

PLAN OF SUBDIVISION

PS 805158B

LOCATION OF LAND

PARISH: TARNEIT
 TOWNSHIP:
 SECTION: 7
 CROWN ALLOTMENT:
 CROWN PORTION: A (PART) & B (PART)
 TITLE REFERENCE: VOL 10694 FOL 989
 VOL FOL
 LAST PLAN REFERENCE: LOT 2 ON PS504736P
 LOT A ON PS80597Q
 POSTAL ADDRESS: 605 HOGANS ROAD
 (at time of subdivision) TARNEIT 3029
 MGA CO-ORDINATES: E: 293 350 ZONE:55
 (of approx centre of land N: 5 807 050
 in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1 RESERVE No.2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD

LOTS 1 TO 100 & A TO F (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

EASEMENT E-1 HAS BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT G) - 3.447ha

TANGENT POINT SHOWN AS THUS



NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This plan is not a staged subdivision
Planning Permit No. WYP9287/16

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-2	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER CORPORATION

GRACE ESTATE - 1

43 LOTS & BALANCE LOTS G & H

LICENSED SURVEYOR: ANDREW J. REAY



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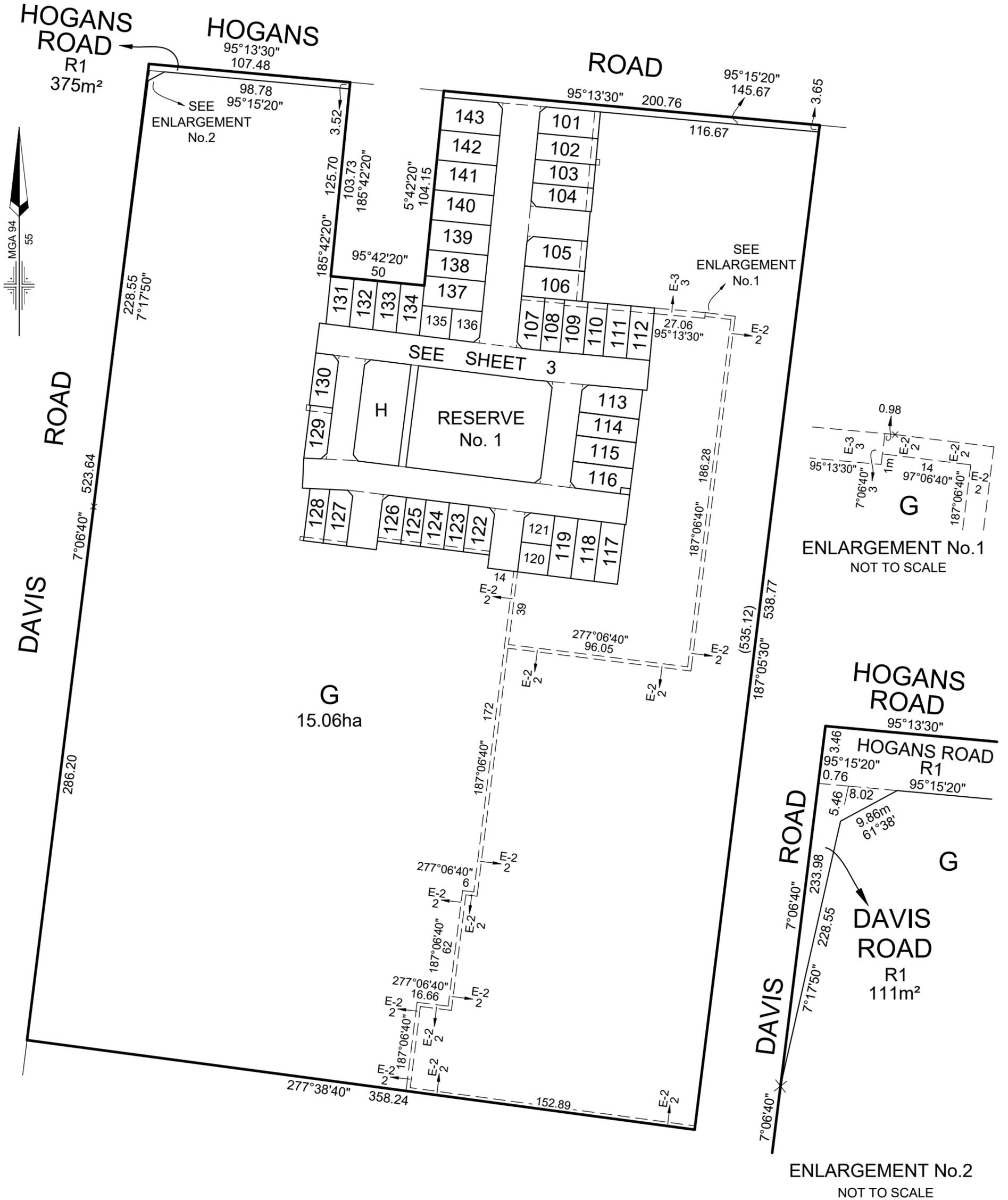
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DATE: 13/09/18 REFERENCE: AA0028
 DRAWING: SU01AQ DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 7

PLAN OF SUBDIVISION

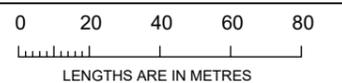
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SCALE
1:2000



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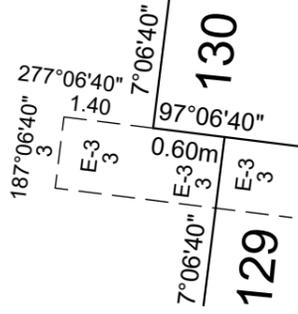
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 SHEET 2

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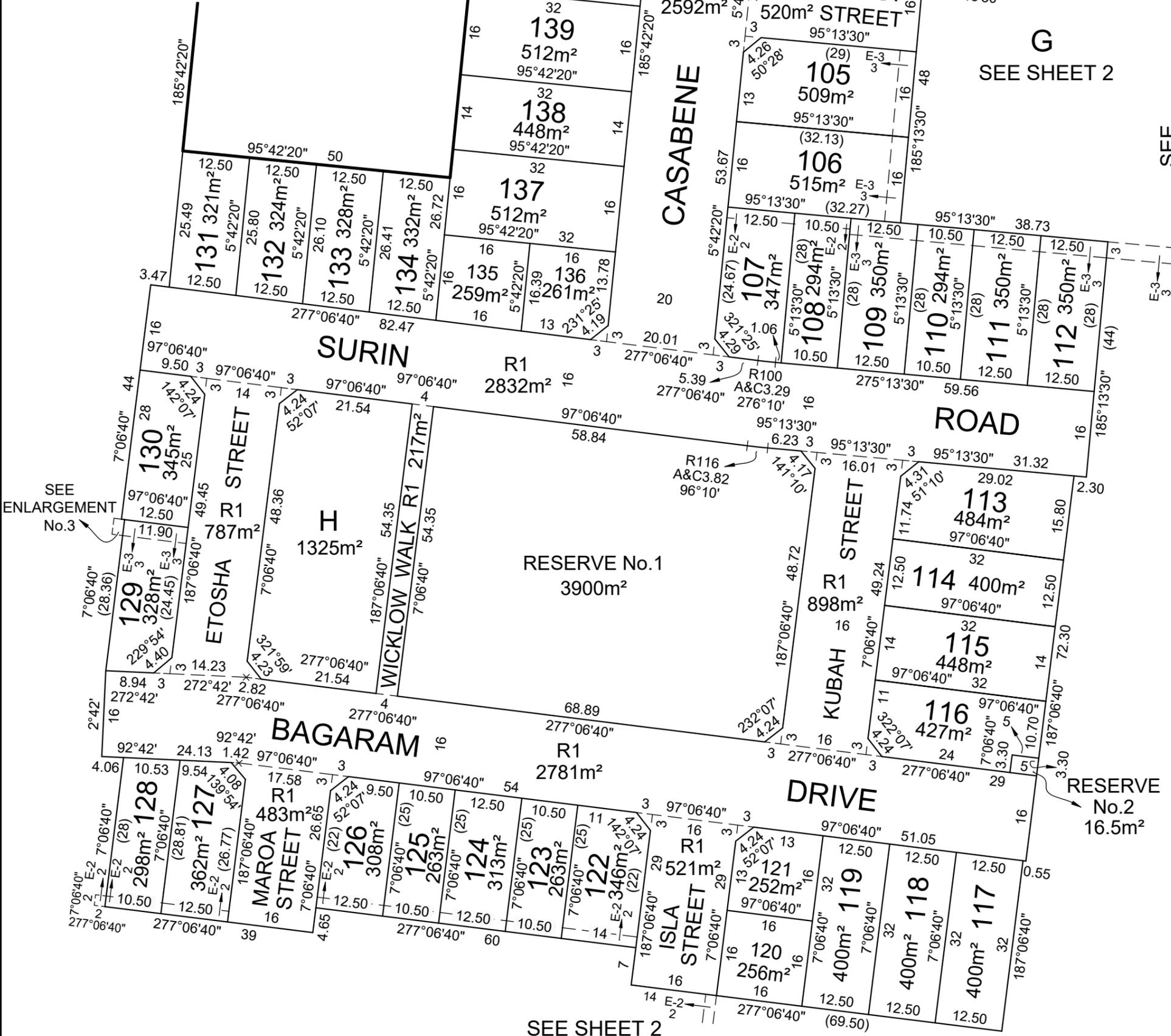
PLAN OF SUBDIVISION

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ENLARGEMENT No.3
NOT TO SCALE

SEE SHEET 2



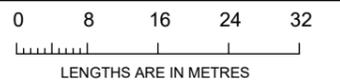
SHEET 2

SEE

GRACE ESTATE - 1

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SCALE
1:800



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SHEET 3

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CREATION OF RESTRICTION "A"

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

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102
102	101, 103
103	102, 104
104	103
105	106
106	105, 107, 108, 109
107	106, 108
108	106, 107, 109
109	106, 108, 110
110	109, 111
111	110, 112
112	111
113	114
114	113, 115
115	114, 116
116	115
117	118
118	117, 119
119	118, 120, 121
120	119, 121
121	119, 120
122	123

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
123	122, 124
124	123, 125
125	124, 126
126	125
127	128
128	127
129	130
130	129
131	132
132	131, 133
133	132, 134
134	133, 135, 137
135	134, 136, 137
136	135, 137
137	134, 135, 136, 138
138	137, 139
139	138, 140
140	139, 141
141	140, 142
142	141, 143
143	142

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) consolidate or allow a lot to be consolidated;
- (b) 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 verandah, portico, porch or other integral entrance feature which is clearly visible from the street and consistent with the design of the dwelling;
 - iii. where the facade is fully constructed in brick;
 - iv. with less than 2 material finishes on the front facade, each of which must cover a minimum of 30% of the facade;
 - v. where materials incorporated into the front facade do not return a minimum of 1 metre to the sides of the dwelling (excluding parapet construction);
 - vi. with contrasting base, accent, face brick and roof tile colours;
 - vii. with window frames and glazing that contrast and do not complement the facade colour and the overall colour palette of the dwelling;
 - viii. containing any leadlight or stained glass features;
 - ix. whose height is greater than 8.5 metres from the natural surface level;
 - x. without fittings and connections which allow toilets and gardens to be flushed and/or serviced by recycled water;
 - xi. without being cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time;
 - xii. with an identical facade to another dwelling house, unless such dwelling house is separated by a minimum of two dwelling houses in each direction or directly opposite.
- (c) 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 840mm from the main building line of the dwelling;
 - ii. where the opening occupies 40% or less of the width of the lot; 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;
- (d) 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 3.6m 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;
- (e) build or allow to be built any dwelling with a roof:
 - i. if pitched, a pitch of less than 22 degrees;
 - ii. of any material other than steel or masonry; or
 - iii. of any other colour other than from the Colorbond contemporary range or a similar colour;

Continued on sheet 5

GRACE ESTATE - 1

LICENSED SURVEYOR: ANDREW J. REAY



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 SHEET 4

DESCRIPTION OF RESTRICTION "A" (CONTINUED)

- (f) build or allow to be built any front fence:
 - i. more than 1.2 metres in height;
 - ii. with less than 50 percent transparency unless the front fence is less than 0.7 metres in height then it may be solid;
 - iii. which is inconsistent with the dwelling on the Lot in relation to style, materials and colours;
 - iv. of materials other than timber slats or masonry pillars with metal infill panels;
 - v. with mock Victorian, Edwardian or other heritage detailing;
- (g) build or allow to be built any side or rear fencing:
 - i. of materials other than timber paling;
 - ii. other than 1.8 metres in height (except where there is a front fence);
- (h) build or allow to be built any side fencing which extends in front of the building line unless a front fence has been installed, which additional side fencing must be 1.2 metres in height;
- (i) 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 timber paling feature fencing;
 - iii. other than 1.8 metres in height;
- (j) 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;
- (k) build or allow to be built:
 - i. more than one vehicle crossover to the Lot;
 - ii. a driveway exceeding 3.5 metres in width;
 - iii. a dwelling which is occupied before completion of the driveway;
 - iv. a driveway constructed of stampcrete or plain concrete;
 - v. a driveway of a color which is inconsistent with the materials and finishes of the dwelling;
- (l) build or allow to be built:
 - i. any retaining structures greater than 1.2 metres 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;
- (m) 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;
- (n) 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;
- (o) 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;
- (p) allow any rubbish to accumulate or remain unsecured on the Lot unless stored in an appropriately sized skip or bin;
- (q) allow any grass or weeds on the Lot to grow excessively;
- (r) 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;
- (s) 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.
- (t) 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.
- (u) 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.
- (v) Build or allow to be built any dwelling that falls outside the relevant building envelope contained in this restriction without written consent of the responsible authority

The restriction shall expire ten years after the date of registration of this plan.

Continued on sheet 6

GRACE ESTATE - 1

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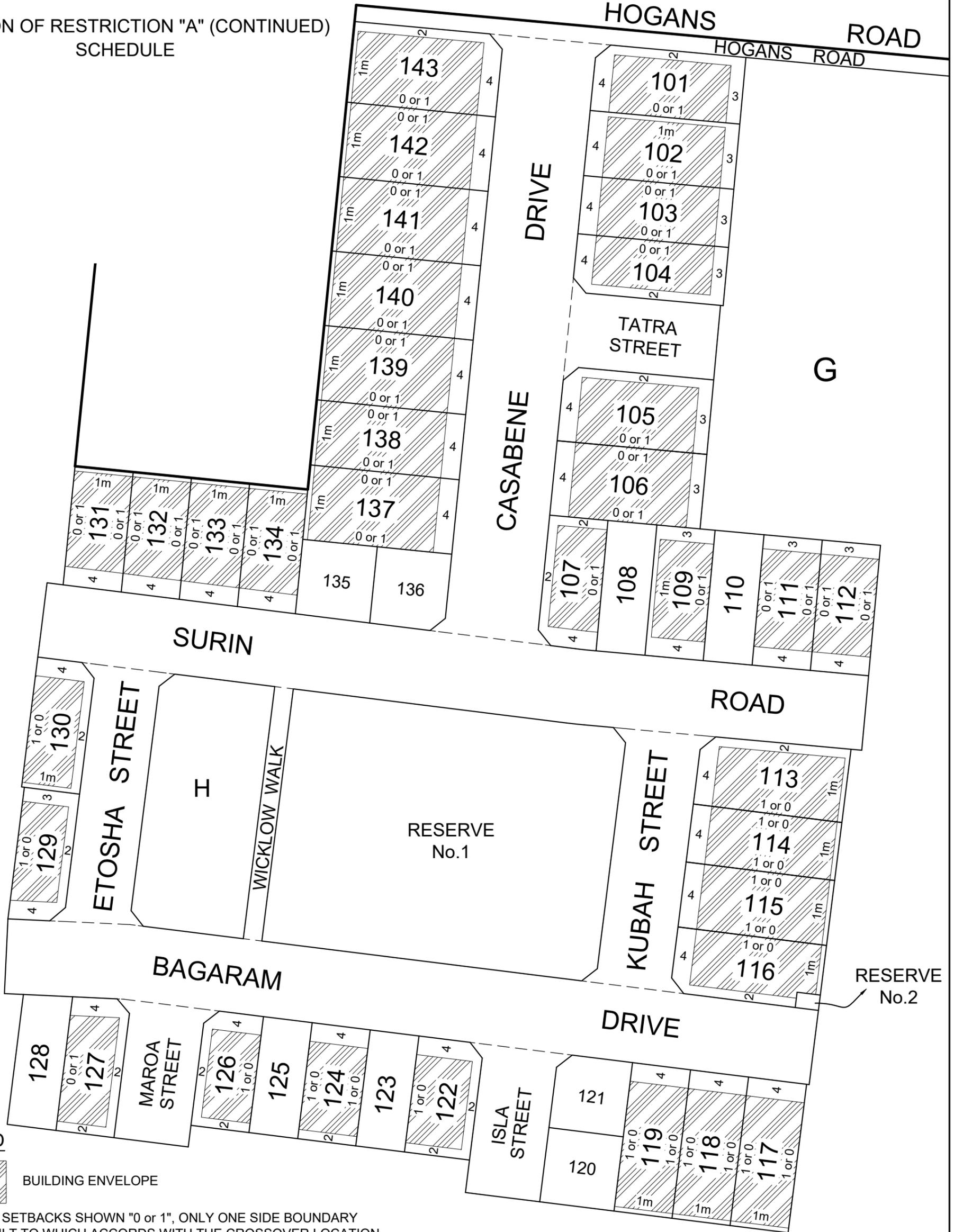
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 SHEET 5

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CREATION OF RESTRICTION "A" (CONTINUED)
SCHEDULE



LEGEND



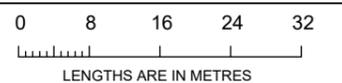
BUILDING ENVELOPE

NOTE: FOR SETBACKS SHOWN "0 or 1", ONLY ONE SIDE BOUNDARY MAY BE BUILT TO WHICH ACCORDS WITH THE CROSSOVER LOCATION

GRACE ESTATE - 1

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SCALE
1:800



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SHEET 6

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CREATION OF RESTRICTION "B"

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

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
108	106, 107, 109
110	109, 111
120	119, 121
123	122, 124
125	124, 126
128	127
135	134, 136, 137

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"

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

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
121	119, 120
136	135, 137

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 B)' 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 B)' 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 "D"

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

DESCRIPTION OF RESTRICTION

Land to benefit: All other lots other than the burdened land on the Plan of Subdivision

Land to be burdened: Lot H on the Plan of Subdivision

The registered proprietor or proprietors for the time being for any burdened lot on this plan to which this restriction applies must not build or permit to be built any improvement that is not approved by Tarneit Projects Pty Ltd.

GRACE ESTATE - 1



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 SHEET 7