



Member of the Surbana Jurong Group

SMEC AUSTRALIA PTY LTD
ABN: 47 065 475 149 ACN: 065 475 149

Tower 4, 727 Collins Street,
Docklands, VIC 3008, Australia

T +61 3 9514 1500 F +61 39514 1502 E ar@smec.com

30 June 2023
Our Ref no. 0783s-513

3L BRIDGEFIELDS PTY LTD
Level 19, 350 Queen Street
MELBOURNE, VIC 3000

Attn: Niki Brown

**Provisional Plan of Subdivision Report
BRIDGEFIELD ESTATE – LEAKES ROAD, ROCKBANK
STAGE 13**

Dear Niki,

Please find the attached provisional plan of subdivision PS806375M/S7 (Ref 0783s517) for 322-412 Greigs Road, ROCKBANK, as requested.

Please review the plan and ensure that it is in keeping with the latest design and your intentions for subdivision before providing to any third party.

Please also note the following points of interest:

The attached plan has been prepared based on the comps plan prepared by SMEC, in accordance with the Urban Design from Roberts Day. As of 29/11/2018, the current version of the comps plan is 84.

Surrounding title dimensions are reported in accordance with the re-establishment survey and subsequent approved Boundary Plan (BP2905Y) completed by our office on 01/09/2014 and contained within the Architectural CAD drawings provided. These dimensions differ from the current title(s) and will be updated upon registration of the first Plan of Subdivision.

The plan of subdivision has been created in a staged format and will follow on from stage 12. We acknowledge discussions regarding the consolidation of all seven parent titles, which will impact on the staging requirements and subsequently the Owners Corporation membership.

A single owners corporation has been prescribed for the maintenance and function of the common property and community centres.

Values for Entitlement and Liability have been calculated on the following basis:

Values for Entitlement have been calculated on an equity basis.

Values for Liability have been calculated on an equity basis.

Upon registration of the Plan of Subdivision, restrictions A & B will encumber the relevant titles.

If you have any queries or amendments relating to the notes above, please let me know as soon as possible.

**Yours faithfully
for SMEC**

**Gabby McCarthy
Licensed Surveyor
Registration no. 1784**

In accordance with Section 9AC of the Sale of Land Act, the following changes have been made to the Plan of Subdivision:

Version B – issued 30 April 2019

Comps Plan Version 75

This version has redesigned the layout of the stage.

Version C – issued 20 June 2019

Comps Plan Version 80

All Sheets

Version number

Sheet 1

Notations amended

Easement identifies added

Sheet 2

Easements added in Balance Lot S8

Sheet 3

Easement added in Lots 1326 to 1329

Easement added in Lots 1358 to 1360

Minor drafting amendments

Sheet 4

Easement added in Lots 1330 to 1337

Easement added in Lots 1358 to 1360

Sundar Walk added south of Lot 1309 to 1316

Minor drafting amendments

Sheet 5

Plan Layout Amended for clarity

Patel Walk added south of Lot 1338 to 1345

Easement added in Lot 1384

Minor drafting amendments

Sheet 6

Plan Layout Amended for clarity

Easement added in Lots 1361 to 1369

Easement added in Lots 1379 to 1383

Minor drafting amendments

Sheet 7

Plan added to show Easements in Balance Lot S8

Sheet 8

No change

Version D – issued 15 July 2019

Comps Plan Version 82

All Sheets

Version number

Sheet 1

Notations amended

Sheet 2

Ferngully Drive amended to Clay Crescent

Easements in Balance Lot S8 amended

Sheet 3

Ferngully Drive amended to Clay Crescent

Easements in Lots 1358 & 1359 amended

Minor drafting amendments

Sheet 4

Ferngully Drive amended to Clay Crescent

Sheet 5

Easements in Balance Lot S8 amended
Minor drafting amendments

Sheet 6

No change

Sheet 7

Easements in Balance Lot S8 amended

Sheet 8

No change

Version E – issued 26 September 2019

Comps Plan Version 84

All Sheets

Version number

Sheet 1

Addition of 9 extra lots

Amendment to wording of restriction A and B in notations panel

Sheet 2

Amendment of abutments to the west (Clay Crescent)

Addition of 9 extra lots (subdividing previous lot 1392).

Addition of Road names for clarity

Sheet 3

Addition of 9 extra lots (Subdividing previous lot 1392)

Sheet 4

Additions of 9 extra lots (Subdividing previous lot 1392)

Sheet 5

Amendment of road name (Greigs Road to Dehli Grove) per council request

Sheets 6 & 7

Minor drafting amendments (ie extra easement identifiers)

Sheet 8

Amendment to lots within restrictions A & B in response to 9 extra lots created.

Version F – issued 17 December 2019

Comps Plan Version 87

All Sheets

Version number

Sheet 1

Reserve No.12 added to Notations

Permit Plan Number added

Sheet 2

Additional Easement in Balance Lot S8

Sheet 3

Reserve No.12 added in Lot 1359

Additional Easement at the rear of Lots 1395-1397

Sheet 4

Minor drafting amendments

Sheet 5

Additional Easement in Balance Lot S8

Minor drafting amendments

Sheets 6 & 7

No Change

Sheet 8

Added Permit Number in Restriction A

Version G – issued 10 September 2021

Comps Plan Version 96

All Sheets

Version number

Sheet 1

Amendment to notation text removing easements

Vesting table updated with road R-11 and Reserve 14

Easement table updated for easement E-5

Sheets 2-6

Lots, roads and easements reconfigured to accord with the computed plan

Lots renumbered

Roads re-named

Sheet 7

Table in Restriction B re-done for new lot configuration

Version H – issued 22 September 2021

Comps Plan Version 96

All Sheets

Version number

Sheet 1-6

No other changes

Sheet 7

Remove the lots from the restriction table that are not less than 300m² as it only applies to those controlled by the Small Lot Housing Code. Lots removed are 1304-1316, 1323-1324, 1327, 1331-1336, 1347-1348, 1354, 1366-1368, 1372-1373, 1377-1378, 1383 and 1393.

Version J – issued 24 November 2021

Comps Plan Version 96

All Sheets

Version number

Sheet 1-6

No other changes

Sheet 7

Remove the lots 1301-1303 from the restriction table

Version K – issued 2 February 2022

Comps Plan Version 96

All Sheets

Version number

Sheet 1

Amend wording of gas easement E-5

Alter easements in favour of City West Water to Greater Western Water

Easement E-6 added to the easement table

Sheets 2 & 6

Easement E-6 added to superlot S8

Sheets 3-5 & 7

No other changes



Member of the Surbana Jurong Group

SMEC AUSTRALIA PTY LTD
ABN: 47 065 475 149 ACN: 065 475 149
Tower 4, 727 Collins Street,
Docklands, VIC 3008, Australia
T +61 3 9514 1500 F +61 39514 1502 E ar@smec.com

Version L – issued 30 June 2023

Comps Plan Version 98

All Sheets

Version number

Sheet 1

Minor word Amending in Notation Panel

Parent Volume & Folio added

Sheets 2 & 4

No Change

Sheet 5

Minor Lot Dimension amendment on Lot 1392

Sheet 6

Minor Lot Dimension amendment on Lot 1385

Sheet 7

No Change