

# PLAN OF SUBDIVISION

Under Section 37 of the Subdivision Act 1988

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS742688S**

## LOCATION OF LAND

**PARISH:** KOROROIT  
**TOWNSHIP:** -  
**SECTION:** 4  
**CROWN ALLOTMENT:** 1, 2B, 3 & 4 (PARTS)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** Vol.9437 Fol.679  
**LAST PLAN REFERENCE/S:** LP 137799 LOT 3  
**POSTAL ADDRESS:** 1285 LEAKES ROAD  
**(At time of subdivision)** ROCKBANK, 3335  
**MGA94 Co-ordinates** **E** 293 280  
(of approx centre of **N** 5820 880  
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF MELTON

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF MELTON
ROAD R2	CITY OF MELTON
RESERVE No.1	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 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
FOR RESTRICTION AFFECTING LOTS 101 TO 157 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION A ON SHEET 7.  
FOR RESTRICTION AFFECTING LOTS 131 TO 137 (BOTH INCLUSIVE), 155 & 156 SEE CREATION OF RESTRICTION B ON SHEET 8.  
COMMON PROPERTY 1 IS NOT SHOWN TO SCALE ON THIS PLAN.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY  
STAGING This is/is not a staged subdivision.  
Planning permit No. PA2016/5317  
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)  
THIS IS A SPEAR PLAN.  
PROCLAIMED SURVEY AREA:  
**BRIDGEFIELD 1**  
**4.069ha** **57 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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MELTON
E-3	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY OF MELTON WESTERN REGION WATER CORPORATION
E-5	WATER SUPPLY (THROUGH UNDERGROUND PIPES) DISTRIBUTION / OR TRANSMISSION OF GAS	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	WESTERN REGION WATER CORPORATION AUSNET GAS SERVICES PTY LTD

0783S301 VER M.DWG BC/AA



SURVEYOR REF: 0783s-301

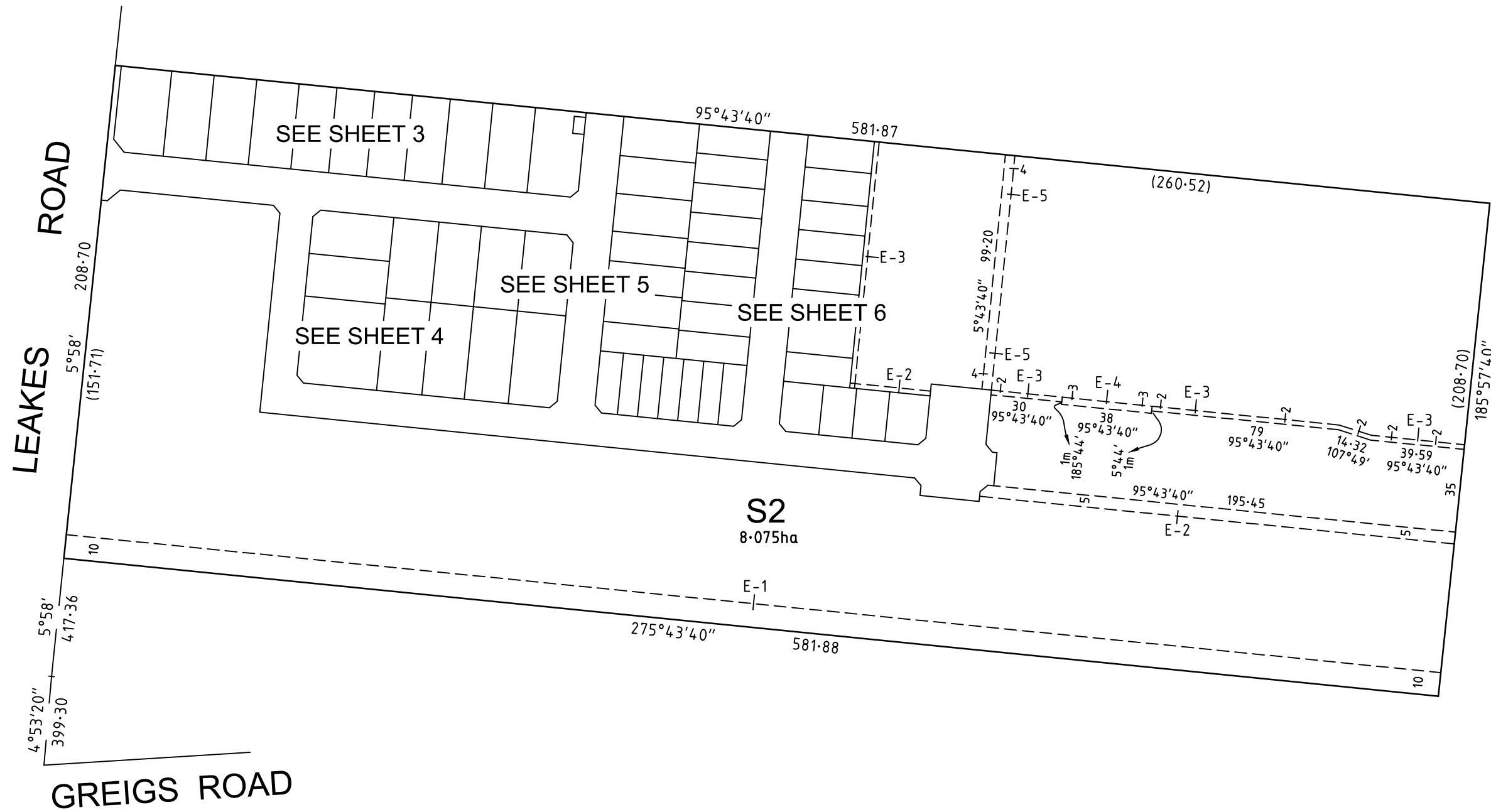
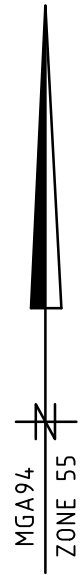
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 7

ROHAN MICHAEL BAKKER VERSION M

# PLAN OF SUBDIVISION

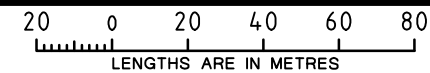
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SCALE  
1:2000



ORIGINAL SHEET  
SIZE A3

SHEET 2

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LEAKES ROAD

R1  
142m<sup>2</sup>

ROAD

LEAKES ROAD

MEADOWBANK

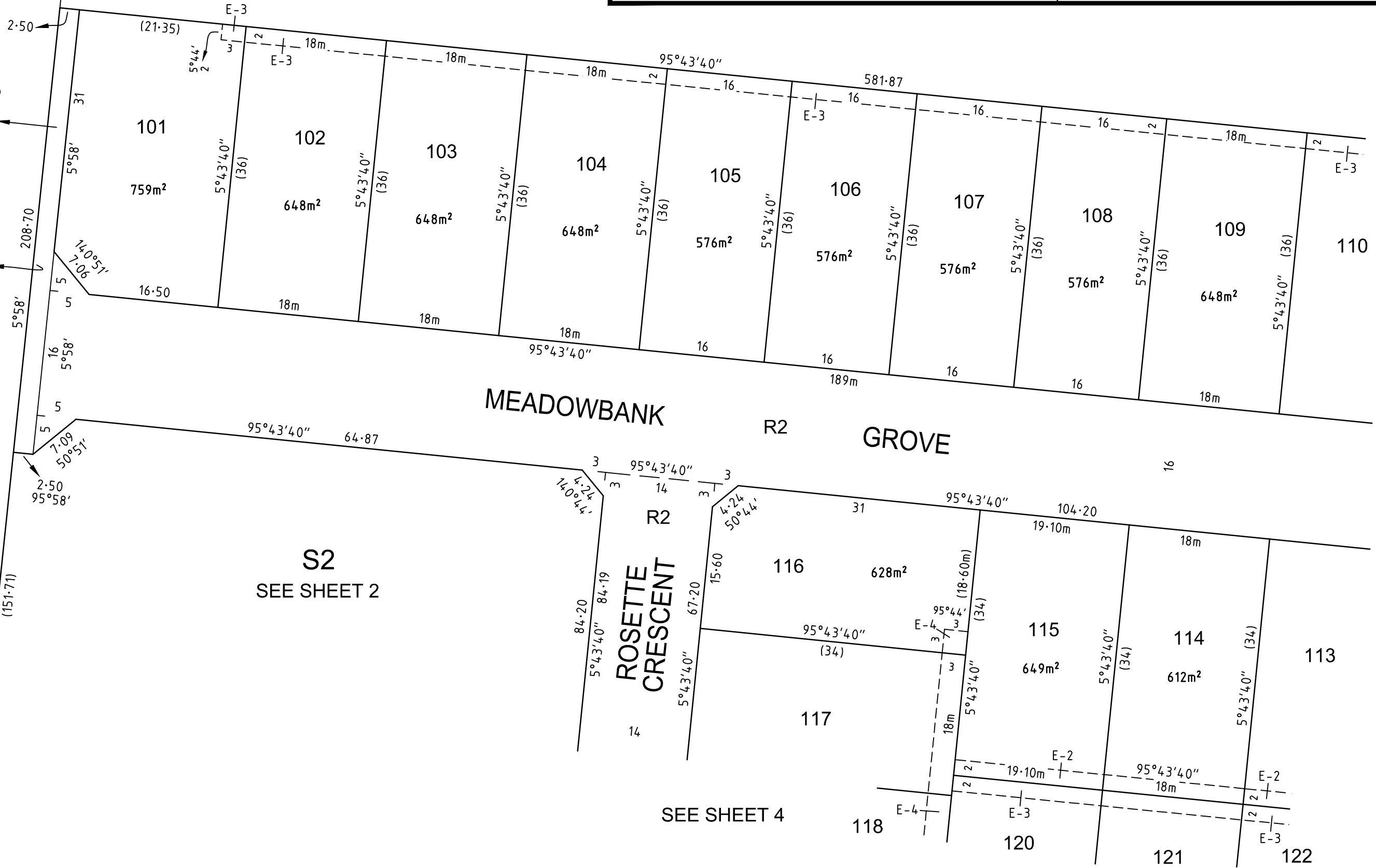
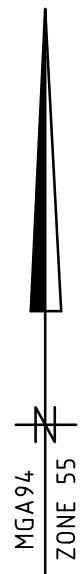
R2 GROVE

ROSETTE CRESCENT

S2  
SEE SHEET 2

SEE SHEET 4

SEE SHEET 5



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SCALE  
1:500



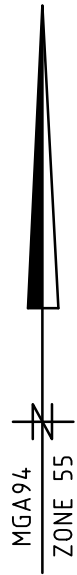
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SIZE A3

SHEET 3

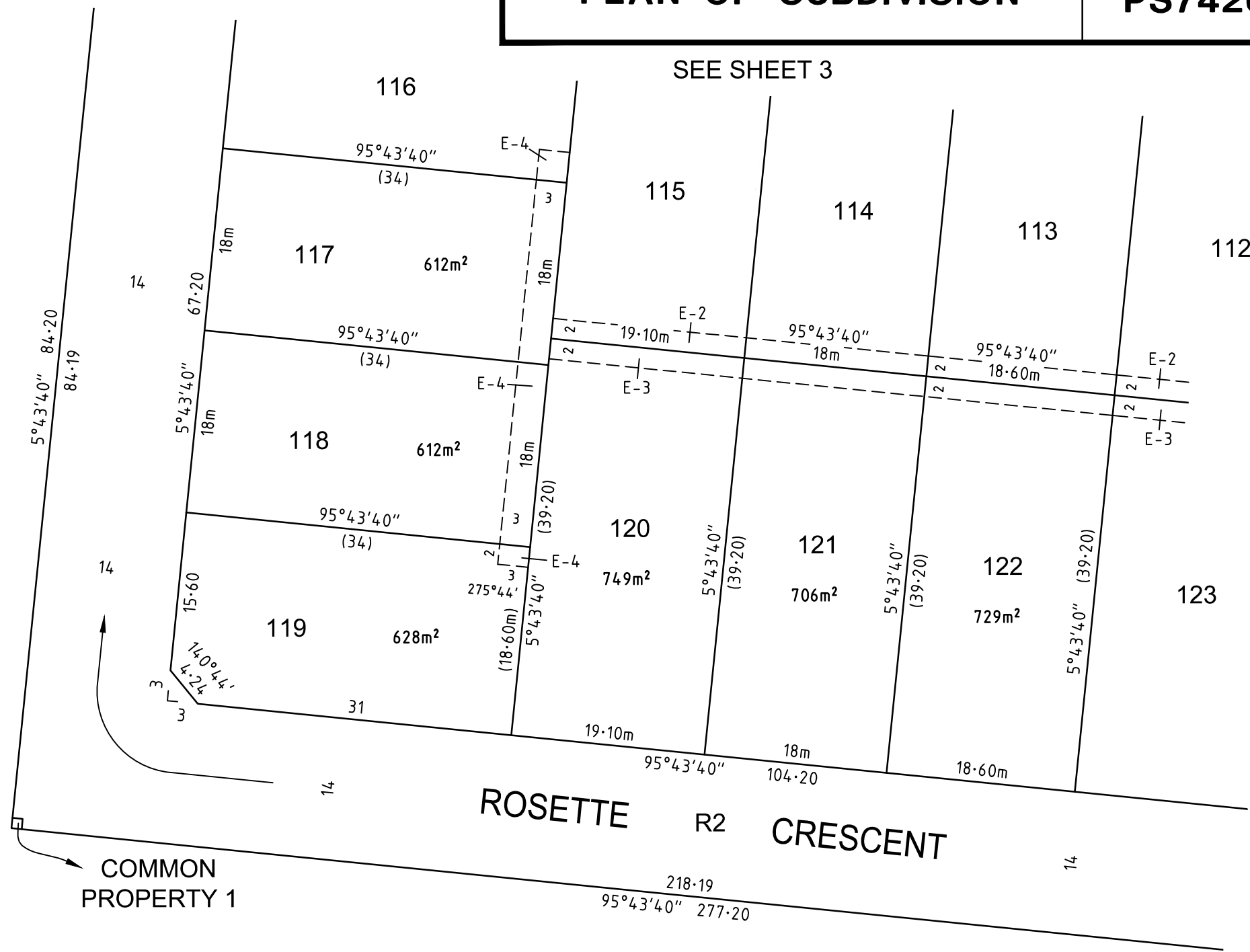
ROHAN MICHAEL BAKKER VERSION M

# PLAN OF SUBDIVISION

PLAN NUMBER  
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**S2**  
SEE SHEET 2

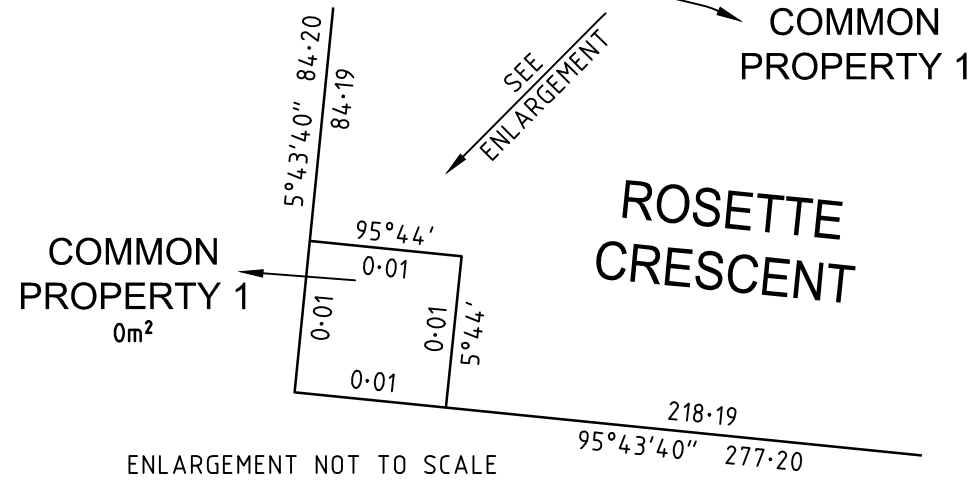


SEE SHEET 3

SEE SHEET 5

**ROSETTE R2 CRESCENT**

**S2**  
SEE SHEET 2



ENLARGEMENT NOT TO SCALE

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SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

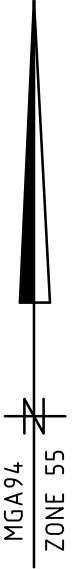
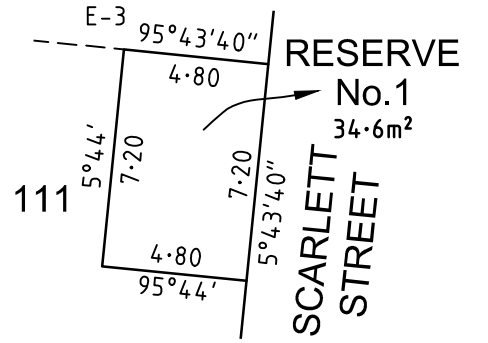
SHEET 4

ROHAN MICHAEL BAKKER VERSION M

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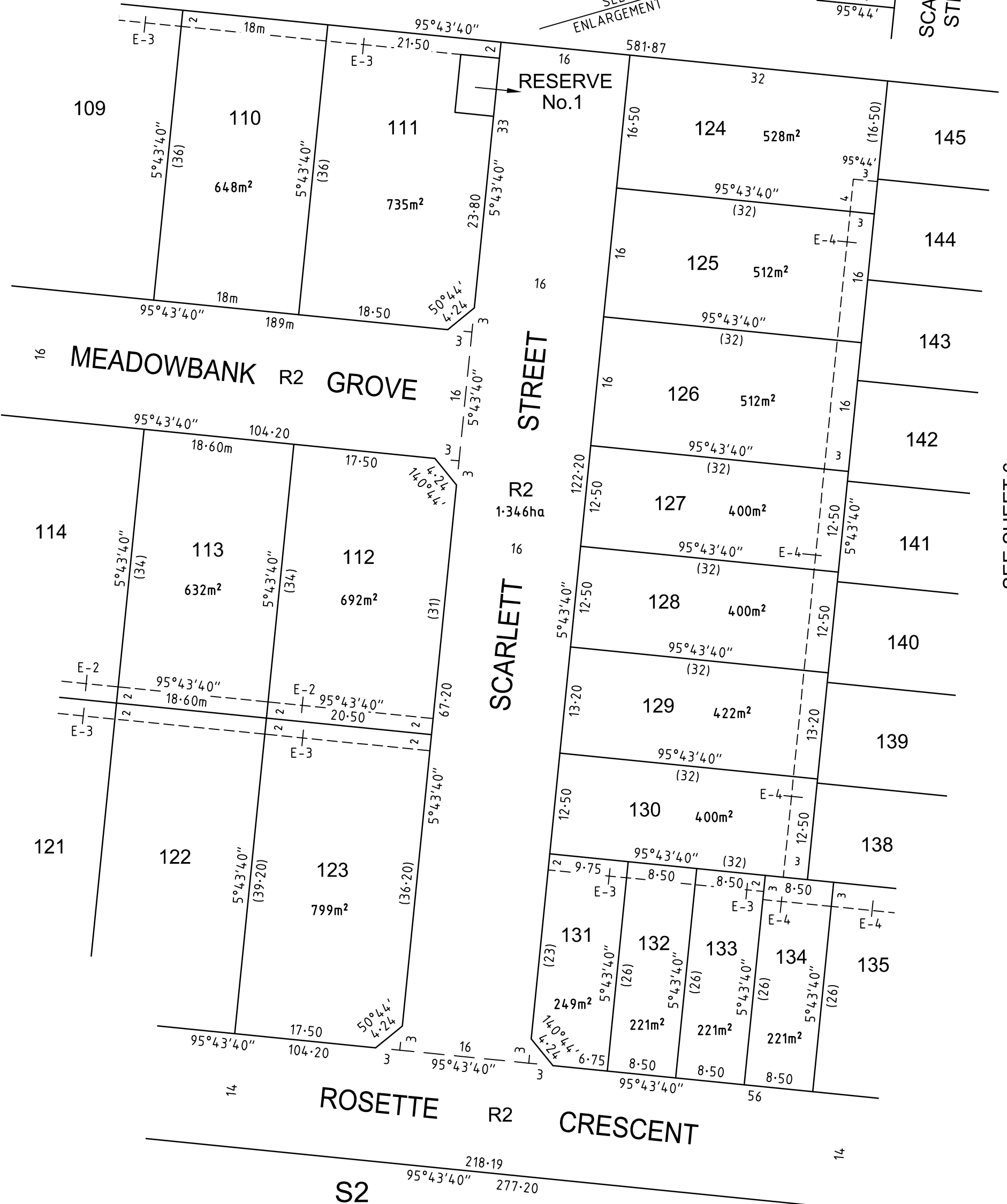
PLAN NUMBER  
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0 2.5 5 7.5 10  
ENLARGEMENT SCALE 1:250



SEE SHEET 3

SEE SHEET 4



SEE SHEET 6

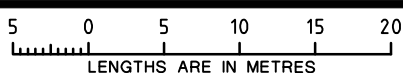
S2  
SEE SHEET 2



**SMEC**

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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

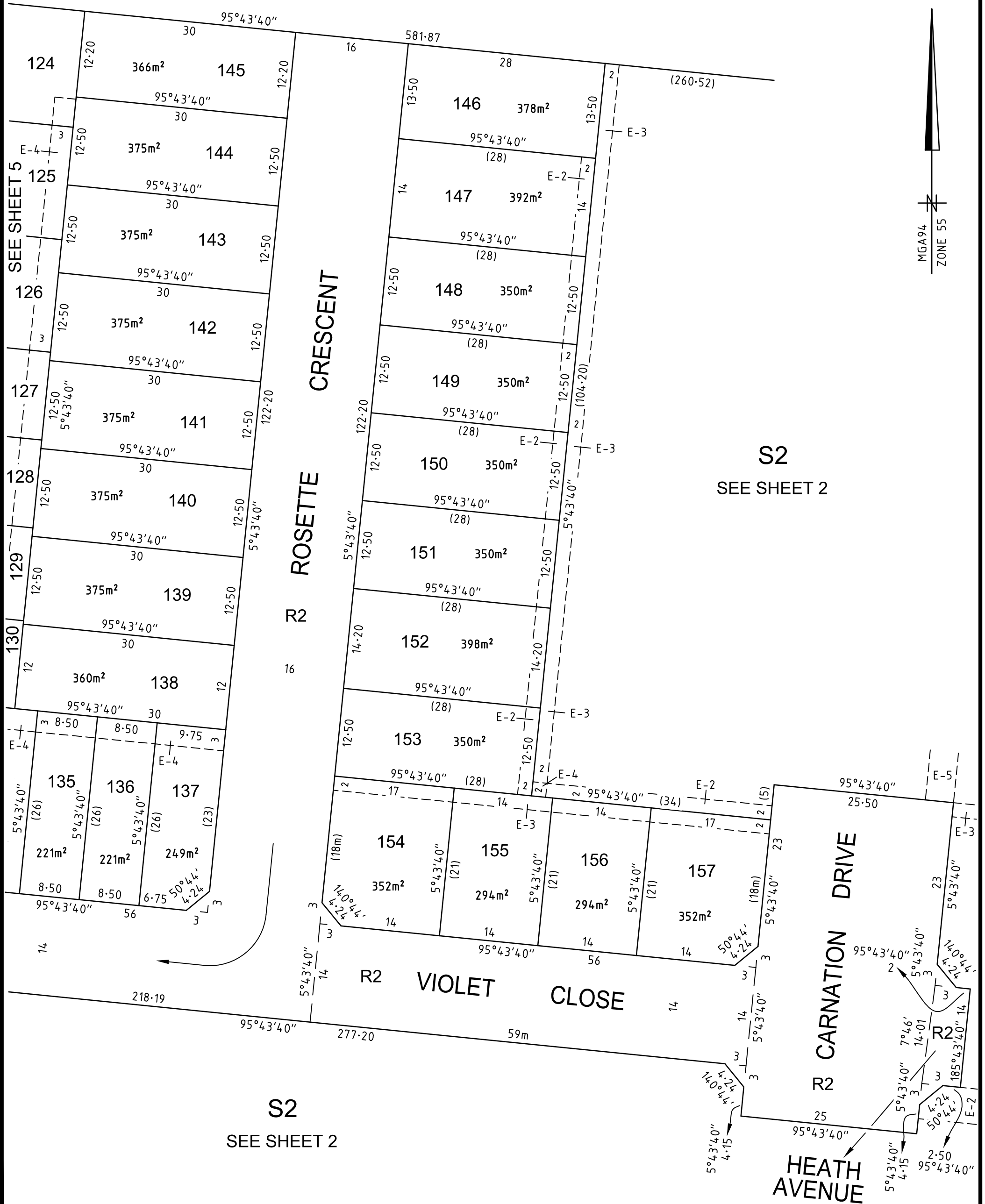
SHEET 5

ROHAN MICHAEL BAKKER VERSION M

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**SMEC**

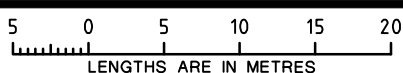
Melbourne Survey

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REF 0783s-301

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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 6

ROHAN MICHAEL BAKKER VERSION M



**CREATION OF RESTRICTION A**

Upon registration of this plan the following restriction is created:

**Land to be Benefited: Lots 101 to 157 (both inclusive) on this plan.**

**Land to be Burdened: Lots 101 to 157 (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 PA2016/5317, 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 land burdened and land benefited:

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
131	130, 132
132	130, 131, 133
133	130, 132, 134
134	130, 133, 135, 138
135	134, 136, 138
136	135, 137, 138
137	136, 138
155	153, 154, 156
156	155, 157

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.

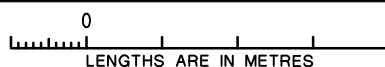


**SMEC**

Melbourne Survey T 9869 0813 REF 0783s-301

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SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 7

ROHAN MICHAEL BAKKER VERSION M