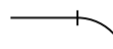
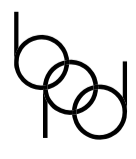
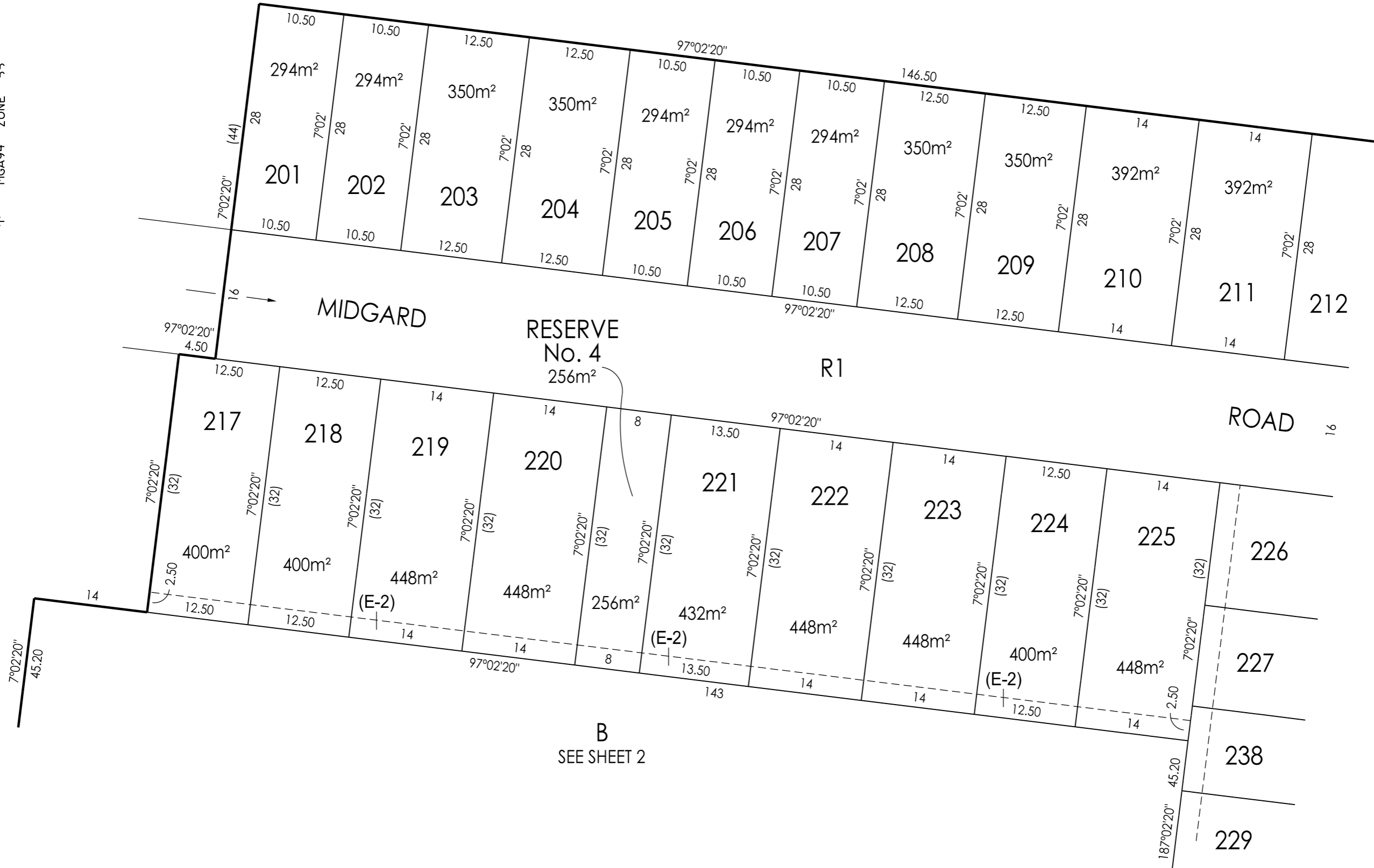
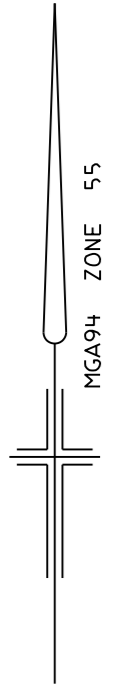


| | | | | |
|--|--|--|-----------------------------------|---------------------------------------|
| PLAN OF SUBDIVISION | | LRS USE ONLY EDITION | PLAN NUMBER PS 817594M | |
| LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A , PS817593P POSTAL ADDRESS: 179-253 EXFORD ROAD (at time of subdivision) MELTON SOUTH 3388 MGA 94 CO-ORDINATES: E: 285 960 ZONE: 55 (of approx. centre of plan) N: 5 822 020 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: 6917m² LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN N.I.S. DENOTES NOT IN SURVEY | | |
| ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3 RESERVE No. 4 | MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL | | | |
| NOTATIONS | | 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 2 AREA: 2.407 ha No. OF LOTS: 49 MELWAY: 342:J:8 | | | | |
| 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 | WESTERN WATER |
|  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: 6751/2 VERSION: 7 LICENSED SURVEYOR: SIMON P COX | ORIGINAL SHEET SIZE A3 | SHEET 1 OF 5 SHEETS |
| CHECKED L.W. | DATE: 24/10/18 | | | |

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817594M



SEE SHEET 4

SEE SHEET 4



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Hawthorn East Vic 3123
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SCALE

1:500



REF: 6751/2

VERSION: 7

LICENSED SURVEYOR: SIMON P COX

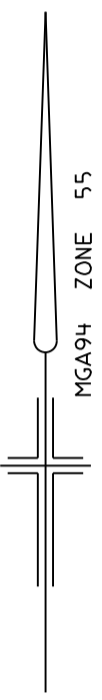
ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER

PS 817594M



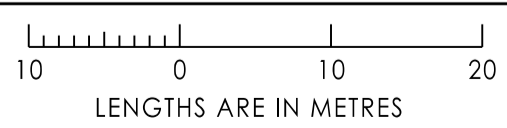
SEE SHEET 2

SEE SHEET 2

B
SEE SHEET 2

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1:500



ORIGINAL SHEET SIZE A3
REF: 6751/2

SHEET 4
VERSION: 7

LICENSED SURVEYOR: SIMON P COX

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 201 to 249 (both inclusive).

Land to be burdened: Lots 201 to 249 (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.

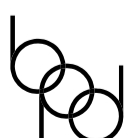
For the purpose of this restriction the following applies:

Type A - Lots 201, 202, 205 to 207 (both inclusive), 227 to 230 (both inclusive), 232 to 240 (both inclusive) & 245 to 247 (both inclusive)

Type B - Nil.

(d) In the case of lots 213 to 216 (both inclusive) any dwelling other than a dwelling that has a front facade that faces Elpis Road.

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



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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 6751/2

VERSION: 7

LICENSED SURVEYOR: SIMON P COX