



LAND OWNERS INFORMATION PACK

MARCH 2019 | STAGE 4

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

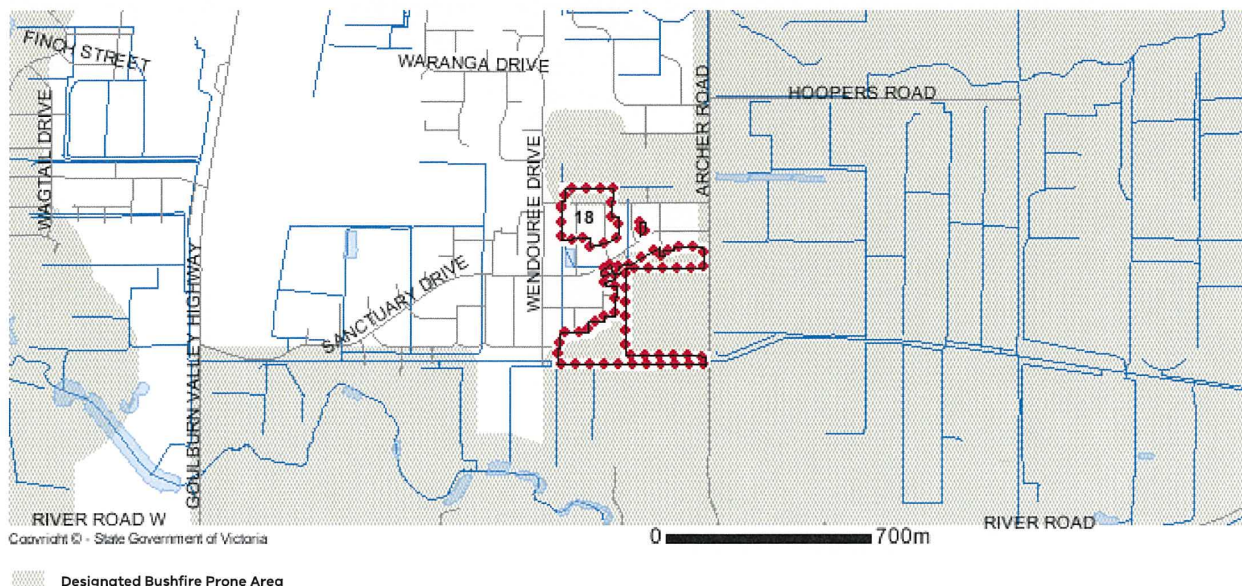
BUSHFIRE ATTACK LEVEL REPORT

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>

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 18 SANCTUARY DRIVE KIALLA 3631

Page 5 of 5

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.

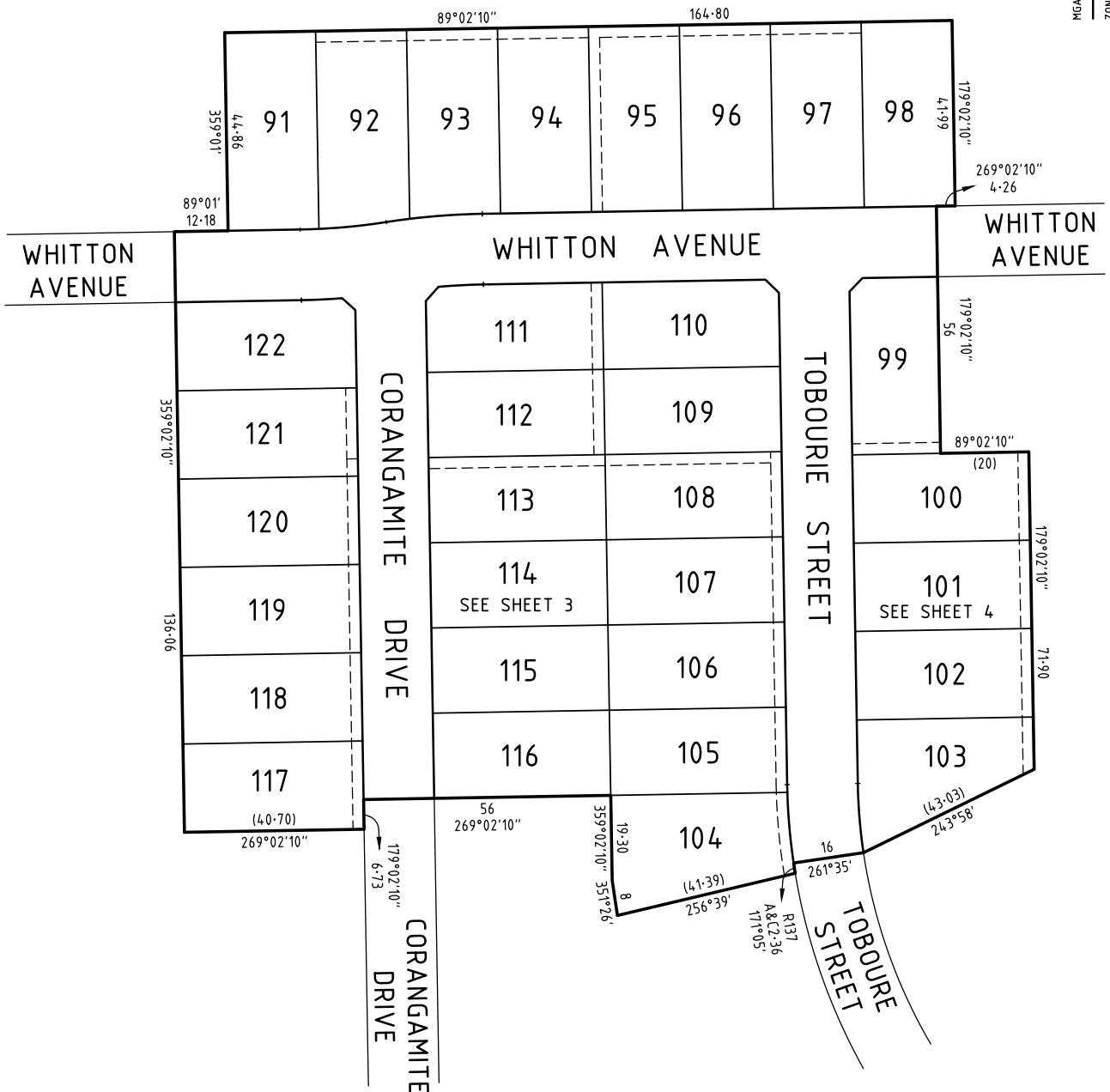
PROVIDED always that the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision.

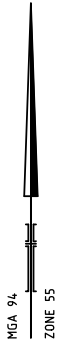
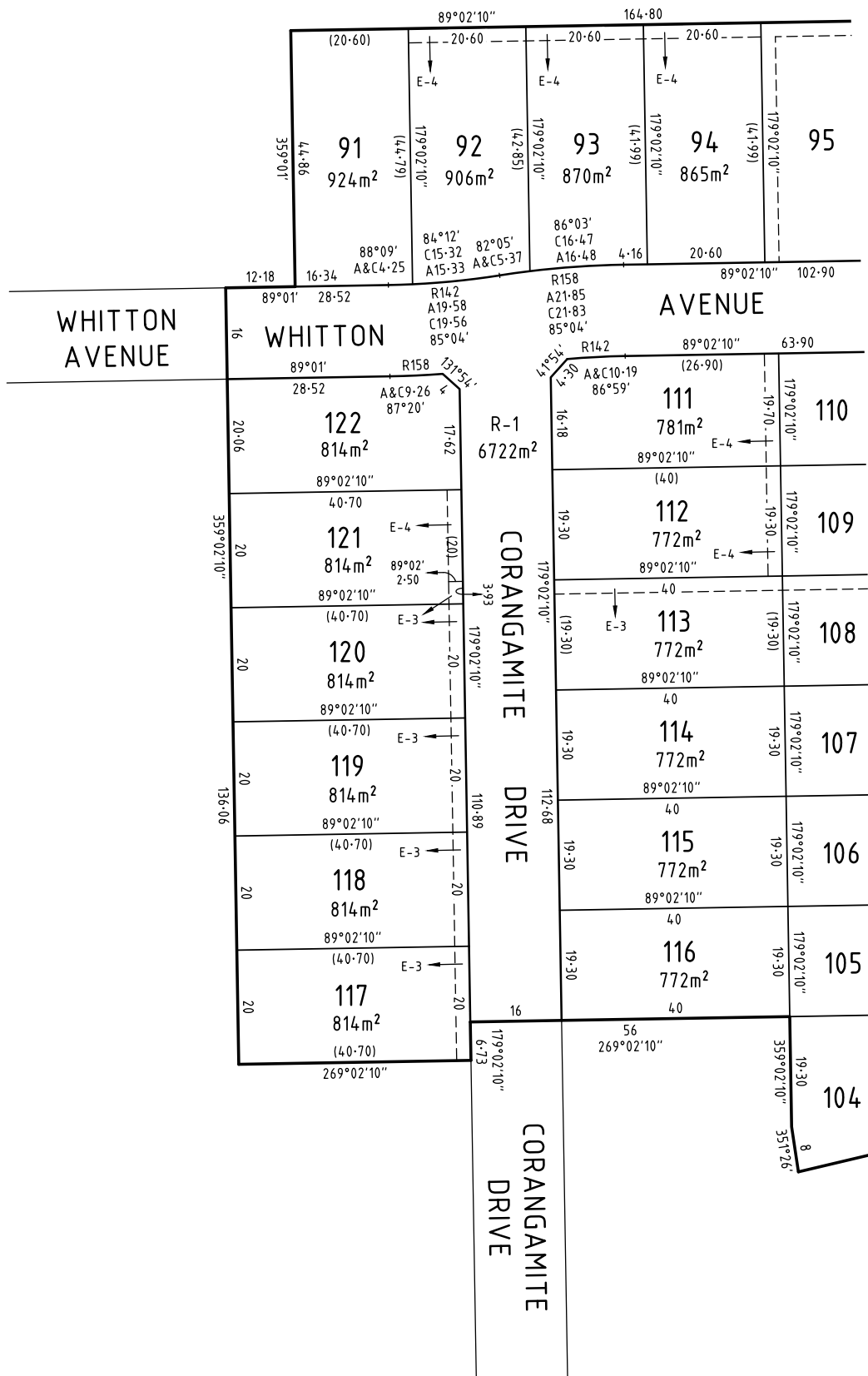
AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

APPENDIX C

PLAN OF SUBDIVISION

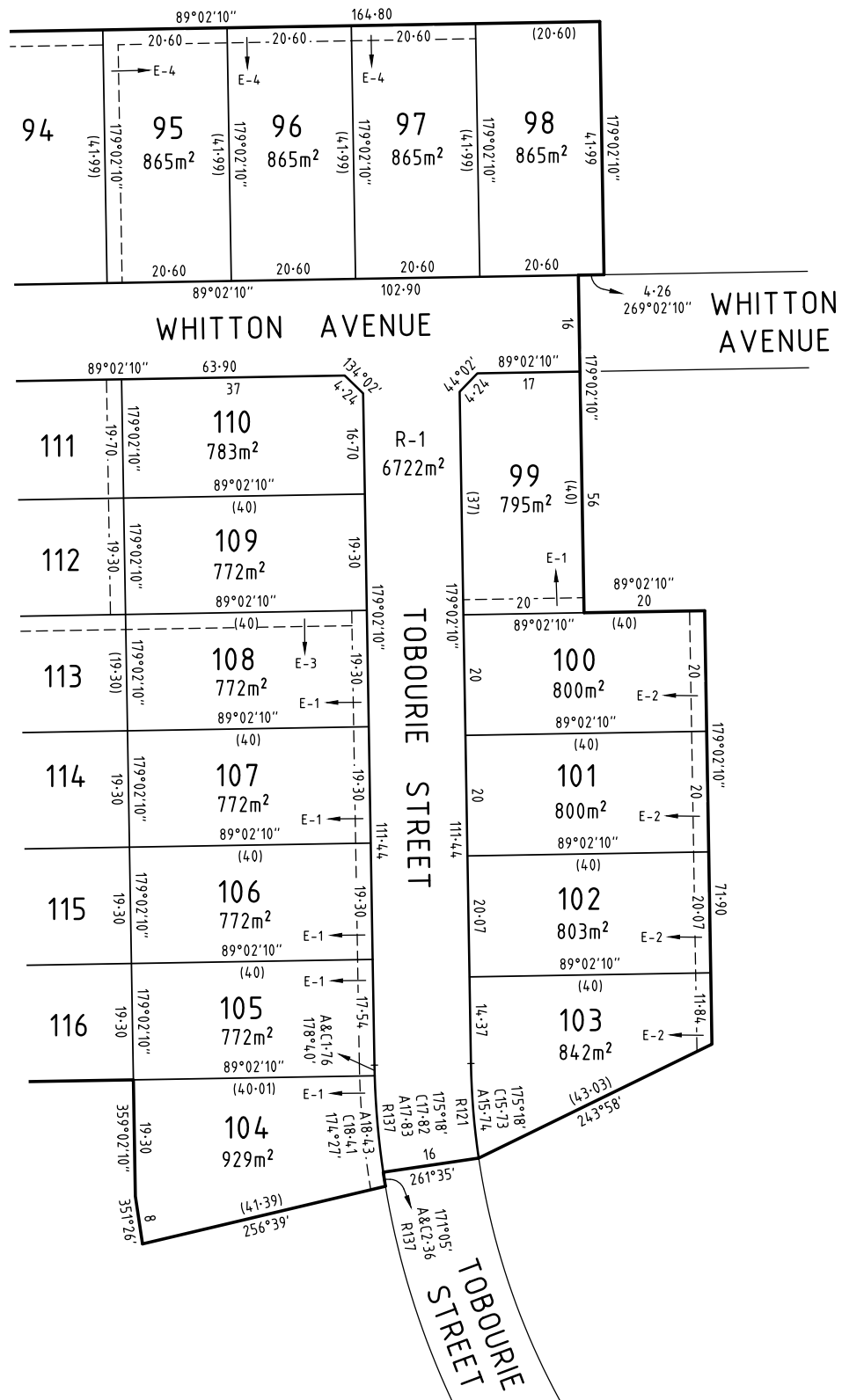
PLAN OF SUBDIVISION			EDITION 1	PS807308X
LOCATION OF LAND PARISH: Kialla TOWNSHIP: SECTION: CROWN ALLOTMENT: 70A(Part) & 70C(Part) CROWN PORTION: TITLE REFERENCE: C/T VOL 11905 FOL 050 LAST PLAN REFERENCE: Lot C PS742402Q POSTAL ADDRESS: Whitton Avenue (at time of subdivision) Kialla 3631 MGA94 CO-ORDINATES: E: 356 900 ZONE: 55 (of approx centre of land in plan) N: 5 967 050				
VESTING OF ROADS AND/OR RESERVES			Notations	
IDENTIFIER	COUNCIL/BODY/PERSON		<u>Further Purpose of this plan</u> Variation of Pipelines and Ancillary Purposes easement shown E-1 on this plan. Removal where now contained in Tobourie Street. Variation of easement shown E-3 on this plan. Removal where now contained in Corangamite Drive. Removal of easement shown E-2 on PS742402Q contained within Whitton Avenue. Grounds for variation and removal : By consent of the relevant authorities under the powers of Section 6(i)(k)(iii) Subdivision Act 1988. Lots 1 to 90 (both inclusive) have been omitted from this plan.	
ROAD R-1	Greater Shepparton City Council			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No 2011-11 This survey has been connected to permanent marks No(s) In Proclaimed Survey Area No				
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	Pipelines or Ancillary Purposes	2.50	PS701821A - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-2	Pipelines or Ancillary Purposes	2.50	PS731253S - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-3	Pipelines or Ancillary Purposes	2.50	PS742402Q - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-4	Pipelines or Ancillary Purposes	2.50	This Plan - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
SANCTUARY PARK ESTATE - STAGE 4 (32 LOTS)				AREA OF STAGE - 3.228ha
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 304852SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Michael Meehan Version: 1		SHEET 1 OF 4





SEE SHEET 4

PS807308X

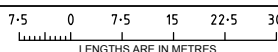


SEE SHEET 3



144 Welsford Street
PO Box 926
Shepparton Vic 3632
T 61 3 5849 1000
spiire.com.au

SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

SHEET 4

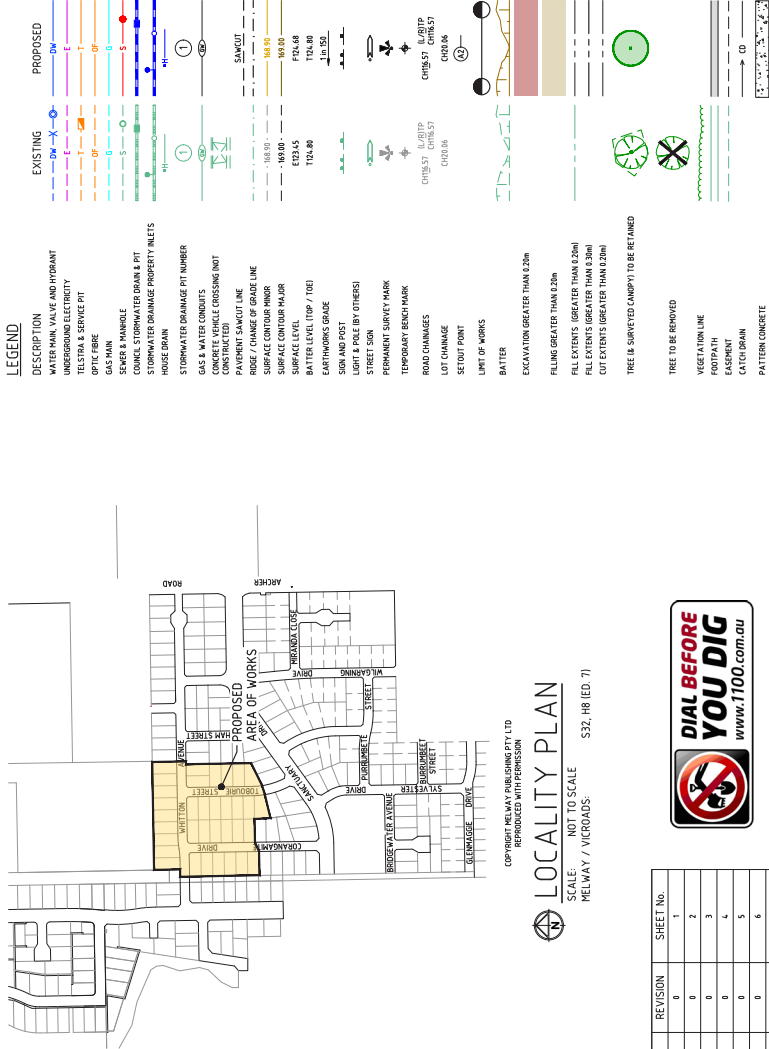
Licensed Surveyor: Michael Meehan
Ref: 304852SV00
Version: 1

APPENDIX D
ENGINEERING DETAIL PLANS

SANCTUARY PARK ESTATE
STAGE 4 (PERMIT NO. 2011-11/C)
SANCTUARY PARK DEVELOPMENTS

GENERAL NOTES:

- 1. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA 1984 (GDA 94).
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK.
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- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK.
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- 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK.
- 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK.



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
AND THERE EXACT POSITION SHOULD BE PROVEN ON SITE.

DRAWING SCHEDULE

Table with 4 columns: REFERENCE, DESCRIPTION, REVISION, SHEET No. Rows include CR000, CR001, CR002, CR003, CR004, CR005, CR006, CR007, CR008, CR009, CR010, CR011, CR012, CR013, CR014, CR015, CR016, CR017, CR018, CR019, CR020.



SERVICE LOCATION TABLE

Table with 4 main sections: ROAD NAME, POTABLE WATER, GAS, and ELECTRICITY. Each section has columns for SIZE, DEPTH, and LOCATION (WEST, EAST, SOUTH, NORTH).

- 1. TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRIS.
- 2. GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
- 3. ** = OFFSET FROM BACK OF KERB

Project information block including:
- Project Name: SANCTUARY PARK ESTATE, STAGE 4 (PERMIT NO. 2011-11/C)
- Client: CITY OF GREATER SHEPPARTON
- Design: J. KOEHLER
- Date: MAY 2018
- Drawn: A. RANDO
- Checked: J. KOEHLER
- Scale: 1:1000
- Project No: 304852CR100
- Rev: 0

