



T H E
VINES

**LAND OWNERS
INFORMATION PACK**

MAY 2025 | STAGE 8

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 8 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.



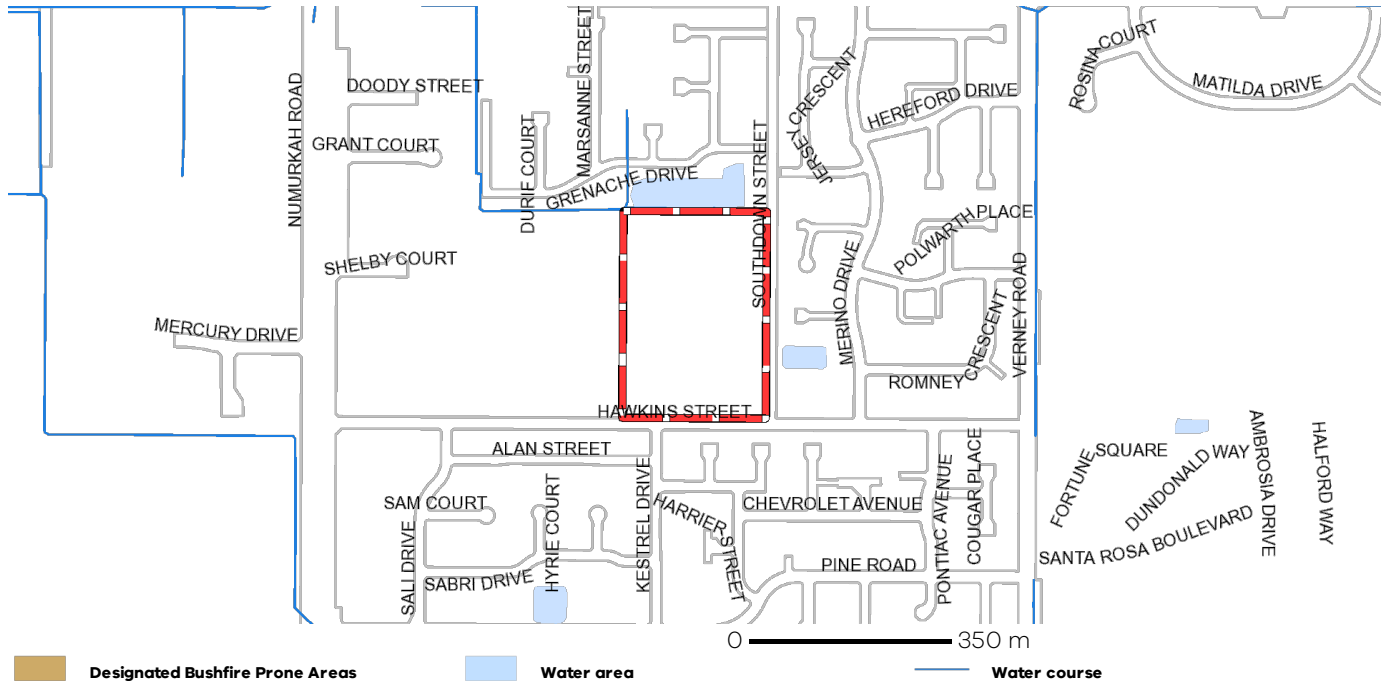
APPENDIX A

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://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://environment.vic.gov.au)

APPENDIX B

PROTECTIVE COVENANTS



Restrictive Covenant:**The Vines – Stage 8**

Lots 51 – 84 (both inclusive) on Plan of Subdivision No. PS849486K

Covenants:

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 PS849486K (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:

Where the Land transferred is Lots 53, 58 – 59, and 81 – 84 inclusive (120m & 30m, single storey):

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 single storey 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 any garage and/or normal residential outbuilding having a height greater than 4.5 metres which together have a total aggregate floor area greater than 30 square metres, provided that in calculating such total aggregate 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 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.



Where the Land transferred is Lots 62 – 80 inclusive (170m & 60m):

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.

Where the Land transferred is Lots 51 – 52, 56 – 57 and 60 – 61 inclusive (170m & 80m):

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



T H E V I N E S

- (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.

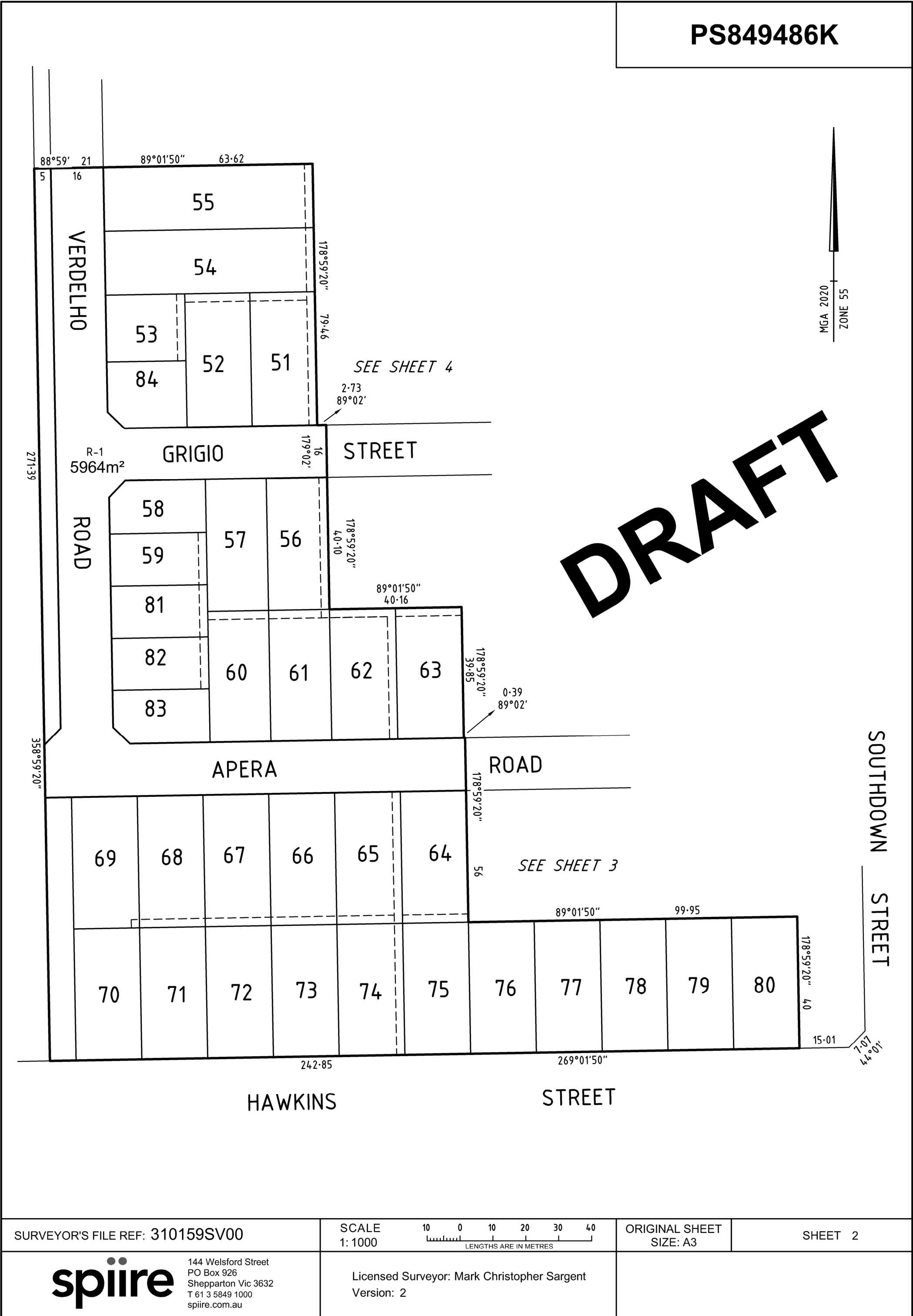
Where the Land transferred is Lots 54 and 55 (170m & 120m):

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 4.5 metres which together have a total aggregate floor area greater than 120 square metres, provided that in calculating such total aggregate area of 120 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.

APPENDIX C

PLAN OF SUBDIVISION

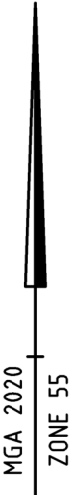
PLAN OF SUBDIVISION			EDITION 1		PS849486K	
<div>LOCATION OF LAND</div> <div>PARISH: SHEPPARTON</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: 77 (Part)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: PS849478J, LOT B</div> <div>POSTAL ADDRESS: 31-49 HAWKINS STREET</div> <div>(at time of subdivision) SHEPPARTON</div> <div>MGA 2020 CO-ORDINATES: E: 357 200 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 975 700</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Land being subdivided is enclosed within thick continuous lines</div> <div>Lots 1 to 50 (inclusive) have been omitted from this plan.</div> <div>Other purpose of this plan</div> <div>To remove by agreement carriageway easement created in PS849459N that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988.</div> <div>To remove by agreement carriageway easement created in PS849478J that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988.</div> <div>To remove by agreement powerline easement created in PS849478J that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988.</div> <div>To remove by agreement pipelines or ancillary purposes easement created in PS849459N that lies within road R-1 in this plan via section 6 (1) (k) of the Subdivision Act 1988.</div>		
ROAD R-1		GREATER SHEPPARTON CITY COUNCIL				
RESERVE No. 1		GREATER SHEPPARTON CITY COUNCIL				
RESERVE No. 2		GREATER SHEPPARTON CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey in PS849459N</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. 2021-167/B</div> <div>This survey has been connected to permanent marks No(s). 136, 316, 263</div> <div>In Proclaimed Survey Area No. 39</div>						
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	2.5m	PS849459N (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION		
E-2	PIPELINES OR ANCILLARY PURPOSES	2.5m	PS849478J (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION		
E-3	PIPELINES OR ANCILLARY PURPOSES	2.5m	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION		
THE VINES ESTATE - STAGE 8 (34 LOTS)			AREA OF STAGE - 3.298ha			
<div>spiire</div> <div>144 Welsford Street</div> <div>PO Box 926</div> <div>Shepparton Vic 3632</div> <div>T 61 3 5849 1000</div> <div>spiire.com.au</div>		SURVEYORS FILE REF: 310159SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Licensed Surveyor: Mark Christopher Sargent Version: 2				



RESERVE No1
864m²

VERDELHO ROAD

SEE SHEET 4



SOUTHDOWN STREET

RESERVE No2
636m²

APERA ROAD

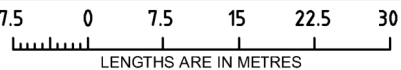
ROAD

DRAFT

HAWKINS STREET

SURVEYOR'S FILE REF: 310159SV00

SCALE
1: 750



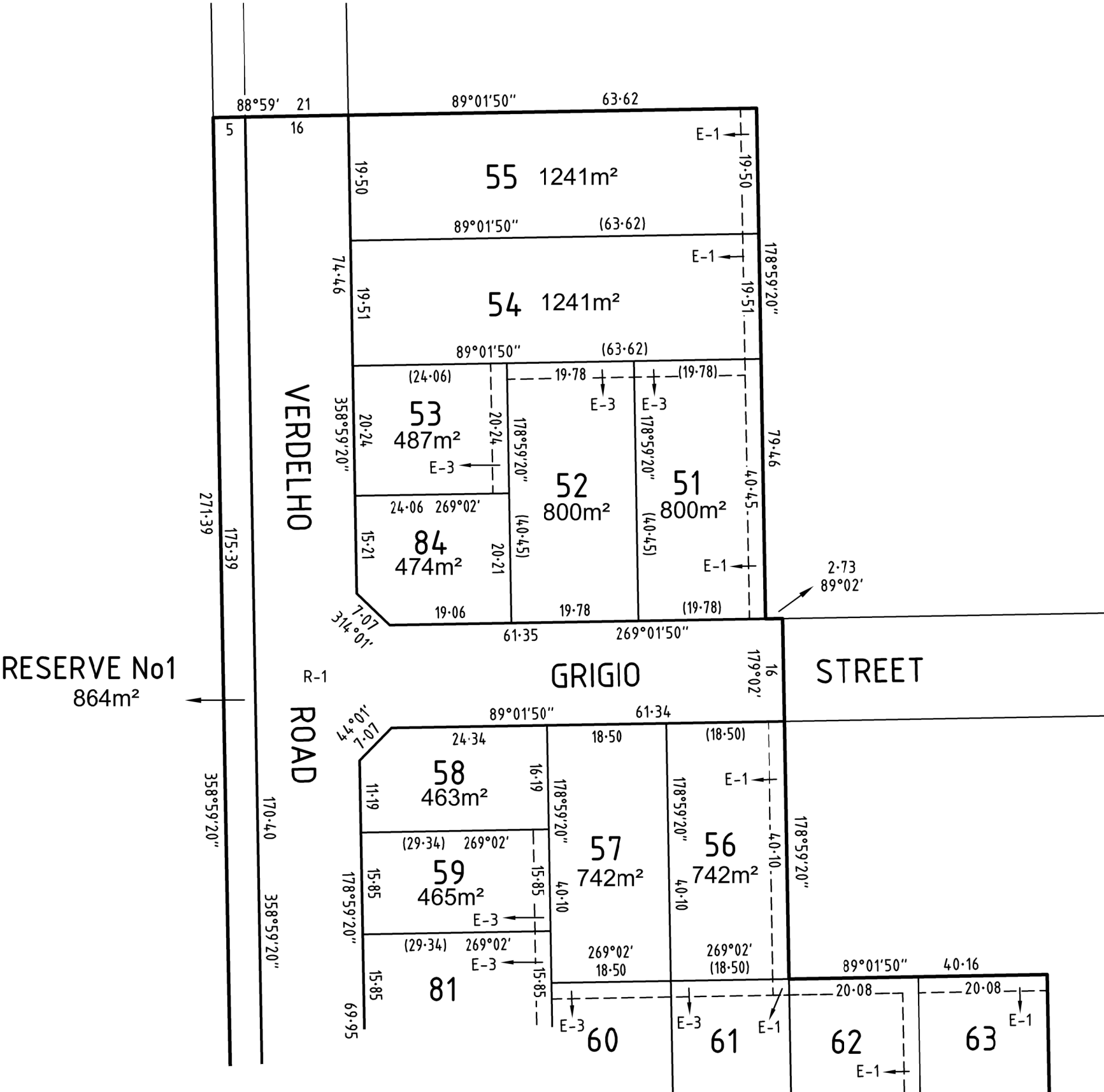
ORIGINAL SHEET
SIZE: A3

SHEET 3



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Shepparton Vic 3632
T 61 3 5849 1000
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Licensed Surveyor: Mark Christopher Sargent
Version: 2



DRAFT

SEE SHEET 3

SURVEYOR'S FILE REF: 310159SV00		SCALE 1: 750 	ORIGINAL SHEET SIZE: A3	SHEET 4
 <div data-bbox="468 1896 655 2011">144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au</div>		Licensed Surveyor: Mark Christopher Sargent Version: 2		

APPENDIX D

ENGINEERING DETAIL PLANS

THE VINES ESTATE STAGE 8 (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 $\pm 0.05\text{m}$.
- 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 $\pm 2\%$ 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.
- TBM'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 FOR THE DURATION OF THE CONTRACT.
- 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, DESLUGGED 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 BACKFILLING OF HAWKINS STREET TABLE DRAIN.
- PRIOR TO COVERS BEING PLACED IN PITS.
- PRIOR TO PLACEMENT OF KERB AND CHANNEL.
- PRIOR TO POURING FOOTPATH.
- PRIOR TO POURING VEHICLE CROSSINGS.
- 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.
- PRIOR TO BACKFILLING OF PROPERTY DRAINS.
- NATURE STRIP TOPSOIL CONSTRUCTION.
- FOOTPATH CONSTRUCTION.



LOCALITY PLAN

H 14,000
SCALE @ A1

NOTE:
TOTAL NUMBER OF STREET TREES
IN STAGE 8 = 57



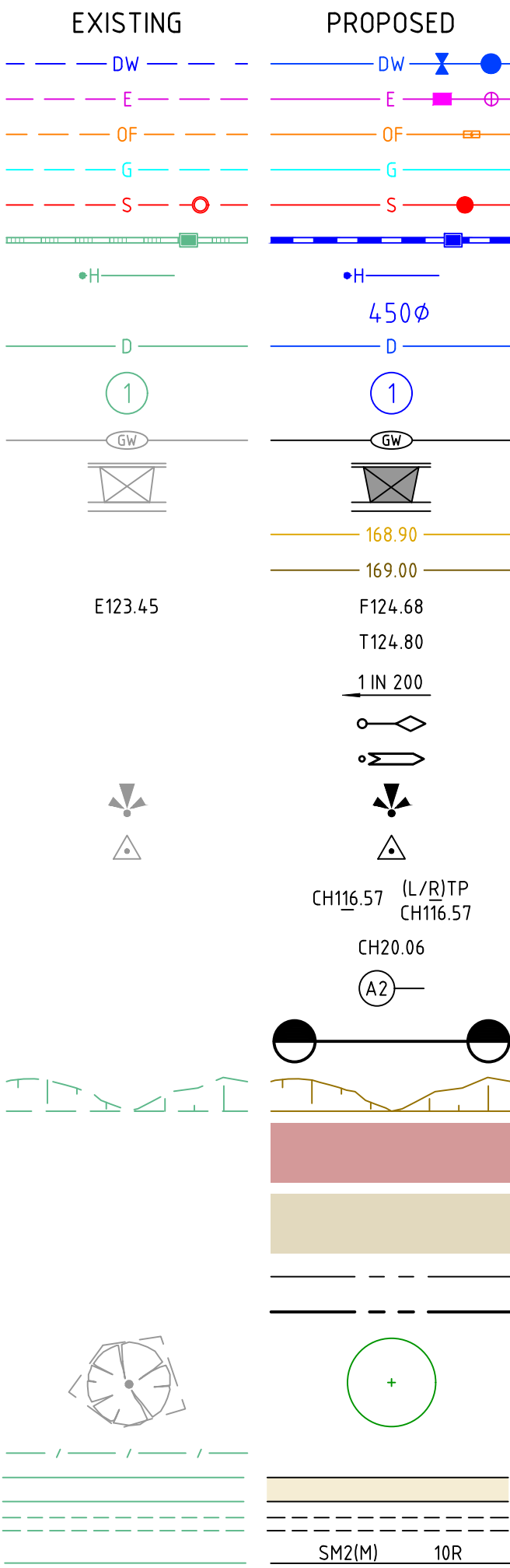
WARNING

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.

LEGEND

DESCRIPTION

WATER MAIN, VALVE AND HYDRANT
UNDERGROUND ELECTRICITY
OPTIC FIBRE
GAS MAIN
SEWER & MANHOLE
COUNCIL STORMWATER DRAIN & PIT
HOUSE DRAIN
PIPE DIAMETER
CATCH DRAIN
STORMWATER DRAINAGE PIT NUMBER
GAS & WATER CONDUITS
CONCRETE VEHICLE CROSSING
SURFACE CONTOUR MINOR
SURFACE CONTOUR MAJOR
SURFACE LEVEL
BATTER LEVEL (TOP / TOE)
EARTHWORKS GRADE
LIGHT & POLE (BY OTHERS)
STREET SIGN
PERMANENT SURVEY MARK
TEMPORARY BENCH MARK
ROAD CHAINAGES
LOT CHAINAGE
SETOUT POINT
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)
TREE (& SURVEYED CANOPY) TO BE RETAINED
FENCE
FOOTPATH
EASEMENT
KERB, KERB TYPE & KERB RADIUS



Scale



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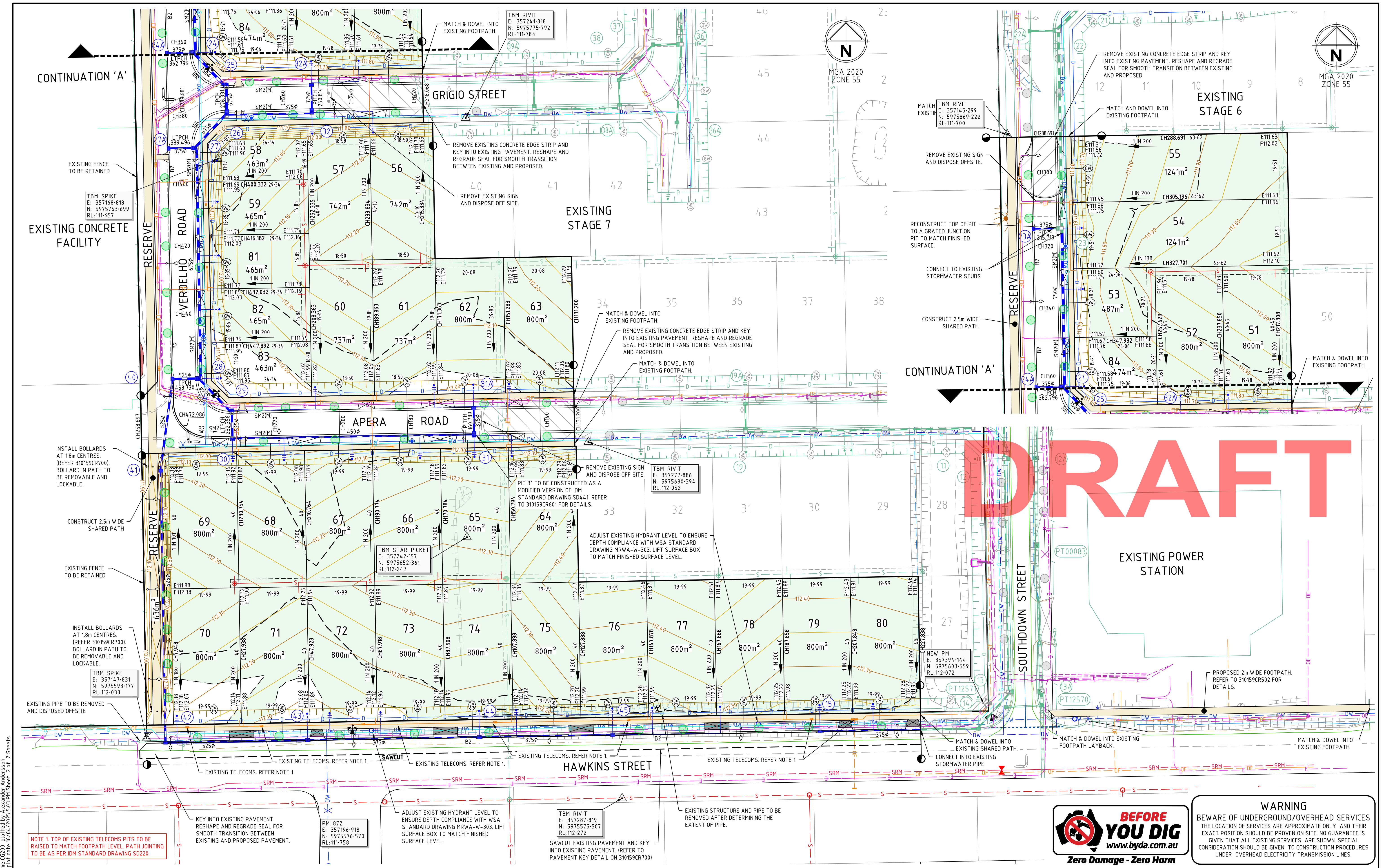
Authorised
A. ANDERSSON

Checked
A. RANDO

Date
17/12/2024

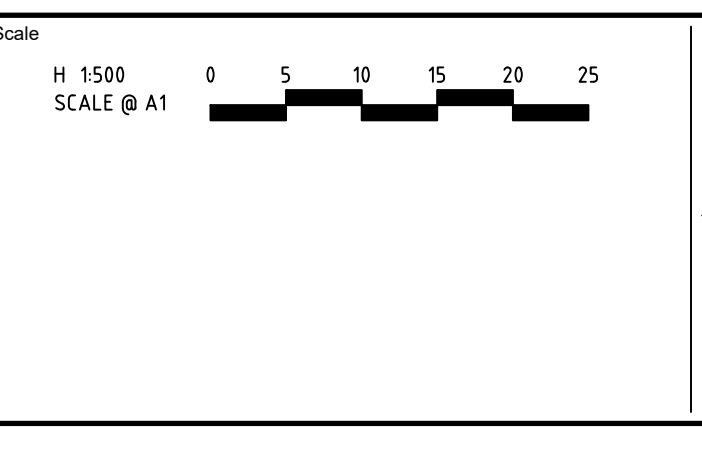
**THE VINES ESTATE
STAGE 8 (PERMIT NO. 2021-167)
CONTRACT COPY
GENERAL NOTES**
CITY OF GREATER SHEPPARTON
THE VINES (SHEPPARTON) PTY LTD

PRELIMINARY Drg No **310159CG100** Rev **B**



File Name: 310159CG200.dwg, Layout Name: CG200, Plotted by: Alexander Anderson
File Location: G:\310159CG200\310159CG200.dwg, Plot Date: 16/04/2025, 5:03 PM, Sheet: 2 of 2, Sheets

NOTE 1: TOP OF EXISTING TELECOMS PITS TO BE RAISED TO MATCH FOOTPATH LEVEL. PATH JOINTING TO BE AS PER IDM STANDARD DRAWING SD220.			
KEY INTO EXISTING PAVEMENT. RESHAPE AND REGRADE SEAL FOR SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT.			
ADJUST EXISTING HYDRANT LEVEL TO ENSURE DEPTH COMPLIANCE WITH WSA STANDARD DRAWING MRWA-W-303. LIFT SURFACE BOX TO MATCH FINISHED SURFACE LEVEL.			
SAWCUT EXISTING PAVEMENT AND KEY INTO EXISTING PAVEMENT. (REFER TO PAVEMENT KEY DETAIL ON 310159CR700)			
EXISTING STRUCTURE AND PIPE TO BE REMOVED AFTER DETERMINING THE EXTENT OF PIPE.			
B	ISSUED FOR INFORMATION ONLY	A.A.	16/04/25
A	ISSUED FOR INFORMATION ONLY	A.A.	17/12/24
Rev	Amendments	Approved	Date



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THE VINES
Designed: M. ISMAIL
Authorised: A. ANDERSSON
Checked: A. RANDO
Date: 17/12/2024

THE VINES ESTATE
STAGE 8 (PERMIT NO. 2021-167)
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FACE PLAN
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THE VINES (SHEPPARTON) PTY LTD
PRELIMINARY
Drg No: 310159CG200
Rev: B

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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.



T H E
VINES

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