

PLAN OF SUBDIVISION

EDITION 1

PS742079U

LOCATION OF LAND

PARISH: **HOLDEN**
 TOWNSHIP: ---
 SECTION: 13
 CROWN ALLOTMENT: B (Part)
 CROWN PORTION: ---
 TITLE REFERENCE: Vol. Fol.
 LAST PLAN REFERENCE: Lot K on PS740179B
 POSTAL ADDRESS: Davis Road
 (at time of subdivision) Diggers Rest VIC 3427
 MGA CO-ORDINATES: E: 297 420 ZONE: 55
 (of approx centre of land N: 5 834 330 GDA 94
 in plan)

Council Name: Melton City Council
 Council Reference Number: Sub 4509
 Planning Permit Reference: PA/2012/3782
 SPEAR Reference Number: S074272H
 Certification
 This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6: 18/12/2015
 Public Open Space
 A requirement for public open space under section 18 of the Subdivision Act 1988
 Has not been made at Certification
 Digitally signed by: Geraldine Addicott for Melton City Council on 16/06/2016

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R1	Melton City Council

Lots 1201 to 1241 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restriction A on Sheet 5 of this plan for details.

Other purpose of plan:

- Removal of easement marked E-4 on PS740179B in so far as where it lies within new Roads R1 on this plan, upon registration of this plan.

NOTATIONS

DEPTH LIMITATION: Does Not Apply

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

Grounds for Removal:

By agreement between interested parties

Bloomdale - Release 12

Area of Release: 2.777ha
 No. of Lots: 41 Lots and Balance Lot L

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
E-2	Sewerage	See Diag	PS740179B	Western Region Water Corporation
E-3	Drainage	See Diagram	PS740179B	Melton City Council
	Sewerage			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
E-6	Sewerage	See Diag	This Plan	Western Region Water Corporation



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-S12
 Ver. 7

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

Digitally signed by: Richard David Illingworth (Taylors Development Strategists Pty Ltd),
 Surveyor's Plan Version (7),
 20/04/2016

DAVIS ROAD

ROAD

TENEMENT STREET

NUGGET STREET

VINEYARD ROAD

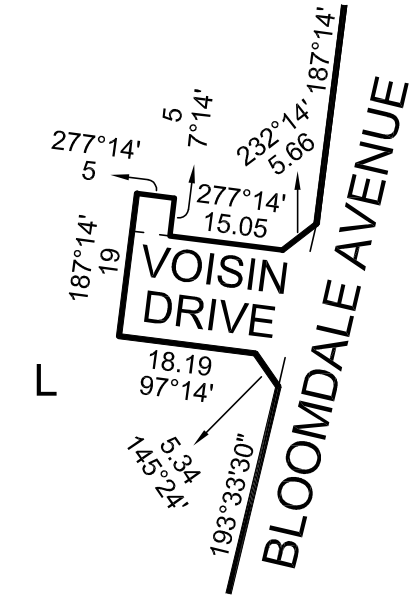
22.55ha

SEE SHEET 3

SEE SHEET 4

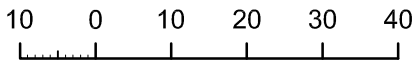
SEE ENLARGEMENT 2

SEE ENLARGEMENT 3



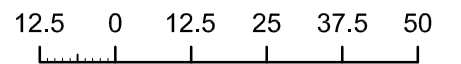
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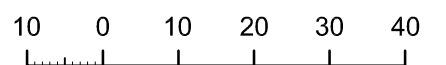
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SCALE OF ENLARGEMENT 3

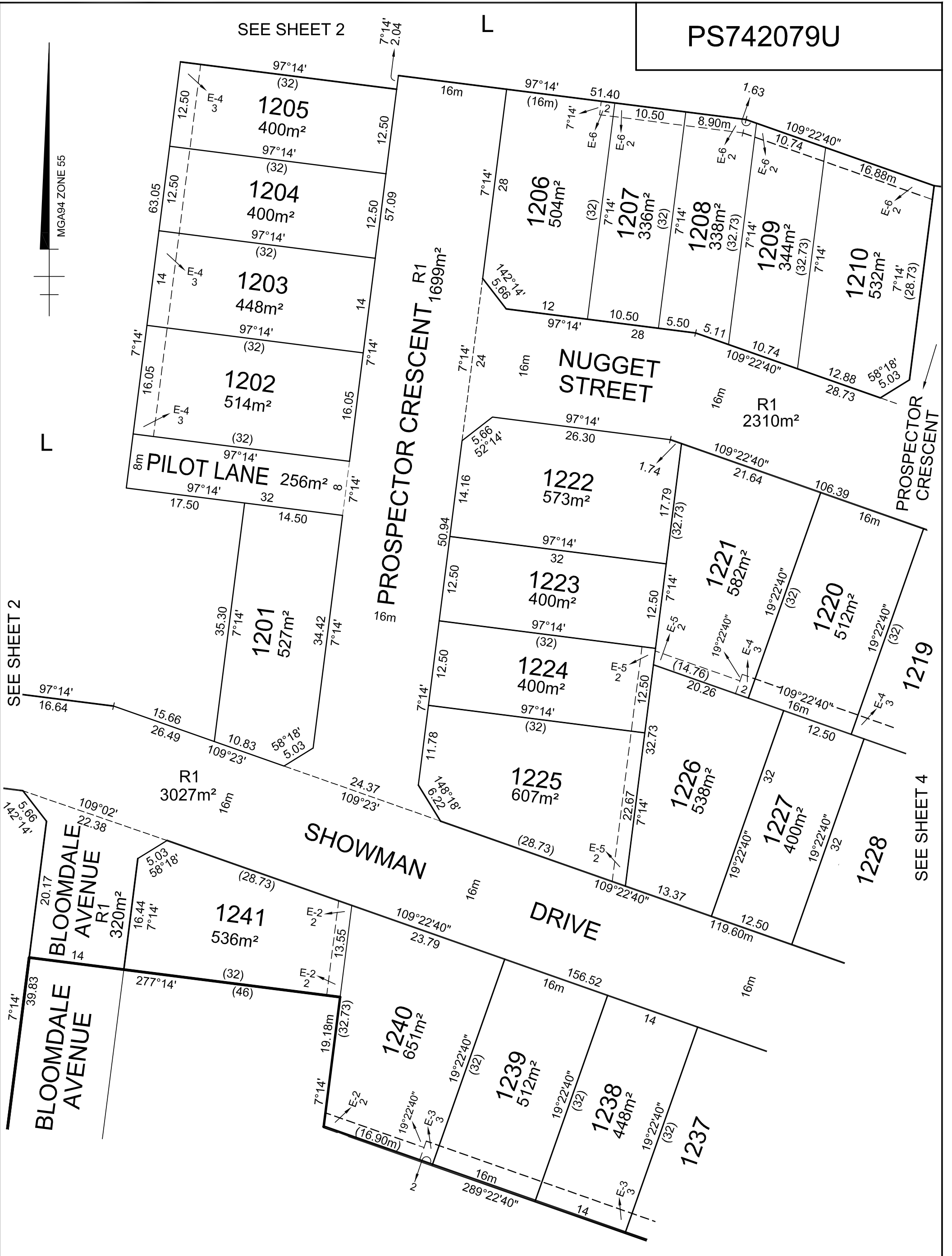
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MGA94 ZONE 55

SEE SHEET 2

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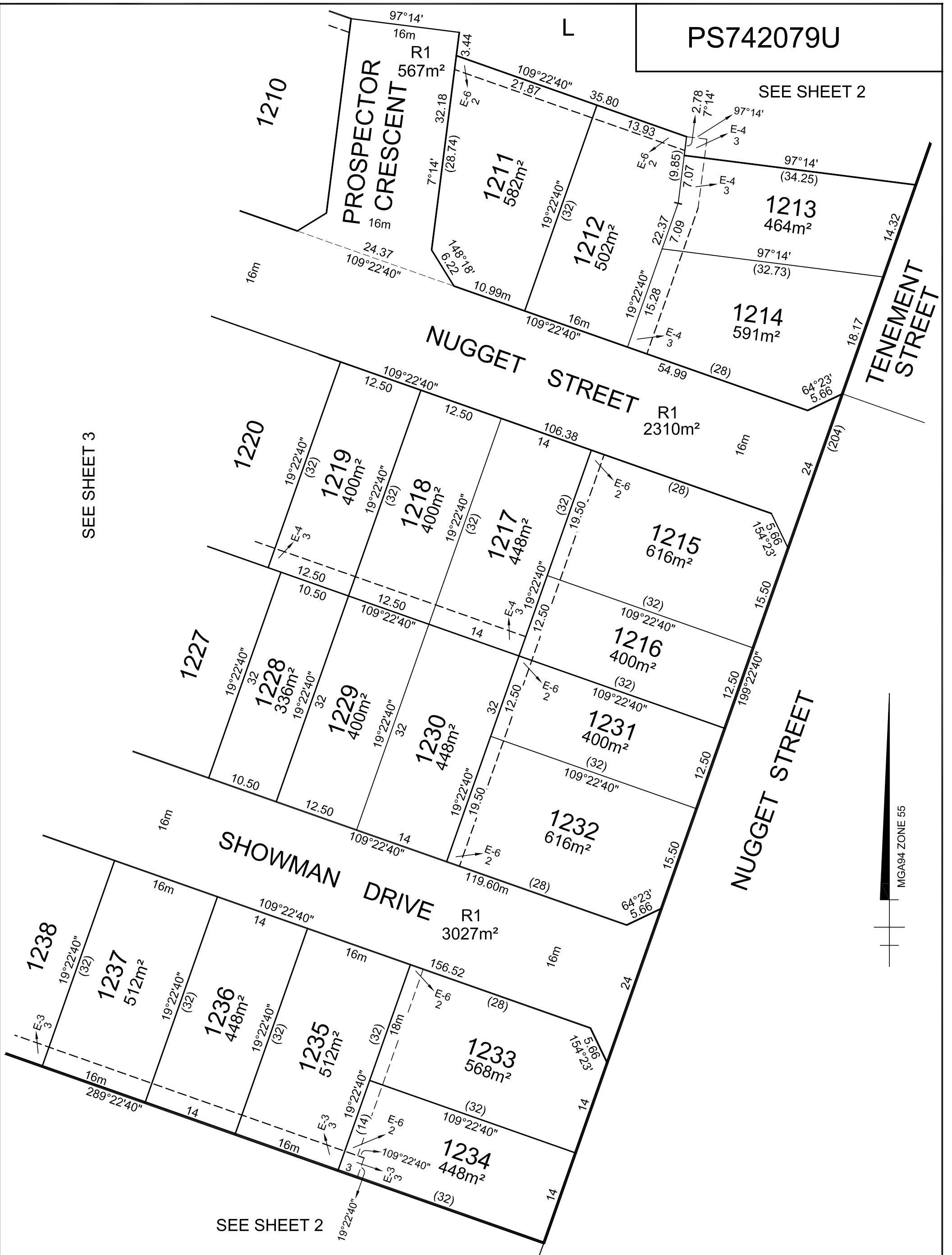


PS742079U

SEE SHEET 2

SEE SHEET 3

SEE SHEET 2

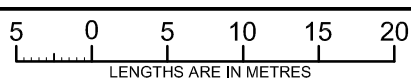


MGA94 ZONE 55

TAYLORS

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SCALE
1:500



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Surveyor's Plan Version (7),
20/04/2016

ORIGINAL SHEET
SIZE: A3

Ref. 01112-S12
Ver. 7

SHEET 4

Digitally signed by:
Melton City Council,
16/06/2016,
SPEAR Ref: S074272H

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. AA2834 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
1201	1202
1202	1203
1203	1202, 1204
1204	1203, 1205
1205	1204
1206	1207
1207	1206, 1208
1208	1207, 1209
1209	1208, 1210
1210	1209
1211	1212
1212	1211, 1213, 1214
1213	1212, 1214
1214	1212, 1213
1215	1216, 1217
1216	1215, 1217, 1231
1217	1215, 1216, 1218, 1230
1218	1217, 1219, 1229
1219	1218, 1220, 1227, 1228
1220	1219, 1221, 1226, 1227
1221	1220, 1222, 1223, 1224, 1226

Table 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1222	1221, 1223
1223	1221, 1222, 1224
1224	1221, 1223, 1225, 1226
1225	1224, 1226
1226	1220, 1221, 1224, 1225, 1227
1227	1219, 1220, 1226, 1228
1228	1219, 1227, 1229
1229	1218, 1228, 1230
1230	1217, 1229, 1231, 1232
1231	1216, 1230, 1232
1232	1230, 1231
1233	1234, 1235
1234	1233, 1235
1235	1233, 1234, 1236
1236	1235, 1237
1237	1236, 1238
1238	1237, 1239
1239	1238, 1240
1240	1239, 1241
1241	1240