



T H E  
**VINES**

**LAND OWNERS  
INFORMATION PACK**

MAY 2023 | STAGE 7

[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
- 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 7 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.



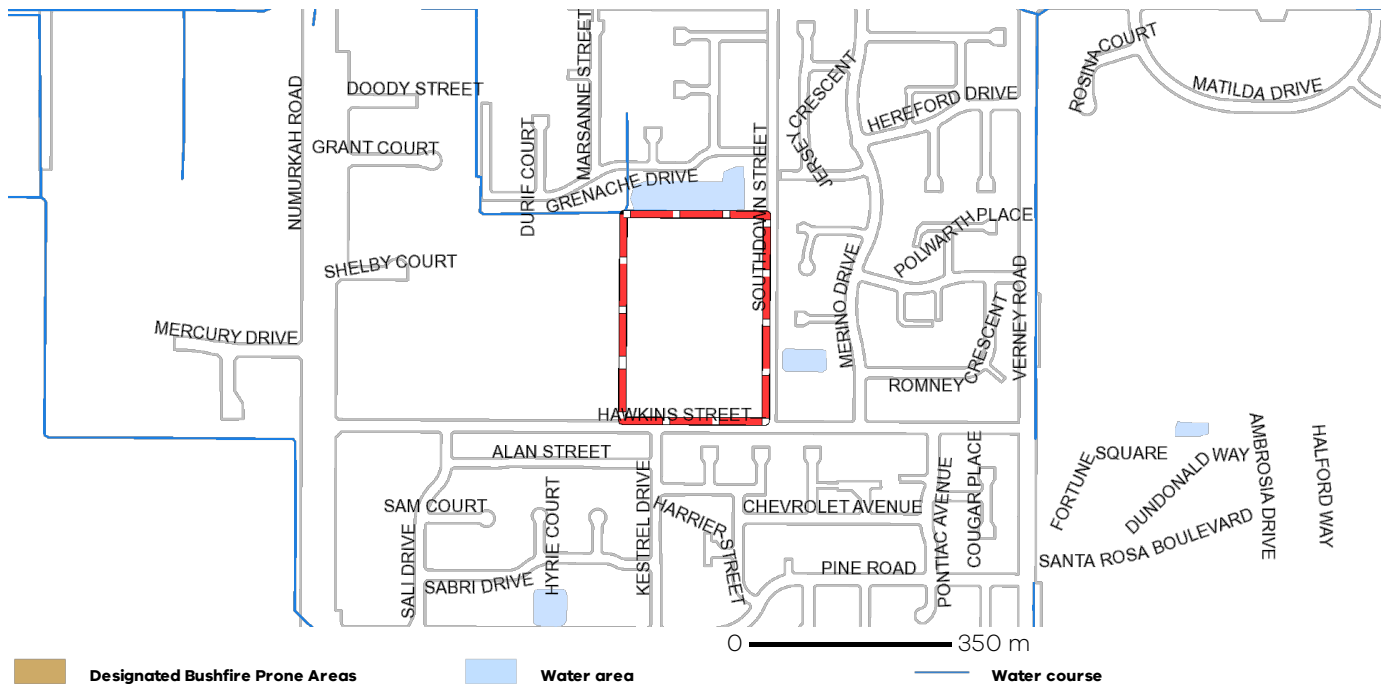


# **APPENDIX A**

## **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**

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**COVENANT TO BE INSERTED IN TRANSFER**  
**LOTS 27 – 39, 42 and LOTS 44 - 49**

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.



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**COVENANT TO BE INSERTED IN TRANSFER**  
**LOTS 40, 41, 43 and 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 4.0 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.

# **APPENDIX C**

## **PLAN OF SUBDIVISION**



# PLAN OF SUBDIVISION

EDITION 1

**PS849478J**

## LOCATION OF LAND

PARISH: SHEPPARTON

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 77 (Part)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL .... FOL ...

LAST PLAN REFERENCE: PS849459N, Lot A

POSTAL ADDRESS: 31-49 HAWKINS STREET  
(at time of subdivision) SHEPPARTONMGA94 CO-ORDINATES: E: 357 310 ZONE: 55  
(of approx centre of land in plan) N: 5 975 740**DRAFT**

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER

COUNCIL / BODY / PERSON

ROAD R-1  
RESERVE No. 1GREATER SHEPPARTON CITY COUNCIL  
POWERCOR AUSTRALIA LIMITEDLand being subdivided is enclosed within thick continuous lines  
Lots 1 to 26 and A (all inclusive) have been omitted from this plan.Other purpose of this plan

## NOTATIONS

DEPTH LIMITATION : DOES NOT APPLY

### SURVEY:

This plan is based on survey in PS849459N

### 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

To remove by agreement, Carriageway Easement created as E-2 in PS849459N that lies within R-1 plus lots 46, 47 and 48 in this plan, via section 6 (1) (k) of the Subdivision Act 1988.

## 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, E-5, E-6      | PIPELINES OR ANCILLARY PURPOSES                     | 2.5m           | PS849459N<br>(SEC 136 WATER ACT 1989) | GOULBURN VALLEY REGION WATER CORPORATION |
| E-2                | CARRIAGEWAY   | SEE DIAG       | PS849459N                             | GREATER SHEPPARTON CITY COUNCIL          |
| E-3                | PIPELINES OR ANCILLARY PURPOSES                     | 2.5m           | THIS PLAN<br>(SEC 136 WATER ACT 1989) | GOULBURN VALLEY REGION WATER CORPORATION |
| E-4, E-5, E-6, E-7 | CARRIAGEWAY   | SEE DIAG       | THIS PLAN                             | GREATER SHEPPARTON CITY COUNCIL          |
| E-6, E-7, E-8      | POWERLINE<br>(SEC 88 ELECTRICITY INDUSTRY ACT 2000) | 4m             | THIS PLAN                             | POWERCOR AUSTRALIA LIMITED               |

THE VINES ESTATE - STAGE 7 (24 LOTS)

AREA OF STAGE - 2.38ha

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

SURVEYORS FILE REF: 310096SV00

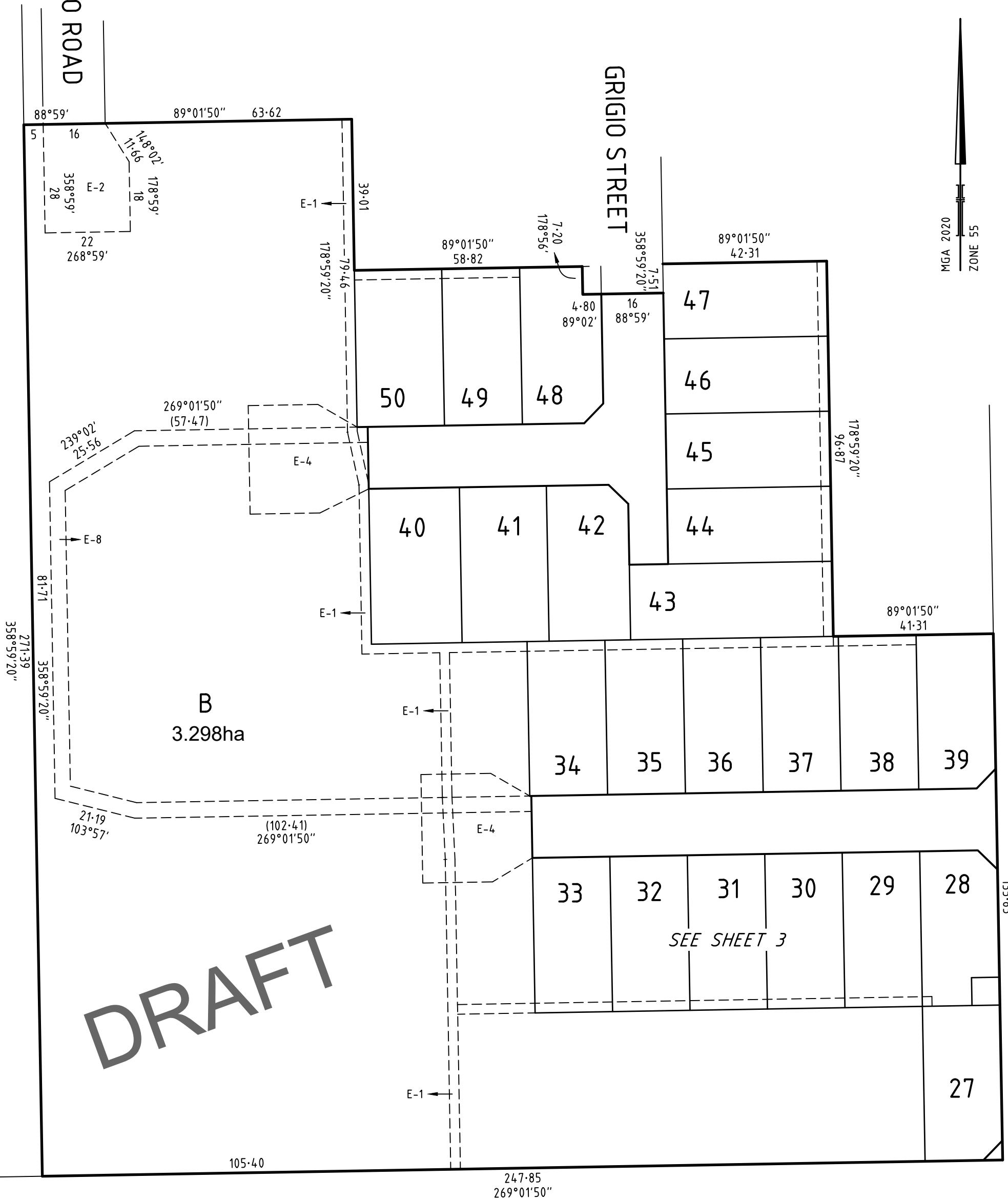
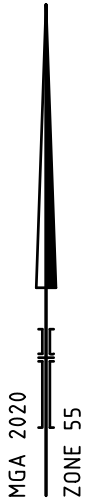
Licensed Surveyor: Mark Christopher Sargent  
Version: 3ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 4

VERDELHO ROAD

GRIGIO STREET

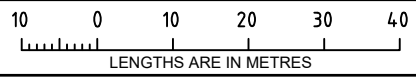
HAWKINS STREET



DRAFT

SURVEYOR'S FILE REF: 310096SV00

SCALE 1:1000



ORIGINAL SHEET SIZE: A3

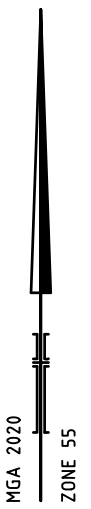
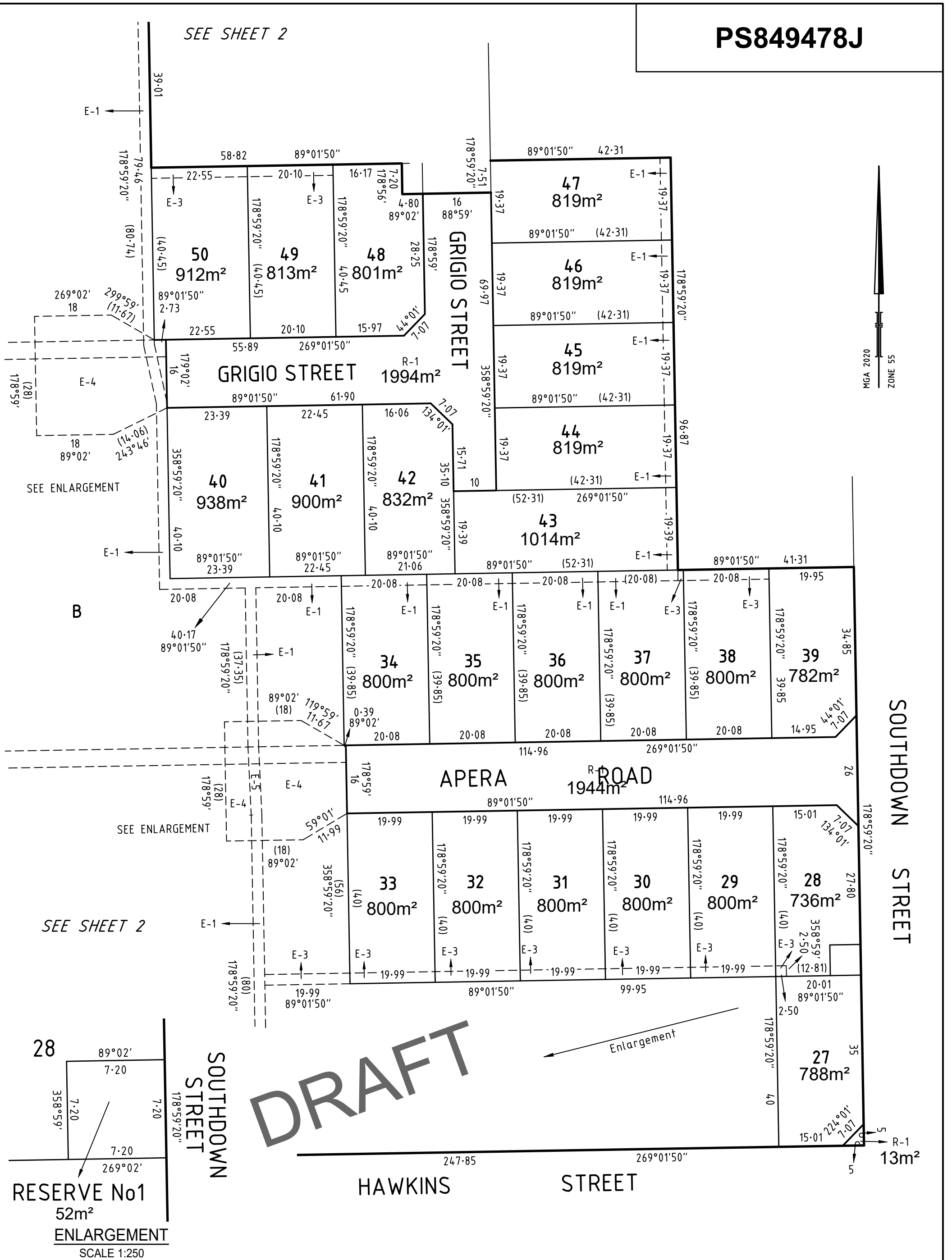
SHEET 2



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Version: 3

SEE SHEET 2



DRAFT

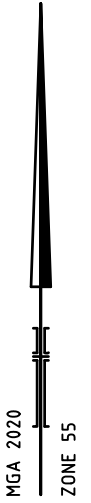
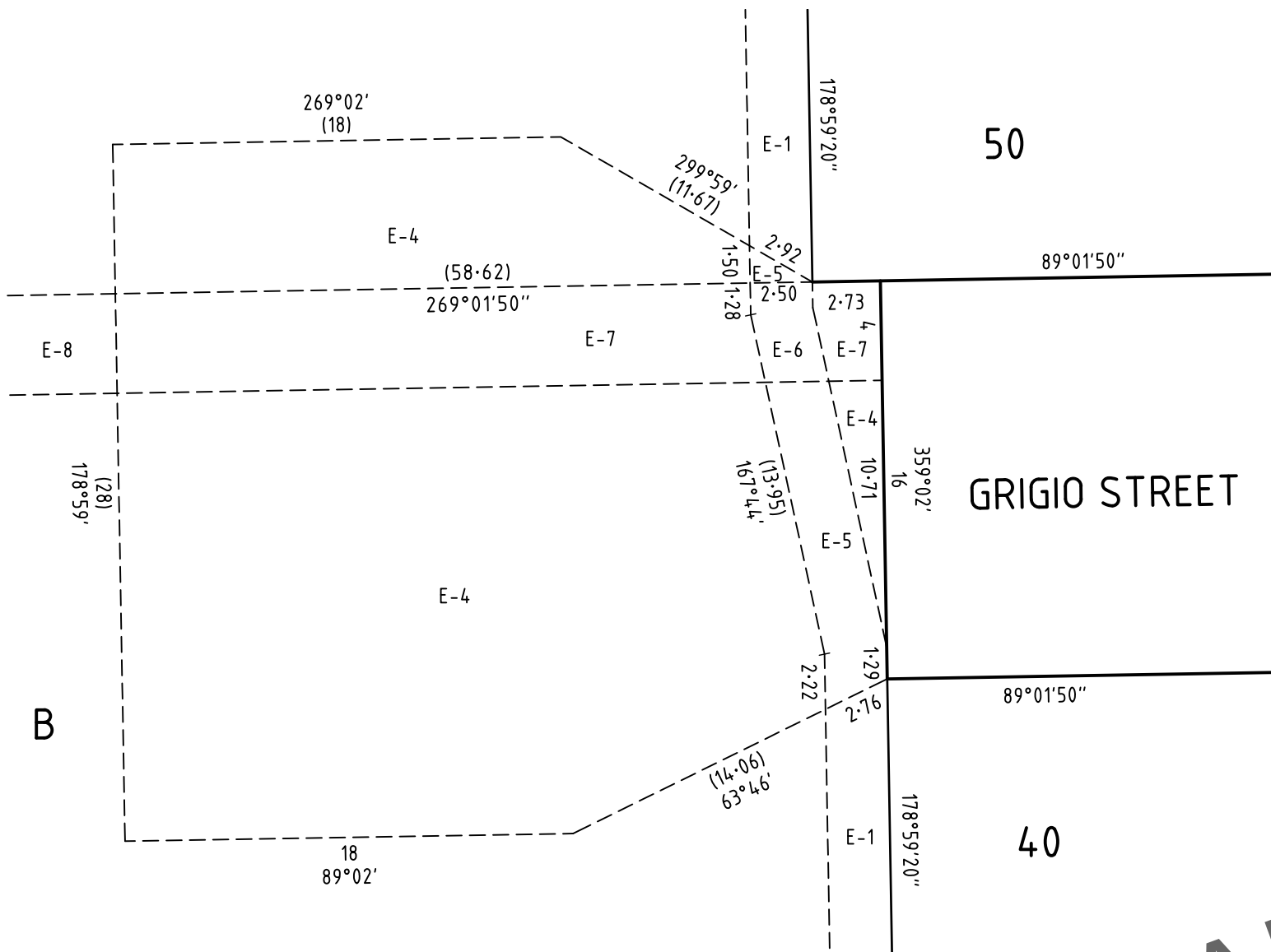
RESERVE No1  
52m<sup>2</sup>  
ENLARGEMENT  
SCALE 1:250

|                                 |   |                         |         |
|---------------------------------|---|-------------------------|---------|
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|---------------------------------|---|-------------------------|---------|

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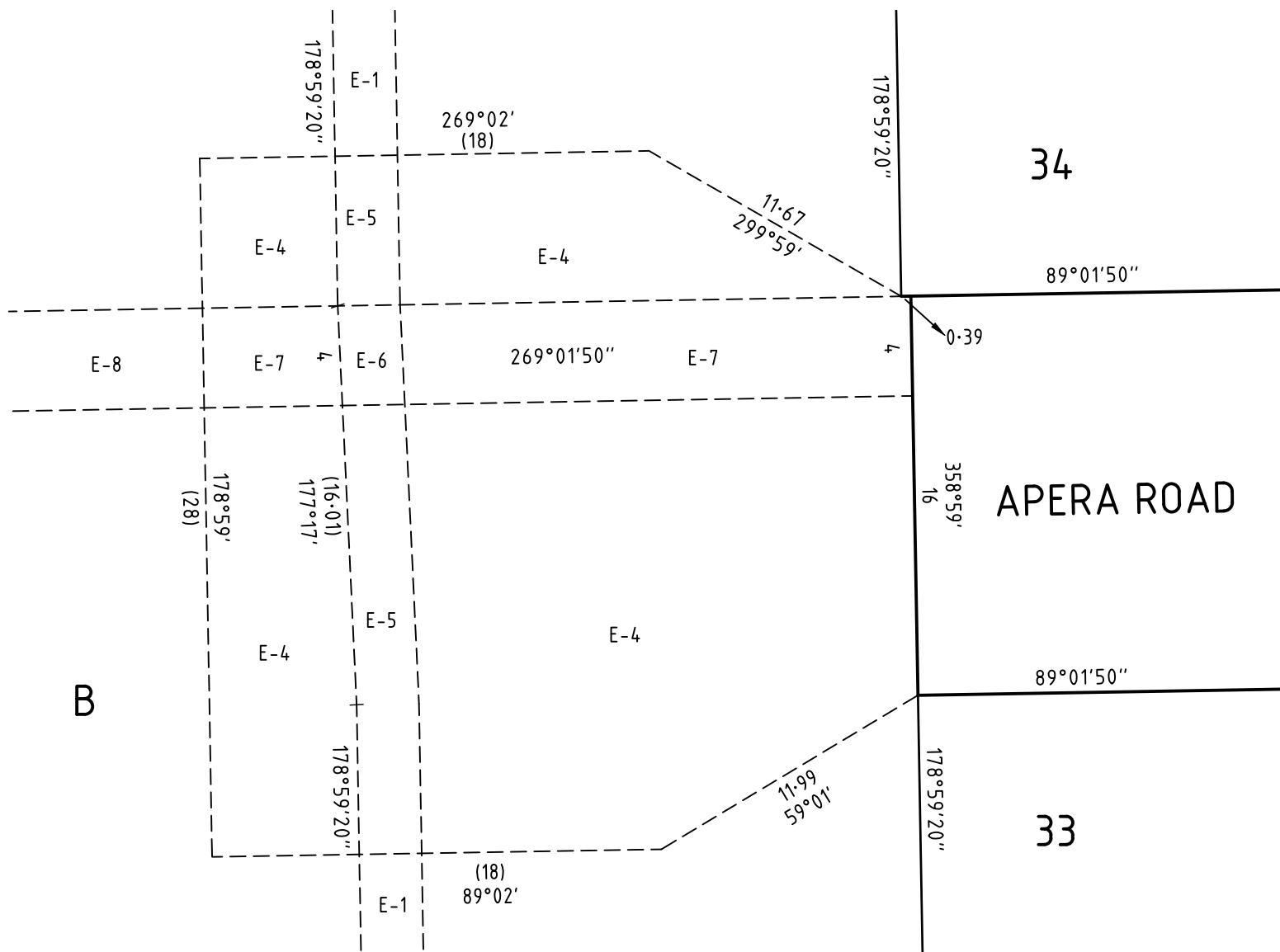
Licensed Surveyor: Mark Christopher Sargent  
Version: 3

13m<sup>2</sup>



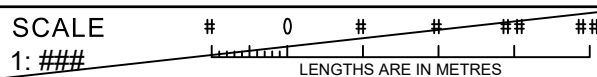
**ENLARGEMENT**  
SCALE 1:250

**DRAFT**



**ENLARGEMENT**  
SCALE 1:250

SURVEYOR'S FILE REF: 310096SV00



ORIGINAL SHEET  
SIZE: A3

SHEET 4



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Version: 3

# **APPENDIX D**

## **ENGINEERING DETAIL PLANS**



# THE VINES ESTATE STAGE 7 (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 150m 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 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

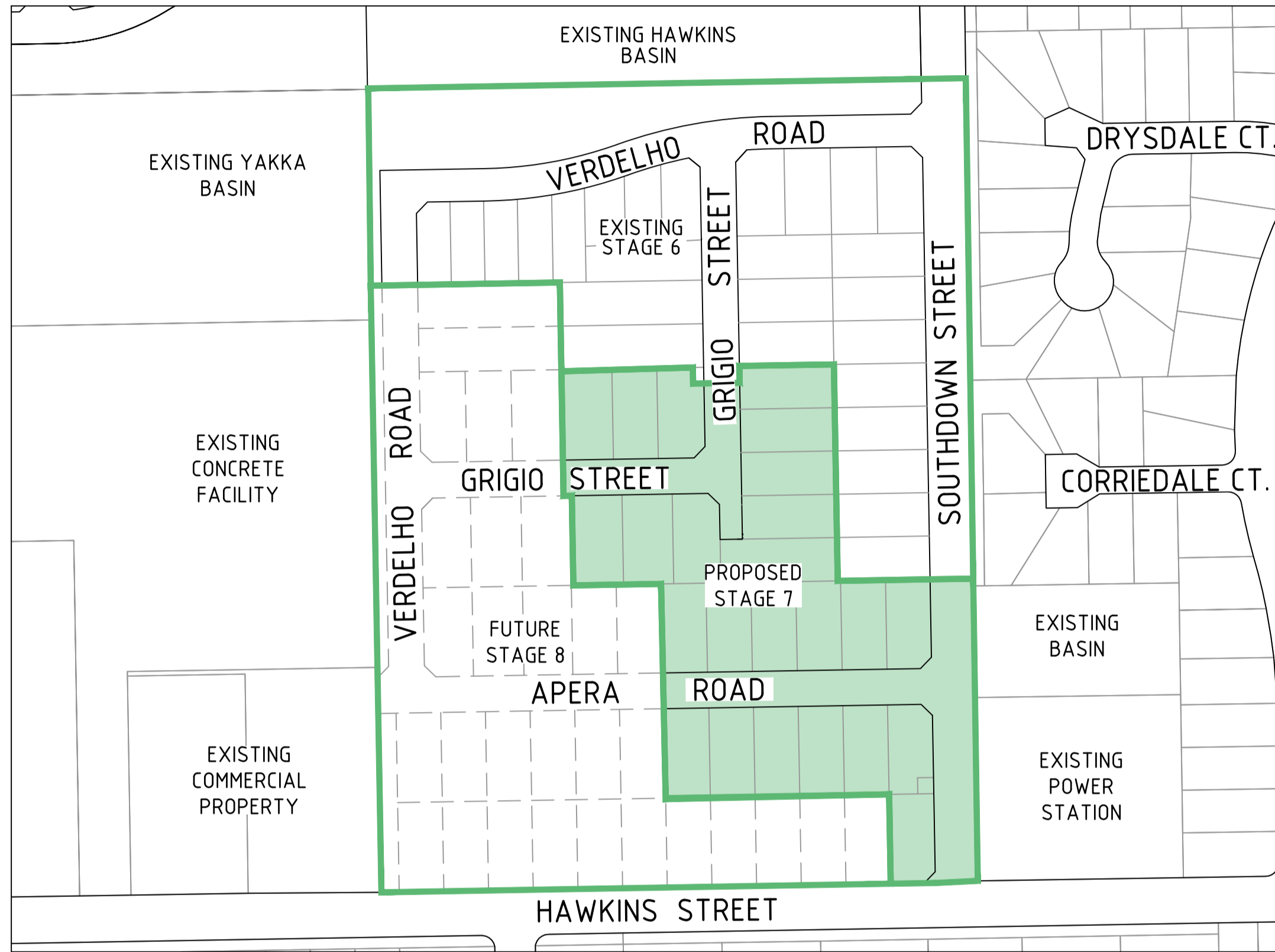
THE FOLLOWING HOLD POINT INSPECTIONS REPRESENT THE MINIMUM NUMBER OF COUNCIL INSPECTIONS AND SHALL APPLY UNTIL WORKS ARE APPROVED BY COUNCIL'S SUPERVISING OFFICER. COUNCIL'S CONSULTING SUPERVISOR MUST ALSO BE PRESENT AT THESE HOLD POINTS.

- 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.

NOTE:  
TOTAL NUMBER OF STREET TREES  
IN STAGE 7 = 38



LOCALITY PLAN  
SCALE: NOT TO SCALE

## DRAWING SCHEDULE

| DRAWING | DESCRIPTION | SHEET No. | REVISION |
|---------|-------------|-----------|----------|
| CG100   | FACE SHEET  | 1         | C        |
| CG200   | FACE PLAN   | 2         | C        |

## LEGEND

| 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) / 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 |        |     |            |
|                  |               |        |      |        |               |        | SIDE        | OFFSET | SIDE      | OFFSET |     |            |
| HAWKINS STREET   | N             | 2.67e  | N    | 3.17   | N             | 0.80   | -           | -      | N         | 4.49   | S   | 6.12       |
| SOUTHDOWN STREET | W             | 4.35   | W    | 3.85   | W             | 0.80   | W           | 3.50x  | W         | 2.28   | W   | 1.39-1.84e |
| GRIGIO STREET    | E/S           | 2.20   | E/S  | 1.80   | W/N           | 1.80   | W/N         | 0.90x  | W/N       | 2.30   | W/N | 2.70       |
| APERA ROAD       | S             | 2.30   | S    | 1.80   | N             | 1.80   | N           | 0.90x  | N         | 2.30   | N   | 2.70       |

- 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
- e = EXISTING SERVICE

DRAFT

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| Rev | Amendments          | Approved | Date     |
|-----|---------------------|----------|----------|
| C   | CONTRACT COPY ISSUE | A.A.     | 24/05/23 |
| B   | CONTRACT COPY ISSUE | A.A.     | 09/02/23 |
| A   | CONTRACT COPY ISSUE | A.A.     | 03/10/22 |



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Checked  
A. SCOTT

Date  
09/02/23

THE VINES ESTATE  
STAGE 7 (PERMIT NO. 2021-167)

CONTRACT COPY  
FACE SHEET  
CITY OF GREATER SHEPPARTON  
THE VINES (SHEPPARTON) PTY LTD

**PRELIMINARY** Drg No 310096CG100 Rev C









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