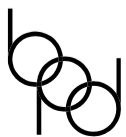
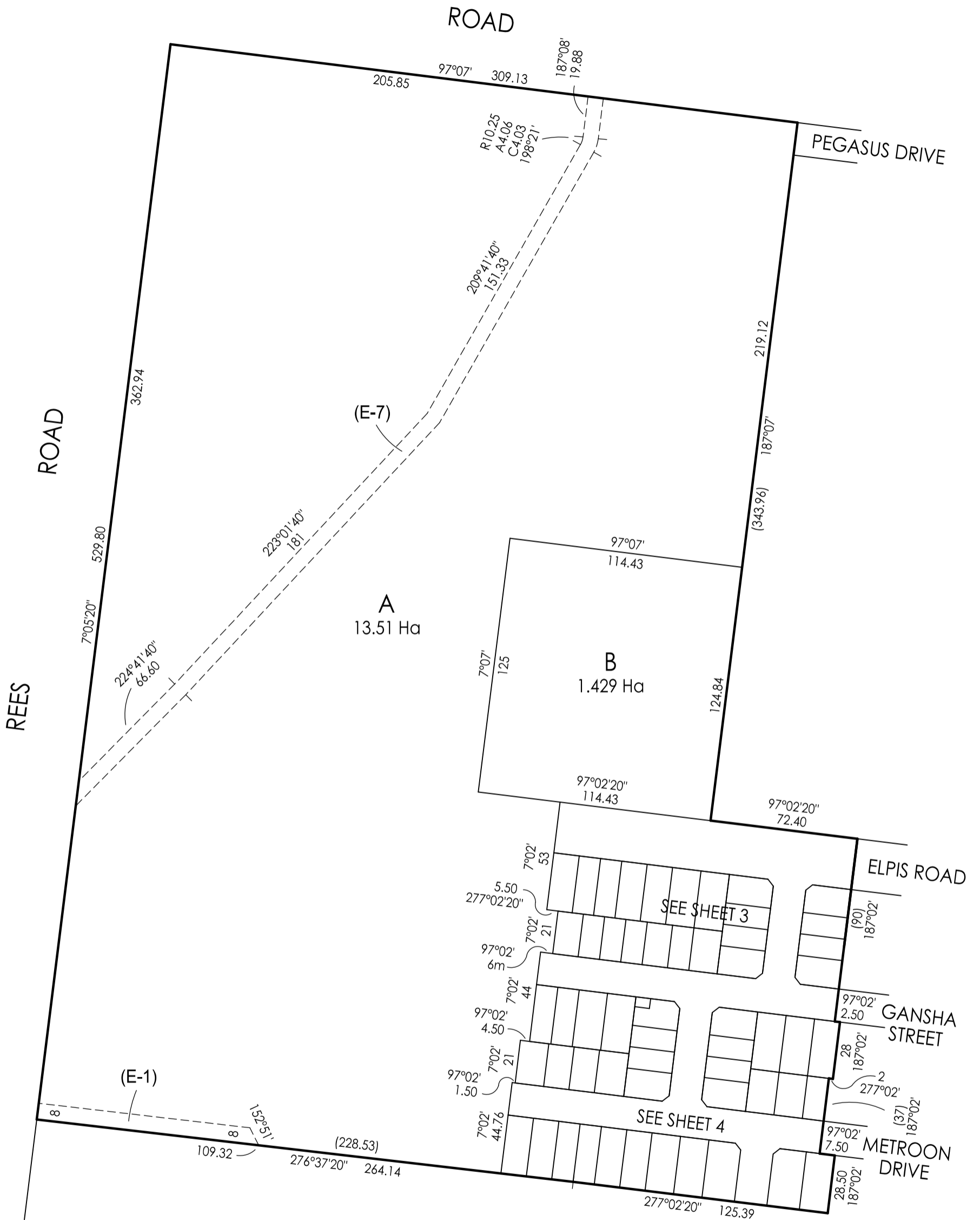
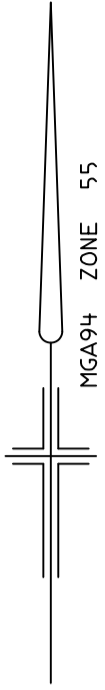


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844134V	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS844132A POSTAL ADDRESS: (at time of subdivision) 179 - 253 EXFORD ROAD WEIR VIEWS 3338 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 285 370 ZONE: 55 N: 5 822 090 DATUM: GDA94		COUNCIL NAME: MELTON SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	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 TOTAL ROAD AREA: 1.054 Ha		
ROAD R1 RESERVE No.1	MELTON SHIRE COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-4) ON PS844132A WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUNDS 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 8		AREA: 2.750 Ha	No. OF LOTS: 55	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	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
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: 6751/8	VERSION: 7	ORIGINAL SHEET SIZE A3
CHECKED TT		LICENSED SURVEYOR: SIMON COX		SHEET 1 OF 5 SHEETS
DATE: 10/08/21				

PLAN OF SUBDIVISION

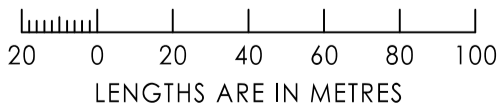
PLAN NUMBER
PS 844134V



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SCALE

1:2000



ORIGINAL
SHEET SIZE A3

SHEET 2

REF: 6751/8

VERSION: 7

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844134V

B SEE SHEET 2



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SCALE

1:500



REF: 6751/8

VERSION: 7

LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

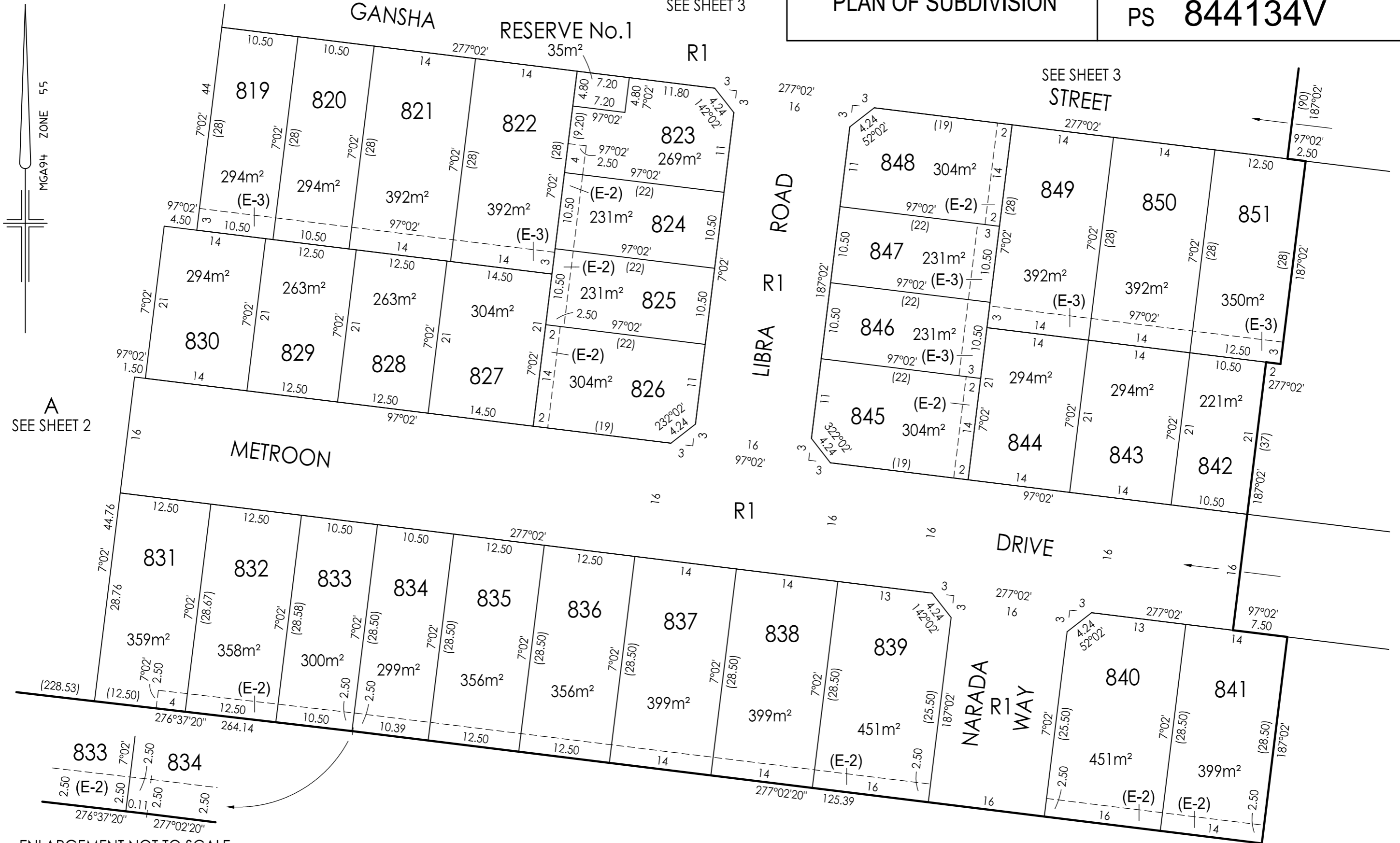
SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844134V

SEE SHEET 3

SEE SHEET 3
STREET



A
SEE SHEET 2

ENLARGEMENT NOT TO SCALE



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SCALE

1:500



REF: 6751/8

VERSION: 7

LICENSED SURVEYOR: SIMON COX

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 801 to 855 (both inclusive).

Land to be burdened: Lots 801 to 855 (both inclusive).

Description of Restriction :

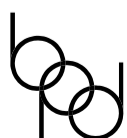
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved 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 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 802, 803, 809, 810, 812 to 820 (both inclusive), 823, 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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SCALE

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SHEET SIZE A3

SHEET 5

REF: 6751/8

VERSION: 7

LICENSED SURVEYOR: SIMON COX