

# PLAN OF SUBDIVISION

## EDITION 1

## PS902811H

### LOCATION OF LAND

**PARISH:** BYLANDS  
**CROWN DESCRIPTION:** CA. 59 & 60  
**TITLE REFERENCES:** VOL. 12316 FOL. 046  
**LAST PLAN REFERENCE:** LOT 1 ON LP213736  
**POSTAL ADDRESS:** TOOTLE STREET KILMORE 3764 VIC  
 (at time of subdivision)

COUNCIL NAME: MITCHELL SHIRE COUNCIL

### VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MITCHELL SHIRE COUNCIL
RESERVE 1	MITCHELL SHIRE COUNCIL
RESERVE 2	GOULBURN VALLEY WATER

### NOTATIONS

**DEPTH LIMITATION:** Does Not Apply

This is an ePlan

**PLANNING PERMIT No.** .

**ADDITIONAL PURPOSE OF PLAN:**

To remove power line easement shown as E-1 on LP213736B.

**GROUNDS FOR REMOVAL:**

Mitchell Planning Permit No. \_\_\_\_\_

**SURVEY:**

This plan is based on survey.

**GENERAL PLAN NOTATIONS:**

Lots 1 to 100 (both inclusive) have been omitted from this plan.

For Restriction 1 affecting Lots 101 to 147 (all inclusive) see sheet 7

STAGING: This is not a staged subdivision.

This survey has been connected to permanent mark No.(s): Bylands PM 23, 88, 104 & 206

BROADSTEAD - 1

9.196 ha - 47 lots

### EASEMENT INFORMATION

LEGEND: A-Appurtenant Easement E-Encumbering Easement

IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E1, E3	DRAINAGE	SEE DIAGRAM	THIS PLAN	MITCHELL SHIRE COUNCIL
E2, E3	SEWERAGE	SEE DIAGRAM	THIS PLAN	GOULBURN VALLEY WATER
E2, E4	POWERLINE	SEE DIAGRAM	SEC.88 ELECTRICITY INDUSTRY ACT. 2000	AUSNET ELECTRICITY SERVICES PTY LTD



MC MULLEN NOLAN GROUP  
 31/574 Plummer Street  
 Port Melbourne VIC 3207  
 Tel: (03) 7002 2200  
 Fax: (08) 7002 2299  
 Email: info@mngsurvey.com.au

**SURVEYORS FILE REF:** 80266PS-12C

**LICENSED SURVEYOR:** MATTHEW DUNN

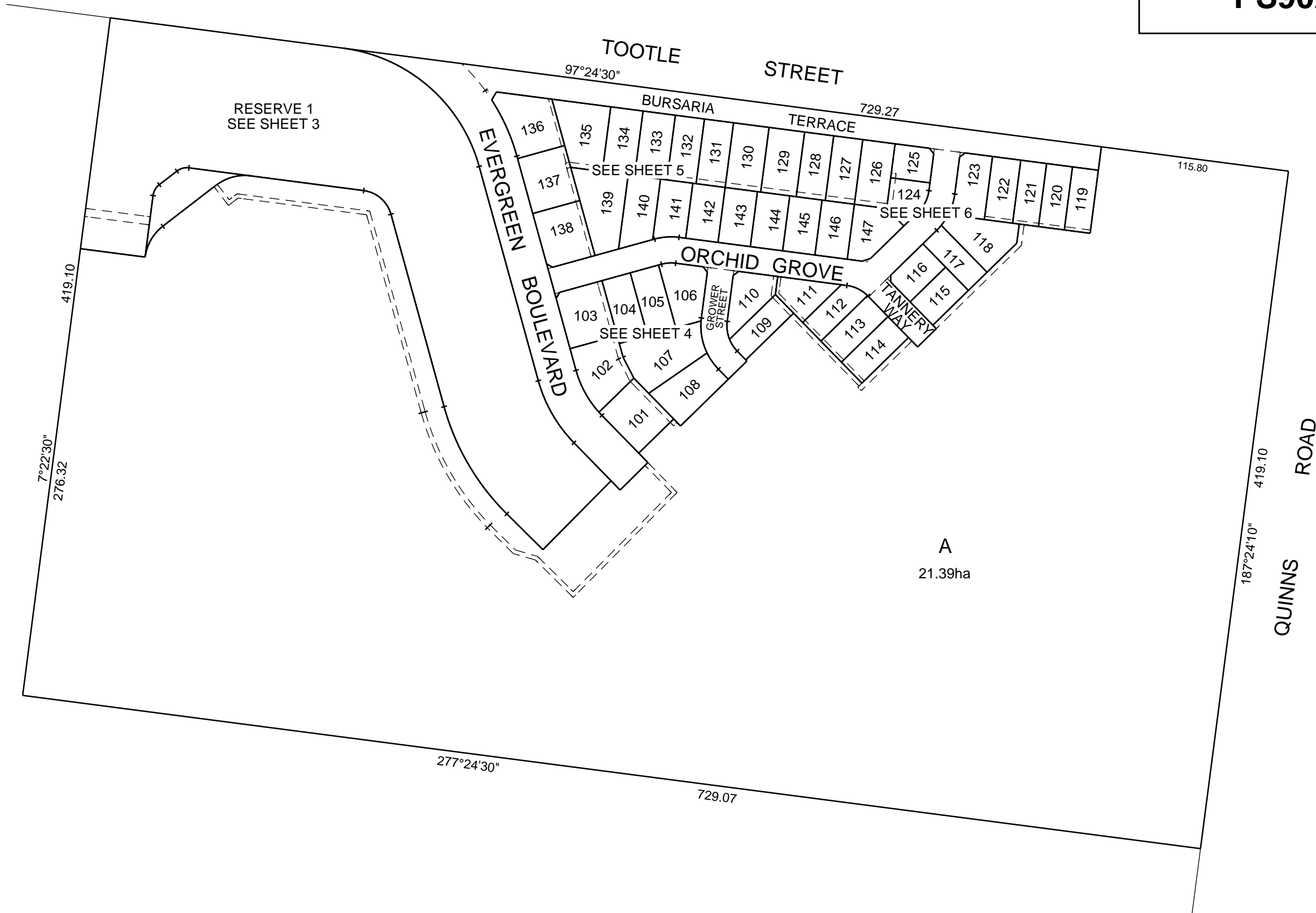
**VERSION 2**

**ORIGINAL SHEET**  
**SIZE: A3**

**SHEET 1 OF 7**

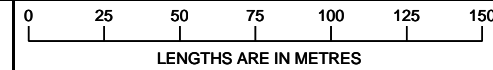
This plan is unregistered and may be subject to change.

Plan generated date/time: 07/12/2022 01:41 PM



MC MULLEN NOLAN GROUP  
31/574 Plummer Street  
Port Melbourne VIC 3207  
Tel: (03) 7002 2200  
Fax: (08) 7002 2299  
Email: info@mngsurvey.com.au

SCALE  
1 : 2500



ORIGINAL SHEET  
SIZE: A3

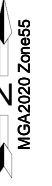
SHEET 2

LICENSED SURVEYOR: MATTHEW DUNN

VERSION 2

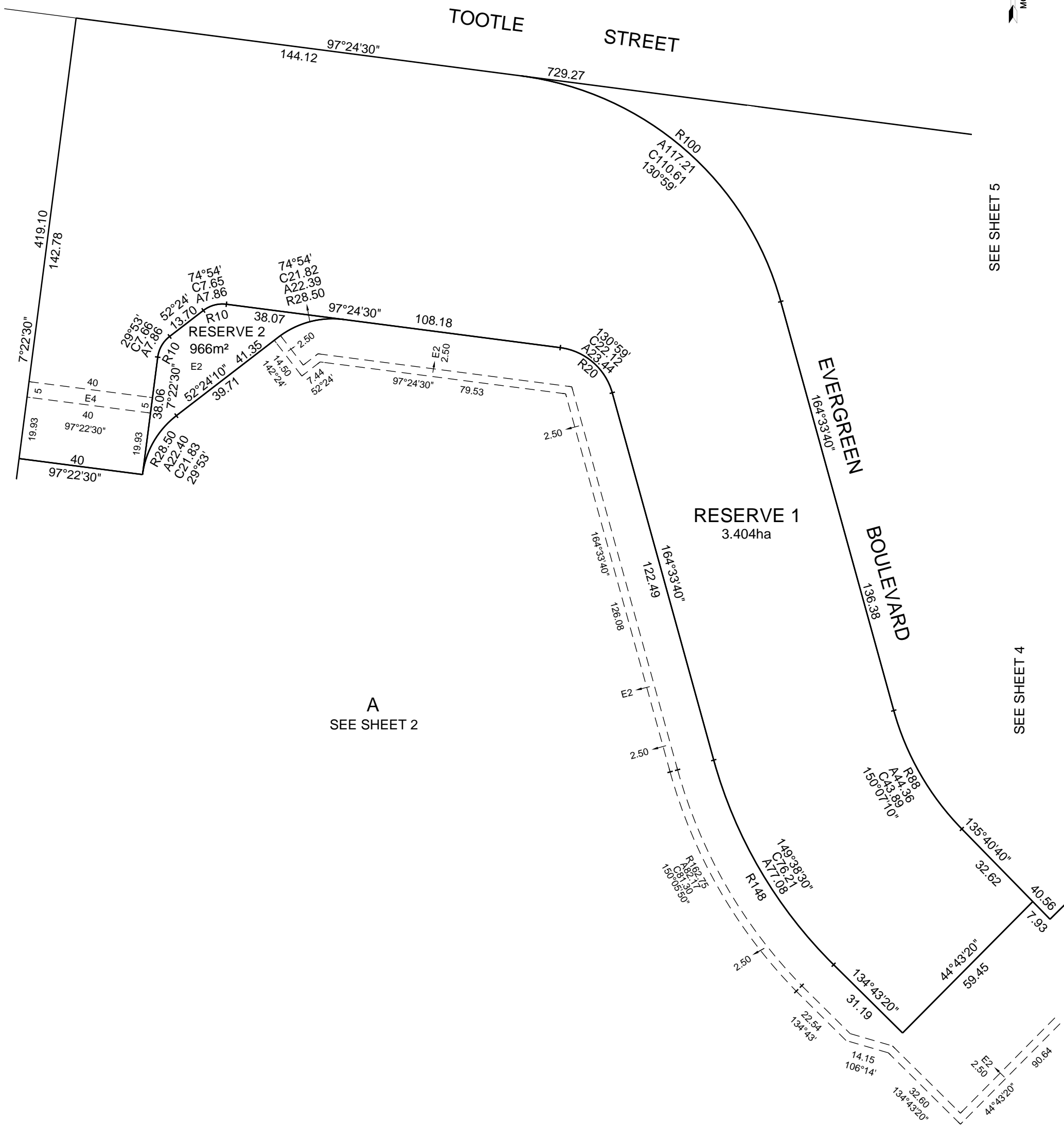
This plan is unregistered and may be subject to change.

Plan generated date/time: 07/12/2022 01:41 PM



TOOTLE STREET

SEE SHEET 5



SEE SHEET 4

A  
SEE SHEET 2



RESERVE 1  
SEE SHEET 3

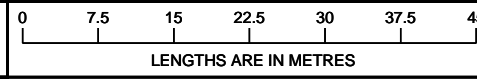
A  
SEE SHEET 2

SEE SHEET 3



MC MULLEN NOLAN GROUP  
31/574 Plummer Street  
Port Melbourne VIC 3207  
Tel: (03) 7002 2200  
Fax: (08) 7002 2299  
Email: info@mngsurvey.com.au

SCALE  
1 : 750



ORIGINAL SHEET  
SIZE: A3

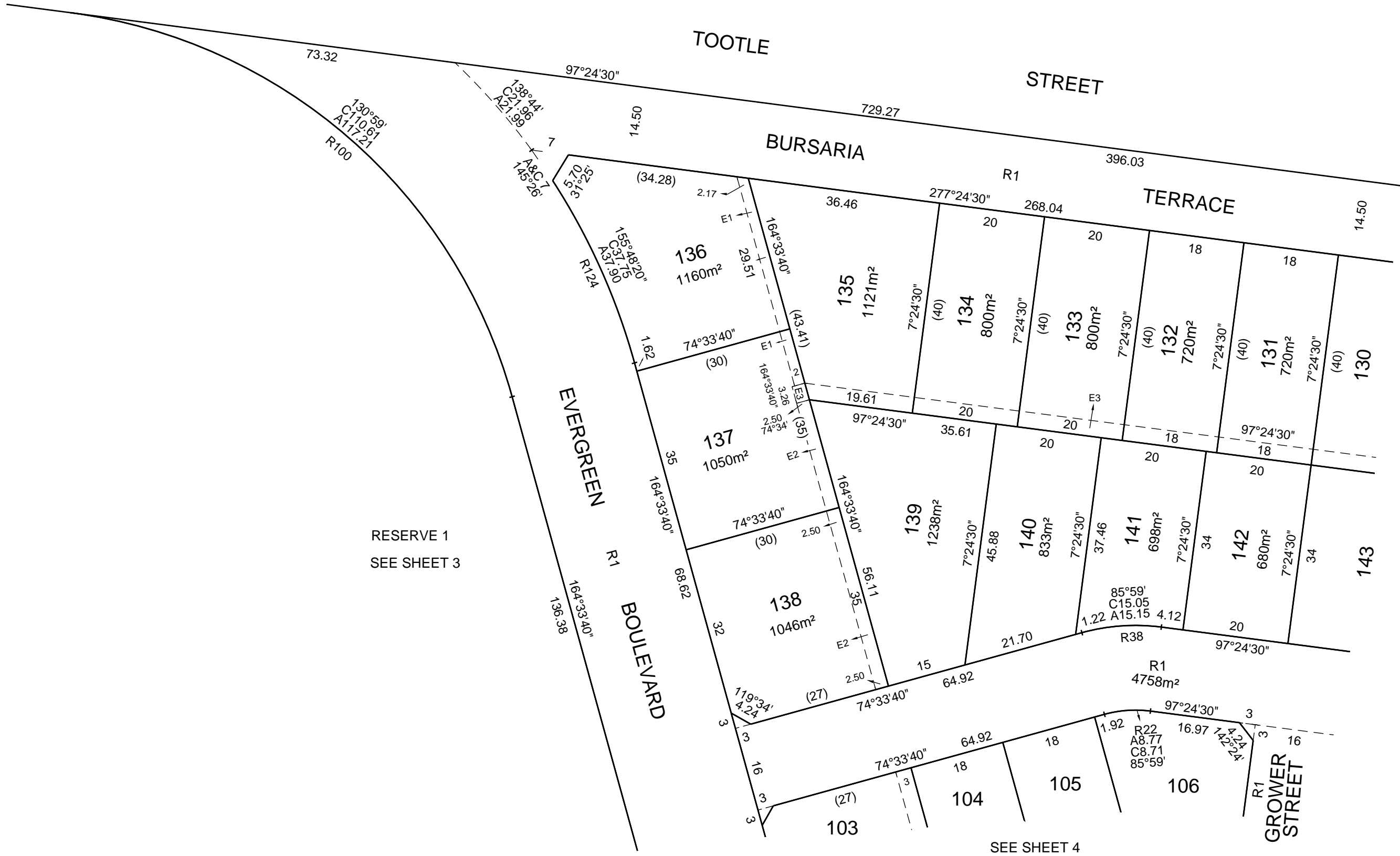
SHEET 4

LICENSED SURVEYOR: MATTHEW DUNN

This plan is unregistered and may be subject to change.

VERSION 2

Plan generated date/time: 07/12/2022 01:41 PM

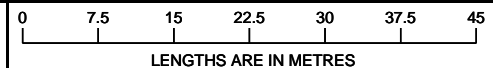


SEE SHEET 6



MC MULLEN NOLAN GROUP  
 31/574 Plummer Street  
 Port Melbourne VIC 3207  
 Tel: (03) 7002 2200  
 Fax: (08) 7002 2299  
 Email: info@mngsurvey.com.au

SCALE  
 1 : 750

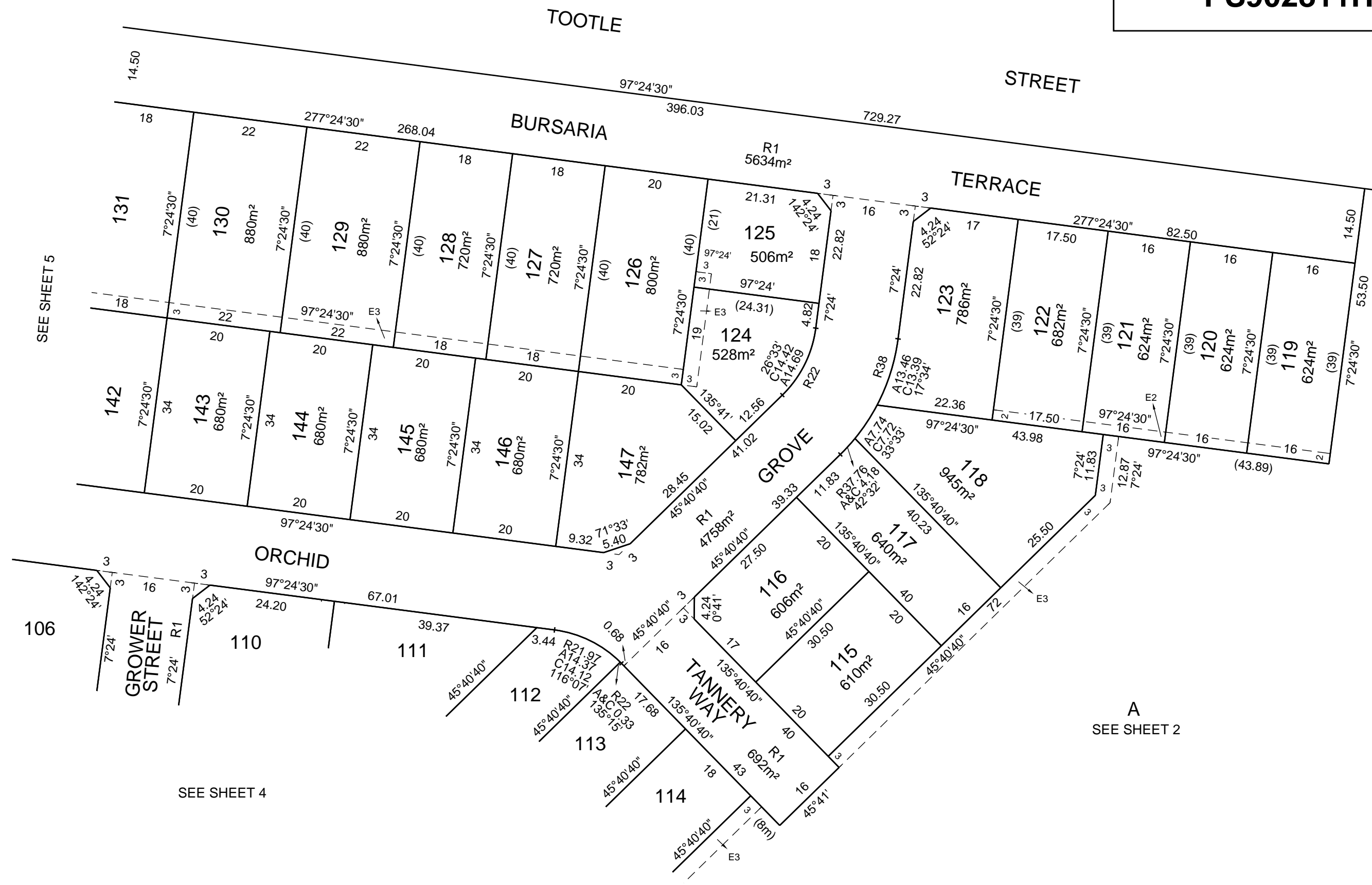


ORIGINAL SHEET  
 SIZE: A3

SHEET 5

LICENSED SURVEYOR: MATTHEW DUNN  
 VERSION 2

This plan is unregistered and may be subject to change.  
 Plan generated date/time: 07/12/2022 01:41 PM



SEE SHEET 5

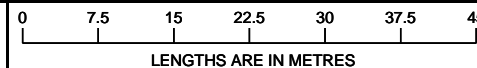
SEE SHEET 4

A  
SEE SHEET 2



MC MULLEN NOLAN GROUP  
31/574 Plummer Street  
Port Melbourne VIC 3207  
Tel: (03) 7002 2200  
Fax: (08) 7002 2299  
Email: info@mngsurvey.com.au

SCALE  
1 : 750



ORIGINAL SHEET  
SIZE: A3

SHEET 6

LICENSED SURVEYOR: MATTHEW DUNN

VERSION 2

This plan is unregistered and may be subject to change.

Plan generated date/time: 07/12/2022 01:41 PM

**CREATION OF RESTRICTION 1**

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.

BURDENED LAND: LOTS 101-147

BENEFITED LAND: LOTS 101-147

**RESTRICTION:**

EXCEPT WITH THE WRITTEN CONSENT OF THE 'BROADSTEAD' 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 'BROADSTEAD' 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 'BROADSTEAD' DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE 'BROADSTEAD' 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: (1) 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 OR (2) 30TH JUNE 2031.



MC MULLEN NOLAN GROUP  
31/574 Plummer Street  
Port Melbourne VIC 3207  
Tel: (03) 7002 2200  
Fax: (08) 7002 2299  
Email: info@mngsurvey.com.au

**SURVEYORS FILE REF:** 80266PS-12C

**LICENSED SURVEYOR:** MATTHEW DUNN

**VERSION** 2

**ORIGINAL SHEET**  
**SIZE: A3**

**SHEET 7**

This plan is unregistered and may be subject to change.

Plan generated date/time: 07/12/2022 01:41 PM