

STANDARD NOTES

- ALL WORKS IN THIS CONTRACT ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD DRAWINGS AND SPECIFICATIONS OF THE RELEVANT RESPONSIBLE AUTHORITIES. ANY DISPUTE THAT ARISES AT ANY TIME UNTIL THE RESPONSIBLE AUTHORITIES ACCEPT THE WORKS FOR FUTURE CARE AND MAINTENANCE, THE STANDARD DRAWING AND SPECIFICATION WILL TAKE PRECEDENCE OVER THE CONSTRUCTION PLAN.
- ALL ROADWORKS SIGNAGE IS TO BE IN ACCORDANCE WITH VICROADS WORKSITE TRAFFIC MANAGEMENT CODE OF PRACTICE INCORPORATING AS 1742.3.

SITE MANAGEMENT

- ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED CONSTRUCTION MANAGEMENT PLAN.
- ALL TREES, SHRUBS ETC ARE TO BE RETAINED UNLESS OTHERWISE INDICATED.
- DURING THE CONSTRUCTION AND MAINTENANCE PERIOD SILT FENCES ARE TO BE PLACED DOWNSTREAM OF ALL EXPOSED AREAS, AND SILT BARRIERS ARE TO BE PLACED UPSTREAM OF ALL PITS. THE SILT FENCES AND SILT BARRIERS ARE TO BE CHECKED AND MAINTAINED UNTIL THE END OF THE MAINTENANCE PERIOD.
- ALL AREAS OF THE SUBDIVISION EXPOSED OF VEGETATION, INCLUDING NATURESTRIPS, LOTS AND RESERVE ARE TO BE FULLY GRASSED BY HYDROMULCHING, WATERING AND MAINTAINED UNTIL THE END OF THE MAINTENANCE PERIOD.

GENERAL

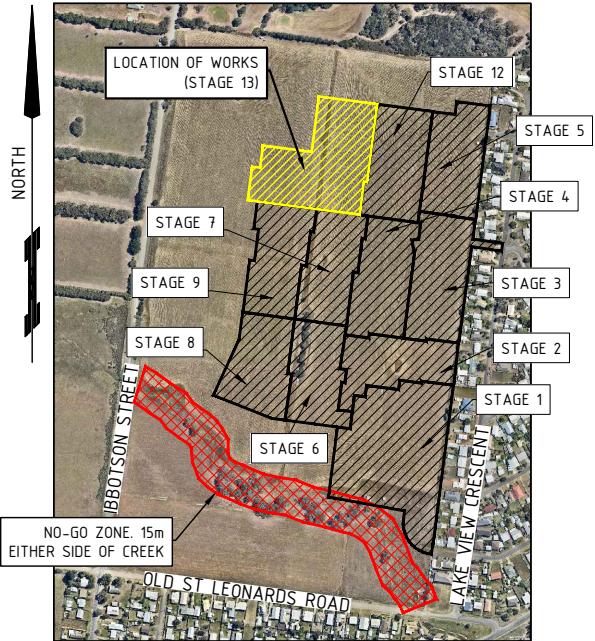
- THE CONTRACTOR SHALL:
 - GIVE 5 DAYS NOTICE IN WRITING TO COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORKS.
 - NOTIFY COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE 24 HOURS PRIOR TO WORKING ON ANY WEEKEND.
 - BE FULLY AWARE OF ALL SITE CONDITIONS PRIOR TO TENDERING.
 - BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SERVICES.
 - BE RESPONSIBLE FOR THE INSTALLATION OF ALL SERVICES REQUIRED FOR THE PROJECT.
 - ENSURE THAT ALL SERVICES ARE INSTALLED TO THE SPECIFIED OFFSETS AND MEETS MINIMUM COVER REQUIREMENTS. ALL SURFACE FIXTURES, PITS, VALVES, FIREPLUGS, ETC. SHALL BE INSTALLED A MINIMUM OF 6.0m FROM ANY SIDE BOUNDARY IN THE ROAD RESERVE AND SHALL MATCH THE REQUIRED FINISHED SURFACE LEVEL. THIS APPLIES TO ALL SERVICES REQUIRED FOR THE PROJECT IRRESPECTIVE IF THEY ARE INSTALLED BY THE CONTRACTOR OR OTHERWISE.
 - COMPLY WITH THE REQUIREMENTS OF THE MINES ACT 1958 AND RELEVANT REGULATIONS INCLUDING NOTIFICATION IN WRITING (CLAUSE 3981) TO THE CHIEF MINING INSPECTOR OF THE INTENTION TO COMMENCE EXCAVATION OPERATIONS WHERE ANY TRENCH IS 15m OR MORE IN DEPTH.
 - GIVE 24 HOURS NOTICE TO COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE PRIOR TO BACKFILLING OF ANY PIPE TRENCHES OR LAYING OF ANY PAVEMENT OR CONCRETE WORKS SO THAT THE WORKS CAN BE CHECKED AND APPROVED.
 - COMPLY WITH THE OCCUPATIONAL HEALTH AND SAFETY (CONFINED SPACES) REGULATIONS AND CODE OF PRACTICE FOR CONFINED SPACES.
 - BE RESPONSIBLE FOR THE COMPACTION AND/OR ANY OTHER REQUIRED TESTING OF THE PAVEMENT MATERIAL BY AN APPROVED GEOTECHNICAL CONSULTANT AS AND WHEN DIRECTED BY COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE.
- ANY WORKS WITHIN ROADWAYS SHALL SATISFY COUNCIL'S "REQUIREMENTS FOR OCCUPANCY OF ROAD RESERVE". CONTACT COGG TRAFFIC MANAGEMENT OFFICER ON TELEPHONE (03) 52724384. FOR FURTHER SPECIFIC DETAILS RELATING TO THIS PROJECT. A COPY OF THE TRAFFIC MANAGEMENT PLAN IS TO BE FORWARDED TO THE COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE PRIOR TO WORKS COMMENCING.
- ALL REASONABLE CARE SHALL BE TAKEN BY THE CONTRACTOR TO PRESERVE THE SURVEY PEGS. ANY REINSTATEMENT OF BOUNDARY PEGS FOR CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. BENCHMARK VALUES ARE VALID FOR 6 MONTHS FROM THE ISSUED DATE OF THE SURVEY AND ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS AND ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY.
- ALL DIMENSIONS ARE IN METRES AND LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.)
- ALL SEWER MANHOLES LOCATED UNDER NEW FOOTPATH TO HAVE OFFSET COVER ROTATED AND LEVELS ADJUSTED SO THAT THE COVERS ARE ENTIRELY LOCATED WITHIN THE FOOTPATH WITH APPROPRIATELY POSITIONED JOINTS IN PATH AND FLUSH WITH SURFACE.

ROADWORKS

- SUBSOIL DRAINS ARE TO BE CONSTRUCTED BEHIND THE KERB AND CHANNEL OR AS DIRECTED BY THE COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE.
- WHERE DRAINAGE LINES EXIST BEHIND THE KERB AND CHANNEL SUBSOIL DRAINAGE IS NOT REQUIRED HOWEVER A 1m LENGTH OF SUBSOIL DRAIN INCLUDING FILTER SOCK IS REQUIRED BOTH SIDES OF DRAINAGE PITS.
- ALL FOOTPATHS ARE TO BE A MINIMUM OF 125mm THICK WITH SL72 REINFORCEMENT AND BEDDED ON A MINIMUM OF 50mm COMPACTED CLASS 3 FCR WITH THE BEDDING TO EXTEND 100mm BEYOND THE EDGES OF THE PROPOSED FOOTPATH PRIOR TO THE PLACEMENT OF THE TIMBERS AND BOARDS. CONTRACTION OR EXPANSION JOINTS ARE TO BE CONSTRUCTED BETWEEN 10 TO 15 METER INTERVALS
- WHERE FILLING IS REQUIRED UNDER THE FOOTPATH BEDDING MATERIAL THEN CLASS 4 FCR IS TO BE USED UNLESS OTHERWISE APPROVED BY THE COGG SUBDIVISIONS ENGINEER.
- CONCRETE FOR KERB AND CHANNEL USED IN EXTRUSION MACHINES SHALL HAVE A MINIMUM CEMENT CONTENT OF 320 KG/M3.
- CONCRETE FOR STORMWATER PITS AND ANY OTHER STORMWATER RELATED STRUCTURE IS TO HAVE A MINIMUM STRENGTH OF 32 MPA AT 28 DAYS.
- CONCRETE FOR ALL OTHER APPLICATIONS IS TO HAVE A MINIMUM STRENGTH OF 25 MPA AT 28 DAYS.
- TO ALLOW FOR A CONTINUOUS CONCRETE KERB AND CHANNEL POUR THE STORMWATER PIT CONCRETE SURROUND IS TO BE IN PLACE PRIOR TO THE POUR COMMENCING. IF THE PIT SURROUNDS ARE NOT IN PLACE THEN THE INITIAL KERB AND CHANNEL POUR IS TO STOP ONE METRE EITHER SIDE OF EVERY PIT.
- PRIOR TO ANY FILLING ON LOTS ALL TOPSOIL IS TO BE REMOVED AND STOCKPILED. THE FILL MUST BE APPROVED AND CONSOLIDATED IN 150mm COMPACTED LAYERS TO A DRY DENSITY OF 95% STANDARD COMPACTION IN ACCORDANCE WITH AS1289. THE TOPSOIL IS THEN TO BE UNIFORMLY REPLACED TO A COMPACTED DEPTH OF 100mm. COMPACTION TESTING WILL BE REQUIRED AT THE DISCRETION OF THE COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE.
- ALLOTMENTS SHALL BE GRADED TO AN EVEN SURFACE AT THE COMPLETION OF ALL WORKS AND SHALL HAVE A MINIMUM GRADE OF 1 IN 200 (IDM) TO THEIR NOMINATED DRAINAGE CONNECTION POINTS. ALL SURPLUS SPOIL, BOXTHORN, FENCING, CONSTRUCTION WASTE AND OTHER RUBBISH SHALL BE REMOVED FROM SITE AT THE COMPLETION OF WORKS.
- BATTER SLOPES ON LOTS SHALL BE A MAXIMUM OF 1 IN 6 FOR FILL AND 1 IN 3 FOR CUT UNLESS OTHERWISE SHOWN.
- ROUNDED-TOPPED WHITE CYPRUS HARVESTED FROM SUSTAINABLE FOREST BOLLARDS (0.6m HIGH) OR AS APPROVED BY COUNCIL PARKS/RECREATION AND OPEN SPACE/ENVIRONMENT DEPARTMENTS ARE TO BE PLACED ACROSS THE RESERVE FRONTAGE AT 15M CENTRES. REFER TO COUNCIL STANDARD DRAWING COGG 701. A DEMOUNTABLE SECTION FOR VEHICLE ACCESS TO COUNCIL STANDARDS, REFER STANDARD DRAWING COGG702 & COGG703.
- STREET SIGNS ARE TO BE LOCATED AS INDICATED ON THE PLANS AND INSTALLED IN ACCORDANCE WITH VICROADS TRAFFIC ENGINEERING MANUAL VOLUME 2. MOUNTING HEIGHT IS TO BE TO THE UNDERSIDE OF THE SIGN AND IS TO BE A MINIMUM OF 2.1m AND MAXIMUM OF 3.0m.
- 'NO THROUGH ROAD' SIGN IS TO BE INSTALLED BELOW THE STREET SIGN WHERE APPLICABLE.
- ALL REINFORCEMENT USED IN CONCRETE WORKS FOR FOOTPATH DRIVEWAYS AND ROADS IS TO BE ADEQUATELY SUPPORTED BY APPROPRIATE SIZED BAR CHAIRS PRIOR TO THE POURING/PLACEMENT OF CONCRETE.
- AT THE TERMINATION OF STAGED PAVEMENT CONSTRUCTION, A CONCRETE EDGE STRIP 200mm X 200mm AND SUBSOIL DRAIN IS TO BE INSTALLED ACROSS THE WIDTH OF THE PAVEMENT AND A 'NO THROUGH ROAD' AND CHEVRON MARKER SIGNS ARE TO BE INSTALLED ACROSS THE FULL WIDTH OF THE ROAD RESERVE. APPROPRIATE RETAINING WALLS/FENCING IS TO BE PROVIDED AS DIRECTED BY COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE.
- WHERE LINE MARKING NEEDS TO BE REMOVED, THESE LINES ARE TO BE PERMANENTLY REMOVED EITHER BY GRINDING THE OLD LINES OFF OR BY PLACING A SEAL AND GRIT TREATMENT (USING THE 'FLOCON' SYSTEM) OVER THE UNWANTED LINES.
- LOT NUMBERS SHALL BE STENCILED IN 50mm HIGH FIGURES WITH WHITE PAINT ON THE FACE OF THE KERB AND CHANNEL.
- CIVIL CONTRACTOR TO CONTACT SUPERINTENDENT MINIMUM OF 7 DAYS PRIOR TO POURING ANY KERB & CHANNEL TO ENSURE THAT DRIVEWAY LOCATIONS HAVE NOT ALTERED.

DRAINAGE

- PIPE DRAINAGE WITHIN ROADWAYS TO BE REINFORCED CONCRETE PIPES - CLASS 2 UNLESS OTHERWISE SHOWN.
- ALL REINFORCED CONCRETE PIPES ARE TO BE RUBBER RING JOINTED.
- PIPES IN EASEMENTS ARE TO BE RUBBER RING JOINTED OR UPVC SEWER CLASS PIPES WITH SOLVENT CEMENT JOINTS.
- ALL DRAINAGE PITS IN COUNCIL ROAD RESERVES, DRAINAGE RESERVES AND RECREATION RESERVES ARE TO HAVE LIDS THAT ARE AT LEAST CLASS D (HEAVY DUTY) IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 3996.
- ALL PITS ARE TO BE SET OUT FROM SURVEY CO-ORDINATES USING SET OUT POINTS DETAILED IN THE COGG STANDARD DRAWINGS.
- ALL PIPES UNDER FOOTPATHS, DRIVEWAYS AND BEHIND BACK OF KERB SHALL BE BACKFILLED WITH 20mm NOM SIZE CLASS 3 FINE CRUSHED ROCK (WETMIX) COMPACTED TO 95% MODIFIED COMPACTION IN 150mm MAXIMUM LAYERS.
- CONTRACTOR TO USE 2% CEMENT STABILISED SAND FROM THE BOTTOM OF THE STORMWATER PIPE TO THE SPRINGLINE WHEN DRAINAGE IS CONSTRUCTED UNDER THE ROAD. CLASS 3 CRUSHED ROCK TO BE USED FOR BACKFILL FROM THE SPRINGLINE TO THE PAVEMENT SUB-BASE.
- PIPEWORK AT ALL PITS TO BE WELL ALIGNED TO ENSURE FLOW IS GUIDED DIRECTLY TO OUTLET PIPE.
- ALL PIPELINES ARE TO BE INSPECTED VIA CCTV AT PRACTICAL COMPLETION AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE.
- PROPERTY INLET PITS TO BE LOCATED 1M FROM THE LOW CORNER UNLESS OTHERWISE SHOWN.
- HOUSE DRAINS ARE TO BE 100mm DIAMETER SEWER CLASS PVC SOCKETED PIPES LOCATED 6.5m FROM THE LOW CORNER OF THE LOT UNLESS OTHERWISE SHOWN. OPTION "No. 1" IS TO CONNECT TO A PIT. "No.2" IS TO CONNECT TO THE UNDERGROUND DRAINAGE PIPE AND "No.3" IS TO KERB (MINIMUM 1.0m AWAY FROM EDGE OF VEHICLE LAYBACK).
- HOUSE DRAINS ARE TO BE A MINIMUM OF 0.5m BELOW FINISHED SURFACE AT THE LOT BOUNDARY UNLESS OTHERWISE SHOWN.
- EASEMENT DRAIN CONNECTION TO BE A MINIMUM OF 0.5m BELOW FINISHED SURFACE UNLESS OTHERWISE SHOWN.
- WHEN USING 150mm DIAMETER UPVC SEWER CLASS PIPES IN EASEMENTS FOR PRIVATELY OWNED PROPERTIES, THE HOUSE DRAINS ARE TO BE CONNECTED USING STANDARD T-PIECE FITTINGS.
- WHEN USING 225mm DIAMETER OR LARGER UPVC PIPES, HOUSE DRAINS ARE TO BE CONNECTED IN A SIMILAR WAY TO CONCRETE PIPES SUBJECT TO THE INLET BEING CORE DRILLED.
- WATER AND GAS SERVICE CONDUITS SHALL BE LOCATED CLEAR OF ALL DRIVEWAY CROSSINGS AND SHALL EXTEND FROM THE POINT OF SUPPLY TO AT LEAST 500mm INSIDE THE HOUSE LOT TO BE SERVICED AND LEFT EXPOSED UNTIL INSPECTED BY COGG SUBDIVISIONS ENGINEER. WATER CONDUITS ARE TO BE LOCATED AT LEAST 6.5m FROM SIDE BOUNDARY. GAS CONDUITS ARE TO BE LOCATED 2m FROM "NON-DRIVEWAY" SIDE BOUNDARY OF LOT TO BE SERVICED. CONDUIT TRENCHES ARE TO BE BACKFILLED WITH CLASS 3 FCR. NEXT TO WATER CONDUIT IS PREFERRED.
- THE LOCATION OF HOUSE DRAINS (H) AND SERVICE CONDUITS (W, G, T, AND E) ARE TO BE NEATLY ETCHED ON THE KERB FACE WITH 50mm HIGH LETTERS.
- IN ROAD RESERVE EXISTING OPEN DRAINS ARE TO BE CLEANED OUT TO AN APPROVED BASE AND ANY SPOIL IS TO BE REMOVED FROM THE SITE. STRUCTURAL FILL (CLASS 4 MINIMUM) IS TO BE PLACED IN NOT MORE THAN 150mm LAYERS AND COMPACTED TO A MINIMUM OF 98% STANDARD COMPACTION. COMPACTION TESTS ARE TO BE PROVIDED TO THE SATISFACTION OF COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE.
- ALL SUMPS IN PRE-CAST CONCRETE PITS ARE TO BE INFILLED WITH CONCRETE FLUSH TO THE INVERT LEVEL OF THE OUTLET PIPE, UNLESS APPROVED OTHERWISE BY THE COUNCIL WORKS INSPECTOR.
- ALL DRAINAGE PIT LIDS ARE TO BE 'TERRA-FIRMA' OR APPROVED EQUIVALENT COUNCIL DESIGN NOTE 13.



LOCALITY PLAN

MELWAYS REF: 459 K9



NOTE
NO-GO ZONE
NO-GO AREA IN BASIN RESERVE
SOUTH OF SITE.



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COSTA PROPERTY NINE PTY. LTD.

BAYBREEZE ESTATE

STAGE 13

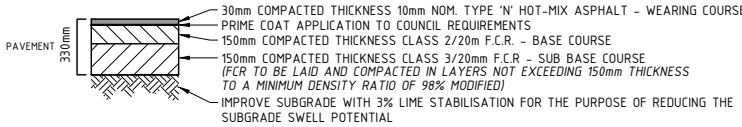
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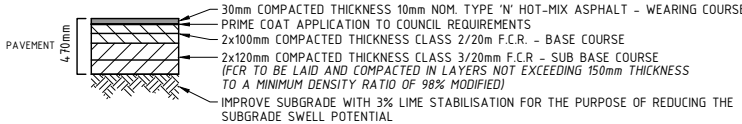
SHEET 1	REV 00	INDEX AND NOTES
SHEET 2	REV 00	ROAD LAYOUT PLAN
SHEET 3	REV 00	MASTER SERVICES PLAN
SHEET 4	REV 00	ROAD LONGITUDINAL SECTIONS – COUNTLESS DRIVE & FELIX STREET
SHEET 5	REV 00	ROAD LONGITUDINAL SECTIONS – GALLANT ROAD
SHEET 6	REV 00	INTERSECTION DETAIL PLAN & KERB RETURNS
SHEET 7	REV 00	ROAD CROSS SECTIONS – COUNTLESS DRIVE
SHEET 8	REV 00	ROAD CROSS SECTIONS – GALLANT ROAD
SHEET 9	REV 00	ROAD CROSS SECTIONS – GALLANT ROAD
SHEET 10	REV 00	ROAD CROSS SECTIONS – GALLANT ROAD & FELIX STREET
SHEET 11	REV 00	DRAINAGE LONGITUDINAL SECTIONS
SHEET 12	REV 00	DRAINAGE LONGITUDINAL SECTIONS
SHEET 13	REV 00	DRAINAGE LONGITUDINAL SECTIONS & PIT SCHEDULE
SHEET 14	REV 00	SIGNAGE LAYOUT PLAN

PAVEMENT CONSTRUCTION

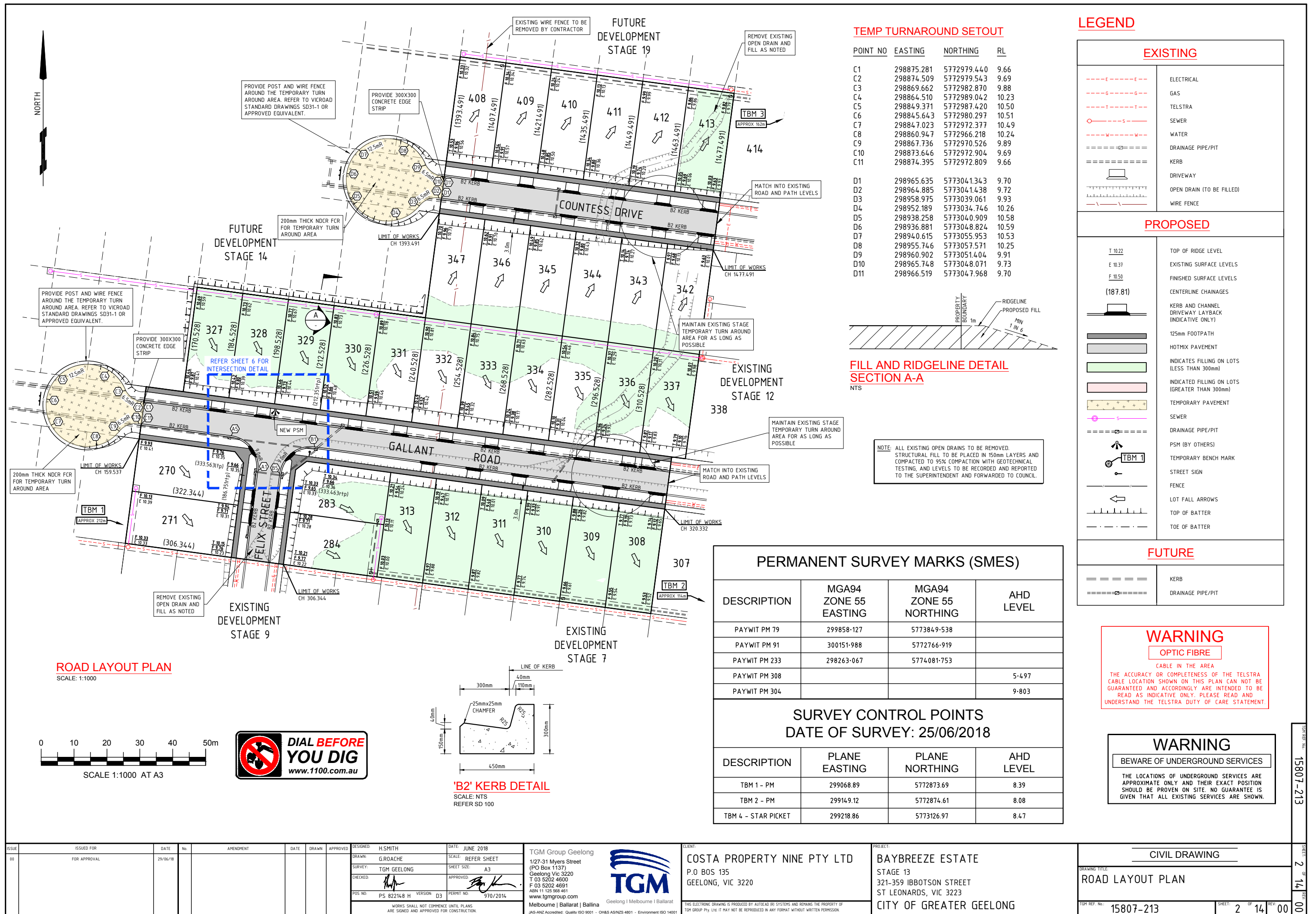
FELIX STREET AND COUNTLESS DRIVE



GALLANT ROAD

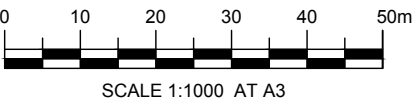


ISSUE	ISSUED FOR	DATE	No.	AMENDMENT	DATE	DRAWN	APPROVED	DESIGNED:	SCALE:	TGM Group Geelong	CLIENT:	PROJECT:	CIVIL DRAWING
00	FOR APPROVAL	29/06/18						H.SMITH	JUNE 2018	1/27-31 Myers Street (PO Box 1137) Geelong Vic 3220 T 03 5202 4600 F 03 5202 4691 www.tgmgroup.com	COSTA PROPERTY NINE PTY LTD P.O BOS 135 GEELONG, VIC 3220	BAYBREEZE ESTATE STAGE 13 321-359 IBBOTSON STREET ST LEONARDS, VIC 3223 CITY OF GREATER GEELONG	DRAWING TITLE: INDEX AND NOTES TGM REF. No.: 15807-213 SHEET: 1 OF 14 REV: 00
WORKS SHALL NOT COMMENCE UNTIL PLANS ARE SIGNED AND APPROVED FOR CONSTRUCTION									TGM Geelong Melbourne Ballarat				
JAN-AUZ Accredited. Quality ISO 9001 - CHMS AS/NZS 4801 - Environment ISO 14001									THIS ELECTRONIC DRAWING IS PRODUCED BY AUTOCAD (R) SYSTEMS AND REMAINS THE PROPERTY OF TGM GROUP Pty Ltd. IT MAY NOT BE REPRODUCED IN ANY FORMAT WITHOUT WRITTEN PERMISSION.				





MASTER SERVICES PLAN
SCALE: 1:1000



SCALE 1:1000 AT A3



NOTE:
EXISTING DRAINAGE HOUSE CONNECTIONS PROVIDED FOR LOTS 308-313,
335, 336, 337 & 413 IN PREVIOUS STAGES
CONSTRUCT DRAINAGE HOUSE CONNECTION FOR FUTURE LOT 326

SERVICE LOCATIONS				
	TELECOM	ELECTRICAL	GAS	WATER
GALLANT ROAD	1.8 N	2.3 N	2.1 S	2.7 S
FELIX STREET	1.9 E	2.5 E	2.1 W	2.7 W
COUNTLESS DRIVE	1.8 N	2.3 N	2.1 S	2.7 S

WARNING

BWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

WARNING

OPTIC FIBRE

CABLE IN THE AREA

THE ACCURACY OR COMPLETENESS OF THE TELSTRA CABLE LOCATION SHOWN ON THIS PLAN CAN NOT BE GUARANTEED AND ACCORDINGLY ARE INTENDED TO BE READ AS INDICATIVE ONLY. PLEASE READ AND UNDERSTAND THE TELSTRA DUTY OF CARE STATEMENT

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									G.ROACHE		1/27-31 Myers Street	STAGE 13	DRAWING TITLE:
									TGM GEELONG	A3	Geelong Vic 3220	321-359 IBBOTSON STREET	15807-213
									CHECKED:	APPROVED:	T 03 5202 4600	ST LEONARDS, VIC 3223	SHEET: 3 OF 14
									POS NO:	VERSION:	F 03 5202 4691	CITY OF GREATER GEELONG	REV: 00
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