



SEVENCREEKS
ESTATE

**LAND OWNERS
INFORMATION PACK**

MARCH 2020 | STAGE 17

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 SEVEN CREEKS ESTATE, SHEPPARTON. THE FOLLOWING INFORMATION IS INCLUDED IN THIS REPORT:

- Easements
- Sewerage and Water
- Underground Electrical
- Gas Supply
- Bushfire Prone Areas
- 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 Creek 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 PRONE AREAS

Sevens Creek Estate Stage 17 is not within a bushfire prone area. For further information on this please refer the Appendix A of this report.

SEWERAGE AND WATER

Seven Creek Estate 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 Creek Estate is serviced by underground Natural Gas. For any issues please contact Envestra.

PROTECTIVE COVENANTS

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

APPENDIX A

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.

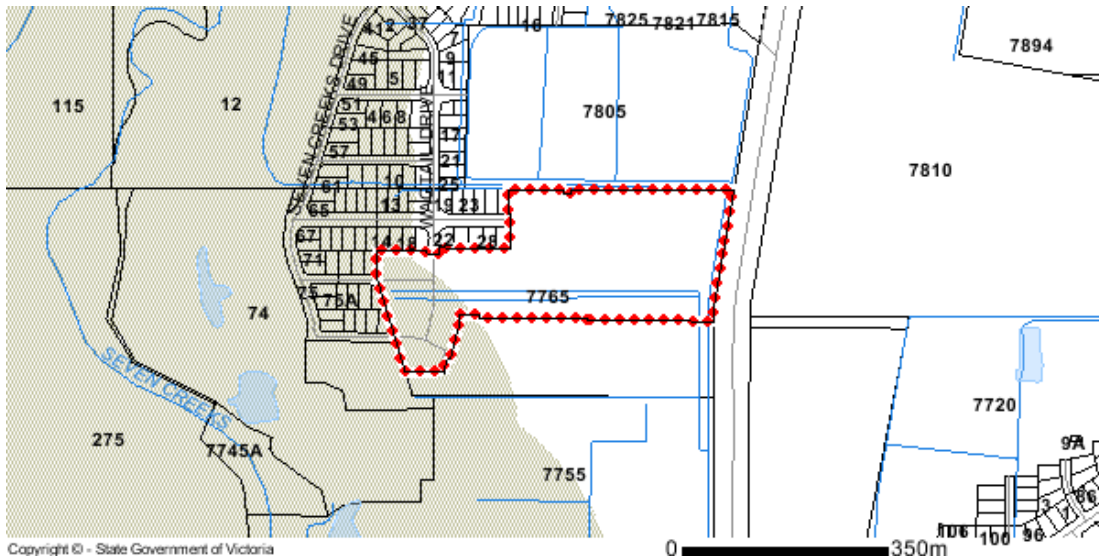
For full parcel details get the free Basic Property report at [Property Reports](#)

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. (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.

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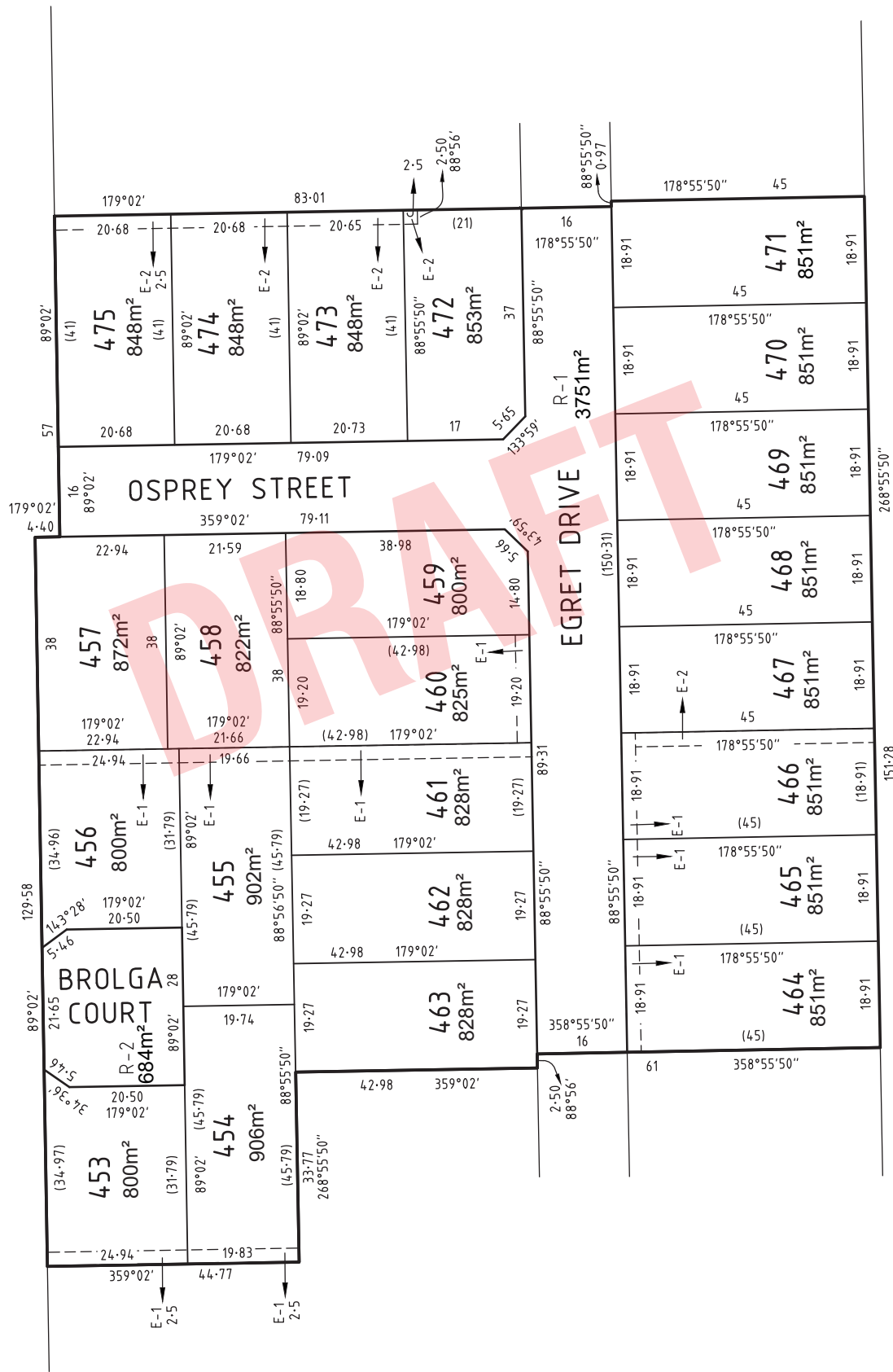
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AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

APPENDIX C

PLAN OF SUBDIVISION

PLAN OF SUBDIVISION		EDITION 1	PS823658C	
LOCATION OF LAND PARISH: KIALLA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 76 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: PS823653N, LOT E POSTAL ADDRESS: 7765 Goulburn Valley Highway Kialla (at time of subdivision) Kialla 3631 MGA94 CO-ORDINATES: E: 355 478 ZONE: 55 (of approx centre of land in plan) N: 5 966 907				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 452 (inclusive) have been omitted from this plan. <u>Further purpose of plan</u> Removal of carriageway purpose easement created in PS823638J and now contained within Egret Drive, Lots 462, 463, 464, 465. Removal of carriageway purpose easement created in PS731264M and now contained within Brolga Street, Osprey Street, Lots 457,458,474,475. Removal of Powerline purposes easement created in PS823653N and now contained within Osprey Street and Egret Drive. Removal of carriageway purpose easement created in PS823653N and now contained within Egret Drive and lots 470, 471, 472. Removal of pipeline or ancillary purposes easement created in PS823638J and now contained within Egret Drive. <u>Grounds for removal</u> Consent of the relevant authority under powers of section 6 (I)(K) Subdivision Act 1988.	
ROAD R-1 ROAD R-2	GREATER SHEPPARTON CITY COUNCIL GREATER SHEPPARTON CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey PS823638J STAGING: This is not a staged subdivision Planning Permit No. 2003-236F 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	PIPELINE OR ANCILLARY PURPOSES	2.5	PS823638J (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES	2.5	PS823653N (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
SEVEN CREEKS ESTATE - STAGE 17 (23 LOTS)			AREA OF STAGE - 1.556ha	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 307270SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: MARK C SARGENT Version: 1		SHEET 1 OF 2



SURVEYOR'S FILE REF: 307270SV00		ORIGINAL SHEET SIZE: A3	
144 Welsford Street PO Box 926 Shepparton Vic. 3632 T 61 3 5649 1000 spire.com.au		SHEET 2 of 2	
<p>spire</p>		<p>SCALE 1: 750</p> <p>LENGTHS ARE IN METRES</p> <p>Licensed Surveyor: MARK C SARGENT Version: 1</p>	

APPENDIX D ENGINEERING DETAIL PLANS

SEVEN CREEKS ESTATE STAGE 17 (PERMIT NO. 2003/236F) SEVEN CREEKS CORPORATION PTY LTD

GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MHP
- ALL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH AS 1753.
- ALL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELATED LEGISLATION.
- CONCRETE TO PROVIDE AN ENVIRONMENTAL MANAGER TO BE IN CHARGE OF ALL CONSTRUCTION TRAFFIC PROTECTION ETC PRIOR TO THE COMMENCEMENT OF WORKS
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2741-1997 GENERAL CONSTRUCTION SPECIFICATIONS AND STANDARDS DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE.
- ROAD CHANGES REFER TO ROAD CENTRELINES, CHANGES FOR INTERSECTIONS AND CUT-TOE CAGES REFER TO THE TOP OF KERB.
- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH AS 1753.
- WHERE REQUIRED ANY BUILDINGS, TROUSERS, FENCES AND OTHER STRUCTURES ON SITE INCLUDING ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORKS SHOWN ON THESE DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE.
- ALL EXCAVATED ROCK AND SURPLUS SPILL TO BE REMOVED AND DEPOSITED OFF SITE UNLESS ALTERNATIVE ARRANGEMENTS ARE MADE IN ACCORDANCE WITH THE SUPERINTENDENT.
- ALL BATTERS SHALL BE 1:4, UNLESS OTHERWISE SHOWN.
- NO FILL OR STORING OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.
- TOPS TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORKS SHOWN ON THESE DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE.
- ALL ROADWORKS SHALL BE COMPLETED IN ACCORDANCE WITH AS 1734-2004 (SPECIAL) AND AS 1734-2004 (GENERAL).
- ALL SERVICES UNDER ROADWAYS (FOOTPATHS AND PARKING) ARE TO BE INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE AND TO BE PROTECTED BY THE CONTRACTOR IN ACCORDANCE WITH AS 1753.
- ALL SERVICES UNDER ROADWAYS (FOOTPATHS AND PARKING) ARE TO BE INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE AND TO BE PROTECTED BY THE CONTRACTOR IN ACCORDANCE WITH AS 1753.
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CIVIL WORKS HOLD POINTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORKS SHOWN ON THESE DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE.

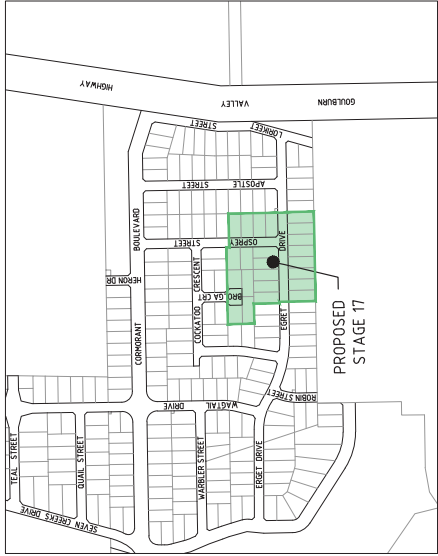
- PRE-START MEETING
 - PRIOR TO PLACEMENT OF KERB AND CHANNEL
 - AT PROPOSED LOCATIONS OF ROADWORKS
 - PRIOR TO PLACEMENT OF SUBBASE AND ROAD PAVEMENT
 - PRIOR TO PLACEMENT OF THE FINISH COURSE
 - PRIOR TO PLACEMENT OF THE SEWER COURSE
 - PRIOR TO PLACEMENT OF THE SEWER JUNCTION
 - FINAL ACCEPTANCE INSPECTION
- THE FOLLOWING ARE WITNESS POINTS: THE CONTRACTOR IS TO BE PRESENT AT THESE WITNESS POINTS:
- PRIOR TO BACKFILLING STORMWATER DRAINS.
 - PRIOR TO BACKFILLING STORMWATER DRAINS.
 - PRIOR TO BACKFILLING STORMWATER DRAINS.

CONCRETE NOTES:

- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND LOCAL LEGISLATION, OR VIC ROADS STANDARDS FOR NON-RESIDENTIAL STREETS.
- ALL CONCRETE TO BE MINIMUM 50MPa COMPRESSIVE STRENGTH.
- CONCRETE TO BE THOROUGHLY COMPACTED USING EITHER SURFACE VIBRATION OR INTERNAL VIBRATION THROUGHOUT ENTIRE MASS AND REINFORCEMENT AND IN CORNERS OF FORMS.
- FORMS TO BE PROPERLY CURING TO PREVENT CRACKING AND TO ENSURE NO EARLY 'DIPPING OUT' OF THE CONCRETE.
- CURING OF CONCRETE IS ESSENTIAL, IDEALLY BY MAINTAINING A WET CURE FOR A PERIOD OF 7 DAYS.
- SAW CUTTING OF CONCRETE SHOULD BE COMMENCED AS SOON AS PRACTICABLE TO PREVENT CRACKING. SAW CUTS SHOULD BE MADE AT 90 DEGREE ANGLES TO JOINTS. SAW CUTS SHOULD BE MADE AT THE JOINTS. JOINTS DOES NOT 'LOCK'. INSERTION OF JOINTS DURING THE PLACING OF CONCRETE IS NOT ACCEPTABLE. JOINTS MUST BE SAWN AND NOT CHIPPED.
- CONCRETE TO BE PROPERLY PROTECTED BY THE SUPERINTENDENT. PROTECTION TO BE MAINTAINED THROUGHOUT THE LIFE OF THE CONSTRUCTION AND TO REMAIN IN PLACE UNTIL THE CONSTRUCTION IS COMPLETE.
- CONCRETE TO BE PROPERLY PROTECTED BY THE SUPERINTENDENT. PROTECTION TO BE MAINTAINED THROUGHOUT THE LIFE OF THE CONSTRUCTION AND TO REMAIN IN PLACE UNTIL THE CONSTRUCTION IS COMPLETE.

WARNING

BEWARE OF UNDERGROUND/OVERHEAD SERVICES
EXACT POSITION SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS GIVEN THAT THE SERVICES SHOWN ARE ACCURATE.
CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

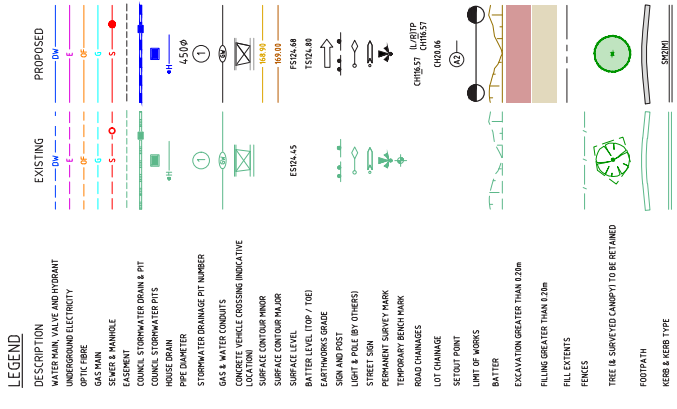


LOCALITY PLAN

SCALE: NOT TO SCALE
VICROADS: 3308
ZONE 55
ZONE 55

DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET NO.	REVISION
CG09	FACE SHEET	1	A
CG09	FACE PLAN	2	A



SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER			GAS			NBN (TELECOM)			ELECTRICITY		
	SIZE	DEPTH	OFFSET	SIZE	DEPTH	OFFSET	SIZE	DEPTH	OFFSET	SIZE	DEPTH	OFFSET
ROBECA COURT	N	2.25	N	1.00	M	1.90	M	1.90	S	2.10	E	3.10
OSPREY STREET	N	2.25	N	1.00	M	1.90	E	1.80	E	1.80	E	3.10

- TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH THE RELEVANT STANDARDS.
- GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
- TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH.
- EXISTING SERVICES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE AT CONSTRUCTION.



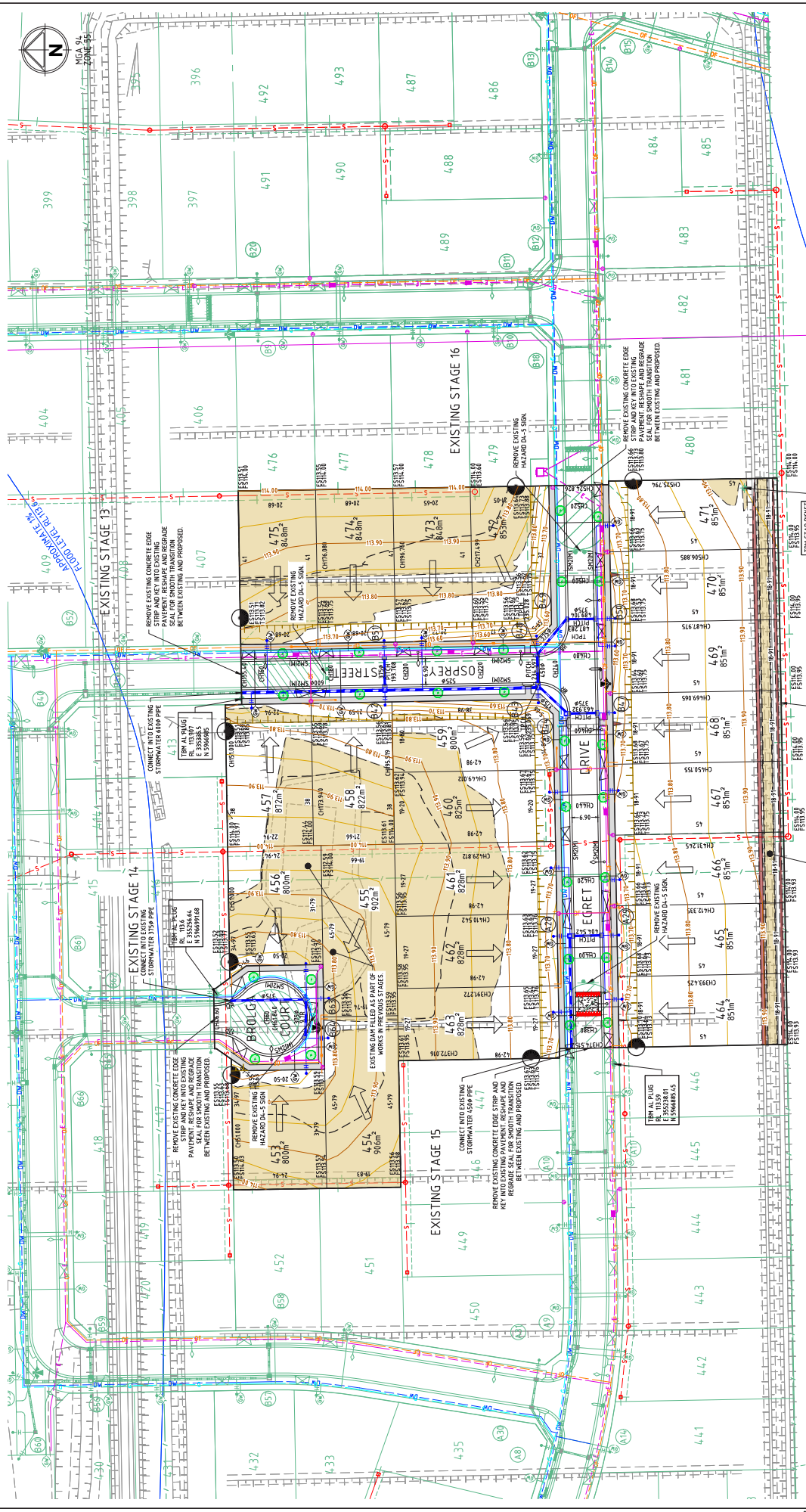
spire
144 MELBECRO STREET SHEPPARTON
VICTORIA 3662 AUSTRALIA T 61 3 9649 1000
www.spire.com.au ABN 50 000 028 035

SEVEN CREEKS ESTATE

Checked:
A. ANDERSSON
Date:
FEB 20 20

SEVEN CREEKS ESTATE
STAGE 17 (PERMIT NO. 2003/236F)
CONTRACT COPY
FACE SHEET
SEVEN CREEKS CORPORATION PTY LTD

PRELIMINARY 307270CG100



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR
EXACT POSITION SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS
MADE AS TO THE ACCURACY OF THE INFORMATION PROVIDED. CONSTRUCTION PROCEDURES
CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES
UNDETERMINED OVERHEAD ELECTRICITY TRANSMISSION LINES.

REMOVE EXISTING CONCRETE EDGE
PAVEMENT, RESHAPE AND REGRADE
SEAL FOR SMOOTH TRANSITION
BETWEEN EXISTING AND PROPOSED.

REMOVE EXISTING CONCRETE EDGE
PAVEMENT, RESHAPE AND REGRADE
SEAL FOR SMOOTH TRANSITION
BETWEEN EXISTING AND PROPOSED.

REMOVE EXISTING CONCRETE EDGE
PAVEMENT, RESHAPE AND REGRADE
SEAL FOR SMOOTH TRANSITION
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REMOVE EXISTING CONCRETE EDGE
PAVEMENT, RESHAPE AND REGRADE
SEAL FOR SMOOTH TRANSITION
BETWEEN EXISTING AND PROPOSED.

REMOVE EXISTING CONCRETE EDGE
PAVEMENT, RESHAPE AND REGRADE
SEAL FOR SMOOTH TRANSITION
BETWEEN EXISTING AND PROPOSED.

EXISTING OUTFALL DRAIN TO BE DEMOLISHED. DE-SEAL TO
OPEN DRAIN TO BACKFILL WITH LEVEL FILL TO MATCH
SURROUNDING EXISTING SURFACE. ALL CLOSING OFF AS
ALL UNDESIRABLE MATERIAL LEFT SITE.

FOR LOT FILLING AT STAGE
BOUNDARIES
DMS 303770C G20

REMOVE EXISTING CONCRETE EDGE
PAVEMENT, RESHAPE AND REGRADE
SEAL FOR SMOOTH TRANSITION
BETWEEN EXISTING AND PROPOSED.

REMOVE EXISTING CONCRETE EDGE
PAVEMENT, RESHAPE AND REGRADE
SEAL FOR SMOOTH TRANSITION
BETWEEN EXISTING AND PROPOSED.



SEVEN CREEKS ESTATE
STAGE 17 (PERMIT NO. 2003/236F)
FACE PLAN
CONTRACT COPY

SEVEN CREEKS ESTATE
SHEPPARTON CITY COUNCIL
SEVEN CREEKS CORPORATION PTY LTD

PRELIMINARY 307270C G20

Client
M. ISMAIL

Checked
A. ANDERSSON

Drawn
J. ESPAGNE

Date
FEB 2020

Scale
H 1:500

Scale
SCALE 1:1

SEVEN CREEKS ESTATE

144 WELSFORD STREET SHEPPARTON
VICTORIA 3682 AUSTRALIA | T 3 589 1000
spire.com.au | AEN 65 000 020 635

Rev	Description	Approved	Date
A	CONTRACT COPY	J.E.	05-03-20
B	Amendments		



SEVENCREEKS
ESTATE

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