

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PLAN NUMBER  
PS 838329P

## LOCATION OF LAND

PARISH: KOROROIT  
TOWNSHIP: -  
SECTION: 2  
CROWN ALLOTMENT: 6 (PART) & 7 (PART)  
CROWN PORTION: -  
TITLE REFERENCES: Vol. Fol.  
LAST PLAN REFERENCE/S: LOT A ON PS 828311R  
POSTAL ADDRESS: 352 - 392 PAYNES ROAD  
(At time of subdivision) THORNHILL PARK, VIC. 3335  
MGA2020 Co-ordinates E 291 200  
(of approx centre of N 5 821 270  
land in plan) ZONE 55

COUNCIL NAME: MELTON CITY COUNCIL

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
FOR RESTRICTION A AFFECTING LOTS 201 TO 269 (BOTH INCLUSIVE)  
SEE SHEET 8

### OTHER PURPOSES OF PLAN

- (i) TO REMOVE THE DRAINAGE EASEMENT SHOWN AS E-1 ON PS 828311R  
CONTAINED WITHIN ROAD R1 ON THIS PLAN
- (ii) TO REMOVE PART OF THE DRAINAGE AND SEWERAGE EASEMENTS SHOWN  
AS E-3 ON PS 828311R CONTAINED WITHIN ROAD R1 ON THIS PLAN

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This is/is not a staged subdivision.  
Planning permit No. PA2019/6788

SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): KOROROIT PM34, PM54,  
PM59, PM64

IN PROCLAIMED SURVEY AREA No.

**NEW GARDENS - 2**  
4.287ha

**69 LOTS**

### GROUND FOR REMOVAL OF EASEMENT

AGREEMENT FROM ALL INTERESTED PARTIES  
(SECTION 6(1)K SUBDIVISION ACT 1988)

## 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 PLAN	PS 828311R	MELTON CITY COUNCIL
E-1	SEWERAGE	SEE PLAN	PS 828311R	WESTERN WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	MELTON CITY COUNCIL
E-2	SEWERAGE	3	THIS PLAN	WESTERN WATER CORPORATION
E-3	SEWERAGE	2.50	THIS PLAN	WESTERN WATER CORPORATION
E-4	DRAINAGE	2	THIS PLAN	MELTON CITY COUNCIL
E-5	DRAINAGE AND WATERWAY	SEE PLAN	PS 828311R	MELTON CITY COUNCIL

80039PS-017A.DWG

SURVEYOR REF: 80039ps-017a

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 8



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MATTHEW DUNN

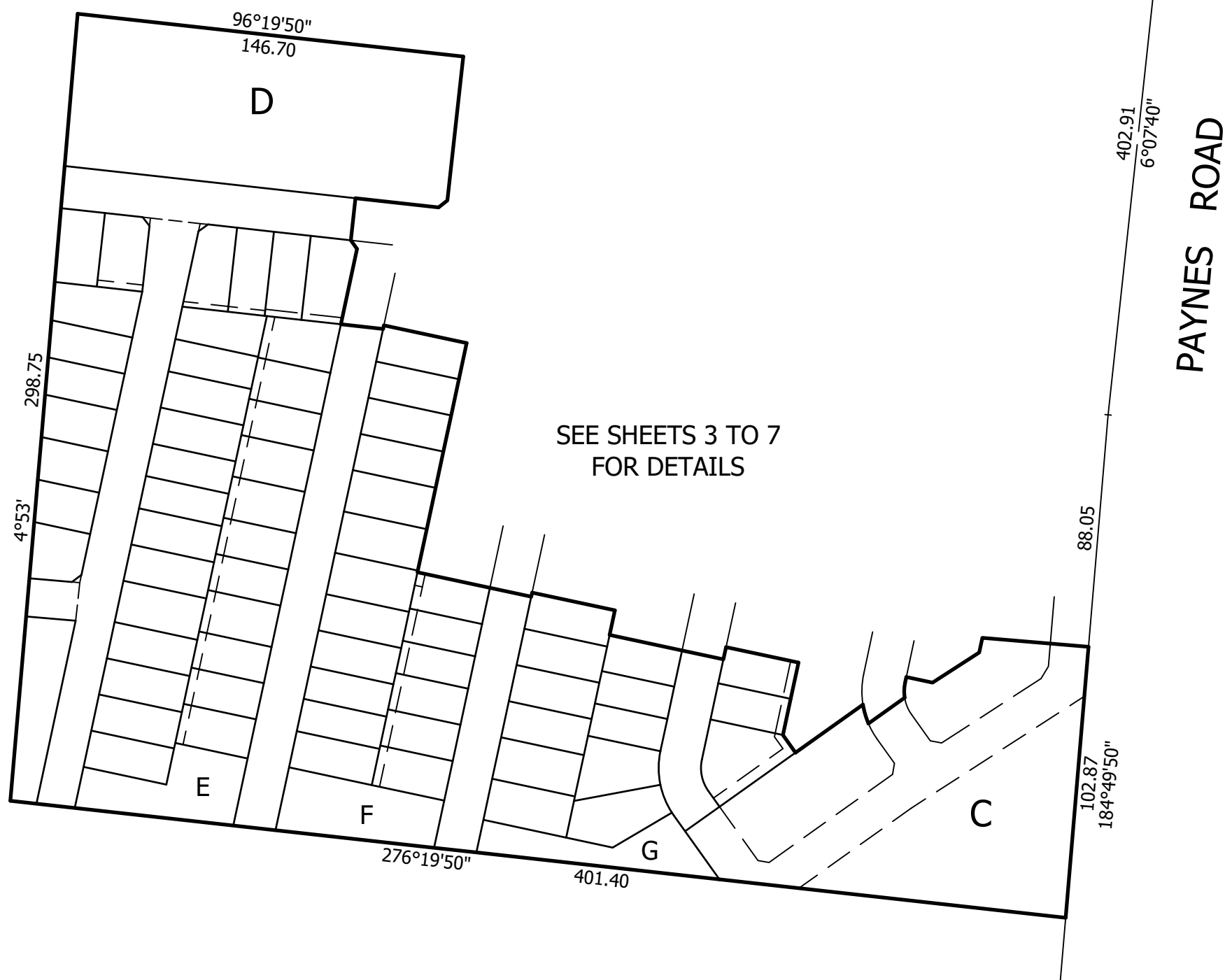
VERSION 1

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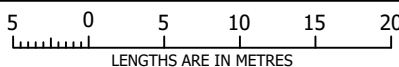
M.G.A. 2020 |  |  
ZONE 55 |

NORTH WESTERN RAILWAY



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SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 2



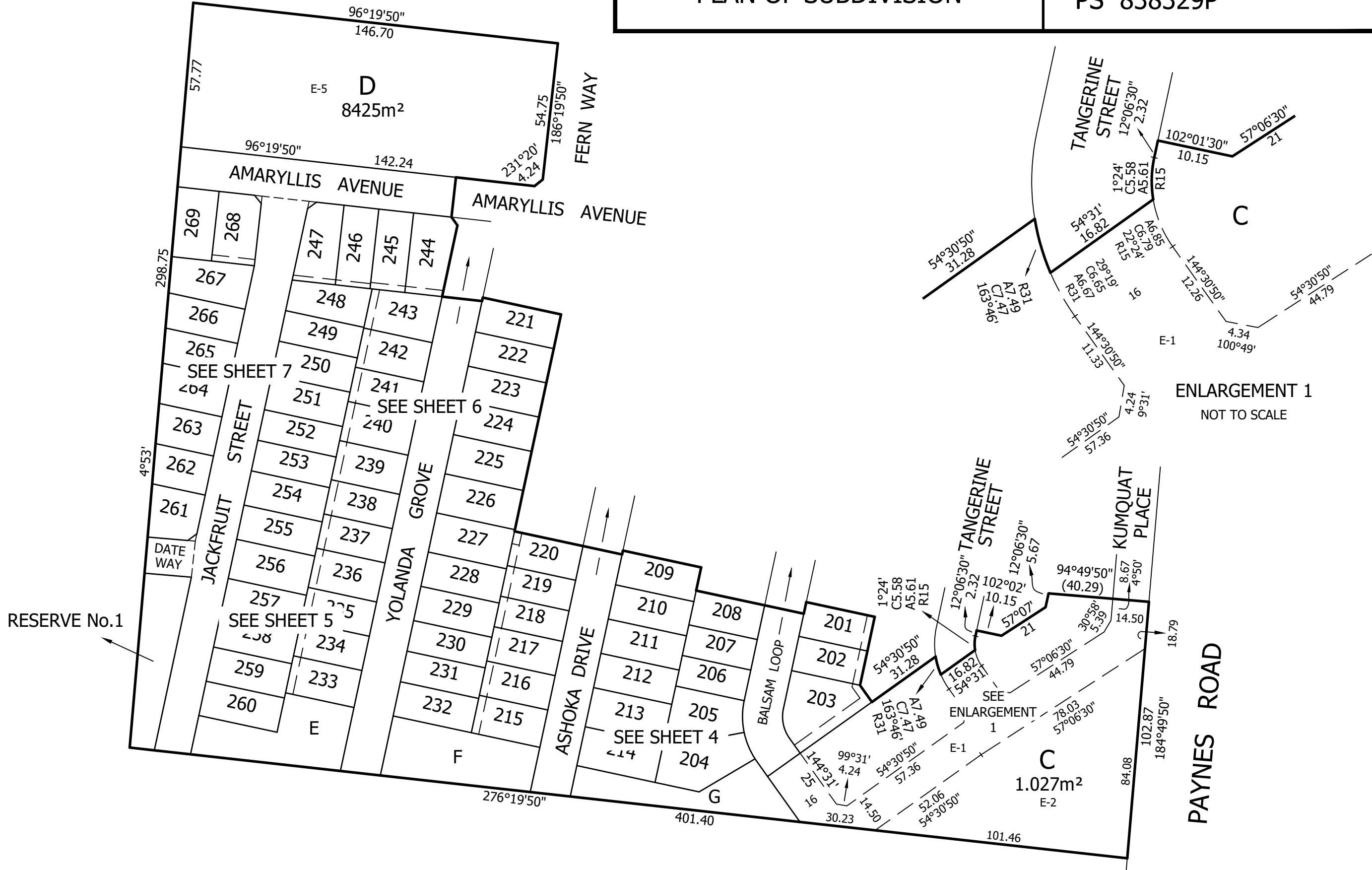
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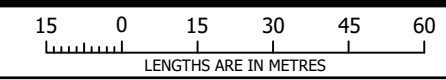
ENLARGEMENT 1  
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SCALE  
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ORIGINAL SHEET  
SIZE A3

SHEET 3

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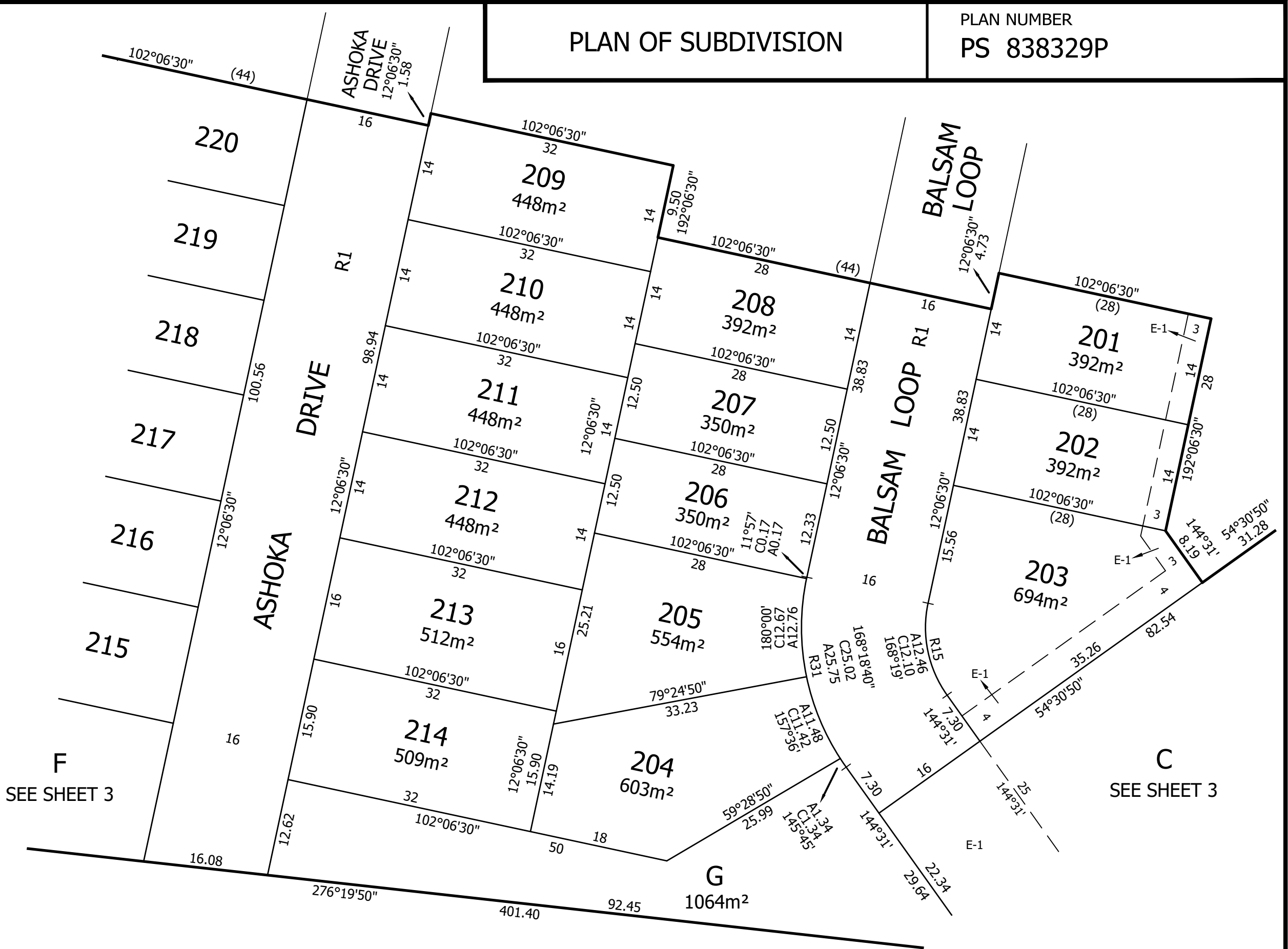
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ZONE 55

SEE SHEET 5



F  
SEE SHEET 3

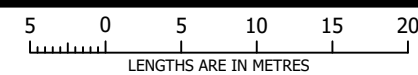
C  
SEE SHEET 3



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SCALE  
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ORIGINAL SHEET  
SIZE A3

SHEET 4

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PLAN OF SUBDIVISION

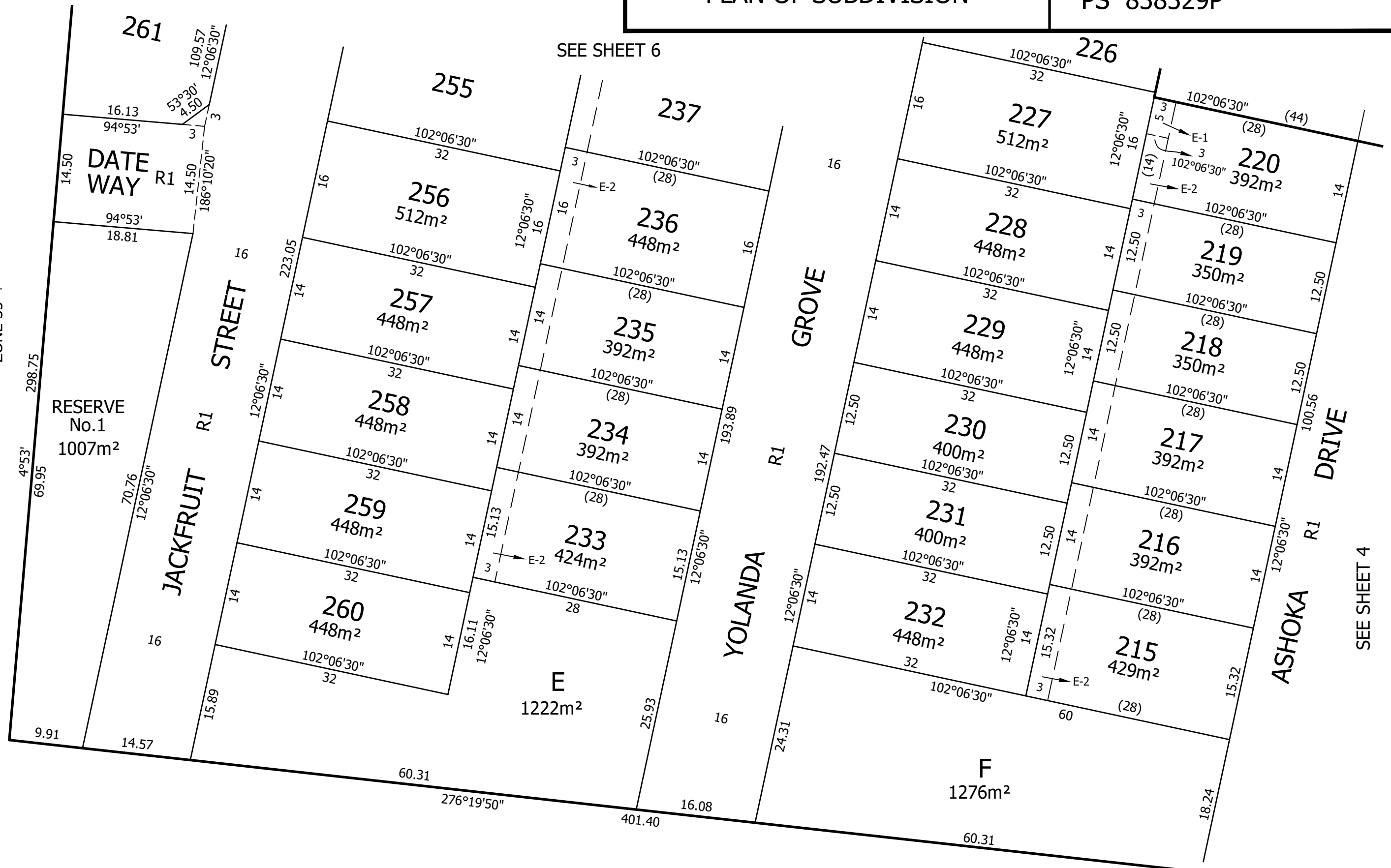
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SEE SHEET 7

SEE SHEET 6

SEE SHEET 4

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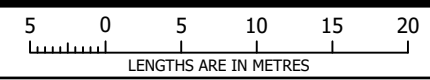


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SCALE  
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ORIGINAL SHEET  
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SHEET 5

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SEE SHEET 7

JACKFRUIT STREET R1

SEE SHEET 7

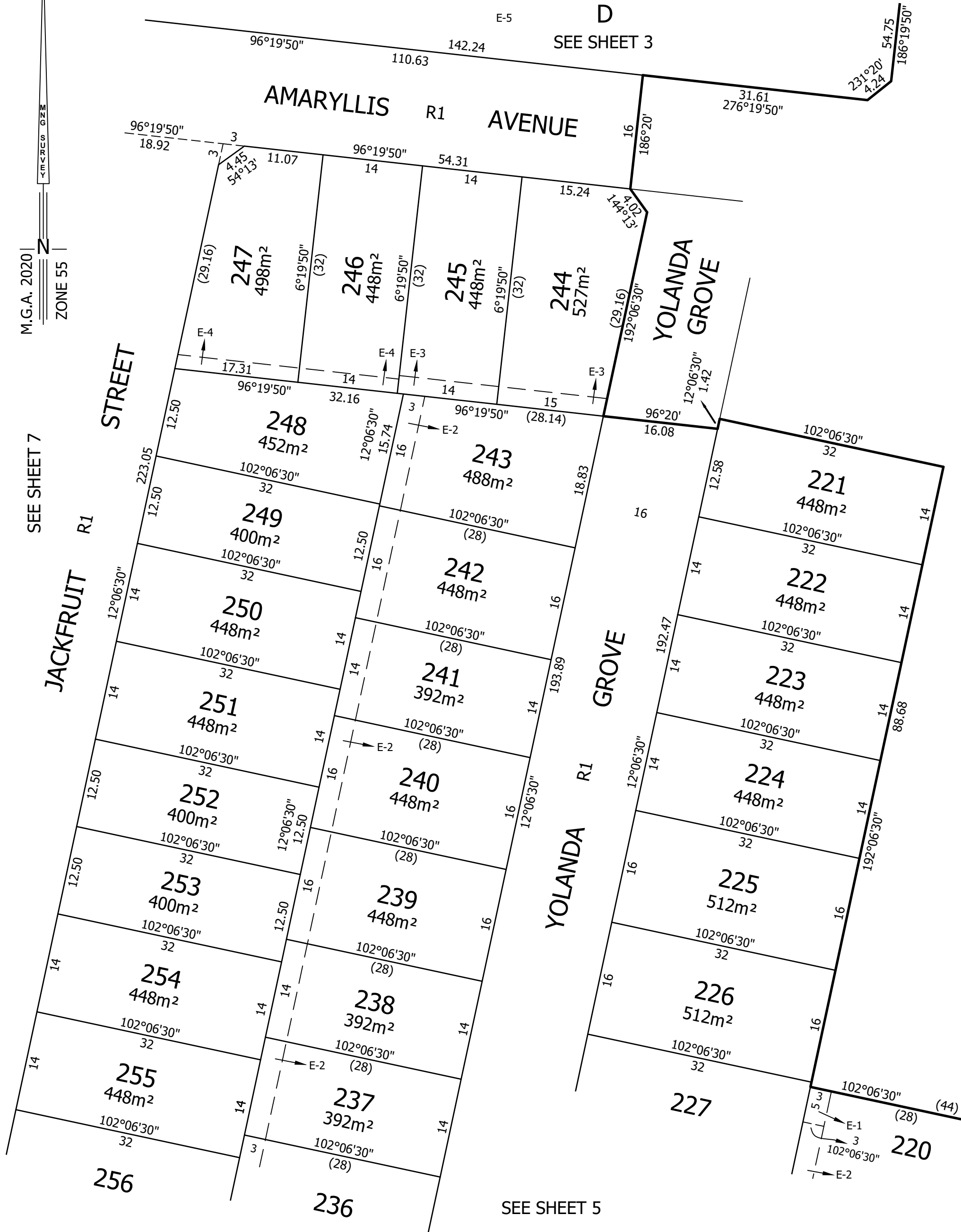
R1

AMARYLLIS AVENUE R1

E-5 D  
SEE SHEET 3

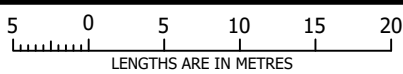
YOLANDA GROVE R1

SEE SHEET 5



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ORIGINAL SHEET  
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SHEET 6

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M.G.A. 2020 | ZONE 55 |

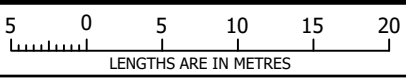


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SHEET 7

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SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

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.

Land to benefit & to be burdened  
Lots 201 to 269 (both inclusive)

Description of Restriction

Except with the written consent of the 'New 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 'New 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 'New Gardens' design assessment panel or such other entity as may be nominated by 'New 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

This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2031.

