


PLAN OF SUBDIVISION		EDITION 1	PS904394L	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: — SECTION: 15 CROWN ALLOTMENT: A (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS904403N (LOT X) POSTAL ADDRESS: 1135 LEAKES ROAD (at time of subdivision) TARNEIT 3029 MGA CO-ORDINATES: E: 292 440 ZONE: 55 (of approx centre of land in plan) N: 5 810 220 GDA 94		WYNDHAM CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT E 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 5. OTHER PURPOSES OF PLAN: TO REMOVE THE SEWERAGE EASEMENTS CREATED AS E-1 PS902121K AND CONTAINED WITHIN SALTGRASS AVENUE ON THIS PLAN. TO REMOVE THAT PART OF THE SEWERAGE AND DRAINAGE EASEMENT CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN EVERBLOOM CRESCENT ON THIS PLAN GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES SECTION 6(1)(K) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
NOTATIONS		DEPTH LIMITATION: DOES NOT APPLY This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. WYP11430/19.04 SURVEY: 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: UNITY PARK Phase No.: 3 No. of Lots: 44 + Lot E PHASE AREA: 3.153ha		
NOTATIONS				
EASEMENT INFORMATION				
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-3	SEWERAGE	SEE DIAG.	PS902121K	CITY WEST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	PS902121K	WYNDHAM CITY COUNCIL
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2001497/03 2001497-03-PS-V3.DWG LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 3, DATE: 03/11/2021	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5

LOT E COMPRISES TWO PARTS - TOTAL AREA 41.76ha

PS904394L

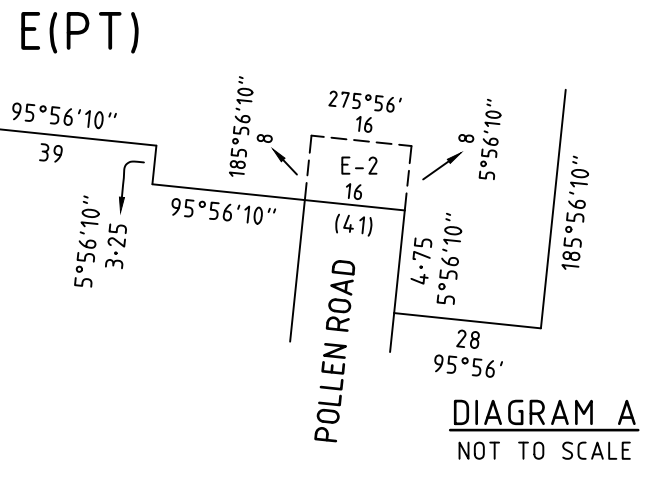
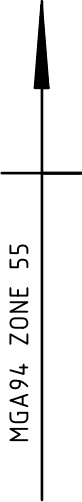
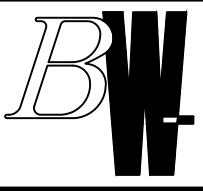


DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE



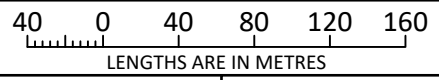
Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
2001497/03

SCALE
1 : 4000



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 3, DATE: 03/11/2021

SEE SHEET 4

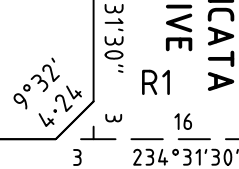
SEE SHEET 4

PS904394L

RESERVE No.1

116

234°31'30"



324

25

234°31'30"

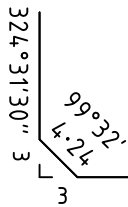
SEE SHEET 4

16

14.4°32'

E(PT)

EVERBLOOM
CRESCENT



ANTHER

R1

1.027ha

AVENUE

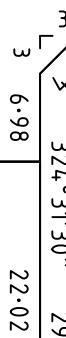
54°31'30" 151.50

CALADENIA
AVENUE

R1

18.50

EVERBLOOM
CRESCENT



301 459m ² 14.50	302 400m ² 12.50	303 400m ² 12.50	304 400m ² 12.50	305 400m ² 12.50	306 448m ² 14	307 400m ² 12.50	308 448m ² 14	309 512m ² 16	310 496m ² 15.50	311 295m ² 54°32' 21	312 220m ² 54°32' 21	313 220m ² 54°32' 21	314 220m ² 54°32' 21	315 295m ² 54°31'30" 18	319 352m ² 54°31'30" 22	320 262m ² 54°32' 25	321 262m ² 54°32' 25	322 262m ² 54°32' 25	323 352m ² 54°32' 25
-----------------------------------	-----------------------------------	-----------------------------------	-----------------------------------	-----------------------------------	--------------------------------	-----------------------------------	--------------------------------	--------------------------------	-----------------------------------	---------------------------------------	---------------------------------------	---------------------------------------	---------------------------------------	--	--	---------------------------------------	---------------------------------------	---------------------------------------	---------------------------------------

234°31'30" 136.50

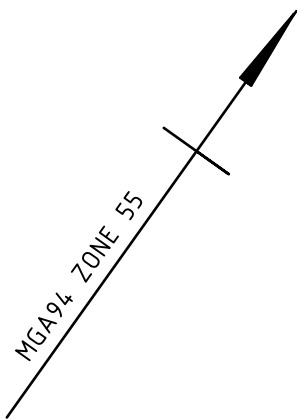
TUFT
R1
STREET

SALTGRASS
AVENUE

SALTGRASS
R1 AVENUE

ASPERULA
STREET

E(PT)



SEE SHEET 2

SEE SHEET 2

BW Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS
REFERENCE
2001497
/03

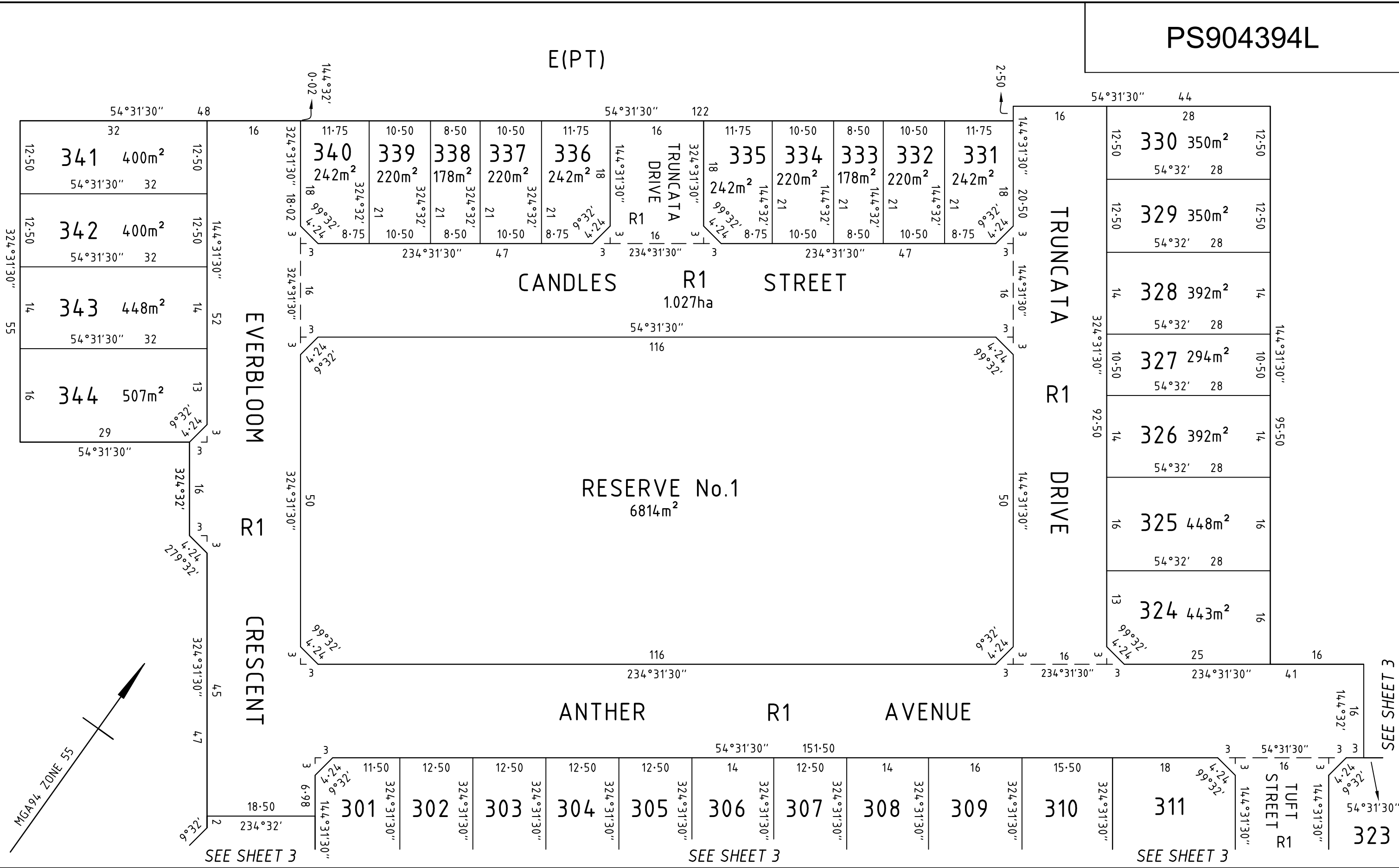
SCALE
1 : 600

LENGTHS ARE IN METRES

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 3, DATE: 03/11/2021

ORIGINAL SHEET
SIZE: A3
SHEET 3

E(PT)



BW Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REFERENCE
2001497
 /03

SCALE
 1 : 600

LENGTHS ARE IN METRES

LICENSED SURVEYOR: SEAN A. O'CONNOR
 VERSION 3, DATE: 03/11/2021

ORIGINAL SHEET SIZE: A3

SHEET 4

SEE SHEET 3

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 301 TO 344 (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 311 TO 318 (BOTH INCLUSIVE), 320 TO 322 (BOTH INCLUSIVE), 327 AND 331 TO 340 (BOTH INCLUSIVE).

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.



Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
2001497/03

ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 3, DATE: 03/11/2021