

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                |                                                                                         |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |                           |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------|--|
| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                |                                                                                         |                                   | LV USE ONLY<br>EDITION 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            | PLAN NUMBER<br>PS 908894S |  |
| <div>LOCATION OF LAND</div> <div>PARISH: BYLANDS</div> <div>TOWNSHIP: - - - -</div> <div>SECTION: - - - -</div> <div>CROWN ALLOTMENT: 59 (PART) &amp; 60 (PART)</div> <div>CROWN PORTION: - - - -</div> <div>TITLE REFERENCES: Vol. 9846 Fol. 076<br/>Vol. 12562 Fol.842</div> <div>LAST PLAN REFERENCE/S: LP 213736B (LOT 2)<br/>PS902817U (LOT E)</div> <div>POSTAL ADDRESS: 170 &amp; 200 QUINNS ROAD<br/>(At time of subdivision) KILMORE, VIC 3764</div> <div>MGA2020 Co-ordinates (of approx centre of land in plan) E 319 980<br/>N 5 868 020<br/>ZONE 55</div> |                                                |                                                                                         |                                   | <div>COUNCIL NAME: MITCHELL SHIRE COUNCIL</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |                           |  |
| VESTING OF ROADS AND/OR RESERVES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |                                                                                         |                                   | NOTATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |                           |  |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                | COUNCIL/BODY/PERSON                                                                     |                                   | LOTS A TO E AND 1 TO 350 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.<br><br>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED & BENEFITED LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 10.<br><br><b>OTHER PURPOSE OF PLAN:</b><br><br>1. TO REMOVE POWERLINE EASEMENT CREATED IN LP213736B SHOWN AS E-1 ON LOT 2 ON LP213736B (VOL. 9846 FOL. 076)<br><br>2. TO REMOVE THAT PART OF THE CARRIAGEWAY AND SUPPLY OF WATER EASEMENT CREATED IN C/E AZ896303R SHOWN AS E-2 ON LOT 2 ON LP213736B (VOL. 9846 FOL. 076) AFFECTING ROADS R1 ON THIS PLAN.<br><br>3. TO REMOVE THE CARRIAGEWAY AND SUPPLY OF WATER EASEMENT CREATED IN C/E AZ896289G SHOWN AS E-11 ON LOT E ON PS902817U (VOL. 12562 FOL.842) AFFECTING ROADS R1 ON THIS PLAN.<br><br>4. TO REMOVE THAT PART OF THE CARRIAGEWAY EASEMENT CREATED IN C/E..... SHOWN AS E-?? ON LOT E ON PS902817U (VOL. 12562 FOL.842) AFFECTING ROADS R1 ON THIS PLAN.<br><br><b>GROUND'S FOR REMOVAL:</b><br>FOR PURPOSE (1): MITCHELL SHIRE COUNCIL PLANNING PERMIT No. PLP430/22<br><br>FOR PURPOSE (2), (3) & (4): BY AGREEMENT FROM ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988. |                            |                           |  |
| ROAD R1<br>RESERVE No.1<br>RESERVE No. 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                | MITCHELL SHIRE COUNCIL<br>MITCHELL SHIRE COUNCIL<br>AUSNET ELECTRICITY SERVICES PTY LTD |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |                           |  |
| NOTATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                |                                                                                         |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |                           |  |
| <div>DEPTH LIMITATION DOES NOT APPLY</div> <div>SURVEY:<br/>This plan is based on survey.</div> <div>STAGING:<br/>This is not a staged subdivision.<br/>Planning Permit No. PLP430/22</div> <div>This survey has been connected to permanent marks No(s). 23, 88, 104 &amp; 206.</div> <div><div>BROADSTEAD - 3B</div><div>4.535 ha</div><div>31 LOTS</div></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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CARRIAGEWAY                                    | SEE PLAN                                                                                | C/E AZ896303R                     | GOULBURN VALLEY REGION WATER CORPORATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |                           |  |
| E-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SUPPLY OF WATER<br>(THROUGH UNDERGROUND PIPES) | SEE PLAN                                                                                | C/E AZ896303R                     | GOULBURN VALLEY REGION WATER CORPORATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |                           |  |
| E-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CARRIAGEWAY                                    | SEE PLAN                                                                                | C/E .....                         | AUSNET ELECTRICITY SERVICES PTY LTD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |                           |  |
| E-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CARRIAGEWAY                                    | SEE PLAN                                                                                | C/E .....                         | GOULBURN VALLEY REGION WATER CORPORATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |                           |  |
| E-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CARRIAGEWAY                                    | SEE PLAN                                                                                | C/E .....                         | AUSNET ELECTRICITY SERVICES PTY LTD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |                           |  |
| E-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SEWERAGE                                       | SEE PLAN                                                                                | C/E .....                         | GOULBURN VALLEY REGION WATER CORPORATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |                           |  |
| E-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CARRIAGEWAY                                    | SEE PLAN                                                                                | C/E .....                         | GOULBURN VALLEY REGION WATER CORPORATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |                           |  |
| E-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CARRIAGEWAY                                    | SEE PLAN                                                                                | C/E .....                         | AUSNET ELECTRICITY SERVICES PTY LTD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |                           |  |
| SEE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                | SHEET 2                                                                                 | FOR EASEMENT DETAILS CONTINUATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |                           |  |
| <div><div>MC MULLEN NOLAN GROUP<br/>Level 1 / 5 Queens Road<br/>Melbourne VIC 3004<br/>Tel: (03) 7002 2200<br/>Fax: (08) 7002 2299<br/>Email: melbourne@mngsurvey.com.au</div></div>                                                                                                                                                                                                                                                                                                 |                                                |                                                                                         | SURVEYOR REF: 80266PS-033G        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ORIGINAL SHEET<br>SIZE: A3 | SHEET 1 OF 10 SHEETS      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                |                                                                                         | MATTHEW DUNN                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | VERSION 7                  |                           |  |

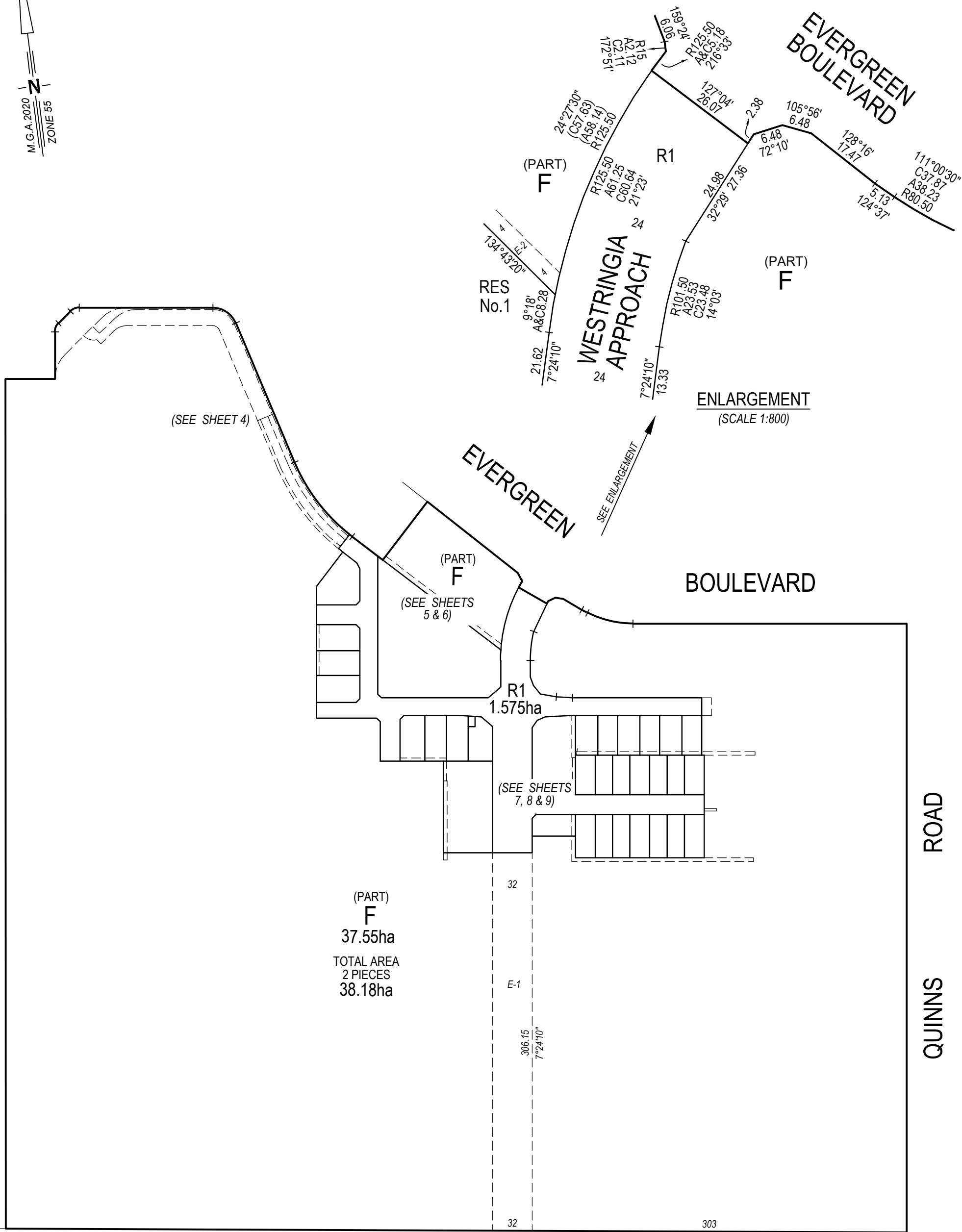
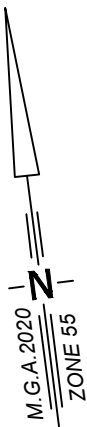
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908894S

| Easement Reference | Purpose                                               | Width (Metres) | Origin                                  | Land Benefited/In Favour Of              |
|--------------------|-------------------------------------------------------|----------------|-----------------------------------------|------------------------------------------|
| E-4                | SEWERAGE                                              | SEE PLAN       | C/E .....                               | GOULBURN VALLEY REGION WATER CORPORATION |
| E-4                | SUPPLY OF WATER<br>(THROUGH UNDERGROUND PIPES)        | SEE PLAN       | C/E .....                               | GOULBURN VALLEY REGION WATER CORPORATION |
| E-4                | SUPPLY OF ELECTRICITY<br>(THROUGH UNDERGROUND CABLES) | SEE PLAN       | C/E .....                               | AUSNET ELECTRICITY SERVICES PTY LTD      |
| E-5                | DRAINAGE                                              | SEE PLAN       | THIS PLAN                               | MITCHELL SHIRE COUNCIL                   |
| E-6                | PIPELINES OR<br>ANCILLARY PURPOSES                    | SEE PLAN       | THIS PLAN<br>SECTION 136 WATER ACT 1989 | GOULBURN VALLEY REGION WATER CORPORATION |
| E-7                | DRAINAGE                                              | SEE PLAN       | THIS PLAN                               | MITCHELL SHIRE COUNCIL                   |
| E-7                | PIPELINES OR<br>ANCILLARY PURPOSES                    | SEE PLAN       | THIS PLAN<br>SECTION 136 WATER ACT 1989 | GOULBURN VALLEY REGION WATER CORPORATION |
| E-8                | SUPPLY OF ELECTRICITY<br>(THROUGH UNDERGROUND CABLES) | SEE PLAN       | C/E .....                               | AUSNET ELECTRICITY SERVICES PTY LTD      |

PLAN OF SUBDIVISION

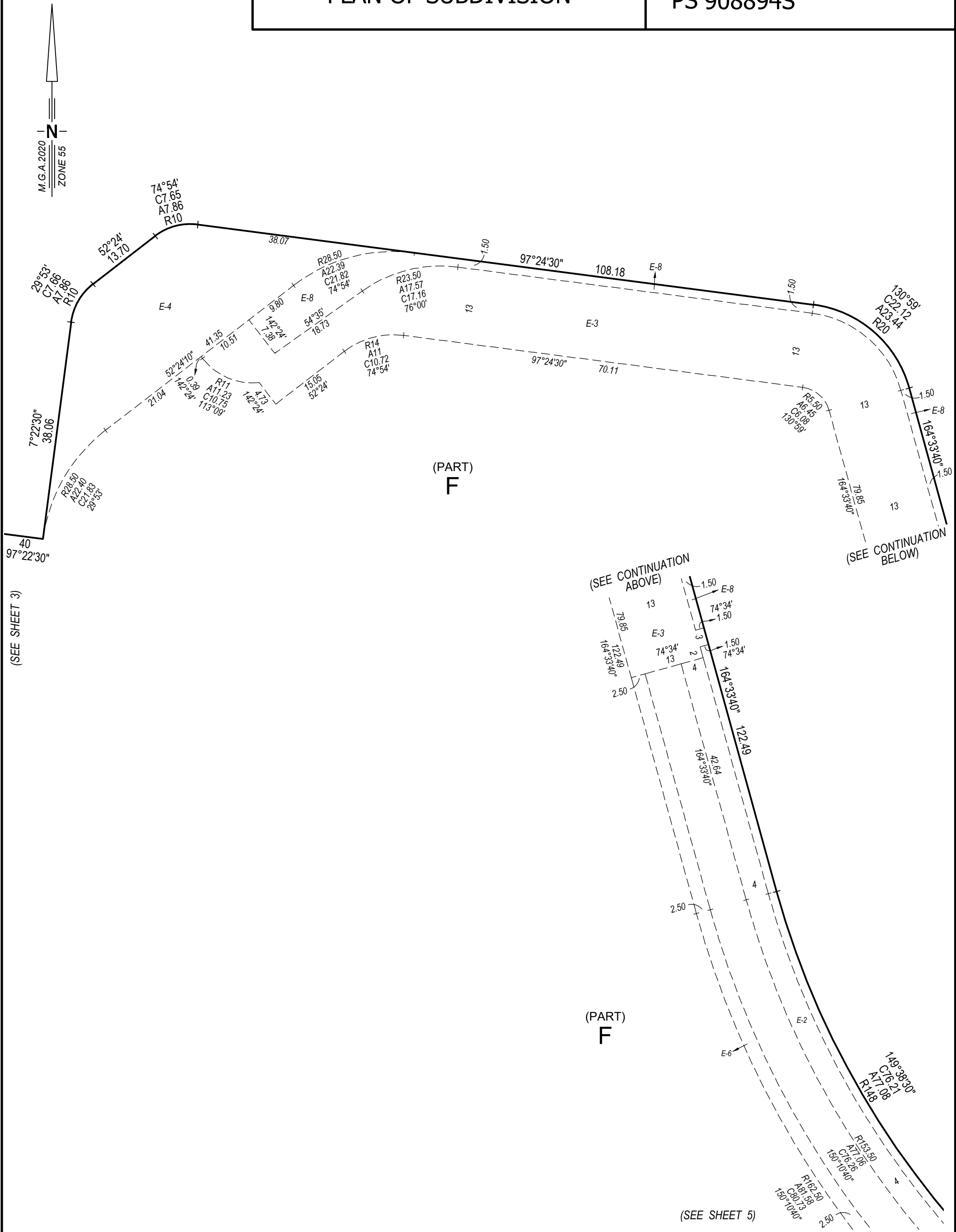
PLAN NUMBER  
PS 908894S



MCIVORS ROAD

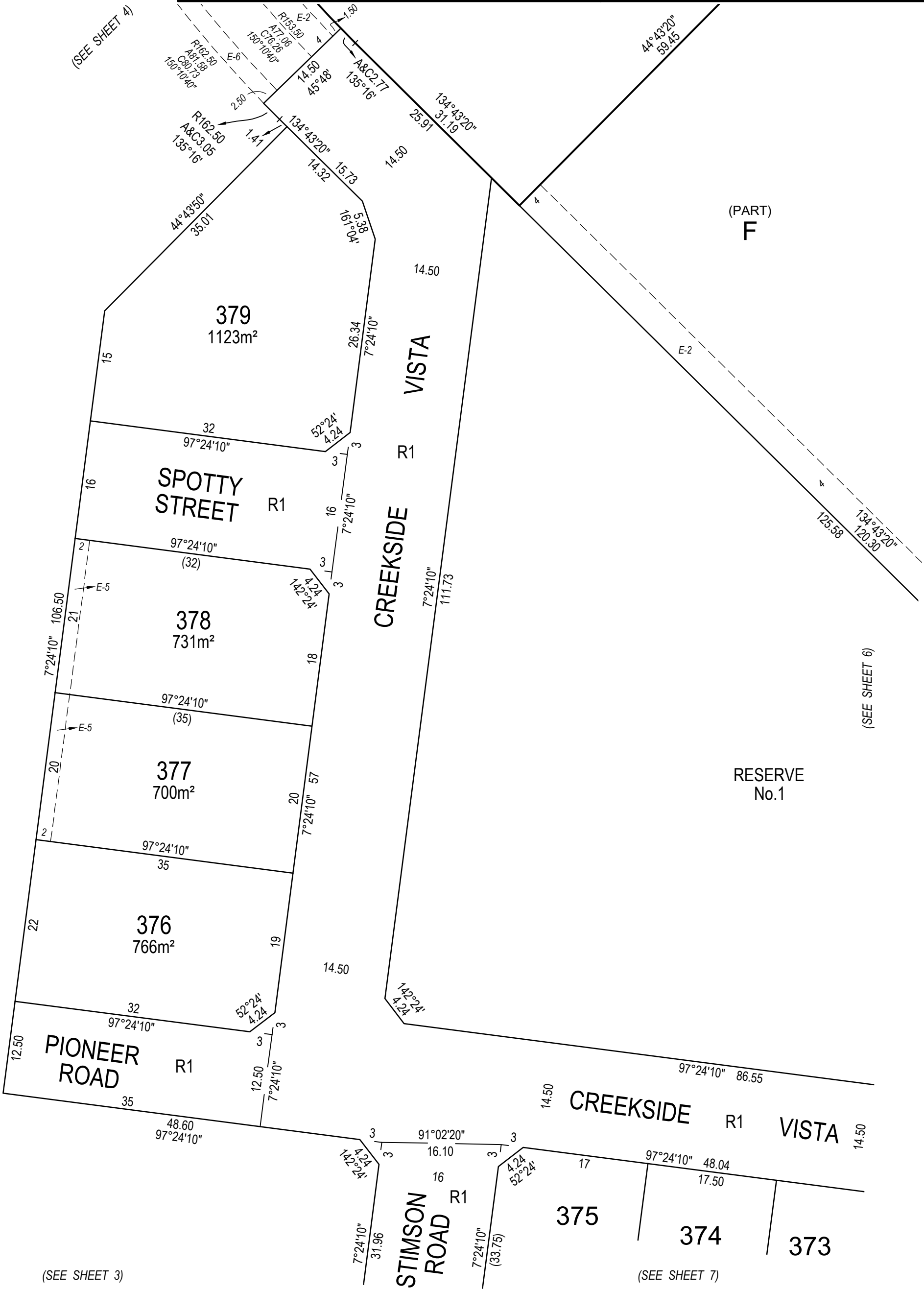
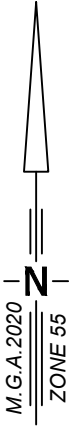
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908894S



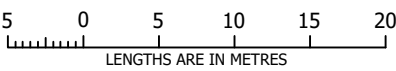
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908894S



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Fax: (08) 7002 2299  
Email: melbourne@mngsurvey.com.au

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

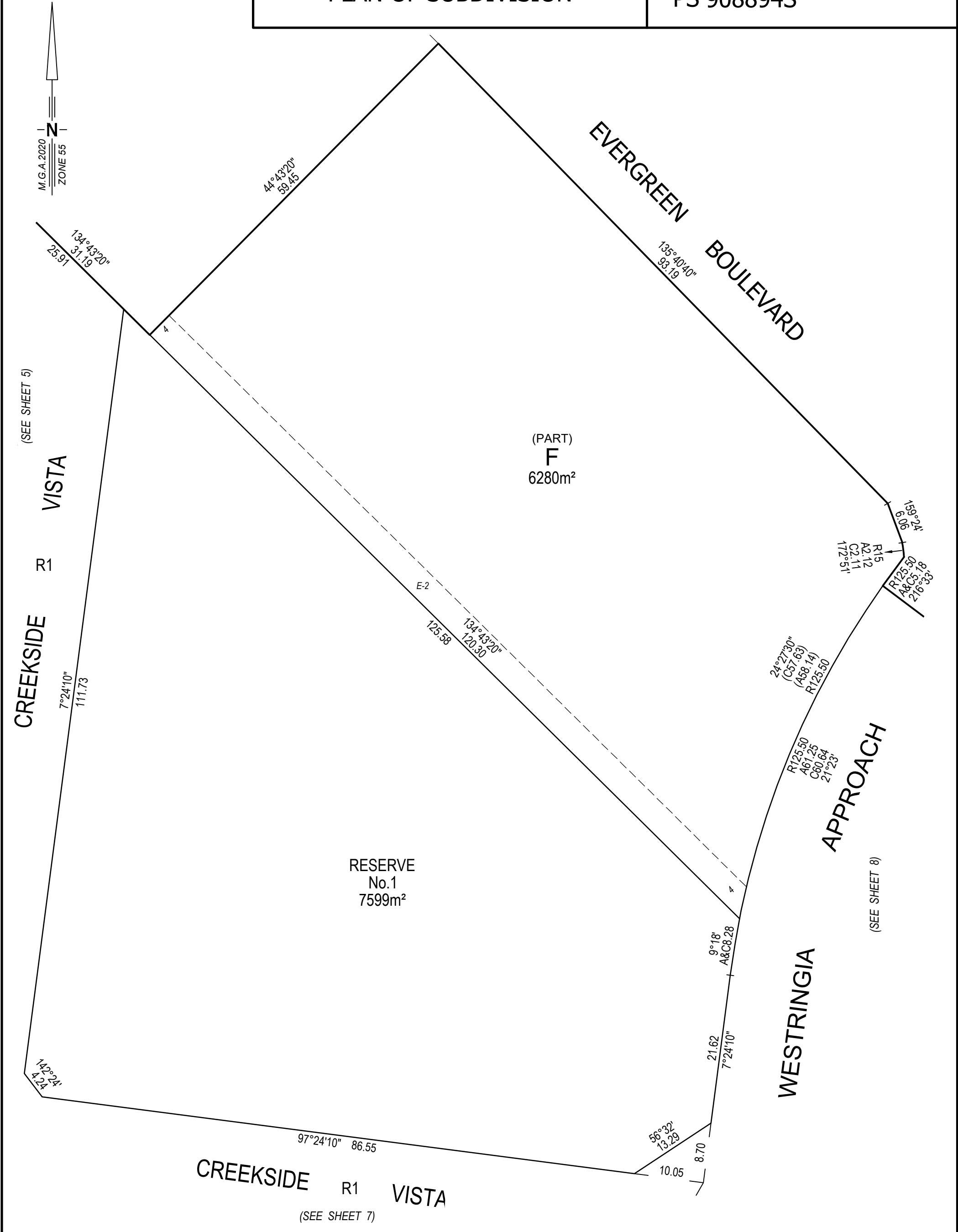
SHEET 5

MATTHEW DUNN

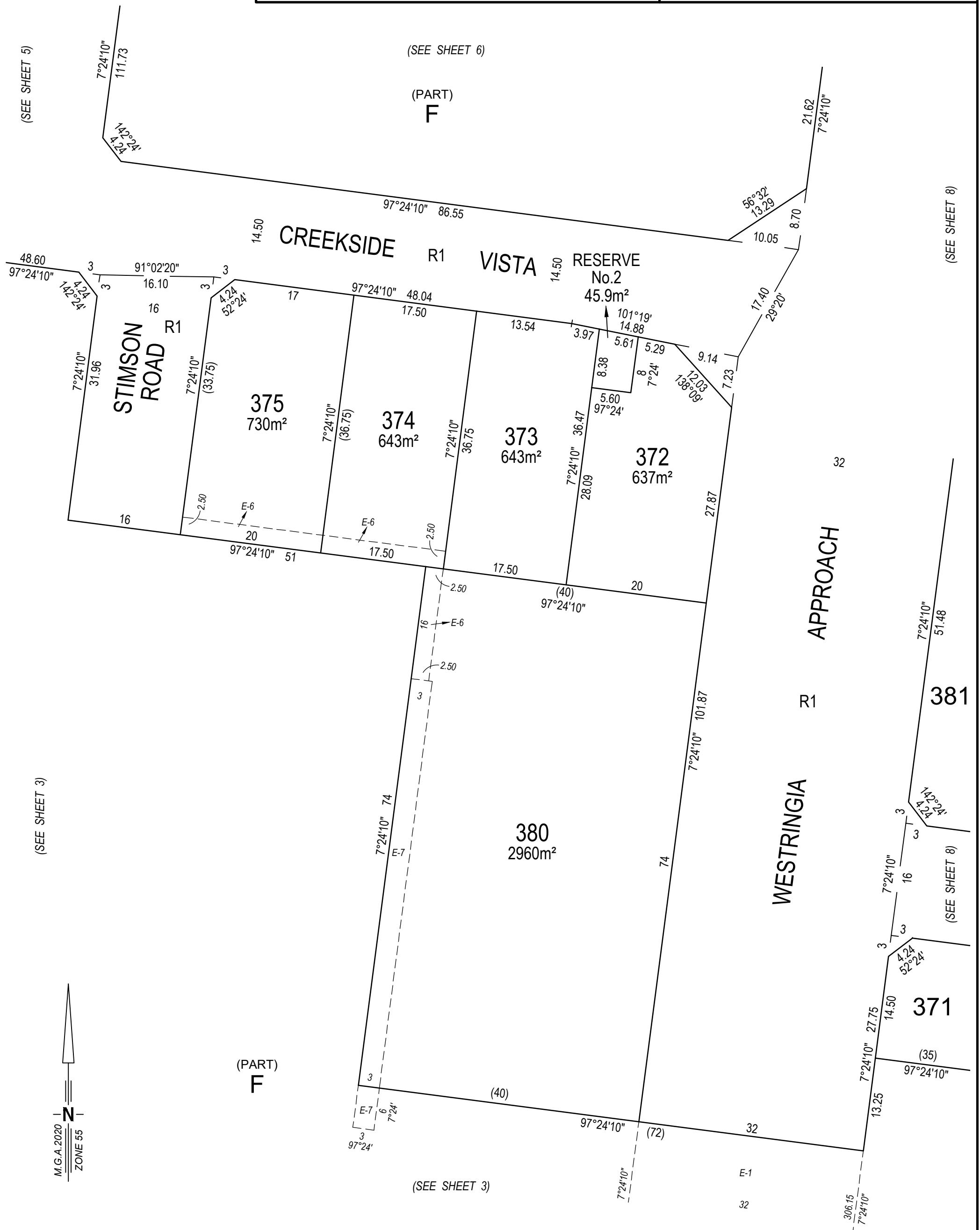
VERSION 7

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908894S

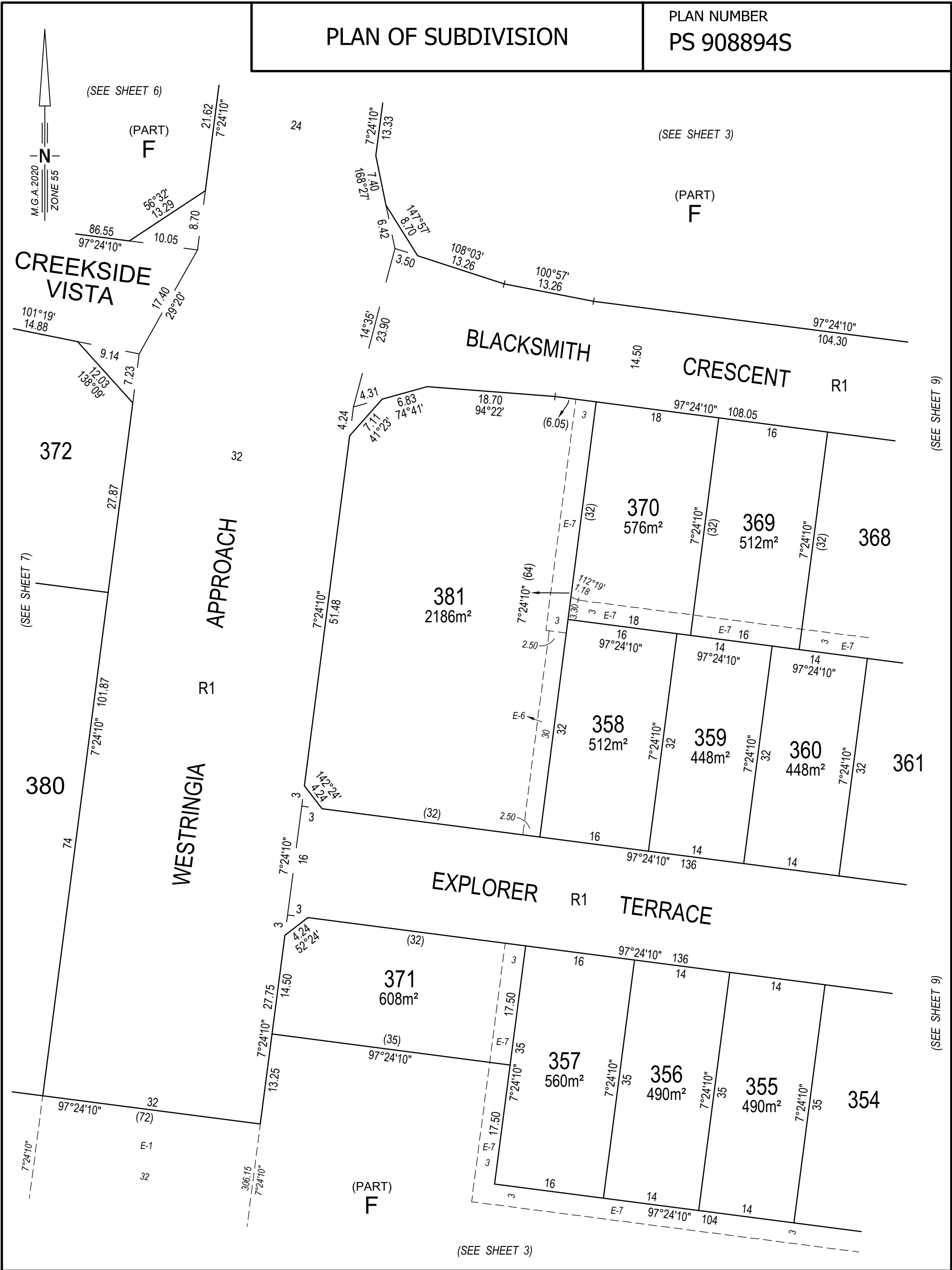


PLAN NUMBER  
PS 908894S



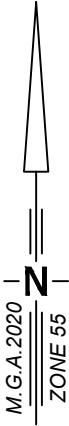
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908894S



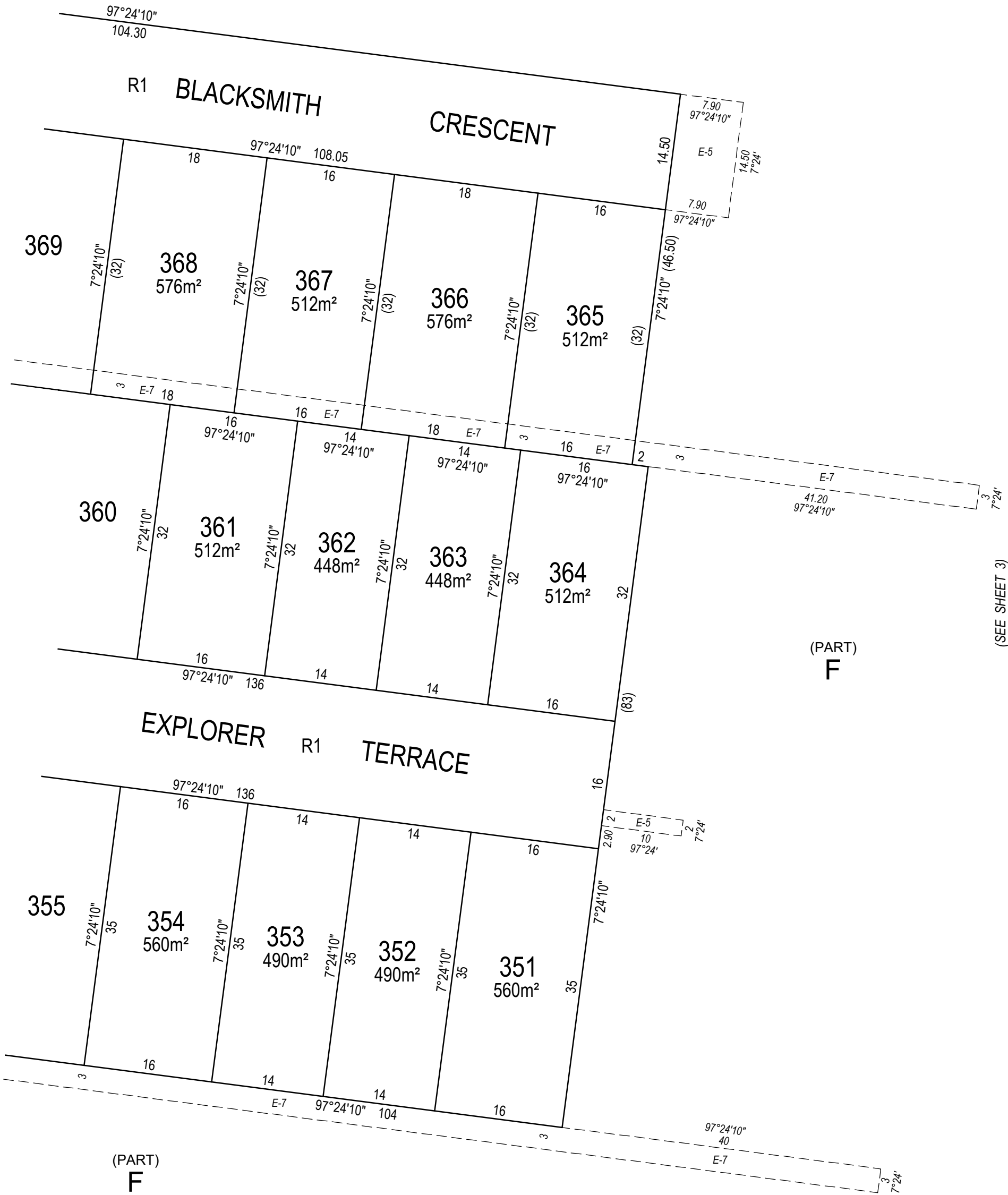
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908894S



(PART)  
F

(SEE SHEET 3)



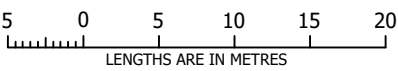
(PART)  
F

(SEE SHEET 3)



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Email: melbourne@mngsurvey.com.au

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 9

MATTHEW DUNN

VERSION 7

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 351 - 379 on this plan (All inclusive)

Benefited Land: Lots 351 - 379 on this plan (All inclusive)

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: 31/12/2041