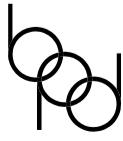
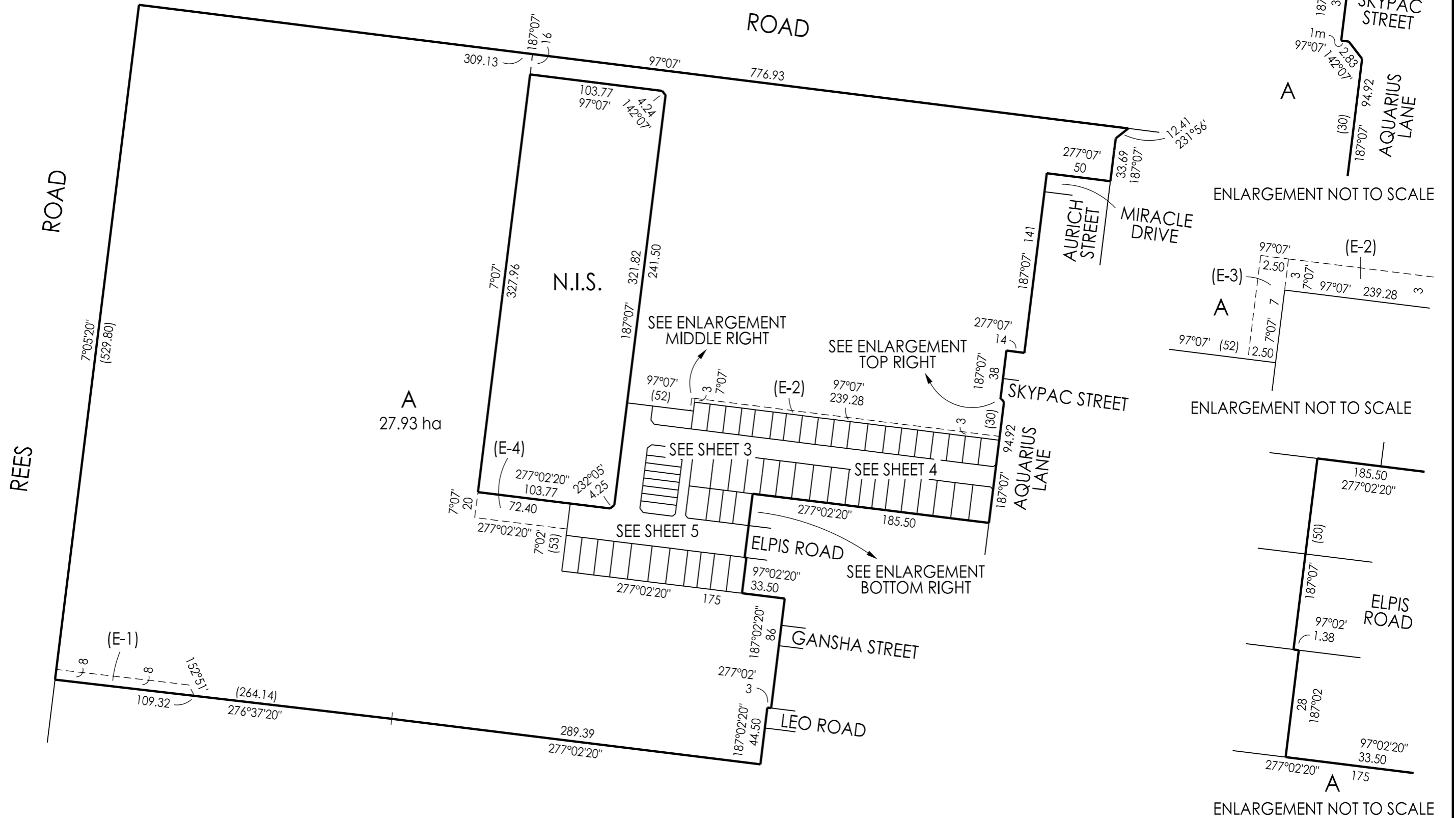
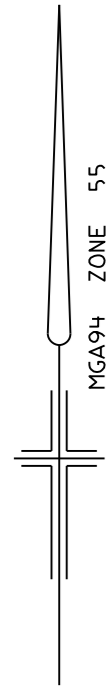


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 825869C</b>						
<b>LOCATION OF LAND</b> <b>PARISH:</b> DJERRIWARRH  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> B  <b>CROWN ALLOTMENT:</b> 3 (PART)  <b>CROWN PORTION:</b> -----  <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT A ON PS817595K  <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: 285 570 ZONE: 55 N: 5 822 230 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>	LOTS 1 TO 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 9966m<sup>2</sup></b>  <b>N.I.S. DENOTES NOT IN SURVEY</b>   <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-4) ON PS817595K 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	MELTON SHIRE COUNCIL								
<b>NOTATIONS</b>									
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. PA2017-5955									
<b>ESTATE:</b> OPALIA 4		<b>AREA:</b> 2.872 ha		<b>No. OF LOTS:</b> 61		<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)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON SHIRE COUNCIL					
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION					
(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: 6751/4</b>		<b>VERSION: 2</b>		<b>ORIGINAL SHEET SIZE A3</b>		<b>SHEET 1 OF 6 SHEETS</b>	
<b>LICENSED SURVEYOR:</b> SIMON P COX		<b>CHECKED</b> JC		<b>DATE:</b> 05/08/19					

PLAN OF SUBDIVISION

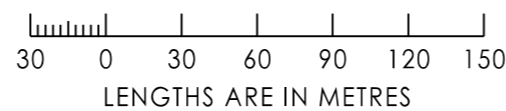
PLAN NUMBER  
PS 825869C



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

1:3000



REF: 6751/4

VERSION: 2

LICENSED SURVEYOR: SIMON P COX

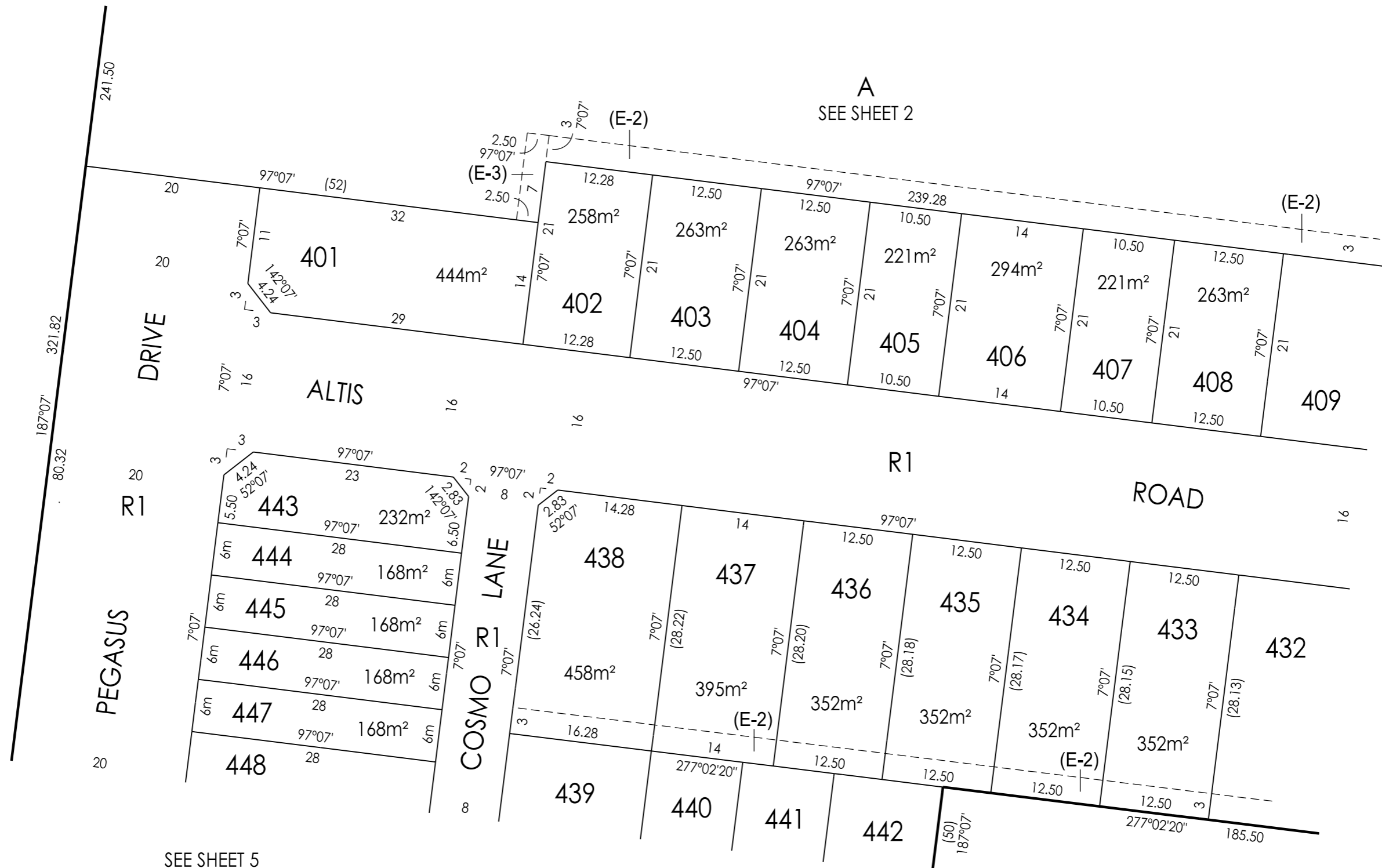
ORIGINAL SHEET SIZE A3

SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 825869C

A  
SEE SHEET 2



R1

R1

PEGASUS DRIVE

ALTIS ROAD

ROAD

COSMO LANE

SEE SHEET 5

SEE SHEET 5

SEE SHEET 4



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



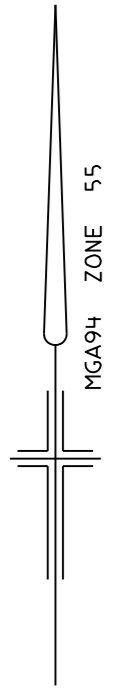
REF: 6751/4 VERSION: 2  
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3

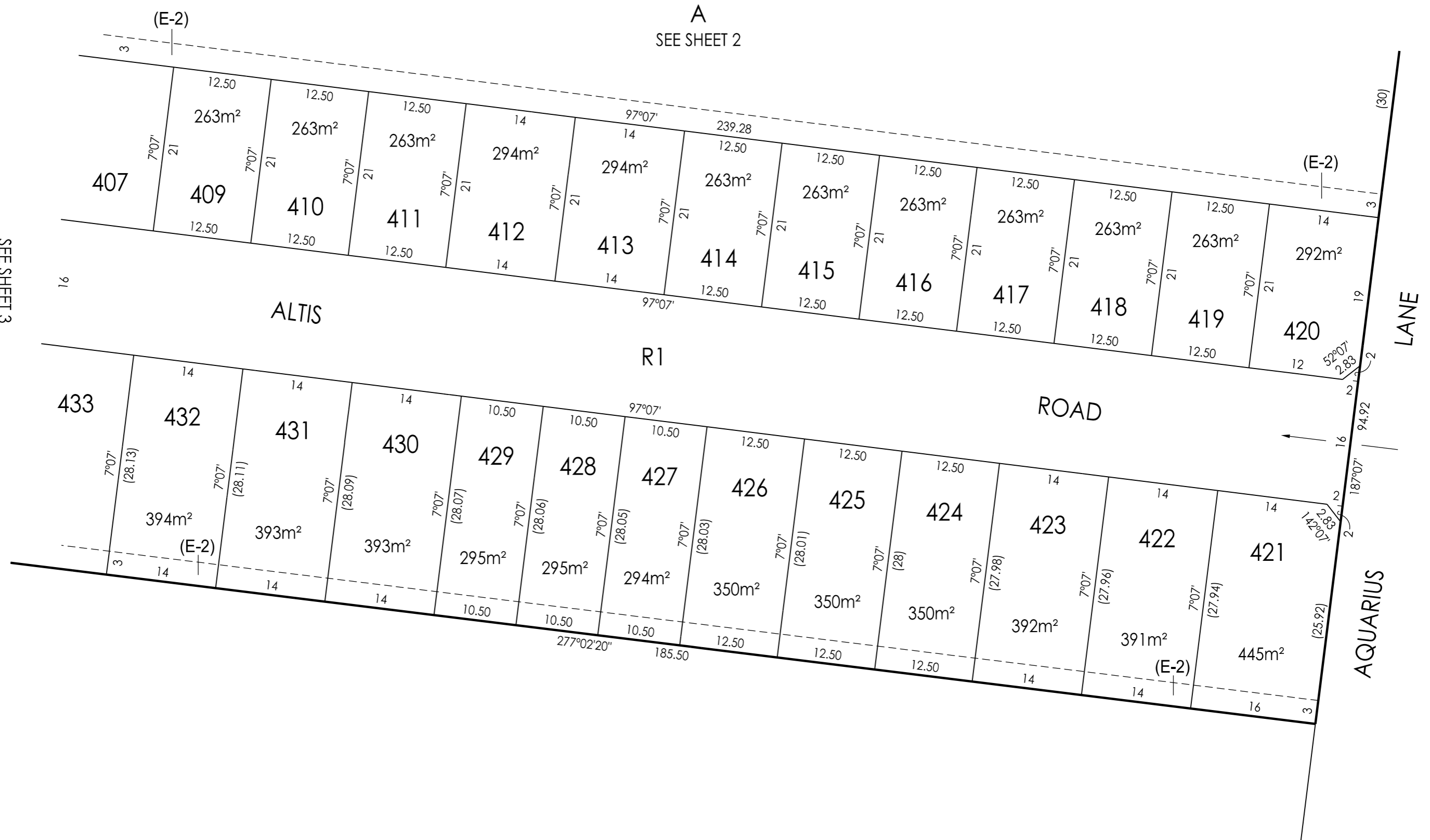
SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 825869C



SEE SHEET 3



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: 6751/4

VERSION: 2

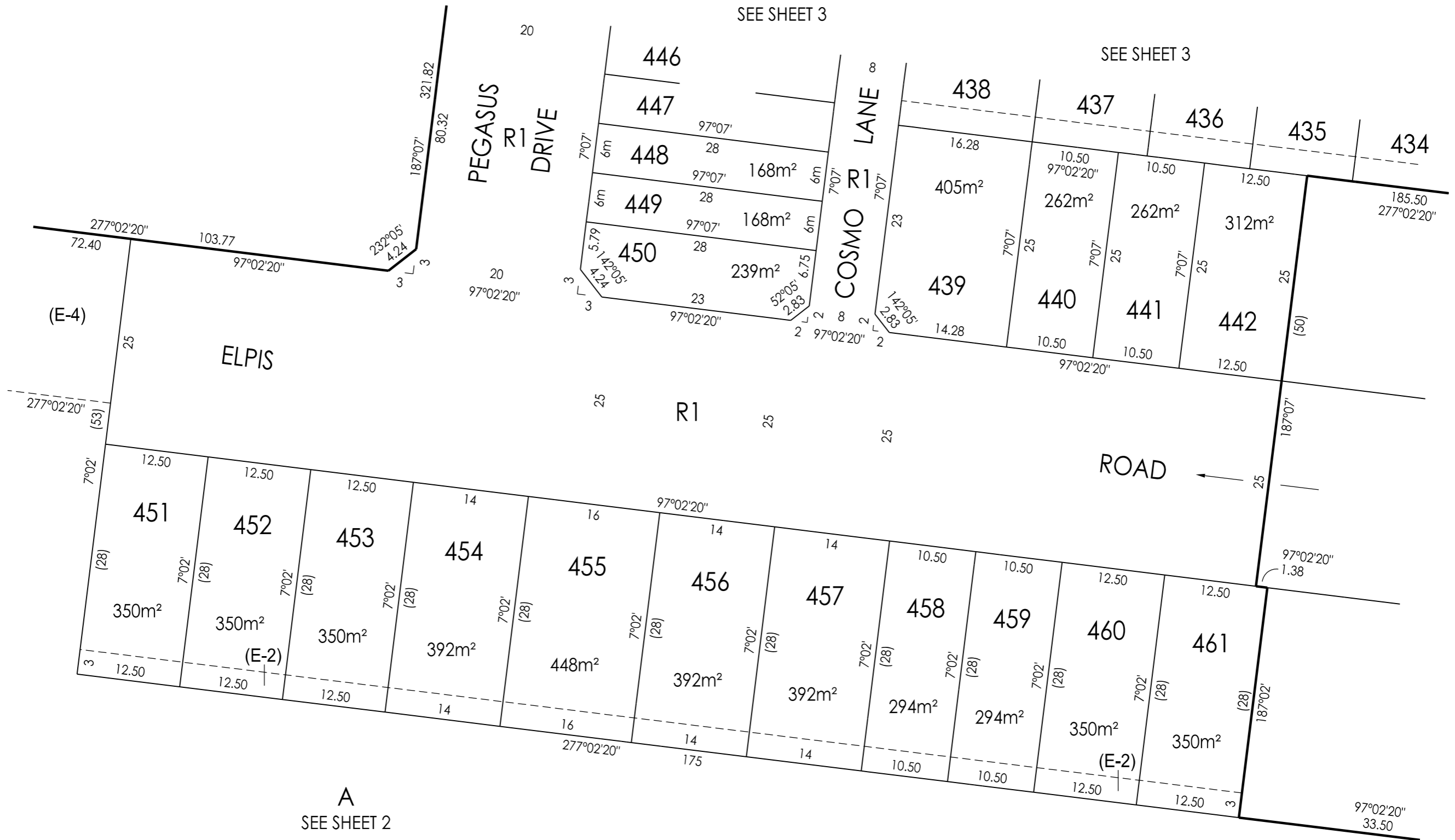
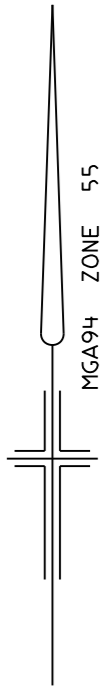
ORIGINAL SHEET SIZE A3

SHEET 4

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 825869C



A  
SEE SHEET 2



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: 6751/4

VERSION: 2

ORIGINAL SHEET SIZE A3

SHEET 5

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 401 to 461 (both inclusive).

Land to be burdened:                Lots 401 to 461 (both inclusive).

Description of Restriction :

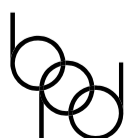
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved 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 402 to 420 (both inclusive), 427 to 429 (both inclusive), 440, 441, 458 and 459.

Type B - Lots 443 to 450 (both inclusive).

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 6

REF: 6751/4

VERSION: 2

LICENSED SURVEYOR: SIMON P COX