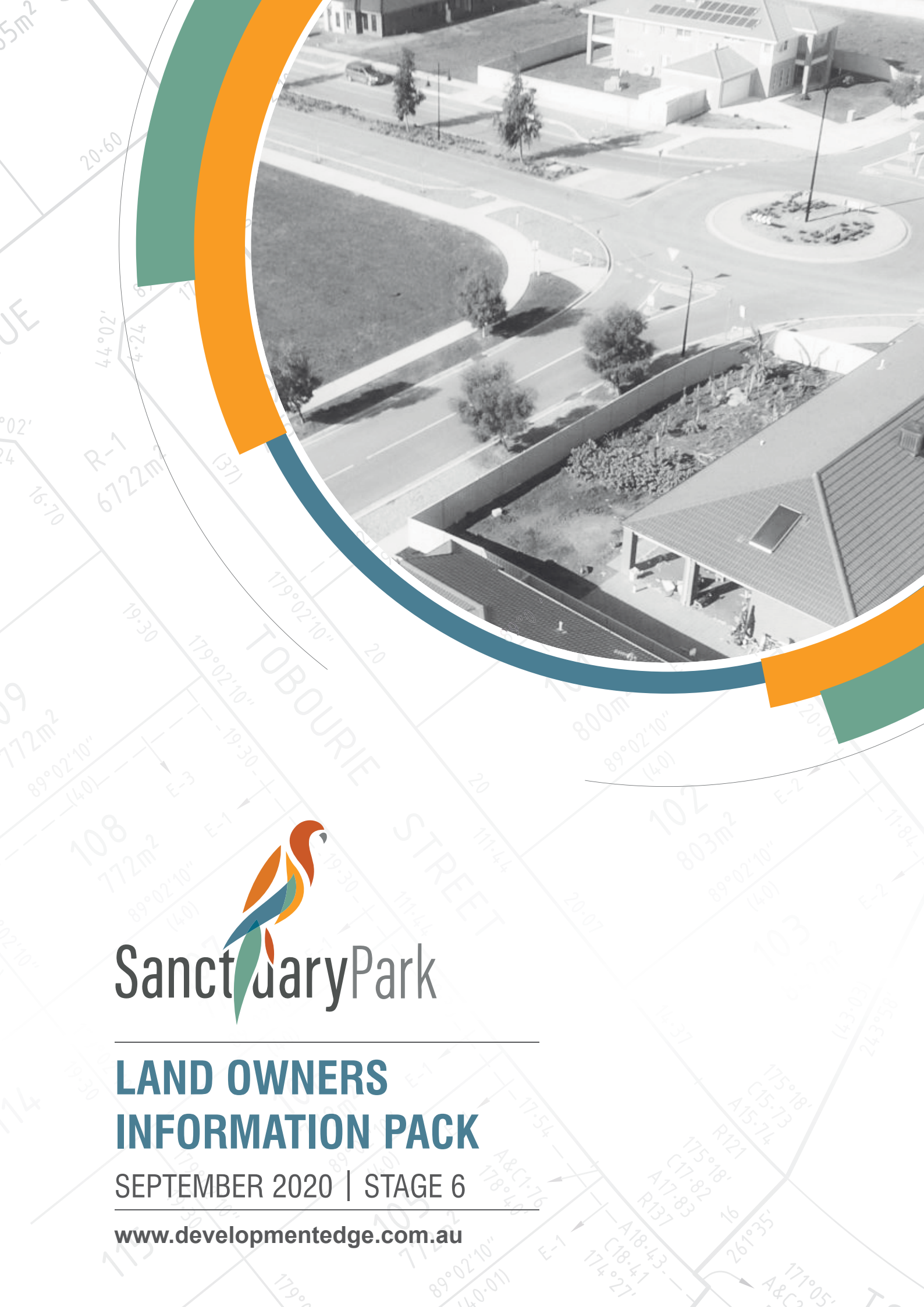




LAND OWNERS INFORMATION PACK

SEPTEMBER 2020 | STAGE 6

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.

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.12.

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.

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.

NBN AVAILABILITY

Sanctuary Park Estate will be an NBN ready development. The NBN network is an exciting upgrade to Australia's existing landline phone and internet network. It's designed to provide every Australian with fast and reliable services for decades to come.

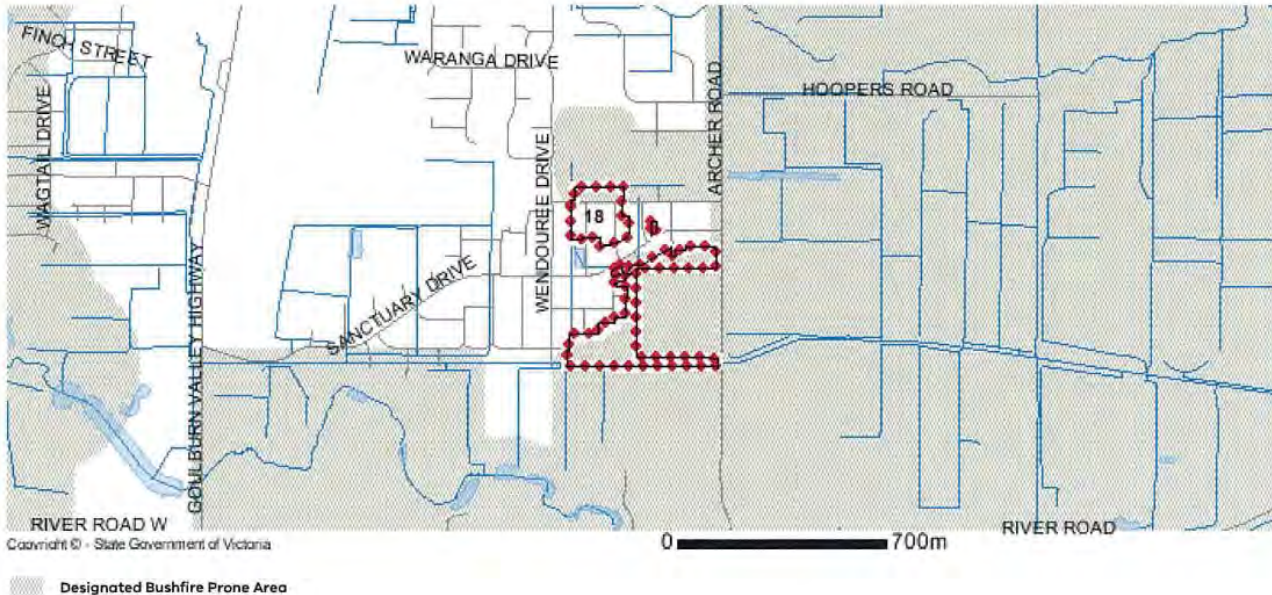


APPENDIX A

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

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 (Stage 6) Lots 147 to 149

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 80 square metres, provided that in calculating such total aggregate area of 80 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.

COVENANT TO BE INSERTED IN TRANSFER
(Stage 6) Lots 150 to 170

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.

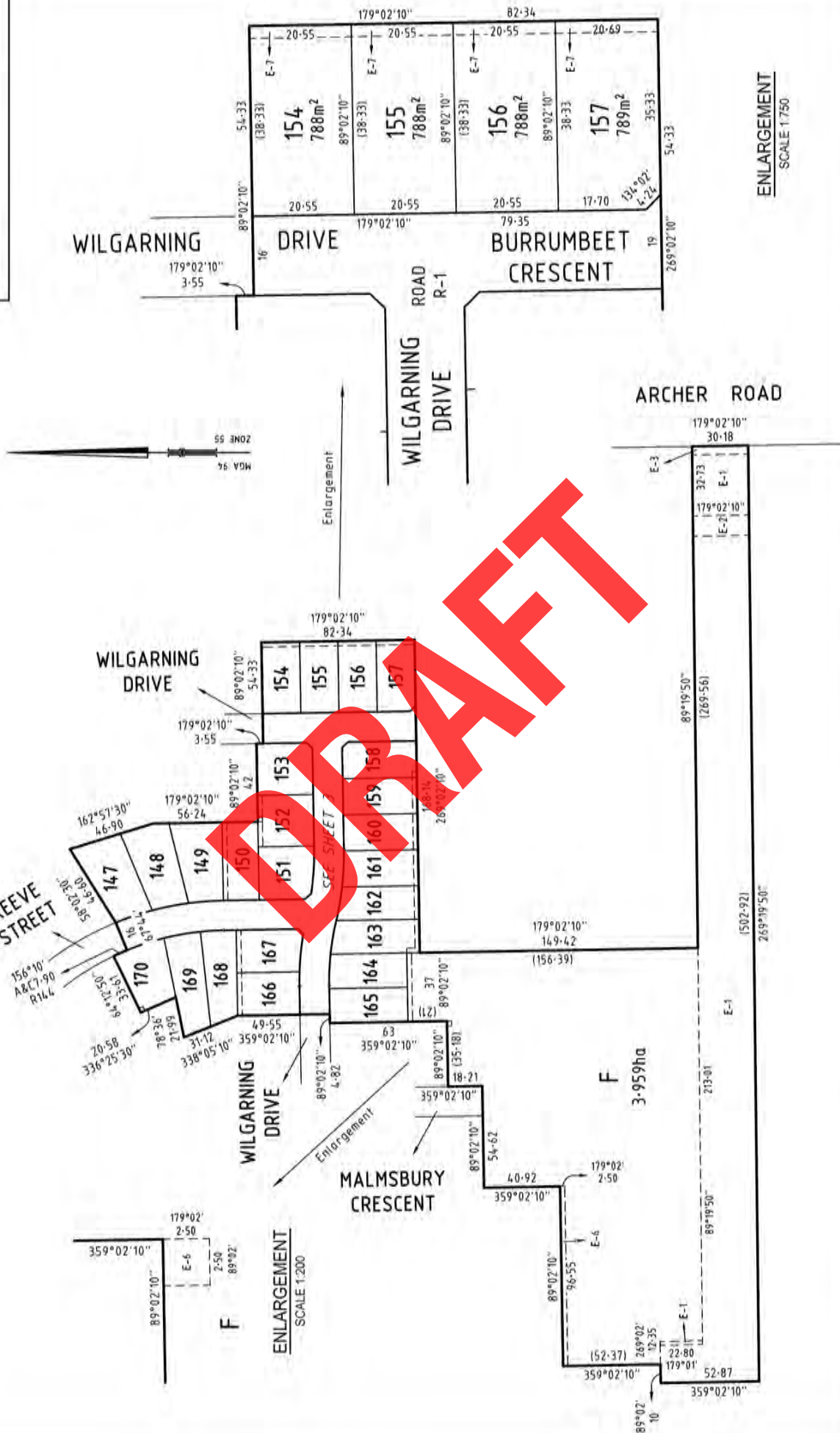
AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

APPENDIX C

PLAN OF SUBDIVISION

PLAN OF SUBDIVISION		EDITION 1	PS840857Y	
LOCATION OF LAND PARISH: Kialla TOWNSHIP: SECTION: CROWN ALLOTMENT: 70A(Part) CROWN PORTION: TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: Lot E PS823650U POSTAL ADDRESS: Wilgarning Drive (at time of subdivision) Shepparton 3630 MGA94 CO-ORDINATES: E: 000 000 ZONE: 55 (of approx centre of land in plan) N: 0 000 000				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Lots 1 to 146 (both inclusive) and A to E (both inclusive) have been omitted from this plan. Further purpose of this plan To remove Easement shown E-9 on PS823650U. To partially remove Easement Shown E-8 on PS823650U wher now contained within Reeve Street. Grounds for Removal Consent of the relevant authority under the powers of Section 6(1)(k) of the Subdivision Act 1988	
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)				
Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1, E-2 & E-3	Water Supply & Drainage	See Diag	C/E 1324813	State Rivers & Water Supply Commission
E-2	Power Line	10.98	PS742402Q - Sec 88 Electricity Industry Act 2000	Powercor Australia Limited
E-3	Gas Transmission Pipeline	4.61	C/E G1244	Gas & Fuel Corporation of Victoria
E-4	Water Supply & Drainage	2.01	C/E C6016	State Rivers & Water Supply Commission
E-5	Pipelines or Ancillary Purposes	2.50	PS731253S - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-6	Pipelines or Ancillary Purposes	2.50	PS742402Q - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-7	Pipelines or Ancillary Purposes	2.50	PS823650U - 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
SANCTUARY PARK ESTATE - STAGE 6 (24 LOTS)			AREA OF STAGE - 2.532ha	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au	SURVEYORS FILE REF: 307974SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
	Licensed Surveyor: Michael Meehan Version: 1			

PS840857Y



ENLARGEMENT
SCALE 1:750

F
ENLARGEMENT
SCALE 1:200

SCALE 1:2000
ORIGINAL SHEET SIZE: A3
SHEET 2

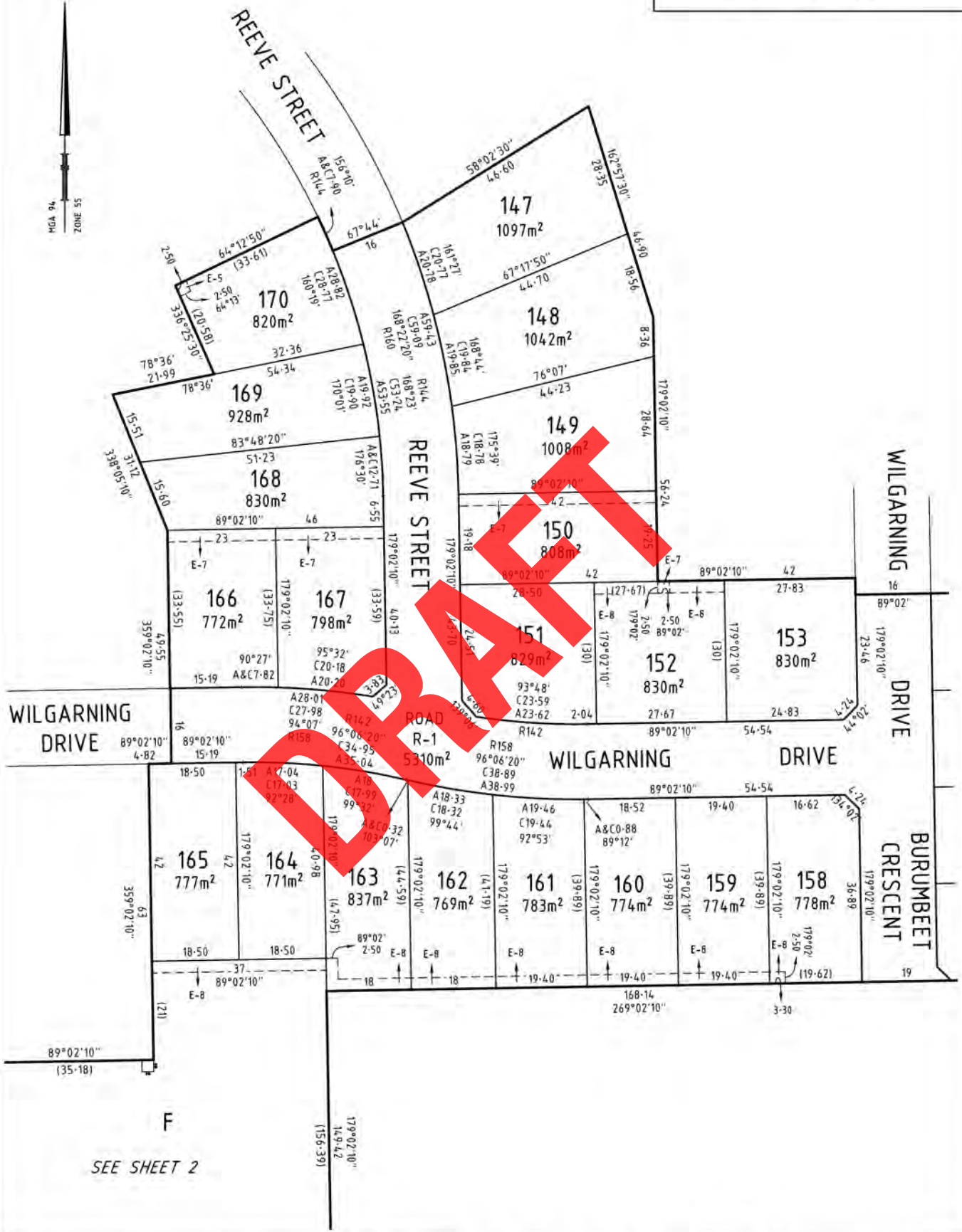
LENGTHS ARE IN METRES

Licensed Surveyor: Michael Meehan
Version: 1

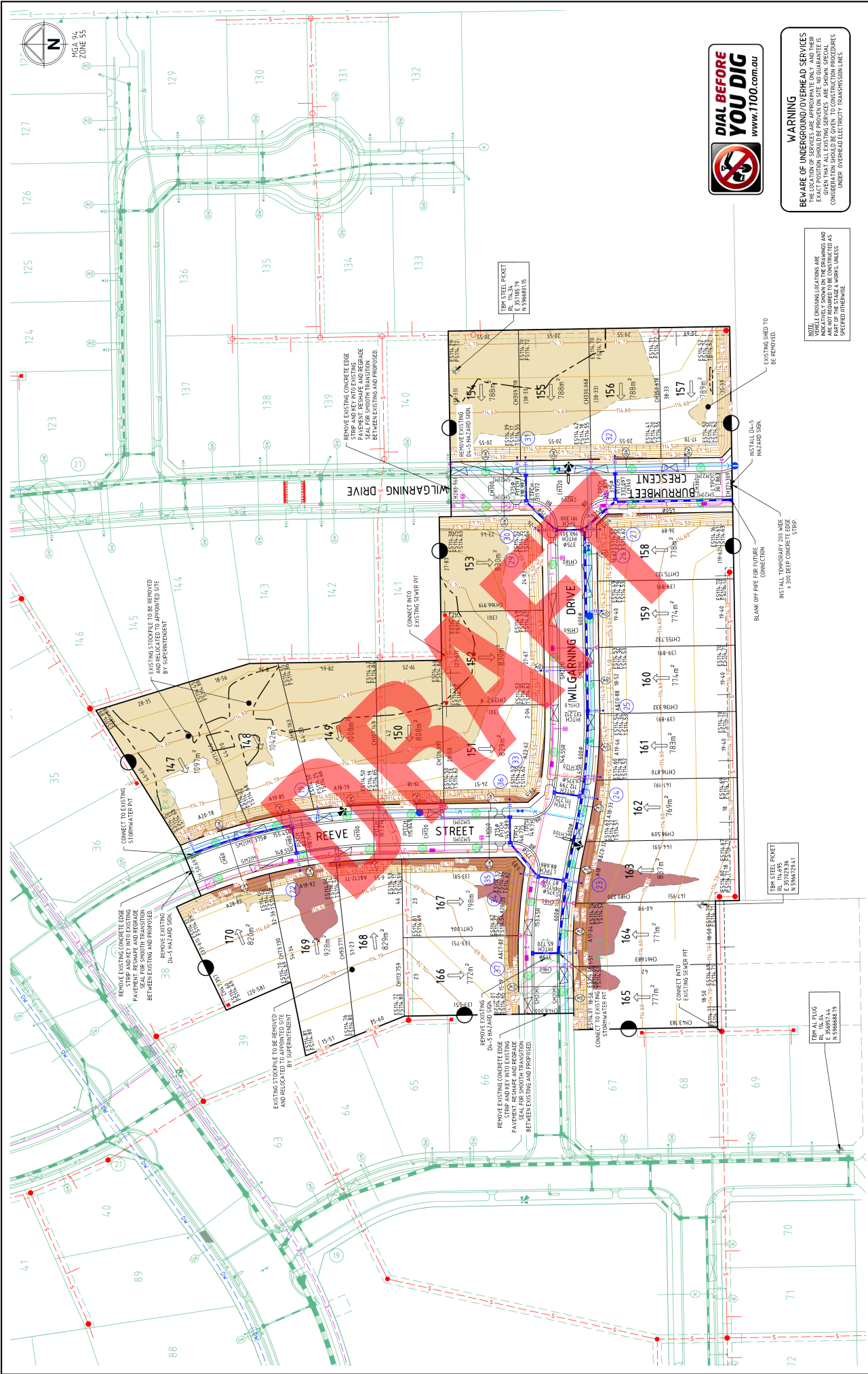
SURVEYOR'S FILE REF: 307974SV00

414 La Trobe Street
PO Box 16984
Melbourne Vic 3007
T 61 3 9865 7888
spire.com.au





SURVEYOR'S FILE REF: 307974SV00	SCALE 1:750 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9983 7888 spiire.com.au	Licensed Surveyor: Michael Meehan Version: 1		



WARNING
BEWARE OF UNDERGROUND OVERHEAD SERVICES
 THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS MADE FOR THE LOCATION OF SERVICES. CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

NOTE:
 ALL CROSSING LOCATIONS OF THE EXISTING SERVICES AND THE PROPOSED SERVICES ARE NOT REQUIRED TO BE CONTROLLED AS SPECIFIED IN THE DRAWINGS UNLESS SPECIFIED OTHERWISE.

SANCTUARY PARK ESTATE
STAGE 6, PERMIT NO. 2011-1/C
CONTRACT COPY
FACE PLAN
 GREATER SHEPPARTON CITY COUNCIL
 SANCTUARY PARK (SHEPPARTON) PTY LTD

Checked
J. ESPAGNE
 Date
 01-09-20

Designed
A. ANDERSON
 Authorised
J. ESPAGNE

spire
 14 NINE BIRROCK STREET, SHEPPARTON,
 VICTORIA, 3632 AUSTRALIA T 61 3 5549 1000
 spire.com.au ASB 55 050 029 835

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Rev.	Amendments	J.E.	Date
A.	CONTRACT COPY	J.E.	01-09-20

