

ALWAYS CHECK THE SERVICES ON THE LOT! DO NOT RELY SOLELY ON THIS PLAN!

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 GRASSSED 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 385) TO THE CHIEF MINING INSPECTOR OF THE INTENTION TO COMMENCE EXCAVATION OPERATIONS WHERE ANY TRENCH IS 1.5m 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 BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS AND ANY DISCREPANCIES OR INVALID VALUES 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 AND ARE TO BE IN ACCORDANCE WITH THE IDM.
- 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 REQUIRED TO BE A MINIMUM 32MPa (N32) IN STRENGTH. THEY ARE TO BE A MINIMUM OF 125mm THICK WITH S12 REINFORCEMENT AND BEDDED ON A MINIMUM OF 100mm COMPACTED CLASS 3 FCR WITH THE BEDDING TO EXTEND 75mm 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 METRE INTERVALS. WEAKENED PLANE JOINTS ARE TO BE CONSTRUCTED AT 1200mm SPACINGS.
- 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 280 KG/M3 IN LOCAL STREETS AND 320 KG/M3 IN TRAFFIC ROUTES. REFER VICROADS STANDARD SPECIFICATION 703.
- CONCRETE PAVEMENT STRENGTH REQUIREMENTS ARE TO ADHERE TO AUSTRROADS GUIDE TO PAVEMENT TECHNOLOGY 2010 AND THE GUIDE TO STRUCTURAL DESIGN OF ROAD PAVEMENTS 2006, WITH A MINIMUM 20-YEAR DESIGN LIFE.
- CONCRETE FOR ALL OTHER APPLICATIONS IS TO HAVE A MINIMUM STRENGTH OF 25 MPA AT 28 DAYS.
- AN APPROPRIATE CURING METHOD IN ACCORDANCE WITH AUSTRALIAN STANDARDS MUST BE EMPLOYED FOR ALL CONCRETE INFRASTRUCTURE. APPROPRIATE DOCUMENTATION FOR TESTING AS PER AS 1379 AT HANDOVER INSPECTION IS TO BE PROVIDED.
- 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.
- TIMBER RAIL AND POST (0.6m HIGH) OR AS APPROVED BY COUNCIL PARKS/RECREATION AND OPEN SPACE/ENVIRONMENT DEPARTMENTS ARE TO BE PLACED ACROSS THE RESERVE FRONTAGE. REFER TO COUNCIL STANDARD DRAWING COGG 709. 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 CHEVRON MARKER SIGN IS 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 RESIDENTIAL ROAD RESERVES, DRAINAGE RESERVES AND RECREATION RESERVES ARE TO HAVE LIDS THAT ARE AT LEAST CLASS C (MEDIUM DUTY) IN ACCORDANCE WITH COGG STANDARDS.
- ALL PITS ARE TO BE SET OUT FROM SURVEY CO-ORDINATES USING SET OUT POINTS DETAILED IN THE COGG STANDARD DRAWINGS OR AS SPECIFIED IN THIS DRAWING SET.
- 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 FIBRE REINFORCED PLASTIC (FRP) OR APPROVED EQUIVALENT TO THE REQUIRED CLASS LOADING, ALL DRAINAGE PITS WITHIN THE PAVEMENT ARE TO BE CLASS D GATIC. REFER COGG STANDARDS.
- BEDDING, LAYING, JOINTING, AND BACKFILLING OF ALL STORMPRO PIPES TO COMPLETED IN ACCORDANCE WITH AS/NZS 2566.2.
- CONCRETE FOR STORMWATER PITS AND ANY OTHER STORMWATER RELATED STRUCTURE IS TO HAVE A MINIMUM STRENGTH OF 25MPa AT 28 DAYS IN ACCORDANCE WITH IDM STANDARDS.



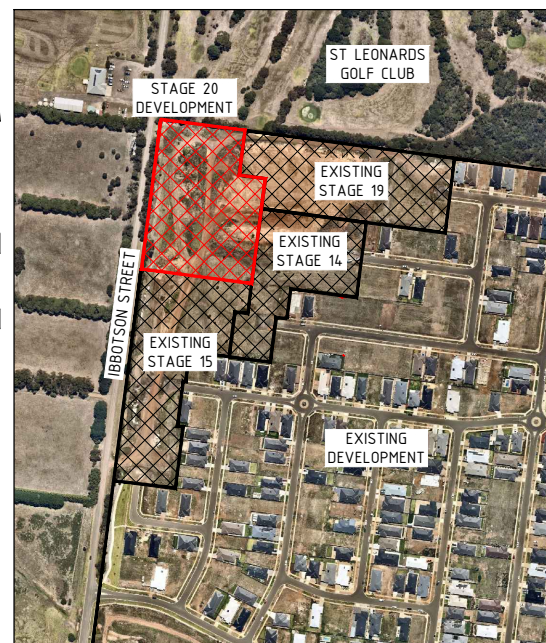
COSTA PROPERTY NINE PTY LTD

BAYBREEZE ESTATE

STAGE 20
ST LEONARDS, VIC, 3223.

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LOCALITY PLAN

MELWAYS REF: 459 K9
NTS



FOR APPROVAL

ISSUE	ISSUED FOR	DATE	No.	AMENDMENT	DATE	DRAWN	APPROVED
00	FOR APPROVAL	26/05/2021					

DESIGNED	MILJUEVSKI	DATE	MAY 2021
DRAWN	MILJUEVSKI	SCALE	NTS
SURVEYED	CARDNO TGM GEELONG	SHEET SIZE	A1
CHECKED	K. BOON	APPROVED	N. TISCHLER
POS NO	PS847791 Q	VERSION	V2
PERMIT NO	PP970-2014		

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JAS-ANZ Accredited: Quality ISO 9001 - CHMS AS/NZS 4801 - Environment ISO 14001

CLIENT:
COSTA PROPERTY NINE PTY LTD
P.O. BOX 135
GEELONG, VIC, 3220

PROJECT:
BAYBREEZE ESTATE
STAGE 20
321-359 IBBOTSON STREET
ST LEONARDS, VIC, 3223
CITY OF GREATER GEELONG

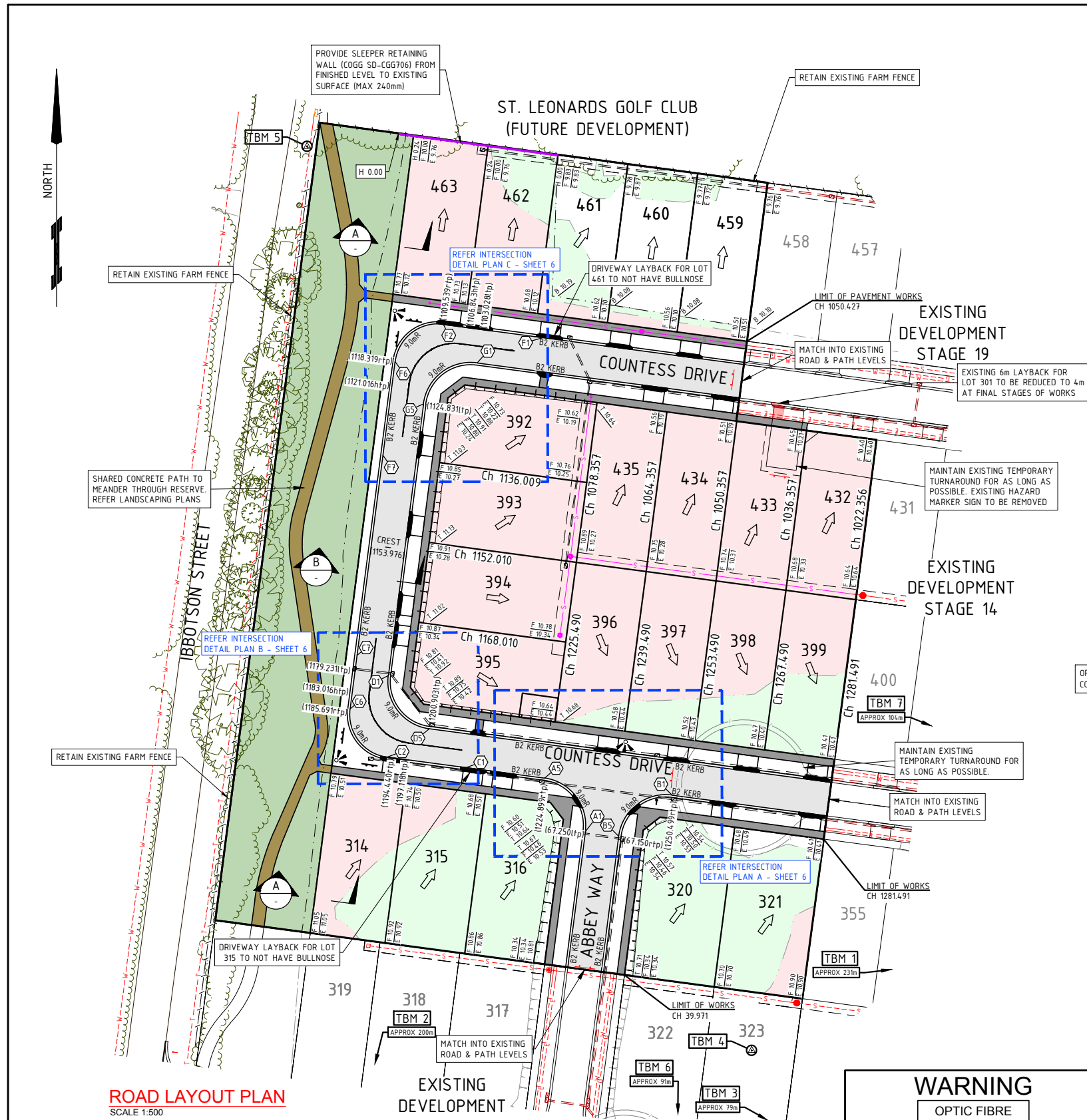
CIVIL DRAWING

DRAWING TITLE:
INDEX AND NOTES

Cardno TGM Ref. No. 15807-220

SHEET 1 OF 16 REV 00

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SURVEY CONTROL POINTS MGA94 ZONE 55
DATE OF SURVEY: 22/01/2021

DESCRIPTION	PLANE EASTING	PLANE NORTHING	AHD LEVEL
TBM 1 - PM	299092.87	5773026.98	9.42
TBM 2 - STAR PICKET	298711.20	5772817.29	9.72
TBM 3 - PM	298915.52	5772974.52	9.57
TBM 4 - STAR PICKET	298839.68	5773009.53	10.52
TBM 5 - PM 304	298751.34	5773189.17	9.79
TBM 6 - PM	298827.44	5772905.54	10.19
TBM 7 - RIVET	298970.01	5773047.88	9.79

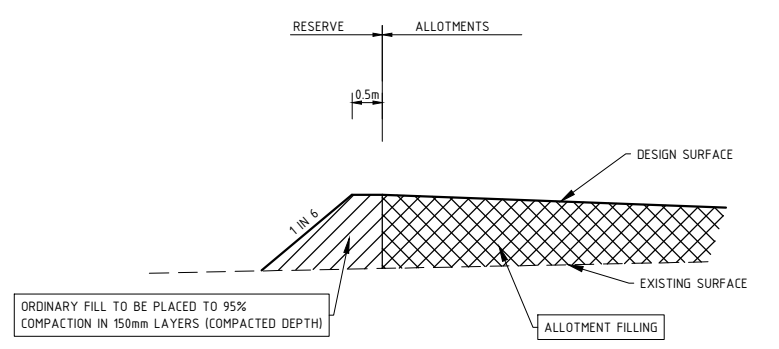
PERMANENT SURVEY MARKS (SMES)

DESCRIPTION	MGA94 ZONE 55 EASTING	MGA94 ZONE 55 NORTHING	AHD LEVEL
PAYWIT PM 79	299858-156	5773849-471	
PAYWIT PM 91	300152-021	5772766-852	5-268
PAYWIT PM 233	298263-098	5774081-679	14-746
PAYWIT PM 304			9-803

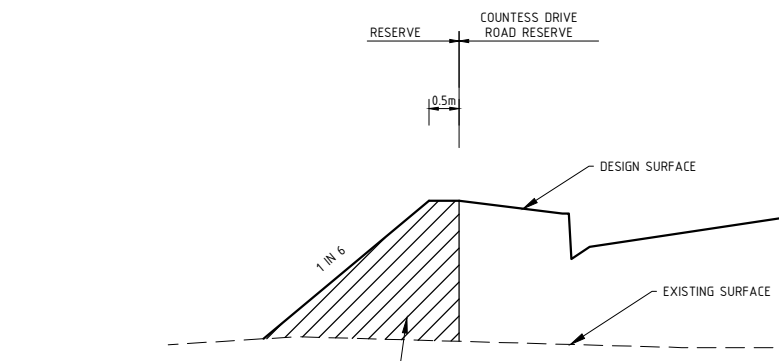
LEGEND

EXISTING	
	TITLE EASEMENT
	KERB, CHANNEL AND LAYBACK
	TOE OF BATTER
	TOP OF BATTER
	FENCE
	TREE / VEGETATION - TO REMAIN
	SEWER
	STORMWATER DRAINAGE
	STREET SIGN (TO BE REMOVED)
	WATER
	GAS
	ELECTRICAL
	TELSTRA

PROPOSED	
	TITLE BOUNDARY
	EASEMENT
	FINISHED SURFACE LEVEL
	EXISTING SURFACE LEVEL
	TOP OF RIDGE LEVEL
	TOE OF RIDGE LEVEL
	RETAINING WALL HEIGHT
	ROAD CENTRELINE CHAINAGE
	ROAD CENTRELINE TANGENT
	LEFT KERB TANGENT
	RIGHT KERB TANGENT
	KERB AND CHANNEL DRIVEWAY LAYBACK (INDICATIVE ONLY)
	FOOTPATH
	ROAD PAVEMENT
	INDICATES FILLING ON LOTS (LESS THAN 300mm)
	INDICATES FILLING ON LOTS (GREATER THAN 300mm)
	2.5m CONCRETE SHARED PATH REFER LANDSCAPE PLANS - BY OTHERS
	LANDSCAPED RESERVE - BY OTHERS
	SEWER
	STORMWATER DRAINAGE
	LOT FALL ARROW
	TOP OF BATTER
	TOE OF BATTER
	LINEMARKING
	PSM (BY OTHERS)
	STREET SIGN
	TEMPORARY BENCH MARK
	SLEEPER RETAINING WALL (COGG SD-CGG706)
	SETOUT POINT



TYPICAL CROSS SECTION A-A
NTS



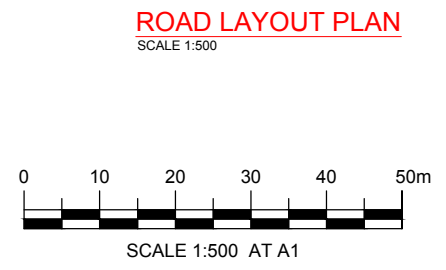
TYPICAL CROSS SECTION B-B
NTS

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.

FOR APPROVAL

NOTE - STRUCTURAL FILL
STRUCTURAL FILL TO BE PLACED IN 150mm LAYERS AND COMPACTED TO 95% COMPACTION WITH GEOTECHNICAL TESTING AND LEVELS TO BE RECORDED AND REPORTED TO THE SUPERINTENDENT AND FORWARDED TO COUNCIL.

NOTE
SITE CLEANING: EXISTING RUBBISH AND DEBRIS TO BE REMOVED AND DISPOSED OFF-SITE PRIOR TO WORKS COMMENCING



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.



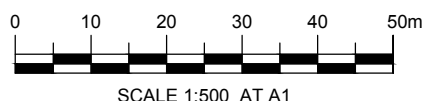
ISSUE	ISSUED FOR	DATE	No.	AMENDMENT	DATE	DRAWN	APPROVED	DESIGNED	MILJUEVSKI	DATE	MAY 2021	CLIENT:	COSTA PROPERTY NINE PTY LTD	PROJECT:	BAYBREEZE ESTATE	DRAWING TITLE:	CIVIL DRAWING
00	FOR APPROVAL	26/05/2021						DRAWN:	MILJUEVSKI	SCALE:	1500	P.O. BOX 135	STAGE 20	DRAWING TITLE:	ROAD LAYOUT PLAN & RESERVE TYPICAL DETAILS		
								SURVEY:	CARDNO TGM GEELONG	SHEET SIZE:	A1	GEELONG, VIC, 3220	321-359 IBBOTSON STREET				
								CHECKED:	K. BOON	APPROVED:	N. TISCHLER		ST LEONARDS, VIC, 3223				
								POS NO:	PS847791 Q	VERSION:	V2	PERMIT NO:	PP970-2014	CITY OF GREATER GEELONG			

DISCLAIMER: ACCURACY OF THESE PLANS IS NOT GUARANTEED. FOR INDICATIVE LOCATIONS ONLY. MAKE YOUR OWN ENQUIRIES.

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SERVICES LAYOUT PLAN
SCALE 1:500



PROPOSED SERVICE LOCATIONS					
	WATER	GAS	NBN	ELEC.	SEWER
COUNTESS DRIVE - NORTH	2.7 N	2.1 N	1.8 S	2.3 S	0.8 N
COUNTESS DRIVE - SOUTH	2.7 N	2.1 N	1.8 S	2.3 S	-
COUNTESS DRIVE - NORTH/SOUTH	1.3 W	0.9 W	1.8 E	2.3 E	-
ABBAY WAY	2.7 E	2.1 E	1.9 W	2.5 W	-

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NOTE - SEWER MANHOLE ROTATION
SEWER MANHOLES ARE TO BE CONSTRUCTED / POSITIONED SO THAT THE COVER IS CENTRALLY LOCATED WITHIN THE FOOTPATH.

FOR APPROVAL

LEGEND

EXISTING	
	TITLE
	EASEMENT
	EDGE OF GRAVEL ROAD
	KERB
	LAYBACK & DRIVEWAY
	ELECTRICAL
	GAS
	TELECOMMUNICATIONS
	SEWER
	WATER
	STORMWATER DRAINAGE
	HOUSE DRAIN
	GAS/WATER CONDUIT
	TREE / VEGETATION - TO REMAIN
PROPOSED	
	TITLE BOUNDARY
	EASEMENT
	KERB AND CHANNEL DRIVEWAY LAYBACK (INDICATIVE ONLY)
	ROAD PAVEMENT
	ELECTRICAL
	GAS
	TELECOMMUNICATIONS
	SEWER
	WATER
	GAS / WATER CONDUIT
	STORMWATER DRAINAGE
	DRAINAGE HOUSE CONNECTION
	DRAINAGE PIT NUMBER
	LOT FALL ARROW
	100YR OVERLAND FLOW ARROW
	SLEEPER RETAINING WALL (COGG SD-CGG706)

ISSUE	ISSUED FOR	DATE	No.	AMENDMENT	DATE	DRAWN	APPROVED	DESIGNED	MILJEVSKI	DATE	MAY 2021	CLIENT:	COSTA PROPERTY NINE PTY LTD	PROJECT:	BAYBREEZE ESTATE	CIVIL DRAWING	
00	FOR APPROVAL	26/05/2021						DRAWN:	MILJEVSKI	SCALE:	1:500	P.O. BOX 135	STAGE 20	DRAWING TITLE:	SERVICES LAYOUT PLAN	Drawing Ref. No.:	15807-220
								SURVEY:	CARDNO TGM GEELONG	SHEET SIZE:	A1	GEELONG, VIC, 3220	321-359 IBBOTSON STREET				
								CHECKED:	K. BOON	APPROVED:	N. TISCHLER		ST LEONARDS, VIC, 3223				
								POS NO:	PS847791 Q	VERSION:	V2		CITY OF GREATER GEELONG				
								PERMIT NO:	PP970-2014								
WORKS SHALL NOT COMMENCE UNTIL PLANS ARE SIGNED AND APPROVED FOR CONSTRUCTION.								<p>Level 1, 27-31 Myers Street (P.O. Box 1137) Geelong, VIC Australia 3220 Phone +61 3 5202 4000 Fax +61 3 5202 4091 Email: victoria@cardno.com.au Web: www.cardno.com</p>		<p>THIS ELECTRONIC DRAWING IS PRODUCED BY AUTOCAD (R) SYSTEMS AND REMAINS THE PROPERTY OF CardnoTGM. IT MAY NOT BE REPRODUCED IN ANY FORMAT WITHOUT WRITTEN PERMISSION.</p>		<p>CardnoTGM Ref. No. 15807-220</p>		<p>SHEET 3 OF 16</p>		<p>REV 00</p>	

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