
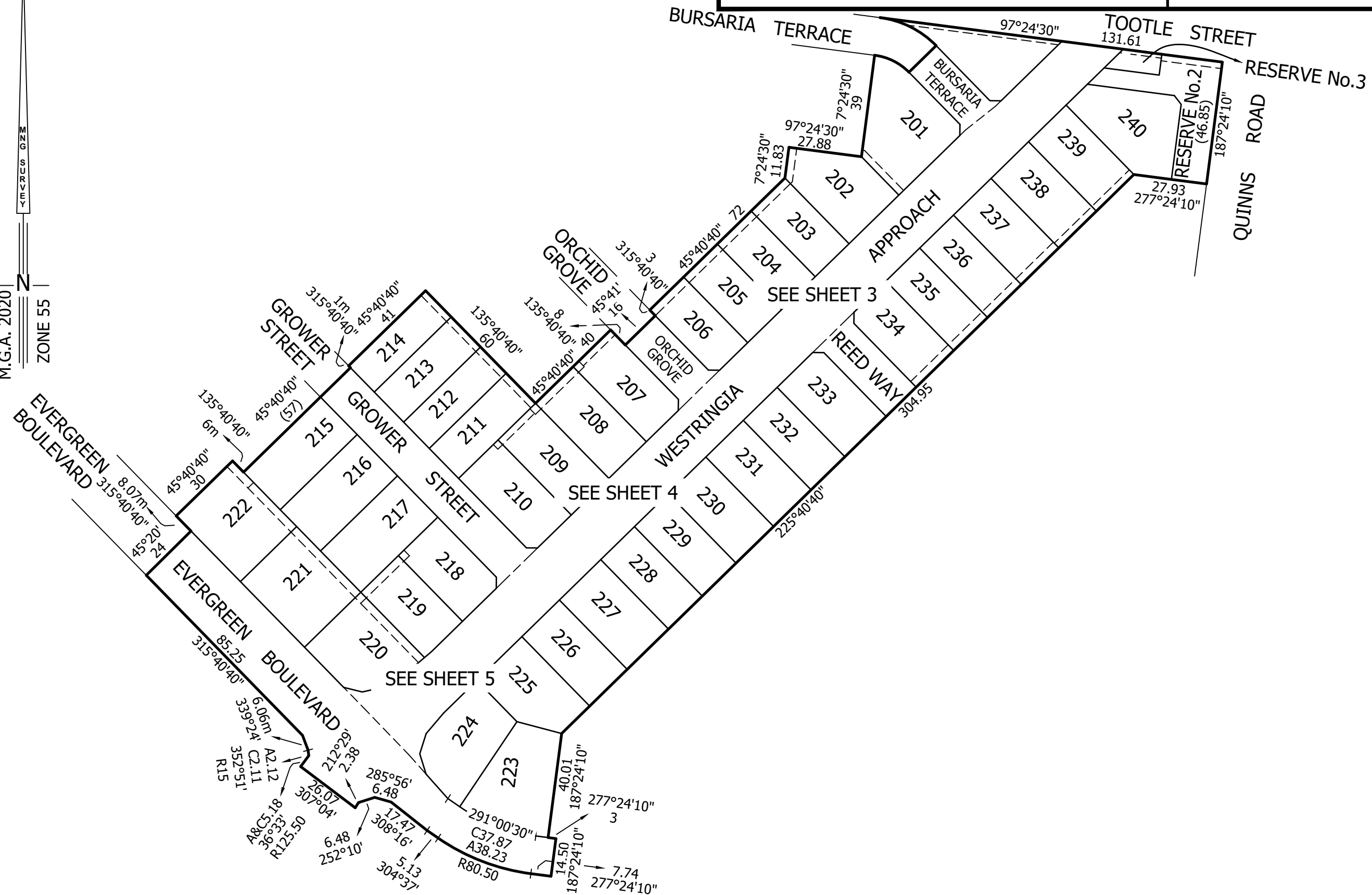


PLAN OF SUBDIVISION			LV USE ONLY EDITION	PLAN NUMBER PS 902812F	
<div>LOCATION OF LAND</div> <div>PARISH: BYLANDS</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: 59 (PART) & 60 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCES: Vol. Fol.</div> <div>LAST PLAN REFERENCE/S: LOT B ON PS 902817U</div> <div>POSTAL ADDRESS: TOOTLE STREET (At time of subdivision) KILMORE 3764, VIC</div> <div>MGA2020 Co-ordinates E 320 080 (of approx centre of N 5 868 320 land in plan) ZONE 55</div>			<div>COUNCIL NAME: MITCHELL SHIRE COUNCIL</div>		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON			
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3		MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS			<div>LOTS 1-200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>FOR RESTRICTION A AFFECTING LOTS 201-240 (ALL INCLUSIVE) SEE SHEET 6</div> <div>OTHER PURPOSE OF PLAN: TO REMOVE DRAINAGE EASEMENT CREATED IN C/E..... SHOWN AS E-1 ON LOT C (VOL..... FOL.....) AFFECTING ROAD R1 ON THIS PLAN.</div> <div>TO REMOVE SEWERAGE EASEMENT CREATED IN C/E..... SHOWN AS E-2 ON LOT C (VOL..... FOL.....) AFFECTING ROAD R1 ON THIS PLAN.</div> <div>TO REMOVE POWER LINE EASEMENT CREATED IN C/E..... SHOWN AS E-5 ON LOT C (VOL..... FOL.....) AFFECTING ROAD R1 ON THIS PLAN.</div> <div>GROUND'S FOR REMOVAL: VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.</div>		
<div>DEPTH LIMITATION: DOES NOT APPLY</div> <div>STAGING: THIS IS NOT STAGED SUBDIVISION. PLANNING PERMIT No. PL430/22</div> <div>SURVEY: THIS PLAN IS BASED ON SURVEY.</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): PM 23, 88,104 AND 206</div> <div>BROADSTEAD - 2 4.822ha</div> <div>40 LOTS</div>					
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	C/E	MITCHELL SHIRE COUNCIL	
E-1	SEWERAGE	SEE PLAN	C/E	GOULBURN VALLEY REGION WATER CORPORATION	
E-2	SEWERAGE	SEE PLAN	C/E	GOULBURN VALLEY REGION WATER CORPORATION	
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER CORPORATION	
E-4	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL	
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER CORPORATION	
E-5	POWER LINE	SEE PLAN	C/E	AUSNET ELECTRICITY SERVICES PTY LTD	
80266PS-013K.DWG			SURVEYOR REF: 80266ps-013k		ORIGINAL SHEET SIZE: A3
<div><div>MC MULLEN NOLAN GROUP Level 1/5 Queens Road Melbourne VIC 3004 Tel: (03) 7002 2200 Fax: (03) 7002 2299 Email: vic.admin@mngsurvey.com.au</div></div>			MATTHEW DUNN		SHEET 1 OF 6
			VERSION 10		

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902812F

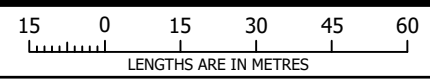
M.G.A. 2020
N
ZONE 55



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SCALE
1:1500



ORIGINAL SHEET
SIZE A3

SHEET 2

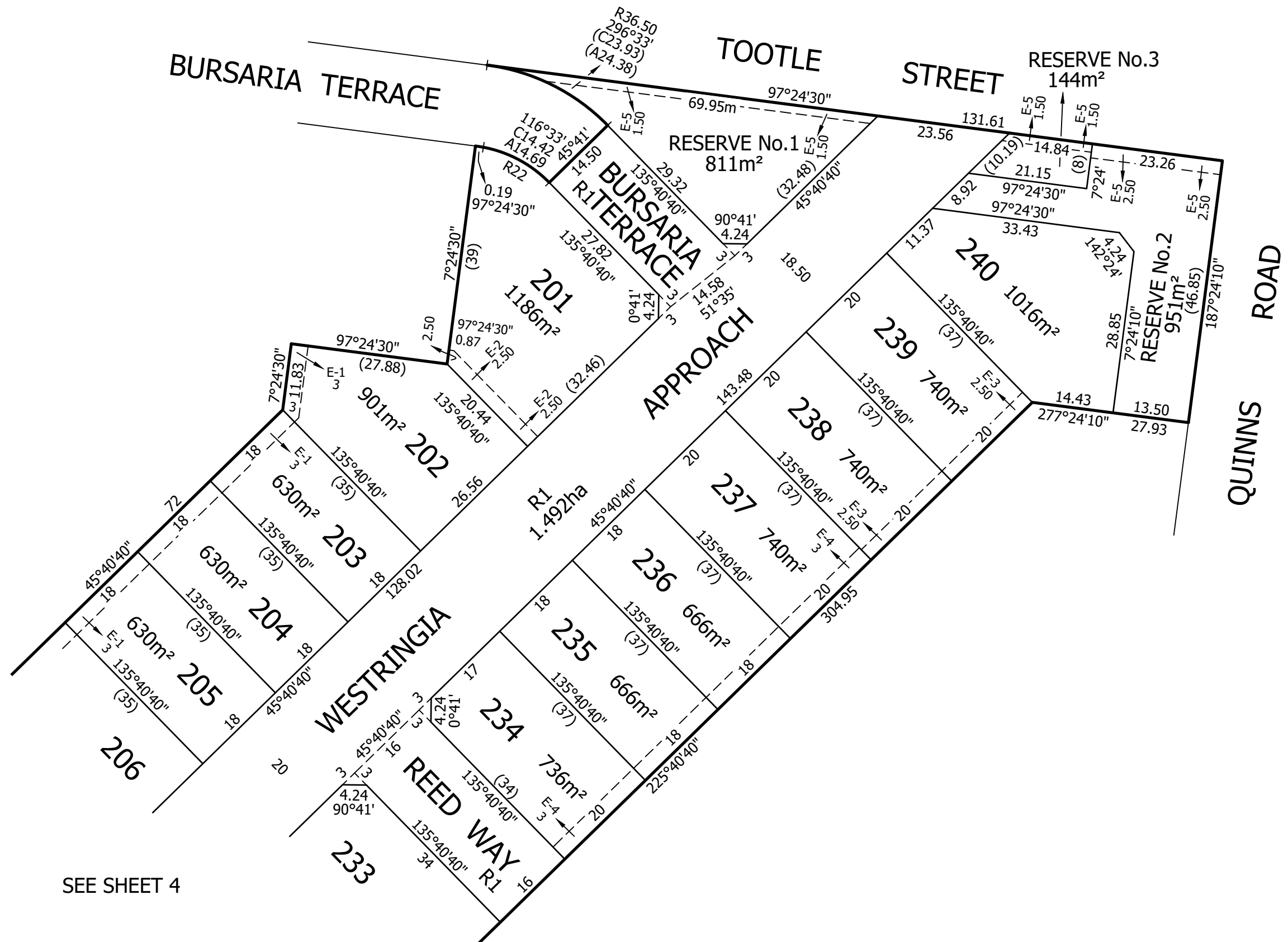
MATTHEW DUNN

VERSION 10

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902812F

M.G.A. 2020 | ZONE 55



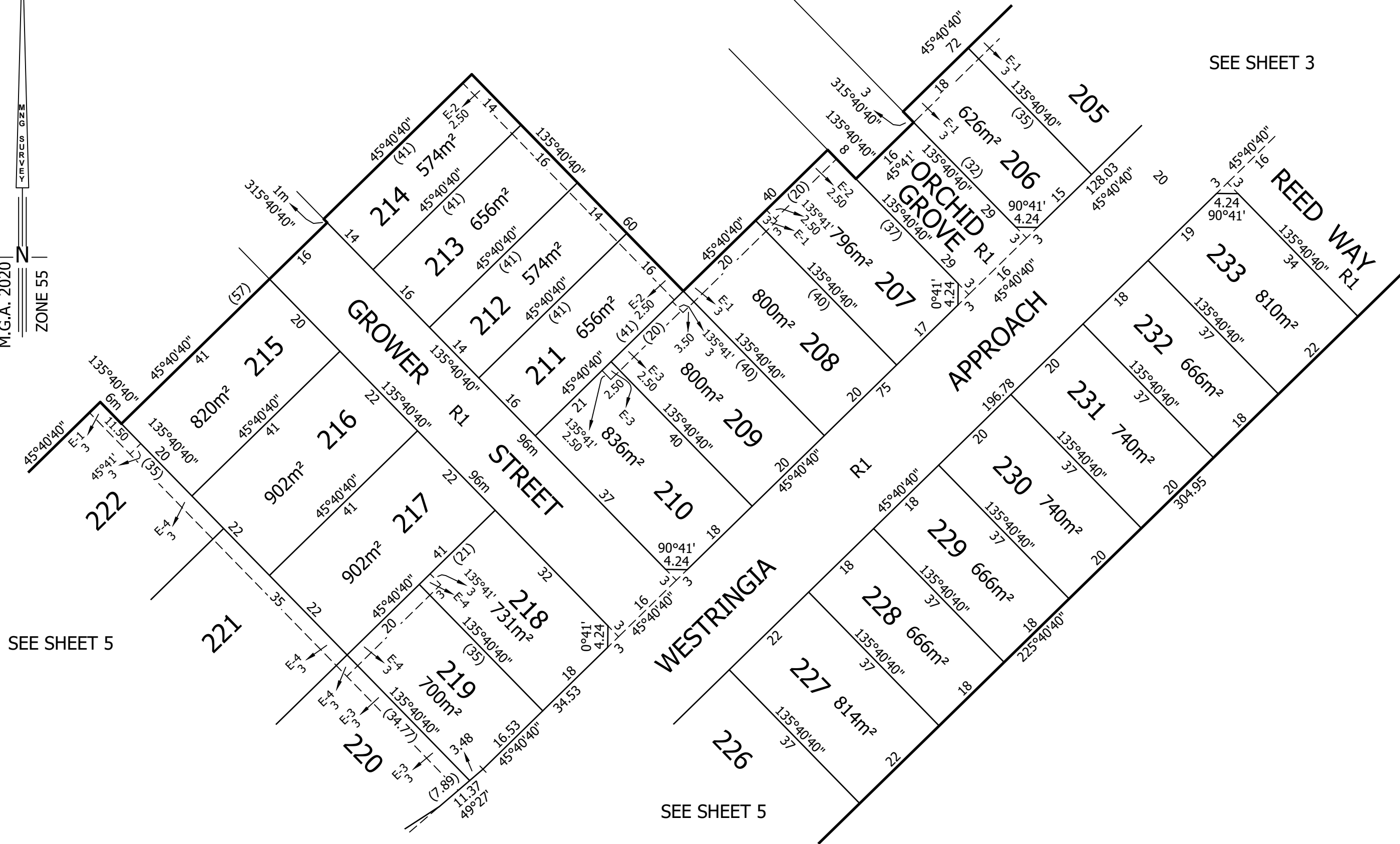
SEE SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902812F

M.G.A. 2020 | ZONE 55

SEE SHEET 3



SEE SHEET 5

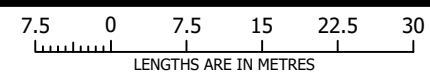
SEE SHEET 5



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SCALE
1:750



ORIGINAL SHEET
SIZE A3

SHEET 4

MATTHEW DUNN

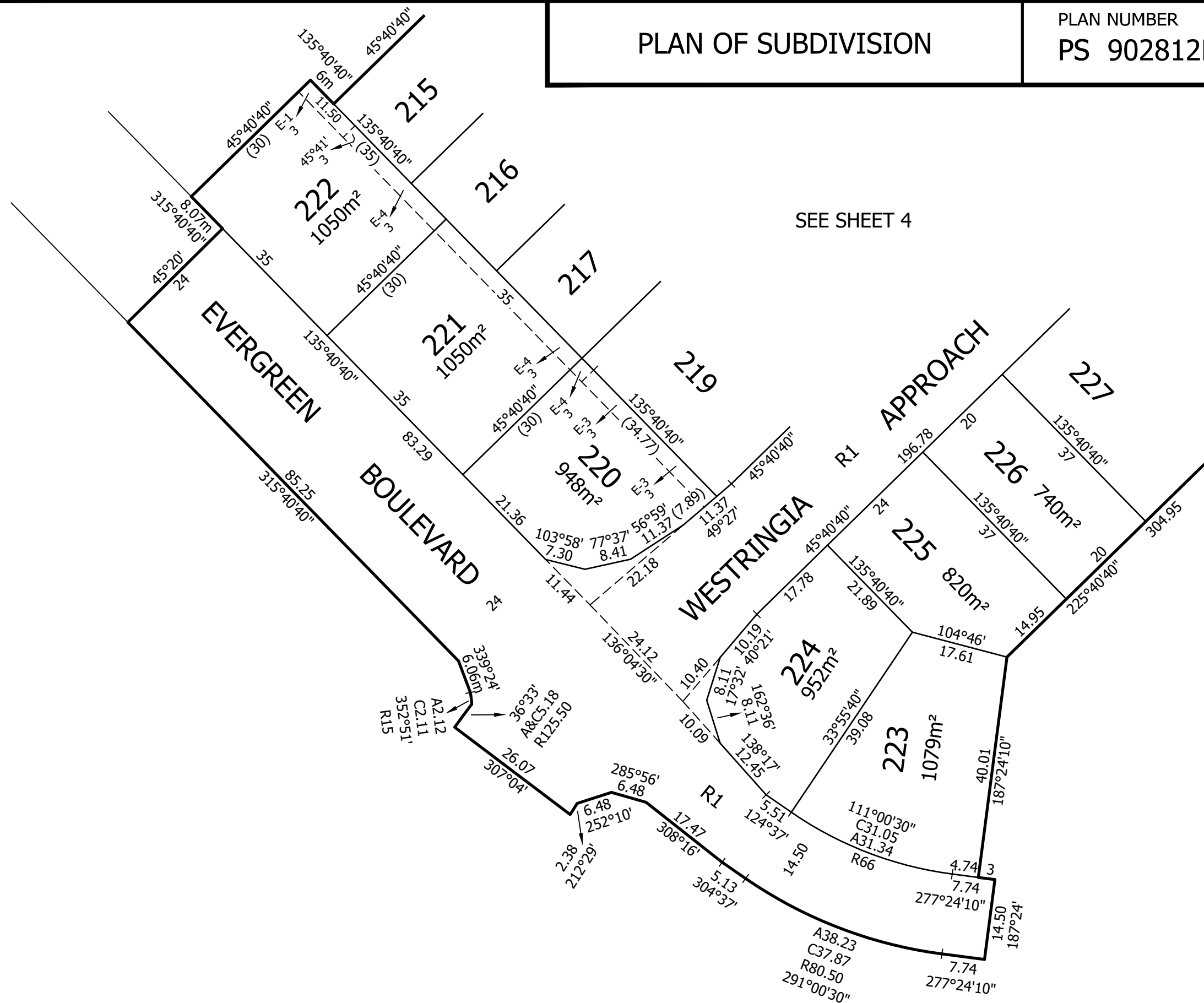
VERSION 10

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902812F

SEE SHEET 4

M.G.A. 2020 | 2
ZONE 55 |

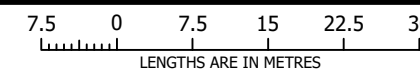


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ORIGINAL SHEET
SIZE A3

SHEET 5

MATTHEW DUNN

VERSION 10

SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

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 201-240 on this plan (All inclusive).
Benefited land: Lots 201-240 on this plan (All inclusive).

Description of 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 on the lot outside of the endorsed Building Envelope Plan.
- (2) Construct or allow to be constructed any building or structure other than a building or structure in accordance with the 'Broadstead' Building 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.
- (3) 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 'Broadstead' design assessment panel from time to time have given its written approval to the plans and documentation prior to the commencement of works.
- (4) Construct or allow to be constructed more than one dwelling on each lot.
- (5) Allow subdivision of any lot.

Expiry date: 31/12/2038