

Echuca

FIELDS



STAGE 1

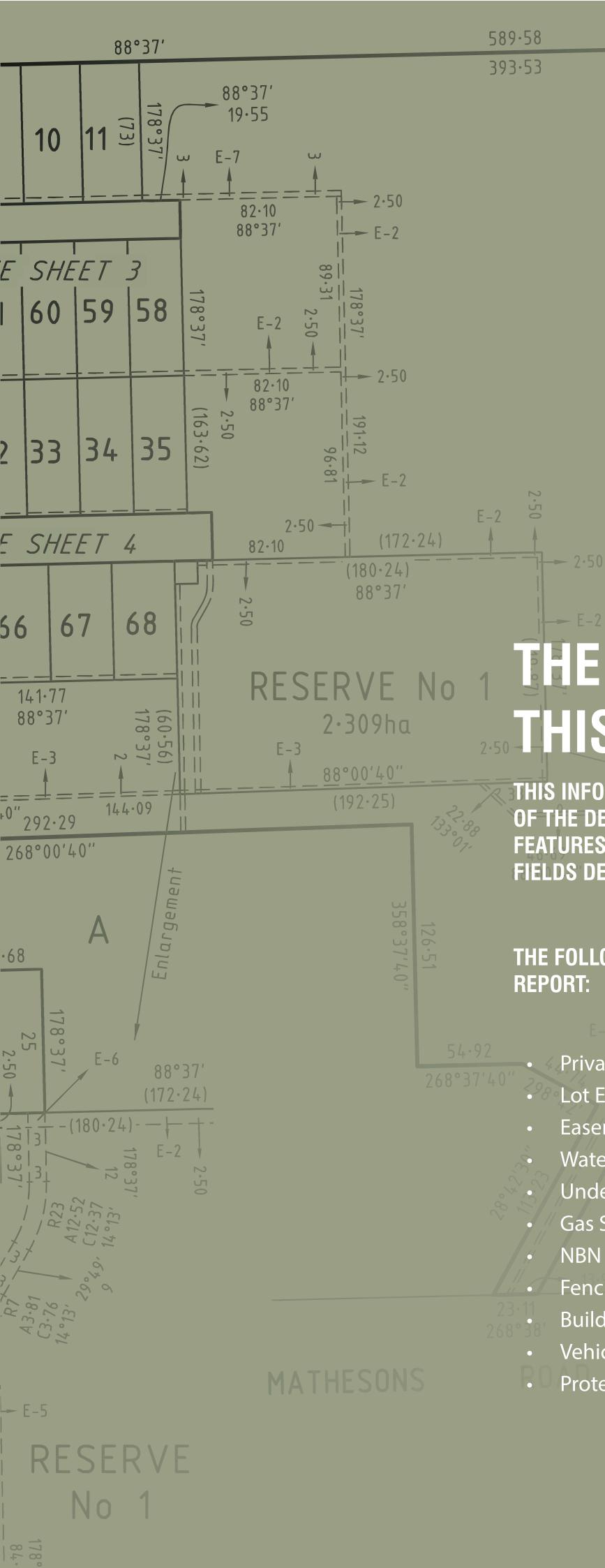
This report has been prepared by the office of Spiire on behalf of Echuca Fields Estate.
16 Bridge St, Bendigo VIC 3539

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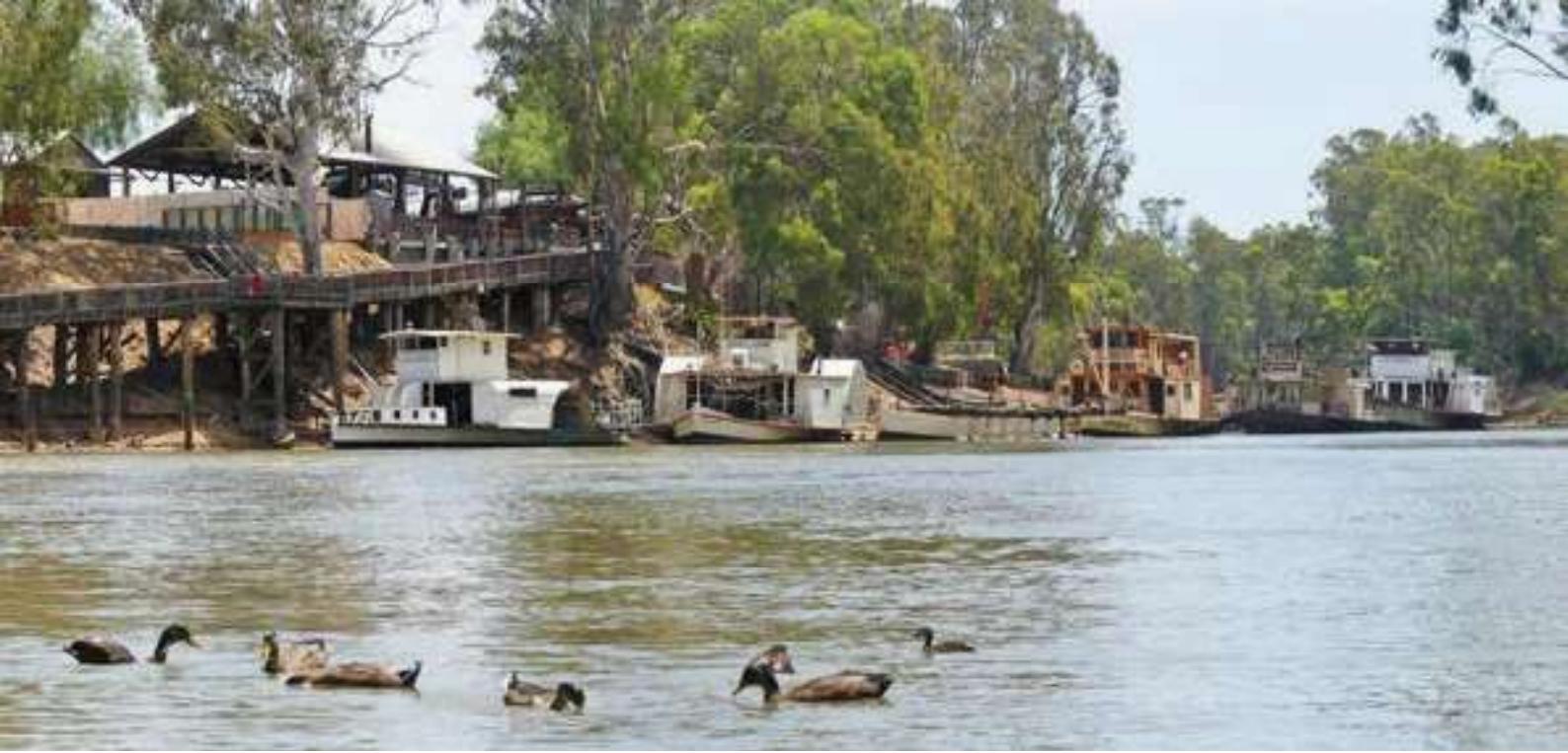


THE PURPOSE OF THIS INFORMATION?

THIS INFORMATION HAS BEEN PROVIDED ON BEHALF OF THE DEVELOPER AS A SUMMARY OF THE KEY FEATURES AND REQUIREMENTS AT THE ECHUCA FIELDS DEVELOPMENT.

THE FOLLOWING INFORMATION IS INCLUDED IN THIS REPORT:

- Private Water Supply
 - Lot Earthworks—Level 1 Filling
 - Easements
 - Water & Sewer Property Connections
 - Underground Electrical
 - Gas Supply
 - NBN Availability
 - Fencing
 - Building Envelopes
 - Vehicle Crossings
 - Protective Covenants



PRIVATE WATER SUPPLY

Each lot within the development will have access to up to 0.5 mega liters (depending on seasonal allocations) per irrigation season of non-drinking raw water which will be supplied to lots via a reticulated pipe network. Your lot will have require a "child meter" at the boundary of your property which once purchased by you, will allow you to receive your allocated raw water. The "child meter" will measure your raw water usage.

Use of raw water on each lot is limited to domestic purposes, such as watering gardens and lawns which are no greater than 970 square meters.

All lots within the development must become a member of an Incorporated Association which will be manage the development's raw water supply and each member (lot-owner) will be bound by the rules of the Incorporated Association. A draft of the Incorporated Association's rules can be found in the vendor's section 32 Vendor Statement which accompanies each lot sale Contract. An experienced shared asset manager will be appointed to look after and manage the Incorporated Association with the input of lot owners (as members) and the raw water supply network i.e. maintenance, repairs, meter readings, association fees, billing etc.

In the event that lot owners subsequently sell their lot, the purchaser of their lot must become a member of the Incorporated Association (and be bound by the Association's rules) in order to receive raw water supply to the lot

LOT EARTHWORK - LEVEL 1 FILLING

Any filling on lots within the development will be undertaken in accordance with Australian Standards AS3798-1996, using selected imported clean material. The filling is compacted to a minimum 95% standard density ratio with moisture control within +/- 3% of Optimum Moisture Content.

What does this mean in simple terms? It means the filling is to be compacted to achieve a similar or better compaction and density than natural ground and a geotechnical engineer has supervised and approved these works. It should mean there should be no significant extra cost to build on the level 1 filled areas.

EASEMENTS

An easement is an encumbrance on land that is registered on a land lot's title which gives someone the right to use the area of the land covered by the easement for a specific purpose, even though they are not the land owner. A common example of an easement is an easement in favour of the local water board as their sewer main traverse a land title.

A lot owner should not construct any fixtures over an easement. If you wish to build over an easement, you will need to get the consent of the party the easement is in favour of e.g. Coliban Water or the Campaspe Shire Council. For information on easement locations, please refer to the plan of your lot on the proposed plan of subdivision at Appendix B of this document. For further information on easements, please consult your legal representative.

WATER AND SEWERAGE PROPERTY CONNECTIONS

Echuca Fields is serviced by town water and reticulated sewer. Each property has a sewer and water connection available. The sewer connections have been constructed within the boundary of each property. Information specifying the location and depth of the property connection can be obtained from Coliban Water.

Information in regards to the location and depth of these connections can be sourced from Goulburn Valley Water.



UNDERGROUND ELECTRICAL

Echuca Fields 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 Powecor Australia.

GAS SUPPLY

Echuca Fields is serviced by underground natural gas, each property has a gas connection available. For any connection issues please contact AusNet Services.

NBN AVAILABILITY

Echuca Fields will be an NBN ready development. The nbn network is an exciting upgrade to Australia's existing landline phone and internet network. It's designed to provide every Australian with fast and reliable services for decades to come.

FENCING

All lot boundary fencing within the development will be constructed by the developer at the developer's cost (except for lot boundaries which share a boundary with a road reserve). All fences constructed by the developer will be of a "farm type" treated timber post and wire fence or treated timber post and wire ring lock fence. Once you

become the owner of a lot, the responsibility for maintaining your properties fences is yours (see further information under the heading "Protective Covenant").

BUILDING ENVELOPES

Building envelopes have been placed on each lot within the development to restrict buildings being constructed too close to lot boundaries. The building envelope plan outlines where lot owners are permitted to construct buildings and fixtures on each lot. The building envelope plan has been developed to ensure you are protected from neighbours building too close to your property and to maintain the general character of the development. Please refer to Appendix B of this document for the proposed plan of subdivision which includes a building envelope plan for each lot.

VEHICLE CROSSINGS

The developer will construct vehicle crossings to each lot within the development. The vehicle crossing will be constructed from the road asphalt to the front property boundary of the lot.

PROTECTIVE COVENANTS

For information of the protective covenants at Echuca Fields please refer to Appendix A of this document.

APPENDIX A

PROTECTIVE COVENANTS



COVENANT TO BE INSERTED IN TRANSFER

1. The Transferees for themselves their heirs executors administrators and successors in Title and transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. (other than the land hereby transferred) and be enforceable as part of and for the purposes of effectuating a general building scheme affecting the whole of the land comprised in the said Plan of Subdivision and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof DO HEREBY and as separate covenants COVENANT with the Transferor its successors in title and transferees and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) and their respective heirs executors administrators successors and transferees that the Transferee, his heirs, executors, administrators and transferees shall not at any time hereafter on the land hereby transferred or any part of 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 200 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carport, garage, terraces, pergola or verandah) together with the usual garages and outbuildings, and such dwelling house must 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 forty 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 other outbuilding having a height greater than 4 metres or 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 land hereby transferred 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 land hereby transferred.
 - (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 a dwelling house on the land hereby transferred.

Echuca

FIELDS

- (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 land hereby transferred; or
 - (ii) closer to any road boundary of the land hereby transferred 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 on the land hereby transferred any goats, pigs, horses, cattle, sheep, roosters, pigeons and no more than three dogs, three cats or six chickens.
 - (h) build, construct or erect or cause to be built, constructed or erected on any boundary of the land hereby transferred (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 to a maximum height of 1200mm; or
 - (ii) a "Brush Fence" not exceeding 1800mm in height with a 150mm plinth with post and rail colour "Colourbond Jasper" with such fence not closer than three (3) metres to any boundary of the lot hereby transferred,
 - (iii) a standard swimming pool security fence within the boundaries of the lot hereby transferred to accompany the construction of a swimming pool on the land hereby transferred.
 - (i) allow the land hereby transferred and any structures thereon to become a fire hazard or to be in a condition which is detrimental effect on the amenity of the neighborhood.
 - (j) allow any plant, machinery, recreational or commercial vehicle, caravan, boat, box trailer, commercial trailer or car trailer to be left or parked on the roadway, nature strip or footpath adjacent to the land hereby transferred or on the land hereby transferred between the front building line and the front boundary of the land.
2. Carry on any commercial or business activities on the land hereby transferred or install thereon any plant or material connected therewith.
3. Use or suffer or permit the land hereby transferred 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 land hereby transferred to be used for the recreational riding of motorbikes or similar vehicles.
5. Use or permit to be used any shed, garage and/or any other outbuilding erected on the land hereby transferred or any motor home, trailer, caravan, tent or other movable accommodation or room thereon for living or residential accommodation.



6. Further subdivide the land hereby transferred.

Notwithstanding anything to the contrary herein contained, 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.

APPENDIX B

PLAN OF SUBDIVISION

PLAN OF SUBDIVISION

EDITION 1

PS827033Y

LOCATION OF LAND

PARISH: MILLEWA

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 50 (PART)

CROWN PORTION:

TITLE REFERENCE: C/T VOL 12058 FOL 942

LAST PLAN REFERENCE: LOT 2 ON PS606631L

POSTAL ADDRESS: NORTHERN HIGHWAY,
(at time of subdivision) ECHUCA 3564

MGA2020 CO-ORDINATES: E: 296 280 ZONE: 55
(of approx centre of land in plan) N: 5 995 800

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	SHIRE OF CAMPASPE
RESERVE No 1	SHIRE OF CAMPASPE
RESERVE No 2	SHIRE OF CAMPASPE
RESERVE No 3	POWERCOR AUSTRALIA LTD
RESERVE No 4	COLIBAN REGION WATER CORPORATION

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:

This plan is based on survey

STAGING:

This is not a staged subdivision

Planning Permit No. PLN354/2018.B

This survey has been connected to Permanent Mark No(s). MILLEWA PM 15,
MILLEWA PM 22, WHARPARILLA PM 25
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	WATER SUPPLY	SEE DIAGRAM	LP119444	LOTS IN LP119444
E-2, E-6, E-7	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN - SEC 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-3, E-7, E-8	WATER SUPPLY	SEE DIAGRAM	THIS PLAN	LOTS IN THIS PLAN
E-5, E-6 & E-8	POWER LINE	SEE DIAGRAM	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-4	DRAINAGE	SEE DIAGRAM	THIS PLAN	SHIRE OF CAMPASPE

ECHUCA FIELDS ESTATE - STAGE 1 (27 LOTS)

AREA OF STAGE - 9.671ha



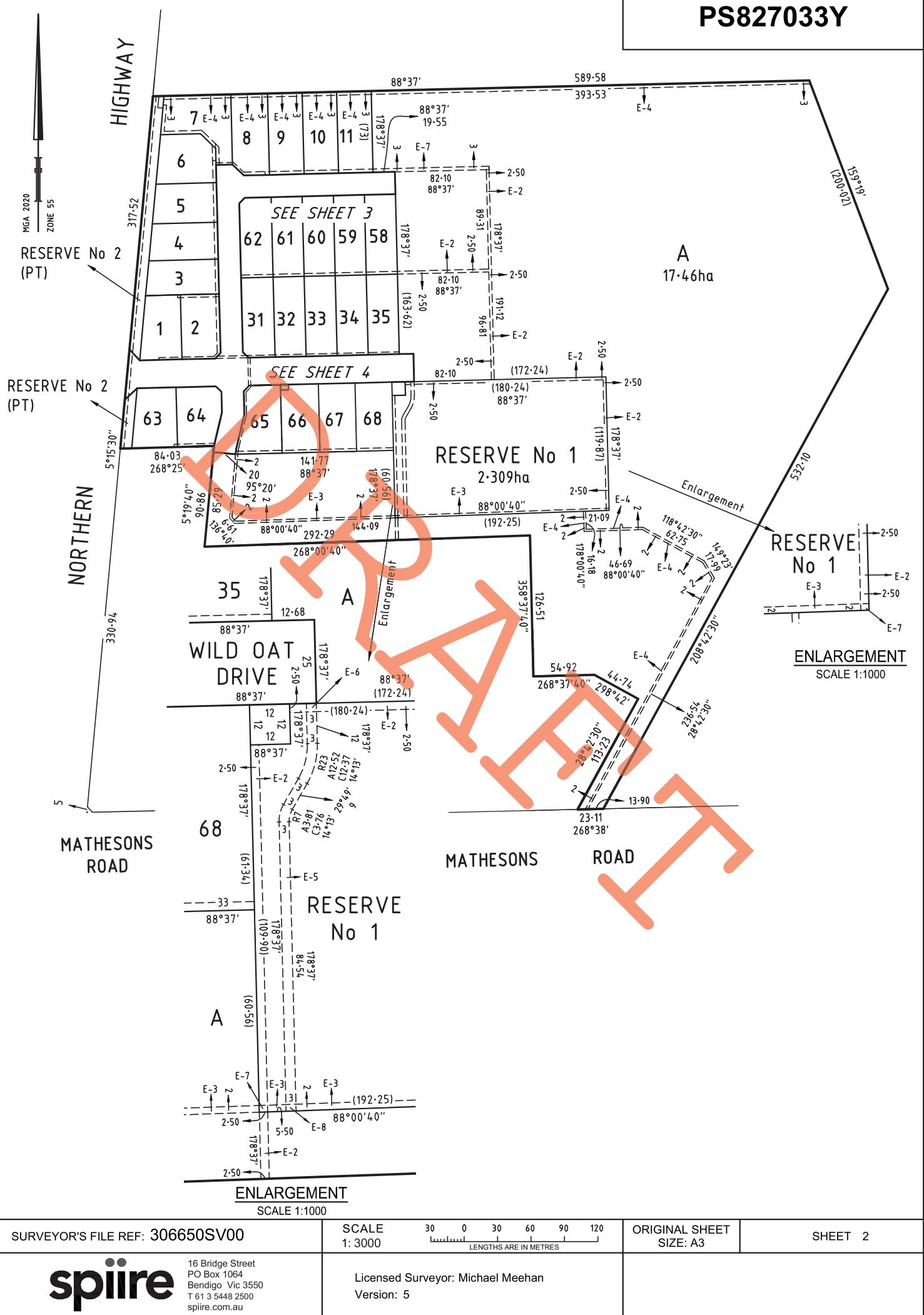
16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

SURVEYORS FILE REF: 306650SV00

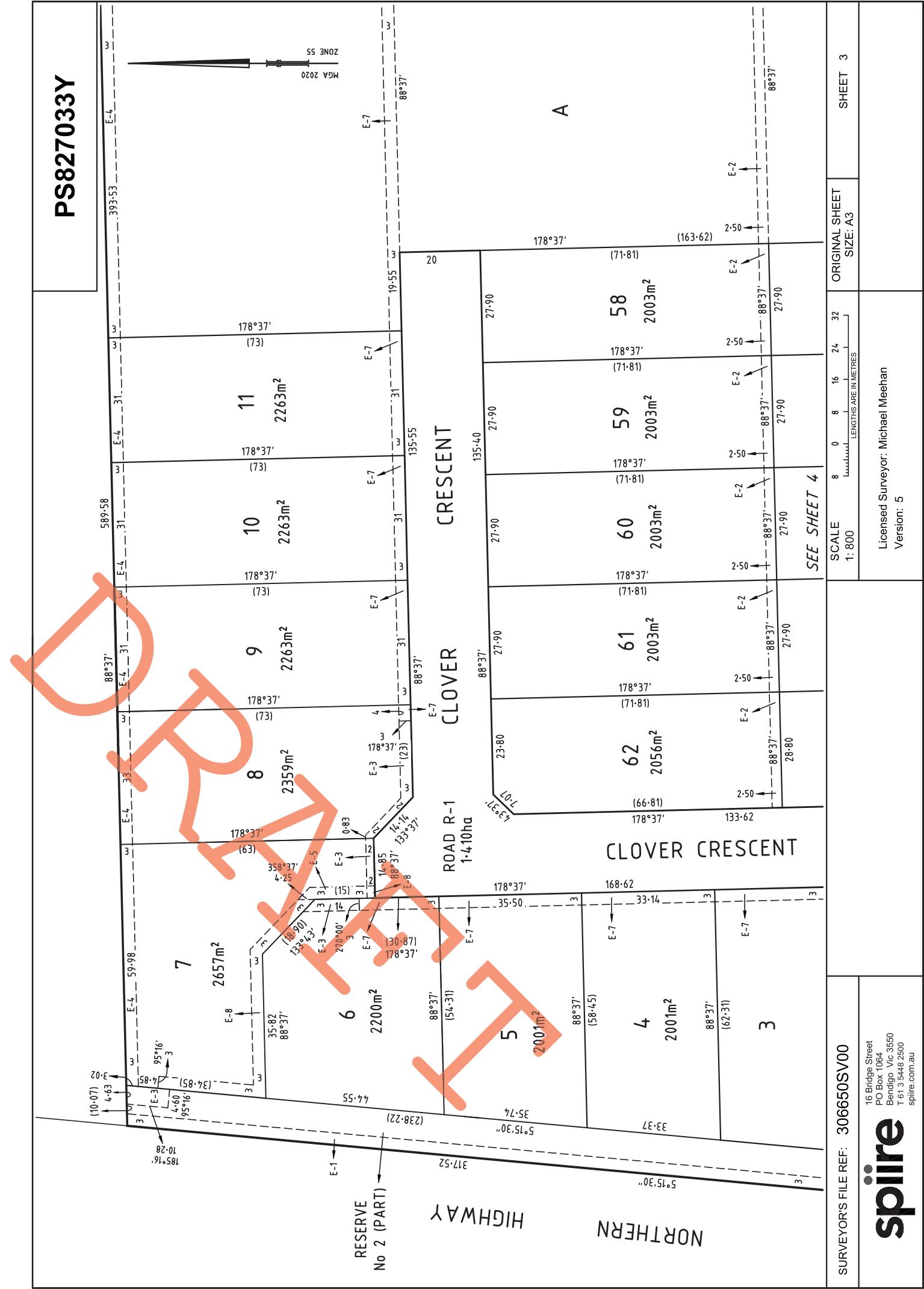
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

Licensed Surveyor: Michael Meehan
Version: 5

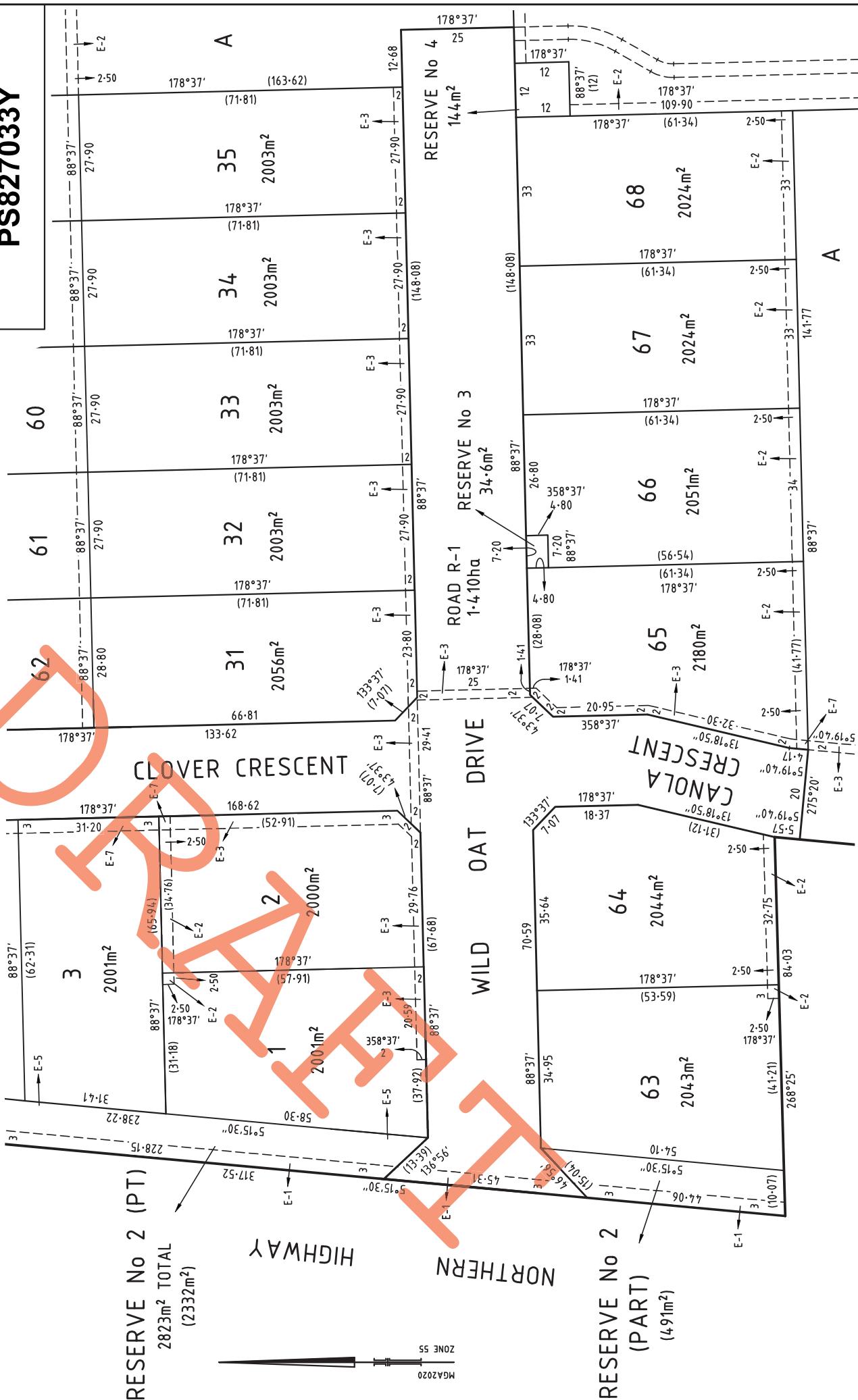


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SEE SHEET 3



Licensed Surveyor: Michael Meehan Version: 5	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">SCALE</td><td style="padding: 5px;">8</td><td style="padding: 5px;">0</td><td style="padding: 5px;">8</td><td style="padding: 5px;">16</td><td style="padding: 5px;">24</td><td style="padding: 5px;">32</td><td style="padding: 5px;">ORIGINAL SHEET SIZE: A3</td><td style="padding: 5px;">SHEET 4</td></tr> <tr> <td colspan="7" style="text-align: center; padding-top: 10px;"> LENGTHS ARE IN METRES </td></tr> </table>	SCALE	8	0	8	16	24	32	ORIGINAL SHEET SIZE: A3	SHEET 4	LENGTHS ARE IN METRES						
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LENGTHS ARE IN METRES																	

SURVEYOR'S FILE REF: 306650SV00

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UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT

Lots 1 to 11, Lots 31 to 35, Lots 58 to 68 (all inclusive)

BENEFITED LOT

Lots 1 to 11, Lots 31 to 35, Lots 58 to 68 (all inclusive)

DESCRIPTION OF RESTRICTION:

1. IN ACCORDANCE WITH CONDITION 4 ON PLANNING PERMIT PLN354/2018 THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OUTSIDE OF THE LAND SHOWN HATCHED ON THE ABOVE DIAGRAM FOR THE RELEVANT LOTS
2. IN ACCORDANCE WITH CONDITION 4 ON PLANNING PERMIT PLN354/2018 THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT CONSTRUCT A FENCE ALONG A BOUNDARY UNLESS THE FENCE HAS A MAXIMUM HEIGHT OF 1.2 METRES AND IS OF POST AND WIRE CONSTRUCTION UNLESS WITH THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY

SURVEYOR'S FILE REF: 306650SV00

SCALE 12.5 0 12.5 25 37.5 50
1: 1250 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5

APPENDIX C

ENGINEERING DETAIL PLANS

NORTHERN HIGHWAY ECHUCA FIELDS PTY LTD

GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA 2020 ZONE 55
- ALL ENGINEERING SURFACES, ELEVATION SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THE LEVELS SHOWN HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES AND ARE ACCURATE TO WITHIN ±0.5M.
- ALL WORK TO BE CARRIED OUT TO SHORE OF CAMPASPE SPECIFICATIONS STANDARD DRAWINGS IN ACCORDANCE WITH THE INFRASTRUCTURE DESIGN MANUAL AND TO THE COUNCIL'S PERMISSIONS.
- ROAD CHANGES REED TO ROAD CENTRELINES, CHANGES FOR INTERSECTIONS AND CLO-DE-SAC REFER TO THE PLAN OF ECHO.
- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY CONTRACTOR PRIOR TO STARTING ANY WORKS. ALL LOCAL SERVICE LINES, SEWER, WATER, GAS, ELECTRICITY, TELECOM, AND OTHER SERVICES DRAWNS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- WHERE REQUIRED ANY BUILDINGS, TRUGHS, FENCES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED DIRECTLY BY THE ENGINEER OR REMOVED TO STORE. ALL R.C. JOINTS ARE TO BE RUBBER TONG Joints OR D.R.J.
- WHERE REQUIRED, TRUGHS, FENCES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED DIRECTLY BY THE ENGINEER OR REMOVED TO STORE. ALL R.C. JOINTS ARE TO BE RUBBER TONG Joints OR D.R.J.
- ALL EXCAVATED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
- ALL FILLING ON LAND AND INTRIN ROAD RESERVES GREATER THAN 200mm IS TO BE UNDERTAKEN USING LEVEL, SUPERVISION AND BE COMPLETED IN ACCORDANCE WITH AS 3798-2007. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL AND REPLACED WITH A PAVING DEPTH.
- WHEN EXCAVATING ON LAND AND INTRIN ROAD RESERVES, THE PAVING DEPTH IS TO BE CONSTRUCTED IN LAYERS 15mm THICK WITH COMPACTATION CHEWING GUM AUSTRALIAN STANDARD DENSITY.
- WHEN EXCAVATING IN ROCK, ALL LOOSE MATERIAL INCLUDING ROCKS AND STONES MUST BE REMOVED. THE SUB-GRADE MUST THEN BE REGULATED WITH COUNCIL APPROVED MATERIAL.
- MARKING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS/P2.1 SERIES UNLESS NOTED OTHERWISE. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STANDARDS.
- ALL TEMPORARY WARNING SIGNS USED DURING CONSTRUCTION SHALL BE SUPPLIED AND MAINTAINED IN ACCORDANCE WITH AS/T2-3.
- TACTILE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELEVANT LOCAL STANDARDS.
- CONTRACTOR TO PROVIDE AN ENVIRONMENTAL MANAGEMENT PLAN INCLUDING SILT AND SEDIMENT RUNOFF PROTECTION ETC. PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN. DRAGGING AND TRANSPORTATION NECESSitates THEIR REMOVAL. WRITTEN PERMISSION MUST BE OBTAINED FROM THE SUPERINTENDENT.
- ALL SETOUT INFORMATION GIVEN TO EDGE OF LANE UNLESS OTHERWISE SHOWN.
- A LEAST 3 DAYS PRIOR COMMENCING WORK ON EXCAVATING IN EXCESS OF 15m CROWN SPAN, NOTWITHSTANDING ANY REQUIREMENT TO DO SO, APPROVED BY THE SUPERINTENDENT.
- TO ESTABLISH A SURVEY POINT FOR A LINE THAT IS TO BE MISSED OUT, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COMMENCEMENT OF CONSTRUCTION.
- ALL CROWN ENAMEL OF 15.5m'S THEREAFTER.
- ALL SERVICE TRUNKS UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BURIED WITHIN 100mm OF THE SURFACE. THE CROWN ENAMEL IS TO BE MISSED OUT.
- COUNCIL'S REPRESENTATIVE IS TO BE NOTIFIED IN WRITING SEVEN (7) DAYS PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL SERVICE TRUNKS UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BURIED WITHIN 100mm OF THE SURFACE. THE CROWN ENAMEL IS TO BE MISSED OUT.

LEGEND



Sheet 1 of 33

Authorised Officer: Aly Wilkie

Planning Team Leader

Date: 26/06/2020



Sheet 1 of 33

Authorised Officer: Aly Wilkie

Planning Team Leader

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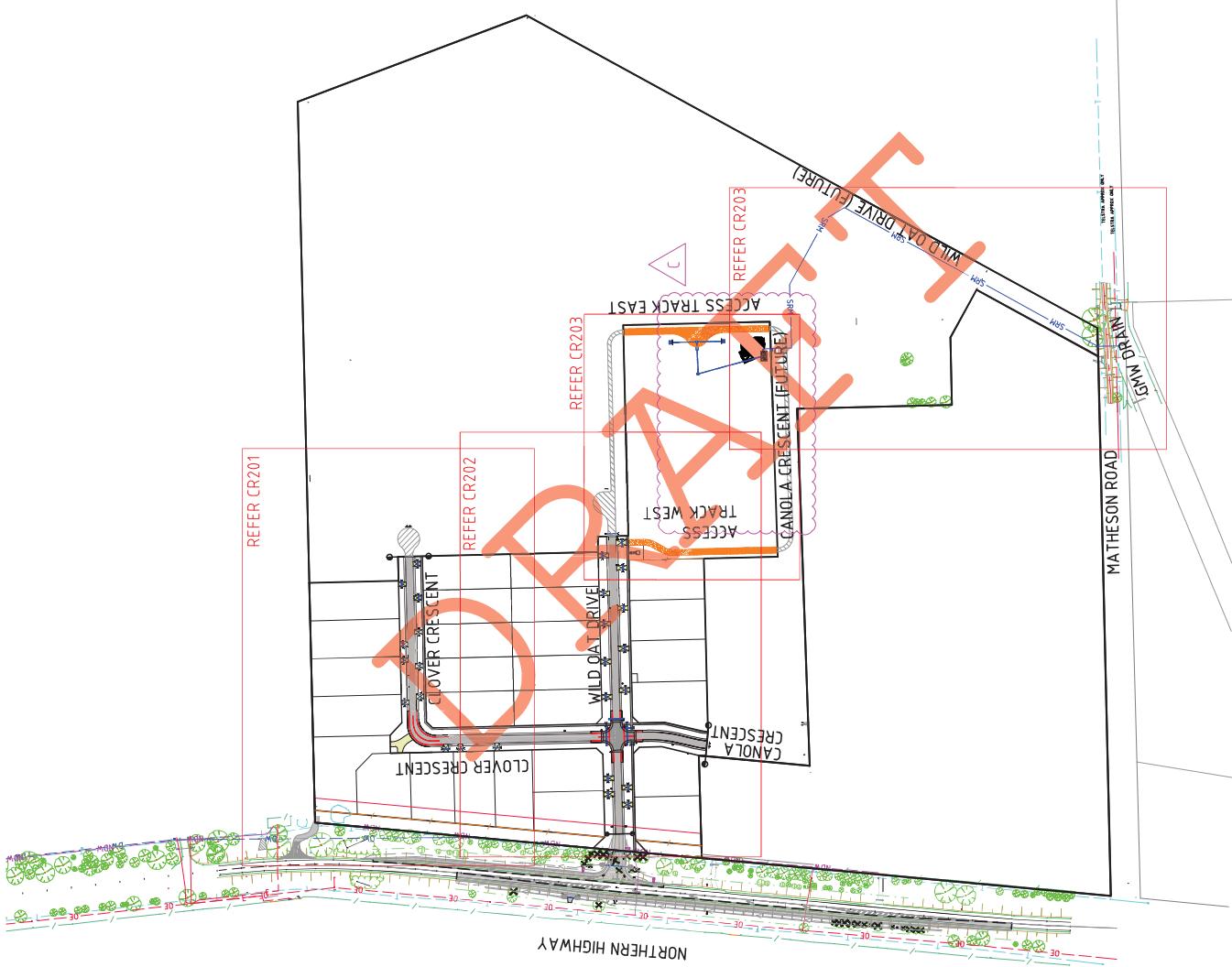
Planning Team Leader

Date: 26/06/2020



Campaspe
Shire Council

Endorsed Condition 9 & 10 Plan
Planning and Environment Act 1987
Permit No: PLN354/2018
Sheet 2 of 33
Authorised Officer: Ally Wilkie
Planning Team Leader
Date: 26/06/2020



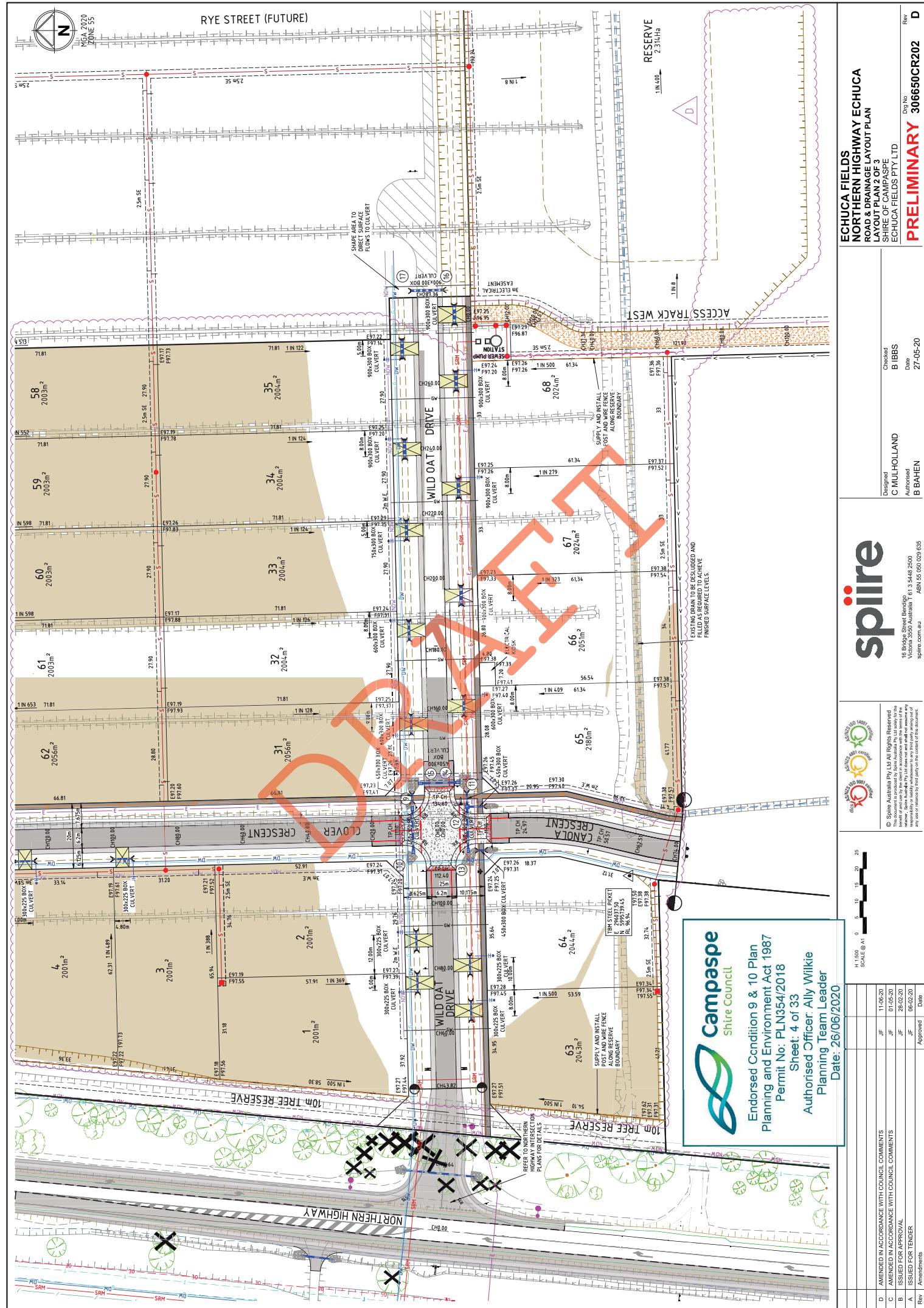
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ECHUCA FIELDS
NORTHERN HIGHWAY ECHUCA
ROAD & DRAINAGE LAYOUT PLAN
KEY PLAN
SHIRE OF CAMPASPE
ECHUCA FIELDS PTY LTD

PRELIMINARY
Dwg No 306650CR200
Rev C

Designed	C MULHOLLAND	Checked	B IBBS
Authorised	B BAHEN	Date	27-05-20

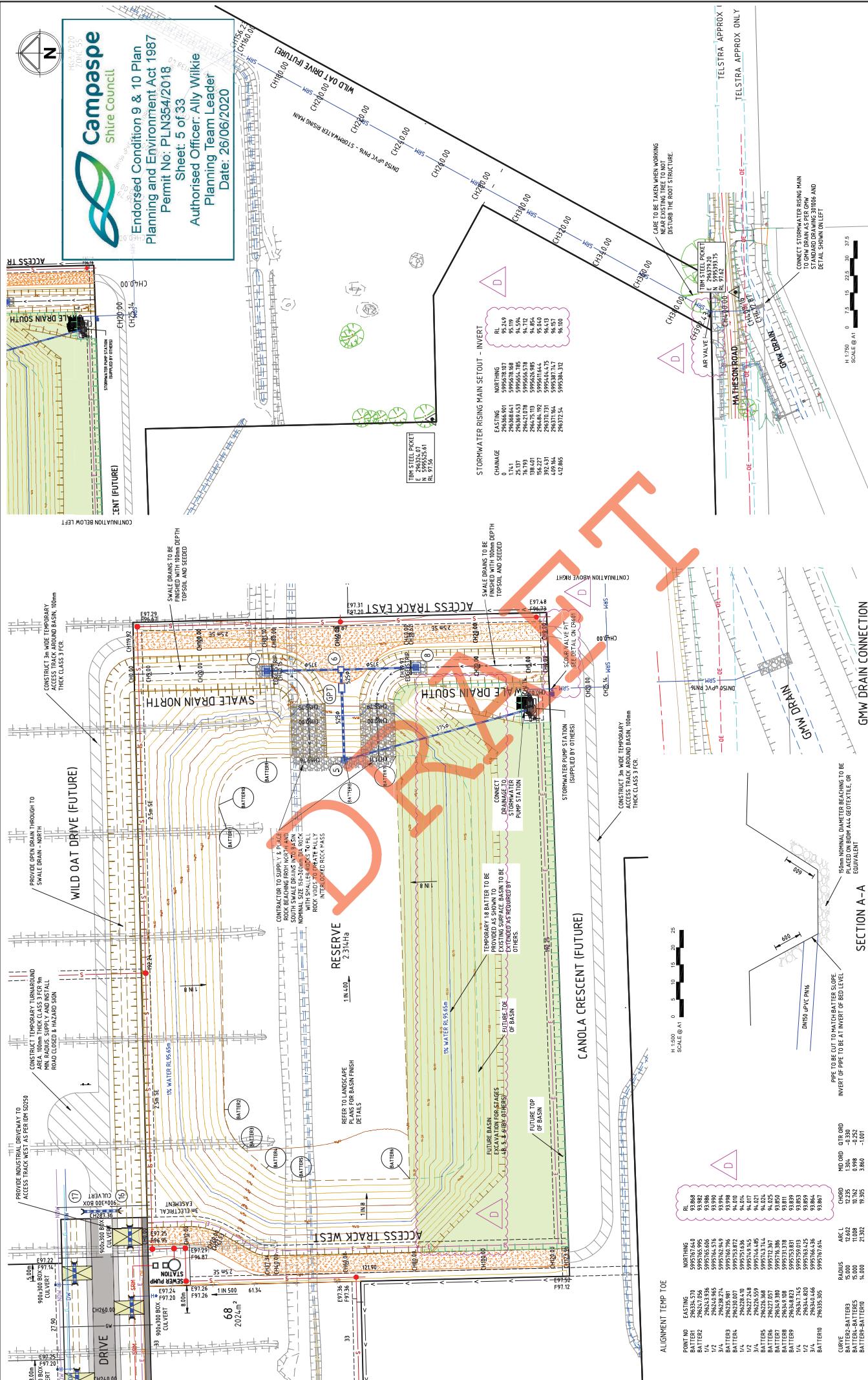




M6A 2620
Zone 55
Campaspe

**Endorsed Condition 9 & 10 Plan
Planning and Environment Act 1987**

Permit No: PLN354/2018
Sheet: 5 of 33
Authorised Officer: Ally Wilkie
Planning Team Leader
Date: 26/06/2020



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INTS

THE COUNCIL COMMENCE

IN ACCORDANCE WITH

AMENDED IN

PRELIMINARY 306650CR203 D Rev

-20

B BBB Date 27-05
C MULHOLLAND Authorised B BAHEN

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