

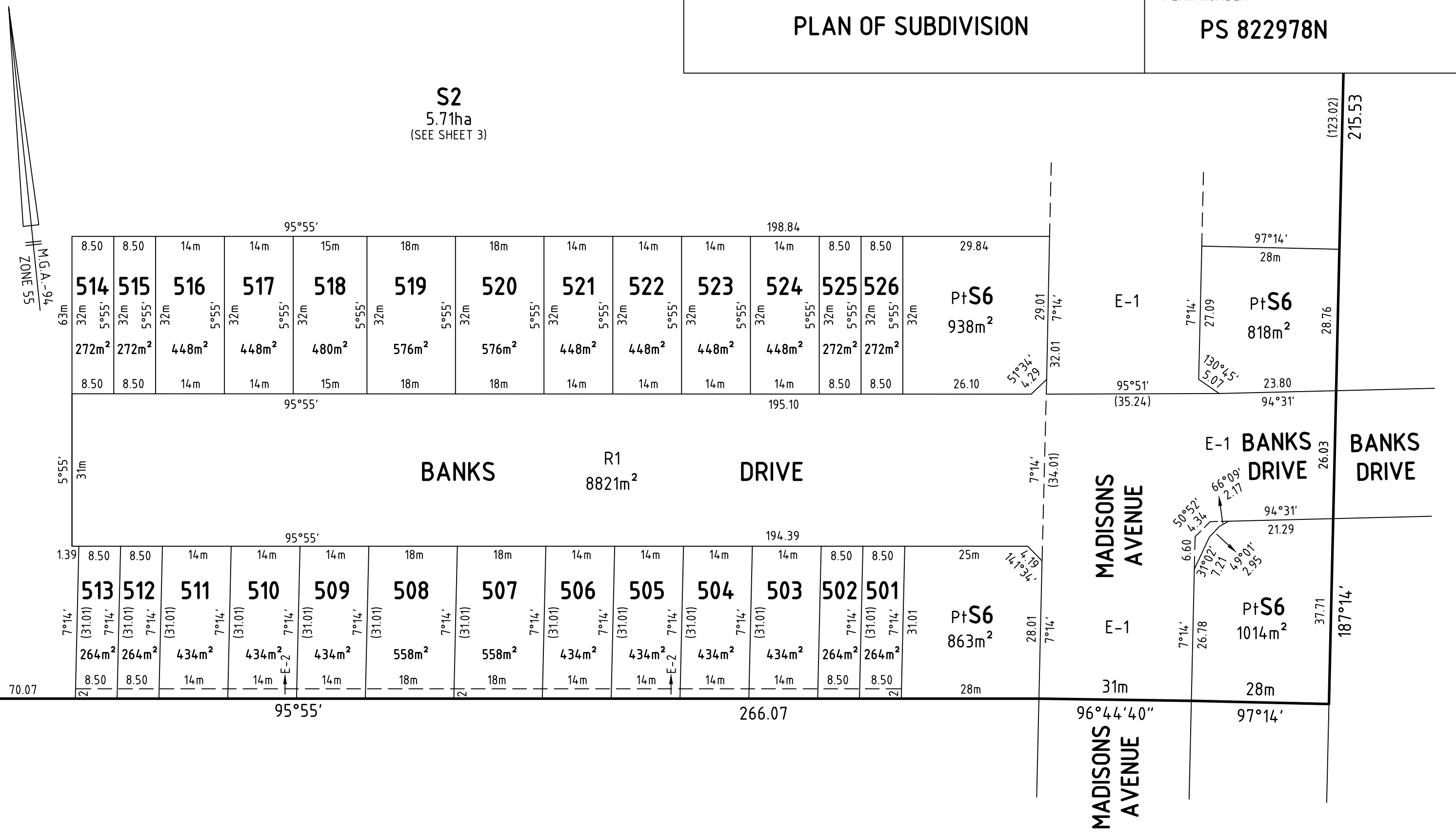
PLAN OF SUBDIVISION		LRS USE ONLY	EDITION	PLAN NUMBER PS 822978N
LOCATION OF LAND		COUNCIL CERTIFICATION AND ENDORSEMENT		
PARISH:	Holden	Council Name: Melton City Council		
TOWNSHIP:	---	Council Reference Number: Sub6204 Planning Permit Reference: PA2014/4497 SPEAR Reference Number: S182794H		
SECTION:	13	Certification		
CROWN ALLOTMENT:	B (Part)	This plan is certified under section 6 of the Subdivision Act 1988		
CROWN PORTION:	---	Public Open Space		
TITLE REFERENCES:	Vol. Fol.	A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made		
LAST PLAN REFERENCE/S:	PS 816592 W Lot F	Digitally signed by: Steven Michael Finlay for Melton City Council on 20/06/2022		
POSTAL ADDRESS: (At time of subdivision)	87-193 Davis Road, Diggers Rest, Vic. 3427.			
M.G.A. 94-Co-ordinates (of approx centre of land in plan)	E 296710 N 5834120 ZONE: 55			
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
Road R1	Melton City Council			
NOTATIONS				
DEPTH LIMITATION: Does not apply.		Lots 501 to 526 (both inclusive) are affected by a restriction. Lots 501, 502, 512, 513, 514, 515, 525 and 526 are affected by a restriction. Refer to the Creation of Restriction on sheets 5 & 6 of this plan for details.		
SURVEY: This plan is based on survey. This survey has been connected to permanent marks no.(s): PM's 276100140, 276000220 and 276100570 "Holden PM's 14, 22 and 57". Proclaimed survey area: N/A		Lots numbers 1 to 500 have been omitted from this plan.		
STAGING: This is a staged subdivision. Planning Permit No. PA2014/4497				
Davis Vineyard Estate Stage 5A				
AREA SUMMARY::				
AREA of STAGE: 1.943ha				
AREA of LOTS: 1.062ha				
AREA of ROADS: 8817m ²				
AREA of RESERVE: N/A				
No. of LOTS: 26 lots and balance lots G, S2 and S6				
EASEMENT INFORMATION				
LEGEND	A-Appurtenant Easement	E-Encumbering Easement	R-Encumbering Easement (Road)	
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	Carriageway, Drainage and Sewerage, and the Supply of Water, Gas, Electricity and Telecommunications.	See Plan	PS 816592 W	Lot E on PS 816592 W
E-2	Drainage	See Plan	This Plan	Melton City Council
REF 15312-P2-S5A		ORIGINAL SHEET SIZE A3		SHEET 1 OF 6 SHEETS
jREdwards LAND SURVEYORS 59 Fletcher Street, Essendon, 3040 Ph: 9370 2209 Fax: 9370 1102 P.O.Box 165 Essendon 3040 E-mail: jredwardslandsurveyors@gmail.com Web: www.jredwardslandsurveyors.com.au		LICENSED SURVEYOR David Sidley VERSION 5 Digitally signed by: David James Sidley, Licensed Surveyor, Surveyor's Plan Version (5), 06/04/2022, SPEAR Ref: S182794H		

PLAN OF SUBDIVISION

PLAN NUMBER

PS 822978N

S2
5.71ha
(SEE SHEET 3)

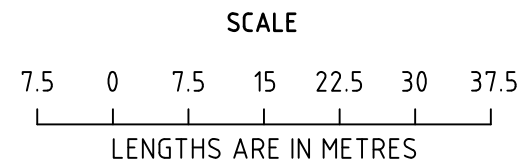


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SHEET 2

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SCALE

1:750

LICENSED SURVEYOR David Sidley

VERSION 5

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06/04/2022, SPEAR Ref: S182794H

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PLAN OF SUBDIVISION

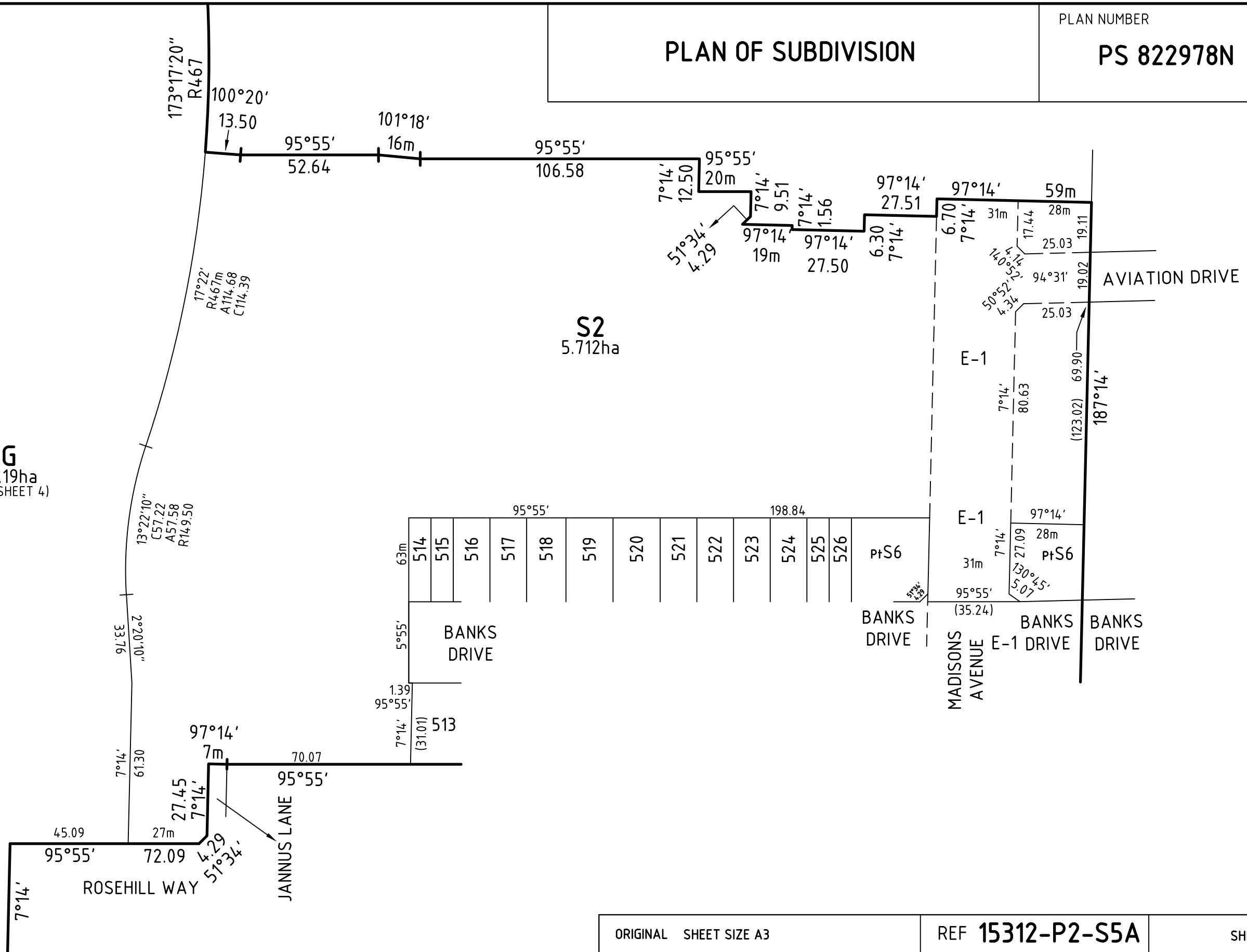
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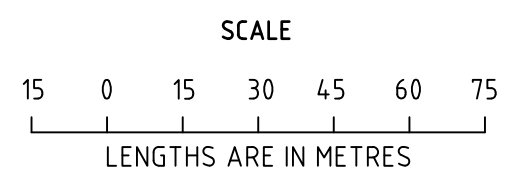
G
38.19ha
(SEE SHEET 4)

S2
5.712ha



ORIGINAL SHEET SIZE A3 REF **15312-P2-S5A** SHEET 3

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SCALE
1:1500

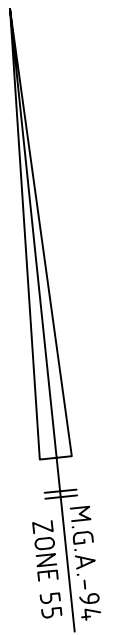
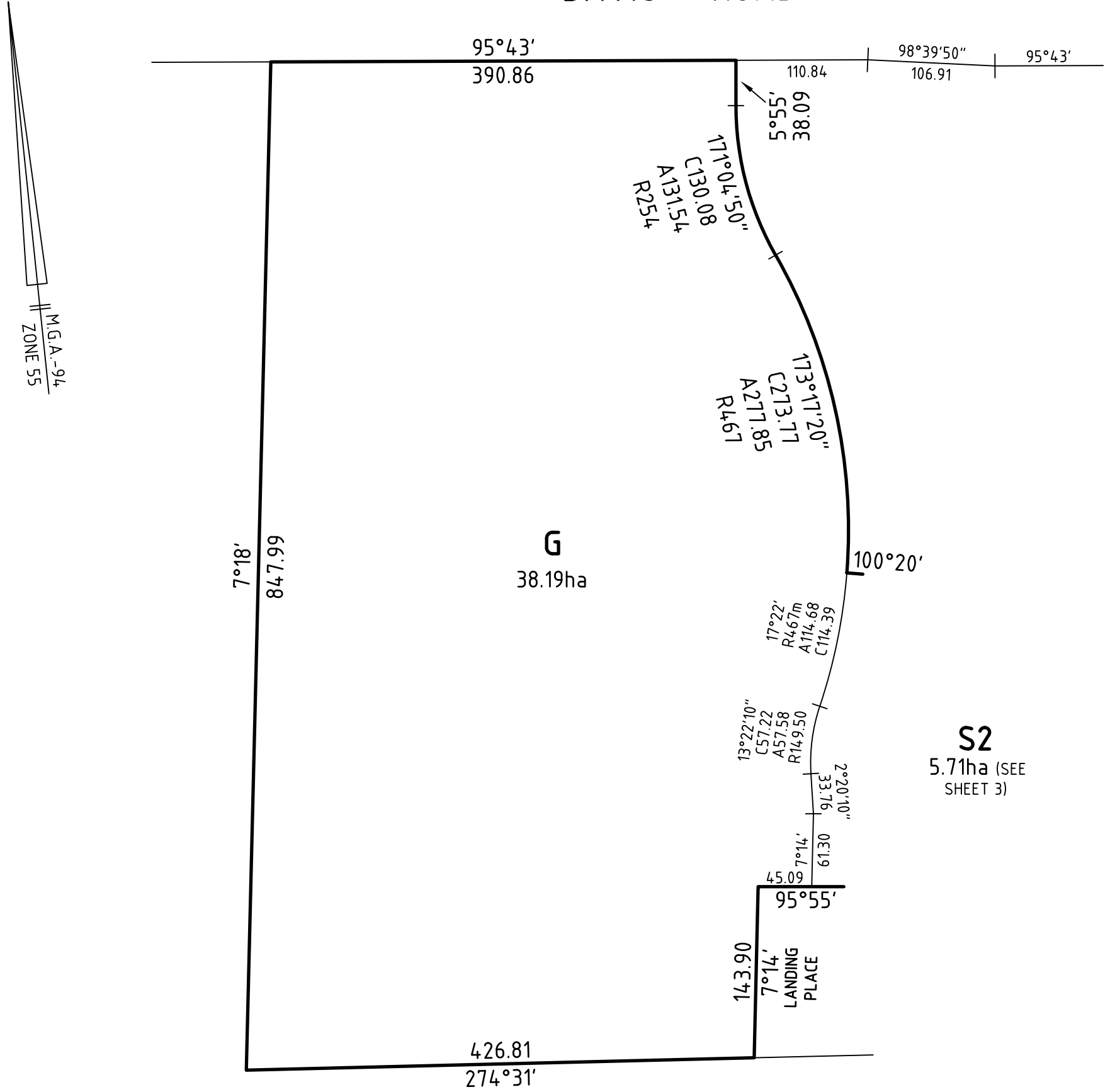
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DAVIS ROAD

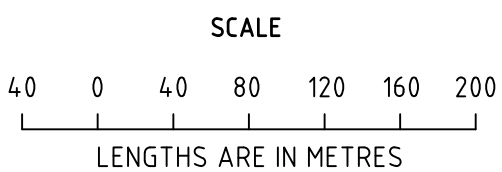


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SHEET 4



SCALE
1:4000

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PLAN OF SUBDIVISION

PLAN NUMBER

PS 822978N

SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'A'

The following restriction is to be created upon registration of this Plan of Subdivision.

LOTS TO BENEFIT: See below.

LOTS TO BE BURDENED: See below.

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 any building other than a building which has been constructed in accordance with the approved Housing and Design Guidelines (HDG) for 87-193 Davis Road, Diggers Rest as required by condition 3 of Planning Permit PA/2014/4497 without the prior written consent of the Responsible Authority.
The provisions of the said HDG are incorporated into this restriction.

2. Must not erect any building on a lot unless the plans for such a building are endorsed by the Davis Road Estate Building Design Approval Committee (DREBDAC) prior to the issue of a building permit.

This restriction 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.

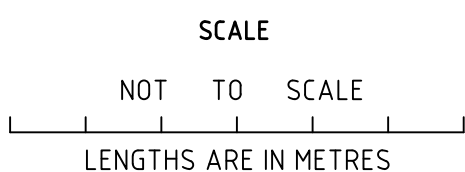
Burdened Lot No.	Benefiting Lots on this plan	Burdened Lot No.	Benefiting Lots on this plan
501	502	514	513
502	501, 503	515	514, 516
503	502, 504	516	515, 517
504	503, 505	517	516, 518
505	504, 506	518	517, 519
506	505, 507	519	518, 520
507	506, 508	520	519, 521
508	507, 509	521	520, 522
509	508, 510	522	521, 523
510	509, 511	523	522, 524
511	510, 512	524	523, 525
512	511, 513	525	524, 526
513	512	526	525

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SHEET 5



SCALE

N.T.S.

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PLAN OF SUBDIVISION

PLAN NUMBER

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SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'B'

The following restriction is to be created upon registration of this Plan of Subdivision.

LOTS TO BENEFIT: See below.

LOTS TO BE BURDENED: See below.

DESCRIPTION OF RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot on this plan shall 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 (type A or type B) 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 Small Lot Housing Code.

This restriction 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.

Burdened Lot No.	SLHC Type	Benefiting Lots on this plan
501	A	502
502	A	501, 503
512	A	511, 513
513	A	512
514	A	515
515	A	514, 516
525	A	524, 526
526	A	525

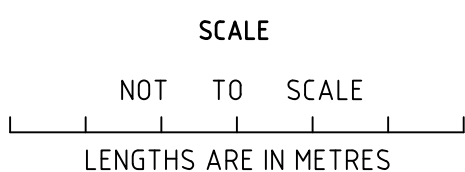
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SHEET 6



SCALE

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