

PLAN OF SUBDIVISION

EDITION 1

PS902801L

Location of Land

Parish: KOROROIT
 Township: -
 Section: 8
 Crown Allotment: 9 (PART)
 Crown Portion: -

Title References: VOL FOL

Last Plan Reference: LOT C ON PS838322E

Postal Address: 236 - 262 PAYNES ROAD
 (At time of subdivision) THORNHILL PARK 3335

MGA2020 Co-ordinates: E 291 270 Zone 55
 (of approx. centre of plan) N 5 822 250

COUNCIL NAME : MELTON CITY COUNCIL

WARNING:
 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.
 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.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MELTON CITY COUNCIL
RESERVE No.1	MELTON CITY COUNCIL
RESERVE No.2	POWERCOR AUSTRALIA LTD

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

Staging
 This is not a staged subdivision.
 Planning Permit No. PA2018/6025/1

Survey: This plan is based on survey.

This survey has been connected to Permanent Marks no(s).
 in Proclaimed Survey Area No.

THE THORNHILL GARDENS: STAGE 2 - 63 LOTS
 AREA OF STAGE - 3.996ha

LOTS A TO D AND 1 TO 200 (ALL INCLUSIVE) AND EASEMENT
 REFERENCE E-2 HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION A AFFECTING LOTS 201 TO 263 (BOTH INCLUSIVE)
 SEE SHEET 7

FOR RESTRICTION B AFFECTING LOTS 209 TO 211 AND 242 TO 244
 (ALL INCLUSIVE) SEE SHEET 7

OTHER PURPOSES OF PLAN

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.

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



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REF 13644S-236200
 VERSION D

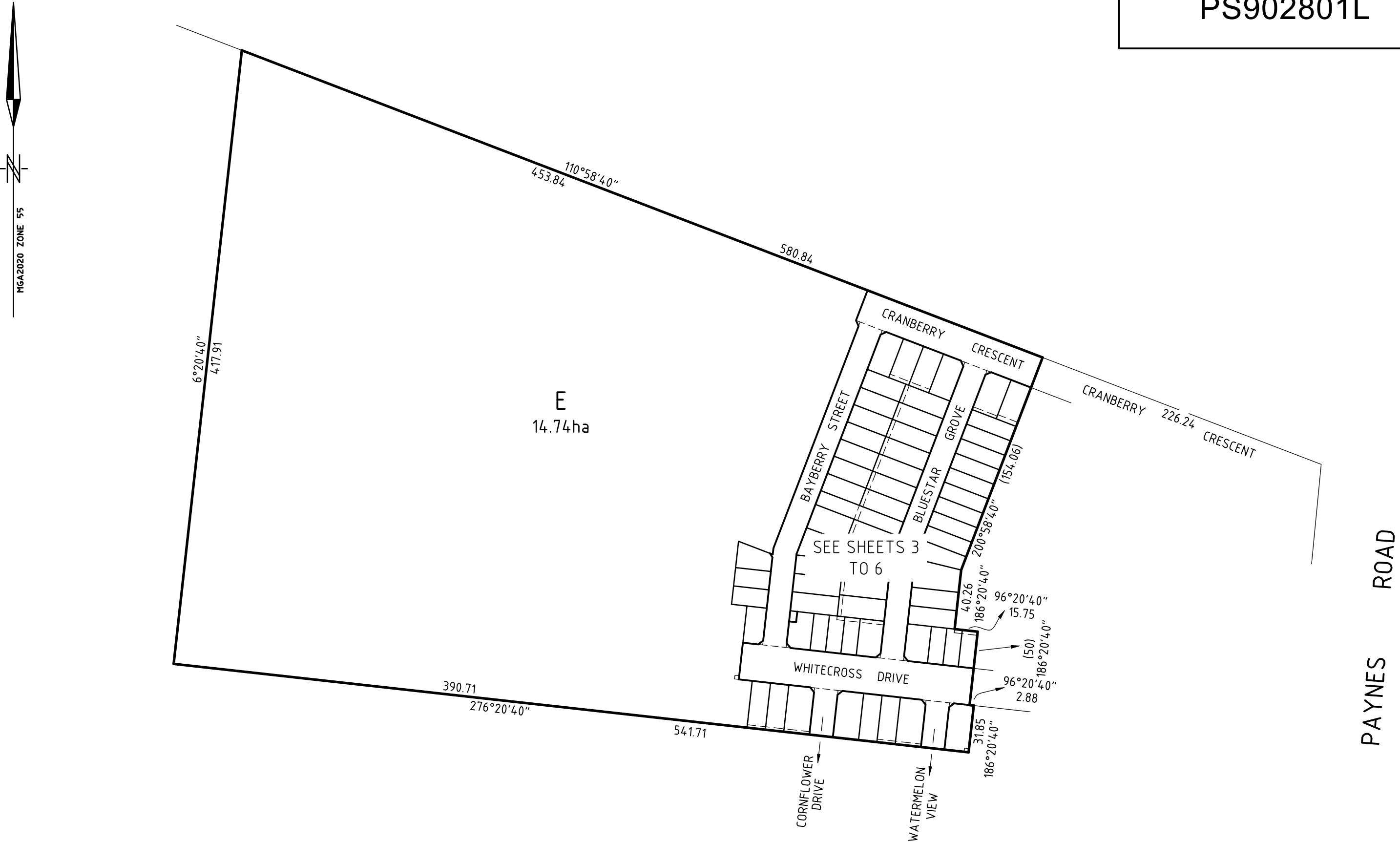
CAD REF: 13644S-236200D.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 7

LICENSED SURVEYOR:
 Andrew James Powell

PS902801L



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SCALE 1:2500

25 0 25 50 75 100
 LENGTHS ARE IN METRES

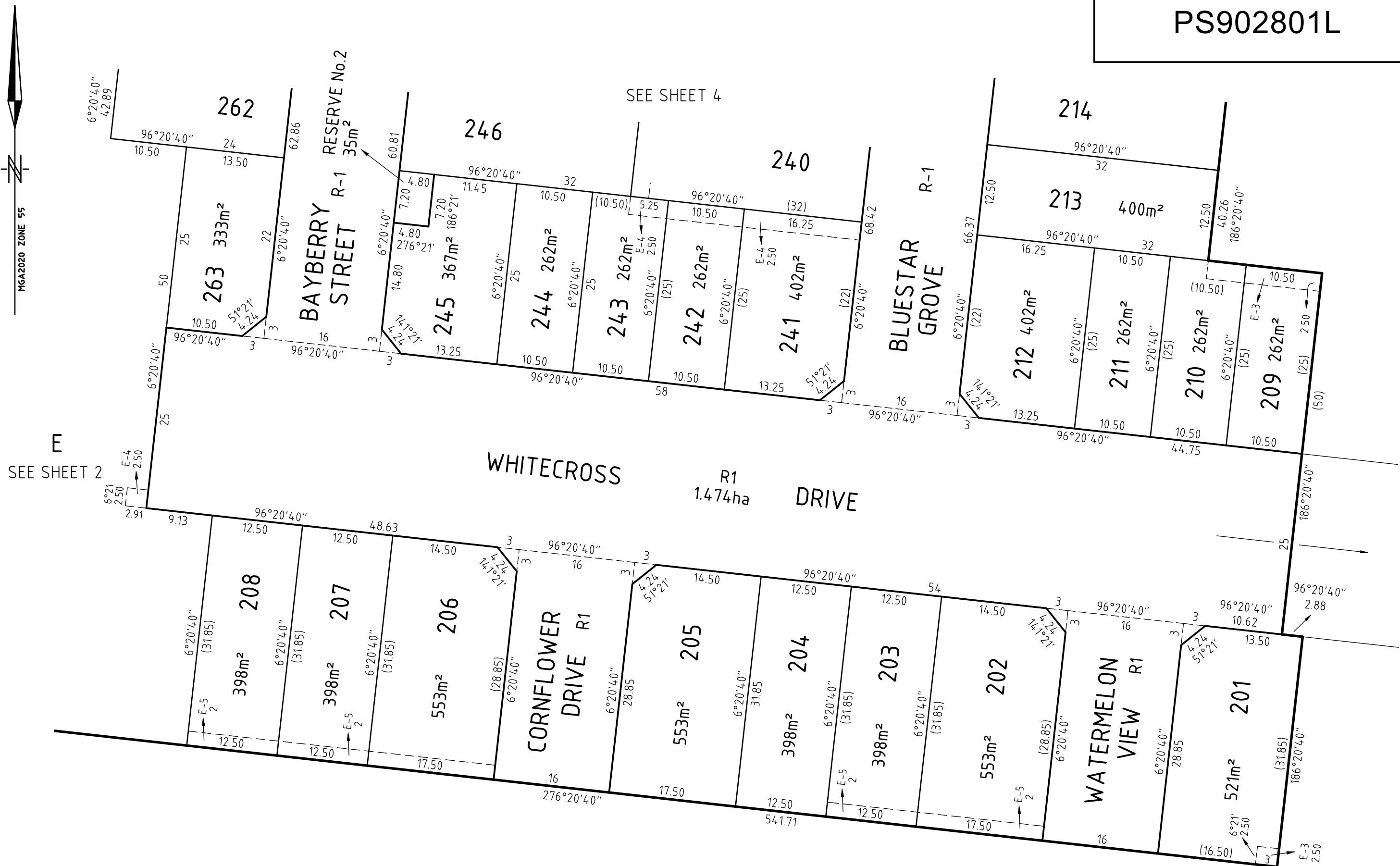
REF 13351S-236200
 VERSION D

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ORIGINAL SHEET
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SHEET 2

LICENSED SURVEYOR:
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MGA2020 ZONE 55

SEE SHEET 2

6

RESERVE № 2

Plots 260, 261, 262, and 263 are shown as trapezoidal and rectangular areas with the following dimensions and coordinates:

- Plot 260:** Area 352m². Boundary vertices: (110°58'40", 24.80), (22.80, 148°0'40"), (9.62, 148°0'40"), (9.62, 148°3.17'), (17.89, 110°58'40"), (17.89, 6°20'40"), (24, 6°20'40"), (24, 96°20'40"), (12.50, 96°20'40"), (12.50, 6°20'40"), (4.289, 6°20'40"), (4.289, 110°58'40"), (17.89, 110°58'40").
- Plot 261:** Area 300m². Boundary vertices: (24, 96°20'40"), (12.50, 96°20'40"), (12.50, 6°20'40"), (24, 6°20'40").
- Plot 262:** Area 300m². Boundary vertices: (12.50, 96°20'40"), (24, 96°20'40"), (24, 6°20'40"), (12.50, 6°20'40").
- Plot 263:** Area 10.50. Boundary vertices: (10.50, 96°20'40"), (24, 96°20'40"), (24, 6°20'40"), (10.50, 6°20'40").
- RESERVE:** Boundary vertices: (4.24, 6°20'40"), (6°20'40", 148°0'40"), (9.62, 148°0'40"), (9.62, 148°3.17'), (17.89, 110°58'40"), (17.89, 6°20'40").

RESERVE No 2 -

SEE SHEET 5

BLUESTAR GROVE

135.42

133.37

10.50

218

110°58'40" 32

217

110°58'40" 32

336m²

216

103°39'40" 32.26

372m²

215

554m²

19.37

66.37

12.50

96°20'40" 32

214

400m²

12.50

96°20'40" 32

213

186°20'40" 40.26

10.50

15.26

9.56

200°38'40"

154.06

6°20'40"

16

6

SEE SHEET 3



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SCALE 1:50

5 0 5 10 15

LENGTHS ARE IN METRES

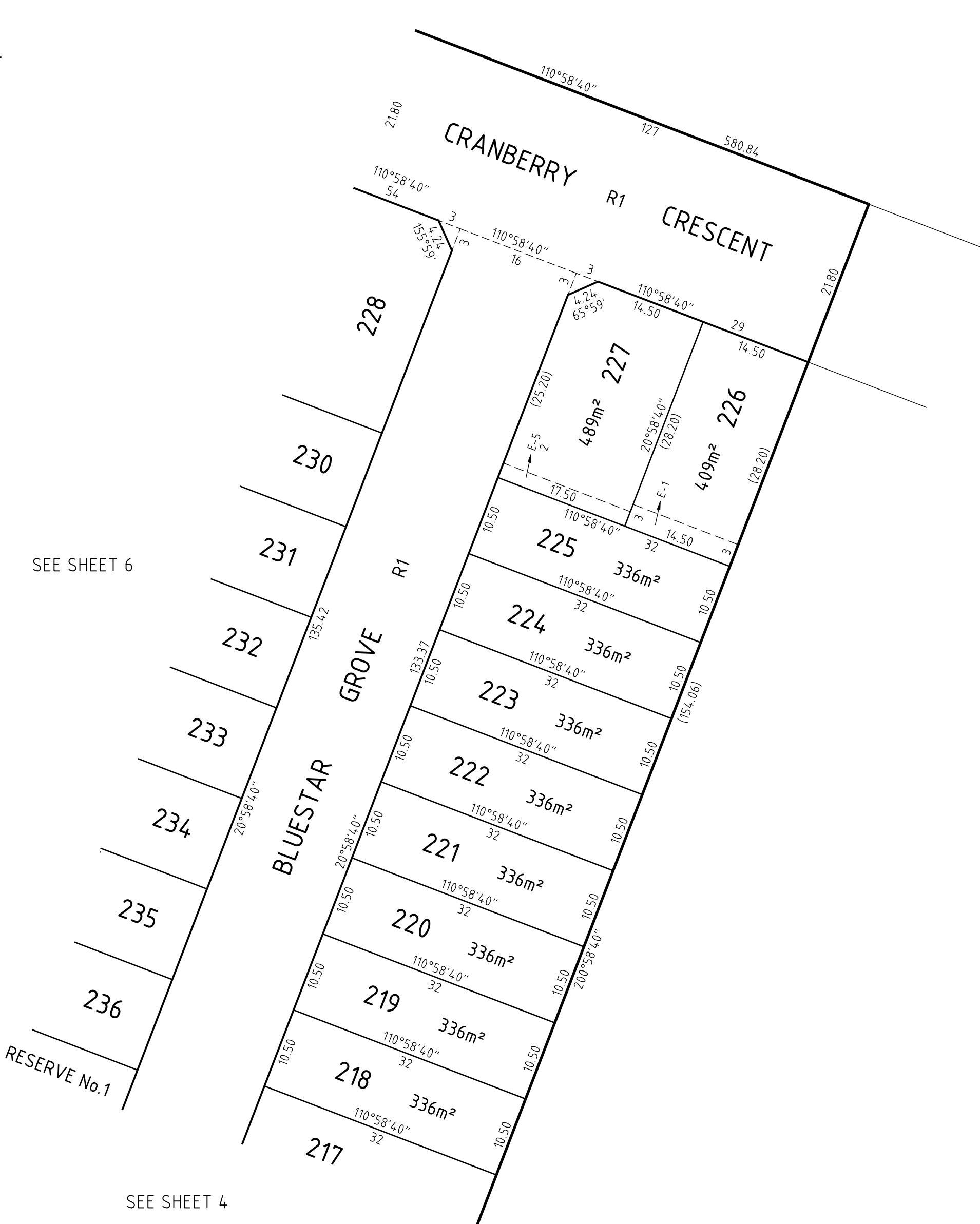
REF 13351S-236200
VERSION D

CAD REF: 13644S-236200D.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 4

MGA2020 ZONE 55



SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES



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SHEET 5

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MGA2020 ZONE 55

SEE SHEET 2

E

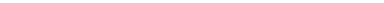
Site Plan for Bayberry Street, Reserve No. 1

The plan shows a rectangular property divided into 16 lots (250 to 256) and a Reserve area. The property is bounded by Bayberry Street to the west, R1 to the north, and Grove and Bluestar to the east. The Reserve area is located at the bottom. The plan includes property lines, dimensions (e.g., 12.50, 28, 10, 158.95), and area calculations (e.g., 350m², 400m², 600m²). Angles for property lines are also provided (e.g., 110°58'40", 20°58'40").

Lot Number	Area (m ²)	Dimensions (m)	Angle (°)
250	600	28 x 21.43	110°58'40" (32)
251	350	28 x 12.50	110°58'40" (32)
252	350	28 x 12.50	110°58'40" (32)
253	350	28 x 12.50	110°58'40" (32)
254	350	28 x 12.50	110°58'40" (32)
255	350	28 x 12.50	110°58'40" (32)
256	350	28 x 12.50	110°58'40" (32)
Reserve No. 1	414	28 x 15.14	110°58'40" (32)
230	400	20 x 20	110°58'40" (32)
231	400	20 x 20	110°58'40" (32)
232	400	20 x 20	110°58'40" (32)
233	400	20 x 20	110°58'40" (32)
234	400	20 x 20	110°58'40" (32)
235	400	20 x 20	110°58'40" (32)
236	400	20 x 20	110°58'40" (32)

SEE SHEET 4

SEE SHEET 5

SCALE 1:500  5 0 5 10 15 20
LENGTHS ARE IN METRES

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VERSION D

ORIGINAL SHEET
SIZE: A3

SHEET 6



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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



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SHEET 7

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