



LAND OWNERS INFORMATION PACK

MAY 2026 | STAGE 8

www.developmentedge.com.au

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Box 926
Hepparton Vic 3632
61 3 5849 1000
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SCALE
1:750
Licensed Surveyor
Version: 6
Mark Christopher Sergio

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

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

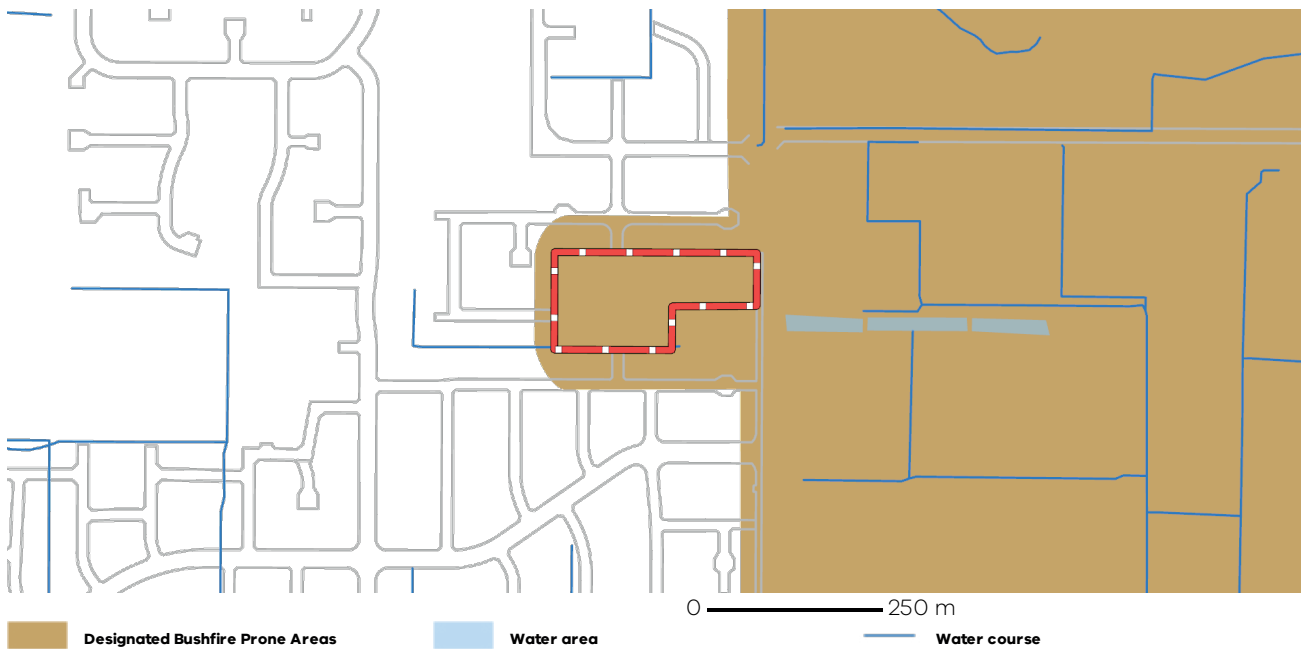
PLANNING PROPERTY REPORT

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).

PLANNING PROPERTY REPORT: Lot 2 PS842703

Page 5 of 5

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:

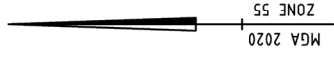
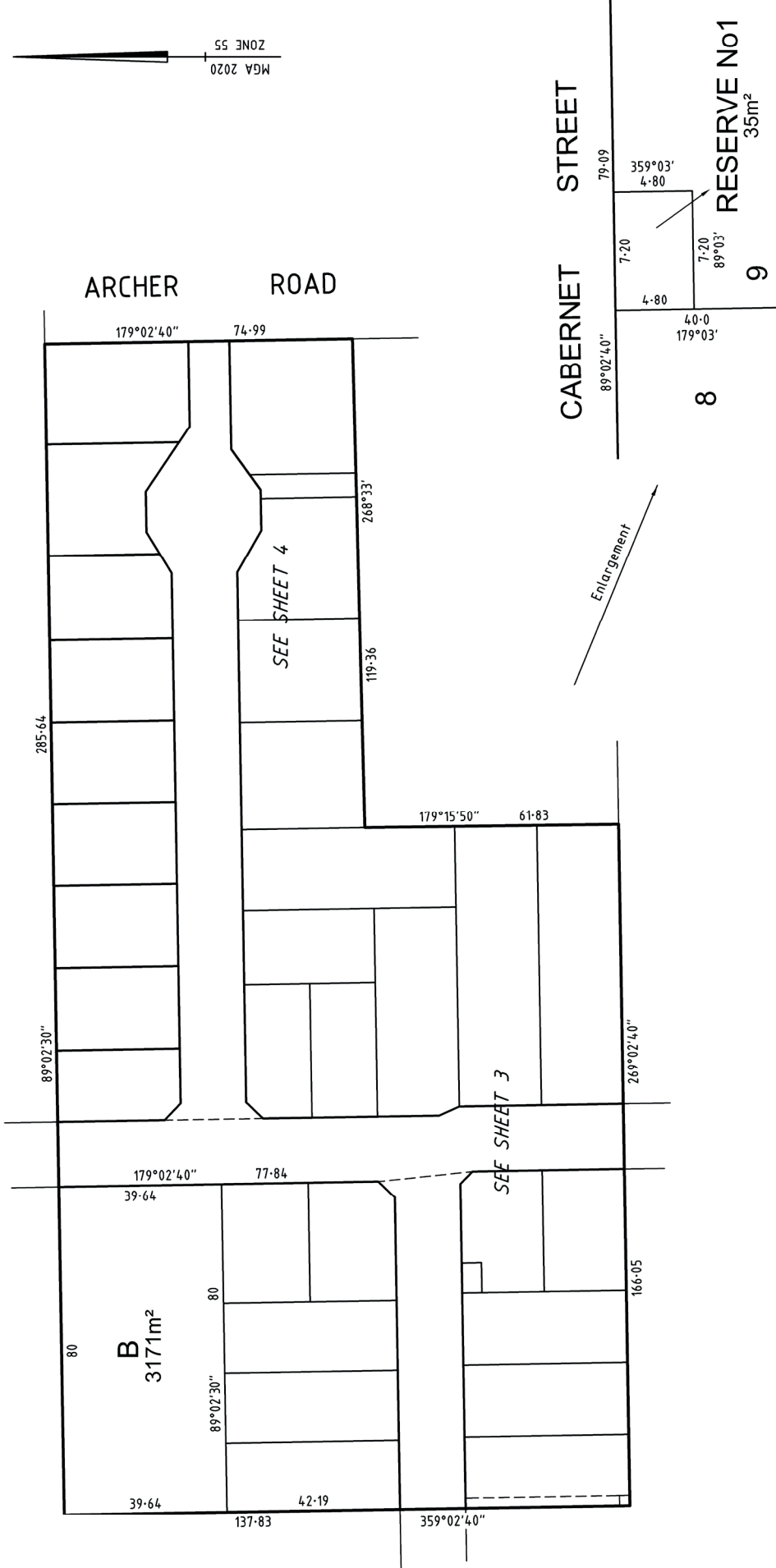
2. (a) build, construct or erect or cause to be built constructed or erected thereon any building other than one private dwelling house (having no minimum area) together with a garage, carport or other usual outbuildings and constructed of new materials and such dwelling house and garage shall have external 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		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines <u>Other Purpose of plan</u> 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.	
ROAD R-1 RESERVE No. 1	GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS		DRAFT		
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. -				
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
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
		Licensed Surveyor: Mark Christopher Sargent Version: 3		SHEET 1 OF 4

PS927674A



ENLARGEMENT
SCALE 1:250

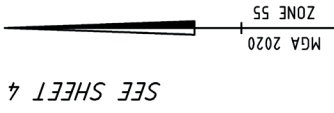
SURVEYOR'S FILE REF: 320963SV00 spiire 144 Welsford Street P.O. Box 926 Shepparton Vic. 3632 T 61 3 5849 1000 spiire.com.au	SCALE 1: 1000 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	Licensed Surveyor: Mark Christopher Sargent Version: 3		

DRAFT

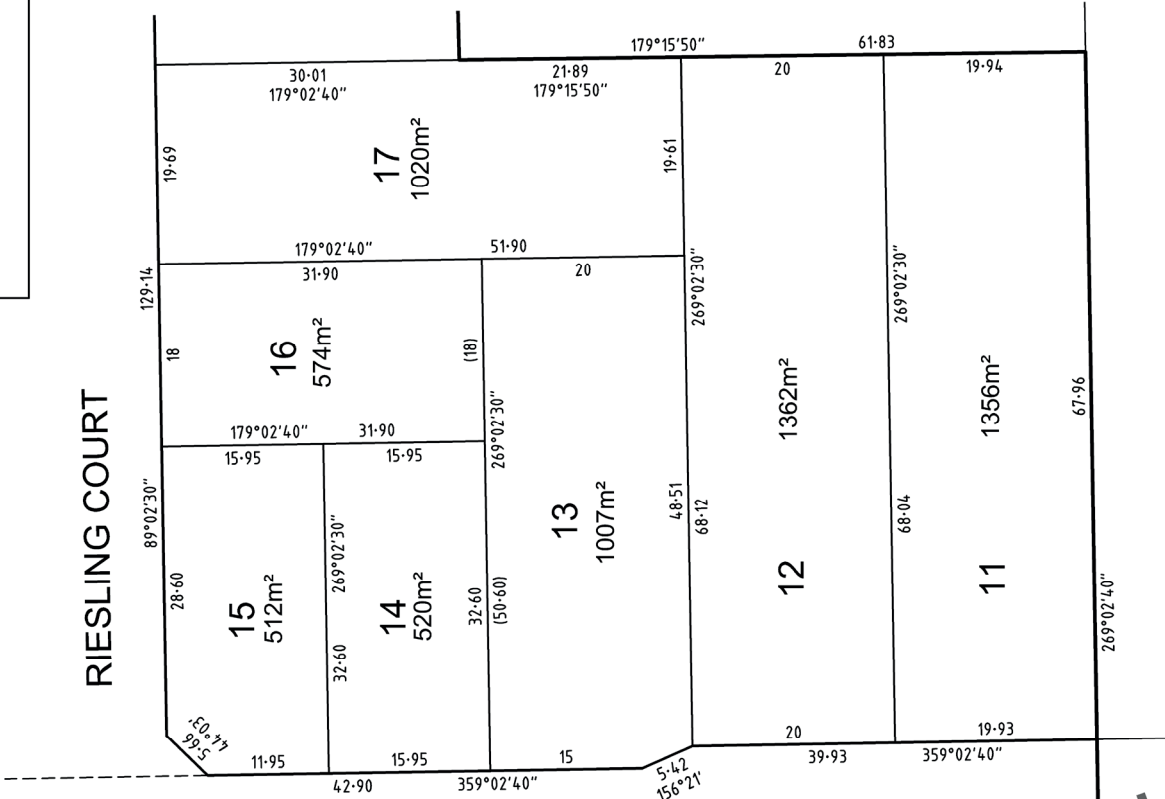
PS927674A

SEE SHEET 2

RIESLING COURT

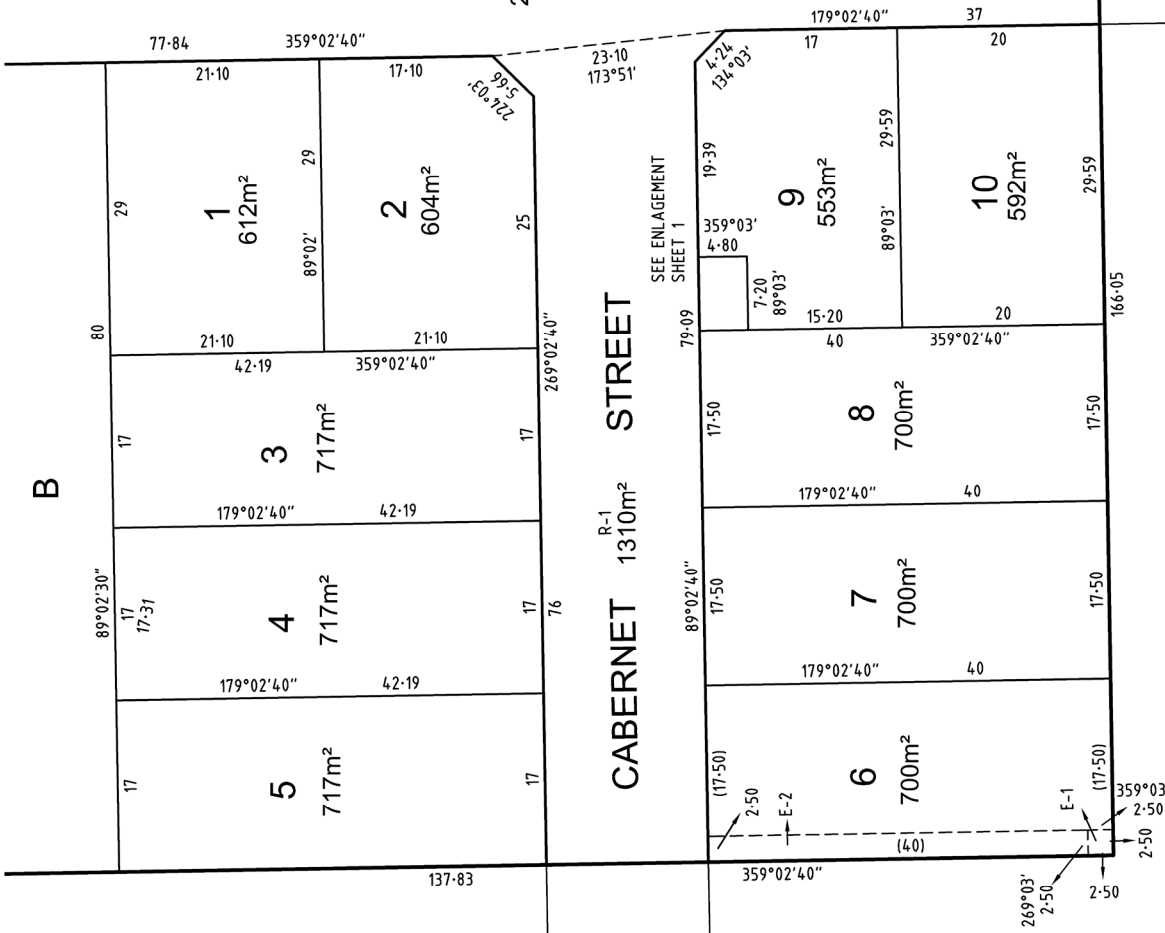


SEE SHEET 4



GOYDER STREET

STREET



CABERNET STREET

DRAFT

SHEET 3

ORIGINAL SHEET SIZE: A3

SCALE 1:500

LENGTHS ARE IN METRES

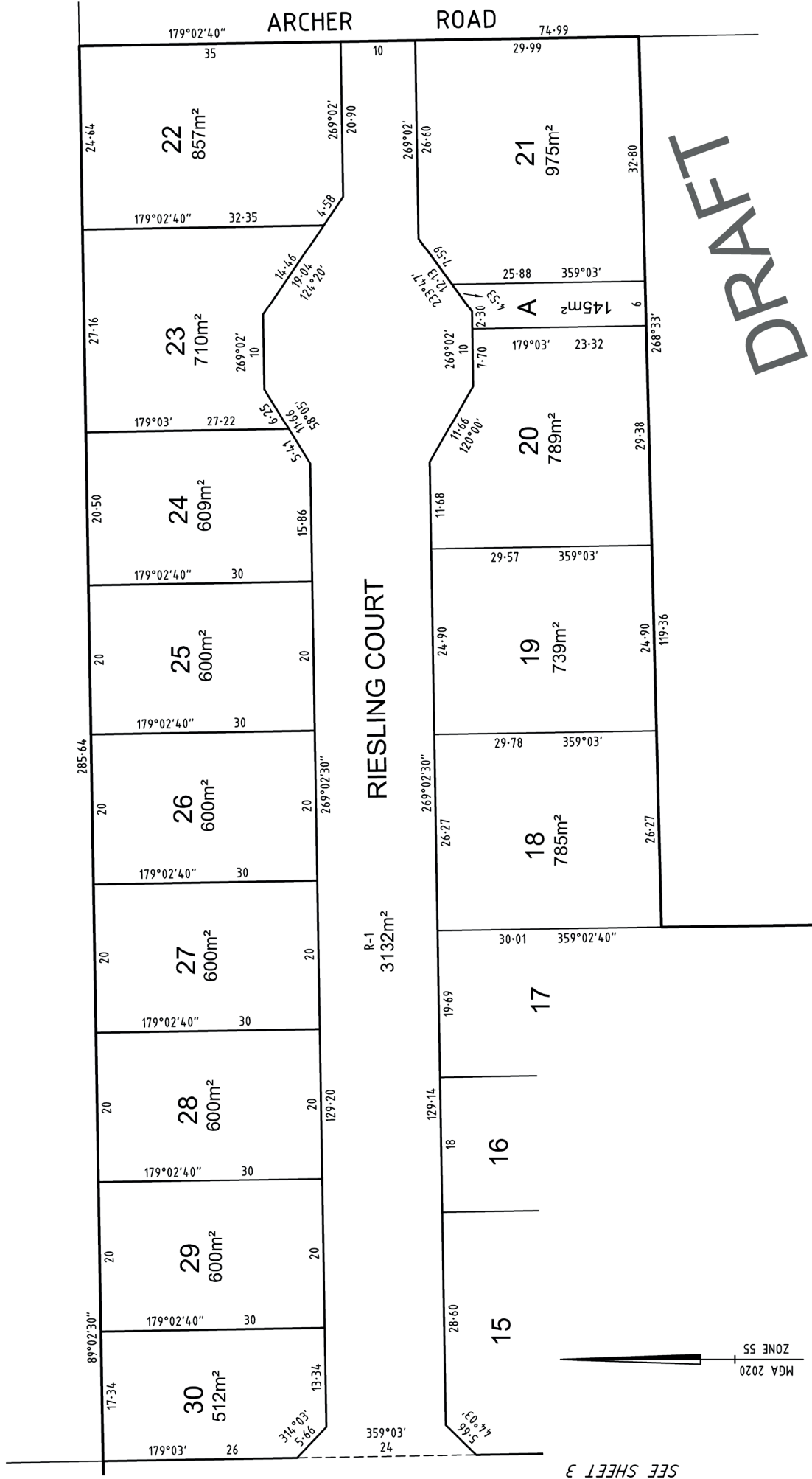
Licensed Surveyor: Mark Christopher Sargent
Version: 3

SURVEYOR'S FILE REF: 320963SV00

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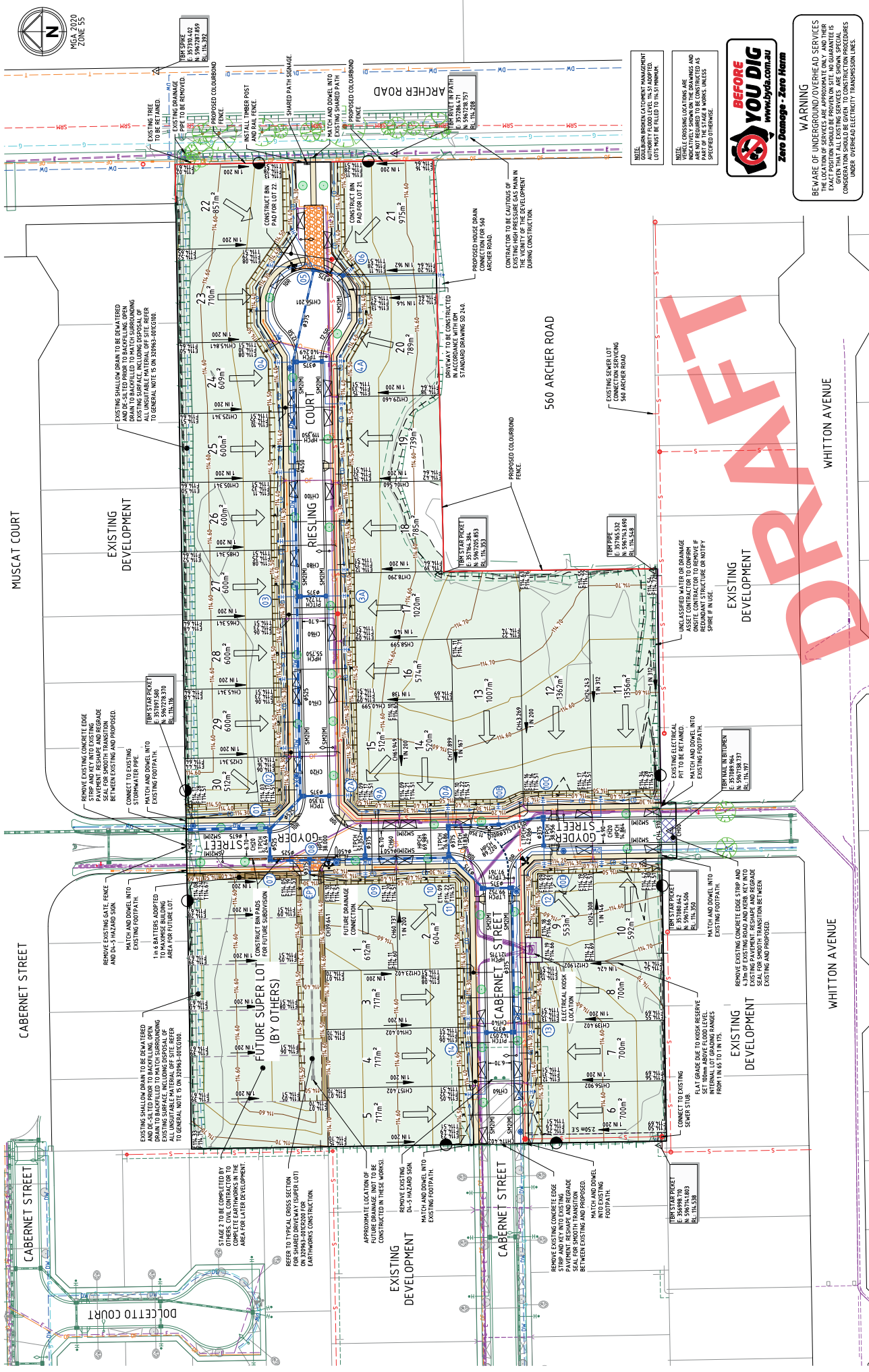
PS927674A



DRAFT

SEE SHEET 3

SURVEYOR'S FILE REF: 320963SV00		ORIGINAL SHEET SIZE: A3		SHEET 4	
144 Weisford Street PO Box 926 Shepparton Vic 3632 T 61 3 5649 1000 spire.com.au		 SCALE 1:500 LENGTHS ARE IN METRES		Licensed Surveyor: Mark Christopher Sargent Version: 3	



NOTE: GULCH/BROKEN CATCHMENT MANAGEMENT PLAN FOR LOT 1 & 2. GULCHES MUST BE FILLED TO 1% MINIMUM.

NOTE: VEHICLE CROSSING LOCATIONS ARE NOT TO BE CONSTRUCTED AS DRIVEWAYS OR ALLEYS UNLESS SPECIFIED OTHERWISE.



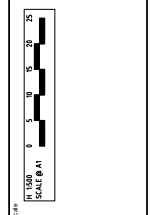
WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES. THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT LOCATION SHOULD BE VERIFIED BY A REGISTERED ELECTRICIAN. GIVEN THAT ALL EXISTING SERVICES ARE SHOWN SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

SANCTUARY PARK ESTATE
STAGE 8 (PERMIT NO. 2021-443)
CONTRACT COPY
FACE PLAN
CITY OF GREATER SHEPPARTON
SANCTUARY PARK (SHEPPARTON) PTY LTD
PRELIMINARY 320963-001CG200

SanctuaryPark
Checked
A. RANDO
Date
MAY 2026

spire
144 WILSON STREET SHEPPARTON
VIC 3630 AUSTRALIA
ABN 55 050 029 635
spire.com.au

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Rev	Amendments	Approved	Date
C	REISSUED FOR APPROVAL	A.A.	12/05/2026
B	REISSUED FOR INFORMATION	A.A.	12/11/2025
A	ISSUED FOR INFORMATION	A.A.	14/10/2025

