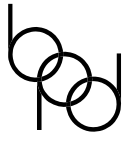
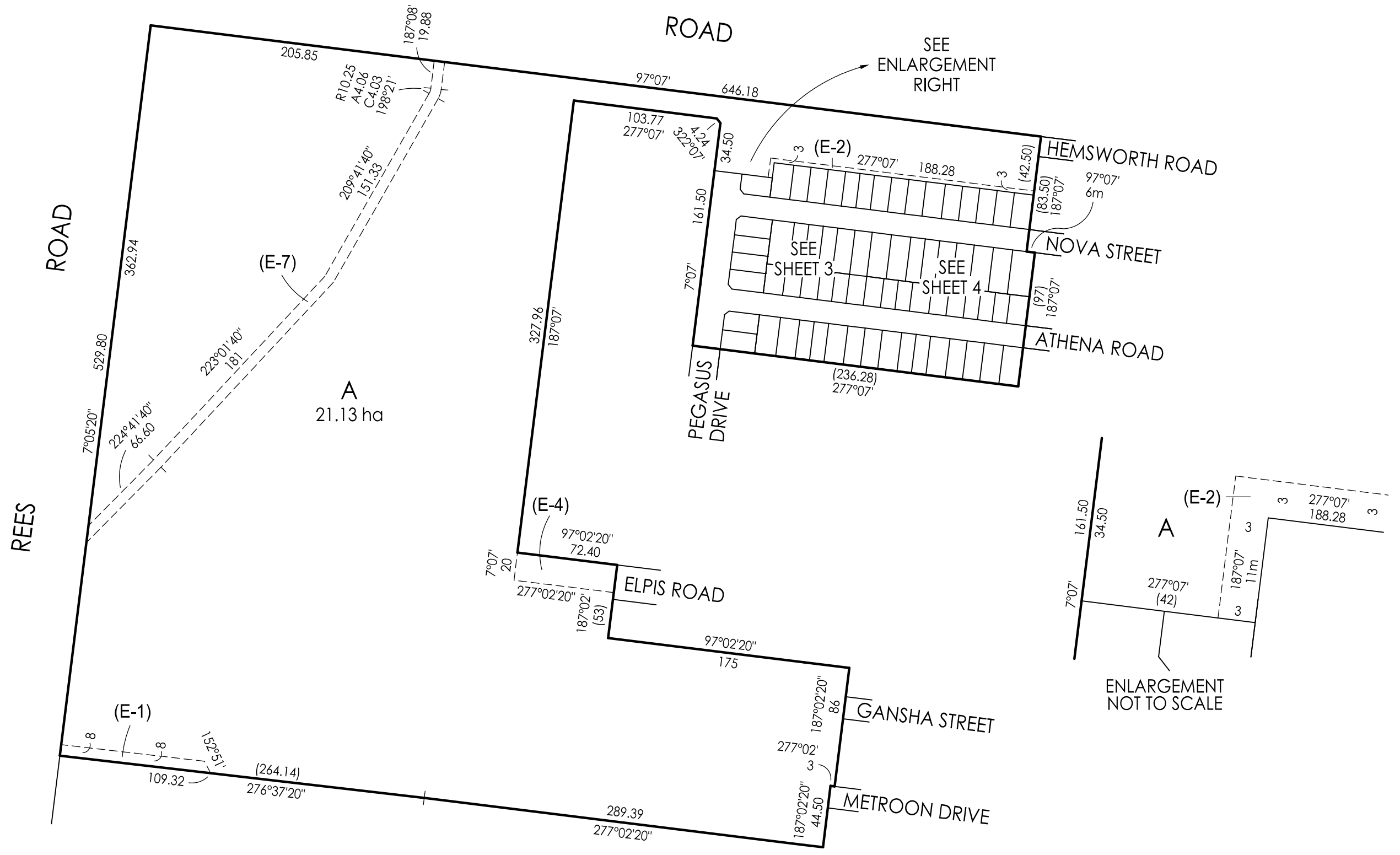
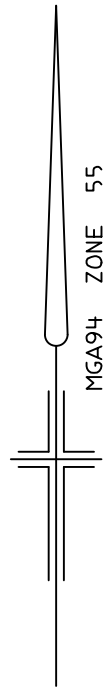


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 838463K	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS831732W POSTAL ADDRESS: (at time of subdivision) 179 - 253 EXFORD ROAD WEIR VIEWS 3338 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 285 610 ZONE: 55 N: 5 822 440 DATUM: GDA94		Council Name: Melton City Council Council Reference Number: Sub5685 Planning Permit Reference: PA2017/5955 SPEAR Reference Number: S155342T Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 15/02/2021 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Geraldine Addicott for Melton City Council on 28/05/2021		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 618 (BOTH INCLUSIVE) AND EASEMENT (E-5) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 9383m²		
ROAD R1	MELTON SHIRE COUNCIL			
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-6) ON PS831732W WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT 686. GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) 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. PA2017-5955				
ESTATE: OPALIA 6		AREA: 3.190 ha	No. OF LOTS: 68	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	THIS PLAN	MELTON SHIRE COUNCIL
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	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-6)	DRAINAGE	SEE PLAN	PS831732W	MELTON SHIRE COUNCIL
(E-6)	SEWERAGE	SEE PLAN	PS831732W	WESTERN REGION WATER CORPORATION
(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: 6751/6 VERSION: 6 Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (6), 28/04/2021, SPEAR Ref: S155342T		ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS
CHECKED TT		DATE: 23/04/21		

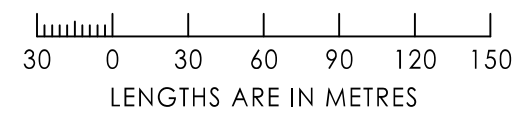
PLAN OF SUBDIVISION

PLAN NUMBER
PS 838463K



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Hawthorn East Vic 3123
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SCALE
1:3000



REF: 6751/6 VERSION: 6
Digitally signed by: Simon Patrick Cox, Licensed Surveyor,
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28/04/2021, SPEAR Ref: S155342T

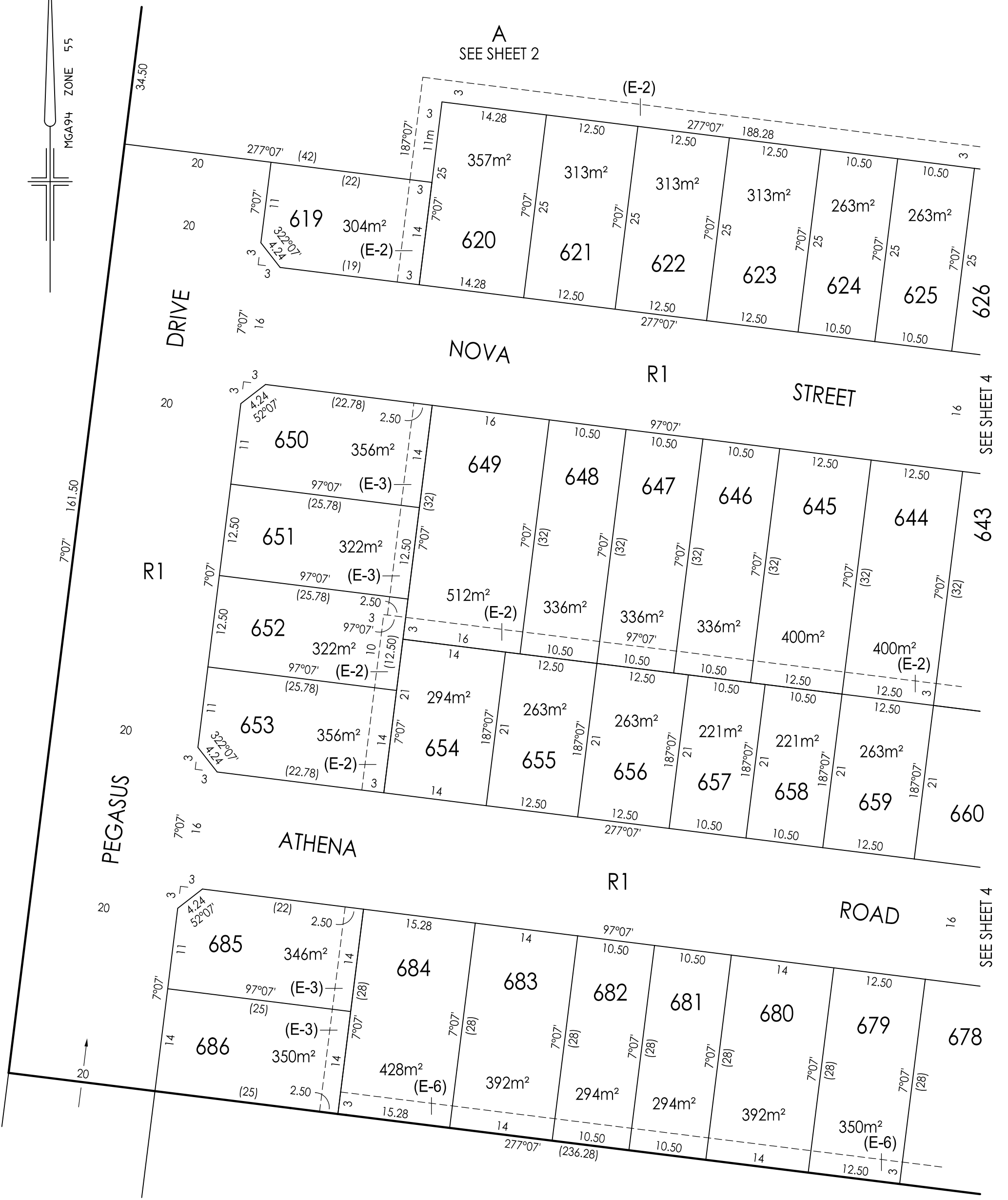
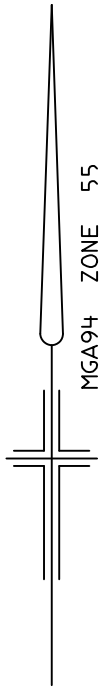
ORIGINAL SHEET SIZE A3	SHEET 2
Digitally signed by: Melton City Council, 28/05/2021, SPEAR Ref: S155342T	

PLAN OF SUBDIVISION

PLAN NUMBER
PS 838463K

A
SEE SHEET 2

(E-2)



34.50

161.50

20

PEGASUS

R1

NOVA

R1

STREET

ATHENA

R1

ROAD

SEE SHEET 4

643

SEE SHEET 4



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SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 6751/6

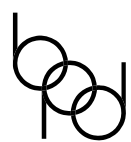
SHEET 3
VERSION: 6

Digitally signed by: Simon Patrick Cox, Licensed Surveyor,
Surveyor's Plan Version (6),
28/04/2021, SPEAR Ref: S155342T

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PLAN OF SUBDIVISION

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SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 6751/6

SHEET 4
VERSION: 6

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Surveyor's Plan Version (6),
28/04/2021, SPEAR Ref: S155342T

Digitally signed by:
Melton City Council,
28/05/2021,
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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 619 to 686 (both inclusive).

Land to be burdened: Lots 619 to 686 (both inclusive).

Description of Restriction :

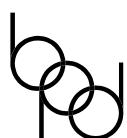
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved 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 624, 625, 654 to 669 (both inclusive), 675, 676, 681 and 682.

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

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 6751/6

VERSION: 6

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