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3440-0039-5299v2

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25 May 2023 14:49:43 Perth



RESTRICTIVE COVENANT
(INSERT NAME OF DOCUMENT)

LODGED BY: **Corrs Chambers Westgarth**
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 1A

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Registered pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.


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Wildflower

Stockland Wildflower
 Warton Road (Corner Armadale Road)
 Piara Waters WA 6112
 E: design@stockland.com.au



Stockland

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DESIGN APPROVAL CHECKLIST

Site plan

1:200 or 1:100 scale

- Existing and proposed contours
- Proposed floor levels
- All setback dimensions to boundaries
- Fencing (incl. dimensions of fence return setbacks, stepped fencing, side street boundary fencing, etc).

Floor plan

1:100 scale

- Internal layout
- Dwelling areas
- Dimensions (including setbacks, articulation, porch, etc).
- Ancillary fixtures and equipment (eg. rainwater tanks, hot water systems, etc).
- Sheds, outbuildings, pergolas, etc.

All elevations

1:100 scale

- External materials and colours
- Proposed floor levels and building heights from natural ground level
- Eave dimensions
- Roof pitch
- Sheds, outbuildings, pergolas, etc.

Sections

1:100 or 1:50 scale

- Built form and natural ground level
- Site cut/fill
- Ceiling heights
- Retaining walls

External materials & colours schedule

- Wall cladding material and colour
- Roof material and colour
- Gutters, fascias, downpipes colour
- Window and door frames colour
- Decks, verandahs, etc.
- Fencing material and colour
- Driveway material and colour

Landscape plan

1:100 scale

- Plant list, including species and sizes
- Front fencing details, material and colour
- Driveway material and colour
- Paving or hardscape material and colour
- Retaining walls

DESIGN APPROVAL CHECKLIST

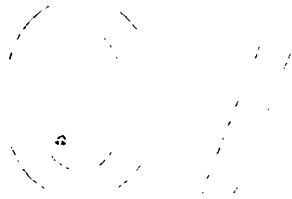
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EXPLANATORY NOTES

Architectural Feature	Acceptable architectural features to comply with clause 3.6 may include a gambrel, gable-end, blade wall or any other feature visible from the public reserve.
Articulated Facade	Variations to the elevation through projections and indentations in the floor plan resulting in the creation of shadows and depth to add visual interest.
Carport	An open, self-supporting structure or a structure under the main roof supported by posts, pillars or piers.
Corner Lots	A corner lot is defined as being located at the junction of two streets, street and mews or at the junction of a street and public reserve.
Entry Pergola	An entry feature with a separate permeable roof and supported by pillars or piers.
Facade	A facade is the face of a building especially the primary or front elevation showing its most prominent architectural features.
Gable	A triangular top section of a wall on a building with a pitched roof. Gables may be in the same material as the wall or include a secondary material such as timber or weatherboard cladding.
Gambrel	A triangular feature within the roof structure most commonly finished with timber or weatherboard cladding.
Habitable Room	Includes all living rooms, kitchens and bedrooms, but not bathrooms, WCs or circulation space.
Laneway	Is a narrow local street type without a verge which is located along the rear and/or side property boundary. Vehicle access to garages should be from the laneway.
Main Building Line	The main building line is measured from the front most habitable room on the primary street elevation not the projection of a feature.
Masonry Gateway Wall	A self-supporting structure usually detached to the main dwelling and located in front of the primary entry.
Mews	Is a narrow local street type without a verge which is located along the front of the property boundary.
Moulding & Sills	Architectural moulding and sills will be accepted as a secondary colour or material where it is considered of merit to the overall design and character of the home.
Porches	Porches are created through an indentation in the floor plan resulting in an area of overhanging roof, usually where the front door is located. (Porches or indentations in the floor plan covered by the main roof will not be considered an architectural feature.)
Portico	An entry feature with a separate roof and supported by masonry pillars and/or posts.
Primary Street	The front elevation of the home will be situated on the primary street which includes the main entry to the dwelling.
Projecting Blade Wall	A wall which projects forward of adjacent walls, is perpendicular to the facade and usually extends past the gutter line.
Public Reserve	A public reserve is any parkland, bushland or wetland designated as public open space within the residential community.
Return Fence	A return fence extends from the secondary street fencing to the side of the home.
Secondary Street	The secondary street is the road which intersects or adjoins the primary street and does not include the main entry to the dwelling.
Verandah	A shading structure which has its own separate roof and must be supported by posts, pillars or piers.
Window Hood	A structure which is attached to the building and designed to provide shading to windows.
Window Overhang	A window overhang is a structure built into the home that shades windows as a substitute to eaves.

EXPLANATORY NOTES

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COOL ROOFS AT WILDFLOWER

A roof designed to provide and maintain high solar reflectance

7.1 What is a cool roof?

A cool roof is one that has been designed to reflect more sunlight and absorb less heat than a standard roof. Nearly any type of building can benefit from a cool roof.

When implemented at scale, cool roofs can counter the urban heat island effect, caused by the heat absorbing materials in the built environment.

By reflecting incoming solar radiation, cool roofs can reduce temperatures inside buildings and mitigate cooling demand for an entire city.



7.2 Benefits of cool roofs

A cool roof can benefit a building and its occupants by:

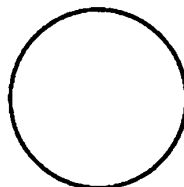
- Reducing energy bills by decreasing air conditioning needs.
- Improving indoor comfort for spaces that are not air conditioned, such as garages or covered patios.
- Decreasing roof temperature, which may extend roof service life.
- Increase ecological sustainability factor, or make your building 'greener'.
- Mitigating your community's urban heat island effect.

7.3 Types of cool roofs

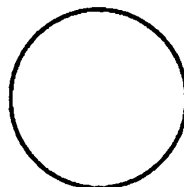
Stockland recommends the use of roofing with a solar absorbance rating of less than 0.4, in line with the National Construction Code to maximise the benefits.

A list of Colorbond options is provided here (or to be colour matched).

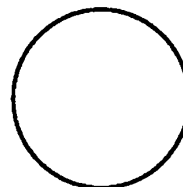
Colorbond®



Surfmat®



Classic Cream™



Dover White™

06 EXTERNAL ELEMENTS

6.4 Outbuildings

All outbuildings and garden sheds must be constructed behind the front and/or secondary street building line unless it can be shown that they are not visible from the adjacent street or public area.

6.5 Presentation and maintenance of your lot

- Your property must be kept in a clean and tidy state at all times.
- Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal.
- The owner/builder must maintain an industrial waste bin or fully wrapped cage bin on site at all times.
- The bin is to be established on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full, so no material escapes the waste bin.
- The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day.
- No excavated material shall be placed on other lots, verges or public areas.
- The owner/builder must ensure street trees are not damaged during construction. If a street tree is damaged, the tree must be replaced by the owner.
- When the home is constructed and completed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are the owner's responsibility and are to be kept mowed and maintained.



06

EXTERNAL ELEMENTS

6.1 General requirements

Any additions, fixtures, equipment, sheds, outbuildings or pergolas must be located to the rear of your home, out of sight from your street or any public reserve.

This includes (but is not limited to) satellite dishes, external hot water services, solar hot water systems with roof-mounted tanks, water tanks, spa pumps, heating and cooling units, rubbish disposal containers, rainwater tanks, washing lines and solar pool heating coils.

Solar panels for heating water or generating energy are exceptions to this.

6.2 Bin storage

Rubbish bins must be screened and out of public view.

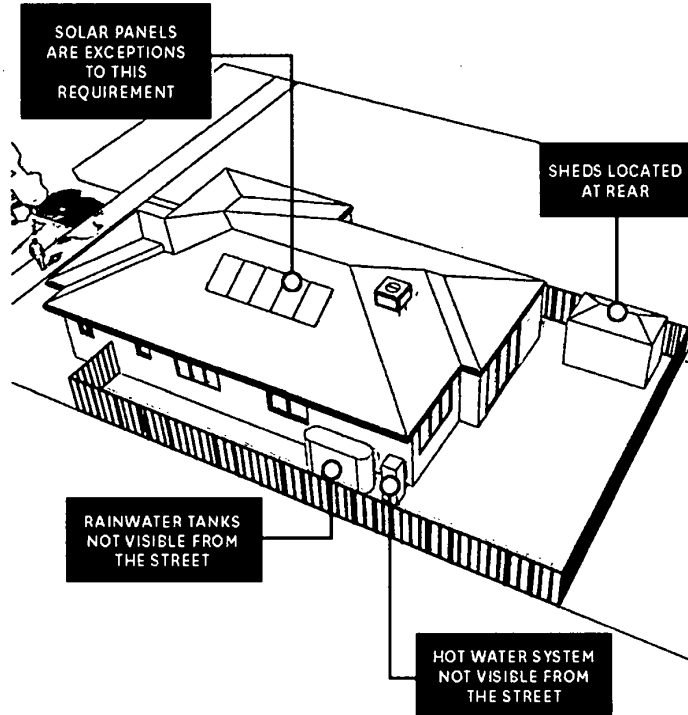
Bin location and storage area is to be noted on plans at time of submission. Dedicated bin storage is required behind the front building line of the home behind the side fence return and must be detailed on the plan.

6.3 Construction obligations

Provide a skip bin or skip bag onsite for the duration of the construction period.

Site cleanliness is to be maintained.

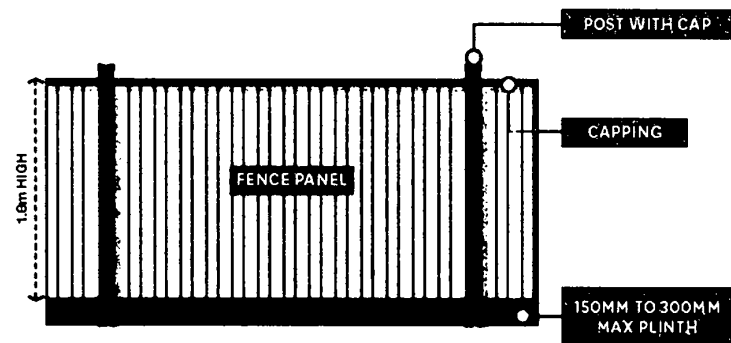
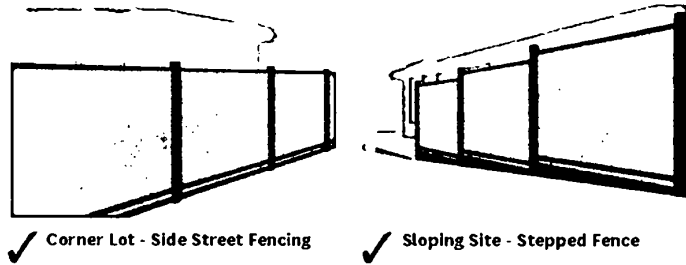
Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owners to the standard to which it was constructed.



05 FENCING AND BOUNDARIES

5.4 Lot level differences

Stockland has designed the finished ground levels in the estate so that no lot has an unretained level difference greater than 300mm to an adjacent lot or verge. Where there is an unretained design level difference of greater than 150mm between lots or a lot and verge, Stockland will install steel plinths to deal with level differences of up to 300mm as part of the fencing installation. Any additional steel plinth retaining required for heights above 300mm as a result of the owner or builder altering the design finished ground level shall be the responsibility of the owner/s.



Fence Detail

05 FENCING AND BOUNDARIES

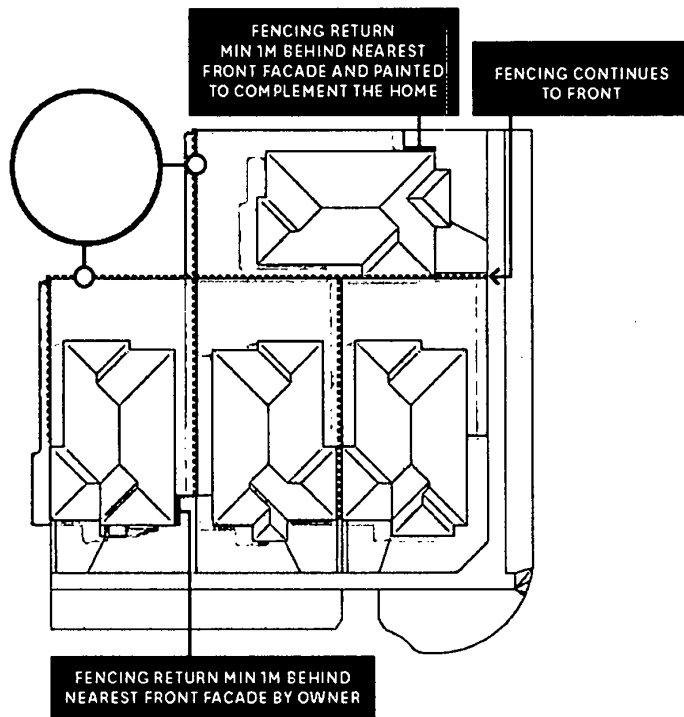
5.2 Mandatory side and rear fencing

Fencing constructed along the side and/or rear boundaries must be:

- A maximum of 1.8m in height.
- Must be constructed with Colorbond in colour Riversand.
- Where no front fence is constructed, the side fence must return to the house a minimum of 1m behind the front build line.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.
- Please discuss proposed fencing with your adjoining neighbours prior to construction and refer to the relevant Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 legislation and guidelines in your state and local government area.

5.3 Retaining walls

Retaining walls visible from the street or a public space must be constructed of materials matching those provided by the developer (unless otherwise approved by Stockland). Pre-cast concrete 'panel and post' retaining walls are not permitted.



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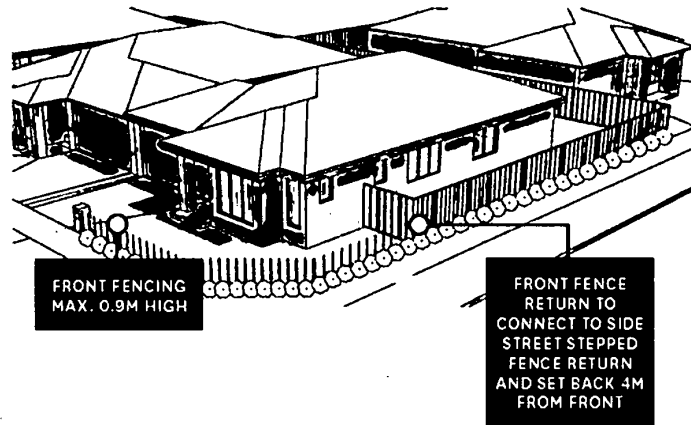
FENCING AND BOUNDARIES

5.1 Front and secondary street fencing

Front fencing as viewed from the street or a public space must not be higher than 0.9m. Materials and colours must be consistent or complementary to the primary street elevation's finishes.

Fencing to a secondary street must be set back at least 4m from the corner truncation, constructed of Colorbond colour Riversand (unless otherwise approved by Stockland) and be a maximum of 1.8m high.

As per Fencing and Landscaping contract the return fence panels are not included in the package and are the owner's responsibility to construct or arrange after the fencing has been installed.





FRONT GARDEN LANDSCAPE

4.1 Extent of landscaping

Landscaping to be completed by LD Total as outlined in your contract of sale provided by Stockland.

4.2 Letterboxes

Letterboxes must:

- Be located on the primary street frontage.
- Be incorporated into the front fencing or a standalone structure and constructed of materials that match the feature material of the front facade or the materials used within the landscaping.
- A diagram or image of the proposed letterbox must be included in the covenant application for approval.

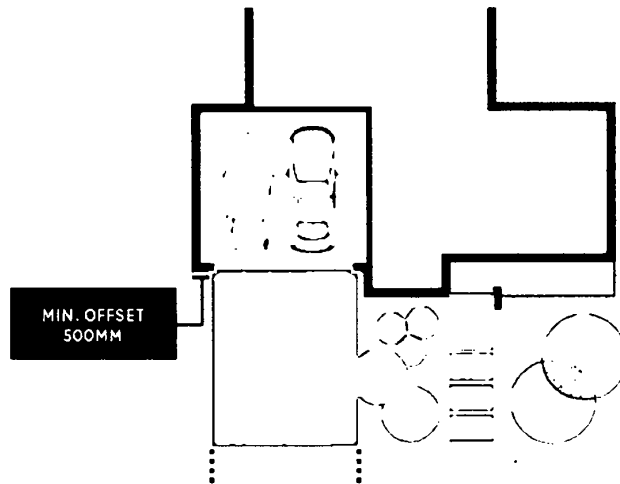
4.3 Driveways

Driveways are to be constructed in accordance with local government requirements and be offset at least 500mm from the nearest side boundary.

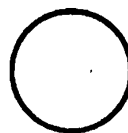
Driveways must not be constructed from plain concrete, black or terracotta red pavers.

Driveway and crossover are to be completed prior to occupation.

Driveways must not cut through a public footpath.



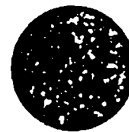
Stamped concrete



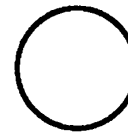
Coloured concrete



Brick pavers



Exposed aggregate concrete



Light-grey plain concrete



03 HOW YOUR HOME ADDRESSES THE STREET

One additional feature (excluding windows and doors) must be included in the front elevation. This may include:

- Projecting blade wall in a feature colour/material (minimum 500mm in width projecting at least 300 mm above the eaves).
- Balcony which occupies 20% of the front elevation and is 1.5m in depth.
- Built-in planter box (at least 1m long).
- Roof feature such as a gambrel or end gable.
- Louvre windows or canopies/window hood with a horizontal emphasis.
- Elevated eaves with a feature recess or similar detail to the forward/projected part of the roof.
- Other features creating visual interest may also be accepted.

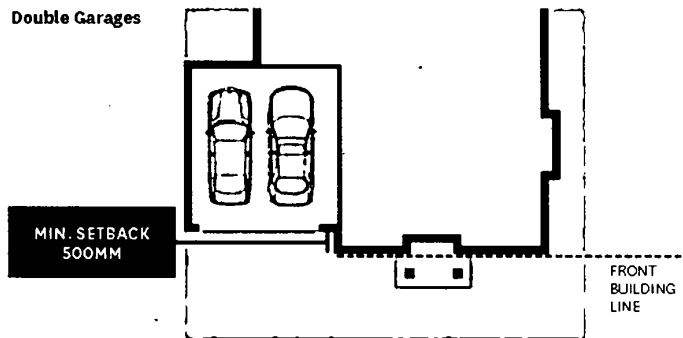
3.7 Garages

Freestanding or attached carports and garages must include a roof design and design features which are consistent with the form and materials of the home.

All garages are required to be recessed a minimum of 500mm behind the front building line of the home.

Where a triple garage is to be constructed, the third garage must be set back a minimum of 500mm from the other garage doors.

It is recommended that a dedicated Electric Vehicle (EV) charging point is provided in the garage. Where this is not provided, garages are required to have a provision for a 16A Single Phase GPO centrally located within the garage to allow for future EV charging. The conduit from the switchboard to the GPO is to be sized to allow for the upgrade of supply cable to 3 Phase in the future.



✓ 3.7 Acceptable garage setback.

03 HOW YOUR HOME ADDRESSES THE STREET

3.5 External materials

All external materials and colours are to be submitted to Stockland for approval and must reflect contemporary architecture.

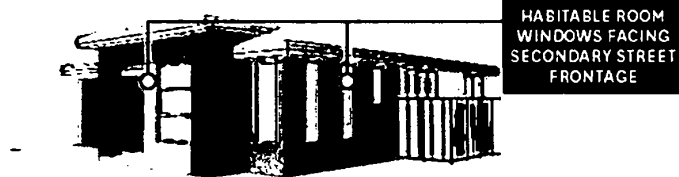
- Two (2) contrasting materials or colours must be applied to the front and secondary street facade of the house.
- No one material can be more than 80% of the facade area (excluding windows, doors, roof gables and infills).
- Unfinished 'commons' and double height brnks are not permitted.
- Bright or primary colours are not permitted unless they are used as a minor (max 20%) feature element on the facade area.
- Homes located on corners shall address both streets through their design by extending the primary elevation features (colours/materials and architectural features) onto the secondary street elevation where forward of a return fence.

3.6 Architectural features

At least one window of a habitable room overlooking the street or public reserve shall be incorporated in the primary facade.

Where more than two adjacent dwellings are being constructed by the same owner, create identifiable differences in facades, however use of complementary materials and colour palette over the development is permitted.

An entry feature or room must be located 900mm forward of the garage where a double garage is proposed.



HABITABLE ROOM WINDOWS FACING SECONDARY STREET FRONTAGE

✓ Front facade materials or colours mirrored on secondary street facade

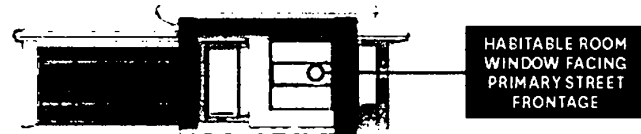
✓ Habitable room with windows

3.4 Windows on habitable rooms facing secondary street.

3.5 Front facade materials and colours extend to secondary street facade.

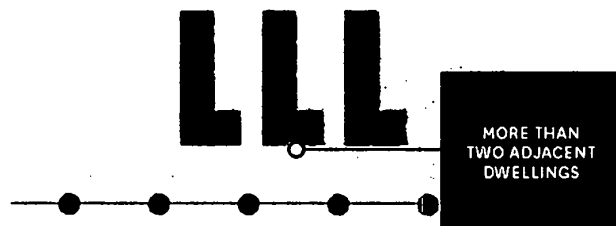


3.6 Suitable use of external materials.



HABITABLE ROOM WINDOW FACING PRIMARY STREET FRONTAGE

✓ 3.6 Windows on habitable rooms provide passive surveillance.



MORE THAN TWO ADJACENT DWELLINGS

3.6 Complementary materials and colours may be used but there must be identifiable differences.

03

HOW YOUR HOME ADDRESSES THE STREET

3.1 Front door facing the street

Your home must have a front door facing the primary street.

3.2 Front entry

The front entry must incorporate either a porch, portico or verandah that has:

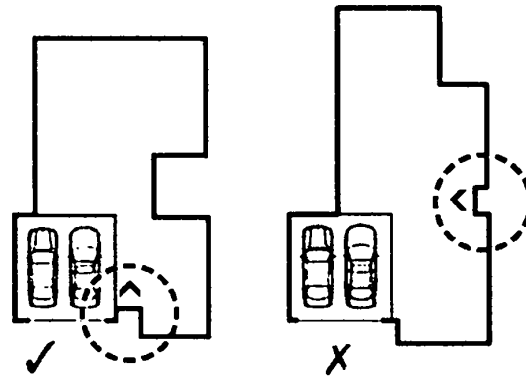
- A minimum under roof area of 4m²
- A minimum depth of 1.5m.

3.3 Parapet walls

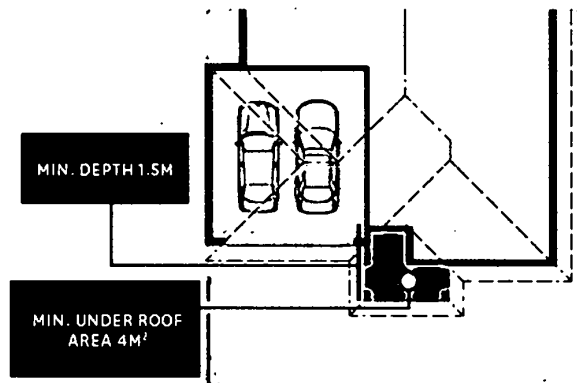
Where a parapet wall is proposed, the gutter must be concealed and the parapet must not extend forward of the building line (excludes garages on the boundary).

3.4 Visibility

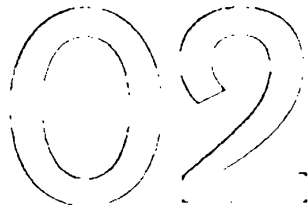
Exposed secondary street facade must incorporate at least one habitable room window with a clear view of the secondary street (excludes highlight windows) to allow for passive surveillance of the street.



3.1 Front door must face primary street.



3.2 Requirements for porch, portico or verandah.



THE STYLE OF YOUR HOME

2.1 Home style

Homes are to be constructed to reflect contemporary architecture and have regard to the climatic conditions of the area and the estate's unique location.

2.2 Roof pitch

Roofing must be of a scale and form representative of contemporary architecture.

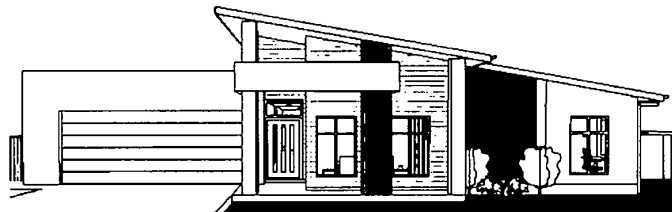
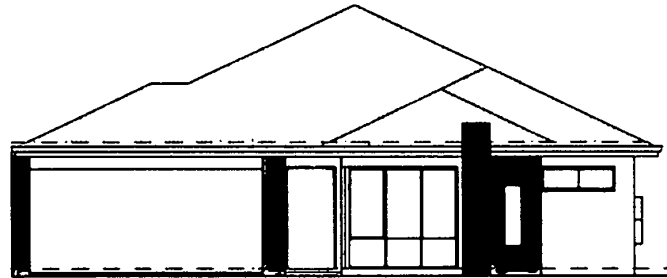
- Hip and gable roofs must have a minimum pitch of 24 degrees.
- Skillion roof planes should not exceed a maximum pitch of 15 degrees, unless it can be demonstrated that a higher roof pitch forms an integral part of the overall architectural design of the home.
- Flat roofs are to be concealed from view on the primary/secondary elevation or from any public reserve by a parapet wall.

Note: Red, Green and Terracotta colours are not permitted.

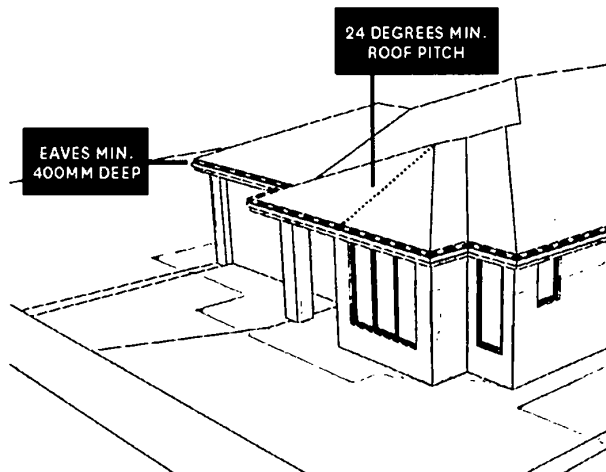
2.3 Eaves

All roofs must have eaves overhanging by a minimum of 400mm (excluding fascia and gutter) to primary and secondary street facades.

Eaves are encouraged to assist with shading of windows, minimising heat gain during the day, and helping to moderate the internal temperature of the home.



✓ Contemporary facade





SITING AND SERVICING YOUR HOME

1.1 Minimum setbacks

The minimum boundary setbacks and driveway locations must be as per R-Codes (State Planning Policy 7.3) and as amended under City of Armadale, Residential Design Code Variations & R-MD Codes (Local Planning Policy PLN 3.10).

Please note: all site plans must be approved by the relevant local government, this is not reviewed by Stockland.

1.2 Surrounding services

House construction and site works must not impact, damage or alter the surrounding levels of services installed within the public verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by Stockland or utility provider, this rectification cost will be passed on to the property owner.

1.3 Footpaths and street trees

An owner/builder must not permit, cause or authorise any damage to:

- Any adjoining lot; and/or
- Any other part of the Wildflower community, including but not limited to footpaths, kerb and stormwater infrastructure, roadways, landscaping and street trees.

Where such damage occurs and Stockland is required to undertake repairs, the owner/builder of the lot will be responsible to pay the cost of these works.



THE DESIGN ESSENTIALS

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DESIGN APPROVAL

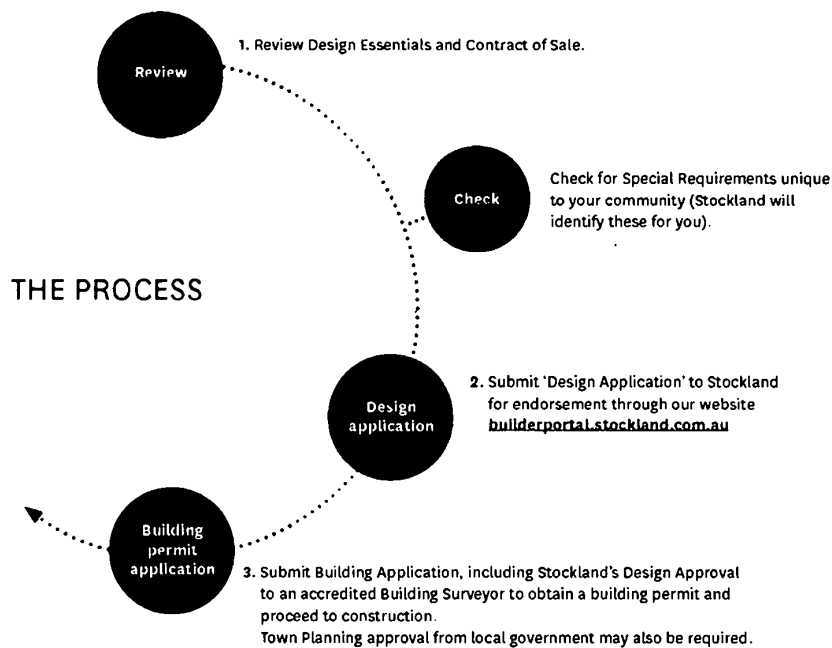
Submission requirements

In order to build, you must apply to and have an application package approved by Stockland's Covenant Specialist. Design Approval by Stockland does not constitute development or building approval or compliance with building regulations. Upon obtaining Design Approval from Stockland, a building approval must be obtained from the local government or a private Building Certifier before construction can commence.

The process

Stockland's Covenant Specialist will endeavour to assess proposals in the shortest possible time, generally within 10 business days of receiving all required information for the application. Approved plans will be stamped approved, copied and returned to the applicant or their agent. The progress of the home and landscape construction will be monitored by Stockland to ensure that it conforms with the approved design.

All requests for comment from Stockland's Covenant Specialist, or any other queries, should be directed to the Stockland Covenant Specialist.



DESIGN ESSENTIALS

The Design Essentials form part of your Contract of Sale and should be referred to when designing your new home. They are intended to create an attractive streetscape that results in a cohesive, quality urban form, while not precluding individual design solutions.

Stockland encourages a variety of architectural styles and materials in the design of your home. Stockland reserves the right to vary the requirements of the Design Essentials at its discretion and approve works which do not comply with the Design Essentials where considered to be of merit.

The Design Essentials apply in addition to, and not in lieu of other statutory requirements. Approval from your local government will still be required in addition to any approval issued by Stockland. Any Local Development Plans take precedence over these guidelines.

Explanatory notes are included in the pack to provide clarification on elements of the Design Essentials.

Submit your application to the Stockland Builder Portal

<https://builderportal.stockland.com.au/s/login/>

BACKGROUND

Stockland's commitment and objectives

Stockland's commitment to you is to encourage quality urban design and development, to deliver a better way to live. Stockland's objective is to create a quality living environment that is centred around a strong sense of community, and to provide a variety of homes to suit a range of lifestyles.

It is important that the design of your home is in keeping with the Design Essentials outlined in this document. They have been created to:

- Encourage visually appealing and cohesive streetscapes that protect your investment
- Promote environmentally responsive development
- Help you get the best out of your homesite
- Outline the process to get your home approved
- Assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing
- Promote a contemporary approach to design that responds to the local climate and context, and 'The Community Vision'.

THE COMMUNITY VISION

The vision for Wildflower

Living at Wildflower means having everything at your fingertips: schools, shopping, parks, playgrounds, cycleways, sports fields, entertainment and transport. Wildflower also provides a wide range of market-leading housing choices in a variety of community settings.

The Design Essentials outlined in this document allow the implementation of key design principles to deliver a strong sense of place and community.



Wildflower provides an incomparable range of lifestyle choices, providing an outstanding place set in a signature landscape with memorable landmarks where people will love to live. A place that people will be proud to call home.

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Wildflower Design Essentials



 Stockland  Wildflower

design@stockland.com.au

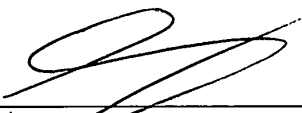
3440-0039-5299V2

ANNEXURE A

3440-0039-5299v2

EXECUTED as a deed poll:

SIGNED for and on behalf of STOCKLAND)
 DEVELOPMENT PTY LIMITED ACN 000 064 835)
 by _____ its)
 Attorney under a Power of Attorney dated 17 May 2018 and)
 Registration No. N903129 and the Attorney declares that the)
 Attorney has not received any notice of the revocation of)
 such Power of Attorney in the presence of:)



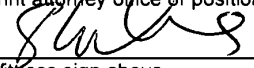
Attorney sign above

Damian John SHEPHARD

Print attorney name above

Regional manager

Print attorney office or position above



Witness sign above

Stephen James Brian HOLMES

Print witness name above

263 Adelaide Terrace, Perth

Witness address

Development Professional.

Witness occupation

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REFERENCE SCHEDULE**1. DATE OF THIS DOCUMENT**

25 MAY 2023

2. PROPRIETOR

STOCKLAND DEVELOPMENT PTY LIMITED ACN 000 064 835 of Level 25 133 Castlereagh Street
SYDNEY NSW 2000

3. SITE

1. Lot 150 on Deposited Plan 63062 comprising the whole of the land contained in Certificate of Title Volume 2717 Folio 1000;
2. Lot 13 on Plan 8381 comprising the whole of the land contained in Certificate of Title Volume 1300 Folio 500; and
3. Lot 9000 on Deposited Plan 73101 comprising the whole of the land contained in Certificate of Title Volume _____ Folio _____.

4. SPECIFIED ENCUMBRANCES

Nil

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- (f) references to parties, clauses, schedules, exhibits or annexures are references to parties, clauses, schedules, exhibits and annexures to or of this document, and a reference to this document includes any schedule, exhibit or annexure to this document;
- (g) where a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning;
- (h) the word "includes" in any form is not a word of limitation; and
- (i) a reference to "\$" or "dollar" is to Australian currency.

1.3 Governing Law

This document is governed by and will be construed according to the laws of Western Australia.

2. RESTRICTIVE COVENANT

Except for the Recommendations, the registered proprietor for the time being of each Property covenants and agrees that it will not (and will not allow any other person to) breach, or undertake any development on the Property which is not accordance with, the Design Essentials.

3. SECTION 136D OF THE ACT

Pursuant to section 136D of the Act, the Proprietor requires the certificate of title that issues for each Property be encumbered by the Restrictive Covenants.

4. PROPERTIES TO BE BURDENED

The Proprietor intends the burden of the Restrictive Covenants to:

- (a) run with the land described in each certificate of title that issues for each Property; and
- (b) be enforceable by the Proprietor and its successors in title, being each and every subsequent registered proprietor for the time being of a Property (other than the particular Property burdened) against the registered proprietor of the particular Property burdened.

5. PROPERTIES TO BE BENEFITED

The Proprietor intends the benefit of the Restrictive Covenants to be for each Property (other than the particular Property burdened) and may be enforced by the registered proprietor for the time being of each Property (other than the particular Property burdened).

6. SEVERABILITY

- (a) If any term or condition of this document is void, voidable, unenforceable or contrary to law, but would not be void, voidable, unenforceable or contrary to law if it were read down, that term or condition shall be read down accordingly.
- (b) If despite clause 6(a), a term or condition of this document is still void, voidable, unenforceable or contrary to law:
 - (i) if the term or condition would not be void, voidable, unenforceable or contrary to law if a word or words were omitted from the term or condition, then that word or those words (as the case may be) shall be severed from the relevant term or condition; and
 - (ii) in all other cases, the whole of the relevant term or condition shall be severed from this document, and the remaining terms and conditions of this document shall continue in full force and effect.

7. EXPIRY DATE

The Restrictive Covenants shall operate and be enforceable until 11.59pm on 30 November 2032, at which time the Restrictive Covenants will expire and cease to have any further effect.

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BACKGROUND:

- A. The Proprietor is the registered proprietor of an estate in fee simple of the Site.
- B. The Site is subject to the Specified Encumbrances but otherwise free of all encumbrances.
- C. The Proprietor intends to subdivide the Site and proposes the creation of a number of lots, being lots numbered 9 to 13 (inclusive), lots 22 to 25 (inclusive), lots 47 to 50 (inclusive), , lots 85 to 96 (inclusive), lots 104 to 105 (inclusive), lots 107 to 114 (inclusive), lots 118, 120 and 9001 on the Plan.
- D. Pursuant to section 136D of the Act, the Proprietor requires each Property to be encumbered by the Restrictive Covenants so that the Restrictive Covenants will be noted on the Plan and the burden of the Restrictive Covenants will be noted as an encumbrance on the certificate of title for each Property.
- E. For the avoidance of doubt, lot 9001 on the Plan is not encumbered by the Restrictive Covenants.

DEED POLL AS FOLLOWS:**1. DEFINITIONS AND INTERPRETATION****1.1 Definitions**

In this document:

Act	means the <i>Transfer of Land Act 1893 (WA)</i> .
Design Essentials	means the design essentials for the Wildflower development attached to this document as Annexure A.
Plan	means Deposited Plan 73102.
Property	means each of the lots numbered 9 to 13 (inclusive), lots 22 to 25 (inclusive), lots 47 to 50 (inclusive), lots 85 to 96 (inclusive) and lots 104 to 105 (inclusive) lots 107 to 114 (inclusive), lots 118 and 120 on the Plan, which shall be created following the subdivision of the Site.
Proprietor	means the person specified in item 2 of the Reference Schedule.
Recommendations	means those parts of the Design Essentials described as recommendations.
Reference Schedule	means the reference schedule to this document.
Restrictive Covenants	means the restrictive covenants set out in clause 2 of this document.
Site	means the site specified in item 3 of the Reference Schedule.
Specified Encumbrances	means the encumbrances specified in item 4 of the Reference Schedule.
this document	includes this restrictive covenant and all annexures to this document.

1.2 Interpretation

In this document, and unless the context indicates a contrary intention:

- (a) headings are for convenience only and do not affect interpretation;
- (b) the expression "person" includes an individual, the estate of an individual, a corporation and a statutory authority;
- (c) a reference to any party includes that party's executors, administrators, successors and permitted assigns, including any person taking by way of novation;
- (d) a reference to any statute or to any statutory provision includes any statutory modification or re-enactment of it or any statutory provision substituted for it, and all ordinances, by-laws, regulations, rules and statutory instruments (however described) issued under it;
- (e) words importing the singular include the plural (and vice versa), and words indicating a gender include every other gender;

3440-0039-5299v2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

BLANK INSTRUMENT FORM

RESTRICTIVE COVENANT

(Note 1)

STOCKLAND DEVELOPMENT PTY LIMITED
ACN 000 064 835
("PROPRIETOR")

DEED OF RESTRICTIVE COVENANT

3440-0039-5299v2

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [P563984] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

28/9/2023 09:40:08

Restrictive Covenant registration date amended to 28/9/2023. See Corrs Chambers Westgarth letter dated 25/5/2023.

Our reference
RF/NB/9186796

Brookfield Place Tower 2
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Tel +61 8 9460 1666
Fax +61 8 9460 1667
www.corr.com.au

**CORRS
CHAMBERS
WESTGARTH**

Sydney
Melbourne
Brisbane
Perth
Port Moresby

25 May 2023

To: Registrar of Titles
Landgate
PERTH

Contact
Natasha Barnard (08) 9460 1786
Email: natasha.barnard@corr.com.au

Partner
Rebecca Field

Dear Registrar

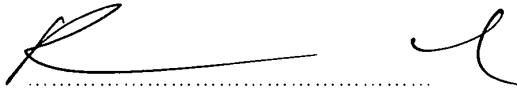
Change of Date: Deposited Plan 73102

I, Rebecca Field, am the solicitor for the applicant Stockland Development Pty Ltd (**Stockland**).
I have authority to make and to authorise on behalf of Stockland the following amendment.

I acknowledge that the registration date for the documents necessary to issue Certificates of
Title and any following documents for Deposited Plan 73102 will be altered to concur with the
yet to be established 'In Order for Dealings' date of the said Deposited Plan.

Please contact Natasha Barnard if you have any queries.

Signed by:



.....
Rebecca Field
Partner, Corrs Chambers Westgarth

EV002452340 LTR



3467-0184-9123v2

