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LAND OWNERS INFORMATION PACK: STAGE 3

JUNE 2020

Providence
FIELD

www.developmentedge.com.au

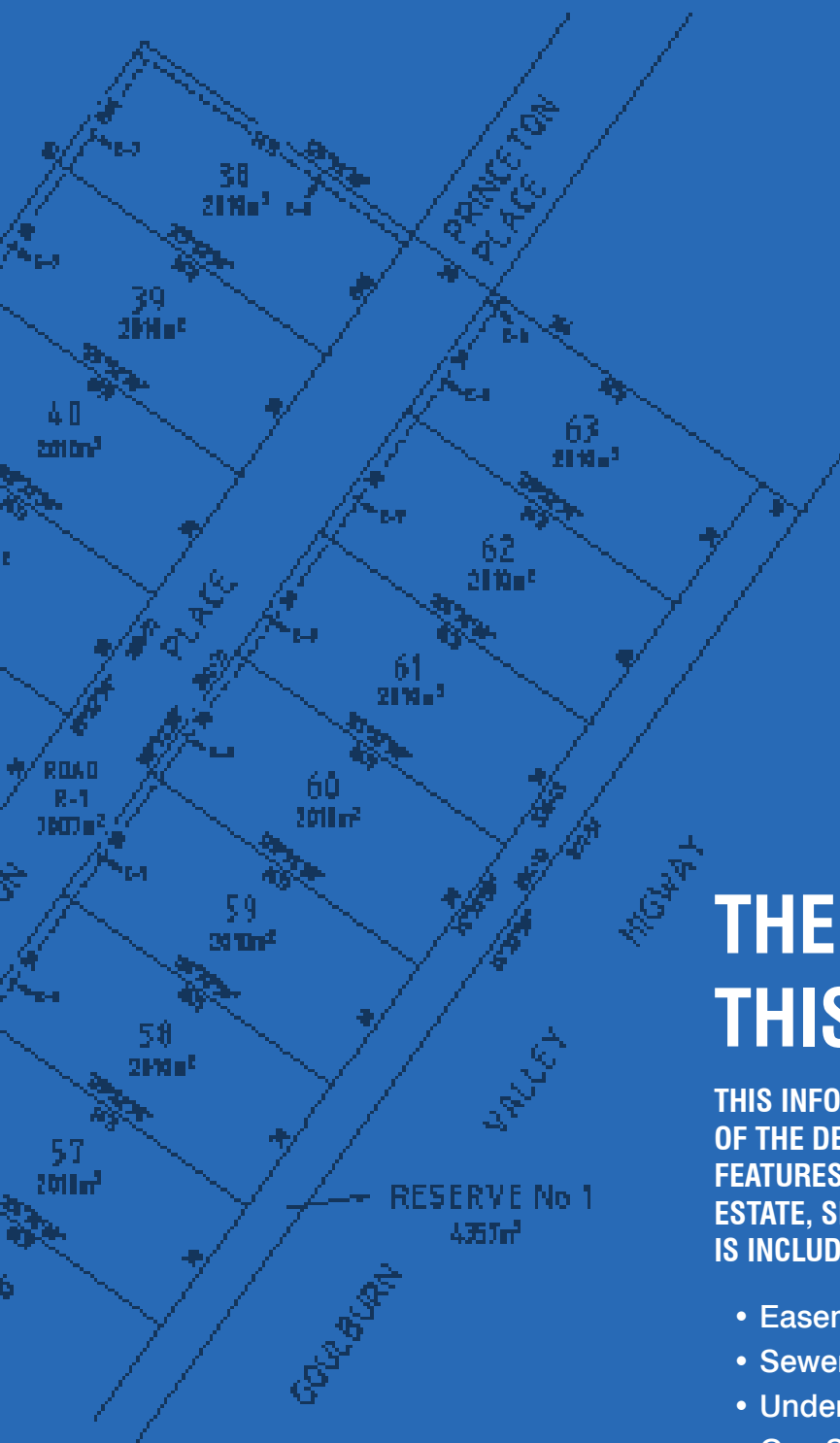
This report has been prepared by the office of Spiire on behalf of Providence (Shepparton) Pty Ltd.
144 Welsford Street PO Box 926 Shepparton Victoria
3632 Australia

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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 PROVIDENCE FIELD 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

Providence Field 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

Providence Field Estate is not within a bushfire prone area. For further information on this please refer the Appendix A of this report.

SEWERAGE AND WATER

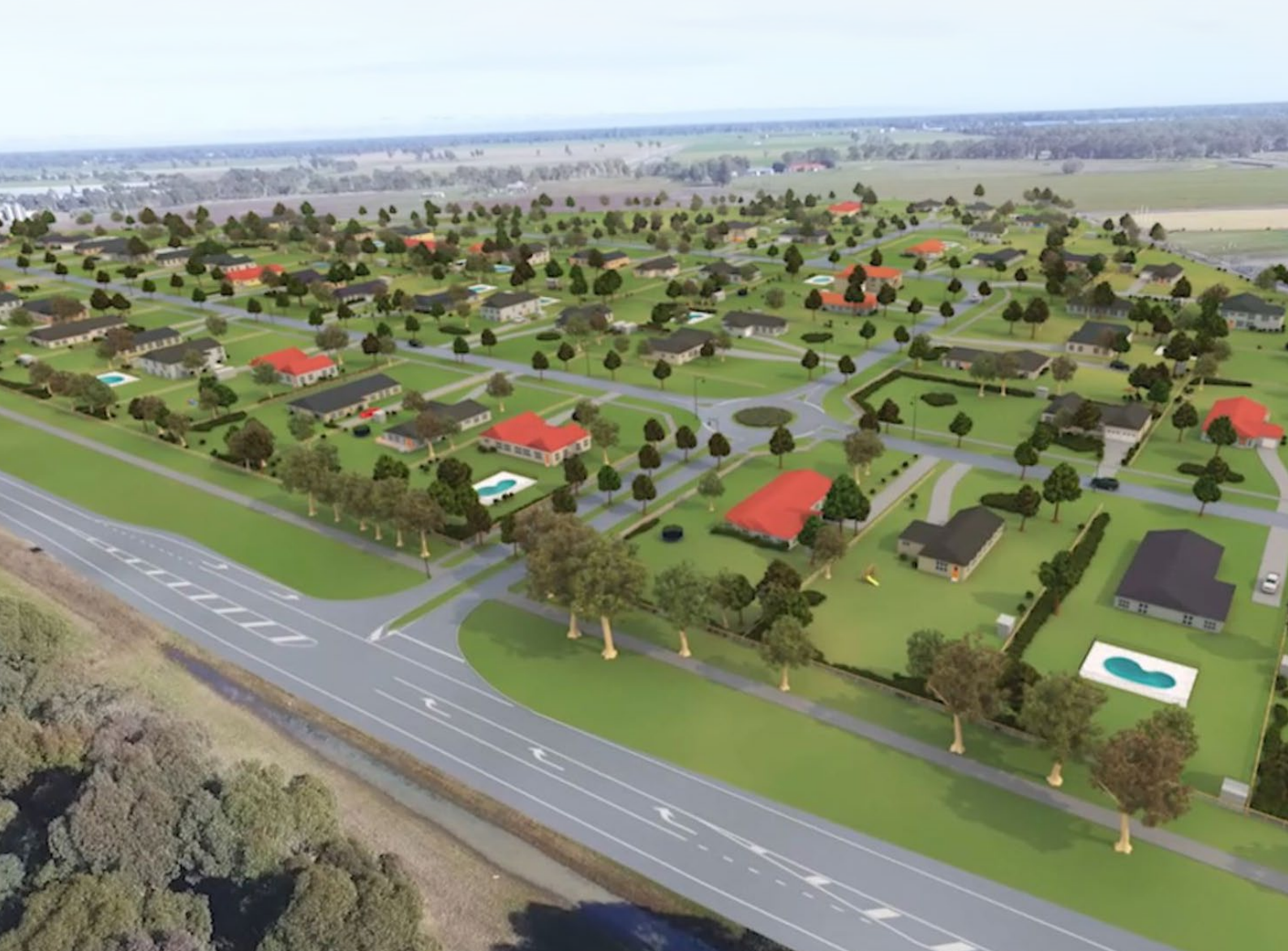
Providence Field Estate is serviced by town water and sewer. Each property has a sewer connection. This connection have been brought within the boundary of each property. Information of the location and depth of the property connection can be found at Goulburn Valley Water.

GAS SUPPLY

Providence Field Estate is serviced by underground Natural Gas. For any issues please contact Envestra.

PROTECTIVE COVENANTS

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



APPENDIX A

Department of
Environment, Land,
Water and Planning

Designated Bushfire Prone Areas

from www.planning.vic.gov.au on 14 September 2017 09:42 AM

Address: 625 GOULBURN VALLEY HIGHWAY SHEPPARTON NORTH 3631

Lot and Plan Number: Lot A PS807293

Local Government (Council): GREATER SHEPPARTON **Council Property Number:** N/A

Directory Reference: VicRoads 32 H7

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

	Bushfire Prone Area		Selected Land
	Railway		Tram
	River, stream		Lake, waterbody

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, 29 August 2015, 21 April 2016, 18 October 2016 and 2 June 2017.

The Building Interim Regulations 2017 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 <http://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).



Environment,
Land, Water
and Planning

APPENDIX B

PROTECTIVE COVENANTS



STAGE 3

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 (the 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 a 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 hereafter:

1. On the burdened land or any part or parts thereof:
 - (a) build, construct or erect or cause to be built, constructed or erected any building other than one private dwelling house having an area of not less than 230 square metres within the outer walls thereof (such area to be calculated by excluding the area of carport, garage, terraces, pergola or verandah) together with the usual garages and outbuildings, and such dwelling house shall have external walls of brick, stone or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed twenty-five percent of the total external wall area, but not including normal timber fascia and trimmings and further provided that nothing in this condition shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials.
 - (b) build, construct or erect or cause to be built, constructed or erected any buildings which are not constructed entirely from new materials nor move onto the said land any building which has previously been wholly or partly completed nor any part thereof.
 - (c) build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding 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 area of 150 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 burdened 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 burdened land and further provided that any such garage or outbuilding shall be constructed of materials comprising only brick or Colourbond.

- (d) build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding without commencing at the same time the construction of the dwelling on the burdened land.


- (e) build, construct or erect or cause or permit to be built, constructed or erected any Church, hall or other building which could be used for the purposes of religious worship or gathering.
 - (f) build, construct or erect or cause to be built, constructed or erected any detached garage or outbuilding either:
 - (i) within 15 metres of any road boundary of the burdened land; or
 - (ii) closer to any road boundary of the burdened land than the front building line of the dwelling on the burdened land, whichever shall be the greater distance from any road boundary of the burdened land.
 - (g) keep or allow to be kept thereon any goats, pigs, horses, cattle, sheep, roosters, greyhounds, pigeons or more than two dogs, two cats or six chickens.
 - (h) build, construct or erect or cause to be built, constructed or erected on any boundary thereof or within the boundaries thereof any fence other than
 - (i) a "farm type" treated timber post and wire fence or treated timber post and wire ring lock fence,
 - (ii) a "Brush Fence" not exceeding 1800mm in height with a 150mm plinth with post and rail colour "Colourbond Jasper" not closer than three (3) metres to any boundary,
 - (iii) a standard swimming pool security fence within the boundaries
2. Carry on any commercial or business activities on the burdened land or install thereon any plant or material connected therewith.
3. Use or suffer or permit the burdened land or any part thereof to be used as a transport depot or bus depot or any purpose ancillary thereto, or for the purpose of parking, storing or garaging thereon any articulated motor car or any heavy vehicle as defined in the Road Safety Act or the regulations thereto.
4. Use or permit the burdened land to be used for the recreational riding of motorbikes or similar vehicles.
5. Use or permit to be used any shed or other outbuilding erected on the burdened land or any motor home, trailer, caravan, tent or other movable accommodation or room thereon for living or residential accommodation.
6. Subdivide the burdened land

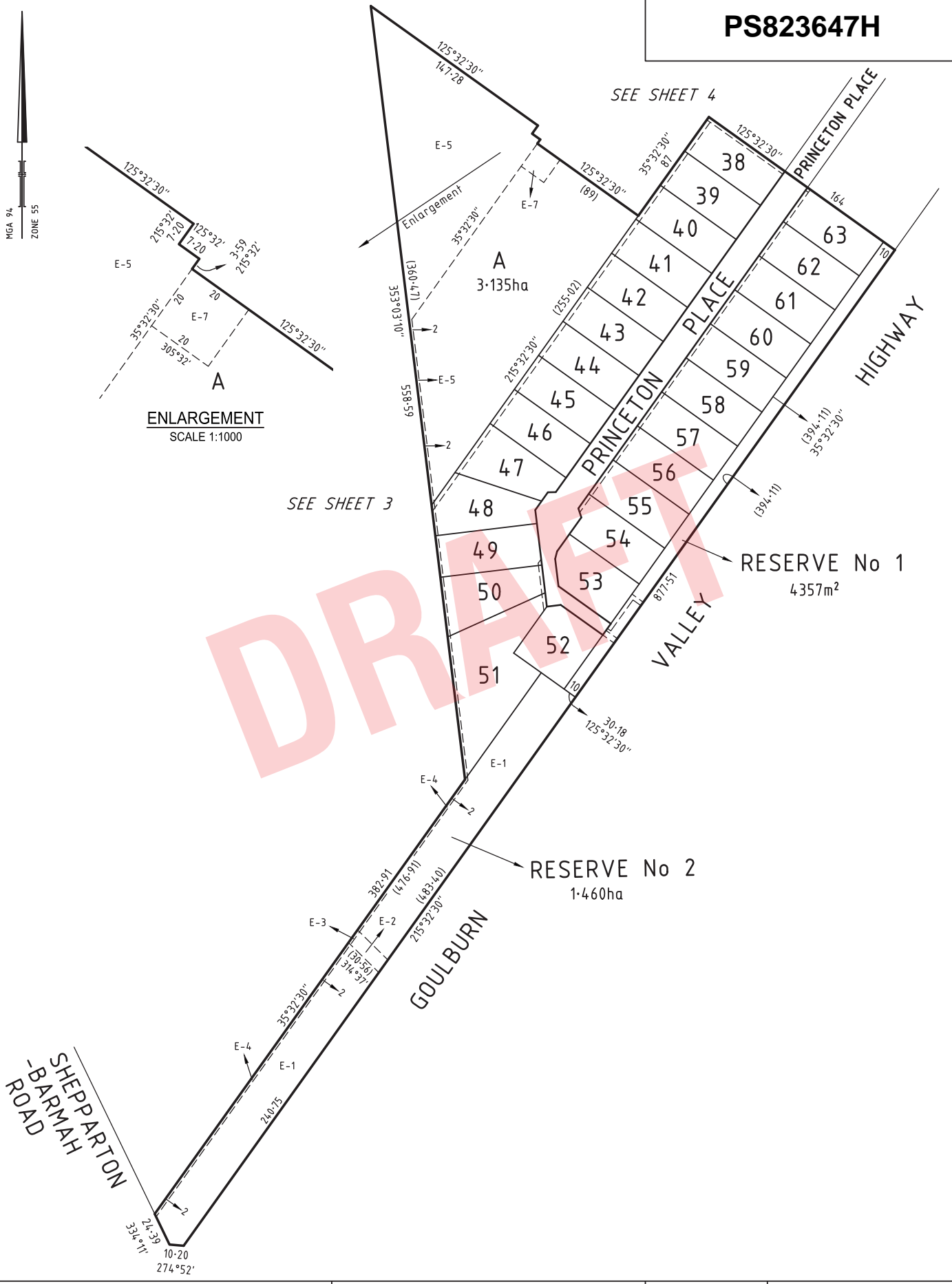
PROVIDED always that the Transferor reserves the right to release, vary, add to or modify these Covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and the burden thereof shall be attached to and run at law and in equity with the land hereby transferred and shall be noted and appear on every future Certificate of Title for the land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof.

APPENDIX C

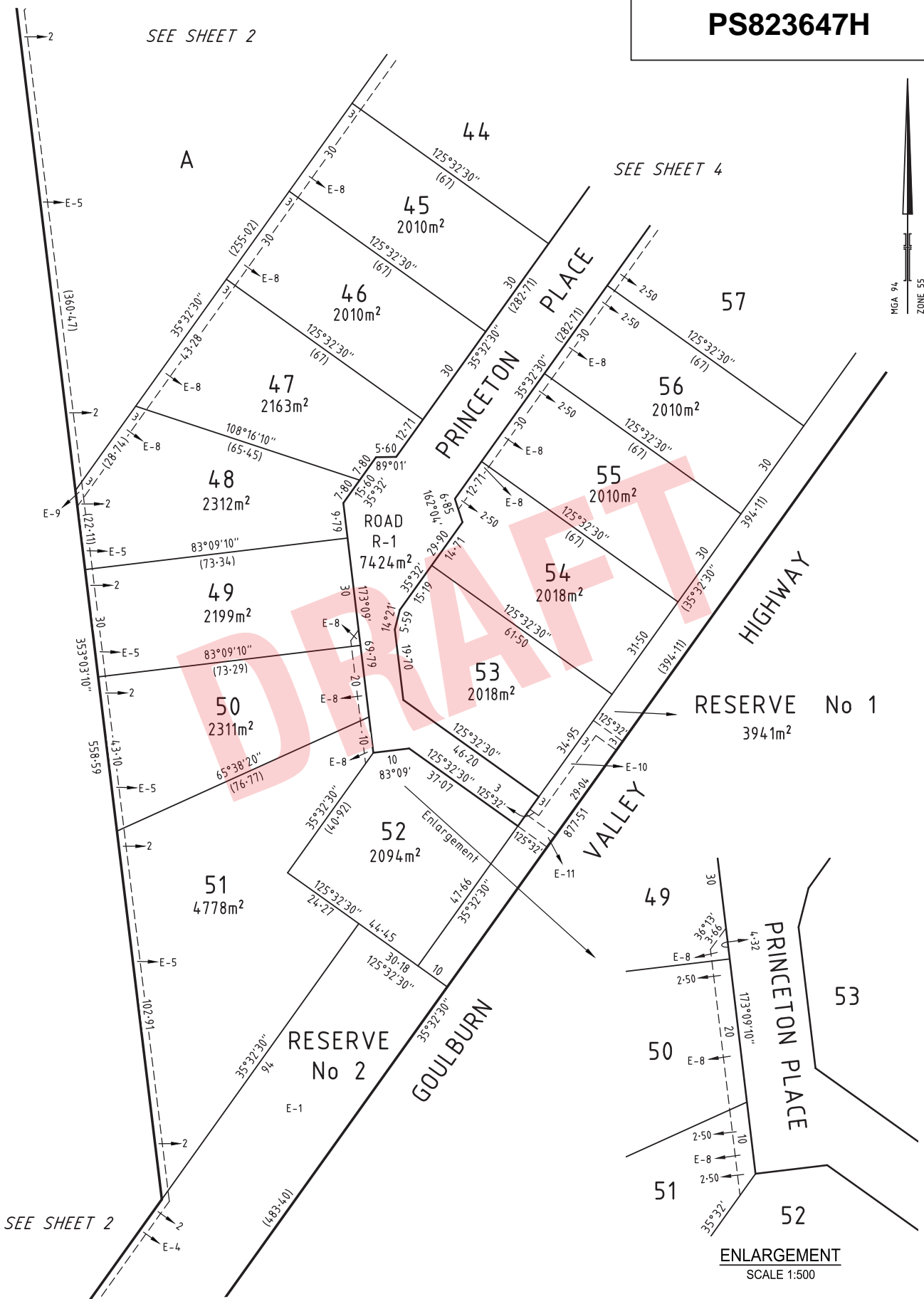
PLAN OF SUBDIVISION

PLAN OF SUBDIVISION		EDITION 1	PS823647H	
LOCATION OF LAND PARISH: Shepparton TOWNSHIP: SECTION: CROWN ALLOTMENT: 97 (Part) CROWN PORTION: TITLE REFERENCE: C/T VOL 11897 FOL 646 LAST PLAN REFERENCE: Lot B PS807293J POSTAL ADDRESS: 605 Goulburn Valley Highway (at time of subdivision) Shepparton North 3631 MGA94 CO-ORDINATES: E: 356 900 ZONE: 55 (of approx centre of land in plan) N: 5 978 340				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Lots 1 to 37 (both inclusive) have been omitted from this plan. A Creation of Restriction applies to Lots 51 and 52 on the plan. <u>Further Purpose of Plan</u> Removal of Easement shown E-8 and part of Easement shown E-9 on PS807293J, where now contained in Princeton Place. Removal of Sewerage Easement created in Inst AR651311F. Grounds for removal: Consent of the relevant authority under the powers of Section 6 (1) (k) of the Subdivision Act 1988.	
ROAD R-1	Greater Shepparton City Council			
RESERVE No 1	Greater Shepparton City Council			
RESERVE No 2	Goulburn-Murray Rural Water Commission			
NOTATIONS				
DEPTH LIMITATION 15.24 metres				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 2017-81 This survey has been connected to permanent marks No(s). 11, 12 & 260 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, E-2, E-3 & E-4	Condition in Crown Grant Vol 6952 Fol 279 for Water Supply & Drainage	See Diagram	Crown Grant Vol 6952 Fol 279	State Rivers & Water Supply Commission
E-2 & E-3	Power Line	11	LP212861D - Sec 103B State Electricity Commission Act 1958	State Electricity Commission of Victoria
E-3, E-4, E-5 & E-10	Drainage	See Diagram	PS807293J	Greater Shepparton City Council
E-6	Pipelines or Ancillary Purposes	2.50	PS807293J - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-7	Carriageway	See Diagram	AR651311F	Greater Shepparton City Council
E-8, E9 & E-10	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-10	Conveyance of Gas	3	This Plan - Sec 147 Gas Industry Act 2001	APA Group
E-11	Power Line	4	Tis Plan - Sec 88 Electricity Industry Act 2000	Powercor Australia Limited
PROVIDENCE ESTATE - STAGE 3 (26 LOTS)			AREA OF STAGE - 8.204ha	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 306308SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Michael Meehan Version: 3		SHEET 1 OF 5



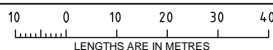
SURVEYOR'S FILE REF: 306308SV00	SCALE 1: 2500 25 0 25 50 75 100 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
spiire 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au	Licensed Surveyor: Michael Meehan Version: 3		

PS823647H



SURVEYOR'S FILE REF: 306308SV00

SCALE
1: 1000



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Version: 3

PS823647H

MGA 94
ZONE 55

SEE SHEET 2

A

45

SEE SHEET 3

PRINCETON
PLACE

ROAD
R-1
74.24m²

56

GOULBURN
VALLEY
HIGHWAY

RESERVE No 1
3941m²

PRINCETON
PLACE

87

38
2010m²

39
2010m²

40
2010m²

41
2010m²

42
2010m²

43
2010m²

44
2010m²

59
2010m²

58
2010m²

57
2010m²

60
2010m²

61
2010m²

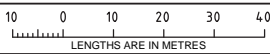
62
2010m²

63
2010m²

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SCALE
1: 1000



Licensed Surveyor: Michael Meehan
Version: 3

ORIGINAL SHEET
SIZE: A3

SHEET 4

Creation of Restriction

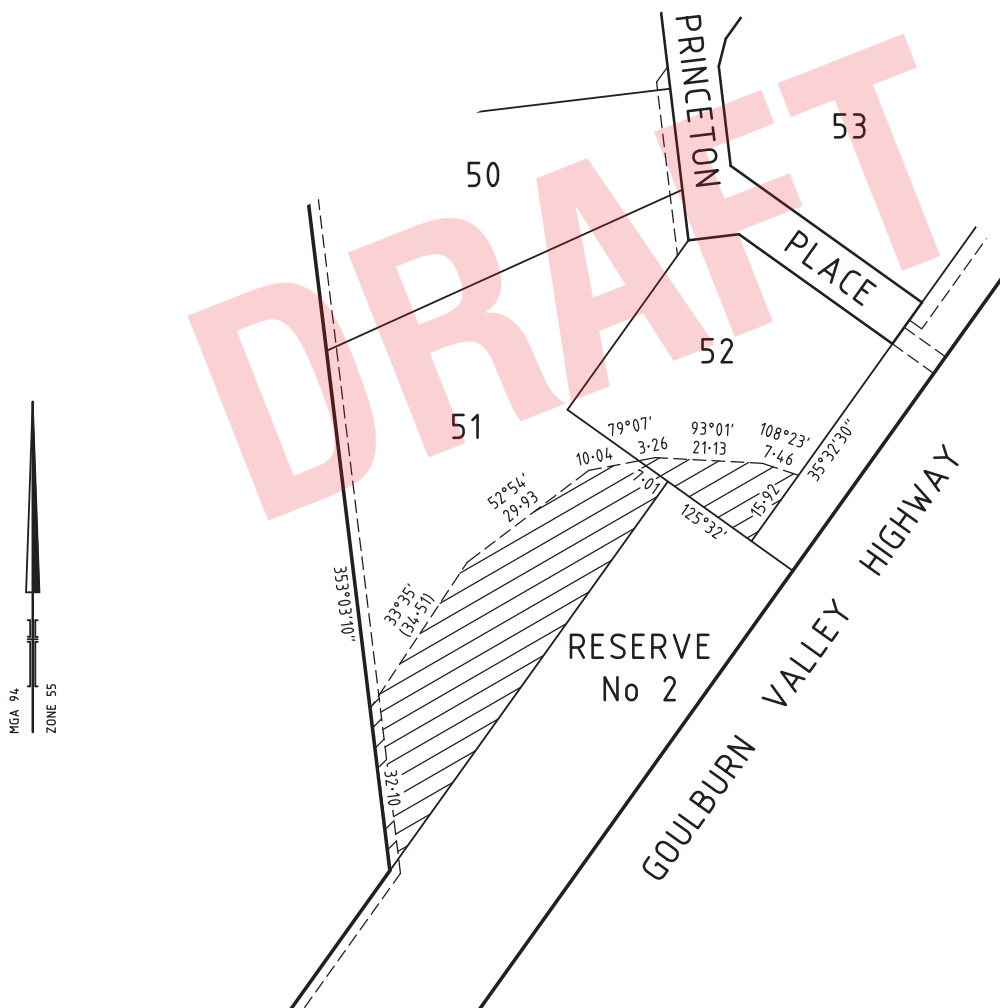
The following Restriction is to be created upon Registration of this Plan:



Land to Benefit: Lots 38 to 63 (all inclusive) on this plan.

Land to be Burdened: Lots 51 and 52 on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of the burdened lots must not construct or allow to be constructed any building or works within the area shown hatched on the diagram below.



SURVEYOR'S FILE REF: 306308SV00	SCALE 1:1000  LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au	Licensed Surveyor: Michael Meehan Version: 3		

APPENDIX D

ENGINEERING DETAIL PLANS

**PROVIDENCE ESTATE
STAGE 3 (PERMIT NO. 2015-409/A)
PROVIDENCE (SHEPPARTON) PTY LTD**

GENERAL NOTES:

- [illegible]

DRAWING SCHEDULE

REFERENCE	DESCRIPTION	SHEET NO.	REVISION
CR000	FACE SHEET	1	0
CR010	FACE PLAN (1 OF 2)	2	0
CR020	FACE PLAN (2 OF 2)	3	0
CR030	BULK CARPENTERS PLAN (1 OF 2)	4	0
CR040	BULK CARPENTERS PLAN (2 OF 2)	5	0
CR050	ROAD LONGITUDINAL SECTION	6	0
CR060	PINCKNET PLACE CROSS SECTIONS (1 OF 3)	7	0
CR070	PINCKNET PLACE CROSS SECTIONS (2 OF 3)	8	0
CR080	PINCKNET PLACE CROSS SECTIONS (3 OF 3)	9	0
CR090	SHARED DRIVEWAY	10	0
CR100	KEOB DETAILS	11	0
CR120	FOOTPATH DETAILS (1 OF 2)	12	0
CR130	FOOTPATH DETAILS (2 OF 2)	13	0
CR040	DRAINAGE LONGITUDINAL SECTIONS	14	0
CR060	PIT SCHEDULE & SET-OUTS	15	0
CR100	PAVEMENT DETAILS	16	0
CR100	DRIVEWAY SET-OUTS & DETAILS	17	0



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SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)	ELECTRICITY	
	SIDE	OFFSET	SIDE	OFFSET		SIDE	OFFSET
	NW	15	NW	10		SE	180
PRINCETON PLACE							

1. TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DPO's.
2. GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.



LOCALITY PLAN
NOT TO SCALE

- [illegible]

WARNING
BE AWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY
AND THEIR EXACT POSITION SHOULD BE PROVEN ON
SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING
SERVICES ARE SHOWN. SPECIAL CONSIDERATION
SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES
IMPACTING OVERHEAD FERTILITY TRANSMISSION LINES.


 COUNCIL APPROVAL
 APPROVED PLANS ORIGINALLY SIGNED
 BY CITY OF GREATER SHEPPARTON
 23 / 09 / 2019
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COUNCIL APPROVAL
APPROVED PLANS ORIGINALLY SIGNED
BY CITY OF GREATER SHEPPARTON
23 / 09 / 2019

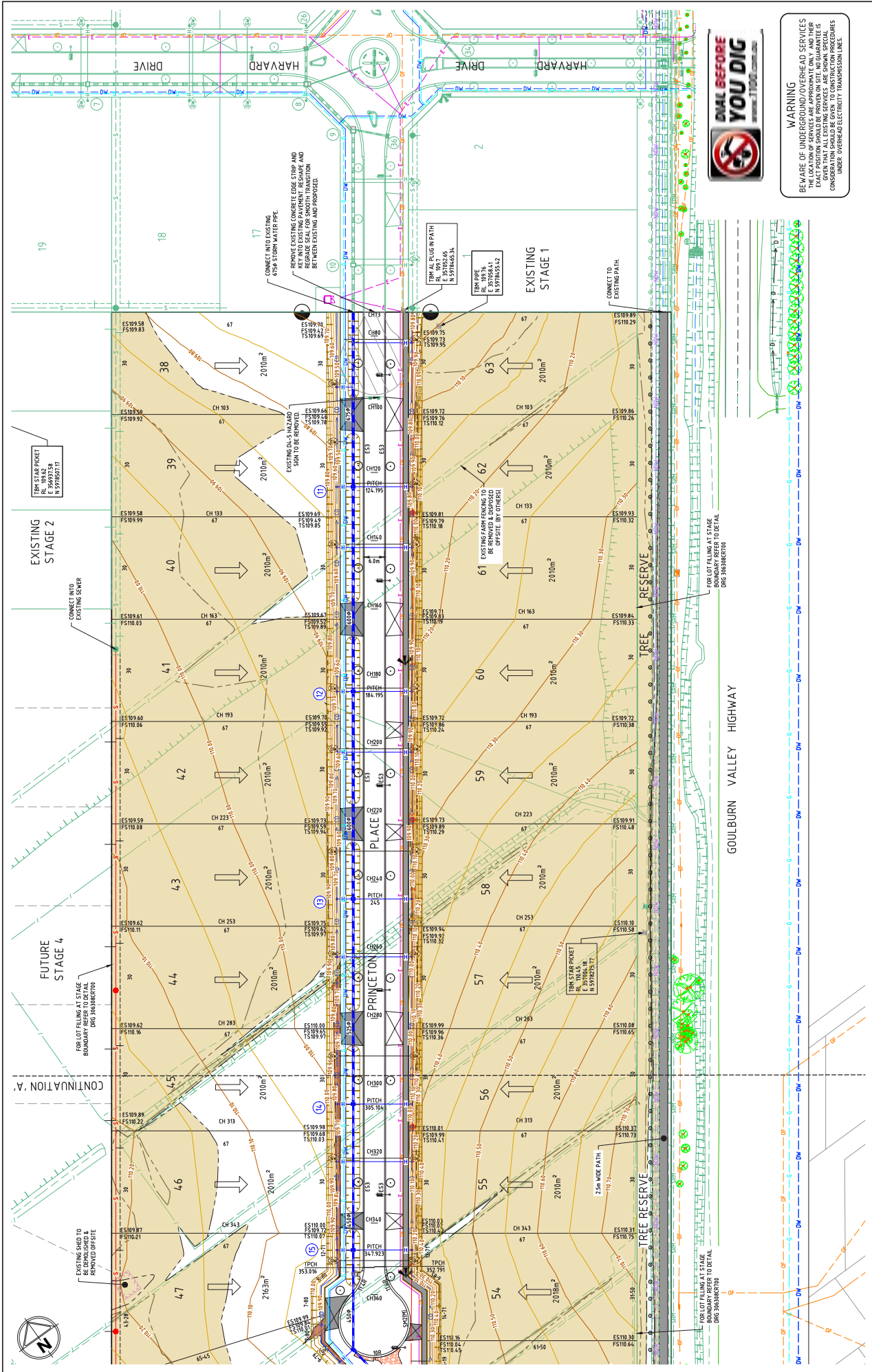


spiire

Designed	M. ISMAIL	Checked	J. KOEHLER
Authorised	M. LEWIS	Date	JUL 2019

**PROVIDENCE ESTATE
STAGE 3 (PERMIT NO. 2015-409/A)
ROAD AND DRAINAGE**

CONSTRUCTION Dwg No **306308CR100**



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 LOCATION OF SERVICES. ANY DAMAGE TO SERVICES
CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES
UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

**PROVIDENCE ESTATE
STAGE 3 (PERMIT NO. 2015-409/A)
ROAD AND DRAINAGE
FACE PLAN (1 OF 2)
CITY OF GREATER SHEPPARTON
PROVIDENCE (SHEPPARTON) PTY LTD**

CONSTRUCTION 306308CR200

Designed
M. ISMAIL
Authorised
M. LEWIS

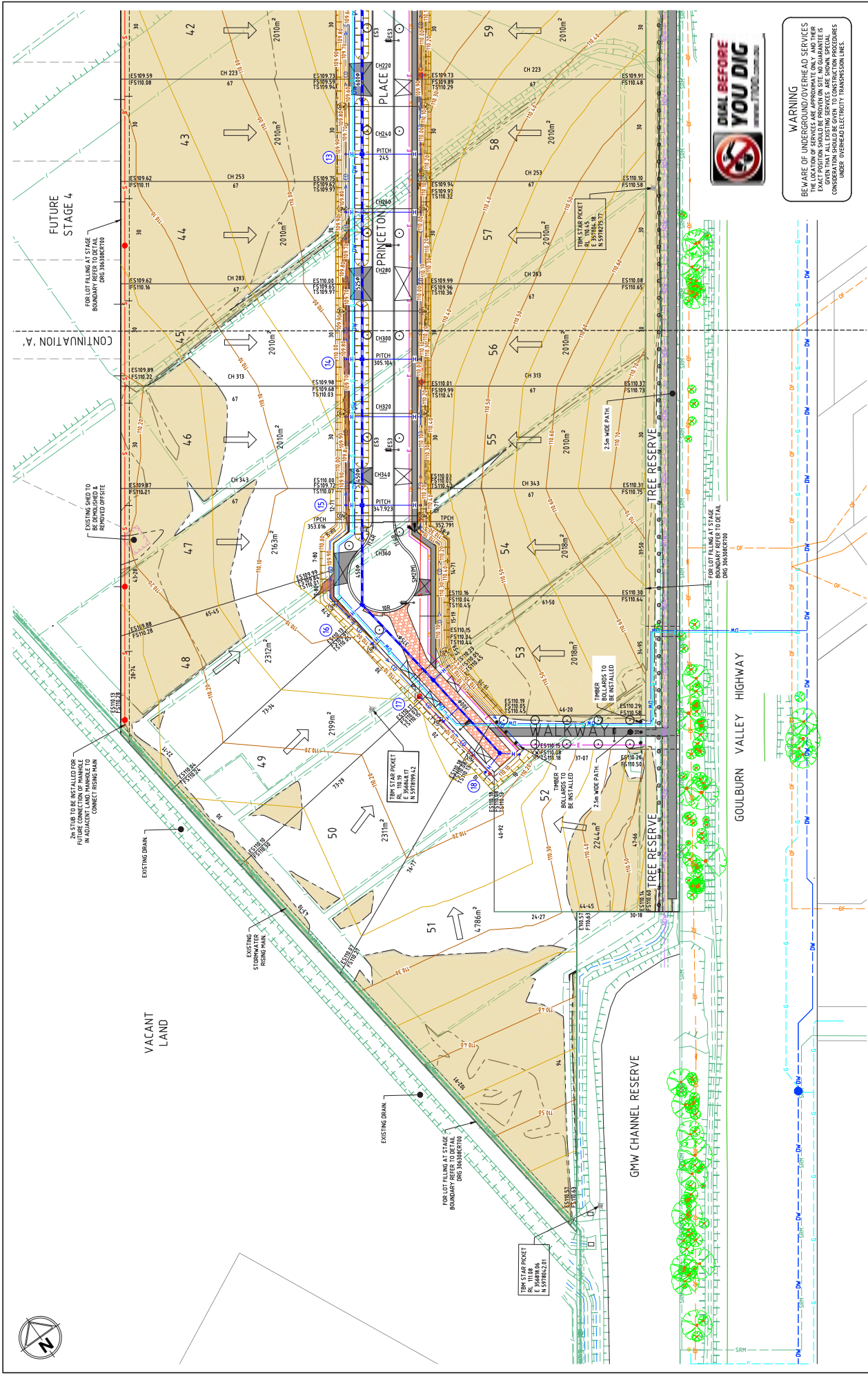
Checked
J. KOEHLER
Date
JUL 2019

spire
144 MELBORNE STREET SHEPPARTON
VICTORIA 3602 AUSTRALIA T 61 3 5489 1000
info@spire.com.au



COUNCIL APPROVAL
APPROVED PLANS ORIGINALLY SIGNED
BY CITY OF GREATER SHEPPARTON
23 / 09 / 2019

Rev	Amendments	Approved	Date
0	ISSUED FOR CONSTRUCTION	M.L.	25/01/19
1	AMENDED AND REISSUED FOR APPROVAL	M.L.	10/09/19
2	ISSUED FOR TENDER	M.L.	11/09/19
3	ISSUED FOR APPROVAL	M.L.	02/08/19



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

**PROVIDENCE ESTATE
STAGE 3 (PERMIT NO. 2015-409/A)**
ROAD AND DRAINAGE
FACE PLAN OF STAGE 3

DESIGNED BY: J. KOEHLER
CHECKED BY: J. KOEHLER
DATE: JUL 2019

CONSTRUCTION 306308CR201

Designed
M. ISMAIL

Checked
J. KOEHLER

Date
JUL 2019



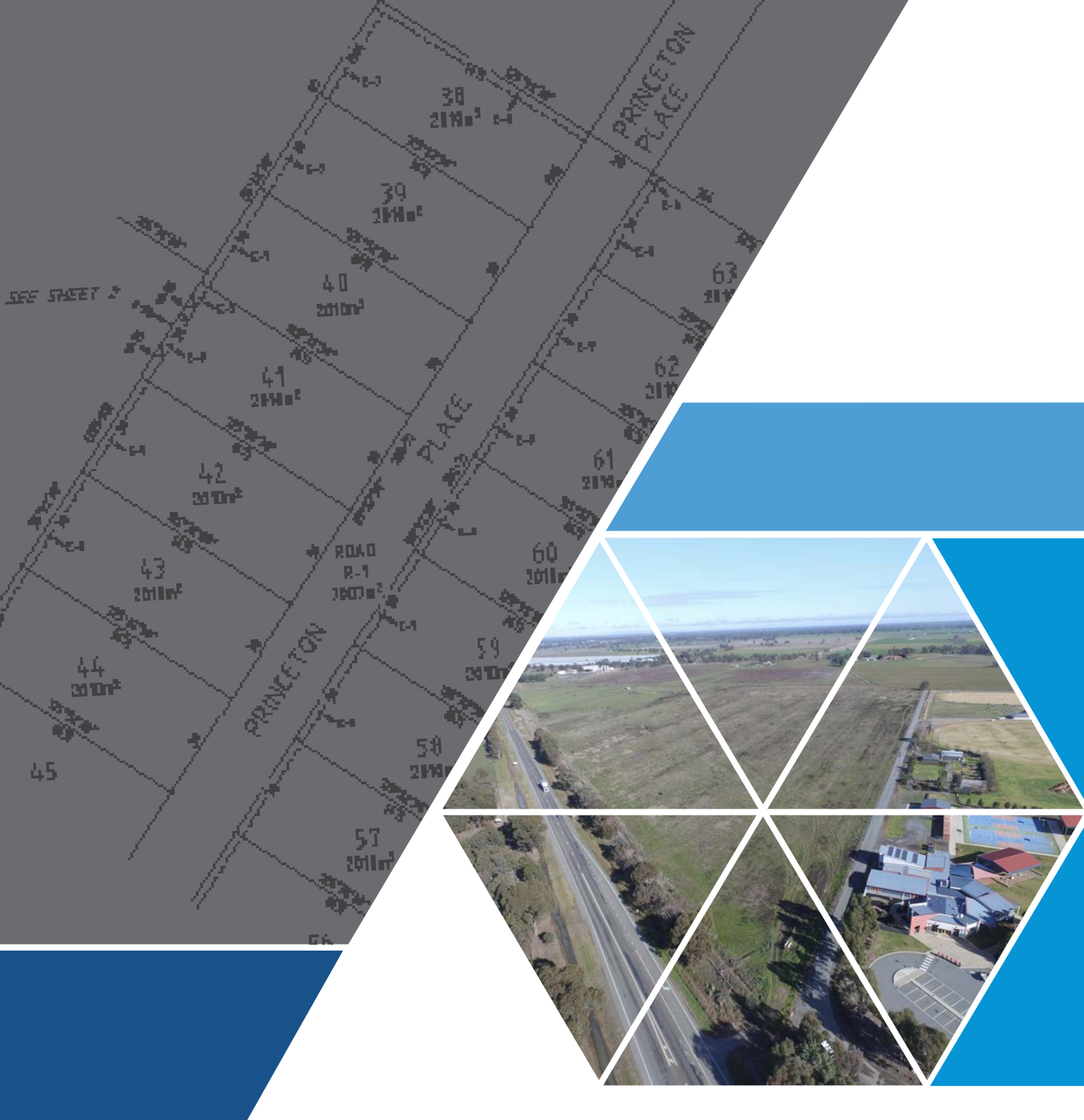
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COUNCIL APPROVAL
APPROVED PLANS ORIGINALLY SIGNED
BY CITY OF GREATER SHEPPARTON
23 / 09 / 2019

Rev	Amendments	Approved	Date
0	ISSUED FOR CONSTRUCTION	M.I.	25/10/19
C	AMENDED AND RESUBMITTED FOR APPROVAL	M.I.	16/09/19
B	ISSUED FOR TENDER	M.I.	11/09/19
A	ISSUED FOR APPROVAL	M.I.	02/09/19



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