

LAND OWNERS INFORMATION PACK

NOVEMBER 2017

STAGE 13



SEVENCREEKS
ESTATE

This report has been prepared by the office of Spiire on behalf of Seven Creeks Corporation Pty Ltd.

144 Welsford Street PO Box 926 **Shepparton** Victoria 3632 Australia

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www.developmentedge.com.au



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 Seven Creeks Estate, Kialla.

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.

Water and Sewerage Property Connections

Seven Creeks Estate is serviced by town water and reticulation 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.

Underground Electrical

Seven Creeks 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.

Gas Supply

Seven Creeks Estate is serviced by underground Natural Gas, each property has been supplied with a pre tapped connection at the front of the property. For any connection issues please contact Envestra.

Bushfire Attack Level (BAL)

Sections of Seven Creeks Estate is within the bushfire attack prone area, therefore special construction requirements apply. For further information on this please refer the Appendix A of this report.

Protective Covenants

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

Appendix A

Bushfire Attack Level Report

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 29 January 2016 02:07 PM

Lot and Plan Number: Lot 1 PS731264

Address: 7765 GOULBURN VALLEY HIGHWAY KIALLA 3631

This parcel is one of 2 parcels comprising the property.

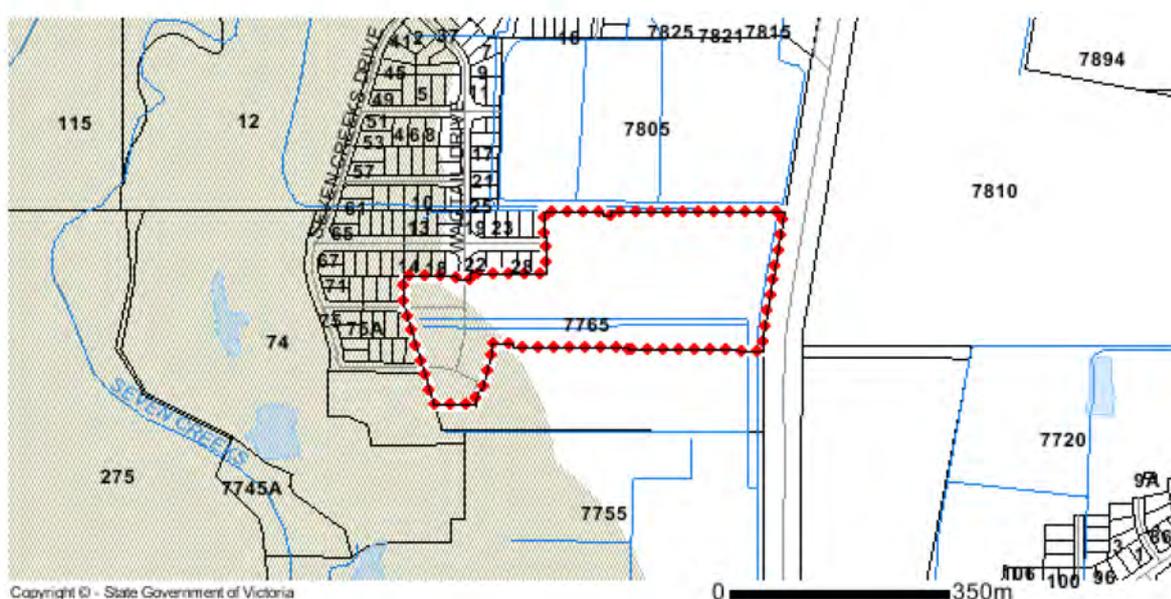
For full parcel details get the free Basic Property report at [Property Reports](#)

Local Government (Council): GREATER SHEPPARTON **Council Property Number:** 175402 (Part)

Directory Reference: VicRoads 675 M8

**This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

 Bushfire Prone Area  Selected Land

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, and 19 August 2015.

The Building Regulations 2006 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 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

Copies of the Building Act and Building Regulations are available from 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).



Appendix B

Protective Covenants

COVENANT TO BE INSERTED IN TRANSFER

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. 742396G (the Plan) other than the Lot hereby transferred (burdened land) and that the burden of this Covenant shall be annexed to and run at law and in equity with the burdened land does hereby for himself, his heirs, executors, administrators and transferees, and as separate Covenant covenants with the Transferor and the registered proprietor or proprietors for the time being of every Lot on the Plan and every part or parts thereof other than the burdened land hereby transferred, that the Transferee, his heirs, executors, administrators and transferees shall not at any time on the burdened land or any part of parts thereof:

- (a) build, construct or erect or cause or permit to be built, constructed or erected on the land hereby transferred any building other than one private dwelling house (constructed of all new materials) having an area of not less than 170 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such house) provided that nothing herein contained shall prohibit the erection on the said land of a garage and/or other normal residential outbuildings where a private dwelling house is or is being erected on the said land.
- (b) build, construct or erect or cause or permit to be built, constructed or erected on the land hereby transferred any garage and/or normal residential outbuilding having a height greater than 4 metres 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 meters 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.
- (c) build, construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any fence on the title boundaries (excluding the front boundary) other than a Neetascreen fence of 1.8 metres in height of a "Wilderness" colour. This height shall reduce in accordance with normal fencing design in the first two panels of each side boundary from the front boundary. This shall not apply to any part of the dwelling construction forming part of the title boundary.
- (d) move onto the land hereby transferred any building which has been wholly or partly completed nor any part thereof.
- (e) use the land hereby transferred for business purposes (with the exception of "Home Occupation" as defined in Clause 52.11 of the Greater Shepparton Planning Scheme) or as a depot.

PROVIDED always that the Transferor reserves the right to release, vary, add to or modify these Covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision.

AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

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- (a) build, construct or erect or cause or permit to be built, constructed or erected on the land hereby transferred any building other than one private dwelling house (constructed of all new materials) having an area of not less than 170 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such house) provided that nothing herein contained shall prohibit the erection on the said land of a garage and/or other normal residential outbuildings where a private dwelling house is or is being erected on the said land.
- (b) build, construct or erect or cause or permit to be built, constructed or erected on the land hereby transferred any garage and/or other normal outbuildings having a height greater than 4 metres which together have a total aggregate floor area greater than 80 square metres, provided that in calculating such total aggregate floor area of 80 square metres
 - (i) the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the 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 .
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Appendix C

Plan of Subdivision

PLAN OF SUBDIVISION

EDITION 1

PS807292L

LOCATION OF LAND

PARISH: Kialla
 TOWNSHIP: -
 SECTION: -
 CROWN ALLOTMENT: 76(Part)
 CROWN PORTION: -
 TITLE REFERENCE: C/T VOL FOL
 LAST PLAN REFERENCE: Lot B on PS742409A
 POSTAL ADDRESS: 7765 Goulburn Valley Highway
 (at time of subdivision) Kialla 3631
 MGA94 CO-ORDINATES: E: 355 350 ZONE: 55
 (of approx centre of land in plan) N: 5 967 040

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
Road R1	Greater Shepparton City Council
Road R2	Greater Shepparton City Council
Road R3	Greater Shepparton City Council

Lots 1 to 391 (both inclusive) and Lots A & B have been omitted from this plan.

NOTATIONS

DEPTH LIMITATION Does not apply

SURVEY:
 This plan is based on survey in PS731264M
STAGING:
 This is not a staged subdivision
 Planning Permit No. 2003-236E
 This survey has been connected to permanent marks No(s) 81 & 158
 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 & E-2	Pipelines or Ancillary Purposes	2.50	P742396G - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E2 & E-3	Pipelines or Ancillary Purposes	2.50	PS649026M - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-4	Pipelines or Ancillary Purposes	SEE DIAG	This plan - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation

Seven Creeks Estate Stage 13 - (22 Lots)

AREA OF STAGE - 2.378ha



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 Shepparton Vic 3632
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SURVEYORS FILE REF: 303731SV00

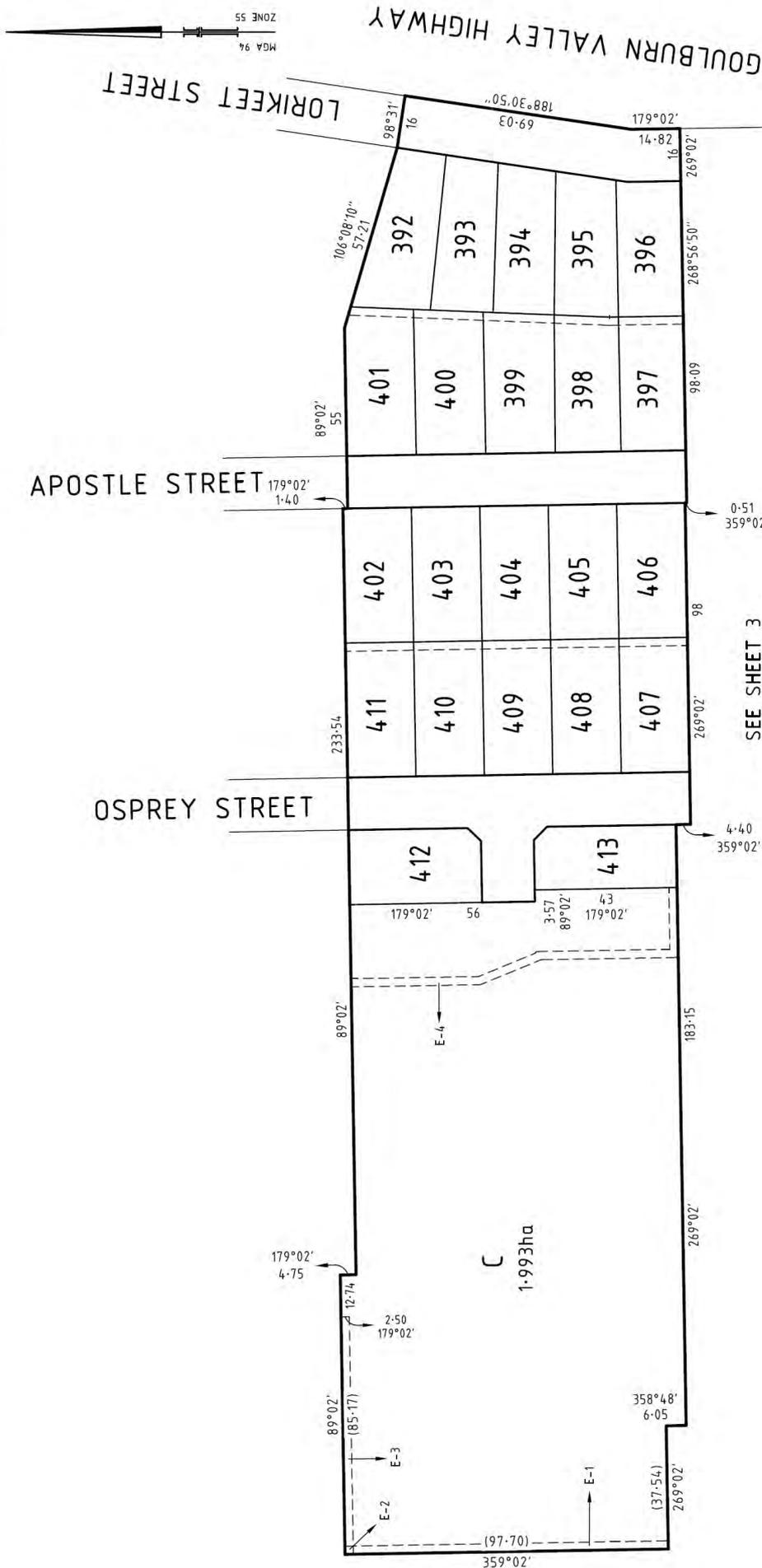
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 3

Licensed Surveyor: Mark Sargent

Version: 1

PS807292L



SEE SHEET 3
FOR ENLARGEMENT

SCALE 1:1250	12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
Licensed Surveyor: Mark Sargent Ref: 303731SV00 Version: 1			
144 Welstford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spire.com.au			

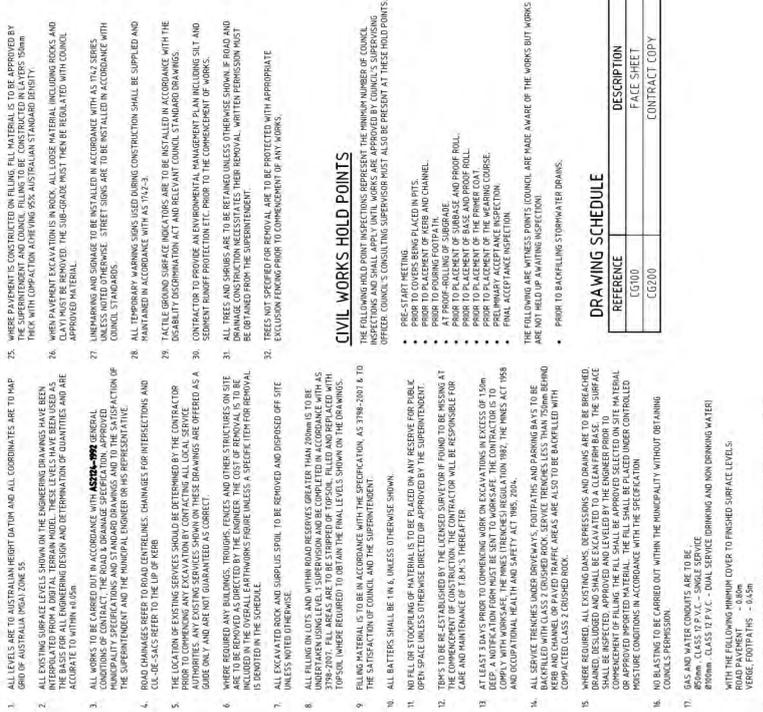
Appendix D

Engineering Detail Plans

SEVENCREEKS ESTATE STAGE 13 (PERMIT NO. 2003-236/E) SEVENCREEKS CORPORATION PTY LTD

GENERAL NOTES:

1. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIAN MGA ZONE 58.
2. ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERAIN MODEL. THESE LEVELS HAVE BEEN USED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION APPROVED BY THE SUPERINTENDENT AND THE TYPICAL DRAINAGE AND INSULATION SPECIFICATION.
4. ROAD CHANGES SHOULD BE APPROVED BY THE SUPERINTENDENT PRIOR TO COMMENCING ANY WORKS.
5. PRIOR TO COMMENCING ANY EXCAVATION WORKS, THE CONTRACTOR SHALL CONTACT THE LOCAL COUNCIL AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
6. WHERE REQUIRED ANY BUILDINGS, PRODUCE TRENCHES AND OTHER STRUCTURES ON SITE SHALL BE PROTECTED BY EXCLUSION FENCING PRIOR TO COMMENCING ANY WORKS. THIS IS NOTED IN THE SCHEDULE.
7. ALL EXCAVATED ROCK AND SURPLUS SOIL TO BE REMOVED AND DEPOSITED OFF SITE UNLESS NOTED OTHERWISE.
8. ALL FILLING ON LOTS AND WITHIN ROAD RESERVES GREATER THAN 200mm IS TO BE CLASS 2 CRUSHED ROCK. ALL AREAS ARE TO BE STRIPPED, FILLED AND REPLACED WITH TOPSOIL WHERE REQUIRED TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS.
9. FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION AS 3798-2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
10. ALL BATTERS SHALL BE 1 IN 6 UNLESS OTHERWISE SHOWN.
11. NO FILL OR STORING OF MATERIALS IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.
12. TIMES TO BE ESTABLISHED BY THE LICENSED SURVEYOR TO BE MESSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF F.I.M.'S THROUGHOUT.
13. AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150mm DEPTH, THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT AND THE LOCAL COUNCIL IN WRITING. THE WORKS (TRENCHES) REGULATION NO. 1988, THE MINES ACT 1988 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1984, MUST BE COMPLIED WITH.
14. ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BROADCASTED WITH CLASS 2 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 750mm BEING COMPACTED CLASS 2 CRUSHED ROCK.
15. WHERE REQUIRED, ALL EXISTING DAMS, PRESSURES AND DRAINAGE ARE TO BE BREACHED, DRAINED, DECLARED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE OF EXCAVATED AREAS SHALL BE PROTECTED BY EXCLUSION FENCING PRIOR TO COMMENCING ANY WORKS. 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 COUNCIL'S PERMISSION.
17. GAS AND WATER CONDUITS ARE TO BE CLASS 2 F.C. PIPES UNLESS OTHERWISE SHOWN FROM CLASS 1 F.C. - DUAL SERVICE DRINKING AND NON DRINKING WATERI WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS:
ROAD PAVEMENT - 0.80m
VERGE, FOOTPATHS - 0.50m
18. ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.
19. ALL STORMWATER DRAINAGE ARE TO BE CLASS 2 F.C. PIPES UNLESS OTHERWISE SHOWN ALL F.C. JOINTS ARE TO BE ROBBED AND JOINTED (R.I.J.).
20. CONDUITS OF ALL EASERON DRAINAGE ARE OFFSET 100mm OR 200mm WHERE OUTSIDE OF SIGHT FROM THE PROPERTY LINE UNLESS SHOWN OTHERWISE.
21. WHERE SHOWN TO BE INSTALLED UNDER ROAD PAVEMENTS, ALL PIPES ARE TO BE SPECIFICALLY NIPPED. CURVED PIPES ARE TO BE APPROVED BY COUNCIL AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
22. WATER TAPPINGS TO BE LOCATED IN CENTRE OF ALIGNMENTS UNLESS OTHERWISE SHOWN.
23. TETRAPIR IS TO BE NOTIFIED 7 DAYS PRIOR TO PLACEMENT OF CONCRETE WORKS.
24. PAYMENT DEPTHS MAY BE MODIFIED AS DIRECTED BY THE SUPERINTENDENT. PAYMENT TO BE BOXED OUT TO MINIMUM DEPTH UNLESS INSPECTED AND IF SUBGRADE IS IN QUESTION, FURTHER TESTING COMBLED OUT. TO DETERMINE FINAL PAYMENT DEPTHS.



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY
AND THERE EXACT POSITION SHOULD BE PROVEN ON SITE
BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
SERVICES ARE SHOWN SPECIAL CONSIDERATION
SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES
UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY	
	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH
LOUREL STREET	E 0.40	E 0.80	W 1.50	E 2.00	-	-	-	-
VALLEY DRIVE	E 0.40	E 0.80	W 1.50	E 2.00	-	-	-	-
COULBURN DRIVE	E 0.40	E 0.80	W 1.50	E 2.00	-	-	-	-
VALLEY DRIVE	N 2.75	N 1.80	W 1.50	S 2.00	-	-	-	-

1. TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY ACT 1988.
2. GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
3. F.C. PIPES TO BE CLASS 2 UNLESS OTHERWISE SHOWN.
4. EXISTING SERVICES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE AT CONSTRUCTION.

DRAWING SCHEDULE

REFERENCE	DESCRIPTION	SHEET No.
CG100	FACE SHEET	1
CG200	CONTRACT COPY	2

Rev: Annotations Date Approved: _____

Designed: _____ Date: _____

Authorised: _____

Checked: _____

SEVENCREEKS ESTATE

SEVENCREEKS ESTATE
STAGE 13 (PERMIT NO. 2003-236/E)
DESIGN PLAN
FACE SHEET
SEVENCREEKS CORPORATION PTY LTD

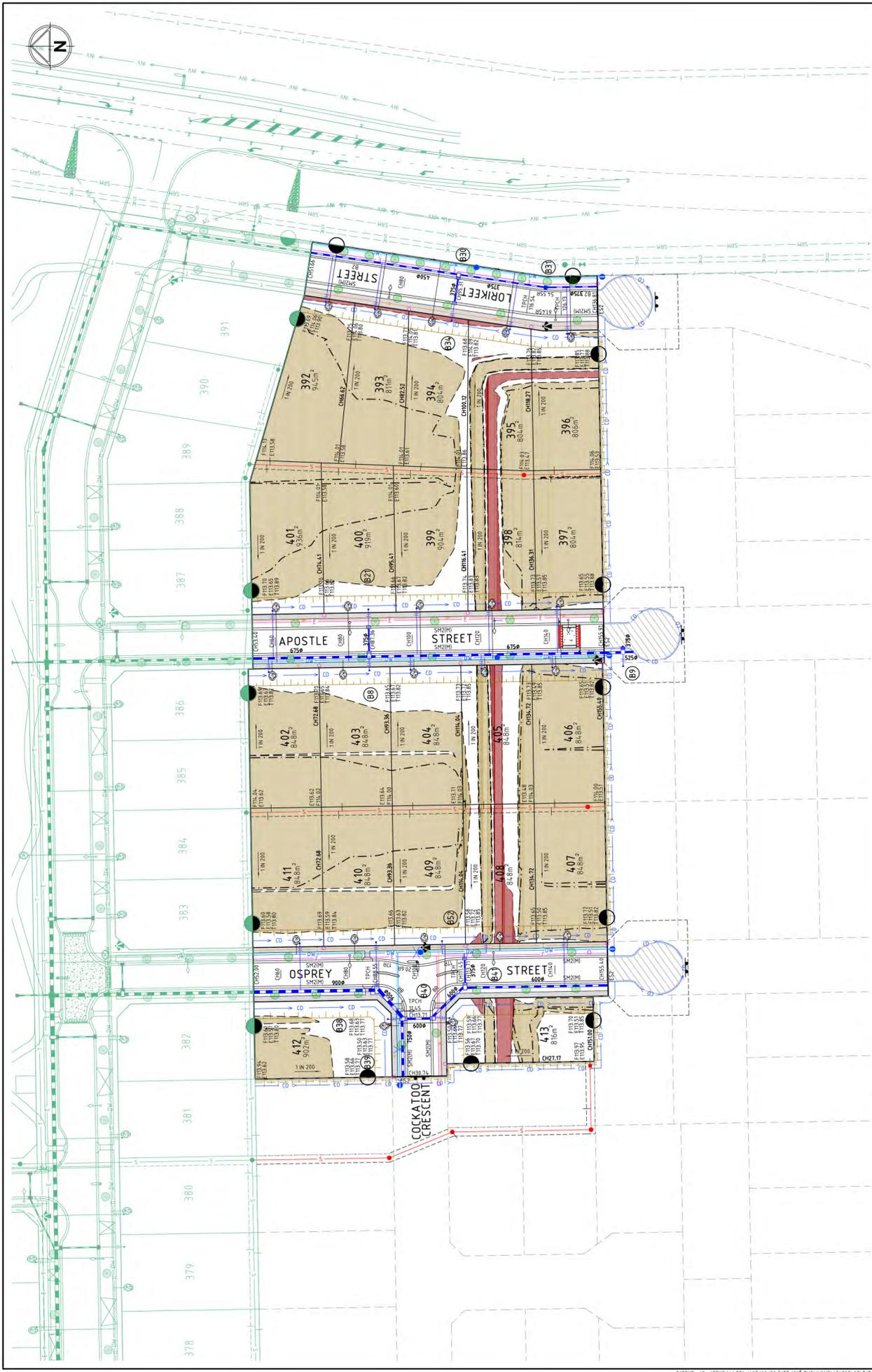
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SEVEN CREEKS ESTATE
STAGE 13 (PERMIT NO. 2003-236/E)
DESIGN PLAN
FACE SHEET
SEVENCREEKS CORPORATION PTY LTD

PRELIMINARY 303731CG100



<p>SEVENCREEKS ESTATE STAGE 13 (PERMIT NO. 2003-236(E)) DESIGN PLAN CONTRACT COPY GREATER SHEPPARTON CITY COUNCIL SEVENCREEKS CORPORATION PTY LTD PRELIMINARY 303731CG200</p>	
<p>SEVENCREEKS ESTATE</p>	<p>Checked _____ Date _____</p>
<p>Designed _____ Authorised _____</p>	<p>ABN 55 650 028 835 144 Wakeford Street Shepparton Victoria 3632 Australia T 61 3 5848 1000 spire.com.au</p>
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<p>Scale @ A1 0 5 10 15 20 25 M 1:1000</p>	<p>Approved _____ Date _____</p>