

PLAN OF SUBDIVISION

PS 910359D

LOCATION OF LAND

PARISH: DROUIN EAST
 TOWNSHIP:
 SECTION:
 CROWN ALLOTMENT: 79B (PART)
 CROWN PORTION:
 TITLE REFERENCE: VOL 7241 FOL 117

 LAST PLAN REFERENCE: LOT 1 ON TP611490K
 POSTAL ADDRESS: 41 BLOOMFIELD ROAD
 (at time of subdivision) NILMA VIC 3821

 MGA CO-ORDINATES: E: 410 000 ZONE:55
 (of approx centre of land N: 5 775 400
 in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	BAW BAW SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD ABN 91 064 651 118
RESERVE No.3	CENTRAL GIPPSLAND REGION WATER CORPORATION

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT A) - 6.950ha
 LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

NOTATIONS

DEPTH LIMITATION: 15.24m

SURVEY:
 This plan is based on survey.

 STAGING:
 This is not a staged subdivision.

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 DIAG.	THIS PLAN	BAW BAW SHIRE COUNCIL
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC. 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-3	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN SEC. 136 WATER ACT 1989	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION
			SEE SHEET 2	

BLOOMFIELD ESTATE - 1

25 LOTS AND BALANCE LOT A

LICENSED SURVEYOR: ANDREW J. REAY



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

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DATE: 29/02/24 REFERENCE: AA0305
 DRAWING: SU01AK DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 6

PLAN OF SUBDIVISION

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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-4	DRAINAGE WATER SUPPLY PURPOSES	SEE DIAG.	THIS PLAN THIS PLAN SEC. 136 WATER ACT 1989	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION
E-5	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN THIS PLAN SEC. 136 WATER ACT 1989	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION
E-6	WATER SUPPLY PURPOSES	SEE DIAG.	THIS PLAN SEC. 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION

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PLAN OF SUBDIVISION

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97°59' 701.31

No.1 ROAD

7°44'20" 290.11

7°54'20" 247.16

7°47'40" 392.44

A
32.81ha

SEE SHEET 4

SEE SHEET 5

SEE ENLARGEMENT

RESERVE No.3
900m²

ROAD

BLOOMFIELD ROAD

A

RESERVE No.3

BLOOMFIELD ROAD

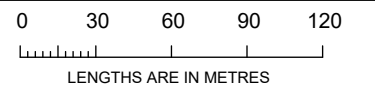
ENLARGEMENT
NOT TO SCALE



BLOOMFIELD ESTATE - 1

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SCALE
1:3000



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SHEET 3

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.

Land to benefit: Lots 101 to 125 (all inclusive) on this plan

Land to be burdened: Lots 101 to 125 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (i) build or allow to be built on the Lot any dwelling whose primary frontage does not face and address the road or a laneway or open space;
- (ii) build or allow to be built on the Lot a relocatable dwelling;
- (iii) build or allow to be built a dwelling less than 22 squares (205m²), including a garage;
- (iv) build or cause to be built or allow to be built or allow to remain standing a dwelling-house or any other improvements, or carry out cause to be carried out or allow to be carried out any building or construction works on the Lot unless:
 - (A) copies of building plans, elevations, roof plan, site plan (incorporating set-back from all boundaries, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedule of external colours and materials ("plans") have been submitted to the Design Assessment Panel, at the address in the Design Guidelines (as amended from time to time); and
 - (B) the Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time has given its written approval to the plans prior to the commencement of works.
 - (C) the building has a setback from the front boundary not less than 7m;
- (v) allow any of the above conditions of the restriction to be changed or amended unless otherwise approved in writing by the Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time.

The restriction shall expire ten years after the date of registration of this plan.

CREATION OF RESTRICTION B

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.

Land to benefit: Lots 101 to 125 (all inclusive) on this plan

Land to be burdened: Lots 101, 106 to 109 and 119 to 121 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

Except with the written consent of Department of Transport the registered proprietors for the time being of any burdened lots on the Plan of Subdivision are prohibited from any form of vehicle access to Bloomfield Road.

BLOOMFIELD ESTATE - 1



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 SHEET 6