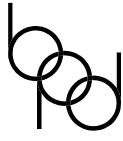
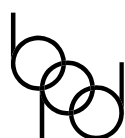
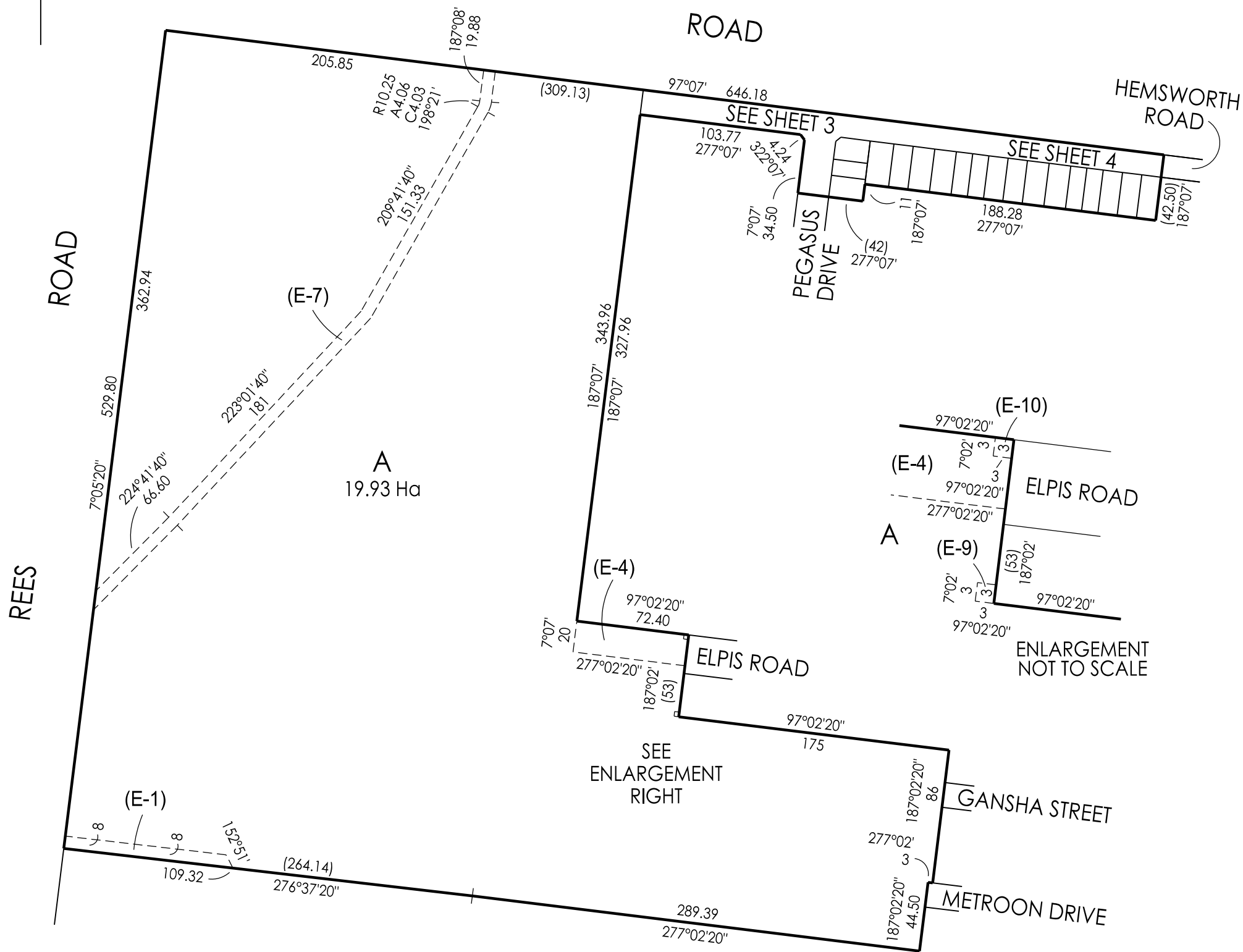
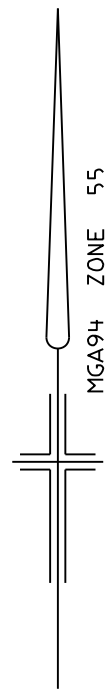


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 844128Q</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> DJERRIWARRH  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> B  <b>CROWN ALLOTMENT:</b> 3 (PART)  <b>CROWN PORTION:</b> -----  <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT A ON PS838463K  <b>POSTAL ADDRESS:</b> 179 - 253 EXFORD ROAD (at time of subdivision) WEIR VIEWS 3338  <b>MGA 94 CO-ORDINATES:</b> E: 285 610 ZONE: 55 (of approx. centre of plan) N: 5 822 500 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>	LOTS 1 TO 600 (BOTH INCLUSIVE) AND EASEMENTS (E-5) AND (E-6) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 5836m<sup>2</sup></b>		
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 6A		<b>AREA:</b> 1.196 Ha	<b>No. OF LOTS:</b> 18	<b>MELWAY:</b> 342:H:6
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> 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	PS838463K	MELTON SHIRE COUNCIL
(E-2)	SEWERAGE	SEE PLAN	PS838463K	GREATER WESTERN WATER CORPORATION
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-4)	CARRIAGEWAY	20	PS811251C	LOT A ON PS811251C
(E-7)	DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA1106	7.5	PS831732W	MELBOURNE WATER CORPORATION
(E-9)	SEWERAGE	SEE PLAN	PS825869C	WESTERN REGION WATER CORPORATION
(E-10)	CARRIAGEWAY	SEE PLAN	PS811251C	LOT A ON PS811251C
(E-10)	SEWERAGE	SEE PLAN	PS825869C	WESTERN REGION 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: 6751/6A</b> <b>VERSION: 7</b>  <b>LICENSED SURVEYOR: SIMON COX</b>		<b>ORIGINAL SHEET SIZE A3</b> <b>SHEET 1 OF 5 SHEETS</b>
CHECKED TT	DATE: 23/12/21			

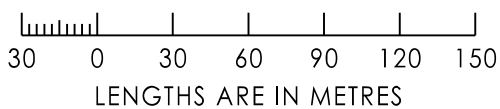
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 844128Q



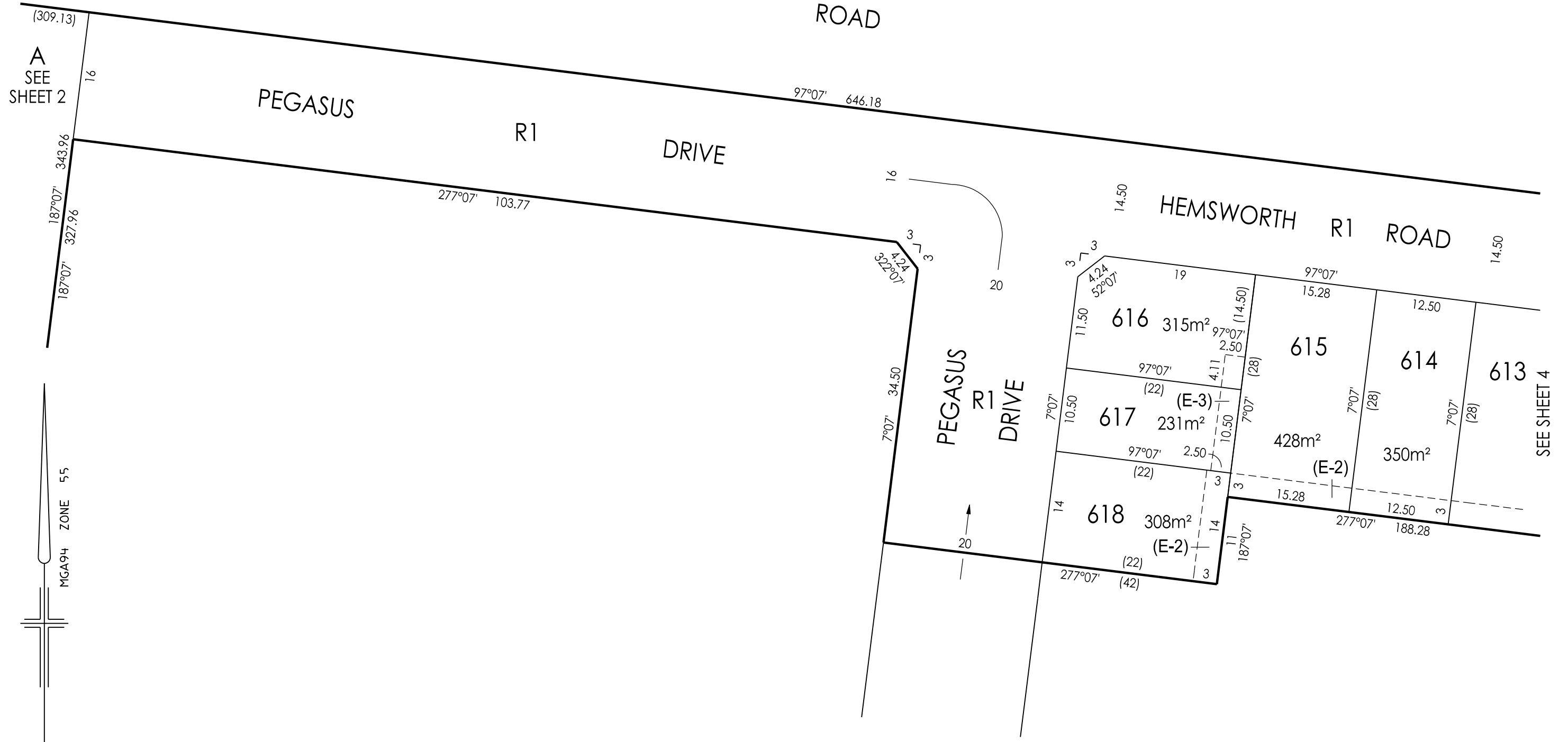
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Hawthorn East Vic 3123  
Ph: 8823 2300 Fax: 8823 2310  
www.bpd.com.au info@bpd.com.au

SCALE  
1:3000

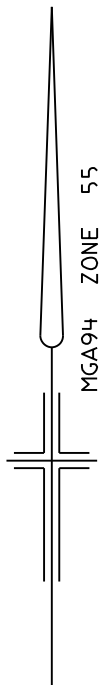


ORIGINAL SHEET SIZE A3	SHEET 2
REF: 6751/6A	VERSION: 7

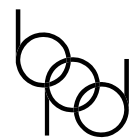
LICENSED SURVEYOR: SIMON COX



A  
SEE  
SHEET 2



SEE SHEET 4



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SCALE

1:500



REF: 6751/6A

VERSION: 7

LICENSED SURVEYOR: SIMON COX

ORIGINAL  
SHEET SIZE A3

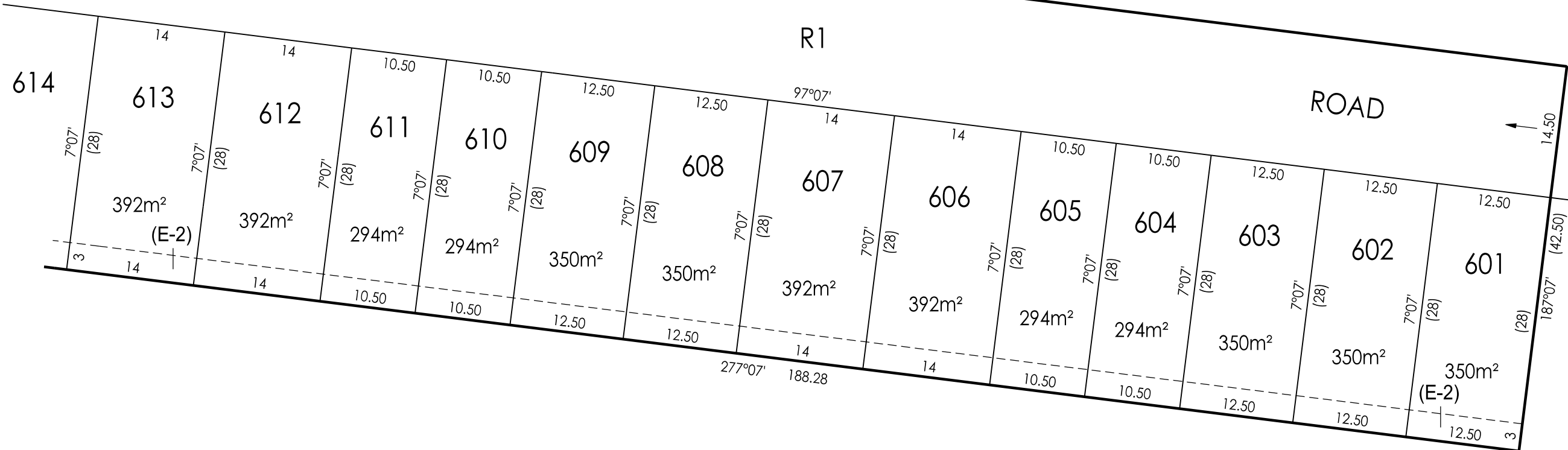
SHEET 3

ROAD

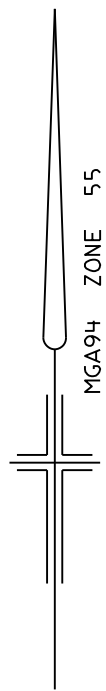
HEMSWORTH

R1

ROAD



SEE SHEET 3



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SCALE

1:500



REF: 6751/6A

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 601 to 618 (both inclusive).

Land to be burdened:                Lots 601 to 618 (both inclusive).

Description of Restriction :

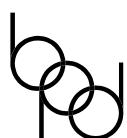
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved by Opalus Melton Pty Ltd as being in accordance with the "Opalia Estate Design Guidelines"
- (b) Anything other than in accordance with MCP No. AA7947
- (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 604, 605, 610, 611 and 617.

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: 6751/6A

VERSION: 7

LICENSED SURVEYOR: SIMON COX