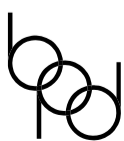
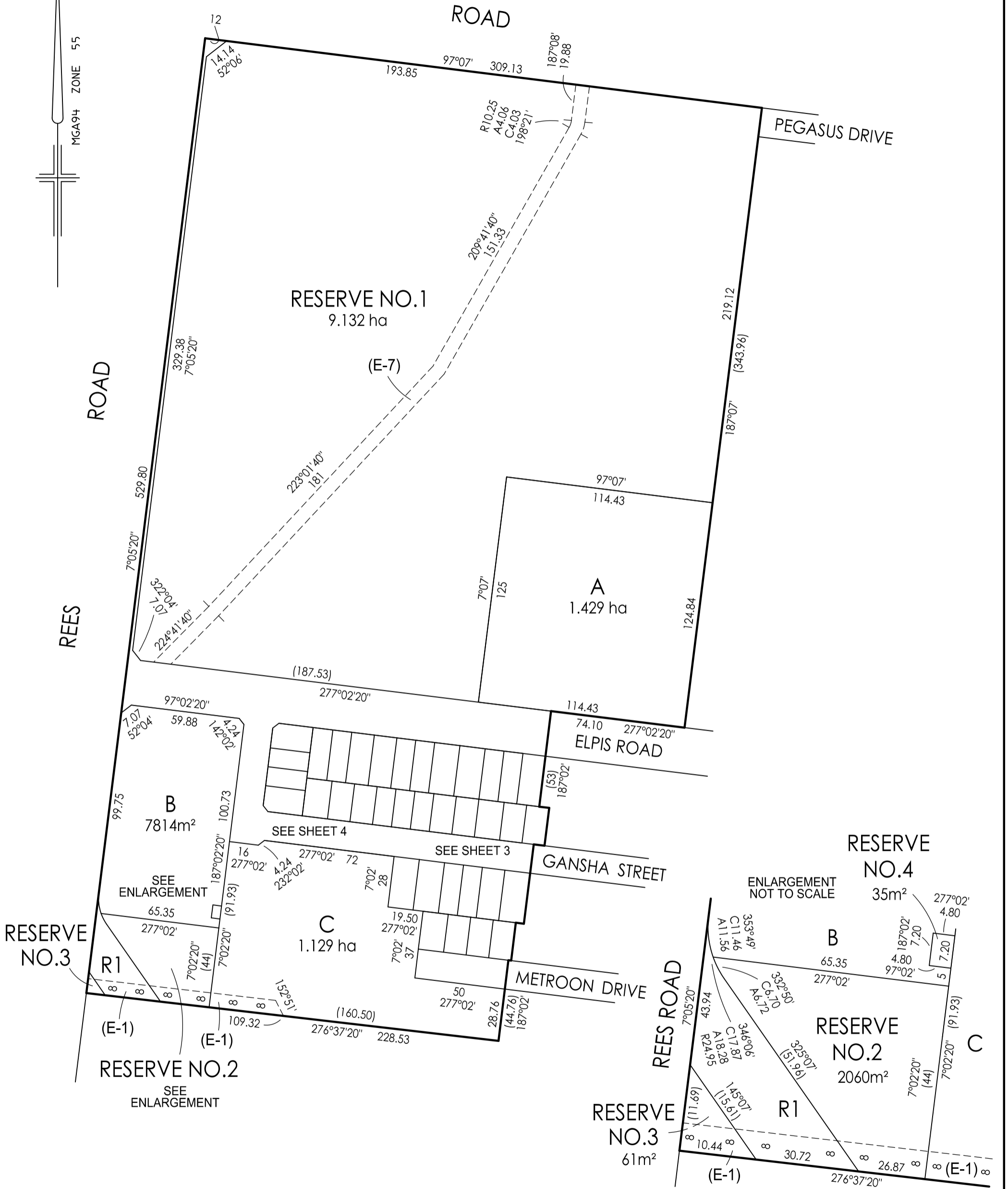
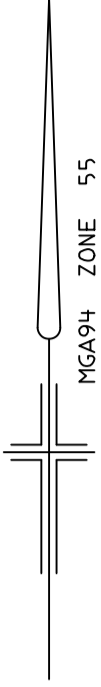


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 902481C	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS844134V POSTAL ADDRESS: (at time of subdivision) 179-253 EXFORD ROAD WEIR VIEWS 3338 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 285 182 ZONE: 55 N: 5 822 150 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 900 (BOTH INCLUSIVE), 933 TO 946 (BOTH INCLUSIVE) AND EASEMENTS (E-4) TO (E-6) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.095 ha FURTHER PURPOSE OF PLAN TO REMOVE THAT PART OF THE EASEMENT SHOWN AS (E-7) ON PS844134V WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1 RESERVE NO.1 RESERVE NO.2 RESERVE NO.3 RESERVE NO.4	MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL 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 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PA2017-5955		
NOTATIONS				
ESTATE: OPALIA 9A		AREA: 11.60 ha	No. OF LOTS: 36	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: 6751/9A VERSION: 2 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
CHECKED AC	DATE: 06/08/21			

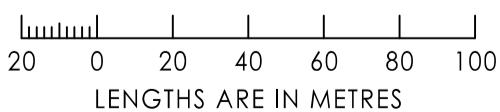
PLAN OF SUBDIVISION

PLAN NUMBER
PS 902481C



Breese Pitt Dixon Pty Ltd
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Hawthorn East Vic 3123
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www.bpd.com.au info@bpd.com.au

SCALE
1:2000



ORIGINAL SHEET SIZE A3
REF: 6751/9A

SHEET 2
VERSION: 2

LICENSED SURVEYOR: SIMON COX

RESERVE NO.1
SEE SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902481C

A
SEE SHEET 2
114.43

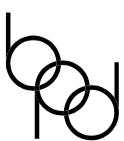


SEE SHEET 4

16

C
SEE SHEET 2

MGA94 ZONE 55



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SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 6751/9A

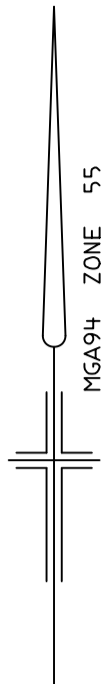
SHEET 3

VERSION: 2

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902481C



RESERVE NO.1
SEE SHEET 2



SEE SHEET 3

B
SEE SHEET 2

C
SEE SHEET 2

RESERVE NO.4
SEE SHEET 2

RESERVE NO.2
SEE SHEET 2



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SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 6751/9A

SHEET 4
VERSION: 2

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 901 to 932 (both inclusive) and 947 to 950 (both inclusive)

Land to be burdened: Lots 901 to 932 (both inclusive) and 947 to 950 (both inclusive)

Description of Restriction :

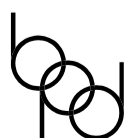
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved 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 902, 903, 906, 907, 910, 913, 914, 916 to 926 (both inclusive), 929, 930 and 947 to 950 (both inclusive)

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: 6751/9A

VERSION: 2

LICENSED SURVEYOR: SIMON COX