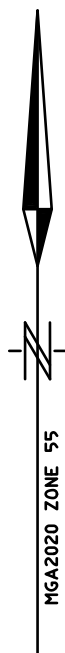
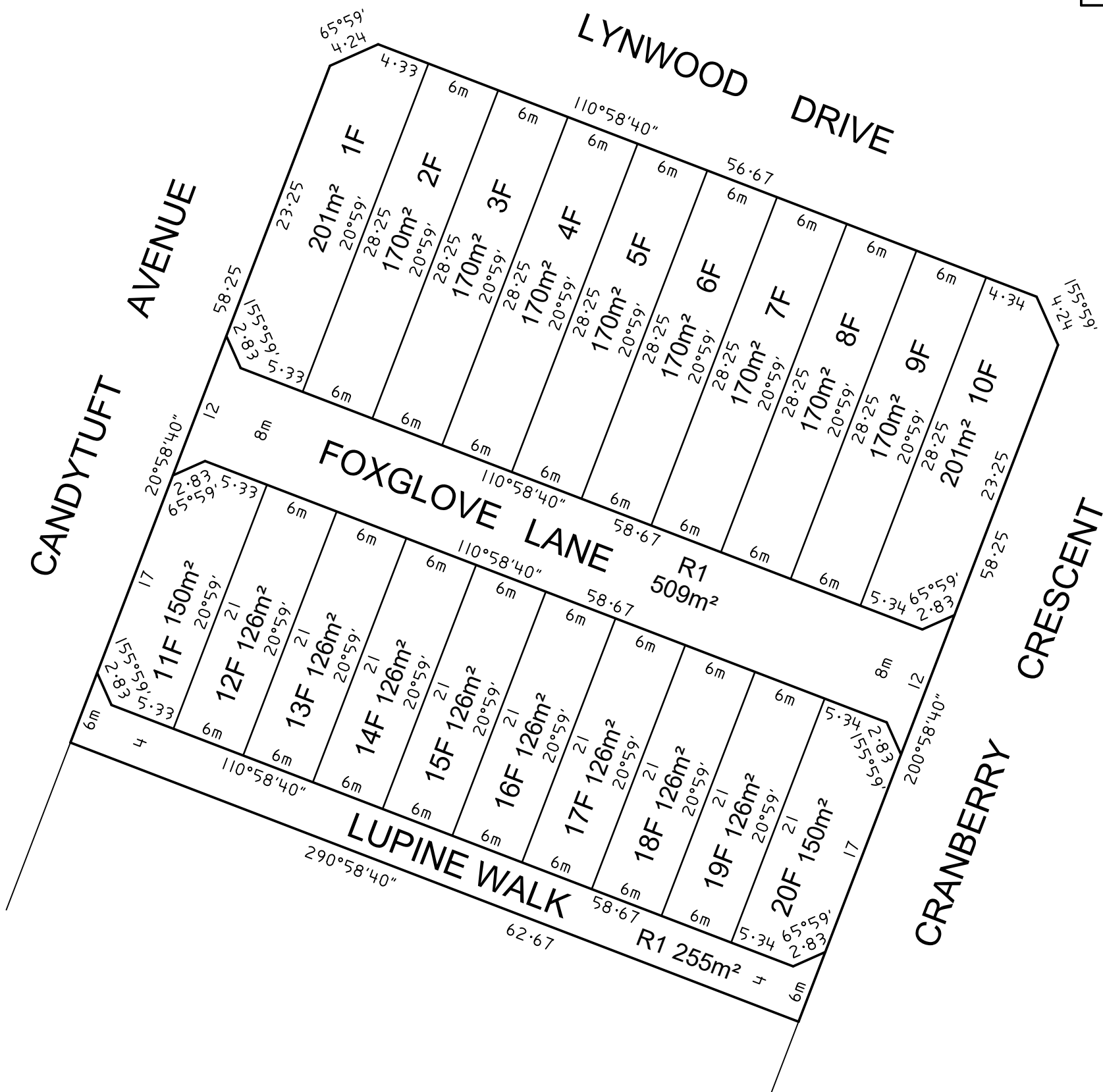


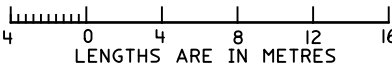
PLAN OF SUBDIVISION				EDITION 1		PS925483T	
Location of Land Parish: KOROROIT Township: - Section: 8 Crown Allotment: 9 (PART) Crown Portion: - Title References: VOL FOL Last Plan Reference: LOT F ON PS920322W Postal Address: 236 - 262 PAYNES ROAD (At time of subdivision) THORNHILL PARK 3335 MGA2020 Co-ordinates: E 291 150 Zone 55 (of approx. centre of plan) N 5 822 330				Council Name: Melton City Council Council Reference Number: SUB6932 Planning Permit Reference: PA2023/8482 SPEAR Reference Number: S243963S 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 F - 20 LOTS							
AREA OF STAGE - 3829m²							
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-236420		CAD REF: 13644S-236420D.dwg		ORIGINAL SHEET	
		VERSION D		Digitally signed by: Andrew James Powell, Licensed Surveyor,		SIZE: A3	
				Surveyor's Plan Version (236420D),		SHEET 1 OF 3	
				25/08/2026, SPEAR Ref: S243963S			

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: S243963S 03/09/2026 02:00 pm



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

SCALE 1:400



REF 13644S/236420
VERSION D

CAD REF: 13644S-236420D.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Andrew James Powell, Licensed
Surveyor,
Surveyor's Plan Version (236420D),
25/08/2026, SPEAR Ref: S243963S

Digitally signed by:
Melton City Council,
01/09/2026,
SPEAR Ref: S243963S

CREATION OF RESTRICTION

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.

RESTRICTION A

Land to benefit & to be burdened
Lots 1F to 20F (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
1F	2F
2F	1F, 3F
3F	2F, 4F
4F	3F, 5F
5F	4F, 6F
6F	5F, 7F
7F	6F, 8F

Burdened Land	Benefited Land
8F	7F, 9F
9F	8F, 10F
10F	9F
11F	12F
12F	11F, 13F
13F	12F, 14F
14F	13F, 15F

Burdened Land	Benefited Land
15F	14F, 16F
16F	15F, 17F
17F	16F, 18F
18F	17F, 19F
19F	18F, 20F
20F	19F

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

Burdened Land	Benefited Land
1F	2F
2F	1F, 3F
3F	2F, 4F
4F	3F, 5F
5F	4F, 6F
6F	5F, 7F
7F	6F, 8F

Burdened Land	Benefited Land
8F	7F, 9F
9F	8F, 10F
10F	9F
11F	12F
12F	11F, 13F
13F	12F, 14F
14F	13F, 15F

Burdened Land	Benefited Land
15F	14F, 16F
16F	15F, 17F
17F	16F, 18F
18F	17F, 19F
19F	18F, 20F
20F	19F

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 on this plan in the table 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