

A woman with long, wavy hair, wearing a floral dress, is walking away from the camera on a sandy beach. She is holding a leash for a large, fluffy, light-colored dog. The beach is wet, reflecting the golden light of the sunset. The ocean waves are visible in the background, and the sky is filled with soft, orange and yellow clouds. The overall mood is peaceful and serene.

# KINGSTON<sup>®</sup>

## *Haven*

HAVEN RELEASE C

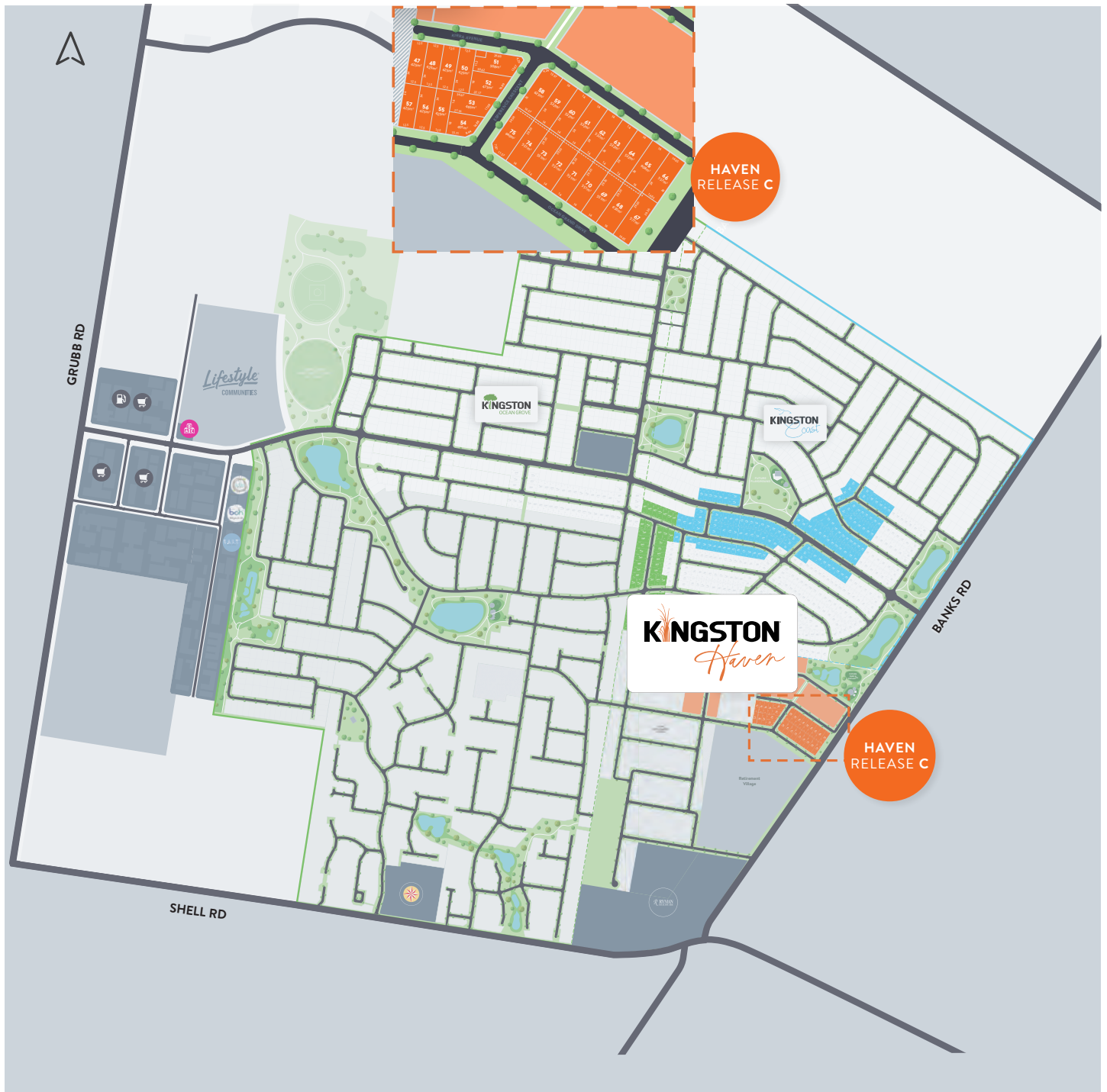
NEW LAND RELEASE

Banks Road, Ocean Grove

# MASTERPLAN

*Haven*

NOW SELLING



For sales enquiries contact Ocean Grove Real Estate on 03 5255 0800

[OCEANGROVEREALESTATE.COM.AU](http://OCEANGROVEREALESTATE.COM.AU)

[KINGSTONOCEANGROVE.COM.AU](http://KINGSTONOCEANGROVE.COM.AU)







Kingston Haven - Stage 1, Release C  
Pricing - 14 August 2026

#Indicates corner allotments  
\*\* Indicates lots subject to fill  
^^ Unit site

\*Pricelist and availability are subject to change, please  
contact the agency for the most up to date information

| Lot No. | Street             | Size (m2) | Width | Price     | Status    |
|---------|--------------------|-----------|-------|-----------|-----------|
| 47      | Kirra Avenue       | 425       | 12.5  | \$445,900 | SOLD      |
| 48      | Kirra Avenue       | 425       | 12.5  | \$445,900 | SOLD      |
| 49      | Kirra Avenue       | 425       | 12.5  | \$445,900 | SOLD      |
| 50      | Kirra Avenue       | 425       | 12.5  | \$445,900 | SOLD      |
| 51      | Esperence Crescent | 508       | 17.96 | \$469,500 | SOLD      |
| 52      | Esperence Crescent | 475       | 19.89 | \$456,500 | SOLD      |
| 53      | Esperence Crescent | 495       | 17.68 | \$468,500 | SOLD      |
| 54      | Esperence Crescent | 401       | 25.32 | \$437,500 | Available |
| 55      | Ocean Grand Drive  | 425       | 12.5  | \$445,900 | SOLD      |
| 56      | Ocean Grand Drive  | 425       | 12.5  | \$445,900 | SOLD      |
| 57      | Ocean Grand Drive  | 425       | 12.5  | \$445,900 | SOLD      |

ENQUIRE NOW  
03 5255 0800  
sales@oceangroverealestate.com.au  
www.oceangroverealestate.com.au





Kingston Haven - Stage 1, Release C  
Pricing - 14 August 2026

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| Lot No. | Street             | Size (m2) | Width | Price     | Status         |
|---------|--------------------|-----------|-------|-----------|----------------|
| 58      | Esperence Crescent | 625       | 17.81 | \$589,500 | SOLD           |
| 59      | Esperence Crescent | 532       | 14    | \$523,500 | Under Contract |
| 60      | Esperence Crescent | 532       | 14    | \$523,500 | Available      |
| 61      | Esperence Crescent | 532       | 14    | \$523,500 | SOLD           |
| 62      | Esperence Crescent | 532       | 14    | \$523,500 | HOLD           |
| 63      | Esperence Crescent | 532       | 14    | \$523,500 | SOLD           |
| 64      | Esperence Crescent | 532       | 14    | \$523,500 | Available      |
| 65      | Esperence Crescent | 608       | 16    | \$579,500 | SOLD           |
| 66      | Esperence Crescent | 557       | 14.65 | \$548,500 | SOLD           |

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Kingston Haven - Stage 1, Release C  
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^^ Unit site

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contact the agency for the most up to date information

| Lot No. | Street            | Size (m2) | Width | Price     | Status    |
|---------|-------------------|-----------|-------|-----------|-----------|
| 67      | Ocean Grand Drive | 577       | 14.65 | \$548,500 | Available |
| 68      | Ocean Grand Drive | 630       | 16    | \$587,500 | Available |
| 69      | Ocean Grand Drive | 551       | 14    | \$536,900 | Available |
| 70      | Ocean Grand Drive | 551       | 14    | \$536,900 | Available |
| 71      | Ocean Grand Drive | 551       | 14    | \$536,900 | Available |
| 72      | Ocean Grand Drive | 551       | 14    | \$536,900 | Available |
| 73      | Ocean Grand Drive | 551       | 14    | \$536,900 | Available |
| 74      | Ocean Grand Drive | 551       | 14    | \$536,900 | SOLD      |
| 75      | Ocean Grand Drive | 640       | 18.64 | \$595,500 | Available |

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# RELEASE C

*Haven*

NOW SELLING



THESE PLANS ARE NOT TO SCALE. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY REPRESENT PLANS, THE ILLUSTRATIONS ARE SUBJECT TO CHANGE BY THE DEVELOPER AND/OR STATUTORY AUTHORITIES. THE INFORMATION INCLUDING IMAGES AND DESCRIPTIONS CONTAINED IN THE PLANS ARE ILLUSTRATIVE OR INDICATIVE ONLY AND AS SUCH SHOULD NOT BE RELIED UPON. PLEASE REFER TO THE PLAN OF SUBDIVISION AND STATUTORY DOCUMENTS FOR FURTHER DETAILS.

# WELCOME TO KINGSTON HAVEN

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## Space to Grow, Fresh Air to Breathe

Kingston Haven is Ocean Grove's newest community, offering the perfect blend of coastal charm, family friendly-living, and everyday convenience.

With 29 lots available in Release C, this exciting new development is your opportunity to build your dream home in a peaceful, well-connected neighbourhood just minutes from the beach.

Located on Banks Road, Ocean Grove, Kingston Haven offers easy access to local schools, essential services, and recreational facilities, all while enjoying the natural beauty and tranquility of the Bellarine Peninsula.

### KEY FEATURES

- 29 Lots in Release C  
Ranging from 425sqm to 640sqm
- Park in close proximity
- Future playground and reserve with completion scheduled for Q4 2025
- Lots are Titled





# OUR COMMUNITY

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## A Place to Grow and Thrive

### PARKS, PLAYGROUNDS AND OPEN SPACE

Kingston Haven is designed for families to enjoy an active, connected lifestyle. Kingston Haven features a future playground and open reserve, providing a central place for the community to gather and grow. The playground—scheduled for completion in Q4 2025—will include slides, swings, monkey bars, a climbing wall and space for kids to run and play.

### COASTAL LIVING MEETS EVERYDAY CONVENIENCE

Ocean Grove offers everything you need right at your doorstep. Kingston Haven is within easy reach of:

- Local schools, making school drop-offs a breeze
- Shops and services, including supermarkets, medical centres, and specialty stores
- Cafés, restaurants, and recreational facilities for weekend fun and dining out.

Kingston Haven is just 2.5km from Ocean Groves popular surf beaches, giving you the chance to embrace the coastal lifestyle you've always wanted.

# Haven





# OUR COMMUNITY

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## Find the Perfect Lot for Your New Home

### LOT SIZES TO SUIT EVERY LIFESTYLE

Release C features 29 affordable and accessible lots, offering plenty of options for homebuyers. Whether you're looking for a quiet street or a park frontage lot there's something for everyone at Kingston Haven.

With titles now issued, Kingston Haven offers you the freedom to start building right away—allowing you to enjoy the benefits of living close to amenities in a peaceful, well-connected community even sooner.



# PREFERRED BUILD PARTNERS

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**metricon**



**Fairhaven  
Homes**



## Build Your Dream Home with Exclusive Savings

At Kingston Haven, we understand that building your dream home is a personal journey. That's why we've partnered with a select group of trusted builders to offer exclusive benefits through our Preferred Build Partner Program.

While you're free to choose any builder and design that suits your needs, our Preferred Build Partners provide offers available only to Kingston Haven purchasers.

## Exclusive Offers with Preferred Build Partners

Eligible purchasers can enjoy significant savings, including:

- \$30,000 Release C Land Rebate for purchasers building with a Preferred Build Partner.
- An additional \$15,000 Promotion offer from participating builders.

Our Preferred Build Partners:

- Metricon Homes
- Simonds Homes
- Orbit Homes
- Geelong Homes
- Fairhaven Homes
- Hudson Ridge Builders

## Flexible Process with Freedom of Choice

### Step 1: Secure Your Lot

Choose from 29 lots in Release C. A \$20,000 deposit is required to secure your lot. Contact Ocean Grove Real Estate to get started on your lot selection and contract of sale.

### Step 2: Explore Your Builder Options

You have the freedom to choose any builder for your new home. Should you decide to select one of our Preferred Build Partners, you'll gain access to exclusive savings and incentives.

### Step 3: Submit Your Unconditional Build Contract

To qualify for the \$30,000 Release C Rebate, sign an unconditional build contract with a Preferred Build Partner and submit it to our legal representatives within 60 days of signing your land contract.

Further information and instructions can be provided by Ocean Grove Real Estate or the developer.

### Step 4: Rebate Applied at Settlement

Once your contract is verified, the \$30,000 rebate will be applied at settlement of your new lot, offering you substantial savings.

### Step 5: Build and Move In

With titles now issued, you can move forward with your builder and bring your future home to life sooner in Kingston Haven's growing community.



# PREFERRED BUILD PARTNERS

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## metricon

Discover the Metricon difference. With over 45 years of experience building dream homes, Metricon combines innovation and elegance to deliver designs that suit every lifestyle. Explore our stunning range of homes, each crafted with meticulous attention to detail and premium finishes.

Your perfect home awaits with Metricon.

**Rob Roszbach | 0406 632 945**

[metricon.com.au](http://metricon.com.au)



Building your future, today. Simonds Homes brings a legacy of trust, quality, and affordability to every project. With flexible designs and exceptional craftsmanship, we help families create spaces they'll love for years to come.

Experience the ease of building with Simonds.

**Bec Delaforce | 0400 486 098**

[simonds.com.au](http://simonds.com.au)

## Fairhaven Homes

At Fairhaven Homes, we believe your home should reflect your lifestyle — not the other way around.

With flexible floorplans, stylish inclusions and a commitment to making the building journey simple and stress-free, we're here to help you feel at home every step of the way. Discover the Fairhaven difference—designed for real living.

**Julian Rullo 0476 812 118**

[fairhavenhomes.com.au](http://fairhavenhomes.com.au)



Geelong Homes builds quality, affordable homes designed for the local lifestyle. With a focus on craftsmanship, transparency, and personalised service, we make the building process easy and build every home like it's our own.

Build local, live local with Geelong Homes.

**Chris Dooling | 0458 007 776**

[geelonghomes.com.au](http://geelonghomes.com.au)



Since 1979, Orbit Homes has been building premium homes for Australian families with a commitment to quality and care. Every home is crafted with the same dedication as if it were for their own family. With over 45 years of experience, Orbit Homes continues to help people turn their dream homes into reality. Experience the difference of being part of the Orbit Homes family.

**James Hill | 0458 588 078**

[orbithomes.com.au](http://orbithomes.com.au)



Hudson Ridge Builders are multi award-winning custom home specialists. Our expert designers and skilled tradespeople work together to bring your vision to life with precision, care, and flexibility. With tailored solutions and a commitment to craftsmanship, we build your dream home with passion, expertise, and true design freedom.

**Kara Leckie 0483 889 577**

[hudsonridge.com.au](http://hudsonridge.com.au)

# TERMS & CONDITIONS

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## Background

1. These terms and conditions apply to the Builder Partner Rebate Promotion ("Promotion") offered by Shell Road Development Pty Ltd ACN 007 305 679 ("Vendor").
2. The Promotion applies to all lots included in "Release B" at Kingston Haven, Ocean Grove, being lots Lots 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74 and 75 on plan of subdivision no. PS903588C ("Eligible Lots") for which the purchaser enters into:
  - a. a Purchase Contract; and
  - b. an unconditional building contract with any of the following builders to construct a dwelling on the Eligible Lot:
    - i. builders trading as Metricon Homes, Simonds Homes, Orbit Homes, Geelong Homes, Hudson Ridge or Fairhaven Homes; or
    - ii. any other builder that the vendor approves in writing from time to time, ("Builder Partner"), in accordance with these terms and conditions.
3. The Promotion commences at 9.00am on October 15 2025 and ends at the earlier of:
  - a. 5.00pm on 15 October 2026; and
  - b. the time and date on which contracts have been entered into for all Eligible Lots ("Promotion Period").
4. Under the Promotion, subject to the purchaser satisfying the Eligibility Requirements, the purchaser will be entitled to a rebate of \$30,000 (inclusive of GST) at settlement ("Rebate") if the purchaser enters into a contract to purchase an Eligible Lot during the Promotion Period.
5. By participating in the Promotion, the purchaser agrees to be bound by these terms and conditions. Purchasers must comply with these terms and conditions to participate in the Promotion.

## Promotion Eligibility Requirements

6. A purchaser of an Eligible Lot will be entitled to the Rebate under this Promotion if:
  - a. the purchaser:
    - i. during the Promotion Period, enters into a contract with the Vendor to purchase an Eligible Lot, the contract of which will contain the special condition in Annexure 1 of these terms and conditions ("Purchase Contract");
    - ii. within 60 days of the day of sale of the Purchase Contract, enters into an unconditional building contract with a Builder Partner to carry out the construction of a dwelling on the Eligible Lot ("Building Contract"), and provides evidence to the Vendor's satisfaction that it has complied with this requirement including that it has paid the deposit under the Building Contract;
    - iii. has complied with all terms of the Purchase Contract; and
    - iv. effects settlement of the Purchase Contract on the due date; and
  - b. the Building Contract has not been terminated at settlement.
7. The Rebate will be adjusted in favour of the purchaser at settlement of the Purchase Contract, and results in a reduction of the balance of the purchase price payable by the purchaser at settlement. For the avoidance of doubt, the Rebate is not a payment made to the purchaser and cannot be applied to reduce the deposit payable by the purchaser or any other sum pursuant to the Purchase Contract.
8. The Purchase Contract will state that the price of the Eligible Lot is the full price, not taking into account the Rebate. For example, if the price of an Eligible Lot (not taking into account the Rebate) is \$360,000, the Purchase Contract shall provide that the price is \$360,000. If for any reason the purchaser does not qualify for the Rebate (for example, by not effecting settlement on the due date under the Purchase Contract) the purchaser will be required to pay the price in the Purchase Contract and will not receive the Rebate.

# TERMS & CONDITIONS

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9. Only one Rebate may apply, per Eligible Lot. The Rebate does not apply per purchaser if there are multiple purchasers under a Purchase Contract.
10. If a purchaser (or, if there are multiple purchasers, any one of them) purchases more than one Eligible Lot for which the Rebate applies (whether or not it has been paid or applied with respect to that other Eligible Lot), then the purchaser shall only be entitled to the Rebate for one Eligible Lot (which will be determined by the Vendor).
11. The Rebate is personal to the purchaser, and is not transferable to a nominee or later purchaser of the Eligible Lot.

## General provisions

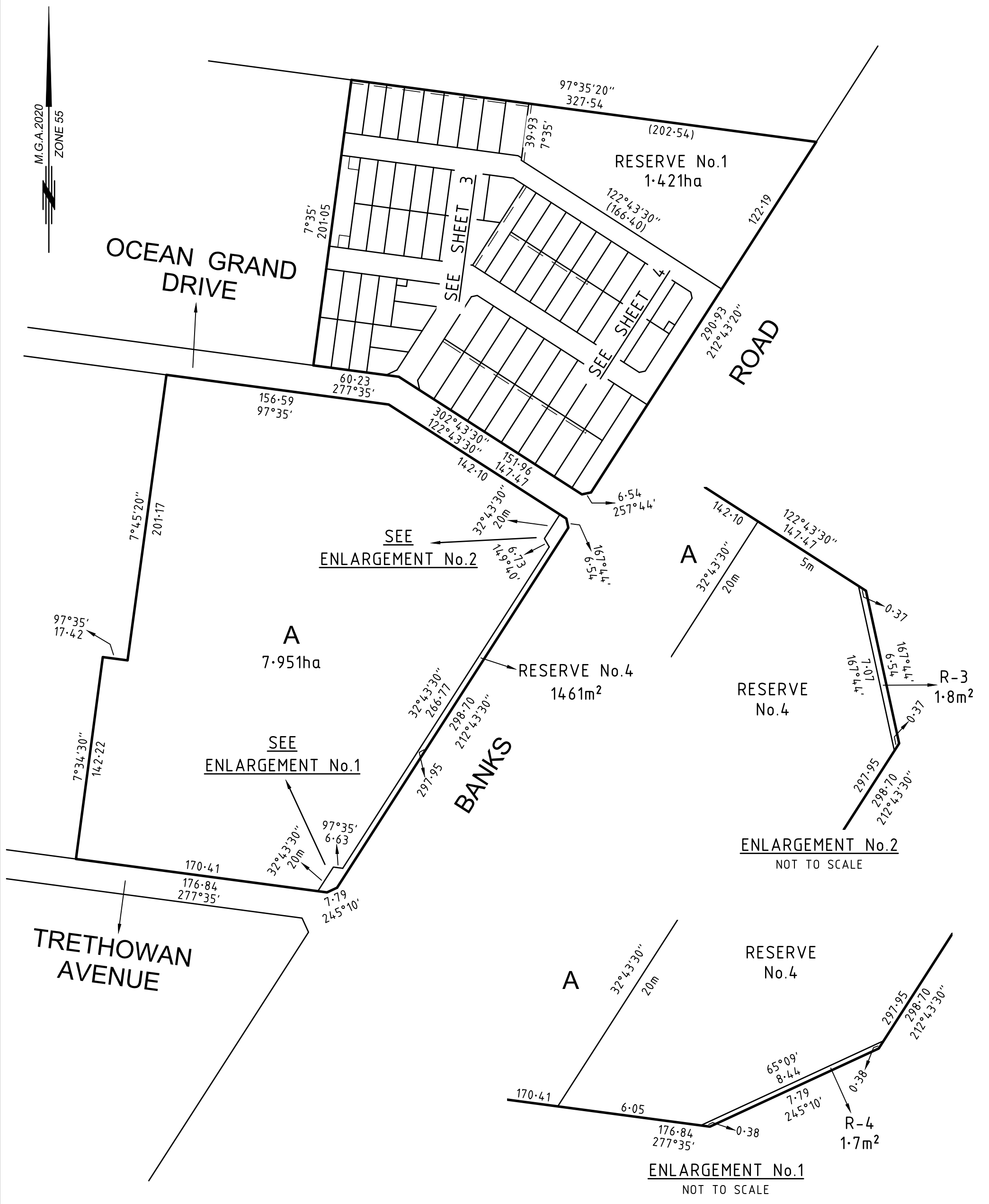
12. This Promotion cannot be used in conjunction with any other promotion, offer or campaign promoted by the Vendor (other than to the extent that a promotion, incentive or benefit is referred to in the Purchase Contract).
13. The sale of an Eligible Lot will be subject to the conditions of the Purchase Contract. To the extent of any inconsistency between these terms and conditions and the Purchase Contract, the terms of the Purchase Contract prevails.
14. To the full extent permissible by law, the Vendor (including the Vendor's related entities, employees, contractors, agents and servants) is not liable to any purchaser for any direct, indirect, consequential, exemplary, incidental, special or punitive damages arising out of or in connection with the purchaser's participation in this Promotion.
15. Failure by the Vendor to enforce any of its rights under these terms and conditions or a Purchase Contract does not constitute a waiver of those rights.
16. The Vendor reserves the right to vary the terms of, or cancel, the Promotion at any time without notice.
17. These terms and conditions are governed by the laws of Victoria.

## Privacy Collection Statement

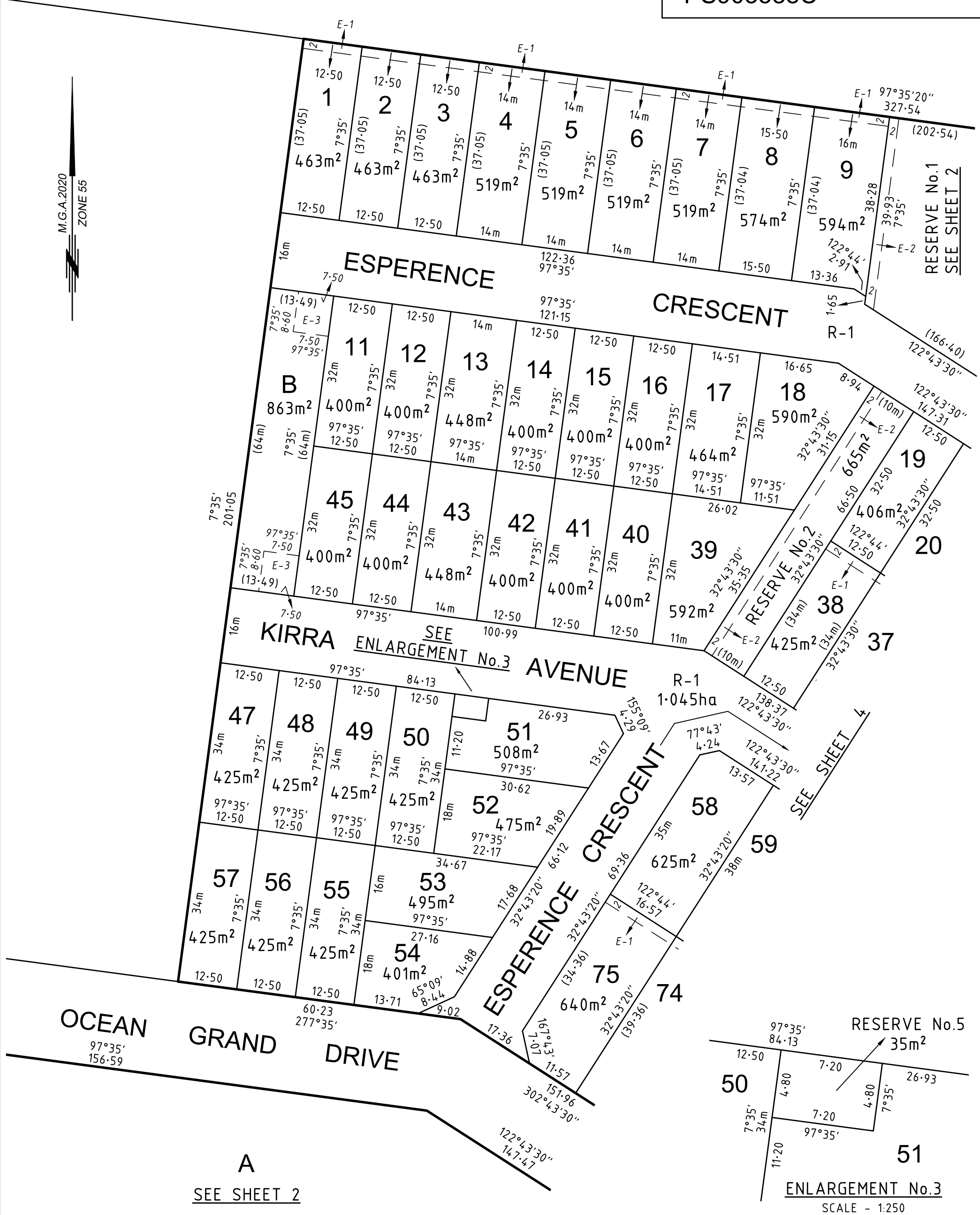
18. The Vendor will collect and use the purchaser's personal information for the purposes of:
  - a. conducting the Promotion (which may include disclosure to Builder Partners and/or third parties for the purpose of processing and conducting the Promotion) and for promotional purposes, public statements and advertisements in relation to the Promotion; and
  - b. research to improve its products and services.
19. By participating in the Promotion, the purchaser consents to the use of their personal information as described in clause 18.
20. Any personal information relating to the purchaser will be used solely in accordance with current Australian data protection and privacy legislation, and in accordance with the Vendor's privacy policy available at <https://www.kingstonoceangrove.com.au/privacy-policy/>.
21. Purchasers may access, change, opt out and/or update their personal information in accordance with the Vendor's privacy policy.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                 |                                |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------|---------------------|
| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                                |                                        | EDITION 1                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            | PLAN NUMBER<br>PS903588C |                     |
| <div>LOCATION OF LAND</div> <div>PARISH: BELLARINE</div> <div>TOWNSHIP: -</div> <div>SECTION: 18(3)</div> <div>CROWN ALLOTMENT: 6 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL.8917 FOL.846, VOL.8917 FOL.847,<br/>VOL.8917 FOL.848, VOL.8956 FOL.913,<br/>VOL.8956 FOL.914, VOL.8956 FOL.918 &amp;<br/>VOL.8956 FOL.919</div> <div>LAST PLAN REFERENCE: LOTS 7, 12 &amp; 13 ON LP93054 &amp;<br/>LOTS 5, 6, 11 &amp; 14 ON LP93928</div> <div>POSTAL ADDRESS: 802-820, 822-830, 832-840 &amp; 842-860 BANKS ROAD,<br/>(at time of subdivision) 12-20 &amp; 21-29 OCEAN GRAND DRIVE AND<br/>2-10 TRETHOWAN AVENUE, OCEAN GROVE 3226</div> <div>MGA CO-ORDINATES: E: 286 530 ZONE: 55<br/>(of approx centre of land in plan) N: 5 763 110 MGA2020</div> |                                 |                                |                                        | <div>MUNICIPALITY: CITY OF GREATER GEELONG</div>                                                                                                                                                                                                                                                                                                                                                                                            |                            |                          |                     |
| VESTING OF ROADS AND/OR RESERVES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                |                                        | NOTATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |                          |                     |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 | COUNCIL/BODY/PERSON            |                                        | <div>ADDITIONAL PURPOSE OF PLAN</div> <div>TO REMOVE EASEMENT E-1 ON LOTS 7, 12 &amp; 13 ON LP93054 AND<br/>TO REMOVE EASEMENT E-1 ON LOTS 5, 6, 11, &amp; 14 ON LP93928</div> <div>GROUND FOR REMOVAL</div> <div>CITY OF GREATER GEELONG PLANNING PERMIT NO. PP-1495-2018.</div> <div>CREATION OF RESTRICTION</div> <div>SEE SHEET 5 FOR ADDITIONAL RESTRICTION DETAILS.</div> <div>LOTS 10 AND 46 HAVE BEEN OMITTED FROM THIS PLAN.</div> |                            |                          |                     |
| ROAD R-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                 | CITY OF GREATER GEELONG        |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| ROAD R-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                 | CITY OF GREATER GEELONG        |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| ROAD R-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                 | CITY OF GREATER GEELONG        |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| ROAD R-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                 | CITY OF GREATER GEELONG        |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| RESERVE No.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 | CITY OF GREATER GEELONG        |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| RESERVE No.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 | CITY OF GREATER GEELONG        |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| RESERVE No.3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 | CITY OF GREATER GEELONG        |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| RESERVE No.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 | CITY OF GREATER GEELONG        |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| RESERVE No.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 | POWERCOR AUSTRALIA LTD         |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| RESERVE No.6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 | POWERCOR AUSTRALIA LTD         |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| NOTATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| DEPTH LIMITATION: DOES NOT APPLY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| <div>SURVEY:</div> <div>This plan is based on survey.</div> <div>STAGING:</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No.PP-1495-2018</div> <div>This survey has been connected to permanent marks No(s). 68, 142, 203, 271, 526</div> <div>In Proclaimed Survey Area No. -</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                 |                                |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                 |                                |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| EASEMENT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                 |                                |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                 |                                |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Purpose                         | Width (Metres)                 | Origin                                 | Land Benefited/In Favour Of                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |                          |                     |
| E-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | DRAINAGE                        | SEE PLAN                       | THIS PLAN                              | CITY OF GREATER GEELONG                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |                          |                     |
| E-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PIPELINES OR ANCILLARY PURPOSES | SEE PLAN                       | THIS PLAN & SECTION 136 WATER ACT 1989 | BARWON REGION WATER CORPORATION                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |
| E-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CARRIAGEWAY                     | SEE PLAN                       | THIS PLAN                              | CITY OF GREATER GEELONG                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |                          |                     |
| <div> <b>Stantec</b></div> <div>Stantec Australia Pty Ltd   ABN: 17 007 920 322<br/>Level 1, 27-31 Myers Street (PO Box 1137), Geelong, VIC Australia 3220<br/>Tel: 03 5202 4600<br/>Web: www.stantec.com/au</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | SURVEYORS FILE REF: 21668-101  |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             | ORIGINAL SHEET<br>SIZE: A3 |                          | SHEET 1 OF 5 SHEETS |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                 | GEOFFREY PATTERSON / VERSION 7 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                          |                     |



SURVEYORS FILE REF: 21668-101



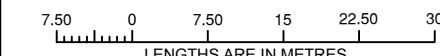
SURVEYORS FILE REF: 21668-101



**Stantec**

Stantec Australia Pty Ltd | ABN: 17 007 920 322  
Level 1, 27-31 Myers Street (PO Box 1137), Geelong, VIC Australia 3220  
Tel: 03 5202 4600  
Web: [www.stantec.com/au](http://www.stantec.com/au)

SCALE  
1:750



LENGTHS ARE IN METRES

GEOFFREY PATTERSON / VERSION 7

ORIGINAL SHEET  
SIZE: A3

SHEET 3



PLAN NUMBER  
PS903588C

RESERVE No.1  
SEE SHEET 2

ENLARGEMENT No.4  
NOT TO SCALE

M.G.A.2020  
ZONE 55

SEE  
ENLARGEMENT  
No.5

RESERVE No.3  
993m<sup>2</sup>

RESERVE No.6  
35m<sup>2</sup>

SEE  
ENLARGEMENT No.4

ENLARGEMENT No.5  
SCALE - 1:250

SURVEYORS FILE REF: 21668-101



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SCALE  
1:750  
7.50 0 7.50 15 22.50 30  
LENGTHS ARE IN METRES

GEOFFREY PATTERSON / VERSION 7

ORIGINAL SHEET  
SIZE: A3

SHEET 4

CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision (PS903588C) the following restriction is created:  
Land to be benefited: Lots 1-9 (both inclusive), 11-45 (both inclusive) and 47-75 (both inclusive) on this Plan of Subdivision (PS903588C).  
Land to be burdened: Lots 1-9 (both inclusive), 11-45 (both inclusive) and 47-75 (both inclusive) on this Plan of Subdivision (PS903588C).

DESCRIPTION OF RESTRICTION A:

The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered proprietor of any burdened lot on this Plan of Subdivision (PS903588C) must not use or develop the burdened lot other than in accordance with the provisions recorded in the Memorandum of Common Provision (MCP) with dealing number AA010501.  
The provisions of the said MCP are incorporated into this Restriction.

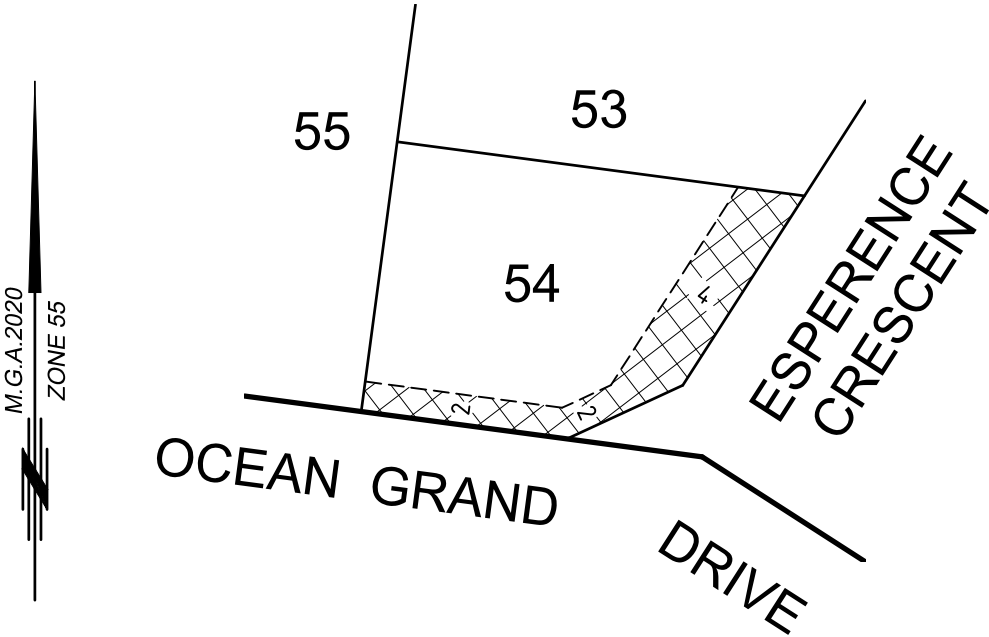
CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS903588C) the following restriction is created:

| Lot burdened | Lot/s benefited |
|--------------|-----------------|
| 54           | 53, 55          |

DESCRIPTION OF RESTRICTION B:

Buildings shall not be located in the area shown thus  except for encroachments expressly permitted under the Building Regulations 2018 (Vic) or any subsequent regulations.



CREATION OF RESTRICTION C:

Upon registration of this plan (PS903588C) the following restriction is created:

| Lot burdened | Lot/s benefited |
|--------------|-----------------|
| 1            | 2               |
| 2            | 1, 3            |
| 3            | 2, 4            |
| 4            | 3, 5            |
| 5            | 4, 6            |
| 6            | 5, 7            |
| 7            | 6, 8            |
| 8            | 7, 9            |
| 9            | 8               |

DESCRIPTION OF RESTRICTION C:

- The registered proprietor or proprietors for the time being of the burdened lot must not:
- Build or permit to build any building(s) that does not provide 1.0 metre clear horizontal access down the entire length of at least one side boundary of the lot.

CREATION OF RESTRICTION D:

Upon registration of this plan (PS903588C) the following restriction is created:

| Lot burdened | Lot/s benefited |
|--------------|-----------------|
| 18           | 39              |
| 19           | 38              |
| 38           | 19              |
| 39           | 18              |
| 66           | 67              |
| 67           | 66              |

DESCRIPTION OF RESTRICTION D:

- The registered proprietor or proprietors for the time being of the burdened lot must not:
- Remove the semi permeable boundary fencing along the boundary between the pedestrian link and the adjoining lot; or
  - Alter the semi permeable boundary fencing along the boundary between the pedestrian link and adjoining lot, if the alterations mean that the fencing was no longer semi permeable, except with written consent of the owner/s of the benefiting land and Council.

CREATION OF RESTRICTION E:

Upon registration of this plan (PS903588C) the following restriction is created:  
Lots Burdened : 28, 29, 51, 54, 58, 66, 67 & 75  
Lots Benefited : 1-9 (both inclusive), 11-27 (both inclusive), 30-45 (both inclusive), 47-50 (both inclusive), 52, 53, 55-57 (both inclusive), 59-65 (both inclusive) & 68-74 (both inclusive)

DESCRIPTION OF RESTRICTION E:

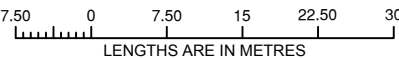
The owner of the burdened lots on this plan shall not construct or permit to be constructed any dwelling other than a single storey dwelling, having a maximum building height no greater that 5.8 meters above natural ground level.

SURVEYORS FILE REF: 21668-101



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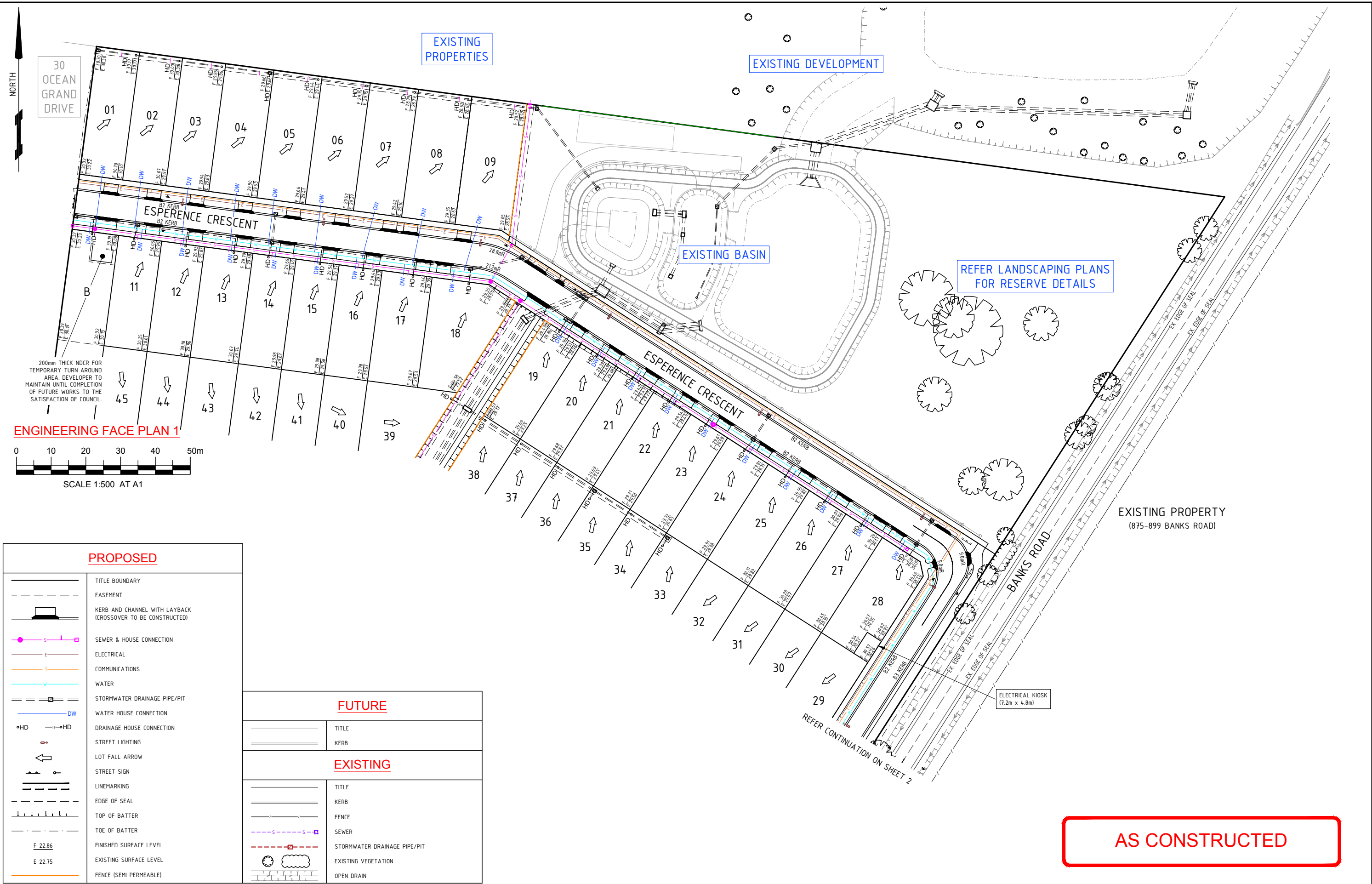
SCALE  
1:750



GEOFFREY PATTERSON / VERSION 7

ORIGINAL SHEET  
SIZE: A3

SHEET 5



| PROPOSED |                                                             |
|----------|-------------------------------------------------------------|
|          | TITLE BOUNDARY                                              |
|          | EASEMENT                                                    |
|          | KERB AND CHANNEL WITH LAYBACK (CROSSOVER TO BE CONSTRUCTED) |
|          | SEWER & HOUSE CONNECTION                                    |
|          | ELECTRICAL                                                  |
|          | COMMUNICATIONS                                              |
|          | WATER                                                       |
|          | STORMWATER DRAINAGE PIPE/PIT                                |
|          | WATER HOUSE CONNECTION                                      |
|          | DRAINAGE HOUSE CONNECTION                                   |
|          | STREET LIGHTING                                             |
|          | LOT FALL ARROW                                              |
|          | STREET SIGN                                                 |
|          | LINEMARKING                                                 |
|          | EDGE OF SEAL                                                |
|          | TOP OF BATTER                                               |
|          | TOE OF BATTER                                               |
|          | FINISHED SURFACE LEVEL                                      |
|          | EXISTING SURFACE LEVEL                                      |
|          | FENCE (SEMI PERMEABLE)                                      |

| FUTURE   |                              |
|----------|------------------------------|
|          | TITLE                        |
|          | KERB                         |
| EXISTING |                              |
|          | TITLE                        |
|          | KERB                         |
|          | FENCE                        |
|          | SEWER                        |
|          | STORMWATER DRAINAGE PIPE/PIT |
|          | EXISTING VEGETATION          |
|          | OPEN DRAIN                   |

| ISSUE | ISSUED FOR  | DRAWN | APPROVED | DATE       | ISSUE | ISSUED FOR     | DRAWN | APPROVED | DATE     | DESIGNED   |
|-------|-------------|-------|----------|------------|-------|----------------|-------|----------|----------|------------|
| 01    | INFORMATION | AS    | JP       | 01/10/2024 | AC    | AS CONSTRUCTED | M.O   | M.O      | 29/01/25 | A.SHIELS   |
| 02    | INFORMATION |       |          |            |       |                |       |          |          | M.O'DOWD   |
|       |             |       |          |            |       |                |       |          |          | APPROVED   |
|       |             |       |          |            |       |                |       |          |          | PE VIC No: |
|       |             |       |          |            |       |                |       |          |          | SIGNED     |

|                                                                               |                 |
|-------------------------------------------------------------------------------|-----------------|
| DATE:                                                                         | OCTOBER 2024    |
| SCALE:                                                                        | 1:500           |
| SHEET SIZE:                                                                   | A1              |
| SURVEY:                                                                       | STANTEC GEELONG |
| POS NO:                                                                       | PS 903588C      |
| VERSION:                                                                      | V5              |
| PERMIT NO:                                                                    | PP-1495-2018    |
| WORKS SHALL NOT COMMENCE UNTIL PLANS ARE SIGNED AND APPROVED FOR CONSTRUCTION |                 |

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Phone +61 3 5202 4600 Fax +61 3 5202 4691  
Web: www.stantec.com

CLIENT:

SHELL ROAD DEVELOPMENT PTY LTD  
22 KINGSTON DOWNS DRIVE  
OCEAN GROVE, VIC, 3226

PROJECT:

KINGSTON HAVEN  
STAGE 1  
OCEAN GROVE, VIC, 3226  
CITY OF GREATER GEELONG

| CIVIL DRAWING    |                         |
|------------------|-------------------------|
| DRAWING TITLE:   | ENGINEERING FACE PLAN 1 |
| Stantec REF. No: | 304321668-201           |
| SHEET:           | 1 OF 4                  |
| REV:             | AC                      |







| ISSUE |                            | ISSUED FOR |           | DRAWN       | APPROVED | DATE           | ISSUE | ISSUED FOR |     | DRAWN | APPROVED | DATE                                                                             | DESIGNED        | DATE                                                                                                                                                                                                                                                           | CLIENT                                                                              | PROJECT                                                                        | CIVIL DRAWING                        |          |    |                                                                                                                                                                       |  |  |
|-------|----------------------------|------------|-----------|-------------|----------|----------------|-------|------------|-----|-------|----------|----------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------|----------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 01    | INFORMATION<br>INFORMATION | AS         | MO        | 07/10/2024  | AC       | AS CONSTRUCTED |       |            | M.O | M.O   | 29/01/25 | DRAWN                                                                            | A.SHIELS        | 1500                                                                                                                                                                                                                                                           | SHELL ROAD DEVELOPMENT PTY LTD<br>22 KINGSTON DOWNS DRIVE<br>OCEAN GROVE, VIC, 3226 | KINGSTON HAVEN<br>STAGE 1<br>OCEAN GROVE, VIC, 3226<br>CITY OF GREATER GEELONG | DRAWING TITLE:<br>LOT FILLING PLAN 1 |          |    |                                                                                                                                                                       |  |  |
| 02    |                            | CHECKED:   | M. O'DOWD | SHEET SIZE: | A1       |                |       |            |     |       |          | SURVEY:                                                                          | STANTEC GEELONG | POS NO:                                                                                                                                                                                                                                                        |                                                                                     |                                                                                | PS 903588C                           | VERSION: | V5 | THIS ELECTRONIC DRAWING IS PRODUCED BY AUTOCAD (R) SYSTEMS AND REMAINS THE PROPERTY OF Stantec.<br>IT MAY NOT BE REPRODUCED IN ANY FORMAT WITHOUT WRITTEN PERMISSION. |  |  |
|       |                            | APPROVED:  |           |             |          |                |       |            |     |       |          | PE VIC No:                                                                       |                 | PERMIT NO:                                                                                                                                                                                                                                                     |                                                                                     |                                                                                | PP-1495-2018                         |          |    |                                                                                                                                                                       |  |  |
|       |                            | SIGNED:    |           |             |          |                |       |            |     |       |          | WORKS SHALL NOT COMMENCE UNTIL PLANS<br>ARE SIGNED AND APPROVED FOR CONSTRUCTION |                 |                                                                                                                                                                                                                                                                |                                                                                     |                                                                                |                                      |          |    |                                                                                                                                                                       |  |  |
|       |                            |            |           |             |          |                |       |            |     |       |          |                                                                                  |                 |  <div>ARN 17 007 820 322<br/>Level 1, Myers Street (PO Box 1137) Geelong, VIC Australia 3220<br/>Phone +61 3 5202 4000 Fax +61 3 5202 4691<br/>Web: www.stantec.com</div> |                                                                                     |                                                                                |                                      |          |    |                                                                                                                                                                       |  |  |



|       |             |            |    |            |          |                |       |            |          |             |              |      |                         |      |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            |                         |          |  |  |  |  |  |  |  |  |  |
|-------|-------------|------------|----|------------|----------|----------------|-------|------------|----------|-------------|--------------|------|-------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------|--|--|--|--|--|--|--|--|--|
| ISSUE |             | ISSUED FOR |    | DRAWN      | APPROVED | DATE           | ISSUE | ISSUED FOR |          | DRAWN       | APPROVED     | DATE | DESIGNED                | DATE |                                                                                                                                                                    | <div><div>Stantec</div><div>ABN 17 007 820 322<br/>Level 1, Myers Street (PO Box 1137) Geelong, VIC Australia 3220<br/>Phone +61 3 5202 4000 Fax +61 3 5202 4091<br/>Web: www.stantec.com</div></div> | CLIENT:                 | PROJECT: |  |  |  |  |  |  |  |  |  |
| 01    | INFORMATION | AS         | MO | 07/10/2024 | AC       | AS CONSTRUCTED | M.D   | M.D        | 29/01/25 | DRAWN:      | A. SHIELS    |      | OCTOBER 2024            |      | SHELL ROAD DEVELOPMENT PTY LTD                                                                                                                                     |                                                                                                                                                                                                                                                                                            | KINGSTON HAVEN          |          |  |  |  |  |  |  |  |  |  |
| 02    | INFORMATION | JP         | MO | 18/10/2024 |          |                |       |            |          | CHECKED:    | M. O'DOWD    |      | SCALE: 1:500            |      | 22 KINGSTON DOWNS DRIVE                                                                                                                                            |                                                                                                                                                                                                                                                                                            | STAGE 1                 |          |  |  |  |  |  |  |  |  |  |
|       |             |            |    |            |          |                |       |            |          | SHEET SIZE: | A1           |      |                         |      | OCEAN GROVE, VIC, 3226                                                                                                                                             |                                                                                                                                                                                                                                                                                            | OCEAN GROVE, VIC, 3226  |          |  |  |  |  |  |  |  |  |  |
|       |             |            |    |            |          |                |       |            |          | APPROVED:   |              |      | SURVEY: STANTEC GEELONG |      |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            | CITY OF GREATER GEELONG |          |  |  |  |  |  |  |  |  |  |
|       |             |            |    |            |          |                |       |            |          | PE VIC NO:  | PS 903588C   |      | VERSION V5              |      |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            |                         |          |  |  |  |  |  |  |  |  |  |
|       |             |            |    |            |          |                |       |            |          | SIGNED:     | PP-1495-2018 |      | PERMIT NO: PP-1495-2018 |      |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            |                         |          |  |  |  |  |  |  |  |  |  |
|       |             |            |    |            |          |                |       |            |          |             |              |      |                         |      | THIS ELECTRONIC DRAWING IS PRODUCED BY AUTOCAD (R) SYSTEMS AND REMAINS THE PROPERTY OF Stantec. IT MAY NOT BE REPRODUCED IN ANY FORMAT WITHOUT WRITTEN PERMISSION. |                                                                                                                                                                                                                                                                                            |                         |          |  |  |  |  |  |  |  |  |  |
|       |             |            |    |            |          |                |       |            |          |             |              |      |                         |      | WORKS SHALL NOT COMMENCE UNTIL PLANS ARE SIGNED AND APPROVED FOR CONSTRUCTION                                                                                      |                                                                                                                                                                                                                                                                                            |                         |          |  |  |  |  |  |  |  |  |  |
|       |             |            |    |            |          |                |       |            |          |             |              |      |                         |      | SHEET: 4 OF 4 REV: AC                                                                                                                                              |                                                                                                                                                                                                                                                                                            |                         |          |  |  |  |  |  |  |  |  |  |