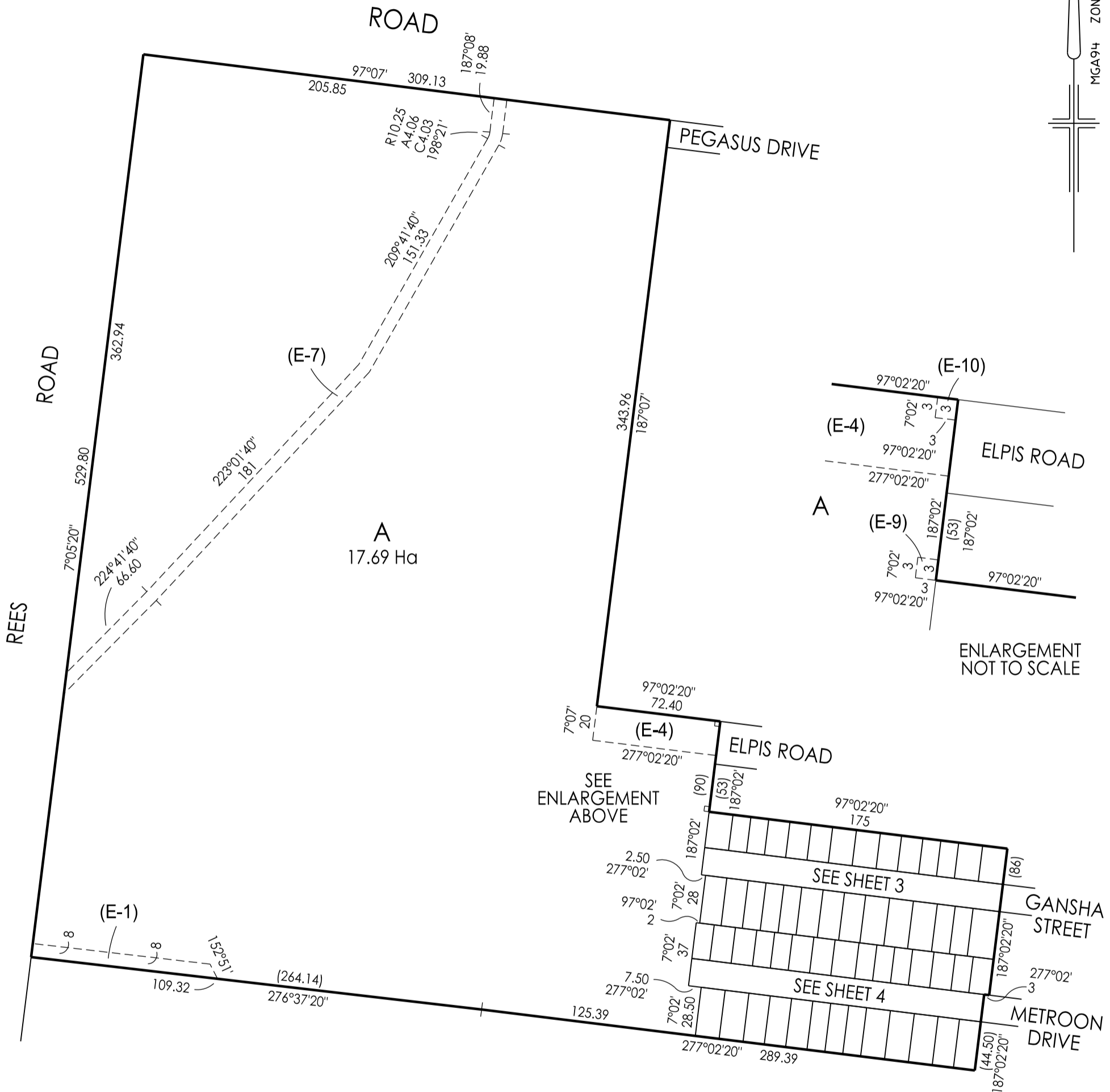


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844132A	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL.12363 FOL.601 LAST PLAN REFERENCE: LOT A ON PS844128Q POSTAL ADDRESS: 179 - 253 EXFORD ROAD (at time of subdivision) WEIR VIEWS 3338 MGA 94 CO-ORDINATES: E: 285 520 ZONE: 55 (of approx. centre of plan) N: 5 822 070 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 700 (BOTH INCLUSIVE) AND EASEMENTS (E-5), (E-6) AND (E-8) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 5544m²		
ROAD R1	MELTON SHIRE COUNCIL			
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				
ESTATE: OPALIA 7		AREA: 2.239 Ha	No. OF LOTS: 56	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	GREATER WESTERN WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON SHIRE COUNCIL
(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
 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: 6751/7 VERSION: 3 LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS
CHECKED TT	DATE: 26/04/22			

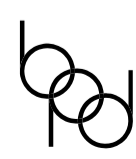


ENLARGEMENT
NOT TO SCALE

SEE
ENLARGEMENT
ABOVE

SEE SHEET 3

SEE SHEET 4



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
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SCALE
1:2500



ORIGINAL
SHEET SIZE A3
REF: 6751/7


SHEET 2
VERSION: 3

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844132A



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Hawthorn East Vic 3123
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SCALE
1:500



REF: 6751/7 VERSION: 3
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 701 to 756 (both inclusive).

Land to be burdened: Lots 701 to 756 (both inclusive).

Description of Restriction :

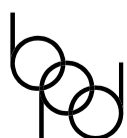
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved by Opalus Melton Pty Ltd as being in accordance with the "Opalia Estate Design Guidelines"
- (b) Anything other than in accordance with MCP No. AA8301
- (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 701 to 713 (both inclusive), 716, 717, 724 to 726 (both inclusive), 729 to 743
 (both inclusive) and 749 to 751 (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: 6751/7

VERSION: 3

LICENSED SURVEYOR: SIMON COX