

# LAND OWNERS INFORMATION PACK

NOVEMBER 2017

STAGE 12



SEVEN **CREEKS**  
ESTATE

[www.developmentedge.com.au](http://www.developmentedge.com.au)

**This report has been prepared by the office of Spiire on behalf of Seven Creeks Corporation Pty Ltd.**

144 Welsford Street PO Box 926 **Shepparton** Victoria 3632 Australia

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# QUIET, PEACEFUL, BEAUTIFUL...



## 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 Seven Creeks Estate, Kialla.

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**

Seven Creeks 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**

Seven Creeks 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**

Seven Creeks 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)**

Sections of Seven Creeks Estate is within the bushfire attack prone area, therefore special construction requirements apply. For further information on this please refer the Appendix A of this report.

## **Protective Covenants**

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

## **Appendix A**

Bushfire Attack Level Report

## Designated Bushfire Prone Areas

from [www.dtpli.vic.gov.au/planning](http://www.dtpli.vic.gov.au/planning) on 29 January 2016 02:07 PM

**Lot and Plan Number:** Lot 1 PS731264

**Address:** 7765 GOULBURN VALLEY HIGHWAY KIALLA 3631

This parcel is one of 2 parcels comprising the property.

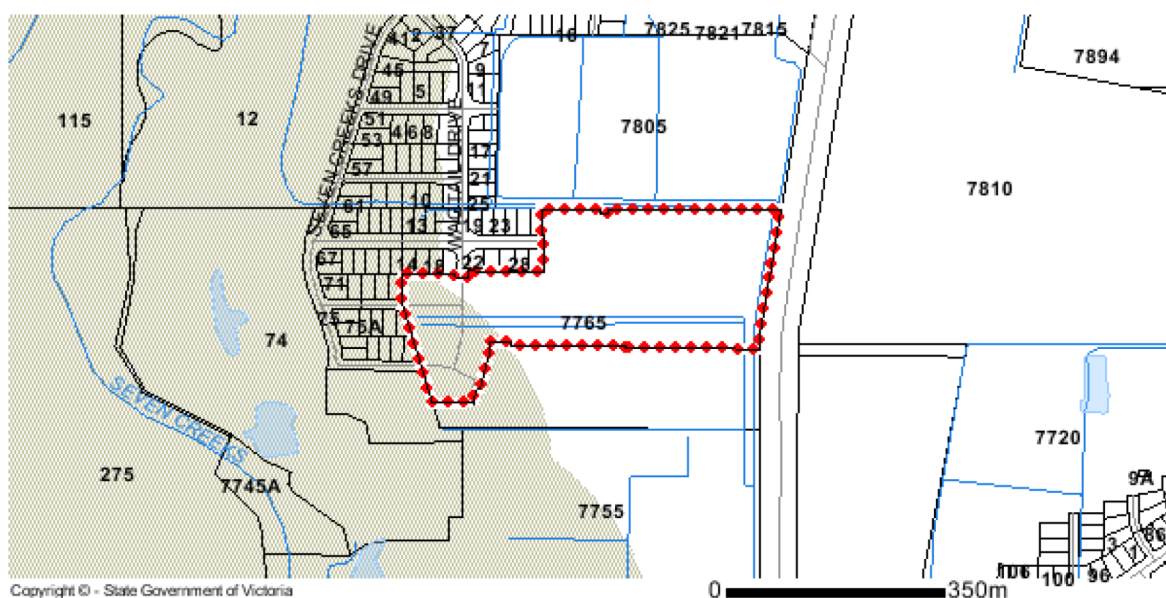
For full parcel details get the free Basic Property report at [Property Reports](#)

**Local Government (Council):** GREATER SHEPPARTON **Council Property Number:** 175402 (Part)

**Directory Reference:** VicRoads 675 M8

**This parcel is in a designated bushfire prone area.  
Special bushfire construction requirements apply. Planning provisions may apply.**

### Designated Bushfire Prone Area Map



#### Bushfire Prone Area Legend

Bushfire Prone Area Selected Land

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, and 19 August 2015.

The Building Regulations 2006 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 [services.land.vic.gov.au/maps/bushfire.jsp](http://services.land.vic.gov.au/maps/bushfire.jsp) or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(dc) of the Sale of Land 1962 (Vic).



## **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. 742396G (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 of parts thereof:

- (a) build, construct or erect or cause or permit to be built, constructed or erected on the land hereby transferred 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 on the land hereby transferred 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 meters 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 on the land hereby transferred any fence on the title boundaries (excluding the front boundary) other than a Neetascreen fence of 1.8 metres in height of a "Wilderness" 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 onto the land hereby transferred any building which has been wholly or partly completed nor any part thereof.
- (e) use the land hereby transferred 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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- (a) build, construct or erect or cause or permit to be built, constructed or erected on the land hereby transferred 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 on the land hereby transferred any garage and/or other normal outbuildings 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 floor 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 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 .
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## **Appendix C**

Plan of Subdivision

# PLAN OF SUBDIVISION

EDITION 1

**PS742409A**

## LOCATION OF LAND

PARISH: KIALLA  
 TOWNSHIP: -  
 SECTION: -  
 CROWN ALLOTMENT: 76 (Part)  
 CROWN PORTION: -  
 TITLE REFERENCE: C/T VOL FOL  
  
 LAST PLAN REFERENCE: PS742396G LOT A  
  
 POSTAL ADDRESS: 7765 Goulburn Valley Highway  
 (at time of subdivision) Kialla 3631  
  
 MGA94 CO-ORDINATES: E: 355 700 ZONE: 55  
 (of approx centre of land N: 5 967 200  
 in plan)

Council Name: Greater Shepparton City Council  
 Council Reference Number: S-2016-45  
 Planning Permit Reference: 2003-236E  
 SPEAR Reference Number: S086474T  
  
 Certification  
 This plan is certified under section 6 of the Subdivision Act 1988  
 Public Open Space  
 A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied  
 Digitally signed by: Braydon Aitken for Greater Shepparton City Council on 04/09/2017

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
R-1 RESERVE NO 1 RESERVE NO 2	GREATER SHEPPARTON CITY COUNCIL GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LTD

## Notations

**NOTATIONS**  
 DEPTH LIMITATION DOES NOT APPLY  
 Lots 1 to 372 (Inclusive) have been omitted from this plan  
 SURVEY:  
 This plan is based on survey in PS731264M  
 STAGING:  
 This is not a staged subdivision  
 Planning Permit No. 2003-236E  
 This is a SPEAR plan  
 This survey has been connected to permanent marks No(s). 81 & 158  
 In Proclaimed Survey Area No. 39

Further Purposes of Plan  
 1) Removal drainage and carriageway easements set aside in favour of Greater Shepparton City Council on PS649026M  
 Grounds for Removal  
 By consent of the relevant authority under the power of Section 6(k)(iii) Subdivision Act 1988  
 2) Removal of carriageway easement set aside in favour of Goulburn Valley Region Water Corporation on PS604349P  
 Grounds for Removal  
 By consent of the relevant authority under the power of Section 6(k)(iii) Subdivision Act 1988  
 3) Partial removal of pipelines or ancillary purposes easement (now contained within Herron Drive) set aside in favour of Goulburn Valley Region Water Corporation on PS604349P (Sec136 Water Act 1989)  
 Grounds for Removal  
 By consent of the relevant authority under the power of Section 6(k)(iii) Subdivision Act 1988

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

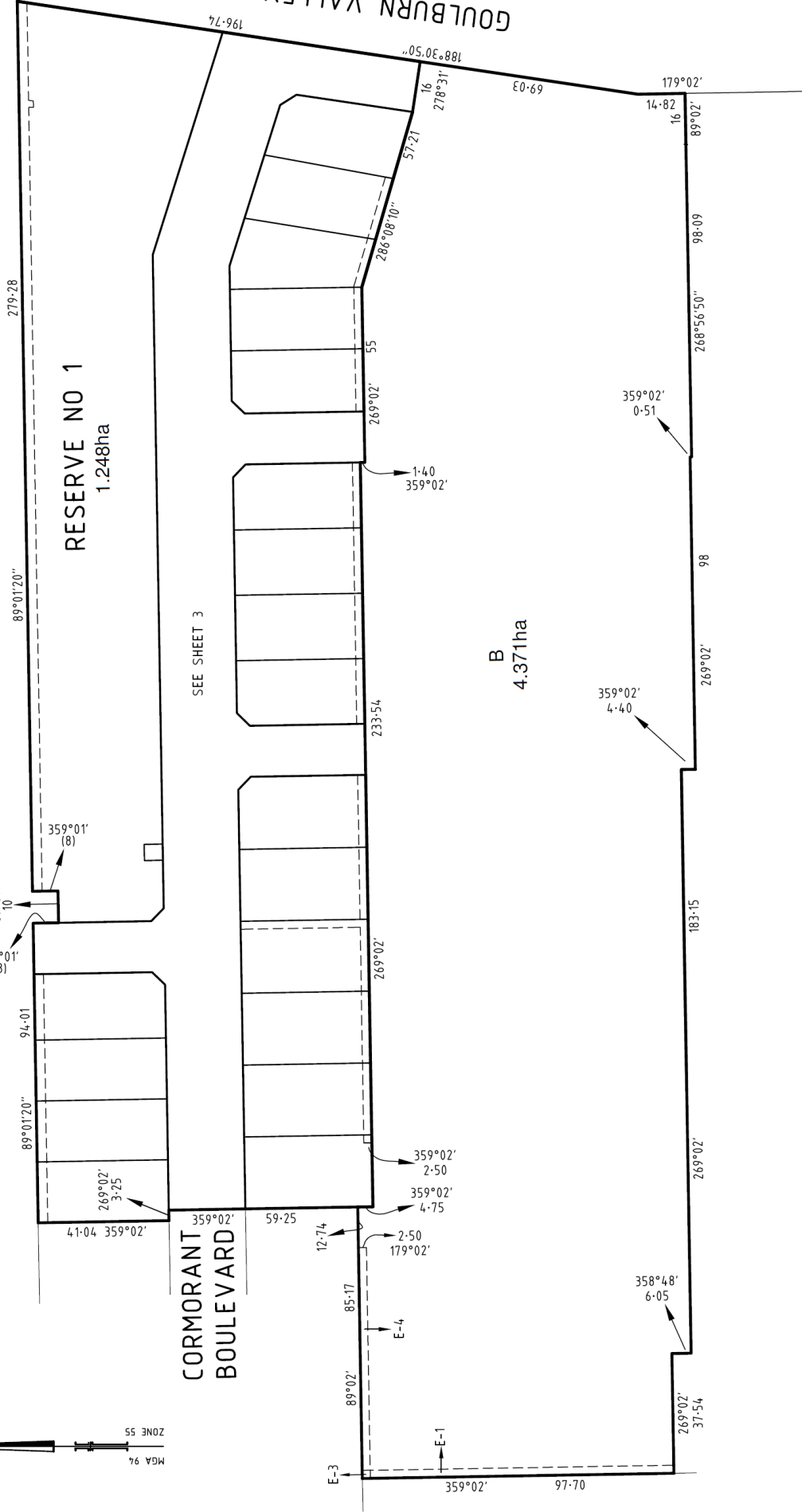
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS742396G (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS604349P (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS742396G (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS649026M (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	2.50	PS649026M (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-5	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION

SEVEN CREEKS ESTATE - STAGE 12 (19 LOTS)

AREA OF STAGE - 4.002ha

 <p>144 Welsford Street                  PO Box 926                  Shepparton Vic 3632                  T 61 3 5849 1000                  spiire.com.au</p>	SURVEYORS FILE REF: 302885SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
	Digitally signed by: Mark Christopher Sargent (Spiire Australia Pty Ltd - Shepparton), Surveyor's Plan Version (6), 10/03/2017, SPEAR Ref: S086474T		

PS742409A



RESERVE NO 1  
1.248ha

SEE SHEET 3

B  
4.371ha

CORMORANT  
BOULEVARD

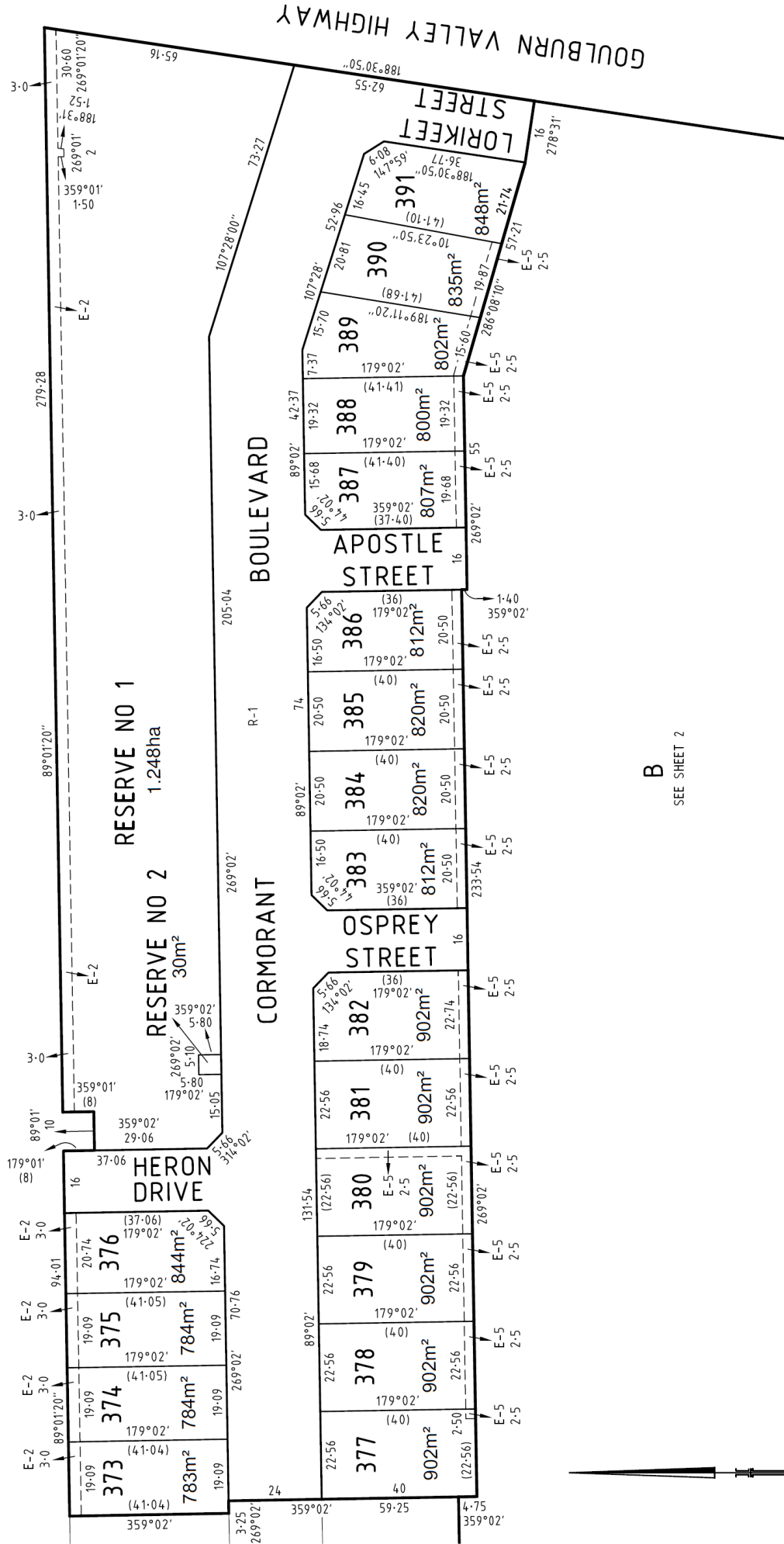
GOLBURN VALLEY HIGHWAY

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



SCALE 1:1250	12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
Digitally signed by: Mark Christopher Sargent (Spire Australia Pty Ltd - Shepparton), Surveyor's Plan Version (6) 10/03/2017, SPEAR Ref: S086474T		Digitally signed by: Greater Shepparton City Council, 04/09/2017, SPEAR Ref: S086474T	

PS742409A



B  
SEE SHEET 2

144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spire.com.au	SCALE 1:1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
Digitally signed by: Mark Christopher Sargent (Spire Australia Pty Ltd - Shepparton), Surveyor's Plan Version (6) 10/03/2017, SPEAR Ref: S086474T		Digitally signed by: Greater Shepparton City Council, 04/09/2017, SPEAR Ref: S086474T		

## **Appendix D**

Engineering Detail Plans

## SEVEN CREEKS ESTATE STAGE 12 (PERMIT NO. 2003-236/E) SEVEN CREEKS CORPORATION PTY LTD

### GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA HIGH ZONE 55.
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A METRAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS A GUIDE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE TO WITHIN 40MM.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE AUSTRALIAN STANDARD CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED VARIATIONS AND THE MUNICIPAL ENGINEER AND THE MUNICIPAL ENGINEER'S REPRESENTATIVE.
- ROAD CHANGES REFER TO ROAD CENTRELINES, CHANGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE TIP OF KERB.
- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE PROVIDERS. THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE.
- WHERE REQUIRED AND PERMITTED, FENCES AND OTHER FENCIBLES ON SITE ARE TO BE REMOVED AS DIRECTED BY THE ENGINEER. THE COST OF REMOVAL IS TO BE INCLUDED IN THE OVERALL LEASING/TENANTING FEE UNLESS A SPECIFIC ITEM FOR REMOVAL IS IDENTIFIED IN THE SCHEDULE.
- ALL EXCAVATED ROCK AND SURPLUS SOIL, TO BE REMOVED AND DISPOSED OFF SITE UNLESS OTHERWISE SPECIFIED.
- UNLESS OTHERWISE SPECIFIED, ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH AS 3798-2007. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND REPLACED WITH TOPSOIL, WHERE REQUIRED TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS. THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION, AS 3798-2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- NO BATTERS SHALL BE TYPED UNLESS OTHERWISE SHOWN.
- ALL FILL OR STOPPING OF MATERIALS IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.
- WORKS TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR FINDING TO BE MISSING AT THE TIME OF SURVEY. THE LICENSED SURVEYOR'S CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF T.E.N.'S THEREAFTER.
- AT LEAST 2 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150mm DEEP, A NOTIFICATION FORM MUST BE SENT TO WORKSAFE. THE CONTRACTOR IS TO COMPLY WITH WORKSAFE, THE INHERENT TRENCHES REGULATION 1982, THE RINCS ACT 1988 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1984, ENA.
- ALL EXISTING TRENCHES, DRAINS, SERVICES, AND OTHER UTILITIES ARE TO BE IDENTIFIED AND PROTECTED PRIOR TO EXCAVATION. WHERE NECESSARY, TRENCHES BEHIND KERB AND CHANNEL OR PAVED TRAFFIC AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 3 COURSED RICK.
- WHERE REQUIRED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE BREADED, REGRADED, RECONSTRUCTED AND PROTECTED. ALL EXISTING DRAINAGE SERVICES ARE TO BE MAINTAINED, APPROVED AND LAYED BY THE ENGINEER PRIOR TO COMMENCING ANY EXCAVATION. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL AND TO BE PLACED IN ACCORDANCE WITH THE SPECIFICATION. SUBJECT CONTROLLED HOSTILE CONDITIONS IN ACCORDANCE WITH THE SPECIFICATION.
- NO BLASTING TO BE CARRIED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCIL'S PERMISSION.
- GAS AND WATER CONDUITS ARE TO BE:
  - 850mm CLASS 2 P.V.C. - SINGLE SERVICE
  - 850mm CLASS 10 P.V.C. - DUAL SERVICE (DRAINING AND NON-DRAINING WATER)
 WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS:
  - 850mm CLASS 2 P.V.C. - 1.0m
  - 850mm CLASS 10 P.V.C. - 1.5m
 VERSE FOOTPATHS - 0.5m
- ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.
- AG/SUBSOIL DRAIN TO BE LAG BEHIND KERB WHERE REQUIRED IN ACCORDANCE WITH THE COUNCIL STANDARD DRAWINGS AND CONNECTED TO UNDERGROUND DRAINAGE.
- ALL R.C. JOINTS ARE TO BE RUBBER RING JOINTED (R.R.J.).
- TRENCHES OF ALL EASEMENT DRAINS ARE OFFSET 1.0m OR 2.2m WHERE OUTSIDE OF SEWER FROM THE PROPERTY LINE UNLESS SHOWN OTHERWISE.
- WHERE CURVED PIPE ALIGNMENTS ARE SHOWN ON THE FACE PLANS THEY ARE TO BE SPECIALLY NOTICED. CURVED PIPES ARE TO BE APPROVED OF COUNCIL AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- WATER TAPPINGS TO BE LOCATED IN CENTRE OF ALLOTMENTS UNLESS OTHERWISE SHOWN.
- TELSTRA IS TO BE NOTIFIED 7 DAYS PRIOR TO PLACEMENT OF CONCRETE WORKS.

- PAVEMENT DEPTHS MAY BE MODIFIED AS DIRECTED BY THE SUPERINTENDENT. PAVEMENT TO BE BORED OUT TO MINIMUM DEPTH INDICATED, INSPECTED AND IF SUBGRADE IS IN QUESTION, FURTHER TESTING CARRIED OUT TO DETERMINE FINAL PAVEMENT DEPTH.
- WHERE PAVEMENT IS CONTROLLED ON FILING, FILL MATERIALS TO BE APPROVED BY THE SUPERINTENDENT. ALL EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE AUSTRALIAN STANDARD CONDITIONS OF CONTRACT, ADDRESSING 95% AUSTRALIAN STANDARD BENEATH CLAY MUST BE REMOVED. THE SUB-GRADE MUST THEN BE REGRADED WITH COUNCIL APPROVED MATERIAL.
- UNDRAINING AND SLOPAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1712, SERIES 1 AND 2. WHERE NECESSARY, STREET JOINTS 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.
- TACKLE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT DISCRIMINATION ACT AND RELEVANT COUNCIL STANDARD DRAWINGS.
- CONTRACTOR TO PROVIDE AN ENVIRONMENTAL MANAGEMENT PLAN INCLUDING SOIL 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 NECESSARILY, THEIR REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE SUPERINTENDENT.
- EXCAVATION FENCIBLES TO BE INSTALLED WITH APPROPRIATE SIGNAGE PRIOR TO COMMENCEMENT OF ANY WORKS.

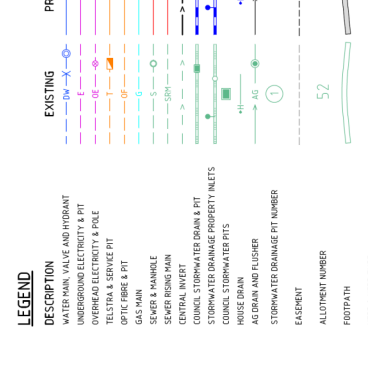
### CIVIL WORKS HOLD POINTS

- THE FOLLOWING HOLD POINT INSPECTIONS REPRESENT THE MINIMUM NUMBER OF COUNCIL INSPECTIONS AND SHALL APPLY UNLESS WORKS ARE APPROVED BY COUNCIL'S SUPERINTENDING OFFICER. COUNCIL'S CONSULTING SUPERINTENDING OFFICER ALSO BE PRESENT AT THESE HOLD POINTS.
- BEFORE COMMENCEMENT OF WORKS.
  - PRIOR TO PLACEMENT OF KERB AND CHANNEL.
  - PRIOR TO PLACEMENT OF SUBBASE AND PROFIT FILL.
  - AT PROOF-ROLLING OF SUBGRADE.
  - PRIOR TO PLACEMENT OF PAVEMENT.
  - PRIOR TO PLACEMENT OF THE FINISH COAT.
  - PRIOR TO PLACEMENT OF THE WEARING COURSE.
  - FINAL ACCEPTANCE INSPECTION.
- THE FOLLOWING ARE WITNESS POINTS. COUNCIL ARE MADE AWARE OF THE WORKS BUT WORKS ARE NOT TO BE HELD UP AWAITING INSPECTION.
- PRIOR TO BACKFILLING STORMWATER DRAINS.

### DRAWING SCHEDULE

REFERENCE	DESCRIPTION	SHEET No.
CG100	FACE SHEET	1
CG200	CONTRACT COPY	2

### LOCALITY PLAN



LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT	—	—
UNDERGROUND ELECTRICITY & PIT	—	—
OVERHEAD ELECTRICITY & POLE	—	—
TELSTRA & SERVICE PIT	—	—
OPTIC FIBRE & PIT	—	—
GAS MAIN/VALVE	—	—
SEWER MAIN	—	—
CENTRAL INVERT	—	—
COUNCIL STORMWATER DRAIN & PIT	—	—
STORMWATER DRAINAGE PROPERTY INLETS	—	—
HOUSE DRAIN AND FLUHER	—	—
STORMWATER DRAINAGE PIT NUMBER	—	—
EASEMENT	—	—
ALLOTMENT NUMBER	—	—
FOOTPATH	—	—
KERB & KERB TYPE	—	—
GAS & WATER CONDUITS	—	—
CONCRETE VEHICLE CROSSING	—	—
PAVEMENT SAWCH LINE	—	—
RIDGE / CHANGE OF GRADE LINE	—	—
SURFACE CONTOUR MINOR	—	—
SURFACE CONTOUR MAJOR	—	—
SURFACE LEVEL	—	—
BATTER LEVEL (TOP / 100)	—	—
EARTHWORKS GRADE	—	—
SIGN AND POST	—	—
SOFT & POLE BY (OTHERS)	—	—
CURB & POLE	—	—
PERMANENT SURVEY MARK	—	—
TEMPORARY BENCH MARK	—	—
BOLLARD	—	—
ROAD CHANGES	—	—
LOT CHANGE	—	—
SETOUT POINT	—	—
LIMIT OF WORKS	—	—
BATTER	—	—
EXCAVATION GREATER THAN 0.20m	—	—
FILING GREATER THAN 0.20m	—	—
FILL EXTENTS	—	—
FENCES - VEHICLE EXCLUSION	—	—
TREES IS SURVIVED CAMPUS TO BE RETAINED	—	—
TREE TO BE REMOVED	—	—

**DIAL BEFORE YOU DIG**  
www.1100.com.au

**WARNING**  
BEWARE OF UNDERGROUND/OVERHEAD SERVICES  
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

### SERVICE LOCATION TABLE

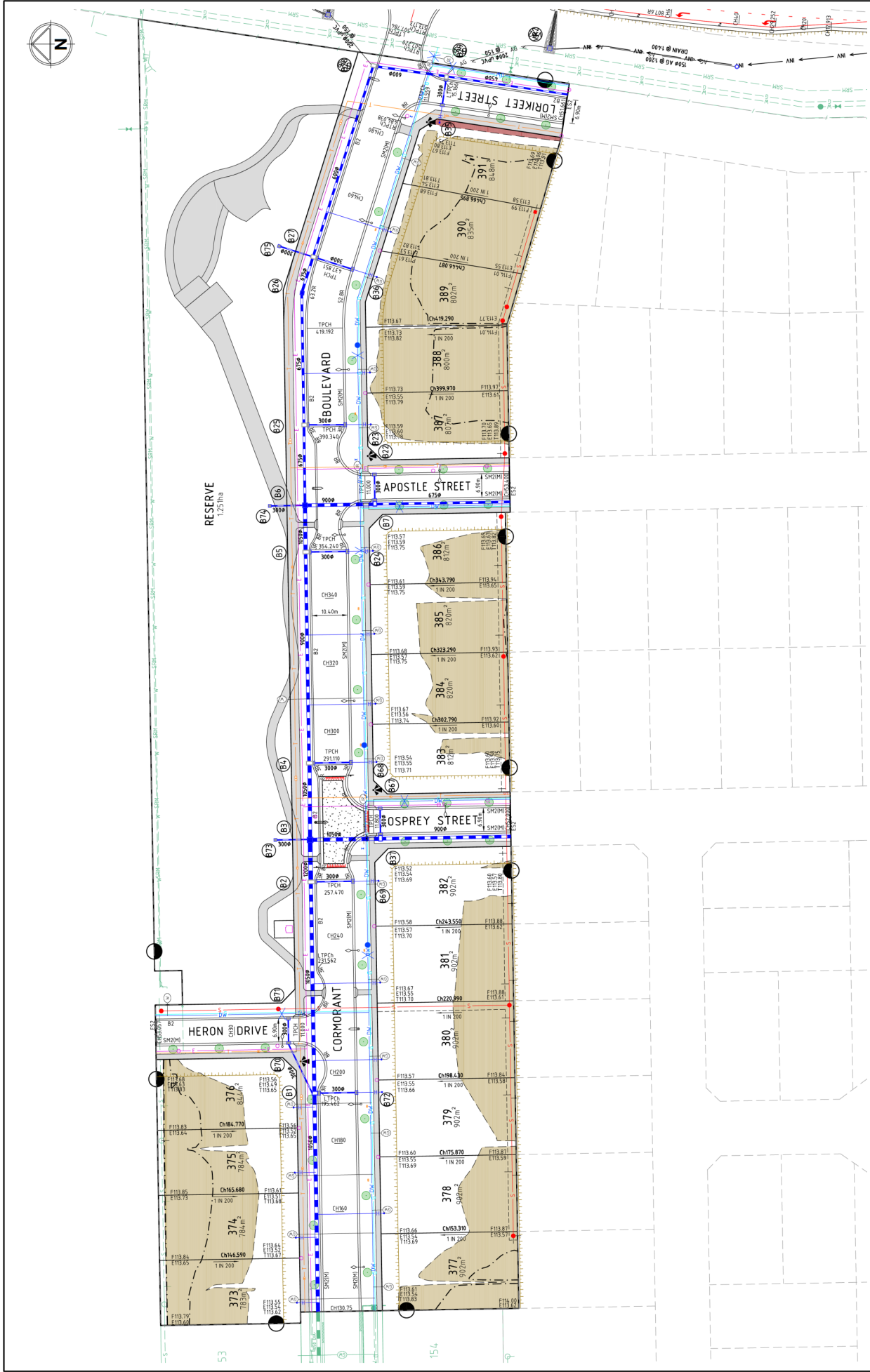
ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY	
	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH
CONSTITUTION DRIVE	W	0.40	W	0.40	M	1.30	E	2.45
GORSE STREET	W	0.40	W	0.40	M	1.30	E	2.45
APPOSTLE STREET	W	0.40	W	0.40	M	1.30	E	2.45
BOOKALL STREET	W	0.40	W	0.40	M	1.30	E	2.45
ERSET DRIVE	W	0.40	W	0.40	M	1.30	E	2.45

1. TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRG. 1010. CONSTRUCTED IN A COMMON TRENCH.  
2. X = OFFSET FROM BACK OF KERB.  
3. Y = OFFSET FROM FACE OF KERB.  
4. EXISTING SERVICES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE AT CONSTRUCTION.

SEVEN CREEKS ESTATE  
STAGE 12 (PERMIT NO. 2003-236/E)  
DESIGN PLAN  
FACE SHEET  
SEVEN CREEKS CORPORATION PTY LTD  
City No  
302885CG100  
**PRELIMINARY**

Designed: \_\_\_\_\_  
Authorised: \_\_\_\_\_  
Checked: \_\_\_\_\_  
Date: \_\_\_\_\_

**spire**  
144 Wellington Street, St Albans, VIC 3024, Australia  
Tel: 03 9483 1000  
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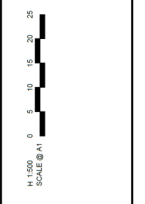
SEVENCREEKS ESTATE  
STAGE 12 (PERMIT NO. 2003-236/E)  
DESIGN PLAN  
CONTRACT COPY  
CITY OF BAYSWATER  
SEVENCREEKS CORPORATION PTY LTD  
Date No. 302885G200

Checked  
Date

Designed  
Authorised

spire  
144 Wollbord Street Stengapatton  
Victoria 3852 Australia T 61 3 9548 1000  
spire.com.au

AGBC GREEN STAR  
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Rev	Amendments	Approved	Date