

PLAN OF SUBDIVISION	EDITION 1	PS749041J
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LOCATION OF LAND PARISH: HOLDEN TOWNSHIP:	COUNCIL NAME: MELTON CITY COUNCIL
SECTION: 13 CROWN ALLOTMENT: B (PART) CROWN PORTION: TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: W9 on PS749014M POSTAL ADDRESS: 120 Diggers Rest - Coimadai Road (at time of subdivision) DIGGERS REST 3427 MGA 94 CO-ORDINATES: E: 297 140 ZONE: 55 (of approx centre of land in plan) N: 5833 660	

VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 2301 to 2341 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restriction A, B & C on sheets 6 & 7 of this plan for details.
ROAD R1 Reserve No. 1	Melton City Council Jemena Electricity Networks Ltd	
NOTATIONS		
DEPTH LIMITATION: Does Not Apply		
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No.		
BLOOMDALE - Release No. 23 Area of Release: 2.374ha No. of Lots: 41 Lots and Balance Lot A		

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	See Diag.	PS719779V	Melton City Council
E-2	Sewerage	2m	PS719779V	Western Region Water Corporation
E-3	Drainage	See Diagram	PS719779V	Melton City Council
	Sewerage			Western Region Water Corporation
E-4	Drainage	2m	PS727138R	Melton City Council
E-5	Sewerage	2m	PS727138R	Western Region Water Corporation
E-6	Drainage	2m	PS727138R	Melton City Council
	Sewerage			Western Region Water Corporation
E-7	Drainage	2m	This Plan	Melton City Council
E-8	Sewerage	2m	This Plan	Western Region Water Corporation
E-9	Drainage	See Diagram	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation

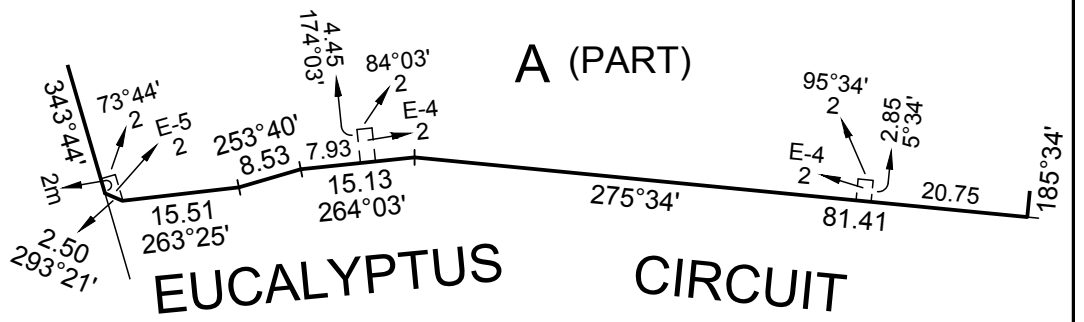
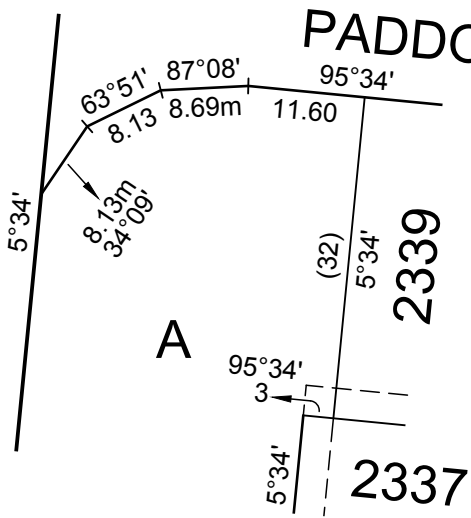
 Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au	SURVEYORS FILE REF: Ref. 01112-S23 Ver. 7	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
	Licensed Surveyor: <p style="text-align: center;">RICHARD ILLINGWORTH / Version No 7</p>		

PS749041J

PADDOCK STREET

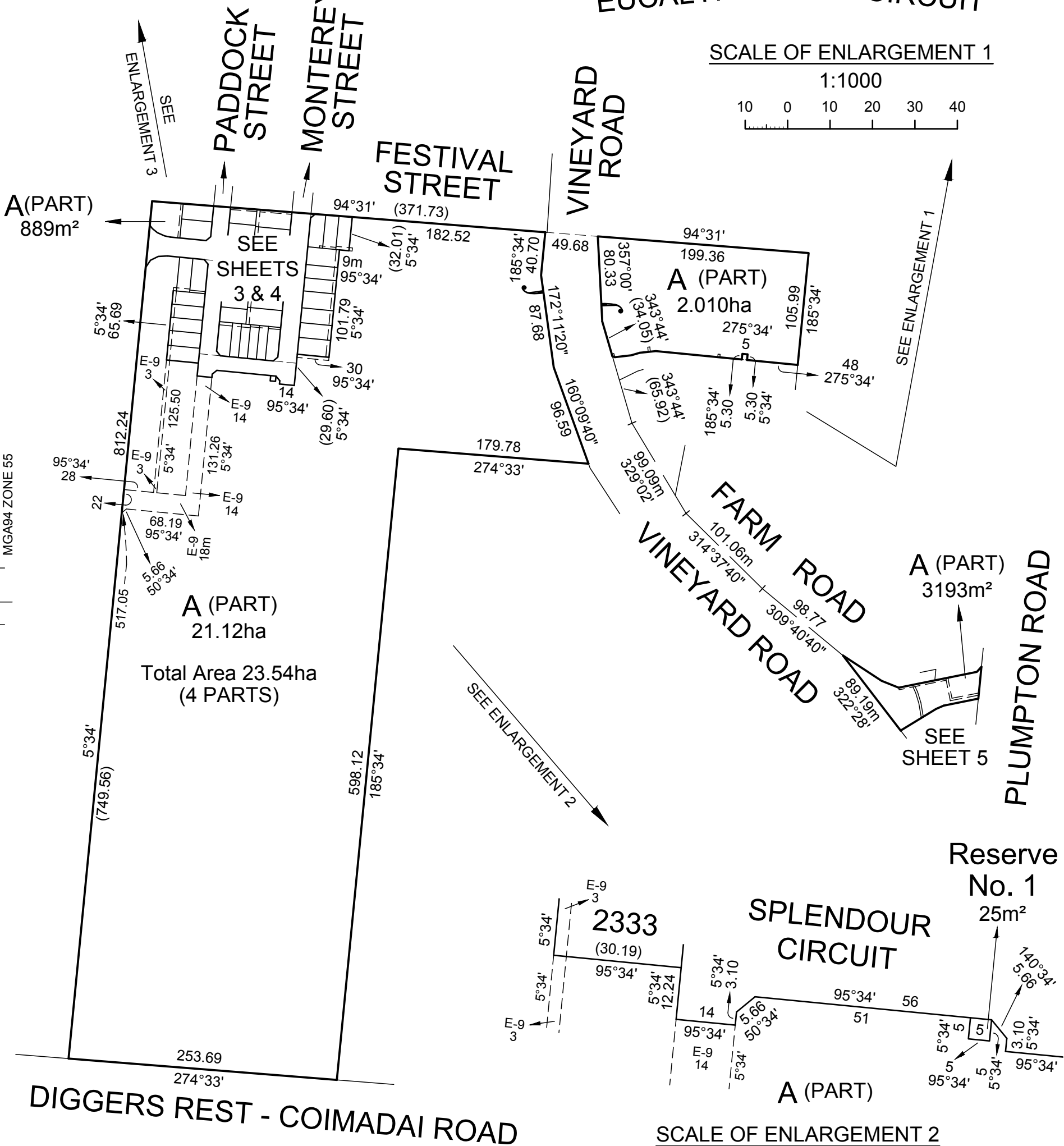
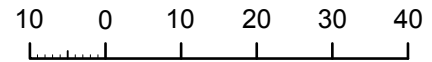
SCALE OF ENLARGEMENT 3

1:750



SCALE OF ENLARGEMENT 1

1:1000



SCALE OF ENLARGEMENT 2

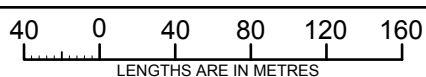
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TAYLORS

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SCALE
1:4000



ORIGINAL SHEET
SIZE: A3

Ref. 01112-S23
Ver. 7

SHEET 2

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PS749041J

MONTEREY STREET

FESTIVAL STREET

FESTIVAL STREET

MGA94 ZONE 55

SEE SHEET 4

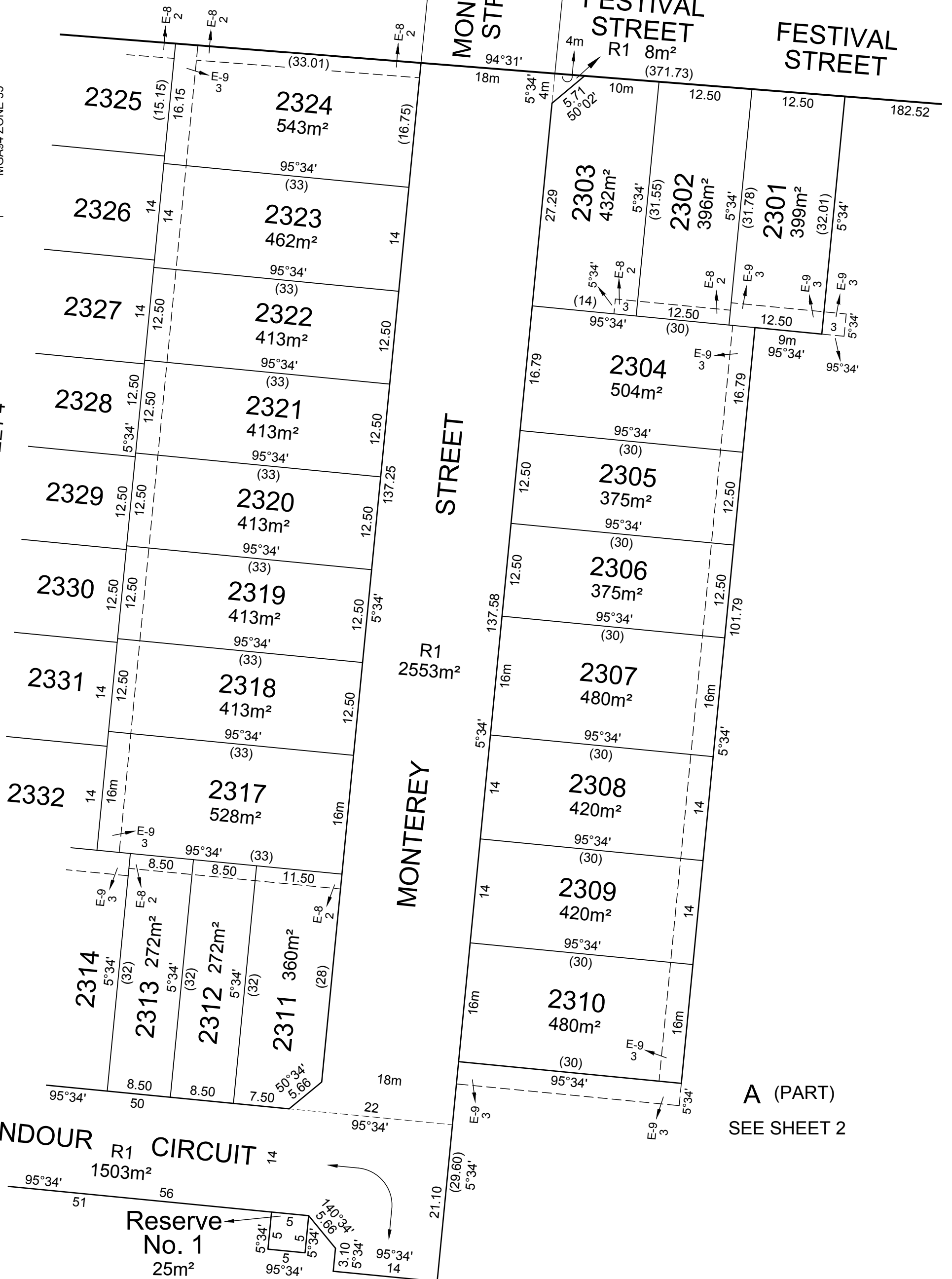
STREET

MONTEREY STREET

A (PART)
SEE SHEET 2

SPLENDOUR R1 CIRCUIT

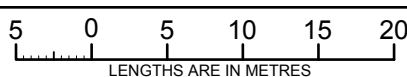
Reserve No. 1
25m²



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 01112-S23
Ver. 7

SHEET 3

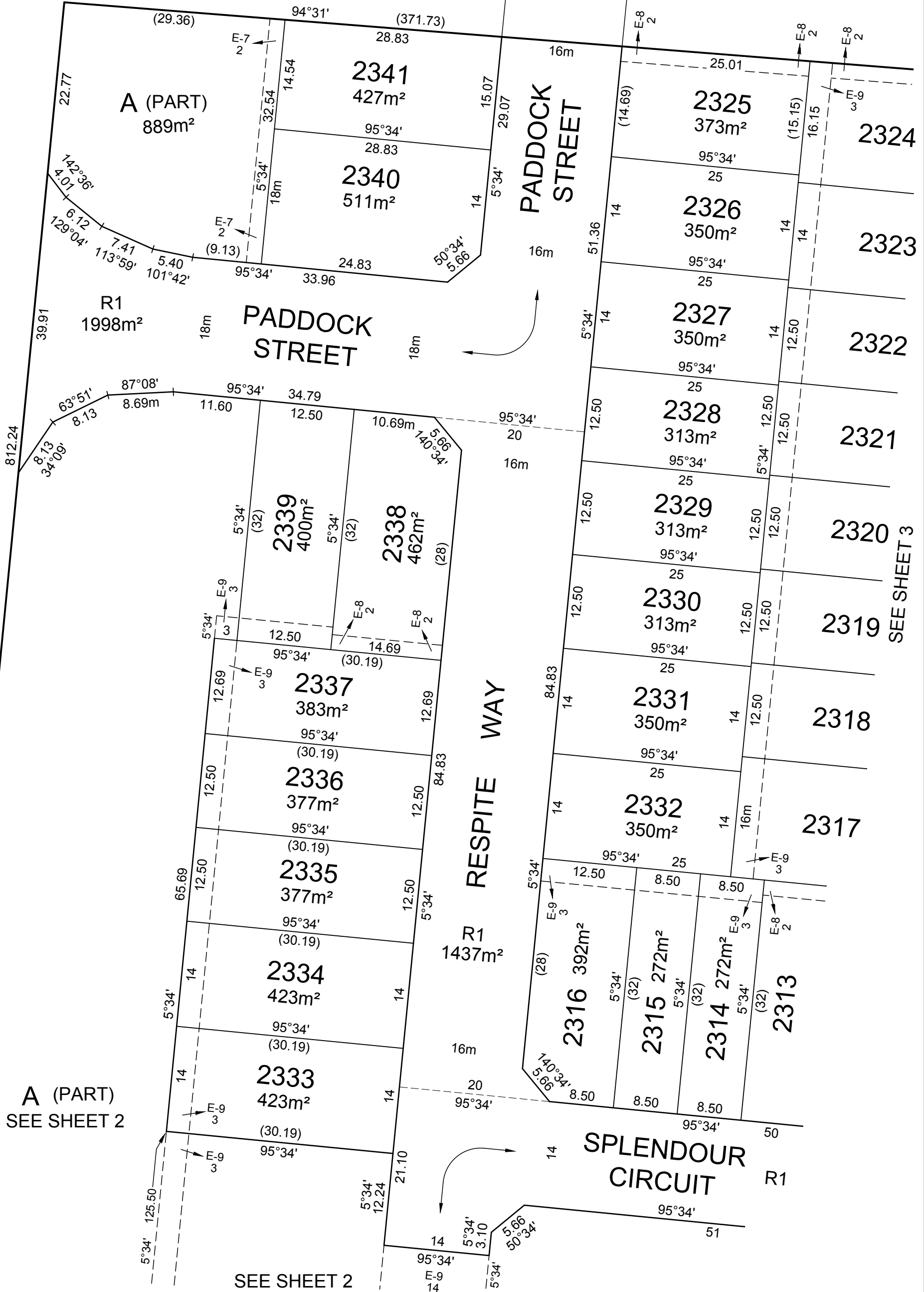
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PADDOCK STREET

MGA94 ZONE 55



SEE SHEET 3

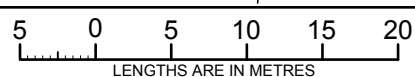
A (PART) SEE SHEET 2

SEE SHEET 2

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SCALE
1:500



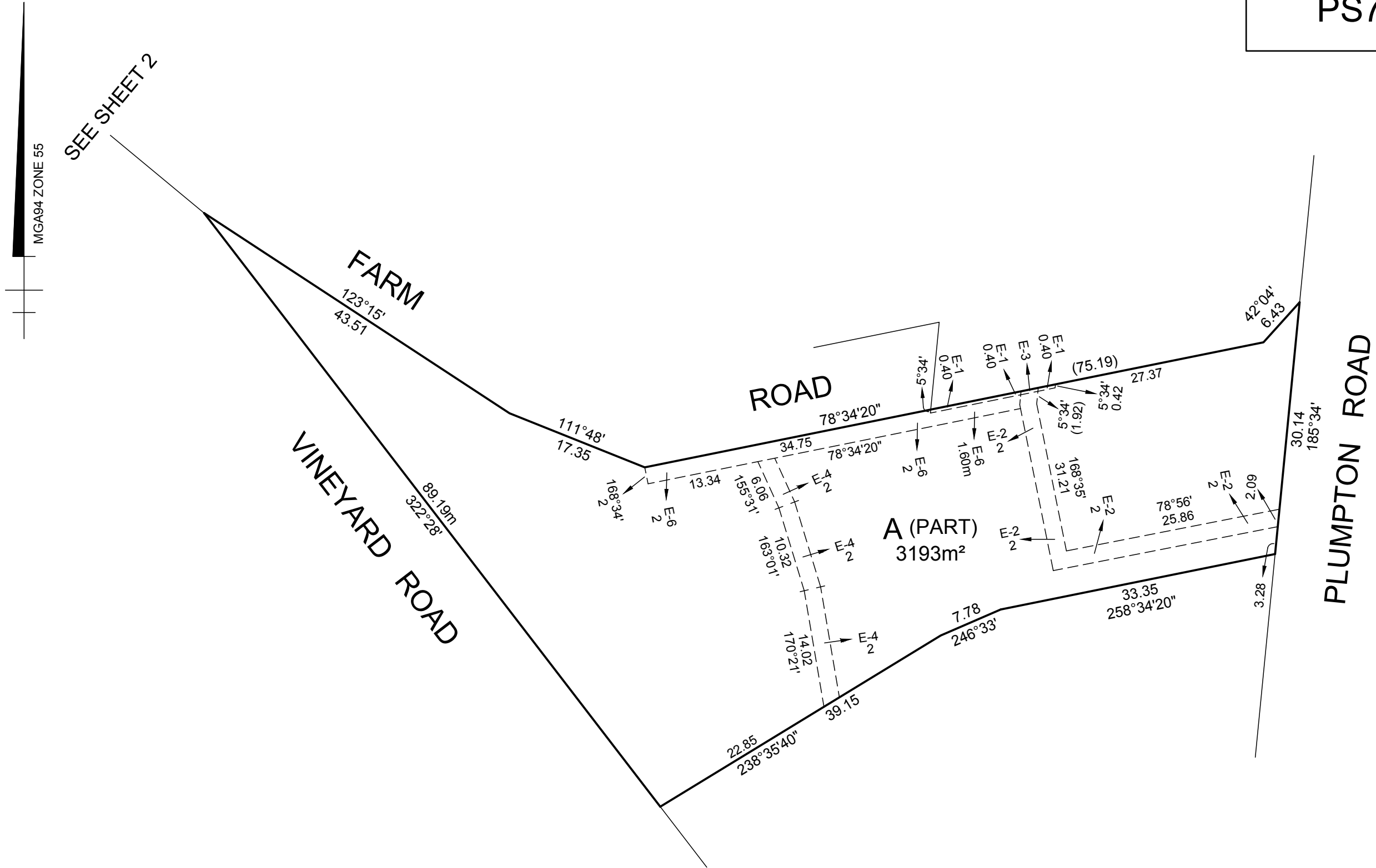
ORIGINAL SHEET
SIZE: A3

Ref. 01112-S23
Ver. 7

SHEET 4

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 7



CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1

LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT OR ANY PART OF IT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING No. WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
2. MUST NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS SUCH AN AMENDMENT AND ANY CRITERIA OR MATTERS WHICH MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON SUCH AN AMENDMENT ARE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY; AND
3. MUST NOT ERECT ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED BY THE BLOOMDALE BUILDING AND DESIGN APPROVAL COMMITTEE (BBDAC) PRIOR TO THE ISSUE OF A BUILDING PERMIT.

THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

Table 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2301	2302, 2304
2302	2301, 2303, 2304
2303	2302, 2304
2304	2301, 2302, 2303, 2305
2305	2304, 2306
2306	2305, 2307
2307	2306, 2308
2308	2307, 2309
2309	2308, 2310
2310	2309
2311	2312, 2317
2312	2311, 2313, 2317
2313	2312, 2314, 2317
2314	2313, 2315, 2317, 2332
2315	2314, 2316, 2332

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2316	2315, 2332
2317	2311, 2312, 2313, 2314, 2318, 2331, 2332
2318	2317, 2319, 2330, 2331
2319	2318, 2320, 2329, 2330
2320	2319, 2321, 2328, 2329
2321	2320, 2322, 2327, 2328
2322	2321, 2323, 2327
2323	2322, 2324, 2326, 2327
2324	2323, 2325, 2326
2325	2324, 2326
2326	2323, 2324, 2325, 2327
2327	2321, 2322, 2323, 2326, 2328
2328	2320, 2321, 2327, 2329
2329	2319, 2320, 2328, 2330
2330	2318, 2319, 2329, 2331

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2331	2317, 2318, 2330, 2332
2332	2314, 2315, 2316, 2317, 2331
2333	2334
2334	2333, 2335
2335	2334, 2336
2336	2335, 2337
2337	2336, 2338, 2339
2338	2337, 2339
2339	2337, 2338
2340	2341
2341	2340

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 2

LAND TO BENEFIT: See Table 2

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE MELTON PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

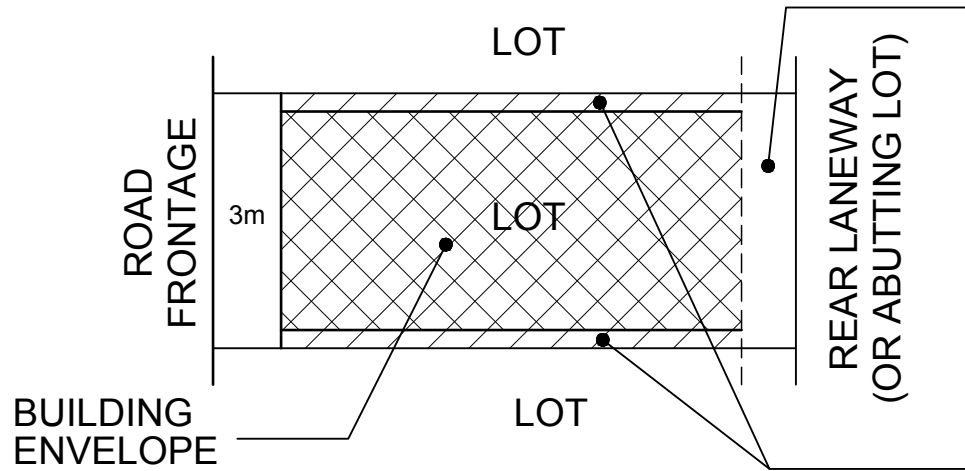
THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

Table 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2312	2311, 2313, 2317
2313	2312, 2314, 2317
2314	2313, 2315, 2317, 2332
2315	2314, 2316, 2332

SMALL LOT HOUSING CODE BUILDING ENVELOPES

TYPE A - SMALL LOTS



IF AN EASEMENT EXISTS, THE EASEMENT IS NOT TO BE BUILT UPON, EXCEPT WITH APPROVAL FROM THE RELEVANT AUTHORITY. IF NO EASEMENT EXIST, REAR SETBACKS MUST BE IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE.

A WALL OF A DWELLING (INCLUDING GARAGE) MAY BE CONSTRUCTED ON OR WITHIN 200mm OF A SIDE BOUNDARY, OTHERWISE A MINIMUM 1 METRE SIDE SETBACK WILL APPLY.

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 2312 - 2315 (both inclusive)

LAND TO BENEFIT: Relevant abutting lots

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

- MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT IS NOT FREE STANDING WITHIN THE TITLE BOUNDARIES OF THE LOT ON WHICH IT IS BUILT.
- MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT RELIES ON THE WALLS OF ADJACENT BUILDINGS FOR SUPPORT.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.