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REAL ESTATE

KINGSTON Haven

Kingston Haven - Stage 1, Release C
Pricing - 30 October 2026

#Indicates corner allotments
** Indicates lots subject to fil
^^ 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

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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	SOLD
60	Esperence Crescent	532	14	$523,500	Available
61	Esperence Crescent	532	14	$523,500	SOLD
62	Esperence Crescent	532	14	$523,500	Under Contract
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

Kingston Haven - Stage 1, Release C

Pricing - 30 October 2026

#Indicates corner allotments
** Indicates lots subject to fil
^^ 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
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	HOLD
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

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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

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



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



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

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.

**TERMS AND CONDITIONS APPLY.*

PREFERRED BUILD PARTNERS

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

GEELONG HOMES

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

SIMONDS
How Australia Homes

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

Orbit HOMES

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

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

HUDSON RIDGE BUILDERS

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

TERMS & CONDITIONS

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

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
PS903588C

LOCATION OF LAND

PARISH: BELLARINE

TOWNSHIP: -

SECTION: 18(3)

CROWN ALLOTMENT: 6 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL.8917 FOL.846, VOL.8917 FOL.847, VOL.8917 FOL.848, VOL.8956 FOL.913, VOL.8956 FOL.914, VOL.8956 FOL.918 & VOL.8956 FOL.919

LAST PLAN REFERENCE: LOTS 7, 12 & 13 ON LP93054 & LOTS 5, 6, 11 & 14 ON LP93928

POSTAL ADDRESS: (at time of subdivision) 802-820, 822-830, 832-840 & 842-860 BANKS ROAD, 12-20 & 21-29 OCEAN GRAND DRIVE AND 2-10 TRETHOWAN AVENUE, OCEAN GROVE 3226

MGA CO-ORDINATES: (of approx centre of land in plan) E: 286 530 N: 5 763 110 ZONE: 55 MGA2020

MUNICIPALITY: CITY OF GREATER GEELONG

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
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

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.PP-1495-2018

This survey has been connected to permanent marks No(s). 68, 142, 203, 271, 526

In Proclaimed Survey Area No. -

NOTATIONS

ADDITIONAL PURPOSE OF PLAN
TO REMOVE EASEMENT E-1 ON LOTS 7, 12 & 13 ON LP93054 AND
TO REMOVE EASEMENT E-1 ON LOTS 5, 6, 11, & 14 ON LP93928

GROUND FOR REMOVAL
CITY OF GREATER GEELONG PLANNING PERMIT NO. PP-1495-2018.

CREATION OF RESTRICTION
SEE SHEET 5 FOR ADDITIONAL RESTRICTION DETAILS.

LOTS 10 AND 46 HAVE BEEN OMITTED FROM THIS PLAN.

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

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

SURVEYORS FILE REF: 21668-101

ORIGINAL SHEET SIZE: A3

GEOFFREY PATTERSON / VERSION 7

PLAN NUMBER
PS903588C

M.G.A.2020 ZONE 55

OCEAN GRAND DRIVE

97°35'20"
327·54
(202·54)
39·93
7°35'
RESERVE No.1
1·421ha
122°43'30"
(166·40)
122·19
7°35'
201·05
SEE SHEET 3
SEE SHEET 4
290·93
212°43'20"
ROAD
60·23
277°35'
156·59
97°35'
302°43'30"
122°43'30"
142·10
151·96
147·47
6·54
257°44'
7°45'20"
201·17
32°43'30"
20m
SEE
ENLARGEMENT No.2
6·73
149°40'
167°44'
6·54
97°35'
17·42
A
7·951ha
RESERVE No.4
1461m²
32°43'30"
266·77
298·70
212°43'30"
7°34'30"
142·22
SEE
ENLARGEMENT No.1
297·95
BANKS
97°35'
6·63
32°43'30"
20m
170·41
176·84
277°35'
7·79
245°10'
TRETHOWAN AVENUE

142·10
122°43'30"
147·47
A
32°43'30"
20m
5m
0·37
167°44'
6·54
7·07
167°44'
RESERVE
No.4
R-3
1·8m²
0·37
297·95
298·70
212°43'30"
ENLARGEMENT No.2
NOT TO SCALE

A
32°43'30"
20m
RESERVE
No.4
297·95
298·70
212°43'30"
65°09'
8·44
0·38
7·79
245°10'
170·41
6·05
176·84
277°35'
0·38
R-4
1·7m²
ENLARGEMENT No.1
NOT TO SCALE

SURVEYORS FILE REF: 21668-101

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SCALE 1:2500	25 0 25 50 75 100 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
GEOFFREY PATTERSON / VERSION 7			

PLAN NUMBER
PS903588C

M.G.A.2020 ZONE 55

ESPERENCE CRESCENT

KIRRA AVENUE

ESPERENCE CRESCENT

OCEAN GRAND DRIVE

RESERVE No.1
SEE SHEET 2

RESERVE No.2

RESERVE No.5
35m²

SEE ENLARGEMENT No.3

SEE SHEET 4

A
SEE SHEET 2

ENLARGEMENT No.3
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

ORIGINAL SHEET SIZE: A3

SHEET 3

GEOFFREY PATTERSON / VERSION 7

PLAN NUMBER
PS903588C

RESERVE No.3

ENLARGEMENT No.4
NOT TO SCALE

RESERVE No.1
SEE SHEET 2

SEE SHEET 3

SEE ENLARGEMENT No.4

SEE ENLARGEMENT No.5

RESERVE No.3
993m²

SEE SHEET 2

ENLARGEMENT No.5
SCALE - 1:250

M.G.A.2020 ZONE 55

SURVEYORS FILE REF: 21668-101

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Tel: 03 5202 4600
Web: www.stantec.com/au

SCALE 1:750	7.50 0 7.50 15 22.50 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
GEOFFREY PATTERSON / VERSION 7			

PLAN NUMBER
PS903588C

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.

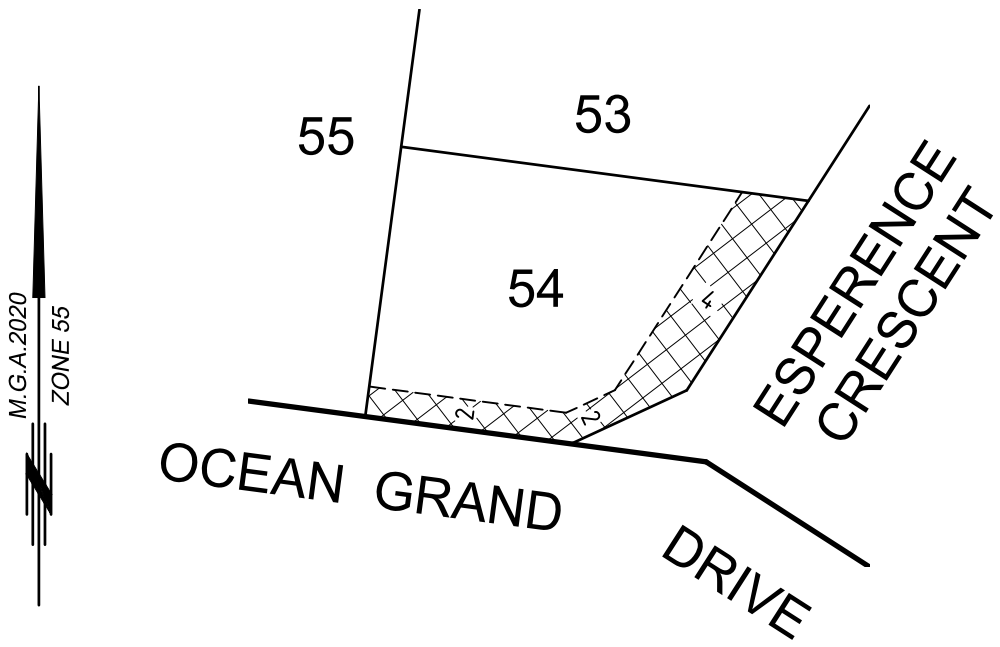
CREATION OF RESTRICTION B:

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:

1. 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:

A. Remove the semi permeable boundary fencing along the boundary between the pedestrian link and the adjoining lot; or

B. 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

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

SCALE 1:750	7.50 0 7.50 15 22.50 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
GEOFFREY PATTERSON / VERSION 7			

NORTH

30 OCEAN GRAND DRIVE

EXISTING PROPERTIES

EXISTING DEVELOPMENT

EXISTING BASIN

REFER LANDSCAPING PLANS FOR RESERVE DETAILS

ESPERENCE CRESCENT

B2 KERB

200mm THICK NDCR FOR TEMPORARY TURN AROUND AREA. DEVELOPER TO MAINTAIN UNTIL COMPLETION OF FUTURE WORKS TO THE SATISFACTION OF COUNCIL.

ENGINEERING FACE PLAN 1

0 10 20 30 40 50m

SCALE 1:500 AT A1

EXISTING PROPERTY
(875-899 BANKS ROAD)

BANKS ROAD

EX. EDGE OF SEAL

B7 KERB

B3 KERB

ELECTRICAL KIOSK
(7.2m x 4.8m)

REFER CONTINUATION ON SHEET 2

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
- F 22.86 FINISHED SURFACE LEVEL
- E 22.75 EXISTING SURFACE LEVEL
- FENCE (SEMI PERMEABLE)

FUTURE

- TITLE
- KERB

EXISTING

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

AS CONSTRUCTED

ISSUE	ISSUED FOR	DRAWN	APPROVED	DATE
01	INFORMATION	AS	MO	07/10/2024
02	INFORMATION	JP	MO	18/10/2024
AC	AS CONSTRUCTED	M.O	M.O	29/01/25

DESIGNED: -
DRAWN: A.SHIELS
CHECKED: 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

Stantec
ABN 17 007 820 322
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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

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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

U:\304321668\201B-CE (STAGE 1)\DWG\21668-201 (SALES PLAN) REVAC.DWG

AS CONSTRUCTED

200mm THICK NDCR FOR TEMPORARY TURN AROUND AREA. DEVELOPER TO MAINTAIN UNTIL COMPLETION OF FUTURE WORKS TO THE SATISFACTION OF COUNCIL. REFER SHEET 16 FOR DETAILS

INSTALL 'NO ROAD' SIGN

NORTH

30 OCEAN GRAND DRIVE

KIRRA AVENUE

OCEAN GRAND DRIVE

ESPERENCE CRESCENT

PROPOSED ELECTRICAL KIOSK (7.2m x 4.8m)

REFER CONTINUATION ON SHEET 1

BOLLARDS AND GATE TO BE CONSTRUCTED BY LANDSCAPING AS PER LANDSCAPING MASTERPLAN

ENTRANCE TO 'LOT A' TO BE PROVIDED AS PART OF STAGE 1B WORKS. KERB RETURN TO BE CONSTRUCTED TO LOT A BOUNDARY

EXISTING PROPERTY
(875-899 BANKS ROAD)

BANKS ROAD

ENGINEERING FACE PLAN 2

0 10 20 30 40 50m

SCALE 1:500 AT A1

FUTURE	
	TITLE
	KERB

EXISTING	
	TITLE
	KERB
	FENCE
S	SEWER
W	WATER
	STORMWATER DRAINAGE PIPE/PIT
	EXISTING VEGETATION
	OPEN DRAIN

PROPOSED	
	TITLE BOUNDARY
	EASEMENT
	KERB AND CHANNEL WITH LAYBACK (CROSSOVER TO BE CONSTRUCTED)
S	SEWER & HOUSE CONNECTION
E	ELECTRICAL
T	COMMUNICATIONS
W	WATER
	STORMWATER DRAINAGE PIPE/PIT
DW	WATER HOUSE CONNECTION
HD	DRAINAGE HOUSE CONNECTION

PROPOSED	
	STREET LIGHTING
	LOT FALL ARROW
	STREET SIGN
	LINEMARKING
	EDGE OF SEAL
	TOP OF BATTER
	TOE OF BATTER
F 22.86	FINISHED SURFACE LEVEL
E 22.75	EXISTING SURFACE LEVEL
	FENCE (SEMI PERMEABLE)

ISSUE	ISSUED FOR	DRAWN	APPROVED	DATE
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AC	AS CONSTRUCTED	M.O	M.O	29/01/25

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

CIVIL DRAWING

DRAWING TITLE:
ENGINEERING FACE PLAN 2

Stantec REF. No: 304321668-201
SHEET: 2 OF 4
REV: AC

U:\304321668\2018-CE (STAGE 1)\DWG\21668-201 (SALES PLAN) REVAC.DWG

NORTH

30 OCEAN GRAND DRIVE

EXISTING PROPERTIES

EXISTING DEVELOPMENT

EXISTING BASIN

REFER LANDSCAPING PLANS FOR RESERVE DETAILS

ESPERENCE CRESCENT

ESPERENCE CRESCENT

BANKS ROAD

EXISTING PROPERTY
(875-899 BANKS ROAD)

REFER CONTINUATION ON SHEET 4

LOT FILLING PLAN 1

0 10 20 30 40 50m

SCALE 1:500 AT A1

EXISTING	
———	TITLE
PROPOSED	
———	TITLE
F 22.86	FINISHED SURFACE LEVEL
E 22.75	EXISTING SURFACE LEVEL
	TOP OF BATTER
	TOE OF BATTER
	KERB

FILL DEPTHS			
0.00	to	0.30	m
0.30	to	0.60	m
0.60	to	0.90	m
0.90	to	1.20	m
1.20	to	1.50	m
1.50	to	1.80	m
1.80	to	2.10	m
2.1	to	3.80	m

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

CIVIL DRAWING

DRAWING TITLE:
LOT FILLING PLAN 1

Stantec REF. No.: 304321668-201
SHEET: 3 OF 4
REV: AC

U:\304321668\2018-CE (STAGE 1)\DWG\21668-201 (SALES PLAN) REVAC.DWG



LOT FILLING PLAN 2

0 10 20 30 40 50m

SCALE 1:500 AT A1

EXISTING	
	TITLE
PROPOSED	
	TITLE
F 22.86	FINISHED SURFACE LEVEL
E 22.75	EXISTING SURFACE LEVEL
	TOP OF BATTER
	TOE OF BATTER
	KERB

FILL DEPTHS			
0.00	to	0.30	m
0.30	to	0.60	m
0.60	to	0.90	m
0.90	to	1.20	m
1.20	to	1.50	m
1.50	to	1.80	m
1.80	to	2.10	m
2.1	to	3.80	m

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

CIVIL DRAWING

DRAWING TITLE:
LOT FILLING PLAN 2

Stantec REF. No.: 304321668-201
SHEET: 4 OF 4
REV: AC

U:\304321668\2018-CE (STAGE 1)\DWG\21668-201 (SALES PLAN) REVAC.DWG