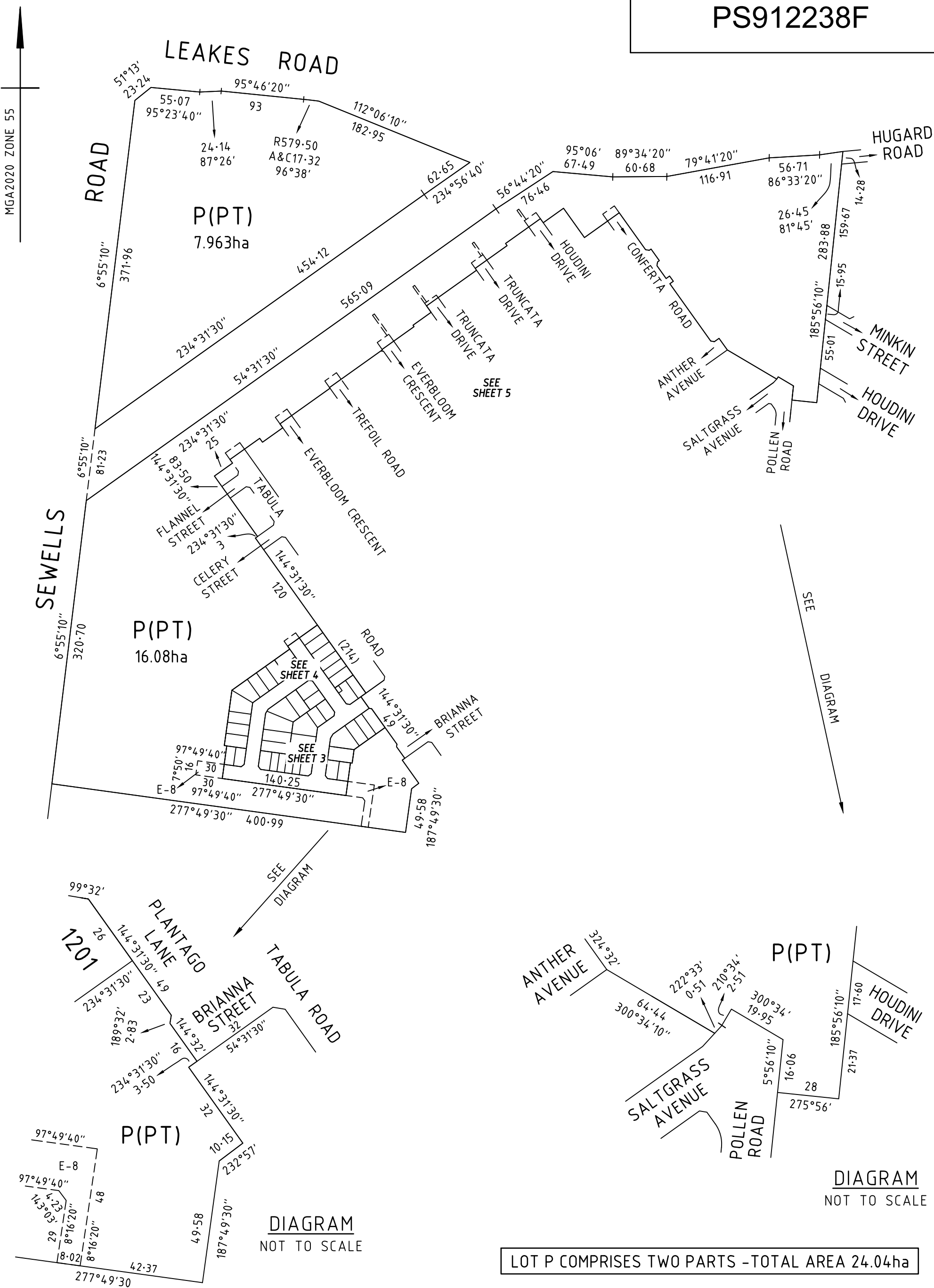


PLAN OF SUBDIVISION				EDITION 1		PS912238F					
<div>LOCATION OF LAND</div> <div><div>PARISH: TARNEIT</div><div>TOWNSHIP: —</div><div>SECTION: 15</div><div>CROWN ALLOTMENT: A (PART)</div></div> <div><div>TITLE REFERENCE:</div><div>VOL. FOL.</div></div> <div><div>LAST PLAN REFERENCE:</div><div>PS908396K (LOT L)</div></div> <div><div>POSTAL ADDRESS:</div><div>1135 LEAKES ROAD</div><div>(at time of subdivision) TARNEIT 3029</div></div> <div><div>MGA CO-ORDINATES:</div><div>E: 292 150</div><div>ZONE: 55</div><div>(of approx centre of land in plan) N: 5 809 900</div><div>GDA 2020</div></div>				<div>Council Name: Wyndham City Council</div> <div>Council Reference Number: WYS4162/23</div> <div>Planning Permit Reference: WYP11430/19</div> <div>SPEAR Reference Number: S222561B</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>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</div> <div>Digitally signed by: Maria Pereira for Wyndham City Council on 29/08/2024</div>							
				VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
				IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS 1 TO 1200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOT P COMPRISES TWO PARTS.</div> <div>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS.</div> <div>FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 6.</div>			
				ROAD R1 RESERVE No.1		WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD					
				NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY											
<div>This is a SPEAR plan.</div> <div>STAGING:</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. WYP11430/19</div> <div>SURVEY:</div> <div>This plan is based on survey.</div> <div>This survey has been connected to permanent marks No(s). 218, 761, 762, 1296, 1541, 1542, 1593 & 1594 in Proclaimed Survey Area No. —</div> <div><div>Estate: UNITY PARK</div><div>Phase No.: 12</div><div>No. of Lots: 45 + Lot P</div><div>PHASE AREA: 2.205ha</div></div>											
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							
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.	PS908396K	WYNDHAM CITY COUNCIL							
E-7	SEWERAGE	SEE DIAG.	PS908396K	GREATER WESTERN WATER CORPORATION							
E-8	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL							
E-8	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION							
<div><div>BW</div><div>Beveridge Williams</div><div>development & environment consultants</div><div>Melbourne ph : 03 9524 8888</div><div>www.beveridgewilliams.com.au</div></div>			SURVEYORS FILE REF: 2001497/12 2001497-12-PS-V5.DWG		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 6				
			Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (5), 27/11/2023, SPEAR Ref: S222561B								

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S222561B 01/10/2024 03:31 pm



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SURVEYORS REF
2001497/09

SCALE
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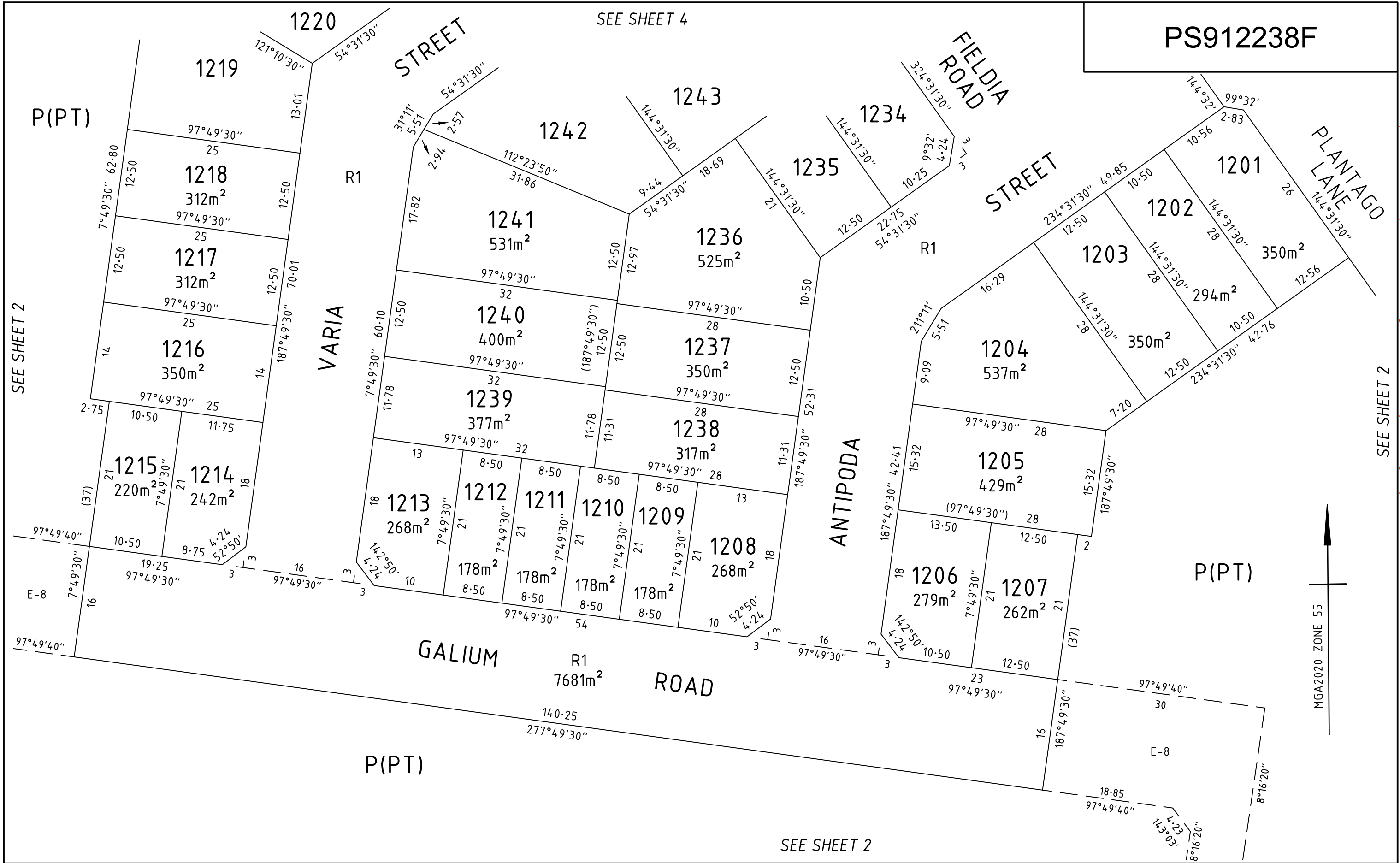
40 0 40 80 120 160
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Sean Adrian O'Connor, Licensed
Surveyor,
Surveyor's Plan Version (5),
27/11/2023, SPEAR Ref: S222561B

Digitally signed by:
Wyndham City Council,
29/08/2024,
SPEAR Ref: S222561B



 <div>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</div>	SURVEYORS REFERENCE 2001497/12		SCALE 1 : 500	<div><div>505101520</div><div>LENGTHS ARE IN METRES</div></div>	ORIGINAL SHEET SIZE: A3	SHEET 3
			Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (5), 27/11/2023, SPEAR Ref: S222561B		Digitally signed by: Wyndham City Council, 29/08/2024, SPEAR Ref: S222561B	

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SEE SHEET 2

MGA2020 ZONE 55

SEE SHEET 2



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www.beveridgewilliams.com.au

SURVEYORS
REFERENCE
2001497/12

SCALE
1 : 500

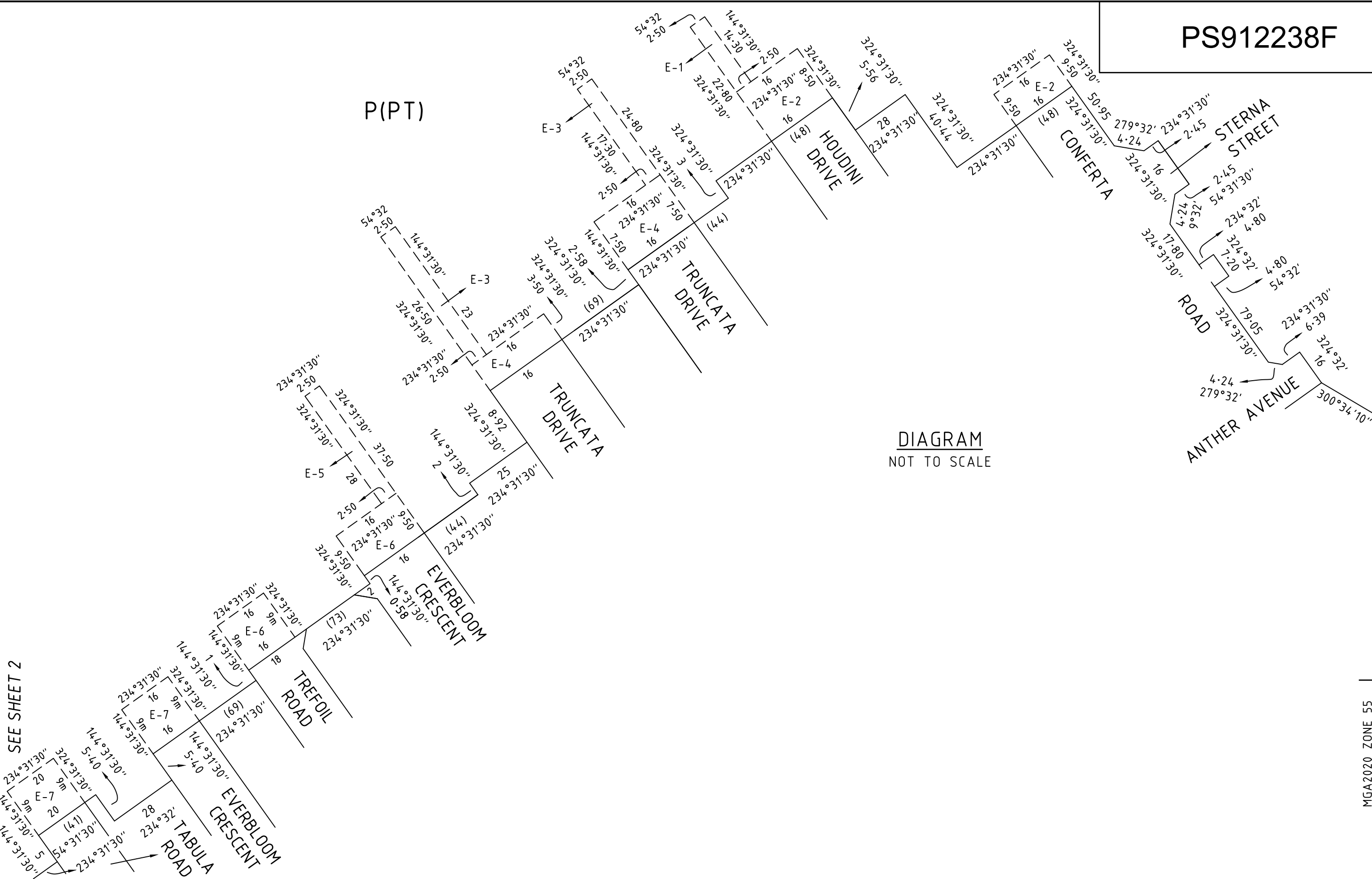
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LENGTHS ARE IN METRES

Digitally signed by: Sean Adrian O'Connor, Licensed
Surveyor,
Surveyor's Plan Version (5),
27/11/2023, SPEAR Ref: S222561B

ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by:
Wyndham City Council,
29/08/2024,
SPEAR Ref: S222561B



SEE SHEET 2

SEE SHEET 2

MGA2020 ZONE 55

BW

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development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REFERENCE 2001497/09	SCALE -	<div>NOT TO SCALE</div> <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE: A3	SHEET 5
			Digitally signed by: Wyndham City Council, 29/08/2024, SPEAR Ref: S222561B	

Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor,
Surveyor's Plan Version (5),
27/11/2023, SPEAR Ref: S222561B

SUBDIVISION ACT 1988

CREATION OF RESTRICTION 'A'

PS912238F

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 1201 TO 1245 (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, EXCEPT FOR ENCROACHMENTS ALLOWED AS PER PART 5 OF THE BUILDING REGULATIONS 2018

A COPY OF THE ENDORSED 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:

LOTS 1202, 1206 TO 1215 (BOTH INCLUSIVE), 1225, 1226, 1229, 1230, 1232, 1234, 1235 AND 1245

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 ALL LOTS 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.