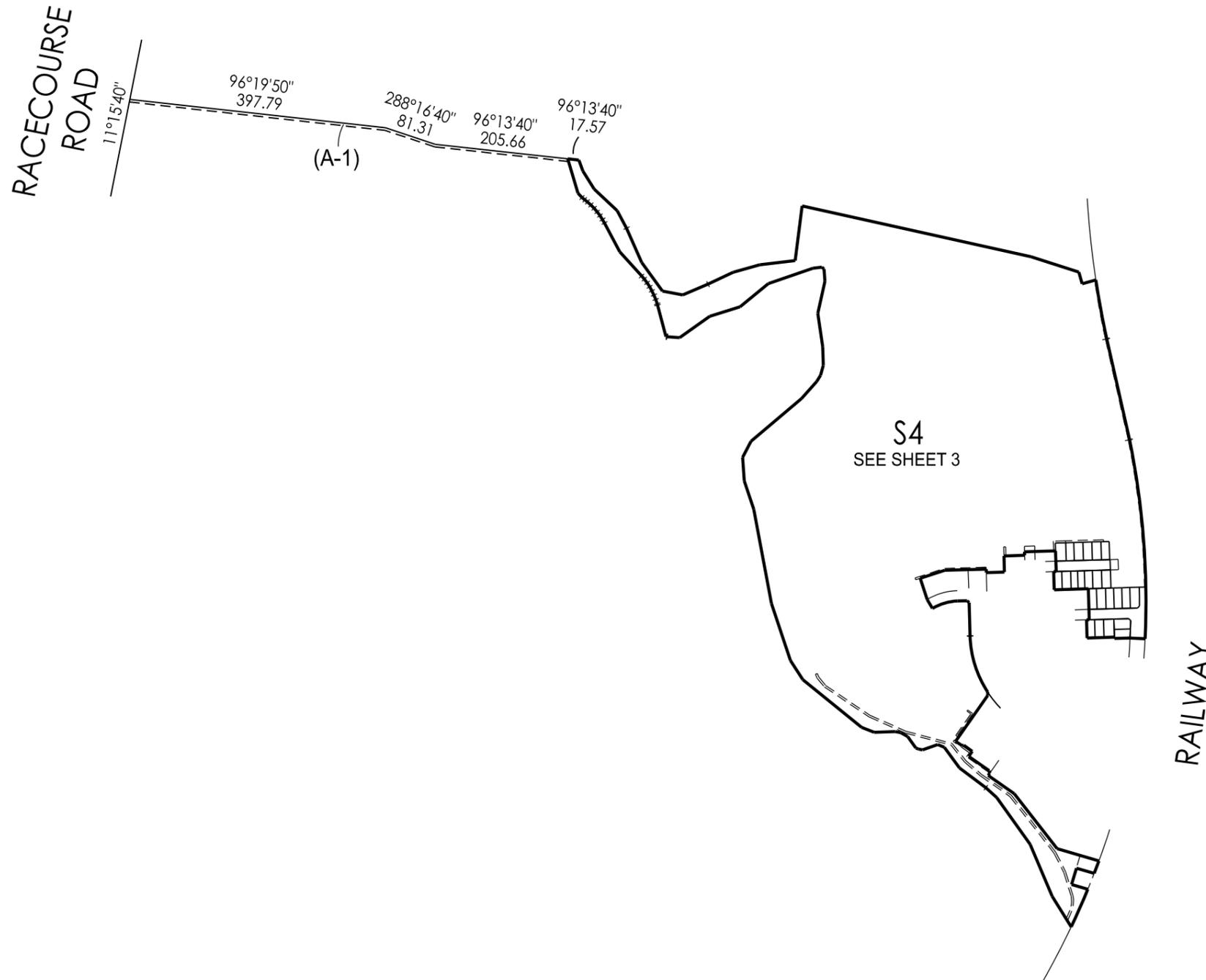
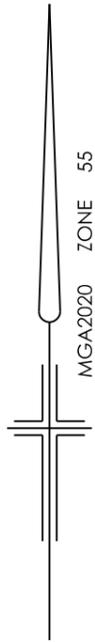


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 908246F/S5</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> BOLLINDA AND BULLA BULLA  <b>PARISH:</b> BULLA BULLA <b>SECTION:</b> 21 <b>CROWN ALLOTMENT:</b> 1 (PART)  <b>PARISH:</b> BOLLINDA <b>SECTION:</b> 1 <b>CROWN ALLOTMENT:</b> 3 & 4 (PARTS)  <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT S5 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>		
IDENTIFIER	COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 500 (BOTH INCLUSIVE), ROAD R1 TO R4 (BOTH INCLUSIVE), EASEMENTS (E-4) TO (E-8) (BOTH INCLUSIVE) AND (E-10) TO (E-14) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN <b>TOTAL ROAD AREA: 3798m<sup>2</sup></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 THAT PART OF EASEMENT (E-15) SHOWN ON PS908246F WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R5  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
ROAD R5	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> DEPTH LIMITATION 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>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 STAGE 5		<b>AREA:</b> 1.304 ha	<b>No. OF LOTS:</b> 24	<b>MELWAY:</b> 362:H:10
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> 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-9)	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
(E-9)	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
(E-15)	SUPPLY OF ELECTRICITY (THROUGH UNDERGROUND CABLES)	2m	PS908246F	JEMENA ELECTRICITY NETWORKS (VIC) LTD
<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> 10255/5 <b>VERSION:</b> 4  <b>LICENSED SURVEYOR:</b> SIMON COX	<b>ORIGINAL SHEET</b> SIZE A3	<b>SHEET 1 OF 10 SHEETS</b>
<b>CHECKED</b> EZ	<b>DATE:</b> 19/05/2025			

PLAN OF SUBDIVISION

PLAN NUMBER

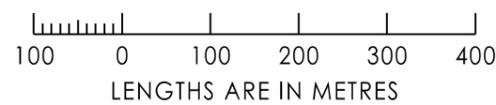
PS 908246F/S5



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SCALE

1:8000



REF: 10255/5

VERSION: 4

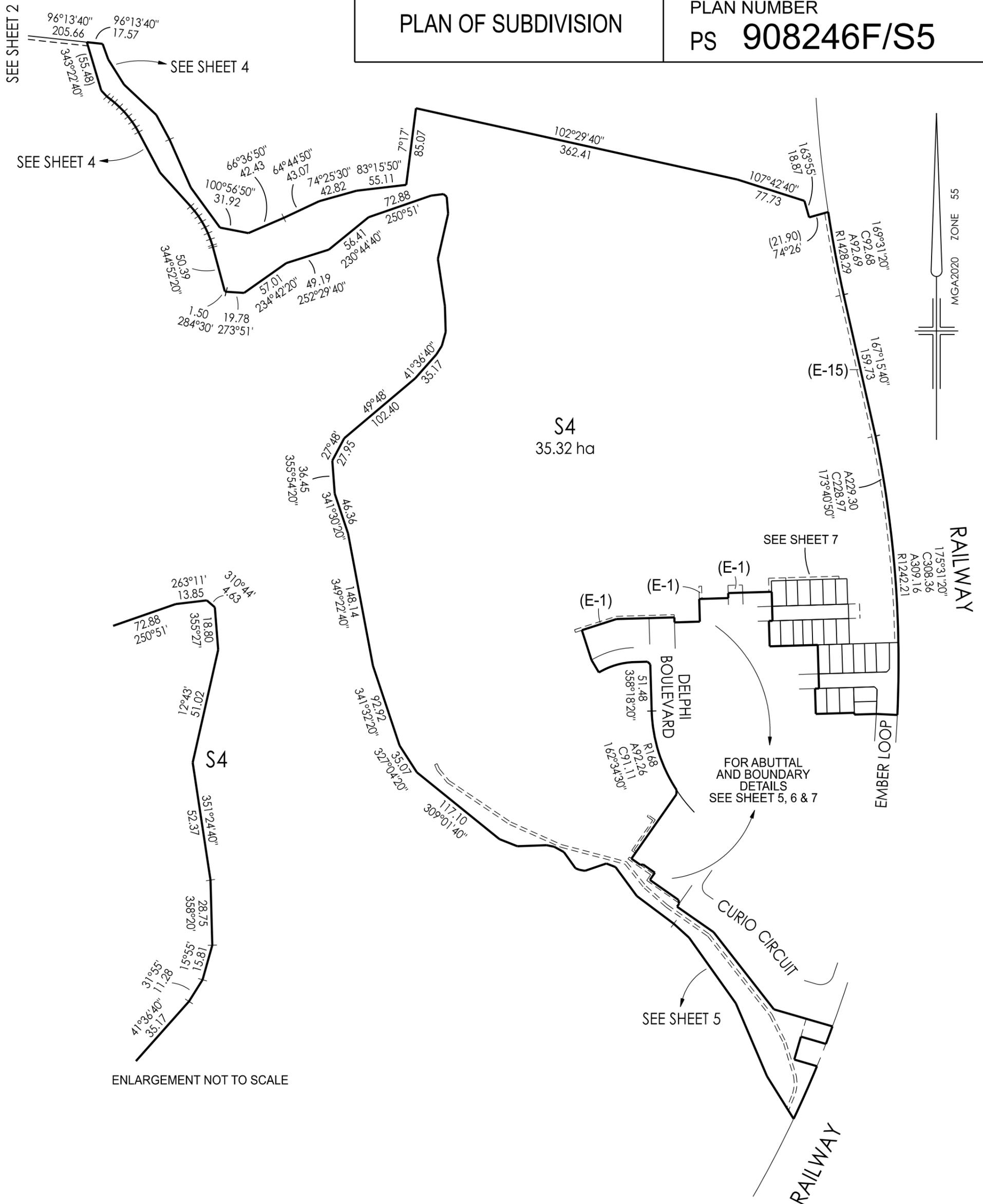
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908246F/S5



ENLARGEMENT NOT TO SCALE

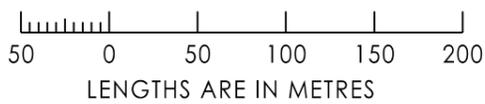
NOTE:  
EASEMENT SHOWN AS (E-15) IS PARALLEL TO RELEVANT TITLE BOUNDARIES AND HAS BEEN EXAGGERATED FOR CLARITY PURPOSES



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1:4000



ORIGINAL SHEET SIZE A3

SHEET 3

REF: 10255/5

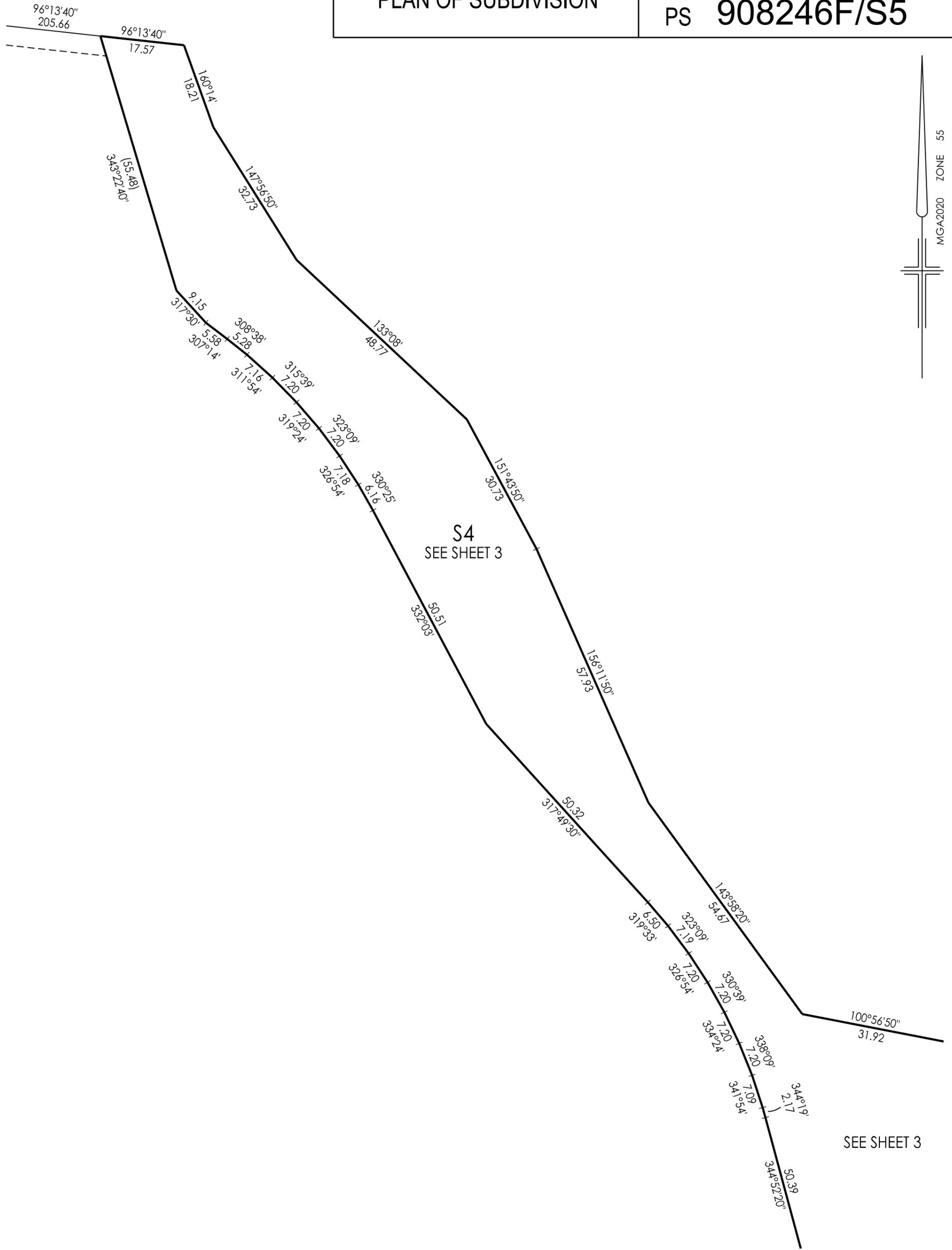
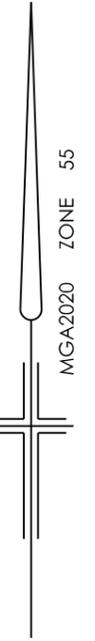
VERSION: 4

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908246F/S5

SEE SHEET 2



S4  
SEE SHEET 3

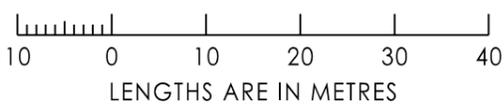
SEE SHEET 3



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1:750



ORIGINAL SHEET SIZE A3

SHEET 4

REF: 10255/5

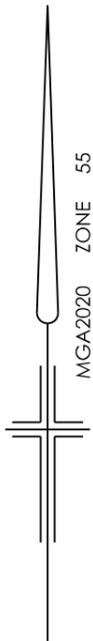
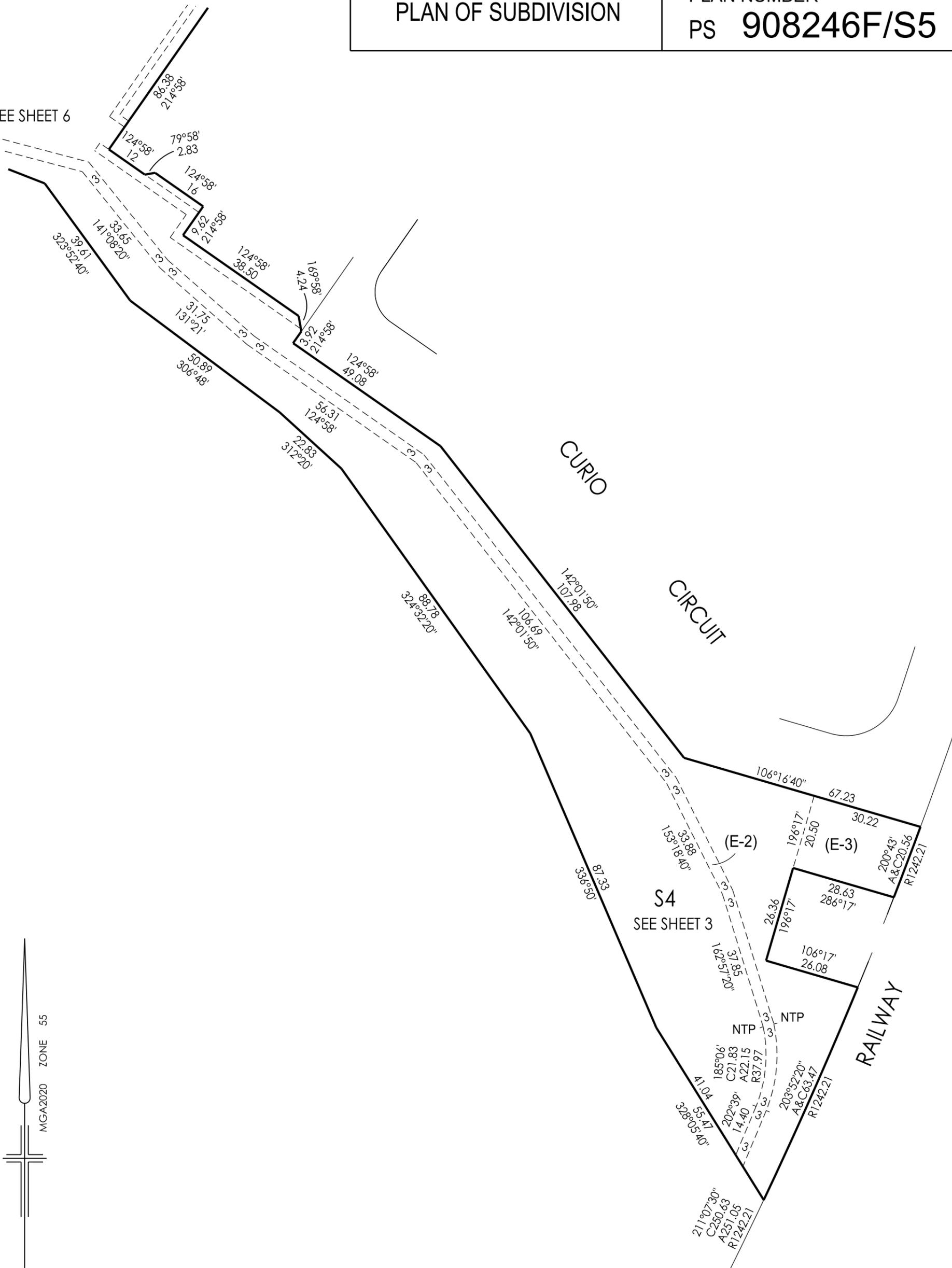
VERSION: 4

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908246F/S5

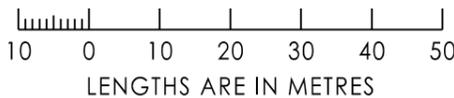
SEE SHEET 6



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1:1000



ORIGINAL SHEET SIZE A3

SHEET 5

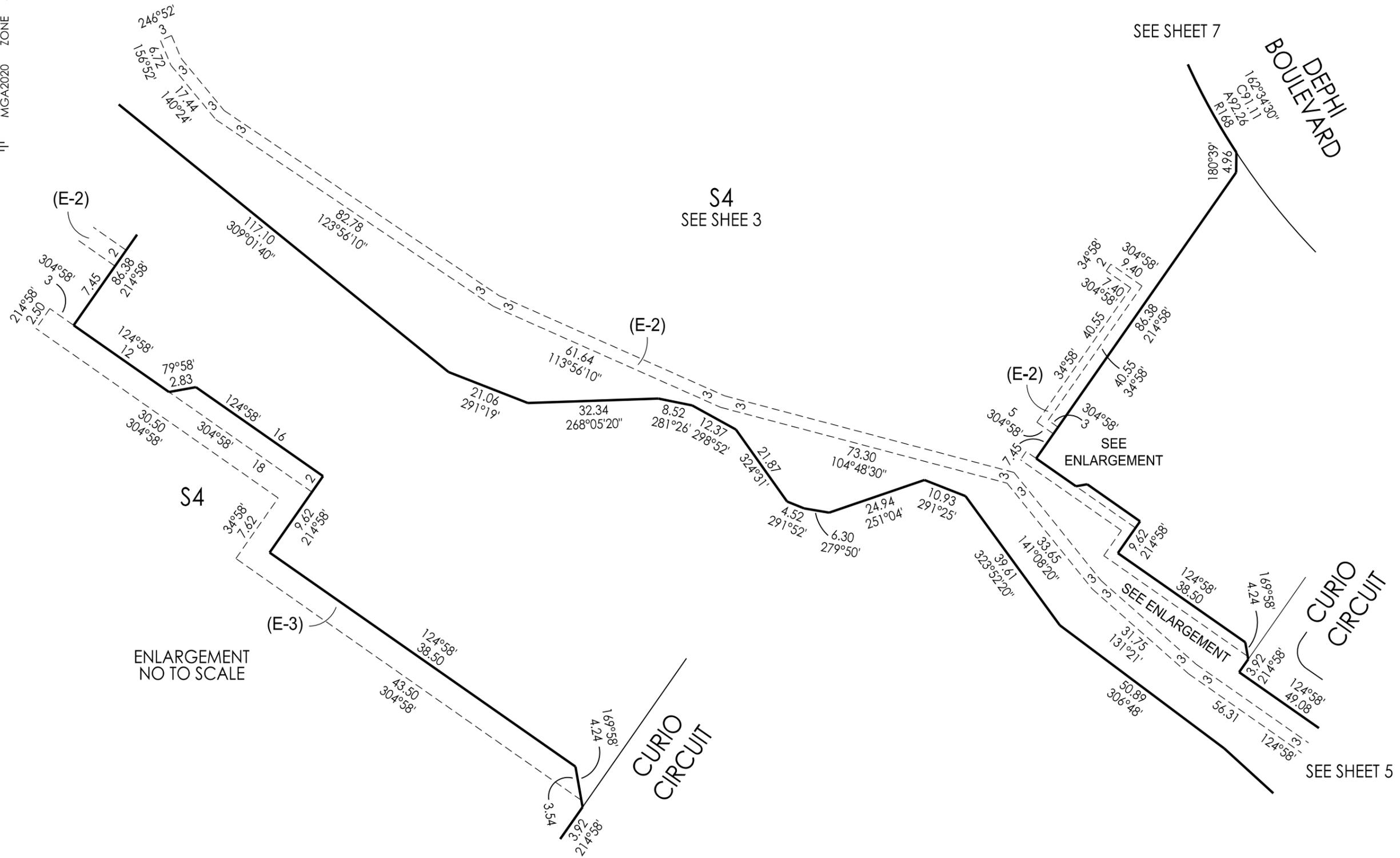
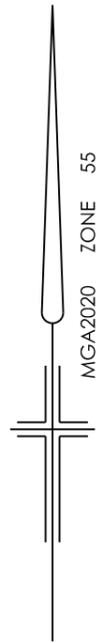
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VERSION: 4

LICENSED SURVEYOR: SIMON COX

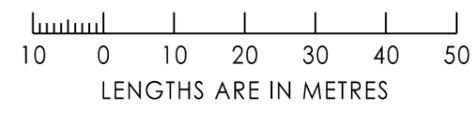
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908246F/S5



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SCALE  
1:1000



REF: 10255/5      VERSION: 4  
LICENSED SURVEYOR: SIMON COX

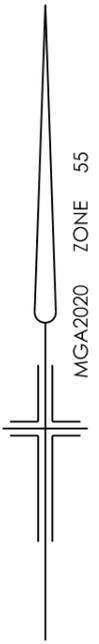
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SHEET 6

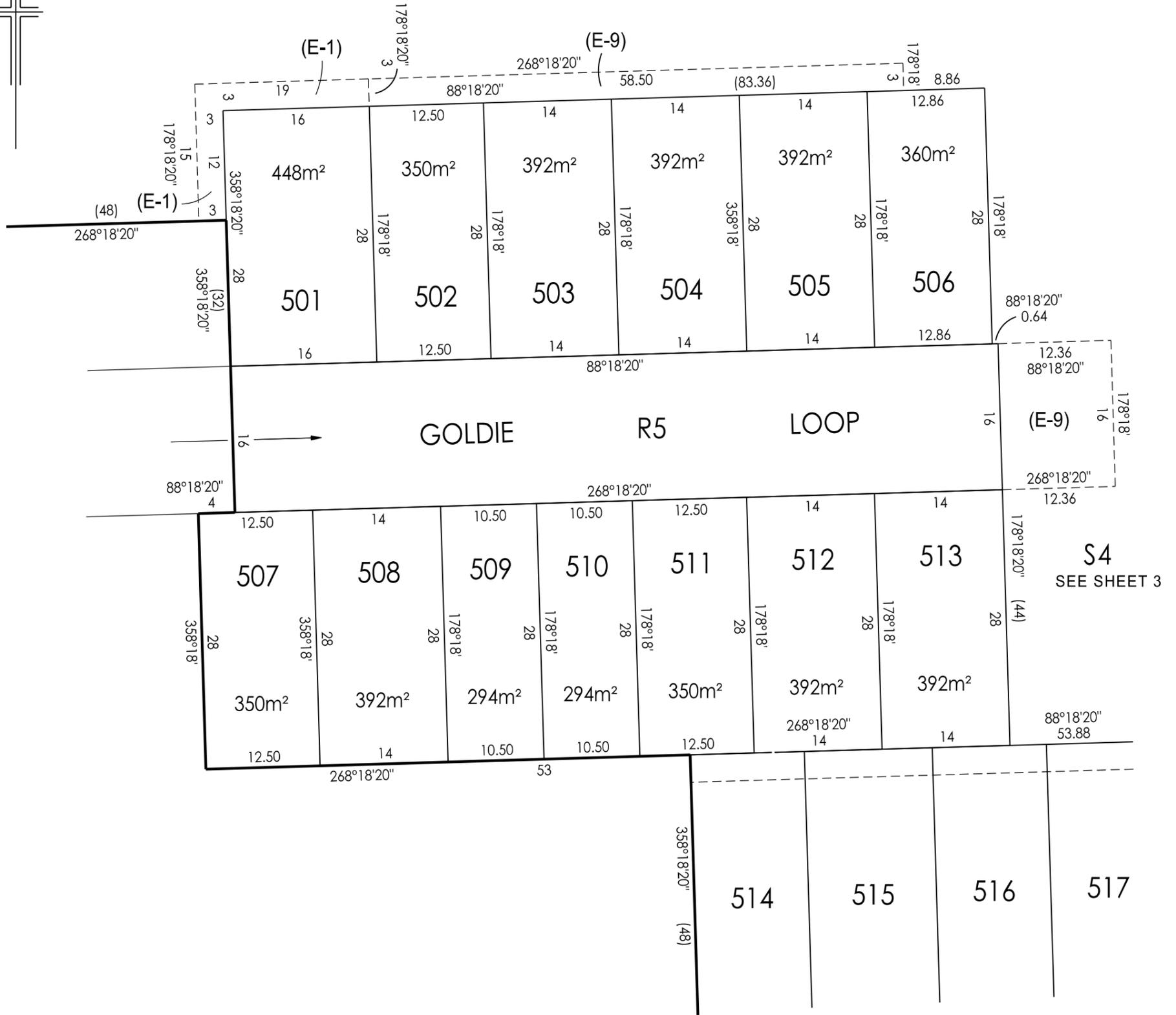


PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908246F/S5



S4  
SEE SHEET 3



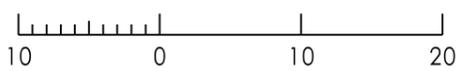
SEE SHEET 9



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1:500



LENGTHS ARE IN METRES

ORIGINAL  
SHEET SIZE A3

SHEET 8

REF: 10255/5

VERSION: 4

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 501 to 524 (both inclusive) on this plan.  
Benefited Land: Lots 501 to 524 (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 less than 300m<sup>2</sup> 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 - lots 509 and 510.  
Type B - nil.
- (v) In the case of lots 503 to 506 and 510 to 524 (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).
- (vi) In the case of lots under 1200m<sup>2</sup>, 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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ORIGINAL  
SHEET SIZE A3

SHEET 10

REF: 10255/5

VERSION: 4

LICENSED SURVEYOR: SIMON COX