



SEVENCREEKS
ESTATE

**LAND OWNERS
INFORMATION PACK**

DECEMBER 2024 | STAGE 21

www.developmentedge.com.au

This report has been prepared by the office of Spiire on behalf of the Seven Creeks Corporation Pty Ltd.
144 Welsford Street PO Box 926 Shepparton Victoria 3632
Australia

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SEVENS

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
- 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 you property title.

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.

BUSHFIRE PRONE AREAS

Seven Creeks Estate Stage 21 is not within a bushfire prone area. For Further information on this please refer to appendix A of this report.

SEWERAGE AND WATER

Seven Creeks 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

Seven Creek Estate is serviced by underground Natural Gas. For any issues please contact APA.

PROTECTIVE COVENANTS

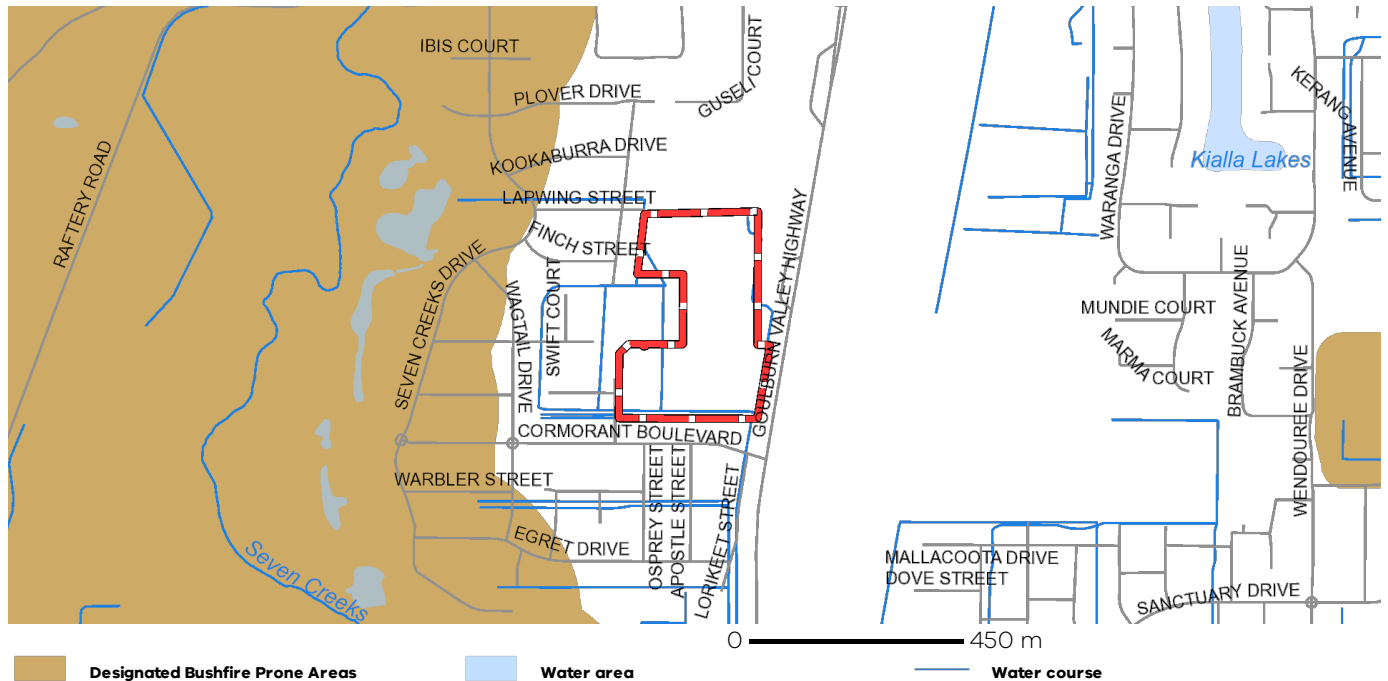
For information of the protective covenants at The Sevens Creek Estate please refer to Appendix B of this report.

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

Restrictive Covenant:

Seven Creeks Estate – Stage 21

Lots 81 - 105 (both inclusive) on Plan of Subdivision No. PS849480X

Covenants:

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:

Where the Land transferred is Lot 96:

1. (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 100 square metres, provided that in calculating such total aggregate floor area of 100 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.
 - (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 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.
2. Move onto the land hereby transferred any building which has been wholly or partly completed nor any part thereof.
 3. 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.

Where the Land transferred is Lot 84 or Lot 105:

1. (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 120 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 30 square metres, provided that in calculating such total aggregate floor area of 30 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.
 - (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 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.
- 2. Move onto the land hereby transferred any building which has been wholly or partly completed nor any part thereof.
 - 3. 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.

Where the Land transferred is Lots 81 to 83, 85 to 95 and 97 to 104:

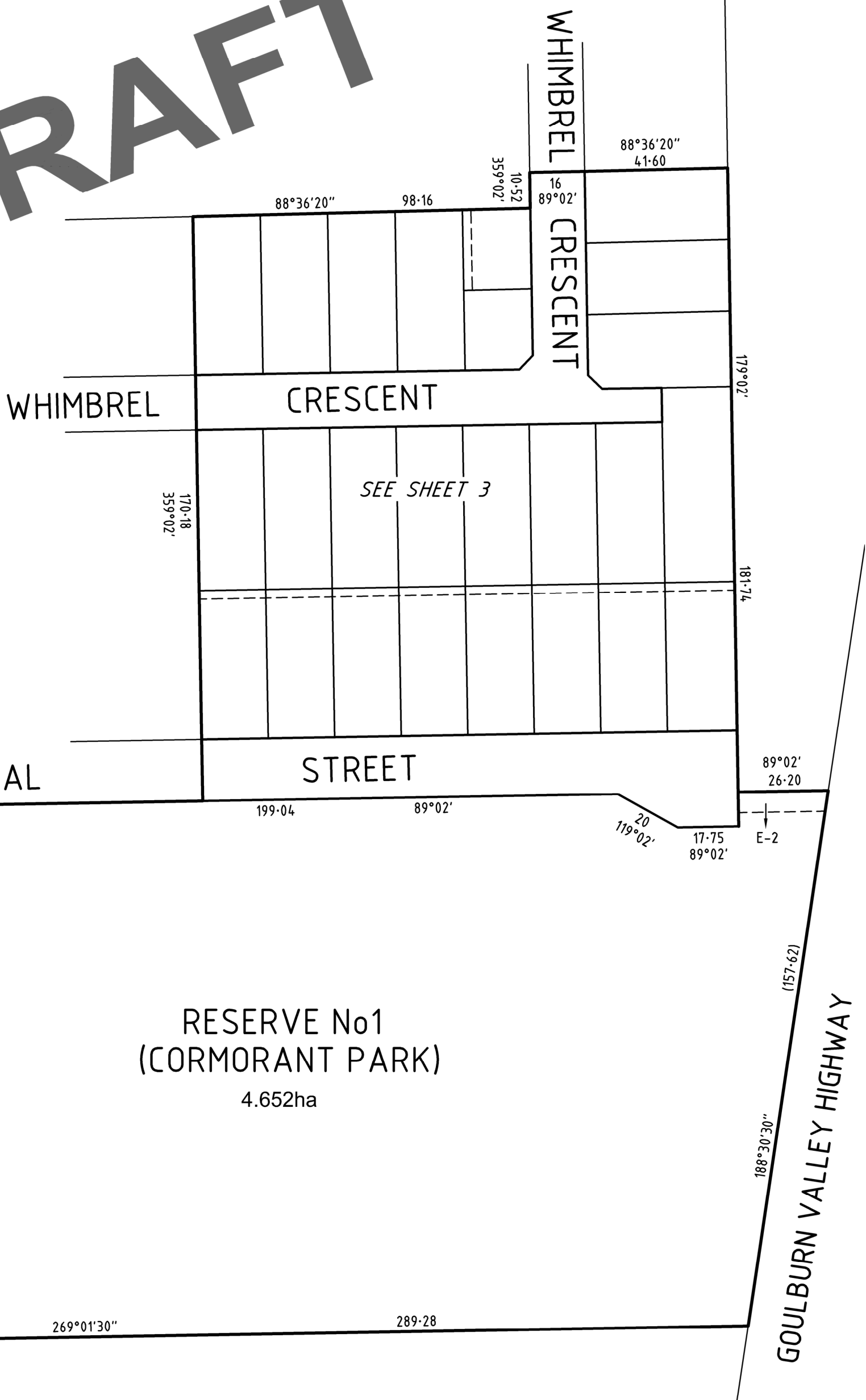
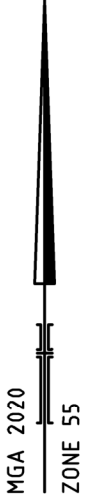
- 1. (a) build, construct or erect or cause or permit to be built, constructed or erected on the land hereby transferred any building other than one private dwelling house (constructed of all new materials) having an area of not less than 170 square metres within the outer walls thereof (such area to 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.
 - (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 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.
- 2. Move onto the land hereby transferred any building which has been wholly or partly completed nor any part thereof.
 - 3. 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.

APPENDIX C

PLAN OF SUBDIVISION

PLAN OF SUBDIVISION		EDITION 1	PS849480X	
LOCATION OF LAND PARISH: KIALLA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 77C (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: PS849475Q, LOT A POSTAL ADDRESS: 7815 GOULBURN VALLEY HIGHWAY (at time of subdivision) KIALLA 3631 MGA2020 CO-ORDINATES: E: 355 500 ZONE: 55 (of approx centre of land in plan) N: 5 967 450		DRAFT		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines Lots 1 to 80 (all inclusive) have been omitted from this plan. <u>Other purposes of this plan</u> To remove by agreement Carriageway Easement created in PS823661P that lies within this R-1 and lots 87 to 90 plus lots 103 and 104 in this plan via section 6(1)(k) of the Subdivision Act 1988. To remove by agreement Carriageway Easement created in PS849475Q via section 6 (1) (k) of the Subdivision Act 1988. To remove Carriageway Easement for loading and unloading heavy equipment, created as E-2 on PS823661P via direction in planning permit 2020-18		
ROAD R-1 RESERVE No. 1	GREATER SHEPPARTON CITY COUNCIL GREATER SHEPPARTON CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey in PS823661P STAGING: This is not a staged subdivision Planning Permit No. 2021-18B This survey has been connected to permanent marks No(s). 81, 113, 114, 338, 340, 359 In Proclaimed Survey Area No. -				
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	PS849475Q (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
SEVEN CREEKS ESTATE - STAGE 21 (24 LOTS)			AREA OF STAGE - 7.40ha	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 310095SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Christopher Sargent Version: 4		SHEET 1 OF 3

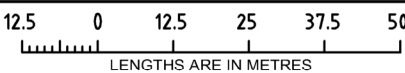
DRAFT



PLOYER DRIVE

SURVEYOR'S FILE REF: 310095SV00

SCALE 1:1250



ORIGINAL SHEET SIZE: A3

SHEET 2



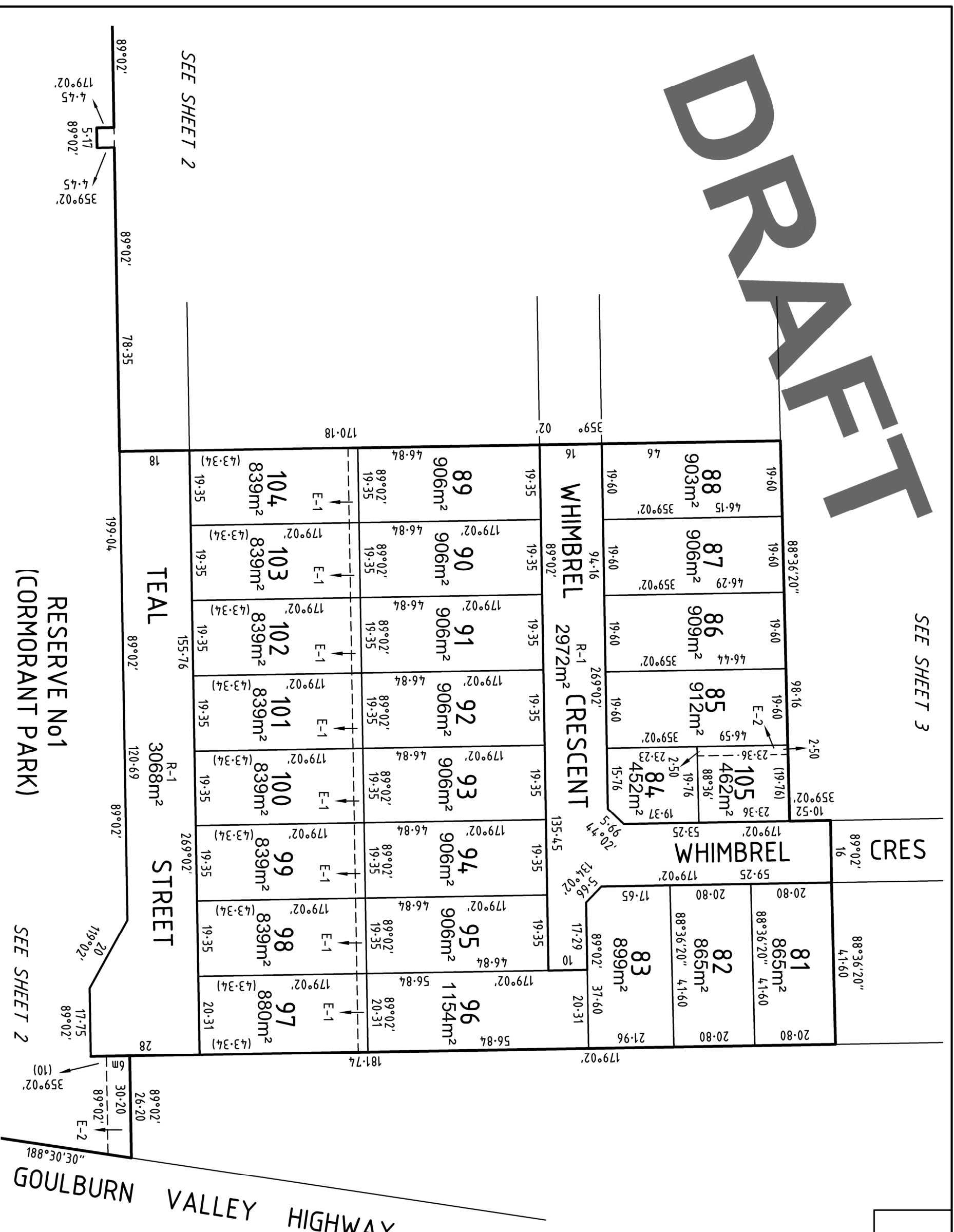
144 Welsford Street
PO Box 926
Shepparton Vic 3632
T 61 3 5849 1000
spiire.com.au

Licensed Surveyor: Mark Christopher Sargent
Version: 4

SEE SHEET 3

DRAFT

PS849480X



RESERVE No 1
(CORMORANT PARK)

SEE SHEET 2

SURVEYORS FILE REF: 3100955V00

SCALE 1:1000
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

spire

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

Licensed Surveyor: Mark Christopher Sargent
Version: 4

MGA 2020
ZONE 55

APPENDIX D

ENGINEERING DETAIL PLANS

SEVEN CREEKS ESTATE STAGE 21 (PERMIT NO. 2020-18) SEVEN CREEKS CORPORATION PTY LTD

GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL CORONATES ARE TO MAP GRID OF AUSTRALIA (MGA 94) ZONE 55.
- ADOPTED GOULBURN BROKEN CATCHMENT MANAGEMENT AUTHORITY FLOOD LEVEL 113.6
- 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 10.05m.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3714-1992 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 CHANGES REFER TO ROAD CENTRELINES. CHANGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE UP 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 IN 6, UNLESS OTHERWISE SHOWN.
- NO FILL OR STOPPING OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.
- TBS 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 150mm 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 OPENWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 150mm 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 BRACKED, 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 BATTERS TO BE CARRIED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCIL'S PERMISSION.
- GAS AND WATER CONDUITS ARE TO BE 850mm CLASS 12 P.V.C. - SINGLE SERVICE (GAS) 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 NOTATED. 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.

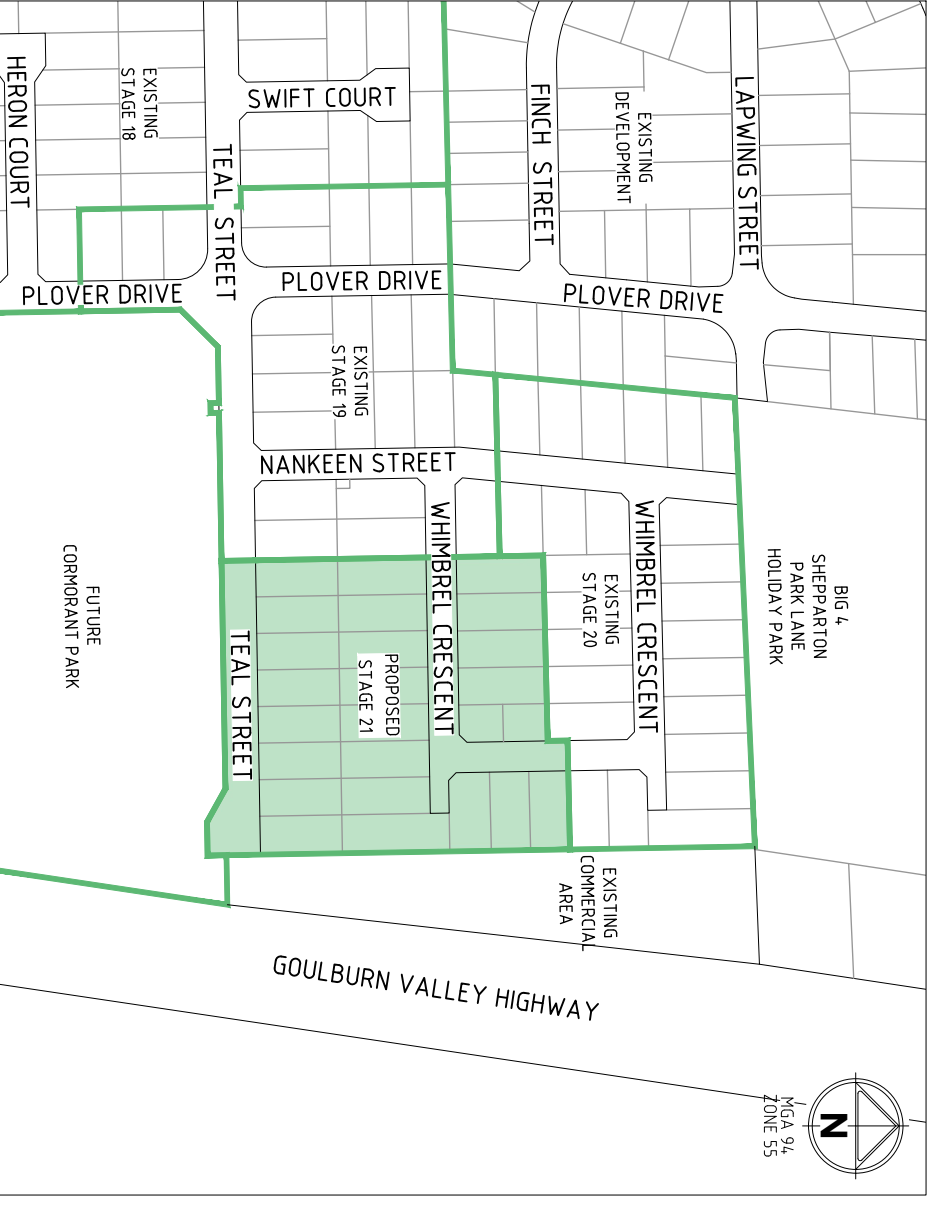
CIVIL WORKS HOLD POINTS

- 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.
 - PROHIBITED FROM 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).
- NATURE STRIP TOPSOIL & CONSTRUCTION.
 - PAVEMENT STRIP TOPSOIL & CONSTRUCTION.
 - FOOTPATH CONSTRUCTION.

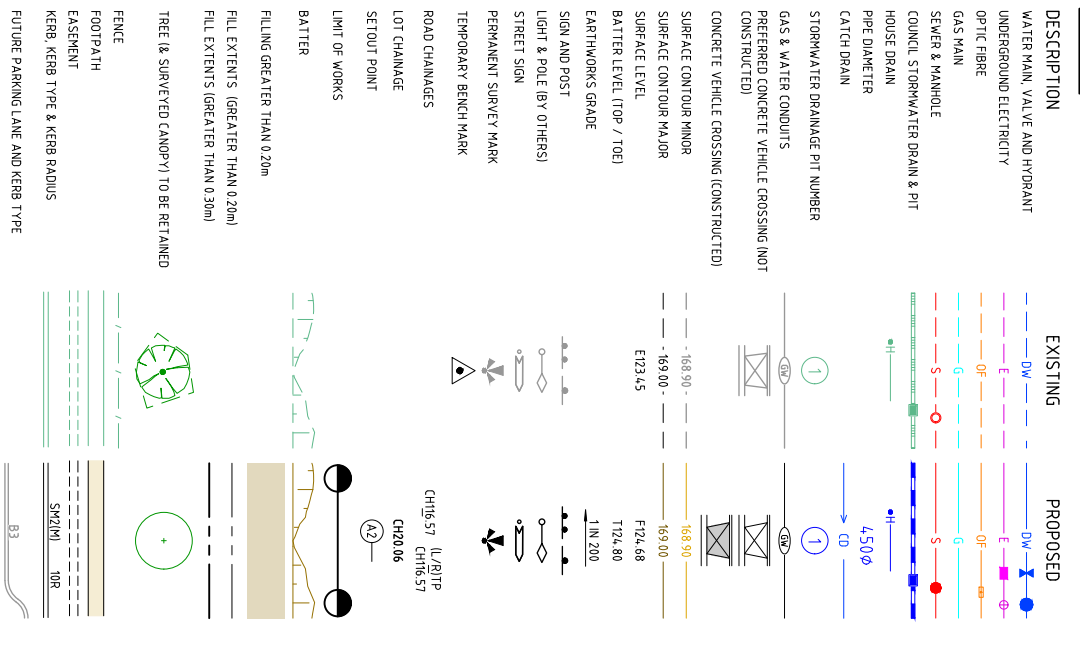
NOTE:
TOTAL NUMBER OF STREET TREES
IN STAGE 21 = 26



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTHS ARE NOT KNOWN. ALL EXISTING SERVICES ARE SHOWN SPECIFIC CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



LEGEND



DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
G000	FACE SHEET	1	A
G0200	FACE PLAN	2	A

SERVICE LOCATION TABLE

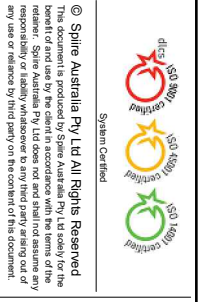
ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
WHIMBREL CRESCENT	S/E	2.20	S/E	1.80	N/W	1.90	N/W	2.50
TEAL STREET	N	2.20	N	1.75	S	0.50	N/W	2.00
SHARED DRIVEWAY (WHIMBREL CRESCENT)	S	1.40	S	1.00	N	0.60	N/A	1.20

- TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRG-5.
- GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRG-5.
- ** 3 OFFSET FROM BACK OF KERB.

DRAFT

Rev	Amendments	Approved	Date
A	ISSUED FOR INFORMATION ONLY	AA	17/11/2024

Spire



spire
144 WELSFORD STREET SHEPPARTON
VICTORIA 3650 AUSTRALIA T 61 3 8499 1000
ABN 55 050 029 635

Designed
M. ISMAIL
Authorised
A. ANDERSSON

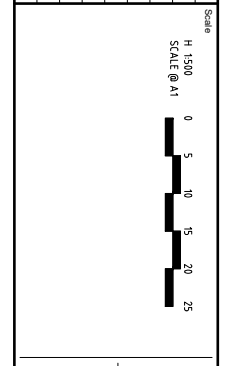
Checked
A. RANDO
Date
17/12/2024

**SEVEN CREEKS ESTATE
STAGE 21 (PERMIT NO. 2020-18)**
CONTRACT COPY
FACE SHEET
CITY OF GREATER SHEPPARTON
SEVEN CREEKS CORPORATION PTY LTD

Drawn
PRELIMINARY 310095CG100

Rev
A

Rev	Amendments	Approved	Date
A	ISSUED FOR INFORMATION ONLY	A.A.	17/12/24



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 144 WELLSFORD STREET SHEPPARTON
 VICTORIA 3680 AUSTRALIA T 61 3 5849 1000
 spire.com.au ABN 55 050 029 635

SEVEN CREEKS
 E S T A T E

Designed: M. ISMAIL
 Authorised: A. ANDERSSON

Checked: A. RANDO
 Date: 17/12/2024

SEVEN CREEKS ESTATE
 STAGE 21 (PERMIT NO. 2020-18)
 CONTRACT COPY
 FACE PLAN
 CITY OF GREATER SHEPPARTON
 SEVEN CREEKS CORPORATION PTY LTD

PRELIMINARY 310095CG200



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.



NOTE:
 GOULBURN BROKEN CATCHMENT MANAGEMENT AUTHORITY FLOOD LEVEL 113.60 ADOPTED PART OF THE STAGE 21 WORKS UNLESS SPECIFIED OTHERWISE.

NOTE:
 VEHICLE CROSSING LOCATIONS ARE SHOWN AND NOT REQUIRED TO BE CONSTRUCTED AS PART OF THE STAGE 21 WORKS UNLESS SPECIFIED OTHERWISE.

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