



T H E
VINES

**LAND OWNERS
INFORMATION PACK**

JUNE 2022 | STAGE 6

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

© Spiire

The information contained in this document is intended solely for the use of the client named for the purpose for which it has been prepared and no representation is made of is to be implied for as being made to any third party. Other than for the exclusive use of the named client, no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying or otherwise, without the prior written permission of Spiire.

www.developmentedge.com.au



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
- Section 173 Agreement
- 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 6 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 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

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.

SECTION 173 AGREEMENT

A Section 173 Agreement will be registered on the title to the land and will detail any acoustic requirements for the construction of a dwelling on the land. Refer to the Section 173 Agreement for further details.

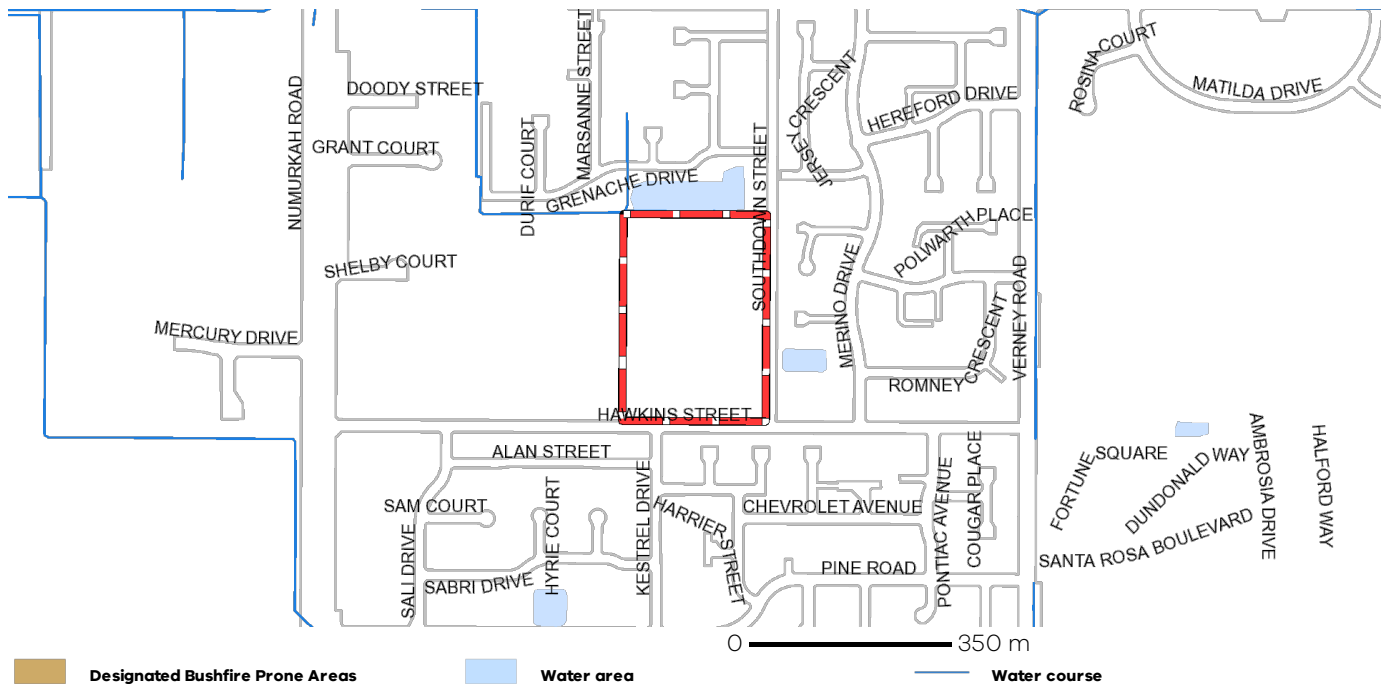


APPENDIX A

BUSHFIRE PRONE AREAS

Designated Bushfire Prone Areas

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



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 <https://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 <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/)

APPENDIX B

PROTECTIVE COVENANTS

COVENANT TO BE INSERTED IN TRANSFER
LOTS 1 – 4 and LOTS 16 - 26

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 4.0 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 5 - 12

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 120 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

LOT 13

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 4.0 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.

COVENANT TO BE INSERTED IN TRANSFER
LOTS 14 and 15

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 4.5 metres which together have a total aggregate floor area greater than 120 square metres, provided that in calculating such total aggregate area of 120 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

PLAN OF SUBDIVISION		EDITION 1	PS849459N	
LOCATION OF LAND PARISH: SHEPPARTON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 77 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL 8471 FOL 443 LAST PLAN REFERENCE: LP57717, LOT 11 POSTAL ADDRESS: 31-49 HAWKINS STREET (at time of subdivision) SHEPPARTON 3630 MGA2020 CO-ORDINATES: E: 357 270 ZONE: 55 (of approx centre of land in plan) N: 5 975 845		DRAFT		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines <u>Other purpose of this plan</u> To remove by agreement Water Supply Easement created in LP57717 that lies within this plan via 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	POWERCOR AUSTRALIA LIMITED			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 2021-167 This survey has been connected to permanent marks No(s). 136, 316, 263 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	PIPELINES OR ANCILLARY PURPOSES	2.5m	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	CARRIAGEWAY	SEE DIAG	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
THE VINES ESTATE - STAGE 6 (26 LOTS)				AREA OF STAGE - 3.24ha
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 309288SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Christopher Sargent Version: 4		SHEET 1 OF 4

RESERVE No1

6549m²

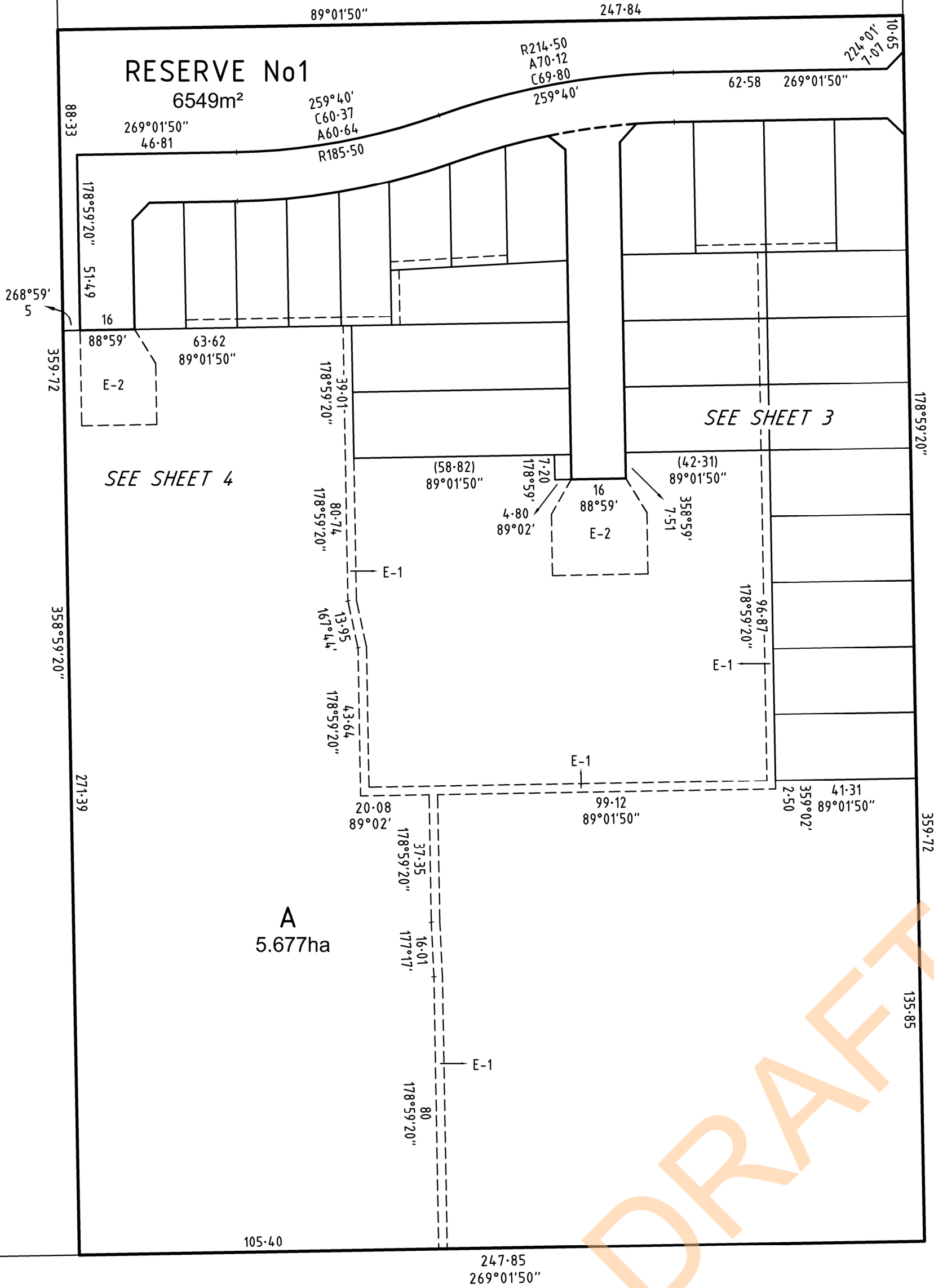


SOUTHDOWN

STREET

STREET

HAWKINS



SURVEYOR'S FILE REF: 309288SV00

SCALE 1:1250

LENGTHS ARE IN METRES

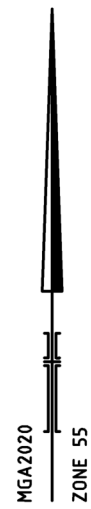
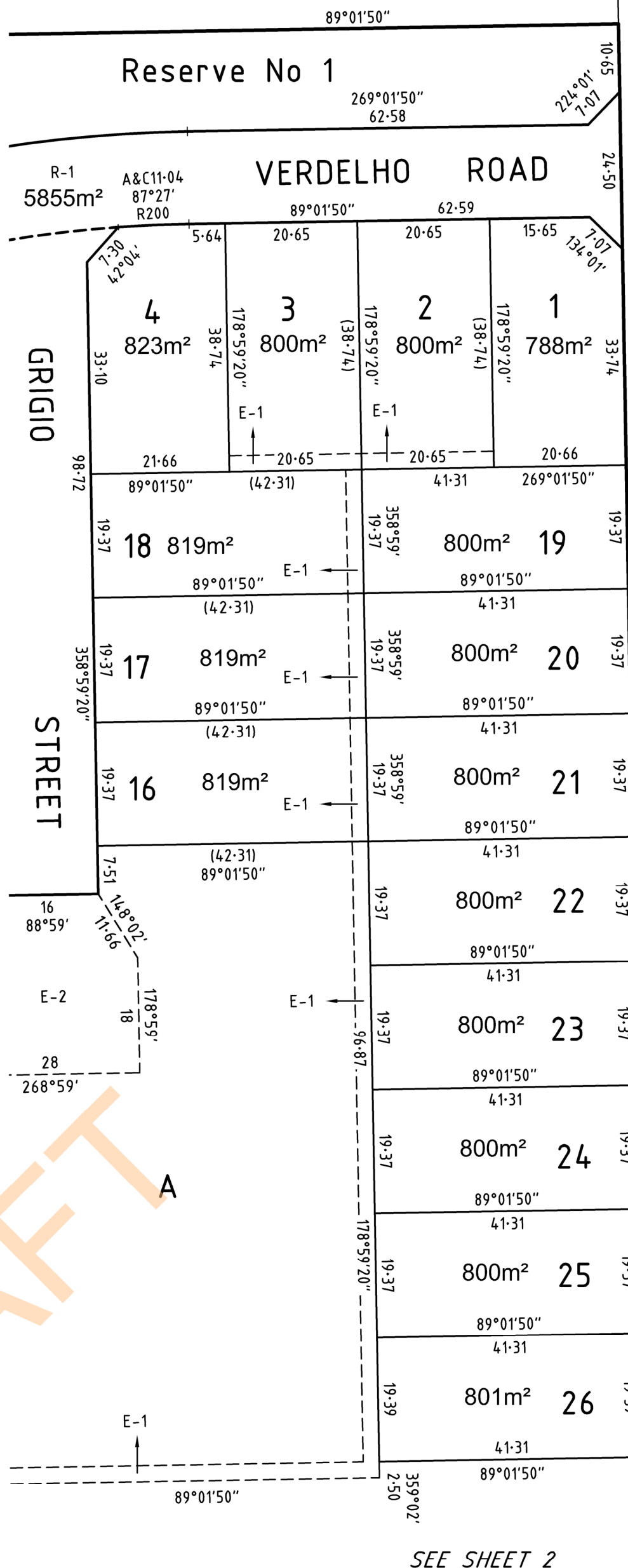
ORIGINAL SHEET SIZE: A3

SHEET 2



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

Licensed Surveyor: Mark Christopher Sargent
 Version: 4



SEE SHEET 4

SEE SHEET 2

DRAFT



269°01'50"

Reserve No 1

A70-12
C69-80
79°40'
R214-50

R185-50
79°40'
C60-37
A60-64

A65-38
C65-09
79°40'
R200

R-1

A26-12
C26-10
82°08'
R200

ROAD

70°34'
A&C1-89

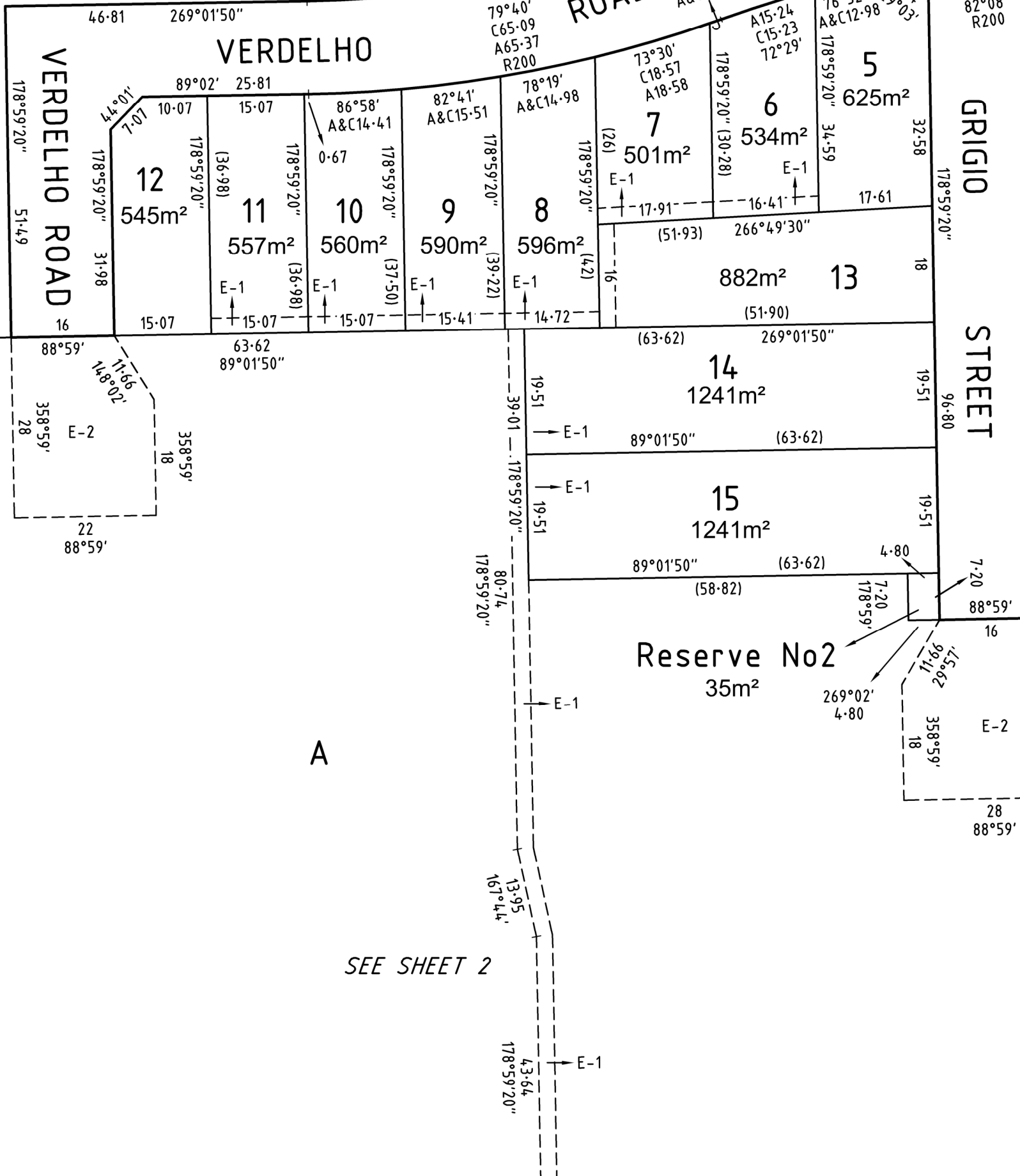
A15-24
C15-23
72°29'

76°32'
A&C12-98

178°59'20"

34-59

625m²



SEE SHEET 3

A

SEE SHEET 2

SURVEYOR'S FILE REF: 309288SV00

SCALE 1: 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4



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

Licensed Surveyor: Mark Christopher Sargent
Version: 4

APPENDIX D

ENGINEERING DETAIL PLANS

THE VINES ESTATE STAGE 6 (PERMIT NO. 2021-167) THE VINES (SHEPPARTON) PTY LTD

GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA 2020) 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 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 DESIGN 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 98% 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.

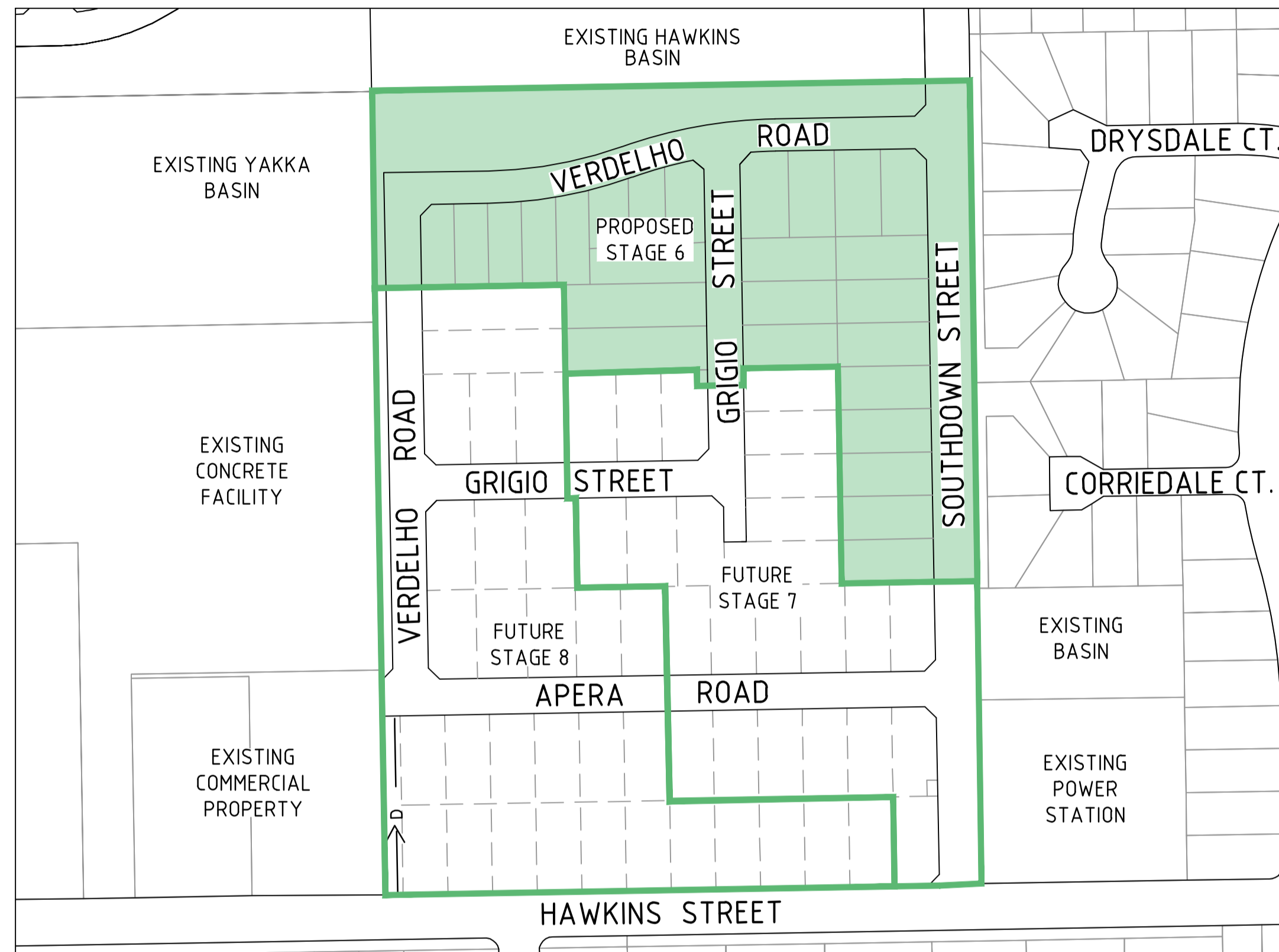
CIVIL WORKS HOLD POINTS

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.
- NATURE STRIP TOPSOIL CONSTRUCTION.
- FOOTPATH CONSTRUCTION.



LOCALITY PLAN
SCALE: NOT TO SCALE

DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CG110	FACE SHEET	1	B
CG210	FACE PLAN	2	B



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.

LEGEND

DESCRIPTION

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT	DW	DW
UNDERGROUND ELECTRICITY	E	E
OPTIC FIBRE	OF	OF
GAS MAIN	G	G
SEWER & MANHOLE	S	S
COUNCIL STORMWATER DRAIN & PIT	CD	CD
HOUSE DRAIN	H	H
PIPE DIAMETER	450φ	450φ
CATCH DRAIN	CD	CD
STORMWATER DRAINAGE PIT NUMBER		①
GAS & WATER CONDUITS	GW	GW
PREFERRED CONCRETE VEHICLE CROSSING (NOT CONSTRUCTED)		
CONCRETE VEHICLE CROSSING		
SURFACE CONTOUR MINOR	- 168.90 -	168.90
SURFACE CONTOUR MAJOR	- 169.00 -	169.00
SURFACE LEVEL	E123.45	F124.68
BATTER LEVEL (TOP / TOE)		T124.80
EARTHWORKS GRADE		1 IN 200
LIGHT & POLE (BY OTHERS)		
STREET SIGN		
PERMANENT SURVEY MARK		
TEMPORARY BENCH MARK		
ROAD CHAINAGES		CH116.57 (L/R)TP CH116.57
LOT CHAINAGE		CH20.06
SETOUT POINT		A2
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		
FENCE		
FOOTPATH		
EASEMENT		
KERB, KERB TYPE & KERB RADIUS		SM2(M) 10R

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY			
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	POLE		U/G CABLE	
VERDELHO ROAD (CH0.000-CH234.535)	S	2.20	S	1.75	N	0.60	N	1.50x	N	1.10
VERDELHO ROAD (CH255.672 - CH286.449)	E	2.20	E	1.75	W	0.60	W	0.90x	W	1.10
GRIGIO STREET	E	2.20	E	1.80	W	1.80	W	1.80x	W	2.30
SOUTHDOWN STREET	E	1.12x	E	0.62x	W	0.80	W	3.20	W	2.28

- 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.
- x = OFFSET FROM BACK OF KERB

file name: 309288CG110 - Contract Copy.dwg, layout name: CG110, plotted by: Alexander Andersson, file location: G:\3013029288\civil\A\CG110.dwg, plot date: 10/06/2022 12:27 PM, sheet: 1 of 2, sheets

Rev	Description	AS	Date
B	CONTRACT COPY	AS	10/06/22
A	CONTRACT COPY	AS	17/03/22
	Amendments	Approved	Date



© Spiire Australia Pty Ltd All Rights Reserved
This document is produced by Spiire Australia Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Spiire Australia Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

spiire

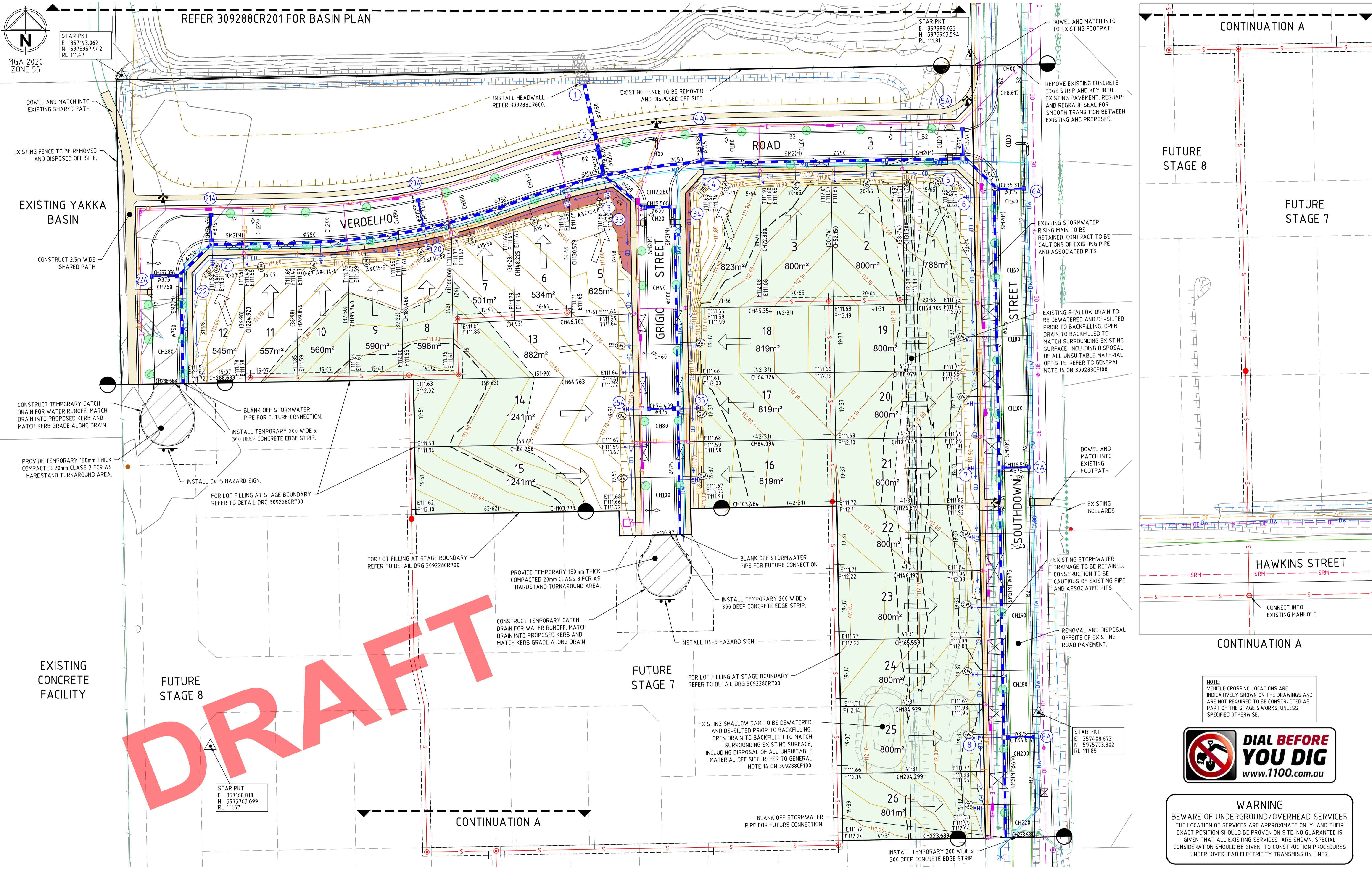
144 WELSFORD STREET SHEPPARTON
VICTORIA 3632 AUSTRALIA T 61 3 5849 1000
spiire.com.au ABN 55 050 029 635



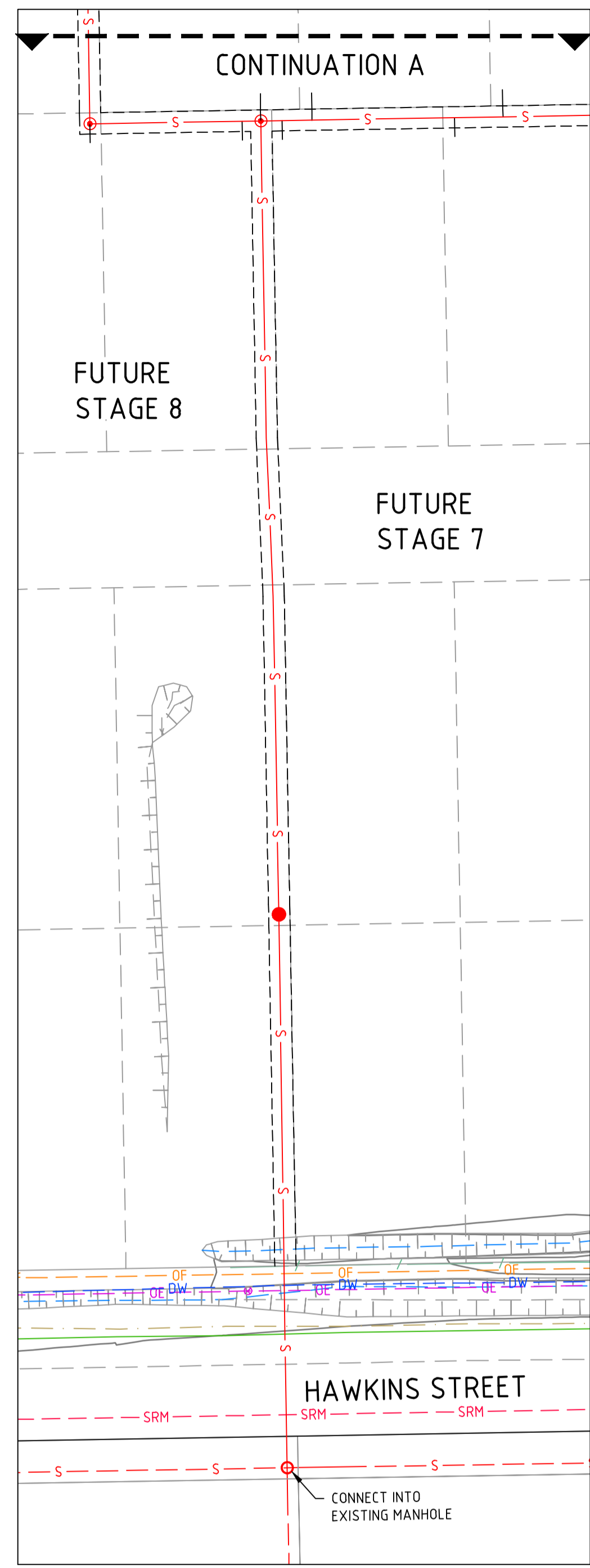
Designed _____ Checked _____
Authorised _____ Date _____

**THE VINES ESTATE
STAGE 6 (PERMIT NO. 2021-167)
CONTRACT COPY
FACE SHEET
CITY OF GREATER SHEPPARTON
THE VINES (SHEPPARTON) PTY LTD**

PRELIMINARY Drg No **309288CG110** Rev **B**



DRAFT



CONTINUATION A

FUTURE STAGE 8

FUTURE STAGE 7

HAWKINS STREET

CONTINUATION A

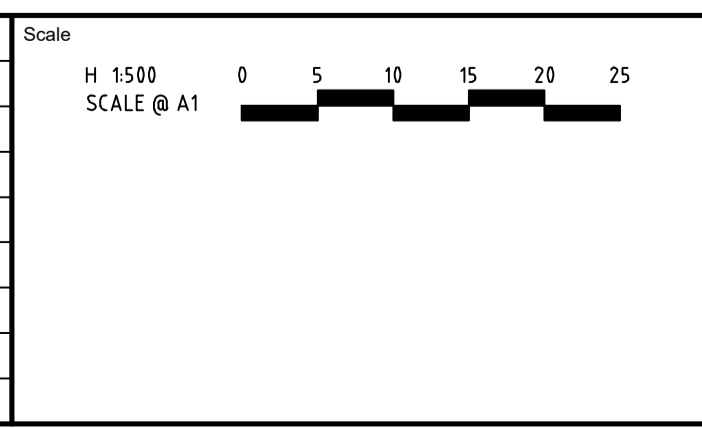
NOTE:
VEHICLE CROSSING LOCATIONS ARE INDICATIVELY SHOWN ON THE DRAWINGS AND ARE NOT REQUIRED TO BE CONSTRUCTED AS PART OF THE STAGE 6 WORKS, UNLESS SPECIFIED OTHERWISE.

DIAL BEFORE YOU DIG
www.1100.com.au

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.

file name: 309288CG210 - Contract Copy.dwg; layout name: CG210; plotted by: Alexander Andersson; file location: G:\309288CG210\309288CG210.dwg; plot date: 10/06/2022 2:27 PM; Sheet: 2 of 2 Sheets

Rev	Description	AS	Date
B	CONTRACT COPY	AS	10/06/22
A	CONTRACT COPY	AS	17/03/22
Rev	Amendments	Approved	Date



System Certified

© Spiire Australia Pty Ltd All Rights Reserved
 This document is produced by Spiire Australia Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Spiire Australia Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

spiire

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

THE VINES

Designed _____ Checked _____
 Authorised _____ Date _____

THE VINES ESTATE
STAGE 6 (PERMIT NO. 2021-167)
CONTRACT COPY
FACE PLAN
 CITY OF GREATER SHEPPARTON
 THE VINES (SHEPPARTON) PTY LTD

PRELIMINARY

Drg No **309288CG210** Rev **B**



T H E
V I N E S

www.developmentedge.com.au