

# PLAN OF SUBDIVISION

EDITION 1

PS740179B

## LOCATION OF LAND

PARISH: **HOLDEN**  
 TOWNSHIP: ---  
 SECTION: 13  
 CROWN ALLOTMENT: B (Part)  
 CROWN PORTION: ---  
 TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot H on PS725393K

POSTAL ADDRESS: Davis Road  
 (at time of subdivision) Diggers Rest VIC 3427

MGA CO-ORDINATES: E: 297 370 ZONE: 55  
 (of approx centre of land in plan) N: 5 834 170 GDA 94

COUNCIL NAME: MELTON CITY COUNCIL

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R1	Melton City Council
Reserve No.1	Jemena Electricity Networks Ltd
Reserve No.2	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.

**Bloomdale - Release 11**  
 Area of Release: 2.689ha  
 No. of Lots: 40 Lots and Balance K

## NOTATIONS

Lots 1101 to 1140 (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.

## 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	Carriageway	See Diag	PS725393K	Lot 1W on PS725393K
E-2	Drainage	See Diagram	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation
E-3	Has been omitted from this plan			
E-4	Sewerage	See Diag	This Plan	Western Region Water Corporation

**PRELIMINARY**  
 THIS PLAN IS BASED ON DESIGN DRAWINGS BY SMEC - REF 34010212U DATED 17 / 6 / 2015 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.



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SURVEYORS FILE REF: Ref. 01112-S11  
 Ver. 5

Licensed Surveyor:  
 RICHARD ILLINGWORTH / Version No 5

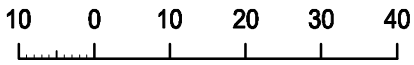
ORIGINAL SHEET SIZE: A3 SHEET 1 OF 8

# DAVIS ROAD

PS740179B

## SCALE OF ENLARGEMENT

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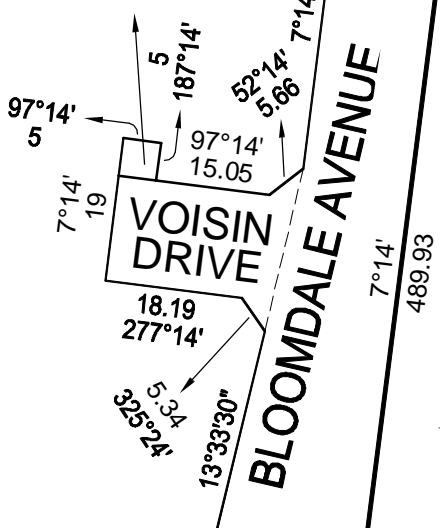


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**K**  
18.43ha

Reserve No.1



MGA94 ZONE 55

**BLOOMDALE AVENUE**

**DAVIS ROAD**

**AVIATION DRIVE**

**VINEYARD ROAD**

SEE SHEET 3

Reserve No.1

SEE ENLARGEMENT

SEE SHEET 5

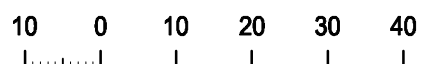
SEE SHEET 4

NOT IN SUBDIVISION

NOT IN SUBDIVISION

## SCALE OF ENLARGEMENT

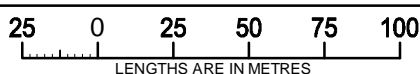
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SCALE  
1:2500



ORIGINAL SHEET  
SIZE: A3

Ref. 01112-S11  
Ver. 5

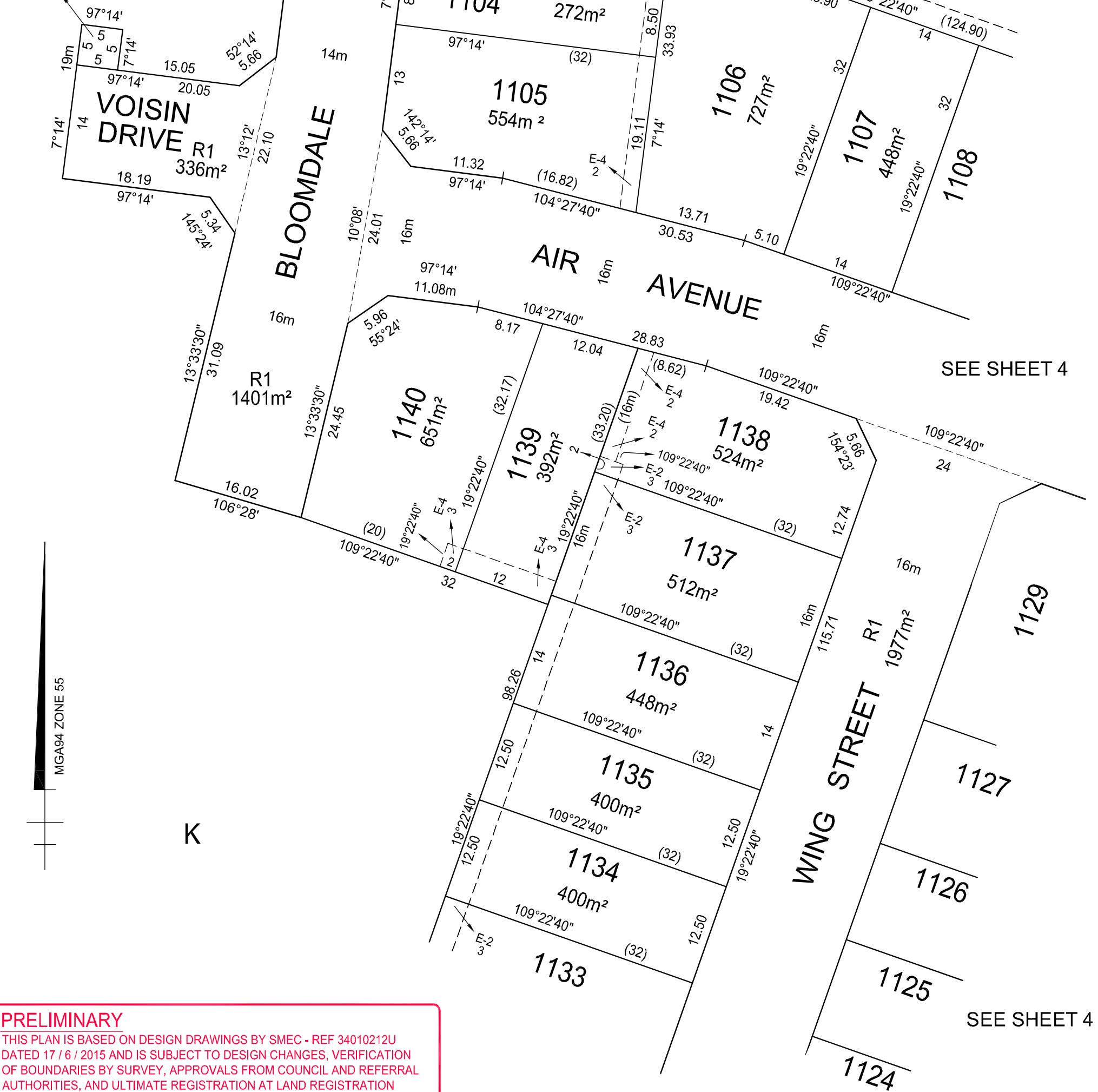
SHEET 2

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SEE SHEET 2

Reserve  
No.1  
25m<sup>2</sup>



SEE SHEET 4

SEE SHEET 4

**PRELIMINARY**

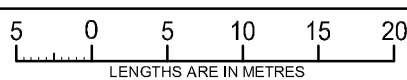
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SEE SHEET 5



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SCALE  
1:500



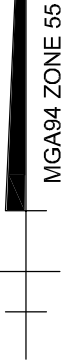
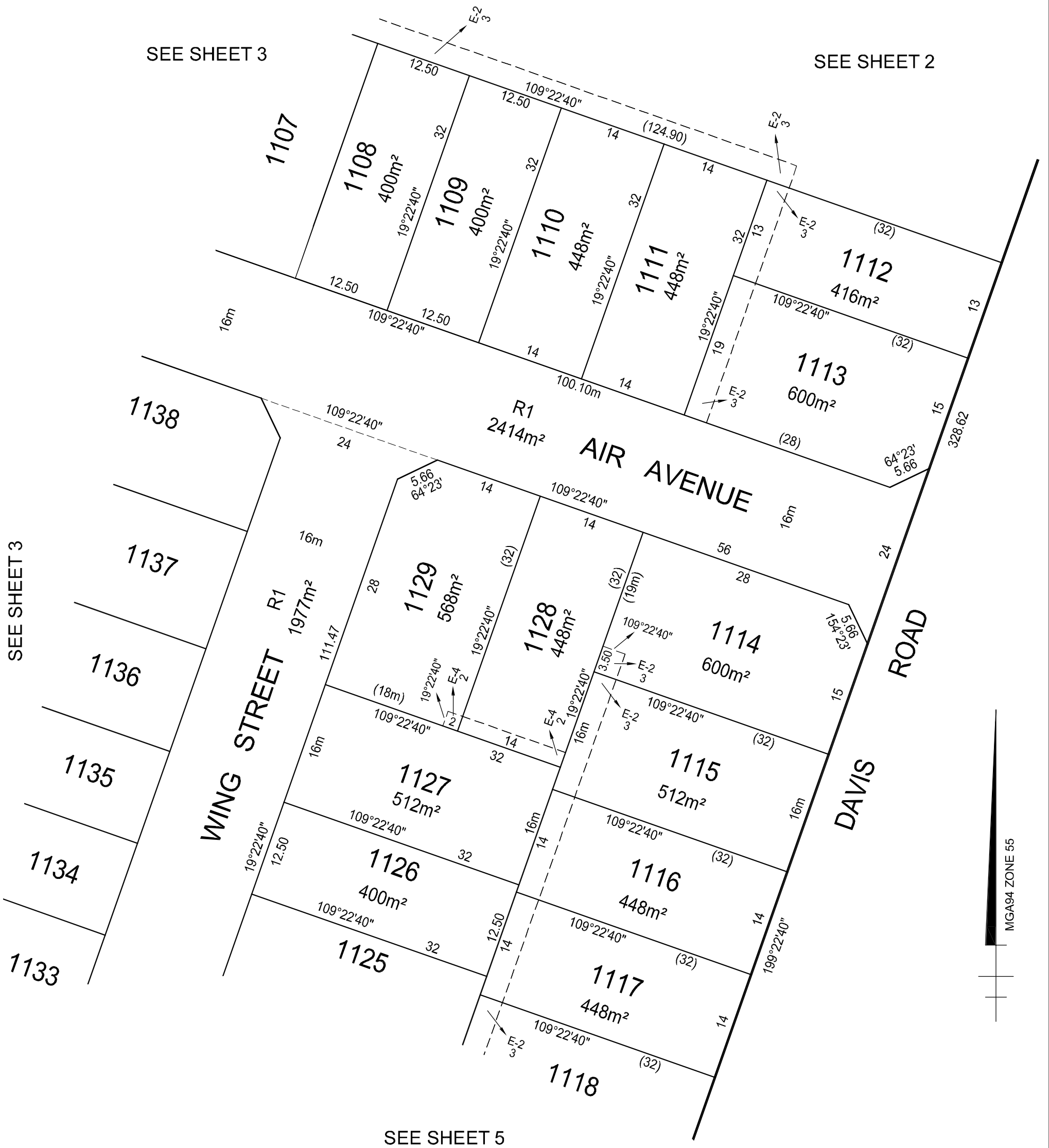
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Ref. 01112-S11  
Ver. 5

SHEET 3

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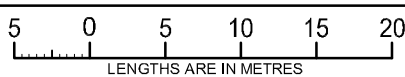


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SCALE  
 1:500



ORIGINAL SHEET  
 SIZE: A3

Ref. 01112-S11  
 Ver. 5

SHEET 4

Licensed Surveyor:

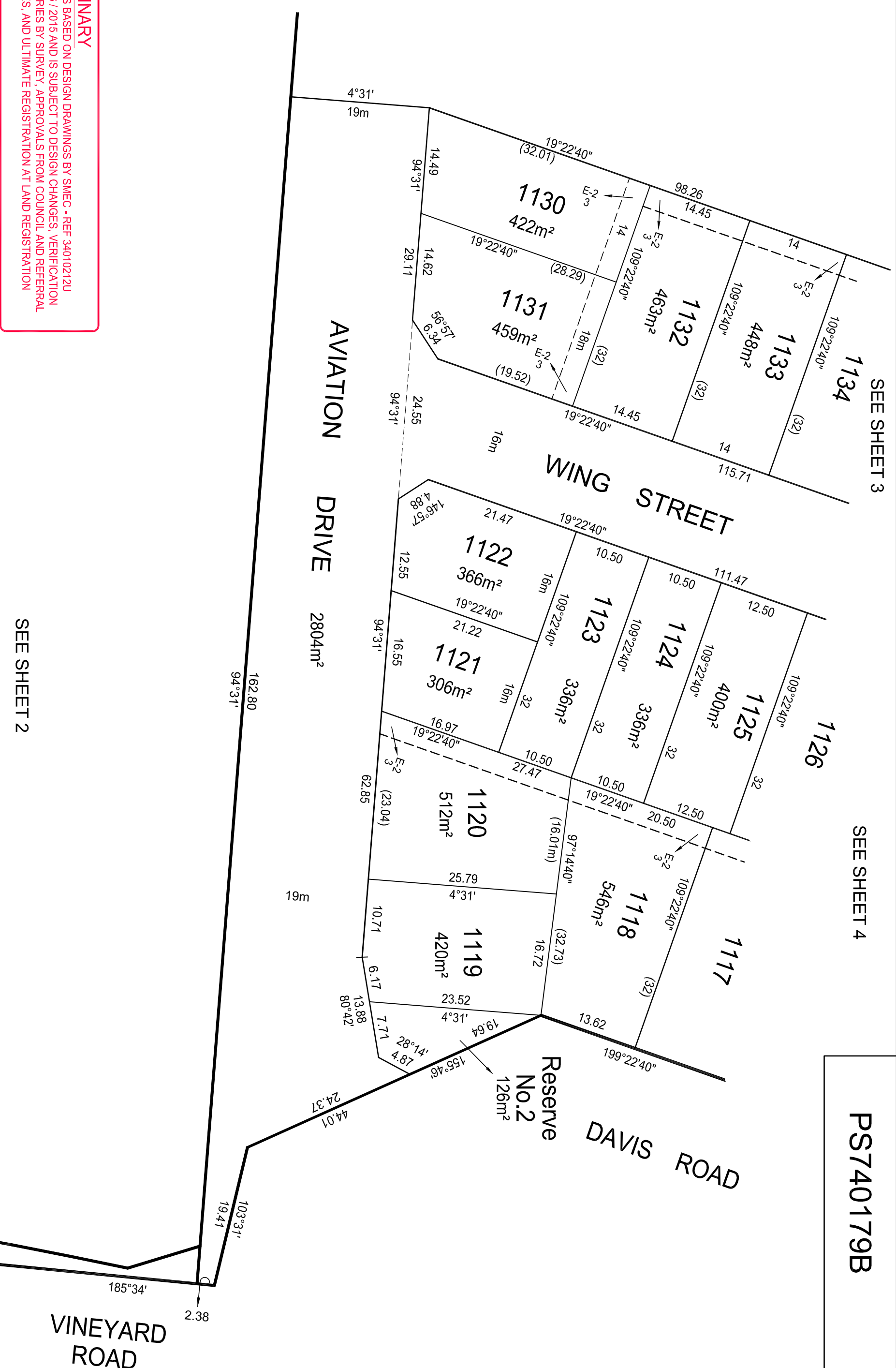
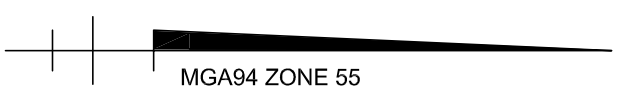
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SEE SHEET 4

SEE SHEET 3



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SERVICES.

SEE SHEET 2



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

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SHEET 5

VINEYARD ROAD

DAVIS ROAD

AVIATION DRIVE 2804m²

WING STREET

Reserve  
NO.2  
126m²

## 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 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;
- 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

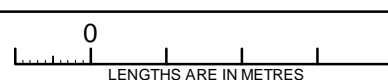
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1101	1102
1102	1101, 1103
1103	1102, 1104, 1106
1104	1103, 1105, 1106
1105	1104, 1106
1106	1103, 1104, 1105, 1107
1107	1106, 1108
1108	1107, 1109
1109	1108, 1110
1110	1109, 1111
1111	1110, 1112, 1113
1112	1111, 1113
1113	1111, 1112
1114	1115, 1128
1115	1114, 1116, 1127, 1128
1116	1115, 1117, 1126, 1127
1117	1116, 1118, 1125, 1126
1118	1117, 1119, 1120, 1124, 1125
1119	1118, 1120
1120	1118, 1119, 1121, 1123
1121	1120, 1122, 1123

Table 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1122	1121, 1123
1123	1120, 1121, 1122, 1124
1124	1118, 1123, 1125
1125	1117, 1118, 1124, 1126
1126	1116, 1117, 1125, 1127
1127	1115, 1116, 1126, 1128, 1129
1128	1114, 1115, 1127, 1129
1129	1127, 1128
1130	1131, 1132
1131	1130, 1132
1132	1130, 1131, 1133
1133	1132, 1134
1134	1133, 1135
1135	1134, 1136
1136	1135, 1137, 1139
1137	1136, 1138, 1139
1138	1137, 1139
1139	1136, 1137, 1138, 1140
1140	1139

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## 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.

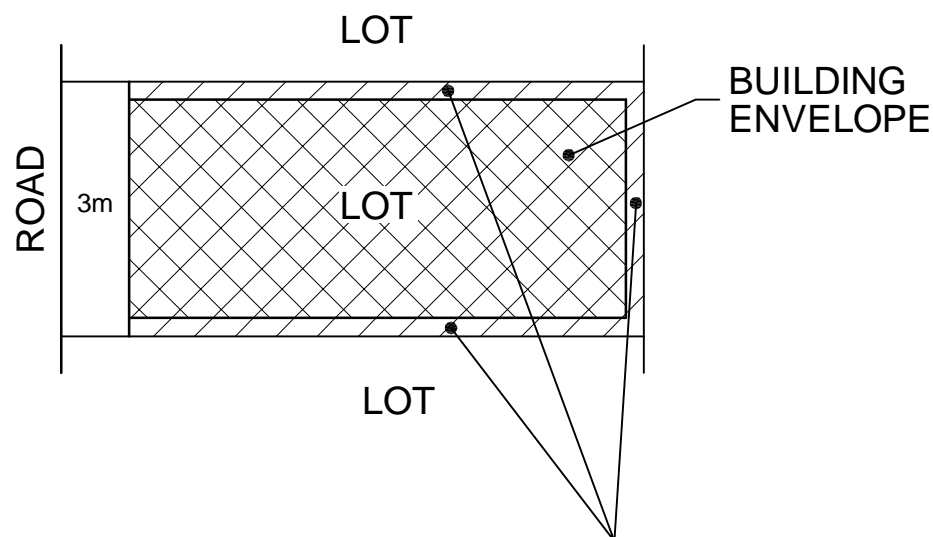
THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

Table 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1101	1102
1102	1101, 1103
1103	1102, 1104, 1106
1104	1103, 1105, 1106

## 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.

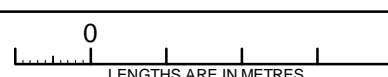
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SCALE



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Ver. 5

SHEET 7

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## CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 1101 - 1104 (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.

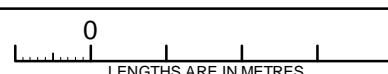
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SHEET 8

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