

PLAN OF SUBDIVISION	EDITION 1	PS908396K
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LOCATION OF LAND	Council Name: Wyndham City Council
PARISH: TARNEIT	Council Reference Number: WYS6028/22
TOWNSHIP: —	Planning Permit Reference: WYP11430/19
SECTION: 15	SPEAR Reference Number: S195552P
CROWN ALLOTMENT: A (PART)	Certification
TITLE REFERENCE: VOL. 12549 FOL. 820	This plan is certified under section 6 of the Subdivision Act 1988
LAST PLAN REFERENCE: PS906803K (LOT K)	Public Open Space
POSTAL ADDRESS: 1135 LEAKES ROAD (at time of subdivision) TARNEIT 3029	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
MGA CO-ORDINATES: E: 292 140 ZONE: 55 (of approx centre of land in plan) N: 5 810 140 GDA 2020	Digitally signed by: Maria Pereira for Wyndham City Council on 03/06/2024

VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD	LOT L 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.

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.: 9 No. of Lots: 69 + Lot L PHASE AREA: 3.024ha	

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 923 TO 937 (BOTH INCLUSIVE)				
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.	PS906803K	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	PS906803K	WYNDHAM CITY COUNCIL
E-7	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL
E-7	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-8	PARTY WALL	0.20	THIS PLAN	RELEVANT LOTS IN THIS PLAN

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 2001497/09 2001497-09-PS-V9.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (9), 28/05/2024, SPEAR Ref: S195552P		

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MGA2020 ZONE 55

SEWELLS ROAD

LEAKES ROAD

HUGARD ROAD

L(PT)
7.963ha

L(PT)
18.29ha

SEE SHEET 5

SEE SHEET 3

SEE SHEET 4

SEE DIAGRAM

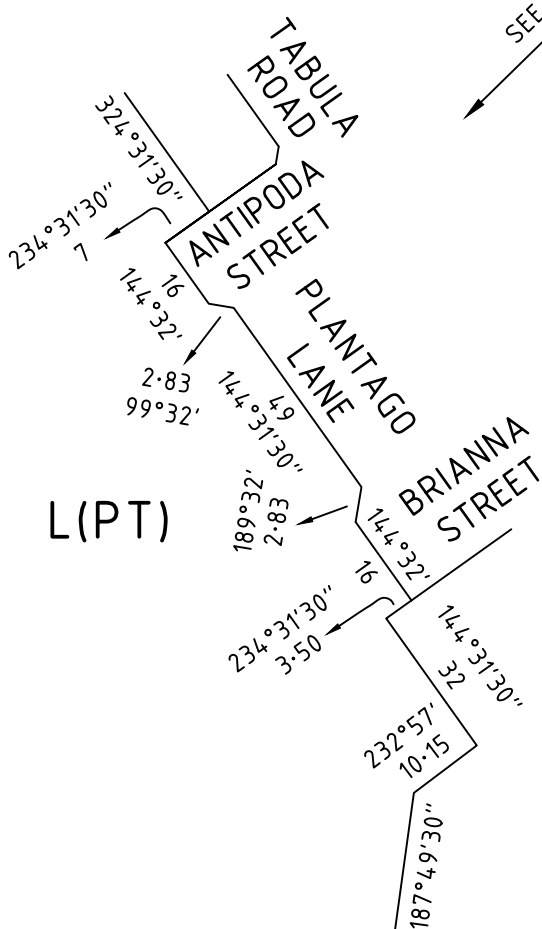


DIAGRAM
NOT TO SCALE

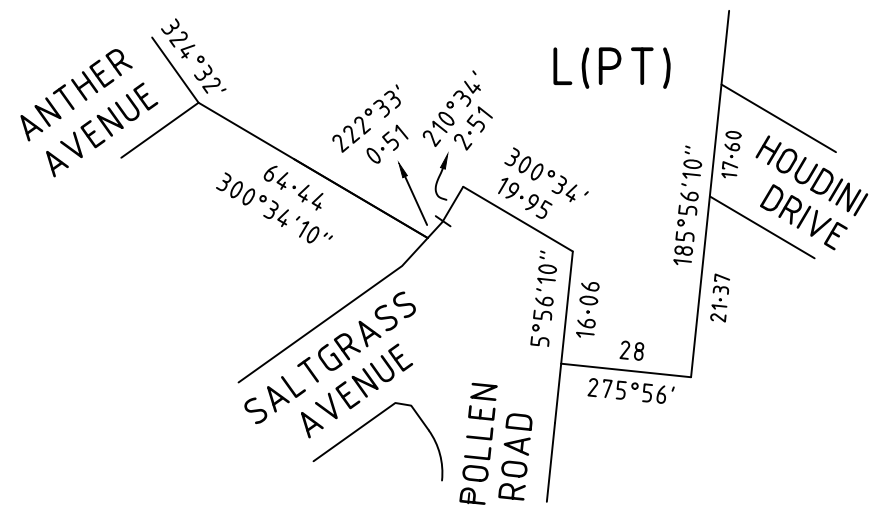


DIAGRAM
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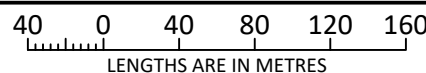
LOT L COMPRISES TWO PARTS - TOTAL AREA 26.25ha



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SURVEYORS REF
2001497/09

SCALE
1 : 4000



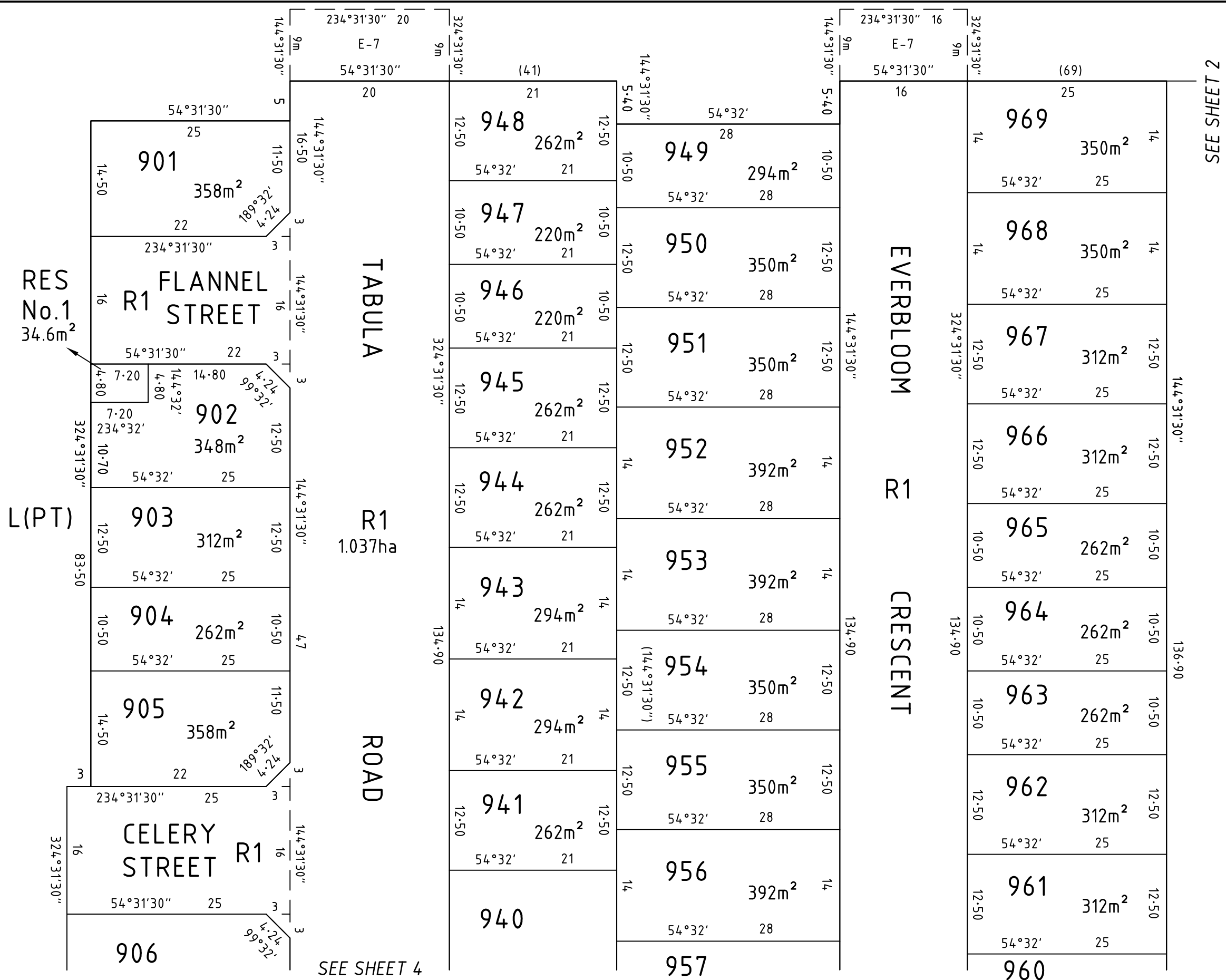
ORIGINAL SHEET
SIZE: A3

SHEET 2

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SEE SHEET 2



RES No.1
34.6m²

L(PT)

TABULA

R1
1.037ha

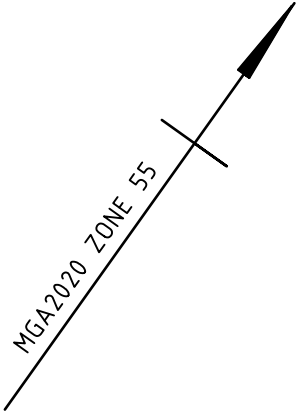
ROAD

SEE SHEET 4

EVERBLOOM

R1

CRESCENT



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development & environment consultants
Melbourne ph : 03 9524 8888
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SURVEYORS REFERENCE
2001497/09

SCALE 1:500
SEE SHEET 4

5 0 5 10 15 20
LENGTHS ARE IN METRES

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SHEET 3

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L (PT)

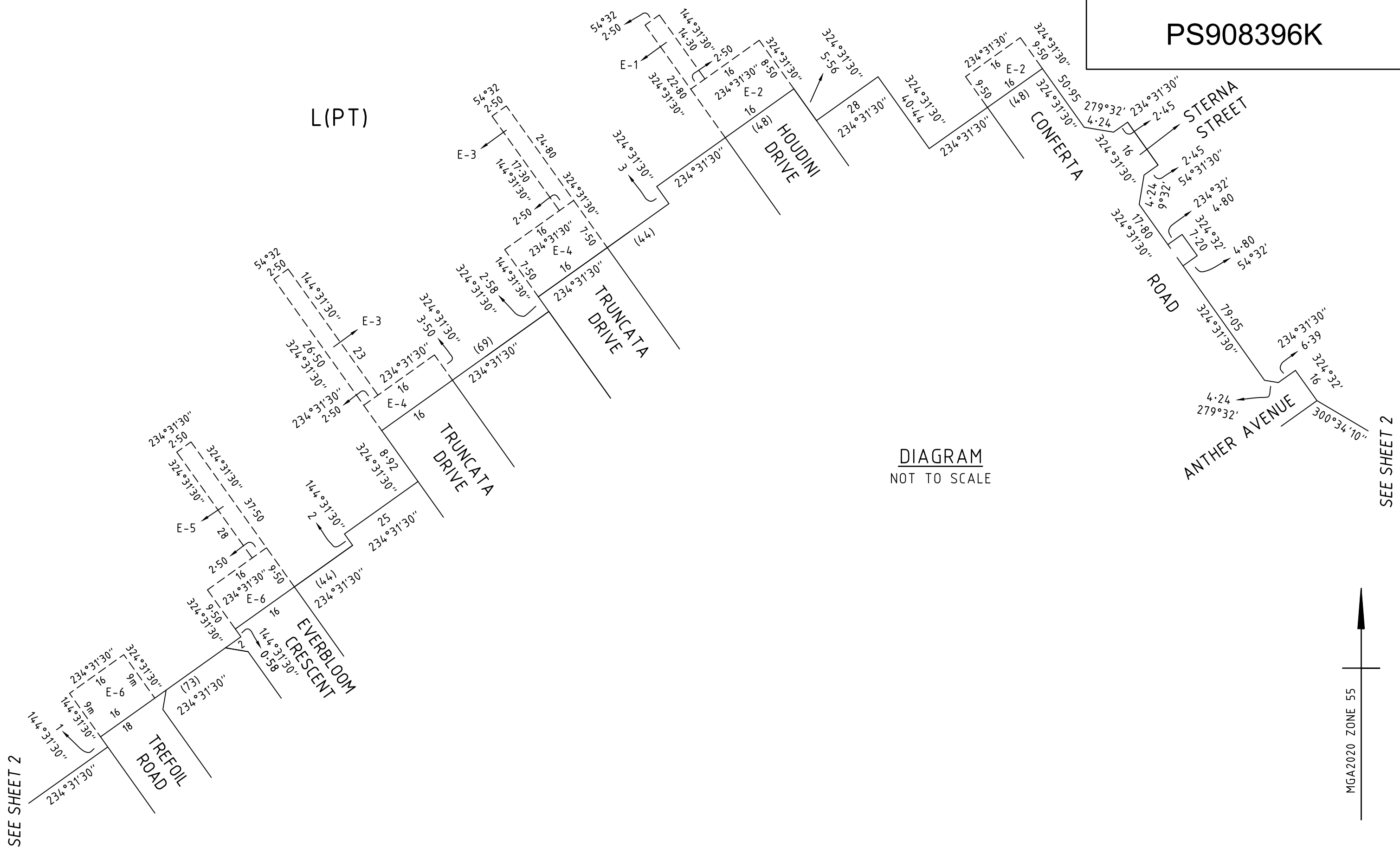


DIAGRAM
NOT TO SCALE

SEE SHEET 2



SEE SHEET 2

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SURVEYORS REFERENCE	2001497/09
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SCALE	NOT TO SCALE
	LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3	SHEET 5
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SUBDIVISION ACT 1988

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.

CREATION OF RESTRICTION 'A'

LAND TO BENEFIT & TO BE BURDENED:

LAND TO BE BURDENED: LOTS 901 TO 969 (BOTH INCLUSIVE) ON THIS PLAN
 LAND TO BE BENEFIT: LOTS 901 TO 969 (BOTH INCLUSIVE) ON THIS PLAN

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 AFTER 30/06/2029

CREATION OF RESTRICTION 'B'

LAND TO BENEFIT & TO BE BURDENED:

LAND TO BE BURDENED: LOTS 904, 917, 918, 919, 921, 923 TO 937 (BOTH INCLUSIVE), 939 TO 949 (BOTH INCLUSIVE), 963, 964 AND 965 ON THIS PLAN
 LAND TO BENEFIT: LOTS 904, 917, 918, 919, 921, 923 TO 937 (BOTH INCLUSIVE), 939 TO 949 (BOTH INCLUSIVE), 963, 964 AND 965 ON THIS PLAN

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 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 904, 917, 918, 919, 921, 939 TO 949 (BOTH INCLUSIVE), 963, 964 AND 965 ARE TO BE ASSESSED AS TYPE A LOTS.
 LOTS 923 TO 937 (BOTH INCLUSIVE) ARE TO BE ASSESSED AS TYPE B LOTS.

EXPIRY:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT AFTER 30/06/2029

CREATION OF RESTRICTION 'C'

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITING LAND

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
901	902	947	946, 948	951	950, 952	968	967, 969
902	901	948	947	952	951	969	968
945	946	949	950	966	967		
946	945, 947	950	949, 951	967	966, 968		

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_{max} AND 40 DB L_{Aeq,8h} 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.

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