

<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 908246F/S2</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> BOLLINDA AND BULLA BULLA  <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 S2 ON PS908246F  <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>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 200 (BOTH INCLUSIVE) AND ROAD R1 HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 1.103 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>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PSPS908246F WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R2	HUME CITY COUNCIL			
<b>NOTATIONS</b>		<b>DEPTH LIMITATION</b> DOES NOT APPLY  <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. <b>STAGING</b> THIS IS A STAGED SUBDIVISION PLANNING PERMIT No.		
<b>NOTATIONS</b>				
<b>DEPTH LIMITATION</b> DOES NOT APPLY				
<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> 2.616 ha	<b>No. OF LOTS:</b> 31	<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)
<b>EASEMENT REFERENCE</b>		<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED OR IN FAVOUR OF</b>
(A-1)	CARRIAGEWAY	4m	PS730378B	LOT 2 ON PS730378B
(E-1)	DRAINAGE	SEE PLAN	PS908246F	HUME CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	PS908246F	GREATER WESTERN WATER CORPORATION
(E-2)	DRAINAGE	SEE PLAN	PS908246F	HUME CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	PS908246F	GREATER WESTERN WATER CORPORATION
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-6)	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
(E-6)	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		<b>REF:</b> 10255/2	<b>VERSION:</b> 11	<b>ORIGINAL SHEET SIZE A3</b>
<b>CHECKED</b> EZ		<b>DATE:</b> 04/10/2023		<b>SHEET 1 OF 9 SHEETS</b>
		<b>LICENSED SURVEYOR:</b> SIMON COX		

PLAN OF SUBDIVISION

PLAN NUMBER

PS 908246F/S2



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

S3  
SEE SHEET 3

RAILWAY

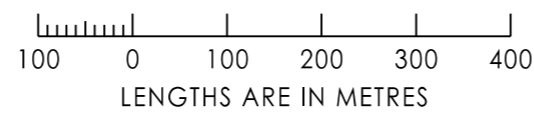
211°07'30"  
C250.63  
A231.05  
R1242.21  
R1235.17



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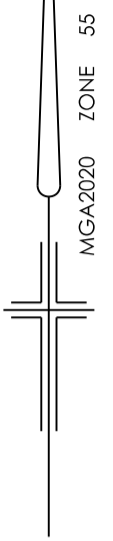
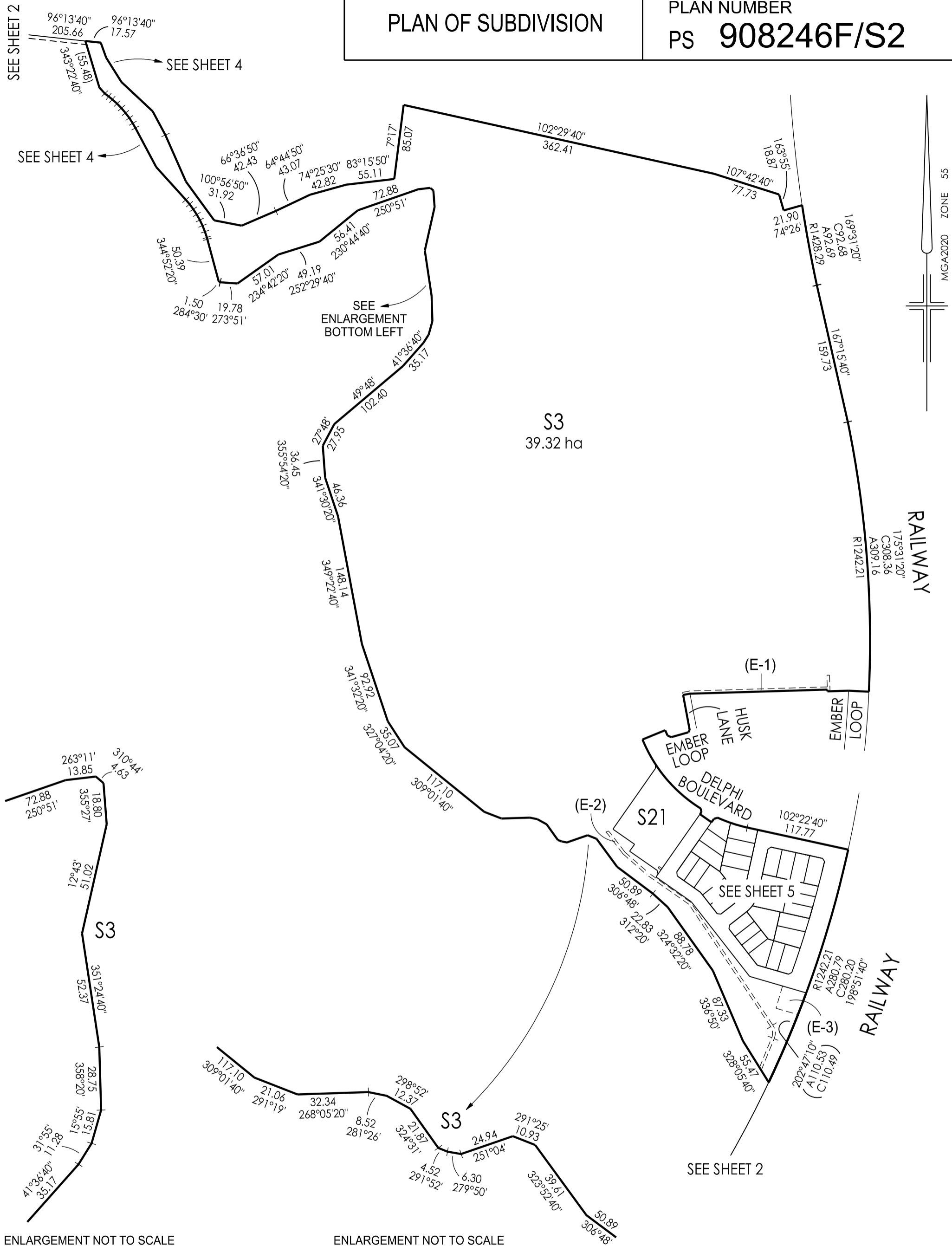
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SHEET 2

PLAN OF SUBDIVISION

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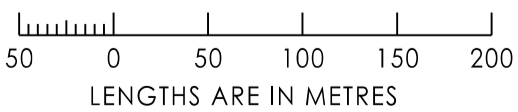
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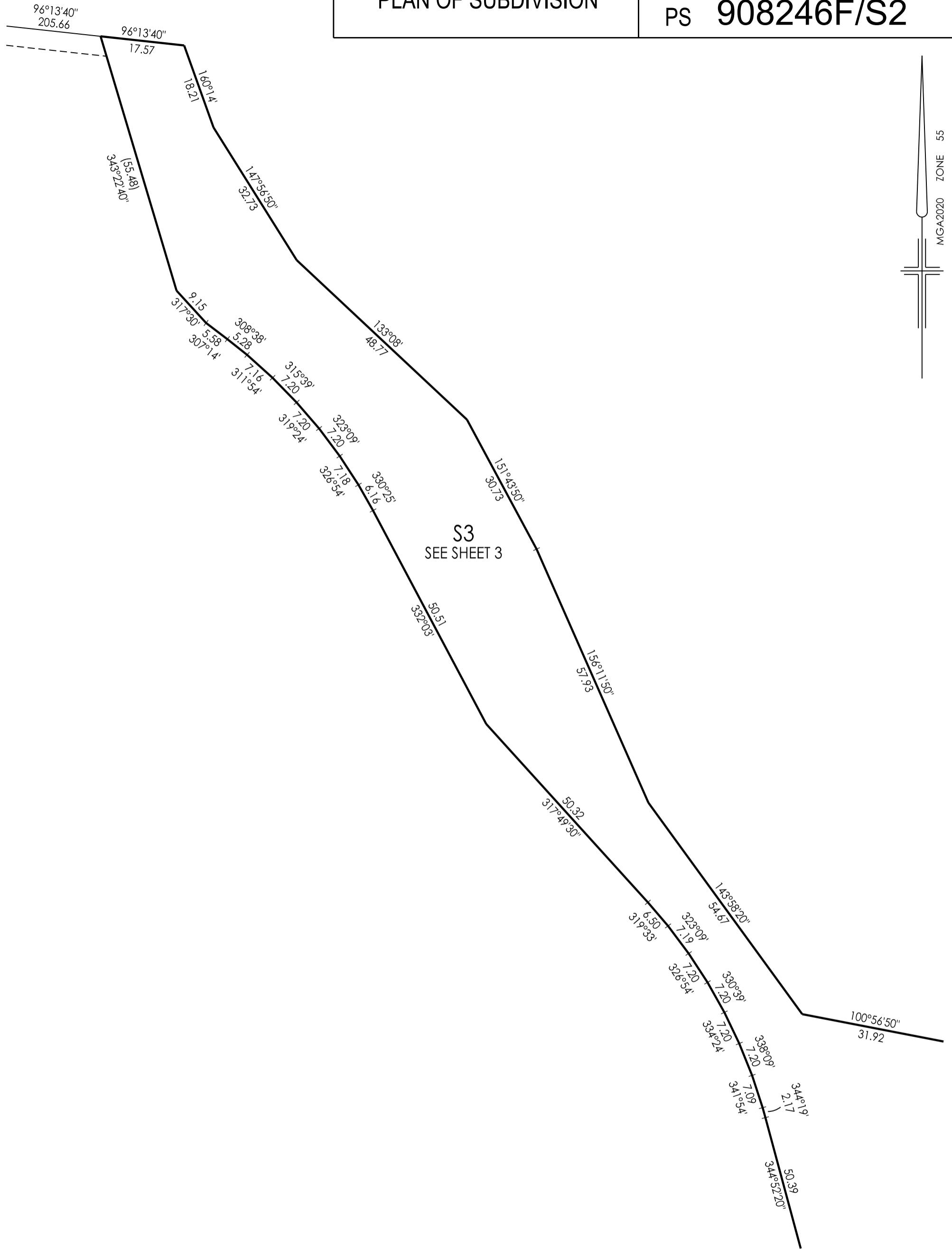
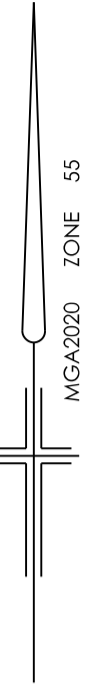
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REF: 10255/2	VERSION: 11

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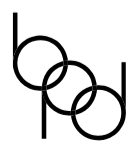
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SEE SHEET 2



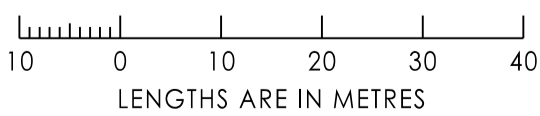
S3  
SEE SHEET 3



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SHEET 4

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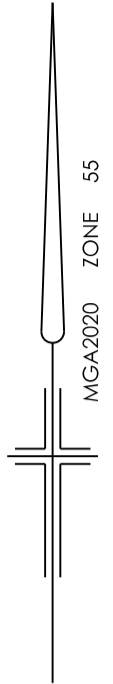
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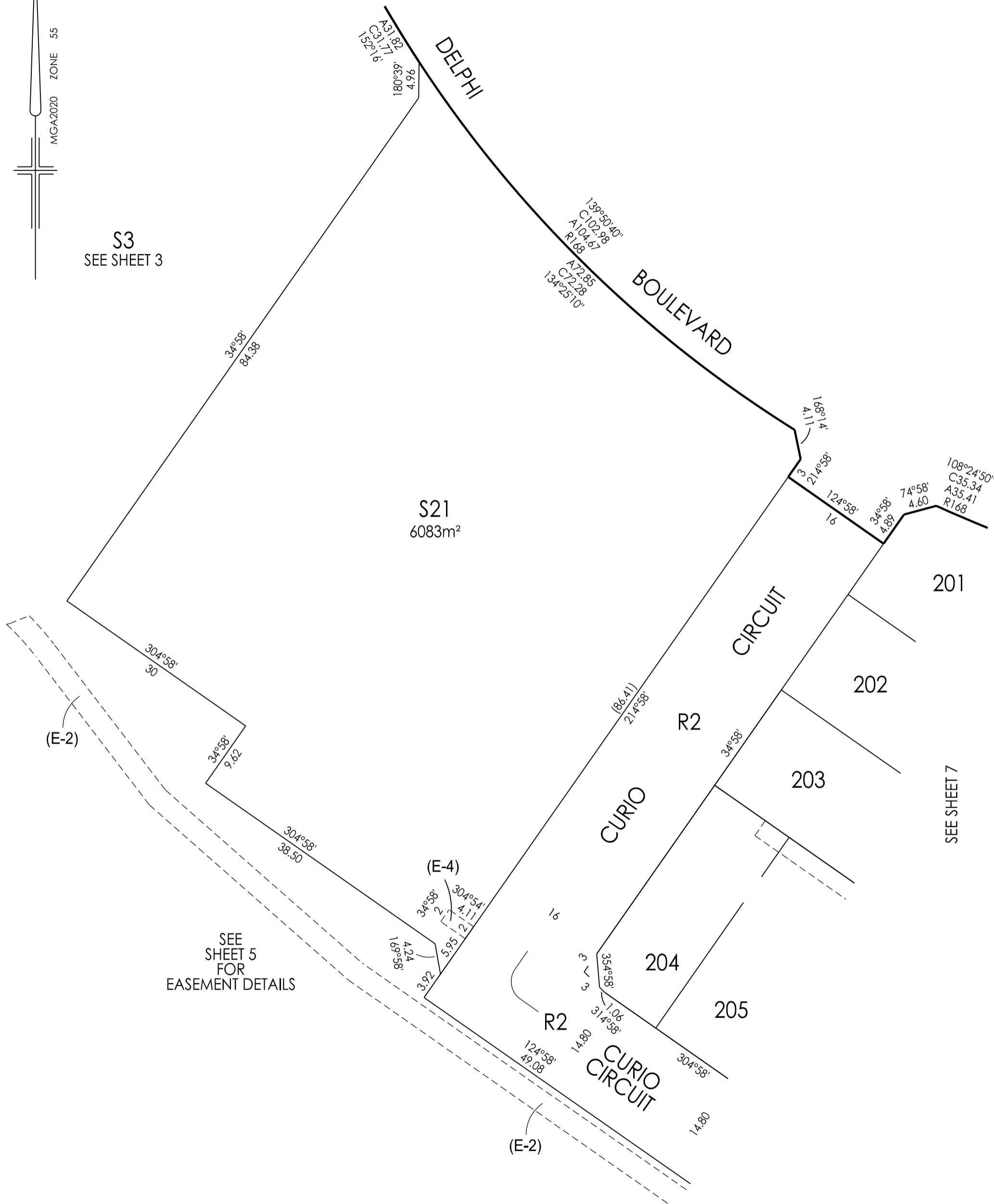


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S3  
SEE SHEET 3



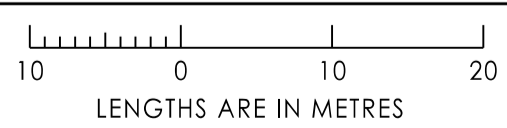
SEE SHEET 5 FOR EASEMENT DETAILS

SEE SHEET 7



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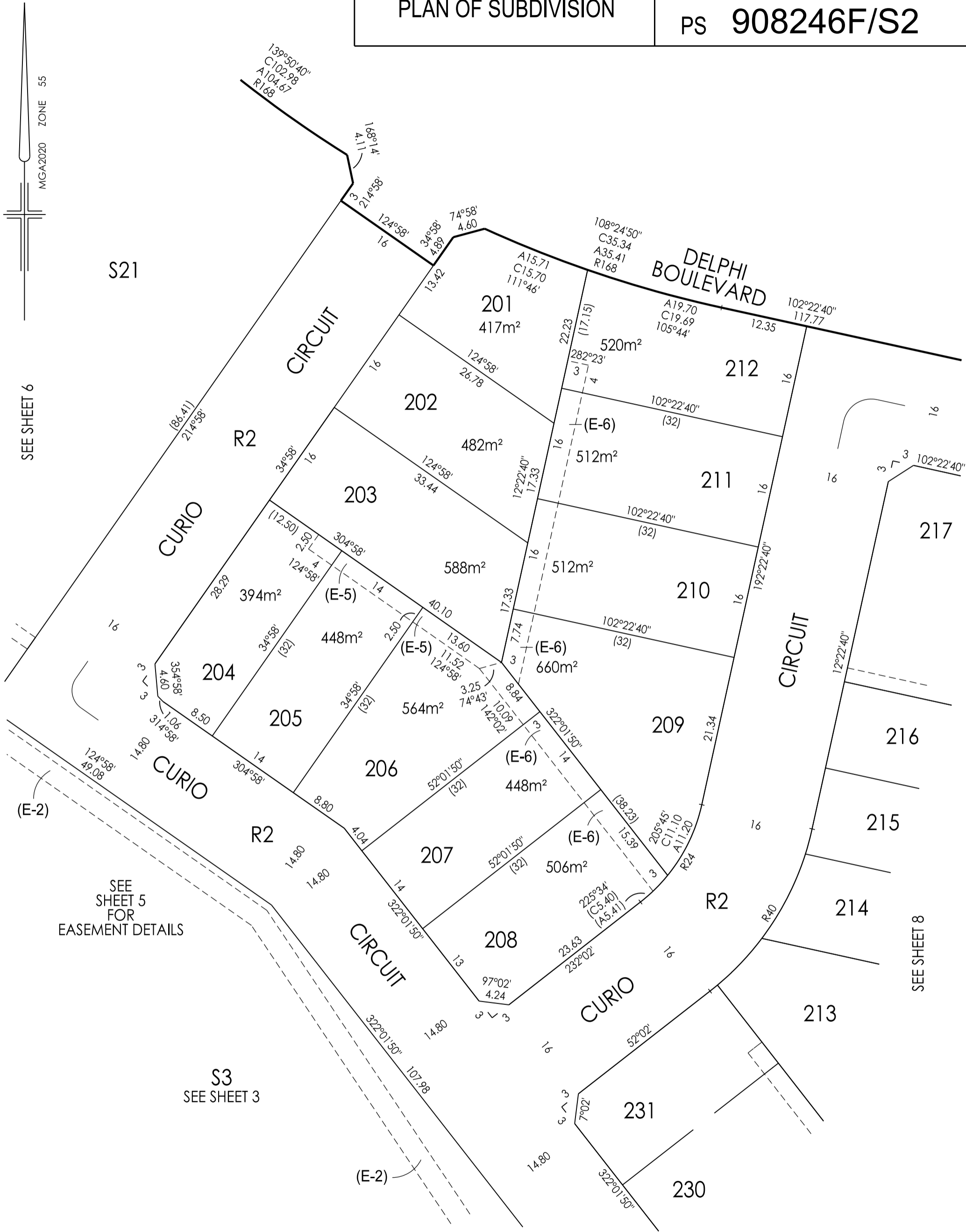


ORIGINAL SHEET SIZE A3	SHEET 6
REF: 10255/2	VERSION: 11

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PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908246F/S2



SEE SHEET 6

SEE SHEET 8

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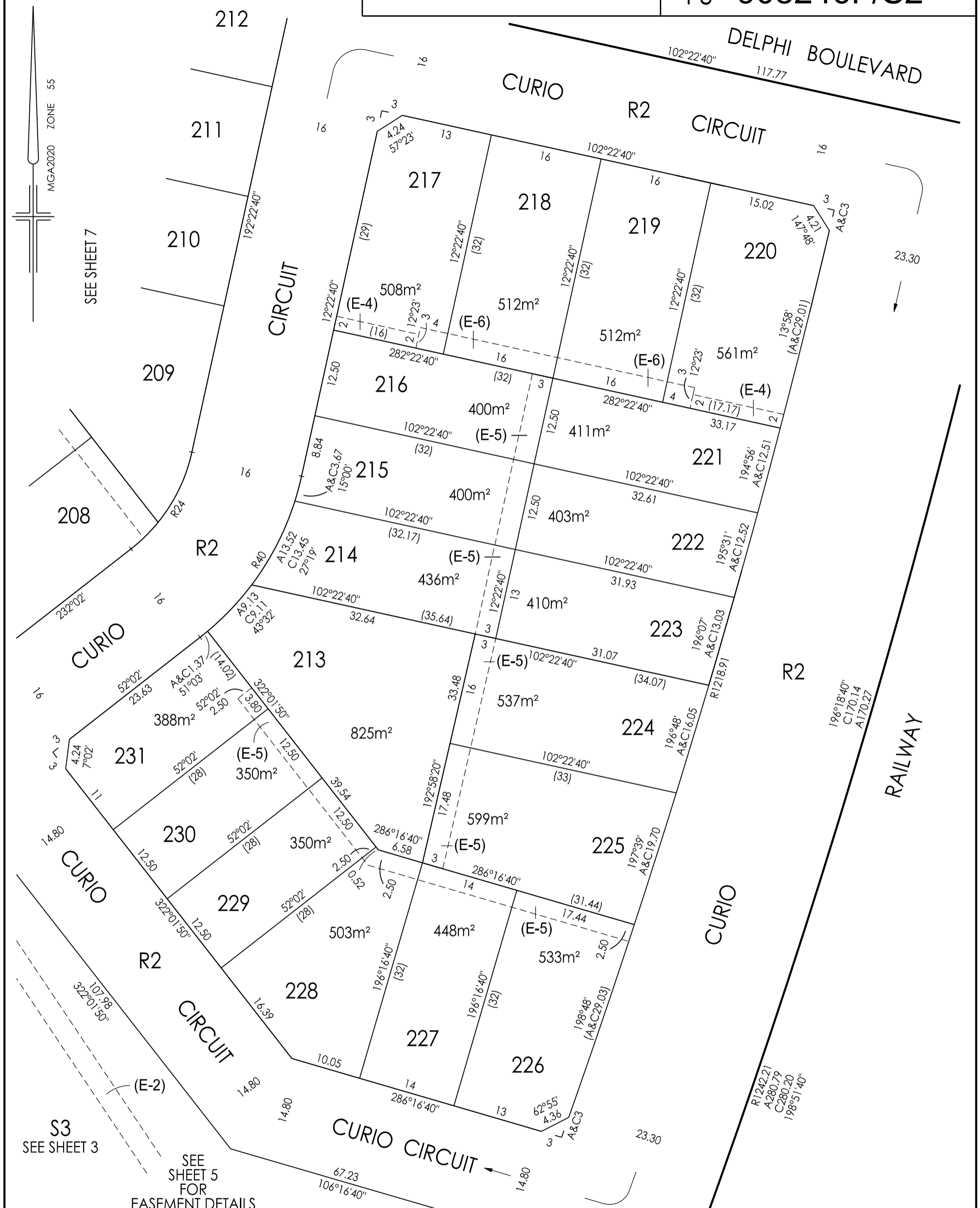


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PLAN OF SUBDIVISION

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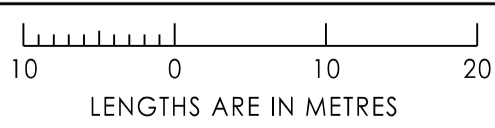
SEE SHEET 7

S3  
SEE SHEET 3

SEE SHEET 5  
FOR  
EASEMENT DETAILS

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

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

Land to benefit: Lots 201 to 231 (both inclusive).  
Land to be burdened: Lots 201 to 231 (both inclusive).

For the purpose of description:

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

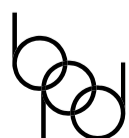
Description of Restriction:

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 213 to 231 (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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SHEET 9

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