

# LAND OWNERS INFORMATION PACK

NOVEMBER 2017

STAGE 13



SEVENCREEKS  
ESTATE

**This report has been prepared by the office of Spiire on behalf of Seven Creeks Corporation Pty Ltd.**

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

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# QUIET, PEACEFUL, BEAUTIFUL...



## 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, Kialla.

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.

## **Water and Sewerage Property Connections**

Seven Creeks Estate is serviced by town water and reticulation 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.

## **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.

## **Gas Supply**

Seven Creeks Estate is serviced by underground Natural Gas, each property has been supplied with a pre tapped connection at the front of the property. For any connection issues please contact Envestra.

## **Bushfire Attack Level (BAL)**

Sections of Seven Creeks Estate is within the bushfire attack prone area, therefore special construction requirements apply. For further information on this please refer the Appendix A of this report.

## **Protective Covenants**

For information of the protective covenants at Seven Creeks 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](http://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.

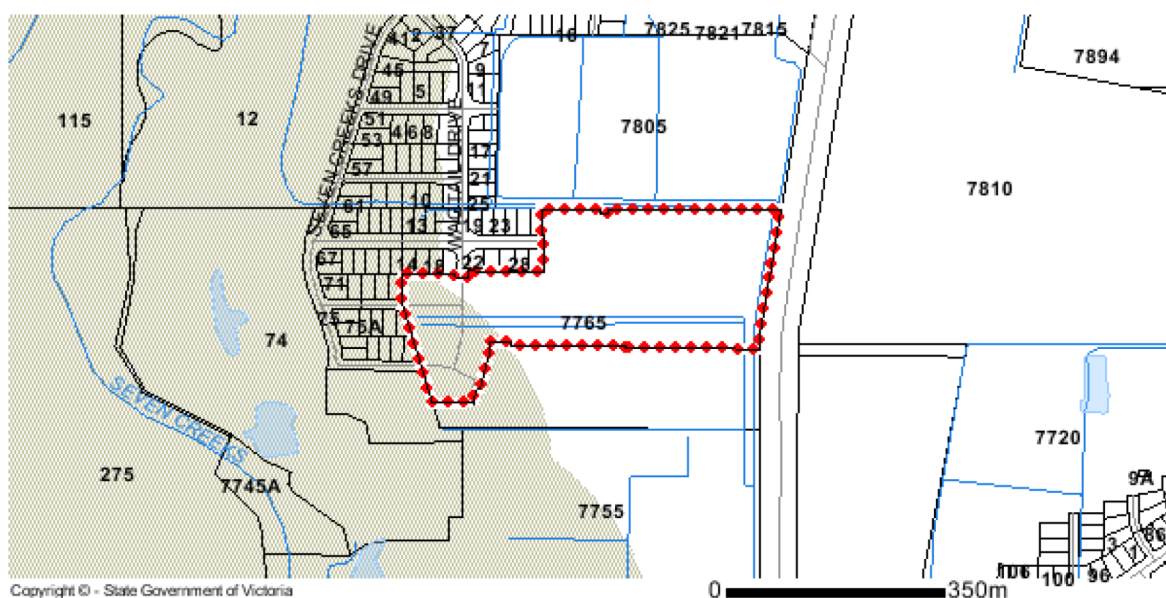
For full parcel details get the free Basic Property report at [Property Reports](#)

**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](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](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://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. 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 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.

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

**PS807292L**

## LOCATION OF LAND

PARISH: Kialla  
TOWNSHIP: -  
SECTION: -  
CROWN ALLOTMENT: 76(Part)  
CROWN PORTION: -  
TITLE REFERENCE: C/T VOL FOL  
  
LAST PLAN REFERENCE: Lot B on PS742409A  
  
POSTAL ADDRESS: 7765 Goulburn Valley Highway  
(at time of subdivision) Kialla 3631  
  
MGA94 CO-ORDINATES: E: 355 350 ZONE: 55  
(of approx centre of land in plan) N: 5 967 040

## VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
Road R1	Greater Shepparton City Council
Road R2	Greater Shepparton City Council
Road R3	Greater Shepparton City Council

Lots 1 to 391 (both inclusive) and Lots A &amp; B have been omitted from this plan.

## NOTATIONS

DEPTH LIMITATION Does not apply

**SURVEY:**  
This plan is based on survey in PS731264M  
  
**STAGING:**  
This is not a staged subdivision  
Planning Permit No. 2003-236E  
  
This survey has been connected to permanent marks No(s) 81 & 158  
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 & E-2	Pipelines or Ancillary Purposes	2.50	P742396G - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E2 & E-3	Pipelines or Ancillary Purposes	2.50	PS649026M - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-4	Pipelines or Ancillary Purposes	SEE DIAG	This plan - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation

Seven Creeks Estate Stage 13 - (22 Lots)

AREA OF STAGE - 2.378ha



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

SURVEYORS FILE REF: 303731SV00

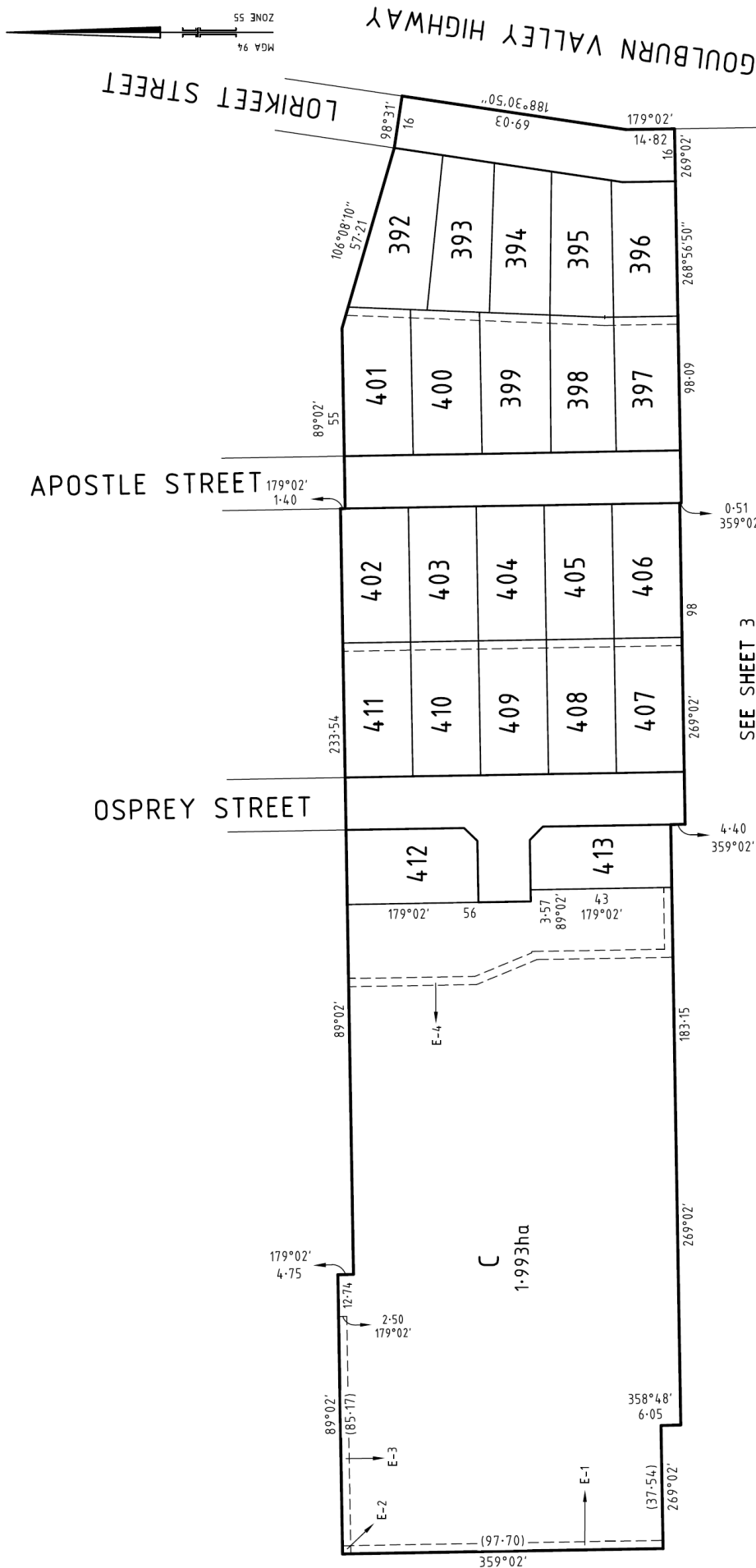
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 3

Licensed Surveyor: Mark Sargent

Version: 1

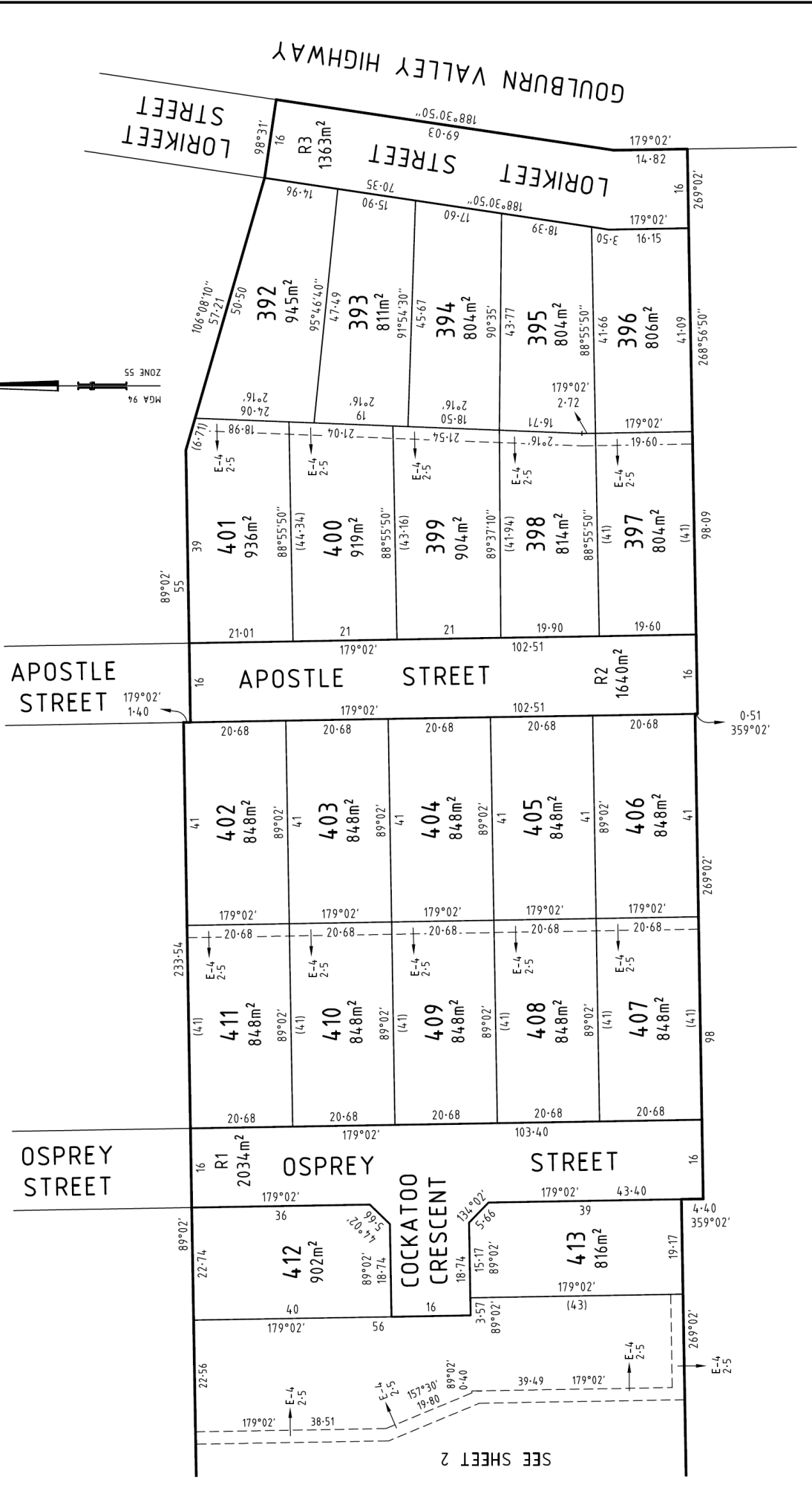
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SEE SHEET 3  
FOR ENLARGEMENT

<p>SCALE 1:1250</p> <p>12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
<p>Licensed Surveyor: Mark Sargent Ref: 303731SV00 Version: 1</p>		
<p>144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spire.com.au</p>		

PS807292L



SEE SHEET 2

SCALE 1:750	LENGTHS ARE IN METRES 0 7.5 15 22.5 30	ORIGINAL SHEET SIZE: A3	SHEET 3
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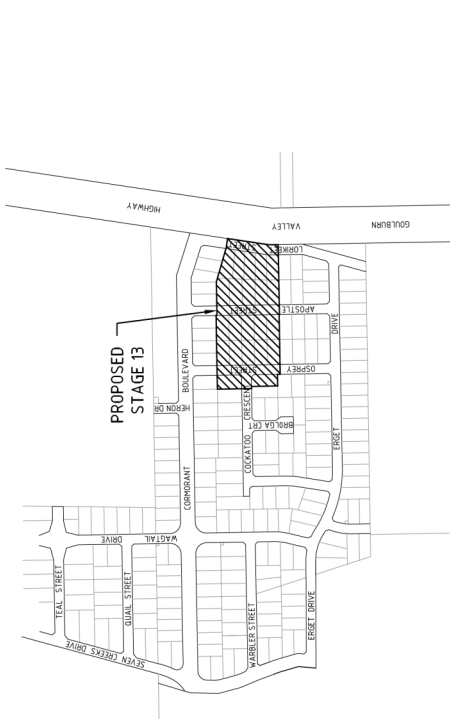
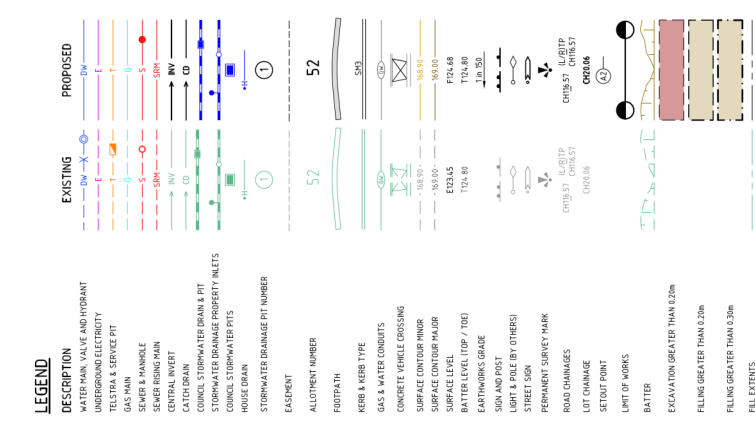
## **Appendix D**

Engineering Detail Plans

# SEVEN CREEKS ESTATE STAGE 13 (PERMIT NO. 2003-236/E) SEVEN CREEKS CORPORATION PTY LTD

**GENERAL NOTES:**

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIAN INGA ZONE 55.
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERAIN MODEL. THESE LEVELS HAVE BEEN USED AS A BASIS FOR DESIGN AND DETERMINATION OF QUANTITIES AND ARE ACCURATE TO WITHIN 50MM.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH **AS/NZS 4580** GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED MUNICIPALITY SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT AND THE TOWNPLANNING ENGINEER OR HIS REPRESENTATIVE.
- ROAD CHANGES REFER TO ROAD CENTRELINES, CHANGELINES FOR INTERSECTIONS AND ROAD WIDTHS.
- FOR ALL WORKS TO BE CARRIED OUT BY THE CONTRACTOR FOR THE SATISFACTION OF THE SUPERINTENDENT AND THE TOWNPLANNING ENGINEER OR HIS REPRESENTATIVE PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- WHERE REQUIRED ANY BUILDINGS, PROTRUSIONS, FENCES AND OTHER STRUCTURES ON SITE TO BE REMOVED OR ALTERED SHALL BE REMOVED OR ALTERED UNLESS OTHERWISE SHOWN OR INCLUDED IN THE OVERALL EARTHWORKS QUOTE UNLESS A SPECIFIC ITEM FOR REMOVAL IS DENOTED IN THE SCHEDULE.
- ALL EXCAVATED ROCK AND SURPLUS SOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
- ALL FILLING ON LOTS AND WITHIN ROAD RESERVES GREATER THAN 200mm IS TO BE CLASS 2 CRUSHED ROCK. ALL FILLING GREATER THAN 200mm IS TO BE CLASS 2 CRUSHED ROCK. ALL AREAS ARE TO BE STRIPPED OF TOPSOIL, FIELDED AND REPLACED WITH TOPSOIL WHERE REQUIRED TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS.
- FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION AS 3798-2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- ALL BATTERS SHALL BE 1 IN 6 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.
- THINGS TO BE ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF T.P.'S, TIE-UPS ETC.
- AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150mm DEPTH, THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT AND THE TOWNPLANNING ENGINEER OR HIS REPRESENTATIVE BY REGISTERED MAIL AND OCCUPATIONAL HEALTH AND SAFETY ACT 1988.
- ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BROADCASTED WITH CLASS 2 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 750mm BEING CLASS 2 CRUSHED ROCK. SERVICE TRENCHES GREATER THAN 750mm BEING COMPACTED CLASS 2 CRUSHED ROCK.
- WHERE REQUIRED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINAGE ARE TO BE BREAKHOLD, DECELUDED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE TO BE EXCAVATED SHALL BE TO THE SATISFACTION OF THE SUPERINTENDENT AND THE TOWNPLANNING ENGINEER OR HIS REPRESENTATIVE. THE FILL SHALL BE PLACED UNDER CONTROLLED PESTURE CONDITIONS IN ACCORDANCE WITH THE SPECIFICATION.
- NO BLASTING TO BE CARRIED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCIL'S PERMISSION.
- GAS AND WATER CONDUITS ARE TO BE:
  - CLASS 1 - 150MM DIA. CONCRETE
  - CLASS 2 - 150MM DIA. CONCRETE
  - CLASS 3 - 150MM DIA. CONCRETE
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  - CLASS 100 - 150MM DIA. CONCRETE
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**WARNING**

BEWARE OF UNDERGROUND SERVICES  
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY  
AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE  
BY THE CONTRACTOR PRIOR TO COMMENCING WORKS  
SERVICES ARE SHOWN SPECIAL CONSIDERATION  
SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES  
UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



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**DRAWING SCHEDULE**

REFERENCE	DESCRIPTION	SHEET No.
CG100	FACE SHEET	1
CG200	CONTRACT COPY	2

**SERVICE LOCATION TABLE**

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY	
	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH
LOOKLET STREET	E 0.00	1.00	E 0.80	1.00	E 0.00	1.00	E 0.00	1.00
OSBERT STREET	E 0.00	1.00	E 0.80	1.00	E 0.00	1.00	E 0.00	1.00
COCKATAI CRESCENT	N 2.20	1.00	N 1.80	1.00	N 1.80	1.00	N 1.80	1.00

- TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY ACT 1988.
- GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
- \* \* \* OFFSET FROM BACK OF KERB
- EXISTING SERVICES ARE APPROPRIATE ONLY AND ARE TO BE COMPIRED ON SITE AT CONSTRUCTION.

**SEVENCREEKS ESTATE**

SEVEN CREEKS CORPORATION PTY LTD

144 Woodford Street Shepparton  
Victoria 3632 Australia T 03 5849 1000  
spire.com.au

**spire**

Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_  
Authorised: \_\_\_\_\_

**SEVEN CREEKS ESTATE**

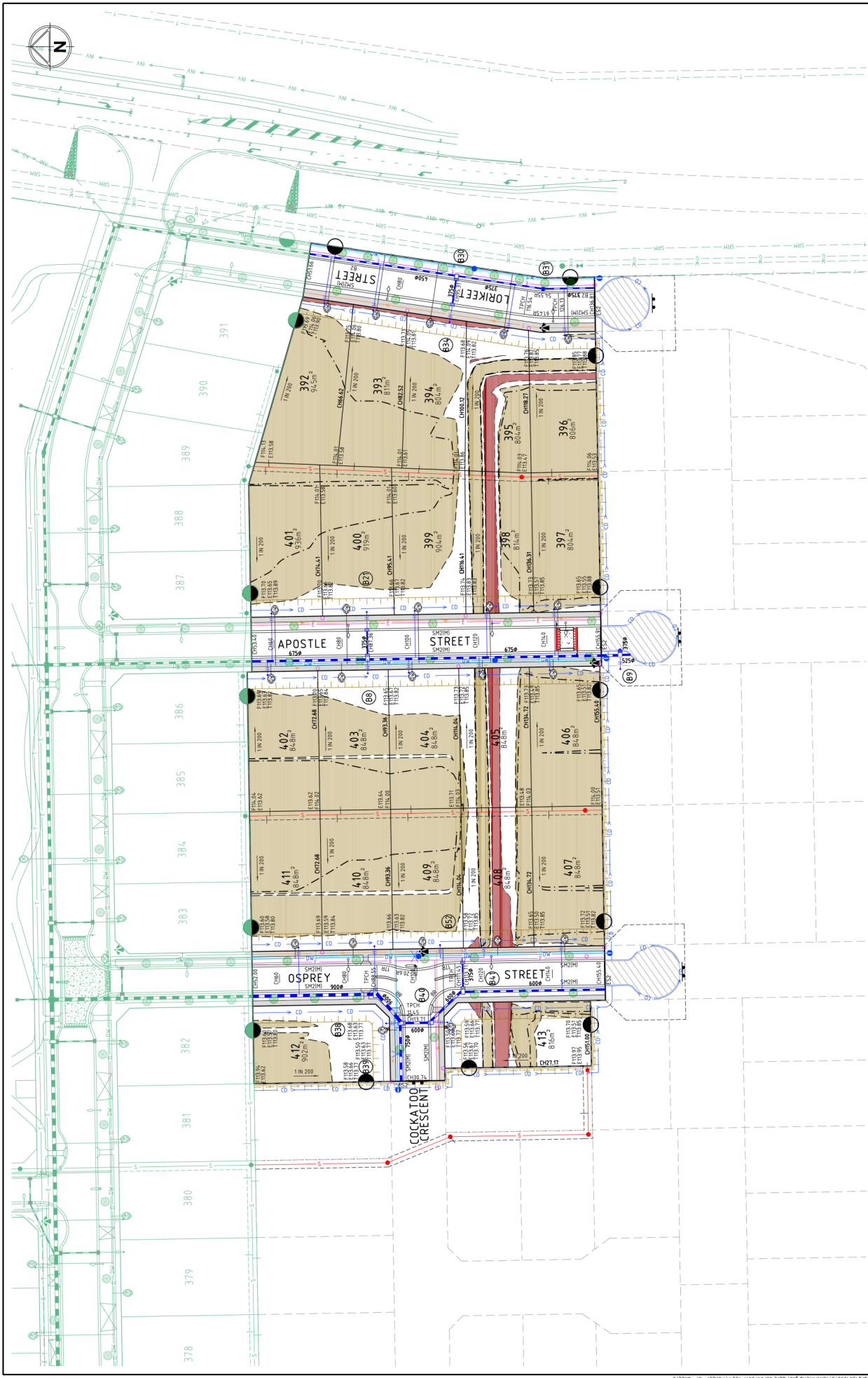
STAGE 13 (PERMIT NO. 2003-236/E)

DESIGN PLAN  
FACE SHEET

SEVEN CREEKS CORPORATION PTY LTD

**PRELIMINARY** 303731CG100

Rev: \_\_\_\_\_



<p>SEVENCREEKS ESTATE STAGE 13 (PERMIT NO. 2003-236(E)) DESIGN PLAN CONTRACT COPY GREATER SHEPPARTON CITY COUNCIL SEVENCREEKS CORPORATION PTY LTD <b>PRELIMINARY 303731CG200</b></p>	
<p>SEVENCREEKS ESTATE</p>	
<p>Designed</p>	<p>Checked</p>
<p>Authorised</p>	<p>Date</p>
<p>spire 144 Wakeford Street, Shepparton Victoria 3632 Australia T 03 3848 1000 spire.com.au ABN 55 650 028 835</p>	
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<p>H: 1:200 Scale @ A1</p>	<p>0 5 10 15 20 25</p>
<p>Rev: Amendments</p>	<p>Date</p>
<p>Approved</p>	<p>Date</p>