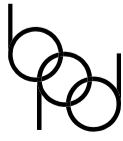
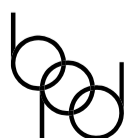
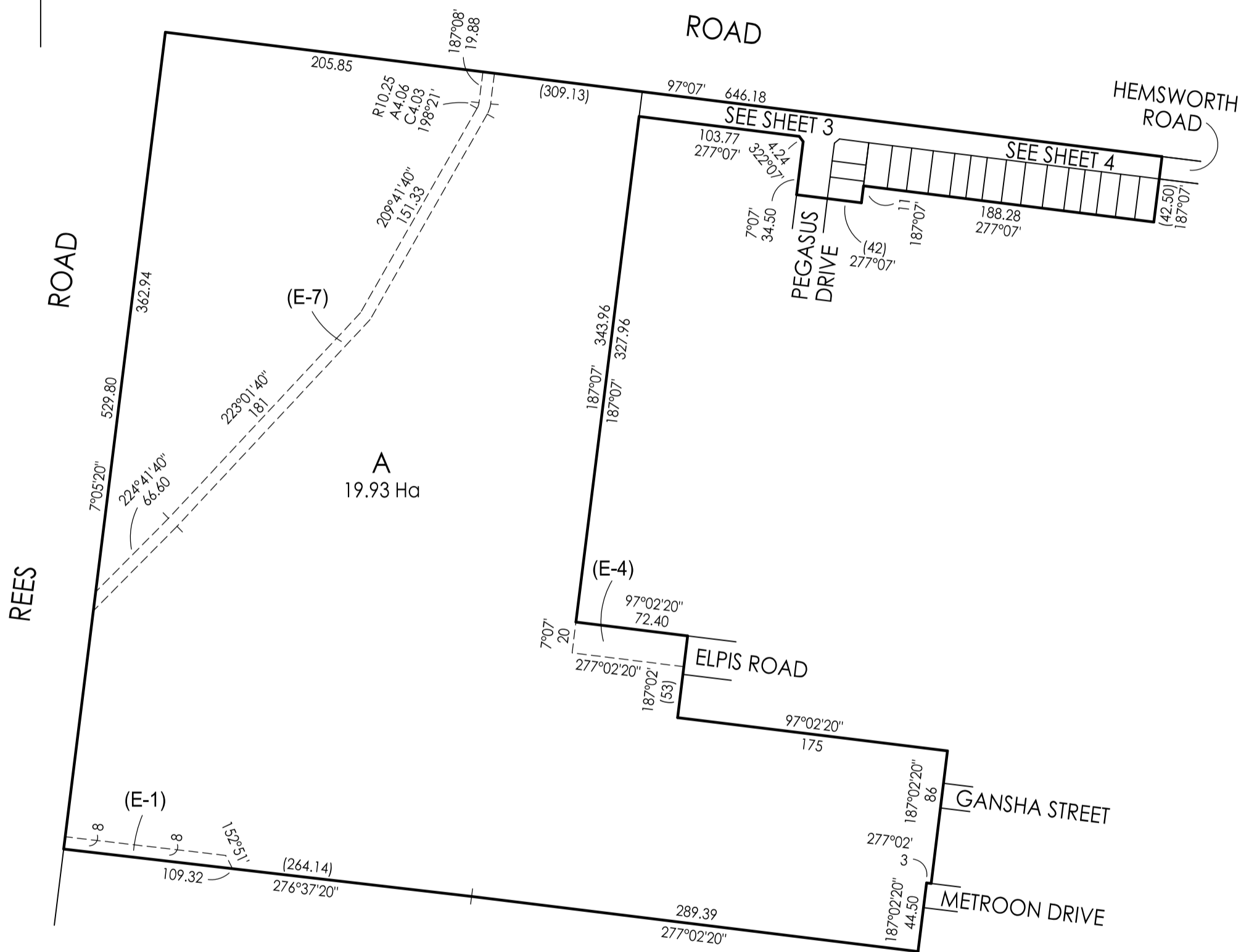
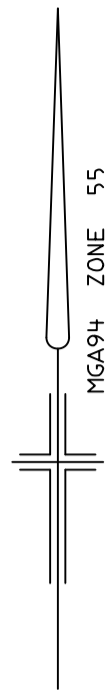


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844128Q	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS838463K POSTAL ADDRESS: (at time of subdivision) 179 - 253 EXFORD ROAD WEIR VIEWS 3338 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 285 610 ZONE: 55 N: 5 822 500 DATUM: GDA94		COUNCIL NAME: MELTON SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 600 (BOTH INCLUSIVE) AND EASEMENTS (E-5) AND (E-6) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 5836m²		
ROAD R1	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. PA2017-5955		
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 6A		AREA: 1.196 Ha	No. OF LOTS: 18	MELWAY: 342:H:6
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	PS838463K	MELTON SHIRE COUNCIL
(E-2)	SEWERAGE	SEE PLAN	PS838463K	WESTERN REGION WATER CORPORATION
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
(E-4)	CARRIAGEWAY	20	PS811251C	LOT A ON PS811251C
(E-7)	DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA1106	7.5	PS831732W	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: 6751/6A	VERSION: 5	ORIGINAL SHEET SIZE A3
CHECKED TT		DATE: 22/04/21		SHEET 1 OF 5 SHEETS
LICENSED SURVEYOR: SIMON COX				

PLAN OF SUBDIVISION

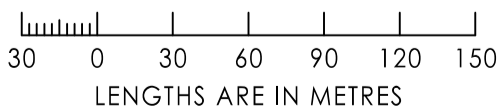
PLAN NUMBER
PS 844128Q



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SCALE

1:3000



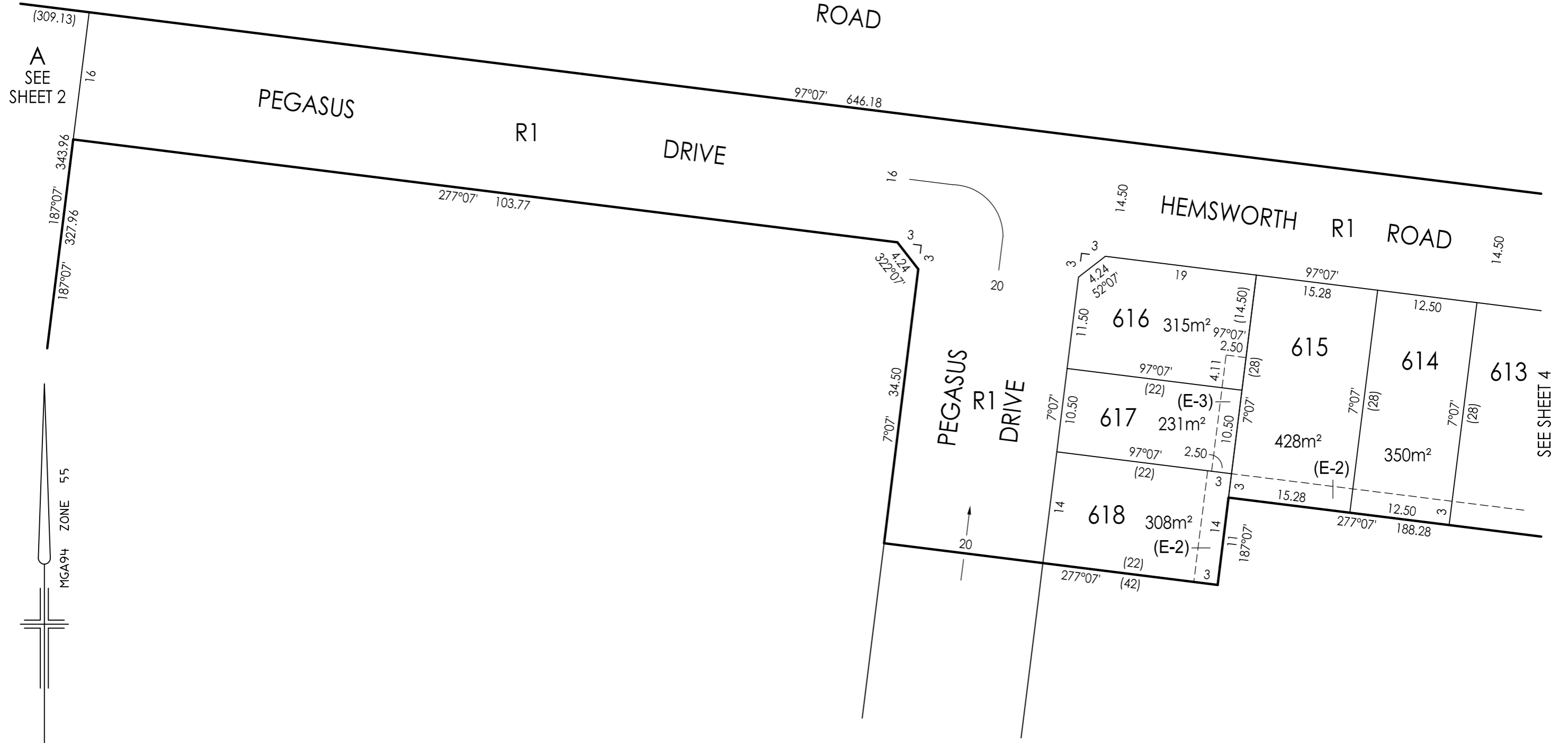
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SHEET 2

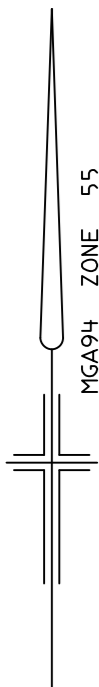
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VERSION: 5

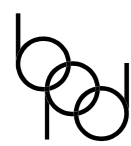
LICENSED SURVEYOR: SIMON COX



A
SEE
SHEET 2



SEE SHEET 4



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SCALE
1:500



REF: 6751/6A VERSION: 5
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

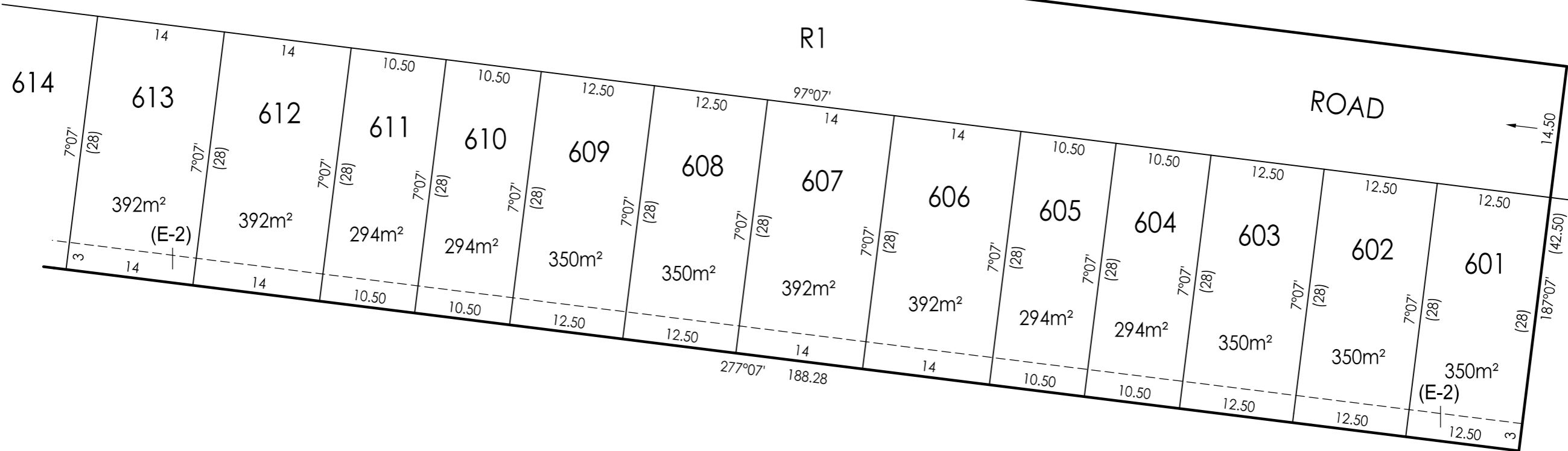
SHEET 3

ROAD

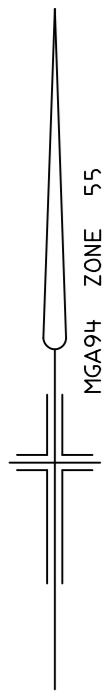
HEMSWORTH

R1

ROAD



SEE SHEET 3



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1:500



REF: 6751/6A

VERSION: 5

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ORIGINAL SHEET SIZE A3

SHEET 4

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 601 to 618 (both inclusive).

Land to be burdened: Lots 601 to 618 (both inclusive).

Description of Restriction :

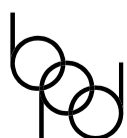
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved 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 604, 605, 610, 611 and 617.

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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SCALE

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SHEET SIZE A3

SHEET 5

REF: 6751/6A

VERSION: 5

LICENSED SURVEYOR: SIMON COX