

Your
Community
Update.



Kingsfield Community Update.



It's been a busy and exciting start to the year at Kingsfield, with strong progress across multiple stages and more families beginning their next chapters within our vibrant community.

We're pleased to see Kingsfield continuing to grow, with construction advancing across key stages and new amenities beginning to take shape. Behind the scenes, our team is working closely with our partners and contractors to ensure the community continues to evolve in a thoughtful and well-planned way.

In this edition, we'll share the latest construction updates, highlight recent community events, introduce a few local businesses, and provide some helpful reminders to keep Kingsfield looking its best.

We look forward to seeing many of you at future events and encourage you to stay connected with us via our social channels for more regular updates.

Stephen Butler
Development Director

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Construction Updates.

There has been significant progress across Kingsfield, with multiple stages advancing and exciting plans underway for future amenities.



TOWN CENTRE UPDATE

Construction of the East Village Town Centre is progressing well and remains on track for completion in late 2026 / early 2027. This future hub will provide residents with convenient access to retail, dining and essential services right within the community including the following confirmed tenants:

- Woolworths
- Anytime Fitness
- Priceline
- Kingswim Swimming School
- A dedicated medical centre

THESE SPACES ARE DESIGNED TO PROVIDE PLACES FOR RECREATION, RELAXATION AND CONNECTION FOR RESIDENTS OF ALL AGES. FURTHER DETAILS WILL BE SHARED AS WORKS PROGRESS.



NEW PARKS & OPEN SPACE

Work is set to commence soon on:

- A new neighbourhood park in Stage 20 featuring a cantilever swing, tree-house and slide system, swings, play hut and spinner.
- A new neighbourhood park in Stage 22, featuring swings, monkey bars, and an orbit rope climbing and activity frame.

Work will commence later in the year on:

- A park in Stage 11, near the future town centre, featuring a connecting pathway, shelter, and picnic seating with benches.



CURRENT STAGES UNDER CONSTRUCTION

Stage 20 – Nearing Completion

Works are complete and statement of compliance requirements underway. Titles and settlements will occur shortly.

Titles anticipated: Q2 2026

Stage 21 – Sewer & Drainage

Installation of sewer and drainage to service the development of the stage.

Titles anticipated: Q3 2026

Stage 22 – Earthworks & Sewer

Preparation of the site is underway to achieve design lot levels, including site scraping and shaping of the existing ground. Early sewer works have also commenced.

Titles anticipated: Q1 2027

Reminder:

TO STAY UP TO DATE WITH YOUR STAGE'S PROGRESS, BE SURE TO CHECK THE RESIDENT PORTAL REGULARLY.



Explore Buying Options.

LAND

A tranquil neighbourhood immersed in nature, Creekside, Release 22C offers a diverse selection of lot sizes with stunning views across the Emu Creek Valley.

Our Stage 25 release is coming soon. Set within Kingsfield's northernmost neighbourhood, Northpoint is surrounded by lush green spaces and abundant amenity, including parks, wetlands and the future town centre.



HOUSE & LAND

House & land packages offer layouts that optimise sunlight, outdoor connection and proportion, with unique detailing that makes a home feel special.



3 2 2

LOT 2233

Essence 17
Homebuyers Centre
\$652,300



4 2 2

LOT 2233

Lancaster 194
Mimosa Homes
\$694,730



4 2 2

LOT 2277

Dallas 24 (Custom)
Home Group
\$893,006



TOWNHOMES

LOW MAINTENANCE, HIGH QUALITY TOWNHOMES.

Kingsfield offers a diverse range of thoughtfully designed townhomes to suit every family and lifestyle. Register now for our next release.

IF YOU WOULD LIKE MORE INFORMATION OR ARE INTERESTED IN OUR LATEST RELEASES, PLEASE CONTACT:

JASMINE DAWSON
Senior Sales Professional
0448 003 639

Community Events & Initiatives.

Kingsfield community comes together for an egg-citing Easter celebration.



On Sunday 28th March, more than 200 residents and visitors came together at Kingsfield for a joyful Easter celebration, creating a vibrant day filled with connection, laughter and plenty of chocolate treats.

The relaxed community event brought families together for a morning of festive fun, with something for all ages. From the moment guests arrived, the atmosphere was buzzing as children eagerly lined up to meet the Easter Bunny and have their photos taken, while parents enjoyed a coffee or hot chocolate.

Little ones were especially delighted by the Easter goodie bags, packed with chocolate eggs, along with a range of activities to keep them entertained. Face painting transformed young faces into colourful characters, while classic lawn games like croquet added



a touch of friendly competition. The highlight for many was the ever-popular egg and spoon race, which had both kids and parents cheering from the sidelines.

Beyond the festivities, the event was a wonderful opportunity for neighbours to connect, spend quality time together and celebrate the strong sense of community that makes Kingsfield such a special place to call home.

A big thank you to everyone who joined us and helped make the day so memorable.

Community Partnerships.

We're proud to support local organisations that contribute to the vibrancy of the wider community, including:



EAST SUNBURY FOOTBALL CLUB

Just minutes from Kingsfield, the East Sunbury Football Club is a great place for residents to get involved, meet neighbours, and enjoy local sport. Whether you're looking to join a team, get the kids involved in junior footy, or simply head down on the weekend to support the locals, the club offers something for everyone.

Moremac is proud to continue supporting the club, which plays an important role in the Sunbury community with strong participation across men's, women's and junior teams. With plenty of energy around the upcoming season it's a great time to get involved or show your support.

“A LOCAL CLUB THAT BRINGS PEOPLE TOGETHER, ON AND OFF THE FIELD.”

Local Business *Spotlight.*

Creating a strong, connected community is about more than the places we live — it's also about the people, businesses, and experiences that bring us together. Supporting local businesses helps keep our neighbourhood vibrant, welcoming, and full of personality, while also giving residents opportunities to enjoy fun activities, thoughtful gifts, and family-friendly outings right here in Sunbury.

This season, whether you're celebrating Mother's Day, looking for something to keep the kids entertained during school holidays, or simply after a friendly spot for brunch, there are plenty of local favourites to explore. Here are a few we think Kingsfield residents will love:



IRELANDS FLORIST OF SUNBURY

64 EVANS ST, SUNBURY VIC 3429
(03) 9744 6735

Nestled in the heart of Sunbury, Irelands Florist has long been part of our local community, helping residents celebrate life's little moments with fresh, handcrafted bouquets and thoughtful gifts. With Mother's Day just around the corner, it's the perfect time to pop in and pick out something special for Mum, whether it's a classic bunch of roses, soft pastel blooms, or a vibrant arrangement that makes her smile. Supporting local businesses like Irelands Florist is a small way Kingsfield residents can help our neighbourhood stay connected, lively, and full of heart.



LITTLE VILLAGE PLAY

12 MCDOUGALL RD, SUNBURY VIC 3429
(03) 9069 3241

Little Village Play is a vibrant, imaginative play space right here in Sunbury, offering children a safe and fun environment to explore, create, and make new friends. Perfect for school holidays or a weekend adventure, kids can enjoy hands-on activities, role-play areas, and interactive games that keep them entertained while sparking creativity. Visiting local favourites like Little Village Play is a great way for Kingsfield families to enjoy quality time together and support the community at the same time.



THE SPOTTED OWL

93 OSHANASSY ST, SUNBURY VIC 3429
(03) 9740 2120

A favourite local café on O'Shanassy Street, The Spotted Owl brings together great coffee, tasty breakfast and lunch options, and a warm, welcoming atmosphere right here in Sunbury. Whether you're grabbing a latte and brunch after dropping the kids at school or meeting friends for a relaxed weekend catch-up, it's a spot that feels friendly and familiar. With a varied menu that includes crowd-pleasing breakfast classics and options for little ones, it's a lovely place to stop by for a quick bite to eat or a casual family outing. Supporting local venues like this helps keep our community connected and full of personality, right on our doorstep in Sunbury.

Keeping Kingsfield at its *best*.

Creating a great community is a shared effort, and a few simple actions help keep Kingsfield looking its best for everyone. Here are some helpful reminders:



NATURE STRIPS

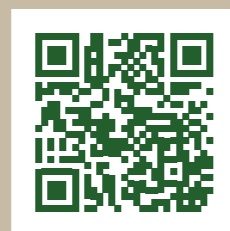
Moremac maintains nature strips for the first two years after land titles. After this period, ongoing upkeep becomes the responsibility of residents. Regular mowing, watering, and keeping these areas tidy not only helps your property look its best, but also contributes to a well-kept streetscape and a welcoming neighbourhood for all.

FENCING GUIDELINES

Fencing costs are a shared cost between neighbouring residents. Side and rear fencing must be 1.8 metres in height above the natural ground level, be capped, and constructed with lapped timber palings with exposed posts on both sides. Fencing of side boundaries should begin no closer than 1 metre from the front building line, and side gates must complement the home's design and not exceed 1.8 metres in height. For corner lots, side fencing should be set back a minimum of 4 metres from the front of the dwelling to maintain clear sightlines. All fencing should be installed within 30 days of the Occupancy Permit being issued.

RUBBISH & WASTE

Please ensure that all rubbish and green waste is disposed of properly in your bins or at designated recycling and waste facilities. Avoid leaving rubbish in public areas, parks, or nature strips, and report any illegal dumping to Hume City Council or via the Snap Send Solve app. Proper waste disposal keeps our community clean, safe, and enjoyable for everyone. If you notice dumped rubbish in streets, parks, or other public areas, report it promptly. Quick reporting helps the council act fast and maintain our neighbourhood's appearance.



[DOWNLOAD THE SNAP SEND SOLVE APP TODAY!](#)

Sustainability at Kingsfield.

As part of Kingsfield's commitment to sustainable living, residents are entitled to one refill of laundry or dishwashing liquid per month in exchange for a gold coin donation.

This initiative helps reduce waste while supporting local charitable organisations.

Visit [the Sales Suite to take part.](#)

A better place for tomorrow



Kingsfield Community Directory.

For your convenience, here are some key local contacts and services:

HEALTH SERVICES

SUNBURY AND COBAW COMMUNITY HEALTH

Phone: 9744 4455
Web: sunburycobaw.org.au

SUNBURY DAY HOSPITAL

Phone: 9732 8600
Web: westernhealth.org.au/home

LOCAL MEDICAL CENTRES (CLOSEST TO KINGSFIELD)

SUNBURY MEDICAL CENTRE

Phone: 9744 8999
Web: familydoctor.com.au/sunbury

ASPIRE HEALTH MEDICAL PRACTICE

Phone: 9977 7855
Web: aspirehealthsunbury.com.au

MATERNAL AND CHILD HEALTH LINE (FREE)

Phone: 13 22 99
(offers 24/7 support from nurses)

EMERGENCY

EMERGENCY:

Phone: 000

VICTORIA POLICE – SUNBURY POLICE STATION

Phone: 9744 8111
Email: sunbury.uni@police.vic.gov.au
Web: police.vic.gov.au/sunbury-police-station

FIRE RESCUE VICTORIA

Phone: 1300 367 617
Web: frv.vic.gov.au

COUNTRY FIRE AUTHORITY – SUNBURY BRIGADE

Phone: 1800 226 226
Web: cfa.vic.gov.au

AMBULANCE VICTORIA

Web: ambulance.vic.gov.au

LOCAL GOVERNMENT

HUME CITY COUNCIL

Phone: 9205 2200
Web: hume.vic.gov.au

EDUCATION

SUNBURY PRIMARY SCHOOL

Phone: 9744 9744
Email: sunbury.ps@education.vic.gov.au
Web: sunburyps.vic.edu.au

SUNBURY DOWNS COLLEGE

Phone: 9744 0500
Email: sunbury.downs.sc@education.vic.gov.au
Web: sunburydowns.vic.edu.au

GOONAWARRA PRIMARY SCHOOL

Phone: 9744 7137
Email: goonawarra.ps@education.vic.gov.au
Web: goonawarra.vic.edu.au

SUNBURY COLLEGE

Phone: 9744 1066
Email: sunbury.co@education.vic.gov.au
Web: sunburysc.vic.edu.au

OUR LADY OF MOUNT CARMEL PRIMARY SCHOOL

Phone: 9740 7344
Email: principal@olmcsunbury.catholic.edu.au
Web: olmcsunbury.catholic.edu.au

SALESIAN COLLEGE

Phone: 9744 0000
Email: info@scr.vic.edu.au
Web: salesiansunbury.vic.edu.au

Awards & Recognition.

Moremac Property Group has once again been recognised for excellence in creating great communities, achieving back-to-back national honours at the UDIA Awards for Excellence.

These consecutive national wins show the consistent care and attention Moremac puts into every community. That same focus is at the heart of Kingsfield, creating a neighbourhood that's connected, full of green space, and a genuinely great place to call home.



ALIRA AT BERWICK

Alira at Berwick was first celebrated with the 2025 UDIA Victoria Best Residential Subdivision Award, and then went on to take out the 2026 UDIA National Best Residential Subdivision Award; a huge achievement for the project and a testament to thoughtful planning, design, and sustainability.

THE POINT AT POINT LONSDALE

The year before, The Point at Point Lonsdale also earned national acclaim, winning the 2025 UDIA National Award for Excellence – Residential Subdivision following its state-level success.



Refer
a *friend*.

KNOW SOMEONE LOOKING TO MAKE A MOVE?

Invite them to discover Kingsfield and receive a *\$2,000 reward** when they purchase. It's our way of saying thank you for helping grow our community.

*VIEW FULL TERMS AND CONDITIONS AT
[KINGSFIELDSUNBURY.COM.AU](https://www.kingsfieldsunbury.com.au)

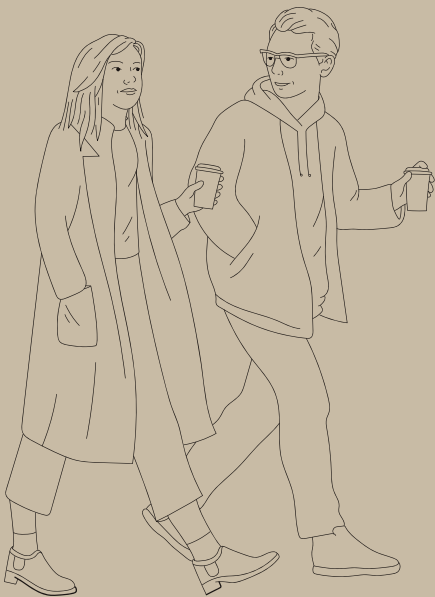
Your Community, *Your Story.*

Whether you've recently moved in, are building your dream home, or run a local business, we invite you to share your story and be featured in a future edition.

Get in touch with us to be involved.



A better place for tomorrow.



While best endeavours have been used to provide information in this publication that is true and accurate, Kingsfield Sunbury, its consultants, agents and relate entities accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own enquiries to verify the information contained herein.
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call [0448 003 639](tel:0448003639)

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