



Civic Centre
Postal

45 Princes Highway, Werribee, Victoria 3030, Australia
PO Box 197, Werribee, Victoria 3030, Australia

Telephone
Facsimile
Email

(03) 9742 0777
(03) 9741 6237
mail@wyndham.vic.gov.au
www.wyndham.vic.gov.au

DX 30258 Werribee Vic
ABN: 38 393 903 860

Your Ref:

Our Ref: SDW2876/19
WYP6863/13

Enquiries: Kabi Chapagain
Tel: (03) ext 2400

26 September 2019

Taylors Development Strategists Pty Ltd
8/270 Ferntree Gully Road
NOTTING HILL VIC 3168

Dear Raj Chandrakaran

RE: EMERALD PARK STAGE 11A - CONSTRUCTION PLAN APPROVAL

Please be advised that the road and drainage construction plans submitted to Council for Emerald Park Stage 11A are approved subject to the following conditions:-

- 1. Prior to commencement of works, an on-site pre-commencement meeting must be held between Council, the Engineering Consultant and the Contractor. Please contact Robert Troiano from Council on 0407 802 834 to book a precommencement meeting.**
- 2. Prior to installation of any Tactile Ground Surface Indicators, the proposed product must be inspected and approved by Council. Please notify Councils construction supervisor to book an inspection prior to installation.**
- 3. Prior to commencement of works, the Plan of Subdivision must be certified by Council.**
- 4. Prior to commencement of approved works within ANY existing road reserves, the consultant/contractor MUST apply for consent to work within the road reserves from Council or any other relevant responsible authorities. The Contractor will be responsible for maintain all existing assets within the limit of works as demonstrated on the approved plans.**
- 5. A free-flowing drainage outlet must be established and maintained throughout the entirety of construction works. No road boxing works are to commence in the absence of a free-flowing drainage outlet.**
- 6. Prior to commencement of works, the consultant/contractor shall provide to Council the following information:-**
 - source of quarry material; and
 - optimum moisture content and maximum modified dry density of the F.C.R to be used (from N.A.T.A. approved laboratory).

If the source of the quarry material is changed during the course of the works, new test results shall be provided.

7. Prior to the commencement of works, a Site Environmental Management Plan (SEMP) must be submitted to and **approved** by Council.
8. Construction is to commence within twelve (12) months of approval, otherwise construction plans and specifications are to comply with design standards current at the time of re-submission.
9. Filled allotments shall be compacted in 150mm maximum layers, with compaction tests being taken at not more than 300mm lift on all allotments and filled areas. The test results and location of the tests on each allotment shall be forwarded to Council.
10. Wyndham City Council Specifications and standard details shall be read in conjunction with the approved plans.
11. Prior to Council issuing a Statement of Compliance, pursuant to the Subdivision Act 1988, your firm shall provide to Council the following:
 - Payment of construction supervision fees amounting to 2.5% of the total cost of road and drainage works;
 - Payment of a maintenance bond amounting to 5% of the total cost of road and drainage works;
 - An electronic copy of all as constructed drawings and relevant files in both AutoCad DWG and Adobe PDF file formats, to either subdiveng@wyndham.vic.gov.au or via Objective Connect. Please note that the minimum resolution of PDF files required is 300dpi;
 - An electronic copy of drainage catchment plans and detailed computations in Adobe PDF file format to either subdiveng@wyndham.vic.gov.au or via Objective Connect;
 - As constructed asset information for drainage and related assets in digital format in accordance with "D-Spec" to either subdiveng@wyndham.vic.gov.au or via Objective Connect; and
 - As-constructed asset information for assets within the road reserve in digital format in accordance with "R-Spec" to either subdiveng@wyndham.vic.gov.au or via Objective Connect; and
 - The A.H.D levels and M.G.A co-ordinates of the high stability P.S.Ms.
 - For further information please see: <https://www.wyndham.vic.gov.au/subdivisionguidelines>
12. Easements are to be created to cover all services which cross any part of private allotments.
13. During construction of works under this permit, access to and egress from the subject land must be via a route designed and approved by the Council. Where practical this access should be remote from established residential areas.
14. Provide Landscaping Plan for approval by Council. Please contact subdivlud@wyndham.vic.gov.au to arrange a pre-application meeting prior to the submission of landscape plans for municipal reserves and/or public open space.
15. WorkSafe Victoria is to be advised via E-mail (construction@workcover.vic.gov.au) of these Subdivisional works with the following details:
 - Name of the principal contractor
 - Name and phone contact of relevant Engineering Consultants supervisor dealing with the works
 - Brief description of the works
 - Locality/address of the works
 - Estimated commencement date of the works, and
 - Expected completion date of the works.
16. In undertaking the construction works, the developer shall ensure all works are undertaken in accordance with the OH & S Act, Regulation and Codes, and shall maintain a safe workplace for Council's staff undertaking inspections. The supervision of works by Council staff only extends to the quality of Council's future infrastructure and does not include ensuring that the works are undertaken safely.

Please find a set of stamped approved plans attached.

Yours sincerely,



JEMNA CHERIPURAM
SENIOR DEVELOPMENT ENGINEER

Encl: (1) Stamped approved plans



**Planning and Environment Act 1987
Wyndham Planning Scheme**

**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 26/09/2019**

CIVIL WORKS

WYNDHAM CITY COUNCIL

1121 DOHERTYS ROAD, TARNEIT VIC 3029

EMERALD PARK, STAGE 11A

GENERAL NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH EDM GUIDELINES, WYNDHAM CITY COUNCIL SPECIFICATIONS AND STANDARD DRAWINGS. WORKS SHALL BE CARRIED OUT TO THE SATISFACTION OF THE SUPERINTENDENT OR HIS/HER REPRESENTATIVE.
- THE COUNCIL AND ALL SERVICE AUTHORITIES SHOULD BE NOTIFIED BY THE CONTRACTOR, IN WRITING, SEVEN DAYS PRIOR TO COMMENCEMENT OF THE WORKS. ALL EXISTING SERVICES IN THE VICINITY OF THE WORKS ARE TO BE LOCATED PRIOR TO COMMENCEMENT.
- THE CONTRACTOR SHALL ENSURE THAT NO POLLUTANT OR SEDIMENT LADEN RUNOFF IS DISCHARGED DIRECTLY OR INDIRECTLY INTO ANY DRAINS OR WATER COURSES AND THAT WORKS CONFORM TO THE ENVIRONMENTAL MANAGEMENT PLAN.
- RUNOFF FROM AREAS ON WHICH EARTHWORKS ARE CARRIED OUT MUST BE COLLECTED AND TREATED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY BY THE USE OF OPEN DRAINS, FILTRATION TRAPS AND RETARDING BASINS IN THE PERIOD BETWEEN THE COMMENCEMENT OF CONSTRUCTION WORKS AND THE END OF THE MAINTENANCE PERIOD IN ACCORDANCE WITH THE ENVIRONMENTAL MANAGEMENT PLAN FOR THE SUBDIVISION CONSTRUCTION WORKS.
- THE CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL HEALTH AND SAFETY PROCEDURES AND REQUIREMENTS.
- AT LEAST 3 DAYS BEFORE COMMENCING EXCAVATION OF TRENCHES IN EXCESS OF 1.5m DEPTH, A COMPLETED "NOTICE OF INTENTION TO COMMENCE TRENCHING OPERATIONS" FORM SHALL BE SENT TO WORKSAFE VICTORIA. THE NOMINATED SUPERVISOR SHALL BE SUITABLY QUALIFIED IN ACCORDANCE WITH THE VICTORIAN OHS ACT 1985 & COMMONWEALTH OHS CODE OF PRACTICE 2008.
- THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL SHORING, PLANKING AND STRUTTING, DEWATERING DEVICES, BARRICADES, SIGNS, LIGHTS, ETC., NECESSARY TO KEEP WORKS IN A SAFE AND STABLE CONDITION AND FOR THE PROTECTION OF THE PUBLIC.
- ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS APPROVAL IS GIVEN BY COUNCIL'S LANDSCAPE OFFICER OR REMOVAL HAS BEEN GRANTED IN A PLANNING PERMIT.
- DISPOSAL OF EXCESS SPOIL - TRUCK ROUTE AND DISPOSAL LOCATION SHALL BE APPROVED BY THE SUPERINTENDENT.
- ALL AREAS SHOWN ON THE DRAWINGS TO BE CUT OR FILLED ARE TO BE STRIPPED OF TOPSOIL TO A DEPTH AS SPECIFIED IN GEOTECHNICAL REPORT PREPARED BY GEOTESTA 28 MAY 2015. UPON COMPLETION OF THE BULK EARTHWORKS, THE TOPSOIL IS TO BE SPREAD TO A DEPTH OF 100mm OVER THE AREA AND GRADED TO FINISHED LEVELS SHOWN ON THE DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL FILLING ON LOTS IN EXCESS OF 200mm IS TO BE CARRIED OUT IN ACCORDANCE WITH A S 3798 APPENDIX B, SECTION B2(A) 'LEVEL 1'. AT COMPLETION, THE CONTRACTOR SHALL PRESENT A SOIL REPORT FROM A N.A.T.A TESTING AUTHORITY, NOMINATING THE EXTENT OF FILL AND ITS CONFORMANCE WITH THE SPECIFICATION. FILLING IS TO BE CARRIED OUT USING APPROVED MATERIAL. TOPSOIL AND ALL VEGETABLE MATERIAL TO BE STRIPPED FROM FILL SITE PRIOR TO ANY PLACEMENT OF MATERIAL. ALL FILLING IS TO BE COMPACTED IN 150mm MIN. DEPTH LAYERS TO 95% OF AS1289.5.1.1 (STANDARD COMPACTION).
- ALL STORMWATER DRAINS ARE TO BE CLASS 2" RC OR FRC PIPES UNLESS OTHERWISE SHOWN. ALL RC PIPES UP TO AND INCLUDING 750mm DIA. ARE TO BE RUBBER RING JOINTED, INTERLOCKING / FLUSH JOINTS WITH EXTERNAL BANDS MAY BE USED ON PIPES OVER 750mm DIA. WITH APPROVAL FROM WYNDHAM CITY COUNCIL.
- TELECOMM. CONDUITS AND CABLE DUCTS WILL BE LAID IN TRENCHES EXCAVATED AND BACKFILLED BY THE CONTRACTOR. THE CONTRACTOR SHALL GIVE THE TELECOMM. AUTHORITY AREA ENGINEER 7 DAYS NOTICE PRIOR TO COMMENCING WORK.
- 100mm DIAMETER AGRICULTURAL DRAINS TO BE CONSTRUCTED BEHIND ALL KERB AND CHANNEL IN ACCORDANCE WITH EDM FIGURE AND LAID WITH CLEARANCE TO ALL SERVICE CONDUITS.
- WHERE DRAINAGE PIPES ARE LAID ON A CURVE THE BUILDING LINE IS TO BE PEGGED AT 15m INTERVALS.
- THE REINSTATEMENT AND COMPACTION OF SERVICE AUTHORITY TRENCHES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL P.S.M.s SHALL BE HIGH STABILITY TYPE AND LEVELLED BY A LICENSED SURVEYOR AND THE P.S.M. DATA SHALL BE FORWARDED TO COUNCIL.
- ALL CONDUIT ENDS SHALL BE PLUGGED WITH DRAW WIRE AS APPROPRIATE.
- ALL DRAINAGE TRENCHES WITHIN 5.0m OF ANY TREE TO BE RETAINED SHALL BE THRUST BORED OR HAND DUG.
- FILL MATERIAL UNDER ROAD PAVEMENT SHALL BE APPROVED MATERIAL AND CONSTRUCTED IN LAYERS OF 150mm THICKNESS WITH COMPACTION ACHIEVING 98% (STANDARD COMPACTION) AT THE EQUILIBRIUM MOISTURE CONTENT OR -1% TO +3% OF THE OPTIMUM.
- ALL LINEMARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH AS1742.1 AND AS1742.2. LONG LIFE PAINT SHALL BE USED FOR LINEMARKING.
- ALL ELECTRICITY CONDUITS ARE TO BE A MINIMUM 63mm DIAMETER. ALL TELSTRA CONDUITS ARE TO BE A MINIMUM 100mm DIAMETER. REFER TO ELECTRICAL AND TELECOMMUNICATION PLANS FOR DETAILS.
- THE CONTRACTOR SHALL NOTE THE EXISTENCE OF TELECOMMUNICATIONS, GAS POWER, WATER AND ANY OTHER SERVICES IN THE AREA PRIOR TO TENDERING / CONSTRUCTION.
- ANY DISTURBANCE TO EXISTING INFRASTRUCTURE DUE TO CONSTRUCTION WORKS SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
- ALL NATURE STRIPS AND BATTERS SHALL BE COVERED WITH 100mm MIN. DEPTH TOPSOIL AND SEEDED WITH AN APPROVED SEED AND FERTILIZER MIXTURE AS PER GAA GUIDELINES.
- CONDUITS UNDER FOOTPATHS TO BE 450mm DEEP EXTENDING 250mm EITHER SIDE OF THE PATH. THE FOOTPATH ABOVE THE CONDUITS SHALL BE MARKED WITH TWO CONTRACTION JOINTS OVER THE CONDUITS 400mm APART.
 - CONDUITS SHALL BE REFERENCED ON BOTH FOOTPATH AND KERB & CHANNEL.
 - CONDUITS INSTALLED UNDER ROAD PAVEMENTS SHALL EXTEND 1 METRE INSIDE THE ALLOTMENTS WHERE FOOTPATH IS PROPOSED.
 - GAS TO BE 50mm DIA. CLASS 12 PVC & WATER CONDUIT TO BE DN100 SINGLE CONDUIT CONTAINING BOTH DW & NDW SERVICES LAID IN ACCORDANCE WITH WSA 03-2011-3.1 AND DRAWING MRWA-W-202 & MRWA-W-110.
- UPON COMPLETION OF THE WORKS THE WHOLE SITE SHALL BE CLEANED AND ALL RUBBISH REMOVED. LOTS ARE TO BE GRADED EVENLY AND THE SITE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT.

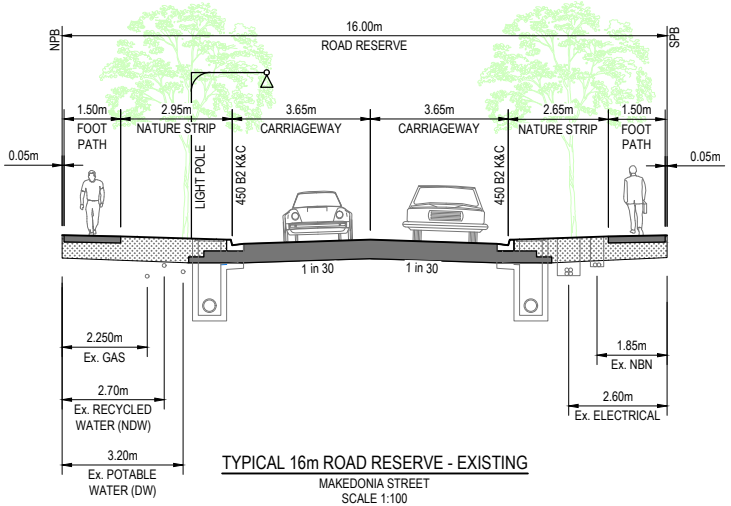
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
- INSPECTIONS SHALL BE ARRANGED A MINIMUM OF 24 HOURS BEFORE WITH COUNCIL'S ASSETS ENGINEER.
- STREET SIGNS SHALL BE MANUFACTURED IN ACCORDANCE WITH WYNDHAM CITY COUNCIL STANDARDS INCLUDING LOGO AND TO COMPRISE TWO FINGER BOARDS.
- 24 HOURS NOTICE IS REQUIRED FOR INSPECTION AT THE FOLLOWING HOLD POINTS:
 - PRIOR TO COMMENCEMENT OF THE WORKS.
 - INSPECTION OF THE SUBGRADE.
 - INSPECTION DURING DRAINAGE WORKS.
 - INSPECTION PRIOR TO POURING OF PITS.
 - INSPECTION OF SUB SOIL DRAINAGE.
 - INSPECTION OF KERB AND CHANNEL BEDDING.
 - INSPECTION PRIOR TO ANY CONCRETE WORKS.
 - INSPECTION AND TESTING OF EACH PAVEMENT LAYER (BY DEVELOPER OR CONTRACTOR) PRIOR TO PLACING ANY SUBSEQUENT PAVEMENT LAYER. COMPACTION TEST RESULTS SHALL BE ISSUED TO COUNCIL.
 - INSPECTION PRIOR TO SEALING AND ASPHALT WORKS.
- COUNCIL WILL NOT ACCEPT ANY RESPONSIBILITY FOR WORKS WHERE AN INSPECTION IS NOT UNDERTAKEN WITH A COUNCIL APPOINTED REPRESENTATIVE.
- ALL DIMENSIONS ARE IN METRES AND RADII TO LIP OF KERB UNLESS OTHERWISE SHOWN.
- LEVELS ARE TO A.H.D. AND TAKEN FROM LEVEL PLANS BY TAYLORS DEVELOPMENT STRATEGISTS. SETOUT CO-ORDINATES ARE BASED ON MGA ZONE 55.
- PITS SHALL BE LOCATED USING OFFSETS AND CO-ORDINATES SHOWN ON DRAWINGS.
- ALL DRAINS BENEATH ROAD PAVEMENT, PATHS, DRIVEWAYS AND PARALLEL TO KERB SHALL BE BACKFILLED WITH 20mm CLASS 2 F.C.R. ALL BACKFILLING TO BE COMPACTED TO 98% OF AS1289.5.1.1 (STANDARD COMPACTION). DRAINS BEHIND THE BACK OF KERB SHALL BE BACKFILLED USING SELECT FILL. COMPACTION OF THE DRAINAGE LINE SHALL BE 95% STANDARD COMPACTION TO AS1289.5.1.1 AND ALL TEST RESULTS SHALL BE SUBMITTED TO COUNCIL.
- HOUSE DRAINS SHALL GENERALLY BE PLACED 5.5m FROM THE LOW CORNER OF THE LOT, AS PER GAA FIGURE 016 AND PROPERTY INLETS 1.0m FROM AND 0.6m BELOW THE LOW CORNER OF THE LOT, UNLESS OTHERWISE SHOWN.
- HOUSE NUMBERS TO BE STENCILED ON THE FACE OF KERB IN 100mm HIGH LETTERS.
- EXISTING OPEN CHANNELS TO BE EXCAVATED TO A FIRM BASE AND BACKFILLED IN ACCORDANCE WITH NOTE 10. CONSULTING ENGINEER TO BE NOTIFIED WHEN THE OPEN CHANNELS HAVE BEEN EXCAVATED TO A FIRM BASE. NO FILLING IS TO BE PLACED PRIOR TO BASE BEING INSPECTED AND LEVELS TAKEN. BACKFILLING IS TO BE CARRIED OUT TO THE SATISFACTION OF THE SUPERINTENDENT.
- ALL PAVEMENT MATERIALS ARE TO BE APPROVED BY WYNDHAM CITY COUNCIL.
- ALL PAVEMENTS ARE TO BE TESTED FOR ADEQUATE COMPACTION AND APPROVED PRIOR TO CONTINUING WORKS.
- PRIOR TO THE ISSUE OF A STATEMENT OF COMPLIANCE, ALL NEWLY CONSTRUCTED ROADS, FOOTPATHS AND DRAINAGE ASSETS ARE TO BE RECORDED UNDER THE "D-SPEC" & "R-SPEC" SYSTEM AS SETOUT IN THE GAA GUIDELINES AND THE RESULTS PROVIDED TO WYNDHAM CITY COUNCIL.
- NO FILL OR EXCAVATED MATERIAL FOR OR FROM THIS DEVELOPMENT IS TO BE CARTED/HAULED INTO OR FROM THE SITE, WITHOUT FIRST OBTAINING THE FURTHER WRITTEN CONSENT FROM COUNCIL'S ENGINEERING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE CARTAGE/HUALAGE WORKS COMMENCING, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- ALL EARTHWORKS MUST BE UNDERTAKEN IN A MANNER THAT MINIMISES SOIL EROSION, AND ANY EXPOSED AREAS OF SOIL MUST BE STABILISED TO PREVENT SOIL EROSION TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- EROSION MUST BE HIGH CONTROLLED DURING CONSTRUCTION IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AUTHORITY GUIDELINE TG208/90. CONTRACTOR TO PROVIDE SITE EMP.
- ALL VEGETATION THAT IS REMOVED AND DISPOSED OF MUST:
 - NOT CAUSE DAMAGE TO VEGETATION STANDS TO BE RETAINED.
 - HAVE REGARD TO THE LOCAL LAW WHEN BURNING VEGETATION.
- NATIVE VEGETATION REMOVAL TO BE LIMITED TO THE SPECIFIC PLANTS IDENTIFIED AS PART OF THE PLANNING PERMIT. NO ADDITIONAL NATIVE PLANTS, OUTSIDE OF THOSE SPECIFIED IN THE PLANNING PERMIT, ARE TO BE REMOVED.
- NO POLLUTED AND/OR SEDIMENT LADEN RUNOFF IS TO BE DISCHARGED, DIRECTLY OR INDIRECTLY, INTO MELBOURNE WATER'S DRAINS OR WATERCOURSES.
- BEFORE THE VEGETATION REMOVAL STARTS, THE BOUNDARIES OF ALL VEGETATION TO BE REMOVED AND RETAINED MUST BE CLEARLY MARKED WITH TEMPORARY FENCING, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THE REMOVAL MUST BE IN ACCORDANCE WITH THE ENDORSED PLAN.
- PRIOR TO FELLING, TREES IDENTIFIED FOR REMOVAL MUST BE EXAMINED FOR THE PRESENCE OF FAUNA, INCLUDING THOSE USING EXTERNAL NESTS (e.g COMMON RINGTAIL POSSUMS, BIRDS NESTS) AND TREE HOLLOW. IF NATIVE FAUNA SPECIES ARE LOCATED, THEY ARE TO BE SALVAGED AND RELOCATED IN ACCORDANCE WITH ALL RELATIVE LEGISLATION AND APPROVALS. FURTHER TO CONSULTATION WITH THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT.
- ALL VEHICLES, EARTHMOVING EQUIPMENT AND OTHER MACHINERY MUST BE CLEARED OF SOIL AND PLANT MATERIAL BEFORE ENTERING AND LEAVING THE SITE, TO PREVENT THE SPREAD OF WEEDS AND PATHOGENS.
- DRIVEWAYS TO BE EXCAVATED INTO ALLOTMENTS AT A MAXIMUM GRADE OF 1 IN 6 WHERE BATTERS EXCEED 600mm.
- DRIVEWAY LAYBACK AND WINGS ARE TO BE CONSTRUCTED AS A SINGLE SEGMENT OF CONCRETE.
- ALL NBN PITS ARE TO BE CLEAR OF PATHS AND DRIVEWAYS.
- CONTRACTOR TO PROVIDE CCTV TESTING ON ALL CONSTRUCTED DRAINAGE LINES AND TO BE APPROVED BY COUNCIL PRIOR TO THE ISSUE OF STATEMENT OF COMPLIANCE.
- ALL RESIDENTIAL AND HEAVY DUTY DRIVEWAYS TO BE CONSTRUCTED ACCORDING TO EDM STANDARD DRAWINGS.

DRAWING INDEX		
DRAWING No.	DESCRIPTION	SHEET No.
12332-11A-E-000	COVER SHEET	0
12332-11A-E-100	GENERAL NOTES, LOCALITY PLAN, DRAWING INDEX AND SERVICE OFFSET TABLE	1
12332-11A-E-101	OVERALL STAGING PLAN	2
12332-11A-E-102	PLAN OF SUBDIVISION	3
12332-11A-E-103	DETAIL LAYOUT PLAN	4

Planning and Environment Act 1987
Wyndham Planning Scheme
Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 26/09/2019



LOCALITY PLAN
N.T.S.
MELWAYS REF MAP 359 D11



STREET	GAS		RECYCLED WATER (NDW)		POTABLE WATER (DW)		TELECOMS		ELECTRICAL CABLES		SEWER	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
EXISTING MAKEDONIA STREET	NORTH	Ex. 2.25m	NORTH	Ex. 2.70m	NORTH	Ex. 3.20m	SOUTH	Ex. 1.85m	SOUTH	Ex. 2.60m	NORTH	Ex. 1.00m



WARNING

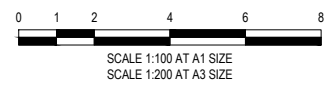
BWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. A MOCS ENQUIRY ON 1100 MUST BE MADE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

WARNING

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SETOUT INFORMATION PROVIDED ON THIS PLAN WITH THE DESIGN INTENT WHICH INCLUDES, BUT IS NOT LIMITED TO ITEMS SUCH AS LENGTHS, CO-ORDINATES, SETOUT DIMENSIONS AND PEGGED TITLES BY THE PRINCIPAL'S LICENSED SURVEYOR.

CONTRACTOR



CONSTRUCTION
ISSUED FOR CONSTRUCTION

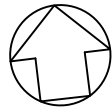
VER	DATE	REVISION	APPD.
0	20/08/2019	ISSUED FOR CONSTRUCTION	RCH

TAYLORS
Urban Development | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2600 | Web: taylorss.com.au

DESIGNED: RCH	AUTHORISED: JOY	DRAFTED: WJB
CHECKED: MIO	AUTH. DATE: 20/08/2019	CAD REF: 12332-11A-E-100

Coords: MGA Levels: AHD

WYNDHAM CITY COUNCIL	SCALE AS SHOWN
1121 DOHERTY'S ROAD, TARNEIT EMERALD PARK, STAGE 11A	VERSION 0
GENERAL NOTES, LOCALITY PLAN, DRAWING INDEX AND SERVICE OFFSET TABLE	SHEET 1 OF 4
	DRAWING No. 12332-11A-E-100



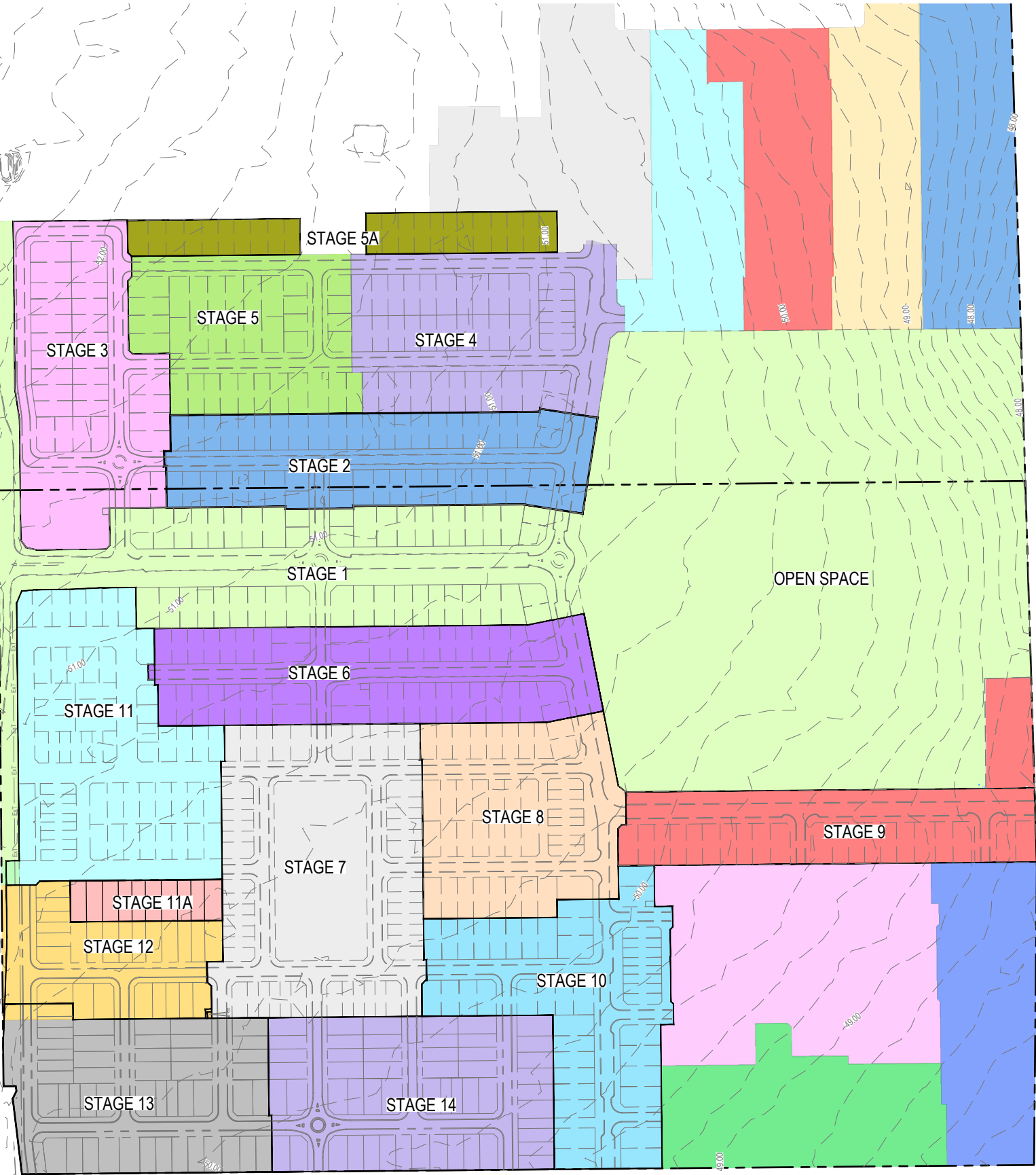
DOHERTYS ROAD

RRL OVERPASS

T.B.M.
IRON PIPE
E 295317.03
N 5811329.77
RL 51.65

TBM
NAIL IN BITUMEN
E 295269.50
N 5810910.21
RL 51.18

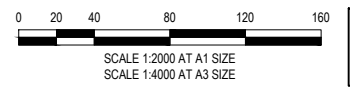
T.B.M.
STEEL PIPE
E 296122.48
N 5810943.36
RL 48.47



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. A MOCS ENQUIRY ON 1100 MUST BE MADE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

WARNING
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SETOUT INFORMATION PROVIDED ON THIS PLAN WITH THE DESIGN INTENT WHICH INCLUDES, BUT IS NOT LIMITED TO ITEMS SUCH AS LENGTHS, CO-ORDINATES, SETOUT DIMENSIONS AND PEGGED TITLES BY THE PRINCIPAL'S LICENSED SURVEYOR.

CONTRACTOR



CONSTRUCTION
ISSUED FOR CONSTRUCTION

0	20/08/2019	ISSUED FOR CONSTRUCTION	RCH
VER	DATE	REVISION	APPD.



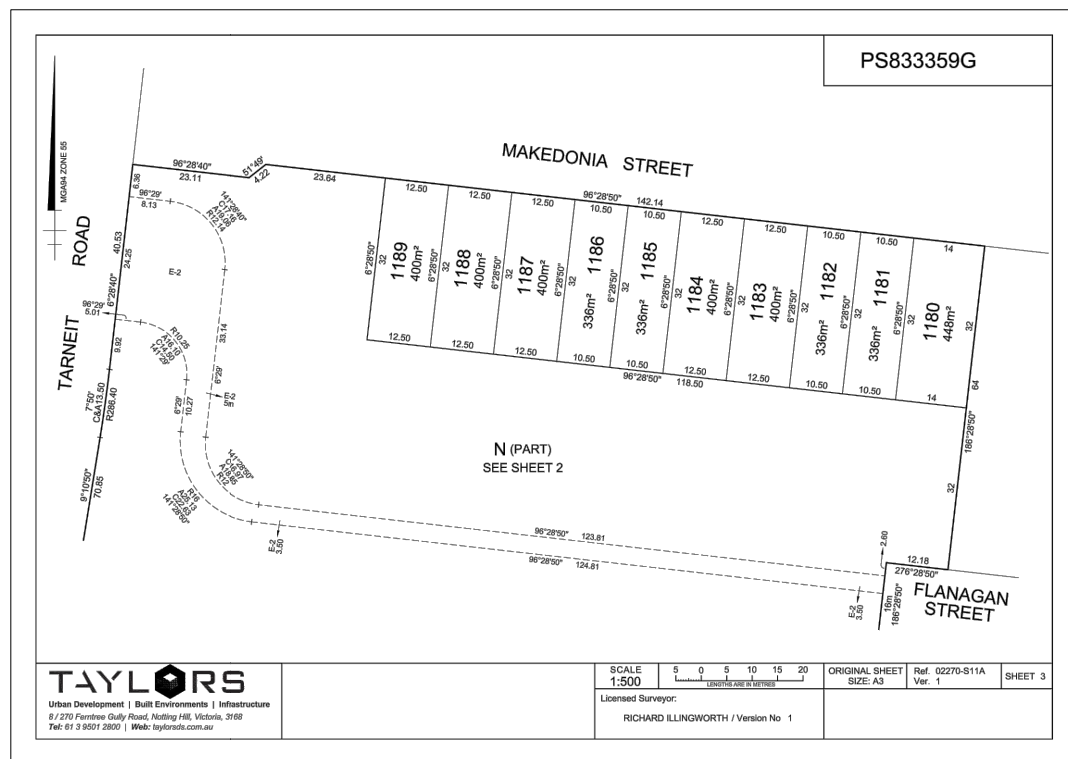
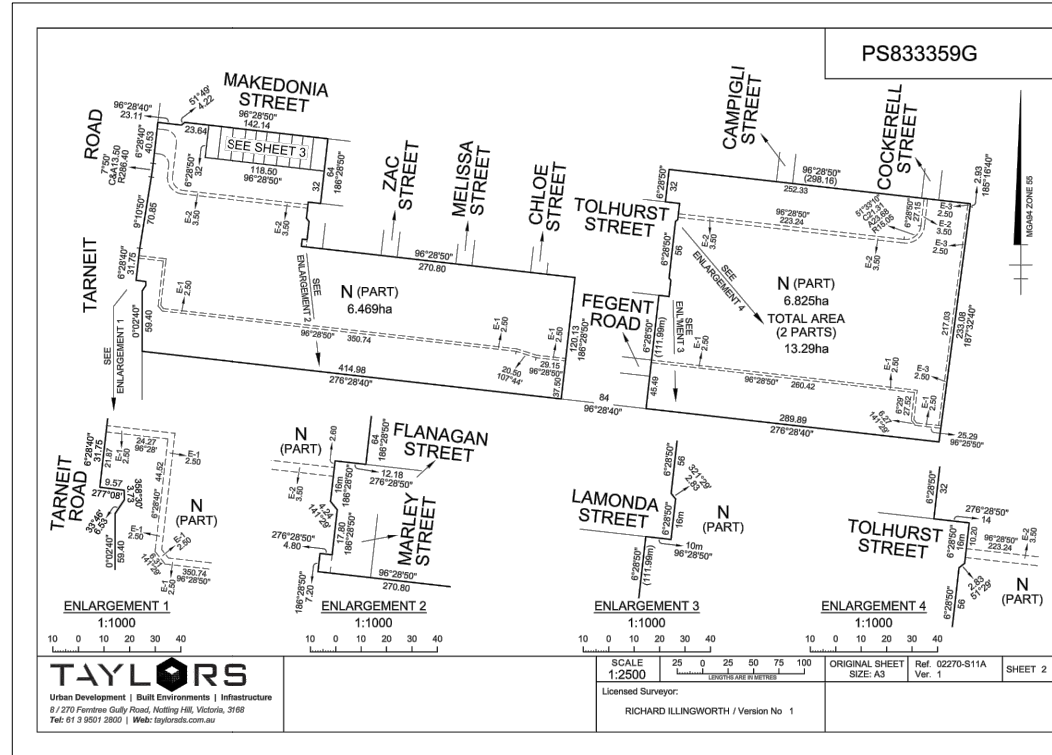
TAYLORS
Urban Development | Infrastructure
8/270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2600 | Web: taylors.com.au

DESIGNED:	RCH	AUTHORISED:	JOY	DRAFTED:	WJB
CHECKED:	MIO	AUTH. DATE:	20/08/2019	CAD REF:	12332-11A-E-101

Coords: MGA Levels: AHD

WYNDHAM CITY COUNCIL	SCALE	1:2000 @ A1
1121 DOHERTYS ROAD, TARNEIT	VERSION	0
EMERALD PARK, STAGE 11A	SHEET	2 OF 4
OVERALL STAGING PLAN	DRAWING No.	12332-11A-E-101

PLAN OF SUBDIVISION		EDITION 1	PS833359G	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: SECTION: 21 CROWN ALLOTMENT: CROWN PORTION: C (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot M on PS746237G		COUNCIL NAME: WYNDHAM CITY COUNCIL		
POSTAL ADDRESS: 1121 Dohertys Road (at time of subdivision) TARNEIT 3029 MGA 2020 CO-ORDINATES: E: 295 410 ZONE: 55 (of apex centre of land in plan) N: 5 811 010				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 1180 to 1189 on this plan may be affected by one or more restrictions. Refer to Creation of Restriction A, B & C on Sheets 8, 9 & 10 of this plan for details.		
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey.				
STAGING: This is not a staged subdivision. Planning Permit No. WYP 686313				
This survey has been connected to permanent marks no(s) PM90, PM714, PM790 in Proclaimed Survey Area no.				
EMERALD PARK - Release 11A Area of Release: 3792m ² No. of Lots: 10 Lots and Balance Lot N				
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	See Diag.	PS733919B	City West Water Corporation
E-2	Drainage	See Diag.	PS743462Q	Wyndham City Council
E-3	Sewerage	2.50	PS743466G	City West Water Corporation
TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Fernree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylors.com.au		SURVEYORS FILE REF: Ref. 02270-S11A Ver. 1	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		Licensed Surveyor: RICHARD ILLINGWORTH / Version No 1		



PS833359G																									
CREATION OF RESTRICTION A																									
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.																									
BURDENED LAND:	Lots 1180 to 1189 (both inclusive) on this plan.																								
BENEFITED LAND:	Lots 1180 to 1189 (both inclusive) on this plan.																								
RESTRICTION: The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not build or permit to be built a dwelling or commercial building unless the building incorporates dual plumbing for recycled water supply for toilet flushing and garden watering use if it becomes available.																									
Expiry date: 01/01/2030																									
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.																									
BURDENED LAND:	See Table 1																								
BENEFITED LAND:	See Table 1																								
RESTRICTION: The burdened land cannot be used except in accordance with the provisions recorded in MCP.....																									
Expiry date: 01/01/2030																									
TABLE 1	TABLE 1 continued																								
<table border="1"> <thead> <tr> <th>BURDENED LOT No.</th> <th>BENEFITING LOTS ON THIS PLAN</th> </tr> </thead> <tbody> <tr><td>1180</td><td>1181</td></tr> <tr><td>1181</td><td>1180, 1182</td></tr> <tr><td>1182</td><td>1181, 1183</td></tr> <tr><td>1183</td><td>1182, 1184</td></tr> <tr><td>1184</td><td>1183, 1185</td></tr> </tbody> </table>	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	1180	1181	1181	1180, 1182	1182	1181, 1183	1183	1182, 1184	1184	1183, 1185	<table border="1"> <thead> <tr> <th>BURDENED LOT No.</th> <th>BENEFITING LOTS ON THIS PLAN</th> </tr> </thead> <tbody> <tr><td>1185</td><td>1184, 1186</td></tr> <tr><td>1186</td><td>1185, 1187</td></tr> <tr><td>1187</td><td>1186, 1188</td></tr> <tr><td>1188</td><td>1187, 1189</td></tr> <tr><td>1189</td><td>1188</td></tr> </tbody> </table>	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	1185	1184, 1186	1186	1185, 1187	1187	1186, 1188	1188	1187, 1189	1189	1188
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN																								
1180	1181																								
1181	1180, 1182																								
1182	1181, 1183																								
1183	1182, 1184																								
1184	1183, 1185																								
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN																								
1185	1184, 1186																								
1186	1185, 1187																								
1187	1186, 1188																								
1188	1187, 1189																								
1189	1188																								
TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Fernree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylors.com.au	ORIGINAL SHEET SIZE: A3 Ref. 02270-S11A Ver. 1 SHEET 4 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 1																								

CONTRACTOR



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. A MOCS ENQUIRY ON 1100 MUST BE MADE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

WARNING
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SETOUT INFORMATION PROVIDED ON THIS PLAN WITH THE DESIGN INTENT WHICH INCLUDES, BUT IS NOT LIMITED TO ITEMS SUCH AS LENGTHS, CO-ORDINATES, SETOUT DIMENSIONS AND PEGGED TITLES BY THE PRINCIPAL'S LICENSED SURVEYOR.

CONSTRUCTION
ISSUED FOR CONSTRUCTION

0	20/08/2019	ISSUED FOR CONSTRUCTION	RCH
VER	DATE	REVISION	APPD.

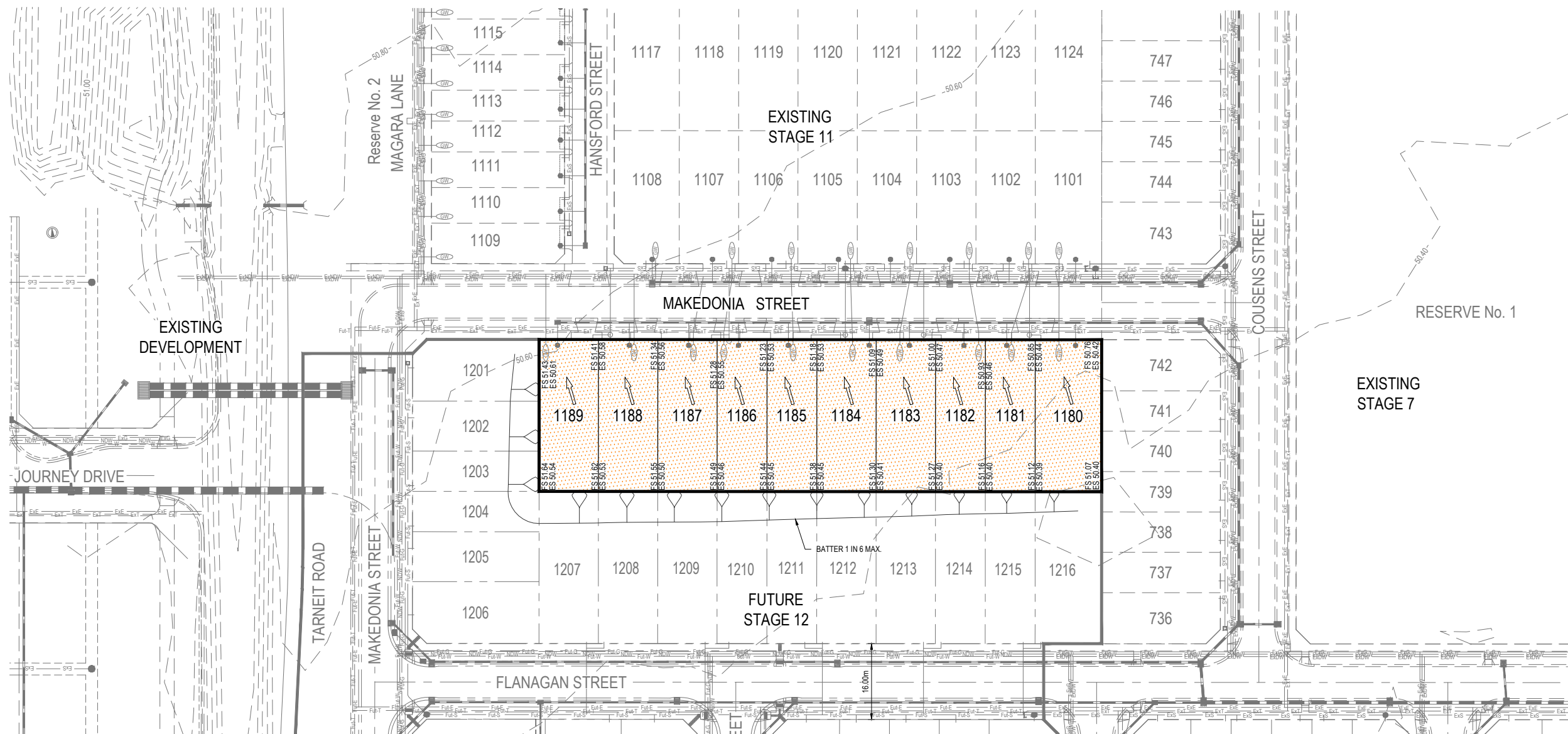
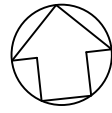


TAYLORS
Urban Development | Infrastructure
8 / 270 Fernree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | Web: taylors.com.au

DESIGNED: RCH AUTHORIZED: JOY DRAFTED: WJB
CHECKED: MIO AUTH. DATE: 20/08/2019 CAD REF: 12332-11A-E-102

WYNDHAM CITY COUNCIL
1121 DOHERTYS ROAD, TARNEIT
EMERALD PARK, STAGE 11A
PLAN OF SUBDIVISION

SCALE N.T.S.
VERSION 0
SHEET 3 OF 4
DRAWING No.
12332-11A-E-102



**Planning and Environment Act 1987
Wyndham Planning Scheme**

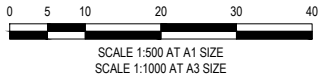
**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 26/09/2019**



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. A MOCS ENQUIRY ON 1100 MUST BE MADE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

WARNING
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SETOUT INFORMATION PROVIDED ON THIS PLAN WITH THE DESIGN INTENT WHICH INCLUDES, BUT IS NOT LIMITED TO ITEMS SUCH AS LENGTHS, CO-ORDINATES, SETOUT DIMENSIONS AND PEGGED TITLES BY THE PRINCIPAL'S LICENSED SURVEYOR.

CONTRACTOR



CONSTRUCTION
ISSUED FOR CONSTRUCTION

VER	DATE	REVISION	APPD.
0	20/08/2019	ISSUED FOR CONSTRUCTION	RCH

LEGEND	
EXISTING WATER MAIN	—Ew—
EXISTING NON-DRINKING WATER	—EwND—
EXISTING GAS	—Eg—
EXISTING SEWER & M.H.	—Es—
EXISTING DRAIN PIT AND PROPERTY INLET	—Ei—
EXISTING TELECOM	—Et—
EXISTING ELECTRICITY	—Ee—
EXISTING GAS & WATER CONDUIT	—EgW—
EXISTING SURFACE LEVEL	ES51.26
PROPOSED SURFACE BUILDING LINE	FS51.05
FILLING ON LOTS DEEPER THAN 200mm	[Pattern]



TAYLORS
Urban Development | Infrastructure
8/270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | Web: taylors.com.au

DESIGNED: RCH	AUTHORISED: JOY	DRAFTED: WJB
CHECKED: MIO	AUTH. DATE: 20/08/2019	CAD REF: 12332-11A-E-103

WYNDHAM CITY COUNCIL
1121 DOHERTY'S ROAD, TARNEIT
EMERALD PARK, STAGE 11A
DETAIL LAYOUT PLAN

SCALE	1:500 @ A1
VERSION	0
SHEET	4 OF 4
DRAWING No.	12332-11A-E-103