

<b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	<b>PS743443U</b>
----------------------------	------------------	------------------

<b>LOCATION OF LAND</b>	COUNCIL NAME: MELTON CITY COUNCIL
PARISH: <b>HOLDEN</b>	
TOWNSHIP: .....	
SECTION: 13	
CROWN ALLOTMENT: B (Part)	
CROWN PORTION: .....	
TITLE REFERENCE: Vol. Fol.	
LAST PLAN REFERENCE: Lot T on PS725394H	
POSTAL ADDRESS: Davis Road (at time of subdivision) Diggers Rest 3427	
MGA CO-ORDINATES: E: 297 440 ZONE: 55 (of approx centre of land in plan) N: 5834 470 GDA 94	

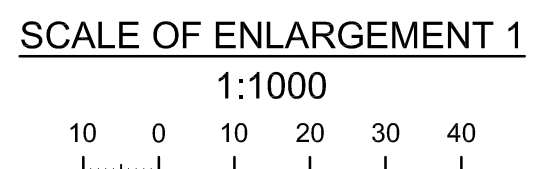
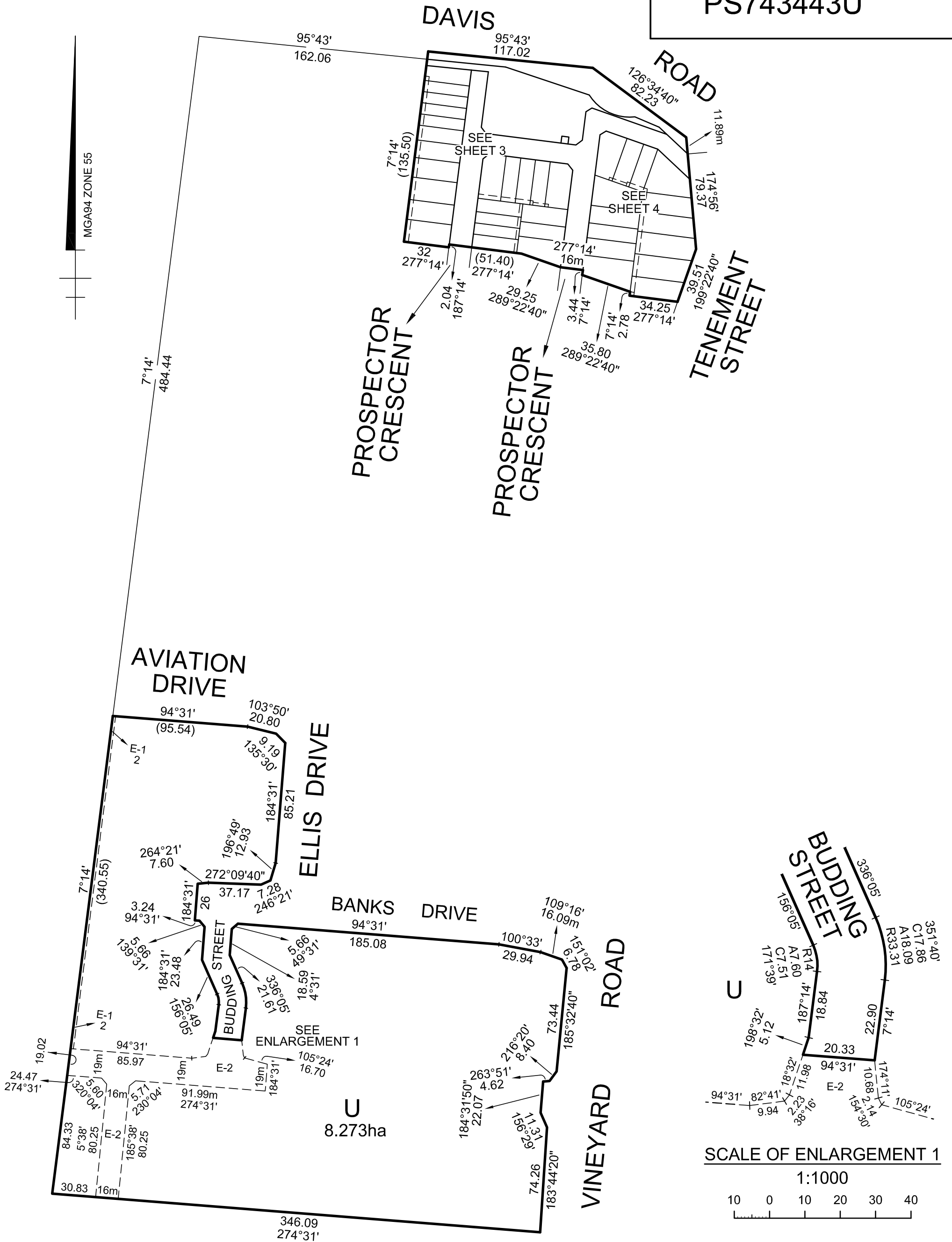
<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
IDENTIFIER	COUNCIL/BODY/PERSON
Road R1 Reserve No. 1 Reserve No. 2	Melton City Council Melton City Council Jemena Electricity Networks Ltd
<b>NOTATIONS</b>	
DEPTH LIMITATION: Does Not Apply	
SURVEY: This plan is based on survey.	
STAGING: This is not a staged subdivision. Planning Permit No. PA2012/3782	
<b>BLOOMDALE - RELEASE 18</b> Area of Release: 2.652ha No. of Lots: 37 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	Drainage	See Diag.	PS743441Y	Melton City Council
	Sewerage			Western Region Water Corporation
E-4	Drainage	See Diag.	PS742079U	Melton City Council
	Sewerage			Western Region Water Corporation
E-5	Sewerage	See Diag.	This Plan	Western Region Water Corporation
E-6	Drainage	See Diag.	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation

<b>TAYLORS</b> Urban Development   Built Environments   Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorsds.com.au	SURVEYORS FILE REF: Ref. 01112-S18 Ver. 4	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	Licensed Surveyor: RICHARD ILLINGWORTH / Version No 4		



DAVIS ROAD

PS743443U

SEE SHEET 2

95°43'

DAVIS ROAD

108°29'40"  
62.41

MGA94 ZONE 55

Reserve No. 1  
3461m<sup>2</sup>

WINE PLACE

R1

PROSPECTOR CRESCENT

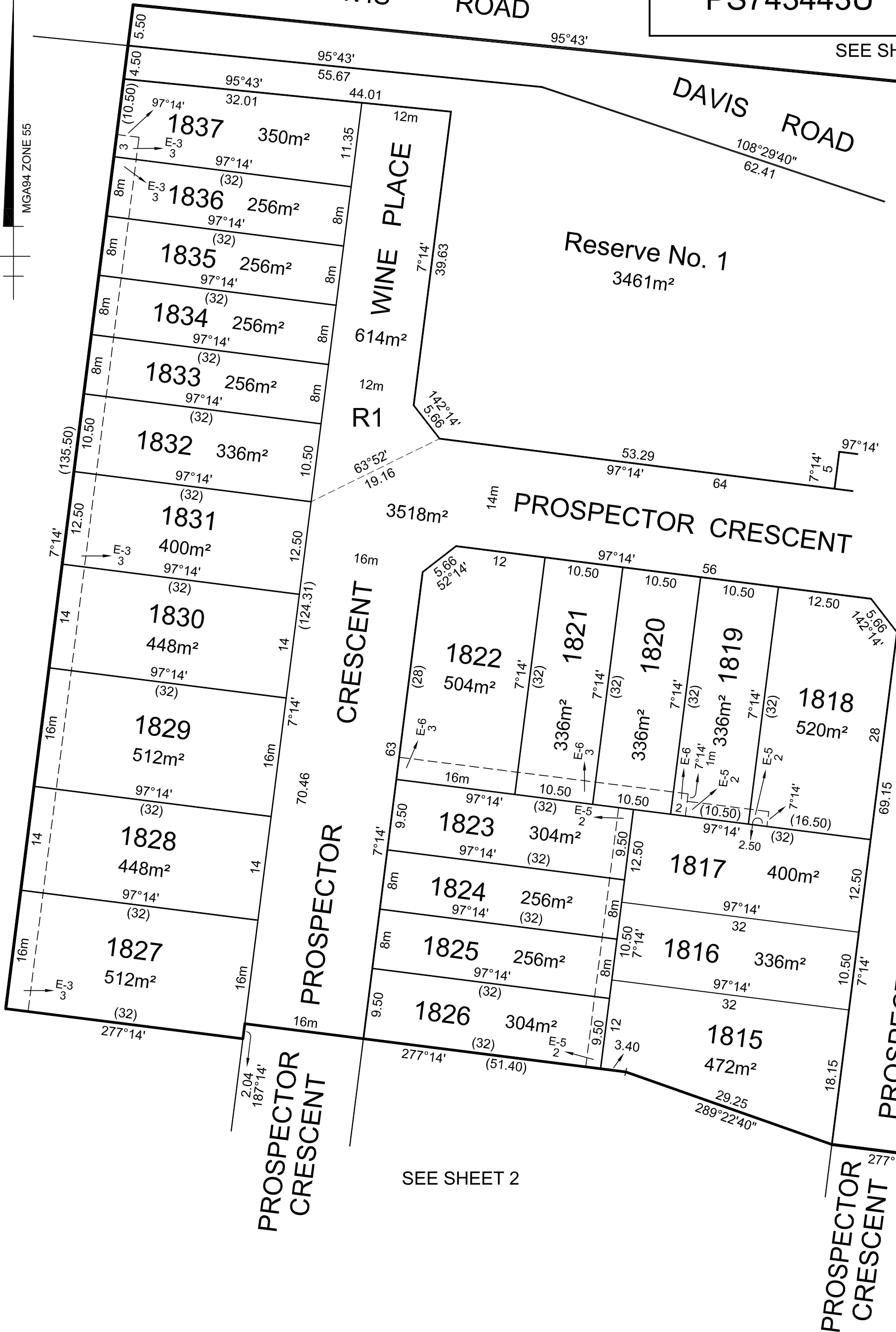
SEE SHEET 4

CRESCENT

PROSPECTOR

PROSPECTOR CRESCENT

SEE SHEET 2



**TAYLORS**

Urban Development | Built Environments | Infrastructure  
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
Tel: 61 3 9501 2800 | Web: taylorssds.com.au

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

Ref. 01112-S18  
Ver. 4

SHEET 3

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 4

SEE SHEET 2

DAVIS

PS743443U

95°43'

108°29'40"  
62.41

R1  
2051m<sup>2</sup>

DAVIS ROAD

DAVIS ROAD

126°34'40"  
82.23

Reserve No. 1

115°33'40"  
C35.82  
A37.71  
R34.08

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

7°14' 5  
97°14' 5  
7°14' 5  
52°14' 5  
5.66  
5.71  
97°14' 5  
97°14' 5

R1  
1183m<sup>2</sup>

GOLDFIELD

PROSPECTOR CRESCENT

SEE SHEET 3

1818

1817

1816

1815

PROSPECTOR CRESCENT  
R1

PROSPECTOR CRESCENT

PROSPECTOR CRESCENT

SEE SHEET 2

1809  
512m<sup>2</sup>

1808  
400m<sup>2</sup>

1807  
336m<sup>2</sup>

1806  
683m<sup>2</sup>

1805  
509m<sup>2</sup>

1804  
552m<sup>2</sup>

1803  
667m<sup>2</sup>

1802  
624m<sup>2</sup>

1801  
501m<sup>2</sup>

1810  
622m<sup>2</sup>

1811  
438m<sup>2</sup>

1812  
368m<sup>2</sup>

1813  
438m<sup>2</sup>

1814  
628m<sup>2</sup>

WAY

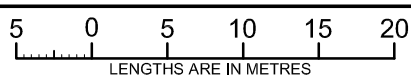
TENEMENT STREET

MG94 ZONE 55

TAYLORS

Urban Development | Built Environments | Infrastructure  
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
Tel: 61 3 9501 2800 | Web: taylorsds.com.au

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

Ref. 01112-S18  
Ver. 4

SHEET 4

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 4

# CREATION OF RESTRICTION A

PS743443U

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
1801	1802, 1814
1802	1801, 1803, 1813, 1814
1803	1802, 1804, 1812, 1813
1804	1803, 1805, 1811, 1812
1805	1804, 1806, 1810
1806	1805, 1807
1807	1806, 1808, 1810
1808	1807, 1809, 1810
1809	1808, 1810
1810	1805, 1807, 1808, 1809, 1811
1811	1804, 1810, 1812
1812	1803, 1804, 1811, 1813
1813	1802, 1803, 1812, 1814
1814	1801, 1802, 1813
1815	1816, 1825, 1826
1816	1815, 1817, 1824, 1825
1817	1816, 1818, 1819, 1820, 1823, 1824
1818	1817, 1819
1819	1817, 1818, 1820

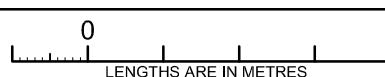
Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1820	1817, 1819, 1821, 1823
1821	1820, 1822, 1823
1822	1821, 1823
1823	1817, 1820, 1821, 1822, 1824
1824	1816, 1817, 1823, 1825
1825	1815, 1816, 1824, 1826
1826	1815, 1825
1827	1828
1828	1827, 1829
1829	1828, 1830
1830	1829, 1831
1831	1830, 1832
1832	1831, 1833
1833	1832, 1834
1834	1833, 1835
1835	1834, 1836
1836	1835, 1837
1837	1836



Urban Development | Built Environments | Infrastructure  
 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
 Tel: 61 3 9501 2800 | Web: taylorss.com.au

SCALE



ORIGINAL SHEET  
 SIZE: A3

Ref. 01112-S18  
 Ver. 4

SHEET 5

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 4

## 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.

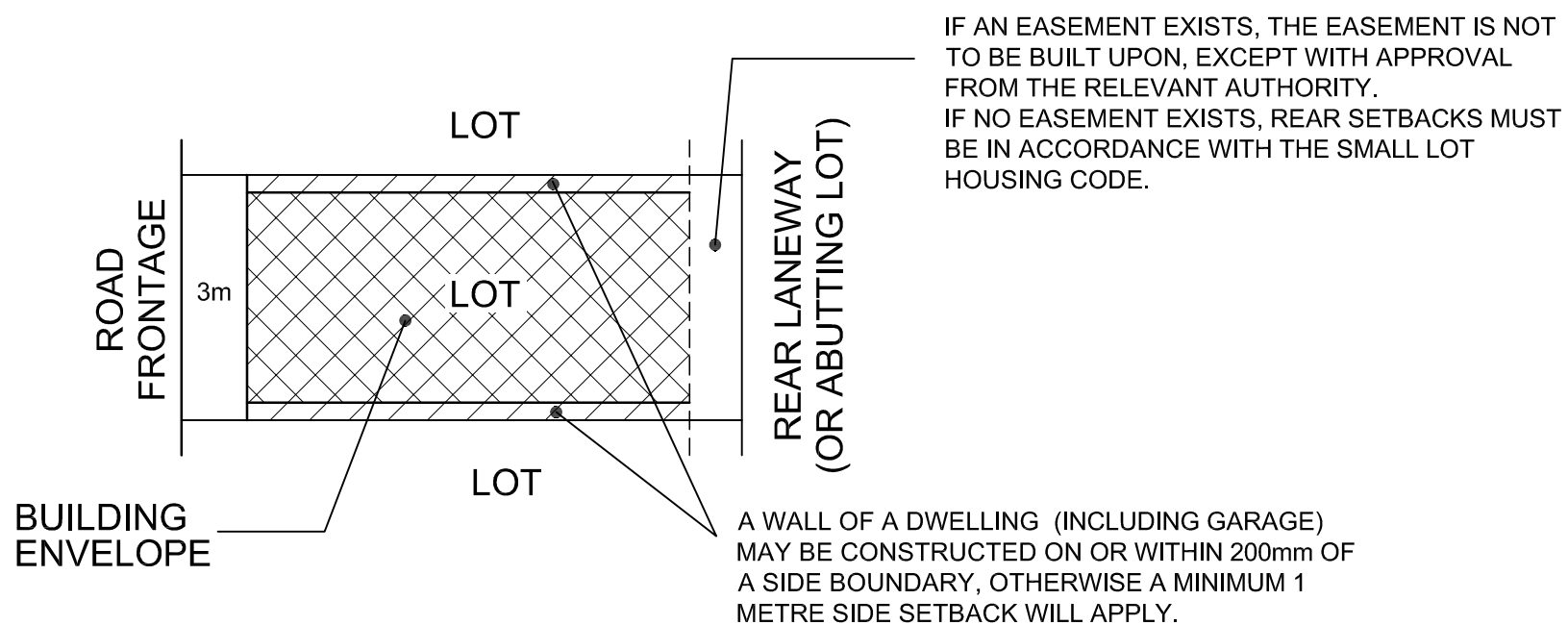
Table 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1824	1816, 1817, 1823, 1825
1825	1815, 1816, 1824, 1826
1833	1832, 1834

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1834	1833, 1835
1835	1834, 1836
1836	1835, 1837

## 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.

## CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 1824 - 1825 (both inclusive) and 1833 - 1836 (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:

- 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.