
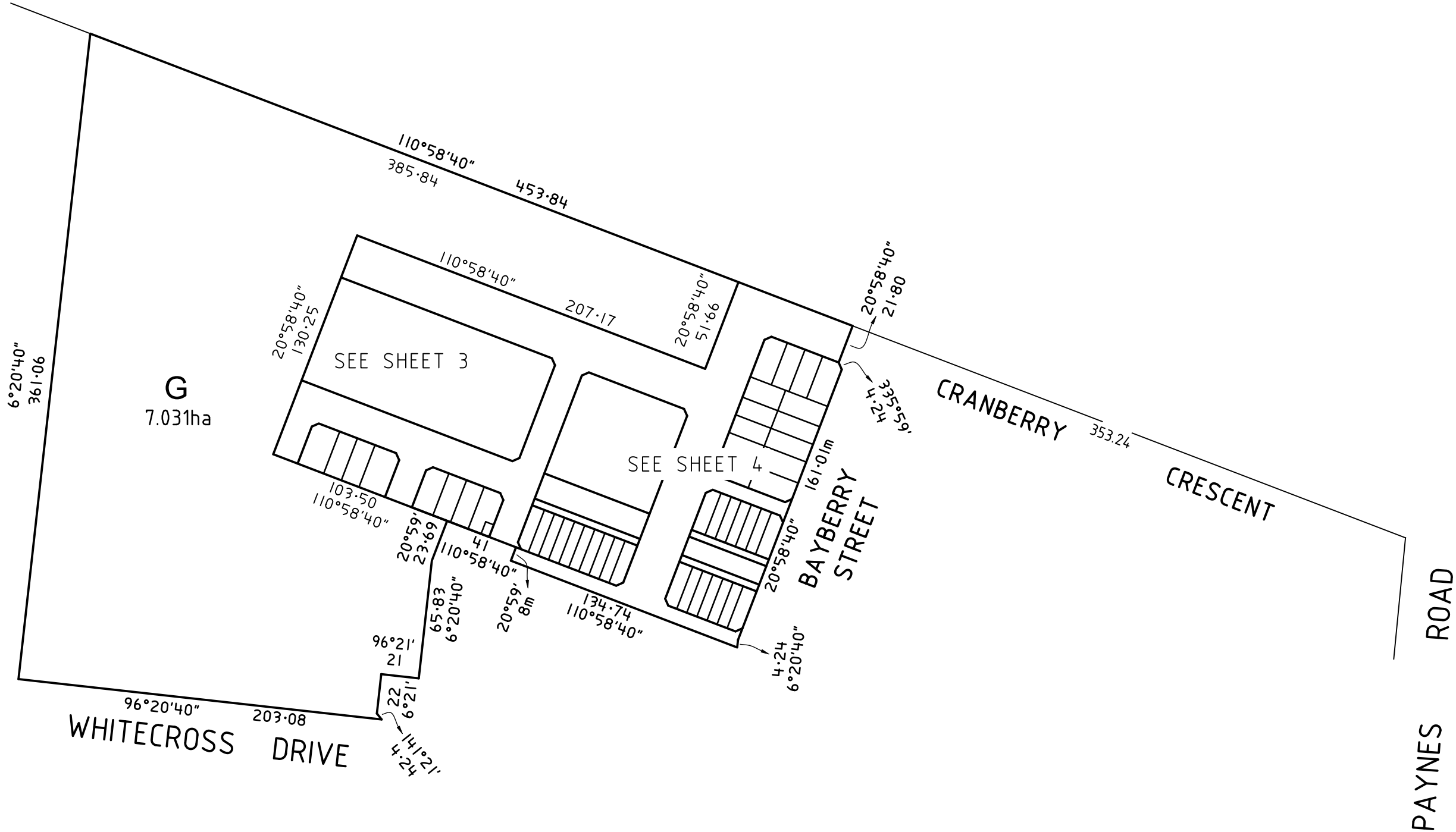
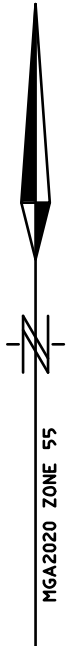
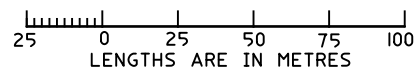


PLAN OF SUBDIVISION				EDITION 1		PS920322W	
<div>Location of Land</div> <div>Parish: KOROROIT</div> <div>Township: -</div> <div>Section: 8</div> <div>Crown Allotment: 9 (PART)</div> <div>Crown Portion: -</div> <div>Title References: VOL FOL</div> <div>Last Plan Reference: LOT D ON PS920321Y</div> <div>Postal Address: 236 - 262 PAYNES ROAD</div> <div>(At time of subdivision) THORNHILL PARK 3335</div> <div>MGA2020 Co-ordinates: E 291 180 Zone 55</div> <div>(of approx. centre of plan) N 5 822 310</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 400 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>OTHER PURPOSE OF PLAN</div> <div>TO REMOVE THOSE PARTS OF EASEMENTS E-6, E-7, E-8, & E-9 ON PS920321Y WHICH ENCUMBER THE LAND IN THIS SUBDIVISION.</div> <div>GROUND FOR REMOVAL</div> <div>AGREEMENT BY ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988.</div>			
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							
<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 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			
<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/236400		CAD REF: 13644S-236400D.dwg		ORIGINAL SHEET	
		VERSION D				SIZE: A3	
		LICENSED SURVEYOR:				SHEET 1 OF 5	
		Andrew James Powell					



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SCALE 1:2500



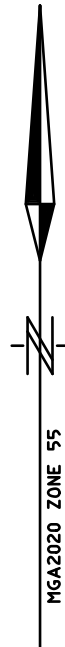
REF 13644S/236400
VERSION D

CAD REF: 13644S-236400D.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR:
Andrew James Powell



SEE SHEET 2

G

SEE SHEET 2

LYNWOOD DRIVE

R1
5184m²

E
7862m²

BELLFLOWER DRIVE

R1
2818m²

DRIVE

CANDYTUFT AVENUE

SEE SHEET 4

PINEAPPLE ROAD

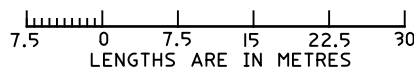
RESERVE
No.3
35m²

SEE SHEET 2



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SCALE 1:750



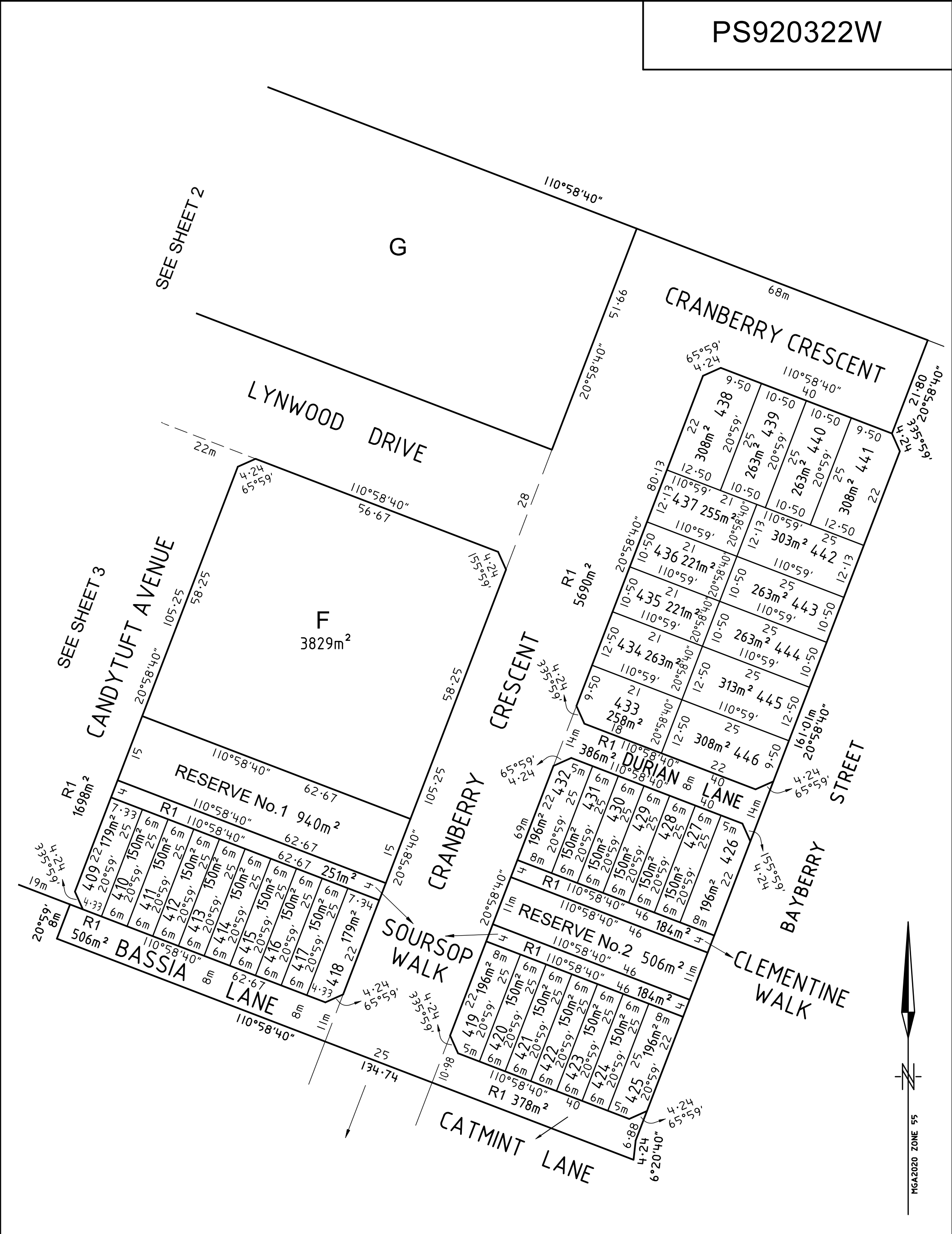
REF 13644S/236400
VERSION D

CAD REF: 13644S-236400D.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR:
Andrew James Powell



SCALE 1:750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

REF 13644S/236400
VERSION D

CAD REF: 13644S-236400D.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR:
Andrew James Powell



Hellier McFarland

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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