



# Imaged Document Cover Sheet

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<h1>PLAN OF SUBDIVISION</h1>	<h2>EDITION 1</h2>	<h1>PS906803K</h1>
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<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> —  <b>SECTION:</b> 15  <b>CROWN ALLOTMENT:</b> A (PART)</p> <p><b>TITLE REFERENCE:</b> VOL. 12524 FOL. 627</p> <p><b>LAST PLAN REFERENCE:</b> PS915531R (LOT C)  <b>POSTAL ADDRESS:</b> 1135 LEAKES ROAD          (at time of subdivision) TARNEIT 3029</p> <p><b>MGA CO-ORDINATES:</b> E: 292 230 ZONE: 55          (of approx centre of land in plan) N: 5 810 260 GDA 2020</p>	<p>Council Name: Wyndham City Council</p> <p>Council Reference Number: WYS5948/22          Planning Permit Reference: WYP11430/19          SPEAR Reference Number: S191549J</p> <p><b>Certification</b></p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988          Date of original certification under section 6 of the Subdivision Act 1988: 12/01/2023</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</p> <p>Digitally signed by: Maria Pereira for Wyndham City Council on 21/05/2024</p> <p><b>Statement of Compliance</b> issued: 22/05/2024</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance</p>
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<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  LOT K 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 7.  WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958
ROAD R1 ROAD R2	WYNDHAM CITY COUNCIL 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.: 8 No. of Lots: 40 + Lot K PHASE AREA: 1.841ha	

<b>EASEMENT INFORMATION</b>
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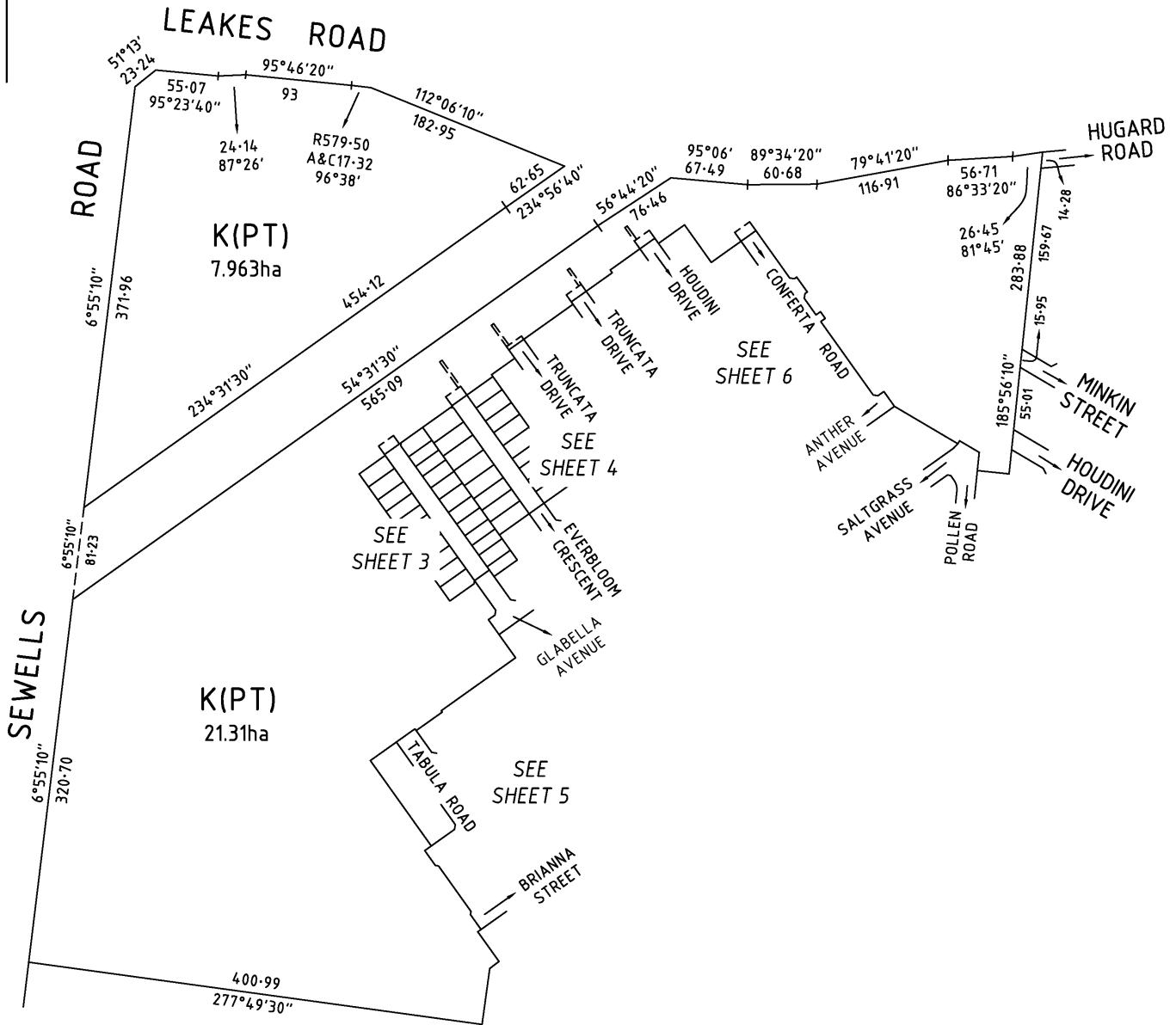
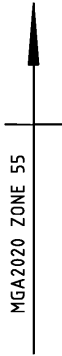
LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)

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
E-5, E-6	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL

<p><b>Beveridge Williams</b> development &amp; environment consultants Melbourne ph : 03 9524 8888 <a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a></p>	SURVEYORS FILE REF: 2001497/08 2001497-08-PS-V8.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
	Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (8), 20/02/2024, SPEAR Ref: S191549J		PLAN REGISTERED TIME: 8.01Am DATE: 28/05/24 M.H Assistant Registrar of Titles

LOT K COMPRISES TWO PARTS -TOTAL AREA 29.27ha

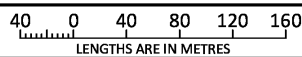
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SURVEYORS REF  
2001497/08

SCALE  
1 : 4000



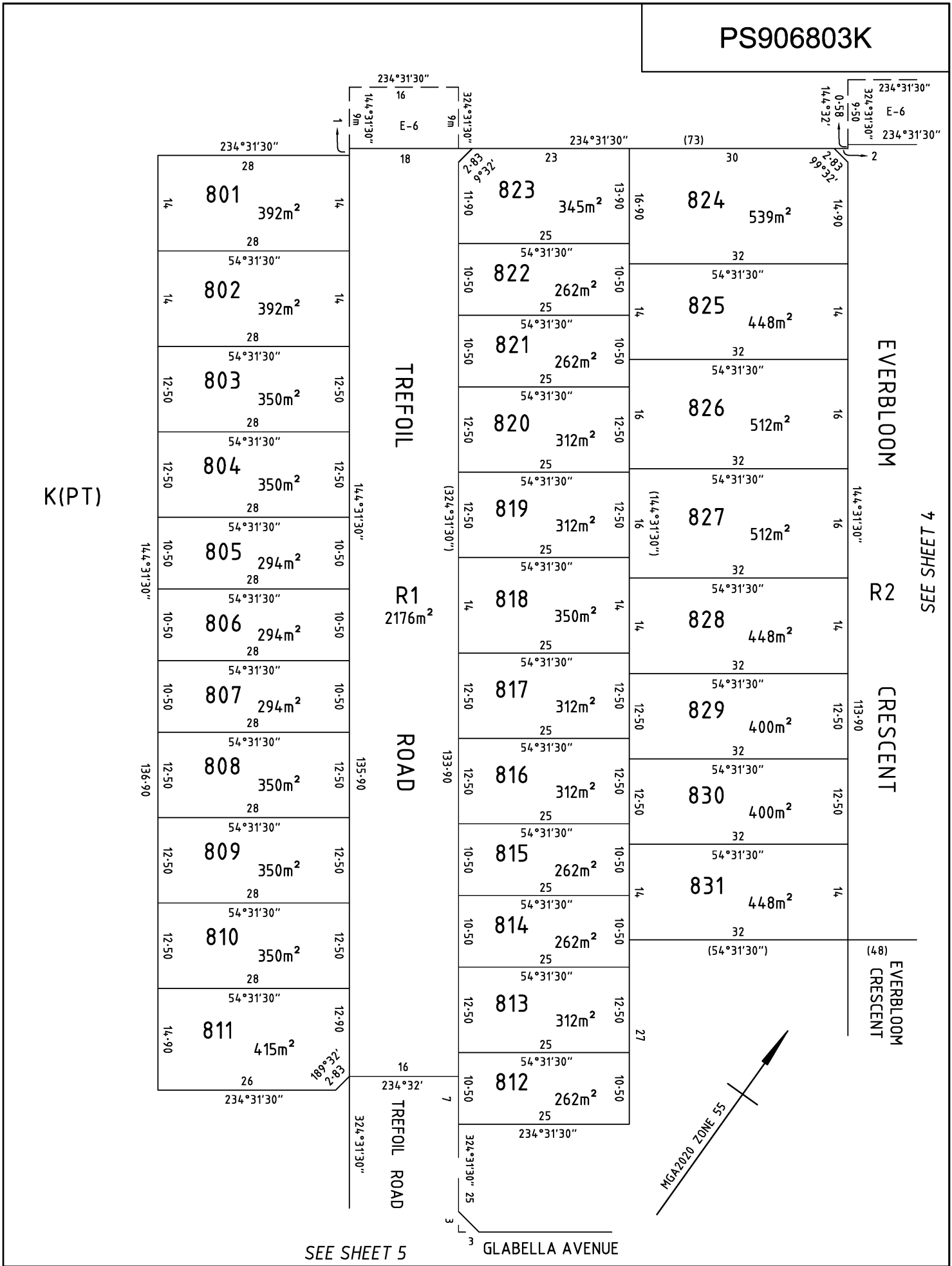
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SHEET 2

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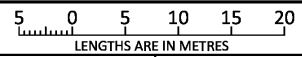
SEE SHEET 4

SEE SHEET 5

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SURVEYORS REF  
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SCALE  
1 : 500



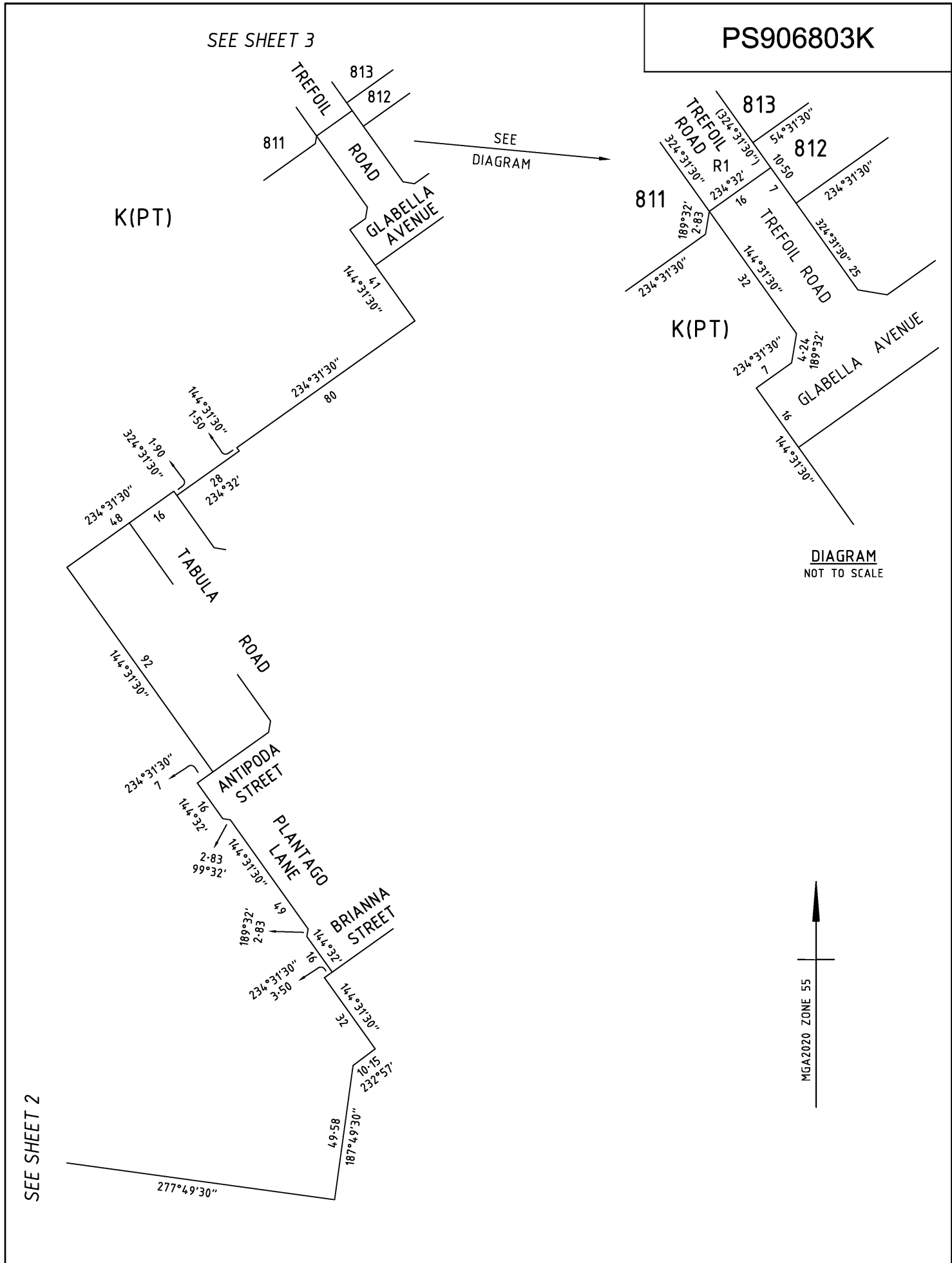
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SHEET 3

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K(P.T)

K(P.T)

DIAGRAM  
NOT TO SCALE



SEE SHEET 2

SEE SHEET 3

SEE  
DIAGRAM

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SURVEYORS REF  
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SCALE  
1 : 1250

12.5 0 12.5 25 37.5 50  
LENGTHS ARE IN METRES

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12.5 0 12.5 25 37.5 50  
LENGTHS ARE IN METRES

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SIZE: A3

SHEET 5

PS906803K

K(PT)

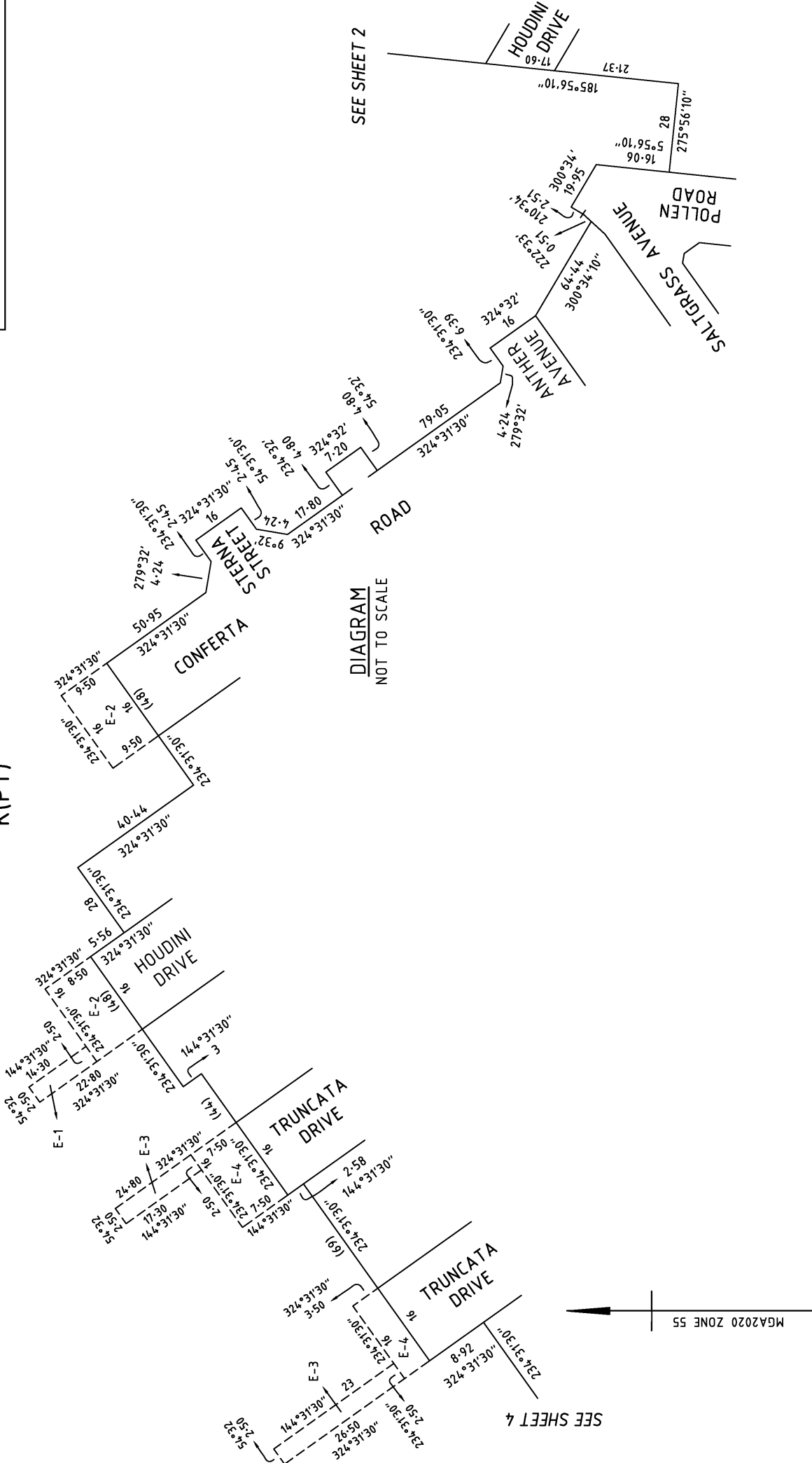
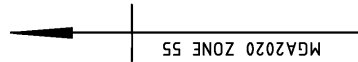


DIAGRAM  
NOT TO SCALE

SEE SHEET 2

SEE SHEET 4



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## SUBDIVISION ACT 1988

### CREATION OF RESTRICTION 'A'

PS906803K

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:

LAND TO BENEFIT: LOTS 801 TO 840 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 801 TO 840 (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 PLAN 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.

## 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:

LAND TO BENEFIT: LOTS 805, 806, 807, 812, 814, 815, 821, 822, AND 835

LAND TO BE BURDENED: LOTS 805, 806, 807, 812, 814, 815, 821, 822, AND 835

#### 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 OR STRUCTURE 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 WYNDHAM 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 805, 806, 807, 812, 814, 815, 821, 822, AND 835 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:

LAND TO BENEFIT: LOTS 801 to 804 (BOTH INCLUSIVE), LOTS 820 TO 826 (BOTH INCLUSIVE) AND LOTS 837 TO 840 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 801 to 804 (BOTH INCLUSIVE), LOTS 820 TO 826 (BOTH INCLUSIVE) AND LOTS 837 TO 840 (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 WITHOUT;

- i) OBTAINING AN ACOUSTIC REPORT THAT PROVIDES RECOMMENDATIONS REGARDING SOUND INSULATION REQUIREMENTS TO ACHIEVE INTERNAL BEDROOM NOISE LEVELS THAT DO NOT EXCEED 65 DB L<sub>max</sub> AND 40 DB L<sub>Aeq,8h</sub> FOR THE NIGHT PERIOD FROM 10PM TO 6AM, AND
- ii) INCORPORATING THE RECOMMENDED SOUND INSULATION REQUIREMENTS OF THE ABOVE ACOUSTIC REPORT INTO THE BUILDING CONSTRUCTION.



**Beveridge Williams**  
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SHEET 7

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