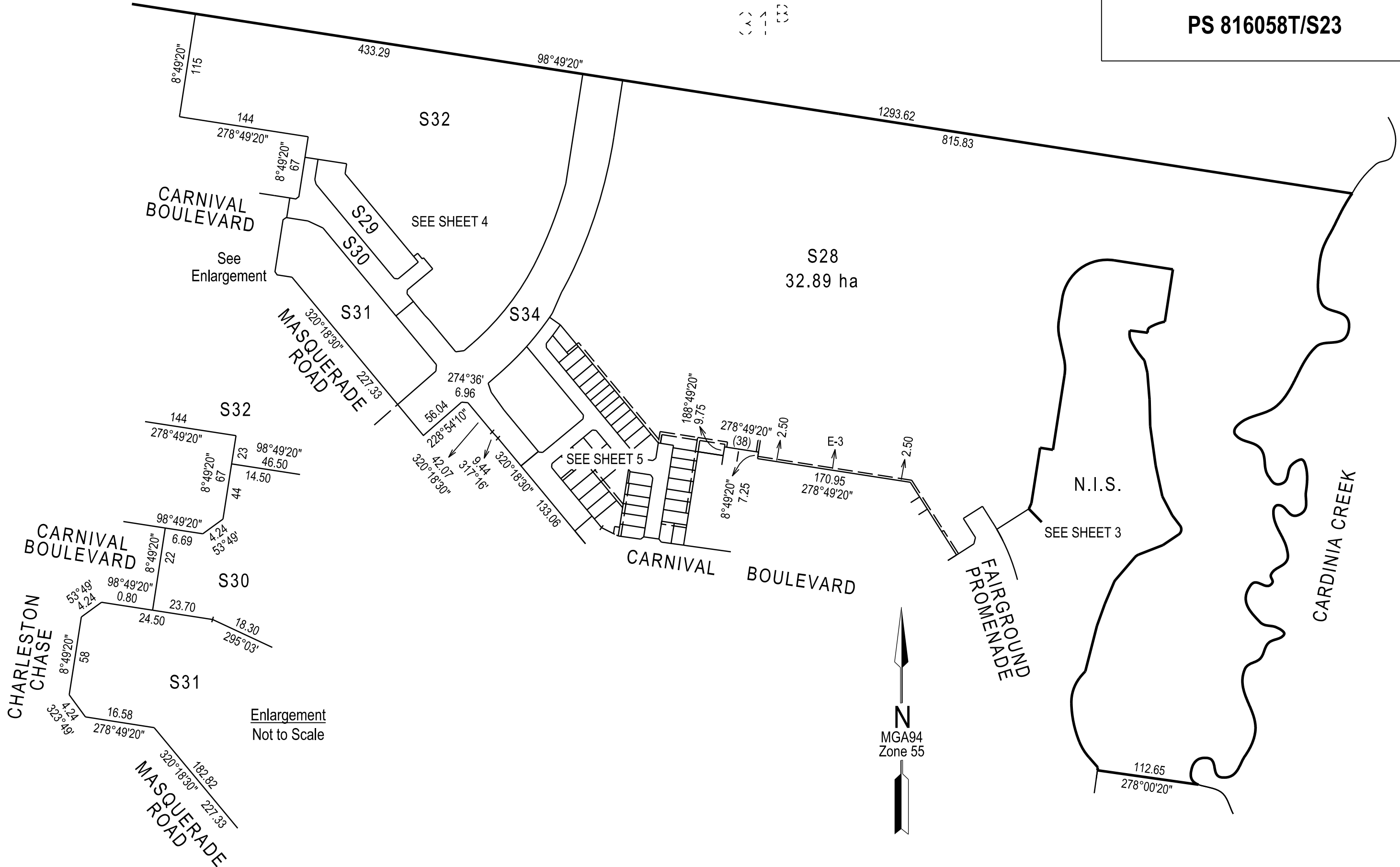


|                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |                                            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------|--|
| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                                     |          |                                            |            | LV USE ONLY<br>EDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              | PS 816058T/S23 |  |
| <div>LOCATION OF LAND</div> <div>PARISH: BERWICK</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: 32 (Part)</div> <div>TITLE REFERENCE: Vol. Fol.</div> <div>LAST PLAN REFERENCE: S26 on PS 816058T</div> <div>POSTAL ADDRESS: 2 - 106 Soldiers Road<br/>Berwick 3806</div> <div>MGA94 Co-ordinates<br/>(of approx centre of land in plan) E 356 800 ZONE: 55<br/>N 5 785 700</div> |          |                                            |            | <div>COUNCIL NAME: CITY OF CASEY</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |                |  |
| VESTING OF ROADS AND/OR RESERVES                                                                                                                                                                                                                                                                                                                                                                                                        |          |                                            |            | NOTATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                |  |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                              |          | COUNCIL/BODY/PERSON                        |            | <div>Lots 1 to 2300 (both inclusive) have been omitted from this stage.</div> <div>Lots S1 to S26 (both inclusive) and Lot S33 have been omitted from this stage.</div> <div>Lots on this Plan may be affected by one or more Owners Corporations.</div> <div>See Sheet 9 for Creation of Restrictions.</div> <div>An MCP applies to all lots on this plan vide a restriction.</div> <div>Estate: Minta</div> <div>Development No.: 23</div> <div>No. of Lots: 42</div> <div>Area: 3.071 ha</div> <div>Melways: 131 K7</div> |              |                |  |
| Road R-23                                                                                                                                                                                                                                                                                                                                                                                                                               |          | City of Casey                              |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                |  |
| NOTATIONS                                                                                                                                                                                                                                                                                                                                                                                                                               |          |                                            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                |  |
| Depth Limitation: Does not apply.                                                                                                                                                                                                                                                                                                                                                                                                       |          |                                            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                |  |
| <div>Survey: This plan is/<del>is not</del> based on survey. Refer to BP 3264M.</div> <div>This survey has been connected to Berwick permanent marks no(s) 23, 76 &amp; 84, in Proclaimed Survey Area No. 71.</div> <div>Staging: This is/<del>is not</del> a staged subdivision.</div> <div>Planning Permit No. Pln A00320/20</div>                                                                                                    |          |                                            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                |  |
| EASEMENT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                    |          |                                            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                |  |
| Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                                                                                               |          |                                            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                |  |
| Section 12(2) Subdivision Act 1988 applies to all of the land in this plan.                                                                                                                                                                                                                                                                                                                                                             |          |                                            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                |  |
| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                                      | Purpose  | Width (Metres)                             | Origin     | Land Benefited/In Favour Of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                |  |
| E-1                                                                                                                                                                                                                                                                                                                                                                                                                                     | Drainage | See Diag.                                  | PS 816058T | City of Casey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                |  |
| E-1 & E-3                                                                                                                                                                                                                                                                                                                                                                                                                               | Sewerage | See Diag.                                  | PS 816058T | South East Water Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                |  |
| E-231                                                                                                                                                                                                                                                                                                                                                                                                                                   | Drainage | See Diag.                                  | This Plan  | City of Casey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                |  |
| E-231 & E-233                                                                                                                                                                                                                                                                                                                                                                                                                           | Sewerage | See Diag.                                  | This Plan  | South East Water Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                |  |
| <div> <b>CHARLTON DEGG</b><br/>LAND DEVELOPMENT CONSULTANTS</div> <div>SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930<br/>PH (03) 9775 4555 <a href="http://www.charltondegg.com.au">www.charltondegg.com.au</a></div>                                                                                                                          |          | SURVEYORS FILE REF: 1149/Stg 23 VERSION: 2 |            | ORIGINAL SHEET<br>SIZE: A3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SHEET 1 of 9 |                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                         |          | MICHAEL NEYLAN DEGG                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                |  |



S28

See  
Enlargement

N.I.S.

VETAK  
STRE

CARNIVAL  
BOULEVARD

FAIRGROUND  
PROMENADE

S28

CARDINIA  
CREEK

S28

FAIRGROUND  
PROMENADE

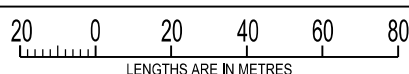
237  
CARNIVAL  
BOULEVARD

Enlargement  
Not to Scale



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
PH (03) 9775 4555 [www.charltondegg.com.au](http://www.charltondegg.com.au)

SCALE  
1:2000



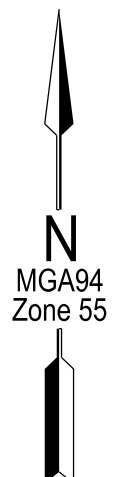
ORIGINAL SHEET  
SIZE: A3

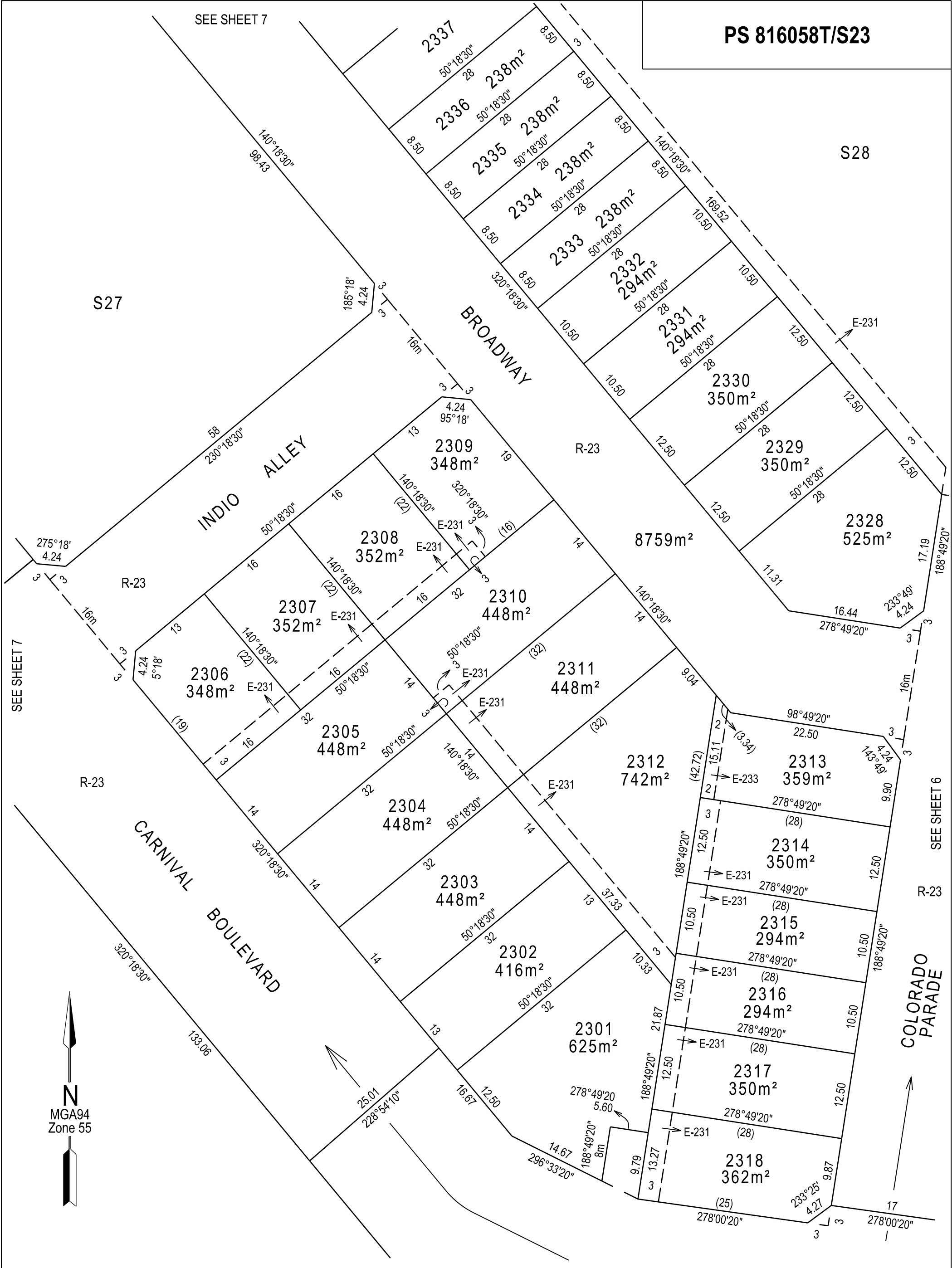
SHEET 3

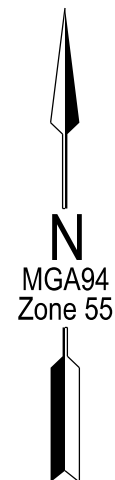
MICHAEL NEYLAN DEGG

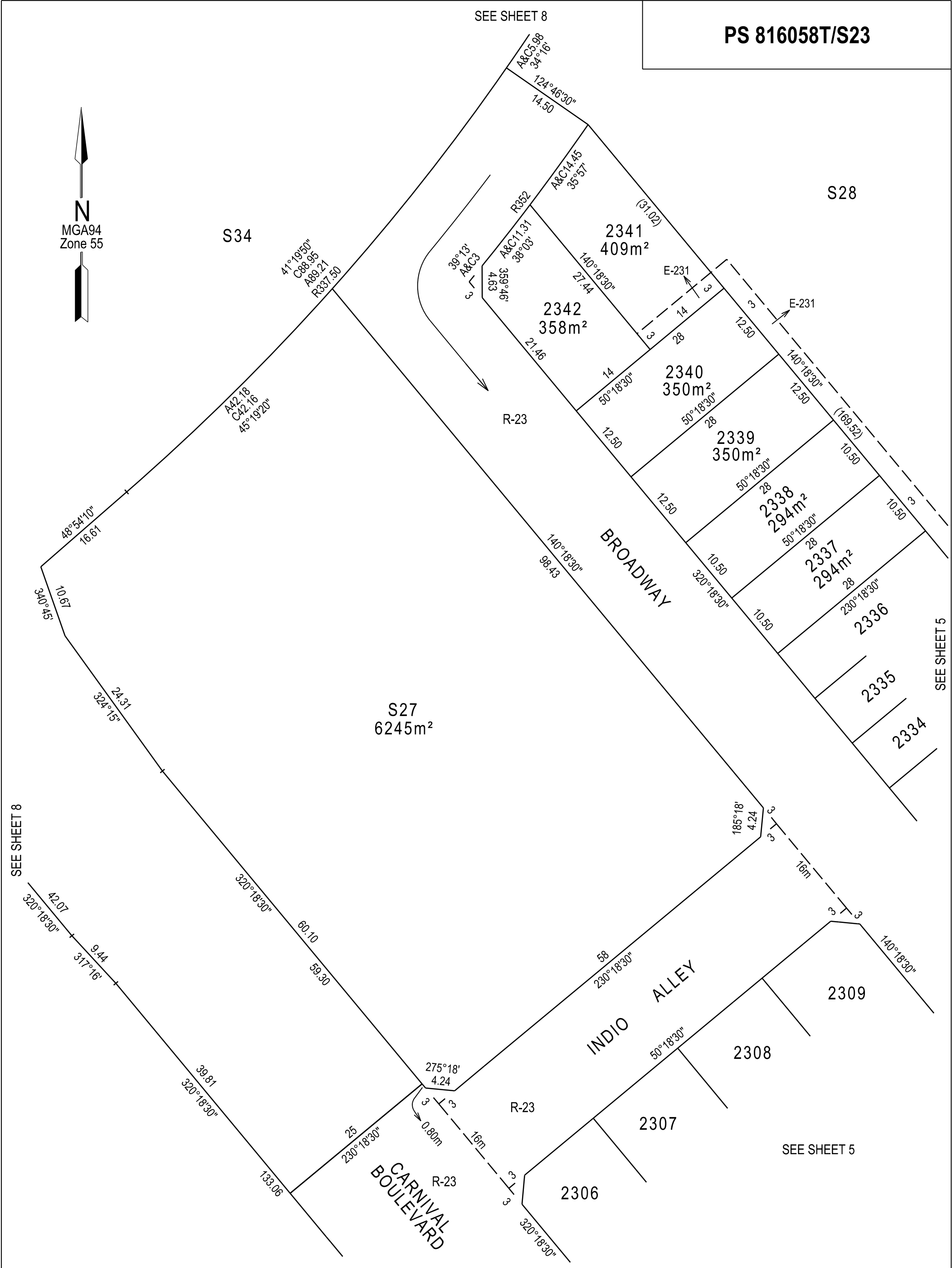
REF 1149/Stg 23

VERSION: 2









SEE SHEET 2

SEE SHEET 2

S32  
8.153 ha

S32

S29

S30

Enlargement  
Not to Scale

See  
Enlargement

S29  
4869m<sup>2</sup>

S30  
5997m<sup>2</sup>

SEE SHEET 2

S31  
1.378 ha

S34  
2.405 ha

S28

S27

SEE SHEET 4

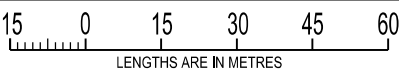


NOTE: LOCATION SHOWN THUS \*  
IS NOT TANGENTIAL TO STRAIGHT.



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
PH (03) 9775 4555      www.charltondegg.com.au

SCALE  
1:1500



ORIGINAL SHEET  
SIZE: A3

SHEET 8

MICHAEL NEYLAN DEGG

REF 1149/Stg 23

VERSION: 2

CREATION OF RESTRICTION 23A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

- LAND TO BENEFIT:

Lots 2301 to 2342 (both inclusive).
- LAND TO BURDEN:

Lots 2301 to 2314 (both inclusive), 2317 to 2322 (both inclusive), 2324, 2325, 2328 to 2330 (both inclusive) and 2339 to 2342 (both inclusive).

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct or extend any dwelling or allow the construction or extension of any dwelling other than in accordance with MCP No. AA.....

CREATION OF RESTRICTION 23B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

Table of Land burdened and Land benefited

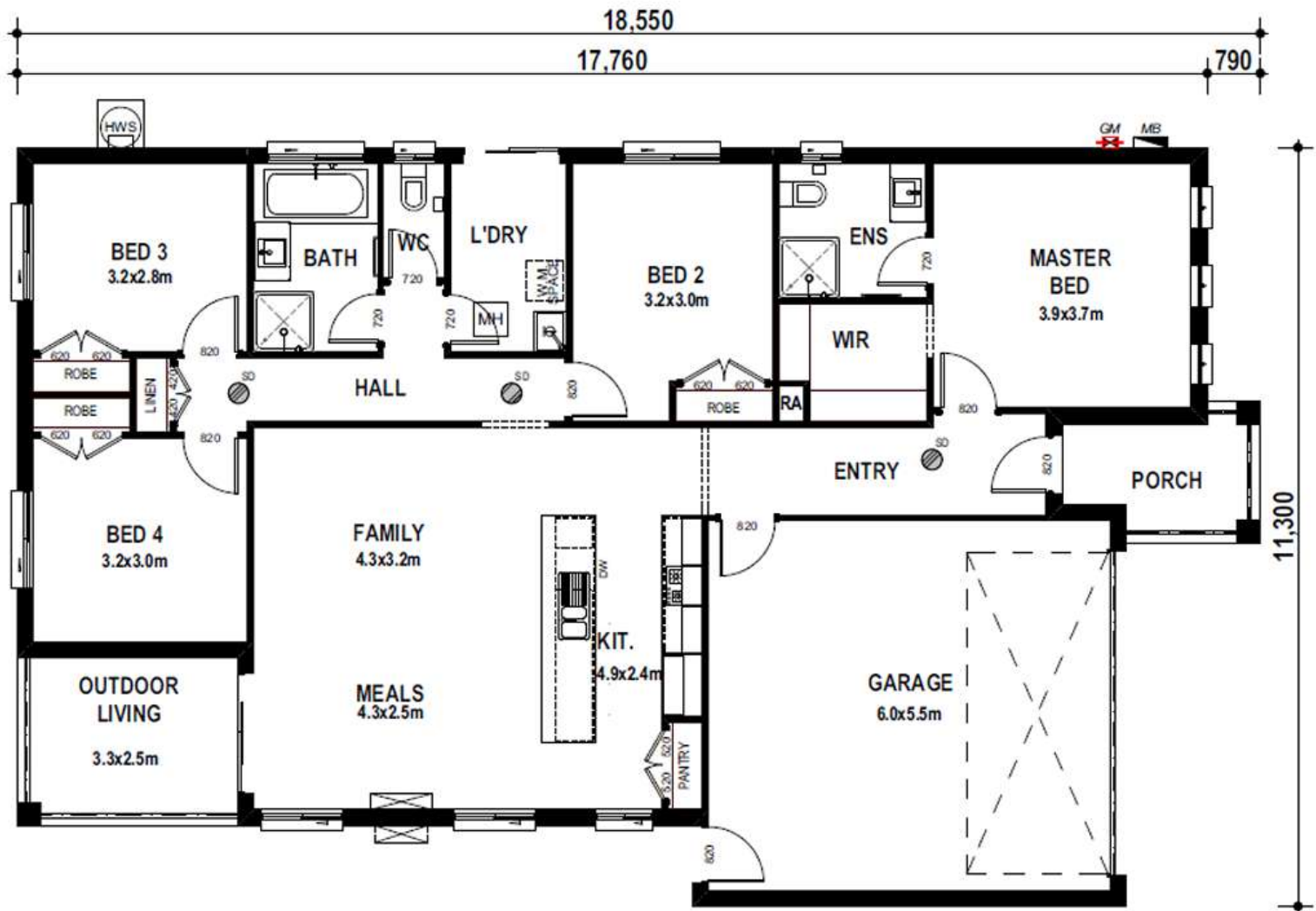
| Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|
| 2315             | 2312, 2314, 2316             |
| 2316             | 2301, 2312, 2315, 2317       |
| 2323             | 2322, 2324                   |
| 2326             | 2325, 2327                   |
| 2327             | 2326                         |
| 2331             | 2330, 2332                   |
| 2332             | 2331, 2333                   |

| Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|
| 2333             | 2332, 2334                   |
| 2334             | 2333, 2335                   |
| 2335             | 2334, 2336                   |
| 2336             | 2335, 2337                   |
| 2337             | 2336, 2338                   |
| 2338             | 2337, 2339                   |

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct or extend any dwelling or allow the construction or extension of any dwelling that does not comply with Type A of the Small Lot Housing Code as incorporated into the Casey Planning Scheme, unless the construction or extension of any dwelling has been approved by the Responsible Authority under the relevant planning scheme. Where there is a conflict between the requirements of the Minta Design guidelines and the Small Lot Housing Code, the Small Lot Housing Code will take precedence.

|                                                                                                                                                                                                                                                                                          |             |           |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------|--|-------------------------------------------|-------------|-----------|------------------------------------------------------------------------------------------------------------------|-----|-------------|---------------|---------------|----------------------------|-------------|-----------|--|--|-------------|-----------|---------------|------|-----|-----------------|------|------|---------------|-------|------|
| OWNERS CORPORATION SCHEDULE                                                                                                                                                                                                                                                              |             |           |  |                                           |             |           |                                                                                                                  |     |             | PS816058T/S23 |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| Owners Corporation No.                                                                                                                                                                                                                                                                   |             |           |  | 1                                         |             |           | Plan No.                                                                                                         |     |             |               | PS816058T/S23 |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| Land affected by Owners Corporation                                                                                                                                                                                                                                                      |             |           |  | Lots:                                     |             |           | ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
|                                                                                                                                                                                                                                                                                          |             |           |  | Common Property No.:                      |             |           | 1                                                                                                                |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| Limitations of Owners Corporation:                                                                                                                                                                                                                                                       |             |           |  | UNLIMITED                                 |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| Notations                                                                                                                                                                                                                                                                                |             |           |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| <table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>6601</td><td>427</td></tr><tr><td>Previous stages</td><td>8891</td><td>8283</td></tr><tr><td>Overall Total</td><td>15492</td><td>8710</td></tr></table> |             |           |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            | Totals      |           |  |  | Entitlement | Liability | This schedule | 6601 | 427 | Previous stages | 8891 | 8283 | Overall Total | 15492 | 8710 |
| Totals                                                                                                                                                                                                                                                                                   |             |           |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
|                                                                                                                                                                                                                                                                                          | Entitlement | Liability |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| This schedule                                                                                                                                                                                                                                                                            | 6601        | 427       |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| Previous stages                                                                                                                                                                                                                                                                          | 8891        | 8283      |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| Overall Total                                                                                                                                                                                                                                                                            | 15492       | 8710      |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| Lot Entitlement and Lot Liability                                                                                                                                                                                                                                                        |             |           |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| Lot                                                                                                                                                                                                                                                                                      | Entitlement | Liability |  | Lot                                       | Entitlement | Liability |                                                                                                                  | Lot | Entitlement | Liability     |               | Lot                        | Entitlement | Liability |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2301                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2302                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2303                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2304                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2305                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2306                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2307                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2308                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2309                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2310                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2311                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2312                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2313                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2314                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2315                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2316                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2317                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2318                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2319                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2320                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2321                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2322                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2323                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2324                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2325                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2326                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2327                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2328                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2329                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2330                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2331                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2332                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2333                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2334                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2335                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2336                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2337                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2338                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2339                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2340                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2341                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| 2342                                                                                                                                                                                                                                                                                     | 10          | 10        |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| S27                                                                                                                                                                                                                                                                                      | 220         | 1         |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| S28                                                                                                                                                                                                                                                                                      | 4149        | 1         |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| S29                                                                                                                                                                                                                                                                                      | 100         | 1         |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| S30                                                                                                                                                                                                                                                                                      | 1           | 1         |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| S31                                                                                                                                                                                                                                                                                      | 480         | 1         |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| S32                                                                                                                                                                                                                                                                                      | 1230        | 1         |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| S34                                                                                                                                                                                                                                                                                      | 1           | 1         |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
| <div> <b>CHARLTON DEGG</b><br/>LAND DEVELOPMENT CONSULTANTS</div> <div>SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930<br/>PH (03) 9775 4555      www.charltondegg.com.au</div>                   |             |           |  | SURVEYORS REF:1149/Stg 23      Version: 2 |             |           |                                                                                                                  |     |             |               |               | SHEET 1                    |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
|                                                                                                                                                                                                                                                                                          |             |           |  | MICHAEL NEYLAN DEGG                       |             |           |                                                                                                                  |     |             |               |               | ORIGINAL SHEET<br>SIZE: A3 |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |
|                                                                                                                                                                                                                                                                                          |             |           |  |                                           |             |           |                                                                                                                  |     |             |               |               |                            |             |           |  |  |             |           |               |      |     |                 |      |      |               |       |      |





# INCLUSIONS





# EXTERNAL

## SITE COSTS

- Fixed Price Site Costs including Rock Excavation

## EXTERNAL ITEMS

- Concrete Roof Tiles as per colour document **1**
- Colorbond Fascia, Gutter and Downpipes **2**
- Bricks as per colour document **3**
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch **4**
- Letterbox (with numbers)

## GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls **5**
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

## DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)



Natural colour mortar with rolled joints



2040mm high x 820mm wide front entry door and entrance set



# KITCHEN



- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry



Cabinet handles

**Domain**  
Quality Appliances for Everyday Living



Stainless Steel Dishwasher



900mm Stainless Steel Upright Cooker



900mm Stainless Steel Canopy Rangehood



Mixer Tap



Stainless Steel Double Bowl Sink



20mm Caesarstone Benchtops with 20mm Square Edge



# INTERNAL

## INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey **6**
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

## DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout **7**
- Lever Door Handles

## WINDOWS

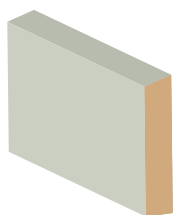
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

## PAINTING

- 3No. Coat Paint system throughout **8**
- Gloss Enamel Paint to Architrave and Skirting

## FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting



Internal lever door handles



75mm scotia cornice



# BATHROOM

## BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

## WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

## ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

## LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback





Shower straight arm



Bath outlet



Laundry mixer tap



Shower mixer tap



Acrylic Bath



Laundry trough and cabinet



Single towel rail



Basin mixer tap



Toilet roll holder



Semi-framed shower screen



Vanity basin



Toilet Suite

# INTERNAL



## HEATING / COOLING

- Gas Ducted Heating **9**
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

## ELECTRICAL

- Double Power Points throughout **10**
- LED Downlights throughout **11**
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points **12**
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

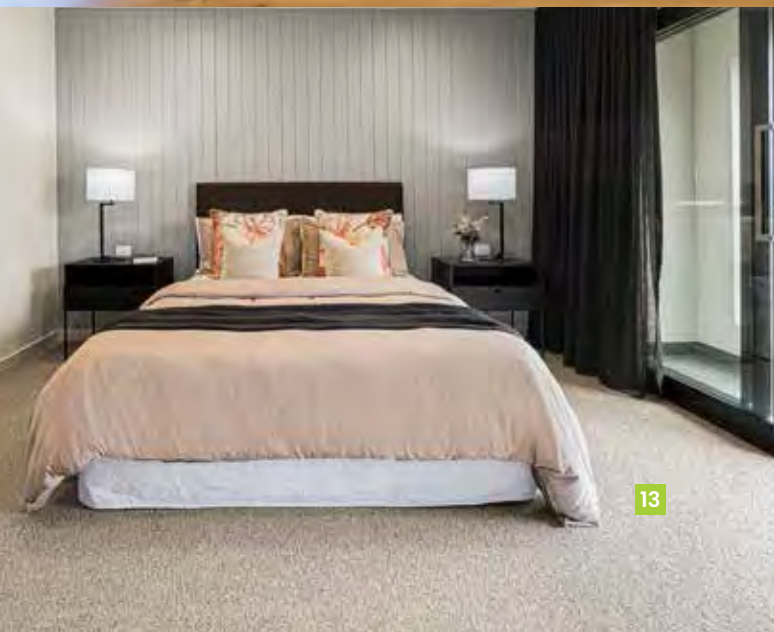
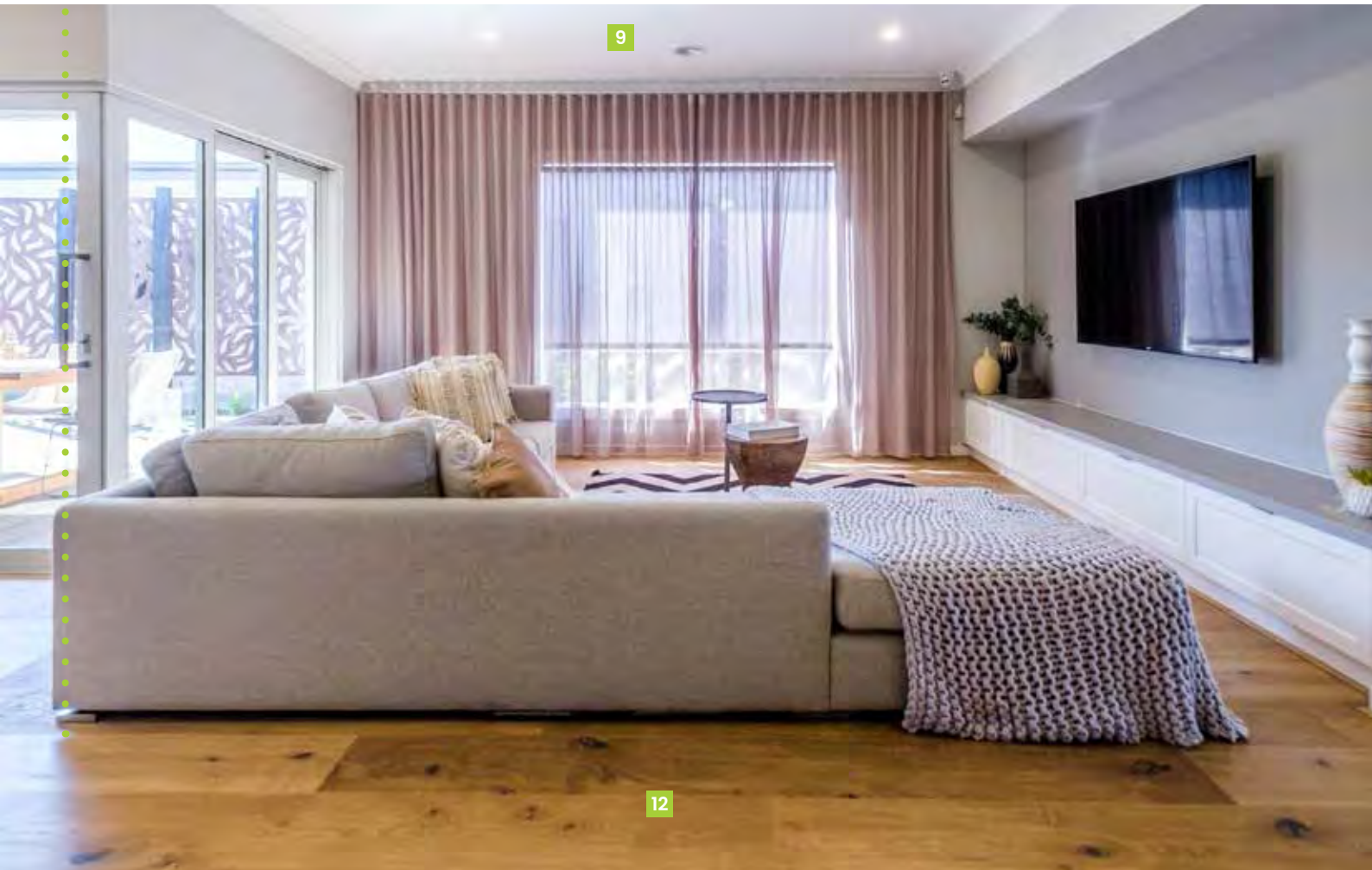
## ENERGY EFFICIENCY

- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

## LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

# SURFACES AND FINISHES



## FLOOR COVERINGS

- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) **12**
- Carpet to remainder of House (as per standard house plan) **13**

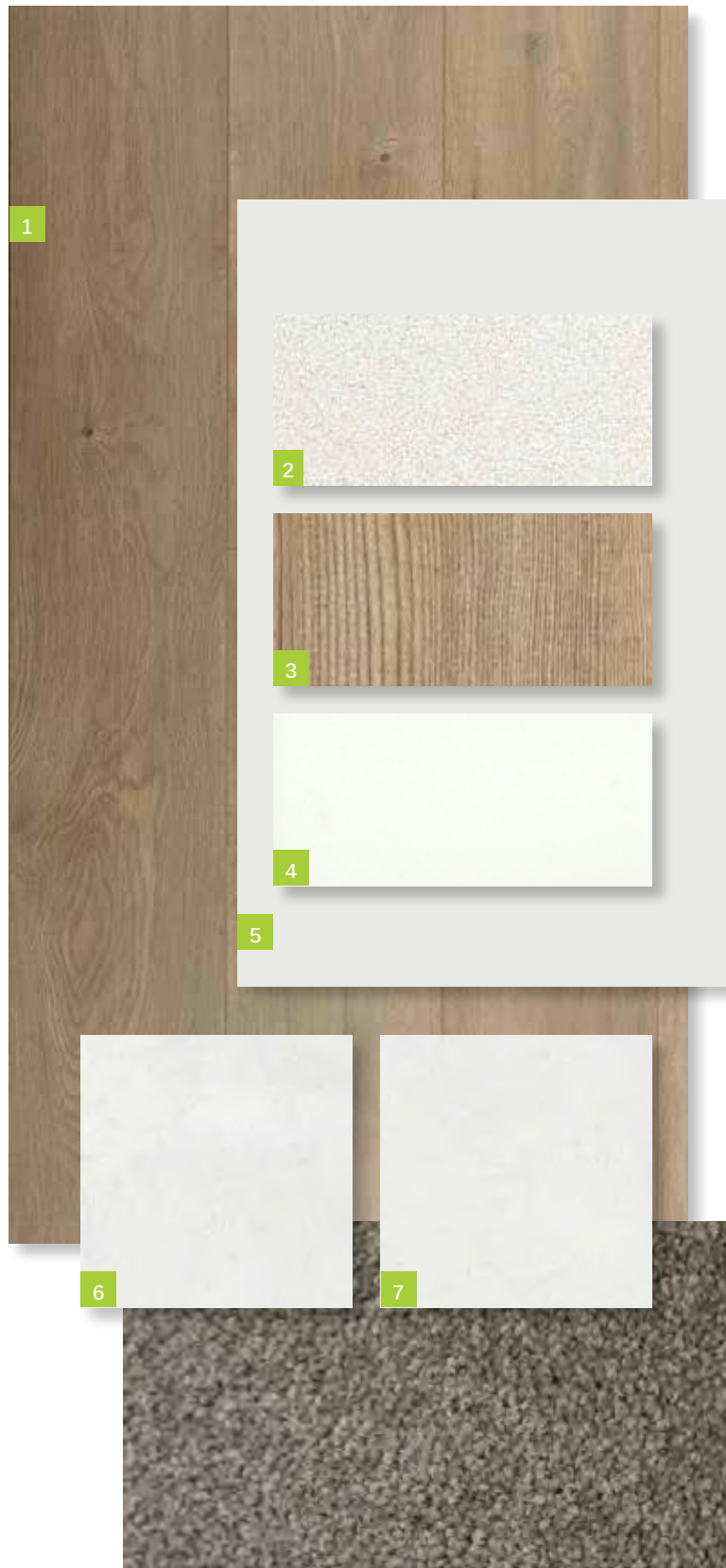
## GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty

# INTERNAL COLOURS



# INTERNAL COLOUR SELECTION ALPINE

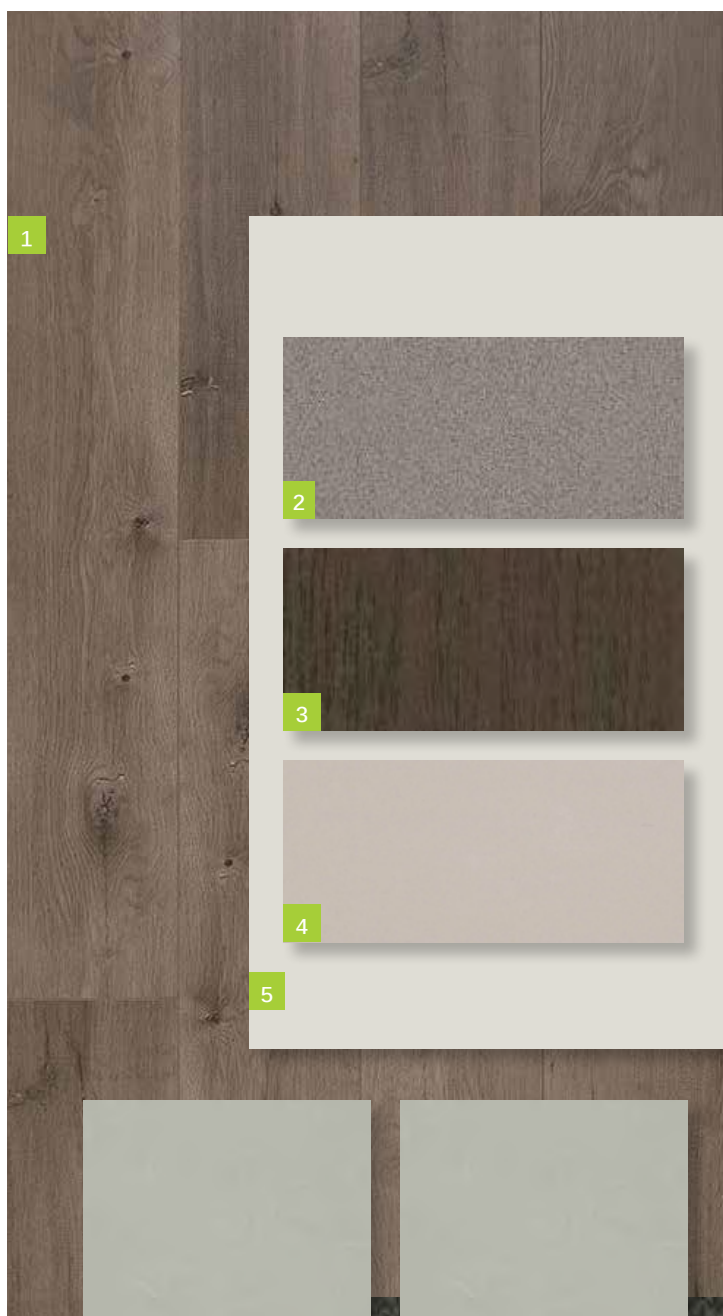


1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 3141 Osprey
3. **Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
Velvet Finish  
Square Edge ABS Edging  
Colour: Mocha Firewood
4. **Splashback**  
BEAUMONT TILES  
Colour: United White Gloss (182174)  
Size: 100x300mm  
ARDEX  
Grout: White  
Laid horizontal and stacked
5. **Walls**  
WATTYL  
Colour: Feather Dawn 19.40  
Finish: Low Sheen  
**Doors / Woodwork**  
Finish: Gloss
6. **Floor Tiles:**  
**Laundry, Ensuite, Bathroom and WC (inc. shower bases)**  
BEAUMONT TILES  
Colour: Belga White (1204371)  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**  
BEAUMONT TILES  
Colour: Belga White (1204371)  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
8. **Carpet**  
ROYAL PARADE  
Colour: March  
Underlay – 7mm





# INTERNAL COLOUR SELECTION BASALT

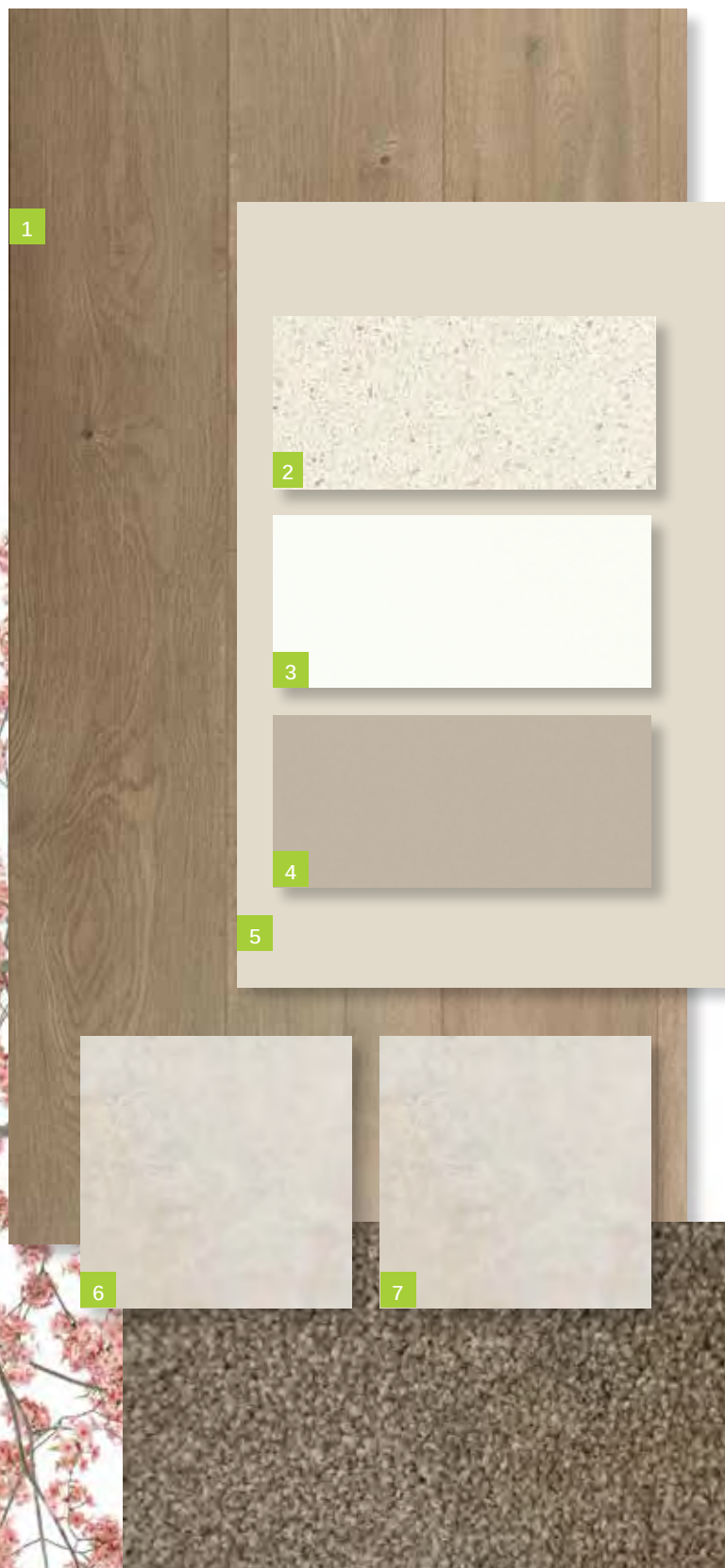


- 1. Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
- 2. Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 2040 Urban
- 3. Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
Velour Finish  
Square Edge ABS Edging  
Colour: Bodega Oak 1009
- 4. Splashback**  
BEAUMONT TILES  
Colour: United Pumice Gloss (1006457)  
Size: 100x300mm  
ARDEX  
Grout: Misty Grey  
Laid horizontal and stacked
- 5. Walls**  
WATTYL  
Colour: Floral White ½ strength  
Finish: Low Sheen  
**Doors / Woodwork**  
Finish: Gloss
- 6. Floor Tiles:**  
**Laundry, Ensuite, Bathroom and WC (inc. shower bases)**  
BEAUMONT TILES  
Colour: Infinite Dark Grey (1223068)  
Size: 450x450mm  
ARDEX  
Grout: Charred Ash
- 7. Ensuite and Bathroom Wall Tiles**  
BEAUMONT TILES  
Colour: Infinite Dark Grey (1223068)  
Size: 450x450mm  
ARDEX  
Grout: Charred Ash
- 8. Carpet**  
ROYAL PARADE  
Colour: Urban Grey  
Underlay – 7mm





# INTERNAL COLOUR SELECTION IVORY



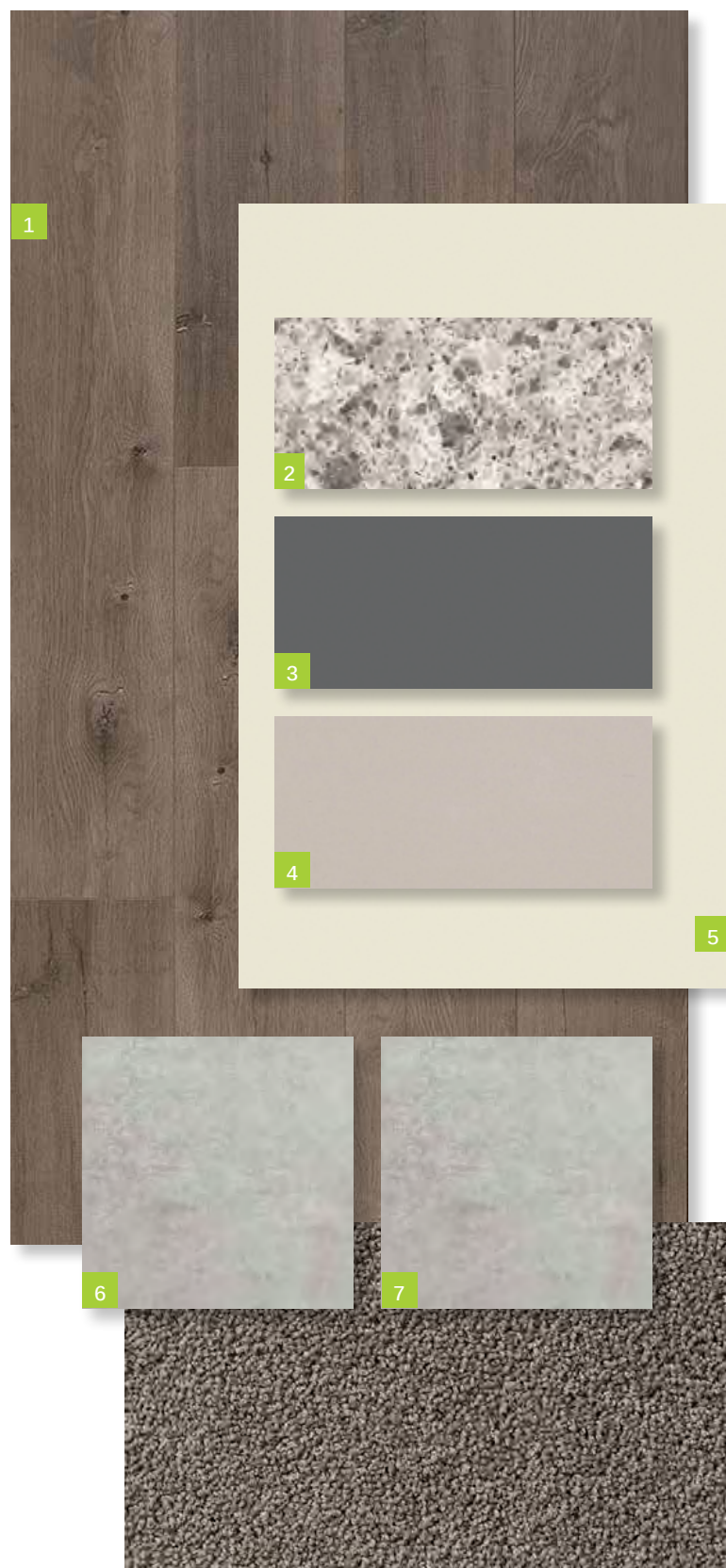
1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
WAW Velour Finish  
Square Edge ABS Edging  
Colour: Warm White
4. **Splashback**  
BEAUMONT TILES  
Colour: United Ash Latte Gloss (182055)  
Size: 100x300mm  
ARDEX  
Grout: Travertine  
Laid horizontal and stacked
5. **Walls**  
WATTYL  
Colour: Grand Piano 1/4 A204  
Finish: Low Sheen  
**Doors / Woodwork**  
Finish: Gloss
6. **Floor Tiles:**  
**Laundry, Ensuite, Bathroom and WC (inc. shower bases)**  
BEAUMONT TILES  
Colour: Belga Ivory (79934)  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**  
BEAUMONT TILES  
Colour: Belga Ivory (79934))  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
8. **Carpet**  
ROYAL PARADE  
Colour: Hazelnut  
Underlay – 7mm



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# INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn - Newtown
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
Velvet Finish  
Square Edge ABS Edging  
Colour: Storm S2
4. **Splashback**  
BEAUMONT TILES  
Colour: United Pumice Gloss (1006457)  
Size: 100x300mm  
ARDEX  
Grout: Misty Grey  
Laid horizontal and stacked
5. **Walls**  
WATTYL  
Colour: White Smoke T15 3.6  
Finish: Low Sheen  
**Doors / Woodwork**  
Finish: Gloss
6. **Floor Tiles:**  
**Laundry, Ensuite, Bathroom and WC (inc. shower bases)**  
BEAUMONT TILES  
Colour: Belga Grey (79931)  
Size: 450x450mm  
ARDEX  
Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**  
BEAUMONT TILES  
Colour: Belga Grey (79931)  
Size: 450x450mm  
ARDEX  
Grout: Magellan Grey
8. **Carpet**  
GOTHAM  
Colour: Bird Underlay –





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