

PLAN OF SUBDIVISION	STAGE No.	LR USE ONLY EDITION 12	PLAN NUMBER PS 529433 T	
LOCATION OF LAND PARISH: DANDENONG TOWNSHIP: - SECTION: 2 CROWN ALLOTMENT: C, E, F, G, 1 (PARTS) AND H CROWN PORTION: - TITLE REFERENCES: VOL.10913 FOL. 065 LAST PLAN REFERENCE/S: PS 529426 Q (LOT 0) POSTAL ADDRESS: LOT 0 JACKSONS ROAD MULGRAVE, 3170. MGA Co-ordinates (of approx centre of land in plan) E 340 968 N 5 800 545 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: MONASH CITY COUNCIL REF: 1878 1. This plan is certified under Section 6 of the Subdivision Act 1988 2. This plan is certified under Section 11(7) of the Subdivision Act 1988 Date of original certification under Section 6: / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate _____ Council Seal _____ Date 28/10/05 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate _____ Council Seal _____ Date / / _____		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING This is a staged subdivision Planning permit No _____ DEPTH LIMITATION OF 15.24 METRES APPLIES TO CROWN ALLOTMENT 1 EASEMENTS DESCRIBED AS E-6, E-8, E-9 & E-10 ARE FOR THE PURPOSE OF DRAINAGE WITH ACCOMPANYING RIGHTS FOR ERECTION AND MAINTENANCE OF EAVES, GUTTERING AND DOWNPIPES. THE LOWER LIMIT OF EASEMENTS E-9 AND E-10 IS 5 METRES ABOVE THAT PART OF THE SITE. THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN. THIS PLAN IS BASED ON SURVEY IN BP 1713 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No (s) 739, 770 & 1098 IN PROCLAIMED SURVEY AREA No 21		
RESERVE No. 6, 7A, 7C, 8, 9, 10	MONASH CITY COUNCIL			
RESERVE No. 7B	UNITED ENERGY LIMITED			
ROAD R4, R6, R7, R8, R9, R10 & R11	MONASH CITY COUNCIL			
ADVERTISED PLAN				
EASEMENT INFORMATION		LR USE ONLY		
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement(Road)		STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favor Of
SEE SHEET 2 FOR ADDITIONAL EASEMENT INFORMATION				
				RECEIVED <input checked="" type="checkbox"/> DATE: 18/11/05
				LR USE ONLY THIS IS AN LR COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN
				SHEET 1 OF 36 SHEETS
PARRY FRASER & JONES (VIC) P/L Consulting Engineers & Surveyors 1 Oxley Road Hawthorn 3122 Ph (03) 98196991 Fax. (03) 98196994 Email mail@parryfraserjones.com.au A.B.N. 72 112 571 810		LICENSED SURVEYOR (PRINT) JAMES C CANNING SIGNATURE _____ DATE 9/5/05		DATE 28/10/05
		REF 1700-SL6 VERSION 4		COUNCIL DELEGATE SIGNATURE _____
				ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION No: PS529433T

EASEMENT INFORMATION

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

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 607 TO 612 (BOTH INCLUSIVE)
& LOTS 359 TO 361 (BOTH INCLUSIVE)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of
E-1	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E B 346336	S.E.C.V.
E-2	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E B 375283	S.E.C.V.
E-3	TRANSMISSION OF ELECTRICITY	SEE PLAN	C/E B 689506	S.E.C.V.
E-4	SEWERAGE	2	PS522194X	YARRA VALLEY WATER LTD
E-5, RES 6 & 7A	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER LTD
E-5, RES 6 & 7A	DRAINAGE	SEE PLAN	THIS PLAN	MONASH CITY COUNCIL
RES 6	WATER SUPPLY	SEE PLAN	THIS PLAN	YARRA VALLEY WATER LTD
	GAS SUPPLY	SEE PLAN	THIS PLAN	MULTINET GAS
	TELECOMMUNICATIONS	SEE PLAN	THIS PLAN	LAND IN THIS PLAN
	POWERLINE	SEE PLAN	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	UNITED ENERGY LIMITED
RES 7A	GAS SUPPLY	SEE PLAN	THIS PLAN	MULTINET GAS
	TELECOMMUNICATIONS	SEE PLAN	THIS PLAN	LAND IN THIS PLAN
	POWERLINE	SEE PLAN	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	UNITED ENERGY LIMITED
E-6	FOR THE PURPOSE SEE NOTATION ON SHEET 1	0.20	THIS PLAN	LOTS 330 & 331 IN PS529431X
E-7	PARTY WALL	0.07	THIS PLAN	RELEVANT ABUTTING LOTS
E-9	FOR PURPOSE AND LIMITS SEE NOTATION ON SHEET 1	0.60	THIS PLAN	LOTS 331 IN PS529431X
E-10	FOR PURPOSE AND LIMITS SEE NOTATION ON SHEET 1	0.60	THIS PLAN	RELEVANT ABUTTING LOTS
E-8	FOR PURPOSE AND LIMITS NOTATION ON SHEET 1	0.20	THIS PLAN	RELEVANT ABUTTING LOTS

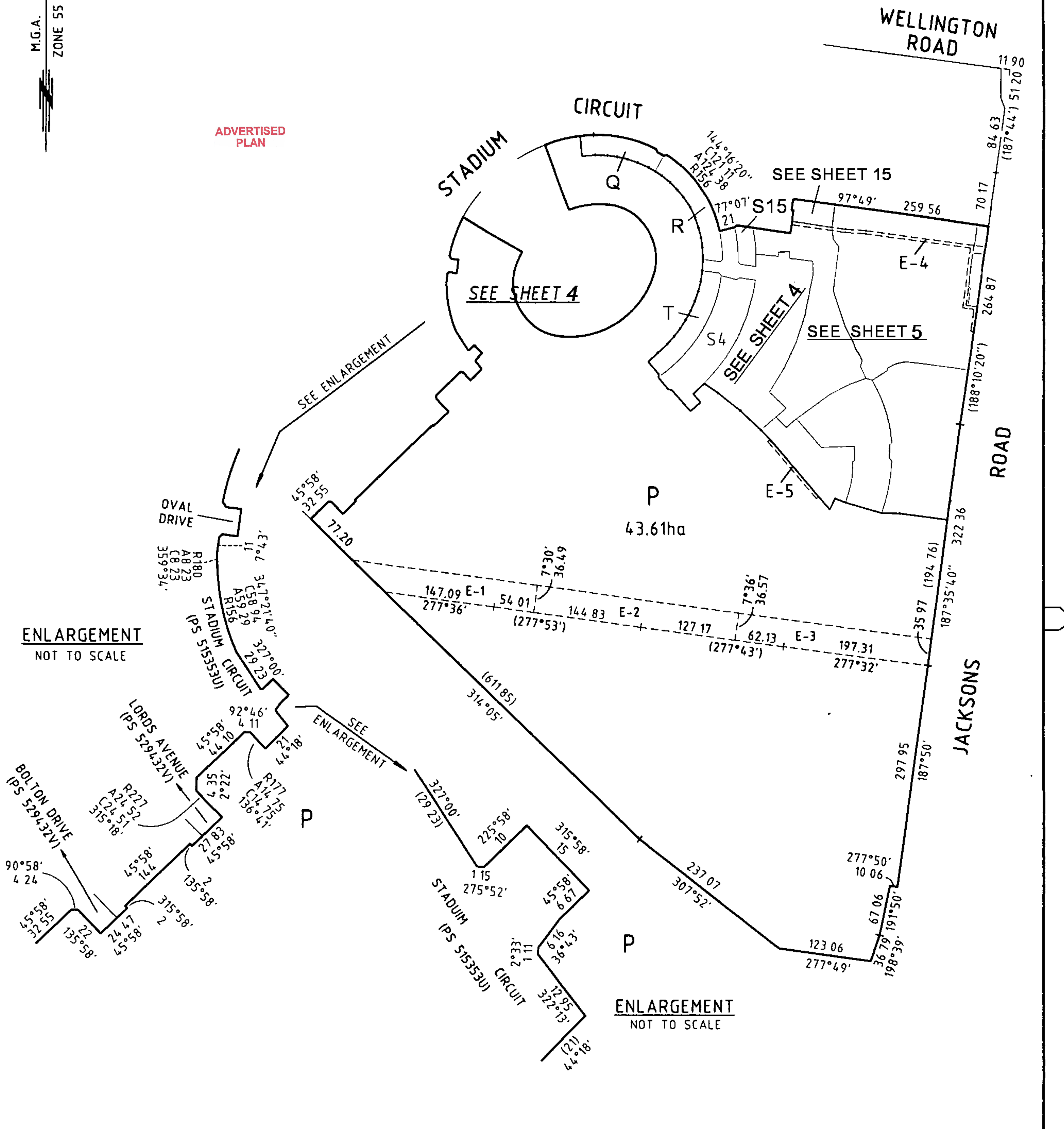
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 529433 T

M.G.A.
ZONE 55

ADVERTISED PLAN



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PARRY FRASER & JONES (VIC) P/L
 Consulting Engineers & Surveyors
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 Email mail@parryfraserjones.com.au
 A.B.N. 72 112 571 810

SCALE		ORIGINAL
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LENGTHS ARE IN METRES		SHEET SIZE
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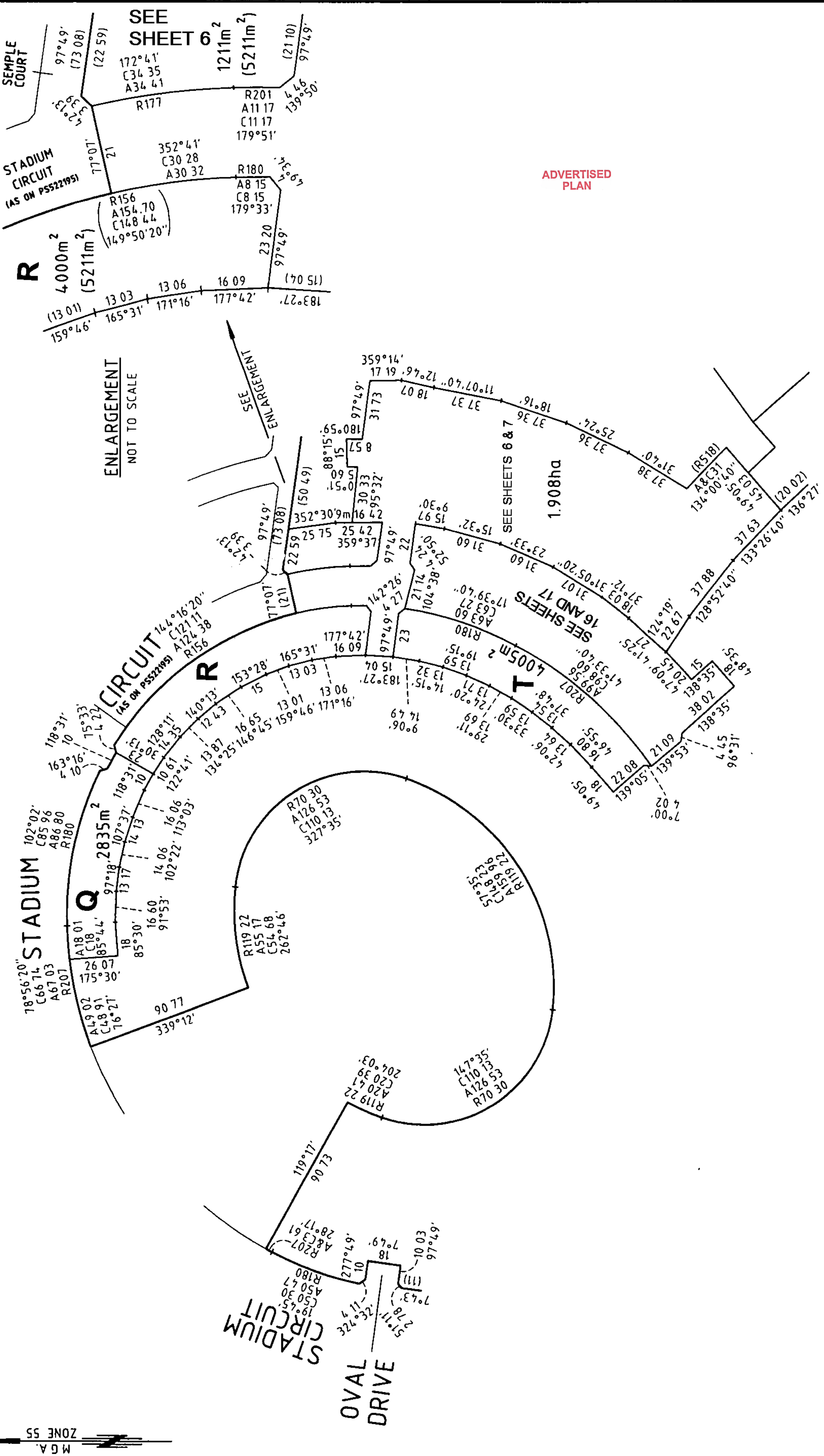
LICENSED SURVEYOR (PRINT)	JAMES C CANNING
SIGNATURE	DATE / /
REF 1700-SL6	VERSION 4

SHEET 3	
DATE / /	COUNCIL DELEGATE SIGNATURE

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ENLARGEMENT
NOT TO SCALE



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SCALE

LENGTHS ARE IN METRES

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ORIGINAL SCALE 1:2000

SHEET SIZE A3

LICENSED SURVEYOR (PRINT) JAMES C CANNING

SIGNATURE DATE / /

REF 1700-SL6 VERSION 4

SHEET 4

DATE / /

COUNCIL DELEGATE SIGNATURE

PS04H 9/5/05 WAVERLEY\SUPERLOTS\6TH_SUPERLOT\1700SL6

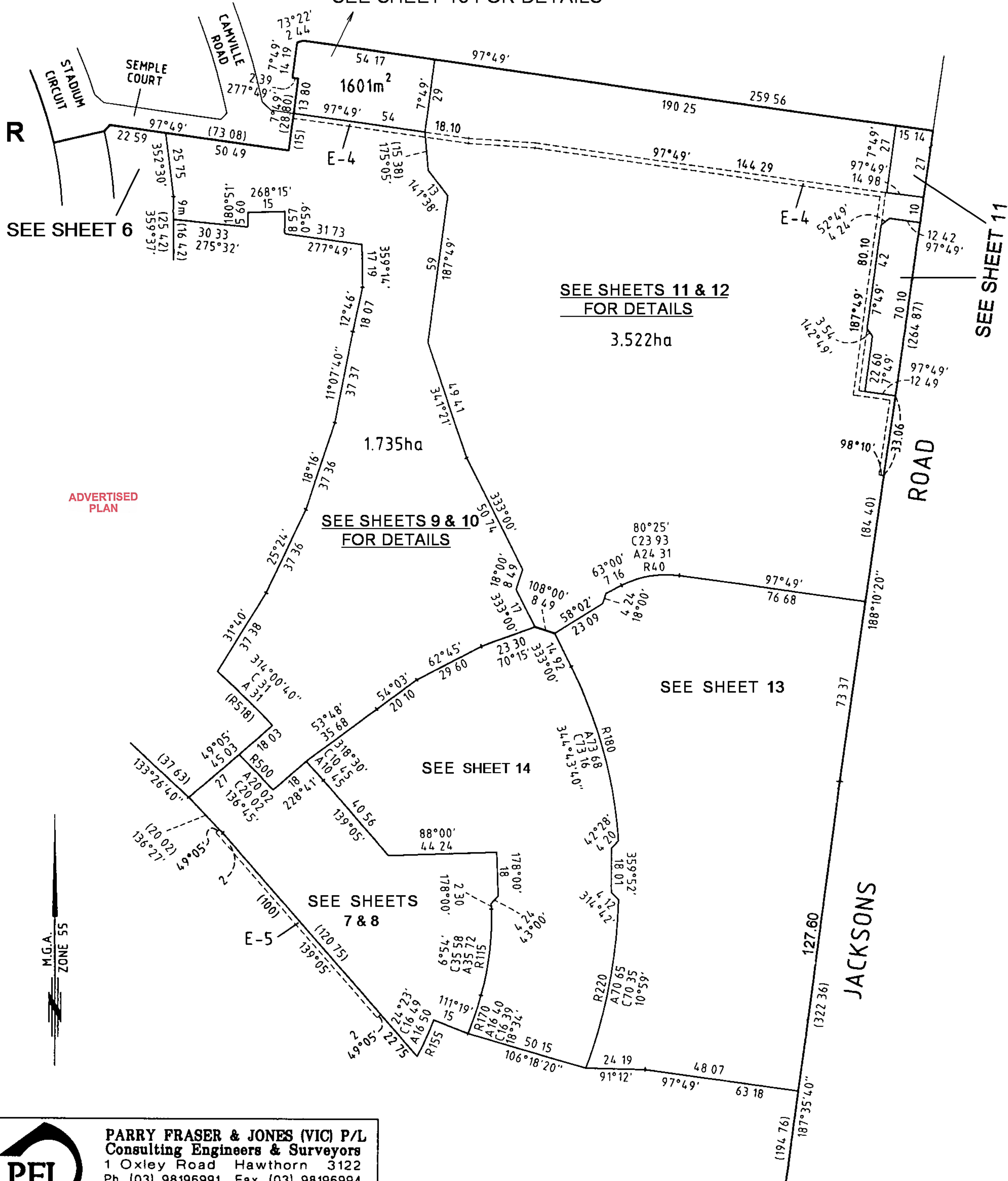
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 529433 T

SEE SHEET 15 FOR DETAILS



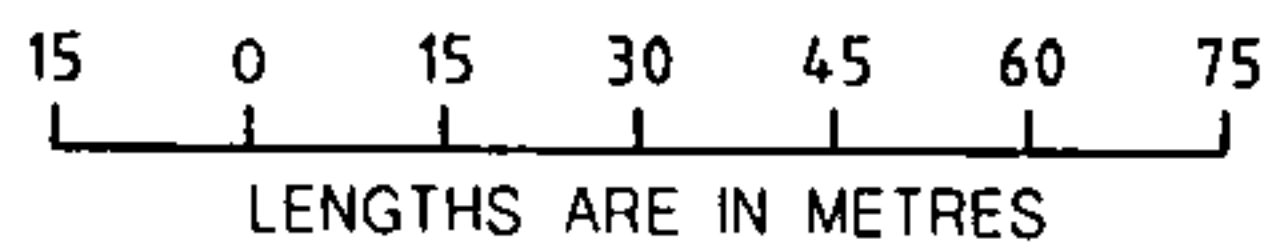
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SCALE



ORIGINAL

SCALE SHEET SIZE
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LICENSED SURVEYOR (PRINT) JAMES C CANNING

SIGNATURE

DATE / /

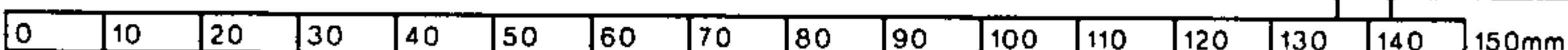
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VERSION 4

SHEET 5

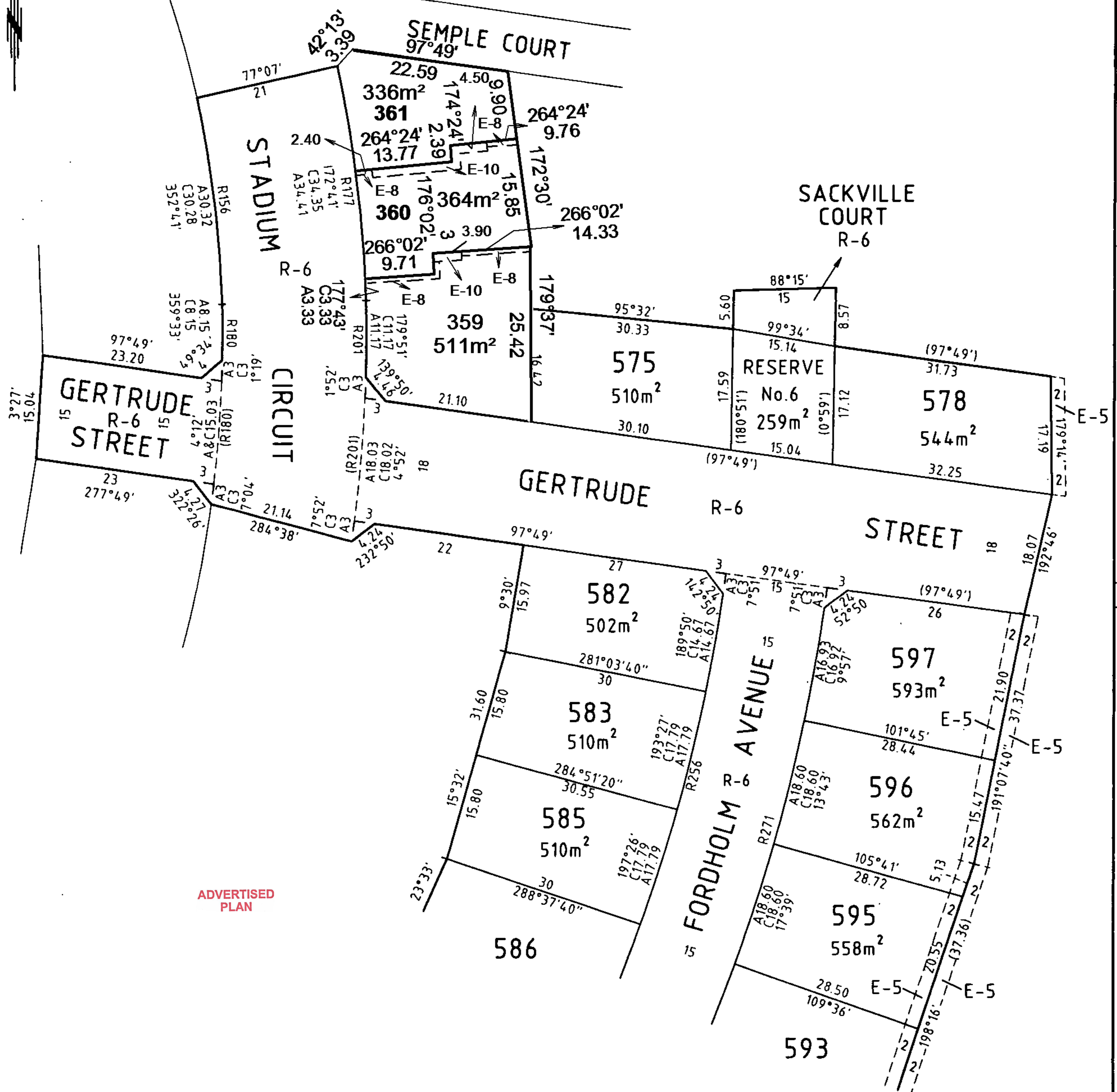
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COUNCIL DELEGATE SIGNATURE



PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 529433 T

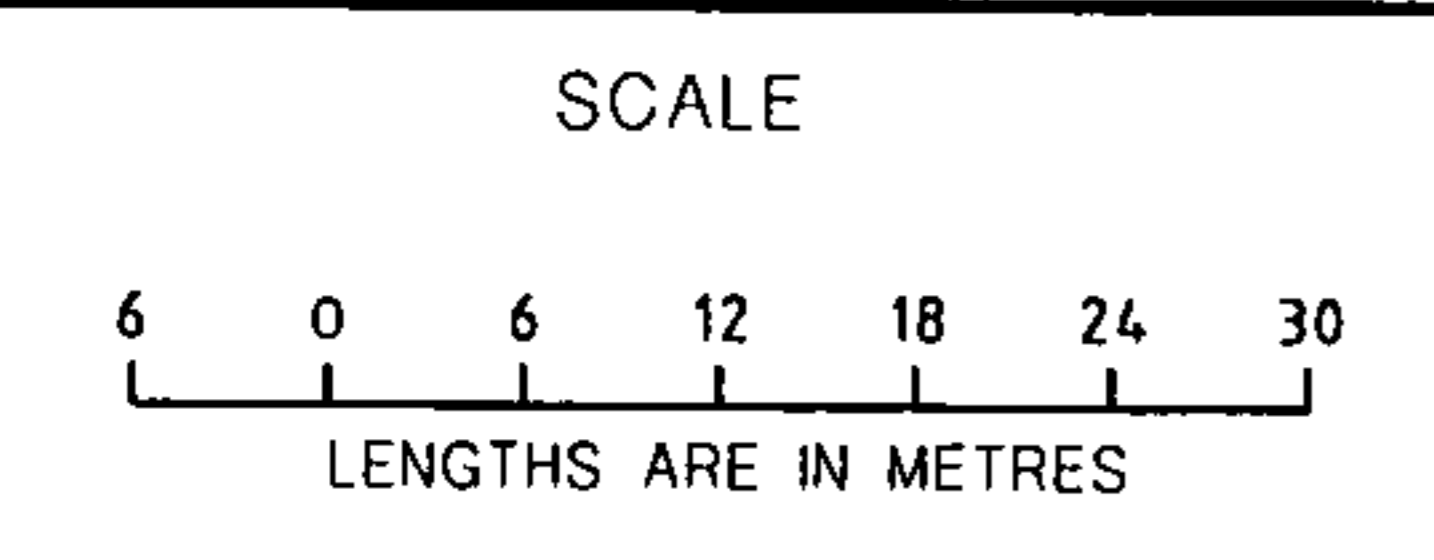
M.G.A. ZONE 55



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 Consulting Engineers & Surveyors
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 Ph. (03) 98196991 Fax. (03) 98196994
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ORIGINAL SCALE SHEET SIZE
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LICENSED SURVEYOR (PRINT) JAMES C. CANNING
 SIGNATURE DATE / /
 REF 1700-4E VERSION 3

SHEET 6
 DATE / /
 COUNCIL DELEGATE SIGNATURE

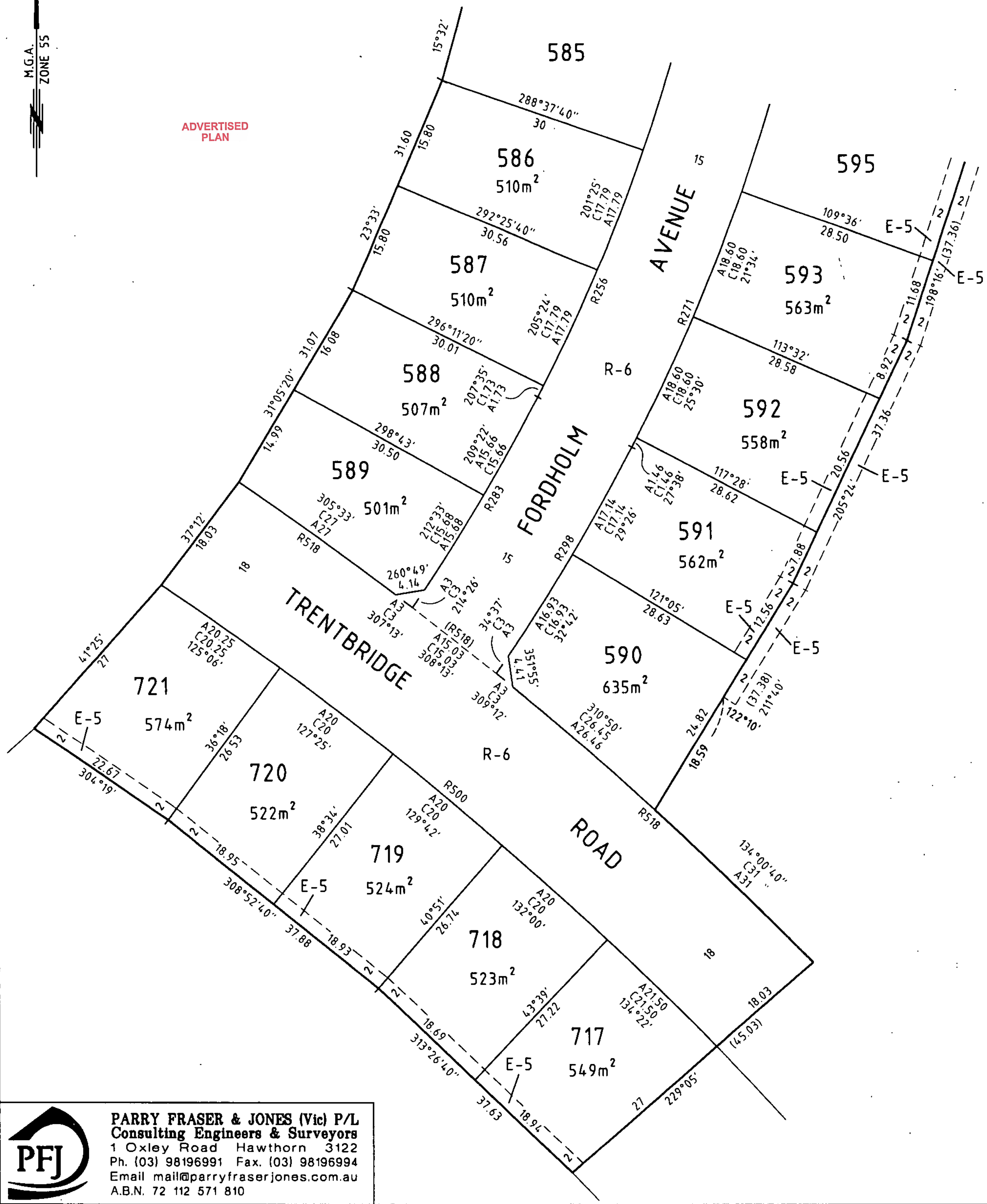
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STAGE No.

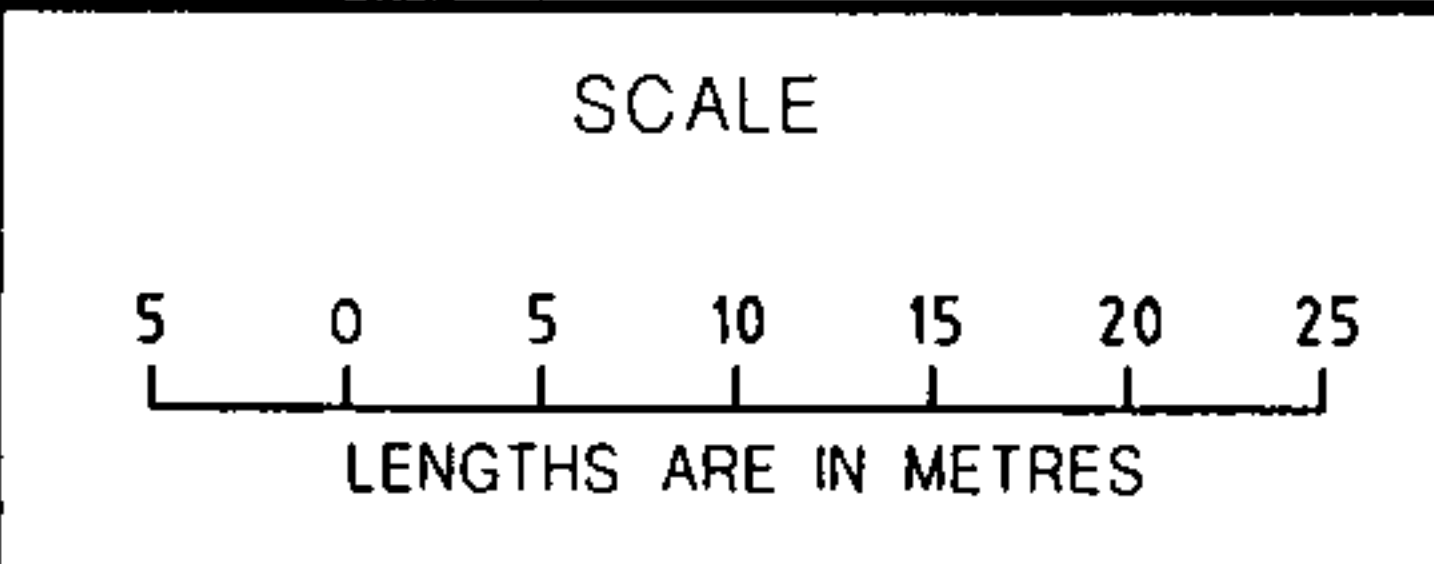
PLAN NUMBER
PS 529433 T

M.G.A.
ZONE 55

ADVERTISED
PLAN



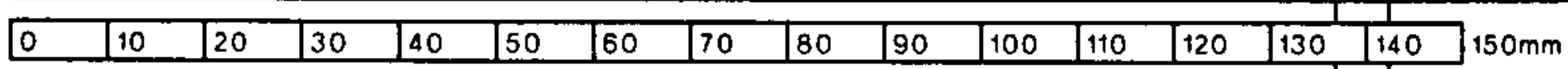
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PARRY FRASER & JONES (Vic) P/L
 Consulting Engineers & Surveyors
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 Email mail@parryfraserjones.com.au
 A.B.N. 72 112 571 810



ORIGINAL
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LICENSED SURVEYOR (PRINT) JAMES C. CANNING
 SIGNATURE DATE / /
 REF 1700-4E VERSION 3

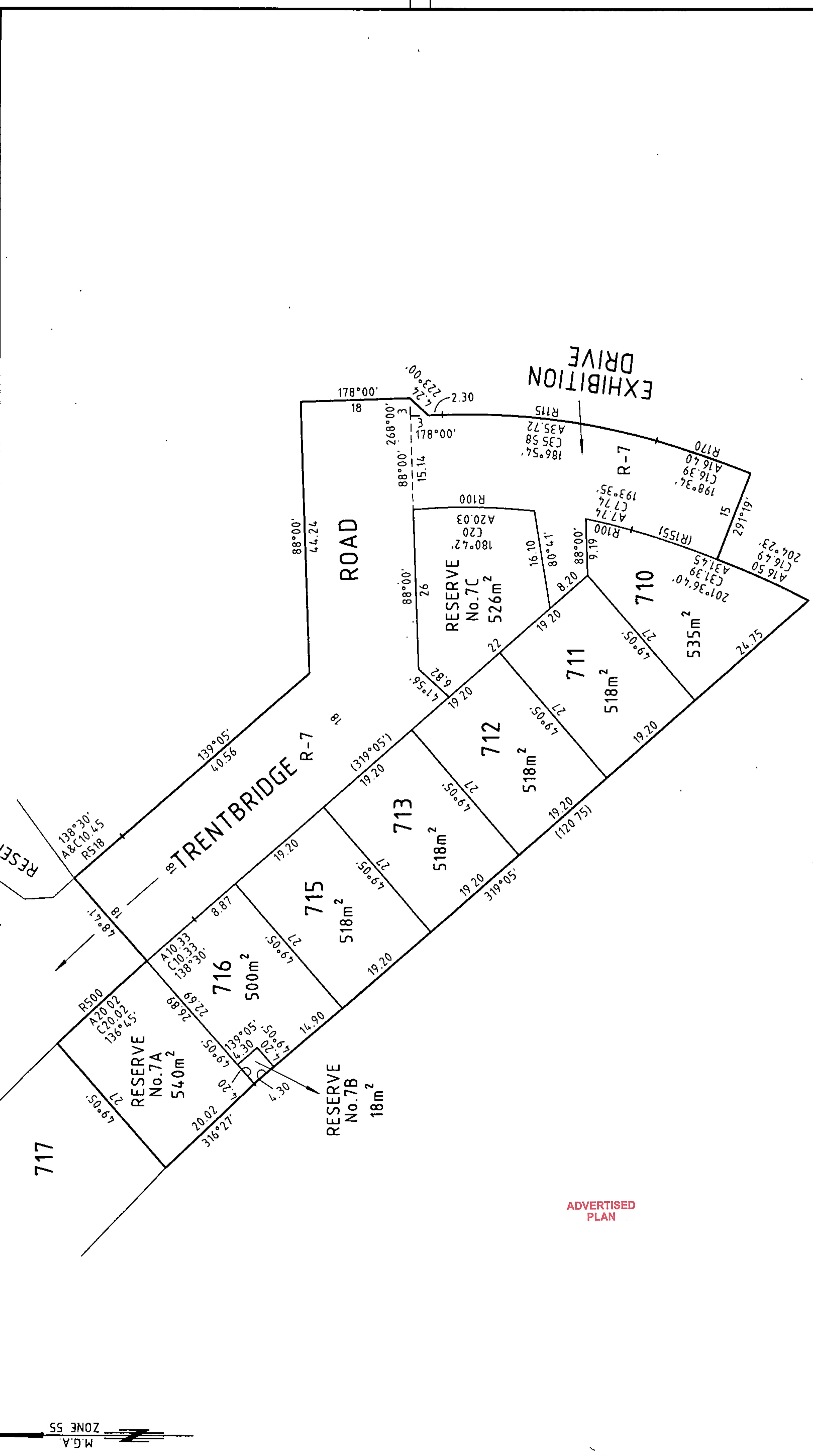
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 COUNCIL DELEGATE SIGNATURE




PLAN OF SUBDIVISION

STAGE No. **PS 529433 T**

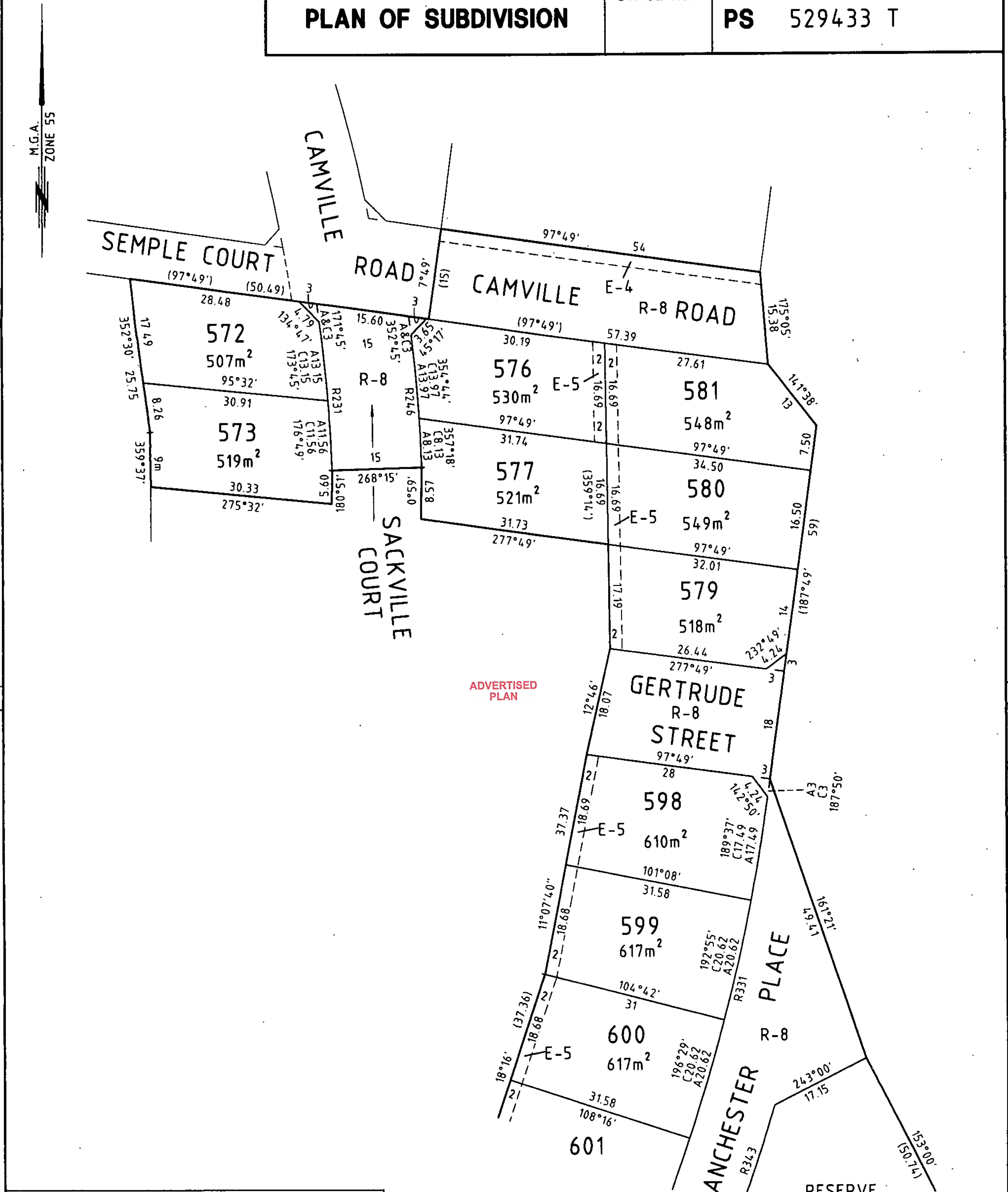
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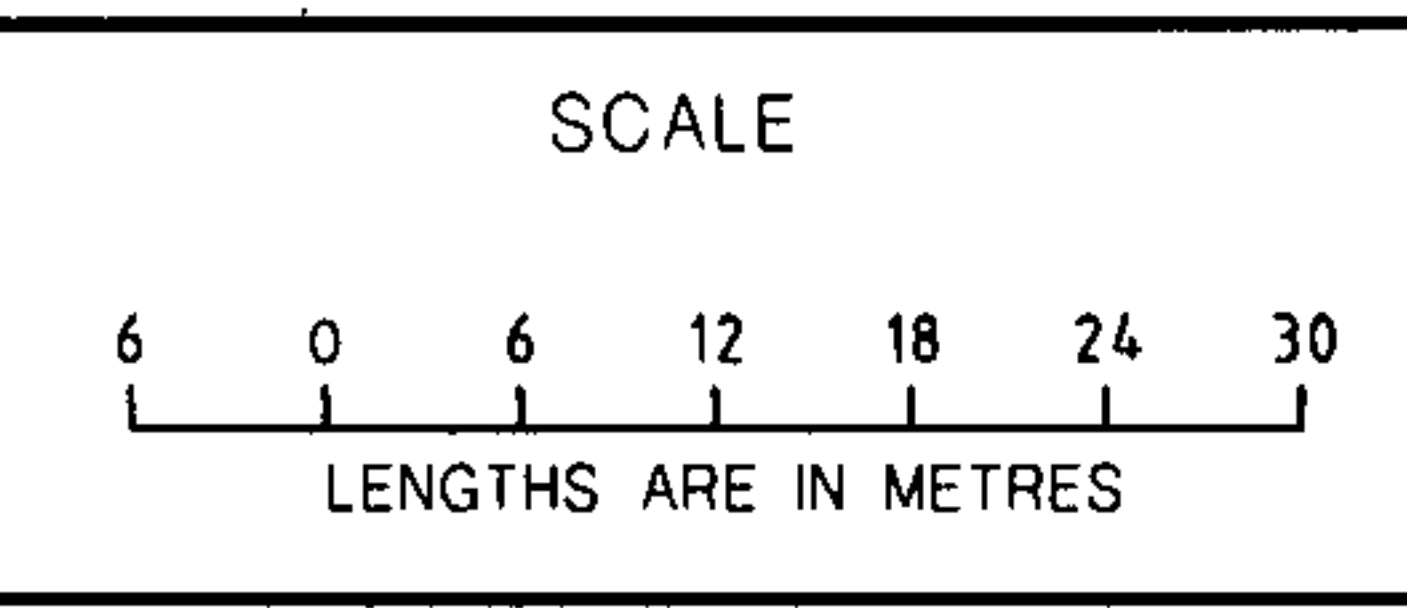
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 <p>PARRY FRASER & JONES (VIC) Pty Ltd Consulting Engineers & Surveyors A.B.N. 72 112 571 810 1 Oxley Road Hawthorn 3122 Ph. (03) 98196991 Fax. (03) 98196994 mail@parryfraserjones.com.au</p>	SCALE 6 0 6 12 18 24 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE SCALE 1:600 A3	LICENSED SURVEYOR (PRINT) JAMES C. CANNING SIGNATURE DATE / / REF 1700-4F VERSION 3	SHEET 8 DATE / / COUNCIL DELEGATE SIGNATURE
	PS04H 15/3/06 WAVERLEY\STAGE04\STAGE 4F\17004F2			

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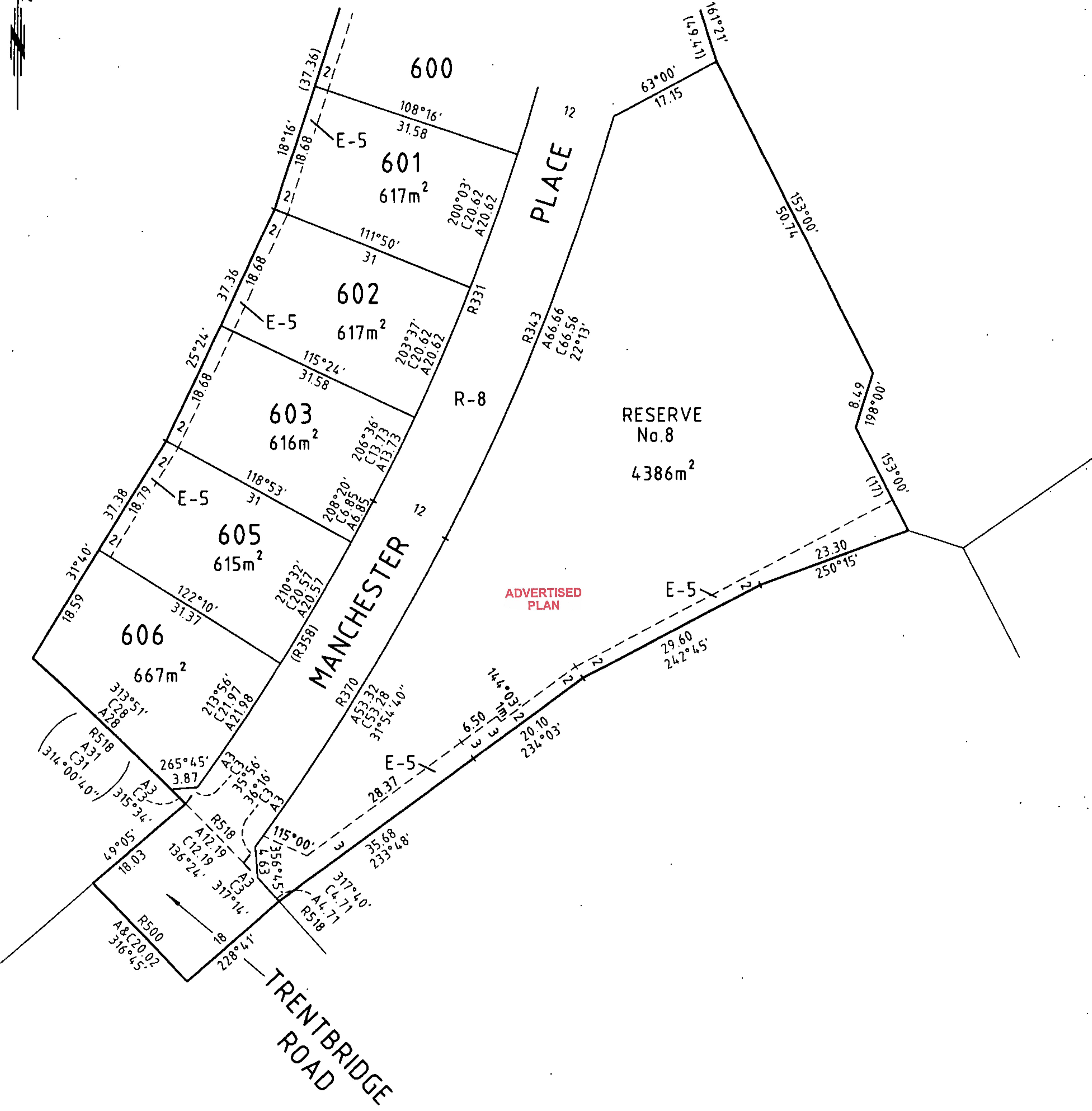
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 SIGNATURE DATE / /
 REF 1700-4G VERSION 2

SHEET 9

DATE / /
 COUNCIL DELEGATE SIGNATURE

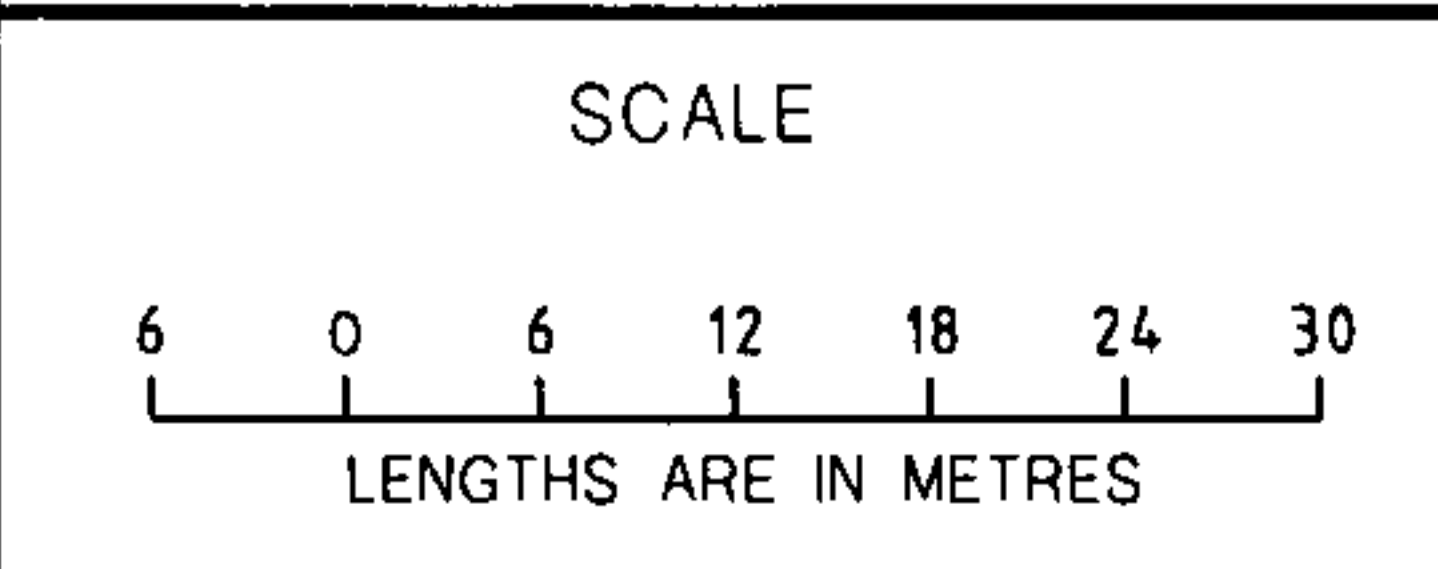
PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 529433 T



ADVERTISED PLAN



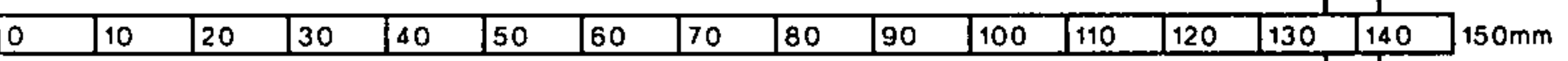
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ORIGINAL SCALE SHEET SIZE
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LICENSED SURVEYOR (PRINT) JAMES C. CANNING
 SIGNATURE DATE / /
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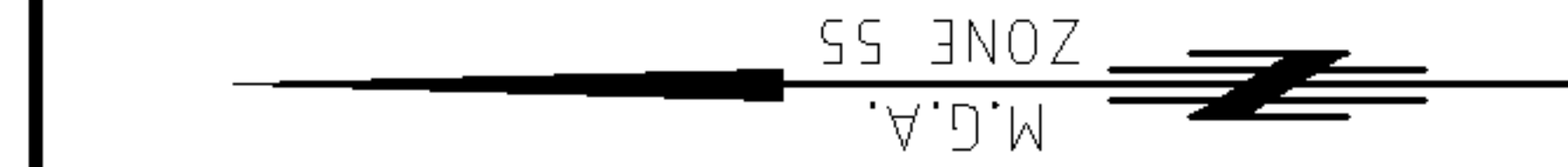
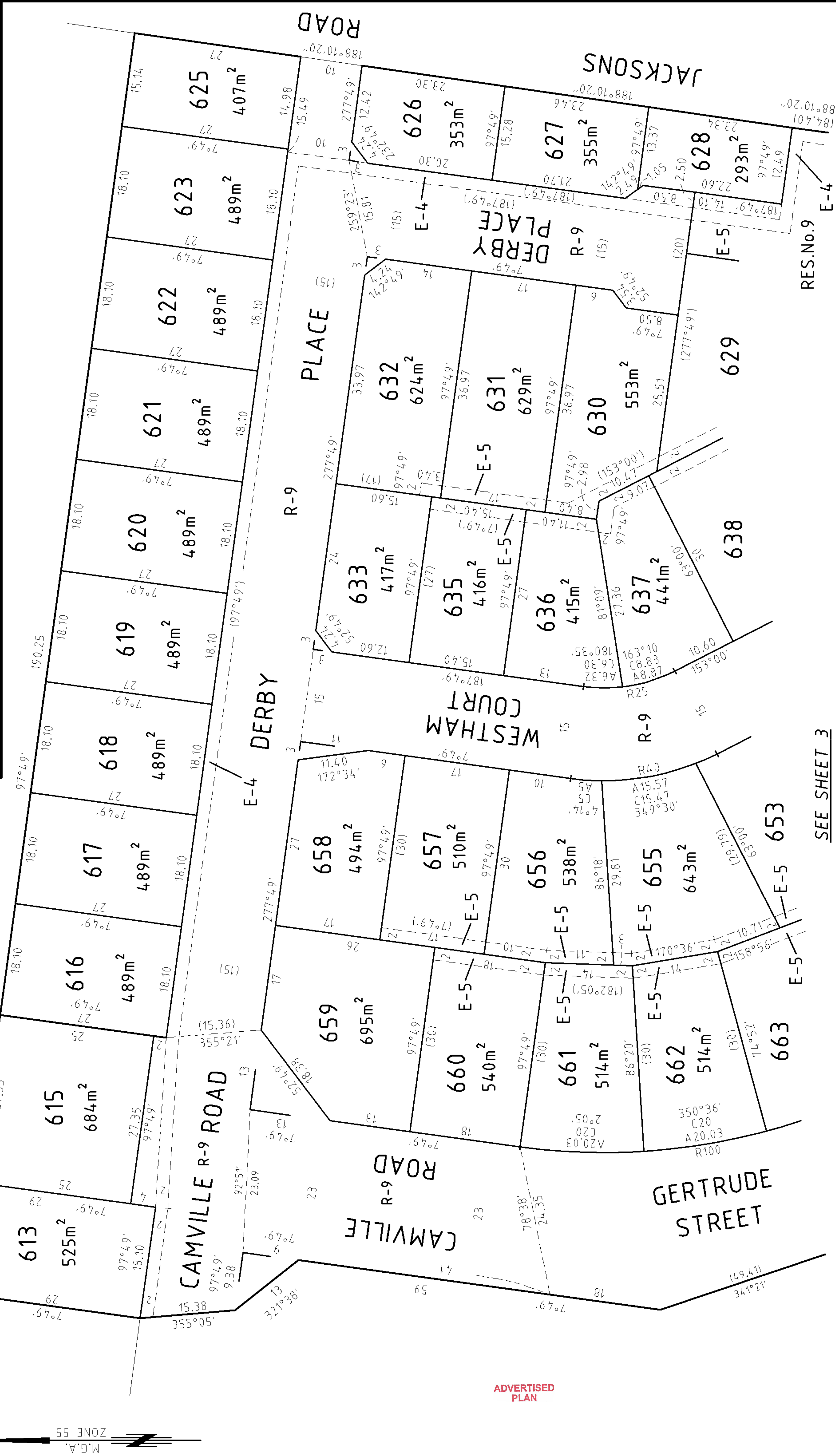
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 COUNCIL DELEGATE SIGNATURE



PLAN OF SUBDIVISION

STAGE No. **PS 529433 T**

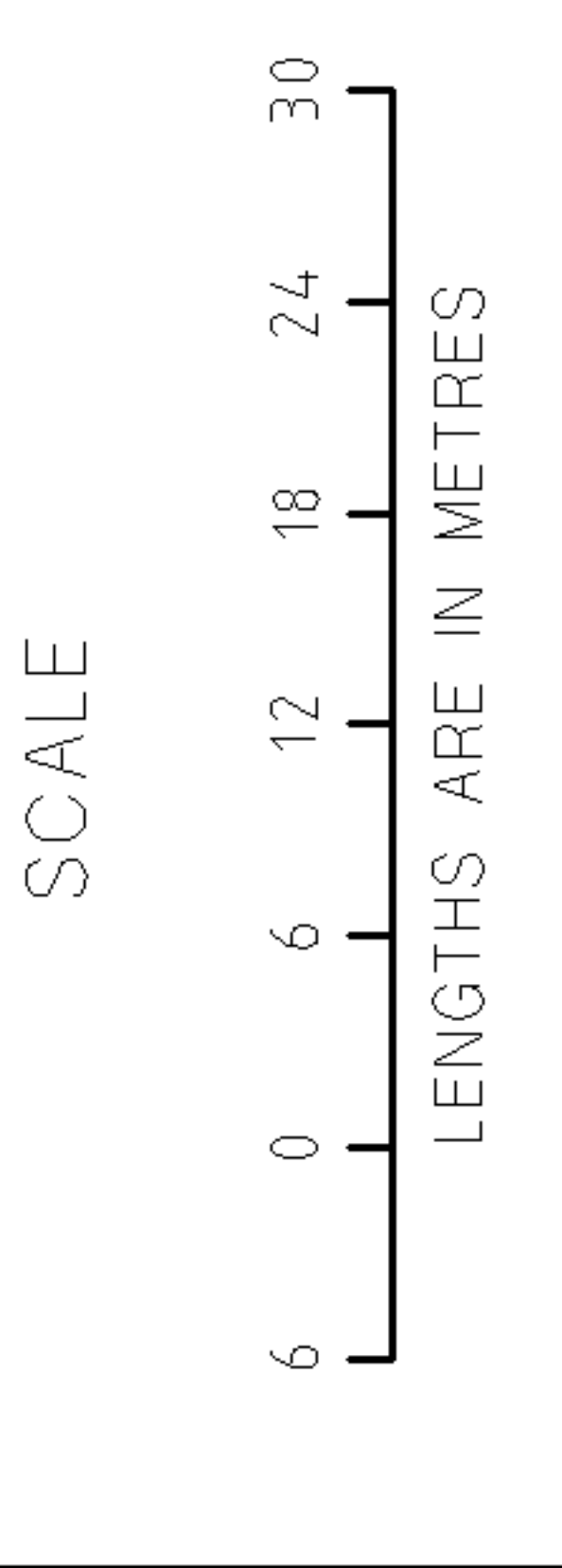
PLAN NUMBER **PS 529433 T**



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Consulting Engineers & Surveyors
 1 Oxley Road Hawthorn 3122
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 Email mail@parryfraserjones.com.au
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SCALE 1:600
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LICENSED SURVEYOR (PRINT) JAMES C. CANNING
 SIGNATURE DATE / /
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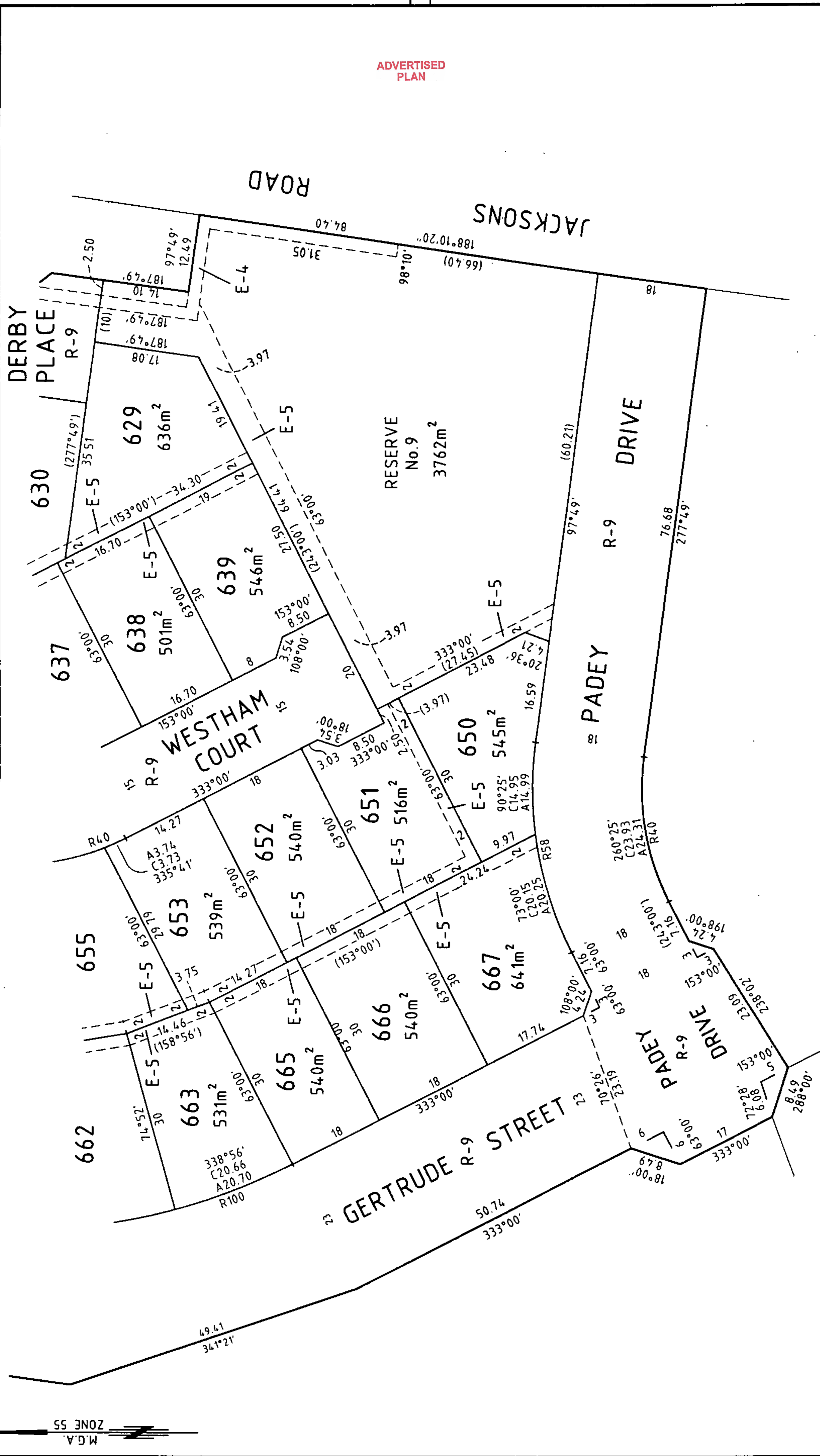
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 DATE / /
 COUNCIL DELEGATE SIGNATURE

SEE SHEET 3

ADVERTISED PLAN

PLAN OF SUBDIVISION

STAGE No PS 529433 T



PLAN NUMBER PS 529433 T

STAGE No

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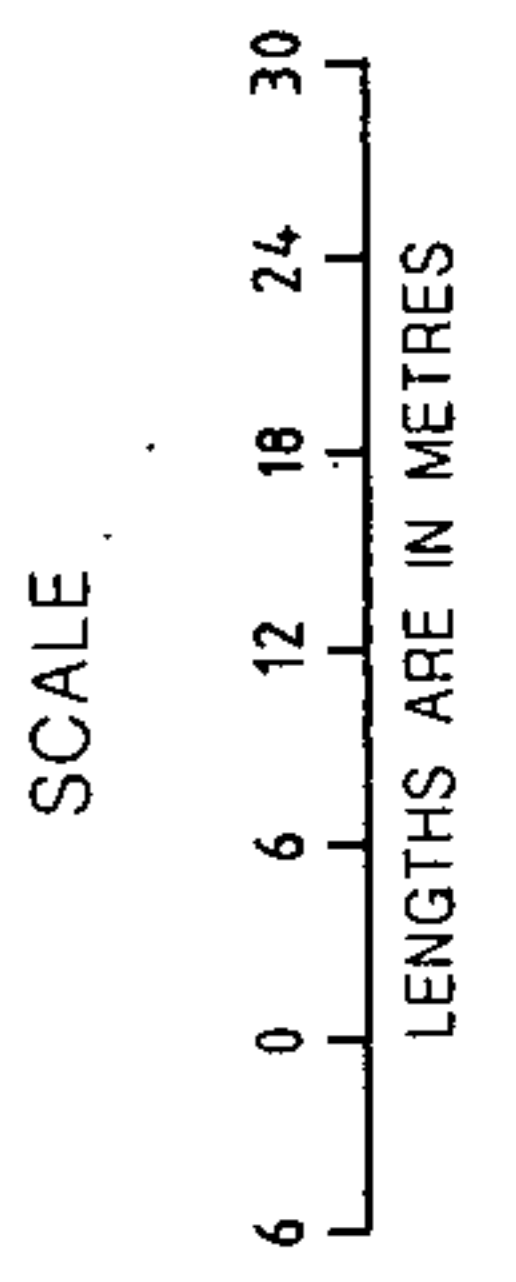
PLAN OF SUBDIVISION

STAGE No

PS 529433 T



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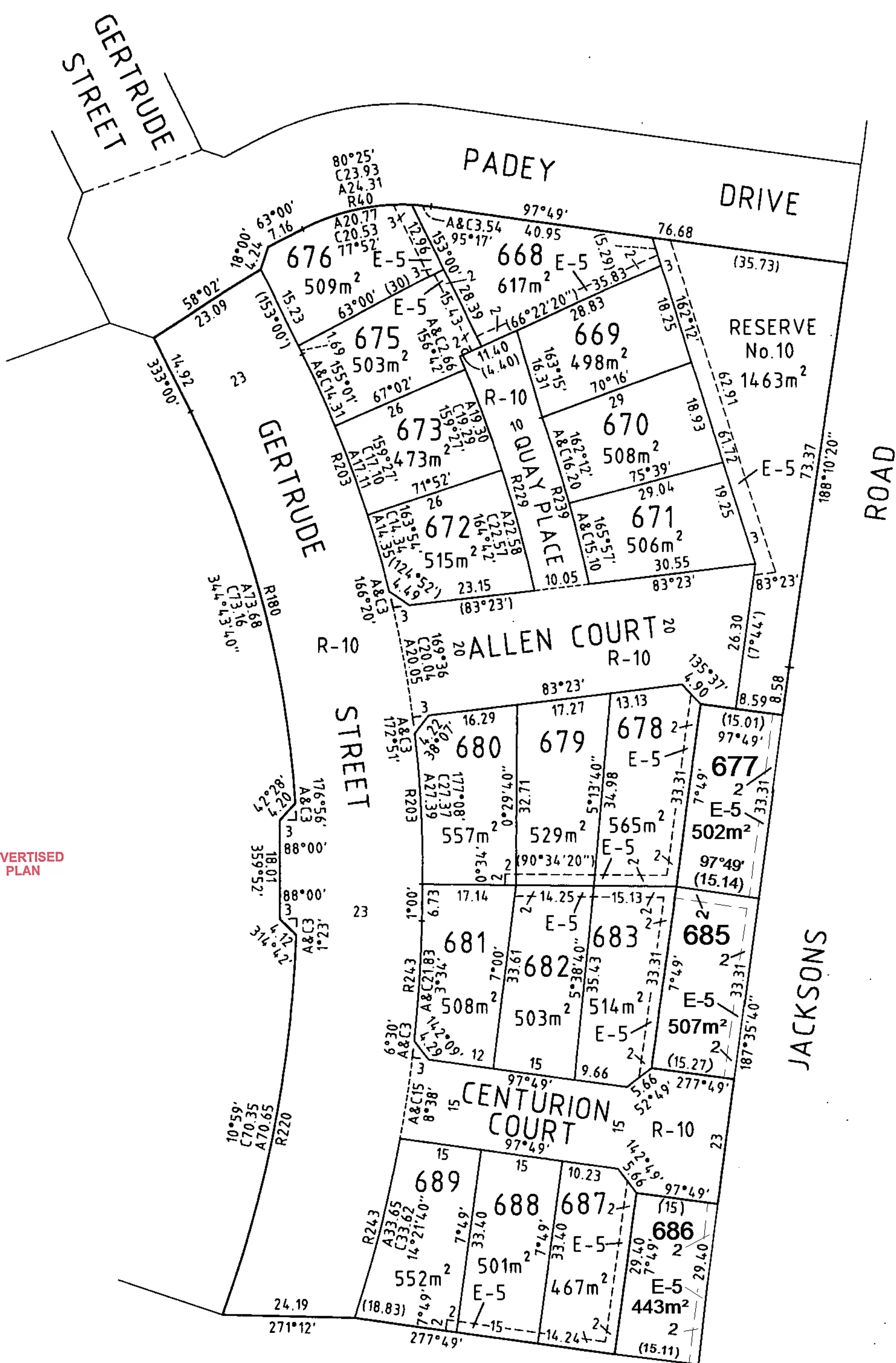
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 SIGNATURE DATE / /
 REF 1700-4H VERSION 3
 COUNCIL DELEGATE SIGNATURE

SHEET 12

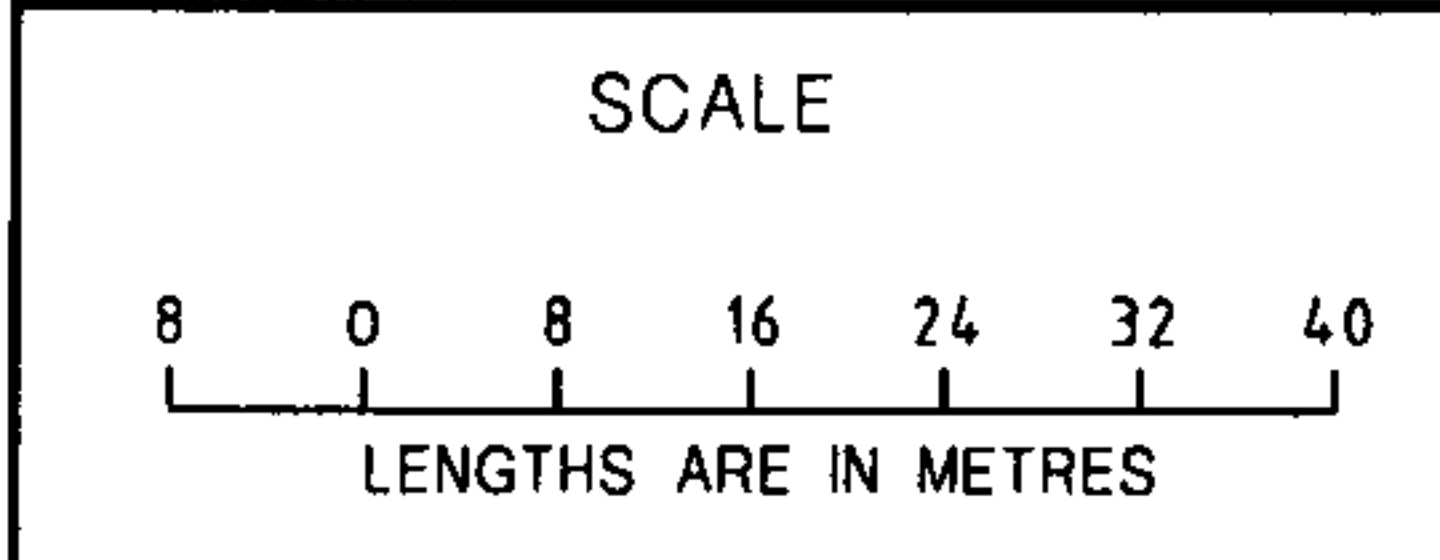
PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 529433 T

M.G.A.
ZONE 55



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 Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
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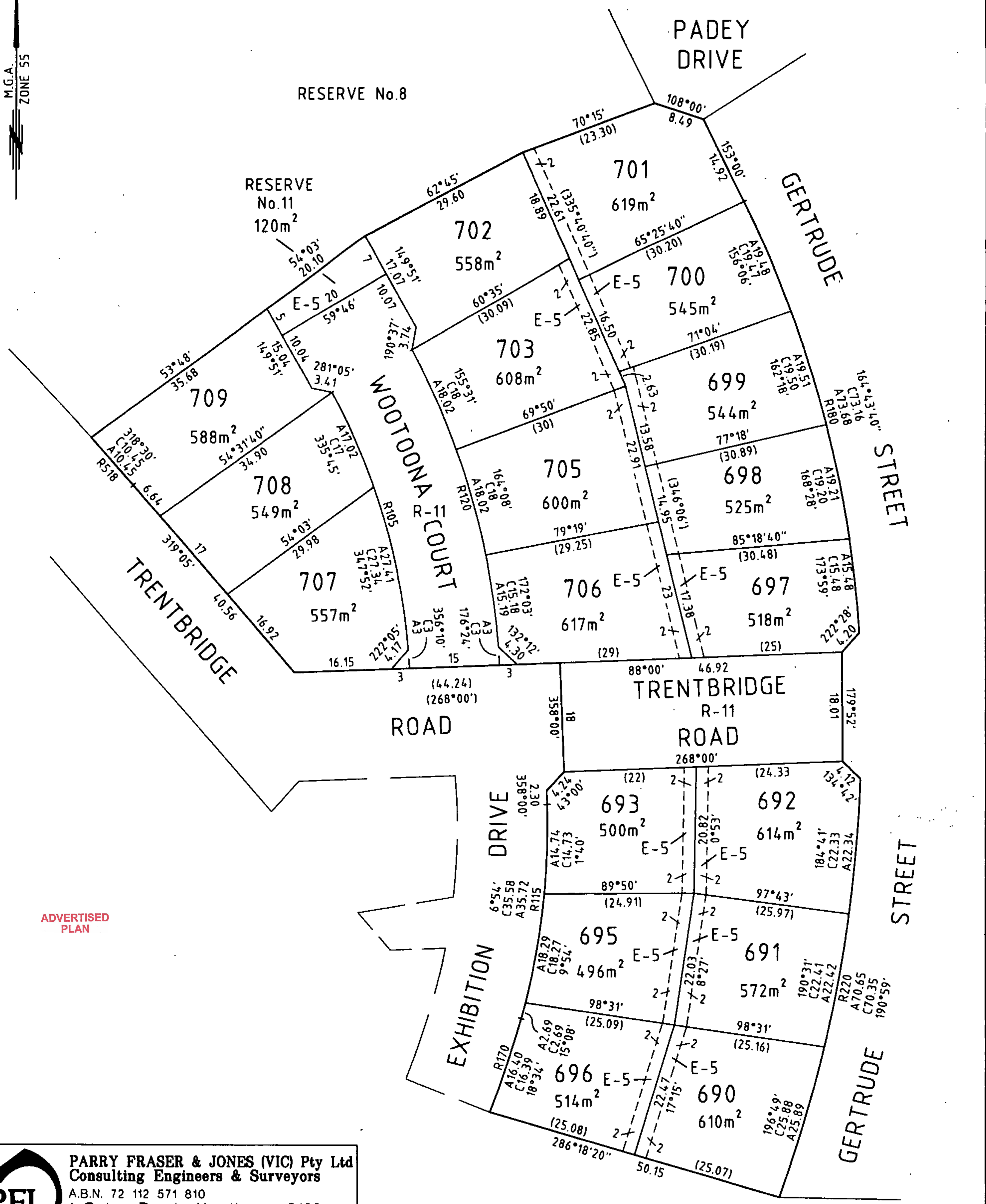
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LICENSED SURVEYOR (PRINT) IAN A. JONES
 SIGNATURE _____ DATE / /
 REF 1700-41 VERSION 4

SHEET 13
 DATE / /
 COUNCIL DELEGATE SIGNATURE _____

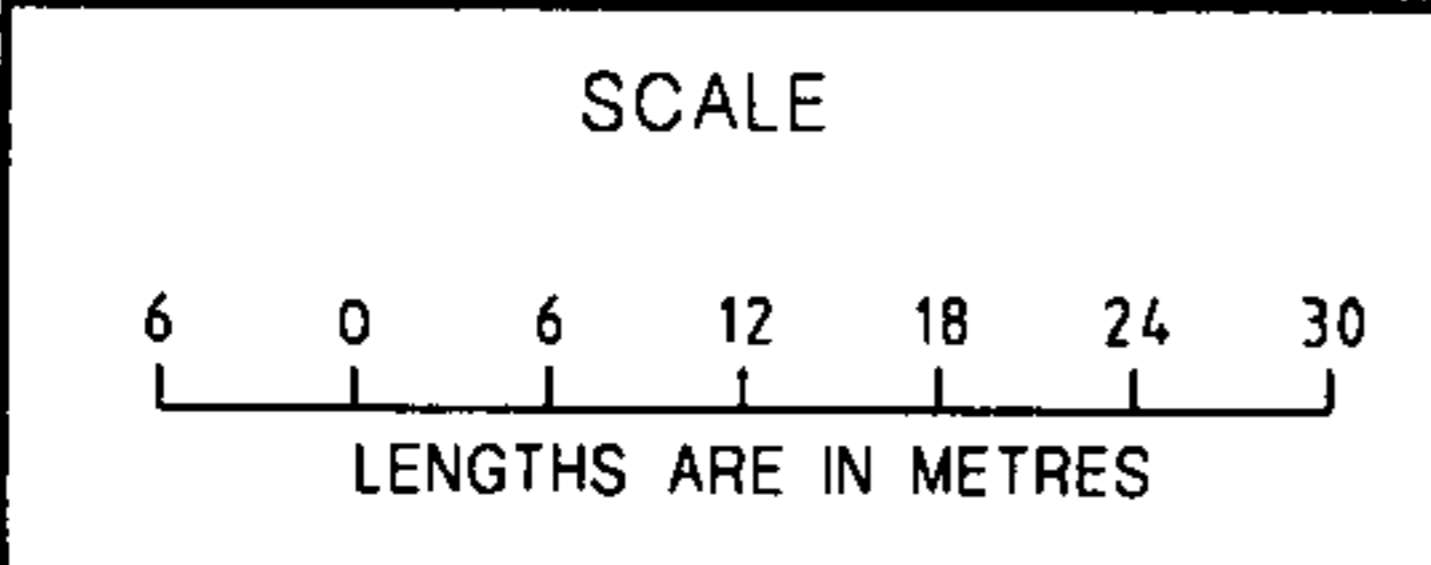
PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 529433 T

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 Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
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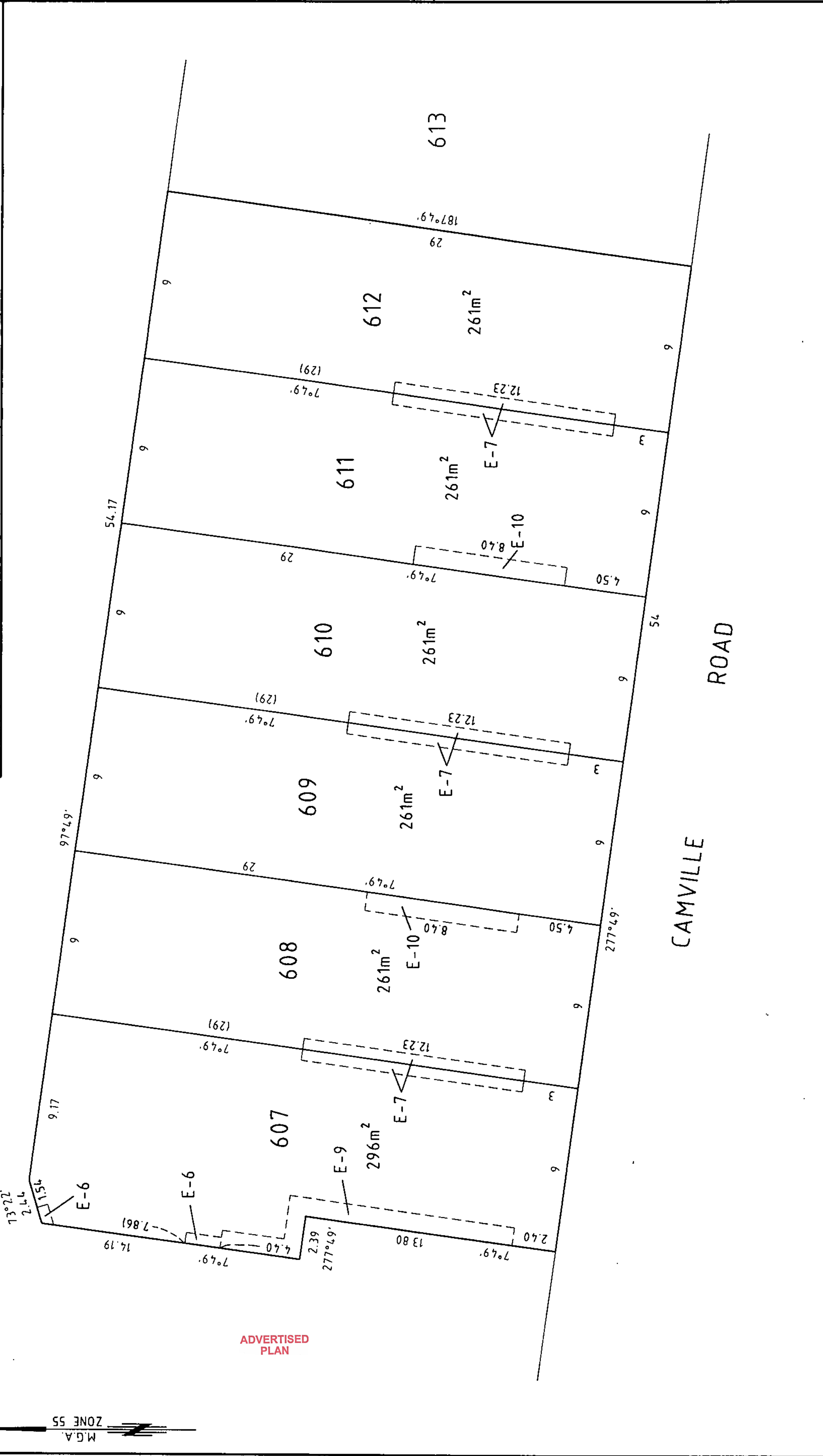
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 SIGNATURE DATE / /
 REF 1700-4J VERSION 4

SHEET 14
 DATE / /
 COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No. **PS 529433 T**

PLAN NUMBER **PS 529433 T**



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 Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 Email mail@parryfraserjones.com.au

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ORIGINAL SCALE
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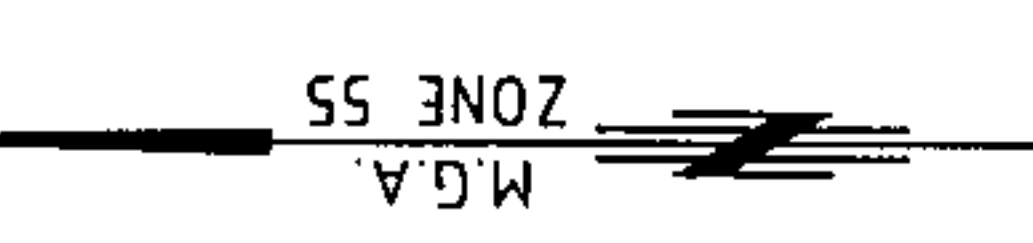
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LICENSED SURVEYOR (PRINT) JAMES C. CANNING
SIGNATURE **DATE** / /
REF 1700-4K **VERSION** 4

COUNCIL DELEGATE SIGNATURE
 DATE / /

SHEET 15

5/4/06 WAVERLEY\STAGE04\STAGE 4K\17004K2



ADVERTISED PLAN

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

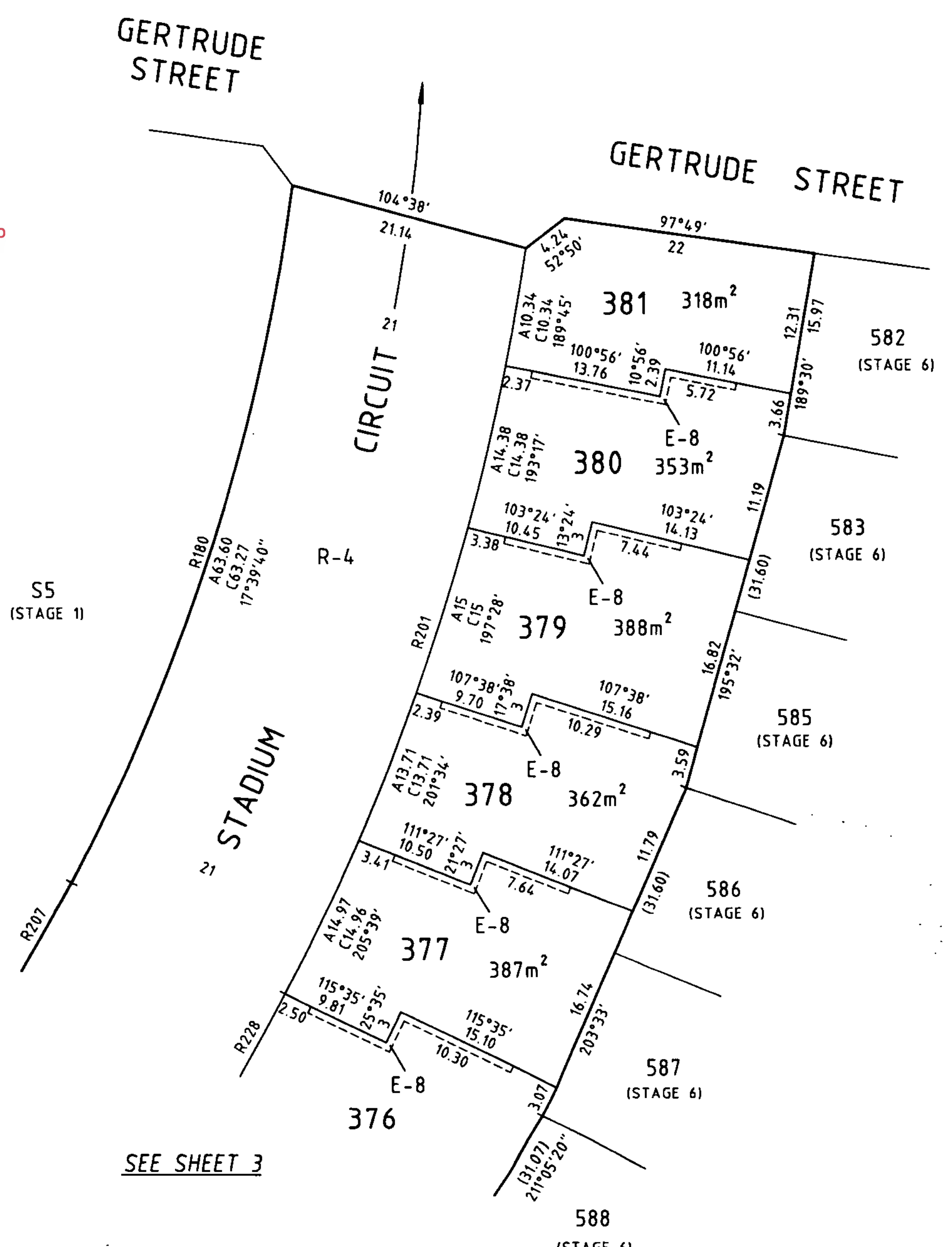
PS 529433 T

M.G.A.
ZONE 55

ADVERTISED
PLAN

GERTRUDE
STREET

GERTRUDE STREET



S5
(STAGE 1)

582
(STAGE 6)

583
(STAGE 6)

585
(STAGE 6)

586
(STAGE 6)

587
(STAGE 6)

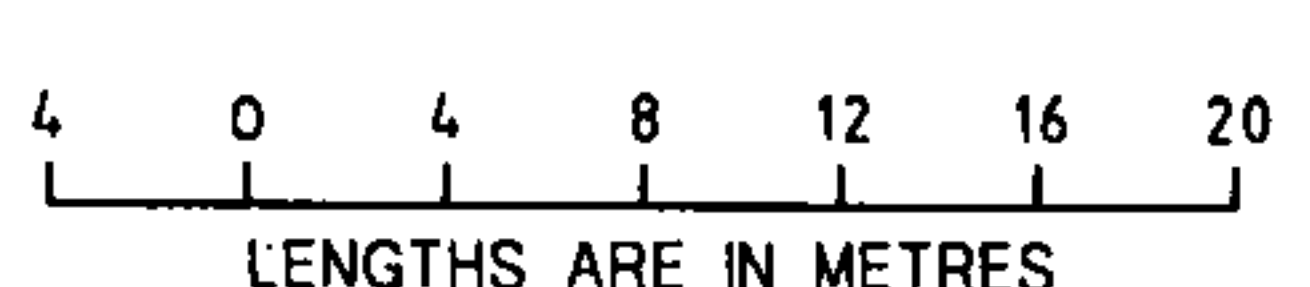
588
(STAGE 6)

SEE SHEET 3



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Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 mail@parryfraserjones.com.au

SCALE



ORIGINAL
SCALE

SHEET
SIZE
1:400 A3

LICENSED SURVEYOR (PRINT) IAN A. JONES

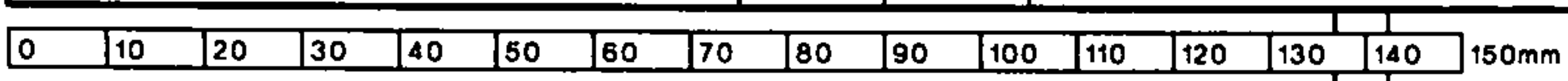
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REF 1700-4C VERSION 4

SHEET 16

DATE / /

COUNCIL DELEGATE SIGNATURE



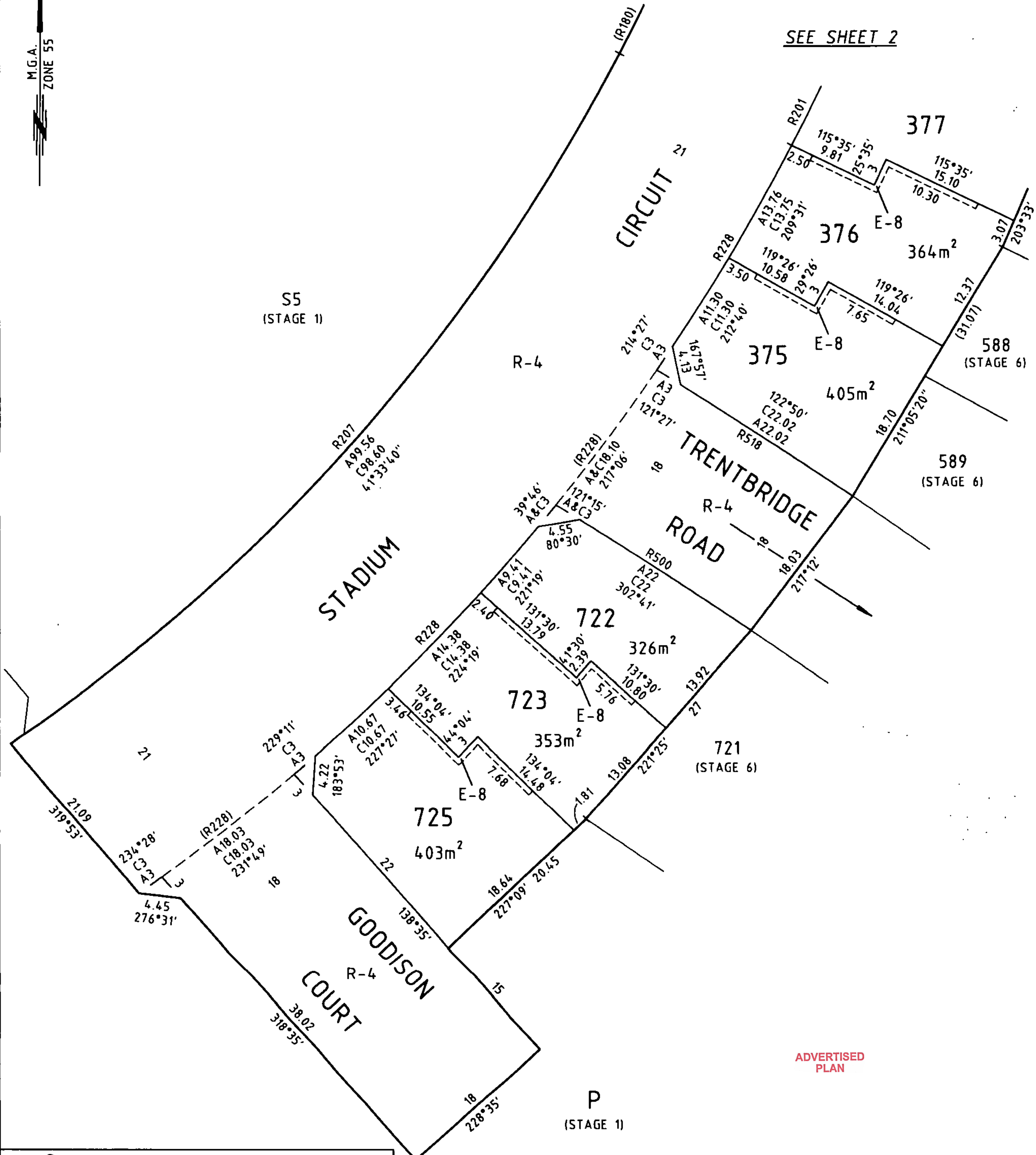
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 529433 T

M.G.A.
ZONE 55



SEE SHEET 2

S5
(STAGE 1)

R-4

588
(STAGE 6)

589
(STAGE 6)

721
(STAGE 6)

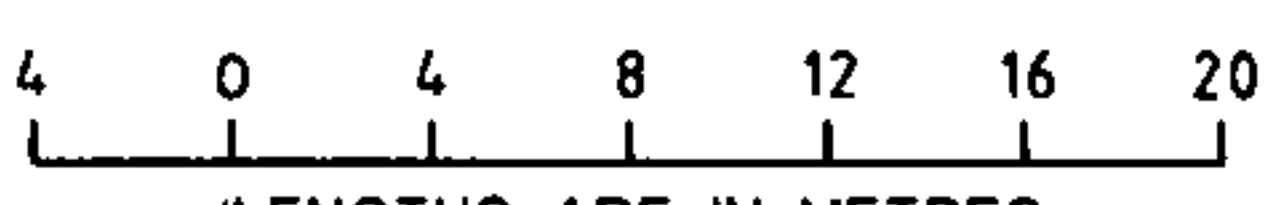
P
(STAGE 1)

ADVERTISED
PLAN



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SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET SIZE
1:400 A3

LICENSED SURVEYOR (PRINT) IAN A. JONES

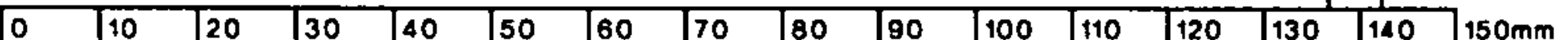
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 529433 T

CREATION OF RESTRICTION

The following restriction is to be created upon registration of this stage of the plan of subdivision by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 575, 578, 582, 583, 585 to 593, 595 to 597 and 717 to 721 (all inclusive)

Land to be burdened: Lots 575, 578, 582, 583, 585 to 593, 595 to 597 and 717 to 721 (all inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot to which any of the following restrictions apply:

- (1) Shall not develop a burdened lot other than in accordance with the building envelope provisions contained in the Memorandum of Common Provisions retained by the Registrar of Titles in number **A.A. 950** which are incorporated into this plan of subdivision ("Provisions") ;
- (2) Shall not make or support an application to amend the Provisions which are incorporated into this plan of subdivision, unless the amendment has been confirmed in writing as being to the satisfaction of the Responsible Authority ;
- (3) Shall not construct or permit to be constructed, any buildings or works on a burdened lot unless the plans for such buildings or works are endorsed by the Mirvac Design Committee as defined in the Provisions prior to the issue of a building permit for that lot ;
- (4) Shall not construct more than one dwelling on any burdened lot and only in accordance with the Provisions ;
- (5) Shall not consolidate or seek to consolidate any burdened lot with another lot or part of a lot without the consent of the Mirvac Design Committee ; and
- (6) Shall not use any dwelling constructed on any burdened lot for the purposes of a display home or show home.

This restriction shall cease to have effect ten years after the registration of this Stage of the plan of subdivision.

**ADVERTISED
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SHEET 18



PARRY FRASER & JONES (Vic) P/L
Consulting Engineers & Surveyors
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 Email mail@parryfraserjones.com.au
 A.B.N. 72 112 571 810

LICENSED SURVEYOR (PRINT) **JAMES C. CANNING**
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DATE / /
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE **A3**

	PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 529433 T
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of this stage of the plan of subdivision by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 572, 573, 576, 577, 579 to 581 and 598 to 603 (all inclusive), 605 and 606.

Land to be burdened: Lots 572, 573, 576, 577, 579 to 581 and 598 to 603 (all inclusive), 605 and 606.


Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot to which any of the following restrictions apply:

- (1) Shall not develop a burdened lot other than in accordance with the building envelope provisions contained in the Memorandum of Common Provisions retained by the Registrar of Titles in number **AA 950** which are incorporated into this plan of subdivision ("Provisions") ;
- (2) Shall not make or support an application to amend the Provisions which are incorporated into this plan of subdivision, unless the amendment has been confirmed in writing as being to the satisfaction of the Responsible Authority ;
- (3) Shall not construct or permit to be constructed, any buildings or works on a burdened lot unless the plans for such buildings or works are endorsed by the Mirvac Design Committee as defined in the Provisions prior to the issue of a building permit for that lot ;
- (4) Shall not construct more than one dwelling on any burdened lot and only in accordance with the Provisions ;
- (5) Shall not consolidate or seek to consolidate any burdened lot with another lot or part of a lot without the consent of the Mirvac Design Committee ; and
- (6) Shall not use any dwelling constructed on any burdened lot for the purposes of a display home or show home.

This restriction shall cease to have effect ten years after the registration of this Stage of the plan of subdivision.

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	PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 529433 T
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of this stage of the plan of subdivision by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 613, 615, 616 to 623, 629 to 633, 635 to 639, 650 to 653, 655 to 663, and 665 to 667 (all inclusive)


Land to be burdened: Lots 613, 615, 616 to 623, 629 to 633, 635 to 639, 650 to 653, 655 to 663, and 665 to 667 (all inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot to which any of the following restrictions apply:

- (1) Shall not develop a burdened lot other than in accordance with the building envelope provisions contained in the Memorandum of Common Provisions retained by the Registrar of Titles in number . . . AA 950 . . . which are incorporated into this plan of subdivision ("Provisions) ;
 - (2) Shall not make or support an application to amend the Provisions which are incorporated into this plan of subdivision, unless the amendment has been confirmed in writing as being to the satisfaction of the Responsible Authority ;
 - (3) Shall not construct or permit to be constructed, any buildings or works on a burdened lot unless the plans for such buildings or works are endorsed by the Mirvac Design Committee as defined in the Provisions prior to the issue of a building permit for that lot ;
 - (4) Shall not construct more than one dwelling on any burdened lot and only in accordance with the Provisions ;
- ADVERTISED
PLAN
- (5) Shall not consolidate or seek to consolidate any burdened lot with another lot or part of a lot without the consent of the Mirvac Design Committee ; and
 - (6) Shall not use any dwelling constructed on any burdened lot for the purposes of a display home or show home.

This restriction shall cease to have effect ten years after the registration of this Stage of the plan of subdivision.

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 529433 T

CREATION OF RESTRICTION

The following restriction is to be created upon registration of this stage of the plan of subdivision by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 668 to 673, 675, 676, 678 to 683 and 687 to 689 (all inclusive).

Land to be burdened: Lots 668 to 673, 675, 676, 678 to 683 and 687 to 689 (all inclusive).

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot to which any of the following restrictions apply:

- (1) Shall not develop a burdened lot other than in accordance with the building envelope provisions contained in the Memorandum of Common Provisions retained by the Registrar of Titles in number AA950... which are incorporated into this plan of subdivision ("Provisions") ;
- (2) Shall not make or support an application to amend the Provisions which are incorporated into this plan of subdivision, unless the amendment has been confirmed in writing as being to the satisfaction of the Responsible Authority ;
- (3) Shall not construct or permit to be constructed, any buildings or works on a burdened lot unless the plans for such buildings or works are endorsed by the Mirvac Design Committee as defined in the Provisions prior to the issue of a building permit for that lot ;
- (4) Shall not construct more than one dwelling on any burdened lot and only in accordance with the Provisions ;
- (5) Shall not consolidate or seek to consolidate any burdened lot with another lot or part of a lot without the consent of the Mirvac Design Committee ; and
- (6) Shall not use any dwelling constructed on any burdened lot for the purposes of a display home or show home.

This restriction shall cease to have effect ten years after the registration of this Stage of the plan of subdivision.

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SHEET 21



PARRY FRASER & JONES (VIC) Pty Ltd
Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 mail@parryfraserjones.com.au

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 COUNCIL DELEGATE SIGNATURE
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	PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 529433 T
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of this stage of the plan of subdivision by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 690 to 693, 695 to 703 and 705 to 709 (all inclusive).

Land to be burdened: Lots 690 to 693, 695 to 703 and 705 to 709 (all inclusive).


Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot to which any of the following restrictions apply:

- (1) Shall not develop a burdened lot other than in accordance with the building envelope provisions contained in the Memorandum of Common Provisions retained by the Registrar of Titles in number **AA 950** which are incorporated into this plan of subdivision ("Provisions") ;
- (2) Shall not make or support an application to amend the Provisions which are incorporated into this plan of subdivision, unless the amendment has been confirmed in writing as being to the satisfaction of the Responsible Authority ;
- (3) Shall not construct or permit to be constructed, any buildings or works on a burdened lot unless the plans for such buildings or works are endorsed by the Mirvac Design Committee as defined in the Provisions prior to the issue of a building permit for that lot ;
- (4) Shall not construct more than one dwelling on any burdened lot and only in accordance with the Provisions ;
- (5) Shall not consolidate or seek to consolidate any burdened lot with another lot or part of a lot without the consent of the Mirvac Design Committee ; and
- (6) Shall not use any dwelling constructed on any burdened lot for the purposes of a display home or show home.

This restriction shall cease to have effect ten years after the registration of this Stage of the plan of subdivision.

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 <p>PARRY FRASER & JONES (VIC) Pty Ltd Consulting Engineers & Surveyors A.B.N. 72 112 571 810 1 Oxley Road Hawthorn 3122 Ph. (03) 98196991 Fax. (03) 98196994 mail@parryfraserjones.com.au</p>	LICENSED SURVEYOR (PRINT) IAN A. JONES SIGNATURE DATE / / REF 1700-4J VERSION 4	SHEET 22 DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
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	PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 529433 T
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of this stage of the plan of subdivision by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 710 to 713 (both inclusive), 715 and 716.

Land to be burdened: Lots 710 to 713 (both inclusive), 715 and 716.

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot to which any of the following restrictions apply:

- (1) Shall not develop a burdened lot other than in accordance with the building envelope provisions contained in the Memorandum of Common Provisions retained by the Registrar of Titles in number AA950, which are incorporated into this plan of subdivision ("Provisions") ;
- (2) Shall not make or support an application to amend the Provisions which are incorporated into this plan of subdivision, unless the amendment has been confirmed in writing as being to the satisfaction of the Responsible Authority ;
- (3) Shall not construct or permit to be constructed, any buildings or works on a burdened lot unless the plans for such buildings or works are endorsed by the Mirvac Design Committee as defined in the Provisions prior to the issue of a building permit for that lot ;
- (4) Shall not construct more than one dwelling on any burdened lot and only in accordance with the Provisions ;
- (5) Shall not consolidate or seek to consolidate any burdened lot with another lot or part of a lot without the consent of the Mirvac Design Committee ; and
- (6) Shall not use any dwelling constructed on any burdened lot for the purposes of a display home or show home.

This restriction shall cease to have effect ten years after the registration of this Stage of the plan of subdivision.

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PARRY FRASER & JONES (VIC) Pty Ltd
Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 Email mail@parryfraserjones.com.au

LICENSED SURVEYOR (PRINT) JAMES C. CANNING
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SHEET 23	
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ORIGINAL SHEET SIZE	A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 529433 T

CREATION OF RESTRICTION

The following restriction is to be created upon registration of this plan of subdivision ("Plan of Subdivision") by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 607 to 612 (both inclusive).

Land to be burdened: Lots 607 to 612 (both inclusive).

Description of Restriction:

Except with the written consent of Mirvac or its nominees :

The registered proprietor or proprietors for the time being of any burdened lot must not:

- (a) erect on a burdened lot any fencing where fencing has not been erected by Mirvac's Builder nor permit others to do so;
- (b) remove any fencing erected on a burdened lot by Mirvac's Builder nor permit others to do so, unless the fencing removed is replaced by fencing which complies with the Specifications;
- (c) erect on a burdened lot any fencing where fencing has been erected by Mirvac's Builder nor permit others to do so, unless the fencing to be erected complies with the Specifications;
- (d) demolish any building or improvement (or part of a building or improvement) on a burdened lot which was constructed by Mirvac's Builder nor permit others to do so, unless the building or improvement (or relevant part thereof) is replaced by a building or improvement built in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor;
- (e) erect on a burdened lot any building or improvement where a building or improvement has been erected by Mirvac's Builder other than in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor, nor permit others to do so;
- (f) add any extension to or make any structural alteration to any building or improvement constructed on a burdened lot by Mirvac's Builder other than in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor, nor permit others to do so;
- (g) paint, render or otherwise alter the external facade of any building or improvement on a burdened lot, other than in keeping with the finishes and colours specified in the Specifications nor permit others to do so;
- (h) keep any caravan, boat, trailer, plant, machinery or truck on any part of a burdened lot nor permit others to do so, except where any such item is not visible from public areas;
- (i) place or maintain any clothes drying or airing facilities on any part of a burdened lot nor permit others to do so, except where such facilities are not visible from public areas;
- (j) erect or affix any sign or notice to any part of a burdened lot nor permit others to do so, except where any such sign or notice is in keeping with the Specifications or is required by law;
- (k) erect or affix more than one sign or notice at any one time to any part of a burdened lot nor permit others to do so, except where any such sign is required by law;
- (l) affix any external awnings or shutters to any part of any building or improvement on a burdened lot nor permit others to do so, except where any such external awnings or shutters are not visible from public areas;
- (m) affix any window furnishings to any window of a burdened lot, other than in keeping with the Specifications nor permit others to do so;
- (n) erect a shed or pergola on a burdened lot nor permit others to do so, except where such shed or pergola is not visible from public areas;
- (o) erect or affix any antenna, satellite dish, air-conditioning or heating unit on or to any part of any building or improvement on a burdened lot nor permit others to do so, except where any such item is not visible from public areas;
- (p) use as a habitable room any shed or garage erected on a burdened lot nor permit others to do so;
- (q) paint or otherwise alter the original colour or type of tiles on the roof of any building constructed by Mirvac's builder on a burdened lot nor permit others to do so;
- (r) tint any external window of a building on a burdened lot except where such window is not visible from public areas;
- (s) allow the state of repair of any landscaped area at the front of a burdened lot to fall below the standard as at the date of first occupation of the burdened lot;
- (t) alter any window treatment of a building on a burdened lot, where the window treatment was installed by Mirvac's Builder, nor permit others to do so; and
- (u) remove any treated window in a building on a burdened lot, where the treated window was installed by Mirvac's Builder, unless the window is replaced by a similarly treated window, nor permit others to do so;

Continued Sheet 23

ADVERTISED PLAN



PARRY FRASER & JONES (Vic) Pty. Ltd.
Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax (03) 98196994
 mail@parryfraserjones.com.au

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SHEET 24

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 ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 529433 T

CREATION OF RESTRICTION

Continued from Sheet 22

Nothing in this Restriction applies to Mirvac.

This Restriction will expire on 31st December 2015

For the purposes of this restriction:

- (a) "Mirvac" means Mirvac Victoria Pty. Ltd. ACN 006 708 363 and any related body corporate of Mirvac Victoria Pty Ltd within the meaning of that term, as defined in the Corporations Law;
- (b) "Mirvac's Builder" means Mirvac Home Builders (Vic) Pty. Ltd. ACN 096 010 785;
- (c) any reference to fencing includes attachments to fencing;
- (d) any reference to Mirvac's Building Surveyor means the building surveyor to whom Mirvac or Mirvac's Builder applies for a building permit in respect of the works on the lots;
- (e) any reference to erected includes build;
- (f) "Specifications" are the specifications annexed to this restriction as sheets of this plan of subdivision; and
- (g) "Responsible Authority" means the responsible planning authority for the land in the plan of subdivision from time to time.

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SHEET 25



PARRY FRASER & JONES (Vic) Pty. Ltd.
Consulting Engineers & Surveyors
 A.B.N. 35 006 803 096
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 mail@parryfraserjones.com.au

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 DATE / /
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 529433 T

SPECIFICATIONS

SPECIFICATIONS IN RESPECT OF THE RESTRICTION COMPRISING THIS PLAN OF SUBDIVISION.

FENCING (Paragraphs (b) and (c))

1. Fencing must be of timber, face brick or masonry block construction.
2. If fencing is of timber construction and :
 - (a). is not readily visible to the public, it must be constructed in a timber frame with nominal 125mm x 75mm posts, 150mm x 40mm timber plinths with timber cappings and treated pine palings and be 2000mm high above landscape level.
 - (b). is in areas visible to the public, it must be constructed in a timber frame with nominal 125mm x 75mm posts, and 70mm x 19mm pickets spaced at 5mm and with or without capping.
3. If fencing is of face brick or masonry block construction and is :
 - (a). low level fencing (that is, walls not exceeding 600mm above ground level) it must be of 230mm face brick with brick or render finish.
 - (b). high level fencing (that is, walls 2000mm above landscape level) it must be of 190mm concrete block construction with render finish.
4. Variations of 5% or less to the measurements above are within the Specifications.

COLOURS (Paragraph (g))

Lots 607 to 612 (both inclusive).

(i). **External finishes**

Brick colour palette

To match existing face brick

Front Door Colour Palette

Dulux Grey Pebble (Half Strength) P14.B1

Garage Door Colour Palette

To match existing

Fascia and Guttering Colour Palette

To match Colorbond 'Slate Grey'

Rain Water Head and Downpipe Colour Palette

To match existing

Balustrading

To match existing

Security and flywire doors:

To be painted or finished in a colour equivalent to the Front Door colour.

(ii). **Fences:**

Brick or Masonry Block Fence Colour Palette

To match Colorbond 'Surfmist'

Timber Picket Fence Colour Palette

To match Colorbond 'Surfmist'

Exterior Colour Palette

To match existing

**ADVERTISED
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SIGNS and NOTICES (Paragraph (j) and (k))

Any sign or notice must not exceed 700mm in width and 1000mm in height and the top of any sign or notice must not be more than 2000mm above ground level.

INTERNAL WINDOW FURNISHINGS (Paragraph (m))

Internal window furnishings must be :

- (a) Sunscreen Roller Blinds;
- (b) Venetian Blinds;
- (c) Roman Blinds;
- (d) Hanging Blinds;
- (e) Vertical Blinds; or
- (f) Timber Venetians

Except for timber venetians, all blinds must have a white or grey blackout backing fabric where visible from outside the burdened lot.

Timber venetians must be one of the following colours:

- cedar/timber with a natural grade lacquer
- white
- charcoal

In a window located in a garage where the sill is 1400mm from the floor or lower, window furnishings must be as per (a), (b), (c), (d) or (e) above.

SHEET 26



PARRY FRASER & JONES (Vic) Pty. Ltd.
Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 mail@parryfraserjones.com.au

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DATE / /
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 529433 T
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of this plan of subdivision ("Plan of Subdivision") by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 359 to 361 (all inclusive)

Land to be burdened: Lots 359 to 361 (all inclusive)

Description of Restriction:


Except with the written consent of Mirvac or its nominees :

The registered proprietor or proprietors for the time being of any burdened lot must not:

- (a) erect on a burdened lot any fencing where fencing has not been erected by Mirvac's Builder nor permit others to do so;
- (b) remove any fencing erected on a burdened lot by Mirvac's Builder nor permit others to do so, unless the fencing removed is replaced by fencing which complies with the Specifications;
- (c) erect on a burdened lot any fencing where fencing has been erected by Mirvac's Builder nor permit others to do so, unless the fencing to be erected complies with the Specifications;
- (d) demolish any building or improvement (or part of a building or improvement) on a burdened lot which was constructed by Mirvac's Builder nor permit others to do so, unless the building or improvement (or relevant part thereof) is replaced by a building or improvement built in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor;
- (e) erect on a burdened lot any building or improvement where a building or improvement has been erected by Mirvac's Builder other than in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor, nor permit others to do so;
- (f) add any extension to or make any structural alteration to any building or improvement constructed on a burdened lot by Mirvac's Builder other than in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor, nor permit others to do so;
- (g) paint, render or otherwise alter the external facade of any building or improvement on a burdened lot, other than in keeping with the finishes and colours specified in the Specifications nor permit others to do so;
- (h) keep any caravan, boat, trailer, plant, machinery or truck on any part of a burdened lot nor permit others to do so, except where any such item is not visible from public areas;
- (i) place or maintain any clothes drying or airing facilities on any part of a burdened lot nor permit others to do so, except where such facilities are not visible from public areas;
- (j) erect or affix any sign or notice to any part of a burdened lot nor permit others to do so, except where any such sign or notice is in keeping with the Specifications or is required by law;
- (k) erect or affix more than one sign or notice at any one time to any part of a burdened lot nor permit others to do so, except where any such sign is required by law;
- (l) affix any external awnings or shutters to any part of any building or improvement on a burdened lot nor permit others to do so, except where any such external awnings or shutters are not visible from public areas;
- (m) affix any window furnishings to any window of a burdened lot, other than in keeping with the Specifications nor permit others to do so;
- (n) erect a shed or pergola on a burdened lot nor permit others to do so, except where such shed or pergola is not visible from public areas;
- (o) erect or affix any antenna, satellite dish, air-conditioning or heating unit on or to any part of any building or improvement on a burdened lot nor permit others to do so, except where any such item is not visible from public areas;
- (p) use as a habitable room any shed or garage erected on a burdened lot nor permit others to do so;
- (q) paint or otherwise alter the original colour or type of tiles on the roof of any building constructed by Mirvac's builder on a burdened lot nor permit others to do so;
- (r) tint any external window of a building on a burdened lot except where such window is not visible from public areas;
- (s) allow the state of repair of any landscaped area at the front of a burdened lot to fall below the standard as at the date of first occupation of the burdened lot;
- (t) alter any window treatment of a building on a burdened lot, where the window treatment was installed by Mirvac's Builder, nor permit others to do so; and
- (u) remove any treated window in a building on a burdened lot, where the treated window was installed by Mirvac's Builder, unless the window is replaced by a similarly treated window, nor permit others to do so;

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Continued Sheet 3

	PARRY FRASER & JONES (Vic) Pty. Ltd. Consulting Engineers & Surveyors A.B.N. 72 112 571 810 1 Oxley Road Hawthorn 3122 Ph. (03) 98196991 Fax. (03) 98196994 mail@parryfraserjones.com.au	LICENSED SURVEYOR (PRINT) <u>JAMES C. CANNING</u> SIGNATURE DATE // REF 1700-4B VERSION 4	SHEET 27 DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 529433 T

CREATION OF RESTRICTION

Continued from Sheet 2

Nothing in this Restriction applies to Mirvac.

This Restriction will expire on 31st December 2015.

For the purposes of this restriction:

- (a) "Mircac" means Mircac Victoria Pty. Ltd. ACN 006 708 363 and any related body corporate of Mircac Victoria Pty Ltd within the meaning of that term, as defined in the Corporations Law;
- (b) "Mircac's Builder" means Mircac Home Builders (Vic) Pty. Ltd. ACN 096 010 785;
- (c) any reference to fencing includes attachments to fencing;
- (d) any reference to Mircac's Building Surveyor means the building surveyor to whom Mircac or Mircac's Builder applies for a building permit in respect of the works on the lots;
- (e) any reference to erected includes build;
- (f) "Specifications" are the specifications annexed to this restriction as sheets of this plan of subdivision; and
- (g) "Responsible Authority" means the responsible planning authority for the land in the plan of subdivision from time to time.

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PLAN

SHEET 28



PARRY FRASER & JONES (Vic) Pty. Ltd.
Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 mail@parryfraserjones.com.au

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DATE / /
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 529433 T
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SPECIFICATIONS

SPECIFICATIONS IN RESPECT OF THE RESTRICTION COMPRISING THIS PLAN OF SUBDIVISION.

FENCING (Paragraphs (b) and (c))

1. Fencing must be of timber, face brick or masonry block construction.
2. If fencing is of timber construction and :
 - (a). is not readily visible to the public, it must be constructed in a timber frame with nominal 125mm x 75mm posts, 150mm x 40mm timber plinths with timber cappings and treated pine palings and be 2000mm high above landscape level.
 - (b). is in areas visible to the public, it must be constructed in a timber frame with nominal 125mm x 75mm posts, and 70mm x 19mm pickets spaced at 5mm and with or without capping.
3. If fencing is of face brick or masonry block construction and is :
 - (a). low level fencing (that is, walls not exceeding 600mm above ground level) it must be of 230mm face brick with brick or render finish.
 - (b). high level fencing (that is, walls 2000mm above landscape level) it must be of 190mm concrete block construction with render finish.
4. Variations of 5% or less to the measurements above are within the Specifications.

COLOURS (Paragraph (g))

Lots 359, 360 & 361

(i). **External finishes**

Brick colour palette

To match existing face brick

Exterior Colour Palette

To match existing

Front Door Colour Palette

Dulux Grey Pebble (Half Strength) P14.B1

Garage Door Colour Palette

To match existing

Fascia and Guttering Colour Palette

To match Colorbond 'Slate Grey'

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Rain Water Head and Downpipe Colour Palette

To match existing

Balustrading

To match existing

Security and flywire doors:

To be painted or finished in a colour equivalent to the Front Door colour.

(ii). **Fences:**

Timber Picket Fence Colour Palette

To match Colorbond 'Surfmist'

Brick or Masonry Block Fence Colour Palette

To match Colorbond 'Surfmist'

SIGNS and NOTICES (Paragraph (j) and (k))

Any sign or notice must not exceed 700mm in width and 1000mm in height and the top of any sign or notice must not be more than 2000mm above ground level.

INTERNAL WINDOW FURNISHINGS (Paragraph (m))

Internal window furnishings must be :

- (a) Sunscreen Roller Blinds;
- (b) Venetian Blinds;
- (c) Roman Blinds;
- (d) Hanging Blinds;
- (e) Vertical Blinds; or
- (f) Timber Venetians

Except for timber venetians, all blinds must have a white or grey blackout backing fabric where visible from outside the burdened lot.

Timber venetians must be one of the following colours:

- cedar/timber with a natural grade lacquer
- white
- charcoal

In a window located in a garage where the sill is 1400mm from the floor or lower, window furnishings must be as per (a), (b), (c), (d) or (e) above.



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Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 mail@parryfraserjones.com.au

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SHEET 29	
DATE / /	DATE / /
COUNCIL DELEGATE SIGNATURE	
ORIGINAL SHEET SIZE	A3

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 529433 T
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of this plan of subdivision ("Plan of Subdivision") by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 375 to 381 (both inclusive), 722, 723 and 725

Land to be burdened: Lots 375 to 381 (both inclusive), 722, 723 and 725

Description of Restriction:


Except with the written consent of Mirvac or its nominees :

The registered proprietor or proprietors for the time being of any burdened lot must not:

- (a) erect on a burdened lot any fencing where fencing has not been erected by Mirvac's Builder nor permit others to do so;
- (b) remove any fencing erected on a burdened lot by Mirvac's Builder nor permit others to do so, unless the fencing removed is replaced by fencing which complies with the Specifications;
- (c) erect on a burdened lot any fencing where fencing has been erected by Mirvac's Builder nor permit others to do so, unless the fencing to be erected complies with the Specifications;
- (d) demolish any building or improvement (or part of a building or improvement) on a burdened lot which was constructed by Mirvac's Builder nor permit others to do so, unless the building or improvement (or relevant part thereof) is replaced by a building or improvement built in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor;
- (e) erect on a burdened lot any building or improvement where a building or improvement has been erected by Mirvac's Builder other than in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor, nor permit others to do so;
- (f) add any extension to or make any structural alteration to any building or improvement constructed on a burdened lot by Mirvac's Builder other than in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor, nor permit others to do so;
- (g) paint, render or otherwise alter the external facade of any building or improvement on a burdened lot, other than in keeping with the finishes and colours specified in the Specifications nor permit others to do so;
- (h) keep any caravan, boat, trailer, plant, machinery or truck on any part of a burdened lot nor permit others to do so, except where any such item is not visible from public areas;
- (i) place or maintain any clothes drying or airing facilities on any part of a burdened lot nor permit others to do so, except where such facilities are not visible from public areas;
- (j) erect or affix any sign or notice to any part of a burdened lot nor permit others to do so, except where any such sign or notice is in keeping with the Specifications or is required by law;
- (k) erect or affix more than one sign or notice at any one time to any part of a burdened lot nor permit others to do so, except where any such sign is required by law;
- (l) affix any external awnings or shutters to any part of any building or improvement on a burdened lot nor permit others to do so, except where any such external awnings or shutters are not visible from public areas;
- (m) affix any window furnishings to any window of a burdened lot, other than in keeping with the Specifications nor permit others to do so;
- (n) erect a shed or pergola on a burdened lot nor permit others to do so, except where such shed or pergola is not visible from public areas;
- (o) erect or affix any antenna, satellite dish, air-conditioning or heating unit on or to any part of any building or improvement on a burdened lot nor permit others to do so, except where any such item is not visible from public areas;
- (p) use as a habitable room any shed or garage erected on a burdened lot nor permit others to do so;
- (q) paint or otherwise alter the original colour or type of tiles on the roof of any building constructed by Mirvac's builder on a burdened lot nor permit others to do so;
- (r) tint any external window of a building on a burdened lot except where such window is not visible from public areas;
- (s) allow the state of repair of any landscaped area at the front of a burdened lot to fall below the standard as at the date of first occupation of the burdened lot;
- (t) erect on a burdened lot any building or improvement less than the minimum separation distance prescribed under the relevant fire rating provisions of the Building Code of Australia (or any successor or replacement provisions) from any building or improvement on an adjoining burdened lot.
- (u) alter any window treatment of a building on a burdened lot, where the window treatment was installed by Mirvac's Builder, nor permit others to do so; and
- (v) remove any treated window in a building on a burdened lot, where the treated window was installed by Mirvac's Builder, unless the window is replaced by a similarly treated window, nor permit others to do so;

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Continued Sheet 5

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	11/7/06 WAVERLEY\STAGE04\STAGE 4C\17004C4	

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 529433 T

CREATION OF RESTRICTION

Continued from Sheet 30

Nothing in this Restriction applies to Mirvac.

Apart from the covenant in paragraph (t) above, this Restriction will expire on 31st December 2015.

The consent of Mirvac or it's nominees will not be able to be obtained in respect to the covenant in paragraph (t).

For the purposes of this restriction:

- (a) "Mircac" means Mircac Victoria Pty. Ltd. ACN 006 708 363 and any related body corporate of Mircac Victoria Pty Ltd within the meaning of that term, as defined in the Corporations Law;
- (b) "Mircac's Builder" means Mircac Home Builders (Vic) Pty. Ltd. ACN 096 010 785;
- (c) any reference to fencing includes attachments to fencing;
- (d) any reference to Mircac's Building Surveyor means the building surveyor to whom Mircac or Mircac's Builder applies for a building permit in respect of the works on the lots;
- (e) any reference to erected includes build;
- (f) "Specifications" are the specifications annexed to this restriction as sheets of this plan of subdivision; and
- (g) "Responsible Authority" means the responsible planning authority for the land in the plan of subdivision from time to time.

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SHEET 31



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Consulting Engineers & Surveyors
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 mail@parryfraserjones.com.au
 A.B.N. 72 112 571 810

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 529433 T

SPECIFICATIONS

SPECIFICATIONS IN RESPECT OF THE RESTRICTION COMPRISING THIS PLAN OF SUBDIVISION.

FENCING (Paragraphs (b) and (c))

1. Fencing must be of timber, face brick or masonry block construction.
2. If fencing is of timber construction and :
 - (a). is not readily visible to the public, it must be constructed in a timber frame with nominal 125mm x 75mm posts, 150mm x 40mm timber plinths with timber cappings and treated pine palings and be 2000mm high above landscape level.
 - (b). is in areas visible to the public, it must be constructed in a timber frame with nominal 125mm x 75mm posts, and 70mm x 19mm pickets spaced at 5mm and with or without capping.
3. If fencing is of face brick or masonry block construction and is :
 - (a). low level fencing (that is, walls not exceeding 600mm above ground level) it must be of 230mm face brick with brick or render finish.
 - (b). high level fencing (that is, walls 2000mm above landscape level) it must be of 190mm concrete block construction with render finish.
4. Variations of 5% or less to the measurements above are within the Specifications.

COLOURS (Paragraph (g))

Lots 375 to 381 (both inclusive), Lots 722, 723 and 725.

(i). **External finishes**

Brick colour palette

To match existing face brick

Exterior Colour Palette

To match existing

Front Door Colour Palette

To match existing

Garage Door Colour Palette

To match existing

Fascia and Guttering Colour Palette

To match Colorbond 'Slate Grey'

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Rain Water Head and Downpipe Colour Palette

To match existing

Balustrading

To match existing

Security and flywire doors:

To be painted or finished in a colour equivalent to the Front Door colour.

(ii). **Fences:**

Timber Picket Fence Colour Palette

To match Colorbond 'Surfmist'

Brick or Masonry Block Fence Colour Palette

To match Colorbond 'Surfmist'

SIGNS and NOTICES (Paragraph (j) and (k))

Any sign or notice must not exceed 700mm in width and 1000mm in height and the top of any sign or notice must not be more than 2000mm above ground level.

INTERNAL WINDOW FURNISHINGS (Paragraph (m))

Internal window furnishings must be :

- (a) Sunscreen Roller Blinds;
- (b) Venetian Blinds;
- (c) Roman Blinds;
- (d) Hanging Blinds;
- (e) Vertical Blinds; or
- (f) Timber Venetians

Except for timber venetians, all blinds must have a white or grey blackout backing fabric where visible from outside the burdened lot.

Timber venetians must be one of the following colours:

- cedar/timber with a natural grade lacquer
- white
- charcoal

In a window located in a garage where the sill is 1400mm from the floor or lower, window furnishings must be as per (a), (b), (c), (d) or (e) above.

SHEET 32



PARRY FRASER & JONES (Vic) Pty Ltd
Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 mail@parryfraserjones.com.au

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 ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 529433 T
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of this plan of subdivision ("Plan of Subdivision") by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: LOTS 677, 685 & 686.

Land to be burdened: LOTS 677, 685 & 686.

Description of Restriction:


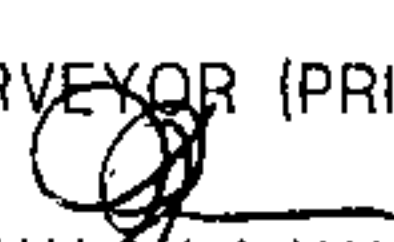
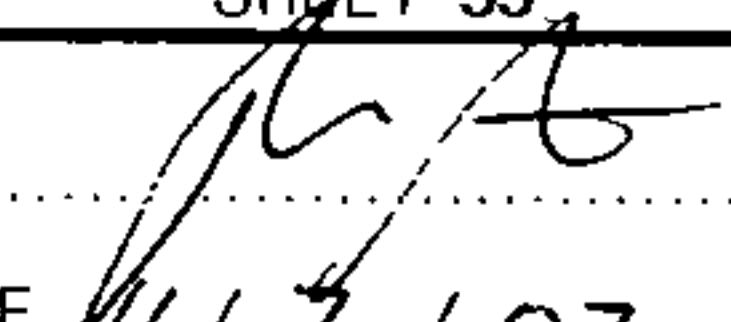
Except with the written consent of Mirvac or its nominees :

The registered proprietor or proprietors for the time being of any burdened lot must not:

- (a) erect on a burdened lot any fencing where fencing has not been erected by Mirvac's Builder nor permit others to do so;
- (b) remove any fencing erected on a burdened lot by Mirvac's Builder nor permit others to do so, unless the fencing removed is replaced by fencing which complies with the Specifications;
- (c) erect on a burdened lot any fencing where fencing has been erected by Mirvac's Builder nor permit others to do so, unless the fencing to be erected complies with the Specifications;
- (d) demolish any building or improvement (or part of a building or improvement) on a burdened lot which was constructed by Mirvac's Builder nor permit others to do so, unless the building or improvement (or relevant part thereof) is replaced by a building or improvement built in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor;
- (e) erect on a burdened lot any building or improvement where a building or improvement has been erected by Mirvac's Builder other than in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor, nor permit others to do so;
- (f) add any extension to or make any structural alteration to any building or improvement constructed on a burdened lot by Mirvac's Builder other than in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor, nor permit others to do so;
- (g) paint, render or otherwise alter the external facade of any building or improvement on a burdened lot, other than in keeping with the finishes and colours specified in the Specifications nor permit others to do so;
- (h) keep any caravan, boat, trailer, plant, machinery or truck on any part of a burdened lot nor permit others to do so, except where any such item is not visible from public areas;
- (i) place or maintain any clothes drying or airing facilities on any part of a burdened lot nor permit others to do so, except where such facilities are not visible from public areas;
- (j) erect or affix any sign or notice to any part of a burdened lot nor permit others to do so, except where any such sign or notice is in keeping with the Specifications or is required by law;
- (k) erect or affix more than one sign or notice at any one time to any part of a burdened lot nor permit others to do so, except where any such sign is required by law;
- (l) affix any external awnings or shutters to any part of any building or improvement on a burdened lot nor permit others to do so, except where any such external awnings or shutters are not visible from public areas;
- (m) affix any window furnishings to any window of a burdened lot, other than in keeping with the Specifications nor permit others to do so;
- (n) erect a shed or pergola on a burdened lot nor permit others to do so, except where such shed or pergola is not visible from public areas;
- (o) erect or affix any antenna, satellite dish, air-conditioning or heating unit on or to any part of any building or improvement on a burdened lot nor permit others to do so, except where any such item is not visible from public areas;
- (p) use as a habitable room any shed or garage erected on a burdened lot nor permit others to do so;
- (q) paint or otherwise alter the original colour or type of tiles on the roof of any building constructed by Mirvac's builder on a burdened lot nor permit others to do so;
- (r) tint any external window of a building on a burdened lot except where such window is not visible from public areas;
- (s) allow the state of repair of any landscaped area at the front of a burdened lot to fall below the standard as at the date of first occupation of the burdened lot;
- (t) alter any window treatment of a building on a burdened lot, where the window treatment was installed by Mirvac's Builder, nor permit others to do so; and
- (u) remove any treated window in a building on a burdened lot, where the treated window was installed by Mirvac's Builder, unless the window is replaced by a similarly treated window, nor permit others to do so;

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Continued Sheet 4

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				ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 529433 T
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CREATION OF RESTRICTION

Continued from Sheet 3


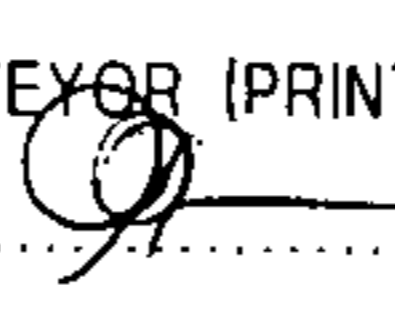
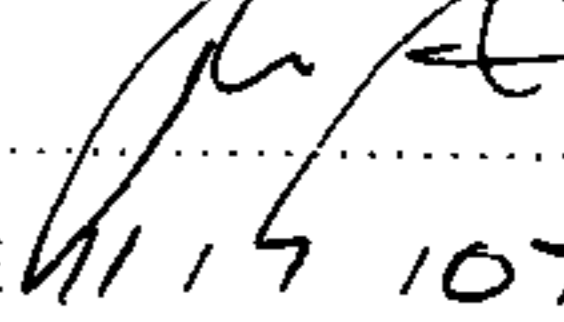
Nothing in this Restriction applies to Mirvac.

This Restriction will expire on 31st December 2015.

For the purposes of this restriction:

- (a) "Mirvac" means Mirvac Victoria Pty. Ltd. ACN 006 708 363 and any related body corporate of Mirvac Victoria Pty Ltd within the meaning of that term, as defined in the Corporations Law;
- (b) "Mirvac's Builder" means Mirvac Home Builders (Vic) Pty. Ltd. ACN 096 010 785;
- (c) any reference to fencing includes attachments to fencing;
- (d) any reference to Mirvac's Building Surveyor means the building surveyor to whom Mirvac or Mirvac's Builder applies for a building permit in respect of the works on the lots;
- (e) any reference to erected includes build;
- (f) "Specifications" are the specifications annexed to this restriction as sheets of this plan of subdivision; and
- (g) "Responsible Authority" means the responsible planning authority for the land in the plan of subdivision from time to time.

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		DATE  11/1/07 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 529433 T
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SPECIFICATIONS

SPECIFICATIONS IN RESPECT OF THE RESTRICTION COMPRISING THIS PLAN OF SUBDIVISION.

FENCING (Paragraphs (b) and (c))

1. Fencing must be of timber, face brick, masonry block or aluminium slats construction.
2. If fencing is of timber construction and :
 - (a). is not readily visible to the public, it must be constructed in a timber frame with nominal 125mm x 75mm posts, 150mm x 40mm timber plinths with timber cappings and treated pine palings and be 2000mm high above landscape level.
 - (b). is in areas visible to the public, it must be constructed in a timber frame with nominal 125mm x 75mm posts, and 70mm x 19mm pickets spaced at 5mm and with or without capping.
3. If fencing is of face brick or masonry block construction and is :
 - (a). low level fencing (that is, walls not exceeding 600mm above ground level) it must be of 230mm face brick with brick or render finish.
 - (b). high level fencing (that is, walls 2000mm above landscape level) it must be of 190mm concrete block construction with render finish.
4. Any fencing constructed of aluminium slats shall match the existing.
5. Variations of 5% or less to the measurements above are within the Specifications.

COLOURS (Paragraph (g))

All Lots

(i). **External finishes**

- Brick colour palette*
To match existing face brick
- Front Door Colour Palette*
To match existing
- Garage Door Colour Palette*
To match existing
- Fascia and Guttering Colour Palette*
To match existing
- Rain Water Head and Downpipe Colour Palette*
To match existing
- Balustrading*
To match existing
- Security and flywire doors:*
To be painted or finished in a colour equivalent to the Front Door colour.

Exterior Colour Palette
To match existing

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PLAN

(ii). **Fences:**

- Brick or Masonry Block Fence Colour Palette*
To match existing
- Timber Picket Fence Colour Palette*
To match existing
- Aluminium Slat Fence Colour Palette*
To match existing

SIGNS and NOTICES (Paragraph (j) and (k))

Any sign or notice must not exceed 700mm in width and 1000mm in height and the top of any sign or notice must not be more than 2000mm above ground level.

INTERNAL WINDOW FURNISHINGS (Paragraph (m))

Internal window furnishings must be :

- (a) Sunscreen Roller Blinds;
- (b) Venetian Blinds;
- (c) Roman Blinds;
- (d) Hanging Blinds;
- (e) Vertical Blinds; or
- (f) Timber Venetians

Except for timber venetians, all blinds must have a white or grey blackout backing fabric where visible from outside the burdened lot.

Timber venetians must be one of the following colours:

- cedar/timber with a natural grade lacquer
- white
- charcoal

In a window located in a garage where the sill is 1400mm from the floor or lower, window furnishings must be as per (a), (b), (c), (d) or (e) above.



PARRY FRASER & JONES (Vic) Pty. Ltd.
Consulting Engineers & Surveyors
 A.B.N. 72 112 571 810
 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 mail@parryfraserjones.com.au

LICENSED SURVEYOR (PRINT) IAN A. JONES
 SIGNATURE DATE 2 15 07
 REF 1700-4M VERSION 3
 DWG: WAVERLEY\STAGE 04\STAGE 4M\17004M5 12/2/07 PS03V

SHEET 35

DATE 11/7/07
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION	STAGE No. 13	PLAN NUMBER PS 529433 T
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of this plan of subdivision ("Plan of Subdivision") by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: LOTS 625, 626, 627 & 628.

Land to be burdened: LOTS 625, 626, 627 & 628.

Description of Restriction:


Except with the written consent of Mirvac or its nominees :

The registered proprietor or proprietors for the time being of any burdened lot must not:

- (a) erect on a burdened lot any fencing where fencing has not been erected by Mirvac's Builder nor permit others to do so;
- (b) remove any fencing erected on a burdened lot by Mirvac's Builder nor permit others to do so, unless the fencing removed is replaced by fencing which complies with the Specifications;
- (c) erect on a burdened lot any fencing where fencing has been erected by Mirvac's Builder nor permit others to do so, unless the fencing to be erected complies with the Specifications;
- (d) demolish any building or improvement (or part of a building or improvement) on a burdened lot which was constructed by Mirvac's Builder nor permit others to do so, unless the building or improvement (or relevant part thereof) is replaced by a building or improvement built in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor;
- (e) erect on a burdened lot any building or improvement where a building or improvement has been erected by Mirvac's Builder other than in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor, nor permit others to do so;
- (f) add any extension to or make any structural alteration to any building or improvement constructed on a burdened lot by Mirvac's Builder other than in accordance with building plans and specifications lodged (or required to be lodged) with the Responsible Authority by Mirvac, Mirvac's Builder or Mirvac's Building Surveyor, nor permit others to do so;
- (g) paint, render or otherwise alter the external facade of any building or improvement on a burdened lot, other than in keeping with the finishes and colours specified in the Specifications nor permit others to do so;
- (h) keep any caravan, boat, trailer, plant, machinery or truck on any part of a burdened lot nor permit others to do so, except where any such item is not visible from public areas;
- (i) place or maintain any clothes drying or airing facilities on any part of a burdened lot nor permit others to do so, except where such facilities are not visible from public areas;
- (j) erect or affix any sign or notice to any part of a burdened lot nor permit others to do so, except where any such sign or notice is in keeping with the Specifications or is required by law;
- (k) erect or affix more than one sign or notice at any one time to any part of a burdened lot nor permit others to do so, except where any such sign is required by law;
- (l) affix any external awnings or shutters to any part of any building or improvement on a burdened lot nor permit others to do so, except where any such external awnings or shutters are not visible from public areas;
- (m) affix any window furnishings to any window of a burdened lot, other than in keeping with the Specifications nor permit others to do so;
- (n) erect a shed or pergola on a burdened lot nor permit others to do so, except where such shed or pergola is not visible from public areas;
- (o) erect or affix any antenna, satellite dish, air-conditioning or heating unit on or to any part of any building or improvement on a burdened lot nor permit others to do so, except where any such item is not visible from public areas;
- (p) use as a habitable room any shed or garage erected on a burdened lot nor permit others to do so;
- (q) paint or otherwise alter the original colour or type of tiles on the roof of any building constructed by Mirvac's builder on a burdened lot nor permit others to do so;
- (r) tint any external window of a building on a burdened lot except where such window is not visible from public areas;
- (s) allow the state of repair of any landscaped area at the front of a burdened lot to fall below the standard as at the date of first occupation of the burdened lot;
- (t) alter any window treatment of a building on a burdened lot, where the window treatment was installed by Mirvac's Builder, nor permit others to do so; and
- (u) remove any treated window in a building on a burdened lot, where the treated window was installed by Mirvac's Builder, unless the window is replaced by a similarly treated window, nor permit others to do so;

ADVERTISED
PLAN

Continued Sheet 4

	PARRY FRASER & JONES (Vic) Pty. Ltd. Consulting Engineers & Surveyors A.B.N. 72 112 571 810 1 Oxley Road Hawthorn 3122 Ph. (03) 98196991 Fax. (03) 98196994 mail@parryfraserjones.com.au	LICENSED SURVEYOR (PRINT) IAN A. JONES SIGNATURE DATE / / REF 1700-4L VERSION 4 DWG: WAVERLEY\STAGE 04\STAGE 4L\17004L3 29/11/06 PS03V	SHEET 3 DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION	STAGE No. 13	PLAN NUMBER PS 529433 T
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CREATION OF RESTRICTION
Continued from Sheet 3

Nothing in this Restriction applies to Mirvac.


This Restriction will expire on 31st December 2015.

For the purposes of this restriction:

- (a) "Mircac" means Mircac Victoria Pty. Ltd. ACN 006 708 363 and any related body corporate of Mircac Victoria Pty Ltd within the meaning of that term, as defined in the Corporations Law;
- (b) "Mircac's Builder" means Mircac Home Builders (Vic) Pty. Ltd. ACN 096 010 785;
- (c) any reference to fencing includes attachments to fencing;
- (d) any reference to Mircac's Building Surveyor means the building surveyor to whom Mircac or Mircac's Builder applies for a building permit in respect of the works on the lots;
- (e) any reference to erected includes build;
- (f) "Specifications" are the specifications annexed to this restriction as sheets of this plan of subdivision; and
- (g) "Responsible Authority" means the responsible planning authority for the land in the plan of subdivision from time to time.

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SHEET 4

 PARRY FRASER & JONES (Vic) Pty. Ltd. Consulting Engineers & Surveyors A.B.N. 72 112 571 810 1 Oxley Road Hawthorn 3122 Ph. (03) 98196991 Fax. (03) 98196994 mail@parryfraserjones.com.au	LICENSED SURVEYOR (PRINT) IAN A. JONES
	SIGNATURE	DATE / /
REF 1700-4L	VERSION 4	COUNCIL DELEGATE SIGNATURE
DWG: WAVERLEY\STAGE 04\STAGE 4L\17004L4	29/11/06 PS03V	ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	STAGE No. 13	PLAN NUMBER PS 529433 T
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SPECIFICATIONS

SPECIFICATIONS IN RESPECT OF THE RESTRICTION COMPRISING THIS PLAN OF SUBDIVISION.

FENCING (Paragraphs (b) and (c))

1. Fencing must be of timber, face brick, masonry block or aluminium slats construction.
2. If fencing is of timber construction and :
 - (a). is not readily visible to the public, it must be constructed in a timber frame with nominal 125mm x 75mm posts, 150mm x 40mm timber plinths with timber cappings and treated pine palings and be 2000mm high above landscape level.
 - (b). is in areas visible to the public, it must be constructed in a timber frame with nominal 125mm x 75mm posts, and 70mm x 19mm pickets spaced at 5mm and with or without capping.
3. If fencing is of face brick or masonry block construction and is .
 - (a). low level fencing (that is, walls not exceeding 600mm above ground level) it must be of 230mm face brick with brick or render finish.
 - (b). high level fencing (that is, walls 2000mm above landscape level) it must be of 190mm concrete block construction with render finish.
4. Any fencing constructed of aluminium slats shall match the existing.
5. Variations of 5% or less to the measurements above are within the Specifications.

COLOURS (Paragraph (g))

All Lots

(i). **External finishes**

- Brick colour palette*
To match existing face brick
- Front Door Colour Palette*
To match existing
- Garage Door Colour Palette*
To match existing
- Fascia and Guttering Colour Palette*
To match existing
- Rain Water Head and Downpipe Colour Palette*
To match existing
- Balustrading*
To match existing
- Security and flywire doors:*
To be painted or finished in a colour equivalent to the Front Door colour.

Exterior Colour Palette
To match existing

ADVERTISED
PLAN

(ii). **Fences:**

- Brick or Masonry Block Fence Colour Palette*
To match existing
- Timber Picket Fence Colour Palette*
To match existing
- Aluminium Slat Fence Colour Palette*
To match existing

SIGNS and NOTICES (Paragraph (j) and (k))

Any sign or notice must not exceed 700mm in width and 1000mm in height and the top of any sign or notice must not be more than 2000mm above ground level.

INTERNAL WINDOW FURNISHINGS (Paragraph (m))

Internal window furnishings must be :

- (a) Sunscreen Roller Blinds;
- (b) Venetian Blinds;
- (c) Roman Blinds;
- (d) Hanging Blinds;
- (e) Vertical Blinds; or
- (f) Timber Venetians

Except for timber venetians, all blinds must have a white or grey blackout backing fabric where visible from outside the burdened lot.

Timber venetians must be one of the following colours:

- cedar/timber with a natural grade lacquer
- white
- charcoal

In a window located in a garage where the sill is 1400mm from the floor or lower, window furnishings must be as per (a), (b), (c), (d) or (e) above.

SHEET 5



PARRY FRASER & JONES (Vic) Pty. Ltd.
Consulting Engineers & Surveyors
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 1 Oxley Road Hawthorn 3122
 Ph. (03) 98196991 Fax. (03) 98196994
 mail@parryfraserjones.com.au

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DATE / /
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

ADVERTISED
PLAN**MODIFICATION TABLE**

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER**PS529433T**

MASTER PLAN (STAGE 1) REGISTERED DATE 29/11/05 TIME 8.30AM

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S6	LOTS 575,578,582,583, 585 TO 593 (B.I.),595 TO 597 717 TO 721 & RES6 & R6	STAGE PLAN	PS529433T/S6	22/12/05	2	H.L.
--	--	RECTIFICATION	AE279680J	5/4/06	3	H.L.
LOT S8	LOTS 572, 573, 577, 579 TO 581 (B.I.), 598 TO 603 (B.I.), 605, 606, RES8 & R8	STAGE PLAN	PS529433T/S8		4	M.L.E.
LOT S9	LOTS 613, 615-623(B.I.), 629-633(B.I), 635-639(B.I.), 650-653(B.I), 655-663(B.I) 665-667(B.I), RES 9, R-9	STAGE PLAN	PS529433T/S9	8/5/06	5	RCL
LOT S7	LOTS 710 - 713(BI), 715, 716, RESERVE No. 7A, 7B & 7C, ROAD R-7	STAGE PLAN	PS529433T/S7	15/06/06	6	S.J.B.
LOT S10	LOTS 668 - 673(BI), 675, 676 678 - 683(BI), 687 - 689(BI) RESERVE No. 10, ROAD R10	STAGE PLAN	PS529433T/S10	15/06/06	6	S.J.B.
LOT S11	LOTS 690 - 693(BI), 695 - 703(BI), 705 - 709(BI), RESERVE No. 11, ROAD R11	STAGE PLAN	PS529433T/S11	15/06/06	6	S.J.B.
LOT S12	607 - 612 (B.I.)	STAGE PLAN	PS529433T/S12	31/07/06	7	H.L.
LOTS S2 , S3 & S5	Q, R, T & S15	STAGE PLAN	PS529433T/S2	31/08/06	8	T M
S15	LOTS 359 TO 361	STAGE PLAN	PS529433T/S15	27/11/06	9	TM
S4	LOTS 375-381 & 722,723,725	STAGE PLAN	PS529433T/S4	19/3/07	10	AB
S14	LOTS 677, 685 & 686	STAGE PLAN	PS529433T/S14	19/7/07	11	CG
S13	LOTS 625 to 628	STAGE PLAN	PS529433T/S13	28/03.08	12	MLE