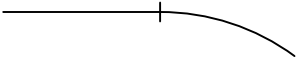

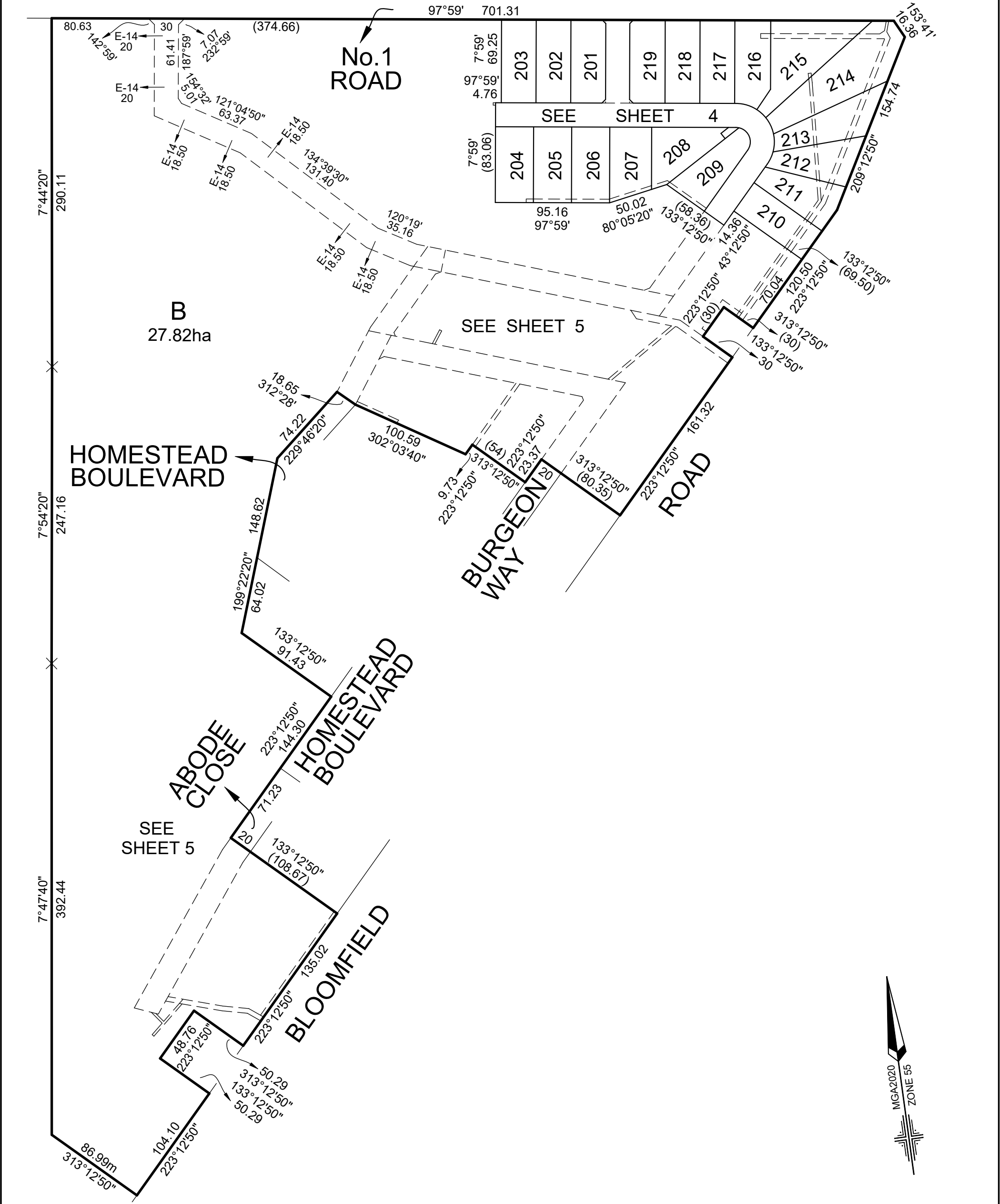



PLAN OF SUBDIVISION			EDITION 1	PS 910360U	
LOCATION OF LAND					
PARISH: DROUIN EAST					
TOWNSHIP:					
SECTION:					
CROWN ALLOTMENT: 79B (PART)					
CROWN PORTION:					
TITLE REFERENCE: VOL FOL					
LAST PLAN REFERENCE: LOT A ON PS910359D					
POSTAL ADDRESS: 41 BLOOMFIELD ROAD					
(at time of subdivision) NILMA VIC 3821					
MGA CO-ORDINATES: E: 410 300 ZONE:55					
(of approx centre of land in plan) N: 5 775 700					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT B) - 4.983ha LOTS 1 TO 200 & LOT A (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN EASEMENT E-5 HAS BEEN OMITTED FROM THIS PLAN TANGENT POINTS ARE SHOWN THUS: 		
ROAD R1	BAW BAW SHIRE COUNCIL				
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD				
	ABN 91 064 651 118				
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.	PS910359D	BAW BAW SHIRE COUNCIL	
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS910359D SEC. 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION	
E-3	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS910359D PS910359D SEC. 136 WATER ACT 1989	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION	
			SEE SHEET 2		
BLOOMFIELD ESTATE - 2		LICENSED SURVEYOR: ANDREW J. REAY			
19 LOTS AND BALANCE LOT B					
 <div>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Level 4, 4 Ross Place, South Melbourne 3205 Australia</div>		DATE: 21/07/25	REFERENCE: AA0305	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7	
		DRAWING: SU02AD	DRAWN BY: BA		

PLAN OF SUBDIVISION				PS 910360U
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 SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS910359D PS910359D SEC. 136 WATER ACT 1989	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION
E-6	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS910359D SEC. 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-7	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-8	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC. 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-9	DRAINAGE	SEE DIAG.	THIS PLAN	BAW BAW SHIRE COUNCIL
E-10	POWER LINE (UNDERGROUND) SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000) PS910359D SEC. 146 - GAS INDUSTRY ACT 2001	AUSNET ELECTRICITY SERVICES PTY LTD ABN 91 064 651 118 APA GASNET SERVICES PTY LTD
E-11	DRAINAGE PIPELINES OR ANCILLARY PURPOSES POWER LINE (UNDERGROUND)	SEE DIAG.	THIS PLAN PS910359D SEC. 136 WATER ACT 1989 THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD ABN 91 064 651 118
E-12	DRAINAGE PIPELINES OR ANCILLARY PURPOSES POWER LINE (UNDERGROUND) SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS910359D PS910359D SEC. 136 WATER ACT 1989 THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000) PS910359D SEC. 146 - GAS INDUSTRY ACT 2001	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD ABN 91 064 651 118 APA GASNET SERVICES PTY LTD
E-13	DRAINAGE PIPELINES OR ANCILLARY PURPOSES POWER LINE (UNDERGROUND)	SEE DIAG.	THIS PLAN THIS PLAN SEC. 136 WATER ACT 1989 THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD ABN 91 064 651 118
E-14	PIPELINES OR ANCILLARY PURPOSES SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS910359D SEC. 136 WATER ACT 1989 PS910359D SEC. 146 - GAS INDUSTRY ACT 2001	CENTRAL GIPPSLAND REGION WATER CORPORATION APA GASNET SERVICES PTY LTD
E-15	DRAINAGE PIPELINES OR ANCILLARY PURPOSES POWER LINE (UNDERGROUND) SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN PS910359D SEC. 136 WATER ACT 1989 THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000) PS910359D SEC. 146 - GAS INDUSTRY ACT 2001	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD ABN 91 064 651 118 APA GASNET SERVICES PTY LTD
BLOOMFIELD ESTATE - 2		LICENSED SURVEYOR: ANDREW J. REAY		
<div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></d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PLAN OF SUBDIVISION

PS 910360U



BLOOMFIELD ESTATE - 2		LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:3000	0 30 60 90 120 LENGTHS ARE IN METRES
<div><div><div>Lyssna</div><div>Moving Boundaries</div></div><div>LyssnaGroup.com</div></div> <div><div>Lyssna Group Pty Ltd</div><div>ABN 18 616 811 191</div><div>Tel: +61 3 9516 6899</div><div>PO Box 1098, South Melbourne 3205</div><div>Level 4, 4 Ross Place,</div><div>South Melbourne 3205 Australia</div></div>	DATE: 21/07/25 DRAWING: SU02AD		REFERENCE: AA0305 DRAWN BY: BA	ORIGINAL SHEET SIZE: A3 SHEET 3

PS 910360U

No.1 ROAD



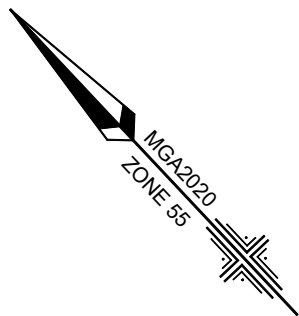
0 10 20 30 40

LENGTHS ARE IN METRES

SHEET 4

DATE:	21/07/25	REFERENCE:	AA0305
DRAWING:	SU02AD	DRAWN BY:	BA

PS 910360U



ORIGINAL SHEET SIZE: A3
SHEET 6

CREATION OF RESTRICTIONS

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"

Land to benefit: Lots 201 to 219 (both inclusive) on this plan
Land to be burdened: Lots 201 to 219 (both 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.

RESTRICTION "B"

Land to benefit: Lots 201 to 219 (both inclusive) on this plan
Land to be burdened: Lots 210 to 214 (both inclusive) on this plan

DESCRIPTION OF RESTRICTION

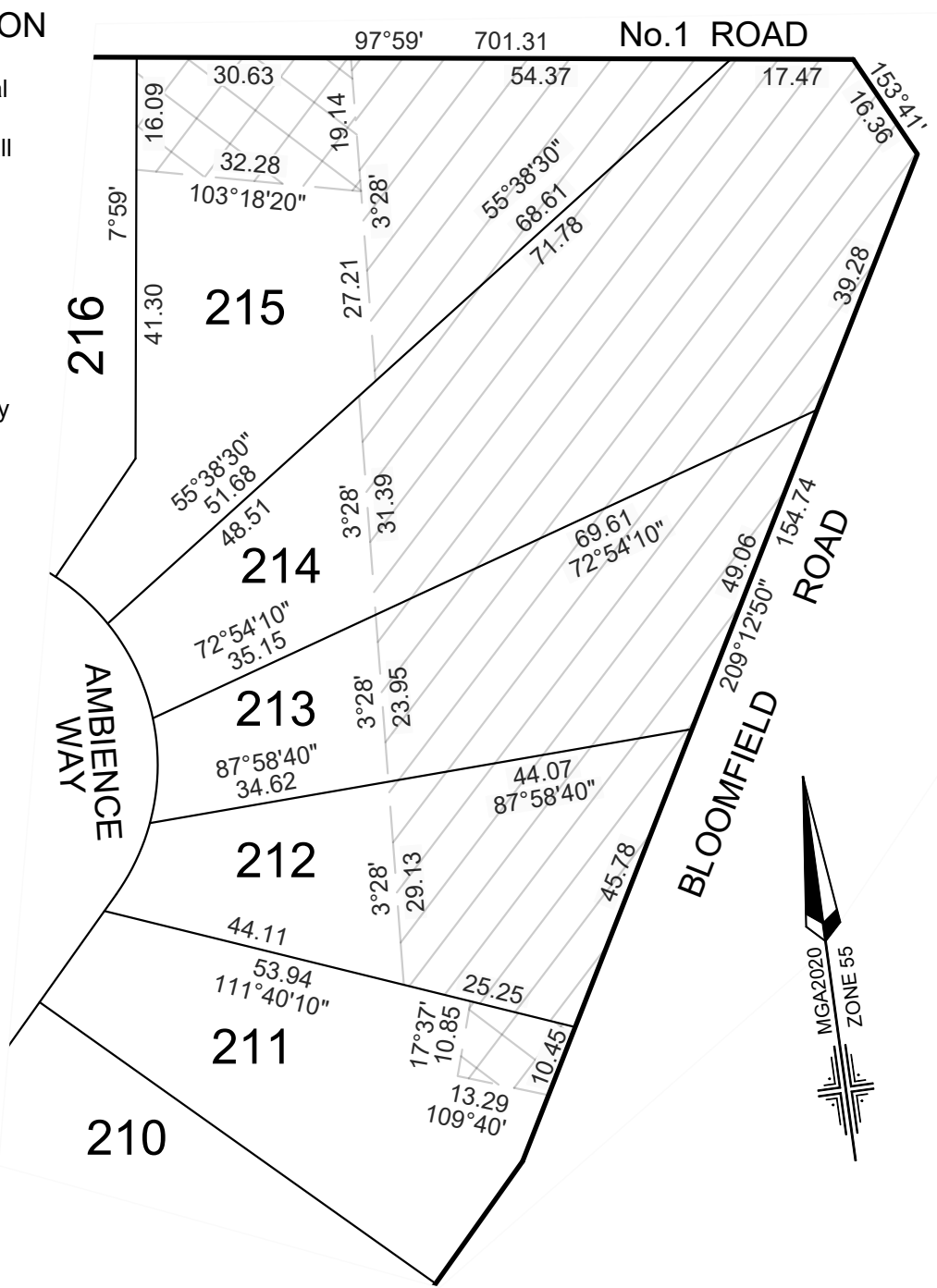
Except with the written consent of Department of Transport the registered proprietors for the time being of any burdened lots on the Plan of Subdivision are prohibited from any form of vehicle access to Bloomfield Road.

RESTRICTION "C"

Land to benefit: Lots 201 to 219 (both inclusive) on this plan
Land to be burdened: Lots 211 to 215 (both inclusive) on this plan

DESCRIPTION OF RESTRICTION

- (1) Except with the written consent of Central Gippsland Region Water Corporation no building containing waste water facilities shall be constructed within the area shown on the diagram within this restriction sheet thus
- (2) Except with the written consent of West Gippsland Catchment Management Authority no building and works may take place within the area shown on the diagram within this restriction sheet thus



Lyssna Group Pty Ltd
ABN 18 616 811 191
Tel: +61 3 9516 6899
PO Box 1098, South Melbourne 3205
Level 4, 4 Ross Place,
South Melbourne 3205 Australia

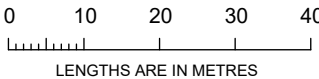
BLOOMFIELD ESTATE - 2

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 21/07/25
DRAWING: SU02AD

REFERENCE: AA0305
DRAWN BY: BA

SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 7