

Echuca

F I E L D S



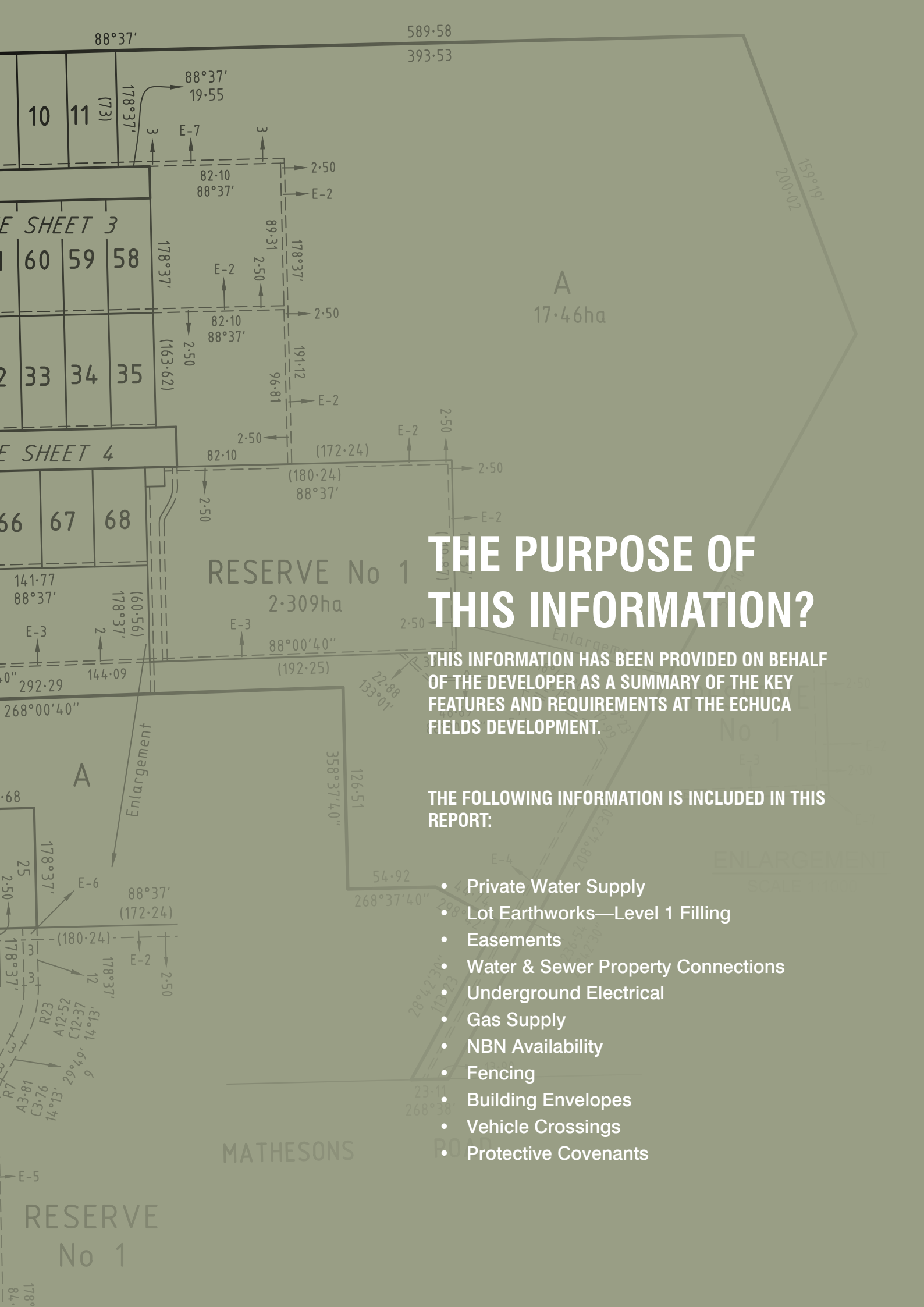
This report has been prepared by the office of Spiire on behalf of Echuca Fields Estate.
16 Bridge St, Bendigo VIC 3539

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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 ECHUCA FIELDS DEVELOPMENT.

THE FOLLOWING INFORMATION IS INCLUDED IN THIS REPORT:

- Private Water Supply
- Lot Earthworks—Level 1 Filling
- Easements
- Water & Sewer Property Connections
- Underground Electrical
- Gas Supply
- NBN Availability
- Fencing
- Building Envelopes
- Vehicle Crossings
- Protective Covenants



PRIVATE WATER SUPPLY

Each lot within the development will have access to up to 0.5 mega liters (depending on seasonal allocations) per irrigation season of non-drinking raw water which will be supplied to lots via a reticulated pipe network. Your lot will have require a “child meter” at the boundary of your property which once purchased by you, will allow you to receive your allocated raw water. The “child meter” will measure your raw water usage.

Use of raw water on each lot is limited to domestic purposes, such as watering gardens and lawns which are no greater than 970 square meters.

All lots within the development must become a member of an Incorporated Association which will be manage the development's raw water supply and each member (lot-owner) will be bound by the rules of the Incorporated Association. A draft of the Incorporated Association's rules can be found in the vendor's section 32 Vendor Statement which accompanies each lot sale Contract. An experienced shared asset manager will be appointed to look after and manage the Incorporated Association with the input of lot owners (as members) and the raw water supply network i.e. maintenance, repairs, meter readings, association fees, billing etc.

In the event that lot owners subsequently sell their lot, the purchaser of their lot must become a member of the Incorporated Association (and be bound by the Association's rules) in order to receive raw water supply to the lot

LOT EARTHWORK - LEVEL 1 FILLING

Any filling on lots within the development will be undertaken in accordance with Australian Standards AS3798-1996, using selected imported clean material. The filling is compacted to a minimum 95% standard density ratio with moisture control within +/- 3% of Optimum Moisture Content.

What does this mean in simple terms? It means the filling is to be compacted to achieve a similar or better compaction and density than natural ground and a geotechnical engineer has supervised and approved these works. It should mean there should be no significant extra cost to build on the level 1 filled areas.

EASEMENTS

An easement is an encumbrance on land that is registered on a land lot's title which gives someone the right to use the area of the land covered by the easement for a specific purpose, even though they are not the land owner. A common example of an easement is an easement in favour of the local water board as their sewer main traverse a land title.

A lot owner should not construct any fixtures over an easement. If you wish to build over an easement, you will need to get the consent of the party the easement is in favour of e.g. Coliban Water or the Campaspe Shire Council. For information on easement locations, please refer to the plan of your lot on the proposed plan of subdivision at Appendix B of this document. For further information on easements, please consult your legal representative.

WATER AND SEWERAGE PROPERTY CONNECTIONS

Echuca Fields is serviced by town water and reticulated sewer. Each property has a sewer and water connection available. The sewer connections have been constructed within the boundary of each property. Information specifying the location and depth of the property connection can be obtained from Coliban Water.

Information in regards to the location and depth of these connections can be sourced from Goulburn Valley Water.



UNDERGROUND ELECTRICAL

Echuca Fields is serviced by underground electricity, each property has been supplied with an electrical pit at its boundary where connection is to be taken from. For any issues during connection please contact Powercor Australia.

GAS SUPPLY

Echuca Fields is serviced by underground natural gas, each property has a gas connection available. For any connection issues please contact AusNet Services.

NBN AVAILABILITY

Echuca Fields 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.

FENCING

All lot boundary fencing within the development will be constructed by the developer at the developer's cost (except for lot boundaries which share a boundary with a road reserve). All fences constructed by the developer will be of a "farm type" treated timber post and wire fence or treated timber post and wire ring lock fence. Once you

become the owner of a lot, the responsibility for maintaining your properties fences is yours (see further information under the heading "Protective Covenant").

BUILDING ENVELOPES

Building envelopes have been placed on each lot within the development to restrict buildings being constructed too close to lot boundaries. The building envelope plan outlines where lot owners are permitted to construct buildings and fixtures on each lot. The building envelope plan has been developed to ensure you are protected from neighbours building too close to your property and to maintain the general character of the development. Please refer to Appendix B of this document for the proposed plan of subdivision which includes a building envelope plan for each lot.

VEHICLE CROSSINGS

The developer will construct vehicle crossings to each lot within the development. The vehicle crossing will be constructed from the road asphalt to the front property boundary of the lot.

PROTECTIVE COVENANTS

For information of the protective covenants at Echuca Fields please refer to Appendix A of this document.

APPENDIX A

PROTECTIVE COVENANTS



COVENANT TO BE INSERTED IN TRANSFER

AND the Transferee with the intention that the benefit of this Covenant shall be attached to and run at law and in equity with every Lot on Plan of Subdivision No. PS845422K (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 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 forty 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) build, construct or erect or cause or permit to be built, constructed or erected any garage or outbuilding having a height greater than 4 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.
 - (d) 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.
 - (e) 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.

-
- (f) 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.
- (g) keep or allow to be kept thereon any goats, pigs, horses, cattle, sheep, roosters, pigeons or more than three dogs, three cats or six chickens.
- (h) build, construct or erect or cause to be built, constructed or erected on any boundary thereof or within the boundaries thereof any fence other than
- (i) a " farm type " treated timber post and wire fence or treated timber post and wire ring lock fence to a maximum height of 1200mm.
 - (ii) a "Brush Fence " not exceeding 1800mm in height with a 150mm plinth with post and rail colour " Colourbond Jasper " not closer than three (3) metres to any boundary,
 - (iii) a standard swimming pool security fence within the boundaries
- (i) allow the land hereby transferred and any structures thereon to become a fire hazard or to be in a condition which is detrimental effect on the amenity of the neighborhood.
- (j) allow any plant, machinery, recreational or commercial vehicle, caravan, boat, box trailer, commercial trailer or car trailer to be left or parked on the roadway, nature strip or footpath adjacent to the land hereby transferred or on the land hereby transferred between the front building line and the front boundary of the land.
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.

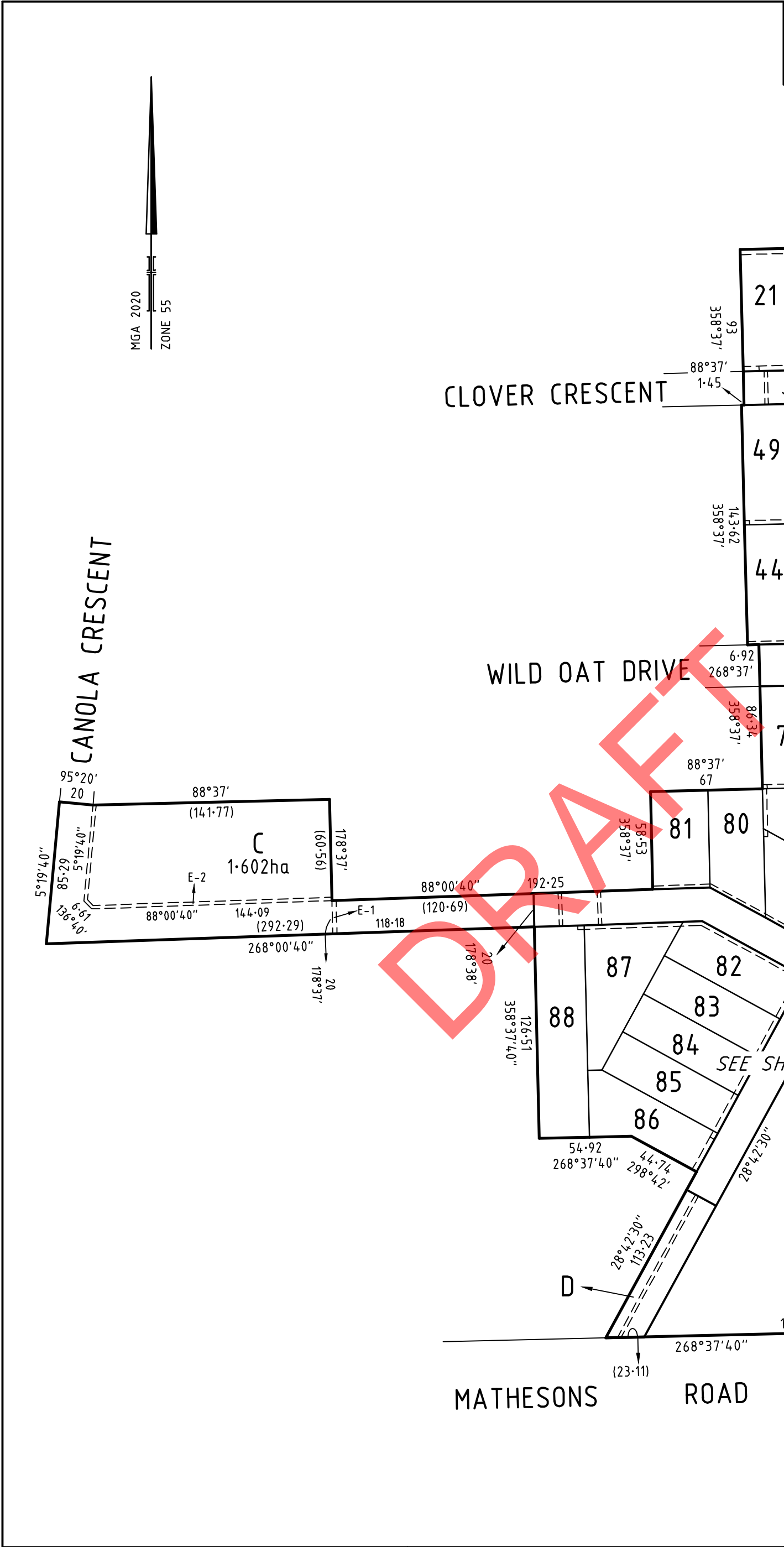
AND IT IS HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and the burden thereof shall be attached to and run at law and in equity with the land hereby 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 B

PLAN OF SUBDIVISION

PLAN OF SUBDIVISION			EDITION 1		PS845422K	
LOCATION OF LAND PARISH: MILLEWA TOWNSHIP: SECTION: CROWN ALLOTMENT: 50 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 12355 FOL 426 VOL 11502 FOL 185 LAST PLAN REFERENCE: LOT B ON PS839763R LOT 1 ON PS709278B POSTAL ADDRESS: WILD OAT DRIVE (at time of subdivision) ECHUCA 3564 MGA2020 CO-ORDINATES: E: 296 550 ZONE: 55 (of approx centre of land in plan) N: 5 995 740						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 20, 31 to 43, 50 to 74 (all inclusive), and Lots A to B have been omitted from this plan.</div> <div>Creation of Restriction applies to Lots in this plan - See Sheet 6.</div> <div>Further Purpose of Plan:</div> <div>Removal of parts of Easement shown E-4 on this plan set aside in PS827033Y where now contained in Canola Crescent and Wild Oat Drive.</div> <div>Removal of Carriageway Easement shown E-2 & E-4 on plan PS709278B.</div> <div>Grounds for Removal: Consent of the relevant authorities or person under the powers of Section 6(1)(k) of the Subdivision Act 1988.</div>		
ROAD R-1 RESERVE No. 1		SHIRE OF CAMPASPE POWERCOR AUSTRALIA LTD				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PLN354/2018.B This survey has been connected to permanent marks No(s). Millewa PM 15, Millewa PM 25, Wharparilla PM 22 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	2.50	PS827033Y- SEC 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION		
E-2	WATER SUPPLY	2.00	PS827033Y	LOTS IN PS827033Y		
E-3	DRAINAGE	SEE DIAGRAM	PS827033Y	LOTS IN PS827033Y		
E-4, E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	PS839763R- SEC 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION		
E-4	WATER SUPPLY	3.00	PS839763R	LOTS IN PS839763R		
E-6	DRAINAGE	10.00	LP119445	LOTS IN LP119445		
E-7, E-8	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN- SEC 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION		
E-8, E-9	WATER SUPPLY	SEE DIAGRAM	THIS PLAN	LOTS IN THIS PLAN		
ECHUCA FIELDS ESTATE - STAGE 3 (30 LOTS)			AREA OF STAGE - 8.755ha			
<div></div> <div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div>		SURVEYORS FILE REF: 308845SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6	
		Licensed Surveyor: James Philip Tyrrell Version: 3				

PS845422K



WILD OAT DRIVE

CANOLA CRESCENT


MATHESONS ROAD

SURVEYOR'S FILE REF: 308845SV00

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SCALE
1: 2500



LENGTHS ARE IN METRES

Licensed Surveyor: James Philip Tyrrell

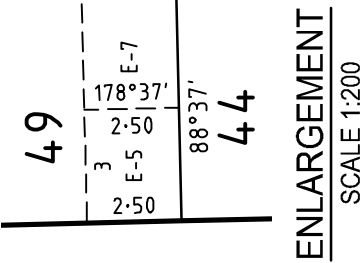
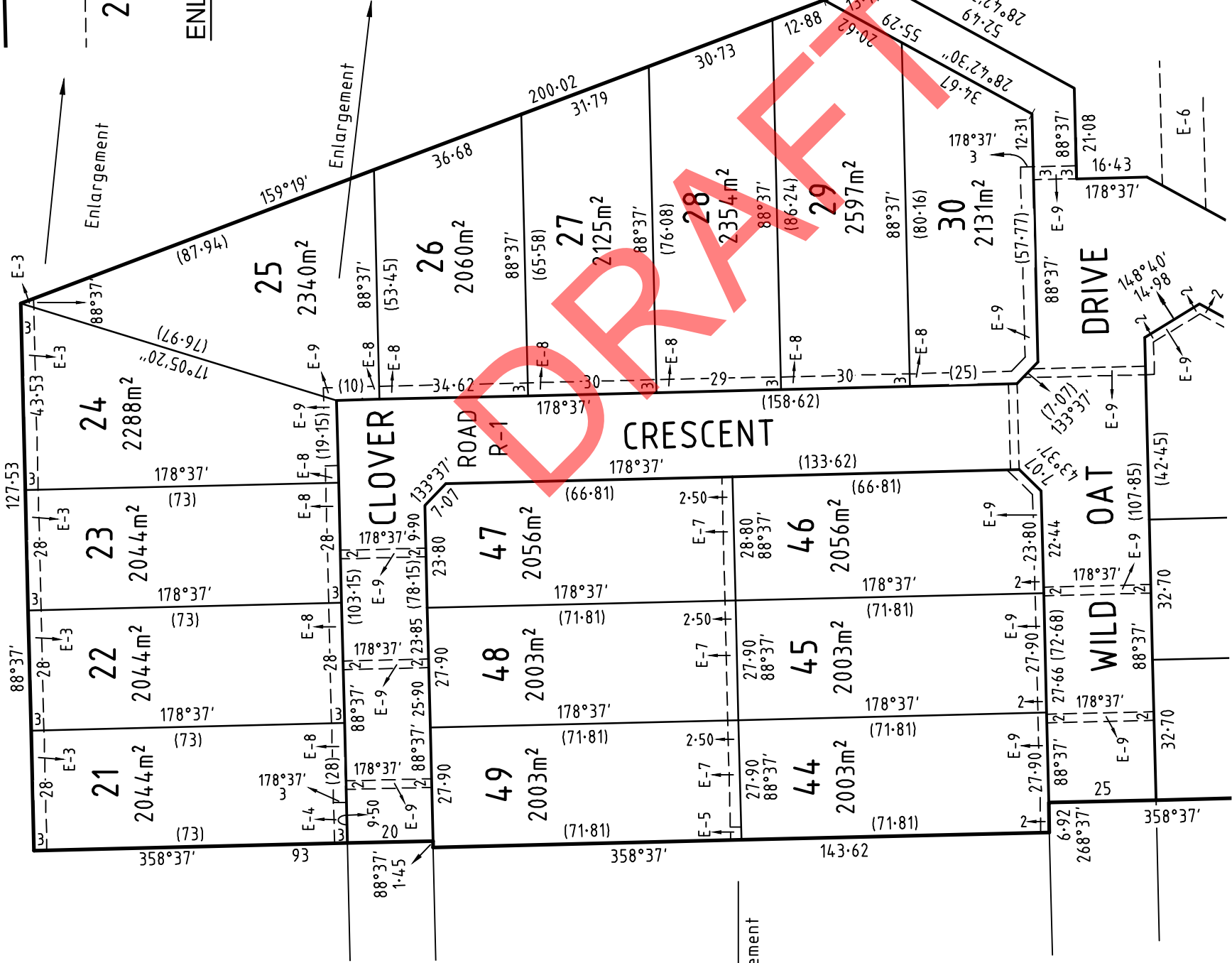
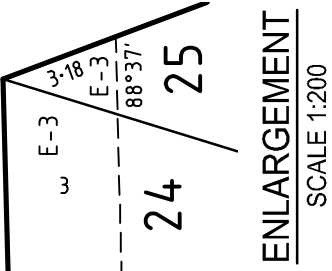
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ORIGINAL SHEET
SIZE: A3

SHEET 2	

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Version: 3




ENLARGEMENT
SCALE 1:400

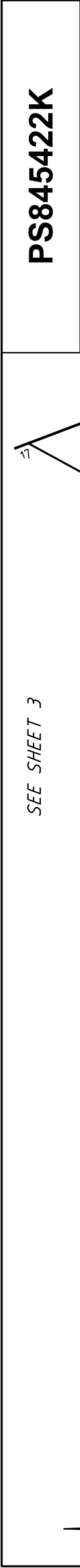
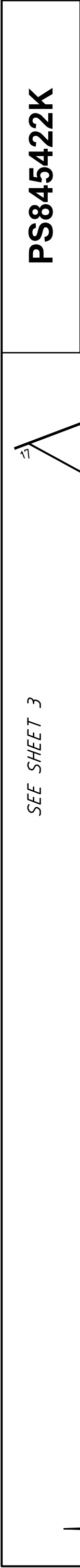
ENLARGEMENT
SCALE 1:750

SEE SHEET 4

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<div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spire.com.au</div> <div>spire</div>		<div><div><div>12.5</div><div>12.5</div><div>0</div><div>12.5</div><div>25</div><div>37.5</div><div>50</div></div><div>LENGTHS ARE IN METRES</div></div> <div>Licensed Surveyor: James Philip Tyrrell Version: 3</div>					

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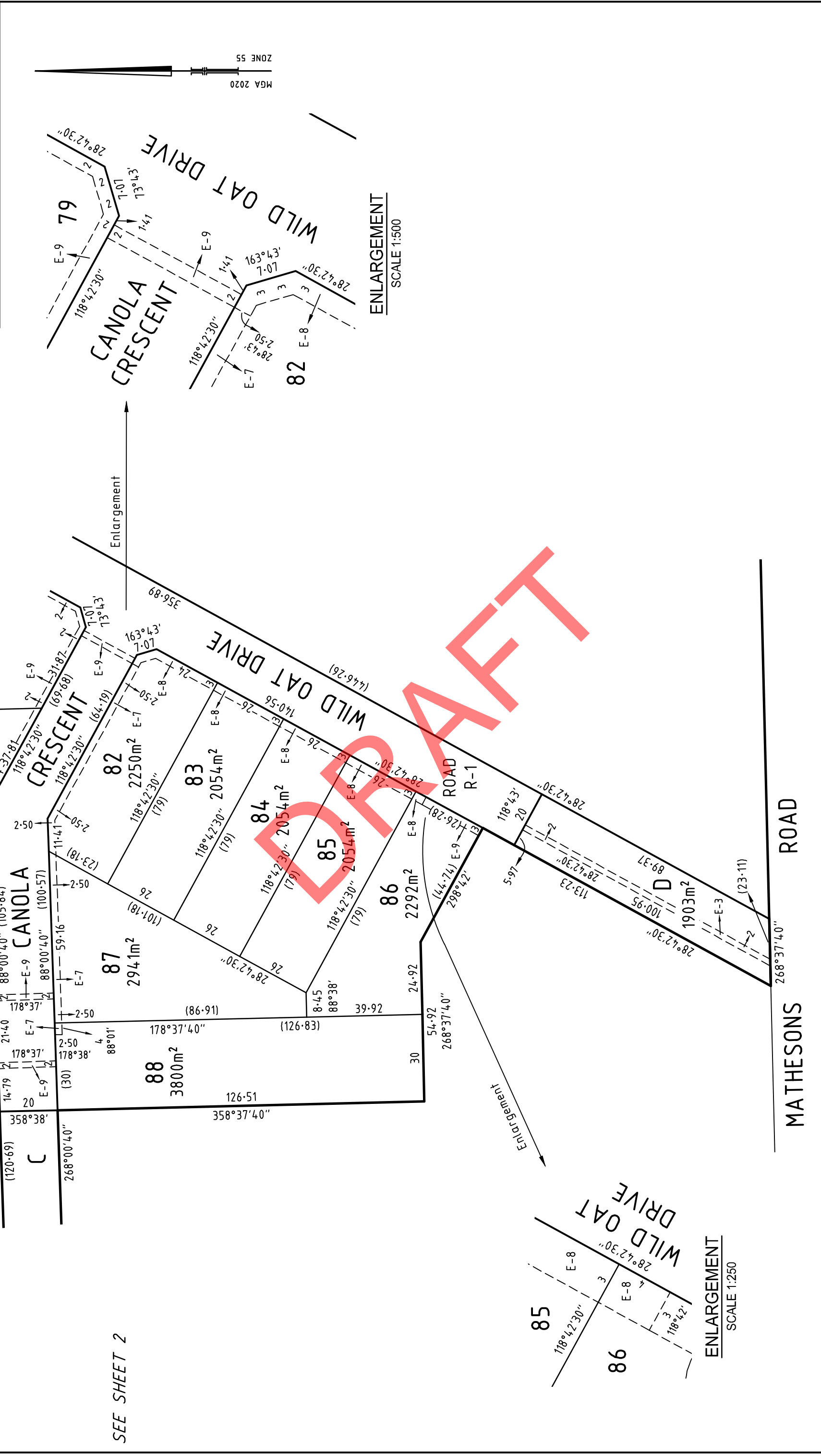
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	<p> Licensed Surveyor: James Philip Tyrrell Version: 3 </p>			

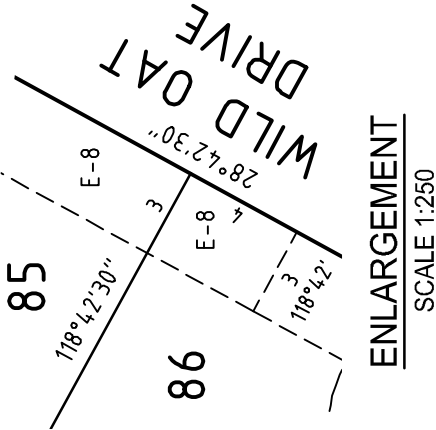
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SEE SHEET 4



SEE SHEET 2

ENLARGEMENT
SCALE 1:500



ENLARGEMENT
SCALE 1:250

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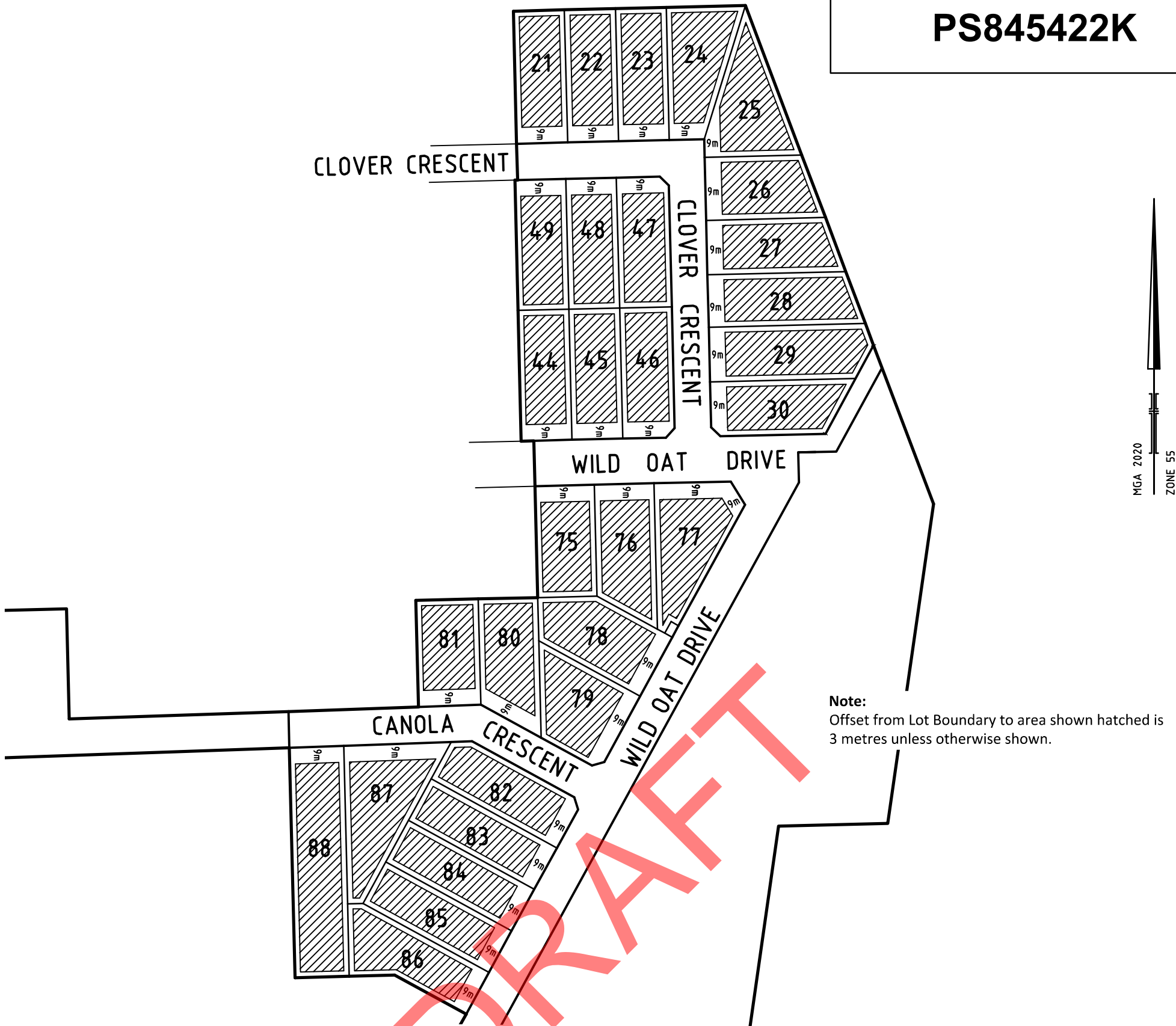
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Licensed Surveyor: James Philip Tyrrell
Version: 3

SCALE 1:1250
LENGTHS ARE IN METRES

SHEET 5

ORIGINAL SHEET
SIZE: A3



SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:	
THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND	
BURDENED LOT	BENEFITED LOT
Lots 21 to 30, Lots 44 to 49, Lots 75 to 88 (all inclusive)	Lots 21 to 30, Lots 44 to 49, Lots 75 to 88 (all inclusive)

- DESCRIPTION OF RESTRICTION:
- IN ACCORDANCE WITH CONDITION 4 ON PLANNING PERMIT PLN354/2018.B THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OUTSIDE OF THE LAND SHOWN HATCHED ON THE ABOVE DIAGRAM FOR THE RELEVANT LOTS
 - IN ACCORDANCE WITH CONDITION 4 ON PLANNING PERMIT PLN354/2018.B THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT CONSTRUCT A FENCE ALONG A BOUNDARY UNLESS THE FENCE HAS A MAXIMUM HEIGHT OF 1.2 METRES AND IS OF POST AND WIRE CONSTRUCTION UNLESS WITH THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY

SUBDIVISION ACT 1988
CREATION OF RESTRICTION B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:	
THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND	
BURDENED LOT	BENEFITED LOT
Lots 21 to 30, Lots 44 to 49, Lots 75 to 88 (all inclusive)	Lots 21 to 30, Lots 44 to 49, Lots 75 to 88 (all inclusive)

DESCRIPTION OF RESTRICTION:
THE BURDENED LAND MUST NOT BE USED OR DEVELOPED OTHER THAN IN ACCORDANCE WITH THE PROVISIONS RECORDED IN THE MEMORANDUM OF COMMON PROVISIONS WITH DEALING NUMBER AA7700.

EXPIRY DATE:
THIS RESTRICTION WILL EXPIRE ON 30/6/2032.

APPENDIX C

ENGINEERING DETAIL PLANS

ECHUCA FIELDS STAGE 3

NORTHERN HIGHWAY ECHUCA

ECHUCA FIELDS 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 ±0.05m.
- NO WORK TO BE CARRIED OUT TO SHIRE OF CAMPASPE SPECIFICATIONS, STANDARD DRAWINGS, IN ACCORDANCE WITH THE INFRASTRUCTURE DESIGN MANUAL AND TO THE SATISFACTION OF THE SUPERINTENDENT AND COUNCIL'S SENIOR SURVEILLANCE OFFICER OR HIS REPRESENTATIVE.
- ROAD CHANGES REFER TO ROAD CENTRELINES, CHANGES 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 ON LOTS AND WITHIN ROAD RESERVES GREATER THAN 200mm IS TO BE UNDERTAKEN USING LEVEL 1 SUPERVISION AND BE COMPLETED IN ACCORDANCE WITH AS 3798-2007. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND REPLACED WITH TOPSOIL (WHERE REQUIRED) TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS.
- FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION, AS 3798-2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- NATURESTRIPS AND ALL AREAS OF CUT OUTSIDE ROAD RESERVE, INCLUDING SWALE DRAINS, TO BE SURFACED WITH 100mm MINIMUM COMPACTED LAYER OF TOPSOIL. NATURE STRIPS AND SWALE DRAINS ARE TO BE SEEDD WITH GRASS SEED.
- ALL BATTERS SHALL BE 1 IN 10, 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 TBM'S THEREAFTER.
- ALL SETOUT INFORMATION GIVEN IS TO EDGE OF LANE UNLESS OTHERWISE SHOWN.
- 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.
- COUNCIL'S REPRESENTATIVE IS TO BE NOTIFIED IN WRITING SEVEN (7) DAYS PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 7 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 150mm FROM PAVED TRAFFIC AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 7 CRUSHED ROCK.

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		NON-DRINKING WATER		GAS		NBN (TELECOM)		ELECTRICITY (UNDERGROUND)		ELECTRICITY (LIGHT POLE)		SEWER RISING MAIN		EXISTING STORMWATER RISING MAIN	
	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE
WILD OAT DRIVE 25m RESERVE (LOTS 44-46)	1.6	N	1	N	1.1	S	1.85	S	2.55	S	1x	-	-	-	-	-
WILD OAT DRIVE 25m RESERVE (LOTS 82-86)	W	4.4	W	2.45	W	3.9	W	1.85	W	2.55	W	1x	-	W	6.975	-
WILD OAT DRIVE 25m RESERVE (LOTS 77-79)	W	4.4	W	1	W	3.9	W	0.8	W	2.55	W	1x	-	-	-	-
CLOVER CRESCENT 20m RESERVE N-S	E	1.6	E	2.45	E	1.1	W	0.8	W	2.55	W	1x	-	-	-	-
CLOVER CRESCENT 20m RESERVE E-W	S	1.6	N	2.45	S	1.1	N	1.85	N	2.55	N	1x	-	-	-	-
CANOLA CRESCENT 20m RESERVE E-W	S	1.6	N	1	S	1.1	N	1.85	N	2.55	N	1x	-	-	-	-
CANOLA CRESCENT 20m RESERVE E-W (LOT 79-80)	S	1.6	N	1	S	1.1	N	1.85	N	2.55	N	1x	-	-	-	-
CANOLA CRESCENT 20m RESERVE E-W (LOT 81-88)	S	1.6	N	1	S	1.1	N	0.8	N	2.55	N	1x	-	-	-	-

1. TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRG'S.

2. GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.

3. * = OFFSET FROM EDGE OF SHOULDER

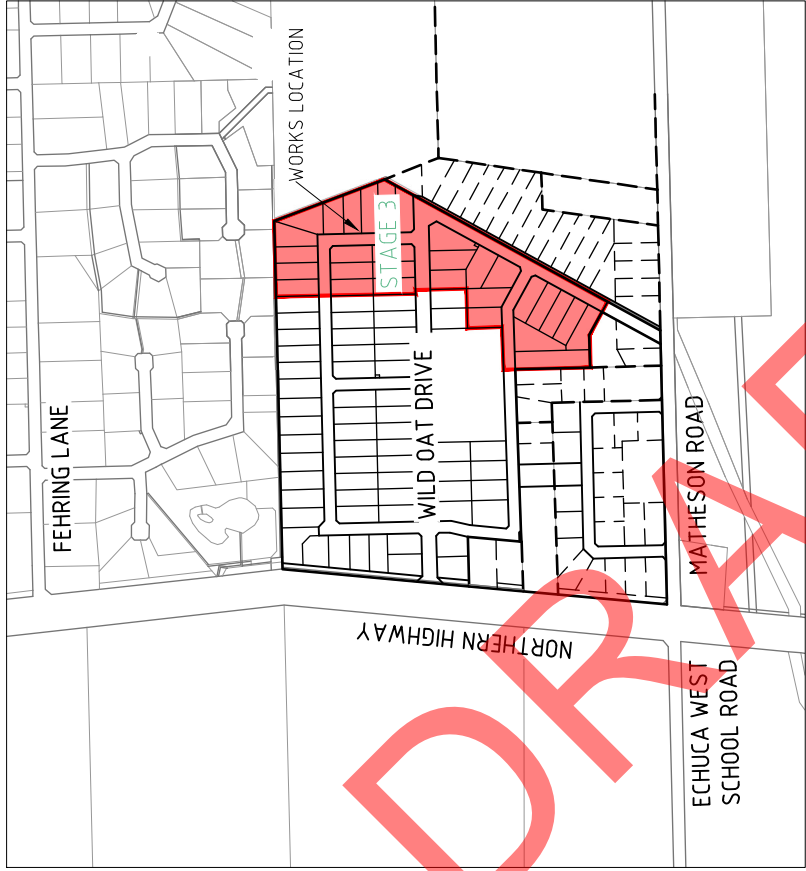
4. * = OFFSET FROM PROPERTY BOUNDARY WITHIN LOT OR RESERVE



DIAL BEFORE YOU DIG
www.1100.com.au

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.

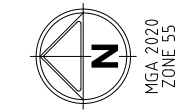


LOCALITY PLAN

SCALE: NOT TO SCALE
VICROADS: 31D5

DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CR000	GENERAL NOTES - FACESHEET	1	4
CR200	ROAD LAYOUT PLANS - KEY PLAN	2	2
CR201	ROAD LAYOUT PLANS - SHEET 2	3	3
CR202	ROAD LAYOUT PLANS - SHEET 3	4	3
CR203	ROAD LAYOUT PLANS - SHEET 4	5	3
CR204	ROAD LAYOUT PLANS - SHEET 5	6	4
CR300	ROAD LONG SECTIONS - WILD OAT DRIVE	7	2
CR301	ROAD LONG SECTIONS - CLOVER CRESCENT	8	2
CR302	ROAD LONG SECTIONS - CANOLA CRESCENT & ACCESS TRACK NORTH EAST	9	2
CR400	ROAD CROSS SECTIONS - WILD OAT SHEET 1 OF 4	10	2
CR401	ROAD CROSS SECTIONS - WILD OAT SHEET 2 OF 4	11	2
CR402	ROAD CROSS SECTIONS - WILD OAT SHEET 3 OF 4	12	2
CR403	ROAD CROSS SECTIONS - WILD OAT SHEET 4 OF 4	13	2
CR404	ROAD CROSS SECTIONS - CLOVER CRESCENT SHEET 1 OF 2	14	2
CR405	ROAD CROSS SECTIONS - CLOVER CRESCENT SHEET 2 OF 2	15	2
CR406	ROAD CROSS SECTIONS - CANOLA CRESCENT SHEET 1 OF 2	16	2
CR407	ROAD CROSS SECTIONS - CANOLA CRESCENT SHEET 2 OF 2	17	2
CR408	ROAD CROSS SECTIONS - TRACK NORTH EAST	18	2
CR500	INTERSECTION DETAILS - SHEET 1	19	2
CR501	INTERSECTION DETAILS - SHEET 2	20	2
CR600	DRAINAGE LONG SECTIONS - SHEET 1	21	2
CR700	PAVEMENT AND TYPICAL DETAILS - SHEET 1	22	2
CR701	PAVEMENT AND TYPICAL DETAILS - SHEET 2	23	2
CR800	SIGNAGE AND LINEMARKING - SHEET 1	24	2



LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT	DW	DW
WATER - RAW WATER	NOW	NOW
UNDERGROUND ELECTRICITY	E	E
OVERHEAD ELECTRICITY & POLE	OE	OE
TELSTRA & SERVICE PIT	T	T
OPTIC FIBRE	OF	OF
OVERHEAD TELSTRA	OT	OT
GAS MAIN	G	G
BRANCH SEWER & MANHOLE	S	S
SEWER & MANHOLE	SRM	SRM
SEWER RISING MAIN	-	-
CENTRAL INVERT	-	-
COUNCIL STORMWATER DRAIN & PIT	-	-
STORMWATER DRAINAGE PROPERTY INLETS	-	-
COUNCIL STORMWATER PITS	-	-
HOUSE DRAIN	-	-
STORMWATER RISING MAIN	SRM	SRM
AG DRAIN AND FLUSHER	AG	AG
STORMWATER DRAINAGE PIT NUMBER	1	1
GAS & WATER CONDUITS	-	-
CONCRETE VEHICLE CROSSING	-	-
PAVEMENT SAWCUT LINE	-	-
RIDGE / CHANGE OF GRADE LINE	-	-
SURFACE CONTOUR MINOR	-168.90	168.90
SURFACE CONTOUR MAJOR	-169.00	169.00
SURFACE LEVEL	E123.45	E124.68
BATTER LEVEL (TOP / TOE)	T124.80	T124.80
EARTHWORKS GRADE	1 in 50	1 in 50
SIGN AND POST	-	-
LIGHT & POLE (BY OTHERS)	-	-
STREET SIGN	-	-
PERMANENT SURVEY MARK	-	-
TEMPORARY BENCH MARK	-	-
BOLLARD	-	-
ROAD CHANGES	CH16.57 IL/20/TP CH16.57	CH16.57 IL/20/TP CH16.57
LOT CHAINAGE	CH20.06	CH20.06
SETOUT POINT	-	-
LIMIT OF WORKS	-	-
BATTER	-	-
EXCAVATION GREATER THAN 0.20m	-	-
FILLING GREATER THAN 0.20m	-	-
FILL EXTENTS	-	-
ROCK BEACHING	-	-
GRAVEL MAINTENANCE ACCESS TRACK	-	-
FENCE - TREE PROTECTION	-	-
FENCE - VEHICLE EXCLUSION	-	-
FENCES	-	-
GUARD RAIL	-	-
TREE (B SURVEYED CANOPY) TO BE RETAINED WITH TREE PROTECTION FENCE	-	-
TREE TO BE REMOVED	-	-
VEGETATION LINE	-	-



16 BRIDGE STREET BENDIGO
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ECHUCA FIELDS STAGE 3
NORTHERN HIGHWAY ECHUCA
ROAD AND DRAINAGE
GENERAL NOTES - FACESHEET
SHIRE OF CAMPASPE
ECHUCA FIELDS PTY LTD

Designed
I.RUFF
Authorised
C.CLARKE
Checked
B.IBBS
Date
JUL 23

AS CONSTRUCTED 308845CR100
Rev 5

OPEN DRAIN TO BE PROVIDED APPROX. 1m FROM EDGE OF BOUNDARY. DRAIN TO BE GRADED AT 1:2000 TO THE EAST. REFER TO DXX.XX = INVERT OF DRAIN RL

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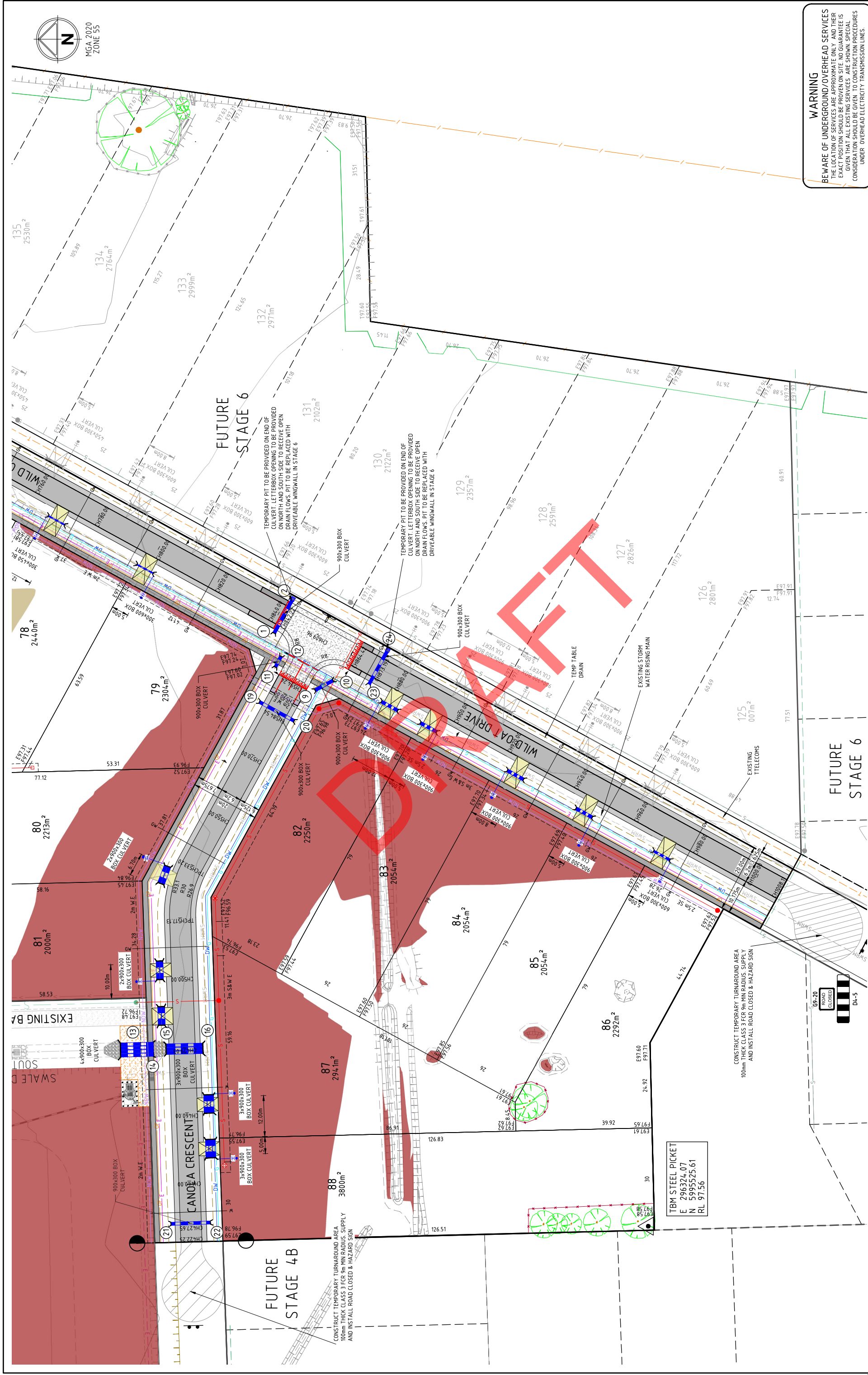
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WARNING

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ECHUCA FIELDS STAGE 3 NORTHERN HIGHWAY ECHUCA

**ROAD AND DRAINAGE
ROAD LAYOUT PLANS - SHEET 4
SHIRE OF CAMPASPE
ECHUCA FIELDS PTY LTD**

AS CONSTRUCTED Drg No 308845CR203 Rev 4



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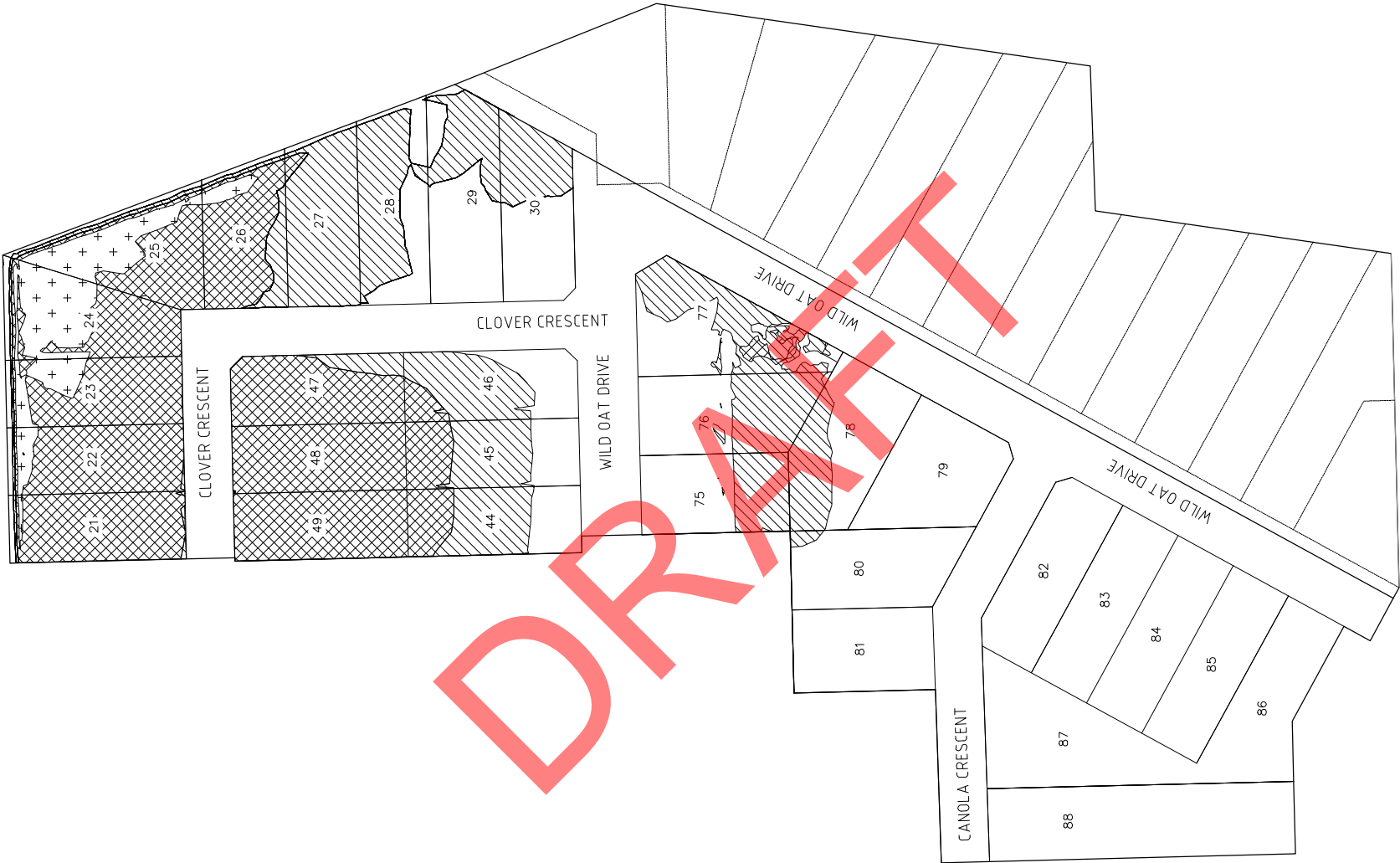
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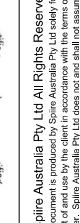

LEGEND:

- 0.3 – 0.6m DEPTH FILL
- 0.6 – 0.9m DEPTH FILL
- 0.9 – 1.2m DEPTH FILL



Rev	Amendments	Approved	Date
A	AS CONSTRUCTED FILL	J.F	24/07/2023





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Designed
I.RUFF
Authorised

Checked
J.FEHRING
Date
JUL 23

ECHUCA FIELDS STAGE 3
NORTHERN HIGHWAY ECHUCA
LOT FILL GREATER THAN 300mm
SHIRE OF CAMPASPE
ECHUCA FIELDS PTY LTD

AS CONSTRUCTED 308845LF003

Echuca

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