

PLAN OF SUBDIVISION	EDITION 1	PS913556K
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LOCATION OF LAND	Council Name: Wyndham City Council SPEAR Reference Number: S202980H	
PARISH:	TARNEIT	
TOWNSHIP:	—	
SECTION:	15	
CROWN ALLOTMENT:	A (PART)	
TITLE REFERENCE:	VOL.	FOL.
LAST PLAN REFERENCE:	PS906802M (LOT J)	
POSTAL ADDRESS: (at time of subdivision)	1135 LEAKES ROAD TARNEIT 3029	
MGA CO-ORDINATES: (of approx centre of land in plan)	E: 292 110 N: 5 810 190	ZONE: 55 GDA 2020

VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 1630 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT B 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.
ROAD R1	WYNDHAM CITY COUNCIL	


NOTATIONS	
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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.: 6A No. of Lots: 4 + Lot B PHASE AREA: 5574m ²	

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)

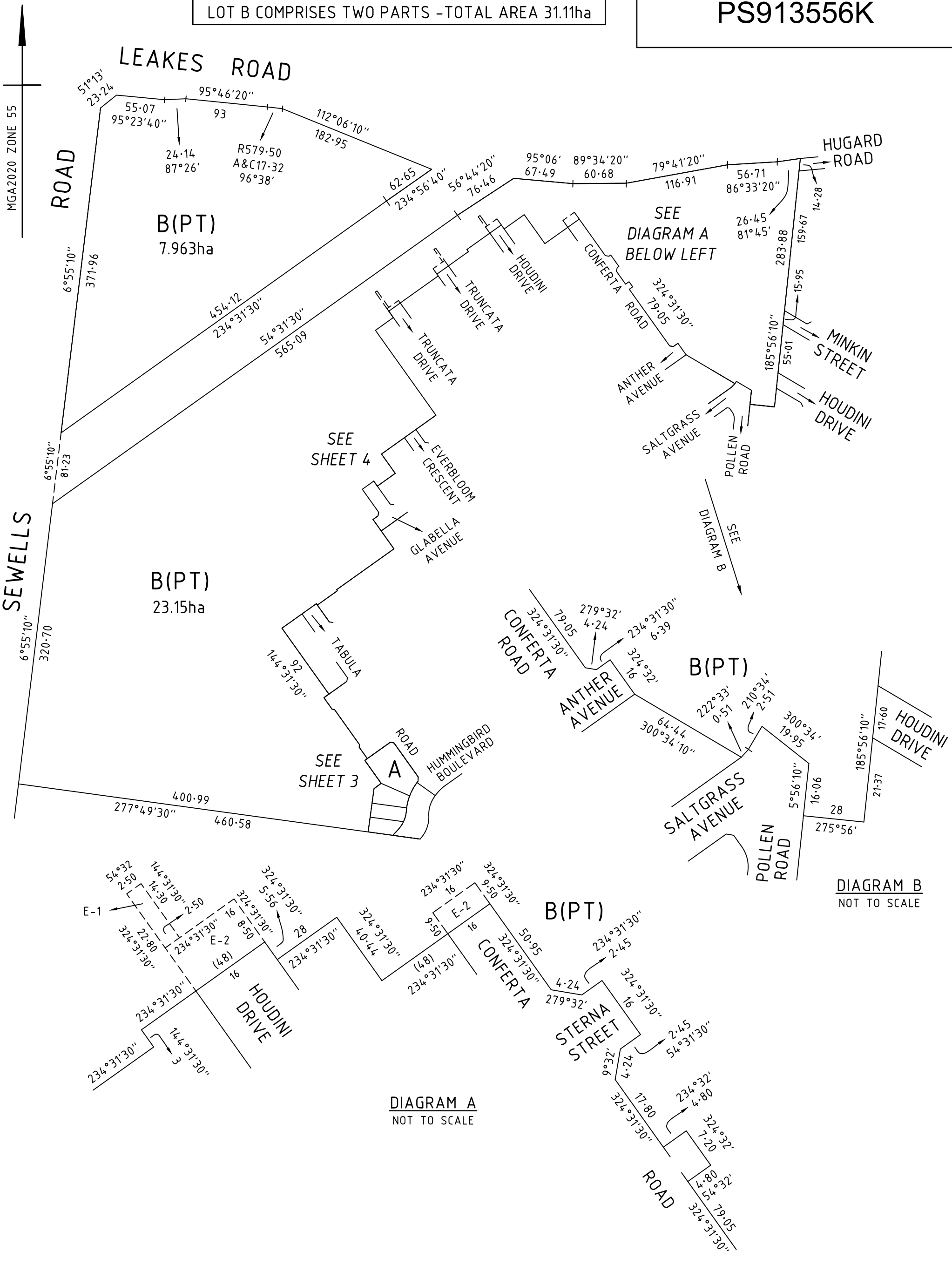
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-2	SEWERAGE	SEE DIAG.	PS906801P	GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE DIAG.	PS906801P	WYNDHAM CITY COUNCIL
E-3, E-4	SEWERAGE	SEE DIAG.	PS906802M	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE	SEE DIAG.	PS906802M	WYNDHAM CITY COUNCIL

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 2001497/06A 2001497-6A-PS-V3.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (3), 18/07/2023, SPEAR Ref: S202980H		

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LOT B COMPRISES TWO PARTS - TOTAL AREA 31.11ha

PS913556K



SEE SHEET 4

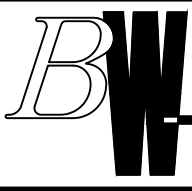
SEE SHEET 3

SEE DIAGRAM A BELOW LEFT

SEE DIAGRAM B

DIAGRAM B NOT TO SCALE

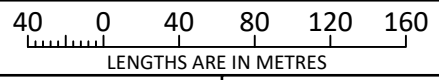
DIAGRAM A NOT TO SCALE



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SURVEYORS REF
2001497/6A

SCALE
1 : 4000



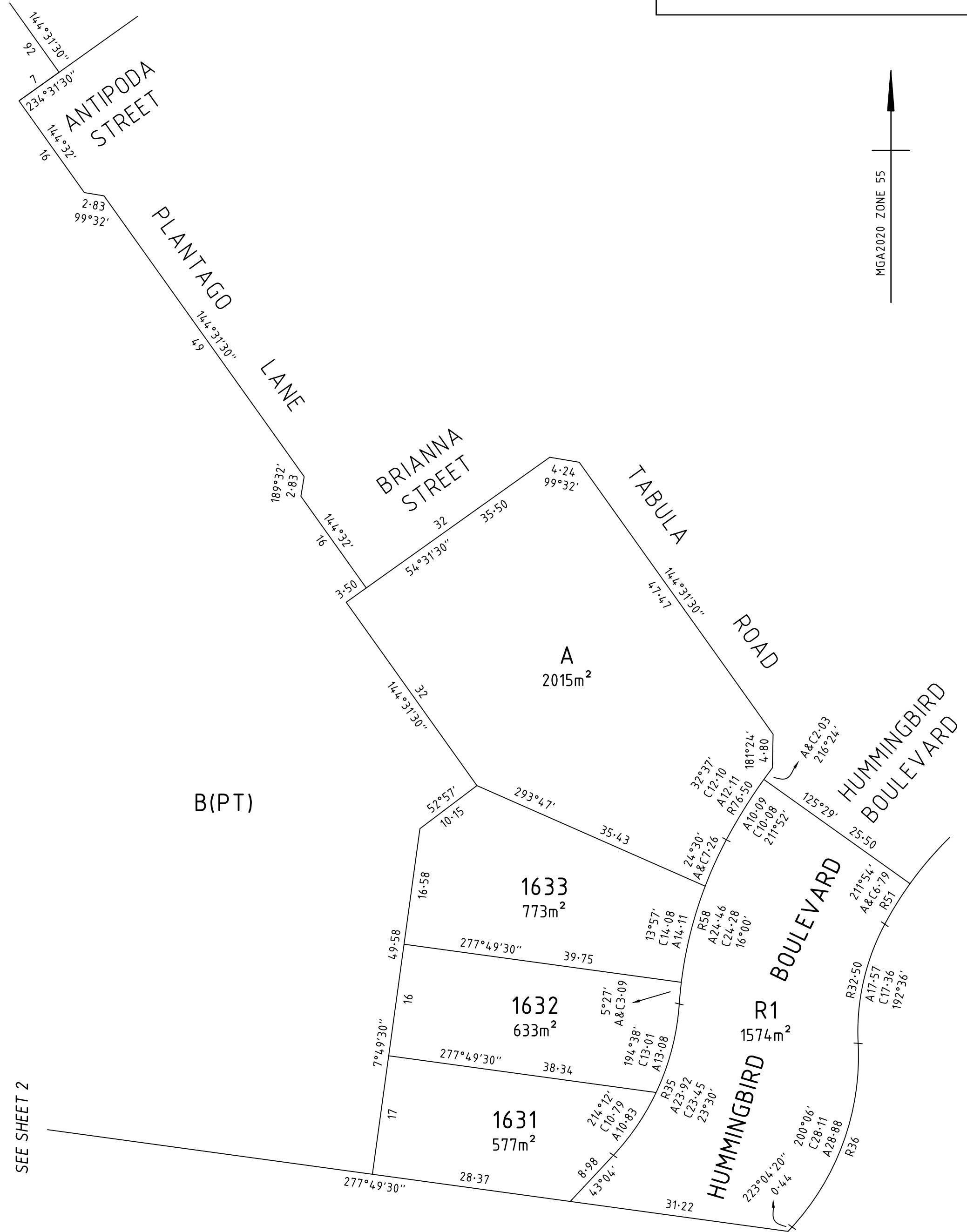
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SHEET 2

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SEE SHEET 4



SEE SHEET 2



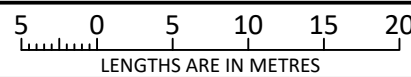
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2001497/6A

SCALE
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ORIGINAL SHEET
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SHEET 3

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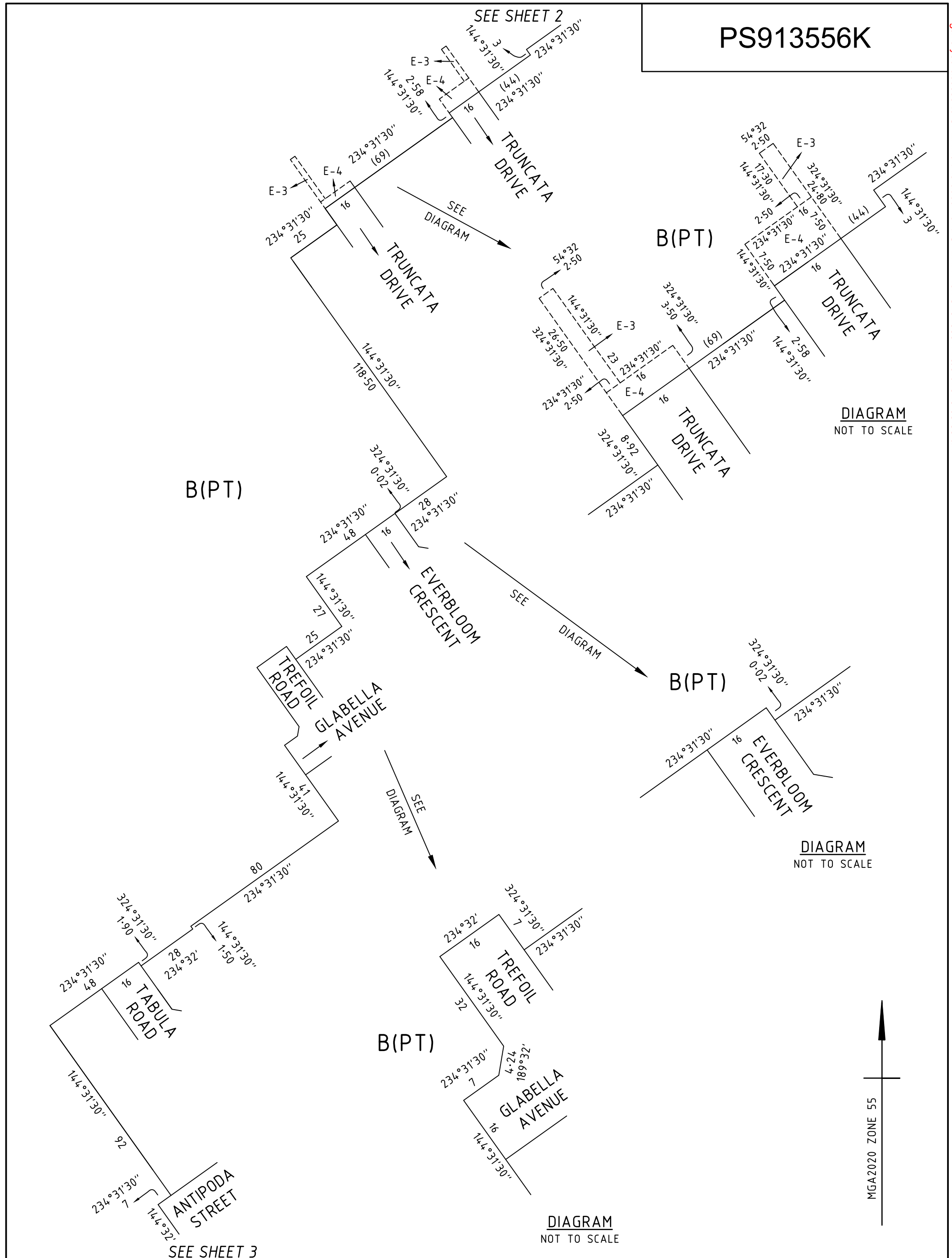


DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE



SUBDIVISION ACT 1988

PS913556K

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 1631 TO 1633 (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)
2. CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OUTSIDE A BUILDING ENVELOPE APPLIED TO A LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No: WYP11430/19.04, EXCEPT FOR ENCROACHMENTS ALLOWED AS PER PART 5 OF THE BUILDING REGULATIONS 2018

A COPY OF THE 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 REVIEW COMMITTEE.

EXPIRY:

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

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