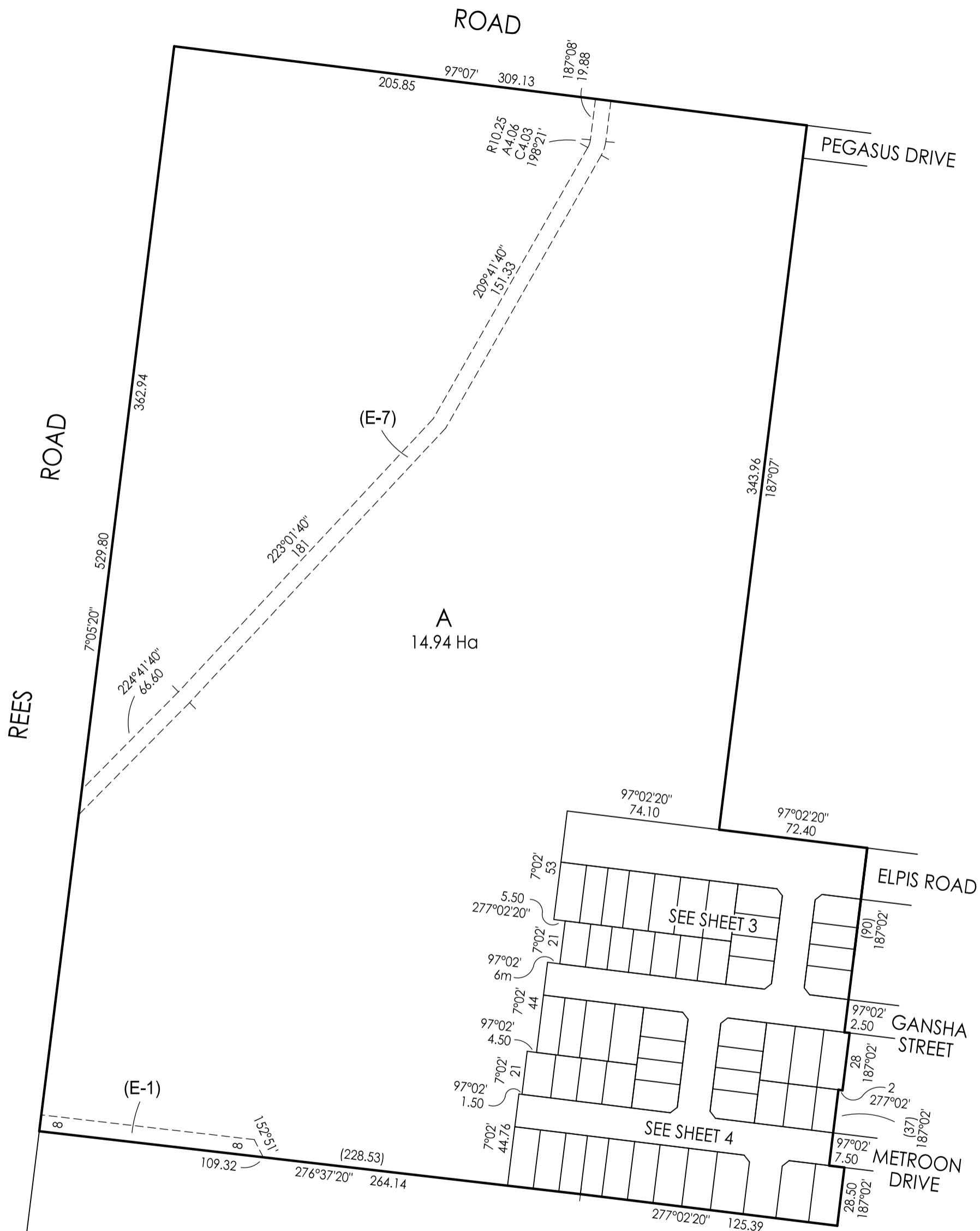
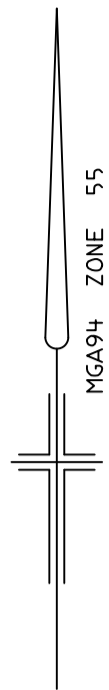


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 844134V</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> DJERRIWARRH  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> B  <b>CROWN ALLOTMENT:</b> 3 (PART)  <b>CROWN PORTION:</b> -----  <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT A ON PS844132A  <b>POSTAL ADDRESS: (at time of subdivision)</b> 179 - 253 EXFORD ROAD WEIR VIEWS 3338  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 285 370    ZONE: 55 N: 5 822 090    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>	TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 800 (BOTH INCLUSIVE) AND EASEMENTS (E-4) TO (E-6) BOTH INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 1.054 Ha</b>   <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-4) ON PS844132A WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 <b>GROUNDS FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) 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 8		<b>AREA:</b> 2.750 Ha	<b>No. OF LOTS:</b> 55	<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)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON SHIRE COUNCIL
(E-3)	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	PS831732W	MELBOURNE WATER CORPORATION
<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:</b> 6751/8 <b>VERSION:</b> 5  <b>LICENSED SURVEYOR:</b> SIMON COX	<b>ORIGINAL SHEET SIZE A3</b>	<b>SHEET 1 OF 5 SHEETS</b>
<b>CHECKED</b> TT	<b>DATE:</b> 05/07/21			

PLAN OF SUBDIVISION

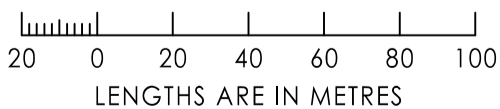
PLAN NUMBER  
PS 844134V



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SCALE

1:2000



ORIGINAL SHEET SIZE A3  
REF: 6751/8

SHEET 2

VERSION: 5

LICENSED SURVEYOR: SIMON COX



PLAN OF SUBDIVISION

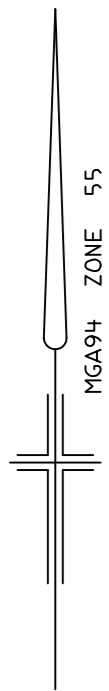
PLAN NUMBER  
PS 844134V

SEE SHEET 3

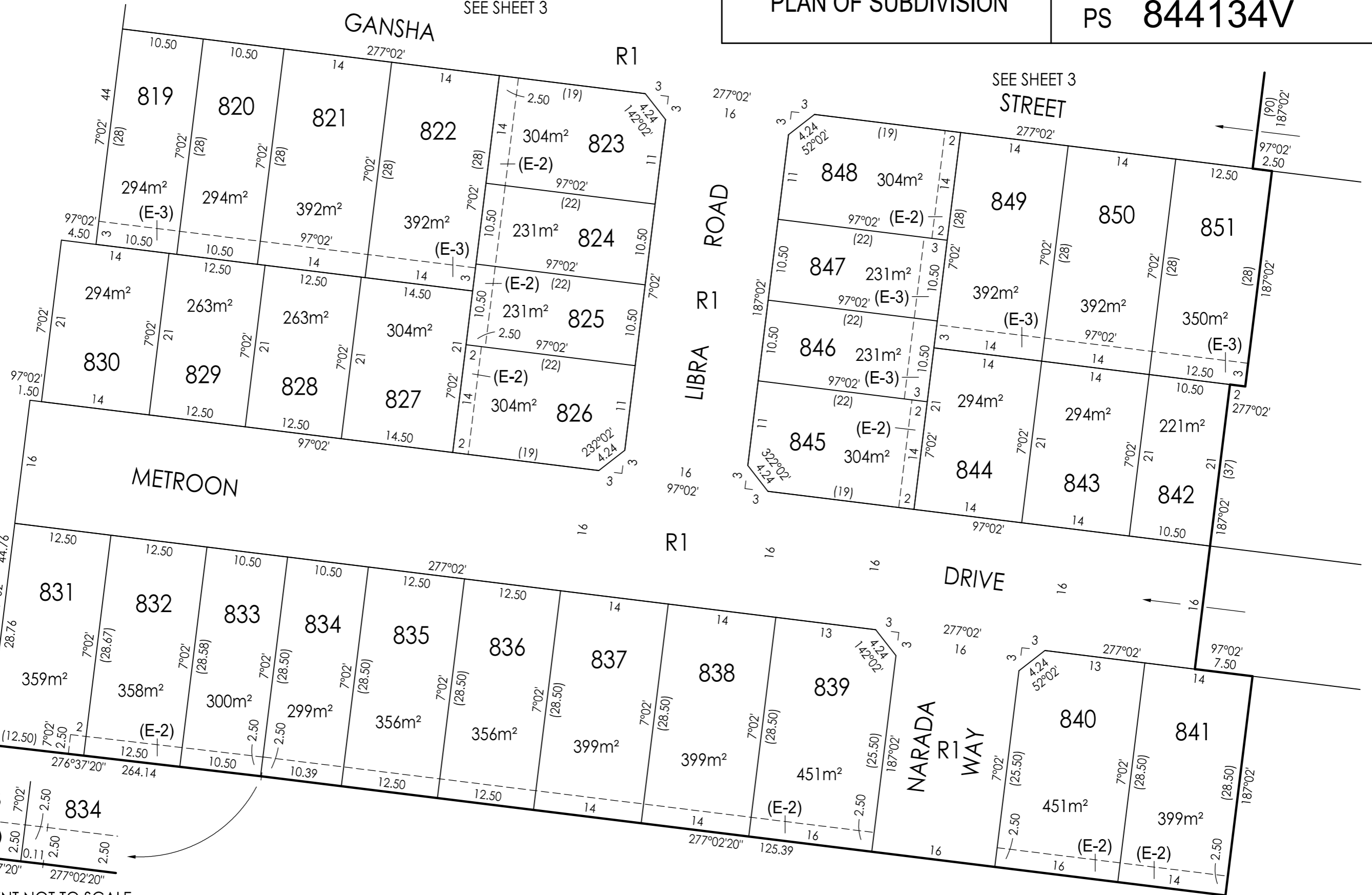
GANSHA

R1

SEE SHEET 3  
STREET



A  
SEE SHEET 2



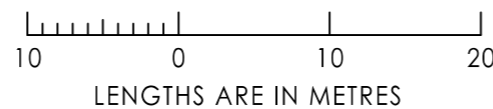
ENLARGEMENT NOT TO SCALE



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SCALE

1:500



REF: 6751/8

VERSION: 5

ORIGINAL SHEET SIZE A3

SHEET 4

LICENSED SURVEYOR: SIMON 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:

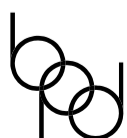
Land to benefit :                      Lots 801 to 855 (both inclusive).

Land to be burdened:                Lots 801 to 855 (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 802, 803, 809, 810, 812 to 820 (both inclusive), 824, 825, 828 to 830 (both inclusive), 834, 842 to 844 (both inclusive), 846, 847, 853 and 854.
- 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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ORIGINAL  
SHEET SIZE A3

SHEET 5

REF: 6751/8

VERSION: 5

LICENSED SURVEYOR: SIMON COX