

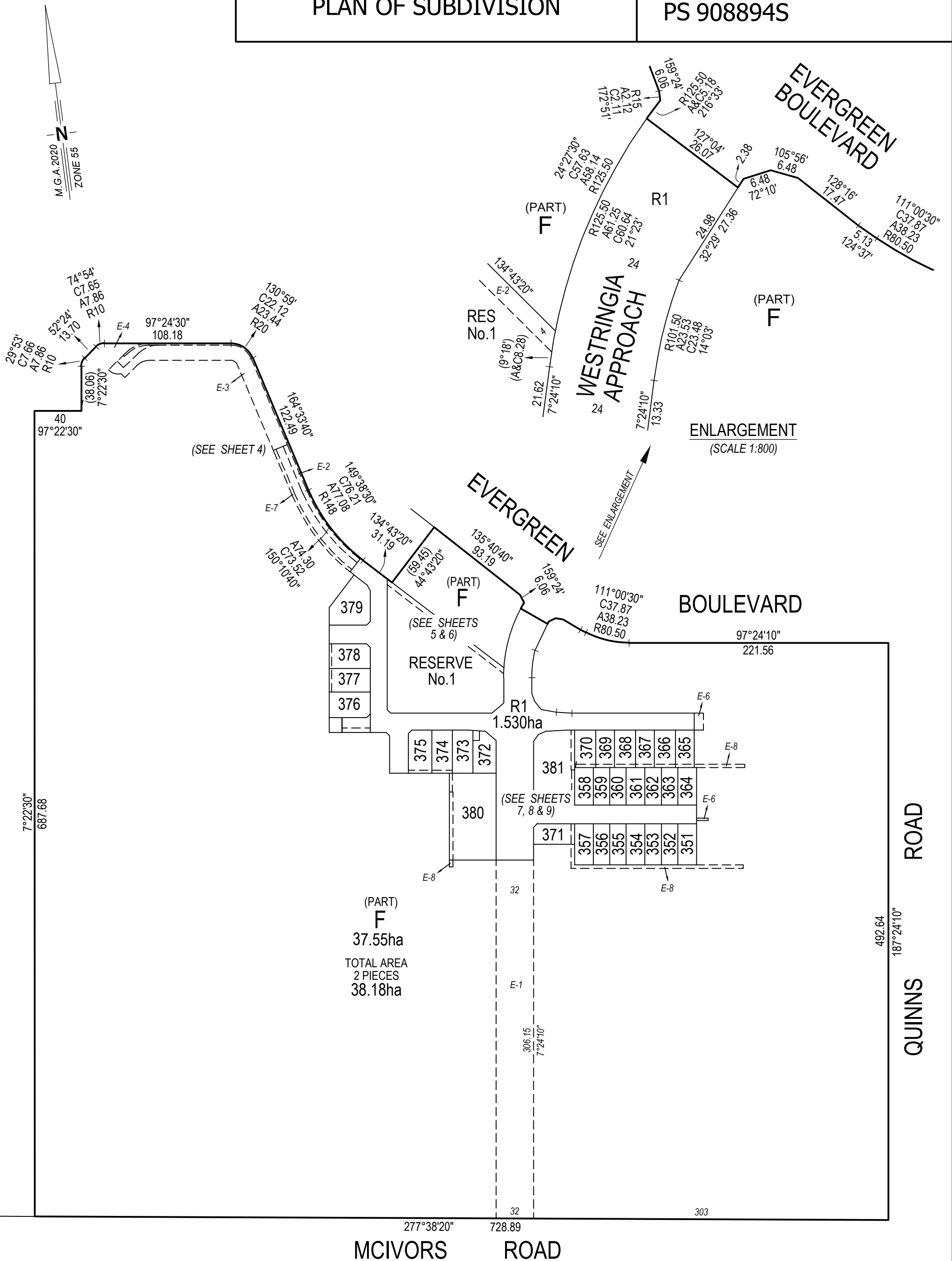
PLAN OF SUBDIVISION				LV USE ONLY EDITION 1		PLAN NUMBER PS 908894S	
LOCATION OF LAND PARISH: BYLANDS TOWNSHIP: - - - - SECTION: - - - - CROWN ALLOTMENT: 59 (PART) & 60 (PART) CROWN PORTION: - - - - TITLE REFERENCES: Vol. 9846 Fol. 076 Vol. 12562 Fol.842 LAST PLAN REFERENCE/S: LP 213736B (LOT 2) PS902817U (LOT E) POSTAL ADDRESS: 170 & 200 QUINNS ROAD (At time of subdivision) KILMORE, VIC 3764 MGA2020 Co-ordinates (of approx centre of land in plan) E 319 980 N 5 868 020 ZONE 55				COUNCIL NAME: MITCHELL SHIRE COUNCIL			
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. 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. OTHER PURPOSE OF PLAN: 1. TO REMOVE POWERLINE EASEMENT CREATED IN LP213736B SHOWN AS E-1 ON LOT 2 ON LP213736B (VOL. 9846 FOL. 076) 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. 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. 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. GROUND'S FOR REMOVAL: FOR PURPOSE (1): MITCHELL SHIRE COUNCIL PLANNING PERMIT No. PLP430/22 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 RESERVE No.1 RESERVE No.2 RESERVE No.3		MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD MITCHELL SHIRE COUNCIL					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PLP430/22 This survey has been connected to permanent marks No(s). 23, 88, 104 & 206. BROADSTEAD - 3B 4.535 ha 31 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 E-1	CARRIAGEWAY SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	C/E AZ896303R C/E AZ896303R	GOULBURN VALLEY REGION WATER CORPORATION GOULBURN VALLEY REGION WATER CORPORATION			
E-2 E-2	CARRIAGEWAY CARRIAGEWAY	SEE PLAN SEE PLAN	C/E C/E	GOULBURN VALLEY REGION WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD			
E-3 E-3 E-3	SEWERAGE CARRIAGEWAY CARRIAGEWAY	SEE PLAN SEE PLAN SEE PLAN	C/E C/E C/E	GOULBURN VALLEY REGION WATER CORPORATION GOULBURN VALLEY REGION WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD			
SEE SHEET 2 FOR EASEMENT DETAILS CONTINUATION							
 MC MULLEN NOLAN GROUP Level 1 / 5 Queens Road Melbourne VIC 3004 Tel: (03) 7002 2200 Fax: (08) 7002 2299 Email: melbourne@mngsurvey.com.au			SURVEYOR REF: 80266PS-033I		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10 SHEETS	
			MATTHEW DUNN		VERSION 9		

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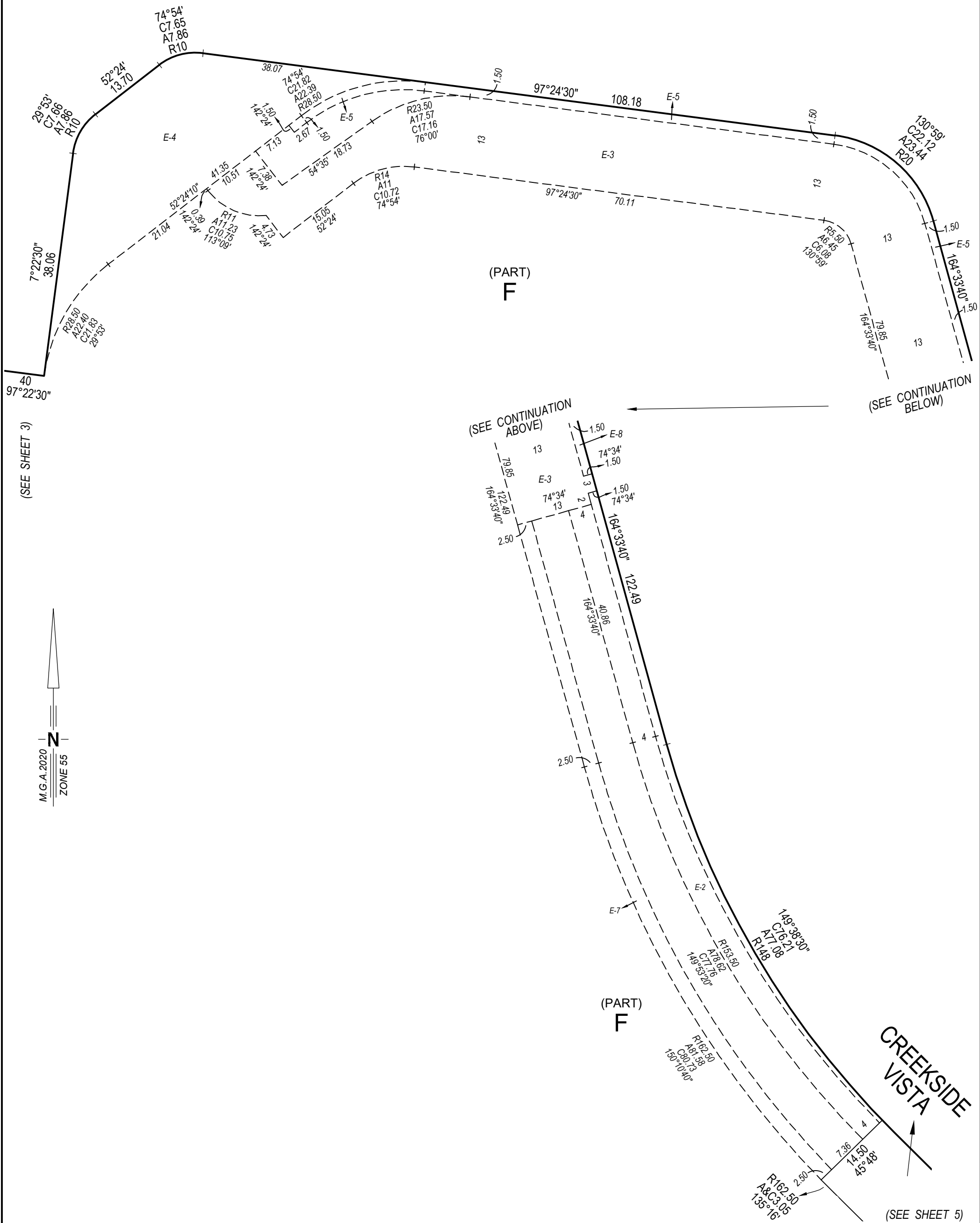
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-4 E-4	SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN SEE PLAN	C/E C/E	GOULBURN VALLEY REGION WATER CORPORATION GOULBURN VALLEY REGION WATER CORPORATION
E-5	SUPPLY OF ELECTRICITY (THROUGH UNDERGROUND CABLES)	SEE PLAN	C/E	AUSNET ELECTRICITY SERVICES PTY LTD
E-6	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER CORPORATION
E-8 E-8	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN SECTION 136 WATER ACT 1989	MITCHELL SHIRE COUNCIL GOULBURN VALLEY REGION WATER CORPORATION
E-9 E-9	POWER LINE (UNDERGROUND CABLES) PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN SEC 88 ELECTRICITY INDUSTRY ACT 2000 THIS PLAN	AUSNET ELECTRICITY SERVICES PTY LTD GOULBURN VALLEY REGION WATER CORPORATION

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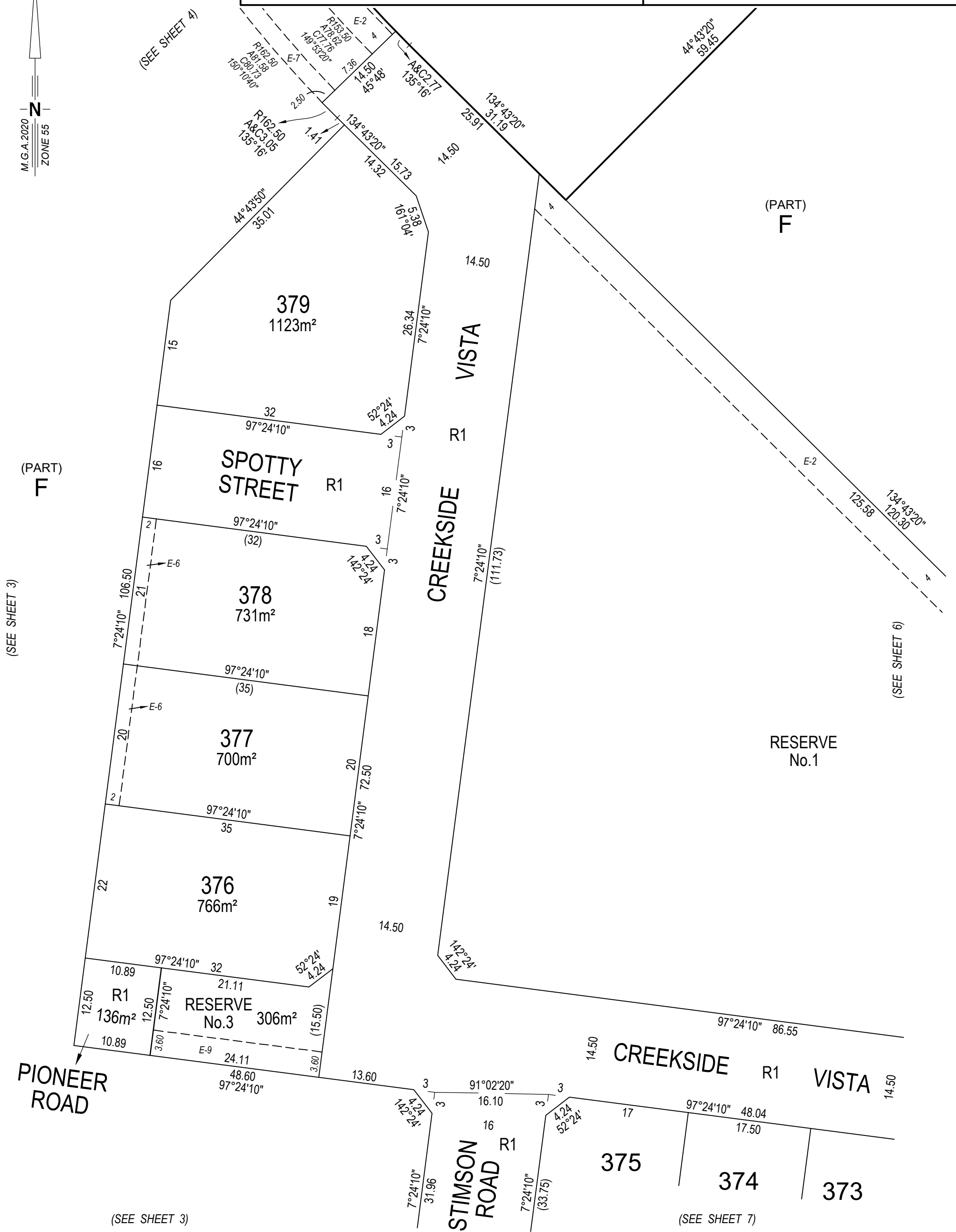
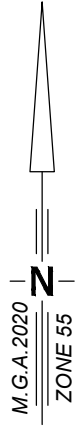


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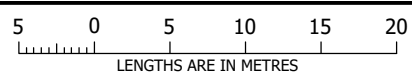


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SCALE
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ORIGINAL SHEET
SIZE: A3

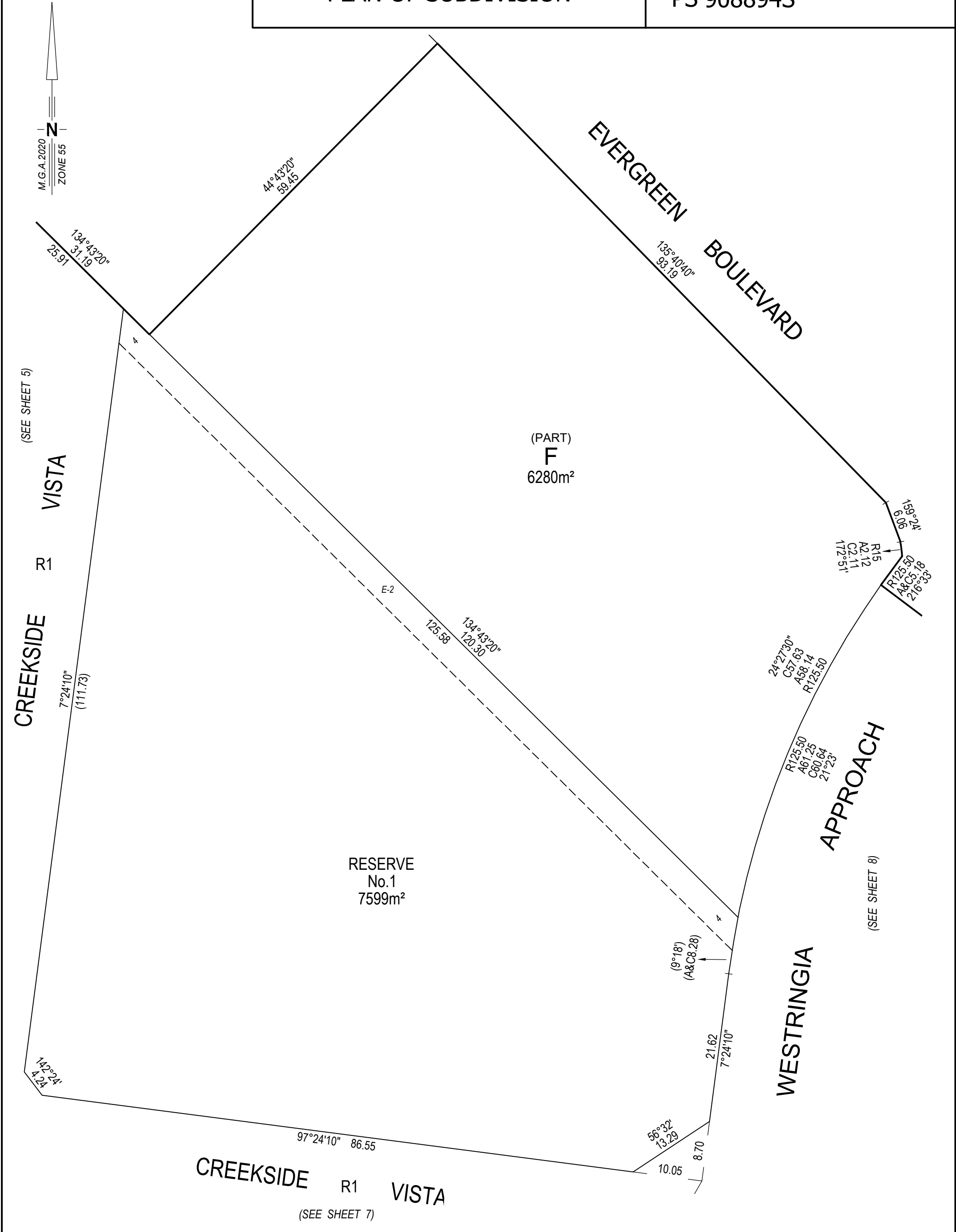
SHEET 5

MATTHEW DUNN

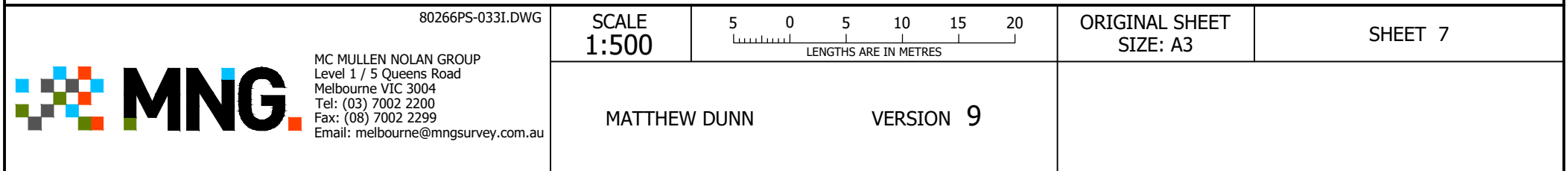
VERSION 9

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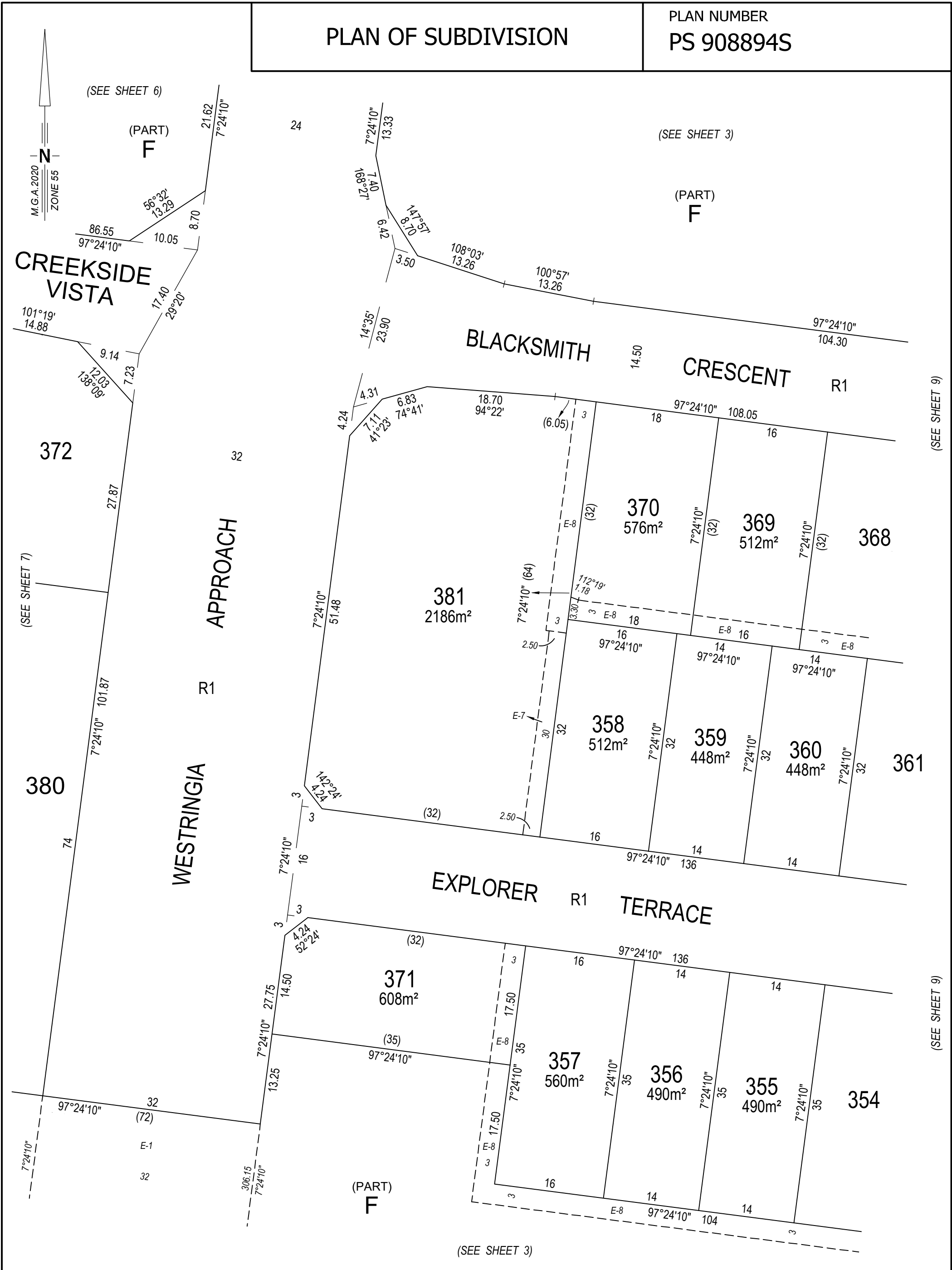


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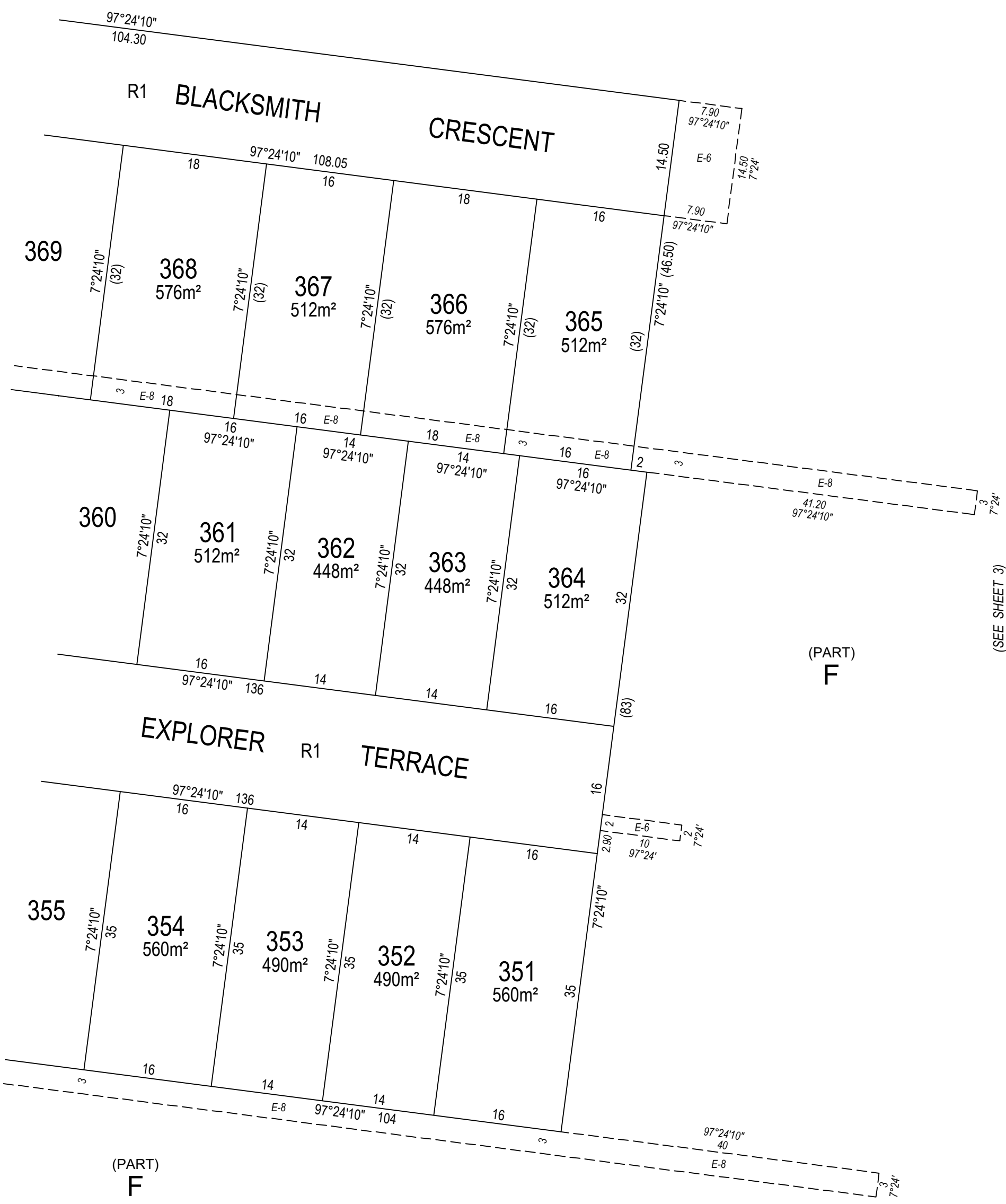
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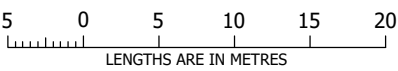
(PART)
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(SEE SHEET 3)



80266PS-0331.DWG

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 9



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MATTHEW DUNN

VERSION 9

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