
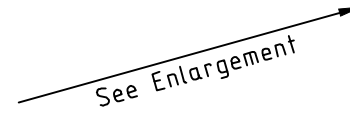
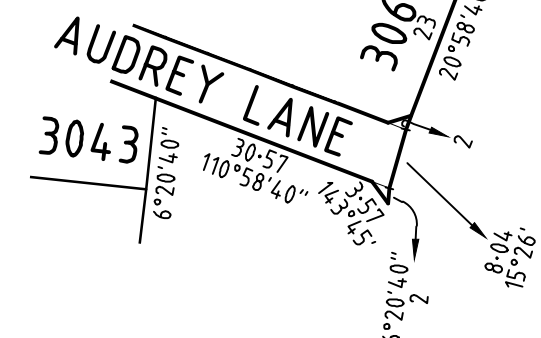


PLAN OF SUBDIVISION			EDITION 1		PS 822276X	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: - SECTION: 8 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT F on PS 822264F POSTAL ADDRESS: 951 - 971 MOUNT COTTRELL ROAD (at time of subdivision) THORNHILL PARK VIC 3335 MGA94 CO-ORDINATES: E: 290 300 ZONE: 55 (of approx centre of land in plan) N: 5 822 640						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 3000 and Lots A to F (all inclusive) have been omitted from this plan.			
ROAD R-1	MELTON CITY COUNCIL					
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PA2017/5796/1 This survey has been connected to permanent marks No(s). 59 & 61 In Proclaimed Survey Area No. -						
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	DRAINAGE	2	THIS PLAN	MELTON CITY COUNCIL		
THORNHILL PARK ESTATE - STAGE 30 (67 LOTS)				AREA OF STAGE - 3.299ha		
 <div>469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 305054SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
		Licensed Surveyor: Mark Oswald Stansfield Version: 1				



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SCALE
1: 2500

25 0 25 50 75 100

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

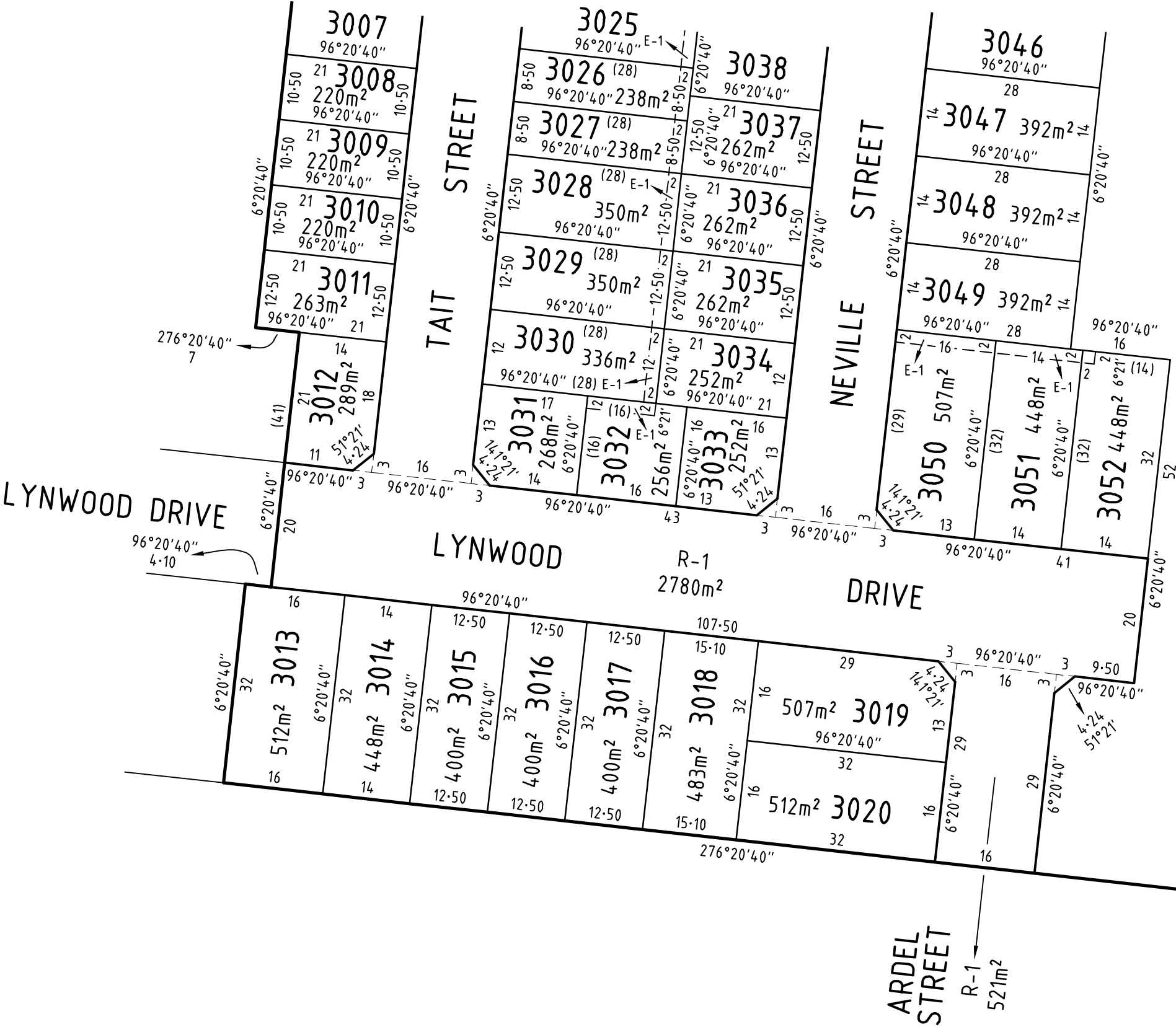
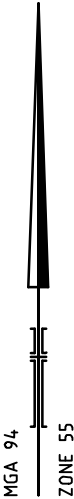
SHEET 2



Licensed Surveyor: Mark Oswald Stansfield
Version: 1

SEE SHEET 3

G
SEE SHEET 2



SURVEYOR'S FILE REF: 305054SV00



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SCALE 1: 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

Licensed Surveyor: Mark Oswald Stansfield
Version: 1

ORIGINAL SHEET
SIZE: A3

SHEET 4

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 3001 to 3067 (both inclusive)
Land to be Burdened: Lots 3001 to 3067 (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 2017/5796/1 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 3001 to 3067 (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 Level 8, 30 Convention Centre Place, South Wharf, Vic., 3006 (or such other address as that panel may nominate from time to time).

Plan means PS 822276X

CREATION OF RESTRICTION No. 2

PS 822276X

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
3001	3002
3002	3001, 3003
3003	3002, 3004
3004	3003, 3005
3005	3004, 3006
3006	3005, 3007
3007	3006, 3008
3008	3007, 3009
3009	3008, 3010
3010	3009, 3011
3011	3010, 3012
3012	3011
3026	3025, 3027, 3037, 3038
3027	3026, 3028, 3037
3031	3030, 3032
3032	3030, 3031, 3033, 3034
3033	3032, 3034
3034	3030, 3032, 3033, 3035
3035	3029, 3034, 3036
3036	3028, 3035, 3037
3037	3026, 3027, 3036, 3038
3038	3025, 3026, 3037, 3039
3039	3024, 3025, 3038, 3040
3040	3023, 3024, 3039, 3041
3041	3022, 3023, 3040, 3042
3042	3021, 3022, 3041
3044	3043, 3045
3045	3044, 3046

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 A)' 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 A)' 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.

Table of land burdened and land benefited (Table 2):

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
3053	3054
3054	3053, 3055
3055	3054, 3056
3056	3055, 3057
3057	3056, 3058
3058	3057
3059	3060
3060	3059, 3061
3061	3060, 3062
3062	3061, 3063
3063	3062, 3064
3064	3063, 3065
3065	3064, 3066
3066	3065, 3067
3067	3066

The registered proprietor or proprietors for the time being for any burdened Lot on this plan in Table 2 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 3053 to 3067 (both inclusive)
Land to be Burdened: Lots 3053 to 3067 (both 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 3 below.

GLAZING DESIGNATION	LOTS ON THIS PLAN
2	3059 to 3067 (both inclusive)
3	3053 to 3058 (both inclusive)