PLAN OF SUBDIVISION

LRS USE ONLY **EDITION**

PLAN NUMBER **PS 829574B/S5**

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 S5

POSTAL ADDRESS: (At time of subdivision) 33 Davis Road, Diggers Rest, Vic. 3427.

MGA-94-Co-ordinates (of approx centre of land in plan) E 296960 N 5834300 ZONE: 55

Council Name: Melton City Council

Council Reference Number: Sub6074
Planning Permit Reference: PA2012/3840.4
SPEAR Reference Number: S180835H

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 been made and the requirement has been satisfied

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 R6	Melton City Council
Reserve No.6	Melton City Council

NOTATIONS

DEPTH LIMITATION: Does not apply.

SURVEY: This plan is based on survey.

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

NOTATIONS

Lots 501 to 563 (both inclusive) are affected by a restriction.
Lots 505, 506, 509, 510, 511, 512, 513, 514, 515, 516, 517, 520, 521, 525, 526, 531, 532 and 540 to 563 (both inclusive) are affected by a restriction.
Refer to the Creation of Restriction on sheets 6 & 7 of this plan for details.

Lots numbers 1 to 500 have been omitted from this plan.

Davis Vineyard Estate Stage 5

AREA SUMMARY::
AREA of STAGE: 3.156ha
AREA of LOTS: 1.702ha
AREA of ROADS: 1.065ha
AREA of RESERVE: 3890m^2
No. of LOTS: 63 lots

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
E-2	Sewerage	See Diag.	This plan	Greater Western Water Corporation

REF **15312-P1-S5** ORIGINAL SHEET SIZE A3 **SHEET 1 OF 7 SHEETS**

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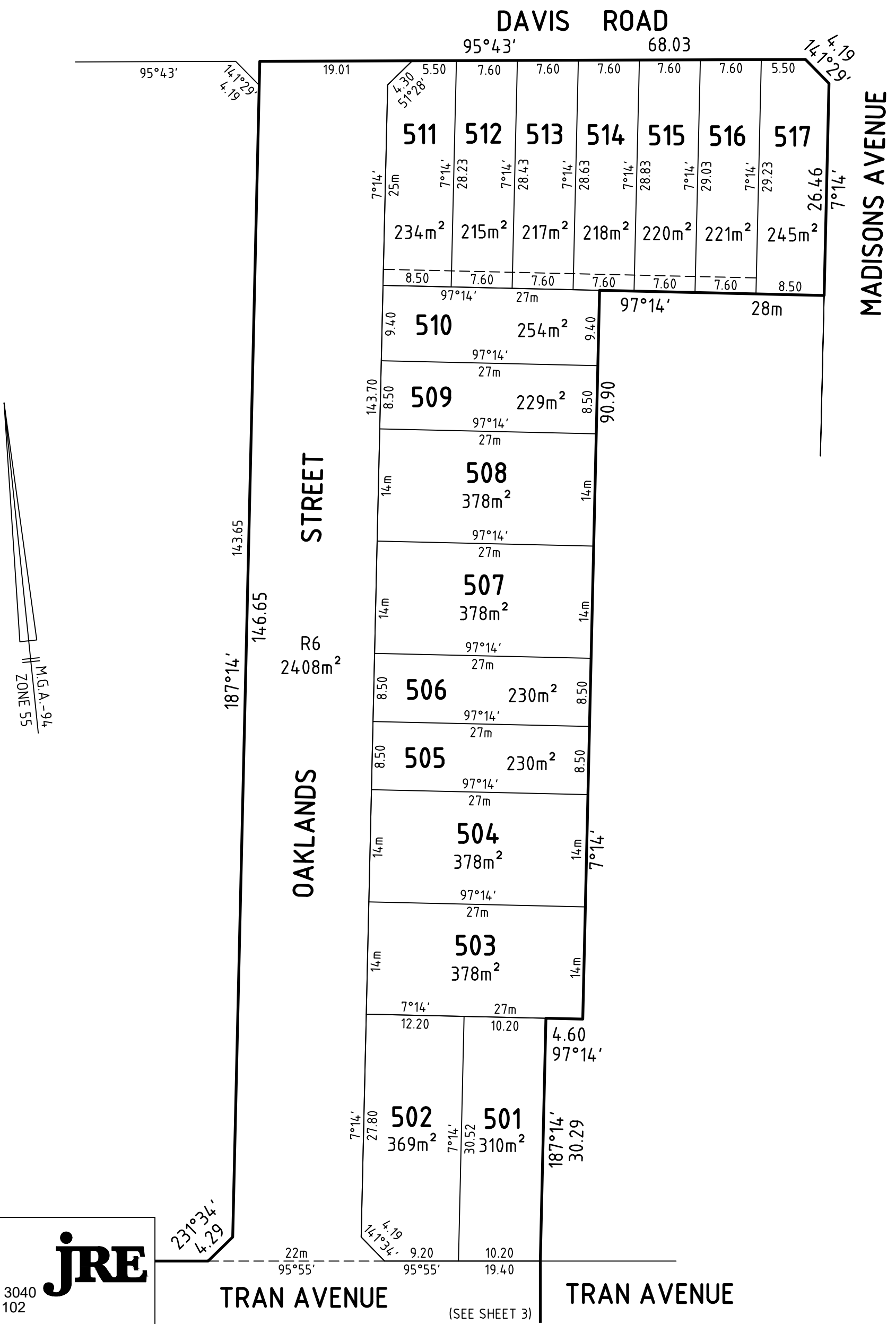
LICENSED SURVEYOR David Sidley **VERSION** 9

Digitally signed by: David James Sidley, Licensed Surveyor,
Surveyor's Plan Version (9),
19/05/2022, SPEAR Ref: S180835H

PLAN OF SUBDIVISION

PLAN NUMBER
PS 829574B/S5



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ORIGINAL SHEET SIZE A3 | REF **15312-P1-S5** | SHEET 2

SCALE
5 0 5 10 15 20 25
LENGTHS ARE IN METRES

SCALE
1:500

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PLAN OF SUBDIVISION

PLAN NUMBER

PS 829574B/S5

(SEE SHEET 2)

OAKLANDS STREET

502

501

231°34′
4.29

4.19
141°34′

275°55′
191.38

22m
95°55′

9.20
95°55′

10.20
19.40

(SEE SHEET 4)

TRAN AVENUE
R6
5439m²

16m
5°55′

TRAN AVENUE
95°55′
2.24

95°55′

172.26

URAINA LANE

51°34′
4.29

532	531	530	529	528	527	526	525	524	523	522	521	520	519	518
279m²	230m²	378m²	378m²	378m²	378m²	230m²	230m²	378m²	378m²	378m²	230m²	230m²	378m²	338m²

7.50 | 8.50 | 14m | 14m | 14m | 14m | 8.50 | 8.50 | 14m | 14m | 14m | 8.50 | 8.50 | 14m | 12.50

7°14′ | (24.01) | 7°14′ | (27.01) | 7°14′ | (27.01) | 7°14′ | (27.01) | 7°14′ | (27.01) | 7°14′ | (27.01) | 7°14′ | (27.01) | 7°14′ | (27.01) | 7°14′ | (27.01) | 7°14′ | (27.01) | 7°14′ | (27.01) | 7°14′ | (27.01) | 7°14′ | 27.01 | 7°14′

E-1 | E-1 | E-1

2 | 10.50 | 8.50 | 14m | 14m | 14m | 14m | 8.50 | 8.50 | 2 | 14m | 14m | 14m | 8.50 | 8.50 | 14m | 2 | 12.50

95°55′

282.89

M.G.A.-94
ZONE 55

ORIGINAL SHEET SIZE A3

REF 15312-P1-S5

SHEET 3

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SCALE

5 0 5 10 15 20 25

LENGTHS ARE IN METRES

SCALE 1:500

LICENSED SURVEYOR David Sidley

VERSION 9

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PLAN OF SUBDIVISION

PLAN NUMBER

PS 829574B/S5

ORIGINAL SHEET SIZE A3 | REF 15312-P1-S4 | SHEET 4

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SCALE

5 0 5 10 15 20 25

LENGTHS ARE IN METRES

SCALE 1:500

LICENSED SURVEYOR David Sidley VERSION 9

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PLAN OF SUBDIVISION

PLAN NUMBER
PS 829574B/S5

M.G.A.-94 ZONE 55

275°55'
34.92
185°55'
37.96
61.48
132.98
275°55'
(75.29)
32.27
2
E-2
5°55'
23.53
179°12'
23.69
A23.70
R254m
RESERVE No. 6
3890m²
ARCUATA WALK
R6
97m²
177°18'
1.52
95°55'
64.77
95°55'
65m
5°55'
1.50
(107.43)
275°55
5m
95°55'
29.50
2
8.09
95°55'
1.52
175°33'
A&C8.13
222m² 554
95°55'
27.57
173°42'
A&C8.19
219m² 553
95°55'
27.05
171°50'
A&C8.25
213m² 552
95°55'
26.26
169°57'
A&C8.32
206m² 551
95°55'
25.18
168°03'
A&C8.41
196m² 550
95°55'
23.82
166°08'
A&C8.50
184m² 549
95°55'
22.15
164°12'
A&C8.61
170m² 548
95°55'
20.18
162°14'
A&C8.74
152m² 547
95°55'
17.88
159°01'
A&C19.50
546
202m²
7.62
14.19
4.27
51°55'
11.47
51°55'
1.55
156°29'
A&C2.11
R254m
8.09
72.35
PICKET
169°03'30"
112.68
A113.62
R254m
166°38'30"
86.22
A86.65
R252.50
166°37'30"
87.38
A87.81
R254m
OLIVE LEAF WALK
R6
131m²
CLOSE
8.77
7m
555
556
557
558
559
560
561
562
563
177°18'
28.35
26.84
188m²
206m²
5°55'
29.50
31m
1.30
55
136°36'
54.30
R6
2123m²
BEATRICE WAY
71.50
5°55'
95°55'
40.35
46°36'
3.91
140°55'
4.24
8.35
4m
545
544
543
542
541
540
177°18'
25.35
270m²
217m²
208m²
31m
25m
136°36'
4.55
50°55'
4.24
3.65
19.16
95°55'
35.65
18.50
BEATRICE
320°55'
4.24
TRAN AVENUE
(SEE SHEET 4)

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ORIGINAL SHEET SIZE A3 | REF **15312-P1-S5** | SHEET 5

SCALE
5 0 5 10 15 20 25
LENGTHS ARE IN METRES

SCALE
1:500

LICENSED SURVEYOR David Sidley VERSION 9

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PLAN OF SUBDIVISION

PLAN NUMBER

PS 829574B/S5

SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'A'

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
501	502, 503	534	533, 535
502	501, 503	535	534, 536
503	501, 502, 504	536	535, 537, 538
504	503, 505	537	538, 539
505	504, 506	538	537, 539
506	505, 507	539	537, 538
507	506, 508	540	541
508	507, 509	541	540, 542
509	508, 510	542	541, 543
510	509, 511, 512, 513, 514	543	542, 544
511	510, 512	544	543, 545
512	510, 511, 513	545	544
513	510, 512, 514	546	547
514	510, 513, 515	547	548
515	514, 516	548	547, 549
516	515, 517	549	548, 550
517	516	550	549, 551
518	519	551	550, 552
519	518, 520	552	551, 553
520	519, 521	553	552, 554
521	520, 522	554	553
522	521, 523	555	556
523	522, 524	556	555, 557
524	523, 525	557	556, 558
525	524, 526	558	557, 559
526	525, 527	559	558, 560
527	526, 528	560	559, 561
528	527, 529	561	560, 562
529	528, 530	562	561, 563
530	529, 531	563	562
531	530, 532		
532	531		
533	534		

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ORIGINAL SHEET SIZE A3 | REF **15312-P1-S5** | SHEET 6

SCALE

NOT TO SCALE

LENGTHS ARE IN METRES

SCALE N.T.S.

LICENSED SURVEYOR David Sidley VERSION 9

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PLAN OF SUBDIVISION

PLAN NUMBER

PS 829574B/S5

SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'B'

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
505	A	504, 506
506	A	505, 507
509	A	508, 510
510	A	509, 511, 512, 513, 514
511	A	510, 512
512	A	510, 511, 513
513	A	510, 512, 514
514	A	510, 513, 515
515	A	514, 516
516	A	515, 517
517	A	516
520	A	519, 521
521	A	520, 522
525	A	524, 526
526	A	525, 527
531	A	530, 532
532	A	531, 533
540	A	541
541	A	540, 542
542	A	541, 543
543	A	542, 544
544	A	543, 545
545	A	544
546	A	547
547	A	546, 548
548	A	547, 549
549	A	548, 550
550	A	549, 551
551	A	550, 552
552	A	551, 553
553	A	552, 554
554	A	553
555	A	556
556	A	555, 557
557	A	556, 558
558	A	557, 559
559	A	558, 560
560	A	559, 561
561	A	560, 562
562	A	561, 563
563	A	562

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ORIGINAL SHEET SIZE A3 | REF **15312-P1-S5** | SHEET 7

SCALE

NOT TO SCALE

LENGTHS ARE IN METRES

SCALE

N.T.S.

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