

# Room to move!



LAND OWNERS INFORMATION PACK: STAGE 4  
OCTOBER 2021

*Providence*  
FIELD

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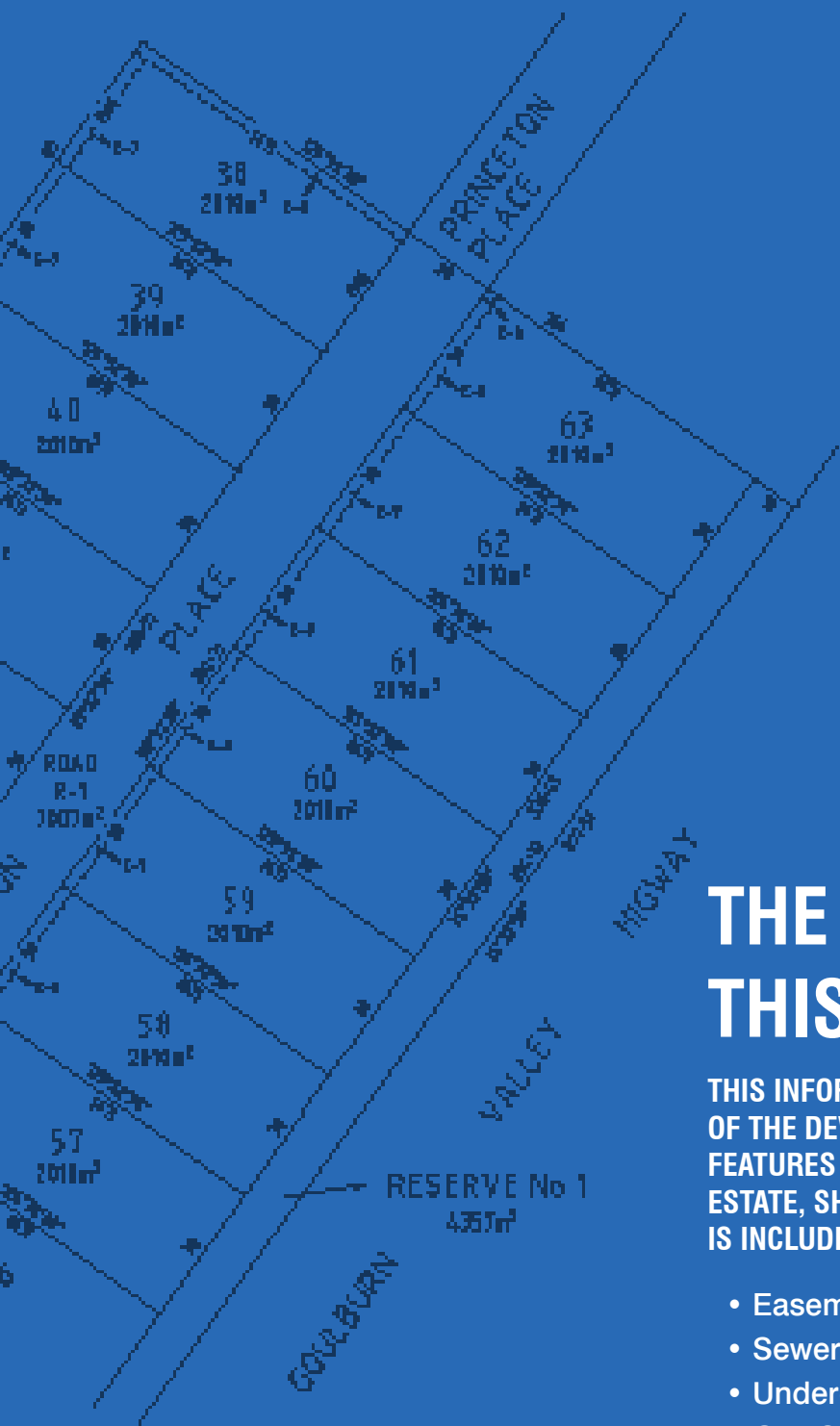
This report has been prepared by the office of Spiire on behalf of Providence (Shepparton) Pty Ltd.  
144 Welsford Street PO Box 926 Shepparton Victoria  
3632 Australia

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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 PROVIDENCE FIELD 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 locations please refer to your property title.

## UNDERGROUND ELECTRICAL

Providence Field 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

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

## SEWERAGE AND WATER

Providence Field Estate is serviced by town water and sewer. Each property has a water and sewer connection. These connections have been brought within the boundary of each property. Information of the location and depth of the property connections can be found at Goulburn Valley Water.

## GAS SUPPLY

Providence Field Estate is serviced by underground Natural Gas. For any issues please contact APA.

## PROTECTIVE COVENANTS

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



# APPENDIX A

Department of  
Environment, Land,  
Water and Planning

## Designated Bushfire Prone Areas

from [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 14 September 2017 09:42 AM

Address: 625 GOULBURN VALLEY HIGHWAY SHEPPARTON NORTH 3631

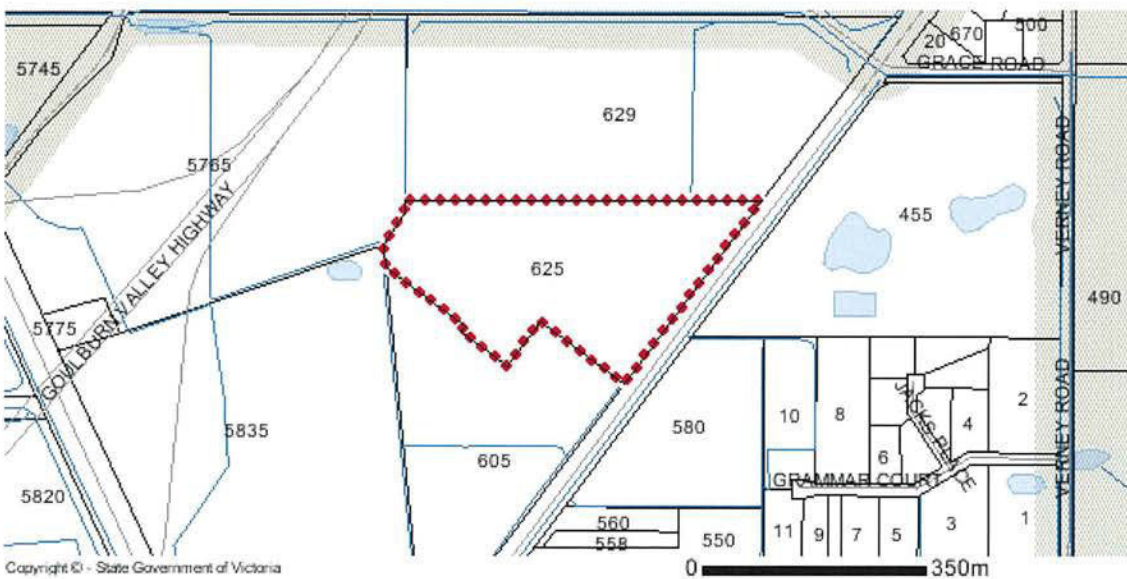
Lot and Plan Number: Lot A PS807293

Local Government (Council): GREATER SHEPPARTON Council Property Number: N/A

Directory Reference: VicRoads 32 H7

**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

+++++ Railway    +--+--+ Tram    ——— River, stream    Lake, waterbody

▨ Bushfire Prone Area

▭ Selected Land

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](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 [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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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).



Environment,  
Land, Water  
and Planning

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# APPENDIX B

## PROTECTIVE COVENANTS



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### STAGE 4

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 (the 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 a 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 hereafter:

1. On the burdened land or any part or parts thereof:
  - (a) build, construct or erect or cause to be built, constructed or erected any building other than one private dwelling house having an area of not less than 230 square metres within the outer walls thereof (such area to be calculated by excluding the area of carport, garage, terraces, pergola or verandah) together with the usual garages and outbuildings, and such dwelling house shall have external walls of brick, stone or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed twenty-five percent of the total external wall area, but not including normal timber fascia and trimmings and further provided that nothing in this condition shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials.
  - (b) build, construct or erect or cause to be built, constructed or erected any buildings which are not constructed entirely from new materials nor move onto the said land any building which has previously been wholly or partly completed nor any part thereof.
  - (c) build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding having a height greater than 4.5 metres which together have a total aggregate floor area greater than 150 square metres provided that in calculating such total aggregate area of 150 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 burdened 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 burdened land and further provided that any such garage or outbuilding shall be constructed of materials comprising only brick or Colourbond.

- (d) build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding without commencing at the same time the construction of the dwelling on the burdened land.

- (e) build, construct or erect or cause or permit to be built, constructed or erected any Church, hall or other building which could be used for the purposes of religious worship or gathering.
  - (f) build, construct or erect or cause to be built, constructed or erected any detached garage or outbuilding either:
    - (i) within 15 metres of any road boundary of the burdened land; or
    - (ii) closer to any road boundary of the burdened land than the front building line of the dwelling on the burdened land, whichever shall be the greater distance from any road boundary of the burdened land.
  - (g) keep or allow to be kept thereon any goats, pigs, horses, cattle, sheep, roosters, greyhounds, pigeons or more than two dogs, two cats or six chickens.
  - (h) build, construct or erect or cause to be built, constructed or erected on any boundary thereof or within the boundaries thereof any fence other than
    - (i) a " farm type " treated timber post and wire fence or treated timber post and wire ring lock fence,
    - (ii) a "Brush Fence " not exceeding 1800mm in height with a 150mm plinth with post and rail colour " Colourbond Jasper " not closer than three (3) metres to any boundary,
    - (iii) a standard swimming pool security fence within the boundaries
2. Carry on any commercial or business activities on the burdened land or install thereon any plant or material connected therewith.
  3. Use or suffer or permit the burdened land or any part thereof to be used as a transport depot or bus depot or any purpose ancillary thereto, or for the purpose of parking, storing or garaging thereon any articulated motor car or any heavy vehicle as defined in the Road Safety Act or the regulations thereto.
  4. Use or permit the burdened land to be used for the recreational riding of motorbikes or similar vehicles.
  5. Use or permit to be used any shed or other outbuilding erected on the burdened land or any motor home, trailer, caravan, tent or other movable accommodation or room thereon for living or residential accommodation.
  6. Subdivide the burdened land

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 HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and the burden thereof shall be attached to and run at law and in equity with the land hereby transferred and shall be noted and appear on every future Certificate of Title for the land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof.

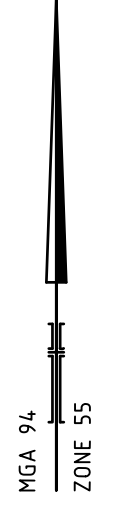
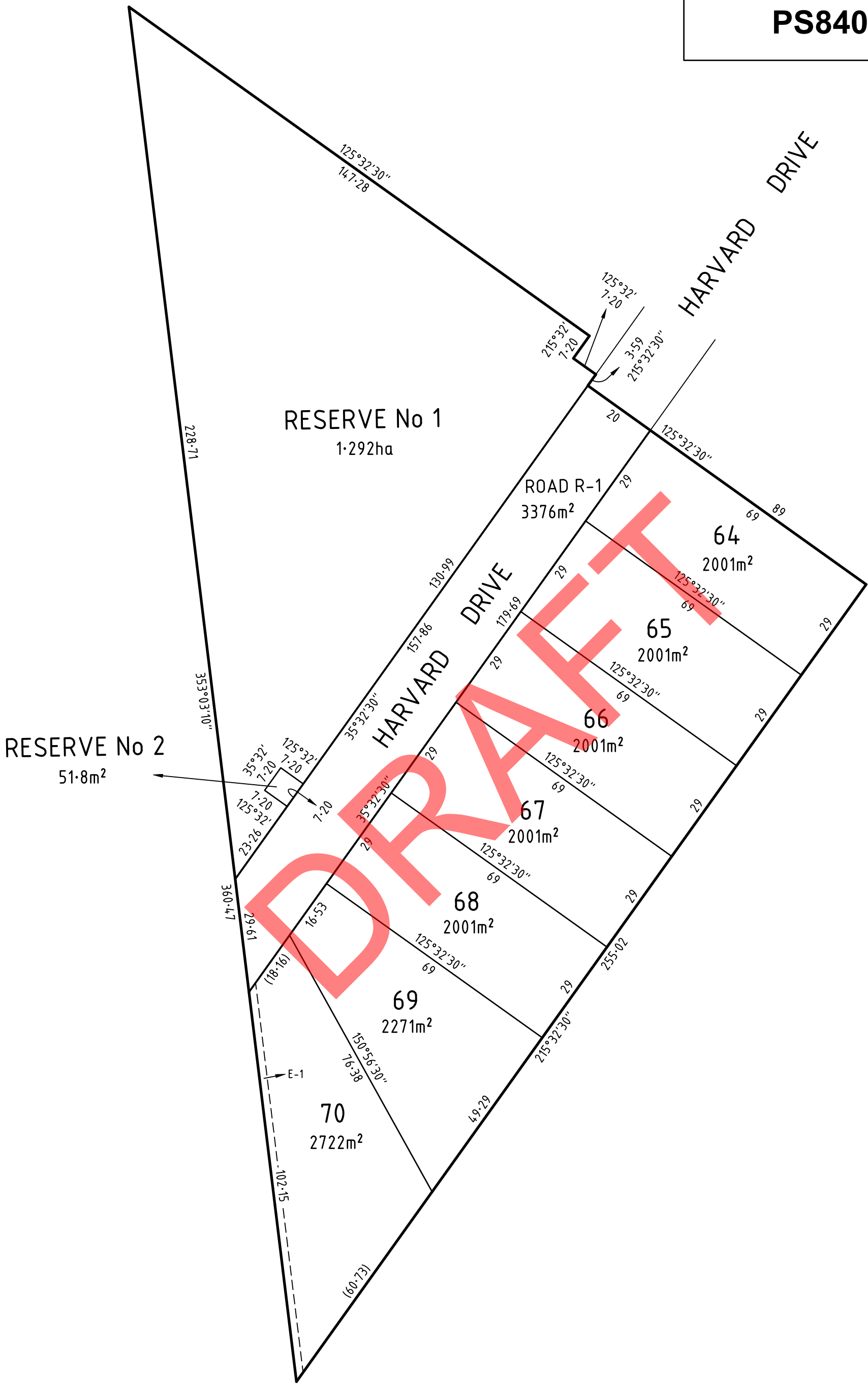
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# APPENDIX C

## PLAN OF SUBDIVISION

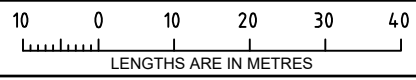


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS840871F</b>	
<b>LOCATION OF LAND</b> PARISH: Shepparton TOWNSHIP: SECTION: CROWN ALLOTMENT: 97(Part) CROWN PORTION: TITLE REFERENCE: C/T VOL 12227 FOL 012  LAST PLAN REFERENCE: Lot A PS823647H  POSTAL ADDRESS: Harvard Drive (at time of subdivision) Shepparton North 3631 MGA94 CO-ORDINATES: E: 356 825      ZONE: 55 (of approx centre of land in plan)      N: 5 978 430				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 65 (all inclusive) have been omitted from this plan.  <u>Other purpose of this plan</u>  To remove by agreement that part of Easement E-1 created in PS807293J that now lies within Reserve No 1 and Harvard Drive on this plan under the powers of Section 6(1)(k) of the Subdivision Act 1988.		
ROAD R-1	Greater Shepparton City Council			
RESERVE No 1	Greater Shepparton City Council			
RESERVE No 2	POWECOR AUSTRALIA LTD			
<b>NOTATIONS</b>				
DEPTH LIMITATION : 15.24 metres				
<b>SURVEY:</b> This plan is based on survey  <b>STAGING:</b> This is not a staged subdivision Planning Permit No 2017-81  This survey has been connected to permanent marks No(s) 11, 12, 260, 1064, 1065, 1066, 1067, 1068, 1091 & 1092  In Proclaimed Survey Area No				
<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	Drainage	2m	PS807293J	Greater Shepparton City Council
Providence Estate Stage 4 (7 Lots)			AREA OF STAGE - 3.135ha	
144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 308434SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Michael Meehan Version: 2		SHEET 1 OF 2



SURVEYOR'S FILE REF: 308434SV00

SCALE  
1: 1000



ORIGINAL SHEET  
SIZE: A3

SHEET 2



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

Licensed Surveyor: Michael Meehan  
Version: 2

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# APPENDIX D

## ENGINEERING DETAIL PLANS

# PROVIDENCE ESTATE STAGE 4 PERMIT NO. 2015-409/A PROVIDENCE (SHEPPARTON) PTY LTD

## GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA 94) 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 AREAS TO BE STRIPPED OF TOPSOIL, FILLED AND TOPSOIL REPLACED TO OBTAIN FINISH SURFACE LEVELS SHOWN ON PLANS. ALL FILL MATERIAL TO BE SELECTED MATERIALS FREE OF ORGANIC MATTER, PLACED IN COMPACTED LAYERS TO AT LEAST 95% OF MAXIMUM STANDARD DRY DENSITY AND WITHIN +/- 2% OF OPTIMUM MOISTURE CONTENT. COMPACTED LAYERS TO BE LIMITED TO A MAXIMUM COMPACTED DEPTH OF 150mm.
- 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.
- T.B.M.'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 1.50m 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 LEVELLED 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.
- 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.

## CIVIL WORKS HOLD POINTS

THE FOLLOWING HOLD POINT INSPECTIONS REPRESENT THE MINIMUM NUMBER OF COUNCIL INSPECTIONS AND SHALL APPLY UNTIL WORKS ARE APPROVED BY COUNCIL'S SUPERVISING OFFICER. COUNCIL'S CONSULTING SUPERVISOR MUST ALSO BE PRESENT AT THESE HOLD POINTS.

- PRE-START MEETING
- PRIOR TO COVERS BEING PLACED IN PITS
- PRIOR TO PLACEMENT OF KERB AND CHANNEL
- PRIOR TO POURING FOOTPATH
- AT PROOF-ROLLING OF SUBGRADE
- PRIOR TO PLACEMENT OF SUBBASE AND PROOF ROLL
- PRIOR TO PLACEMENT OF BASE AND PROOF ROLL
- PRIOR TO PLACEMENT OF THE PRIMER COAT
- PRIOR TO PLACEMENT OF THE WEARING COURSE
- PRELIMINARY ACCEPTANCE INSPECTION
- FINAL ACCEPTANCE INSPECTION

THE FOLLOWING ARE WITNESS POINTS (COUNCIL ARE MADE AWARE OF THE WORKS BUT WORKS ARE NOT HELD UP AWAITING INSPECTION).

- PRIOR TO BACKFILLING STORMWATER DRAINS
- PRIOR TO NATURE STRIP TOPSOIL & COMPACTION
- PRIOR TO FOOTPATH CONSTRUCTION



**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

## SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	U/G CABLE (LV)	U/G CABLE (LV)
HARVARD DRIVE	SE	150	SE	100	NW	185	NW	2.45

- 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

## DRAWING SCHEDULE

REFERENCE	DESCRIPTION	SHEET NO.	REVISION
CG100	FACE SHEET	1	A
CG200	FACE PLAN	2	A



## LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	DW	DW
UNDERGROUND ELECTRICITY	E	E
OPTIC FIBRE	OF	OF
GAS MAIN	G	G
SEWER & MANHOLE	S	S
COUNCIL STORMWATER DRAIN & PIT	SWRM	SWRM
STORMWATER RISING MAIN		CD
COUNCIL STORMWATER PITS		CD
CATCH DRAIN		
HOUSE DRAIN		
STORMWATER DRAINAGE PIT NUMBER	①	①
EASEMENT		
ALLOTMENT NUMBER	52	52
FOOTPATH		
KERB & KERB TYPE & KERB RADIUS		SM2(M) 8R
GAS & WATER CONDUITS	GW	GW
PREFERRED VEHICLE CROSSING (BY OTHERS)		
CONCRETE VEHICLE CROSSING TO BE CONSTRUCTED		
SURFACE CONTOUR MINOR		168.90
SURFACE CONTOUR MAJOR		169.00
SURFACE LEVEL	E123.45	F124.68
BATTER LEVEL (TOP / TOE)		T124.80
EARTHWORKS GRADE		
SIGN AND POST		
LIGHT & POLE (BY OTHERS)		
STREET SIGN		
PERMANENT SURVEY MARK		
TEMPORARY BENCHMARKS		
ROAD CHAINAGES		CH116.57 (L/R)ITP CH116.57
LOT CHAINAGE		CH20.06
LIMIT OF WORKS		
SETOUT POINT		A2
BATTER		
FENCES		
AG DRAIN/FLUSHER	AG	
ROCK BEACHING		
LANDSCAPE TREES		
ACCESS TRACK		
ACCESS TRACK TO BE REMOVED		
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)		

DRAFT

file name: 2024-21-CC100-409\_Layout\_name\_CG100\_Plotched by Michael Iremal  
file location: G:\30\3084\3\3\3\3\CAD\CAD\plot\date: 26/10/2021 4:37 PM Sheet: 1 of 2 Sheets

Rev	Issued For Information	A.S.	26/10/21
	Amendments	Approved	Date

Scale	

System Certified

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*Providence*  
FIELD

Designed  
**M. ISMAIL**

Authorised  
**A. SCOTT**

Checked  
**A. ANDERSSON**

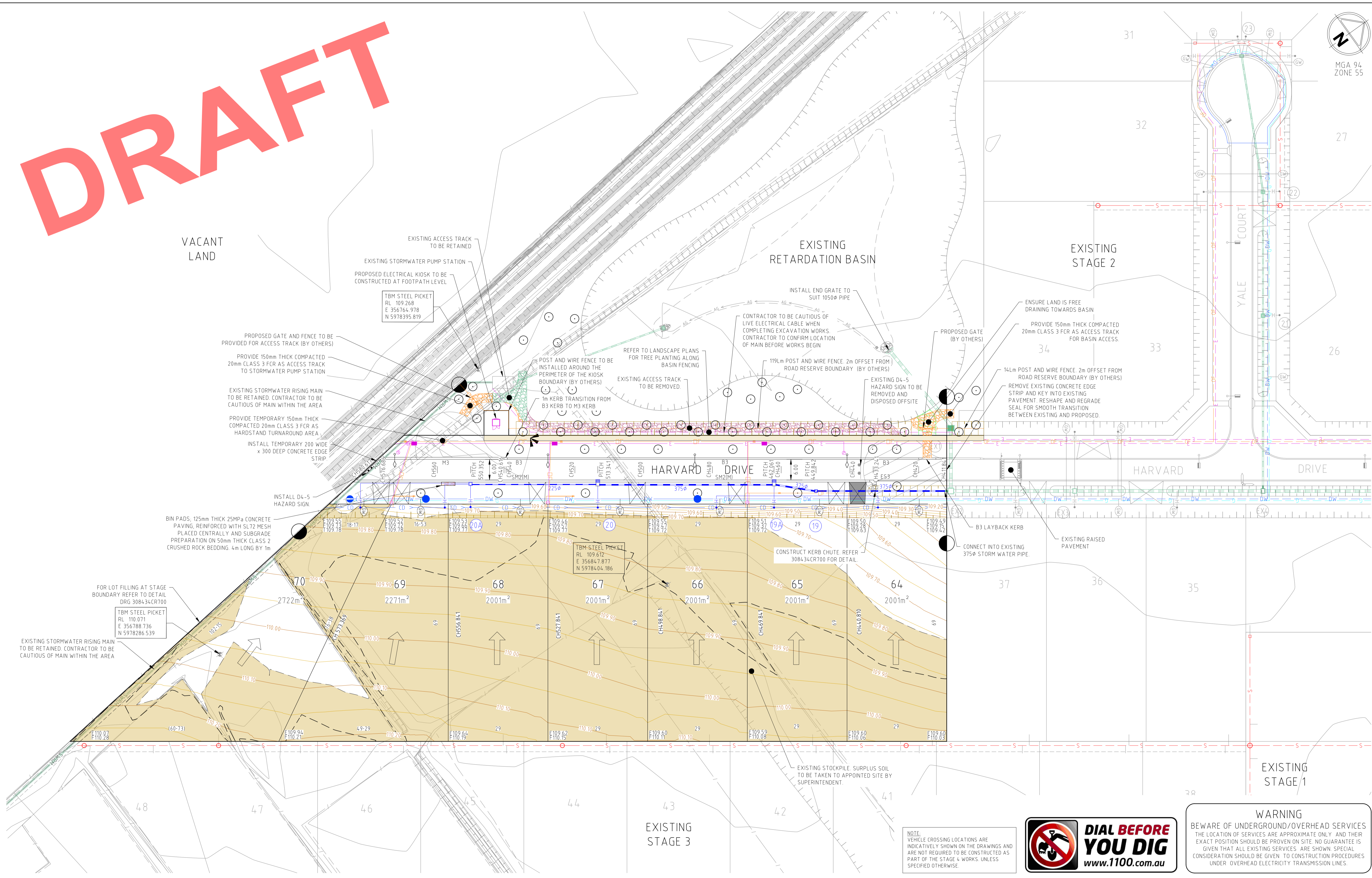
Date  
**OCT 2021**

**PROVIDENCE ESTATE  
STAGE 4 PERMIT NO. 2015-409/A  
CONTRACT COPY  
FACE SHEET**

GREATER SHEPPARTON CITY COUNCIL  
PROVIDENCE (SHEPPARTON) PTY LTD

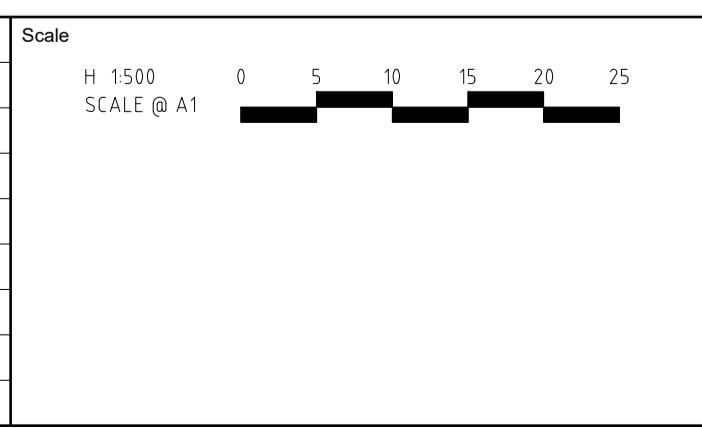
**PRELIMINARY** Drg No **308434CG100** Rev **A**

# DRAFT



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Rev	Amendments	Approved	Date
A	ISSUED FOR INFORMATION	J.E.	26/10/21



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Designed  
**M. ISMAIL**
  
 Authorised  
**A. SCOTT**

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**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.

**PROVIDENCE ESTATE**  
**STAGE 4 PERMIT NO. 2015-409/A**  
**CONTRACT COPY**  
**FACE PLAN**  
 GREATER SHEPPARTON CITY COUNCIL  
 PROVIDENCE (SHEPPARTON) PTY LTD

**PRELIMINARY**
Drg No **308434CG200** Rev **A**

NOTE: VEHICLE CROSSING LOCATIONS ARE INDICATIVELY SHOWN ON THE DRAWINGS AND ARE NOT REQUIRED TO BE CONSTRUCTED AS PART OF THE STAGE 4 WORKS, UNLESS SPECIFIED OTHERWISE.

EXISTING STAGE 1

EXISTING STAGE 3

EXISTING STAGE 2



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