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: (at time of subdivision) 250A RACECOURSE ROAD SUNBURY, 3429

MGA 2020 CO-ORDINATES: (of approx. centre of plan) E: 301 100 N: 5 841 060 ZONE: 55 DATUM: GDA2020

COUNCIL NAME: HUME CITY COUNCIL

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	

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.

NOTATIONS

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

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:** 1952m² **No. OF LOTS:** 13 **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: 3

ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR: DAMIAN SMALE

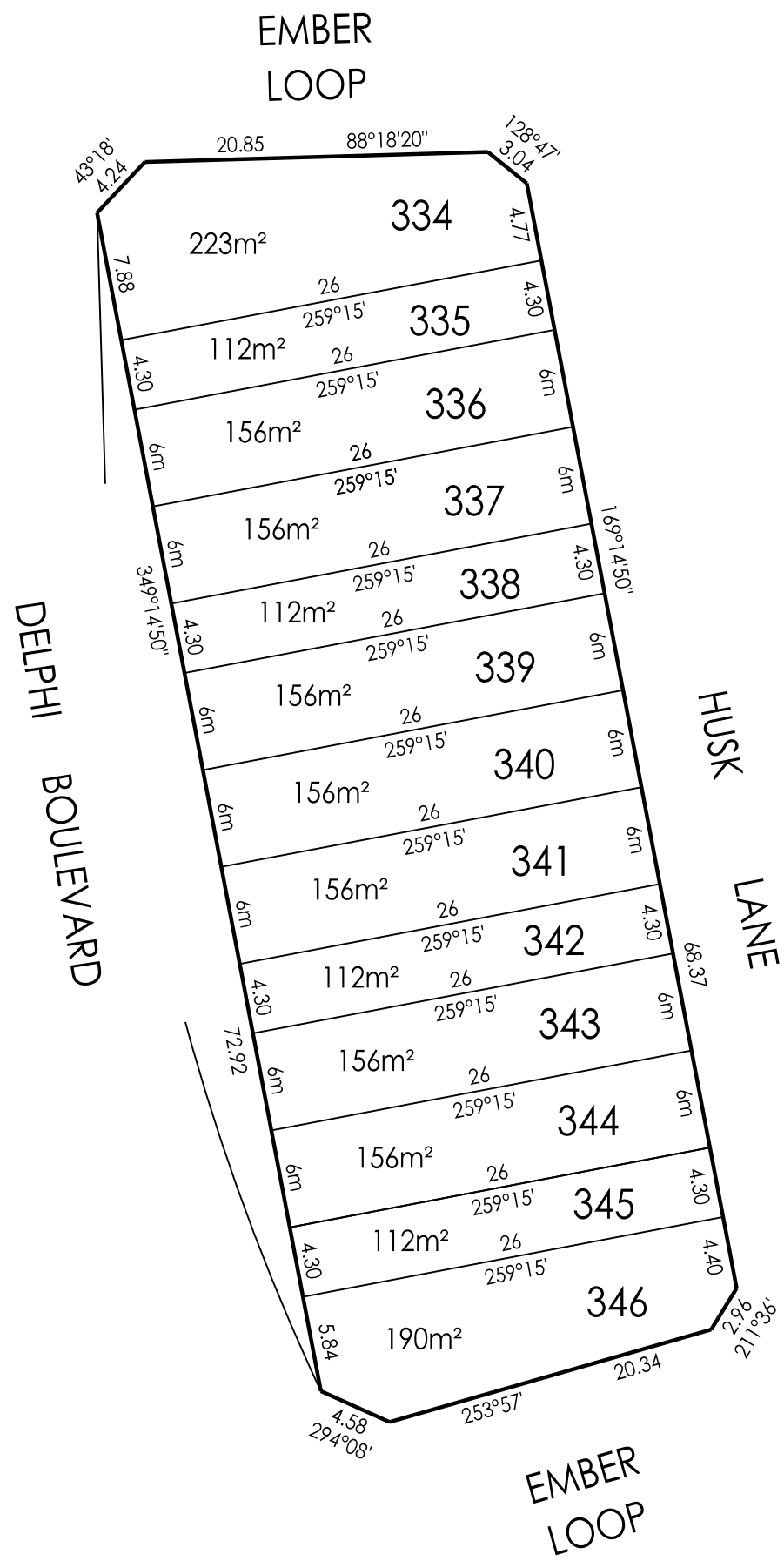
CHECKED EZ

DATE: 23/04/2026

PLAN OF SUBDIVISION

PLAN NUMBER
PS 908246F/S301

MGA2020 ZONE 55



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SCALE		ORIGINAL SHEET SIZE A3	SHEET 2
1:400	5 0 5 10 15 20 LENGTHS ARE IN METRES	REF: 10255/3A	VERSION: 3

LICENSED SURVEYOR: DAMIAN SMALE

PLAN OF SUBDIVISION	PLAN NUMBER PS 908246F/S301

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 334 to 346 (both inclusive).
Land to be burdened: Lots 334 to 346 (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 346 (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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SCALE		ORIGINAL SHEET SIZE A3	SHEET 3
		REF: 10255/3A	VERSION: 3
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