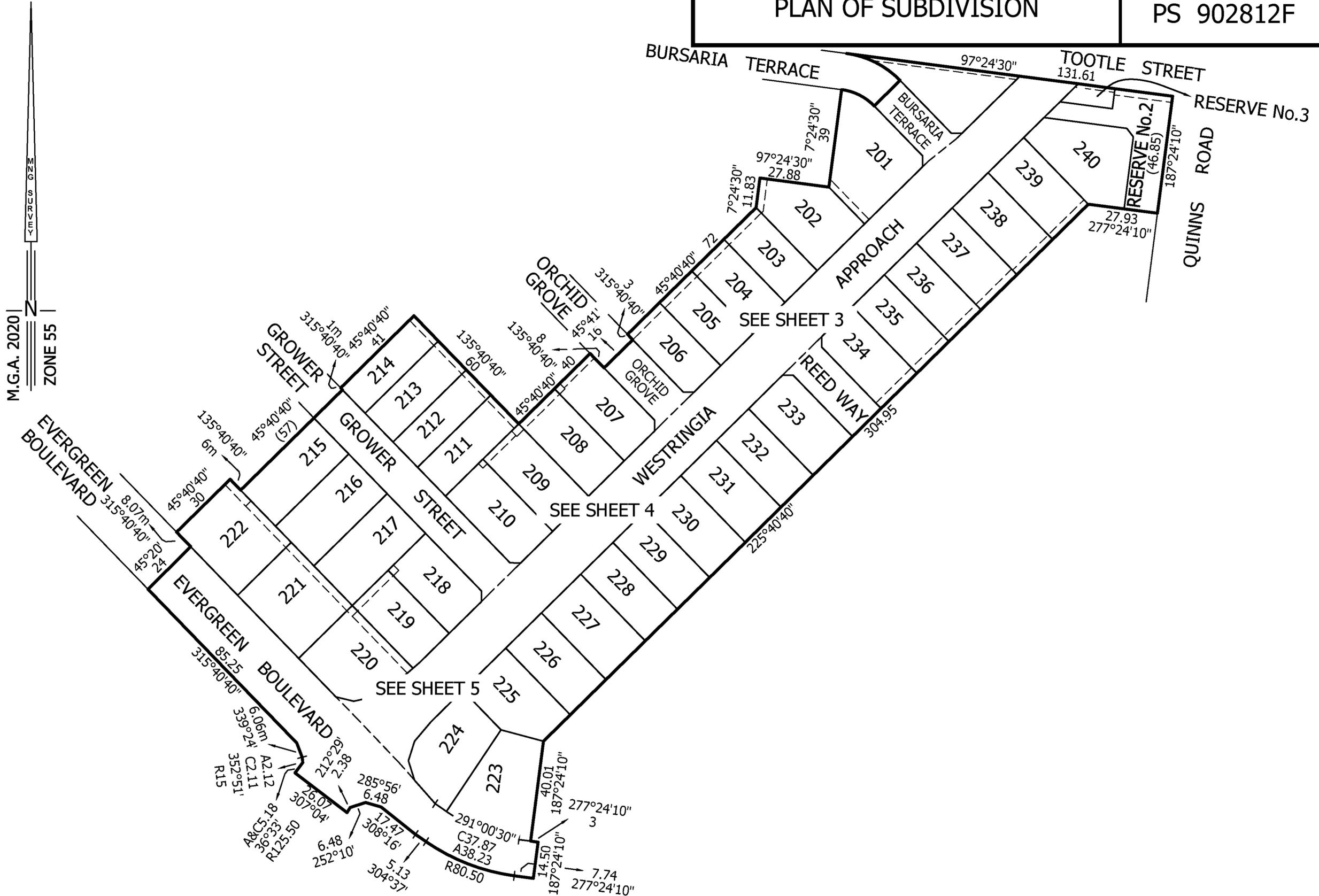


PLAN OF SUBDIVISION		LV USE ONLY EDITION 1	PLAN NUMBER PS 902812F	
LOCATION OF LAND PARISH: BYLANDS TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 59 (PART) & 60 (PART) CROWN PORTION: - TITLE REFERENCES: Vol. 12562 Fol. 840 LAST PLAN REFERENCE/S: LOT C ON PS 902817U POSTAL ADDRESS: TOOTLE STREET (At time of subdivision) KILMORE 3764, VIC MGA2020 Co-ordinates E 320 080 (of approx centre of N 5 868 320 land in plan) ZONE 55		Council Name: Mitchell Shire Council Council Reference Number: PLS021/24 Planning Permit Reference: PLP430/22 SPEAR Reference Number: S227609P Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Rhonda Willingham for Mitchell Shire Council on 20/11/2025		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1-200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.		
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	FOR RESTRICTION A AFFECTING LOTS 201-240 (ALL INCLUSIVE) SEE SHEET 6 OTHER PURPOSE OF PLAN: TO REMOVE DRAINAGE EASEMENT CREATED IN AZ792974U SHOWN AS E-3 ON LOT C ON PS902817U (VOL.12562 FOL.840) AFFECTING ROAD R1 ON THIS PLAN. TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED IN AZ792974U SHOWN AS E-4 ON LOT C ON PS902817U (VOL.12562 FOL.840) AFFECTING ROAD R1 ON THIS PLAN. TO REMOVE DRAINAGE AND WATER SUPPLY EASEMENTS CREATED IN AZ792974U SHOWN AS E-6 ON LOT C ON PS902817U (VOL.12562 FOL.840) AFFECTING ROAD R1 ON THIS PLAN. TO REMOVE WATER SUPPLY EASEMENT CREATED IN AZ792974U SHOWN AS E-7 ON LOT C ON PS902817U (VOL.12562 FOL.840) AFFECTING ROAD R1 ON THIS PLAN. TO REMOVE THAT PART OF SUPPLY OF ELECTRICITY EASEMENT CREATED IN AZ792974U SHOWN AS E-8 ON LOT C ON PS902817U (VOL.12562 FOL.840) AFFECTING ROAD R1 ON THIS PLAN. GROUND'S FOR REMOVAL: BY AGREEMENT FROM ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.		
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY STAGING: THIS IS NOT STAGED SUBDIVISION. PLANNING PERMIT No. PL430/22 SURVEY: THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): PM 23, 88,104 AND 206 BROADSTEAD - 2 4.822ha 40 LOTS Warning: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958				
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 AZ792974U	MITCHELL SHIRE COUNCIL
E-1	SEWERAGE	SEE PLAN	C/E AZ792974U	GOULBURN VALLEY REGION WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	C/E AZ792974U	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	SUPPLY OF ELECTRICITY (BY UNDERGROUND CABLES)	SEE PLAN	C/E AZ792974U	AUSNET ELECTRICITY SERVICES PTY LTD
 MC MULLEN NOLAN GROUP Level 1/5 Queens Road Melbourne VIC 3004 Tel: (03) 7002 2200 Fax: (03) 7002 2299 Email: melbourne@mngsurvey.com.au		SURVEYOR REF: 80266ps-013p Digitally signed by: Matthew Barry Dunn, Licensed Surveyor, Surveyor's Plan Version (15), 18/11/2025, SPEAR Ref: S227609P		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6 Land Use Victoria Plan Registered 11:05 AM 15/01/2026 Assistant Registrar of Titles

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902812F



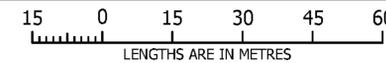
M.G.A. 2020
ZONE 55

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SCALE
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ORIGINAL SHEET
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SHEET 2

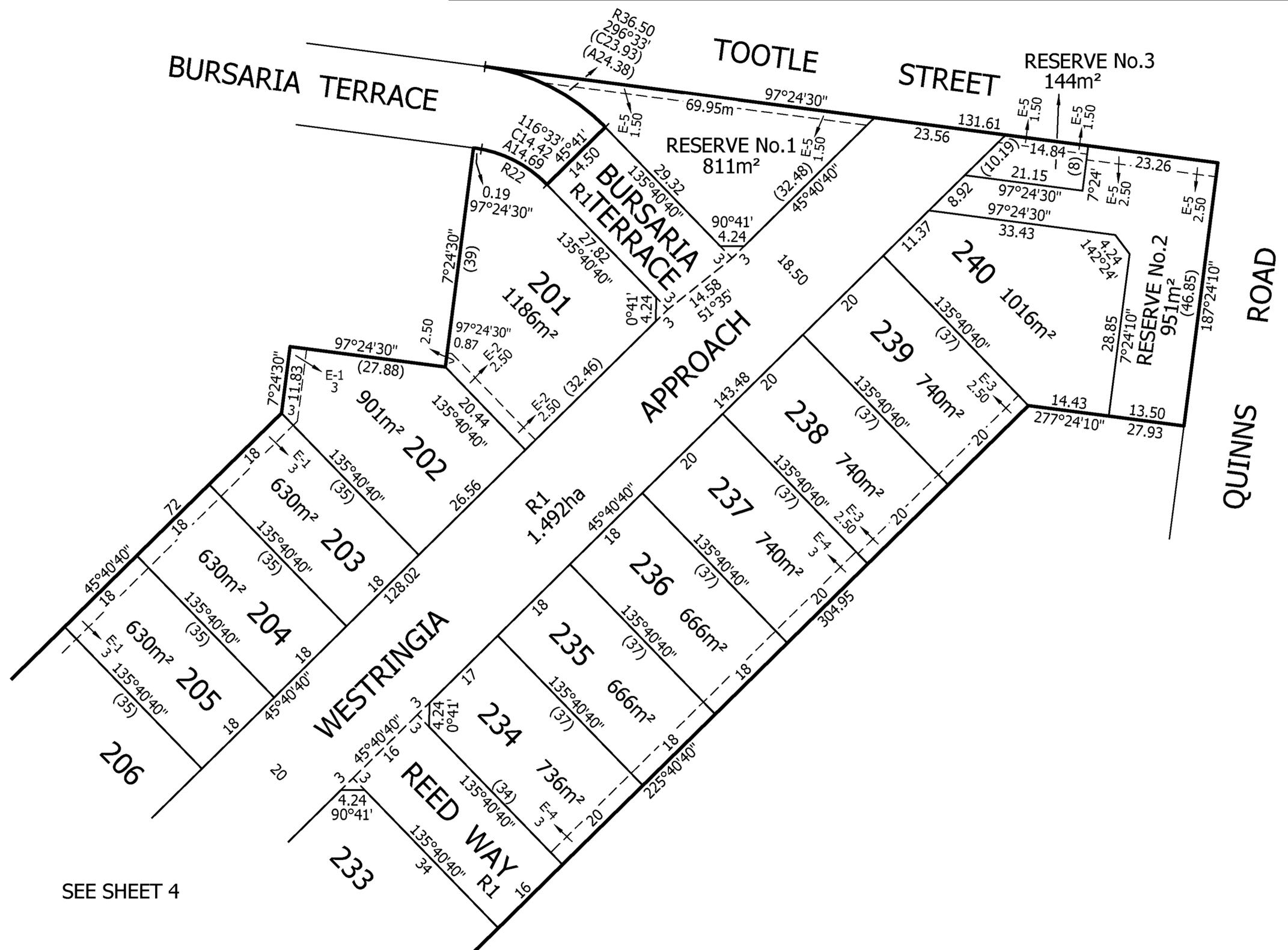
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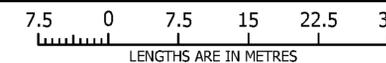
SEE SHEET 4

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SCALE
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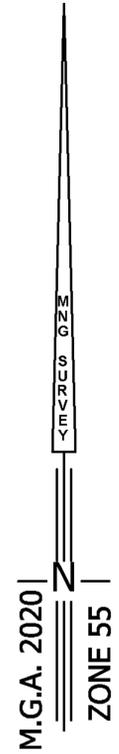
SHEET 3

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SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

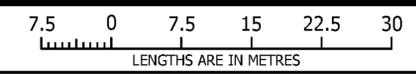


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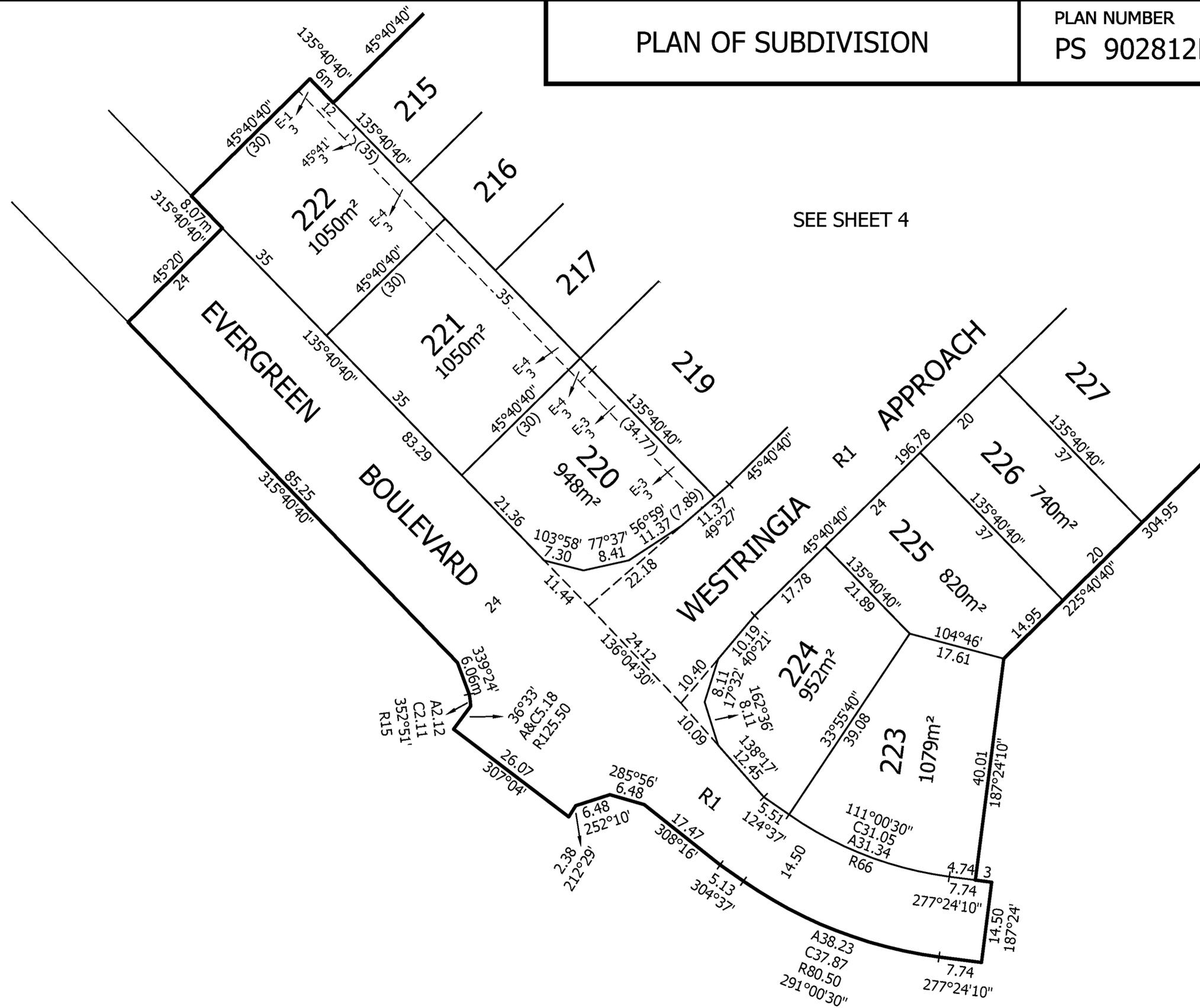
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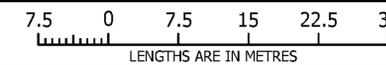
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CREATION OF RESTRICTION

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.

RESTRICTION A:

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 Responsible Authority and 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 Building Envelope Plan as defined by the building regulations.
- (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: 31/12/2040

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SHEET 6



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