

PLAN OF SUBDIVISION	EDITION 1	PS746273C
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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 T on PS743443U POSTAL ADDRESS: Vineyard Road (at time of subdivision) DIGGERS REST 3427 MGA CO-ORDINATES: E: 297 260 ZONE: 55 (of approx centre of land N: 5833 790 GDA 94 in plan)	Council Name: Melton City Council Council Reference Number: Sub 4643 Planning Permit Reference: PA/2012/3782 SPEAR Reference Number: S086086P Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 05/10/2016 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Geraldine Addicott for Melton City Council on 28/06/2017
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	Lots 1901 to 1971 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restriction A, B & C on sheets 6, 7 & 8 of this plan for details. OTHER PURPOSE OF PLAN Removal of the Drainage, Sewerage, Supply of Water, Supply of Electricity and Supply of Gas easement marked E-2 on PS743443U in so far as where it lies within new roads R1 on this plan, upon registration of this plan. GROUNDS FOR REMOVAL: By agreement between all interested parties.
Road R1 Road R2 Reserve No. 1	Melton City Council Roads Corporation 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. PA2012/3782		
BLOOMDALE - RELEASE 19 Area of Release: 3.666ha No. of Lots: 71 Lots and Balance Lot U		

EASEMENT INFORMATION

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

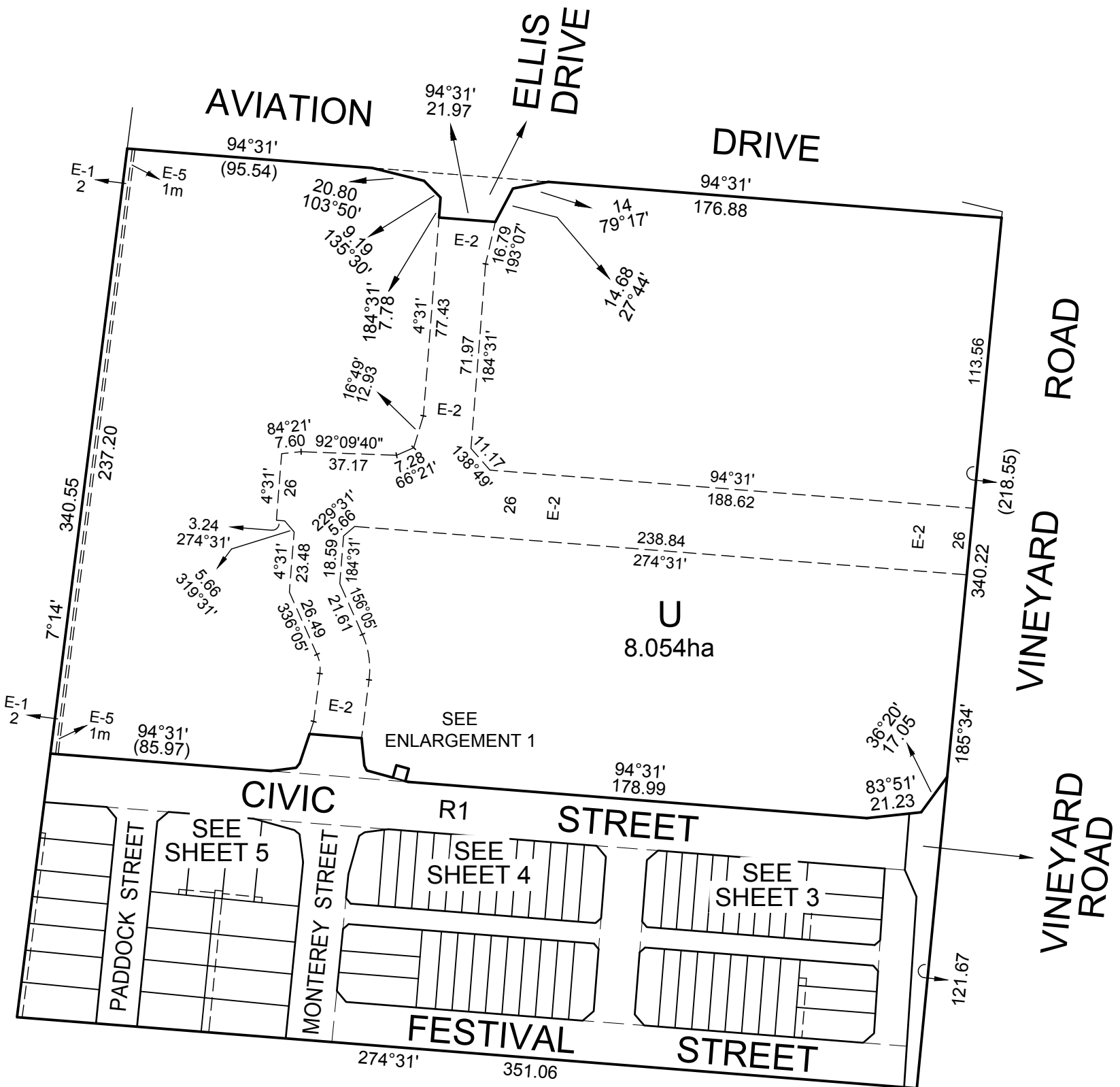
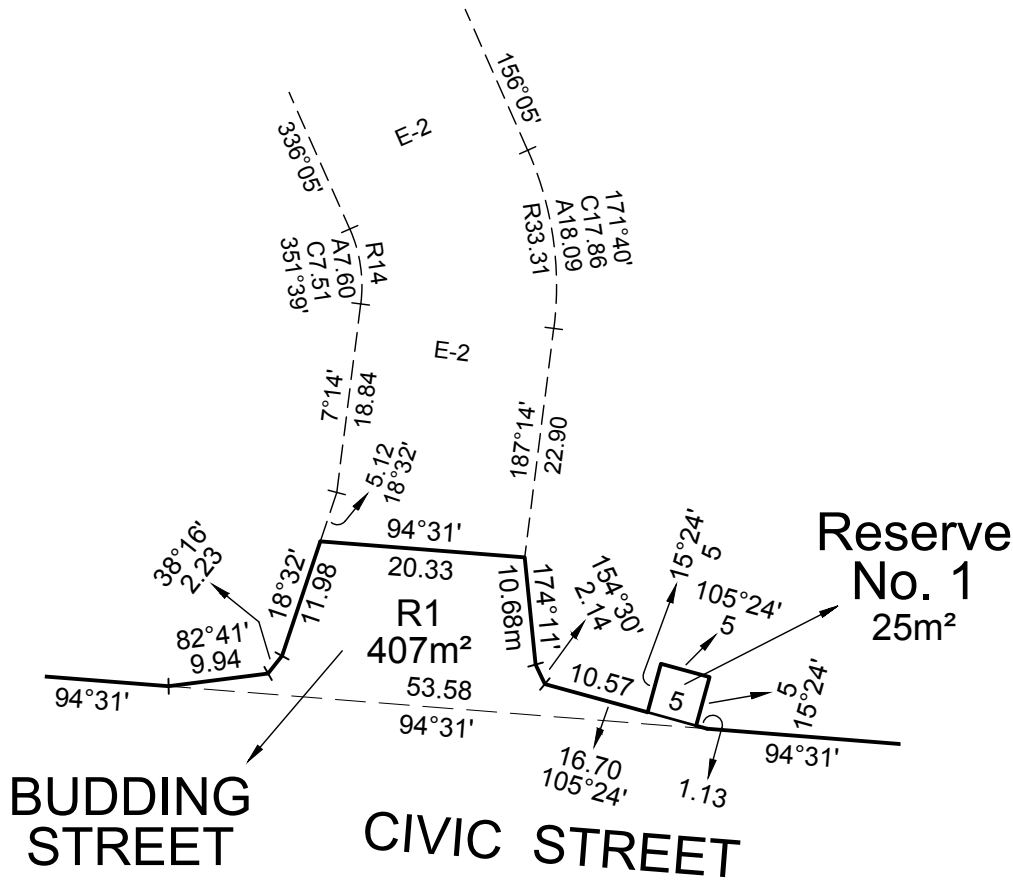
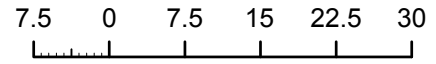
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	See Diag.	PS742088T	Melton City Council
E-2	Drainage	See Diagram	PS740179B	Melton City Council
	Sewerage			Western Region Water Corporation
	Supply of Water (Through underground pipes)			Jemena Electricity Networks Ltd
	Supply of Electricity (Through underground cables)			AusNet Gas Services Pty Ltd
E-3	Sewerage	See Diag.	This Plan	Western Region Water Corporation
E-4	Drainage	See Diagram	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation
E-5	Drainage	See Diag.	This Plan	Melton City Council

Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorssds.com.au	SURVEYORS FILE REF: Ref. 01112-S19 Ver. 13 Digitally signed by: Richard David Illingworth (Taylors Development Strategists Pty Ltd), Surveyor's Plan Version (13), 19/06/2017, SPEAR Ref: S086086P	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
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MGA94 ZONE 55

SCALE OF ENLARGEMENT 1

1:750



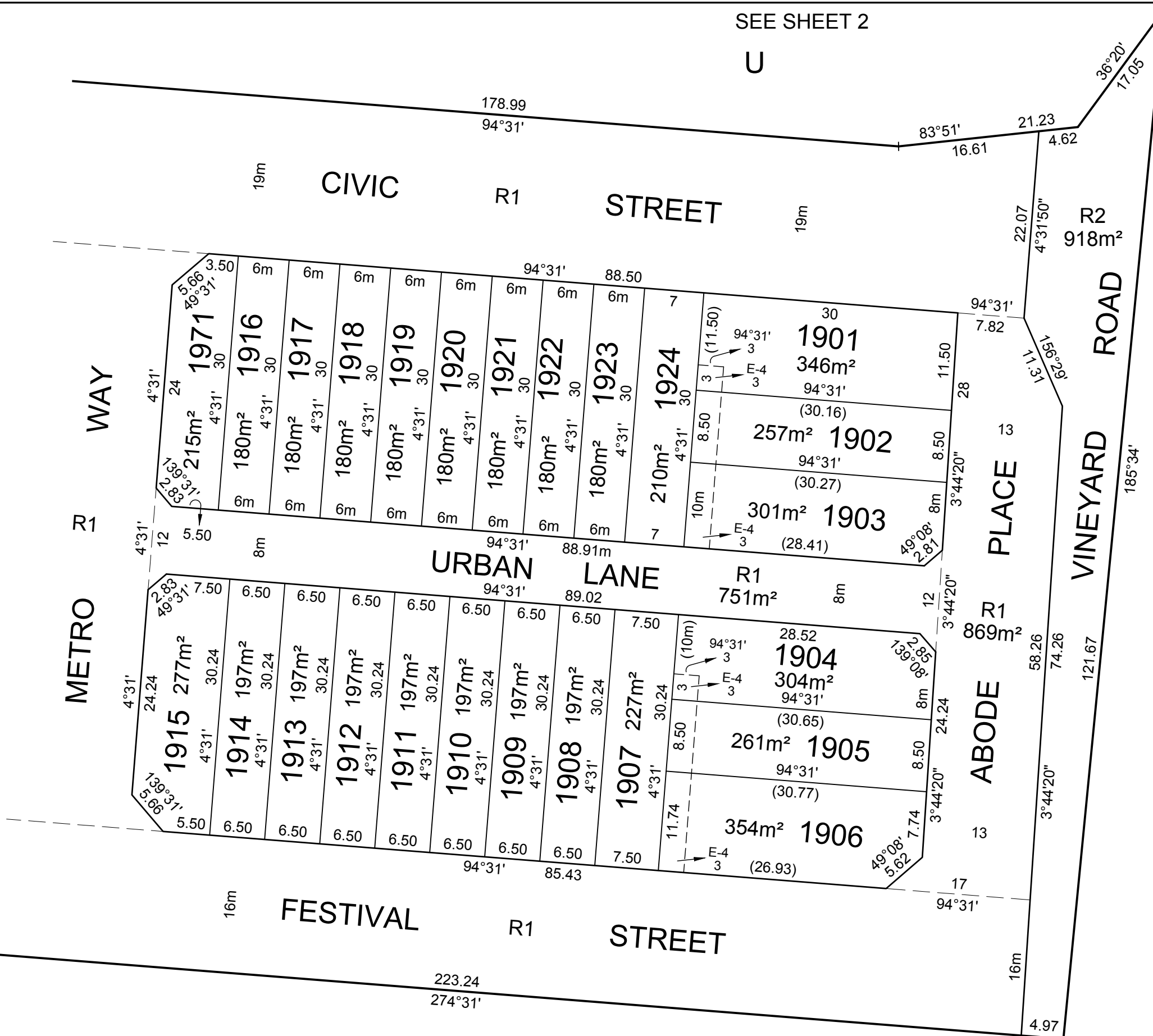
PS746273C

SEE SHEET 2

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SEE SHEET 4

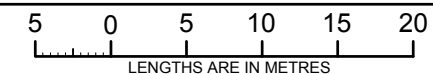
MGA94 ZONE 55



TAYLORS

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SCALE
1:500



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SIZE: A3

Ref. 01112-S19
Ver. 13

SHEET 3

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Surveyor's Plan Version (13),
19/06/2017, SPEAR Ref: S086086P

Digitally signed by:
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28/06/2017,
SPEAR Ref: S086086P

SEE SHEET 2

CIVIC R1 STREET 6395m²

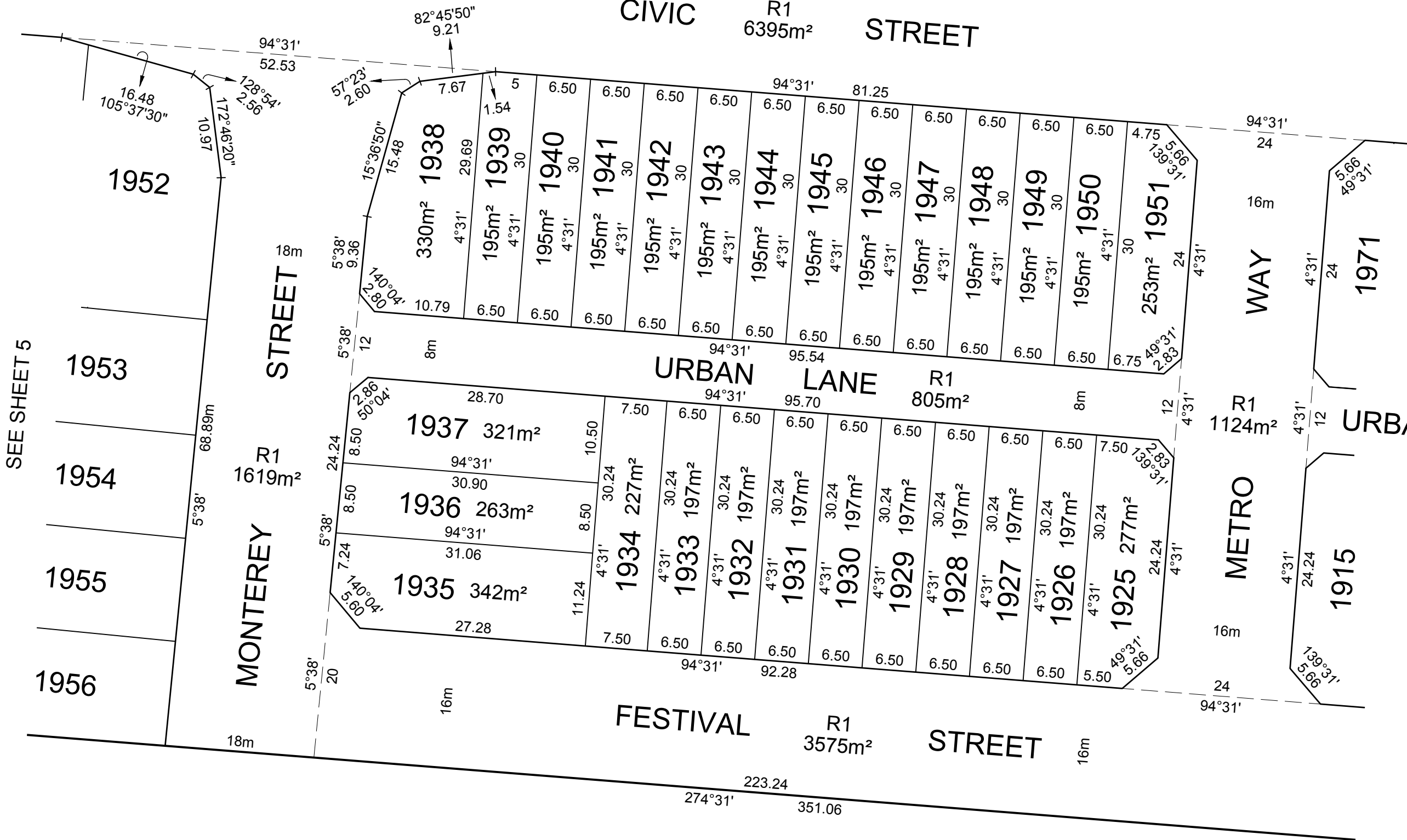
URBAN LANE R1 805m²

FESTIVAL R1 STREET 3575m²

WAY

METRO R1 URBAN LANE 1124m²

SEE SHEET 3



MGA94 ZONE 55

SEE SHEET 5



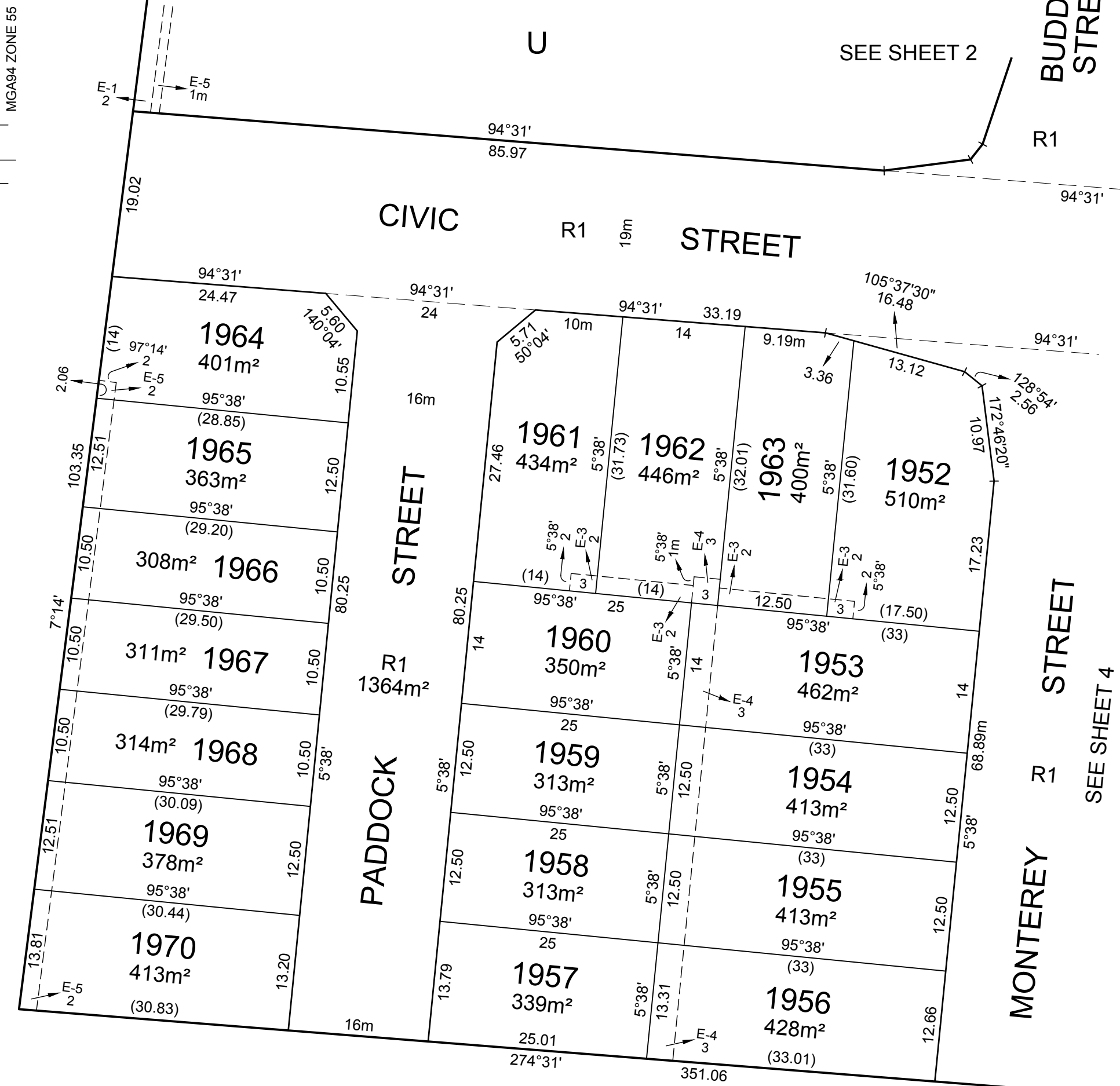
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SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3	Ref. 01112-S19 Ver. 13	SHEET 4
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CREATION OF RESTRICTION A

PS746273C

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 APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING No. AA3265 and AA3266 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. FOR BUILDING ENVELOPE OF LOT 1938 SEE DIAGRAM 1 BELOW.
- 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

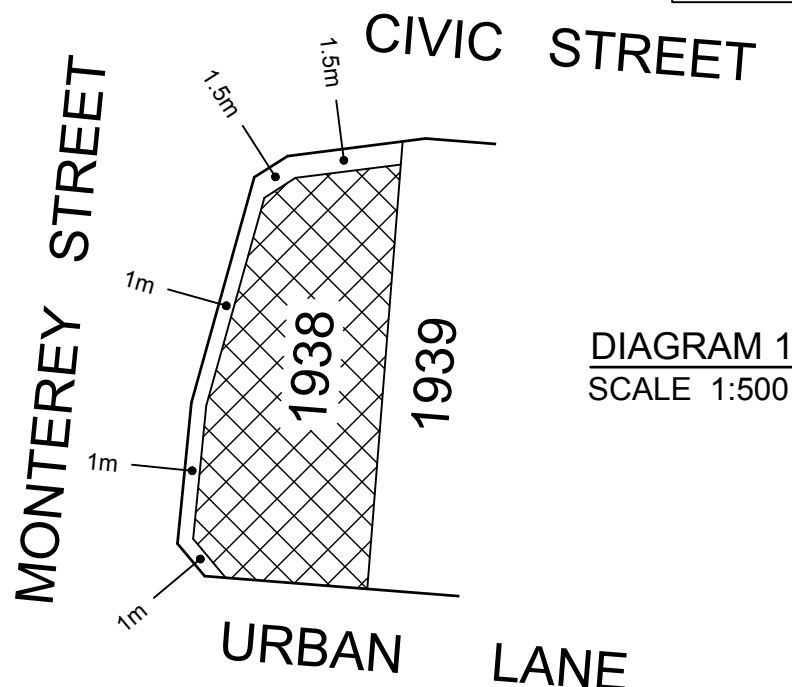
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1901	1902, 1924
1902	1901, 1903, 1924
1903	1902, 1924
1904	1905, 1907
1905	1904, 1906, 1907
1906	1905, 1907
1907	1904, 1905, 1906, 1908
1908	1907, 1909
1909	1908, 1910
1910	1909, 1911
1911	1910, 1912
1912	1911, 1913
1913	1912, 1914
1914	1913, 1915
1915	1914
1916	1917, 1971
1917	1916, 1918
1918	1917, 1919
1919	1918, 1920
1920	1919, 1921
1921	1920, 1922
1922	1921, 1923
1923	1922, 1924
1924	1901, 1902, 1903, 1923

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1925	1926
1926	1925, 1927
1927	1926, 1928
1928	1927, 1929
1929	1928, 1930
1930	1929, 1931
1931	1930, 1932
1932	1931, 1933
1933	1932, 1934
1934	1933, 1935, 1936, 1937
1935	1934, 1936
1936	1934, 1935, 1937
1937	1934, 1936
1938	1939
1939	1938, 1940
1940	1939, 1941
1941	1940, 1942
1942	1941, 1943
1943	1942, 1944
1944	1943, 1945
1945	1944, 1946
1946	1945, 1947
1947	1946, 1948

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1948	1947, 1949
1949	1948, 1950
1950	1949, 1951
1951	1950
1952	1953, 1963
1953	1952, 1954, 1960, 1963
1954	1953, 1955, 1959
1955	1954, 1956, 1958
1956	1955, 1957
1957	1956, 1958
1958	1955, 1957, 1959
1959	1954, 1958, 1960
1960	1953, 1959, 1961, 1962, 1963
1961	1960, 1962
1962	1960, 1961, 1963
1963	1952, 1953, 1960, 1962
1964	1965
1965	1964, 1966
1966	1965, 1967
1967	1966, 1968
1968	1967, 1969
1969	1968, 1970
1970	1969
1971	1916



CREATION OF RESTRICTION B

PS746273C

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 (TYPE A OR TYPE B) 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.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
1902	A	1901, 1903, 1924
1905	A	1904, 1906, 1907
1907	A	1904, 1905, 1906, 1908
1908	A	1907, 1909
1909	A	1908, 1910
1910	A	1909, 1911
1911	A	1910, 1912
1912	A	1911, 1913
1913	A	1912, 1914
1914	A	1913, 1915
1915	A	1914
1916	B	1917, 1971
1917	B	1916, 1918
1918	B	1917, 1919
1919	B	1918, 1920

Table 2 (Continued)

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
1920	B	1919, 1921
1921	B	1920, 1922
1922	B	1921, 1923
1923	B	1922, 1924
1924	B	1901, 1902, 1903, 1923
1925	A	1926
1926	A	1925, 1927
1927	A	1926, 1928
1928	A	1927, 1929
1929	A	1928, 1930
1930	A	1929, 1931
1931	A	1930, 1932
1932	A	1931, 1933
1933	A	1932, 1934
1934	A	1933, 1935, 1936, 1937

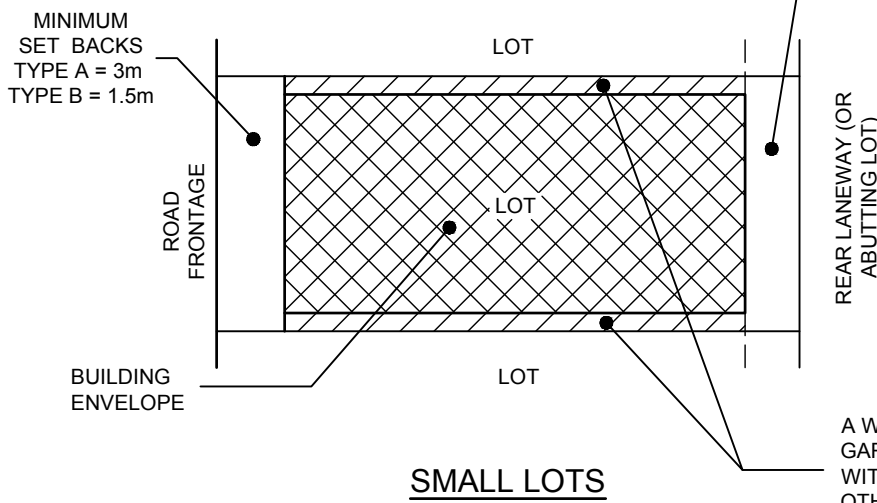
Table 2 (Continued)

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
1936	A	1934, 1935, 1937
1939	B	1938, 1940
1940	B	1939, 1941
1941	B	1940, 1942
1942	B	1941, 1943
1943	B	1942, 1944
1944	B	1943, 1945
1945	B	1944, 1946
1946	B	1945, 1947
1947	B	1946, 1948
1948	B	1947, 1949
1949	B	1948, 1950
1950	B	1949, 1951
1951	B	1950
1971	B	1916

SMALL LOT HOUSING CODE BUILDING ENVELOPES

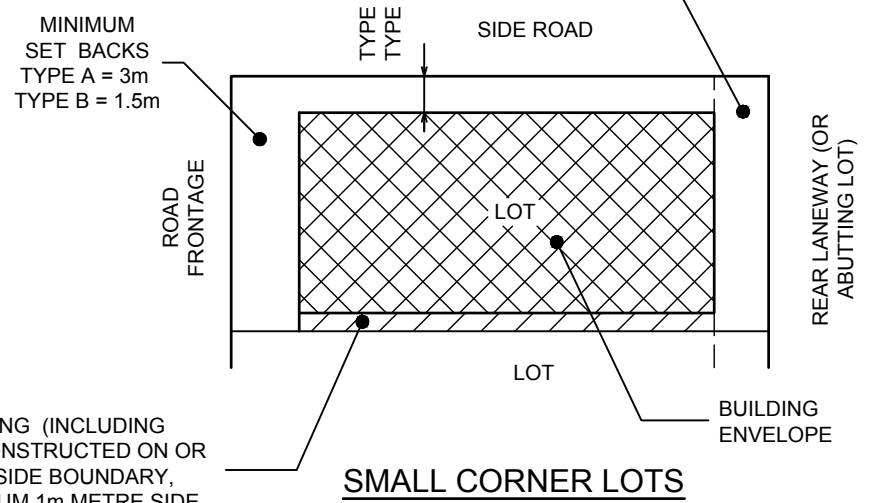
IF AN EASEMENT EXISTS, THE EASEMENT IS NOT TO BE BUILT UPON, EXCEPT WITH APPROVAL FROM THE RELEVANT AUTHORITY.
IF NO EASEMENT EXIST, REAR SETBACKS MUST BE IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE.

MINIMUM SET BACKS
TYPE A = 3m
TYPE B = 1.5m



SMALL LOTS

MINIMUM SET BACKS
TYPE A = 3m
TYPE B = 1.5m

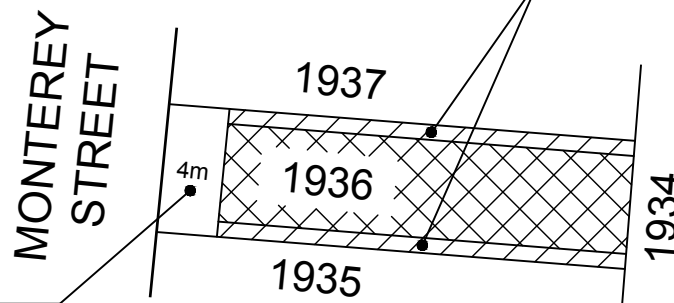


SMALL CORNER LOTS

NOTE :

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

IN ADDITION TO THE PROVISIONS SETOUT IN THE SMALL LOT HOUSING CODE A MINIMUM 4m FRONT SET BACK APPLIES TO LOT 1936.

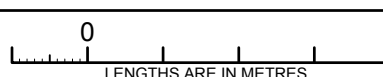


LOT 1936 BUILDING ENVELOPE



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SCALE



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SHEET 7

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Melton City Council,
28/06/2017,
SPEAR Ref: S086086P

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 1902, 1905, 1907 - 1934 (both inclusive), 1936, 1939 - 1951 (both inclusive) and 1971.

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:

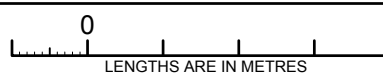
1. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT IS NOT FREE STANDING WITHIN THE TITLE BOUNDARIES OF THE LOT ON WHICH IT IS BUILT.
2. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT RELIES ON THE WALLS OF ADJACENT BUILDINGS FOR SUPPORT.

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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SCALE



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SHEET 8

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