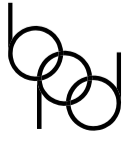
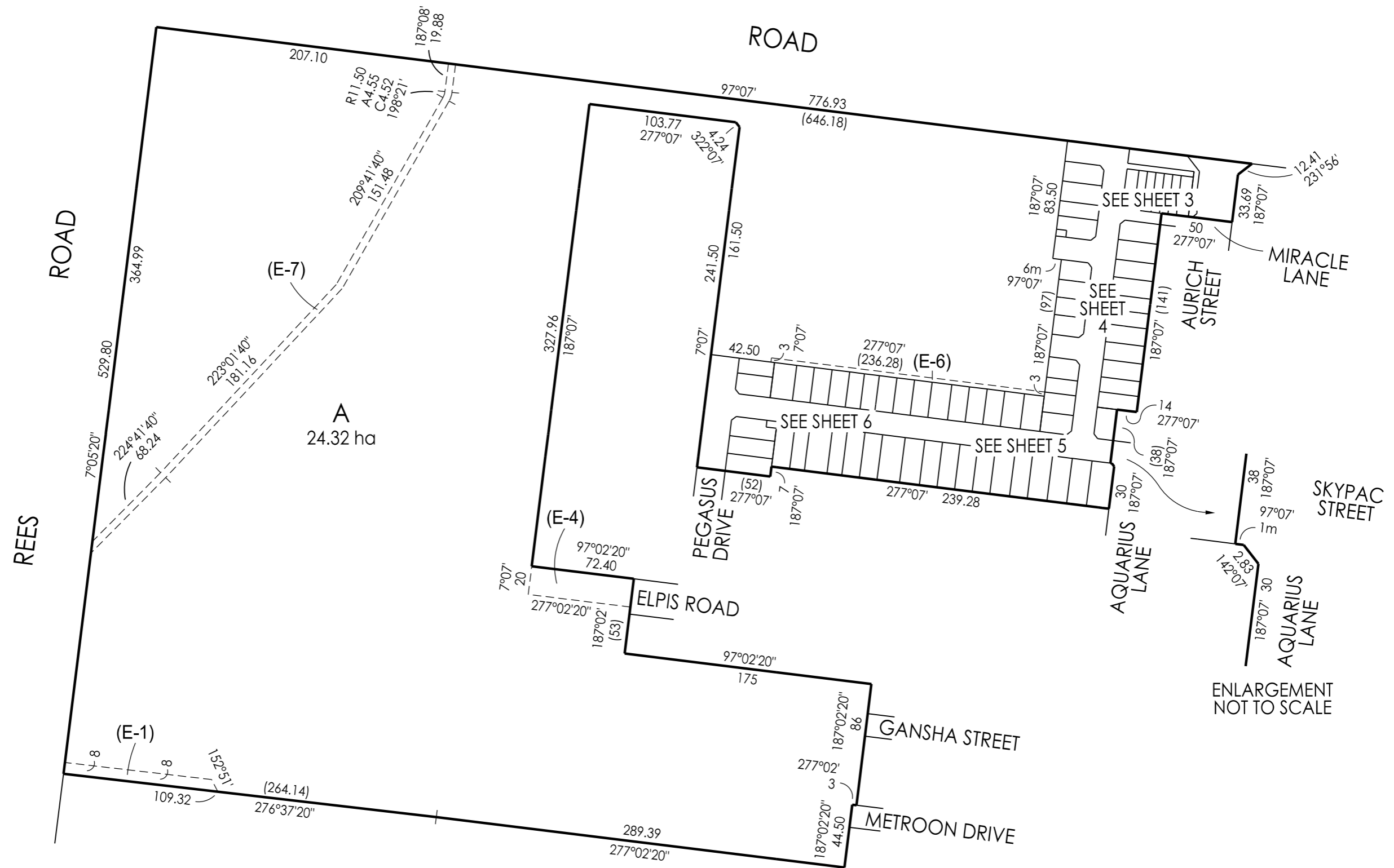
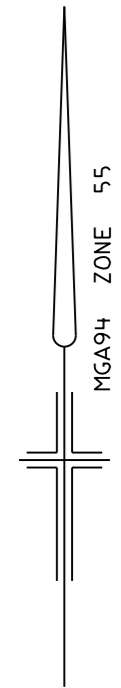


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 831732W						
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS825869C POSTAL ADDRESS: (at time of subdivision) 179 - 253 EXFORD ROAD MELTON SOUTH 3388 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 285 740 ZONE: 55 N: 5 822 300 DATUM: GDA94		COUNCIL NAME: MELTON SHIRE COUNCIL							
VESTING OF ROADS OR RESERVES		NOTATIONS							
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.208 ha FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS825869C WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT 569. GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988							
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL POWERCOR AUSTRALIA LTD POWERCOR AUSTRALIA LTD								
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. PA2017-5955									
ESTATE: OPALIA 5		AREA: 3.612 ha		No. OF LOTS: 69		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)	DRAINAGE	SEE PLAN	PS825869C	MELTON SHIRE COUNCIL					
(E-2)	SEWERAGE	SEE PLAN	PS825869C	CITY WEST WATER CORPORATION					
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON SHIRE COUNCIL					
(E-4)	CARRIAGEWAY	20	PS811251C	LOT A ON PS811251C					
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION					
(E-6)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON SHIRE COUNCIL					
(E-6)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION					
(E-7)	DRAINAGE	5	THIS PLAN	MELBOURNE 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: 6751/5		VERSION: 3		ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
LICENSED SURVEYOR: SIMON P COX		CHECKED JC		DATE: 2/03/20					

PLAN OF SUBDIVISION

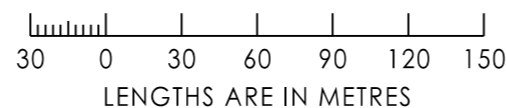
PLAN NUMBER
PS 831732W



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: 6751/5

VERSION: 3

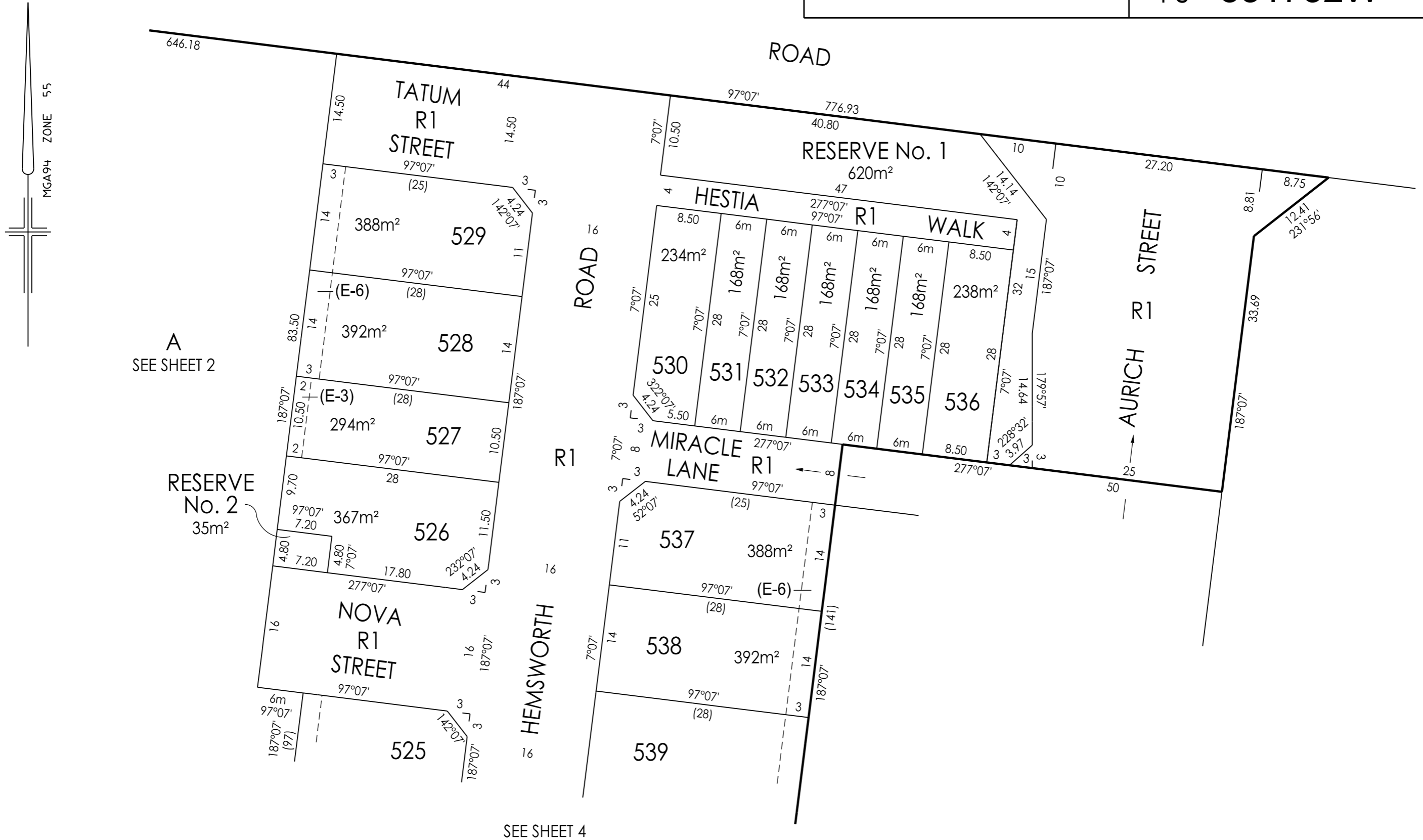
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3

SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831732W



A
SEE SHEET 2

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

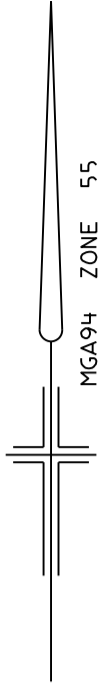


REF: 6751/5 VERSION: 3
LICENSED SURVEYOR: SIMON P COX

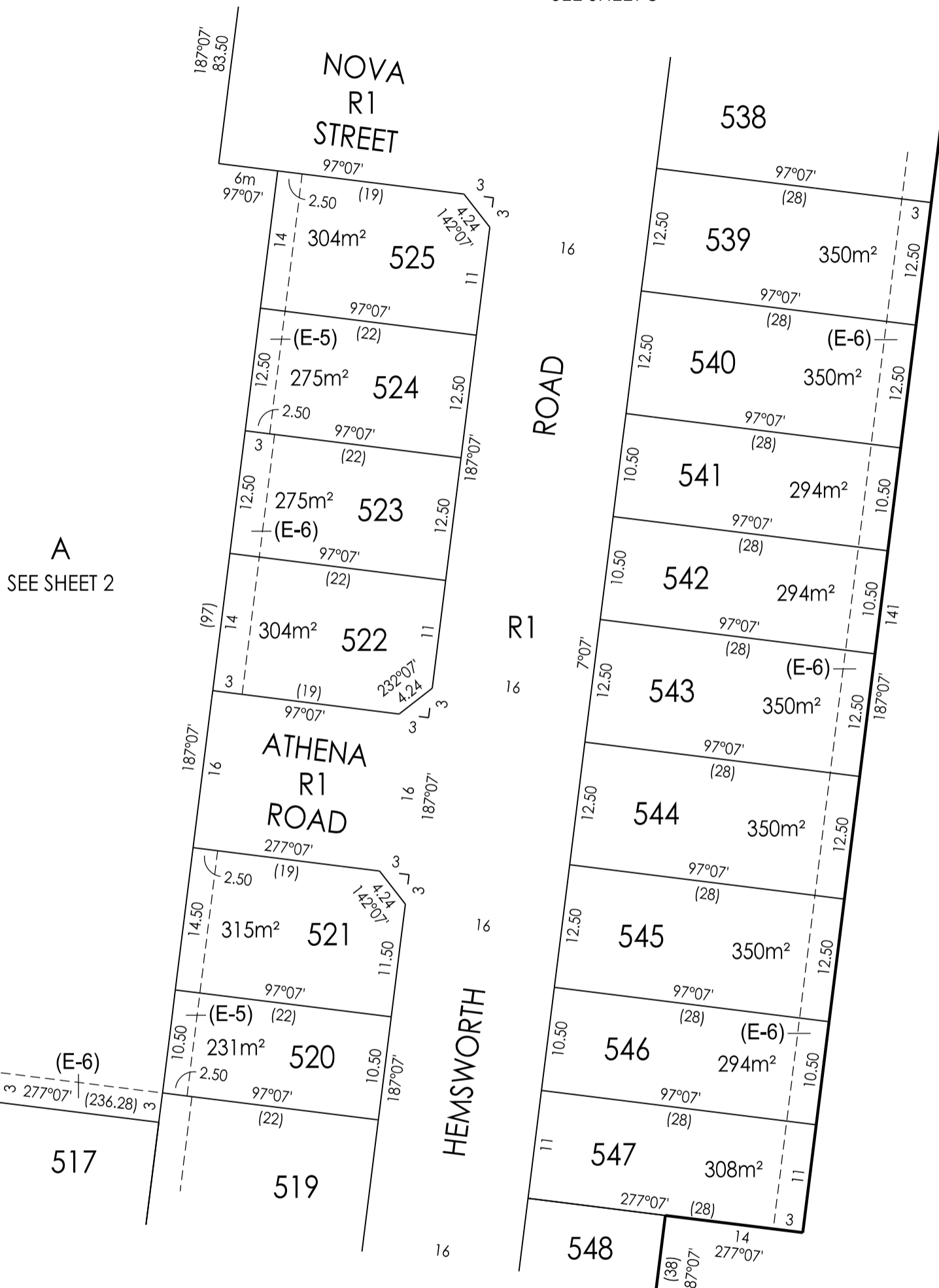
ORIGINAL SHEET SIZE A3 SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831732W

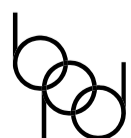


SEE SHEET 3



A
SEE SHEET 2

SEE SHEET 5



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



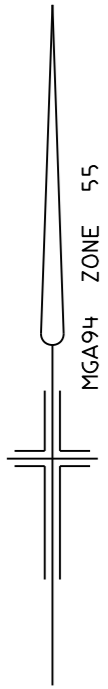
ORIGINAL SHEET SIZE A3
REF: 6751/5

SHEET 4
VERSION: 3

LICENSED SURVEYOR: SIMON P COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831732W



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: 6751/5

VERSION: 3

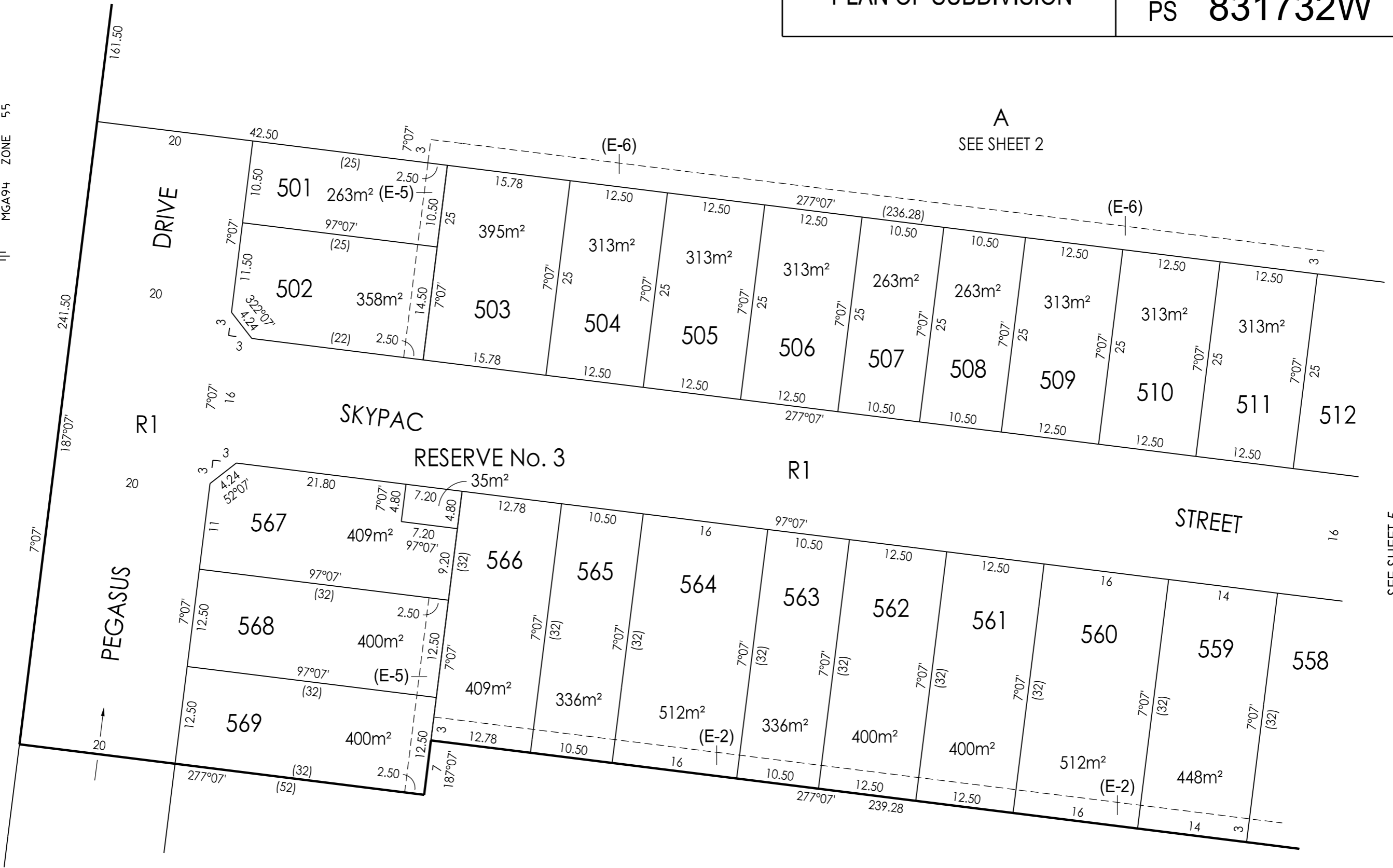
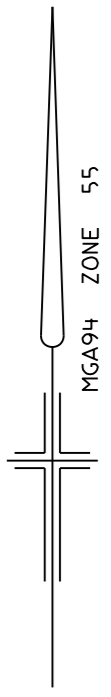
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831732W



A
SEE SHEET 2

SEE SHEET 5



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: 6751/5 VERSION: 3
LICENSED SURVEYOR: SIMON P 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 501 to 569 (both inclusive).

Land to be burdened: Lots 501 to 569 (both inclusive).

Description of Restriction :

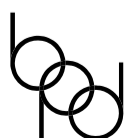
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved 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 501, 507, 508, 520, 523, 524, 527, 541, 542 and 546.

Type B - Lots 530 to 536 (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 7

REF: 6751/5

VERSION: 3

LICENSED SURVEYOR: SIMON P COX