

PLAN OF SUBDIVISION

EDITION 1

PS828311R

Location of Land

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

Title References: Vol. 9573 Fol. 299

Last Plan Reference: LP146147T (LOT 13)

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

MGA2020 Co-ordinates: E 291 300 Zone 55
 (of approx. centre of plan) N 5 821 300

Council Name: Melton City Council

Council Reference Number: Sub5669
 Planning Permit Reference: PA2019/6788
 SPEAR Reference Number: S160333P

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6 of the Subdivision Act 1988: 01/09/2023

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 15/08/2025

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD

LOTS 1 TO 100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
 LOTS ON THIS PLAN ARE AFFECTED BY RESTRICTIONS - REFER TO CREATION
 OF RESTRICTION SHEET FOR DETAILS

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF THE ELECTRICITY SUPPLY EASEMENT
 SHOWN AS E-1 ON LP146147T ENCUMBERING C/T VOL.9573 FOL.299

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. 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 1 - 97 LOTS
 AREA OF STAGE - 5.235ha

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



Hellier McFarland

Development Consultants Town Planners Land Surveyors
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REF 13644S-352100
 VERSION F CAD REF: 13644S-352100F.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 10

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SCALE 1:1500 LENGTHS ARE IN METRES

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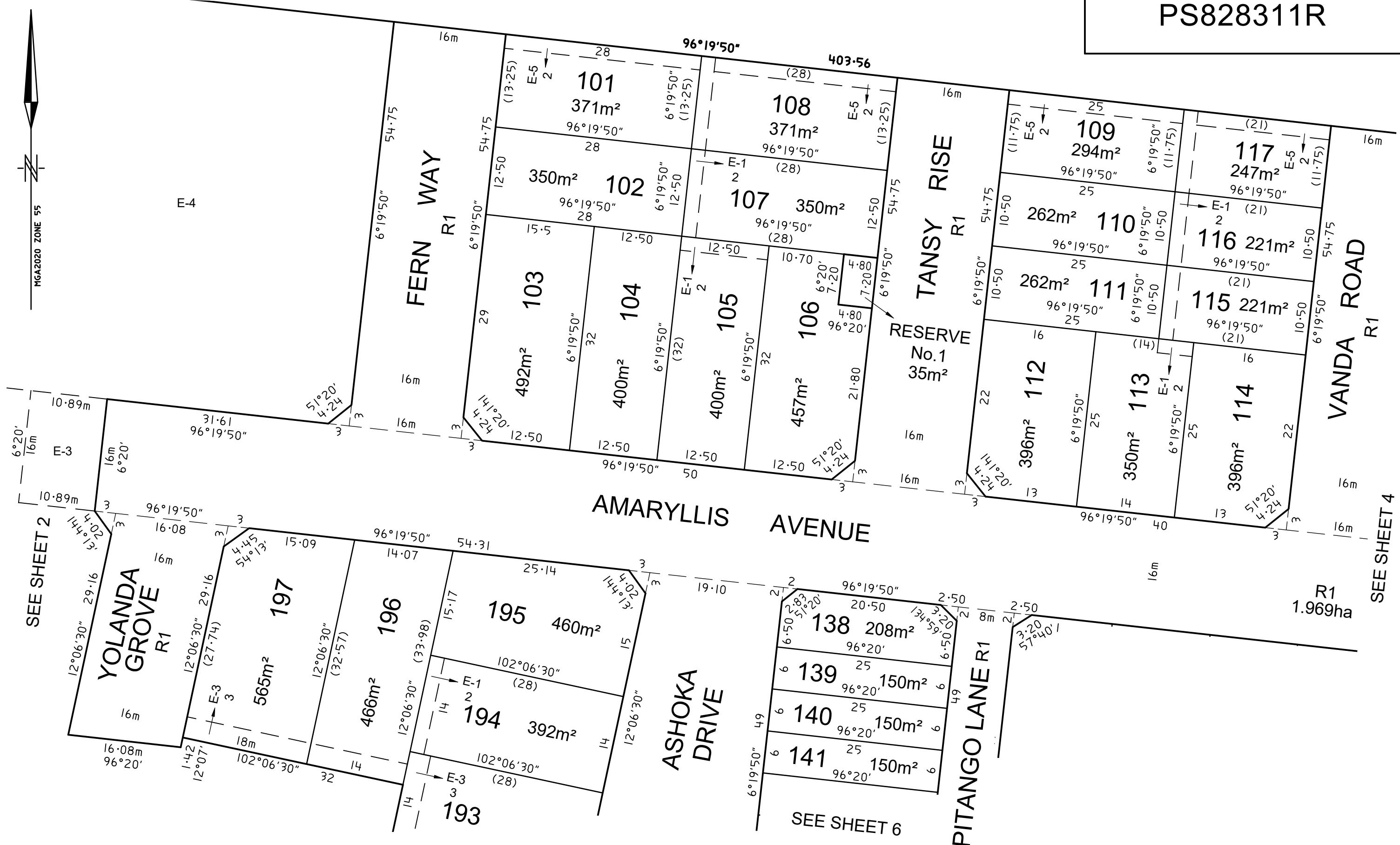
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SHEET 2

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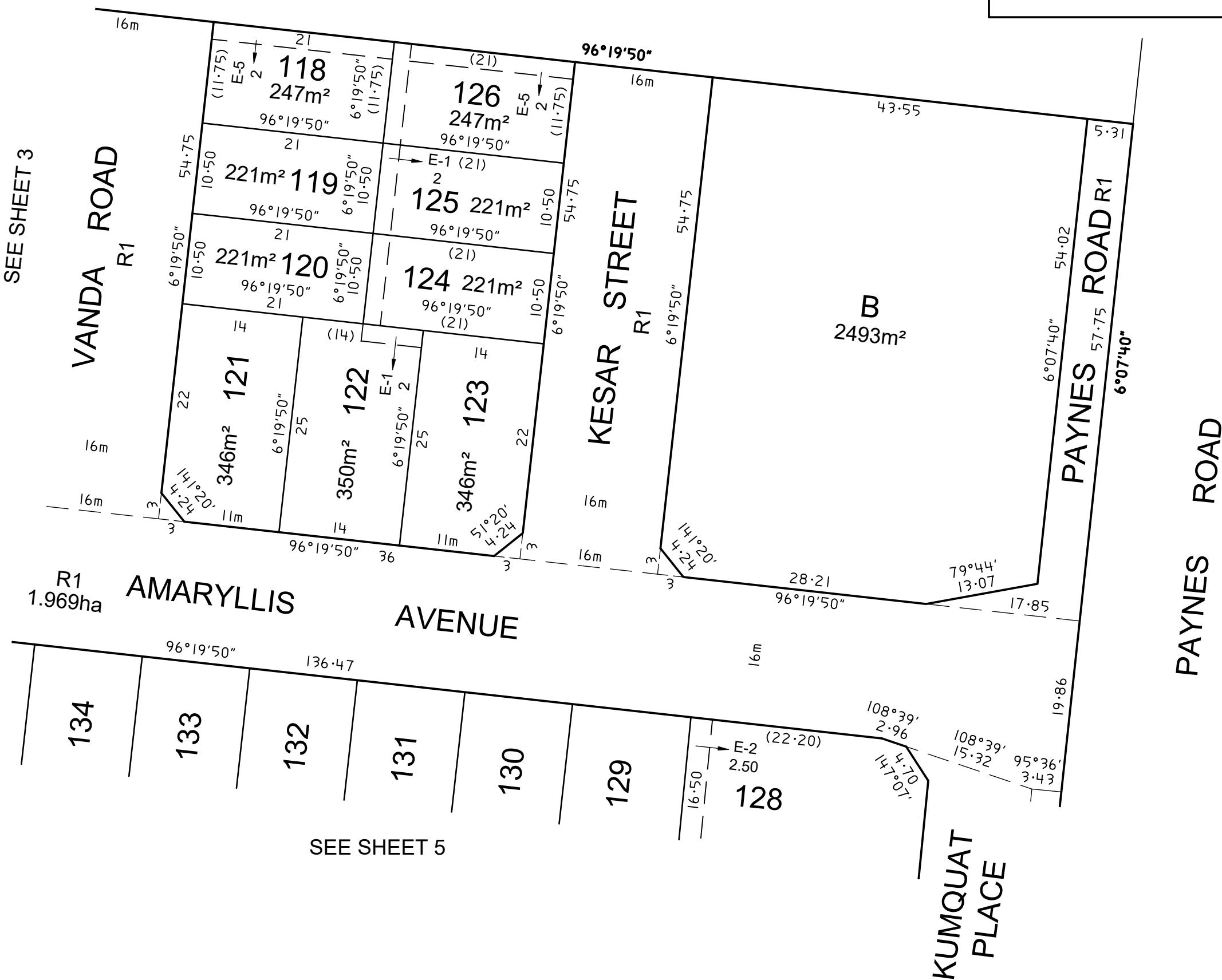
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MGA2020 ZONE 55

SEE SHEET 3



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SCALE 1:500

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SHEET 4

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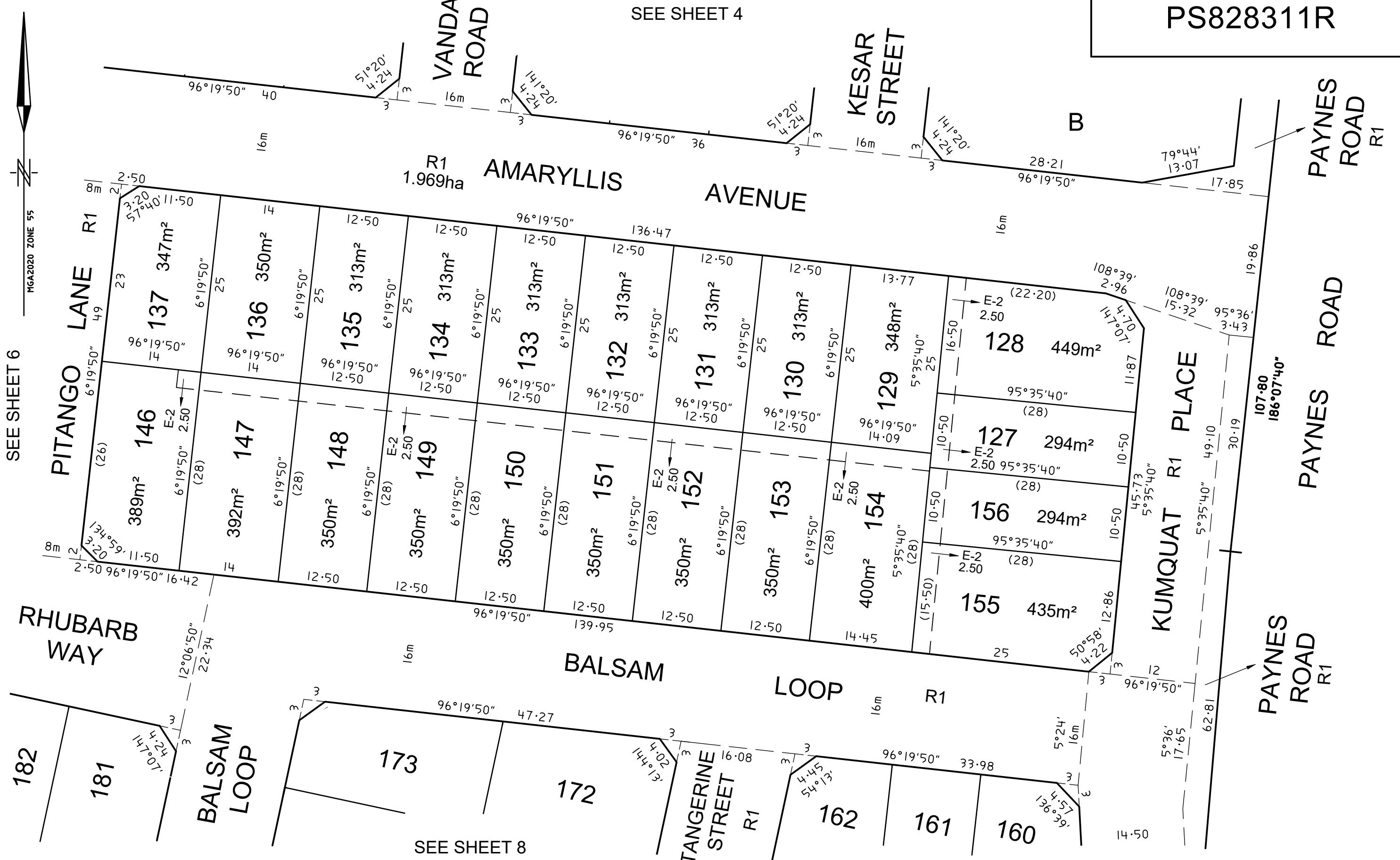
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SEE SHEET 6

MCA 2020 ZONE EE

SEE SHEET 4

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SCALE 1:500

5 0 5 10 15 20

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SHEET 5

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MGA2020 ZONE 55

A
SEE SHEET 2

SEE SHEET 3



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SHEET 6

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SEE SHEET 5

PS828311R

SEE SHEET 7

BALSAM LOOP

R1

E-

SEE SHEET 2

BALSAM LOOP

12.50

TANGERINE

SEE SHEET 9

PAYNES ROAD R1



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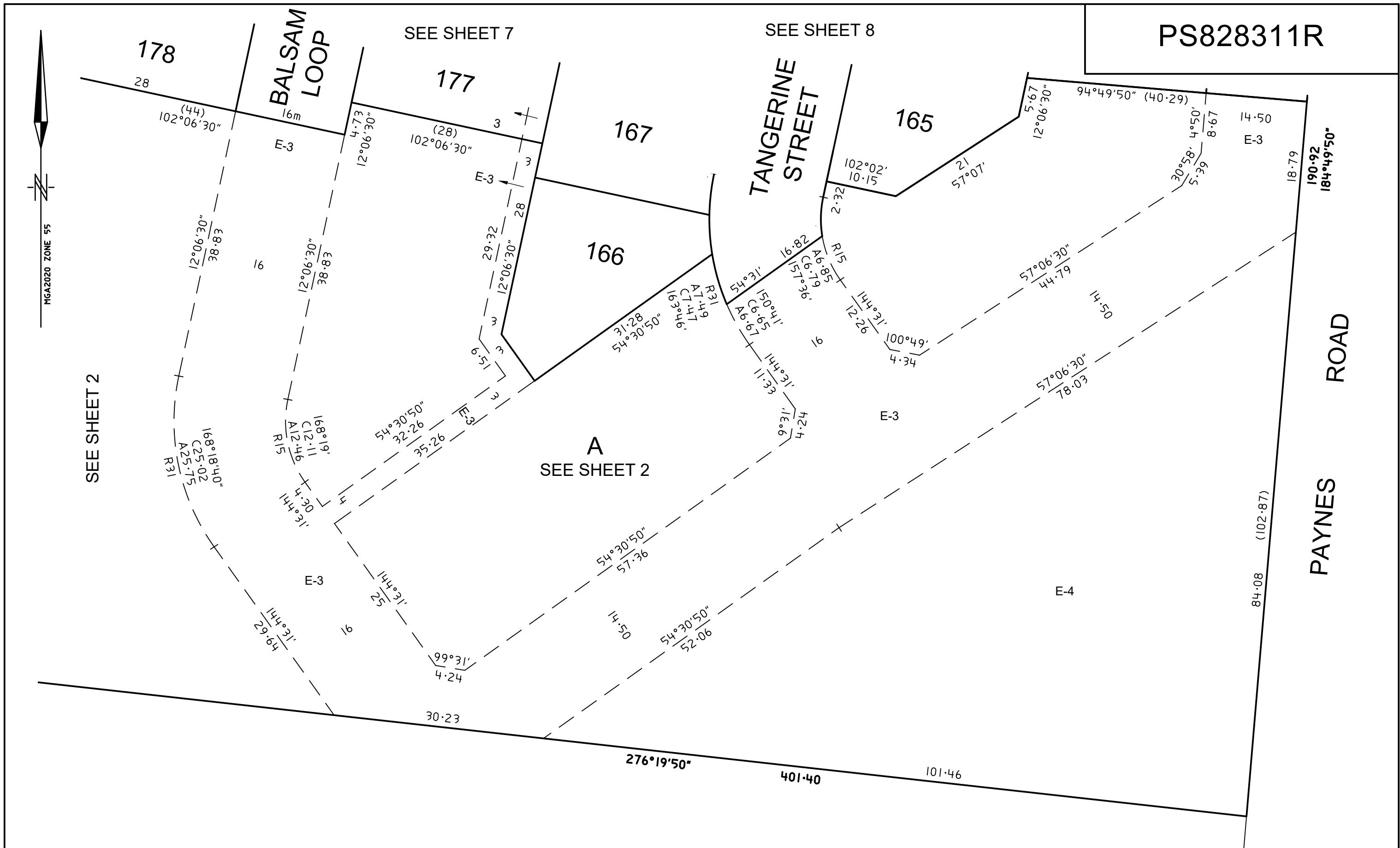
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SHEET 8



CREATION OF RESTRICTION

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.

PS828311R**RESTRICTION A**

LAND TO BE BURDENED

LOTS 101 TO 179 (INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED

ALL THE LOTS IN THIS PLAN

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 DATE: 30/06/2030

RESTRICTION B**Table of Land burdened & Land benefitted**

Burdened Land	Benefited Land	Burdened Land	Benefited Land	Burdened Land	Benefited Land
109	110,117	124	120, 122, 123, 125	143	142, 144
110	109,111,116	125	119, 124, 126	144	143, 145
111	110,112, 113, 115	126	118, 125	145	144
115	111, 113, 114, 116	127	128, 129, 154, 156	156	127, 154, 155
116	110, 115, 117	138	139	157	158, 164, 165
117	109, 116	139	138, 140	158	157, 159, 163, 164
118	119, 126	140	139, 141	159	158, 160, 161, 163
119	118, 120, 125	141	140, 142	161	159, 160, 162, 163
120	119, 121, 122, 124	142	141, 143		

RESTRICTION

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 DATE: 30/06/2030

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