

<b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	<b>PS919012V</b>
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<b>LOCATION OF LAND</b>	WYNDHAM CITY COUNCIL
<b>PARISH:</b> TARNEIT	
<b>TOWNSHIP:</b> —	
<b>SECTION:</b> 15	
<b>CROWN ALLOTMENT:</b> A (PART)	
<b>TITLE REFERENCE:</b> VOL.12660 FOL.704	
<b>LAST PLAN REFERENCE:</b> PS919011X (LOT Q)	
<b>POSTAL ADDRESS:</b> 1135 LEAKES ROAD (at time of subdivision) TARNEIT 3029	
<b>MGA CO-ORDINATES:</b> (of approx centre of land in plan)	E: 292 070      ZONE: 55 N: 5 809 790      GDA 2020

<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 1600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT T COMPRISES THREE PARTS -TOTAL AREA 16.71ha. LOS 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.  <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE THAT PART OF THE SEWERAGE AND DRAINAGE EASEMENTS CREATED AS E-8 ON PS912238F AND CONTAINED WITHIN ROAD R3 ON THIS PLAN.  TO REMOVE THAT PART OF THE DRAINAGE, SEWERAGE AND SUPPLY OF WATER EASEMENTS CREATED AS E-10 ON PS919011X AND CONTAINED WITHIN ROAD R2 ON THIS PLAN.  TO REMOVE THE POWER LINE, DRAINAGE, SEWERAGE AND SUPPLY OF WATER EASEMENTS CREATED AS E-12 ON PS919011X AND CONTAINED WITHIN ROAD R1 ON THIS PLAN.  <b>GROUND FOR REMOVAL OF EASEMENTS:</b> AGREEMENT FROM ALL INTERESTED PARTIES SECTION 6(1)(K) SUBDIVISION ACT 1988
ROAD R1	WYNDHAM CITY COUNCIL	
ROAD R2	WYNDHAM CITY COUNCIL	
ROAD R3	WYNDHAM CITY COUNCIL	

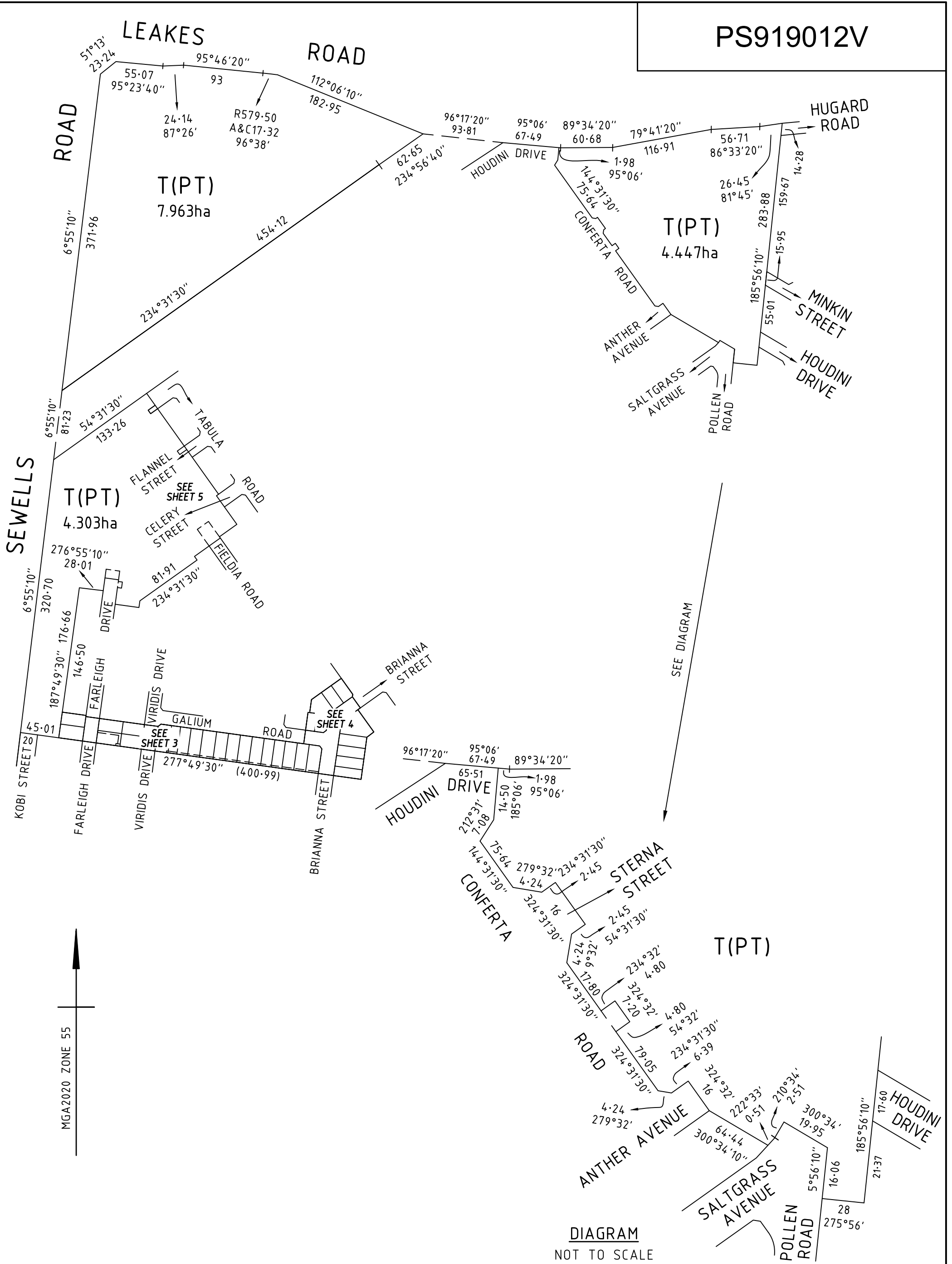
<b>NOTATIONS</b>	
<b>DEPTH LIMITATION: DOES NOT APPLY</b>	
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. WYP11430/19  <b>SURVEY:</b> This plan is based on survey. This survey has been connected to permanent marks No(s). 218, 761, 762, 1296, 1541, 1542, 1593 & 1594 in Proclaimed Survey Area No. —	
Estate: UNITY PARK Phase No.: 16 No. of Lots: 30 + Lot T PHASE AREA: 1.551ha	

<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	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-9	DRAINAGE	SEE DIAG.	PS912237H	WYNDHAM CITY COUNCIL
E-7, E-9	SEWERAGE	SEE DIAG.	PS912237H	GREATER WESTERN WATER CORPORATION
E-10	DRAINAGE	SEE DIAG.	PS919011X	WYNDHAM CITY COUNCIL
E-10, E-11, E-12	SEWERAGE	SEE DIAG.	PS919011X	GREATER WESTERN WATER CORPORATION
E-10	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS919011X	GREATER WESTERN WATER CORPORATION
E-12	DRAINAGE	2.5	THIS PLAN	WYNDHAM CITY COUNCIL

 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 <a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a>	SURVEYORS FILE REF: 2001497/16 2001497-16-PS-V9.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 9, DATE: 15/04/2026		



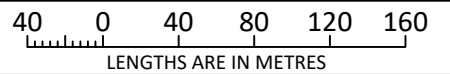
SEE DIAGRAM

DIAGRAM NOT TO SCALE

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SURVEYORS REF  
2001497/16

SCALE  
1 : 4000



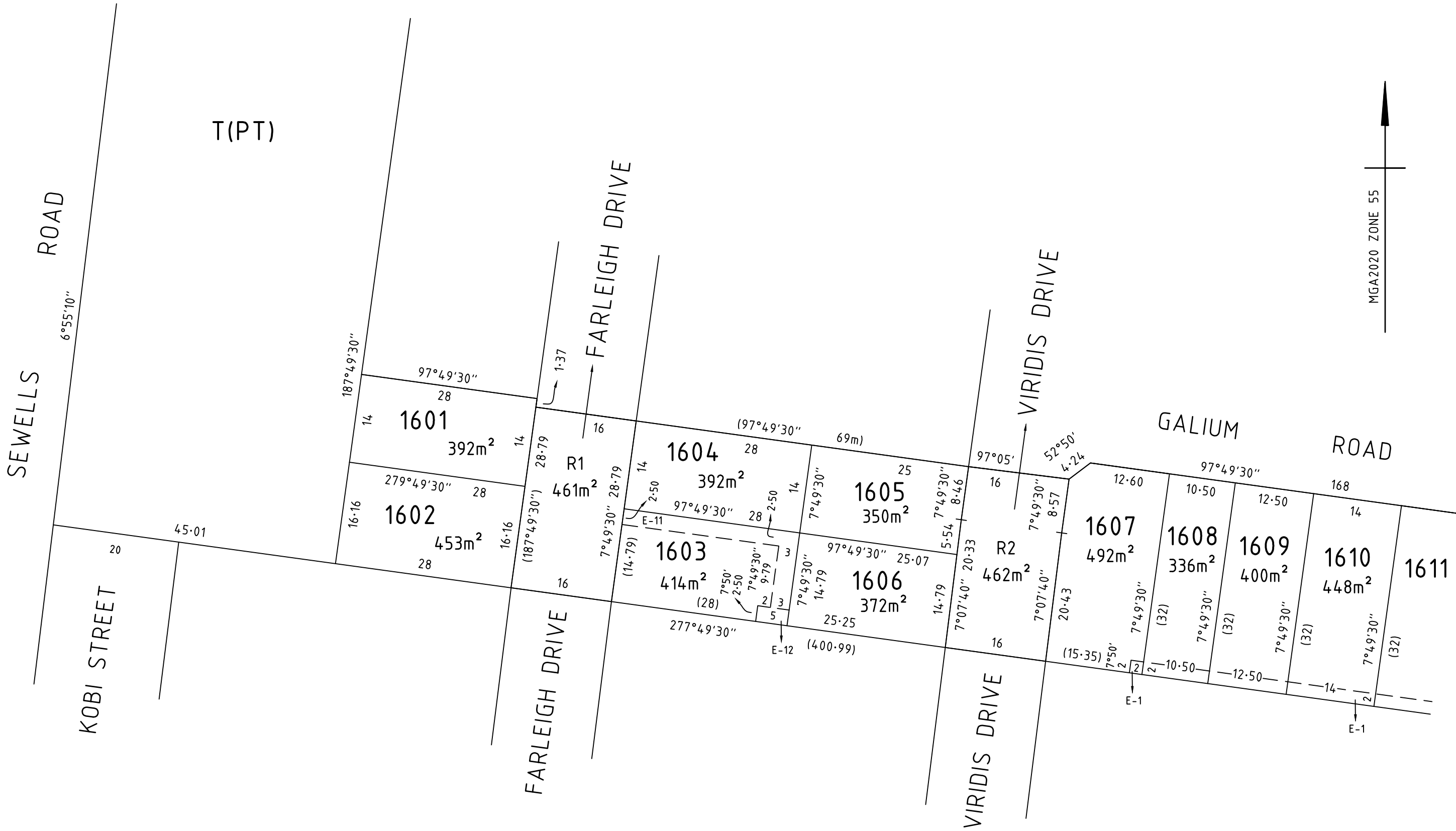
ORIGINAL SHEET  
SIZE: A3

SHEET 2

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 VERSION 9, DATE: 15/04/2026

SEE SHEET 2

T(P.T)



SEE SHEET 4

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SURVEYORS REFERENCE  
 2001497/16

SCALE 1 : 600

LENGTHS ARE IN METRES

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 VERSION 9, DATE: 15/04/2026

ORIGINAL SHEET SIZE: A3

SHEET 3



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SURVEYORS REFERENCE	2001497/16
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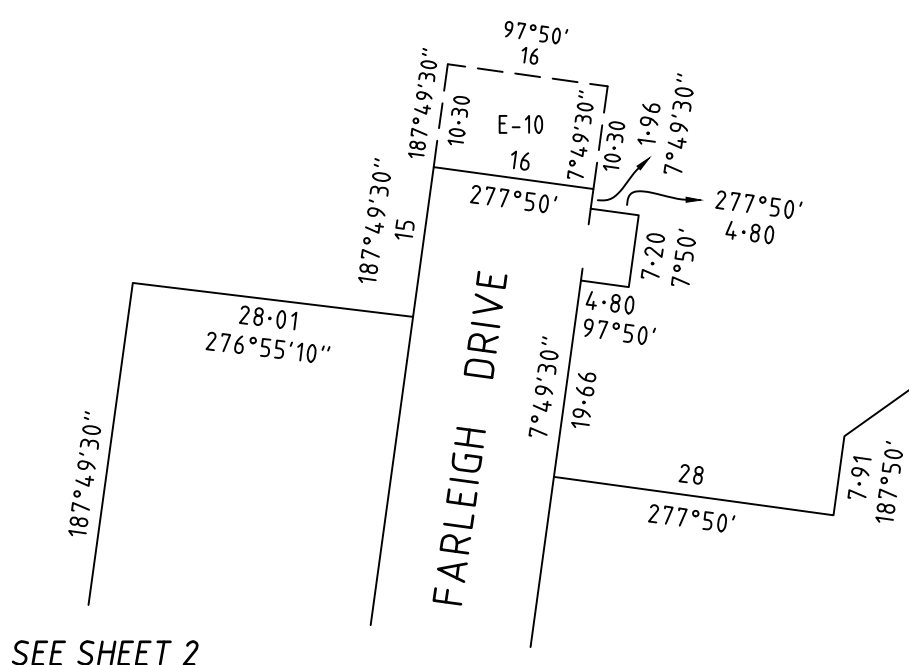
SCALE 1 : 600	 LENGTHS ARE IN METRES
LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 9, DATE: 15/04/2026	

ORIGINAL SHEET SIZE: A3	SHEET 4
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MGA2020 ZONE 55

SEE SHEET 2

T(P.T)



SEE SHEET 2



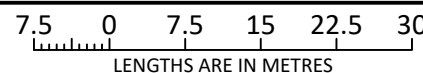
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SURVEYORS REF  
2001497/16

SCALE  
1 : 750



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:

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
1601	1602	1609	1608, 1610	1617	1616, 1618	1625	1624
1602	1601	1610	1609, 1611	1618	1617, 1619	1626	1627
1603	1604, 1606	1611	1610, 1612	1619	1618, 1620	1627	1626, 1628
1604	1603, 1605	1612	1611, 1613	1620	1619	1628	1627, 1629
1605	1604, 1606	1613	1612, 1614	1621	1622, 1623	1629	1628, 1630
1606	1603, 1605	1614	1613, 1615	1622	1621, 1623	1630	1629
1607	1608	1615	1614, 1616	1623	1621, 1622, 1624		
1608	1607, 1609	1616	1615, 1617	1624	1623, 1625		

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 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 31/12/2029

## CREATION OF RESTRICTION 'B'

LAND TO BENEFIT & TO BE BURDENED:

LAND TO BE BURDENED: LOTS 1621 AND 1622 ON THIS PLAN

LAND TO BE BENEFIT: LOTS 1621 AND 1622 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 (VICTORIAN PLANNING AUTHORITY, NOVEMBER 2019) 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 AFTER 31/12/2029



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SURVEYORS REF  
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ORIGINAL SHEET  
SIZE: A3

SHEET 6

LICENSED SURVEYOR: SEAN A. O'CONNOR  
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