

PLAN OF SUBDIVISION		EDITION 1	PS904397E	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: — SECTION: 15 CROWN ALLOTMENT: A (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS904396G (LOT F) POSTAL ADDRESS: 1135 LEAKES ROAD (at time of subdivision) TARNEIT 3029 MGA CO-ORDINATES: E: 292 600 ZONE: 55 (of approx centre of land in plan) N: 5 810 240 GDA 2020		WYNDHAM CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT G 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. OTHER PURPOSES OF PLAN: TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-2 ON PS848741B AND CONTAINED WITHIN ROAD R1 ON THIS PLAN. GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES SECTION 6(1)(K) SUBDIVISION ACT 1988		
ROAD R1 ROAD R2	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.: 5 No. of Lots: 58 + Lot G PHASE AREA: 3.152ha				
EASEMENT INFORMATION				
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 548 TO 556 (BOTH INCLUSIVE)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2001497/05 2001497-05-PS-V5.DWG LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 5, DATE: 03/11/2021	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6

LOT G COMPRISES TWO PARTS - TOTAL AREA 35.83ha

PS904397E



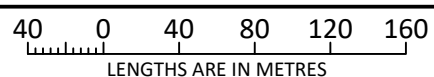
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SURVEYORS REF
2001497/05

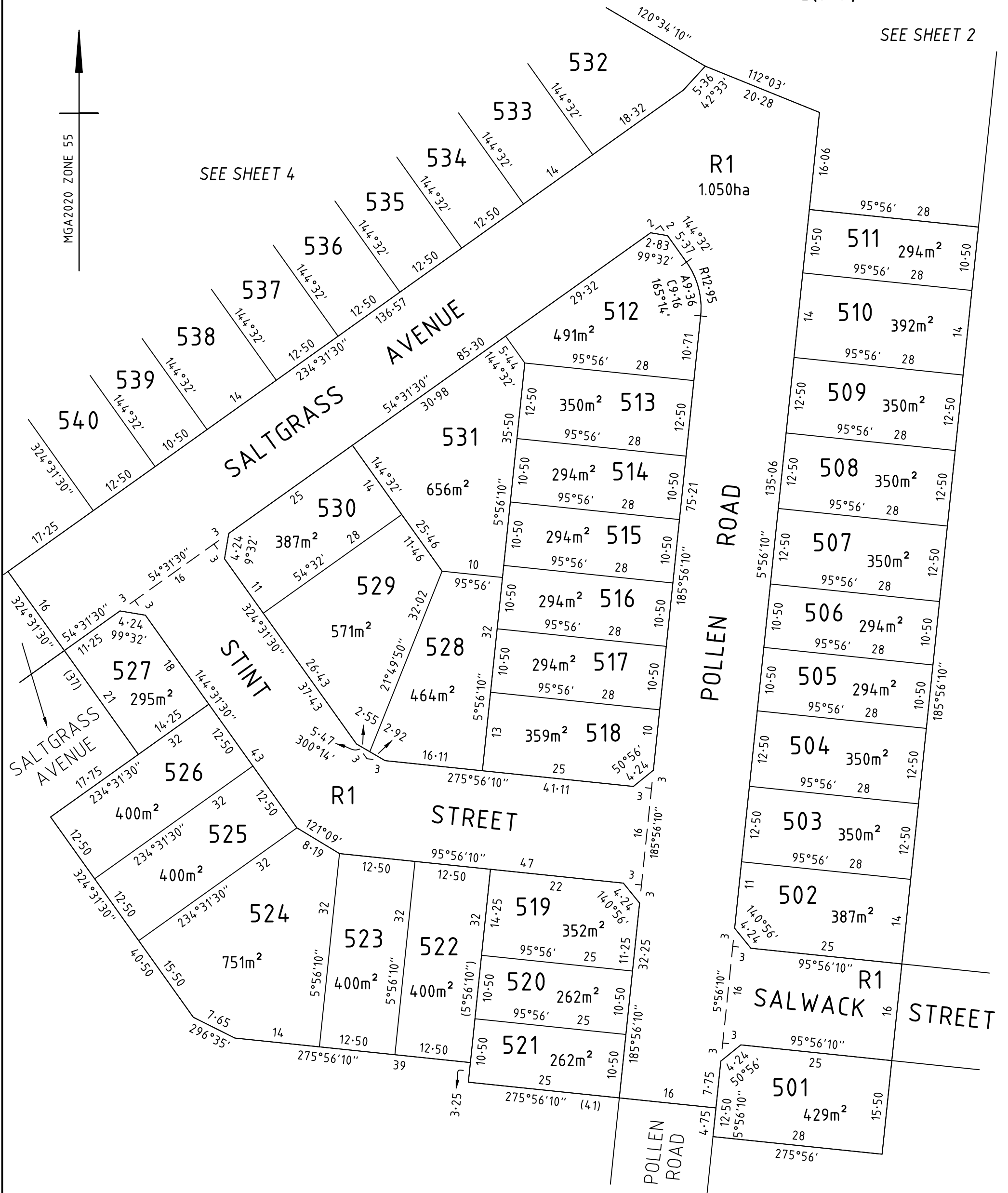
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ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 5, DATE: 03/11/2021



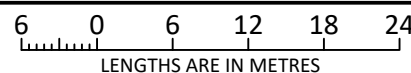
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SURVEYORS REF
2001497/05

SCALE
1 : 600



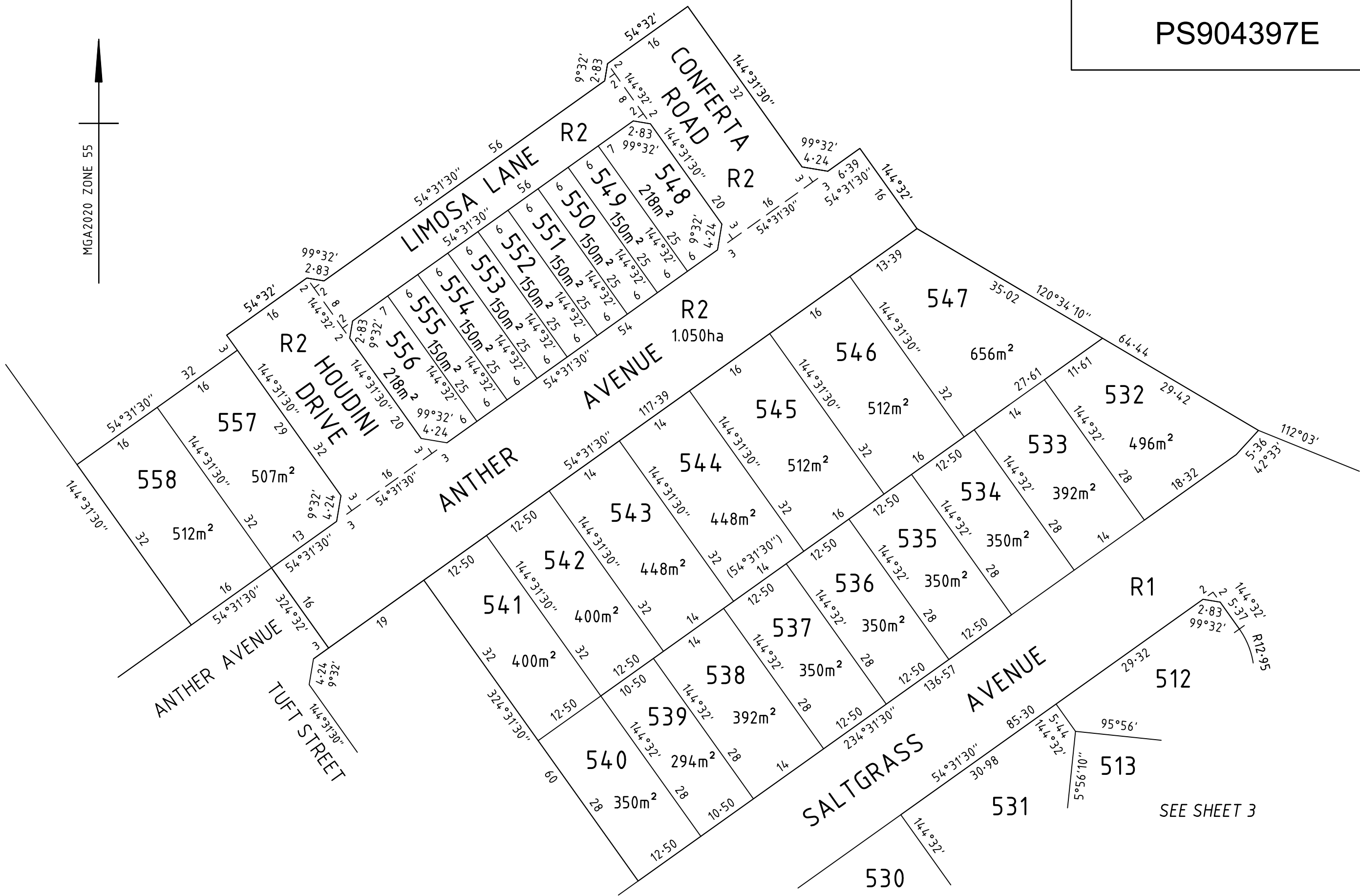
ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 5, DATE: 03/11/2021



SEE SHEET 5



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SURVEYORS
 REFERENCE
 2001497/01

SCALE
 1 : 600

LENGTHS ARE IN METRES

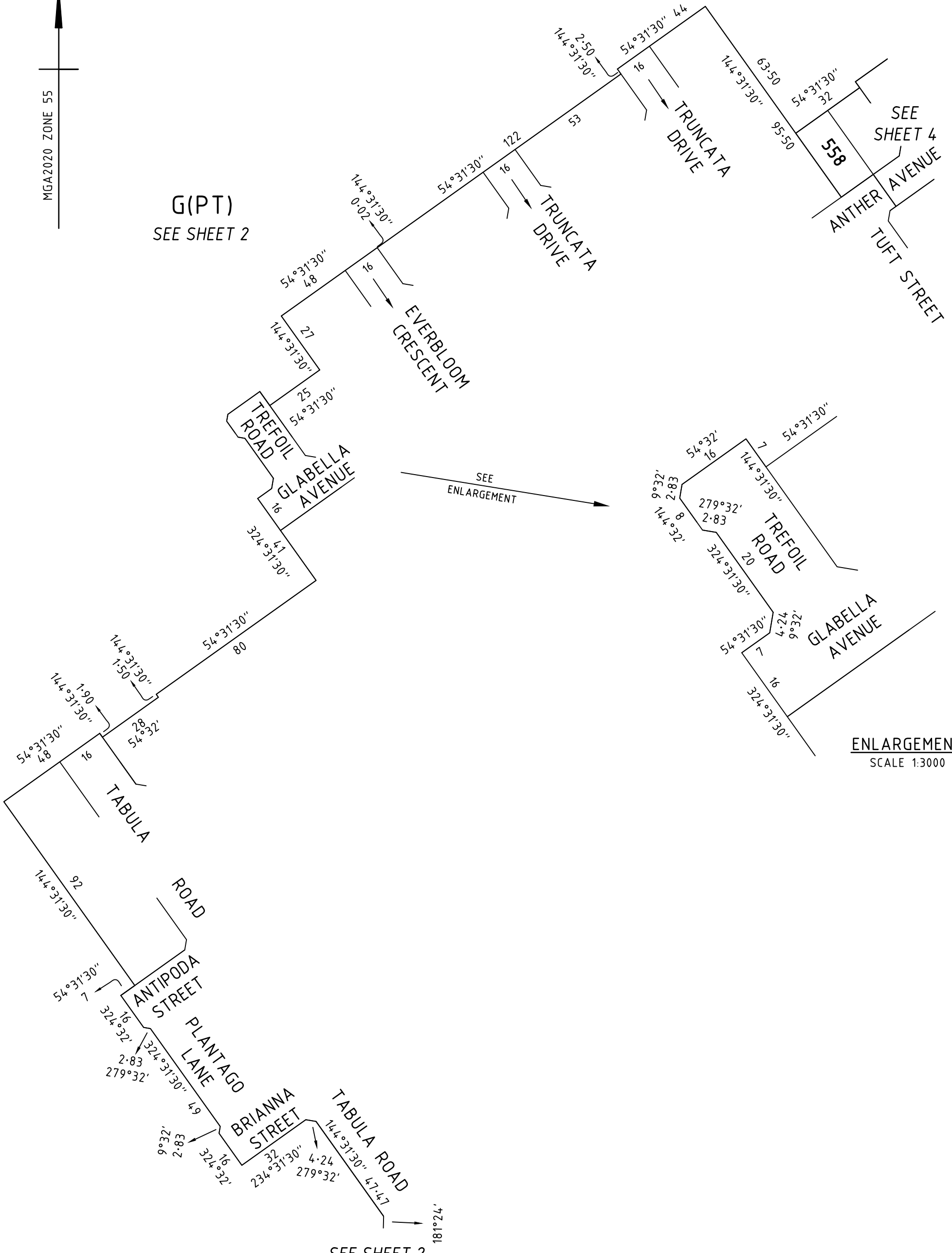
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SHEET 4

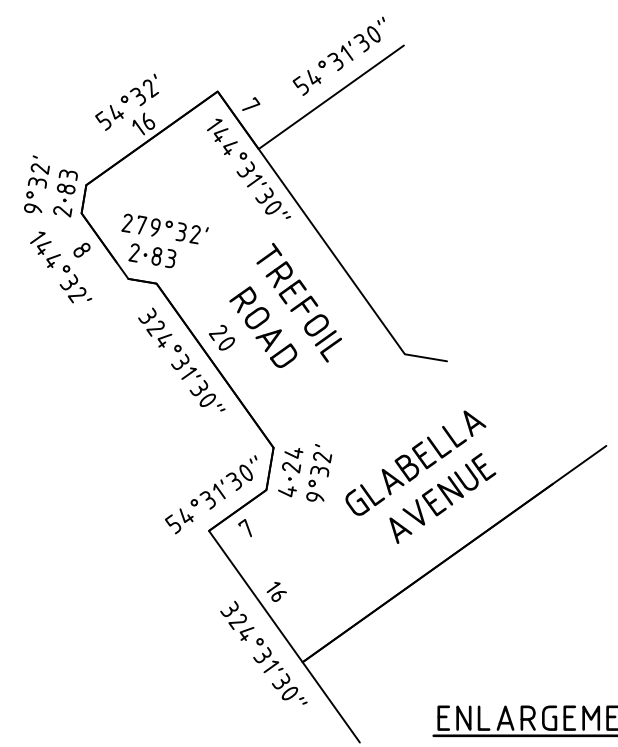
LICENSED SURVEYOR: SEAN A. O'CONNOR
 VERSION 5, DATE: 03/11/2021



G(P)
SEE SHEET 2



SEE ENLARGEMENT



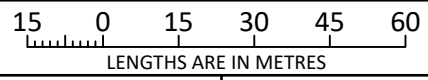
ENLARGEMENT
SCALE 1:3000

SEE SHEET 2

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SURVEYORS REF
2001497/05

SCALE
1 : 1500



ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 5, DATE: 03/11/2021

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 501 TO 558 (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 505, 506, 511, 514 TO 517 (BOTH INCLUSIVE), 520, 521, 527, 539 AND 548 TO 556 (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 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 505, 506, 511, 514 TO 517 (BOTH INCLUSIVE), 520, 521, 527 AND 539 ARE TO BE ASSESSED AS TYPE A LOTS.

LOTS 548 TO 556 (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.