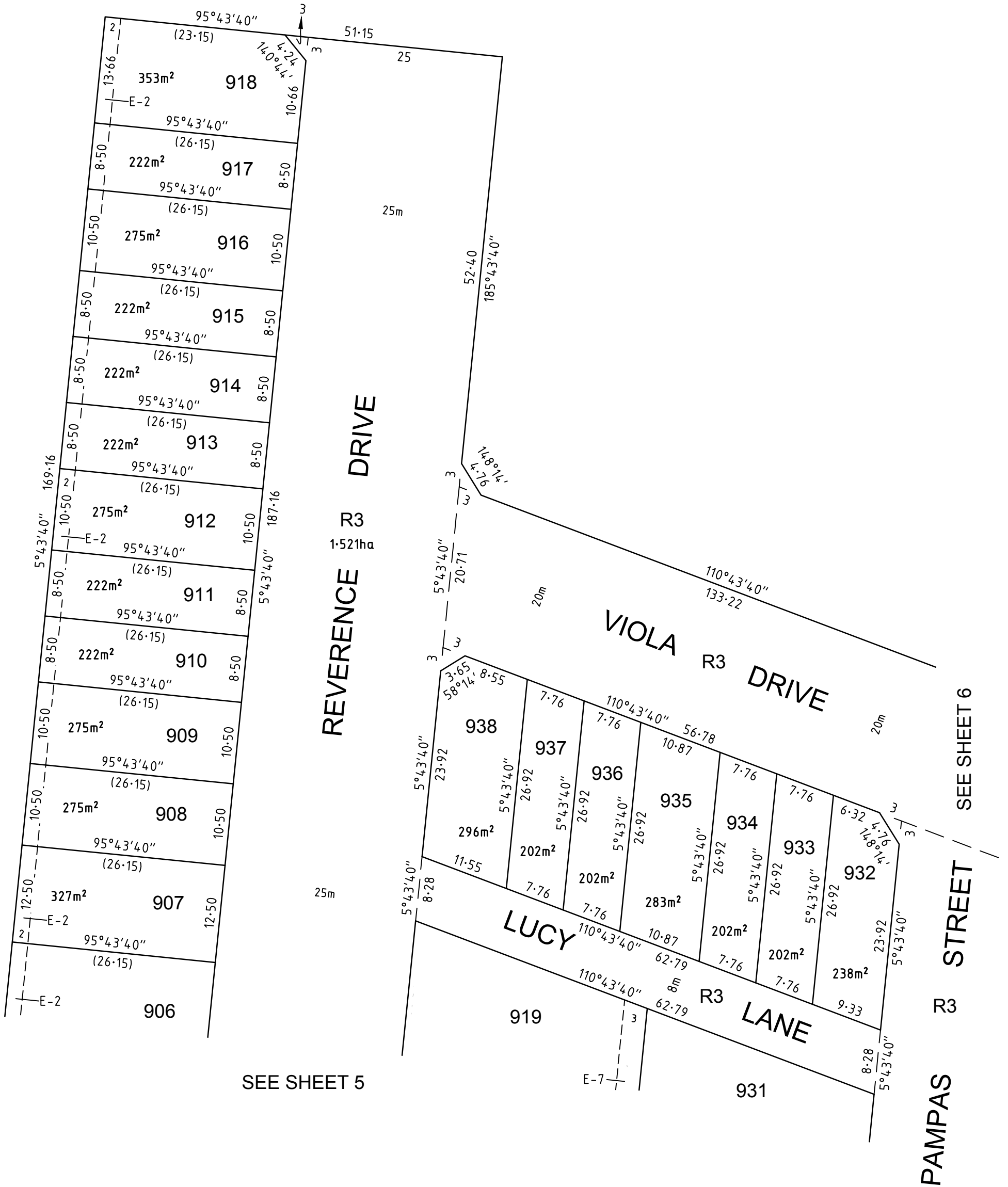
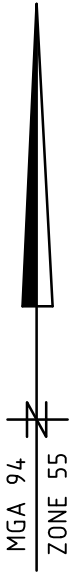
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PLAN NUMBER

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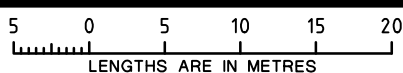
Melbourne Survey

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REF

0783s509

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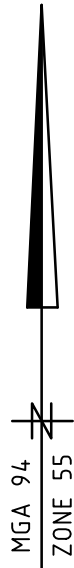


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SHEET 4

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PLAN OF SUBDIVISION

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PS 806375M/S2

SEE SHEET 4

REVERENCE R3 DRIVE

LUCY LANE

PAMPAS STREET

RESERVE No.11

FUCHSIA R3 DRIVE

SEE SHEET 6

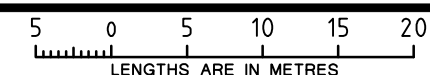
SEE SHEET 3



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SHEET 5

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PLAN NUMBER

PS806375M/S2

SEE SHEET 3



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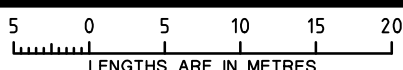
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SCALE
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SHEET 6

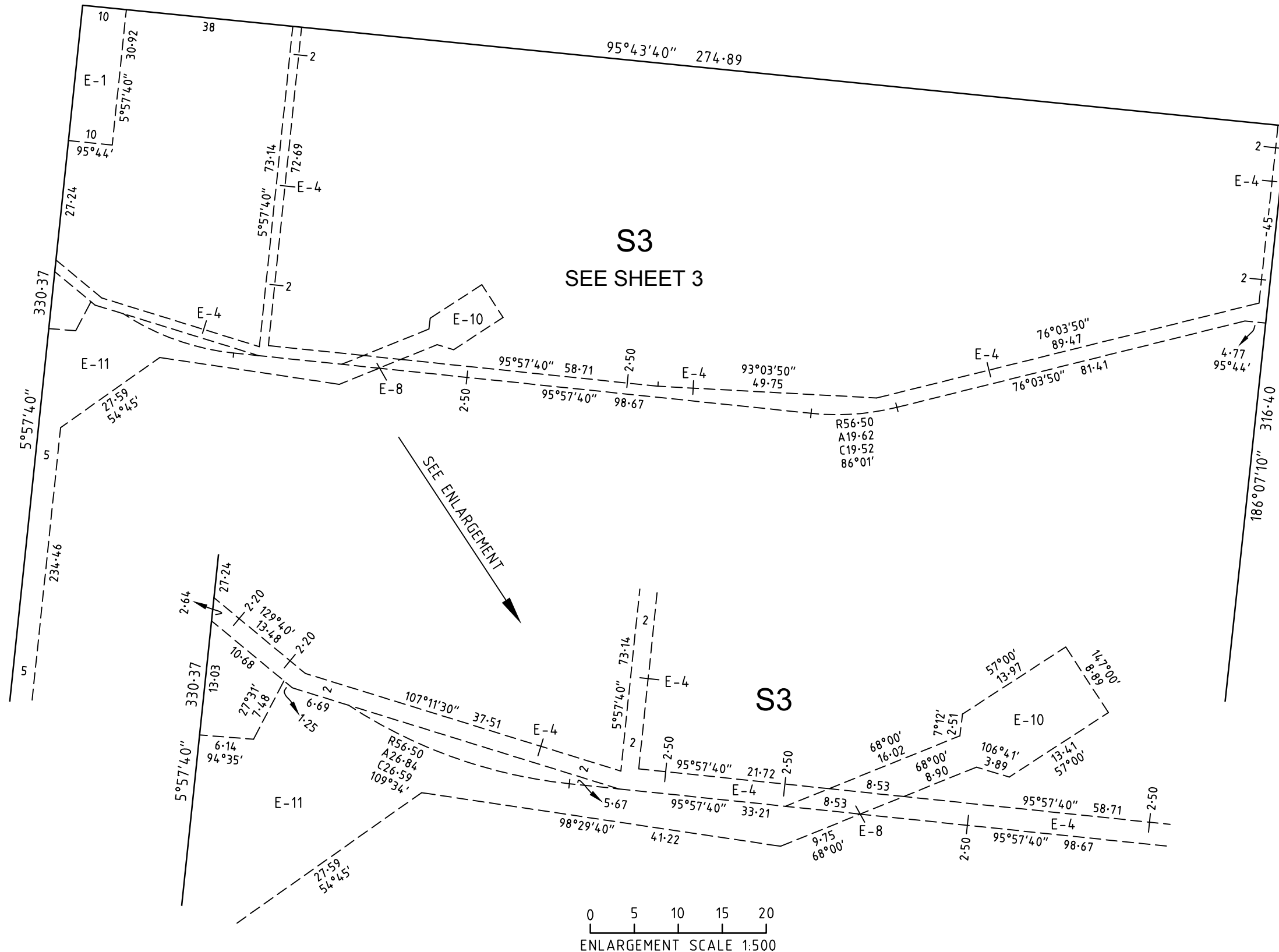
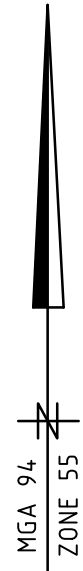
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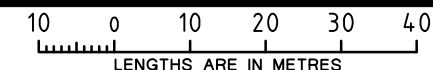
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SCALE
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SHEET 7

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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 901 to 955 (all inclusive) on this plan.

Land to be Burdened: Lots 901 to 955 (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 burdened and land benefited

BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN	BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN	BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN	BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN
908	907, 909	912	911, 913	916	915, 917	930	920, 921, 929, 931
909	908, 910	913	912, 914	917	916, 918	943	941, 942, 944
910	909, 911	914	913, 915	926	925, 927, 928		
911	910, 912	915	914, 916	929	921, 922, 928, 930		

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.

Expiry

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.

Table of burdened and land benefited

BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN	BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN	BURDENED LOTS ON THIS PLAN	BENEFITING LOTS ON THIS PLAN
932	933	936	935, 937	951	948, 950, 952
933	932, 934	937	936, 938	952	939, 948, 951, 953
934	933, 935	938	937	953	939, 952, 954
935	934, 936	950	948, 949, 951	954	953, 955

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.

Expiry

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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SHEET 8

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06/01/2021,
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OWNERS CORPORATION SCHEDULE							PS806375M/S2																			
Owners Corporation No. 1							Plan No. PS806375M																			
Land affected by Owners Corporation:							ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW Common Property No.: 1																			
Limitations of Owners Corporation:							Unlimited																			
Notations NIL																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>42601</td><td>5501</td></tr><tr><td>Balance of existing OC</td><td>14600</td><td>14600</td></tr><tr><td>Overall Total</td><td>57201</td><td>20101</td></tr></table>												Totals				Entitlement	Liability	This schedule	42601	5501	Balance of existing OC	14600	14600	Overall Total	57201	20101
Totals																										
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Balance of existing OC	14600	14600																								
Overall Total	57201	20101																								
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902	100	100		952	100	100																				
903	100	100		953	100	100																				
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