



LAND OWNERS INFORMATION PACK

JANUARY 2024 | BOLZONELLO RELEASE

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SCALE 1:750
Digitally signed by Mark Christopher Sargent, Lic
Surveyor
Surveyor's Plan Version (4)
12/01/2022, SPEAR Ref. S1992221

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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 Sanctuary Park Estate please refer to Appendix B of this report.

BUSHFIRE PRONE AREAS

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

SEWERAGE AND WATER

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

GAS SUPPLY

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

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 Estate 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

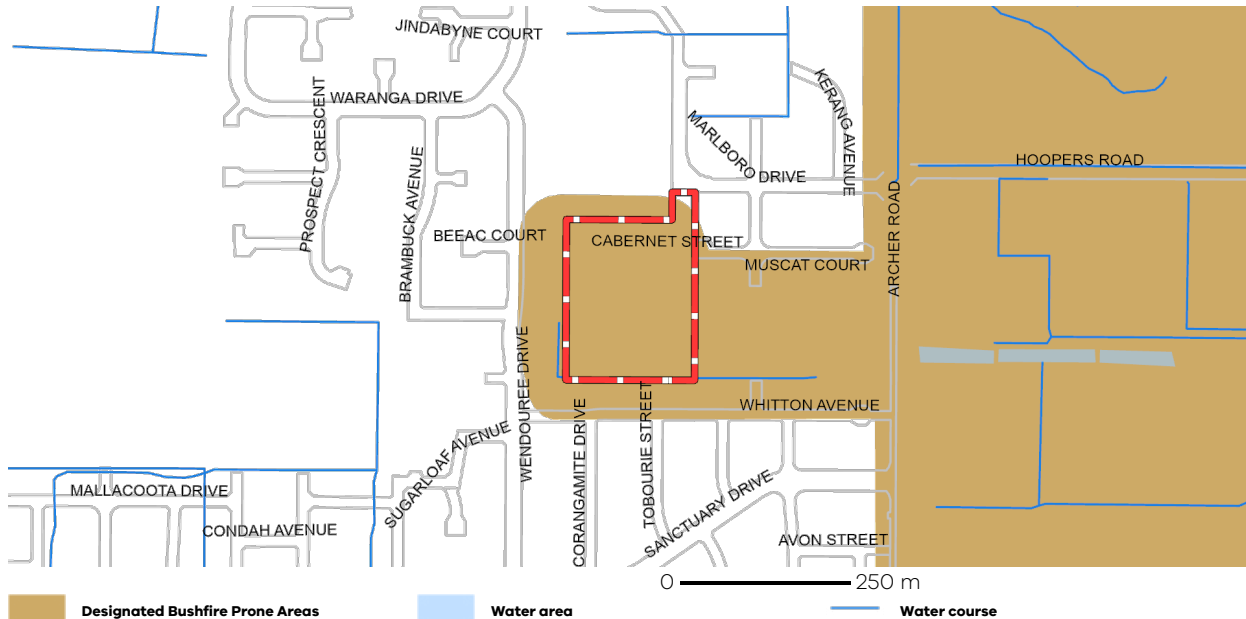
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

APPENDIX B

PROTECTIVE COVENANTS

COVENANT TO BE INSERTED IN TRANSFER LOTS OVER 900m²

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. 849479G (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
LOTS UNDER 900m²**

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.849479G (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

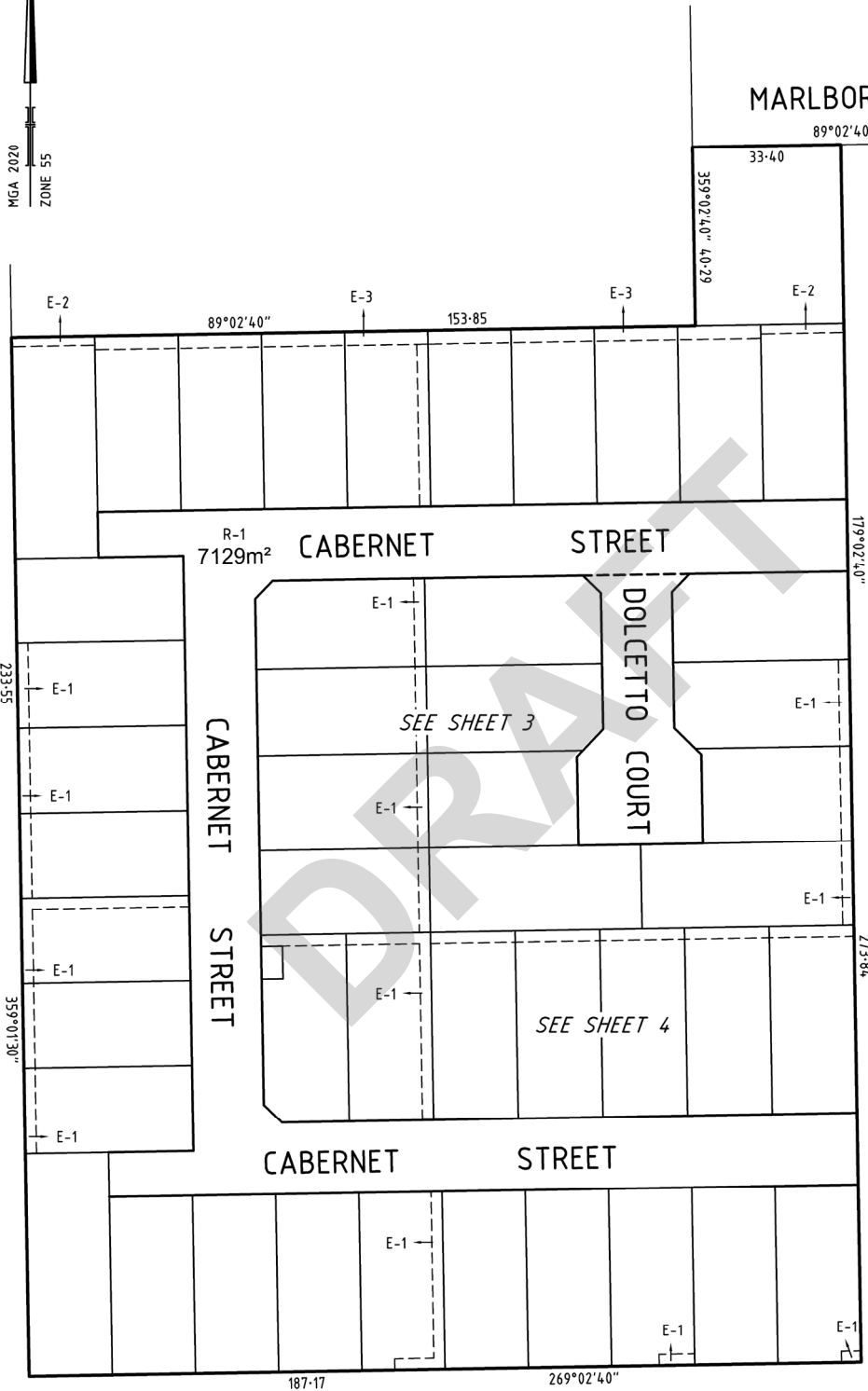
PLAN OF SUBDIVISION		EDITION 1	PS849479G	
LOCATION OF LAND PARISH: KIALLA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 70C (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL 9321 FOL 531 LAST PLAN REFERENCE: LP127594Y, Lot 5 POSTAL ADDRESS: 21 MARLBORO DRIVE (at time of subdivision) KIALLA, 3631 MGA2020 CO-ORDINATES: E: 356 900 ZONE: 55 (of approx centre of land in plan) N: 5 967 250		Council Name: Greater Shepparton City Council Council Reference Number: S-2022-60 Planning Permit Reference: 2021-450 SPEAR Reference Number: S199232J Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Andrew Dainton for Greater Shepparton City Council on 06/09/2023		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines <u>Other purposes of this plan</u> To remove by agreement Water Supply Easements created in LP112600 that lie within this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement Water Supply Easements created in LP127594Y that lie within this plan via section 6 (1) (k) of the Subdivision Act 1988.	
ROAD R-1 RESERVE No1	GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 2021-450 This survey has been connected to permanent marks No(s). 69, 306, 114, 81 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	2.5m	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	WATER SUPPLY (UNDERGROUND PIPES)	2.0	THIS PLAN	LOT 24, PS626802W
E-3	PIPELINES OR ANCILLARY PURPOSES	3m	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-3	WATER SUPPLY (UNDERGROUND PIPES)	3m	THIS PLAN	LOT 24, PS626802W
BOLZONELLO RELEASE ESTATE - STAGE 1 (47 LOTS)			AREA OF STAGE - 4.507ha	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 310094SV00 Digitally signed by: Mark Christopher Sargent, Licensed Surveyor, Surveyor's Plan Version (4), 12/09/2022, SPEAR Ref: S199232J	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4

PS849479G



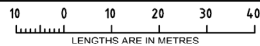
MARLBORO DRIVE

ARCHER ROAD



SURVEYOR'S FILE REF: 310094SV00

SCALE 1:1000



ORIGINAL SHEET SIZE: A3

SHEET 2



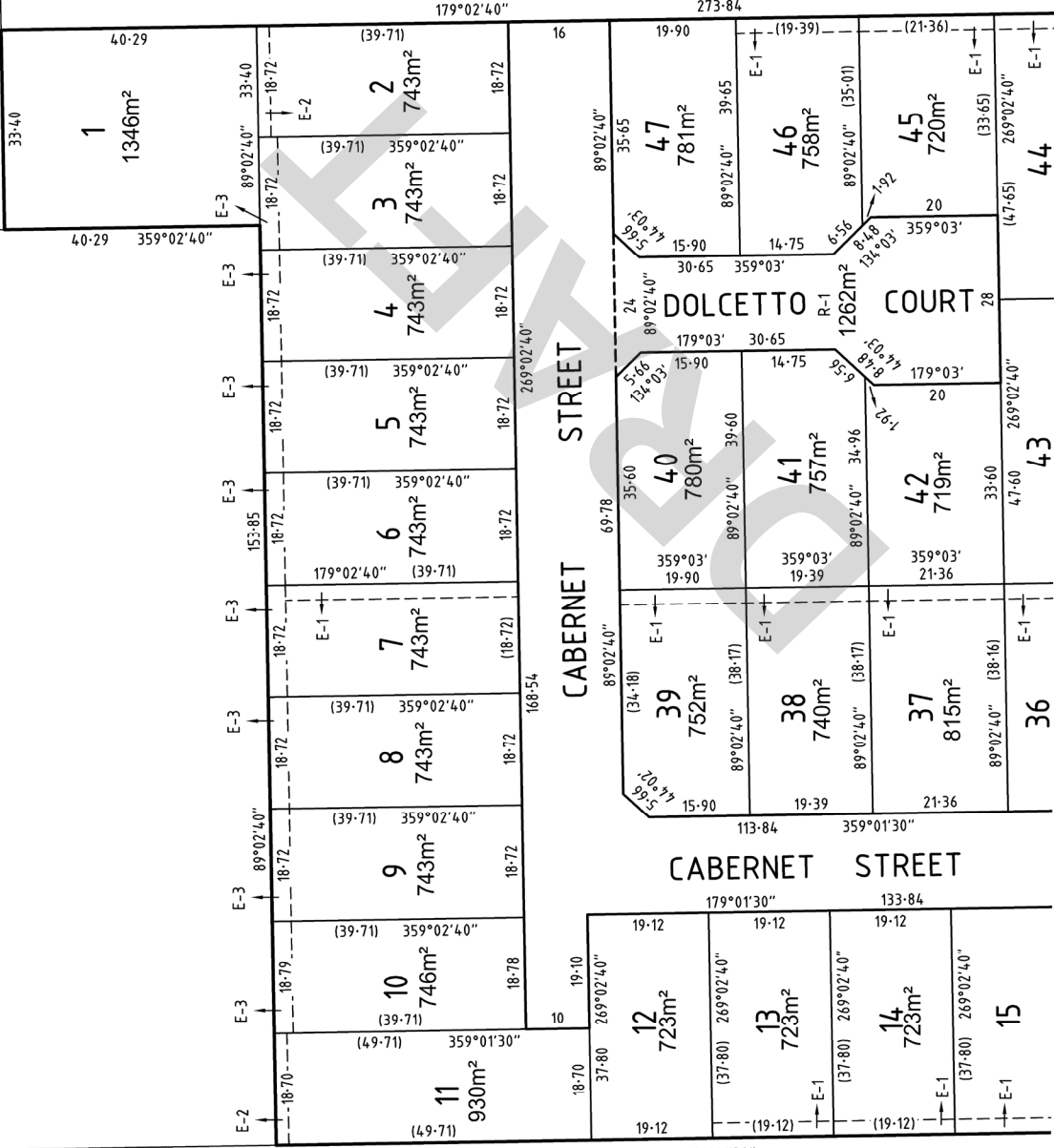
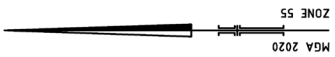
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PS849479G

MARLBORO DRIVE



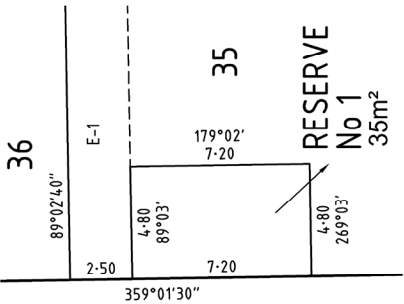
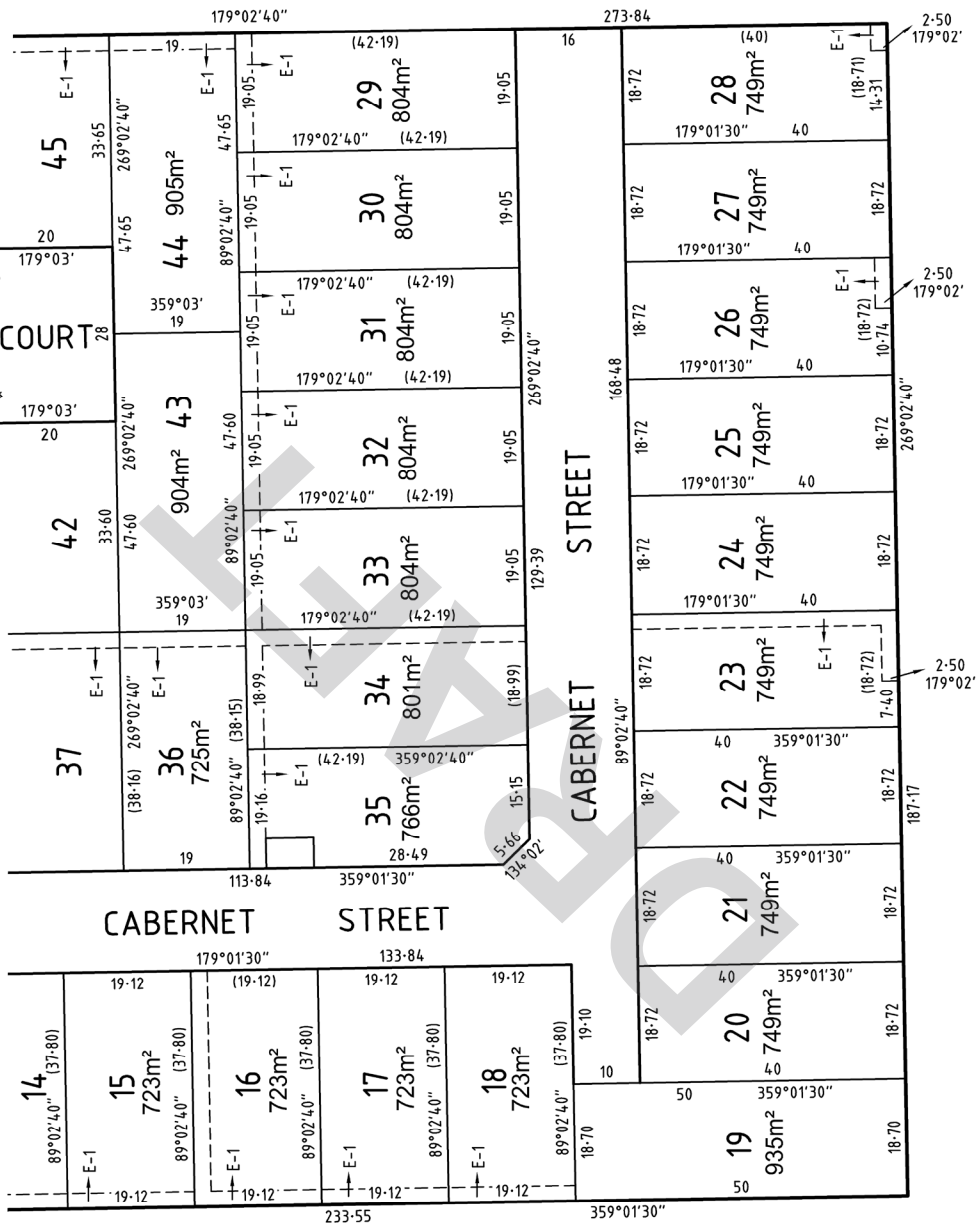
SEE SHEET 4

SURVEYOR'S FILE REF: 310094SV00 144 Walsford Street PO Box 226 Shepparton VIC 3632 T 61 3 5649 1000 spire.com.au	SCALE 1:750 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
	Digitally signed by: Mark Christopher Sargent, Licensed Surveyor, Surveyor's Plan Version (4) 12/09/2022, SPEAR Ref: S199232J	Digitally signed by: Greater Shepparton City Council, 06/09/2023, SPEAR Ref: S199232J	

PS849479G

DOLCETTO COURT

SEE SHEET 3



ENLARGEMENT
SCALE 1:200

CABERNET STREET

SURVEYOR'S FILE REF: 310094SV00

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SCALE 1:750
LENGTHS ARE IN METRES
7.5 0 7.5 15 22.5 30

ORIGINAL SHEET SIZE: A3

SHEET 4

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