



T H E  
**VINES**

**LAND OWNERS  
INFORMATION PACK**

JUNE 2021 | STAGE 5

[www.developmentedge.com.au](http://www.developmentedge.com.au)



This report has been prepared by the office of Spiire on behalf of the 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
- Sewerage and Water
- Underground Electrical
- Gas Supply
- Bushfire Prone Areas
- 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 Location please refer to you 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 PRONE AREAS

The Vines Estate Stage 5 is not within a bushfire prone area. For Further information on this please refer to 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 APA.

## PROTECTIVE COVENANTS

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



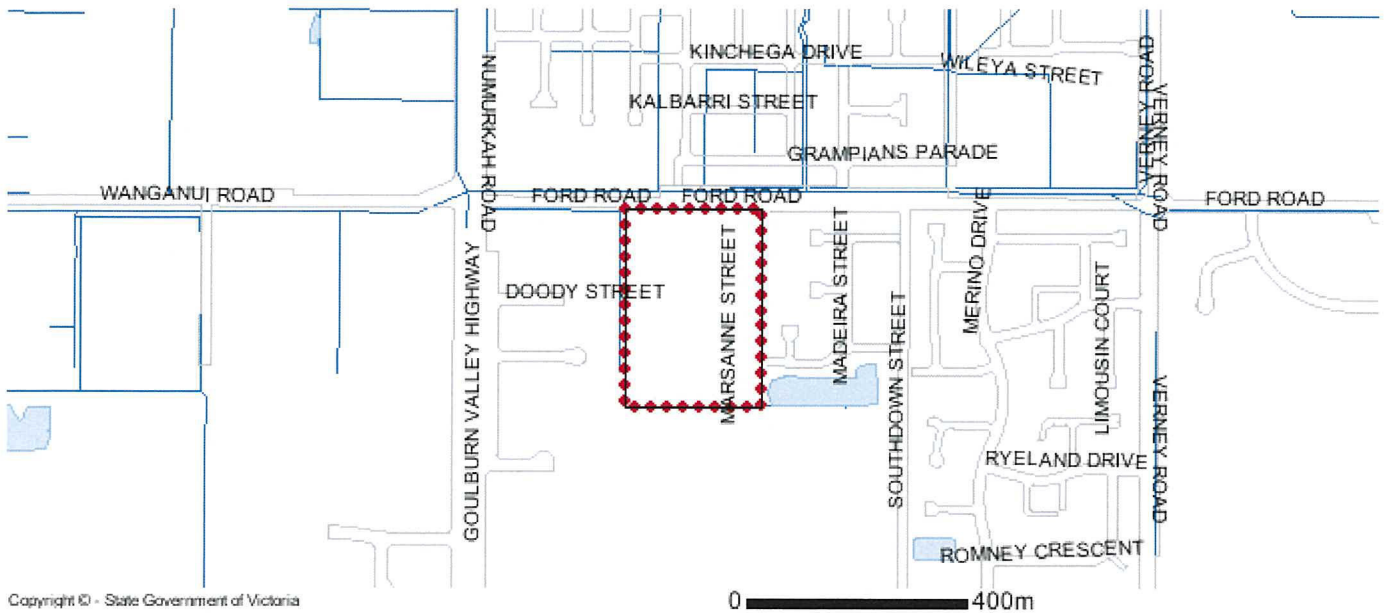


# **APPENDIX A**

## **BUSHFIRE PRONE AREAS**

## Designated Bushfire Prone Area

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



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 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](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>



# **APPENDIX B**

## **PROTECTIVE COVENANTS**

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**COVENANT TO BE INSERTED IN TRANSFER**  
**LOTS 101 – 111, 114 - 117**

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.



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**COVENANT TO BE INSERTED IN TRANSFER**  
**LOTS 112 - 113, 118 - 120**

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.
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.

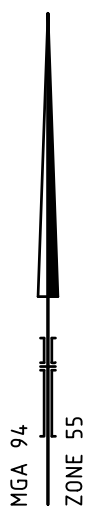
AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

# **APPENDIX C**

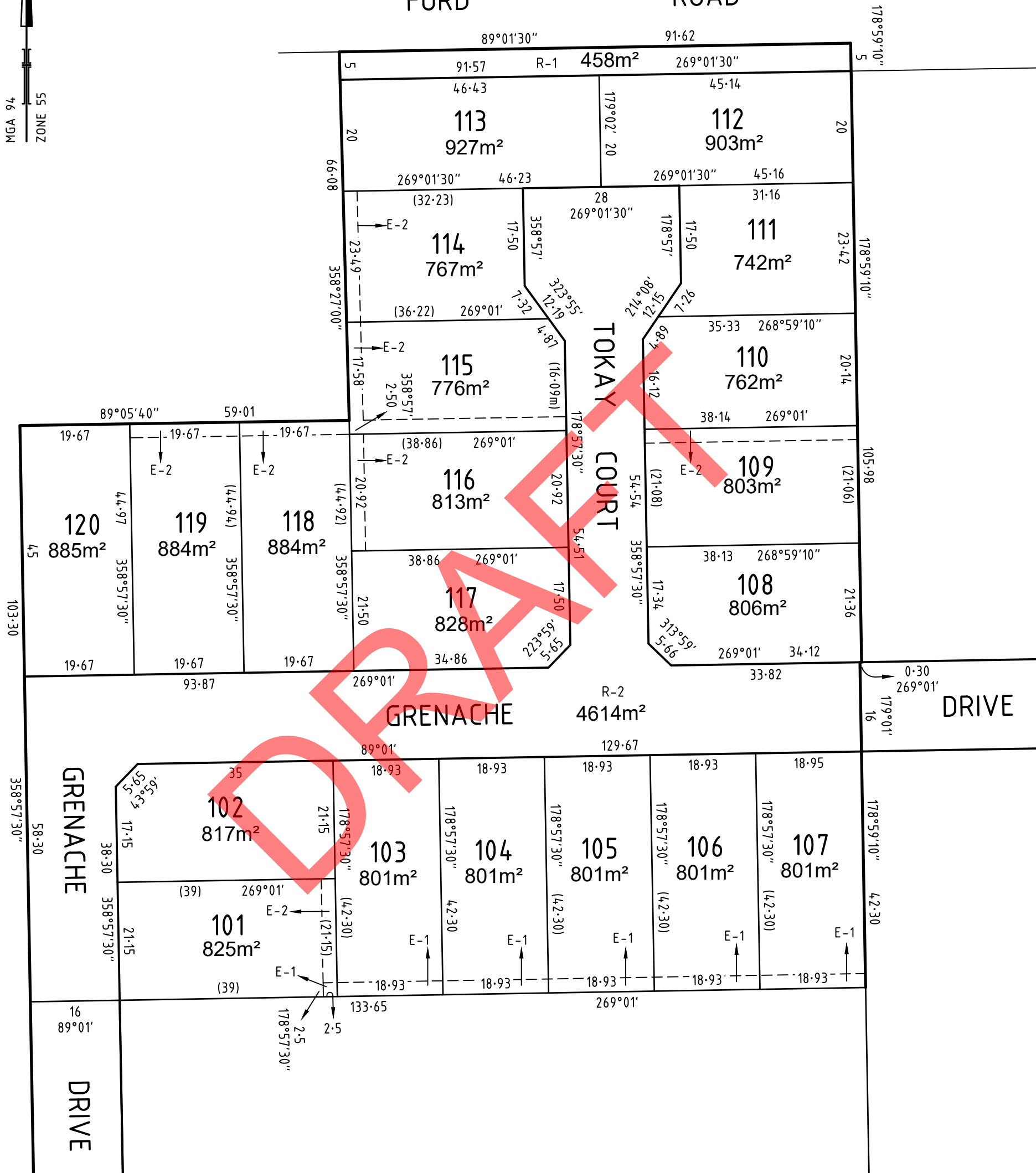
## **PLAN OF SUBDIVISION**



<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS840870H</b>	
<b>LOCATION OF LAND</b> PARISH: SHEPPARTON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 77 (Pt) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL  LAST PLAN REFERENCE: PS840856B, LOT C  POSTAL ADDRESS: 50 FORD ROAD (at time of subdivision) SHEPPARTON 3630  MGA94 CO-ORDINATES: E: 356 980 ZONE: 55 (of approx centre of land in plan) N: 5 976 215				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines  Lots 1 to 100 (all inclusive) have been omitted from this plan.  <u>Other purpose of this plan</u>  To remove by agreement Carriageway Purposes Easements created in PS823642T and PS840856B that lie within this plan via section 6 (1) (k) of the Subdivision Act 1988.  To remove by agreement Sewerage Purposes Easement created in Inst AF994932K that lies within R-1 in this plan via section 6 (1) (k) of the Subdivision Act 1988		
ROAD R-1 ROAD R-2	GREATER SHEPPARTON CITY COUNCIL GREATER SHEPPARTON CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION : DOES NOT APPLY				
<b>SURVEY:</b> This plan is based on survey in PS807313F  <b>STAGING:</b> 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. 39				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	PIPELINES OR ANCILLARY PURPOSES	2.5	PS840856B (SEC 136 WATER ACT 1989)	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
THE VINES ESTATE - STAGE 5 (20 LOTS)			AREA OF STAGE - 2.15ha	
144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 308433SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Christopher Sargent Version: 1		SHEET 1 OF 2



FORD ROAD



# **APPENDIX D**

## **ENGINEERING DETAIL PLANS**



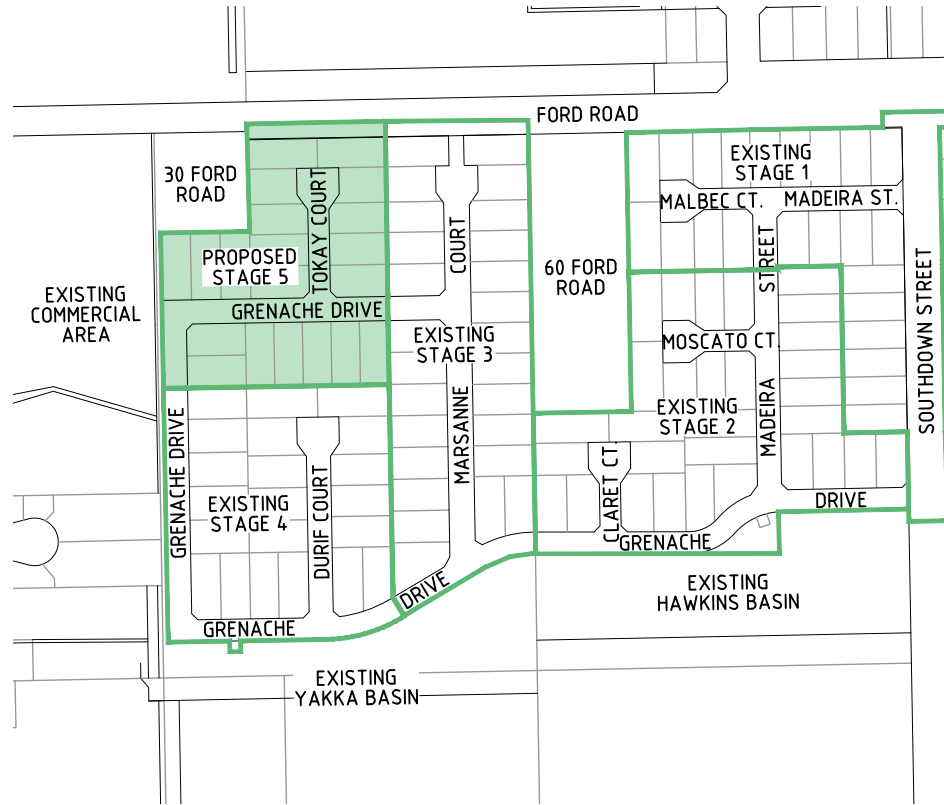
# THE VINES ESTATE STAGE 5 (PERMIT NO. 2018-137) THE VINES (SHEPPARTON) PTY LTD

## GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA94) ZONE 55.
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES AND ARE ACCURATE TO WITHIN ±0.05m.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2124-1992 GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED MUNICIPALITY SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE.
- ROAD CHAINAGES REFER TO ROAD CENTRELINES. CHAINAGES FOR INTERSECTIONS AND CUL-DE-SACS 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 AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- WHERE REQUIRED ANY BUILDINGS, TROUGHS, 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 OVERALL EARTHWORKS FIGURE UNLESS A SPECIFIC ITEM FOR REMOVAL IS DENOTED IN THE SCHEDULE.
- ALL EXCAVATED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
- ALL FILLING SHALL BE TO A LEVEL 200mm BELOW THE FINISHED SURFACE LEVEL SHOWN AND COMPACTED AS PER AS-3798-1998. FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- ALL BATTERS SHALL BE 1 IN 6, UNLESS OTHERWISE SHOWN.
- NO FILL OR STOCKPILING OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.
- TBM'S TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF T.B.M.'S THEREAFTER.
- AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150mm DEEP, A NOTIFICATION FORM MUST BE SENT TO WORKSAFE. THE CONTRACTOR IS TO COMPLY WITH WORKSAFE, THE MINES (TRENCHES) REGULATION 1982, THE MINES ACT 1958 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1985, 2004.
- ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 750mm BEHIND KERB AND CHANNEL OR PAVED TRAFFIC AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 CRUSHED ROCK.
- WHERE REQUIRED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE BREACHED, DRAINED, DESLUDGED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE SHALL BE INSPECTED, APPROVED BY THE SUPERINTENDENT AND LEVELED PRIOR TO COMMENCEMENT OF FILLING. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR APPROVED IMPORTED MATERIAL. THE FILL SHALL BE PLACED UNDER CONTROLLED MOISTURE CONDITIONS IN ACCORDANCE WITH AS 3798-2007 UNDER LEVEL 1 SUPERVISION.
- NO BLASTING TO BE CARRIED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCIL'S PERMISSION.
- GAS AND WATER CONDUITS ARE TO BE:  
Ø50mm CLASS 12 P.V.C. - SINGLE SERVICE (GAS)  
Ø50mm CLASS 12 P.V.C. - SINGLE SERVICE (WATER)  
WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS:  
ROAD PAVEMENT - 0.80m  
VERGE, FOOTPATHS - 0.45m
- ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.
- WHERE CURVED PIPES ARE SHOWN ON THE FACE PLANS THEY ARE TO BE LAID PARALLEL TO THE BACK OF KERB, EXCEPT WHERE A RADIUS HAS BEEN SPECIFICALLY NOMINATED. CURVED PIPES ARE TO BE APPROVED BY COUNCIL AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- PAVEMENT DEPTHS MAY BE MODIFIED AS DIRECTED BY THE SUPERINTENDENT. PAVEMENT TO BE BOXED OUT TO MINIMUM DEPTH DENOTED, INSPECTED AND IF SUBGRADE IS IN QUESTION, FURTHER TESTING CARRIED OUT TO DETERMINE FINAL PAVEMENT DEPTH.
- WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCIL. FILLING TO BE CONSTRUCTED IN LAYERS 150mm THICK WITH COMPACTION ACHIEVING 95% AUSTRALIAN STANDARD DENSITY.
- CONTRACTOR TO PROVIDE COMPACTION REPORT FOR THE LIME STABILIZED SUBGRADE.
- WHEN PAVEMENT EXCAVATION IS IN ROCK ALL LOOSE MATERIAL (INCLUDING ROCKS AND CLAY) MUST BE REMOVED. THE SUB-GRADE MUST THEN BE REGULATED WITH COUNCIL APPROVED MATERIAL.
- LINEMARKING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1742-1 AND AS 1742-2 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 1742-3.
- TACTILE 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 ROAD AND DRAINAGE CONSTRUCTION NECESSITATES THEIR REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE SUPERINTENDENT.
- TREES NOT SPECIFIED FOR REMOVAL ARE TO BE PROTECTED WITH APPROPRIATE EXCLUSION FENCING PRIOR TO COMMENCEMENT OF ANY WORKS.



**WARNING**  
BEWARE OF UNDERGROUND/OVERHEAD SERVICES  
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



LOCALITY PLAN  
SCALE: NOT TO SCALE

## DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CG100	FACE SHEET	1	A
CG200	DESIGN PLAN	2	A

## SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY			
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	U/G CABLE (LV)		U/G CABLE (HV)	
GRENACHE DRIVE (CH670.523 - CH705.161)	E	2.35	E	1.95	W	1.60	W	2.10	W	2.50
GRENACHE DRIVE (CH727.91 - CH857.151)	S	2.35	S	1.95	N	0.80	N	2.00	N	2.25
TOKAY COURT	E	2.35	E	1.95	W	1.90	W	2.40	W	N/A

- TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRG'S.
- GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
- \* = OFFSET FROM BACK OF KERB



## LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT		
UNDERGROUND ELECTRICITY		
OVERHEAD ELECTRICITY & POLE		
OPTIC FIBRE		
GAS MAIN		
SEWER & MANHOLE		
COUNCIL STORMWATER DRAIN & PIT		
HOUSE DRAIN		
CATCH DRAIN		
STORMWATER DRAINAGE PIT NUMBER		
GAS & WATER CONDUITS		
PREFERRED CONCRETE VEHICLE CROSSING (NOT CONSTRUCTED)		
RIDGE / CHANGE OF GRADE LINE		
SURFACE CONTOUR MINOR		
SURFACE CONTOUR MAJOR		
SURFACE LEVEL		
BATTER LEVEL (TOP / TOE)		
EARTHWORKS GRADE		
SIGN AND POST		
LIGHT & POLE (BY OTHERS)		
STREET SIGN		
PERMANENT SURVEY MARK		
TEMPORARY BENCH MARK		
ROAD CHAINAGES		
LOT CHAINAGE		
SETOUT POINT		
LIMIT OF WORKS		
BATTER		
EXCAVATION GREATER THAN 0.20m		
FILLING GREATER THAN 0.20m		
FILL EXTENTS (GREATER THAN 0.20m)		
FILL EXTENTS (GREATER THAN 0.30m)		
CUT EXTENTS (GREATER THAN 0.20m)		
TREE (& SURVEYED CANOPY) TO BE RETAINED		
VEGETATION LINE		
FOOTPATH		
EASEMENT		

DRAFT

file name: 3081-33C100-409\_1.rvt; name: CG100; plotted by: Michael Heslop; file location: G:\3013081\33C100\ACAD\_Plot\_02\06\_2021\301PH\_Sheet\_1\_of\_1\_Sheets

Rev	Issued For Information	J.E.	20/04/21
A	ISSUED FOR INFORMATION	J.E.	20/04/21
Rev	Amendments	Approved	Date

System Certified
   
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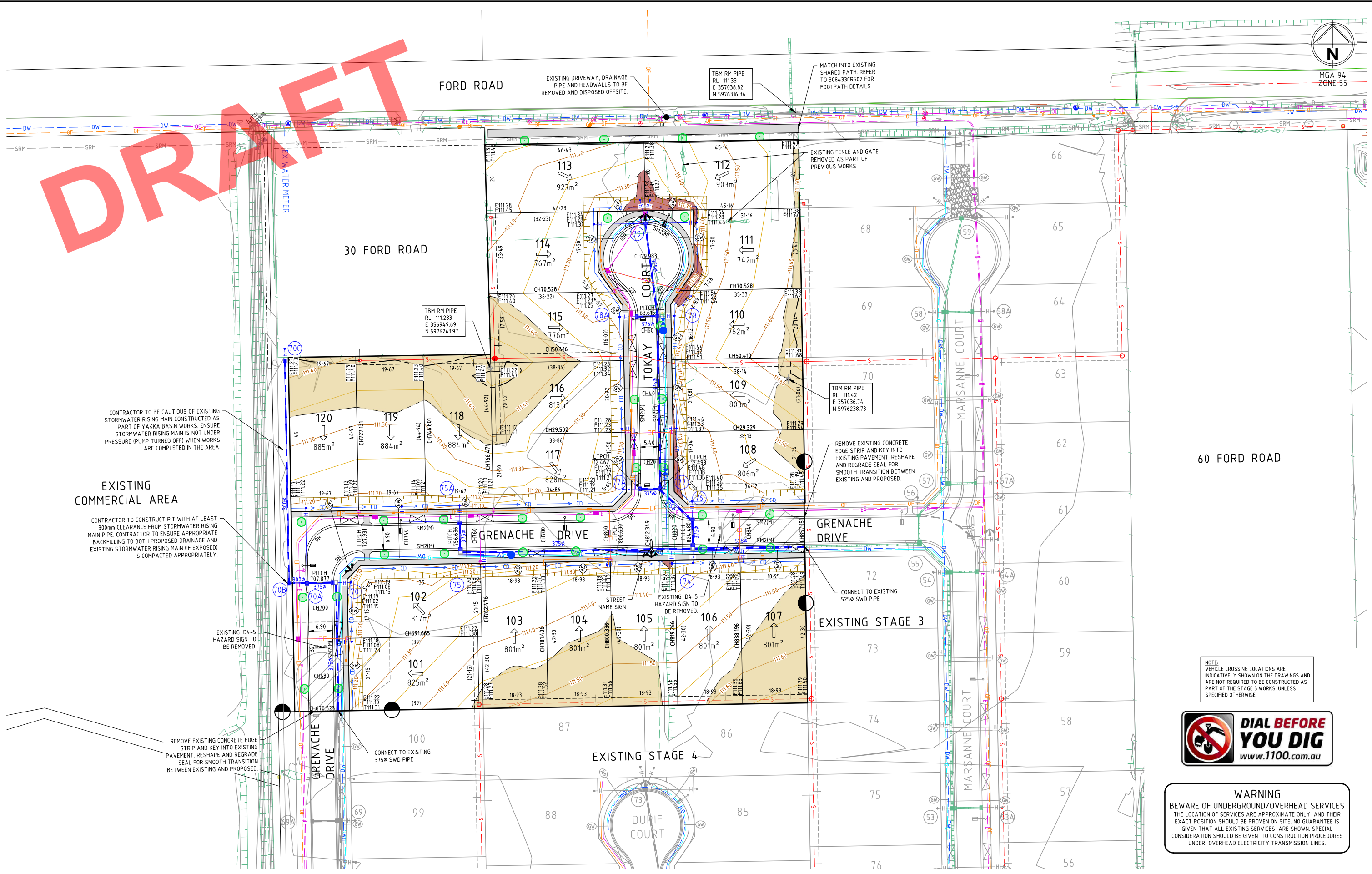
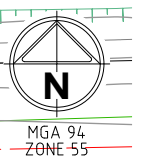
144 WELSFORD STREET SHEPPARTON  
 VICTORIA 3632 AUSTRALIA T 61 3 5849 1000  
 spiire.com.au ABN 55 050 029 635

Designed  
 M. ISMAIL
   
 Authorised  
 J. ESPAGNE
   
 Checked  
 A. ANDERSSON
   
 Date  
 JUN 2021

**THE VINES ESTATE**  
**STAGE 5 (PERMIT NO. 2018-137)**  
 CONTRACT COPY  
 FACE SHEET  
 CITY OF GREATER SHEPPARTON  
 THE VINES (SHEPPARTON) PTY LTD
   

 308433CG100
   
 A

# DRAFT



CONTRACTOR TO BE CAUTIOUS OF EXISTING STORMWATER RISING MAIN CONSTRUCTED AS PART OF YAKKA BASIN WORKS. ENSURE STORMWATER RISING MAIN IS NOT UNDER PRESSURE (PUMP TURNED OFF) WHEN WORKS ARE COMPLETED IN THE AREA.

CONTRACTOR TO CONSTRUCT PIT WITH AT LEAST 300mm CLEARANCE FROM STORMWATER RISING MAIN PIPE. CONTRACTOR TO ENSURE APPROPRIATE BACKFILLING TO BOTH PROPOSED DRAINAGE AND EXISTING STORMWATER RISING MAIN (IF EXPOSED) IS COMPACTED APPROPRIATELY.

EXISTING D4-5 HAZARD SIGN TO BE REMOVED.

REMOVE EXISTING CONCRETE EDGE STRIP AND KEY INTO EXISTING PAVEMENT. RESHAPE AND REGRADE SEAL FOR SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED.

REMOVE EXISTING CONCRETE EDGE STRIP AND KEY INTO EXISTING PAVEMENT. RESHAPE AND REGRADE SEAL FOR SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED.

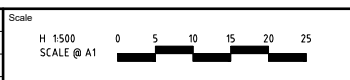
NOTE:  
VEHICLE CROSSING LOCATIONS ARE INDICATIVELY SHOWN ON THE DRAWINGS AND ARE NOT REQUIRED TO BE CONSTRUCTED AS PART OF THE STAGE 5 WORKS, UNLESS SPECIFIED OTHERWISE.



**WARNING**  
BEWARE OF UNDERGROUND/OVERHEAD SERVICES  
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file name: 308433CG200.dwg; layout name: CG200; plotted by: Michael Beall; file location: G:\308433\CG200\308433.dwg; plot date: 04/06/2021 10:32 AM; Sheet: 1 of 1 Sheets

Rev	Amendments	Approved	Date
A	ISSUED FOR INFORMATION	J.E.	20/04/21



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 spiire.com.au ABN 55 050 029 635

Designed  
**M. ISMAIL**  
 Authorised  
**J. ESPAGNE**  
 Checked  
**A. ANDERSSON**  
 Date  
**JUN 2021**

**THE VINES ESTATE**  
**STAGE 5 (PERMIT NO. 2018-137)**  
 CONTRACT COPY  
 FACE PLAN  
 CITY OF GREATER SHEPPARTON  
 THE VINES (SHEPPARTON) PTY LTD  
**PRELIMINARY** Orig No **308433CG200** Rev **A**





T H E  
V I N E S

[www.developmentedge.com.au](http://www.developmentedge.com.au)