

PREMIUM
RELEASE



SEVENSVIEW



SEVENCREEKS
ESTATE

LAND OWNERS
INFORMATION PACK
FEBRUARY 2020 | SEVENS VIEW

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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SEVENS



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 SEVENS VIEW, SHEPPARTON. THE FOLLOWING INFORMATION IS INCLUDED IN THIS REPORT:

- Easements
- Sewerage and Water
- Underground Electrical
- Gas Supply
- Bushfire Management Overlay
- 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

Sevens View 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 MANAGEMENT OVERLAY

Sevens View Estate is within a bushfire management overlay. For further information on this please refer the Appendix A of this report.

SEWERAGE AND WATER

Sevens View is serviced by town water and sewer. Each property has a sewer connection. This connection 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

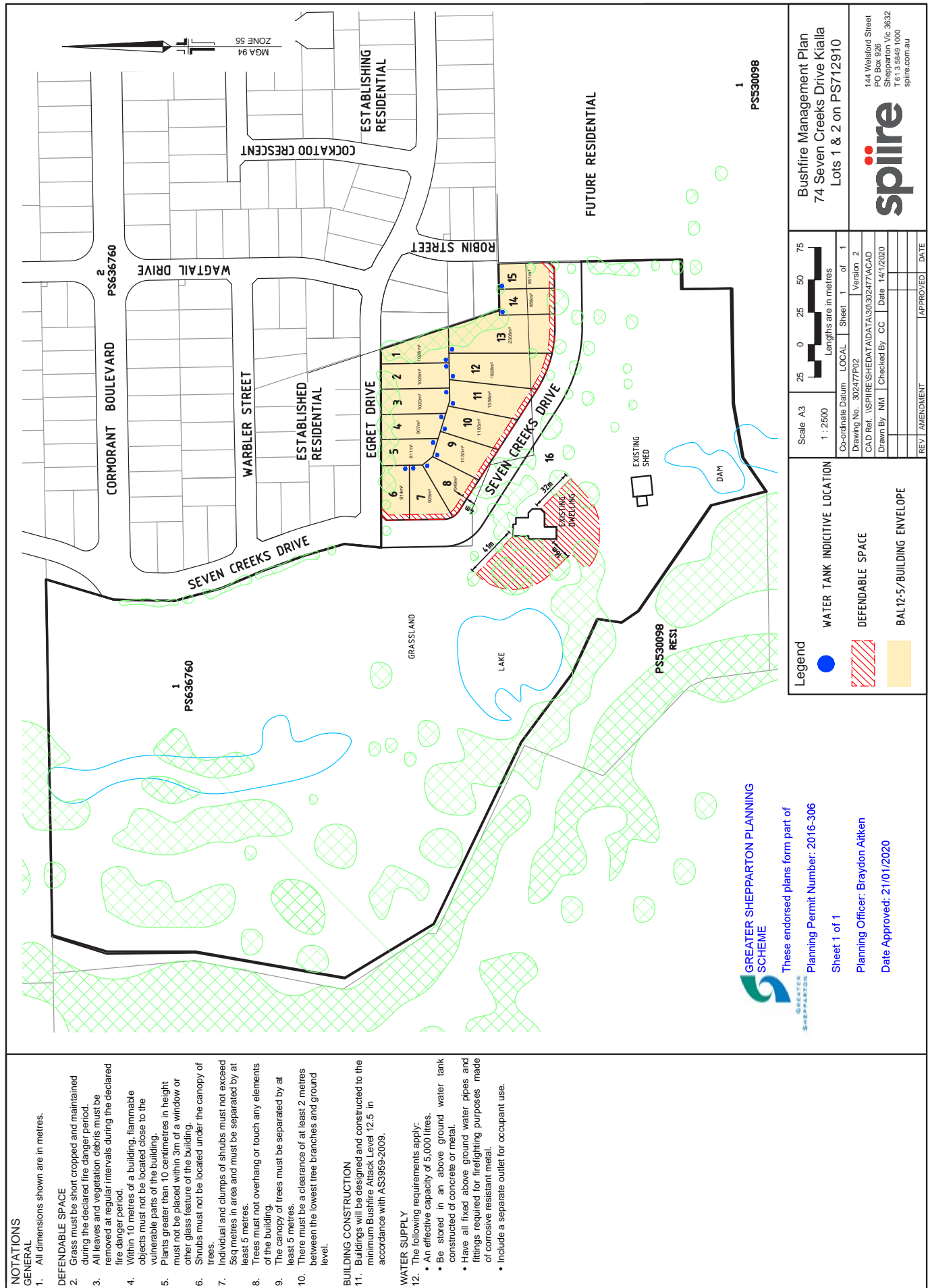
Sevens View is serviced by underground Natural Gas. For any issues please contact Envestra.

PROTECTIVE COVENANTS

For information of the protective covenants at The Sevens View Estate please refer to Appendix B of this report.

APPENDIX A

BUSHFIRE MANAGEMENT OVERLAY



GREATER SHEPPARTON PLANNING SCHEME
 These endorsed plans form part of
 Planning Permit Number: 2016-306
 Sheet 1 of 1
 Planning Officer: Braydon Aitken
 Date Approved: 21/01/2020

TANKS SPECIFICATION

5,000LT SLIM STEEL FIRE TANK



CAPACITY: 5,000lt

DIMENSION: 2500L 1200W 2020H
2800L 1200W 1860H
3000L 880W 2170H
3300L 880W 2020H

OUTLET: BSP / CFA / Storz

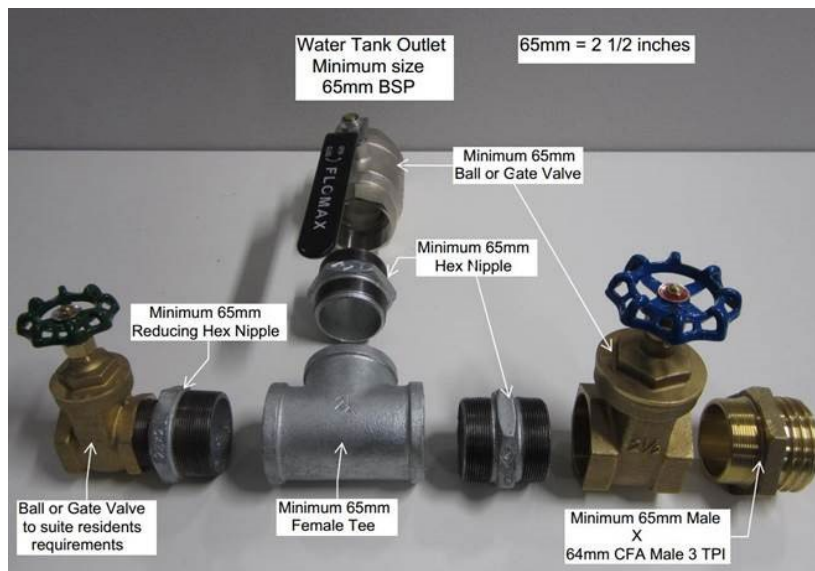
AQUAPLATE 5,000LT TALL



DIAMETER: 1900mm

HEIGHT: 1860mm

Colorbond®



APPROXIMATE DIMENSIONS:
Varies as per as per image above.

TANK TYPE:
Above ground.

TANK MATERIAL:
Steel or Concrete.

TANK LOCATION:
Refer to Bushfire management overlay plan.

CAPACITY: Must have an effective capacity of 5,000 litres

TANK OUTLET:
Fittings to be above ground including connection for firefighting purposes made of corrosive resistant metal and include a separate outlet for occupant use. See example image above .

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. (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.

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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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- (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 4.5 metres which together have a total aggregate floor area greater than 100 square metres, provided that in calculating such total aggregate floor area of 100 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 .
- (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 "Meadow" 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.
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- (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 4.5 metres which together have a total aggregate floor area greater than 150 square metres, provided that in calculating such total aggregate floor area of 150 square metres
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- (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 4.5 metres which together have a total aggregate floor area greater than 200 square metres, provided that in calculating such total aggregate floor area of 200 square metres
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APPENDIX C

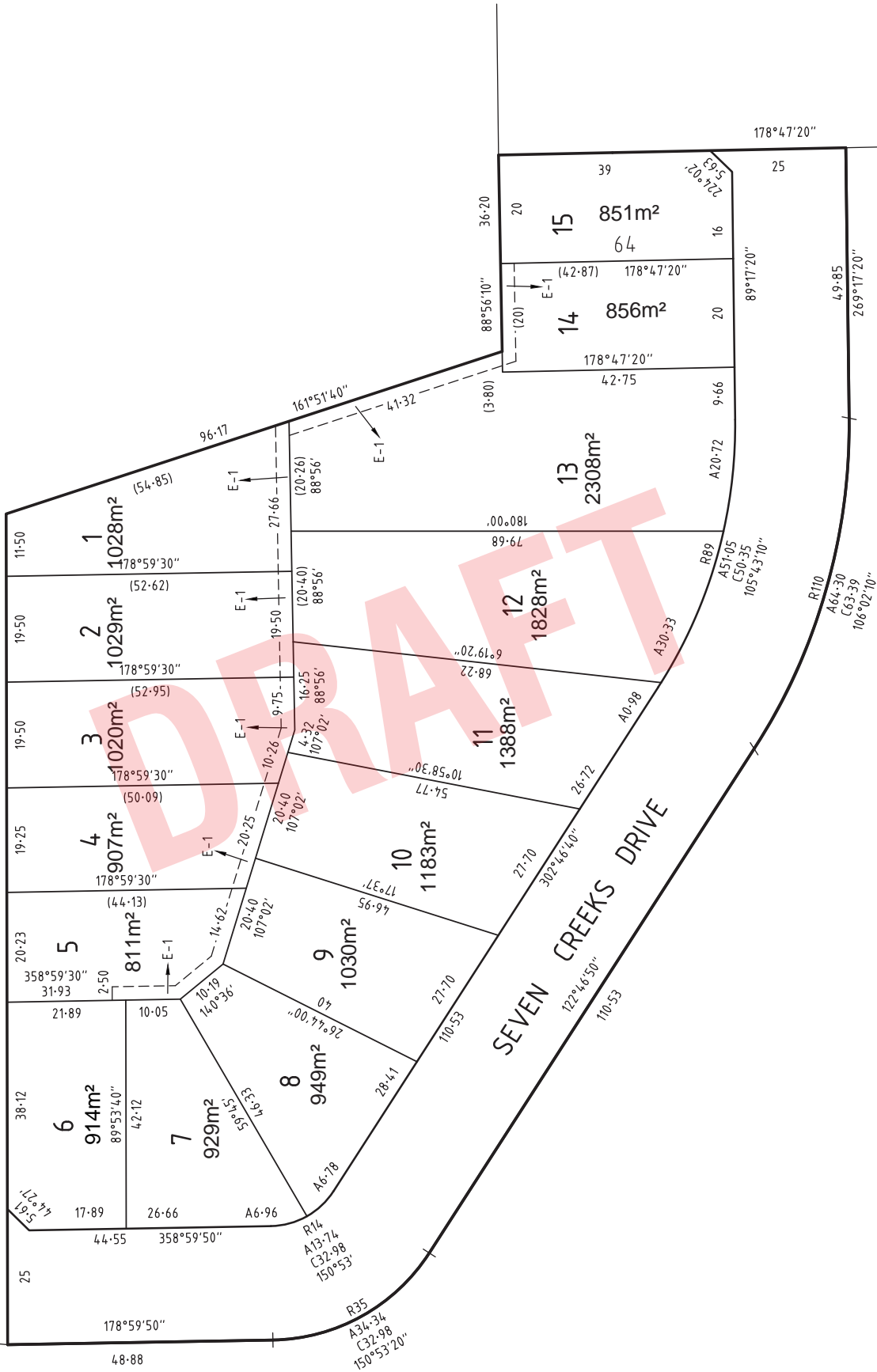
PLAN OF SUBDIVISION

PLAN OF SUBDIVISION		EDITION 1	PS823657E	
LOCATION OF LAND PARISH: KIALLA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 76 (Part) CROWN PORTION: - TITLE REFERENCE: C/T LAST PLAN REFERENCE: Lot 1 on PS823652Q POSTAL ADDRESS: 83 Seven Creeks Drive (at time of subdivision) Kialla 3631 MGA2020 CO-ORDINATES: E: 354970 ZONE: 55 (of approx centre of land in plan) N: 5966850				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines		
R-1	GREATER SHEPPARTON CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey PS823652Q STAGING: This is not a staged subdivision Planning Permit No. 2016-306 This survey has been connected to permanent marks No(s). 30 & 81 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	PIPELINE OR ANCILLARY PURPOSES	2.5	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
SEVENS VIEW (15 LOTS)				2.316 Ha
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 307015SV01		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Christopher Sargent Version: 1		SHEET 1 OF 2

PS823657W

SEVEN CREEKS DRIVE

EGRET DRIVE



SURVEYOR'S FILE REF: 307015SV01

144 Weilsford Street
 PO Box 926
 Shepparton Vic 3632
 T 61 3 5849 1000
 spire.com.au



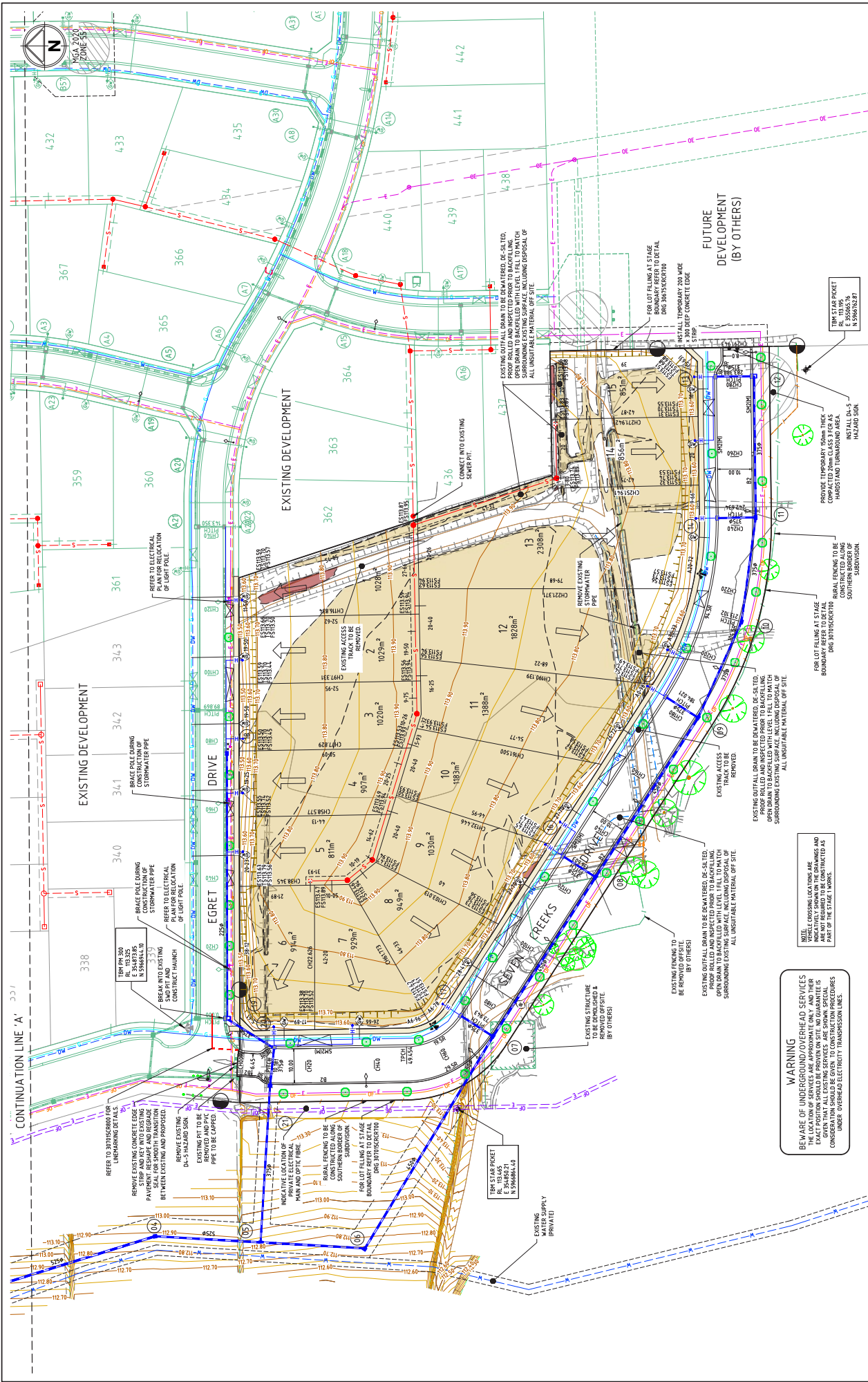
SCALE
 1:750

LENGTHS ARE IN METRES

Licensed Surveyor: Mark Christopher Sargent
 Version: 1

ORIGINAL SHEET
 SIZE: A3

SHEET 2



SEVENS VIEW
 Stage 1, (Permit No. 2016-306)
 ROAD AND DRAINAGE
 FACE PLAN (1 OF 2)
 SHEPPARTON
 SEVEN CREEKS CORPORATION PTY LTD

PRELIMINARY 307015CR200

Client: M. ISMAIL
 Author: M. ISMAIL
 Date: DEC 2019

spire
 141 WELLSFORD STREET SHEPPARTON
 VICTORIA 3602 AUSTRALIA T 61 3 9649 1000
 spire.com.au AIN 06 000 029 835

WARNING
 BEWARE OF UNDERGROUND/OVERHEAD SERVICES
 THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR DEPTHS ARE NOT KNOWN. THE SERVICES ARE NOT TO BE CONSTRUCTED AS PART OF THE 7-DAY WORKS.
 CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERGROUND ELECTRICITY TRANSMISSION LINES.

Scale: 1:100
 Scale @ A1

Rev	Amendments	Approved	Date

File name: 307015CR200 (Layout Name) 2019.dwg Plot date: 17/12/2019 3:41 PM Sheet: 2 of 13 Sheets
 Plot location: G:\307015 (Civil)\CAD plot date: 17/12/2019 3:41 PM Sheet: 2 of 13 Sheets



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