


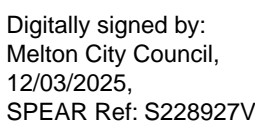
PLAN OF SUBDIVISION		EDITION 1	PS920321Y	
<div>Location of Land</div> <div>Parish: KOROROIT</div> <div>Township: -</div> <div>Section: 8</div> <div>Crown Allotment: 9 (PART)</div> <div>Crown Portion: -</div> <div>Title References: VOL FOL</div> <div>Last Plan Reference: LOT E ON PS902801L</div> <div>Postal Address: 236 - 262 PAYNES ROAD</div> <div>(At time of subdivision) THORNHILL PARK 3335</div> <div>MGA2020 Co-ordinates: E 291 105 Zone 55</div> <div>(of approx. centre of plan) N 5 822 180</div>		<div>Council Name: Melton City Council</div> <div>Council Reference Number: SUB6760</div> <div>Planning Permit Reference: PA2018/6025/1</div> <div>SPEAR Reference Number: S228927V</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Julie Stafford for Melton City Council on 12/03/2025</div>		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL MELTON CITY COUNCIL			
NOTATIONS		<div>LOTS A, B AND 1 TO 300 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>OTHER PURPOSE OF PLAN</div> <div>TO REMOVE THOSE PARTS OF EASEMENTS E-4 & E-6 ON PS902801L 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>		
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 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				
<div><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></div>		REF 13644S/236300 VERSION B		CAD REF: 13644S-236300B.dwg
		Digitally signed by: Andrew James Powell, Licensed Surveyor, Surveyor's Plan Version (236300B), 11/02/2025, SPEAR Ref: S228927V		ORIGINAL SHEET SIZE: A3
				SHEET 1 OF 6

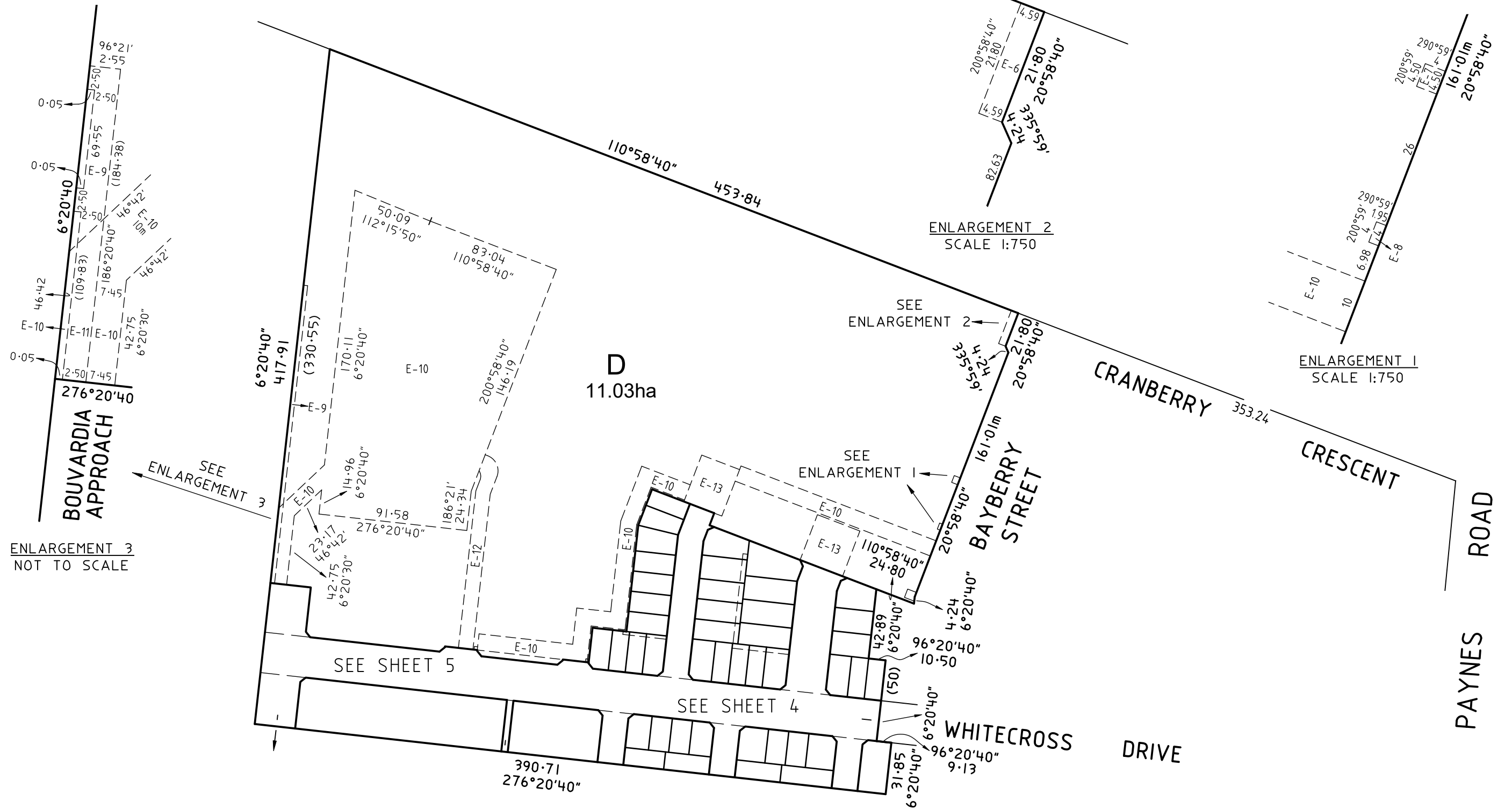
EASEMENT INFORMATION	
----------------------	--

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

--	--	--	--	--	--



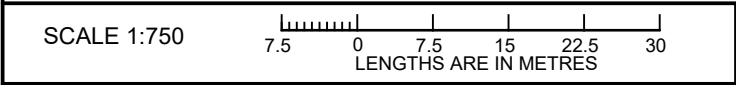
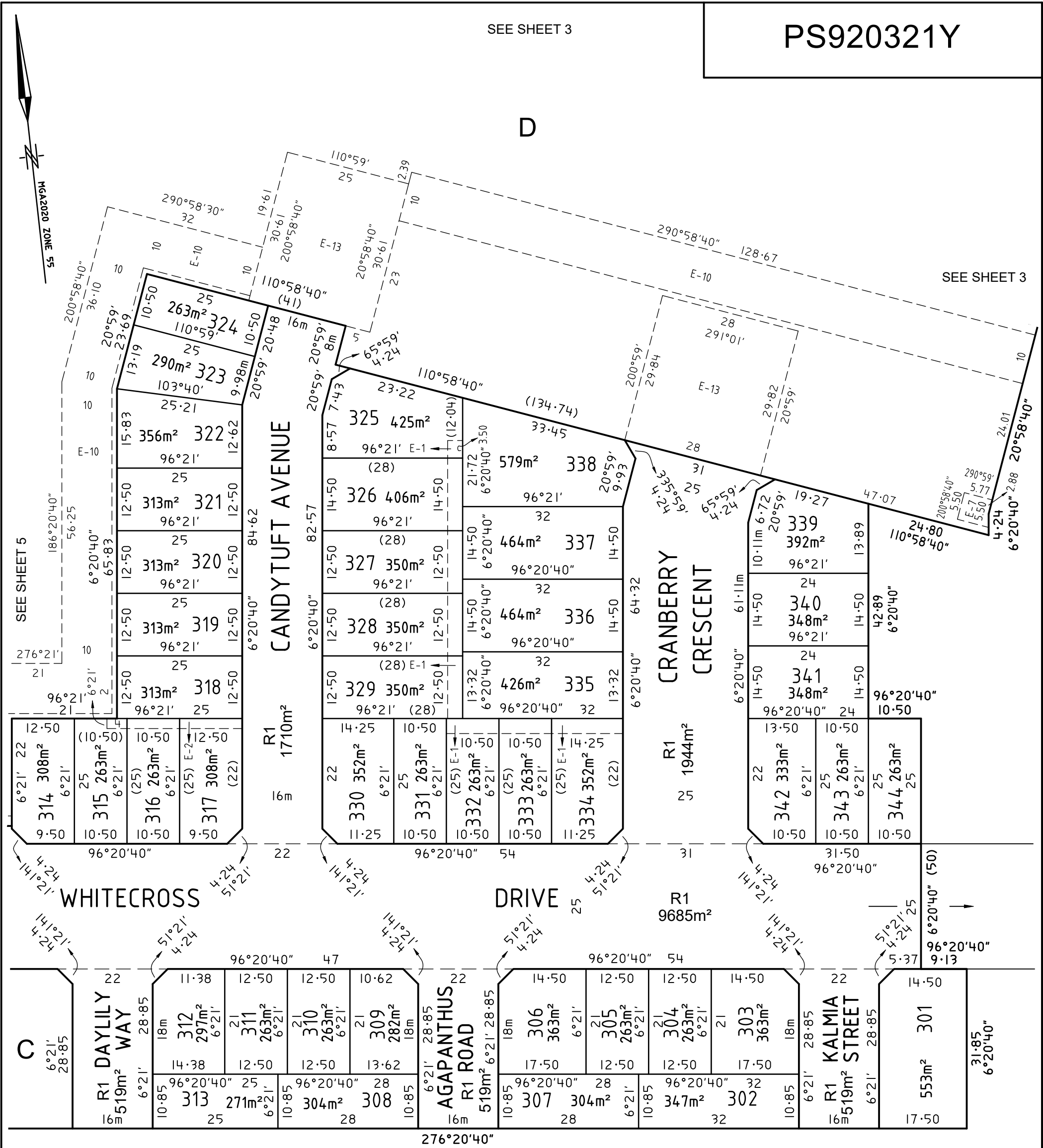



SEE SHEET 3

PS920321Y

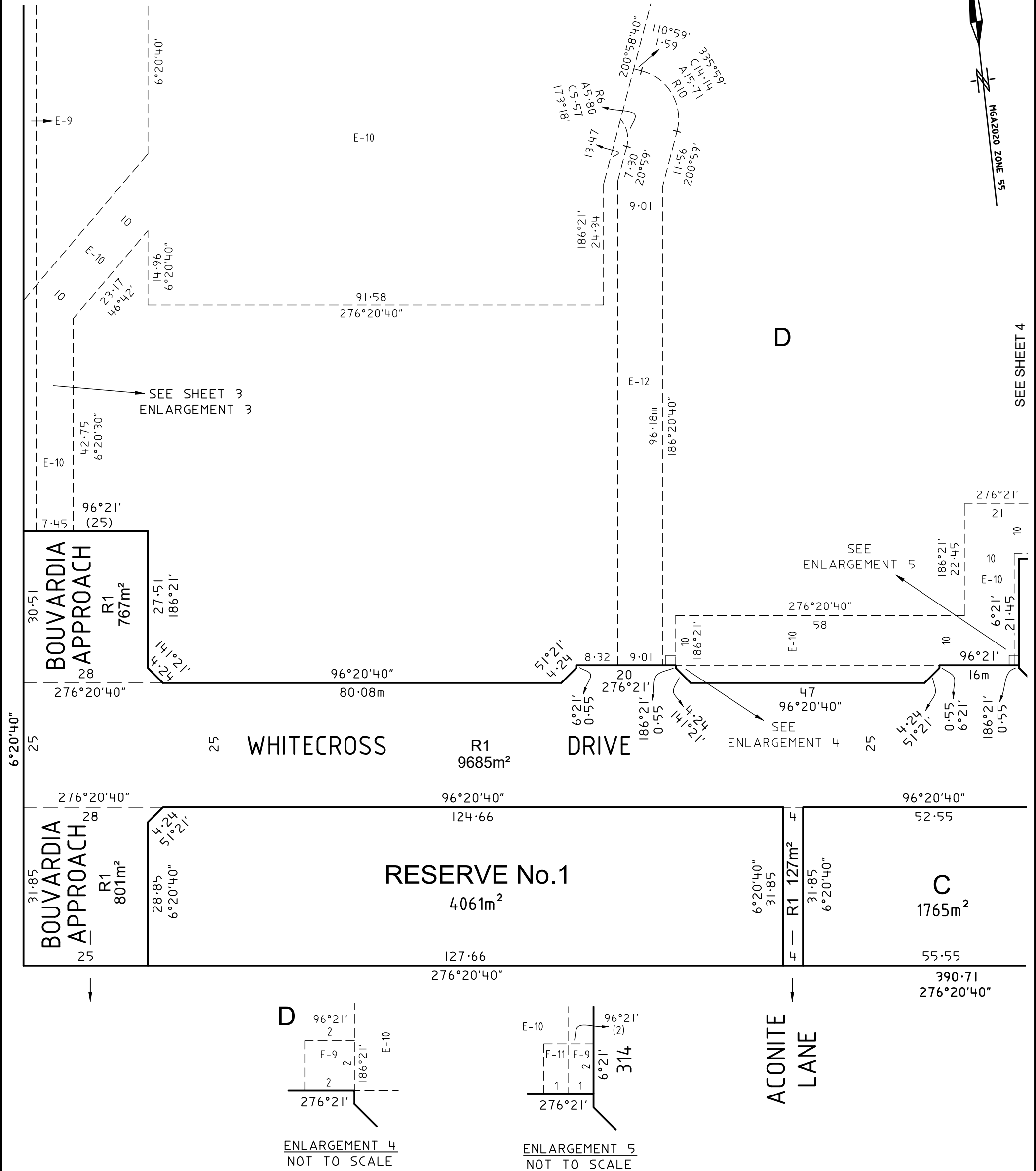
D

SEE 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	REF 13351S/236300 VERSION B	CAD REF: 13644S-236300B.dwg	ORIGINAL SHEET SIZE: A3	SHEET 5
	Digitally signed by: Andrew James Powell, Licensed Surveyor, Surveyor's Plan Version (236300B), 11/02/2025, SPEAR Ref: S228927V		Digitally signed by: Melton City Council, 12/03/2025, SPEAR Ref: S228927V	

SEE SHEET 3



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