
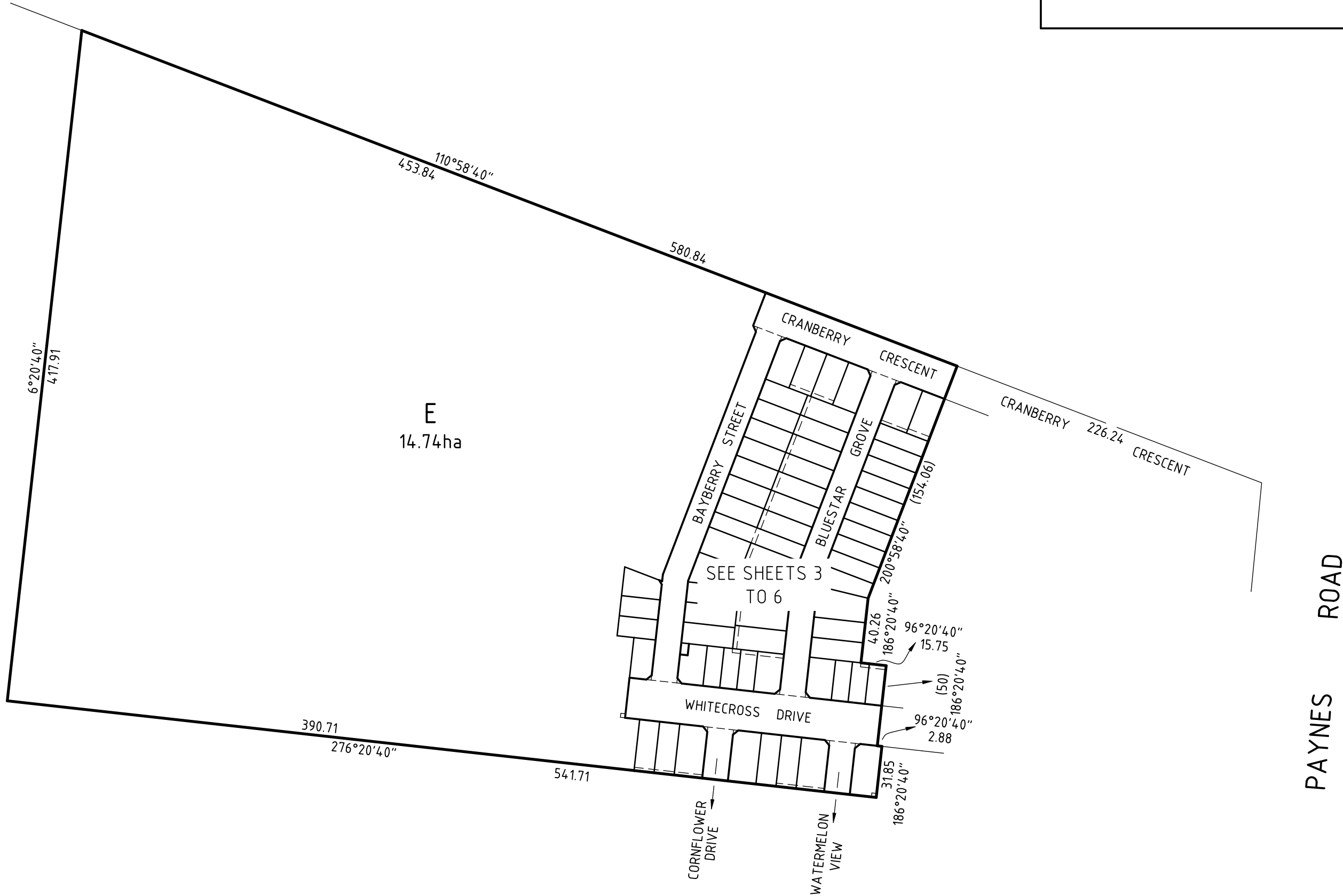
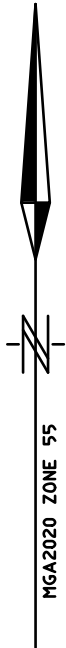
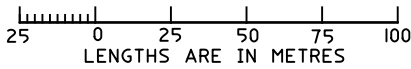


PLAN OF SUBDIVISION				EDITION 1		PS902801L	
<div>Location of Land</div> <div>Parish: KOROROIT</div> <div>Township: -</div> <div>Section: 8</div> <div>Crown Allotment: 9 (PART)</div> <div>Crown Portion: -</div> <div>Title References: VOL FOL</div> <div>Last Plan Reference: LOT C ON PS838322E</div> <div>Postal Address: 236 - 262 PAYNES ROAD</div> <div>(At time of subdivision) THORNHILL PARK 3335</div> <div>MGA2020 Co-ordinates: E 291 270 Zone 55</div> <div>(of approx. centre of plan) N 5 822 250</div>				<div>COUNCIL NAME : MELTON CITY COUNCIL</div> <div><div>WARNING:</div><div>ALL INFORMATION SHOWN ON THIS PLAN (INCLUDING ALL SUBSEQUENT SHEETS) IS PROVISIONAL AND HAS BEEN PREPARED FOR CONTRACT OF SALE AND/OR PLANNING PERMIT PURPOSES.</div><div>THIS PLAN MAY BE SUBJECT TO CHANGES SUCH AS BOUNDARY DEFINITIONS, LOT LAYOUTS, OWNERS CORPORATION ENTITLEMENT & LIABILITY DATA AND ALSO FROM THE PROCESSES OF APPROVAL BY STATUTORY AUTHORITIES, CERTIFICATION BY LOCAL COUNCIL AND LAND VICTORIA REGISTRATION.</div></div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS A TO D AND 1 TO 200 (ALL INCLUSIVE) AND EASEMENT REFERENCE E-2 HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>FOR RESTRICTION A AFFECTING LOTS 201 TO 263 (BOTH INCLUSIVE) SEE SHEET 7</div> <div>FOR RESTRICTION B AFFECTING LOTS 209 TO 211 AND 242 TO 244 (ALL INCLUSIVE) SEE SHEET 7</div> <div>OTHER PURPOSES OF PLAN</div> <div>ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.</div>			
ROAD R1 RESERVE No.1 RESERVE No.2		MELTON CITY COUNCIL MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
<div>Staging</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. PA2018/6025/1</div> <div>Survey: This plan is based on survey.</div> <div>This survey has been connected to Permanent Marks no(s).</div> <div>in Proclaimed Survey Area No.</div>							
THE THORNHILL GARDENS: STAGE 2 - 63 LOTS AREA OF STAGE - 3.996ha							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Reference Easement	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1	DRAINAGE	3	PS838322E	MELTON CITY COUNCIL			
	SEWERAGE			GREATER WESTERN WATER CORPORATION			
E-3	SEWERAGE	2.50	PS838322E	GREATER WESTERN WATER CORPORATION			
E-4	SEWERAGE	2.50	THIS PLAN	GREATER WESTERN WATER CORPORATION			
E-5	DRAINAGE	2	THIS PLAN	MELTON CITY COUNCIL			
<div><div><div>Hellier McFarland</div><div>Development Consultants Town Planners Land Surveyors</div><div>Level 2, 1911 Malvern Road, Malvern East, VIC 3145</div><div>PO Box 1206, Darling, VIC 3145</div><div>Tel: 03 9532 9951 Fax: 03 9532 9941</div><div>www.hmf.com.au info@hmf.com.au</div></div></div>		REF 13644S-236200 VERSION D		CAD REF: 13644S-236200D.dwg		ORIGINAL SHEET SIZE: A3	
LICENSED SURVEYOR: Andrew James Powell							
				SHEET 1 OF 7			



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SCALE 1:2500



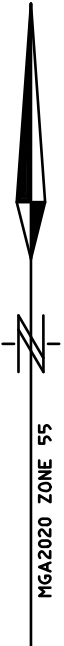
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VERSION D

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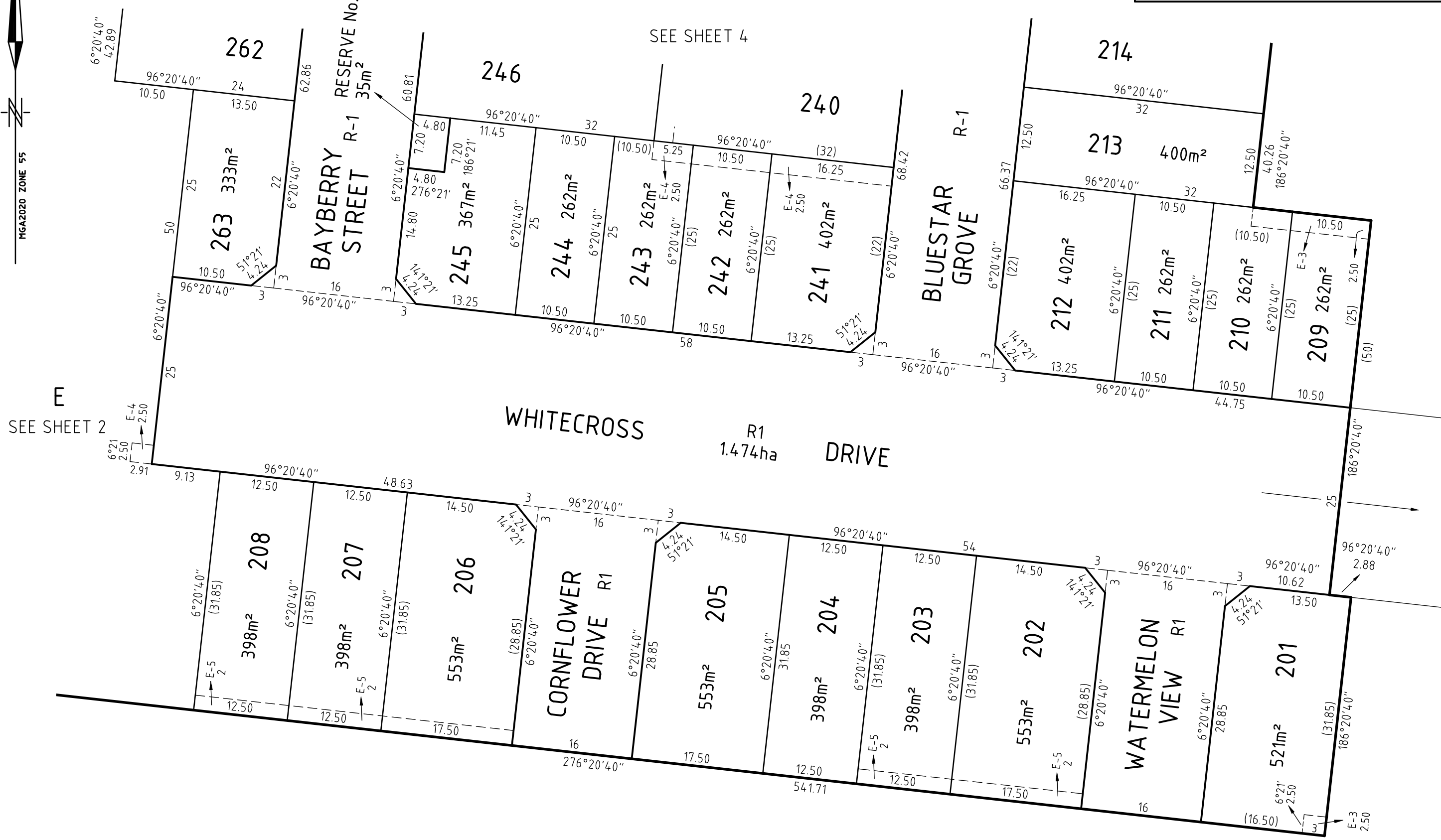
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SHEET 2

LICENSED SURVEYOR:
Andrew James Powell



E
SEE SHEET 2





Hellier McFarland

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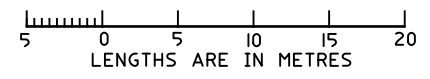
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PO Box 1206, Darling, VIC 3145

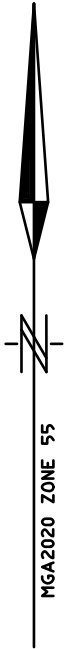
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SCALE 1:500



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LICENSED SURVEYOR: Andrew James Powell			

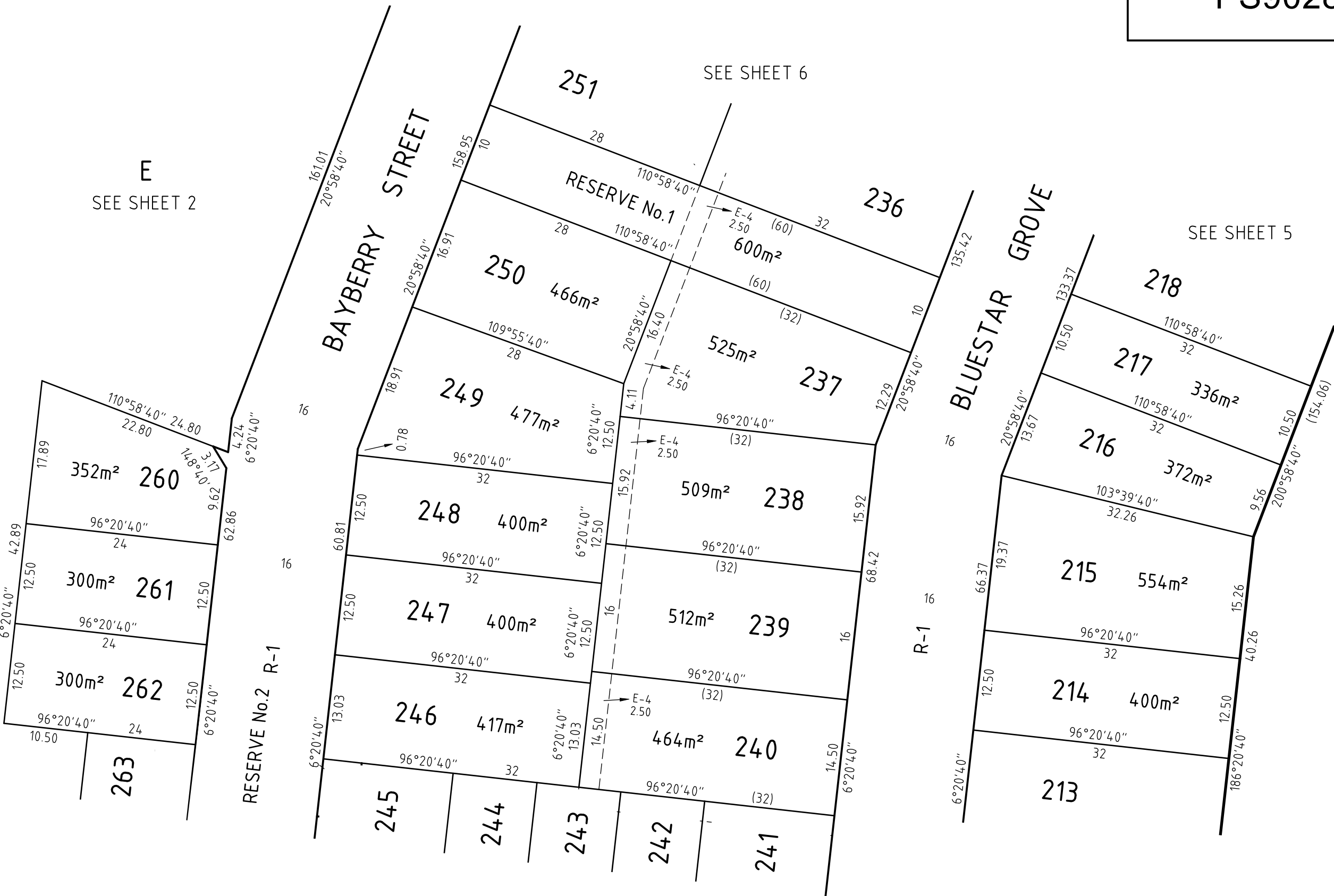


E
SEE SHEET 2

SEE SHEET 6

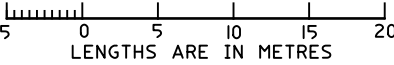
SEE SHEET 5

SEE SHEET 3



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SCALE 1:500



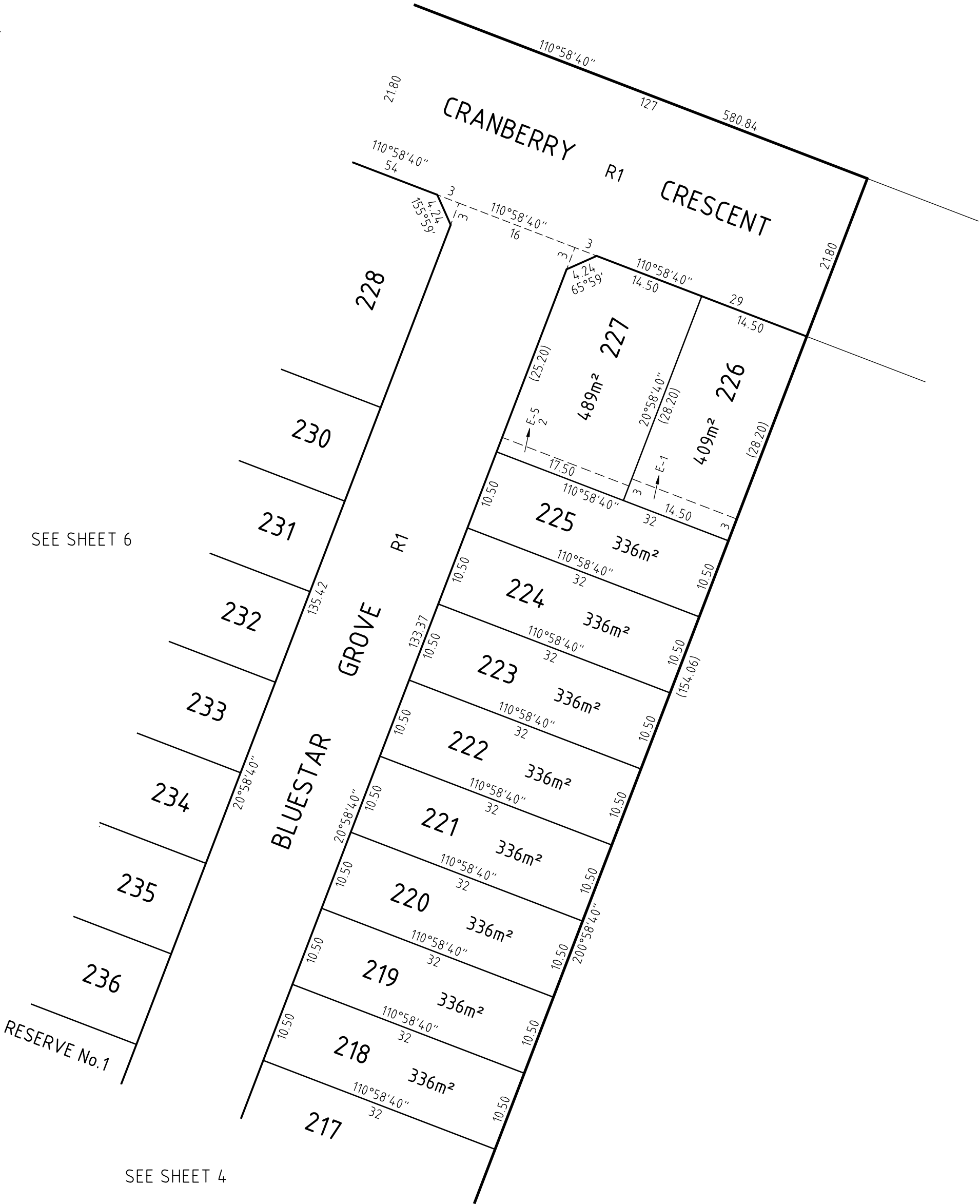
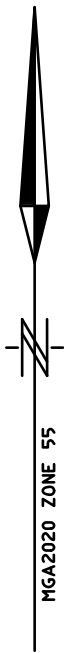
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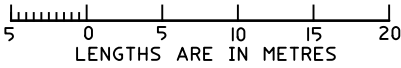
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SIZE: A3

SHEET 4

LICENSED SURVEYOR:
Andrew James Powell



SCALE 1:500



LENGTHS ARE IN METRES



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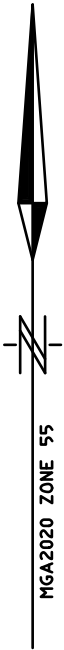
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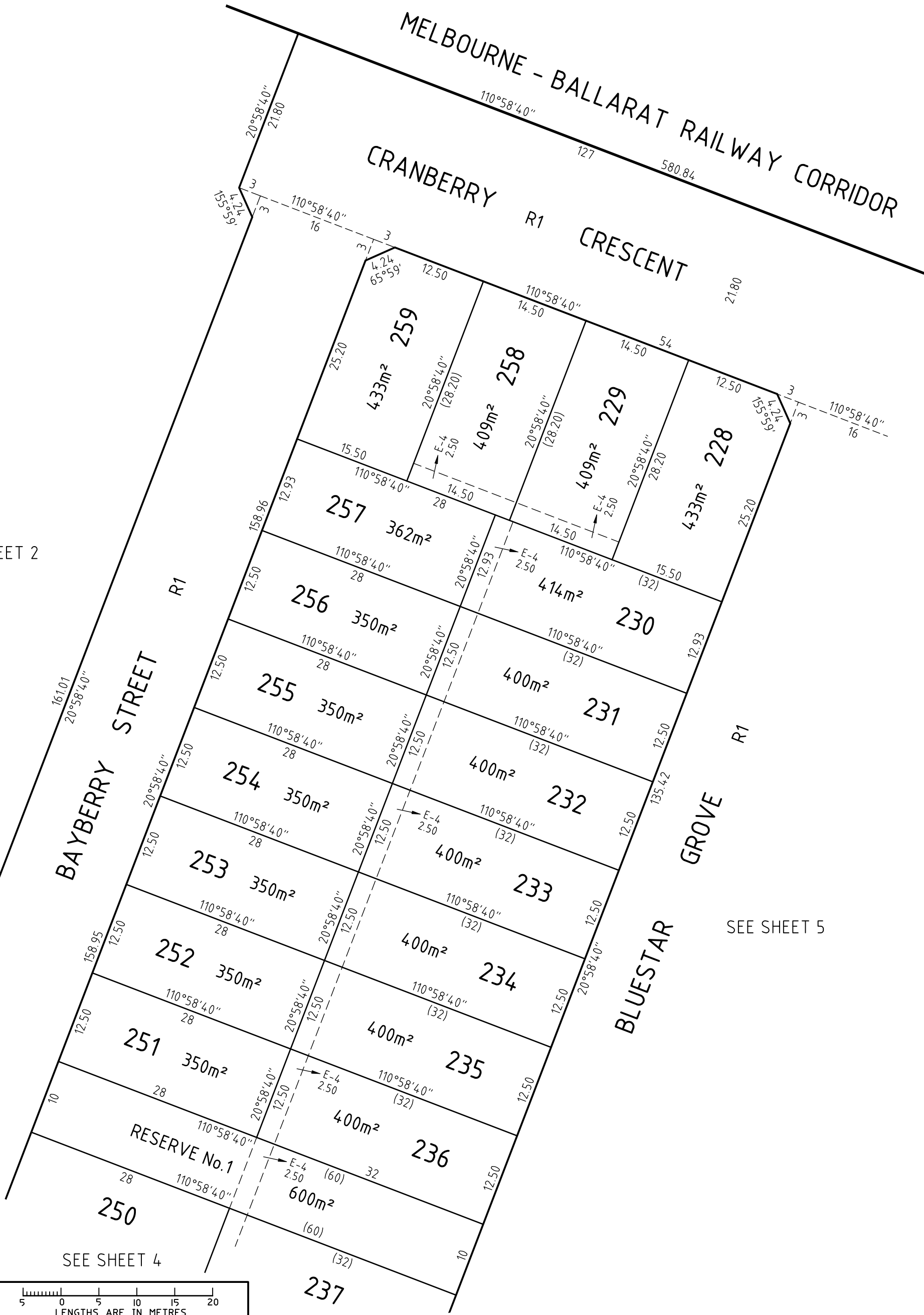
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SHEET 5

LICENSED SURVEYOR:
Andrew James Powell



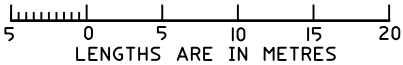
E
SEE SHEET 2



SEE SHEET 5

SEE SHEET 4

SCALE 1:500



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ORIGINAL SHEET
SIZE: A3

SHEET 6

LICENSED SURVEYOR:
Andrew James Powell

SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Land to benefit & to be burdened
Lots 201 to 263 (both inclusive)

Description of Restriction

Except with the written consent of the 'The Thornhill Gardens' assessment panel, the burdened lot shall not:

- (1) Construct or allow to be constructed any building or structure other than a building or structure that shall be constructed in accordance with the 'The Thornhill Gardens' Design Guidelines as amended from time to time. A copy of the Design Guidelines is available on the *Project Website* and within the Contract of Sale.
- (2) Construct or allow to be constructed any building or structure on the lot prior to 'The Thornhill Gardens' design assessment panel or such other entity as may be nominated by 'The Thornhill Gardens' design assessment panel from time to time have given its written approval to the plans and documentation prior to the commencement of works.

Expiry

This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2031.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land
209	210
210	209, 211, 213
211	210, 212, 213
242	240, 241, 243
243	240, 242, 244, 246
244	243, 245, 246
263	262

Description of Restriction

Upon registration of this plan the following restriction is created.

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the "Small Lot Housing Code (Type A)" must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the "Small Lot Housing Code (Type A)" unless in accordance with a Planning Permit granted to construct a dwelling on the lot.

Expiry

This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2031