

PLAN OF SUBDIVISION	STAGE NO. -----	LRS use only. EDITION	Plan Number PS733910V
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Location of Land

Parish: **HOLDEN**

Township:

Section: **13**

Crown Allotment: **B (Part)**

Crown Portion:

Title Reference: Vol. Fol.

Last Plan Reference: Lot W7 on PS732728P

Postal Address: **62 - 144 DIGGERS REST - COIMADAI ROAD
DIGGERS REST 3427**

MGA Co-ordinates E 297 640 Zone: 55
(of approx centre of plan) N 5 833 490

Council Certification

Council Name: Melton City Council Ref.

- This plan is certified under section 6 of the Subdivision Act 1988.
- This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 / /
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.
PUBLIC OPEN SPACE
(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
(ii) The requirement has/has not been satisfied.
(iii) The requirement is to be satisfied in Stage
(iv) The requirement has been satisfied for

Council delegate signature print name
Council seal
Date / /

This plan is re-certified under section 11(7) of the Subdivision Act 1988

Council delegate signature print name
Council seal
Date / /

Vesting of Roads and / or Reserve	
Identifier	Council / Body / Person
Road R1	Melton City Council

Notations

Depth Limitation Does not apply

Staging This is not a staged subdivision.
Planning Permit No. PA2013/4257/1

Lots 1001 to 1028 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions on Sheets 6 - 8 of this plan for details.

Other purpose of plan:
Removal of drainage and sewerage easement marked E-6 on PS732728P in so far as where it lies within new Road R1 on this plan, upon registration of this plan.

Grounds for Removal:
By agreement between interested parties.

Bloomdale - Release 10E
Area of Release: 1.687ha
No. of Lots: 28 and Balance Lot W8 (3 Parts)

THIS IS A SPEAR PLAN
Survey This plan is based on survey.

Easement Information				
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 DETAILS				

LRS use only

Statement of Compliance/
Exemption Statement

Received

DATE / /

LRS use only

PLAN REGISTERED
TIME
DATE / /

.....
Assistant Registrar of Titles

Sheet 1 of 8



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LICENSED SURVEYOR : RICHARD ILLINGWORTH

Signature DIGITALLY SIGNED Date / /

REF. **1112-10E** VERSION **4**

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Date / /

Council Delegate Signature

Original sheet size A3

PLAN OF SUBDIVISION

STAGE NO.

LRS use only.

Plan Number

EDITION

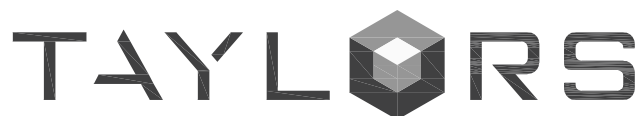
PS733910V

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 HAS BEEN OMITTED FROM THIS PLAN				
E-8	Sewerage	2m	PS732729P	Western Region Water Corporation
E-9	Drainage	See Diagram	PS732729P	Melton City Council
	Sewerage			Western Region Water Corporation
E-10	Sewerage	2m	This Plan	Western Region Water Corporation
E-11	Drainage	3m	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation

Sheet 2



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VERSION 4

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 Date / /

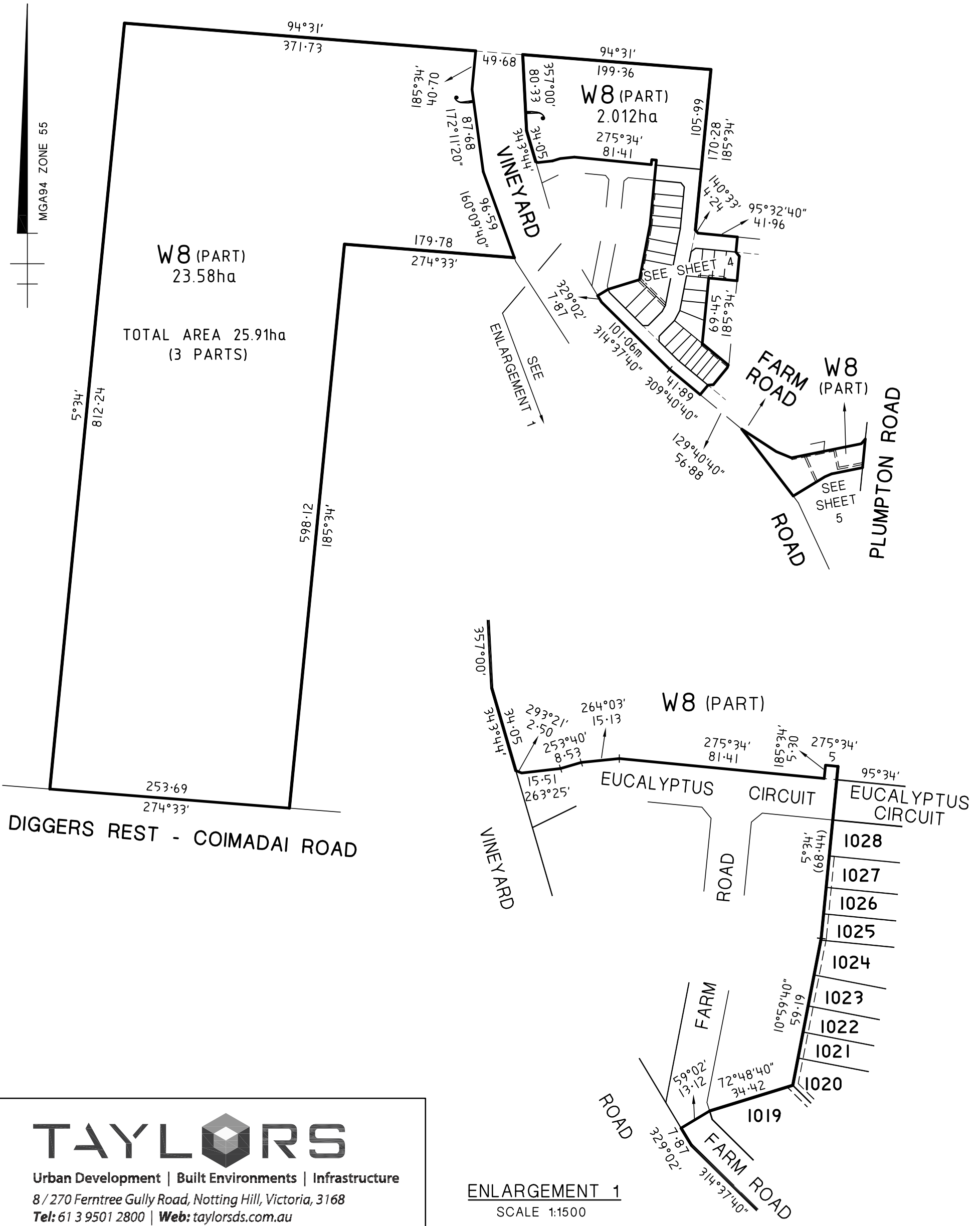
Council Delegate Signature

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PLAN OF SUBDIVISION

STAGE NO.

Plan Number
PS733910V

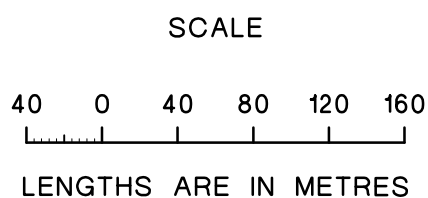


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ENLARGEMENT 1
SCALE 1:1500

ORIGINAL
SCALE
1:4000



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VERSION 4

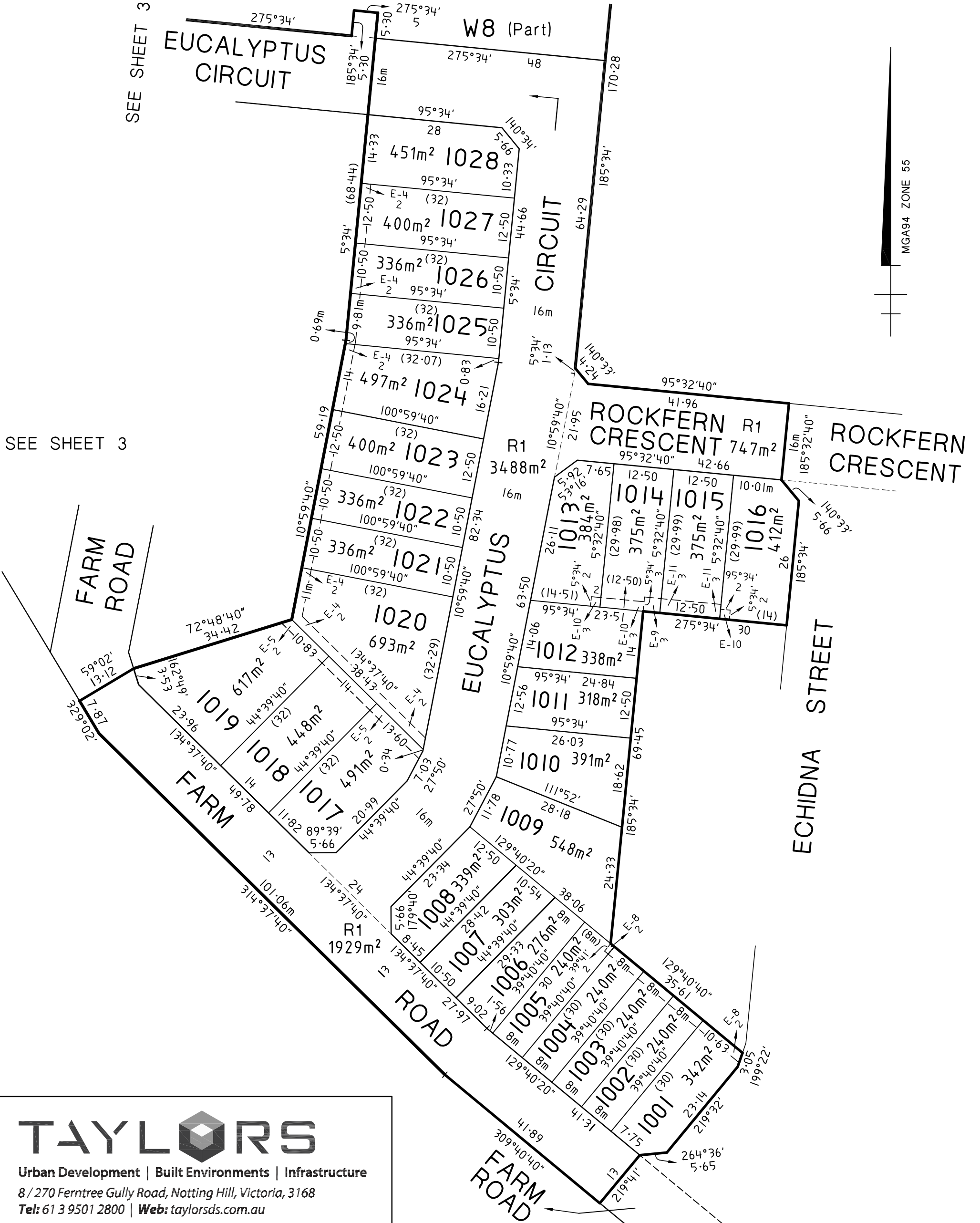
Sheet 3

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Date / /
Council Delegate Signature

PLAN OF SUBDIVISION

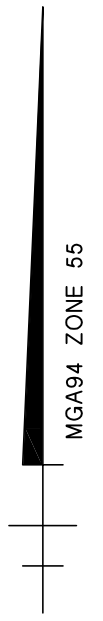
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SEE SHEET 3

SEE SHEET 3



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ORIGINAL	SCALE
SCALE	SHEET SIZE
1:750	A3
<p>LENGTHS ARE IN METRES</p>	

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Signature

Date / /

REF. 1112-10E VERSION 4

Sheet 4

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Date / /

Council Delegate Signature

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 DESIGN GUIDELINES ENDORSED UNDER PERMIT (WHICH HAVE BEEN REGISTERED IN **MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING NO AA2634**) 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.

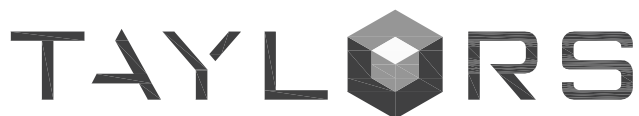
THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

Table 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1001	1002
1002	1001, 1003
1003	1002, 1004
1004	1003, 1005
1005	1004, 1006, 1009
1006	1005, 1007, 1009
1007	1006, 1008, 1009
1008	1007, 1009
1009	1005, 1006, 1007, 1008, 1010
1010	1009, 1011
1011	1010, 1012
1012	1011, 1013, 1014
1013	1012, 1014
1014	1012, 1013, 1015

Table 1 Cont'd

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1015	1014, 1016
1016	1015
1017	1018, 1020
1018	1017, 1019, 1020
1019	1018, 1020
1020	1017, 1018, 1019, 1021
1021	1020, 1022
1022	1021, 1023
1023	1022, 1024
1024	1023, 1025
1025	1024, 1026
1026	1025, 1027
1027	1026, 1028
1028	1027



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ORIGINAL	SCALE
SCALE	<p>LENGTHS ARE IN METRES</p>
SHEET SIZE	
A3	

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Signature Date / /

REF. **1112-10E** VERSION **4**

Sheet 6

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Date / /

Council Delegate Signature

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots in Table 2

LAND TO BENEFIT: Lots in 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.

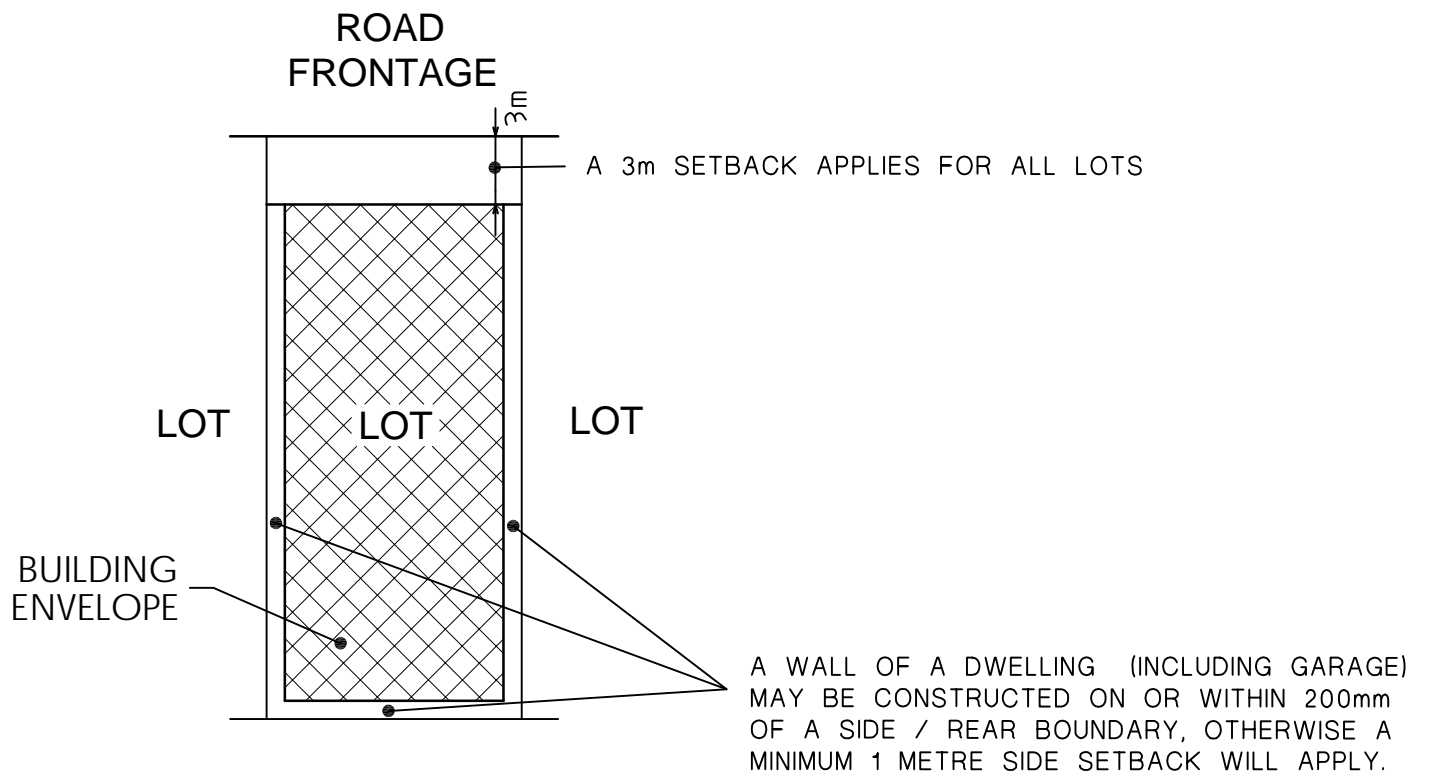
THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1002	1001, 1003
1003	1002, 1004
1004	1003, 1005
1005	1004, 1006
1006	1005, 1007

SMALL LOT HOUSING CODE BUILDING ENVELOPES

TYPE A - SMALL LOTS



NOTE :

- BUILDING HEIGHTS AND SETBACKS ARE TO BE IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE MELTON PLANNING SCHEME.

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ORIGINAL		SCALE		LICENSED SURVEYOR :		Sheet 7	
SCALE	SHEET SIZE	0		Signature	Date / /	
A3		LENGTHS ARE IN METRES		REF. 1112-10E	VERSION 4	Date / /	
						Council Delegate Signature	

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 1001-1007 (both inclusive)

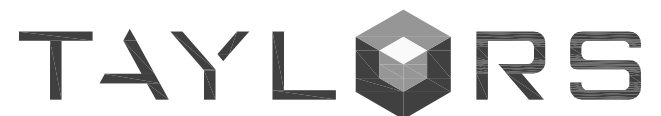
LAND TO BENEFIT: The relevant abutting lots

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 A BUILDING THAT IS NOT FREE STANDING WITHIN THE TITLE BOUNDARIES OF THE LOT ON WHICH IT IS BUILT.
- 2. 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.

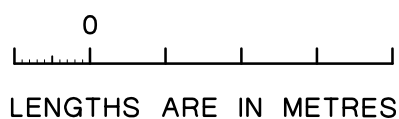


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ORIGINAL

SCALE

SCALE | SHEET SIZE
A3



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Date / /
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