

PLAN OF SUBDIVISION	EDITION 1	PS 727162U
----------------------------	-----------	-------------------

LOCATION OF LAND

PARISH: TARNEIT
TOWNSHIP: -
SECTION: 20
CROWN ALLOTMENT: -
CROWN PORTION: D
TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT E ON PS 744877D

POSTAL ADDRESS: TARNEIT & LEAKES ROADS
(at time of subdivision) TARNEIT 3029

MGA94 CO-ORDINATES: E: 294 650 ZONE: 55
(of approx centre of land N: 5 810 505
in plan)

VESTING OF ROADS AND/OR RESERVES	Notations
---	------------------

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1 RESERVE No.1	Wyndham City Council Wyndham City Council

Lots 1 to 600 and A to E (all inclusive) have been omitted from this plan.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey in PS732577J

STAGING:
This is not 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. -

EASEMENT INFORMATION

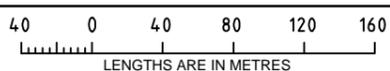
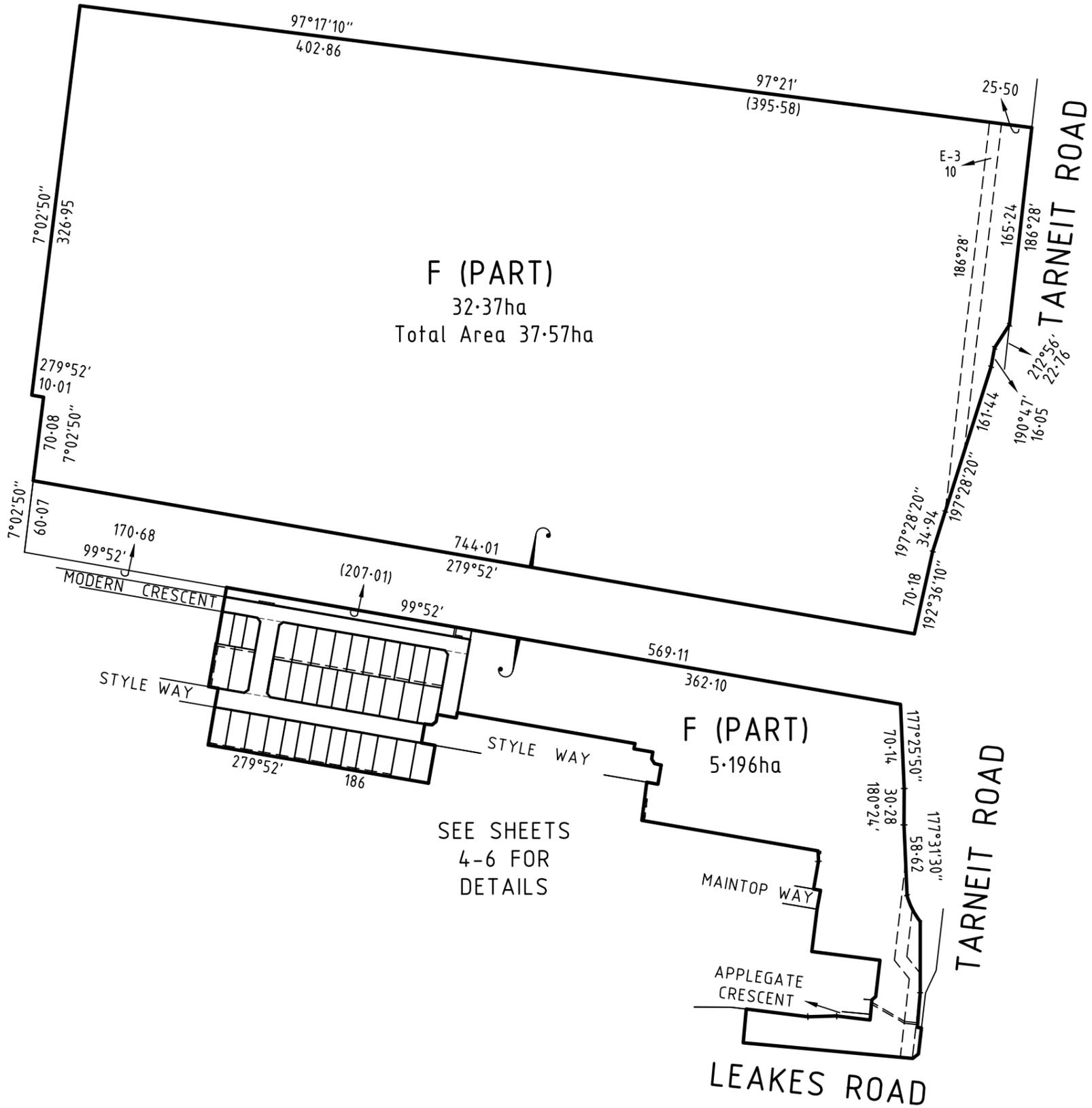
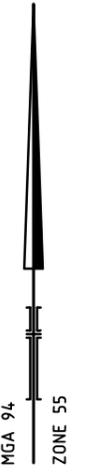
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

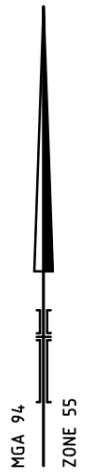
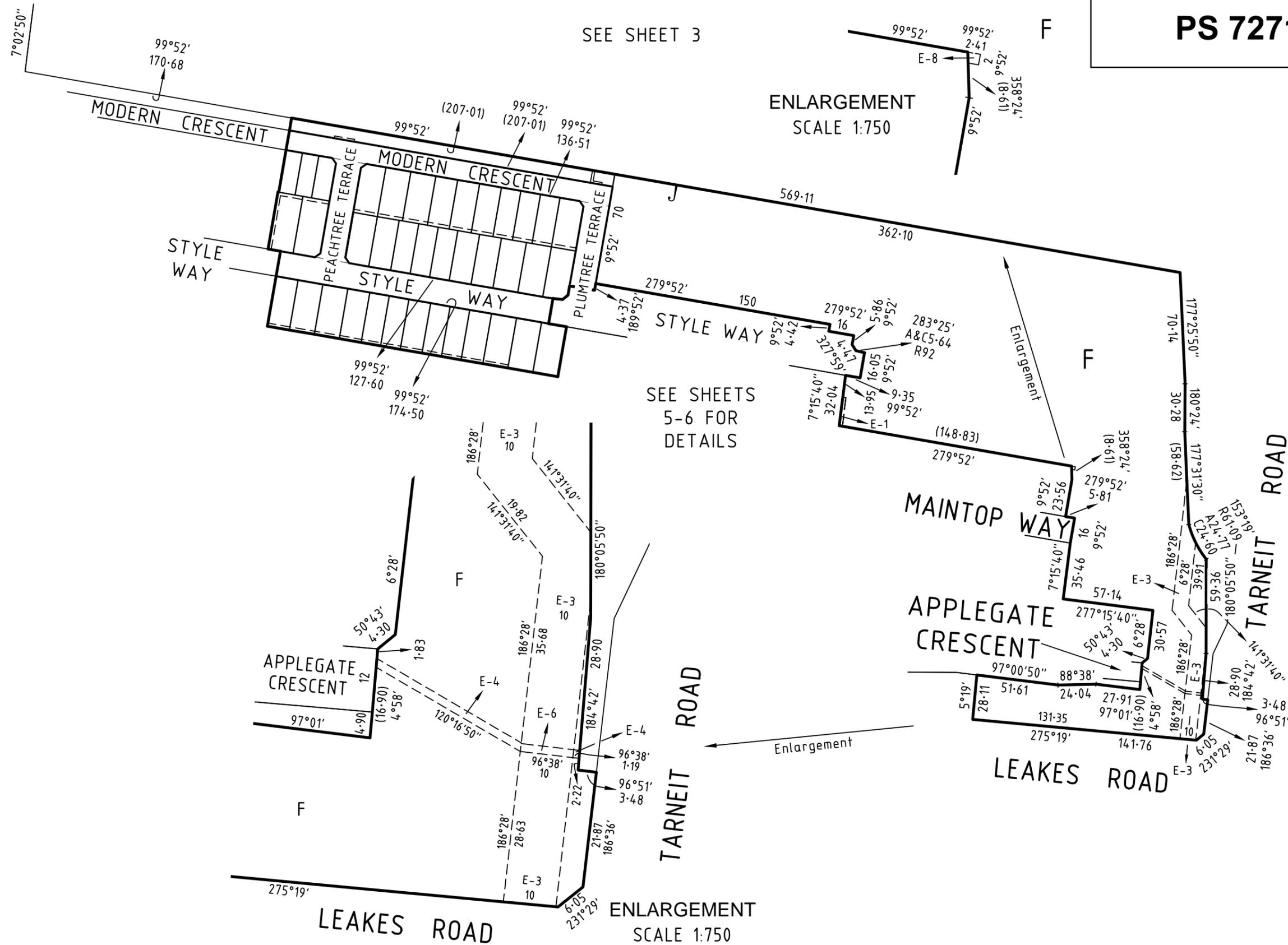
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
			<u>SEE SHEET</u>	<u>2</u>

LITTLE GREEN ESTATE - STAGE 6 (38 LOTS) AREA OF STAGE - 2.599ha

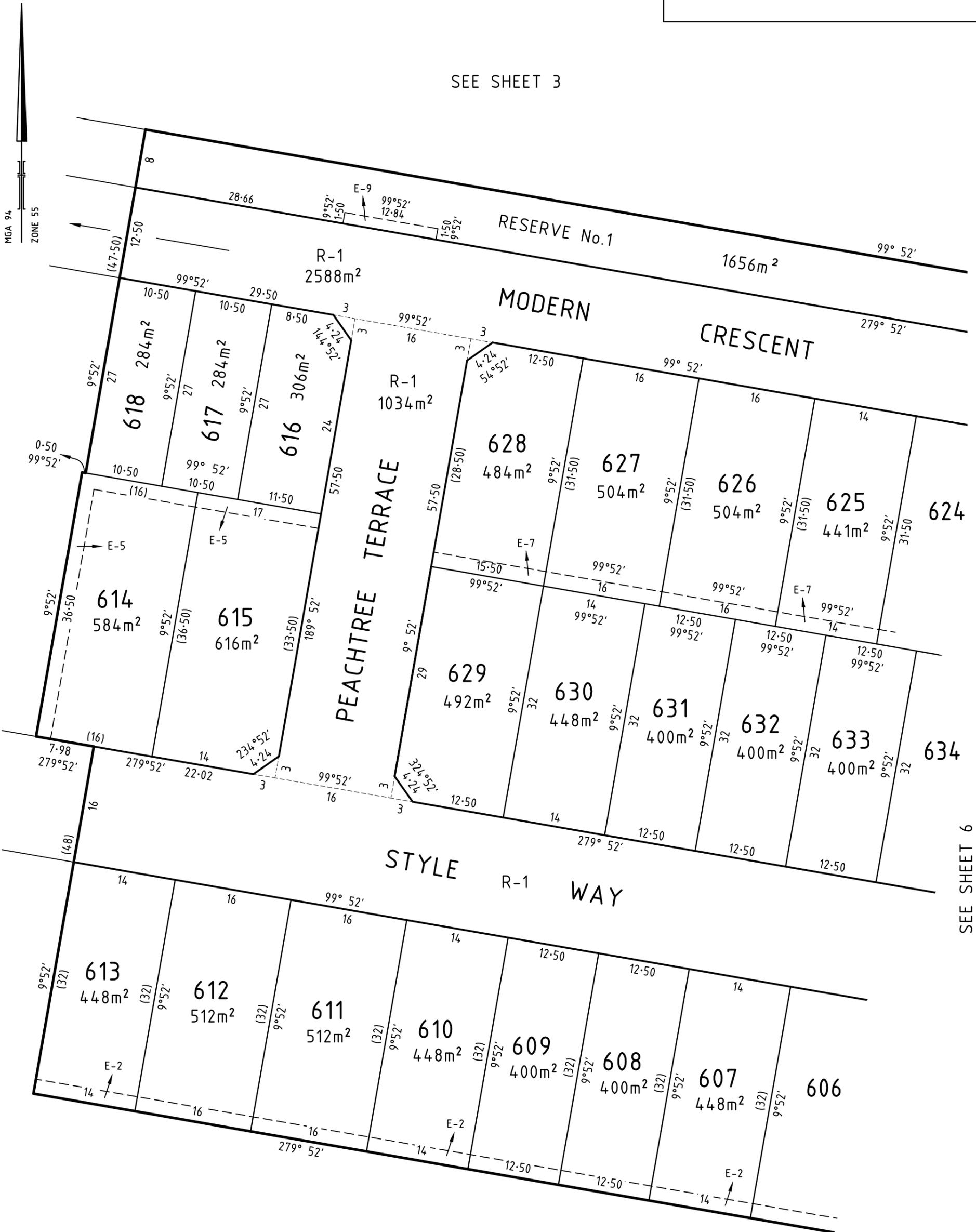
 <p>469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	SURVEYORS FILE REF: 301983SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 11
	LICENSED SURVEYOR: Keith Robert Jones VERSION 10		

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	PS 744877D	City West Water Corporation
E-6	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-6	Powerline	1.50	PS732577J Sec.88 Electricity Industry Act 2000	Powercor Australia Limited
E-7	Sewerage	2	This Plan	City West Water Corporation
E-8	Sewerage	2	PS732577J	City West Water Corporation
E-9	Powerline	1.50	This Plan Sec.88 Electricity Industry Act 2000	Powercor Australia Limited





SEE SHEET 3

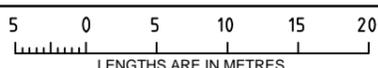


SEE SHEET 6



469 La Trobe Street
 PO Box 16084
 Melbourne Vic 8007
 T 61 3 9993 7888
 spiire.com.au

SCALE
 1: 500



LICENSED SURVEYOR: Keith Robert Jones
 REF: 301983SV00
 VERSION 10

ORIGINAL SHEET
 SIZE: A3

SHEET 5

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 727162U (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 601 to 638 (both inclusive) on the Plan of Subdivision.
 Land to be burdened: Lots 601 to 638 (both inclusive) on the Plan of Subdivision.

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) subdivide or allow a lot to be subdivided;
- (b) consolidate or allow a lot to be consolidated;
- (c) build more than one dwelling on a lot;
- (d) build or allow to be built on the Lot any dwelling:
 - i. whose primary frontage does not face and address the road or a laneway or open space;
 - ii. without a front veranda, portico, porch or other integral entrance feature which is clearly visible from the street and consistent with the design of the dwelling;
 - iii. where materials incorporated into the front facade do not return a minimum of 3 metres to the sides of the dwelling (except where parapet construction);
 - iv. without being cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time;
 - v. whose height is greater than 9 metres from the natural surface level;
- (e) build or allow to be built a dwelling house which does not, prior to occupation, have constructed a roofed and fully enclosed garage:
 - i. setback a minimum of 500mm from the main building line of the dwelling;
 - ii. where the opening occupies 40% or less of the width of the lot if the dwelling is a single storey; and
 - iii. with sectional or tilt panels in the same colour scheme as that of the dwelling, or finished with a wood grain or timber panel;
- (f) build or allow to be built on the Land any outbuildings (including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding) which:
 - i. exceed 20 square metres in area;
 - ii. exceed 3.6 metres in height;
 - iii. are visible from any street or the private open space of any other Lot on the Plan of Subdivision or public open space; or
 - iv. are constructed from any materials or finishes or in any style or colours which are inconsistent with the main dwelling;
- (g) build or allow to be built any dwelling with a roof:
 - i. if pitched, at a pitch of less than 22.5 degrees;
 - ii. of any material other than steel or masonry;
 - iii. that does not incorporate an eave with a minimum width of 450mm to the street and/or reserve frontage/s;
 - iv. where the dwelling is single storey and has one road or reserve frontage only, that does not incorporate an eave that returns for a minimum distance of 3 metres along the connecting elevation;
 - v. where the dwelling is double - storey, that does not incorporate an eave around the entire perimeter of the second level;
- (h) build or allow to be built any front fence;
- (i) build or allow to be built any side or rear fencing:
 - i. of materials other than capped timber palings with exposed posts of 125mm x 125mm;
 - ii. other than between 1.8 metres and 2 metres in height;
- (j) build or allow to be built any side fencing which extends in front of the building line;
- (k) on a corner lot, build or allow to be built any fence to a secondary boundary which is a street or public space:
 - i. which does not return a minimum of 2 metres behind the front building line;
 - ii. of materials other than capped timber palings with exposed posts of 125mm x 125mm;
 - iii. other than between 1.8 metres and 2 metres in height;

CREATION OF RESTRICTION A (CONTINUED)

- (l) on a corner lot, build or allow to be built any dwelling where the home design does not address both the primary and secondary street frontages and be of a consistent architectural design. Design elements (such as verandahs, detailing, feature windows & materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm;
- (m) build or allow to be built:
 - i. more than one vehicle crossover to the Lot;
 - ii. a driveway which does not match the width of the vehicle crossover to the lot;
 - iii. a driveway which is not offset from the closest side boundary by at least 0.4 metres;
 - iv. a dwelling which is occupied before completion of the driveway;
 - v. a driveway constructed of stampcrete or plain concrete;
 - vi. a driveway of a colour which is inconsistent with the materials and finishes of the dwelling;
- (n) build or allow to be built:
 - i. any retaining structures greater than 1 metre in height between a dwelling and a street or public space;
 - ii. any cut and fill deeper than 1 metre without utilization of planted and landscaped embankments with a maximum 1:3 gradient or a combination of a series of retaining structures with a maximum of 1 metre high steps and planted embankments or terracing;
- (o) allow the front yard of a Lot not to be landscaped within 3 months of the date of issue of the occupancy permit for a dwelling house;
- (p) build or allow to be built a letterbox which is not located and constructed to Australia Post standards, and which does not complement the dwelling house in terms of character, materials, colour, style and design;
- (q) do anything in respect of the Lot in contravention of the planning requirements set out in the precinct structure plan forming part of the Wyndham Planning Scheme;
- (r) allow any rubbish to accumulate or remain unsecured on the Lot unless stored in an appropriately sized skip or bin;
- (s) allow any grass or weeds on the Lot to grow excessively;
- (t) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the Lot upon which the dwelling house is being constructed;
- (u) during construction:
 - i. allow construction rubbish or other rubbish to move from the Lot to other lots; or
 - ii. allow any trade or delivery vehicles to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction.
- (v) erect, permit or allow to be erected or to remain erected on the Lot any advertisement, hoarding, sign or similar structure and will not permit the Lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the Lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.
- (w) allow any plant or machinery or any recreation vehicle or commercial vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the Lot between the building line and the front boundary (unless either of those occurs during the normal course of business by a visiting trades person) or on the nature strip or footpath.
- (x) construct a dwelling or commercial building without fittings and connections which allow toilets and gardens to be flushed and/or serviced by recycled water.

Conditions (a) to (w) of this restriction shall expire five years after the date of registration of this plan.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
617	614, 615, 616, 618
618	614, 617

The registered proprietor or proprietors for the time being for any burdened Lot on this plan in the table as a Lot subject to the 'Small Lot Housing Code (Type A)' must not build or permit to be built or remain on the Lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in accordance with a planning permit granted to construct a dwelling on the Lot.

This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the Lot.

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created

Land to benefit: Lots 614 to 638 (all inclusive) on this Plan of Subdivision.
 Land to be burdened: Lots 614 to 638 (all inclusive) on this Plan of Subdivision.

Note: The burdened Lots fall within the Design and Development Overlay Schedule 10 (DDO10) under the Wyndham Planning Scheme and are nominated as properties requiring architectural noise attenuation measures by reference to the letter titled Little Green Estate - Rail Noise dated 17th March 2016 prepared by Marshall Day Acoustics and having Document Reference Number Lt 001R02 2016068AL Little Green Estate - Rail Noise.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being for any Lot on this plan to which the following restrictions applies shall not construct a dwelling on any burdened lot on this plan unless:

1. The dwelling is constructed in such a way so that internal bedroom noise levels do not exceed 65dB LAmax and 40 dB LAcq during the 8 hour period between 10pm and 6am and
2. For Lots 614, 615 and 629 to 638 (all inclusive) the dwelling proposed to be constructed must achieve the minimum acoustic rating and the typical construction requirements set out in table 1 below.

Table 1.

Description of typical construction to achieve a minimum acoustic rating (Rw ⁽¹⁾) to achieve the requirements of DDO10			
External Walls	Roof - Ceiling	Glazing	Doors
Rw > 41 Typically achieved with: - Lightweight facade material, such as 75mm Hebel Power Panel XL (33kg/m ²) - 25mm furring channel - 90mm timber stud framing - Minimum R2.0 insulation placed in cavity - 10mm thick plasterboard (7kg/m ²) internal wall lining	Rw > 44 Typically achieved with: - Pitched roof at 22.5 degrees, consisting of metal deck roofing (minimum BMT 0.48mm) or roof tiles with sarking - Minimum R3.6 insulation in roof cavity - 10mm thick plasterboard (minimum 7kg/m ²) internal ceiling lining Eaves to be sealed and treated to prevent minimize noise break in to the roof space	Rw > 31 Typically achieved with: - 4mm monolithic glass ⁽²⁾ All windows and sliding glass doors shall incorporate full perimeter good-quality acoustic seals which form an airtight seal on closure.	Rw > 30 Typically achieved with: - Minimum 40mm solid core with good-quality full perimeter acoustic grade seals which form an airtight seal on door closure
<p>(1) Rw (Weighted Sound Reduction Index) - A single number rating of the sound insulation performance of a specific building element. Rw is measured in a laboratory and is commonly used by manufacturers to describe the sound insulation performance of building elements such as plasterboard and concrete.</p> <p>(2) Should home builders select alternative windows for thermal insulation (e.g. double glazing) care shall be taken such that the acoustic performance of such system meets the minimum sound transmission loss requirements. The final glazing selection will be dependant on size, function and relevant Australian Design Standards. This assessment considers a variety of bedroom sizes with total glazing areas up to 4m² per room.</p> <p>(3) For this assessment, split system air-conditioning systems have been assumed in preference to the more acoustically open evaporative type air conditioning systems. Ventilation paths may be required to be acoustically treated to control noise break-in and ensure that the sound insulation performance of the building envelope is not compromised. Forms of suitable ventilation may include a ducted system with internal lining or an acoustically rated trickle vent system such as Silenceair or Titon Trimvent system or an approved equivalent.</p> <p>(4) For the upper level of double storey dwellings, consideration should be given to treatments scheduled in Table 2 for mitigation of rail noise.</p>			

CREATION OF RESTRICTION C (CONTINUED)

3. For Lots 616 to 628 (both inclusive) the lot does not remain with out a constructed dwelling for periods in excess of 6 months
4. For Lots 616 to 628 (all inclusive) the dwelling proposed to be constructed must achieve the minimum acoustic rating and the typical construction requirements set out in table 2 below.

Table 2.

Description of typical construction to achieve a minimum acoustic rating (Rw ⁽¹⁾) to achieve the requirements of DDO10			
External Walls	Roof - Ceiling	Glazing	Doors
<p>Rw > 41</p> <p>Typically achieved with:</p> <ul style="list-style-type: none"> - Lightweight facade material, such as 75mm Hebel Power Panel XL (33kg/m²) - 25mm furring channel - 90mm timber stud framing - Minimum R2.0 insulation placed in cavity - 10mm thick plasterboard (7kg/m²) internal wall lining 	<p>Rw > 52</p> <p>Typically achieved with:</p> <ul style="list-style-type: none"> - Pitched roof at 22.5 degrees, consisting of metal deck roofing (minimum BMT 0.48mm) or roof tiles with sarking - Minimum R3.6 insulation in roof cavity - 13mm thick sound rated plasterboard (minimum 13kg/m²) internal ceiling lining <p>Eaves to be sealed and treated to prevent minimize noise break in to the roof space</p>	<p>Rw > 32 for window size up to 2.5m²</p> <p>Typically achieved with:</p> <ul style="list-style-type: none"> - 6.38mm laminate glass ⁽²⁾ <p>Rw > 36 for window size up to 4m²</p> <p>Typically achieved with:</p> <ul style="list-style-type: none"> - 10.38mm laminate glass ⁽³⁾ <p>All windows and sliding glass doors shall incorporate full perimeter good-quality acoustic seals which form an airtight seal on closure.</p>	<p>Rw > 30</p> <p>Typically achieved with:</p> <ul style="list-style-type: none"> - Minimum 40mm solid core with good-quality full perimeter acoustic grade seals which form an airtight seal on door closure
<p>(1) Rw (Weighted Sound Reduction Index) - A single number rating of the sound insulation performance of a specific building element. Rw is measured in a laboratory and is commonly used by manufacturers to describe the sound insulation performance of building elements such as plasterboard and concrete.</p> <p>(2) Should home builders select alternative windows for thermal insulation (e.g. double glazing) care shall be taken such that the acoustic performance of such system meets the minimum sound transmission loss requirements. The final glazing selection will be dependant on size, function and relevant Australian Design Standards. This assessment considers a variety of bedroom sizes with total glazing areas up to 2.5m² per room.</p> <p>(3) Should home builders select alternative windows for thermal insulation (e.g. double glazing) care shall be taken such that the acoustic performance of such system meets the minimum sound transmission loss requirements. The final glazing selection will be dependant on size, function and relevant Australian Design Standards. This assessment considers a variety of bedroom sizes with total glazing areas up to 4m² per room.</p> <p>(4) For this assessment, split system air-conditioning systems have been assumed in preference to the more acoustically open evaporative type air conditioning systems. Ventilation paths may be required to be acoustically treated to control noise break-in and ensure that the sound insulation performance of the building envelope is not compromised.</p> <p>Forms of suitable ventilation may include a ducted system with internal lining or an acoustically rated trickle vent system such as Silenceair or Titon Trimvent system or an approved equivalent.</p> <p>(5) Treatment applies to single and double storey dwellings.</p>			