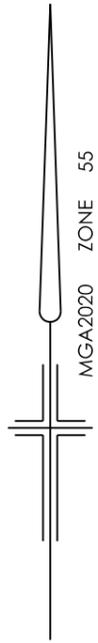


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 908246F	
LOCATION OF LAND PARISH: BUTTLEJORRK - WJT CLARKES CROWN SPECIAL SURVEY (PART) PARISH: BULLA BULLA SECTION: 21 CROWN ALLOTMENT: 1 (PART) PARISH: BOLLINDA SECTION: 1 CROWN ALLOTMENT: 3 & 4 (PARTS) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT B ON PS924439C POSTAL ADDRESS: 250A RACECOURSE ROAD (at time of subdivision) SUNBURY 3429 MGA 2020 CO-ORDINATES: E: 301 100 ZONE: 55 (of approx. centre of plan) N: 5 841 060 DATUM: GDA2020		COUNCIL NAME: HUME CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 100 (BOTH INCLUSIVE), 114 to 120 (BOTH INCLUSIVE) 123 AND EASEMENTS (E-4) TO (E-14) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.706 ha NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN THIS PLAN HAS AN ACCOMPANYING OWNERS CORPORATION SCHEDULE IN A SEPARATE DOCUMENT AND SHOULD BE READ IN CONJUNCTION WITH THIS DOCUMENT NTP DENOTES NON TANGENTIAL POINT		
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD GREATER WESTERN WATER CORPORATION			
NOTATIONS		DEPTH LIMITATION DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). BOLLINDA PM24 IN PROCLAIMED SURVEY AREA No. 46 STAGING THIS IS A STAGED SUBDIVISION PLANNING PERMIT No.		
NOTATIONS				
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF OWNERS CORPORATION(S) INCLUDING; PURPOSE, RESPONSIBILITY AND ENTITLEMENT AND LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION RULES AND OWNERS CORPORATION ADDITIONAL INFORMATION				
ESTATE: KIMBERLEY ESTATE		AREA: 3.289 ha	No. OF LOTS: 43	MELWAY: 362:H:10
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(A-1)	CARRIAGEWAY	4m	PS730378B	LAND IN PS908273C
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-15)	POWER LINE (UNDERGROUND CABLES)	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 10255/1	VERSION: 17	ORIGINAL SHEET SIZE A3
CHECKED EZ		DATE: 08/12/2025		SHEET 1 OF 11 SHEETS
		LICENSED SURVEYOR: DAMIAN SMALE		

PLAN OF SUBDIVISION

PLAN NUMBER
PS 908246F



RACECOURSE ROAD

11°15'40"

96°19'50"
397.79

(A-1)

288°16'40"
81.31

96°13'40"
205.66

96°13'40"
17.57

S2
SEE SHEET 3

RAILWAY

211°07'30"
C250.63
A251.05
R1242.21

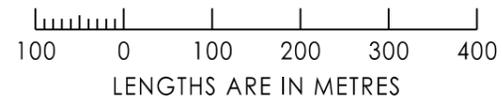
R1235.17



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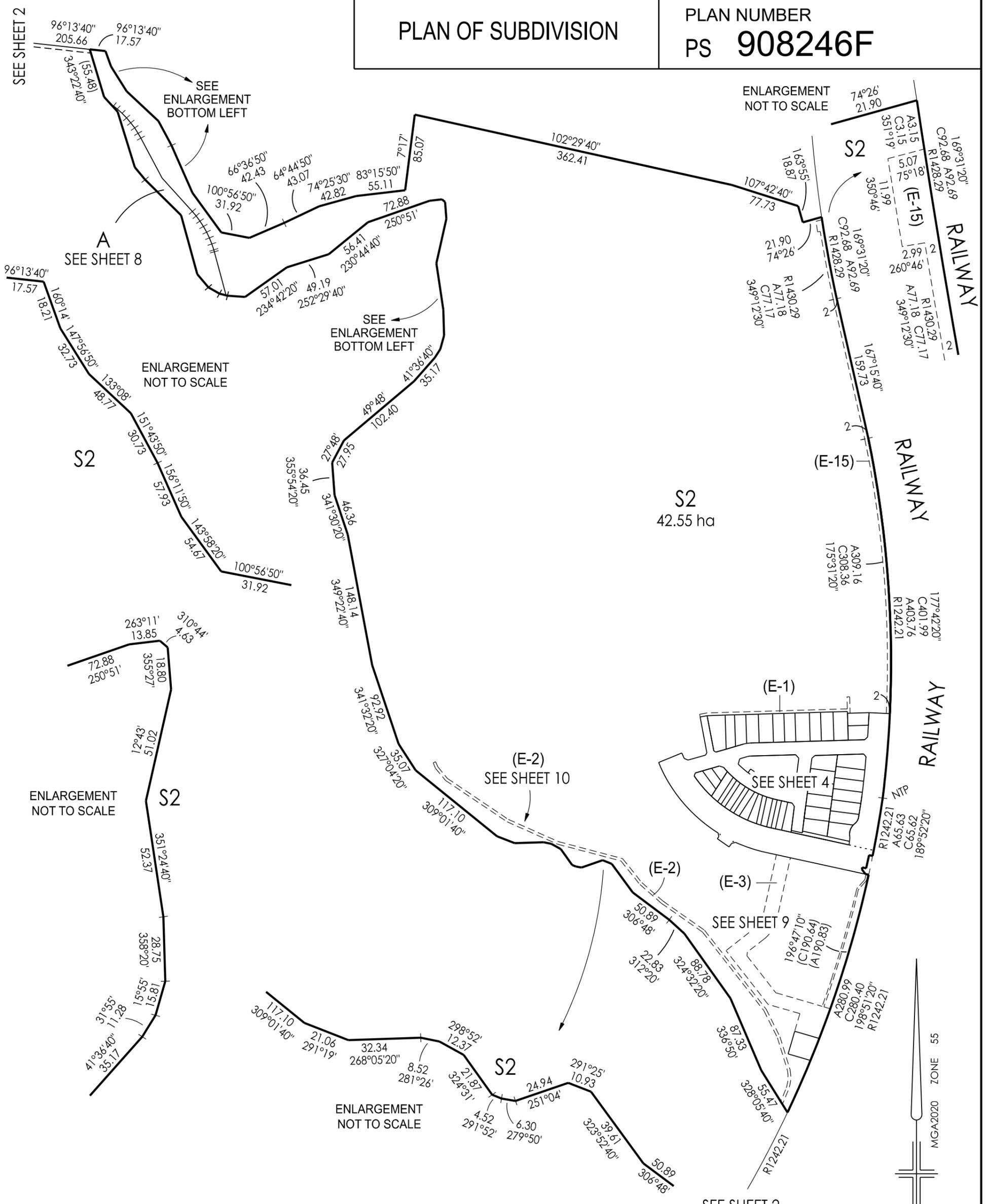
LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL SHEET SIZE A3

SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS 908246F

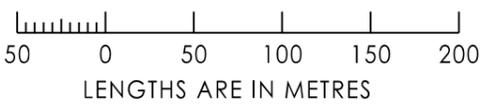


NOTE:
EASEMENT SHOWN AS (E-15) HAS BEEN EXAGGERATED FOR CLARITY PURPOSES



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PLAN OF SUBDIVISION

PLAN NUMBER
PS 908246F

MGA2020 ZONE 55

S2
SEE SHEET 3

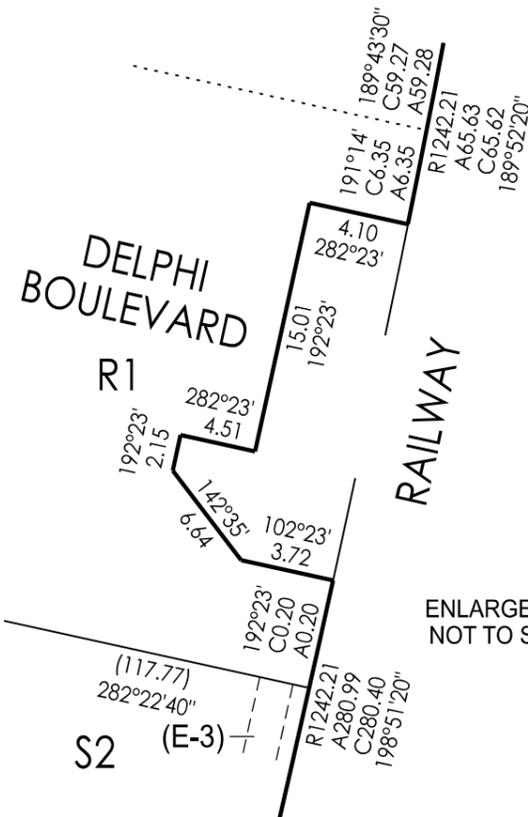
(E-1)

(E-1)

(E-15)

SEE SHEET 6

SEE SHEET 5



S2

(E-3)

(E-3)

SEE SHEET 9

SEE ENLARGEMENT

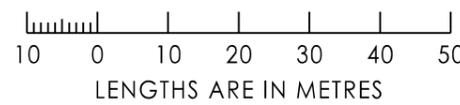
(E-3)



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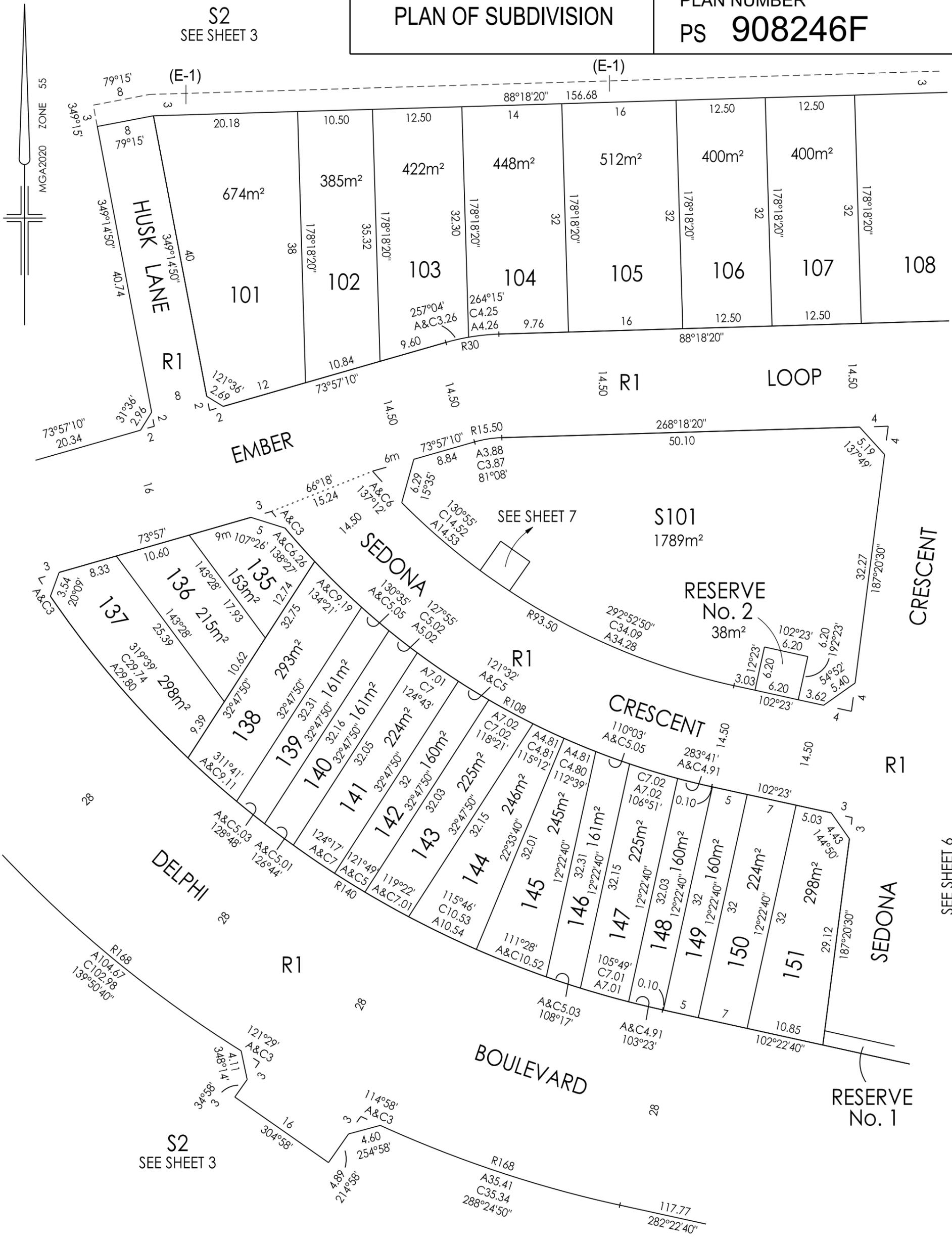
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SHEET 4

PLAN OF SUBDIVISION

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S2
SEE SHEET 3



S2
SEE SHEET 3

SEE SHEET 7

SEE SHEET 6



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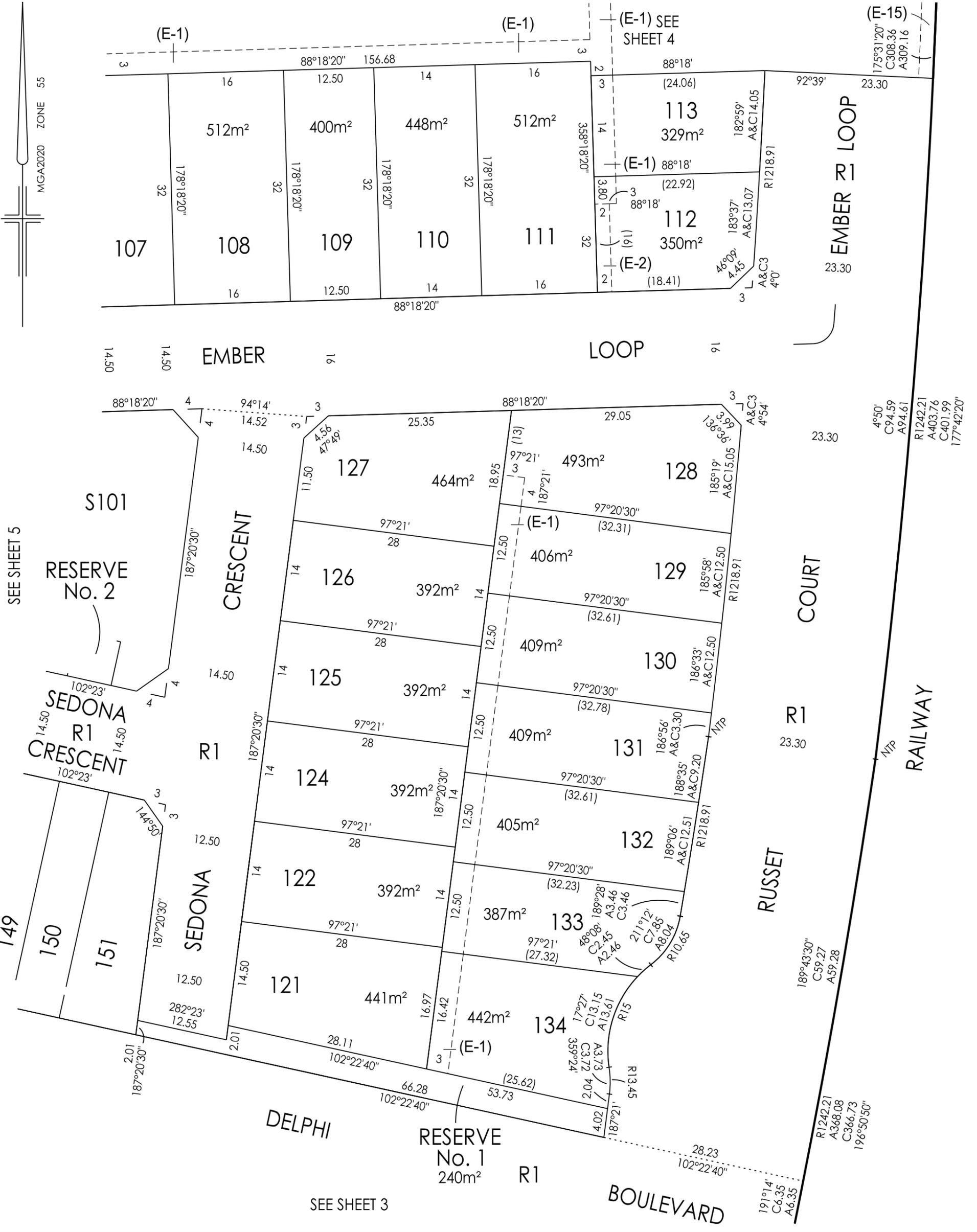
SHEET 5
VERSION: 17

LICENSED SURVEYOR: DAMIAN SMALE

S2
SEE SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 908246F



SEE SHEET 5

S101

RESERVE No. 2

SEDONA R1 CRESCENT

CRESCENT

R1

SEDONA

DELPHI

RESERVE No. 1
240m² R1

SEE SHEET 3

BOULEVARD

RUSSET

R1

COURT

EMBER LOOP

RAILWAY



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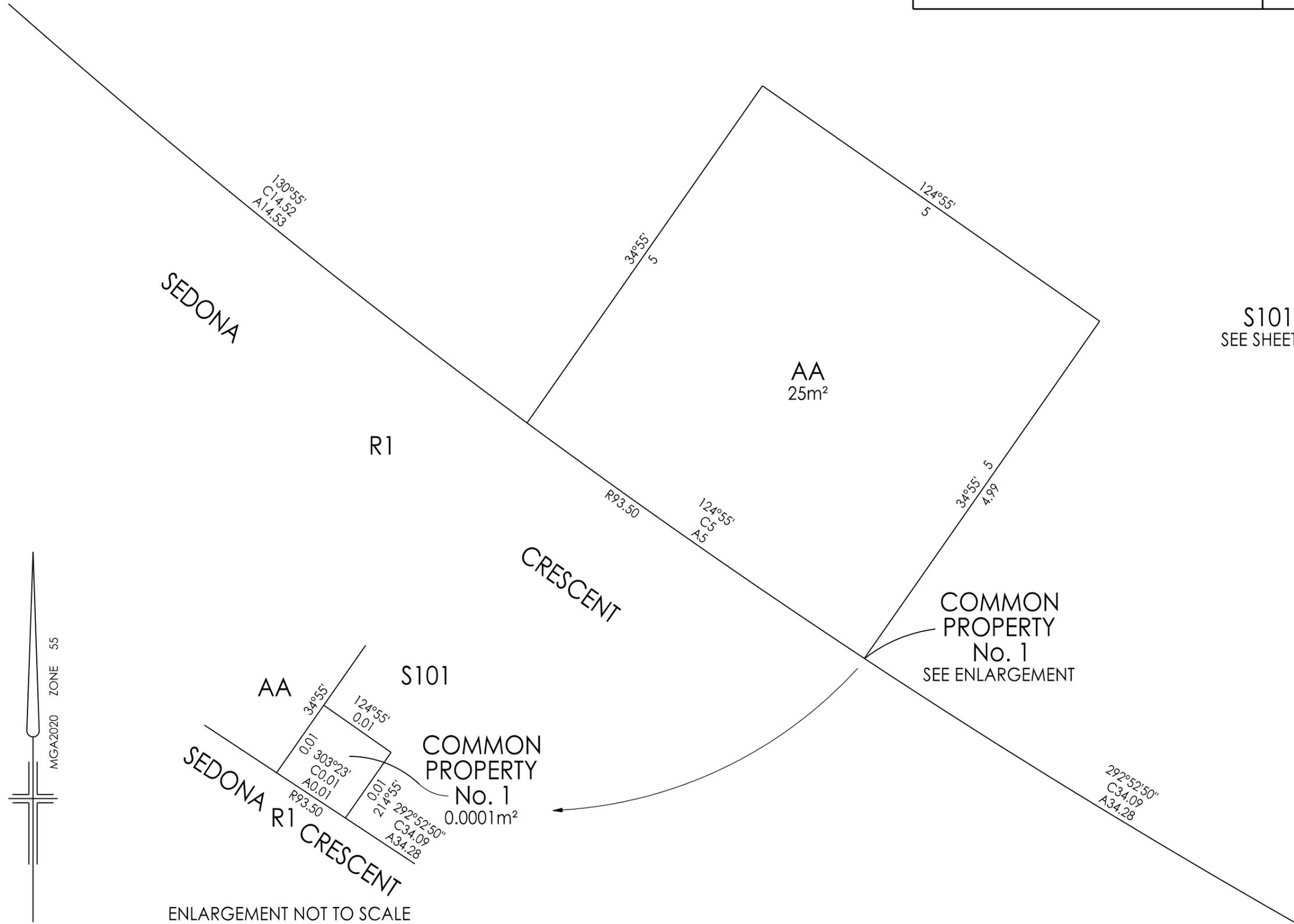
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SHEET 6
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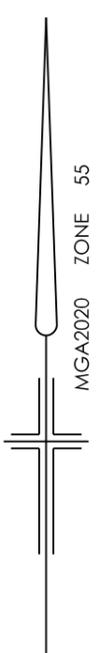
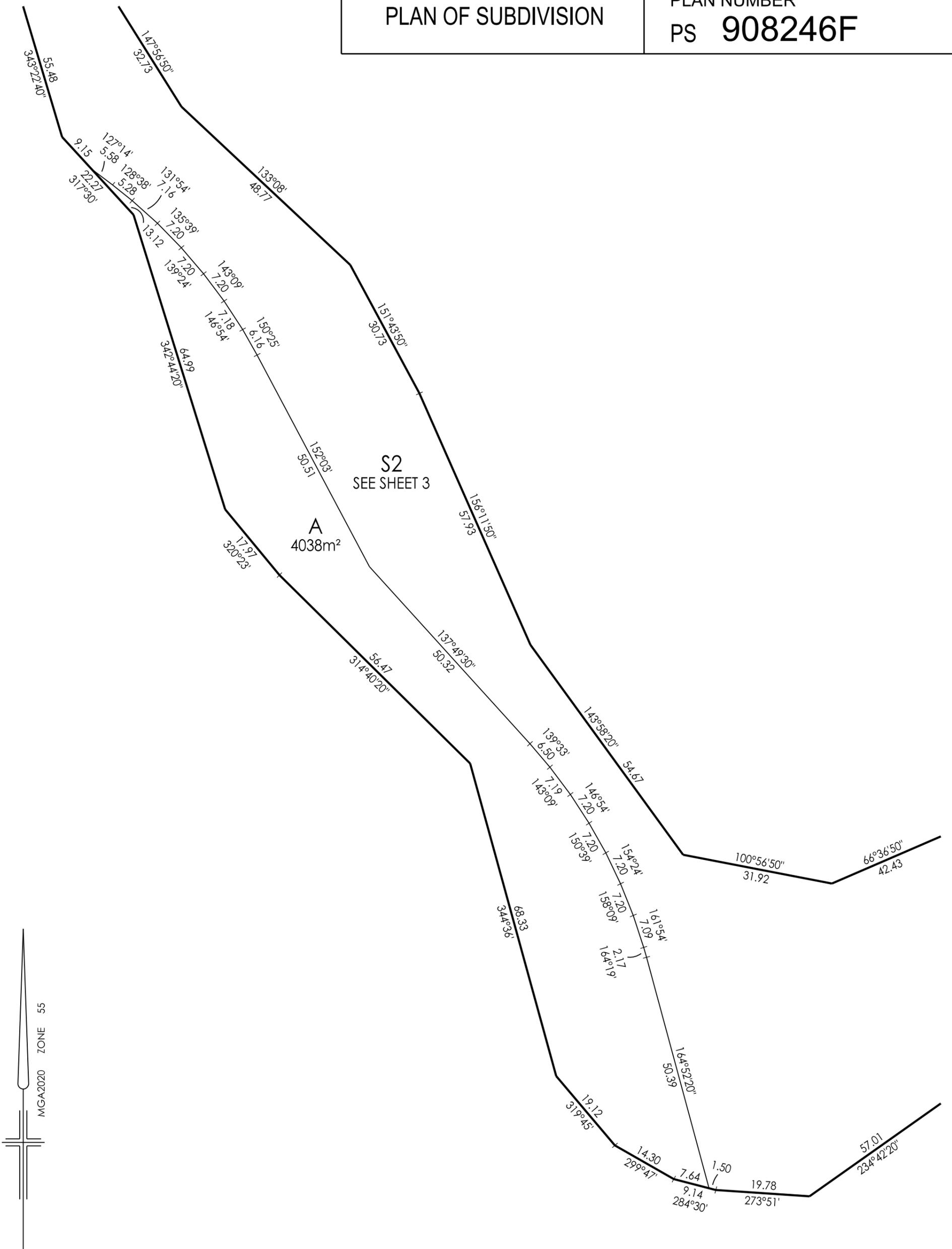


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LICENSED SURVEYOR: DAMIAN SMALE

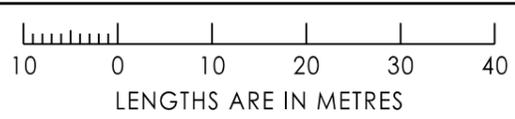
ORIGINAL SHEET SIZE A3 SHEET 7

PLAN OF SUBDIVISION

PLAN NUMBER
PS 908246F



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ORIGINAL SHEET SIZE A3 SHEET 8
REF: 10255/1 VERSION: 17

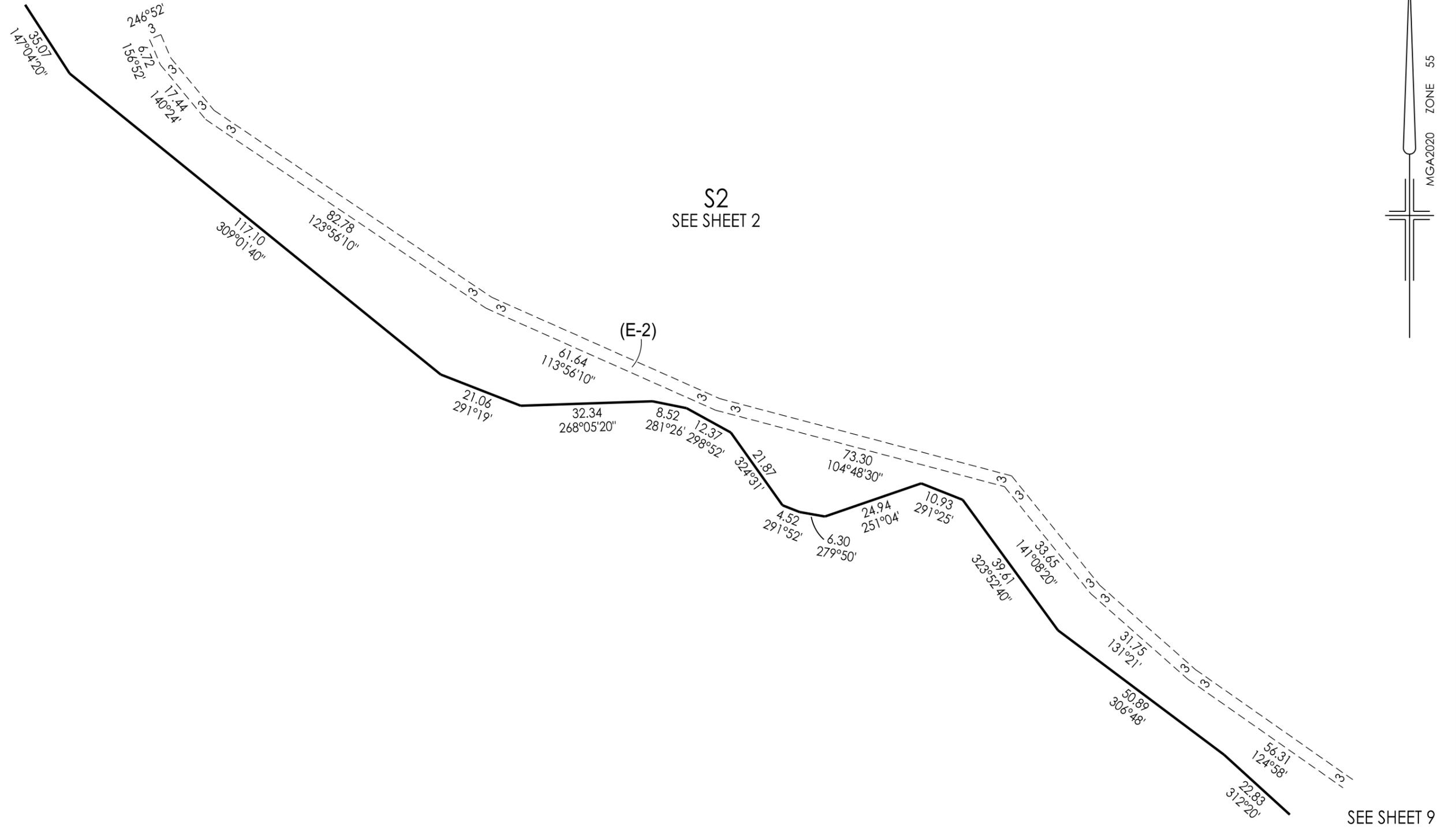


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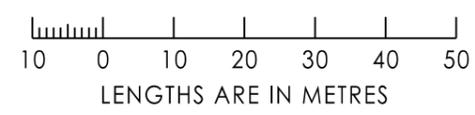
PLAN OF SUBDIVISION

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LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL SHEET SIZE A3 SHEET 10

SUBDIVISION ACT 1988
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.

Burdened Land: Lots 101 to 113, 121, 122, and 124 to 151 (all inclusive) on this plan
Benefited Land: Lots 101 to 113, 121, 122, and 124 to 151 (all inclusive) on this plan

For the purposes of this restriction:

Reference to "MCP" means reference to MCP AA.....

Description of Restriction :

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his/her heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof;

- (i) Build or cause to be built or allow to be built, or allow to remain, any dwelling 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 all building plans have been approved in writing by the Design Assessment Panel as being in accordance with the "Kimberley Design Guidelines" as a prerequisite to a building permit. The Kimberley Design Guidelines can be found at <https://villawoodproperties.com.au/community/kimberley>.
- (ii) Unless otherwise approved by the Responsible Authority or the Design Assessment Panel, build or erect any dwelling or structure other than a dwelling or structure which is built in accordance with the MCP.
- (iii) Amend the Building Envelope Plan within the MCP unless the Responsible Authority has considered and approved the amendment to the Building Envelope Plan.
- (iv) In the case of lots less than 300m² any dwelling unless in accordance with the Small Lot Housing Code or unless a specific planning permit for the said dwelling has been obtained from Hume City Council. For the purpose of this restriction the following applies:
Type A - nil
Type B - lots 135 to 151 (both inclusive).
- (v) In the case of lots 135 to 151 (both inclusive) build or cause to be built or allow to remain, any dwelling, unless vehicle ingress and egress to the said dwelling, is from Sedona Crescent, and unless the said dwelling fronts both Delphi Boulevard and Sedona Crescent.
- (vi) In the case of lots 108 to 113 (both inclusive), 121, 122, 124 to 134 (both inclusive) and 151 construct a dwelling unless in accordance with requirements and recommendations set out in the "Marshall Day Acoustics - Raes Road Development Rail Noise Assessment - 26 June 2020" (as amend from time to time).
- (vii) In the case of lots under 1200m², further subdivide the said lot for the purpose of accommodating an additional single dwelling, unless with the written consent from the Responsible Authority.

Restriction (i) will cease to have effect on a lot one year after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on that lot.

Restriction (ii), (iii) & (vii) will cease to have effect on the lot ten years after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on that lot.



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