

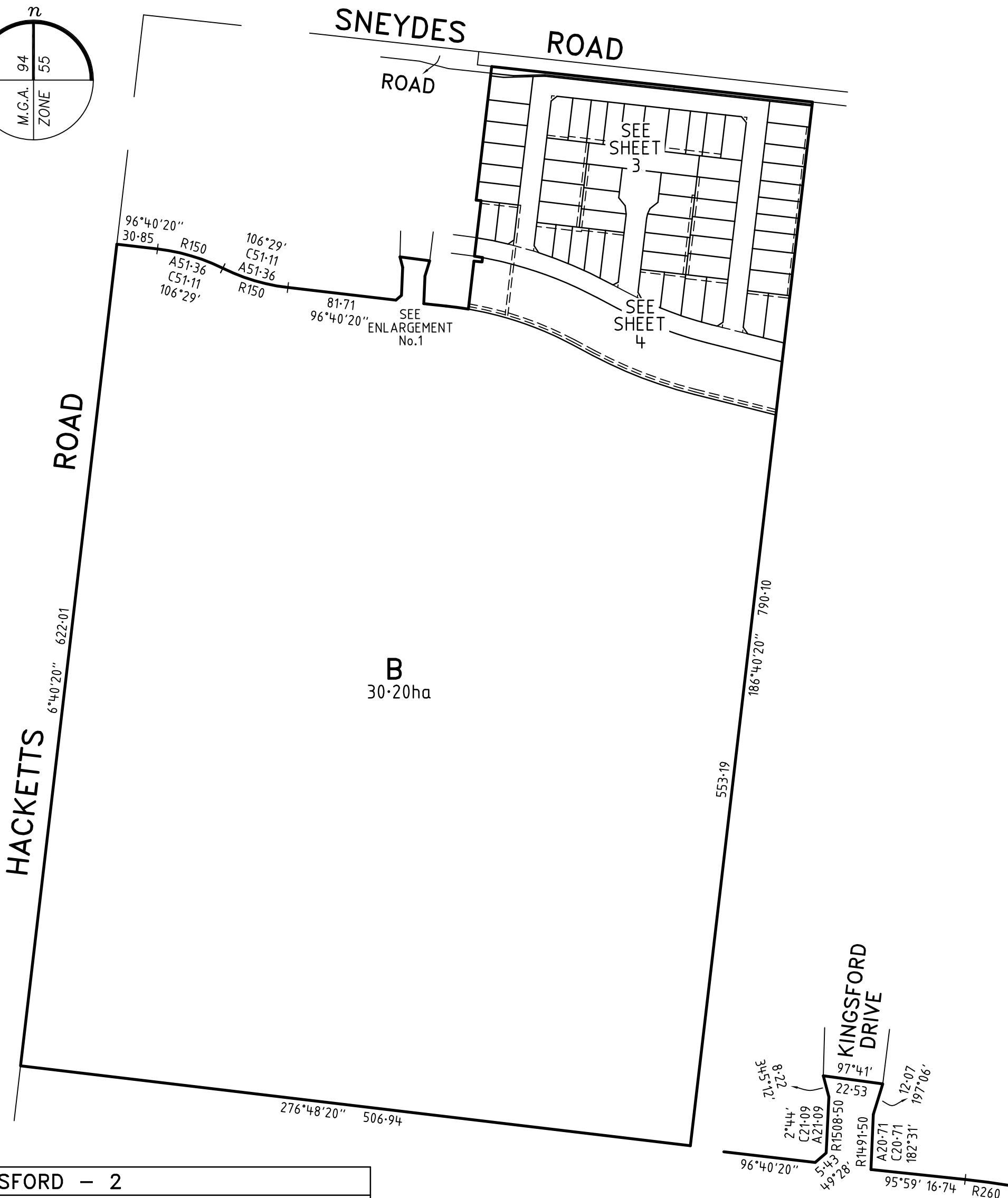
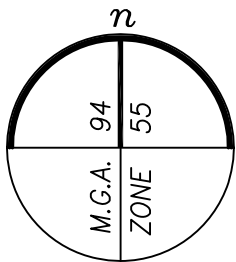
<b>PLAN OF SUBDIVISION</b>		Stage No. <hr/>	LRS use only <b>EDITION</b>	Plan Number <b>PS 632961Q</b>	
<b>Location of Land</b> Parish: DEUTGAM Township: - Section: C Crown Allotment: 5A & 5B (PARTS) Crown Portion: - Title Reference: VOL FOL Last Plan Reference: PS631310Q LOT A Postal Address: SNEYDES ROAD (at time of subdivision) POINT COOK 3030 MGA Co-ordinates E 299 470 Zone: 55 (of approx. centre N 5 802 800 of land in plan)		<b>Council Certification and Endorsement</b> Council Name: WYNDHAM CITY COUNCIL Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /			
<b>Vesting of Roads and/or Reserves</b>					
Identifier	Council/Body/Person				
ROAD R1 RESERVE No.1 RESERVE No.2	WYNDHAM CITY COUNCIL MELBOURNE WATER CORPORATION WYNDHAM CITY COUNCIL				
<b>Notations</b>					
<b>Staging</b> This <del>is</del> /is not a staged subdivision Planning Permit No. WYP2769/08					
<b>Depth Limitation</b> 15.24m BELOW THE SURFACE LOTS 1 TO 200 (BOTH INCLUSIVE) & LOT A HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING LOT B) - 5.101ha TANGENT POINTS ARE SHOWN THUS:					
<b>Survey</b> This plan is/ <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 19 & 73 In Proclaimed Survey Area No. -					
THIS IS A SPEAR PLAN					
<b>Easement Information</b>					
<b>Legend:</b>		E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance		A - Appurtenant Easement R - Encumbering Easement (Road)	
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of	
E-1	DRAINAGE	SEE DIAG	THIS PLAN	WYNDHAM CITY COUNCIL	
E-1	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER LIMITED	
E-2	SEWERAGE	SEE DIAG	PS631310Q	CITY WEST WATER LIMITED	
E-3	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER LIMITED	
LRS use only Statement of Compliance/ Exemption Statement Received <input type="checkbox"/> Date / /					
LRS use only PLAN REGISTERED TIME DATE / / ..... Assistant Registrar of Titles					
Sheet 1 of 7 sheets					
<b>KINGSFORD - 2</b> <b>59 LOTS &amp; BALANCE LOT B</b> <b>Bosco Jonson Pty Ltd</b> A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE ..... DIGITALLY SIGNED ..... DATE / / REF 6606023 14/07/10 VERSION D DWG 660602BD			DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 632961Q**



**B**  
30.20ha

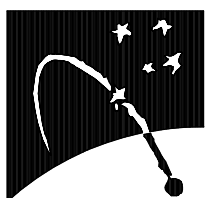
**B**

ENLARGEMENT No.1  
NOT TO SCALE

**KINGSFORD - 2**

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ORIGINAL

SCALE

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LENGTHS ARE IN METRES

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SIGNATURE DIGITALLY SIGNED DATE / /

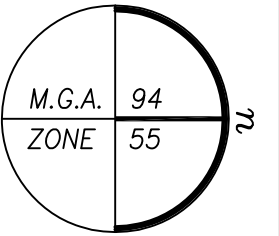
REF 6606023 14/07/10 VERSION D  
DWG 660602BD

Sheet 2

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

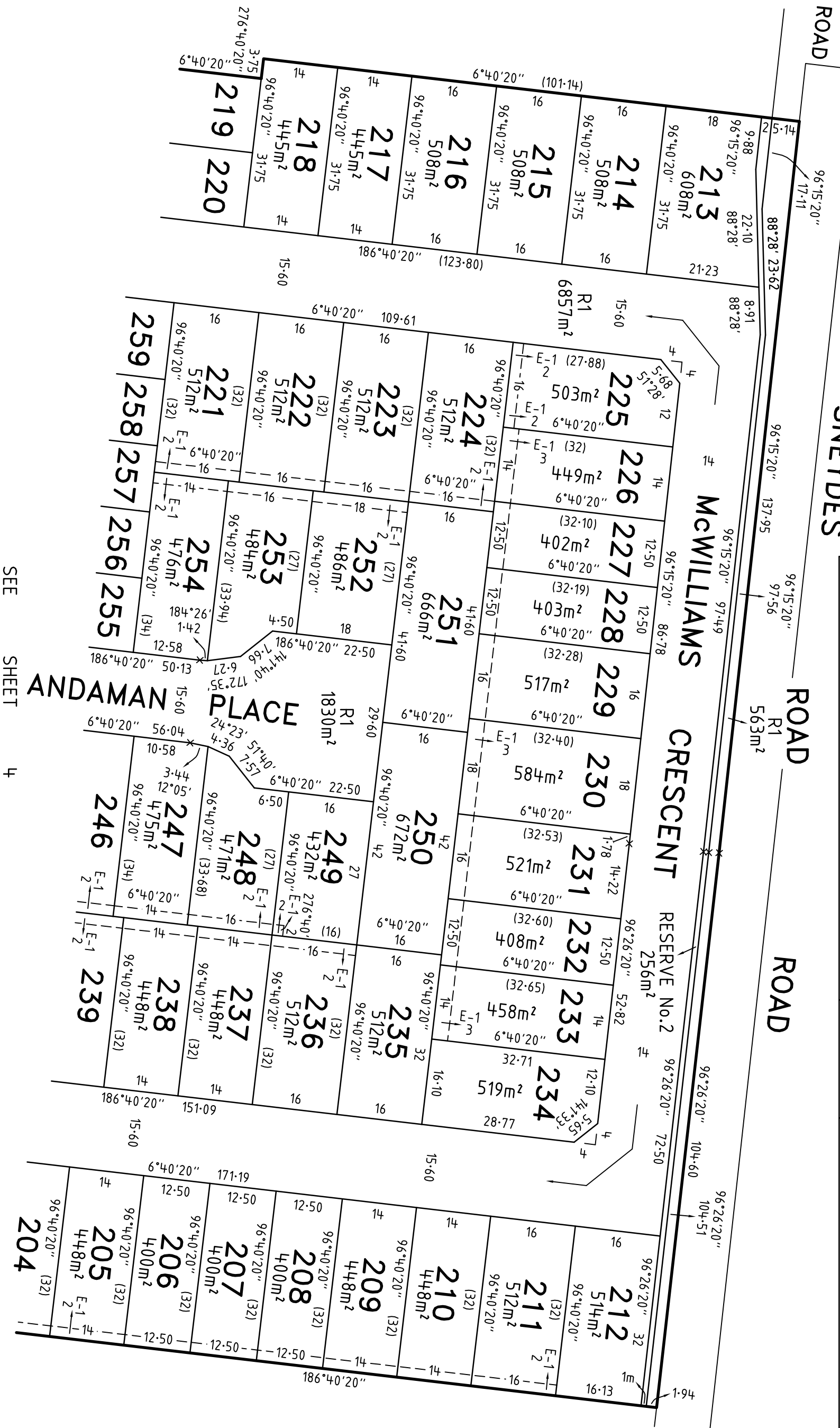


PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 632961Q



KINGSFORD - 2

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ORIGINAL

SCALE

SHEET SIZE A3  
 1:750

SCALE



SEE SHEET 4

LICENSED SURVEYOR (PRINT)

ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED

DATE / /

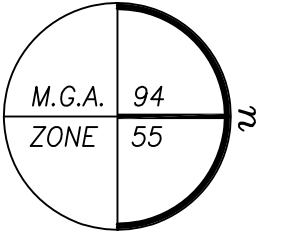
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14/07/10 VERSION D

Sheet 3

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COUNCIL DELEGATE SIGNATURE



# PLAN OF SUBDIVISION

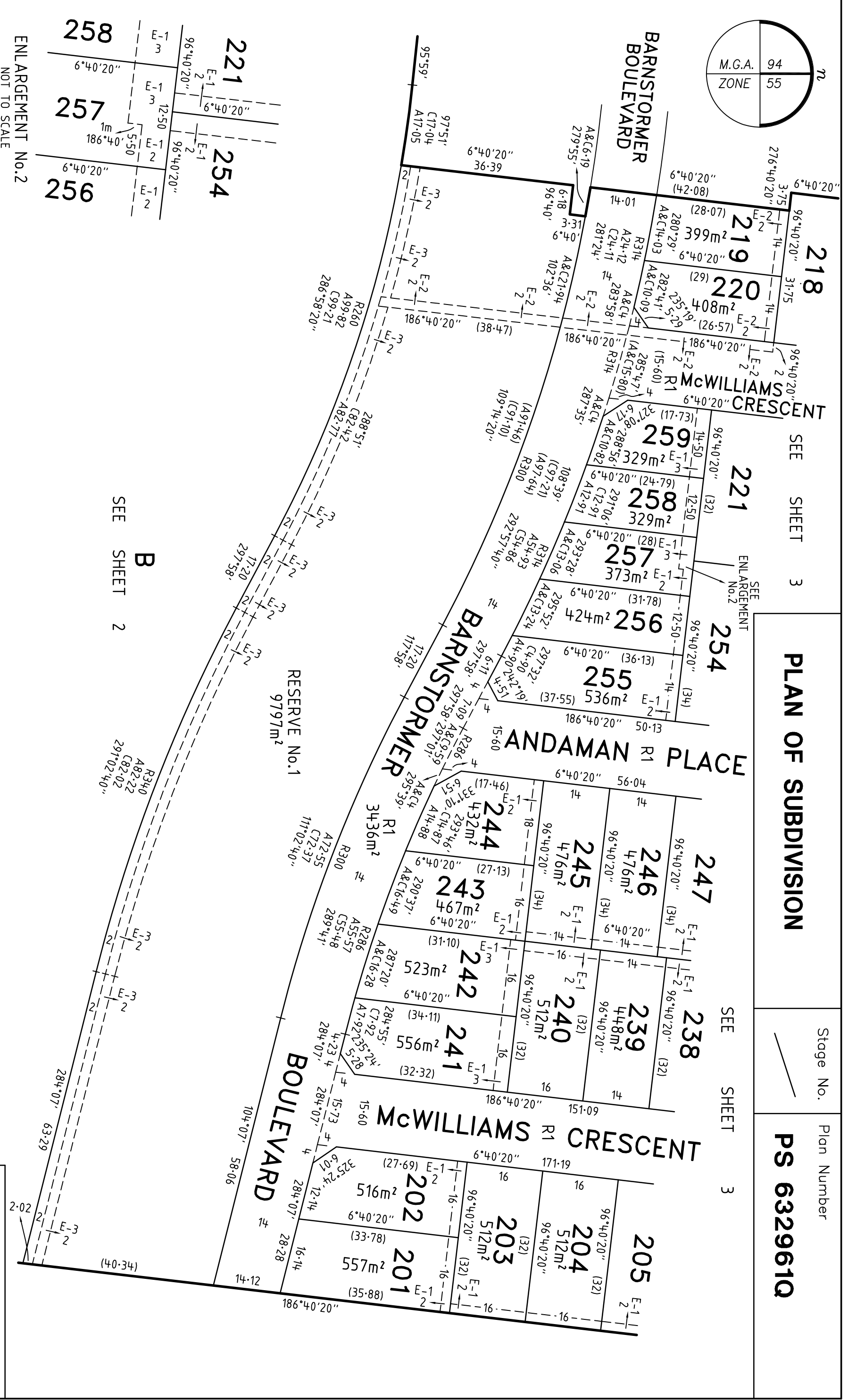
Stage No. /

Plan Number

## PS 632961Q

SEE SHEET 3

SEE SHEET 3



ENLARGEMENT No.2  
NOT TO SCALE

KINGSFORD - 2

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ORIGINAL

SCALE SHEET SIZE

1:750 A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

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REF 6606023 DATE / /

DWG 660602BD VERSION D

Sheet 4

DATE / /  
COUNCIL DELEGATE SIGNATURE

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number <b>PS 632961Q</b>
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**CREATION OF RESTRICTION**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 632961Q (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be benefited: Lots 201 - 259 (both inclusive) on the Plan of Subdivision  
 Land to be burdened: Lots 201 - 259 (both inclusive) on the Plan of Subdivision

**DESCRIPTION OF RESTRICTION**

Except with the written consent of Peet Limited and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

**Subdivision/Consolidation**

- (a) subdivide or allow the Lot to be subdivided.
- (b) consolidate or allow the Lot to be consolidated.

**Primary Dwelling Construction**


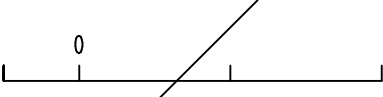
- (c) build or allow to be built on the Lot a dwelling that has not been approved by Peet Limited or the Kingsford Design Review Panel in accordance with the Kingsford at Point Cook Design Guidelines.
- (d) build or allow to be built on the Lot more than one private dwelling house together with the usual outbuildings.
- (e) build or allow to be built a dwelling house constructed:
  - (i) which does not face the primary street frontage;
  - (ii) with no less than two different building materials to the primary facade;
  - (iii) in a style which is a period reproduction;
  - (iv) with window frames and glazing that contrast the colour of facades;
  - (v) with a roof:
    - (1) if pitched, at a pitch of less than 22 degrees;
    - (2) of any material other than colour bonded steel sheeting or tile, slate or shingles;
    - (3) of a colour not listed in the following table (or a similar colour regardless of whatever product name by which it may be identified); and

Colorbond Windspray	Colorbond Jasper	Colorbond Dune
Colorbond Bushland	Colorbond Woodland Grey	Colorbond Monument

Table e(v) Colour palette for colour bonded steel and reference colours for tiles

- (f) on Lots 212 and 213, build or allow to be built a dwelling house without an eave overhang of at least 450 millimetres to the entire dwelling house;
- (g) on Lots 225, 226, 227, 228, 229, 230, 231, 232, 233 and 234, build or allow to be built a dwelling house without an eave overhang of at least 450 millimetres to the front facade;
- (h) on Lots 202, 212, 213, 220, 225, 234, 241, 244, 255 and 259, build or allow to be built a dwelling house which does not address both primary and secondary street frontages with similar architectural designs; except along the Lot boundary where a zero Lot tolerance is approved;
- (i) allow any external plumbing and electrical services (including waste pipes and fittings but not including down pipes and guttering) to be visible from the street.

continued.

<b>KINGSFORD - 2</b>			
<p><b>Bosco Jonson Pty Ltd</b>                  A.B.N 95 282 532 642                  P.O. Box 5075, South Melbourne, Vic 3205                  16 Eastern Road South Melbourne                  Vic 3205 Australia DX 20524 Emerald Hill                  Tel 03) 9699 1400 Fax 03) 9699 5992</p> 			
ORIGINAL  SCALE  SHEET SIZE A3	SCALE   LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / / REF 6606023 14/07/10 VERSION D DWG 660602BD	Sheet 5  DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

<b>PLAN OF SUBDIVISION</b>	Stage No. /	Plan Number <b>PS 632961Q</b>
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**CREATION OF RESTRICTION (CONTINUED)**

**Garage**

- (j) build or allow to be built a dwelling house which does not simultaneously have constructed one roofed garage.
- (k) build or allow to be built a garage that is not set back from the primary building line a minimum of 540 millimetres.
- (l) build or allow to be built a carport.
- (m) build or allow to be built a garage with overall external width of 6 metres or more.
- (n) build or allow to be built a garage or garage doors of a colour and style which does not complement the colour and style of the dwelling house.

**Outbuildings**

- (o) build or allow to be built on the lot outbuildings (including any garage, workshop, garden shed, storage shed or other outbuilding)
  - (i) which exceed 20 square metres in floor area;
  - (ii) which has a maximum height of greater than 3.6 metres;
  - (iii) which is visible from the primary street frontage; and
  - (iv) which are not consistent with the dwelling house in design, colour and materials.
- (p) allow any ancillary items (including but not limited to clothes lines, rainwater tanks, solar hot water panels, hot water services, heating and cooling plants, clothes lines, bins, storage areas or parts thereof to be visible from the street.
- (q) allow any external antennas or external satellite dishes on the lot.
- (r) build or allow to be built on the lot any meter enclosures which are not complementary to the overall design of the dwelling house

**Fencing**

- (s) build or allow to be built on the Lot a fence other than a side or rear boundary fence that is situated not less than 840mm from the primary facade of a dwelling house.

**Design Plans**

- (t) commence, carry out, erect, construct or alter any development on the Lot, or enter into any agreement for such action without applicable plans and specifications (including finishes schedules) being first prepared and submitted to and approved by Peet Limited or the Kingsford Design Review Panel and then only in compliance with any condition (consistent with any restrictions affecting the Lot) imposed by Peet Limited or the Kingsford Design Review Panel in respect of that approval.


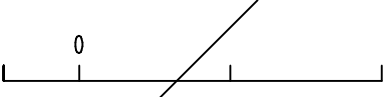
**Landscaping**

- (u) allow landscaping to the front street view to remain or be left incomplete for a period of more than six months after the date of issue of the occupancy permit for the dwelling house.
- (v) permit the letter box and street numbering to remain uninstalled before occupation of the dwelling house.

**Recreational Vehicles**

- (w) allow any plan or machinery or any recreation vehicle or commercial vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the Lot between the building line and the front boundary (unless either of those occurs during the normal course of business by a visiting trades person) or on the nature strip or footpath.

continued.

<b>KINGSFORD – 2</b>		<b>Bosco Jonson Pty Ltd</b> A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992			Sheet 6
ORIGINAL	SCALE	 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / / REF 6606023 14/07/10 VERSION D DWG 660602BD	DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3	

	<b>PLAN OF SUBDIVISION</b>	Stage No. /	Plan Number <b>PS 632961Q</b>
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CREATION OF RESTRICTION (CONTINUED)

**Driveway Construction**

- (x) construct or allow to be constructed any driveway on the Lot of any material other than pavers, exposed aggregate or coloured concrete.
- (y) leave any driveway incomplete or partly constructed before occupation of the dwelling house or after the issue of an Occupancy Permit for the dwelling house constructed on the Lot.
- (z) construct or allow to be constructed any driveway that is less than 300 millimetres from the side boundary.
- (aa) construct or allow to be constructed more than one driveway or one motor vehicle crossover per lot without the written approval of Peet Limited or the Kingsford Design Review Panel and in the case of a motor vehicle crossover, which does not match the colour and finish of the original motor vehicle crossover to the Lot as provided by Peet Limited.
- (bb) construct or allow to be constructed any driveway or crossover with width of more than 40% of the overall frontage of the Lot.

**Sustainability**

- (cc) construct or allow to be constructed on the Lot a dwelling house which does not achieve minimum energy rating requirements for energy efficient design as specified by the Victorian Government.

**Telstra Smart Community**

- (dd) construct or allow to be constructed on the Lot a dwelling house which is not equipped and cabled with an Optical Network Terminal for connection to Telstra Smart Community.

**Display Homes**

- (ee) permit any dwelling house constructed on the Lot to be used for the purposes of a display home or for the purposes of marketing display homes unless prior written consent of Peet Limited has first been obtained.

**Signage**



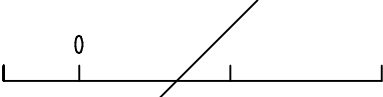
- (ff) erect, permit or allow to be erected or to remain erected on the Lot any advertisement, hoarding, sign or similar structure and will not permit the Lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the Lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.

**Delivery of Building Materials**

- (gg) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the Lot upon which the dwelling house is being constructed and allow any rubbish to remain unsecured on the Lot.

The restrictions specified in paragraphs (a) to (gg) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect from 31 December 2020.

For the purposes of this restriction "Peet Limited" means Peet Limited ACN 008 665 834 or any of its related bodies corporate within the meaning of Section 50 of the Corporations Act 2001.

<b>KINGSFORD – 2</b>		Sheet 7	
<p><b>Bosco Jonson Pty Ltd</b>                  A.B.N 95 282 532 642                  P.O. Box 5075, South Melbourne, Vic 3205                  16 Eastern Road South Melbourne                  Vic 3205 Australia DX 20524 Emerald Hill                  Tel 03) 9699 1400 Fax 03) 9699 5992</p> 		<p>LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS</p> <p>SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /</p> <p>REF 6606023 14/07/10 VERSION D</p> <p>DWG 660602BD</p>	
<p>ORIGINAL</p> <p>SCALE</p> 	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p>	<p>Original sheet size A3</p>