



THE North QUARTER

— A BUYING GUIDE v4.1 —

We want to make the process of purchasing a block of land in The North Quarter as easy as possible for you and should you do so ensure your investment is protected by some common sense design guidelines that enhance the estate. The information that follows applies to all stages and is provided to help you with your purchasing decision.

CROSS OVERS

A modified roll over curb is being used for most streets at The North Quarter to form the gutter. This means you can locate your driveway in the position that most suits your house design provided it does not interfere with the essential services placed in the road reserve that provide the services to your home.

TIME TO BUILD

At The North Quarter, there is no limitation placed on how soon you must build.

COVENANTS

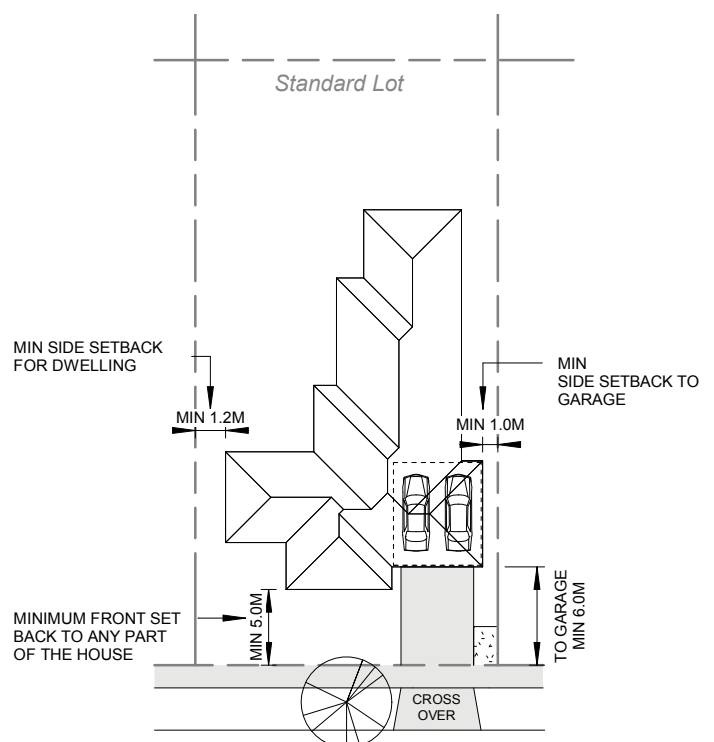
The Covenants at The North Quarter have been developed to provide purchasers with the flexibility to build to their desired taste while providing sufficient controls to protect everyone's investment.

While the full legal requirements are contained in the Covenants that form part of the contract of sale, below is a plain English explanation of the key points. Before you purchase you should confirm what is contained in the Covenants with your conveyancer.

STANDARD LOT SET BACKS FOR DWELLINGS

The minimum front setback to **any** part of the house is 5.0 meters from the front boundary. The minimum setback for a Garage is 6.0m.

To enhance the liveability for all purchasers at The North Quarter, unless specifically detailed in the Covenants the minimum side set back to any part of a dwelling is 1.2 meters and 1.0 meter for a garage.



1. Set Backs for Standard Lot

CORNER LOT SET BACK

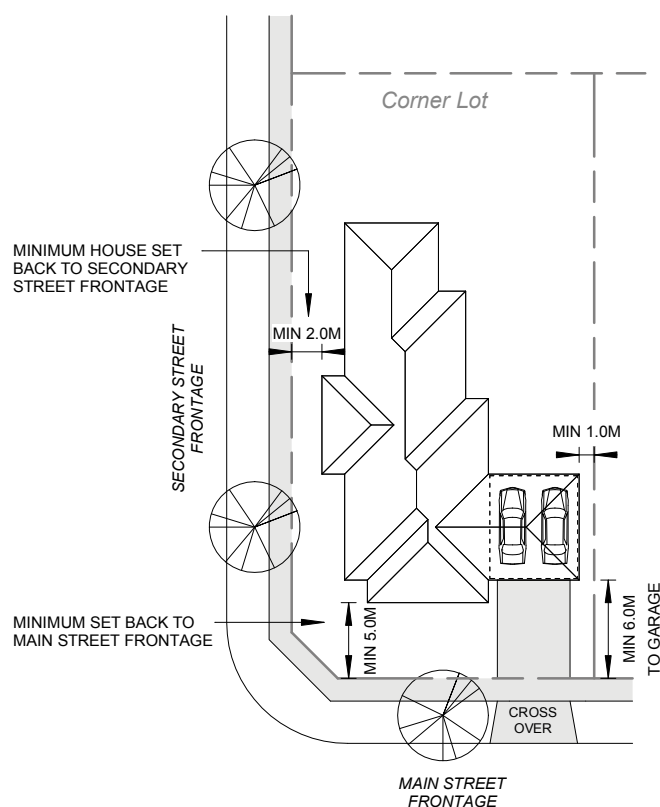
Corner lots have a prominent role in the streetscape. Corner lots have a main street frontage and a secondary street frontage. The main frontage can be either the short or long side of the lot. Corner elevations should aim to address the secondary street by incorporating design features which match and complement the main frontage elevation.

Where the main frontage is to the short side, the minimum setback to **any** part of the dwelling is 5.0 meters from the front boundary (See Figure 2). Where the main frontage is to the long side the minimum setback to any part of the dwelling is 4.0 meters (See Figure 3).

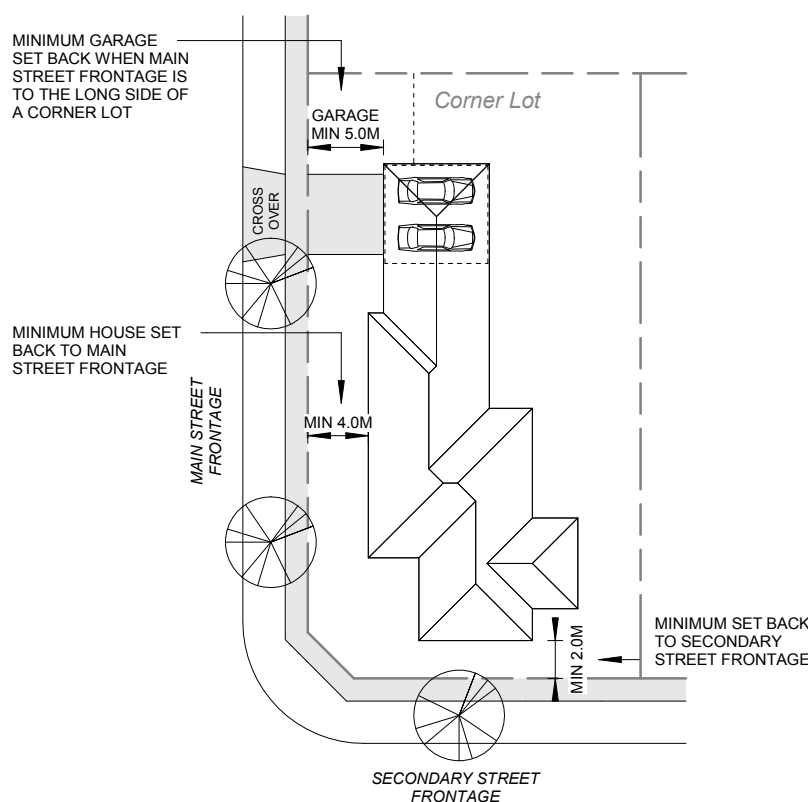
The minimum setback for a Garage on the **short** side of a corner lot is 6.0m.

The minimum setback for a Garage on the **long** side of a corner lot is 5.0m.

DWELLINGS ON CORNER LOTS SHOULD TRY TO ADDRESS BOTH FRONTAGES BY INCORPORATING DESIGN FEATURES WHICH MATCH AND COMPLEMENT THE MAIN FRONTAGE ELEVATION



2. Set Back for Corner Lots
Short Boundary as Main Street Frontage



3. Set Back for Corner Lots
Long Boundary as Main Street Frontage

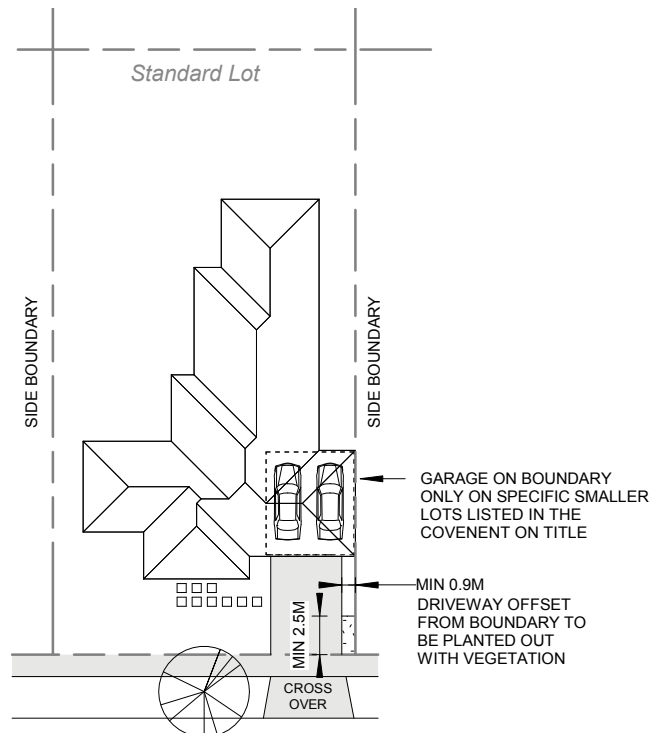
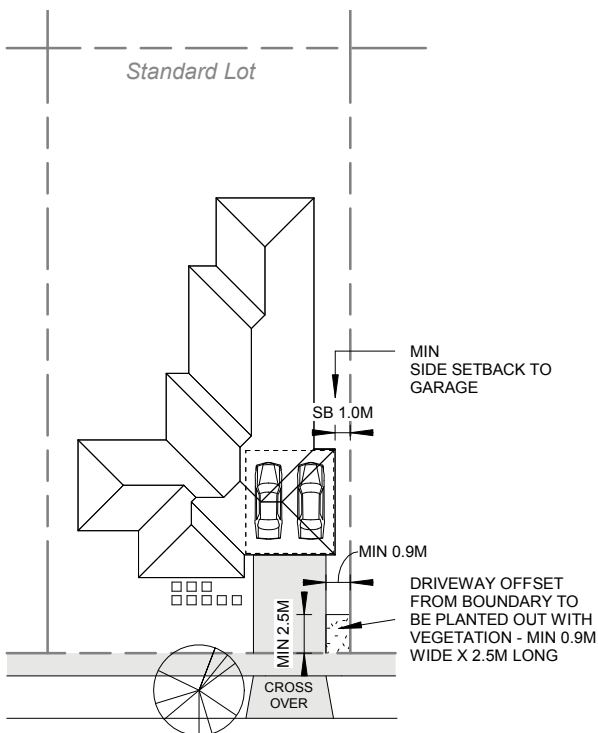
SIDE SET BACKS FOR GARAGES

The minimum setback for garages from the side boundary is 1.0 meters. Zero side setbacks for garages are **not permitted**, except on specific smaller lots. Those lots will be listed in the covenant on title.

SETBACKS BETWEEN DRIVEWAYS & SIDE BOUNDARIES

To encourage an open, parkland like feel to the estate, a planting bed of a **minimum** 0.9m wide and 2.5m long must be provided between the side boundary and any driveway. This will add shared landscape to the street network and enhance the value of the neighbourhood for all residents.

Prior to construction, a minimum 50mm PVC pipe conduit should be placed under the driveway to facilitate pipework for irrigation.



4. Driveway Offset for Garage on Boundary

HOUSE SIZE

Unless otherwise specified in the Stage Covenants, the minimum house size on all lots in all stages is 170 m² of living space as measured to the outside of walls that bound the living space. Garages, Alfresco's, Verandas, Porches and the like do not count toward the 170m² minimum. **Please check with our Estate Agents for stage or smaller lot size specific guidance.**

GARAGES

Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the façade (See Figure 5 for examples).



5. Accepted Garage Design

HOUSE MATERIALS

Diversity in the front façade and external walls of dwellings adds to the visual interest and character of the neighbourhood. This can be achieved through the articulation of external walls, colour, materials, and texture.

Colours, materials, and texture should be natural in theme, sympathetic to and draw inspiration from the local environment.

External wall materials should be selected from the below list and arranged in a complementary combination:

- Face brickwork
- Rendered, bagged or painted brickwork
- Painted weatherboard or metal cladding
- Natural timber
- Natural stone
- Rammed earth
- Glazing/windows

Face brickwork, rendered, bagged, or painted brickwork, natural stone, natural timber, rammed earth, and glazing should form no less than 50% of the façade materials.

Parts of a building or materials that have been previously erected in another location or second-hand building materials are unable to be used in the construction of any dwelling, except for recycled brick, which **is** acceptable.

FENCING GUIDELINES

Fencing has a significant influence on the feel of a residential precinct. At the North Quarter we aim to enhance the streetscape by incorporating some modest fencing requirements that will add value for all who live in the estate.

FENCE COLOUR

All new rear and side fencing is to be Colorbond Grey Ridge (Woodland Grey) in the Neetascreen profile.

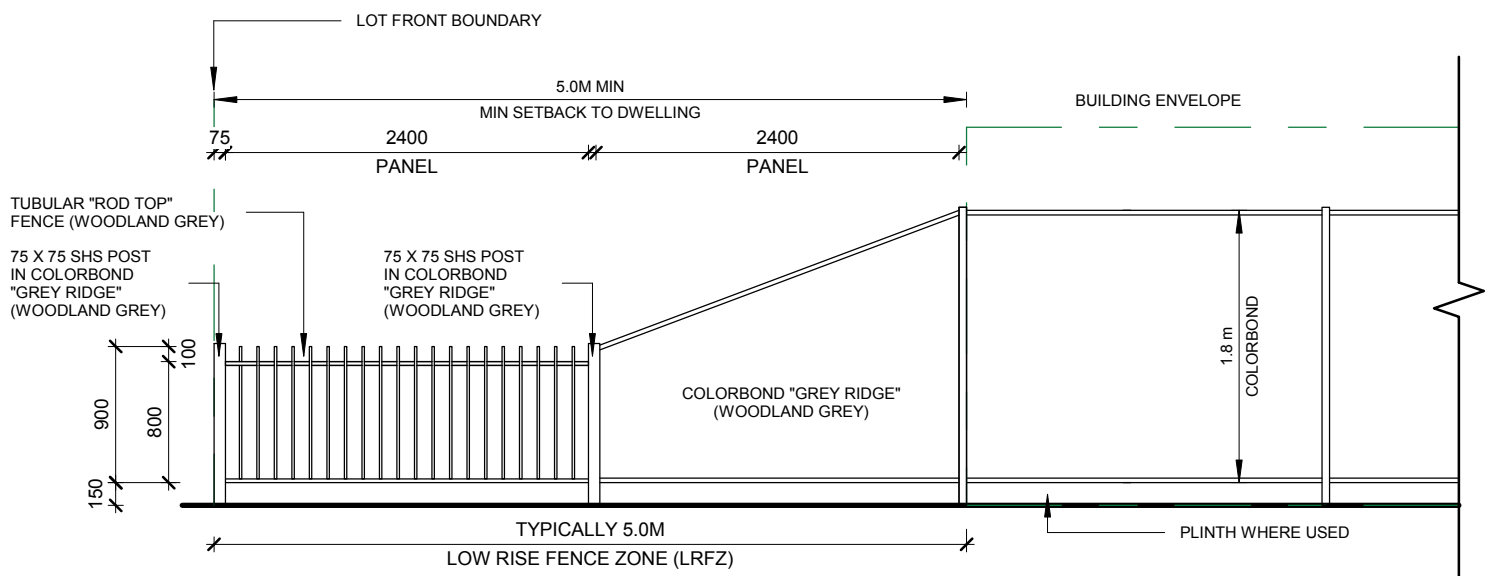
FENCING HEIGHT

The height of the Colorbond portion of the fence is to be 1.8m. The fence may incorporate a 150mm base plinth to make an overall height of 1.95m.

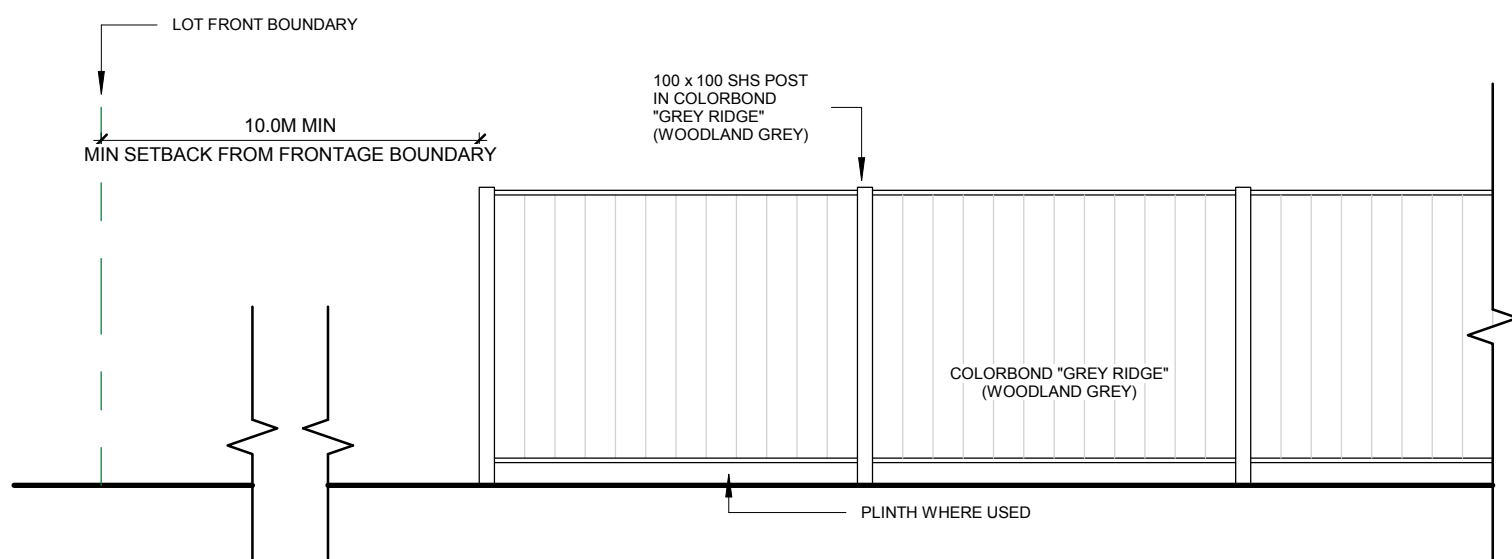
The first 5 meters of the side boundary fence is to include a low-rise fence zone (LRFZ) comprising a ~2.5m section of **900MM high tubular rod top style section** and a subsequent 2.5m section of Colorbond sheet that tapers up to full side fence height.

75 x 75mm SHS posts, powder coated Colorbond Woodland Grey are to be used at each end of the tubular section.

Over time it is anticipated that plants will grow to hide the LRFZ, creating a broad, well vegetated streetscape, that will add value to the neighborhood for all residents



6. Side Fencing Treatment at Front Boundary



7. Secondary Fencing Treatment on Corner Lot
STAGE 3 ONWARD

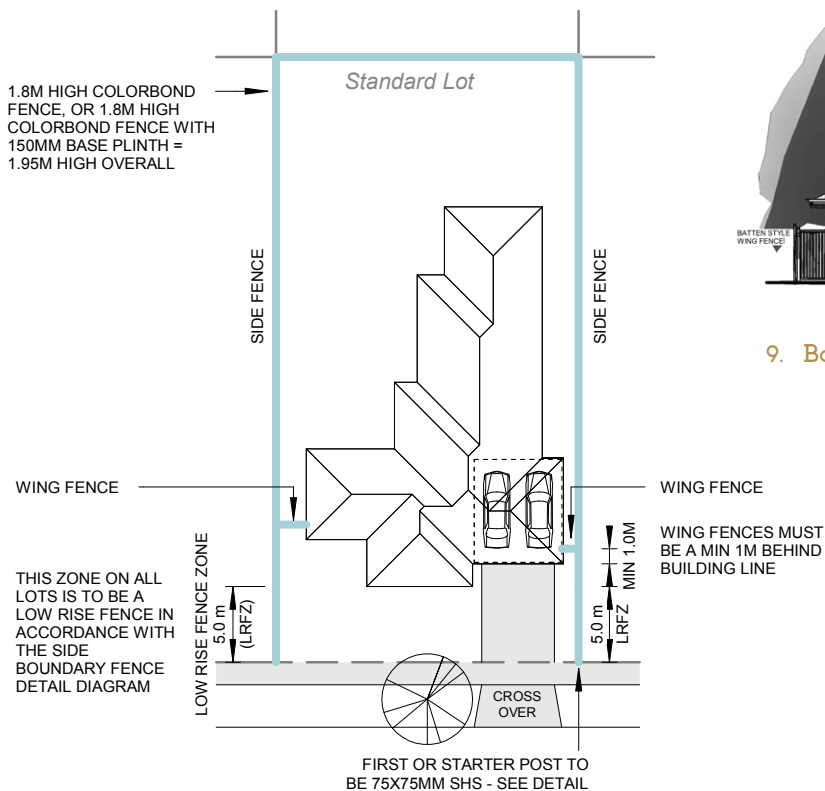
FRONT FENCING

Fencing to the **main street frontage** is not permitted.

WING FENCES

Wing fences are to commence a minimum 1 meter behind the building façade facing the street. Wing fence materials are encouraged to be batten style or in keeping with the materials used on the house facade.

Any wing fence made of colorbond steel, **must** be Woodland Grey in colour.



8. Fencing Guidelines for Standard Lots



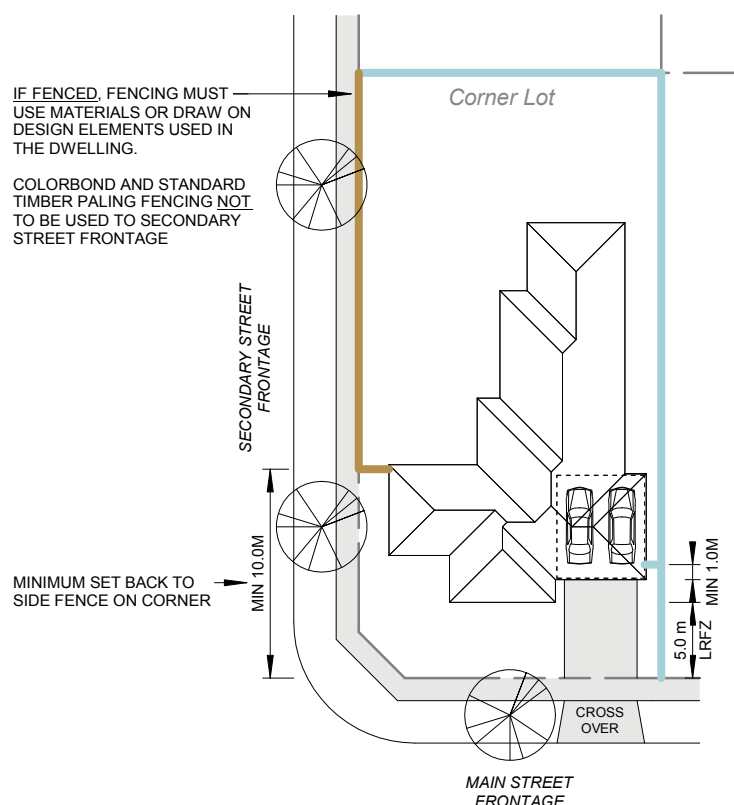
9. Batten Style Wing Fences

FENCING CORNER LOTS - APPLIES TO STAGES 1 AND 2

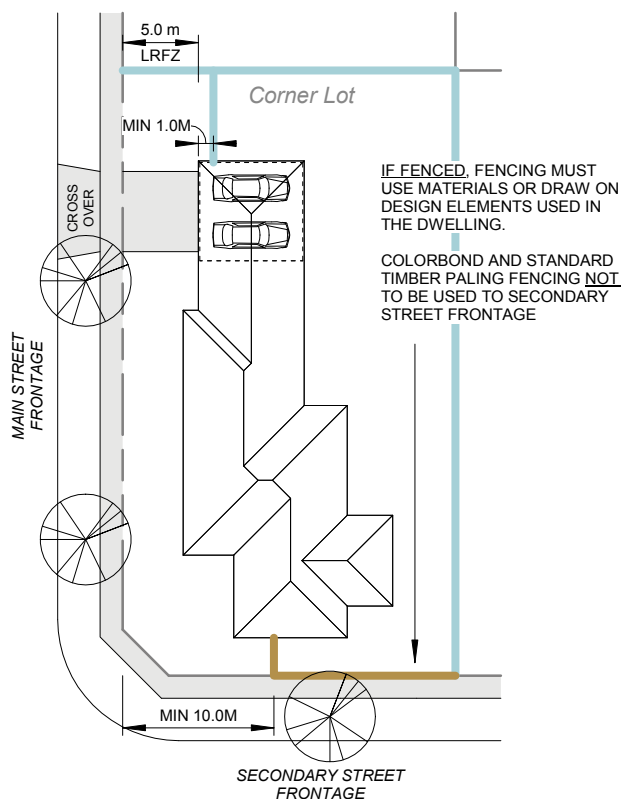
Only fencing to a **secondary street frontage** of a Corner Lot is permitted. If fencing is required to the secondary street frontage on a corner lot, the fence must use materials, or draw on design elements, used in the dwelling.

Fencing to the secondary street frontage must be set back a minimum of 10.0m from the front boundary of the main street frontage to the allotment (See Figure 10).

Colorbond Neetascreen fencing or standard timber paling fencing cannot be used for fencing a secondary street frontage.



10. Corner Lot Fencing
Short Boundary as Main Street Frontage
STAGES 1&2



11. Corner Lot Fencing
Long Boundary as Main Street Frontage
STAGES 1&2

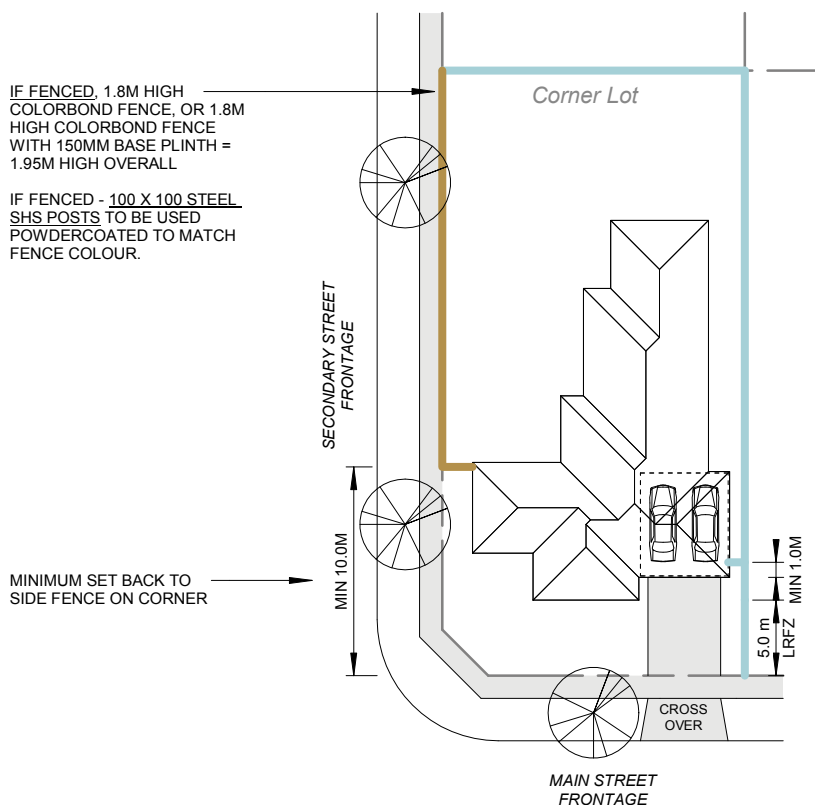
FENCING CORNER LOTS - APPLIES TO STAGE 3 ONWARD

Only fencing to a secondary street frontage of a corner lot is permitted. If fencing is required to the secondary street frontage on a corner lot, the fence should use materials, or draw on design elements, used in the dwelling. For lots in Stage 3 and onward, Colorbond Neetasreen fencing can be used but MUST use 100 x 100 SHS posts instead of standard Neetascreen posts.

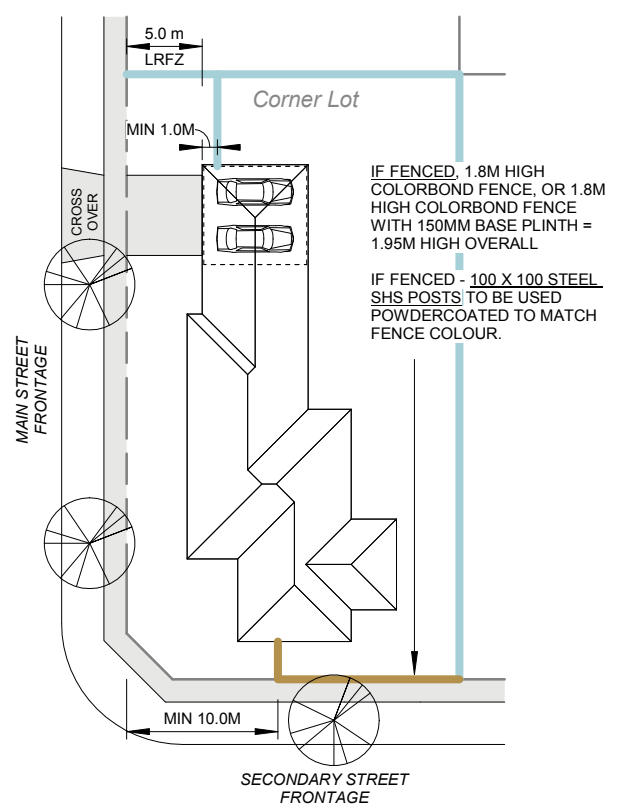
The 100 x 100 SHS posts must be powder coated Woodland Grey to match the fence.

Fencing to the secondary street frontage must be set back a minimum of 10.0m from the front boundary of the main street frontage to the allotment (See Figure 10).

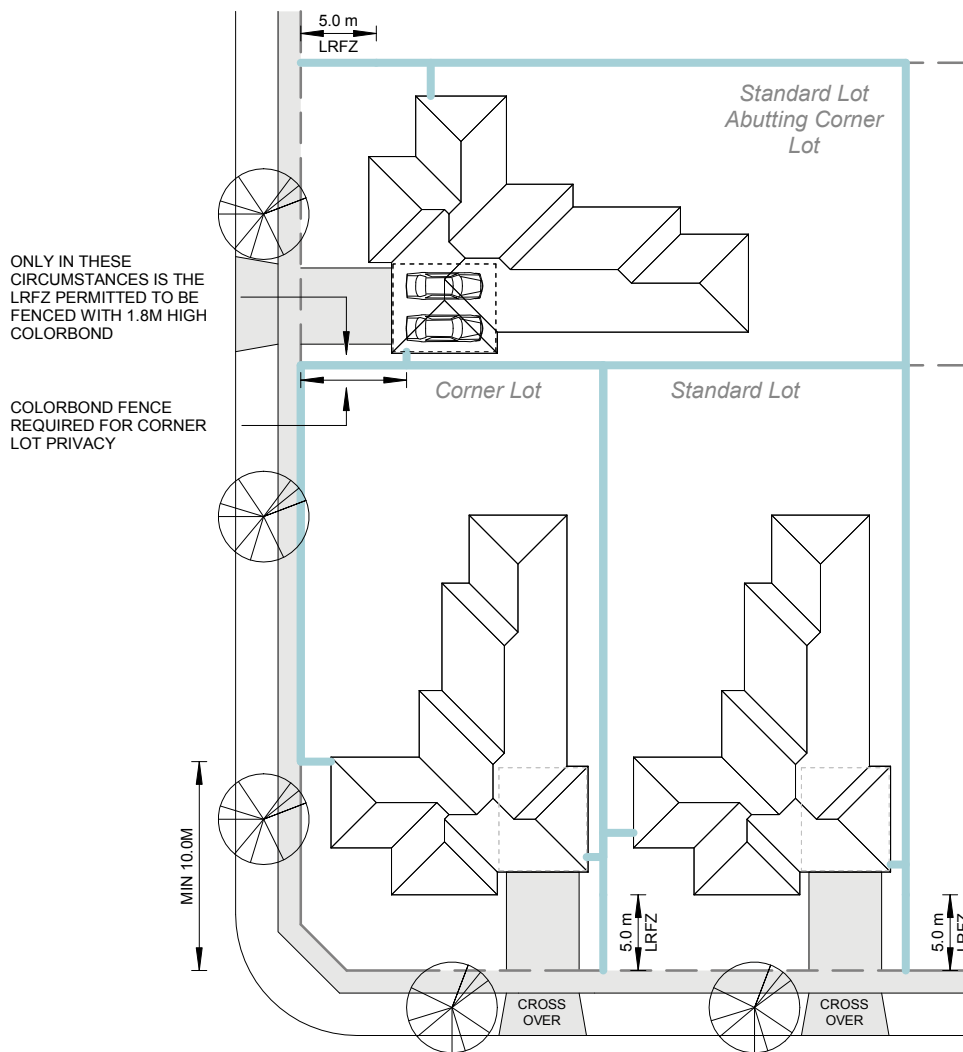
Standard timber paling fencing cannot be used for fencing a secondary street frontage.



12.. Corner Lot Fencing
Short Boundary as Main Street Frontage
STAGE 3 ONWARD



13.. Corner Lot Fencing
Long Boundary as Main Street Frontage
STAGE 3 ONWARD



14. Fencing Guidelines for Lots Abutting Corner Lots

SHED SIZES

Unless otherwise specified in the stage covenants, the maximum shed size for lots up to 999m² is 80m². For lots of 1000m² or more the maximum shed size is 100m². **Please check with our Estate Agents to confirm.** The maximum height is 4.2m. The external cladding material is to be either Colorbond Bushland or Woodland Grey steel sheeting.

The minimum setback for any Shed on a corner lot is **6 meters**.

Sheds should be located so their facades are not easily viewed from the street.

TESLA BATTERY SCHEME

The North Quarter is committed to a renewable energy future. To help achieve this we've partnered with local renewable energy business, Future NRG to help you harness the power of the sun via one of Tesla's Powerwall 13.5kw Rechargeable Batteries.

Tesla's Powerwall is a high capacity, 13.5-kilowatt battery that stores energy from your solar installation that you can use when the sun goes down, which reduces your carbon footprint and your reliance on the grid during power outages.

A Tesla Powerwall usually retails for around \$16,500, but as of Dec 2024, with rebates, interest free loans, and developer contributions, each North Quarter lot purchaser will pay only **\$3,950 upfront**.

TOTAL VALUE:	\$16,500
VIC SOLAR INTEREST FREE LOAN:	- \$8,800
DEVELOPER CONTRIBUTION:	- \$3,000
TESLA REBATE:	- \$750
UPFRONT COST TO PURCHASERS:	= \$3,950

This is a wonderful opportunity to embrace renewable energy and enjoy substantial savings through the developer rebate scheme, the generous loan terms offered by the government and of course the lifetime of savings that come from using renewables as the energy source for your home.

The scheme agreement is between the initial lot purchaser and The North Quarter and is available when installed at the time of new home construction. If the vacant land is on sold the scheme is not available to the new purchaser without the consent of The North Quarter.

ON-SELLING OF LAND

The North Quarter has a vision for the estate as a high-quality home environment for the people of Shepparton. With the property market running strong, there are some instances of speculators seeking opportunities to profit from the resale of vacant lots. To discourage this and avoid the unsightly preponderance of resale signs, "FOR SALE" signage and like marketing material can not be positioned on the property for a period of 2 years following the issuance of title.

For the same reasons, lots are not permitted to be sold during the contract period and prior to the transfer of title from The North Quarter to purchasers except for genuine circumstances whereby consent of The North Quarter may be provided.

BUILD YOUR FUTURE

As you can see, we want to make building at The North Quarter as stress free as possible, and ensure the neighbourhood you live in is one all residents can be proud of and that your investment is protected.

We hope the information in this guide provides you with the confidence to choose The North Quarter for you and your family.

All these details and more are available on our website at: www.thenorthquarter.com.au

Thank you for allowing us to be part of your future.

PURCHASING A BLOCK

You've decided The North Quarter is the place for you, so now what do you do?

The team at **Gagliardi Scott Real Estate** (our partner selling agent) is there to help make your purchase as simple and stress free as possible.

To get your purchase underway they will need to discuss and establish some basic details. You can give them a call or drop them an email.

TYPICAL INFORMATION REQUIRED

- The name, address and contact detail of the person or persons you want to purchase the property in.
- The name and contact details of your conveyancer or solicitor.
- Whether you need finance to purchase the block, whether that finance is in place, and the name of the finance provider.

- Confirm any other particulars of the sale.
- Confirm the deposit amount (10%) and the timing for it to be paid.
- Confirm with you the timing for when settlement of the purchase is to take place.

SELLING AGENT DETAILS:

Rocky Gagliardi

Gagliardi Scott Real Estate

Mobile: 0407 826 542

Email: rocky@gagliardiscott.com.au

Office Number: 03 5831 1800

www.gagliardiscott.com.au

DEPOSIT ACCOUNT DETAILS:

Gagliardi Scott Real Estate Trust Account

BSB: 083 894

A/C: 85865 9279

CONTRACTS

As soon as these details have been established, contracts will be prepared and sent to your conveyancer. Your conveyancer should then make a time with you to discuss the contract, clear up any information, have it signed and return it to our solicitor.

To ensure you secure your purchase it's important the deposit is paid and your conveyancer return the signed contracts within 10 business days of receiving them. We will then sign the contracts and our solicitor will return your copy to your conveyancer.

LOT	SIZE	PRICE
129	807 m ²	\$275,000
130	800 m ²	\$275,000
131	800 m ²	\$275,000
162	765 m ²	\$267,500*
163	780 m ²	\$272,500*
164	765 m ²	\$267,500*
165	780 m ²	\$275,000*
166	819 m ²	\$279,950*
167	814 m ²	\$272,500
168	814 m ²	\$272,500
169	814 m ²	\$272,500
170	814 m ²	\$272,500
171	814 m ²	\$272,500
177	981 m ²	\$289,950

* Price includes existing fencing



SELLING AGENT

Gagliardi Scott Real Estate
 Rocky Gagliardi
 M: 0407 826 542
www.gagliardiscott.com.au

thenorthquarter.com.au



MASTER PLAN




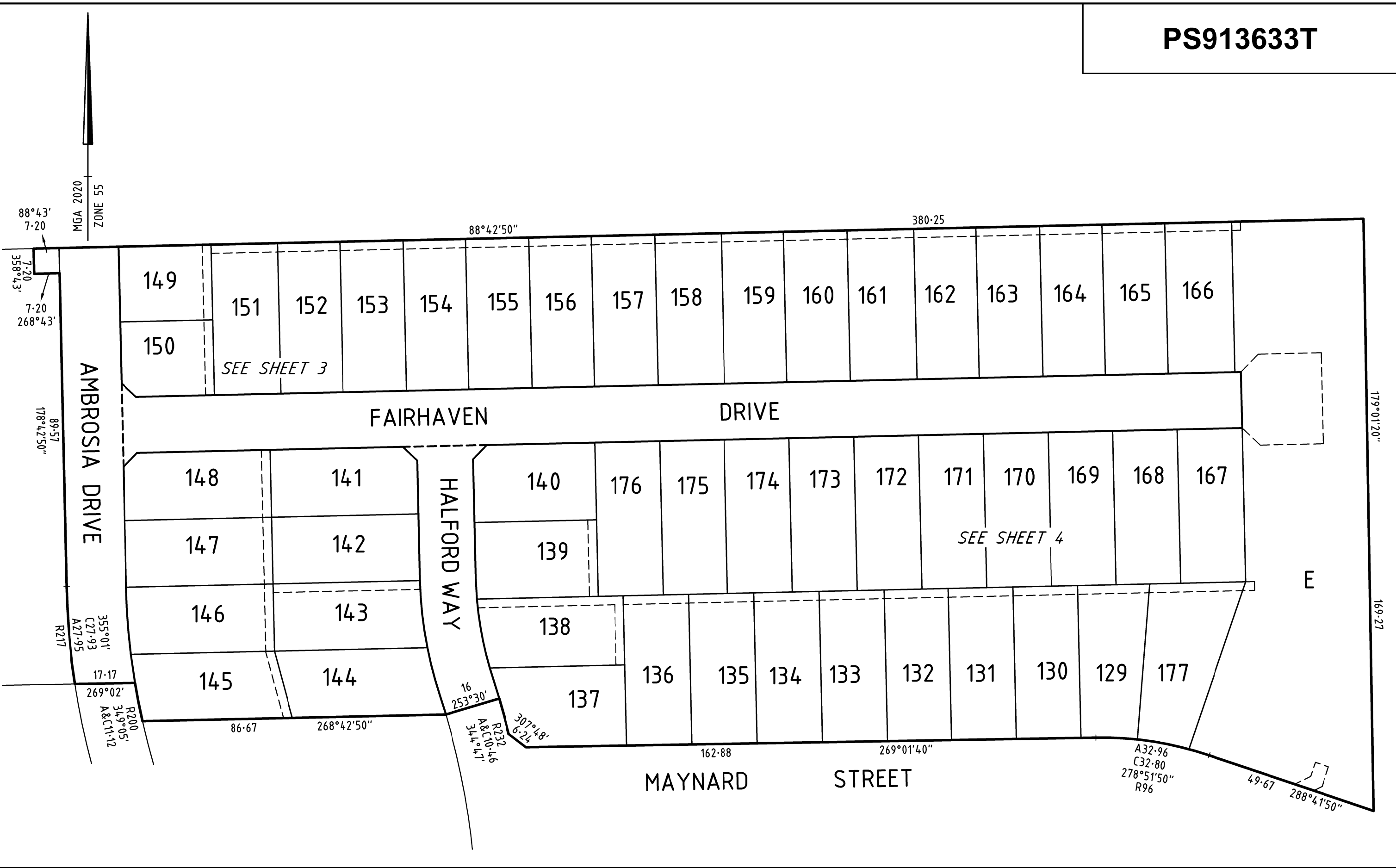
SELLING AGENT

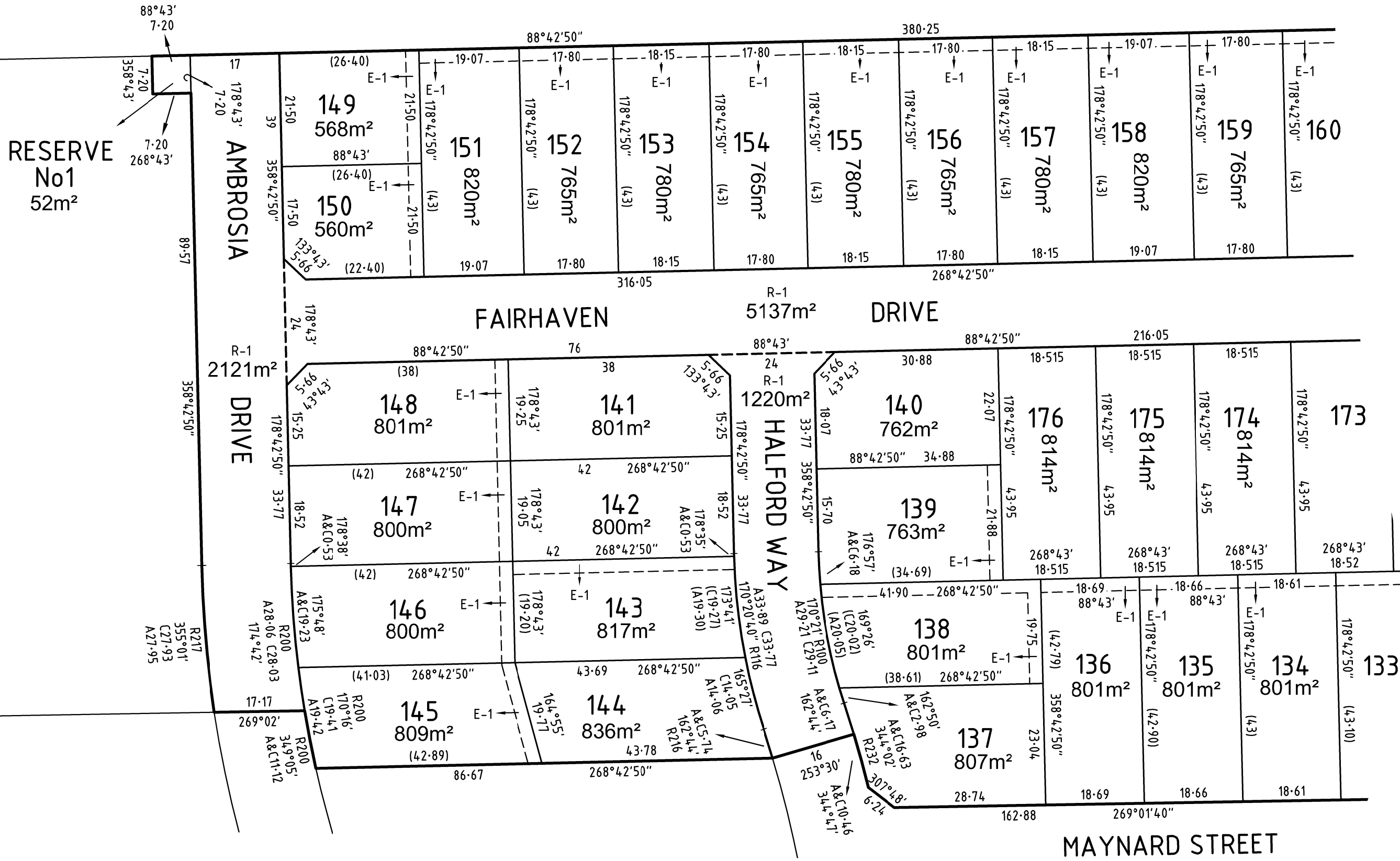
Gagliardi Scott Real Estate
Rocky Gagliardi
M: 0407 826 542
www.gagliardiscott.com.au

thenorthquarter.com.au



PLAN OF SUBDIVISION			EDITION 1		PS913633T	
LOCATION OF LAND PARISH: SHEPPARTON TOWNSHIP: - SECTION: C CROWN ALLOTMENT: 20 (Part), 21 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL VOL FOL LAST PLAN REFERENCE: PS913663J, LOT 1 PS849466R, LOT B POSTAL ADDRESS: Ambrosia Drive (at time of subdivision) Shepparton MGA 2020 CO-ORDINATES: E: 358 400 ZONE: 55 (of approx centre of land in plan) N: 5 975 640			Council Name: Greater Shepparton City Council SPEAR Reference Number: S211954H			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		Lots A to D and 1 to 128 (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Carriageway Easements created in PS849466R that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement Carriageway Easement created in PS840874Y that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement Pipelines or Ancillary Purposes Easement created in PS849466R that lies within R-1 on this plan via section 6 (1) (k) of the Subdivision Act 1988.		
ROAD R-1 RESERVE No. 1		GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LTD				
NOTATIONS						
DEPTH LIMITATION : 15.24 metres below the surface						
SURVEY: This plan is based on survey in PS849463X STAGING: This is not a staged subdivision Planning Permit No. 2021-40 This survey has been connected to permanent marks No(s). 162, 263, 785, 784, 160 In Proclaimed Survey Area No. 39						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	PIPELINES OR ANCILLARY PURPOSES	2.5	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION		
E-2	CARRIAGEWAY	SEE DIAG	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL		
E-3	PIPELINES OR ANCILLARY PURPOSES	4	PS849466R (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION		
THE NORTH QUARTER ESTATE - STAGE 3 (49 LOTS)				AREA OF STAGE - 5.37ha		
 <div>144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au</div>		SURVEYORS FILE REF: 310013SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Digitally signed by: Mark Christopher Sargent, Licensed Surveyor, Surveyor's Plan Version (5), 09/07/2024, SPEAR Ref: S211954H				





SURVEYOR'S FILE REF: 310013SV00



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

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

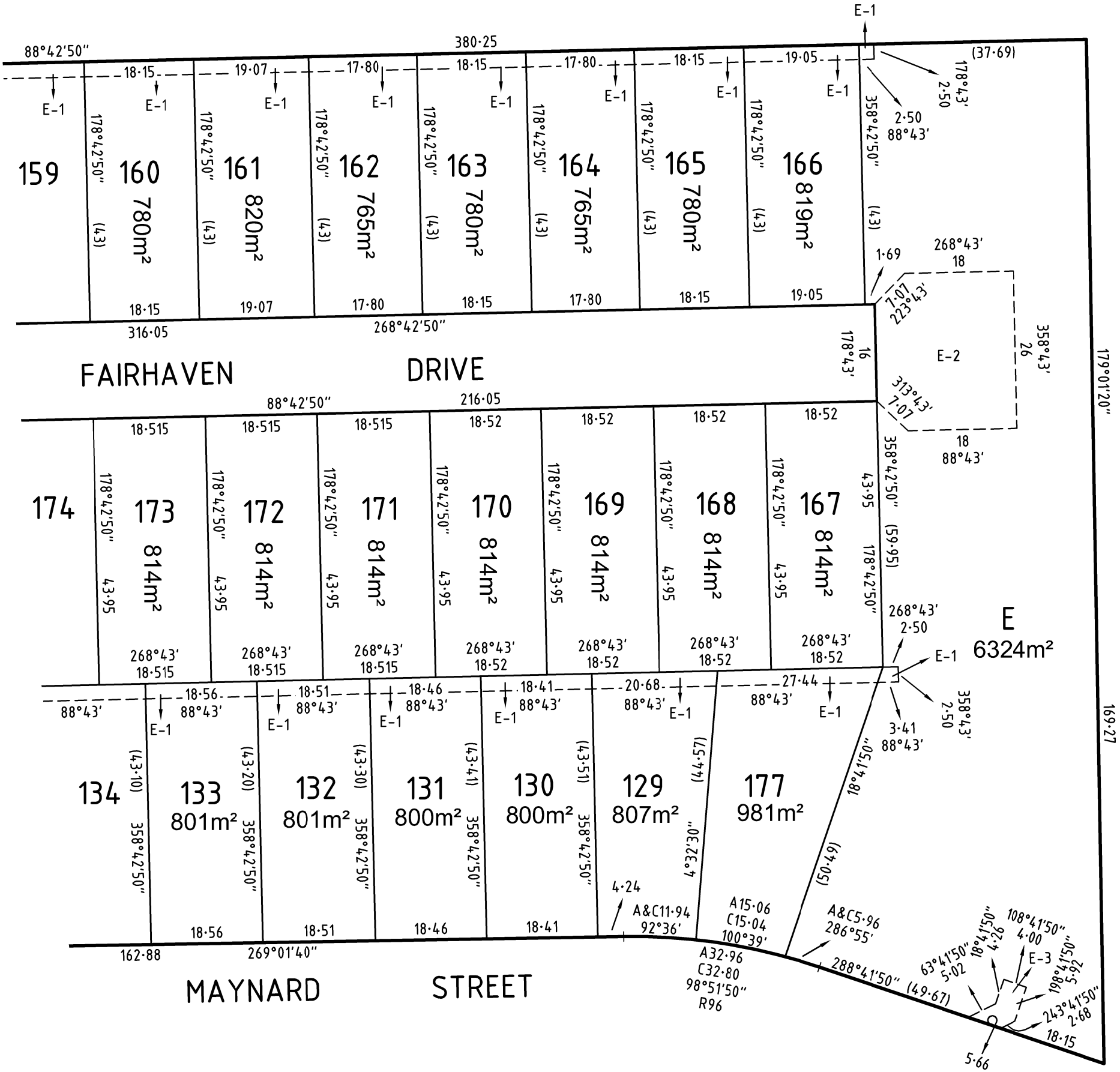
Digitally signed by: Mark Christopher Sargent, Licensed Surveyor,
Surveyor's Plan Version (5),
09/07/2024, SPEAR Ref: S211954H

ORIGINAL SHEET
SIZE: A3

SHEET 3



SEE SHEET 3



CHANNEL

SURVEYOR'S FILE REF: 310013SV00



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Shepparton Vic 3632
T 61 3 5849 1000
spiire.com.au

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

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Surveyor's Plan Version (5),
09/07/2024, SPEAR Ref: S211954H

ORIGINAL SHEET
SIZE: A3

SHEET 4

THE NORTH QUARTER ESTATE STAGE 3 (PERMIT NO. 2021-40) THE NORTH QUARTER SHEPPARTON PTY LTD

GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA 2020) ZONE 55.
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES AND ARE ACCURATE TO WITHIN $\pm 0.05\text{m}$.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2124-1992 GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED MUNICIPALITY SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE.
- ROAD CHAINAGES REFER TO ROAD CENTRELINES. CHAINAGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE LIP OF KERB.
- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- WHERE REQUIRED ANY BUILDINGS, TROUGHS, FENCES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED AS DIRECTED BY THE ENGINEER. THE COST OF REMOVAL IS TO BE INCLUDED IN THE OVERALL EARTHWORKS FIGURE UNLESS A SPECIFIC ITEM FOR REMOVAL IS DENOTED IN THE SCHEDULE.
- ALL EXCAVATED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
- ALL FILLING AREAS TO BE STRIPPED OF TOPSOIL, FILLED AND TOPSOIL REPLACED TO OBTAIN FINISH SURFACE LEVELS SHOWN ON PLANS. ALL FILL MATERIAL TO BE SELECTED MATERIALS FREE OF ORGANIC MATTER, PLACED IN COMPACTED LAYERS TO AT LEAST 95% OF MAXIMUM STANDARD DRY DENSITY AND WITHIN $\pm 2\%$ OF OPTIMUM MOISTURE CONTENT. COMPACTED LAYERS TO BE LIMITED TO A MAXIMUM COMPACTED DEPTH OF 150mm.
- ALL BATTERS SHALL BE 1 IN 6, UNLESS OTHERWISE SHOWN.
- NO FILL OR STOCKPILING OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.
- TBM'S TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF T.B.M.'S FOR THE DURATION OF THE CONTRACT.
- AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150m DEEP, A NOTIFICATION FORM MUST BE SENT TO WORKSAFE. THE CONTRACTOR IS TO COMPLY WITH WORKSAFE, THE MINES (TRENCHES) REGULATION 1982, THE MINES ACT 1958 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1985, 2004.
- ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 750mm BEHIND KERB AND CHANNEL OR PAVED TRAFFIC AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 CRUSHED ROCK.
- WHERE REQUIRED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE BREACHED, DRAINED, DESLUDGED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE SHALL BE INSPECTED, APPROVED BY THE SUPERINTENDENT AND LEVELED PRIOR TO COMMENCEMENT OF FILLING. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR APPROVED IMPORTED MATERIAL. THE FILL SHALL BE PLACED UNDER CONTROLLED MOISTURE CONDITIONS IN ACCORDANCE WITH AS 3798-2007 UNDER LEVEL 1 SUPERVISION.
- NO BLASTING TO BE CARRIED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCIL'S PERMISSION.
- GAS AND WATER CONDUITS ARE TO BE:
950mm - CLASS 12 P.V.C. - SINGLE SERVICE (GAS)
950mm - CLASS 12 P.V.C. - SINGLE SERVICE (WATER)
WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS:
ROAD PAVEMENT - 0.80m
VERGE, FOOTPATHS - 0.45m
- ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.
- WHERE CURVED PIPES ARE SHOWN ON THE DESIGN PLANS THEY ARE TO BE LAID PARALLEL TO THE BACK OF KERB, EXCEPT WHERE A RADIUS HAS BEEN SPECIFICALLY NOMINATED. CURVED PIPES ARE TO BE APPROVED BY COUNCIL AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- PAVEMENT DEPTHS MAY BE MODIFIED AS DIRECTED BY THE SUPERINTENDENT. PAVEMENT TO BE BOXED OUT TO MINIMUM DEPTH DENOTED, INSPECTED AND IF SUBGRADE IS IN QUESTION, FURTHER TESTING CARRIED OUT TO DETERMINE FINAL PAVEMENT DEPTH.
- WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCIL. FILLING TO BE CONSTRUCTED IN LAYERS 150mm THICK WITH COMPACTION ACHIEVING 98% AUSTRALIAN STANDARD DENSITY.
- WHEN PAVEMENT EXCAVATION IS IN ROCK ALL LOOSE MATERIAL (INCLUDING ROCKS AND CLAY) MUST BE REMOVED. THE SUB-GRADE MUST THEN BE REGULATED WITH COUNCIL APPROVED MATERIAL.
- LINEMARKING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1742-1 AND AS 1742-2 UNLESS NOTED OTHERWISE. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STANDARDS.
- ALL TEMPORARY WARNING SIGNS USED DURING CONSTRUCTION SHALL BE SUPPLIED AND MAINTAINED IN ACCORDANCE WITH AS 1742-3.
- TACTILE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELEVANT COUNCIL STANDARD DRAWINGS.
- CONTRACTOR TO PROVIDE AN ENVIRONMENTAL MANAGEMENT PLAN INCLUDING SILT AND SEDIMENT RUNOFF PROTECTION ETC. PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN. IF ROAD AND DRAINAGE CONSTRUCTION NECESSITATES THEIR REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE SUPERINTENDENT.
- TREES NOT SPECIFIED FOR REMOVAL ARE TO BE PROTECTED WITH APPROPRIATE EXCLUSION FENCING PRIOR TO COMMENCEMENT OF ANY WORKS.

CIVIL WORKS HOLD POINTS

THE FOLLOWING HOLD POINT INSPECTIONS REPRESENT THE MINIMUM NUMBER OF COUNCIL INSPECTIONS AND SHALL APPLY UNTIL WORKS ARE APPROVED BY COUNCIL'S SUPERVISING OFFICER. COUNCIL'S CONSULTING SUPERVISOR MUST ALSO BE PRESENT AT THESE HOLD POINTS.

- PRE-START FOR CIVIL WORKS.
- PRIOR TO COVERS BEING PLACED IN PITS.
- PRIOR TO PLACEMENT OF KERB AND CHANNEL.
- PRIOR TO POURING FOOTPATH.
- AT PROOF-ROLLING OF SUBGRADE.
- PRIOR TO PLACEMENT OF EACH PAVEMENT COURSE.
- PRIOR TO PLACEMENT OF THE PRIMER COAT.
- PRIOR TO PLACEMENT OF THE FIRST ASPHALT COURSE OR SEALING.
- PRIOR TO REMOVAL OF NATIVE VEGETATION AND OTHER EXISTING VEGETATION.
- 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.
- NATURE STRIP, TOPSOIL & CONSTRUCTION.
- FOOTPATH CONSTRUCTION.

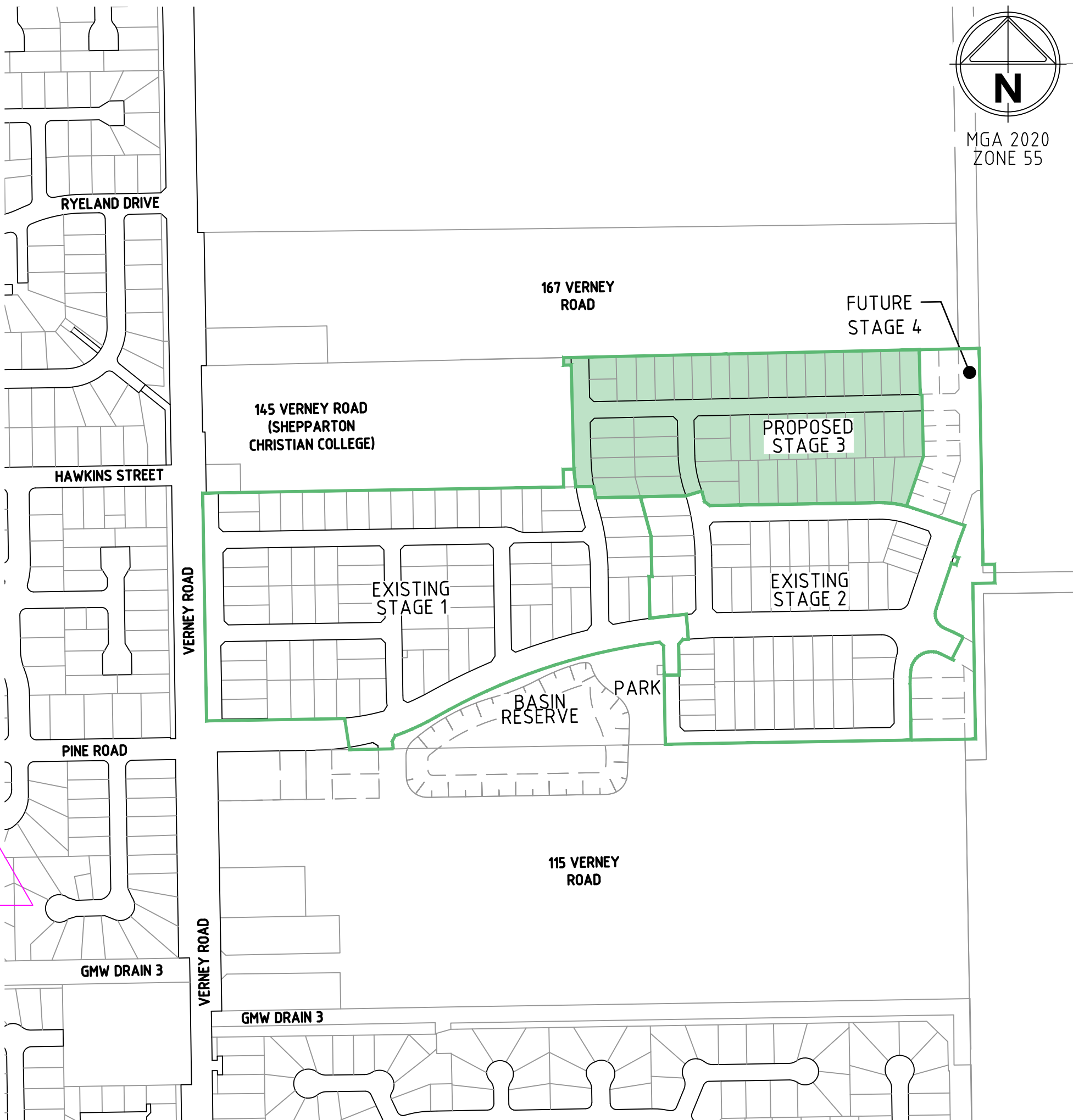
DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CR100	GENERAL NOTES	1	1
CR200	DESIGN PLANS	2	1
CR201	145 VERNEY ROAD BATTER AND CATCH DRAIN	3	0
CR300	ROAD LONG SECTIONS - SHEET 1	4	0
CR301	ROAD LONG SECTIONS - SHEET 2	5	0
CR400	ROAD CROSS SECTIONS - SHEET 1	6	0
CR401	ROAD CROSS SECTIONS - SHEET 2	7	0
CR402	ROAD CROSS SECTIONS -SHEET 3	8	0
CR403	ROAD CROSS SECTIONS - SHEET 4	9	0
CR500	INTERSECTION DETAILS	10	0
CR600	DRAINAGE LONG SECTIONS - SHEET 1	11	1
CR601	DRAINAGE LONG SECTIONS - SHEET 2	12	1
CR700	PAVEMENT AND TYPICAL DETAILS - SHEET 1	13	0
CR701	PAVEMENT AND TYPICAL DETAILS - SHEET 2	14	0
CR800	SIGNAGE AND LINEMARKING	15	0



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

H 1:4000
SCALE @ A1

NOTE:
TOTAL NUMBER OF STREET TREES
IN STAGE 3 = 51
REFER TO LANDSCAPE PLANS
310013LD700, 310013LD701 &
310013LD702 FOR PLANTING PLAN

LEGEND

DESCRIPTION

	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT	DW	DW
UNDERGROUND ELECTRICITY	E	E
OPTIC FIBRE	OF	OF
GAS MAIN	G	G
SEWER & MANHOLE	S	S
SEWER RISING MAIN	SRM	SRM
RAW WATER SUPPLY	NDW	
COUNCIL STORMWATER DRAIN & PIT	SWRM	
STORMWATER RISING MAIN		
HOUSE DRAIN	H	H
STORMWATER DRAINAGE PIT NUMBER	1	1
GAS & WATER CONDUITS	GW	GW
PREFERRED VEHICLE CROSSING (BY OTHERS)		
INDUSTRIAL VEHICLE CROSSING (TO BE CONSTRUCTED)		
EARTHWORKS GRADE		
SIGN AND POST		
BOLLARDS		
ELECTRICAL PARALLEL PILLAR & BOLLARDS		
LIGHT & POLE (BY OTHERS)		
STREET SIGN		
PERMANENT SURVEY MARK		
TEMPORARY BENCH MARK		
ROAD CHAINAGES	CH116.57 (L/R)TP	CH116.57
LOT CHAINAGE	CH20.06	
LIMIT OF WORKS		
BATTER		
FENCES		
TREE (& SURVEYED CANOPY) TO BE RETAINED		
TREE TO BE REMOVED		
VEGETATION LINE		
FOOTPATH		
EASEMENT		
CATCH DRAIN		
CRUSHED ROCK ACCESS TRACK		
EXPOSED AG CONCRETE		
COBBLESTONES		
FILLING GREATER THAN 0.20m		
FILL EXTENTS (GREATER THAN 0.20m)		
FILL EXTENTS (GREATER THAN 0.30m)		
SETOUT POINT	A2	
SURFACE CONTOUR MINOR	168.90	
SURFACE CONTOUR MAJOR	169.00	
SURFACE LEVEL	E123.45	F124.68
BATTER LEVEL (TOP / TOE)		T124.80

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY				SEWER RISING MAIN		SEWER	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	H/V CABLE SIDE	OFFSET	L/V CABLE SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
AMBROSIA DRIVE	E	2.30	E	1.80	W	2.85	W	3.65	W	3.35	W	0.57	E	1.00
FAIRHAVEN DRIVE	N	2.30	N	1.80	S	0.8	-	-	S	1.85	S	2.55	-	-
HALFORD WAY	W	2.30	W	1.80	E	1.85	-	-	E	2.35	-	-	-	-

- TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRG'S.
- GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
- x = OFFSET FROM BACK OF KERB

file name: 310013CR100.dwg, layout name: G800, plotted by: Alexander Anderson, file location: G:\310013\310013\310013.dwg, plot date: 29/07/2024, 12:21 PM, sheet 1 of 15 sheets

1	CORRECTED PIPE DIAMETERS	A.A.	23/07/24
0	CONSTRUCTION ISSUE	A.A.	21/06/24
F	ISSUED FOR TENDER	A.A.	14/03/24
E	AMENDED & RE-ISSUED FOR APPROVAL	A.A.	07/03/24
D	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	ADR	30/01/24
C	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	A.A.	06/09/23
B	ISSUED TO COUNCIL	A.A.	23/12/22
A	ISSUED TO CLIENT	A.A.	20/12/22
Rev	Amendments	Approved	Date



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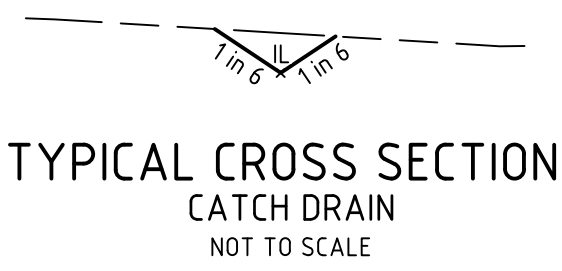
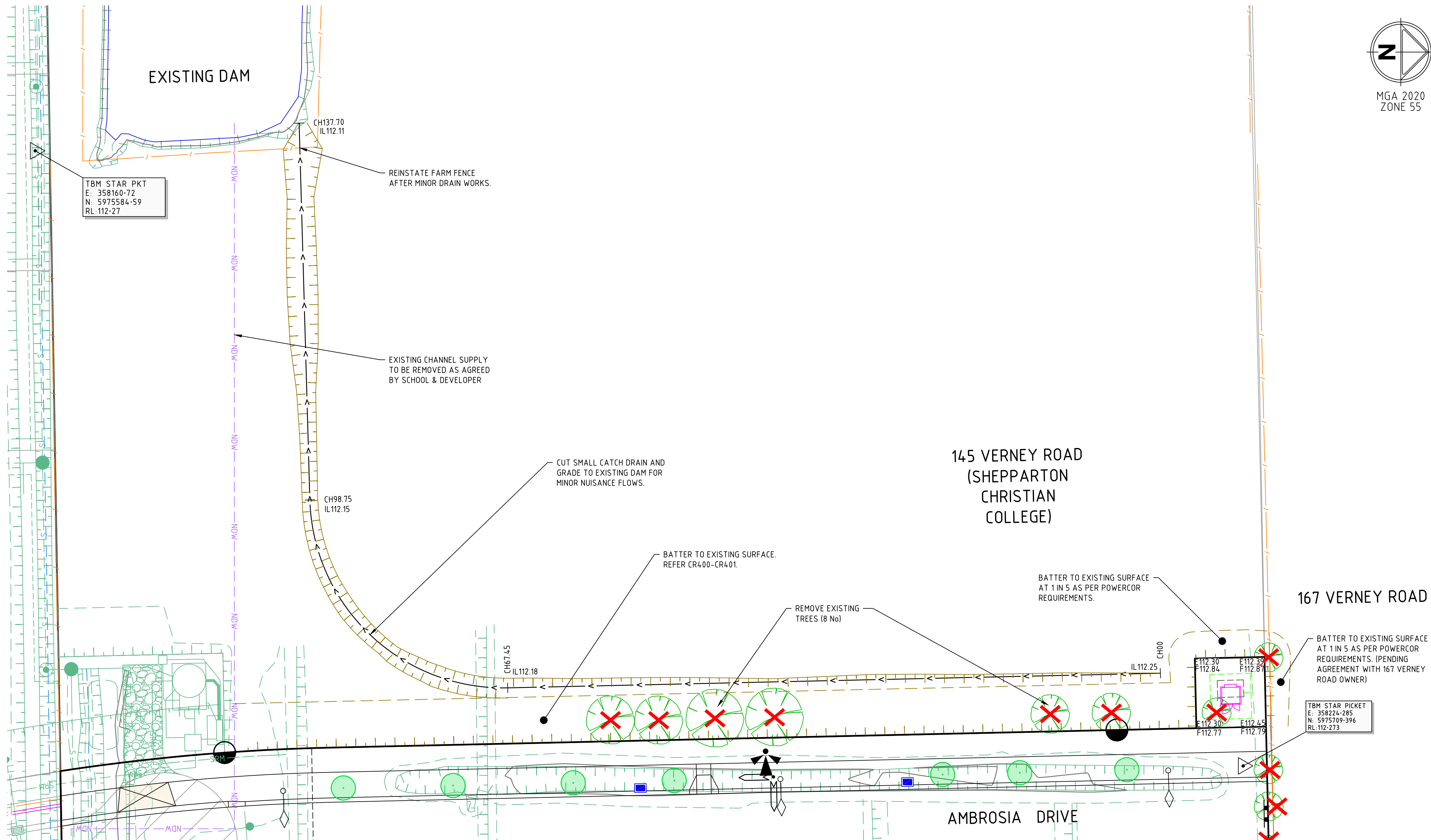
144 WELSFORD STREET SHEPPARTON
VICTORIA 3630 AUSTRALIA T 61 3 5849 1000
spiire.com.au ABN 55 050 029 635

Designed
M. ISMAIL
Authorised
A. DURSTON-RYAN

Checked
B. IBBS
Date
30/01/24

**THE NORTH QUARTER ESTATE
STAGE 3 (PERMIT NO. 2021-40)
ROAD AND DRAINAGE
GENERAL NOTES**
CITY OF GREATER SHEPPARTON
THE NORTH QUARTER SHEPPARTON PTY LTD

CONSTRUCTION Drg No 310013CR100 Rev 1



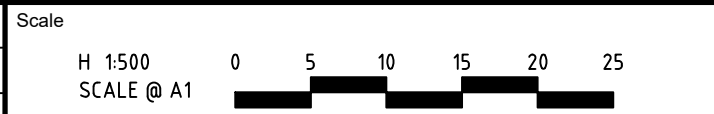
Zero Damage - Zero Harm

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.

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Rev	Amendments	Approved	Date
0	CONSTRUCTION ISSUE	A.A.	21/06/24
C	ISSUED FOR TENDER	A.A.	14/03/24
B	AMENDED & RE-ISSUED FOR APPROVAL	A.A.	07/03/24
A	ISSUED FOR INFORMATION	A.A.	26/02/24



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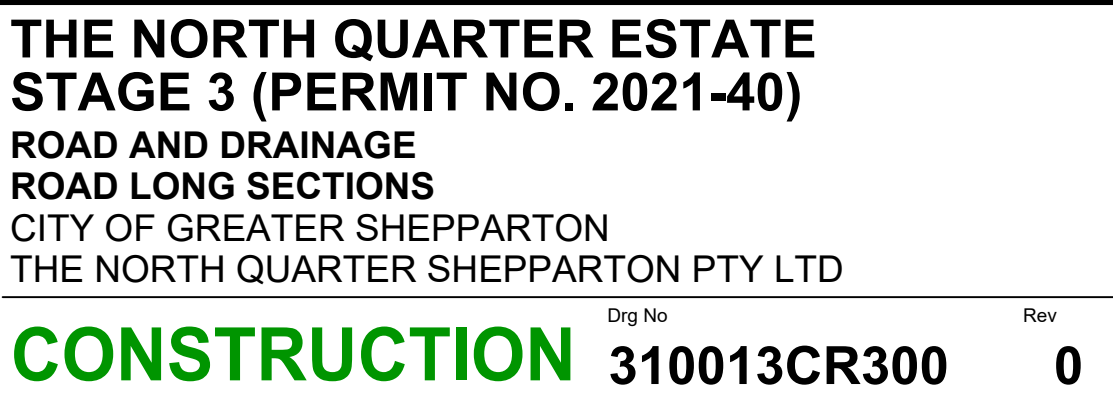


144 WELSFORD STREET SHEPPARTON
VICTORIA 3630 AUSTRALIA T 61 3 5849 1000
spiire.com.au ABN 55 050 029 635

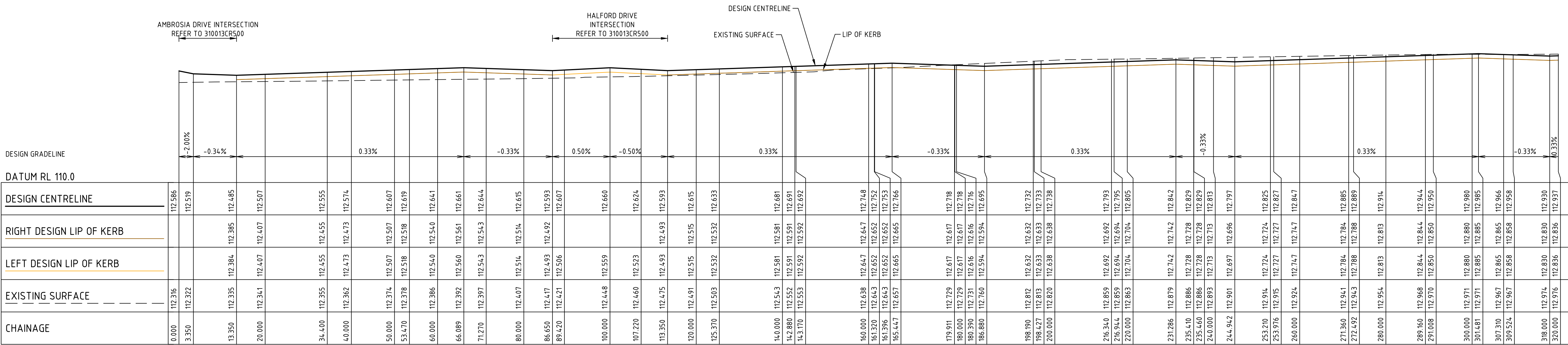
Designed A.ANDERSSON	Checked A.SCOTT
Authorised A.ANDERSSON	Date 26/02/24

THE NORTH QUARTER ESTATE
STAGE 3 (PERMIT NO. 2021-40)
ROAD AND DRAINAGE
145 VERNEY ROAD BATTER AND CATCH DRAIN
CITY OF GREATER SHEPPARTON
THE NORTH QUARTER SHEPPARTON PTY LTD

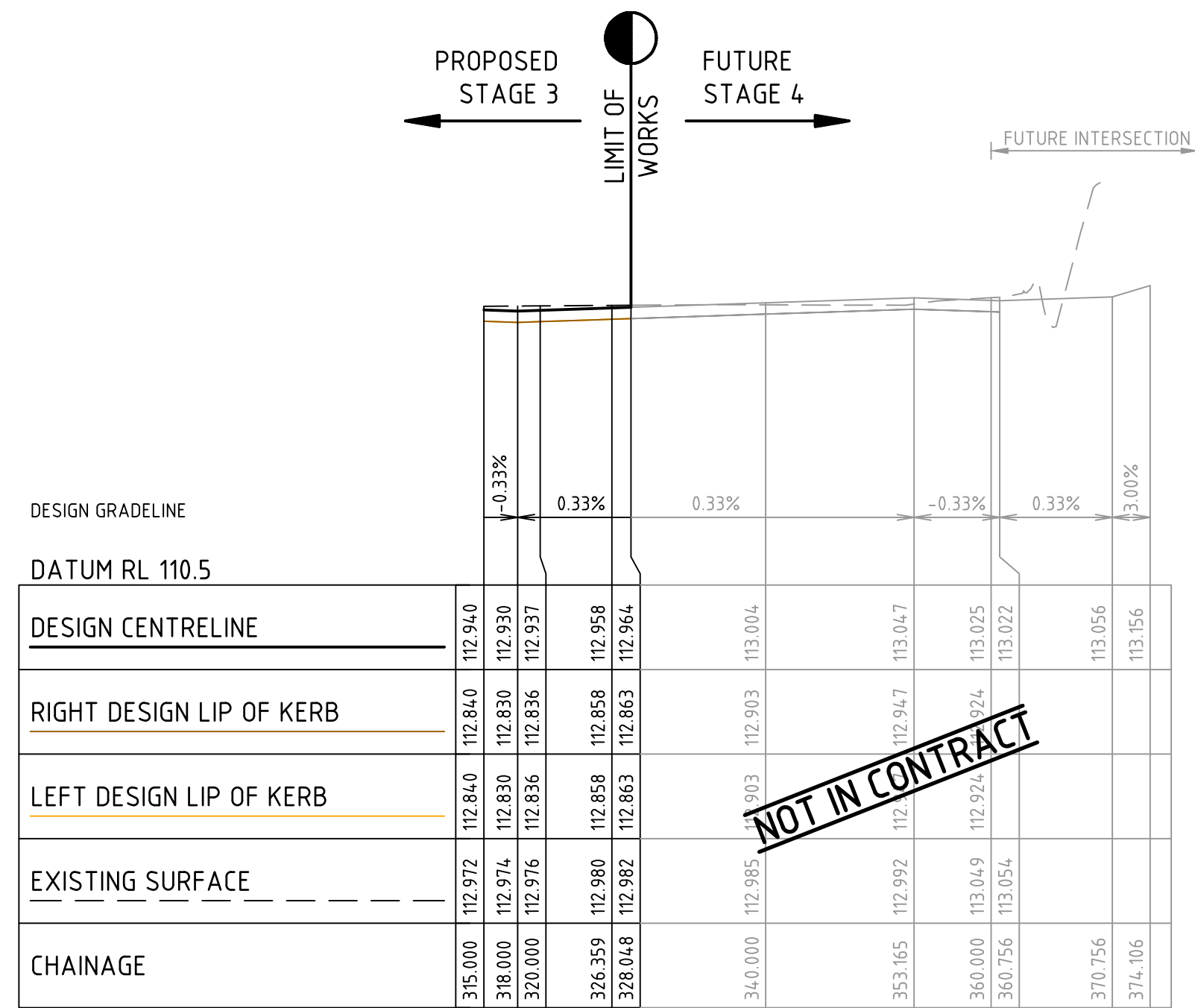
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FAIRHAVEN DRIVE



FAIRHAVEN DRIVE

Rev	Amendments	Approved	Date
0	CONSTRUCTION ISSUE	A.A.	21/06/24
E	ISSUED FOR TENDER	A.A.	14/03/24
D	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	ADR	30/01/24
C	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	A.A.	06/09/23
B	ISSUED TO COUNCIL	A.A.	23/12/22
A	ISSUED TO CLIENT	A.A.	20/12/22



Designed M. ISMAIL	Checked B. IBBS
Authorised A. DURSTON-RYAN	Date 30/01/24

**THE NORTH QUARTER ESTATE
STAGE 3 (PERMIT NO. 2021-40)**
ROAD AND DRAINAGE
ROAD LONG SECTIONS
CITY OF GREATER SHEPPARTON
THE NORTH QUARTER SHEPPARTON PTY LTD

CONSTRUCTION Drg No **310013CR301** Rev **0**

ALL FILLING WITHIN ROAD RESERVES IS TO BE UNDERTAKEN USING LEVEL 1 SUPERVISION AND BE COMPLETED IN ACCORDANCE WITH AS 3798-2007 AND TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND REPLACED WITH TOPSOIL (WHERE REQUIRED) TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS.

Scale

spiire

H 1:100
SCALE @ A1
V 1:50

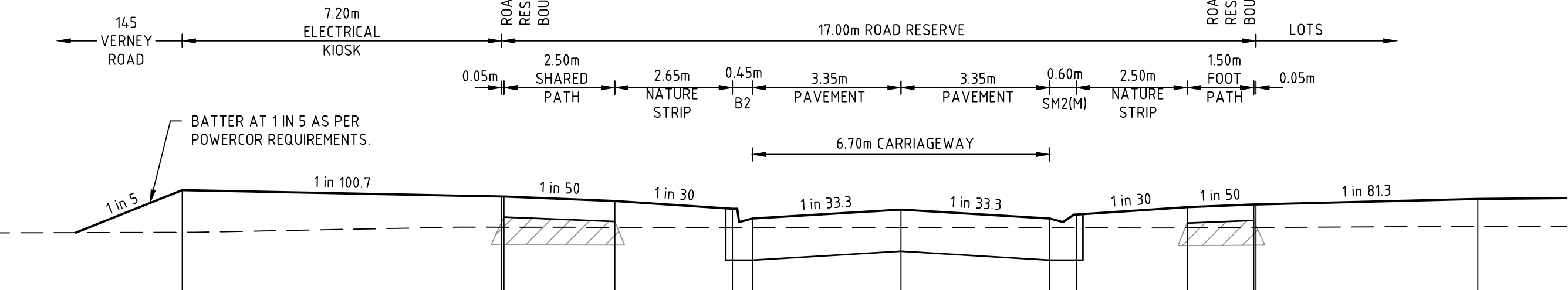
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Checked
B. IBBS
Date
30/01/24

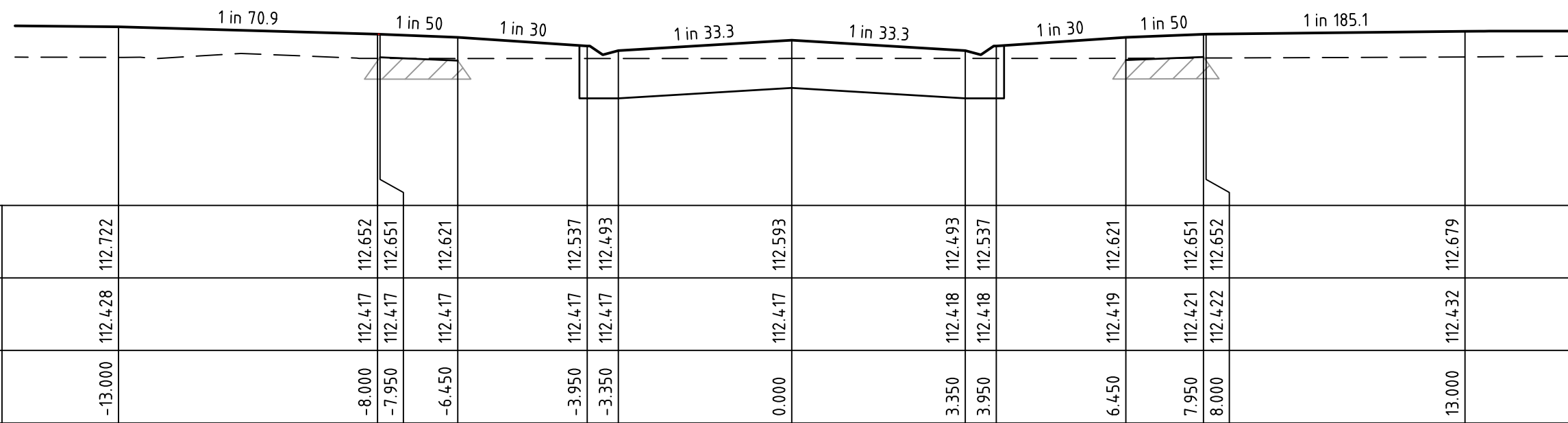
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Rev
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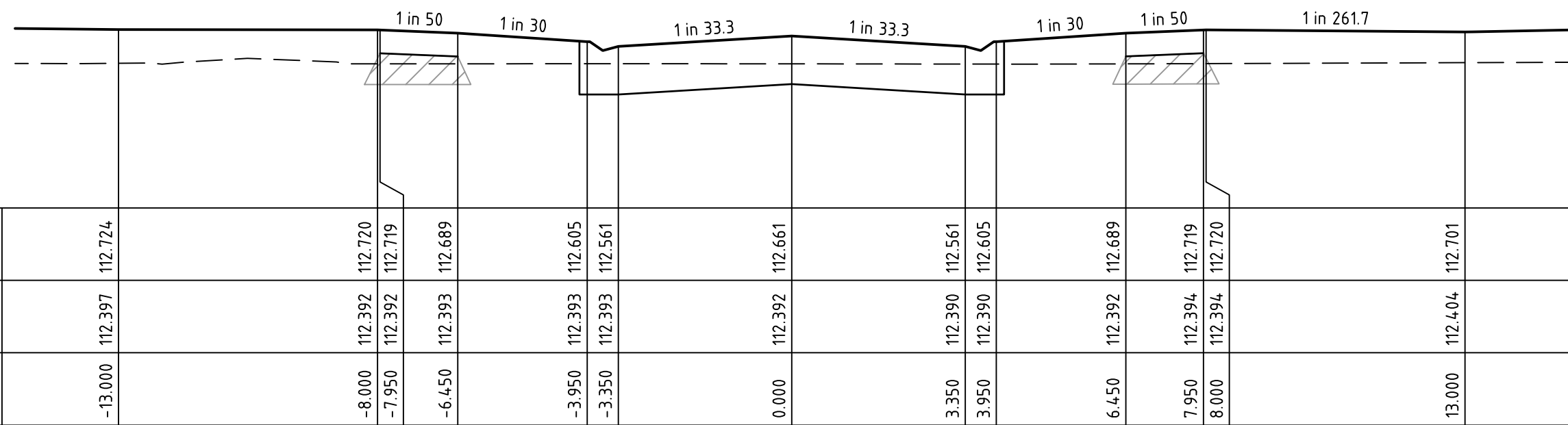


AMBROSIA DRIVE CH 273.47

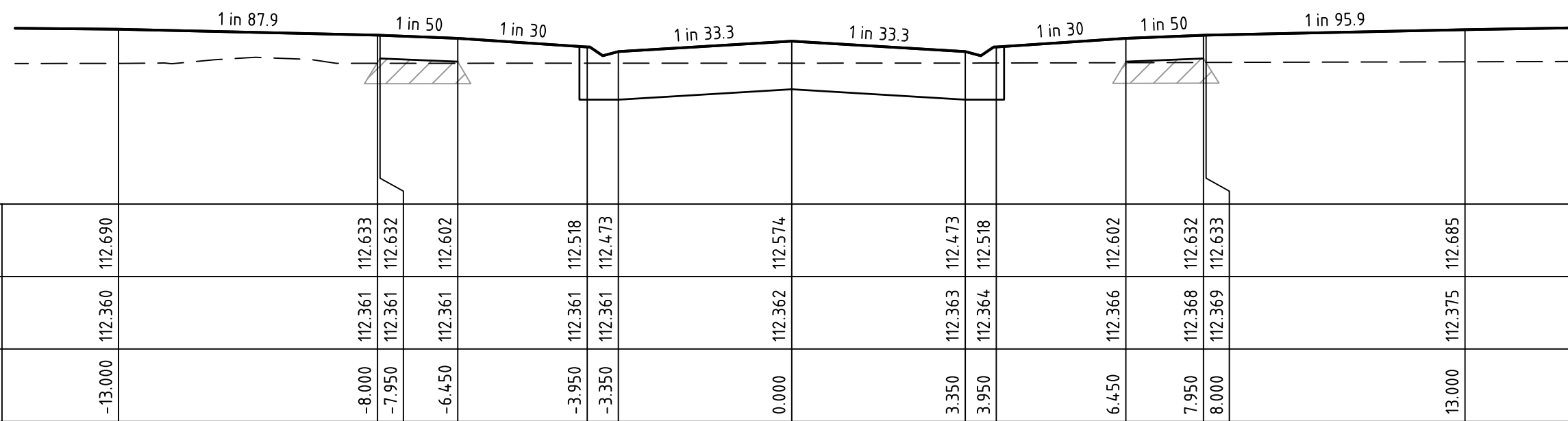


DATUM R.L.111.0					
DESIGN SURFACE LEVEL					
EXISTING SURFACE LEVEL					
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	-7.950	112.417	112.651	112.651	
	-6.450	112.417	112.621	112.621	
	-3.950	112.417	112.537	112.537	
	-3.350	112.417	112.493	112.493	
	0.000	112.417	112.593	112.593	
	3.350	112.418	112.493	112.493	
	3.950	112.418	112.537	112.537	
	6.450	112.419	112.621	112.621	
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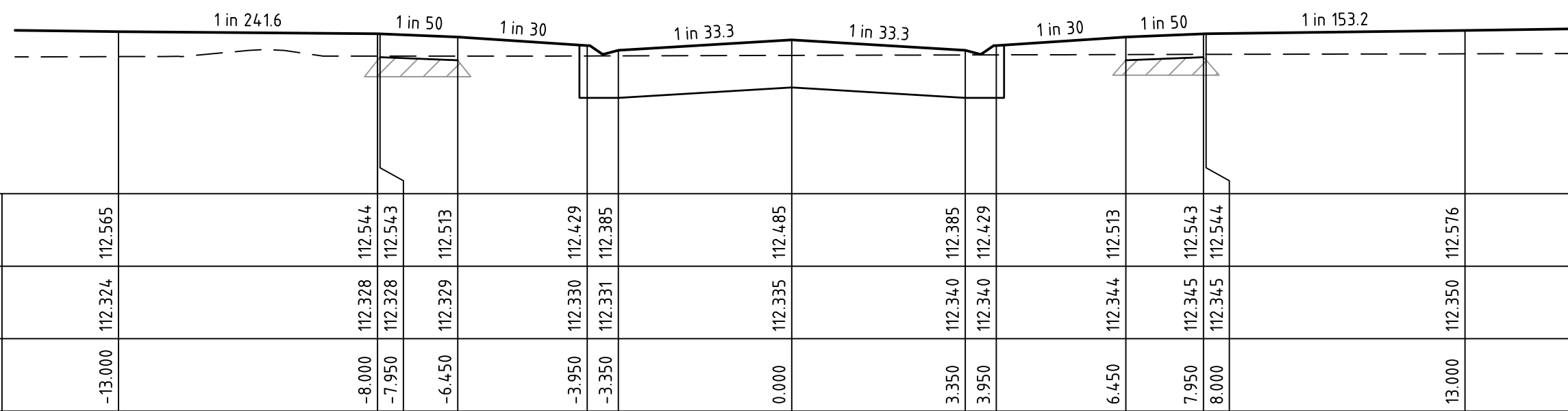
FAIRHAVEN DRIVE CH 86.65

[illegible]

FAIRHAVEN DRIVE CH 66.09

[illegible]

FAIRHAVEN DRIVE CH 40.00



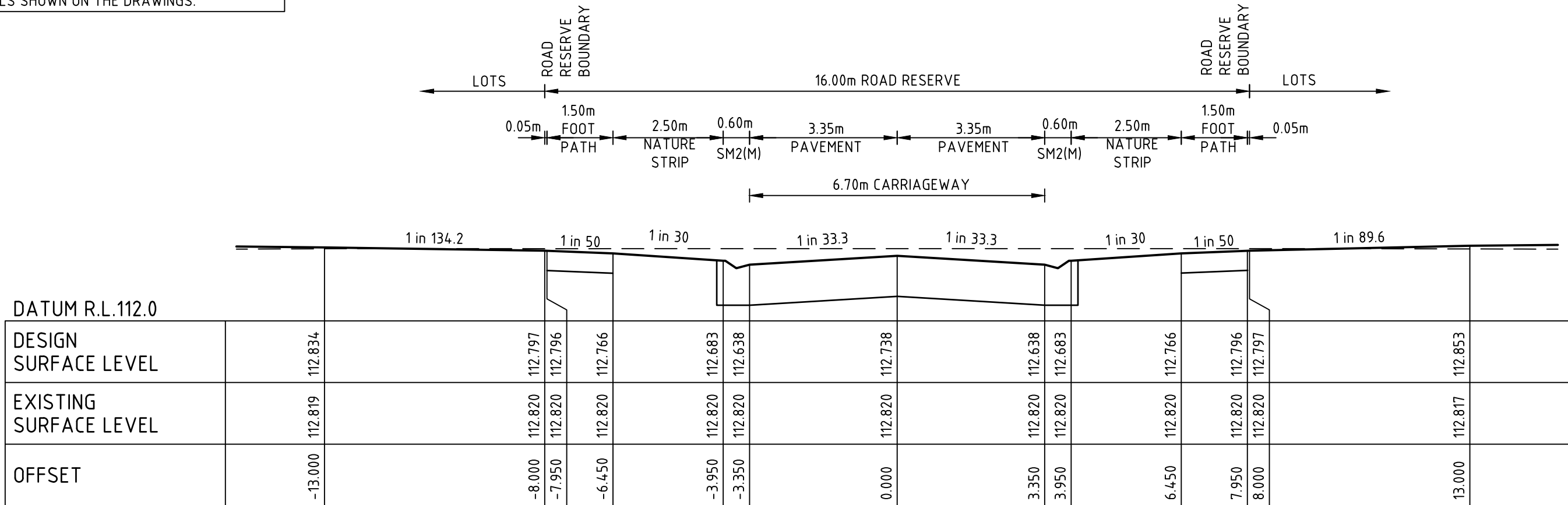
DATUM R.L. 111.0					
DESIGN SURFACE LEVEL					
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EXISTING SURFACE LEVEL					
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	-7.950	112.328	112.543		
	-6.450	112.329	112.513		
OFFSET					
	0.000	112.335	112.485		
	3.350	112.340	112.385		
	3.950	112.340	112.429		
	6.450	112.344	112.513		
	7.950	112.345	112.543		
	8.000	112.345	112.544		
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FAIRHAVEN DRIVE CH 13.35



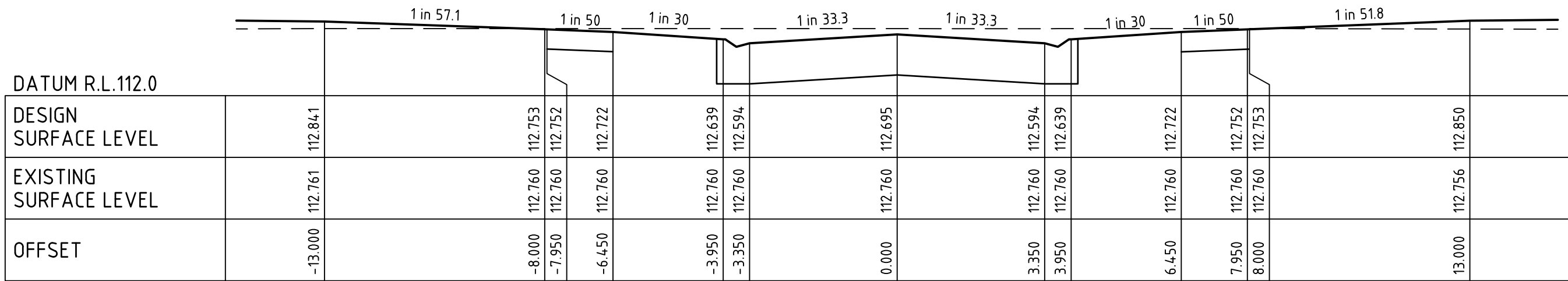
CONSTRUCTION	Drg No 310013CR401	Rev 0
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FILLING NOTE
ALL FILLING WITHIN ROAD RESERVES IS TO BE UNDERTAKEN USING LEVEL 1 SUPERVISION AND BE COMPLETED IN ACCORDANCE WITH AS 3798-2007 AND TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND REPLACED WITH TOPSOIL (WHERE REQUIRED) TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS.



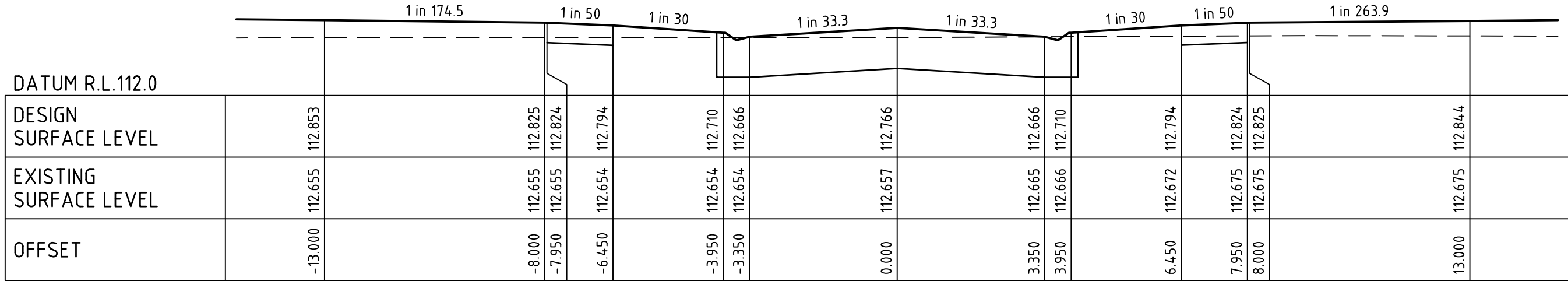
FAIRHAVEN DRIVE

CH 200.00



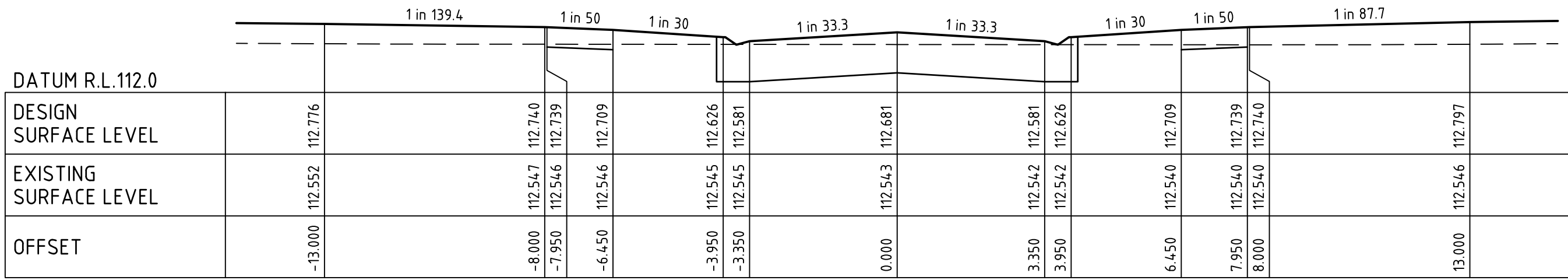
FAIRHAVEN DRIVE

CH 186.88



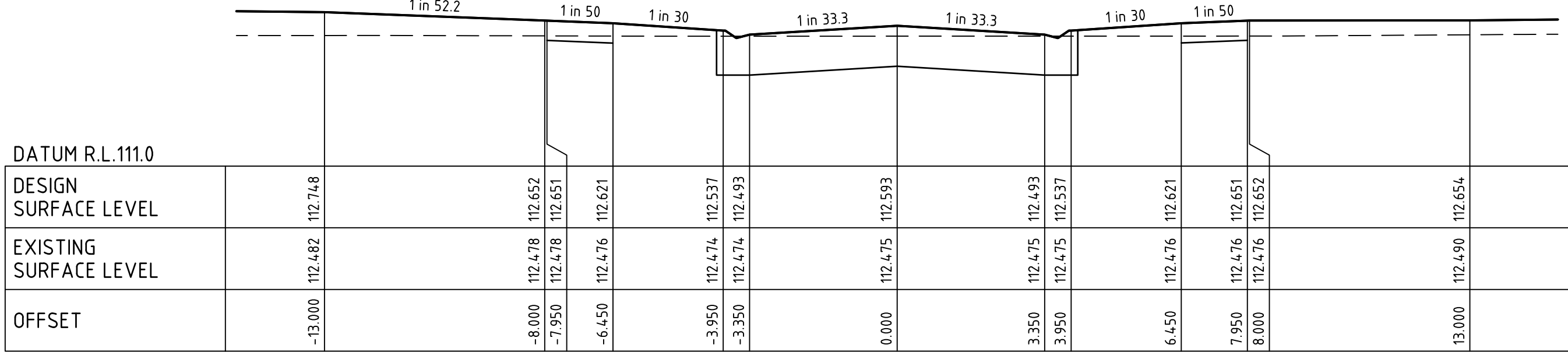
FAIRHAVEN DRIVE

CH 165.45



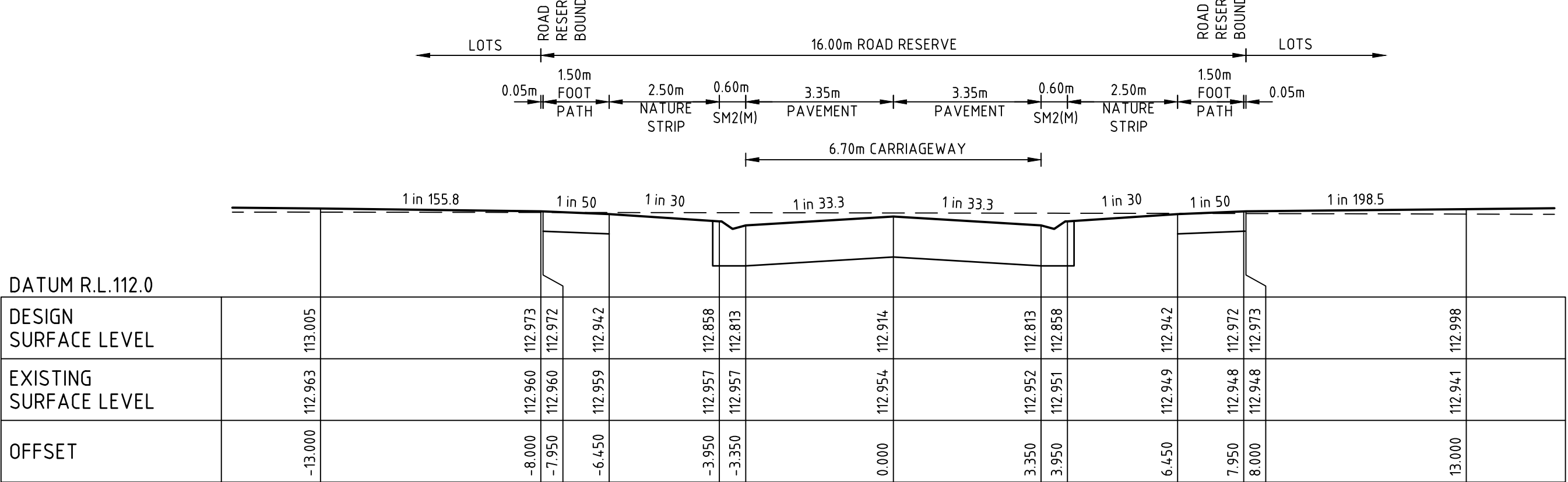
FAIRHAVEN DRIVE

CH 140.00



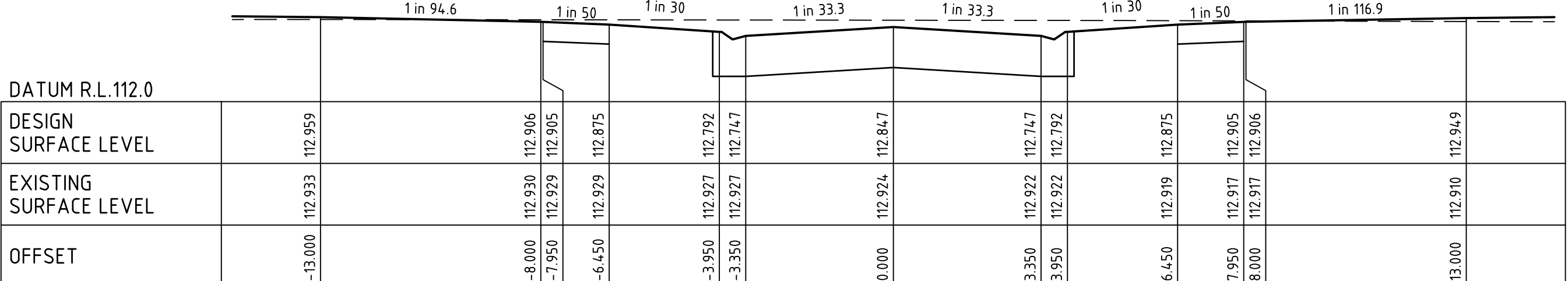
FAIRHAVEN DRIVE

CH 113.35



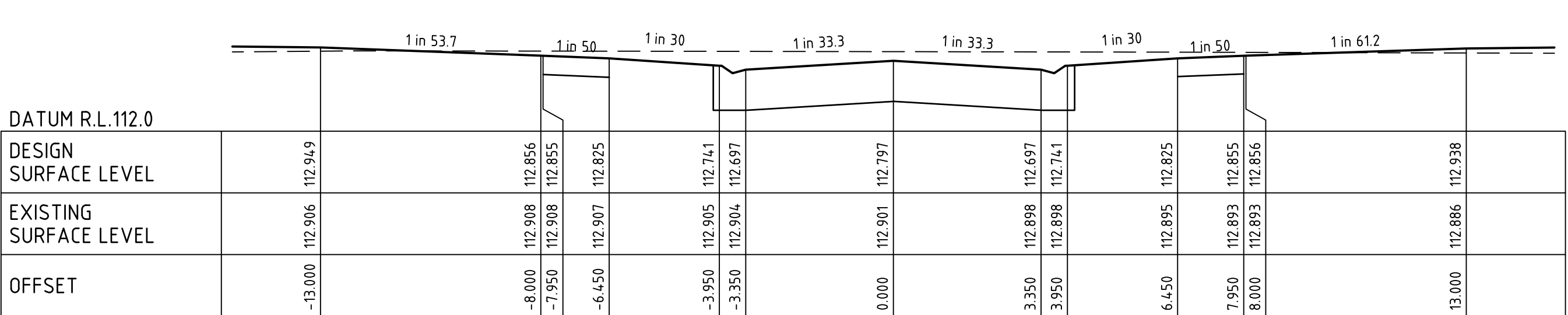
FAIRHAVEN DRIVE

CH 280.00



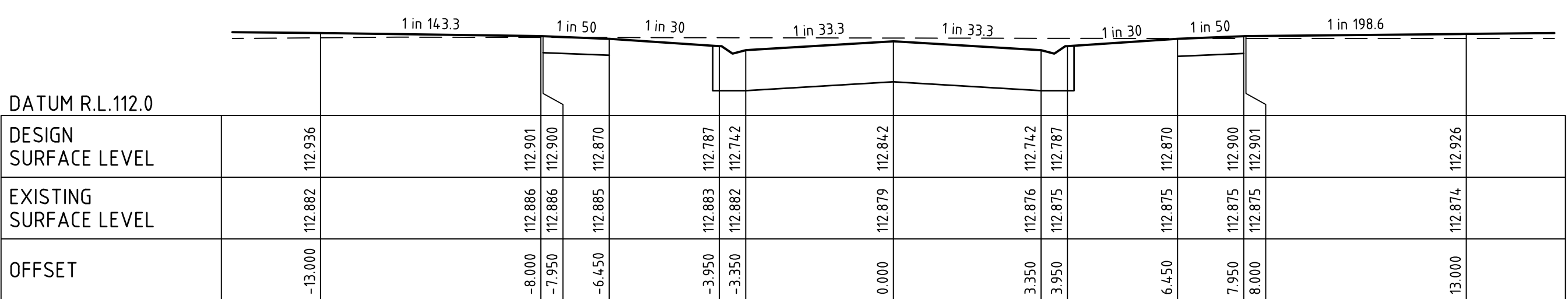
FAIRHAVEN DRIVE

CH 260.00



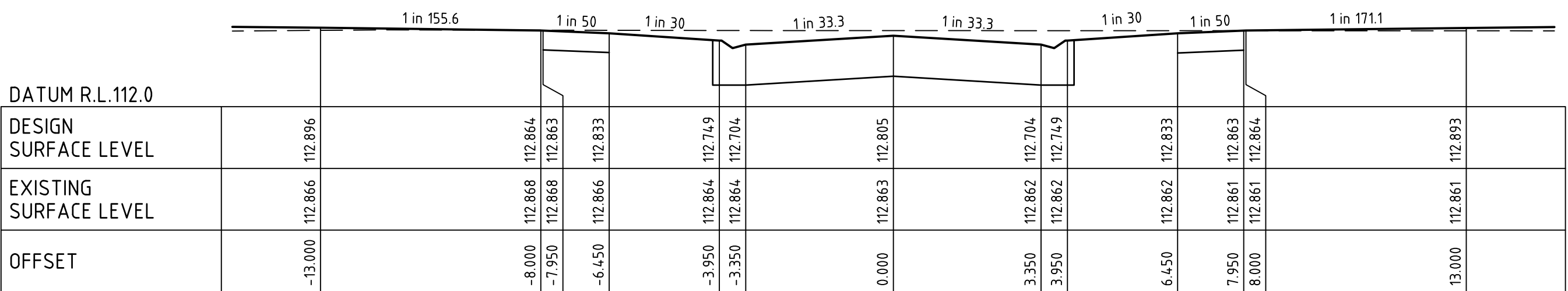
FAIRHAVEN DRIVE

CH 244.94



FAIRHAVEN DRIVE

CH 231.39



FAIRHAVEN DRIVE

CH 220.00

file name: 310013CR402.dwg, layout name: C64/02, plotted by: Alexander Anderson, file location: G:\310013\WVAC\AD\Prior date: 29/07/2024, 4:27 PM, Sheet: 8 of 15, Sheets

Rev	Amendments	Approved	Date
0	CONSTRUCTION ISSUE	A.A.	21/06/24
E	ISSUED FOR TENDER	A.A.	14/03/24
D	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	ADR	30/01/24
C	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	A.A.	06/09/23
B	ISSUED TO COUNCIL	A.A.	23/12/22
A	ISSUED TO CLIENT	A.A.	20/12/22



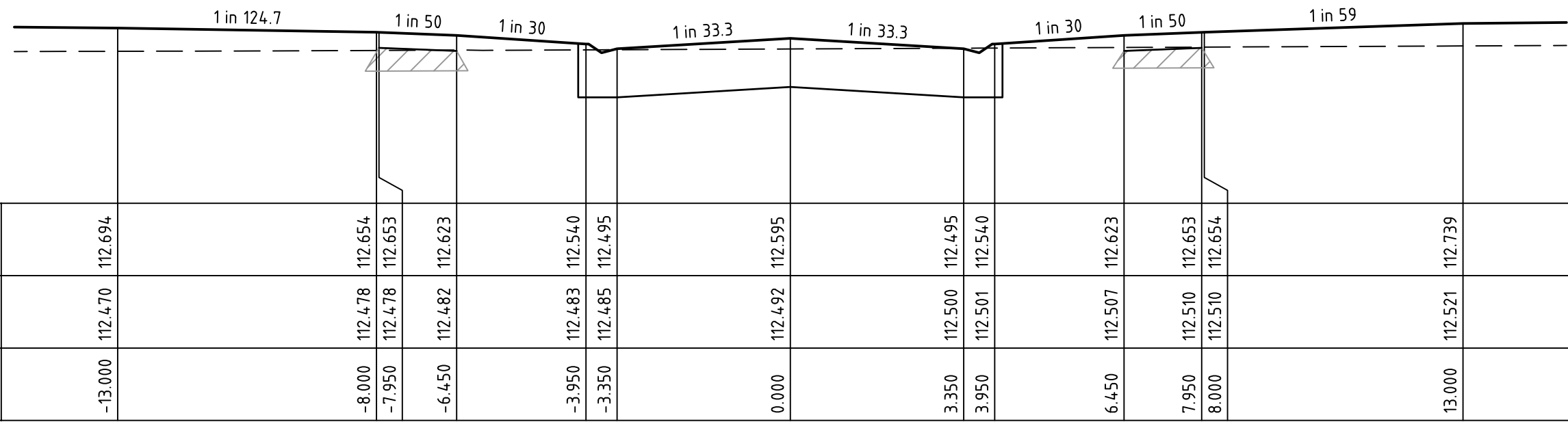
Designed M. ISMAIL	Checked B. IBBS
Authorised A. DURSTON-RYAN	Date 30/01/24

**THE NORTH QUARTER ESTATE
STAGE 3 (PERMIT NO. 2021-40)**
**ROAD AND DRAINAGE
ROAD CROSS SECTIONS - SHEET 3**
CITY OF GREATER SHEPPARTON
THE NORTH QUARTER SHEPPARTON PTY LTD

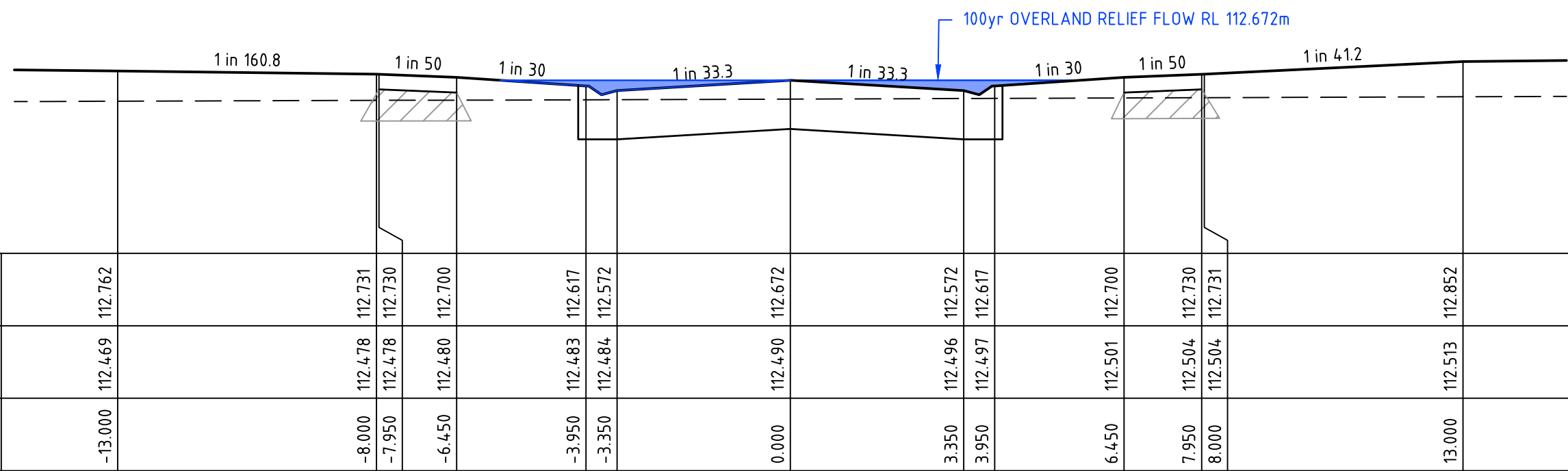
CONSTRUCTION Drg No **310013CR402** Rev **0**

ALL FILLING WITHIN ROAD RESERVES IS TO BE UNDERTAKEN USING LEVEL 1 SUPERVISION AND BE COMPLETED IN ACCORDANCE WITH AS 3798-2007 AND TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND REPLACED WITH TOPSOIL (WHERE REQUIRED) TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS.

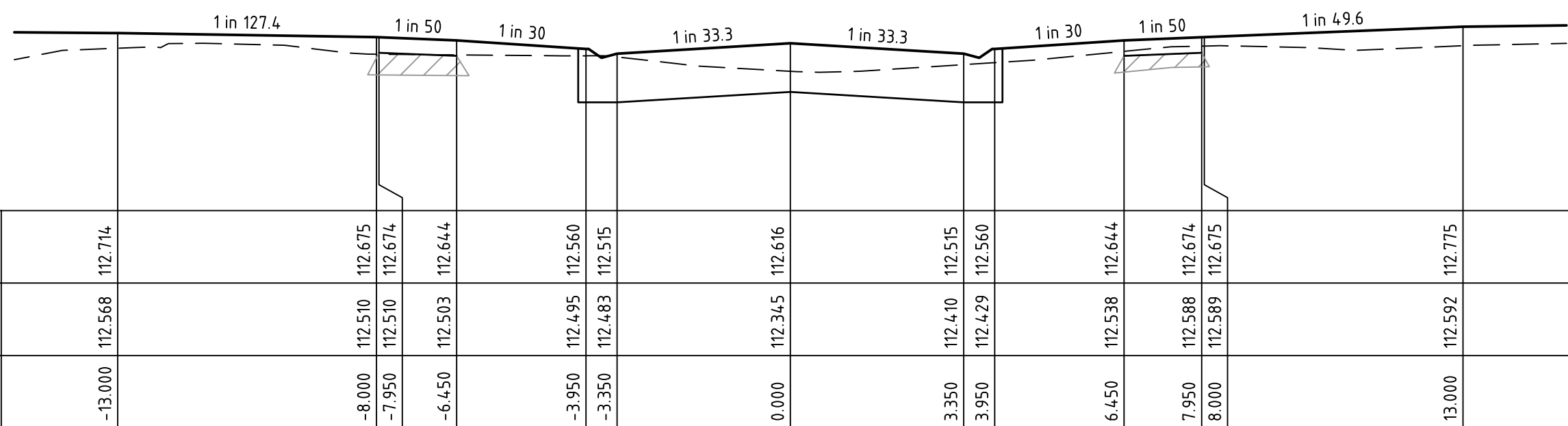
STRUCTURAL FILL IN ACCORDANCE
WITH AS3798-2007, LEVEL 1



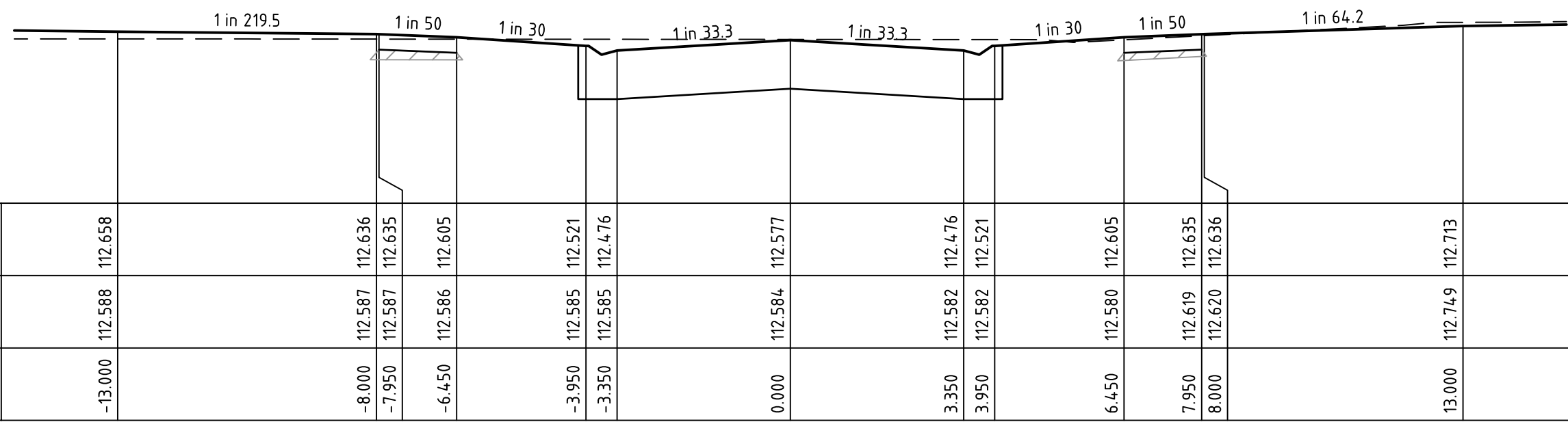
CH 180.00



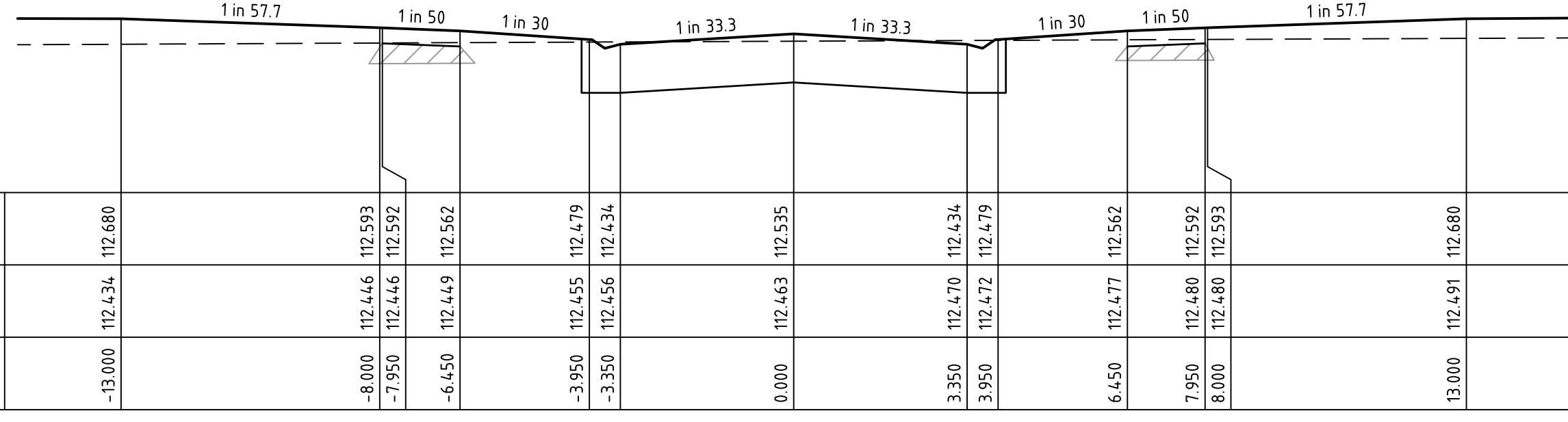
CH 156.90



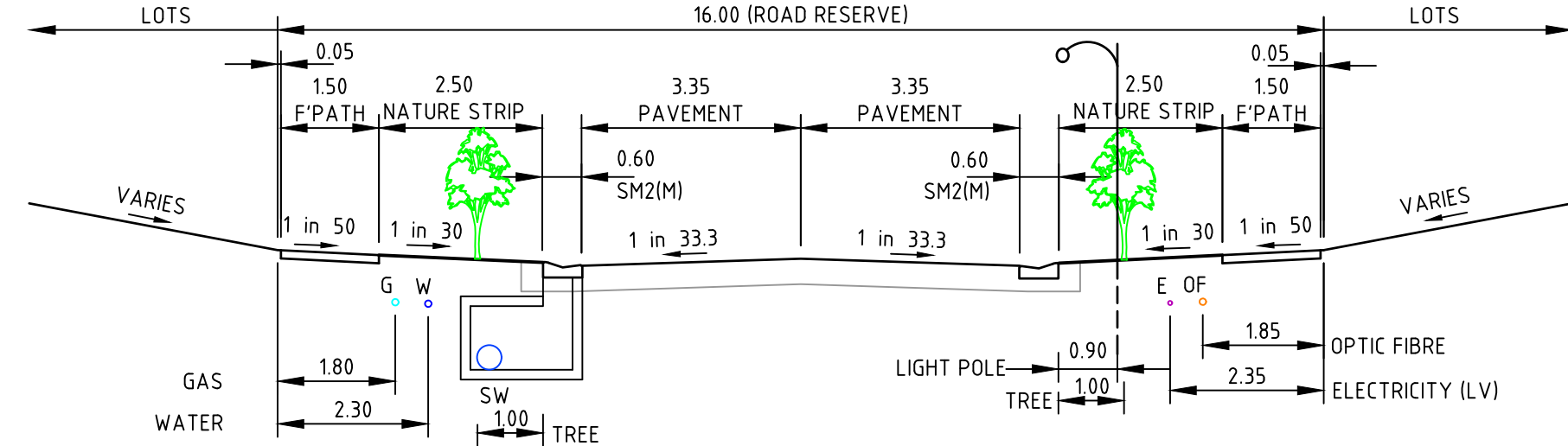
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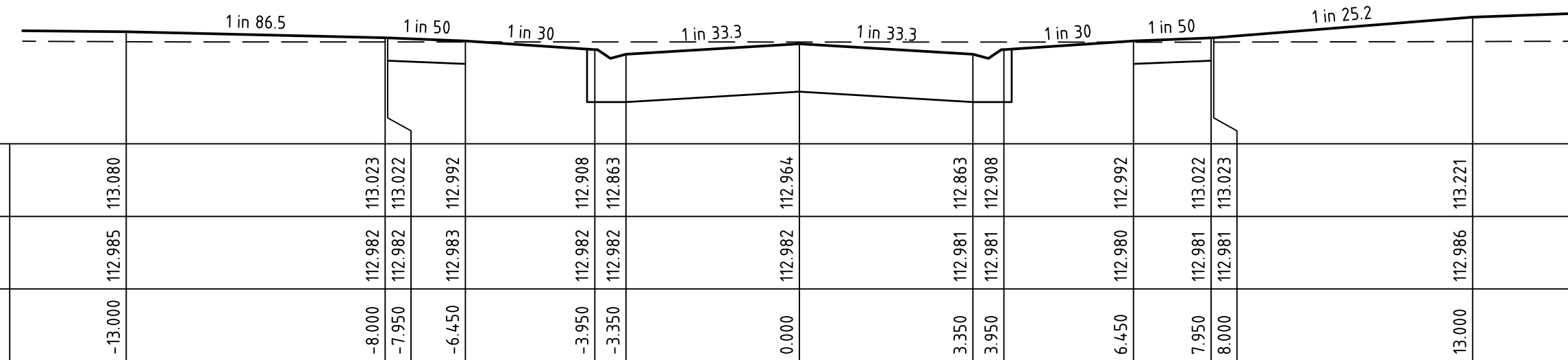
CH 128.26



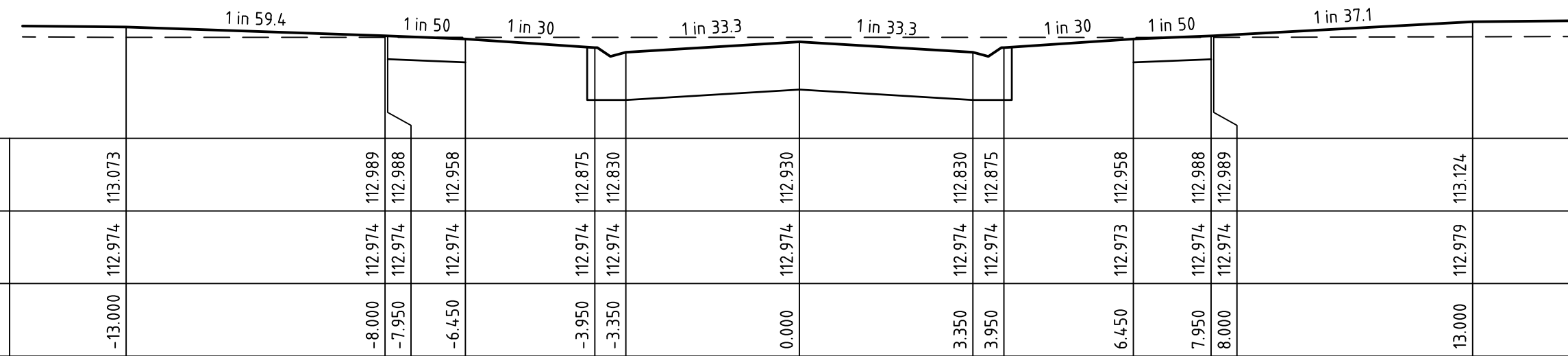
CH 198.19



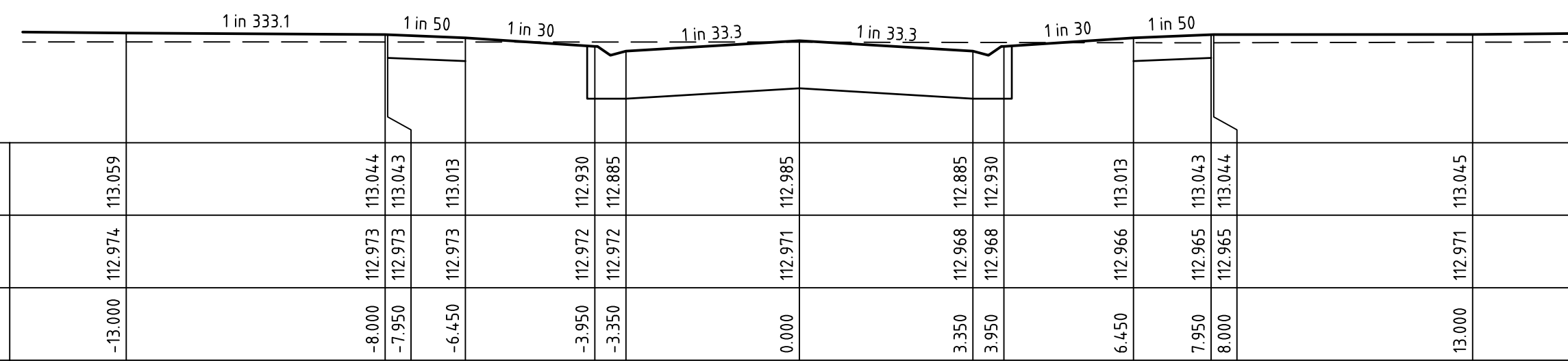
TYPICAL CROSS SECTION
HALFORD WAY ACCESS STREET (16m)



CH 328.05



CH 318.00



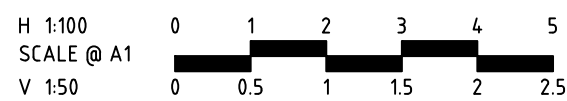
CH 301.48

0	CONSTRUCTION ISSUE	A.A.	21/06/24
E	ISSUED FOR TENDER	A.A.	14/03/24
D	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	ADR	30/01/24
C	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	A.A.	06/09/23
B	ISSUED TO COUNCIL	A.A.	23/12/22
A	ISSUED TO CLIENT	A.A.	20/12/22
Rev	Amendments	Approved	Date



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144 WELSFORD STREET SHEPPARTON
VICTORIA 3630 AUSTRALIA T 61 3 5849 1000
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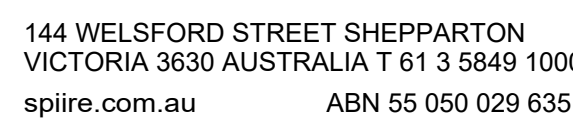
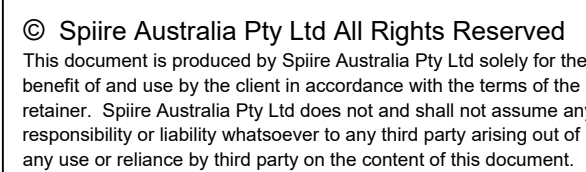
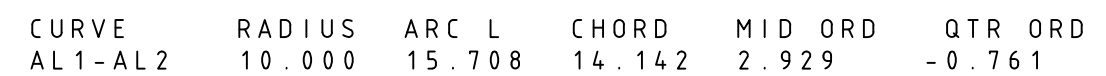
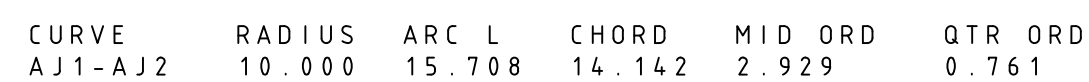
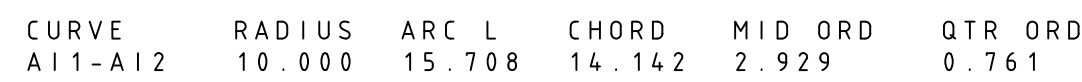
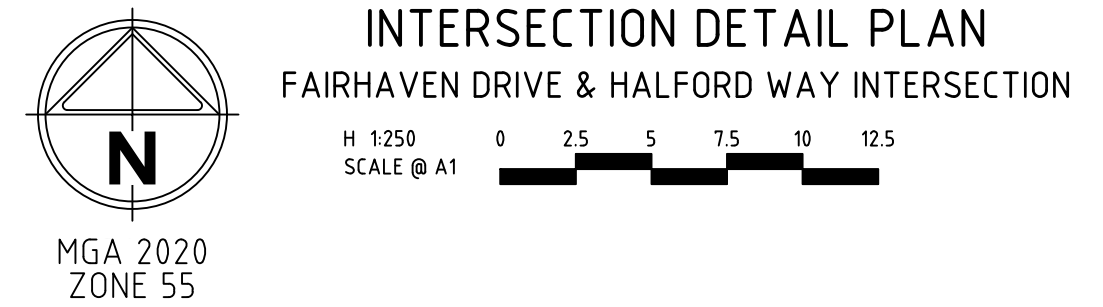
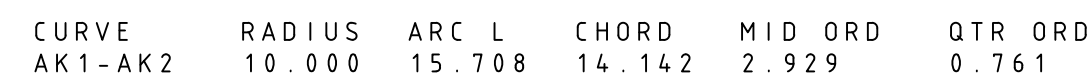
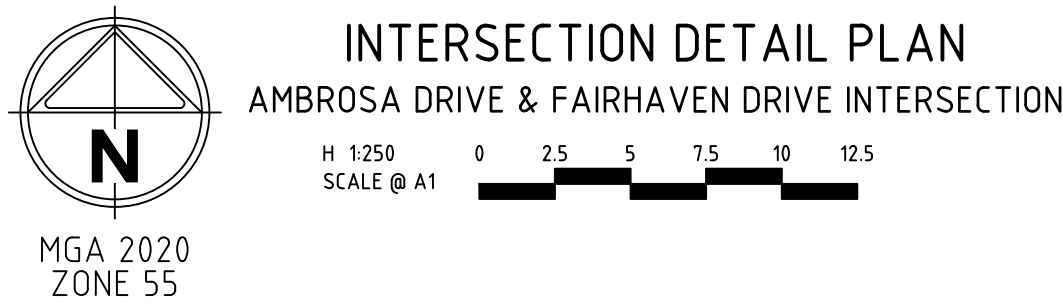
Designed	Checked
M. ISMAIL	B. IBBS
Authorised	Date
A. DURSTON-RYAN	30/01/24

**THE NORTH QUARTER ESTATE
STAGE 3 (PERMIT NO. 2021-40)
ROAD AND DRAINAGE
ROAD CROSS SECTIONS - SHEET 4
CITY OF GREATER SHEPPARTON
THE NORTH QUARTER SHEPPARTON PTY LTD**

CONSTRUCTION Drg No **310013CR403**

Rev
0

File name 310013CR400.dwg layout name CR403 plotted by Alexander Andersson
File location G:\31\310013\Civil\ACAD plot date 23/07/2024 4:27 PM Sheet 9 of 15 Sheets



Designed	Checked
M. ISMAIL	B. IBBS
Authorised	Date
A. DURSTON-RYAN	30/01/24

CONSTRUCTION Drg No **310013CR500** Rev **#**

File name 310013CR500.dwg layout name CR500 plotted by Alexander Andersson
File location G:\31\310013\Civil\ACAD plot date 23/07/2024 4:28 PM Sheet 10 of 15 Sheets

file name: 310013CR601.dwg, layout name: CR601, plotted by: Alexander Anderson, file location: G:\310013\CR601\DWG\310013\CR601.dwg, plot date: 23/07/2024, 12:28 PM, Sheet 12 of 15 Sheets

DRAINAGE PIT SCHEDULE													
PIT		COORDINATES		INTERNAL		INLET		OUTLET		PIT		REMARKS	
NAME	TYPE	EASTING	NORTHING	WIDTH	LENGTH	DIA	INV LEVEL	DIA	INV LEVEL	FS LEVEL	DEPTH		
23B	JUNCTION PIT	358330.566	5975590.386	1200	1200	750	110.502	750	110.502	112.584	2.082	REFER NOTE 1, 5, 7, 8.	
23C	JUNCTION PIT	358327.474	5975606.181	1200	1200	750	110.534	750	110.534	112.635	2.102		
24	GRATED ENTRY PIT	358326.549	5975649.255	1500	1050	750	110.620	750	110.620	112.486	1.866	REFER NOTE 1, 3, 4, 8.	
						375	110.955						
25	GRATED ENTRY PIT	358334.672	5975649.438	1500	1050	750	110.636	750	110.636	112.483	1.847	REFER NOTE 1, 3, 4, 8.	
26	GRATED ENTRY PIT	358344.296	5975669.504	1500	1050	750	110.664	750	110.664	112.542	1.878		
27	GRATED ENTRY PIT	358344.111	5975667.854	1800	1050	750	110.681	750	110.681	112.552	1.871	REFER NOTE 1, 3, 4, 8.	
28	GRATED ENTRY PIT	358417.098	5975669.493	2100	900	675	110.827	750	110.827	112.652	1.825		
						375	111.018					REFER NOTE 1, 3, 4, 8.	
29	GRATED ENTRY PIT	358475.147	5975670.722	2100	900	600	110.943	675	110.943	112.751	1.809		
						375	111.120					REFER NOTE 1, 3, 4, 8.	
30	GRATED ENTRY PIT	358548.186	5975672.362	2100	900	375	111.089	600	111.089	112.875	1.796		
						375	111.089					REFER NOTE 1, 3, 4, 8.	
30A	GRATED ENTRY PIT	358548.364	5975664.464	600	900	375	110.810	450	111.121	112.790	1.669		
73	GRATED ENTRY PIT	358234.918	5975647.267	1800	900	375	110.872		110.810	112.475	1.665	REFER NOTE 1, 3, 4, 8.	
						375	110.872						
74	GRATED ENTRY PIT	358244.240	5975657.634	600	900	375	110.845	375	110.845	112.346	1.501	REFER NOTE 1, 2, 4, 8.	
75	GRATED ENTRY PIT	358244.077	5975664.933	600	900	375	110.863	375	110.863	112.346	1.483		
76	GRATED ENTRY PIT	358233.704	5975674.851	600	900	375	110.919	375	110.921	112.381	1.462	REFER NOTE 1, 2, 4, 8.	
76A	SIDE ENTRY PIT	358225.950	5975674.719	600	900			375	110.950	112.540	1.591		
73A	SIDE ENTRY PIT	358226.569	5975647.126	600	900			375	110.905	112.540	1.634	REFER NOTE 1, 6, 7, 8.	
24A	GRATED ENTRY PIT	358316.622	5975659.260	600	900	375	110.990	375	110.990	112.454	1.464		
24B	GRATED ENTRY PIT	358316.458	5975666.558	600	900			375	111.019	112.454	1.435	REFER NOTE 1, 2, 4, 8.	
28A	GRATED ENTRY PIT	358417.277	5975661.520	600	900			375	111.049	112.554	1.505		
29A	GRATED ENTRY PIT	358475.324	5975662.824	600	900			375	111.146	112.656	1.510	REFER NOTE 1, 2, 4, 8.	

DRAINAGE PIT SCHEDULE NOTES:

- ALL PIT LEVELS ARE TO TOP OF PIT LID.
- REFER TO IDM STANDARD DRAWING SD405, FOR CONSTRUCTION OF DRAINAGE PITS (UNHAUNCHED).
- REFER TO IDM STANDARD DRAWING SD480, FOR CONSTRUCTION OF DRAINAGE PITS (HAUNCHED).
- PROVIDE GRATED PIT COVER (CLASS 'D' BICYCLE SAFE) TO SUIT GRATED ENTRY PIT UNDER SM2(M) KERB.
- REFER TO IDM STANDARD DRAWING SD426, FOR CONSTRUCTION OF JUNCTION PITS WITH NON-CONCRETE COVER.
- REFER TO IDM STANDARD DRAWING SD430, FOR CONSTRUCTION OF SIDE ENTRY INLET PIT FOR B2 KERB.
- PROVIDE CLASS 'C' TERRA FIRMA LIDS OR APPROVE EQUIVALENT PIT COVER.
- PIT LID & SURROUND TO BE INSTALLED AT GRADE TO MATCH FS LEVELS.

DISCLAIMER:

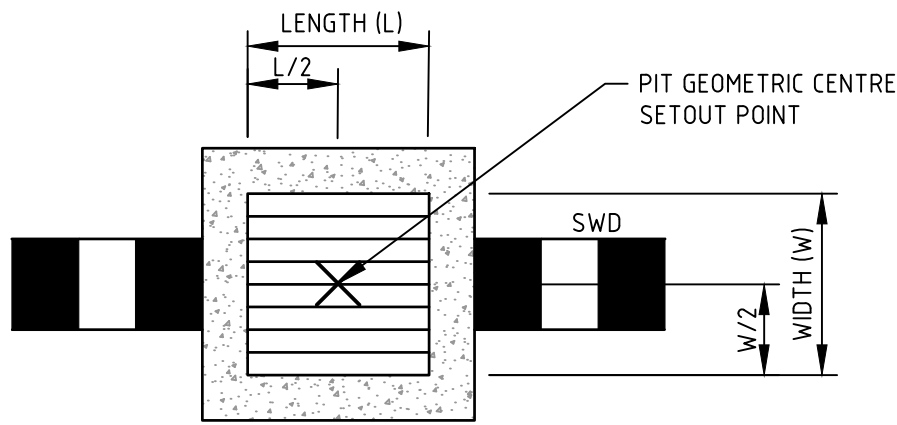
- CONSTRUCTION OF ALL DRAINAGE PITS ARE TO BE IN LINE WITH THE STANDARDS SET OUT IN THE IDM.

GENERAL DRAINAGE PIT NOTES:

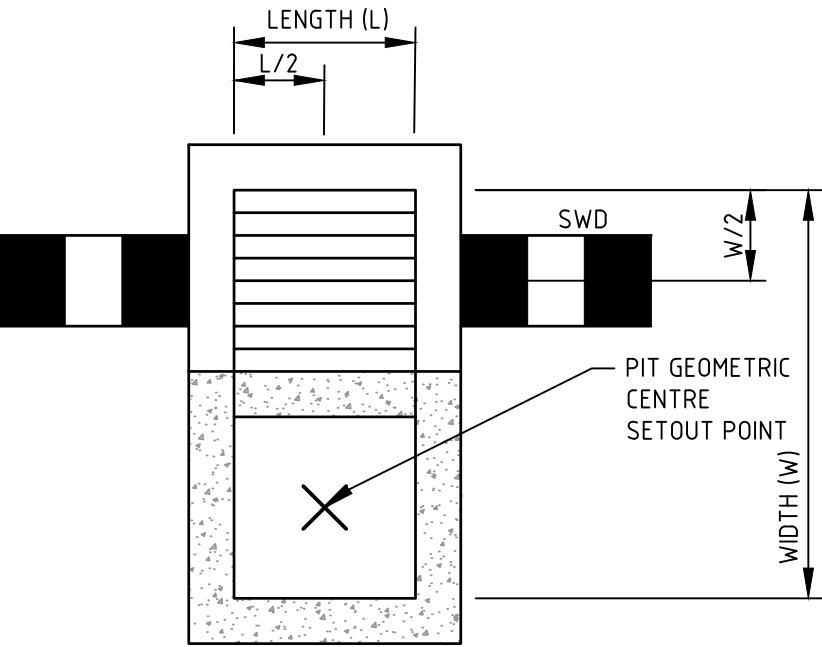
- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND IDM STANDARDS.
- FOR TRENCHING BACKFILL FOR DRAINAGE PIPES REFER TO IDM STANDARD DRAWING SD310.
- FOR TYPICAL PIT DIMENSIONING AND SETTING OUT DETAIL REFER TO IDM STANDARD DRAWING SD400.
- FOR MINIMAL WALL THICKNESS FOR REINFORCEMENT IN MASS CONCRETE PITS REFER TO IDM STANDARD DRAWING SD415.
- FOR PROPERTY CONNECTIONS INTO PITS REFER TO IDM STANDARD DRAWING SD510.
- FOR PROPERTY CONNECTIONS INTO PIPE REFER TO IDM STANDARD DRAWING SD515.
- REFER TO TYPICAL DRAINAGE PIT SETOUT DETAILS AND PIT SETOUT CO-ORDINATES TABLE FOR NOMINATED PITS.

DISCLAIMER:

- CONSTRUCTION OF ALL DRAINAGE PITS AND DRAINAGE WORKS ARE TO BE IN LINE WITH THE STANDARDS SET OUT IN THE IDM.



TYPICAL DRAINAGE PIT SETOUT POINT 'A'
JUNCTION & GRATED ENTRY PIT (UNHAUNCHED)
NOT TO SCALE



TYPICAL DRAINAGE PIT SETOUT POINT 'B'
GRATED ENTRY PIT (HAUNCHED)
NOT TO SCALE

Rev	Amendments	Approved	Date
1	CORRECTED PIPE DIAMETERS	A.A.	23/07/24
0	CONSTRUCTION ISSUE	A.A.	21/06/24
E	ISSUED FOR TENDER	A.A.	14/03/24
D	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	ADR	30/01/24
C	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	A.A.	06/09/23
B	ISSUED TO COUNCIL	A.A.	23/12/22
A	ISSUED TO CLIENT	A.A.	20/12/22

Scale



System Certified

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144 WELSFORD STREET SHEPPARTON
VICTORIA 3630 AUSTRALIA T 61 3 5849 1000
spiire.com.au ABN 55 050 029 635

Designed M. ISMAIL	Checked B. IBBS
Authorised A. DURSTON-RYAN	Date 30/01/24

THE NORTH QUARTER ESTATE
STAGE 3 (PERMIT NO. 2021-40)
ROAD AND DRAINAGE
DRAINAGE LONG SECTIONS - SHEET 2
CITY OF GREATER SHEPPARTON
THE NORTH QUARTER SHEPPARTON PTY LTD

CONSTRUCTION Drg No 310013CR601 Rev 1

PAVEMENT LAYER	DESCRIPTION				
		TYPE 3	TYPE 4	TYPE 4 COBBLES	TYPE 4 RIGID
WEARING COURSE	100/100mm x 30/40mm THICK BLUESTONE, HAND SPLIT COBBLES ON BEDDING MORTAR INCLUDING ADHESIVE AS REQUIRED.			60	
PRIME OR PRIMER SEALER	SIZE 10mm TYPE N ASPHALT (CLASS C170 BINDER)	40	40		
BASE COURSE	32MPa REINFORCED CONCRETE WITH SL82 MESH PLACED TOP AND BOTTOM WITH 40mm COVER.			200	260
	SIZE 20mm CLASS 2 FINE CRUSHED ROCK COMPACTING TO A DENSITY RATIO OF NO LESS THAN 100% MODIFIED COMPACTION.				
	SIZE 20mm CLASS 2 FINE CRUSHED ROCK COMPACTING TO A DENSITY RATIO OF NO LESS THAN 98% MODIFIED COMPACTION.	150	150		
UPPER PAVEMENT TOTAL		190	190	260	260
UPPER SUB-BASE	SIZE 20mm CLASS 3 CRUSHED ROCK COMPACTING TO A DENSITY RATIO OF NO LESS THAN 98% MODIFIED COMPACTION.			100	100
LOWER SUB-BASE	SIZE 20mm CLASS 3 CRUSHED ROCK COMPACTING TO A DENSITY RATIO OF NO LESS THAN 97% MODIFIED COMPACTION.	130	120		
IMPROVED SUBGRADE	SIZE 20mm CLASS 4 CRUSHED ROCK COMPACTING TO A DENSITY RATIO OF NO LESS THAN 97% MODIFIED COMPACTION.				
	CLAY SUBGRADE LIME STABILISED WITH 3% LIME.	150	150		
TOTAL PAVEMENT DEPTH		470	460	360	360

NOTES:

- REFER TO PAVEMENT PLAN FOR LOCATION OF PAVEMENT TYPES.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY FOR FURTHER INFORMATION ON FLEXIBLE PAVEMENTS.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY FOR SET DOWN DETAIL FOR COBBLESTONES.

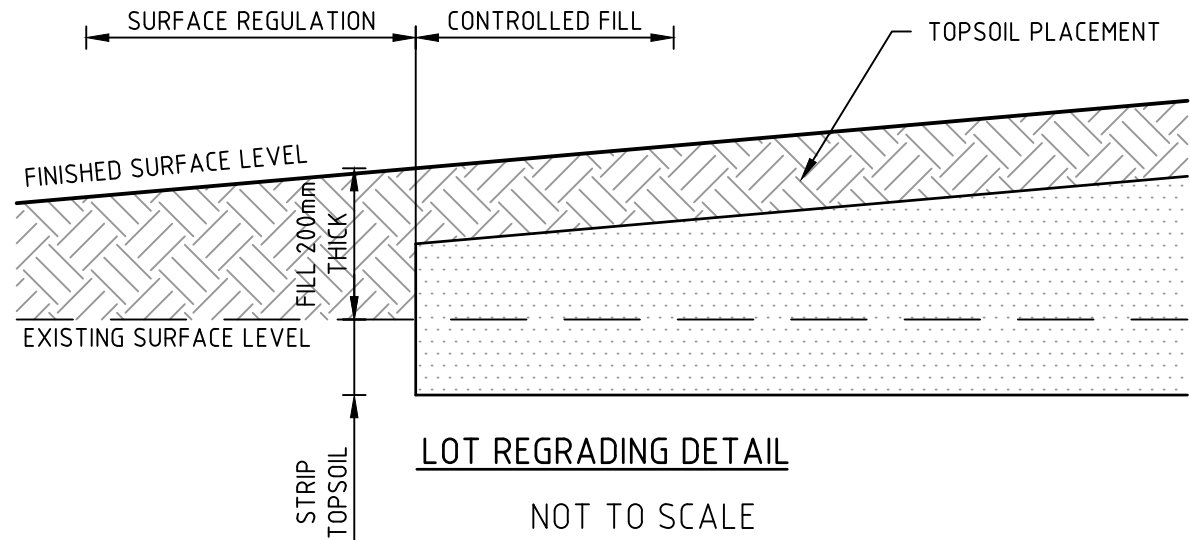
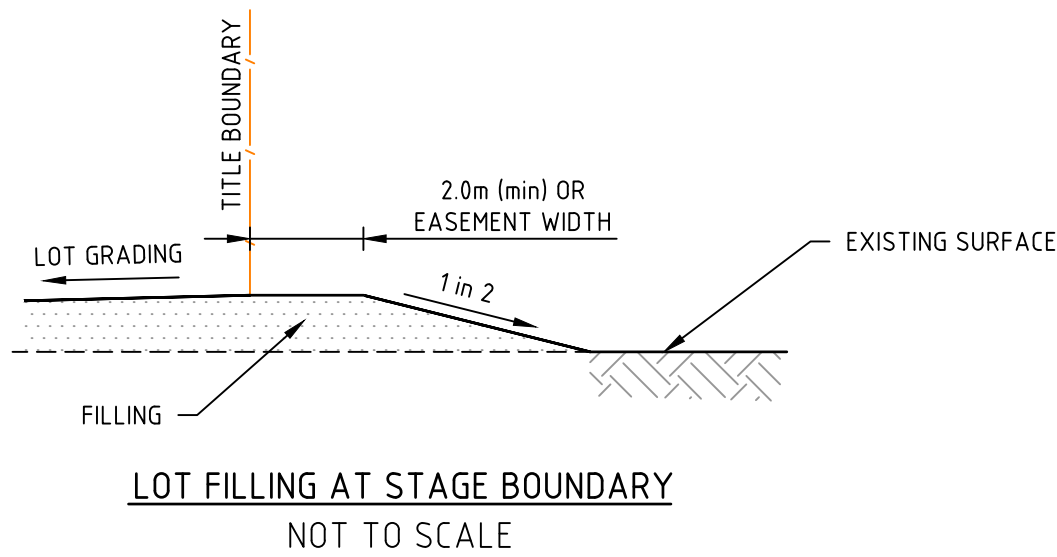
GENERAL NOTES:

- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND CCAA LITERATURE, OR VIC ROADS STANDARDS FOR NON RESIDENTIAL STREETS.
- FOR STANDARD KERB DETAILS REFER IDM STANDARD DRAWING SD100.
- FOR TYPICAL KERB BEDDING DETAIL REFER IDM STANDARD DRAWINGS SD110.
- FOR PEDESTRIAN CROSSING DETAILS REFER IDM STANDARD DRAWING SD200.
- FOR TYPICAL FOOTPATH DETAIL REFER TO IDM STANDARD DRAWING SD205.
- FOR FOOTPATH EXPANSION JOINT DETAILS REFER IDM STANDARD DRAWING SD210.
- FOR CONCRETE PAVEMENT EDGE THICKENING DETAILS REFER IDM STANDARD DRAWING SD220.
- FOR ISOLATION JOINT DETAILS REFER IDM STANDARD DRAWING SD220.
- FOR TYPICAL CONSTRUCTION JOINT DETAILS REFER IDM STANDARD DRAWING SD225.
- FOR SAWCUT JOINT DETAILS REFER IDM STANDARD DRAWING SD225.

DISCLAIMER:

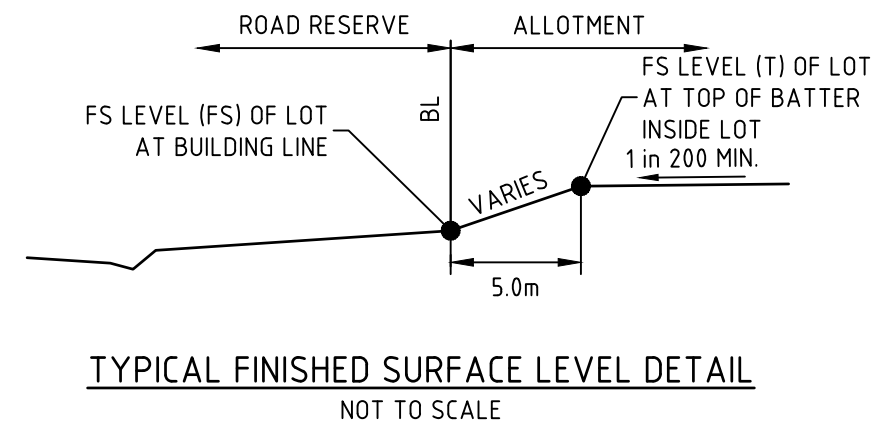
- DESIGN AND CONSTRUCTION OF ALL CONCRETE WORKS ARE TO BE IN LINE WITH THE STANDARDS SET OUT IN THE IDM.

ROAD NAME	TYPE	DESIGN ESA
HALFORD WAY	TYPE 3	9.2x10 ⁴
AMBROSIA DRIVE	TYPE 3	9.2x10 ⁴
FAIRHAVEN DRIVE	TYPE 4	3.3x10 ⁴
FAIRHAVEN DRIVE (COBBLES)	TYPE 4 COBBLES	4.2x10 ⁴
FAIRHAVEN DRIVE (RIGID)	TYPE 4 RIGID	4.2x10 ⁴



PAVEMENT PLAN

H 1:1000
SCALE @ A1



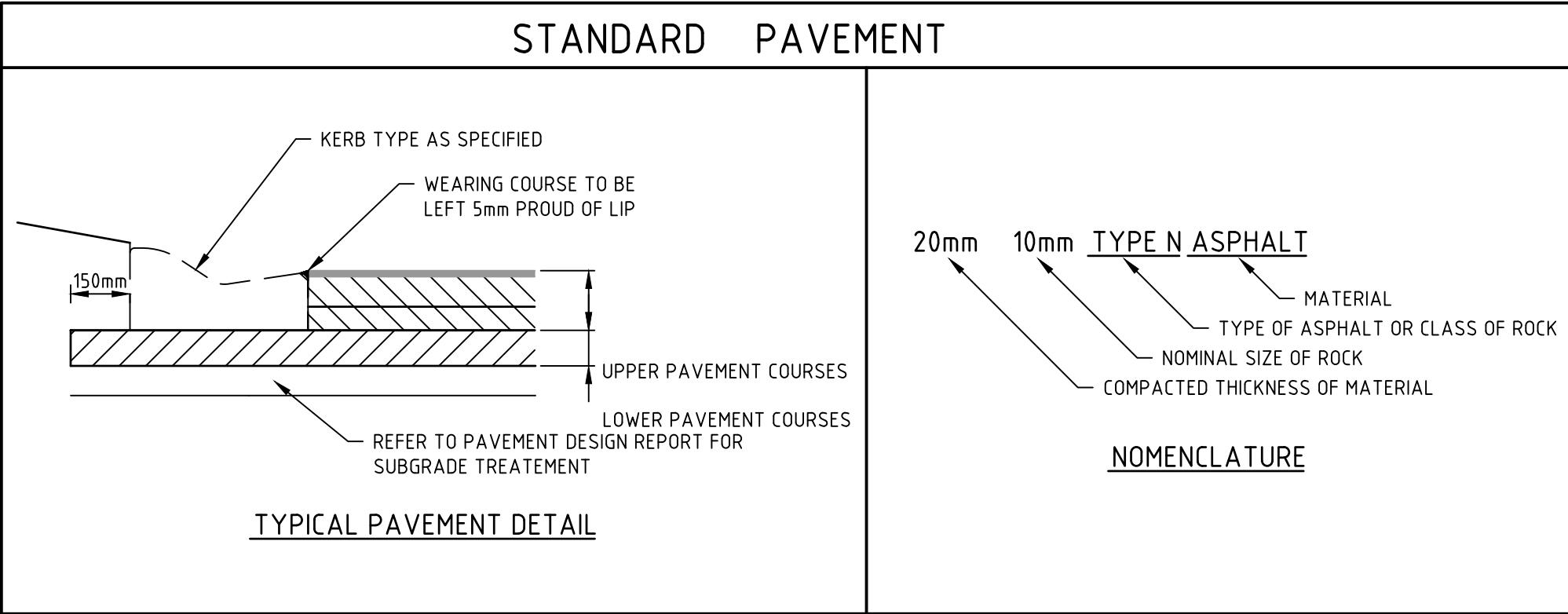
PAVEMENT DETAILS

THE PAVEMENT DESIGNS SHOWN HERE HAVE BEEN DESIGNED/PROVIDED BY BM CIVIL ENGINEERS WHO ARE RESPONSIBLE FOR THE GEOTECHNICAL WORK ON THIS PROJECT. SPIIRE IS NOT RESPONSIBLE FOR THE WORK OF BM CIVIL ENGINEERS.

THE DESIGN HAS BEEN EXTRACTED FROM THE BM CIVIL ENGINEERS REPORT ON "GEOTECHNICAL INVESTIGATION REPORT PI57410b-4" THIS DOCUMENT SHOULD BE REVIEWED TO ENSURE THAT THE DESIGN HAS BEEN ACCURATELY REPRODUCED.

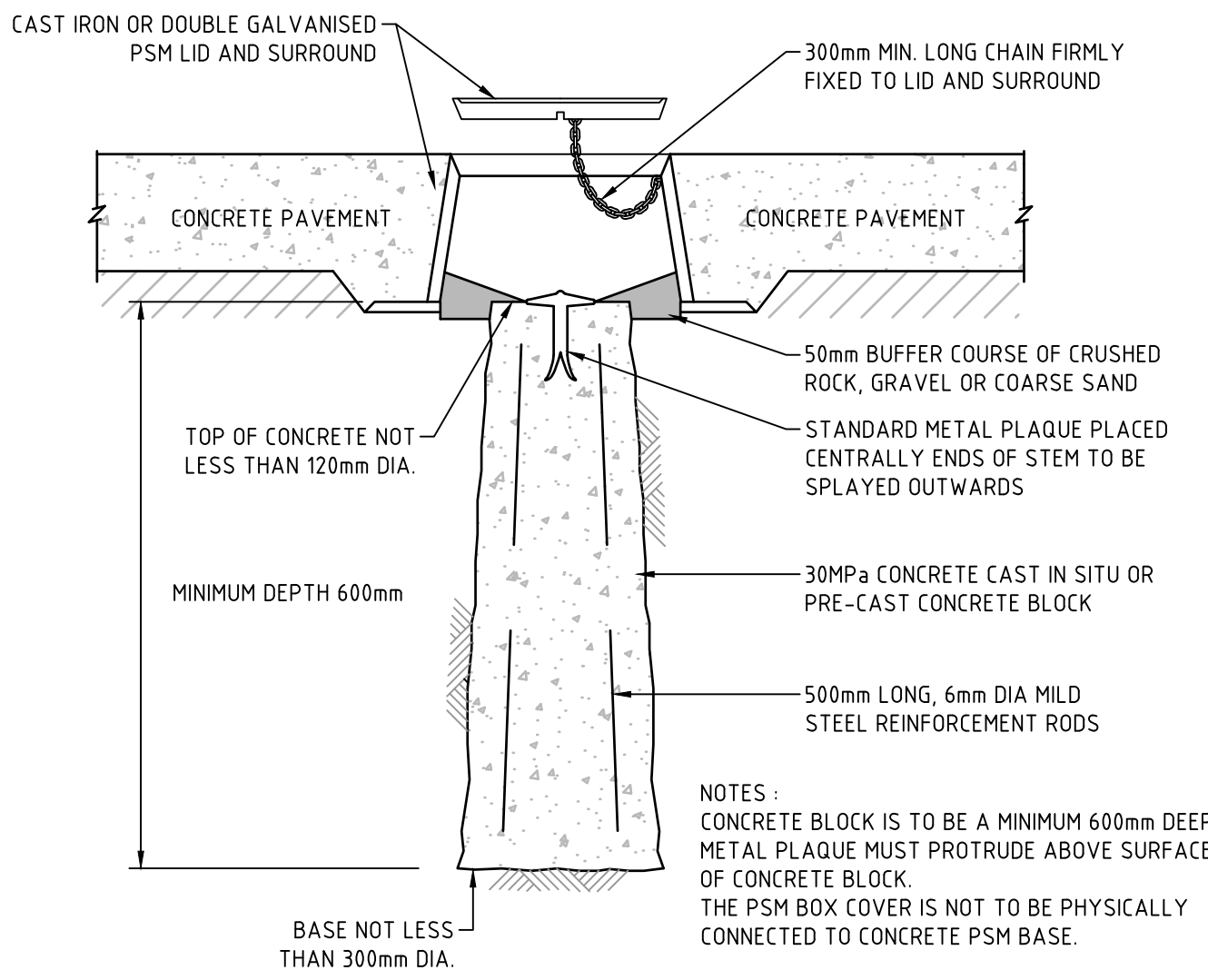
A COPY OF THE DOCUMENT WILL BE PROVIDED TO YOU ON REQUEST.

SPIIRE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY, ADEQUACY OR APPROPRIATENESS OF THE GEOTCHNL WORK AND PAVEMENT DESIGNS. ANY QUERIES IN RESPECT TO THE GEOTECHNICAL WORK AND PAVEMENT DESIGNS SHOULD BE ADDRESSED TO BM CIVIL ENGINEERS AND SENT TO SPIIRE.



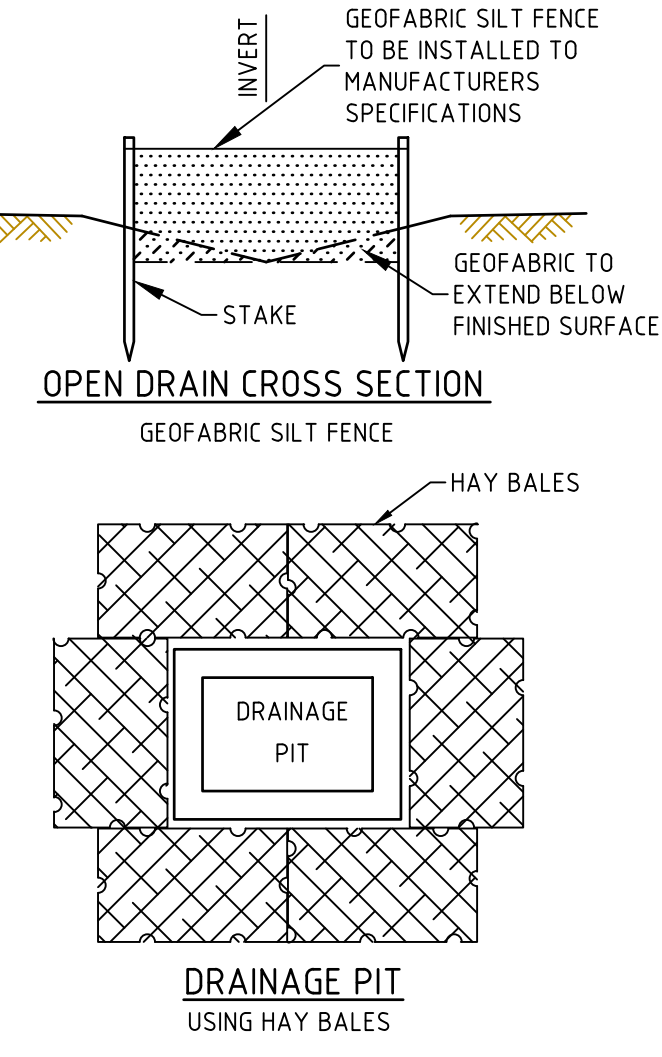
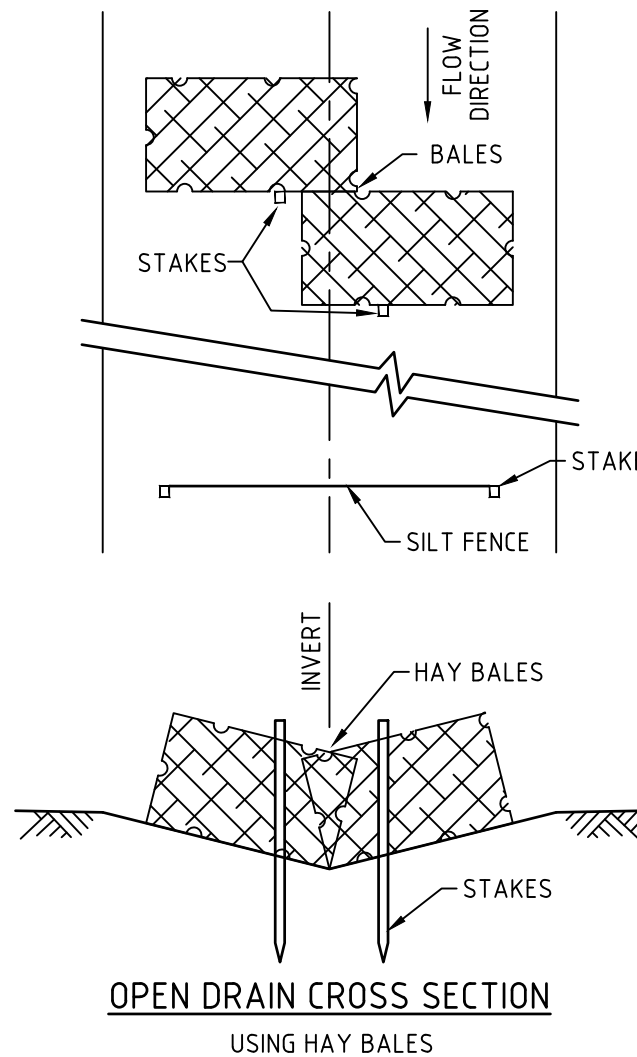
20mm 10mm TYPE N ASPHALT
MATERIAL
TYPE OF ASPHALT OR CLASS OF ROCK
NOMINAL SIZE OF ROCK
COMPACTED THICKNESS OF MATERIAL

NOMENCLATURE



PERMANENT SURVEY MARK DETAIL (IN CONCRETE FOOTPATH)

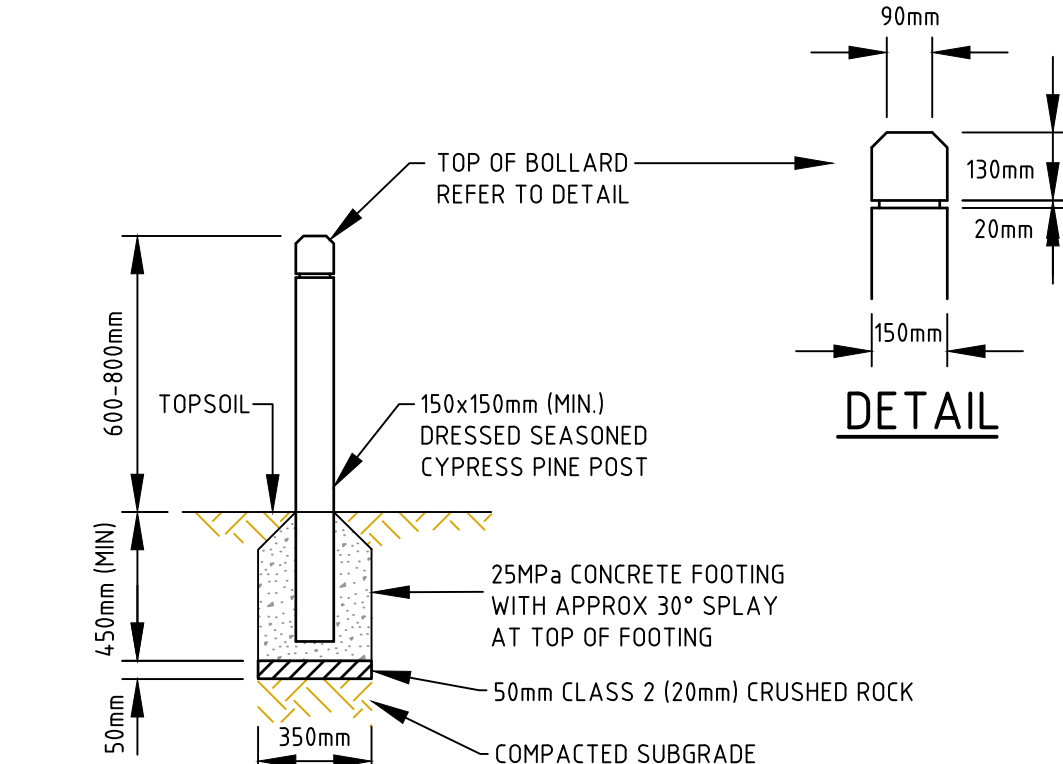
NOT TO SCALE



NOTE:
THE SPACING OF HAY BALES OR SILT FENCES TO BE DETERMINED AFTER CONSIDERING THE SLOPE AND SIZE OF THE CATCHMENT.

SILT CONTROL OPTIONS

NOT TO SCALE

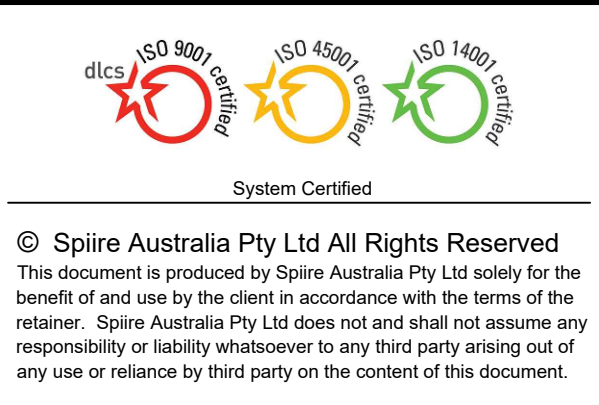


TIMBER BOLLARD - SECTION

NOT TO SCALE

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Rev	Amendments	Approved	Date
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F	ISSUED FOR TENDER	A.A.	14/03/24
E	AMENDED & RE-ISSUED FOR APPROVAL	A.A.	07/03/24
D	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	ADR	30/01/24
C	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	A.A.	06/09/23
B	ISSUED TO COUNCIL	A.A.	23/12/22
A	ISSUED TO CLIENT	A.A.	20/12/22



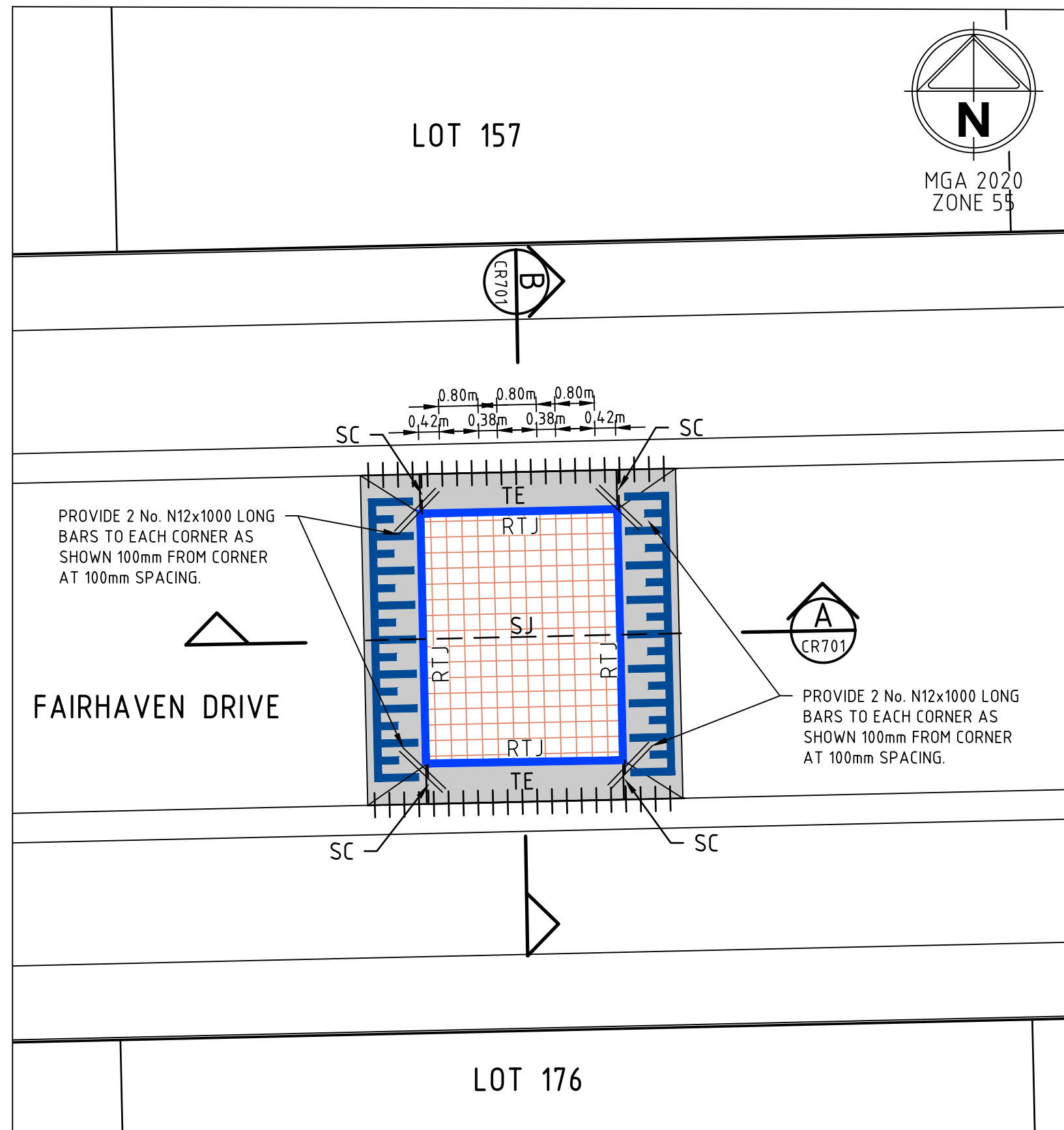
144 WELSFORD STREET SHEPPARTON
VICTORIA 3630 AUSTRALIA T 61 3 5849 1000
spiire.com.au ABN 55 050 029 635

Designed M. ISMAIL	Checked B. IBBS
Authorised A. DURSTON-RYAN	Date 30/01/24

THE NORTH QUARTER ESTATE
STAGE 3 (PERMIT NO. 2021-40)
ROAD AND DRAINAGE
PAVEMENT AND TYPICAL DETAILS
CITY OF GREATER SHEPPARTON
THE NORTH QUARTER SHEPPARTON PTY LTD

CONSTRUCTION 310013CR700 0

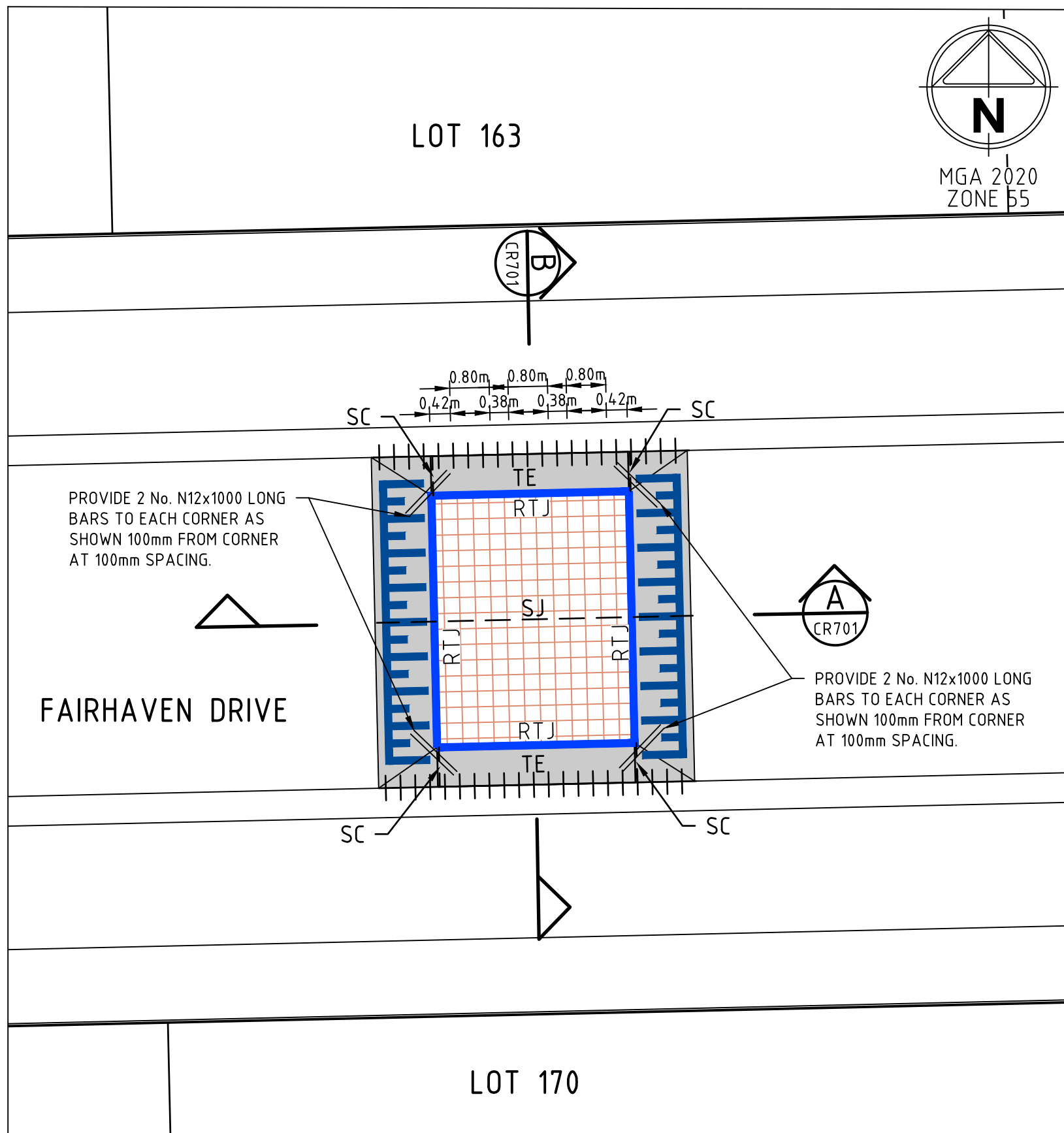
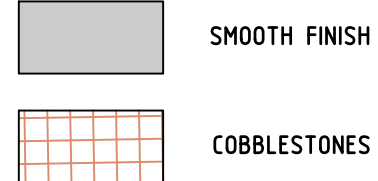
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RAISED PAVEMENT PLAN
FAIRHAVEN DRIVE (LOT 157 & LOT 176)

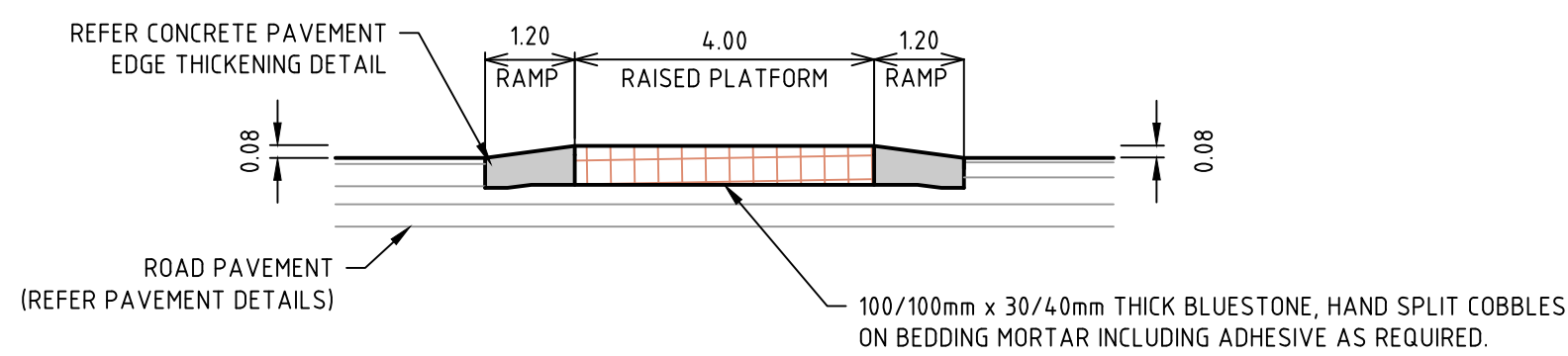
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CONCRETE FINISH LEGEND

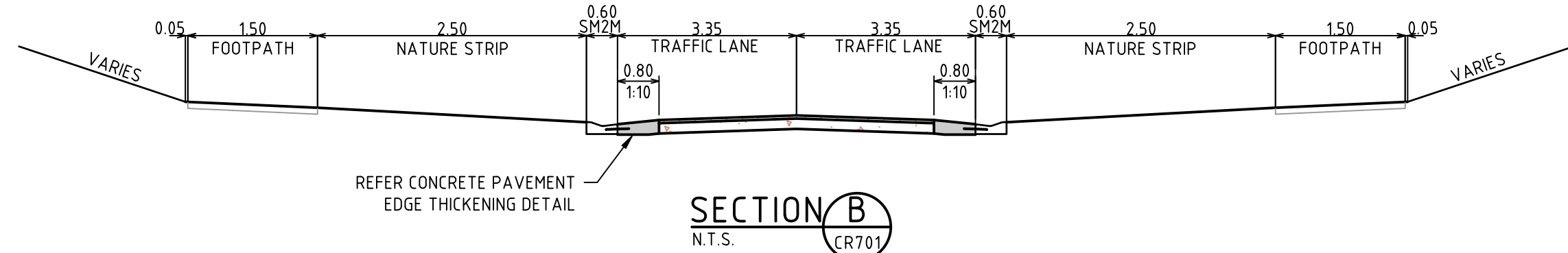


RAISED PAVEMENT PLAN
FAIRHAVEN DRIVE (LOT 163 & LOT 170)

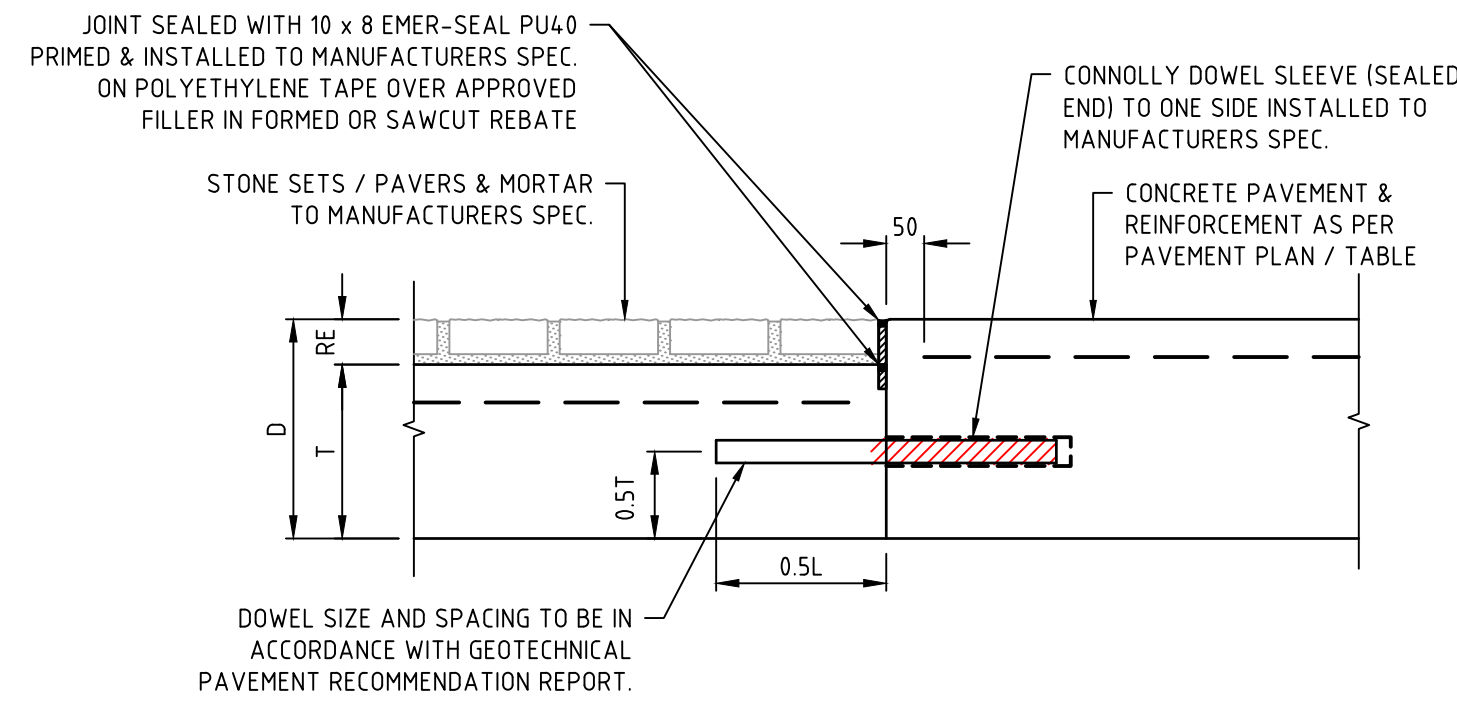
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RAISED INTERSECTION - TYPICAL SECTION A DETAIL

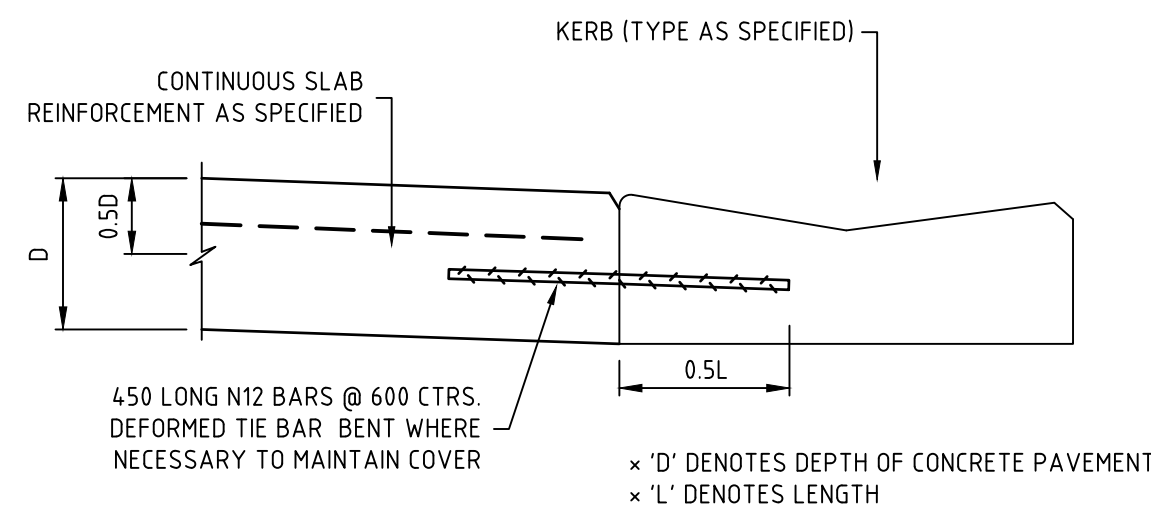


RAISED INTERSECTION - TYPICAL SECTION B DETAIL



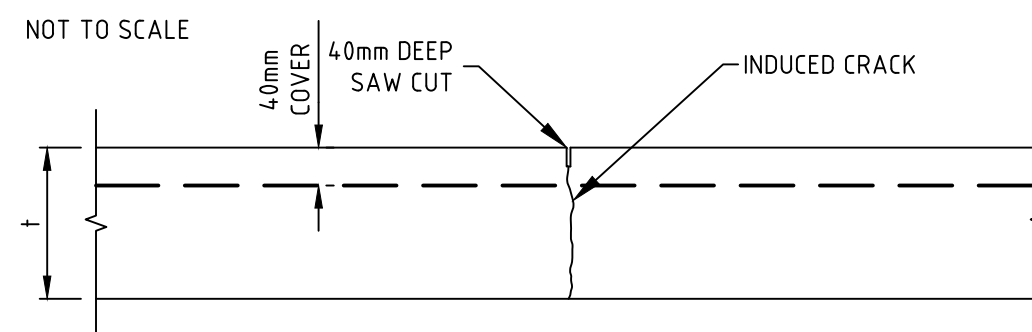
RECESSED PAVER SET TRANSVERSE JOINT (RTJ)

NOT TO SCALE



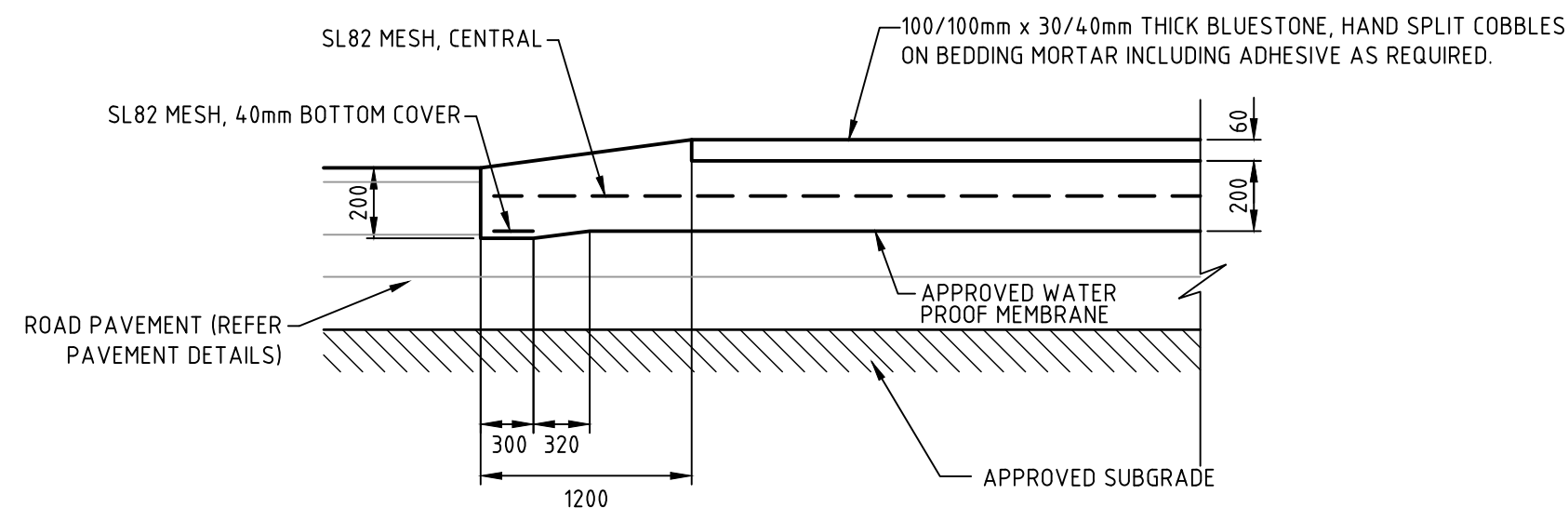
KERB TIED EDGE DETAIL (TE)

NOT TO SCALE



SAW CUT JOINT (SJ)

REFER IDM SD 225
NOT TO SCALE



CONCRETE PAVEMENT - EDGE THICKENING

**THE NORTH QUARTER ESTATE
STAGE 3 (PERMIT NO. 2021-40)**

**ROAD AND DRAINAGE
PAVEMENT AND TYPICAL DETAILS**
CITY OF GREATER SHEPPARTON
THE NORTH QUARTER SHEPPARTON PTY LTD

CONSTRUCTION 310013CR701

0

Rev	Amendments	Approved	Date
0	CONSTRUCTION ISSUE	A.A.	21/06/24
F	ISSUED FOR TENDER	A.A.	14/03/24
E	AMENDED & RE-ISSUED FOR APPROVAL	A.A.	07/03/24
D	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	ADR	30/01/24
C	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	A.A.	06/09/23
B	ISSUED TO COUNCIL	A.A.	23/12/22
A	ISSUED TO CLIENT	A.A.	20/12/22

Scale



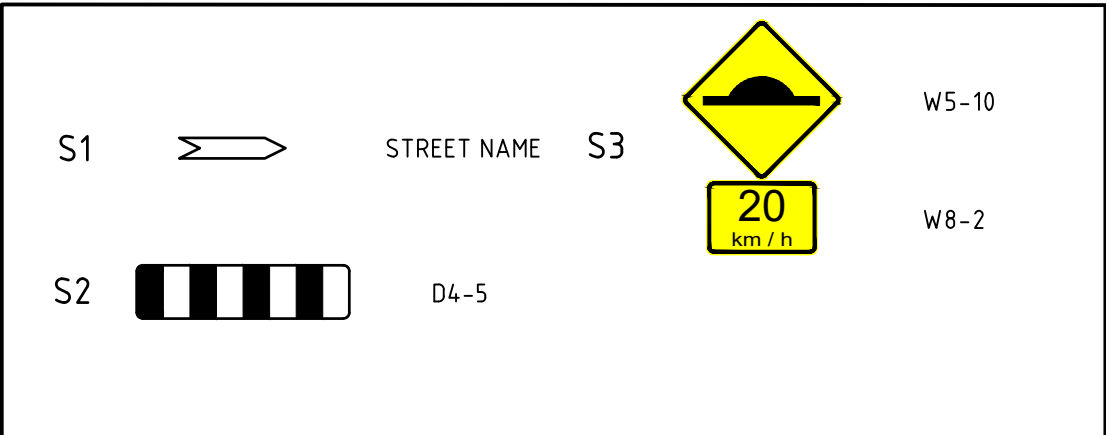
144 WELSFORD STREET SHEPPARTON
VICTORIA 3630 AUSTRALIA T 61 3 5849 1000
spiire.com.au ABN 55 050 029 635

Designed
M. ISMAIL
Authorised
A. DURSTON-RYAN

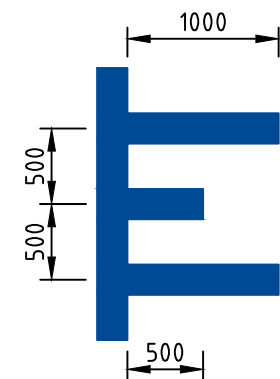
Checked
B. IBBS
Date
30/01/24



SIGNAGE LEGEND:



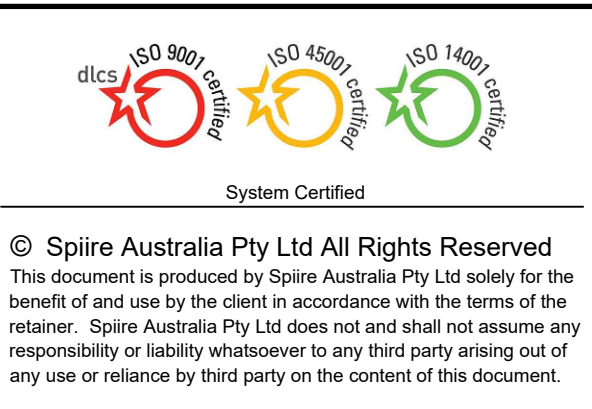
PIANO KEYS DETAIL



- NOTE:
- ALL DIMENSIONS ARE IN MILLIMETRES.
 - LINEMARKING WIDTH TO BE 200mm.

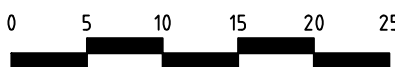
PIANO KEYS

Rev	Amendments	Approved	Date
0	CONSTRUCTION ISSUE	A.A.	21/06/24
E	ISSUED FOR TENDER	A.A.	14/03/24
D	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	ADR	30/01/24
C	AMENDED & RE-ISSUED TO COUNCIL FOR APPROVAL	A.A.	06/09/23
B	ISSUED TO COUNCIL	A.A.	23/12/22
A	ISSUED TO CLIENT	A.A.	20/12/22



144 WELSFORD STREET SHEPPARTON
VICTORIA 3630 AUSTRALIA T 61 3 5849 1000
spiire.com.au ABN 55 050 029 635

H 1500
SCALE @ A1



Designed
M. ISMAIL
Authorised
A. DURSTON-RYAN

Checked
B. IBBS
Date
30/01/24

THE NORTH QUARTER ESTATE
STAGE 3 (PERMIT NO. 2021-40)
ROAD AND DRAINAGE
SIGNAGE AND LINEMARKING
CITY OF GREATER SHEPPARTON
THE NORTH QUARTER SHEPPARTON PTY LTD

CONSTRUCTION 310013CR800 0