

T H E
VINES

**LAND OWNERS
INFORMATION PACK**

SEPTEMBER 2020 | STAGE 4

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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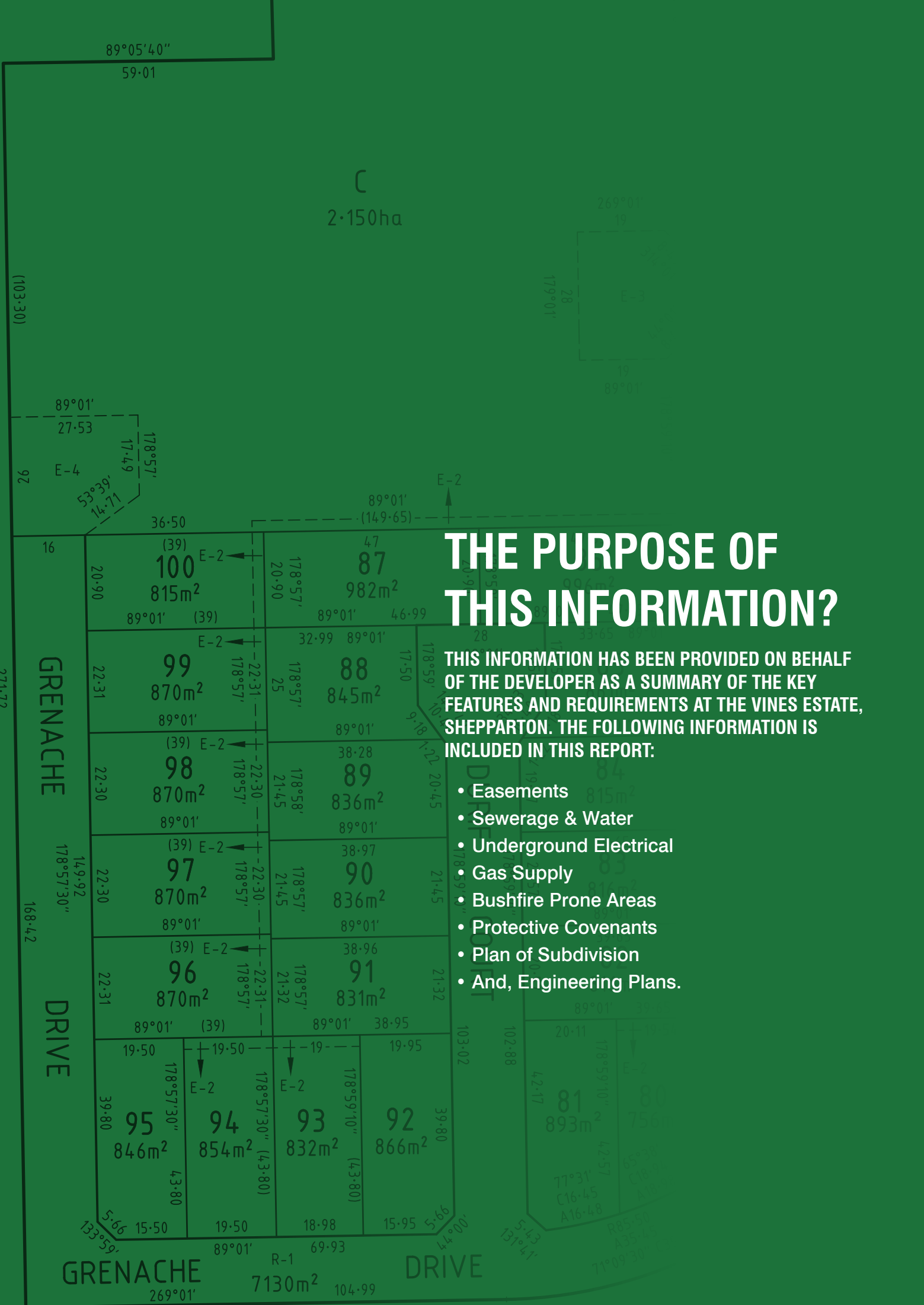
59.01

2.150ha

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.



GRENACHE

DRIVE

GRENACHE

DRIVE

R-1
7130m²

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. This connection has 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.

NBN AVAILABILITY

The Vines Estate 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.

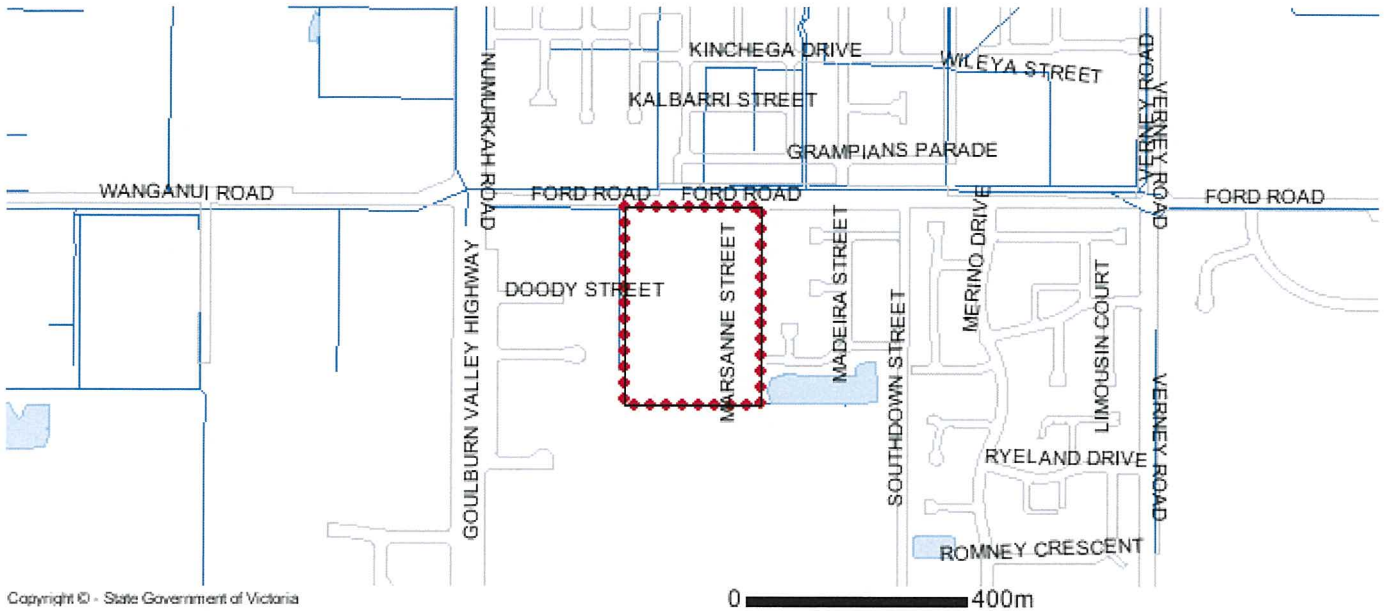


APPENDIX A

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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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 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 80 – 85, 88 - 100

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 86 - 87

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.
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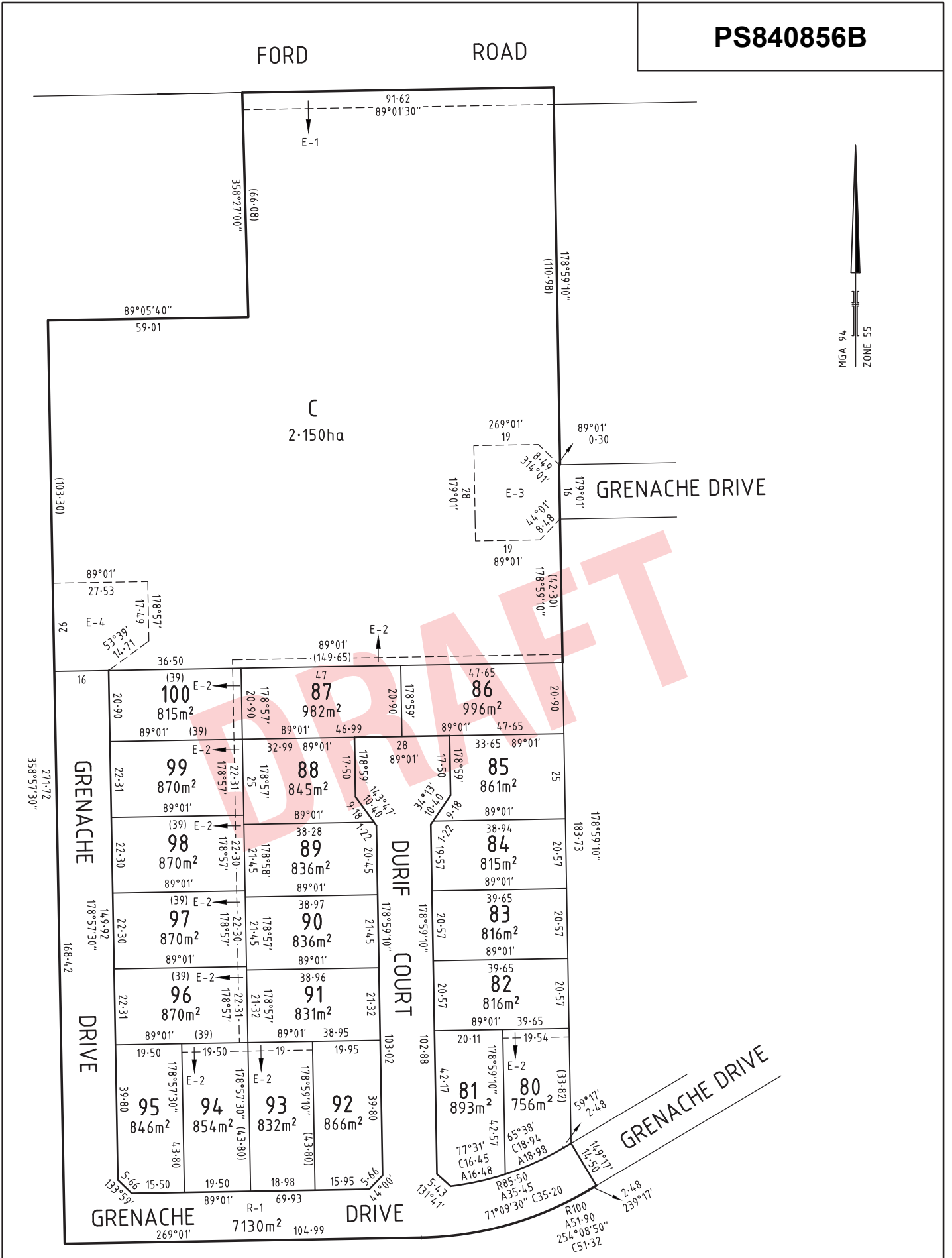
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APPENDIX C

PLAN OF SUBDIVISION

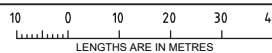
PLAN OF SUBDIVISION		EDITION 1	PS840856B	
<p>LOCATION OF LAND</p> <p>PARISH: SHEPPARTON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 77 (PT) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL</p> <p>LAST PLAN REFERENCE: PS823642T, LOT B</p> <p>POSTAL ADDRESS: 50 FORD ROAD (at time of subdivision) SHEPPARTON</p> <p>MGA94 CO-ORDINATES: E: 359 670 ZONE: 55 (of approx centre of land in plan) N: 5 976 060</p>				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON			
ROAD R-1	GREATER SHEPPARTON CITY COUNCIL			
NOTATIONS		<p>Land being subdivided is enclosed within thick continuous lines</p> <p>Lots 1 to 79 (inclusive) and lots A to B (all inclusive) have been omitted from this plan.</p> <p><u>Other purpose of this plan</u> To remove by agreement Carriageway Easement created in PS823642T that lies within R-1 and lot 80 and lot 81 in this plan</p> <p><u>Grounds for Removal</u> Consent of the relevant authority under powers of section 6 (1) (k) of the Subdivision Act 1988.</p>		
DEPTH LIMITATION : DOES NOT APPLY				
<p>SURVEY: This plan is based on survey in PS807313F</p> <p>STAGING: This is not a staged subdivision Planning Permit No. 2018-137</p> <p>This survey has been connected to permanent marks No(s). 164, 136, 263, 316</p> <p>In Proclaimed Survey Area No. 36</p>				
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	2.5	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-3	CARRIAGEWAY	SEE DIAG	PS823642T	GREATER SHEPPARTON CITY COUNCIL
E-4	CARRIAGEWAY	SEE DIAG	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
THE VINES ESTATE - STAGE 4 (21 LOTS)			AREA OF STAGE - 2.51ha	
 <p>144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au</p>		SURVEYORS FILE REF: 307952SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Christopher Sargent Version: 1		SHEET 1 OF 2

FORD ROAD



SURVEYOR'S FILE REF: 307952SV00

SCALE
1: 1000



ORIGINAL SHEET
SIZE: A3

SHEET 2



144 Welsford Street
PO Box 926
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T 61 3 5849 1000
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Licensed Surveyor: Mark Christopher Sargent
Version: 1

APPENDIX D

ENGINEERING DETAIL PLANS

THE VINES ESTATE STAGE 4 (PERMIT NO. 2018-137) THE VINES (SHEPPARTON) PTY LTD



- GENERAL NOTES:**
1. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO GRID.
 2. ALL EXISTING SERVICES ARE TO BE SHOWN ON THE UNDERGROUND SERVICES PLAN. INTERFERE WITH A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES AND ARE AGGREGATE.
 3. ALL SERVICES TO BE INSTALLED IN ACCORDANCE WITH AS 1102 SERVICING UNLESS NOTED OTHERWISE. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL STANDARDS.
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 77. ALL EXISTING SERVICES TO BE SHOWN ON THE UNDERGROUND SERVICES PLAN. INTERFERE WITH A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES AND ARE AGGREGATE.
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 100. ALL STORMWATER DRAINAGE SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH LOCAL STANDARDS.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT	DM	DM
UNDERGROUND ELECTRICITY AND PIT	EE	EE
OVERHEAD ELECTRICITY & POLE	OE	OE
OPTIC FIBRE & SERVICE PIT	OF	OF
GAS MAIN	GM	GM
STORMWATER DRAIN & PIT	SD	SD
HOUSE DRAIN	HD	HD
CATCH BASIN	CB	CB
GAS & WATER CONDUITS	GW	GW
PREFORMED CONCRETE VEHICLE CROSSING (NOT CONSTRUCTED)	VC	VC
CONCRETE VEHICLE CROSSING	VC	VC
RODE / CHANGE OF GRADE LINE	100.00	100.00
SURFACE CONTOUR MARK	100.00	100.00
SURFACE LEVEL	100.00	100.00
BATTER LEVEL (TOP / 100)	100.00	100.00
EARTHWORKING GRADE	100.00	100.00
SOIL AND POST	100.00	100.00
LEDT PIPE (BY OTHERS)	100.00	100.00
PERMANENT SURVEY MARK	100.00	100.00
TEMPORARY SURVEY MARK	100.00	100.00
ROAD CHANGES	100.00	100.00
LOT CHANGE	100.00	100.00
SETOUT POINT	100.00	100.00
LINE OF WORKS	100.00	100.00
BATTER	100.00	100.00
EXCAVATION GREATER THAN 0.2m	100.00	100.00
FELLING GREATER THAN 20m	100.00	100.00
FELL EXTENTS (GREATER THAN 0.2m)	100.00	100.00
FELL EXTENTS (GREATER THAN 0.3m)	100.00	100.00
CUT EXTENTS (GREATER THAN 0.2m)	100.00	100.00
TREE IS SURVEYED (CANOPY) TO BE RETAINED	100.00	100.00
TREE TO BE REMOVED	100.00	100.00
VEGETATION LINE	100.00	100.00
FOOTPATH	100.00	100.00
EASMENT	100.00	100.00
CENTRELINE	100.00	100.00

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER			GAS			NBN (TELECOM)			ELECTRICITY		
	SIZE	DEPTH	OFFSET	SIZE	DEPTH	OFFSET	SIZE	DEPTH	OFFSET	SIZE	DEPTH	OFFSET
GRENACHE DRIVE (CLASS 3) - (20M x 300)	N	2.25	N	1.95	S	0.30	S	0.30	S	0.30	S	0.30
DURIF DRIVE (CLASS 3) - (20M x 300)	N	2.25	N	1.95	S	0.30	S	0.30	S	0.30	S	0.30
MARSANNE DRIVE (CLASS 3) - (20M x 300)	N	2.25	N	1.95	S	0.30	S	0.30	S	0.30	S	0.30
CLARET DRIVE (CLASS 3) - (20M x 300)	N	2.25	N	1.95	S	0.30	S	0.30	S	0.30	S	0.30
MADERIA DRIVE (CLASS 3) - (20M x 300)	N	2.25	N	1.95	S	0.30	S	0.30	S	0.30	S	0.30
MOSKALOT DRIVE (CLASS 3) - (20M x 300)	N	2.25	N	1.95	S	0.30	S	0.30	S	0.30	S	0.30
SOUTHDOWN DRIVE (CLASS 3) - (20M x 300)	N	2.25	N	1.95	S	0.30	S	0.30	S	0.30	S	0.30
FORD ROAD DRIVE (CLASS 3) - (20M x 300)	N	2.25	N	1.95	S	0.30	S	0.30	S	0.30	S	0.30

1. TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY ACT 1997 AND NBN ACT 2011.
2. GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.

CONCRETE NOTES:

1. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE DEPARTMENT OF WATER, LAND AND AIR (DWLA) STANDARDS FOR NON-RESIDENTIAL STRUCTURES.
2. ALL CONCRETE TO BE MINIMUM 20MPa COMPRESSIVE STRENGTH.
3. CONCRETE TO BE THOROUGHLY COMPACTED USING EITHER SURFACE OR INTERNAL VIBRATION.
4. PRIOR TO CASTING, THE UNDERGROUND GRANULAR SUBGRADE MUST BE DAMP TO ENSURE NO EARLY DRYING OUT OF THE CONCRETE.
5. CURING OF CONCRETE IS ESSENTIAL - GREATLY BY MAINTAINING A WET CURING OR SEALING WITH PLASTIC SHEETING.
6. SAW CUTTING OF CONCRETE SHOULD BE COMPLETED AS SOON AS PRACTICABLE TO PREVENT CRACKING. CONCRETE SHOULD NOT BE CUT UNTIL AT LEAST 7 DAYS AFTER CASTING.
7. ALL JOINTS TO BE APPROXIMATELY SEALED TO PREVENT THE INTRUSION OF SAND AND GRAVEL AND TO MINIMIZE THE INGRESS OF WATER.
8. VARIATION TO JOINT LAYOUT BY CONTRACTOR WILL NOT BE ACCEPTED WITHOUT SPECIFIC WRITTEN APPROVAL OF SUPERINTENDENT & COUNCIL.

DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
GC10	FACE SHEET	1	A
GC20	FACE PLAN	2	A

LOCALITY PLAN
SCALE: NOT TO SCALE

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 PROFESSIONAL ENGINEER. ALL SERVICES TO BE SHOWN ON SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINE.

spire
146 WELLSBORO STREET, SHEPPARTON VIC 3630
08 8362 1000
spire.com.au

Designed: A. ANDERSSON
Authorised: J. ESPAGNE
Checked: J. ESPAGNE
Date: 01/09/20

THE VINES ESTATE
STAGE 4 (PERMIT NO. 2018-137)
FACE SHEET
THE VINES (SHEPPARTON) PTY LTD
PRELIMINARY 307952CG100



60 FORD ROAD

MARSANNE STREET

EXISTING STAGE 2

EXISTING HAWKINS BASIN

EXISTING STAGE 3

DURIF COURT

EXISTING YAKKA BASIN

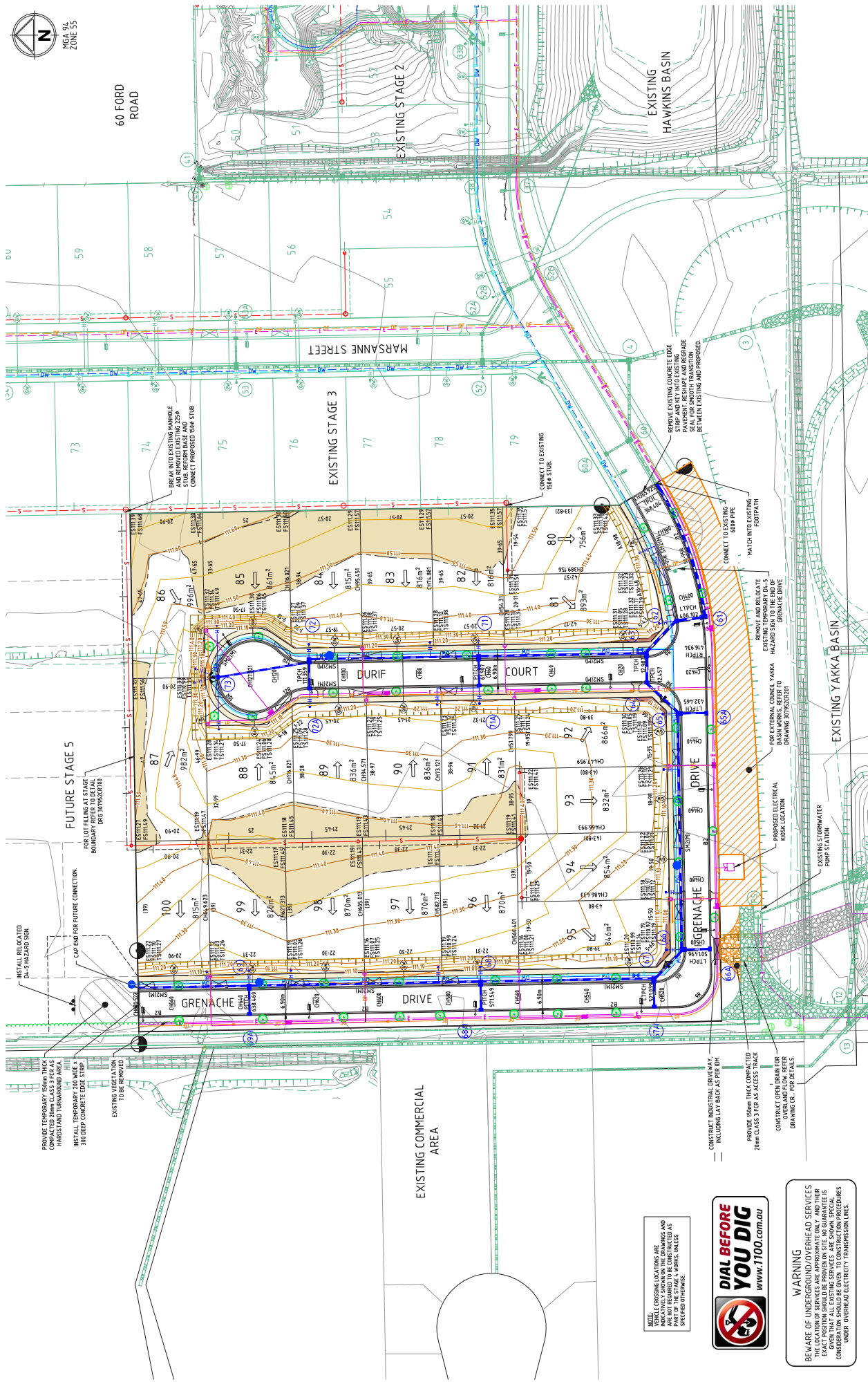
FUTURE STAGE 5

EXISTING COMMERCIAL AREA



WARNING BEWARE OF UNDERGROUND/OVERHEAD SERVICES... THE LOCATION OF SERVICES ARE APPROXIMATE ONLY...

NOTE: VEHICLE CROSSING LOCATIONS ARE INDICATIVELY SHOWN ON THE DRAWINGS AND PART OF THE STAGE 4 WORKS UNLESS SPECIFIED OTHERWISE.



THE VINES ESTATE CONTRACT COPY STAGE 4 (PERMIT NO. 2018-137) THE VINES GREATER SHEPPARTON CITY COUNCIL THE VINES (SHEPPARTON) PTY LTD

PRELIMINARY 307952CG210 A

THE VINES logo, Checked: J ESPAGNE, Date: 01-09-20, Designed: A ANDERSSON, Multiplied: J ESPAGNE

spire logo, 144 WEBB ST, SHEPPARTON, VICTORIA 3632 AUSTRALIA

Scale bar: 0 5 10 15 20 M, H 100K SCALE @ 1:1000

Table with columns: Rev, Amendments, Date, Approved. Row 1: A, J.E., 01-09-20

89°05'40"

59.01

C
2.150ha



(103.30)

89°01'
27.53

E-4

178°57'
17.49

53°39'
14.71

E-2

89°01'
(149.65)

16

20.90

(39)
100
815m²

178°57'
20.90

47
87
982m²

178°59'
20.90

47.65
86
996m²

89°01' (39)

89°01' 46.99

89°01' 47.65

22.31

99
870m²

178°57'
25

88
845m²

178°59'
17.50

85
861m²

(39) **98**
870m²

178°57'
21.45

89
836m²

178°58'
21.45

84
815m²

(39) **97**
870m²

178°57'
21.45

90
836m²

178°57'
21.45

83
816m²

(39) **96**
870m²

178°57'
21.32

91
831m²

178°59'10"
21.32

82
816m²

19.50

95
846m²

178°57'30"
4.3.80

94
854m²

178°57'30" (4.3.80)

81
893m²

39.80

94
854m²

178°57'30" (4.3.80)

93
832m²

178°59'10" (4.3.80)

80
866m²

15.50

94
854m²

178°57'30" (4.3.80)

93
832m²

178°59'10" (4.3.80)

80
866m²

19.50

94
854m²

178°57'30" (4.3.80)

93
832m²

178°59'10" (4.3.80)

80
866m²

18.98

94
854m²

178°57'30" (4.3.80)

93
832m²

178°59'10" (4.3.80)

80
866m²

15.95

94
854m²

178°57'30" (4.3.80)

93
832m²

178°59'10" (4.3.80)

80
866m²

GRENACHE

DRIVE

DURIF COURT



THE
VINES

www.developmentedge.com.au

GRENACHE
269°01'

7130m²

104.99

271-72