

PLAN OF SUBDIVISION

EDITION 1

PS920322W

Location of Land

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

Title References: VOL FOL

Last Plan Reference: LOT D ON PS920321Y

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

MGA2020 Co-ordinates: E 291 180 Zone 55
 (of approx. centre of plan) N 5 822 310

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	MELTON CITY COUNCIL
RESERVE No.3	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 4 - 46 LOTS & 3 SUPER LOTS
 AREA OF STAGE - 2.920ha (EXCLUDING SUPER LOTS)

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Reference Easement	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of



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/236400
 VERSION D

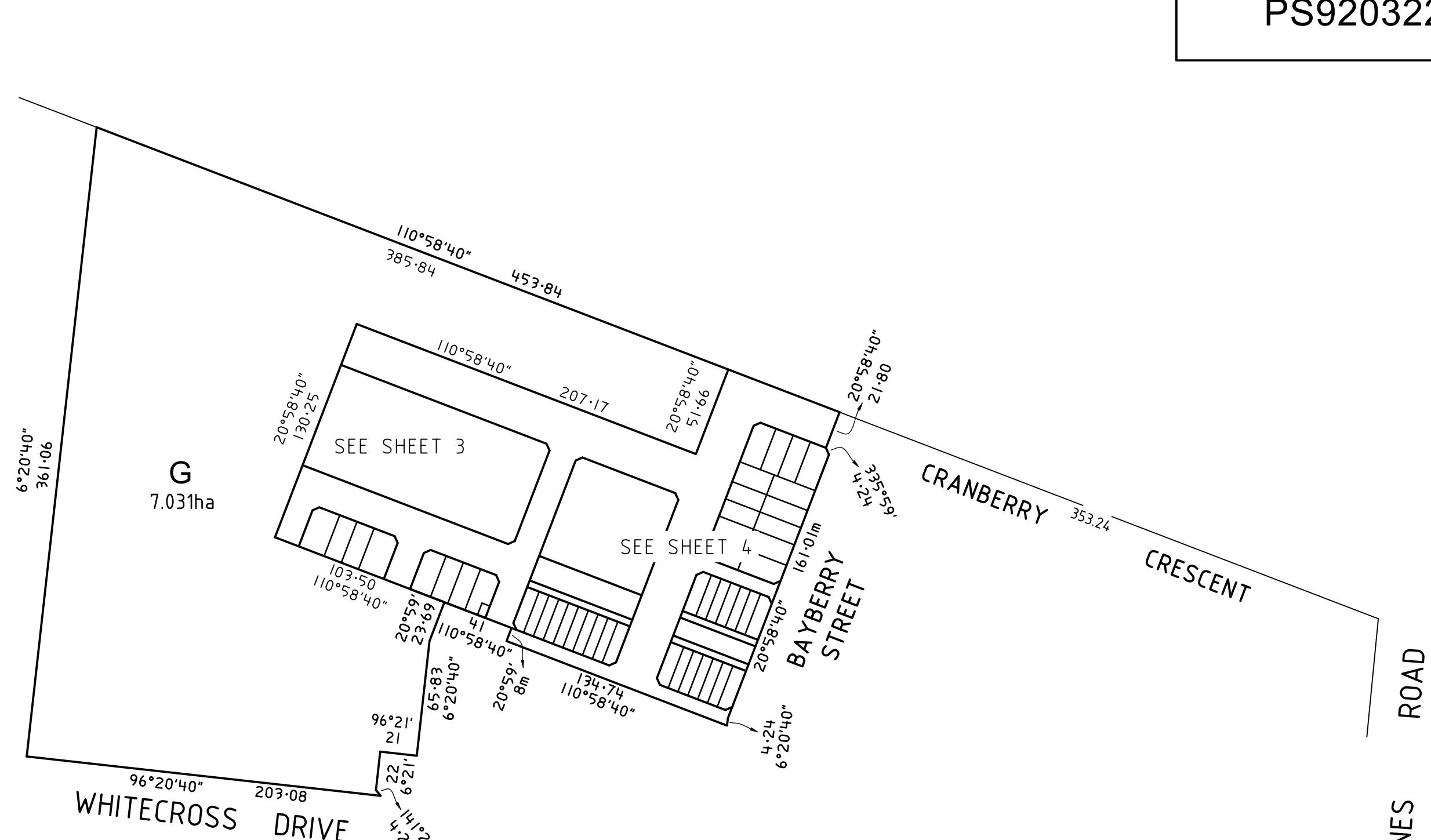
CAD REF: 13644S-236400D.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

LICENSED SURVEYOR:
 Andrew James Powell

PS920322W



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

0 25 50 75 100
 LENGTHS ARE IN METRES

REF 13644S/236400
 VERSION D

CAD REF: 13644S-236400D.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 2

LICENSED SURVEYOR:
 Andrew James Powell

PS920322W

MGA2020 ZONE 55

SEE SHEET 2

6

E
7862π

110°58'40"
SEE SHEET 2

35

REF 13644S/236400
VERSION D

00 CAD REF: 13644S-236400D dw

ORIGINAL SHEET
SIZE: A3

SHEET 3



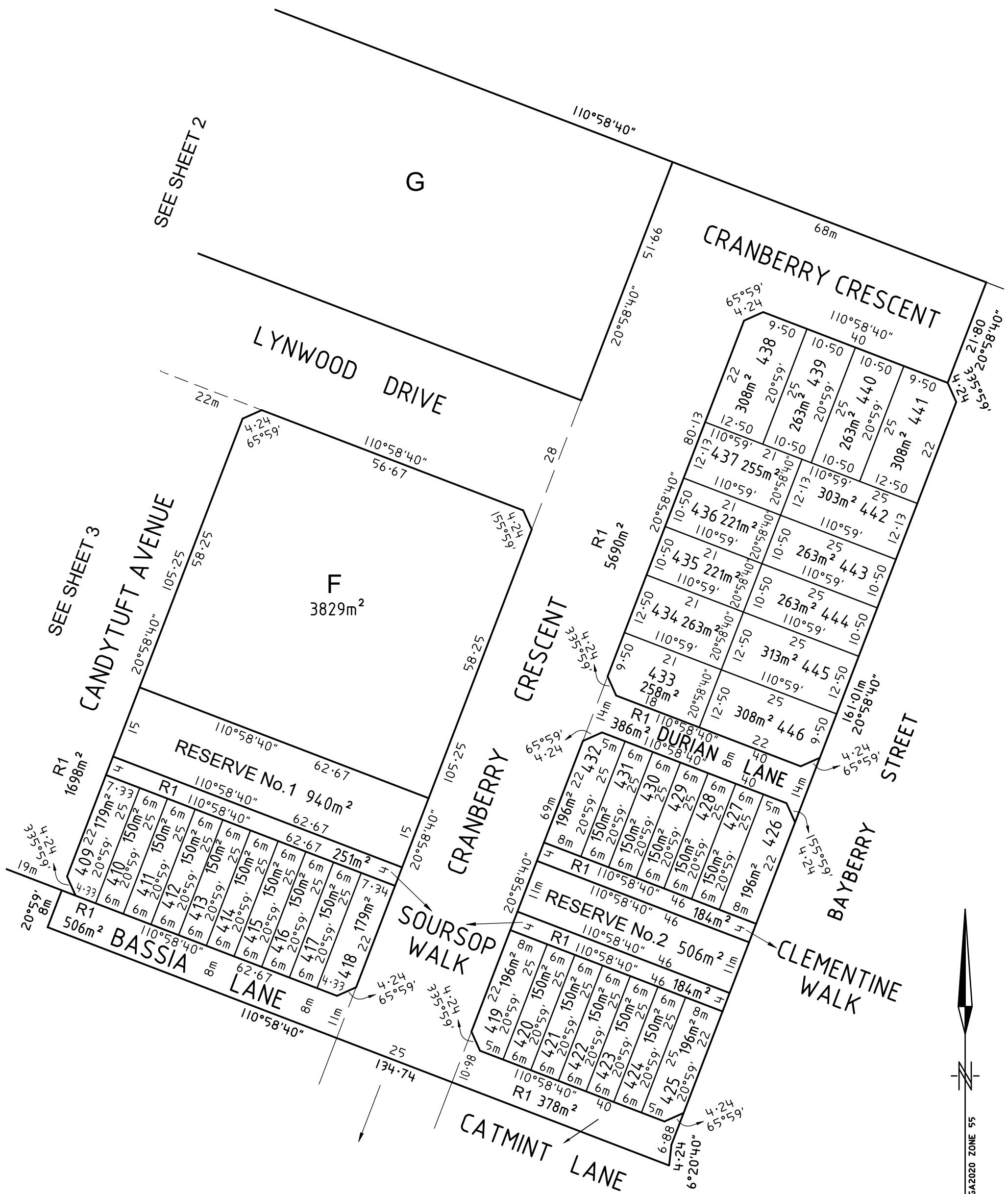
Hellier McFarland

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 1:75

LENGTHS ARE IN METRES

LICENSED SURVEYOR
Andrew James Powell



SCALE 1:750  7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES

REF 13644S/236400 CAD REF: 13644S-236400D.dwg
VERSION D

ORIGINAL SHEET
SIZE: A3

SHEET 4

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
www.hmf.com.au Info@hmf.com.au

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.

PS920322W**RESTRICTION N°1**

LAND TO BE BURDENED

LOTS 401 TO 446 (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: 30/06/2033

RESTRICTION N°2

BURDENED LOT	BENEFITED LOTS
402	401, 403
403	402, 404
406	405, 407
407	406, 408
408	407
409	410
410	409, 411
411	410, 412
412	411, 413
413	412, 414
414	413, 415
415	414, 416
416	415, 417
417	416, 418
418	417
419	420
420	419, 421
421	420, 422
422	421, 423

BURDENED LOT	BENEFITED LOTS
423	422, 424
424	423, 425
425	424
426	427
427	426, 428
428	427, 429
429	428, 430
430	429, 431
431	430, 432
432	431
433	434, 446
434	433, 435, 445
435	434, 436, 444
436	435, 437, 443
437	436, 438, 439, 442
439	437, 438, 440, 442
440	439, 441, 442
443	436, 442, 444
444	435, 443, 445

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" UNLESS IN ACCORDANCE WITH A PLANNING PERMIT GRANTED TO CONSTRUCT A DWELLING ON THE LOT.

LOTS 402, 403, 406, 407, 408, 433 TO 437 (INCLUSIVE), 439, 440, 443, AND 444 ARE TYPE A LOTS.

LOTS 409 TO 432 (INCLUSIVE) ARE TYPE B LOTS.

EXPIRY DATE: 30/06/2033

**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/236400
VERSION D

CAD REF: 13644S-236400D.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR:
Andrew James Powell