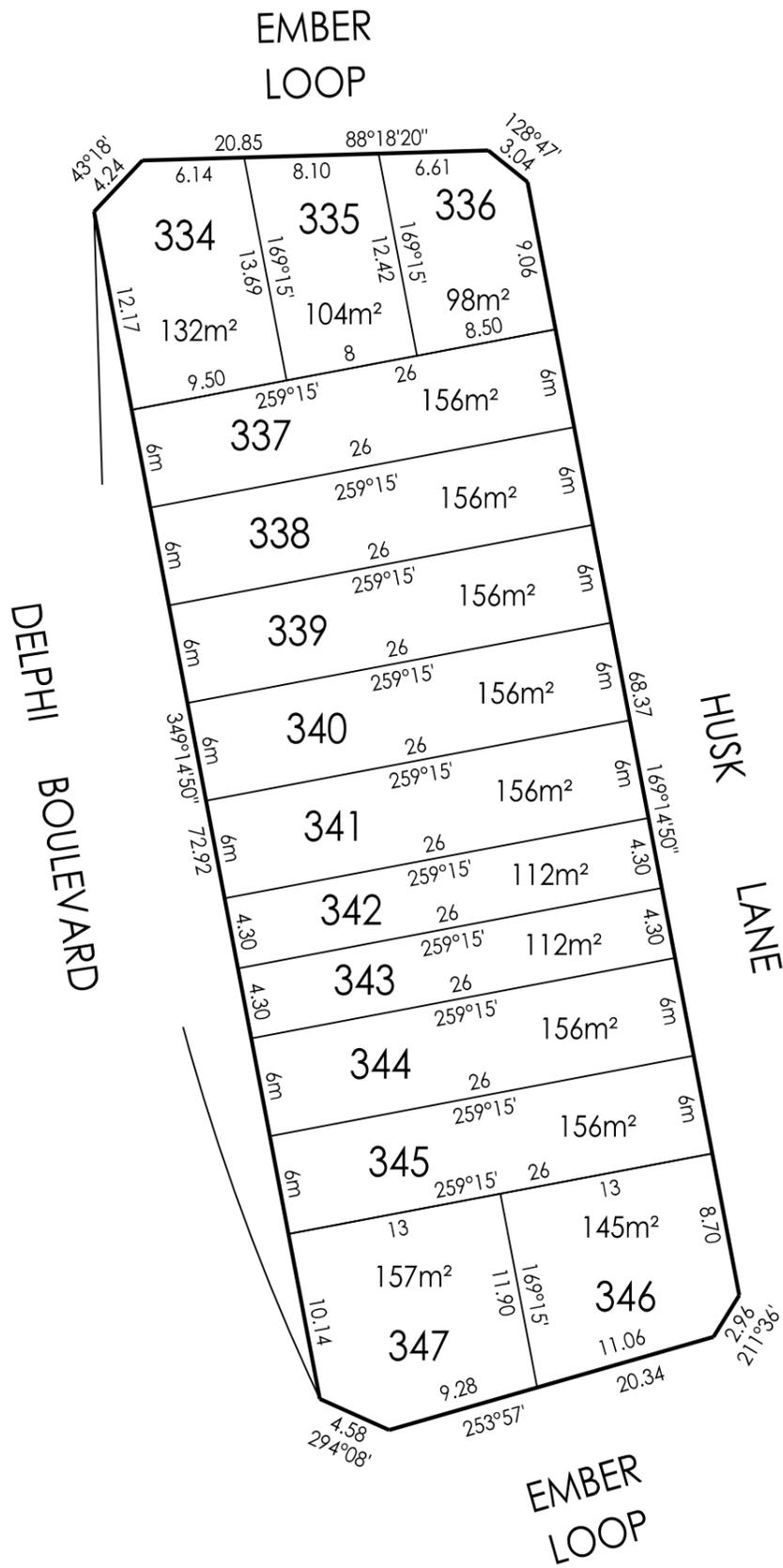


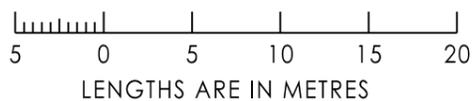
PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 908246F/S301	
LOCATION OF LAND PARISH: BOLLINDA AND BULLA BULLA PARISH: BULLA BULLA SECTION: 21 CROWN ALLOTMENT: 1 (PART) PARISH: BOLLINDA SECTION: 1 CROWN ALLOTMENT: 3 & 4 (PARTS) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT S301 ON PS908246F POSTAL ADDRESS: 250A RACECOURSE ROAD (at time of subdivision) SUNBURY, 3429 MGA 94 CO-ORDINATES: E: 301 100 ZONE: 55 (of approx. centre of plan) N: 5 841 060 DATUM: GDA94		COUNCIL NAME: HUME CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 333 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN EXCEPT FOR EASEMENTS AND RIGHTS OF SUPPORT FOR LOTS 334 TO 347 (BOTH INCLUSIVE) 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		
NIL				
NOTATIONS		THIS PLAN HAS AN ACCOMPANYING OWNERS CORPORATION SCHEDULE IN A SEPARATE DOCUMENT AND SHOULD BE READ IN CONJUNCTION WITH THIS DOCUMENT		
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.				
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 STAGE 3A		AREA: 1952m ²	No. OF LOTS: 14	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
NIL				
 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: 10255/3A VERSION: 1 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 3 SHEETS
CHECKED	DATE: 01/12/2022			



Breese Pitt Dixon Pty Ltd
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SCALE

1:400



ORIGINAL SHEET SIZE A3

SHEET 2

REF: 10255/3A

VERSION: 1

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 334 to 347 (both inclusive).
Land to be burdened: Lots 334 to 347 (both inclusive).

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) 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 - lot 334 to 347 (both inclusive).

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.



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SHEET SIZE A3

SHEET 3

REF: 10255/3A

VERSION: 1

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