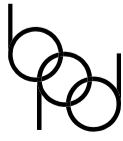
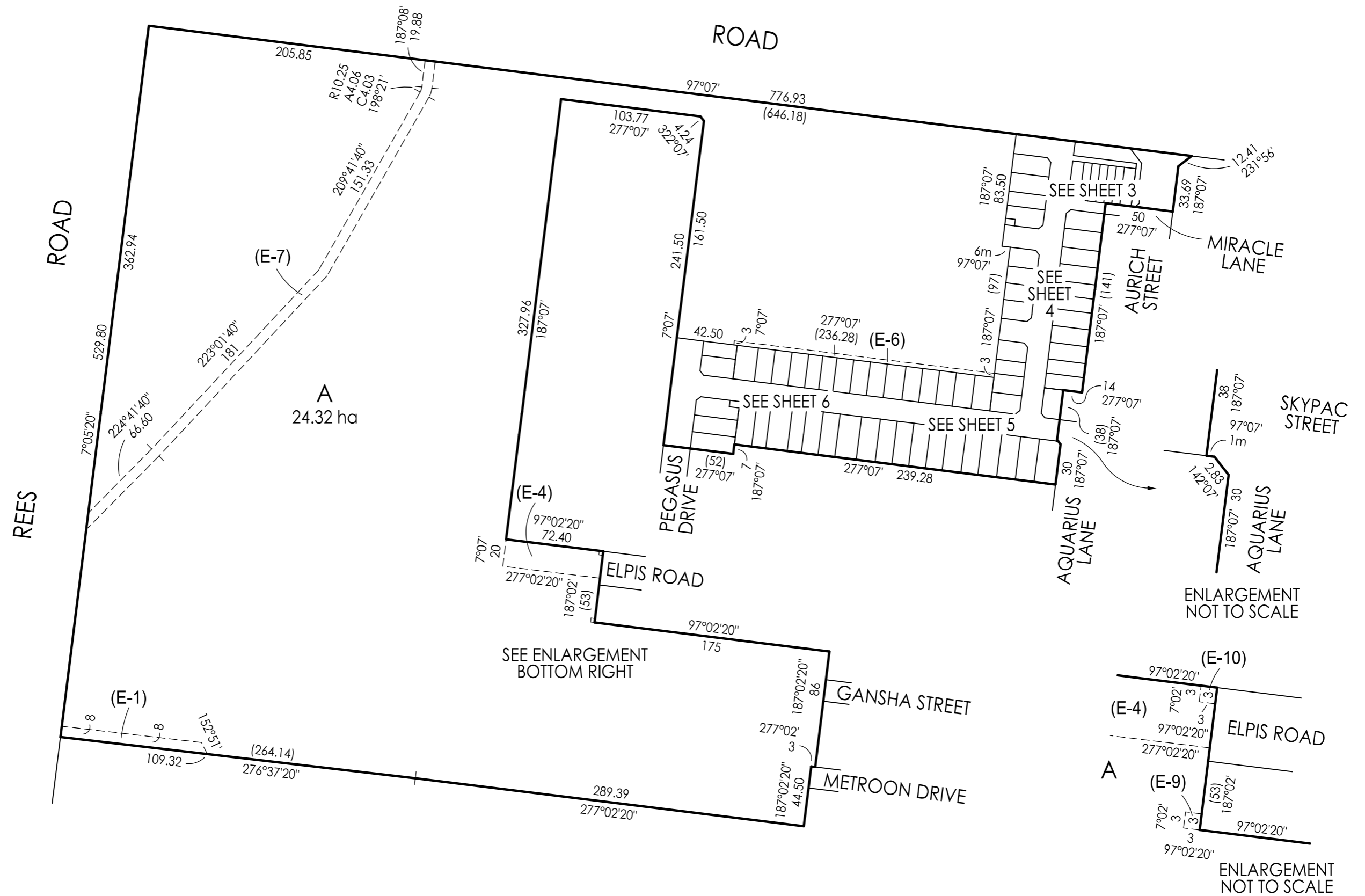
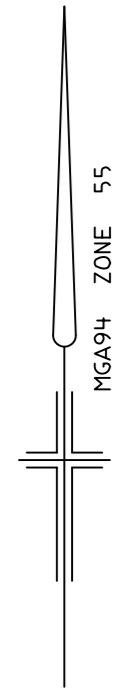


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 831732W	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. 12285 FOL. 957 LAST PLAN REFERENCE: LOT A ON PS825869C POSTAL ADDRESS: (at time of subdivision) 179 - 253 EXFORD ROAD WEIR VIEWS 3338 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 LOTS 568 & 569. GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PA2017-5955		
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				
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	WESTERN REGION 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 AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA1106	7.5	THIS PLAN	MELBOURNE WATER CORPORATION
(E-8)	SUPPLY OF GAS	SEE PLAN	THIS PLAN	AUSNET GAS SERVICES PTY LTD
(E-8)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-8)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-9)	SEWERAGE	SEE PLAN	PS825869C	WESTERN REGION WATER CORPORATION
(E-10)	CARRIAGEWAY	20	PS811251C	LOT A ON PS811251C
(E-10)	SEWERAGE	SEE PLAN	PS825869C	WESTERN REGION 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: 11 LICENSED SURVEYOR: SIMON P COX		ORIGINAL SHEET SIZE A3 SHEET 1 OF 7 SHEETS
CHECKED JC		DATE: 28/07/21		

PLAN OF SUBDIVISION

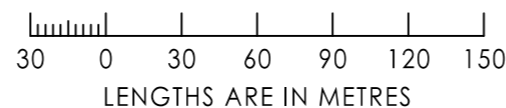
PLAN NUMBER
PS 831732W



Breese Pitt Dixon Pty Ltd
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SCALE

1:3000



REF: 6751/5

VERSION: 11

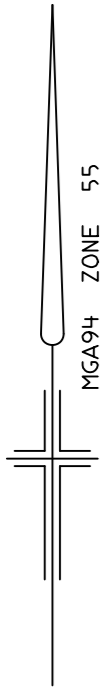
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3

SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831732W



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SCALE

1:500



REF: 6751/5

VERSION: 11

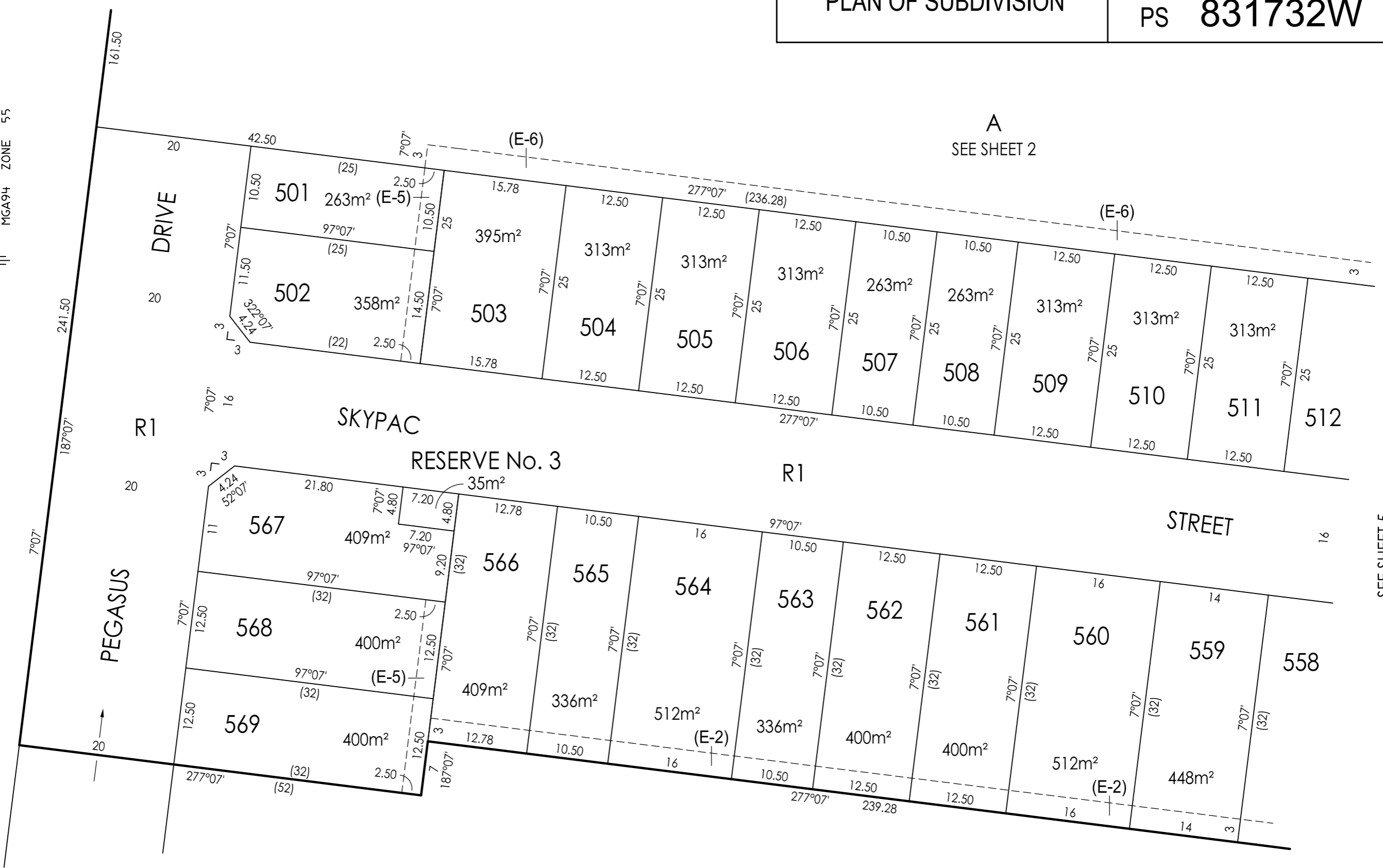
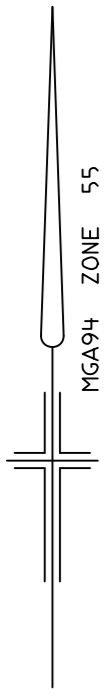
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3

SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER
PS 831732W



A
SEE SHEET 2

SEE SHEET 5



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SCALE
1:500



REF: 6751/5 VERSION: 11
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 :

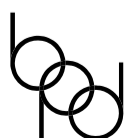
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved by Opalus Melton Pty Ltd as being in accordance with the "Opalia Estate Design Guidelines"
- (b) Anything other than in accordance with MCP No. AA7570
- (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.



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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 7

REF: 6751/5

VERSION: 11

LICENSED SURVEYOR: SIMON P COX