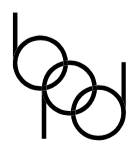
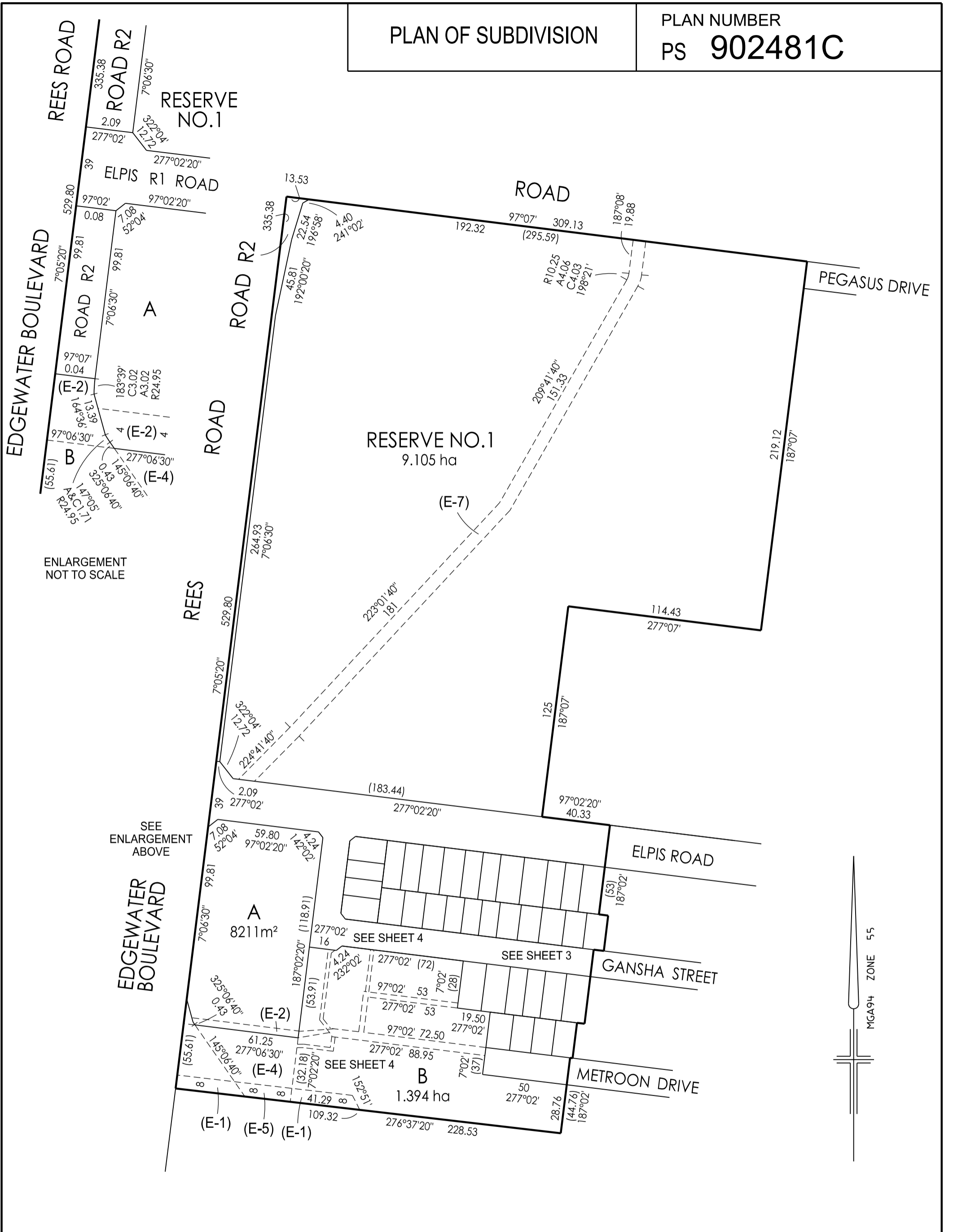


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 902481C	
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: SECTION: B CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCES: VOL.12400 FOL.818 LAST PLAN REFERENCE: LOT A ON PS844134V POSTAL ADDRESS: (at time of subdivision) 179-253 EXFORD ROAD 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 City Council Council Reference Number: Sub6151 Planning Permit Reference: PA2017-5955 SPEAR Reference Number: S180054V Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 12/04/2022 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Karen Gaskett for Melton City Council on 18/04/2023		
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 R1 AREA: 1.026 ha TOTAL ROAD R2 AREA: 0.097 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 LOT A, ROAD R1 AND ROAD R2. GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1 ROAD R2 RESERVE NO.1	MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL MELTON SHIRE COUNCIL			
NOTATIONS		TOTAL ROAD R1 AREA: 1.026 ha TOTAL ROAD R2 AREA: 0.097 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 LOT A, ROAD R1 AND ROAD R2. 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		TOTAL ROAD R1 AREA: 1.026 ha TOTAL ROAD R2 AREA: 0.097 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 LOT A, ROAD R1 AND ROAD R2. GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ESTATE: OPALIA 9A AREA: 11.30 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	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)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON SHIRE COUNCIL
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON SHIRE COUNCIL
(E-5)	GAS TRANSMISSION PIPELINE	SEE PLAN	INST. NO. F167562	GAS AND FUEL 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: 9 Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (9), 17/04/2023, SPEAR Ref: S180054V	ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
CHECKED AC	DATE: 17/04/23			

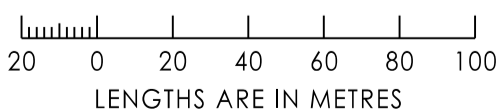
PLAN OF SUBDIVISION

PLAN NUMBER
PS 902481C



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1:2000



ORIGINAL SHEET SIZE A3
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SHEET 2
VERSION: 9

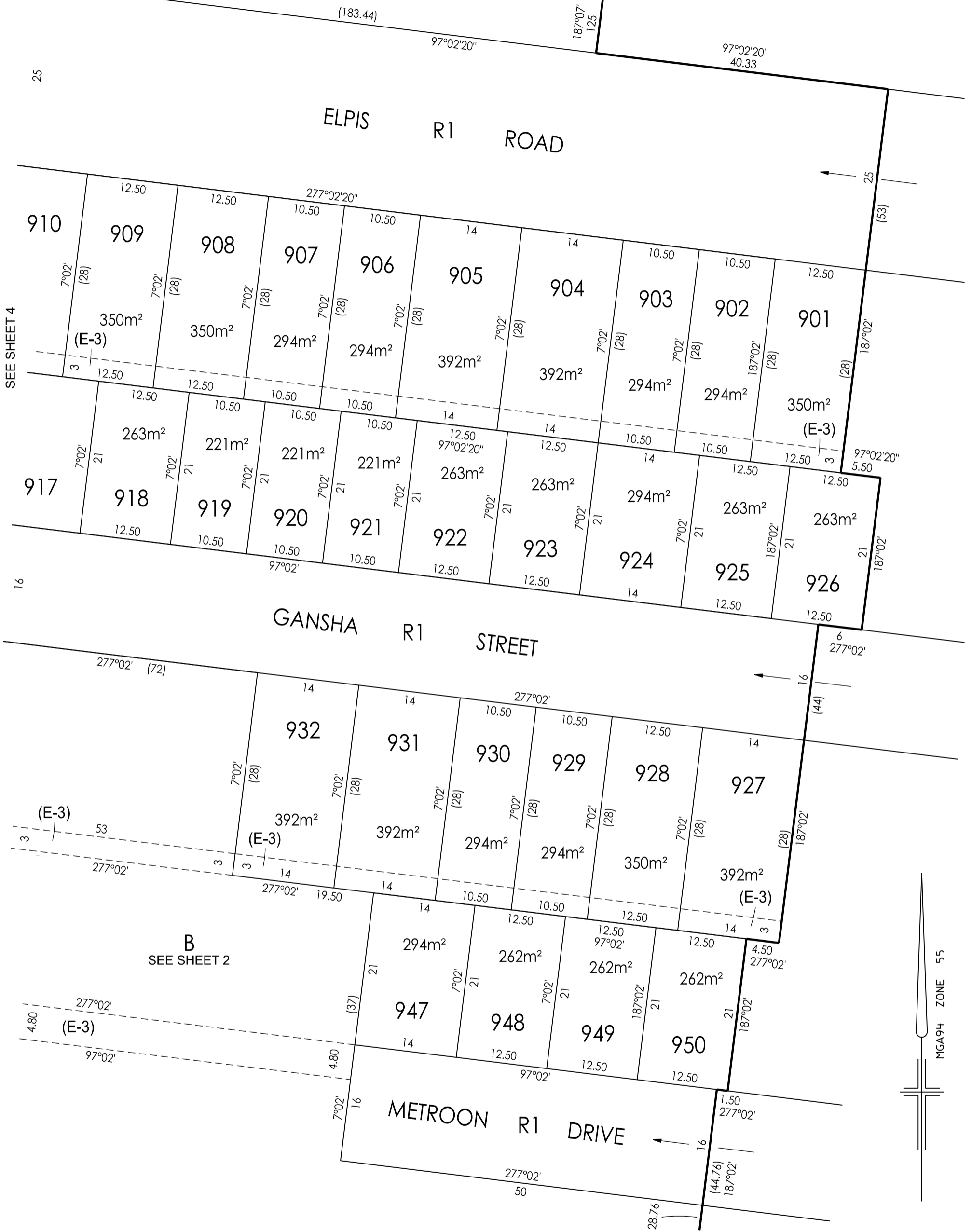
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17/04/2023, SPEAR Ref: S180054V

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18/04/2023,
SPEAR Ref: S180054V

RESERVE NO.1
SEE SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902481C



SEE SHEET 4

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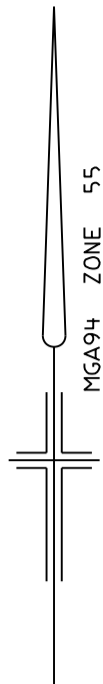
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 902481C

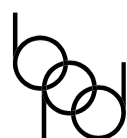
RESERVE NO.1
SEE SHEET 2



A
SEE SHEET 2

B
SEE SHEET 2

SEE SHEET 3



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1:500



ORIGINAL SHEET SIZE A3
REF: 6751/9A

SHEET 4
VERSION: 9

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17/04/2023, SPEAR Ref: S180054V

Digitally signed by:
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18/04/2023,
SPEAR Ref: S180054V

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 :

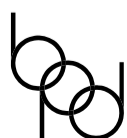
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
 - (a) Any dwellings, garage, outhouse, fencing or landscaping element unless approved by Opalus Melton Pty Ltd as being in accordance with the "Opalia Estate Design Guidelines"
 - (b) Anything other than in accordance with MCP No. AA9158
 - (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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SHEET SIZE A3

SHEET 5

REF: 6751/9A

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