
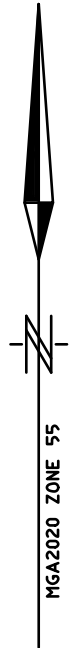


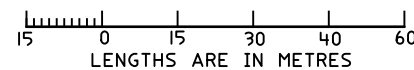
PLAN OF SUBDIVISION				EDITION 1		PS828311R	
<div>Location of Land</div> <div>Parish: KOROROIT</div> <div>Township: -</div> <div>Section: 2</div> <div>Crown Allotment: 6 (PART) & 7 (PART)</div> <div>Crown Portion: -</div> <div>Title References: Vol. 9573 Fol. 299</div> <div>Last Plan Reference: LP146147T (LOT 13)</div> <div>Postal Address: 352 - 392 PAYNES ROAD</div> <div>(At time of subdivision) THORNHILL PARK 3335</div> <div>MGA2020 Co-ordinates: E 291 300 Zone 55</div> <div>(of approx. centre of plan) N 5 821 300</div>				<div>Council Name: Melton City Council</div> <div>Council Reference Number: Sub5669</div> <div>Planning Permit Reference: PA2019/6788</div> <div>SPEAR Reference Number: S160333P</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988</div> <div>Date of original certification under section 6 of the Subdivision Act 1988: 01/09/2023</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 15/08/2025</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS 1 TO 100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS ON THIS PLAN ARE AFFECTED BY RESTRICTIONS - REFER TO CREATION OF RESTRICTION SHEET FOR DETAILS</div> <div>OTHER PURPOSE OF PLAN</div> <div>TO REMOVE THAT PART OF THE ELECTRICITY SUPPLY EASEMENT SHOWN AS E-1 ON LP146147T ENCUMBERING C/T VOL.9573 FOL.299</div> <div>GROUND FOR REMOVAL</div> <div>AGREEMENT BY ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988</div>			
ROAD R1 RESERVE No.1		MELTON CITY COUNCIL POWERCOR AUSTRALIA LTD					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
<div>Staging</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. PA2019/6788</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 (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			
<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-352100 VERSION F		CAD REF: 13644S-352100F.dwg		ORIGINAL SHEET SIZE: A3	
		Digitally signed by: Andrew James Powell, Licensed Surveyor, Surveyor's Plan Version (352100F), 15/08/2025, SPEAR Ref: S160333P				SHEET 1 OF 10	

PS828311R



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SCALE 1:1500



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VERSION F

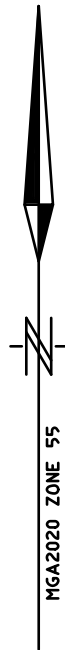
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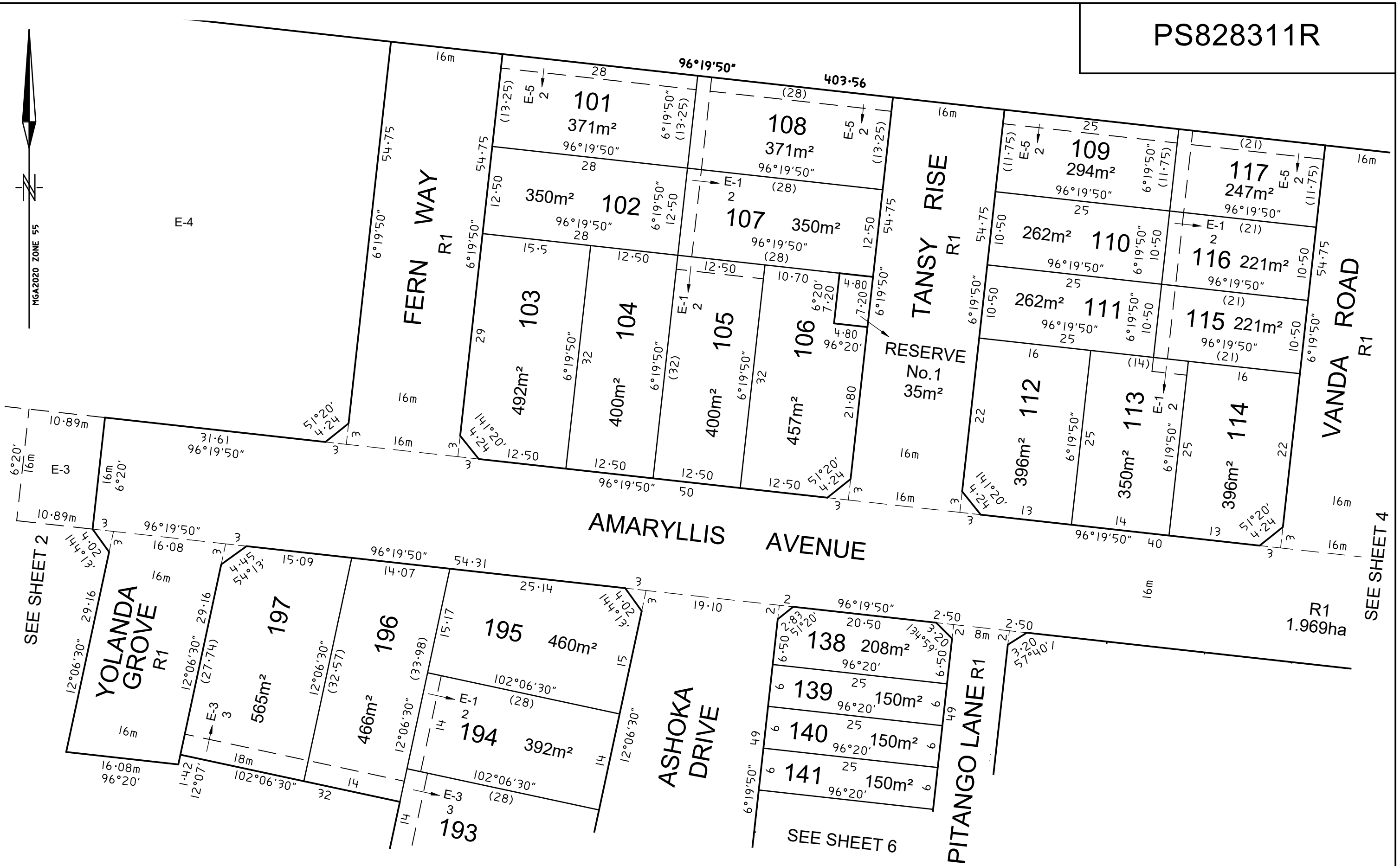
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SEE SHEET 2

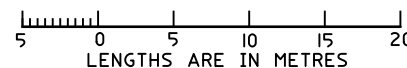
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VERSION F

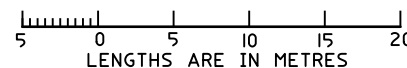
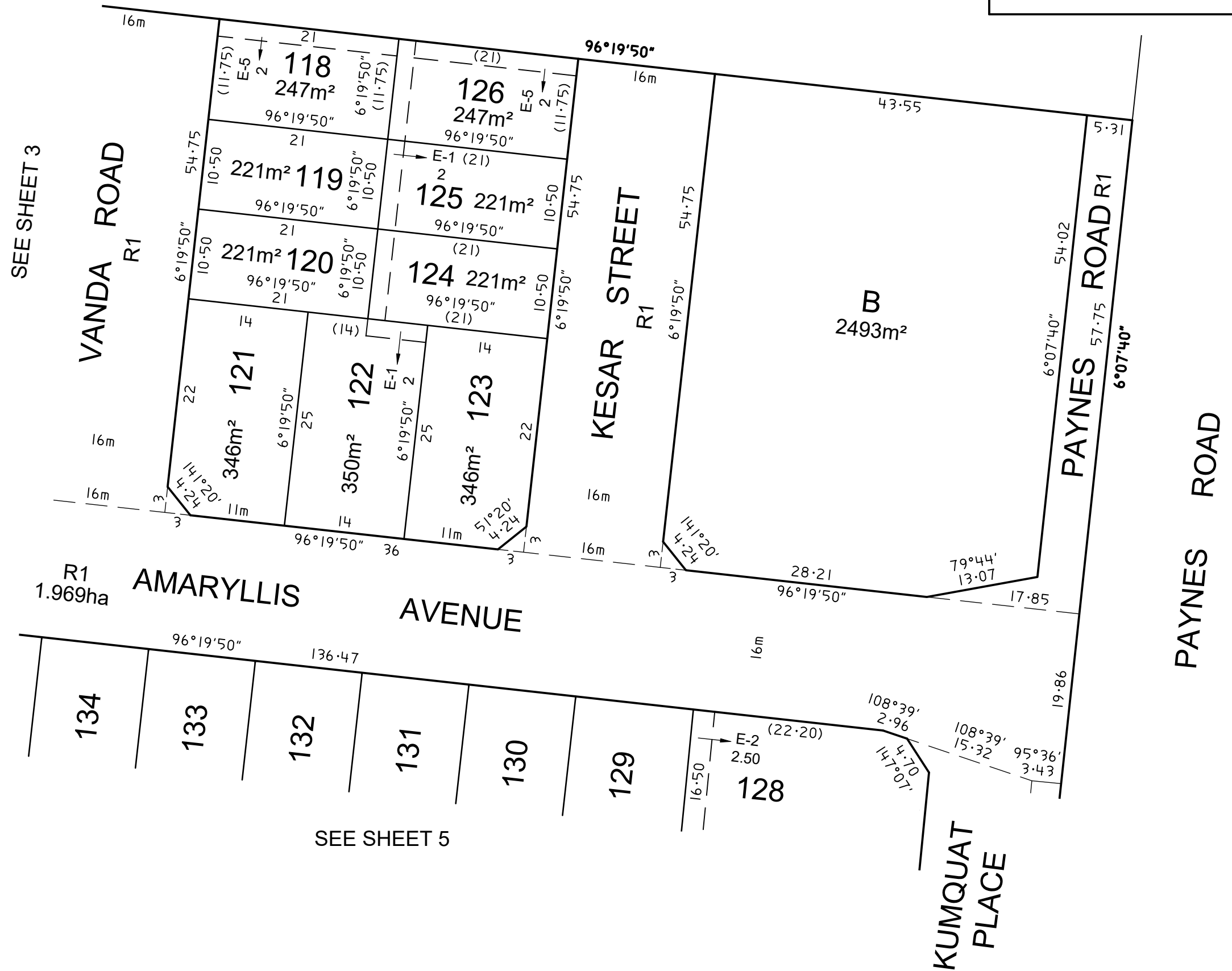
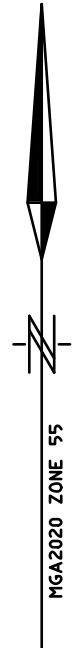
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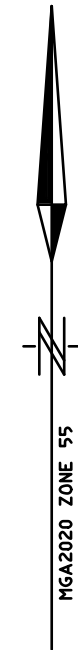
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SHEET 3

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SEE SHEET 6

RHUBARB WAY

182

181

BALSAM LOOP

173

172

TANGERINE STREET

162

161

160

SEE SHEET 8

SEE SHEET 4

VANDA ROAD

KESAR STREET

B

PS828311R

PAYNES ROAD R1

PAYNES ROAD

PAYNES ROAD R1

AMARYLLIS AVENUE

AMARYLLIS AVENUE

KUMQUAT R1 PLACE

PITANGO LANE R1

137 347m²

136 350m²

135 313m²

134 313m²

133 313m²

132 313m²

131 313m²

130 313m²

129 348m²

128 449m²

127 294m²

156 294m²

155 435m²

146 389m²

147 392m²

148 350m²

149 350m²

150 350m²

151 350m²

152 350m²

153 350m²

154 400m²

RHUBARB WAY

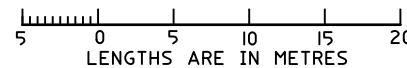
BALSAM LOOP

LOOP

R1

SEE SHEET 8

SCALE 1:500



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VERSION F

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SHEET 5

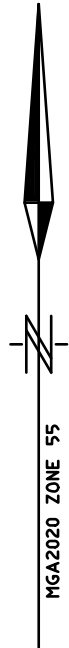
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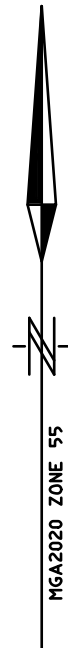
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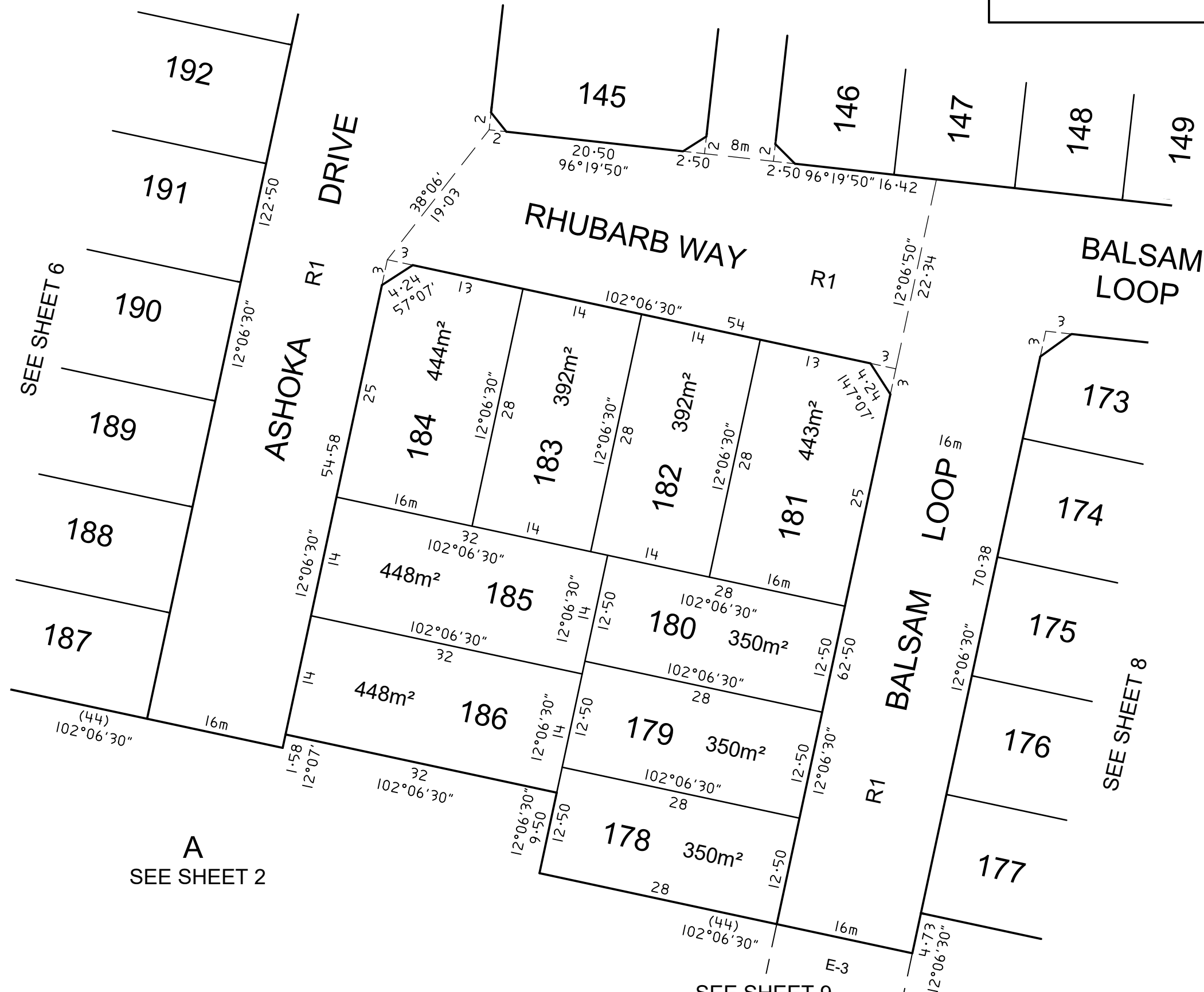
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SEE SHEET 6

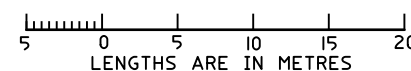
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SHEET 7

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SPEAR Ref: S160333P

SEE SHEET 5

PS828311R

BALSAM LOOP

PAYNES ROAD R1

TANGERINE STREET

BALSAM LOOP

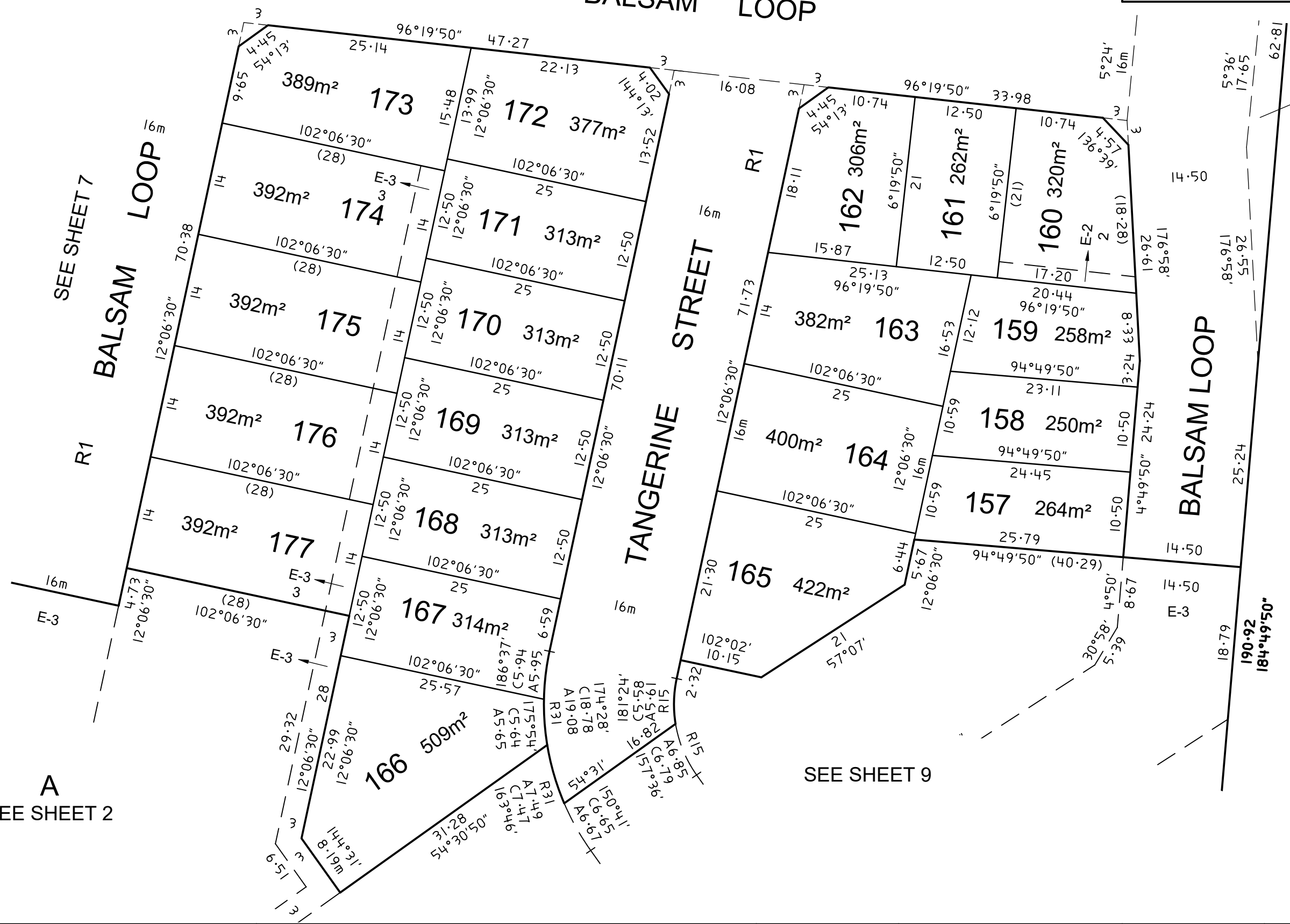
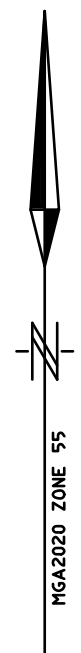
PAYNES ROAD

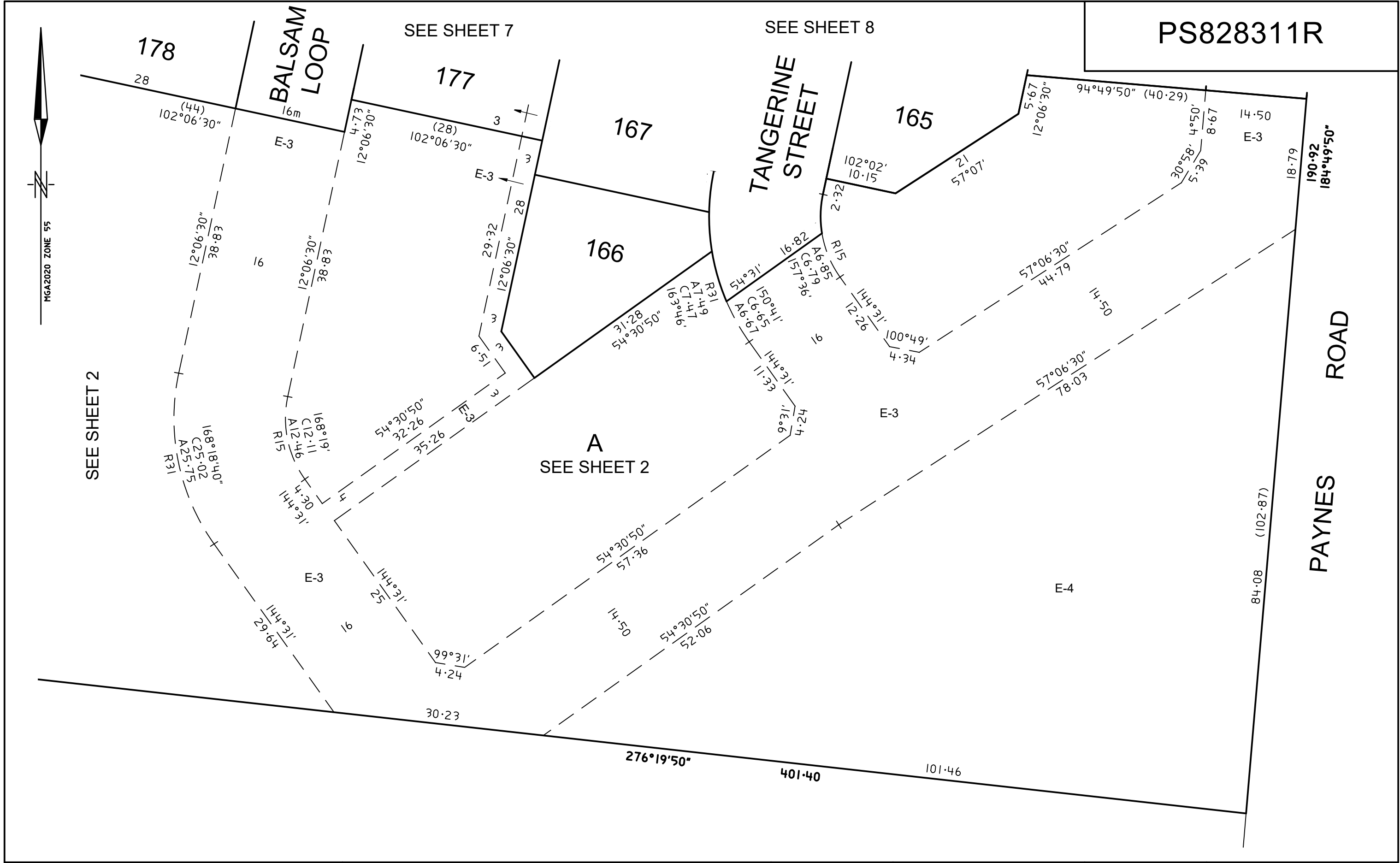
SEE SHEET 9

SEE SHEET 7

BALSAM LOOP

A
SEE SHEET 2





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