



SanctuaryPark

LAND OWNERS INFORMATION PACK

AUGUST 2018 | STAGE 2

www.developmentedge.com.au

This report has been prepared by Spiire on behalf of Sanctuary Park (Shepparton) Pty Ltd.
144 Welsford Street PO Box 926 Shepparton Victoria
3632 Australia

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THE PURPOSE OF THIS INFORMATION?

THIS INFORMATION HAS BEEN PROVIDED ON BEHALF OF THE DEVELOPER AS A SUMMARY OF THE KEY FEATURES AND REQUIREMENTS AT SANCTUARY PARK ESTATE SHEPPARTON. THE FOLLOWING INFORMATION IS INCLUDED IN THIS REPORT:

- Easements
- Water & Sewer Property Connections
- Underground Electrical
- Gas Supply
- Bushfire Attack Level (BAL)
- Protective Covenants
- Plan of Subdivision
- And, Engineering Plans.

EASEMENTS

An easement is a section of land registered on your title which gives someone the right to use the land for a specific purpose even though they are not the land owner. A common example of this is a sewer easement.

If you wish to build over an easement, you will need to get consent from whoever the easement is vested in e.g. Goulburn Valley Water. For information on easement locations please refer to your property title or plan of subdivision in appendix C of this report.

UNDERGROUND ELECTRICAL

Sanctuary Park is serviced by underground electricity, each property has been supplied with an electrical pit at its boundary where connection is to be taken from. For any issues during connection please contact Powercor Australia.

BUSHFIRE ATTACK LEVEL (BAL)

Sanctuary Park is partially within a bushfire attack prone area. For further information on this please refer the Appendix A of this report.

WATER AND SEWERAGE PROPERTY CONNECTIONS

Sanctuary Park is serviced by town water and sewer. Each property has a pre tapped water and sewer connection. These connections have been brought within the boundary of each property. Information of the location and depth of the property connection can be found at Goulburn Valley Water.

GAS SUPPLY

Sanctuary Park is serviced by underground Natural Gas. For any issues please contact Envestra.

PROTECTIVE COVENANTS

For information of the protective covenants at the Sanctuary Park please refer to Appendix B of this report.



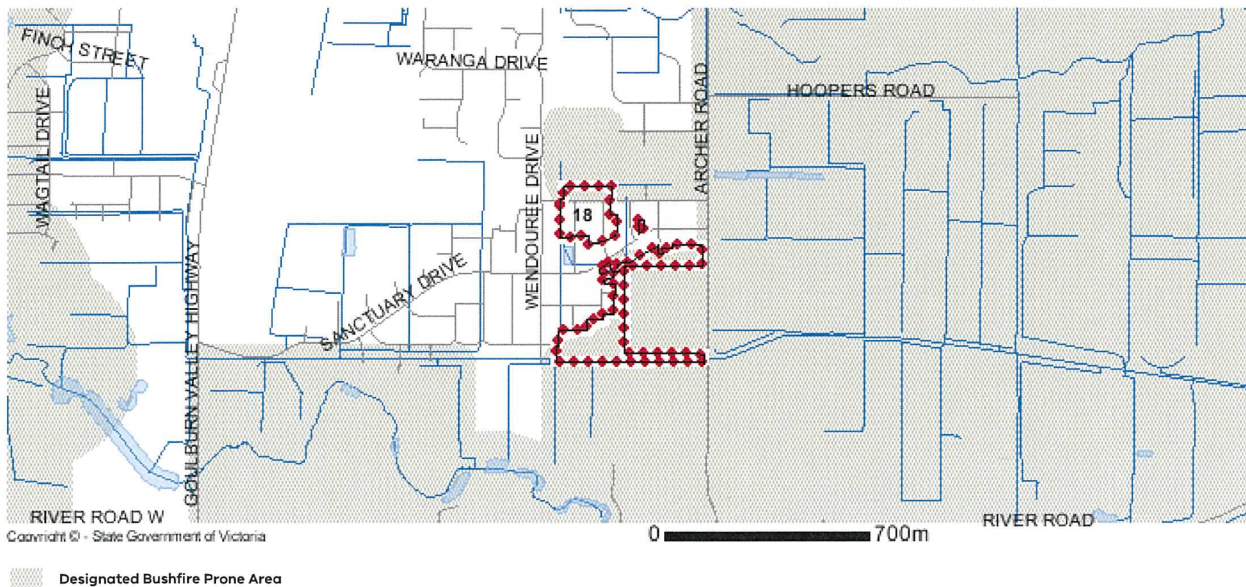
APPENDIX A

BUSHFIRE ATTACK LEVEL REPORT

PLANNING PROPERTY REPORT

Designated Bushfire Prone Area

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 29 August 2015, 21 April 2016, 18 October 2016, 2 June 2017, 6 November 2017 and 16 May 2018.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

APPENDIX B

PROTECTIVE COVENANTS

COVENANT TO BE INSERTED IN TRANSFER

AND the Transferee with the intention that the benefit of this Covenant shall be attached to and run at law and in equity with every Lot on Plan of Subdivision No. 742402Q (the Plan) other than the Lot hereby transferred (burdened land) and that the burden of this Covenant shall be annexed to and run at law and in equity with the burdened land does hereby for himself, his heirs, executors, administrators and transferees, and as a separate Covenant covenants with the Transferor and the registered proprietor or proprietors for the time being of every Lot on the Plan and every part or parts thereof other than the burdened land hereby transferred, that the Transferee, his heirs, executors, administrators and transferees shall not at any time on the burdened land or any part or parts thereof:

- (a) build, construct or erect or cause to be built constructed or erected thereon any building other than one private dwelling house having an area of not less than 170 square metres together with a garage, carport or other usual outbuildings (such area of not less than 170 square metres to be calculated by excluding therefrom the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such dwelling house) and constructed of new materials and such dwelling house and garage shall have external walls of brick, stone or polystyrene/light weight aerated concrete panels with a cement render finish or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed ten percent of the total external wall area but not including normal timber fascia and trimmings and further provided that nothing in this Covenant shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials and such dwelling house shall not be other than a dwelling house of superior modern standard and design and must not be used other than as a private residence unless it is a display home.
- (b) build, construct or erect or cause to be built, constructed or erected thereon, a dwelling house without having built, constructed or erected in conjunction with such dwelling house a detached garage or a garage or carport attached thereto.
- (c) move or place thereon any building which has previously been wholly or partly completed.
- (d) build, construct or erect or cause to be built, constructed or erected thereon any detached garage or other usual detached outbuilding which has a ridge line exceeding 4.0 metres in height which together have a total aggregate floor area greater than 60 square metres, provided that in calculating such total aggregate area of 60 square metres:
 - (i) the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land shall be ignored, and:
 - (ii) the floor area of any normal residential outbuilding with a floor area not exceeding 10 square metres shall be ignored.

And further provided that nothing herein contained shall be construed as limiting the height of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land.


- (e) construct or erect or cause to be constructed or erected thereon any side and/or rear fence other than of the colour merino/paperbark/terrace colourbond fencing, generally to a height of 1.8 metres.

PROVIDED always that the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision.

AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

APPENDIX C

PLAN OF SUBDIVISION

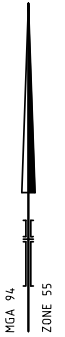
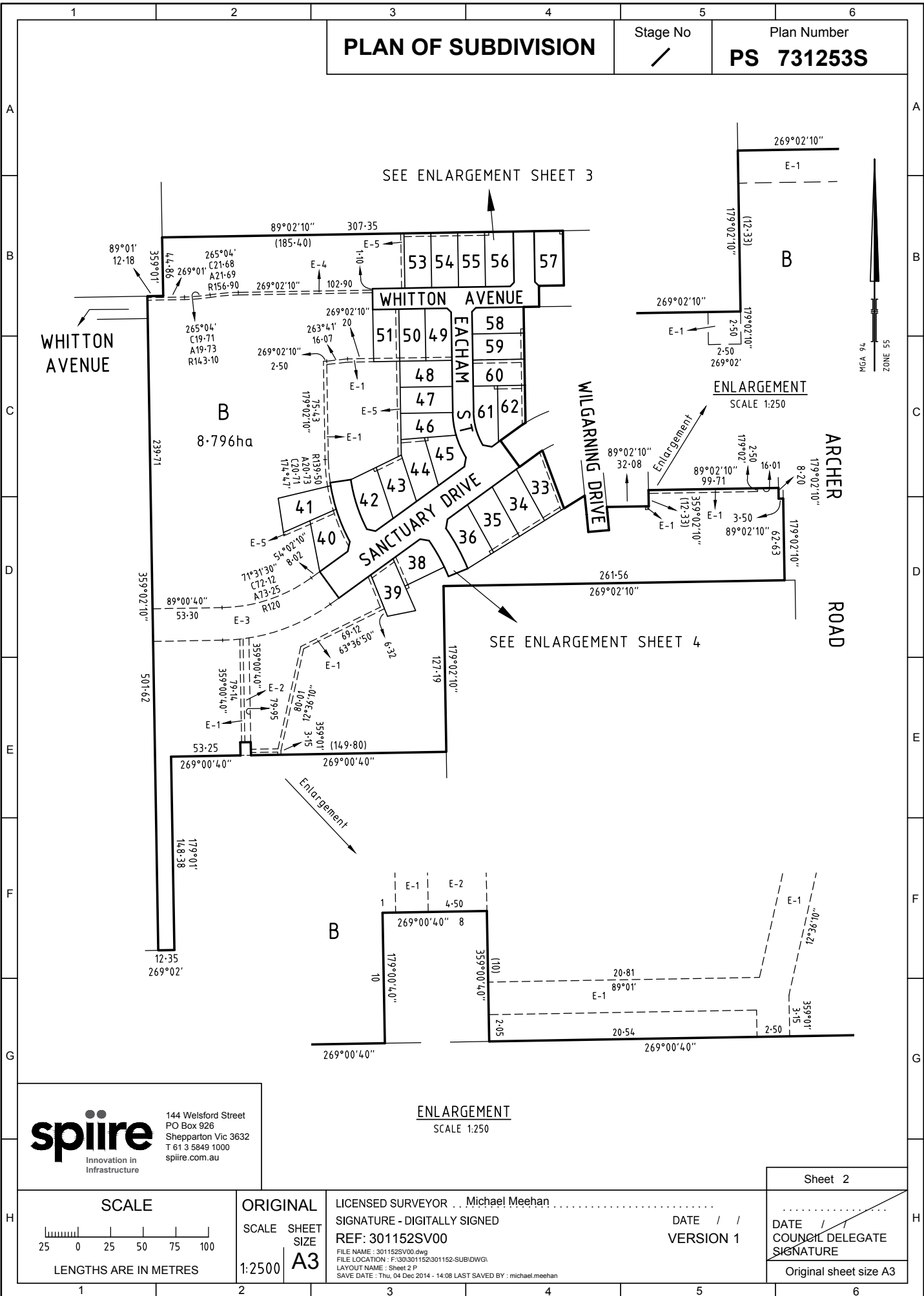
	PLAN OF SUBDIVISION	Stage No. /	LRS use only EDITION	Plan Number PS 731253S				
Location of Land Parish: Kialla Township: - Section: - Crown Allotment: 70 A (Part) & 70 C (Part) Crown Portion: - Title References C/T VOL 11534 FOL 948 Last Plan Reference: PS701821A, Lot A Postal Address: Sanctuary Drive (At time of subdivision) Kialla Vic 3631 MGA Co-ordinates: E 357 040 (Of approx. centre of plan) N 5 967 010 Zone 55		Council Certification and Endorsement Council Name: GREATER SHEPPARTON CITY COUNCIL Ref:						
Vesting of Roads or Reserves <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Identifier</th> <th style="width: 80%;">Council/Body/Person</th> </tr> <tr> <td style="text-align: center;">ROAD R-1</td> <td style="text-align: center;">Greater Shepparton City Council</td> </tr> </table>		Identifier	Council/Body/Person	ROAD R-1	Greater Shepparton City Council	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. OPEN SPACE (i) A requirement for public open space under Section 18 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 / /		
Identifier	Council/Body/Person							
ROAD R-1	Greater Shepparton City Council							
Notations								
Depth Limitations: DOES NOT APPLY		Staging: This is not a staged subdivision Planning Permit No. 2011-11						
Further purpose of plan: Variation of easements E-1, E-3 & E-4 Grounds for variation: By consent of the relevant authorities under the powers of Section 6(1)(k)(iii) Subdivision Act 1988		This is a SPEAR plan. Lots 1 to 32 (both inclusive), 37, 52 & Lot A have been omitted from this plan Survey: This plan is based on survey This survey has been connected to Permanent Mark No(s). 59,69,172, 228, 294, 295, 296 & 297 in Proclaimed Survey Area No. -						
Easement Information				<u>LRS use only</u>				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of compliance/ Exemption Statement				
-				Received <input type="checkbox"/>				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of				
E-1	Pipelines or Ancillary Purposes	2.50	PS701821A (Sec 136 Water Act 1989)	Goulburn Valley Region Water Corporation				
E-2	Carriageway	4.50	PS701821A (Sec 136 Water Act 1989)	Goulburn Valley Region Water Corporation				
E-3	Drainage	25	PS701821A	Greater Shepparton City Council				
E-3	Pipelines or Ancillary Purposes	25	PS701821A (Sec 136 Water Act 1989)	Goulburn Valley Region Water Corporation				
E-3	Carriageway	25	PS701821A (Sec 136 Water Act 1989)	Goulburn Valley Region Water Corporation				
E-4	Gas Supply	2m	PS701821A	Vic Gas Distribution Pty Ltd				
E-5	Pipelines or Ancillary Purposes	2.50	This Plan (Sec 136 Water Act 1989)	Goulburn Valley Region Water Corporation				
SANCTUARY PARK ESTATE - STAGE 2 (28 LOTS) AREA OF STAGE - 3.423ha				Sheet 1 of 4 Sheets				
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		LICENSED SURVEYOR . . . Michael Meehan SIGNATURE - DIGITALLY SIGNED DATE / / REF: 301152SV00 VERSION 1 <small>FILE NAME : 301152SV00.dwg FILE LOCATION : F:\30301152\301152-SUB\DWG\ LAYOUT NAME : Sheet 1 SAVE DATE : Thu, 04 Dec 2014 - 14:08 LAST SAVED BY : michael.meehan</small>		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3				

PLAN OF SUBDIVISION

Stage No
/

Plan Number

PS 731253S



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Shepparton Vic 3632
T 61 3 5849 1000
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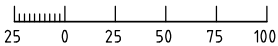
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SCALE



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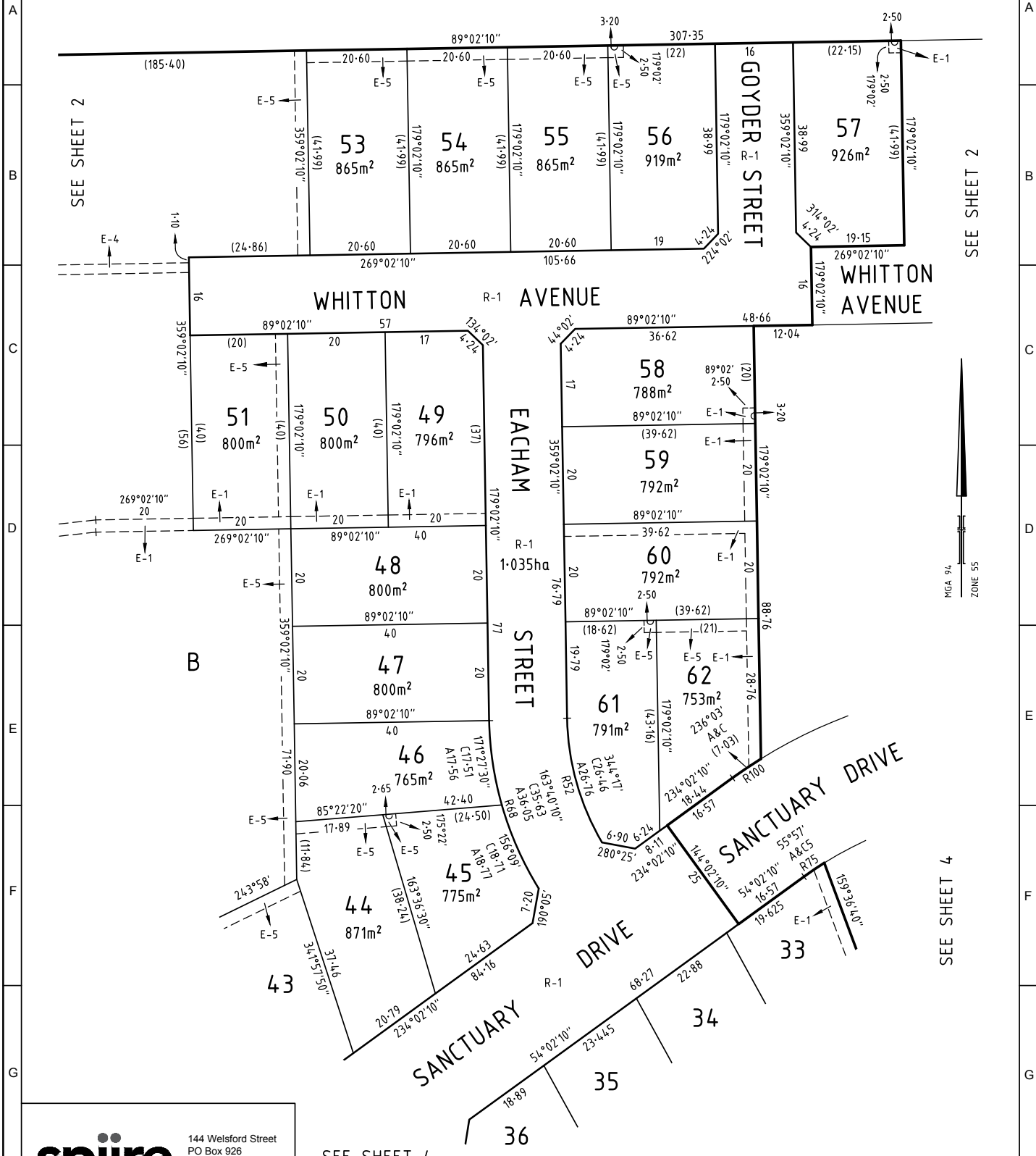
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SEE SHEET 2

SEE SHEET 2

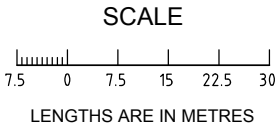


SEE SHEET 4

SEE SHEET 4

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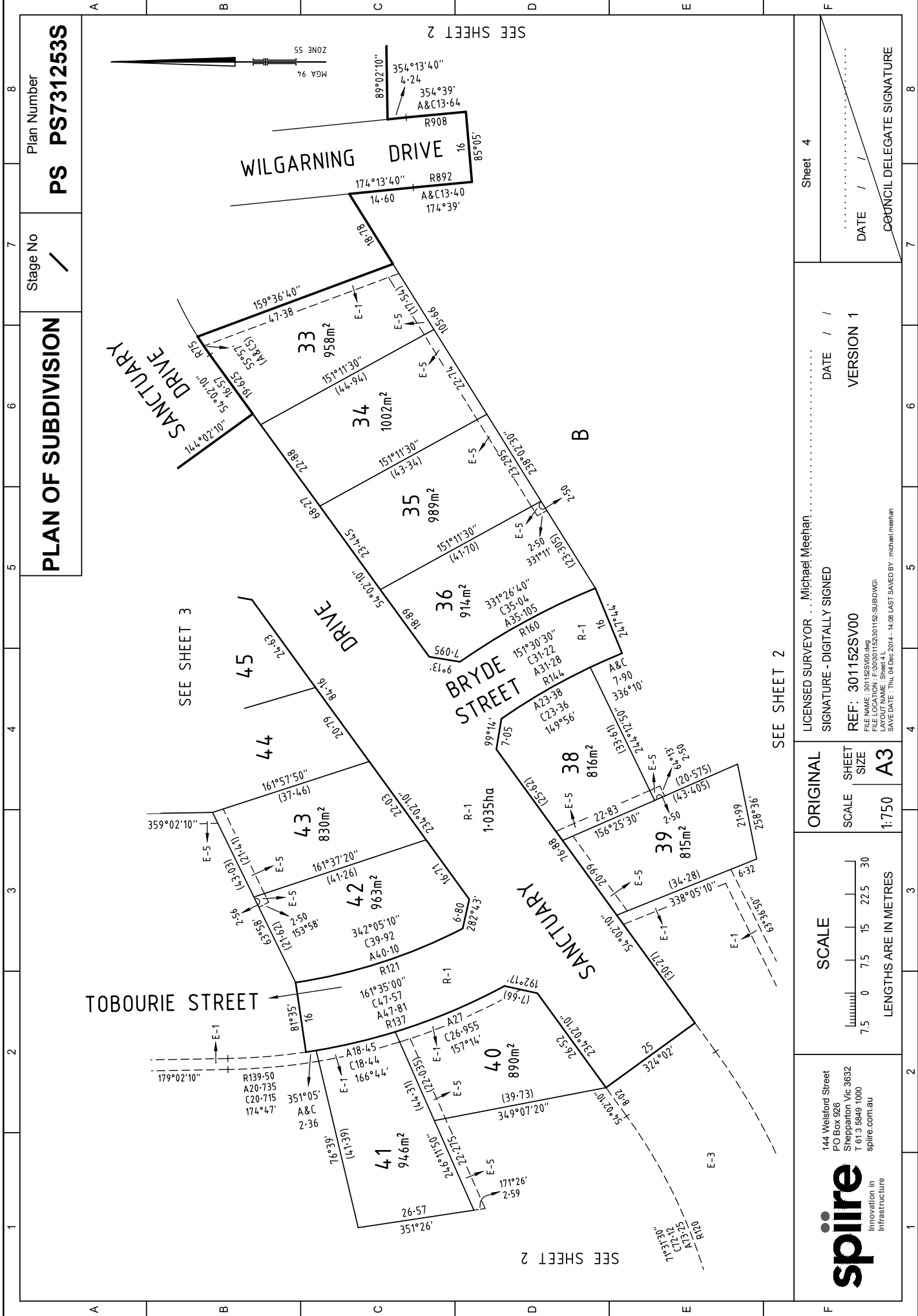
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APPENDIX D ENGINEERING DETAIL PLANS

SANCTUARY PARK, KIALLA STAGE 2 (PERMIT NO. 2011-11/A) SANCTUARY PARK DEVELOPMENTS P/L

GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA MGA ZONE 55.
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN VERIFIED FROM A DIGITAL TERAIN MODEL. THESE VERIFICATIONS ARE TO BE PROVIDED TO THE SUPERINTENDENT LAND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY PAVING WORK.
- NO TOPSOIL IS TO BE REMOVED FROM THE SITE.
- TOPSOIL WORKS ARE TO BE PREPARED AS SPECIFIED FOR MOUND AND TO THE UNDERLYING CONSTRUCTION.
- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH AS1754-1992 AND AS 1754-1992 PART 2.
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN VERIFIED FROM A DIGITAL TERAIN MODEL. THESE VERIFICATIONS ARE TO BE PROVIDED TO THE SUPERINTENDENT LAND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY PAVING WORK.
- ALL CHANGES REFER TO ROAD CONTROL LINE EXCEPT ALL GAS LINES CHANGES REFER TO LIP OF KERB AND KERB RETURN WHERE CHANGES REFER TO LIP OF KERB.
- ALL GAS LINES ARE 200mm DIA WIDE DRAINAGE AND SEWERAGE EXCEPT 150mm WIDE DRAINAGE.
- CONFERENCES OF ALL SERVICES ARE TO BE HELD 24 HOURS PRIOR TO COMMENCEMENT OF WORK.
- ALL SERVICES TO BE PROVIDED ARE TO BE PROVIDED TO THE SUPERINTENDENT LAND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY PAVING WORK.
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EARTHWORKS NOTES (CONTINUED)

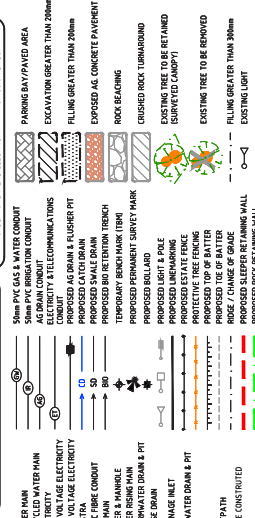
- ALL TOPSOIL STOCKPILES ARE TO BE SPRAYED WITH A PRE-EMERGENT HERBICIDE IMMEDIATELY AFTER STRIPPING.
- ALL EARTHWORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL MANAGEMENT PLAN.
- CONCRETE NOTES:

CONCRETE NOTES

- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND COLLA LITERATURE, OR VIC STANDARDS FOR NON-RESIDENTIAL STREETS.
- CONCRETE TO BE MINIMUM 20MPa COMPRESSIVE STRENGTH.
- CONCRETE TO BE THOROUGHLY COMPACTED USING EITHER SURFACE AND/OR IMPRESSION VIBRATORS, PARTICULARLY AROUND REINFORCEMENT AND IN CORNERS OF FORMS.
- BEFORE CASTING, THE UNDERNEATH GRANULAR SUBGRADE MUST BE DAMP TO ENSURE AN EARLY 'DRESSING' OF THE CONCRETE.
- CURING OF CONCRETE IS ESSENTIAL - REALLY BY MAINTAINING WET HESSIAN OR SEALING WITH PLASTIC SHEETSING. SAW CUTTING OF CONCRETE SHOULD BE COMPLETED AS SOON AS CONCRETE PERMITS BY EXPERIENCED CONTRACTORS, BUT NO LATER THAN 12 HOURS AFTER POUR.
- ALL FORMS TO BE GRADE 200R STEEL BARS, 50mm LONG AND PLACED AT 300mm CENTRES UNLESS NOTED OTHERWISE. FORM BREAKERS ONE SIDE ONLY TO BE USED TO ENSURE THE JOINT DOES NOT 'LOCK'. INSERTION OF JOINTS DURING THE PLACING OF CONCRETE IS NOT ACCEPTABLE. JOINTS MUST BE SAWM AND NOT CROPPED.
- ALL JOINTS TO BE APPROXIMATELY SEALED TO RESIST THE INTRUSION OF SAND AND GRAVEL AND TO MINIMIZE THE INGRESS OF WATER.
- VARIATION TO JOINT LAYOUT BY CONTRACTOR WILL NOT BE ACCEPTED WITHOUT SPECIFIC WRITTEN APPROVAL OF SUPERINTENDENT & COUNCIL.



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY
AND THEIR EXACT POSITION SHOULD BE PROVIDED ON
SERVICES ARE SHOWN SPECIAL CONSIDERATION
MUST BE GIVEN TO ALL UNDERGROUND SERVICES
UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



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144 Waverley Street Shepparton Victoria 3632 Australia T 01 8364 1000
spire@spire.com.au

INDEX TO SHEETS

REFERENCE	TITLE	SHEET	SHEET No.
FACE SHEET		RH-1	01
FACE PLAN		RP-1	02
ROAD LAYOUT SECTIONS		RP-2	03
ROAD LAYOUT SECTIONS		RP-3	04
ROAD CROSS SECTIONS		RL-1	05
ROAD CROSS SECTIONS		RL-2	06
ROAD CROSS SECTIONS		RL-3	07
ROAD CROSS SECTIONS		RL-4	08
ROAD CROSS SECTIONS		RL-5	09
ROAD CROSS SECTIONS		RL-6	10
ROAD CROSS SECTIONS		RP-1	11
ROAD CROSS SECTIONS		RP-2	12
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ROAD CROSS SECTIONS		RP-4	14
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ROAD CROSS SECTIONS		RP-6	16
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ROAD CROSS SECTIONS		RP-12	22
ROAD CROSS SECTIONS		RP-13	23
ROAD CROSS SECTIONS		RP-14	24
ROAD CROSS SECTIONS		RP-15	25

DEC 20/14
J. E. SPICONE
APPROVED
27 / 04 / 2015

spire
ARN 55 002/03
VICRoads 30-48
144 Waverley Street Shepparton Victoria 3632 Australia T 01 8364 1000
spire@spire.com.au

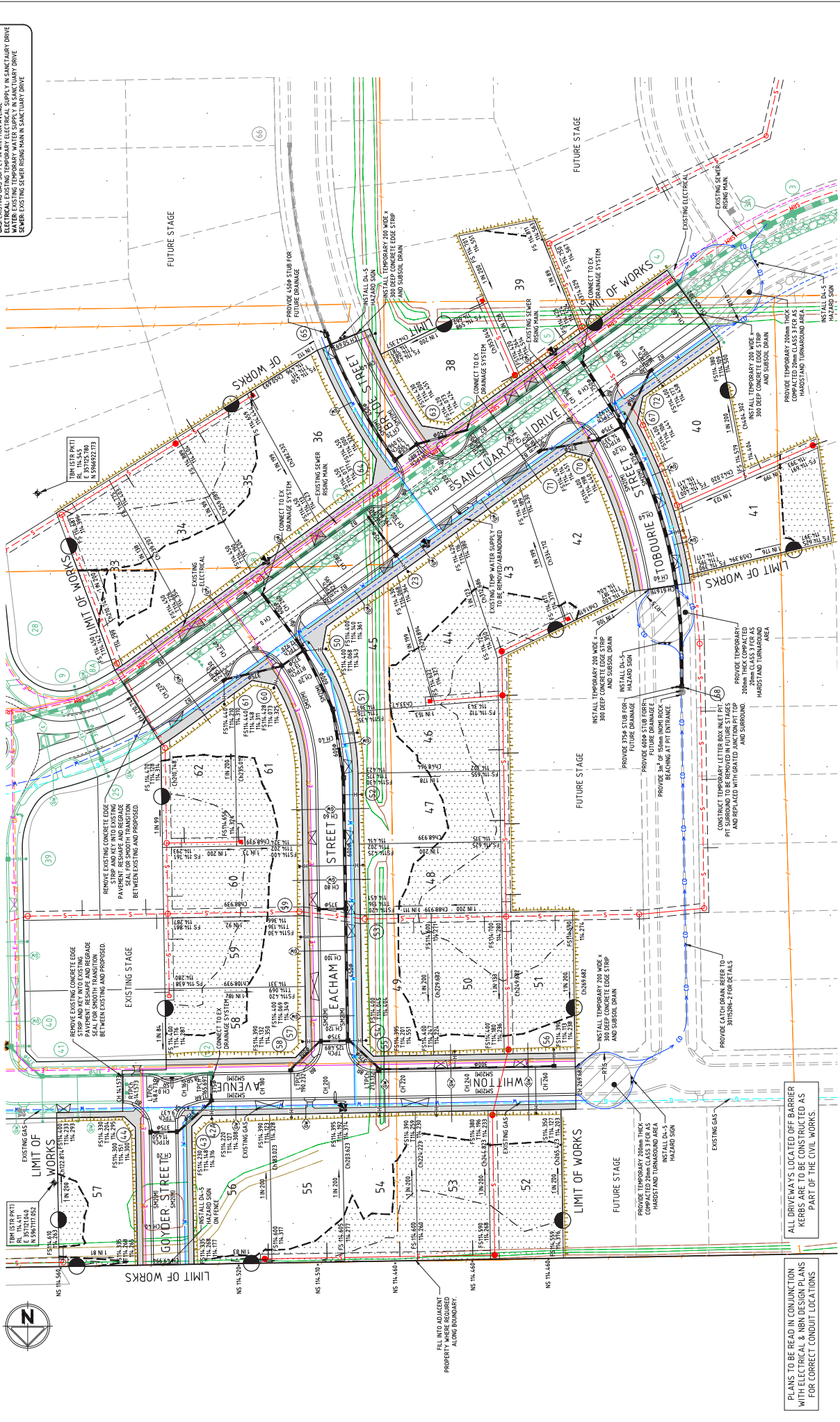
COUNCIL APPROVAL
APPROVED
BY CITY OF GREATER SHEPPARTON
27 / 04 / 2015

CONSTRUCTION

NOT TO SCALE

Rev	Amendments	Date
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WARNING
BEWARE OF UNDERGROUND SERVICES
GAS EXISTING GAS SUPPLY IN WHITTON AVENUE
GAS EXISTING GAS SUPPLY IN SANCTUARY DRIVE
WATER EXISTING TEMPORARY WATER SUPPLY IN SANCTUARY DRIVE
SEWER EXISTING SEWER RISING MAIN IN SANCTUARY DRIVE



SANCTUARY PARK, KIALLA
STAGE 2 (PERMIT NO. 2011-1/A)
FACE PLAN
SANCTUARY PARK DEVELOPMENTS PL
CITY OF GREATER SHEPPARTON
Rev 1
Drg No 301152R2-1



Spire
ARN 05 08 029 035
114 Weabrook Street Shepparton Victoria 3632 Australia T 01 3 9549 1000
spire.com.au

Designed DEC 2014
J. ESPAGNE
MARCH 2015
K. RAHMAN
APRIL 2015
M. LEWIS
Authorised

COUNCIL APPROVAL
APPROVED PLANS ORIGINALLY SIGNED
BY CITY OF GREATER SHEPPARTON
22 / 04 / 2015
M. LEWIS
Dig Status CONSTRUCTION



CONSTRUCTION

Re: name 301152R2-1P (AW) layout name R2-1
prepared by Adam Barado - 2nd date 10/8/2018 4:41 PM
© Spire Infrastructure Pty. Ltd.
Urban & Country 3011 - Version 20120101

Rev	Amendments	App'd	Date
1	STAGE BOUNDARY REALIGNMENT, LOT 52 ADDED	NL	22.05.16
2	STAGE BOUNDARY REALIGNMENT, LOT 52 ADDED	NL	22.05.16
3	FILL NOTE ADDED	NL	20.04.16
4	FENCE NOTE ADDED	NL	20.04.16
5	RE ISSUED FOR APPROVAL	NL	14.04.15
6	RE ISSUED FOR APPROVAL	NL	07.01.15
7	ISSUED FOR TENDER	NL	15.12.14

ALL DRIVEWAYS LOCATED OFF BARRIER
REMBARS TO BE CONSTRUCTED AS
PART OF THE CIVIL WORKS.

PLANS TO BE READ IN CONJUNCTION
WITH ALL OTHER DESIGN PLANS
FOR CORRECT CONDUIT LOCATIONS

