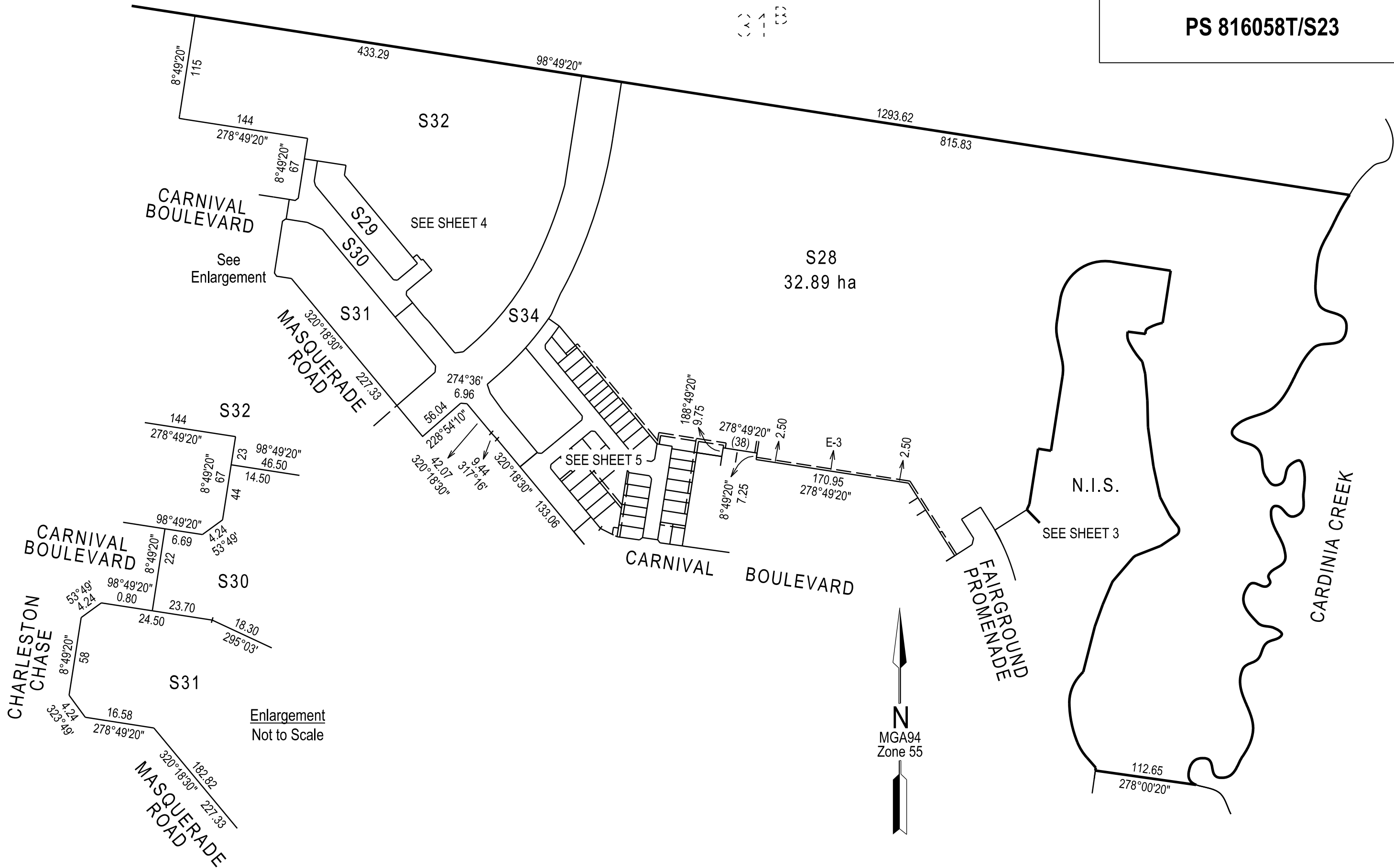


PLAN OF SUBDIVISION				LV USE ONLY EDITION		PS 816058T/S23	
LOCATION OF LAND PARISH: BERWICK TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 32 (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: S26 on PS 816058T POSTAL ADDRESS: 2 - 106 Soldiers Road Berwick 3806 MGA94 Co-ordinates (of approx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





SEE SHEET 2

SEE SHEET 2

S28

See Enlargement

N.I.S.

S28

CARDINIA CREEK

VETARA STREET

CARNIVAL BOULEVARD

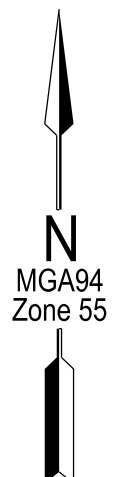
FAIRGROUND PROMENADE

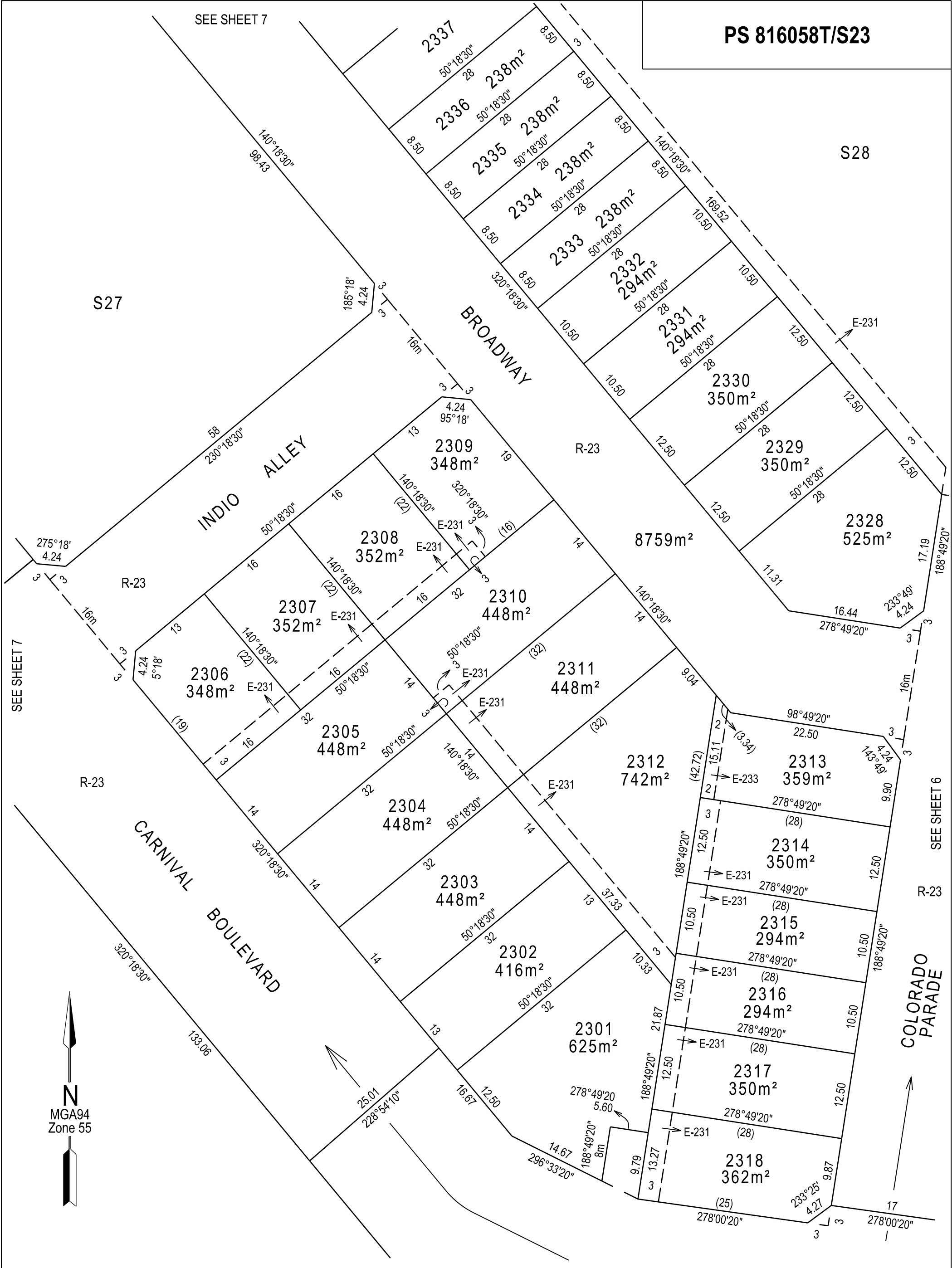
FAIRGROUND PROMENADE

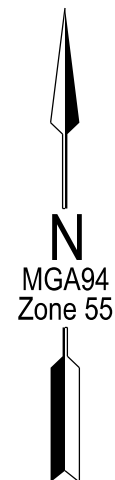
S28

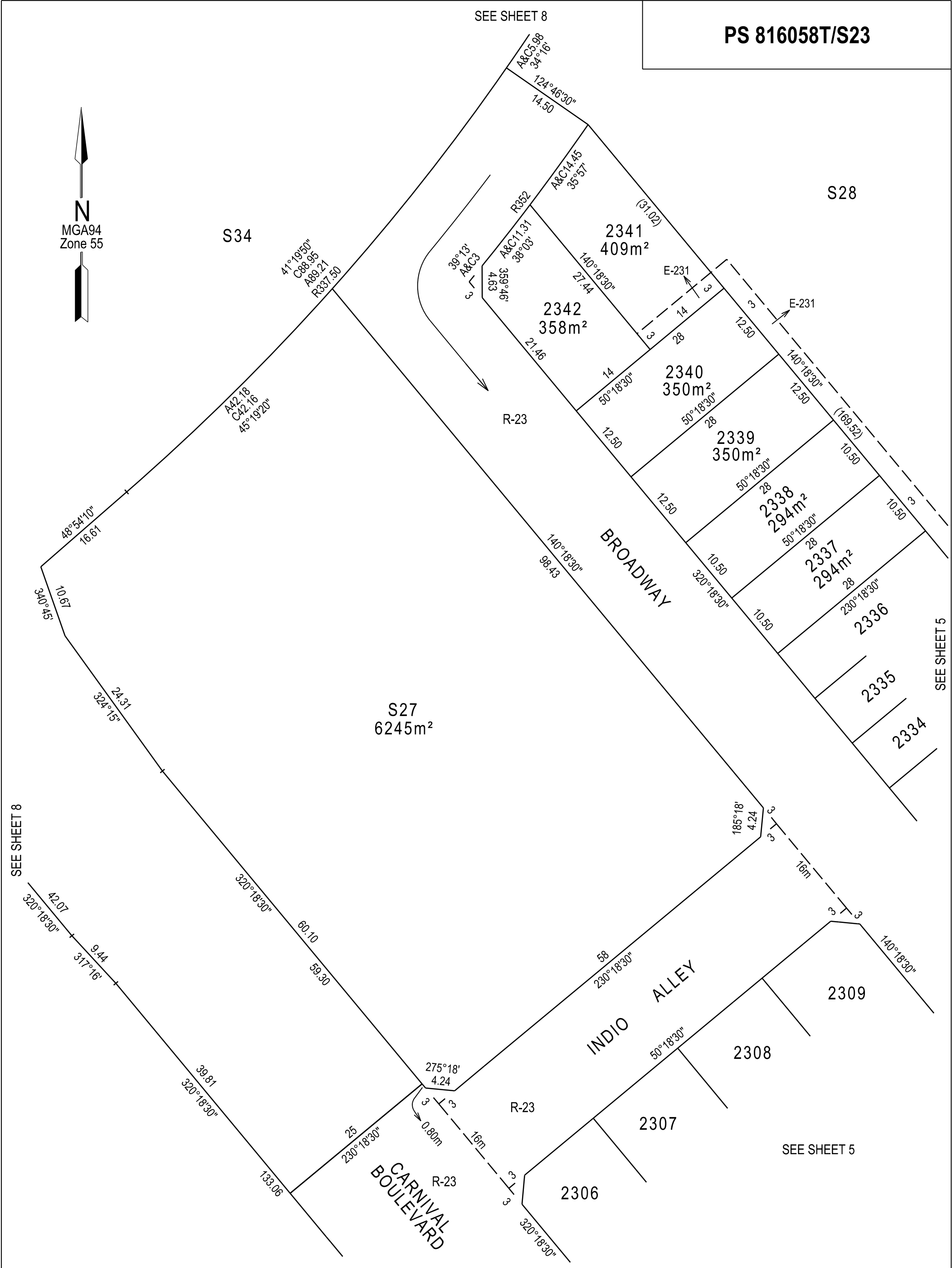
CARNIVAL BOULEVARD

Enlargement
Not to Scale









SEE SHEET 2

SEE SHEET 2

S32
8.153 ha

S32

S29

S30

Enlargement
Not to Scale

See
Enlargement

S29
4869m²

S30
5997m²

SEE SHEET 2

S31
1.378 ha

S34
2.405 ha

S28

S27

SEE SHEET 4

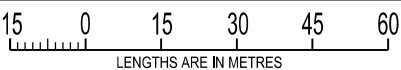


NOTE: LOCATION SHOWN THUS *
IS NOT TANGENTIAL TO STRAIGHT.



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																								
 CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 www.charltondegg.com.au				SURVEYORS REF:1149/Stg 23 Version: 2								SHEET 1														
				MICHAEL NEYLAN DEGG								ORIGINAL SHEET SIZE: A3														

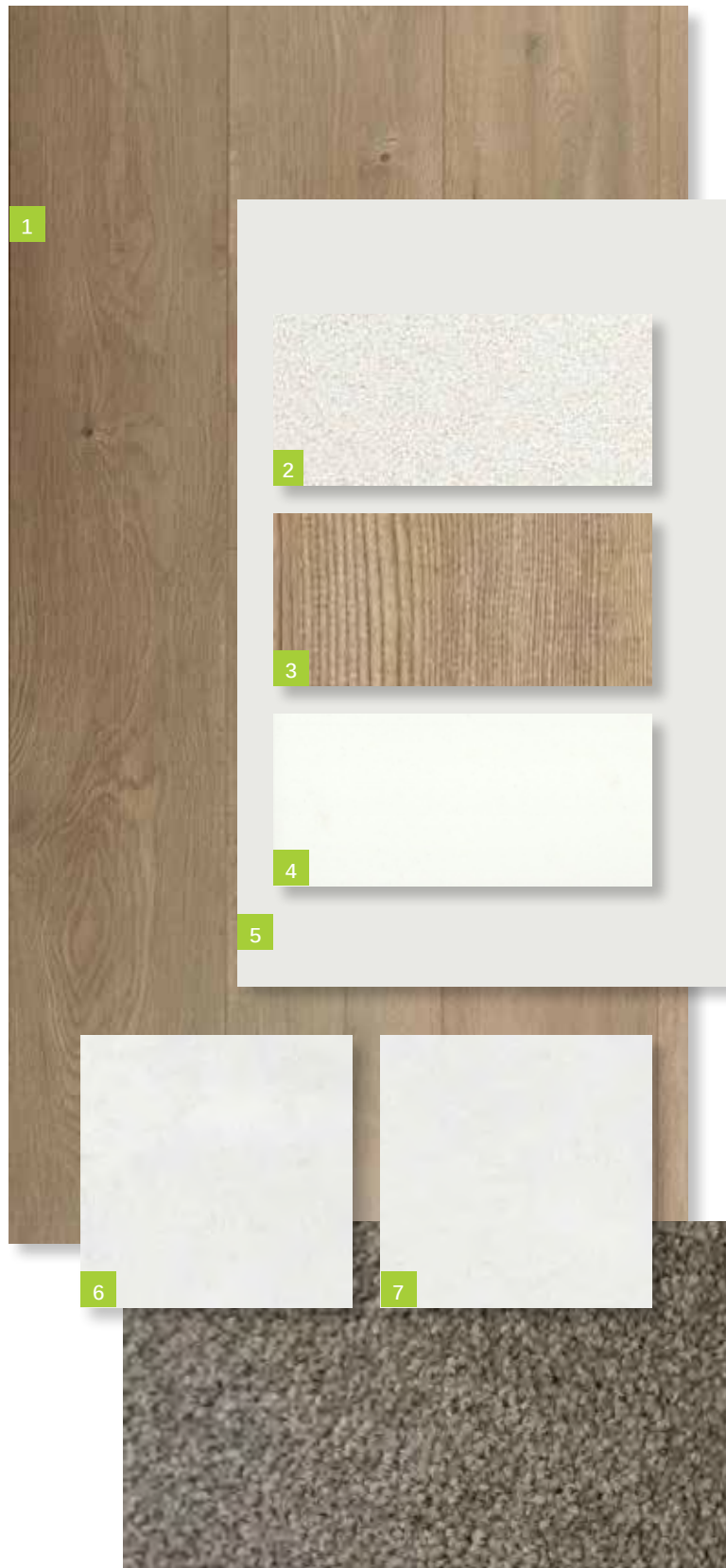




INTERNAL COLOURS



INTERNAL COLOUR SELECTION ALPINE



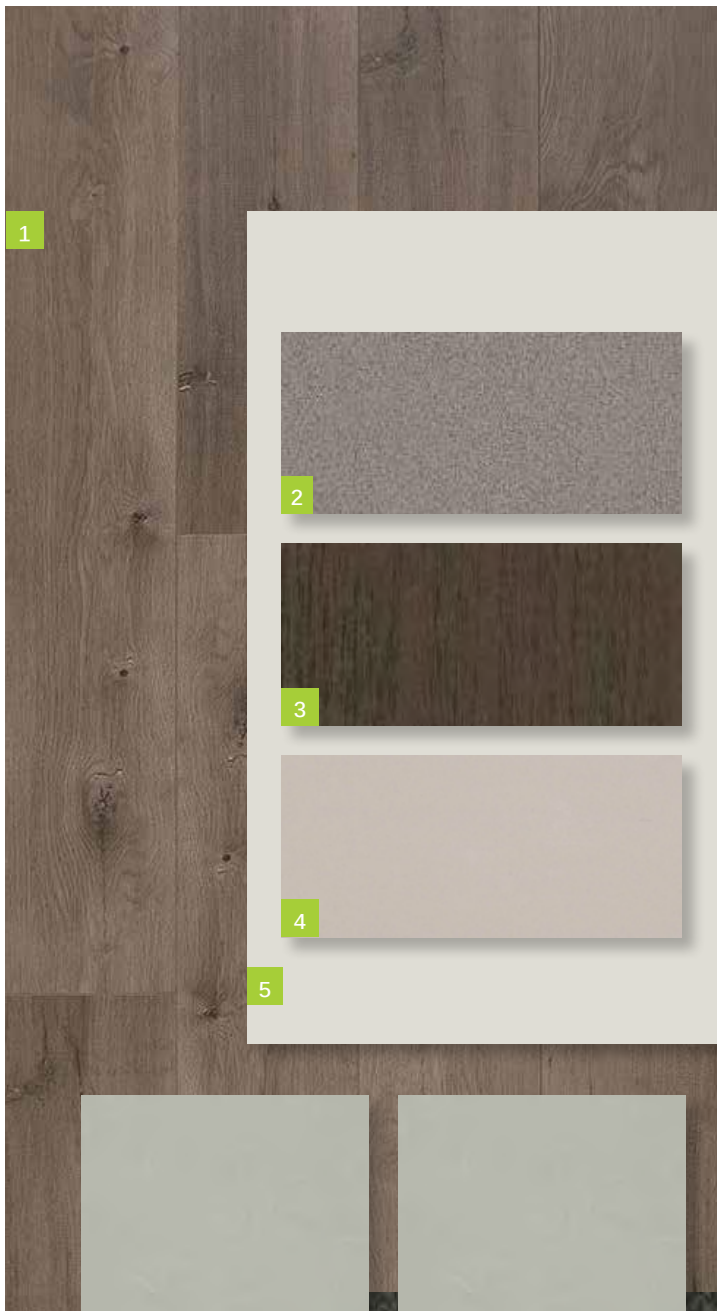
1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 3141 Osprey
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Mocha Firewood
4. **Splashback**
BEAUMONT TILES
Colour: 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



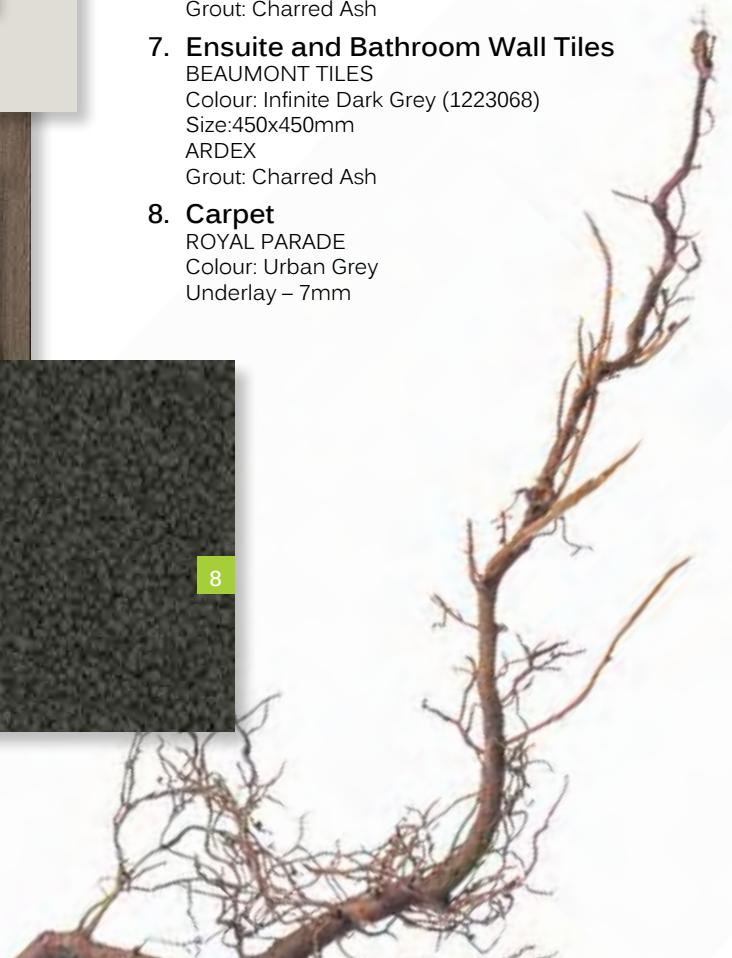
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INTERNAL COLOUR SELECTION BASALT

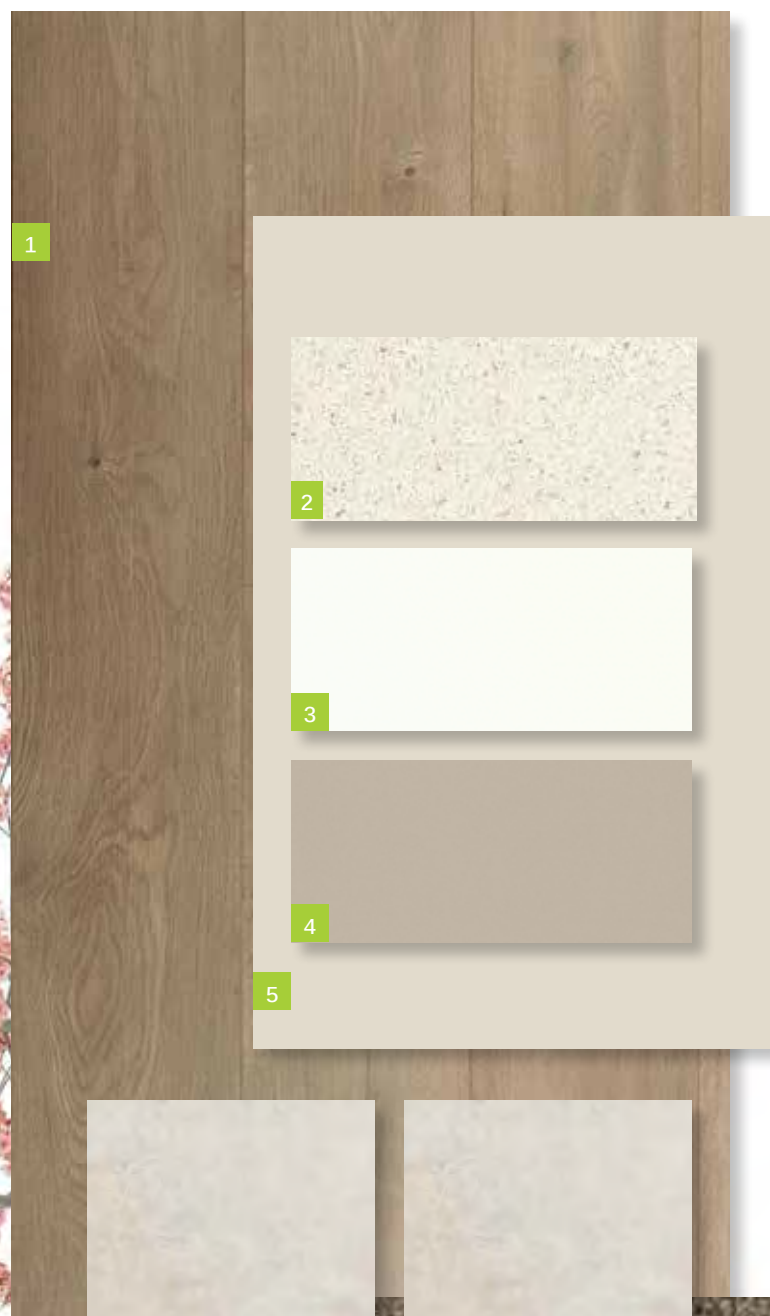


- 1. Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
- 2. Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 2040 Urban
- 3. Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velour Finish
Square Edge ABS Edging
Colour: Bodega Oak 1009
- 4. Splashback**
BEAUMONT TILES
Colour: 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



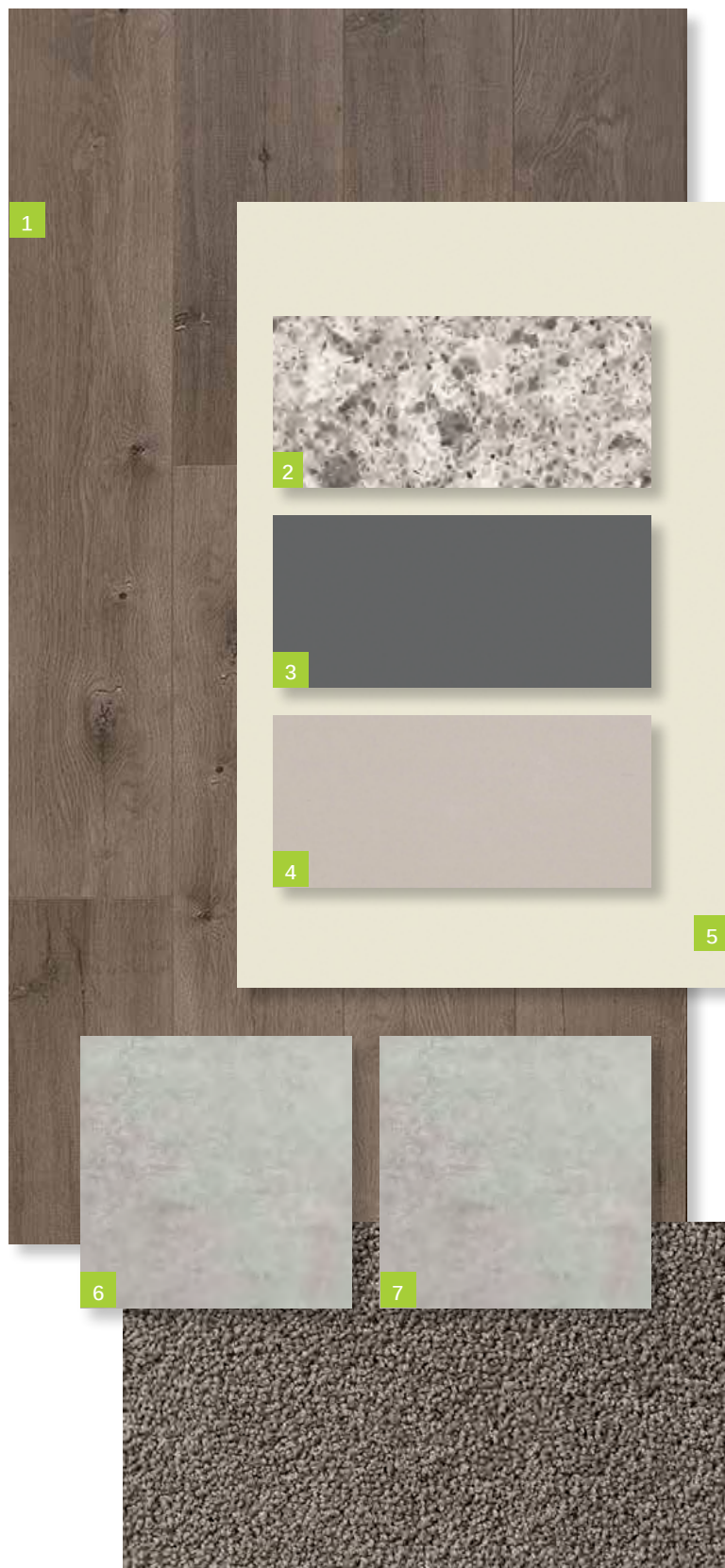
1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
WAW Velour Finish
Square Edge ABS Edging
Colour: Warm White
4. **Splashback**
BEAUMONT TILES
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
Size: 450x45
ARDEX
Grout: Magellan Grey
8. **Carpet**
GOTHAM
Colour: Bird
Underlay –





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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

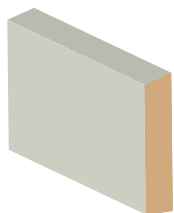
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

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

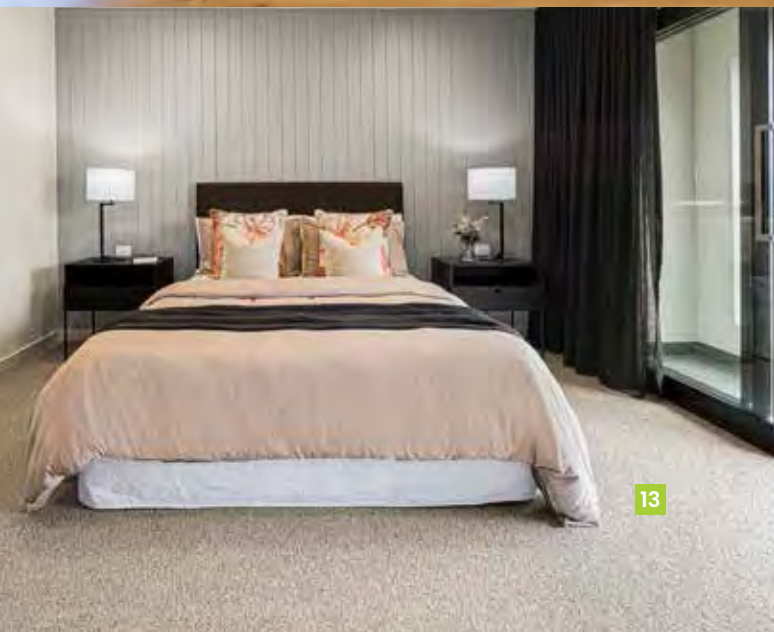
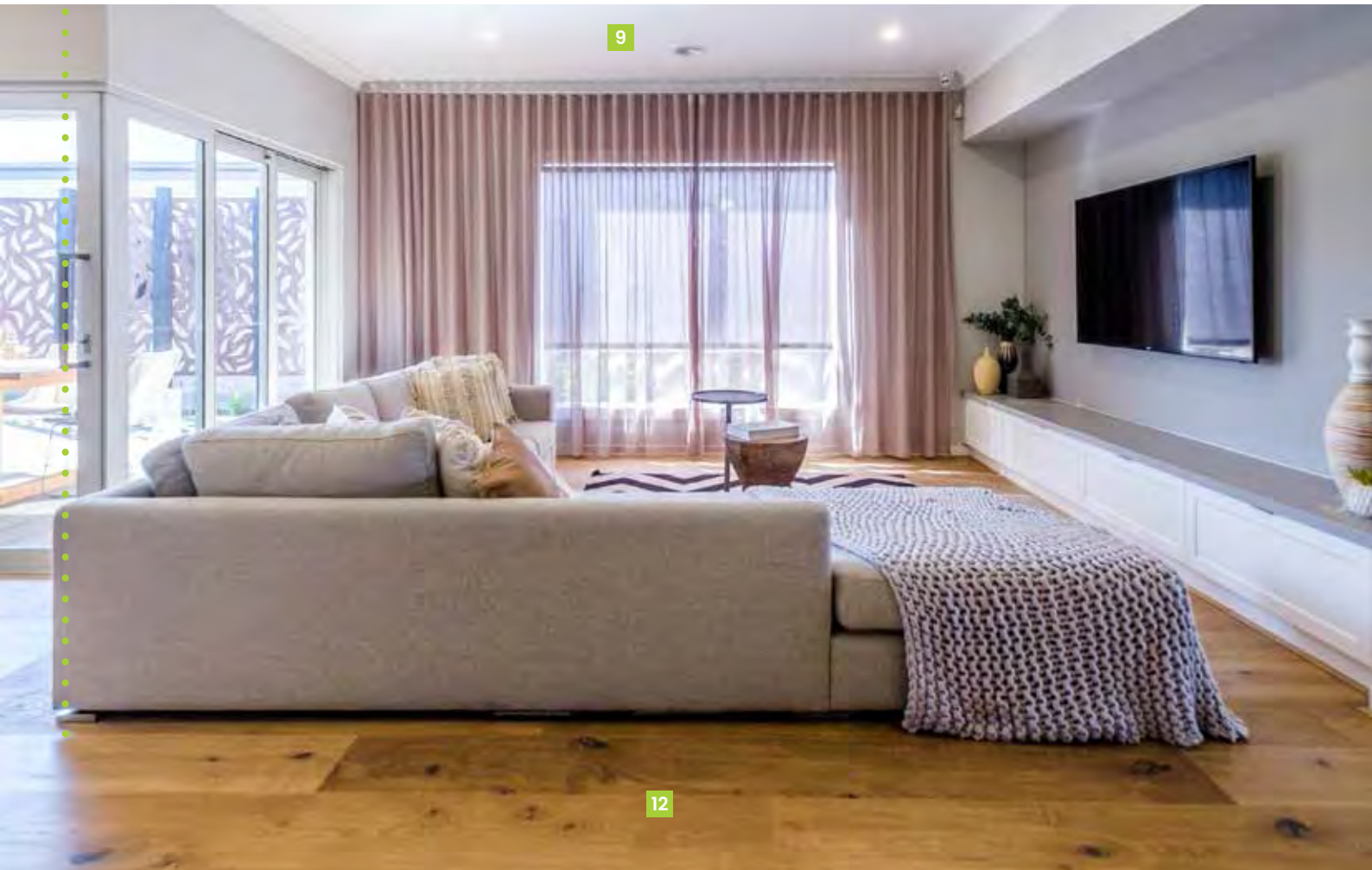
ENERGY EFFICIENCY

- 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**

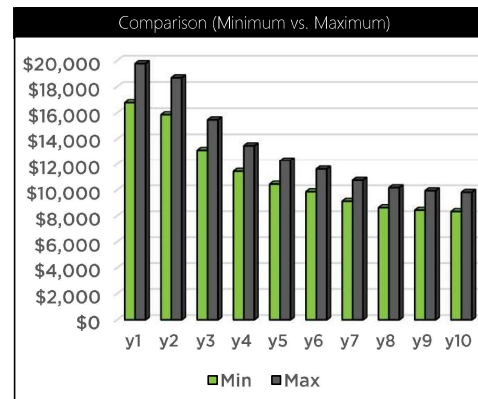
GENERAL

- 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

ESTIMATE /

Depreciation Estimate Hermitage Homes Designs - Jackson 18 GE MCG Quantity Surveyors

Maximum			
Year	Division 40	Division 43	Total
1	\$11,217	\$8,552	\$19,769
2	\$10,133	\$8,552	\$18,684
3	\$6,918	\$8,552	\$15,470
4	\$4,932	\$8,552	\$13,484
5	\$3,761	\$8,552	\$12,312
6	\$3,073	\$8,552	\$11,625
7	\$2,204	\$8,552	\$10,755
8	\$1,624	\$8,552	\$10,175
9	\$1,390	\$8,552	\$9,942
10	\$1,268	\$8,552	\$9,819
Total Value	\$51,486	\$342,062	\$393,548



Minimum			
Year	Division 40	Division 43	Total
1	\$9,524	\$7,261	\$16,785
2	\$8,603	\$7,261	\$15,864
3	\$5,874	\$7,261	\$13,135
4	\$4,188	\$7,261	\$11,449
5	\$3,193	\$7,261	\$10,454
6	\$2,610	\$7,261	\$9,870
7	\$1,871	\$7,261	\$9,132
8	\$1,379	\$7,261	\$8,639
9	\$1,180	\$7,261	\$8,441
10	\$1,076	\$7,261	\$8,337
Total Value	\$43,715	\$290,430	\$334,145



This estimate is presented as a guide to the potential depreciation deductions only and should not be applied or acted upon. The depreciation of the plant and equipment items is based on the Diminishing Value method of depreciation applying Low-Value Pooling and 100% deductions. The Division 43 Capital Allowance is calculated at 2.5% p.a. of the estimated construction cost. The estimate is based upon legislation current as at the date of report production.

THIS ESTIMATE CANNOT BE USED FOR TAXATION PURPOSES.

