

PLAN OF SUBDIVISION

EDITION 1

PS838322E

Location of Land

Parish: KOROROIT
 Township: -
 Section: 8
 Crown Allotment: 9 (PART)
 Crown Portion: -
 Title References: VOL 9327 FOL 704

Last Plan Reference: LOT 5 ON LP 129316

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

MGA2020 Co-ordinates: E 291 470 Zone 55
 (of approx. centre of plan) N 5 822 200

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 RESERVE No.1	MELTON CITY COUNCIL 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 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



Hellier McFarland

Development Consultants Town Planners Land Surveyors
 Level 2, 1911 Malvern Road, Malvern East, VIC 3145
 PO Box 1206, Darling, VIC 3145
 Tel: 03 9532 9951 Fax: 03 9532 9941
 www.hmf.com.au | info@hmf.com.au

REF 13644S-236100
 VERSION C CAD REF: 13644S-236100C.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 10

LICENSED SURVEYOR:
 Andrew James Powell

PS838322E

MGA2020 ZONE 55

The diagram illustrates a surveying layout with a horizontal baseline. Key points and their coordinates are marked:

- Point 2.51 is located at the top left.
- Point 53.14 is located at the bottom left.
- Point 2.50 is located on the baseline between 2.51 and 53.14.
- Point 25.09 is located on the baseline between 2.51 and 53.14.
- Point E-6 is located on the baseline between 2.51 and 53.14.
- Point 417.91 is located at the top right.
- Point 6°20'40" is located at the top center.
- Point 279°51'50" is located at the bottom center.
- Point 276°20'40" is located at the bottom right.
- Point (482.29) is located at the bottom right.
- Point (541.7) is located at the bottom right.

The diagram also shows a vertical line segment on the left side and a curved line segment on the right side.



Hellier McFarland

Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au | info@hmf.com.au

SCALE 1:2500

REF 13351S-23610
VERSION C

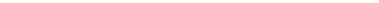
0 CAD REF: 13644S-236100C.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 2

PS838322E



SCALE 1:500  LENGTHS ARE IN METRES

REF 13351S-236100 CAD REF: 13644S-236100C.dwg
VERSION C

ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR:
Andrew James Powell



Hellier McFarland

Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941

PS838322E

MGA2020 ZONE 55

6

SEE SHEET 9

SEE SHEET

SEE SHEET 5

GLORY

1

1

STRESS

”(

1

8

1

3

REF 13351S-236100
VERSION C

ORIGINAL SHEET
SIZE: A3

SHEET 4



Hellier McFarland

Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au | info@hmf.com.au

SCAI F 1:50

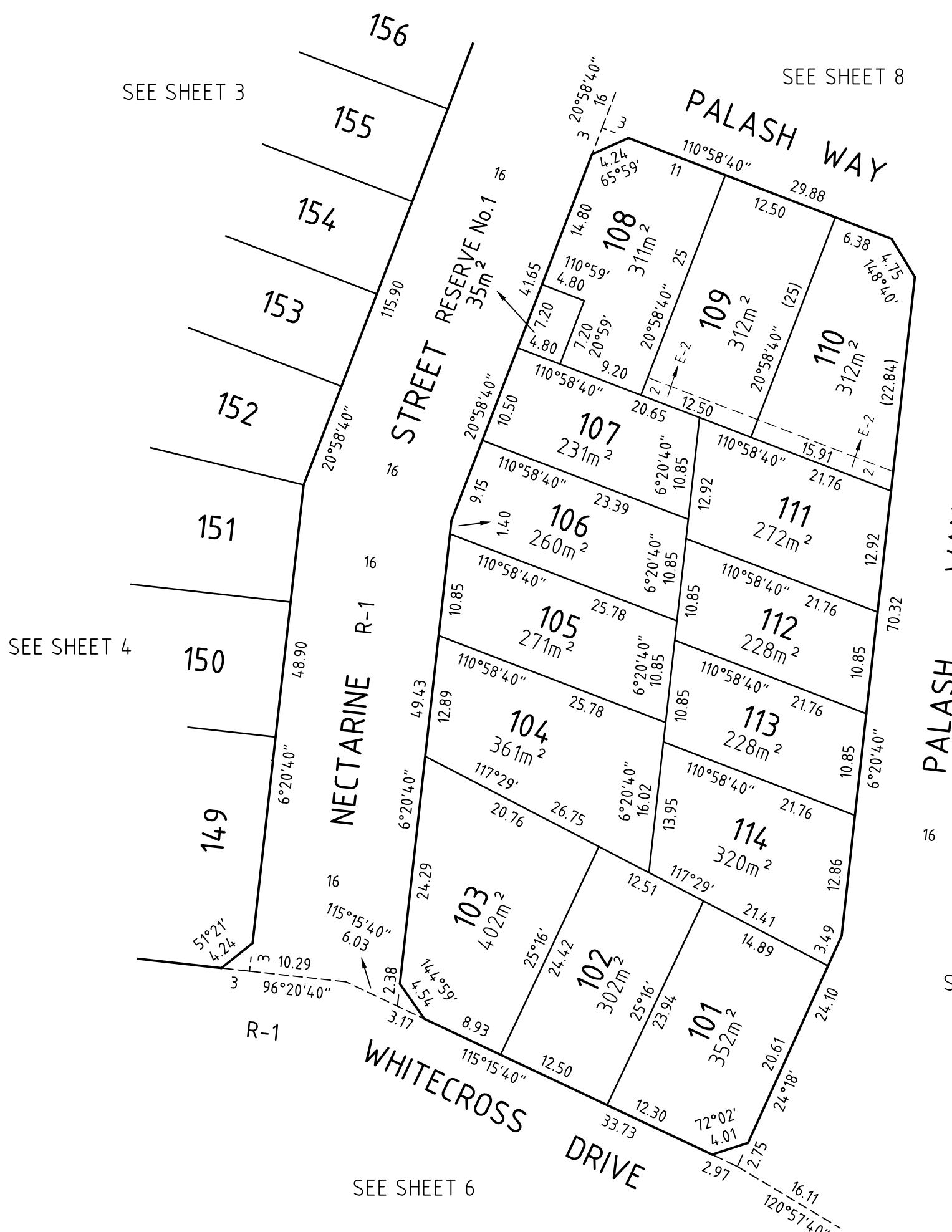
LENGTHS ARE IN METRES

REF 13351S-236100
VERSION C

LICENSED SURVEYOR
Andrew James Powell

PS838322E

MGA2020 ZONE 55



SCALE 1:500  LENGTHS ARE IN METRES

The logo for 'mf' is displayed, consisting of the lowercase letters 'mf' in a bold, blue, sans-serif font. The letter 'm' is positioned to the left of the letter 'f', and both letters are partially enclosed within a white circle.

Hellier McFarland

Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au | info@hmf.com.au

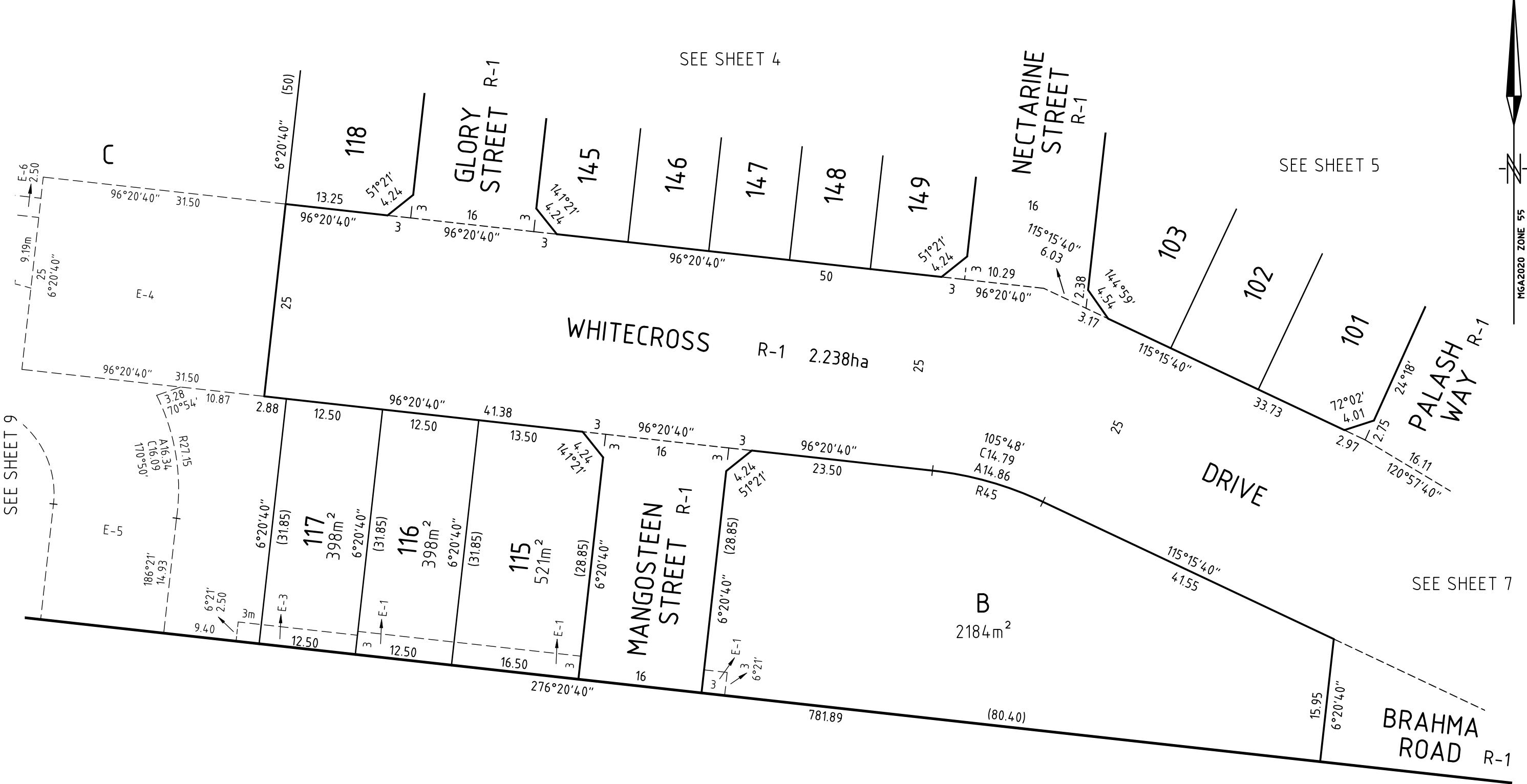
REF 13351S-236100 CAD
VERSION C

AD REF: 13644S-236100C.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 5

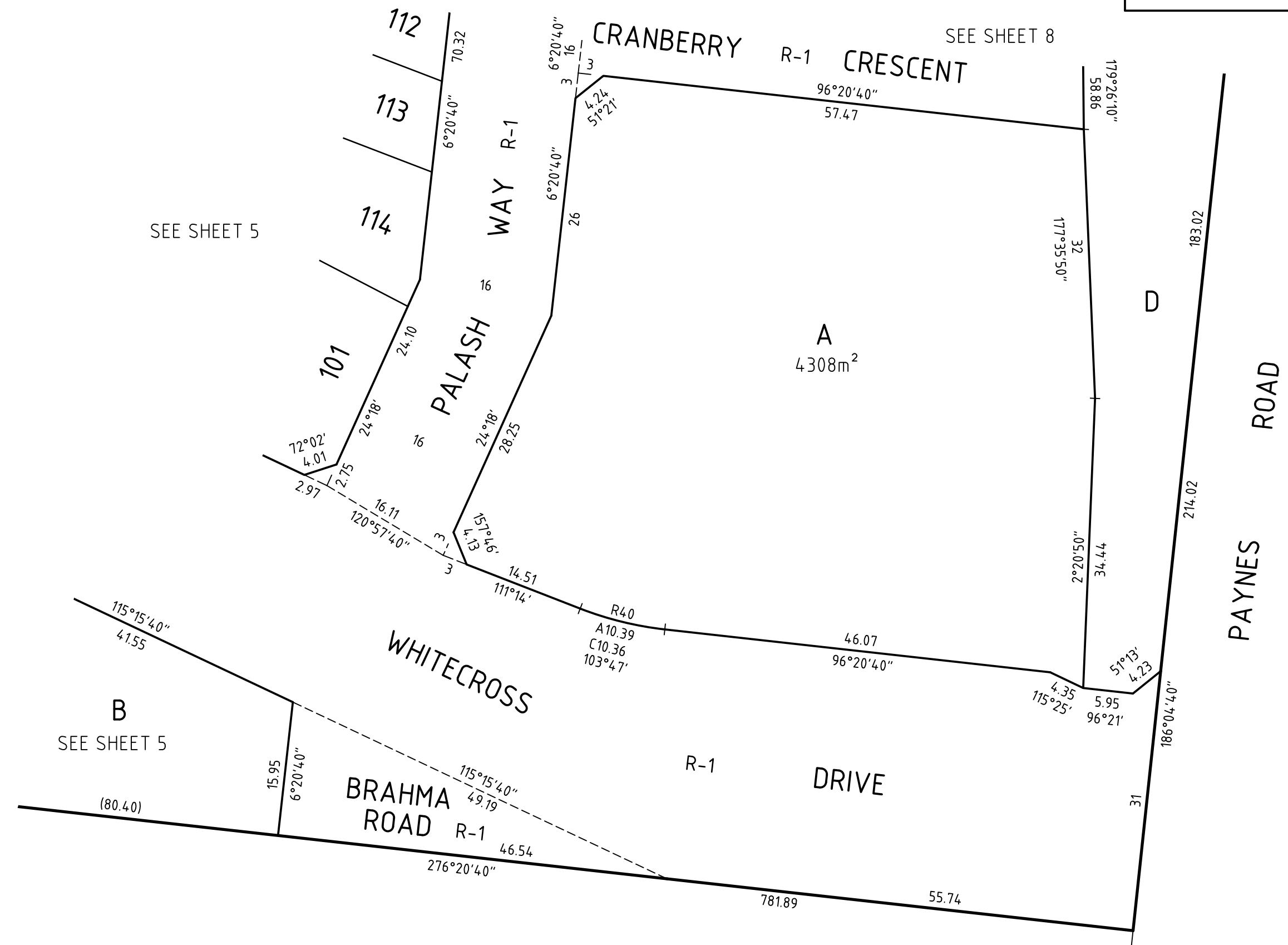
PS838322E



PS838322E

MGA2020 ZONE 55

MCA 2020 ZONE EE



Hellier McFarland

Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au | info@hmf.com.au

SCALE 1:500

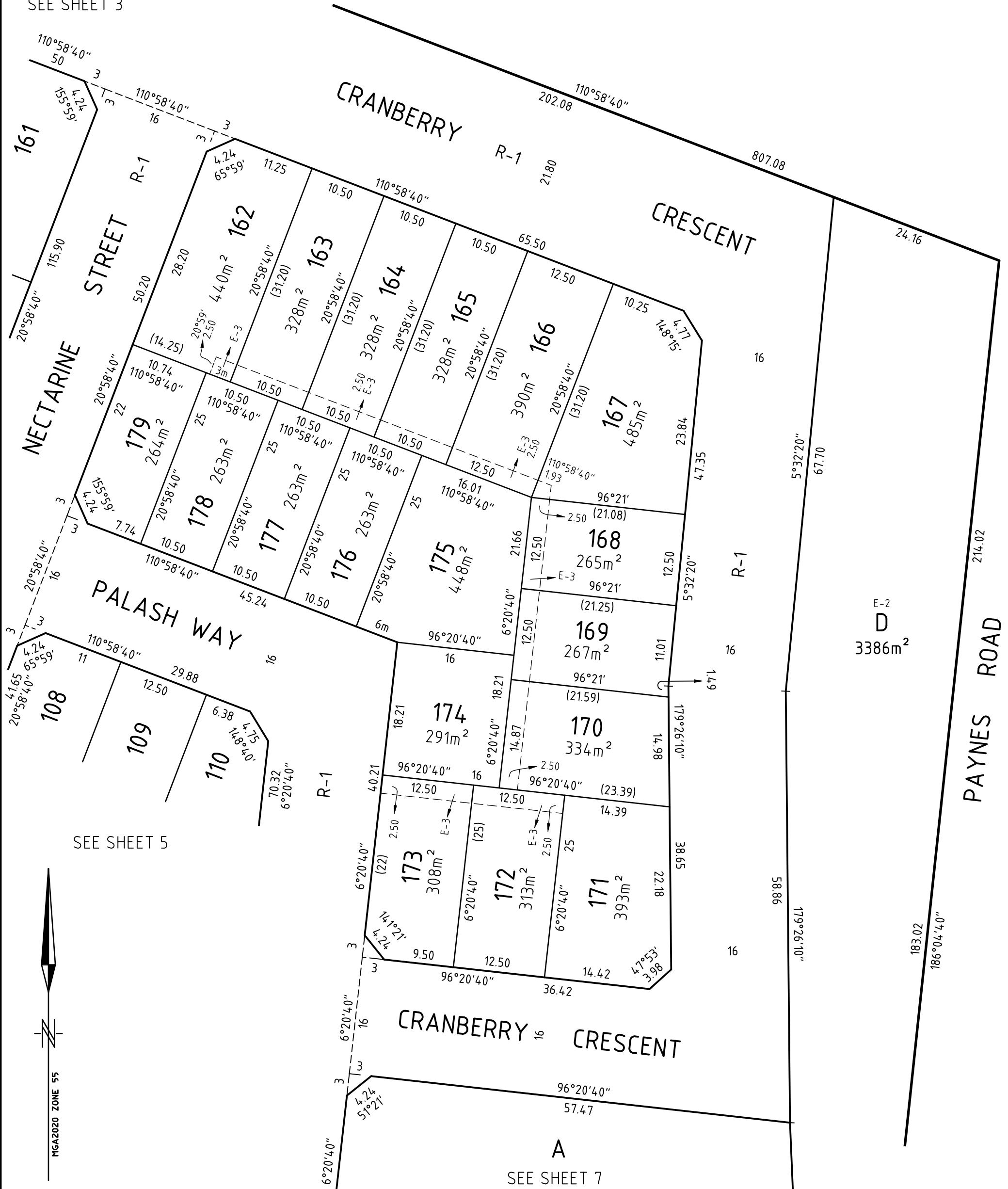
LENGTHS ARE IN METRES

REF 13351S-236100 CAD REF: 13644S-236100C.dwg
VERSION C

ORIGINAL SHEET
SIZE: A3

SHEET 7

SEE SHEET 3



SCAL F 1:500

LENGTHS ARE IN METRES

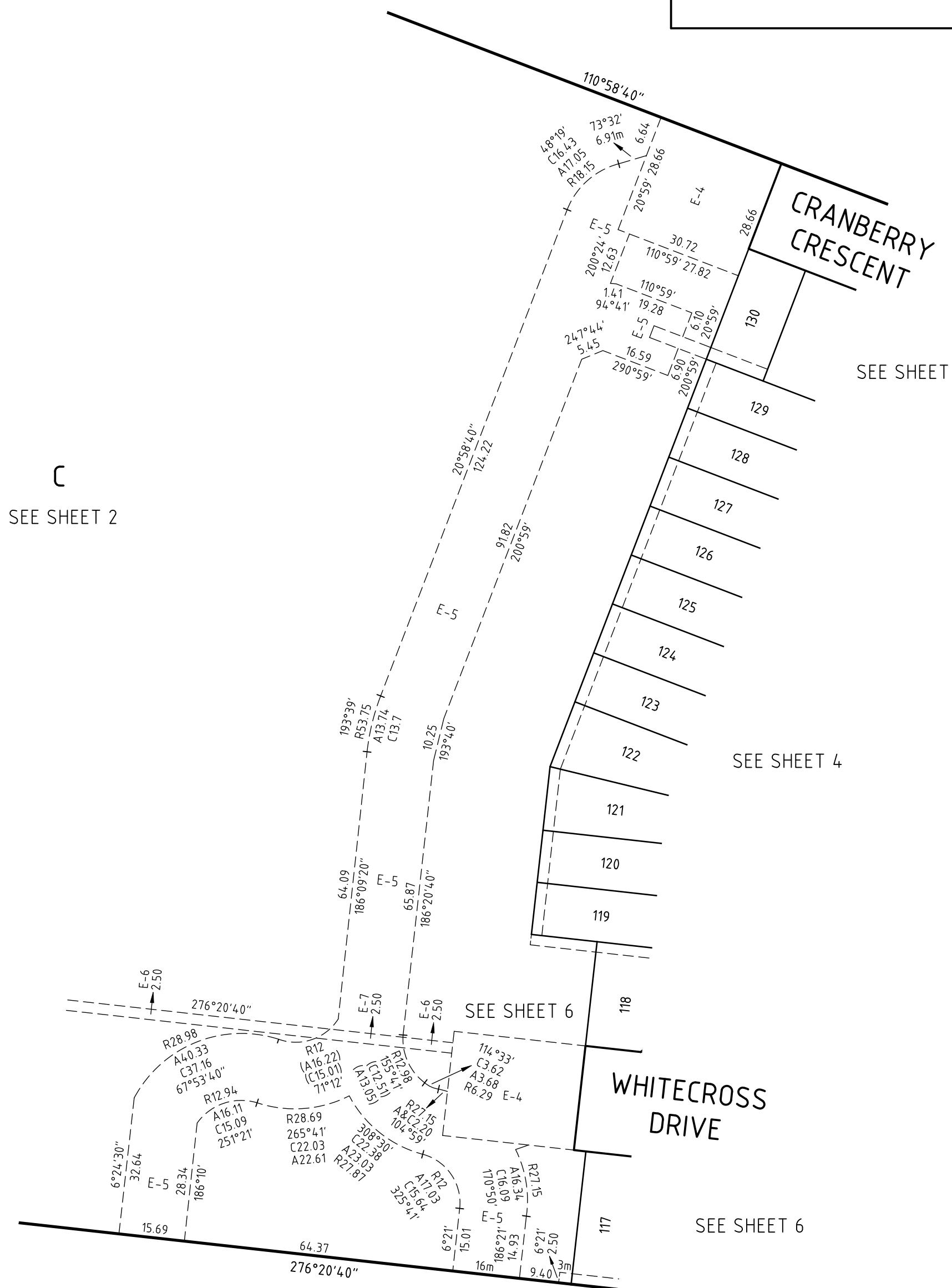
Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au info@hmf.com.au

REF 13351S-236100 CAD
VERSION C

LICENCED SURVEYOR

ORIGINAL SHEET
SIZE: A3

SHEET 8



SCALE 1:1000	10 0 10 20 30 40
LENGTHS ARE IN METRES	
hmf	Hellier McFarland
Development Consultants Town Planners Land Surveyors Level 2, 1911 Malvern Road, Malvern East, VIC 3145 PO Box 1206, Darling, VIC 3145 Tel: 03 9532 9951 Fax: 03 9532 9941 www.hmf.com.au info@hmf.com.au	REF 13351S-236100 VERSION C CAD REF: 13644S-236100C.dwg

LICENSED SURVEYOR:
Andrew James Powell

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

**Hellier McFarland**

Development Consultants Town Planners Land Surveyors
 Level 2, 1911 Malvern Road, Malvern East, VIC 3145
 PO Box 1206, Darling, VIC 3145
 Tel: 03 9532 9951 Fax: 03 9532 9941
 www.hmf.com.au | info@hmf.com.au

REF 13644S-236100
VERSION C

CAD REF: 13644S-236100C.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 10

LICENSED SURVEYOR:
 Andrew James Powell