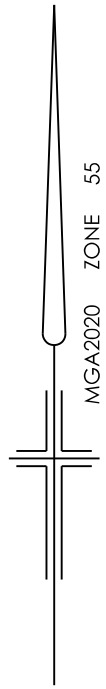


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 908246F</b>	
<b>LOCATION OF LAND</b>  <b>PARISH:</b> BUTTLEJORRK - WJT CLARKES CROWN SPECIAL SURVEY (PART)  <b>PARISH:</b> BULLA BULLA <b>SECTION:</b> 21 <b>CROWN ALLOTMENT:</b> 1 (PART)  <b>PARISH:</b> BOLLINDA <b>SECTION:</b> 1 <b>CROWN ALLOTMENT:</b> 3 & 4 (PARTS)  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS908273C  <b>POSTAL ADDRESS:</b> 250A RACECOURSE ROAD (at time of subdivision) SUNBURY 3429  <b>MGA 2020 CO-ORDINATES:</b> E: 301 100 ZONE: 55 (of approx. centre of plan) N: 5 841 060 DATUM: GDA2020		<b>COUNCIL NAME:</b> HUME CITY COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 100 (BOTH INCLUSIVE) AND 123 HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 1.715 ha</b>  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  <b>THIS PLAN HAS AN ACCOMPANYING OWNERS CORPORATION SCHEDULE IN A SEPARATE DOCUMENT AND SHOULD BE READ IN CONJUNCTION WITH THIS DOCUMENT</b>  NTP DENOTES NON TANGENTIAL POINT	
ROAD R1 RESERVE No. 1, 2 AND 4 RESERVE No. 3  RESERVE No. 5	HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD MINISTER FOR ENVIRONMENT AND CLIMATE CHANGE			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY		<b>THIS PLAN HAS AN ACCOMPANYING OWNERS CORPORATION SCHEDULE IN A SEPARATE DOCUMENT AND SHOULD BE READ IN CONJUNCTION WITH THIS DOCUMENT</b>  NTP DENOTES NON TANGENTIAL POINT		
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). BOLLINDA PM24  IN PROCLAIMED SURVEY AREA No. 46  <b>STAGING</b> THIS IS A STAGED SUBDIVISION PLANNING PERMIT No.				
<b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.</b> 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				
<b>ESTATE:</b> KIMBERLEY ESTATE		<b>AREA:</b> 3.808 ha	<b>No. OF LOTS:</b> 33	<b>MELWAY:</b> 362:H:10
<b>PURPOSE</b>		<b>EASEMENT INFORMATION</b>		
<b>LEGEND:</b> A - APPURTENANT		E - ENCUMBERING EASEMENT		R - ENCUMBERING EASEMENT (ROAD)
EASEMENT REFERENCE		WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(A-1)	CARRIAGEWAY	4m	PS730378B	LOTS A AND B ON 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
<b>Breese Pitt Dixon Pty Ltd</b> 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: 8  LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3  SHEET 1 OF 10 SHEETS
CHECKED EZ	DATE: 29/05/2023			

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

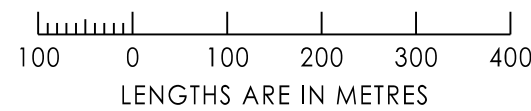
R1235.17



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SCALE

1:8000



REF: 10255/1

VERSION: 8

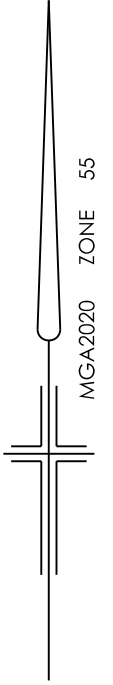
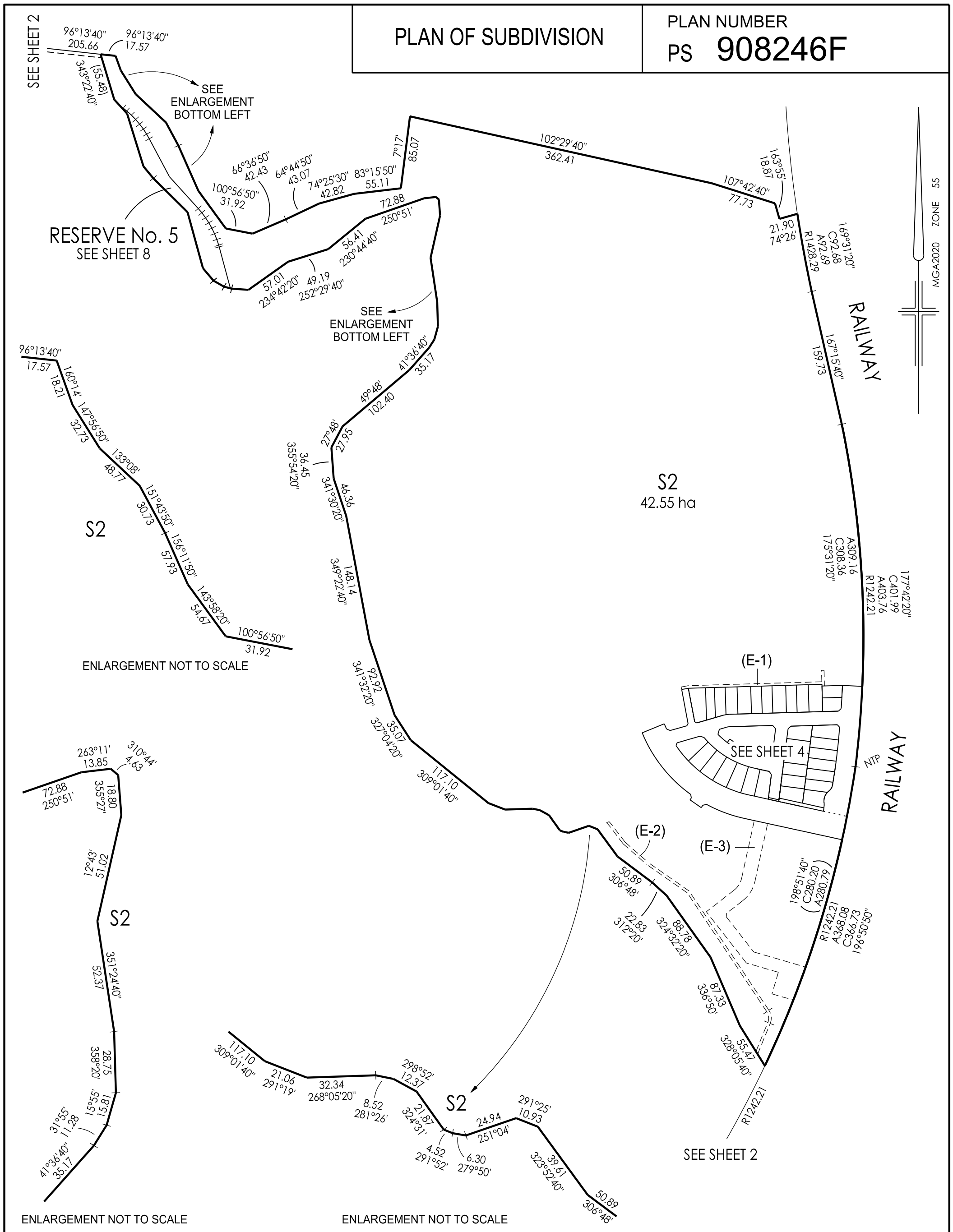
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908246F



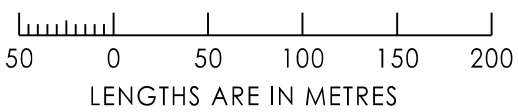
ENLARGEMENT NOT TO SCALE

ENLARGEMENT NOT TO SCALE



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SCALE  
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ORIGINAL SHEET SIZE A3

SHEET 3

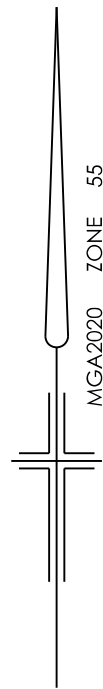
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VERSION: 8

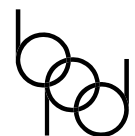
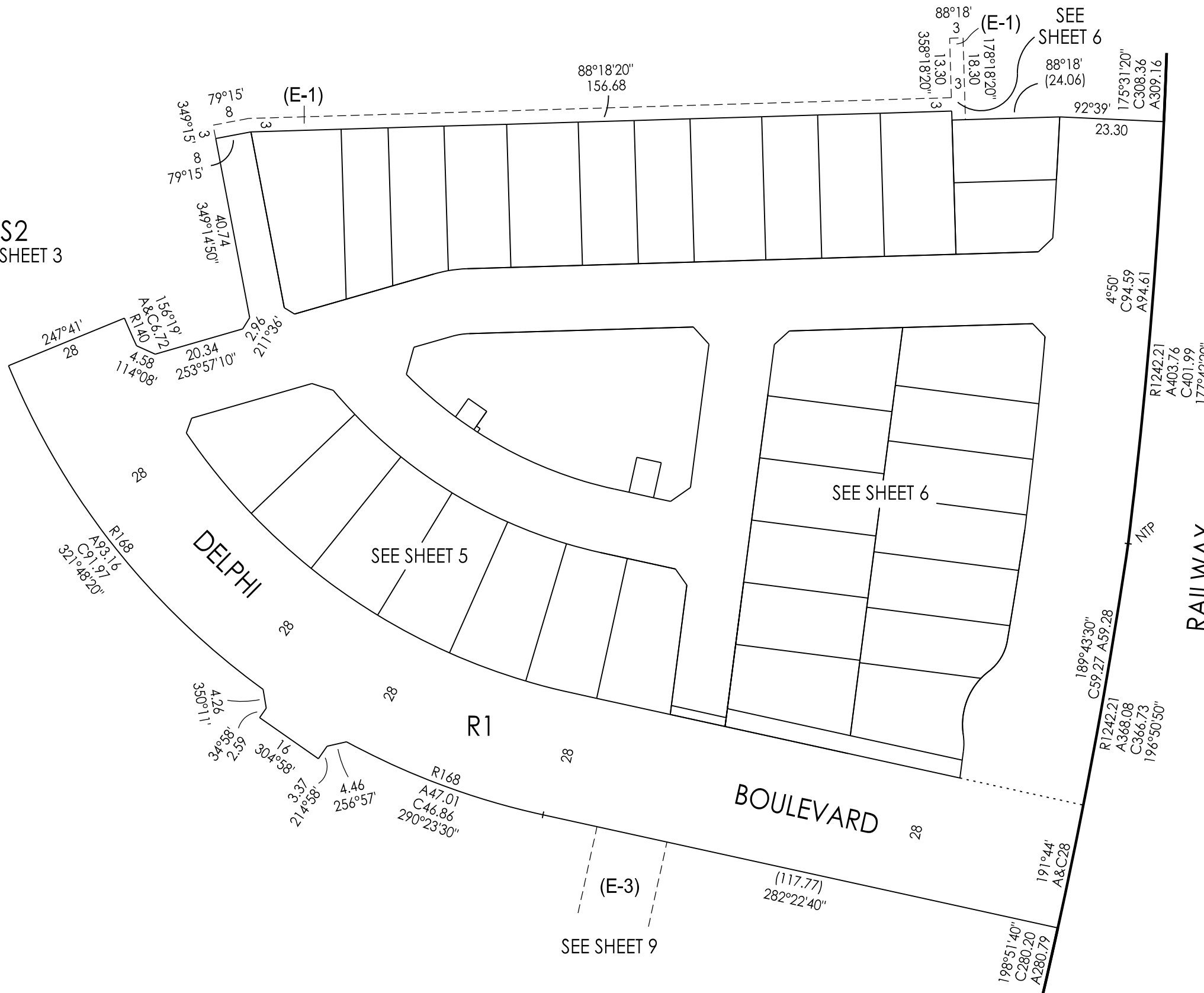
LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908246F



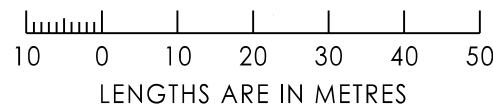
S2  
SEE SHEET 3



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SCALE

1:1000



REF: 10255/1

VERSION: 8

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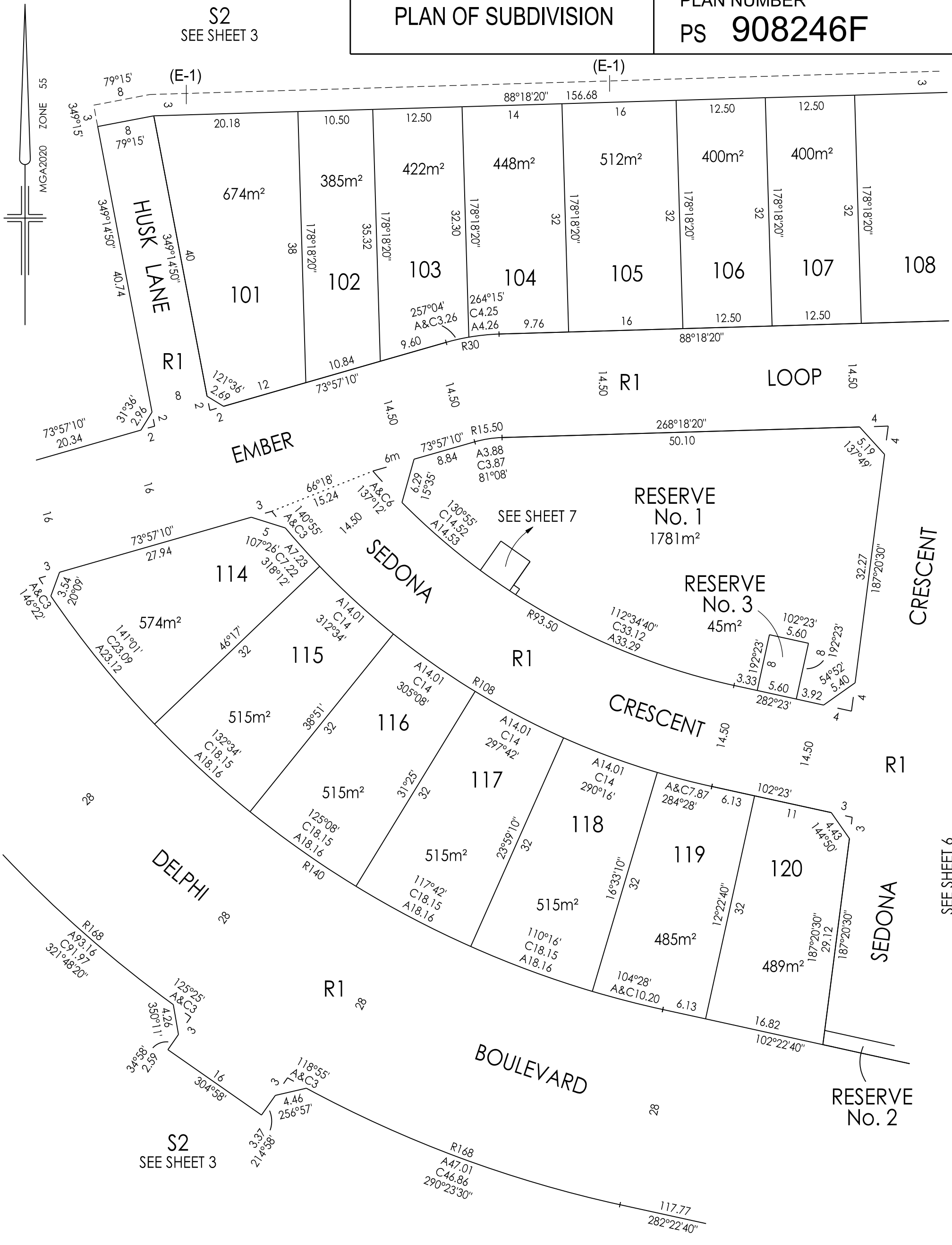
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SHEET 4

PLAN OF SUBDIVISION

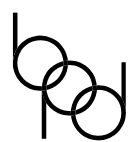
PLAN NUMBER  
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S2  
SEE SHEET 3



S2  
SEE SHEET 3

SEE SHEET 6



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1:500



ORIGINAL SHEET SIZE A3  
REF: 10255/1

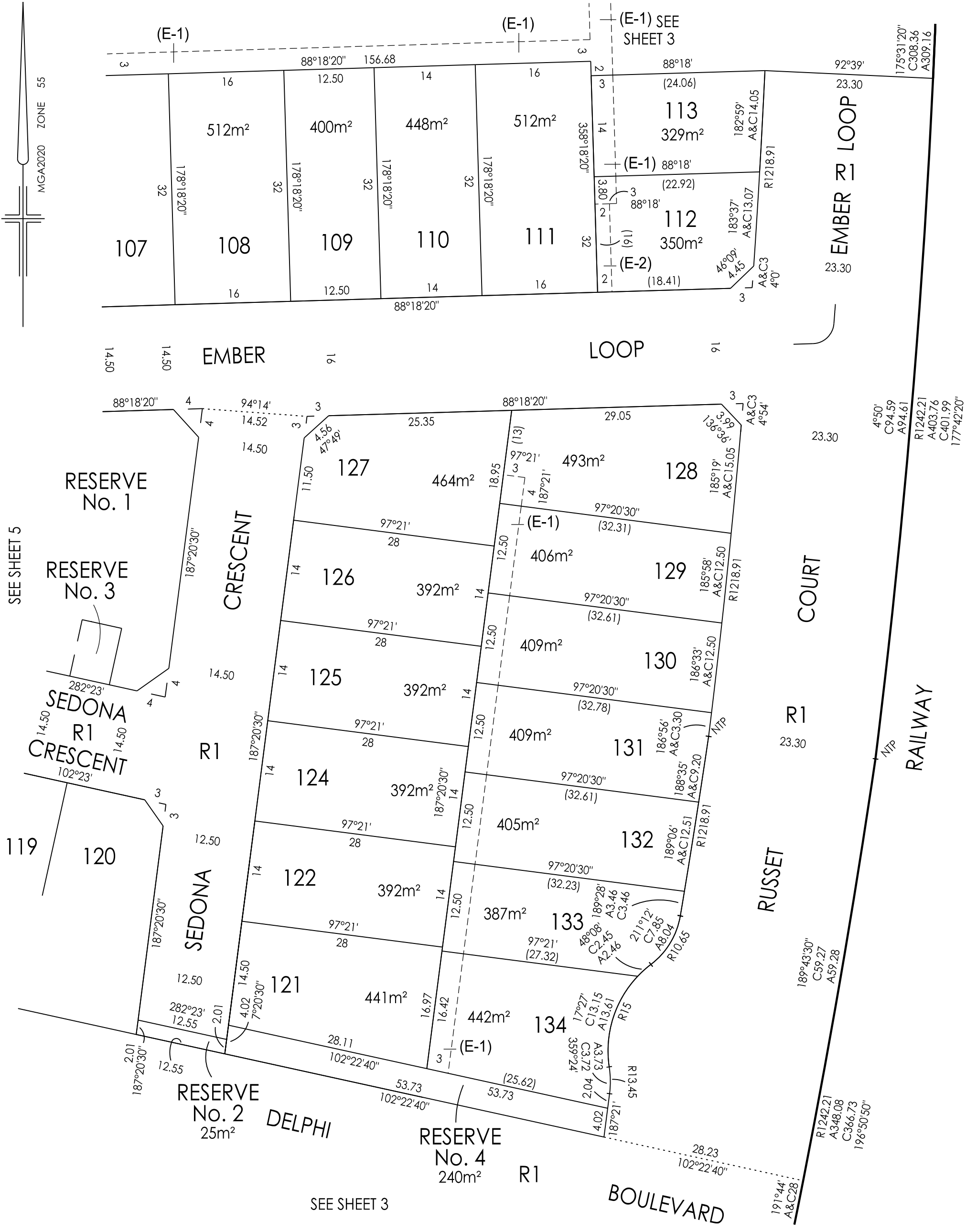
SHEET 5  
VERSION: 8

LICENSED SURVEYOR: SIMON COX

S2  
SEE SHEET 3

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 908246F**



SEE SHEET 5

(E-1) SEE SHEET 3

RESERVE No. 1

RESERVE No. 3

SEDONA R1 CRESCENT

RESERVE No. 2  
25m<sup>2</sup>

RESERVE No. 4  
240m<sup>2</sup>

SEE SHEET 3



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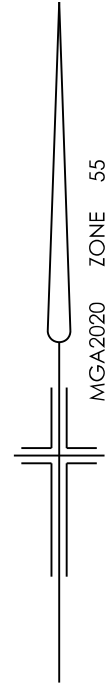
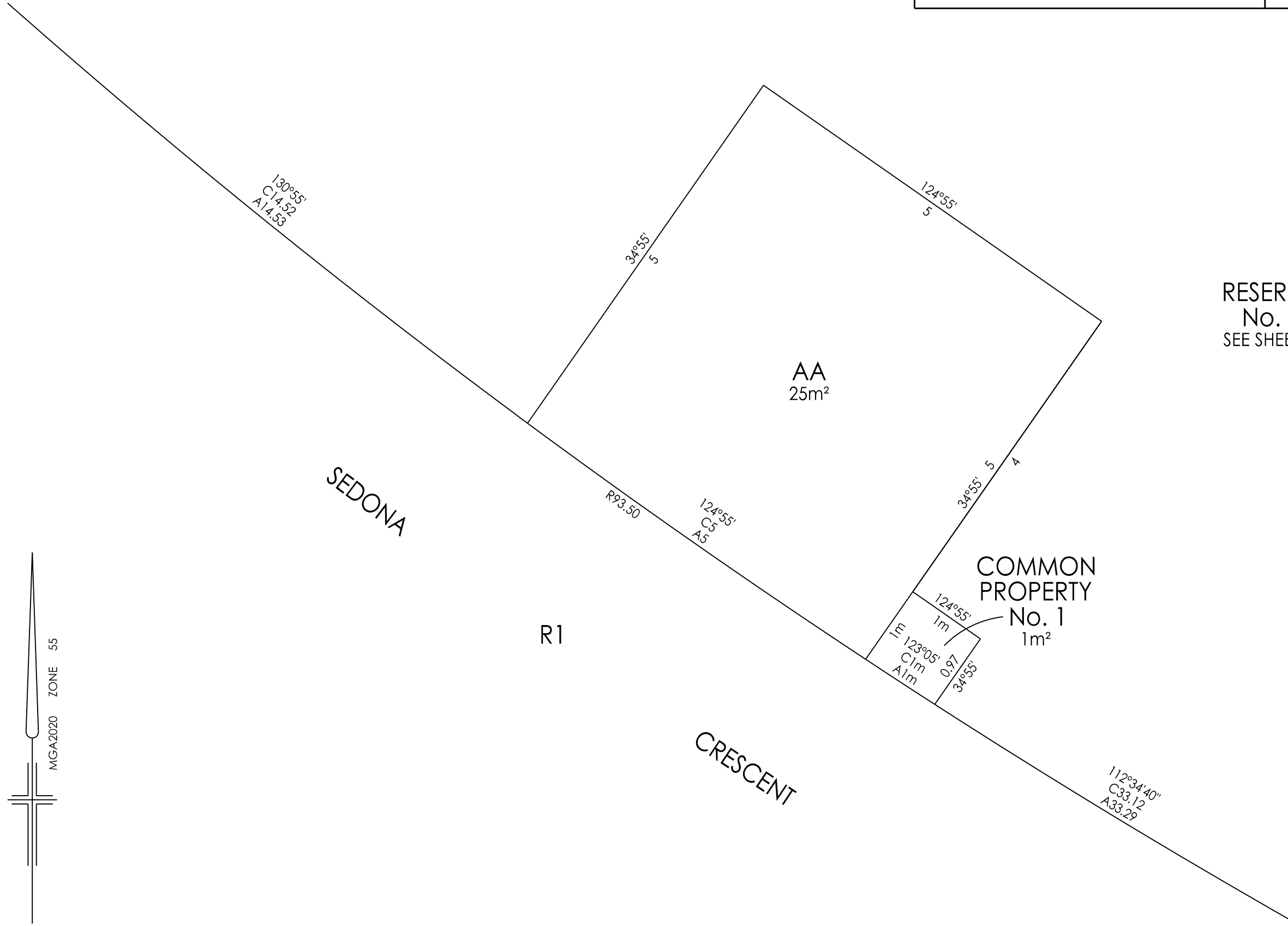
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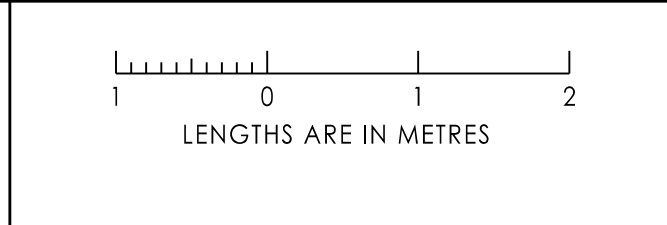
SHEET 6  
VERSION: 8

LICENSED SURVEYOR: SIMON COX



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**SCALE**  
 1:50



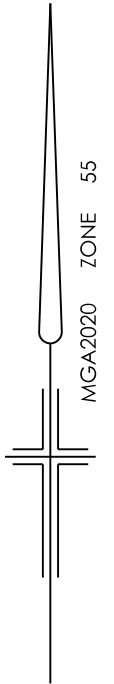
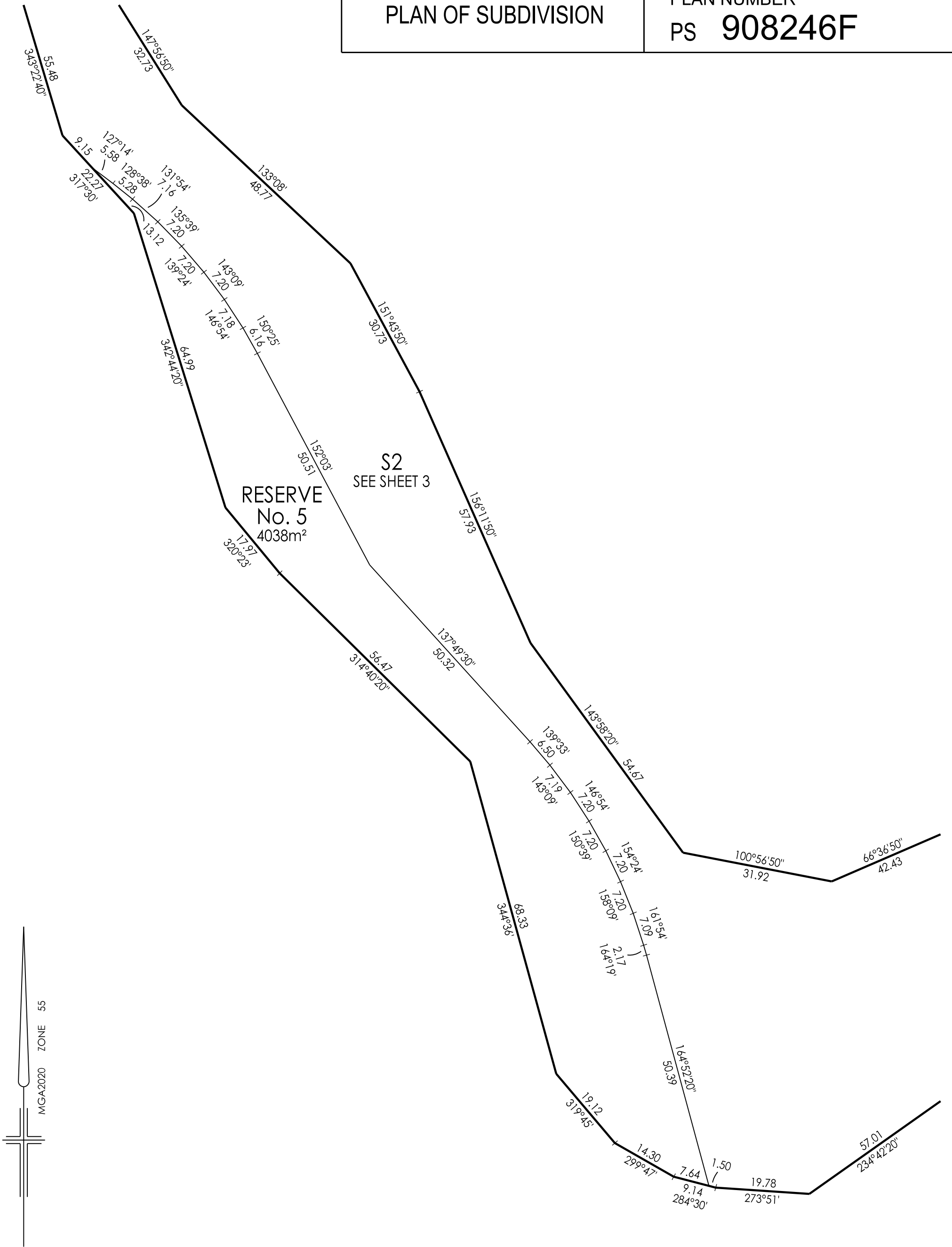
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 LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

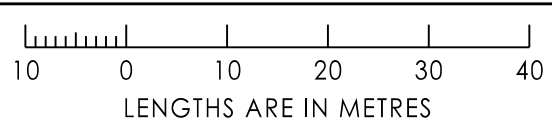
SHEET 7

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908246F



SCALE  
1:750



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



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LICENSED SURVEYOR: SIMON COX





**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

Upon registration of this plan, the following restriction is to be created.

Land to benefit: Lots 101 to 122 and 124 to 134 (all inclusive).  
Land to be burdened: Lots 101 to 122 and 124 to 134 (all inclusive).

For the purpose of description:

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

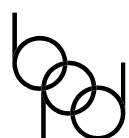
Description of Restriction:

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 114 to 120 (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.
- (v) In the case of lots 108 to 113 (both inclusive), 121, 122 and 124 to 134 (both inclusive) 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).

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) 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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SCALE

ORIGINAL  
SHEET SIZE A3

SHEET 10

REF: 10255/1

VERSION: 8

LICENSED SURVEYOR: SIMON COX