

T H E
VINES

**LAND OWNERS
INFORMATION PACK**

DECEMBER 2018 | STAGE 2

www.developmentedge.com.au

This report has been prepared by the office of Spiire on behalf of The Vines (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 THE VINES ESTATE, SHEPPARTON. 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.

UNDERGROUND ELECTRICAL

The Vines 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 ATTACK LEVEL (BAL)

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

WATER AND SEWERAGE PROPERTY CONNECTIONS

The Vines Estate is serviced by town water and 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.

GAS SUPPLY

The Vines Estate is serviced by underground Natural Gas. For any issues please contact Envestra.

PROTECTIVE COVENANTS

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

APPENDIX A

BUSHFIRE ATTACK LEVEL REPORT

Department of
Environment, Land,
Water and Planning

Designated Bushfire Prone Areas

from www.planning.vic.gov.au on 12 September 2017 03:43 PM

Address: 40 SOUTHDOWN STREET SHEPPARTON 3630

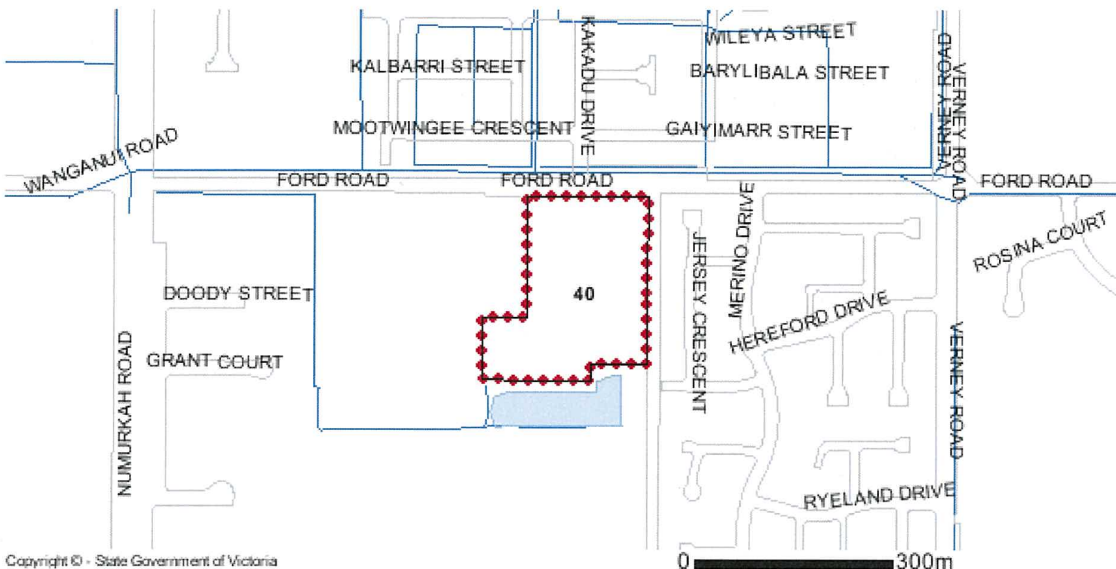
Lot and Plan Number: Lot 1 PS744544

Local Government (Council): GREATER SHEPPARTON **Council Property Number:** 207047

Directory Reference: VicRoads 673 Q2

**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).



APPENDIX B

PROTECTIVE COVENANTS

COVENANT TO BE INSERTED IN TRANSFER LOT 9

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 (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:

1. On the burdened land or any part or parts thereof:
 - (a) build, construct or erect or cause or permit to be built, constructed or erected 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 any garage and/or normal residential outbuilding 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 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 said 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.
 - (c) build, construct or erect or cause or permit to be built, constructed or erected any fence on the title boundaries (excluding the front boundary) other than a Colourbond fence of 1.8 metres in height of a "Teatree" 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 thereon any building which has been wholly or partly completed nor any part thereof.
 - (e) build, construct or erect or cause to be built, constructed or erected within the rear northern boundary fence any gate, gateway or entry/exit point.
2. Use the burdened land 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.

**COVENANT TO BE INSERTED IN TRANSFER
LOTS 1-8**

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 (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:

1. On the burdened land or any part or parts thereof:
 - (a) build, construct or erect or cause or permit to be built, constructed or erected 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 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 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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COVENANT TO BE INSERTED IN TRANSFER
LOTS 10, 37, 38, 49 & 50

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 (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:

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COVENANT TO BE INSERTED IN TRANSFER
LOTS 11-36, 39-48 & 51-53

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APPENDIX C

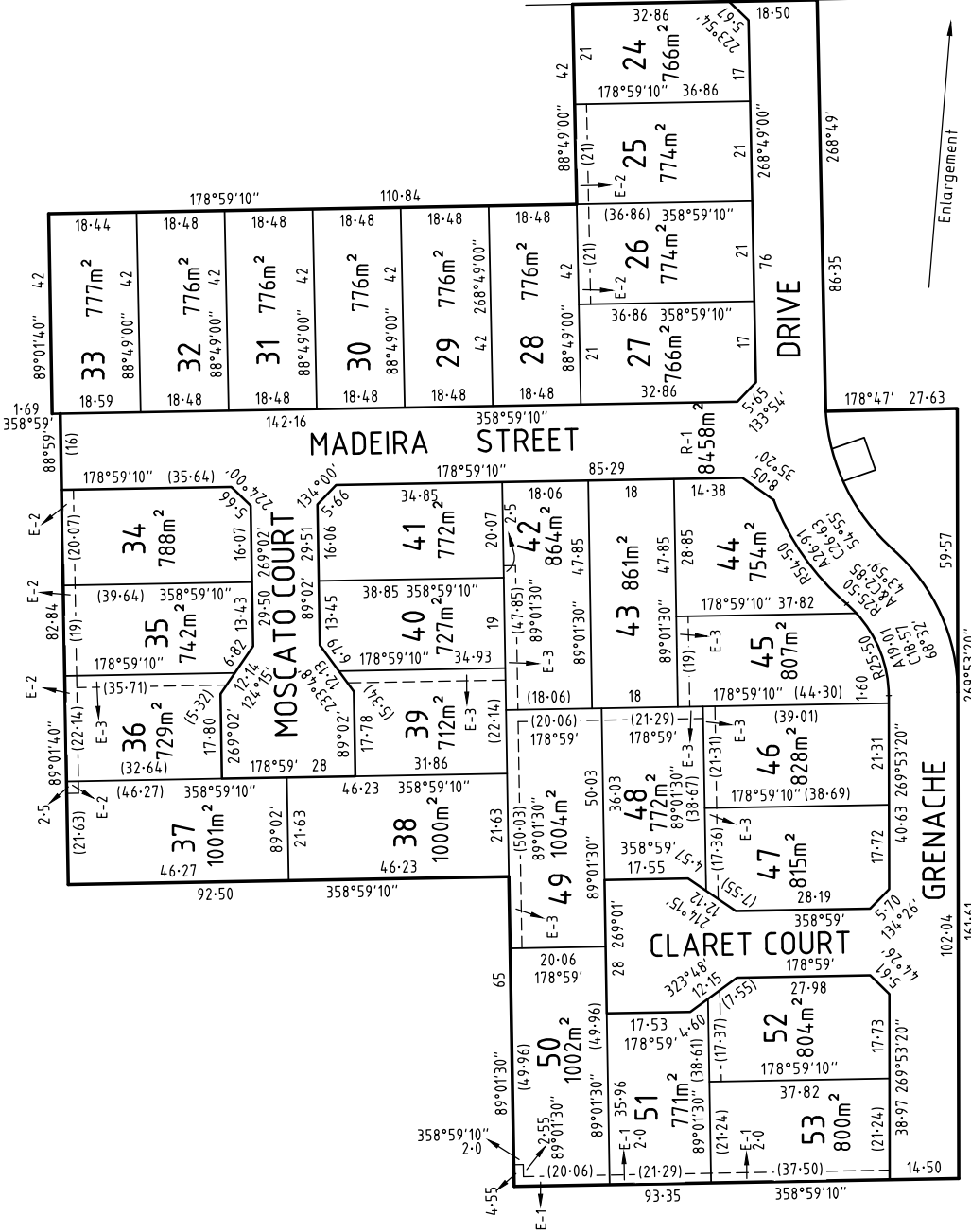
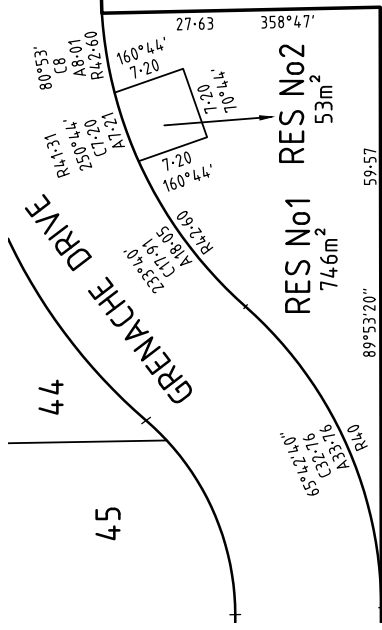
PLAN OF SUBDIVISION

PLAN OF SUBDIVISION		EDITION 1	PS807311K	
LOCATION OF LAND PARISH: SHEPPARTON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 77 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: PS807298X, Lot A POSTAL ADDRESS: 40 SOUTHDOWN STREET (at time of subdivision) SHEPPARTON MGA94 CO-ORDINATES: E: 357 270 ZONE: 55 (of approx centre of land in plan) N: 5 976 130				
VESTING OF ROADS AND/OR RESERVES		Notations		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R-1 RESERVE No. 1 RESERVE No. 2	GREATER SHEPPARTON CITY COUNCIL GREATER SHEPPARTON CITY COUNCIL GOULBURN VALLEY REGION WATER CORPORATION			
NOTATIONS		Land being subdivided is enclosed within thick continuous lines <u>Further purposes of plan</u> Removal of drainage purposes easement created as E-3 in PS807298X and now contained within Madeira Street, Grenache Drive and Reserve No 1 Removal of drainage purposes easement created as E-2 in PS528512D and now contained within Lots 50, 51 and 53, and Grenache Drive Removal of portion of pipeline or ancillary purposes easement created as E-2 in PS807298X and now contained within Madeira Street <u>Grounds for removal</u> Consent of the relevant authority under powers of section 6(1)(k)(iii) Subdivision Act 1988 Lots 1 to 23 (inclusive) have been omitted from this plan		
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey in PS807298X STAGING: This is not a staged subdivision Planning Permit No. 2016-513 This survey has been connected to permanent marks No(s). 164, 136, 263, 316 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	DRAINAGE	SEE DIAG	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
E-2	PIPELINES OR ANCILLARY PURPOSES	2.5	PS807298X (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-3	PIPELINES OR ANCILLARY PURPOSES	2.5	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
THE VINES ESTATE - STAGE 2 (30 LOTS)		AREA OF STAGE - 3.355ha		
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 305196SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark C Sargent Version: 2		SHEET 1 OF 2

PS807311K



SOUTHDOWN STREET



ENLARGEMENT
SCALE 1:500

ORIGINAL SHEET
SIZE: A3



SCALE
1:1000

Licensed Surveyor: MARK C SARGENT
Ref: 305196SV00
Version: 2

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



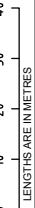
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ENLARGEMENT
SCALE 1:500

ORIGINAL SHEET
SIZE: A3

Licensed Surveyor: MARK C SARGENT
Ref: 305196SV00
Version: 2

SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 2

APPENDIX D

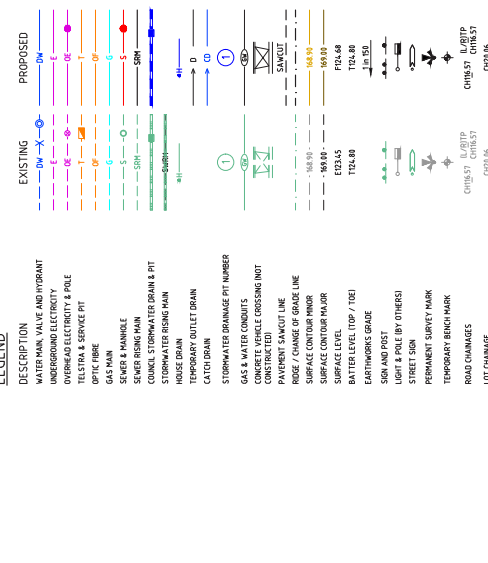
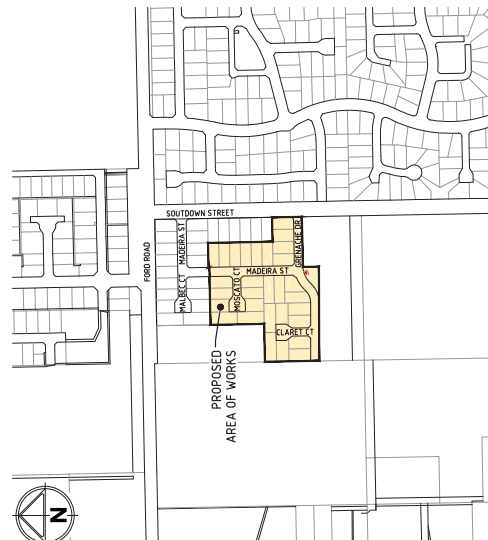
ENGINEERING DETAIL PLANS

THE VINES ESTATE STAGE 2 (PERMIT NO. 2016-513) THE VINES (SHEPPARTON) PTY LTD

GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIAN ROAD ONE S.
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS ACCURATE TO WITHIN 0.05M.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH ALL APPLICABLE APPROVED CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED DRAWINGS AND THE MANUAL SPECIFICATIONS AND THE SUPPLEMENTATION THEREON.
- ROAD CHANGES REFER TO ROAD CHANGING, CHANGING FOR INTERSECTIONS AND CUT-BACKS REFER TO THE LIP OF KERB.
- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE PROVIDERS. ALL DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- WHERE REQUIRED ANY BUILDINGS, TRENCHES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED AS DIRECTED BY THE ENGINEER. THE COST OF REMOVAL IS TO BE INCLUDED IN THE CONTRACT PRICE UNLESS OTHERWISE SPECIFIED FOR REMOVAL AS NOTED IN THE EXPLANATION.
- ALL EXCAVATION WORK AND SURFING TO BE REMOVED AND DISPOSED OFF SITE.
- ALL FILLING ON SLOES AND WITHIN ROAD RESERVES GREATER THAN 200MM IS TO BE COMPLETED IN ACCORDANCE WITH AS 3798-2007. ALL AREAS ARE TO BE STRIPPED OF VEGETATION AND TOPSOIL (WHERE REQUIRED) TO LIFT TO THE FINISH 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 1:4 UNLESS OTHERWISE SHOWN.
- NO FILL OR STOCKING OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.
- WORKS TO BE ESTABLISHED BY THE LICENSED SUPERVISOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF 24 HOURS (24/7).
- AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150mm DEPTH WITH WORKFACE, THE OWNER (THE ENGINEER) REGULATION 1982, THE ANES ACT 1995 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1985, 2008.
- ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BEHIND KERB AND CHANNEL OR PAVED TRAFFIC AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 CRUSHED ROCK.
- WHERE REQUIRED, ALL EXISTING DRAIN, DISPRESSIONS AND DRAINS ARE TO BE REMOVED AND REPLACED WITH NEW DRAINAGE. ALL EXISTING DRAINAGE TO BE REMOVED IN COMPLETION OF FILLING. THE FILL SHALL BE APPROVED SELECTED ON SITE CONTROLLED MOISTURE CONDITIONS IN ACCORDANCE WITH AS 3798-2007 UNDER LEVEL 1 SUPERVISION.
- NO BULGING TO BE CARRIED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCIL'S PERMISSION. SUPERINTENDENT'S WRIT FOR EXCAVATION.
- WHERE CLASSED TO P.V.C. - SINGLE SERVICE (WATER) OR 100mm CLASSED TO P.V.C. - SINGLE SERVICE (GAS) OR 100mm CLASSED TO P.V.C. - OVER TO FINISHED SURFACE LEVELS & VERGE, FOOTPATHS - 450mm.
- ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.
- ALL STORMWATER DRAINS ARE TO BE CLASS 2 RE. PIPES UNLESS OTHERWISE SHOWN.
- ALL 1:1 JAMBS ARE TO BE ROUGHEN JAMBS BRICK.
- WHERE REQUIRED, ALL EXISTING DRAINAGE ASSETS TO BE HANDED OVER TO COUNCIL AND TO SUPPLY THE RESULTS OF THAT VERIFICATION TO COUNCIL PRIOR TO ASPHALTING OF PAVEMENT AS PER MY TABLE 7.3.1.
- CENTRELINES OF ALL CASERTE DRAINS ARE OFFSET 10m OR 2.0m WHERE OUTSIDE OF SEWER FROM THE PROPERTY LINE UNLESS SHOWN OTHERWISE.
- REFER TO WATER PLAN B/W 28/27.2V FOR WATER TAPPING LOCATIONS.
- 10MM IS TO BE NOTIFIED PRIOR TO PLACEMENT OF CABLE WORKS.
- PAVEMENT DEPTH MAY BE MODIFIED AS DIRECTED BY THE SUPERINTENDENT. PAVEMENT TO BE BOUND OUT TO MINIMUM DEPTH DETERMINED BY THE SUPERINTENDENT. WHERE NECESSARY, FURTHER TESTING CARRIED OUT TO OBTAIN FINAL PAVEMENT DEPTH.

- WHERE CASERTE DRAINS ARE CONSTRUCTED ON GRADE, ALL MATERIALS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCIL. FILLING TO BE CONSTRUCTED IN COMPACTED LAYERS 150mm THICK WITH COMPACTOR ACHIEVING 95% AUSTRALIAN STANDARD DENSITY.
- WHERE EXCAVATION OF 1m DEPTH OR MORE, ALL EXISTING UNDERGROUND SERVICES AND CABLES MUST BE REMOVED. THE SUB-GRADE MUST THERE BE REGULATED WITH COUNCIL APPROVED MATERIAL.
- UNDERMINING AND SKINING TO BE INSTALLED IN ACCORDANCE WITH AS 1742 SERIES UNLESS OTHERWISE SPECIFIED. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL APPROVED SIGNAGE.
- TEMPORARY PLACING BENCHES USED DURING CONSTRUCTION SHALL BE SUPPLIED AND MAINTAINED IN ACCORDANCE WITH AS 1742-3.
- TACKLE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELEVANT COUNCIL STANDARD DRAWINGS.
- 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. IF THE SUPERINTENDENT WILL APPEAR ON BEHALF OF THE DEVELOPER FOR THE REMOVAL OF A TREE, THE SUPERINTENDENT'S WRIT SHALL BE OBTAINED FROM THE SUPERINTENDENT PRIOR TO THEIR REMOVAL. THE TREE MUST BE SALVAGED AND RELOCATED AS DIRECTED.
- MINIMUM NUMBER OF HOLD POINTS AS PER THE DRY VERSIONS 5.5 AND LISTED BELOW
- PRE-START FOR CIVIL WORKS
- PRIOR TO COVERING BEING PLACED ON PITS
- PRIOR TO PLACING FOOTPATH
- AT PROOF ROLLING OF SUB-GRADE
- PRIOR TO PLACEMENT OF PRIMER COAT
- PRIOR TO PLACING CONCRETE OR MASS CONCRETE
- PRIOR TO REMOVAL OF NATIVE VEGETATION AND OTHER EXISTING VEGETATION
- PRIOR TO PLANTING LANDSCAPING
- THE FOLLOWING ARE WITHNESS POINTS COUNCIL ARE MADE AWARE OF THE WORKS BUT NOT RESPONSIBLE FOR THE WORKS:
 - PRIOR TO BACKFILLING STORMWATER DRAINS
- FLORA & FAUNA AND CULTURAL HERITAGE REPORTS BY OTHERS.



DRAWING SCHEDULE

REFERENCE	DESCRIPTION	REVISION	SHEET No.
CP00	FACE SHEET	C	1
CP01	FACE PLAN	C	2
CP02	BASEN EXTENSION FACE PLAN & DETAILS	C	3
CP03	ROAD LONGITUDINAL SECTIONS (1 OF 2)	C	4
CP04	ROAD LONGITUDINAL SECTIONS (2 OF 2)	C	5
CP05	ROAD CROSS SECTIONS (1 OF 4)	C	6
CP06	ROAD CROSS SECTIONS (2 OF 4)	C	7
CP07	ROAD CROSS SECTIONS (3 OF 4)	C	8
CP08	ROAD CROSS SECTIONS (4 OF 4)	C	9
CP09	ROAD CROSS SECTIONS (1 OF 6)	C	10
CP10	ROAD CROSS SECTIONS (2 OF 6)	C	11
CP11	ROAD CROSS SECTIONS (3 OF 6)	C	12
CP12	ROAD CROSS SECTIONS (4 OF 6)	C	13
CP13	ROAD CROSS SECTIONS (5 OF 6)	C	14
CP14	ROAD CROSS SECTIONS (6 OF 6)	C	15
CP15	OUTFALL TYPICAL DETAILS	C	16
CP16	PAVEMENT AND TYPICAL DETAILS	C	17
CP17	SKINING AND UNDERMINING	C	18

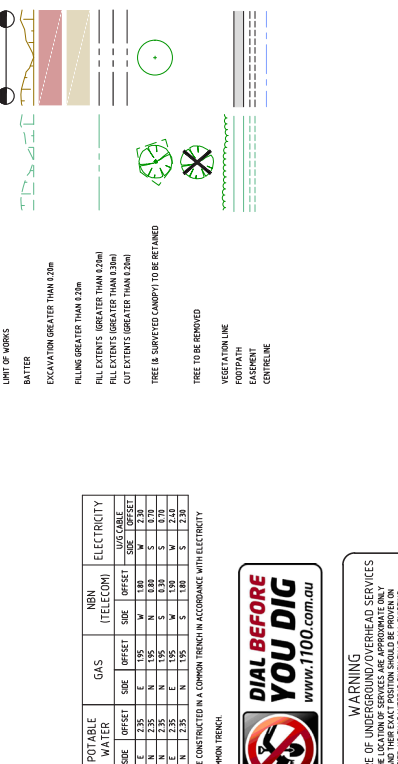
SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY	
	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH
CLARET COURT	N 2.50	E 1.95	N 1.95	N 1.95	N 1.95	N 1.95	N 1.95	N 1.95
GRIMSHAW DRIVE (DRY - UTILITY)	N 2.50	E 1.95	N 1.95	N 1.95	N 1.95	N 1.95	N 1.95	N 1.95
GRIMSHAW DRIVE (DRY - UTILITY)	N 2.50	E 1.95	N 1.95	N 1.95	N 1.95	N 1.95	N 1.95	N 1.95
MOCKA COURT	N 2.50	E 1.95	N 1.95	N 1.95	N 1.95	N 1.95	N 1.95	N 1.95

1. TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY REGULATIONS.

2. GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.

3. * = OFFSET FROM BACK OF KERB



WARNING
BE AWARE OF UNDERGROUND SERVICES AND THE EXACT POSITION SHOULD BE PROVIDED TO YOU BY THE SUPERINTENDENT. SERVICES ARE SHOWN AS APPROXIMATE LOCATIONS. CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES WHICH WOULD AVOID ELECTRICITY TRANSDUCTION LINES.

THE VINES ESTATE
STAGE 2 (PERMIT NO. 2016-513)
ROAD & DRAINAGE
FACE SHEET

THE VINES (SHEPPARTON) PTY LTD

TENDER 305196CR100

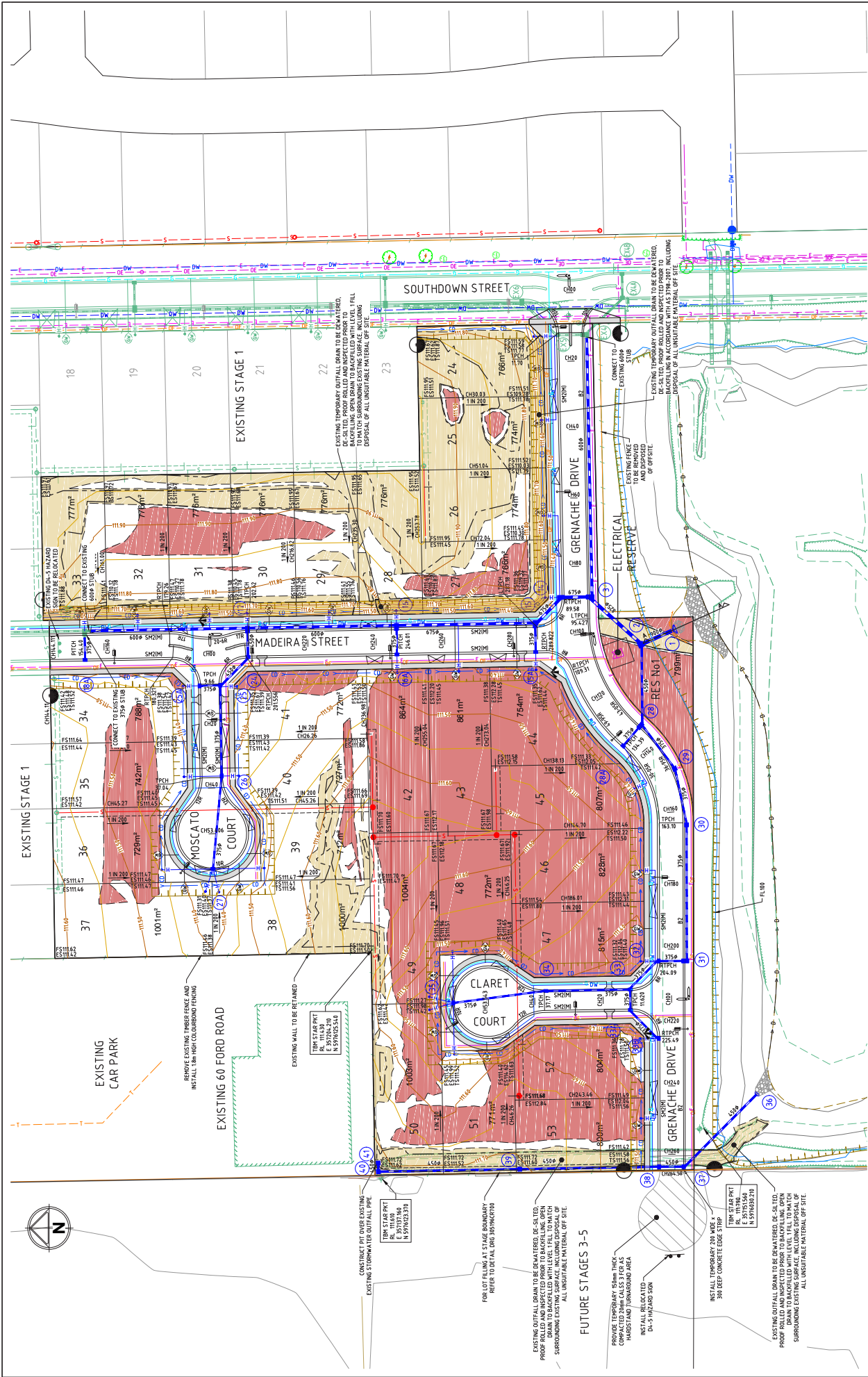
Drawn: A. ANDERSSON
Checked: J. KOEHLER
Authorised: J. ESPAGNE
Date: APR 2018

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ISSUED TO: J. KOEHLER
02 971 72018 (COUNCIL)

Draw: Amendments

Approved: J.E. 27/05/18
J.E. 28/05/18
J.E. 03/05/18

Date: _____



THE VINES ESTATE
 ROAD & DRAINAGE
 STAGE 2 (PERMIT NO. 2016-513)
 THE VINES (SHEPPARTON) PTY LTD
 305196CR200

Designed
 A. ANDERSSON
 Checked
 J. KOEHLER
 Date
 APR 2018

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 SCALE @ A1
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 METRES

AUTHORITY APPROVAL
 CONSENT FOR APPROVAL
 ISSUED AS FOLLOWS:
 02 / 07 / 2018 (COUNCIL)

Rev	Amendments	Approved	Date
C	ISSUED FOR TENDER	J.E.	27-05-18
B	AMENDED & RE-ISSUED FOR APPROVAL	J.E.	26-06-18
A	ISSUED TO COUNCIL FOR APPROVAL	J.E.	05-05-18



THE
VINES

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