

PLAN OF SUBDIVISION

EDITION 1

PS920321Y

Location of Land

Parish: KOROROIT

Township: -

Section: 8

Crown Allotment: 9 (PART)

Crown Portion: -

Title References: VOL FOL

Last Plan Reference: LOT E ON PS902801L

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

MGA2020 Co-ordinates: E 291 105 Zone 55
(of approx. centre of plan) N 5 822 180

Council Name: Melton City Council

Council Reference Number: SUB6760
Planning Permit Reference: PA2018/6025/1
SPEAR Reference Number: S228927V

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 12/03/2025

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL/BODY/PERSON

ROAD R1
RESERVE No.1

MELTON CITY COUNCIL
MELTON CITY COUNCIL

LOTS A, B AND 1 TO 300 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF PLAN

TO REMOVE THOSE PARTS OF EASEMENTS E-4 & E-6 ON PS902801L WHICH ENCUMBER THE LAND IN THIS SUBDIVISION.

GROUNDS FOR REMOVAL

AGREEMENT BY ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988.

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 3 - 44 LOTS & 2 SUPER LOTS
AREA OF STAGE - 3.533ha (EXCLUDING SUPER LOTS)

EASEMENT INFORMATION

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

SEE SHEET 2



Hellier McFarland

Development Consultants Town Planners Land Surveyors
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REF 13644S/236300
VERSION B

CAD REF: 13644S-236300B.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6

Digitally signed by: Andrew James Powell, Licensed
Surveyor,
Surveyor's Plan Version (236300B),
11/02/2025, SPEAR Ref: S228927V

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-6	SEWERAGE	SEE DIAG.	PS902801L	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE	SEE DIAG.	PS902801L	MELTON CITY COUNCIL
	SEWERAGE			GREATER WESTERN WATER CORPORATION
E-8	CARRIAGEWAY	SEE DIAG.	PS902801L	MELTON CITY COUNCIL
	DRAINAGE		PS902801L	MELTON CITY COUNCIL
	SEWERAGE		PS902801L	GREATER WESTERN WATER CORPORATION
	POWERLINE		PS902801L - SEC.88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA PTY LTD
	SUPPLY OF WATER THROUGH UNDERGROUND PIPES		PS902801L - SEC.136 WATER ACT 1989	GREATER WESTERN WATER CORPORATION
	TRANSMISSION OF TELECOMMUNICATION SIGNALS BY UNDERGROUND CABLE		PS902801L	MELTON CITY COUNCIL
E-9	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-10	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL
E-11	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL
E-12	CARRIAGEWAY	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL
E-13	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



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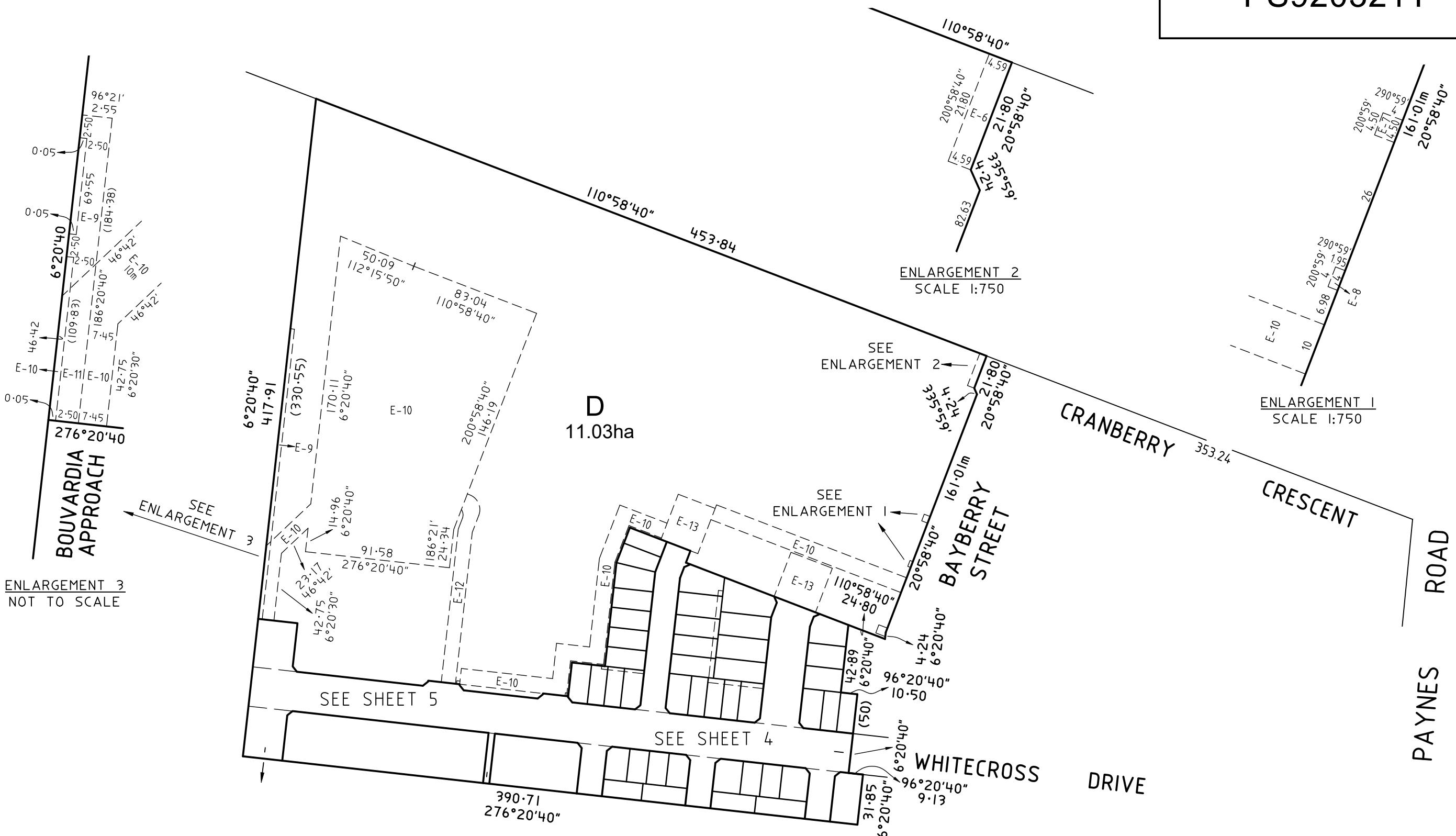
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SHEET 2

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PS920321Y



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MGA2020 ZONE 55

SEE SHEET 5

6°21' 22

9

8

11

LENGTHS ARE IN METRES

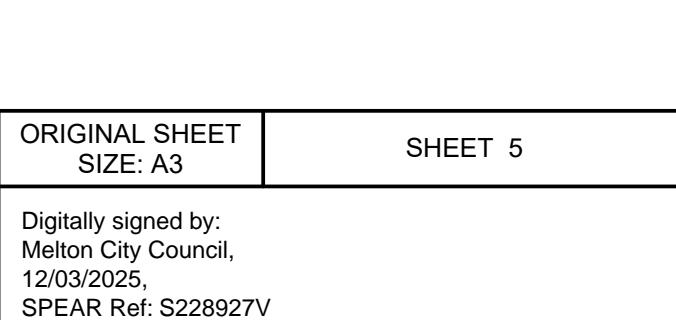
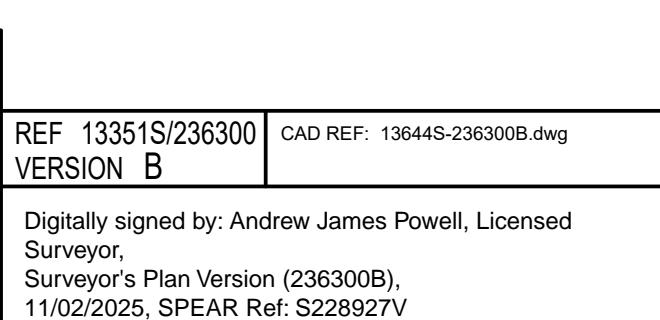
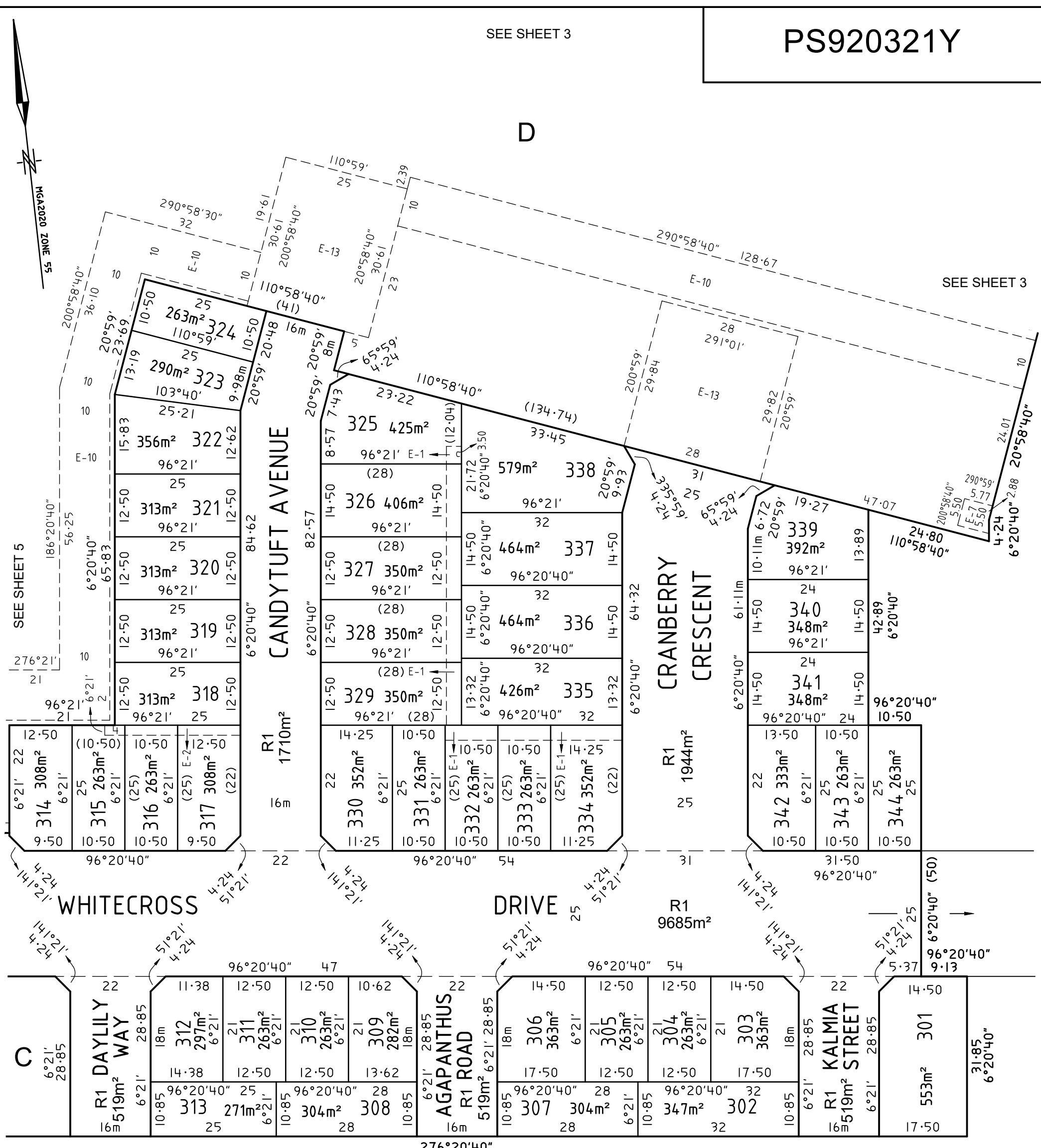
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VERSION B CAD

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11/03/2025, CERTID: E-1-2363007V

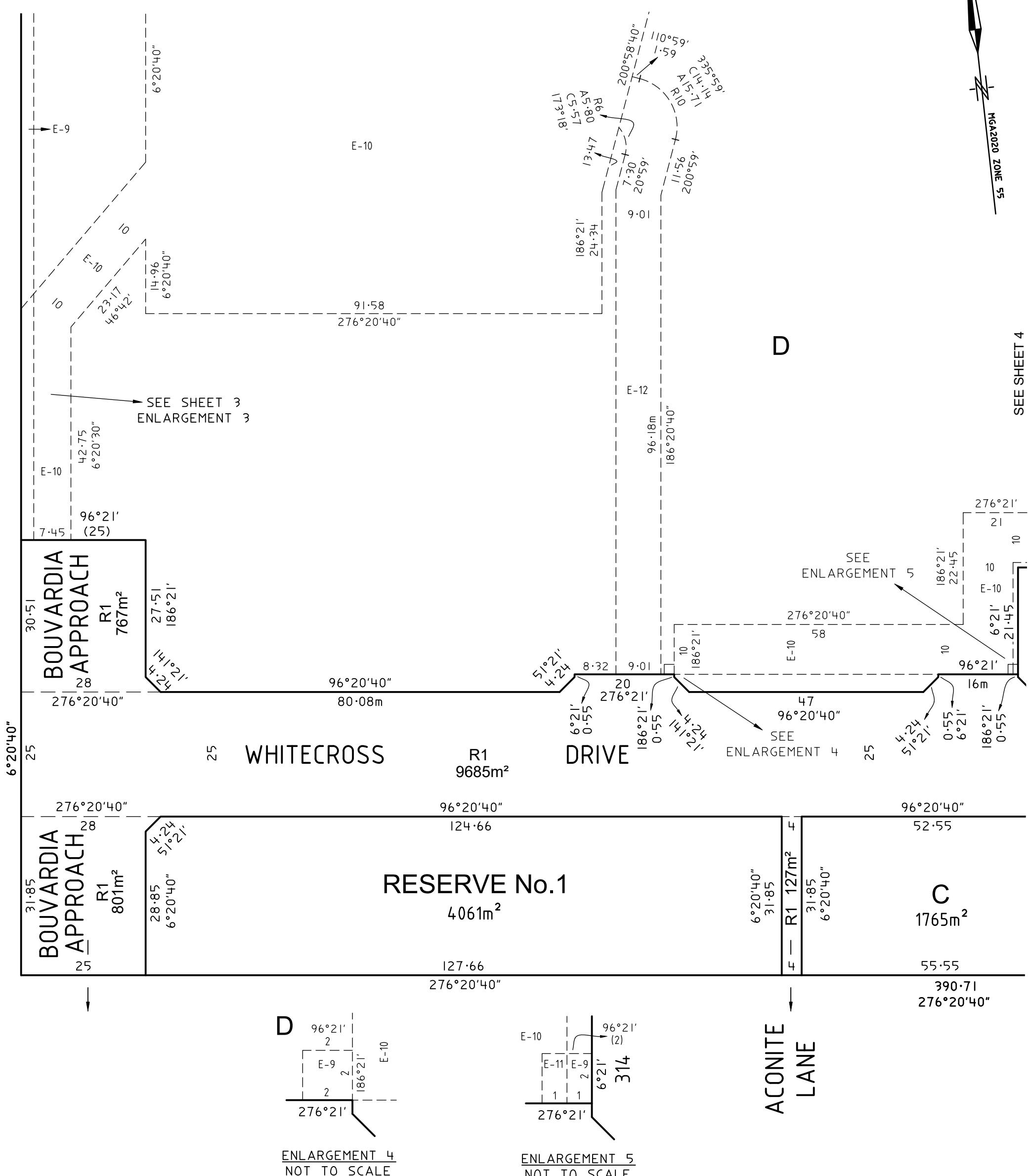
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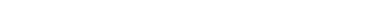
SHEET 5



PS920321Y

SEE SHEET 3



SCALE 1:750  LENGTHS ARE IN METRES

The logo for mfp, featuring the lowercase letters 'mfp' in a white, sans-serif font inside a white circle. The circle is positioned in front of a blue square on the left and a blue rectangle on the right.

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Melton City Council,
12/03/2025,
SPEAR Ref: S228927V

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 301 to 344 (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 2033.

CREATION OF RESTRICTION B

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.

BURDENED LOT	BENEFITED LOTS
304	302, 303, 305
305	302, 304, 306, 307
309	308, 310
310	308, 309, 311
311	308, 310, 312, 313
312	311, 313
313	308, 311, 312
315	314, 316, 318
316	315, 317, 318
323	322, 324
324	323
331	329, 330, 332
332	329, 331, 333, 335
333	332, 334, 335
343	341, 342, 344
344	343

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 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 2033.



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