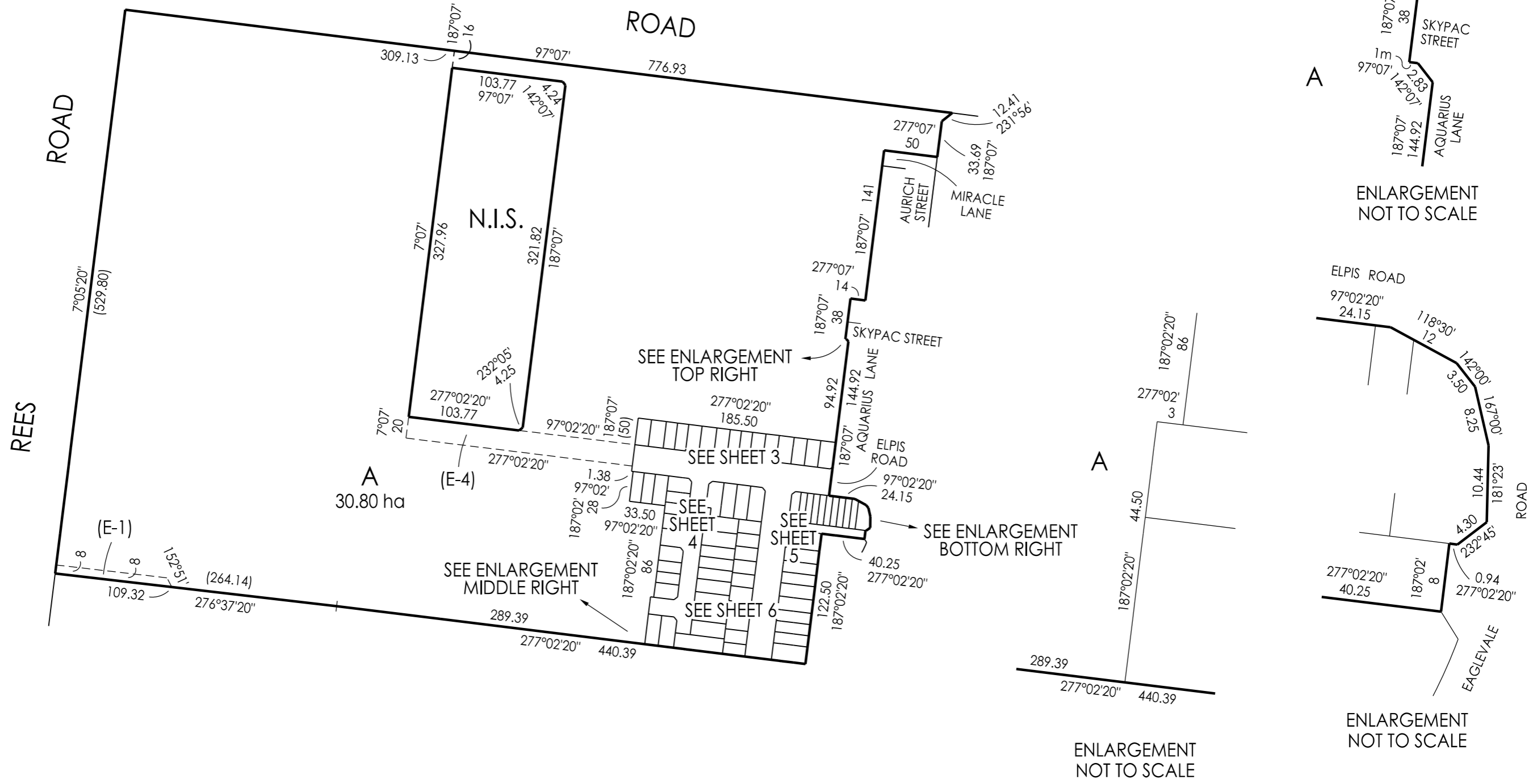
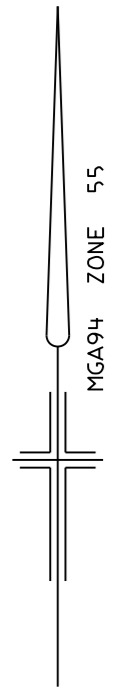
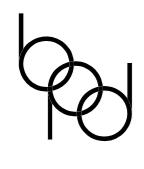


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 817595K				
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A , PS817594M POSTAL ADDRESS: (at time of subdivision) 179-253 EXFORD 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	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 FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS817594M WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iv) SUBDIVISION ACT 1988					
ROAD R1 RESERVE No. 1	MELTON SHIRE COUNCIL POWERCOR AUSTRALIA LTD						
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS817594M WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iv) SUBDIVISION ACT 1988					
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	WESTERN WATER			
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON SHIRE COUNCIL			
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER			
(E-4)	CARRIAGEWAY	20	PS811251C	LOT A ON PS811251C			
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: 10		ORIGINAL SHEET SIZE A3	
		LICENSED SURVEYOR: SIMON COX		SHEET 1 OF 7 SHEETS			
CHECKED L.W.		DATE: 30/04/20					

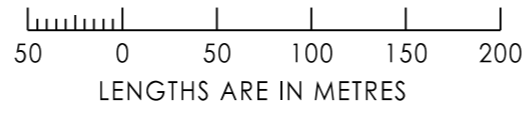
PLAN OF SUBDIVISION

PLAN NUMBER
PS 817595K



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SCALE
1:4000

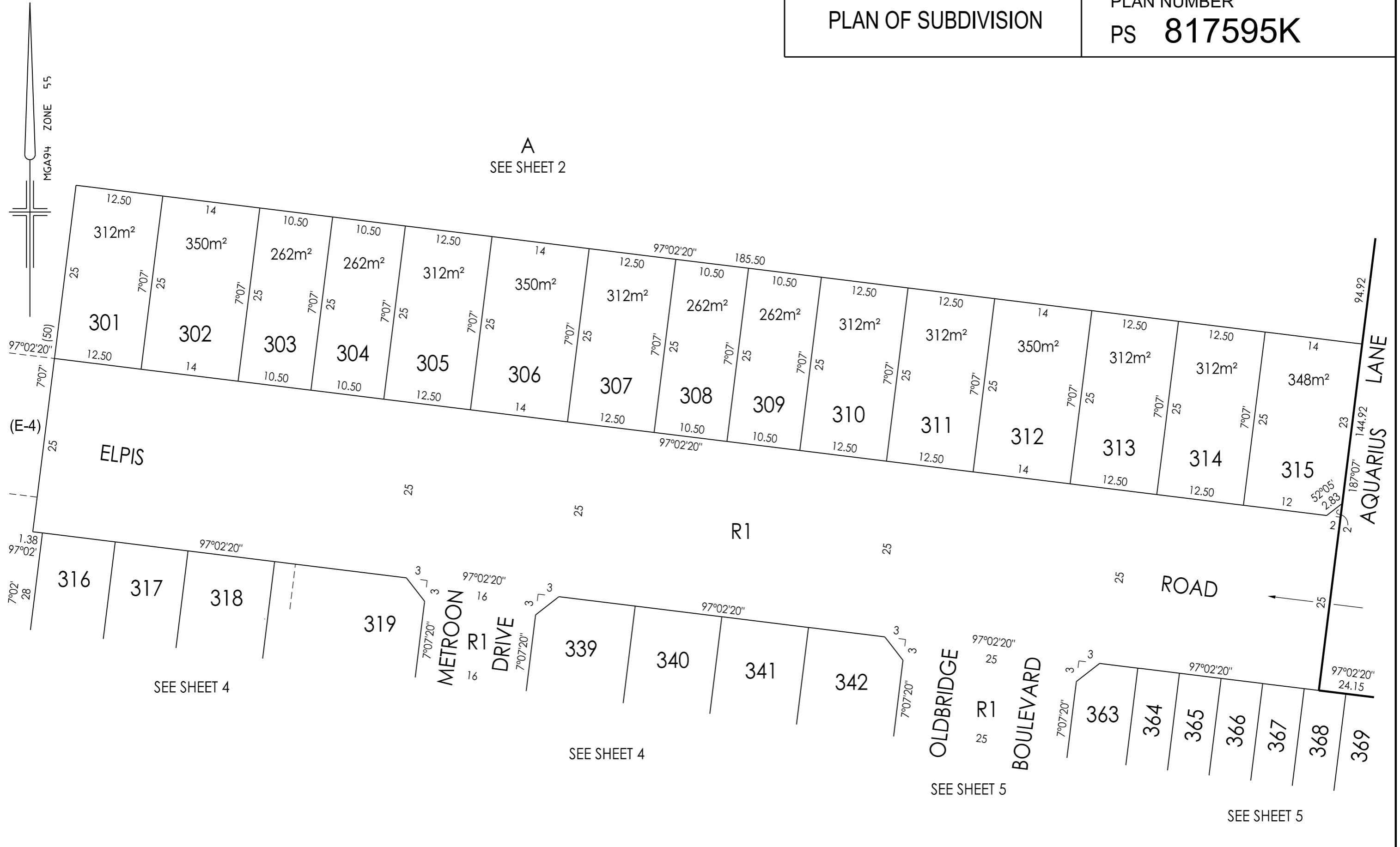


REF: 6751/3 VERSION: 10
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
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SCALE
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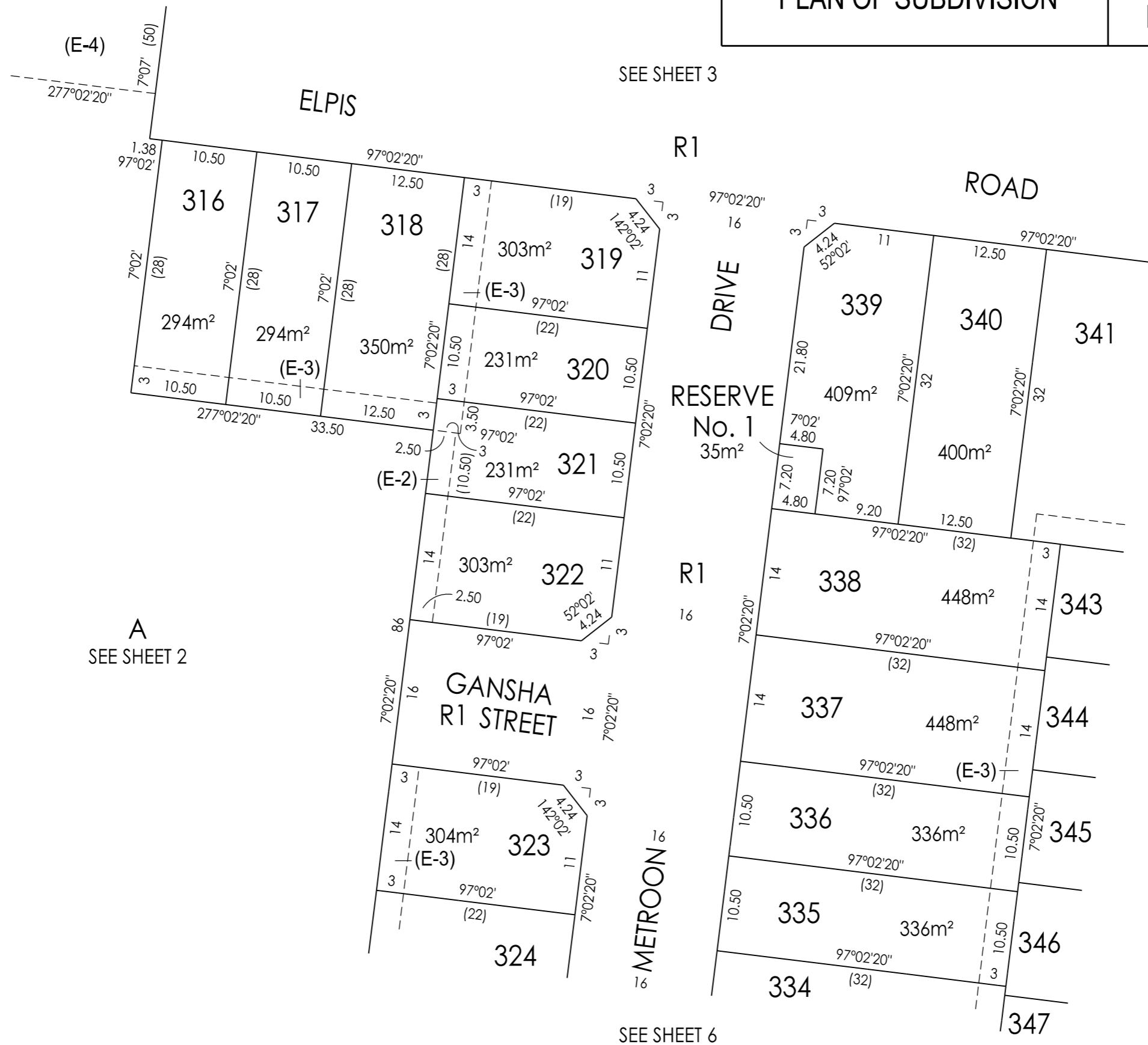
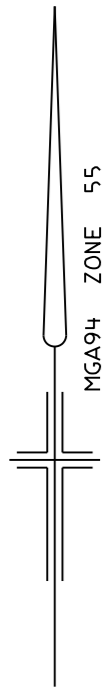


REF: 6751/3 VERSION: 10
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817595K



A
SEE SHEET 2

SEE SHEET 5

SEE SHEET 5



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REF: 6751/3

VERSION: 10

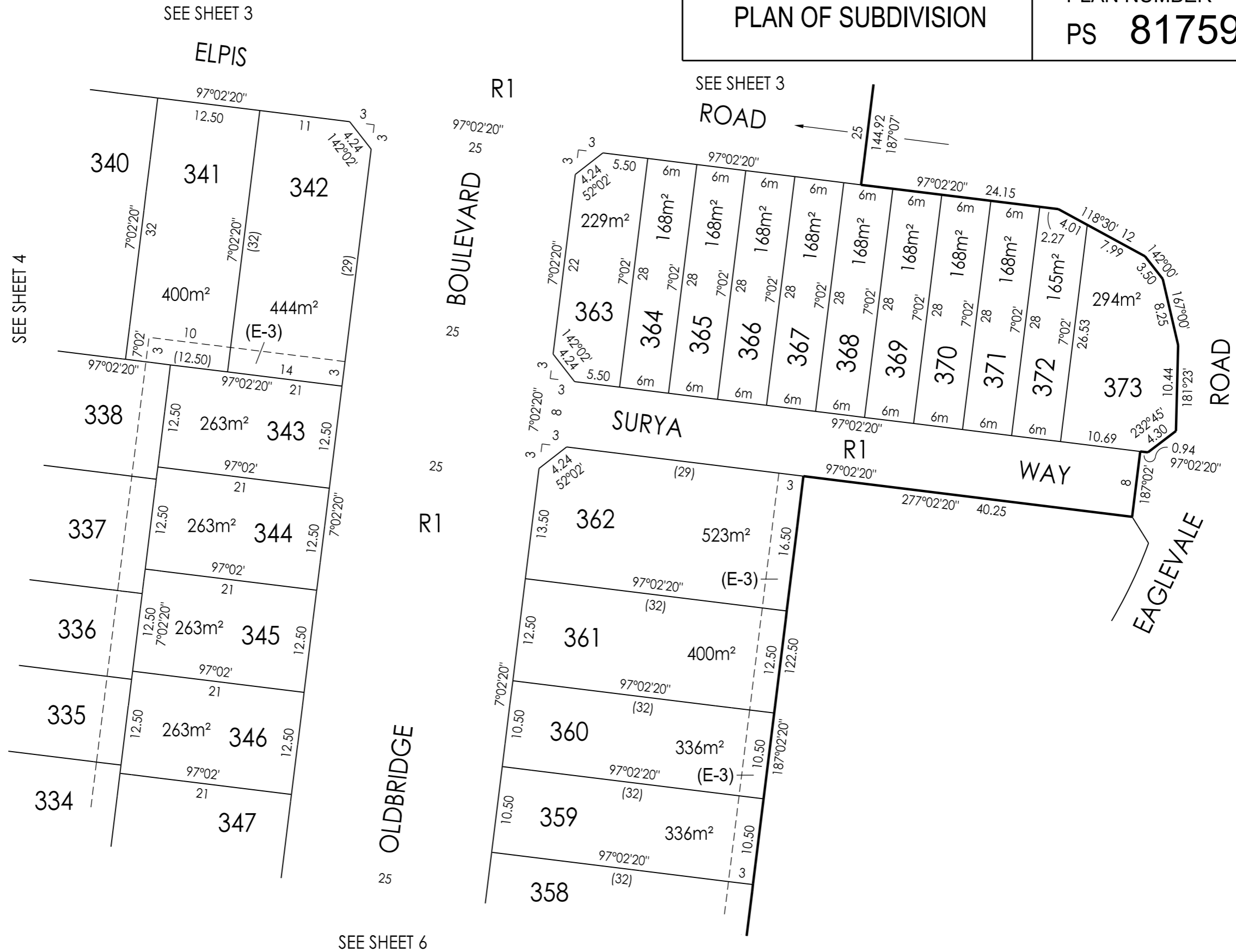
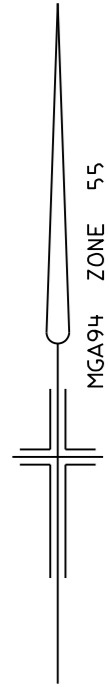
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER
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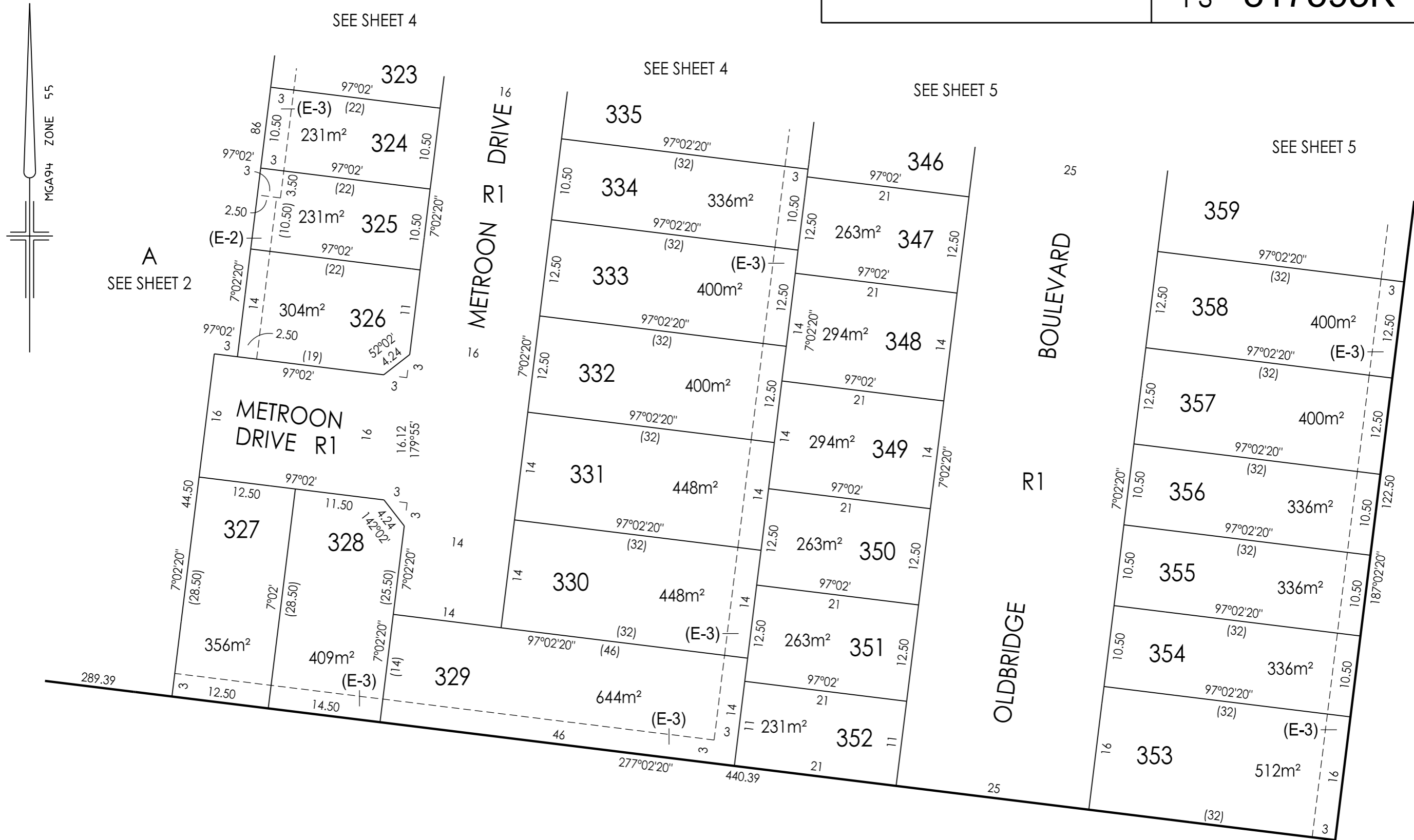
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LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER
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VERSION: 10

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 :

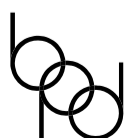
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved by Opalus Melton Pty Ltd as being in accordance with the "Opalia Estate Design Guidelines"
- (b) Anything other than in accordance with MCP No. AA5974
- (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, 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.



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SHEET 7

REF: 6751/3

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LICENSED SURVEYOR: SIMON COX