

MGA2020 ZONE 55

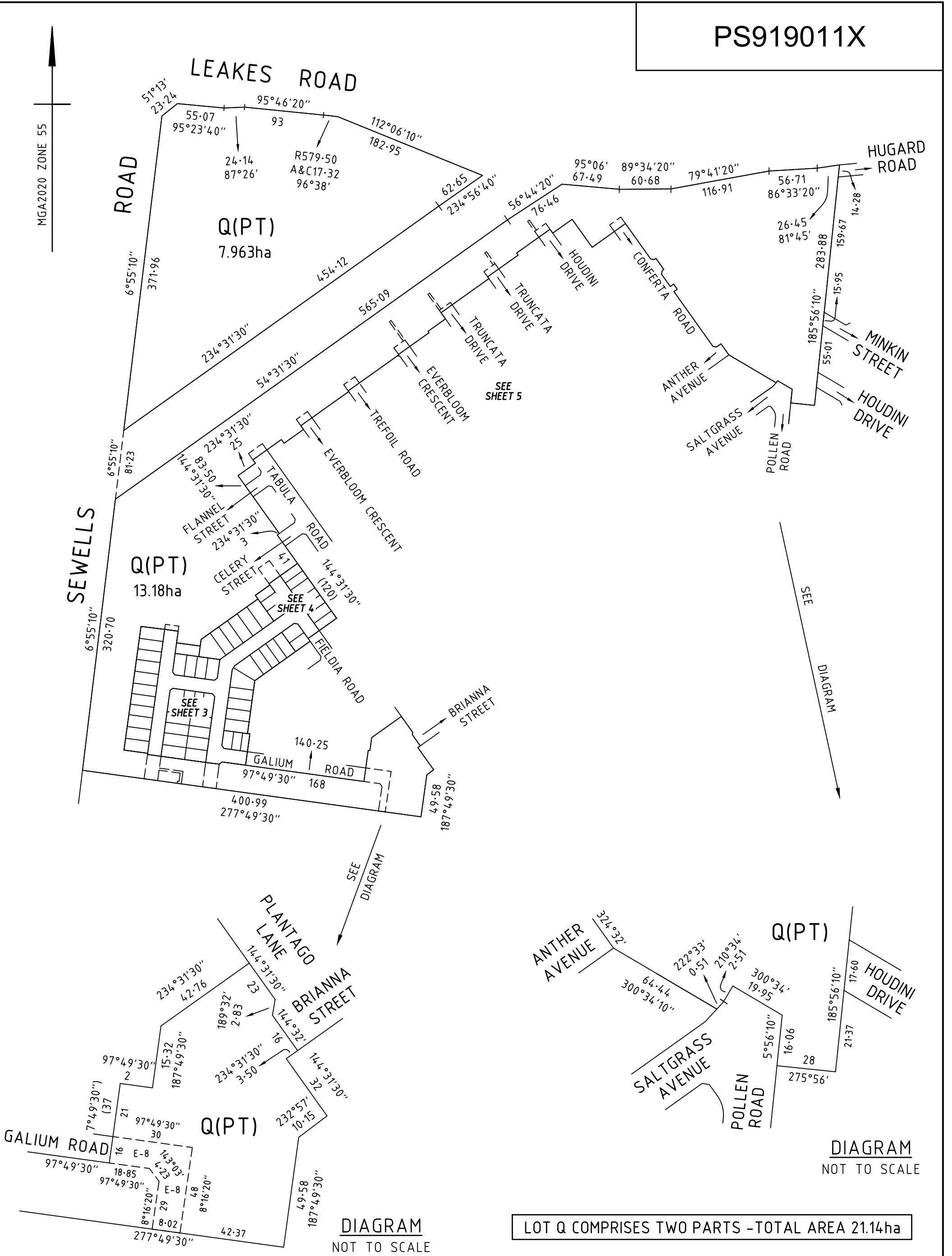


DIAGRAM
NOT TO SCALE

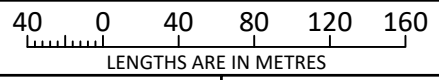
DIAGRAM
NOT TO SCALE

LOT Q COMPRISES TWO PARTS - TOTAL AREA 21.14ha

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

SURVEYORS REF
2001497/13

SCALE
1 : 4000



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 2, DATE: 27/11/2023

MGA2020 ZONE 55

Q(PT)

DRIVE

DRIVE

MESSIA WAY R1

FARLEIGH

VIRIDIS

GALIUM ROAD R1

GALIUM ROAD

Q(PT)

SEE SHEET 4

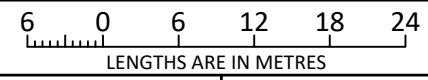
SEE SHEET 2



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SURVEYORS REF
2001497/13

SCALE
1 : 600



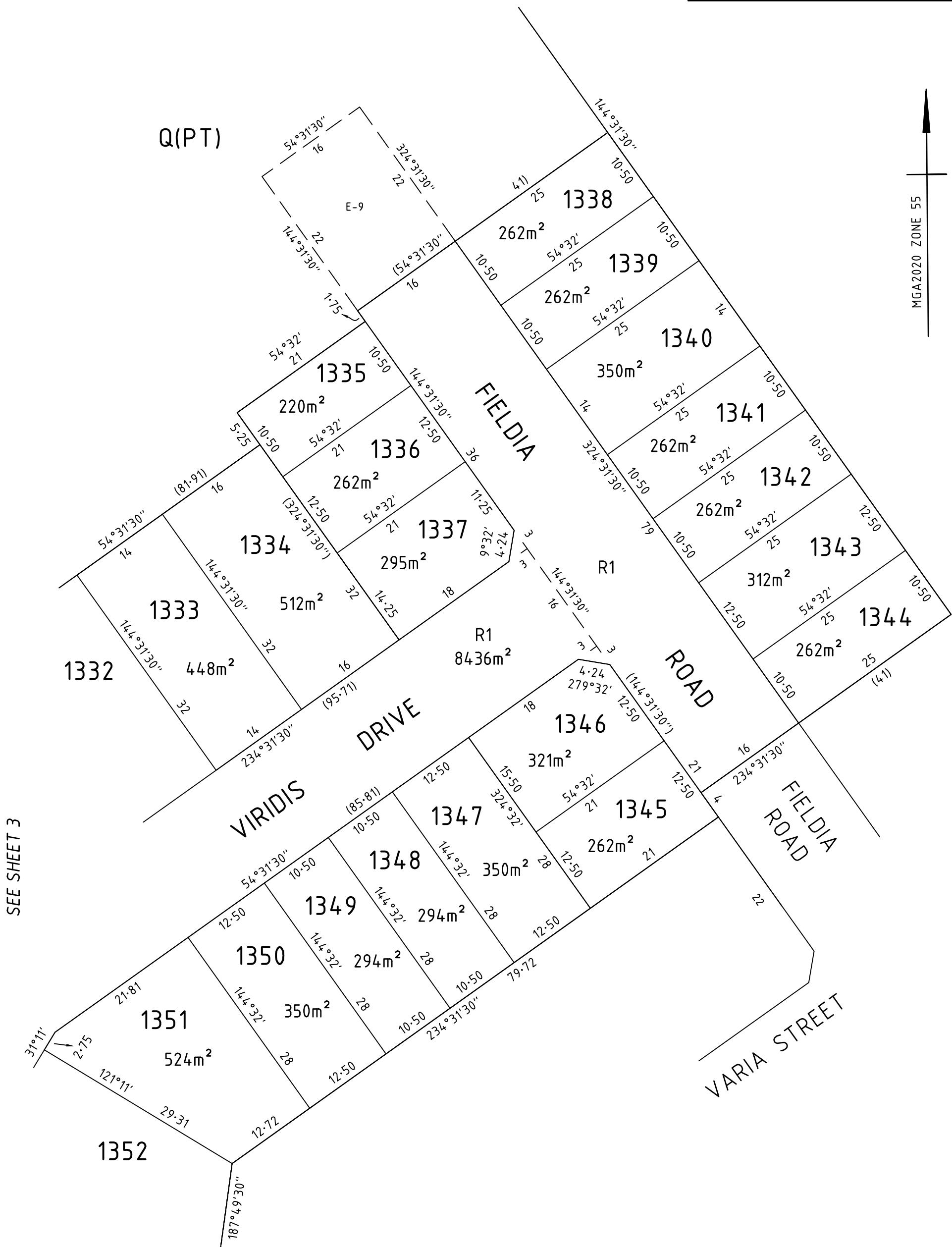
ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: SEAN A. O'CONNOR
 VERSION 2, DATE: 27/11/2023

SEE SHEET 2

PS919011X



Q(PT)

E-9

FIELDIA

ROAD

FIELDIA ROAD

VIRIDIS DRIVE

VARIA STREET

MGA2020 ZONE 55

SEE SHEET 3

SEE SHEET 3



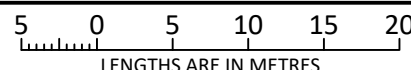
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SURVEYORS REF
2001497/13

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: SEAN A. O'CONNOR
VERSION 2, DATE: 27/11/2023

Q(PT)

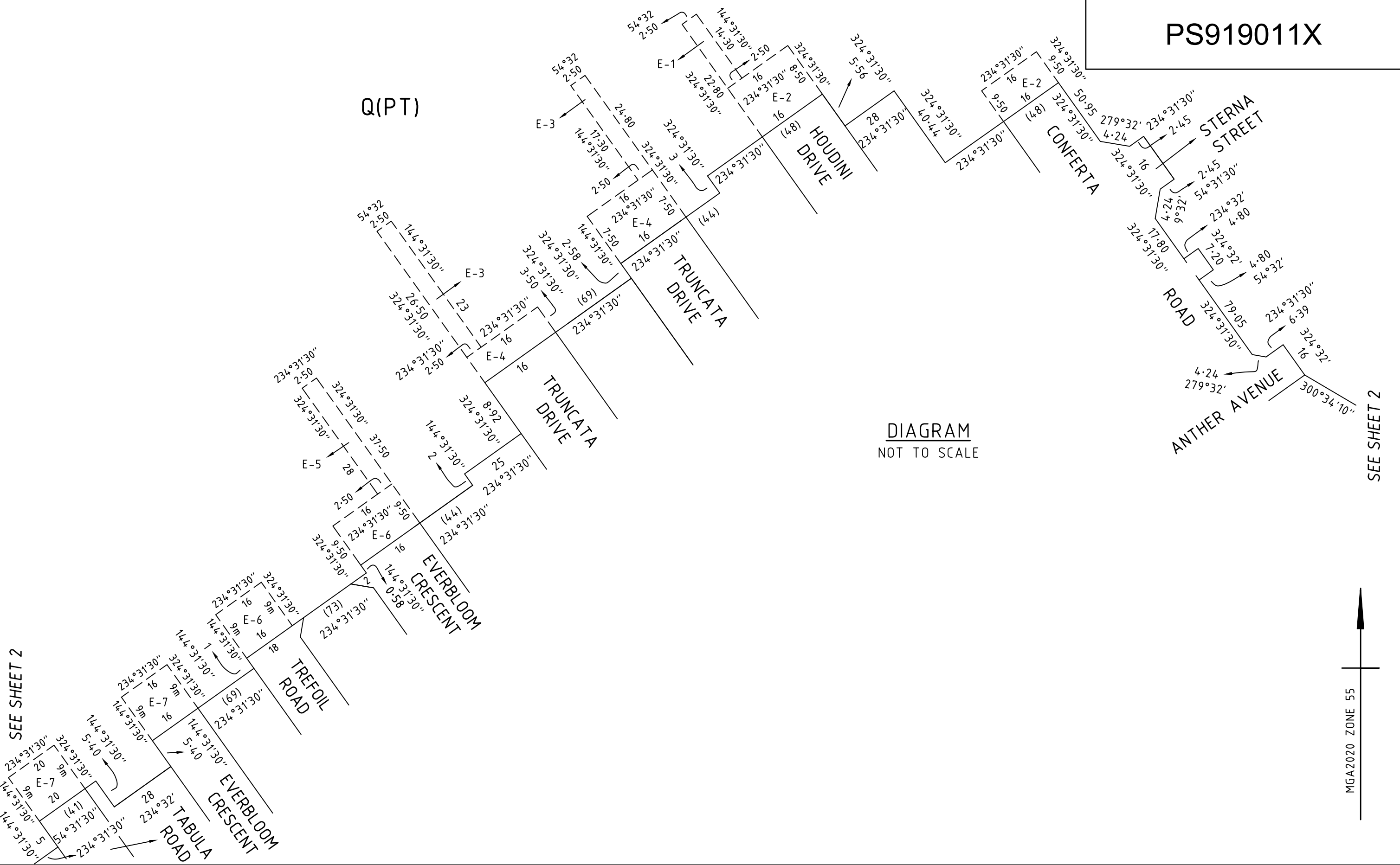


DIAGRAM
NOT TO SCALE

SEE SHEET 2

SEE SHEET 2



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SURVEYORS REFERENCE	
2001497/13	

SCALE	NOT TO SCALE LENGTHS ARE IN METRES
LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 2, DATE: 27/11/2023	

ORIGINAL SHEET SIZE: A3	SHEET 5
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SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'A'

PS919011X

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 1301 TO 1359 (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 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 1318, 1335 TO 1339 (BOTH INCLUSIVE), 1341, 1342, 1344, 1345, 1348, 1349, 1357, 1358 AND 1359

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.