

PLAN OF SUBDIVISION		EDITION 1	PS821128U	
LOCATION OF LAND PARISH: HOLDEN TOWNSHIP:		Council Name: Melton City Council Council Reference Number: Sub 5224 Planning Permit Reference: PA2017/5553 SPEAR Reference Number: S128358S Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 28/11/2018 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 27/04/2020		
SECTION: 13 CROWN ALLOTMENT: B (PART) CROWN PORTION: TITLE REFERENCE: Vol. 12086 Fol. 668 LAST PLAN REFERENCE: Lot D on PS821100T POSTAL ADDRESS: Diggers Rest - Coimadai Road (at time of subdivision) DIGGERS REST 3427 MGA 94 CO-ORDINATES: E: 296 840 ZONE: 55 (of approx centre of land in plan) N: 5833 230				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
Road R1 Reserve No.1	Melton City Council Jemena Electricity Networks (Vic) Ltd			
NOTATIONS		Lots 3101 - 3106 (both inclusive) and 3108 - 3157 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on Sheets 8 & 9 of this plan for details Lot 3107 has been omitted from this plan.		
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision.				
BLOOMDALE - Release No. 31 Area of Release: 4.008ha No. of Lots: 56 Lots and Balance Lot F				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE SHEET 2 FOR EASEMENT DETAILS				
TAYLORS		SURVEYORS FILE REF: Ref. 01112-S31 Ver. 9		ORIGINAL SHEET SIZE: A3
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		Digitally signed by: Raymond Li, Licensed Surveyor, Surveyor's Plan Version (9), 16/04/2020, SPEAR Ref: S128358S		SHEET 1 OF 9

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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.	AR744346S	Western Region Water Corporation
E-2	Drainage	See Diagram	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation
E-3	Sewerage	See Diag.	This Plan	Western Region Water Corporation
E-4	Sewerage	See Diag.	PS821100T	Western Region Water Corporation
E-5	Drainage	See Diag.	PS821127W	Melton City Council
E-6	Drainage	See Diagram	PS821127W	Melton City Council
	Sewerage			Western Region Water Corporation
E-7	Sewerage	See Diag.	PS821127W	Western Region Water Corporation
E-8	Sewerage	See Diagram	AR744346S	Western Region Water Corporation
			PS821100T	Western Region Water Corporation
E-9	Drainage	See Diag.	This Plan	Melton City Council
E-10	Drainage	See Diagram	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation
	Power Line		This Plan Section 88 Electricity Industry Act 2000	Jemena Electricity Networks (Vic) Ltd

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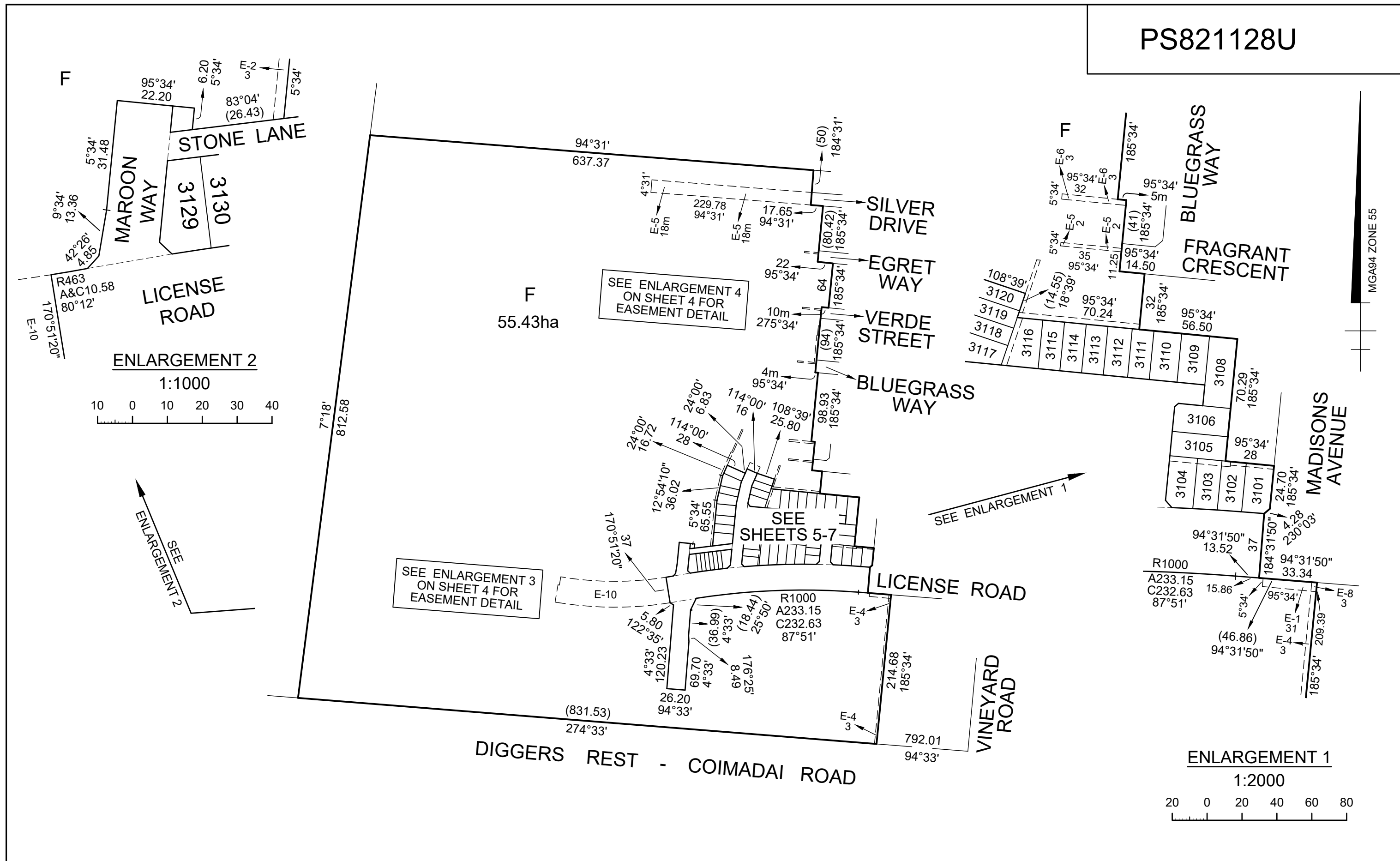
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SHEET 2

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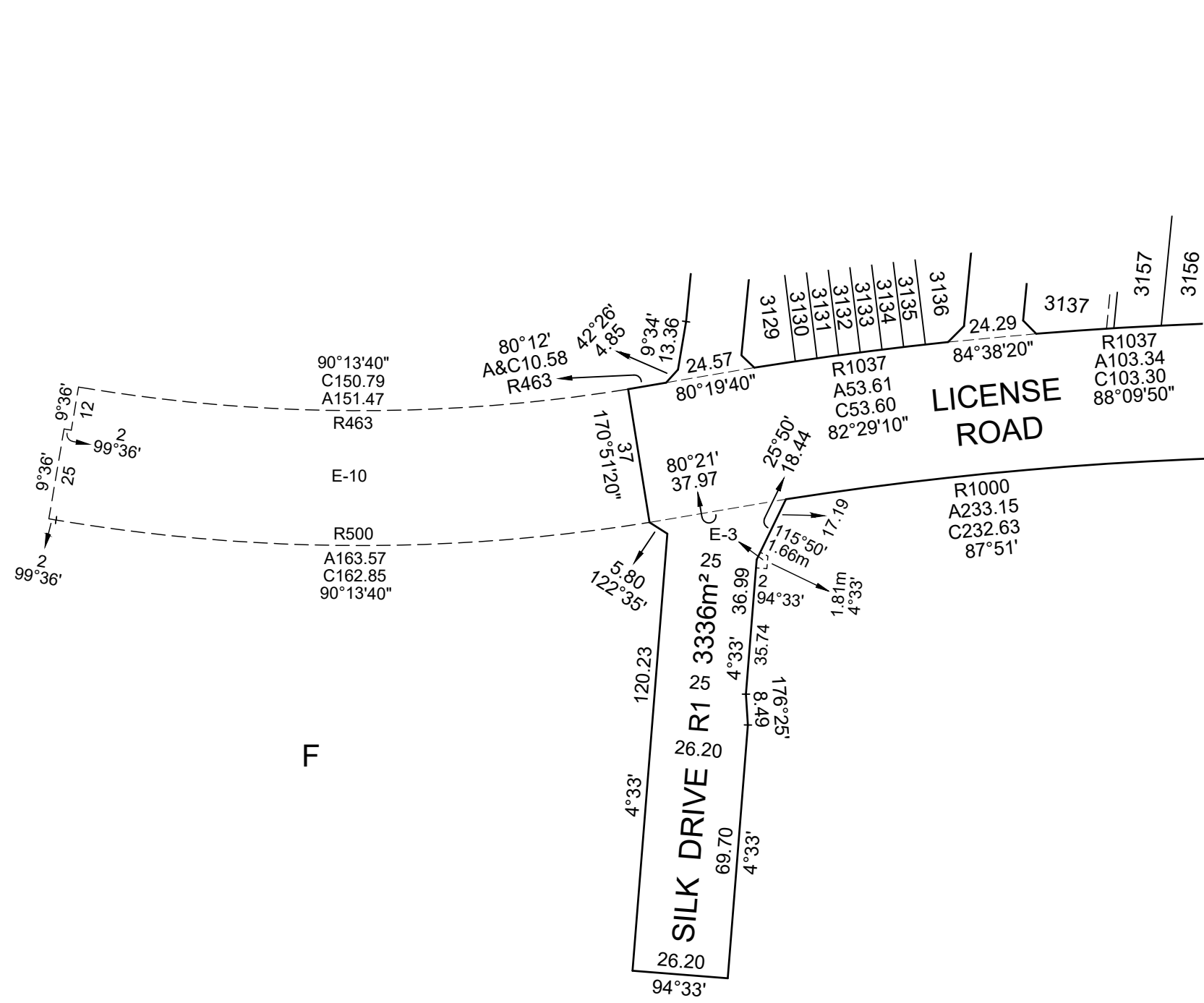
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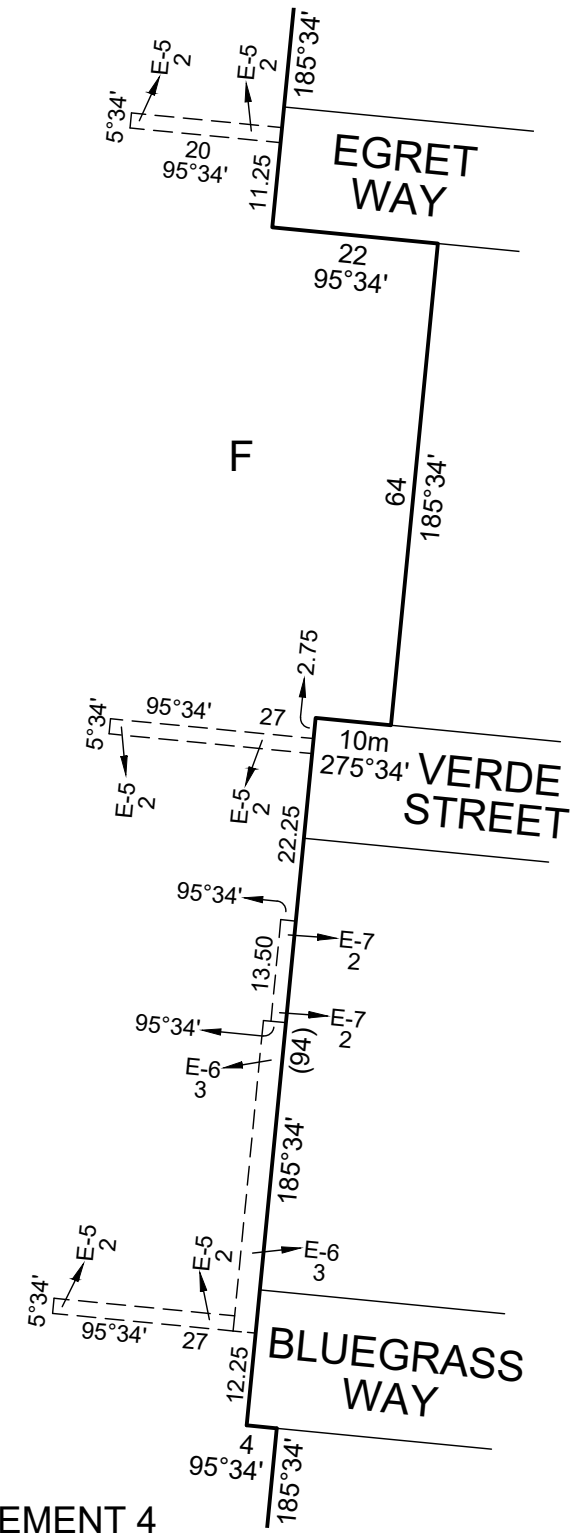
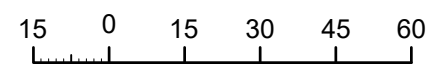
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ORIGINAL SHEET Ref: 01112-S31
 SIZE: A3 Ver: 9 SHEET 3
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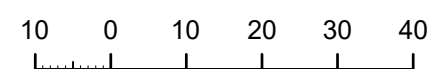
ENLARGEMENT 3

1:1500



ENLARGEMENT 4

1:1000



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 SHEET 4

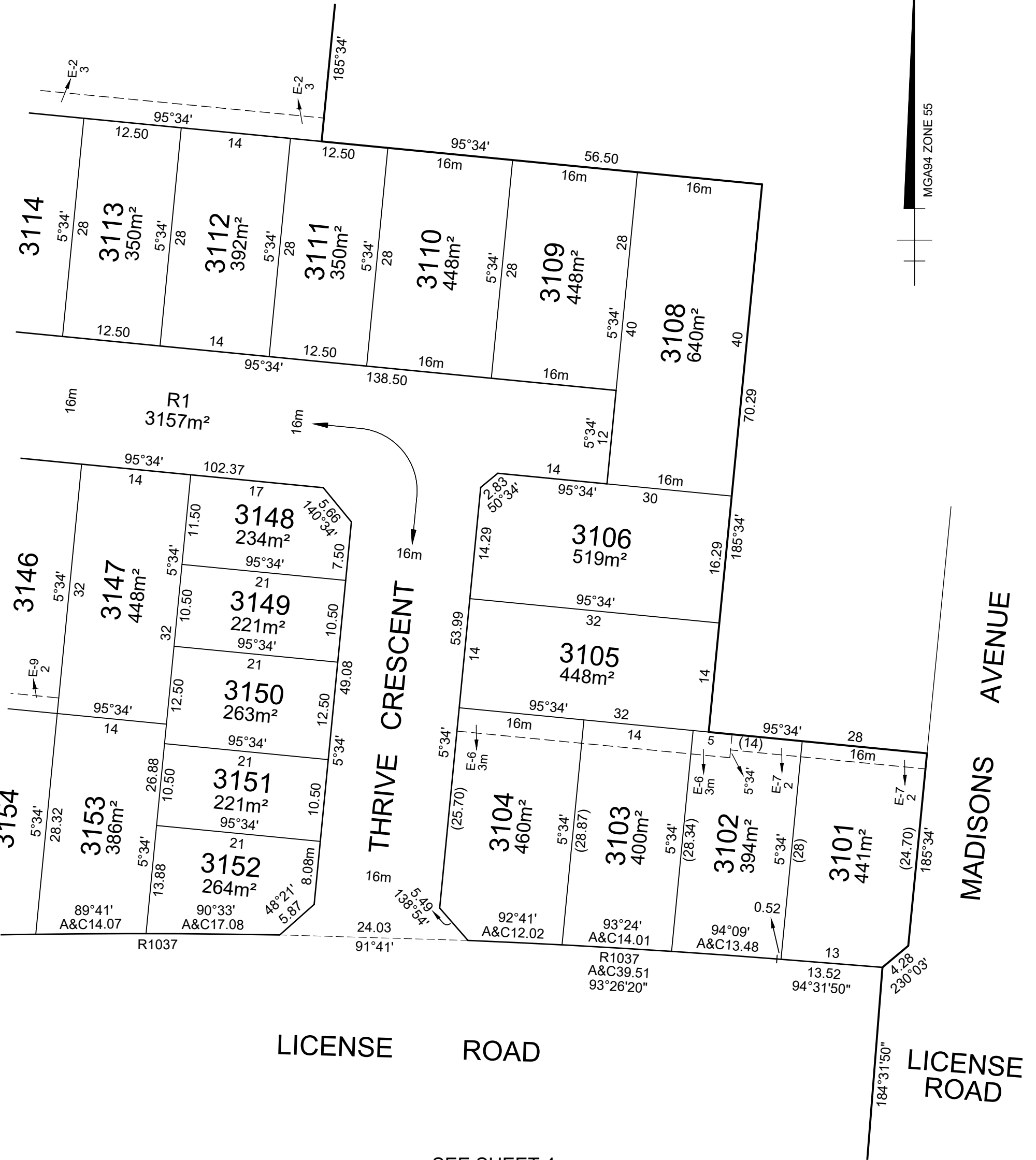
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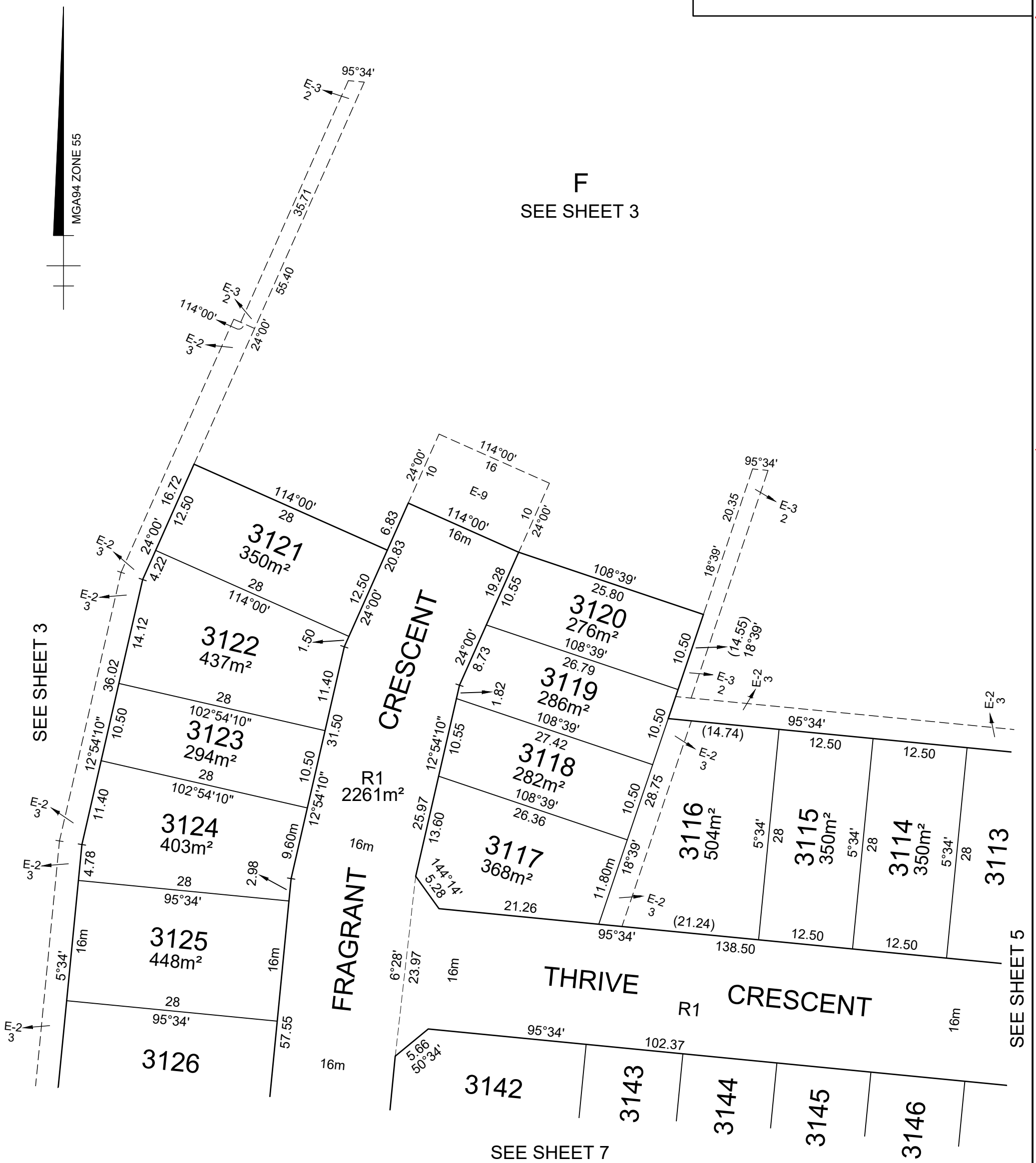
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F
SEE SHEET 3

SEE SHEET 6

SEE SHEET 7





F
SEE SHEET 3

SEE SHEET 3

SEE SHEET 5

SEE SHEET 7

SEE SHEET 6

THRIVE R1 CRESCENT

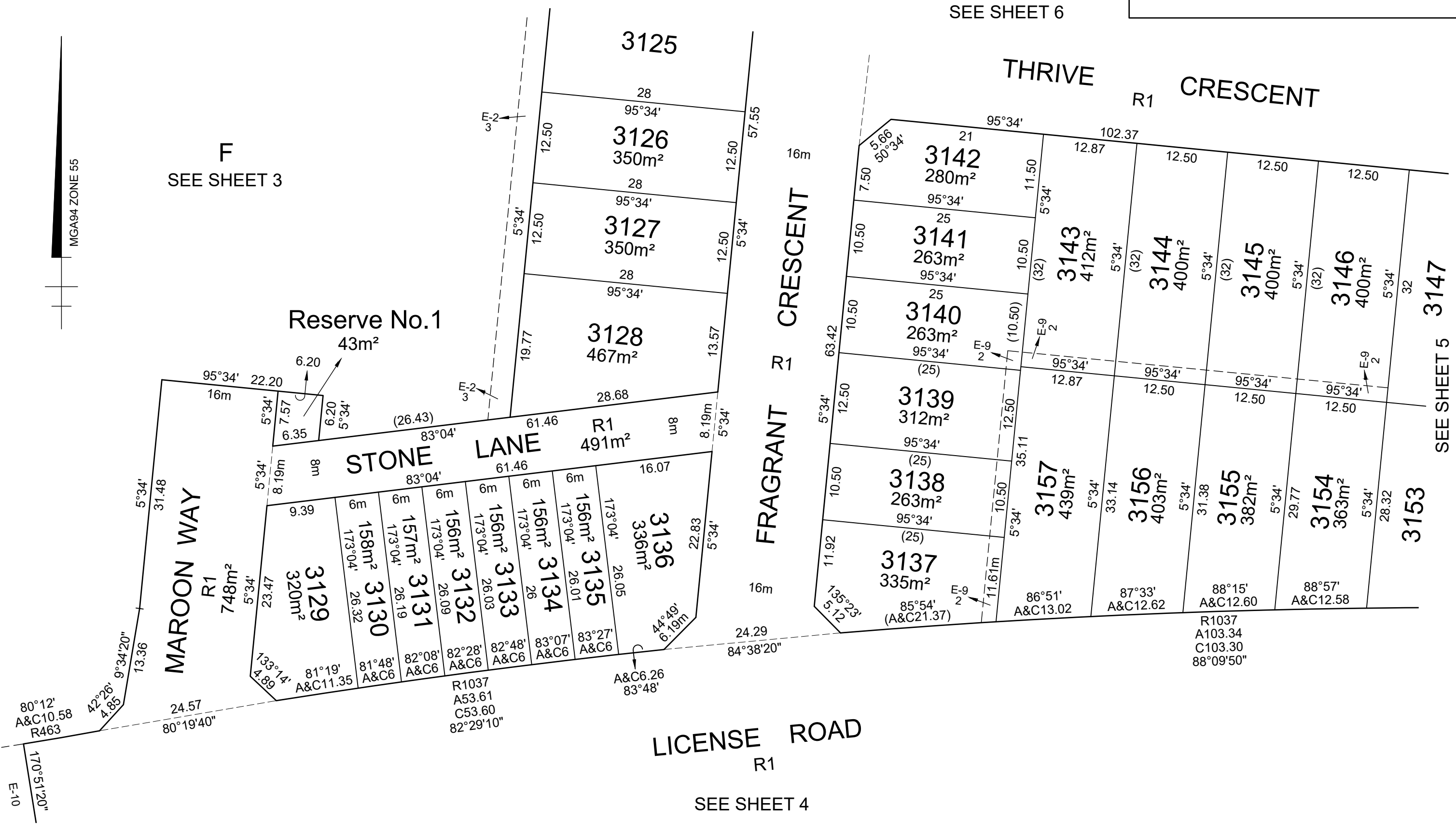
FRAGRANT R1 CRESCENT

LICENSE ROAD R1

F SEE SHEET 3

Reserve No.1
43m²

STONE LANE R1



SEE SHEET 5



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SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES
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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 Dealing No. AA6048.
- Except with the written consent of the Responsible Authority the registered proprietor or proprietors for the time being of Lots 3129 and 3136 on this plan must not construct or allow to be constructed or remain on the lot any building or garage outside the building envelopes shown hatched on Diagram 1 (below) of this plan (excluding allowable projecting building elements that project outside of the building envelopes as contained in Part 5, Regulation 74(3), 79(3) & 79(4) of the Building Regulations 2018).
- Except with the written consent of the Responsible Authority the registered proprietor or proprietors for the time being of Lots 3129 and 3136 on this plan must not construct any porches, porticos and verandahs less than 3.6m in height which encroach more than 1.0m into the minimum front setback.

Expiry date: 31/12/2025.

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3101	3102
3102	3101, 3103, 3105
3103	3102, 3104, 3105
3104	3103, 3105
3105	3102, 3103, 3104, 3106
3106	3105, 3108
3108	3106, 3109
3109	3108, 3110
3110	3109, 3111
3111	3110, 3112
3112	3111, 3113
3113	3112, 3114
3114	3113, 3115
3115	3114, 3116
3116	3115, 3117, 3118, 3119
3117	3116, 3118
3118	3116, 3117, 3119
3119	3116, 3118, 3120
3120	3119

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3121	3122
3122	3121, 3123
3123	3122, 3124
3124	3123, 3125
3125	3124, 3126
3126	3125, 3127
3127	3126, 3128
3128	3127
3129	3130
3130	3129, 3131
3131	3130, 3132
3132	3131, 3133
3133	3132, 3134
3134	3133, 3135
3135	3134, 3136
3136	3135
3137	3138, 3157
3138	3137, 3139, 3157
3139	3138, 3140, 3157

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3140	3139, 3141, 3143
3141	3140, 3142, 3143
3142	3141, 3143
3143	3140, 3141, 3142, 3144, 3157
3144	3143, 3145, 3156
3145	3144, 3146, 3155
3146	3145, 3147, 3154
3147	3146, 3148, 3149, 3150, 3153
3148	3147, 3149
3149	3147, 3148, 3150
3150	3147, 3149, 3151, 3153
3151	3150, 3152, 3153
3152	3151, 3153
3153	3147, 3150, 3151, 3152, 3154
3154	3146, 3153, 3155
3155	3145, 3154, 3156
3156	3144, 3155, 3157
3157	3137, 3138, 3139, 3143, 3156

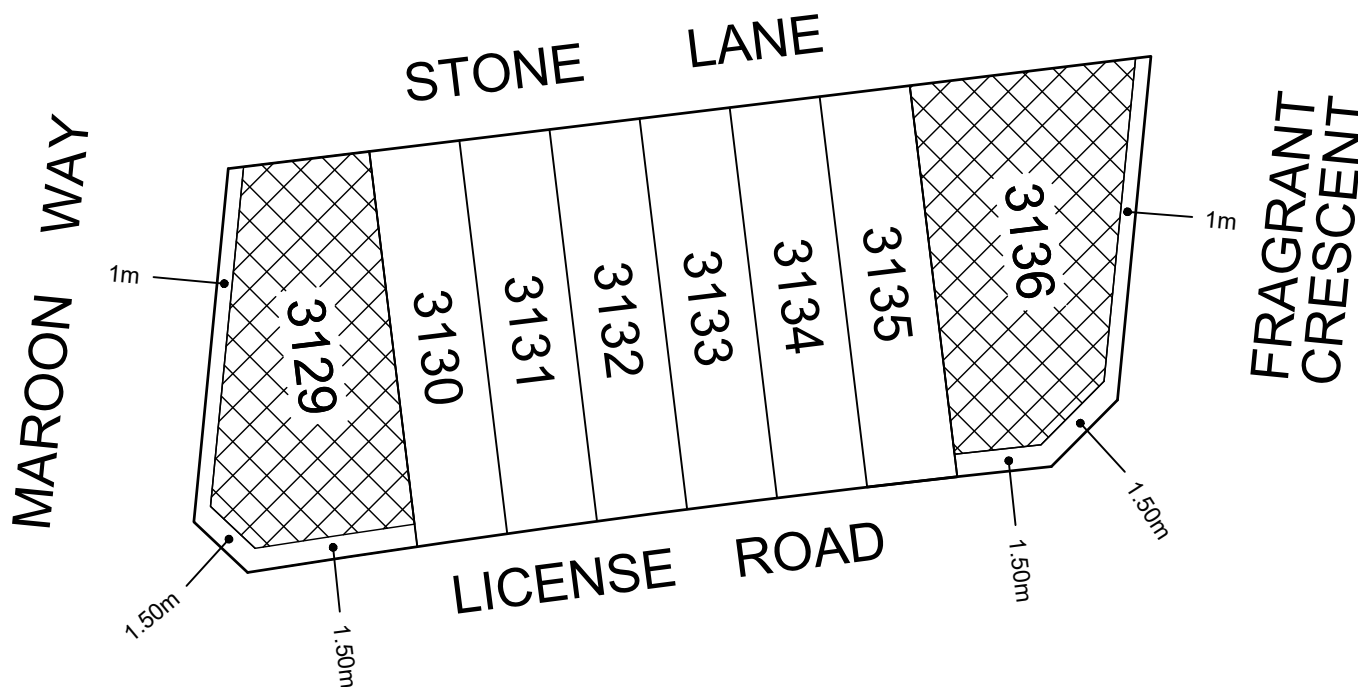


DIAGRAM 1
 SCALE 1:500



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SHEET 8

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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: 31/12/2025.

TABLE 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
3118	A	3116, 3117, 3119
3119	A	3116, 3118, 3120
3120	A	3119
3123	A	3122, 3124
3130	B	3129, 3131
3131	B	3130, 3132
3132	B	3131, 3133

TABLE 2 continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
3133	B	3132, 3134
3134	B	3133, 3135
3135	B	3134, 3136
3138	A	3137, 3139, 3157
3140	A	3139, 3141, 3143
3141	A	3140, 3142, 3143

TABLE 2 continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
3142	A	3141, 3143
3148	A	3147, 3149
3149	A	3147, 3148, 3150
3150	A	3147, 3149, 3151, 3153
3151	A	3150, 3152, 3153
3152	A	3151, 3153

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 3118 to 3120, 3123, 3130 to 3135, 3138, 3140 to 3142 and 3148 to 3152
 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: 31/12/2025



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