



SEVENCREEKS
ESTATE

**LAND OWNERS
INFORMATION PACK**

DECEMBER 2018 | STAGE 15

www.developmentedge.com.au

This report has been prepared by the office of Spiire on behalf of The Seven Creeks Corporation Pty Ltd.
144 Welsford Street PO Box 926 Shepparton Victoria 3632
Australia

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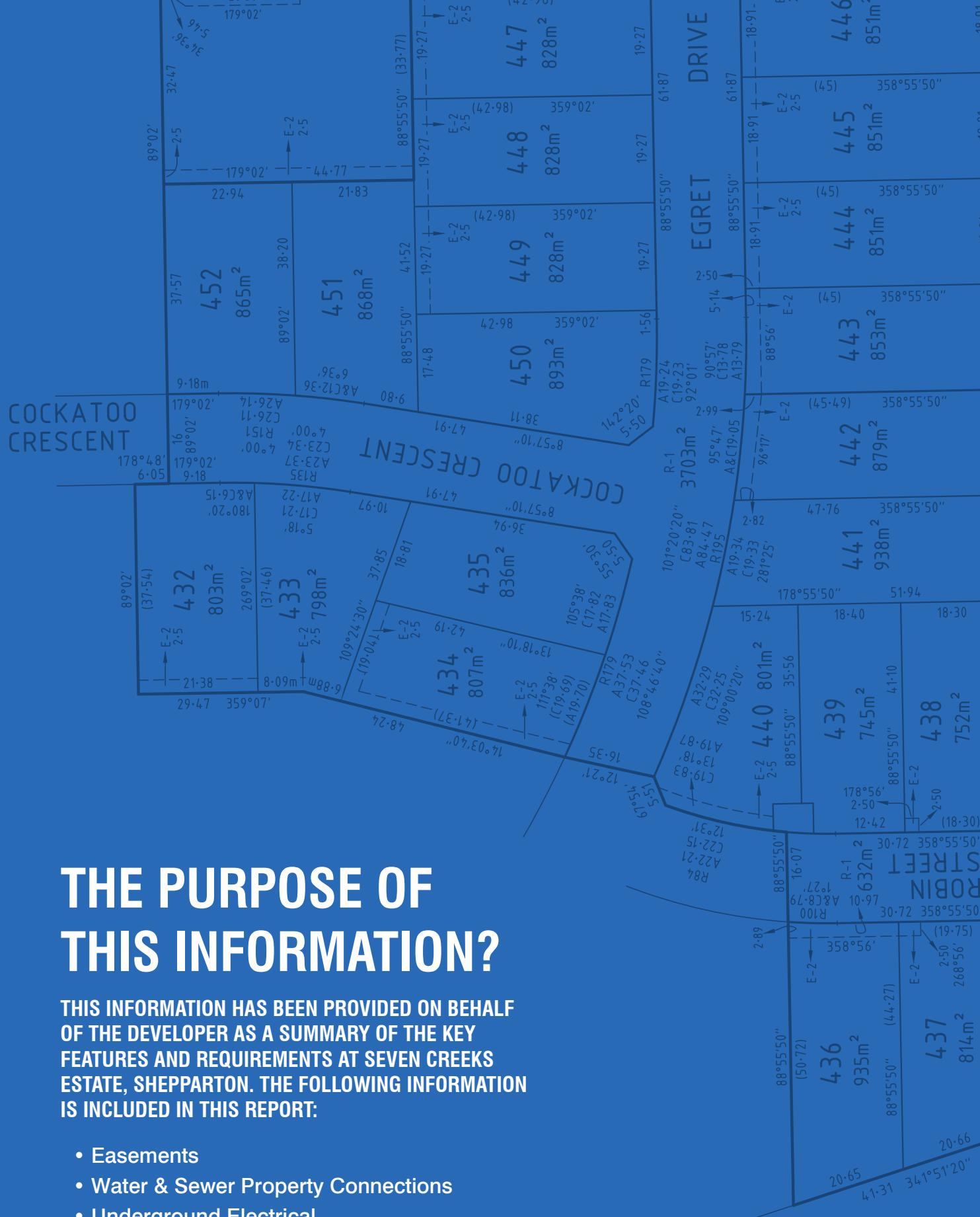
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A large, three-dimensional sculpture of the word "SEVENS" in a rusted metal finish. The letters are thick and blocky, standing on a low concrete base. The sculpture is set in a grassy field with rolling hills in the background under a clear blue sky with a few wispy clouds. In the foreground, there are some green plants and a mulch bed.

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, 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

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.

BUSHFIRE ATTACK LEVEL (BAL)

Sevens Creeks Estate is partially within a bushfire attack prone area. For further information on this please refer the Appendix A of this report.

WATER AND SEWERAGE PROPERTY CONNECTIONS

Seven Creeks 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

Sevens Creeks Estate is serviced by underground Natural Gas. For any issues please contact Envestra.

PROTECTIVE COVENANTS

For information of the protective covenants at The Seven Creeks 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.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.

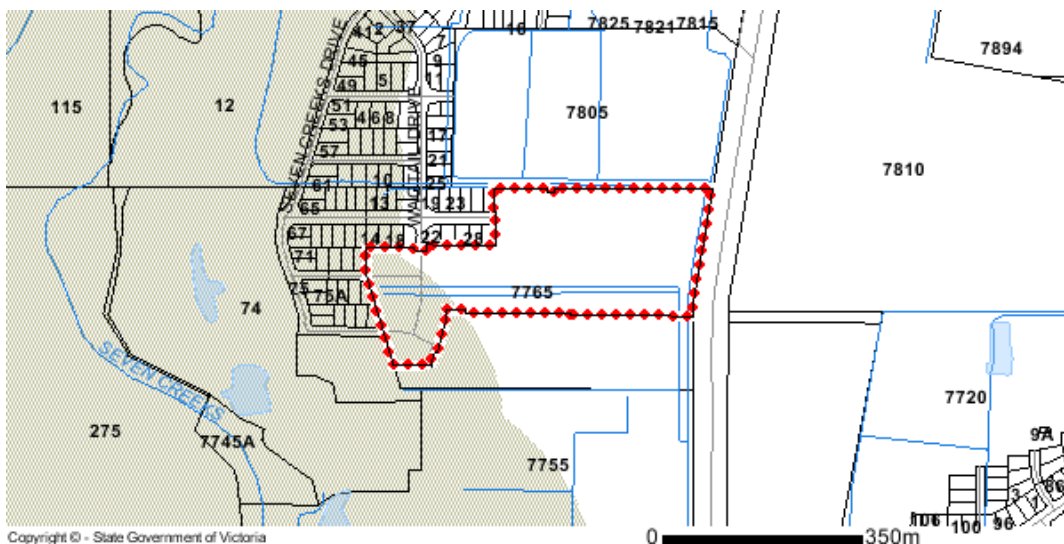
For full parcel details get the free Basic Property report at [Property Reports](#)

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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Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

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

Lot under 1000 sq m.

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 Neetscreen 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	PS823638J	
LOCATION OF LAND PARISH: KIALLA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 76 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL 11600 FOL 993 LAST PLAN REFERENCE: PS731264M, LOT 2 POSTAL ADDRESS: 7765 Goulburn Valley Highway Kialla (at time of subdivision) Kialla 3631 MGA94 CO-ORDINATES: E: 355 160 ZONE: 55 (of approx centre of land in plan) N: 5 966 910				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON			
ROAD R-1 RESERVE No. 1	GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS		Land being subdivided is enclosed within thick continuous lines <u>Further purposes of plan</u> Removal of carriageway purpose easement created in PS604349P and now contained within Lot A Removal of Carriageway purpose easement created as E-4 in PS731264M and now contained with Cockatoo Crescent, Robin Street, Reserve 1, Lots 432, 436, 439 and 452. Removal of Powerline purpose easement created as E-18 in PS731264M and now contained within Egret Drive and Lot 440. Removal of Powerline purpose easement created in PS604349P and now contained within Lots 434, 438, 439, 440 and Egret Drive. <u>Grounds for removal</u> Consent of the relevant authority under powers of section 6(1)(K) Subdivision Act 1988 Lots 1 to 431 (inclusive) and A to C (Inclusive) have been omitted from this plan		
DEPTH LIMITATION	DOES NOT APPLY			
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 2003-236E This survey has been connected to permanent marks No(s). 81 & 30 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	CARRIAGEWAY	SEE DIAG	PS731264M	GREATER SHEPPARTON CITY COUNCIL
E-2 & E-3	PIPELINE OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-3 & E-4	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
SEVEN CREEKS ESTATE - STAGE 15 (21 LOTS)			AREA OF STAGE - 2.199ha	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 305669SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: MARK C SARGENT Version: 1		SHEET 1 OF 3

PS823638J

COCKATOO
CRESCENT

RESERVE
No. 1

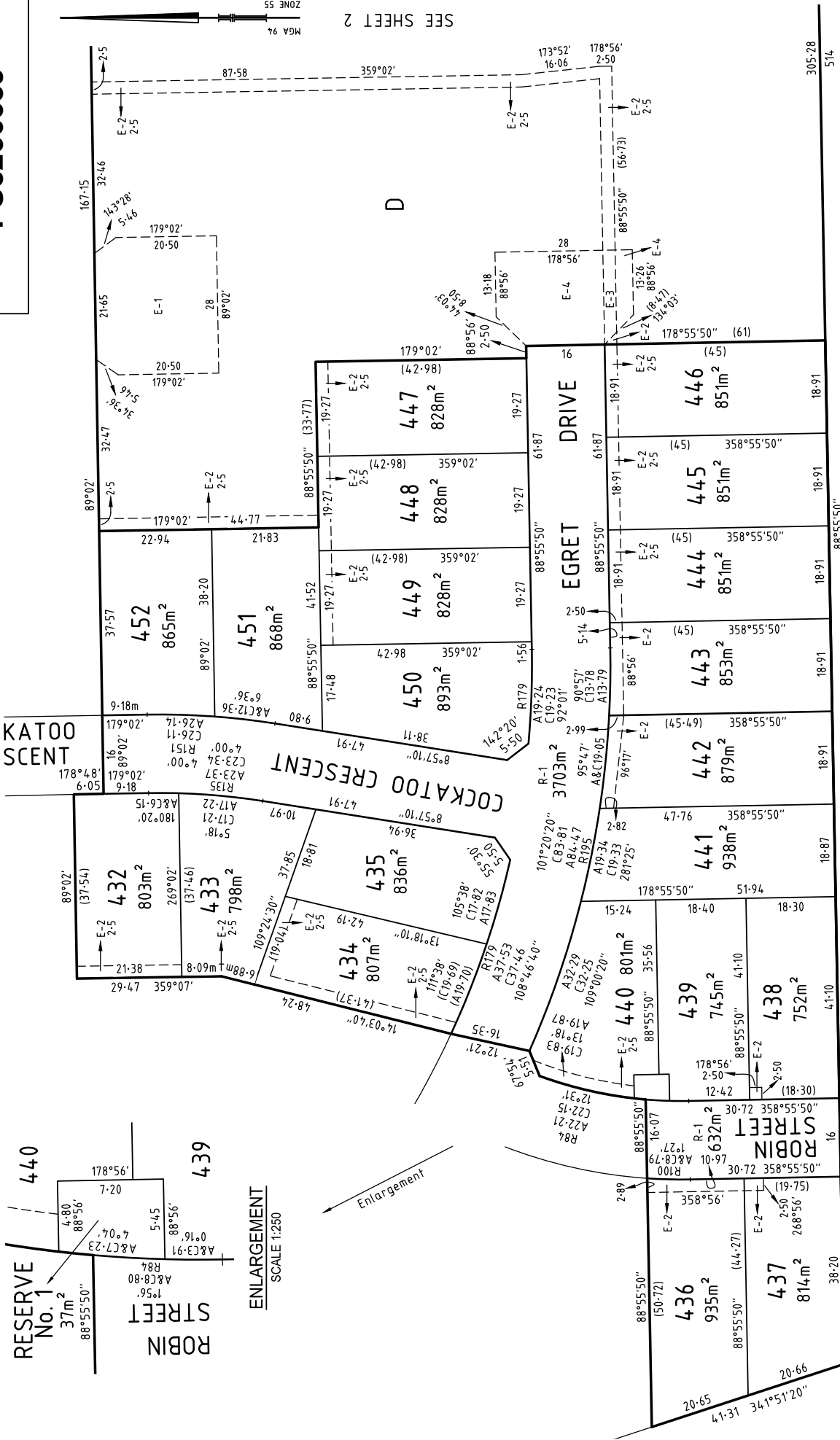
ROBIN
STREET

ENLARGEMENT
SCALE 1:250

Enlargement

SEE SHEET 2

MGA 94
ZONE 55



SURVEYOR'S FILE REF: 305669SV00

144 Welsford Street
 PO Box 926
 Shepparton Vic 3632
 T 61 3 5848 1000
 spire.com.au



Licensed Surveyor: Mark Sargent
 Version: 1

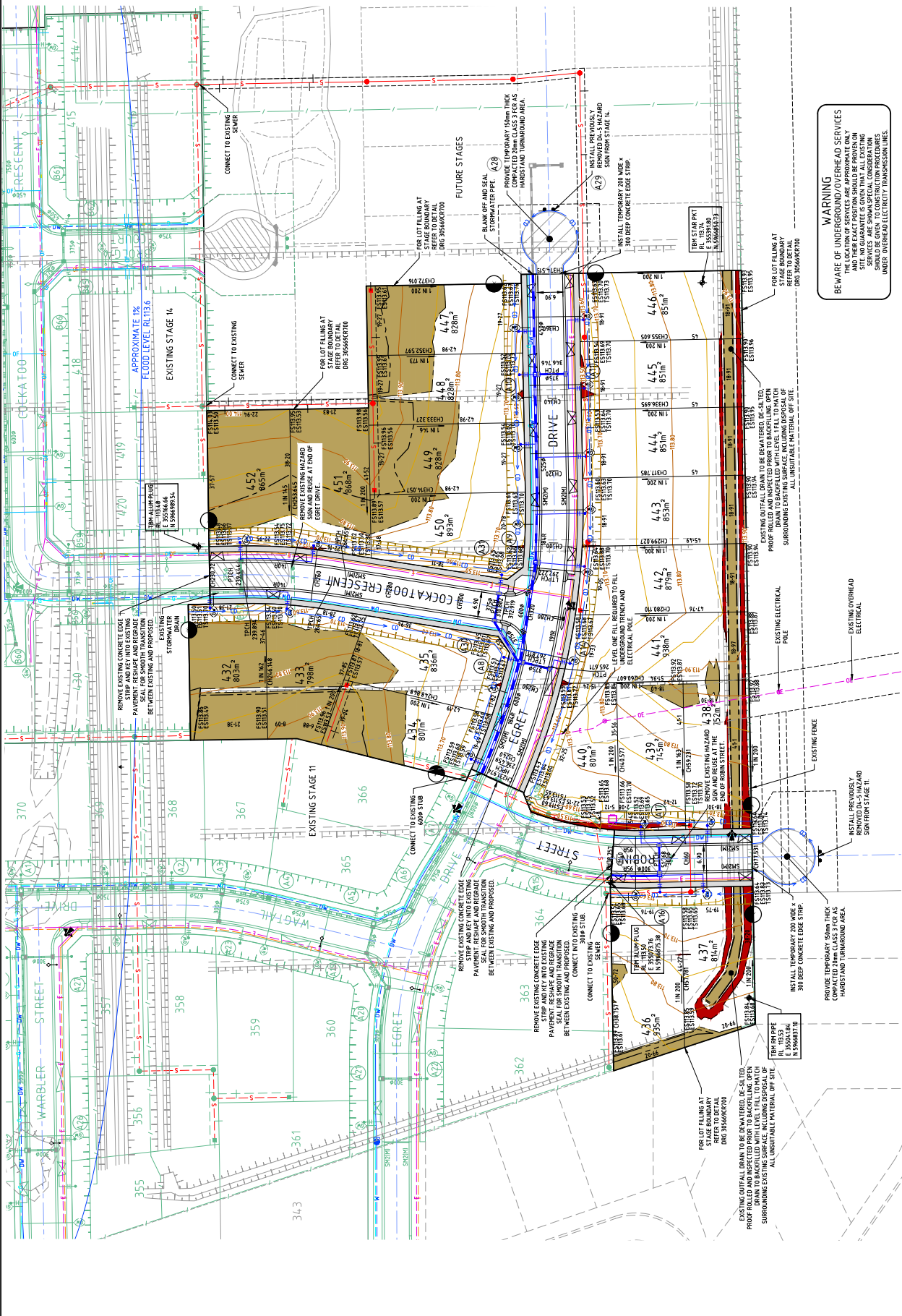
SCALE 1:750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3



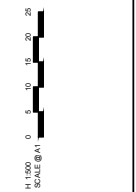
WARNING
 BEWARE OF UNDERGROUND/OVERHEAD SERVICES
 THE DEPTH OF SERVICES IS APPROXIMATE ONLY
 NO GUARANTEE IS GIVEN THAT ALL EXISTING
 SERVICES ARE ACCURATELY LOCATED OR
 SHOWN AS PER CONSTRUCTION PROCEDURES
 UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

SEVEN CREEKS ESTATE
 STAGE 15 (2003-236/E)
 ROAD & DRAINAGE
 GREAT TER SHEPPARTON CITY COUNCIL
 SEVEN CREEKS CORPORATION PTY LTD
 Draw No: **PRELIMINARY** 305669CR200
 Rev: A

Designed: MISMAL
 Checked: B IBBS
 Authorized: J ESPAGNE
 Date: SEP 2018

spire
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Rev	Amendments	Appr'd	Date
A	ISSUED TO COUNCIL FOR APPROVAL	J.E.	17.09.18
		D.M.P.	



ENLARGEMENT
SCALE 1:250

SEVENCREEKS ESTATE

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TOOT
NT

COCKATOO CRESCENT

ROBIN
STREET

ROBIN
STREET

No. 1

439

432
803m²

433
798m²

434
807m²

435
836m²

436
935m²

437
814m²

438
752m²

439
745m²

452
865m²

451
868m²

450

632m²

801m²