

PLAN OF SUBDIVISION

LRS USE ONLY **EDITION**

PLAN NUMBER **PS 829574B/S1**

LOCATION OF LAND

PARISH: Holden
 TOWNSHIP: ---
 SECTION: 13
 CROWN ALLOTMENT: B (Part)
 CROWN PORTION: ---
 TITLE REFERENCES: Vol.11982 Fol.049
 LAST PLAN REFERENCE/S: PS 728683 J Lot B
 POSTAL ADDRESS: 33 Davis Road,
 (At time of subdivision) Diggers Rest, Vic. 3427.
 MGA-94-Co-ordinates E 296960
 (of approx centre of N 5834300 ZONE: 55
 land in plan)

Council Name: Melton City Council

Council Reference Number: Sub 5377
 Planning Permit Reference: PA2012/3840
 SPEAR Reference Number: S140420C

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: Geraldine Addicott for Melton City Council on 17/09/2019

VESTING OF ROADS AND/OR RESERVES

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

NOTATIONS

NOTATIONS

DEPTH LIMITATION: Does not apply. Lots 101 to 132 (both inclusive) may be affected by a restriction. Refer to the Creation of Restriction on sheet 5 of this plan for details.

SURVEY: This plan is based on survey. Lots numbers 1 to 100 have been omitted from this plan.

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

Davis Vineyard Estate

AREA SUMMARY::
 AREA of STAGE: 2.271ha
 AREA of LOTS: 1.317ha
 AREA of ROADS: 9503m²
 AREA of RESERVE: 38.4m²
 No. of LOTS: 32 lots and Balance lot S2

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 Diag.	PS 728683 J	Lot A on PS 728683 J
E-2	Drainage	See Diag.	This plan	Melton City Council

REF **15312-P1-S1**

ORIGINAL SHEET SIZE A3

SHEET 1 OF 6 SHEETS

JRE Edwards
 LAND SURVEYORS

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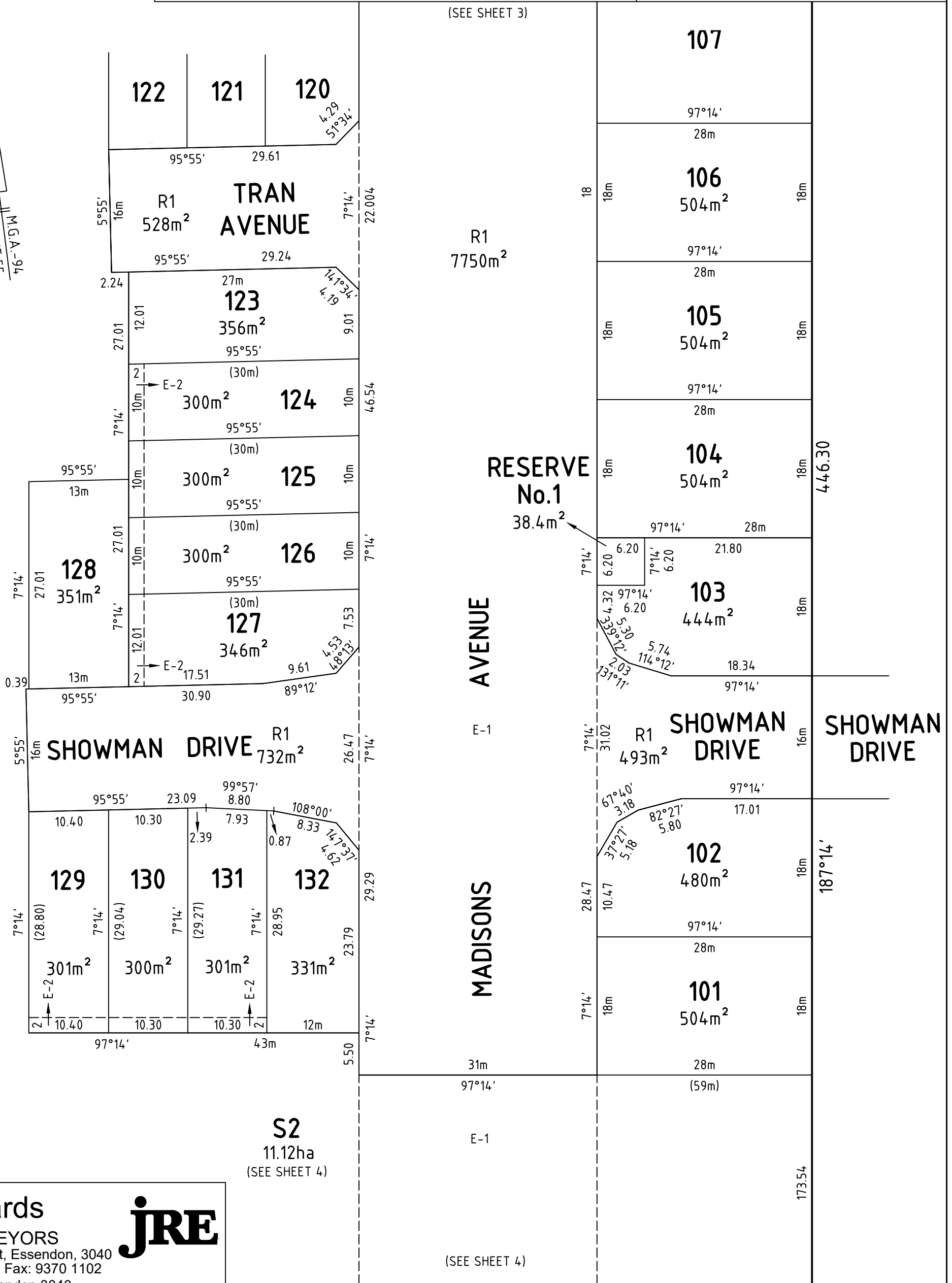
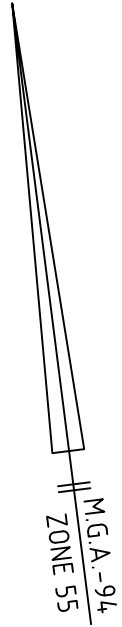


LICENSED SURVEYOR David Sidley VERSION 10

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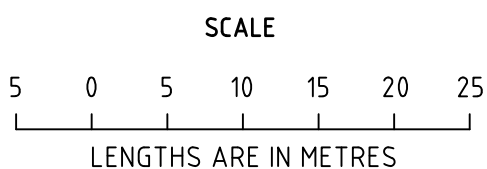


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SHEET 2



SCALE
1:500

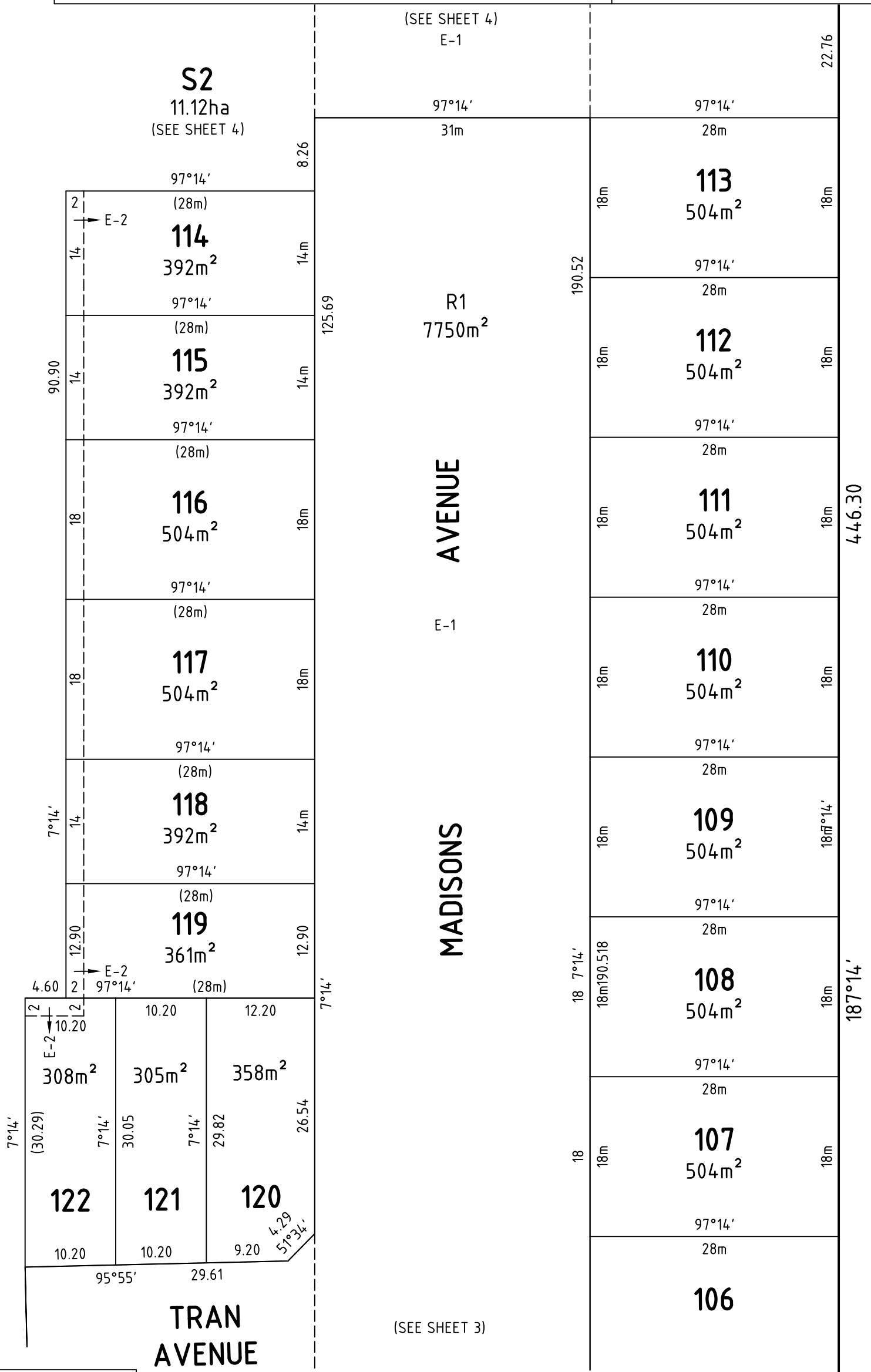
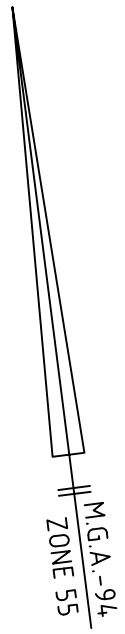
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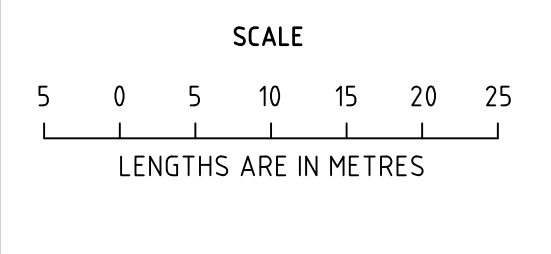
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ORIGINAL SHEET SIZE A3 REF **15312-P1-S1** SHEET 3



SCALE 1:500

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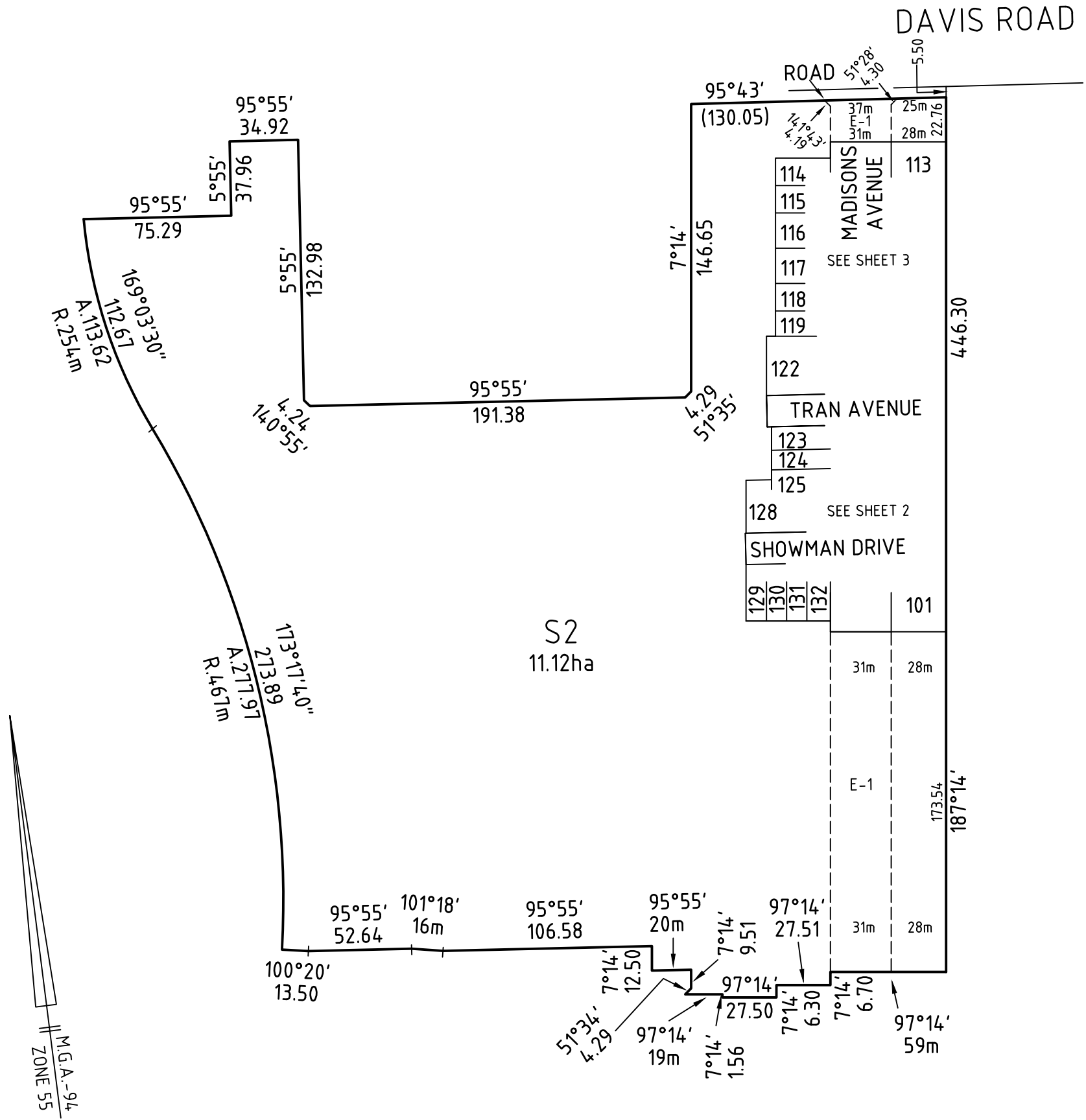
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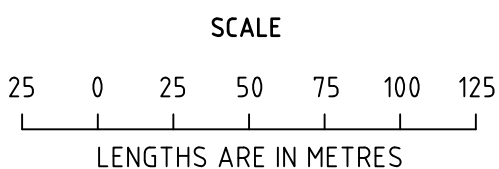
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SHEET 4



SCALE
 1:2500

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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
101	102	117	116, 118
102	101	118	117, 119
103	104	119	118, 120, 121, 122
104	103, 105	120	119, 121
105	104, 106	121	119, 122
106	105, 107	122	121, 123, 124
107	106, 108	123	124
108	107, 109	124	123, 125
109	108, 110	125	124, 126, 128
110	109, 111	126	125, 127, 128
111	110, 112	127	126, 128
112	111, 113	128	125, 126, 127
113	112	129	130
114	115	130	129, 131
115	114, 116	131	130, 132
116	115, 117	132	131

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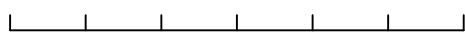
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SHEET 5

SCALE

NOT TO SCALE



LENGTHS ARE IN METRES

SCALE

N.T.S.

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