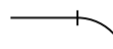
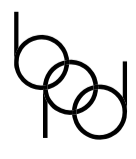
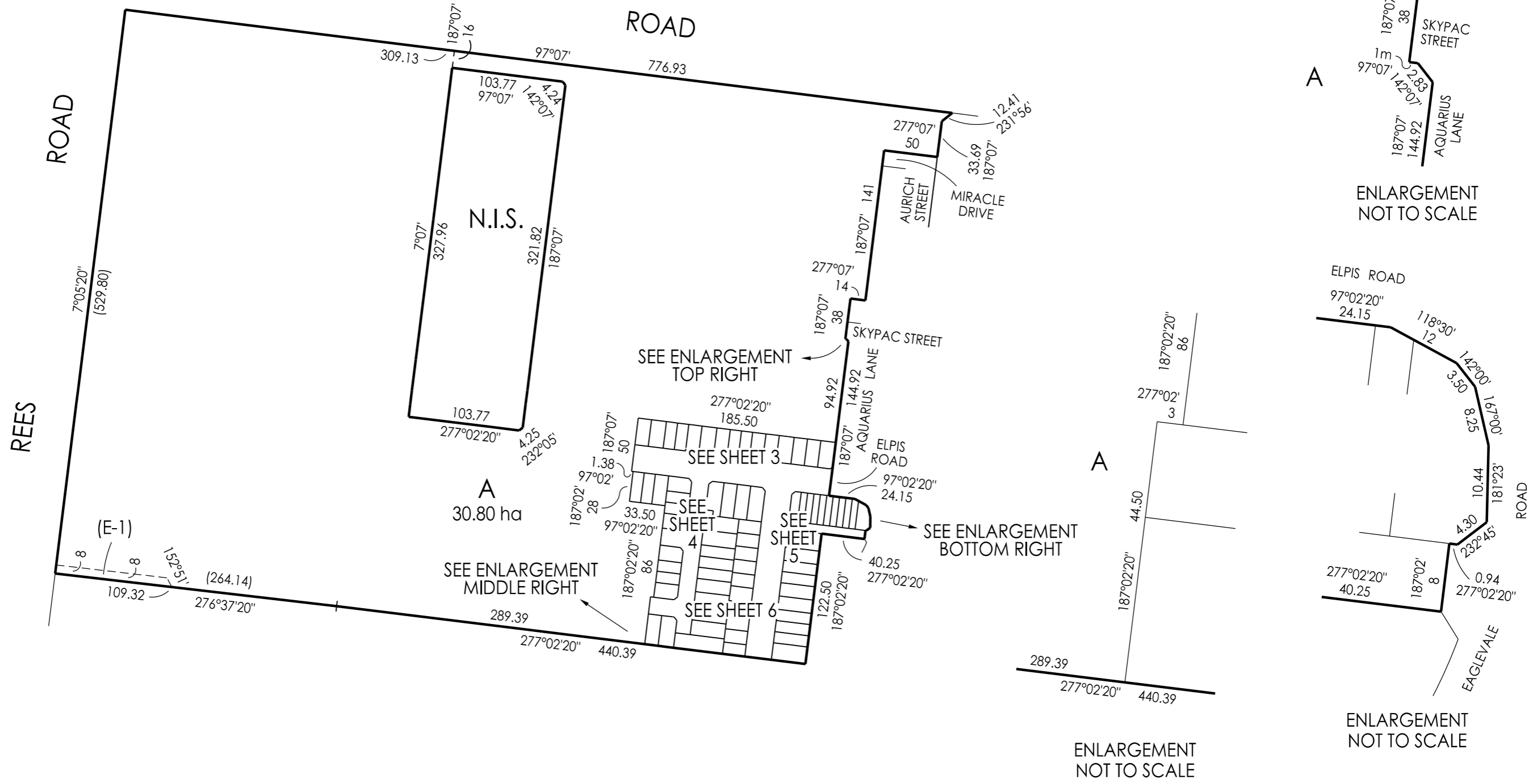
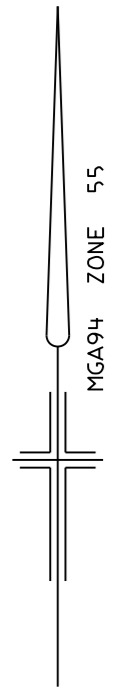


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 817595K	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A , PS817594M POSTAL ADDRESS: (at time of subdivision) 179-253 EXFORD ROAD MELTON SOUTH 3388 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 285 660 ZONE: 55 N: 5 822 100 DATUM: GDA94		COUNCIL NAME: MELTON SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  TOTAL ROAD AREA: 1.226 ha LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN N.I.S. DENOTES NOT IN SURVEY		
ROAD R1 RESERVE No. 1	MELTON SHIRE COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS		LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN N.I.S. DENOTES NOT IN SURVEY		
DEPTH LIMITATION 15.24m				
SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 248 , 252 , 387 LAND IS CONTIGUOUS TO PROCLAIMED SURVEY AREA No. 27 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.				
ESTATE: OPALIA 3		AREA: 3.527 ha	No. OF LOTS: 73	MELWAY: 342:H:7
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	GAS TRANSMISSION PIPELINE	SEE PLAN	INST.NO.F167562	GAS AND FUEL CORPORATION
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON SHIRE COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 6751/3	VERSION: 4	ORIGINAL SHEET SIZE A3
CHECKED L.W.		DATE: 30/11/18		SHEET 1 OF 7 SHEETS
		LICENSED SURVEYOR: SIMON COX		

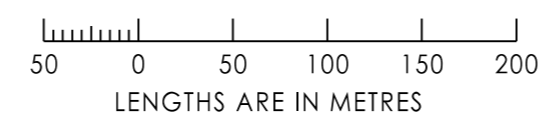
PLAN OF SUBDIVISION

PLAN NUMBER
PS 817595K



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SCALE
1:4000

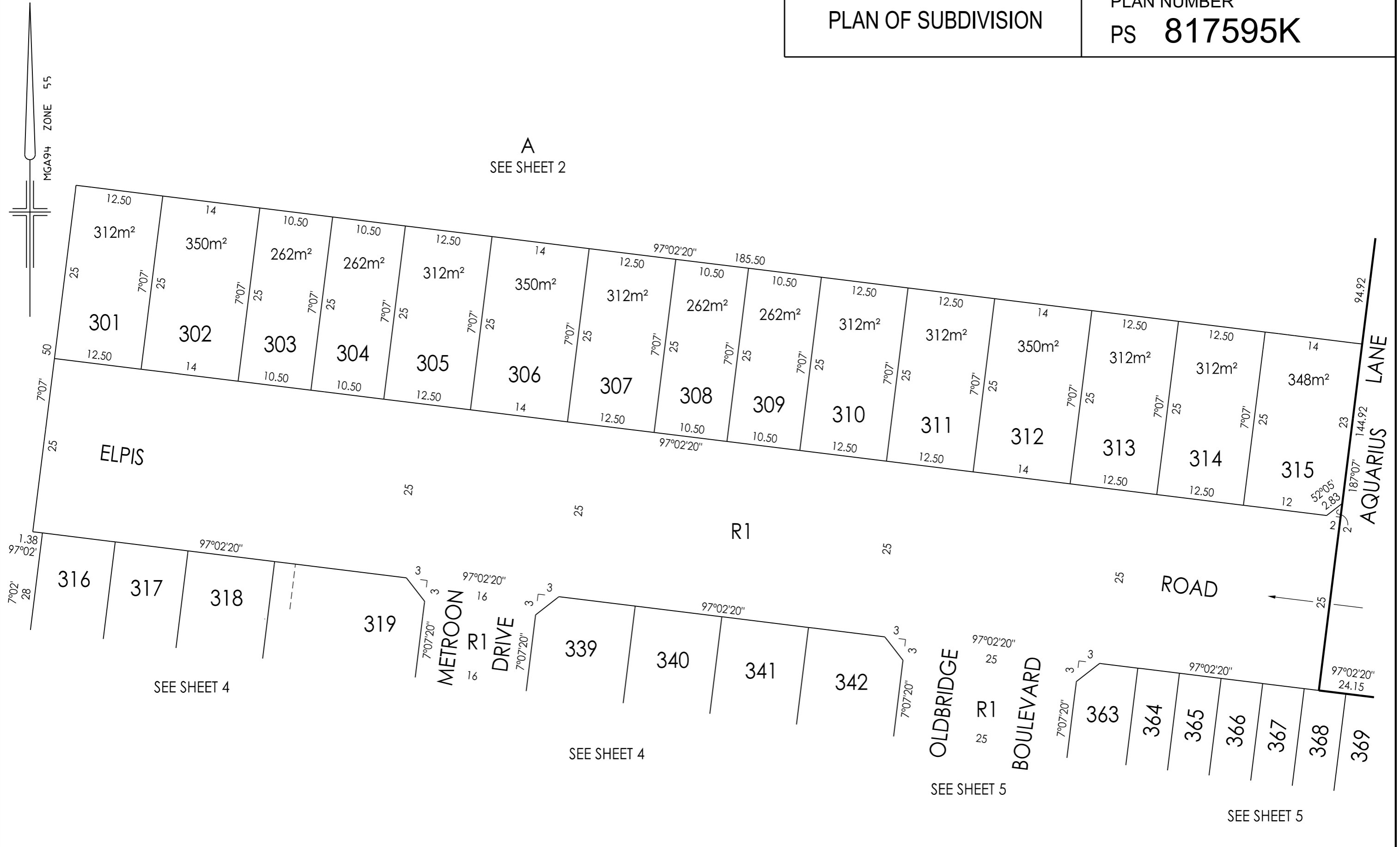


REF: 6751/3 VERSION: 4
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
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SCALE

1:500



REF: 6751/3

VERSION: 4

LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817595K

SEE SHEET 3

R1

ROAD

DRIVE

RESERVE
No. 1
35m²

R1

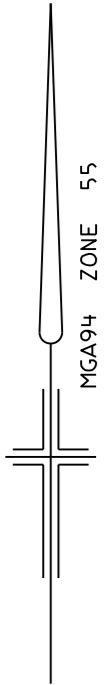
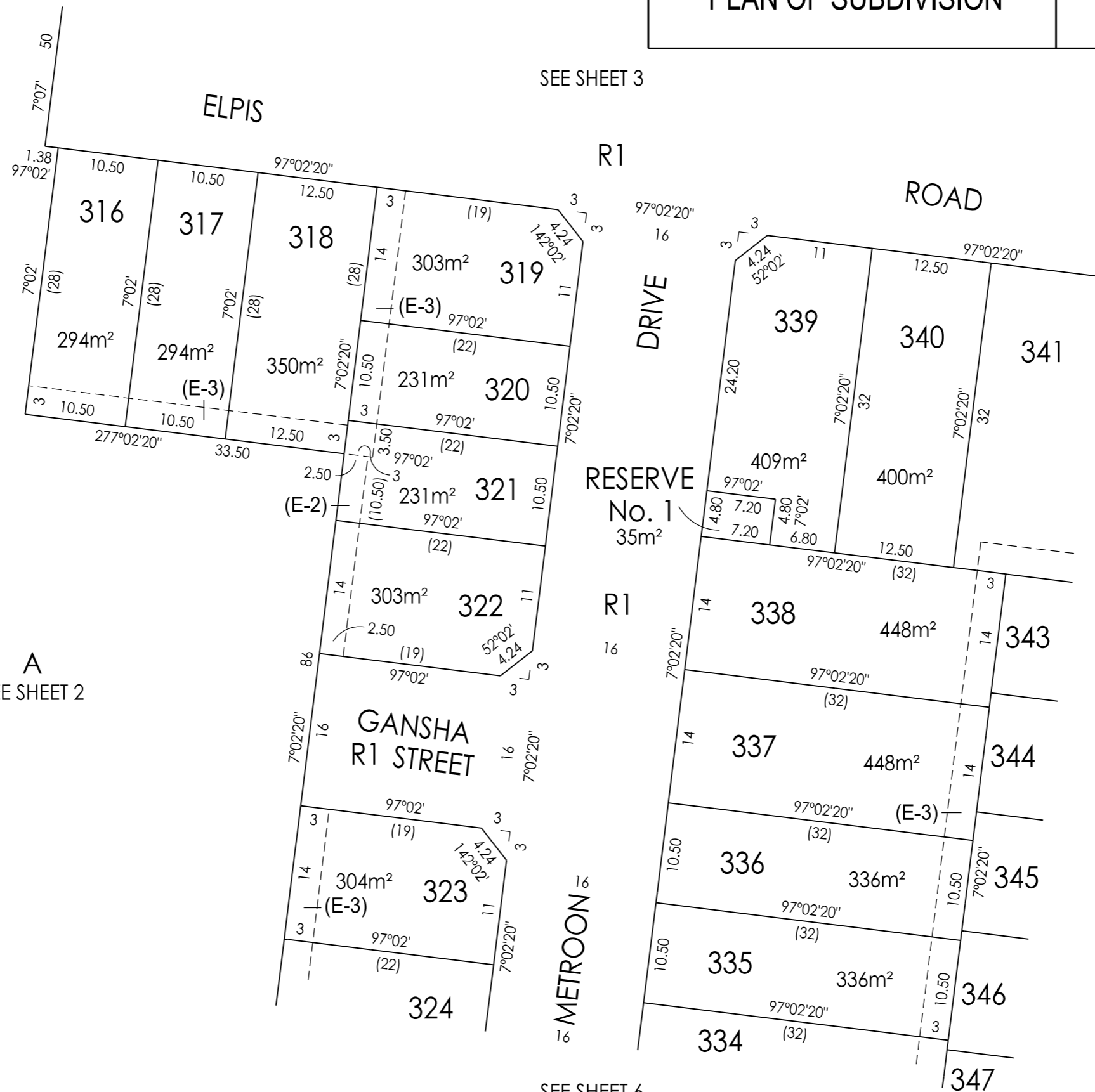
METROON

SEE SHEET 6

SEE SHEET 5

SEE SHEET 5

A
SEE SHEET 2



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SCALE

1:500



REF: 6751/3

VERSION: 4

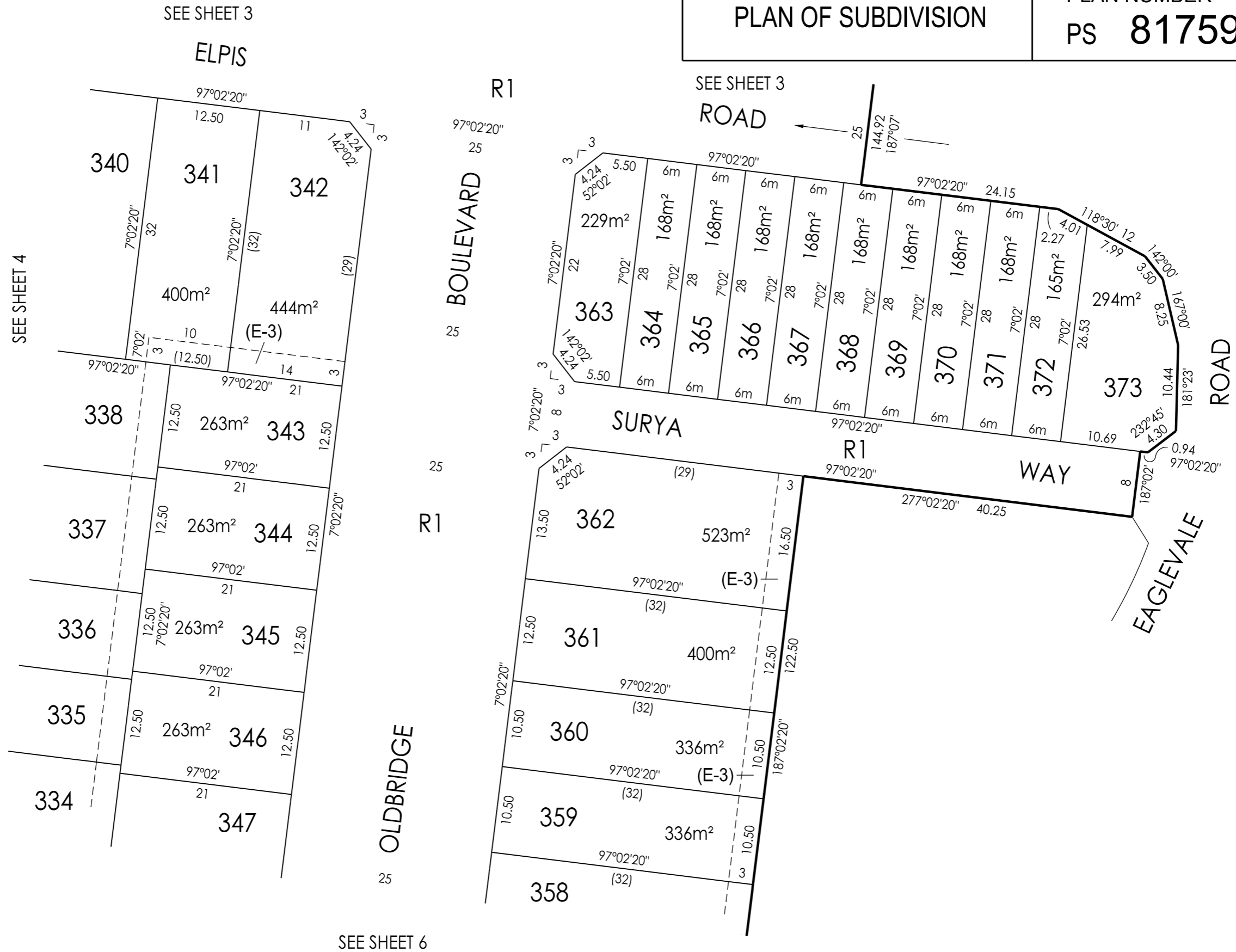
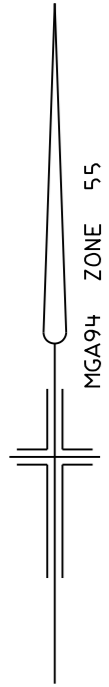
LICENSED SURVEYOR: SIMON COX

ORIGINAL
SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER
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SCALE
1:500



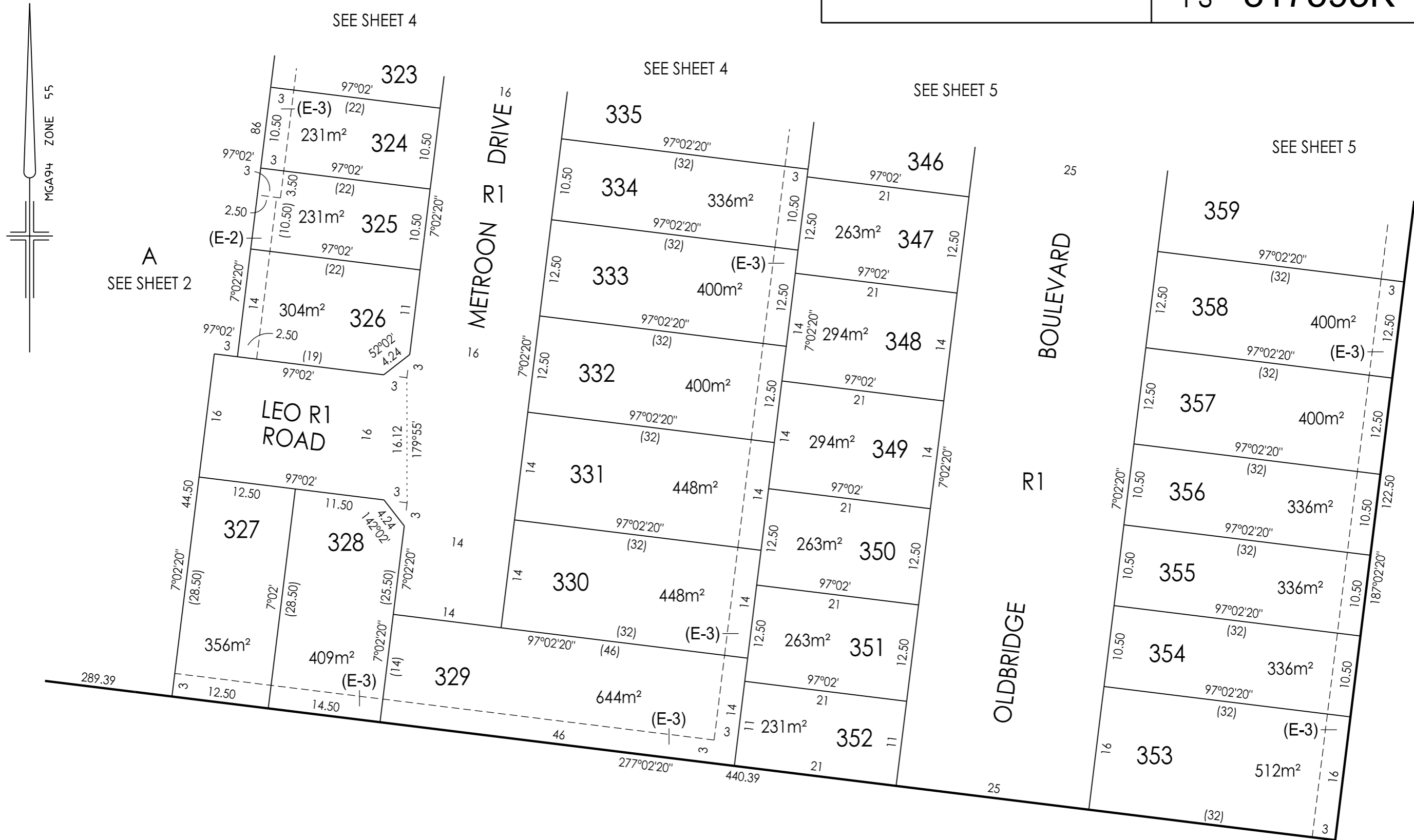
REF: 6751/3 VERSION: 4
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER
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1:500



REF: 6751/3

VERSION: 4

LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 6

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.
For the purposes of this restriction:

Land to benefit : Lots 301 to 373 (both inclusive).

Land to be burdened: Lots 301 to 373 (both inclusive).

Description of Restriction :

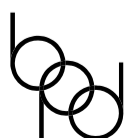
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved by Opalus Melton Pty Ltd as being in accordance with the "Opalia Estate Design Guidelines"
- (b) Anything other than in accordance with MCP No.
- (c) In the case of lots less than 300m² any dwellings unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Melton City Council.

For the purpose of this restriction the following applies:

Type A - Lots 303, 304, 308, 309, 316, 317, 320, 321, 324, 325 and 343 to 352 (both inclusive)

Type B - Lots 363 to 373 (both inclusive).

These restrictions will cease to affect any of the burdened lots eight (8) years after registration of this plan.



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SCALE

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SHEET SIZE A3

SHEET 7

REF: 6751/3

VERSION: 4

LICENSED SURVEYOR: SIMON COX