
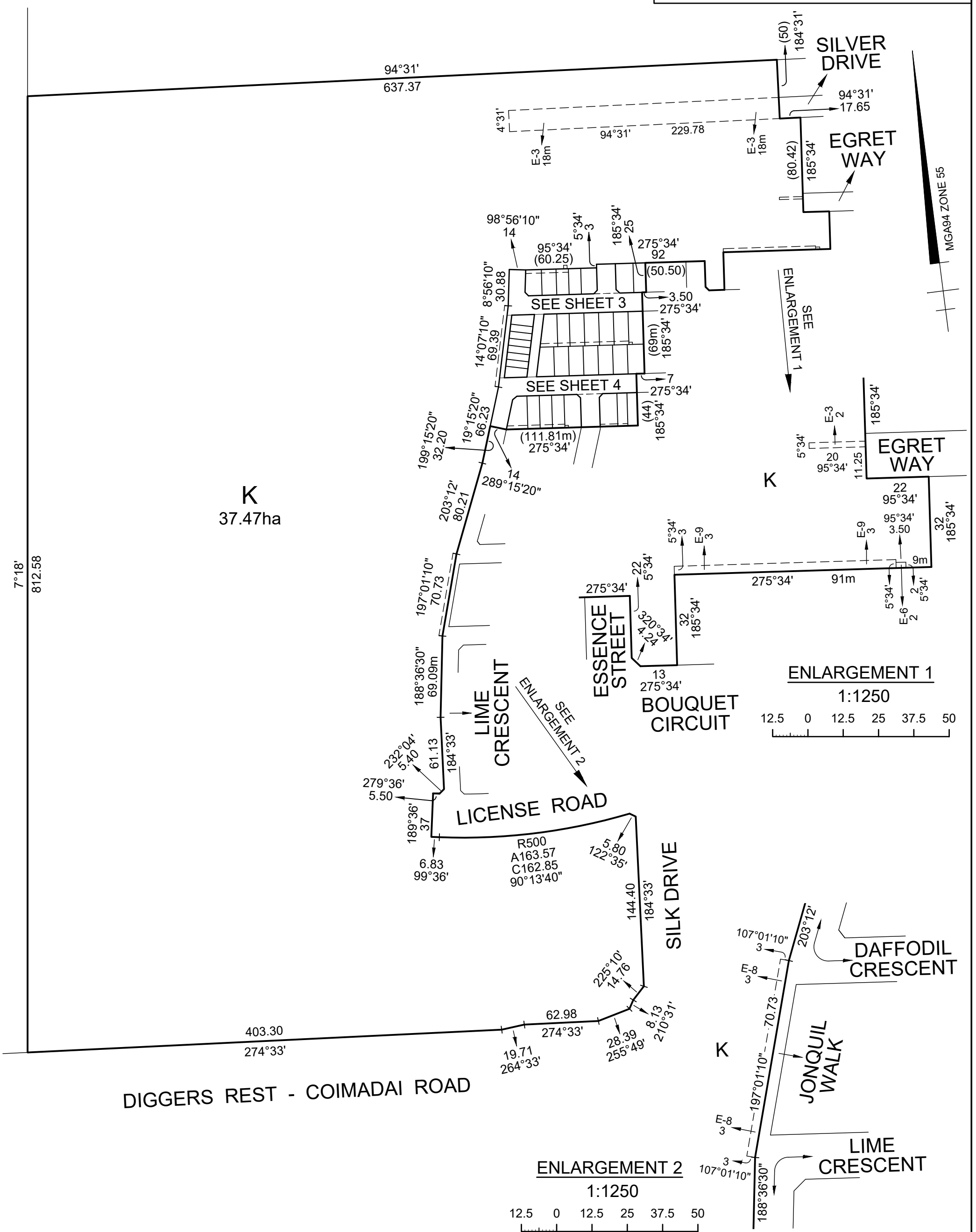
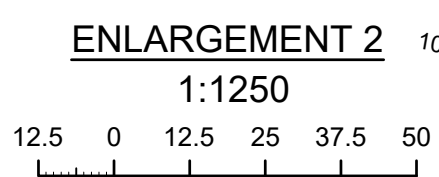
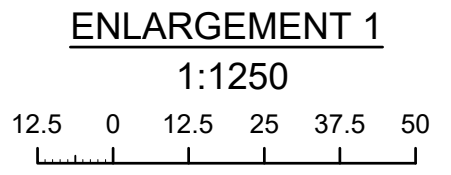


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS839309Q</b>
<b>LOCATION OF LAND</b> PARISH: <b>HOLDEN</b> TOWNSHIP: ---- SECTION: 13 CROWN ALLOTMENT: B (PART) CROWN PORTION: ---- TITLE REFERENCE: Vol. Fol.  LAST PLAN REFERENCE: Lot J on PS821129S  POSTAL ADDRESS: DIGGERS REST - COIMADAI ROAD (at time of subdivision) DIGGERS REST 3427  MGA 94 CO-ORDINATES: E: 296 690 ZONE: 55 (of approx centre of land N: 5 833 550 in plan)			Council Name: Melton City Council  Council Reference Number: Sub5829 Planning Permit Reference: PA2017/5553 SPEAR Reference Number: S167064M  <b>Certification</b>  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 07/05/2021	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 3601- 3635 may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on Sheets 5 and 6 of this plan for details  <b>OTHER PURPOSE OF PLAN</b> Removal of the Drainage and Sewerage Easements E-7 and E-9 on PS821129S in so far as they lie within new Road R1, upon registration of this plan.  <b>GROUND FOR REMOVAL:</b> By agreement between all interested parties vide Sec.6(1)(k) of the Subdivision Act 1988	
Road R1	Melton City Council			
<b>NOTATIONS</b>				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey in BP3350U  STAGING: This is not a staged subdivision.				
<b>BLOOMDALE - Release 36</b> Area of Release: 1.614ha No. of Lots: 37 Lots and Balance Lot K				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
EASEMENTS E-1 AND E-2 HAVE BEEN OMITTED FROM THIS PLAN				
E-3	Drainage	See Diag.	PS821127W	Melton City Council
E-4	Drainage	See Diag.	This Plan	Melton City Council
E-5	Sewerage	See Diag.	This Plan	Western Region Water Corporation
E-6	Sewerage	2	PS821129S	Western Region Water Corporation
E-7	Drainage	See Diagram	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation
E-8	Drainage	See Diag.	PS829703S	Melton City Council
E-9	Drainage	See Diagram	PS821129S	Melton City Council
	Sewerage			Western Region Water Corporation
 <b>Urban Development   Built Environments   Infrastructure</b> 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorss.com.au				
SURVEYORS FILE REF: Ref. 01112-S36 Ver. 4			ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
Digitally signed by: Raymond Li, Licensed Surveyor, Surveyor's Plan Version (4), 18/02/2021, SPEAR Ref: S167064M				



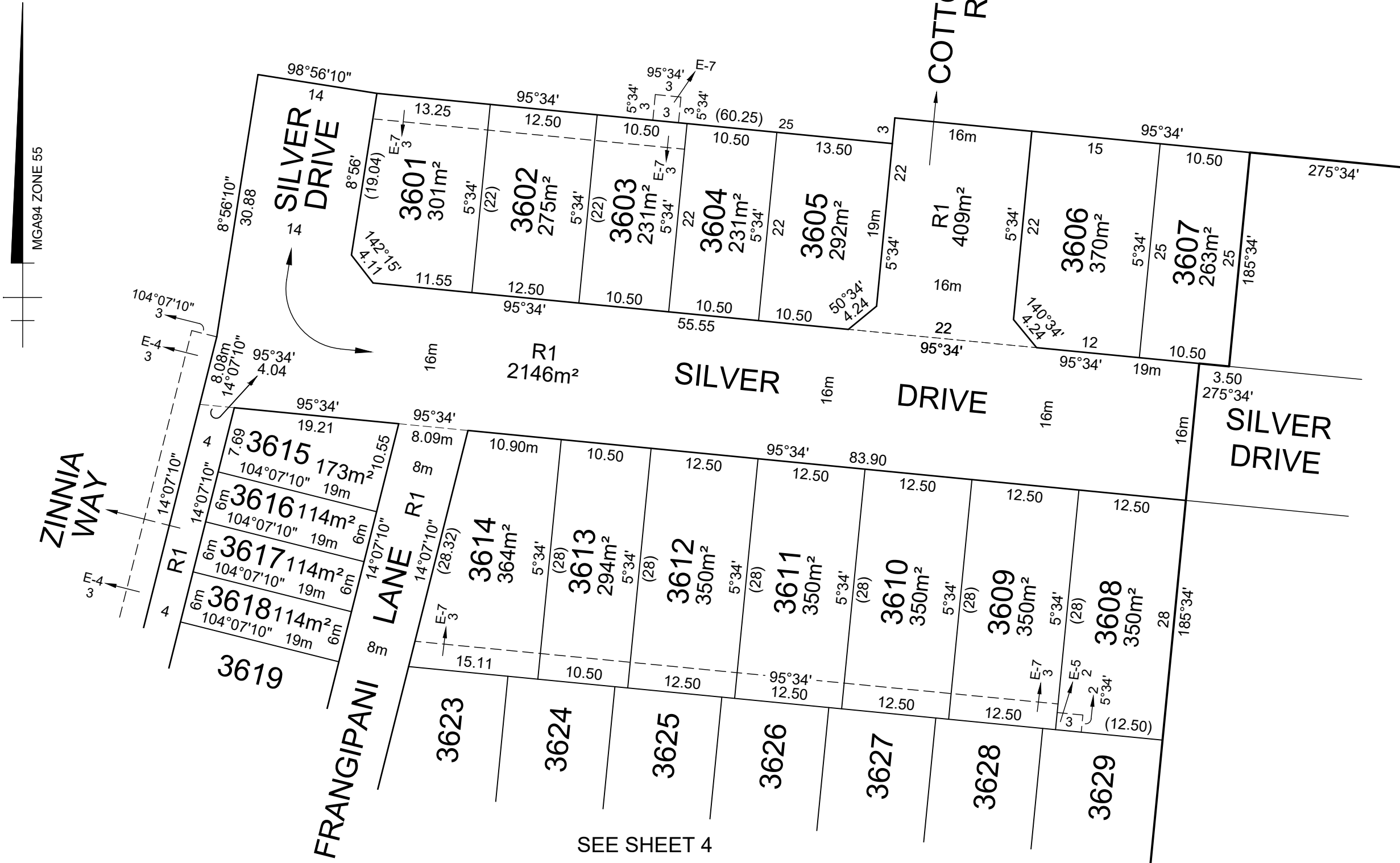
K  
37.47ha

7°18'  
812.58



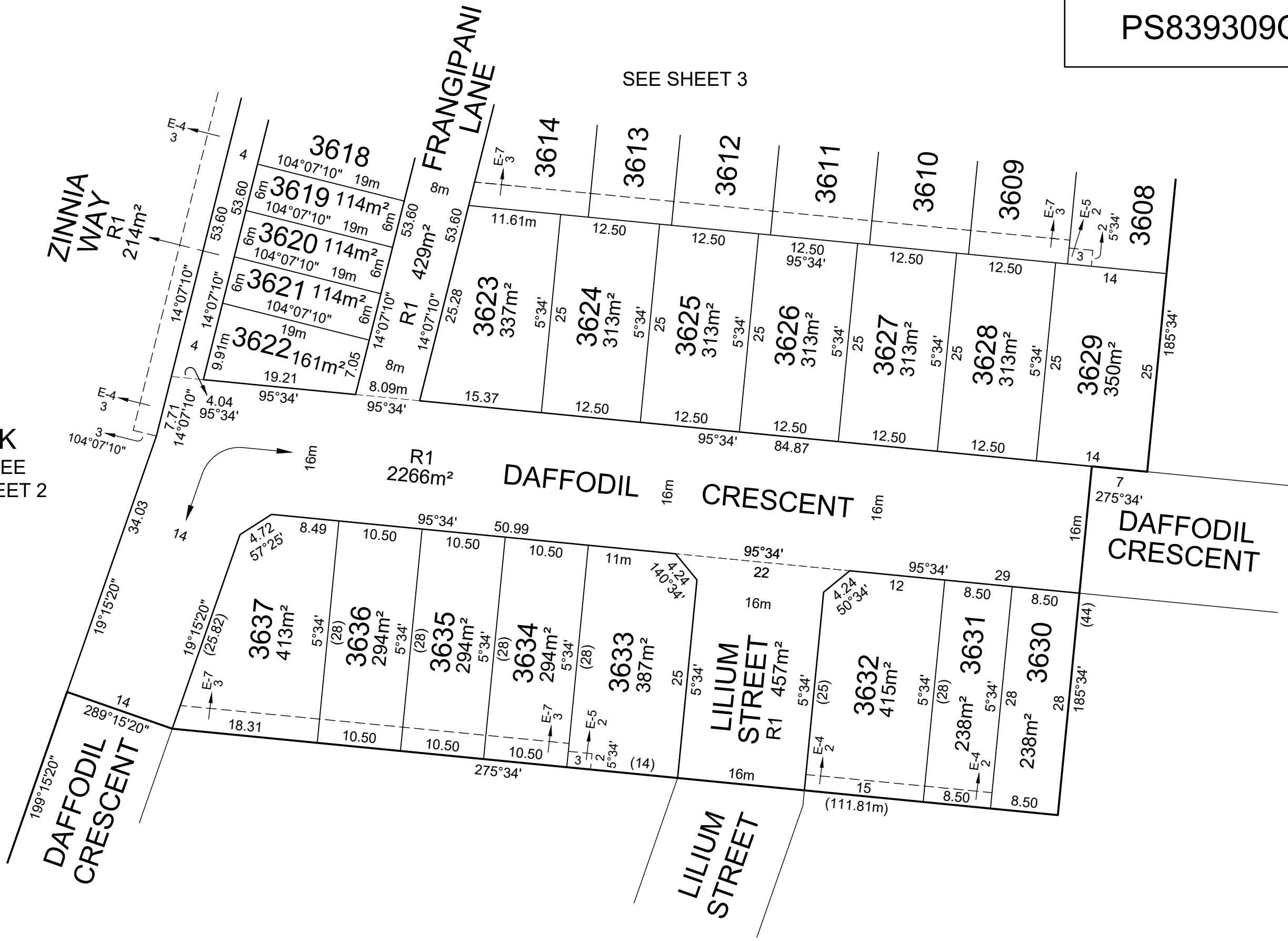
K  
SEE SHEET 2

COTTONWOOD ROAD



SEE SHEET 4

SEE SHEET 3



K  
SEE  
SHEET 2

MGA94 ZONE 55

**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: 31/12/2025

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3601	3602
3602	3601, 3603
3603	3602, 3604
3604	3603, 3605
3605	3604
3606	3607
3607	3606
3608	3609, 3629
3609	3608, 3610, 3628, 3629
3610	3609, 3611, 3627, 3628
3611	3610, 3612, 3626, 3627
3612	3611, 3613, 3625, 3626
3613	3612, 3614, 3624, 3625
3614	3613, 3623, 3624
3615	3616
3616	3615, 3617
3617	3616, 3618
3618	3617, 3619
3619	3618, 3620

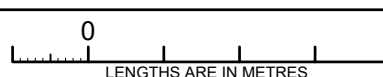
TABLE 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3620	3619, 3621
3621	3620, 3622
3622	3621
3623	3614, 3624
3624	3613, 3614, 3623, 3625
3625	3612, 3613, 3624, 3626
3626	3611, 3612, 3625, 3627
3627	3610, 3611, 3626, 3628
3628	3609, 3610, 3627, 3629
3629	3608, 3609, 3628
3630	3631
3631	3630, 3632
3632	3631
3633	3634
3634	3633, 3635
3635	3634, 3636
3636	3635, 3637
3637	3636



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-S36 Ver. 4

SHEET 5

Digitally signed by: Raymond Li, Licensed Surveyor, Surveyor's Plan Version (4), 18/02/2021, SPEAR Ref: S167064M

Digitally signed by: Melton City Council, 07/05/2021, SPEAR Ref: S167064M

**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
3602	A	3601, 3603
3603	A	3602, 3604
3604	A	3603, 3605
3605	A	3604
3607	A	3606
3613	A	3612, 3614, 3624, 3625
3615	B	3616
3616	B	3615, 3617
3617	B	3616, 3618
3618	B	3617, 3619

TABLE 2 Continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
3619	B	3618, 3620
3620	B	3619, 3621
3621	B	3620, 3622
3622	B	3621
3630	A	3631
3631	A	3630, 3632
3634	A	3633, 3635
3635	A	3634, 3636
3636	A	3635, 3637

**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 3602 - 3605, 3607, 3613, 3615 - 3622, 3630, 3631 and 3634 - 3636.  
 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