

# Room to move!



LAND OWNERS INFORMATION PACK: STAGE 1

JUNE 2025

# Providence

P L A C E

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



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

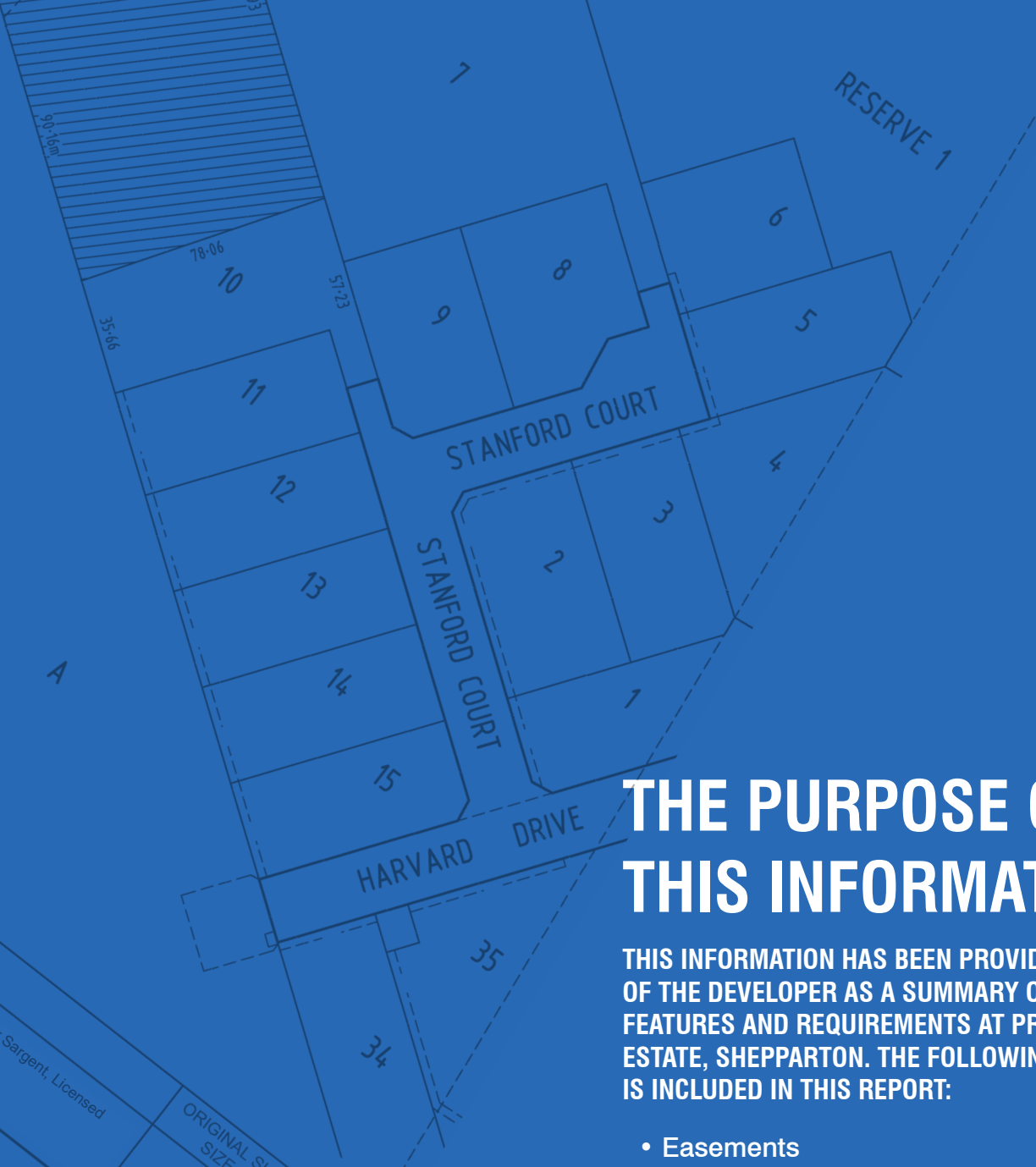
© Spiire

**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 PROVIDENCE FIELD 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.

## 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

Providence Field 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

Providence Place Estate is not within a bushfire prone area. For further information on this please refer the Appendix A of this report.

## BUILDING ENVELOPES

Building envelopes pertain exclusively to dwellings. Sheds may be positioned outside these designated areas.

## SEWERAGE AND WATER

Providence Field Estate is serviced by town water and sewer. Each property has a sewer connection. This connection 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.

## GAS SUPPLY

Natural Gas will not be available due to the State Government legislation.

## PROTECTIVE COVENANTS

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

## ENVIRONMENTAL SIGNIFICANCE OVERLAY

Lot 7 and 10 fall within the Environmental Significance Overlay (ESO) and as such have additional building requirements. For further information on this refer to Planning Permit No. 2024-296.





# APPENDIX A

## BUSHFIRE PRONE AREAS

### PLANNING PROPERTY REPORT



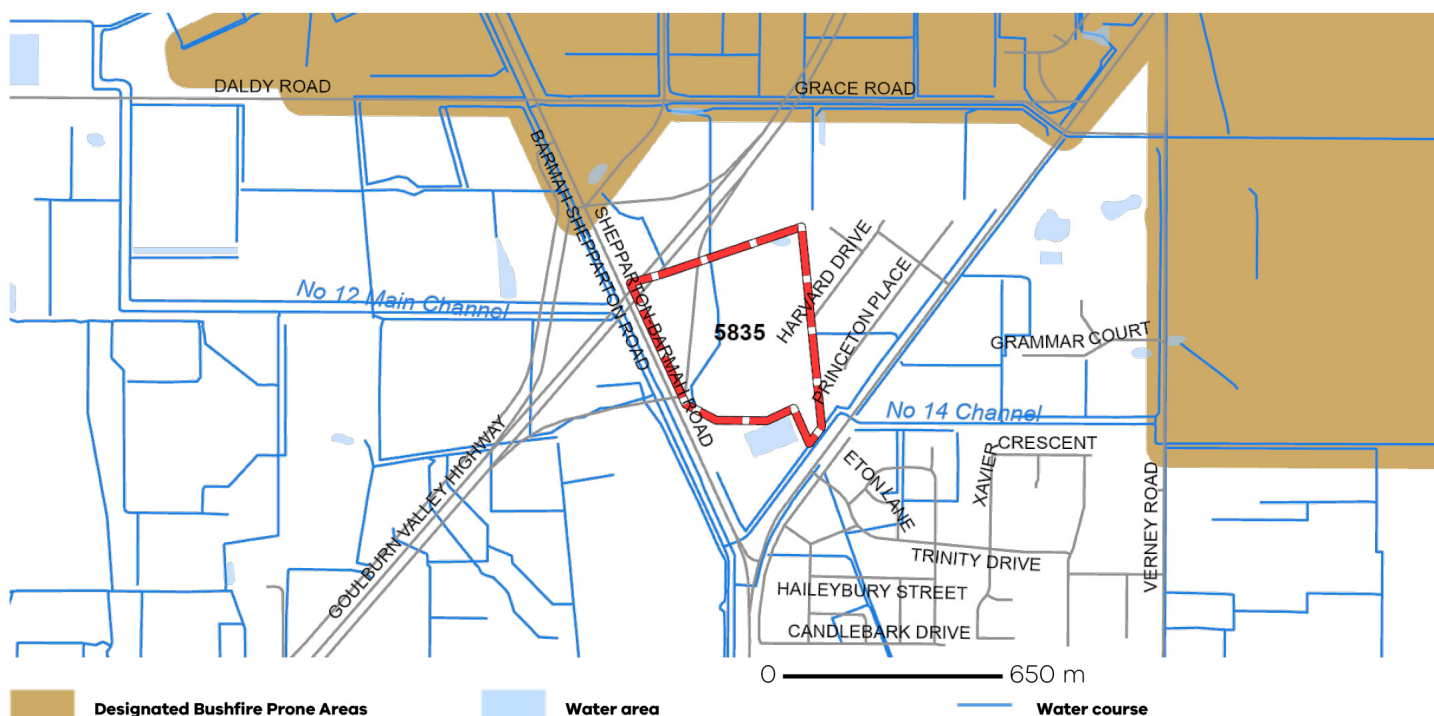
#### Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.**

**No special bushfire construction requirements apply. 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 \(environment.vic.gov.au\)](#)



---

# APPENDIX B

## PROTECTIVE COVENANTS



---

### STAGE 1

#### 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. (the Plan) other than the Lot hereby transferred (the 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 hereafter:

1. On the burdened land or any part or parts thereof:
  - (a) build, construct or erect or cause to be built, constructed or erected any building other than one private dwelling house that is a National Construction Code (NCC) Clause 1A private dwelling house having an area of not less than 200 square metres within the outer walls thereof (such area to be calculated by excluding the area of carport, garage, terraces, pergola or verandah) together with the usual garages and outbuildings, and such dwelling house shall have external walls of brick, stone or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed twenty-five percent of the total external wall area, but not including normal timber fascia and trimmings and further provided that nothing in this condition shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials.
  - (b) build, construct or erect or cause to be built, constructed or erected any buildings which are not constructed entirely from new materials nor move onto the said land any building which has previously been wholly or partly completed nor any part thereof.
  - (c) for lots under 4000m<sup>2</sup> build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding having a height greater than 5.5 metres which together have a total aggregate floor area greater than 150 square metres provided that in calculating such total aggregate area of 150 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 burdened 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 burdened land and further provided that any such garage or outbuilding shall be constructed of materials comprising only brick or Colourbond.



erected any garage or outbuilding having a height greater than 5.5 metres which together have a total aggregate floor area greater than 250 square metres provided that in calculating such total aggregate area of 250 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 burdened 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 burdened land and further provided that any such garage or outbuilding shall be constructed of materials comprising only brick or Colourbond.

- (e) build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding without commencing at the same time the construction of the dwelling on the burdened land.
- (f) build, construct or erect or cause or permit to be built, constructed or erected any Church, hall or other building which could be used for the purposes of religious worship or gathering.
- (g) build, construct or erect or cause to be built, constructed or erected any multi tenanted house that is a National Construction Code (NCC) class 1B share house, accommodation house, boarding house, hostel, rooming house or guest house.
- (h) build, construct or erect or cause to be built, constructed or erected any detached garage or outbuilding either:
  - (i) within 15 metres of any road boundary of the burdened land; or
  - (ii) closer to any road boundary of the burdened land than the front building line of the dwelling on the burdened land, whichever shall be the greater distance from any road boundary of the burdened land.
- (i) keep or allow to be kept thereon any goats, pigs, horses, cattle, sheep, roosters, greyhounds, pigeons or more than two dogs, two cats or six chickens.



2. Carry on any commercial or business activities on the burdened land or install thereon any plant or material connected therewith.
3. Use or suffer or permit the burdened land or any part thereof to be used as a transport depot or bus depot or any purpose ancillary thereto, or for the purpose of parking, storing or garaging thereon any articulated motor car or any heavy vehicle as defined in the Road Safety Act or the regulations thereto.
4. Use or permit the burdened land to be used for the recreational riding of motorbikes or similar vehicles.
5. Use or permit to be used any shed or other outbuilding erected on the burdened land or any motor home, trailer, caravan, tent or other movable accommodation or room thereon for living or residential accommodation.
6. Subdivide the burdened land


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 HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and the burden thereof shall be attached to and run at law and in equity with the land hereby transferred and shall be noted and appear on every future Certificate of Title for the land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof.



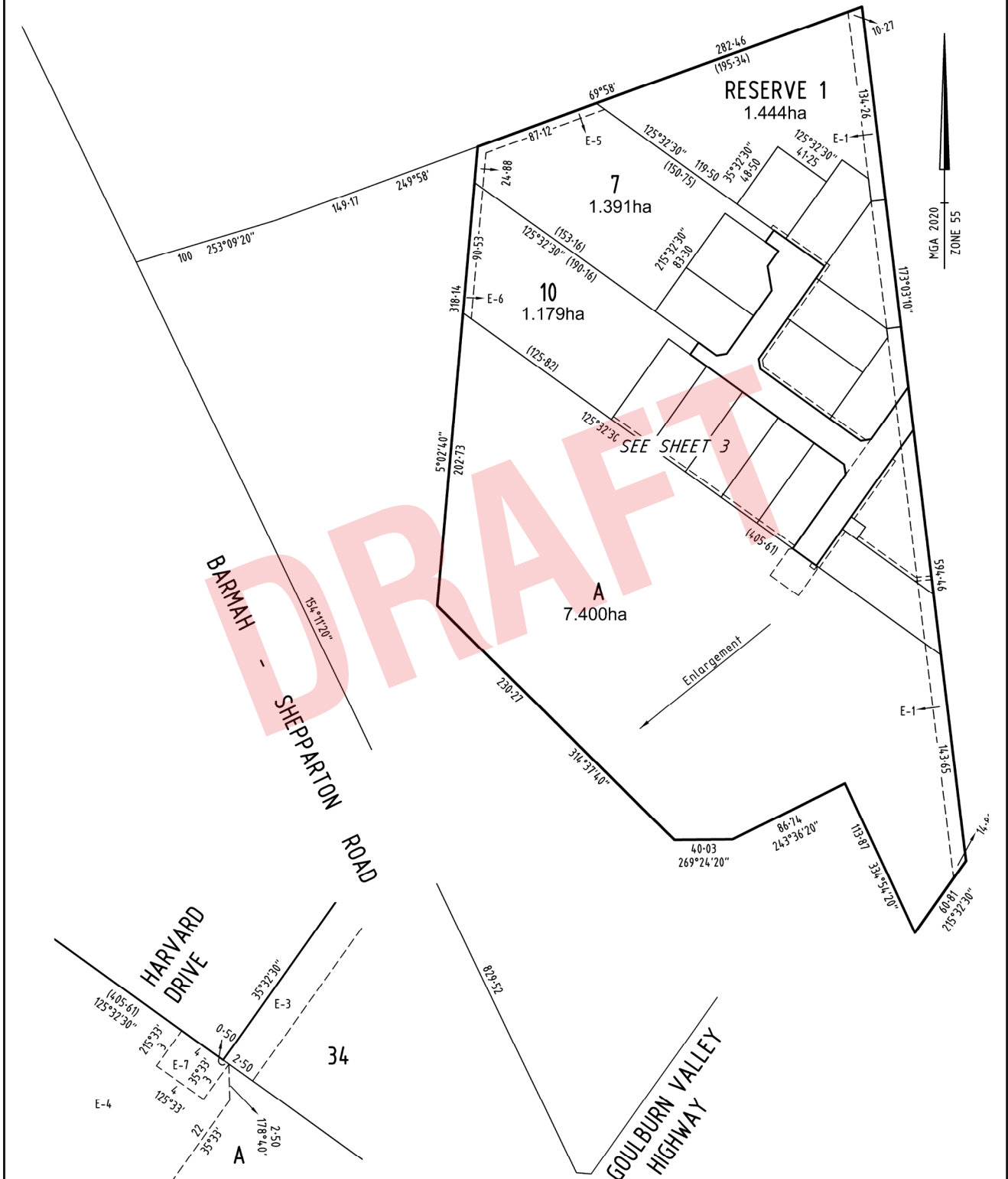
# APPENDIX C

## PLAN OF SUBDIVISION

PLAN OF SUBDIVISION			EDITION 1	PS913666C	
<p>LOCATION OF LAND</p> <p>PARISH: SHEPPARTON</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: 97 (Pt)</p> <p>CROWN PORTION: -</p> <p>TITLE REFERENCE: C/T VOL 12545 FOL 093</p> <p>LAST PLAN REFERENCE: PS913660Q, Lot 1</p> <p>POSTAL ADDRESS: GOULBURN VALLEY HIGHWAY (at time of subdivision) SHEPPARTON, VIC 3631</p> <p>MGA 2020 CO-ORDINATES: E: 356 680 ZONE: 55 (of approx centre of land in plan) N: 5 978 420</p>			<p>Council Name: Greater Shepparton City Council</p> <p>SPEAR Reference Number: S239632P</p>		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		<p>Land being subdivided is enclosed within thick continuous lines</p> <p>Lots 16 to 33 (inclusive) have been omitted from this plan.</p>		
ROAD R-1 RESERVE No. 1 RESERVE No. 2	GREATER SHEPPARTON CITY COUNCIL GREATER SHEPPARTON CITY COUNCIL GOULBURN VALLEY REGION WATER CORPORATION				
NOTATIONS					
DEPTH LIMITATION : 15.24 metres below the surface					
SURVEY: This plan is based on survey in PS913660Q					
STAGING: This is not a staged subdivision Planning Permit No. 2024-103					
This survey has been connected to permanent marks No(s). 12, 810, 1109, SR79P20					
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, E-2	SUPPLY OF WATER	SEE DIAG	LP212861D	LOTS ON LP212861D	
E-2, E-3, E-7	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION	
E-4, E-7	CARRIAGEWAY	SEE DIAG	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL	
E-5	DRAINAGE	6	THIS PLAN	LOTS 10 AND A IN THIS PLAN	
E-6	DRAINAGE	6	THIS PLAN	LOT A IN THIS PLAN	
PROVIDENCE PLACE ESTATE - STAGE 1 (17 LOTS)			AREA OF STAGE - 8.2 ha		
 <p>144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au</p>		SURVEYORS FILE REF: 321855SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		Digitally signed by: Mark Christopher Sargent, Licensed Surveyor, Surveyor's Plan Version (5), 05/02/2025, SPEAR Ref: S239632P			



PS913666C



ENLARGEMENT  
SCALE 1:250\_XREF

SURVEYOR'S FILE REF: 321855SV00

SCALE  
1: 2500

25 0 25 50 75 100

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 2

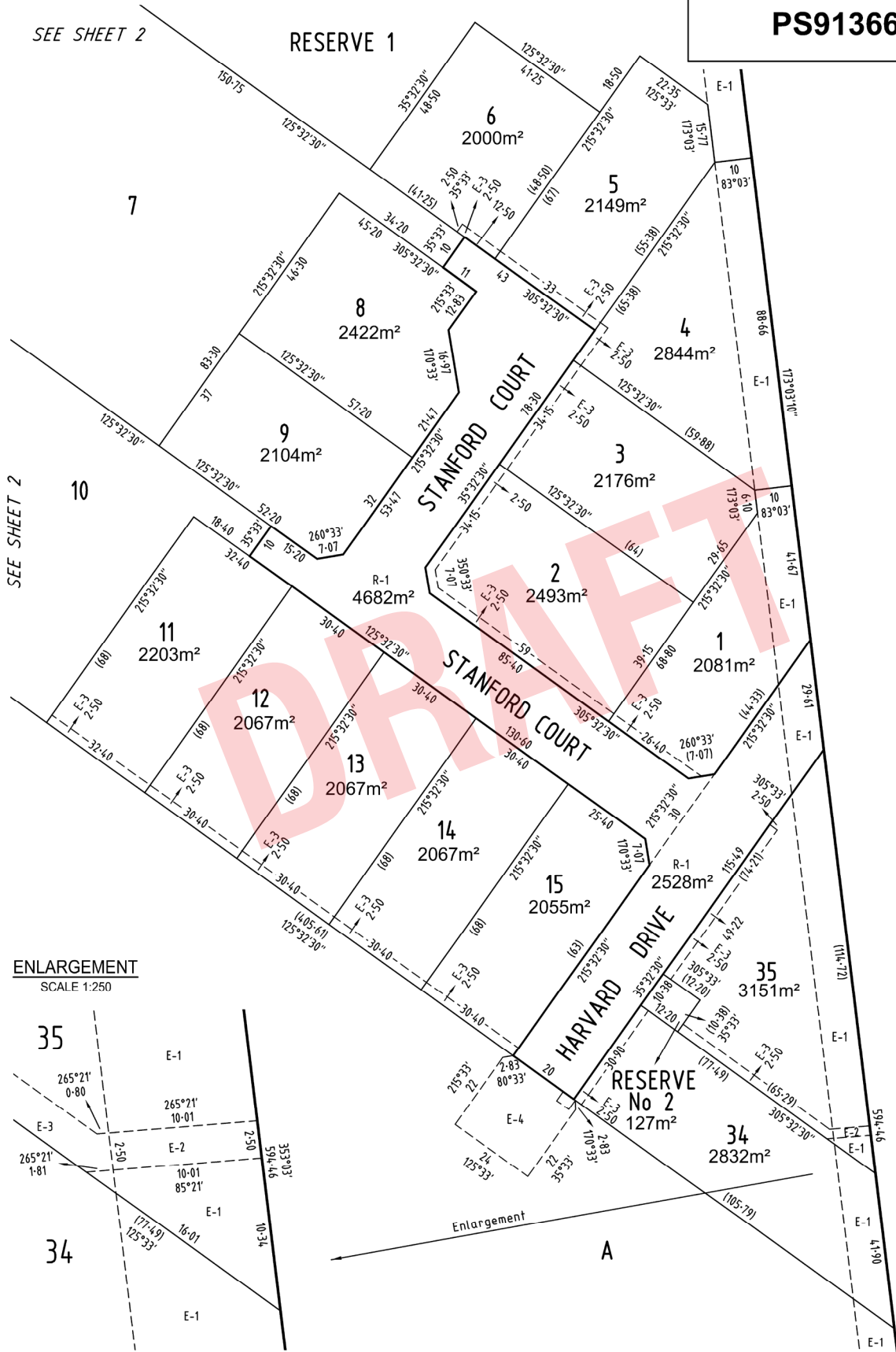
**spiire**

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

Digitally signed by: Mark Christopher Sargent, Licensed  
Surveyor,  
Surveyor's Plan Version (5),  
05/02/2025, SPEAR Ref: S239632P

SEE SHEET 2

RESERVE 1



ENLARGEMENT  
SCALE 1:250

SURVEYOR'S FILE REF: 321855SV00

SCALE  
1: 1000

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 3

**spiire**

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

Digitally signed by: Mark Christopher Sargent, Licensed  
Surveyor,  
Surveyor's Plan Version (5),  
05/02/2025, SPEAR Ref: S239632P



CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan:

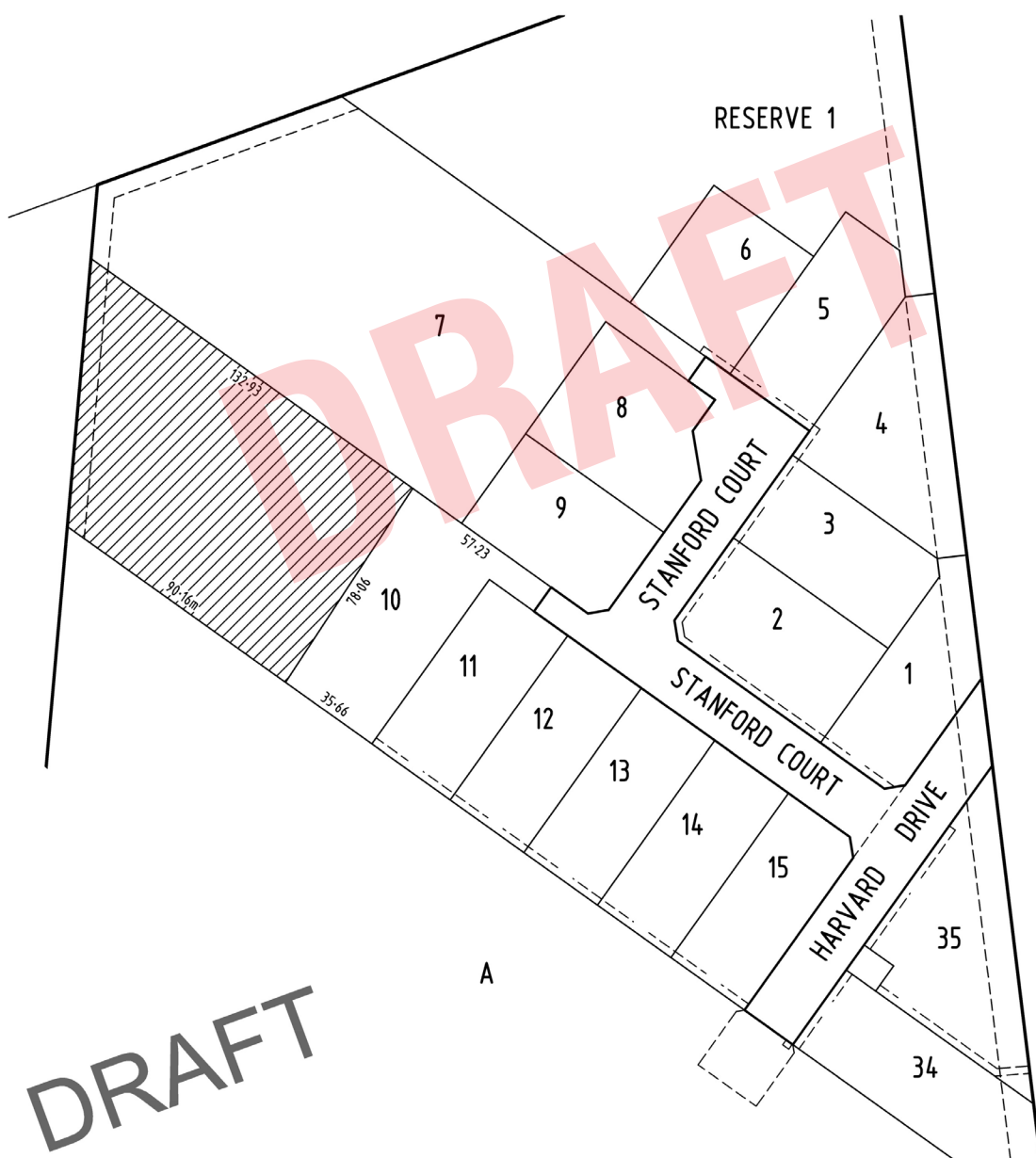
The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lot 10 on this plan  
Benefited Land: Lots 10 on this plan

Restriction:

With exception of any variations approved by the Goulburn Broken Catchment Management Authority, the burdened land shall not have a dwelling or structure constructed within the area shown hatched.

Expiry Date: 31/12/2125



SURVEYOR'S FILE REF: 321855SV00

ORIGINAL SHEET  
SIZE: A3

SHEET 4

**spiire**

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

Licensed Surveyor: Mark Christopher Sargent  
Version: 3

# APPENDIX D

## ENGINEERING DETAIL PLANS

# PROVIDENCE PLACE

## STAGE 1 (PERMIT NO.2024-103)

# PROVIDENCE PLACE UNIT TRUST

### GENERAL NOTES:

- SUBJECT**
- 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 INTERFERED FROM A DEPTHA TERNUM MODEL. THESE LEVELS HAVE BEEN USED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
  - ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2281-1995 GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVALS OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR THEIR REPRESENTATIVE.
  - ROAD CHANGES REFER TO ROAD CENTRELINES, CHANGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE TOP OF KERB.

### EARTHWORKS

- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE PROVIDERS. ALL SERVICES TO BE EXCAVATED SHOULD BE MARKED AS SHOWN ON GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- WHERE REQUIRED BY BUILDINGS, TROUSERS, 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 SCHEDULE.
- ALL EXCAVATED ROCK AND SURPLUS SPILL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
- ALL FILLING AREAS TO BE STIPPED OF TOPSOIL, FILLED AND TOPSOIL REPLACED TO ORIGINAL FINISH SURFACE LEVELS SHOWN ON PLANS. ALL FILLING MATERIAL TO BE SELECTED TO COMPLY WITH AS 2875-2012. FILLING MATERIAL TO BE PLACED IN 150mm LAYERS TO A MAXIMUM STANDARD DRY DENSITY AND WITHIN 4-7% OF OPTIMUM MOISTURE CONTENT. COMPACTED LAYERS TO BE LIMITED TO A MAXIMUM COMPACTED DEPTH OF 300mm.
- THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- ALL BATTERS SHALL BE 1 IN 6 UNLESS OTHERWISE SHOWN.
- NO FILL OR EXCAVATION OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.
- THE COMPLETION OF CONSTRUCTION, THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE TIME OF COMPLETION OF CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF 1:2.5% THROUGHPUT.
- DEEP EXCAVATIONS MUST BE SENT TO THE LOCAL COUNCIL FOR A FILLING OF 1:2.5% COMPLY WITH WOODHEAD, THE MINES TRENCHING REGULATION 1982, THE MINES ACT 1998 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1985, 2001.
- ALL SERVICE TRENCHES UNDER PAVEMENTS AND PARKING BAYS TO BE EXCAVATED TO A MINIMUM OF 1.5m DEPTH. ALL SERVICE TRENCHES UNDER PAVEMENTS AND PARKING BAYS TO BE EXCAVATED TO A MINIMUM OF 1.5m DEPTH. ALL SERVICE TRENCHES UNDER PAVEMENTS AND PARKING BAYS TO BE EXCAVATED TO A MINIMUM OF 1.5m DEPTH. ALL SERVICE TRENCHES UNDER PAVEMENTS AND PARKING BAYS TO BE EXCAVATED TO A MINIMUM OF 1.5m DEPTH.

- STORM WATER DRAINAGE
20. ALL STORMWATER DRAINAGE ARE TO BE CLASS 7 PVC PIPES UNLESS OTHERWISE SHOWN, MINIMUM COVER SHALL BE 750mm UNLESS OTHERWISE STATED OTHERWISE.
21. CENTRELINES OF ALL EASEMENT DRAINAGE ARE OFFSET 10m OR 20m WHERE OUTSIDE OF SEVERITY FROM THE PROPERTY LINE UNLESS SHOWN OTHERWISE.
22. WHERE CURVED PIPES ARE SHOWN ON THE FACE PLANS THEY ARE TO BE LAD PARALLEL TO THE CURVE. ALL PIPES ARE TO BE APPROVED BY COUNCIL AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
23. THE CONTRACTOR MUST PROVIDE CCTV FOOTAGE OF ALL UNDERGROUND DRAINAGE PRIOR TO CONSTRUCTION OF WAREHOUSE. ALL DAMAGED PIPES MUST BE REPAIRED AND ALL EXCAVATIONS TO BE FILLING TO ORIGINAL GRADE.
- EASEMENT**
24. PAYMENT EIGHTH MAY BE REQUIRED AS DIRECTED BY THE SUPERINTENDENT PRIOR TO COMMENCING ANY EXCAVATION. THE EASEMENT SHALL BE CARRIED OUT TO DETERMINE FINAL PAYMENT DEPTH.
25. WHERE PAYMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY COUNCIL AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. STREET LIGHTS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STANDARDS.
26. WHEN PAYMENT 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.
- SIGMAE AND UNDERGROUND**
27. LINEMARKING AND SIGMAE TO BE INSTALLED IN ACCORDANCE WITH AS 1742 SERIES 1:2.5% THROUGHPUT. STREET LIGHTS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STANDARDS.
28. ALL TEMPORARY MARKINGS USED DURING CONSTRUCTION SHALL BE SUPPLIED AND MAINTAINED IN ACCORDANCE WITH AS 1742-3.
29. TACTILE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELEVANT COUNCIL STANDARD DRAWINGS.
- ENVIRONMENTAL**
30. CONTRACTOR TO PROVIDE AN ENVIRONMENTAL MANAGEMENT PLAN INCLUDING SILT AND SEDIMENT RUNOFF PROTECTION ETC PRIOR TO THE COMMENCEMENT OF WORKS.
31. ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN. IF ROAD AND ROADWAY CONSTRUCTION IS REQUIRED, THEIR REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE SUPERINTENDENT.
32. 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 REPRESENTATIVE WHO MUST ALSO BE PRESENT AT THESE HOLD POINTS.

- PRELIMINARY MEETING PLACED IN PITS.
- PRIOR TO PLACEMENT OF KERB AND CHANNEL.
- AT PROOF-ROLLING OF SUBGRADE.
- PRIOR TO PLACEMENT OF THE PRIMER COAT.
- PRIOR TO PLACEMENT OF THE FINISH COAT.
- 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 MATRESSBIP TOPSOIL CONSTRUCTION.

NOTE: TOTAL NUMBER OF STREET TREES IN PROVIDENCE PLACE STAGE 1-18 DETAILED STREET TREE PLANS TO BE SUBMITTED WITH DETAILED ROAD AND DRAINAGE PLANS.

BEWARE OF UNDERGROUND/OVERHEAD SERVICES

THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT DEPTH AND LOCATION ARE NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE SHOWN, SPECIAL CONSIDERATION TO BE GIVEN TO THE LOCATION OF ALL EXISTING SERVICES AND DRAINAGE PLANS.

UNSAFE WORKING CONDITIONS - TRANSPORTATION RISKS

WARNING

BEWARE OF UNDERGROUND/OVERHEAD SERVICES

THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT DEPTH AND LOCATION ARE NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE SHOWN, SPECIAL CONSIDERATION TO BE GIVEN TO THE LOCATION OF ALL EXISTING SERVICES AND DRAINAGE PLANS.

UNSAFE WORKING CONDITIONS - TRANSPORTATION RISKS

WARNING

BEWARE OF UNDERGROUND/OVERHEAD SERVICES

THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT DEPTH AND LOCATION ARE NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE SHOWN, SPECIAL CONSIDERATION TO BE GIVEN TO THE LOCATION OF ALL EXISTING SERVICES AND DRAINAGE PLANS.

UNSAFE WORKING CONDITIONS - TRANSPORTATION RISKS

WARNING

BEWARE OF UNDERGROUND/OVERHEAD SERVICES

THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT DEPTH AND LOCATION ARE NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE SHOWN, SPECIAL CONSIDERATION TO BE GIVEN TO THE LOCATION OF ALL EXISTING SERVICES AND DRAINAGE PLANS.

UNSAFE WORKING CONDITIONS - TRANSPORTATION RISKS

WARNING

BEWARE OF UNDERGROUND/OVERHEAD SERVICES

THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT DEPTH AND LOCATION ARE NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE SHOWN, SPECIAL CONSIDERATION TO BE GIVEN TO THE LOCATION OF ALL EXISTING SERVICES AND DRAINAGE PLANS.

UNSAFE WORKING CONDITIONS - TRANSPORTATION RISKS

WARNING

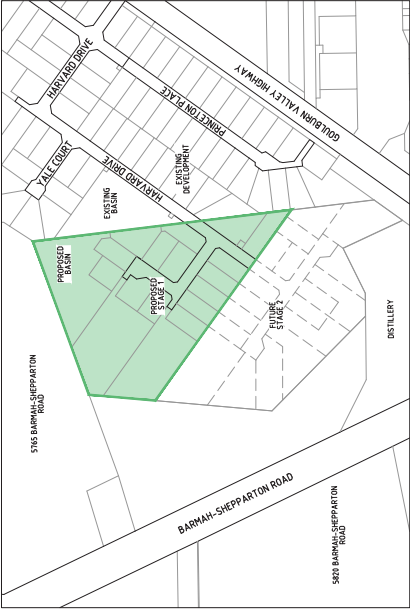
BEWARE OF UNDERGROUND/OVERHEAD SERVICES

THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT DEPTH AND LOCATION ARE NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE SHOWN, SPECIAL CONSIDERATION TO BE GIVEN TO THE LOCATION OF ALL EXISTING SERVICES AND DRAINAGE PLANS.

UNSAFE WORKING CONDITIONS - TRANSPORTATION RISKS

WARNING

BEWARE OF UNDERGROUND/OVERHEAD SERVICES



### LOCALITY PLAN

SCALE: NOT TO SCALE

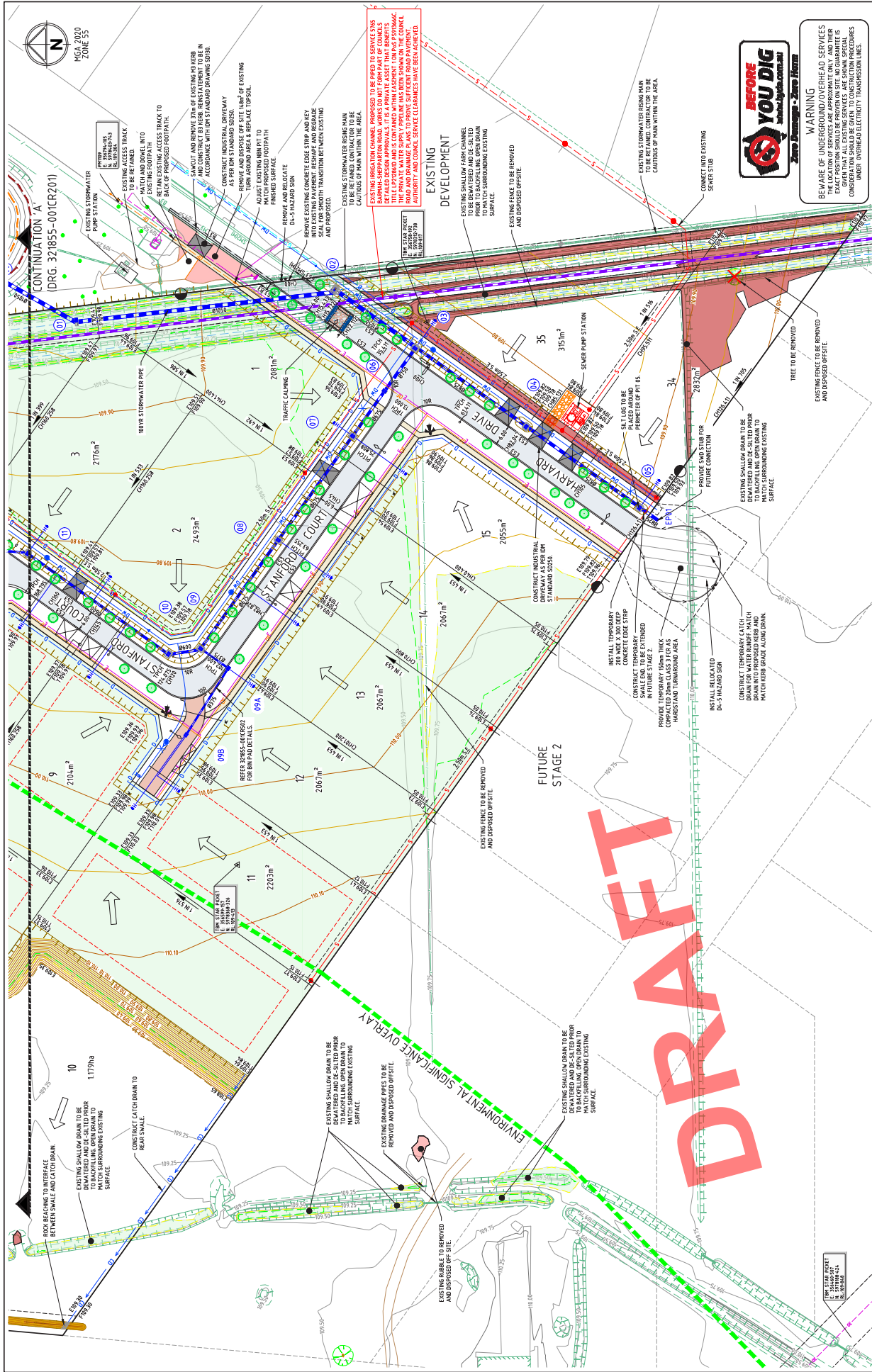
### DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CD000	GENERAL NOTES	1	B
CD001	FACE PLANT OF P1	2	B
CD002	FACE PLANT OF P2	3	B

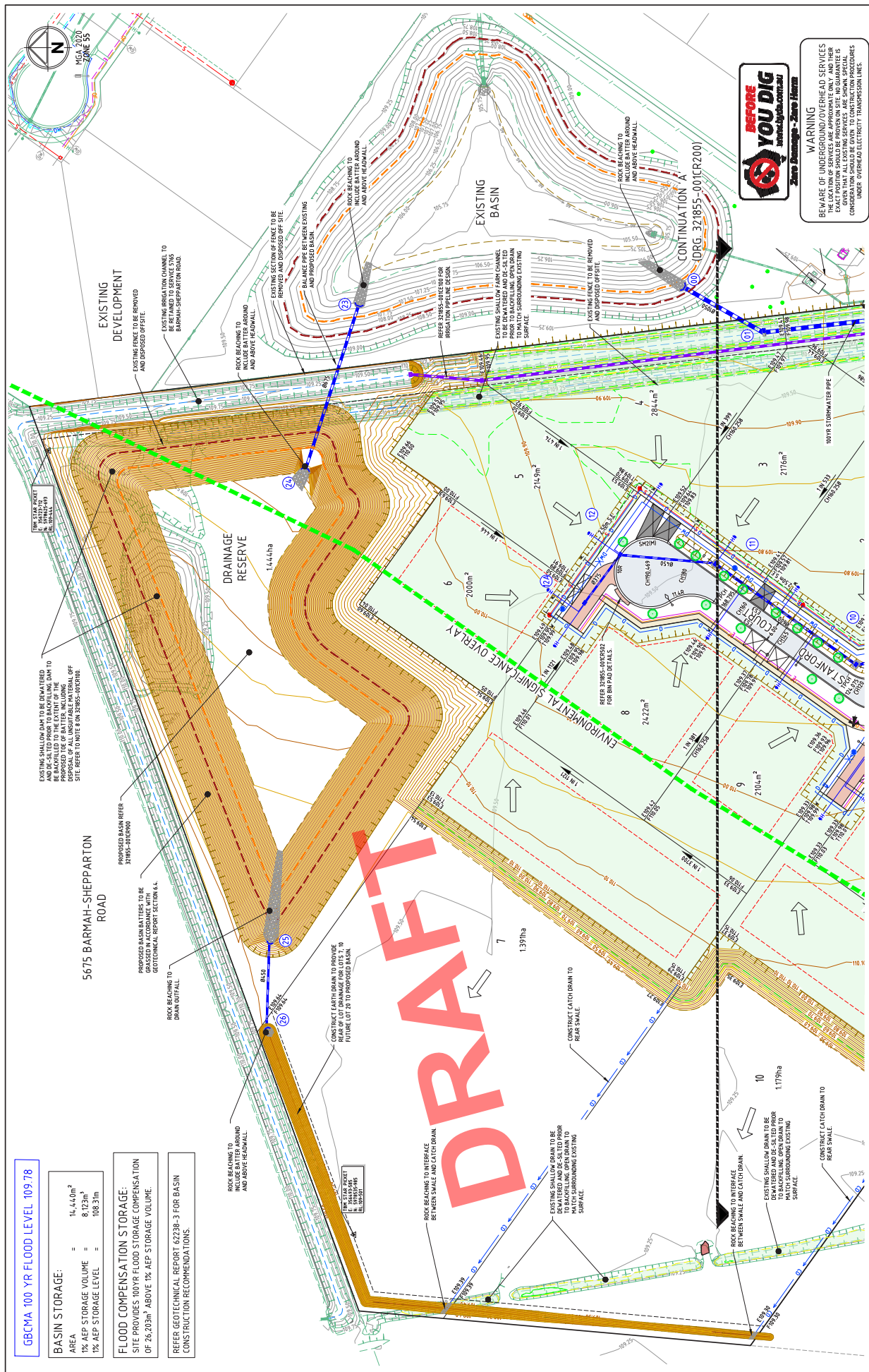
### SERVICE LOCATION TABLE

ROAD NAME	POTABLE		WATER		NBN		TELECOM		ELECTRICITY	
	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH	SIZE	DEPTH
HARTWOOD DRIVE	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.001	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.002	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.003	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.004	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.005	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.006	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.007	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.008	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.009	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.010	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.011	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.012	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.013	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.014	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.015	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.016	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.017	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.018	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.019	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.020	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.021	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.022	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.023	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.024	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.025	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.026	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.027	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.028	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.029	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.030	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.031	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.032	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.033	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.034	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.035	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.036	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.037	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.038	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.039	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.040	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.041	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.042	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.043	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.044	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.045	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.046	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.047	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.048	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.049	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.050	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.051	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.052	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.053	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.054	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.055	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.056	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.057	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.058	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.059	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.060	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.061	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.062	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.063	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.064	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.065	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.066	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.067	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.068	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.069	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.070	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.071	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.072	150	100	150	100	150	100	150	100	150	100
STANFORD COURT (EXISTING) - CD002.073	150	100	150	100	150	100	150	100	150	100





<b>PROVIDENCE PLACE</b> <b>STAGE 1 (PERMIT NO. 2024-103)</b> <b>CONTRACT COPY</b> <b>FACE PLAN (2 OF 2) - FACE PLAN (2 OF 2)</b> <b>CITY OF GREATER SHEPPARTON</b> <b>PROVIDENCE PLACE UNIT TRUS</b>		<b>PRELIMINARY</b> 321855-001CG201 B	
Designed: <b>M. ISMAIL</b> Drawn: <b>A. RANDO</b> Date: <b>30/05/25</b> Authorised: <b>A. ANDERSSON</b>		<b>spire</b> 144 VIELFORD STREET SHEPPARTON VIC 3638 AUSTRALIA T 61 3 8649 1000 spire.com.au	
Scale: <b>H 1:500</b> Scale: <b>A 1</b> Scale: <b>0 5 10 15 20 25</b>		© Spire Australia Pty Ltd All Rights Reserved This document is the property of Spire Australia Pty Ltd and is not to be reproduced or used in any way without the prior written consent of Spire Australia Pty Ltd.	
B A		A.A. A.R.	
30/05/25 17/12/24		Approved Date	

[illegible]





**GAGLIARDI SCOTT** | **REAL ESTATE**

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

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