



# LAND OWNERS INFORMATION PACK

MAY 2020 | STAGE 5

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
- Sewerage and Water
- Underground Electrical
- Gas Supply
- Bushfire Prone Areas
- Protective Covenants
- Plan of Subdivision
- And, Engineering Plans.

# PROTECTIVE COVENANTS

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

# **FENCING WORKS**

As per the section 173 agreement on the land the following fencing requirements apply to Lots 128 & 129.

# Lot 128

The owner of lot 128 is required to construct open style pool type fence, from the front boundary to building setback on lot sideage to Archer Road. See example below.

### Please note:

- Approved fencing along Archer Road must be maintained to the satisfaction of the responsible authority.
- •Owners may also elect not to construct a fence along the Archer Road reserve.



### Lot 129

The owner of lot 129 shall not construct solid fencing for more than 50% of the northern boundary fronting the Nook.

The owners of the lot may elect to not fence or to construct open pool type fencing along the boundary abutting of the Nook

# **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.

# 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 PRONE AREAS**

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

# SEWERAGE AND WATER

Sanctuary Park is serviced by town water and sewer. Each property has a sewer connection. This connection 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.



# **APPENDIX A**

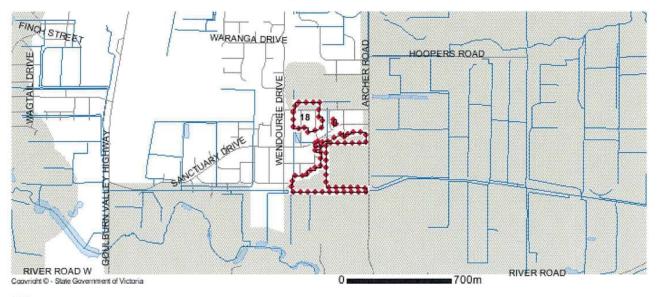
## PLANNING PROPERTY REPORT



### 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 Area

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 <a href="https://www.vba.vic.gov.au">www.vba.vic.gov.au</a>

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).

# **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. (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:

- 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 120 square metres together with a garage, carport or other usual outbuildings (such area of not less than 120 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.
- build, construct or erect or cause to be built, constructed or erected thereon, a dwelling house (b) 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.
- 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:
- 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:
- 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.

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.

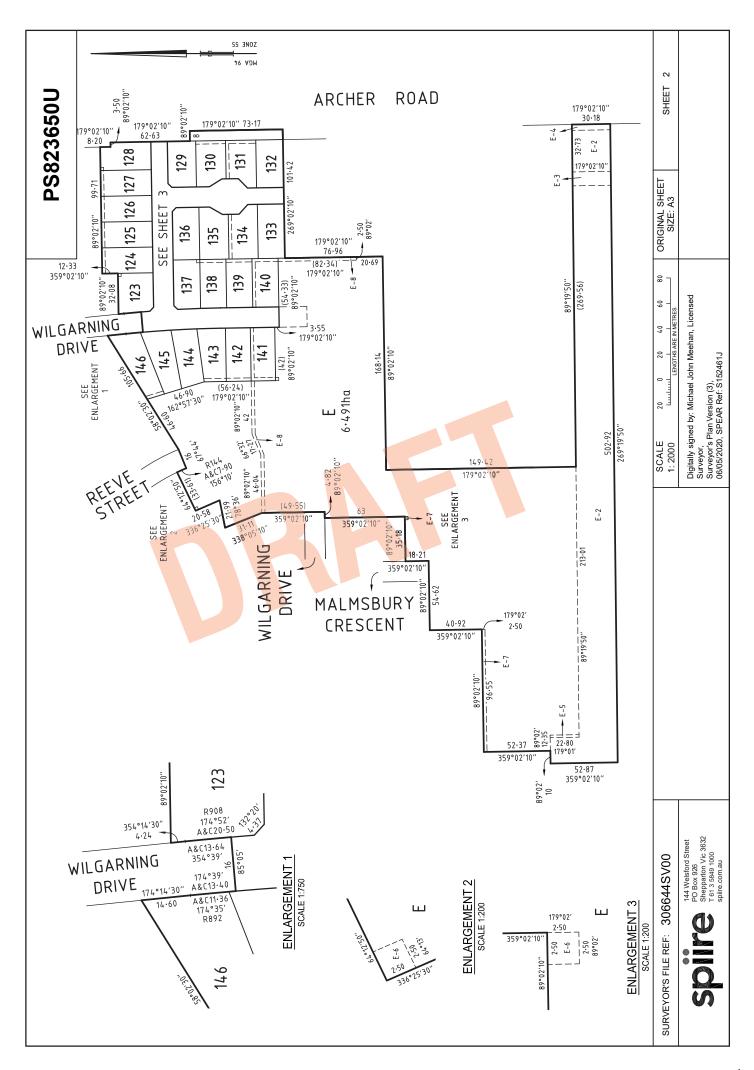
PROVIDED always that the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision.

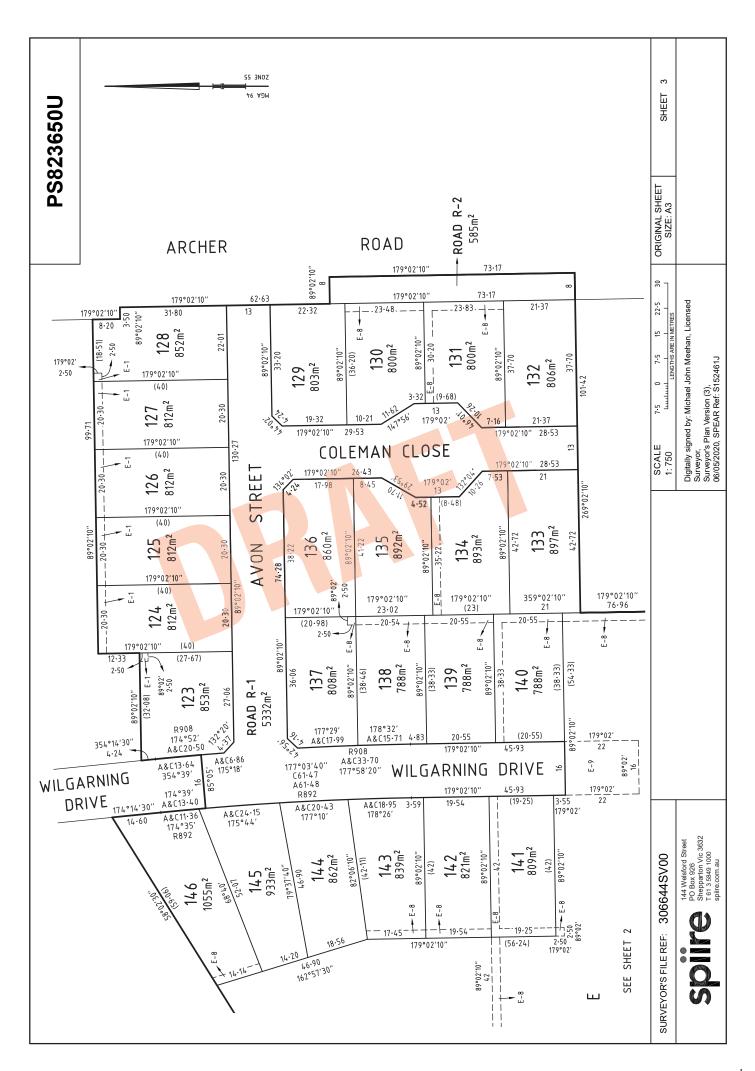
AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

# **APPENDIX C**

# **PLAN OF SUBDIVISION**

PLAN OF SUBDIVISION				EDITIO	ON 1	PS	823650U
LOCATION OF LAND  PARISH: KIALLA  TOWNSHIP:  SECTION:  CROWN ALLOTMENT: 70A (PART)  CROWN PORTION: -				Council Name: SPEAR Referen		arton City Council	
TITLE REFERENCE: C/T VOL 11905 FOL 043 VOL 12158 FOL 511  LAST PLAN REFERENCE: LOT D PS742402Q LOT 2 PS701822X							
POSTAL AI	DDRESS: 582 ARCHE						
		357 070 5 966 765	ZONE: 55				
VI	ESTING OF ROADS	AND/OR RE	ESERVES	NOTATIONS			
IDENTIF	FIER	COUNCIL / BODY	//PERSON	Further purpos	se of plan:		
ROAD ROAD			ON CITY COUNCIL	Removal of th	at part of the (now contained	d in ROAD R-2	eline Easement created in C/E
	NOTA	TIONS		Removal of El	ectricity Suppl	y Easement created o	n LP112600
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).			Planning Pen	iiit NO 2012-28	r issued by Greater S	hepparton City Council	
III Tociaillea	Survey Area No.		EAGENENIT II	LEODMATIC	201		
LEGEND: A	- Appurtenant Easement	F - Encumbering	EASEMENT II				
ELOZINO. 7	7,ppartonant Edocinion	L Liloumboning	Eddomont IX Endamber	ing Eddomont (14			
Easement Reference	Purpose Pipelines or Ancillary	Width (Metres)				Land Benefited	d / In Favour of
E-1	Purposes	2.50	PS701821A - Sec 1989			Goulburn valley Region Water Corporation	
E-2, E-3 & E-4	Water Supply & Drainage		C/E 1324 PS742402Q - Sec			State Rivers & Water Supply Commission	
E-3	Power Line	10.98	Industry Ac			Powercor Australia Ltd	
E-4	Gas Transmission Pipelin		C/E G12			Gas & Fuel Corporation of Victoria	
E-5 E-6	Water Supply & Drainage Pipelines or Ancillary Purposes	2.01	C/E C60 PS731253S - Sec 1989	136 Water Act		State Rivers & Water Supply Commission  Goulburn Valley Region Water Corporation	
E-7	Pipelines or Ancillary	2.50	PS742402Q - Sec	136 Water Act		Goulburn Valley Region Water Corporation	
E-8	Purposes Pipelines or Ancillary Purposes	2.50	1989 This Plan - Sec 136			Goulburn Valley Region Water Corporation	
E-9	Carriageway	Se Diagra	m This Pl	an	Greater Shepparton City Council		
SANCTU	ARY PARK ESTATE	- STAGE 5				ARE	EA OF STAGE - 2.611ha
	SURVEYORS FILE REF:				′00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au  Digitally signed by: Michael Surveyor, Surveyor's Plan Version (3), 06/05/2020, SPEAR Ref: S'			,	ensed			





# APPENDIX D

# **ENGINEERING DETAIL PLANS**

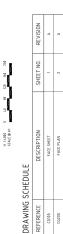
PROPOSED

# SANCTUARY PARK (SHEPPARTON) PTY LTD SANCTUARY PARK ESTATE





DESCRIPTION FACE SHEET REFERENCE



LOCALITY PLAN

ALI TILING OILUS, AND WITHIN ROLD RESERVES GEALTER THAN SHIME IS TO BE SERVER RANGE PROTICIONET FROM TO THE LUMBEAUTHEN, WE WANTED ACCOMPANY THAT STORE A THE SERVER SHOWN IN THE THAN STORE THE SERVER SHOWN IN THE THAN STORE THAT STORE THE SERVER SHOWN IN THE THAN STORE THAT STORE THE SERVER SHOWN IN THE SERVER SHOWN IN THE REPORT OF THE SERVER SHOWN IN THE SERVER SHOW

FILLING WATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION, AS 3798-2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERNITENDENT.

NO FILL OR STOCKPILING OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT. TBM'S TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING THE COMPENEEMENT OF CONSTRUCTION, THE COMPACTOR WILL BE RESPONSIBLE FOR CARE, AND MAINTENANCE OF T.B.M'S THEREAFTER. AT LEAST 3 DAYS PRIBR TO COMPENCING WORK ON EXCAVATIONS IN EXCESS OF 154n DEEPE A ADDITIONAL AND WORK SAFE THE CONTRACTOR IS TO COPPEY WITH WORK SAFE THE WHES IT TRENCHES IR ECLA ATTOM 1992, THE MINES ACT 1958 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1995, 2004. ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BAKKFILLED WITH CLASS 2 THAN TSOMM BEHAD KERB AND CHAMEL GRE PARKFI PERFORMES LESS THAN TSOMM BEHAD KERB AND CHAMEL GRE PAYED TRAFFIC AREAS ARE ALSO TO BE BACKFILLE WITH COMPACTED CLASS 2 (RUSHED ROCK.

ALL BATTERS SHALL BE 1 IN 6, UNLESS OTHERWISE SHOWN,

ENVIRONMENTAL

LINEMARKING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1742 SERIES WHESS NOTIO OTHERWASE. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STANDARDS.

SIGNAGE AND LINEMARKING

THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PROBE TO CONTRACTOR AND THE CONTRACTOR CONTRACTOR ALL LOCAL SERVICE AND THE YOUNG THIS AND THE SERVICE SHOW ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.

ROAD CHAINAGES REFER TO ROAD CENTRELINES. CHAINAGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE LIP OF KERB

WHERE REQUIRED ANY BUILDINGS, TROUGHS, FEKCES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED AS DRECTED BY THE ENGINEER THE COST OF REMOVAL IS TO BE INCLUDED IN THE OYERALL EARTHWORKS FIGURE UNLESS A SPECIFIC TEM FOR REMOVAL IS DROUGHD IN THE OYERALL EARTHWORKS FIGURE UNLESS A SPECIFIC TEM FOR REMOVAL IS DROUGHD IN THE GYREDULE.

ALL EXCAMPTED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED DEF SITE UNLESS NOTED DIFFRANSE.

 WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL NATERIAL IS TO BE APPROVED.
 SUPPRINTENDENT AND COUNCIL, FILLING TO BE. CONSTRUCTED IN LAYERS ISAMITHICK WITH COMPACTION ACHEVING 95% AUSTRALIAN STANDARD DENSITY. WHEN PAVEMENT EXCAVATION IS IN ROCK ALL LOGSE MATERIAL IINCLUBING ROCK! CLAYI MUST BE REMOYED. THE SUB-GRADE MUST THEN BE REGULATED WITH COUN APPROVED MATERIAL.

24. PAVZHENT DEPTHS NAY BE WOOFFED AS DRECTED BY THE SUPERINTENDENT. PAVEMENT TO BE BOXED OUT TO MINNIM DEPTH DENOTED. INSPECTED AND IF SUBGRADE IS NO QUESTION, FURTHER TESTING CARRED OUT TO DETERME FINA PAYEMENT DIFFH.

ALL LEVELS ARE TO AUSTRALLAN HEIGHT DATUM AND ALL CORDINATES ARE TO MAP 22. REFER TO DWG 30664-COV200 FOR THE WATER TARPING LOCATIONS. GRODE AUSTRALIA (MGA) 94, 2006 55.

ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOR, LEVE FROM A LOUGHAL FERRAIN HOUSE. I HESS LEVELS HAVE BEEN USED AS THE FASSE FOR ALL ENGINEERING STON OF OUNITITIES AND ARE ACCURATE TO WITH & FACO.

23. NBN IS TO BE NOTIFIED PRIOR TO PLACEMENT OF CABLE WORKS.

FILLING GREATER THAN 0.20m ILLING GREATER THAN 0.30m EXPOSED AGGREGATE TREE TO BE REMOVED

# SERVICE LOCATION TABLE

ROAD NAME	POT,	POTABLE WATER	6	GAS	TELE	NBN (TELECOM)	ELEC
	, or o	Derer	CIOL	OLLEGER	5010	AUUUUU	D/II
	SIDE			25220			SIDE
WILGARNING DRIVE	EAST	2.50m	EAST	2.10m	WEST	2.00m	WEST
AVON STREET	NORTH	2.50m	NORTH	2.10m	SDUTH	2.00m	SOUTH
COLEMAN CLOSE	EAST	EAST 2.50m	EAST	2.10m		WEST 2:00m	WEST
<ol> <li>TELECOMHUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECT AUTHORITY STANDARD DRG'S.</li> </ol>	3 BE CONS	TRUCTED	N A COMM	ON TRENCH	IN ACCOR	DANCE WI	TH ELECT
<ol> <li>GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.</li> </ol>	COMMON 1	RENCH.					
<ol> <li>x = OFFSET FROM BACK OF KERB</li> </ol>							



•	0	144 WELSFORD STREET SHEPPARTON VICTORIA 3632 AUSTRALIA T 61 3 5849 1000
	W 4	45





	P	T 61.3 5849 10
•		RALIA
		44 WELSFORD STE
	•	4. 2. 2.

Spire	144 WELSFORD STREET SHEPPARTON VICTORIA 3632 AUSTRALIA T 61 3 5849 1000	aniira aam as AbN 66 060 030 636
<b>U</b> 1	VIA VIA	100

Solle	144 WELSFORD STREET SHEPPARTON VICTORIA 3632 AUSTRALIA T 61 3 5849 1000	spiire.com.au ABN 55 050 029 635

	Designed	A.ANDERSSON	Authorised	J.ESPAGNE
U	)		STREET SHEPPARTON	ABN 55 050 029 635

1		
	Designed	Checked
	A.ANDERSSON	J.ESPAC
N 9 1000	Authorised	Date
9 635	J.ESPAGNE	21-05-20

Checked	J.ESPAGNE	Date	21-05-20
Designed	A.ANDERSSON	Authorised	J.ESPAGNE

CONSTRUCTION 306644CG100

SANCTUARY PARK ESTATE
STAGE S
CONTRACT COPY
CONTRACT COPY
GREATE SHEPPARTON CITY COUNCIL
SANCTUARY PARK (SHEPPARTON) PITY LTD

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WARNING

ALL STORMWATER DRAMS ARE TO BE CLASS '2" R.C. PIPES UNLESS OTHERWISE SHOWN. ALL R.C. JOINTS ARE TO BE RUBBER RING JOINTED IR.R.J.

ES UNDER ROAD PAVEMENTS TO BE BACKFILLE! MUNICIPALITY OR ROAD AUTHORITY SPECIFICA"

WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS. ROAD PAVENENT - 0.80m VERGE, FOOTPATHS - 0.45m

JAS AND WATER CONDUITS ARE TO BE, ? x 850mm . CLASS 12 P.V.C. - SINGLE SERVICE

YOU DIG

