



**Bolzonello  
Release**



**SanctuaryPark**

---

## **LAND OWNERS INFORMATION PACK**

**JUNE 2024 | BOLZONELLO RELEASE**

---

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

This report has been prepared by Spiire on behalf of Sanctuary Park (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.**

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



# THE PURPOSE OF THIS INFORMATION?

THIS INFORMATION HAS BEEN PROVIDED ON BEHALF OF THE DEVELOPER AS A SUMMARY OF THE KEY FEATURES AND REQUIREMENTS AT SANCTUARY PARK 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.



## PROTECTIVE COVENANTS

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

## BUSHFIRE PRONE AREAS

Sanctuary Park Estate is within a bushfire prone area. For further information on this please refer the Appendix A of this report.

## SEWERAGE AND WATER

Sanctuary Park 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

Sanctuary Park Estate is serviced by underground Natural Gas. For any issues please contact APA.

## 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.

## UNDERGROUND ELECTRICAL

Sanctuary Park 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.

## NBN AVAILABILITY

Sanctuary Park Estate will be an NBN ready development. The NBN network is an exciting upgrade to Australia's existing landline phone and internet network. It's designed to provide every Australian with fast and reliable services for decades to come.



# APPENDIX A

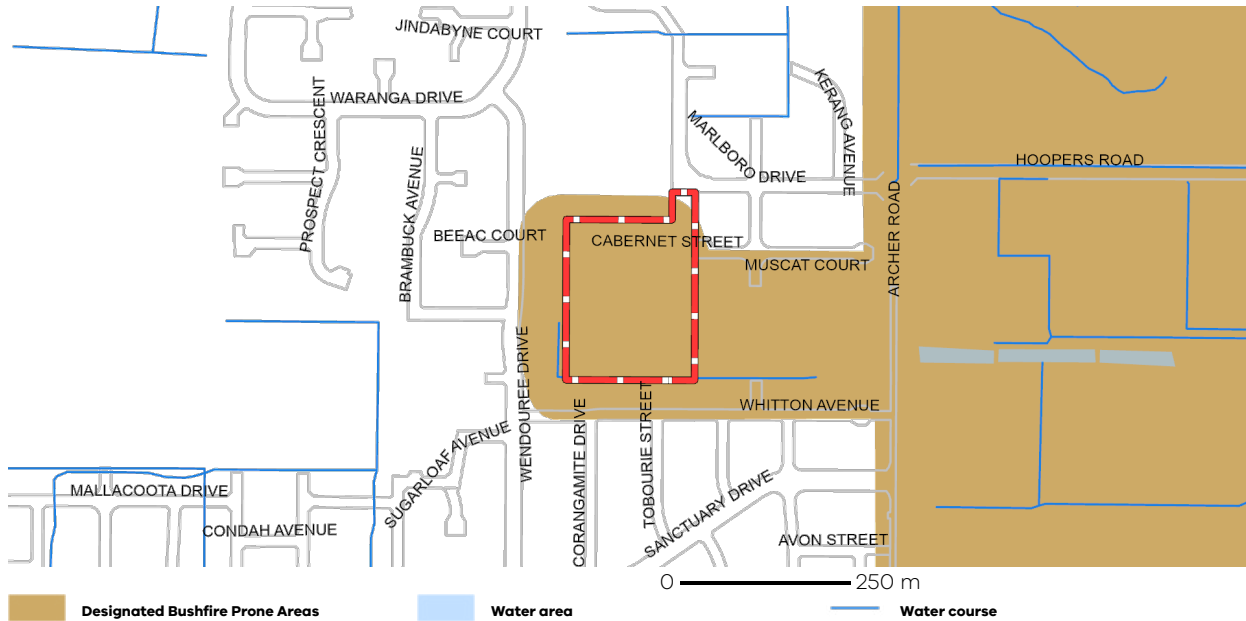
## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

**This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

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 this 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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www.delwp.vic.gov.au/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 32C (b) of the Sale of Land 1962 (Vic).

---

# APPENDIX B

## PROTECTIVE COVENANTS

### COVENANT TO BE INSERTED IN TRANSFER LOTS OVER 900m<sup>2</sup>

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. 849479G (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 a 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 to be built constructed or erected thereon any building other than one private dwelling house having an area of not less than 120 square metres together with a garage, carport or other usual outbuildings (such area of not less than 120 square metres to be calculated by excluding therefrom the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such dwelling house) and constructed of new materials and such dwelling house and garage shall have external walls of brick, stone or polystyrene/light weight aerated concrete panels with a cement render finish or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed ten percent of the total external wall area but not including normal timber fascia and trimmings and further provided that nothing in this Covenant shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials and such dwelling house shall not be other than a dwelling house of superior modern standard and design and must not be used other than as a private residence unless it is a display home.
- (b) build, construct or erect or cause to be built, constructed or erected thereon, a dwelling house without having built, constructed or erected in conjunction with such dwelling house a detached garage or a garage or carport attached thereto.
- (c) move or place thereon any building which has previously been wholly or partly completed.
- (d) build, construct or erect or cause to be built, constructed or erected thereon any detached garage or other usual detached outbuilding which has a ridge line exceeding 4.0 metres in height 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.

- (e) construct or erect or cause to be constructed or erected thereon any side and/or rear fence other than of the colour merino/paperbark/terrace colourbond fencing, generally to a height of 1.8 metres.

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 UNDER 900m<sup>2</sup>**

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.849479G (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 a 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 to be built constructed or erected thereon any building other than one private dwelling house having an area of not less than 120 square metres together with a garage, carport or other usual outbuildings (such area of not less than 120 square metres to be calculated by excluding therefrom the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such dwelling house) and constructed of new materials and such dwelling house and garage shall have external walls of brick, stone or polystyrene/light weight aerated concrete panels with a cement render finish or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed ten percent of the total external wall area but not including normal timber fascia and trimmings and further provided that nothing in this Covenant shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials and such dwelling house shall not be other than a dwelling house of superior modern standard and design and must not be used other than as a private residence unless it is a display home.
- (b) build, construct or erect or cause to be built, constructed or erected thereon, a dwelling house without having built, constructed or erected in conjunction with such dwelling house a detached garage or a garage or carport attached thereto.
- (c) move or place thereon any building which has previously been wholly or partly completed.
- (d) build, construct or erect or cause to be built, constructed or erected thereon any detached garage or other usual detached outbuilding which has a ridge line exceeding 4.0 metres in height 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.

- (e) construct or erect or cause to be constructed or erected thereon any side and/or rear fence other than of the colour merino/paperbark/terrace colourbond fencing, generally to a height of 1.8 metres.


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

<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS849479G</b>	
<p>LOCATION OF LAND</p> <p>PARISH: KIALLA</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: 70C (Part)</p> <p>CROWN PORTION: -</p> <p>TITLE REFERENCE: C/T VOL 9321 FOL 531</p> <p>LAST PLAN REFERENCE: LP127594Y, Lot 5</p> <p>POSTAL ADDRESS: 21 MARLBORO DRIVE (at time of subdivision) KIALLA, 3631</p> <p>MGA2020 CO-ORDINATES: E: 356 900 ZONE: 55 (of approx centre of land in plan) N: 5 967 250</p>				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON		<p>Land being subdivided is enclosed within thick continuous lines</p> <p><u>Other purposes of this plan</u></p> <p>To remove by agreement Water Supply Easements created in LP112600 that lie within this plan via section 6 (1) (k) of the Subdivision Act 1988.</p> <p>To remove by agreement Water Supply Easements created in LP127594Y that lie within this plan via section 6 (1) (k) of the Subdivision Act 1988.</p>	
ROAD R-1 RESERVE No1	GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LTD			
<b>NOTATIONS</b>				
DEPTH LIMITATION : DOES NOT APPLY				
<p>SURVEY: This plan is based on survey</p> <p>STAGING: This is not a staged subdivision Planning Permit No. 2021-450 This survey has been connected to permanent marks No(s). 69, 306, 114, 81 In Proclaimed Survey Area No. -</p>				
<b>EASEMENT INFORMATION</b>				
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.	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	WATER SUPPLY (UNDERGROUND PIPES)	2.0	THIS PLAN	LOT 24, PS626802W
E-3	PIPELINES OR ANCILLARY PURPOSES	3m	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-3	WATER SUPPLY (UNDERGROUND PIPES)	3m	THIS PLAN	LOT 24, PS626802W
BOLZONELLO RELEASE ESTATE - STAGE 1 (47 LOTS)			AREA OF STAGE - 4.507ha	
 <p>144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au</p>		SURVEYORS FILE REF: 310094SV02		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Christopher Sargent Version: 6		SHEET 1 OF 4

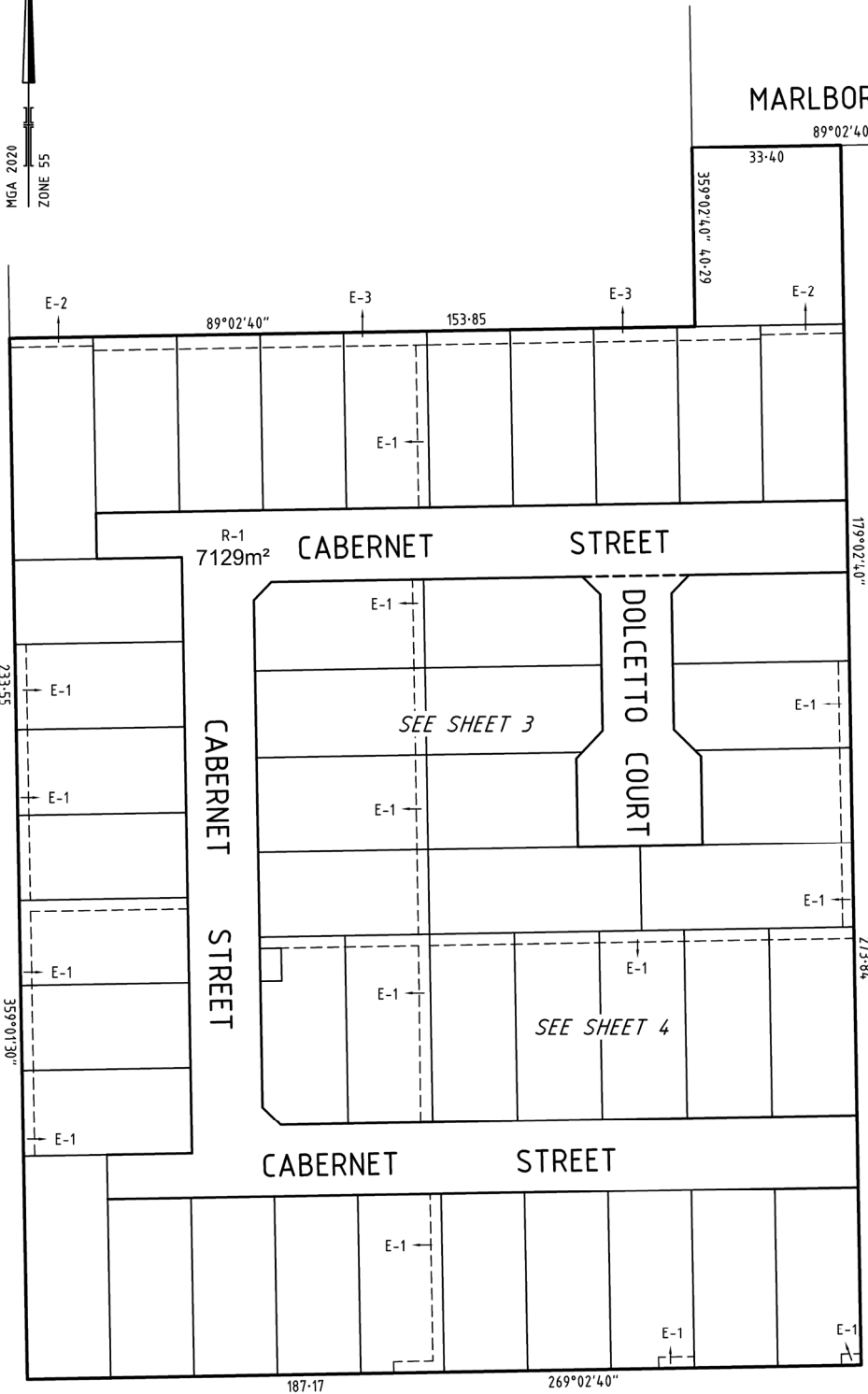


PS849479G



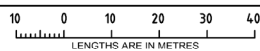
MARLBORO DRIVE

ARCHER ROAD



SURVEYOR'S FILE REF: 310094SV02

SCALE  
1:1000



ORIGINAL SHEET  
SIZE: A3

SHEET 2



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

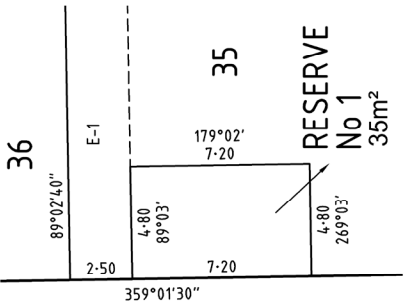
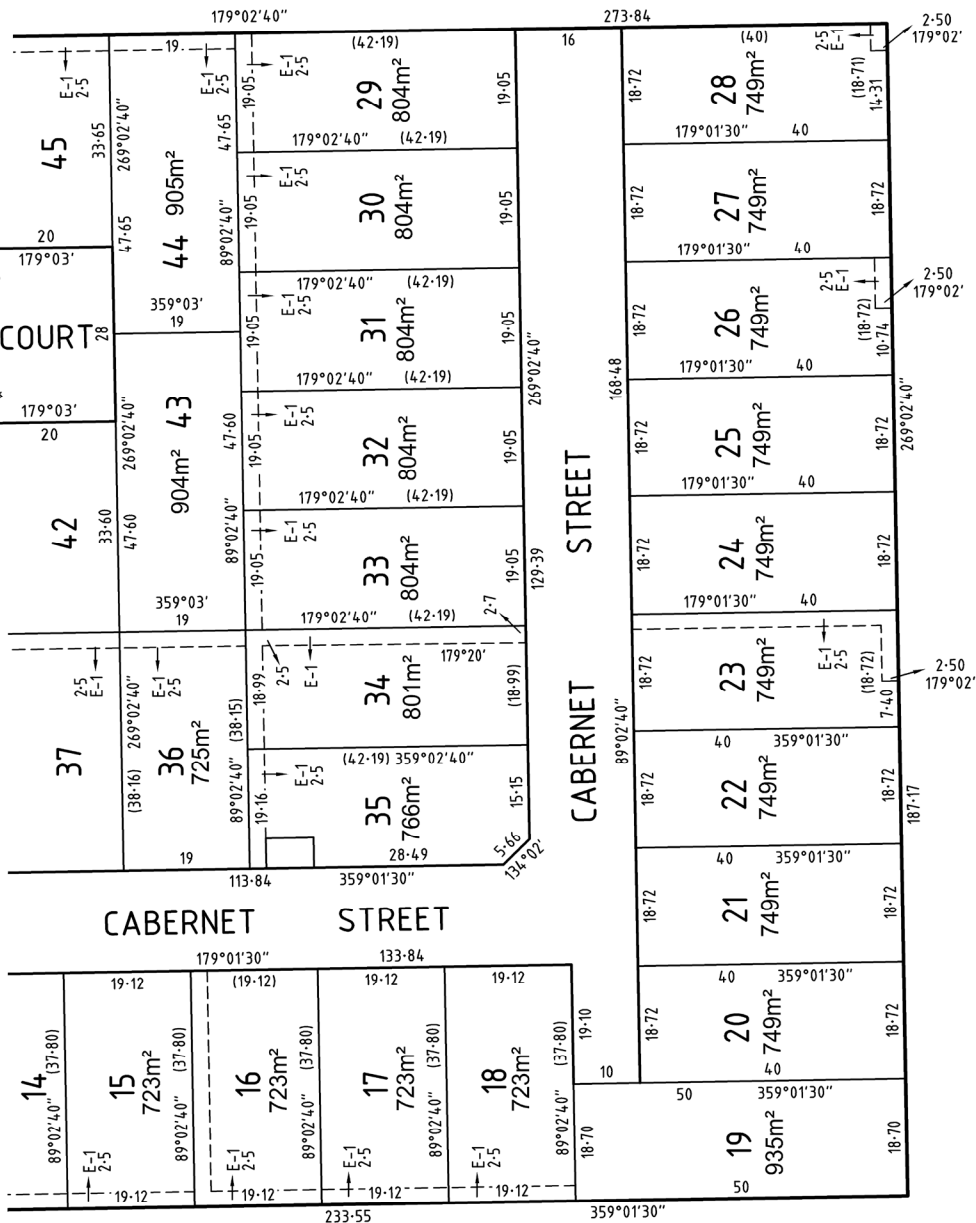
Licensed Surveyor: Mark Christopher Sargent  
Version: 6



PS849479G

DOLCETTO COURT

SEE SHEET 3



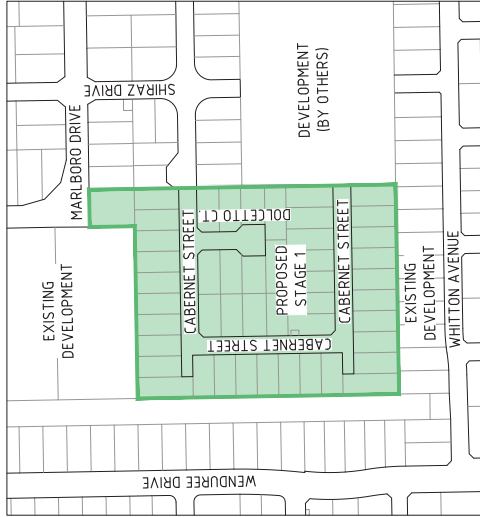
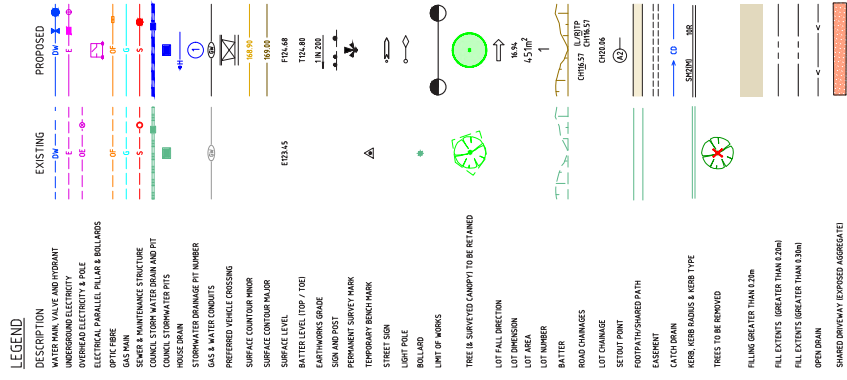
CABERNET STREET

SURVEYOR'S FILE REF: 310094SV02   144 Welsford Street PO Box 226 Shepparton Vic. 3632 T 61 3 8649 1000 spire.com.au	SCALE 1:750 LENGTHS ARE IN METRES 0 7.5 15 22.5 30	ORIGINAL SHEET SIZE: A3	SHEET 4
	Licensed Surveyor: Mark Christopher Sargent Version: 6		

# APPENDIX D

## ENGINEERING DETAIL PLANS

# SANCTUARY PARK ESTATE BOLZONELLO RELEASE (PERMIT NO. 2021-450) SANCTUARY PARK (SHEPPARTON) PTY LTD



LOCALITY PLAN  
SCALE: NOT TO SCALE

- GENERAL NOTES:**
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA INH 2020 ZONE 55.
  - ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN OBTAINED FROM A SURVEY CONDUCTED IN ACCORDANCE WITH AS 1702. THE BASIS FOR ALL ENGINEERING DESIGN AND THE DETERMINATION OF QUANTITIES ARE ACCORDANT TO WITHIN 250MM.
  - ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2901-1999 GENERAL CONSTRUCTION METHODS AND AS 2902-1999 CONSTRUCTION OF TRENCHES AND MANHOLES.
  - ROAD CHANGES NEED TO BE APPROVED BY THE LOCAL COUNCIL AND THE STATE GOVERNMENT. THE LOCAL COUNCIL AND THE STATE GOVERNMENT WILL BE NOTIFIED OF ANY CHANGES TO THE ROAD NETWORK AND THE ROAD NETWORK WILL BE MAINTAINED IN ACCORDANCE WITH AS 1702.
  - THE LOCATION OF THE SERVICE TRENCHES SHALL BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND THE STATE GOVERNMENT.
  - WHERE REQUIRED ANY BUILDINGS, TRENCHES, FENCES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED AS DIRECTED BY THE ENGINEER. THE COST OF REMOVAL IS TO BE COVERED BY THE CONTRACTOR.
  - ALL EXCAVATED ROCK AND SURPLUS SPILL TO BE REMOVED AND DISPOSED OFF SITE IN ACCORDANCE WITH AS 2901-1999.
  - ALL FILLING AREAS TO BE STOPPED OFF TOPSOIL, FILLED AND TOPSOIL REPLACED TO ORIGINAL SURFACE LEVELS SHOWN ON PLANS. ALL FILL MATERIAL TO BE PLACED TO A MINIMUM OF 100MM ABOVE FINISHED GRADE AND TO BE COMPACTED TO A MINIMUM OF 95% OF OPTIMUM DRY DENSITY AND WITHIN 75% OF OPTIMUM DRY DENSITY. THE COMPACTED LAYERS TO BE LIMITED TO A MAXIMUM COMPACTED DEPTH OF 300MM.
  - ALL BATTERS SHALL BE 1:1 UNLESS OTHERWISE SHOWN.
  - NO JOB STOPPING OR DELAYS TO BE INCURRED BY THE CONTRACTOR FOR THE COMPLETION OF THE WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE WORKS WITHIN THE SPECIFIED TIME FRAME.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND THE STATE GOVERNMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND THE STATE GOVERNMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND THE STATE GOVERNMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND THE STATE GOVERNMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND THE STATE GOVERNMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND THE STATE GOVERNMENT.

- CIVIL WORKS HOLD POINTS**
- APPROVED BY COUNCIL SUPERVISOR OFFICER COUNCIL CONSULTING ENGINEER
- PRIOR TO COMMENCEMENT OF WORKS
  - PRIOR TO COMMENCEMENT OF EXCAVATION
  - PRIOR TO COMMENCEMENT OF TRENCHING
  - PRIOR TO COMMENCEMENT OF BACKFILLING
  - PRIOR TO COMMENCEMENT OF PAVING
  - PRIOR TO COMMENCEMENT OF ROADWORKS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF TRENCHES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF MANHOLES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SERVICE TRENCHES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF CATCH BASINS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF OVERHEAD WATER TANKS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF UNDERGROUND WATER TANKS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF WATER MAINS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SEWER MAINS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF GAS MAINS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF TELEPHONE MAINS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF CABLE MAINS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF LIGHTNING PROTECTION
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF FENCING
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SIGNAGE
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF LANDSCAPING
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF IRRIGATION
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF DRAINAGE
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ROADS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF BRIDGES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF TUNNELS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF STRUCTURES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF UTILITIES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SERVICES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF INFRASTRUCTURE
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF FACILITIES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF EQUIPMENT
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF MATERIALS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SUPPLIES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF LOGISTICS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SECURITY
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF COMPLIANCE
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF DOCUMENTATION
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF RECORDS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF REPORTS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF PRESENTATIONS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF MEETINGS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF COMMUNICATIONS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF RELATIONS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF NETWORKS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SYSTEMS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF PROCESSES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF PROCEDURES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF POLICIES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF STANDARDS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF GUIDELINES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF FRAMEWORKS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF MODELS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF TOOLS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF METHODS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF TECHNIQUES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF APPROACHES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF STRATEGIES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF TACTICS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF OPERATIONS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF PROCEDURES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF POLICIES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF STANDARDS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF GUIDELINES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF FRAMEWORKS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF MODELS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF TOOLS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF METHODS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF TECHNIQUES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF APPROACHES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF STRATEGIES
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF TACTICS
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF OPERATIONS



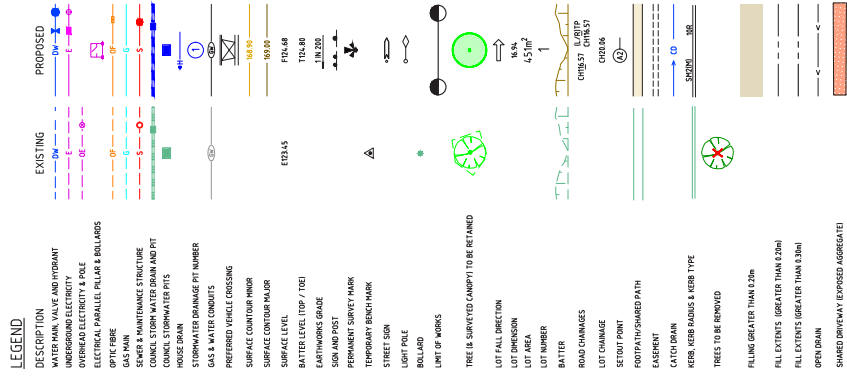
**DRAWING SCHEDULE**

DRAWING	DESCRIPTION	SHEET NO.	REVISION
0000	FACE SHEET	1	A
0001	FACE PLAN	2	A
0002	REVISION PLAN	3	A

**SERVICE LOCATION TABLE**

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY	
	SIZE	OFFSET	SIZE	OFFSET	SIZE	OFFSET	SIZE	OFFSET
CABERNET STREET (CORNER 103/239)	5	2.50	5	1.80	N	1.80	N	1.00m
CABERNET STREET (CORNER 103/239)	5	2.50	5	1.80	N	1.80	N	1.00m
CABERNET STREET (CORNER 239/103)	5	2.50	5	1.80	N	1.80	N	1.00m
CABERNET STREET (CORNER 239/103)	5	2.50	5	1.80	N	1.80	N	1.00m
CABERNET STREET (CORNER 239/103)	5	2.50	5	1.80	N	1.80	N	1.00m
CABERNET STREET (CORNER 239/103)	5	2.50	5	1.80	N	1.80	N	1.00m

1. TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARDS.  
2. GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.  
3. \*\* OFFSET FROM BACK OF FEET



**SANCTUARY PARK ESTATE**  
**BOLZONELLO RELEASE (PERMIT NO. 2021-450)**  
**FACE SHEET**

Drawn: M. ISMAIL  
Checked: A. RANDO  
Authorised: A. ANDERSSON  
Date: 21/12/2023

**spire**  
101 WINDMILL STREET, SHEPPARTON, VIC 3633 AUSTRALIA, T 03 5840 1000  
spire.com.au

© Spire Australia Pty Ltd All Rights Reserved  
This document is intended for use as a design document only. It is not to be used for construction or other purposes without the written consent of Spire Australia Pty Ltd. Spire Australia Pty Ltd is not responsible for any errors or omissions in this document or for any consequences arising from the use of the information contained herein.

Rev	By	Amendments	Date
A	ISMAIL	ISSUED FOR INFORMATION ONLY	21/12/23

310094CCG100 A





