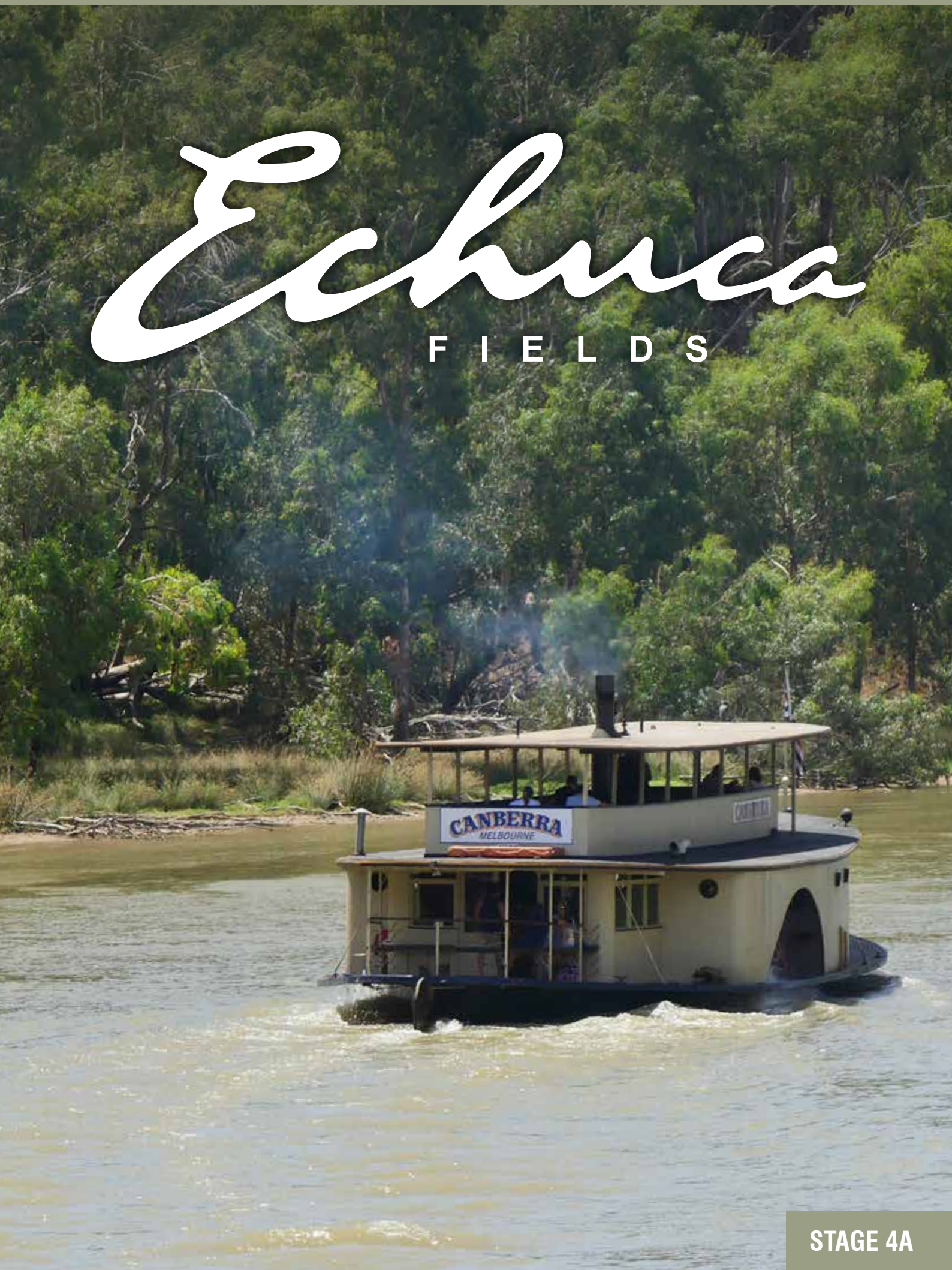
Echuca FIELDS



STAGE 4A

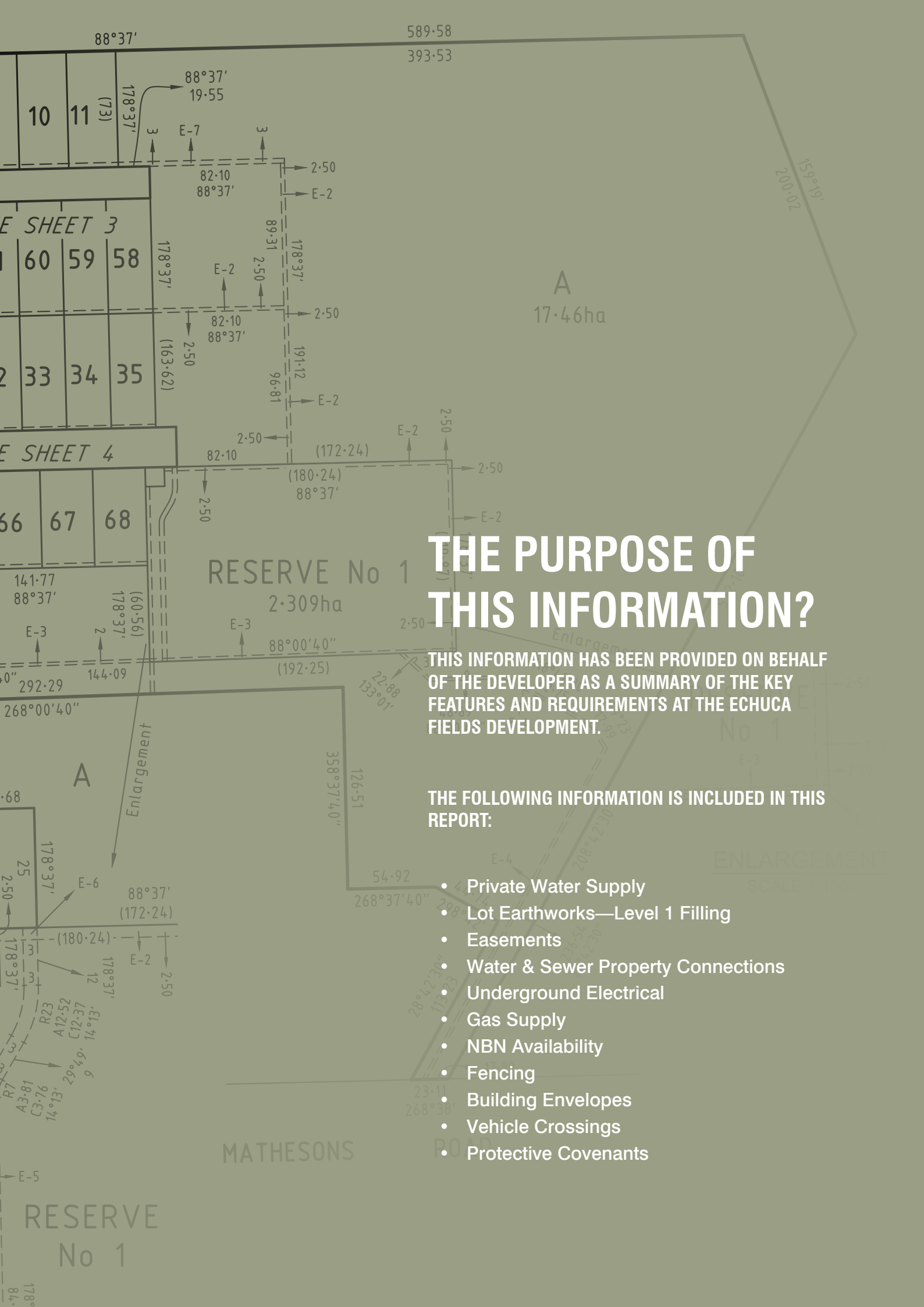
This report has been prepared by the office of Spiire on behalf of Echuca Fields Estate.

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www.echucafields.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 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 Coliban 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

Echuca FIELDS

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. PS917363A (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 multi tenanted house that is a National Construction Code (NCC) class 1B share house, accommodation house, boarding house, hostel, rooming house or guest house.

(g) 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.

(h) 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.

(i) 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

(j) 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.

(k) 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

PS917363A

LOCATION OF LAND

PARISH: MILLEWA

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 50 (PART)

CROWN PORTION:

TITLE REFERENCE: C/T VOL 12501 FOL 421

LAST PLAN REFERENCE: LOT E ON PS845422K

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: 5 995 580

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	SHIRE OF CAMPASPE

NOTATIONS

DEPTH LIMITATION : DOES NOT APPLY

SURVEY:
This plan is based on survey

STAGING:
This is not a staged subdivision

Planning Permit No. PLKN354/2018.C

This survey has been connected to permanent marks No(s).
Millewa PM 15, Millewa PM 25, Wharparilla PM 22

In Proclaimed Survey Area No.

NOTATIONS

Creation of Restriction applies to Lots in this plan - See Sheet 5.

DRAFT

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1, E-3, E-5	DRAINAGE	SEE DIAGRAM	LP119445	LOTS IN LP 119445
E-2, E-3, E-4	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN - SEC 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2, E-3, E-5, E-6	WATER SUPPLY	SEE DIAGRAM	THIS PLAN	LOTS IN THIS PLAN

ECHUCA FIELDS ESTATE - STAGE 4A (14 LOTS) AREA OF STAGE - 3.827ha

spiire
16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

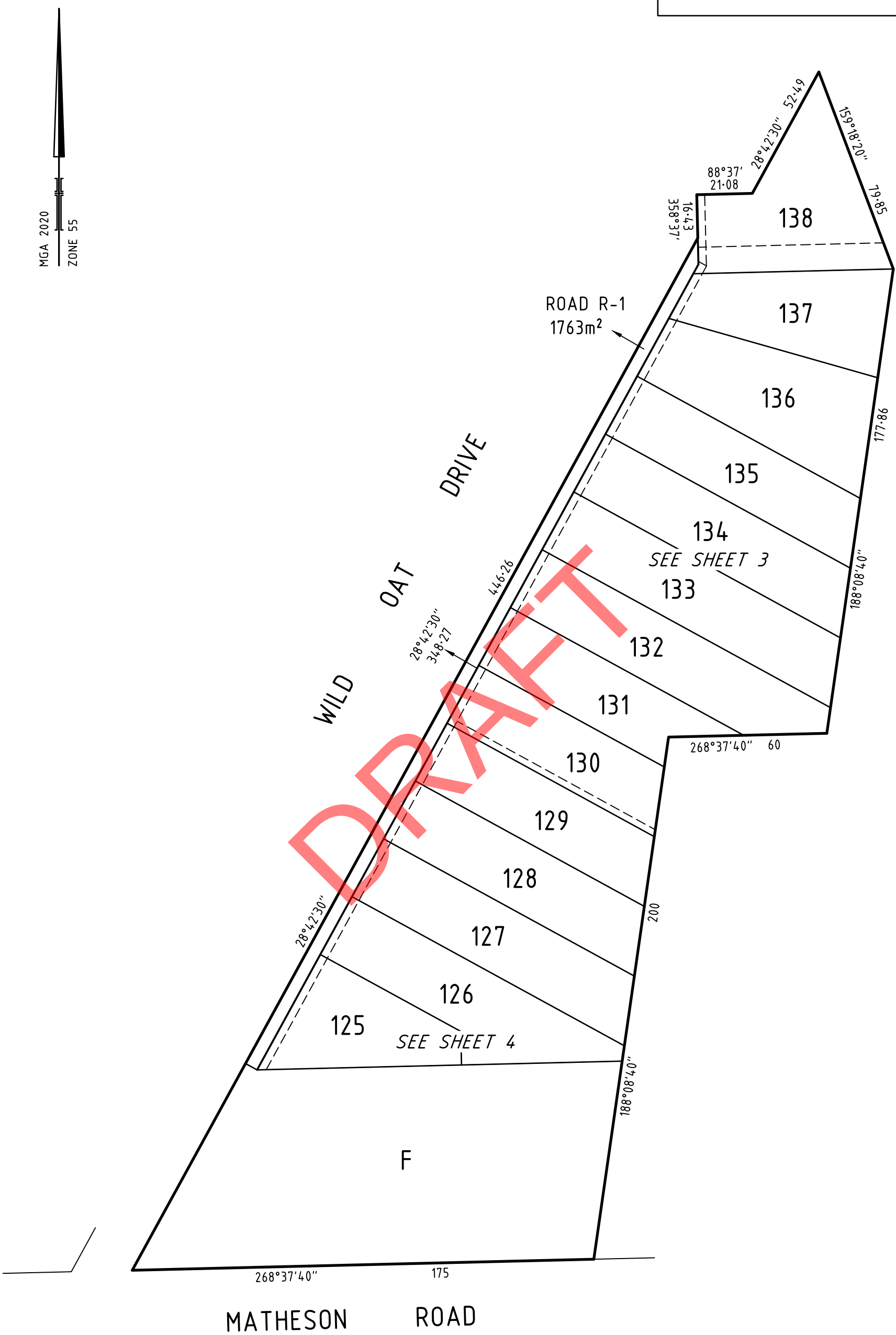
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ORIGINAL SHEET SIZE: A3

Licensed Surveyor: James Philip Tyrrell

Version: 2

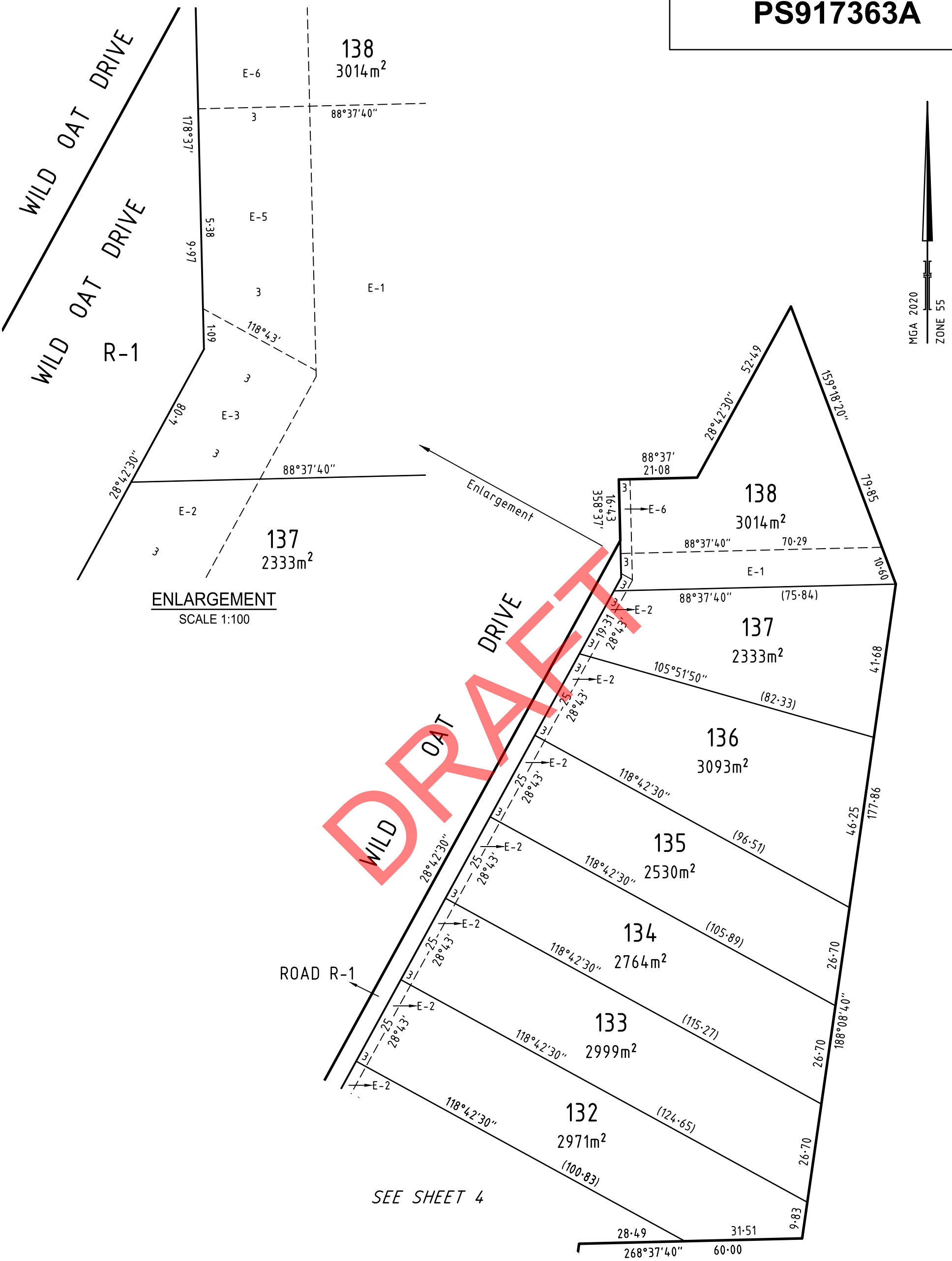
PS917363A



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spiire 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au	Licensed Surveyor: James Philip Tyrrell Version: 2		

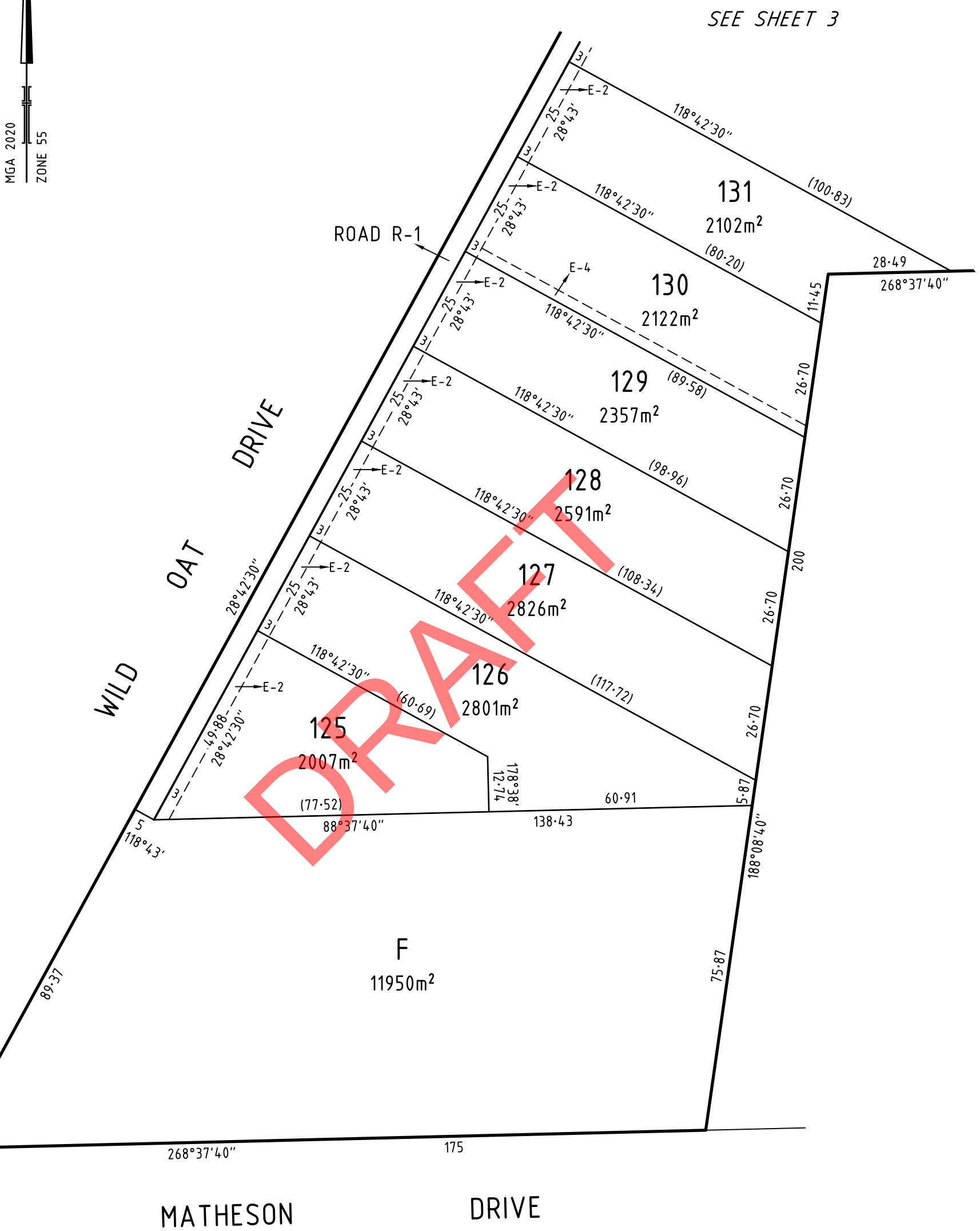
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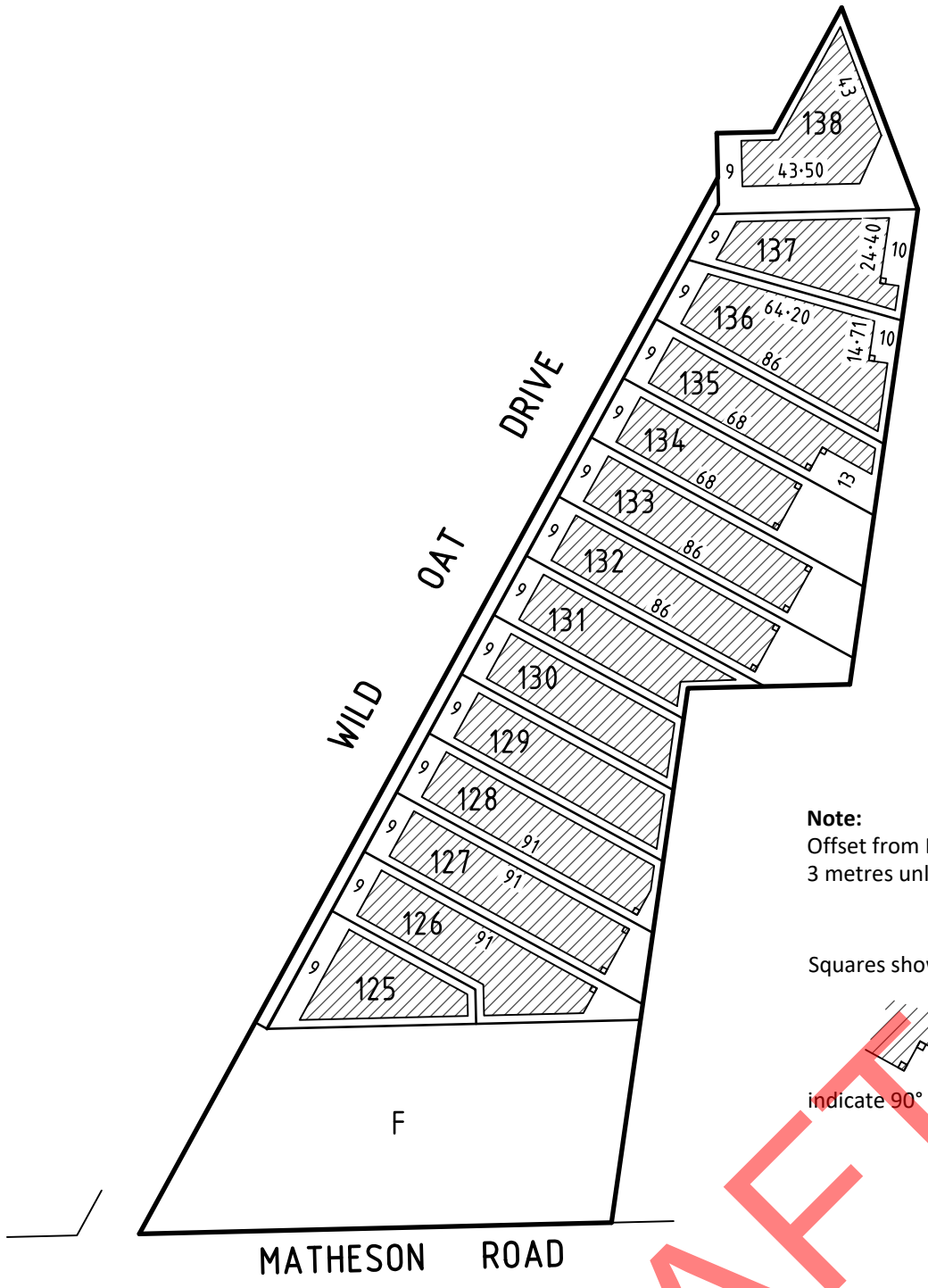
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MGA 2020
ZONE 55



SURVEYOR'S FILE REF: 320307-000SV00	SCALE 1: 1000 — 10 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
spiire 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au	Licensed Surveyor: James Philip Tyrrell Version: 2		

PS917363A



MGA 2020
ZONE 55

Note:
Offset from Lot Boundary to area shown hatched is 3 metres unless otherwise shown.

Squares shown thus:

indicate 90° angles at corners of building envelopes

DRAFT

CREATION OF RESTRICTIONS
SUBDIVISION ACT 1988
Upon registration of this plan, the following restrictions are created.

CREATION OF RESTRICTION A
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.

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 125 to 138 (both inclusive)	Lots 125 to 138 (both inclusive)

DESCRIPTION OF RESTRICTION:

1. IN ACCORDANCE WITH CONDITION 4 ON PLANNING PERMIT PLN354/2018.C 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
2. IN ACCORDANCE WITH CONDITION 4 ON PLANNING PERMIT PLN354/2018.C 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

EXPIRY DATE:
THIS RESTRICTION WILL EXPIRE ON THE 31ST OF DECEMBER 2035.

CREATION OF RESTRICTION B
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.

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 125 to 138 (both inclusive)	Lots 125 to 138 (both 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 THE 31ST OF DECEMBER 2035.

SURVEYOR'S FILE REF: 320307-000SV00	SCALE 1: 2500 — 25 0 25 50 75 100 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
spiire 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au	Licensed Surveyor: James Philip Tyrrell Version: 2		

APPENDIX C
ENGINEERING DETAIL PLANS

ECHUCA FIELDS
STAGE 4A
ECHUCA FIELDS PTY LTD
PLN354/2018

GENERAL NOTES:

1. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA 2020) ZONE 55.
2. 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.
3. ALL 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 COUNCILS SENIOR SURVEILLANCE OFFICER OR HIS REPRESENTATIVE.
4. ROAD CHAINAGES REFER TO ROAD CENTRELINES. CHAINAGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE LIP OF KERB
5. 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.
6. 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.
7. ALL EXCAVATED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
8. 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.
9. FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION, AS 3798-2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
10. 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 SEEDED WITH GRASS SEED.
11. ALL BATTERS SHALL BE 1 IN 10, UNLESS OTHERWISE SHOWN.
12. 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.
13. 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 THEREAFTER.
14. ALL SETOUT INFORMATION GIVEN IS TO EDGE OF LANE UNLESS OTHERWISE SHOWN.
15. AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 1.50m 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.
16. COUNCIL'S REPRESENTATIVE IS TO BE NOTIFIED IN WRITING SEVEN (7) DAYS PRIOR TO THE COMMENCEMENT OF WORKS.
17. ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 750mm FROM PAVED TRAFFIC AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 CRUSHED ROCK.
18. WHERE REQUIRED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE BREACHED, DRAINED, DESLUDGED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE SHALL BE INSPECTED, APPROVED AND LEVELED BY THE ENGINEER 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 THE SPECIFICATION
19. NO BLASTING TO BE CARRIED OUT WITHIN THE SHIRE OF CAMPASPE WITHOUT OBTAINING COUNCIL'S PERMISSION.
20. POSITION CONDUITS SO THAT A MINIMUM DISTANCE BETWEEN TAPPING IS 1.0m. CONDUITS TO BE LOCATED AS SHOWN ON PLAN. ALL CONDUITS TO HAVE THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS:
    ROAD PAVEMENT - 800mm
    VERGES, FOOTPATHS, INCLUDING BELOW INVERT OF TABLE DRAIN - 600mm
21. ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.
22. ALL STORMWATER DRAINS ARE TO BE CLASS '2' R.C. PIPES UNLESS OTHERWISE SHOWN.
23. CENTRELINES OF ALL EASEMENT DRAINS ARE OFFSET 1.0m OR 2.2m (WHERE OUTSIDE OF SEWER) FROM THE PROPERTY LINE UNLESS SHOWN OTHERWISE.
24. 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.
25. 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 95% AUSTRALIAN STANDARD DENSITY.
26. 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.
27. LINEMARKING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1742 SERIES UNLESS NOTED OTHERWISE. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STANDARDS.
28. ALL TEMPORARY WARNING SIGNS 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.
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 DRAINAGE CONSTRUCTION NECESSITATES 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.



LOCALITY PLAN

NOT TO SCALE

DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CR100	GENERAL NOTES - FACE SHEET	1	1
CR200	ROAD LAYOUT PLANS - OVERALL LAYOUT	2	1
NOT IN CONTRACT			
CR202	ROAD LAYOUT PLANS - STAGE 4A LAYOUT PLAN	4	1
NOT IN CONTRACT			
CR403	ROAD CROSS SECTIONS - WILD OAT DR SHEET 1 OF 3	10	0
CR404	ROAD CROSS SECTIONS - WILD OAT DR SHEET 2 OF 3	11	0
CR405	ROAD CROSS SECTIONS - WILD OAT DR SHEET 3 OF 3	12	0
NOT IN CONTRACT			
CR700	PAVEMENT AND TYPICAL DETAILS - SHEET 1 OF 2	14	0
CR701	PAVEMENT AND TYPICAL DETAILS - SHEET 2 OF 2	15	0

NOTE: Sheets have been removed from plan set that do not relate to Stage 4A

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		NON-DRINKING WATER		GAS		NBN (TELECOM)		ELECTRICITY (UNDERGROUND)		ELECTRICITY (LIGHT POLE)		EXISTING STORMWATER RISING MAIN	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
WILD OAT DRIVE 25m RESERVE (LOTS 135-131)	W	Ex4.4	W	Ex2.45^	W	Ex3.9	W	Ex1.85	W	Ex2.55	W	Ex1.0×	W	Ex6.975
WILD OAT DRIVE 25m RESERVE (LOTS 137-143)	W	Ex4.4	W	Ex1.0^	W	Ex3.9	W	Ex1.85	W	Ex2.55	W	Ex1.0×	-	-
WILD OAT DRIVE 25m RESERVE (LOTS 131-143)	-	-	E	2.45^	-	-	××E	××1.85	-	-	-	-	-	-
NOT IN CONTRACT														

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
5. ×× = TELCO TO BE REMOVED

LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT	DW	DW
WATER - RAW WATER	NDW	NDW
UNDERGROUND ELECTRICITY	E	E
OVERHEAD ELECTRICITY & POLE	OE	OE
TELSTRA & SERVICE PIT	T	T
OPTIC FIBRE	OF	OF
OVERHEAD TELSTRA	OT	
GAS MAIN	G	G
BRANCH SEWER & MANHOLE	S	S
SEWER & MANHOLE	S	S
SEWER RISING MAIN	SRM	SRM
CENTRAL INVERT	>	>
COUNCIL STORMWATER DRAIN & PIT		
STORMWATER DRAINAGE PROPERTY INLETS		
COUNCIL STORMWATER PITS		
HOUSE DRAIN	H	H
STORMWATER RISING MAIN	SRM	SRM
STORMWATER DRAINAGE PIT NUMBER	1	1
GAS & WATER CONDUITS	GW	GW
CONCRETE VEHICLE CROSSING		
RIDGE / CHANGE OF GRADE LINE		
SURFACE CONTOUR MINOR	- 168.90 -	168.90
SURFACE CONTOUR MAJOR	- 169.00 -	169.00
SURFACE LEVEL	E123.45	F124.68
BATTER LEVEL (TOP / TOE)	T124.80	T124.80
EARTHWORKS GRADE		1 in 150
SIGN AND POST		
LIGHT & POLE (BY OTHERS)		
STREET SIGN		
PERMANENT SURVEY MARK		
TEMPORARY BENCH MARK		
BOLLARD		
ROAD CHAINAGES	CH116.57 (L/R)TP CH116.57	CH116.57 (L/R)TP CH116.57
LOT CHAINAGE	CH20.06	CH20.06
SETOUT POINT		A2
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 (& SURVEYED CANOPY) TO BE RETAINED WITH TREE PROTECTION FENCE		
TREE TO BE REMOVED		
VEGETATION LINE		

DRAFT

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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.

Rev	Amendments	Approved	Date
1	LOT NUMBERS CHANGED, LOT FILL LEVELS AMENDED	JF	12/09/25
0	ISSUED FOR CONSTRUCTION	JF	02/07/25
C	DRAWING CR202 REVISED	J.F	AUG 2024
B	REVISED TO COUNCIL COMMENTS	J.F	APR 2024
A	PRELIMINARY ISSUE	J.F	NOV 2023

Scale

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spiire.com.au ABN 55 050 029 635

Designed C MULHOLLAND
Checked C MULHOLLAND
Authorised J.FEHRING
Date SEPT 2025

ECHUCA FIELDS - PLN354/2018
STAGE 4A
ROAD AND DRAINAGE
GENERAL NOTES - FACE SHEET
CAMPASPE SHIRE COUNCIL
ECHUCA FIELDS PTY LTD

CONSTRUCTION Drg No 320307-000CR100 Rev 1

file name 320307-000CR100.dwg layout name CR100 plotted by Clare Mulholland
file location G:\321\320307\000\Civil\CAD plot date 12/09/2025 4:28 PM Sheet 1 of 15 Sheets



Rev	Amendments	Approved	Date
1	LOT NUMBERS CHANGED, LOT FILL LEVELS AMENDED	JF	12/09/25
0	ISSUED FOR CONSTRUCTION	JF	02/07/25
B	REVISED TO COUNCIL COMMENTS	J.F	APR 2024
A	PRELIMINARY ISSUE	J.F	NOV 2023

Scale
H 1:2000 0 20 40 60 80 100
SCALE @ A1

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Designed C MULHOLLAND
Checked C MULHOLLAND
Authorised J.FEHRING
Date SEPT 2025

ECHUCA FIELDS - PLN354/2018
STAGE 4A
ROAD AND DRAINAGE
ROAD LAYOUT PLANS - OVERALL LAYOUT
CAMPASPE SHIRE COUNCIL
ECHUCA FIELDS PTY LTD

CONSTRUCTION Drg No 320307-000CR200 Rev 1

file name 320307-000CR200.dwg layout name CR200 plotted by Bryce Laird
file location C:\12dSData\Spiire\SYA\320307-000 - Echuca Fields Stage 4A and 4B _2205\Civil\ACAD plot date 14/10/2026 9:52 AM Sheet 2 of 15 Sheets

WILD OAT DRIVE

CANOLA CRESCENT

WILD OAT DRIVE

WILD OAT DRIVE

CLOVER CRESCENT

EXISTING STAGE 2

EXISTING STAGE 3

(EXISTING)

MGA 2020
ZONE 55

EXISTING DRAINAGE PITS TO BE REMOVED AND DISPOSED OF OFFSITE. NEW ENDWALLS TO BE INSTALLED TO SUIT 900X300 BOX CULVERT. CULVERT TO BE EXTENDED STANDARD LENGTH (1.22m) AS REQUIRED.

PROVIDE EARTHEN BUND AS PER SILT CONTROL DETAIL

EAST SIDE TABLE DRAIN TO BE COMPLETED AS PART OF STAGE 4A WORKS

EXISTING OPEN DRAIN TO BE CLEANED OUT, FILLED AND COMPACTED UNDER LEVEL 1 SUPERVISION. ADJACENT STOCKPILES ON SITE (NOT SHOWN) TO BE USED FOR FILLING. SEE GENERAL NOTE 18.

EXISTING TELCO SERVICE TO BE REMOVED

TREE PROTECTION FENCING & SIGNAGE TO BE INSTALLED AROUND TREES AS INDICATED. NO WORKS ARE TO OCCUR WITHIN THE TPZ

VEGETATION

125 2007m²
126 2801m²
127 2826m²
128 2591m²
129 2357m²
130 2122m²
131 2102m²
132 2971m²
133 2999m²
134 2764m²
135 2530m²
136 3093m²
137 2333m²
138 3014m²

600x300 BOX CULVERT
900x300 BOX CULVERT
450x300 BOX CULVERT
300x225 BOX CULVERT

TBM PIPE
E 296639.178
N 5995871.099
RL 97.29

DRAFT

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STAGE 4A LAYOUT PLAN

Rev	Amendments	Approved	Date
0	ISSUED FOR CONSTRUCTION	JF	02/07/25
C	BATTER AND LOT GRADES REVISED BETWEEN LOT 140 - 144	J.F	AUG 2024
B	REVISED TO COUNCIL COMMENTS	J.F	APR 2024
A	PRELIMINARY ISSUE	J.F	NOV 2023

Scale
H 1:500
SCALE @ A1
0 5 10 15 20 25

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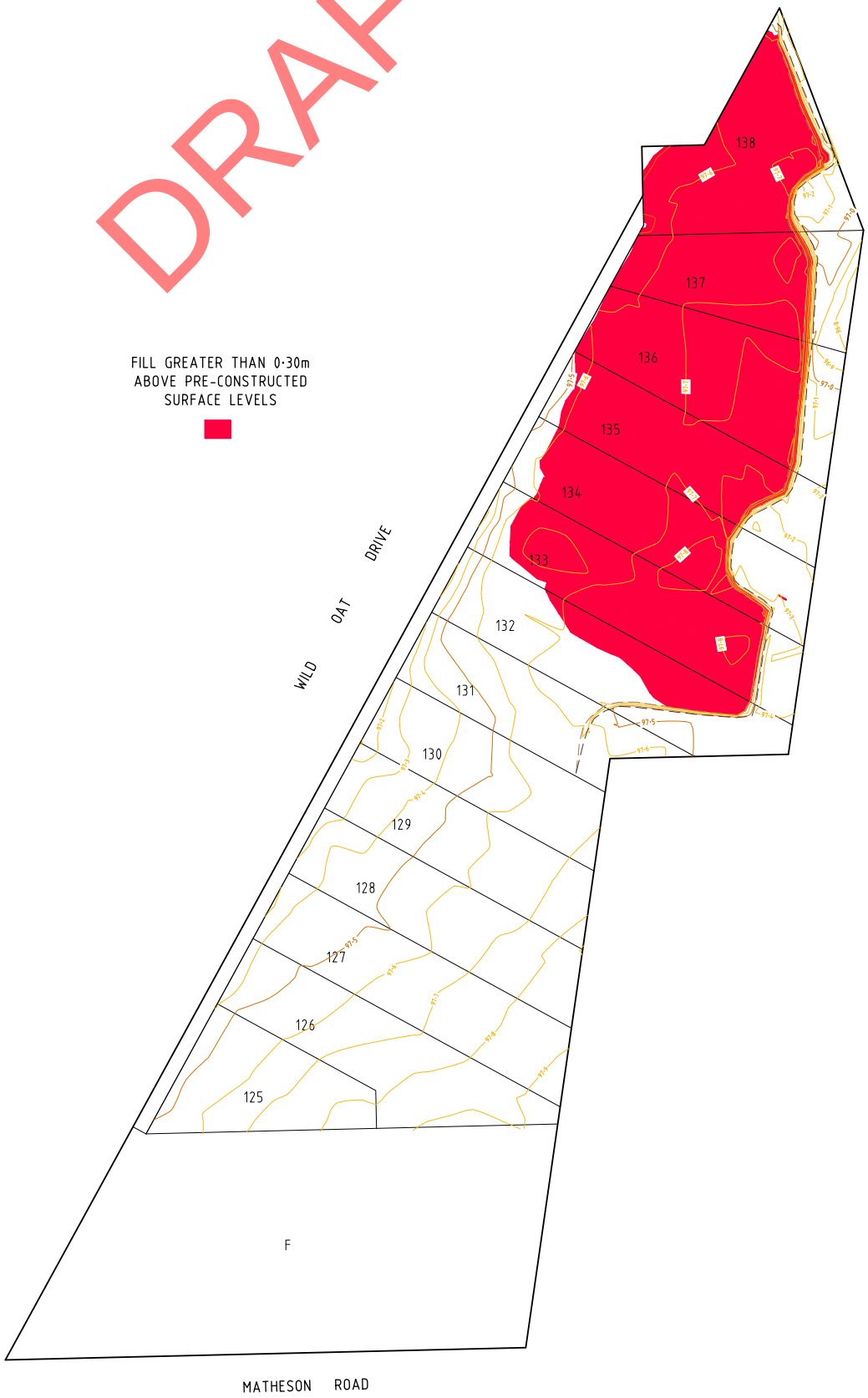
Designed C MULHOLLAND
Checked B.IBBS
Authorised J.FEHRING
Date AUG 2024

ECHUCA FIELDS - PLN354/2018
STAGE 4A & 4B
ROAD AND DRAINAGE
ROAD LAYOUT PLANS - STAGE 4A LAYOUT PLAN
CAMPASPE SHIRE COUNCIL
ECHUCA FIELDS PTY LTD

CONSTRUCTION
Drg No 320307-000CR202
Rev 0

file name 320307-000CR200.dwg layout name CR202 plotted by Bryce Laird
file location C:\12d\Data\Spiire\SYN\320307-000 - Echuca Fields Stage 4A and 4B_2205\Civil\ACAD plot date 14/10/2026 10:21 AM Sheet 4 of 15 Sheets

DRAFT



Notations

Date of Survey: 15-12-2025
Lengths shown are in metres
Contour Interval is 0.20 metres

Levels shown on this plan are to the Australian Height Datum based on MILLEWA PM 15 , RL 97.458 Dated 17-12-2025

Features and Levels shown on this plan are for general design works only - any critical dimensions required should be requested independently of this plan. Prior to any demolition, excavation or construction on this site the relevant Authorities should be contacted to ascertain detailed locations of all existing services and the possible locations of future services.

TOP OF BANK
TOE OF BANK

I, James Tyrrell of Spiire Australia Limited
16 Bridge Street Bendigo 3550 certify that this plan has been prepared from a survey made under my direction and supervision on 15/12/2025, that this plan is accurate and correctly represents the surface levels on site.
Date: 17/12/2025

Licensed Surveyor,
Surveying Act 2004

Feature and Level Survey

Echuca Fields
Stage 4A & 4B

Sheet	1 of 1
Reference	320307 finished levels-Model-ACAD(3).dwg
Version	1
Date	17/12/2025
Drawn by	PM
Checked by	JT

MGA2020 ZN55

0 7.5 15 30 45

Original Scale at A1 1: 750
Scale at A3 1:1500

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