
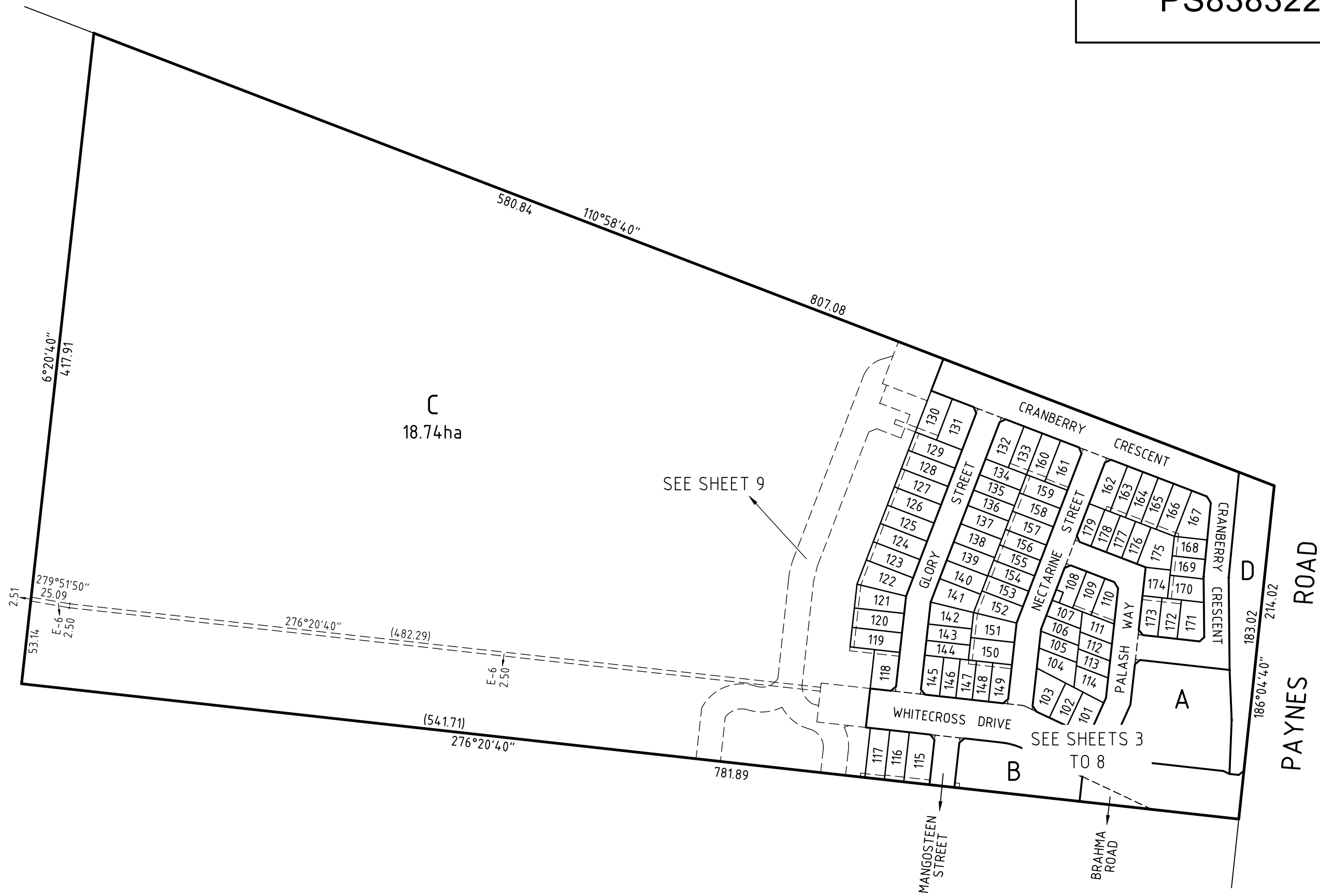
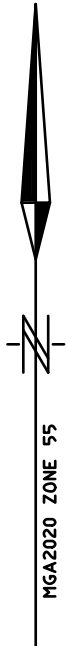
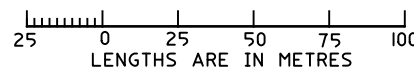


PLAN OF SUBDIVISION			EDITION 1		PS838322E	
<div>Location of Land</div> <div>Parish: KOROROIT</div> <div>Township: -</div> <div>Section: 8</div> <div>Crown Allotment: 9 (PART)</div> <div>Crown Portion: -</div> <div>Title References: VOL 9327 FOL 704</div> <div>Last Plan Reference: LOT 5 ON LP 129316</div> <div>Postal Address: 236 - 262 PAYNES ROAD</div> <div>(At time of subdivision) THORNHILL PARK 3335</div> <div>MGA2020 Co-ordinates: E 291 470 Zone 55</div> <div>(of approx. centre of plan) N 5 822 200</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 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS ON THIS PLAN ARE AFFECTED BY RESTRICTIONS - REFER TO CREATION OF RESTRICTION SHEET FOR DETAILS.</div>		
ROAD R1 RESERVE No.1		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 1 - 79 LOTS						
AREA OF STAGE - 4.960ha						
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	THIS PLAN	MELTON CITY COUNCIL		
	SEWERAGE			GREATER WESTERN WATER CORPORATION		
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL		
E-3	SEWERAGE	2.50	THIS PLAN	GREATER WESTERN WATER CORPORATION		
E-4	CARRIAGEWAY	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL		
	DRAINAGE		THIS PLAN	MELTON CITY COUNCIL		
	SEWERAGE		THIS PLAN	GREATER WESTERN WATER CORPORATION		
	POWERLINE		THIS PLAN - SEC.88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA PTY LTD		
	SUPPLY OF WATER THROUGH UNDERGROUND PIPES		THIS PLAN - SEC.136 WATER ACT 1989	GREATER WESTERN WATER CORPORATION		
	TRANSMISSION OF TELECOMMUNICATION SIGNALS BY UNDERGROUND CABLE		THIS PLAN	MELTON CITY COUNCIL		
E-5	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL		
E-6	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION		
E-7	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL		
	SEWERAGE			GREATER WESTERN WATER CORPORATION		
<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>		REF 13644S-236100	CAD REF: 13644S-236100C.dwg		ORIGINAL SHEET	SHEET 1 OF 10
		VERSION C	LICENSED SURVEYOR:		SIZE: A3	
		Andrew James Powell				



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SCALE 1:2500



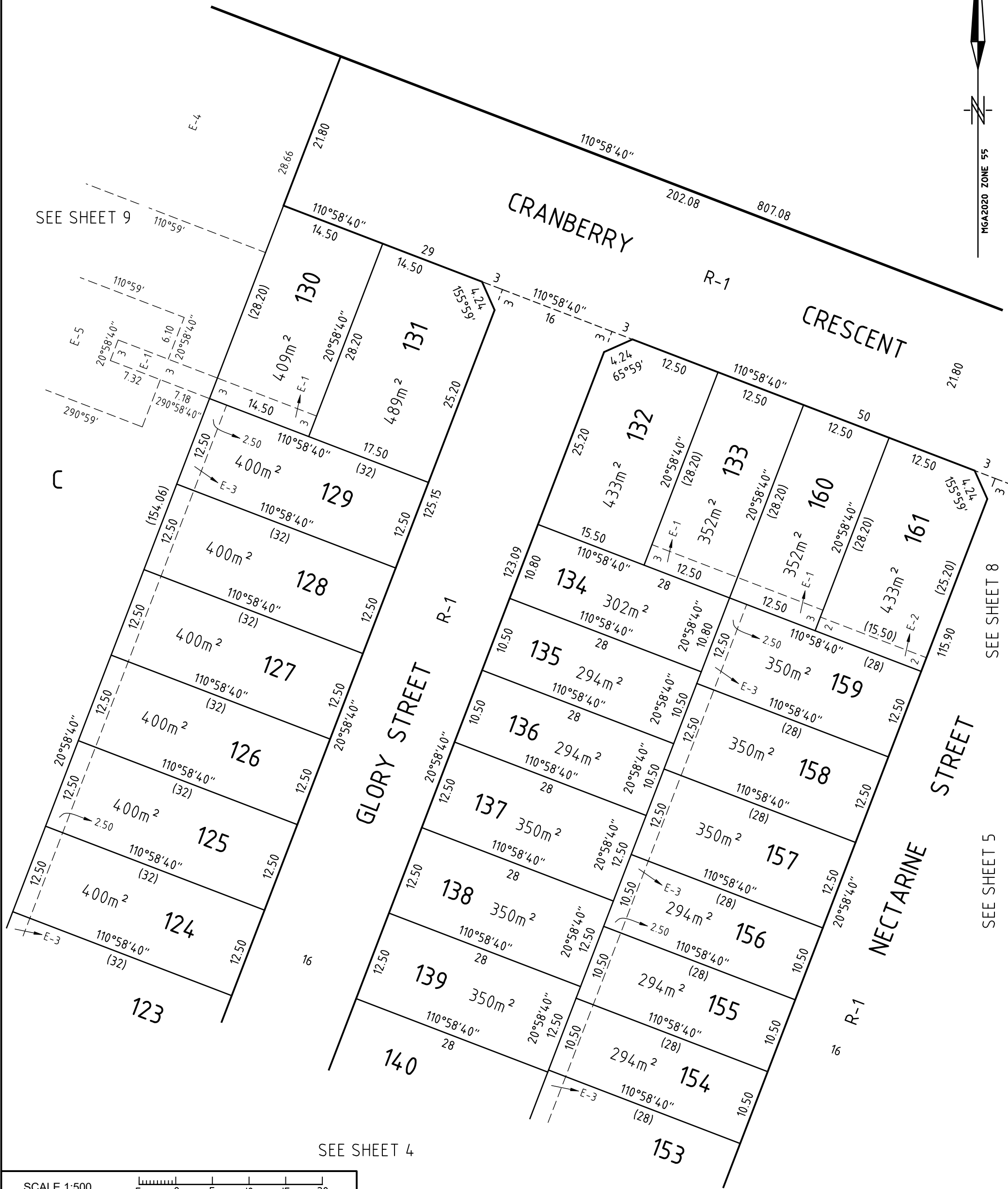
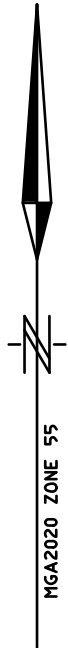
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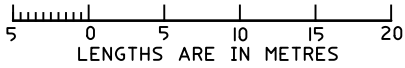
ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR:
Andrew James Powell



SCALE 1:500



SEE SHEET 4

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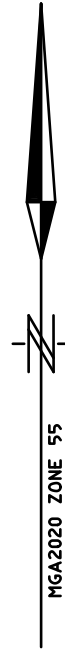
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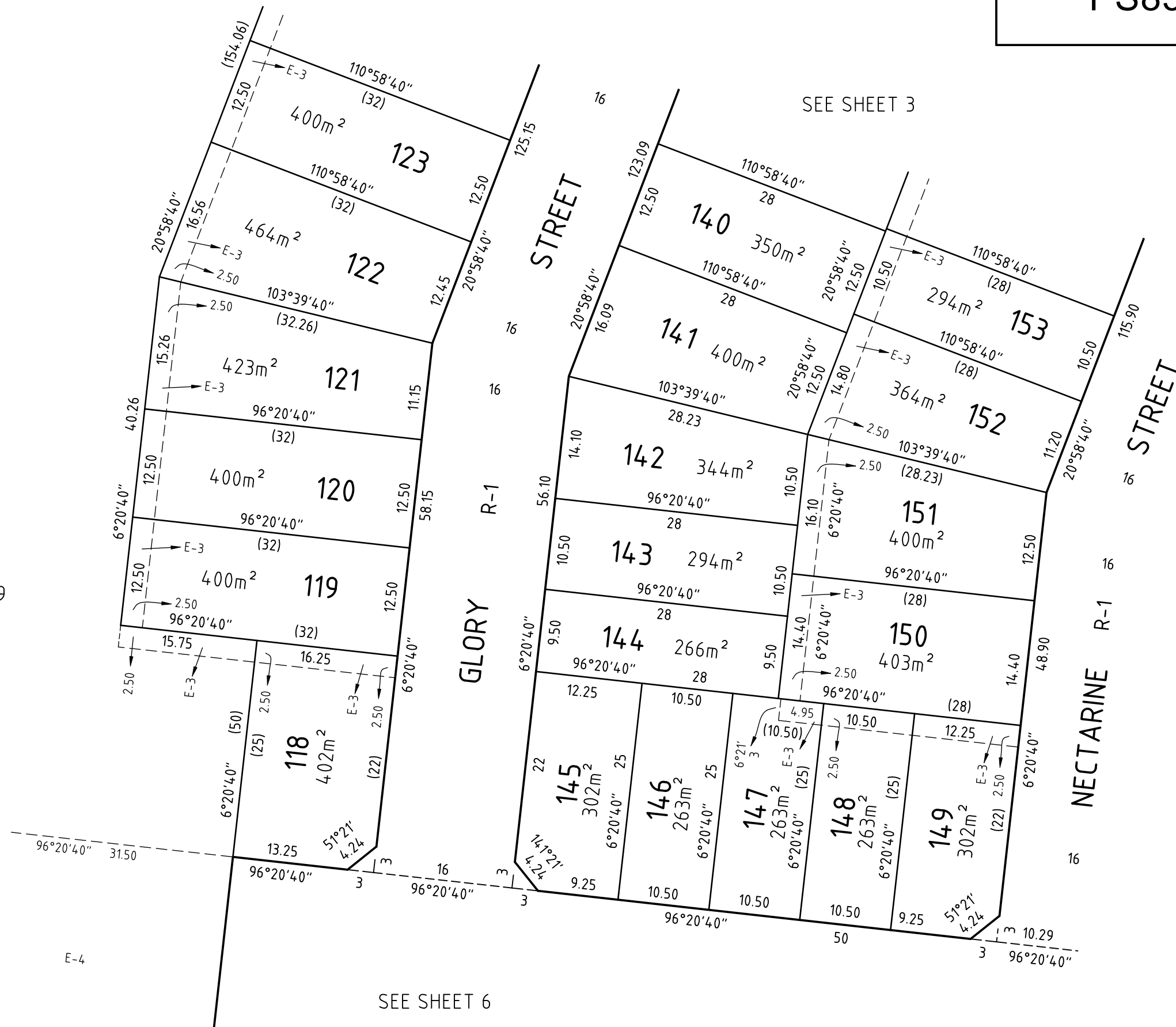
SHEET 3

LICENSED SURVEYOR:
Andrew James Powell



C

SEE SHEET 9



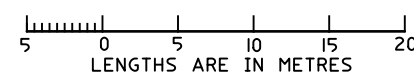
E-4



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SCALE 1:500



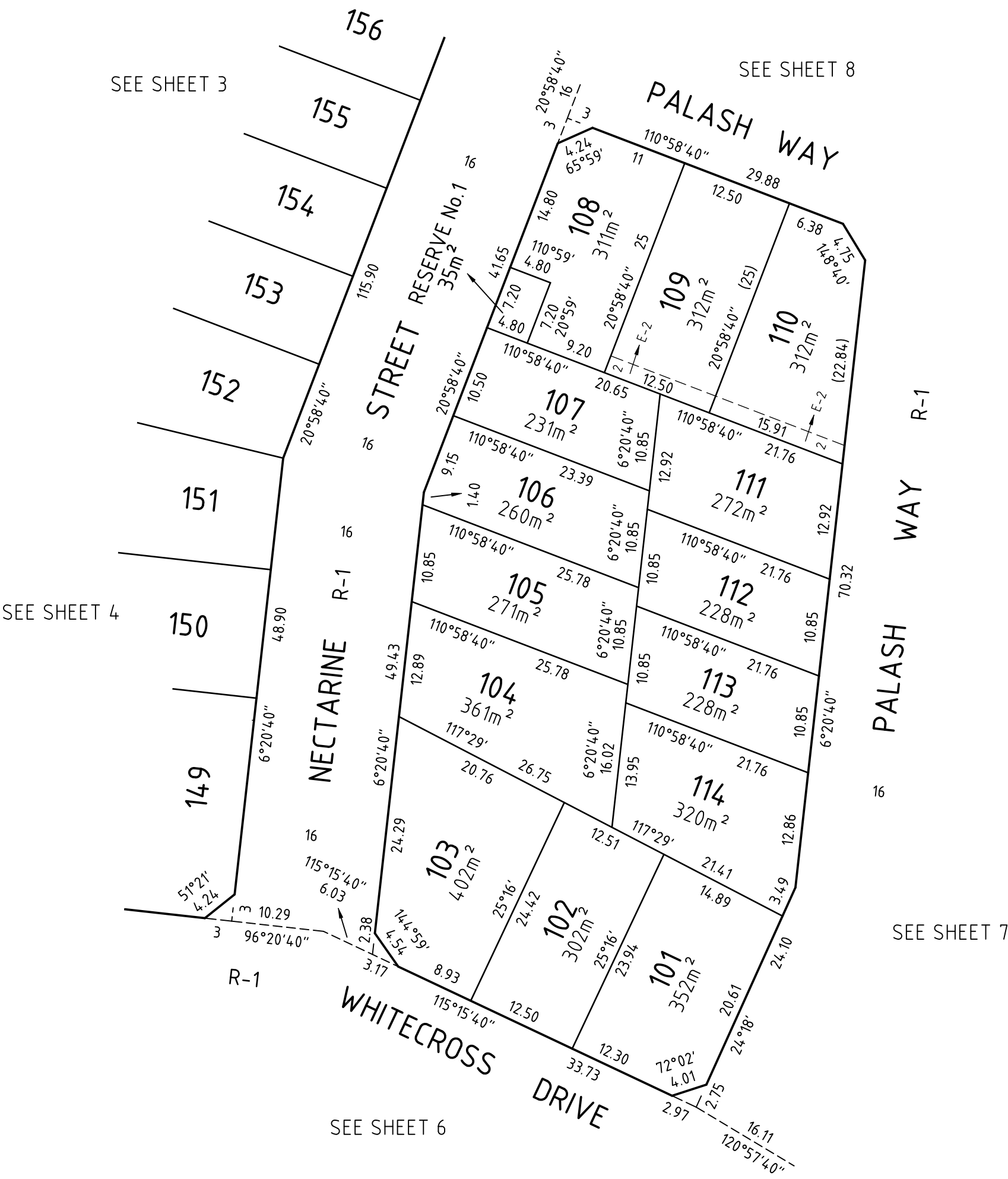
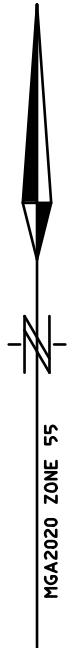
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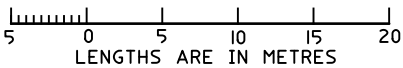
ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR:
Andrew James Powell



SCALE 1:500



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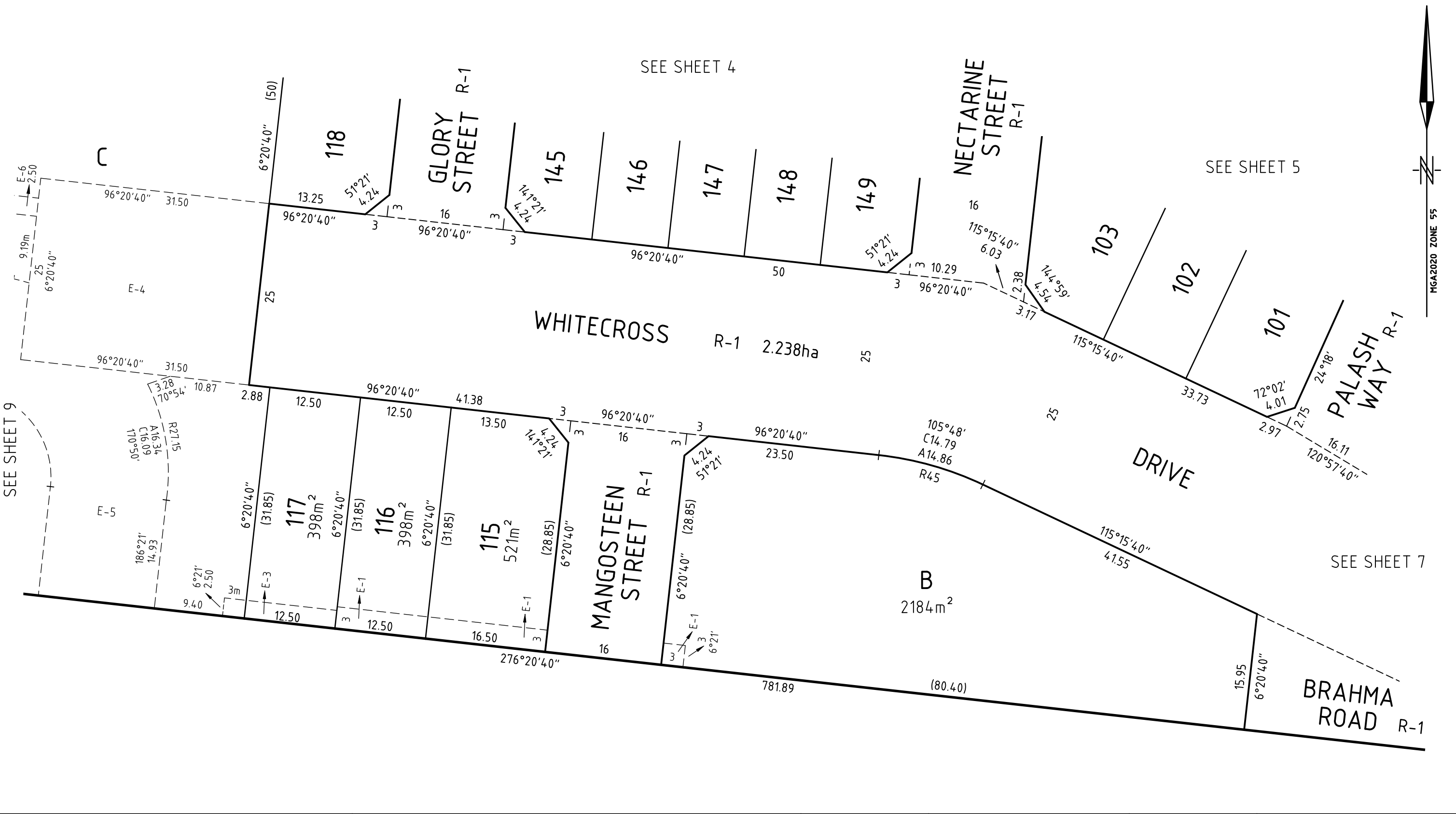
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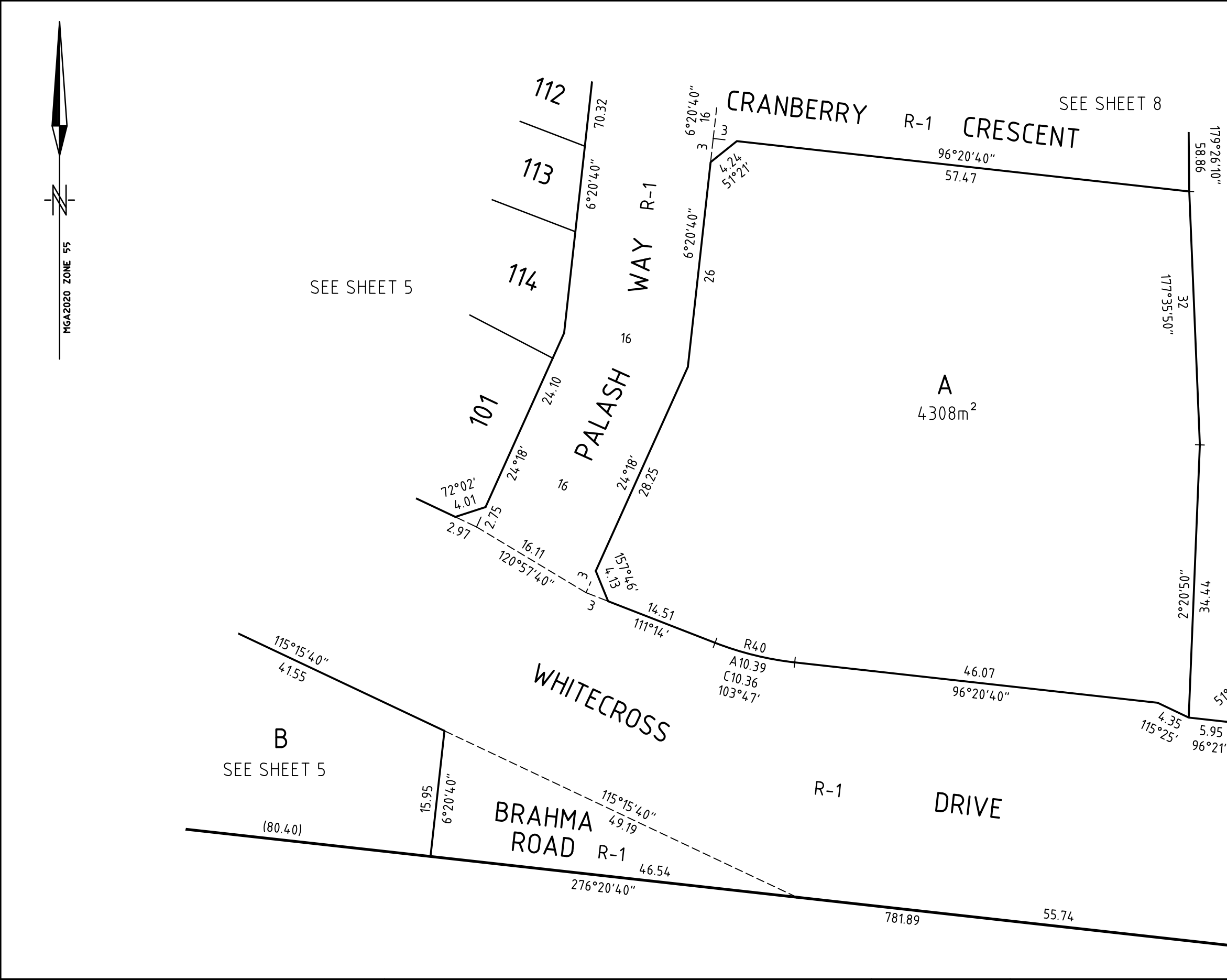
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SIZE: A3

SHEET 5

LICENSED SURVEYOR:
Andrew James Powell



PS838322E



B
SEE SHEET 5

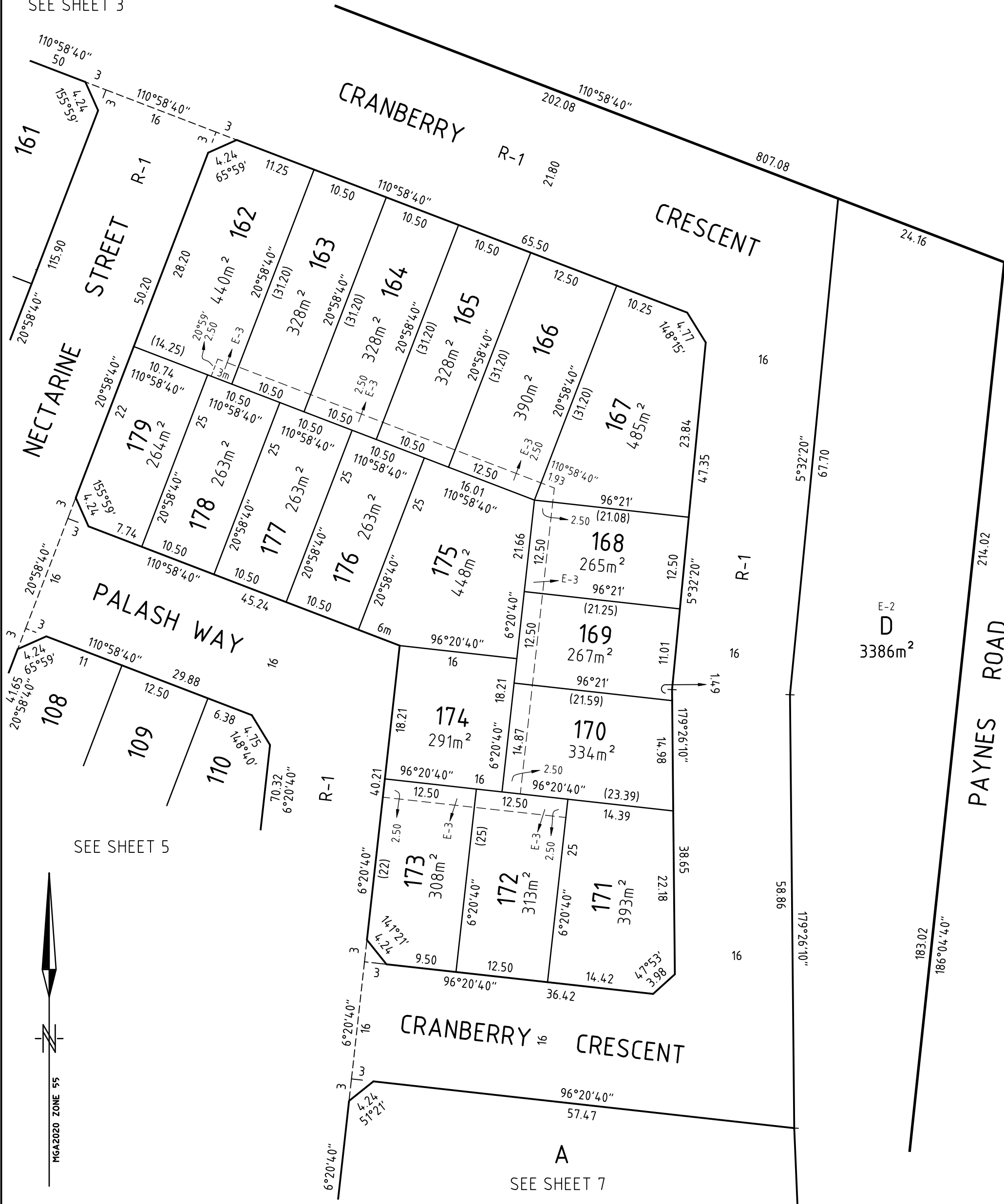
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LENGTHS ARE IN METRES

LICENSED SURVEYOR:
Andrew James Powell

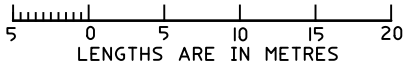
SEE SHEET 3



SEE SHEET 5

SEE SHEET 7

SCALE 1:500



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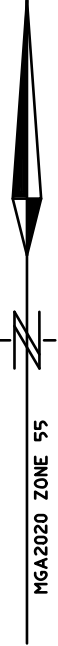
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ORIGINAL SHEET
SIZE: A3

SHEET 8

LICENSED SURVEYOR:
Andrew James Powell

PS838322E



10 0 10 20 30 40

LENGTHS ARE IN METRES



CAD REF: 13644S-236100C.dwg

SHEET 9

--

CREATION OF RESTRICTION

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.

PS838322E

RESTRICTION A

LAND TO BE BURDENED
LOTS 101 TO 179 (INCLUSIVE) ON THIS PLAN
LAND TO BE BENEFITED
ALL THE LOTS IN THIS PLAN

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 DATE: 30/06/2031

RESTRICTION B

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land
105	104, 106, 112, 113
106	105, 107, 111, 112
107	106, 108, 109, 111
111	106, 107, 109, 110, 112
112	105, 106, 111, 113
113	104, 105, 112, 114
135	134, 136, 158, 159
136	135, 137, 157, 158
143	142, 144, 150, 151
144	143, 145, 146, 147, 150
146	144, 145, 147
147	144, 146, 148, 150

Table of Land to benefit & to be burdened

Burdened Land	Benefited Land
148	147, 149, 150
153	139, 140, 152, 154
154	139, 153, 155
155	138, 139, 154, 156
156	137, 138, 155, 157
168	167, 169, 175
169	168, 170, 174, 175
174	169, 170, 172, 173, 175
176	164, 165, 175, 177
177	163, 164, 176, 178
178	162, 163, 177, 179
179	162, 178

RESTRICTION

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 DATE: 30/06/2031

RESTRICTION C

LAND TO BE BURDENED
LOTS 147 AND 155 ON THIS PLAN
LAND TO BE BENEFITED
ALL THE LOTS IN THIS PLAN

RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING FOR A BURDENED LOT MUST NOT:

(1) BUILD OR PERMIT TO BE BUILT ANY BUILDING(S) THAT DOES NOT PROVIDE 1.0 METRE CLEAR HORIZONTAL ACCESS ALONG THE FULL LENGTH OF A MINIMUM ONE SIDE BOUNDARY OF THE LOT.

EXPIRY DATE: NOT APPLICABLE