

Land Owners - Information Pack

This information has been provided as a summary of the key features and requirements at Westwood Rise Mooroopna

The following information is included in this report:

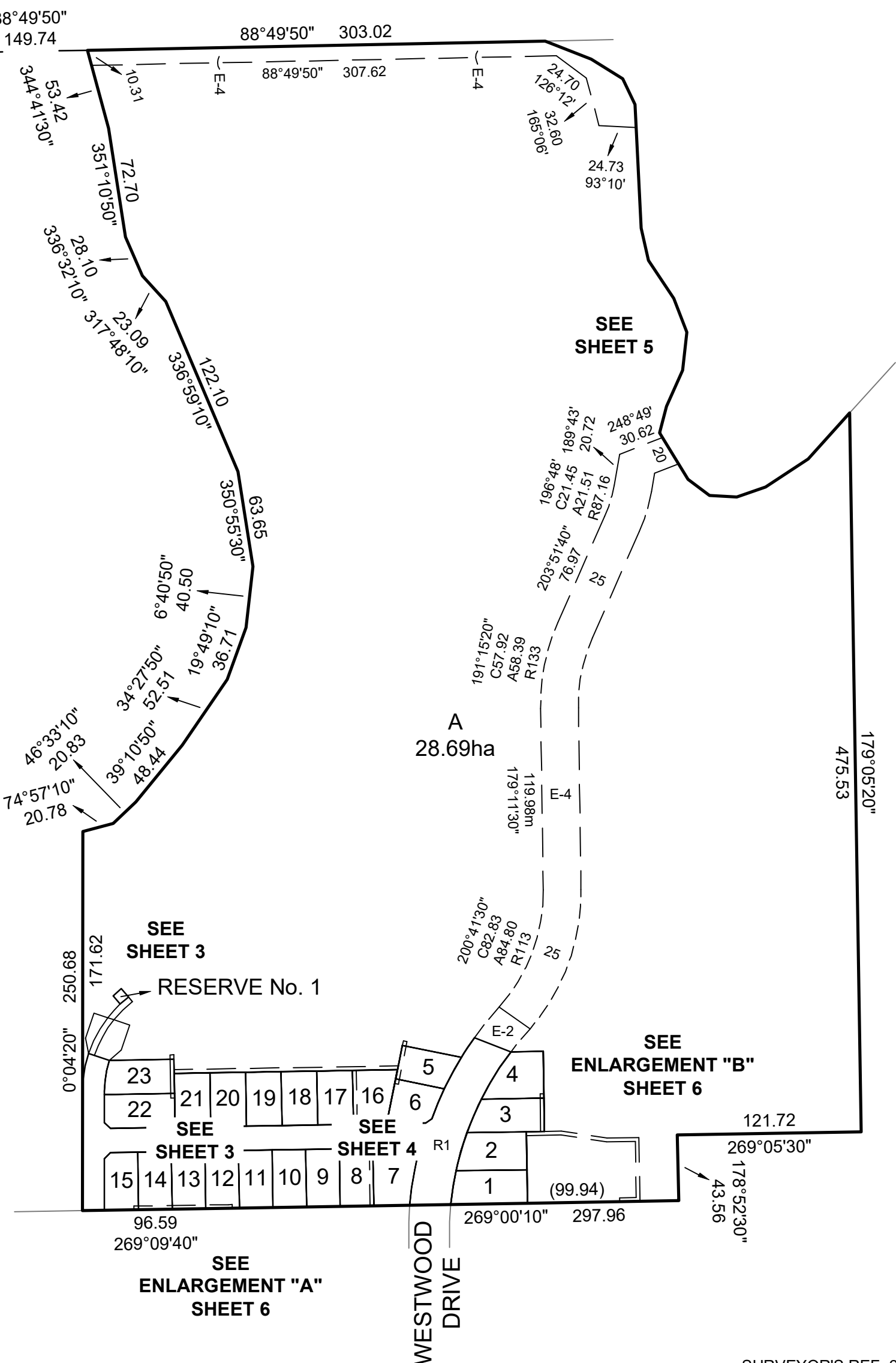
- Plan of Subdivision
- Engineering Plans
 - o Detailing – easements, preferred crossover locations & included crossovers, cut & fill on allotments, underground power connections, sewer mains, & other service locations
- Protective Covenants –
 - o example: Minimum size of homes & maximum size of outbuildings (sheds)
- Tree Plantings & Locations
- Concept Plan (subject to change)

Westwood Rise is fully serviced and includes underground power, natural gas & NBN

PLAN OF SUBDIVISION			EDITION 1	PS920478N		
LOCATION OF LAND PARISH: MOOROOPNA CROWN ALLOTMENT 20 (PART) TITLE REFERENCE: VOL. 12196 FOL. 959 LAST PLAN REFERENCE: LOT 2 ON PS803491B POSTAL ADDRESS: 80A EXCELSIOR AVENUE (at time of subdivision) MOOROOPNA, VIC 3629 MGA CO-ORDINATES: E 351 155 ZONE: 55 (of approx. centre of land in plan) N 5 971 585 GDA 2020			COUNCIL NAME: GREATER SHEPPARTON CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		A-1 HAS NOT BEEN SHOWN ON THIS PLAN.			
ROAD R1 RESERVE No. 1	GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LTD.					
NOTATIONS						
DEPTH LIMITATION: DOES NOT APPLY.						
SURVEY: THIS PLAN IS BASED ON SURVEY. STAGING: THIS IS NOT A STAGED PLAN OF SUBDIVISION. PLANNING PERMIT No. 2023-233 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). SR74S38, MOOROOPNA PM 100, 102, 166, 189, 205, 234 & 244 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 & E-6	CARRIAGEWAY	SEE DIAG.	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL		
E-2 & E-4	DRAINAGE	SEE DIAG.	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL		
E-3	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN (SEC. 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION		
E-5 & E-6	POWER LINE	4	THIS PLAN (SEC. 88 ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD.		
A-1	WATER SUPPLY		C/E. AQ476251F	LOT 1 ON PS649100C		
Chris Smith & Associates LEVEL 1 / 135 FRYERS STREET SHEPPARTON VIC. 3630 PH: (03) 5820 7700 FAX: (03) 5822 4878 www.csmith.com.au PTV LTD • LAND SURVEYORS • CIVIL ENGINEERS • URBAN & REGIONAL PLANNERS • PROJECT MANAGERS 			SURVEYOR'S REF: 23157/01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7 SHEETS
			BRADLEY SANDERS / VERSION 02			

MACISAAC ROAD

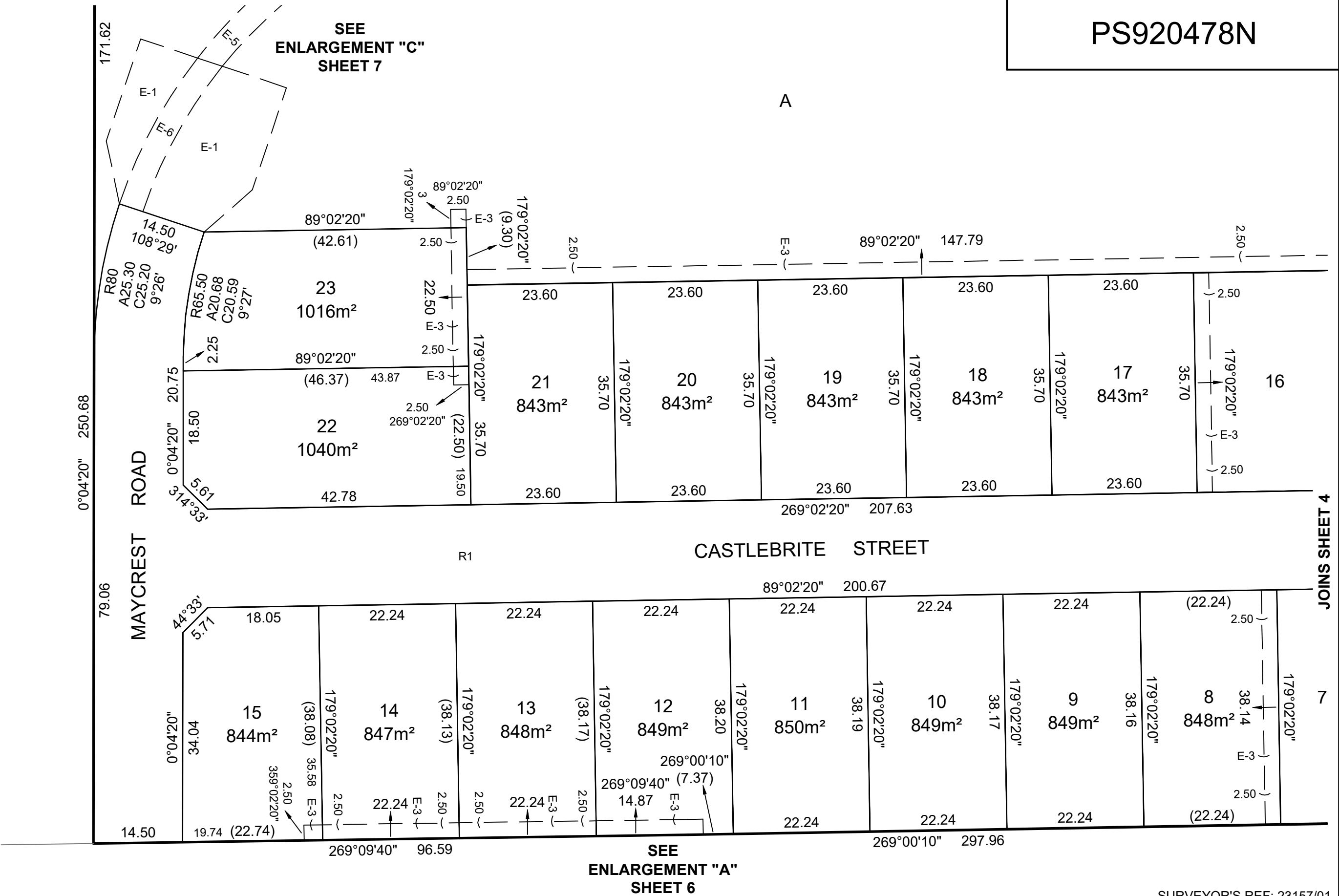
EXCELSIOR AVENUE



M.G.A. 2020 ZONE 55

SURVEYOR'S REF: 23157/01

PS920478N



M.G.A. 2020 ZONE 55



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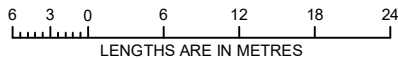
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SCALE
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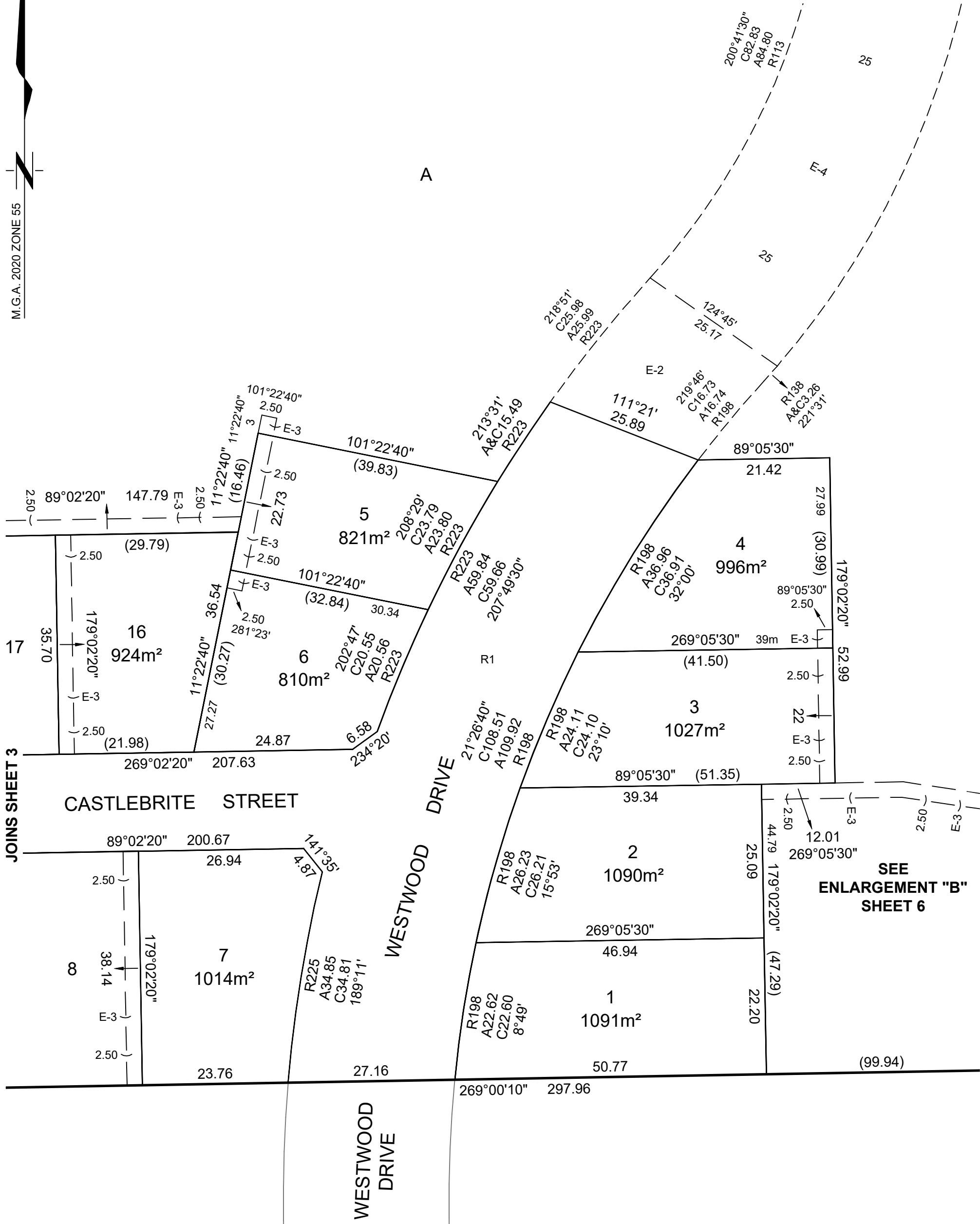
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ORIGINAL SHEET
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SURVEYOR'S REF: 23157/01

SHEET 3

M.G.A. 2020 ZONE 55



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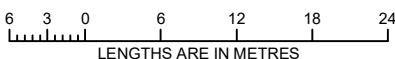
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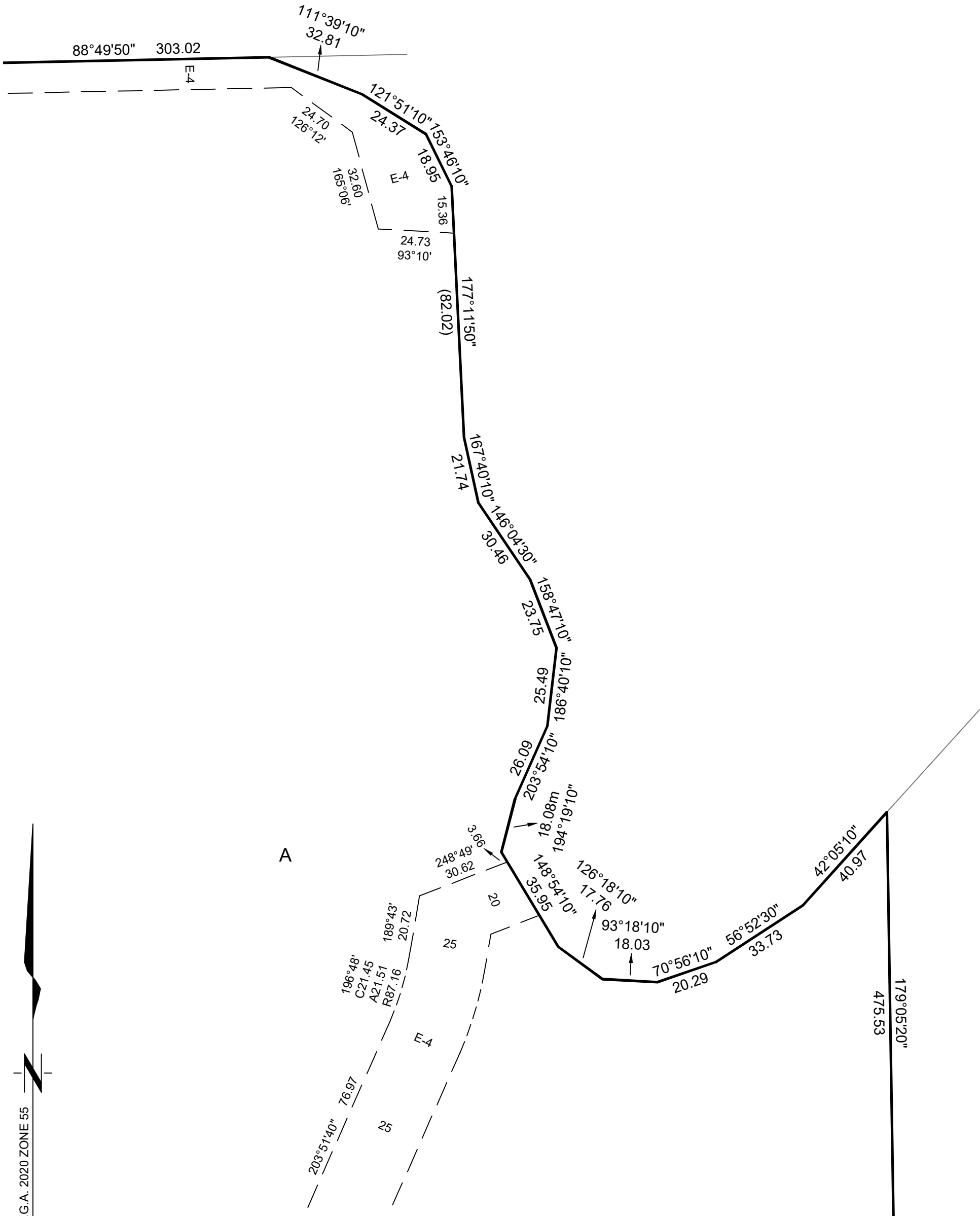
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ORIGINAL SHEET
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SHEET 4

BRADLEY SANDERS / VERSION 02



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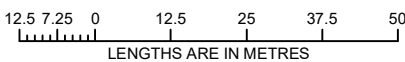
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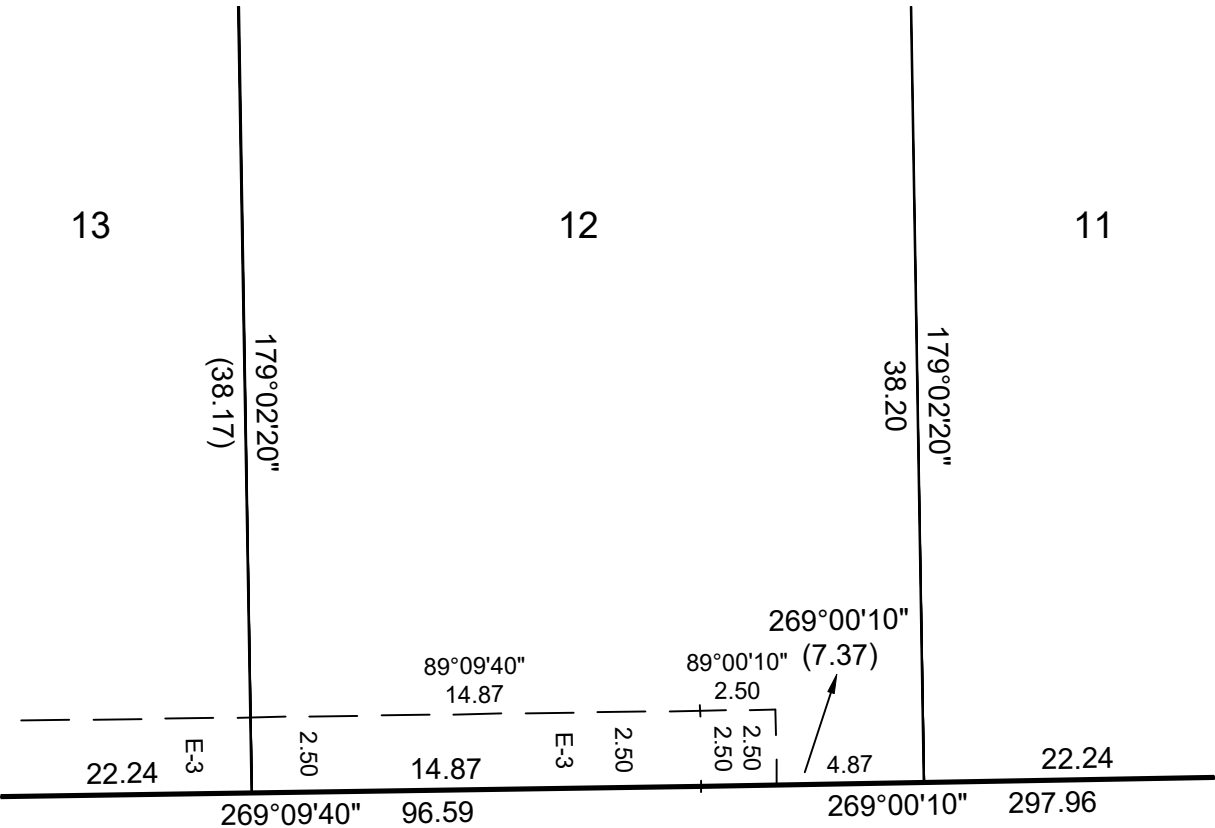


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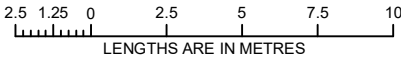
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SHEET 5

ENLARGEMENT "A"

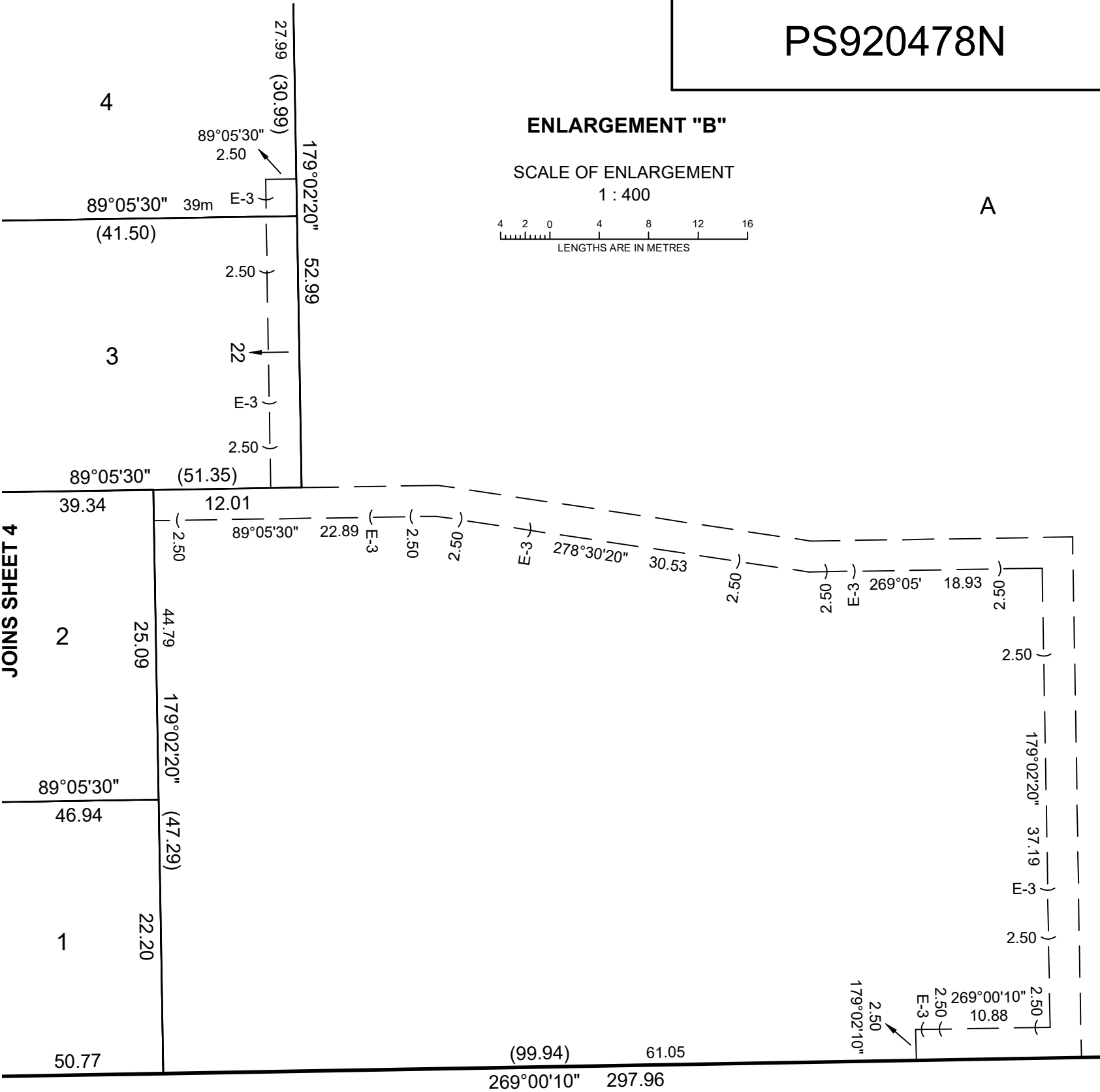


SCALE OF ENLARGEMENT
1 : 250



ENLARGEMENT "B"

SCALE OF ENLARGEMENT
1 : 400



SURVEYOR'S REF: 23157/01

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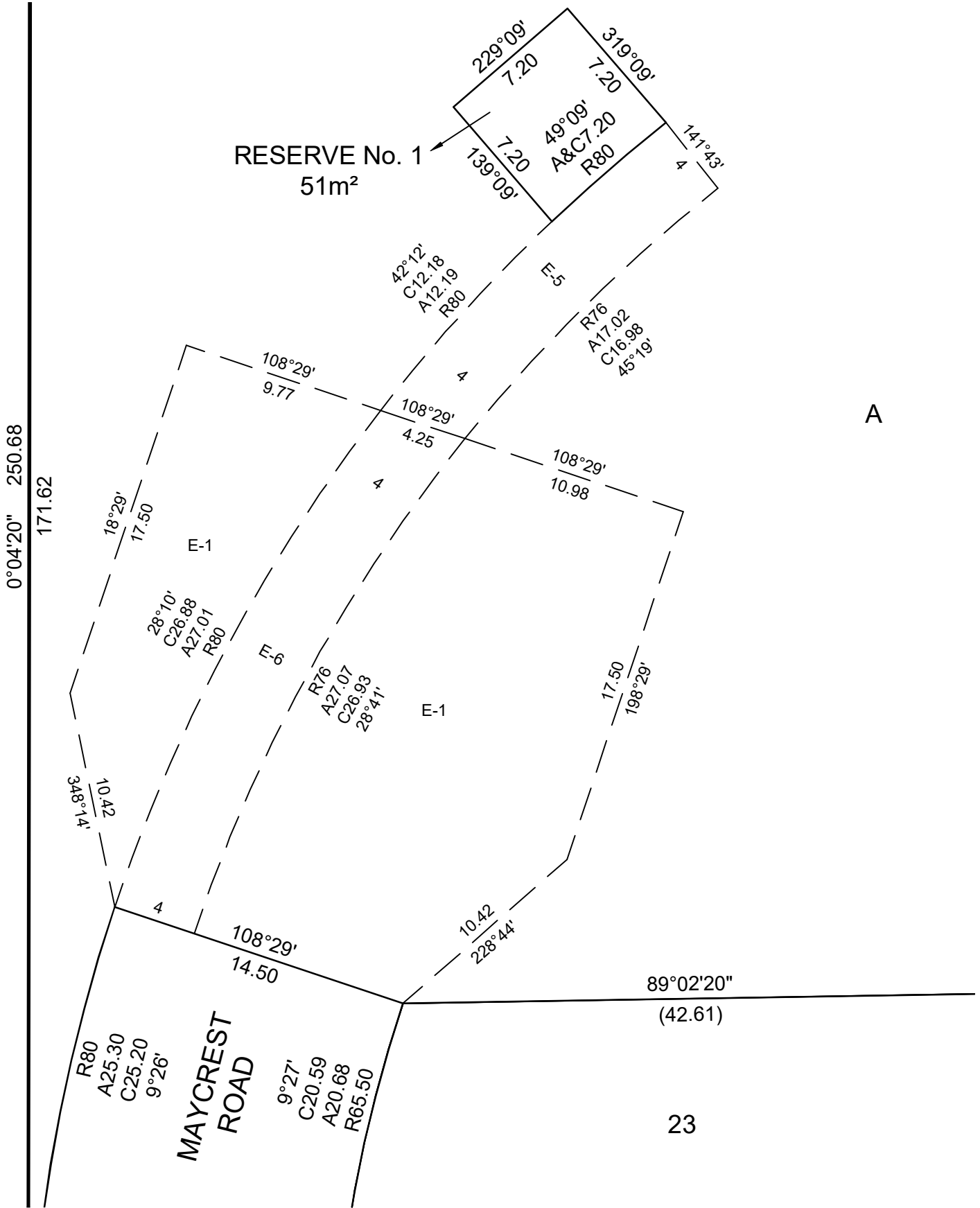
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AS SHOWN

BRADLEY SANDERS / VERSION 02

ORIGINAL SHEET
SIZE: A3

SHEET 6

ENLARGEMENT "C"



M.G.A. 2020 ZONE 55

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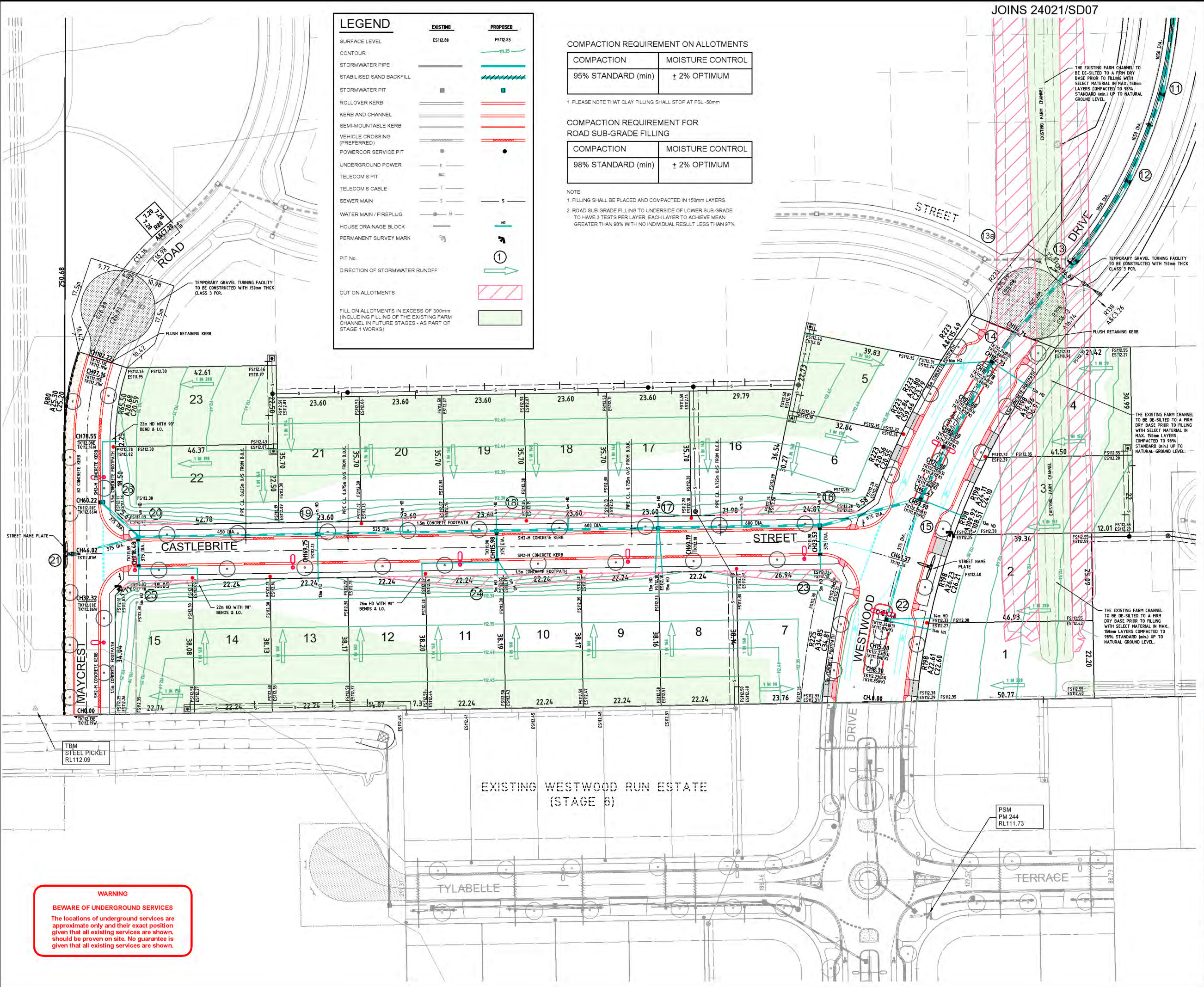
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ISO 9001

ISO 14001

ISO 45001

SCALE 1 : 250	2.51.2507.510 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 7
BRADLEY SANDERS / VERSION 02			



2	ADDRESSED COUNCIL'S COMMENTS	24/03/25
1	ADDRESSED COUNCIL'S COMMENTS	16/09/24
REVISION		DATE



Registered Professional Engineer
Business Licensing Authority Victoria
Registrant: **Scott Ryan Golightly**
Registration No. **PE0002701**
Area of engineering: Civil
Area of building industry endorsement: Civil
Registration Expiry: 30/11/2025
Chris Smith & Associates Pty Ltd

ISSUE DATE
22/05/2025



0 5 10 20m
Scale 1:500

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& ASSOCIATES
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LEVEL 1 / 155 FRYERS STREET, SHEPPARTON, VIC 3650
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Designed Mark McDonald January 2024
Drawn Mark McDonald January 2024
Checked Scott Golightly 13/05/2025
Approved

Youngs & Co. R.E. Sales Pty Ltd
Westwood Rise Estate - Stage 1
Westwood Drive, Mooroopna

Street & Drainage Construction
Layout Plan 1
Drawing No. 24021/SD06 **Rev. 2**
Sheet No. 6 of 47 24021_SD03r2.dwg

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Memorandum of common provisions

Restrictive covenants in a transfer

Section 91A Transfer of Land Act 1958

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Lodged by:

Name: DAWES & VARY RIORDAN PTY LTD, Solicitors

Phone: 03 5820 0200

Address: 159 Welsford Street
Shepparton VIC 3630

Reference: PK:ELT:20211961

Customer Code: 18333U

This memorandum contains provisions which are intended for inclusion in transfers of land under the Transfer of Land Act 1958 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply
to the transfer:

Burdened land: THE LAND

Benefited land: Lots 1 - 23 on PS920478N

The benefited land
does not include the
land being transferred.

Covenants: **Definitions (if any):**

Covenants:

The Lot owners shall not:

1. At any time without the prior written consent of the transferor erect, construct or build or cause or permit to be erected or constructed or built upon any part of the lot hereby transferred:
 - (A) any building other than a National Construction Code (NCC) class 1A private dwelling house only, up to two stories and 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 dwelling house), if the land has an area greater than 800 square metres, provided that nothing herein contained shall prohibit the erection on the lot of one residential garage, one detached shed and/or other normal residential outbuildings where a private dwelling is or is being erected on the lot "Dwelling";
 - (B) a National Construction Code (NCC) class 1B share house, accommodation house or boarding house or hostel or rooming house or guest house;

35392012A

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 3

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

2. Erect on the land a Dwelling with any garage other than:
 - (A) a fully enclosed garage which is located under the main roof of the Dwelling and which has a common wall with the Dwelling; or
 - (B) a free-standing garage, unless it is built of the same external building materials as the Dwelling;
3. Erect on the land any detached shed, other than a detached shed:
 - (A) with a shed floor area not exceeding 80 square metres and an external wall height not exceeding 3.8 metres, if the land has an area of more than 800 square metres; and
 - (B) with a shed floor area not exceeding 100 square metres and an external wall height not exceeding 4.0 metres, if the land has an area of more than 1,000 Square metres;
 - (C) that is constructed using new materials; and
 - (D) having roofing materials other than non-reflective colourbond steel sheeting, concrete tiles, slate tiles or terracotta tiles;
4. Use the Dwelling and the land for any purpose other than as a private residence, save and except for use as a display home or for a home business in accordance with the Greater Shepparton City Council planning scheme;
5. Erect or allow to be erected on the land, any building (or part of a building) which has previously been erected at another location or has otherwise existed at another location;
6. Use any material other than new materials in the construction of any building on the land;
7. Without the prior written consent of the transferor permit iron, steel, aluminium or any other cladding to be used on external walls or as roofing material on any dwelling house or outbuilding on the lot hereby transferred unless such material is colourbond or its equivalent, is fire resistant and is of a muted toning and non-reflective;
8. Build, construct or erect, or cause or permit to be built, constructed or erected on the lot any fence on any title boundary of the lot other than a BHP Lysaght Neetascreen fence or equivalent of 1.8 metres in height with a 0.15m plinth and "Teatree" in colour with matching coloured steel top and bottom rails, posts and caps.
9. Use any garage, shed, outbuilding, caravan, mobile home or tent on the land as any form of accommodation whilst on the land; and
10. Subdivide or cause or suffer the land to be subdivided in any way whatsoever.

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

Expiry:

LEGEND

1153 Lot numbers

Street light

Electricity supply pit

Electricity/Telstra conduit

Electricity/Telstra cable

Water main/water conduit

Gas main/gas conduit

Sewer rising main

MAINTENANCE NOTES:

The following maintenance program is required for street trees, ground cover plants & nature strips for a minimum period of 2 years after Practical Completion:-

including 2 Summer seasons as specified, but not limited to; watering of trees and plants, tree pruning, plant protection measures; litter removal and weed control. Mowing, trimming and establishing dry grass areas.

STREET TREES AND GROUND COVER PLANTS

- (i) Watering trees & ground cover plants before and after planting.
- (ii) Trees to be planted April - October unless otherwise approved.
- (iii) Trees & ground cover plants to be watered as required to maintain good health. This will be and may vary from twice weekly or weekly over Summer period to monthly over shoulder periods and quarterly over balance of year.
- (iv) Trees & ground cover plants to be inspected at 12 months and ensure they are in good health. Formative pruning is to be completed by a qualified horticulturist or arborist. Stakes and ties are to be removed at 12 months. If the tree is unstable in the ground after this time, it is to be replaced.
- (v) After 24 months and prior to handover - Inspect trees & ground cover plants to ensure they are in good health : Trees to be pruned to AS4373 : Trees to be re-mulched around base : Undertake Final Inspection with Council.

NATURE STRIPS

- (vi) At approximately 4 months (once grass is established) apply broadleaf herbicide to nature strips.
- (vii) After 12 months inspect nature strips for subsidence and rectify with clean topsoil or compacted granitic sand as required.
- (viii) After 24 months, all nature strips to be established.
- (ix) Undertake Final Inspection with Council.



PLANT SCHEDULE

Tree	Code	Botanical Name	Common Name	Mature Size (H x W)	Pot/installation Size	Proposed Location	No. of Trees/Plants
Trees							
	Zel ser	Zelkova serrata 'Green Vase'	Japanese Elm	14m x 10m	45L pot, min. 1.8m ht., 30mm cal.	Maycrest Road	6
	Ace Jef	Acer 'Jeffers Red'	Autumn Blaze Maple	13m x 10m	45L pot, min. 1.8m ht., 30mm cal.	Castlebrite Street	18
	Que pal	Quercus palustris	Pin Oak	15m x 8m	45L pot, min. 1.8m ht., 30mm cal.	Westwood Drive Maycrest Road	15
	Chi elm	Ulmus parvifolia 'Todd'	Chinese Elm	10m x 7m	45L pot, min. 1.8m ht., 30mm cal.	Westwood Drive	14
Ground Cover							
	Fic nod	Ficinia nodosa	Nobby Club Rush	1m x 1m	tube stock	Westwood Drive	183 (3/m2)

100mm DEEP GRANITIC SAND (COMPACTED) 300m²

20mm REDSTONE - 100mm DEEP 215m²

LAYOUT PLAN

SCALE 1 : 500 @ A1



1	ADDRESSED COUNCIL'S COMMENTS
REVISION	DATE



Registered Professional Engineer

Business Licensing Authority Victoria

Registrant: Scott Ryan Golightly

Registration No. PE0002701

Area of engineering: Civil

Area of building industry endorsement: Civil

Registration Expiry: 30/11/2025

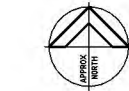
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WARNING

BEWARE OF UNDERGROUND SERVICES

The locations of underground services are approximate only and their exact position given that all existing services are shown, should be proven on site. No guarantee is given that all existing services are shown.



0 5 10 20m

Scale 1:500

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LAND SURVEYORS

PROJECT MANAGERS

LEVEL 1 / 135 FRYERS STREET, SHEPPARTON, VIC 3630

PH: (03) 5820 7700 FAX: (03) 5822 4878 www.csmith.com.au

Designed Mark McDonald January 2024

Drawn Mark McDonald January 2024

Checked

Approved

Youngs & Co. R.E. Sales Pty Ltd

Westwood Rise Estate - Stage 1

Westwood Drive, Mooroopna

Landscape Construction - Streetscape

Layout Plan

Drawing No. 24021/LS01

Rev. 1

Sheet No. 1 of 2

24021_LS01r1.dwg

A1

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1	ADDRESSED COUNCIL'S COMMENTS	24/03/25
REVISION		DATE



Registered Professional Engineer
Business Licensing Authority Victoria
Registrant: **Scott Ryan Golightly**
Registration No. **PE0002701**
Area of engineering: **Civil**
Area of building industry endorsement: **Civil**
Registration Expiry: **30/11/2025**
Chris Smith & Associates Pty Ltd

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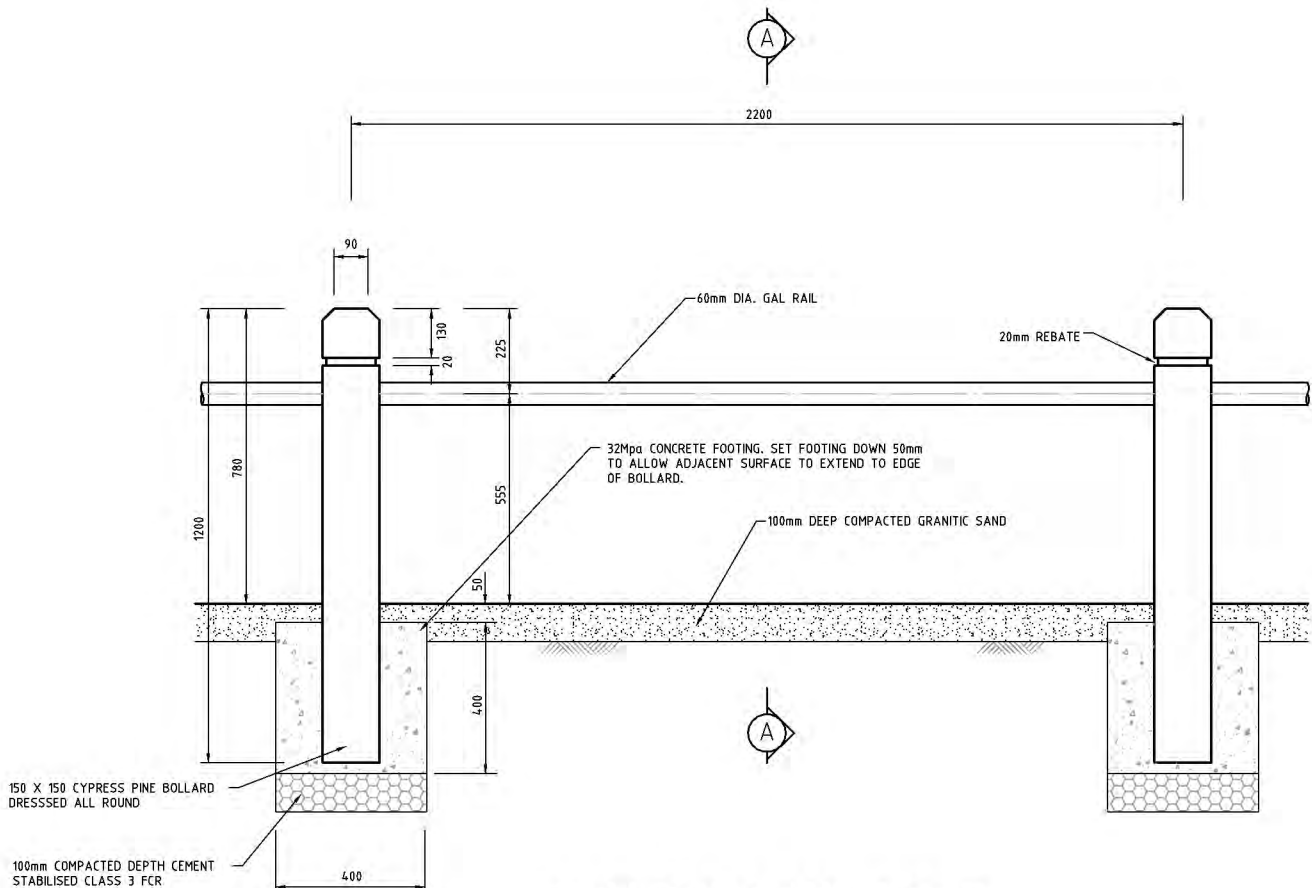


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PROJECT MANAGERS
Designed Mark McDonald January 2024
Drawn Mark McDonald January 2024
Checked
Approved

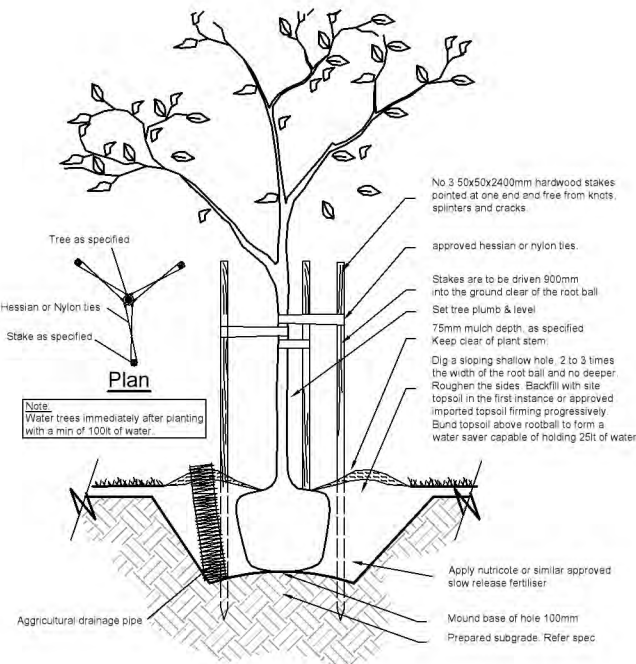
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Westwood Rise Estate - Stage 1
Westwood Drive, Mooroopna

Landscape Construction - Streetscape
Standard Construction Details
Drawing No. **24021/LS02** Rev. **1**
Sheet No. 2 of 2 24021_LS01r1.dwg
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BOLLARD & RAIL DETAIL

150 X 150 CYPRESS PINE BOLLARD AVAILABLE FROM
SHEPP BUILDING SUPPLIES
SCALE 1 : 10 @ A1

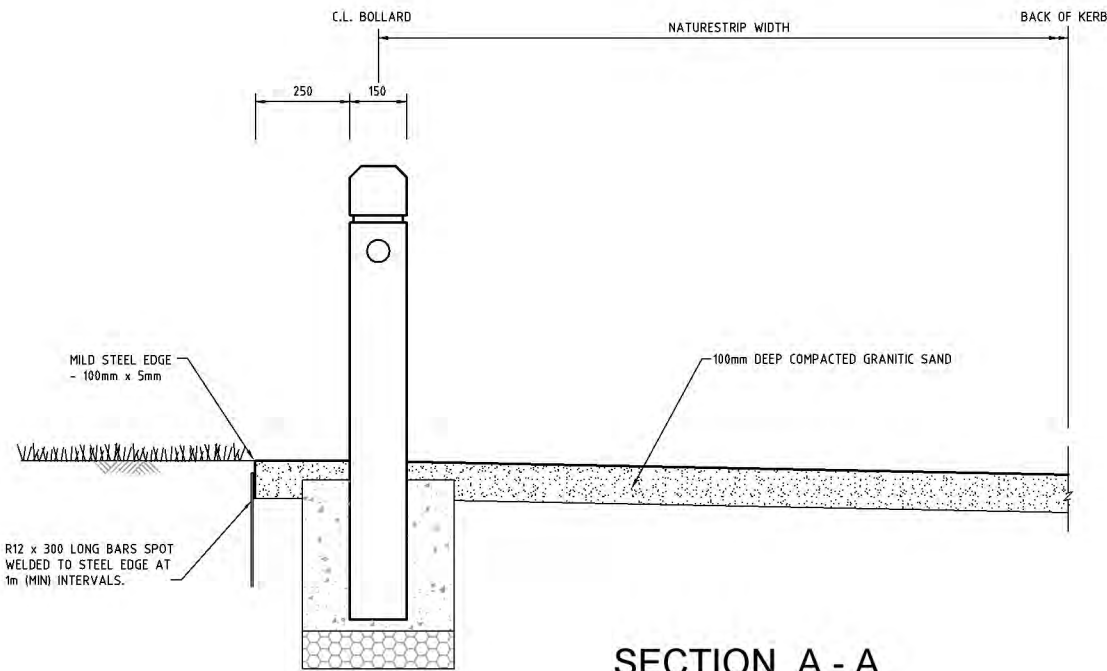


ADVANCED TREE PLANTING

Scale 1:20 @ A1 1:40 @ A3

NOTE:

STREET TREES TO BE PLANTED WITH MINIMUM CLEARANCES AS FOLLOWS:
4m MIN. DISTANCE FROM LIGHT POLES
2m MIN. DISTANCE FROM FIRE HYDRANTS OR VALVES
2m MIN. DISTANCE FROM VEHICLE CROSSINGS OR PROPOSED VEHICLE CROSSINGS



SECTION A - A

SCALE 1 : 10 @ A1



Legend:

- Development line is shown thus ----
- Staged boundaries shown thus ----
- Reserve/Park ■
- Floodway Reserve ■
- Kiosk Reserve (Powercor) ■
- Traffic Calming Measure *

Notes:

- Measurements and areas are approximate only and are subject to survey and may be amended on the plan of subdivision submitted for certification.
- Layout of road pavements, footpaths, driveways and landscaping (where shown) is conceptual only and subject to detailed engineering design and Council approval.
- This layout yields 254 lots ranging in area from 508m² to 1301m².
- Average lot area is 866m².



REVISION	DATE	ZONE
3 LOT AREAS MATCHES STAGE 1 POS	23/02/26	
2 REVISED KIOSK LOCATIONS	31/07/24	
1 ADDED KIOSK SITE & CHANGED LOCATIONS	25/07/24	



Scale 1:1,250

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& ASSOCIATES

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LAND SURVEYORS
PROJECT MANAGERS
Mark McDonald
Mark McDonald
15/02/2024
15/02/2024

Youngs & Co. R.E. Sales Pty Ltd
Westwood Rise Estate
Westwood Drive, Mooroopna

Overall Sale Plan
Drawing No. 24021/OSP01
Sheet No. 1 of 1
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Rev. 3
24021_OSP01.dwg
A1