Land Owners Information Pack

STAGE 1 | SEPTEMBER 2017



T H E VINES

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

© 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 or is to be implied 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.



T H E VINES

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
- Water & Sewer Property Connections
- Underground Electrical
- Gas Supply
- Bushfire Attack Level (BAL)
- 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.

Water and Sewerage Property Connections

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

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.

Gas Supply

The Vines Estate is serviced by underground Natural Gas, each property has been supplied with a pre tapped connection at the front of the property. For any connection issues please contact Envestra.

Bushfire Attack Level (BAL)

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

Protective Covenants

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



Appendix ABushfire Attack Level Report



Department of Environment, Land, Water and Planning

Designated Bushfire Prone Areas

from www.planning.vic.gov.au on 12 September 2017 03:43 PM

Address: 40 SOUTHDOWN STREET SHEPPARTON 3630

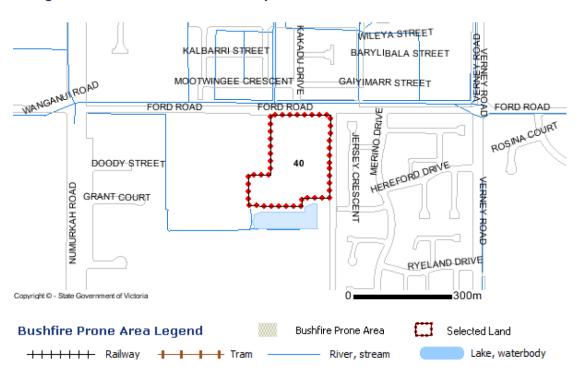
Lot and Plan Number: Lot 1 PS744544

Local Government (Council): GREATER SHEPPARTON Council Property Number: 207047

Directory Reference: VicRoads 673 Q2

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



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

Copies of the Building Act and Building Regulations are available from 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.

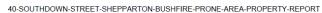
Copyright @ - State Government of Victoria

Disclaimer: This content is based on information provided by local government and other sources and is provided for information purposes only. The Victorian Government makes no claim as to the accuracy or authenticity of the content and does not accept any liability to any person for the information provided. 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 32(2)(dc) of the Sale of Land 1962 (Vic).



Appendix B Protective Covenants





COVENANT TO BE INSERTED IN TRANSFER

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:
 - the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land shall be ignored; and
 - (ii) the floor area of any normal residential outbuilding with a floor area not exceeding 10 square metres shall be ignored:

and further provided that nothing herein contained shall be construed as limiting the height of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land.

- (c) build, construct or erect or cause or permit to be built, constructed or erected any fence on the title boundaries (excluding the front boundary) other than a Colourbond fence of 1.8 metres in height of a "Teatree" colour. This height shall reduce in accordance with normal fencing design in the first two panels of each side boundary from the front boundary. This shall not apply to any part of the dwelling construction forming part of the title boundary.
- (d) move thereon any building which has been wholly or partly completed nor any part thereof.
- (e) build, construct or erect or cause to be built, constructed or erected within the rear northern boundary fence any gate, gateway or entry/exit point.
- 2. Use the burdened land for business purposes (with the exception of "Home Occupation" as defined in Clause 52.11 of the Greater Shepparton Planning Scheme) or as a depot.

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





COVENANT TO BE INSERTED IN TRANSFER LOTS 1-8

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:

- On the burdened land or any part or parts thereof:
 - (a) build, construct or erect or cause or permit to be built, constructed or erected any building other than one private dwelling house (constructed of all new materials) having an area of not less than 170 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such house) provided that nothing herein contained shall prohibit the erection on the said land of a garage and/or other normal residential outbuildings where a private dwelling house is or is being erected on the said land.
 - (b) build, construct or erect or cause or permit to be built, constructed or erected any garage and/or normal residential outbuilding having a height greater than 4 metres which together have a total aggregate floor area greater than 60 square metres, provided that in calculating such total aggregate area of 60 square metres:
 - (i) the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land shall be ignored; and
 - (ii) the floor area of any normal residential outbuilding with a floor area not exceeding 10 square metres shall be ignored;

and further provided that nothing herein contained shall be construed as limiting the height of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land.

- (c) build, construct or erect or cause or permit to be built, constructed or erected any fence on the title boundaries (excluding the front boundary) other than a Colourbond fence of 1.8 metres in height of a "Teatree" colour. This height shall reduce in accordance with normal fencing design in the first two panels of each side boundary from the front boundary. This shall not apply to any part of the dwelling construction forming part of the title boundary.
- (d) move thereon any building which has been wholly or partly completed nor any part thereof.
- (e) build, construct or erect or cause to be built, constructed or erected within the rear northern boundary fence any gate, gateway or entry/exit point.
- 2. Use the burdened land for business purposes (with the exception of "Home Occupation" as defined in Clause 52.11 of the Greater Shepparton Planning Scheme) or as a depot.

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





COVENANT TO BE INSERTED IN TRANSFER LOTS 10, 37, 38, 49 & 50

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.





COVENANT TO BE INSERTED IN TRANSFER LOTS 11-36, 39-48 & 51-53

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.



Appendix C
Plan of Subdivision



PLAN OF SUBDIVISION PS807298X **EDITION 1** LOCATION OF LAND PARISH: SHEPPARTON TOWNSHIP: -SECTION: -CROWN ALLOTMENT: 77 (Part) **CROWN PORTION: -**TITLE REFERENCE: C/T VOL 11818 FOL 880 LAST PLAN REFERENCE: PS744544H, LOT 1 POSTAL ADDRESS: 40 SOUTHDOWN STREET (at time of subdivision) SHEPPARTON MGA94 CO-ORDINATES: E: 357 290 (of approx centre of land N: 5 976 27) ZONE: 55 N: 5 976 270 VESTING OF ROADS AND/OR RESERVES Notations IDENTIFIER COUNCIL/BODY/PERSON Land being subdivided is enclosed within thick continuous lines ROAD R-1 GREATER SHEPPARTON CITY COUCNIL DRAFT **NOTATIONS** DEPTH LIMITATION DOES NOT APPLY SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 2016-513 This survey has been connected to permanent marks No(s). 164, 136, 263, 316 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	DRAINAGE	7	PS528512D	CITY OF GREATER SHEPPARTON
E-2 & E-3	PIPELINES OR ANCILLARY PURPOSES	2.5	THIS PLAN (SEC 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER CORPORATION
E-3 & E-4	CARRIAGEWAY	SEE DIAG	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
1 1				
1				
1				

THE VINES ESTATE - STAGE 1 (23 LOTS)





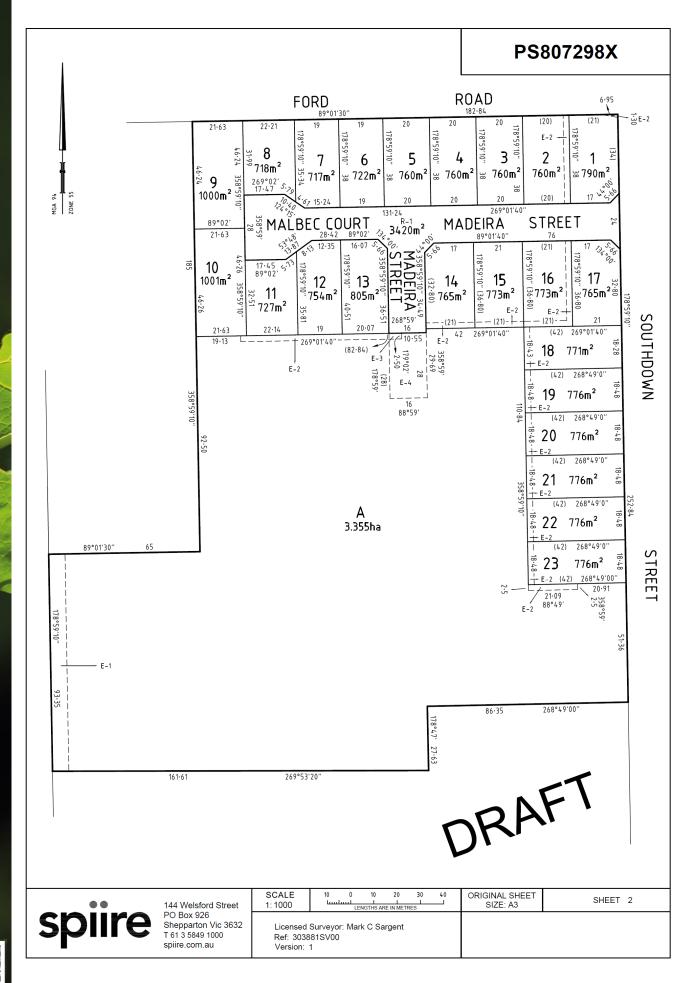
144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au SURVEYORS FILE REF: 303881SV00

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

Licensed Surveyor: Mark C Sargent Version: 1







Appendix D Engineering Detail Plans



STAGE 1 (PERMIT (SHEPPARTC 16-513)) PTY LTD

GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO HAE GRID OF AUSTRALIA (MGA) ZONE 55. ALL ENSTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A BOITAL TERRAIN MOBEL THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES AND ARE ACCURATE TO WITHIN ±0.05m.

- ROAD CHAINAGES REFER TO ROAD CENTRELINES, CHAINAGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE LIP OF KERB
- ALL EXCAVATED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
- PLIMS ON UTS GERTER THAN ZORME ET DE CONTROLLOFEL TESTO TO THE CORM LTAN REQUEREMENTS. AS PETERON THAN LS 14 M. AS 2194-2010 LIMES ON EASTHANDRIS DED (COMPETAL AND RESIDENTAL DEVELOPMENT FILL S-BET DE ESTREPOLO TESOLE, TELLOS AND REPLACTO ANTH CIDENIL IMPERE RED) TO DET AN THE FINAL LEVELS SHOWN ON THE DRAWNINGS.
- ALL FILLING WITHIN ROAD RESERVE GREATER THAN 200mm IS TO BE UNDERTAKEN USING LEVEL I. SUPERVISION AND BE COPPLETED IN ACCIORDANCE WITH AS 3798-2007. FILL LEVEL I. SUPERLACED WITH TOPSOIL (IMPER AREAS, ARE TO BE STRIPPED OF TOPSOIL, FILLED MAD BEFLACED WITH TOPSOIL (IMPER REQUIRED) TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWNIGS.
- FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION, AS 3798-2007 8 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 A' 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 COMPERINIS WORK ON EXCENDATIONS IN EXCESS OF 150m DEEP. A NOTIFICATION FORM MUST BE SENT TO WORKSAFE. THE CONTRACTOR IS TO COMPLY WITH WORKSAFE. THE MIKES TRENCHES JEGULATION 1982, THE MIKES ACT 1958 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1985, 2004.
- ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS CRUSSED BOCK SERVICE TRENCHES LESS THAM 75/mm BEHND KEBB AND CHAMBLE OR PAYED TRAFFIC AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 CRUSSHED ROCK.
- WHERE RECURRED, DALENDS THE ORDER DAMES, DEFERSATIONS AND DRAWS ARE TO BE BEALTED, DOWNED, DEFENDED WHERE DAYS THE FOLLOWING THE STREAM THE FLAT SHALL BE WESTED TO, DOWNEDCETHER OF THE STREAM EST SHALL BE WESTED TO, DATE BE EXCLAINED TO BE STREAM TO BE THE STREAM THE FLAT SHALL BE EXCLAINED TO BE A CELEVITY DOWNED FOR THE STREAM THE STREAM THE SECURIOR OF THE STREAM THE S
- NO BLASTING TO BE CARRED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCIL'S PERMISSION.
- GAS AND WATER CONDUITS ARE TO BE .
 850mm . CLASS 12 P.V.C. SINGLE SERVICE
 8100mm . CLASS 12 P.V.C. DUAL SERVICE IDRINKING AND NON DRINKING WATER!
- WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS:

 ROAD PAVEHENT 0.80m

 VERGE, FOOTPATHS 0.45m
- WATER TAPPINGS TO BE LOCATED IN CENTRE OF ALLOTHENTS UNLESS OTHERWISE SHOWN. ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION
- PAVEMENT DEPTHS MAY BE MODIFIED AS DIRECTED BY THE SUPERINTENDENT. PAYEMENT TO BE BOXED OUT TO MINHUM DEPTH DENOTED, INSPECTED AND IF SUBGRADE IS IN QUESTION, FURTHER TESTING CARRIED OUT TO DETERMINE FINAL PAVEMENT DEPTH. TELSTRA ARE TO BE NOTIFIED 7 DAYS PRIOR TO PLACEMENT OF CONCRETE WORKS
- WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED B

TELECOMPHUNEATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED AUTHORITY STANDARD DRG'S.
GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
× = OFFSET FROM BACK OF KERB

- WHEN PAYERENT EXCLAYATION IS IN ROCK ALL LODGE MATERIAL (INCLUDING ROCKS AND CLAY) MUST BE REMOVED. THE SUB-GRADE MUST THEN BE REGULATED WITH COUNCIL APPROVED THATERIAL. THE SUPERINTENDENT AND COUNCIL. FILLING TO BE CONSTRUCTED IN LAYERS 150mm THICK WITH COMPACTION ACHEVING 95% AUSTRALIAN STANDARD DENSITY.
- LINEMARMING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1742 SERIES UNILESS 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.
- CONTRACTOR TO PROVIDE AN ENVIRONMENTAL MANAGEMENT PLAN INCLUDING SILT AND SEDIMENT RUNGEF PROTECTION ETC. PRIOR TO THE COMMENCEMENT OF WORKS. TACTILE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELEVANT COUNCIL STANDARD DRAWINGS.
- ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWL IF ROAD AND DANAGE CONSTIDUTION NECESSITATES THER REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE SUPERMISSION.
- 30. TREES NOT SPECIFIED FOR REMOVAL ARE TO BE PROTECTED WITH APPROPRIATE EXCLUSION FENCING PRIOR TO CONNENCEMENT OF ANY WORKS.







LOCALITY PLAN NOT TO SCALE VICROADS: 673 02 (ED.7)

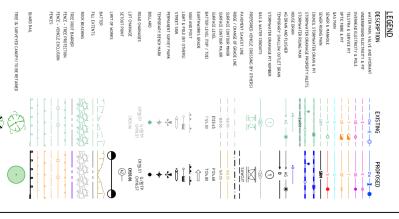
SERVICE LOCATION TABLE

OTABLE GAS (TELECOM) WATER SIDE OFFSET SI	133330 3012 T33330 3013 T33330 3013	OLIVE OLIVE	S 0.55 -	W 3.80 E 0.50x W 0.75 W	S/W 1.90	N 1.95 N
SIDE SIDE SIDE	D/0	SIDE		×	S/W	Z
ELECTRICITY U/G CABLE SIDE OFFSET	CABLE	OFFSET	•	1.90	240	2.30



REE TO BE REMOVED

WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE DALLY



discussion of the state of the	dics Spire Australia This occurrent is produce
---	---







pparton 61 3 5849 1000		₽
Authorised	Designed	







