

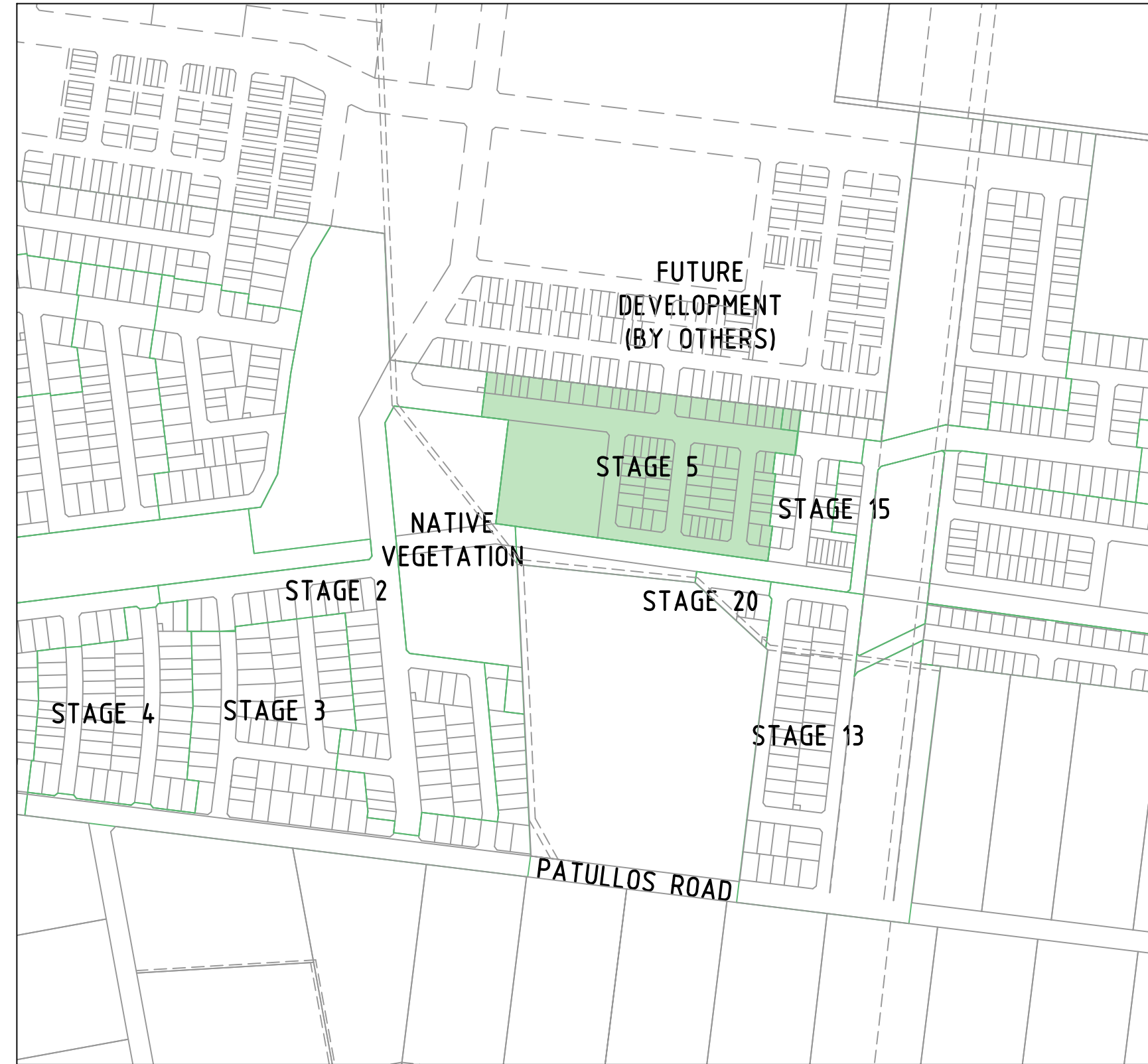
LARA WEST DEVELOPMENT STAGE 5 AUSTIN LAND PTY LTD

GENERAL NOTES:

SURVEY

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA) 94, ZONE 55.
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES AND ARE ACCURATE TO WITHIN ±0.05m.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS4000-1997 AMENDED FROM 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 ON LOTS AND WITHIN ROAD RESERVES GREATER THAN 200mm IS TO BE UNDERTAKEN USING LEVEL 1 SUPERVISION AND BE COMPLETED IN ACCORDANCE WITH AS 3798-2007. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND REPLACED WITH TOPSOIL (WHERE REQUIRED) TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS.
- 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.
- T.B.M.'S TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF T.B.M.'S THEREAFTER.
- AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150mm 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, DESLUGGED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE SHALL BE INSPECTED, APPROVED AND LEVELED BY THE ENGINEER PRIOR TO COMMENCEMENT OF FILLING. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR APPROVED IMPORTED MATERIAL. THE FILL SHALL BE PLACED UNDER CONTROLLED MOISTURE CONDITIONS IN ACCORDANCE WITH THE SPECIFICATION.
- NO BLASTING TO BE CARRIED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCIL'S PERMISSION.
- GAS AND WATER CONDUITS ARE TO BE . . .
Ø50mm . CLASS 12 P.V.C. - SINGLE SERVICE
Ø100mm . CLASS 12 P.V.C. - DUAL SERVICE (DRINKING AND NON DRINKING 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.
- AG/SUBSOIL DRAIN TO BE LAID BEHIND KERB WHERE REQUIRED IN ACCORDANCE WITH THE COUNCIL STANDARD DRAWINGS AND CONNECTED TO UNDERGROUND DRAINAGE.
- WHERE CURVED PIPES ARE SHOWN ON THE FACE 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.
- WATER TAPPINGS TO BE LOCATED IN CENTRE OF ALLOTMENT UNLESS OTHERWISE SHOWN.
- TELSTRA ARE TO BE NOTIFIED 7 DAYS PRIOR TO PLACEMENT OF CONCRETE WORKS.
- 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 95% 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 SERIES 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.



LOCALITY PLAN
SCALE: NOT TO SCALE

DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CF100	FACE SHEET - SHEET 1	1	(B)
CF200	DESIGN DRAWINGS - SHEET 1	2	(B)
CF201	DESIGN DRAWINGS - SHEET 2	3	(B)
CF300	CROSS SECTIONS - SHEET 1	4	A

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	U/G CABLE SIDE	OFFSET
ARCHER DRIVE	N	3.70	N	3.10	S	1.80	S	2.45
WHARFDALE CRESENT (EAST-WEST)	N	2.70	N	2.10	N	3.30	N	3.90
WHARFDALE CRESENT (NORTH-SOUTH)	E	2.70	E	2.10	W	1.80	W	2.45
HOLMFIRTH WAY	E	2.70	E	2.10	W	1.80	W	2.45
PANNAL WAY	E	2.70	E	2.10	W	1.80	W	2.45

- 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



LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT	Dw	Dw
UNDERGROUND ELECTRICITY	E	E
OVERHEAD ELECTRICITY & POLE	OE	OE
TELECOMMUNICATIONS & SERVICE PIT	T	T
OPTIC FIBRE	OF	OF
OVERHEAD TELECOMMUNICATIONS	OT	OT
GAS MAIN	G	G
BRANCH SEWER & MAINTENANCE STRUCTURE	S	S
SEWER & MAINTENANCE STRUCTURE	S	S
SEWER & MAINTENANCE STRUCTURE FUTURE	S	S
SEWER RISING MAIN	SRM	SRM
CENTRAL INVERT	>	>
COUNCIL STORM WATER DRAIN AND PIT		
STORM WATER DRAINAGE PROPERTY INLETS		
COUNCIL STORM WATER DRAIN AND PIT FUTURE		
HOUSE DRAIN	H	H
AG DRAIN AND FLUSHER	AG	AG
GAS & WATER CONDUITS	GW	GW
CONCRETE VEHICLE CROSSING		
RIDGE / CHANGE OF GRADE LINE		
SURFACE CONTOUR MINOR	- 169.00 -	169.00
SURFACE CONTOUR MAJOR	- 168.90 -	168.90
SIGN AND POST		
PERMANENT SURVEY MARK		
TEMPORARY BENCH MARK		
BOLLARD		
LIMIT OF WORKS		
FENCE - TREE PROTECTION		
FENCE - VEHICLE EXCLUSION		
FENCES		
VEGETATION LINE		
OVERLAND FLOW PATH		
LOT FALL DIRECTION		
LOT DIMENSION		16.94
LOT AREA		451m ²
KERB TRANSITION		B2 SM2
7m SENSITIVE VEGETATION BUFFER ZONE		
SENSITIVE VEGETATION ZONE		
FILLING GREATER THAN 0.20m		
INDICATIVE LANDSCAPE TREE LOCATION		



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
(B)	DRAWING SCHEDULE UPDATED	C.B	17/09/20
(A)	ISSUED TO COUNCIL	C.B	11/08/20



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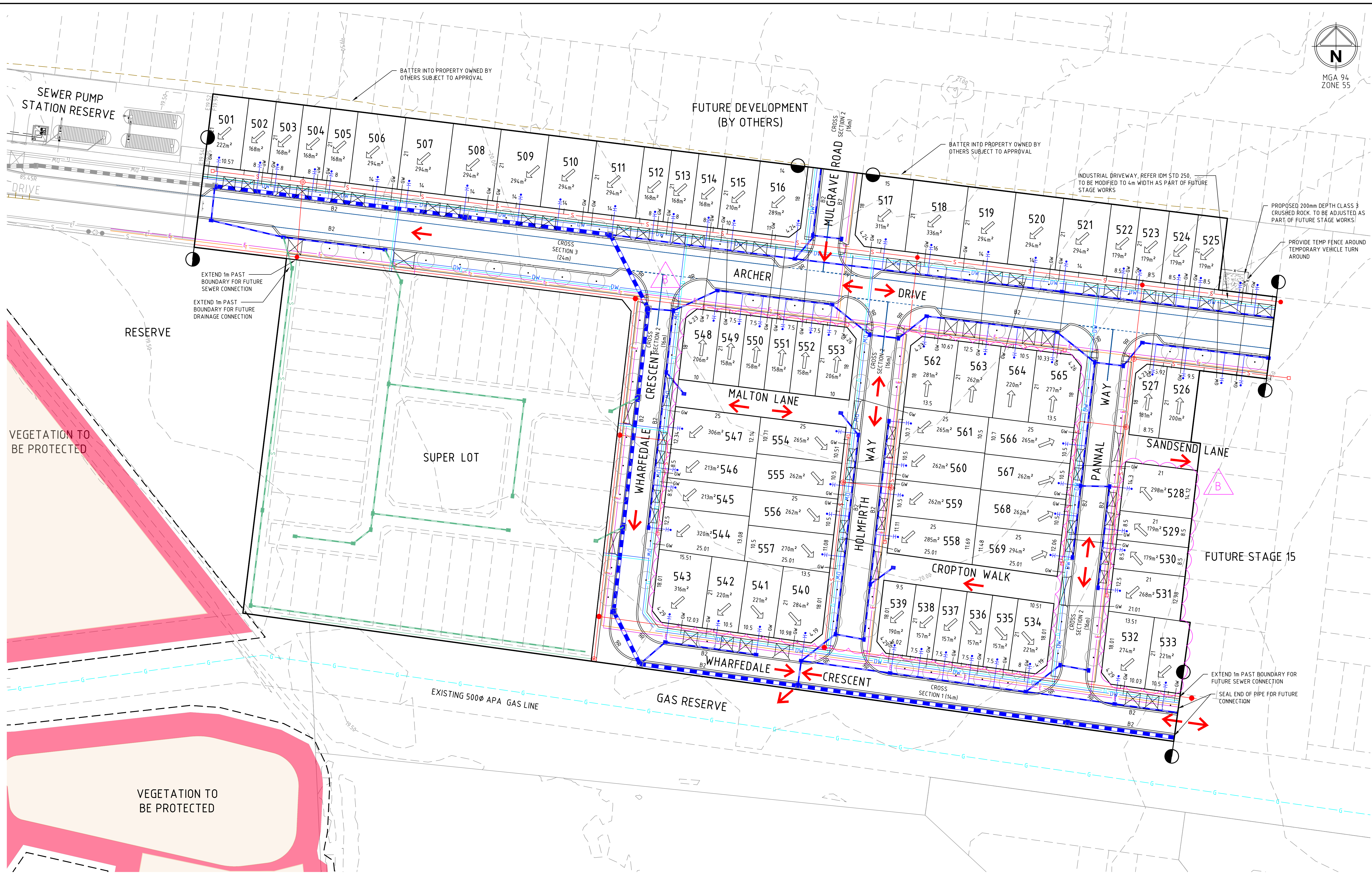
AUSTIN LAND

Designed
J.RAMSAY
Authorised
C.BIRKETT

Checked
A.TRIGGER
Date
11-08-2020

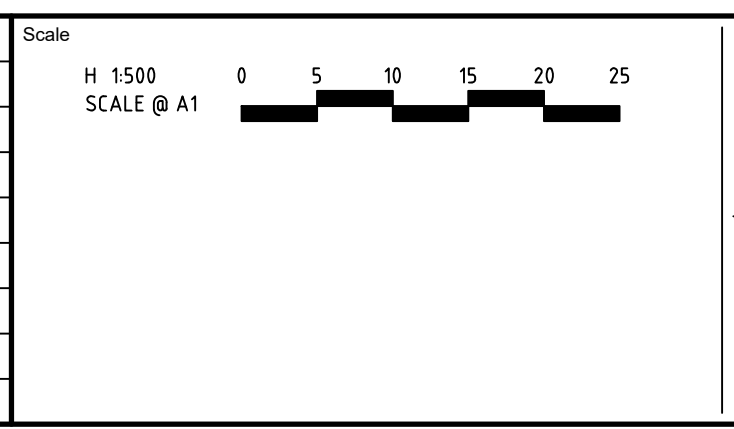
LARA WEST DEVELOPMENT
STAGE 5
FUNCTIONAL LAYOUT PLAN
FACE SHEET - SHEET 1
CITY OF GREATER GEELONG
AUSTIN LAND PTY LTD

PRELIMINARY Drg No **306715CF100** Rev **(B)**



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Rev	Amendments	Approved	Date
(B)	LOT NUMBERS AMENDED	C.B	17/09/20
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A.TRIGGER

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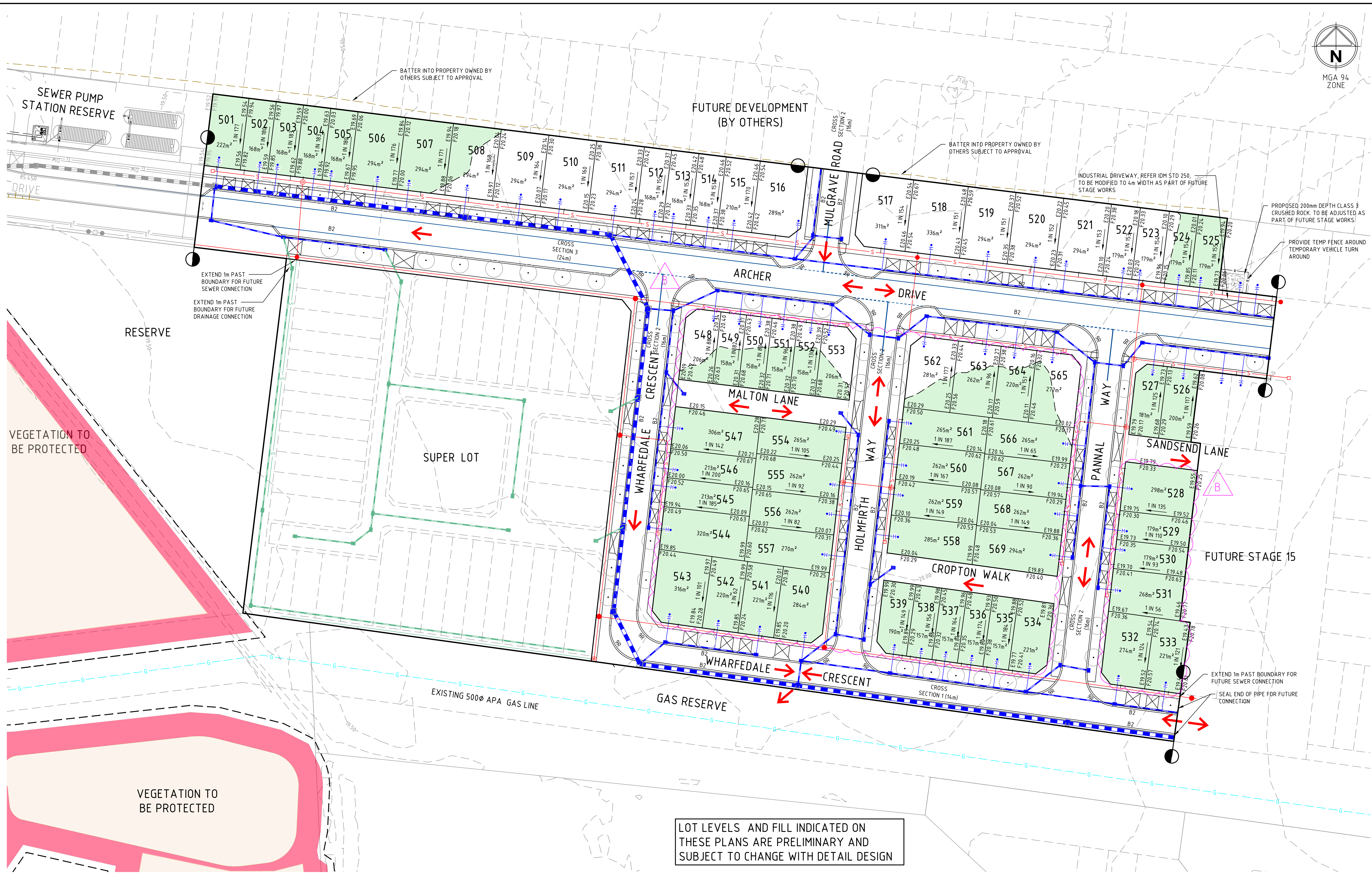
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**LARA WEST DEVELOPMENT
 STAGE 5
 FUNCTIONAL LAYOUT PLAN
 DESIGN DRAWINGS - SHEET 1
 CITY OF GREATER GEELONG
 AUSTIN LAND PTY LTD**

PRELIMINARY

Dwg No
306715CF200

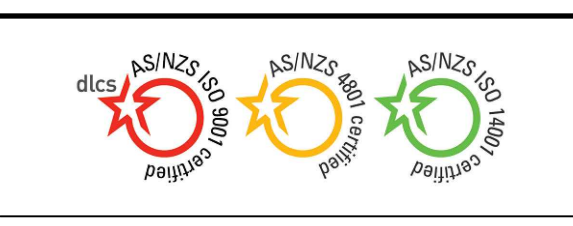
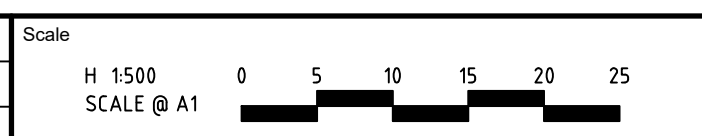
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(B)



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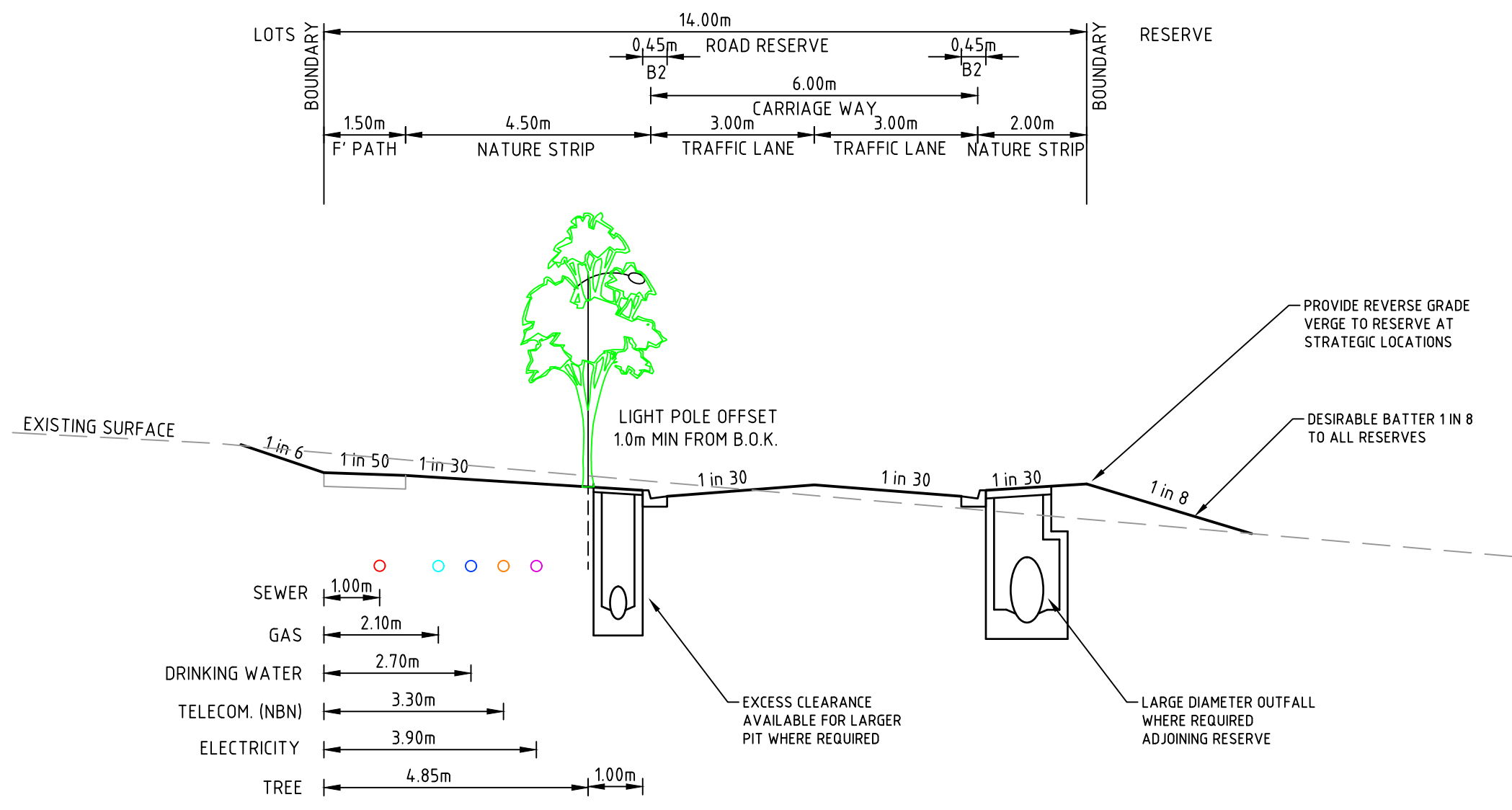
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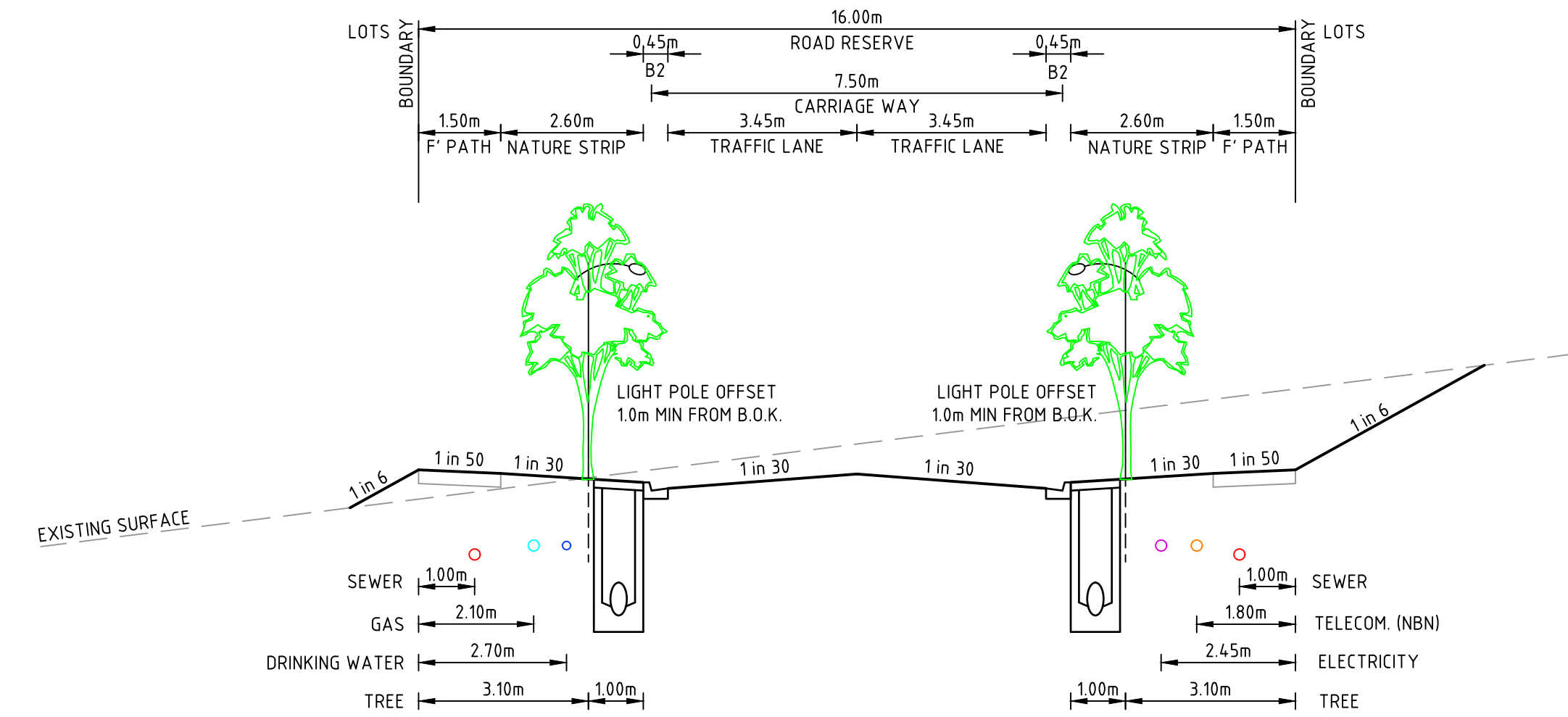
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**LARA WEST DEVELOPMENT
STAGE 5
FUNCTIONAL LAYOUT PLAN
DESIGN DRAWINGS - SHEET 2
CITY OF GREATER GEELONG
AUSTIN LAND PTY LTD**

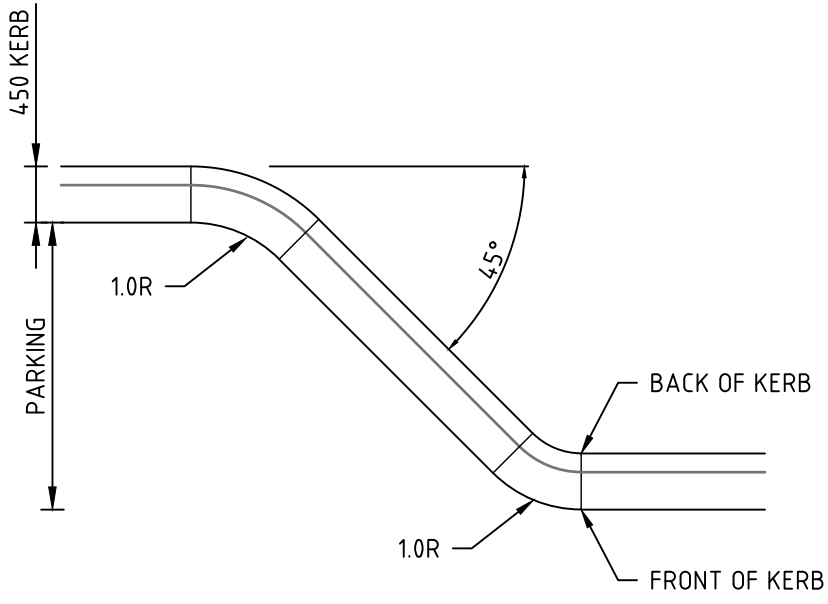
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1. ACCESS PLACE - 14m ROAD RESERVE
WHARFDALE CRESENT (EAST-WEST)

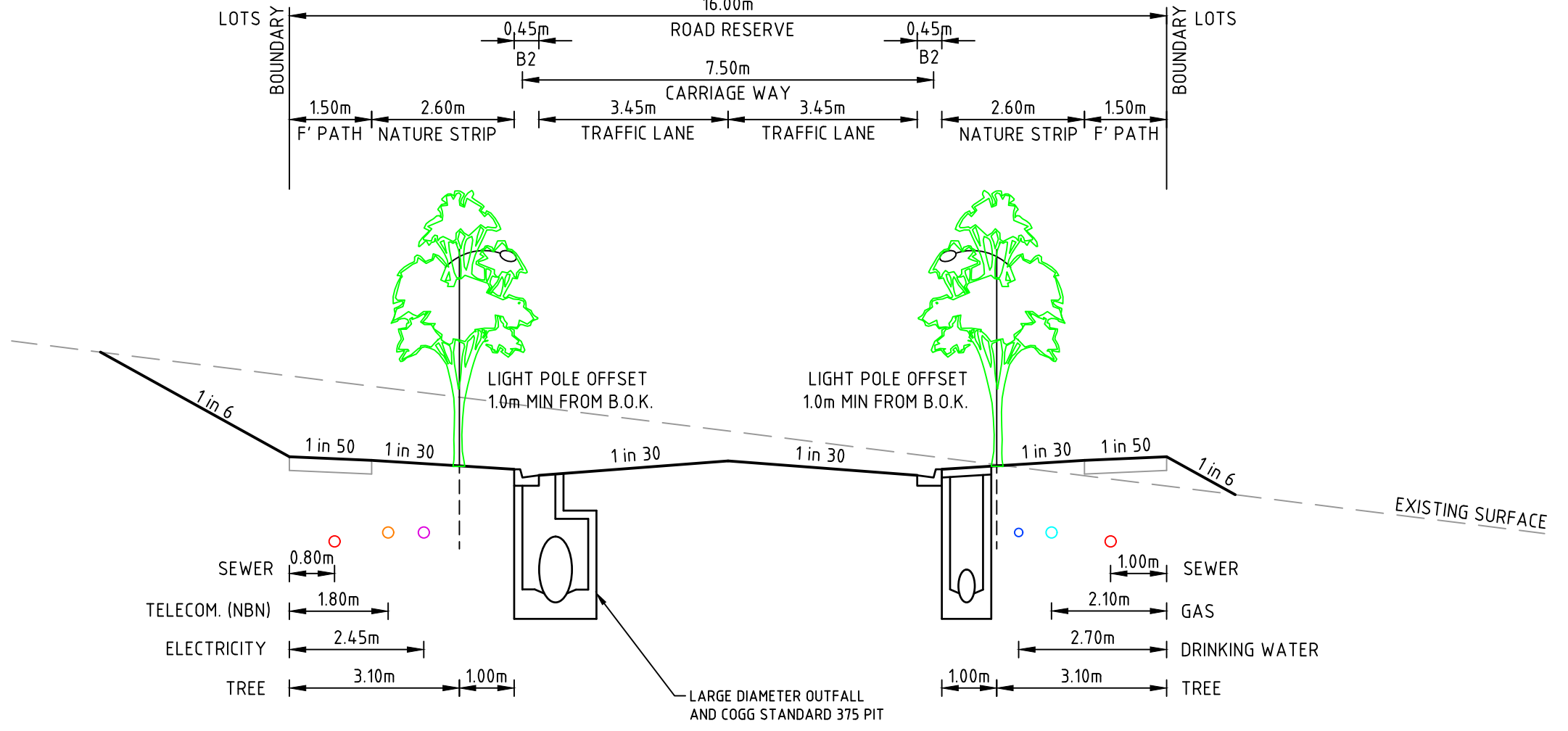


2. ACCESS STREET - 16m ROAD RESERVE
HOLMFIRTH WAY, PANNAL WAY

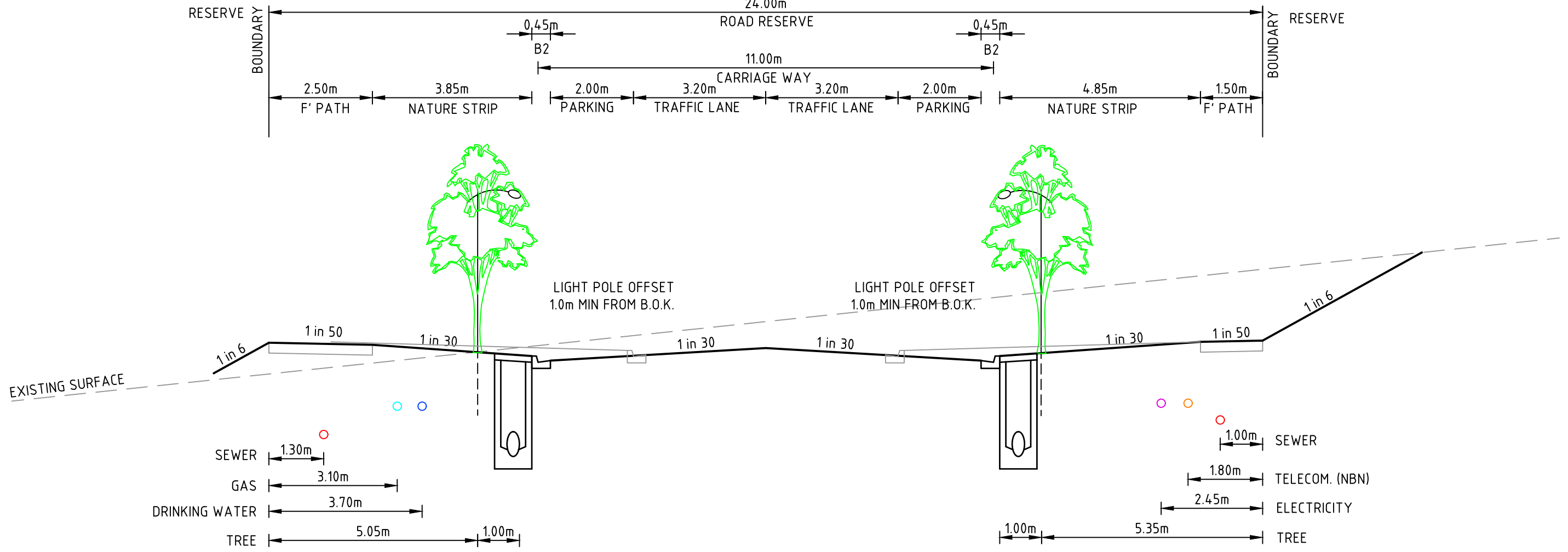


KERB OUTSTAND DETAIL

NOTES:
1. LIP OF KERB RADIUS 1.0m



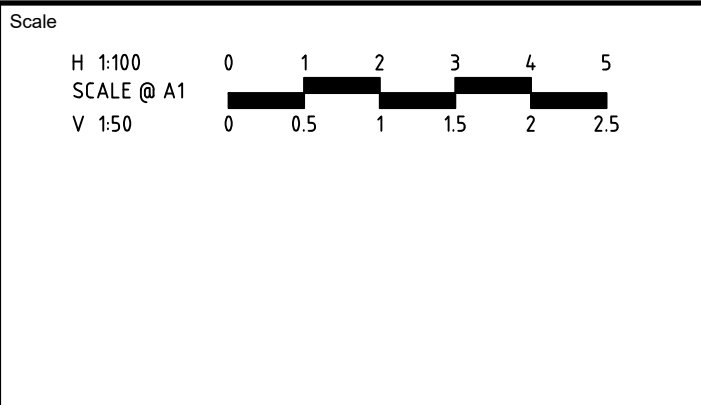
3. ACCESS STREET - 16m ROAD RESERVE
WHARFDALE CRESENT (NORTH - SOUTH)



4. CONNECTOR STREET - 24m ROAD RESERVE
ARCHER DRIVE

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Checked
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Date
11-08-2020

LARA WEST DEVELOPMENT
STAGE 5
FUNCTIONAL LAYOUT PLAN
CROSS SECTIONS - SHEET 1
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