

# Room to move!



LAND OWNERS INFORMATION PACK: STAGE 1

MARCH 2019

*Providence*  
FIELD

[www.developmentedge.com.au](http://www.developmentedge.com.au)

This report has been prepared by the office of Spiire on behalf of Providence (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 PROVIDENCE FIELD ESTATE, SHEPPARTON. THE FOLLOWING INFORMATION IS INCLUDED IN THIS REPORT:

- Easements
- Water & Sewer Property Connections
- Underground Electrical
- Gas Supply
- Bushfire Attack Level (BAL)
- Protective Covenants
- Plan of Subdivision
- And, Engineering Plans.

## 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

Providence Field 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.

## BUSHFIRE ATTACK LEVEL (BAL)

Providence Field Estate is not within a bushfire attack prone area. For further information on this please refer the Appendix A of this report.

## WATER AND SEWERAGE PROPERTY CONNECTIONS

Providence Field Estate is serviced by town water and sewer. Each property has a pre tapped water and sewer connection. These connections 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

Providence Field Estate is serviced by underground Natural Gas. For any issues please contact Envestra.

## PROTECTIVE COVENANTS

For information of the protective covenants at the Providence Field Estate please refer to Appendix B of this report.



# APPENDIX A

## BUSHFIRE ATTACK LEVEL REPORT

Department of  
Environment, Land,  
Water and Planning

### Designated Bushfire Prone Areas

from [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 14 September 2017 09:42 AM

**Address:** 625 GOULBURN VALLEY HIGHWAY SHEPPARTON NORTH 3631

**Lot and Plan Number:** Lot A PS807293

**Local Government (Council):** GREATER SHEPPARTON **Council Property Number:** N/A

**Directory Reference:** VicRoads 32 H7

**This property is not in a designated bushfire prone area.  
No special bushfire construction requirements apply. Planning provisions may apply.**

### Designated Bushfire Prone Area Map



#### Bushfire Prone Area Legend

- Bushfire Prone Area
- Selected Land
- Railway
- Tram
- River, stream
- Lake, waterbody

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 and 2 June 2017.

The Building Interim Regulations 2017 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 via the Bushfire Prone Areas Map Service at <http://services.land.vic.gov.au/maps/bushfire.jsp> 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 in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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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 32(2)(dc) of the Sale of Land 1962 (Vic).



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# APPENDIX B

## PROTECTIVE COVENANTS



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### COVENANT TO BE INSERTED IN TRANSFER

All Lots except 9-11, 22-24, 28 & 29

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 (the 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 hereafter:

1. On the burdened land or any part or parts thereof:
  - (a) build, construct or erect or cause to be built, constructed or erected any building other than one private dwelling house having an area of not less than 230 square metres within the outer walls thereof (such area to be calculated by excluding the area of carport, garage, terraces, pergola or verandah) together with the usual garages and outbuildings, and such dwelling house shall have external walls of brick, stone or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed twenty-five percent of the total external wall area, but not including normal timber fascia and trimmings and further provided that nothing in this condition shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials.
  - (b) build, construct or erect or cause to be built, constructed or erected any buildings which are not constructed entirely from new materials nor move onto the said land any building which has previously been wholly or partly completed nor any part thereof.
  - (c) build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding having a height greater than 4 metres which together have a total aggregate floor area greater than 110 square metres provided that in calculating such total aggregate area of 110 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 burdened 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 burdened land and further provided that any such garage or outbuilding shall be constructed of materials comprising only brick or Colourbond.

- (d) build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding without commencing at the same time the construction of the dwelling on the burdened land.

- 
- (e) build, construct or erect or cause or permit to be built, constructed or erected any Church, hall or other building which could be used for the purposes of religious worship or gathering.
  - (f) build, construct or erect or cause to be built, constructed or erected any detached garage or outbuilding either:
    - (i) within 15 metres of any road boundary of the burdened land; or
    - (ii) closer to any road boundary of the burdened land than the front building line of the dwelling on the burdened land, whichever shall be the greater distance from any road boundary of the burdened land.
  - (g) keep or allow to be kept thereon any goats, pigs, horses, cattle, sheep, roosters, greyhounds, pigeons or more than two dogs, two cats or six chickens.
  - (h) build, construct or erect or cause to be built, constructed or erected on any boundary thereof or within the boundaries thereof any fence other than
    - (i) a " farm type " treated timber post and wire fence or treated timber post and wire ring lock fence,
    - (ii) a "Brush Fence " not exceeding 1800mm in height with a 150mm plinth with post and rail colour " Colourbond Jasper " not closer than three (3) metres to any boundary,
    - (iii) a standard swimming pool security fence within the boundaries
2. Carry on any commercial or business activities on the burdened land or install thereon any plant or material connected therewith.
  3. Use or suffer or permit the burdened land or any part thereof to be used as a transport depot or bus depot or any purpose ancillary thereto, or for the purpose of parking, storing or garaging thereon any articulated motor car or any heavy vehicle as defined in the Road Safety Act or the regulations thereto.
  4. Use or permit the burdened land to be used for the recreational riding of motorbikes or similar vehicles.
  5. Use or permit to be used any shed or other outbuilding erected on the burdened land or any motor home, trailer, caravan, tent or other movable accommodation or room thereon for living or residential accommodation.
  6. Subdivide the burdened land

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 HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and the burden thereof shall be attached to and run at law and in equity with the land hereby transferred and shall be noted and appear on every future Certificate of Title for the land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof.

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**COVENANT TO BE INSERTED IN TRANSFER**  
**Lots 9-11, 22-24, 28 & 29**

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 (the 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 hereafter:

1. On the burdened land or any part or parts thereof:
  - (a) build, construct or erect or cause to be built, constructed or erected any building other than one private dwelling house having an area of not less than 230 square metres within the outer walls thereof (such area to be calculated by excluding the area of carport, garage, terraces, pergola or verandah) together with the usual garages and outbuildings, and such dwelling house shall have external walls of brick, stone or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed twenty-five percent of the total external wall area, but not including normal timber fascia and trimmings and further provided that nothing in this condition shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials.
  - (b) build, construct or erect or cause to be built, constructed or erected any buildings which are not constructed entirely from new materials nor move onto the said land any building which has previously been wholly or partly completed nor any part thereof.
  - (c) build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding having a height greater than 4 metres which together have a total aggregate floor area greater than 110 square metres provided that in calculating such total aggregate area of 110 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 burdened 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 burdened land and further provided that any such garage or outbuilding shall be constructed of materials comprising only brick or Colourbond.
  - (d) build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding without commencing at the same time the construction of the dwelling on the burdened land.
  - (e) build, construct or erect or cause or permit to be built, constructed or erected any Church, hall or other building which could be used for the purposes of religious worship or gathering.




- (f) build, construct or erect or cause to be built, constructed or erected any detached garage or outbuilding either:
    - (i) within 15 metres of the front boundary of the burdened land; or
    - (ii) closer to the front boundary of the burdened land than the front building line of the dwelling on the burdened land, whichever shall be the greater distance from the front boundary of the burdened land.
  - (g) keep or allow to be kept thereon any goats, pigs, horses, cattle, sheep, roosters, greyhounds, pigeons or more than two dogs, two cats or six chickens.
  - (h) build, construct or erect or cause to be built, constructed or erected on any boundary thereof(excluding the northern rear boundary) or within the boundaries thereof any fence other than
    - (i) a " farm type " treated timber post and wire fence or treated timber post and wire ring lock fence,
    - (ii) a "Brush Fence " not exceeding 1800mm in height with a 150mm plinth with post and rail colour " Colourbond Jasper " not closer than three (3) metres to any boundary,
    - (iii) a standard swimming pool security fence within the boundaries
  - (i) build, construct or erect or cause to be built, constructed or erected on the rear northern boundary thereof or within 3 metres of the rear northern boundary thereof any fence other than a Colourbond fence 1.8 metres in height of "Teatree" colour.
  - (j) build, construct or erect or cause to be built, constructed or erected within the rear northern boundary fence any gate, gateway or entry/exit point.
2. Carry on any commercial or business activities on the burdened land or install thereon any plant or material connected therewith.
  3. Use or suffer or permit the burdened land or any part thereof to be used as a transport depot or bus depot or any purpose ancillary thereto, or for the purpose of parking, storing or garaging thereon any articulated motor car or any heavy vehicle as defined in the Road Safety Act or the regulations thereto.
  4. Use or permit the burdened land to be used for the recreational riding of motorbikes or similar vehicles.
  5. Use or permit to be used any shed or other outbuilding erected on the burdened land or any motor home, trailer, caravan, tent or other movable accommodation or room thereon for living or residential accommodation.
  6. Subdivide the burdened land

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.

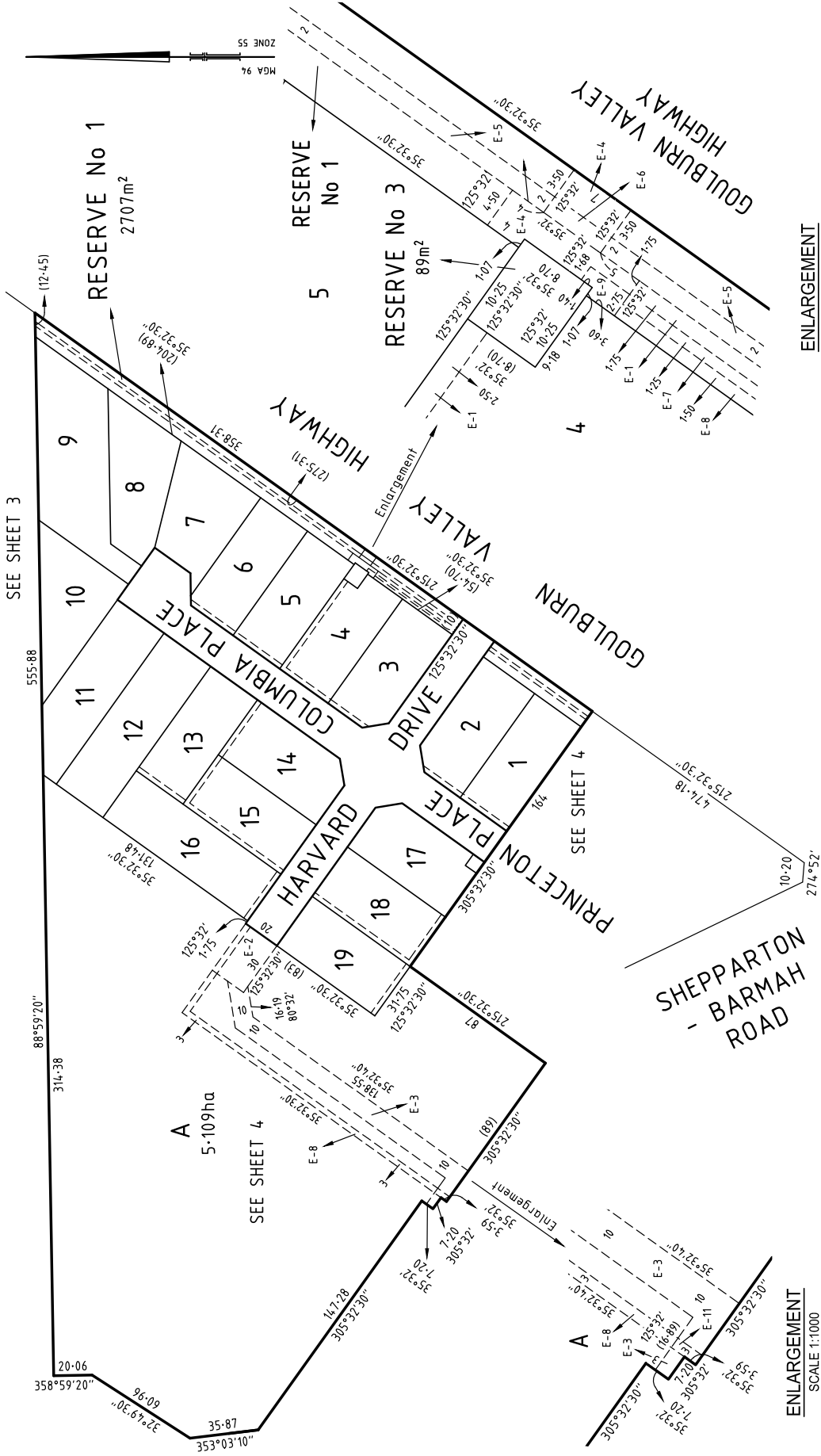
AND IT IS HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and the burden thereof shall be attached to and run at law and in equity with the land hereby transferred and shall be noted and appear on every future Certificate of Title for the land hereby transferred and every part thereof as an encumbrance

# APPENDIX C

## PLAN OF SUBDIVISION

<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS807294G</b>	
<b>LOCATION OF LAND</b> PARISH: Shepparton TOWNSHIP: SECTION: CROWN ALLOTMENT: 97(Part) CROWN PORTION: TITLE REFERENCE: C/T VOL 11897 FOL 645  LAST PLAN REFERENCE: Lot A PS807293J  POSTAL ADDRESS: 625 Goulburn Valley Highway (at time of subdivision) Shepparton North 3631  MGA94 CO-ORDINATES: E: 356 950                      ZONE: 55 (of approx centre of land                      N: 5 978 400 in plan)		Council Name: Greater Shepparton City Council SPEAR Reference Number: S118709A		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>Notations</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>			
ROAD R-1 RESERVE No 1 RESERVE No 2 RESERVE No 3 RESERVE No 4	Greater Shepparton City Council Greater Shepparton City Council Greater Shepparton City Council Goulburn Valley Region Water Corporation Powercor Australia Ltd			
<b>NOTATIONS</b>		<u>Further purpose of plan</u> Removal of carriageway easement created in PS807293J Grounds for Removal: Planning permit No 2015-409/A issued by Greater Shepparton City Council  Creation of Water Supply Easement in favour of C/T Vol 9439 Fol 913 Grounds for Creation: Consent of Owner		
DEPTH LIMITATION 15.24 metres				
SURVEY: This plan is based on survey  STAGING: This is not a staged subdivision Planning Permit No 2015-409/A  This survey has been connected to permanent marks No(s) 11, 12 & 260 In Proclaimed Survey Area No				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited/In Favour of</b>
E-1, E-4, E-6, E-7 & E-9	Pipelines or Ancillary Purposes	See Diag	This plan - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-2 & E-10	Carriageway	See Diag	This Plan	Greater Shepparton City Council
E-2, E-3, E-10 & E-11	Drainage	See Diag	This Plan	Greater Shepparton City Council
E-4, E-6 & E-9	Carriageway	See Diag	This plan - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-5 & E-6	Water Supply	See Diag	This Plan	C/T Vol 9439 Fol 913
E-7, E-8, E-9, E-10 & E-11	Power Line	See Diag	This plan - Sec 88 Electricity Industry Act 2000	Powercor Australia Limited
<b>PROVIDENCE ESTATE - STAGE 1 (19 LOTS)</b>		<b>AREA OF STAGE - 5.591ha</b>		
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 303882SV00  Digitally signed by: Michael John Meehan, Licensed Surveyor, Surveyor's Plan Version (4), 18/02/2019, SPEAR Ref: S118709A		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4

PS807294G



ENLARGEMENT  
SCALE 1:400

ENLARGEMENT  
SCALE 1:1000

SHEET 2

ORIGINAL SHEET  
SIZE: A3

SCALE  
1: 2000

LENGTHS ARE IN METRES

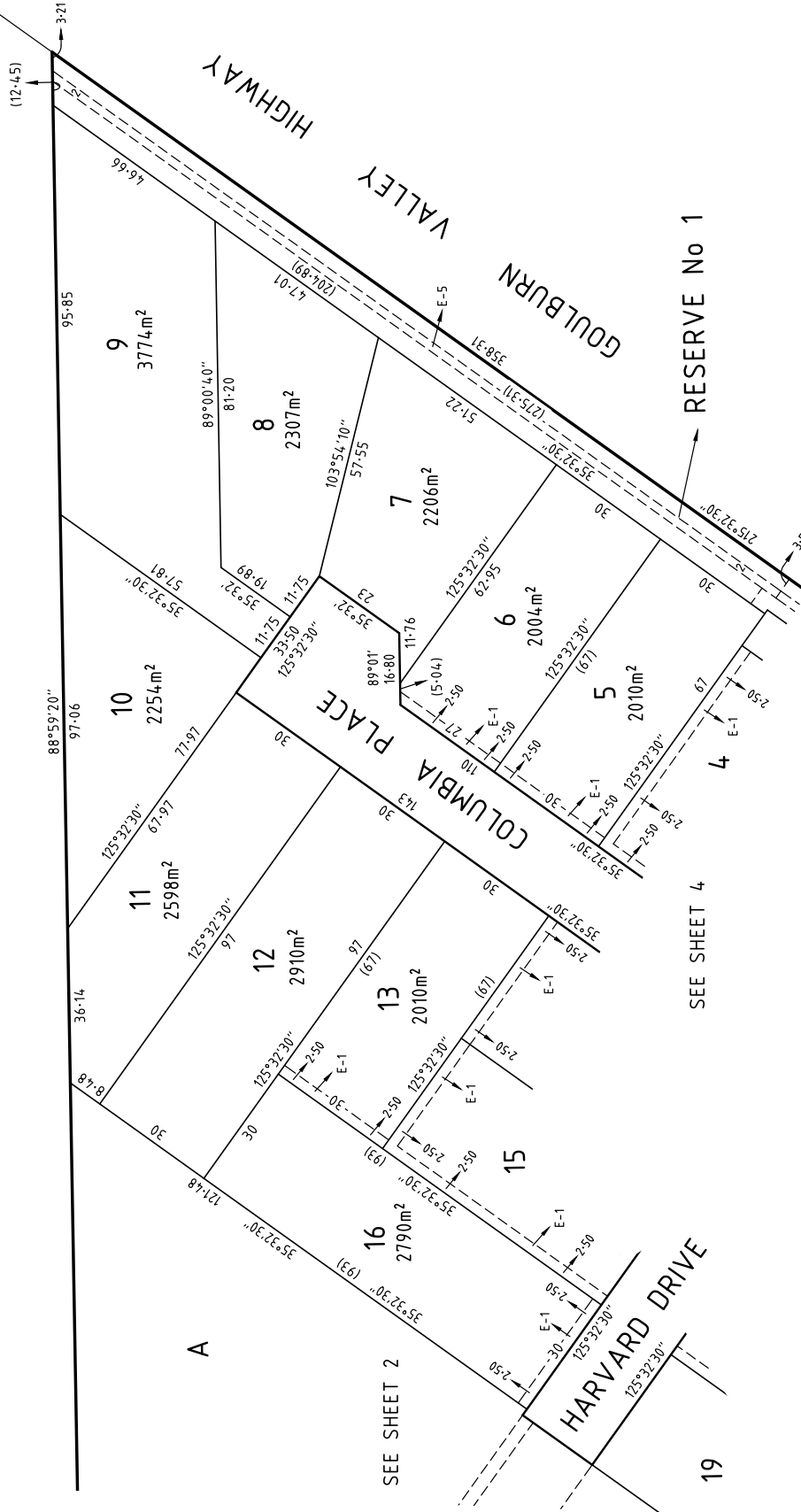
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Digitally signed by: Michael John Meehan, Licensed Surveyor,  
Surveyor's Plan Version (4),  
18/02/2019, SPEAR Ref. S118709A

144 Weisford Street  
PO Box 926  
Shepparton Vic 3632  
T 61 3 6849 1000  
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**spire**

PS807294G

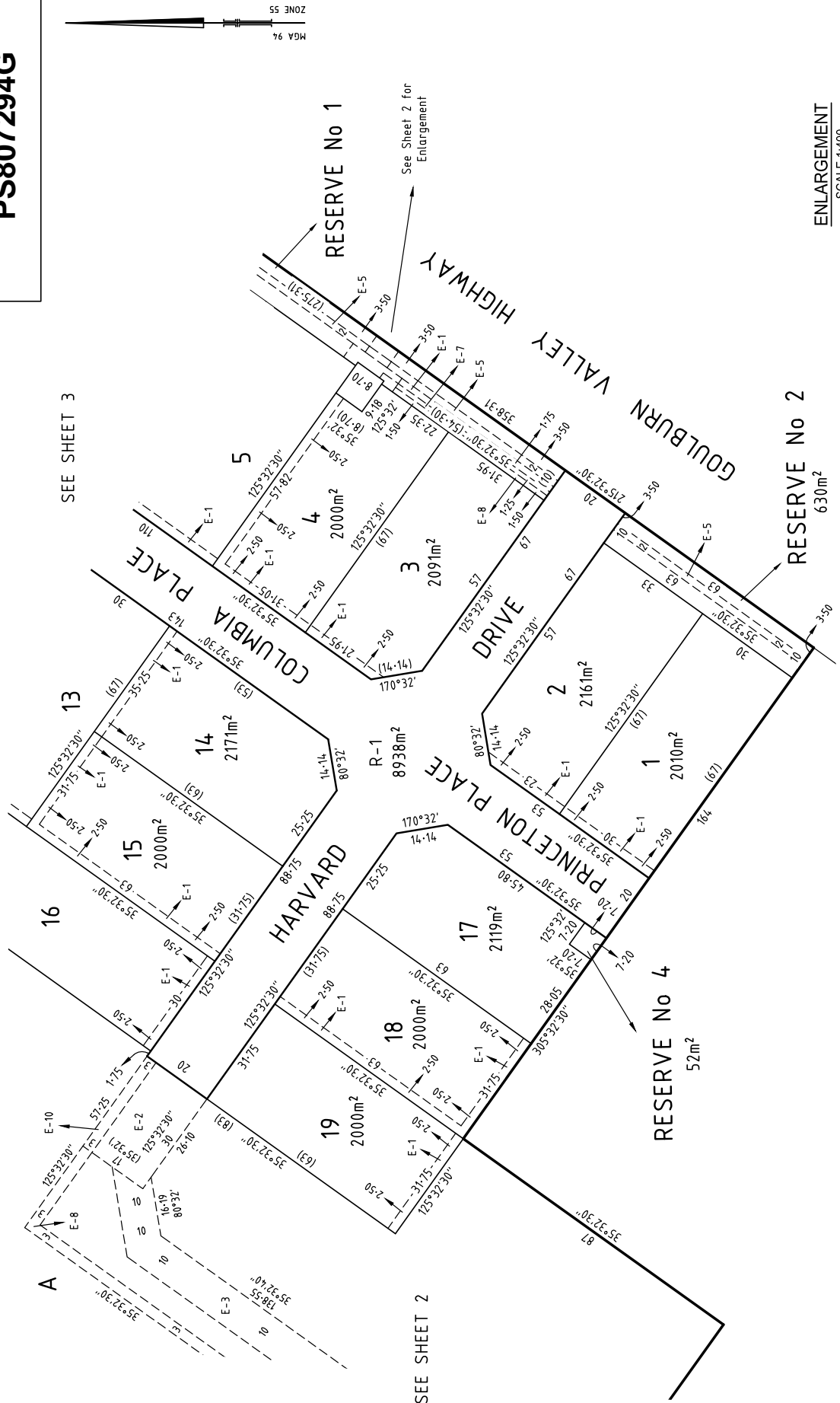


<p>SCALE 1: 1000</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 3</p>
<p>Digitally signed by: Michael John Meehan, Licensed Surveyor, Surveyor's Plan Version (4), 18/02/2019, SPEAR Ref: S118709A</p>		

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PS807294G

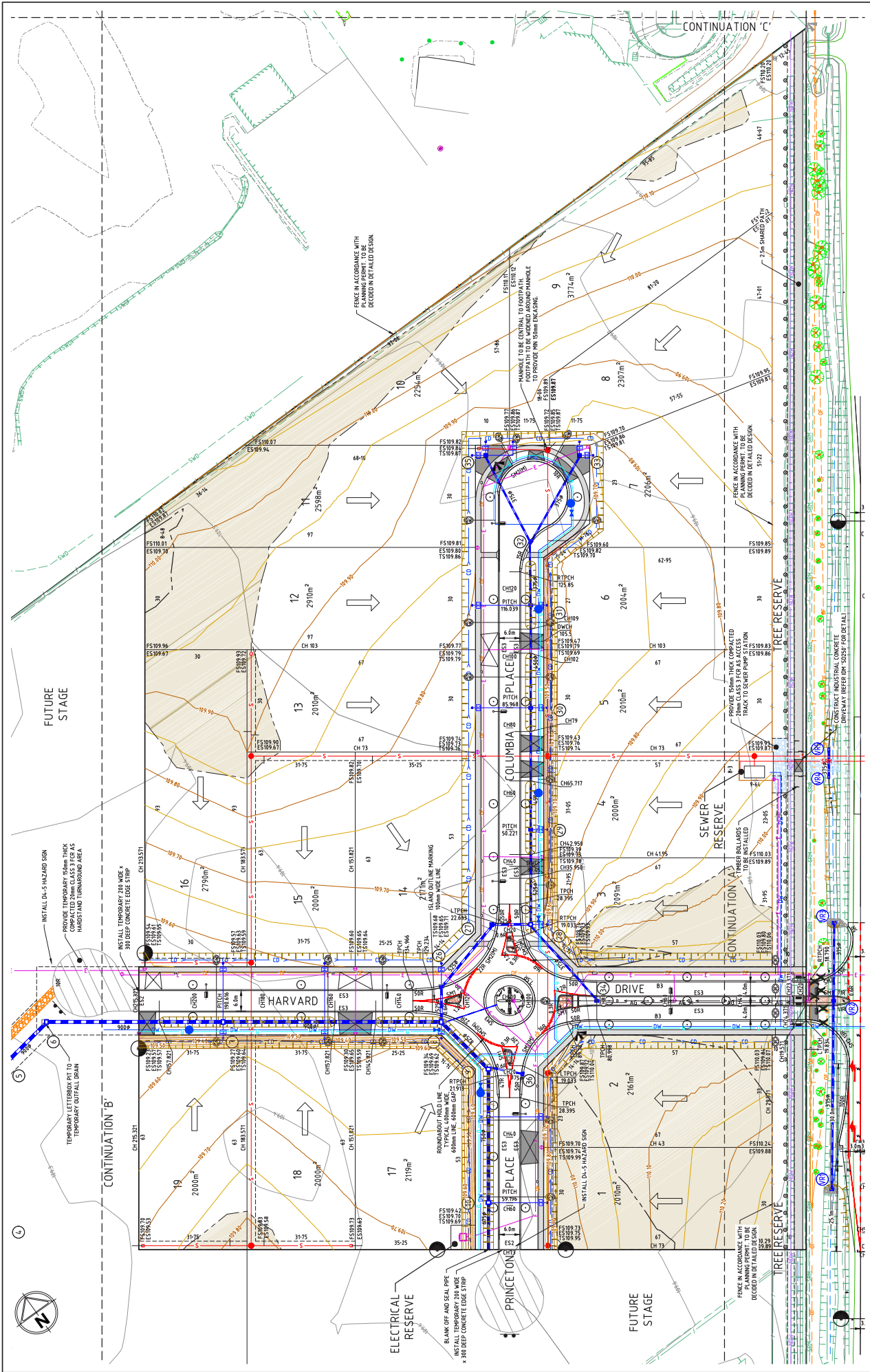


ENLARGEMENT  
SCALE 1:400

<p>144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spilte.com.au</p>	<p>SCALE 1:1000</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 4</p>
	<p>LENGTHS ARE IN METRES</p> <p>0 10 20 30 40</p>		
<p>Digitally signed by: Michael John Meehan, Licensed Surveyor, Surveyor's Plan Version (4), 18/02/2019, SPEAR Ref. S118709A</p>			







**PROVIDENCE ESTATE**  
**STAGE 1 (PERMIT NO. 2015-409/A)**  
**DESIGN PLAN**  
**CONTRACT COPY**  
 CITY OF GREATER SHEPPARTON  
 PROVIDENCE (SHEPPARTON) PTY LTD

**PRELIMINARY**

DIB NO  
**303882CG201**

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Designed: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Authorised: \_\_\_\_\_

144 Waterloo Street, Shepparton  
 Victoria 3632 Australia | T 03 5349 1000  
 spire.com.au | ABN 55 650 028 635

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Rev	Amendments	Approved	Date

0 5 10 15 20 25



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