

YOUR LIFESTYLE ADDRESS

STAGE 1 SELLING NOW



LAND OWNERS INFORMATION PACK

Stage 1 - July 2016

VICTORIA ST

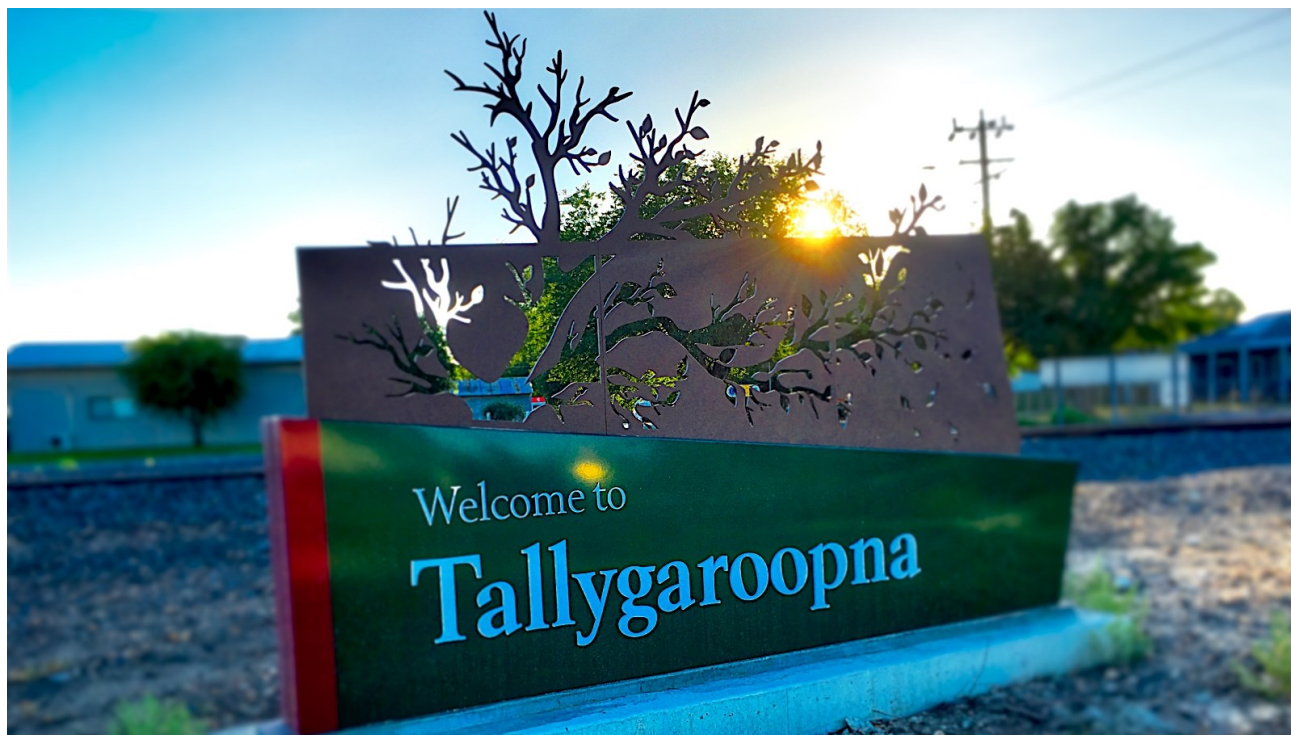
This report has been prepared by the office of Spiire on behalf of Woodlands Estate (Tally) Pty Ltd.

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

Issue Date	Revision No.	Author	Checked	Approved

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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 Woodlands Estate, Tallygaroopna.

The following information is included in this report:

- Level 1 Filling
- Easements
- Water & Sewer Property Connections
- Septic Requirements
- Underground Electrical
- Bushfire Attack Level (BAL)
- Estate Fencing
- Protective Covenants
- And, Proposed Plan of Subdivision

Level 1 Filling

Filling and compaction (Level 1 supervision) is in accordance with AS3798-1996, using selected materials from the excavation, including trimming to shape all as detailed on the drawings. Compaction shall be to a minimum 95% standard density ratio with moisture control within +/- 3% of Optimum Moisture Content.

Level 1 filling? What does this mean in simple terms? It means the filling is to be compacted to achieve a similar or better compaction and density than natural ground and a geotechnical engineer has supervised and approved these works. It should mean there will be no extra cost to build on the level 1 filled areas.

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

Woodlands Estate is serviced by town water. Each property has a pre tapped water connection. This connection has 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. Each property will also require its own connection to a private septic system, this is to be installed by the land owner.

Septic Requirements

Each property within Woodland Estate requires a private septic system to be installed as part of the land owners building works. For information on the requirements for septic systems please visit Greater Shepparton City Council Website for details.

<http://www.greatershepparton.com.au/community/safety-and-wellbeing/septic-tanks>

Further information on positioning of septic systems and offset requirements can be found on EPA website.

<http://www.epa.vic.gov.au/your-environment/water/onsite-wastewater>

Please note effluent disposal areas can range from 615m² to 800m² for a three bedroom dwelling and four bedroom dwelling respectively. Any variation (reduction) to the effluent disposal areas must be to the satisfaction of Council's Environmental Health Officer and the responsible authority.

Estate Fencing

Each property within Woodlands Estate will be provided with 5 wire post and wire fencing.

Underground Electrical

Woodlands 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)

Woodlands Estate is located within a designated bushfire prone area, therefore special construction requirements do apply. For further information on this please refer the Appendix A of this report.

Protective Covenants

For information of the protective covenants at Woodlands 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 18 January 2016 09:17 AM

Address: 16 NORTH STREET TALLYGAROPNA 3634

Lot and Plan Number: Lot 8 LP119840

This property has a total of 2 parcels.

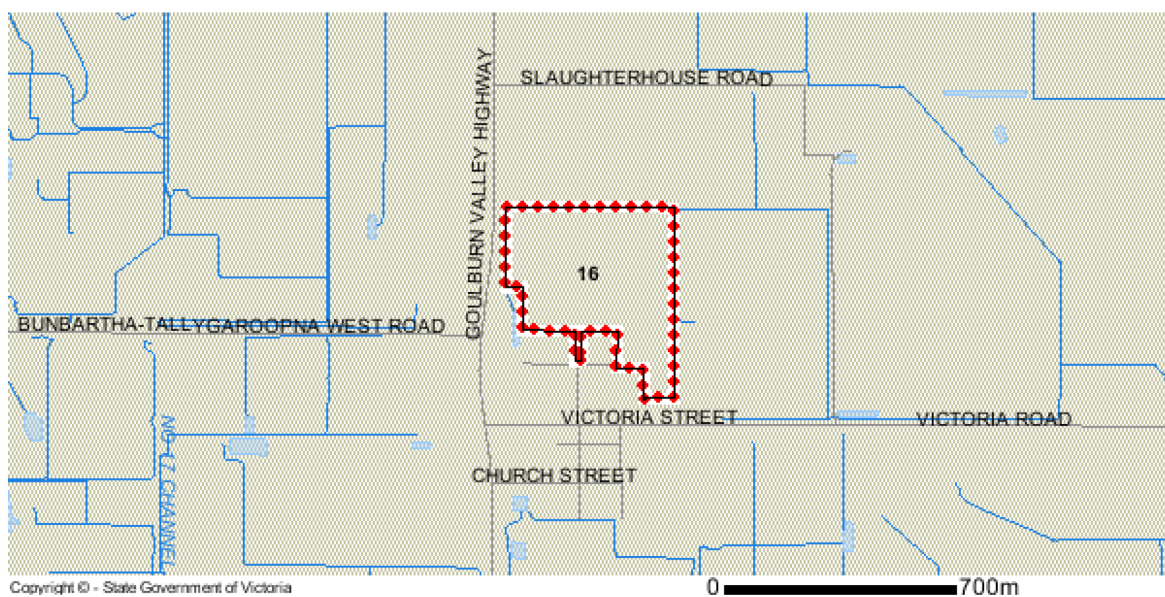
For full parcel details get the free Basic Property report at [Property Reports](#)

Local Government (Council): GREATER SHEPPARTON **Council Property Number:** 176316

Directory Reference: VicRoads 32 H5

**This property 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.742406G (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 having an area of not less than 180 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 or outbuilding having a maximum roof height at the highest point not exceeding 5 metres and a maximum roof height at the lowest point not exceeding 4 metres 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 to be built, constructed or erected on the land hereby transferred any garage or outbuilding which has an aggregate total floor area exceeding 100 square meters provided that in calculating the total floor area of such garage and outbuilding the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house on the land shall be ignored.
- (d) Build, construct or erect or cause to be built, constructed or erected on the land hereby transferred any buildings which are not constructed entirely from new materials or move onto the said land any building which has previously been wholly or partly completed nor any part thereof.
- (e) Erect any side or rear boundary fence on the land hereby transferred of a type other than "farm type" timber post and wire or timber post and wire mesh fence.
- (f) Subdivide the land hereby transferred.
- (g) Use or permit to be used any garage shed or other outbuilding or motor trailer caravan or other moveable accommodation on the land hereby transferred for living or residential accommodation.
- (h) Use or permit to be used the land hereby transferred or any part thereof:
 - i. For the carrying on of any commercial trade or business or the storing or garaging of any plant and materials connected therewith;
 - ii. As a transport depot or bus depot or for any purpose ancillary thereto or for the parking or storing or garaging of any articulated motor vehicle or bus;
 - iii. As a wood yard, boat yard or marine depot;

- iv. For the keeping of greyhounds for breeding or training purposes or more than 2 dogs of any breed at any time;
- v. For the storage of hardware and building materials (other than during the erection of a dwelling house, garage or outbuildings on the said land).


(i) Permit any car bodies or like waste or refuse to remain on the said land.

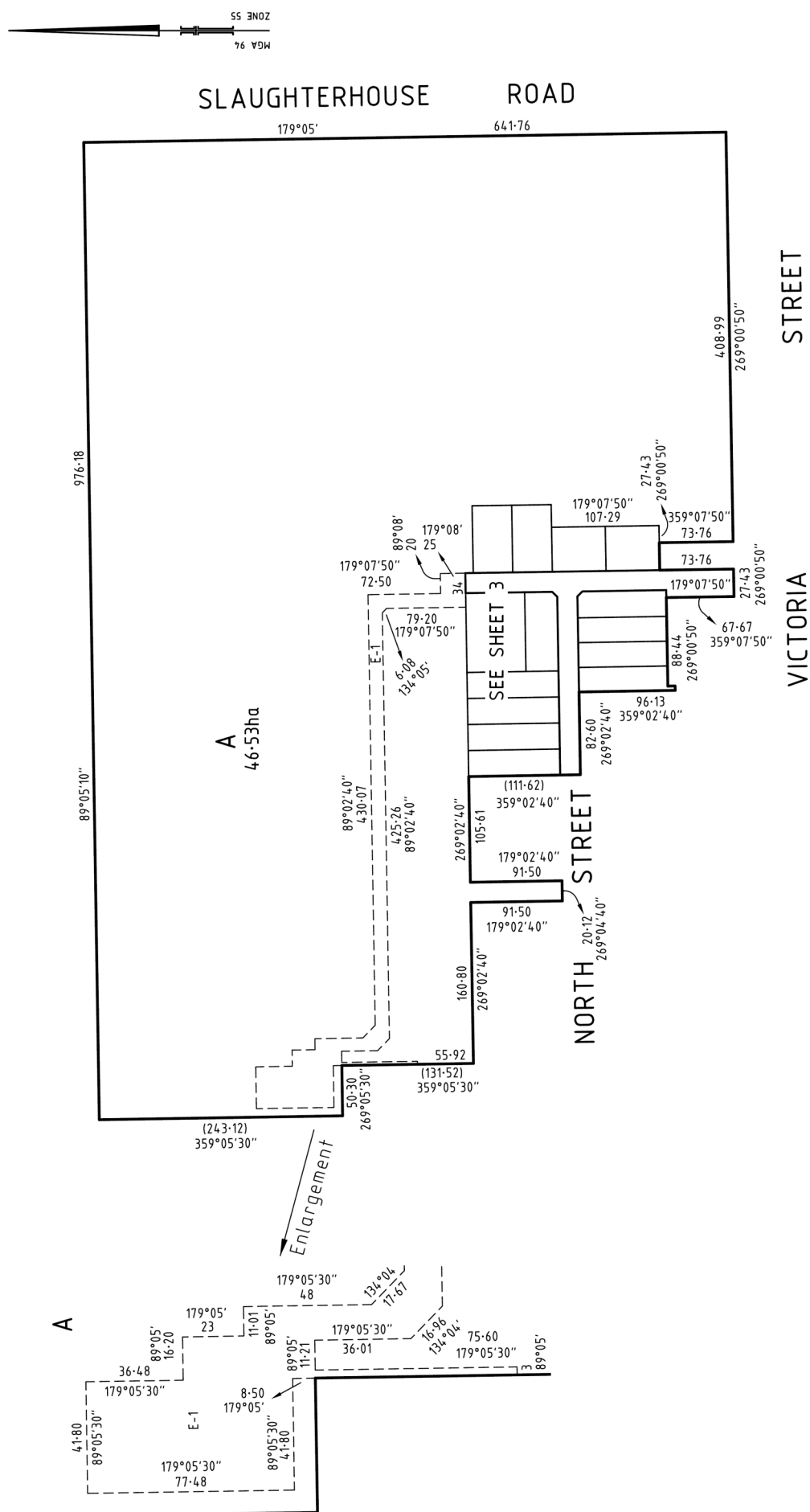
PROVIDED always that the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision.

AND it is 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.

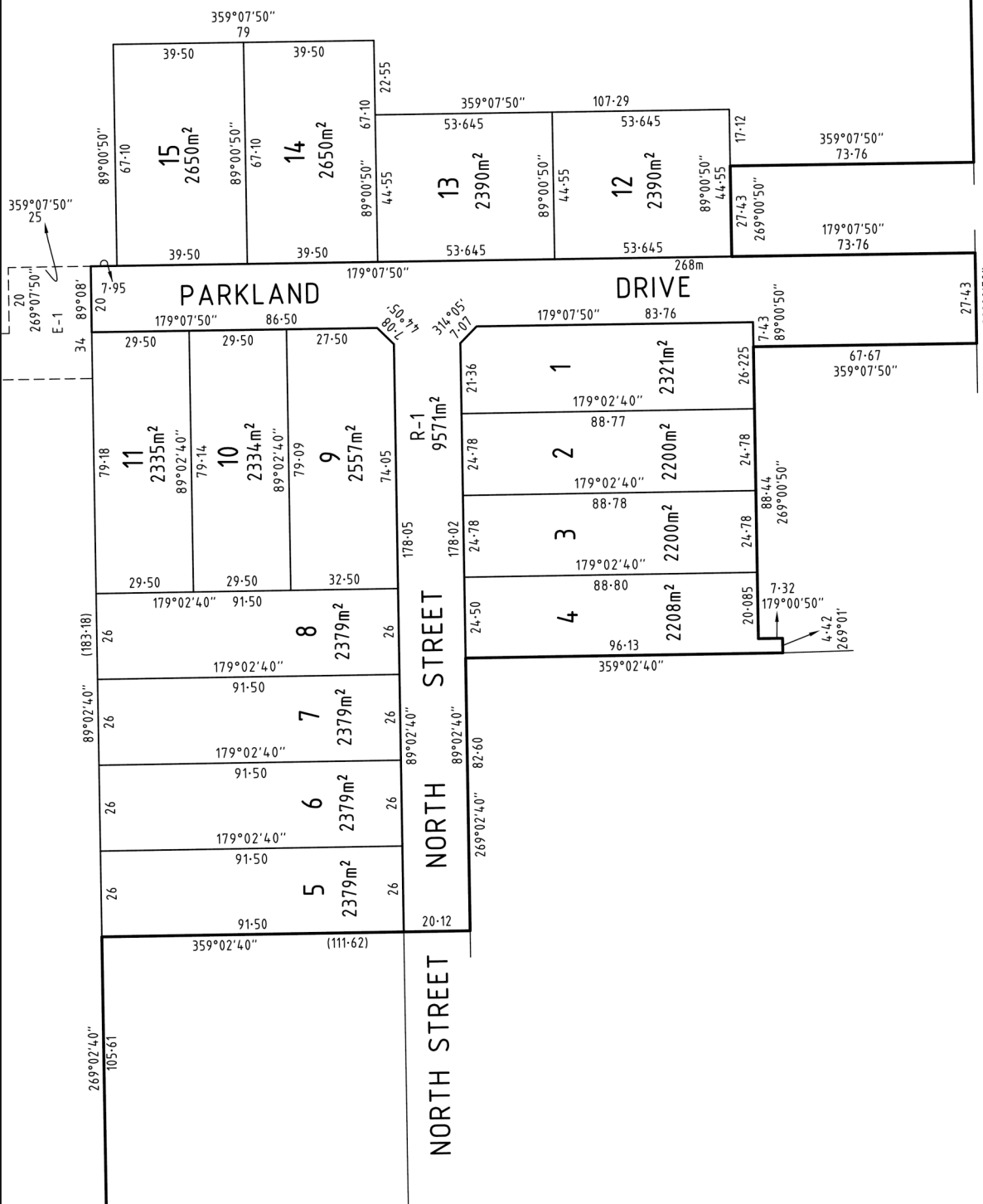
Appendix C

Proposed Plan of Subdivision

PLAN OF SUBDIVISION			EDITION 1		PS742406G	
LOCATION OF LAND PARISH: Congupna TOWNSHIP: SECTION: D CROWN ALLOTMENT: 13 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL 8906 FOL 695, VOL 9538 FOL 554 VOL 8409 FOL 247, VOL 9200 FOL 583 LAST PLAN REFERENCE: TP643358E, LOT 1 TP338760D, LOT 1 LP119840, LOT 8 TP436761E, LOT 1 POSTAL ADDRESS: Victoria Street (at time of subdivision) Tallygaroopna VIC 3634 MGA94 CO-ORDINATES: E: 359 620 ZONE: 55 (of approx centre of land in plan) N: 5 988 620						
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						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 2014-236/B This survey has been connected to permanent marks No(s). Tallygaroopna PM 31 Congupna PM 91 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	DRAINAGE	SEE DIAG	THIS PLAN	Greater Shepparton City Council		
WOODLANDS ESTATE - STAGE 1 (15 LOTS)				AREA OF STAGE - 4.532ha		
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 302269SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	



PS742406G



STREET

VICTORIA

144 Welsford Street
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Shepparton Vic 3632
T 61 3 5849 1000
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spire

SHEET 3

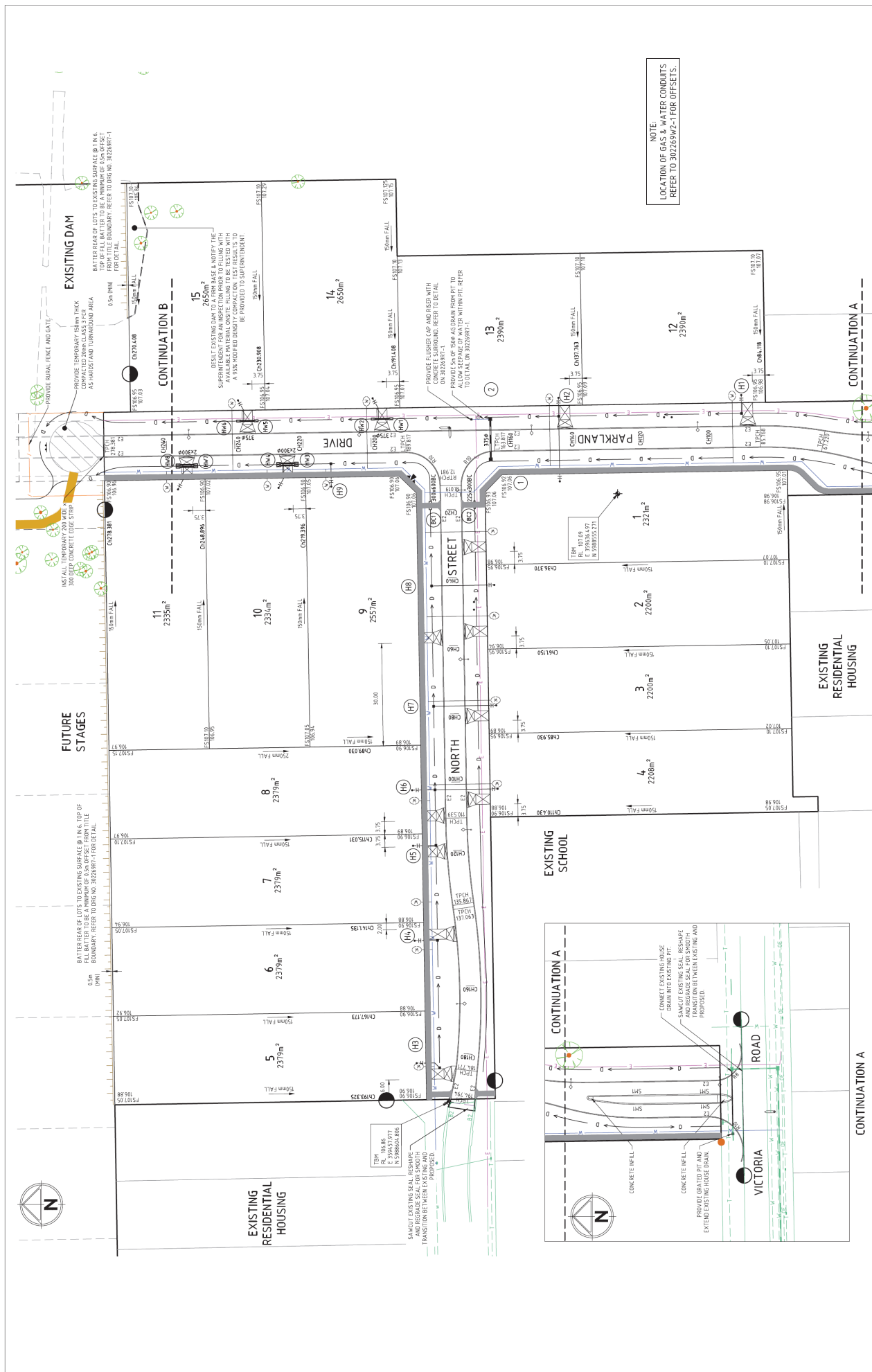
ORIGINAL SHEET
SIZE: A3

SCALE
1:1250

LENGTHS ARE IN METRES

Appendix D

Engineering Detail Plans

[illegible]