

**PLAN OF SUBDIVISION**

LRS USE ONLY

**EDITION**

PLAN NUMBER

**PS 829574B/S2**

**LOCATION OF LAND**

PARISH: Holden  
 TOWNSHIP: ---  
 SECTION: 13  
 CROWN ALLOTMENT: B ( Part )  
 CROWN PORTION: ---  
 TITLE REFERENCES: Vol. Fol.  
 LAST PLAN REFERENCE/S: PS 829574 B Lot S1  
 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 5397  
 Planning Permit Reference: PA2012/3840/4  
 SPEAR Reference Number: S141689S

**Certification**

This plan is certified under section 11 (7) of the Subdivision Act 1988  
 Date of original certification under section 6: 24/11/2020

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 08/02/2021

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
Road R1	Melton City Council
Reserve No.1	Melton City Council
Reserve No.2	Melton City Council

**NOTATIONS**

**NOTATIONS**

**DEPTH LIMITATION:** Does not apply. Lots 201 to 234 (both inclusive) are affected by a restriction.  
**SURVEY:** This plan is based on survey. Lots 211, 220, 222, 223, 228, 229, 233 & 234 are affected by a restriction.  
 Refer to the Creation of Restrictions on sheets 5 & 6 of this plan for details.  
**STAGING:** This is a staged subdivision. Planning Permit No. PA2014/4497. Lots numbers 1 to 200 have been omitted from this plan.

**Davis Vineyard Estate**

**AREA SUMMARY:**  
 AREA of STAGE: 1.852ha  
 AREA of LOTS: 1.225ha  
 AREA of ROADS: 5440m<sup>2</sup>  
 AREA of RESERVE: 830m<sup>2</sup>  
 No. of LOTS: 34 lots and Balance lots S2A and S3

**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-S2**

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  
 Email: jredwards1@optusnet.com.au  
 Web: www.jredwardslandsurveyors.com.au



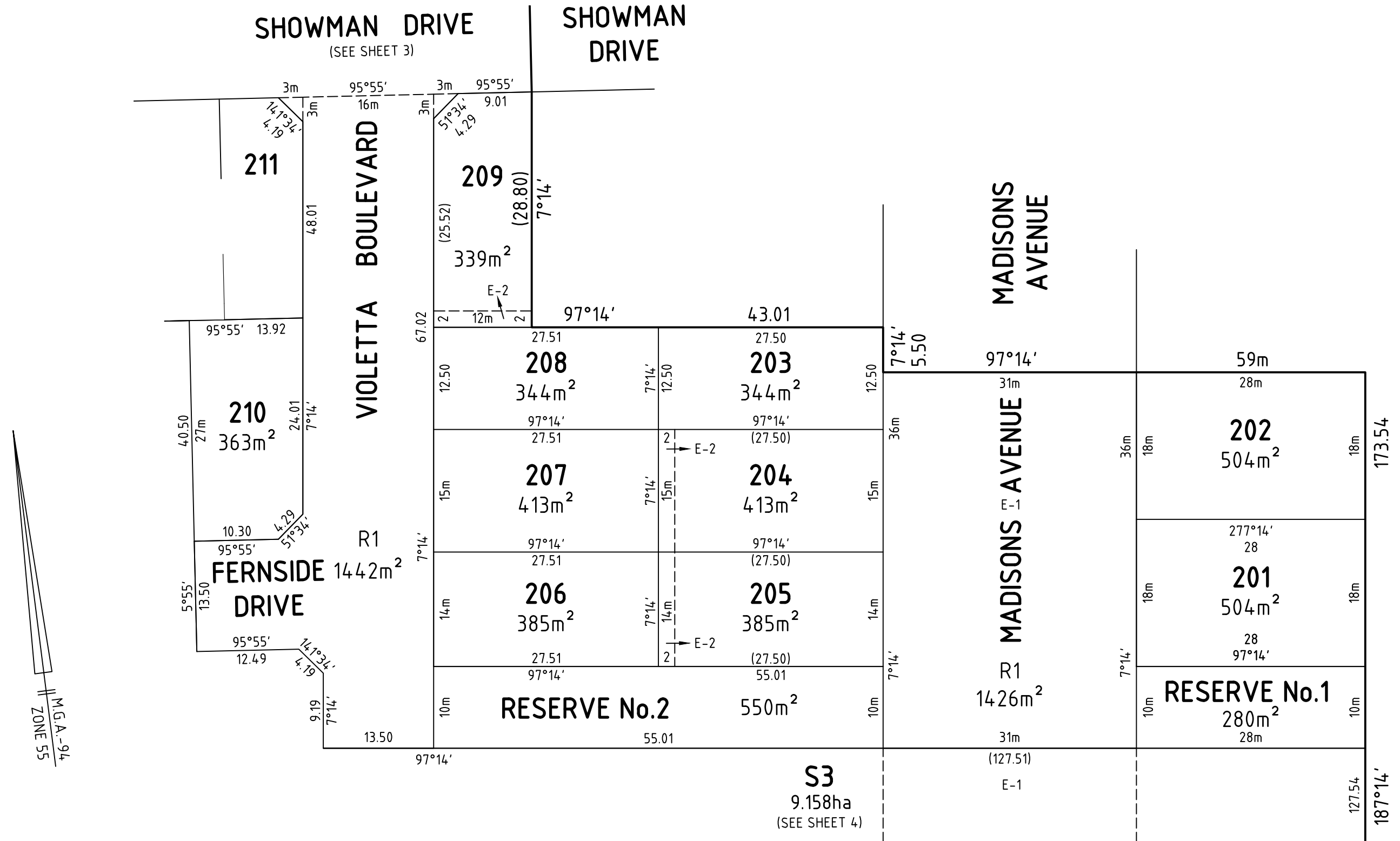
LICENSED SURVEYOR David Sidley VERSION 4

Digitally signed by: David James Sidley, Licensed Surveyor,  
 Surveyor's Plan Version (4),  
 02/12/2020, SPEAR Ref: S141689S

PLAN OF SUBDIVISION

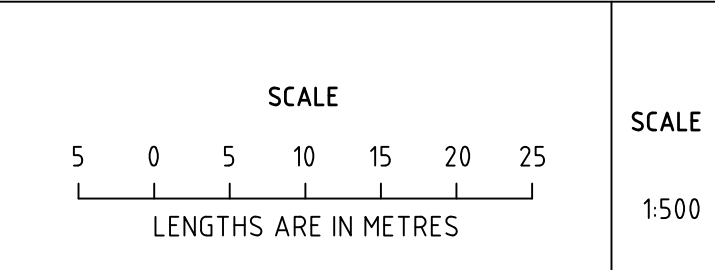
PLAN NUMBER

PS 829574B/S2



ORIGINAL SHEET SIZE A3 REF 15312-P1-S2 SHEET 2

**JREdwards**  
 LAND SURVEYORS  
 59 Fletcher Street, Essendon, 3040  
 Ph: 9370 2209 Fax: 9370 1102  
 P.O.Box 165 Essendon 3040  
 Email: jredwards1@optusnet.com.au  
 Web: www.jredwardslandsurveyors.com.au



LICENSED SURVEYOR David Sidley VERSION 4

Digitally signed by: David James Sidley, Licensed Surveyor, Surveyor's Plan Version (4), 02/12/2020, SPEAR Ref: S141689S

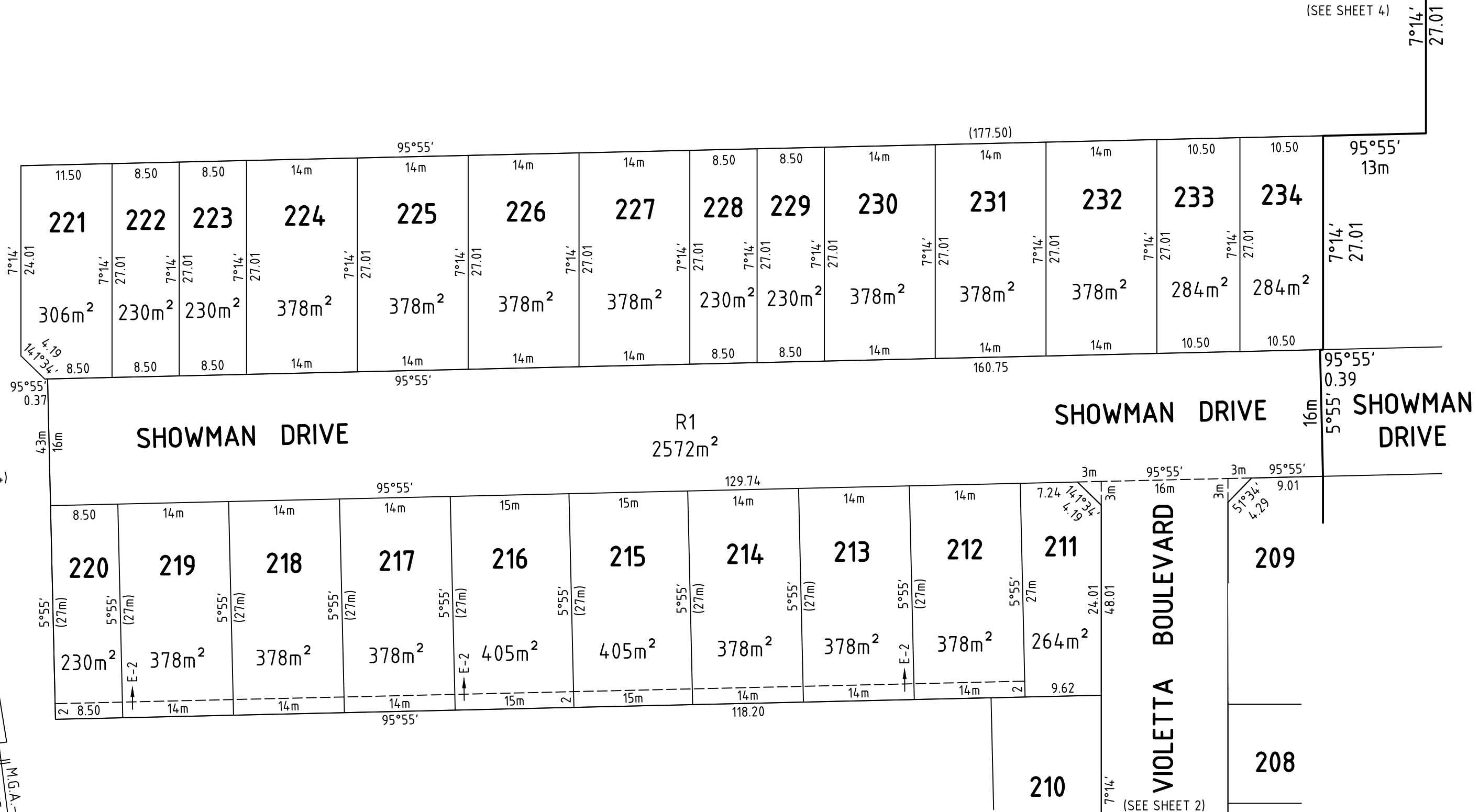
Digitally signed by: Melton City Council, 08/02/2021, SPEAR Ref: S141689S

PLAN OF SUBDIVISION

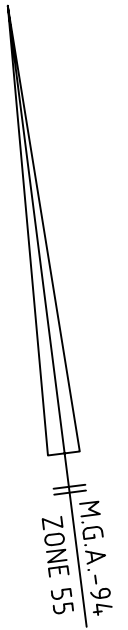
PLAN NUMBER

PS 829574B/S2

(SEE SHEET 4)

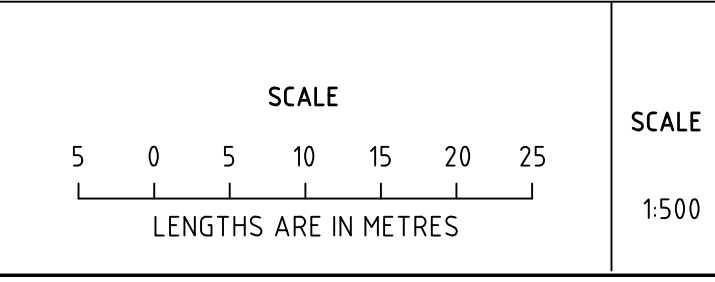


**S3**  
9.158ha  
(SEE SHEET 4)



ORIGINAL SHEET SIZE A3 REF 15312-P1-S2 SHEET 3

**JREdwards**  
LAND SURVEYORS  
59 Fletcher Street, Essendon, 3040  
Ph: 9370 2209 Fax: 9370 1102  
P.O.Box 165 Essendon 3040  
Email: jredwards1@optusnet.com.au  
Web: www.jredwardslandsurveyors.com.au



LICENSED SURVEYOR David Sidley VERSION 4

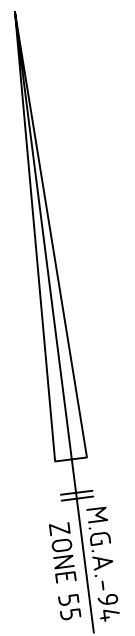
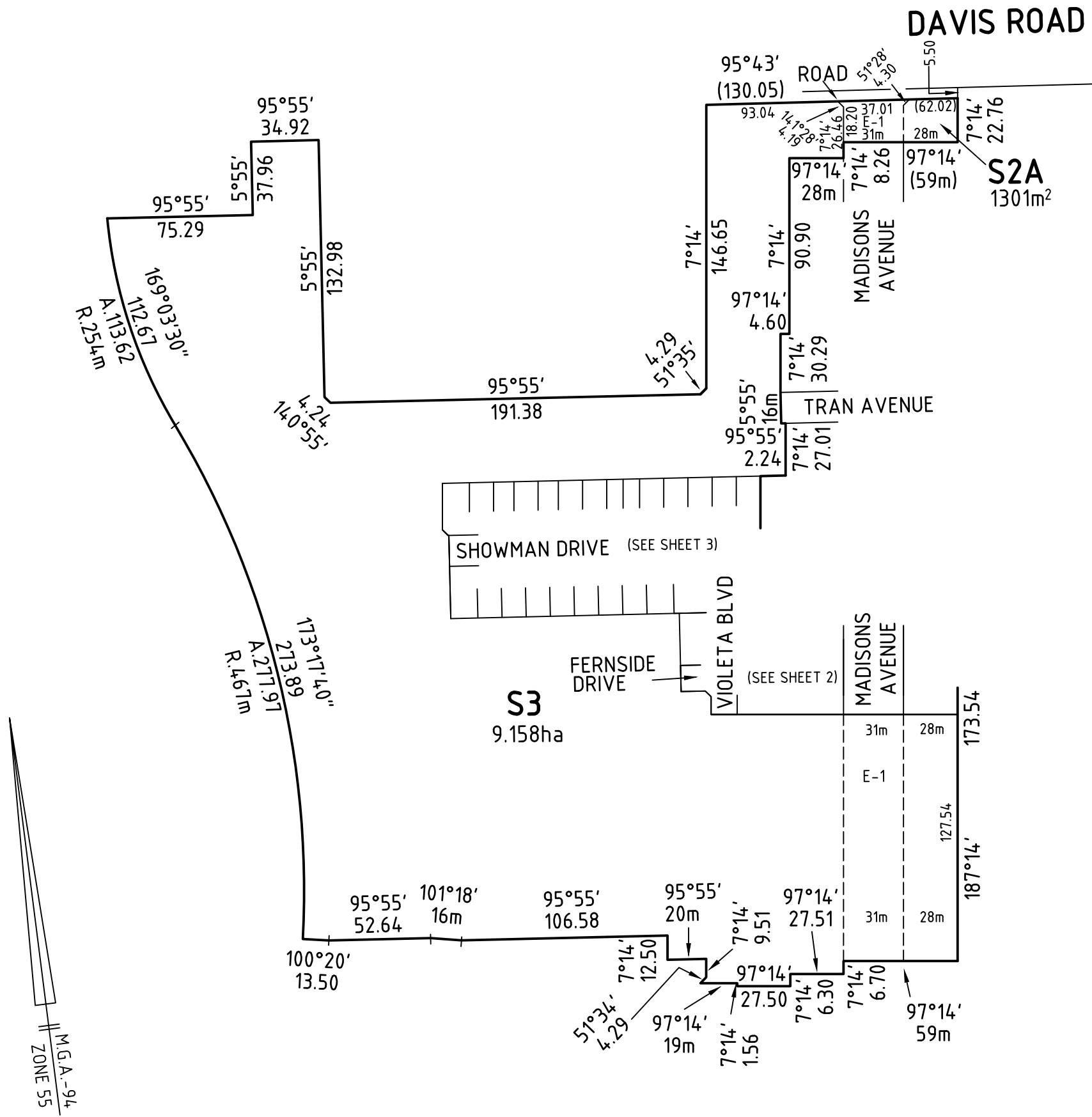
Digitally signed by: David James Sidley, Licensed Surveyor, Surveyor's Plan Version (4), 02/12/2020, SPEAR Ref: S141689S

Digitally signed by: Melton City Council, 08/02/2021, SPEAR Ref: S141689S

PLAN OF SUBDIVISION

PLAN NUMBER

PS 829574B/S2



**jREdwards**  
**LAND SURVEYORS**  
 59 Fletcher Street, Essendon, 3040  
 Ph: 9370 2209 Fax: 9370 1102  
 P.O.Box 165 Essendon 3040  
 Email: jredwards1@optusnet.com.au  
 Web: www.jredwardslandsurveyors.com.au



ORIGINAL SHEET SIZE A3	REF <b>15312-P1-S2</b>	SHEET 4
------------------------	------------------------	---------

SCALE  
 25 0 25 50 75 100 125  
 LENGTHS ARE IN METRES

SCALE  
 1:2500

LICENSED SURVEYOR David Sidley VERSION 4

Digitally signed by: David James Sidley, Licensed Surveyor, Surveyor's Plan Version (4), 02/12/2020, SPEAR Ref: S141689S

Digitally signed by: Melton City Council, 08/02/2021, SPEAR Ref: S141689S

# PLAN OF SUBDIVISION

PLAN NUMBER

**PS 829574B/S2**

## 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
201	202	218	217, 219
202	201	219	218, 220
203	204, 208	220	219
204	203, 205, 207	221	222
205	204, 206	222	221, 223
206	205, 207	223	222, 224
207	204, 206, 208	224	223, 225
208	203, 207, 209	225	224, 226
209	208	226	225, 227
210	211, 212	227	226, 228
211	210, 212	228	227, 229
212	211, 213	229	228, 230
213	212, 214	230	229, 231
214	213, 215	231	230, 232
215	214, 216	232	231, 233
216	215, 217	233	232, 234
217	216, 218	234	233

**jREdwards**

LAND SURVEYORS  
59 Fletcher Street, Essendon, 3040  
Ph: 9370 2209 Fax: 9370 1102  
P.O.Box 165 Essendon 3040  
E-mail: jredwards1@optusnet.com.au



ORIGINAL SHEET SIZE A3

REF **15312-P1-S2**

SHEET 5

SCALE

NOT TO SCALE

LENGTHS ARE IN METRES

SCALE

N.T.S.

LICENSED SURVEYOR **David Sidley** VERSION 4

Digitally signed by: David James Sidley, Licensed Surveyor,  
Surveyor's Plan Version (4),  
02/12/2020, SPEAR Ref: S141689S

Digitally signed by:  
Melton City Council,  
08/02/2021,  
SPEAR Ref: S141689S

# PLAN OF SUBDIVISION

PLAN NUMBER

**PS 829574B/S2**

## 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 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
211	A	210, 212
220	A	219
222	A	221, 223
223	A	222, 224
228	A	227, 229
229	A	228, 230
233	A	232, 234
234	A	233

**jREdwards**

LAND SURVEYORS

59 Fletcher Street, Essendon, 3040

Ph: 9370 2209 Fax: 9370 1102

P.O.Box 165 Essendon 3040

E-mail: jredwards1@optusnet.com.au

**jRE**

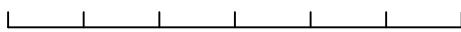
ORIGINAL SHEET SIZE A3

REF **15312-P1-S2**

SHEET 6

SCALE

NOT TO SCALE



LENGTHS ARE IN METRES

SCALE

N.T.S.

LICENSED SURVEYOR David Sidley

VERSION 4

Digitally signed by: David James Sidley, Licensed Surveyor,  
Surveyor's Plan Version (4),  
02/12/2020, SPEAR Ref: S141689S

Digitally signed by:  
Melton City Council,  
08/02/2021,  
SPEAR Ref: S141689S