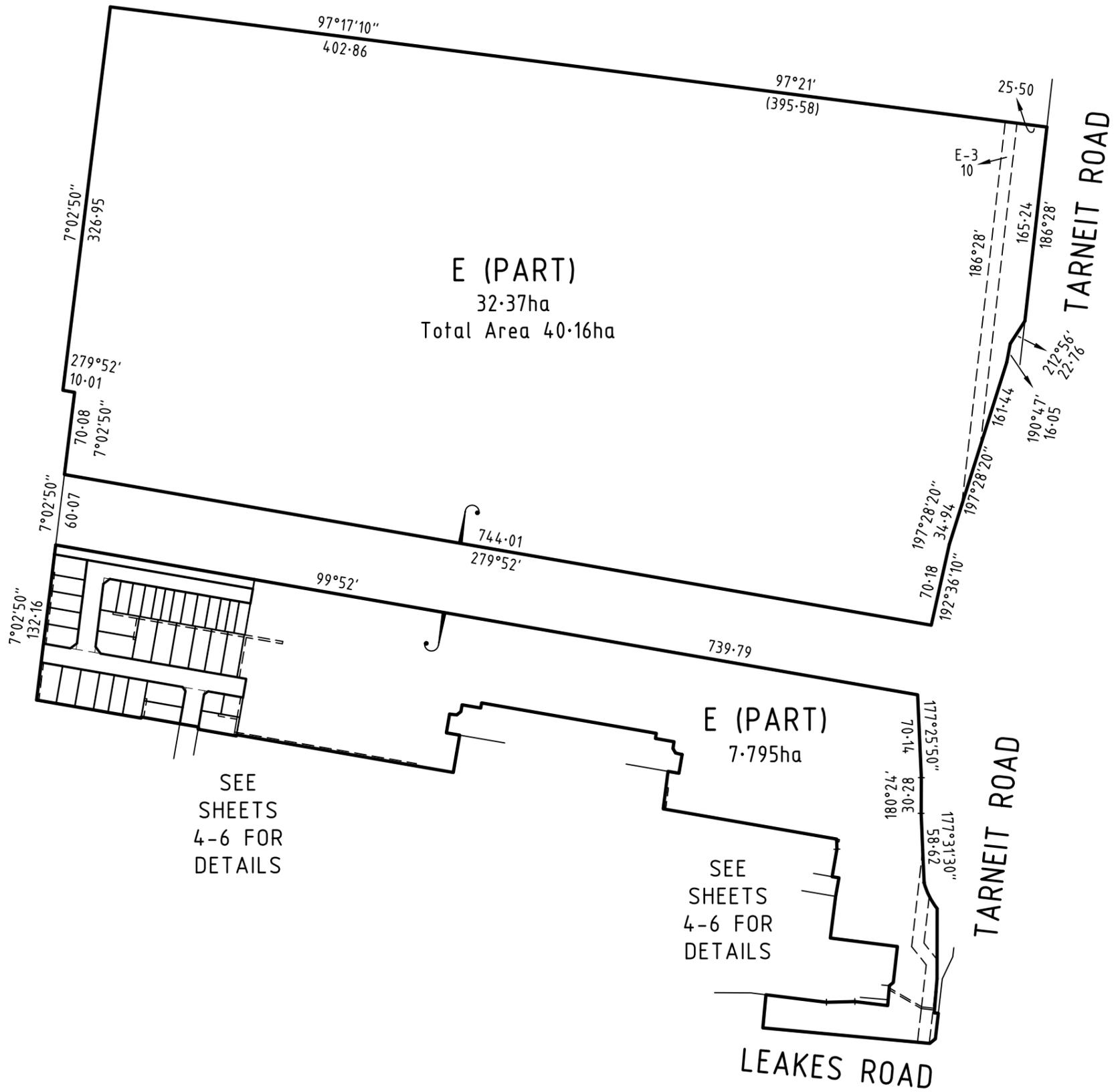


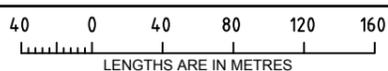
<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 744877D</b>	
<b>LOCATION OF LAND</b> PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: D TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT D ON PS 739582D  POSTAL ADDRESS: TARNEIT & LEAKES ROADS (at time of subdivision) TARNEIT, 3029  MGA94 CO-ORDINATES: E: 294 560                      ZONE: 55 (of approx centre of land                      N: 5 810 630 in plan)				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>Notations</b>		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 1 to 500 and A to D (all inclusive) have been omitted from this plan.	
ROAD R-1 RESERVE No.1	Wyndham City Council Wyndham City Council			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey in PS732577J  STAGING: This is a staged subdivision Planning Permit No. WYP 6864/13  This survey has been connected to permanent marks No(s). Tarneit PM 94 & 759 In Proclaimed Survey Area No. -				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
			SEE SHEET 2 FOR DETAILS	
LITTLE GREEN ESTATE - STAGE 5 (37 LOTS)			AREA OF STAGE - 2.243ha	
 469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 301982SV00		ORIGINAL SHEET SIZE: A3
		LICENSED SURVEYOR: Keith Robert Jones REF: 301982SV00 VERSION 7		SHEET 1 OF 10

Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	Sewerage	2	PS 732566P	City West Water Corporation
E-2	Sewerage	2	PS 739550S	City West Water Corporation
E-3	Water Supply Pipeline Purposes	See Diag.	Sec.130 Water Act 1989 Sec.19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-4	Powerline	1.50	PS732577J Sec.88 Electricity Industry Act 2000	Powercor Australia Limited
E-5	Sewerage	2	This Plan	City West Water Corporation
E-6	Water Supply Pipeline Purposes	1.50	Sec.130 Water Act 1989 Sec.19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-6	Powerline	1.50	PS732577J Sec.88 Electricity Industry Act 2000	Powercor Australia Limited
E-7	Sewerage	2	PS732577J	City West Water Corporation



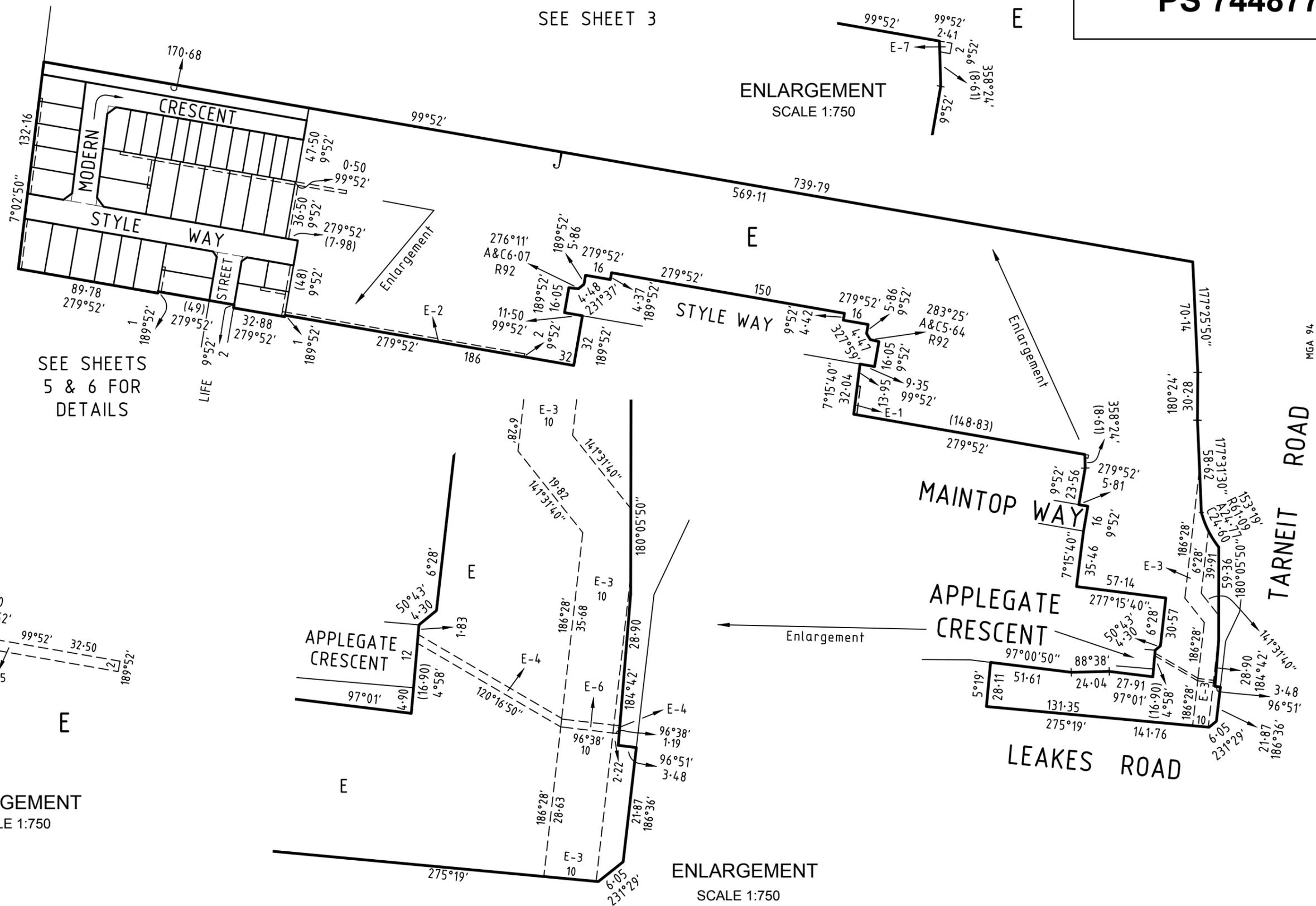
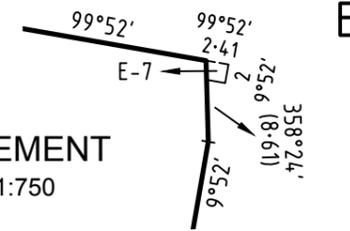
SEE SHEETS 4-6 FOR DETAILS

SEE SHEETS 4-6 FOR DETAILS

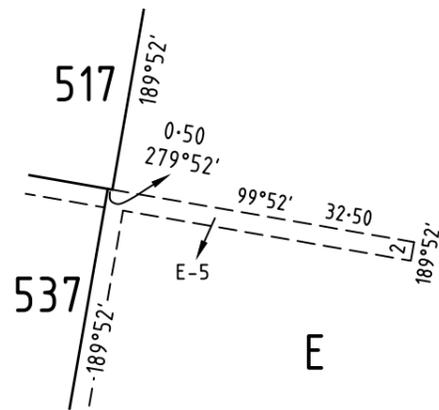
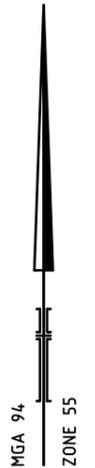


SEE SHEET 3

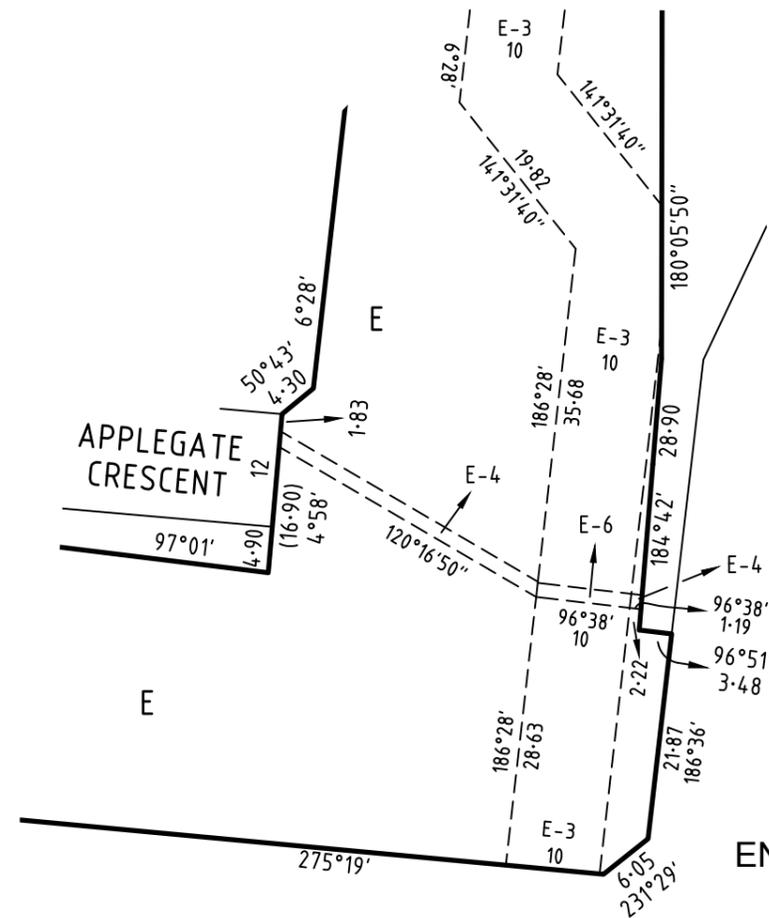
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SCALE 1:750



SEE SHEETS  
5 & 6 FOR  
DETAILS



ENLARGEMENT  
SCALE 1:750

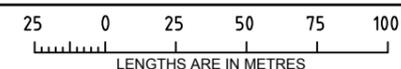


ENLARGEMENT  
SCALE 1:750



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SCALE  
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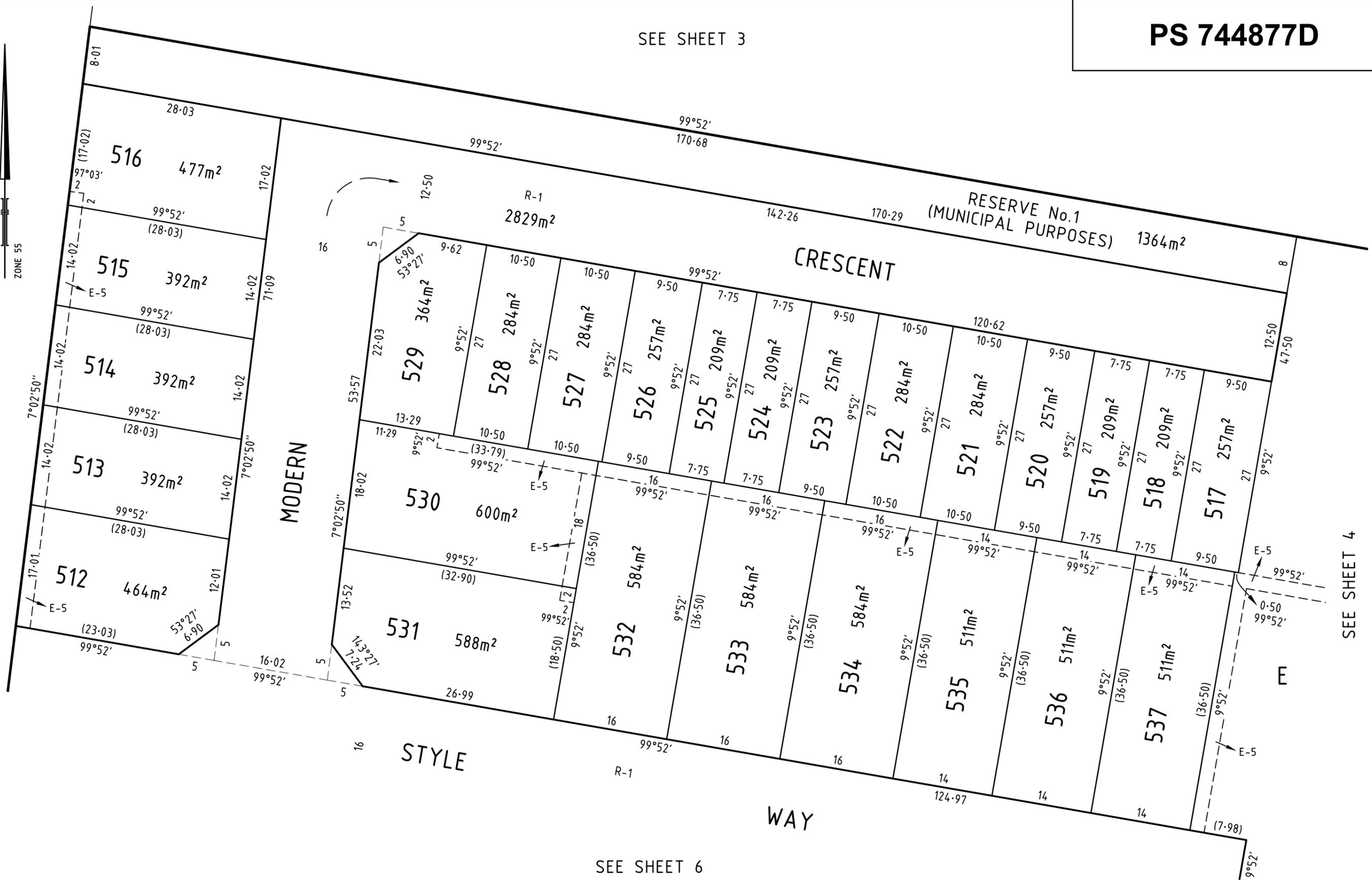


ORIGINAL SHEET  
SIZE: A3

SHEET 4

LICENSED SURVEYOR: Keith Robert Jones  
REF: 301982SV00  
VERSION 7

SEE SHEET 3



SEE SHEET 4

SEE SHEET 6

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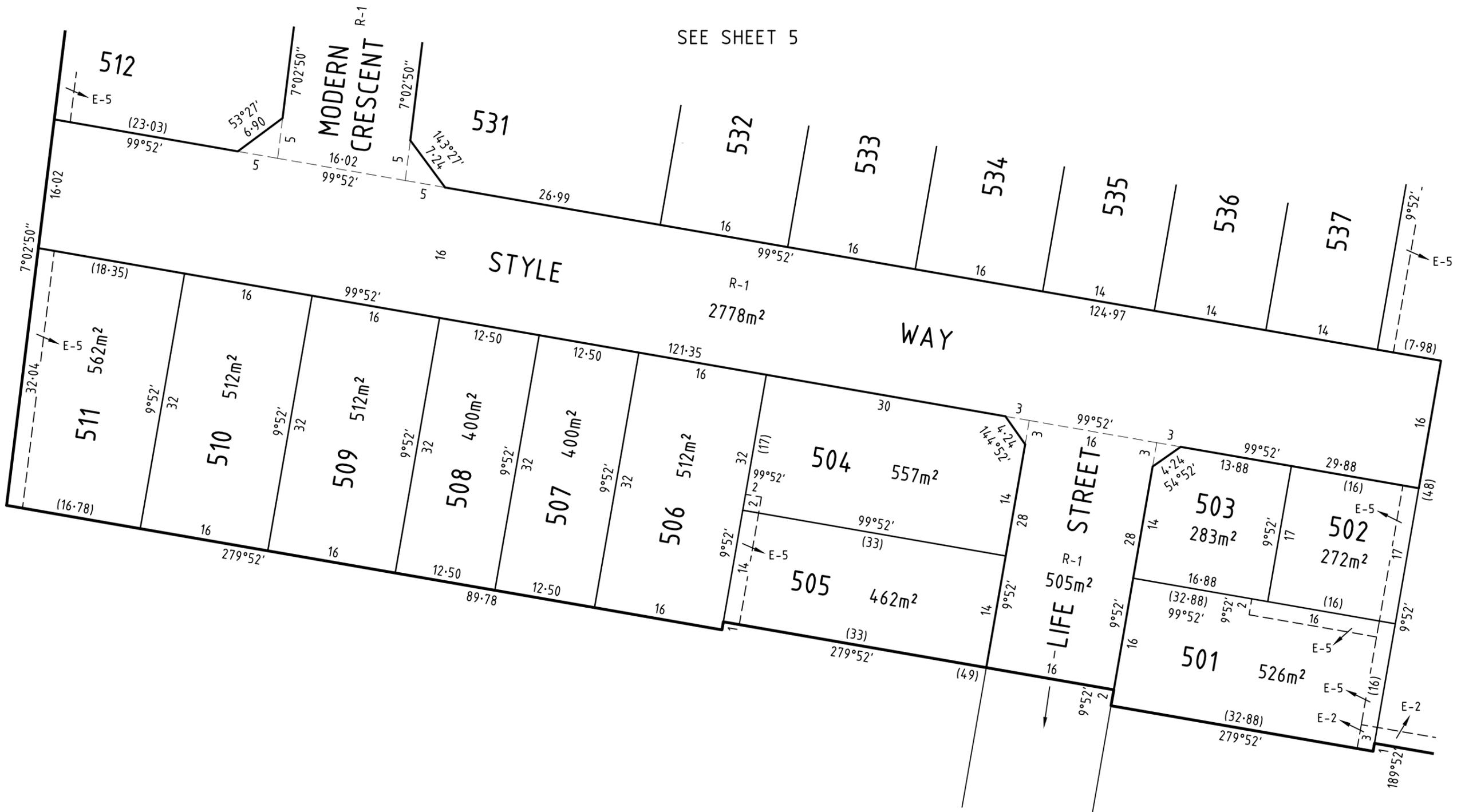
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LENGTHS ARE IN METRES

ORIGINAL SHEET  
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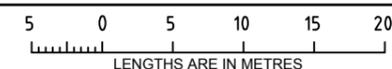
SHEET 5

LICENSED SURVEYOR: Keith Robert Jones  
 REF: 301982SV00  
 VERSION 7



SEE SHEET 5

SEE SHEET 4



**CREATION OF RESTRICTION No. 1**

The following restriction is to be created upon registration of this plan:

Table of Land Burdened and Land Benefited:

Burdened Lot	Benefited Lots	Burdened Lot	Benefited Lots
501	502, 503	520	519, 521, 535, 536
504	505, 506	521	520, 522, 534, 535
505	504, 506	522	521, 523, 534
506	504, 505, 507	523	522, 524, 533, 534
507	506, 508	524	523, 525, 533
508	507, 509	525	524, 526, 532, 533
509	508, 510	526	525, 527, 532
510	509, 511	527	526, 528, 530, 532
511	510	528	527, 529, 530
512	513	529	528, 530
513	512, 514	530	527, 528, 529, 531, 532
514	513, 515	531	530, 532
515	514, 516	532	525, 526, 527, 530, 531, 533
516	515	533	523, 524, 525, 532, 534
517	518, 537	534	521, 522, 523, 533, 535
518	517, 519, 536, 537	535	520, 521, 534, 536
519	518, 520, 536	536	518, 519, 520, 535, 537
		537	517, 518, 536

**Description of Restriction :**

The registered proprietor or proprietors for the time being of any burdened lot on this plan to which the following restriction applies shall not :

1. Construct more than one dwelling on any lot.
2. Further subdivide any lot on this plan
3. Construct any dwelling or commercial building unless that dwelling or commercial building incorporates plumbing for a recycled water supply for toilet flushing and garden watering use.
4. Build or erect or allow to be built or erected any building or structure other than a building or structure which is built or erected in accordance with the Building Envelopes contained in memorandum of common provisions registered in dealing number AA3023 except with the written consent of the Responsible Authority.
5. Construct any dwelling unless that dwelling accords with the requirements of the Little Green Design Guidelines

This Restriction shall expire 5 years after the date of registration of this plan.

**CREATION OF RESTRICTION No.2**

The following restriction is to be created upon registration of this plan:

Table of Land Burdened and Land Benefited:

Burdened Lot	Benefited Lots
502	501, 503
503	501, 502

Lots 502 and 503 are defined as Type A lots under the Small Lot Housing Code.

**Description of Restriction:**

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies shall not :

1. Construct any building on any burdened lot unless that building conforms to the Small Lot Housing Code incorporated under the Wyndham Planning Scheme
2. Construct any dwelling unless that dwelling accords with the requirements of the Little Green Design Guidelines
3. Construct any dwelling or commercial building unless that dwelling or commercial building incorporates plumbing for a recycled water supply for toilet flushing and garden watering use.

This restriction shall expire after the issue of a certificate of occupancy for the dwelling on the burdened lot.

**CREATION OF RESTRICTION No. 3**

The following restriction is to be created upon registration of this plan:

**Land to Benefit:** Lots 512 to 537 (both inclusive) on this plan

**Land to be Burdened:** Lots 512 to 537 (both inclusive) on this plan

**Description of Restriction:**

The registered proprietor or proprietors for the time being of;

1. Lots 512 to 537 (both inclusive) must not construct a dwelling unless the dwelling is constructed to ensure internal bedroom noise levels do not exceed 65dB LAmax and 40 dB LAeq for the night period from 10pm to 6am.
2. Lots 512 to 529 (both inclusive) must not allow the lot to remain with out a constructed dwelling for periods in excess of 6 months.
3. Lots 517 to 529 (both inclusive) must not construct a building unless the building is constructed in accordance with the restrictions contained in Instrument PS 744877D and in particular clauses 1.2 Building height and 1.4 Side and rear setbacks.
4. Lots 516 to 529 (both inclusive) must not construct a dwelling unless the dwelling is constructed to achieve the minimum acoustic reduction index for each of the four building elements set out in Table 1 below to ensure internal bedroom noise levels do not exceed 65dB LAmax and 40 dB LAeq for the night period from 10pm to 6am.

Table 1

<b>Minimum Acoustic Rating (Rw<sup>1</sup>) &amp; Description of Typical Construction</b>			
<b>Window &amp; Door Assemblies</b>	<b>Ventilation</b>	<b>Facade</b>	<b>Roof/Ceiling</b>
Rw ≥ 30  Typically achieved with double glazing consisting of two panes of 6mm thick float glass separated by an air cavity of 12mm.	Rw ≥ 35  Room requires attenuated ventilation that does not diminish the sound insulation of the façade/glazing, such as the Edmonds Sonair Noise Absorbing. Ventilation rates shall satisfy requirements of the Building Code of Australia.	Rw ≥ 52  Typically achieved by a brick veneer with a 20mm air gap to a 90mm stud frame fixed with one (1) layer of 13mm thick standard plasterboard. 75mm thick insulation having a density of not less than 11kg/m <sup>3</sup> installed in cavities between studs.	Rw ≥ 40  Typically achieved by a pitched roof clad with tiles & sarking or 0.5mm thick metal deck over a ceiling consisting of a layer of 10mm thick standard plasterboard with 200mm thick insulation having a density of not less than 11kg/m <sup>3</sup> laid atop. Eaves shall be boxed in using 6mm fibre cement sheet or otherwise treated to prevent noise break-in to the roof cavity.

**CREATION OF RESTRICTION No. 3 Continued**

- Lots 512 to 515 (both inclusive) must not construct a dwelling unless the dwelling is constructed to achieve the minimum acoustic reduction index for each of the two building elements set out in Table 2 below to ensure internal bedroom noise levels do not exceed 65dB LAmax and 40 dB LAeq for the night period from 10pm to 6am.

Table 2

Minimum Acoustic Rating (Rw') & Description of Typical Construction	
Ventilation	Facade
<p>Rw ≥ 35</p> <p>Room requires attenuated ventilation that does not diminish the sound insulation of the façade/glazing, such as the Edmonds Sonair Noise Absorbing. Ventilation rates shall satisfy requirements of the Building Code of Australia.</p>	<p>Rw ≥ 52</p> <p>Typically achieved by a brick veneer with a 20mm air gap to a 90mm stud frame fixed with one (1) layer of 13mm thick standard plasterboard. 75mm thick insulation having a density of not less than 11kg/m<sup>3</sup> installed in cavities between studs.</p>

**Definitions:**

- Rw** - means 'weighted reduction index' which relates to the desired noise reduction level.
- Sarking** - is a reflective foil laminate membrane product which is laid under roof tiles to act as a protective skin from moisture / weather
- Note that any penetration in the ceiling (such may be provided for a heating or cooling outlet) shall be provided in a manner that does not diminish the sound insulation performance of the plasterboard ceiling. Appropriate treatment of heating/cooling outlets may include the installation of an acoustically lined rigid sheet metal elbow. However appropriate treatment will depend on the size and type of penetration. Therefore prior to construction any such treatment shall be approved by a suitably qualified acoustic engineer.

Note: For lots 530 to 537, P03 of Appendix D of the Little Green Stages 5 & 6 - Permit Application Acoustic Report prepared by Renzo Tonin and Associates requires no further treatment to these properties except for compliance with clause 1 of this restriction.