

# 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

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MITCHELL SHIRE COUNCIL
RESERVE No.1	MITCHELL SHIRE COUNCIL
RESERVE No.2	MITCHELL SHIRE COUNCIL
RESERVE No.3	AUSNET ELECTRICITY SERVICES PTY LTD

LOTS 1-200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
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.  
**GROUNDS 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

## 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

80266PS-013P.DWG

SURVEYOR REF: 80266ps-013p

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6



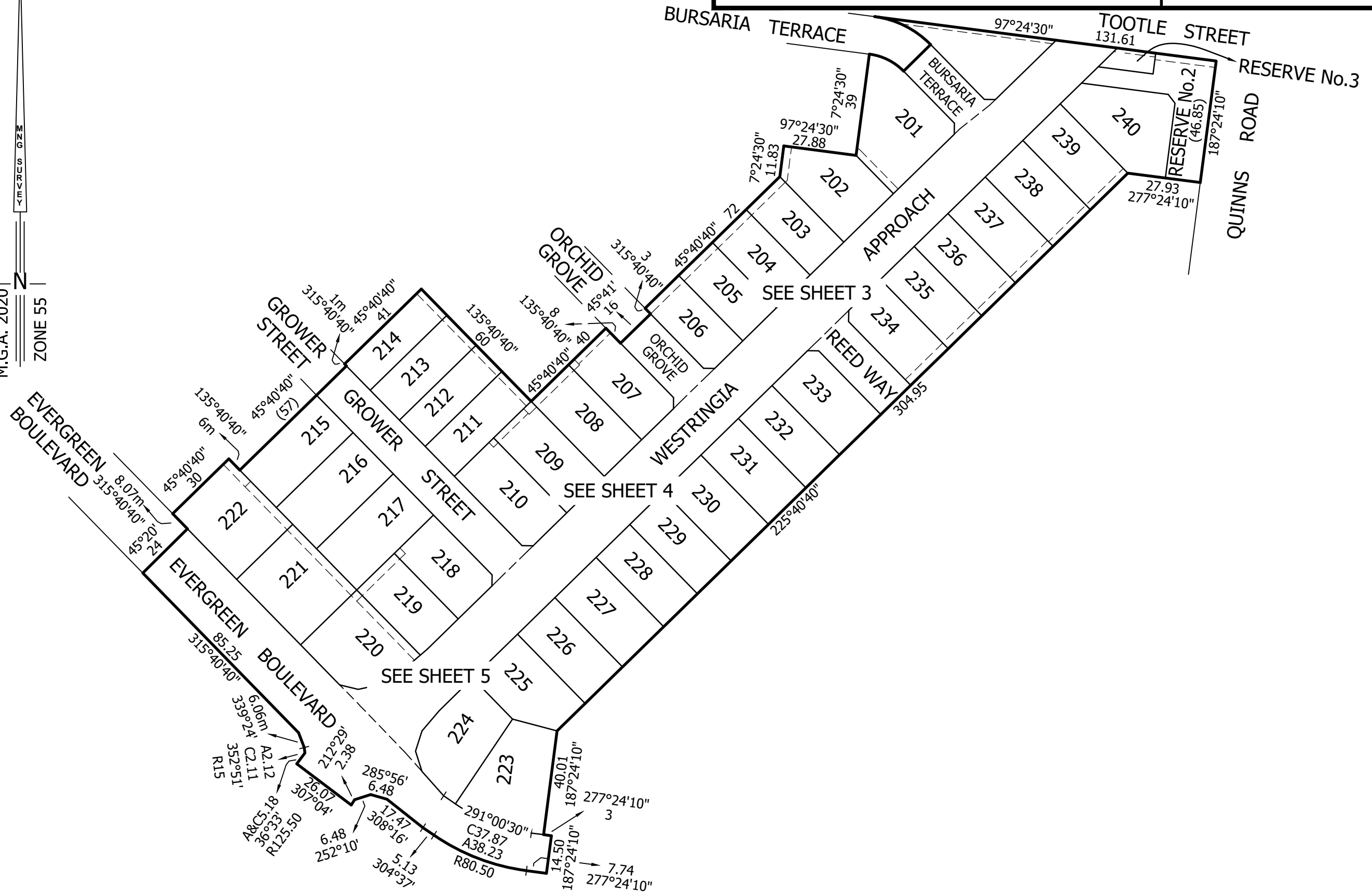
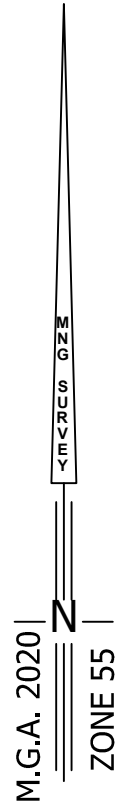
MC MULLEN NOLAN GROUP  
Level 1/5 Queens Road  
Melbourne VIC 3004  
Tel: (03) 7002 2200  
Fax: (03) 7002 2299  
Email: melbourne@mngsurvey.com.au

MATTHEW DUNN

VERSION 15

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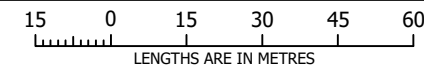


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SCALE  
1:1500



ORIGINAL SHEET  
SIZE A3

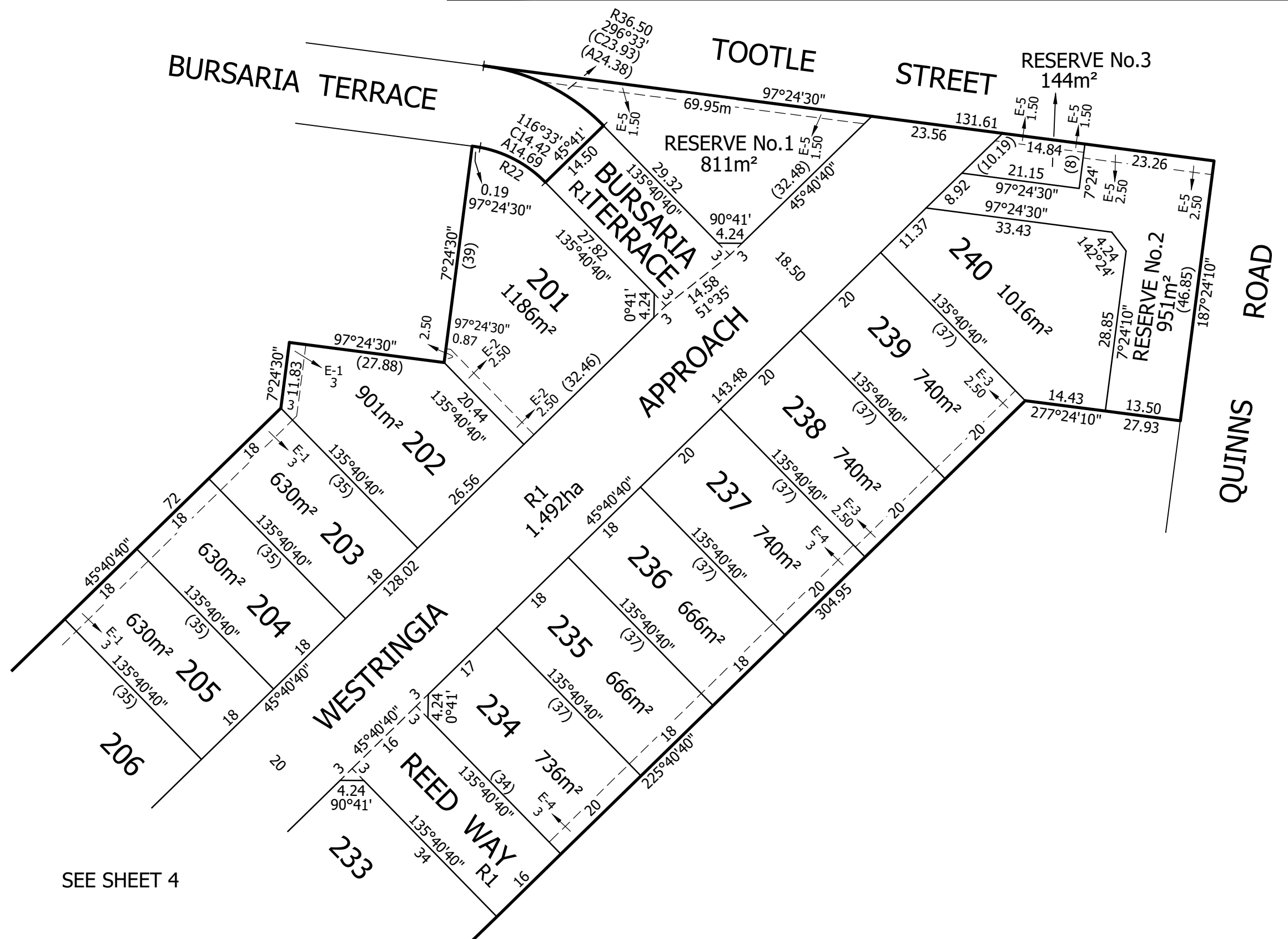
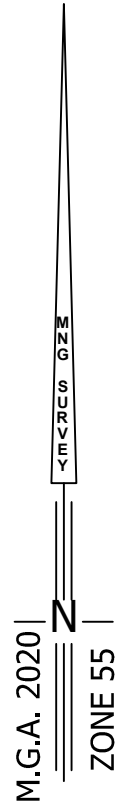
SHEET 2

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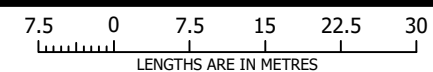
SEE SHEET 4

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SCALE  
1:750



ORIGINAL SHEET  
SIZE A3

SHEET 3

MATTHEW DUNN

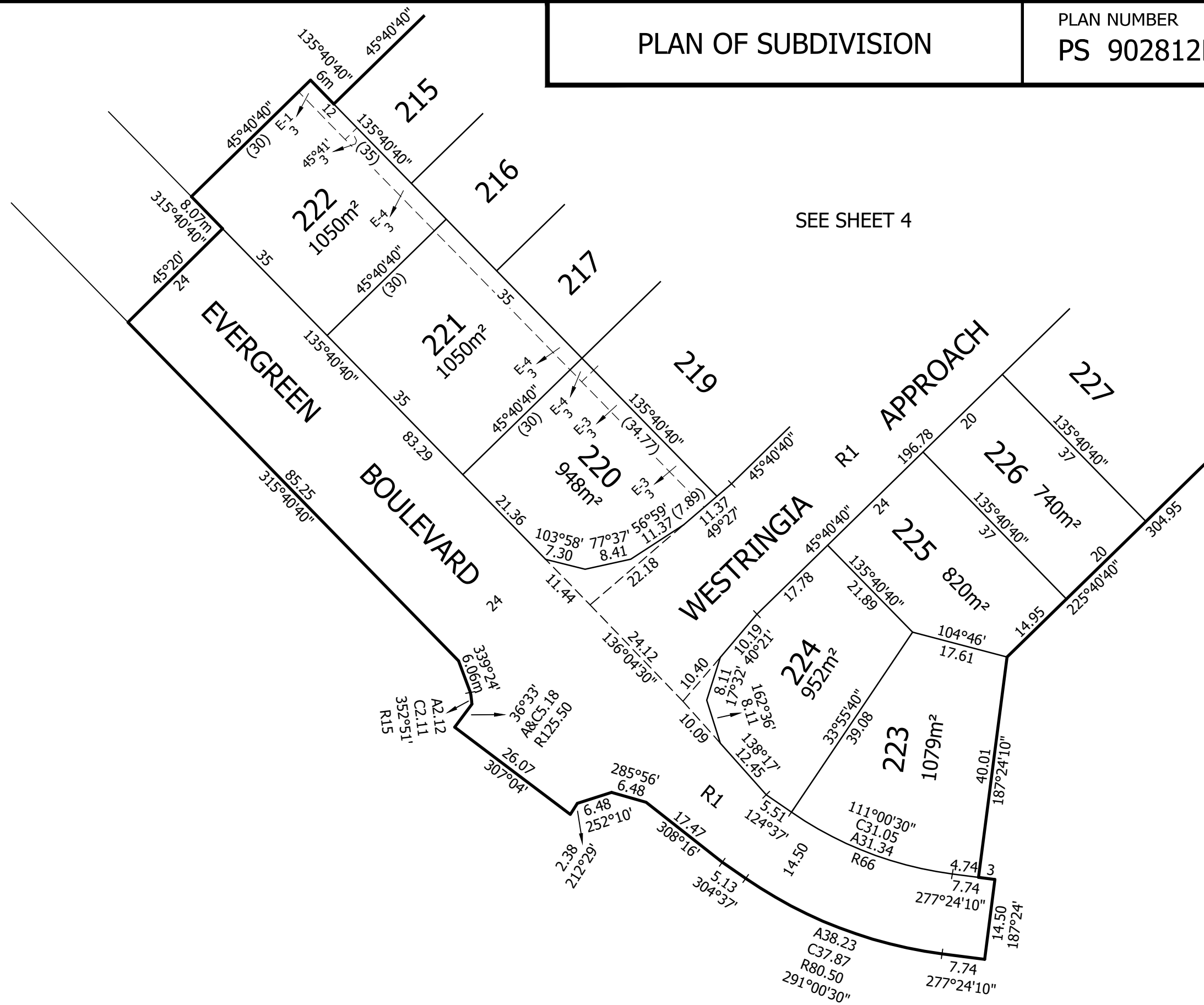
VERSION 15



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M.G.A. 2020  
ZONE 55

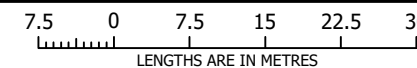


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SCALE  
1:750



ORIGINAL SHEET  
SIZE A3

SHEET 5

MATTHEW DUNN

VERSION 15

**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