

PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 908246F/S2	
LOCATION OF LAND PARISH: BOLLINDA AND BULLA BULLA 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 S2 ON PS908246F 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 200 (BOTH INCLUSIVE), ROAD R1 AND EASEMENT (E-7) TO (E-14) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.103 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 FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PSPS908246F WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R2 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R2	HUME CITY COUNCIL			
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. STAGING THIS IS A STAGED SUBDIVISION PLANNING PERMIT No.		
DOES NOT APPLY				
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: 2.616 ha	No. OF LOTS: 31	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	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
(E-15)	POWER LINE (UNDERGROUND CABLES)	2m	PS908246F - 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: 10255/2 VERSION: 16 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 9 SHEETS
CHECKED EZ	DATE: 21/07/2025			

PLAN OF SUBDIVISION

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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

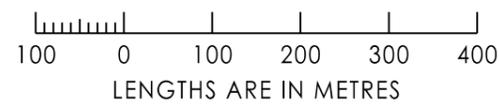
211°07'30"
C250.63
A231.05
R1242.21
R1235.17



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SCALE

1:8000



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VERSION: 16

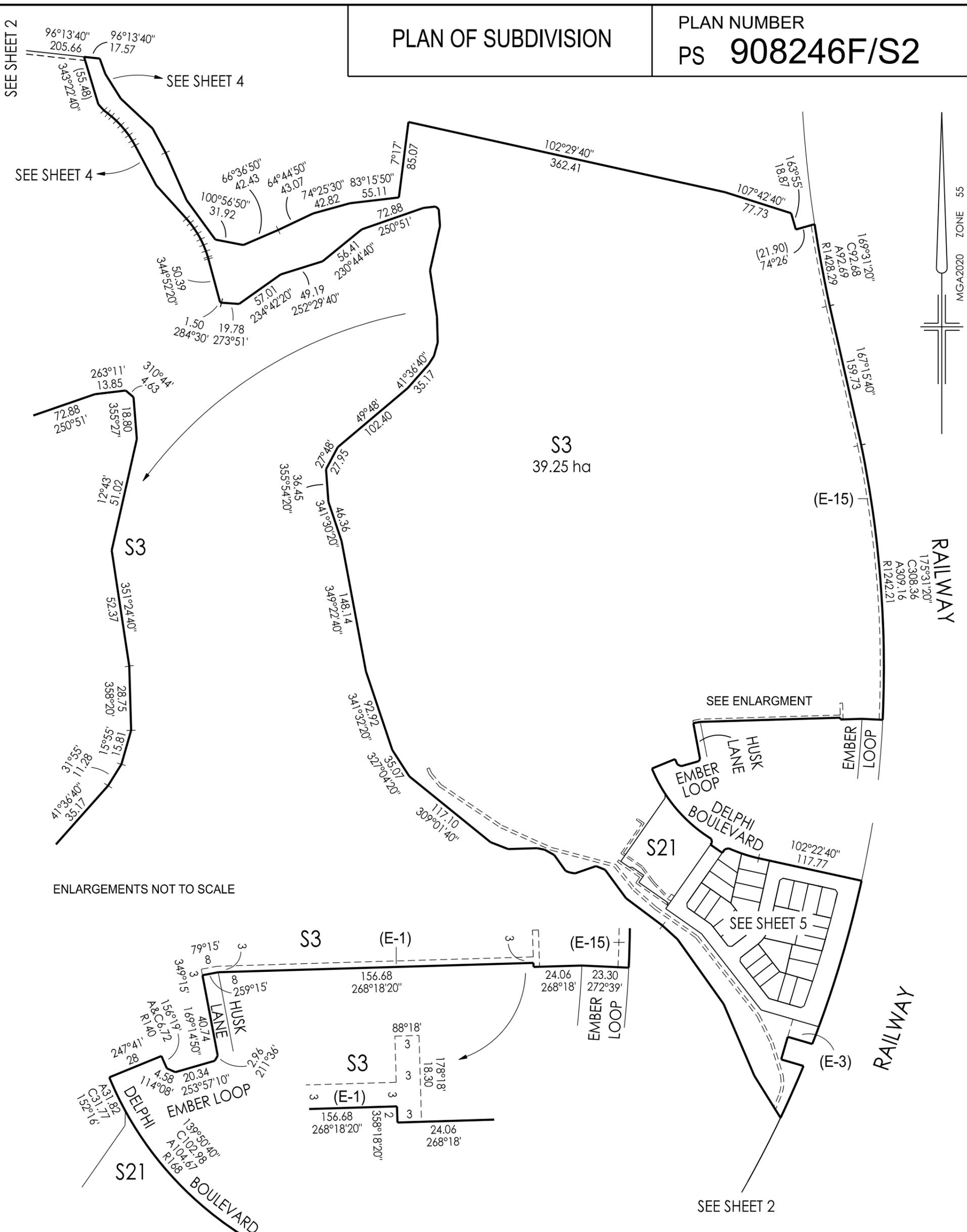
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 2

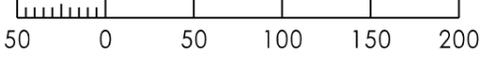
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ENLARGEMENTS NOT TO SCALE

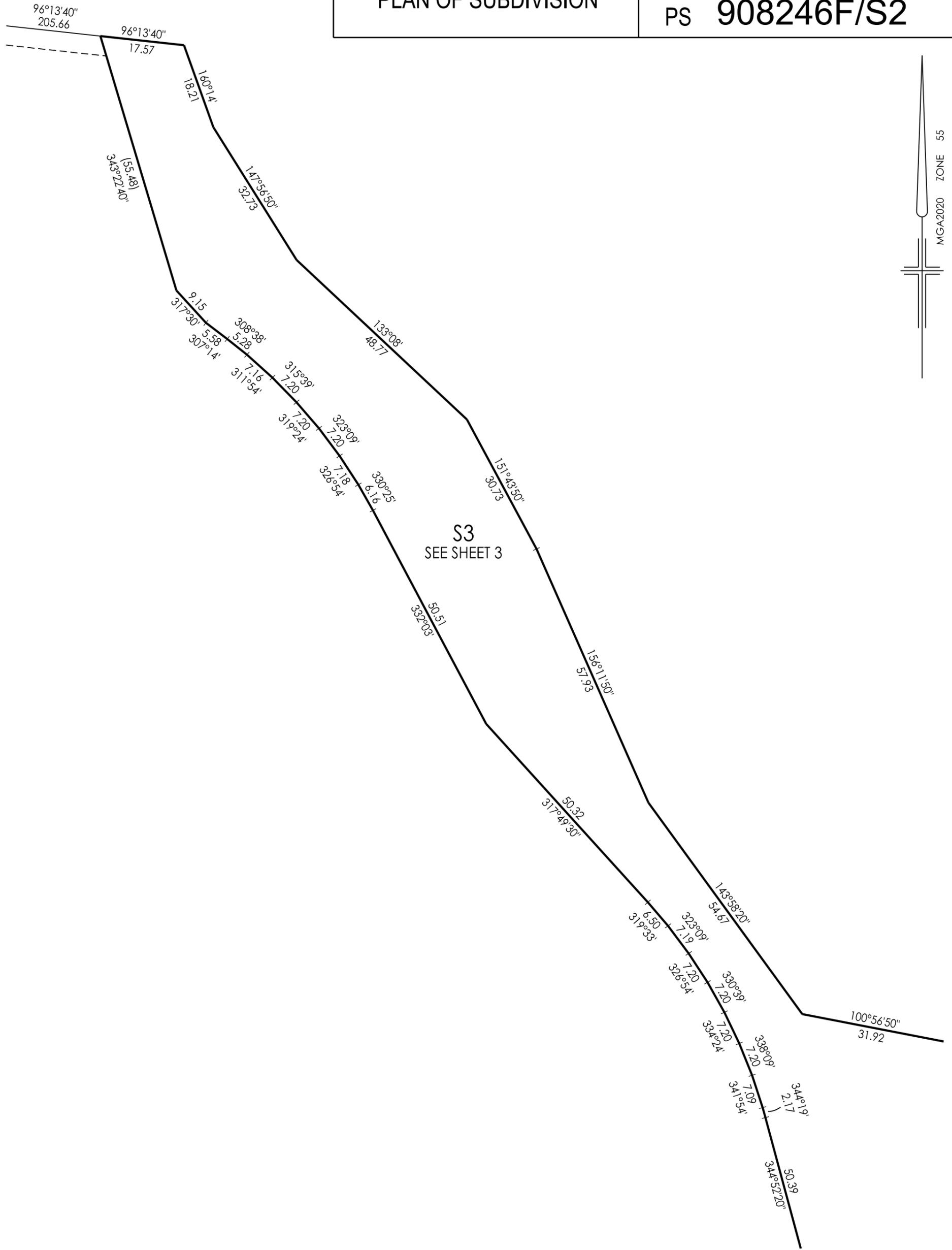
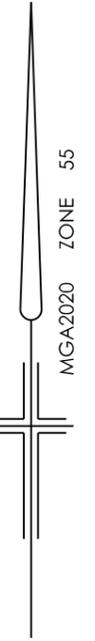
NOTE:
EASEMENT SHOWN AS (E-15) IS PARALLEL AND PERPENDICULAR TO RELEVANT TITLE BOUNDARIES AND HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES

 <p>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</p>	<p>SCALE 1:4000</p>	 <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3 REF: 10255/2</p>	<p>SHEET 3 VERSION: 16</p>
	<p>LICENSED SURVEYOR: SIMON COX</p>			

PLAN OF SUBDIVISION

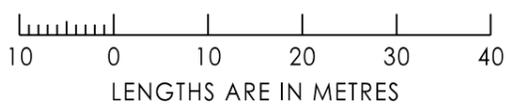
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SEE SHEET 2



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SCALE
1:750



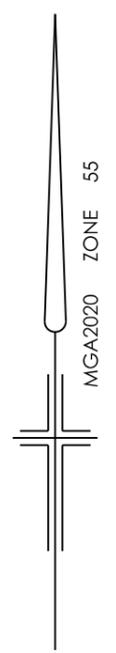
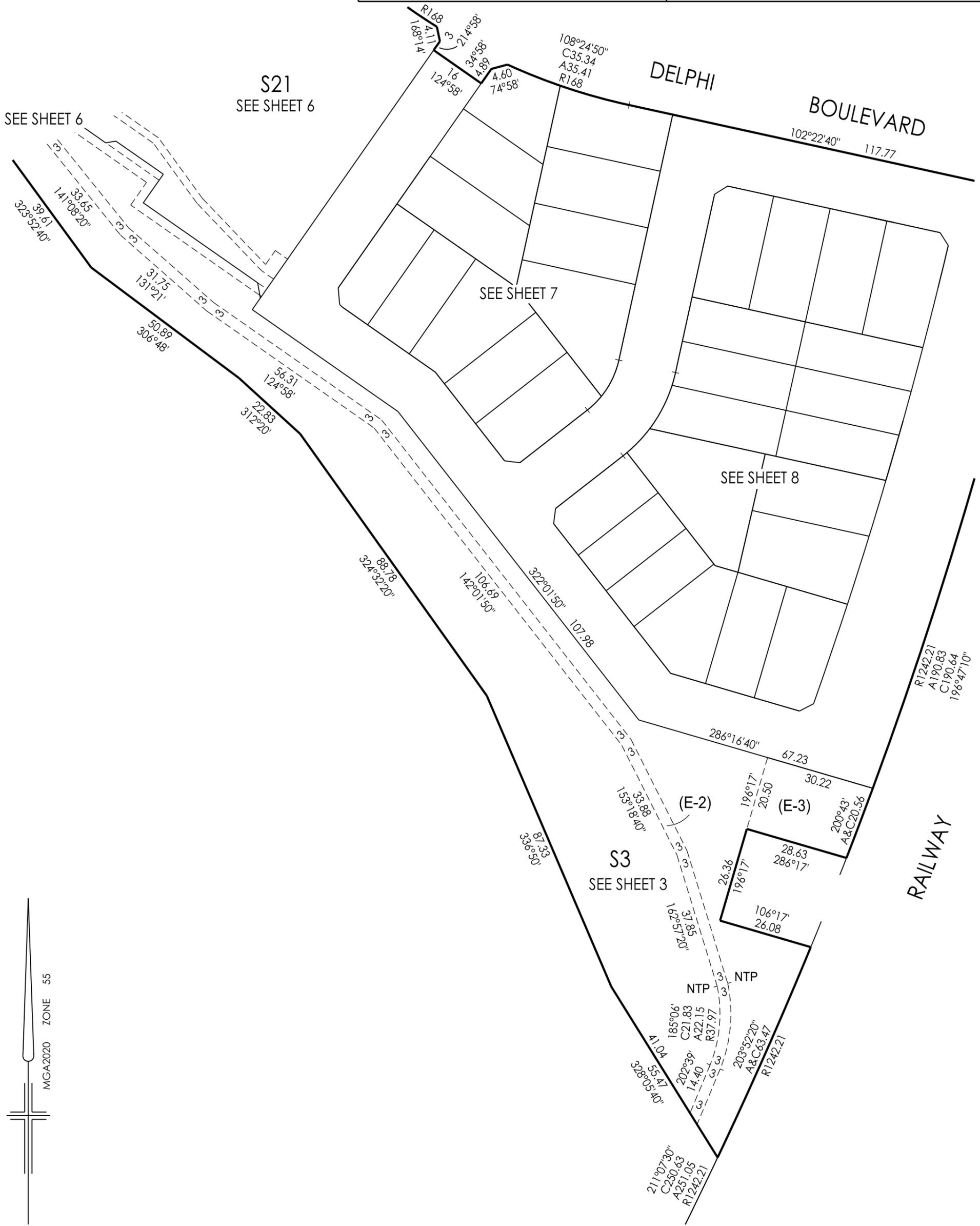
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REF: 10255/2

SHEET 4
VERSION: 16

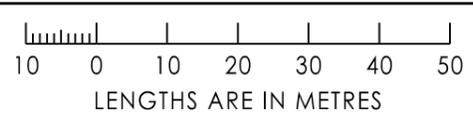
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PLAN OF SUBDIVISION

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SCALE
1:1000



ORIGINAL SHEET SIZE A3 SHEET 5
REF: 10255/2 VERSION: 16

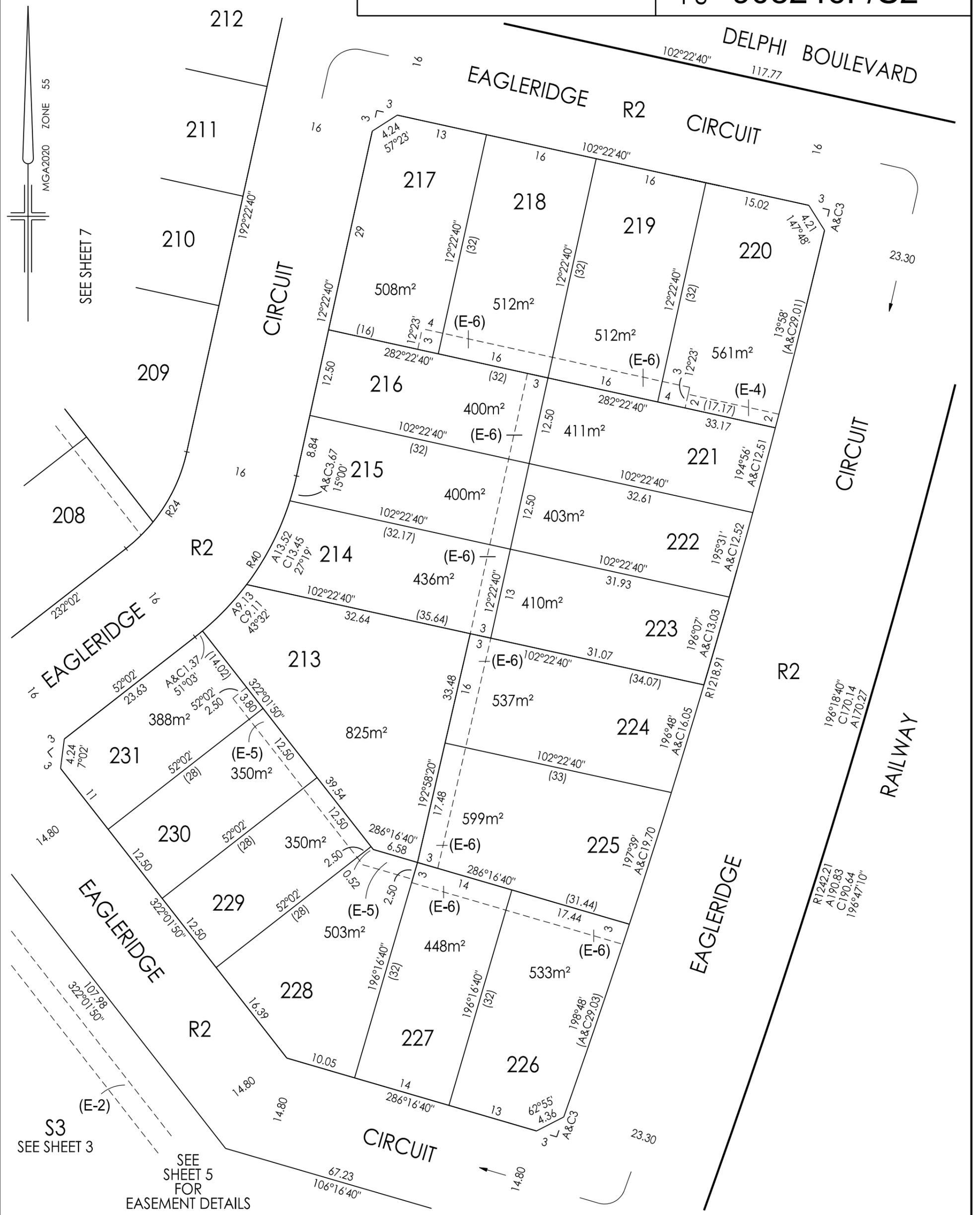


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S3
SEE SHEET 3

SEE SHEET 5
FOR
EASEMENT DETAILS



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1:500



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SHEET 8
VERSION: 16

LICENSED SURVEYOR: SIMON COX

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 201 to 231 (both inclusive) on this plan
Benefited Land: Lots 201 to 231 (both 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 213 to 231 (both inclusive) construct a dwelling unless in accordance with requirements and recommendations set out in the "Marshall Day Acoustics - Raes Roa Development Rail Noise Assessment - 26 June 2020" (as amend from time to time).
- (v) 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) 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

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SHEET 9

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