

PLAN OF SUBDIVISION	EDITION 1	PS821100T
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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 B on PS821127W POSTAL ADDRESS: Diggers Rest - Coimadai Road (at time of subdivision) Diggers Rest VIC 3427 MGA 94 CO-ORDINATES: E: 296 960 ZONE: 55 (of approx centre of land in plan) N: 5 833 350	Council Name: Melton City Council Council Reference Number: SUB5144 Planning Permit Reference: PA2017/5553 SPEAR Reference Number: S123631S 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 04/09/2018
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS				
<table border="1" style="width: 100%;"> <tr> <th style="width: 20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td>Road R1</td> <td>Melton City Council</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	Road R1	Melton City Council	Lots 3001 - 3058 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on Sheets 7 and 8 of this plan for details OTHER PURPOSE OF PLAN Removal of the Drainage and Sewerage easement shown as E-1 and E-2 on CE..... is so far as it lies within new Road R1 on this plan, upon registration of this plan. GROUNDS FOR REMOVAL: By agreement between all interested parties.
IDENTIFIER	COUNCIL/BODY/PERSON				
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.					
BLOOMDALE - Release No. 30 Area of Release: 3.751ha No. of Lots: 58 Lots and Balance Lot C					

EASEMENT INFORMATION

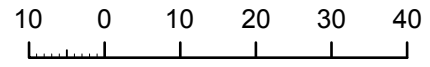
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Sewerage	See Diag.	CE.....	Western Region Water Corporation
E-2	Carriageway		CE.....	Melton City Council
E-3	Drainage	See Diagram	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation
E-4	Sewerage	See Diag.	This Plan	Western Region Water Corporation

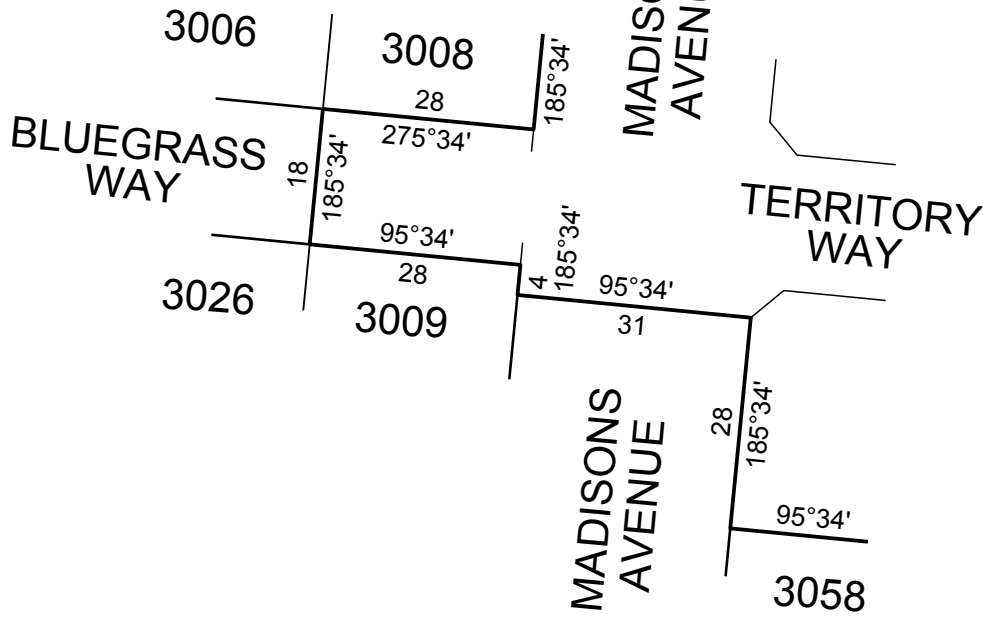
PS821100T

SCALE OF ENLARGEMENT 1

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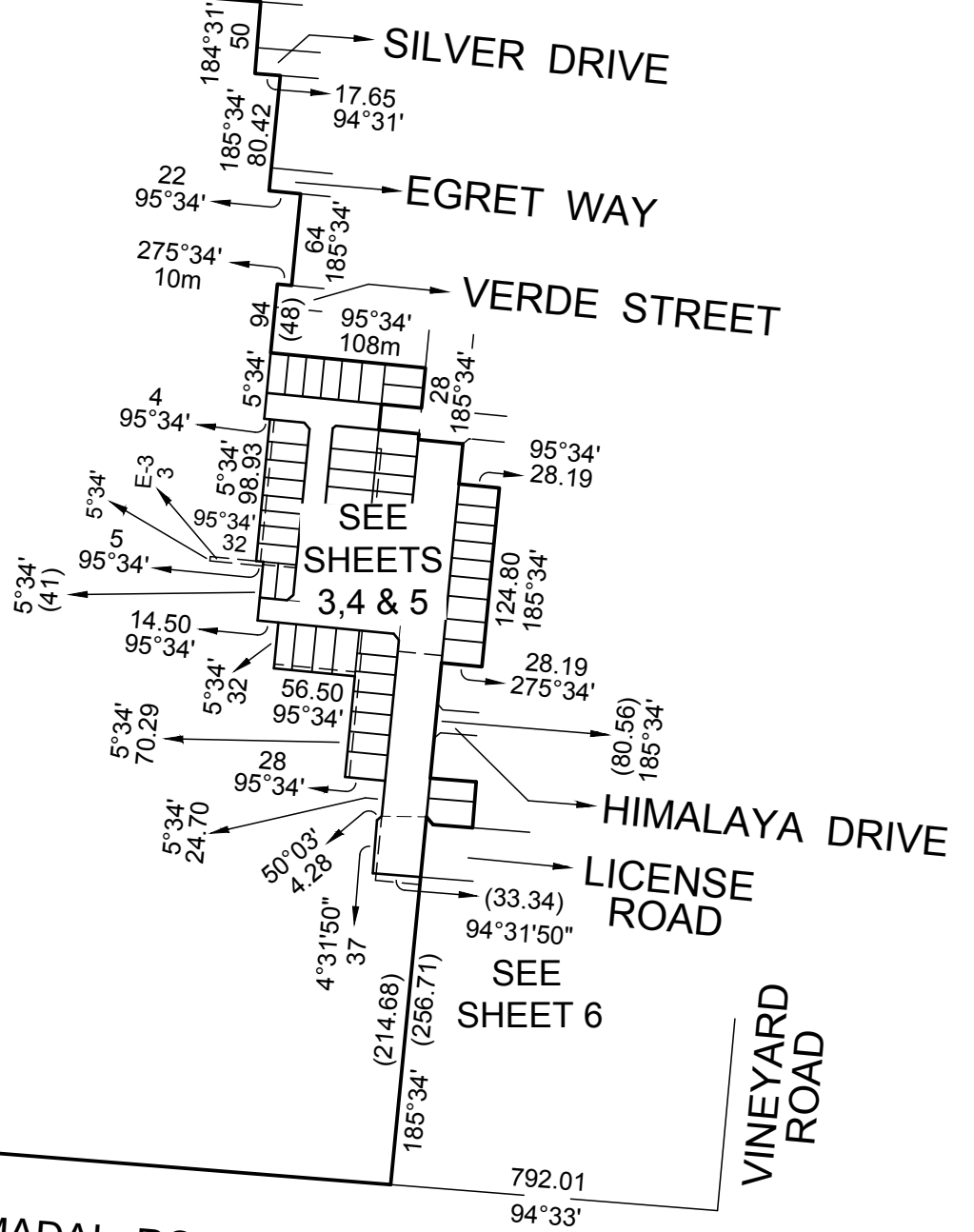
SEE ENLARGEMENT 1



MGA94 ZONE 55

7°18' 812.58

C 59.44ha



DIGGERS REST - COIMADAI ROAD

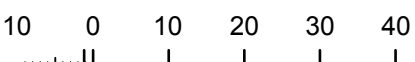
MADISONS AVENUE

SEE ENLARGEMENT 2

SEE RELEASE No.31 (PS821128U) FOR ADDITIONAL DRAINAGE & SEWERAGE EASEMENTS REQUIRED TO SERVICE LOTS ON THIS PLAN.

SCALE OF ENLARGEMENT 2

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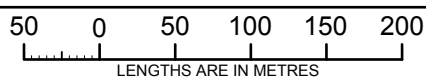


LICENSE ROAD

TAYLORS

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SCALE 1:5000



ORIGINAL SHEET SIZE: A3

Ref. 01112-S30 Ver. 2

SHEET 2

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04/09/2018,
SPEAR Ref: S123631S

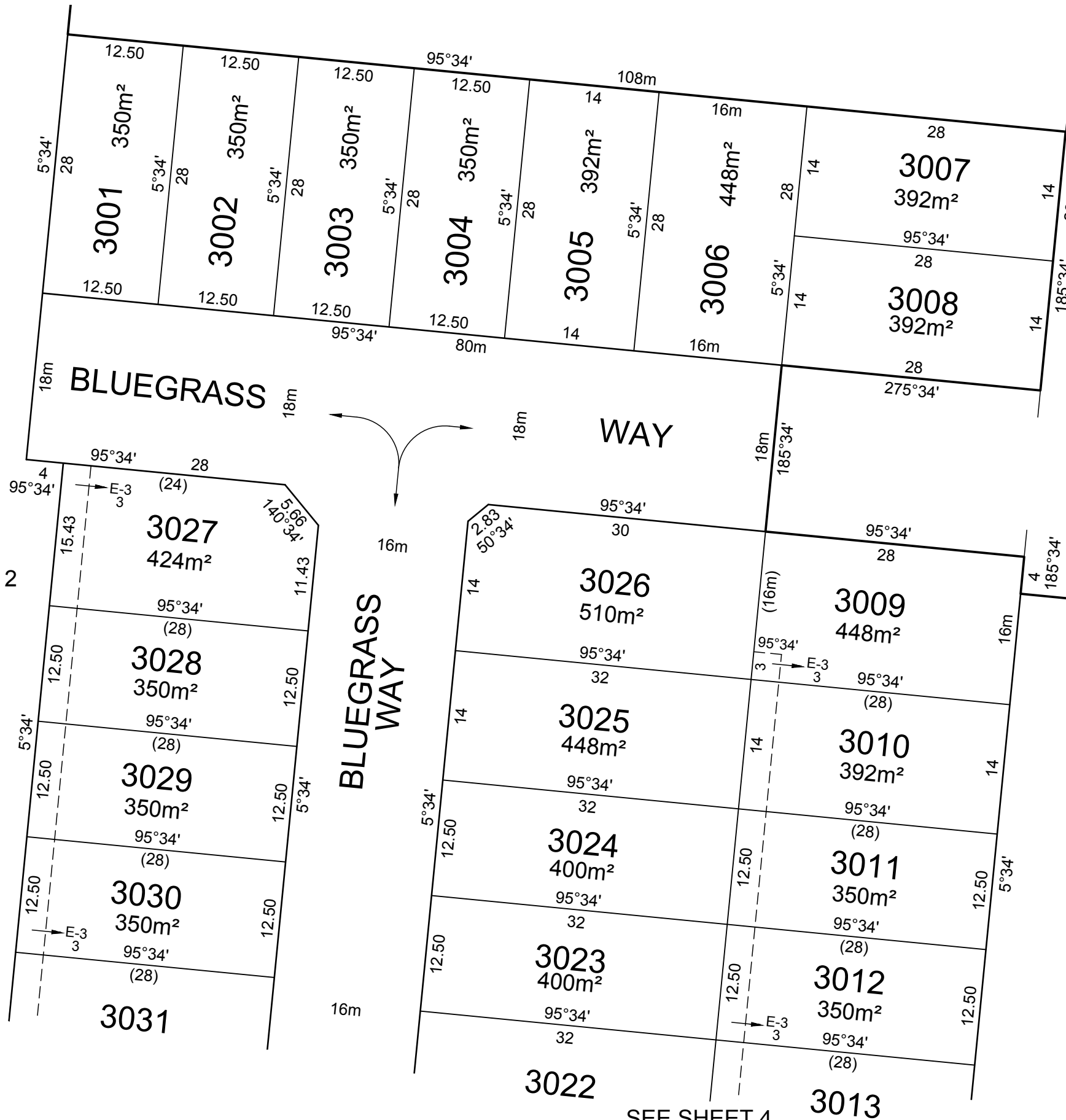
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MADISONS
AVENUE

TERRITORY
WAY

MADISONS
AVENUE



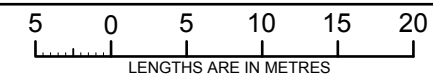
C
SEE SHEET 2

SEE SHEET 4

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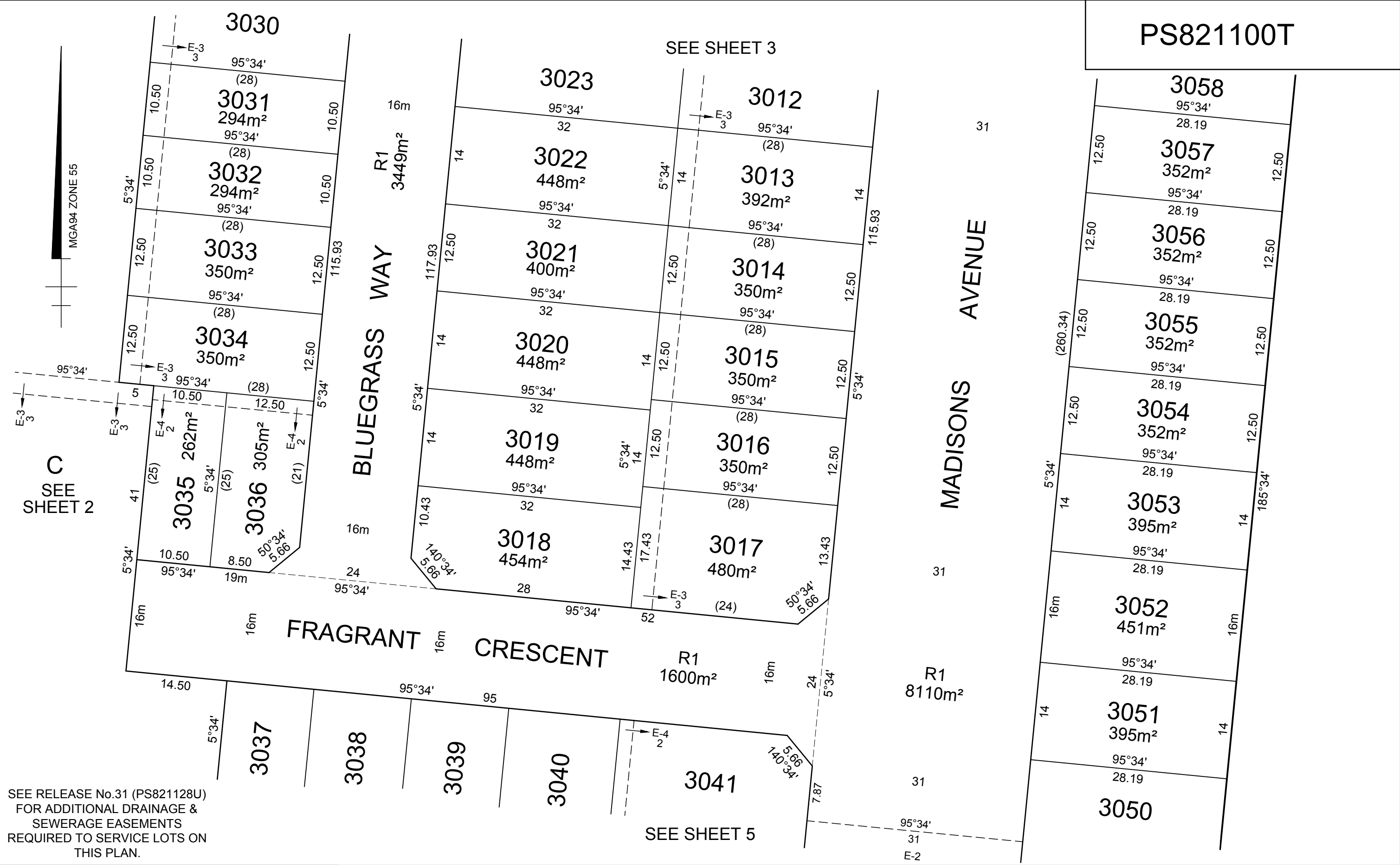
SHEET 3

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SEE SHEET 3



C
SEE SHEET 2

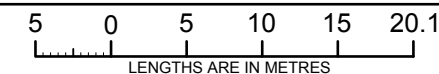
SEE RELEASE No.31 (PS821128U)
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SEE SHEET 5

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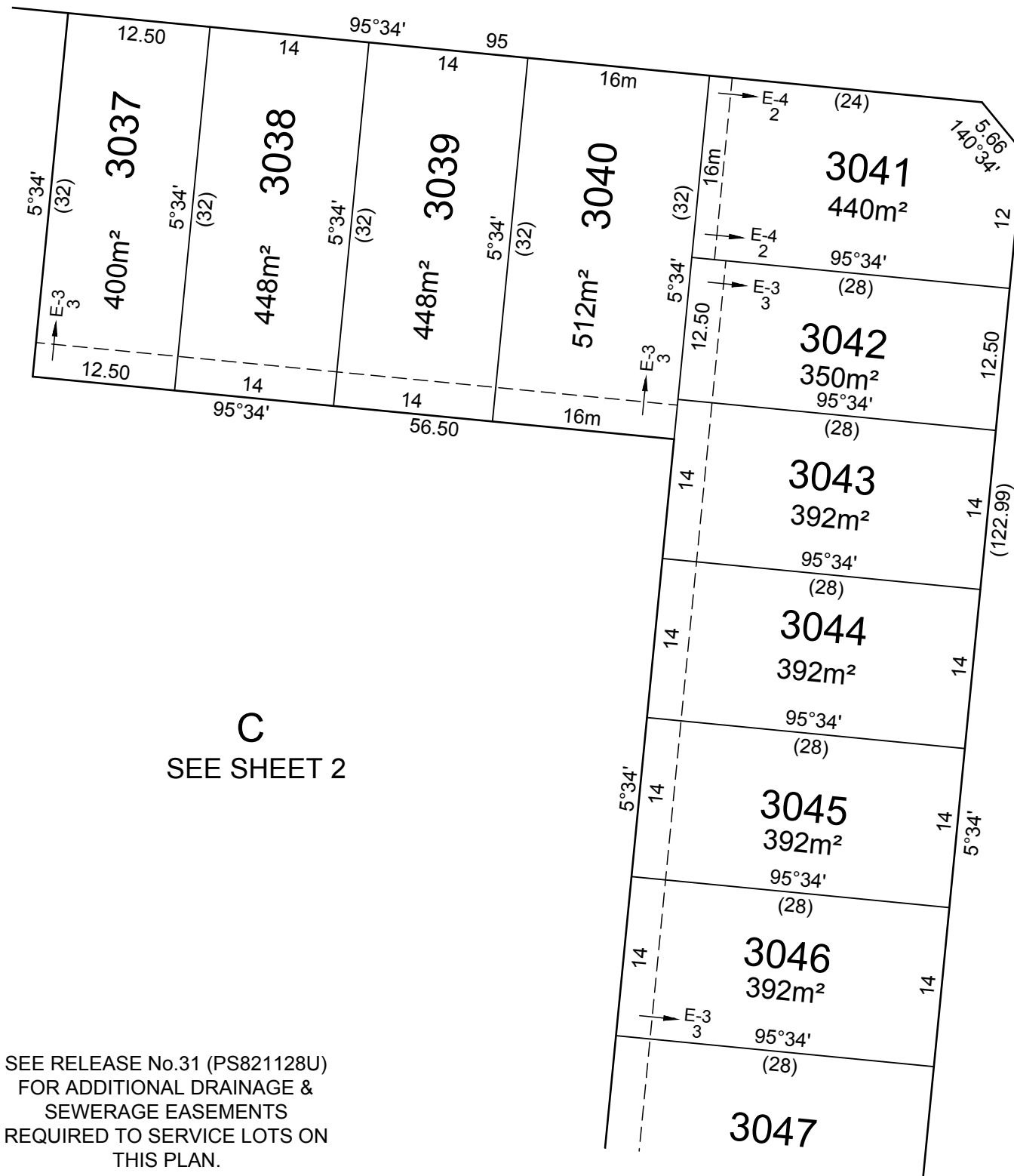
SHEET 4

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FRAGRANT CRESCENT

SEE SHEET 4



SEE SHEET 6

C
SEE SHEET 2

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MADISONS AVENUE

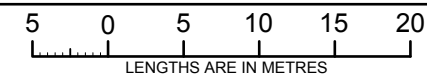
HIMALAYA DRIVE

MGA94 ZONE 55



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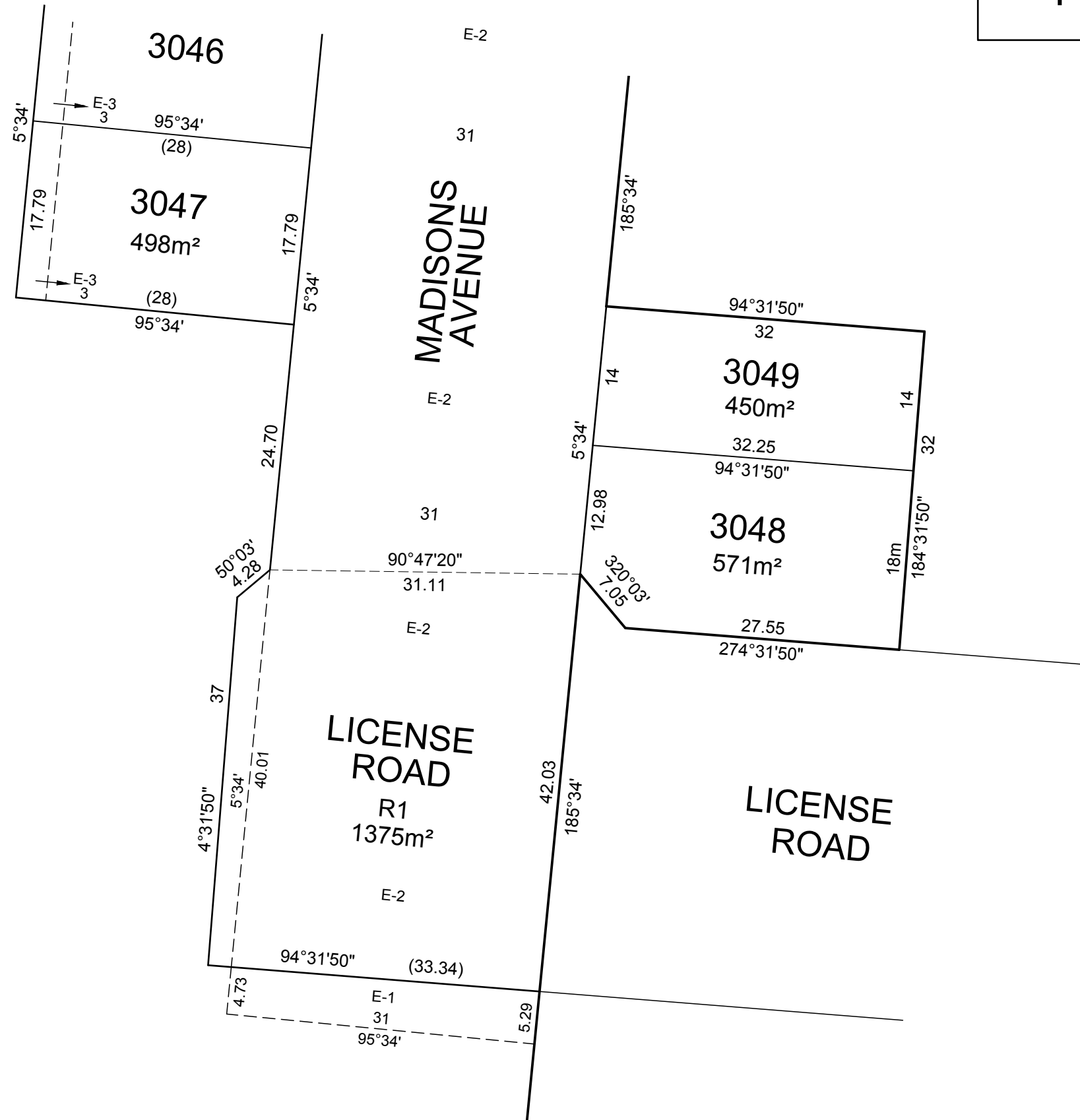
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Ver. 2

SHEET 5

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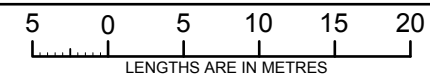
C
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CREATION OF RESTRICTION A

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 1
 BENEFITED LAND: See Table 1

RESTRICTION:
 The burdened land cannot be used except in accordance with the provisions recorded in MCP
 Expiry date: 01/03/2025

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3001	3002
3002	3001, 3003
3003	3002, 3004
3004	3003, 3005
3005	3004, 3006
3006	3005, 3007, 3008
3007	3006, 3008
3008	3006, 3007
3009	3010, 3026
3010	3009, 3011, 3025
3011	3010, 3012, 3024
3012	3011, 3013, 3023
3013	3012, 3014, 3022
3014	3013, 3015, 3021
3015	3014, 3016, 3020
3016	3015, 3017, 3019, 3020
3017	3016, 3018, 3019
3018	3017, 3019
3019	3016, 3017, 3018, 3020
3020	3015, 3016, 3019, 3021

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3021	3014, 3020, 3022
3022	3013, 3021, 3023
3023	3012, 3022, 3024
3024	3011, 3023, 3025
3025	3010, 3024, 3026
3026	3009, 3025
3027	3028
3028	3027, 3029
3029	3028, 3030
3030	3029, 3031
3031	3030, 3032
3032	3031, 3033
3033	3032, 3034
3034	3033, 3035, 3036
3035	3034, 3036
3036	3034, 3035
3037	3038
3038	3037, 3039
3039	3038, 3040
3040	3039, 3041, 3042, 3043

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3041	3040, 3042
3042	3040, 3041, 3043
3043	3040, 3042, 3044
3044	3043, 3045
3045	3044, 3046
3046	3045, 3047
3047	3046
3048	3049
3049	3048
3050	3051
3051	3050, 3052
3052	3051, 3053
3053	3052, 3054
3054	3053, 3055
3055	3054, 3056
3056	3055, 3057
3057	3056, 3058
3058	3057

CREATION OF RESTRICTION B

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 2
 BENEFITED LAND: See Table 2

RESTRICTION:
 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 (SLHC) 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 SLHC.
 Expiry date: 01/03/2025

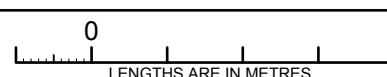
TABLE 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
3031	A	3030, 3032
3032	A	3031, 3033
3035	A	3034, 3036



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SHEET 7

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 04/09/2018,
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CREATION OF RESTRICTION C

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: Lots 3031, 3032 and 3035
 BENEFITED LAND: The relevant abutting lot

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.

Expiry date: 01/03/2025