
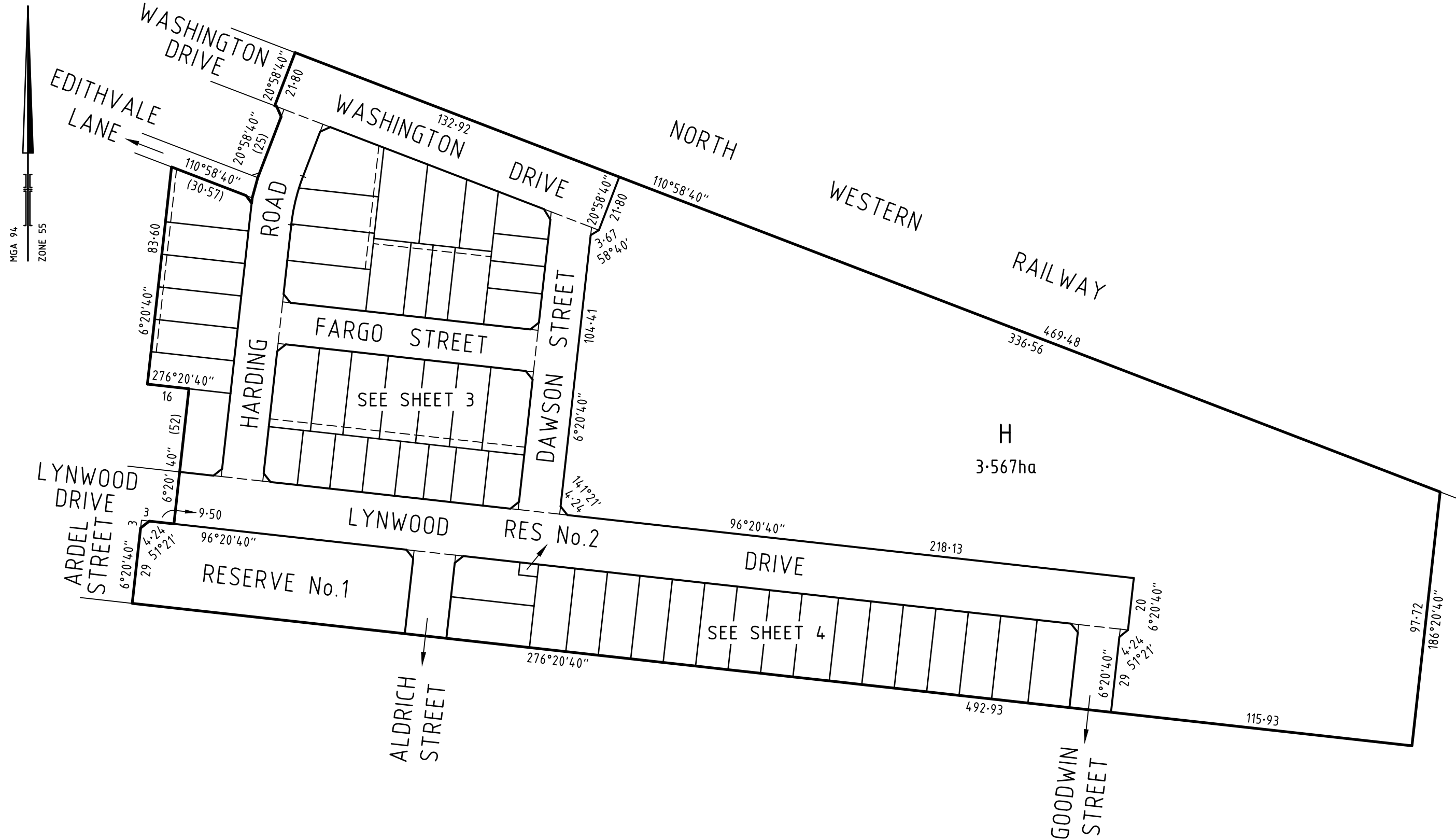


PLAN OF SUBDIVISION		EDITION 1	PS 822251Q	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: - SECTION: 8 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT G ON PS 822276X POSTAL ADDRESS: 951 - 971 MOUNT COTTRELL ROAD, (at time of subdivision) THORNHILL PARK, VIC. 3335 MGA94 CO-ORDINATES: E: 290 450 ZONE: 55 (of approx centre of land in plan) N: 5 822 610				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 3100 and Lots A to G (all inclusive) have been omitted from this plan.	
ROAD R-1	MELTON CITY COUNCIL			
RESERVE No. 1	MELTON CITY COUNCIL			
RESERVE No. 2	POWERCOR AUSTRALIA LIMITED			
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	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	MELTON CITY COUNCIL
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERN REGION WATER CORPORATION
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERN REGION WATER CORPORATION
THORNHILL PARK ESTATE - STAGE 30A (55 LOTS)				AREA OF STAGE - 4.185ha
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 306842SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Oswald Stansfield Version: 8		SHEET 1 OF 5



SURVEYOR'S FILE REF: 306842SV00

SCALE 1: 1500
 15 0 15 30 45 60
 LENGTHS ARE IN METRES

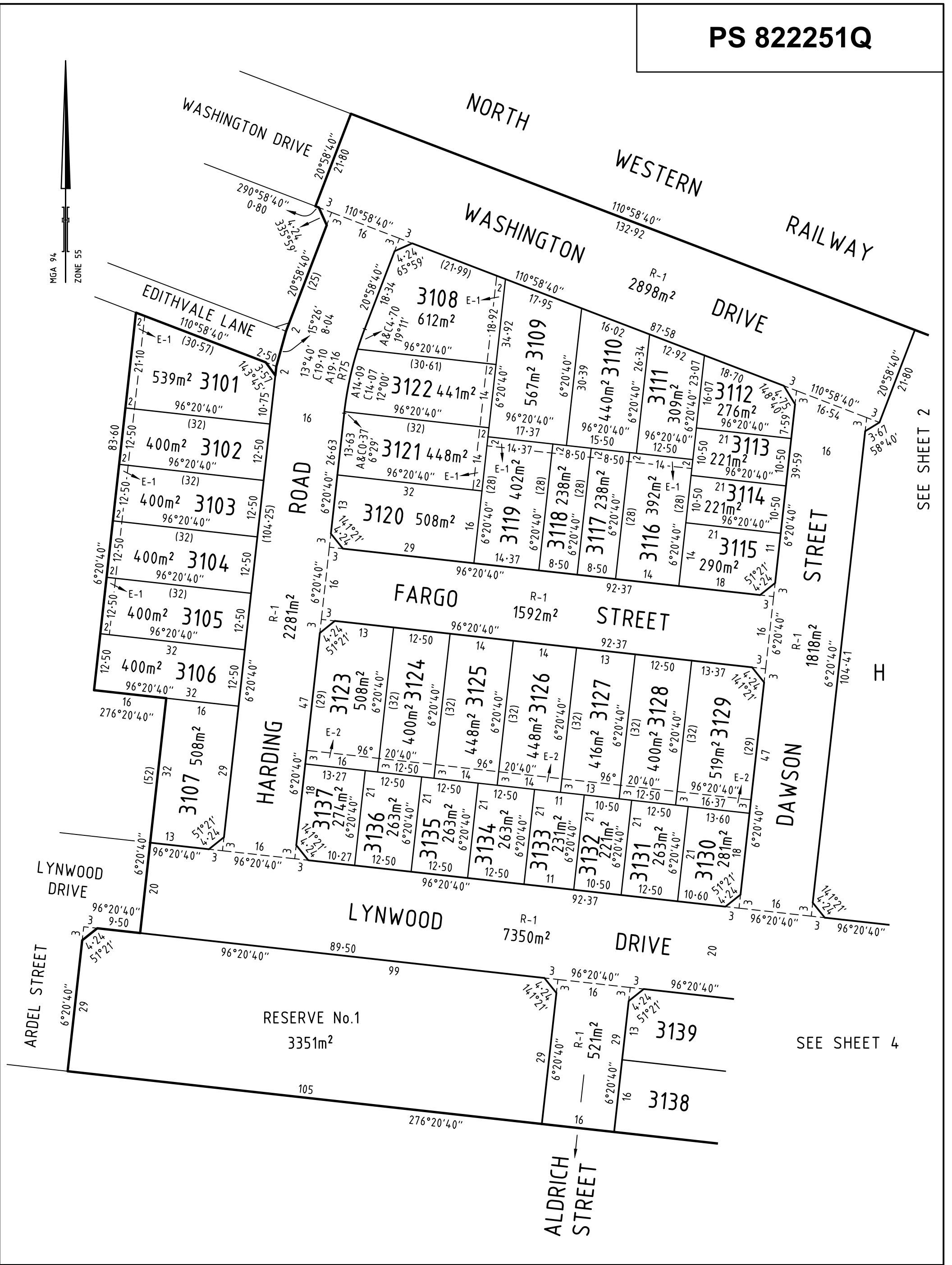
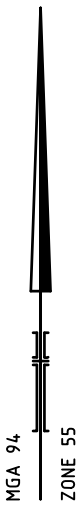
ORIGINAL SHEET SIZE: A3

SHEET 2



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SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

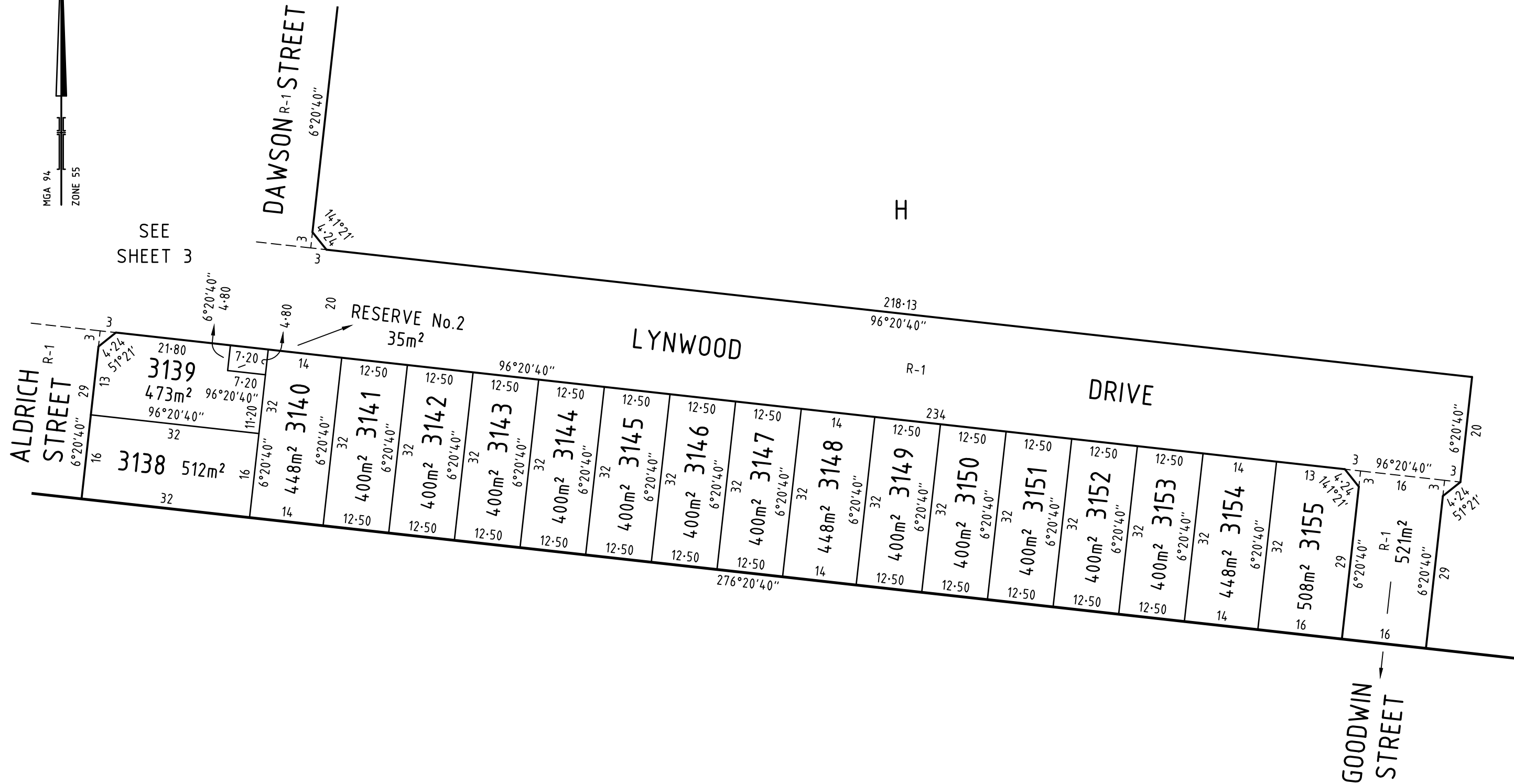


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SEE SHEET 3



SURVEYOR'S FILE REF: 306842SV00

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4



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Version: 8

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 3101 to 3155 (both inclusive)
Land to be Burdened: Lots 3101 to 3155 (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 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 3101 to 3155 (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 822251Q

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
3112	3111, 3113
3113	3111, 3112, 3114, 3116
3114	3113, 3115, 3116
3115	3114, 3116
3117	3110, 3116, 3118
3118	3109, 3110, 3117, 3119
3130	3129, 3131
3131	3128, 3129, 3130, 3132
3132	3127, 3128, 3131, 3133
3133	3126, 3127, 3132, 3134
3134	3125, 3126, 3133, 3135
3135	3124, 3125, 3134, 3136
3136	3123, 3124, 3135, 3137
3137	3123, 3136

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.

CREATION OF RESTRICTION No. 3

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

Land to Benefit: Lots 3101 and 3108 to 3112 (both inclusive)

Land to be Burdened: Lots 3101 and 3108 to 3112 (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 1 below.

GLAZING DESIGNATION	LOTS ON THIS PLAN
1	3108 to 3112 (both inclusive)
2	3101