

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY

EDITION

PLAN NUMBER

PS806375M/S3

LOCATION OF LAND

COUNCIL NAME: CITY OF MELTON

PARISH: KOROROIT
SECTION: 4
CROWN ALLOTMENT: 4 (PART)

PARISH: PYWHEITJORRK
SECTION: 17
CROWN PORTION: 1 (PART)

TITLE REFERENCES: Vol. Fol.

LAST PLAN REFERENCE/S: PS806375M (LOT S3)

POSTAL ADDRESS: 1367 LEAKES ROAD
(At time of subdivision) ROCKBANK, 3335

MGA94 Co-ordinates **E** 293 750
 (of approx centre of **N** 5 820 320
 land in plan) **ZONE** 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R4 RESERVE No.12	CITY OF MELTON 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 1000 AND 1032 TO 1039 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOT S4 COMPRISES TWO PARTS.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 7 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 10
2.310ha

42 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	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 SEWERAGE	SEE PLAN SEE PLAN	PS806375M PS806375M	CITY OF MELTON WESTERN REGION WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS806375M	CITY OF MELTON
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	PS806375M INST. AS539341P	CITY OF MELTON WESTERN REGION WATER CORPORATION
E-9	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION

0783S510 VER N.DWG MS/BC



Melbourne Survey T 9869 0813

SURVEYOR REF: 0783s510

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 7

GABRIELLE MCCARTHY

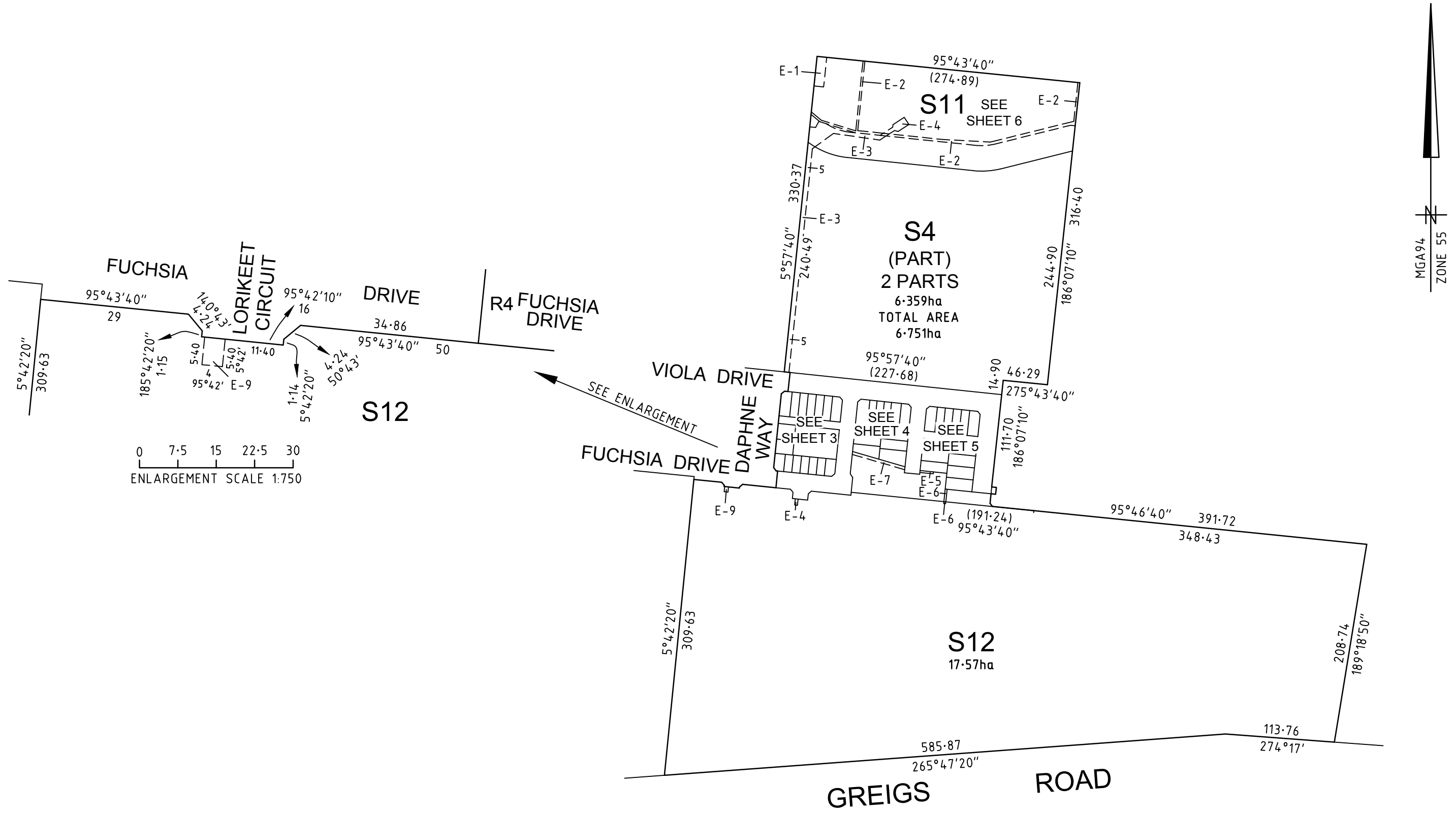
VERSION N

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

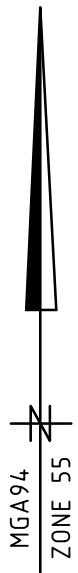
PLAN NUMBER

PS806375M/S3

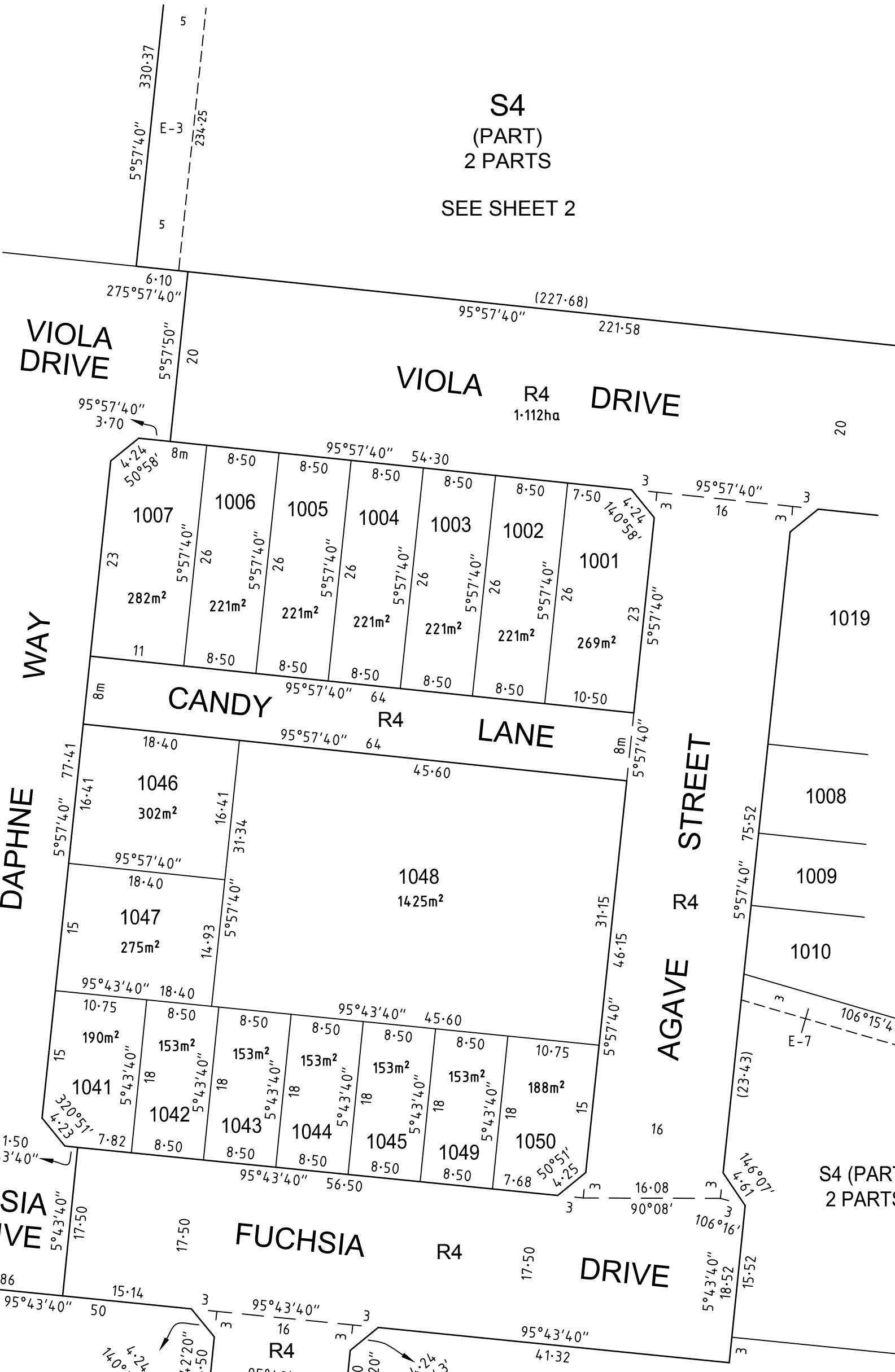


PLAN OF SUBDIVISION
Under Section 37 of the Subdivision Act 1988

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PS806375M/S3



S4
(PART)
2 PARTS
SEE SHEET 2



SEE SHEET 2

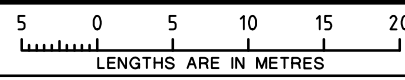
SEE SHEET 4

S4 (PART)
2 PARTS

S12
SEE SHEET 2

0783S510 VER N.DWG MS/BC

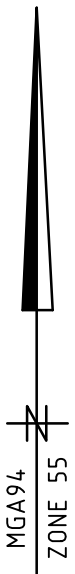
SMEC
 Melbourne Survey T 9869 0813 REF 0783s510

SCALE 1:500

 LENGTHS ARE IN METRES
 GABRIELLE MCCARTHY VERSION N

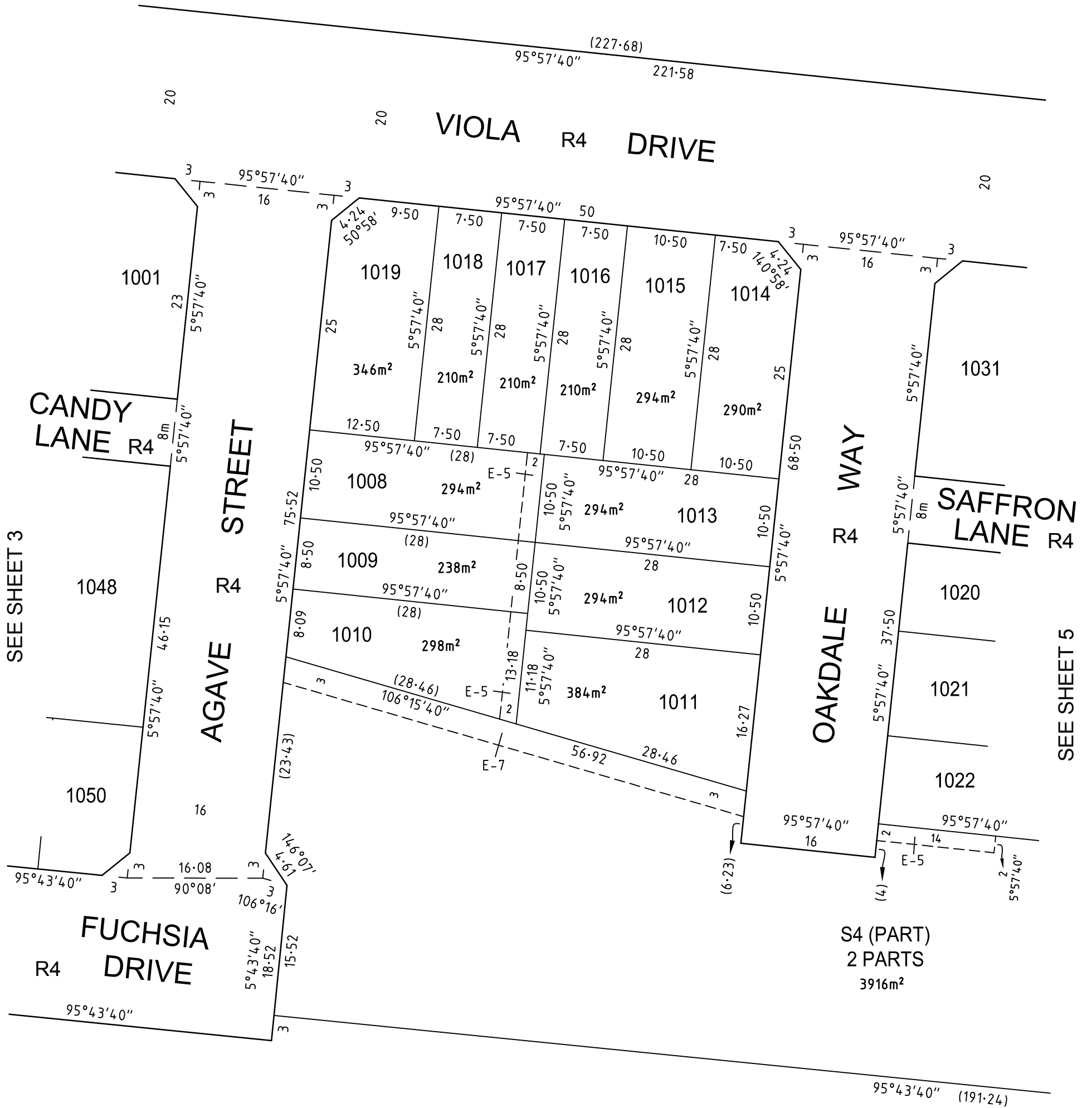
ORIGINAL SHEET SIZE: A3
 SHEET 3

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S4
(PART)
2 PARTS
SEE SHEET 2

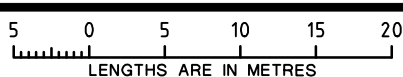


S12
SEE SHEET 2



0783S510 VER N.DWG MS/BC

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

GABRIELLE MCCARTHY VERSION N

Melbourne Survey T 9869 0813 REF 0783s510

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S4
(PART)
2 PARTS
SEE SHEET 2



S4 (PART)
2 PARTS
3916m²

S12
SEE SHEET 2

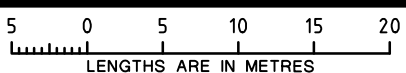
S4 (PART)
2 PARTS

S12



0783S510 VER N.DWG MS/BC

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

GABRIELLE MCCARTHY VERSION N

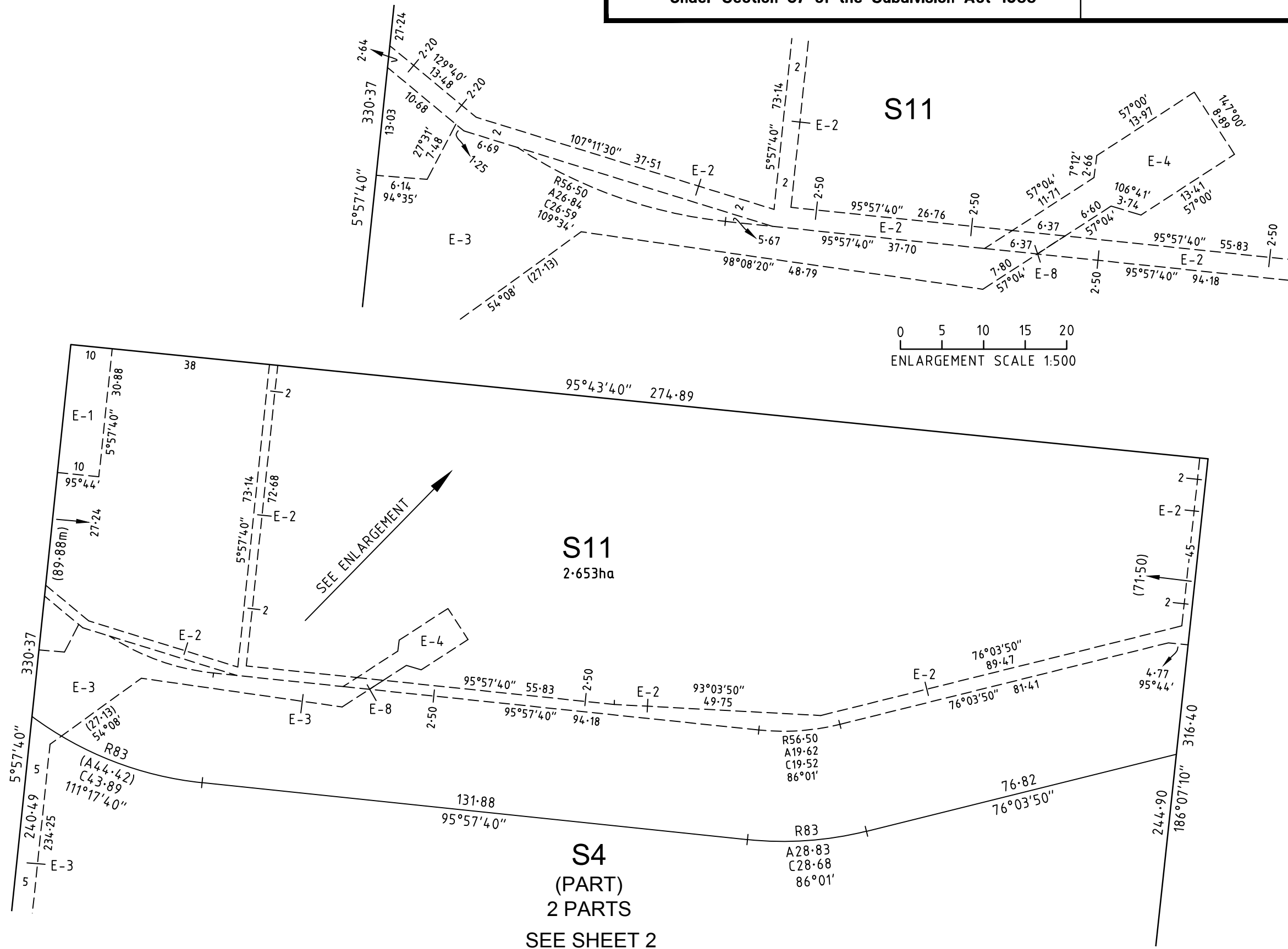
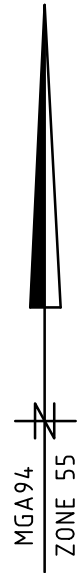
REF 0783s510

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CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 1001 to 1031 and 1040 to 1050 (all inclusive) on this plan.

Land to be Burdened: Lots 1001 to 1031 and 1040 to 1050 (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 SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
1001	1002
1002	1001, 1003
1003	1002, 1004
1004	1003, 1005
1005	1004, 1006
1006	1005, 1007
1007	1006
1008	1009, 1013, 1016, 1017, 1018, 1019
1009	1008, 1010, 1012
1010	1009, 1011, 1012
1012	1009, 1010, 1011, 1013
1013	1008, 1012, 1014, 1015, 1016
1014	1013, 1015
1015	1013, 1014, 1016
1016	1008, 1013, 1015, 1017
1017	1008, 1016, 1018
1018	1008, 1017, 1019

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
1020	1021, 1025
1022	1021, 1023, 1024
1026	1027
1027	1026, 1028
1028	1027, 1029
1029	1028, 1030
1030	1029, 1031
1031	1030
1041	1042, 1047
1042	1041, 1043, 1047, 1048
1043	1042, 1044, 1048
1044	1043, 1045, 1048
1045	1044, 1048, 1049
1047	1041, 1042, 1046, 1048
1049	1045, 1048, 1050
1050	1048, 1049

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.