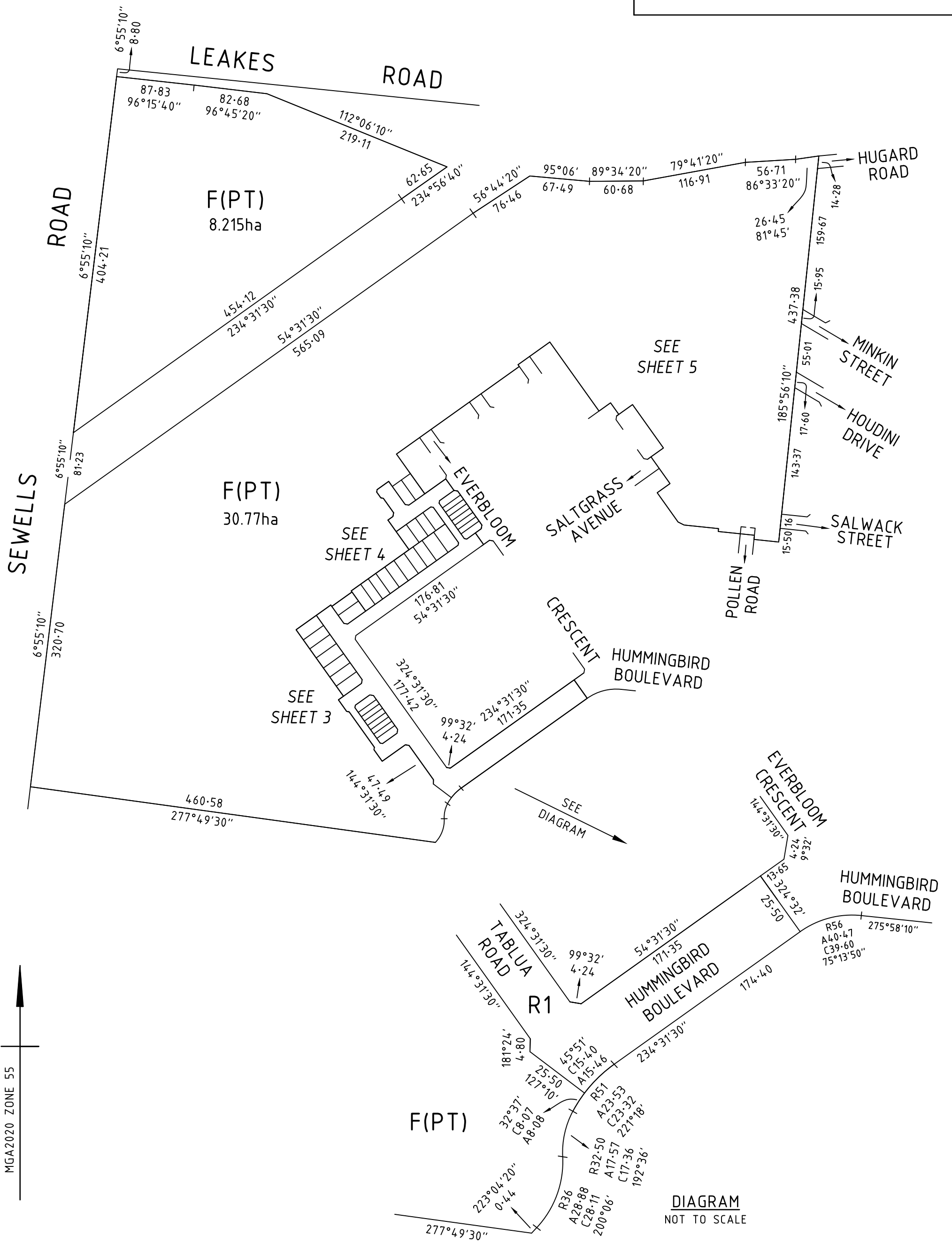


<h1>PLAN OF SUBDIVISION</h1>			<b>EDITION 1</b>	<b>PS904396G</b>
<b>LOCATION OF LAND</b>  <b>PARISH:</b> TARNEIT <b>TOWNSHIP:</b> — <b>SECTION:</b> 15 <b>CROWN ALLOTMENT:</b> A (PART)  <b>TITLE REFERENCE:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> PS904394L (LOT E) <b>POSTAL ADDRESS:</b> 1135 LEAKES ROAD <small>(at time of subdivision)</small> TARNEIT 3029  <b>MGA CO-ORDINATES:</b> E: 292 200                      ZONE: 55 <small>(of approx centre of land in plan)</small> N: 5 810 000                      GDA 2020			Council Name: Wyndham City Council  SPEAR Reference Number: S183582E	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  LOT F 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 6.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.	
ROAD R1	WYNDHAM CITY COUNCIL			
<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: UNITY PARK Phase No.: 4 No. of Lots: 41 + Lot F PHASE AREA: 2.779ha			<b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE DRAINAGE & SEWERAGE EASEMENTS CREATED AS E-3 ON PS902121K AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.	
<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)				
EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 401 TO 408 (BOTH INCLUSIVE) AND 428 TO 435 (BOTH INCLUSIVE)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-2	SEWERAGE	SEE DIAG	PS848741B	CITY WEST WATER CORPORATION
 <b>Beveridge Williams</b> development & environment consultants  Melbourne ph : 03 9524 8888  www.beveridgewilliams.com.au		SURVEYORS FILE REF:    2001497/04 2001497-04-PS-V4.DWG  Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (4), 01/11/2021, SPEAR Ref: S183582E		ORIGINAL SHEET SIZE: A3  SHEET 1 OF 6

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LOT F COMPRISES TWO PARTS -TOTAL AREA 38.98ha

PS904396G



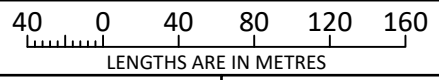
MGA2020 ZONE 55

DIAGRAM NOT TO SCALE

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SURVEYORS REF 2001497/04

SCALE 1 : 4000



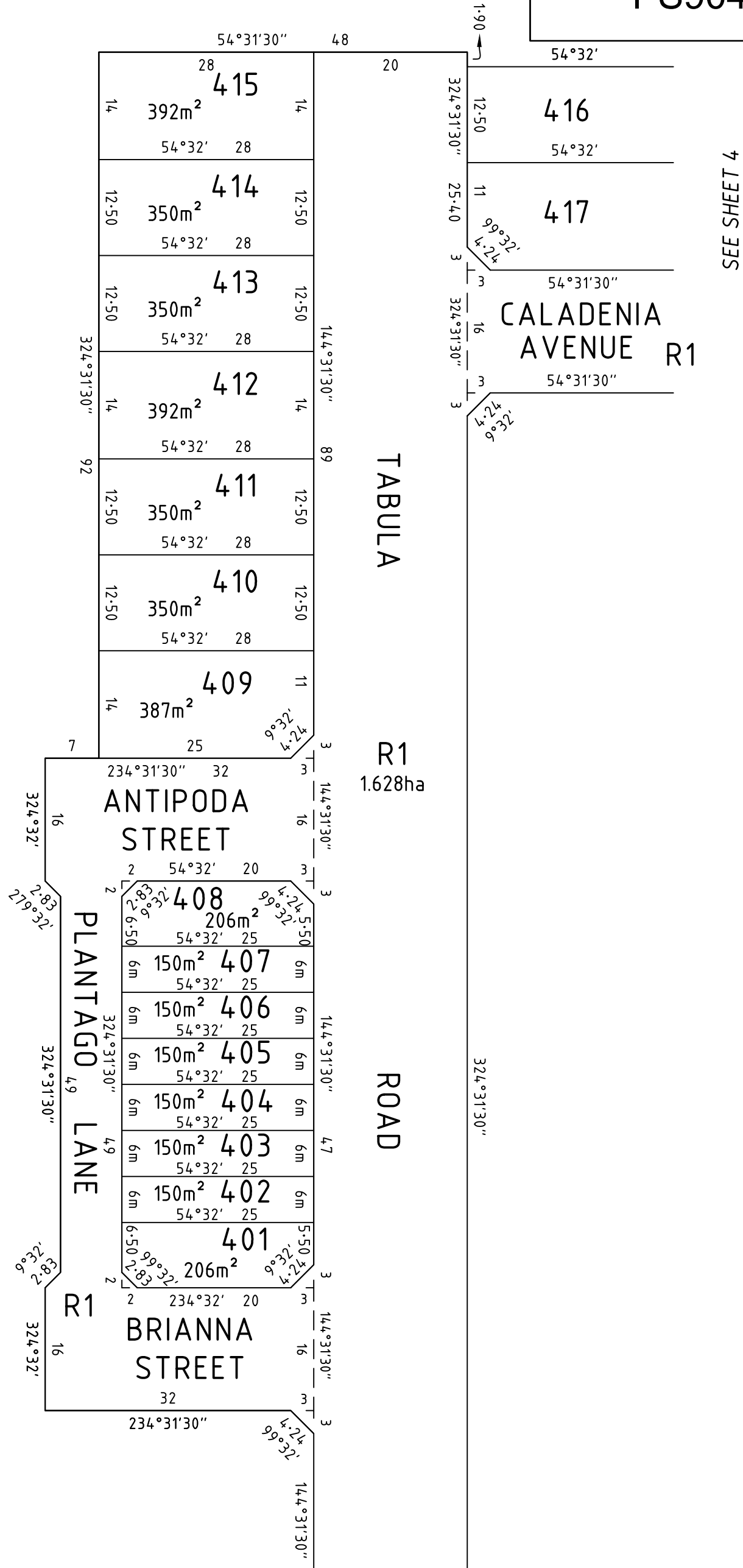
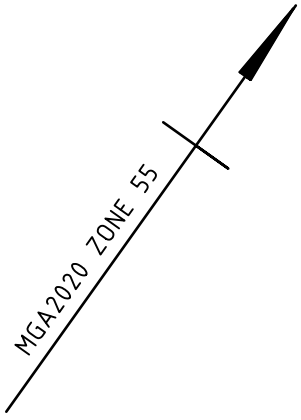
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SHEET 2

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PS904396G



SEE SHEET 4

SEE SHEET 2



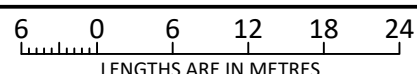
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SURVEYORS REF  
2001497/04

SCALE  
1 : 600



ORIGINAL SHEET  
SIZE: A3

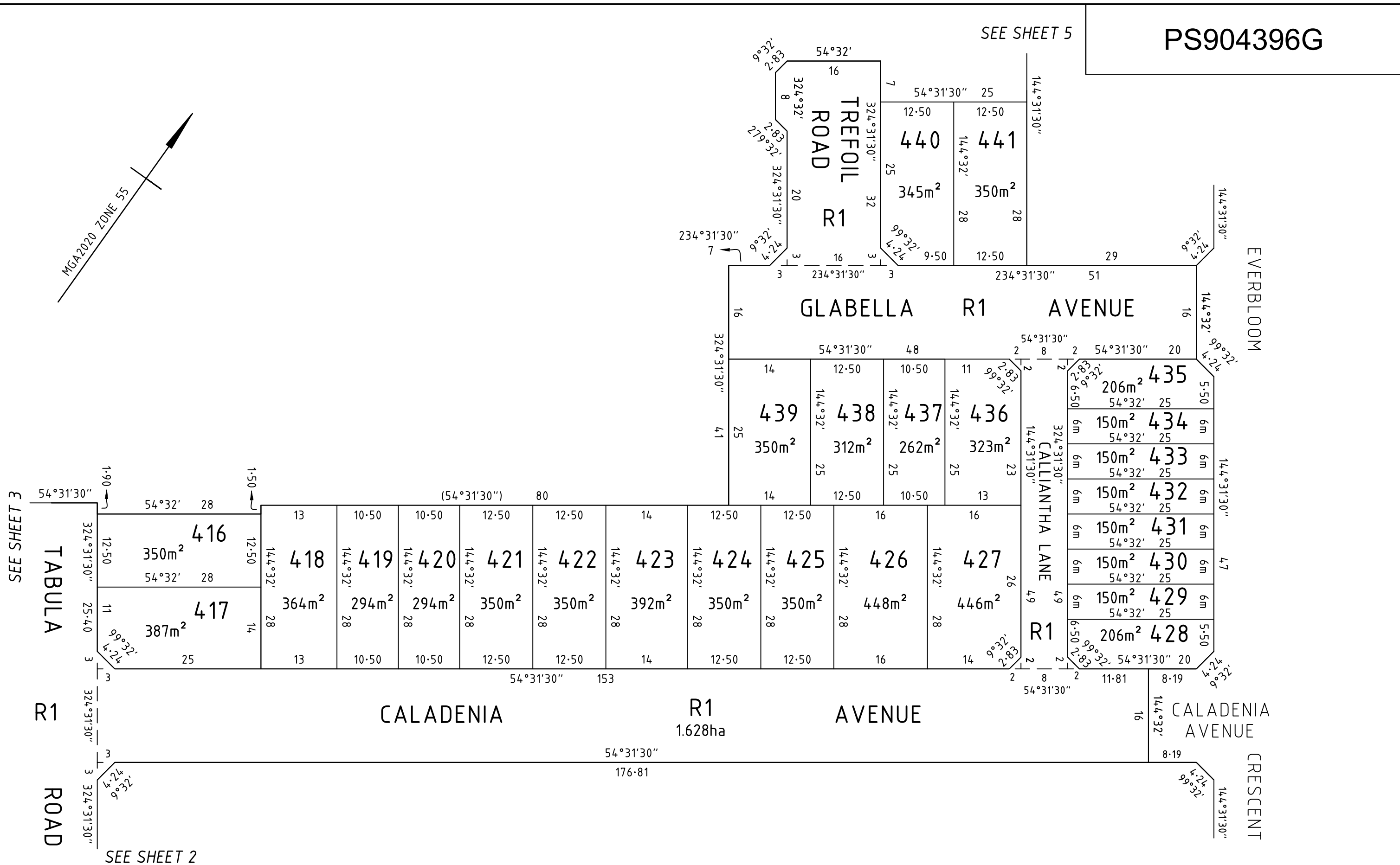
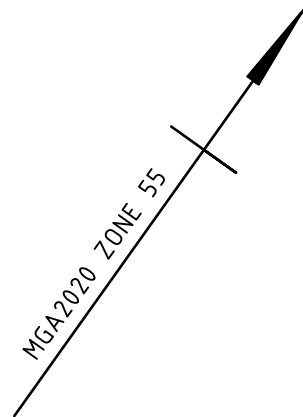
SHEET 3

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PS904396G

SEE SHEET 5



SEE SHEET 3

SEE SHEET 2

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

SURVEYORS REFERENCE  
**2001497**  
 /04

SCALE  
 1 : 600

LENGTHS ARE IN METRES

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SHEET 4

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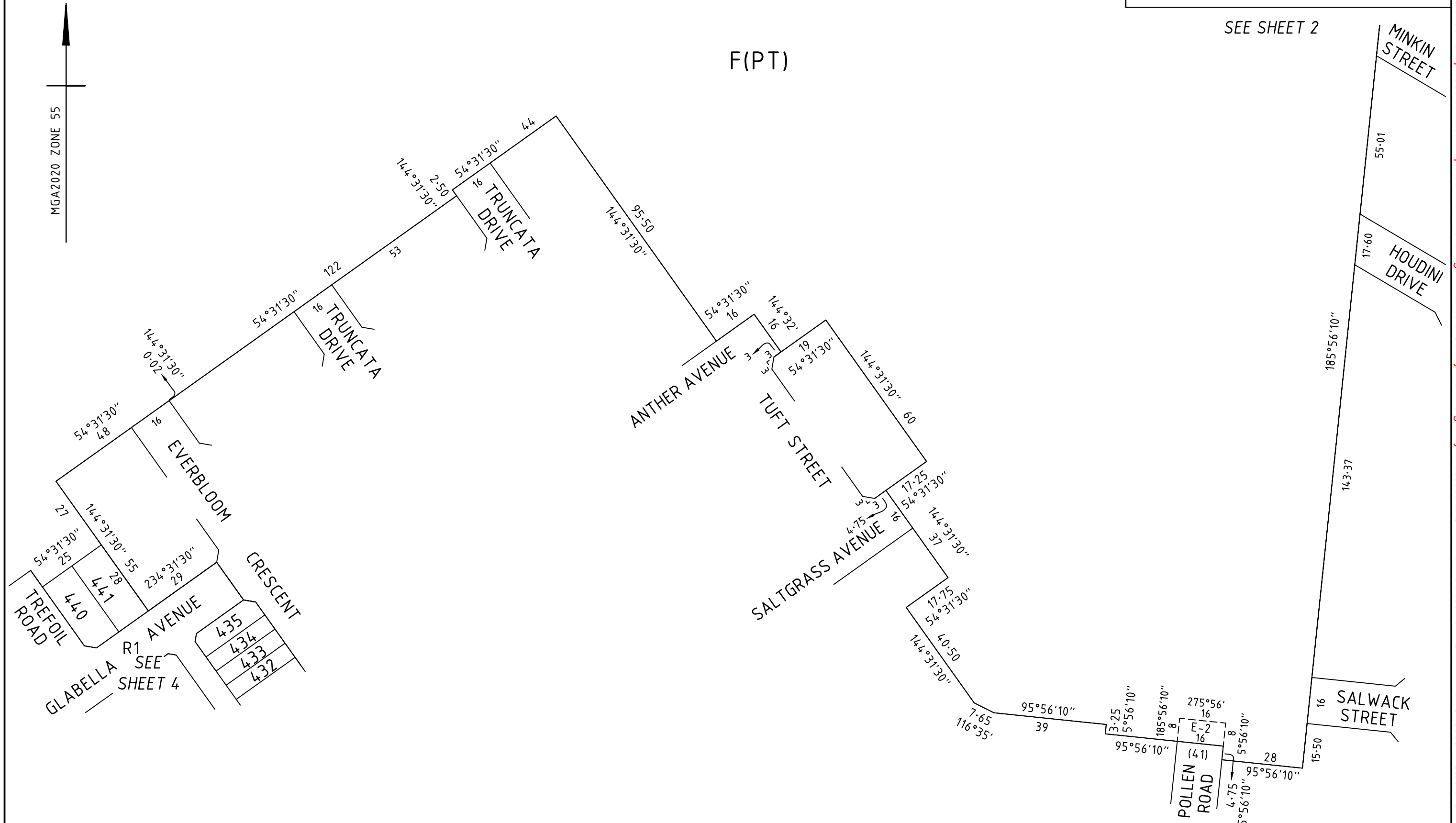
SEE SHEET 2

PS904396G

SEE SHEET 2

F(PT)

MGA2020 ZONE 55



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SURVEYORS  
 REFERENCE  
 2001497  
 /04

SCALE  
 1 : 1250

LENGTHS ARE IN METRES

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ORIGINAL SHEET  
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SHEET 5

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## 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 401 TO 441 (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:

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 ASSESSMENT PANEL.

#### 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 401 TO 408 (BOTH INCLUSIVE), 419, 420, 428 TO 435 (BOTH INCLUSIVE) & 437.

#### 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 CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH THE SMALL LOT HOUSING CODE AS INCORPORATED INTO THE CASEY PLANNING SCHEME, UNLESS THE CONSTRUCTION OR EXTENSION OF ANY DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS.

FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE;  
 LOTS 401 TO 408 (BOTH INCLUSIVE), 419, 420 AND 437 ARE TO BE ASSESSED AS TYPE A LOTS.  
 LOTS 428 TO 435 (BOTH INCLUSIVE) ARE TO BE ASSESSED AS TYPE B LOTS.

#### EXPIRY:

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