

PLAN OF SUBDIVISION	EDITION 1	PS742080L
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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 L on PS742079U POSTAL ADDRESS: Davis Road (at time of subdivision) Diggers Rest VIC 3427 MGA CO-ORDINATES: E: 297303 ZONE: 55 (of approx centre of land in plan) N: 5834233 GDA 94	COUNCIL NAME: MELTON CITY COUNCIL
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 1301 to 1313 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restriction A on Sheet 4 of this plan for details. <u>Other purpose of plan:</u> 1. Removal of drainage, sewerage, gas supply, water supply and electricity supply easement marked E-1 on PS740179B in so far as where it lies within new Roads R1 on this plan, upon registration of this plan. <u>Grounds for Removal:</u> By agreement between interested parties
Road R1	Melton City Council	
Road R2	Roads Corporation	
NOTATIONS		
DEPTH LIMITATION: Does Not Apply		
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No.		
Bloomdale - Release 13 Area of Release: 1.151ha No. of Lots: 13 Lots and Balance Lot M		

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 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
	Supply of Gas			
E-2	Drainage	See Diag	This Plan	Melton City Council
	Sewerage		This Plan	Western Region Water Corporation
E-3	Sewerage	See Diag	This Plan	Western Region Water Corporation
E-4	Drainage	See Diag	PS742079U	Melton City Council
	Sewerage			Western Region Water Corporation

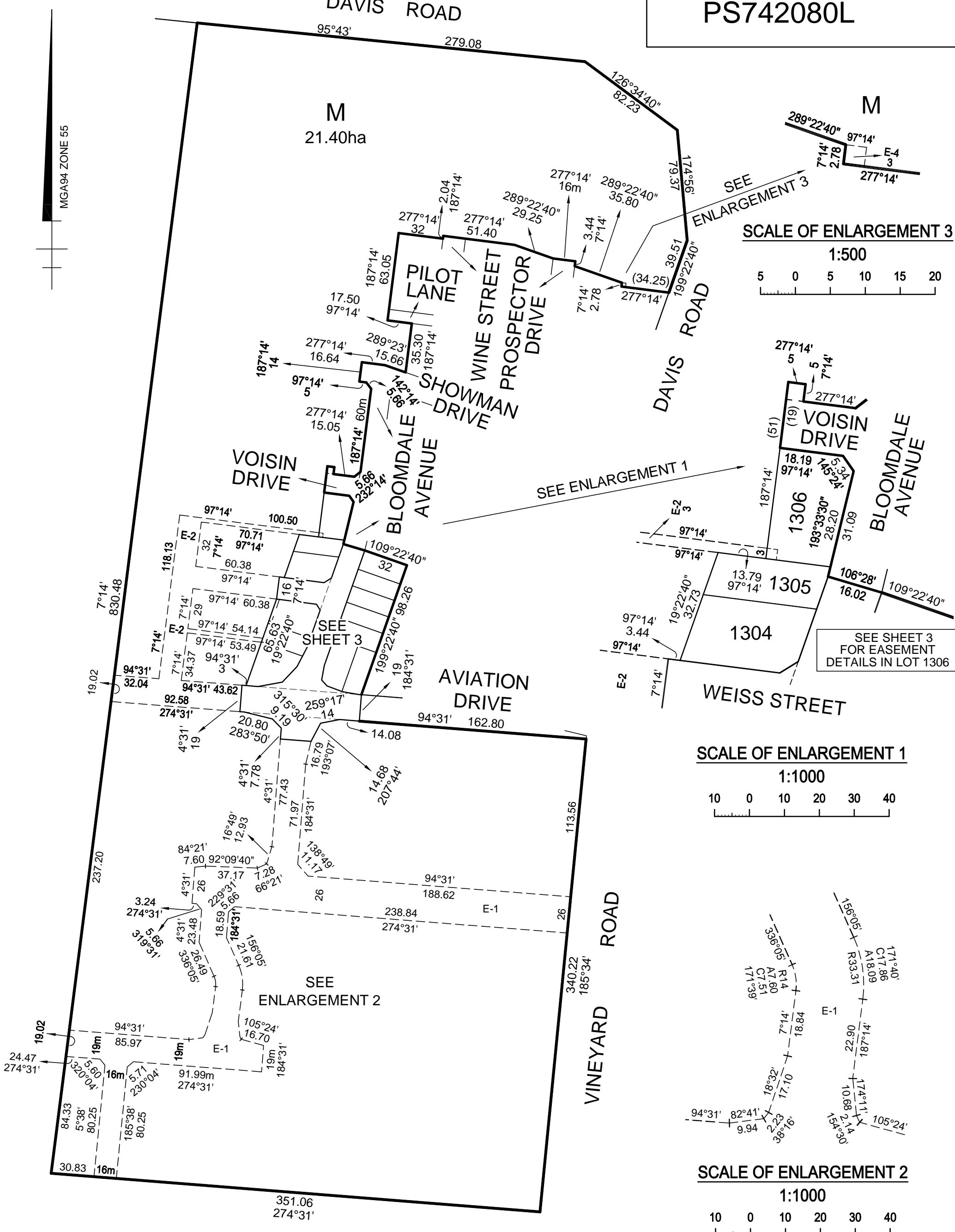
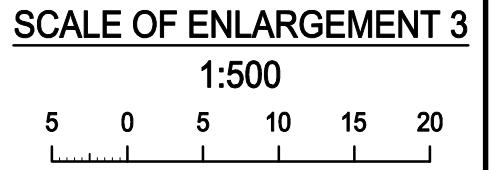
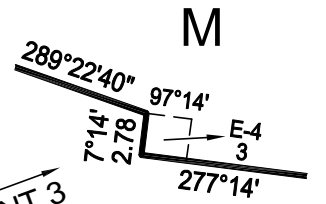
TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorss.com.au	SURVEYORS FILE REF: Ref. 01112-S13 Ver. 6	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
	Licensed Surveyor: <p style="text-align: center;">RICHARD ILLINGWORTH / Version No 6</p>		

PS742080L

MGA94 ZONE 55

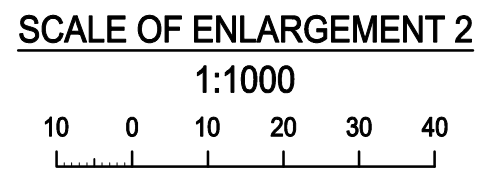
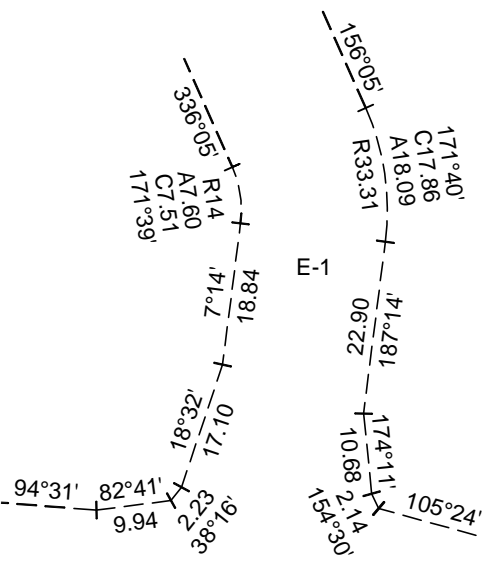
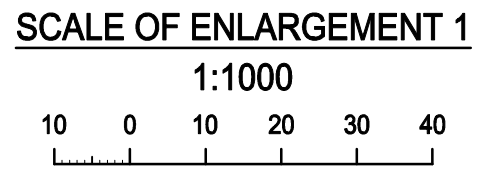
DAVIS ROAD
95°43' 279.08

M
21.40ha



SEE ENLARGEMENT 1

SEE SHEET 3 FOR EASEMENT DETAILS IN LOT 1306



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SCALE 1:2500
25 0 25 50 75 100
LENGTHS ARE IN METRES

Licensed Surveyor:
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ORIGINAL SHEET SIZE: A3 Ref. 01112-S13 Ver. 6 SHEET 2

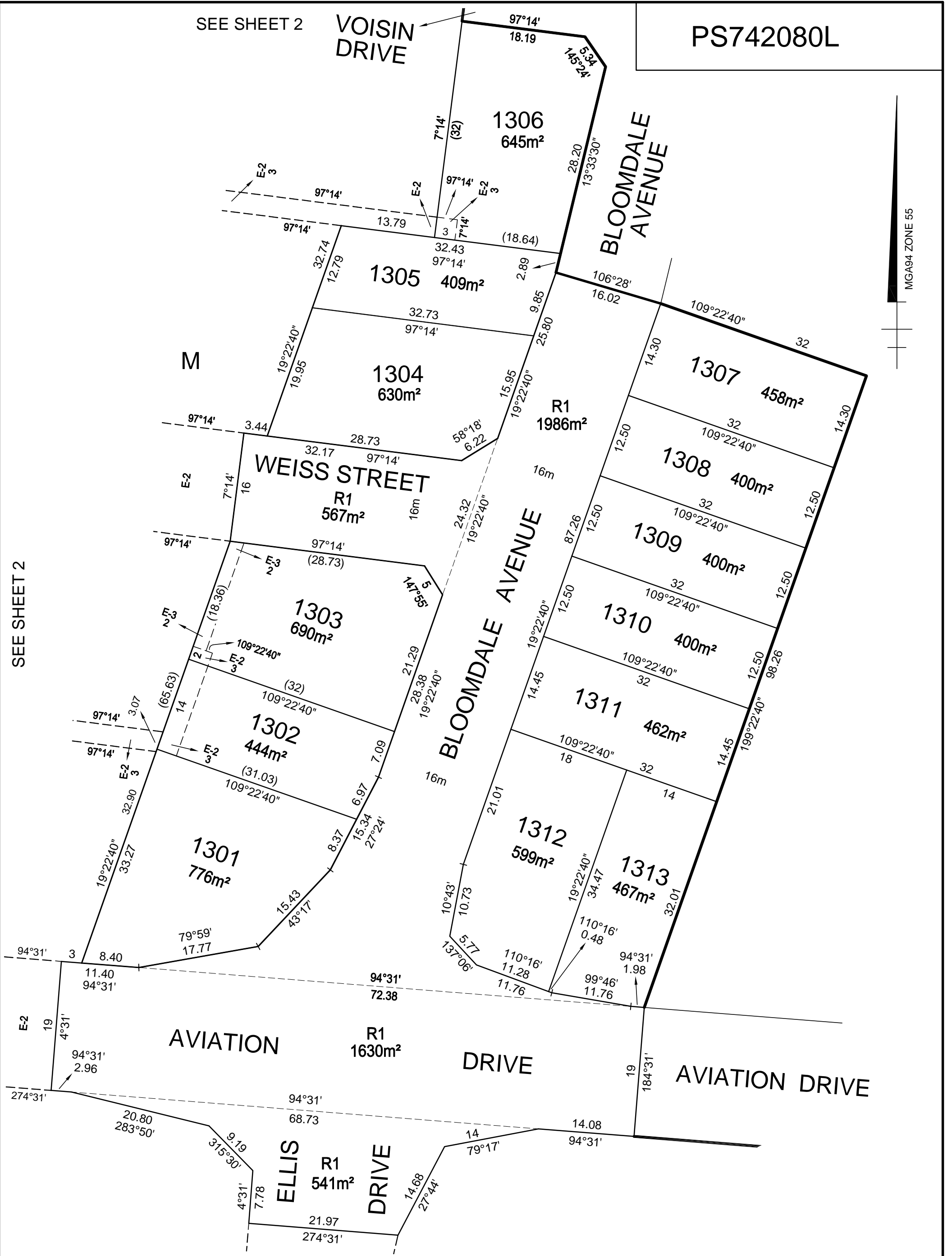
SEE SHEET 2

VOISIN DRIVE

PS742080L

MGA94 ZONE 55

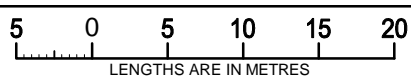
SEE SHEET 2



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 01112-S13
Ver. 6

SHEET 3

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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. AA2833 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
1301	1302
1302	1301, 1303
1303	1302
1304	1305
1305	1304, 1306
1306	1305
1307	1308
1308	1307, 1309
1309	1308, 1310
1310	1309, 1311
1311	1310, 1312, 1313
1312	1311, 1313
1313	1311, 1312

PLAN OF SUBDIVISION		EDITION 1	PS742088T	
LOCATION OF LAND PARISH: HOLDEN TOWNSHIP: --- SECTION: 13 CROWN ALLOTMENT: B (Part) CROWN PORTION: --- TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot M on PS742080L POSTAL ADDRESS: Davis Road (at time of subdivision) Diggers Rest VIC 3427 MGA CO-ORDINATES: E: 297 190 ZONE: 55 (of approx centre of land N: 5834 150 GDA 94 in plan)		COUNCIL NAME: MELTON CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 1401 to 1420 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restriction A on Sheet 4 of this plan for details. <u>Other purpose of plan:</u> 1. Removal of drainage and sewerage easement marked E-2 on PS742080L in so far as it lies within new Roads R1 on this plan, upon registration of this plan. <u>Grounds for Removal:</u> By agreement between interested parties		
Road R1	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. PA2012/3782				
Bloomdale - Release 14 Area of Release: 1.385ha No. of Lots: 20 Lots and Balance Lot N				
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	This Plan	Melton City Council
E-2	Drainage	See Diag	PS742080L	Melton City Council
	Sewerage			Western Region Water Corporation
E-3	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-4	Drainage	See Diag	PS742079U	Melton City Council
	Sewerage			Western Region Water Corporation
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		Licensed Surveyor: RICHARD ILLINGWORTH / Version No 4		

PS742088T

MGA94 ZONE 55

DAVIS ROAD

N
(Part)
8.292ha

PILOT LANE
WINE STREET
PROSPECTOR DRIVE
SHOWMAN DRIVE
BLOOMDALE AVENUE

VOISIN DRIVE

WEISS STREET

AVIATION DRIVE

VINEYARD ROAD

N
(Part)
11.72ha

Total Area 20.01ha
(2 Parts)

N

SCALE OF ENLARGEMENT 2

1:500

5 0 5 10 15 20

SCALE OF ENLARGEMENT 1

1:1000

10 0 10 20 30 40

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SCALE
1:2500

25 0 25 50 75 100
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

Ref. 01112-S14
Ver. 4

SHEET 2

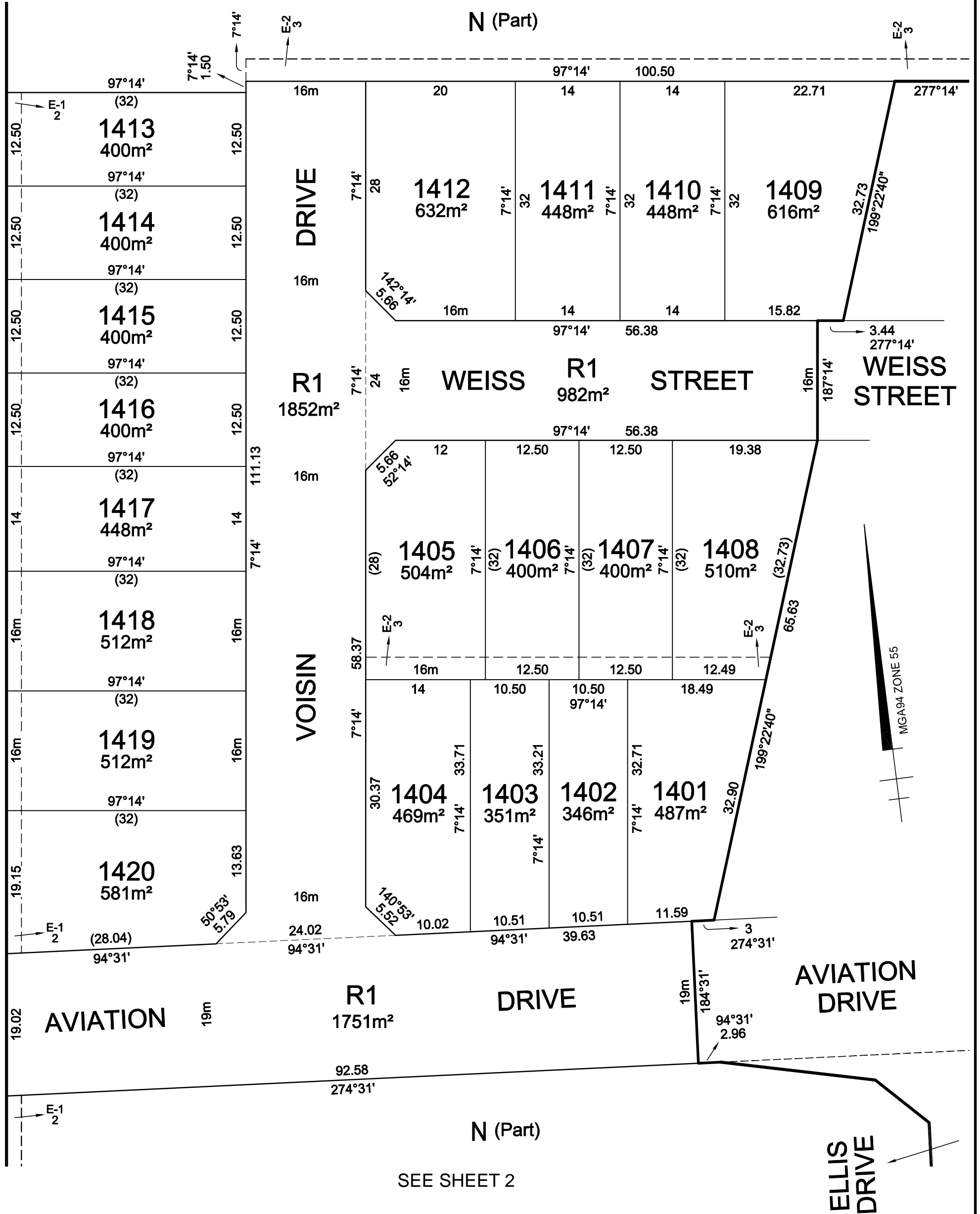
Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 4

PS742088T

SEE SHEET 2

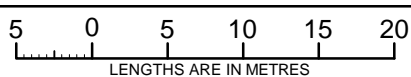
N (Part)



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 01112-S14
Ver. 4

SHEET 3

Licensed Surveyor:

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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. AA2832 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
1401	1402, 1407, 1408
1402	1401, 1403, 1406, 1407
1403	1402, 1404, 1405, 1406
1404	1403, 1405
1405	1403, 1404, 1406
1406	1402, 1403, 1405, 1407
1407	1401, 1402, 1406, 1408
1408	1401, 1407
1409	1410
1410	1409, 1411

Table 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1411	1410, 1412
1412	1411
1413	1414
1414	1413, 1415
1415	1414, 1416
1416	1415, 1417
1417	1416, 1418
1418	1417, 1419
1419	1418, 1420
1420	1419

PLAN OF SUBDIVISION		EDITION 1	PS742089R	
LOCATION OF LAND PARISH: HOLDEN TOWNSHIP: --- SECTION: 13 CROWN ALLOTMENT: B (Part) CROWN PORTION: --- TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot N on PS742088T POSTAL ADDRESS: Davis Road (at time of subdivision) Diggers Rest VIC 3427 MGA CO-ORDINATES: E: 297 230 ZONE: 55 (of approx centre of land N: 5834 290 GDA 94 in plan)		COUNCIL NAME: MELTON CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 1501 to 1532 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B and C on Sheets 6, 7 and 8 of this plan for details. <u>Other purpose of plan:</u> 1. Removal of drainage and sewerage easement marked E-2 on PS742080L in so far as it lies within new Roads R1 on this plan, upon registration of this plan. <u>Grounds for Removal:</u> By agreement between interested parties		
Road R1	Melton City Council			
Reserve No.1	Melton City Council			
Reserve No.2	Melton City Council			
Reserve No.3	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		DRAFT		
Bloomdale - Release 15 Area of Release: 2.504ha No. of Lots: 32 Lots and Balance Lot P				
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	This Plan	Melton City Council
E-2	Drainage	See Diag	This Plan	Melton City Council
	Sewerage		This Plan	Western Region Water Corporation
E-3	Drainage	See Diag	PS742080L	Melton City Council
	Sewerage			Western Region Water Corporation
E-4	Sewerage	See Diag	This Plan	Western Region Water Corporation
E-5	Drainage	See Diag	PS742088T	Melton City Council
E-6	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
	Supply of Gas			
TAYLORS		SURVEYORS FILE REF: Ref. 01112-S15 Ver. 3		ORIGINAL SHEET SIZE: A3
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PS742089R

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-7	Drainage Sewerage	See Diag	PS742079U	Melton City Council Western Region Water Corporation

DRAFT



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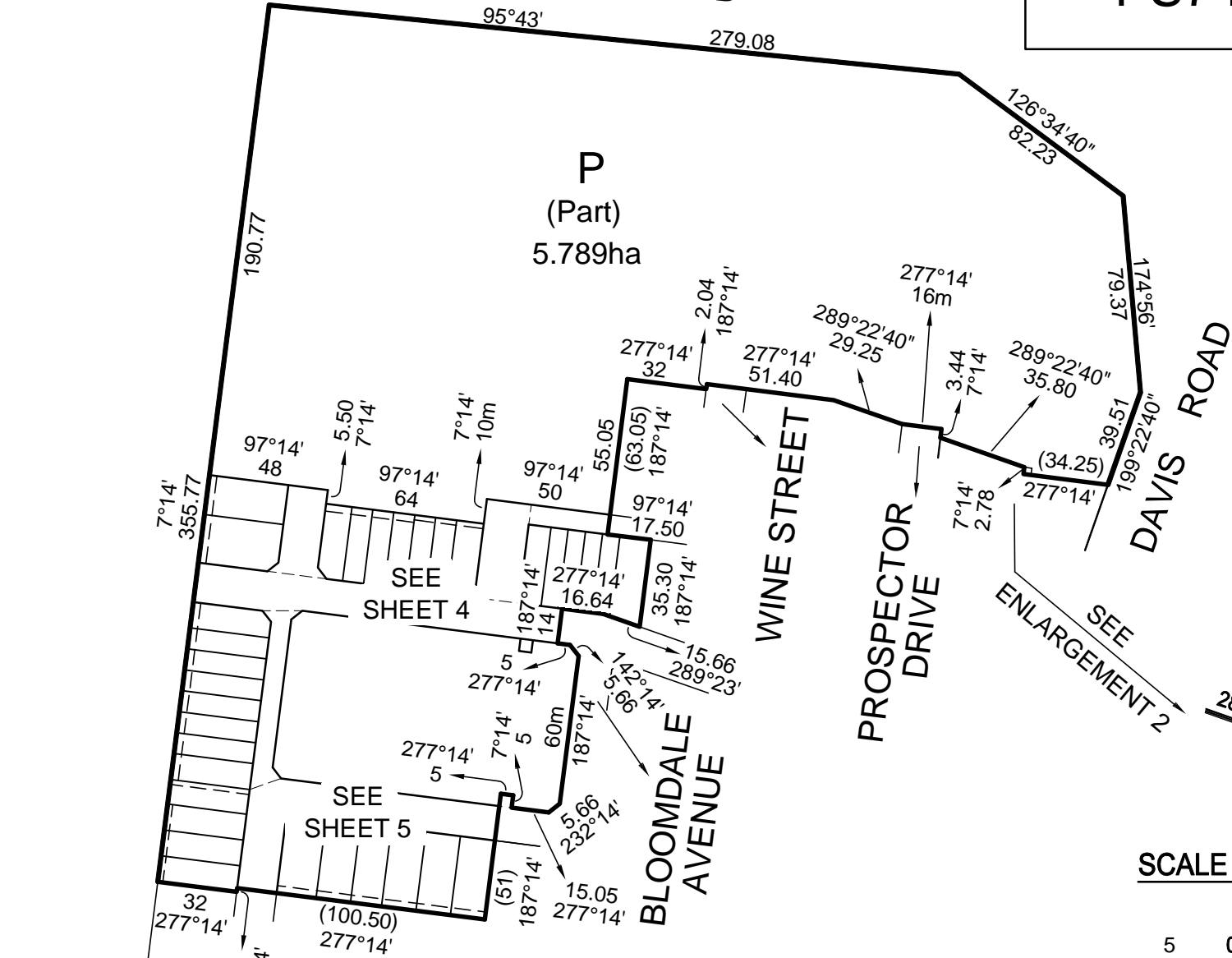
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SHEET 2

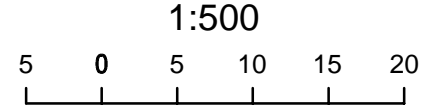
MGA94 ZONE 55

DAVIS ROAD

P
(Part)
5.789ha



SCALE OF ENLARGEMENT 2



AVIATION DRIVE

ELLIS DRIVE

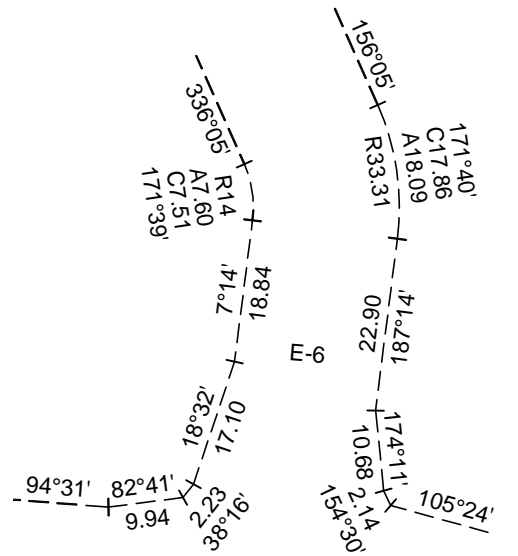
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VINEYARD ROAD

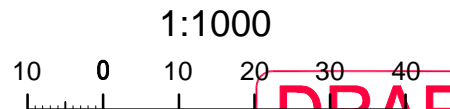
SEE ENLARGEMENT 1

P
(Part)
11.72ha

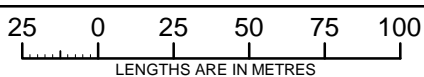
Total Area 17.51ha
(2 Parts)



SCALE OF ENLARGEMENT 1



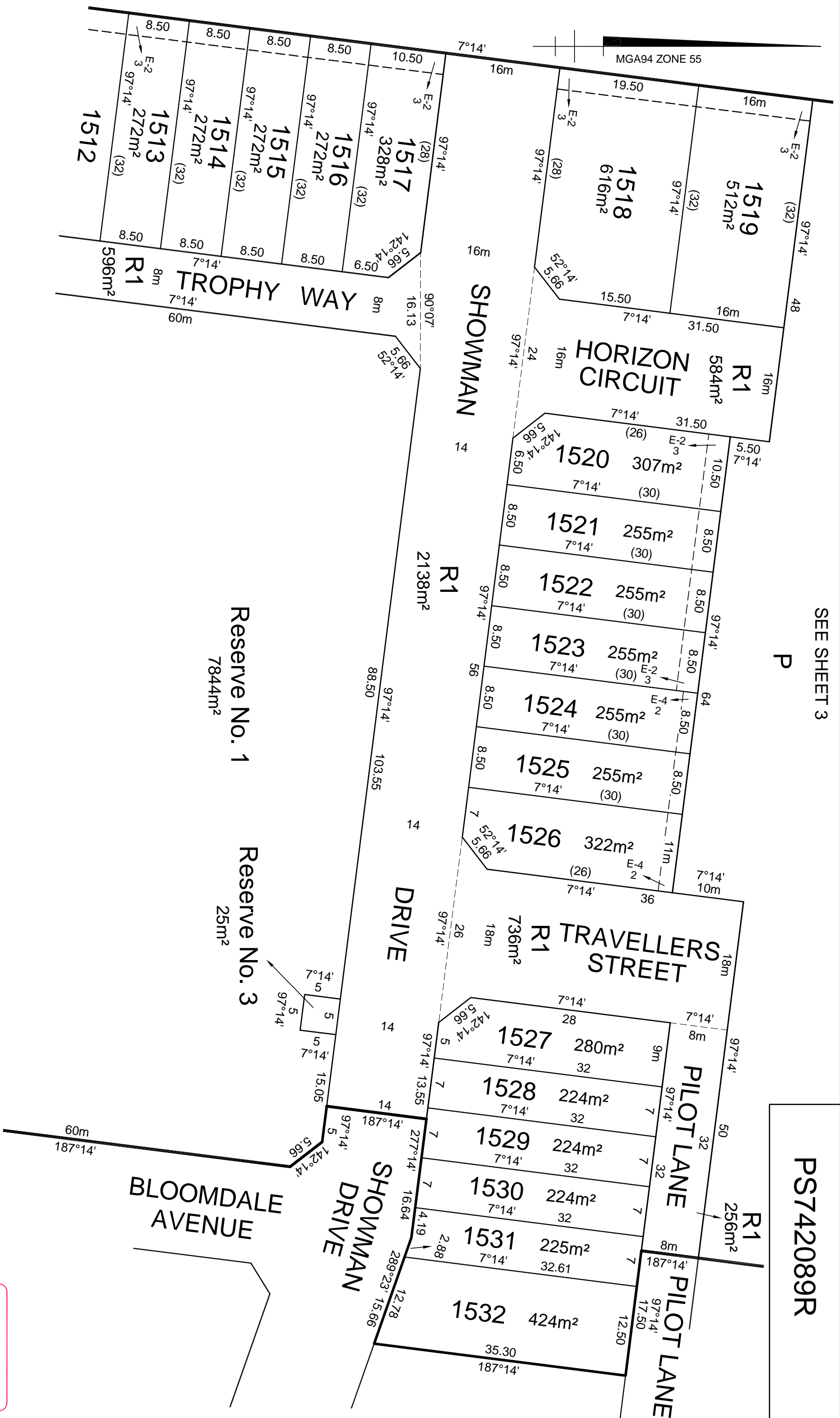
DRAFT



SEE SHEET 3

P

PS742089R



DRAFT

SEE SHEET 5

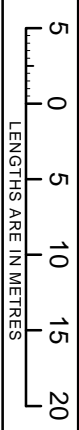
Reserve No. 1
7844m²

Reserve No. 3
25m²

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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 01112-S15
Ver. 3

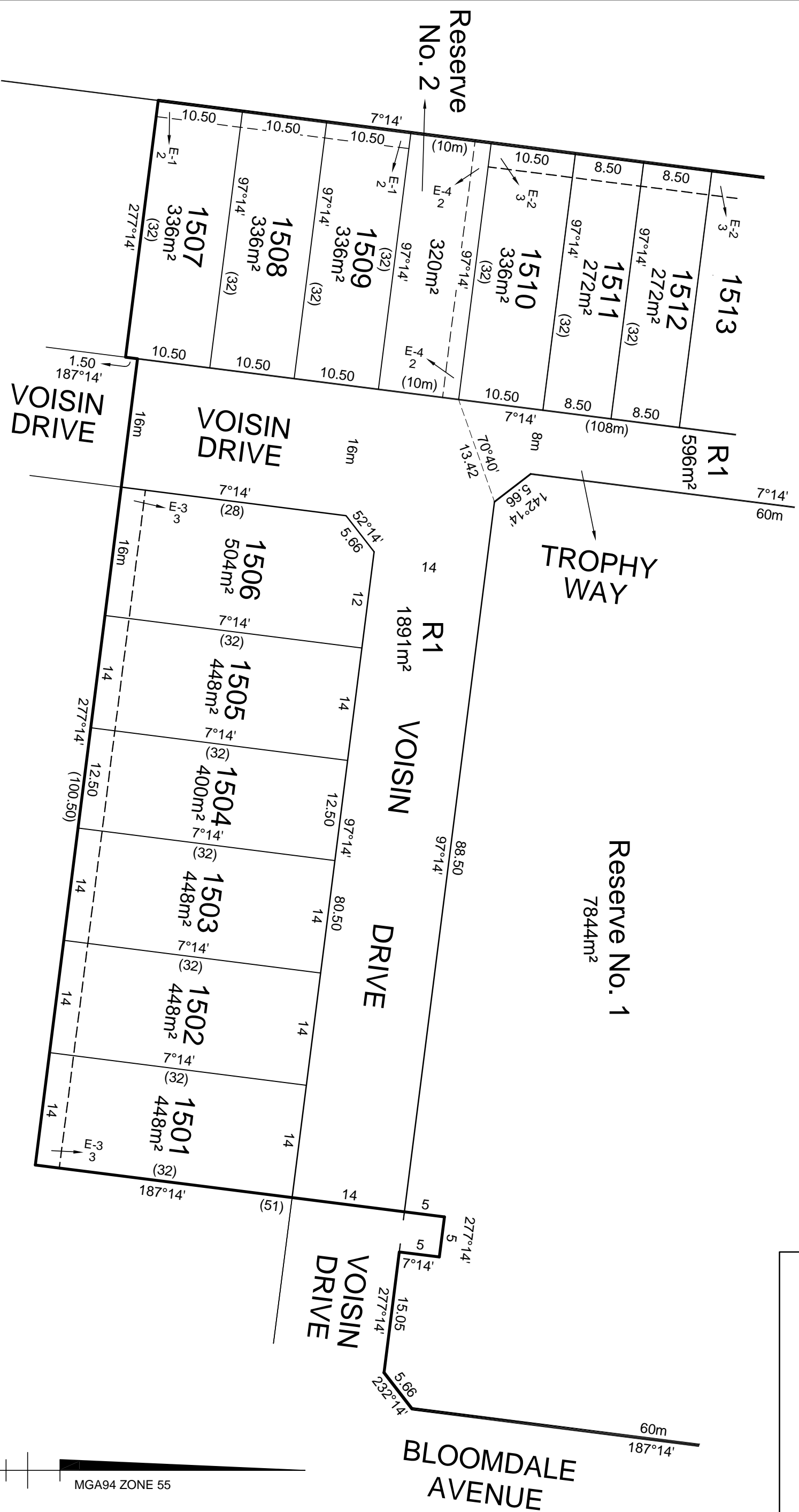
SHEET 4

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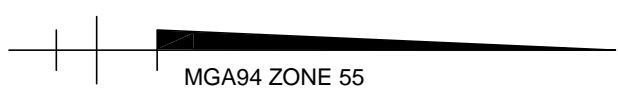
SEE SHEET 4

PS742089R



SEE SHEET 3

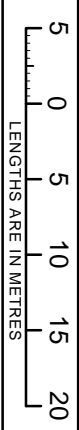
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SCALE
1:500



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ORIGINAL SHEET
SIZE: A3

Ref. 01112-S15
Ver. 3

SHEET 5

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. AA2831 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
1501	1502
1502	1501, 1503
1503	1502, 1504
1504	1503, 1505
1505	1504, 1506
1506	1505
1507	1508
1508	1507, 1509
1509	1508
1510	1511
1511	1510, 1512
1512	1511, 1513
1513	1512, 1514
1514	1513, 1515
1515	1514, 1516
1516	1515, 1517
1517	1516
1518	1519

Table 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1519	1518
1520	1521
1521	1520, 1522
1522	1521, 1523
1523	1522, 1524
1524	1523, 1525
1525	1524, 1526
1526	1525
1527	1528
1528	1527, 1529
1529	1528, 1530
1530	1529, 1531
1531	1530, 1532
1532	1531

DRAFT

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
1511	1510, 1512
1512	1511, 1513
1513	1512, 1514
1514	1513, 1515
1515	1514, 1516
1516	1515, 1517

Table 2 Continued

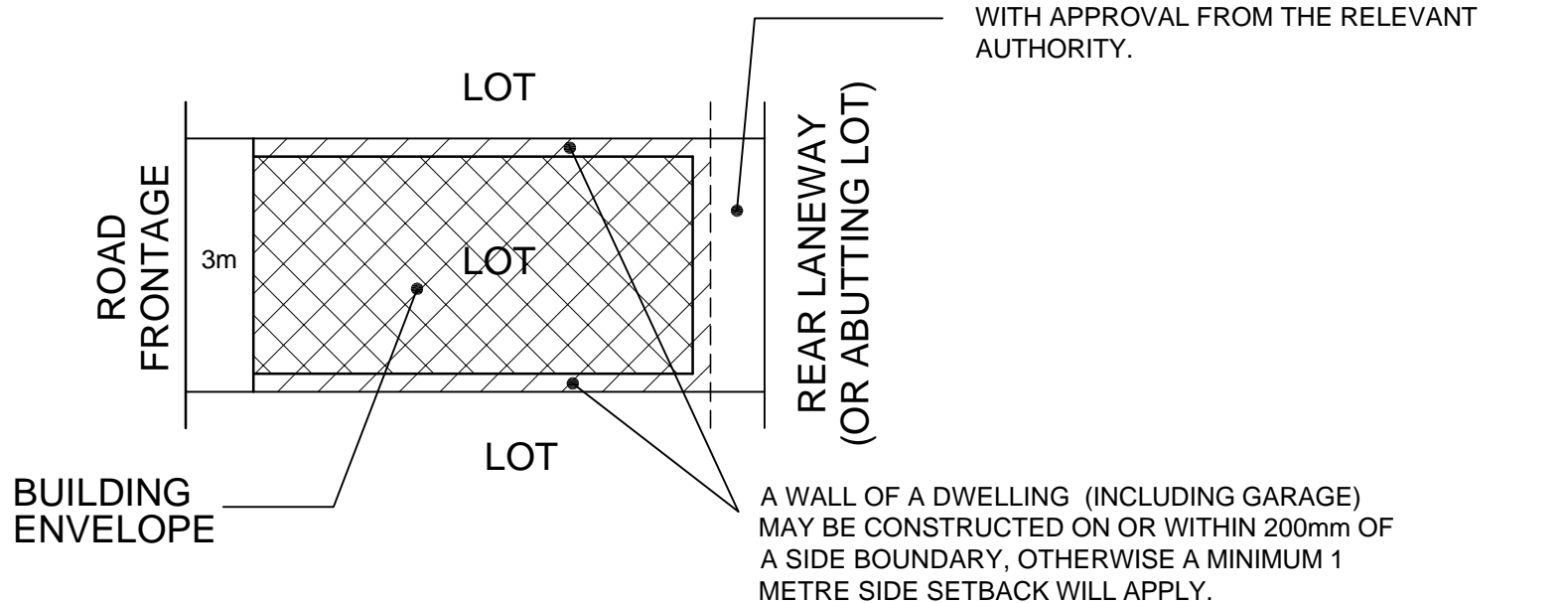
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1521	1520, 1522
1522	1521, 1523
1523	1522, 1524
1524	1523, 1525
1525	1524, 1526

Table 2 Continued

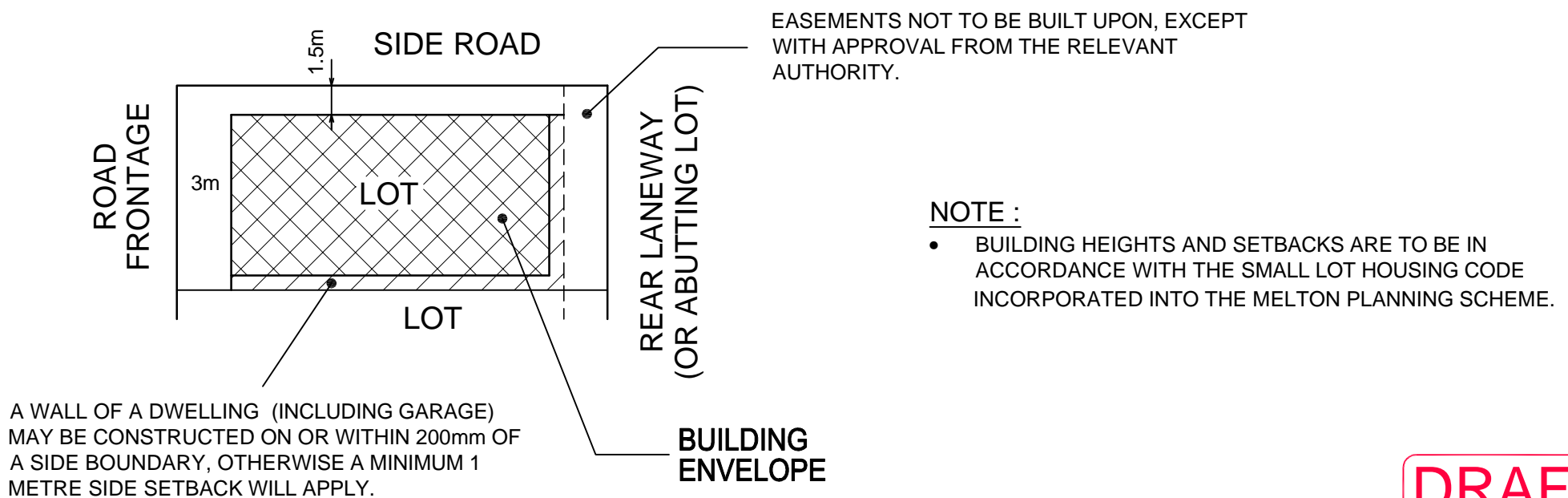
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1527	1528
1528	1527, 1529
1529	1528, 1530
1530	1529, 1531
1531	1530, 1532

SMALL LOT HOUSING CODE BUILDING ENVELOPES

TYPE A - SMALL LOTS



TYPE A - 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.

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CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 1511 - 1516 (both inclusive), 1521 to 1525 (both inclusive) and 1527 - 1531 (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.

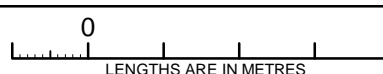
THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

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TAYLORS

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SCALE

ORIGINAL SHEET
SIZE: A3Ref. 01112-S15
Ver. 3

SHEET 8

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 3