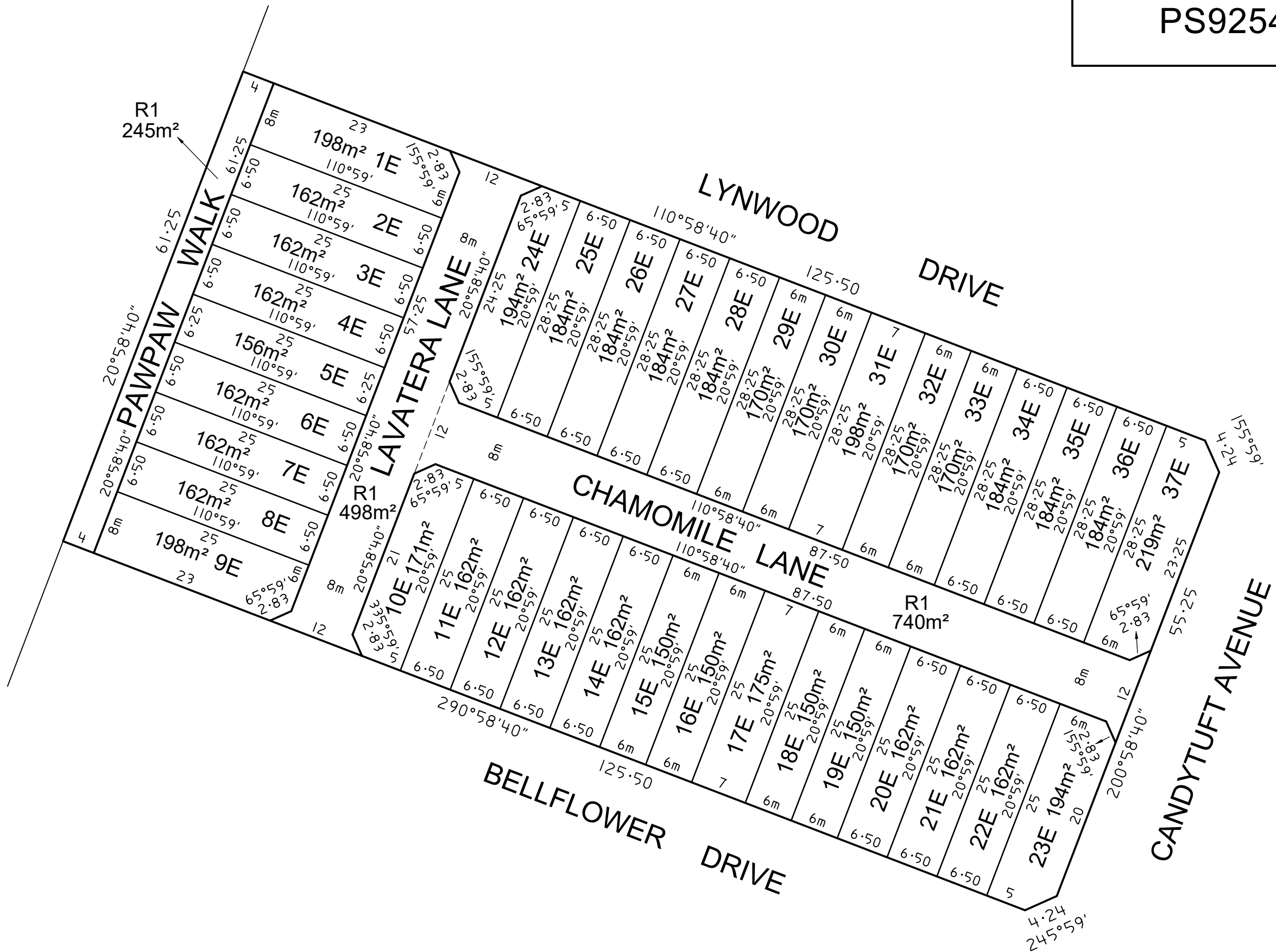


PLAN OF SUBDIVISION				EDITION 1		PS925482V	
Location of Land Parish: KOROROIT Township: - Section: 8 Crown Allotment: 9 (PART) Crown Portion: - Title References: VOL FOL Last Plan Reference: LOT E ON PS920322W Postal Address: 236 - 262 PAYNES ROAD (At time of subdivision) THORNHILL PARK 3335 MGA2020 Co-ordinates: E 291 060 Zone 55 (of approx. centre of plan) N 5 822 370				Council Name: Melton City Council Council Reference Number: SUB6931 Planning Permit Reference: PA2023/8484 SPEAR Reference Number: S243962V Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Julie Stafford for Melton City Council on 01/09/2026			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON					
ROAD R1		MELTON CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
Staging This is not a staged subdivision. Planning Permit No. - 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: SUPERLOT E - 37 LOTS							
AREA OF STAGE - 7862m²							
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-236410		CAD REF: 13644S-236410E.dwg		ORIGINAL SHEET	
		VERSION E				SIZE: A3	
		Digitally signed by: Andrew James Powell, Licensed Surveyor,					
		Surveyor's Plan Version (236410E),					
		25/08/2026, SPEAR Ref: S243962V					

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Hellier McFarland Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S243962V 03/09/2026 01:57 pm



R1
245m²

LYNWOOD
DRIVE

CHAMOMILE
LANE

BELLFLOWER
DRIVE

CANDYTUFT AVENUE

CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created.

PS925482V

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.

RESTRICTION A

Land to benefit & to be burdened
Lots 1E to 37E (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 after: 30th June 2036

RESTRICTION B

Burdened Land	Benefited Land
1E	2E
2E	1E, 3E
3E	2E, 4E
4E	3E, 5E
5E	4E, 6E
6E	5E, 7E

Burdened Land	Benefited Land
7E	6E, 8E
8E	7E, 9E
9E	8E
10E	11E
11E	10E, 12E
12E	11E, 13E

Burdened Land	Benefited Land
13E	12E, 14E
14E	13E, 15E
15E	14E, 16E
16E	15E, 17E
17E	16E, 18E
18E	17E, 19E

Burdened Land	Benefited Land
19E	18E, 20E
20E	19E, 21E
21E	20E, 22E
22E	21E, 23E
23E	22E
24E	25E

Burdened Land	Benefited Land
25E	24E, 26E
26E	25E, 27E
27E	26E, 28E
28E	27E, 29E
29E	28E, 30E
30E	29E, 31E

Burdened Land	Benefited Land
31E	30E, 32E
32E	31E, 33E
33E	32E, 34E
34E	33E, 35E
35E	34E, 36E
36E	35E, 37E
37E	36E

Description of Restriction

Upon registration of this plan the following restriction is created.

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

This restriction ceases to have effect after: 30th June 2036

RESTRICTION C

Land to benefit & to be burdened
Lots 1E to 37E (both inclusive)

Description of Restriction

Upon registration of this plan the following restriction is created.

- 1. The registered proprietor or proprietors for the time being for any burdened lot must not build or permit to be built or remain on the lot any building or structure that is not a double storey dwelling unless otherwise approved by Melton City Council.

Expiry

This restriction ceases to have effect after: 30th June 2036

RESTRICTION D

Land to benefit & to be burdened
Lots 1E to 9E (both inclusive)

Description of Restriction

Upon registration of this plan the following restriction is created.

- 1. The registered proprietor or proprietors for the time being for any burdened lot must not build or permit to be built or remain on the lot any dwelling that does not incorporate a reverse living housing typology unless otherwise approved by Melton City Council.

Expiry

This restriction ceases to have effect after: 30th June 2036

RESTRICTION E

Burdened Land	Benefited Land
17E	16E, 18E
31E	30E, 32E
9E	8E

Description of Restriction

Upon registration of this plan the following restriction is created.

The registered proprietor or proprietors for the time being of a burdened lot must not:

- 1. Build or permit to be built any building within the building exclusion zone as shown hatched on the adjacent Diagram No.1, No.2, & Diagram No.3, in accordance with condition 9 & 10 of Melton City Council Planning Permit No. PA2023/8484/1

Expiry

This restriction ceases to have effect after: 30th June 2036

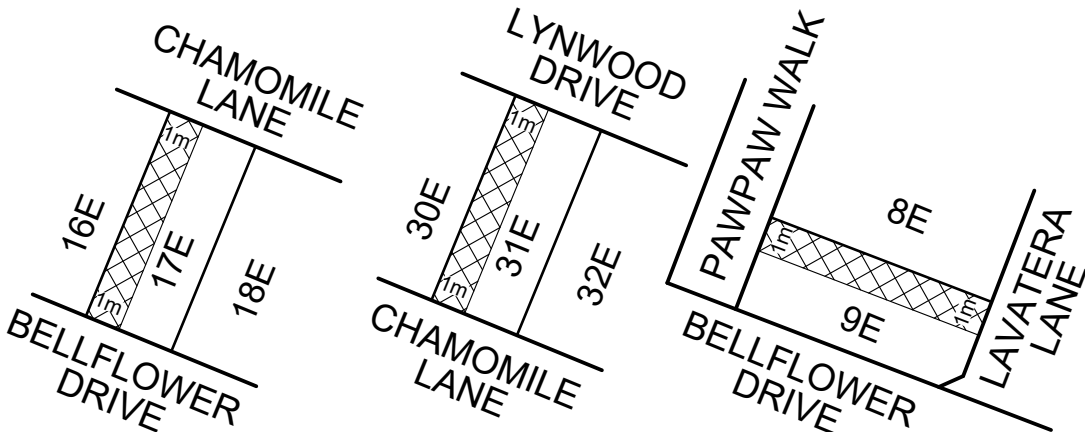


DIAGRAM 1
(NOT TO SCALE)

DIAGRAM 2
(NOT TO SCALE)

DIAGRAM 3
(NOT TO SCALE)