

PLAN OF SUBDIVISION	STAGE NO. -----	LRS use only. EDITION	Plan Number PS732728P
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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 W6 on PS727138R

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

MGA Co-ordinates E 297 770 Zone: 55
(of approx centre of plan) N 5 833 400

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
Reserve Nos. 1 - 3	Melton City Council

Notations

Depth Limitation Does not apply

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

Lots 901 to 952 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions on Sheets 6 - 8 of this plan for details.

Reserve No. 3 (0.10m wide) has not been drawn to scale for clarity purposes.

Other purpose of plan:

- Removal of drainage and sewerage easement marked E-6 on PS727138R in so far as where it lies within new Road R1 on this plan, upon registration of this plan.
- Removal of drainage easement marked E-4 on PS727138R in so far as where it lies within new Reserve No.1 on this plan, upon registration of this plan.

Grounds for Removal:
By agreement between interested parties.

Bloomdale - Release 9E
Area of Release: 3.403ha
No. of Lots: 52 and Balance Lot W7 (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
E-1	Drainage	See Diag.	PS719779V	Melton City Council
E-2	Sewerage	2m	PS719779V	Western Region Water Corporation
E-3	Drainage	2m	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

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 / /

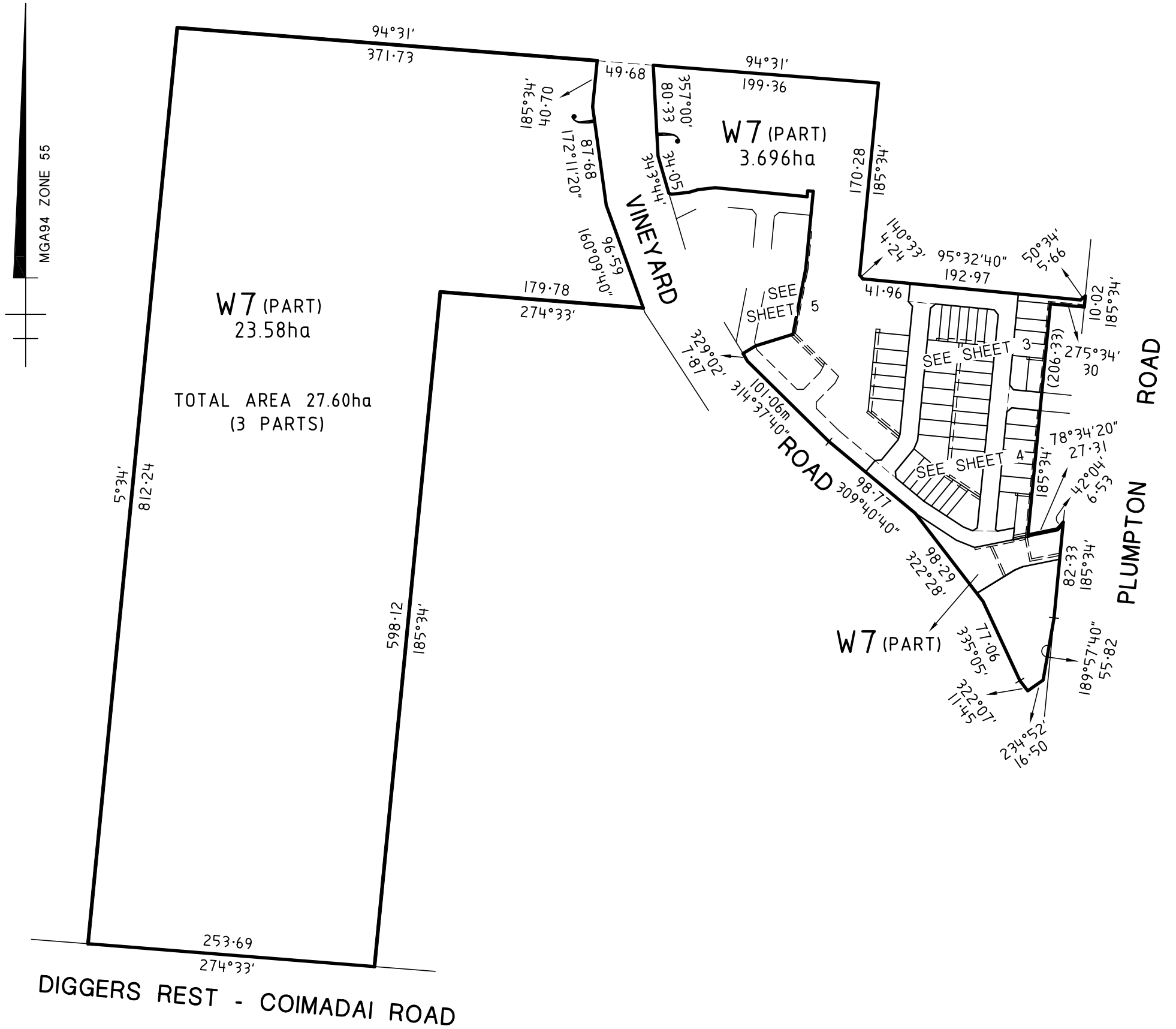
REF. **1112-9E** VERSION **5**

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Date / /
Council Delegate Signature
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PLAN OF SUBDIVISION

STAGE NO.

Plan Number
PS732728P



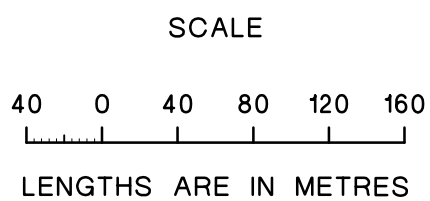
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ORIGINAL
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Signature Date / /

REF. 1112-9E

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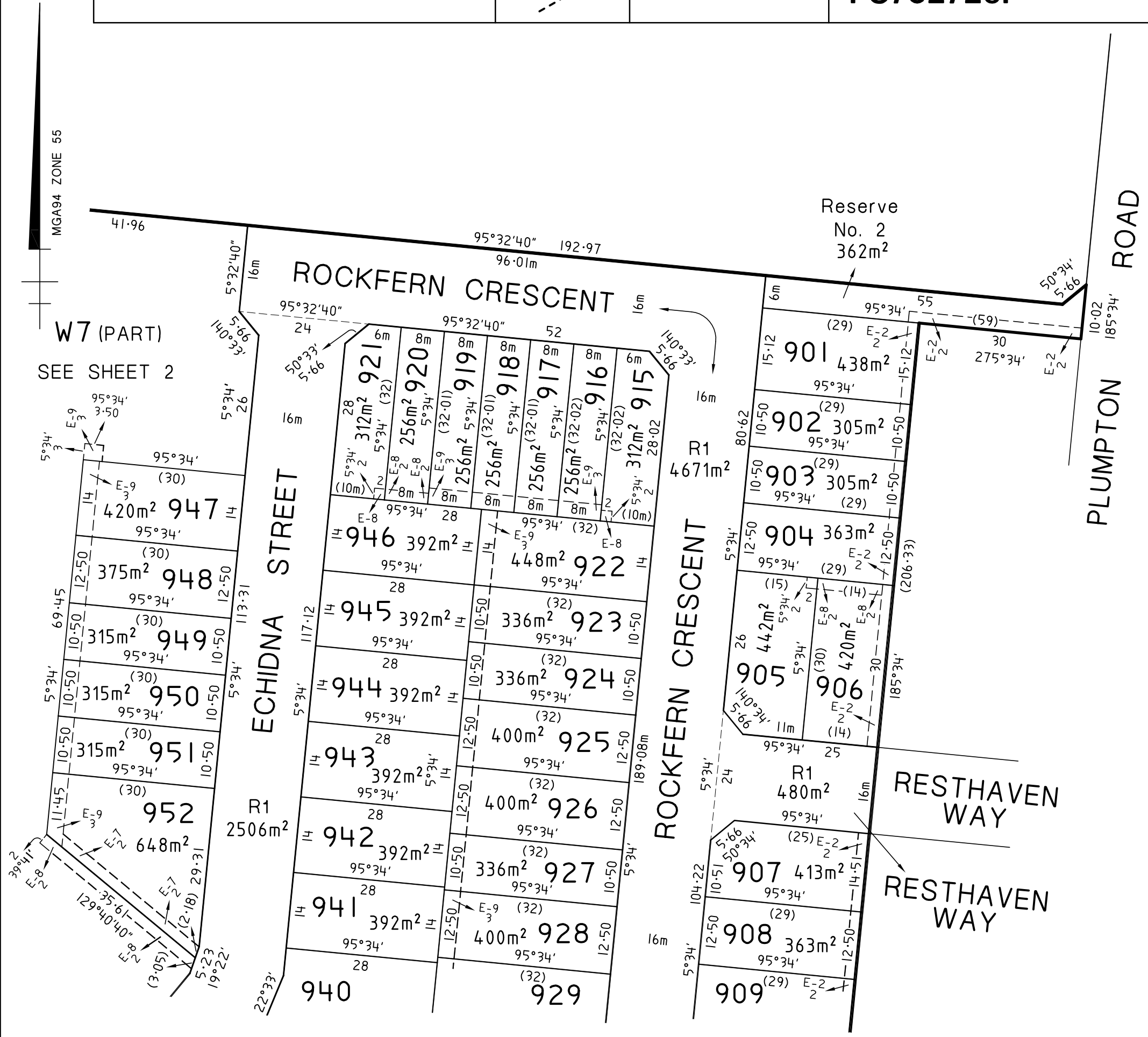
Sheet 2

Date / /
Council Delegate Signature

PLAN OF SUBDIVISION

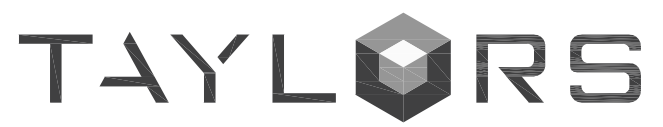
STAGE NO.

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W7 (PART)
SEE SHEET 2

SEE SHEET 4



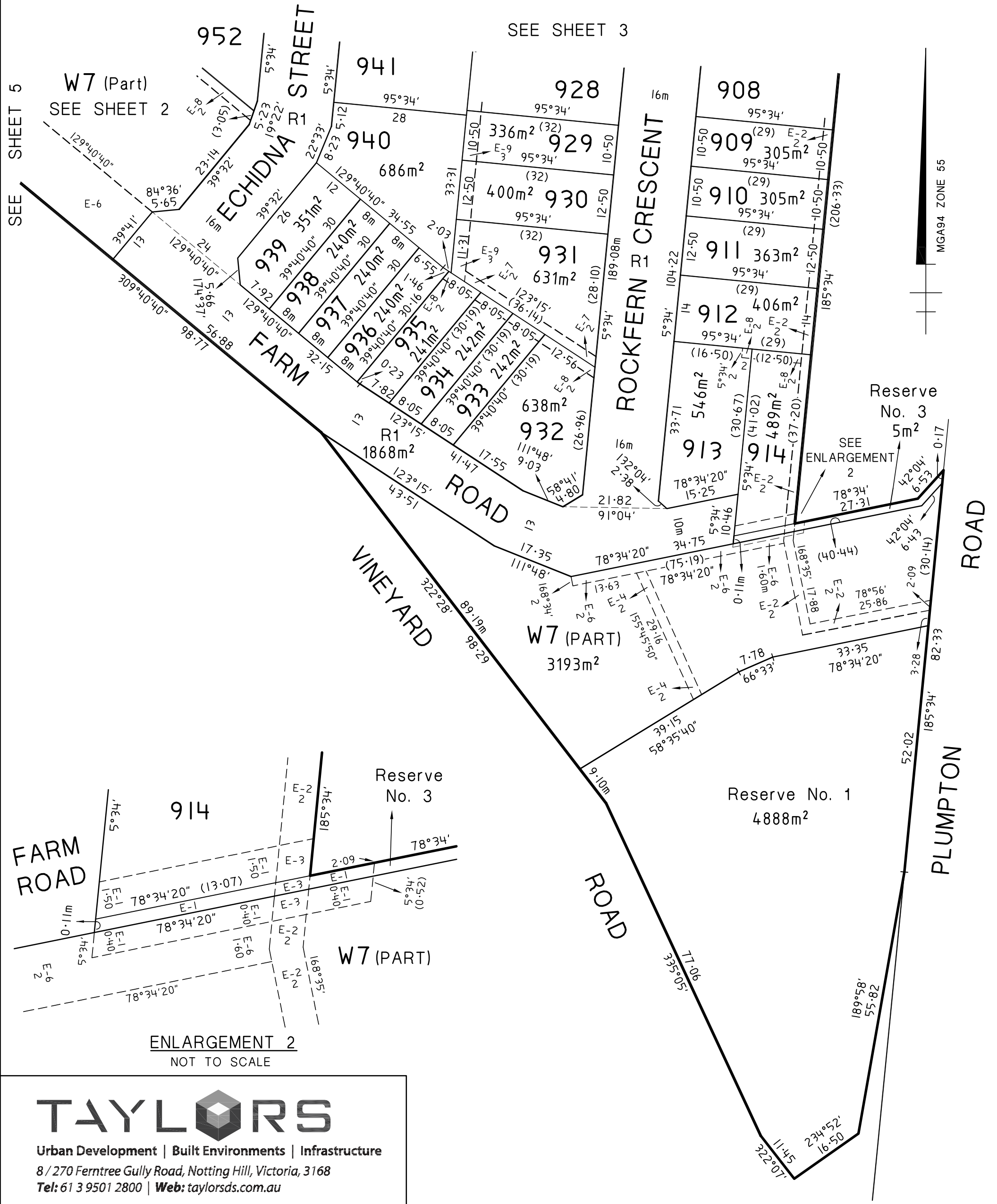
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				VERSION 5		Council Delegate Signature	

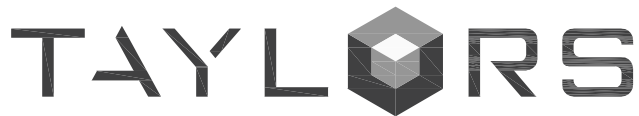
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ENLARGEMENT 2
NOT TO SCALE



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ORIGINAL	SCALE
SCALE	SHEET SIZE
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LENGTHS ARE IN METRES	

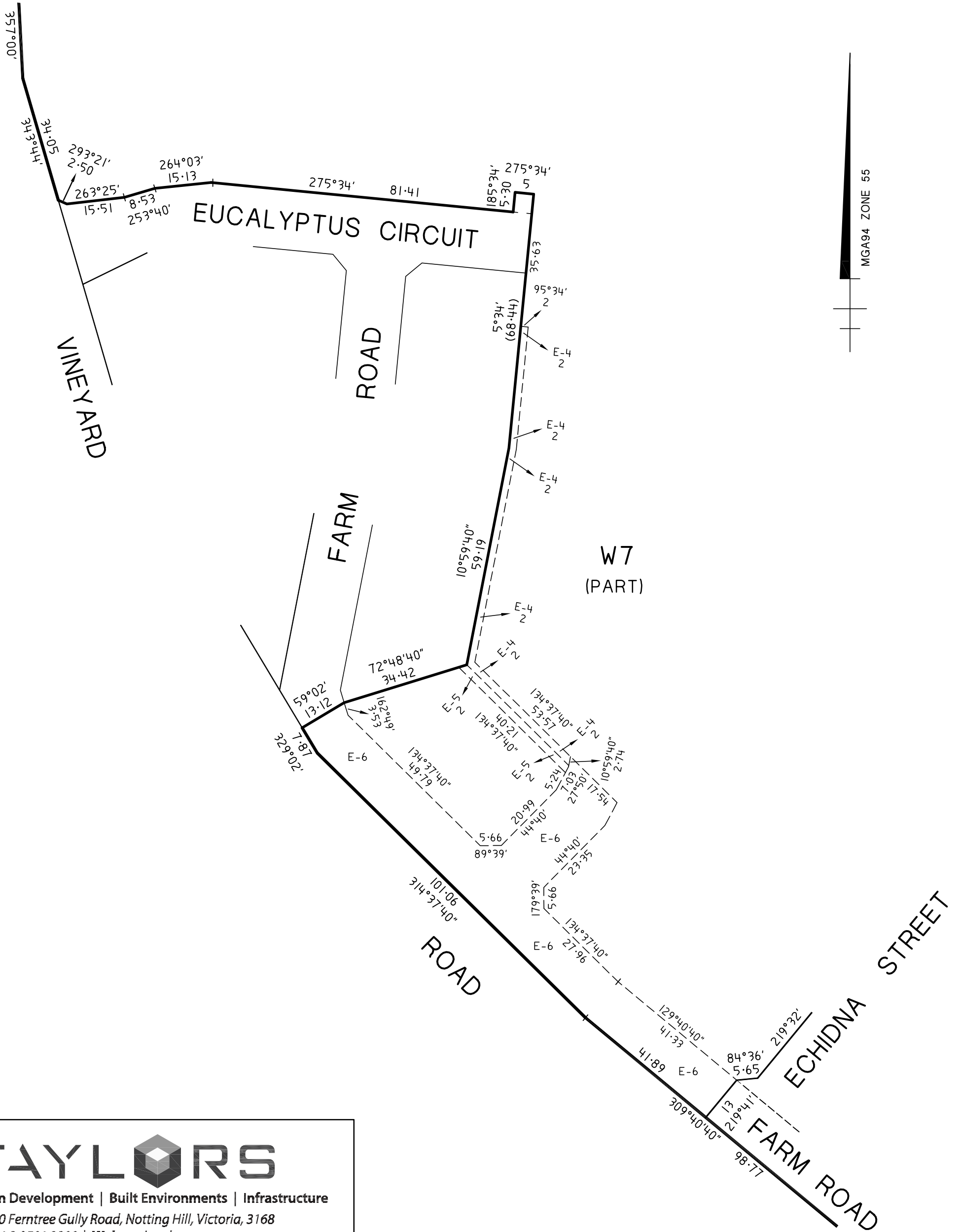
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Signature Date / /
REF. 1112-9E VERSION 5

Sheet 4
Date / /
Council Delegate Signature

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STAGE NO.

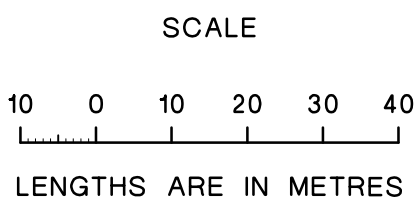
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Sheet 5

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:

- 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 AA2633**) WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
- 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
- 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

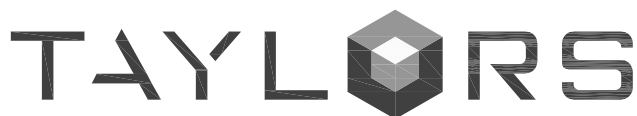
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
901	902
902	901, 903
903	902, 904
904	903, 905, 906
905	904, 906
906	904, 905
907	908
908	907, 909
909	908, 910
910	909, 911
911	910, 912
912	911, 913, 914
913	912, 914
914	912, 913
915	916, 922
916	915, 917, 922
917	916, 918, 922

Table 1 Cont'd

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
918	917, 919, 922, 946
919	918, 920, 946
920	919, 921, 946
921	920, 946
922	915, 916, 917, 918, 923, 946
923	922, 924, 945
924	923, 925, 944, 945
925	924, 926, 943, 944
926	925, 927, 942, 943
927	926, 928, 942
928	927, 929, 941
929	928, 930, 940
930	929, 931, 940
931	930, 932, 933, 934, 935, 940
932	931, 933
933	931, 932, 934
934	931, 933, 935

Table 1 Cont'd

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
935	931, 934, 936
936	935, 937, 940
937	936, 938, 940
938	937, 939, 940
939	938, 940
940	929, 930, 931, 936, 937, 938, 939, 941
941	928, 940, 942
942	926, 927, 941, 943
943	925, 926, 942, 944
944	924, 925, 943, 945
945	923, 924, 944, 946
946	921, 920, 919, 918, 922, 945
947	948
948	947, 949
949	948, 950
950	949, 951
951	950, 952
952	951



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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

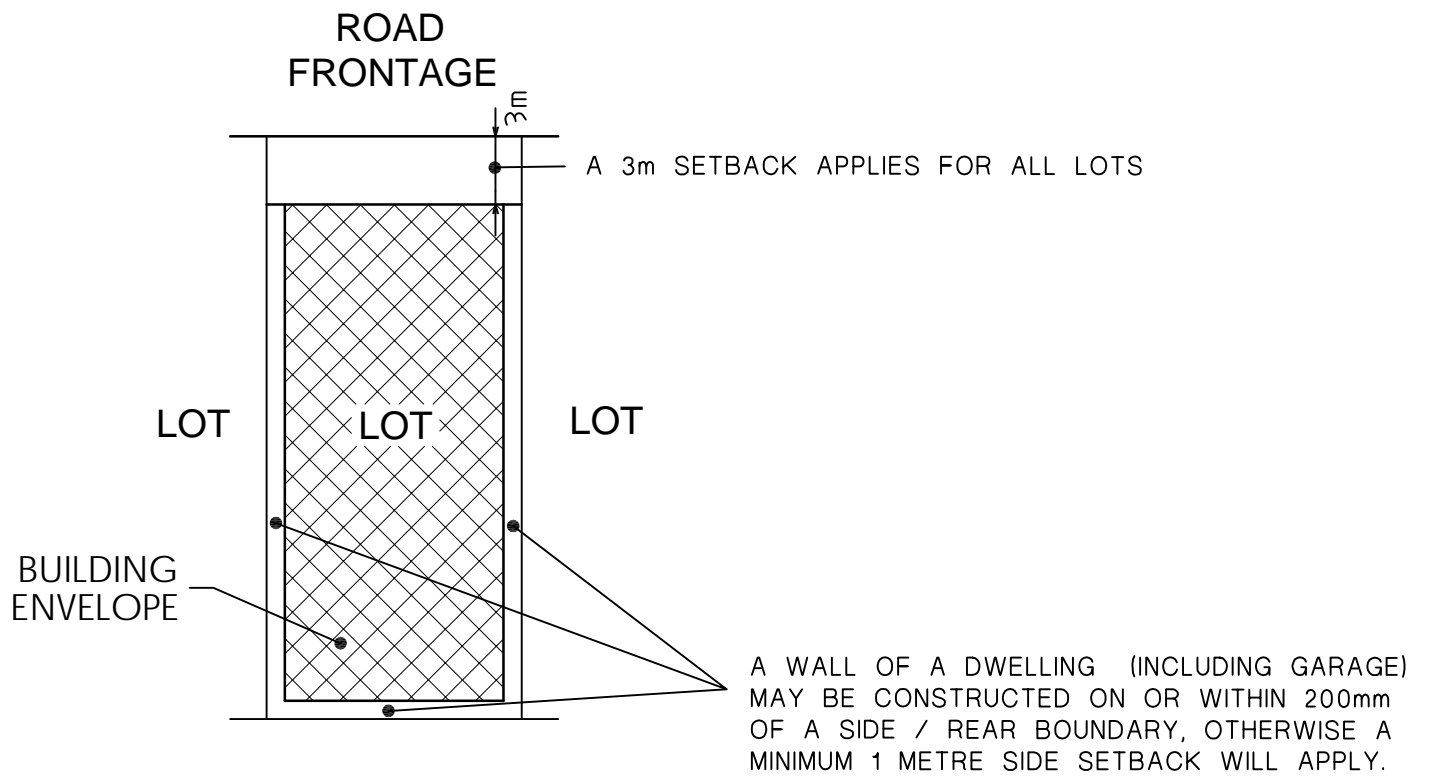
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
916	915, 917
917	916, 918
918	917, 919
919	918, 920
920	919, 921

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
933	932, 934
934	933, 935
935	934, 936
936	935, 937
937	936, 938
938	937, 939

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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SCALE	SHEET SIZE	0		Signature		Date / /	
A3		LENGTHS ARE IN METRES		REF. 1112-9E		Date / /	
				VERSION 5		Council Delegate Signature	

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 915-921 (both inclusive) and 933-939 (both inclusive)

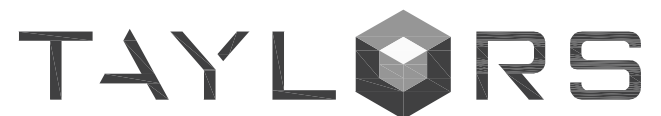
LAND TO BENEFIT: The relevant abutting lots

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.

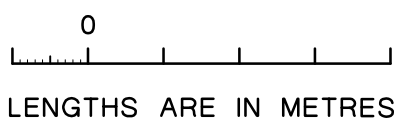


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