

PLAN OF SUBDIVISION	EDITION 1	PS749048T
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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 B on PS749043E POSTAL ADDRESS: 120 Diggers Rest - Coimadai Road (at time of subdivision) DIGGERS REST 3427 MGA 94 CO-ORDINATES: E: 297 250 ZONE: 55 (of approx centre of land in plan) N: 5833 510	COUNCIL NAME: MELTON CITY COUNCIL
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	Lots 2501 to 2558 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on sheets 10 & 11 of this plan for details. OTHER PURPOSE OF PLAN Removal of the Sewerage and Drainage easements E-7 and E-9 on PS749043E in so far as they lie within new roads R1 on this plan, upon registration of this plan. GROUND FOR REMOVAL: By agreement between all interested parties.
ROAD R1 Reserve No. 1 & 2	Melton City Council Melton City Council	
NOTATIONS		
DEPTH LIMITATION: Does Not Apply		
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PA2016/5231		
BLOOMDALE - Release No. 25 Area of Release: 4.702ha No. of Lots: 58 Lots and Balance Lot C		

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				

TAYLORS 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-S25 Ver. 3	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 11
	Licensed Surveyor: RICHARD ILLINGWORTH / Version No 3		

PS749048T

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	See Diagram	PS727138R	Melton City Council
	Sewerage			Western Region Water Corporation
E-7	Drainage	3m	PS749041J	Melton City Council
	Sewerage			Western Region Water Corporation
E-8	Sewerage	2m	PS749043E	Western Region Water Corporation
E-9	Drainage	2m	PS749041J	Melton City Council
E-10	Sewerage	2m	This Plan	Western Region Water Corporation
E-11	Drainage	3m	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation



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ORIGINAL SHEET
 SIZE: A3

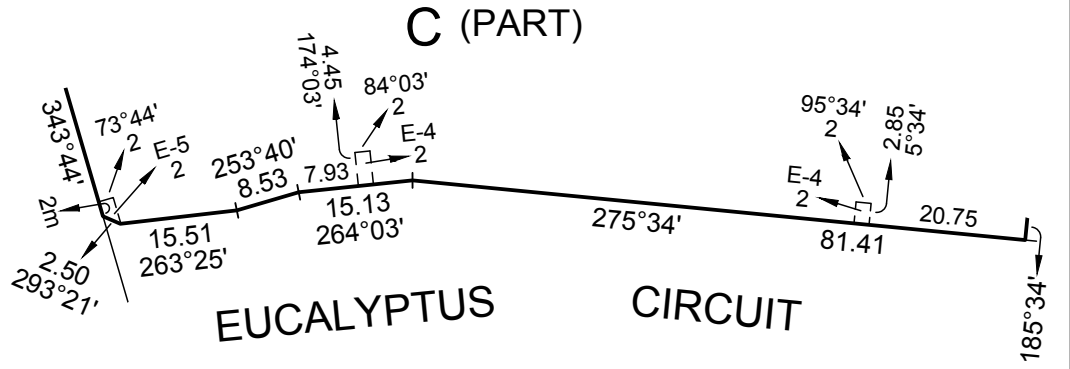
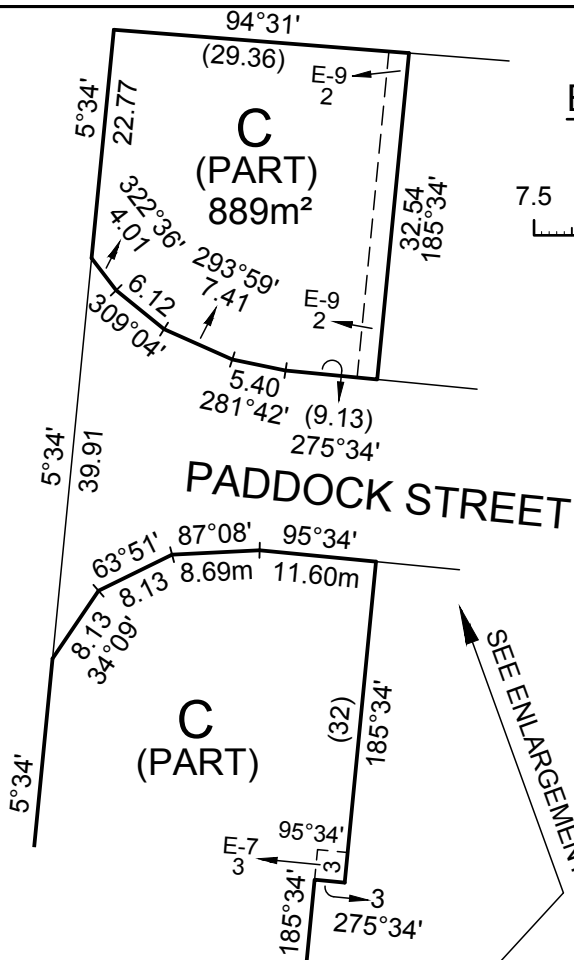
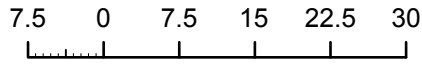
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SHEET 2

PS749048T

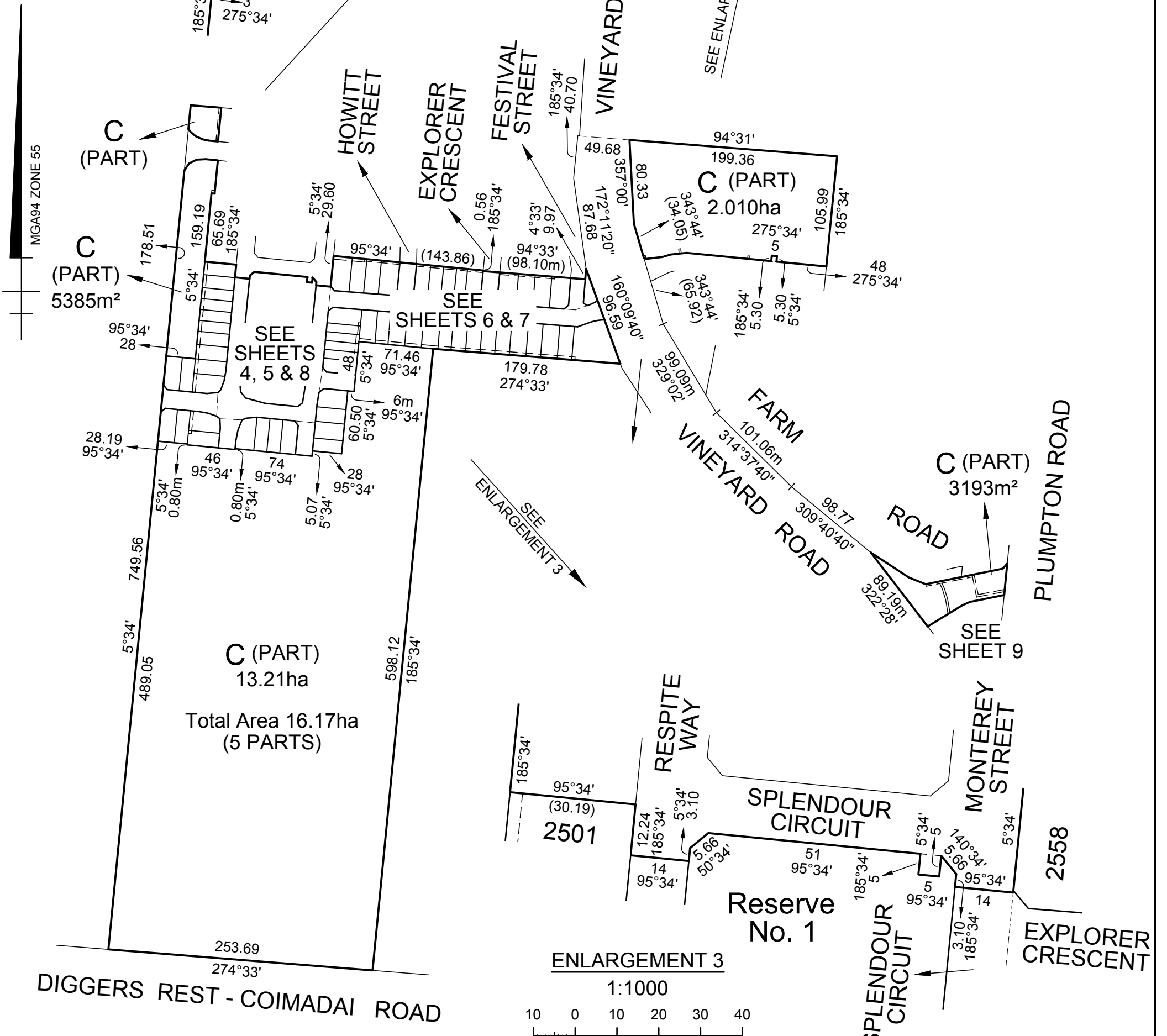
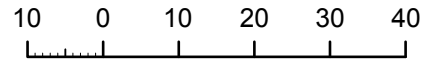
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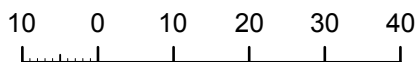
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ENLARGEMENT 3

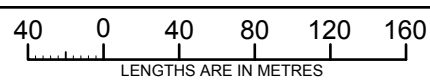
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SCALE
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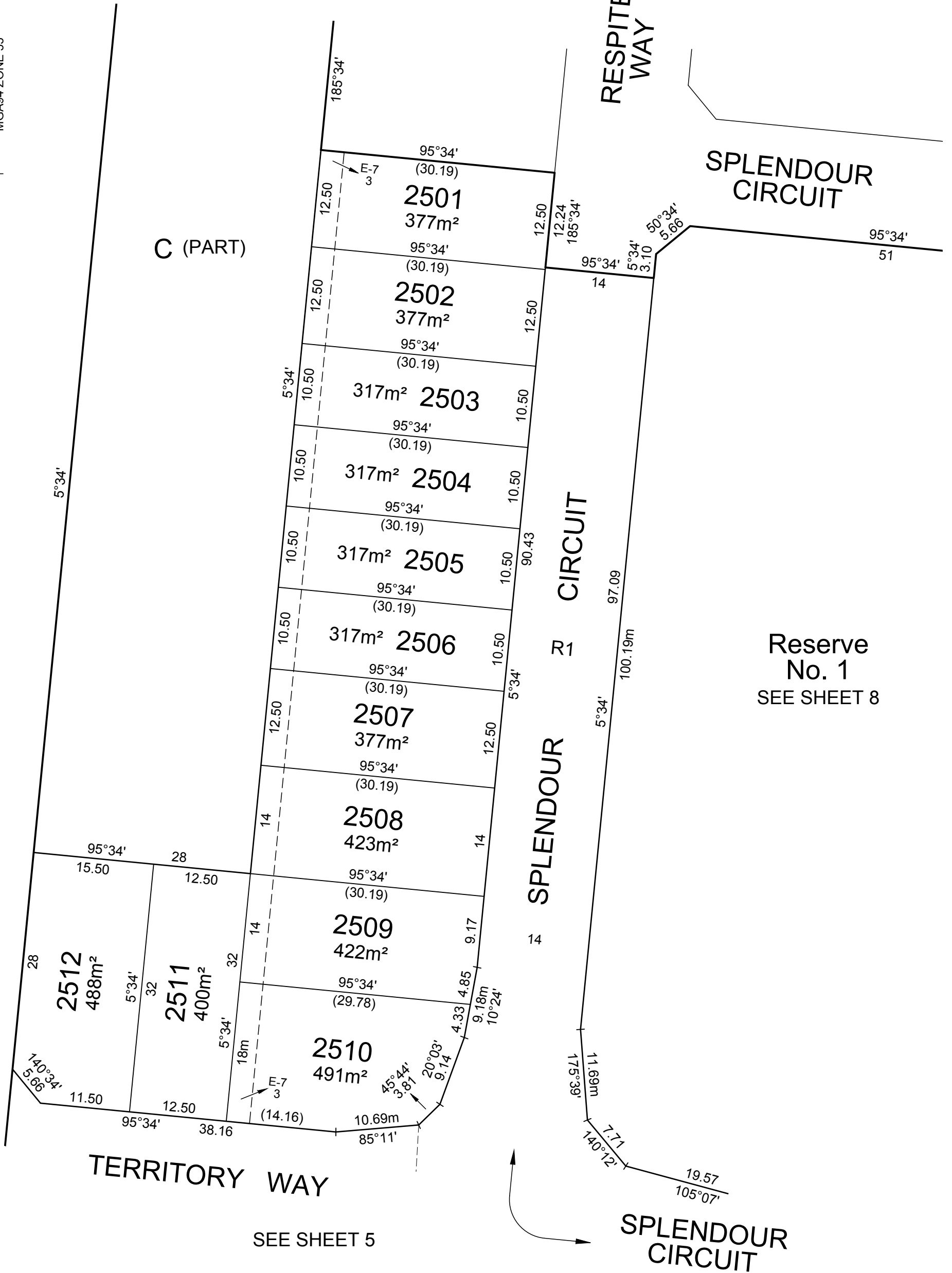
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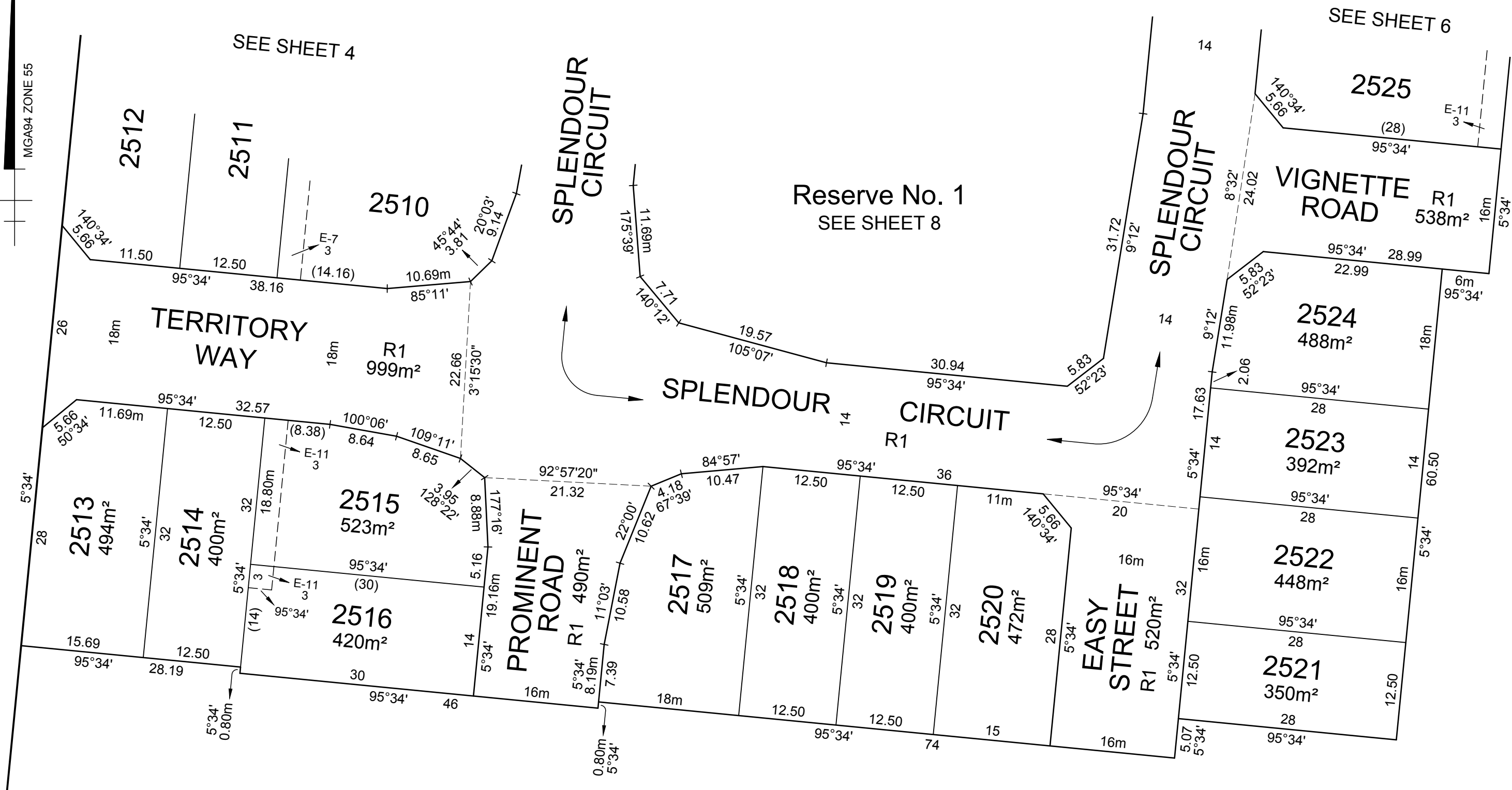
SHEET 3

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SEE SHEET 3





C (PART)
SEE SHEET 3



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SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES

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SHEET 5

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SPLENDOUR
CIRCUIT

MONTEREY
STREET

HOWITT
STREET

HOWITT
STREET

HERO STREET

SPLENDOUR CIRCUIT

Reserve
No. 1
SEE SHEET 8

SEE SHEET 7

C (PART)
SEE SHEET 3

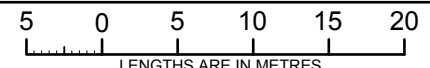
SEE SHEET 5

MGA94 ZONE 55

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SCALE
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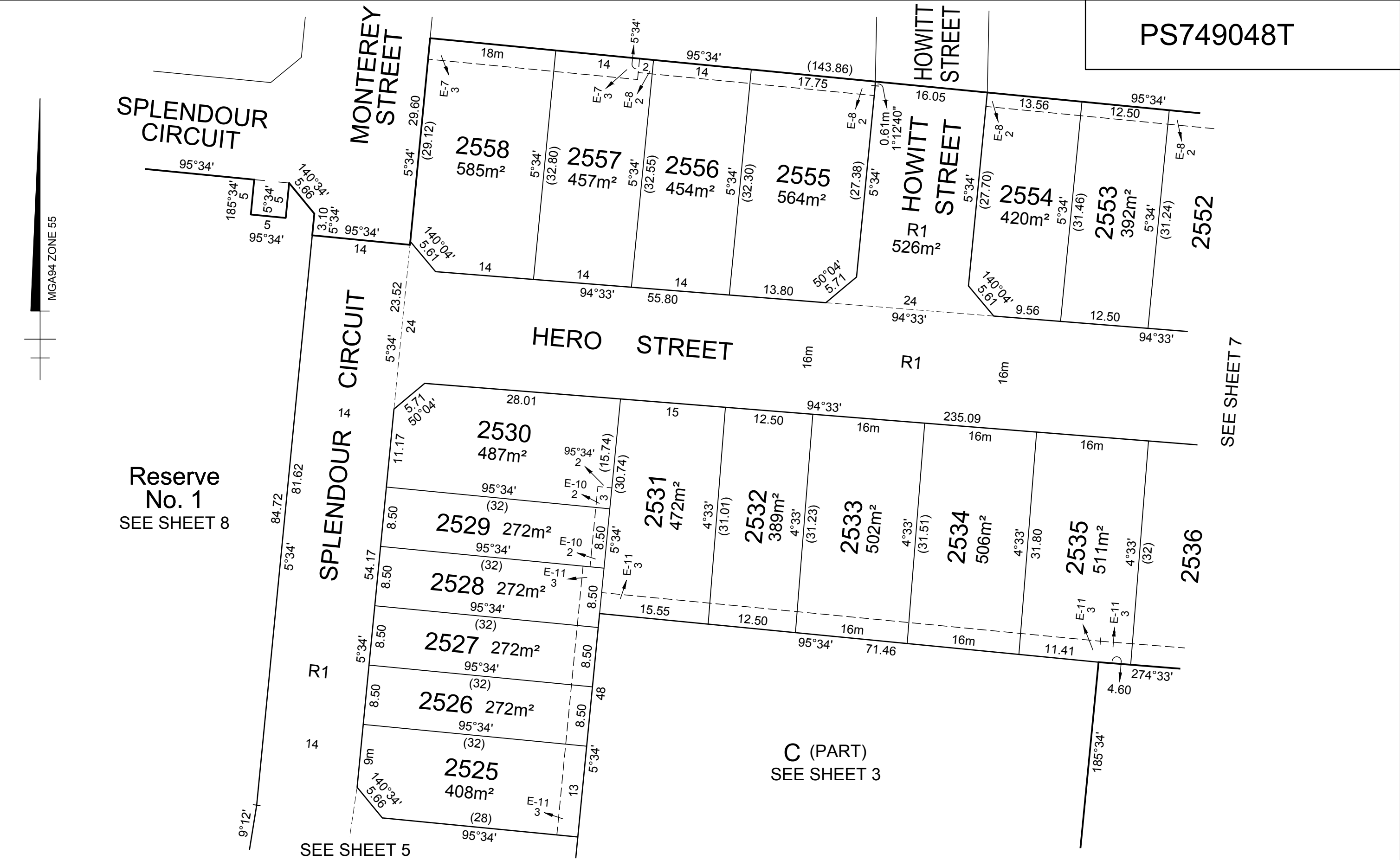
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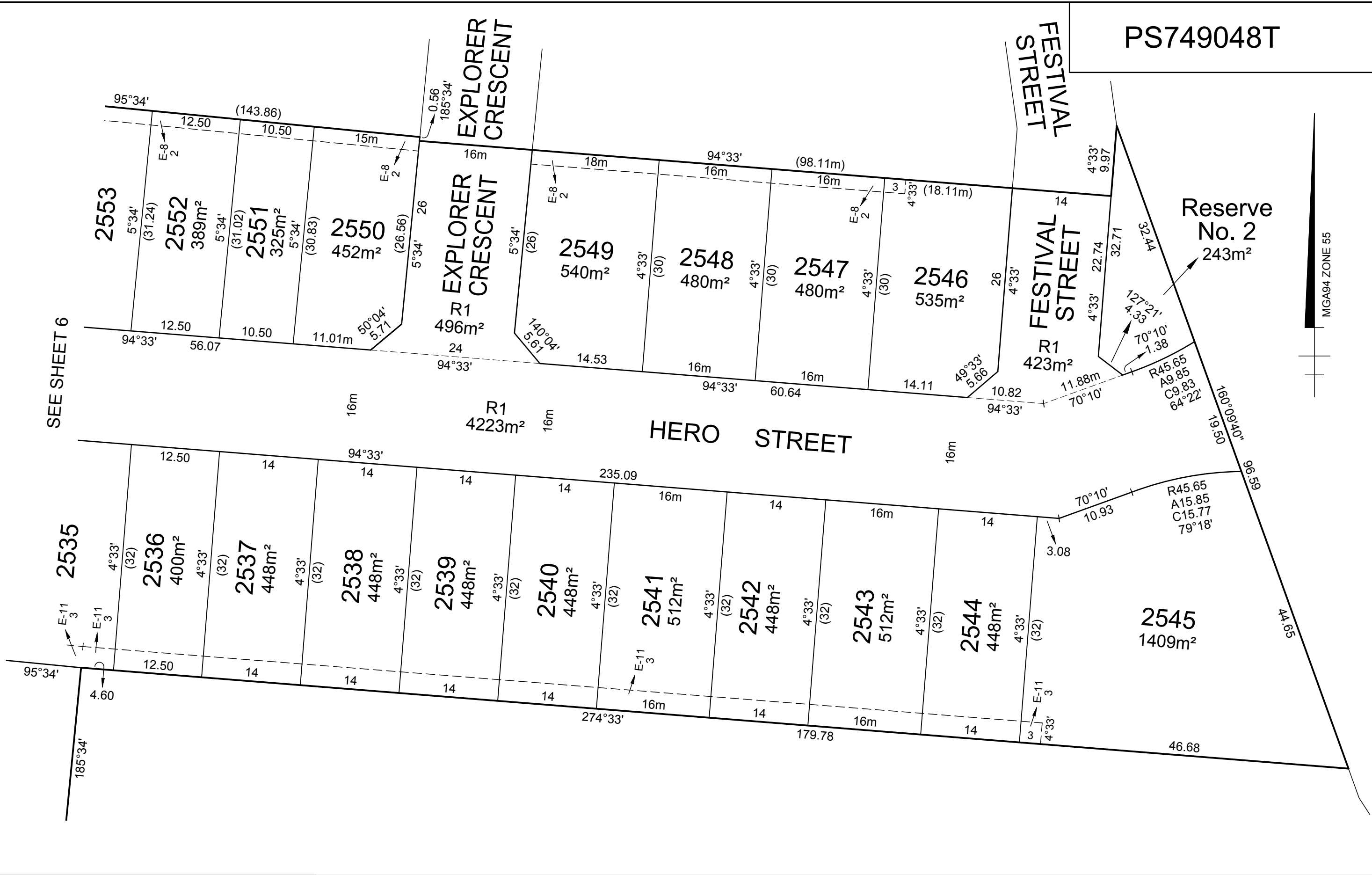
SHEET 6

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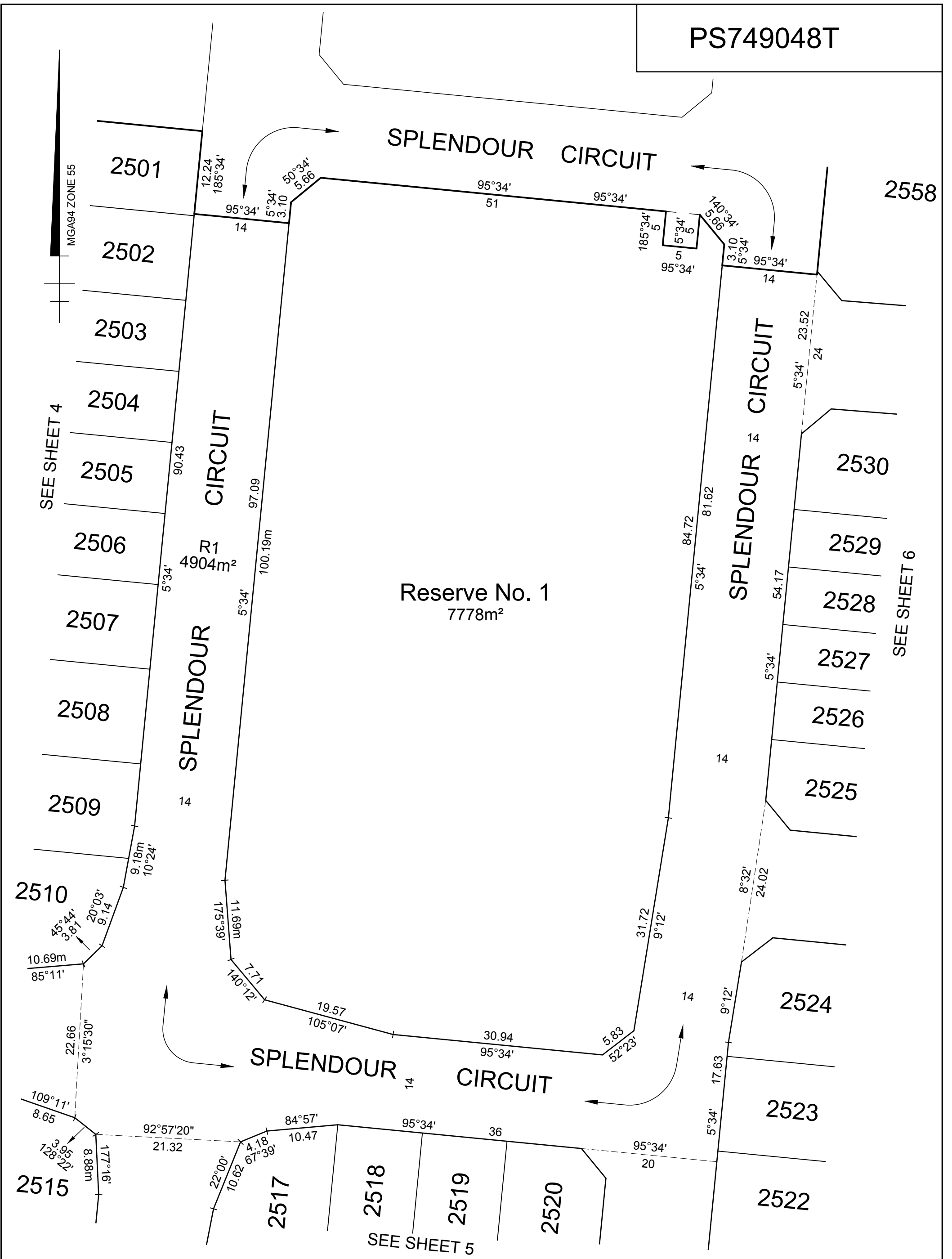
MGA94 ZONE 55

SEE SHEET 6

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SCALE 1:500
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 LENGTHS ARE IN METRES
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 Ref. 01112-S25 Ver. 3
 SHEET 7





SEE SHEET 3

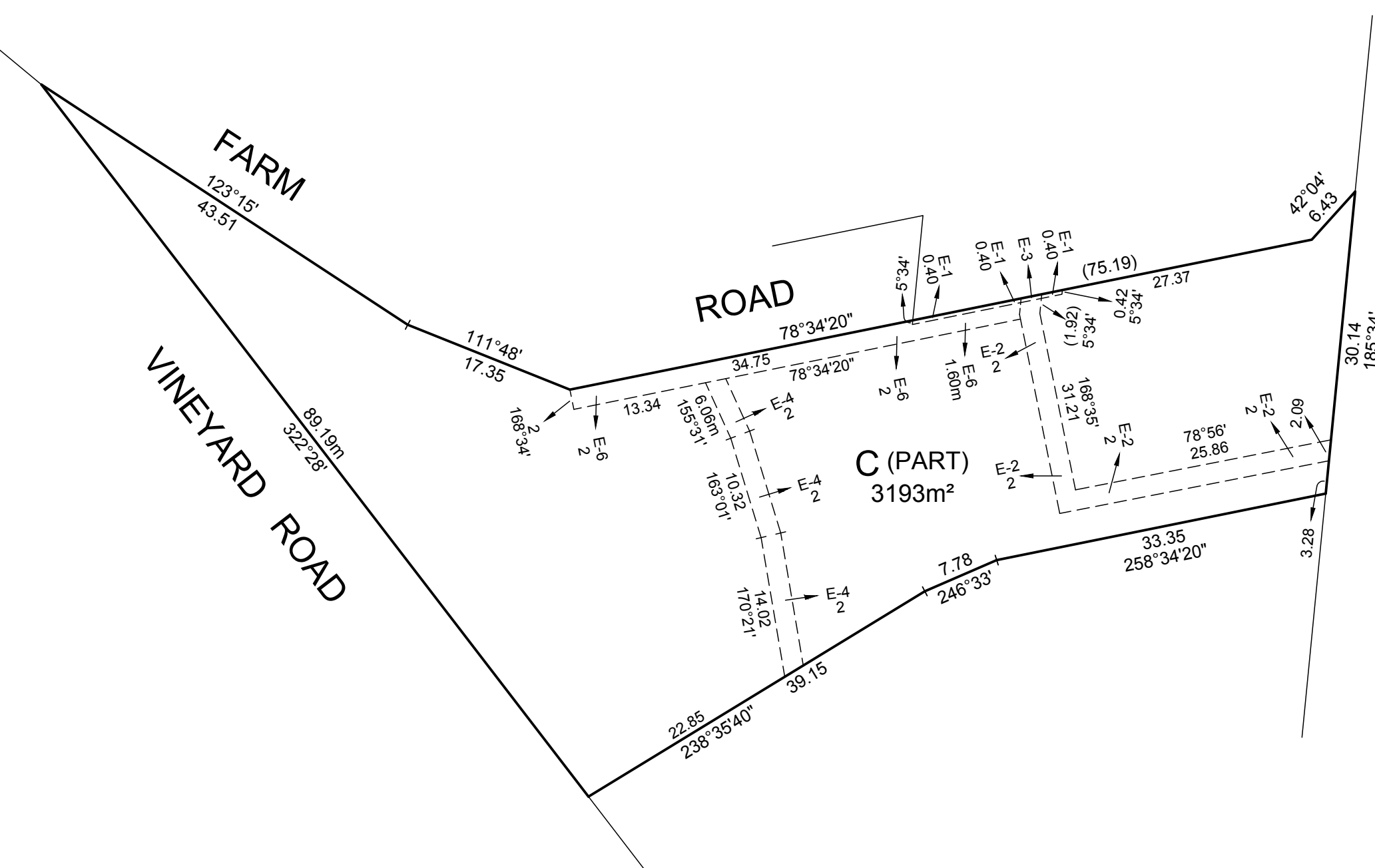
FARM
123°15'
43.51

VINEYARD ROAD
89.19m
322°28'

ROAD

C (PART)
3193m²

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
2501	2502
2502	2501, 2503
2503	2502, 2504
2504	2503, 2505
2505	2504, 2506
2506	2505, 2507
2507	2506, 2508
2508	2507, 2509
2509	2508, 2510, 2511
2510	2509, 2511
2511	2509, 2510, 2512
2512	2511
2513	2514
2514	2513, 2515, 2516
2515	2514, 2516
2516	2514, 2515
2517	2518
2518	2517, 2519
2519	2518, 2520

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2520	2519
2521	2522
2522	2521, 2523
2523	2522, 2524
2524	2523
2525	2526
2526	2525, 2527
2527	2526, 2528
2528	2527, 2529, 2531
2529	2528, 2530, 2531
2530	2529, 2531
2531	2528, 2529, 2530, 2532
2532	2531, 2533
2533	2532, 2534
2534	2533, 2535
2535	2534, 2536
2536	2535, 2537
2537	2536, 2538
2538	2537, 2539
2539	2538, 2540

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2540	2539, 2541
2541	2540, 2542
2542	2541, 2543
2543	2542, 2544
2544	2543, 2545
2545	2544
2546	2547
2547	2546, 2548
2548	2547, 2549
2549	2548
2550	2551
2551	2550, 2552
2552	2551, 2553
2553	2552, 2554
2554	2553
2555	2556
2556	2555, 2557
2557	2556, 2558
2558	2557

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.

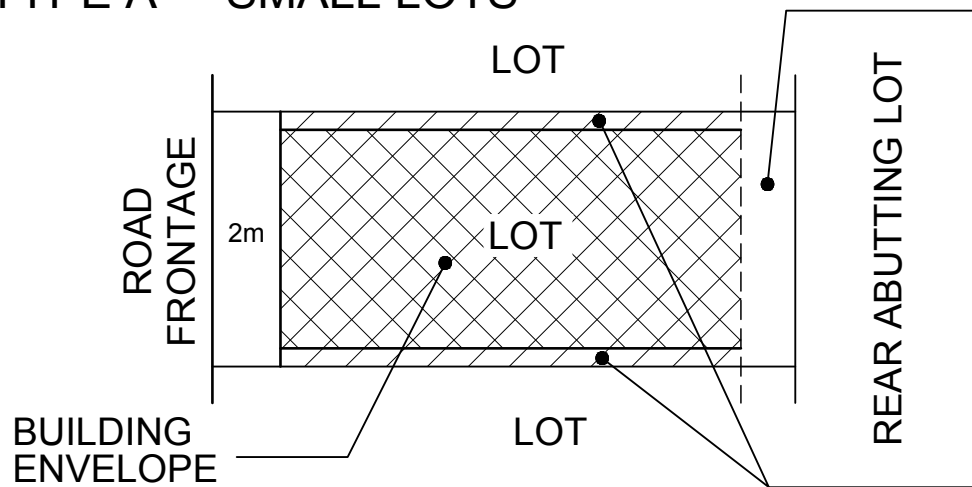
THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

Table 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2526	2525, 2527
2527	2526, 2528
2528	2527, 2529, 2530
2529	2528, 2530, 2531

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 2526 - 2529 (both inclusive)

LAND TO BENEFIT: The relevant abutting lot

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.