
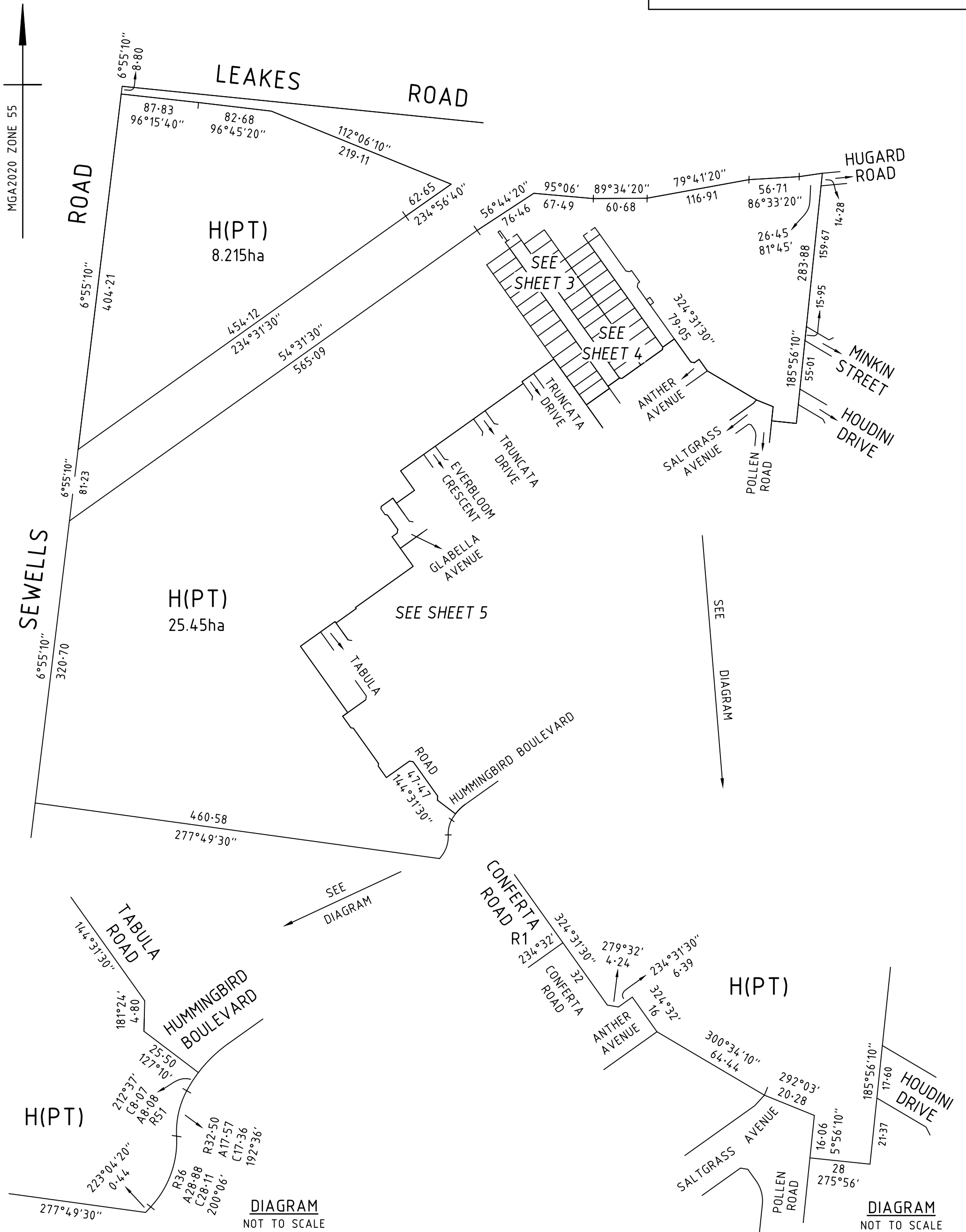
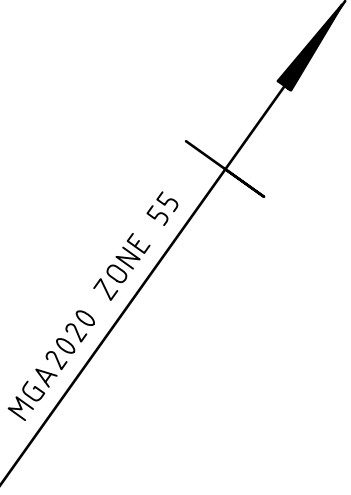


PLAN OF SUBDIVISION		EDITION 1		PS906801P	
LOCATION OF LAND		WYNDHAM CITY COUNCIL			
PARISH:	TARNEIT				
TOWNSHIP:	—				
SECTION:	15				
CROWN ALLOTMENT:	A (PART)				
TITLE REFERENCE:	VOL.	FOL.			
LAST PLAN REFERENCE:	PS904397E (LOT G)				
POSTAL ADDRESS: (at time of subdivision)	1135 LEAKES ROAD TARNEIT 3029				
MGA CO-ORDINATES: (of approx centre of land in plan)	E: 292 430 N: 5 810 380	ZONE: 55 GDA 2020			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT H 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.		
ROAD R1 ROAD R2 RESERVE No.1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD				
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.: 6 No. of Lots: 41 + Lot H PHASE AREA: 2.166ha					
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-1, E-2 E-2	SEWERAGE DRAINAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	GREATER WESTERN WATER CORPORATION WYNDHAM CITY COUNCIL	
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2001497/06 2001497-06-PS-V5.DWG		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 5, DATE: 13/05/2022			

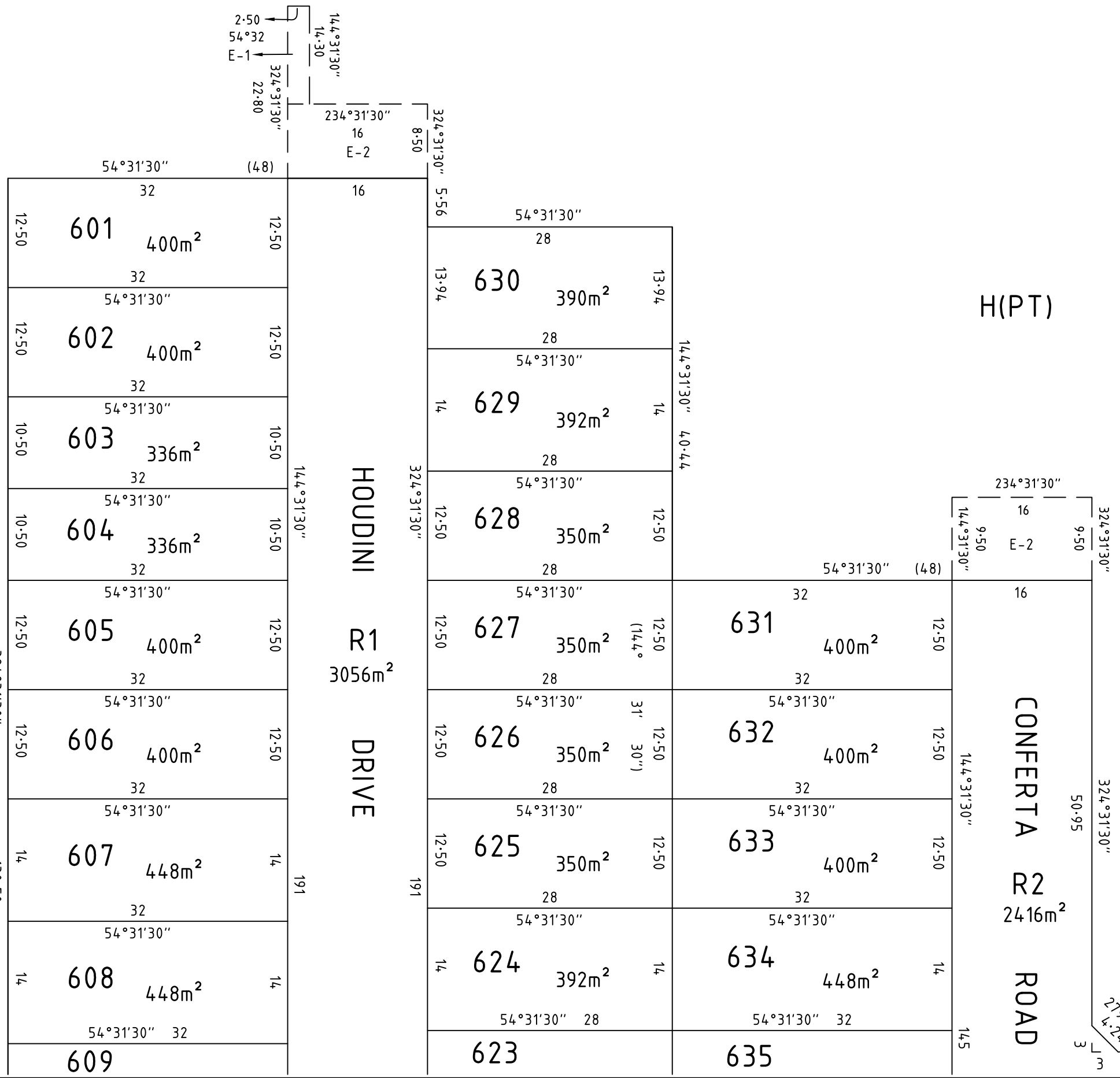
LOT H COMPRISES TWO PARTS - TOTAL AREA 33.67ha

PS906801P





H(PT)



HOUDINI DRIVE
R1
3056m²

CONFERTIA ROAD
R2
2416m²

SEE SHEET 4

SEE SHEET 4

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

SURVEYORS REFERENCE
2001497/06

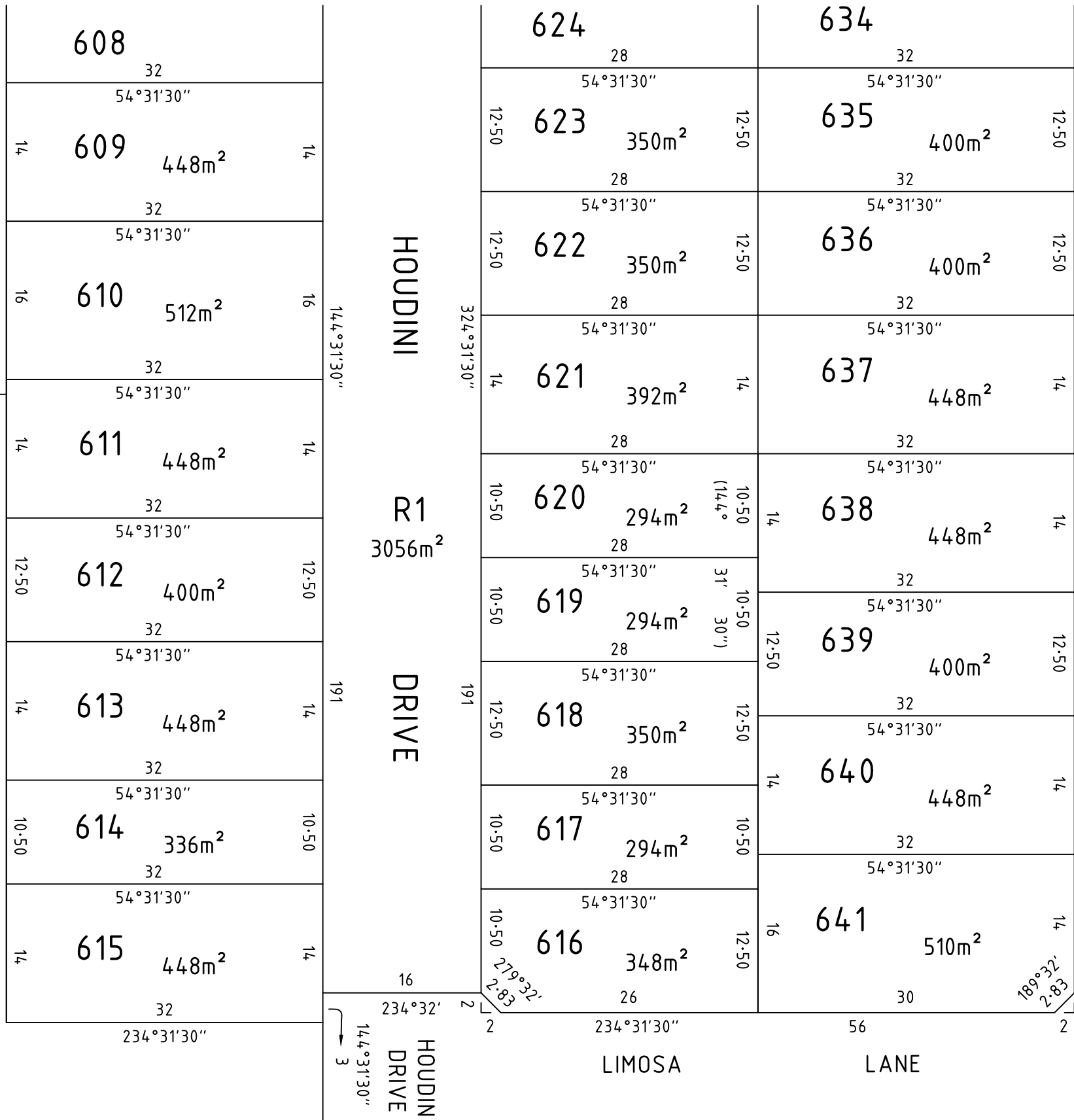
SCALE 1 : 500
5 0 5 10 15 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 5, DATE: 13/05/2022

ORIGINAL SHEET SIZE: A3
SHEET 3

PS906801P

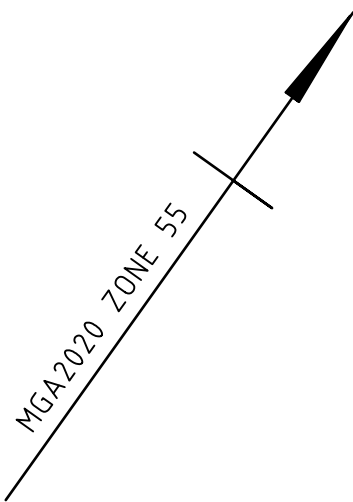
SEE SHEET 3



H(PT)

H(PT)

SEE SHEET 5



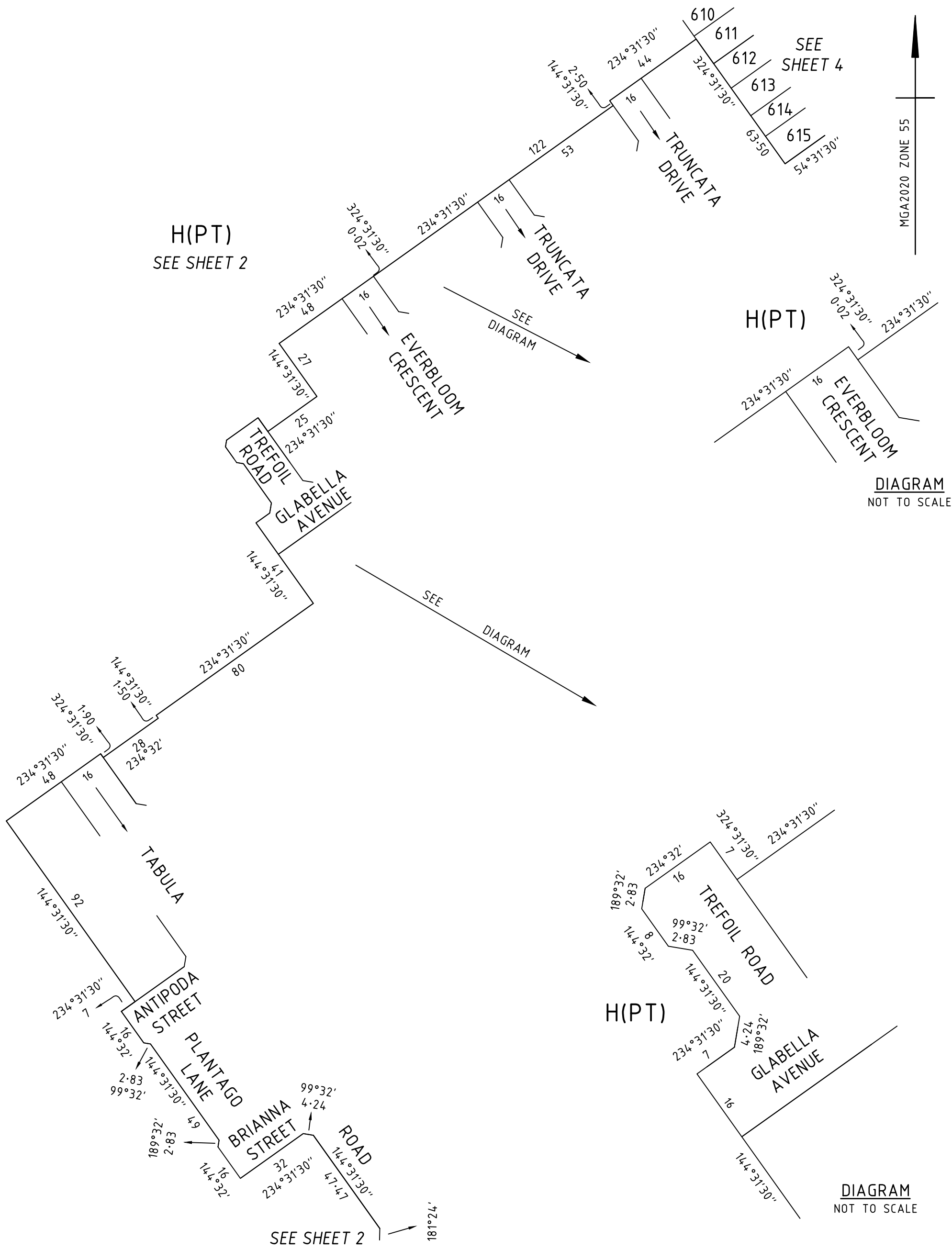


DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE

SUBDIVISION ACT 1988

PS906801P

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 601 TO 641 (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 617, 619 AND 620

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 617, 619 AND 620 ARE TO BE ASSESSED AS TYPE A LOTS.

EXPIRY:

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

CREATION OF RESTRICTION 'C'

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 601 to 606 (BOTH INCLUSIVE) AND LOTS 626 TO 632 (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 CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING FOR ACCOMMODATION, CHILD CARE CENTRE, DISPLAY HOME, HOSPITAL, HOTEL OR TAVERN UNLESS EITHER;

i) THE INTERNAL BEDROOM NOISE LEVELS DO NOT EXCEED 65 DB L_{max} AND 40 DB L_{Aeq,8h} FOR THE NIGHT PERIOD FROM 10PM TO 6AM, OR

ii) THEY ARE IN ACCORDANCE WITH MITIGATION REQUIREMENTS FOR DESIGN, ATTENUATION, CONSTRUCTION MEASURES AS OUTLINED IN MARSHALL DAY ACOUSTICS RAIL NOISE ASSESSMENT REPORT "Rp001 20210924", DATED 14TH OCTOBER DESIGN.

A COPY OF THE MARSHALL DAY ACOUSTICS RAIL NOISE ASSESSMENT REPORT "Rp001 20210924" IS AVAILABLE AT : <https://portal.beveridgewilliams.com.au>

VARIATION:

ANY VARIATION WILL REQUIRE APPROVAL FROM THE WYNDHAM CITY COUNCIL.