


PLAN OF SUBDIVISION		EDITION 1	PS803026F
LOCATION OF LAND PARISH: HOLDEN TOWNSHIP: SECTION: 13 CROWN ALLOTMENT: B (PART) CROWN PORTION: TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot D on PS803025H POSTAL ADDRESS: 120 Diggers Rest - Coimadai Road (at time of subdivision) DIGGERS REST 3427 MGA 94 CO-ORDINATES: E: 297 130 ZONE: 55 (of approx centre of land in plan) N: 5833 220		Council Name: Melton City Council Council Reference Number: Sub 4827 Planning Permit Reference: PA2016/5231/1 SPEAR Reference Number: S103690H Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Geraldine Addicott for Melton City Council on 18/07/2017	
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		
ROAD R1 Reserve No. 1 Reserve No. 2	Melton City Council Melton City Council Jemena Electricity Networks (Vic) Ltd		
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 No. 27 Area of Release: 3.656ha No. of Lots: 44 Lots and Balance Lot F			
EASEMENT INFORMATION			
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			
Easement Reference	Purpose	Width (Metres)	Origin
SEE SHEET 2 FOR EASEMENTS			
 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-S27 Ver. 1	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 8
		Digitally signed by: Richard David Illingworth (Taylors Development Strategists Pty Ltd), Surveyor's Plan Version (1), 22/06/2017, SPEAR Ref: S103690H	

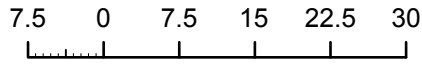
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

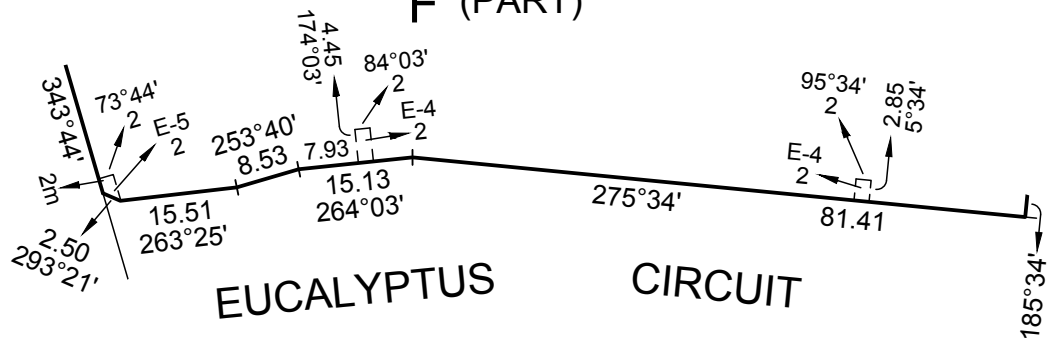
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	See Diag.	PS719779V	Melton City Council
E-2	Sewerage	2m	PS719779V	Western Region Water Corporation
E-3	Drainage	See Diagram	PS719779V	Melton City Council
	Sewerage			Western Region Water Corporation
E-4	Drainage	2m	PS727138R	Melton City Council
E-5	Sewerage	2m	PS727138R	Western Region Water Corporation
E-6	Drainage	2m	PS727138R	Melton City Council
	Sewerage			Western Region Water Corporation
E-7	Drainage	See Diagram	PS749041J	Melton City Council
	Sewerage			Western Region Water Corporation
E-8	Drainage	2m	PS749041J	Melton City Council
E-9	Sewerage	2m	PS803025H	Western Region Water Corporation
E-10	Drainage	See Diagram	PS803025H	Melton City Council
	Sewerage			Western Region Water Corporation
E-11	Sewerage	2m	This Plan	Western Region Water Corporation
E-12	Drainage	3m	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation
E-13	Supply of Electricity (Through underground cables)	See Diagram	This Plan	Jemena Electricity Networks (Vic) Ltd
	Supply of Gas			Ausnet Gas Services Pty Ltd
	Supply of Water (Through underground pipes)			Western Region Water Corporation
	Transmission of Telecommunication Signals by Underground Cables			Land in This Plan

ENLARGEMENT 2

1:750

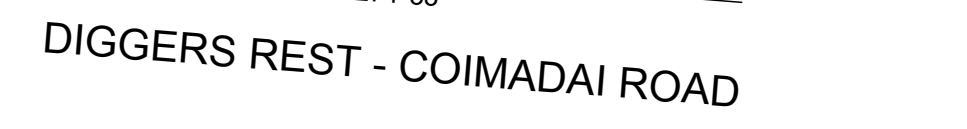
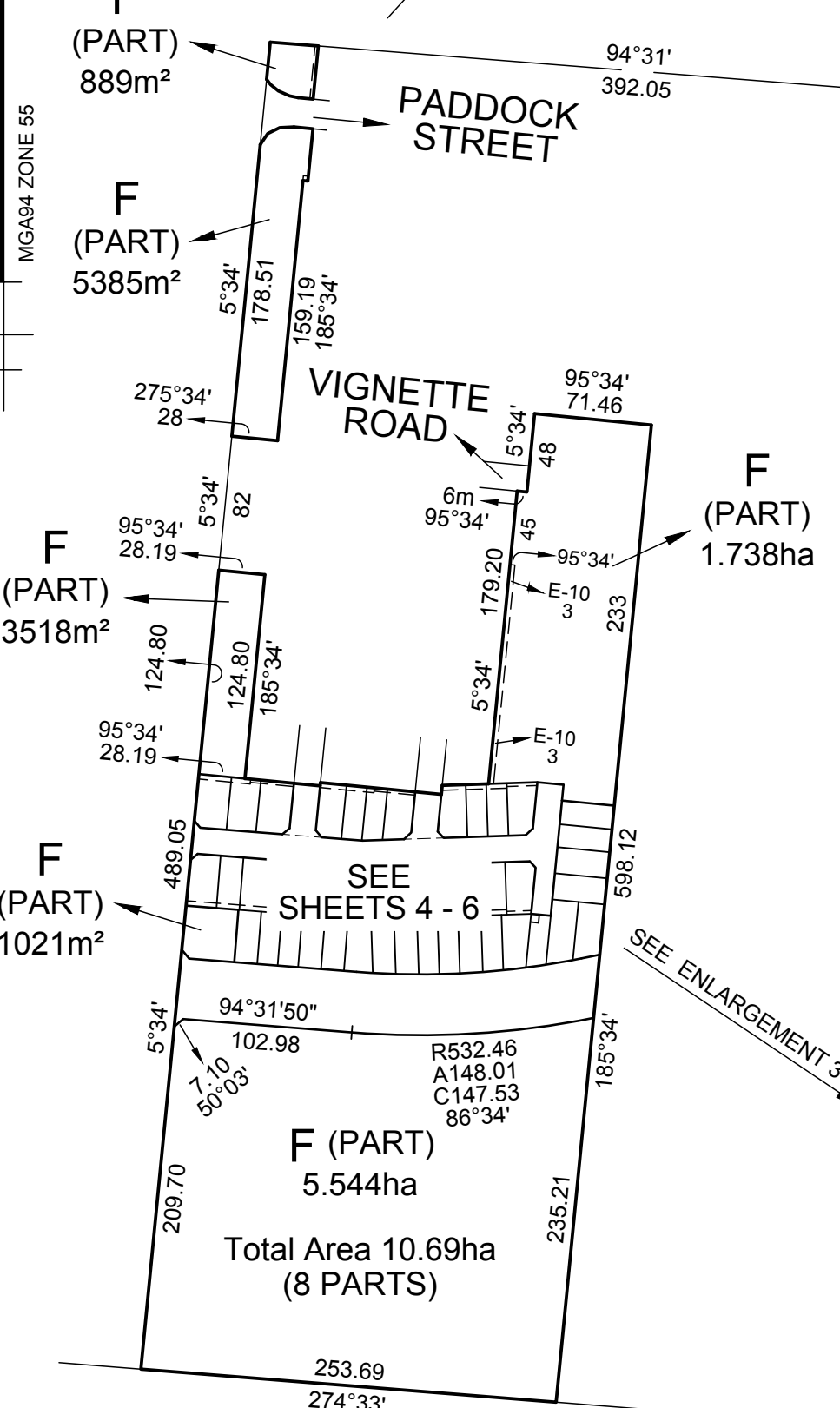
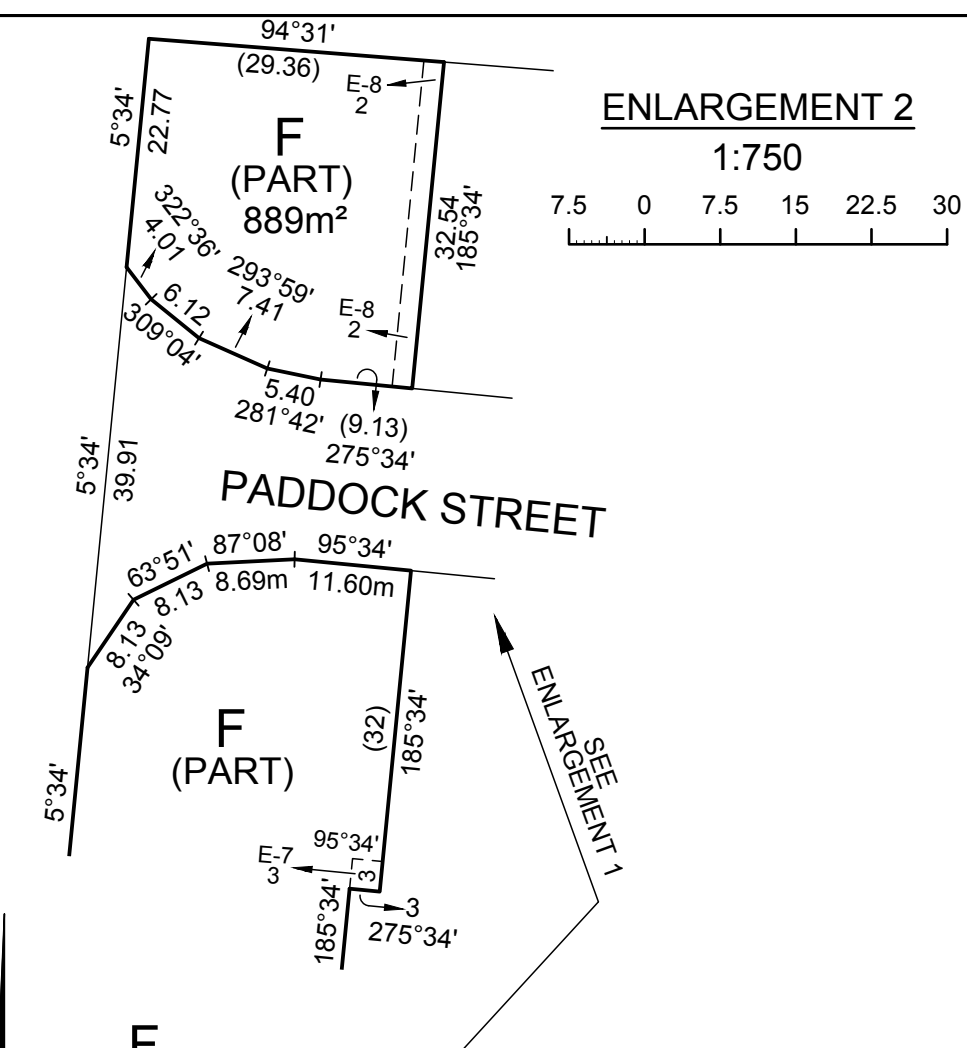
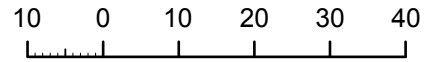


F (PART)



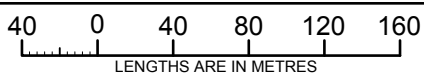
ENLARGEMENT 1

1:1000



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SCALE
1:4000



LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

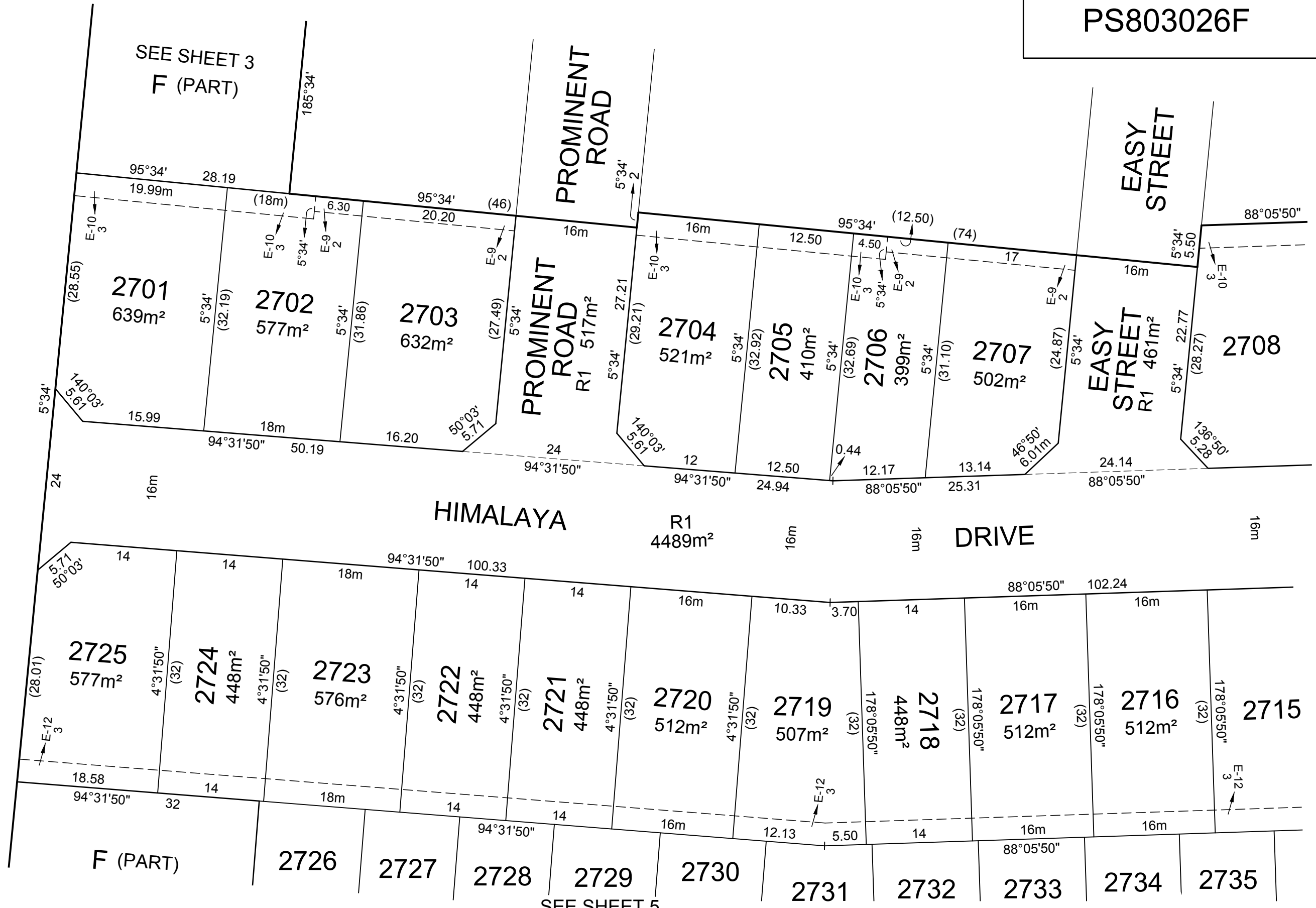
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SHEET 3

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22/06/2017, SPEAR Ref: S103690H

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18/07/2017,
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MGA94 ZONE 55



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

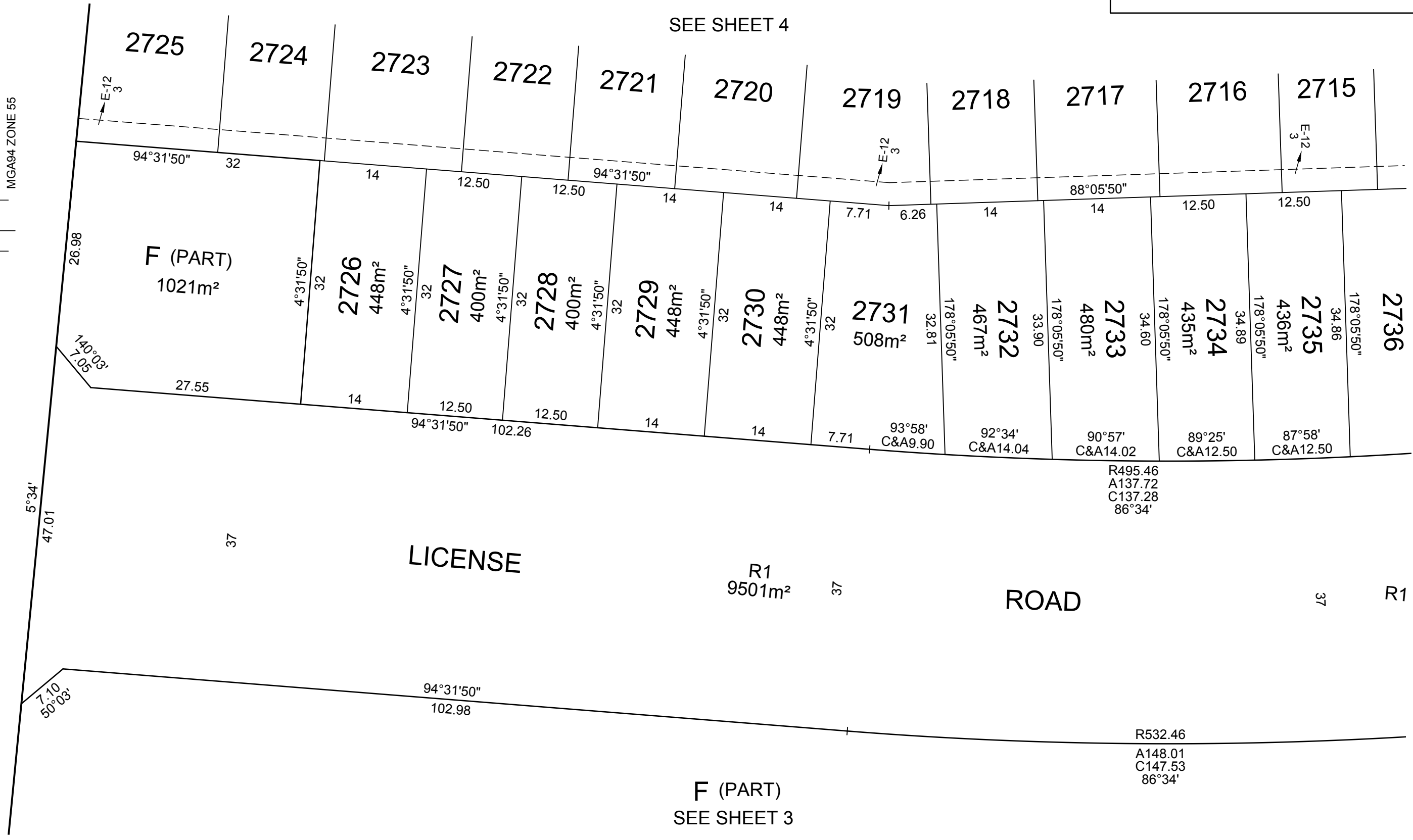
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 SHEET 4

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SEE SHEET 4

SEE SHEET 6



MGA94 ZONE 55

F (PART)

EASY STREET

EASY STREET

HIMALAYA DRIVE

HIMALAYA DRIVE

LICENSE ROAD

F (PART)
SEE SHEET 3

2708
516m²

2709
400m²

2710
400m²

2711
522m²

2744
464m²

2743
448m²

2742
512m²

2741
512m²

2739
605m²

2740
531m²

2716

2715
400m²

2714
400m²

2713
400m²

2712
534m²

2735

2736
486m²

2737
427m²

2738
528m²

Reserve No. 1
353m²

Reserve No. 2
25m²

R495.46
A137.72
C137.28
86°34'

R532.46
A148.01
C147.53
86°34'

37

R1

37

38.69

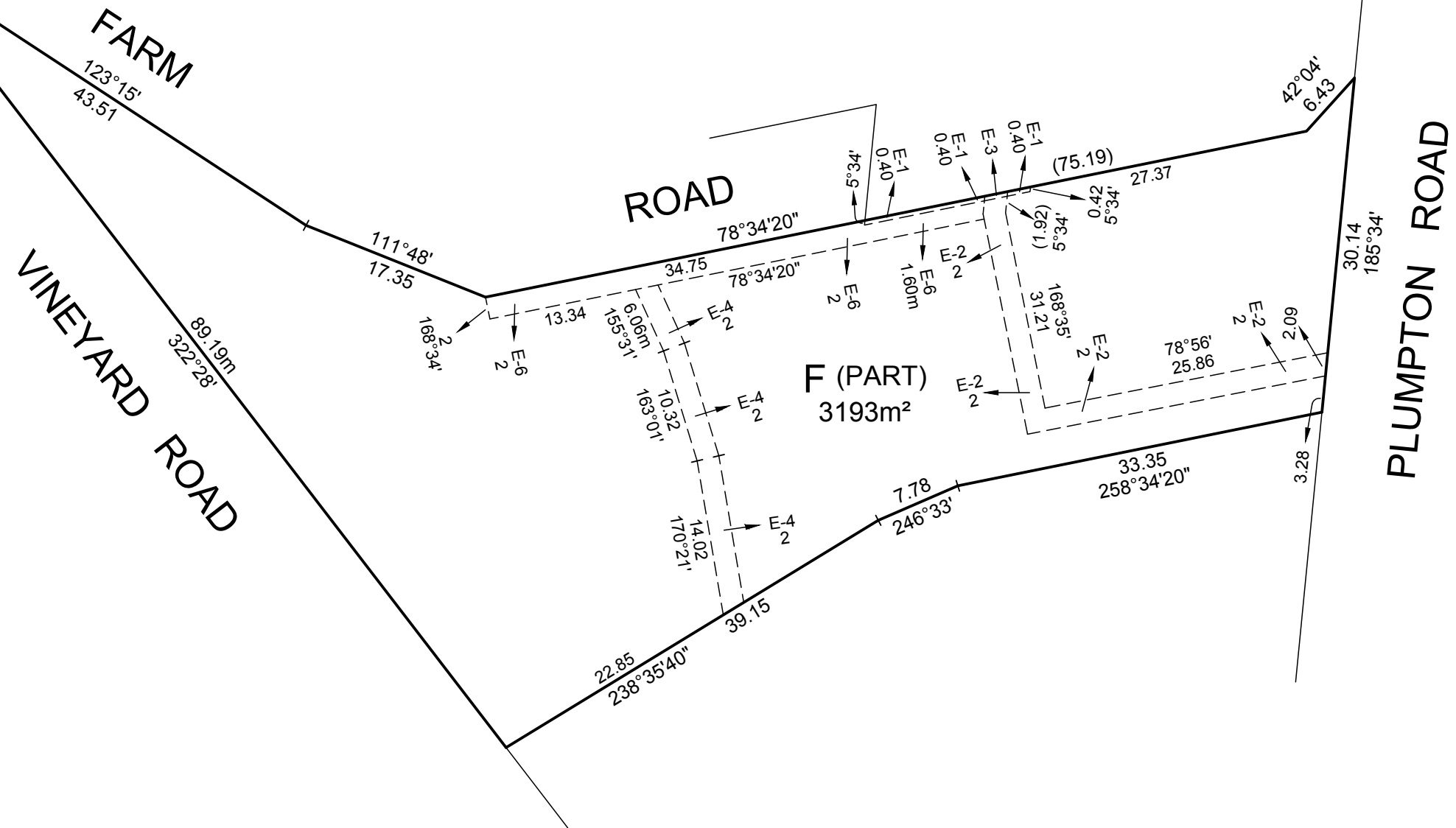
MGA94 ZONE 55

SEE SHEET 4

SEE SHEET 5



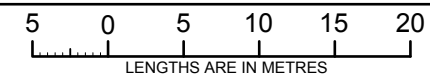
SEE SHEET 3



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SCALE
 1:500



ORIGINAL SHEET
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SHEET 7

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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. 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
2701	2702
2702	2701, 2703
2703	2702
2704	2705
2705	2704, 2706
2706	2705, 2707
2707	2706
2708	2709
2709	2708, 2710
2710	2709, 2711
2711	2710
2712	2713, 2738
2713	2712, 2714, 2737, 2738
2714	2713, 2715, 2736, 2737
2715	2714, 2716, 2735, 2736
2716	2715, 2717, 2734, 2735
2717	2716, 2718, 2732, 2733, 2734
2718	2717, 2719, 2731, 2732
2719	2718, 2720, 2730, 2731
2720	2719, 2721, 2729, 2730
2721	2720, 2722, 2728, 2729
2722	2721, 2723, 2727, 2728

Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2723	2722, 2724, 2726, 2727
2724	2723, 2725, 2726
2725	2724
2726	2723, 2724, 2727
2727	2722, 2723, 2726, 2728
2728	2721, 2722, 2727, 2729
2729	2720, 2721, 2728, 2730
2730	2719, 2720, 2729, 2731
2731	2718, 2719, 2730, 2732
2732	2717, 2718, 2731, 2733
2733	2717, 2732, 2734
2734	2716, 2717, 2733, 2735
2735	2715, 2716, 2734, 2736
2736	2714, 2715, 2735, 2737
2737	2713, 2714, 2736, 2738
2738	2712, 2713, 2737
2739	2740, 2741
2740	2739, 2741
2741	2739, 2740, 2742
2742	2741, 2743
2743	2742, 2744
2744	2743