


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS902121K</b>	
<b>LOCATION OF LAND</b>  <b>PARISH:</b> TARNEIT <b>TOWNSHIP:</b> — <b>SECTION:</b> 15 <b>CROWN ALLOTMENT:</b> A (PART)  <b>TITLE REFERENCE:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> PS848741B (LOT C) <b>POSTAL ADDRESS:</b> 1135 LEAKES ROAD (at time of subdivision) TARNEIT 3029  <b>MGA CO-ORDINATES:</b> E: 292 480 ZONE: 55 (of approx centre of land in plan) N: 5 810 060 GDA 94		WYNDHAM CITY COUNCIL		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  LOT D COMPRISES TWO PARTS.  LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 4.  <b>OTHER PURPOSES OF PLAN:</b> (i) TO REMOVE THE CARRIAGEWAY EASEMENT CREATED AS E-1 ON PS848740D AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  (ii) TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-1, E-2 & E-3 ON PS848741B AND CONTAINED WITHIN ROAD R1 ON THIS PLAN  <b>GROUNDS FOR REMOVAL OF EASEMENT:</b> (i) PURSUANT TO CLAUSE 14 OF SCHEDULE 5 OF THE ROAD MANAGEMENT ACT 2004  (ii) AGREEMENT FROM ALL INTERESTED PARTIES SECTION 6(1)(K) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD			
<b>NOTATIONS</b>		<b>DEPTH LIMITATION: DOES NOT APPLY</b>  This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. WYP11430/19.04  <b>SURVEY:</b> This plan is based on survey. This survey has been connected to permanent marks No(s). 218, 761, 762, 1296, 1541, 1542, 1593 & 1594 in Proclaimed Survey Area No. —  Estate: Phase No.: 2 No. of Lots: 60 + Lot D PHASE AREA: 3.484ha		
<b>NOTATIONS</b>				
<b>DEPTH LIMITATION: DOES NOT APPLY</b>				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-2	SEWERAGE	SEE DIAG	PS848741B	CITY WEST WATER CORPORATION
E-1, E-3	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL
 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2001497/02 2001497-02-PS-V5.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 5, DATE: 09/09/2021		

LOT D COMPRISES TWO PARTS - TOTAL AREA 50.58ha

PS902121K

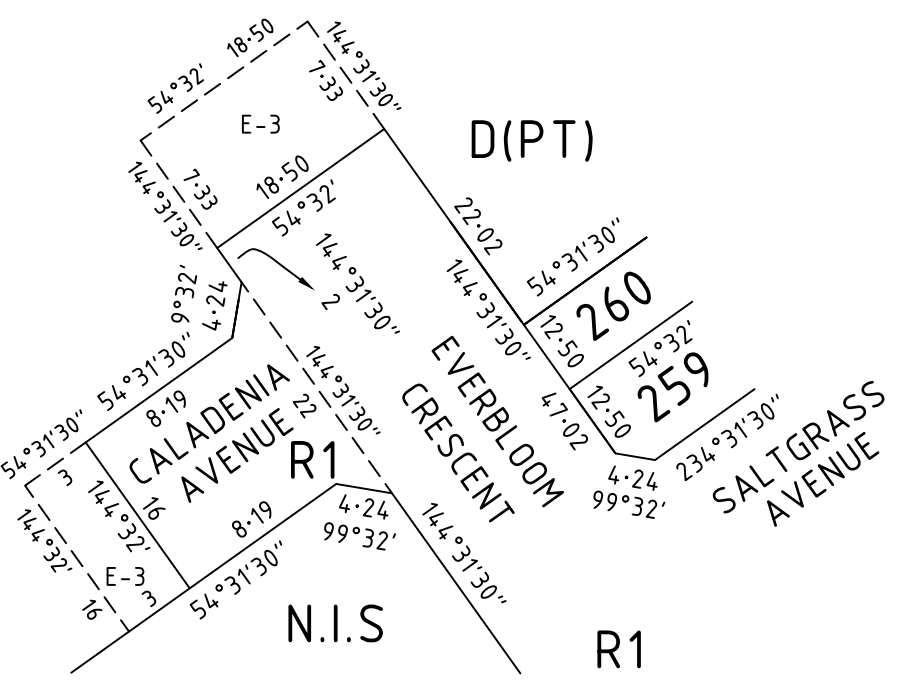
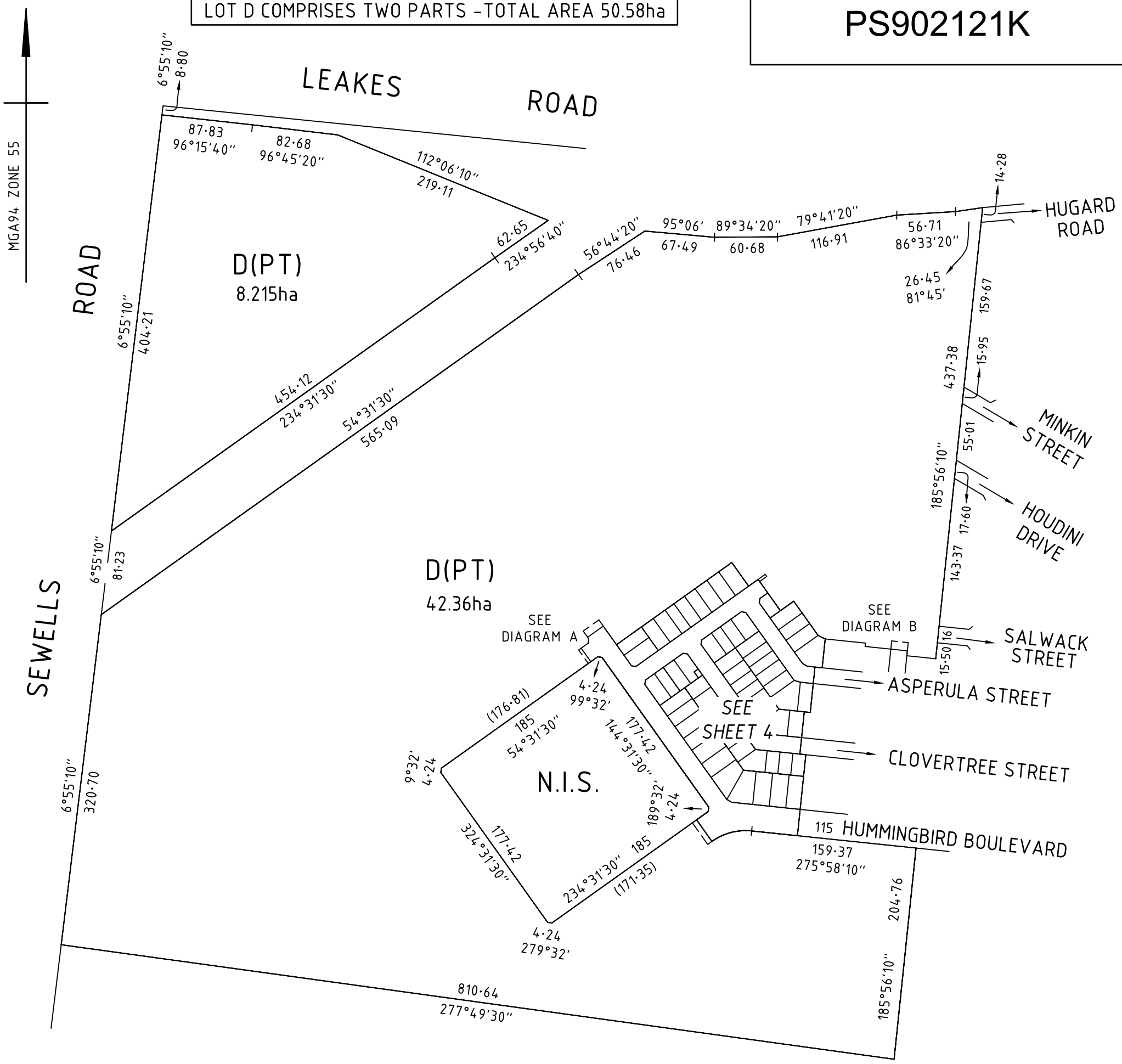


DIAGRAM A  
NOT TO SCALE

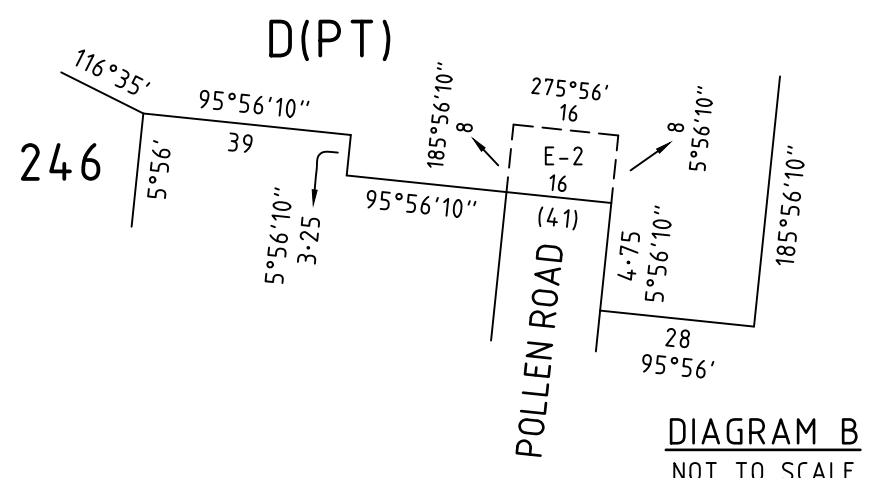
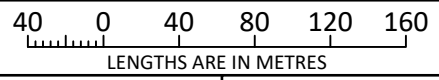


DIAGRAM B  
NOT TO SCALE

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Melbourne ph : 03 9524 8888  
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SURVEYORS REF  
2001497/02

SCALE  
1 : 4000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 5, DATE: 09/09/2021

D(PT)

MGA94 ZONE 55

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

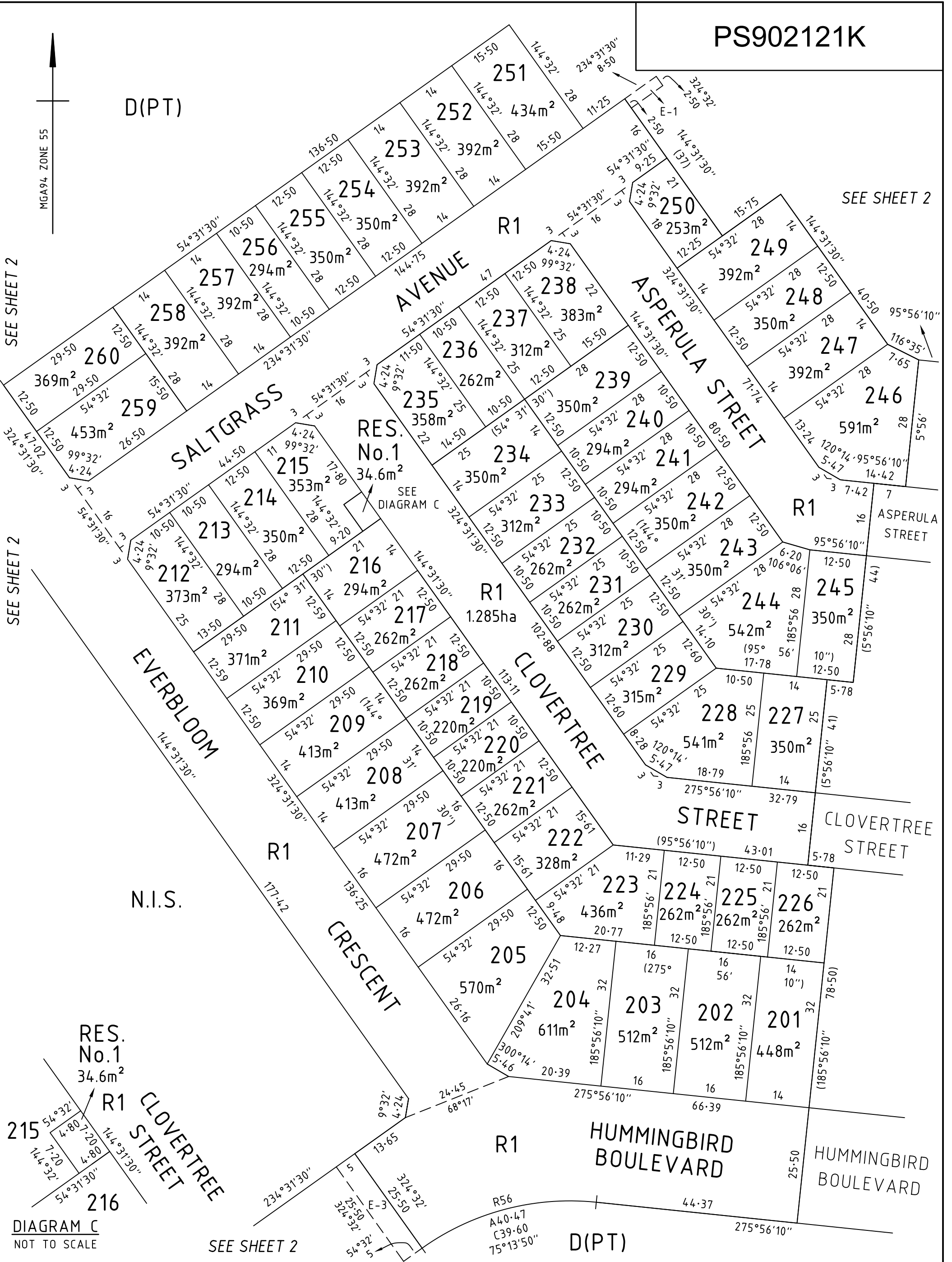


DIAGRAM C  
NOT TO SCALE

SEE SHEET 2

D(PT)



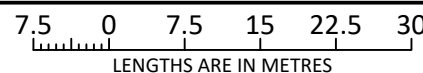
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Melbourne ph : 03 9524 8888

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SURVEYORS REF  
2001497/02

SCALE  
1 : 750



ORIGINAL SHEET  
SIZE: A3

SHEET 3

LICENSED SURVEYOR: SEAN A. O'CONNOR  
VERSION 5, DATE: 09/09/2021

## SUBDIVISION ACT 1988

## CREATION OF RESTRICTION 'A'

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.

LAND TO BENEFIT & TO BE BURDENED:

LOTS 201 TO 260 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

1. CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING, STRUCTURE OR FENCE OTHER THAN A BUILDING, STRUCTURE OR FENCE IN ACCORDANCE WITH THE LATEST COPY OF THE UNITY PARK ESTATE DESIGN GUIDELINES (INCLUDING ANY AMENDMENTS FROM TIME TO TIME) ENDORSED BY WYNDHAM CITY COUNCIL UNDER PLANNING PERMIT No: WYP11430/19.04.
2. CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY DWELLING OUTSIDE A BUILDING ENVELOPE APPLIED TO A LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No: WYP11430/19.04.

A COPY OF THE ENDORSED UNITY PARK ESTATE DESIGN GUIDELINES AND BUILDING ENVELOPE PLAN ARE AVAILABLE AT : <https://portal.beveridgewilliams.com.au>

VARIATION:

OTHER THAN ENCROACHMENTS ALLOWED AS PER PART 5 OF THE BUILDING REGULATIONS 2018, ANY VARIATION TO THE ENDORSED BUILDING ENVELOPE PLAN OR CONSENT TO BUILD OUTSIDE THE ENDORSED BUILDING ENVELOPE PLAN FOR CONDITION 2 OF RESTRICTION 'A' WILL REQUIRE APPROVAL FROM THE WYNDHAM CITY COUNCIL AND DESIGN REVIEW COMMITTEE.

EXPIRY:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

## CREATION OF RESTRICTION 'B'

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.

LAND TO BENEFIT & TO BE BURDENED:

LOTS 213, 216 TO 221 (BOTH INCLUSIVE), 224, 225, 226, 231, 232, 236, 240, 241, 250 AND 256.

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

1. CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH "TYPE A" OF THE SMALL LOT HOUSING CODE AS INCORPORATED INTO THE WYNDHAM CITY COUNCIL PLANNING SCHEME UNLESS THE CONSTRUCTION OR EXTENSION OF ANY DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS.

EXPIRY:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.