

# PLAN OF SUBDIVISION

LRS USE ONLY

# EDITION

PLAN NUMBER

**PS 822978N/S2**

## COUNCIL CERTIFICATION AND ENDORSEMENT

Council Name: Melton City Council

Council Reference Number: Sub 6205  
 Planning Permit Reference: PA2014/4497  
 SPEAR Reference Number: S182795C

### Certification

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: Steven Michael Finlay for Melton City Council on 20/06/2022

LOCATION OF LAND  
 PARISH: Holden  
 TOWNSHIP: ---  
 SECTION: 13  
 CROWN ALLOTMENT: B ( Part )  
 CROWN PORTION: ---  
 LRS BASE RECORD: Vicmap  
 TITLE REFERENCES: Vol. Fol.  
 LAST PLAN REFERENCE/S: PS 822978 N Lot S2  
 POSTAL ADDRESS:  
 (At time of subdivision) 87-193 Davis Road,  
 Diggers Rest, Vic. 3427.  
 M.G.A. 94-Co-ordinates E 296710 ZONE: 55  
 (of approx centre of N 5834120  
 land in plan)

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER

COUNCIL/BODY/PERSON

Road R2  
 Reserve No.1

Melton City Council  
 Jemena Electrical Networks (Vic) Ltd.

## NOTATIONS

DEPTH LIMITATION: Does not apply.

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

STAGING: This is a staged subdivision.  
 Planning Permit No. PA2014/4497

Lots 601 to 625 (both inclusive) are affected by a restriction.  
 Lots 603, 604, 615, 616, 617, 621, 622 and 623 are affected by a restriction.  
 Refer to the Creation of Restriction on sheets 4 & 5 of this plan for details.  
 Lots numbers 1 to 600 have been omitted from this plan.

### Davis Vineyard Estate

AREA SUMMARY:  
 AREA of STAGE: 1.757ha  
 AREA of LOTS: 1.127ha  
 AREA of ROADS: 6264m<sup>2</sup>  
 AREA of RESERVE: 38.5m<sup>2</sup>  
 No. of LOTS: 25 lots and balance lots S3 and S7

## 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-S6

ORIGINAL SHEET SIZE A3

SHEET 1 OF 4 SHEETS

**JRE** Edwards  
 LAND SURVEYORS

59 Fletcher Street, Essendon, 3040  
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 P.O.Box 165 Essendon 3040  
 E-mail: jredwardslandsurveyors@gmail.com  
 Web: www.jredwardslandsurveyors.com.au



LICENSED SURVEYOR David Sidley VERSION 4

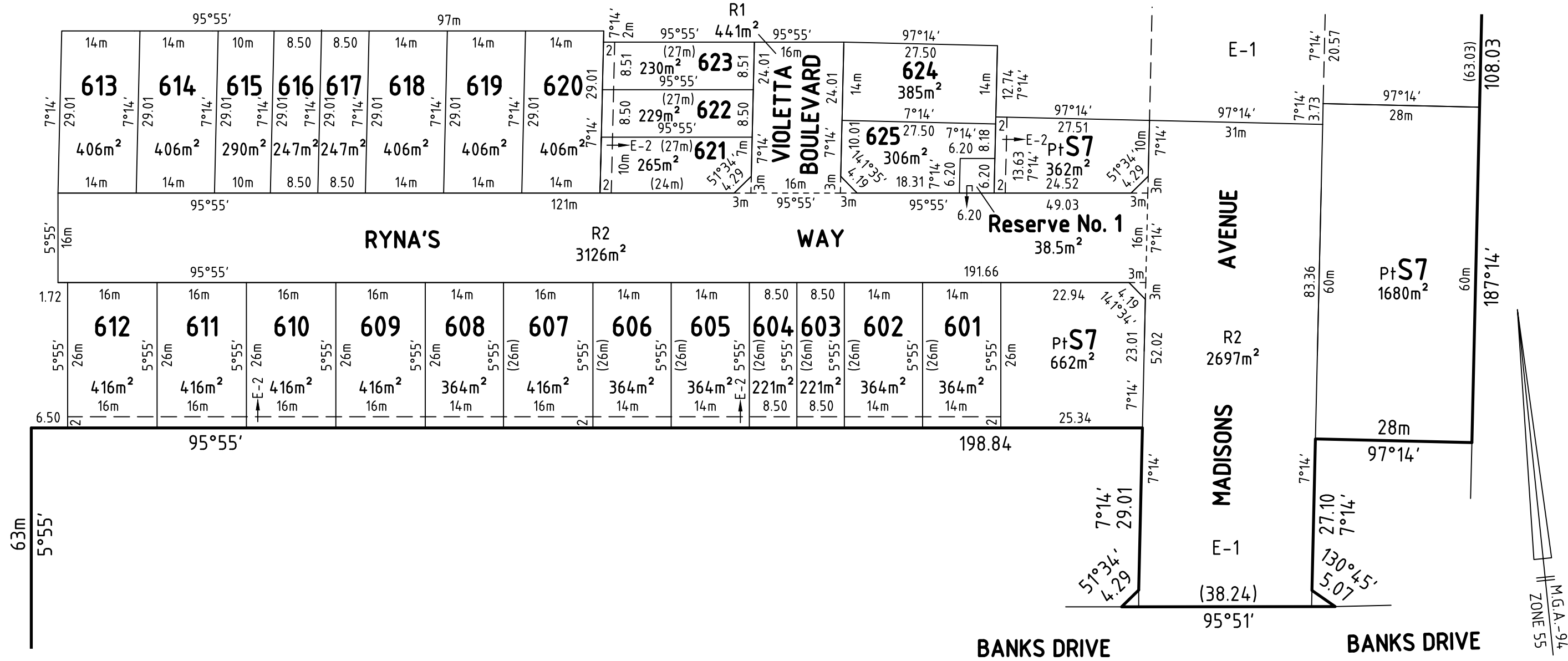
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S3  
3.955ha  
(SEE SHEET 3)



ORIGINAL SHEET SIZE A3	REF 15312-P2-S6	SHEET 2
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SCALE

7.5 0 7.5 15 22.5 30 37.5

LENGTHS ARE IN METRES

SCALE  
1:750

LICENSED SURVEYOR David Sidley VERSION 4

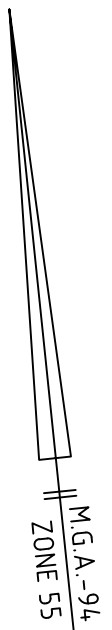
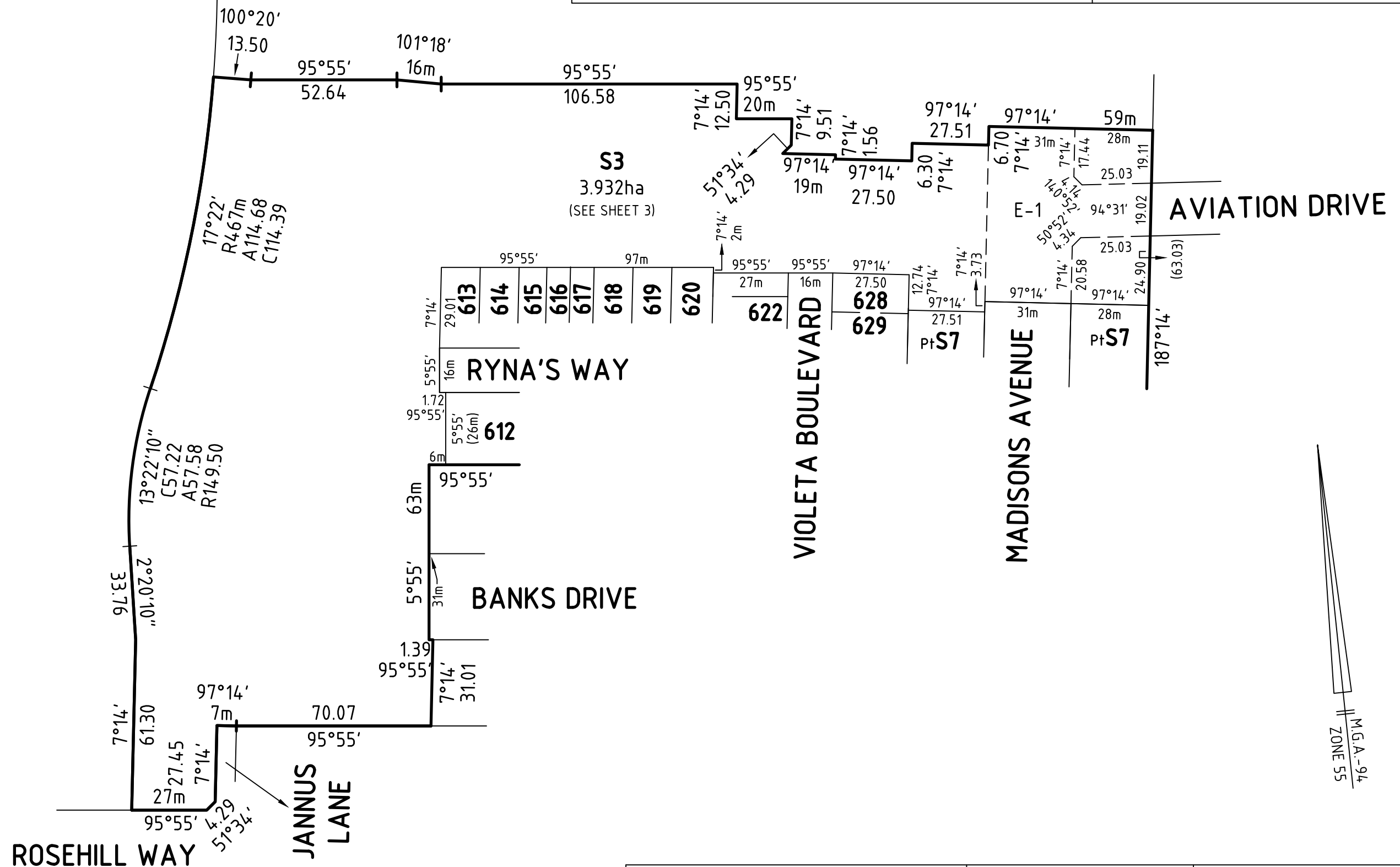
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PLAN OF SUBDIVISION

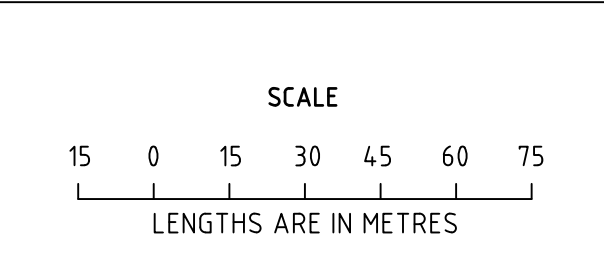
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ORIGINAL SHEET SIZE A3	REF 15312-P2-S6	SHEET 3
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# PLAN OF SUBDIVISION

PLAN NUMBER

## PS 822978N/S2

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.

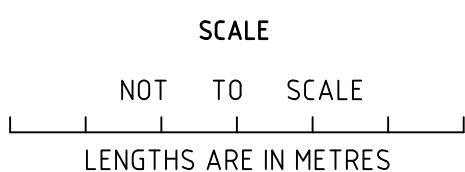
Burdened Lot No.	Benefiting Lots on this plan	Burdened Lot No.	Benefiting Lots on this plan
601	602	614	613, 615
602	601, 603	615	614, 616
603	602, 604	616	615, 617
604	603, 605	617	616, 618
605	604, 606	618	617, 619
606	605, 607	619	618, 620
607	606, 608	620	619, 621, 622, 623
608	607, 609	621	620, 622
609	608, 610	622	620, 621, 623
610	609, 611	623	620, 622
611	610, 612	624	625
612	611	625	624
613	614		

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ORIGINAL SHEET SIZE A3

REF **15312-P2-S6**

SHEET 4



SCALE

N.T.S.

LICENSED SURVEYOR **David Sidley** VERSION 4

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# PLAN OF SUBDIVISION

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**PS 822978N/S2**

## 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
603	A	602, 604
604	A	603, 605
615	A	614, 616
616	A	615, 617
617	A	616, 618
621	A	620, 622
622	A	620, 621, 623
623	A	620, 622

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ORIGINAL SHEET SIZE A3

REF **15312-P2-S6**

SHEET 5

SCALE

NOT TO SCALE

LENGTHS ARE IN METRES

SCALE

N.T.S.

LICENSED SURVEYOR David Sidley

VERSION 4

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