PLAN OF SUBDIVISION

EDITION 1

PS906392E

LOCATION OF LAND

PARISH: HOLDEN

TOWNSHIP: ----

SECTION: 13

CROWN ALLOTMENT: B (PART)

CROWN PORTION: ----

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot P on PS902260U

POSTAL ADDRESS: (at time of subdivision) DIGGERS REST - COIMADAI ROAD
DIGGERS REST 3427

MGA 94 CO-ORDINATES: (of approx centre of land in plan) E: 296 505 ZONE: 55
N: 5 833 645

COUNCIL NAME: MELTON CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R1	Melton City Council
Reserve No.1	Melton City Council
Reserve No. 2	Jemena Electricity Networks (VIC) Ltd

NOTATIONS

DEPTH LIMITATION: Does Not Apply

SURVEY:
This plan is based on survey in BP3350U

STAGING:
This is not a staged subdivision.

BLOOMDALE - Release 39
Area of Release: 5.861ha
No. of Lots: 81 Lots and Balance Lot Q

NOTATIONS

Lots 3901 - 3981 may be affected by one or more restrictions.
Refer to Creation of Restriction A, B and C on Sheet 6 and 7 of this plan for details

OTHER PURPOSE OF PLAN
Removal of easement E-1 on PS902260U, upon registration of this plan.

GROUNDS FOR REMOVAL:
By agreement between all interested parties vide Sec.6(1)(k) of the Subdivision Act 1988

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 Diagram	PS902260U	Greater Western Water Corporation
E-2	Sewerage	See Diagram	This Plan	Greater Western Water Corporation
E-3	Drainage	See Diagram	This Plan	Melton City Council
	Sewerage			Greater Western Water Corporation

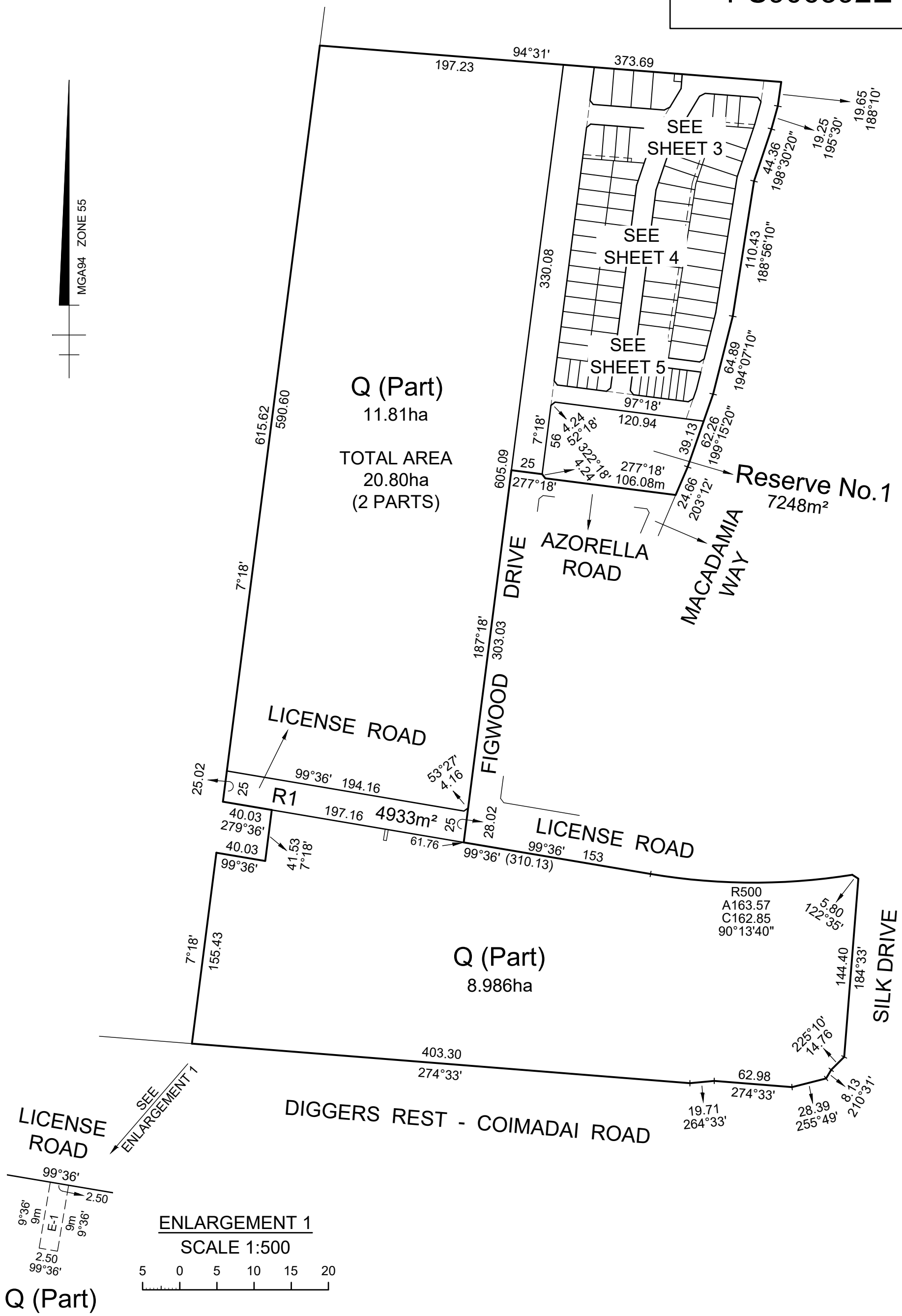
TAYLORS
Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
***Tel:** 61 3 9501 2800 | **Web:** taylorsds.com.au*

SURVEYORS FILE REF: Ref. 01112-39 Ver. 3

ORIGINAL SHEET SIZE: A3

Licensed Surveyor:
RAYMOND LI / Version No 3

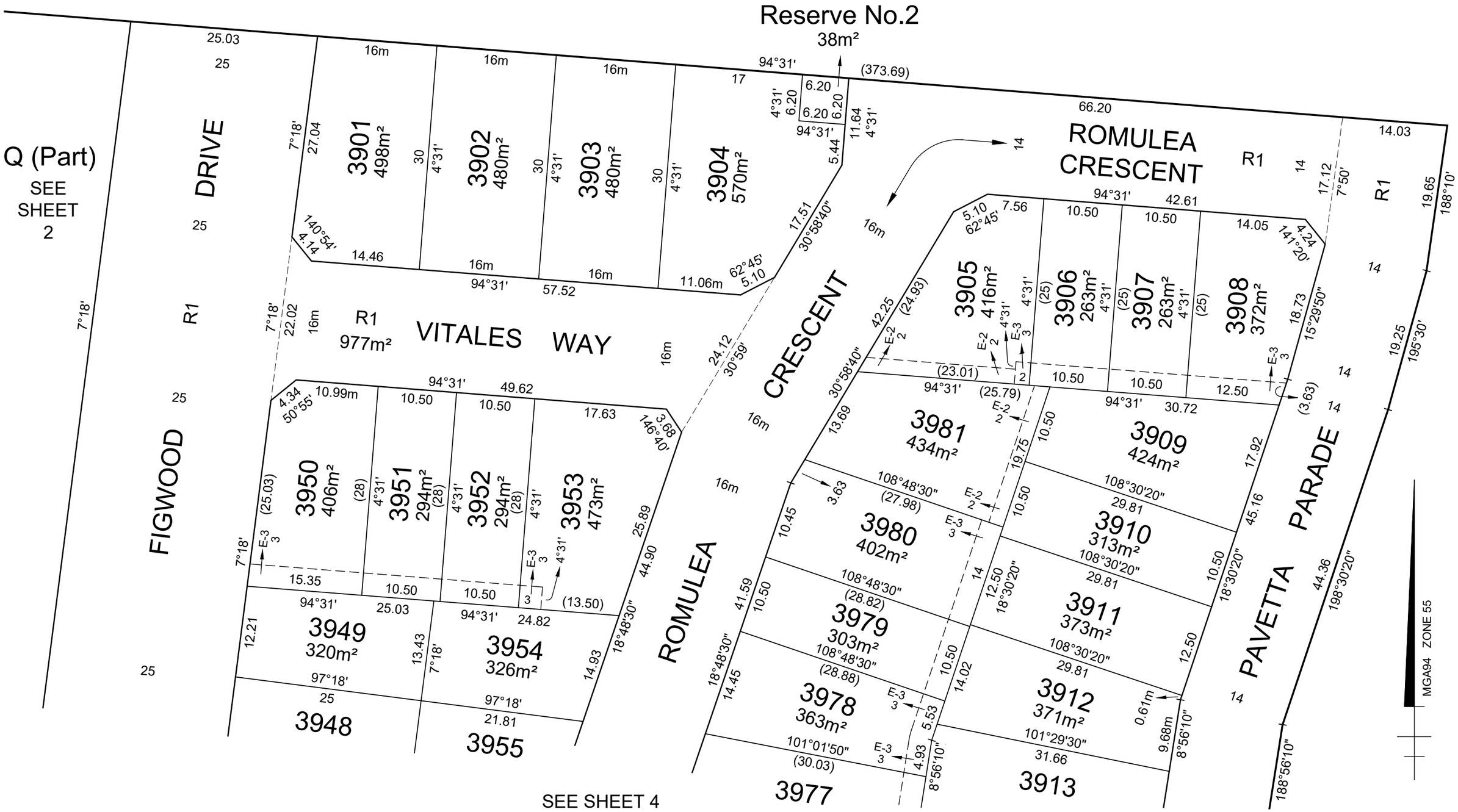
PS906392E



ENLARGEMENT 1
SCALE 1:500
5 0 5 10 15 20

TAYLORS Urban Development | Built Environments | Infrastructure *8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168* ***Tel:** 61 3 9501 2800 | **Web:** taylorsds.com.au*	SCALE 1:3000	30 0 30 60 90 120 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 01112-39 Ver. 3	SHEET 2
	Licensed Surveyor: RAYMOND LI / Version No 3			

PS906392E



TAYLORS

Urban Development | Built Environments | Infrastructure

8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168

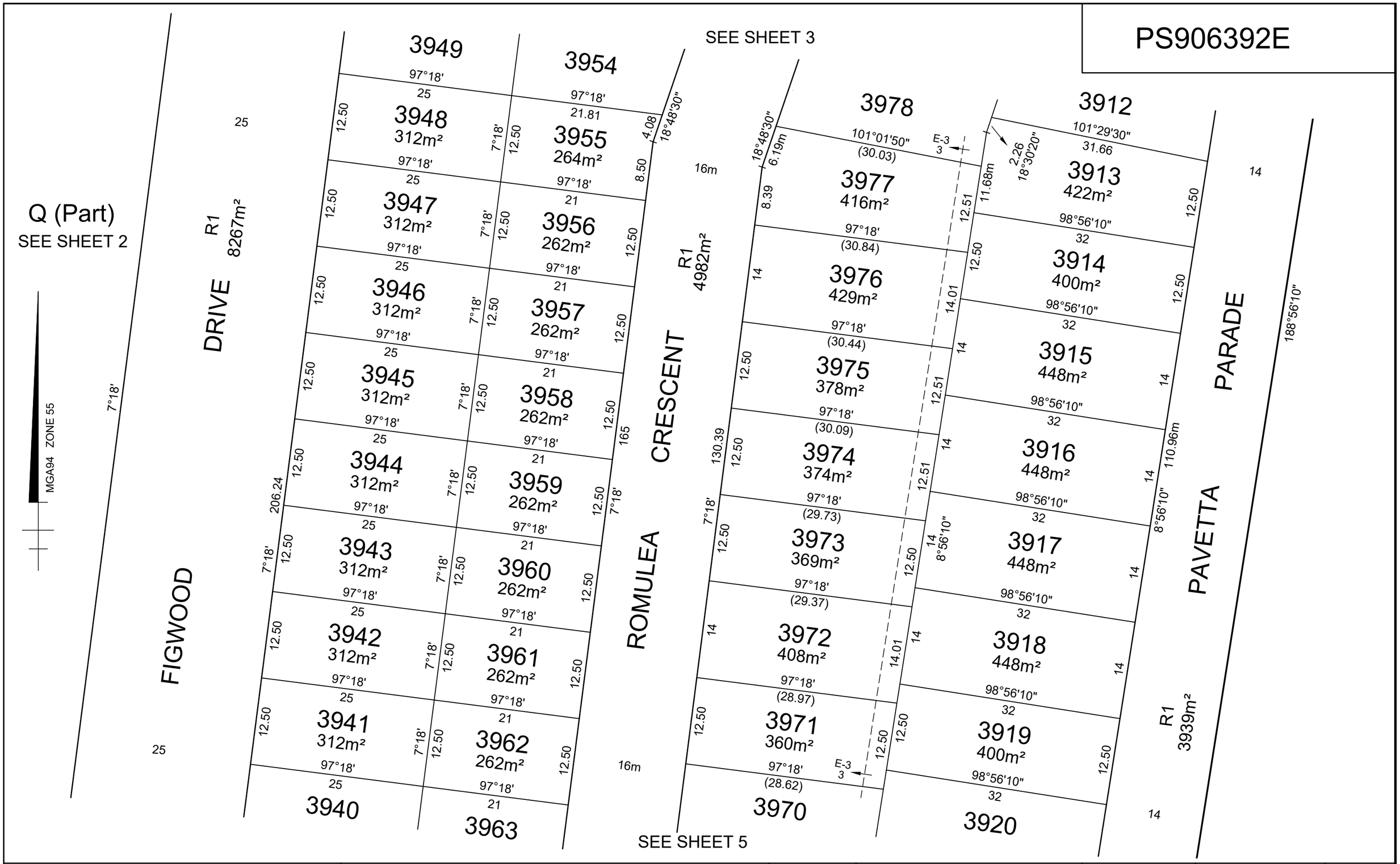
***Tel:** 61 3 9501 2800 | **Web:** taylorsds.com.au*

SCALE		ORIGINAL SHEET	Ref. 01112-39	SHEET 3
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	SIZE: A3	Ver. 3	

Licensed Surveyor:

RAYMOND LI / Version No 3

PS906392E



TAYLORS

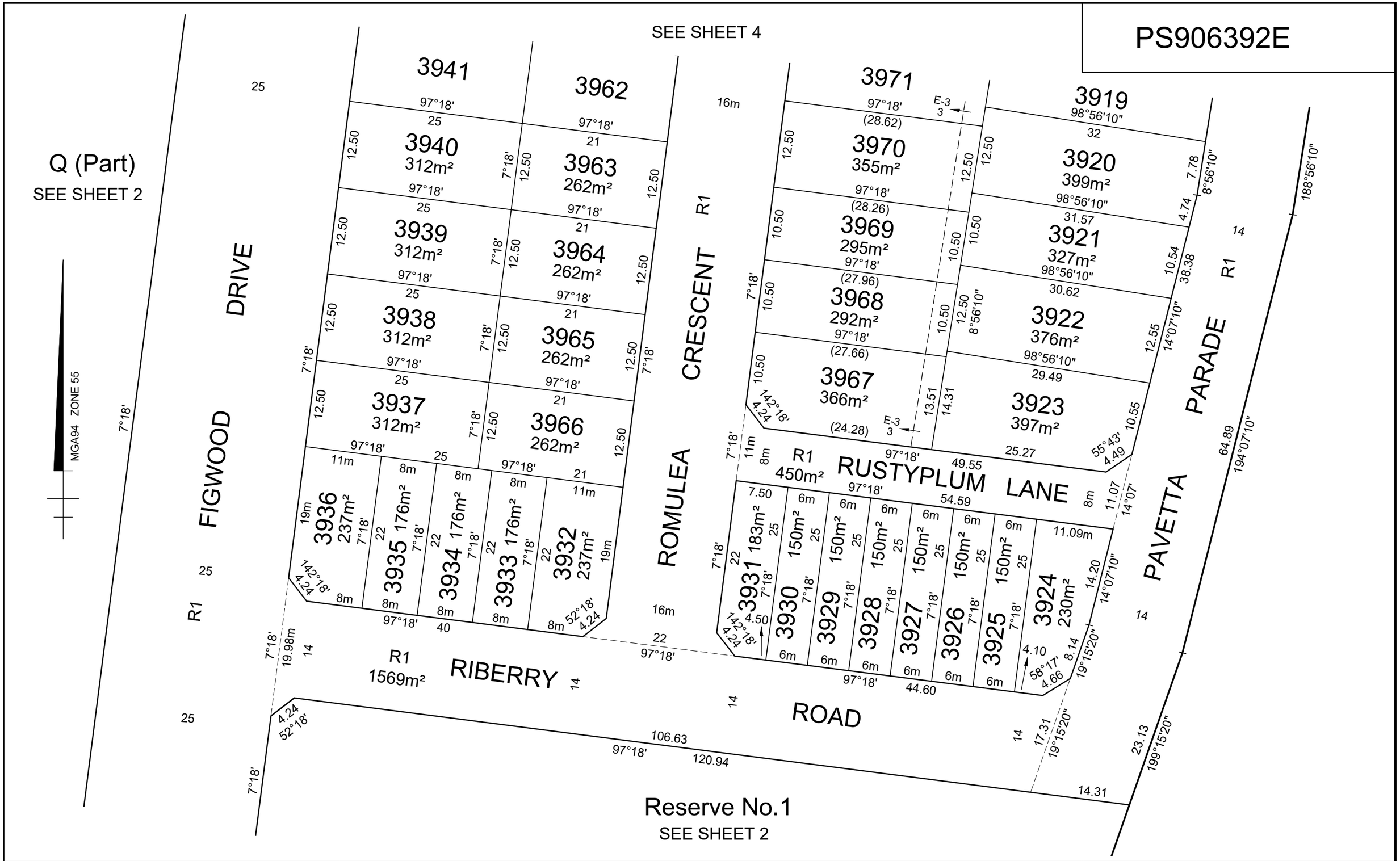
Urban Development | Built Environments | Infrastructure

8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168

Tel: *61 3 9501 2800* | ***Web:*** *taylorsds.com.au*

SCALE		ORIGINAL SHEET		
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	SIZE: A3	Ref. 01112-39 Ver. 3	SHEET 4
Licensed Surveyor: RAYMOND LI / Version No 3				

PS906392E



TAYLORS

Urban Development | Built Environments | Infrastructure

8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168

***Tel:** 61 3 9501 2800 | **Web:** taylorsds.com.au*

SCALE		ORIGINAL SHEET	Ref. 01112-39	SHEET 5
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	SIZE: A3	Ver. 3	
Licensed Surveyor: RAYMOND LI / Version No 3				

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: 31/12/2026

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3901	3902
3902	3901, 3903
3903	3902, 3904
3904	3903
3905	3906, 3981
3906	3905, 3907, 3909, 3981
3907	3906, 3908, 3909
3908	3907, 3909
3909	3906, 3907, 3908, 3910, 3981
3910	3909, 3911, 3980, 3981
3911	3910, 3912, 3980
3912	3911, 3913, 3978, 3979, 3980
3913	3912, 3914, 3977, 3978
3914	3913, 3915, 3976, 3977
3915	3914, 3916, 3975, 3976
3916	3915, 3917, 3974, 3975
3917	3916, 3918, 3973, 3974
3918	3917, 3919, 3972, 3973
3919	3918, 3920, 3971, 3972
3920	3919, 3921, 3970, 3971
3921	3920, 3922, 3969,3970
3922	3921, 3923, 3968, 3969
3923	3922, 3967, 3968
3924	3925
3925	3924, 3926
3926	3925, 3927
3927	3926, 3928
3928	3927, 3929
3929	3928, 3930
3930	3929, 3931
3931	3930
3932	3933, 3966
3933	3932, 3934, 3966
3934	3933, 3935, 3937, 3966
3935	3934, 3936, 3937
3936	3935, 3937
3937	3934, 3935, 3936, 3938, 3966
3938	3937, 3939, 3965
3939	3938, 3940, 3964
3940	3939, 3941, 3963
3941	3940, 3942, 3962

TABLE 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3942	3941, 3943, 3961
3943	3942, 3944, 3960
3944	3943, 3945, 3959
3945	3944, 3946, 3958
3946	3945, 3947, 3957
3947	3946, 3948, 3956
3948	3947, 3949, 3955
3949	3948, 3950, 3951, 3954
3950	3949, 3951
3951	3949, 3950, 3952, 3954
3952	3951, 3953, 3954
3953	3952, 3954
3954	3949, 3951, 3952, 3953, 3955
3955	3948, 3954, 3956
3956	3947, 3955, 3957
3957	3946, 3956, 3958
3958	3945, 3957, 3959
3959	3944, 3958, 3960
3960	3943, 3959, 3961
3961	3942, 3960, 3962
3962	3941, 3961, 3963
3963	3940, 3962, 3964
3964	3939, 3963, 3965
3965	3938, 3964, 3966
3966	3932, 3933, 3934, 3937, 3965
3967	3923, 3968
3968	3922, 3923, 3967, 3969
3969	3921, 3922, 3968, 3970
3970	3920, 3921, 3969, 3971
3971	3919, 3920, 3970, 3972
3972	3918, 3919, 3971, 3973
3973	3917, 3918, 3972, 3974
3974	3916, 3917, 3973, 3975
3975	3915, 3916, 3974, 3976
3976	3914, 3915, 3975, 3977
3977	3913, 3914, 3976, 3978
3978	3912, 3913, 3977, 3979
3979	3912, 3978, 3980
3980	3910, 3911, 3912, 3979, 3981
3981	3905, 3906, 3909, 3910, 3980

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: 31/12/2026

TABLE 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
3906	A	3905, 3907, 3981, 3909
3907	A	3906, 3908, 3909
3924	B	3925
3925	B	3924, 3926
3926	B	3925, 3927
3927	B	3926, 3928
3928	B	3927, 3929
3929	B	3928, 3930
3930	B	3929, 3931
3931	B	3930
3932	B	3933, 3966
3933	B	3932, 3934, 3966
3934	B	3933, 3935, 3937, 3966
3935	B	3934, 3936, 3937
3936	B	3935, 3937
3951	A	3949, 3950, 3952, 3954

TABLE 2 Continued

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
3952	A	3951, 3953, 3954
3955	A	3948, 3954, 3956
3956	A	3947, 3955, 3957
3957	A	3946, 3956, 3958
3958	A	3945, 3957, 3959
3959	A	3944, 3958, 3960
3960	A	3943, 3959, 3961
3961	A	3942, 3960, 3962
3962	A	3941, 3961, 3963
3963	A	3940, 3962, 3964
3964	A	3939, 3963, 3965
3965	A	3938, 3964, 3966
3966	A	3932, 3933, 3934, 3937, 3965
3968	A	3922, 3923, 3967, 3969
3969	A	3921, 3922, 3968, 3970

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 3906, 3907, 3924 - 3936, 3951, 3952, 3955 - 3966, 3968 and 3969.
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: 31/12/2026