

PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LUV USE ONLY

EDITION

PLAN NUMBER

PS806375M/S7

LOCATION OF LAND

PARISH: PYWHEITJORRK

TOWNSHIP: -

SECTION: 17

CROWN ALLOTMENT: -

CROWN PORTION: 1 (PART)

TITLE REFERENCES: Vol.12360 Fol.597

LAST PLAN REFERENCE/S: PS806375M/S6 (LOT S7)

POSTAL ADDRESS: 60 CLAY CRESCENT
(At time of subdivision) ROCKBANK, 3335

MGA94 Co-ordinates **E** 294 100
(of approx centre of **N** 5 820 125
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF MELTON

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R10	CITY OF MELTON
ROAD R12	CITY OF MELTON
RESERVE No.7	CITY OF MELTON
RESERVE No.8	CITY OF MELTON
RESERVE No.14	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 1300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 7 FOR FURTHER DETAILS.

OTHER PURPOSES OF THE PLAN:

REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-2 ON PS806375M/S6 AS AFFECTS INNOVATION AVENUE, DELHI GROVE, SUNDAR PLACE, PATEL PLACE, RESERVE No.7 AND RESERVE No.8 ON THIS PLAN.

REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-4 ON PS806375M/S6 AS AFFECTS FUCHSIA DRIVE, INNOVATION AVENUE AND KERALA STREET ON THIS PLAN.

GROUNDS FOR REMOVAL:

BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6 (1)(k)(iv) OF THE SUBDIVISION ACT 1988.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is ~~is not~~ a staged subdivision.
Planning permit No. PA2017/5712

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 13
4.358ha

99 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 ALL LOTS ON THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	PS806375M/S5	GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
E-5	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
	GAS DISTRIBUTION PIPELINE	SEE PLAN	THIS PLAN	AUSNET GAS SERVICES PTY LTD
	TELECOMMUNICATIONS (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-6	POWERLINE	SEE PLAN	THIS PLAN (SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
	DRAINAGE	SEE PLAN	PS806375M/S6	MELTON CITY COUNCIL

0783S513 VER L.DWG AE/AMM



Member of the **Surbana Jurong Group**
Melbourne Survey T 9869 0813

SURVEYOR REF: 0783s513

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

ROHAN BAKKER

VERSION L

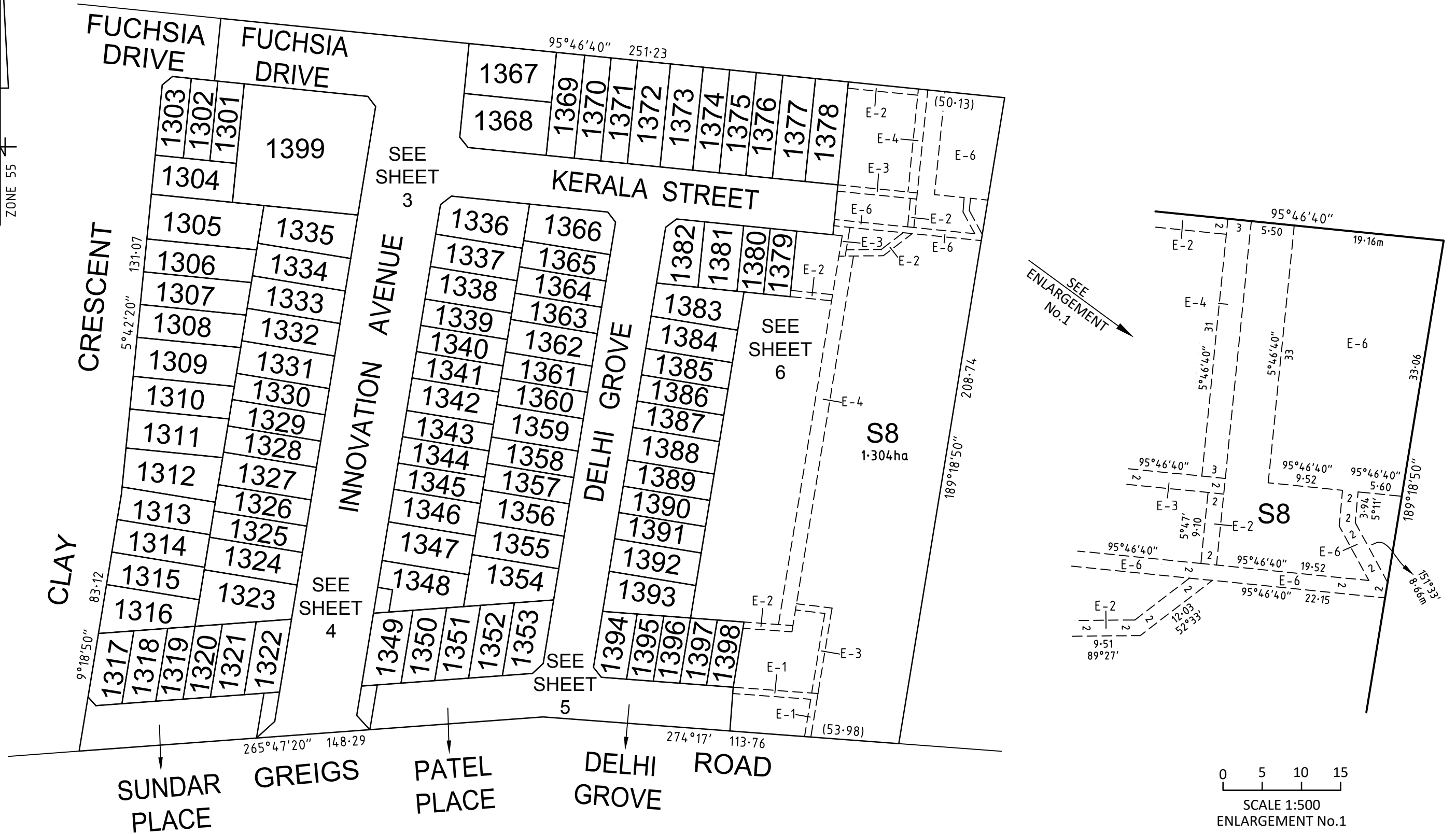
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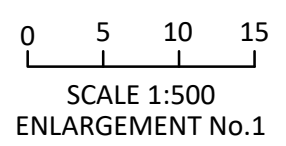
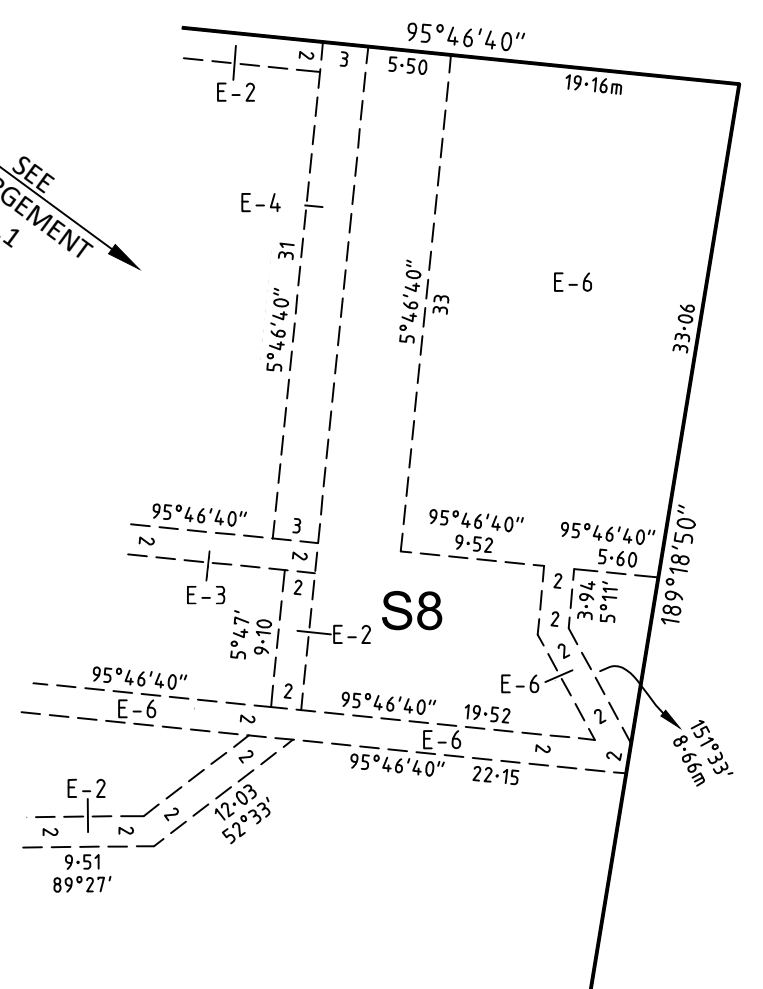
PLAN NUMBER

PS806375M/S7

MGA 94
ZONE 55



SEE ENLARGEMENT No.1

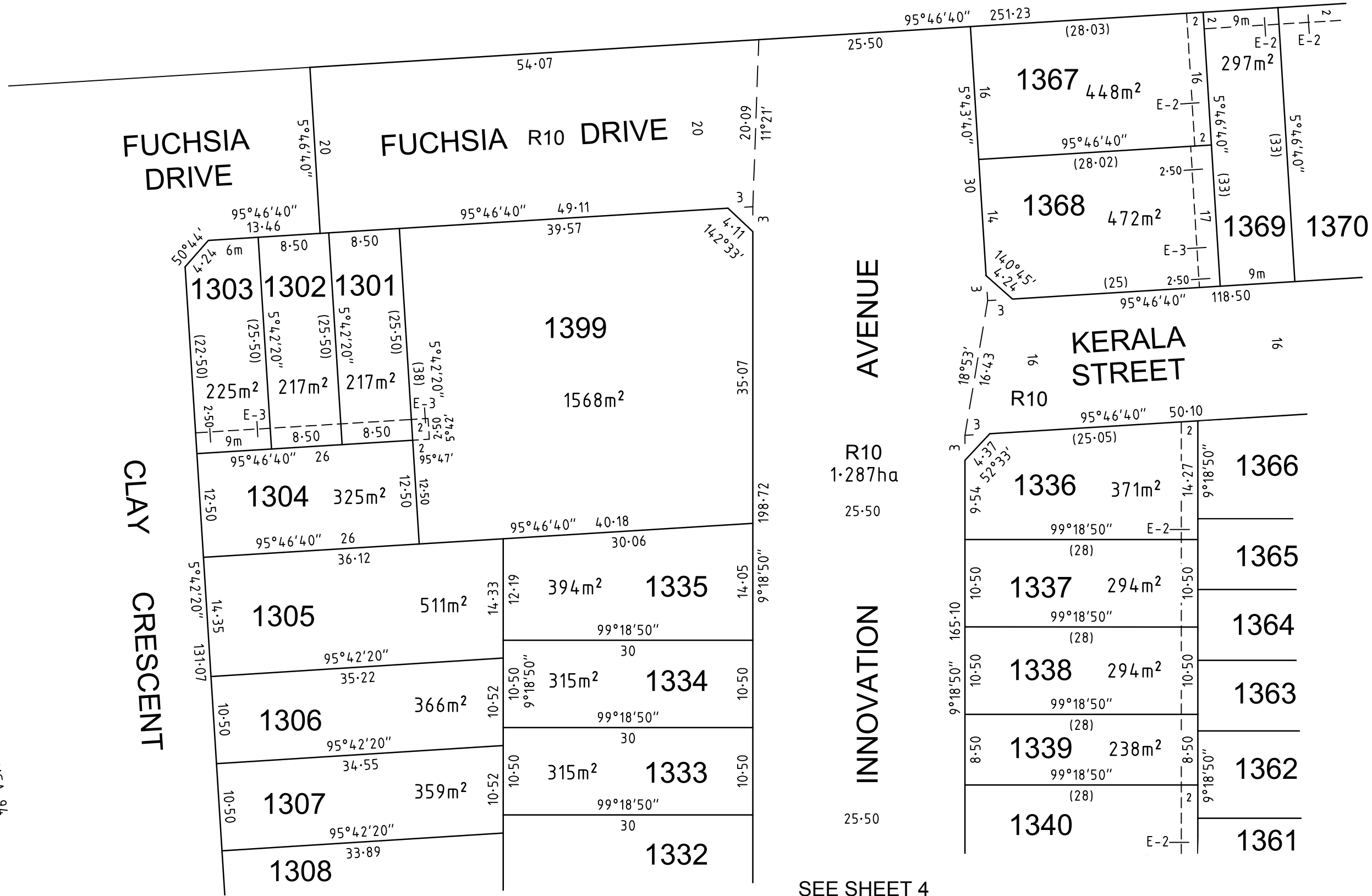


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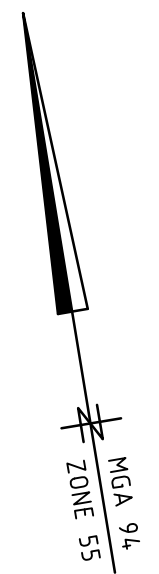
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SEE SHEET 6

SEE SHEET 4

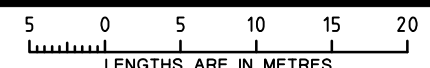


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Member of the **Surbana Jurong Group**
REF 0783s513

SCALE 1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 3

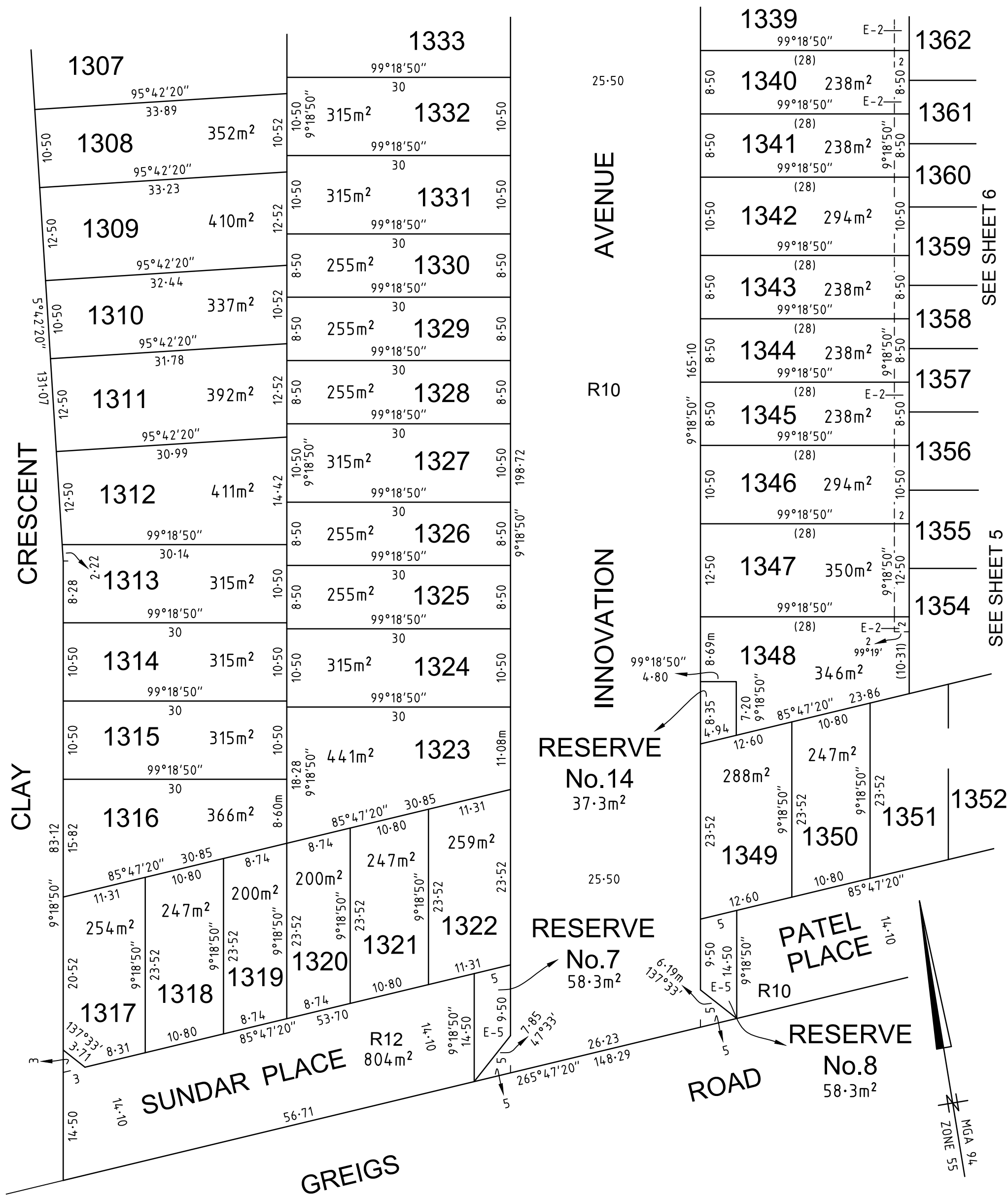
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PLAN OF SUBDIVISION
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SEE SHEET 3



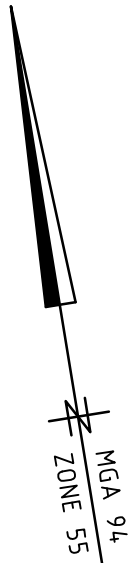
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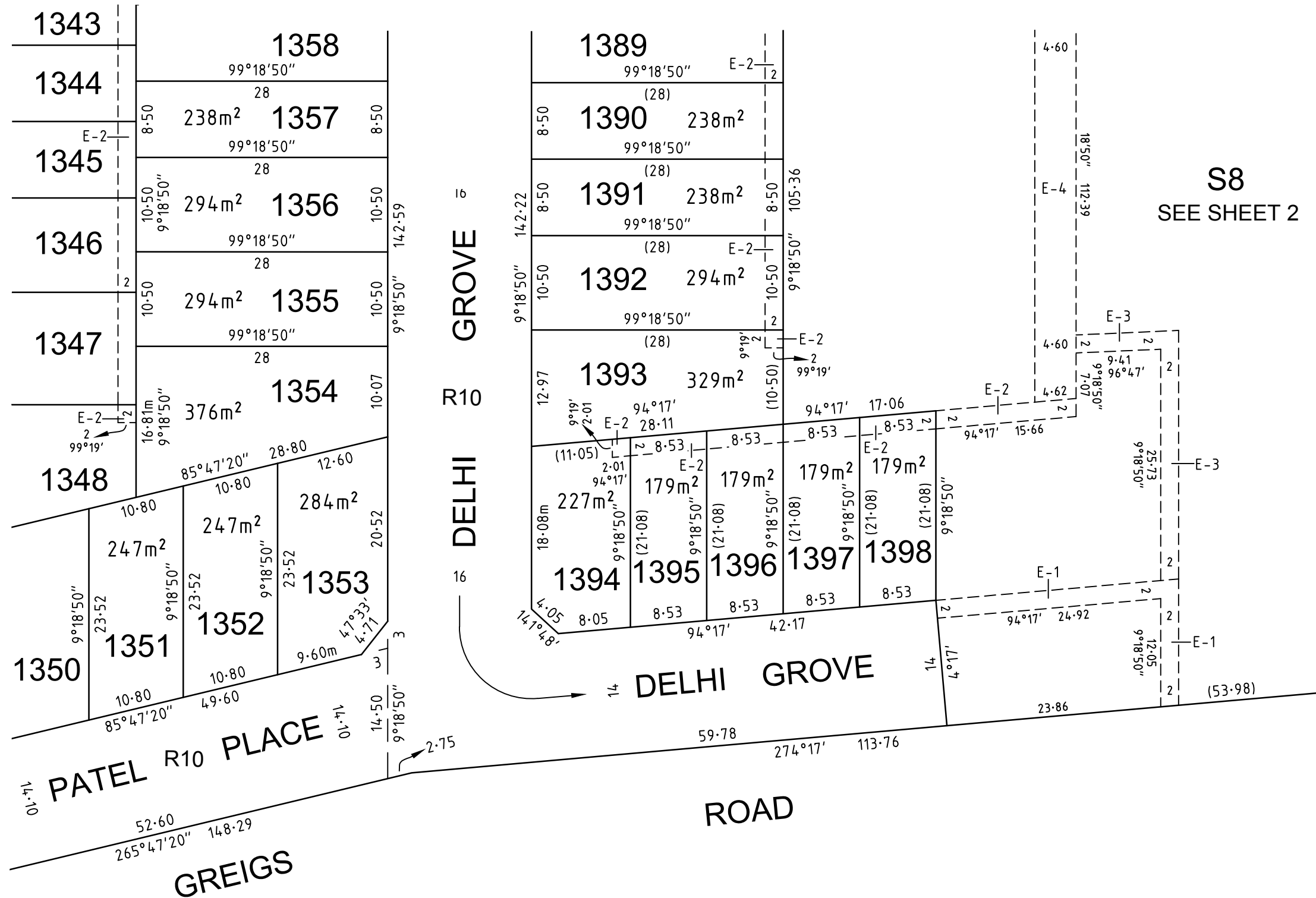
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SEE SHEET 6



SEE SHEET 4



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SMEC

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SCALE 1:500

LENGTHS ARE IN METRES

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VERSION L

ORIGINAL SHEET SIZE A3

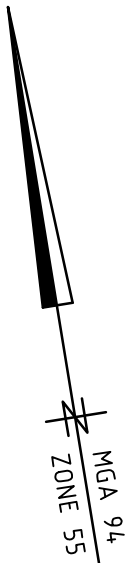
SHEET 5

PLAN OF SUBDIVISION

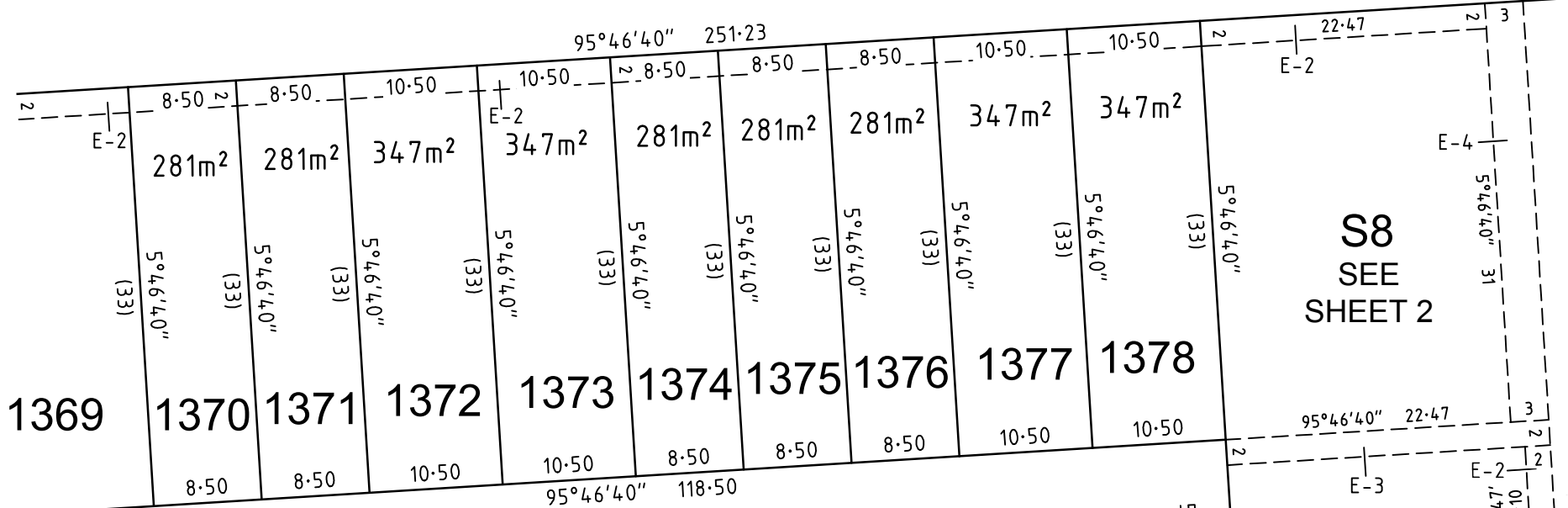
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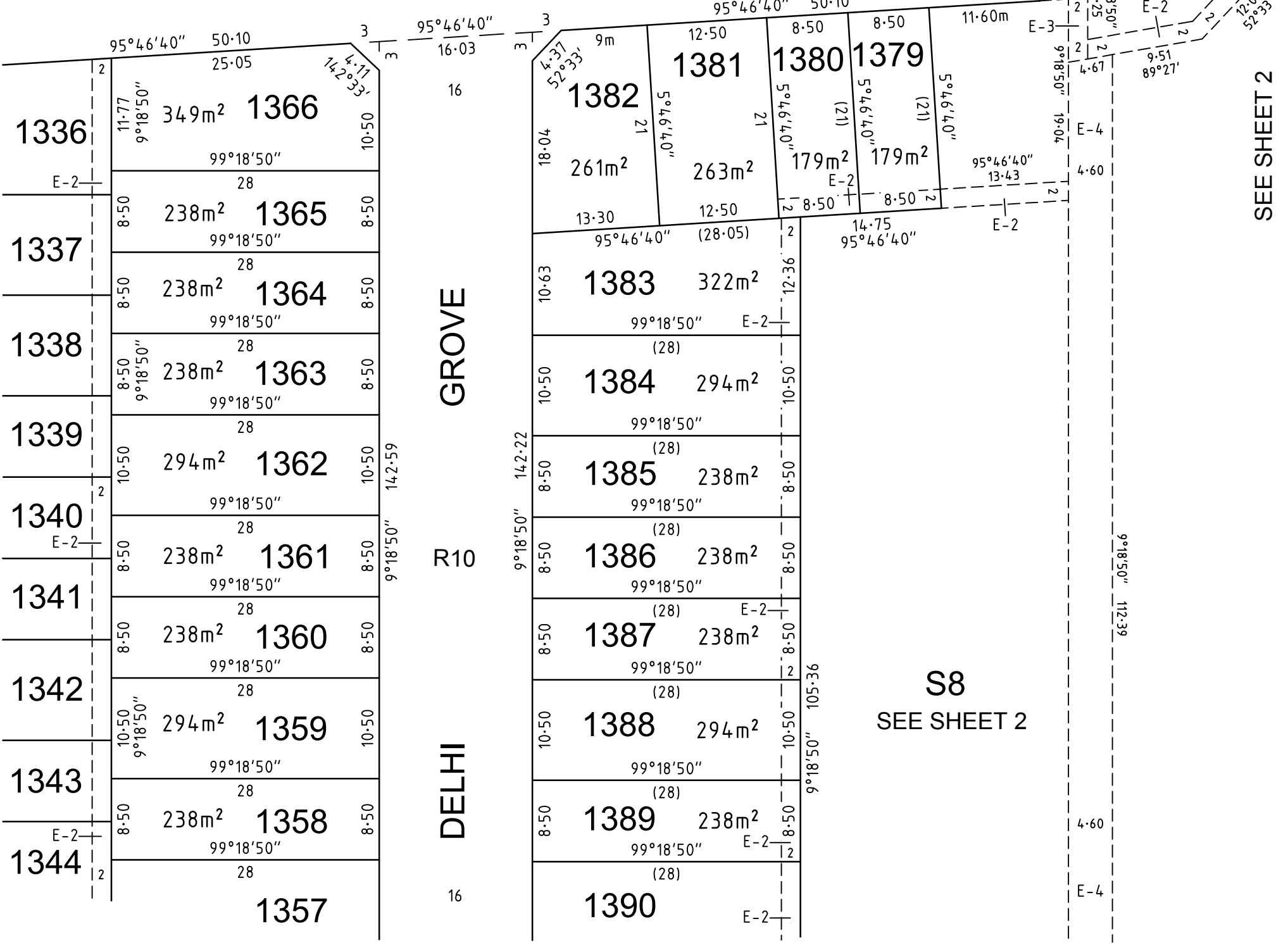
SEE SHEET 3



16 KERALA R10 STREET

S8
SEE SHEET 2

SEE SHEET 2



GROVE

R10

DELHI

S8
SEE SHEET 2

SEE SHEET 4

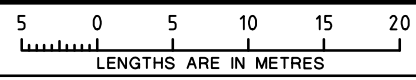
SEE SHEET 5



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1:500



ORIGINAL SHEET
SIZE: A3

SHEET 6

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CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created:

Land to be Benefited: Lots 1301 to 1398 (both inclusive) on this plan.

Land to be Burdened: Lots 1301 to 1398 (both 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 PA2017/5712, 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.

DESCRIPTION OF RESTRICTION

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
1317	1316, 1318	1349	1348, 1350	1375	1374, 1376
1318	1316, 1317, 1319	1350	1348, 1349, 1351	1376	1375, 1377
1319	1316, 1318, 1320	1351	1348, 1350, 1352, 1354	1379	1380
1320	1319, 1321, 1323	1352	1351, 1353, 1354	1380	1379, 1381, 1383
1321	1320, 1322, 1323	1353	1352, 1354	1381	1380, 1382, 1383
1322	1321, 1323	1355	1346, 1347, 1354, 1356	1382	1381, 1383
1325	1313, 1314, 1324, 1326	1356	1345, 1346, 1355, 1357	1384	1383, 1385
1326	1312, 1313, 1325, 1327	1357	1344, 1345, 1356, 1358	1385	1384, 1386
1328	1311, 1327, 1329	1358	1343, 1344, 1357, 1359	1386	1385, 1387
1329	1310, 1311, 1328, 1330	1359	1342, 1343, 1358, 1360	1387	1386, 1388
1330	1309, 1310, 1329, 1331	1360	1341, 1342, 1359, 1361	1388	1387, 1389
1337	1336, 1338, 1364, 1365	1361	1340, 1341, 1360, 1362	1389	1388, 1390
1338	1337, 1339, 1363, 1364	1362	1339, 1340, 1361, 1363	1390	1389, 1391
1339	1338, 1340, 1362, 1363	1363	1338, 1339, 1362, 1364	1391	1390, 1392
1340	1339, 1341, 1361, 1362	1364	1337, 1338, 1363, 1365	1392	1391, 1393
1341	1340, 1342, 1360, 1361	1365	1336, 1337, 1364, 1366	1394	1393, 1395
1342	1341, 1343, 1359, 1360	1369	1367, 1368, 1370	1395	1393, 1394, 1396
1343	1342, 1344, 1358, 1359	1370	1369, 1371	1396	1393, 1395, 1397
1344	1343, 1345, 1357, 1358	1371	1370, 1372	1397	1396, 1398
1345	1344, 1346, 1356, 1357	1374	1373, 1375	1398	1397
1346	1345, 1347, 1355, 1356				

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.