



STAGE 6

True coastal living
Coastal Boulevard, Ocean Grove

NEW LAND RELEASE



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GARDEN
BONUS INC.*



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*Terms and conditions apply, please see website for details.



**Kingston Coast Ocean Grove -
Stage 6 Pricing - 13 Feb 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(m)	Price	Status
601	Coastal Boulevard	645	24.03	\$613,900	Available
602	Coastal Boulevard	562	16.18	\$549,900	SOLD
603	Coastal Boulevard	648	22.35	\$608,900	SOLD
604	Coastal Boulevard	472	14.35	\$498,900	SOLD
605	Coastal Boulevard	617	21.89	\$587,900	SOLD
606	Coastal Boulevard	465	14.66	\$484,900	SOLD
607	Coastal Boulevard	448	14	\$479,900	SOLD
608	Coastal Boulevard	448	14	\$479,900	SOLD
609	Coastal Boulevard	448	14	\$479,900	Available
610	Coastal Boulevard	512	16	\$514,900	Available
611	Coastal Boulevard	512	16	\$514,900	SOLD

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Lot No.	Street	Size (m2)	Width(m)	Price	Status
612	Coastal Boulevard	512	16	\$514,900	Available
#613	Peak Way	619	19.5	\$583,900	Available
614	Peak Way	400	12.5	\$437,900	SOLD
615	Peak Way	512	16	\$514,900	Under Contract
#616	Peak Way	604	19	\$583,900	Available
^^617	Duneview Drive	700	20	N/A	N/A
618	Duneview Drive	490	14	\$505,900	SOLD
619	Duneview Drive	560	16	\$549,900	SOLD
620	Duneview Drive	560	16	\$549,900	SOLD
621	Duneview Drive	560	16	\$549,900	SOLD
622	Duneview Drive	560	16	\$549,900	SOLD

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Kingston Coast Ocean Grove Stage 6
Pricing - 13 Feb 2026

#Indicates corner allotments

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^^ 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(m)	Price	Status
623	Duneview Drive	567	14.69	\$549,900	Available
624	Duneview Drive	623	17.39	\$589,900	SOLD
625	Duneview Drive	638	15.66	\$599,900	SOLD
626	Duneview Drive	587	12.55	\$568,900	Available
627	Duneview Drive	376	20.93	\$425,900	HOLD
628	Duneview Drive	357	12.77	\$415,900	SOLD
629	Duneview Drive	427	14.06	\$459,900	SOLD
630	Duneview Drive	496	16	\$505,900	Available
631	Duneview Drive	496	16	\$505,900	SOLD
632	Duneview Drive	496	16	\$505,900	Available
633	Duneview Drive	388	12.5	\$427,900	SOLD

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6 Pricing - 13 Feb 2026**

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Lot No.	Street	Size (m2)	Width(m)	Price	Status
634	Duneview Drive	388	12.5	\$427,900	SOLD
635	Duneview Drive	434	14	\$467,900	SOLD
636	Duneview Drive	434	14	\$467,900	HOLD
637	Duneview Drive	434	14	\$467,900	HOLD
638	Duneview Drive	434	14	\$467,900	SOLD
639	Duneview Drive	496	16	\$505,900	Available
640	Duneview Drive	496	16.4	\$505,900	Available
#641	Limestone Way	544	17	\$539,900	HOLD
#642	Duneview Drive	493	18	\$499,900	Available
643	Duneview Drive	545	14.78	\$539,900	SOLD
644	Duneview Drive	613	16.35	\$582,900	SOLD

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Lot No.	Street	Size (m2)	Width(m)	Price	Status
645	Duneview Drive	631	16.07	\$594,900	Available
#^^646	Peak Way	647	20.36	N/A	N/A
647	Peak Way	448	14	\$479,900	Available
648	Peak Way	512	16	\$514,900	SOLD
#649	Peak Way	528	16.64	\$524,900	Available
650	Coastal Boulevard	476	14	\$499,900	Available
651	Coastal Boulevard	425	12.5	\$465,900	SOLD
652	Coastal Boulevard	476	14	\$499,900	Available
653	Coastal Boulevard	476	14	\$499,900	SOLD
654	Coastal Boulevard	476	14	\$499,900	Available
655	Coastal Boulevard	544	16	\$539,900	SOLD

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^^ Unit site

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Lot No.	Street	Size (m2)	Width(m)	Price	Status
#656	Grasstree Drive	609	18	\$579,900	SOLD
657	Grasstree Drive	546	16	\$539,900	SOLD
#658	Coastal Boulevard	590	18.81	\$569,900	Available

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PLAN OF SUBDIVISION		EDITION 1	PS 805408E	
LOCATION OF LAND PARISH: BELLARINE TOWNSHIP: - SECTION: 18 ³ CROWN ALLOTMENT: 4 (PART) & 5 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: LOT H ON PS 805404N POSTAL ADDRESS: 230 COASTAL BOULEVARD (at time of subdivision) OCEAN GROVE, 3226 MGA94 CO-ORDINATES: E: 286 390 ZONE: 55 (of approx centre of land in plan) N: 5 763 730				
VESTING OF ROADS AND/OR RESERVES		Notations		
IDENTIFIER	COUNCIL/BODY/PERSON	Lot Nos 1-600 (both inclusive) and Lots A-I (both inclusive) have been omitted from this plan. See Sheet 9 for Creation of Restrictions. <u>Other Purpose of Plan</u> To remove by agreement that section of Easement E-6 created on PS 721153D that lies within Road R-1 (Coastal Boulevard, Peak Way and Duneview Drive) on this plan, via Section 6(1)(k) of the Subdivision Act 1988 <u>Grounds for Removal</u> By Agreement		
ROAD R-1 RESERVE No.1	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey in BP2759N STAGING: This is not a staged subdivision Planning Permit No. 1263-2011 This survey has been connected to permanent marks No(s). 20, 21, 140, 141, 166, 168 In Proclaimed Survey Area No. - 276, 284, 306 & 315 (Parish of Bellarine) & 241 Parish of Paywit				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
SEE SHEET 2 FOR EASEMENT INFORMATION				
KINGSTON COAST STAGE 6 (58 LOTS)			AREA OF STAGE - 4.412ha	
 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au		SURVEYORS FILE REF: 305092SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Lyall Murray Timms Version: 18		SHEET 1 OF 9

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	3	PS 805383T	City of Greater Geelong
E-1	Pipelines or Ancillary Purposes	3	PS 805383T Section 136 of the Water Act 1989	Barwon Region Water Corporation
E-2	Pipelines or Ancillary Purposes	See Diag	PS 721153D Section 136 of The Water Act 1989	Barwon Region Water Corporation
E-3	Pipelines or Ancillary Purposes	See Diag	PS 805401U Section 136 of the Water Act 1989	Barwon Region Water Corporation
E-3	Drainage	See Diag	PS 805401U	City of Greater Geelong
E-4	Pipelines or Ancillary Purposes	3	PS 805404N Section 136 of the Water Act 1989	Barwon Region Water Corporation
E-4	Drainage	3	PS 805404N	City of Greater Geelong
E-5	Pipelines or Ancillary Purposes	2.50	This Plan Section 136 of the Water Act 1989	Barwon Region Water Corporation
E-6	Drainage	3	This Plan	City of Greater Geelong
E-6	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Barwon Region Water Corporation
E-7	Drainage	2	This Plan	City of Greater Geelong
E-8	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Barwon Region Water Corporation
E-9	Carriageway	See Diag	This Plan	City of Greater Geelong

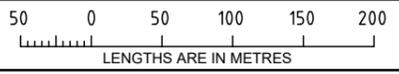
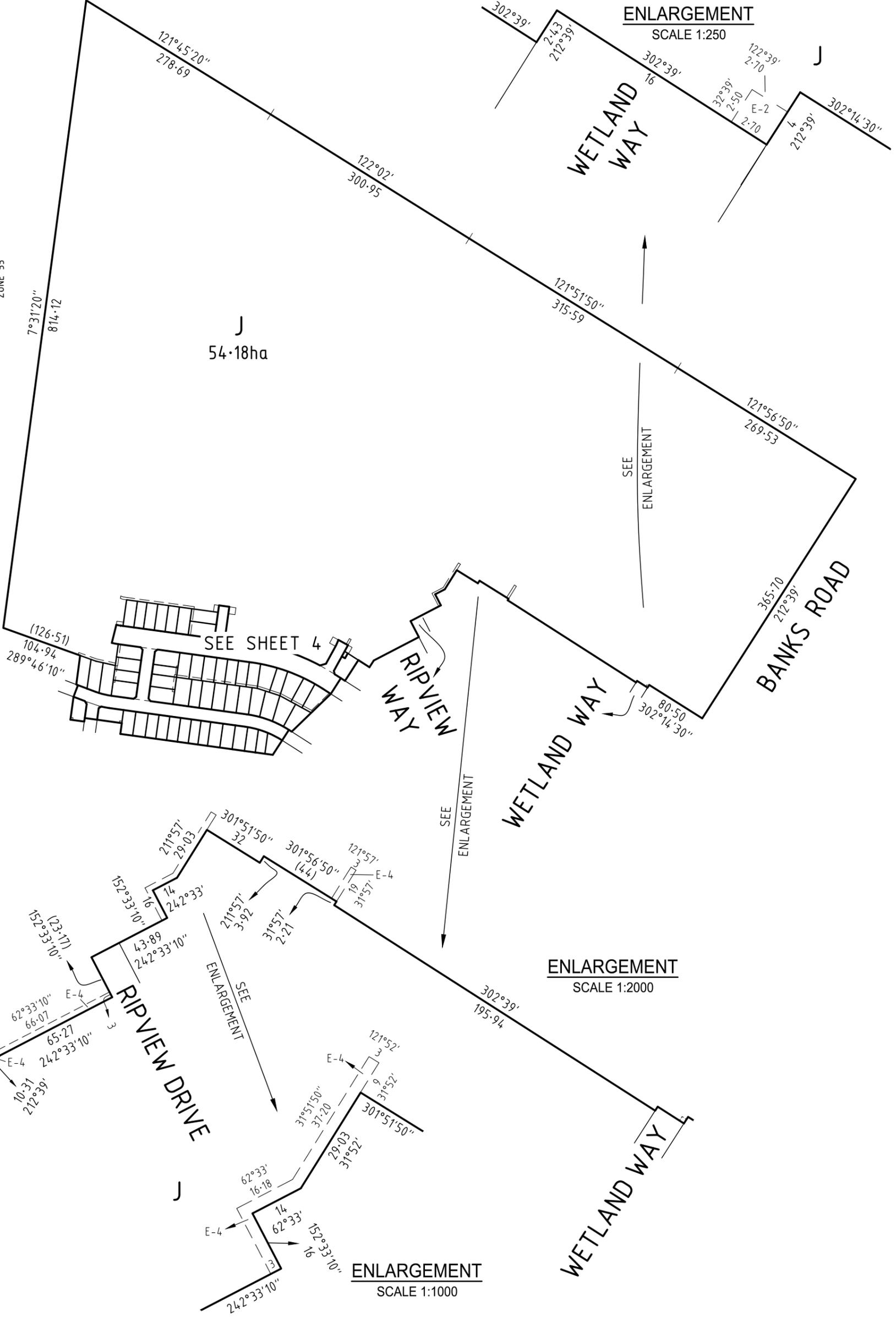
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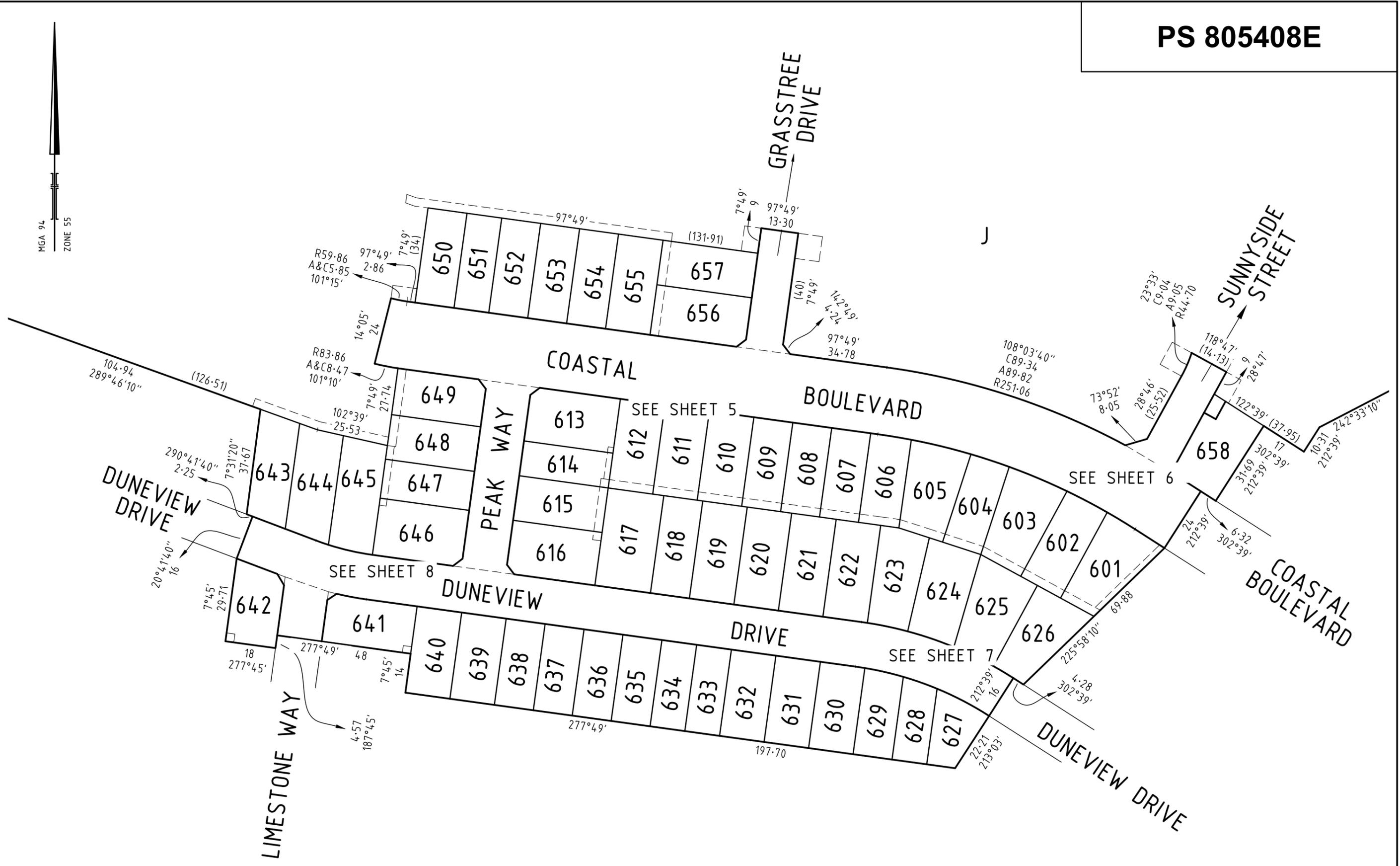
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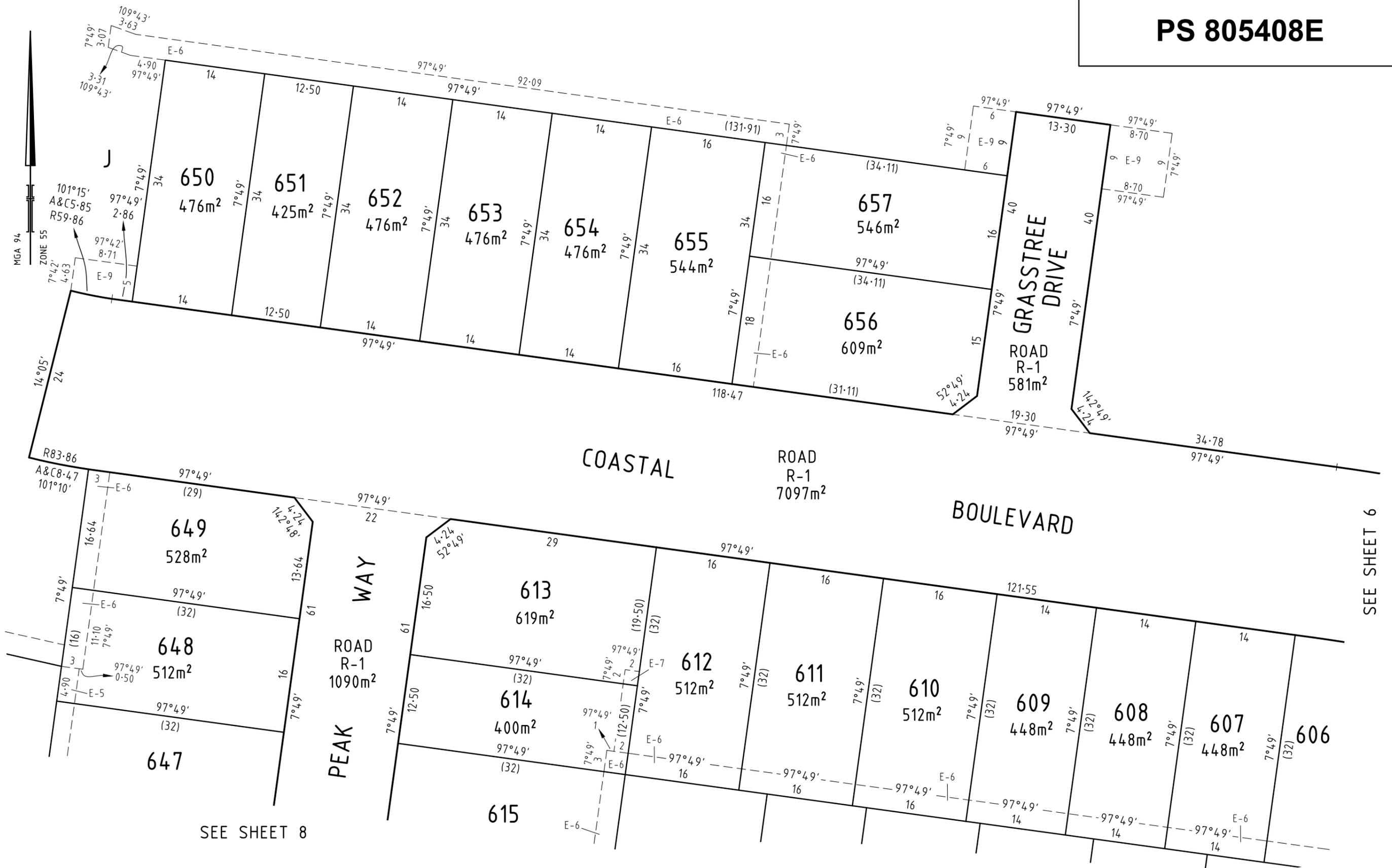


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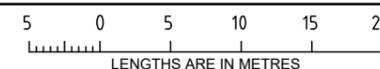
SEE SHEET 6

SEE SHEET 8



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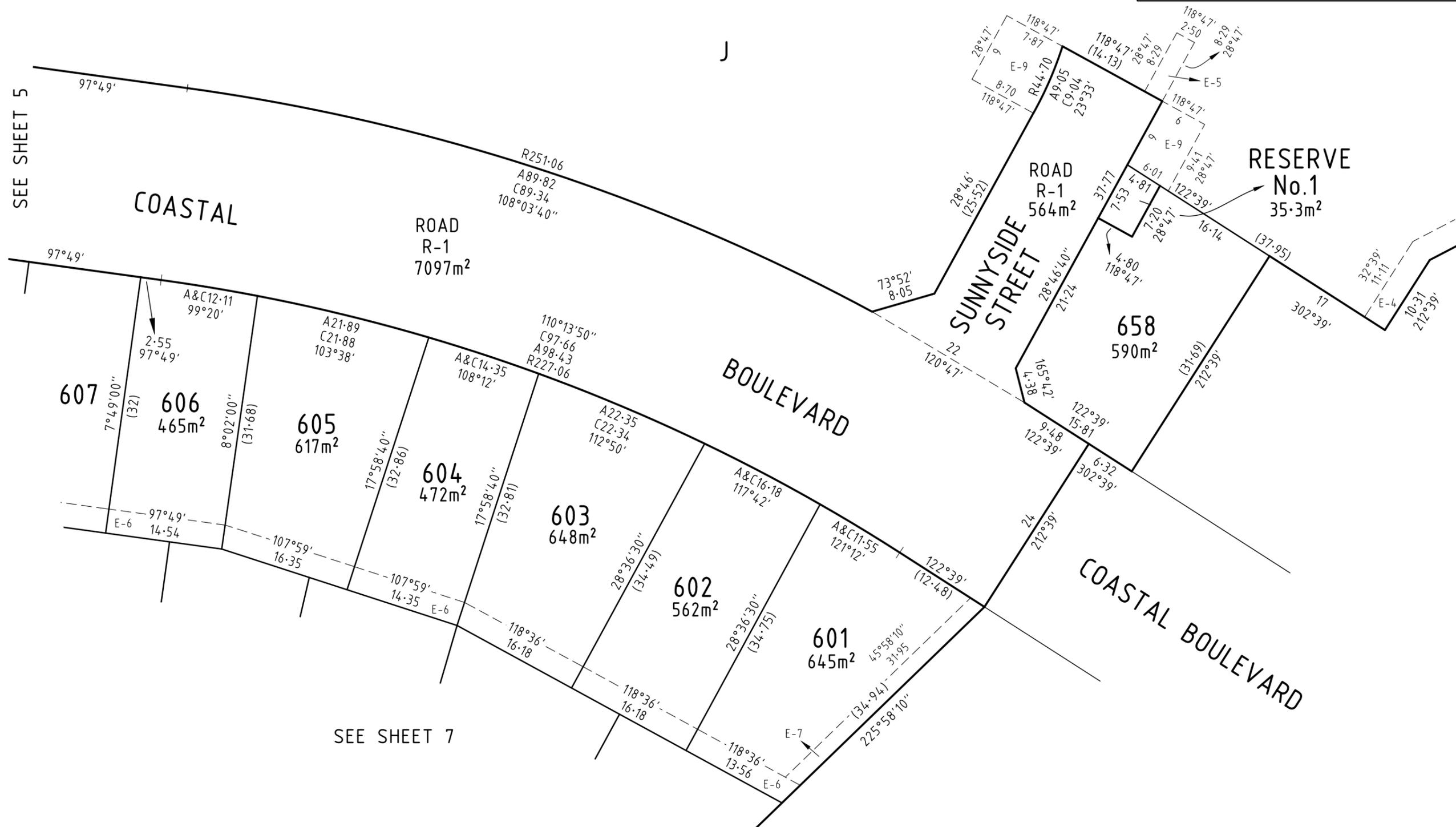
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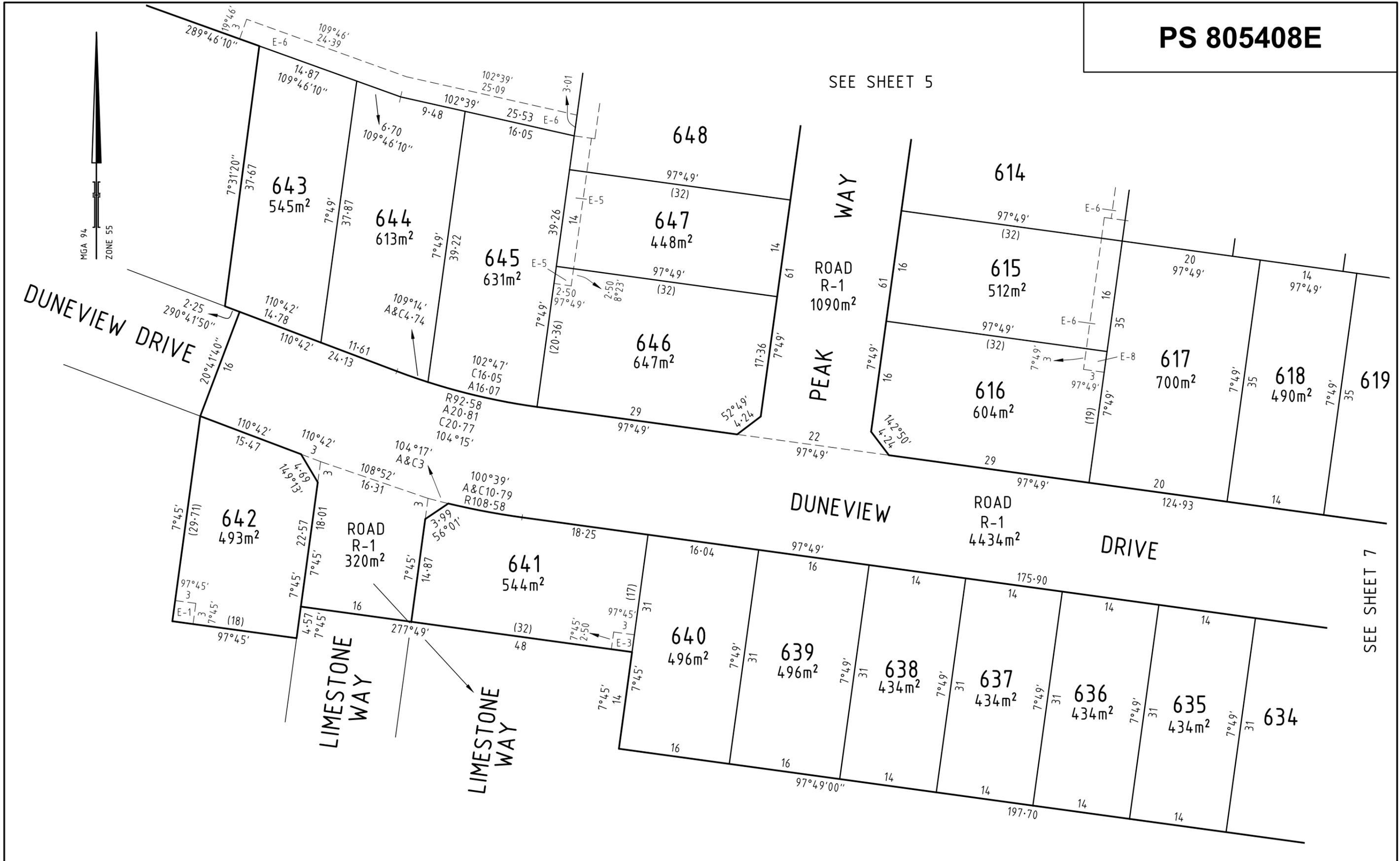


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SHEET 5

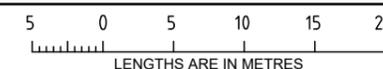
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SHEET 8

Licensed Surveyor: Lyall Murray Timms
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 Version: 18

CREATION OF RESTRICTION No.1

The following Restriction is to be created on the registration of this plan in accordance with the Table below:

Condition	Burdened Land	Benefited Land
The burdened land cannot be used except in accordance with Restriction A1 in MCP AA8912	Lots 601 to 616 (all inclusive), Lots 618 to 645 (all inclusive) and Lots 647 to 658 (all inclusive) on this plan	Lots 601 to 658 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A2 in MCP AA8912	Lots 601 to 616 (all inclusive), Lots 618 to 626 (all inclusive), Lots 629 to 645 (all inclusive) and Lot 647 to 658 (all inclusive) on this plan.	Lots 601 to 658 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A3 in MCP AA8912	Lots 627 and 628 on this plan	Lots 601 to 658 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A4 in MCP AA8912	Lots 617 and 646 on this plan	Lots 601 to 658 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A5 in MCP AA8912	Nil	Nil
The burdened land cannot be used except in accordance with Restriction A6 in MCP AA8912	Lots 601 and 658 (all inclusive) on this plan	Lots 601 to 658 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A7 in MCP AA8912	Lots 601 to 658 (all inclusive) on this plan	Lots 601 to 658 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A8 in MCP AA8912	Lots 601 to 616 (all inclusive), Lots 618 to 626 (all inclusive), Lots 629 to 645 (all inclusive) and Lot 647 to 658 (all inclusive) on this plan.	Lots 601 to 658 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A9 in MCP AA8912	Lots 617 and 646	Lots 601 to 658 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A10 in MCP AA8912	Lots 627 and 628	Lots 601 to 658 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A11 in MCP AA8912	Nil	Nil
The burdened land cannot be used except in accordance with Restriction A12 in MCP AA8912	Lots 613, 616, 641, 642, 646, 649, 655 and 658 on this plan	Lots 601 to 658 (all inclusive) on this plan.

CREATION OF RESTRICTION No. 2

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 601 to 656 (all inclusive) on this plan

Land to be Burdened: Lots 601 to 616 (all inclusive), Lots 618 to 645 (all inclusive) and Lots 647 to 657 (all inclusive) on this plan.

Description of Restriction:

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

1. Build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot.

**Memorandum of common provisions
Restrictive covenants in a plan
Section 91A Transfer of Land Act 1958**

AA8912

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Lodged by	
Name:	Mast Lawyers
Phone:	03 5210 8012
Address:	Suite 1, 33 Mackey Street, North Geelong 3125
Reference:	SM:200979 (stage 6)
Customer code:	22373H

This memorandum contains provisions which are intended for inclusion in plans under the Subdivision Act 1988 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the plan:

Burdened land: As set out in the plan.

Benefited land: As set out in the plan.

35402012

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in plans.

91ATLA

Page 1 of 5

THE BACK OF THIS FORM MUST NOT BE USED

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Memorandum of common provisions Section 91A Transfer of Land Act 1958

AA8912

Covenants:

DEFINITIONS

In this memorandum, unless the context otherwise requires:

Building means any permanent or semi-permanent structure on a lot and includes a dwelling.

Building Design Guidelines means the *Kingston Coast Building Information & Design Guidelines* as revised from time to time by the Design Assessment Panel. A copy of the current version can be obtained from the Design Assessment Panel.

Burdened land means a lot identified in the Plan as burdened by a restriction described in this MCP.

Corner Lot means a lot:

- contiguous with:
 - two intersecting streets; or
 - a street whose curvature provides the characteristics of a corner allotment; or
- deemed by the Design Assessment Panel to be a corner lot.

Design Assessment Panel means the Kingston Coast Design Assessment Panel described in the Building Design Guidelines.

Dwelling has the same meaning as set out in the Land Use Terms of the planning scheme that applies to the land in the Plan but excluding outbuildings, carport/garage, outdoor rooms/alfresco, porches, and verandas.

ground level is deemed to be the finished surface level following completion of engineering works associated with the subdivision.

Lifestyle Lot means a Lot with a land area of 800 m² or greater on the Plan, with a minimum dwelling size of no less than 200 m².

Lot has the same meaning as in the *Subdivision Act 1988* (Vic), being a lot created by the Plan and if permitted, includes any lot created by further subdivision

Multi dwelling site means Lots 617 and 646 on the Plan.

MCP means this Memorandum of Common Provisions.

Plan means plan of subdivision PS805408E.

Primary frontage means for each Lot, unless otherwise determined by the Design Assessment Panel or specifically stipulated in this MCP, the shortest boundary of that lot which abuts a street.

Public land means any land under the care or management of a Public Land Manager as that expression is defined in the General Terms of the planning scheme that applies to the land in the Plan.

Rear boundary means the Lot boundary which is opposite the Primary frontage, or the appropriate Lot boundary as determined by the Design Assessment Panel.

Residential Lot means a Lot with a land area between 381 m² and 799 m² on the Plan, with a minimum dwelling size of no less than 135 m².

Secondary frontage means the boundary of a Lot (other than the Primary frontage) which abuts a street.

Setback means the required distance between the relevant boundary and the building line as outlined in the Building Design Guidelines, unless otherwise noted in this MCP. A setback of up to 150 millimetres from the lot boundary is deemed to be on the boundary.

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

Side boundary means the boundary of a Lot connecting the Primary frontage to the rear boundary. Where that Lot is a Corner Lot, the side boundary includes the boundary along the Secondary frontage.

Townhouse Lot means any Lot with a land area of 380 m² or less on the Plan, with a minimum dwelling size of no less than 115 m².

COVENANTS:

Restriction A1 – Development of a Lot

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

1. further subdivide the lot; and
2. construct more than one dwelling on any single lot.

Restriction A2 – Minimum dwelling floor area – Residential Lot

The registered proprietor or proprietors for the time being of the burdened land must not construct on any single lot a dwelling with a floor area less than 135 m².

Restriction A3 – Minimum dwelling floor area – Townhouse Lot

The registered proprietor or proprietors for the time being of the burdened land must not construct on any single lot a dwelling with a floor area less than 115 m².

Restriction A4 – Minimum dwelling floor area – subdivided Multi dwelling sites

The registered proprietor or proprietors for the time being of the burdened land must not construct:

3. on the burdened land, a dwelling with a floor area less than 135 m²;
4. on any Lot created by subdivision of the burdened land, a dwelling with a floor area less than 115 m².

Restriction A5 – Minimum dwelling floor area – Lifestyle Lot

This Restriction A5 is omitted from this MCP.

Restriction A6 – Compliance with Building Design Guidelines

1. The registered proprietor or proprietors for the time being of the burdened land must not:
 - 1.1. construct or allow to be constructed or allow to remain on any lot any Building:
 - 1.1.1. that is not in accordance with the Building Design Guidelines unless otherwise approved by the Design Assessment Panel;
 - 1.1.2. without obtaining written approval of the design for that Building from the Design Assessment Panel, which approval must be obtained even if the design for that Building complies with the Building Design Guidelines; and
 - 1.1.3. any building which is more than 9 metres above the ground level (excluding any television antenna, chimney or flue) or an extension to a dwelling where the extension is more than 9 metre above ground level (excluding any television antenna, chimney or flue).
 - 1.2. construct or allow to be constructed:
 - 1.2.1. a dwelling unless 30% of the external walls excluding windows are constructed of brick, brick veneer, stone, render or masonry like material;

Memorandum of common provisions Section 91A Transfer of Land Act 1958

AA8912

- 1.2.2. the roof of any building, garage door or outbuilding of galvanised iron or other reflective material; and
 - 1.2.3. a driveway unless constructed of coloured concrete, exposed aggregate concrete, stencilled or stamped coloured concrete or brick pavers.
 - 1.3. store or site or permit to be stored or sited on any lot any caravan or boat or any commercial vehicle having a registered carrying capacity of more than one tonne unless within an approved building or screened from view from any road reserve by a structure that is in line with or behind the most forward line of the building abutting any road reserve.
 - 1.4. occupy any dwelling without a driveway and fences on the side and rear boundaries.
2. The Design Assessment Panel in its absolute discretion may approve a dwelling that does not strictly comply with clause 1.2.1 of this Restriction A6.

Restriction A7 – Boundary Fencing

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

1. construct or allow to be constructed any fencing:
 - 1.1. along a primary frontage; or
 - 1.2. on a side or rear boundary of a lot unless the fence:
 - 1.2.1. is constructed of lapped timber palings with a timber capping;
 - 1.2.2. subject to clause 1.2.3, is a height not less than 1.8 metres and not greater than 2.0 metres;
 - 1.2.3. tapers down to 1 metre in height at the primary frontage for the distance of the required setback from the primary frontage; and
 - 1.2.4. is built on the boundary and within acceptable tolerances as prescribed by Victorian law.
 - 1.3. on the side boundary of a Corner Lot unless the fence commences a minimum of 10 metres back from the primary frontage;
 - 1.4. on a side or rear boundary of a lot abutting public land unless the fence:
 - 1.4.1. is visually permeable on the boundary abutting the public land; and
 - 1.4.2. maximises passive surveillance of the public land both at ground level and upper level/s as appropriate.
2. occupy any dwelling on a lot without a driveway and fences on the side and rear boundaries

Restriction A8 – Residential Lot setbacks

1. The registered proprietor or proprietors for the time being of the burdened land must not construct or allow to be constructed a building (excluding any entry porch, verandah, balcony or pergola) on the burdened land unless the building line facing the primary frontage is sited at least 4.5 metres but no more than 6.5 metres from the primary frontage.
2. The Design Assessment Panel may in its sole discretion approve a dwelling that does not comply with this Restriction A8.

**Memorandum of common provisions
Section 91A Transfer of Land Act 1958**

Restriction A9 – Multi dwelling site setbacks

1. The registered proprietor or proprietors for the time being of any Lot derived from a subdivision the burdened land must not:
 - 1.1. construct or allow to be constructed a building (excluding any entry porch, verandah, balcony or pergola) on any lot derived from the further subdivision of the burdened land unless the building line facing the primary frontage is setback at least 3.5 metres but no more than 6.5 metres from the primary frontage.
 - 1.2. A garage unless the garage is set back a minimum of 4.0 metres from the primary frontage.
2. The Design Assessment Panel may in its sole discretion approve a dwelling that does not comply with this Restriction A9.

Restriction A10 – Townhouse Lot setbacks

1. The registered proprietor or proprietors for the time being of the burdened land must not construct or allow to be constructed:
 - 1.1. a building (excluding any entry porch, verandah, balcony or pergola) on the lot unless the building line facing the primary frontage is sited at least 3.0 metres but no more than 6.5 metres from the primary frontage;
 - 1.2. a garage unless the garage is set back a minimum of 4.0 metres from the primary frontage.
2. The Design Assessment Panel may in its sole discretion approve a dwelling that does not comply with this Restriction A10.

Restriction A11 – Lifestyle Lot setbacks

This Restriction A11 is omitted from this MCP

Restriction A12 – Corner Lot setbacks

1. The registered proprietor or proprietors for the time being of the burdened land must not construct or allow to be constructed a building (excluding any entry porch, verandah, balcony or pergola) unless the secondary frontage is setback at least 2.0 metres from the side boundary.
2. The Design Assessment Panel may in its sole discretion approve a dwelling that does not comply with this Restriction A12.

Expiry:

Restrictions A1, A2, A3, A4, A5, A8, A9, A10 and A12 will cease to have effect on 1 January 2042.

Restrictions A6 and A7 will cease to have effect on 1 January 2032.