

<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS749043E</b>	
<b>LOCATION OF LAND</b>  PARISH: <b>HOLDEN</b> TOWNSHIP: .....		COUNCIL NAME: MELTON CITY COUNCIL		
SECTION: 13 CROWN ALLOTMENT: B (PART) CROWN PORTION: ..... TITLE REFERENCE: Vol. Fol.  LAST PLAN REFERENCE: Lot A on PS749041J  POSTAL ADDRESS: 120 Diggers Rest - Coimadai Road (at time of subdivision) DIGGERS REST 3427  MGA 94 CO-ORDINATES: E: 297 320 ZONE: 55 (of approx centre of land in plan) N: 5833 660				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 2401 to 2444 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restriction A on sheet 8 of this plan for details.	
ROAD R1 Reserve No. 1	Melton City Council Jemena Electricity Networks Ltd			
<b>NOTATIONS</b>				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey.  STAGING: This is not a staged subdivision. Planning Permit No.				
<b>BLOOMDALE - Release No. 24</b> Area of Release: 2.670ha No. of Lots: 44 Lots and Balance Lot B				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE SHEET 2 FOR EASEMENT INFORMATION				
<b>TAYLORS</b> 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-S24 Ver. 3  Licensed Surveyor:  RICHARD ILLINGWORTH / Version No 3		ORIGINAL SHEET SIZE: A3  SHEET 1 OF 8

PS749043E

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	See Diagram	PS749041J	Melton City Council
	Sewerage			Western Region Water Corporation
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
E-10	Drainage	2m	This Plan	Melton City Council
E-11	Drainage	2m	PS749041J	Melton City Council



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ORIGINAL SHEET  
 SIZE: A3

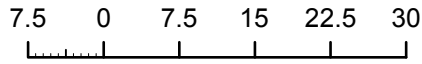
Ref. 01112-S24  
 Ver. 3

SHEET 2

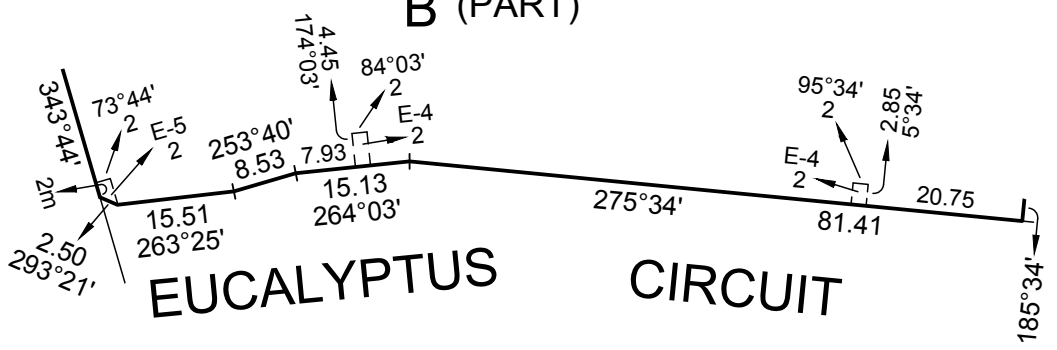
PS749043E

ENLARGEMENT 2

1:750



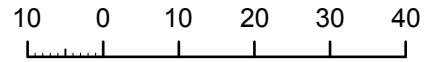
B (PART)



EUCALYPTUS CIRCUIT

SCALE OF ENLARGEMENT 1

1:1000



PADDOCK STREET

B (PART)

FESTIVAL STREET

VINEYARD ROAD

B (PART)

SEE SHEETS 4 & 5

SEE ENLARGEMENT 2

SEE ENLARGEMENT 1

SEE SHEET 6

FARM

VINEYARD ROAD

ROAD

PLUMPTON ROAD

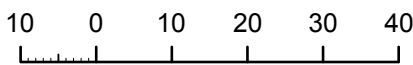
SEE SHEET 7

B (PART)

18.45ha  
Total Area 20.87ha  
(4 PARTS)

SCALE OF ENLARGEMENT 2

1:1000



SEE ENLARGEMENT 3

RESPIRE WAY

SPLENDOUR CIRCUIT

MONTEREY STREET

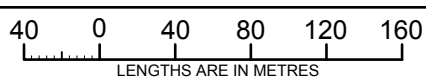
B (PART)

DIGGERS REST - COIMADAI ROAD

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SCALE  
1:4000



ORIGINAL SHEET  
SIZE: A3

Ref. 01112-S24  
Ver. 3

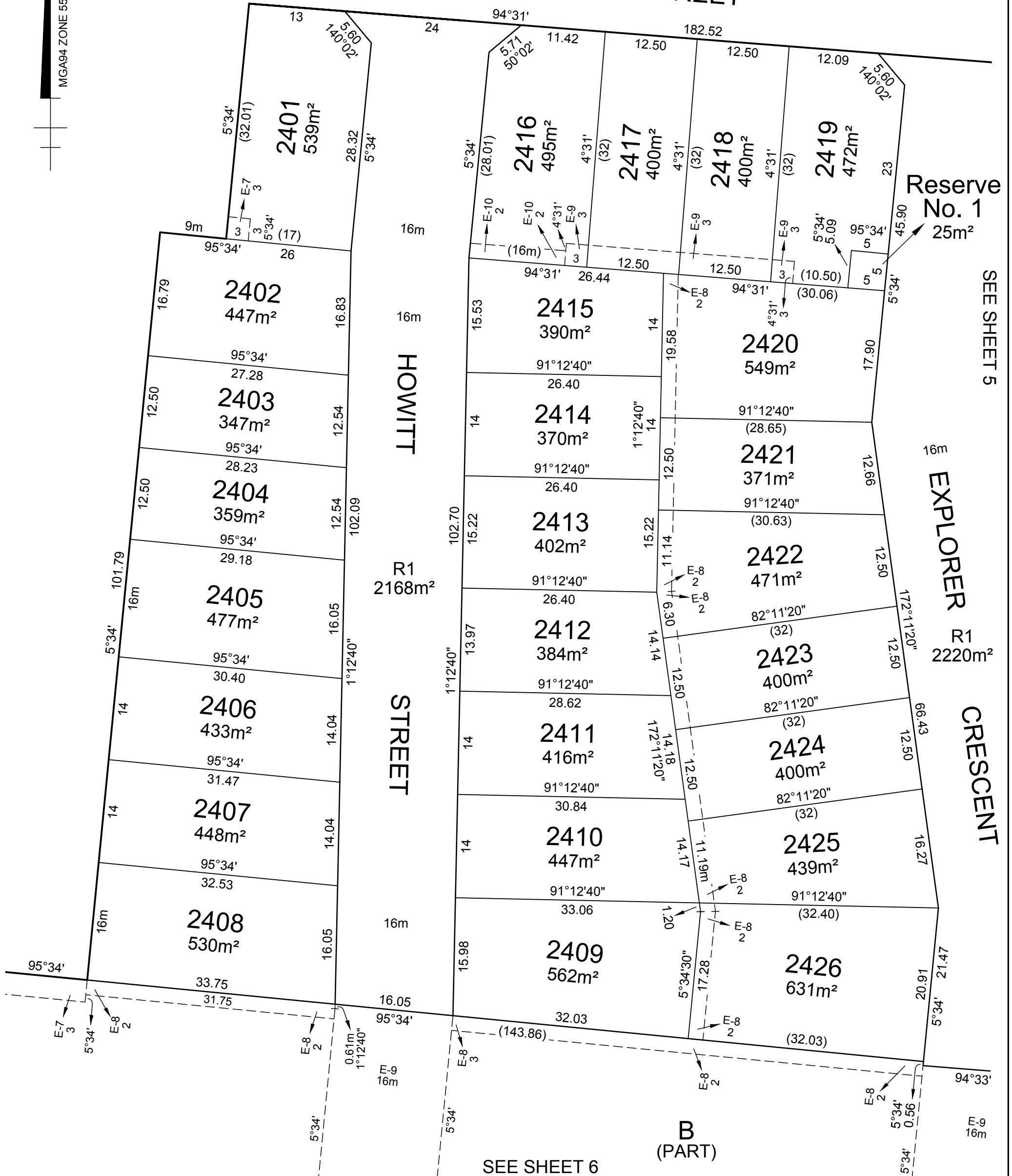
SHEET 3

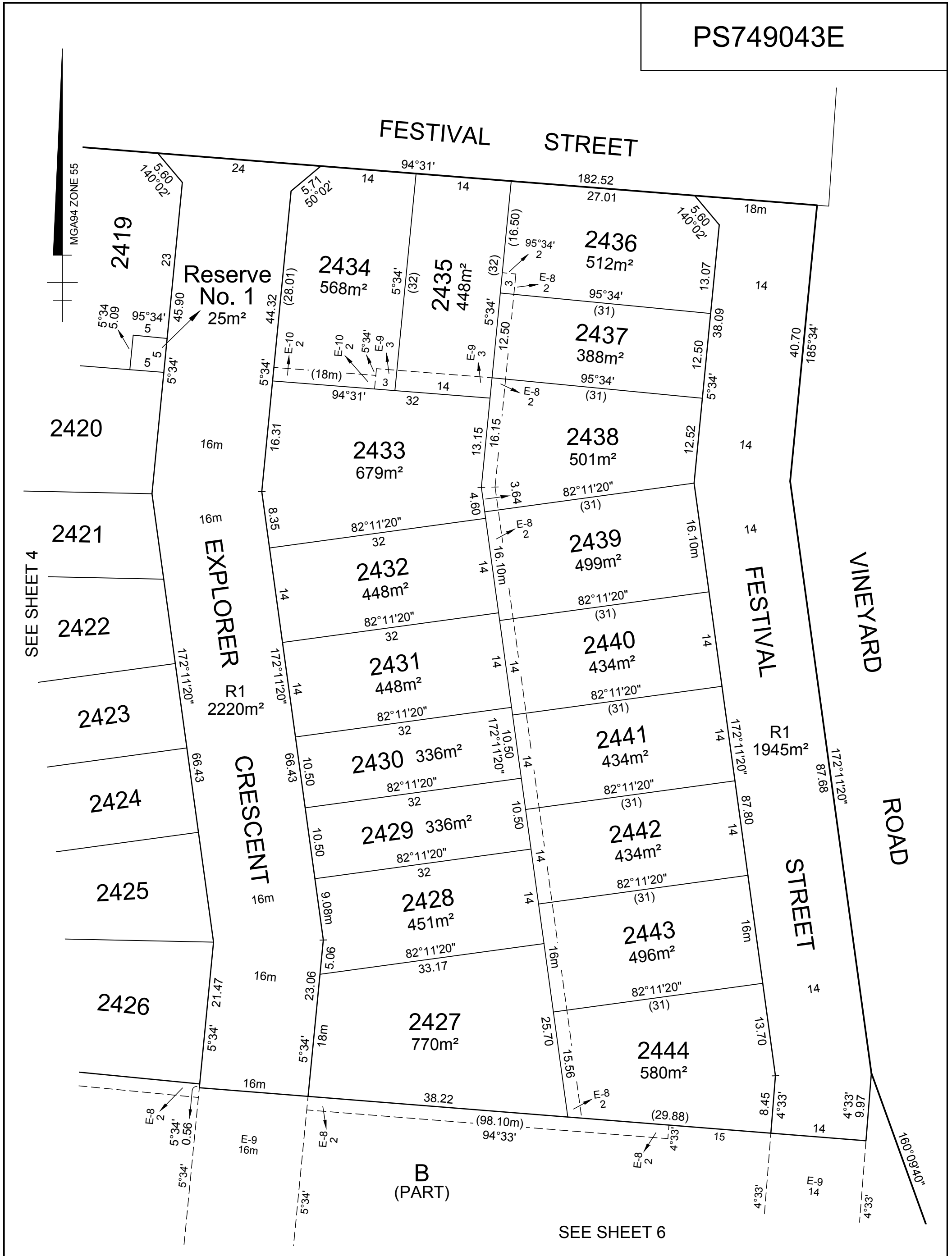
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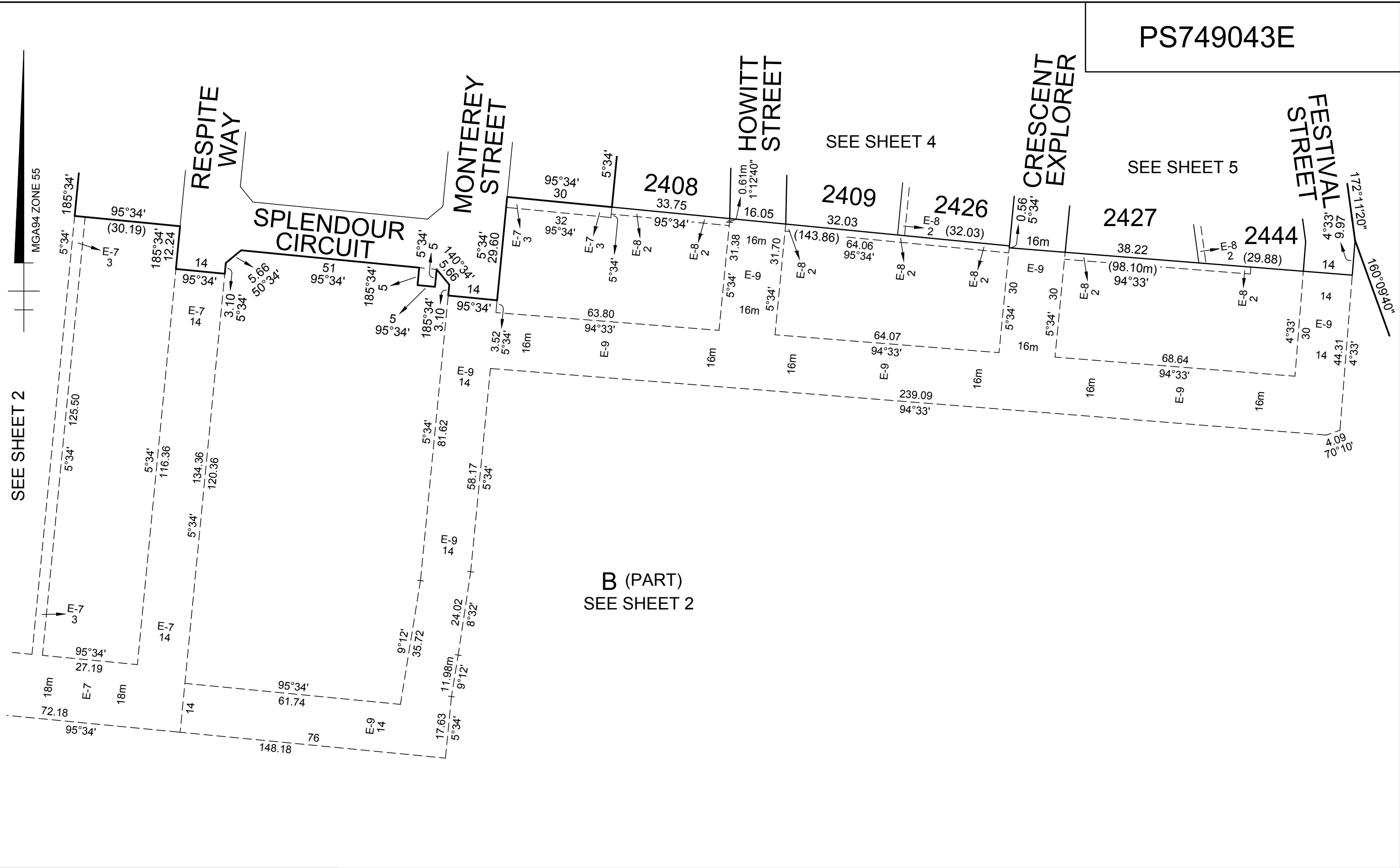


FESTIVAL STREET





PS749043E



SEE SHEET 2

SEE SHEET 4

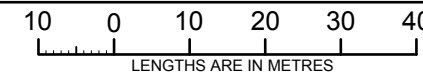
SEE SHEET 5

B (PART)  
SEE SHEET 2

# TAYLORS

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SCALE  
1:1000



ORIGINAL SHEET  
SIZE: A3

Ref. 01112-S24  
Ver. 3

SHEET 6

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SEE SHEET 3

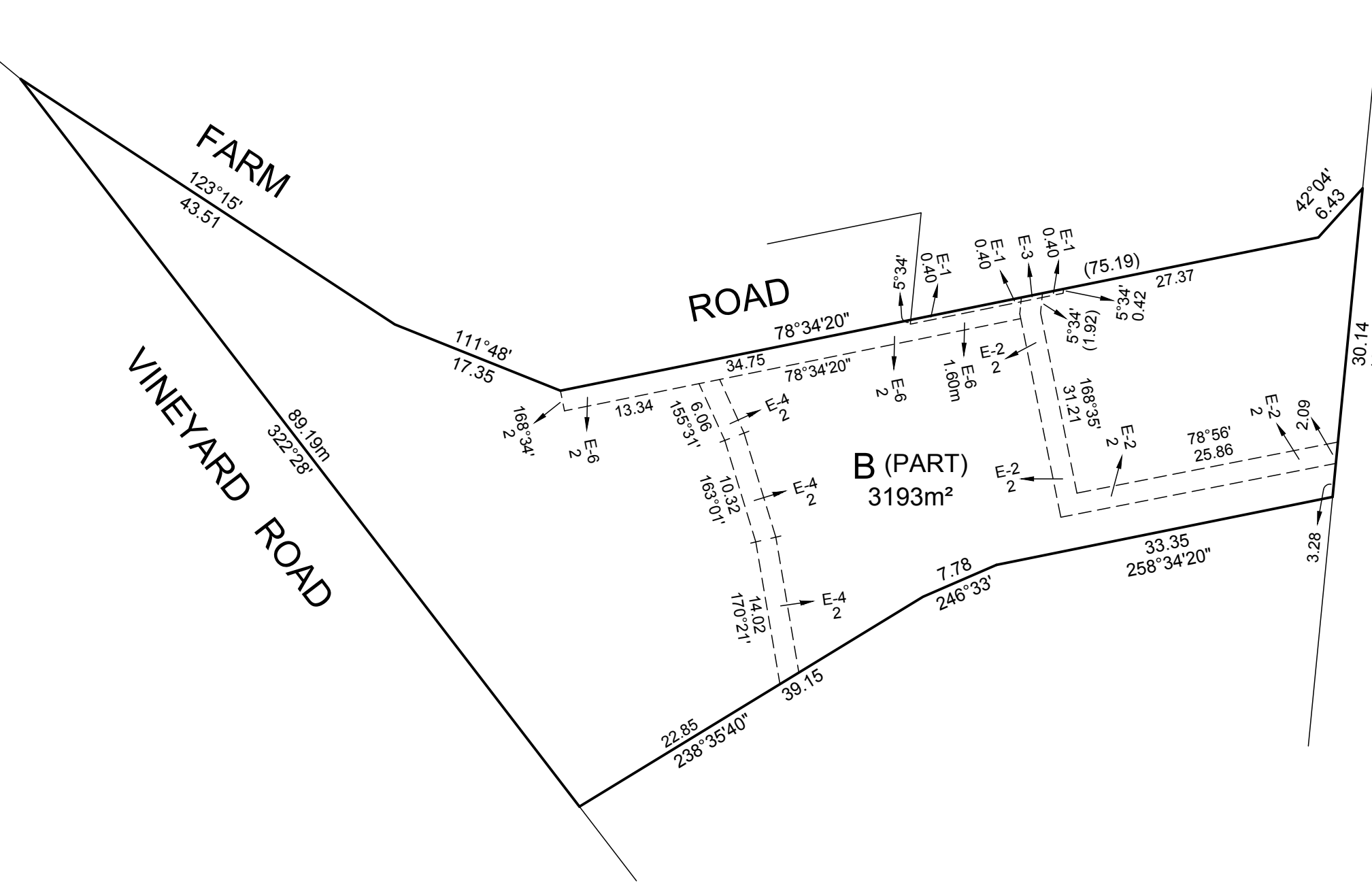
FARM  
123°15'  
43.51

VINEYARD ROAD  
89.19m  
322°28'

ROAD

B (PART)  
3193m<sup>2</sup>

PLUMPTON ROAD  
30.14  
185°34'



**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
2401	2402
2402	2401, 2403
2403	2402, 2404
2404	2403, 2405
2405	2404, 2406
2406	2405, 2407
2407	2406, 2408
2408	2407
2409	2410, 2426
2410	2409, 2411, 2424, 2425
2411	2410, 2412, 2423, 2424
2412	2411, 2413, 2422, 2423
2413	2412, 2414, 2421, 2422
2414	2413, 2415, 2420, 2421
2415	2414, 2416, 2417, 2420
2416	2415, 2417
2417	2415, 2416, 2418, 2420
2418	2417, 2419, 2420
2419	2418, 2420
2420	2414, 2415, 2417, 2418, 2419, 2421
2421	2413, 2414, 2420, 2422
2422	2412, 2413, 2421, 2423

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2423	2411, 2412, 2422, 2424
2424	2410, 2411, 2423, 2425
2425	2410, 2424, 2426
2426	2409, 2425
2427	2428, 2443, 2444
2428	2427, 2429, 2442, 2443
2429	2428, 2430, 2441, 2442
2430	2429, 2431, 2440, 2441
2431	2430, 2432, 2439, 2440
2432	2431, 2433, 2439
2433	2432, 2434, 2435, 2438, 2439
2434	2433, 2435
2435	2433, 2434, 2436, 2437, 2438
2436	2435, 2437
2437	2435, 2436, 2438
2438	2433, 2435, 2437, 2439
2439	2431, 2432, 2433, 2438, 2440
2440	2430, 2431, 2439, 2441
2441	2429, 2430, 2440, 2442
2442	2428, 2429, 2441, 2443
2443	2427, 2428, 2442, 2444
2444	2427, 2443