

PLAN OF SUBDIVISION	EDITION 1	PS 816928P
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<p>LOCATION OF LAND</p> <p>PARISH: KOROROIT TOWNSHIP: - SECTION: 8 CROWN ALLOTMENTS: 2 (PART), 3 (PART) & 4 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... VOL FOL</p> <p>LAST PLAN REFERENCE: LOT B on PS 819154G LOT A on PS 816927R</p> <p>POSTAL ADDRESS: 909 MOUNT COTTRELL ROAD, (at time of subdivision) THORNHILL PARK, VIC. 3335</p> <p>MGA94 CO-ORDINATES: E: 290 510 ZONE: 55 (of approx centre of land N: 5 822 860 in plan)</p>	
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VESTING OF ROADS AND/OR RESERVES	Notations
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IDENTIFIER	COUNCIL/BODY/PERSON	<p>Land being subdivided is enclosed within thick continuous lines.</p> <p>Lots 1 to 2500 and Lots A and B (all inclusive) have been omitted from this plan.</p>
ROAD R-1 RESERVE No. 1	MELTON CITY COUNCIL POWERCOR AUSTRALIA LIMITED	

NOTATIONS
DEPTH LIMITATION DOES NOT APPLY

<p>SURVEY: This plan is based on survey</p> <p>STAGING: This is not a staged subdivision Planning Permit No. PA 2017 / 5804</p> <p>This survey has been connected to permanent marks No(s). - In Proclaimed Survey Area No. -</p>	
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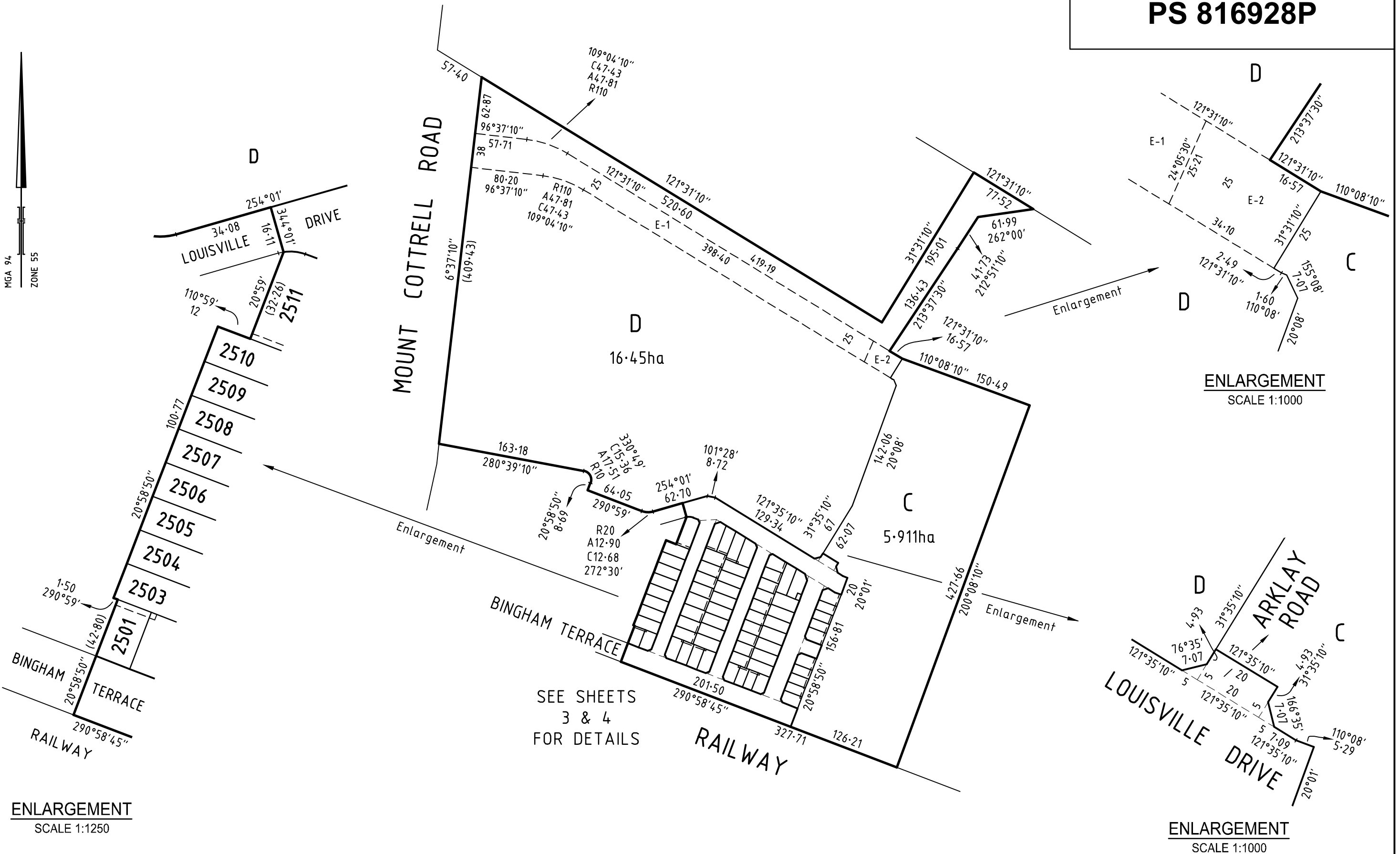
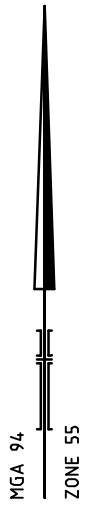
EASEMENT INFORMATION

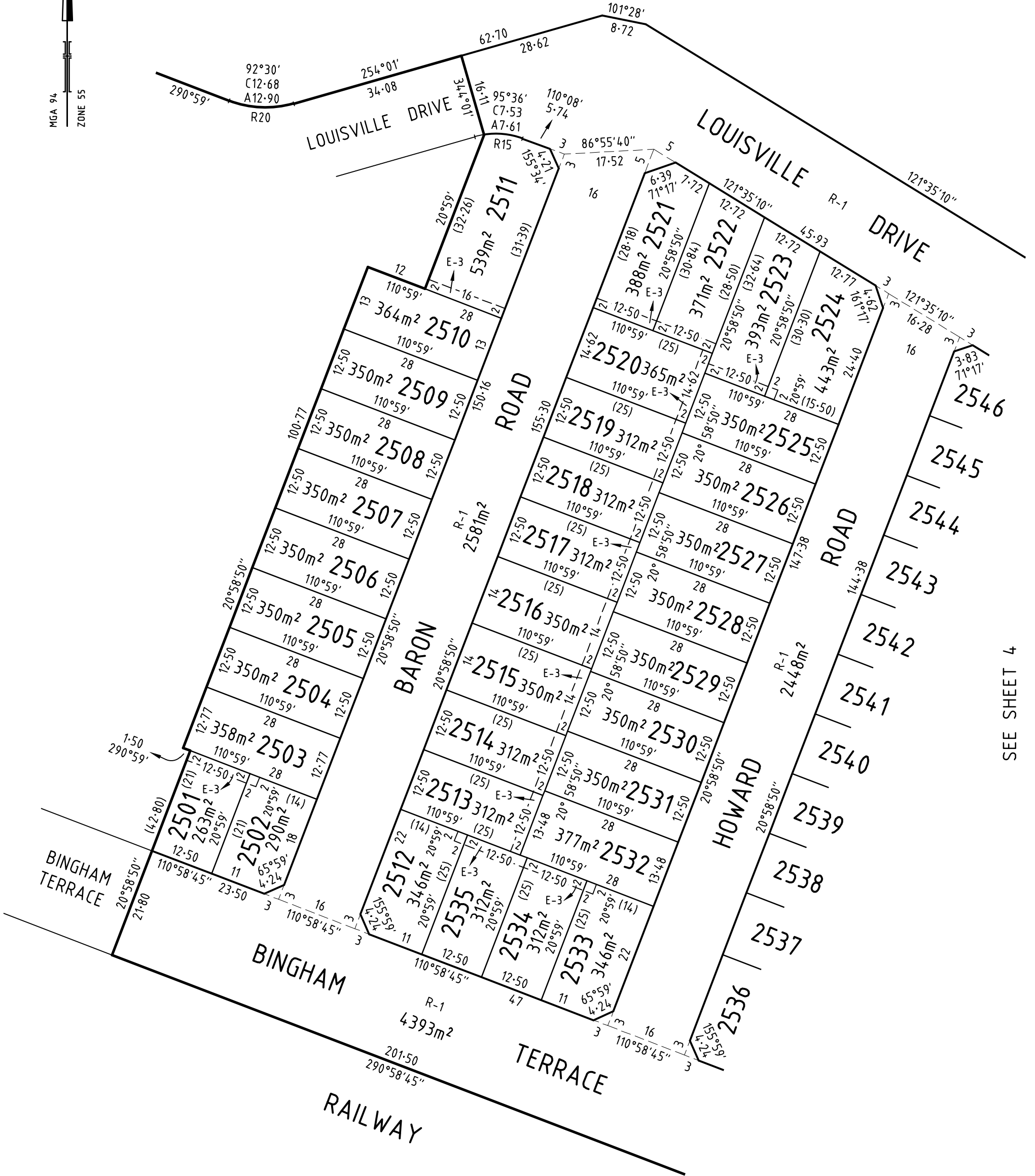
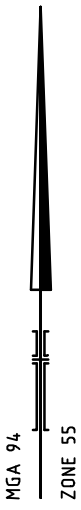
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	CARRIAGEWAY	SEE DIAG.	PS 816927R	C/T VOLUME 9829 FOLIO 171
E-2	CARRIAGEWAY	SEE DIAG.	PS 819154G	LAND IN PS 819154G
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERN REGION WATER CORPORATION

THORNHILL PARK ESTATE - STAGE 25 (68 LOTS)	AREA OF STAGE - 3.881ha
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<p>469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	<p>SURVEYORS FILE REF: 304612SV00</p> <p>Licensed Surveyor: Mark Oswald Stansfield Version: 3</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 6</p>
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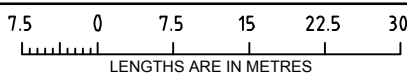


SEE SHEET 4



469 La Trobe Street
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SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

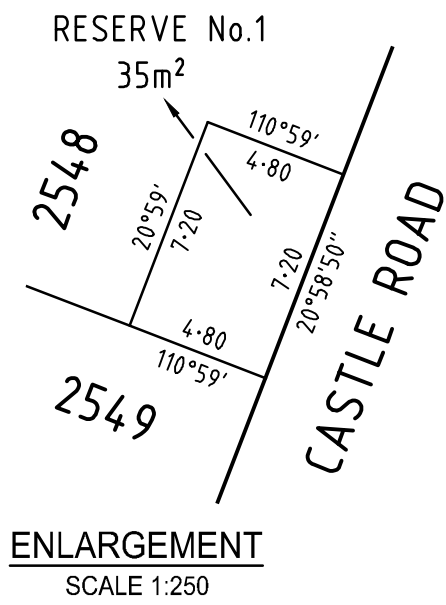
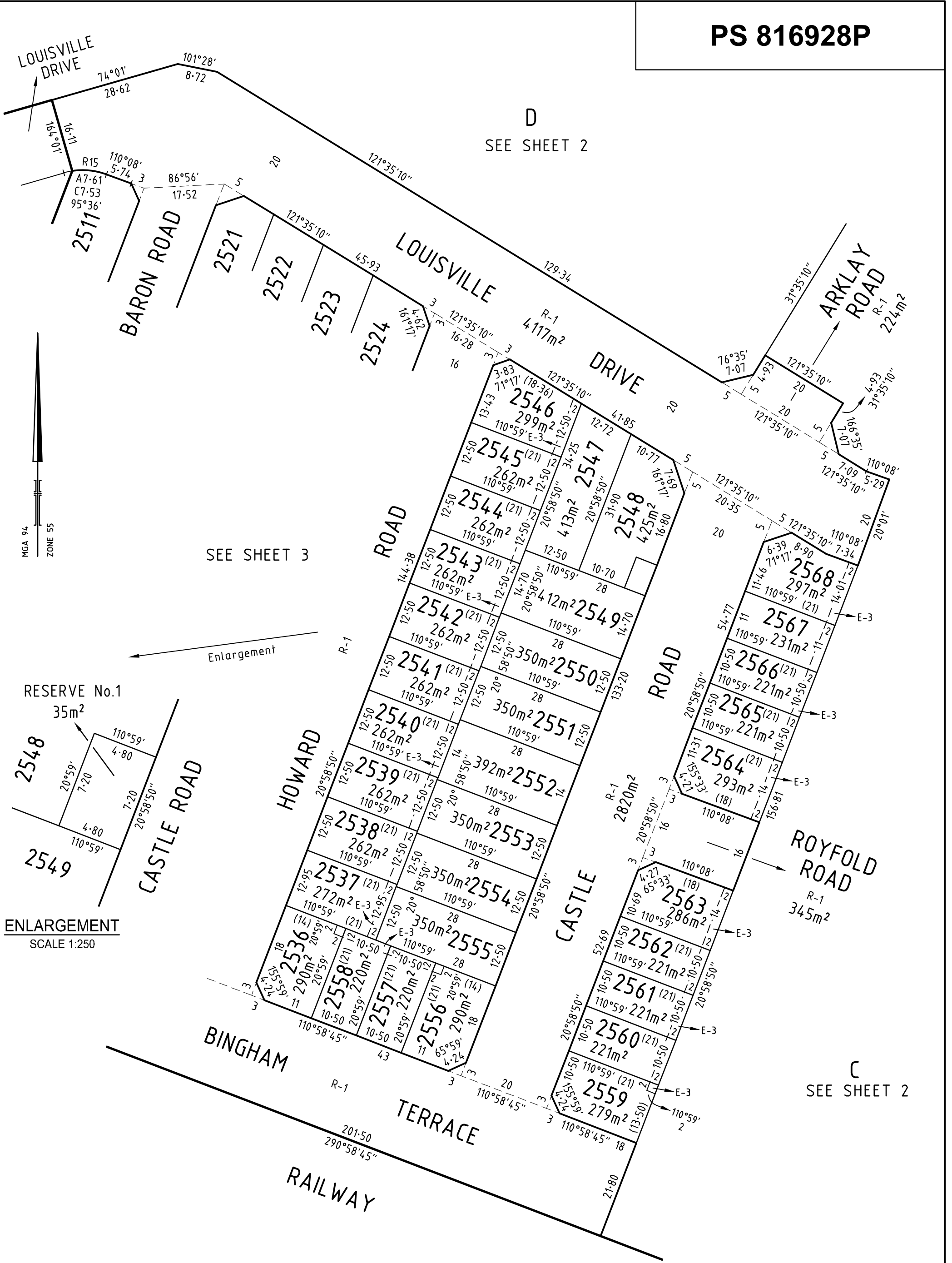
SHEET 3

Licensed Surveyor: Mark Oswald Stansfield
Ref: 304612SV00
Version: 3

D
SEE SHEET 2

SEE SHEET 3

C
SEE SHEET 2

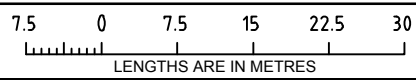


ENLARGEMENT
SCALE 1:250



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SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

SHEET 4

Licensed Surveyor: Mark Oswald Stansfield
Ref: 304612SV00
Version: 3

CREATION OF RESTRICTION No. 1

Upon registration of this plan, the following restriction is created:

Land to Benefit: Lots 2501 to 2568 (both inclusive)
Land to be Burdened: Lots 2501 to 2568 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this Plan shall not:

1. Construct or allow to be constructed any improvement on any lot:
 - (i) that is not in accordance with the Design Guidelines approved under PA 2017 / 5804 unless otherwise approved by the Design Review Panel and Melton City Council; and
 - (ii) without obtaining written approval of the design for that improvement from the Design Review Panel, such approval to be obtained even if the design for that improvement complies with the Design Guidelines.
2. Construct or allow to be constructed any more than one dwelling per lot.

This restriction shall cease to have effect 10 years after the date of registration of this Plan.

In this restriction:

Design Guidelines means the design, development and use controls for Lots 2501 to 2568 (both inclusive) on the Plan, a copy of which can be obtained from the Design Review Panel (and as amended from time to time by the Design Review Panel) and Melton City Council

Design Review Panel means the panel appointed for the purposes of assessing compliance with the Design Guidelines, of Unit 3, 69 Lorimer Street, Southbank, Vic. 3006 (or such other address as that panel may nominate from time to time).

Plan means PS 816928P

CREATION OF RESTRICTION No. 2

Upon registration of this plan the following restriction is created:

Description of Restriction:

Table of land burdened and land benefited (Table 1):

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
2501	2502, 2503
2502	2501, 2503
2536	2537, 2558
2537	2536, 2538, 2554, 2555, 2558
2538	2537, 2539, 2553, 2554
2539	2538, 2540, 2552, 2553
2540	2539, 2541, 2552
2541	2540, 2542, 2551, 2552
2542	2541, 2543, 2550, 2551
2543	2542, 2544, 2549, 2550
2544	2543, 2545, 2547, 2549
2545	2544, 2546, 2547
2546	2545, 2547
2556	2555, 2557
2557	2555, 2556, 2558
2558	2536, 2537, 2555, 2557
2559	2560
2560	2559, 2561
2561	2560, 2562
2562	2561, 2563
2563	2562
2564	2565
2565	2564, 2566
2566	2565, 2567
2567	2566, 2568
2568	2567

The registered proprietor or proprietors for the time being for any burdened Lot on this plan in Table 1 is a Lot subject to the 'Small Lot Housing Code (Type B)' and 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 B)' unless in accordance with a planning permit granted to construct a dwelling on the Lot.

This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the Lot.

CREATION OF RESTRICTION No. 3

Upon registration of this plan, the following restriction is created:

Land to Benefit: Lots 2501, 2502, 2512, 2533 to 2536 and 2556 to 2559 (all inclusive)
Land to be Burdened: Lots 2501, 2502, 2512, 2533 to 2536 and 2556 to 2559 (all inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this Plan shall not construct a dwelling unless:

- (i) the dwelling is constructed in accordance with memorandum of common provisions registered in dealing no. ; and
- (ii) the glazing of any such dwelling is constructed using the glazing designation set out in that memorandum of common provisions and Table 1 below.

GLAZING DESIGNATION	LOTS ON THIS PLAN
1	2536, 2556, 2557, 2558 and 2559
2	2501, 2502, 2512, 2533, 2534 and 2535