

# Room to move!



LAND OWNERS INFORMATION PACK: STAGE 1  
FEBRUARY 2026

*Providence*  
PLACE

[www.developmentedge.com.au](http://www.developmentedge.com.au)

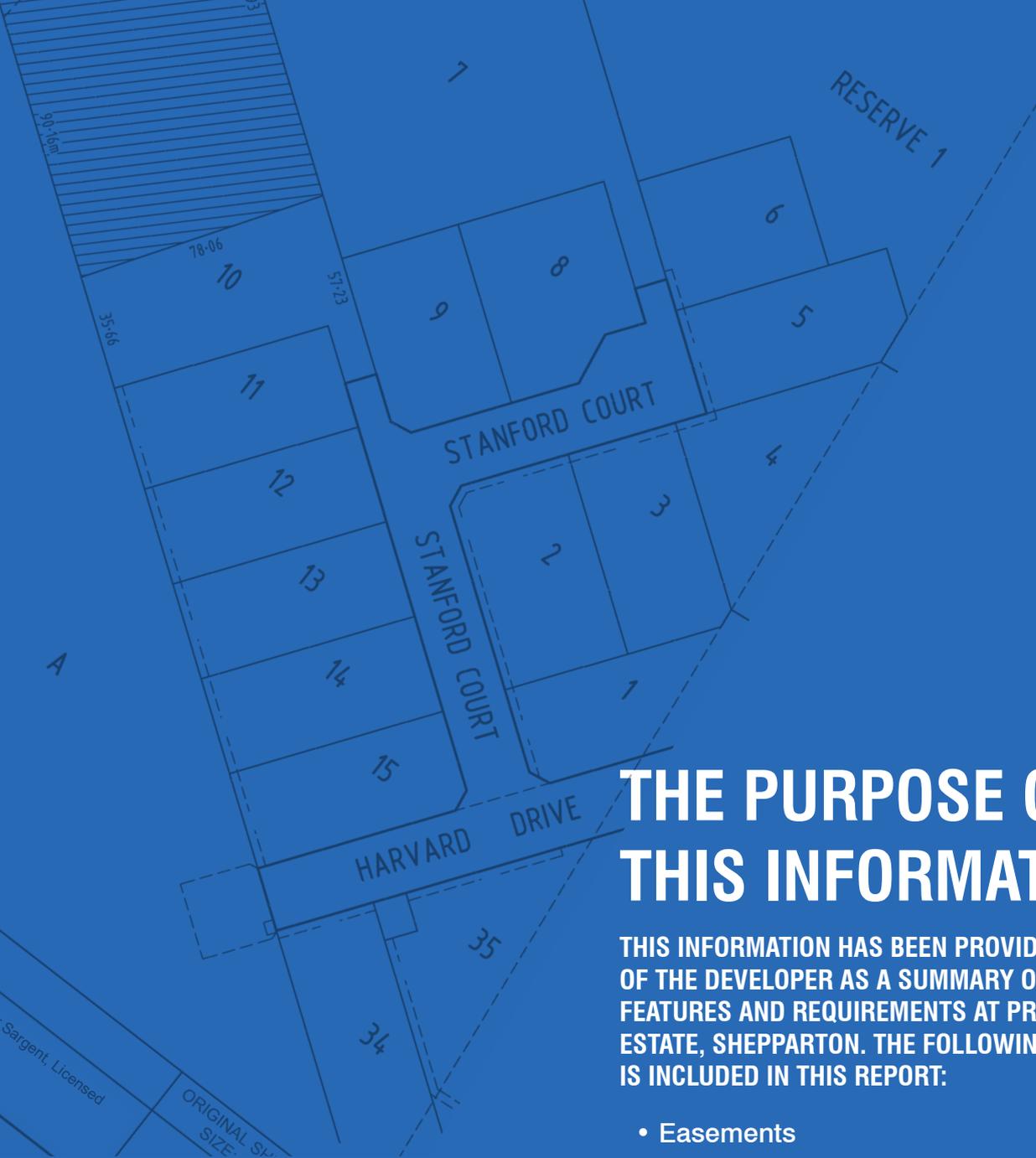
This report has been prepared by the office of Spiire on behalf of Providence (Shepparton) Pty Ltd.  
144 Welsford Street PO Box 926 Shepparton Victoria  
3632 Australia

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

## BUILDING ENVELOPES

Building envelopes pertain exclusively to dwellings. Sheds may be positioned outside these designated areas.

## 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.

## ENVIRONMENTAL SIGNIFICANCE OVERLAY

Lot 7 and 10 fall within the Environmental Significance Overlay (ESO) and as such have additional building requirements. For further information on this refer to Planning Permit No. 2024-296.



# APPENDIX A

## BUSHFIRE PRONE AREAS

### PLANNING PROPERTY REPORT

#### Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.**

**No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

#### Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvm.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

**STAGE 1**  
**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 (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 that is a National Construction Code (NCC) Clause 1A private dwelling house having an area of not less than 200 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) for lots under 4000m<sup>2</sup> build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding having a height greater than 5.5 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) for lots over 4000m<sup>2</sup> build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding having a height greater than 5.5 metres which together have a total aggregate floor area greater than 250 square metres provided that in calculating such total aggregate area of 250 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.

- (e) 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.
- (f) 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.
- (g) build, construct or erect or cause to be built, constructed or erected any multi tenanted house that is a National Construction Code (NCC) class 1B share house, accommodation house, boarding house, hostel, rooming house or guest house.
- (h) 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.
- (i) 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.

- (j) 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,
- 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 as a multi-tenanted share house, accommodation house, boarding house, hostel, rooming house or guest house.
- 5. Use or permit the burdened land to be used for the recreational riding of motorbikes or similar vehicles.
- 6. 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.
- 7. 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.

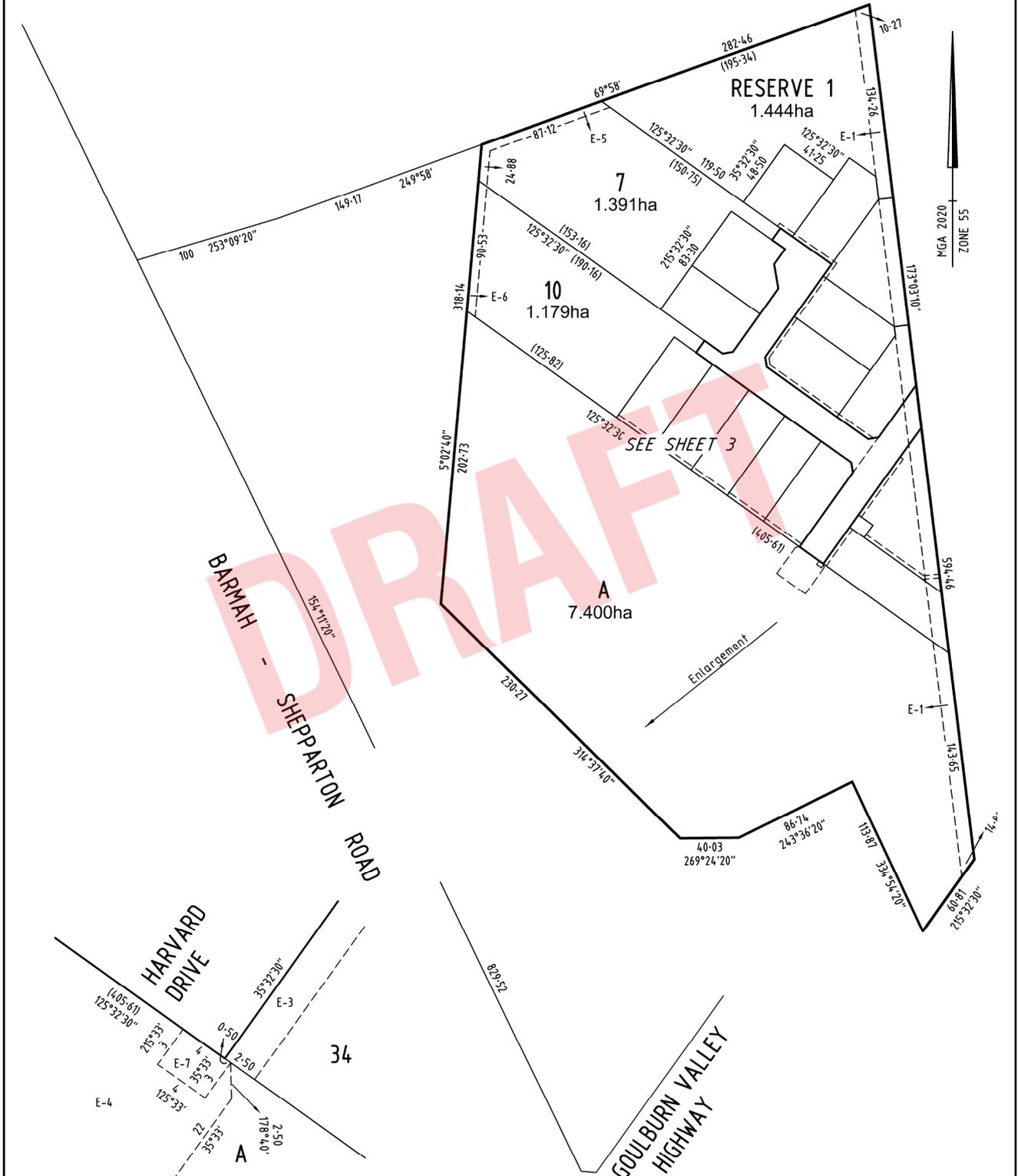
AND IT IS HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and the burden thereof shall be attached to and run at law and in equity with the land hereby 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	PS913666C	
<b>LOCATION OF LAND</b> PARISH: SHEPPARTON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 97 (Pt) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12545 FOL 093  LAST PLAN REFERENCE: PS913660Q, Lot 1  POSTAL ADDRESS: GOULBURN VALLEY HIGHWAY (at time of subdivision) SHEPPARTON, VIC 3631 MGA 2020 CO-ORDINATES: E: 356 680 ZONE: 55 (of approx centre of land in plan) N: 5 978 420		Council Name: Greater Shepparton City Council SPEAR Reference Number: S239632P		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 16 to 33 (inclusive) have been omitted from this plan.	
ROAD R-1 RESERVE No. 1 RESERVE No. 2	GREATER SHEPPARTON CITY COUNCIL GREATER SHEPPARTON CITY COUNCIL GOULBURN VALLEY REGION WATER CORPORATION			
NOTATIONS				
DEPTH LIMITATION : 15.24 metres below the surface				
<b>SURVEY:</b> This plan is based on survey in PS913660Q  <b>STAGING:</b> This is not a staged subdivision Planning Permit No. 2024-103  This survey has been connected to permanent marks No(s). 12, 810, 1109, SR79P20  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	SUPPLY OF WATER	SEE DIAG	LP212861D	LOTS ON LP212861D
E-2, E-3, E-7	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-4, E-7	CARRIAGEWAY	SEE DIAG	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
E-5	DRAINAGE	6	THIS PLAN	LOTS 10 AND A IN THIS PLAN
E-6	DRAINAGE	6	THIS PLAN	LOT A IN THIS PLAN
PROVIDENCE PLACE ESTATE - STAGE 1 (17 LOTS)		AREA OF STAGE - 8.2 ha		
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au	SURVEYORS FILE REF: 321855SV00		ORIGINAL SHEET SIZE: A3	
	Digitally signed by: Mark Christopher Sargent, Licensed Surveyor, Surveyor's Plan Version (5), 05/02/2025, SPEAR Ref: S239632P		SHEET 1 OF 4	

PS913666C



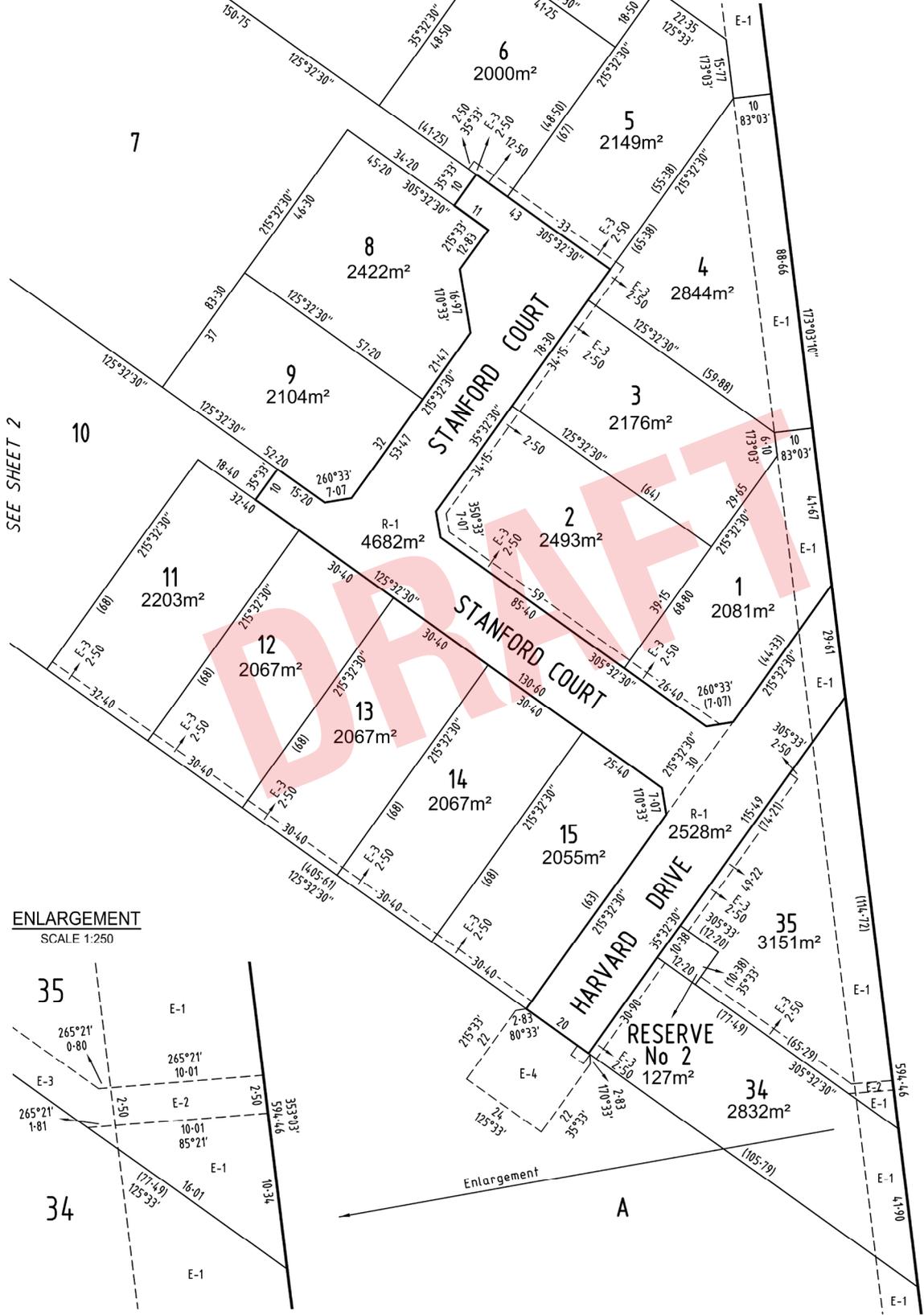
ENLARGEMENT  
SCALE 1:250\_XREF

SURVEYOR'S FILE REF: 321855SV00	SCALE 1: 2500  ORIGINAL SHEET SIZE: A3	SHEET 2
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au	Digitally signed by: Mark Christopher Sargent, Licensed Surveyor, Surveyor's Plan Version (5), 05/02/2025, SPEAR Ref: S239632P	

PS913666C

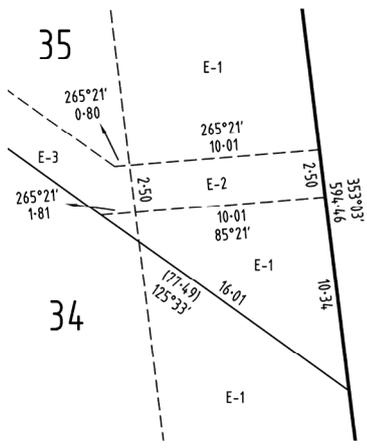
SEE SHEET 2

RESERVE 1



SEE SHEET 2

ENLARGEMENT  
SCALE 1:250



SURVEYOR'S FILE REF: 321855SV00

SCALE 1:1000  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3



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

Digitally signed by: Mark Christopher Sargent, Licensed Surveyor,  
Surveyor's Plan Version (5),  
05/02/2025, SPEAR Ref: S239632P

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan:

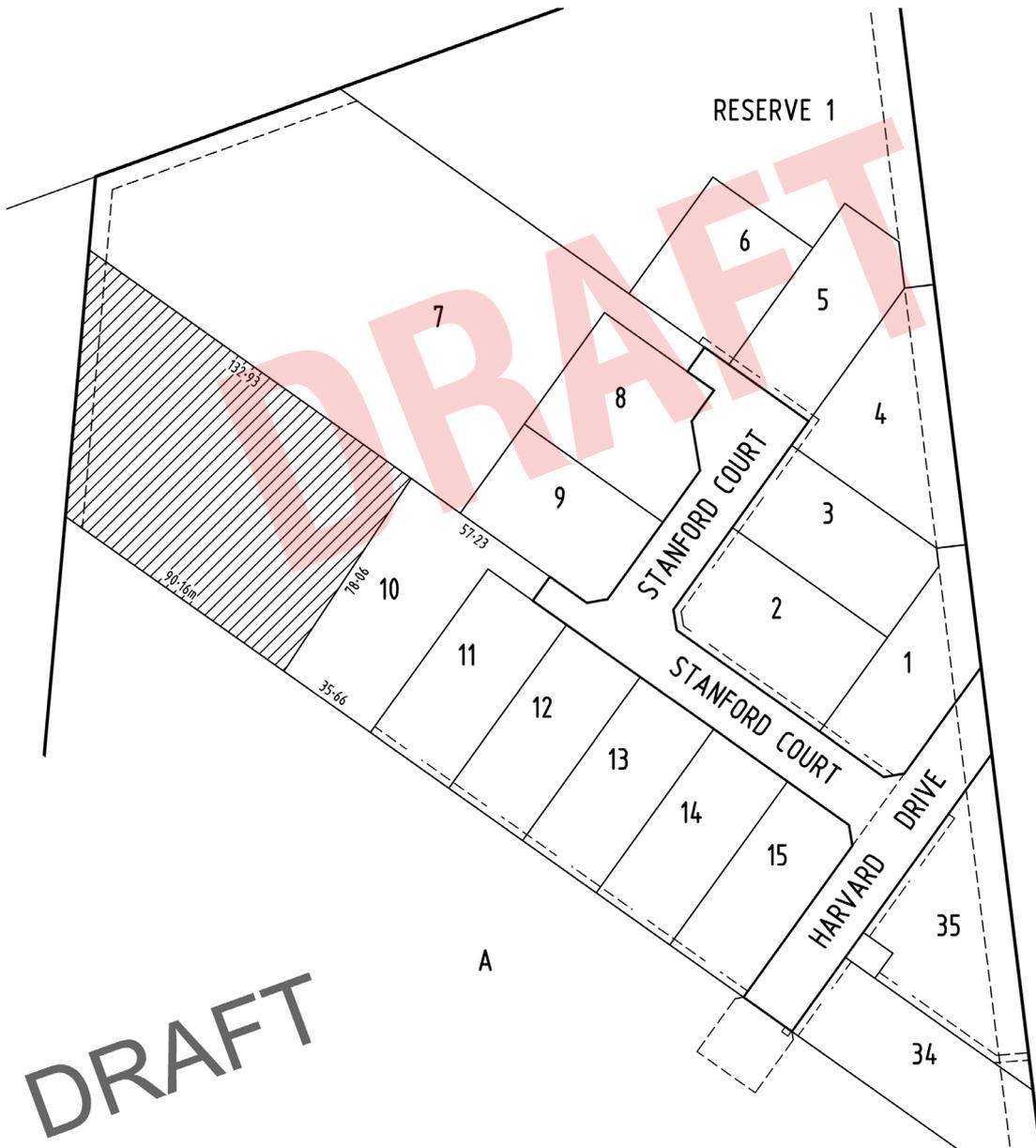
The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lot 10 on this plan  
Benefited Land: Lots 10 on this plan

Restriction:

With exception of any variations approved by the Goulburn Broken Catchment Management Authority, the burdened land shall not have a dwelling or structure constructed within the area shown hatched.

Expiry Date: 31/12/2125



SURVEYOR'S FILE REF: 321855SV00

ORIGINAL SHEET  
SIZE: A3

SHEET 4



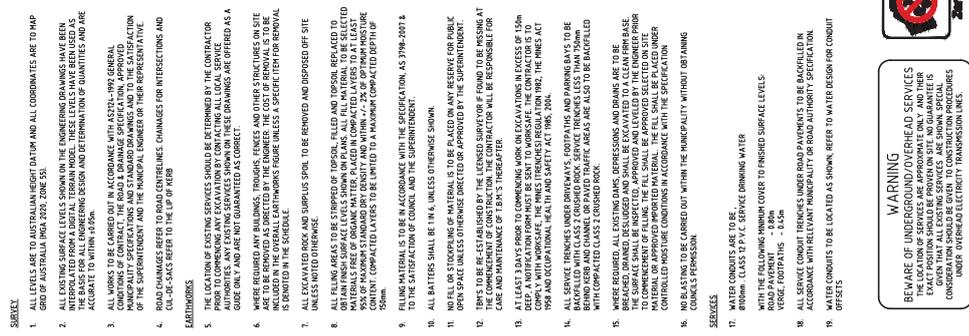
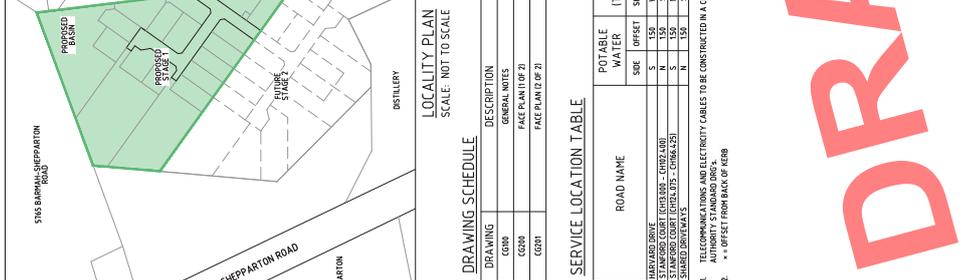
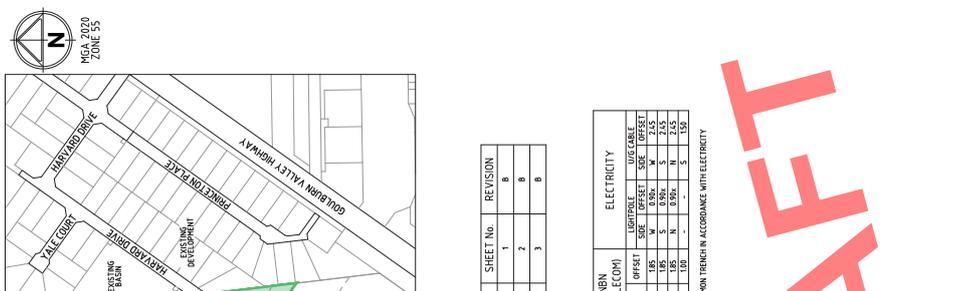
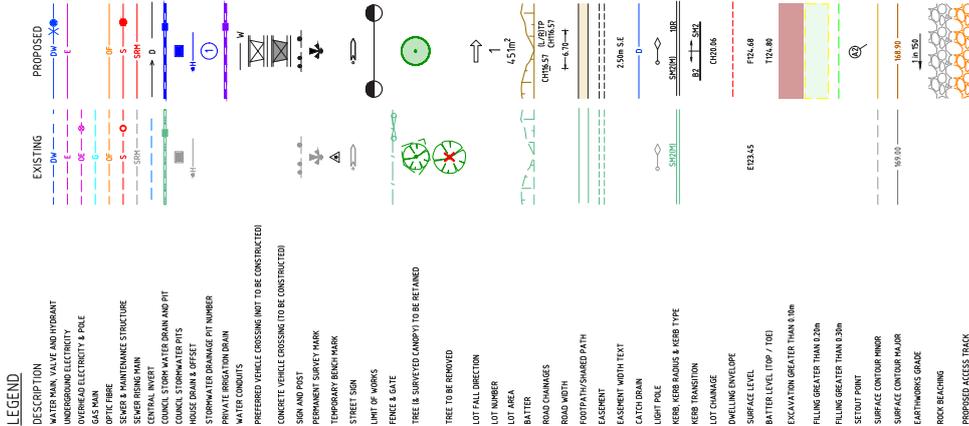
144 Welsford Street  
PO Box 926  
Shepparton Vic 3632  
T 61 3 5849 1000  
spiire.com.au

Licensed Surveyor: Mark Christopher Sargent  
Version: 3

# APPENDIX D

## ENGINEERING DETAIL PLANS

# PROVIDENCE PLACE STAGE 1 (PERMIT NO.2024-103) PROVIDENCE PLACE UNIT TRUST



**PROVIDENCE PLACE**  
STAGE 1 (PERMIT NO.2024-103)  
CONTRACT COPY  
PROVIDENCE PLACE UNIT TRUST

**PRELIMINARY** 321855-001CG100 B

Checked  
**A. RANDO**  
Date  
30/05/25

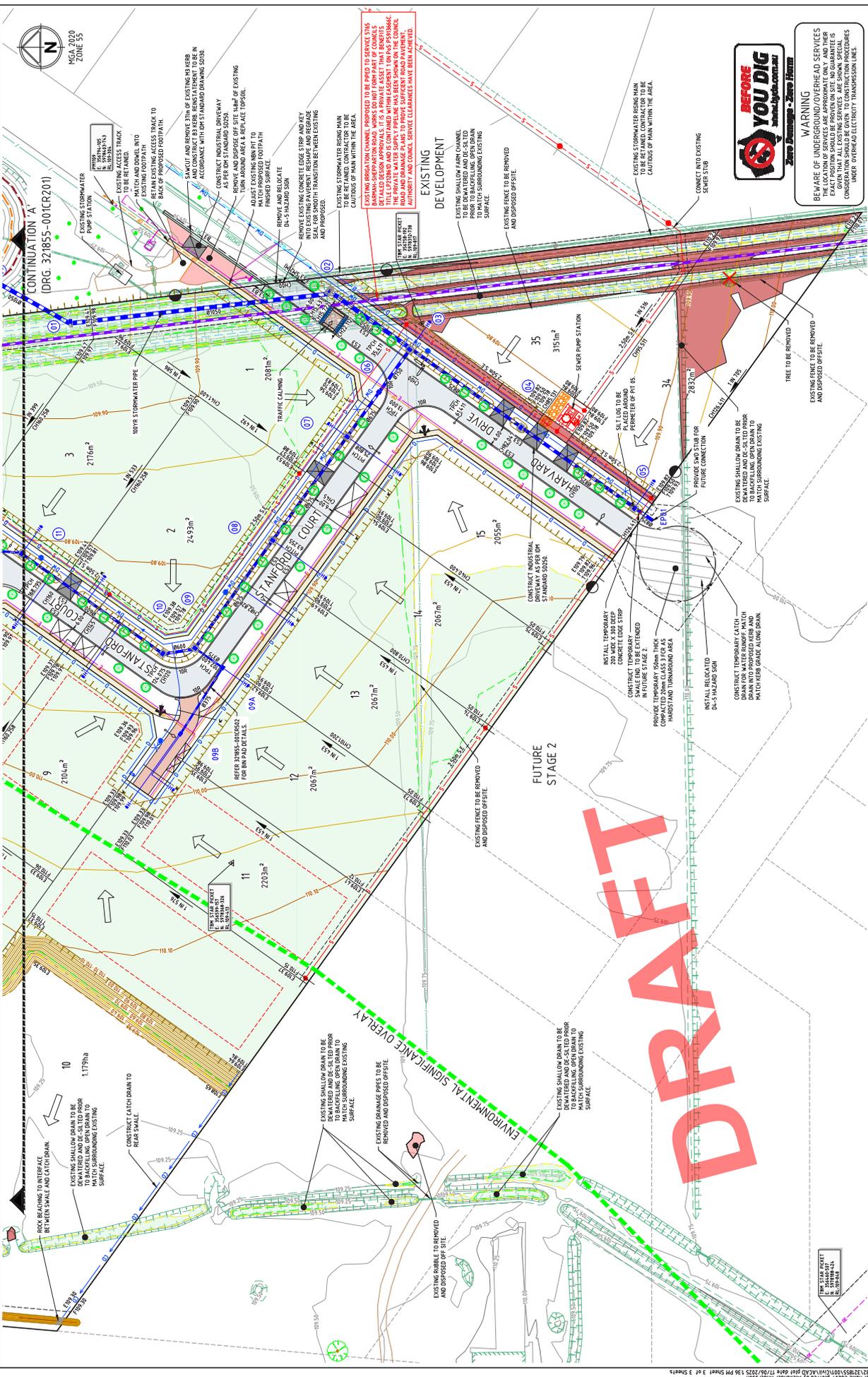
Designed  
**M. ISMAIL**  
Authorised  
**A. ANDERSSON**

144 WELLSFORD STREET (SHEPPARTON)  
SHEPPARTON VIC 3215  
spire.com.au  
PHN 95 00 02 00 05

Checked  
**A. RANDO**  
Date  
30/05/25

Designed  
**M. ISMAIL**  
Authorised  
**A. ANDERSSON**

Rev	Description	Date
1	ISSUED FOR INFORMATION ONLY	30/05/25
2	ISSUED FOR INFORMATION ONLY	30/05/25
3	ISSUED FOR INFORMATION ONLY	30/05/25
4	ISSUED FOR INFORMATION ONLY	30/05/25
5	ISSUED FOR INFORMATION ONLY	30/05/25



**PROVIDENCE PLACE**  
**STAGE 1 (PERMIT NO. 2024-103)**  
 CONTRACT COPY  
 FACE PLAN (2 OF 2) - FACE PLAN (2 OF 2)  
 CITY OF GREATER SHEPPARTON  
 PROVIDENCE PLACE UNIT TRUST

**PRELIMINARY** 321855-001CR201

Drawn: M. ISMAIL  
 Checked: A. RANDO  
 Date: 30/05/25  
 Authorised: A. ANDERSSON

**spire**  
 144 WELSHCROFT STREET SHEPPARTON  
 VIC 3638, AUSTRALIA T 61 3 969 9000  
 spire.com.au AIN 55 000 029 835

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Scale: 1:1000  
 Scale: 1:1000  
 Date: 25

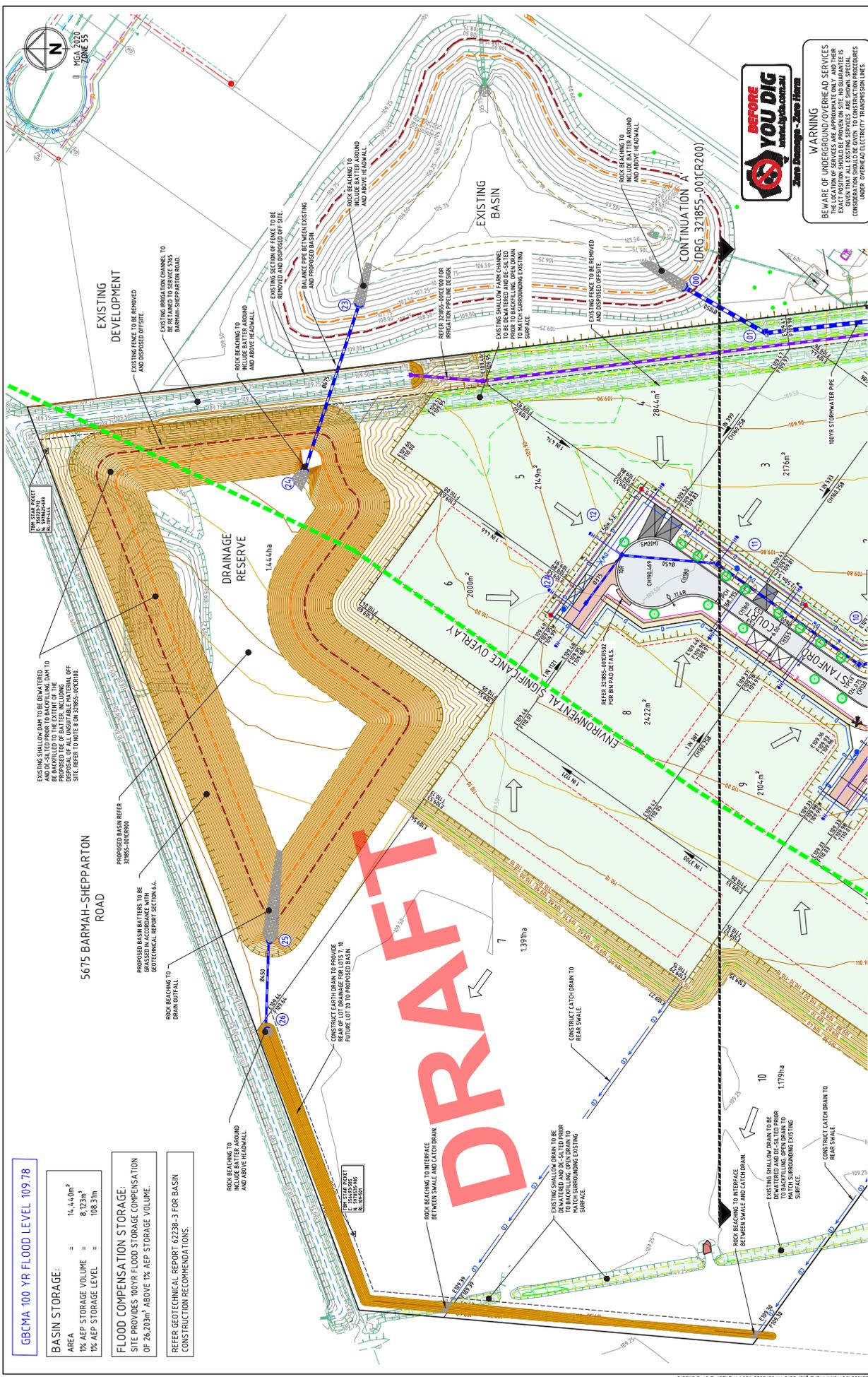
Rev.	Amendments	Approved	Date
B	ISSUED FOR INFORMATION ONLY	A.A.	30/05/25
A	ISSUED FOR INFORMATION ONLY	A.R.	17/12/24



**WARNING**  
 BEWARE OF UNDERGROUND/OVERHEAD SERVICES  
 THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS MADE THAT THE SERVICES SHOWN ON THIS PLAN WILL BE FOUND. CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

**EXISTING DISCRETION CHANGES** PROPOSED TO BE APPLIED TO SERVICE C/S BARHAM-SHEPPARTON ROAD. WORKS DO NOT FORM PART OF CONCEPTS DETAILED DESIGN APPROVALS. IT IS A PRIVATE ASSET THAT BENEFITS THE PRIVATE WATER SUPPLY. PLEASE HAS BEEN SHOWN ON THE CONCEPTS DETAILED DESIGN APPROVALS. SERVICE CLEARANCES HAVE BEEN ADOPTED.

**DRAFT**



**GBCMA 100 YR FLOOD LEVEL 109.78**

BASIN STORAGE:  
 AREA = 14,440m<sup>2</sup>  
 1% AEP STORAGE VOLUME = 8,123m<sup>3</sup>  
 1% AEP STORAGE LEVEL = 108.31m

FLOOD COMPENSATION STORAGE:  
 SITE PROVIDES 100YR FLOOD STORAGE COMPENSATION OF 26,203m<sup>3</sup> ABOVE 1% AEP STORAGE VOLUME.

REFER GEOTECHNICAL REPORT 62228-3 FOR BASIN CONSTRUCTION RECOMMENDATIONS.



**WARNING**  
 BEWARE OF UNDERGROUND OVERHEAD SERVICES  
 THE LOCATION OF UNDERGROUND OVERHEAD SERVICES  
 EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS  
 GIVEN FOR THE ACCURACY OF THE INFORMATION PROVIDED.  
 CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES  
 UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

**spire**

144 MURDOCH STREET, SUITE 101  
 VICTORIA 3207 AUSTRALIA T 61 3 9440 9000  
 spire.com.au ABN 54 050 029 035

**Providence PLACE**

Checked: A. RANDO  
 Date: 30/05/25

Designed: M. ISMAIL  
 Authorized: A. ANDERSSON

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Scale: 1:1000  
 Scale: 1:1000

Rev	Amendments	Approved	Date
B	ISSUED FOR INFORMATION ONLY	A.A.	30/05/25
A	ISSUED FOR INFORMATION ONLY	A.R.	17/12/24

**PROVIDENCE PLACE**  
 STAGE 1 (PERMIT NO. 2024-103)  
 CONTRACT COPY  
 FACE PLAN (1 OF 2) - FACE PLAN (1 OF 2)  
 CITY OF GREATER SHEPPARTON  
 PROVIDENCE PLACE UNIT TRUST

**PRELIMINARY** 32-1855-001CG200 B



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