SanctuaryPark

LAND OWNERS INFORMATION PACK

NOVEMBER 2025 | STAGE 8

www.developmentedge.com.au

This report has been prepared by Spiire on
behalf of Sanctuary Park (Shepparton) Pty Ltd.
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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

Natural Gas will not be available due to the State Government legislation.

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

Department of Transport and Planning

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 Victoria 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 Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ 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)

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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

Restrictive Covenant:

Sanctuary Park Estate – Stage 8

Lots 1 – 30 (both inclusive) on Plan of Subdivision PS927674A

Covenants:

Where the Land transferred is a lot exceeding 1,000m2 (unless further subdivided in accordance with paragraph 1 (f) hereof)
The Registered Proprietor or Proprietors for the time being shall not at any time on the burdened land or any part or parts thereof while the Lot consists of over 1,000m2 in area:

1. (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 garage or carport of not less than 36 square metres 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 120 square metres, provided that in calculating such total aggregate area of 120 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.

(f) **Further subdivision:**

Nothing herein shall restrict the Registered Proprietor or Proprietors of the Lots exceeding 1,300m2 from further subdividing these Lots. However in the event the Lots that currently exceed 1,300m2 are further subdivided then the following covenants shall apply to those Lots so resulting from the further subdivision, which for the avoidance of any doubt may each contain one private dwelling house as hereinafter provided.

Where the Land transferred is a lot between 650m2 and 1,000m2
The Registered Proprietor or Proprietors for the time being shall not at any time on the burdened land or any part or parts thereof:

2. (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 garage or carport of not less than 36m2 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.

Where the Land transferred is a lot over 500m2 and under 650m2
The Registered Proprietor or Proprietors for the time being shall not at any time on the burdened land or any part or parts thereof:

2. (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 garage or carport of not less than 18m2 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.

Where the Land transferred is a lot 500m2 or less
The Registered Proprietor or Proprietors for the time being shall not at any time on the burdened land or any part or parts thereof:

2. (a) build, construct or erect or cause to be built constructed or erected thereon any building other than one private dwelling house (having no minimum area) together with a garage, carport or other usual outbuildings 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 garage or carport of not less than 18m2 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 40 square metres, provided that in calculating such total aggregate area of 40 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.

APPENDIX C
PLAN OF SUBDIVISION

PLAN OF SUBDIVISION	EDITION 1	PS927674A

LOCATION OF LAND

PARISH: KIALLA

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 70C (Part)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 12377 FOL 991

LAST PLAN REFERENCE: PS842703S, Lot 2

POSTAL ADDRESS: 560A ARCHER ROAD
(at time of subdivision) KIALLA, VIC 3631

MGA 2020 CO-ORDINATES: E: 357 140 ZONE: 55
(of approx centre of land in plan) N: 5 967 220

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	GREATER SHEPPARTON CITY COUNCIL
RESERVE No. 1	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. 2021-443
This survey has been connected to permanent marks No(s). 69

In Proclaimed Survey Area No. -

NOTATIONS

Land being subdivided is enclosed within thick continuous lines

Other Purpose of plan
To remove by agreement Water Supply Easement created in AZ069213G that now lies within R-1 and Lot 6 on this plan, via section 6 (1) (k) of the Subdivision Act 1988.

DRAFT

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	SEWERAGE	2.5m	AZ069213G	GOULBURN VALLEY REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN (SEC 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER CORPORATION

SANCTUARY PARK ESTATE - STAGE 8 (30 LOTS) AREA OF STAGE - 3.19ha

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

SURVEYORS FILE REF: 320963SV00

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4

Licensed Surveyor: Mark Christopher Sargent
Version: 3

PS927674A

DRAFT

SURVEYOR'S FILE REF: 320963SV00		SCALE 1: 1000 (10 0 10 20 30 40 LENGTHS ARE IN METRES)	ORIGINAL SHEET SIZE: A3 / SHEET 2
spiire — 144 Welsford Street, PO Box 926, Shepparton Vic 3632, T 61 3 5849 1000, spiire.com.au		Licensed Surveyor: Mark Christopher Sargent Version: 3	

PS927674A

SURVEYOR'S FILE REF: 320963SV00

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

DRAFT

SCALE 1: 500

5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

Licensed Surveyor: Mark Christopher Sargent
Version: 3

PS927674A

SURVEYOR'S FILE REF: 320963SV00	SCALE 1: 500 (5 0 5 10 15 20 LENGTHS ARE IN METRES)	ORIGINAL SHEET SIZE: A3	SHEET 4
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SANCTUARY PARK ESTATE
STAGE 8 (PERMIT NO. 2021-443)
SANCTUARY PARK (SHEPPARTON) PTY LTD

GENERAL NOTES:

SURVEY

1. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA 2020), ZONE 55.
2. ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES AND ARE ACCURATE TO WITHIN ±0.05m.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2124-1992 GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED MUNICIPALITY SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT AND COUNCIL'S REPRESENTATIVE.
4. ROAD CHAINAGES REFER TO ROAD CENTRELINES. CHAINAGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE LIP OF KERB

EARTHWORKS

5. ADOPTED FLOOD LEVEL OF 114.51 FOR FRONT OF LOTS, REFER TO THE GOULBURN BROKEN CATCHMENT AUTHORITY FLOOD INFORMATION REPORT.
6. THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
7. WHERE REQUIRED ANY BUILDINGS, TROUGHS, FENCES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED AS DIRECTED BY THE ENGINEER. THE COST OF REMOVAL IS TO BE INCLUDED IN THE OVERALL EARTHWORKS FIGURE UNLESS A SPECIFIC ITEM FOR REMOVAL IS DENOTED IN THE SCHEDULE.
8. ALL EXCAVATED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
9. ALL FILLING AREAS TO BE STRIPPED OF TOPSOIL, FILLED AND TOPSOIL REPLACED TO OBTAIN FINISH SURFACE LEVELS SHOWN ON PLANS. ALL FILL MATERIAL TO BE SELECTED MATERIALS FREE OF ORGANIC MATTER, PLACED IN COMPACTED LAYERS TO AT LEAST 95% OF MAXIMUM STANDARD DRY DENSITY AND WITHIN +/- 2% OF OPTIMUM MOISTURE CONTENT. COMPACTED LAYERS TO BE LIMITED TO A MAXIMUM COMPACTED DEPTH OF 150mm.
10. ALL BATTERS SHALL BE 1 IN 6, UNLESS OTHERWISE SHOWN.
11. 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.
12. TBM'S TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF T.B.M.'S FOR THE DURATION OF THE CONTRACT.
13. AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 1.50m DEEP, A NOTIFICATION FORM MUST BE SENT TO WORKSAFE. THE CONTRACTOR IS TO COMPLY WITH WORKSAFE, THE MINES (TRENCHES) REGULATION 1982, THE MINES ACT 1958 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1985, 2004.
14. ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 750mm BEHIND KERB AND CHANNEL OR PAVED TRAFFIC AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 CRUSHED ROCK.
15. WHERE REQUIRED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE BREACHED, DRAINED, DESLUDGED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE SHALL BE LEVELED THEN INSPECTED AND APPROVED BY COUNCIL'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF FILLING. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR APPROVED IMPORTED MATERIAL. THE FILL SHALL BE PLACED UNDER CONTROLLED MOISTURE CONDITIONS IN ACCORDANCE WITH THE SPECIFICATION
16. NO BLASTING TO BE CARRIED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCILS PERMISSION.

SERVICES

17. GAS AND WATER CONDUITS ARE TO BE ,
    Ø50mm . CLASS 12 P.V.C. - SINGLE SERVICE
    Ø100mm . CLASS 12 P.V.C. - DUAL SERVICE (DRINKING AND NON DRINKING WATER).
    WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS:
    ROAD PAVEMENT: 0.80m
    VERGE, FOOTPATHS: 0.45m
18. ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.
19. GAS AND WATER CONDUITS TO BE LOCATED AS SHOWN, REFER TO WATER DESIGN FOR CONDUIT OFFSETS.
20. FOR SEWER AND DRAINAGE PITS IN FOOTPATH REFER TO WYNDHAM CITY COUNCIL STANDARD DRAWINGS SD2-5 & SD2-5A.

STORM WATER DRAINAGE

21. ALL STORMWATER DRAINS ARE TO BE CLASS '2' R.C. PIPES UNLESS OTHERWISE SHOWN. ALL PIPES UP TO AND INCLUDING 750mm DIAMETER TO BE RUBBER RING JOINTED (R.R.J) UNLESS STATED OTHERWISE.
22. WHERE CURVED PIPES ARE SHOWN ON THE FACE PLANS THEY ARE TO BE LAID PARALLEL TO THE BACK OF KERB, EXCEPT WHERE A RADIUS HAS BEEN SPECIFICALLY NOMINATED. CURVED PIPES ARE TO BE APPROVED BY COUNCIL AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
23. THE CONTRACTOR MUST PROVIDE CCTV FOOTAGE OF ALL UNDERGROUND DRAINS PRIOR TO PRACTICAL COMPLETION. ANY DAMAGED PIPES MUST BE REPAIRED AND RE-INSPECTED PRIOR TO PRACTICAL COMPLETION.

PAVEMENT

24. PAVEMENT DEPTHS MAY BE MODIFIED AS DIRECTED BY THE SUPERINTENDENT. PAVEMENT TO BE BOXED OUT TO MINIMUM DEPTH DENOTED, INSPECTED AND IF SUBGRADE IS IN QUESTION, FURTHER TESTING CARRIED OUT TO DETERMINE FINAL PAVEMENT DEPTH.
25. WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCIL. FILLING TO BE CONSTRUCTED IN LAYERS 150mm THICK WITH COMPACTION ACHIEVING 98% AUSTRALIAN STANDARD DENSITY.
26. WHEN PAVEMENT EXCAVATION IS IN ROCK ALL LOOSE MATERIAL (INCLUDING ROCKS AND CLAY) MUST BE REMOVED. THE SUB-GRADE MUST THEN BE REGULATED WITH COUNCIL APPROVED MATERIAL.

SIGNAGE AND LINEMARKING

27. LINEMARKING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1742 SERIES UNLESS NOTED OTHERWISE. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STANDARDS.
28. ALL TEMPORARY WARNING SIGNS USED DURING CONSTRUCTION SHALL BE SUPPLIED AND MAINTAINED IN ACCORDANCE WITH AS 1742-3.
29. TACTILE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELEVANT COUNCIL STANDARD DRAWINGS.

ENVIRONMENTAL

30. CONTRACTOR TO PROVIDE AN ENVIRONMENTAL MANAGEMENT PLAN INCLUDING SILT AND SEDIMENT RUNOFF PROTECTION ETC. PRIOR TO THE COMMENCEMENT OF WORKS.
31. ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN. IF ROAD AND DRAINAGE CONSTRUCTION NECESSITATES THEIR REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE SUPERINTENDENT.
32. TREES NOT SPECIFIED FOR REMOVAL ARE TO BE PROTECTED WITH APPROPRIATE EXCLUSION FENCING PRIOR TO COMMENCEMENT OF ANY WORKS.

CIVIL WORKS HOLD POINTS:

THE FOLLOWING HOLD POINT INSPECTIONS REPRESENT THE MINIMUM NUMBER OF COUNCIL INSPECTIONS AND SHALL APPLY UNTIL WORKS ARE APPROVED BY COUNCIL'S REPRESENTATIVE WHOM MUST ALSO BE PRESENT AT THESE HOLD POINTS.

- PRE-START MEETING.
- PRIOR TO COVERS BEING PLACED IN PITS.
- PRIOR TO PLACEMENT OF KERB AND CHANNEL.
- PRIOR TO POURING FOOTPATH.
- AT PROOF-ROLLING OF SUBGRADE.
- PRIOR TO PLACEMENT OF SUBBASE AND PROOF ROLL.
- PRIOR TO PLACEMENT OF BASE AND PROOF ROLL.
- PRIOR TO PLACEMENT OF THE PRIMER COAT.
- PRIOR TO PLACEMENT OF THE WEARING COURSE.
- PRELIMINARY ACCEPTANCE INSPECTION.
- FINAL ACCEPTANCE INSPECTION.

THE FOLLOWING ARE WITNESS POINTS (COUNCIL ARE MADE AWARE OF THE WORKS BUT WORKS ARE NOT HELD UP AWAITING INSPECTION).

- PRIOR TO BACKFILLING STORMWATER DRAINS.
- NATURE STRIP TOPSOIL CONSTRUCTION.
- FOOTPATH CONSTRUCTION.

NOTE:
TOTAL NUMBER OF STREET TREES IN STAGE 8 = 37.
DETAILED STREET TREE PLANS TO BE SUBMITTED WITH DETAILED ROAD AND DRAINAGE PLANS.

BEFORE YOU DIG
www.1pitn.com.au
Zero Damage - Zero Harm

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 GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

LOCALITY PLAN
SCALE:NOT TO SCALE

DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CG100	FACE SHEET	1	B
CG200	FACE PLAN	2	B

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		NBN (TELECOM)		ELECTRICITY						SEWER	
					LIGHTPOLE		U/G CABLE (LV)		U/G CABLE (HV)			
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
SHIRAZ DRIVE (CH 00.00 TO CH24.649)	E	2.30	W	0.80	W	0.90x	W	2.00	-	-	-	-
SHIRAZ DRIVE (CH24.649 TO CH01836)	W	2.30	E	1.85	E	0.90x	E	2.35	-	-	E	1.00
CABERNET STREET	S	2.30	N	1.80	S	0.90x	N	2.30	N	2.60	S	1.00
GOYDER STREET	W	2.50	E	1.80	E	0.90x	E	2.30	-	-	-	-
RIESLING COURT	N	2.30	S	1.85	S	0.90x	S	2.35	-	-	S	1.00
RIESLING COURT (SHARED DRIVEWAY)	-	-	S	1.00	N	1.25	S	1.50	-	-	-	-

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

LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT	DW	DW
UNDERGROUND ELECTRICITY	E	E
OPTIC FIBRE & PIT	OF	OF
SEWER & MAINTENANCE STRUCTURE	S	S
SEWER RISING MAIN	SRM	
TELECOMMUNICATION MAIN	T	
CATCH DRAIN		CD
COUNCIL STORM WATER DRAIN AND PIT		
HOUSE DRAIN & OFFSET	H	H
STORMWATER DRAINAGE PIT NUMBER		1
GAS & WATER CONDUITS	GW	W
OPTIC FIBRE CONDUIT		T
ELECTRICAL CONDUIT		E
PREFERRED VEHICLE CROSSING (NOT TO BE CONSTRUCTED)		
CONCRETE VEHICLE CROSSING (TO BE CONSTRUCTED)		
SIGN AND POST		
PERMANENT SURVEY MARK		
TEMPORARY BENCH MARK		
STREET SIGN		
LIMIT OF WORKS		
FENCE & GATE		
STREET TREE		
LOT FALL DIRECTION		
LOT NUMBER		1
LOT AREA		451m²
BATTER		
ROAD CHAINAGES		CH116.57 IL/B)TP CH116.57
ROAD WIDTH		6.70
FOOTPATH/SHARED PATH		
EASEMENT		
EASEMENT WIDTH TEXT		2.50m S.E
POST AND RAIL FENCE		
LIGHT POLE		
KERB, KERB RADIUS & KERB TYPE	SM2(M)	SM2(M) 10R
LOT CHAINAGE		CH20.06
SURFACE LEVEL	E123.45	F124.68
BATTER LEVEL (TOP / TOE)		T124.80
FILLING GREATER THAN 0.20m		
FILLING GREATER THAN 0.30m		
SETOUT POINT		A2
SURFACE CONTOUR MINOR		
SURFACE CONTOUR MAJOR		168.90
EARTHWORKS GRADE		1 in 150
SHARED DRIVEWAY		
ROAD REMOVAL AREA		
FENCE & PLINTH (BY OTHERS)		
TREE (& SURVEYED CANOPY) TO BE RETAINED		

DRAFT

Rev	Amendments	Approved	Date
B	REISSUED FOR INFORMATION	A.A.	12/11/25
A	ISSUED FOR INFORMATION	A.A.	14/10/25

Scale

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SanctuaryPark

Designed M. ISMAIL
Checked A.RANDO
Authorised A.ANDERSSON
Date NOV 2025

SANCTUARY PARK ESTATE
STAGE 8 (PERMIT NO. 2021-443)
CONTRACT COPY
FACE SHEET
CITY OF GREATER SHEPPARTON
SANCTUARY PARK (SHEPPARTON) PTY LTD

PRELIMINARY
Drg No 320963-001CG100 Rev B

file name 320963-001CG100.dwg layout name CG100 plotted by Michael Ismail
file location G:\32\320963\00\Civil\ACAD plot date 02/11/2025 4:38 PM Sheet 1 of 2 Sheets

NOTE:
GOULBURN BROKEN CATCHMENT MANAGEMENT AUTHORITY FLOOD LEVEL 114.51 ADOPTED. LOTS MUST BE FILLED TO 114.51 MINIMUM.

NOTE:
VEHICLE CROSSING LOCATIONS ARE INDICATIVELY SHOWN ON THE DRAWINGS AND ARE NOT REQUIRED TO BE CONSTRUCTED AS PART OF THE STAGE 8 WORKS. UNLESS SPECIFIED OTHERWISE.

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Zero Damage - Zero Harm

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 GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

Rev	Amendments	Approved	Date
B	REISSUED FOR INFORMATION	A.A.	12/11/25
A	ISSUED FOR INFORMATION	A.A.	14/10/25

Scale H 1:500 SCALE @ A1 0 5 10 15 20 25

System Certified

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SANCTUARY PARK ESTATE
STAGE 8 (PERMIT NO. 2021-443)
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FACE PLAN
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PRELIMINARY Drg No **320963-001CG200** Rev **B**

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