



THE North QUARTER

— A BUYING GUIDE v4.1 —

We want to make the process of purchasing a block of land in The North Quarter as easy as possible for you and should you do so ensure your investment is protected by some common sense design guidelines that enhance the estate. The information that follows applies to all stages and is provided to help you with your purchasing decision.

CROSS OVERS

A modified roll over curb is being used for most streets at The North Quarter to form the gutter. This means you can locate your driveway in the position that most suits your house design provided it does not interfere with the essential services placed in the road reserve that provide the services to your home.

TIME TO BUILD

At The North Quarter, there is no limitation placed on how soon you must build.

COVENANTS

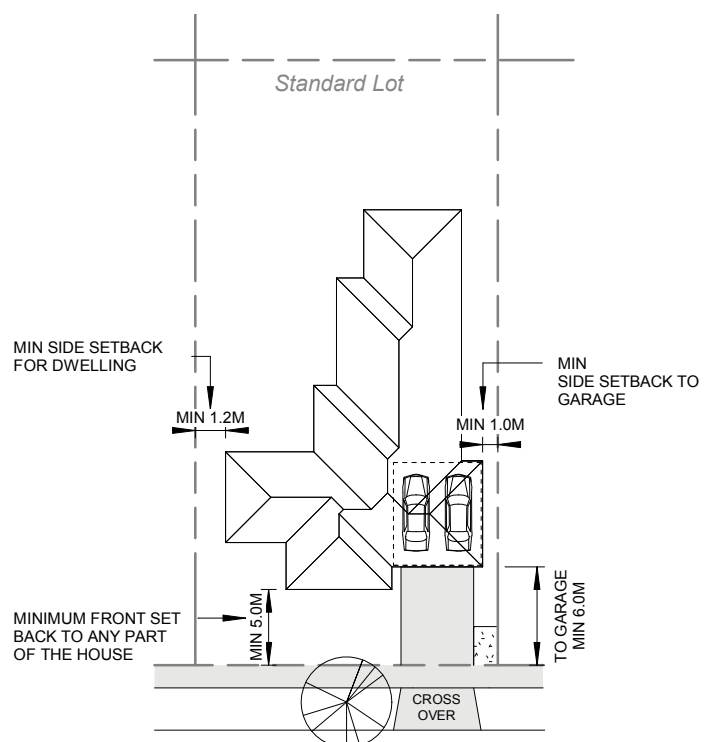
The Covenants at The North Quarter have been developed to provide purchasers with the flexibility to build to their desired taste while providing sufficient controls to protect everyone's investment.

While the full legal requirements are contained in the Covenants that form part of the contract of sale, below is a plain English explanation of the key points. Before you purchase you should confirm what is contained in the Covenants with your conveyancer.

STANDARD LOT SET BACKS FOR DWELLINGS

The minimum front setback to **any** part of the house is 5.0 meters from the front boundary. The minimum setback for a Garage is 6.0m.

To enhance the liveability for all purchasers at The North Quarter, unless specifically detailed in the Covenants the minimum side set back to any part of a dwelling is 1.2 meters and 1.0 meter for a garage.



1. Set Backs for Standard Lot

3

The minimum setback for a Garage on the **long** side of a corner lot is 5.0m.

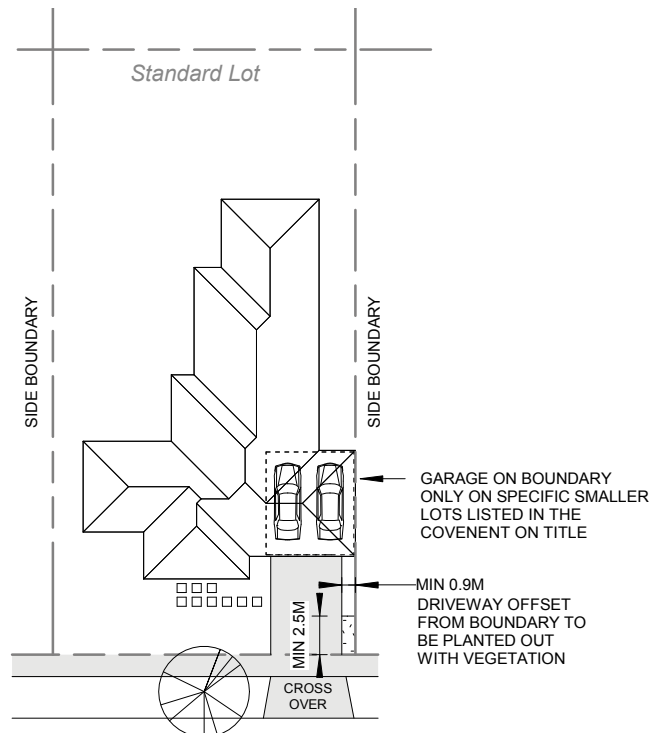
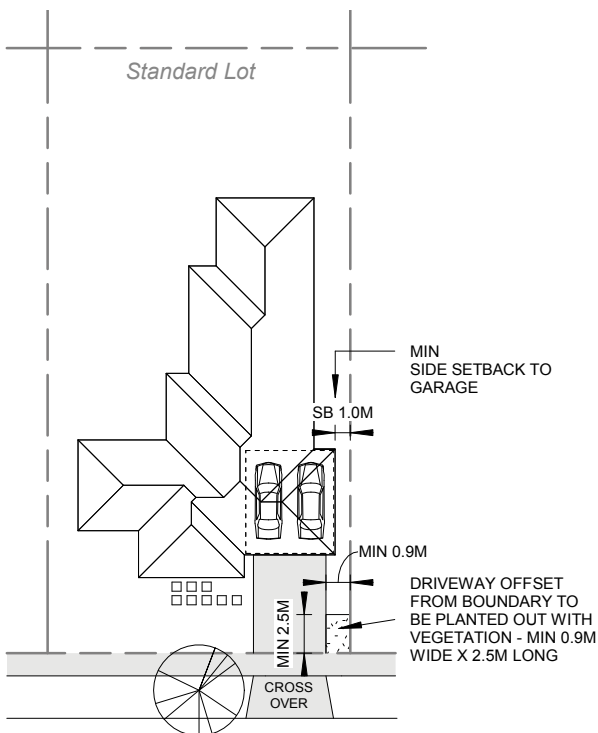
SIDE SET BACKS FOR GARAGES

The minimum setback for garages from the side boundary is 1.0 meters. Zero side setbacks for garages are **not permitted**, except on specific smaller lots. Those lots will be listed in the covenant on title.

SETBACKS BETWEEN DRIVEWAYS & SIDE BOUNDARIES

To encourage an open, parkland like feel to the estate, a planting bed of a **minimum** 0.9m wide and 2.5m long must be provided between the side boundary and any driveway. This will add shared landscape to the street network and enhance the value of the neighbourhood for all residents.

Prior to construction, a minimum 50mm PVC pipe conduit should be placed under the driveway to facilitate pipework for irrigation.



4. Driveway Offset for Garage on Boundary

HOUSE SIZE

Unless otherwise specified in the Stage Covenants, the minimum house size on all lots in all stages is 170 m² of living space as measured to the outside of walls that bound the living space. Garages, Alfresco's, Verandas, Porches and the like do not count toward the 170m² minimum. **Please check with our Estate Agents for stage or smaller lot size specific guidance.**

GARAGES

Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the façade (See Figure 5 for examples).



5. Accepted Garage Design

HOUSE MATERIALS

Diversity in the front façade and external walls of dwellings adds to the visual interest and character of the neighbourhood. This can be achieved through the articulation of external walls, colour, materials, and texture.

Colours, materials, and texture should be natural in theme, sympathetic to and draw inspiration from the local environment.

External wall materials should be selected from the below list and arranged in a complementary combination:

- Face brickwork
- Rendered, bagged or painted brickwork
- Painted weatherboard or metal cladding
- Natural timber
- Natural stone
- Rammed earth
- Glazing/windows

Face brickwork, rendered, bagged, or painted brickwork, natural stone, natural timber, rammed earth, and glazing should form no less than 50% of the façade materials.

Parts of a building or materials that have been previously erected in another location or second-hand building materials are unable to be used in the construction of any dwelling, except for recycled brick, which **is** acceptable.

FENCING GUIDELINES

Fencing has a significant influence on the feel of a residential precinct. At the North Quarter we aim to enhance the streetscape by incorporating some modest fencing requirements that will add value for all who live in the estate.

FENCE COLOUR

All new rear and side fencing is to be Colorbond Grey Ridge (Woodland Grey) in the Neetascreen profile.

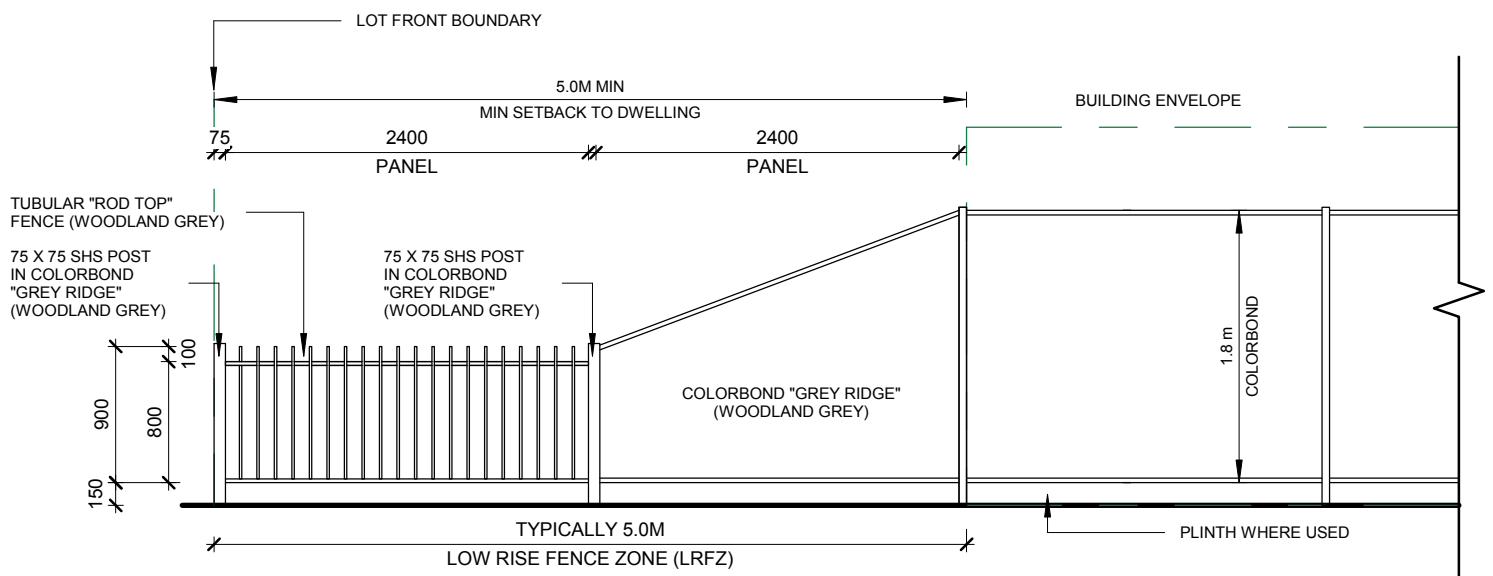
FENCING HEIGHT

The height of the Colorbond portion of the fence is to be 1.8m. The fence may incorporate a 150mm base plinth to make an overall height of 1.95m.

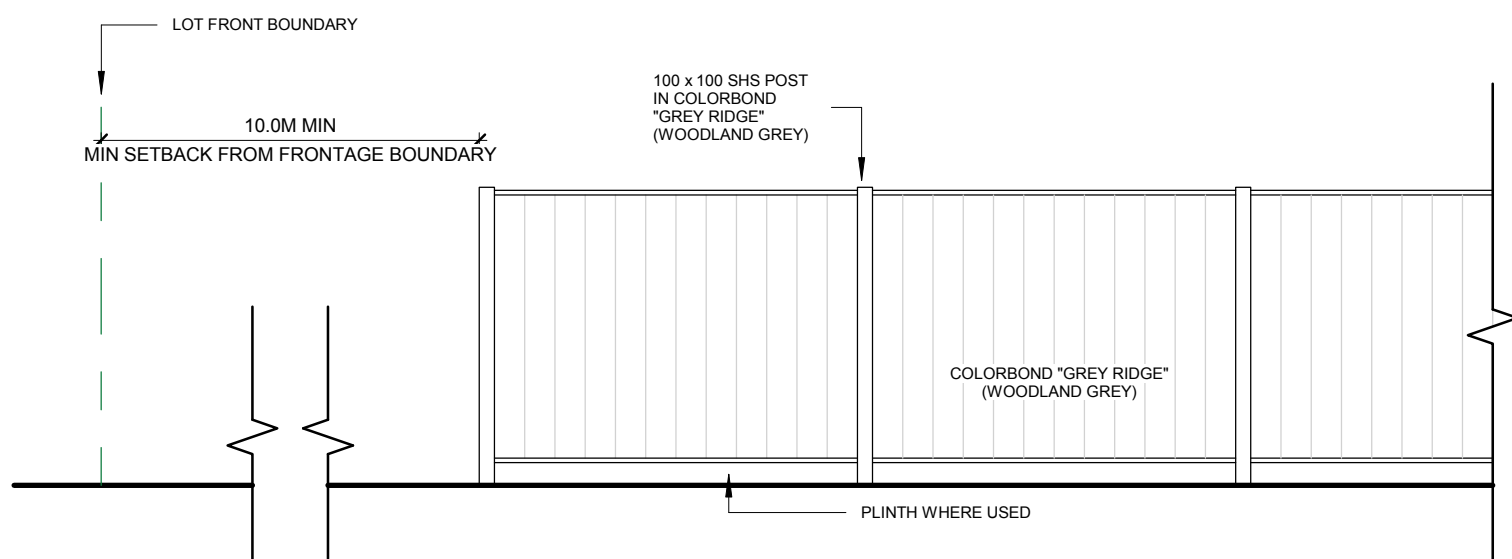
The first 5 meters of the side boundary fence is to include a low-rise fence zone (LRFZ) comprising a ~2.5m section of **900MM high tubular rod top style section** and a subsequent 2.5m section of Colorbond sheet that tapers up to full side fence height.

75 x 75mm SHS posts, powder coated Colorbond Woodland Grey are to be used at each end of the tubular section.

Over time it is anticipated that plants will grow to hide the LRFZ, creating a broad, well vegetated streetscape, that will add value to the neighborhood for all residents



6. Side Fencing Treatment at Front Boundary



7. Secondary Fencing Treatment on Corner Lot
STAGE 3 ONWARD

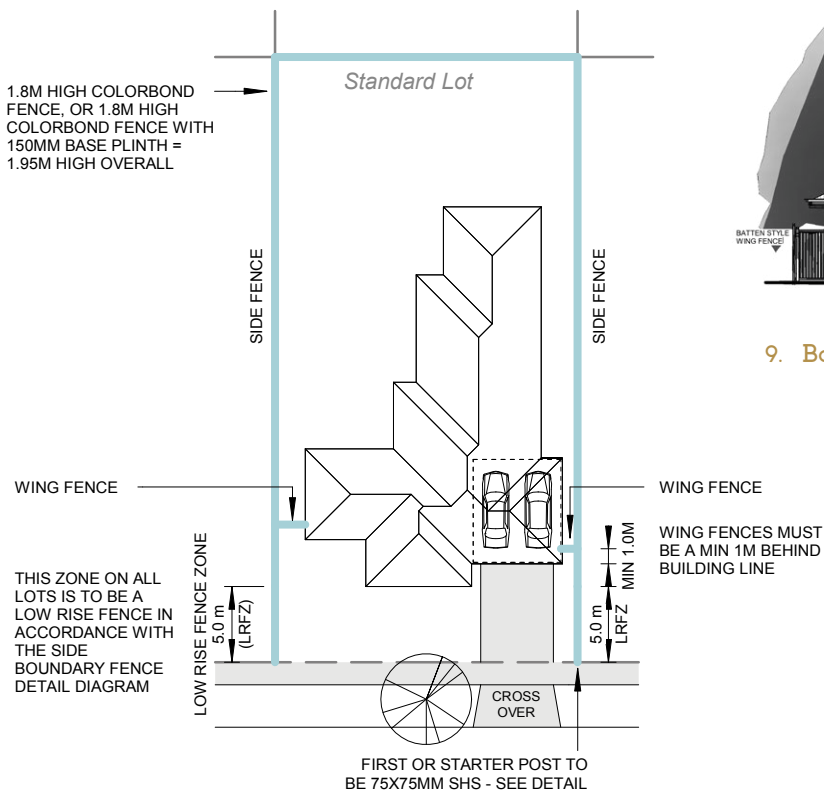
FRONT FENCING

Fencing to the **main street frontage** is not permitted.

WING FENCES

Wing fences are to commence a minimum 1 meter behind the building façade facing the street. Wing fence materials are encouraged to be batten style or in keeping with the materials used on the house facade.

Any wing fence made of colorbond steel, **must** be Woodland Grey in colour.



8. Fencing Guidelines for Standard Lots



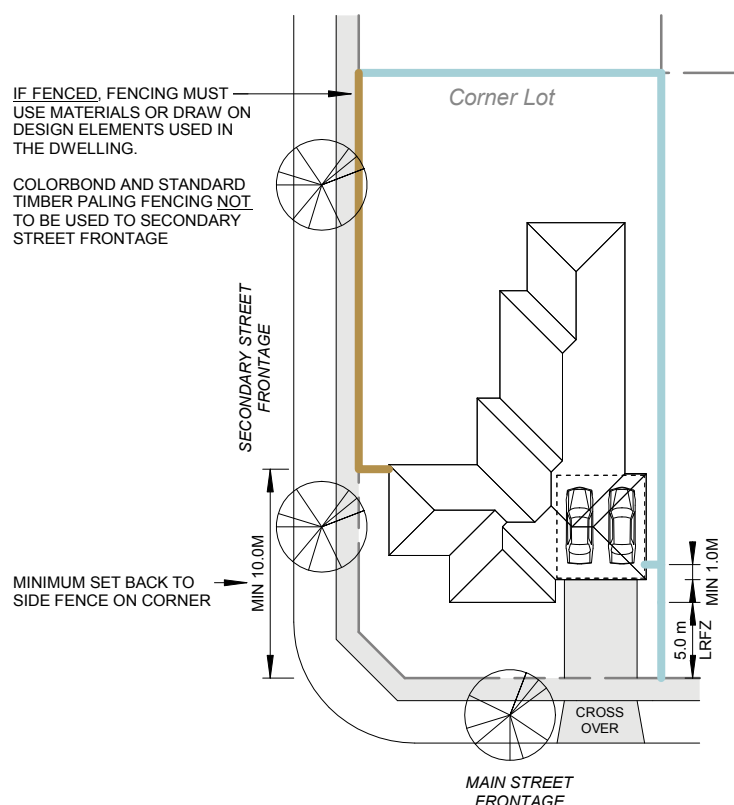
9. Batten Style Wing Fences

FENCING CORNER LOTS - APPLIES TO STAGES 1 AND 2

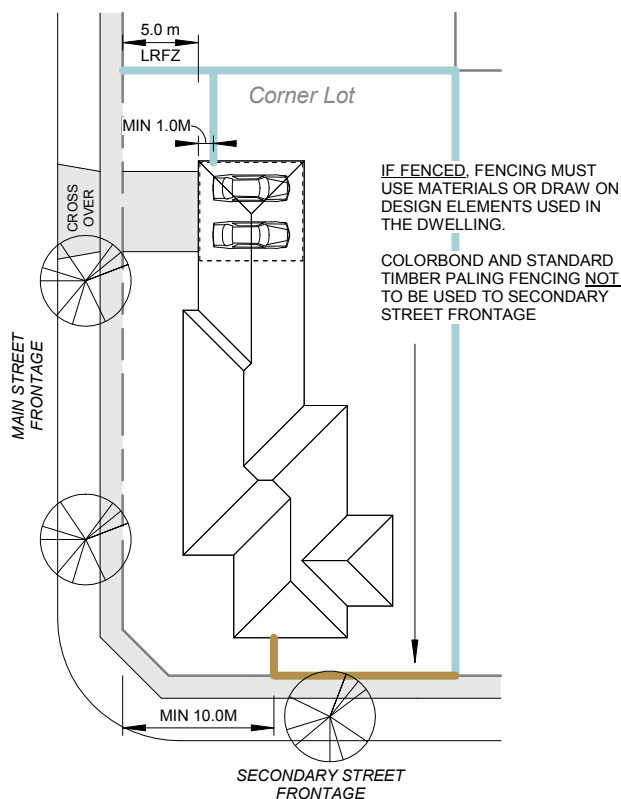
Only fencing to a **secondary street frontage** of a Corner Lot is permitted. If fencing is required to the secondary street frontage on a corner lot, the fence must use materials, or draw on design elements, used in the dwelling.

Fencing to the secondary street frontage must be set back a minimum of 10.0m from the front boundary of the main street frontage to the allotment (See Figure 10).

Colorbond Neetascreen fencing or standard timber paling fencing cannot be used for fencing a secondary street frontage.



10. Corner Lot Fencing
Short Boundary as Main Street Frontage
STAGES 1&2



11. Corner Lot Fencing
Long Boundary as Main Street Frontage
STAGES 1&2

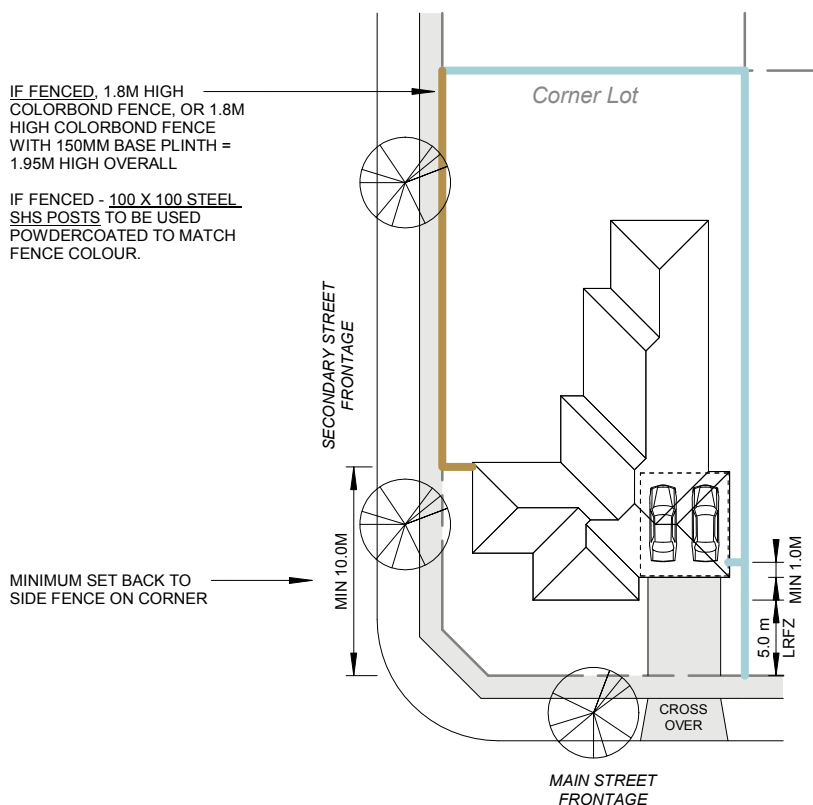
FENCING CORNER LOTS - APPLIES TO STAGE 3 ONWARD

Only fencing to a secondary street frontage of a corner lot is permitted. If fencing is required to the secondary street frontage on a corner lot, the fence should use materials, or draw on design elements, used in the dwelling. For lots in Stage 3 and onward, Colorbond Neetasreen fencing can be used but **MUST** use 100 x 100 SHS posts instead of standard Neetascreen posts.

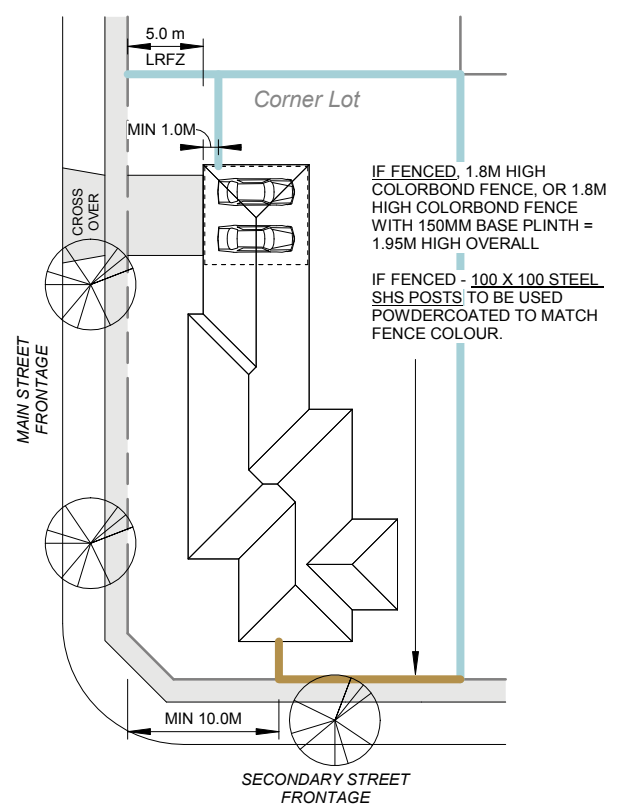
The 100 x 100 SHS posts must be powder coated Woodland Grey to match the fence.

Fencing to the secondary street frontage must be set back a minimum of 10.0m from the front boundary of the main street frontage to the allotment (See Figure 10).

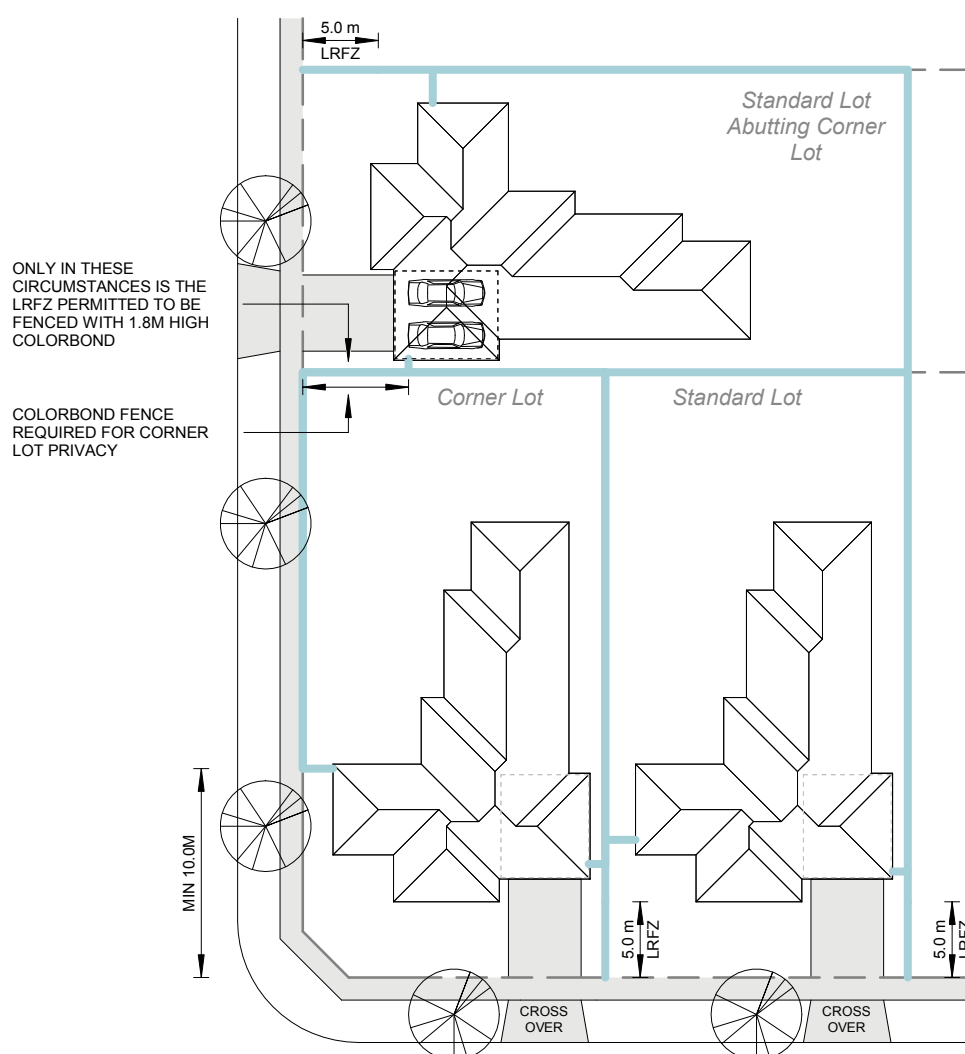
Standard timber paling fencing cannot be used for fencing a secondary street frontage.



12.. Corner Lot Fencing
Short Boundary as Main Street Frontage
STAGE 3 ONWARD



13.. Corner Lot Fencing
Long Boundary as Main Street Frontage
STAGE 3 ONWARD



14. Fencing Guidelines for Lots Abutting Corner Lots

SHED SIZES

Unless otherwise specified in the stage covenants, the maximum shed size for lots up to 999m² is 80m². For lots of 1000m² or more the maximum shed size is 100m². **Please check with our Estate Agents to confirm.** The maximum height is 4.2m. The external cladding material is to be either Colorbond Bushland or Woodland Grey steel sheeting.

The minimum setback for any Shed on a corner lot is **6 meters**.

Sheds should be located so their facades are not easily viewed from the street.

TESLA BATTERY SCHEME

The North Quarter is committed to a renewable energy future. To help achieve this we've partnered with local renewable energy business, Future NRG to help you harness the power of the sun via one of Tesla's Powerwall 13.5kw Rechargeable Batteries.

Tesla's Powerwall is a high capacity, 13.5-kilowatt battery that stores energy from your solar installation that you can use when the sun goes down, which reduces your carbon footprint and your reliance on the grid during power outages.

A Tesla Powerwall usually retails for around \$16,500, but as of Dec 2024, with rebates, interest free loans, and developer contributions, each North Quarter lot purchaser will pay only **\$3,950 upfront**.

TOTAL VALUE:	\$16,500
VIC SOLAR INTEREST FREE LOAN:	- \$8,800
DEVELOPER CONTRIBUTION:	- \$3,000
TESLA REBATE:	- \$750
UPFRONT COST TO PURCHASERS:	= \$3,950

This is a wonderful opportunity to embrace renewable energy and enjoy substantial savings through the developer rebate scheme, the generous loan terms offered by the government and of course the lifetime of savings that come from using renewables as the energy source for your home.

The scheme agreement is between the initial lot purchaser and The North Quarter and is available when installed at the time of new home construction. If the vacant land is on sold the scheme is not available to the new purchaser without the consent of The North Quarter.

ON-SELLING OF LAND

The North Quarter has a vision for the estate as a high-quality home environment for the people of Shepparton. With the property market running strong, there are some instances of speculators seeking opportunities to profit from the resale of vacant lots. To discourage this and avoid the unsightly preponderance of resale signs, "FOR SALE" signage and like marketing material can not be positioned on the property for a period of 2 years following the issuance of title.

For the same reasons, lots are not permitted to be sold during the contract period and prior to the transfer of title from The North Quarter to purchasers except for genuine circumstances whereby consent of The North Quarter may be provided.

BUILD YOUR FUTURE

As you can see, we want to make building at The North Quarter as stress free as possible, and ensure the neighbourhood you live in is one all residents can be proud of and that your investment is protected.

We hope the information in this guide provides you with the confidence to choose The North Quarter for you and your family.

All these details and more are available on our website at: www.thenorthquarter.com.au

Thank you for allowing us to be part of your future.

PURCHASING A BLOCK

You've decided The North Quarter is the place for you, so now what do you do?

The team at **Gagliardi Scott Real Estate** (our partner selling agent) is there to help make your purchase as simple and stress free as possible.

To get your purchase underway they will need to discuss and establish some basic details. You can give them a call or drop them an email.

TYPICAL INFORMATION REQUIRED

- The name, address and contact detail of the person or persons you want to purchase the property in.
- The name and contact details of your conveyancer or solicitor.
- Whether you need finance to purchase the block, whether that finance is in place, and the name of the finance provider.

- Confirm any other particulars of the sale.
- Confirm the deposit amount (10%) and the timing for it to be paid.
- Confirm with you the timing for when settlement of the purchase is to take place.

SELLING AGENT DETAILS:

Rocky Gagliardi

Gagliardi Scott Real Estate

Mobile: 0407 826 542

Email: rocky@gagliardiscott.com.au

Office Number: 03 5831 1800

www.gagliardiscott.com.au

DEPOSIT ACCOUNT DETAILS:

Gagliardi Scott Real Estate Trust Account

BSB: 083 894

A/C: 85865 9279

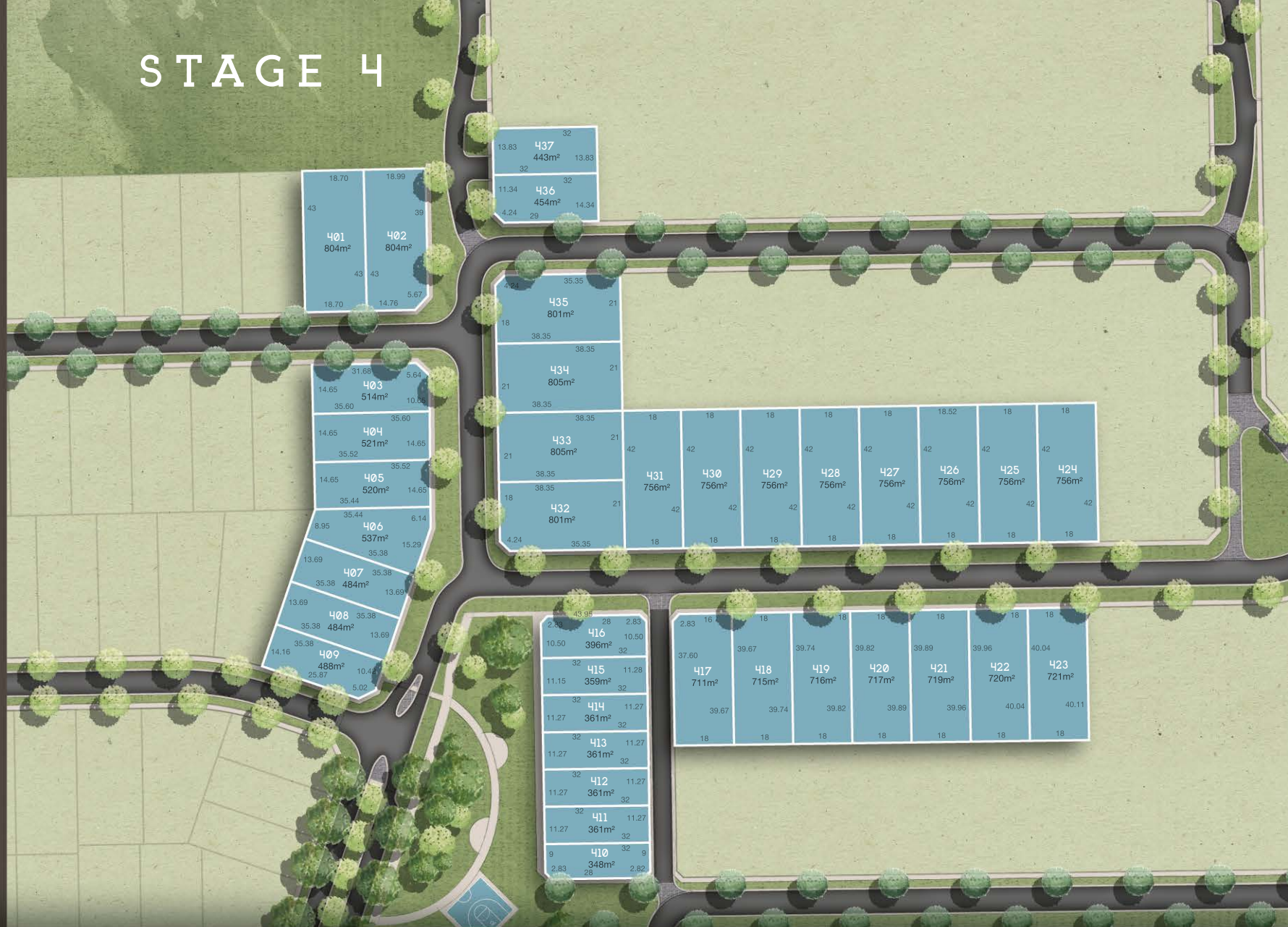
CONTRACTS

As soon as these details have been established, contracts will be prepared and sent to your conveyancer. Your conveyancer should then make a time with you to discuss the contract, clear up any information, have it signed and return it to our solicitor.

To ensure you secure your purchase it's important the deposit is paid and your conveyancer return the signed contracts within 10 business days of receiving them. We will then sign the contracts and our solicitor will return your copy to your conveyancer.

STAGE 4

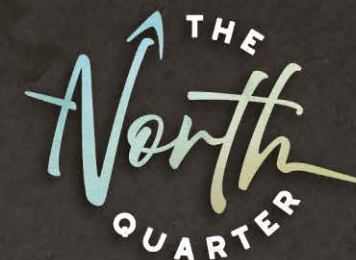
LOT	SIZE	PRICE
401	804 m ²	\$278,500
402	804 m ²	\$278,500
403	514 m ²	Not for sale
404	521 m ²	Not for sale
405	520 m ²	Not for sale
406	537 m ²	Not for sale
407	484 m ²	Not for sale
408	484 m ²	Not for sale
409	488 m ²	Not for sale
410	348 m ²	Not for sale
411	361 m ²	Not for sale
412	361 m ²	Not for sale
413	361 m ²	Not for sale
414	361 m ²	Not for sale
415	359 m ²	Not for sale
416	396 m ²	Not for sale
417	711 m ²	\$267,500
418	715 m ²	\$267,500
419	716 m ²	\$267,500
420	717 m ²	\$267,500
421	719 m ²	\$267,500
422	720 m ²	\$267,500
423	721 m ²	\$267,500
424	756 m ²	\$272,500
425	756 m ²	\$272,500
426	756 m ²	\$272,500
427	756 m ²	\$272,500
428	756 m ²	\$272,500
429	756 m ²	\$272,500
430	756 m ²	\$272,500
431	756 m ²	\$272,500
432	801 m ²	\$278,500
433	805 m ²	\$278,500
434	805 m ²	\$278,500
435	801 m ²	\$278,500
436	454 m ²	\$239,950
437	443 m ²	\$239,950



SELLING AGENT

Gagliardi Scott Real Estate
 Rocky Gagliardi
 M: 0407 826 542
www.gagliardiscott.com.au

thenorthquarter.com.au



MASTER PLAN



SELLING AGENT

Gagliardi Scott Real Estate
Rocky Gagliardi
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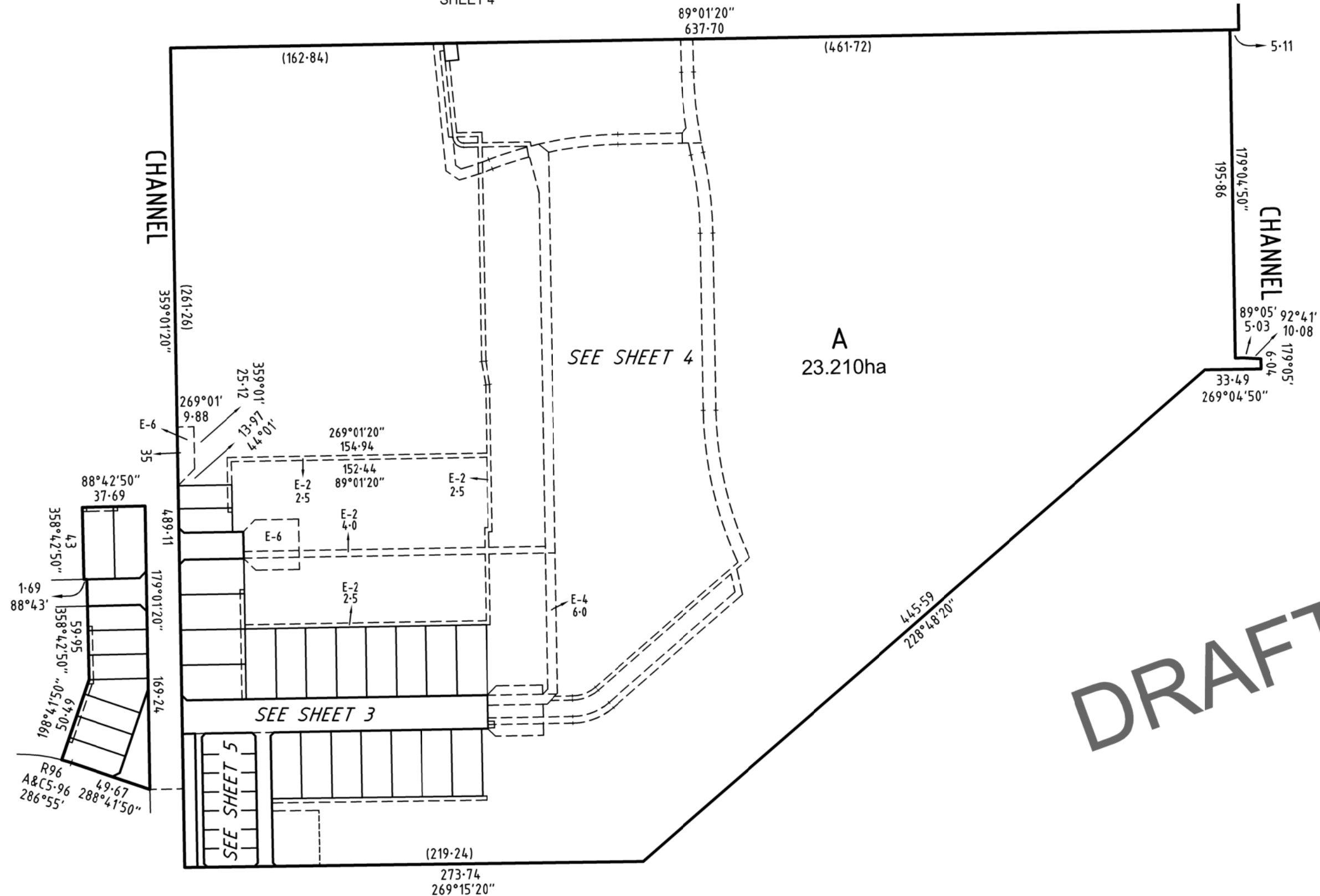
thenorthquarter.com.au



PLAN OF SUBDIVISION			EDITION 1	PS927680F	
LOCATION OF LAND PARISH: SHEPPARTON TOWNSHIP: - SECTION: C CROWN ALLOTMENT: 26 (Part), 20(Part), 21(Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12607 FOL 859 VOL FOL LAST PLAN REFERENCE: PS913633T, LOT E PC382556E POSTAL ADDRESS: 139 GRAHAMVALE ROAD (at time of subdivision) GRAHAMVALE, VIC, 3631 MGA 2020 CO-ORDINATES: E: 358 670 ZONE: 55 (of approx centre of land in plan) N: 5975 610			DRAFT		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 400 (inclusive) have been omitted from this plan. Other purpose of this plan To remove by agreement Carriageway Easement plus Pipelines or Ancillary Purposes created in PS913633T that lies within R-1 and lots 401, 402, 403 this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement Pipelines or Ancillary purposes easement created in PS849466R that now lies within R-1 on this plan via section 6 (1) (k) of the Subdivision Act 1988.		
ROAD R-1	GREATER SHEPPARTON CITY COUNCIL				
RESERVE No. 1	GOULBURN VALLEY REGION WATER CORPORATION				
RESERVE No. 2	GREATER SHEPPARTON CITY COUNCIL				
NOTATIONS					
DEPTH LIMITATION : 15.24 metres below the surface					
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 2025-20 This survey has been connected to permanent marks No(s). 162, SR69E81, 160 In Proclaimed Survey Area No. 39					
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	SEE DIAGRAM	PS913633T (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION	
E-2, E-3, E-7, E-9, E-14	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION	
E-3, E-4, E-5, E-9, E-10	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	GOULBURN VALLEY REGION WATER CORPORATION	
E-4, E-5, E-6, E-7, E-9, E-11, E-12, E-13, E-14	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL	
E-5, E-8, E-12, E-13, E-14	DRAINAGE	SEE DIAGRAM	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL	
E-4, E-9, E-11	SUPPLY OF ELECTRICITY	SEE DIAGRAM	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL	
E-3, E-4, E-9, E-10, E-12	SUPPLY OF ELECTRICITY	SEE DIAGRAM	THIS PLAN	GOULBURN VALLEY REGION WATER CORPORATION	
THE NORTH QUARTER ESTATE - STAGE 4 (37 LOTS)			AREA OF STAGE - 2.98ha		
spiire 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 323345000SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
		Licensed Surveyor: Mark Christopher Sargent Version: 1			

SEE ENLARGEMENT A

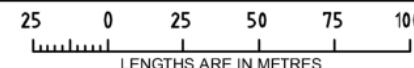
SHEET 4



DRAFT

SURVEYOR'S FILE REF: 323345000SV00

SCALE
1: 2500



ORIGINAL SHEET
SIZE: A3

SHEET 2



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Shepparton Vic 3632
T 61 3 5849 1000
spiire.com.au

Licensed Surveyor: Mark Christopher Sargent
Version: 1

SEE SHEET 4

A

ANGELENO
WAY
580m²

CHANNEL

ANGELENO WAY

LANE B 75.90

SEE ENLARGEMENT B
SHEET 5

SEE SHEET 2

spiire

DRAFT

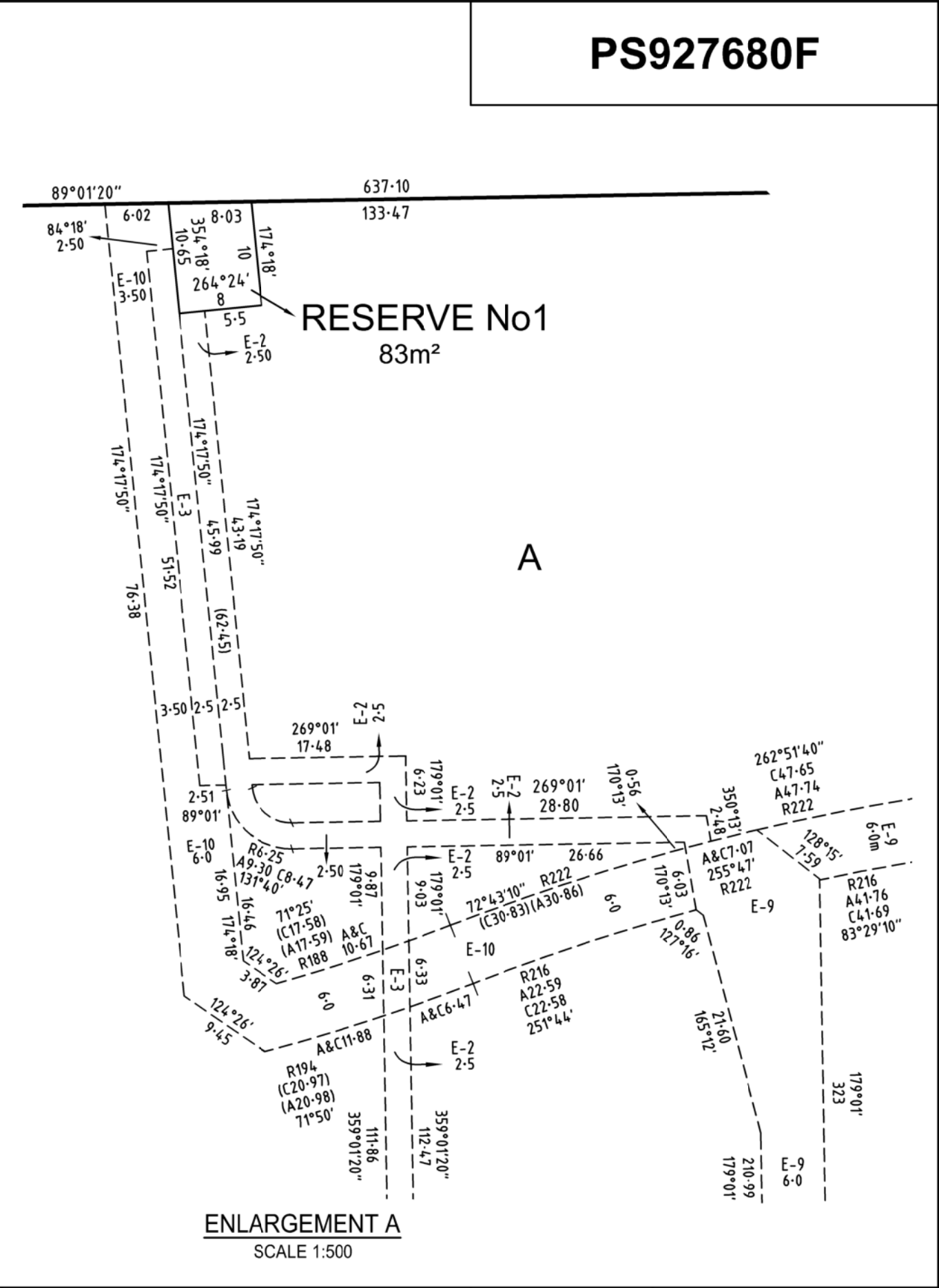
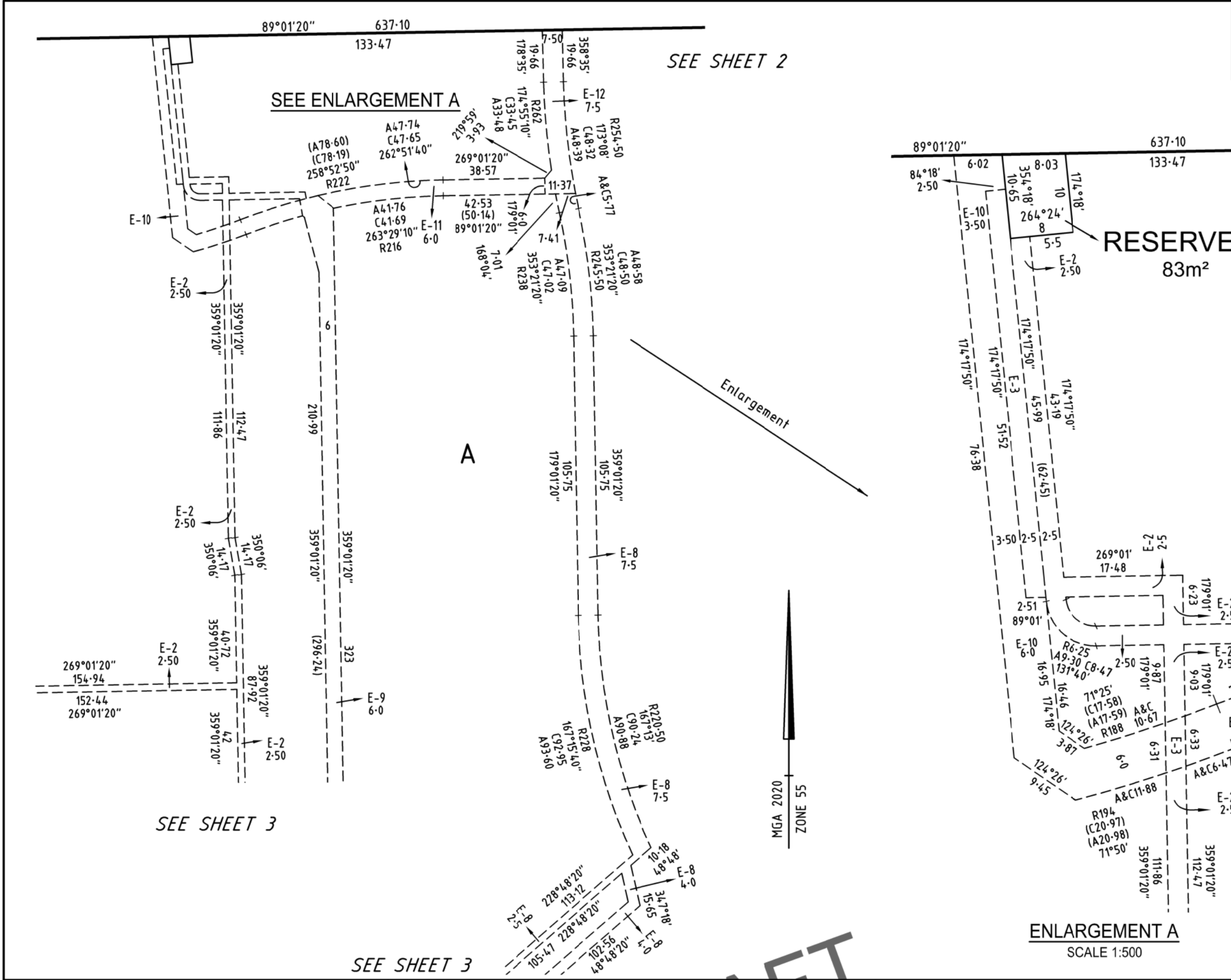
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

PS927680F



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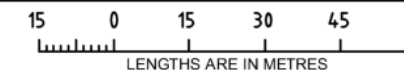
144 Welsford Street
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Shepparton Vic 3632
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SCALE
1: 1500



LENGTHS ARE IN METRES

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Version: 1



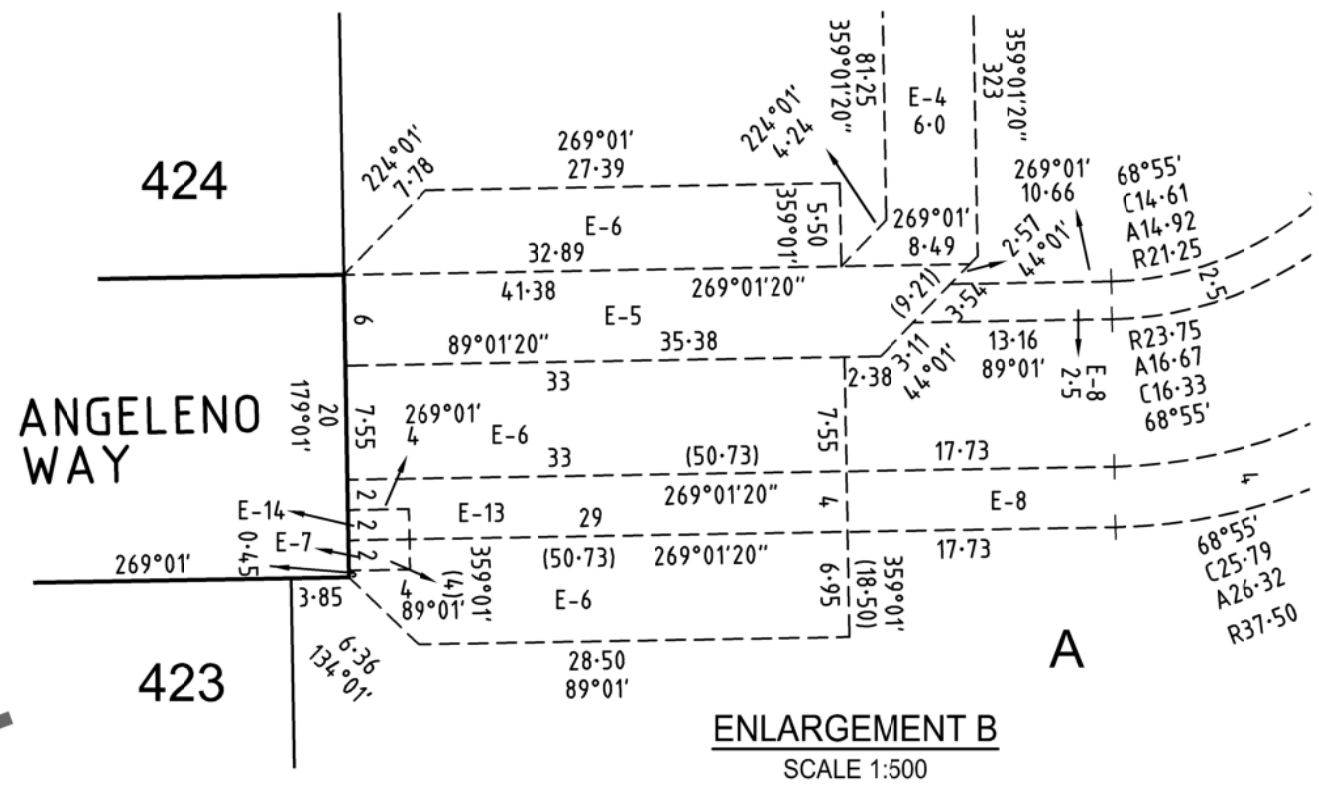
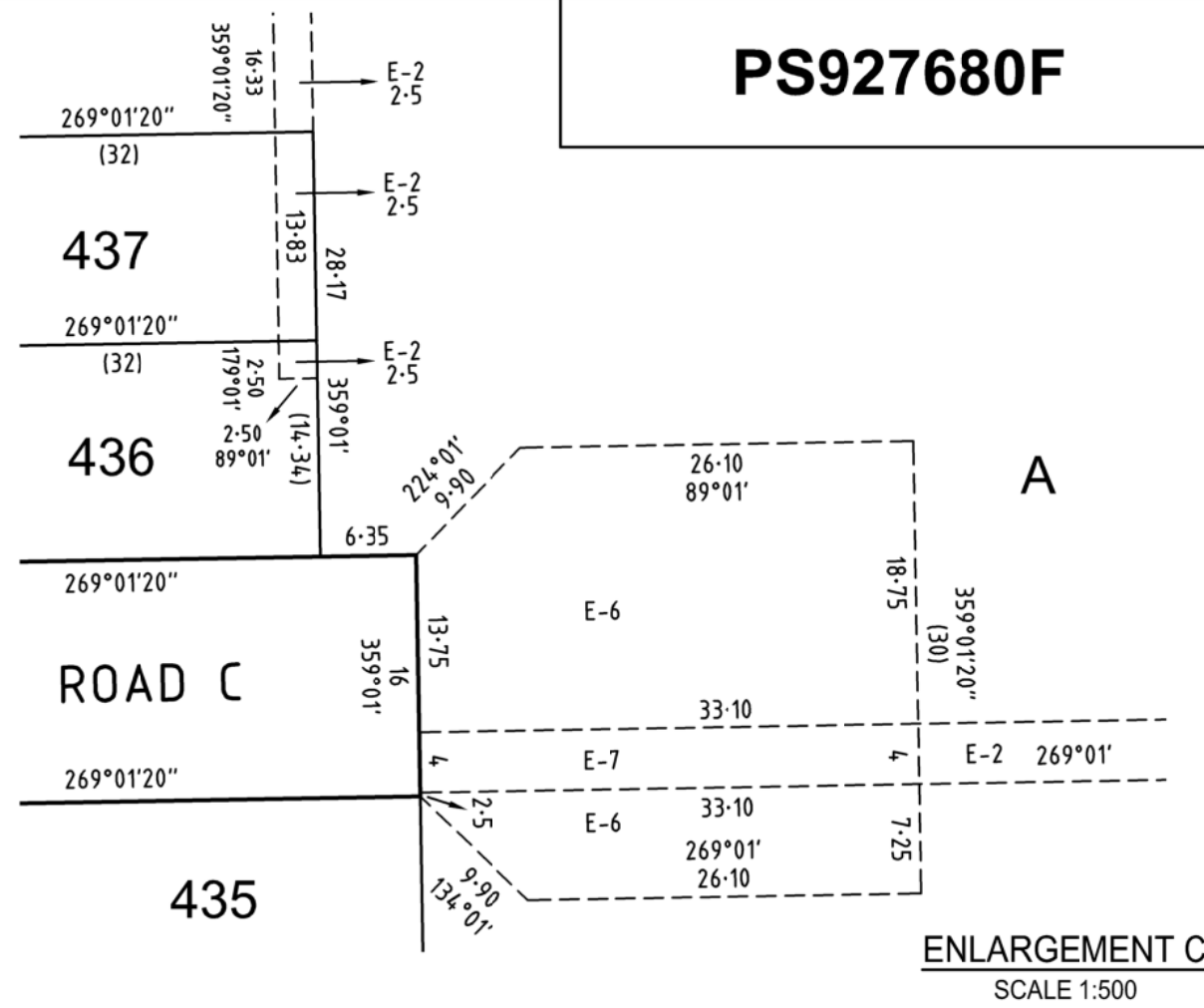
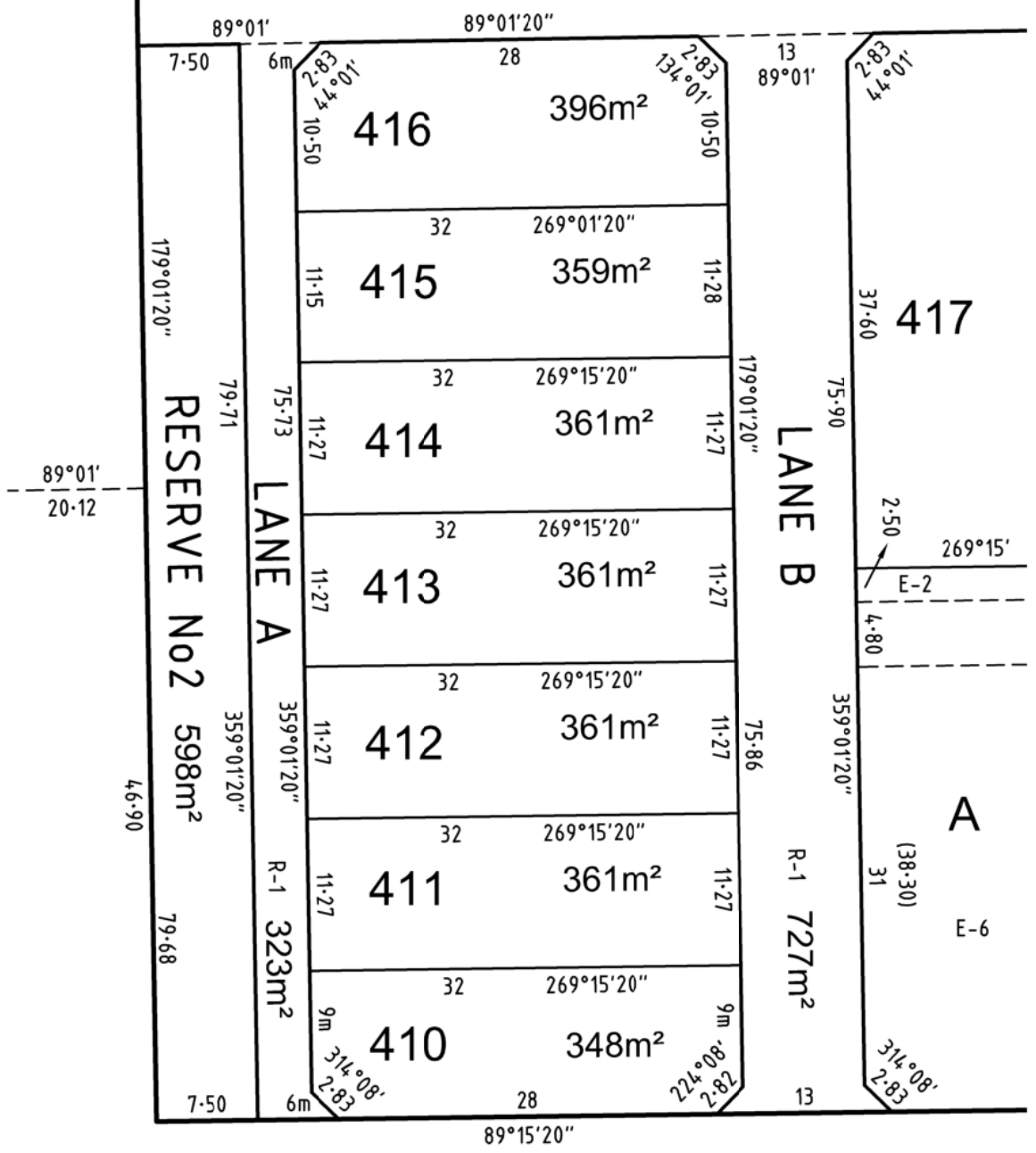
ORIGINAL SHEET SIZE: A3	

SHEET 4

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Version: 1

SEE SHEET 3

ANGELENO WAY



SURVEYOR'S FILE REF: 323345000SV00



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SCALE 1: 500
LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE: A3

SHEET 5