

T H E
VINES

**LAND OWNERS
INFORMATION PACK**

SEPTEMBER 2020 | STAGE 3

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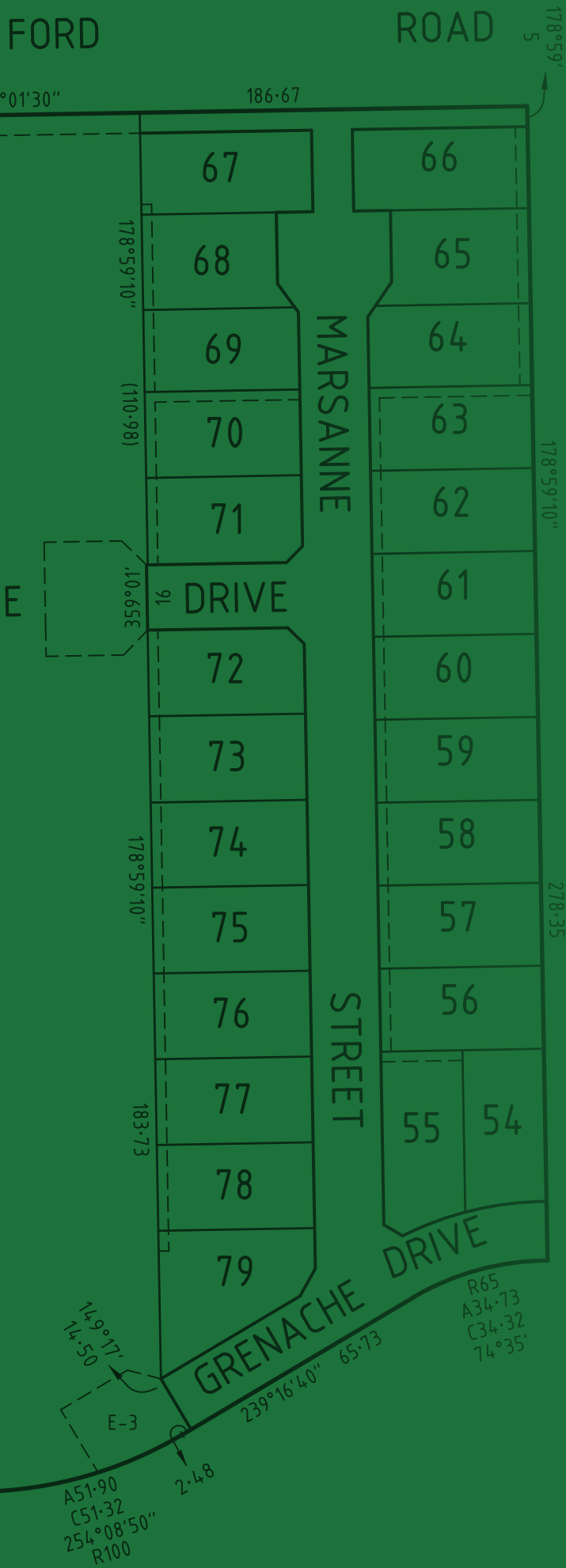
This report has been prepared by the office of Spiire on behalf of The Vines (Shepparton) Pty Ltd.
144 Welsford Street PO Box 926 Shepparton Victoria
3632 Australia

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SEE SHEET 3

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
- Sewerage & Water
- Underground Electrical
- Gas Supply
- Bushfire Prone Areas
- Protective Covenants
- Plan of Subdivision
- And, Engineering Plans.

SOUTHDOWN STREET

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 MANAGEMENT OVERLAY

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

SEWERAGE AND WATER

The Vines Estate is serviced by town water and sewer. Each property has a sewer connection. These 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

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.

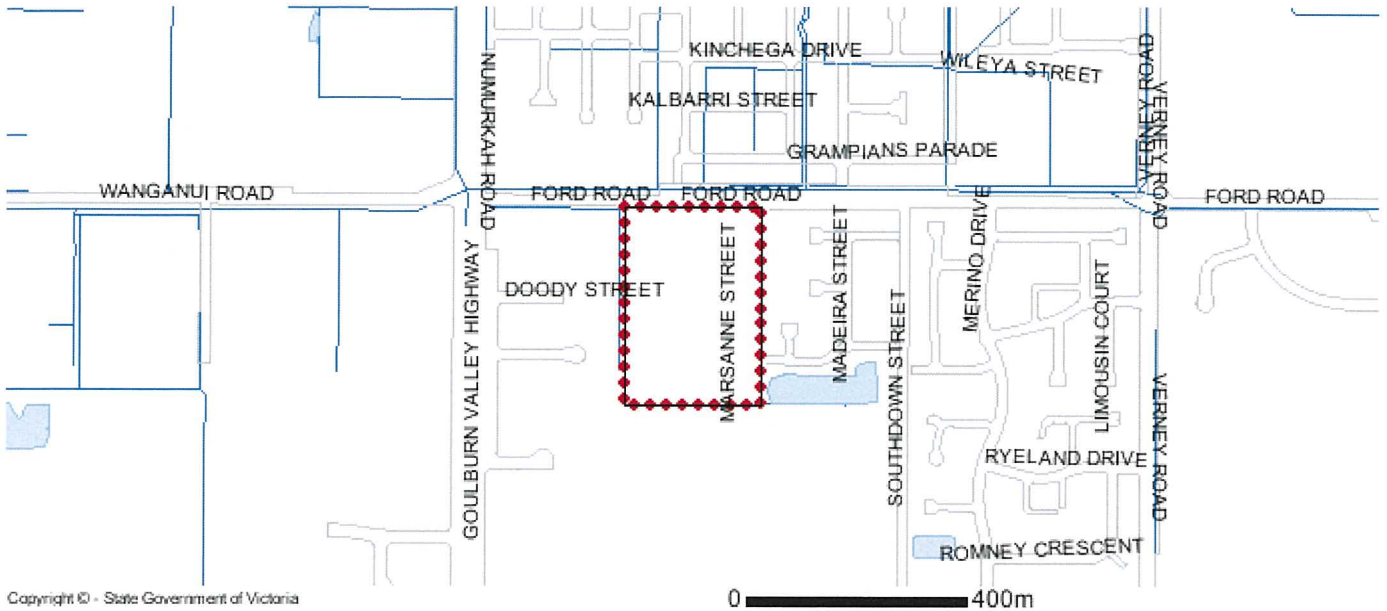


APPENDIX A

PLANNING PROPERTY REPORT

Designated Bushfire Prone Area

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 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 on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> 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 on 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 <https://www.planning.vic.gov.au>

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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 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: FORD ROAD SHEPPARTON 3630

APPENDIX B

PROTECTIVE COVENANTS

COVENANT TO BE INSERTED IN TRANSFER LOTS 54 - 65, 68 - 79

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.
 - (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.
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 66 - 67

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.
 - (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.

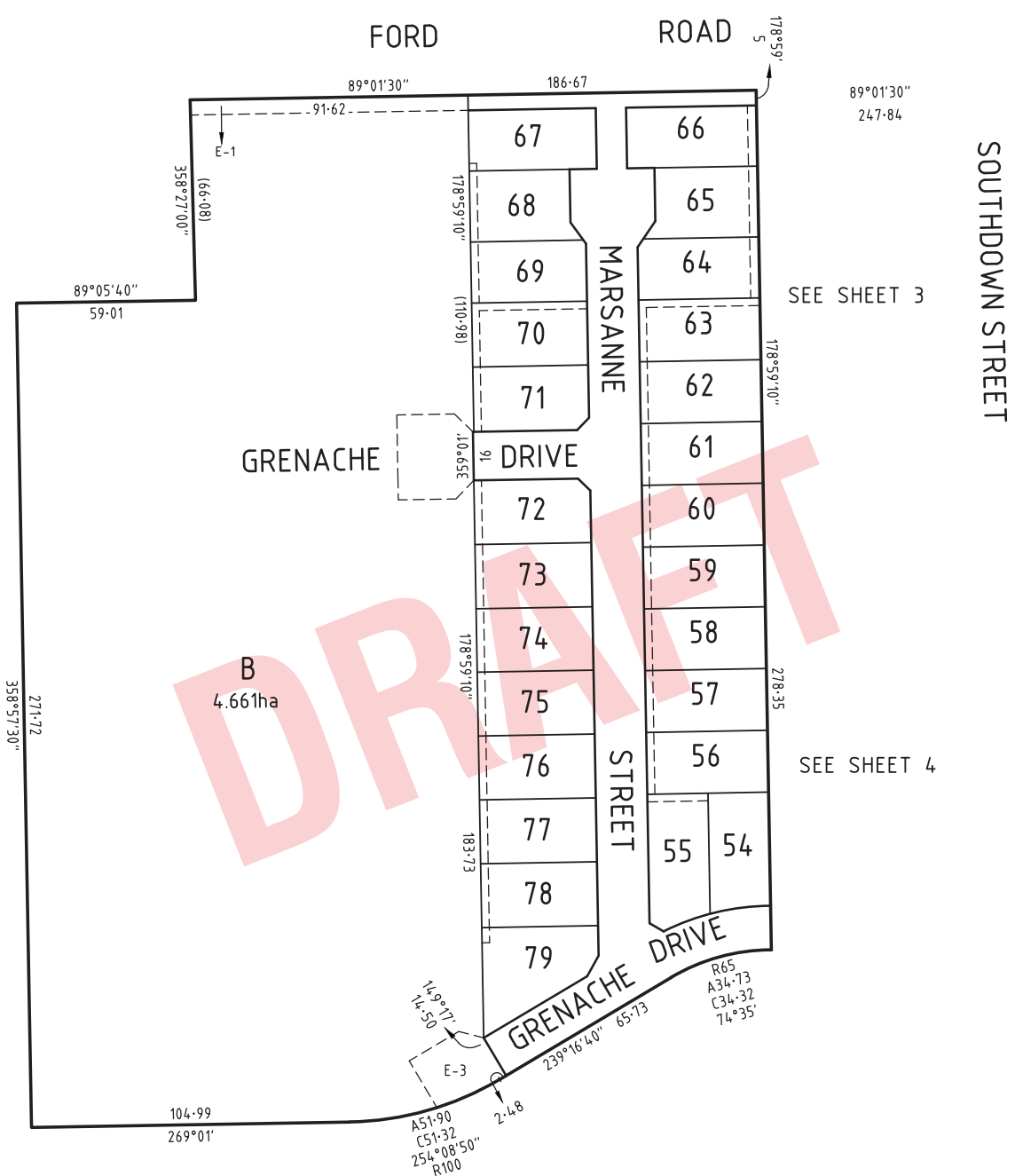
PROVIDED always that the Transferor reserves the right to release, vary, add to or modify these Covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision.

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.

APPENDIX C

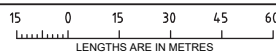
PLAN OF SUBDIVISION

| PLAN OF SUBDIVISION | | EDITION 1 | PS823642T | |
|---|---------------------------------|---|---|--|
| LOCATION OF LAND PARISH: SHEPPARTON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 77 (PT) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: PS823641V, LOT A POSTAL ADDRESS: 50 FORD ROAD (at time of subdivision) SHEPPARTON MGA94 CO-ORDINATES: E: 357010 ZONE: 55 (of approx centre of land in plan) N: 5976130 | | | | |
| VESTING OF ROADS AND/OR RESERVES | | NOTATIONS | | |
| IDENTIFIER | COUNCIL / BODY / PERSON | | Lots 1 - 53 (both inclusive) and Lot A have been omitted from this plan. Further purpose of this plan Removal of part of sewerage easement created in Inst AF994932K and now contained within Road R-1. Grounds for removal Consent of the relevant authority under powers of section 6 (I) (K) Subdivision Act 1988. | |
| ROAD R-1 | GREATER SHEPPARTON CITY COUNCIL | | | |
| NOTATIONS | | | | |
| DEPTH LIMITATION DOES NOT APPLY | | | | |
| SURVEY: This plan is based on survey in PS807313F STAGING: This is not a staged subdivision Planning Permit No. 2018-137 This survey has been connected to permanent marks No(s). 164, 136, 263, 316 In Proclaimed Survey Area No. 36 | | | | |
| 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 | Sewerage | 5 | Inst AF994932K | Goulburn Valley Region Water Corporation |
| E-2 | Pipelines or Ancillary Purposes | See Diag | This Plan - Sec 136 Water Act 1989 | Goulburn Valley Region Water Corporation |
| E-3 | Carriageway | See Diag | This Plan | Greater Shepparton City Council |
| THE VINES ESTATE - STAGE 3 (26 LOTS) | | | AREA OF STAGE - 2.683ha | |
|  144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au | | SURVEYORS FILE REF: 305989SV00 | | ORIGINAL SHEET SIZE: A3 |
| | | Licensed Surveyor: Mark Christopher Sargent Version: 6 | | SHEET 1 OF 4 |



SURVEYOR'S FILE REF: 305989SV00

SCALE
1: 1500



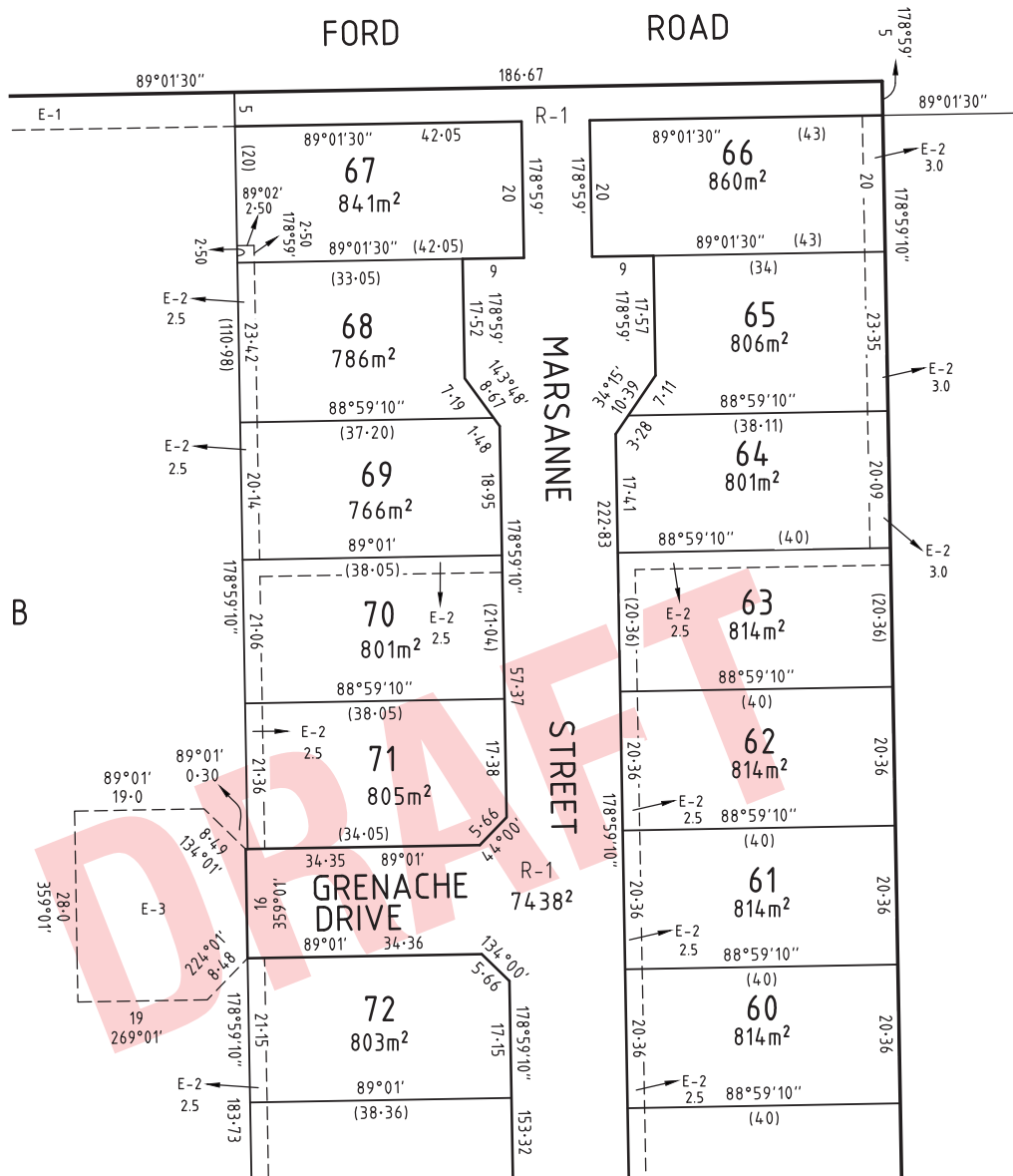
ORIGINAL SHEET
SIZE: A3

SHEET 2



144 Welsford Street
PO Box 926
Shepparton Vic 3632
T 61 3 5849 1000
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Licensed Surveyor: Mark Christopher Sargent
Version: 6



SEE SHEET 4

SURVEYOR'S FILE REF: 305989SV00

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

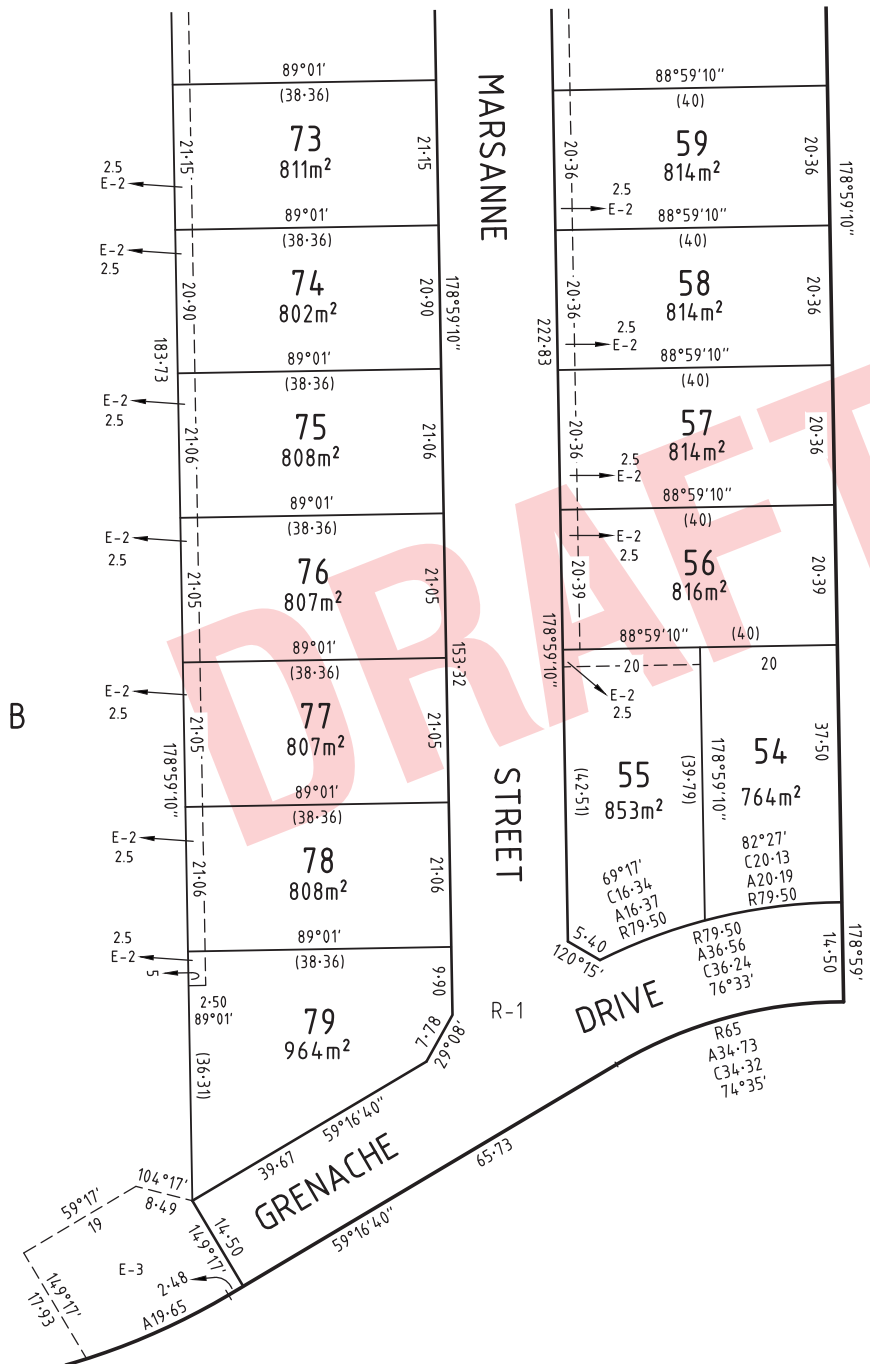
ORIGINAL SHEET SIZE: A3

SHEET 3

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Licensed Surveyor: Mark Christopher Sargent
 Version: 6

SEE SHEET 3



SURVEYOR'S FILE REF: 305989SV00

SCALE 1:750

0 7.5 15 22.5 30

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4

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 Version: 6

APPENDIX D

ENGINEERING DETAIL PLANS

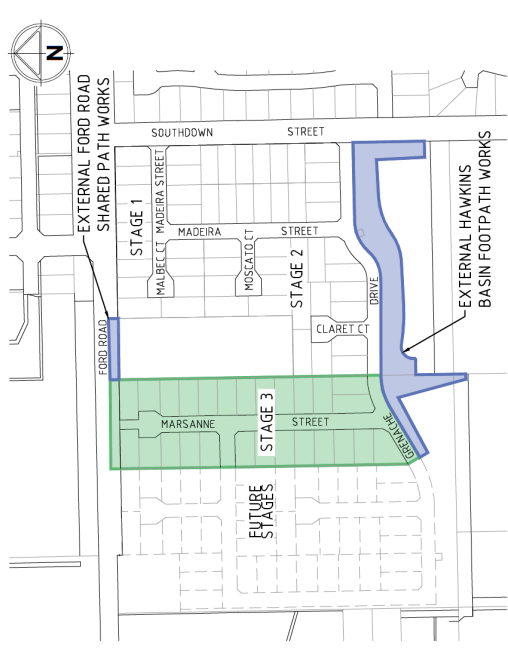
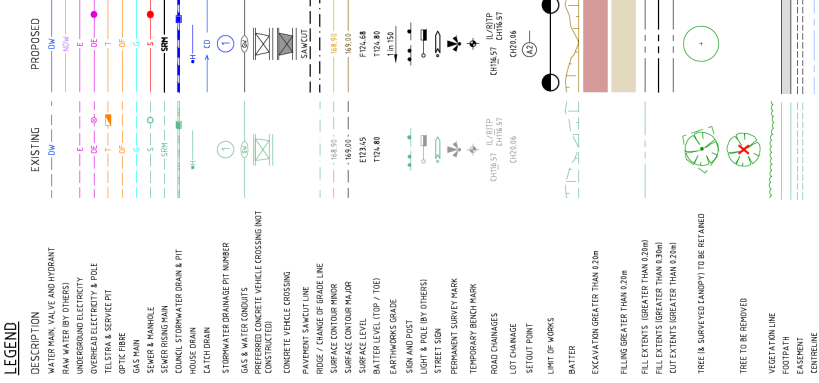
THE VINES ESTATE

STAGE 3 (PERMIT NO. 2018-137)

THE VINES (SHEPPARTON) PTY LTD

GENERAL NOTES:

- ALL LEVELS ARE TO AFPA UNLESS OTHERWISE SPECIFIED. ALL COORDINATES ARE TO MAP 250 OF AUSTRALIA MGRN ZONE 55.
- ALL EXISTING SURFACE LEVELS IN TERRAIN OR ON ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED TO DETERMINE UNDERGROUND SERVICES AND TO ESTABLISH THE PROPOSED GRADING.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 1742 - GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED MUNICIPALITY SPECIFICATIONS AND THE LOCALITY PLAN.
- ROAD CHANGES REFER TO ROAD CHANGES, CHANGES TO INTERSECTIONS AND CURVE CLASS REFER TO THE TOP OF ROAD.
- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE AUTHORITIES. ANY SERVICES WHICH ARE NOT SHOWN ON THE DRAWINGS ARE TO BE DEEMED TO BE PRESENT AND ARE NOT GUARANTEED BY THE ENGINEER.
- WHERE REQUIRED BY THE ENGINEER, FENCING, FENCES 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 A SPECIFIC TEST FOR REMOVAL IS NOTED IN THE LOCALITY PLAN.
- ALL EXCAVATION WORK AND SUPPLIES SHALL BE TO BE REMOVED AND DISPOSED OF SITE UNLESS NOTED OTHERWISE.
- ALL FILLING IN AREAS WITHIN ROAD RESERVES GREATER THAN 200mm IS TO BE COMPLETED IN ACCORDANCE WITH AS 3798-2007. ALL AREAS ARE TO BE STRIPPED OF TOPSOIL AND RE-PLACED WITH TOPSOIL WHERE REQUIRED TO OBTAIN THE FINAL FINISH LEVELS SHOWN ON THE DRAWINGS.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION, AS 3798-2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- ALL BATTERS SHALL BE TO BE IN ACCORDANCE WITH THE SPECIFICATION.
- ALL SERVICES UNDER BRIDGES, FOOTPATHS AND PARKING BAYS TO BE REMOVED AND DISPOSED OF BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF THEM THEREAFTER.
- AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150mm DEPTH, THE VINES (SHEPPARTON) PTY LTD WILL BE ADVISED BY THE CONTRACTOR IN WRITING WITH OCCUPATIONAL HEALTH AND SAFETY ACT 1985, 2004.
- ALL SERVICE TRENCHES UNDER BRIDGES, FOOTPATHS AND PARKING BAYS TO BE REMOVED AND DISPOSED OF BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF THEM THEREAFTER.
- WHERE REQUIRED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE BREACHED, DRAINED, DEPLETED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE TO BE EXCAVATED SHALL BE TO THE FINISH LEVEL OF THE EXCAVATION. THE SURFACE COMPLETION OF FILLING, THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR COMPACTED CLASS 2 CRUSHED ROCK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COUNCIL PERMISSION.
- GAS AND WATER CONDUITS ARE TO BE REMOVED AND DISPOSED OF BY THE CONTRACTOR PRIOR TO COMMENCING WORK UNLESS OTHERWISE SHOWN. ALL SERVICES UNDER BRIDGES, FOOTPATHS AND PARKING BAYS TO BE REMOVED AND DISPOSED OF BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL EXCAVATIONS SHALL BE TO BE CLASS 4 P.C. UNLESS OTHERWISE SHOWN. ALL EXCAVATIONS ARE TO BE REINFORCED WITH STEEL REINFORCEMENT UNLESS OTHERWISE SHOWN.
- CONCRETE FOR ALL EXISTING DRAINS ARE TO BE CLASS 4 P.C. UNLESS OTHERWISE SHOWN. ALL EXCAVATIONS ARE TO BE REINFORCED WITH STEEL REINFORCEMENT UNLESS OTHERWISE SHOWN.
- WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR COMPACTED CLASS 2 CRUSHED ROCK.
- WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR COMPACTED CLASS 2 CRUSHED ROCK.
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- WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR COMPACTED CLASS 2 CRUSHED ROCK.



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN SPECIALLY
ON THIS DRAWING, EXACT POSITIONS SHOULD BE PROVIDED ON SITE. NO GUARANTEES
ARE GIVEN THAT THE SERVICES SHOWN ON THIS DRAWING ARE THE SAME AS
UNDER OVERHEAD/ELECTRICITY TRANSMISSION LINES.

SERVICE LOCATION TABLE

| ROAD NAME | POTABLE WATER | | GAS | | NBN (FIBRE) | | ELECTRICITY | |
|--|---------------|------|------|------|-------------|------|-------------|------|
| | DEPT | SIZE | DEPT | SIZE | DEPT | SIZE | DEPT | SIZE |
| GRANVILLE DRIVE (25' WALKER - TO 280' E) | S | 2.25 | S | 1.50 | N | 4.80 | N | 2.00 |
| GRANVILLE DRIVE (30' WALKER - TO 40' E) | S | 2.25 | S | 1.50 | N | 4.80 | N | 2.00 |
| MARSHALL STREET (TO 15' WALKER - TO 10' E) | W | 2.25 | W | 1.80 | W | 4.80 | E | 2.25 |
| MARSHALL STREET (10' WALKER - TO 25' E) | W | 2.25 | W | 1.80 | W | 4.80 | E | 2.25 |
| MARSHALL STREET (25' WALKER - TO 35' E) | W | 2.25 | W | 1.80 | W | 4.80 | E | 2.25 |
| MARSHALL STREET (35' WALKER - TO 45' E) | W | 2.25 | W | 1.80 | W | 4.80 | E | 2.25 |

- TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD D104.
- GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
- * * * * * OFF SET FROM BAG OF FILL

THE VINES ESTATE
STAGE 3 (PERMIT NO. 2018-137)
COPY
305988CC100
THE VINES (SHEPPARTON) PTY LTD

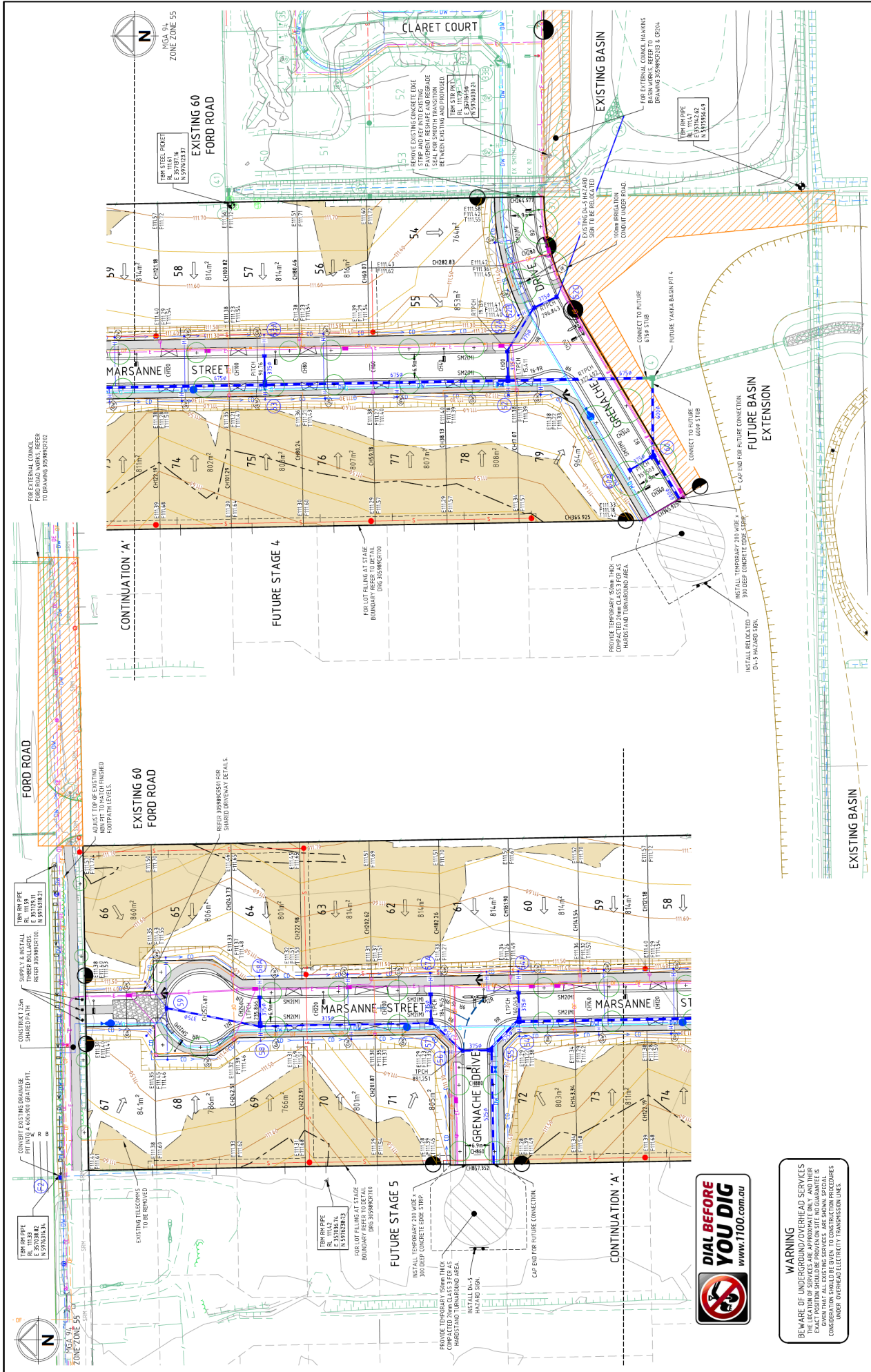
TENDER 305988CG100

Designed: Checked: _____
Authorised: _____ Date: _____

spire
144 WELLSFORD STREET SHEPPARTON
VIC 3633
A/BN 55 050 035

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| Rev | Author/Revisions | Date |
|-----|------------------|------------|
| A | CONTRACT COPY | 10/02/2020 |
| | | |
| | | |
| | | |
| | | |
| | | |



THE VINES ESTATE
STAGE 3 (PERMIT NO. 2018-137)
CONTRACT COPY
 CITY OF SHEPPARTON
 THE VINES (SHEPPARTON) PTY LTD

TENDER 305989CG200

spire
 141 WELLS FORD STREET SHEPPARTON
 VICTORIA 3632 AUSTRALIA T 61 3 3649 1000
 spire.com.au ABN 55 620 029 635

Checked: _____ Date: _____
 Designed: _____
 Authored: _____

Scale: 1:500 (SCALE A1)
 0 5 10 15 20 25

| Rev. | Amendments | Approved | Date |
|------|---------------|----------|----------|
| A | CONTRACT COPY | J.E. | 12/03/20 |



WARNING
 BEWARE OF UNDERGROUND/OVERHEAD SERVICES
 THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED BY A REGISTERED ELECTRICAL CONTRACTOR BEFORE ANY WORK IS COMMENCED.
 CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



IARSANNE

STREET

DRIVE

GRENACHE



THE
VINES

www.developmentedge.com.au

89°01'
(38.36)
73
811m²

89°01'
(38.36)
74
802m²

89°01'
(38.36)
75
808m²

89°01'
(38.36)
76
807m²

89°01'
(38.36)
77
807m²

89°01'
(38.36)
78
808m²

89°01'
(38.36)
79
964m²

58
814m²
88°59'10"
(40)

57
814m²
88°59'10"
(40)

56
816m²
88°59'10"
(40)

55
853m²
69°17'
C16-34
A16-37
R79-50

54
764m²
82°27'
C20-13
A20-19
R79-50

R65
A36-73
C36-24
R76-35