

PLAN OF SUBDIVISION	STAGE NO. -----	LRS use only. EDITION	Plan Number PS719772L
----------------------------	--------------------	---------------------------------	---------------------------------

Location of Land

Parish: **HOLDEN**

Township:

Section: **13**

Crown Allotment: **B (Part)**

Crown Portion:

Title Reference: Vol. Fol.

Last Plan Reference: Lot B on PS714929F

Postal Address: **85 Davis Road
Diggers Rest, 3427.**

MGA Co-ordinates E 297 800 Zone: 55
(of approx centre of plan) N 5834 000

Council Certificate and Endorsement

Council Name: MELTON CITY COUNCIL Ref.

- This plan is certified under section 6 of the Subdivision Act 1988.
- This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 / /
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.
PUBLIC OPEN SPACE
(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
(ii) The requirement has been satisfied.
(iii) The requirement is to be satisfied in Stage

Council delegate
Council seal
Date / /

Re-certified under section 11(7) of the Subdivision Act 1988
Council delegate
Council seal
Date / /

Vesting of Roads and / or Reserve	
Identifier	Council / Body / Person
Roads, R1	Melton City Council

Notations

Depth Limitation Does Not Apply

Staging This is not a staged subdivision.
Planning Permit No.

Lots 1-300 (both inclusive) have been omitted from this plan

Other purpose of plan:
To remove E-5 created on PS713792M in that it is fully contained within Road R1 on this plan.

Remove that portion of E-2 created on PS713792M contained with Road R1 on this Plan.

Grounds for Removal:
By agreement between all interested parties.

PRELIMINARY
THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

RELEASE 3

Area of Release: 1.653ha

No. of Lots: 29 Lots

THIS IS A SPEAR PLAN

Survey This plan is based on survey.

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	3m	This Plan	Melton City Council
	Sewerage			Western Water Corporation
E-2	Sewerage	2m	This Plan	Western Water Corporation
E-3	Drainage	3m	PS713792M	Melton City Council
	Sewerage			Western Water Corporation

LRS use only

Statement of Compliance/
Exemption Statement

Received

DATE / /

LRS use only

PLAN REGISTERED
TIME

DATE / /

.....
Assistant Registrar of Titles

Sheet 1 of 5



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

LICENSED SURVEYOR : RICHARD ILLINGWORTH

Signature DIGITALLY SIGNED Date / /

REF. **1112-3** VERSION **10**

.....
Date / /

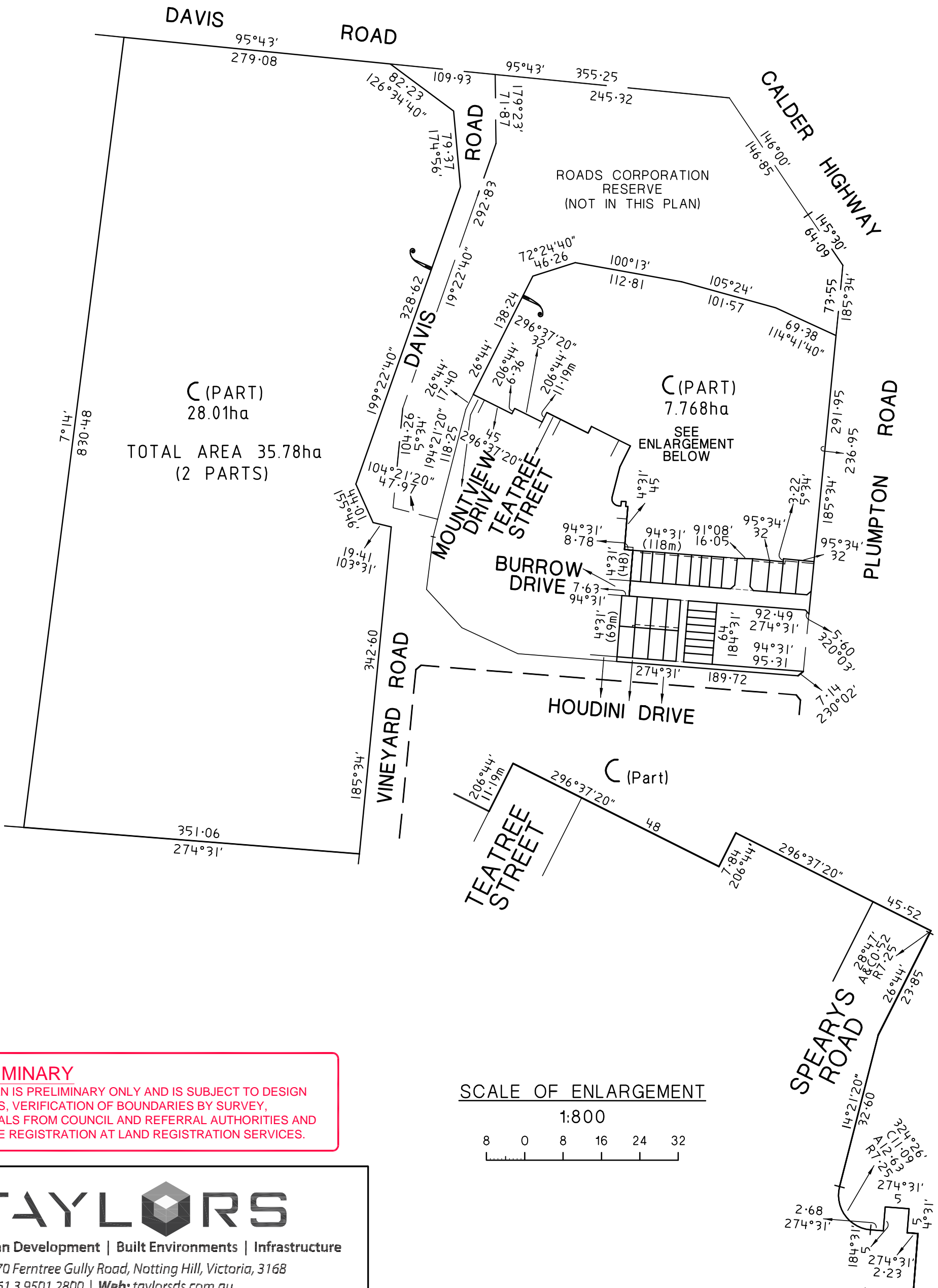
.....
Council Delegate Signature

Original sheet size A3

PLAN OF SUBDIVISION

STAGE NO.

Plan Number
PS719772L



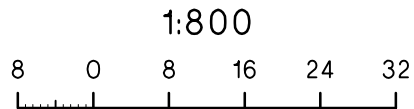
C (PART)
28.01ha
TOTAL AREA 35.78ha
(2 PARTS)

C (PART)
7.768ha
SEE ENLARGEMENT BELOW

PRELIMINARY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

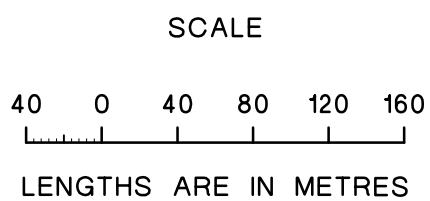
SCALE OF ENLARGEMENT



TAYLORS

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

ORIGINAL
SCALE SHEET SIZE
1:4000 A3



LICENSED SURVEYOR :

Signature Date / /

REF. 1112-3

VERSION 1C

Sheet 2

Date / /
Council Delegate Signature

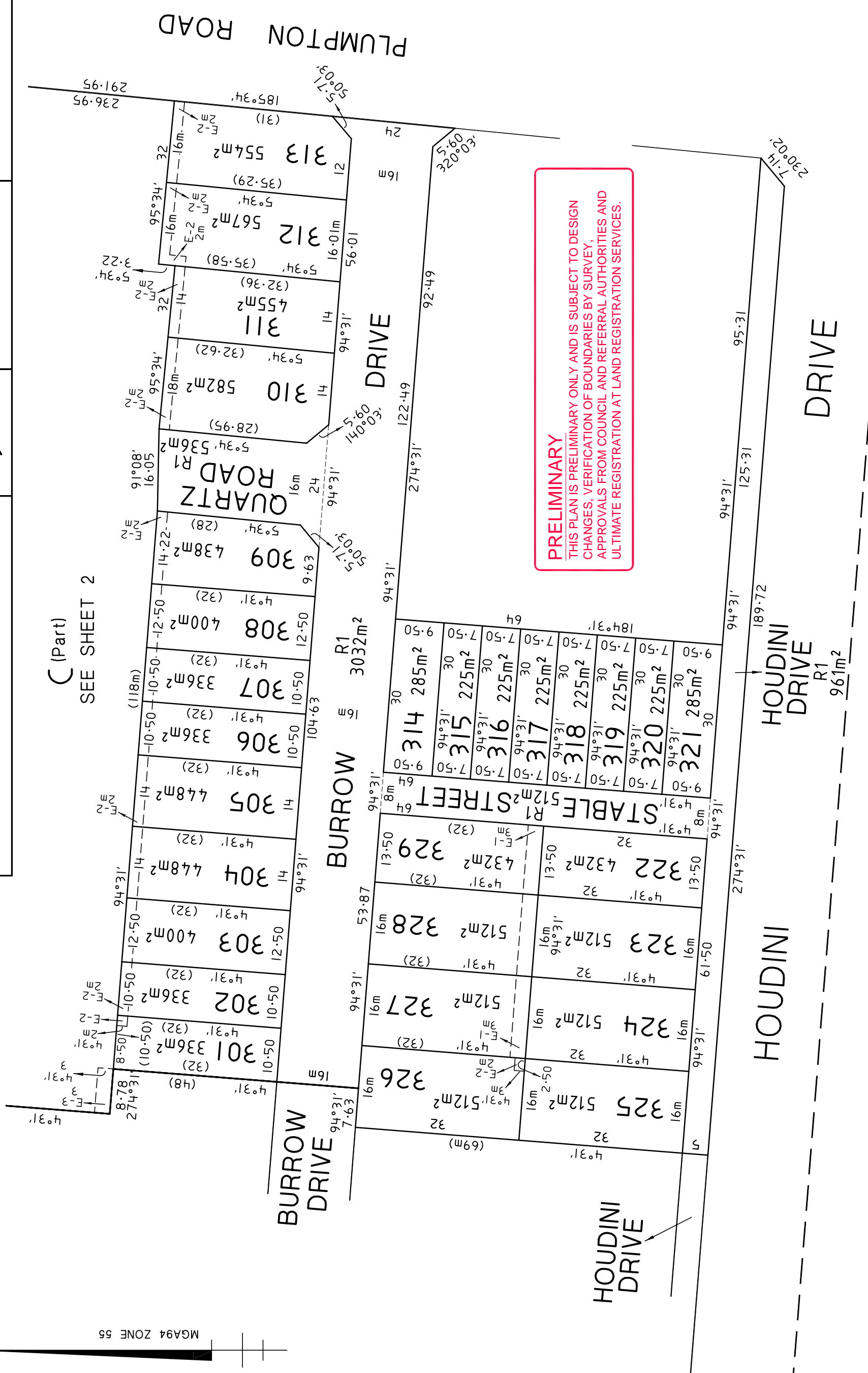
PLAN OF SUBDIVISION

STAGE NO. /

Plan Number
PS719772L

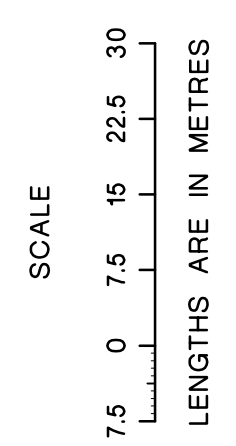
(Part)
SEE SHEET 2

MGA94 ZONE 55



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

ORIGINAL	SHEET SIZE
SCALE	1:750
SHEET SIZE	A3



LICENSED SURVEYOR : RICHARD ILLINGWORTH

Signature Date

REF. 1112 - 3 VERSION 10 18/7/13 AP

Sheet 3

Date / /

Council Delegate Signature

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

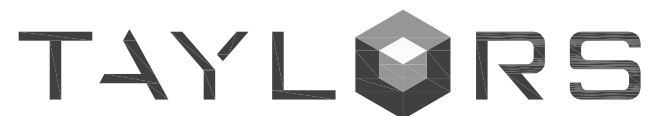
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
301	302
302	301, 303
303	302, 304
304	303, 305
305	304, 306
306	305, 307
307	306, 308
308	307, 309
309	308
310	311
311	310, 312
312	311, 313
313	312
314	315
315	314, 316
316	315, 317
317	316, 318
318	317, 319
319	318, 320
320	319, 321

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
321	320
322	323, 329
323	322, 324, 328
324	323, 325, 327
325	324, 326
326	325, 327
327	324, 326, 328
328	323, 327, 329
329	322, 328

PRELIMINARY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.



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

ORIGINAL		SCALE		LICENSED SURVEYOR :		Sheet 4	
SCALE	SHEET SIZE	<p>LENGTHS ARE IN METRES</p>		Signature Date / / REF. 1112 - 3 VERSION 10 18/7/13 AP		Date / / Council Delegate Signature	
A3							

CREATION OF RESTRICTION B

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 ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE MELTON PLANNING SCHEME.

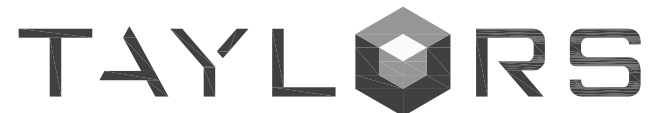
THIS RESTRICTION WILL SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
314	315
315	314, 316
316	315, 317
317	316, 318
318	317, 319
319	318, 320
320	319, 321
321	320

PRELIMINARY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.



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

ORIGINAL SCALE	SHEET SIZE A3	SCALE 0 LENGTHS ARE IN METRES	LICENSED SURVEYOR :	Sheet 5
			Signature	Date / /
			REF. 1112 - 3	VERSION 10
				18/7/13 AP