

SanctuaryPark

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## LAND OWNERS INFORMATION PACK

MAY 2020 | STAGE 5

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[www.developmentedge.com.au](http://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.

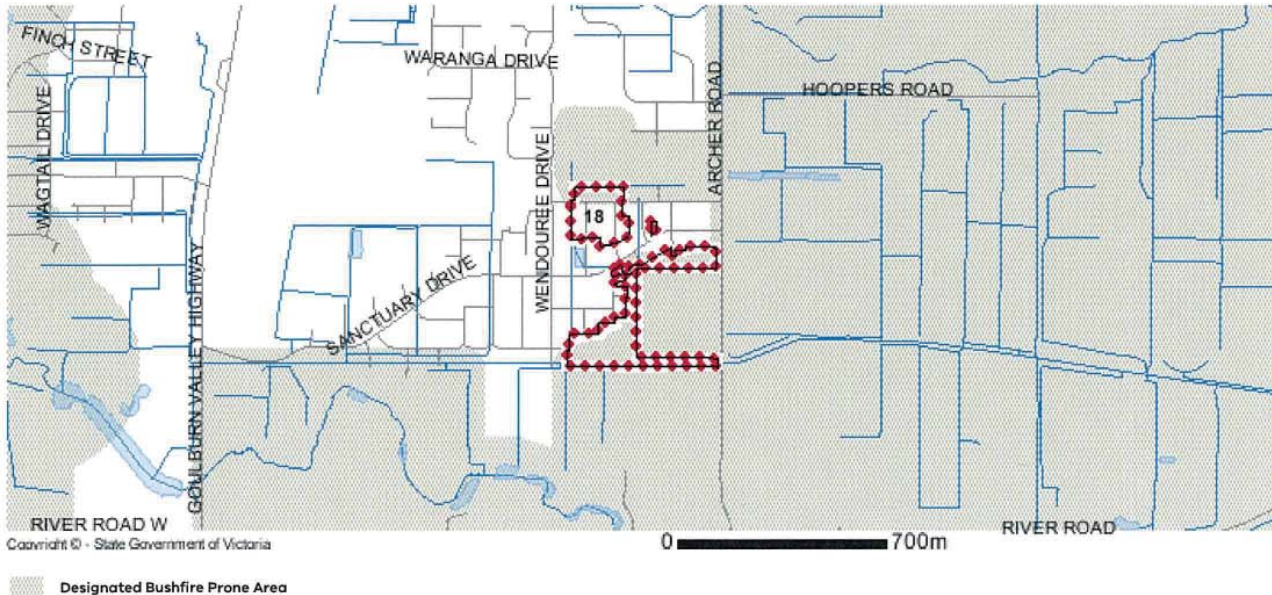


# APPENDIX A

## 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 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](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://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).

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# 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:

- (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 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.
- (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

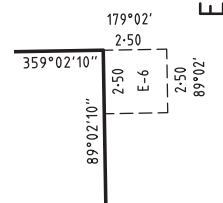
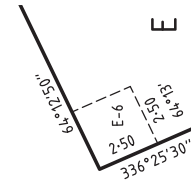
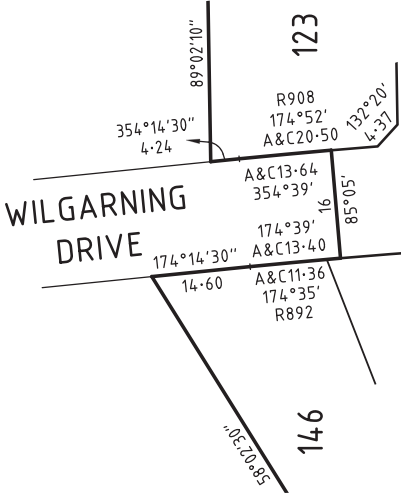
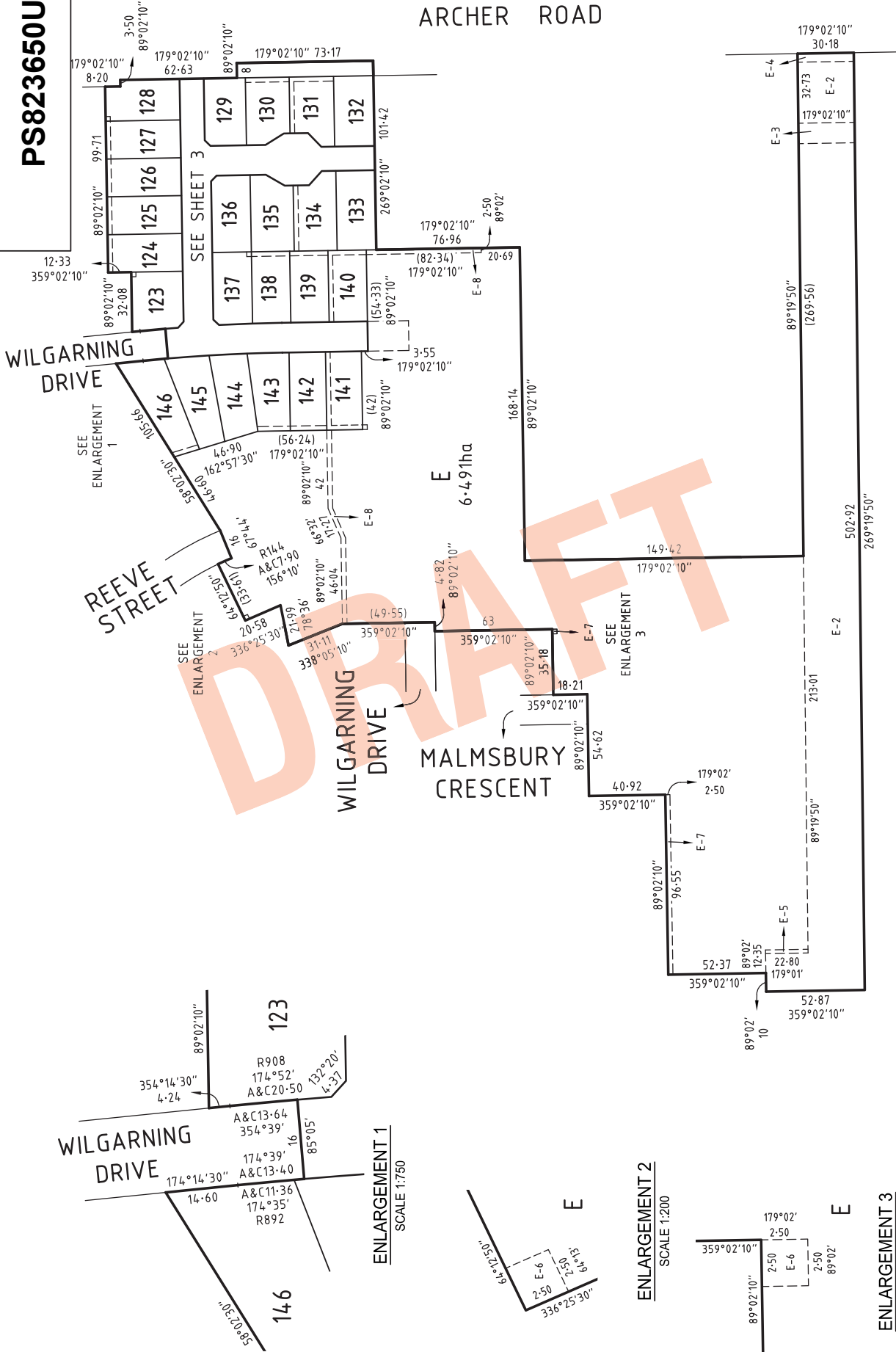
## PLAN OF SUBDIVISION

<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS823650U</b>	
<b>LOCATION OF LAND</b> PARISH: KIALLA TOWNSHIP: SECTION: CROWN ALLOTMENT: 70A (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 11905 FOL 043 VOL 12158 FOL 511  LAST PLAN REFERENCE: LOT D PS742402Q LOT 2 PS701822X  POSTAL ADDRESS: 582 ARCHER ROAD (at time of subdivision) KIALLA 3631 MGA94 CO-ORDINATES: E: 357 070 ZONE: 55 (of approx centre of land in plan) N: 5 966 765		Council Name: Greater Shepparton City Council SPEAR Reference Number: S152461J		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON		<b>Further purpose of plan:</b> Removal of that part of the Gas Transmission Pipeline Easement created in C/E G1244 where now contained in ROAD R-2 Grounds for removal: Consent of Vic Gas Distribution Pty Ltd  Removal of Electricity Supply Easement created on LP112600 Grounds for Removal: Planning Permit No 2012-297 issued by Greater Shepparton City Council	
ROAD R-1 ROAD R-2	GREATER SHEPPARTON CITY COUNCIL GREATER SHEPPARTON CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY				
<b>SURVEY:</b> This plan is based on survey  <b>STAGING:</b> 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.				
<b>EASEMENT INFORMATION</b>				
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 36 Water Act 1989	Goulburn valley Region Water Corporation
E-2, E-3 & E-4	Water Supply & Drainage	See Diag	C/E 1324813	State Rivers & Water Supply Commission
E-3	Power Line	10.98	PS742402Q - Sec 88 Electricity Industry Act 2000	Powercor Australia Ltd
E-4	Gas Transmission Pipeline	4.61	C/E G1244	Gas & Fuel Corporation of Victoria
E-5	Water Supply & Drainage	2.01	C/E C6016	State Rivers & Water Supply Commission
E-6	Pipelines or Ancillary Purposes	2.50	PS731253S - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-7	Pipelines or Ancillary Purposes	2.50	PS742402Q - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-8	Pipelines or Ancillary Purposes	2.50	This Plan - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-9	Carriageway	Se Diagram	This Plan	Greater Shepparton City Council
<b>SANCTUARY PARK ESTATE - STAGE 5 (24 LOTS)</b>			<b>AREA OF STAGE - 2.611ha</b>	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 306644SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Michael John Meehan, Licensed Surveyor, Surveyor's Plan Version (3), 06/05/2020, SPEAR Ref: S152461J		SHEET 1 OF 3

PS823650U



ARCHER ROAD



SHEET 2

ORIGINAL SHEET SIZE: A3

SCALE 1:2000

LENGTHS ARE IN METRES

SURVEYOR'S FILE REF: 306644SV00

Digitally signed by: Michael John Meehan, Licensed Surveyor,  
 Surveyor's Plan Version (3),  
 06/05/2020, SPEAR Ref: S152461J

144 Welford Street  
 PO Box 926  
 Shepparton Vic 3632  
 T 61 3 5849 1000  
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PS823650U



ARCHER ROAD

ROAD R-2  
585m<sup>2</sup>

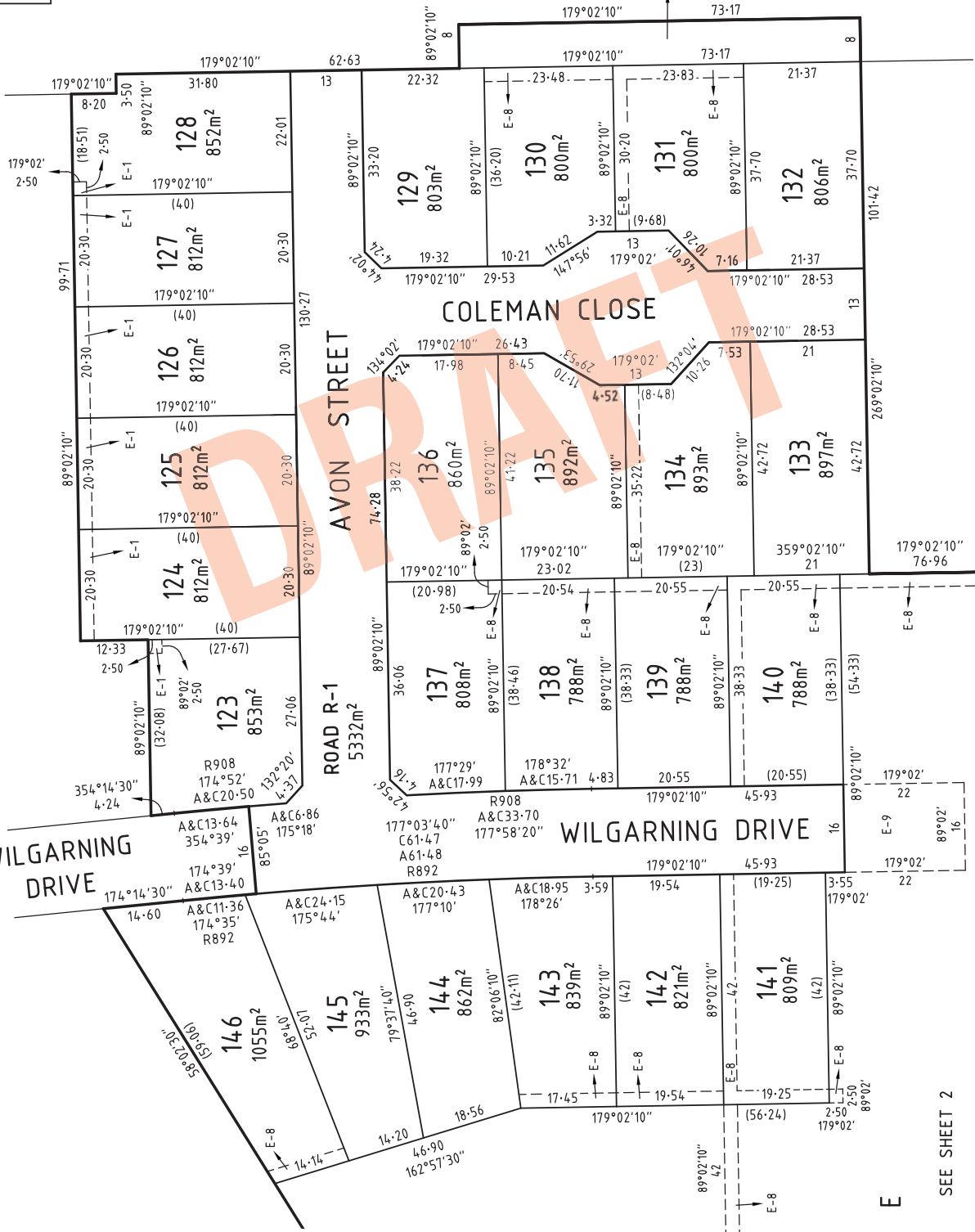
COLEMAN CLOSE

AVON STREET

ROAD R-1  
5332m<sup>2</sup>

WILGARNING DRIVE

WILGARNING DRIVE



SURVEYOR'S FILE REF: 306644SV00	SEE SHEET 2	SCALE 1: 750	7.5 0 7.5 15 22.5 30	ORIGINAL SHEET SIZE: A3	SHEET 3
			LENGTHS ARE IN METRES		
144 Welsford Street PO Box 826 Shepparton Vic 3632 T 61 3 5849 1000 spire.com.au		Digitally signed by: Michael John Meehan, Licensed Surveyor, Surveyor's Plan Version (3), 06/05/2020, SPEAR Ref: S152461J			

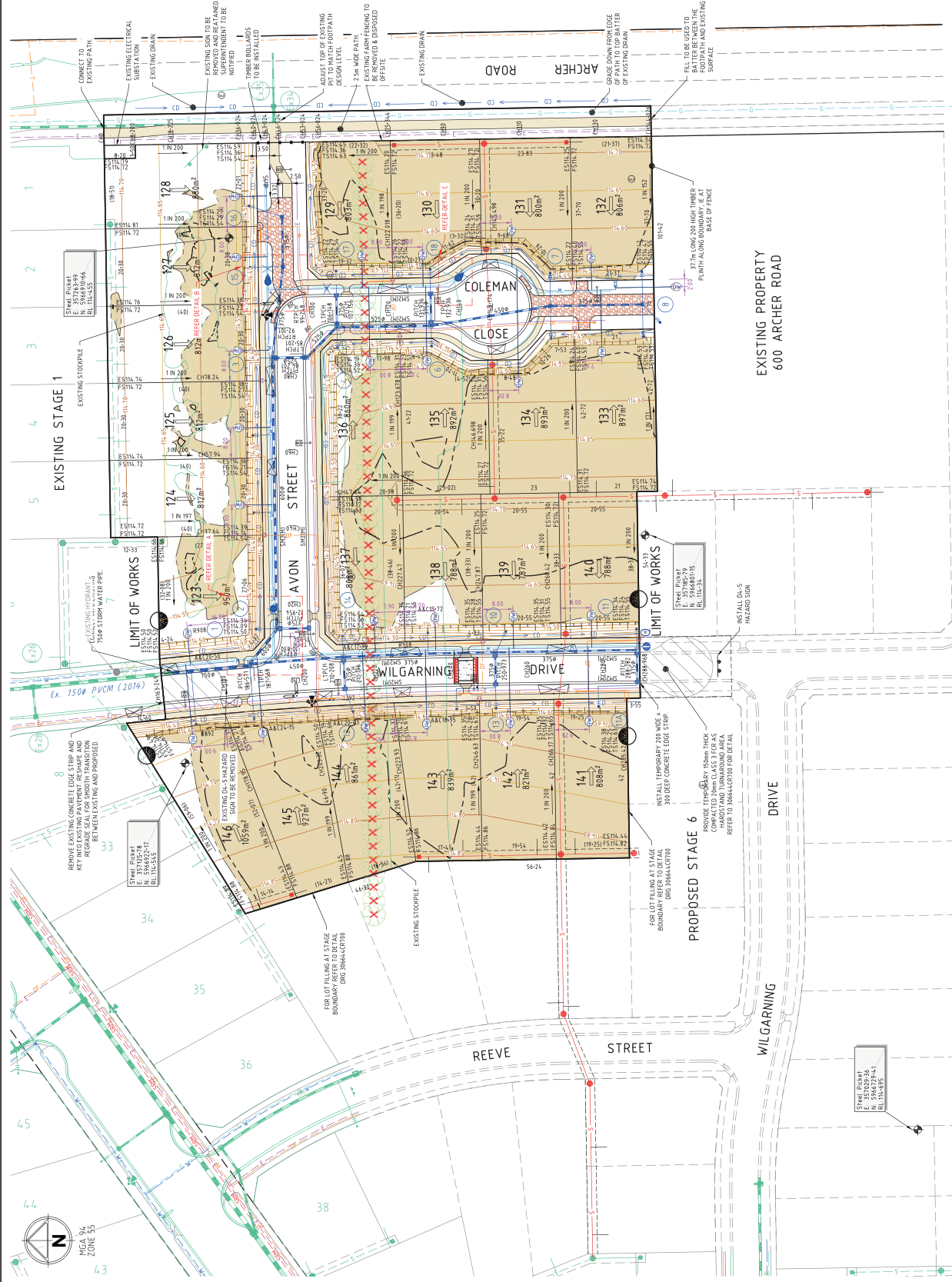


**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY. AND THESE  
EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS  
MADE FOR THE ACCURACY OF THESE SERVICES. CONSTRUCTION  
CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES  
UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



**GENERAL NOTES:**

1. VEHICLE CROSSING LOCATIONS ARE INDICATIVELY SHOWN ON THE DRAWINGS AND ARE NOT REQUIRED TO BE CONSTRUCTED AS PART OF THIS PROJECT.
2. CONTRACTOR TO ENSURE EXISTING ELECTRICAL MARKS AND CONDUITS RUNNING ALONG ARCHER ROAD ARE DELETED / LOCATED PRIOR TO COMMENCING WORKS OVER THIS AREA. PRECAUTIONS TO BE TAKEN DURING WORKS OVER THIS AREA.
3. CONTRACTOR TO ENSURE EXISTING HIGH PRESSURE GAS MAINS ARE DELETED / LOCATED PRIOR TO COMMENCING WORKS OVER THIS AREA. RELEVANT AUTHORITY IS TO BE ADVISED OF ANY WORKS AND APPROVALS TO BE OBTAINED WITHIN THE VICINITY.

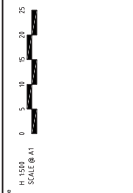


**SANCTUARY PARK ESTATE**  
**STAGE 5**  
**CONTRACT COPY**  
**FACE PLAN**  
GREATER SHEPPARTON CITY COUNCIL  
SANCTUARY PARK (SHEPPARTON) PTY LTD  
**CONSTRUCTION 306644CG200**

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



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Rev	Description	Approved	Date
A	CONTRACT COPY	J.E.	21-05-20
	Amendments		

