

PLAN OF SUBDIVISION

EDITION 1

PS838329P

Location of Land

Parish: KOROROIT
 Township: -
 Section: 2
 Crown Allotment: 6 (PART) & 7 (PART)
 Crown Portion: -

Title References: VOL FOL

Last Plan Reference: LOT A ON PS828311R

Postal Address: 352 - 392 PAYNES ROAD
 (At time of subdivision) THORNHILL PARK 3335

MGA2020 Co-ordinates: E 291 200 Zone 55
 (of approx. centre of plan) N 5 821 270

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

LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION A AFFECTING LOTS 201 TO 269 (BOTH INCLUSIVE)
 SEE SHEET 8

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.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

Staging
 This is not a staged subdivision.
 Planning Permit No. PA2019/6788

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 (2): STAGE 2 - 69 LOTS
 AREA OF STAGE - 4.290ha

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	SEE PLAN	PS828311R	MELTON CITY COUNCIL
	SEWERAGE			GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	MELTON CITY COUNCIL
	SEWERAGE			GREATER WESTERN WATER CORPORATION
E-3	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE	2	THIS PLAN	MELTON CITY COUNCIL
E-5	DRAINAGE AND WATERWAY	SEE PLAN	PS828311R	MELTON CITY COUNCIL



Hellier McFarland

Development Consultants Town Planners Land Surveyors
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 www.hmf.com.au | info@hmf.com.au

REF 13644S-352200
 VERSION B

CAD REF: 13644S-352200B.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 8

LICENSED SURVEYOR:
 Andrew James Powell

PS838329P

NEA2020 ZONE 55

NORTH WESTERN RAILWAY



SCALE 1:2000

0 20 40 60 80
LENGTHS ARE IN METRES



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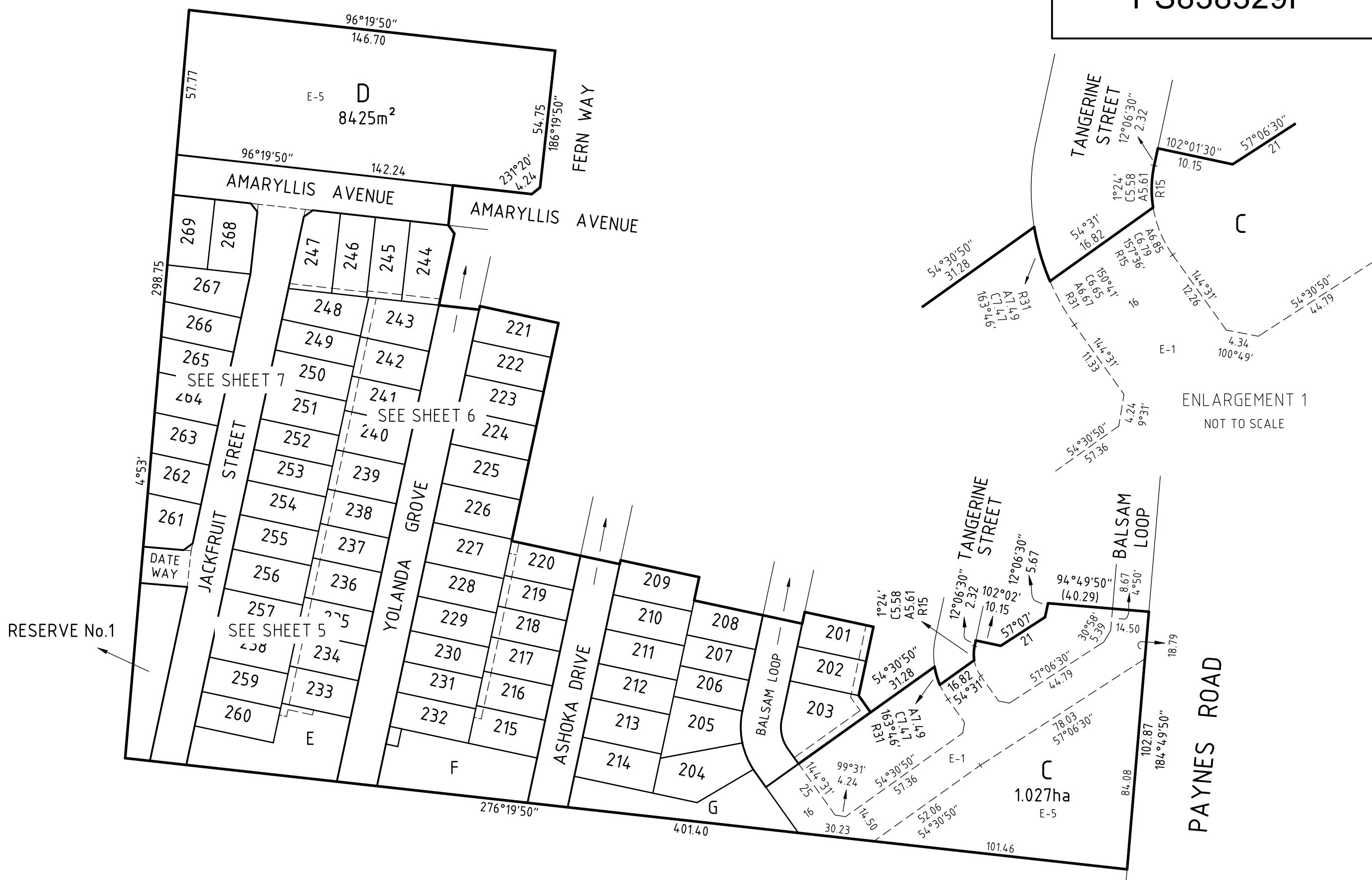
ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR:
Andrew James Powell

PS838329P

MGA2020 ZONE 55



PS838329P

SEE SHEET 7

SEE SHEET 6

MGA2020 ZONE 55

MCAS2020 ZONE 55

SEE SHEET 1



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SCALE 1:500

LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE: A3

SHEET 5

PS838329P

MGA2020 ZONE 55

SEE SHEET 7

JACKFRUIT

STREET

AMARYLLIS R1 AVENUE
96°19'50" 3

D
SEE SHEET 3

31.61
276°19'50"

231°20'
4.24
54.75
186°19'50"

SCALE 1:500  LENGTHS ARE IN METRES

The logo for hmf (Hochschule für Medien, Fernsehen und Film) is located in the bottom right corner. It consists of a white circle with the lowercase letters "hmf" in blue, set against a blue background with a white diagonal line.

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ORIGINAL SHEET
SIZE: A3

SHEET 6

LICENSED SURVEYOR:
Andrew James Powell

SURVEYOR



SCALE 1:500 LENGTHS ARE IN METRES



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ORIGINAL SHEET
SIZE: A3

SHEET 7

LICENSED SURVEYOR:
Andrew James Powell

SEE SHEET 6

D
SEE SHEET 3

E-5

142.24

110.63

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 269 (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.



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SHEET 8

LICENSED SURVEYOR:
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