



T H E  
**VINES**

**LAND OWNERS  
INFORMATION PACK**

OCTOBER 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 your property title.

## UNDERGROUND ELECTRICAL

The Vines Estate is serviced by underground electricity, each property has been supplied with an electrical pit at its boundary where connection is to be taken from. For any issues during connection please contact Powercor Australia.

## BUSHFIRE 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 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.



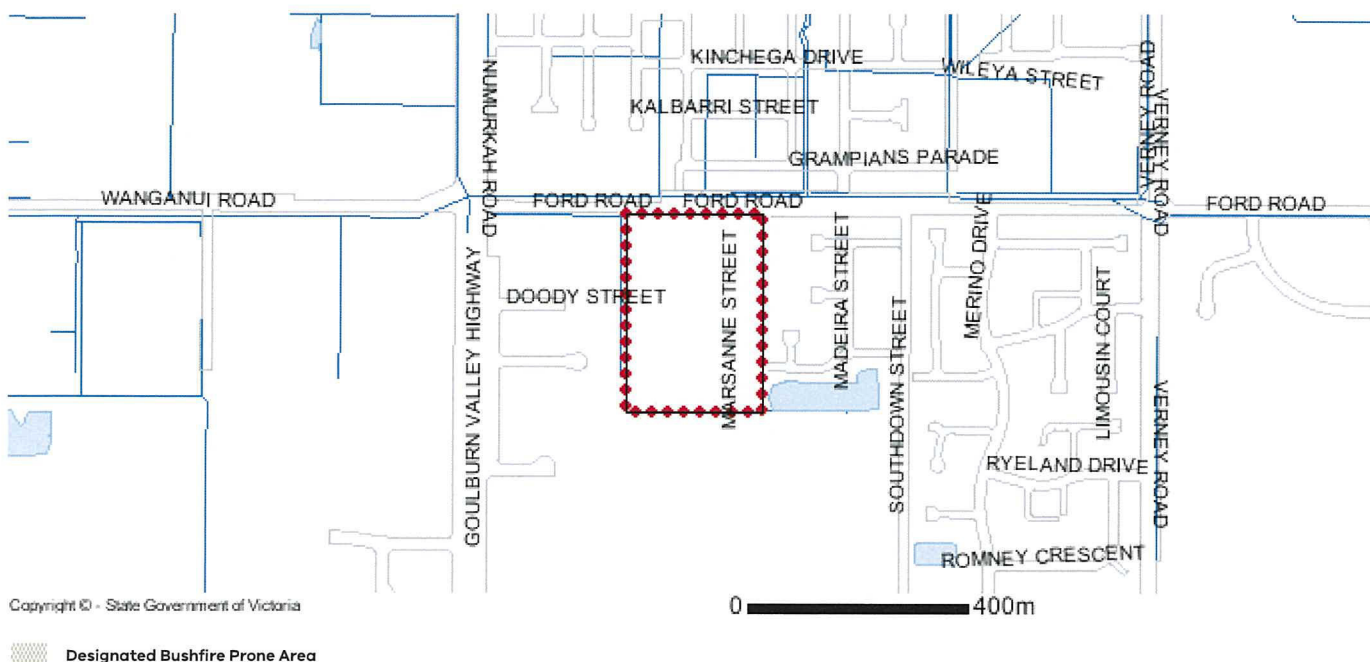


# **APPENDIX A**

## **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.**



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.



---

**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.

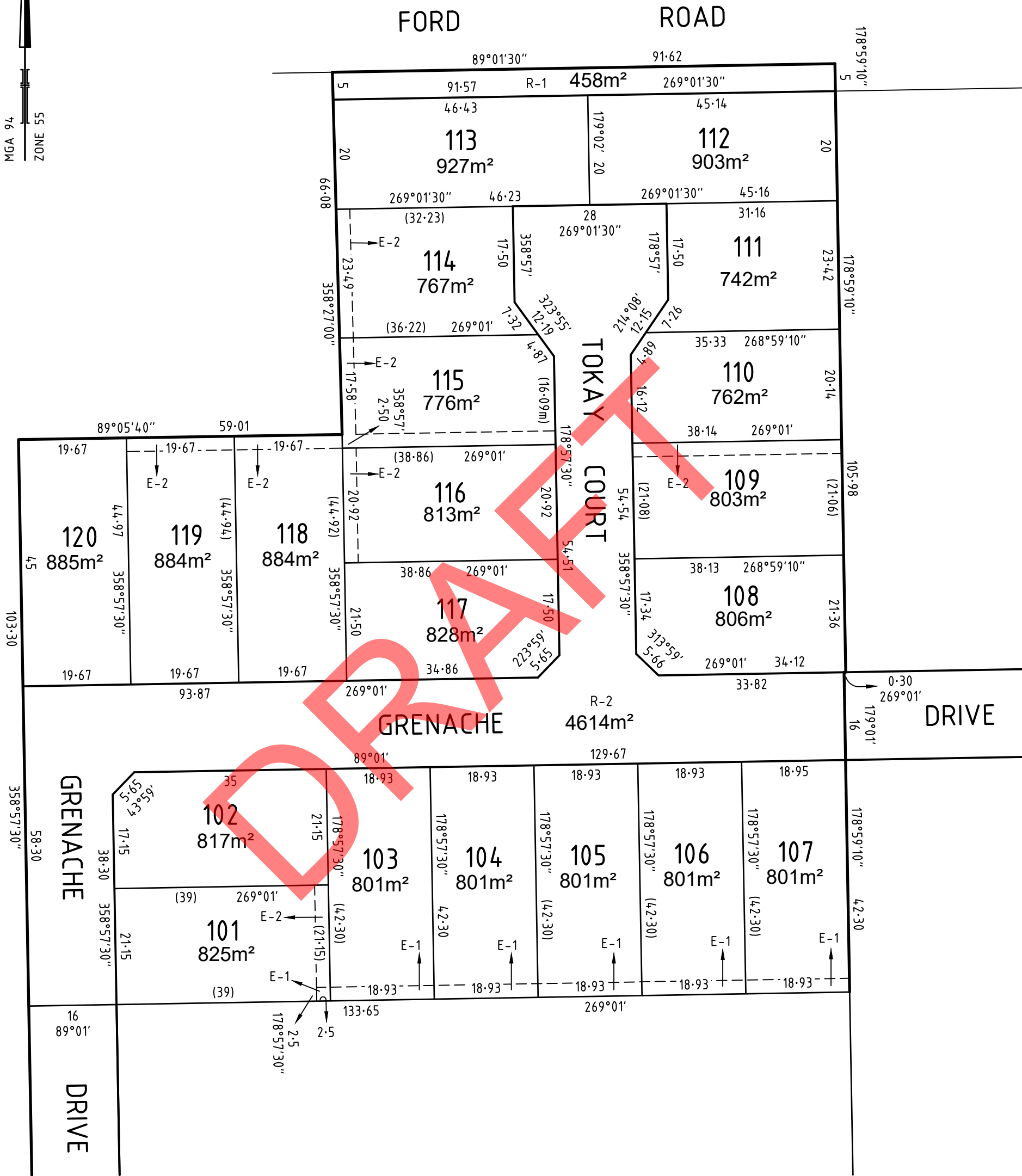
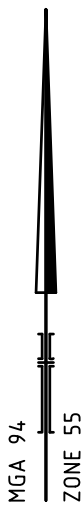
AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

# **APPENDIX C**

## **PLAN OF SUBDIVISION**



PLAN OF SUBDIVISION			EDITION 1		PS840870H	
LOCATION OF LAND 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						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
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				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey in PS807313F  STAGING: 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						
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	2.5	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			
 <div>144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au</div>		SURVEYORS FILE REF: 308433SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		Licensed Surveyor: Mark Christopher Sargent Version: 1				



# **APPENDIX D**

## **ENGINEERING DETAIL PLANS**

GENERAL NOTES:

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- DIAL BEFORE  
YOU DIG**  
[www.1100.com.au](http://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.

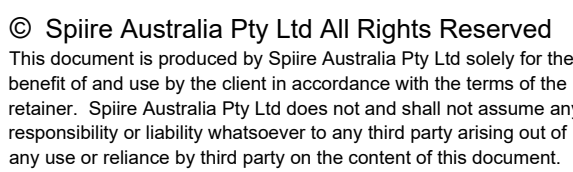


DRAWING	DESCRIPTION	SHEET No.	REVISION
CG100	FACE SHEET	1	A
CG200	DESIGN PLAN	2	A

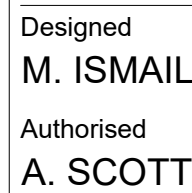
ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY		
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	U/G CABLE (LV & HV)	SIDE	OFFSET
GRENAACHE DRIVE (CH70/523 - CH70/516)	E	2.35	E	1.95	W	14.0	W	2.05	
GRENAACHE DRIVE (CH727/91 - CH857/151)	S	2.35	S	1.95	N	0.80	N	2.20	
TOKAY COURT	E	2.35	E	1.95	W	1.90	W	2.40	

- 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.
- DRAFT**
- SERV
- GRENACHE  
GRENACHE  
TOKAY CO

Scale



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



Checked  
A. ANDERSSON  
Date  
OCT 2021

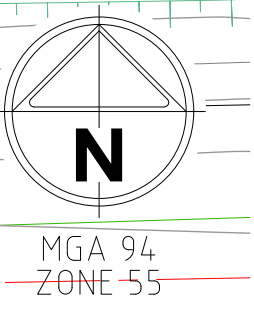
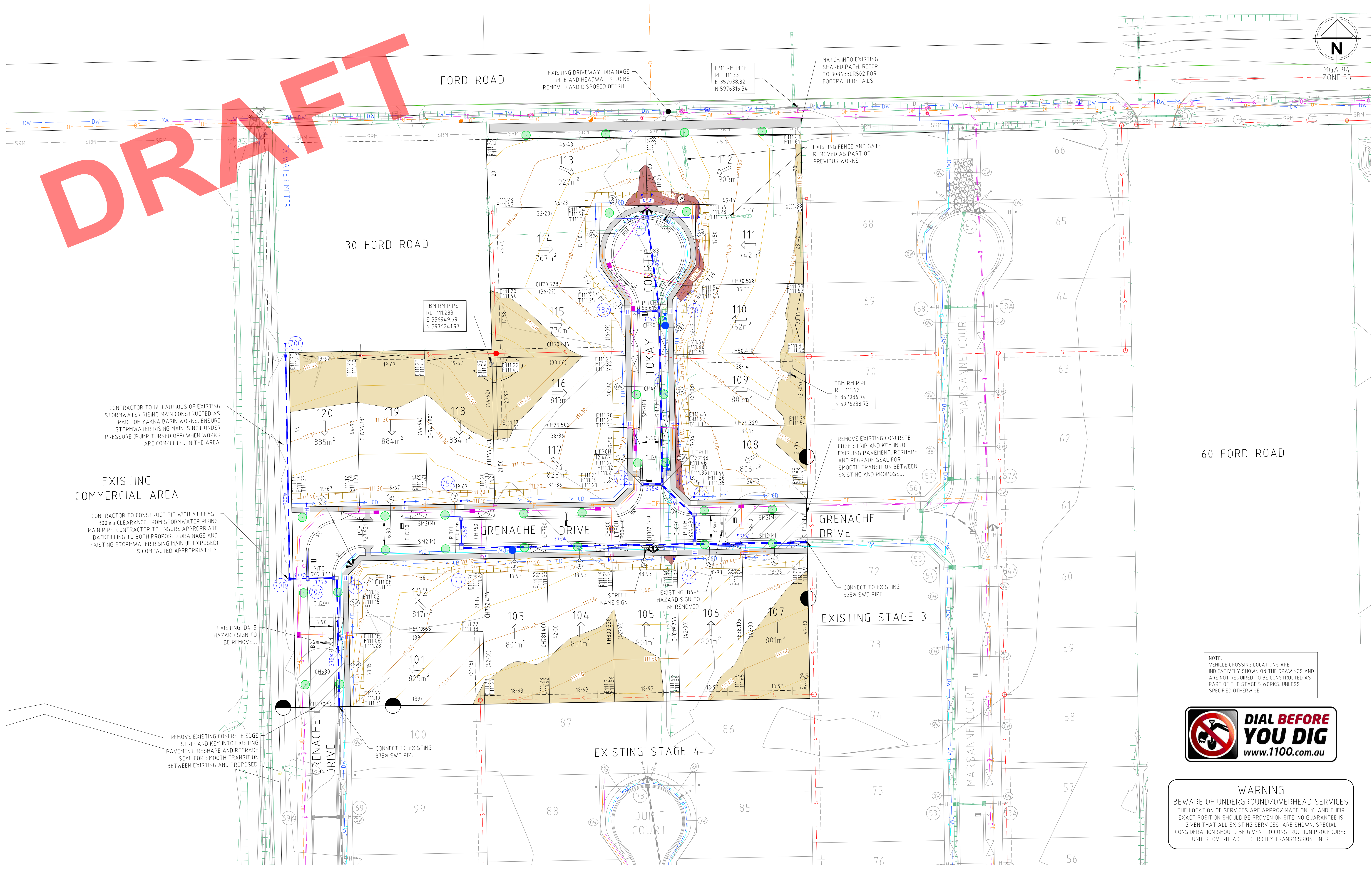
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Rev  
A

file name 3084-33CG100.dwg layout name CG100 plotted by Michael Ismail  
file location G:\30\3084-33\Civil\ACAD plot date 26/10/2021 4:10 PM Sheet 1 of 1 Sheets



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.

EXISTING COMMERCIAL 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

CONNECT TO EXISTING 375 S&W PIPE

CONNECT TO EXISTING 525 S&W PIPE

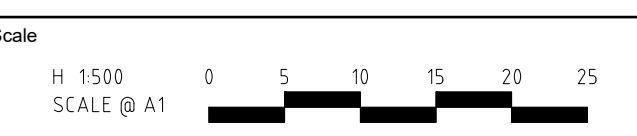
NOTE:  
VEHICLE CROSSING LOCATIONS ARE INDICATIVELY SHOWN ON THE DRAWINGS AND ARE NOT REQUIRED TO BE CONSTRUCTED AS PART OF THE STAGE 5 WORKS UNLESS SPECIFIED OTHERWISE.



**WARNING**  
BEWARE OF UNDERGROUND/OVERHEAD SERVICES  
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.

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Scale		H 1500 SCALE @ A1	
A		ISSUED FOR INFORMATION	
Rev		Amendments	
A.S.		26/10/21	
Approved		Date	



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**spiire**

144 WELSFORD STREET SHEPPARTON  
VICTORIA 3632 AUSTRALIA T 61 3 5849 1000  
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**THE VINES**

Designed  
M. ISMAIL

Authorised  
A. SCOTT

Checked  
A. ANDERSSON

Date  
OCT 2021

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

**PRELIMINARY** 308433CG200

Rev  
**A**





T H E  
VINES

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