
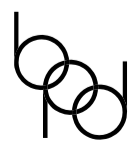
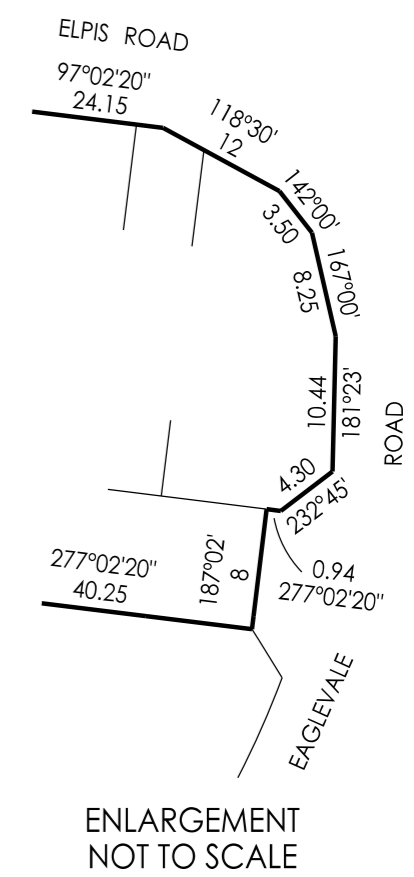
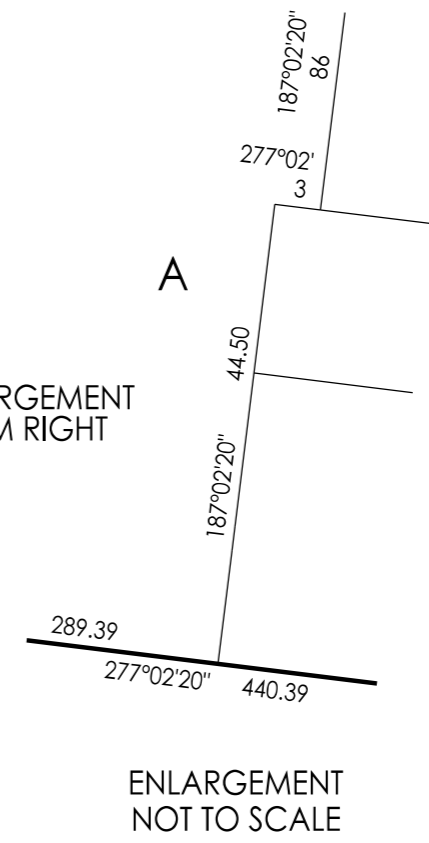
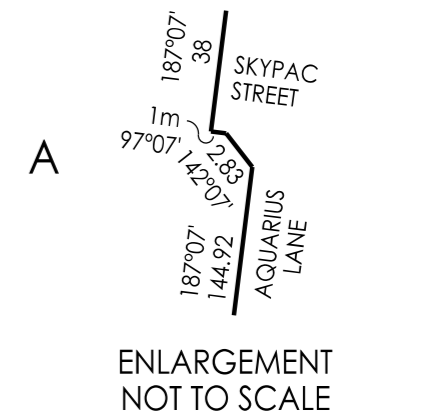
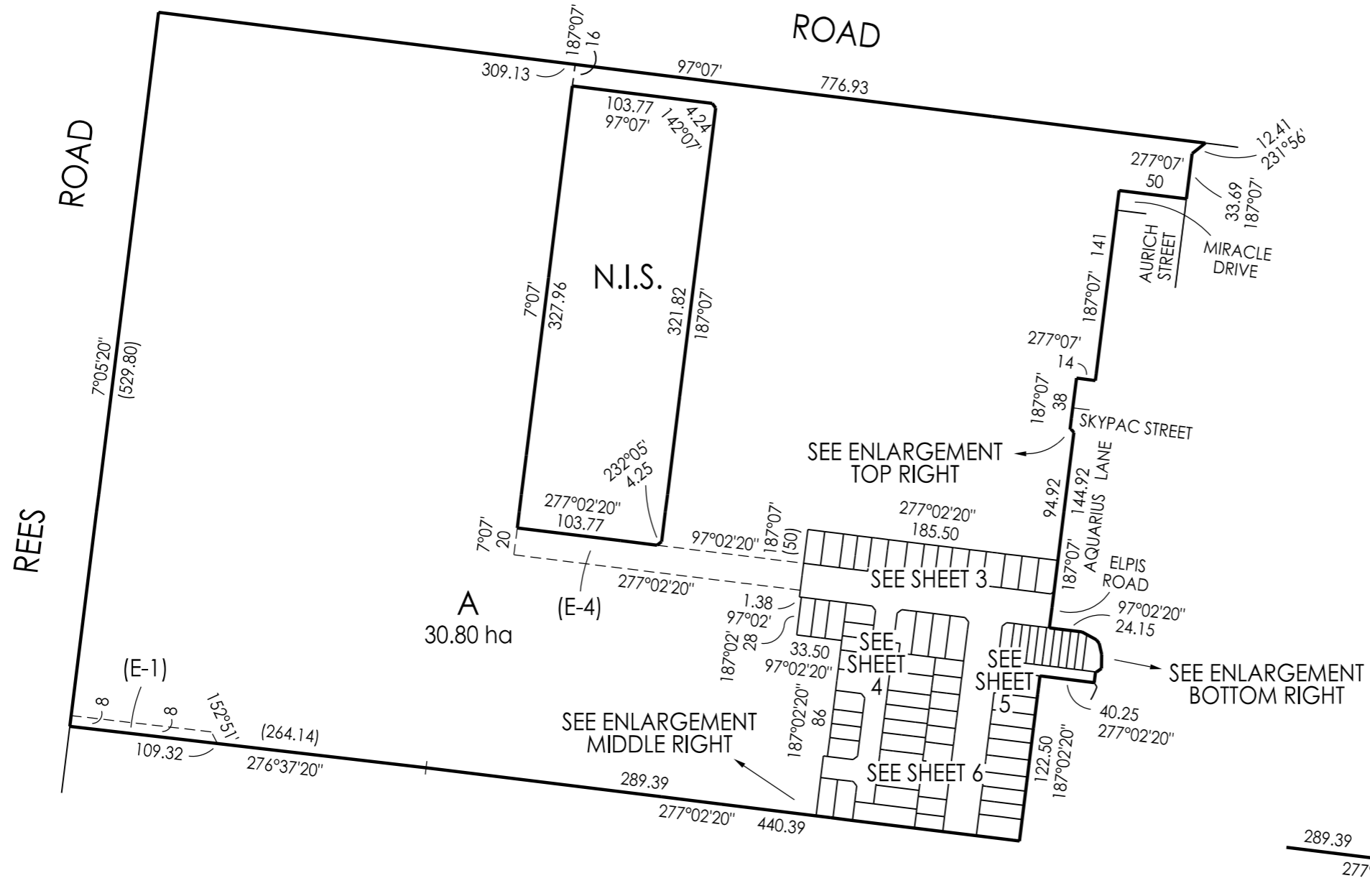
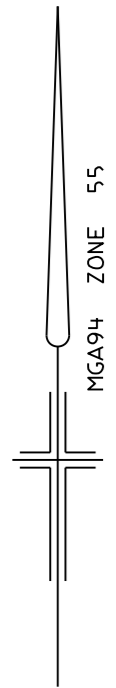


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 817595K</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> DJERRIWARRH  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> B  <b>CROWN ALLOTMENT:</b> 3 (PART)  <b>CROWN PORTION:</b> -----  <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT A , PS817594M  <b>POSTAL ADDRESS: (at time of subdivision)</b> 179-253 EXFORD ROAD MELTON SOUTH 3388  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 285 660 ZONE: 55 N: 5 822 100 DATUM: GDA94		<b>COUNCIL NAME:</b> MELTON SHIRE COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	TANGENT POINTS ARE SHOWN THUS:   <b>TOTAL ROAD AREA: 1.226 ha</b>  LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  N.I.S. DENOTES NOT IN SURVEY  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS817594M WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iv) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No. 1	MELTON SHIRE COUNCIL POWERCOR AUSTRALIA LTD			
<b>NOTATIONS</b>		<b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS817594M WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iv) SUBDIVISION ACT 1988		
DEPTH LIMITATION 15.24m				
<b>SURVEY:</b> 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  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.				
<b>ESTATE:</b> OPALIA 3		<b>AREA:</b> 3.527 ha		<b>No. OF LOTS:</b> 73
<b>MELWAY:</b> 342:H:7				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED OR IN FAVOUR OF</b>
(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
(E-4)	CARRIAGEWAY	20	PS811251C	LOT A ON PS811251C
 <b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		<b>REF: 6751/3</b> <b>VERSION: 8</b>  <b>LICENSED SURVEYOR: SIMON COX</b>		<b>ORIGINAL SHEET SIZE A3</b> <b>SHEET 1 OF 7 SHEETS</b>
<b>CHECKED</b> L.W.	<b>DATE:</b> 14/11/19			

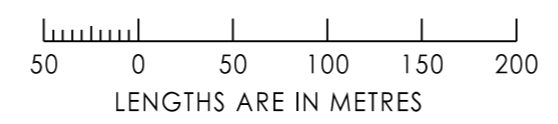
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 817595K



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

SCALE  
1:4000

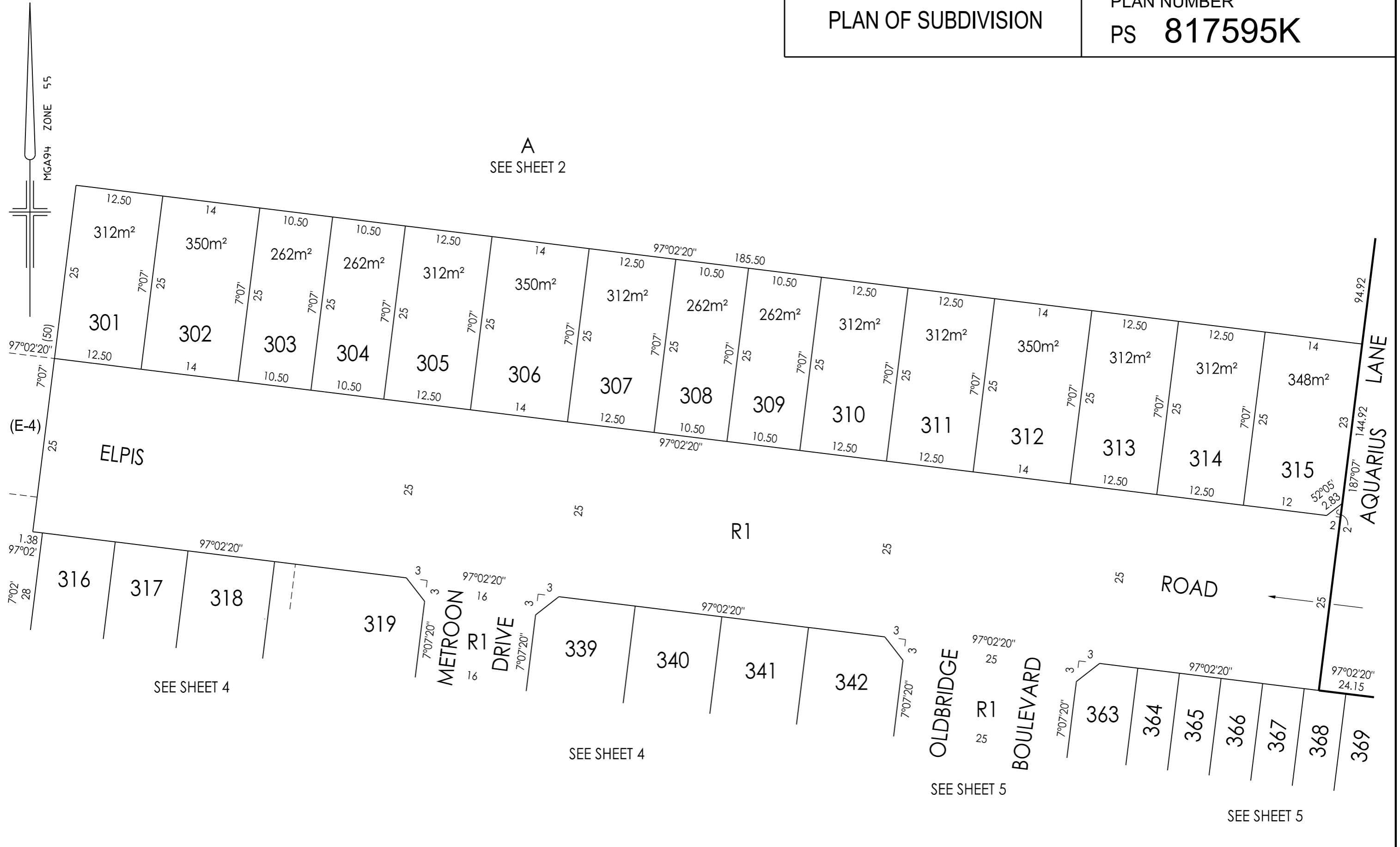


REF: 6751/3      VERSION: 8  
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3      SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 817595K



**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

**SCALE**  
1:500

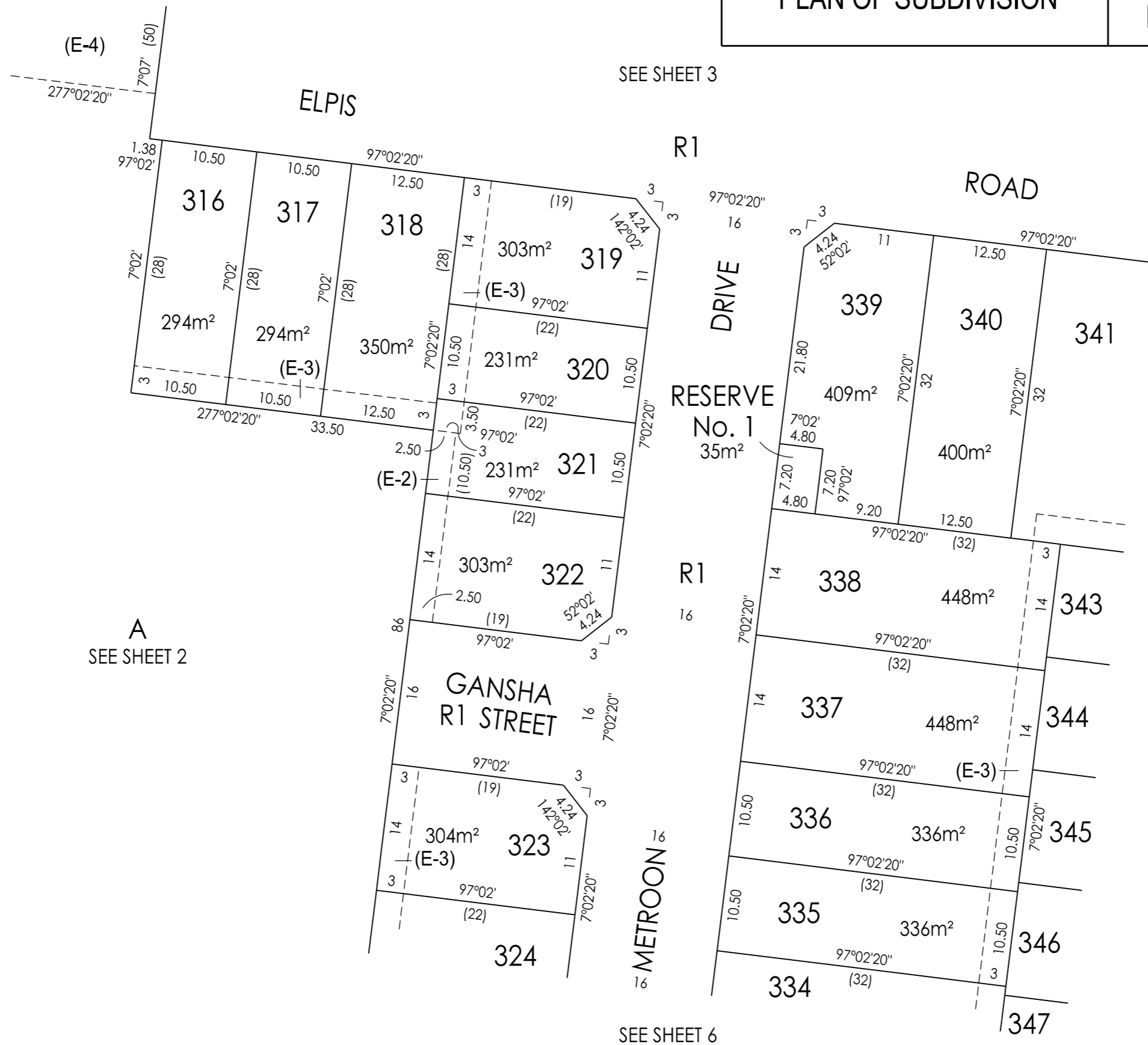
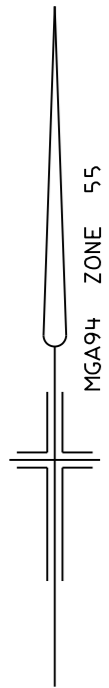


REF: 6751/3 VERSION: 8  
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 817595K



SEE SHEET 3

A  
SEE SHEET 2

SEE SHEET 5

SEE SHEET 5

SEE SHEET 6



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

SCALE

1:500



REF: 6751/3

VERSION: 8

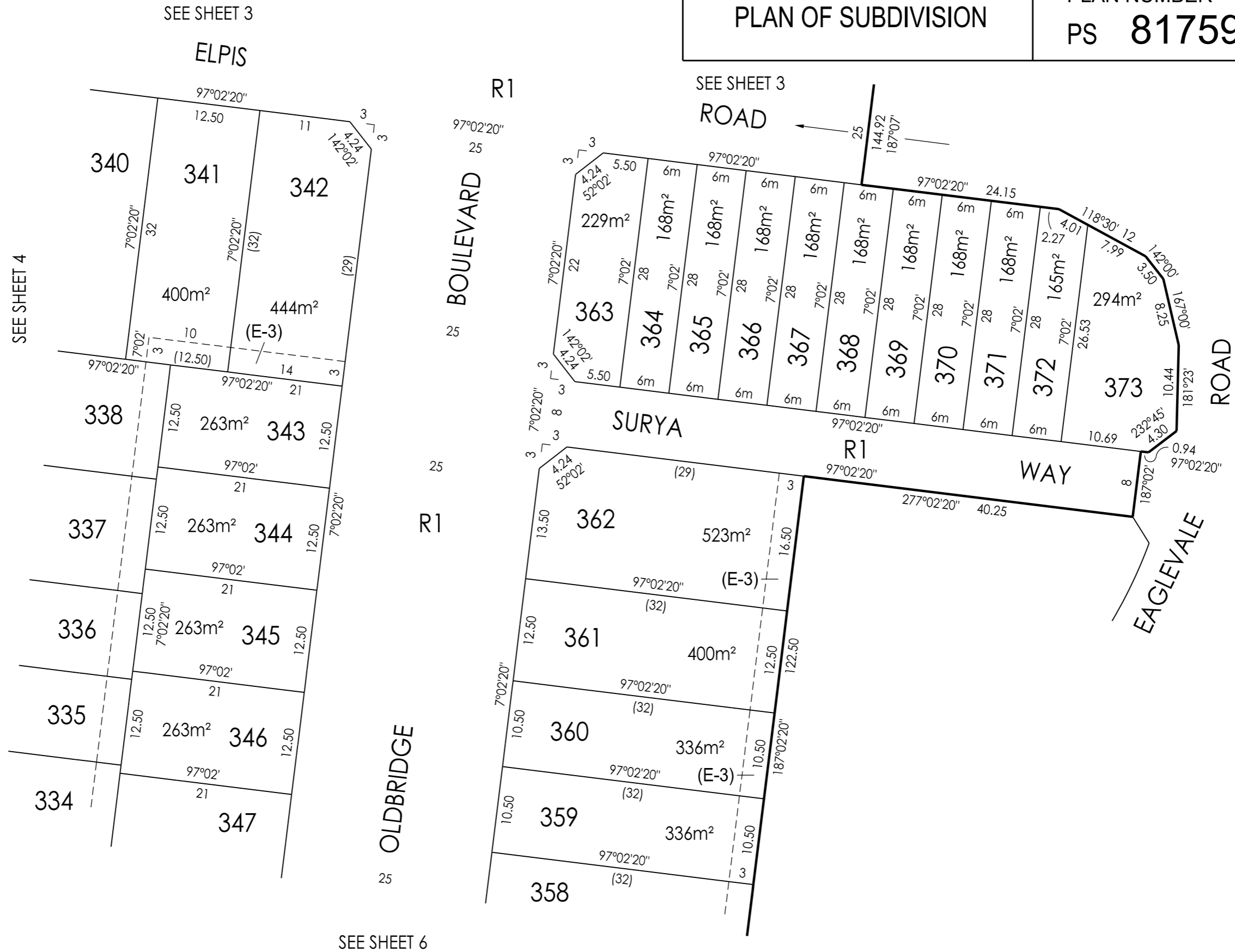
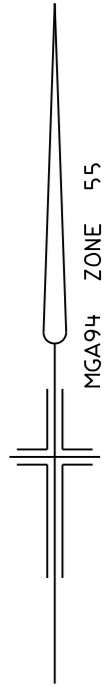
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 817595K



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

SCALE

1:500



REF: 6751/3

VERSION: 8

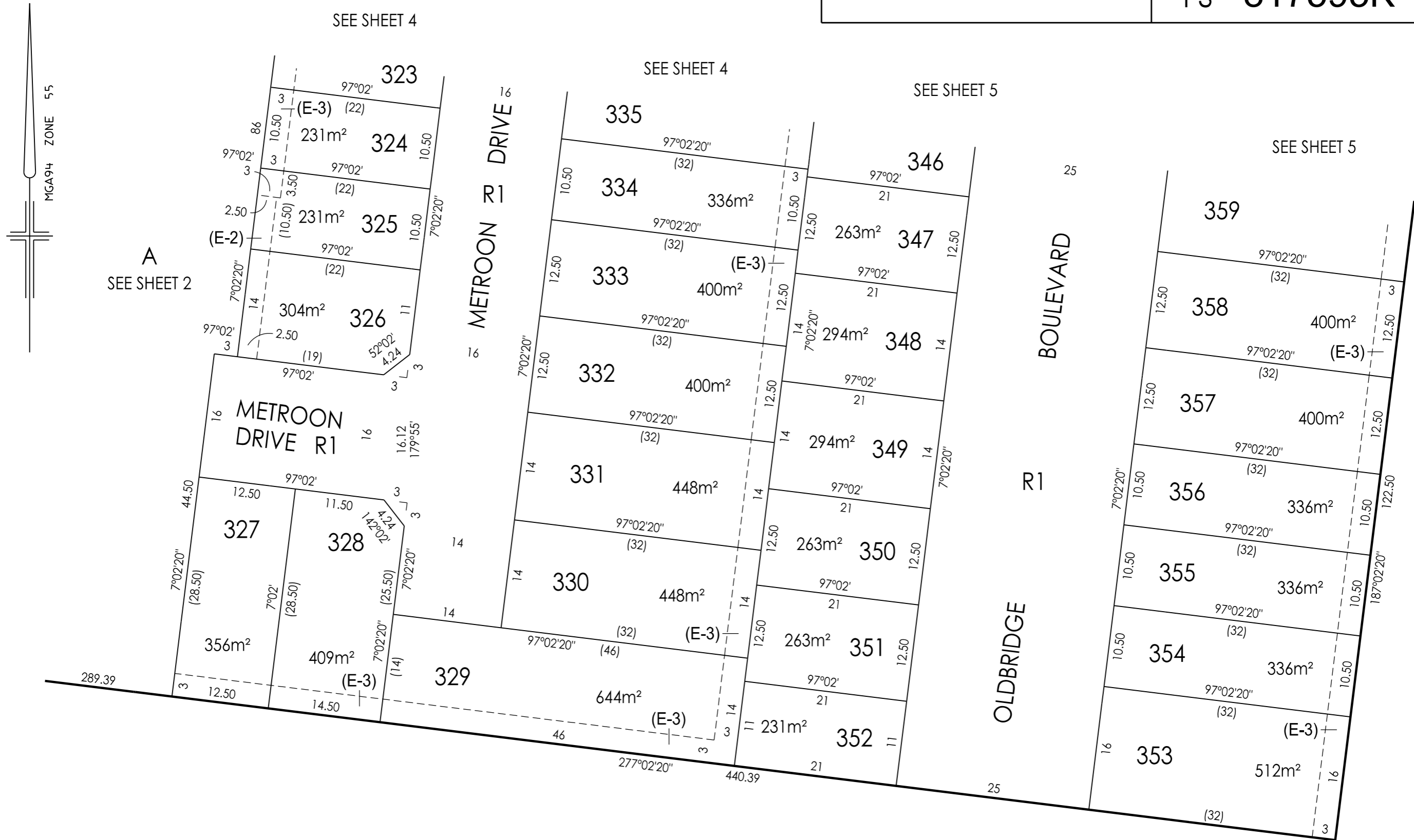
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 817595K



**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

**SCALE**  
1:500



REF: 6751/3      VERSION: 8  
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 :

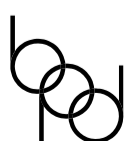
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved 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 300m<sup>2</sup> 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, 343 to 352 (both inclusive) and Lots 363 to 373 (both inclusive).

Type B - Nil

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



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

SCALE

ORIGINAL  
SHEET SIZE A3

SHEET 7

REF: 6751/3

VERSION: 8

LICENSED SURVEYOR: SIMON COX