

PLAN OF SUBDIVISION

LRS USE ONLY **EDITION**

PLAN NUMBER **PS 829574B/S4**

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 S4
 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: Sub6073
 Planning Permit Reference: PA2012/3840
 SPEAR Reference Number: S180742A

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 02/06/2022

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R5 Reserve No. 5	Melton City Council Jemena Electricity Networks(Vic)Ltd.

NOTATIONS

NOTATIONS

DEPTH LIMITATION: Does not apply. Lots 401 to 446 (both inclusive) are affected by a restriction.
SURVEY: This plan is based on survey. Lots 401, 402, 411, 412, 414 to 422 (both inclusive), 438, 439, 441 and 442 are affected by a restriction. Refer to the Creation of Restriction on sheets 5 & 6 of this plan for details.
STAGING: This is a staged subdivision. Planning Permit No. PA2014/4497. Lots numbers 1 to 400 have been omitted from this plan.

Davis Vineyard Estate Stage 4

AREA SUMMARY:
 AREA of STAGE: 2.272ha
 AREA of LOTS: 1.430ha
 AREA of ROADS: 8423m²
 AREA of RESERVE: 38.4m²
 No. of LOTS: 46 lots and balance lots S5

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	Drainage	See Diag.	This plan	Melton City Council

REF **15312-P1-S4**

ORIGINAL SHEET SIZE A3

SHEET 1 OF 6 SHEETS

JRE Edwards
 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 8

Digitally signed by: David James Sidley, Licensed Surveyor,
 Surveyor's Plan Version (8),
 29/03/2022, SPEAR Ref: S180742A

(SEE SHEET 3)

PLAN OF SUBDIVISION

PLAN NUMBER

PS 829574B/S4

431

430

429

428

427

426

FERNSIDE DRIVE

R5
1637m²

16m
5°55'

TRAN
AVENUE
173°17'40"
273.89
A.277.97
R.467m

174°26'
A&C16.33
R467m

16.82
95°55'

95°55'

87.18

95°55' 32.25

95°55' 13m

95°55' 11.50

53.97

95°55' 4.97

255m² 421

422

423

424

425

GREENEDGE WALK
R5
82m²

A&C16.62
175°56'

250m² 420

48m
LANE

265m²

378m²

378m²

378m²

27m

A&C15.9
176°52'

241m² 419

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.8
177°47'

234m² 418

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.6
178°43'

227m² 417

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.5
179°38'

221m² 416

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
180°33'

221m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

265m²

5°55'

5°55'

5°55'

27m

A&C15.3
181°34'

255m² 415

7.50

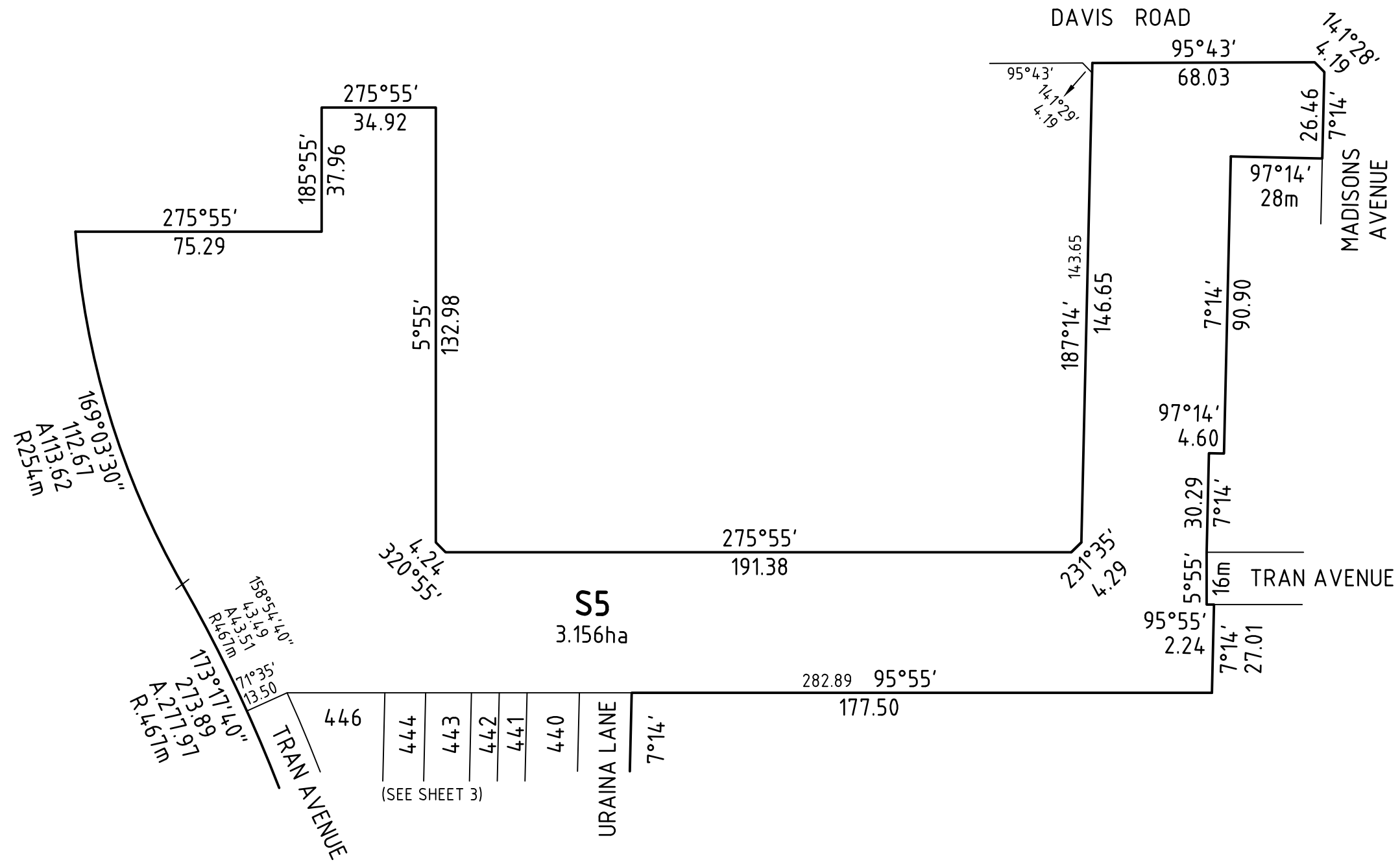
265m²

5

PLAN OF SUBDIVISION

PLAN NUMBER

PS 829574B/S4

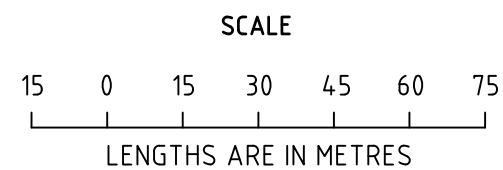


ORIGINAL SHEET SIZE A3

REF 15312-P1-S4

SHEET 4

JRE Edwards
 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



SCALE

1:1,500

LICENSED SURVEYOR David Sidley

VERSION 8

Digitally signed by: David James Sidley, Licensed Surveyor,
 Surveyor's Plan Version (8),
 29/03/2022, SPEAR Ref: S180742A

Digitally signed by:
 Melton City Council,
 02/06/2022,
 SPEAR Ref: S180742A

PLAN OF SUBDIVISION

PLAN NUMBER

PS 829574B/S4

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
401	402, 409	430	429, 431, 432, 435, 436
402	401, 403, 408, 409	431	430, 432
403	402, 404, 407, 408	432	430, 431, 433, 435
404	403, 405, 406, 407	433	432, 434, 435
405	404, 406	434	433, 435
406	404, 405, 407	435	430, 432, 433, 434, 436
407	404, 406	436	429, 430, 435, 437
408	402, 403, 407, 409	437	428, 429, 436, 438
409	401, 402, 408	438	427, 428, 437, 439
410	411, 425	439	427, 438
411	410, 412, 424, 425	440	441
412	411, 413, 424	441	440, 442
413	412, 414, 423	442	441, 443
414	413, 422	443	442, 444
415	416	444	443, 445, 446
416	415, 417	445	444, 446
417	416, 418	446	444, 445
418	417, 419		
419	418, 420		
420	419, 421		
421	420		
422	414, 423		
423	413, 422, 424		
424	411, 412, 423, 425		
425	410, 411, 424		
426	427		
427	426, 428, 438, 439		
428	427, 429, 437, 438		
429	428, 430, 436, 437		

JRE Edwards

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-S4**

SHEET 5

SCALE

NOT TO SCALE

LENGTHS ARE IN METRES

SCALE

N.T.S.

LICENSED SURVEYOR **David Sidley**

VERSION 8

Digitally signed by: David James Sidley, Licensed Surveyor,
Surveyor's Plan Version (8),
29/03/2022, SPEAR Ref: S180742A

Digitally signed by:
Melton City Council,
02/06/2022,
SPEAR Ref: S180742A

PLAN OF SUBDIVISION

PLAN NUMBER

PS 829574B/S4

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
401	A	402, 409
402	A	401, 403, 408, 409
411	A	410, 412, 424, 425
412	A	411, 413, 424
414	A	413, 422
415	A	416
416	A	415, 417
417	A	416, 418
418	A	417, 419
419	A	418, 420
420	A	419, 421
421	A	420
422	A	414, 423
438	A	427, 428, 437, 439
439	A	427, 438
440	A	441
441	A	440, 442
442	A	441, 443

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



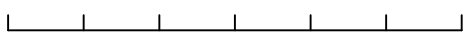
ORIGINAL SHEET SIZE A3

REF **15312-P1-S4**

SHEET 6

SCALE

NOT TO SCALE



LENGTHS ARE IN METRES

SCALE

N.T.S.

LICENSED SURVEYOR David Sidley

VERSION 8

Digitally signed by: David James Sidley, Licensed Surveyor,
Surveyor's Plan Version (8),
29/03/2022, SPEAR Ref: S180742A

Digitally signed by:
Melton City Council,
02/06/2022,
SPEAR Ref: S180742A