

PLAN OF SUBDIVISION

LRS USE ONLY **EDITION**

PLAN NUMBER **PS 829574B/S3**

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 S3
 POSTAL ADDRESS: 33 Davis Road,
 (At time of subdivision) Diggers Rest, Vic. 3427.
 MGA-94-Co-ordinates E 296960 ZONE: 55
 (of approx centre of N 5834315
 land in plan)

Council Name: Melton City Council
 Council Reference Number: Sub5771
 Planning Permit Reference: PA2014/4497
 SPEAR Reference Number: S165200B
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 30/06/2021

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R1 Reserve No.3	Melton City Council Melton City Council

NOTATIONS

NOTATIONS

DEPTH LIMITATION: Does not apply. Lots 301 to 358 (both inclusive) are affected by a restriction.
SURVEY: This plan is based on survey. Lots 301, 302, 310, 311, 319, 320, 326, 327, 329, 330, 333, 338, 339, 345, 346, 347, 348, 351, 356 and 357 are affected by a restriction.
STAGING: This is a staged subdivision. Planning Permit No. PA2014/4497 Refer to the Creation of Restriction on sheets 6 & 7 of this plan for details.
 Lots numbers 1 to 300 have been omitted from this plan.

Davis Vineyard Estate

AREA SUMMARY:
 AREA of STAGE: 3.730ha
 AREA of LOTS: 1.921ha
 AREA of ROADS: 1.047ha
 AREA of RESERVE: 7620m²
 No. of LOTS: 58 lots and balance lots S4

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	2m	This plan	Melton City Council

REF **15312-P1-S3**

ORIGINAL SHEET SIZE A3

SHEET 1 OF 7 SHEETS

jREdwards
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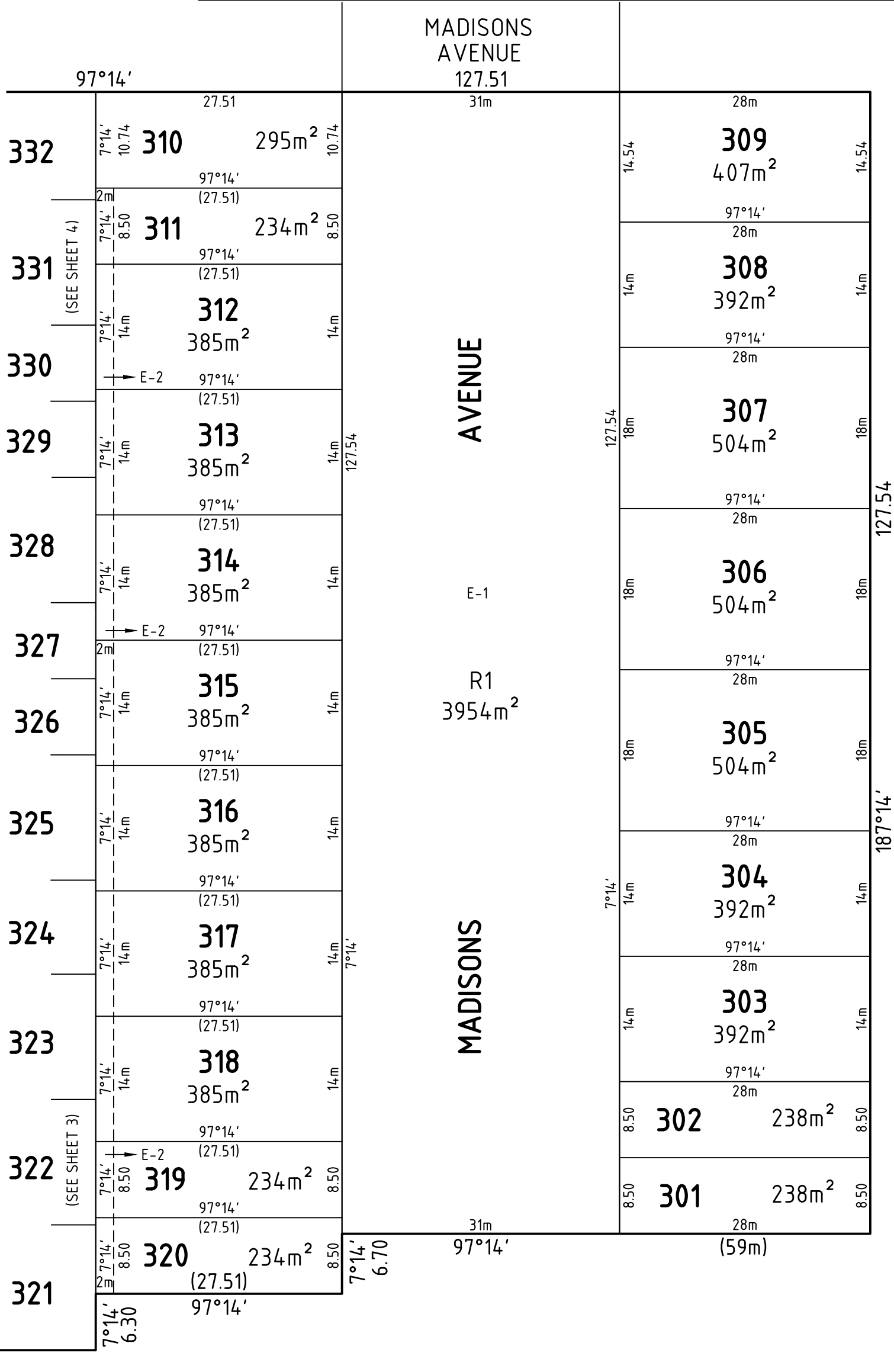


LICENSED SURVEYOR David Sidley VERSION 4

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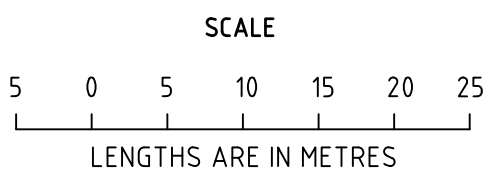
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ORIGINAL SHEET SIZE A3

REF 15312-P1-S3

SHEET 2



SCALE
1:500

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VERSION 4

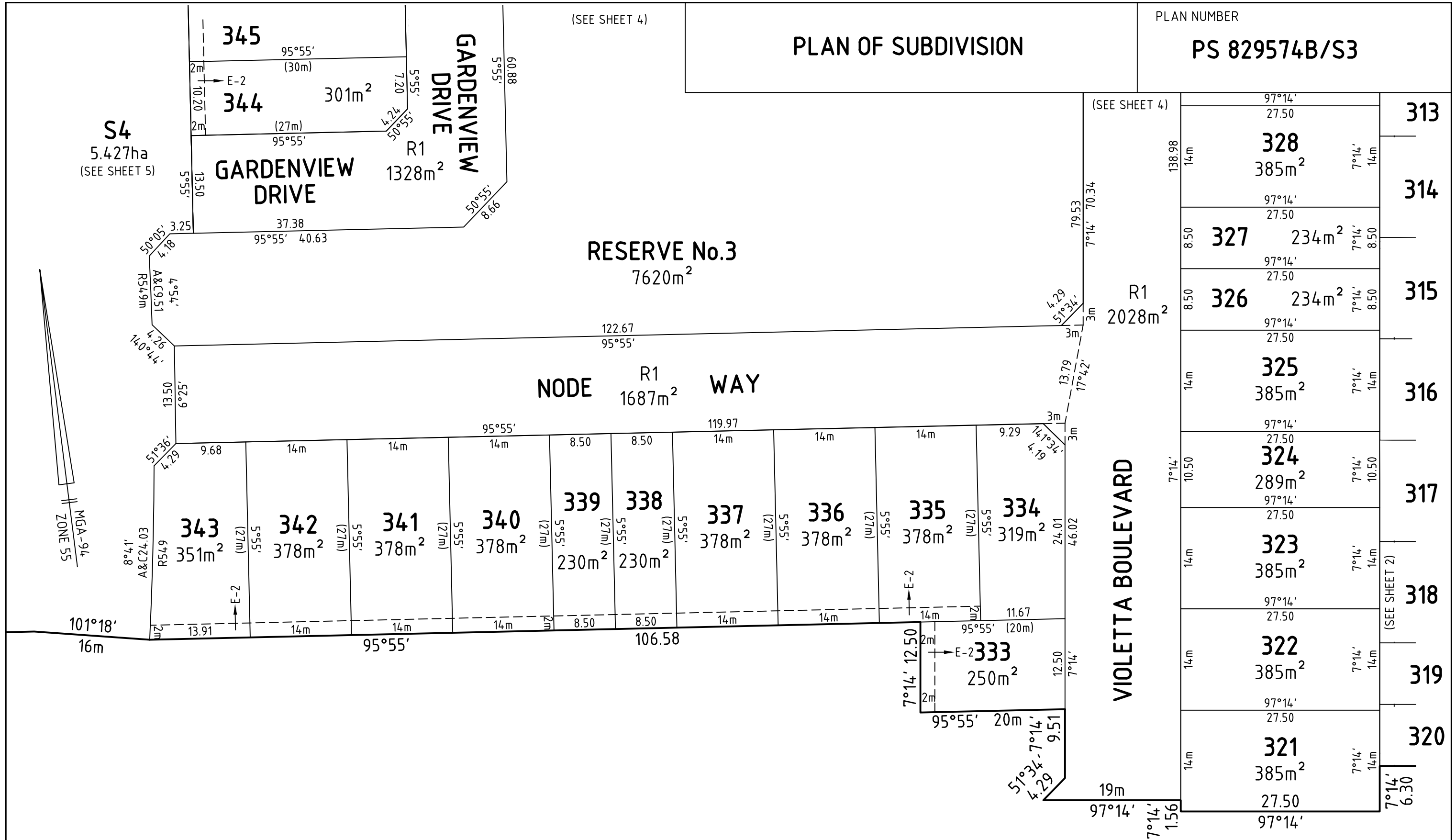
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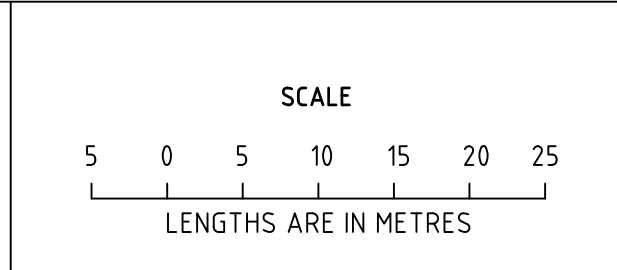
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ORIGINAL SHEET SIZE A3	REF 15312-P1-S3	SHEET 3
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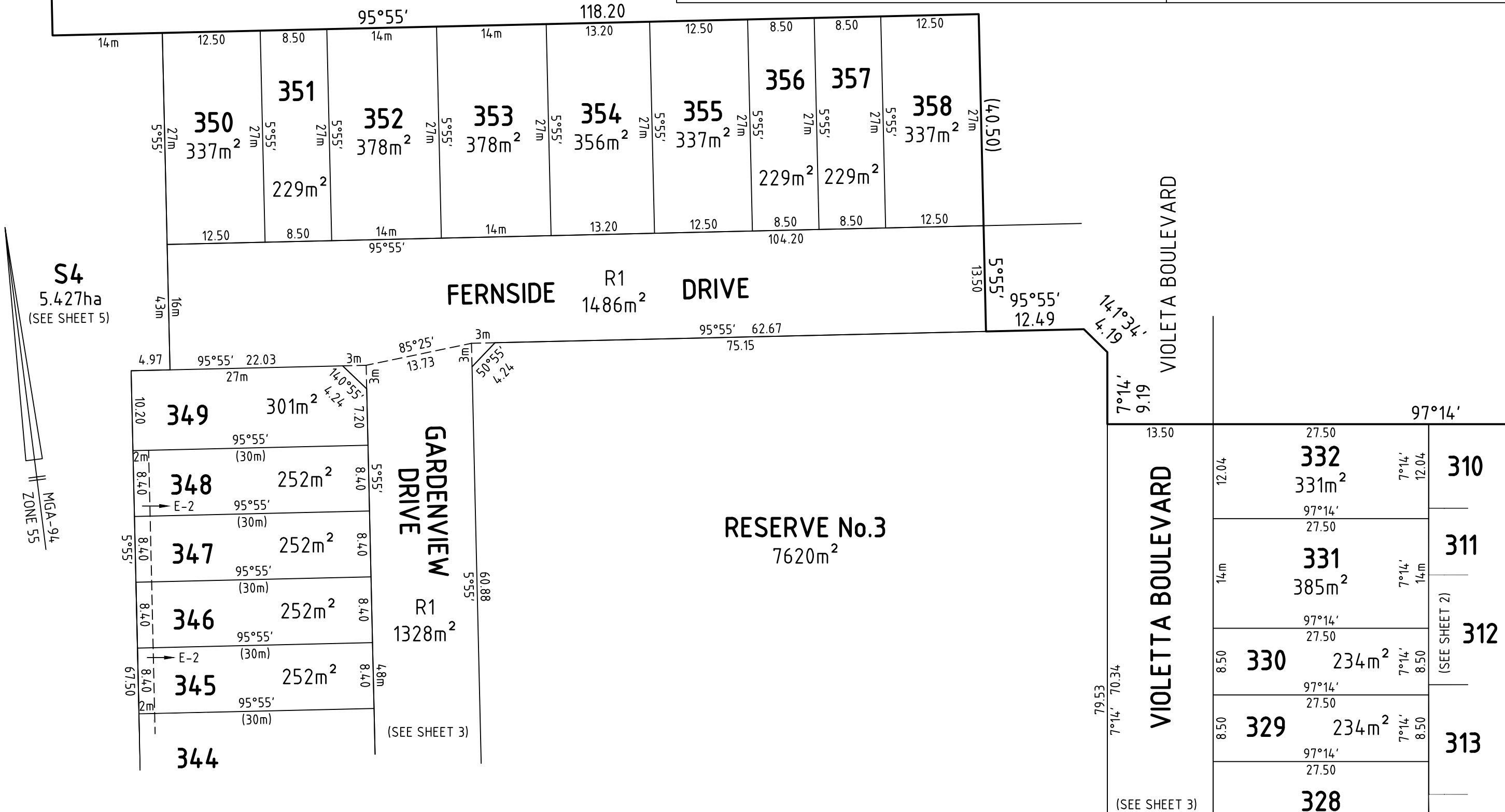
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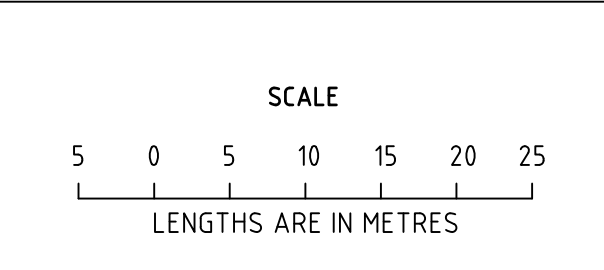
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ORIGINAL SHEET SIZE A3 REF 15312-P1-S3 SHEET 4

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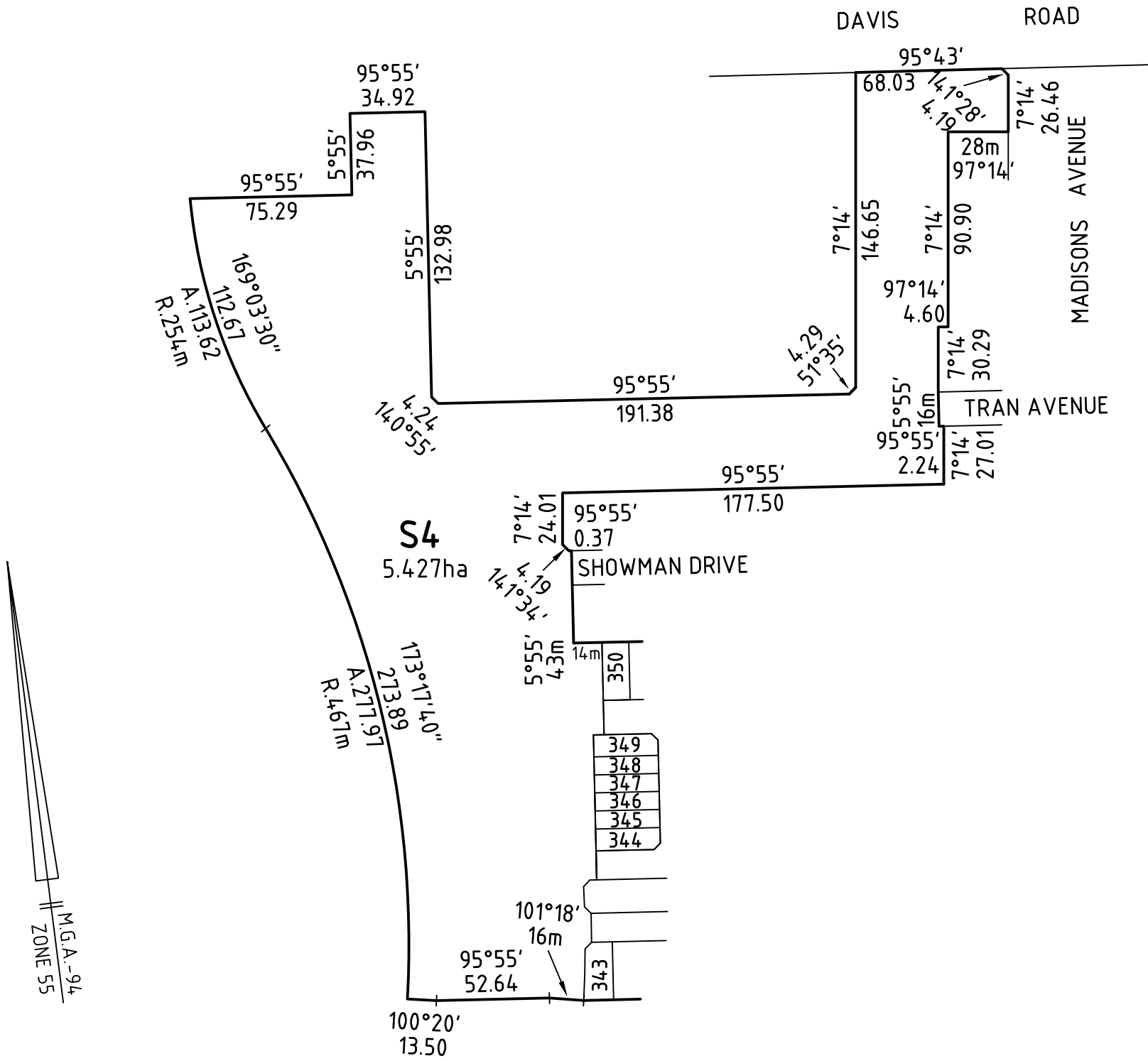
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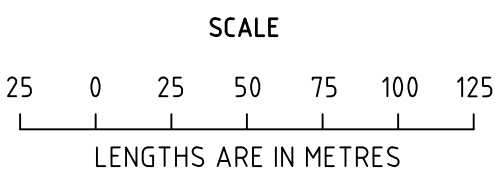
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SHEET 5



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
301	302	330	312, 313, 329, 331
302	301, 303	331	311, 312, 330, 332
303	302, 304	332	310, 311, 331
304	303, 305	333	334, 335
305	304, 306	334	333, 335
306	305, 307	335	333, 334
307	306, 308	336	335, 337
308	307, 309	337	336, 338
309	308	338	337, 339
310	311, 332	339	338, 340
311	310, 312, 331, 332	340	339, 341
312	310, 311, 330, 331	341	340, 342
313	312, 314, 328, 329, 330	342	341, 343
314	313, 315, 327, 328	343	342
315	314, 316, 325, 326, 327	344	345
316	315, 317, 324, 325	345	344, 346
317	316, 318, 323, 324	346	345, 347
318	317, 319, 322, 323	347	346, 348
319	318, 320, 322	348	347, 349
320	319, 321	349	348
321	320, 322	350	351
322	319, 321, 323	351	350, 352
323	317, 318, 322, 324	352	351, 353
324	316, 317, 323, 325	353	354, 355
325	315, 316, 324, 326	354	353, 355
326	315, 325, 327	355	354, 356
327	314, 315, 326, 328	356	355, 357
328	313, 314, 327, 329	357	356, 358
329	313, 328, 330	358	357

JRE Edwards

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SHEET 6

SCALE

NOT TO SCALE

LENGTHS ARE IN METRES

SCALE

N.T.S.

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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
301	A	302
302	A	301, 303
310	A	311, 332
311	A	310, 312, 331, 332
319	A	318, 320, 322
320	A	319, 321, 322
326	A	315, 325, 327
327	A	314, 315, 326, 328
329	A	313, 328, 330
330	A	312, 313, 329, 331
333	A	334, 335
338	A	337, 339
339	A	338, 340
345	A	344, 346
346	A	345, 347
347	A	346, 348
348	A	347, 349
351	A	350, 352
356	A	355, 357
357	A	359, 358

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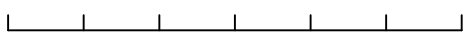
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SHEET 7

SCALE

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LENGTHS ARE IN METRES

SCALE

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