

# NEWBRIDGE SOUTH ESTATE

## STAGE 14

### GENERAL NOTES

#### AUTHORITY WORKS INSPECTIONS

- THE CONTRACT SUPERINTENDENT OR THEIR REPRESENTATIVE SHALL BE NOTIFIED 24 HOURS BEFORE ANY INSPECTION IS DUE FOR ALL WORKS INSPECTIONS BY COUNCIL AND 5 WORKING DAYS FOR WATER AUTHORITY.

#### WORKS VARIATIONS

- THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK WHICH MAY LEAD TO A CLAIMABLE VARIATION(S) WITHOUT PRIOR APPROVAL OF THE CONTRACT SUPERINTENDENT.

#### CONTRACTOR RESPONSIBILITIES

- COUNCIL IS TO BE NOTIFIED SEVEN (7) CLEAR WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORKS WITH A PRECOMMENCEMENT MEETING BEING HELD BETWEEN COUNCIL, THE CONSULTANT AND THE CONTRACTOR BEFORE WORKS COMMENCE. A SITE MANAGEMENT PLAN IS TO BE SUBMITTED PRIOR TO COMMENCEMENT OF WORKS.
- ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH GROWTH AREA'S AUTHORITY (GAA) STANDARD DRAWINGS AND SPECIFICATIONS, THE APPROVED SET OF CONSTRUCTION PLANS, AND TO THE SATISFACTION OF THE SUPERINTENDENT. IN THE EVENT OF ANY DISCREPANCY THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE SUPERINTENDENT.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2124-1992 GENERAL CONDITIONS OF CONTRACT.
- THE CONTRACTOR IS REQUIRED TO CONFINE ALL CONSTRUCTION VEHICLES TO THE ROAD RESERVE AND EASEMENTS. ANY DAMAGE CAUSED TO ALLOTMENTS MUST BE REINSTATED.
- AT THE COMPLETION OF ALL WORKS, ALL RUBBISH, DEBRIS AND SURPLUS SPOIL SHALL BE REMOVED FROM THE SITE AND THE SITE SHALL BE CLEANED TO THE SATISFACTION OF THE SUPERINTENDENT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY WARNING SIGNS, LIGHTING AND BARRICADES TO COMPLY WITH THE REQUIREMENTS OF THE ROAD TRAFFIC REGULATIONS.

#### SURVEYING AND SETTING OUT

- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).
- ALL CO-ORDINATES ARE TO AUSTRALIAN MAP GRID (AMG).
- ALL ROAD CHAINAGES REFER TO ROAD RESERVE CENTRELINES EXCEPT FOR KERB RETURNS AND COURT HEADS WHERE CHAINAGES REFER TO LIP OF KERB.
- KERB RETURN RADII ARE GIVEN TO LIP OF KERB, UNLESS SHOWN OTHERWISE.
- TBM'S TO BE RE-ESTABLISHED BY THE PRINCIPALS LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF TBMS THEREAFTER.
- AN ELECTRONIC COPY OF THE DESIGN DRAWINGS WILL BE MADE AVAILABLE TO THE CONTRACTOR FOR THE PURPOSE OF SETTING OUT.
- THE CONTRACTOR IS TO OBTAIN A BUILDING PERMIT FOR ANY STRUCTURES / FENCES AND FOR ANY RETAINING WALLS OVER 1.0m IN HEIGHT.

#### EARTHWORKS AND EXCAVATION

- EXCESS TOPSOIL SHALL BECOME PROPERTY OF THE PRINCIPAL AND STORED AT THE CENTRAL TOPSOIL STOCKPILE AS DIRECTED BY THE SUPERINTENDENT. NO TOPSOIL SHALL BE REMOVED FROM SITE WITHOUT SPECIFIC APPROVAL OF THE SUPERINTENDENT.
- PRIOR TO COMMENCEMENT OF THE WORKS, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:
  - SOURCE OF QUARRY MATERIAL
  - N.A.T.A. APPROVED TESTS RESULTS FOR THE F.C.R. THAT IS TO BE USED
  - IF THE SOURCE OF THE QUARRY MATERIAL IS CHANGED DURING THE COURSE OF THE WORKS, THEN NEW TEST RESULTS SHALL BE PROVIDED.
- PRIOR TO COMMENCEMENT OF WORKS ON SITE, THE CONTRACTOR MUST ENSURE THAT ALL MATTERS RELATING TO THE OCCUPATIONAL HEALTH AND SAFETY ACT 2004 AND OCCUPATIONAL HEALTH AND SAFETY REGULATIONS 2017, HAVE BEEN AND WILL BE COMPLIED WITH.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO COMMENCING EXCAVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING SERVICE AUTHORITIES PRIOR TO COMMENCING ANY WORKS ON SITE.
- WHERE WORKS ARE IN THE VICINITY OF EXISTING SERVICES, THESE SERVICES ARE TO BE EXPOSED AND PROVED PRIOR TO COMMENCEMENT OF WORKS, AND THE RELEVANT AUTHORITIES NOTIFIED SEVEN (7) CLEAR DAYS PRIOR TO THE COMMENCEMENT OF THE WORKS.
- THE CONTRACTOR SHALL:
  - COMPLY WITH THE SAFETY REQUIREMENTS OF THE MINES ACT 1958, AND THE MINES (TRENCHES) REGULATIONS 1982.
  - NOTIFY WORKSAFE VICTORIA OF THEIR INTENTION TO COMMENCE TRENCHING OPERATIONS WHERE TRENCHES ARE 15 METRES OR DEEPER.
  - ENSURE THAT THE MINE MANAGER OR THEIR DEPUTY AS REQUIRED BY THE REGULATIONS IS IN ATTENDANCE WHEN TRENCHING OPERATIONS ARE IN PROGRESS.
- ON COMMENCEMENT OF CONSTRUCTION WORKS, THE CONTRACTOR MUST COMPLY WITH THE RECOMMENDATIONS OF THE ENVIRONMENT PROTECTION AUTHORITY PUBLICATION "CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL." APPROPRIATE SILTATION CONTROL IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD OF THE WORKS.

- THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL SHORING, PLANKING AND STRUTTING, DEWATERING DEVICES, BARRICADES, SIGNS, LIGHTS, ETC. NECESSARY TO KEEP WORKS IN A SAFE AND STABLE CONDITION, AND TO PROTECT THE PUBLIC FROM HAZARDS ASSOCIATED WITH THE WORKS.
- ON-SITE BLASTING IS NOT RECOMMENDED. IF BLASTING IS REQUIRED THEN THE CONTRACTOR IS TO NOTIFY THE SUPERINTENDENT AND COUNCIL IN WRITING, AND OBTAIN ALL REQUIRED PERMITS AND LICENSES. BLASTING IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT REGULATIONS, DANGEROUS GOODS (EXPLOSIVES) REGULATIONS 2000 AND WORKSAFE VICTORIA REQUIREMENTS.
- THE CONTRACTOR IS TO PROVIDE DETAILS IN WRITING OF THE DISPOSAL SITE FOR EXCESS SPOIL INCLUDING THE TRUCK ROUTE AND SUBMIT TO COUNCIL REPRESENTATIVE FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- ALL FILLING AREAS IN EXCESS OF 150mm DEPTH TO BE STRIPPED OF TOPSOIL, FILLED AND TOPSOIL REPLACED TO OBTAIN FINISHED SURFACE LEVELS AS SHOWN ON PLANS. ALL FILLING TO BE COMPACTED IN 150mm EQUAL LAYERS TO 95% AUSTRALIAN DRY DENSITY. FILLING IS TO BE TESTED TO THE SATISFACTION OF THE COUNCIL AND TEST RESULTS OF EACH LAYER AND IN EACH LOT TO BE SUBMITTED TO COUNCIL. ALL FILLING TO BE DONE UNDER LEVEL 1 SUPERVISION IN ACCORDANCE WITH AS3798-2007
- FILLING TO COMPLY WITH A.S.3798-2007, 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL IMPORTED FILL MATERIAL, INCLUDING TOPSOIL, SATISFIES THE DESCRIPTION FOR CLEAN FILL MATERIAL IN EPA BULLETIN PUBLICATION NO 448 (MAY 2007) AND SUBSEQUENT REVISIONS. THE CONTRACTOR SHALL IF REQUIRED PROVIDE VERIFICATION INCLUDING TEST CERTIFICATES TO THE SUPERINTENDENT AND COUNCIL'S REPRESENTATIVE.
- EXISTING DAMS, CHANNELS AND SWALES ARE TO BE BREACHED, DRAINED, DESLUGGED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE SHALL BE INSPECTED APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF FILLING. FILL TO BE PLACED AND COMPACTED AS SPECIFIED AND TO LEVEL 1 SUPERVISION. (AS3798-2007)

#### EXISTING TREES

- ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN OR DIRECTED BY COUNCILS REPRESENTATIVE.
- WHERE, AS A CONDITION OF THE PLANNING PERMIT OR AS A RESULT OF THE PRE-CONSTRUCTION MEETING, FENCING OF AREAS CONTAINING TREES, NATIVE GRASSES AND SHRUBS IS REQUIRED, A THREE STRAND STAR PICKET AND WIRE FENCE SHALL BE CONSTRUCTED.
- NO EXCAVATION SHALL BE UNDERTAKEN WITHIN 5m OF ANY EXISTING TREE WITHOUT THE APPROVAL OF THE SUPERINTENDENT.
- LOPPING OF BRANCHES ON PRESERVED TREES TO BE DIRECTED BY SUPERINTENDENT.
- TREES MARKED ON PLANS FOR REMOVAL MUST BE REMOVED FROM THE SITE PRIOR TO THE COMMENCEMENT OF WORKS. APPROVAL FROM COUNCILS REPRESENTATIVE SHOULD BE OBTAINED PRIOR. ANY TREES REMOVED, VEGETATION OR OTHER MATERIALS ARE NOT TO BE BURNT ON SITE.

#### EXISTING INFRASTRUCTURE

- ANY EXISTING PAVEMENT OR DRAINAGE WORKS DAMAGED DURING CONSTRUCTION OR THE MAINTENANCE PERIOD TO BE REINSTATED TO THE SATISFACTION OF THE SUPERINTENDENT AND COUNCILS REPRESENTATIVE.
- WHERE NEW ASPHALT, CONCRETE K & C, PATHS AND DRIVEWAYS MATCH INTO EXISTING, THE EXISTING SURFACE IS TO BE SAW CUT AND MATCHED NEATLY.
- ALL REDUNDANT ASSETS ARE TO BE REMOVED AND DISPOSED OFF SITE.
- ALL EXISTING AUTHORITY ASSETS AFFECTED BY THE WORKS, SHALL BE REINSTATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE WORKS AND TO THE SATISFACTION OF THE ASSET OWNER.
- WHERE IT IS INTENDED TO INSTALL SERVICES OR OTHER EQUIPMENT UNDER EXISTING PAVEMENTS, THE CONTRACTOR SHALL OBTAIN A PERMIT AND PAY ANY FEES, FROM THE COUNCIL OR OTHER ROAD AUTHORITY PRIOR TO UNDERTAKING ANY EXCAVATION.

#### SERVICES

- 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.
- EXISTING SEWER AND STORM WATER DRAINAGE BACK FILLING UNDER THE ROAD PAVEMENT AND BEHIND KERB AND CHANNEL (WITHIN THE ROAD RESERVATION) SHALL BE REPLACED WITH CLASS 2 CRUSHED ROCK.
- GAS CONDUITS ARE TO BE 50mm DIA. P.V.C. PIPE CLASS S6. WATER CONDUITS ARE TO BE 50mm DIA. P.V.C. PIPE CLASS S8. BOTH ARE TO BE LAID AT A MINIMUM DEPTH OF 450mm BELOW ROAD SUBGRADE LEVEL UNLESS NOTED OTHERWISE.
- CONDUITS FOR GAS AND WATER SERVICES ARE TO BE LOCATED IN THE POSITIONS SHOWN. THEY ARE TO BE PLACED AT RIGHT ANGLES TO THE KERB AND SERVICE ALIGNMENT AND ARE TO EXTEND MIN 600MM BEHIND THE BACK OF KERB. CONDUITS ARE TO BE REFERENCED IN 50mm HIGH LETTERS ON THE FACE OF KERB AND CHANNEL.
- GAS AND WATER CONDUITS ARE TO BE LAID WITH THE FOLLOWING MIN. COVER TO FINISHED SURFACE LEVELS: UNDER ROADS- 450mm BELOW ROAD SUBGRADE LEVEL ELSEWHERE- 600mm.
- WATER TAPPINGS FOR LOTS SITUATED ON THE SAME SIDE OF THE WATER MAIN ARE TO BE LOCATED 14m FROM THE PROPERTY BOUNDARY OF THE LOT UNLESS NOTED OTHERWISE. THE KERB IS TO BE MARKED 'W' WITH AN ARROW POINTING TO THE TAPPING.
- REFER TO THE TELECOMMUNICATIONS DRAWINGS (BY OTHERS) FOR DETAILS ON CONDUITS AND TRENCHING.
- REFER TO THE ELECTRICAL AND LIGHTING DRAWINGS (BY OTHERS) FOR DETAILS ON CONDUITS AND TRENCHING.
- ALL SERVICE CONDUITS TRENCHES UNDER ROAD PAVEMENTS ARE TO BE BACKFILLED WITH 20MM 3% CEMENT TREATED CLASS 3 CRUSHED ROCK COMPACTED TO A DENSITY NOT LESS THAN 98% OF THE MAXIMUM DRY DENSITY

VALUE DETERMINED BY THE MODIFIED COMPACTION TEST IN ACCORDANCE WITH A.S.1289.5.11-2003.

- ALL FIRE HYDRANTS ARE TO BE MARKED IN ACCORDANCE WITH "IDENTIFICATION OF STREET HYDRANTS FOR FIREFIGHTING PURPOSES" PUBLICATION (DEVELOPED BY C.F.A, M.F.E.S.B & N.R.E). MARKINGS TO BE VIA BLUE RAISED REFLECTIVE PAVEMENT MARKER AND A MARKER POST.

#### 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.
- ALL STORMWATER DRAINS ARE TO BE CLASS 2 R.C. OR RIGID F.R.C. PIPES WITH ADCOL FLEXIBLE COLLARS UNLESS NOTED OTHERWISE. ALL PIPES UP TO AND INCLUDING 750mm DIA. ARE TO BE RUBBER RING JOINTED INTERLOCKING / FLUSH JOINTS WITH EXTERNAL BANDS CAN ONLY BE USED ON PIPE SIZES OVER 750mm DIA.
- ALL DRAINS LAID UNDER ROAD PAVEMENT AND BEHIND KERB AND CHANNEL, TRENCH SHALL BE BACKFILLED WITH 20mm CLASS 3 F.C.R. COMPACTED TO 98% MODIFIED AS PER GAA STANDARD DRAWINGS.
- WHERE STORMWATER DRAINS ARE LAID UNDER DRIVEWAYS AND FOOTPATHS, TRENCH SHALL BE BACKFILLED WITH 20mm CLASS 3 F.C.R. COMPACTED TO 98% MODIFIED.
- PROPERTY INLET PITS ARE TO BE LOCATED 1.0m FROM LOW SIDE BOUNDARY UNLESS OTHERWISE SHOWN. INVERT LEVEL OF PROPERTY INLET IS TO BE A MINIMUM OF 500mm BELOW FINISHED/EXISTING SURFACE LEVEL.
- AGRICULTURAL DRAINS ARE TO BE PLACED BEHIND ALL KERB AND CHANNEL, KERB ONLY AND EDGE STRIPS IN ACCORDANCE WITH GAA STANDARD DRAWINGS.
- ALL TABLE DRAINS AND VERGES ARE TO BE REINSTATED UPON COMPLETION OF WORKS TO THE SATISFACTION OF COUNCIL.
- FOR ALL DRAINAGE PITS, REFER TO GAA STANDARD DRAWINGS UNLESS NOTED OTHERWISE.
- PROPERTY CONNECTIONS ARE TO BE LOCATED 5.0m FROM BOUNDARY UNLESS OTHERWISE SHOWN. PROPERTY CONNECTIONS ARE TO BE 100mm DIAMETER AND BACKFILLED WITH 20mm CLASS 3 F.C.R. TO 150mm ABOVE TOP OF PIPE IN ALL LOCATIONS. PIPES TO EXTEND 0.5m INTO PROPERTY AND ARE TO HAVE 0.8m COVER

#### CONCRETE WORKS

- GENERALLY (S2) KERB AND CHANNEL IS TO BE POURED THROUGHOUT THE SUBDIVISION. WHERE OTHER KERB TYPES ARE REQUIRED THEY ARE SPECIFICALLY SHOWN ON THE DRAWINGS.
- FOOTPATHS ARE TO BE 50mm OFFSET FROM TITLE BOUNDARIES UNLESS NOTED OTHERWISE. VEHICLE CROSSING ALIGNMENTS ARE GENERALLY TO BE PARALLEL TO THE SIDE BOUNDARY.
- ALL NEW CONCRETE WORKS SHALL BE JOINED INTO ABUTTING EXISTING CONCRETE IN ACCORDANCE WITH G.A.A. STANDARD DRAWINGS AND SPECIFICATION, UNLESS OTHERWISE SPECIFIED.
- ANY EXPOSED AGGREGATE CONCRETE WORKS TO BE ACHIEVED BY SAND-BLASTING ONLY. WASHING AGGREGATE OFF WITH WATER IS NOT PERMITTED.
- CONCRETE STRENGTH SHALL BE A MINIMUM OF 25MPA AT 28 DAYS UNLESS OTHERWISE NOTED.
- TRANSITION BETWEEN DIFFERENT KERB PROFILES SHALL BE OVER 3m IF THEY CANNOT BE INCORPORATED INTO A PRAM CROSSING OR DRIVEWAY CROSSING.
- WHERE TACTILE GROUND SURFACE INDICATORS ARE REQUIRED THEY SHALL BE CONSTRUCTED IN ACCORDANCE WITH VICROADS STANDARD DRAWINGS SD2031 & SD2032. TACTILE GROUND SURFACE INDICATORS MUST CONFORM TO AS128.4 AND BE APPROVED BY COUNCIL.

#### PAVEMENTS

- WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCIL, AND CONSTRUCTED IN LAYERS 150mm THICK WITH COMPACTION ACHIEVING 98% AUSTRALIAN STANDARD DENSITY.
- WEARING COURSE TO BE CONSTRUCTED 5mm ABOVE LIP OF KERB AND CHANNEL.
- THE CONTRACTOR SHALL CO-OPERATE WITH OTHER AUTHORITIES AND SHALL ENSURE THAT ALL SERVICES ARE INSTALLED PRIOR TO THE FINAL PAVEMENT COURSE.
- PAVEMENT DEPTH SPECIFIED IS A MINIMUM DEPTH AND MAY BE VARIED BY THE SUPERINTENDENT AND/OR COUNCILS REPRESENTATIVE. SOFT SPOTS SHALL BE EXCAVATED TO A PROOF ROLLED BASE AND BACKFILLED WITH APPROVED MATERIAL COMPACTED IN 150mm LAYERS TO ACHIEVE A DENSITY NOT LESS THAN 98% OF THE MAXIMUM DRY DENSITY VALUE DETERMINED BY THE STANDARD COMPACTION TEST IN ACCORDANCE WITH A.S.1289.5.11-2003.

PAVEMENT SUB-BASE AND BEDDING TO KERB AND CHANNEL IS TO BE INSTALLED AS PER GAA STANDARDS.

#### TRAFFIC MANAGEMENT

- ALL TRAFFIC CONTROL MEASURES, SIGNS AND LINEMARKING SHALL BE IN ACCORDANCE WITH A.S.1742 - 1, 2 & 3. LINEMARKING TO BE CARRIED OUT USING THERMOPLASTIC PAINT.
- STREET NAME SIGNS ARE TO BE IN ACCORDANCE WITH COUNCIL STANDARD DRAWING AND SPECIFICATION.
- ALL SIGNS TO BE CLASS 1 HIGH INTENSITY TYPE AND TO COMPLY WITH THE REQUIREMENTS OF A.S.1743 -2001.
- LANDSCAPING
- RESERVES TO BE LEFT IN A CONDITION SATISFACTORY TO COUNCILS LANDSCAPE ARCHITECT.
- TOPSOILING WORKS ARE TO BE PREPARED AS SPECIFIED FOR HAND OVER TO THE LANDSCAPING CONTRACTOR.
- SOFT SPOTS, WHERE DIRECTED BY COUNCILS LANDSCAPE ARCHITECT ARE TO BE EXCAVATED AND BACKFILLED WITH SPECIFIED MATERIALS.
- ALL DISTURBED AREAS, IE, NATURESTRIPS, BATTERS, ALLOTMENTS & RESERVES, ARE TO BE REINSTATED TO A CLEAN, TIDY CONDITION, TOP DRESSED 100MM LOAMY TOP SOIL FREE OF CLUMPS, SODS AND CLAY LUMPS AND SOIL WITH GRASS SEED. SEED IS TO BE A GENERAL PARKLAND AND NATURESTRIP BLEND AS APPROVED BY COUNCIL UNLESS OTHERWISE DETAILED. GRASS IS TO BE ESTABLISHED PRIOR TO THE END OF THE MAINTENANCE PERIOD.



DRAWING INDEX		
JOB No	SHEET No	SHEET DESCRIPTION
18040-14	01	LOCALITY PLAN & GENERAL NOTES
18040-14	02	DETAIL PLAN
18040-14	03	PAVEMENT DETAILS & TYPICAL SECTIONS
18040-14	04	LONGITUDINAL SECTIONS
18040-14	05	CROSS SECTIONS - CONFIR DRIVE
18040-14	06	CROSS SECTIONS - FLAVA ROAD
18040-14	07	CROSS SECTIONS - HAMMER STREET
18040-14	08	INTERSECTION DETAIL PLAN
18040-14	09	DRAINAGE LONGITUDINAL SECTIONS
18040-14	10	PIT SCHEDULE
18040-14	11	SIGNAGE & LINE MARKING PLAN

SERVICE OFFSET TABLE						
STREET NAME	WATER	ND - WATER	GAS	TELCO	ELEC	POLES
CONFIR DRIVE	3.20 N	2.70 N	2.30 N	1.85 S	2.35 S	1.00m+
FICUS CIRCUT	3.20 E	2.70 E	2.30 E	1.85 W	2.35 W	1.00m+
FLAVA ROAD	2.95 N	2.45 N	2.05 N	1.85 S	2.35 S	1.00m+

- × DENOTES OFFSET FROM BACK OF KERB
- TELSTRA AND ELECTRICITY CABLES ARE TO BE CONSTRUCTED IN A COMMON TRENCH
- GAS AND WATER MAINS ARE TO BE CONSTRUCTED IN A COMMON TRENCH

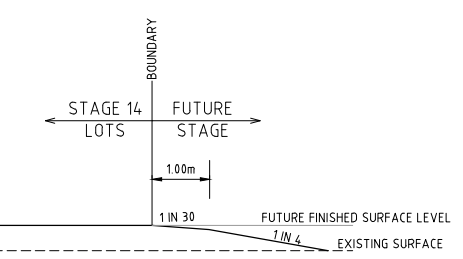
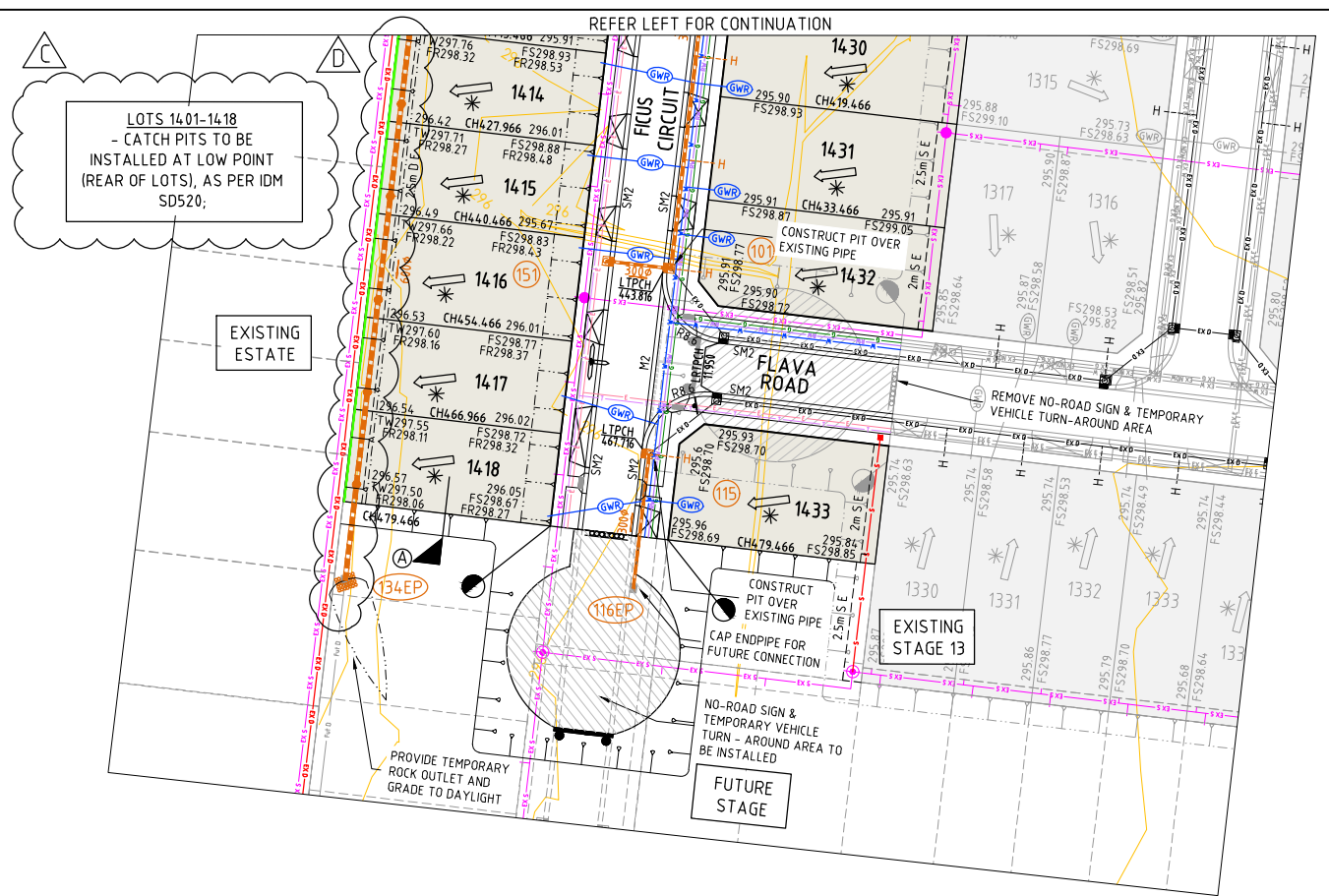
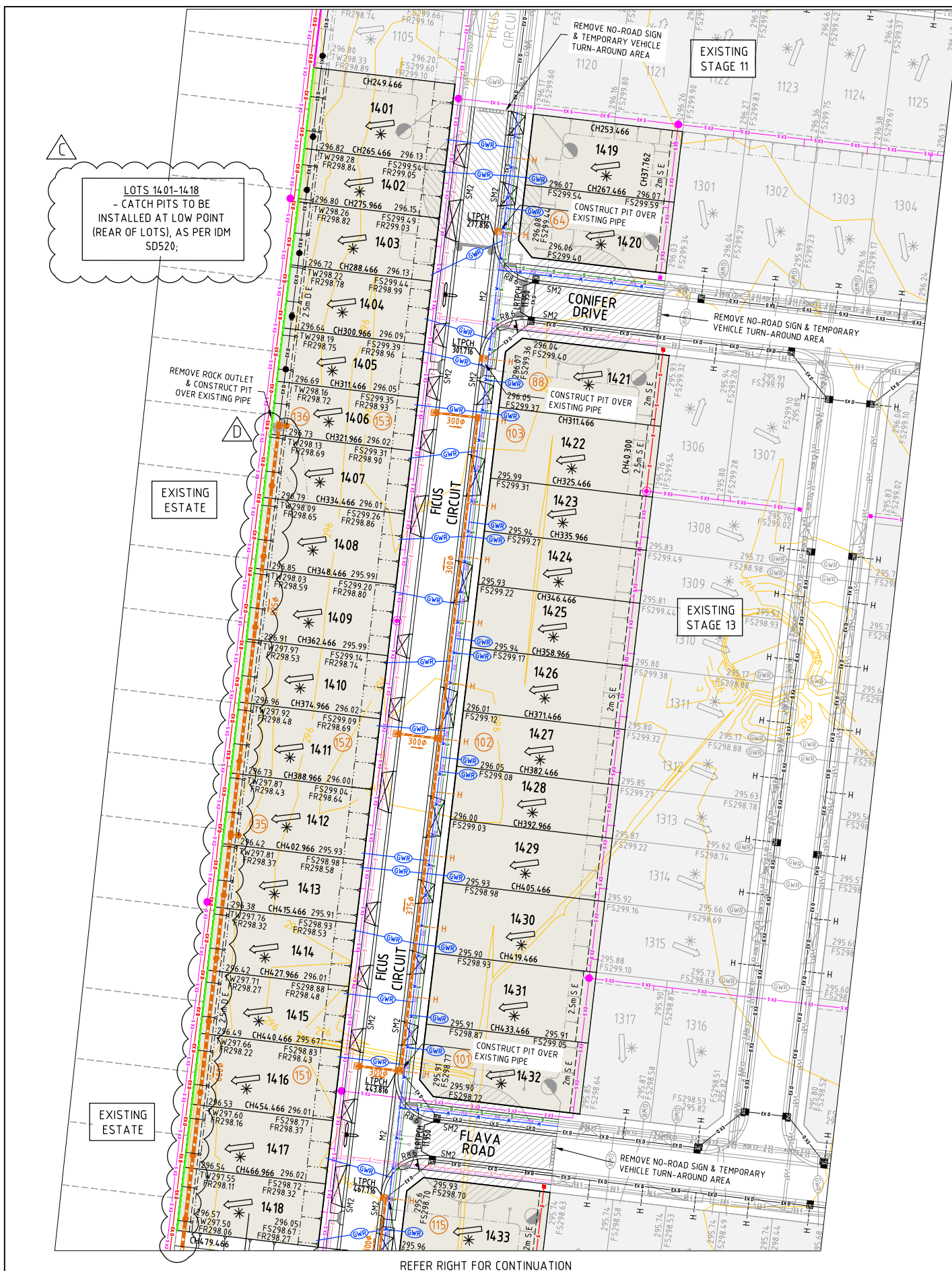


**WARNING**  
BEWARE OF UNDERGROUND/OVERHEAD SERVICES

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.

						Melway Reference 665 E4				Designed M.ROSSITTO		NEWBRIDGE SOUTH ESTATE		Drawing No: 18040-14-01	
								Urban Design and Management Pty Ltd PO Box 468 Sunbury 3429 Phone: +61 3 9971 6300   Fax: +61 3 9971 6399 Office 1, Level 1, 114 Evans Street, Sunbury, VIC, 3429		Checked T.PHILLIPS		STAGE 14 MITCHELL SHIRE COUNCIL LOCALITY PLAN		Revision: B	
								Principal RESIMAX GROUP PTY LTD 2 DREWERY PLACE MELBOURNE VIC 3000		Approved T. MILINKOVIC				Sheet No: 01 of 13	
B CONSTRUCTION ISSUE				03.03.22		MR TP						Scale @ A1		N.T.S	
A ISSUED TO COUNCIL				19.11.21		MR TP								© Urban Design and Management Pty Ltd ABN 62 525 443 156	
No REVISION				DATE		DESIGNER		APPROVED							





TEMPORARY BENCH MARKS				
Reference	North	East	Elevation	Description
C17	2483.10	2140.89	296.32	STAR PICKET
C18	2388.04	2130.35	295.87	STAR PICKET
C21	2344.46	2294.01	295.35	STAR PICKET

FOR FURTHER RETAINING WALL AND LOT PAD DETAILS FOR LOTS 1401-1418 REFER TO SHEET 11

LEGEND - LAYOUT PLAN			
	STORMWATER DRAIN, PIT & PROPERTY INLET		EXISTING SEWER
	SWALE DRAIN		RETAINING WALL
	SEWER & MAINTENANCE STRUCTURES		WATER
	HOUSE DRAIN		GAS
	SERVICE CONDUITS		TELSTRA
	EXISTING ELECTRICITY (UNDERGROUND)		ELECTRICITY (UNDERGROUND)
	EXISTING ELECTRICITY (OVERHEAD)		RECYCLED WATER
	EXISTING GAS		EXISTING SURFACE LEVEL
	EXISTING TELSTRA		FINISHED BUILDING LINE LEVEL
	EXISTING WATER		FINISHED RIDGE LINE LEVEL
	EXISTING STORMWATER DRAIN		TOP OF RETAINING WALL
	STRUCTURAL FILL > 200mm DEEP		EX. STRUCTURAL FILL > 200mm DEEP
	OVERLAND FLOW		DIRECTION OF FLOW
	ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FALL TO LEVELS INDICATED		CONCRETE EDGE STRIP WITH SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
	LIMIT OF WORKS		PERMANENT SURVEY MARK
	TEMPORARY BENCH MARK		PROPOSED DRIVEWAY

No	REVISION	DATE	DESIGN	APPROVED
D	PIPE SIZES UPDATED	31.08.22	MR	TP
C	CATCH PITS ADDED	04.07.22	MR	TP
B	PEDESTRIAN CROSSINGS ADDED	03.03.22	MR	TP
A	ISSUED TO COUNCIL	19.11.21	MR	TP

**Approved for Construction**

Melway Reference  
 665 E4  
 Principal  
 RESIMAX GROUP PTY LTD  
 2 DREWERY PLACE  
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 Checked  
 T.PHILLIPS  
 Approved  
 T. MILINKOVIC  
 Date  
 NOVEMBER 2021

**NEWBRIDGE SOUTH ESTATE**  
 STAGE 14  
 MITCHELL SHIRE COUNCIL  
 DETAIL PLAN

Drawing No: 18040-14-02  
 Revision: D  
 Sheet No: 02 of 13  
 Scale @ A1 0 5 10 20  
 1:500  
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