

**PLAN OF SUBDIVISION**

LRS USE ONLY

**EDITION**

PLAN NUMBER

**PS 822978N/S3**

**COUNCIL CERTIFICATION AND ENDORSEMENT**

Council Name: Melton City Council

Council Reference Number: Sub 6206  
 Planning Permit Reference: PA2014/4497  
 SPEAR Reference Number: S182855V

**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 S3  
 POSTAL ADDRESS: 87-193 Davis Road,  
 (At time of subdivision) 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 R3&R4	Melton City Council

**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

Lots 701 to 725 (both inclusive) are affected by a restriction.  
 Lots 702, 703, 704, 705, 706, 707, 7011, 712, 713, 720, 721 and 722 are affected by a restriction.  
 Refer to the Creation of Restriction on sheets 4 & 5 of this plan for details.

Lots numbers 1 to 700 have been omitted from this plan.

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

**Davis Vineyard Estate Stage 7**

**AREA SUMMARY::**  
 AREA of STAGE: 1.243ha  
 AREA of LOTS: 7114m<sup>2</sup>  
 AREA of ROADS: 5319m<sup>2</sup>  
 AREA of RESERVE: N/A  
 No. of LOTS: 25 lots and balance lots S4 and S8

**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-S7**

ORIGINAL SHEET SIZE A3

SHEET 1 OF 5 SHEETS

**JRE** Edwards  
 LAND SURVEYORS  
 59 Fletcher Street, Essendon, 3040  
 Ph: 9370 2209 Fax: 9370 1102  
 P.O.Box 165 Essendon 3040  
 Email: jredwardslandsurveyors@gmail.com  
 Web: www.jredwardslandsurveyors.com.au



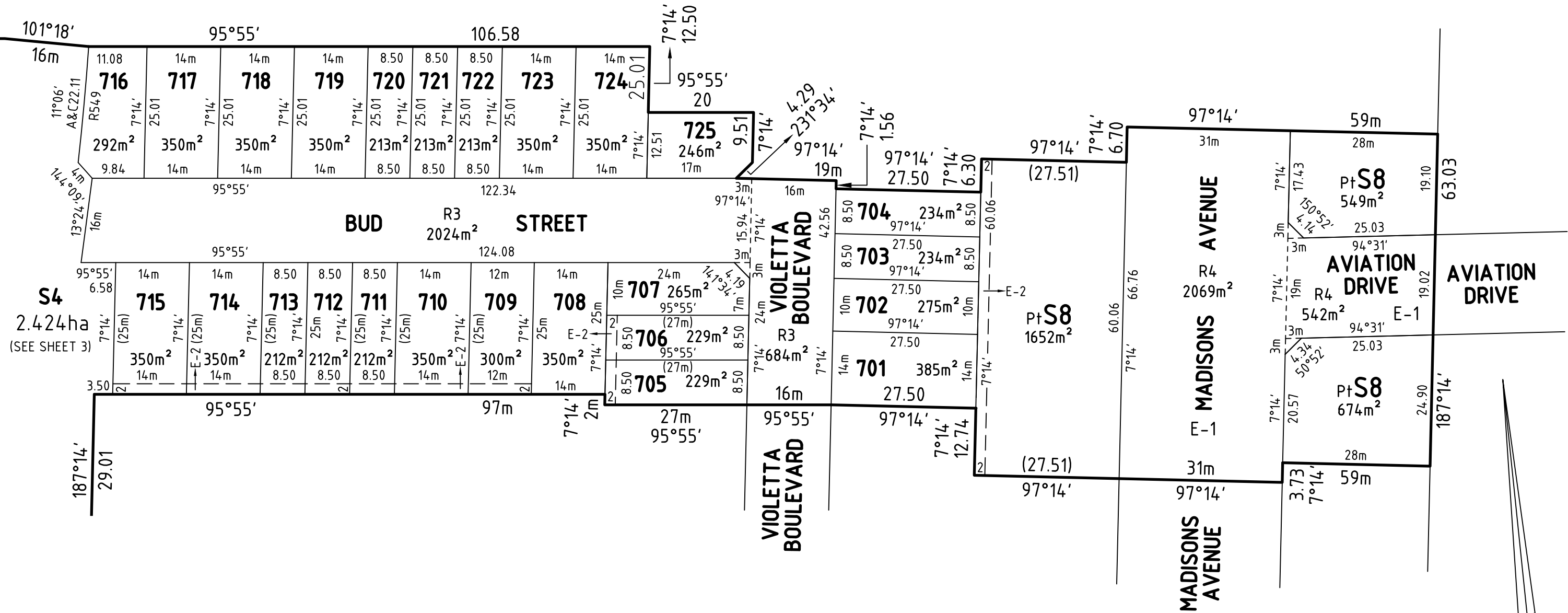
LICENSED SURVEYOR David Sidley VERSION 5

Digitally signed by: David James Sidley, Licensed Surveyor,  
 Surveyor's Plan Version (5),  
 16/02/2022, SPEAR Ref: S182855V

PLAN OF SUBDIVISION

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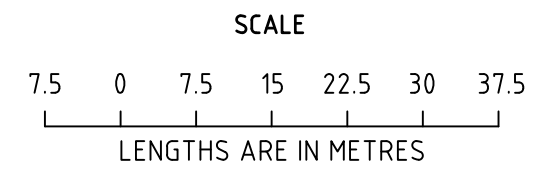
PS 822978N/S3



M.G.A.-94  
ZONE 55

ORIGINAL SHEET SIZE A3 REF 15312-P2-S7 SHEET 2

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SCALE  
1:750

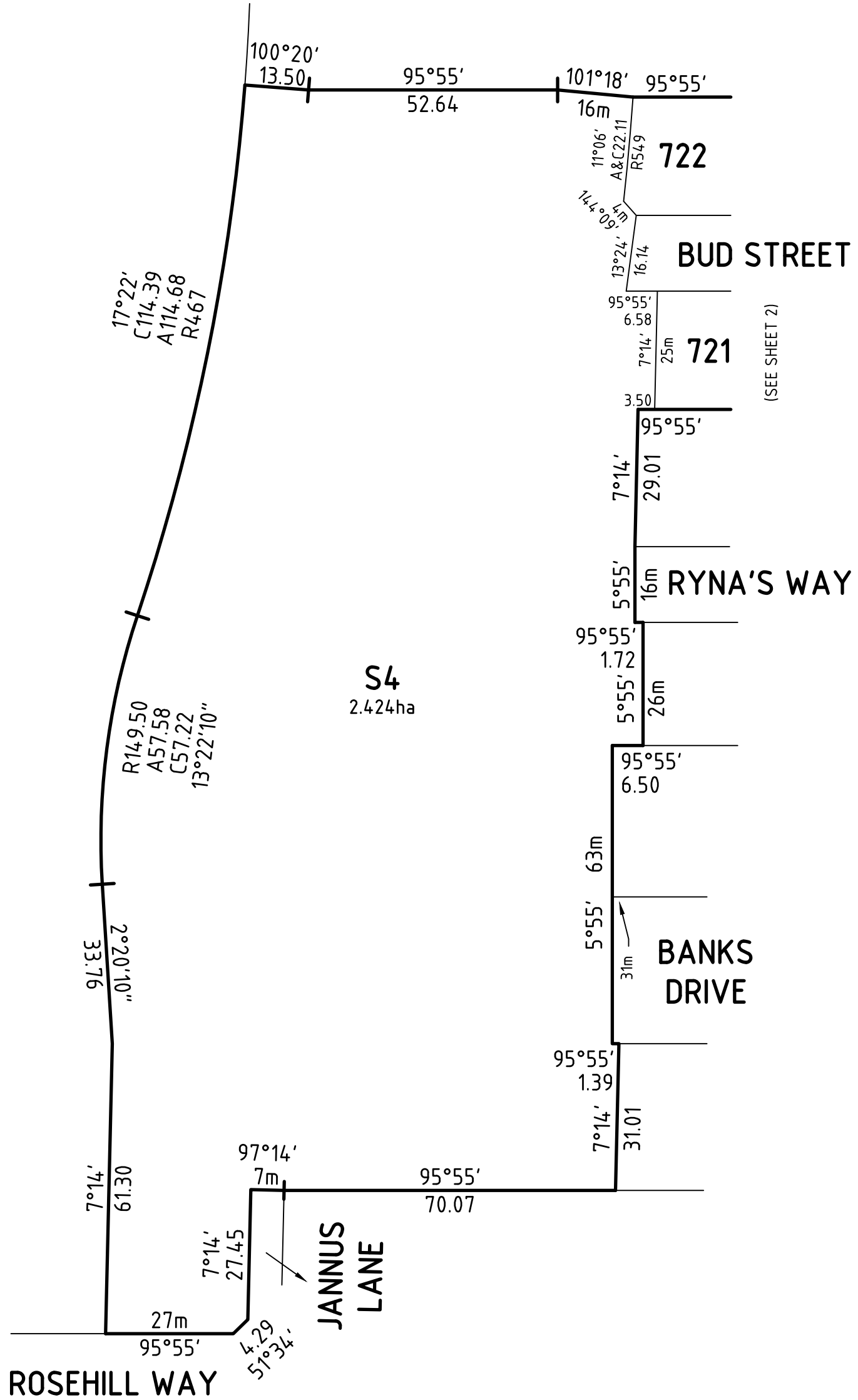
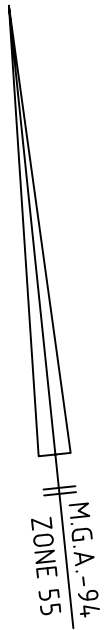
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(SEE SHEET 2)

**jRE** Edwards

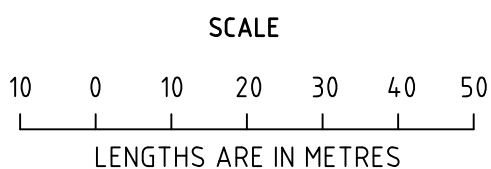
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ORIGINAL SHEET SIZE A3

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SHEET 3



SCALE  
1:1000

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# PLAN OF SUBDIVISION

PLAN NUMBER

## PS 822978N/S3

SUBDIVISION ACT 1988 CREATION OF RESTRICTION

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
701	702	714	713, 715
702	701, 703	715	714
703	702, 704	716	717
704	703	717	716, 718
705	706, 708	718	717, 719
706	705, 707, 708	719	718, 720
707	706, 708	720	719, 721
708	705, 706, 707, 709	721	720, 722
709	708, 710	722	721, 723
710	709, 711	723	722, 724
711	710, 712	724	723, 725
712	711, 713	725	724
713	712, 714		

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ORIGINAL SHEET SIZE A3

REF **15312-P2-S7**

SHEET 4

SCALE

NOT TO SCALE

LENGTHS ARE IN METRES

SCALE

N.T.S.

LICENSED SURVEYOR **David Sidley**

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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
702	A	701, 703
703	A	702, 704
704	A	703
705	A	706, 708
706	A	705, 707, 708
707	A	706, 708
711	A	710, 712
712	A	711, 713
713	A	712, 714
720	A	719, 721
721	A	720, 722
722	A	721, 723
725	A	724

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SHEET 5

SCALE

NOT TO SCALE

LENGTHS ARE IN METRES

SCALE

N.T.S.

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