

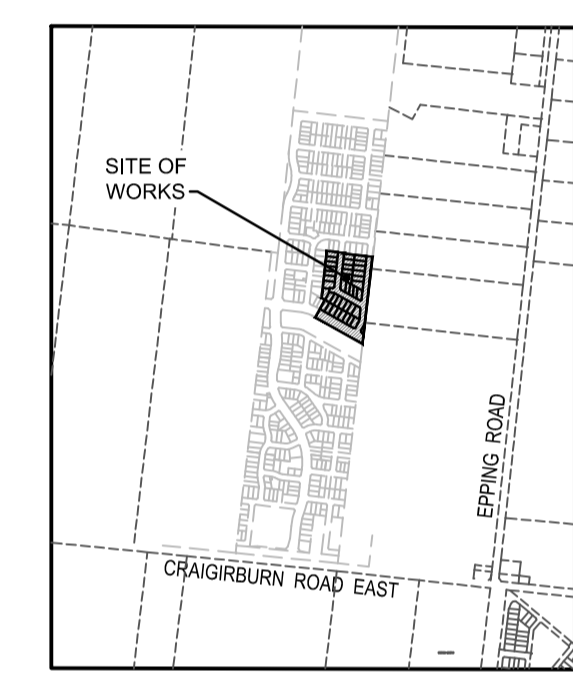


SERVICES OFFSETS AND LOCATIONS

STREET NAME	Rd RESERVE	WATER		GAS	ELECTRICITY		FIBRE TO THE HOME		Bk. of KERB	JOINT TRENCHING
		DW	NDW		CABLES	POLES (Ø)	FTTH CABLES	FTTH PITS		
FANTASIA BOULEVARD	25.00	3.30 N	2.75 N	2.25 N	2.75 S	1.00 BOK	1.85 S	1.85 N & S	8.55N/4.55S	W & G, F & E
LANDOVER ROAD	15.45 17.00*	1.65 E 3.20 E*	1.15 E 2.70 E*	0.70 E 2.25 E*	3.20 W	1.30 BOK	2.45 W	0.70 E/1.85E* 2.45 W	2.80E/4.35E* 5.05 W	W & G, F & E
LANDOVER ROAD (opp Lot 832)	17.00	3.20 E	2.70 E	2.25 E	2.60 W	1.50 BOK	1.85 W	1.85 W	5.05 W	W & G, F & E
ANDALASIA STREET	16.00	3.05 S&W	2.55 S&W	2.10 S&W	2.60 N&E	0.90 BOK	1.85 N&E	1.85 N&E 1.70 S&W	4.20 S&W 4.20 N&E	W & G, F & E
COTTONWOOD DRIVE (FUT)	14.50	3.00 S	2.50 S	2.10 S	1.10 N	-	0.35 N	-	4.20 S 2.70 N	W & G, F & E
BUTTERNUT STREET (FUT)	16.00	3.00 S	2.50 S	2.10 S	2.60 N	-	1.85 N	-	4.20 S 4.20 N	W & G, F & E

NOTE: a) Landover offsets shown to current 15.45m road reserve width. 'x' Indicates offsets from future eastern road reserve boundary (ie ultimate 17m road width).
 b) Street trees to be located in the centre of nature strips.
 c) Typical pole offsets shown. Refer electrical design plans for specific pole offsets.

SHT. No.	VER	DRAWING INDEX	
		DESCRIPTION	
1	E	LAYOUT PLAN & SERVICES SCHEDULE	
2	C	NOTES, PAVEMENT COMPOSITION & DETAILS	
3	B	INTERSECTION DETAILS & DETAIL NOTES	
4	B	LONGITUDINAL & CROSS SECTIONS - FANTASIA BOULEVARD	
5	B	LONGITUDINAL SECTION - LANDOVER ROAD, and TYPICAL SECTIONS	
6	B	CROSS SECTIONS - LANDOVER ROAD	
7	B	LONGITUDINAL & CROSS SECTIONS - ANDALASIA STREET	
8	B	DRAINAGE LONGITUDINAL SECTIONS	
9	B	DRAINAGE LONGITUDINAL SECTIONS & PIT SCHEDULE	
10	B	SIGNAGE & LINEMARKING PLAN	



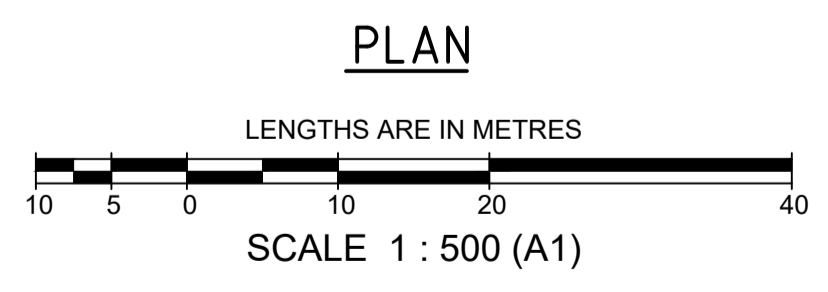
LOCALITY PLAN
1:20,000

WARNING
 BEWARE 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.

- ATTENTION TO CONTRACTOR**
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DIGITAL PLAN, PROVIDED FOR SETOUT PURPOSES, MATCHES THE TBM COORDINATES SHOWN.
 - CONTRACTOR TO ENSURE THAT THE SITE IS PEGGED AND OR SET OUT CHECKED BY THE LICENCED SURVEYOR RESPONSIBLE FOR CERTIFYING THE PLAN OF SUBDIVISION PRIOR TO UNDERGROUND INFRASTRUCTURE BEING INSTALLED.
 - WHERE CONCRETE WORKS ABUT A SEWER ACCESS CHAMBER SURROUND OR SIMILAR STRUCTURE, AN EXPANSION JOINT OF APPROVED MATERIAL SHALL BE PROVIDED BETWEEN THE TWO FACES.

SYMBOL LEGEND

Drains	Prop	Exist	Ex/Natural/FS Level	28.87	28.87	28.87
Sewer <300	—S—	—S—	FS @ Building Line	10.28.57	10.28.57	10.28.57
Sewer >300	—S—	—S—	Top/Toe of Batter	10.28.57	10.28.57	10.28.57
Water	—W—	—W—	Top Ret. Wall Level	10.28.57	10.28.57	10.28.57
House Drain	—H—	—H—	100yr Flood Level	10.28.57	10.28.57	10.28.57
Property Inlet	—P—	—P—	Fill Prop/Ex	10.28.57	10.28.57	10.28.57
Street Sign	—S—	—S—	Cut Prop/Ex	10.28.57	10.28.57	10.28.57
PSM	—P—	—P—	ROCK RET WALL	10.28.57	10.28.57	10.28.57
Retaining Wall	—R—	—R—	SLEEPER RET WALL	10.28.57	10.28.57	10.28.57
Conduits 50mm	—G—	—G—				
Conduits 100mm	—G—	—G—				
Ex Gas/Elect/Tel	—G—	—G—				



AMENDMENTS	DATE	REMARKS	CHECKED
E	3.11.21	AMENDED EASEMENT/SEWER IN LOT 811	
D	5/10/21	ESTATE NAME, E/NDN OFFSETS (LANDOVER), SHEET INDEX REVISED	
C	12.10.20	SERVICES SCHEDULE (ELEC POLE Ø/S) AMENDED. SHEET INDEX UPDATED.	
B	23.09.20	SERVICES TABLE REVISED (LANDOVER OPP LOT 832)	
A	28.07.20	ISSUED FOR CONSTRUCTION	

breese pitt dixon pty. ltd.
 land surveyors civil engineers
 1/19 cafo street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310

ELLERY ESTATE STAGE 8
 LAYOUT PLAN AND SERVICES SCHEDULE

MUNICIPALITY: WHITTLESEA
 REFERENCE: 8625 E/08
 SCALE: As Shown DATUM: AHD DATE: May'20 SHEET: 1 OF 10

NOTES

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH PLANS AND CURRENT CITY OF WHITTLESEA SPECIFICATIONS AND STANDARD DRAWINGS APPROVED BY COUNCIL AND TO THE SATISFACTION OF THE ENGINEER.
- COUNCIL TO BE NOTIFIED 2 CLEAR DAYS PRIOR TO COMMENCEMENT OF WORKS.
- DRAINAGE AND PITS TO BE SET OUT FROM OFFSETS SHOWN RATHER THAN FROM CENTRELINE PIPE CHAINAGES. REFER EDMC601-608 FOR FURTHER DETAILS.
- ALL PIPES TO BE CLASS 2 UNLESS OTHERWISE SPECIFIED AND SHALL BE RRU UP TO AND INCLUDING 750mm DIAMETER. PIPES ABOVE THIS SIZE MUST BE FLUSH JOINTED WITH EXTERNAL SEALING BANDS. ALL DRAINS THAT CROSS UNDER ROAD PAVEMENTS ARE TO BE CLASS 4 R.C.P.
- JOINING FOR CURVED PIPE ALIGNMENT SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS (R/R'S FOR MINOR DEFLECTIONS OR COMPLETE R.C. BANDAGES)
- PROPERTY INLETS ARE TO BE PLACED 1.0m FROM THE LOW CORNER OF LOT UNLESS OTHERWISE SHOWN.
- LOTS DENOTED THUS 416H ARE TO BE PROVIDED WITH A 100mm HOUSE DRAIN PLACED 5.5m FROM THE LOW CORNER OF THE LOT UNLESS OTHERWISE SHOWN. HOUSE DRAINS TO BE CONNECTED TO STREET DRAINAGE WITH 27A & CAP, CLEAR OF ANY PAVING. IF CONNECTION IS WITHIN PAVING A PIT MUST BE USED.
- APPROVED GRANULAR BACKFILL TO BE PROVIDED WHERE PIPE TRENCHES ENCROACH UNDER ROADWAY DUE TO DEEP EXCAVATIONS IN ROCK.
- SHALLOW CUT OFF DRAINS ARE TO BE PROVIDED ON SUBDIVISION BOUNDARY WHERE NECESSARY.
- PRIOR TO COMMENCEMENT OF WORKS ON SITE, THE CONTRACTOR MUST ENSURE THAT ALL MATTERS RELATING TO THE OCCUPATIONAL HEALTH AND SAFETY ACT 2004, INCLUDING ALL RELEVANT REGULATIONS, HAVE BEEN ADDRESSED. IN PARTICULAR, THE REQUIRED NOTIFICATIONS MUST BE CONVEYED TO THE VICTORIAN WORKCOVER AUTHORITY - HEALTH & SAFETY DIVISION WITH RESPECT TO TRENCHING OPERATIONS. DETAILS OF THE CONTRACTORS OCCUPATIONAL HEALTH & SAFETY PROCEDURES MUST BE LODGED WITH THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORKS.
- AGRICULTURAL PIPE DRAINS TO BE PLACED BEHIND ALL KERB AND CHANNEL AND BUFFER PITCHERS AND WHERE DIRECTED BY THE ENGINEER (REFER TO STD DRG EDMC202).
- ALL DRAINAGE TRENCHES UNDER ROAD PAVEMENTS, KERB & CHANNEL, PARKING BAYS DRIVEWAYS, FOOTPATHS AND BEHIND KERB & CHANNEL SHALL BE BACKFILLED WITH CRUSHED ROCK
- BATTERS SHALL BE 1 IN 6 FOR CUT & FILL UNLESS OTHERWISE SHOWN. BATTERS EXCEEDING 1 IN 6 MUST BE STABILISED AS PER COUNCIL REQUIREMENT.
- ALL NATIVE TREES AND SHRUBS TO BE RETAINED UNLESS ROAD CONSTRUCTION NECESSITATES THEIR REMOVAL OR REMOVAL IS DIRECTED BY THE ENGINEER.
- LOTS TO BE GRADED AND LEFT CLEAN TO THE SATISFACTION OF THE ENGINEER.
- ON COMPLETION THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF RUBBISH AND SPOIL FROM SITE.
- WHERE WORKS ARE IN THE VICINITY OF EXISTING SERVICES, THESE SERVICES ARE TO BE LOCATED AND THE VARIOUS AUTHORITIES NOTIFIED PRIOR TO COMMENCEMENT OF WORKS.
- ALL MATERIAL SURROUNDING SERVICE AUTHORITY PITS LOCATED IN FOOTPATHS MUST BE ADEQUATELY COMPACTED IN 150mm LAYERS AND TESTED TO THE SATISFACTION OF THE CITY OF WHITTLESEA PRIOR TO THE CONSTRUCTION OF FOOTPATH BAYS ADJACENT TO THESE PITS.
- THE WATER CONDUIT OFFSET FROM THE LOT BOUNDARY IS GIVEN ON THE WATER RETICULATION PLAN. THE CONTRACTOR MUST CONSTRUCT CONDUITS TO ACCORD WITH THE GIVEN OFFSET AND ENSURE THAT THE CONCRETE MARKS THE KERB AND FOOTPATH EXACTLY ABOVE THE CONDUIT.
- ALL GAS AND WATER CONDUITS FOR RESIDENTIAL LOTS TO BE PVC CLASS 12, 50mm DIAMETER & 100mm DIAMETER RESPECTIVELY.
- TELSTRA/NBN Co TO BE NOTIFIED 7 DAYS PRIOR TO CONCRETE BEING PLACED.
- CONDUITS ARE TO BE EXTENDED 450mm BEHIND FACE OF KERB AND TO BE REFERENCED ON FACE OF KERB.
- ALL STREET SIGNS TO BE CONSTRUCTED AND ERECTED TO CURRENT CITY OF WHITTLESEA STANDARDS. STREET NAME PLATES TO BE IN ACCORDANCE WITH STANDARD DRAWING SD825, INCLUDING "NO THROUGH ROAD" NOMINATION WHERE APPLICABLE.
- TRAFFIC CONTROL SIGNS, MARKINGS & DELINEATORS TO BE INSTALLED IN ACCORDANCE WITH AS1742.2. ALL LINE MARKING IS TO BE LONG LIFE ROAD MARKING, WITH LONGITUDINAL LINES IN THERMOPLASTIC & TRANSVERSE MARKINGS IN COLD APPLIED.
- ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH EDMC501 & 502 AND ARE TO BE OFFSET 0.75m FROM SIDE BOUNDARY OR EASEMENT UNLESS OTHERWISE SHOWN.
- ALL DRIVEWAY RAMP INTO PROPERTIES ARE TO BE CUT IN AT A MAXIMUM GRADE OF 1 IN 6.
- FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND TOPSOIL REPLACED TO OBTAIN FINAL FILL LEVELS AS SHOWN ON PLANS. FILLING TO BE CLEAN CLAY COMPACTED TO A DRY DENSITY NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY VALUE DETERMINED BY THE STANDARD COMPACTION TEST IN ACCORDANCE WITH AUSTRALIAN STANDARD AS1289.5.2.1-2003. CONTROL TESTING TO COMPLY WITH AS3796-2007 APPENDIX B, LEVEL 1.
- 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 (SEPT '95) AND SUBSEQUENT REVISIONS. THE CONTRACTOR SHALL PROVIDE VERIFICATION INCLUDING TEST CERTIFICATES TO THE SUPERVISING ENGINEER.
- FILL REQUIRED UNDER ROADWAY KERB AND CHANNEL AND FOOTPATH TO BE UNDERTAKEN AS PER COUNCIL'S CONSTRUCTION SPECIFICATION FOR ROAD & DRAINAGE WORKS 20.6 (TYPE A MATERIAL AS PER VICROADS STANDARD SPECIFICATION 204) AND COMPACTED TO 98% AASHO IN 150mm LAYERS.
- PAVEMENT DEPTH MAY NOT BE ALTERED WITHOUT WRITTEN APPROVAL FROM CITY OF WHITTLESEA DEVELOPMENT ENGINEERING UNIT PRIOR TO THE COMMENCEMENT OF WORKS. ADDITIONAL COSTS WILL NOT BE CONSIDERED POST TENDER.
- THE CONTRACTOR IS TO ORGANISE AND PAY FOR TESTING OF PAVEMENT BASE COURSE MATERIAL AND FINAL LAYER OF CRUSHED ROCK. A COPY OF RESULTS IS TO BE FORWARDED TO THE DIRECTOR OF ENGINEERING OR HIS REPRESENTATIVE. THE RESULTS MUST MEET THE REQUIREMENTS OF THE CITY OF WHITTLESEA SPECIFICATION BEFORE ANY FURTHER WORKS ARE REQUIRED.
- THE CONTRACTOR MUST COMPLETE A LEVEL CHECK BETWEEN ALL TBM'S TO VERIFY LEVEL VALUES BEFORE COMMENCEMENT OF WORKS. ALL TBM'S AND CONTROL POINTS ARE TO BE MAINTAINED AND PROTECTED AT ALL TIMES DURING CONSTRUCTION. SHOULD ANY MARKS BE DISTURBED, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE DEVELOPER'S CONSULTANT TO ARRANGE RE-INSTALLMENT AT THE CONTRACTORS EXPENSE.
- PRIOR TO COMMENCEMENT OF WORKS, THE CONTRACTOR MUST SUBMIT A SMP TO THE DEVELOPER'S CONSULTANT FOR APPROVAL. THE CONTRACTOR MUST COMPLY WITH THE RECOMMENDATIONS OF THE ENVIRONMENT PROTECTION AUTHORITY PUBLICATION No.275 "CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL" AND MW SITE ENVIRONMENTAL MANAGEMENT POLICY 3.8.2. APPROPRIATE SILTATION CONTROL IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD OF THE WORKS. THE SMP SHALL BE APPROVED BY CITY OF WHITTLESEA DEVELOPMENT ENGINEERING UNIT PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL FOOTPATHS IN ROADS TO BE OFFSET 50mm FROM PROPERTY BOUNDARY. FOOTPATHS CONSTRUCTED ABOVE EXISTING LEVEL TO BE CONSTRUCTED ON APPROVED FILL (TO AS-3798) OF F.C.R. INTO NATURAL GROUND.

- PRIOR TO COMMENCEMENT OF WORKS TREE PROTECTION ZONES (TPZ) ARE TO BE INSTALLED AS SPECIFIED IN THE ANNOTATED DETAILS FORMING PART OF THE PLANNING PERMIT TO "TREES NOTED TO BE RETAINED". THIS INCLUDES THE FOLLOWING:
 - RING LOCK WIRE MESH MINIMUM 1.20m HIGH (STD DRG SDL2.02)
 - MAIN POSTS 100mm TREATED PINE (TP), MINIMUM 1.80m HIGH
 - INTERMEDIATE POSTS STEEL STAR PICKETS (SP), MINIMUM 1.80m HIGH
 - THE CORNER POSTS ARE TO BE TP WITH TP STAYS
 - EVERY THIRD POST TO BE TP
 - SP TO BE PLACED INTERMEDIATELY BETWEEN THE TP AT MAX 3.0m INTERVALS
 - THE RING LOCK MESH TO ENCIRCLE THE STRUCTURE AND BE FIRMLY SOAKED AT EACH POST
 - POSTS MUST BE SUNK INTO THE GROUND BY 450mm (THERE IS TO BE NO CONCRETE TO SECURE POSTS AS THIS WILL AFFECT pH LEVELS)
 - HIGH VISIBILITY HAZARD MARKER TAPE SECURELY FIXED TO TOP OF WIRE MESH FENCE WITH WIRE TIES
 - THE TREE PROTECTION ZONE IS TO BE CLEARLY SIGN POSTED IN ACCORDANCE WITH CONDITION 20 OF THE PLANNING PERMIT (STD DRG SDL2.03)

NO EXCAVATION SHALL BE CARRIED OUT WITHIN 5.0m OF ANY TREE UNTIL APPROVAL IS GIVEN BY THE ENGINEER.

- PROVIDE FENCING ALONG ANY COMMON BOUNDARY BETWEEN A LOT AND MUNICIPAL RESERVE. FENCING TO BE ERECTED BY THE DEVELOPER AT NO COST TO COUNCIL. PALINGS/PICKETS TO BE ON THE RESERVE SIDE AND CONSTRUCTED GENERALLY IN ACCORDANCE WITH COUNCIL STANDARD DRAWING SDL 3.11a & SDL 3.12a - WITH 15mm CHAMFERS AT TOP OF POSTS AND THE FOLLOWING VARIATIONS:

- FENCE PORTIONS TO CONSIST OF TYPES A, B & C AS DEFINED BELOW:
- TYPE A - TO CONSIST OF A 1.2m HIGH SEMI-TRANSPARENT FENCE (SDL 3.12a). PROVIDE A 150mm GAP BETWEEN PICKETS. TYPE A IS TO COMMENCE FROM THE FRONT CORNER PEG. LENGTH IS TO BE 5m MIN UNLESS OTHERWISE SHOWN.
 - TYPE B - TO CONSIST OF A 1.8m HIGH SEMI-TRANSPARENT FENCE (SDL 3.11a). PROVIDE A 20mm GAP BETWEEN PALINGS. TYPE B IS TO COMMENCE IMMEDIATELY AFTER TYPE A FENCING. LENGTH IS TO BE 5m MIN UNLESS OTHERWISE SHOWN.
 - TYPE C - TO CONSIST OF A 1.8m HIGH SOLID FENCE (SDL 3.11a). LENGTH IS TO COMPLETE THE BALANCE OF ANY SIDE OR REAR BOUNDARY FENCING AS INDICATED ON THE LAYOUT PLANS.

- VEHICULAR EXCLUSION FENCING TO BE PROVIDED ALONG THE ROAD FRONTS OF ALL RESERVES. REFER LANDSCAPE PLANS FOR FENCE DETAILS. FENCING TO BE CONSTRUCTED AS PART OF LANDSCAPE WORKS.

- EXISTING DRY STONE WALL TO BE REMOVED AND STOCKPILED IN ACCORDANCE WITH SECTION 5.2 OF COUNCIL APPROVED "DRY STONE WALL FEATURE SURVEY AND MANAGEMENT PLAN (NOV 2017)" PREPARED BY ECOLOGY AND HERITAGE PARTNERS PTY LTD. REPLACE STONE WALL WITH A FARM FENCE (CABLE FENCE AS PER MW STD. DWG. 72518/203).

- CONTRACTOR TO ENSURE TEMPORARY FENCING IS IN PLACE DURING WORKS TO AVOID LIVESTOCK ESCAPING FROM ADJOINING FARM.

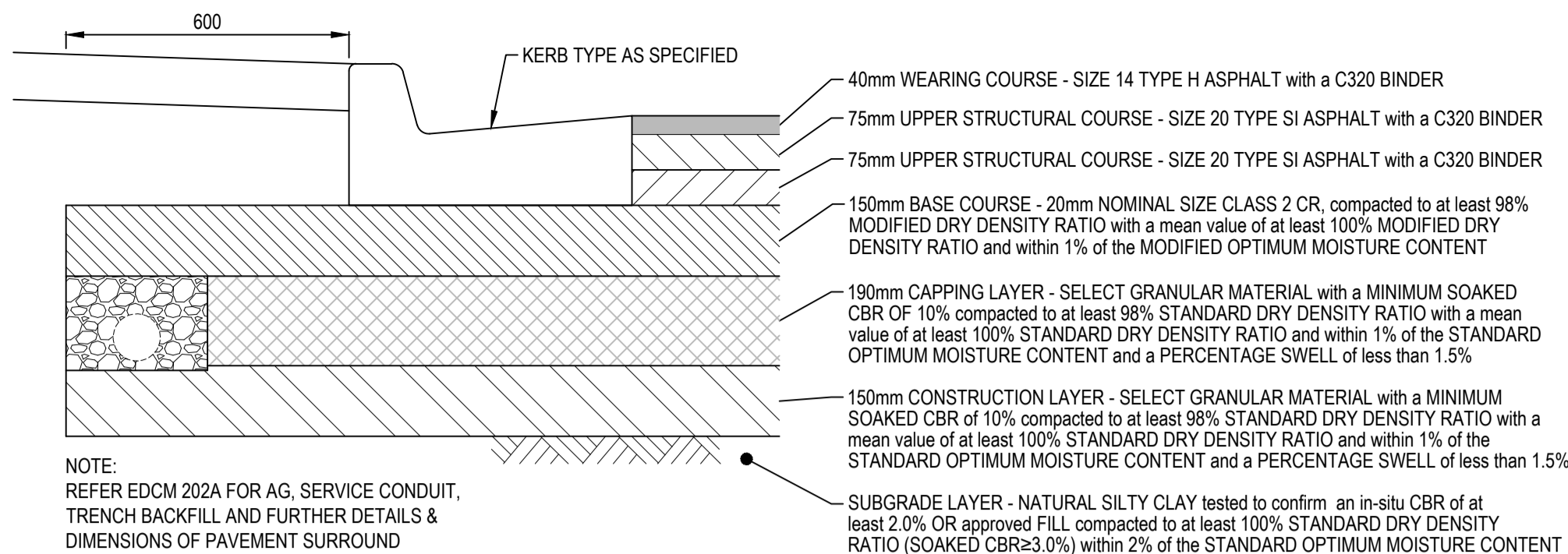
- TACTILE GROUND SURFACE INDICATORS (TGS) ARE TO BE INSTALLED WHERE SHOWN IN ACCORDANCE WITH COUNCIL STD DRG SD320 AND AS1428.

- A BUILDING PERMIT MUST BE OBTAINED FOR ANY STRUCTURAL/RETAINING WALL EXCEEDING 1.0m IN HEIGHT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. A COPY OF BUILDING PERMITS AND 'CERTIFICATE OF COMPLIANCE - CONSTRUCTION' TO BE SUBMITTED TO COUNCIL PRIOR TO STATEMENT OF COMPLIANCE.

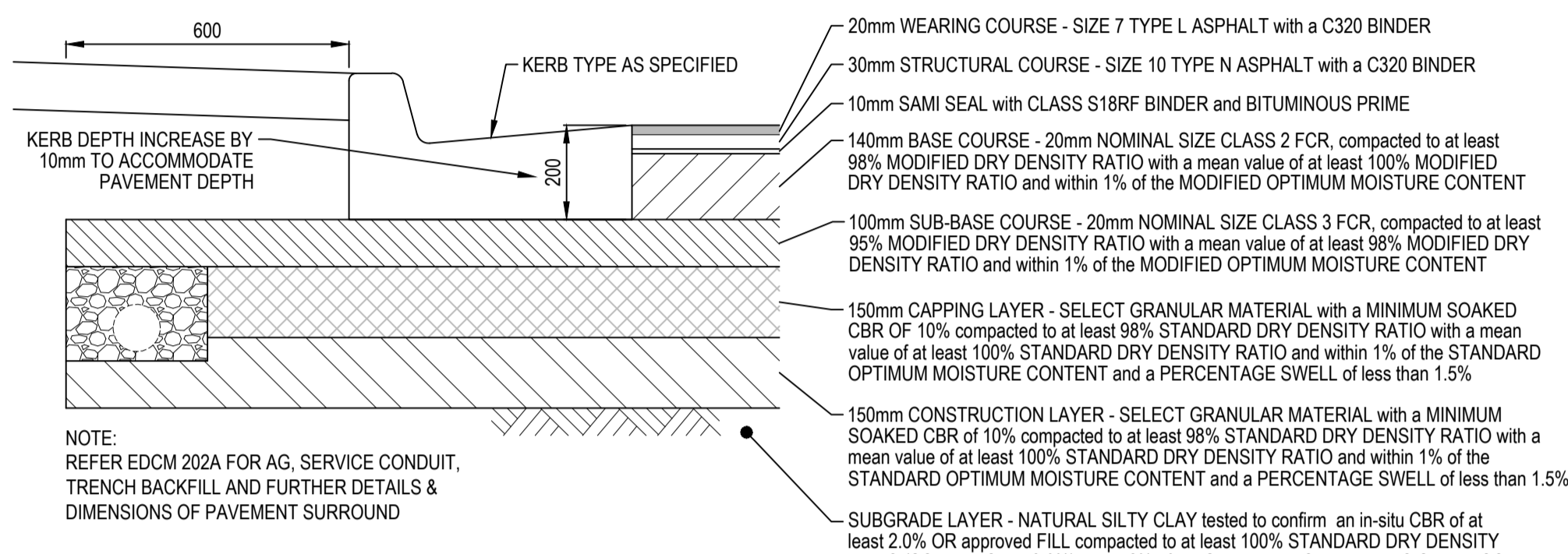
- ALL STRUCTURAL WORKS MUST BE SUPERVISED BY A QUALIFIED STRUCTURAL ENGINEER.

- ALL PEDESTRIAN CROSSINGS ARE TO BE CONSTRUCTED GENERALLY IN ACCORDANCE WITH EDMC403. ALL PRAM CROSSING SPLAYS MUST BE 600mm WIDE AND NO GREATER.

- TREE REMOVAL IN ADJOINING PROPERTIES ARE TO BE REMOVED IN ACCORDANCE WITH APPROVED TREE REMOVAL PERMIT 716608 AND ARBORIST REPORT. TREES NOTED BELOW TO BE REMOVED, IF REQUIRED, IN CONSULTATION WITH COUNCIL AND PROPERTY OWNERS:
 - PROPERTY 395 EPPING ROAD - TREES 75, 76, 77 & 79
 - PROPERTY 405 EPPING ROAD - TREES 80 & 83



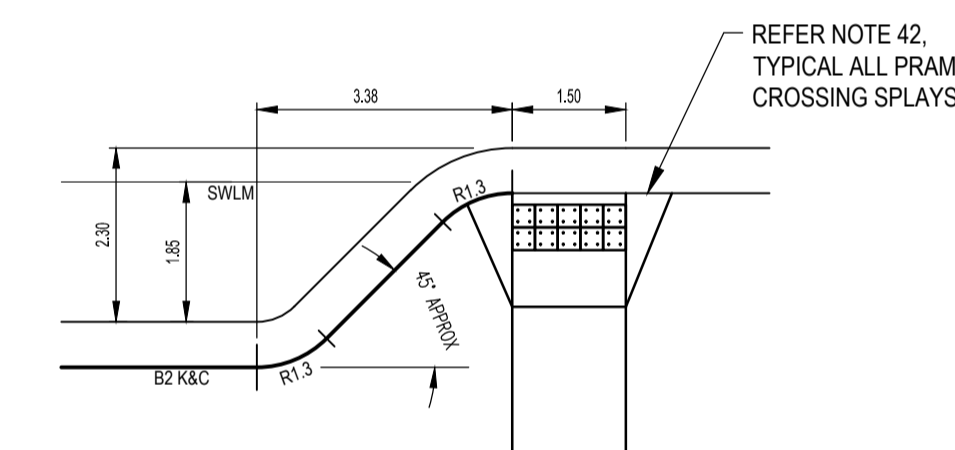
FANTASIA BOULEVARD
Type 4 - 680mm DEPTH



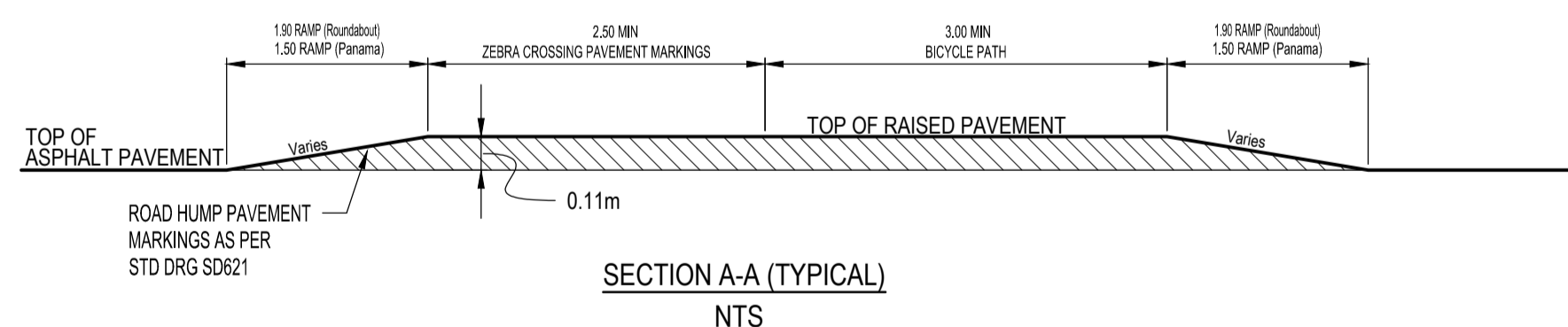
LANDOVER ROAD / ANDALASIA STREET
Type 1 - 600mm DEPTH

PAVEMENT COMPOSITION

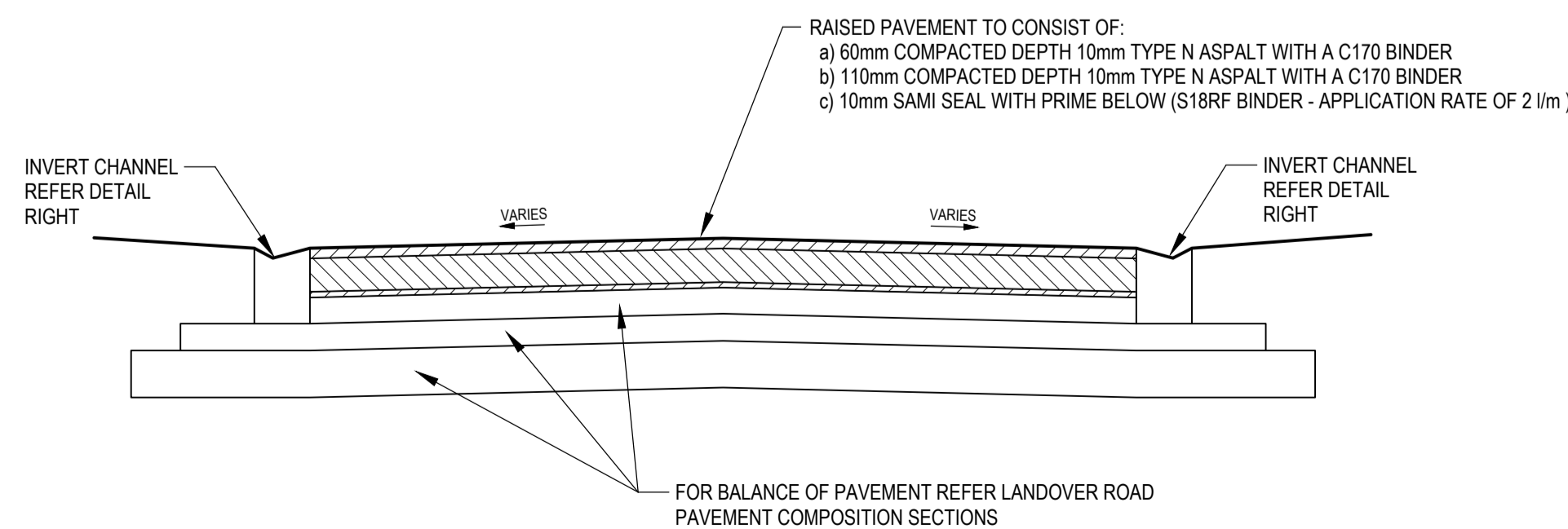
NOT TO SCALE
REFER CARDNO GEOTECHNICAL REPORT "V161524" Oct 2021



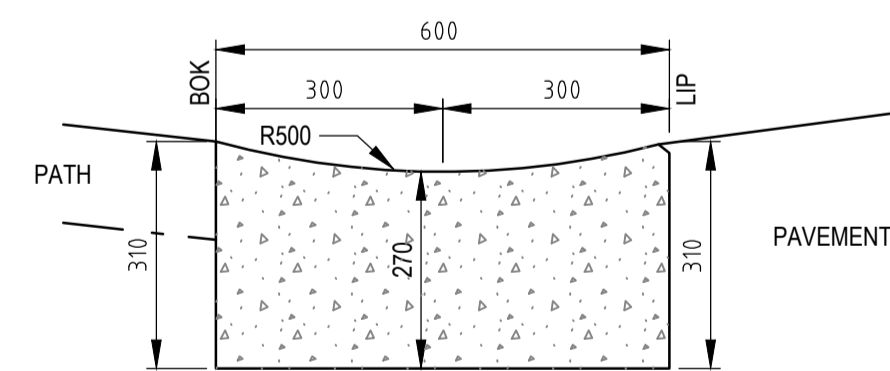
TYPICAL SPLAY DETAILS
NTS



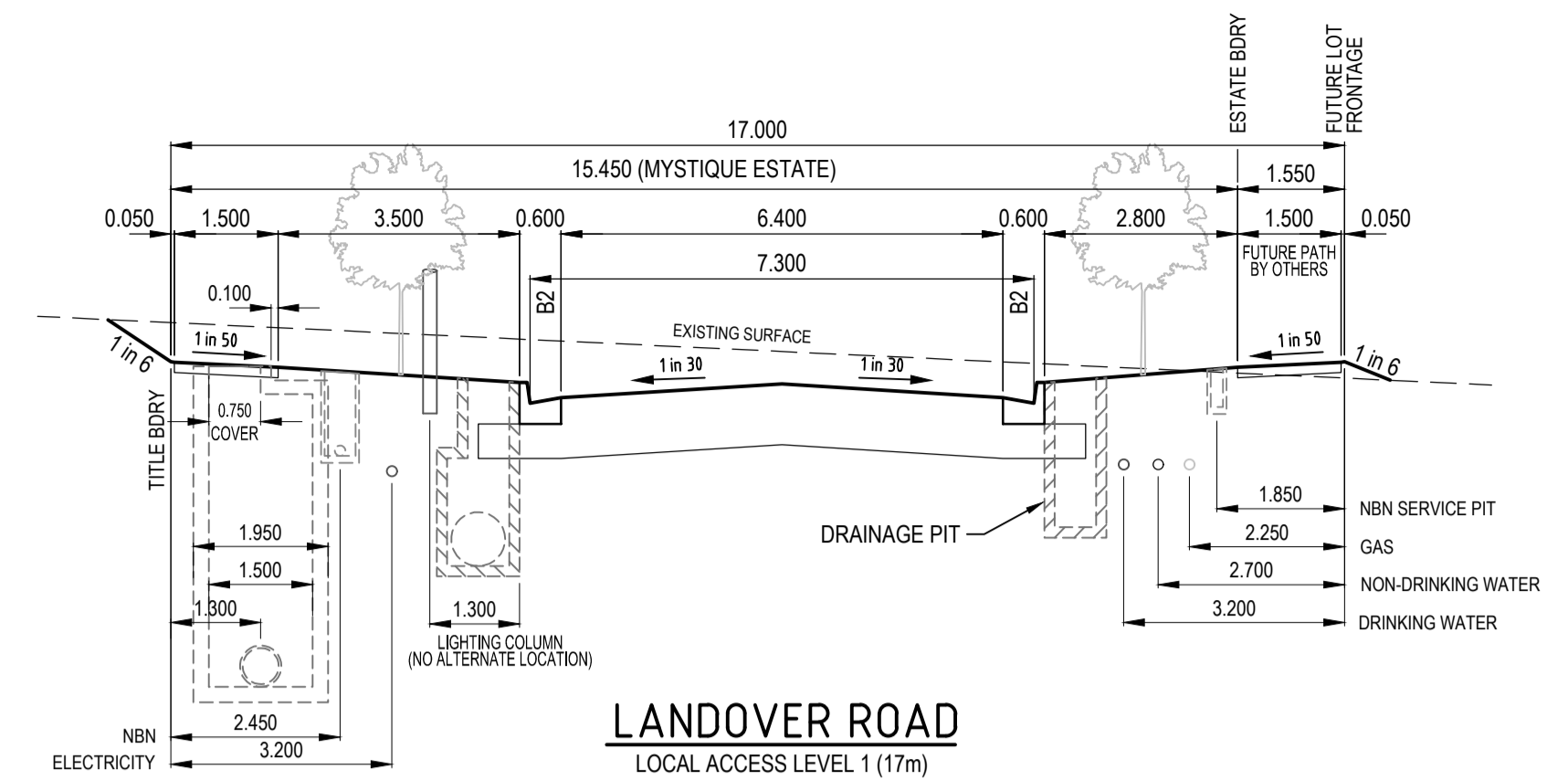
SECTION A-A (TYPICAL)
NTS



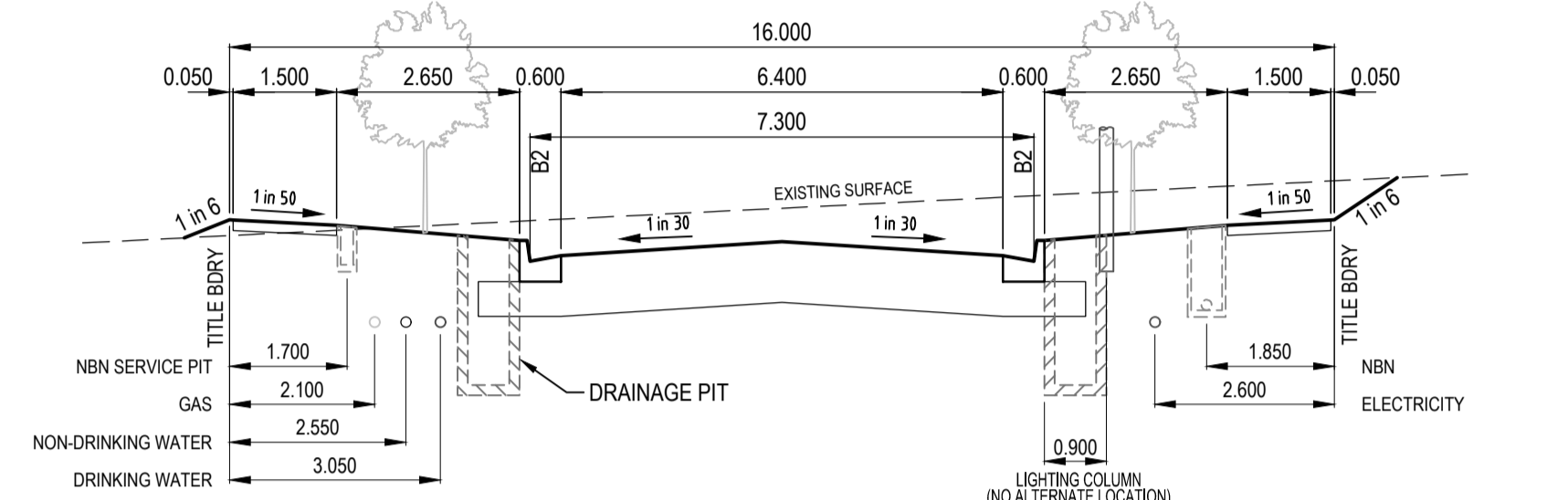
TYPICAL RAISED PAVEMENT SECTION DETAIL
NTS



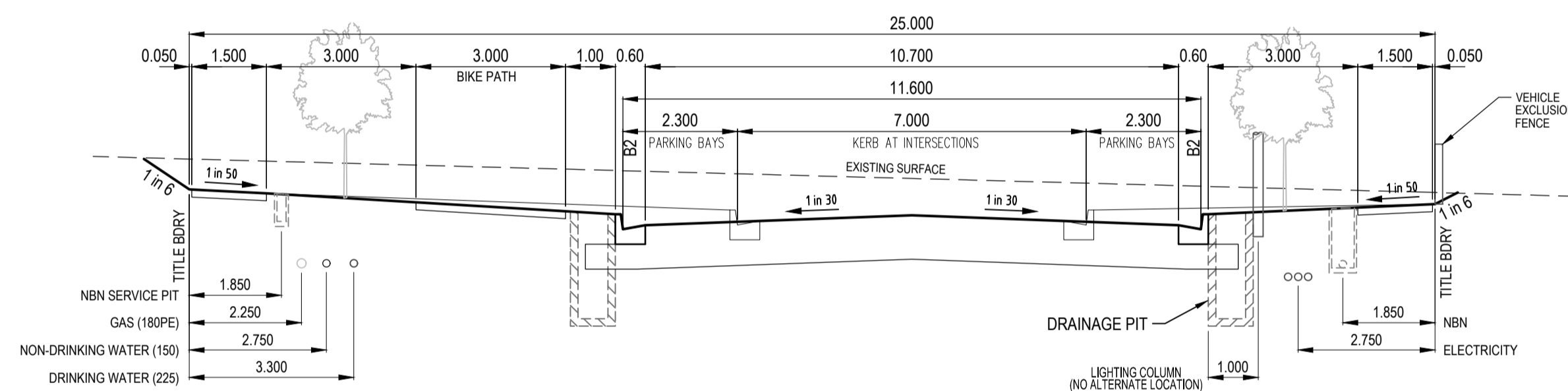
INVERT CHANNEL DETAIL (EDMC301 MODIFIED)
NTS



LANDOVER ROAD
LOCAL ACCESS LEVEL 1 (17m)



ANDALASIA STREET
LOCAL ACCESS LEVEL 1 (16m)

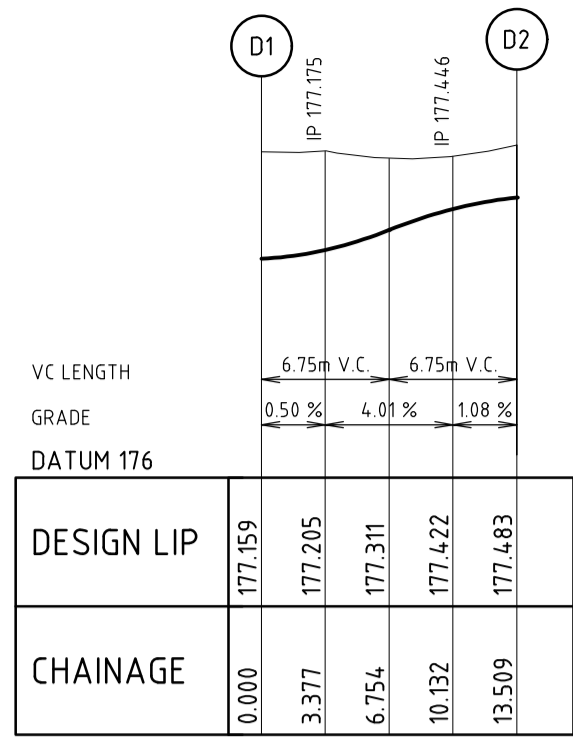
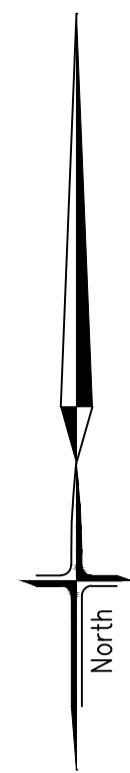


FANTASIA BOULEVARD
CONNECTOR STREET (25m)

REV	DATE	REMARKS	CHECKED	SCALE	DATUM	DATE	SHEET
				As Shown	AHD	May'20	2 OF 10

REV	DATE	REMARKS	CHECKED	SCALE	DATUM	DATE	SHEET
				As Shown	AHD	May'20	2 OF 10

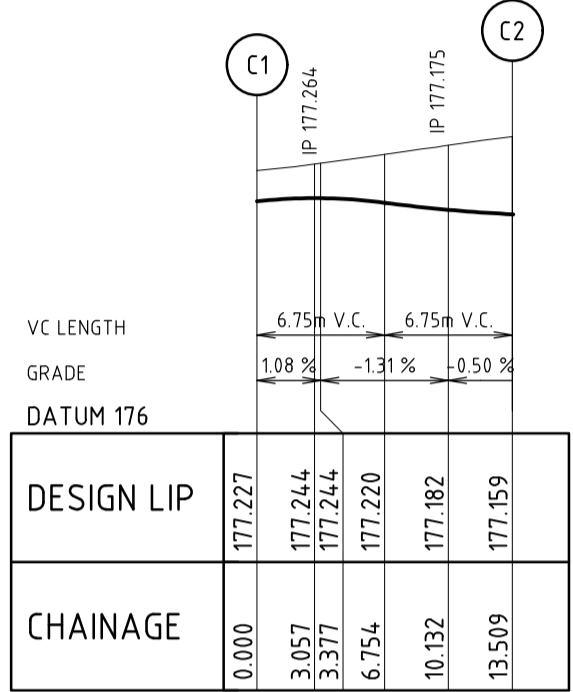
	breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cafo street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310
	MELWAY REF.	389-B-11	MUNICIPALITY
	SURVEY	BPD	WHITTLESEA
	DESIGN	DG	REFERENCE
ELLERY ESTATE STAGE 8		8625 E/08	
NOTES, PAVEMENT COMPOSITION & DETAILS			



Alignment D

VC LENGTH 6.75m V.C. 6.75m V.C.
 GRADE 0.50% 4.01% 1.08%
 DATUM 176

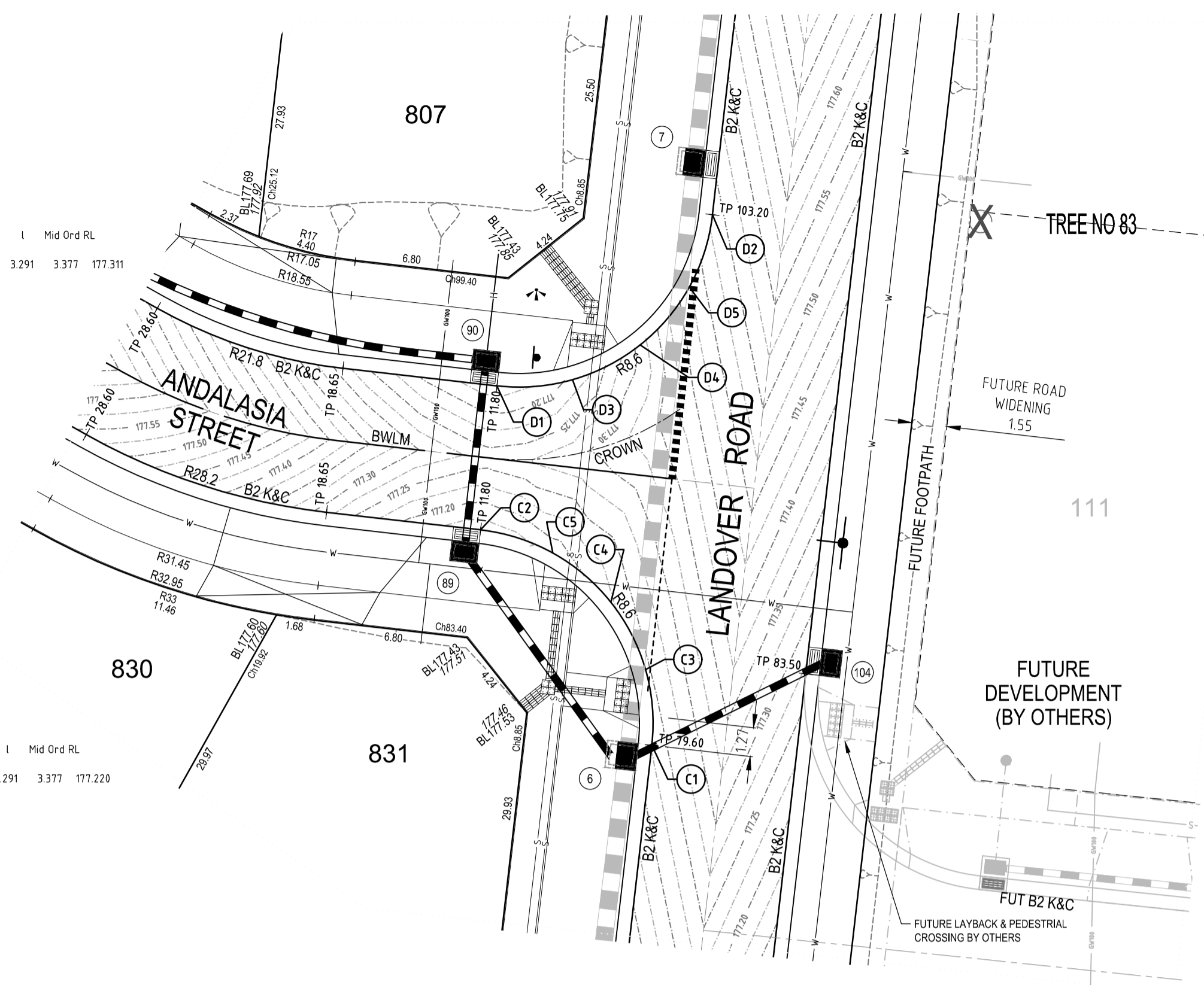
LIP LINE D
H 1:4.00 V 1:4.0



Alignment C

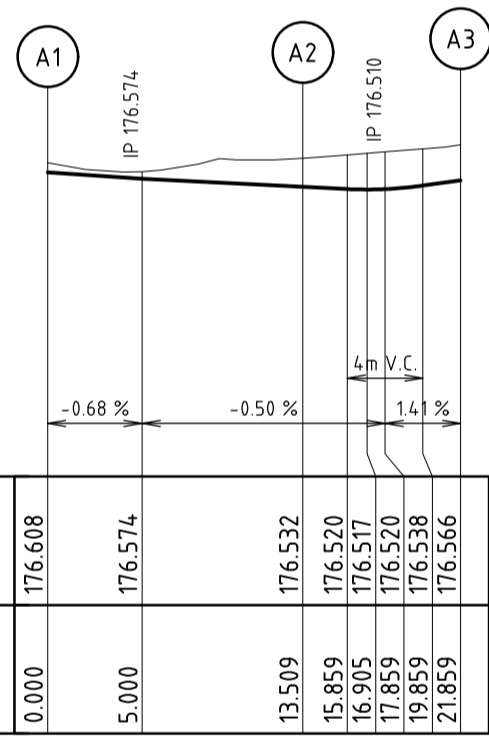
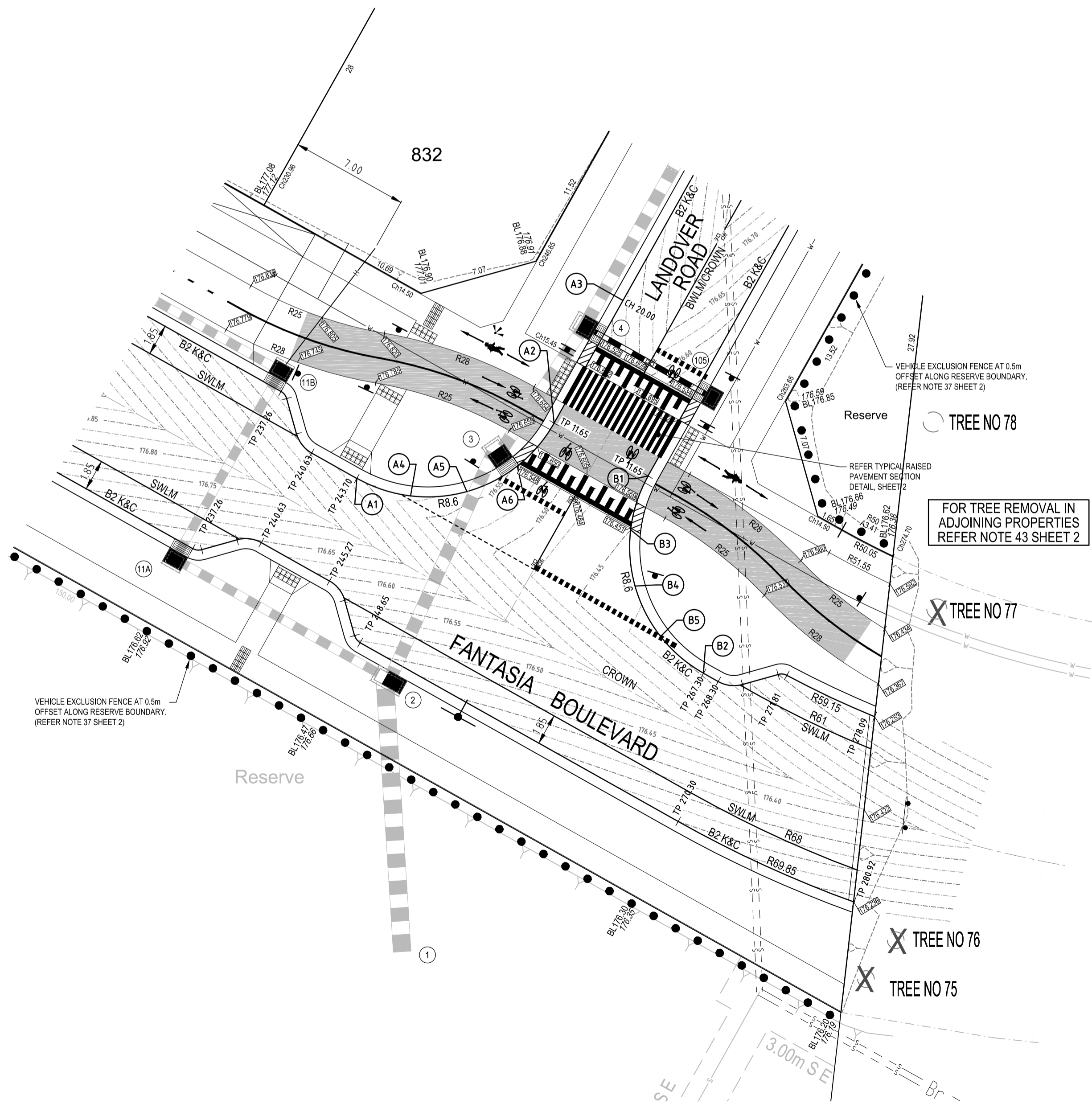
VC LENGTH 6.75m V.C. 6.75m V.C.
 GRADE 1.08% -1.31% -0.50%
 DATUM 176

LIP LINE C
H 1:4.00 V 1:4.0



NOTES

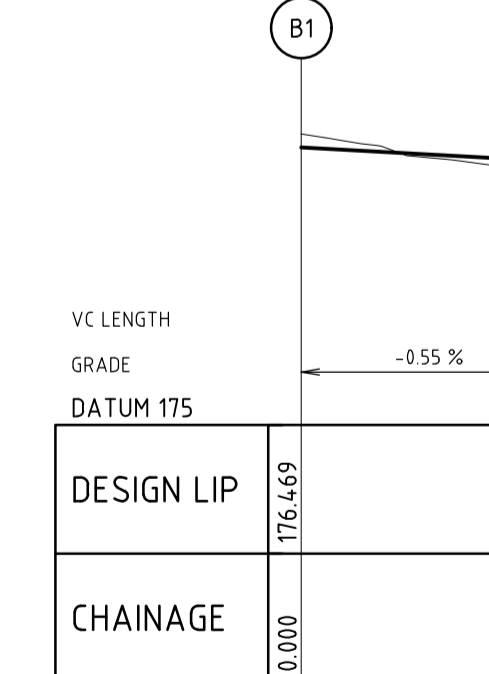
- ALL SIGNS TO BE SLEEVED USING A SL27 SLEEVE.
- SWLM - INDICATES SOLID WHITE "LONGLIFE" LINE MARKING
 BWLM - INDICATES BROKEN WHITE "LONGLIFE" LINE MARKING
- DE BDE INDICATES UNIDIRECTIONAL & BIDIRECTIONAL RRP/MS PLACED AT 6m CTS, UNLESS OTHERWISE SHOWN
- HAZARD / DIRECTIONAL TGS/IS SHOWN THUS [Symbol] AND FOOTPATH RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VICROADS STD DWGS SD2031 TO SD2035. TGS/IS SHALL CONFORM TO AS1428.4
- KERB TRANSITION TO TAKE PLACE AT PRAM CROSSINGS AND AT KERB SHOWN THUS [Symbol]
- RAISED PAVEMENT AND BICYCLE PATH SHOWN SHADED TO BE COLOURED EMERALD GREEN G13 AND MEET REQUIREMENTS SET OUT IN VICROADS SPECIFICATIONS SECTION 431 - COLOURED SURFACE TREATMENTS.
- INDICATES BOLLARDS



Alignment A

VC LENGTH 6.88m V.C. 6.88m V.C.
 GRADE -0.68% -0.50% 1.4%
 DATUM 175

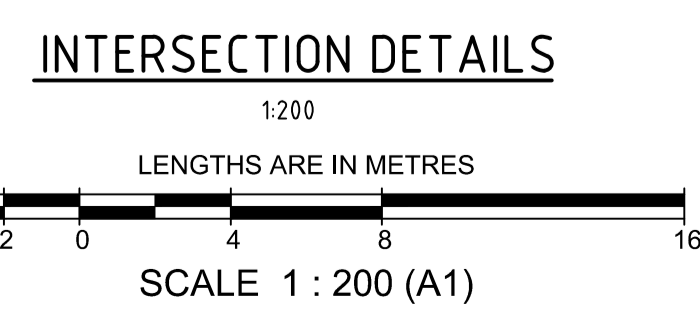
LIP LINE A
H 1:4.00 V 1:4.0



Alignment B

VC LENGTH 6.88m V.C. 6.88m V.C.
 GRADE -0.55%
 DATUM 175

LIP LINE B
H 1:4.00 V 1:4.0



SYMBOL LEGEND

Drains	Prop	Exit	Ex/Natural/FS Level	+28.87	+28.87	+28.87
Sewer <300	S	S	FS @ Building Line	+28.87	+28.87	+28.87
Sewer >300	S	S	Top/Toe of Batter	+28.87	+28.87	+28.87
Water	W	W	Top Ret. Wall Level	+28.87	+28.87	+28.87
House Drain	H	H	100yr Flood Level	+28.87	+28.87	+28.87
Property Inlet	I	I	Fill Prop/Ex	+28.87	+28.87	+28.87
Street Sign	S	S	Cut Prop/Ex	+28.87	+28.87	+28.87
PSM	P	P	ROCK RET WALL	+28.87	+28.87	+28.87
Retaining Wall	R	R	SLEEPER RET WALL	+28.87	+28.87	+28.87
Conduits 50mm	G	G				
Conduits 100mm	G	G				
Ex Gas/Elect/Tel	G	G				

Tree Protection Zone (TPZ) symbol: [Symbol]
 Tree to be removed symbol: [Symbol]

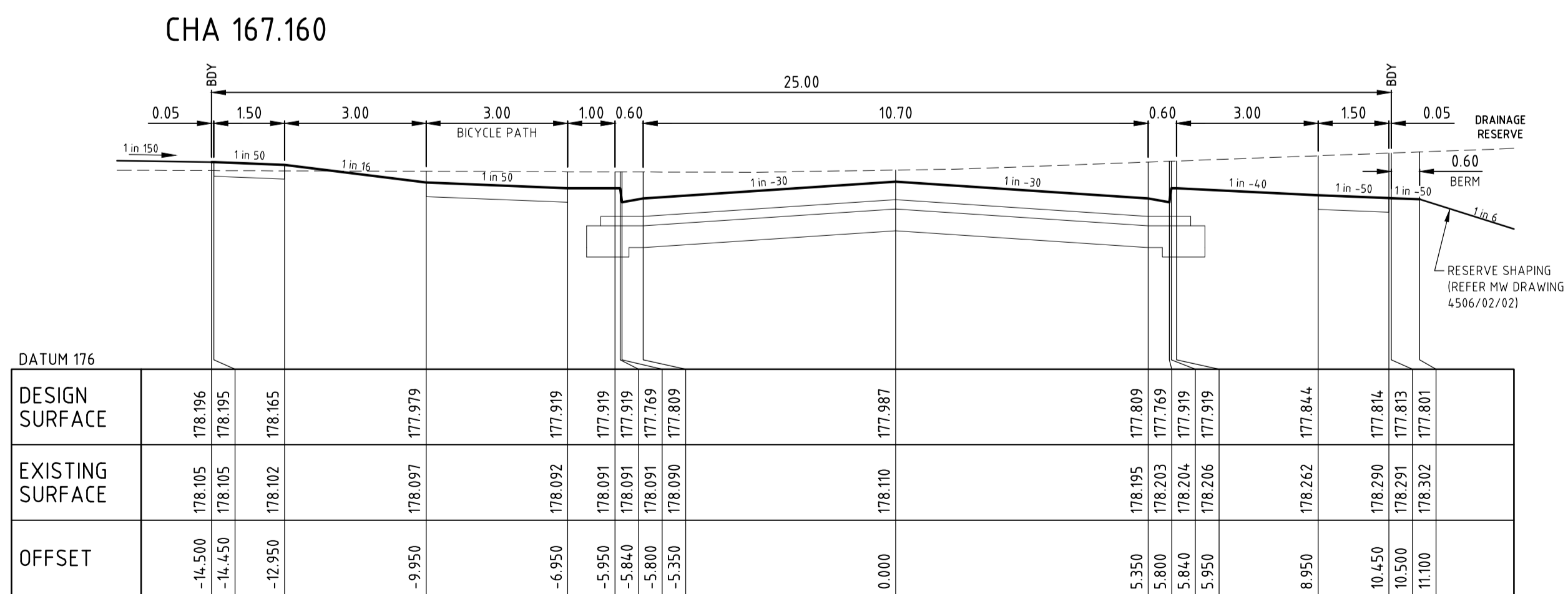
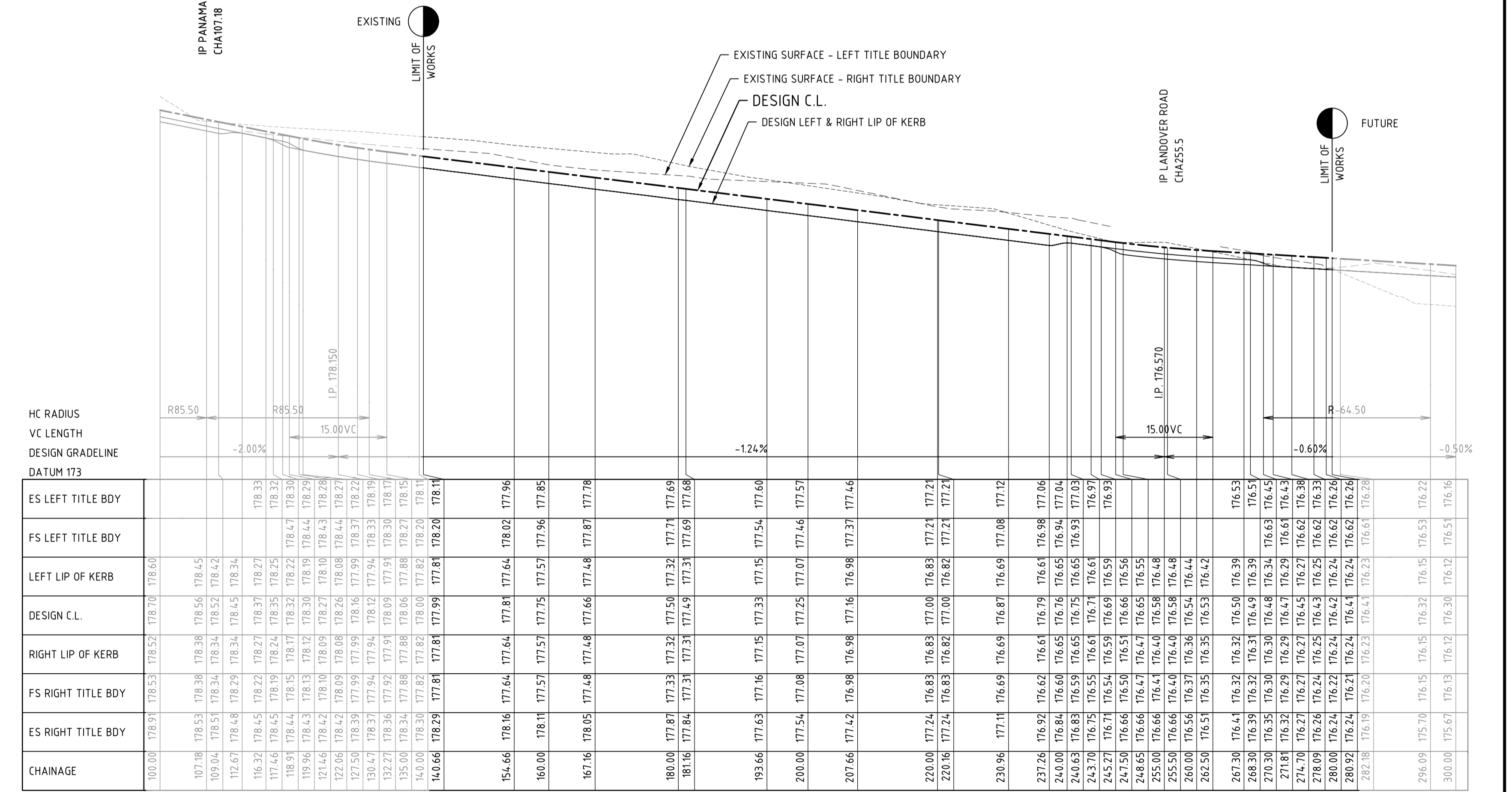
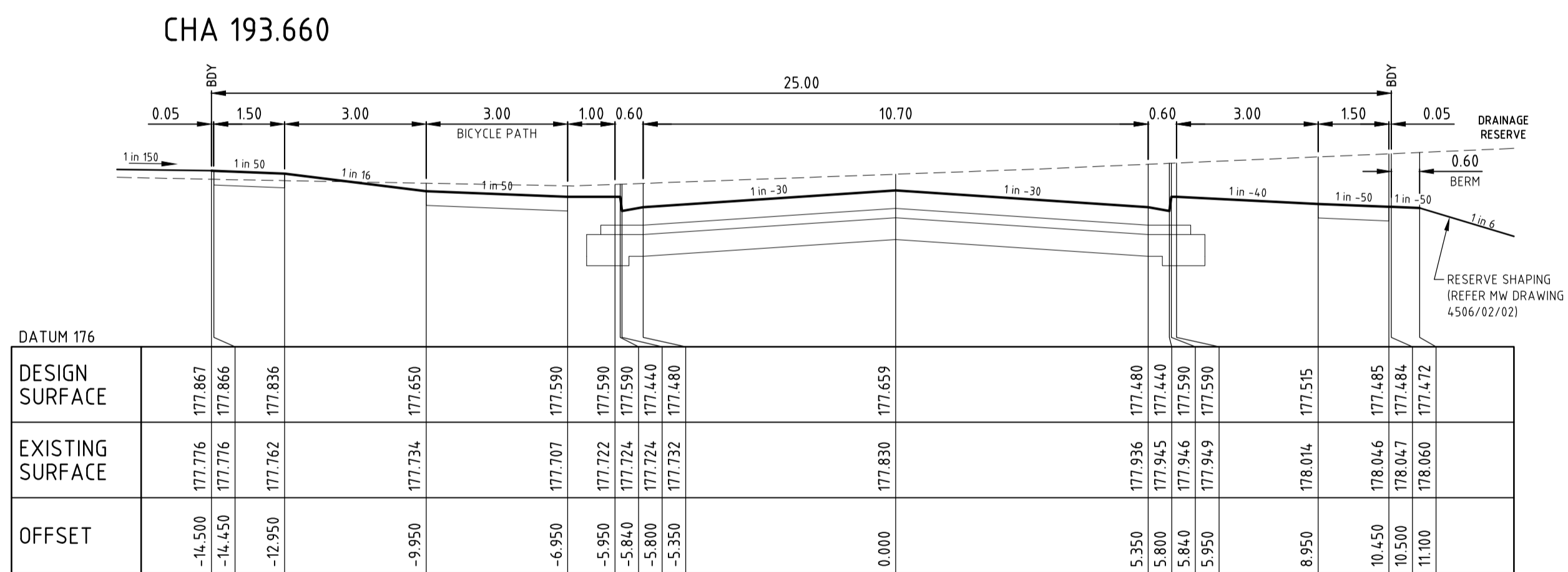
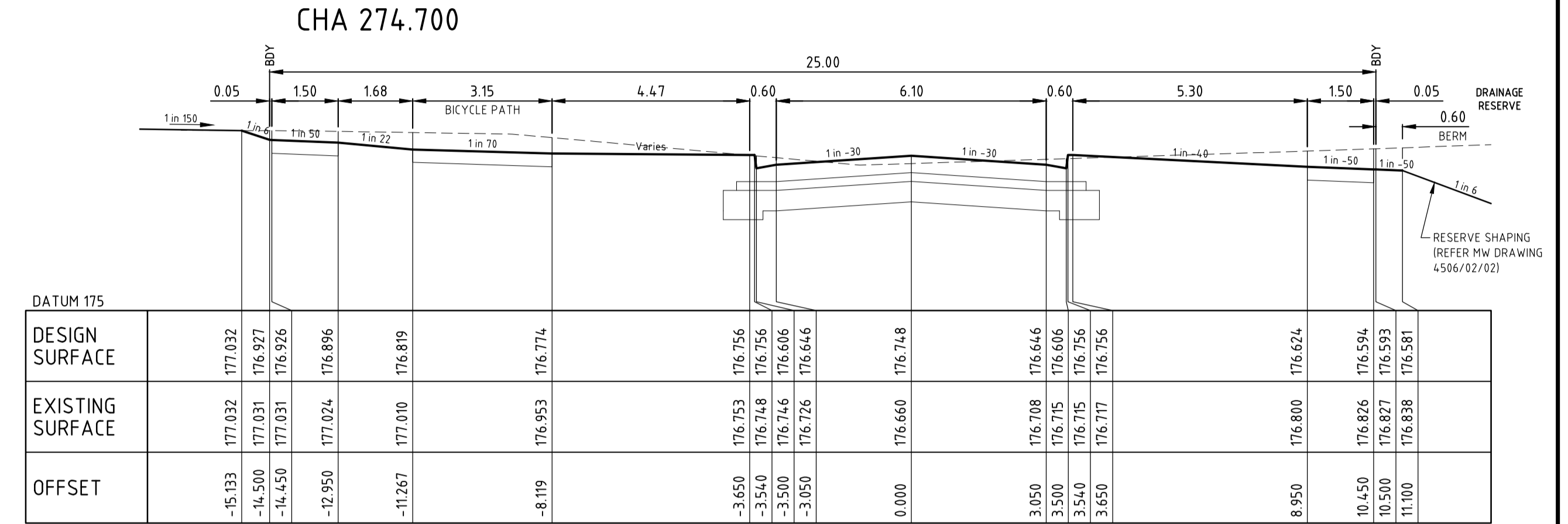
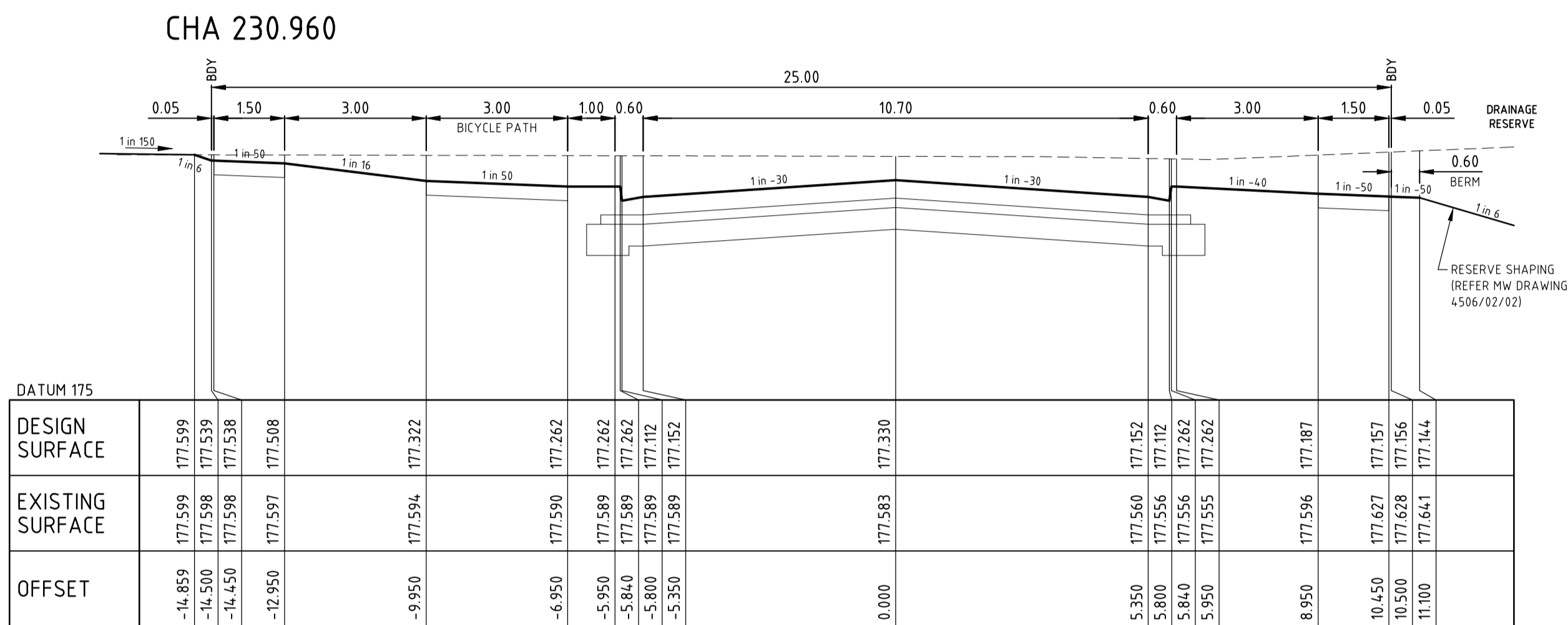
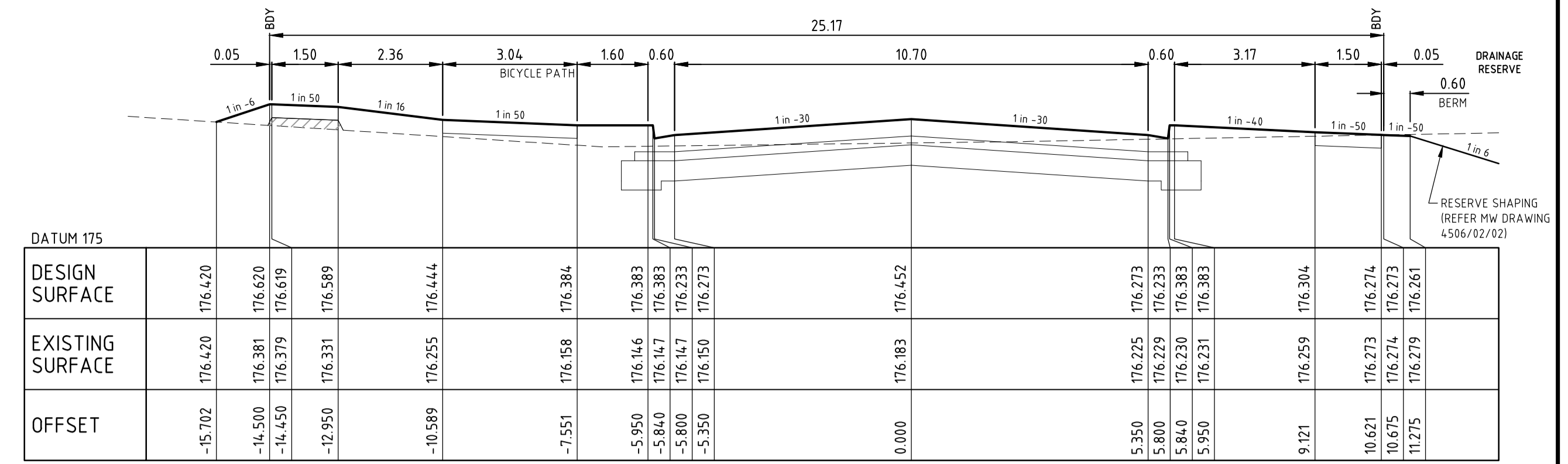
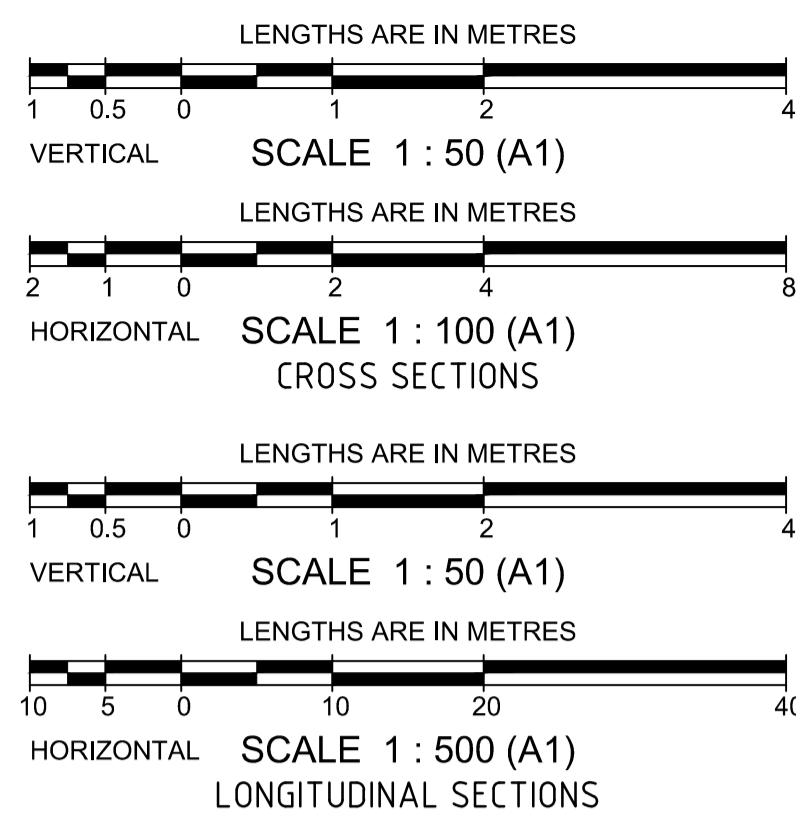
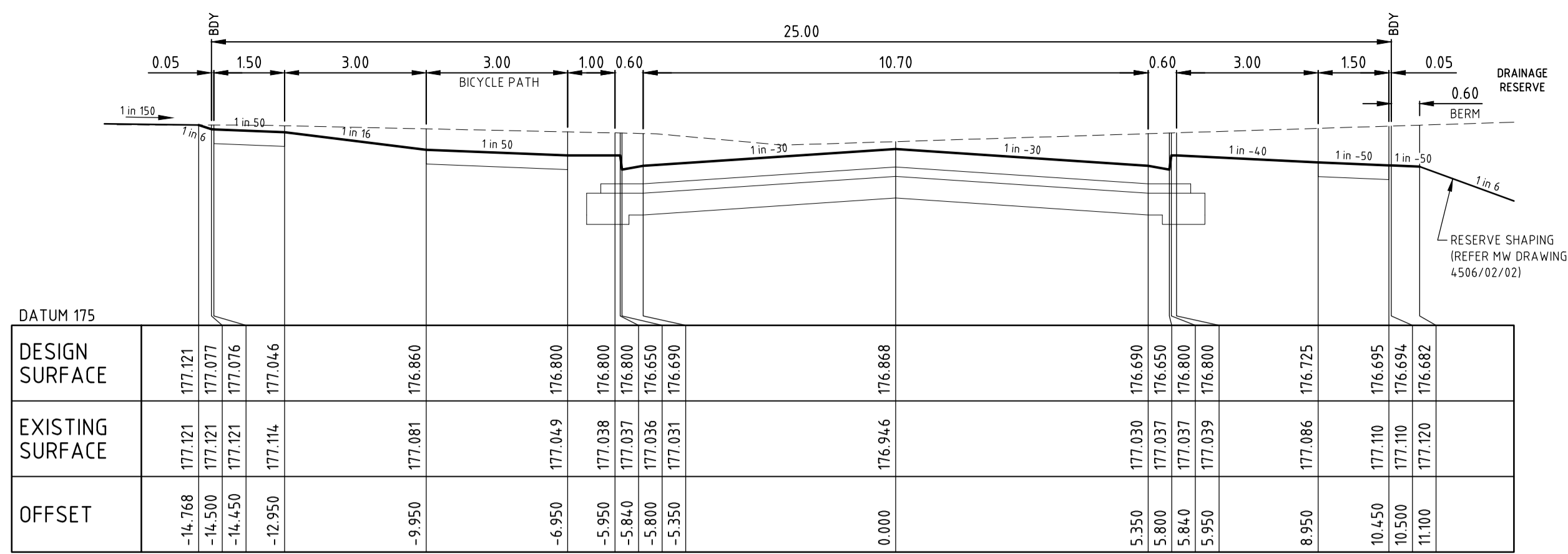
breese pitt dixon pty. ltd.
 land surveyors civil engineers

1/19 cafo street
 hawthorn east, 3123
 telephone 8823 2300
 fax no. 8823 2310

ELLERY ESTATE
STAGE 8
 INTERSECTION DETAILS

MUNICIPALITY **WHITTLESEA**
 REFERENCE **8625 E/08**

MELWAY REF	389-B-11
SURVEY	BPD
DESIGN	DG
DRAWN	DG
CHECKED	[Signature]
SCALE	As Shown
DATUM	AHD
DATE	May'20
SHEET	3 OF 10
B	B



CHA 140.660
CROSS SECTIONS (Rd12)
H 1:100 V 1:50

TYPE A STRUCTURAL MATERIAL
(REFER NOTE 29 SHEET 2) PLACED
AT 45° ANGLE OF REPOSE

FANTASIA BOULEVARD

breese pitt dixon pty. ltd.
land surveyors civil engineers

1/19 calo street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310

MELWAY REF. 389-B-11
SURVEY BPD
DESIGN DG
DRAWN DG
CHECKED [Signature]

AMENDMENTS
B 5/10/21 ESTATE NAME REVISED
A 28.07.20 ISSUED FOR CONSTRUCTION

ELLERY ESTATE
STAGE 8
FANTASIA BOULEVARD

MUNICIPALITY WHITTLESEA
REFERENCE 8625 E/08

SCALE As Shown DATUM AHD DATE May'20 SHEET 4 OF 10

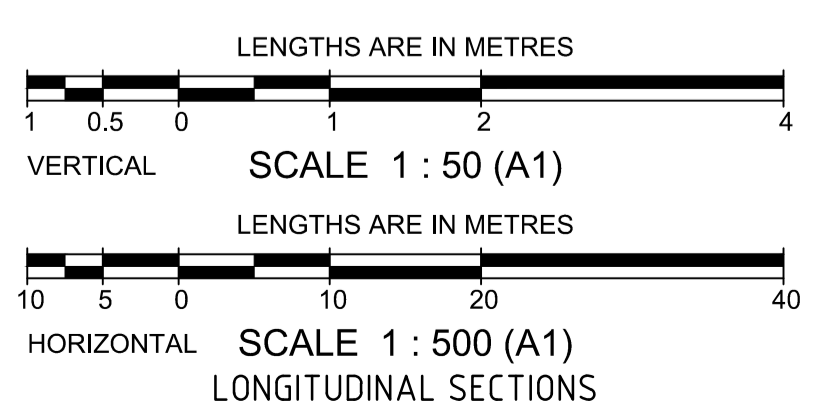
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ES LEFT TITLE BDY																																																				
FS LEFT TITLE BDY																																																				
LEFT LIP OF KERB																																																				
DESIGN C.L.	176.58	176.48	176.46	176.49	176.54	176.57	176.62	176.73	176.81	176.70	176.85	176.74	177.02	177.02	177.23	177.45	177.36	177.51	177.73	177.81	177.92	177.81	177.85	177.85	177.85	177.92	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03	178.03					
RIGHT LIP OF KERB																																																				
FS RIGHT TITLE BDY																																																				
ES RIGHT TITLE BDY																																																				

LONGITUDINAL SECTION (Rd17)
H 1:500 V 1:50

LANDOVER ROAD

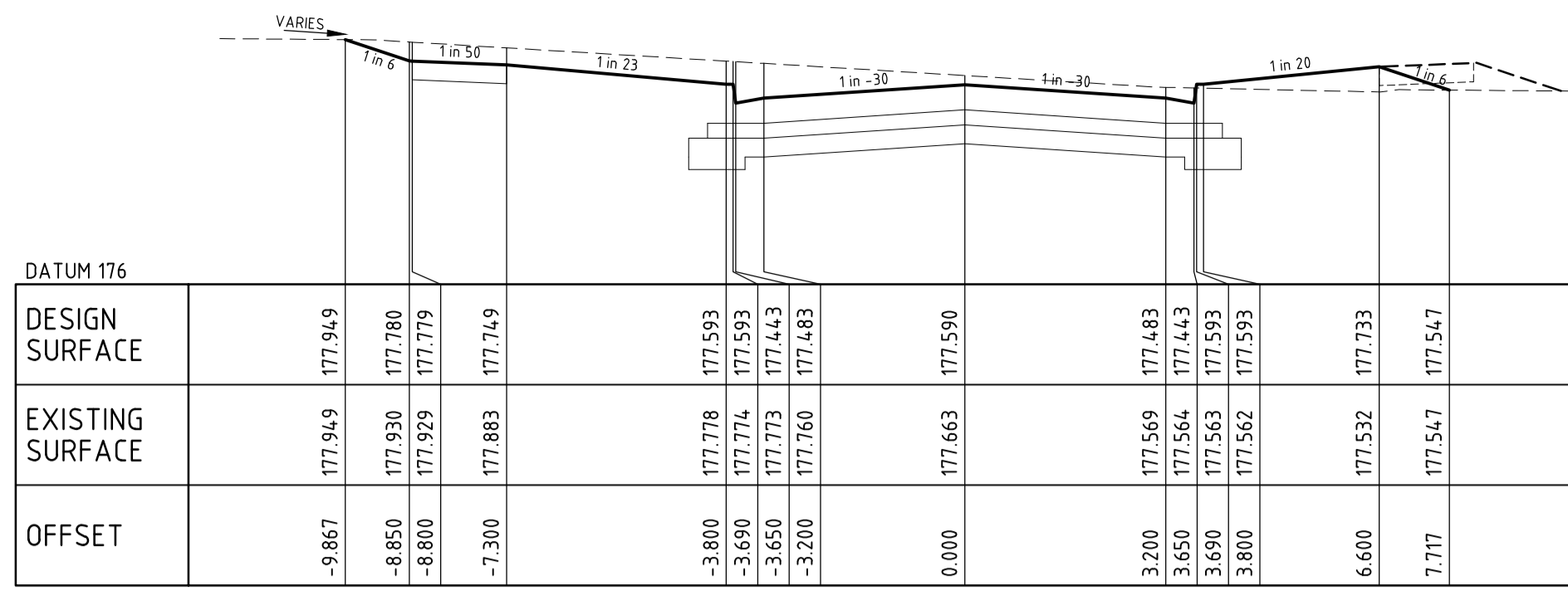
INDICATES LEVELS AT ESTATE BOUNDARY (VERGE TO BE WIDEN IN FUTURE DEVELOPMENT)

TYPE A STRUCTURAL MATERIAL
(REFER NOTE 29 SHEET 2) PLACED
AT 45° ANGLE OF REPOSE

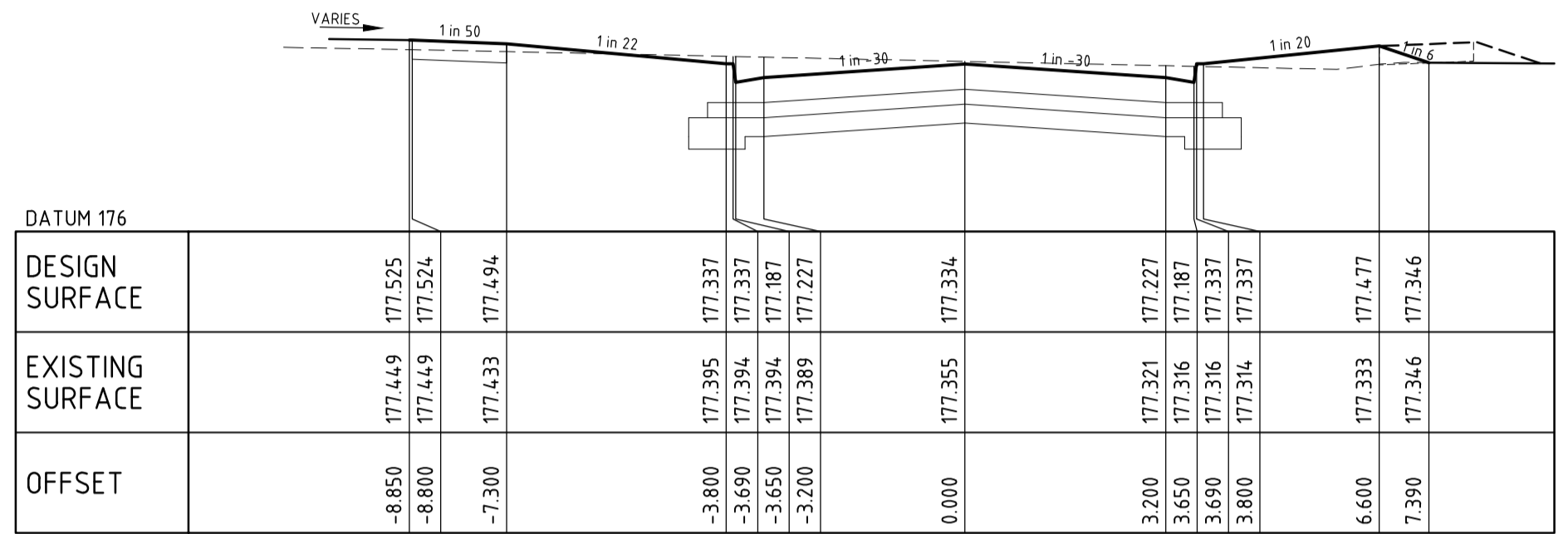


AMENDMENTS	DATE	REMARKS	CHECKED
B	5/10/21	ESTATE NAME REVISED	
A	28.07.20	ISSUED FOR CONSTRUCTION	

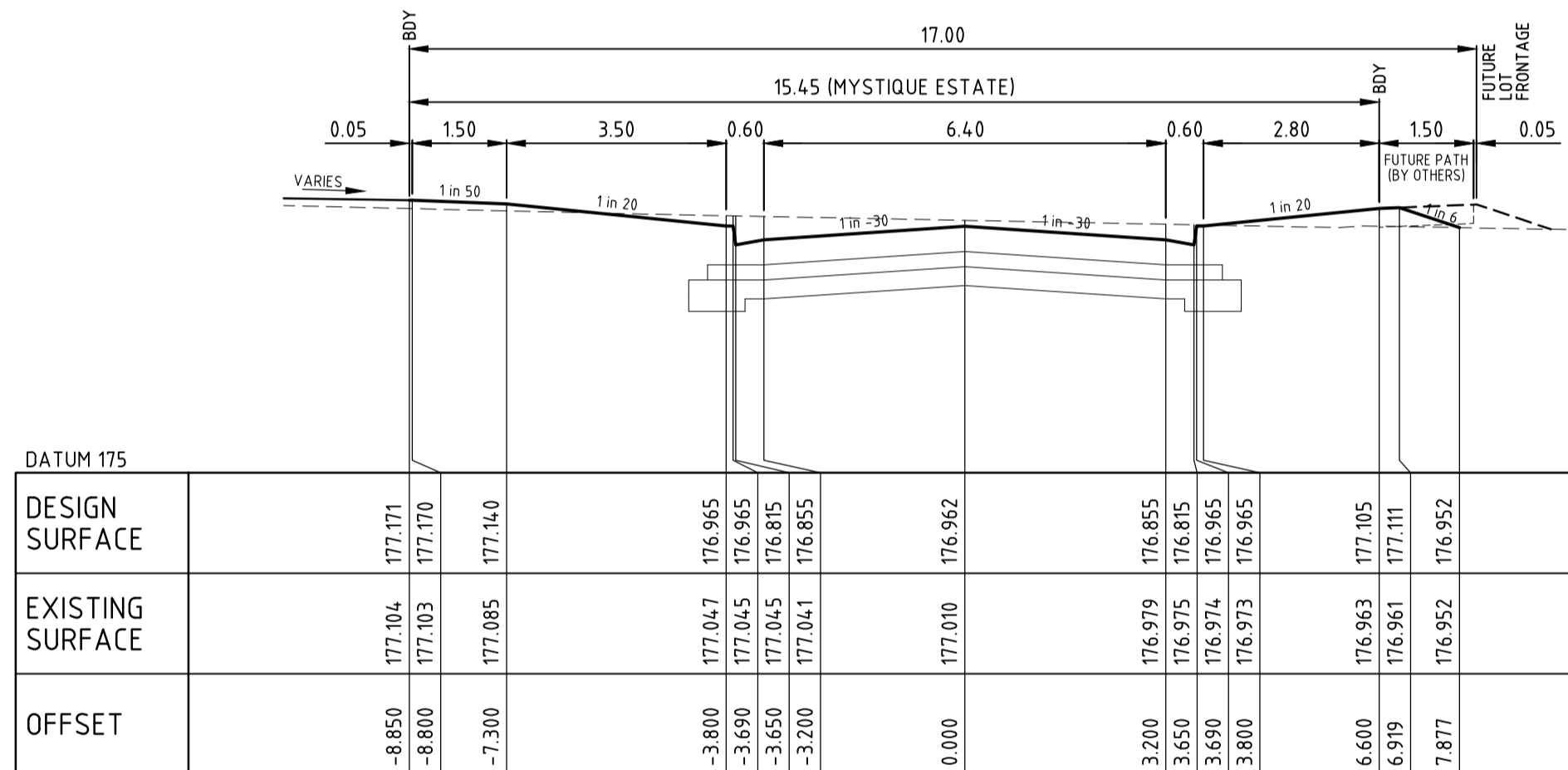
		1/19 cafo street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310	
MELWAY REF. 389-B-11	MUNICIPALITY WHITTLESEA		
SURVEY BPD	REFERENCE 8625 E/08		
DESIGN DG	SCALE As Shown		
DRAWN DG	DATUM AHD	DATE May'20	SHEET 5 OF 10
ESTERY ESTATE STAGE 8 LANDOVER ROAD			



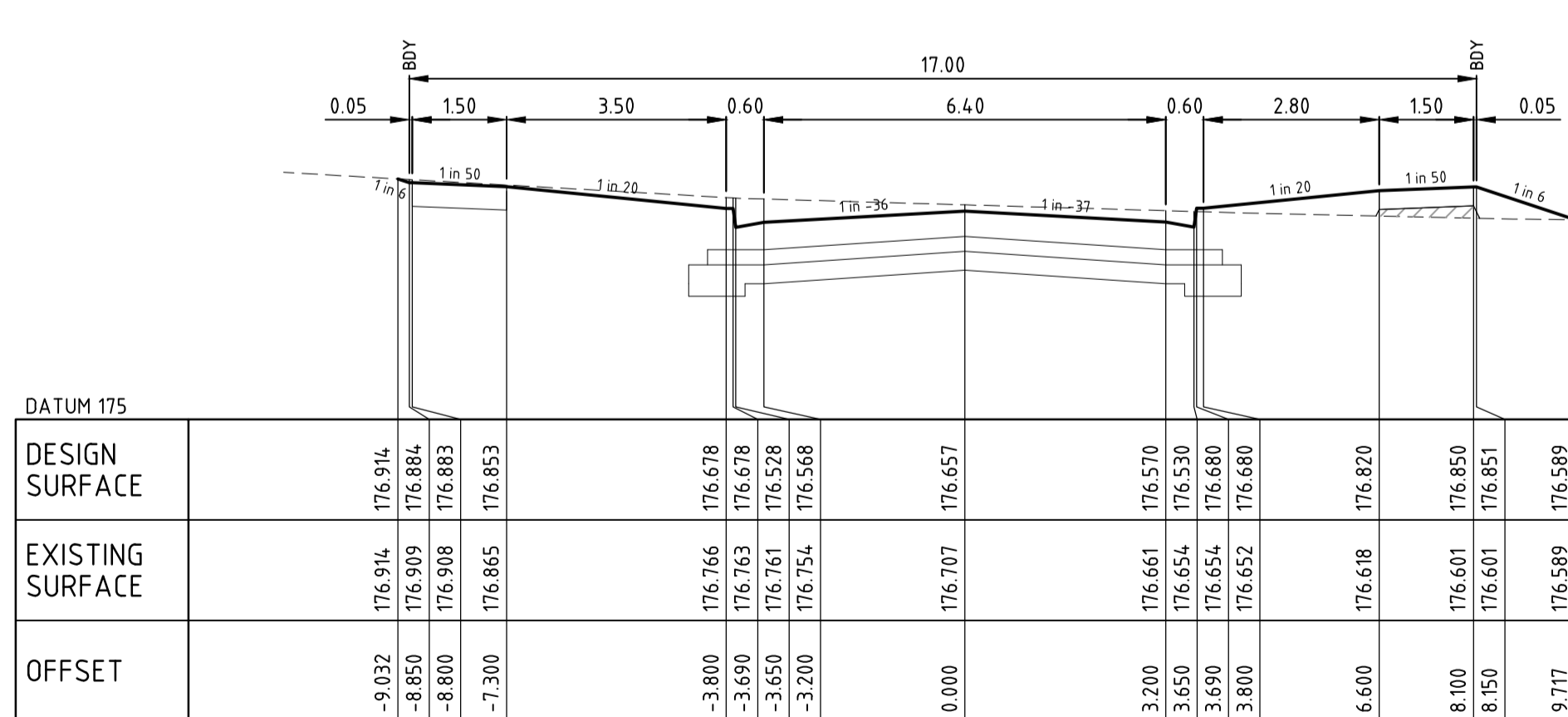
CHA 103.199



CHA 79.599

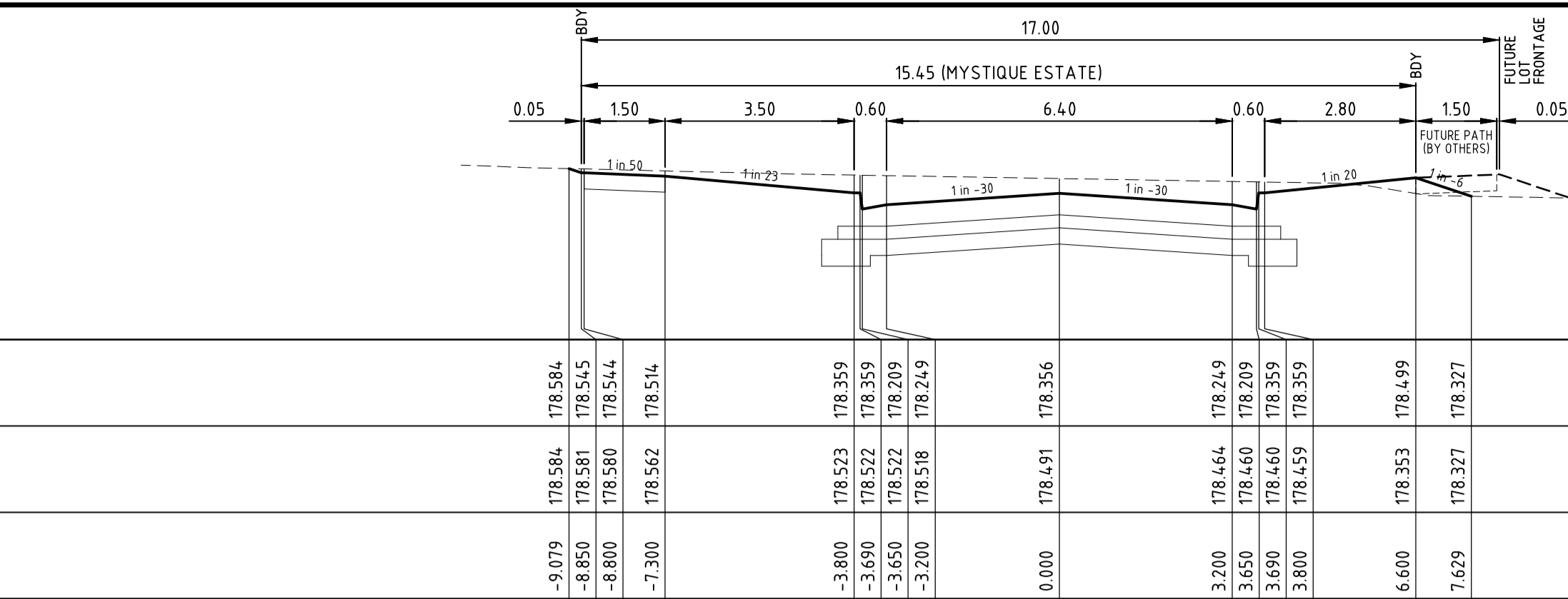


CHA 45.240

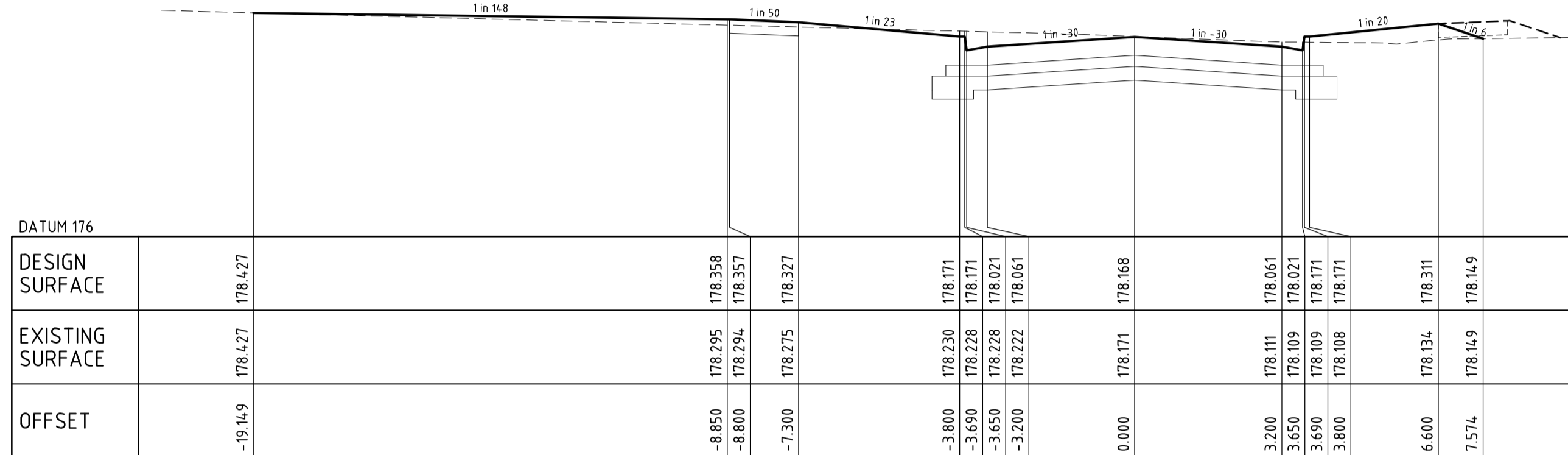


CHA 20.000

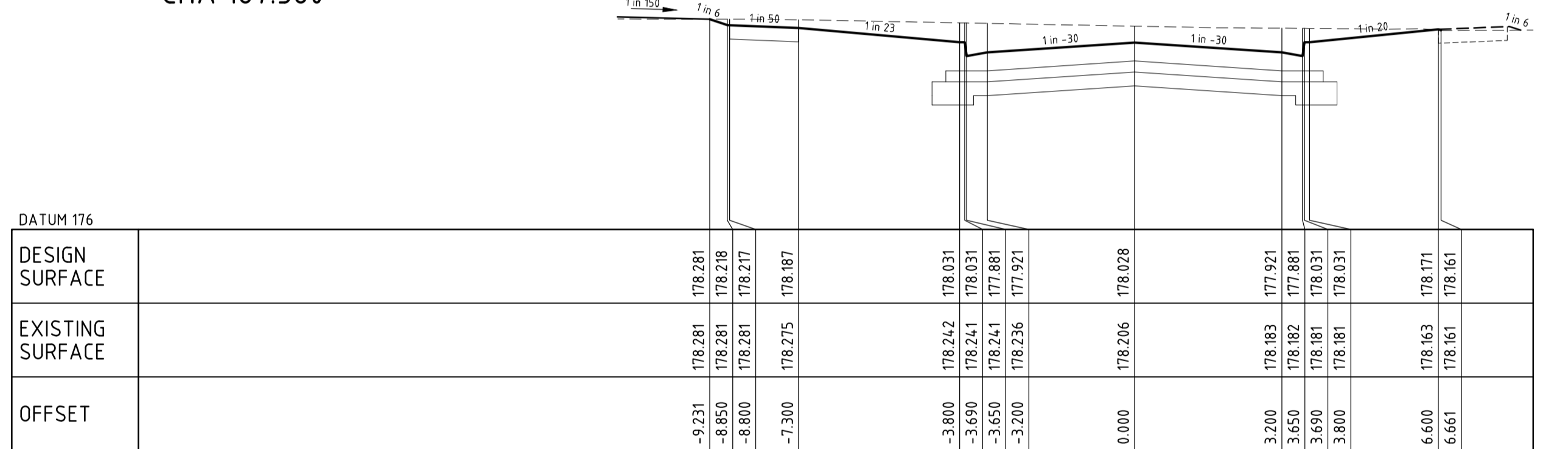
CROSS SECTIONS (Rd17)
H 1:100 V 1:50



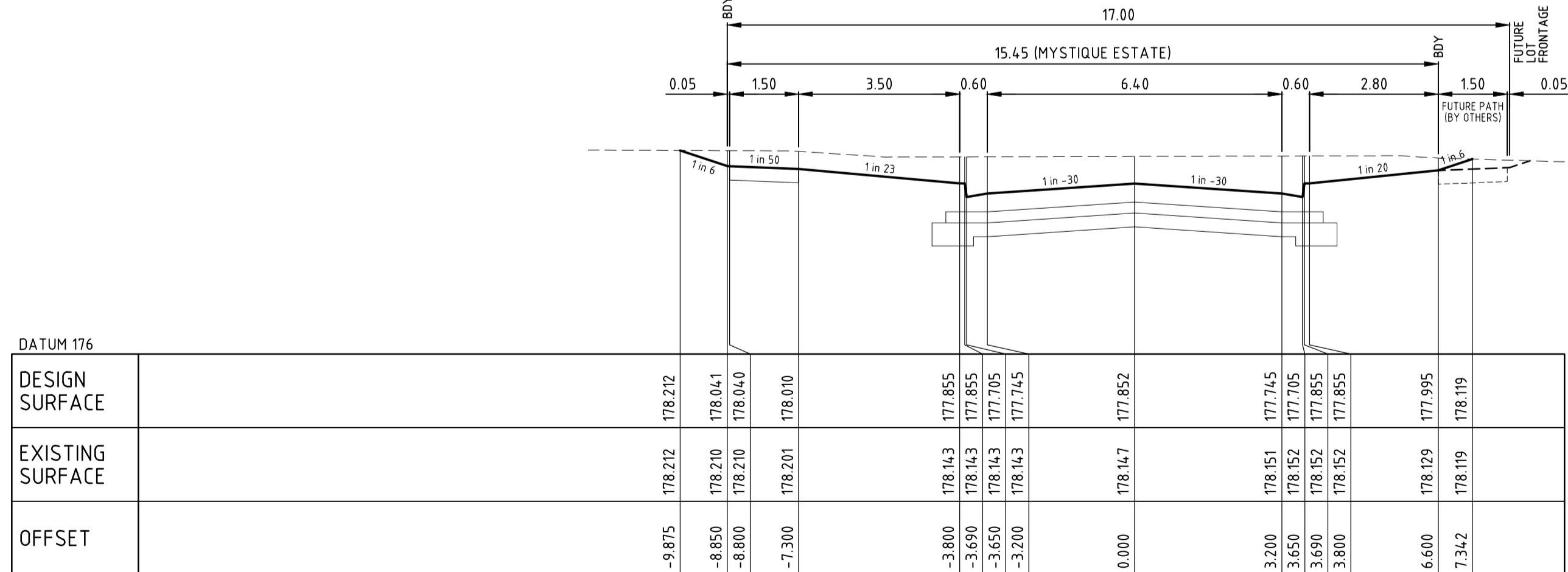
CHA 216.070



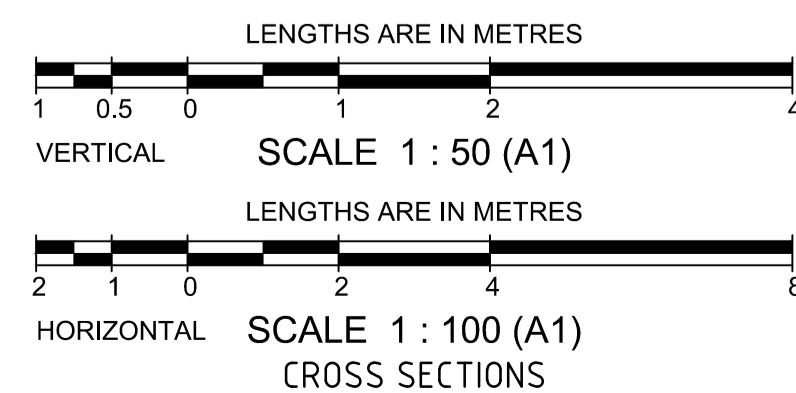
CHA 187.560



CHA 159.560



CHA 127.900



TYPE A STRUCTURAL MATERIAL (REFER NOTE 29 SHEET 2) PLACED AT 45° ANGLE OF REPOSE

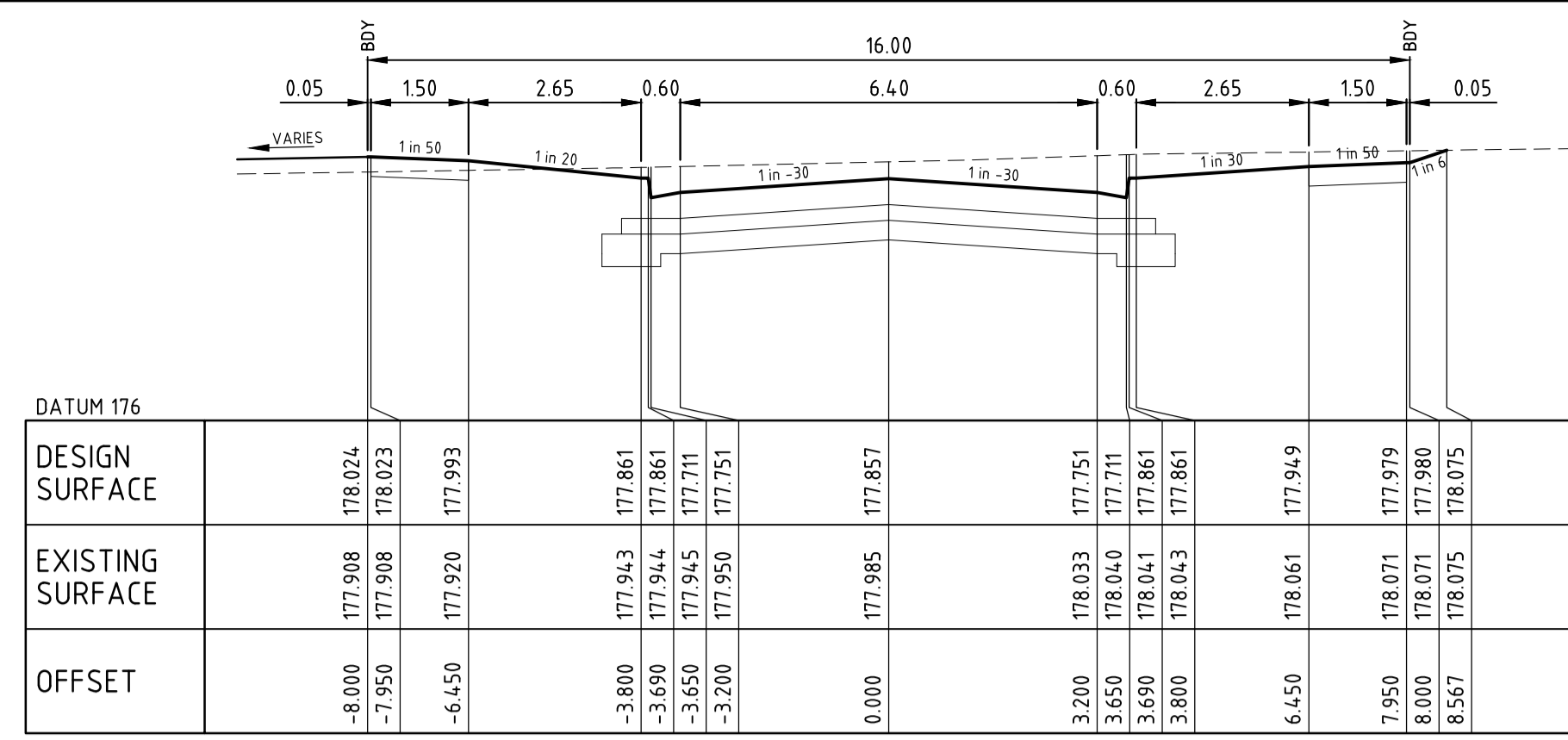
breese pitt dixon pty. ltd.
land surveyors civil engineers
1/19 cafo street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310

ELLERY ESTATE STAGE 8
LANDOVER ROAD

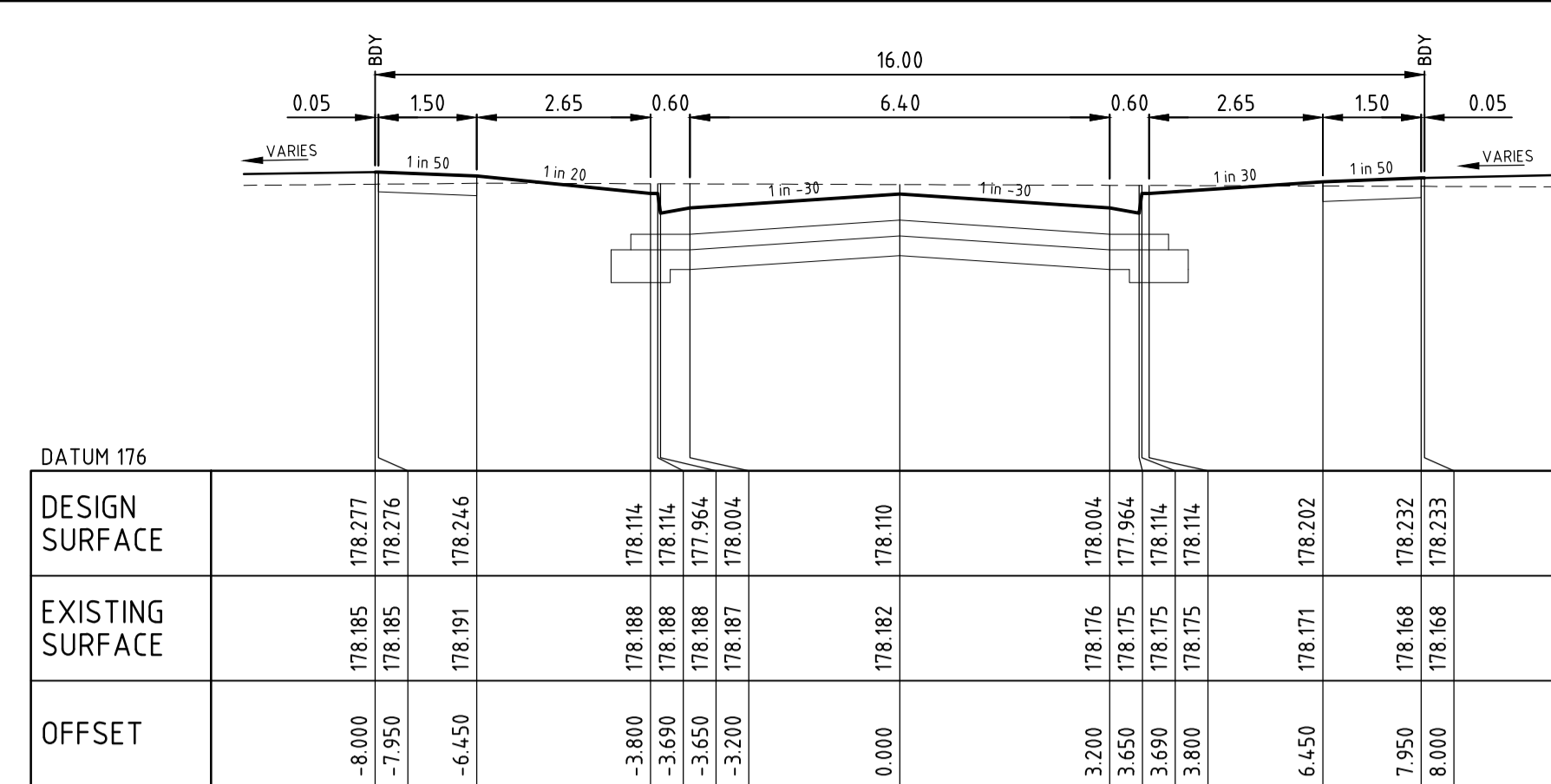
MUNICIPALITY **WHITTLESEA**
REFERENCE **8625 E/08**

MELWAY REF. **389-B-11**
SURVEY **BPD**
DESIGN **DG**
DRAWN **DG**
CHECKED **[Signature]**

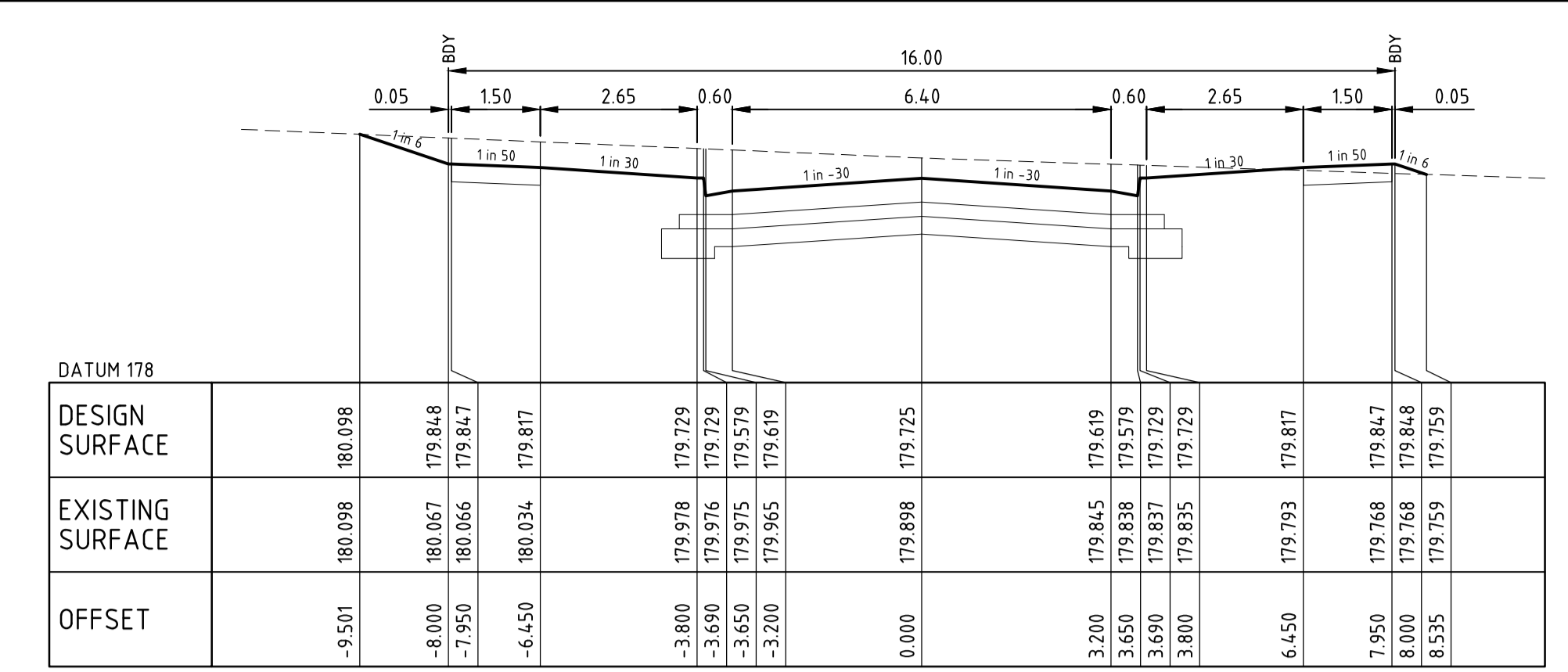
SCALE **As Shown** DATUM **AHD** DATE **May'20** SHEET **6 OF 10**



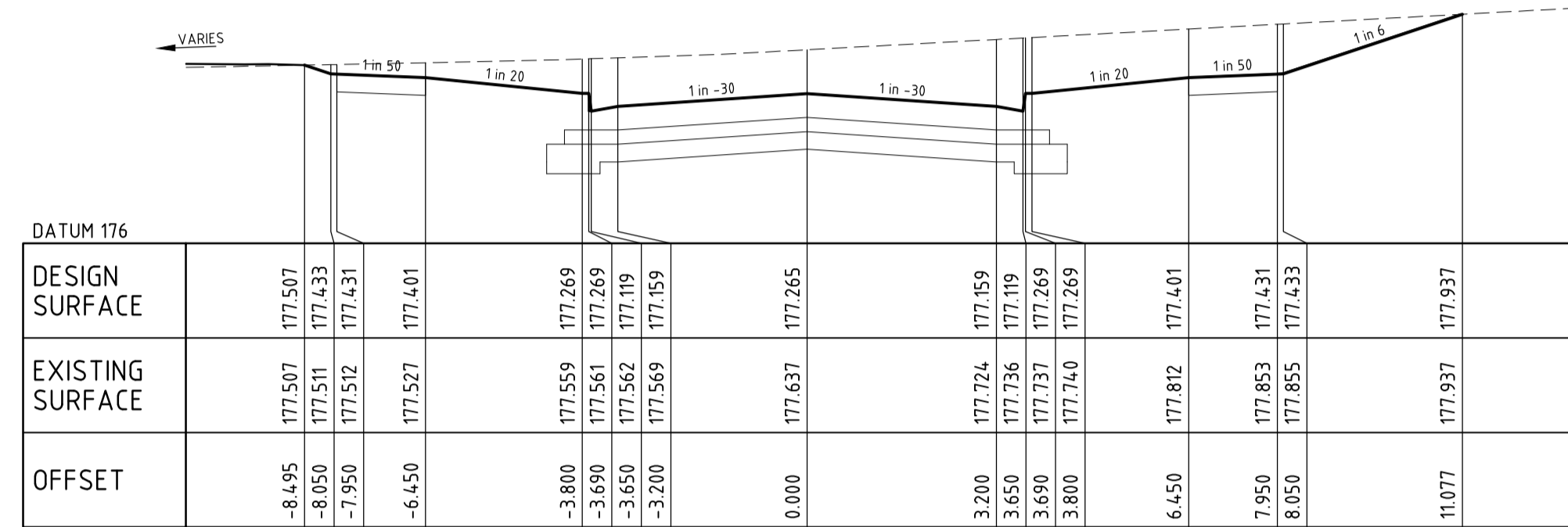
CHA 43.870



CHA 70.370



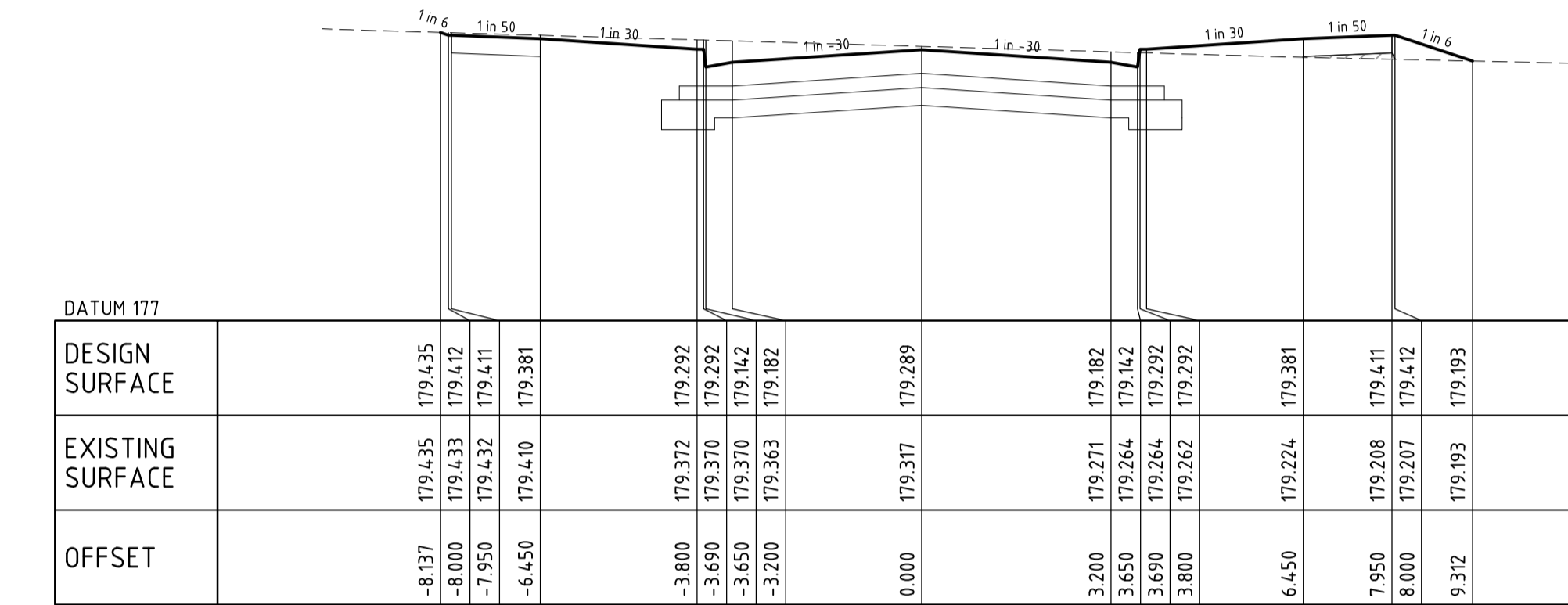
CHA 183.070



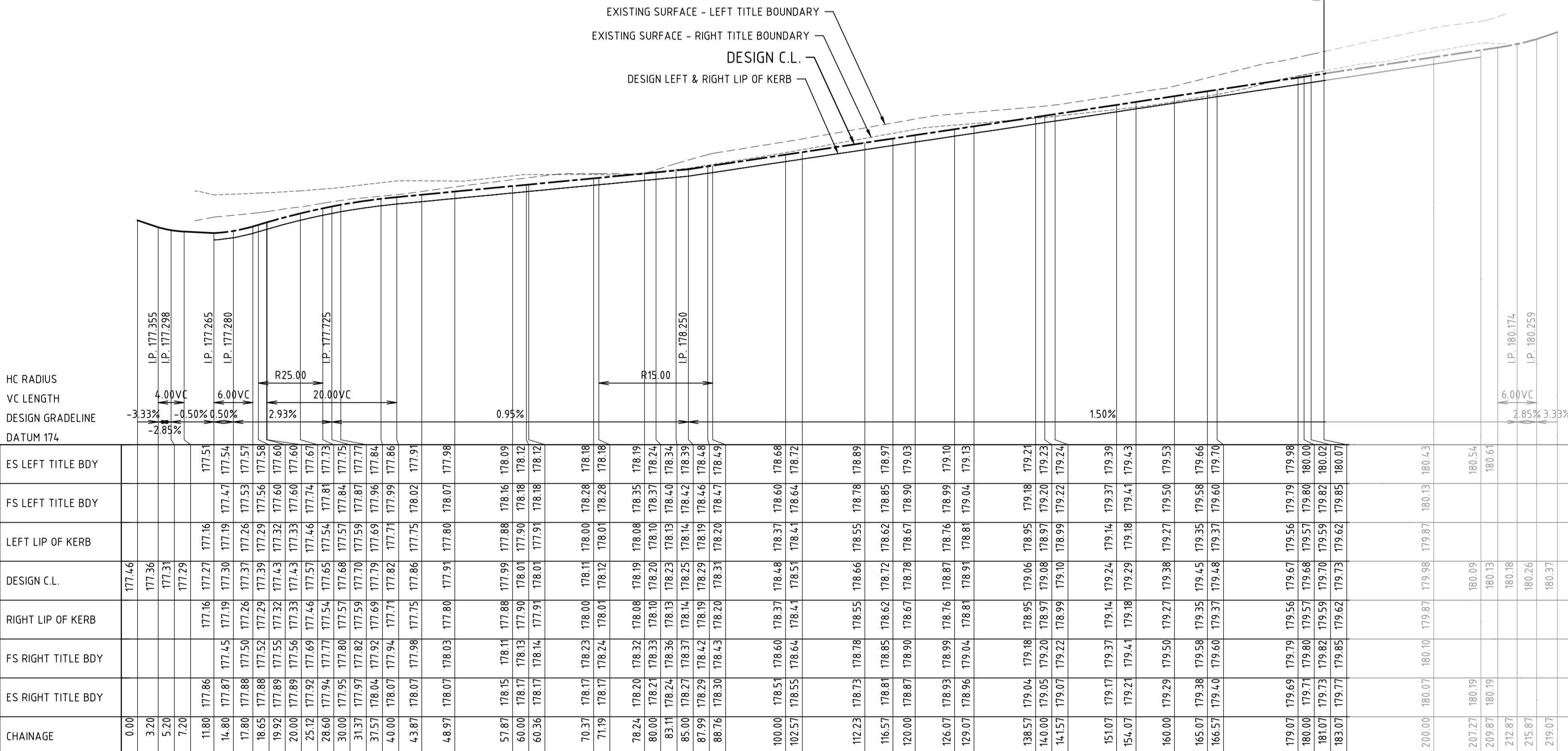
CHA 11.800

CROSS SECTIONS (Rd18)

H 1:100 V 1:50



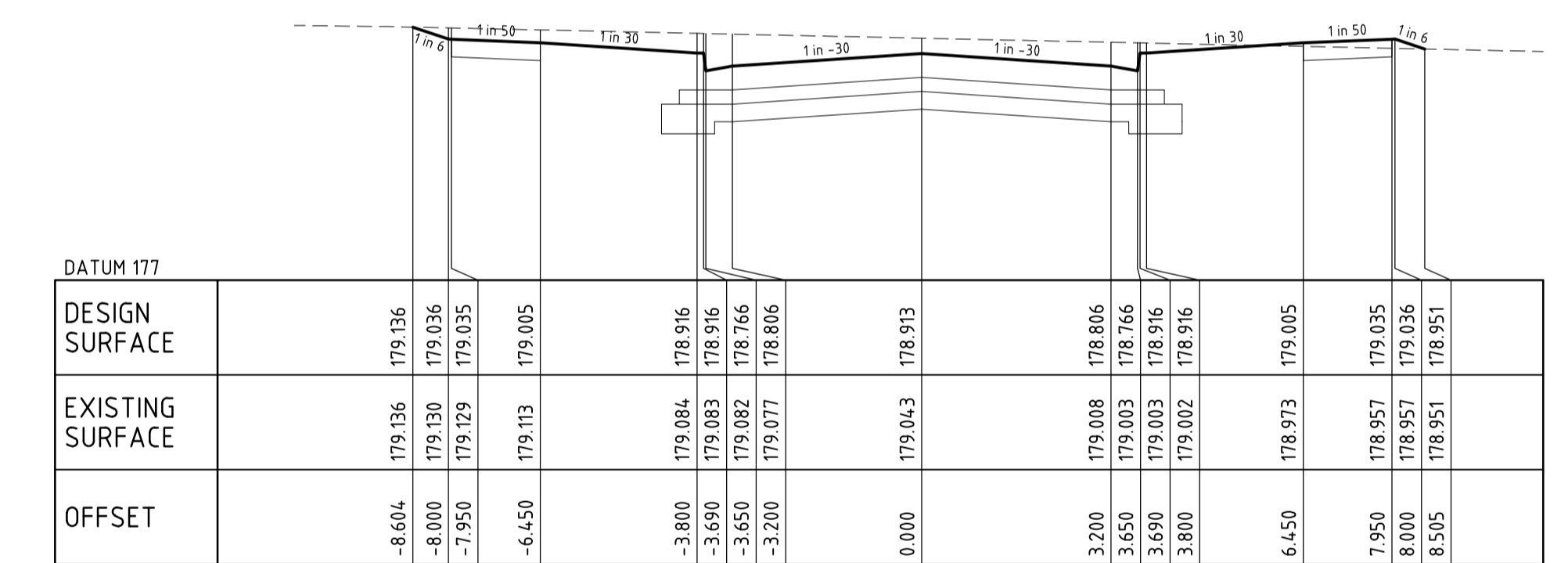
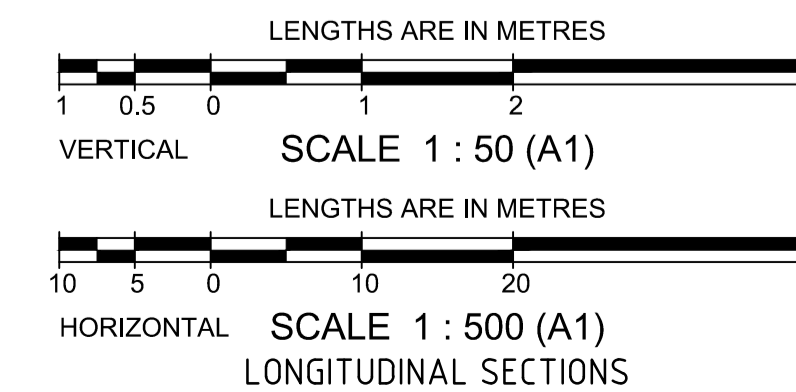
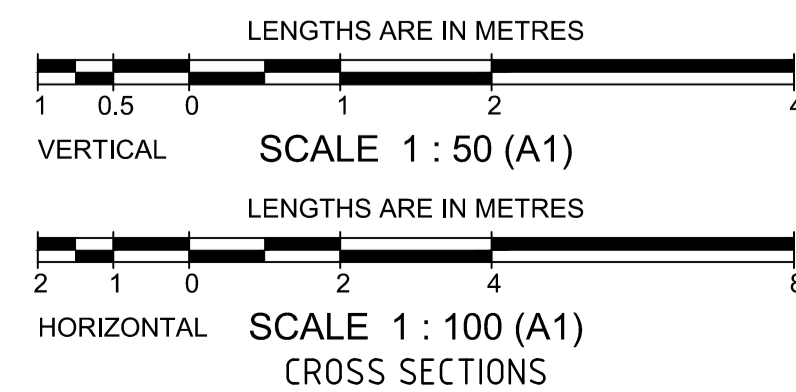
CHA 154.070



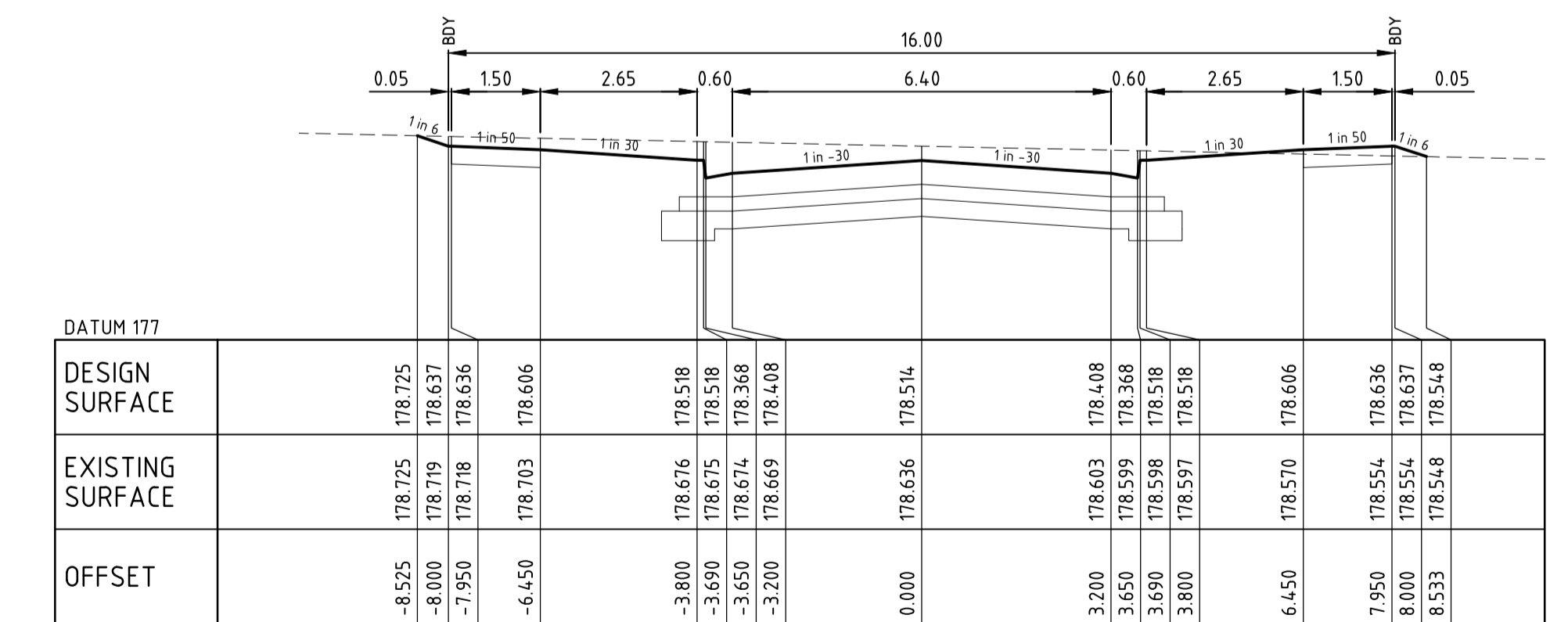
LONGITUDINAL SECTION (Rd18)

H 1:500 V 1:50

ANDALASIA STREET



CHA 129.070

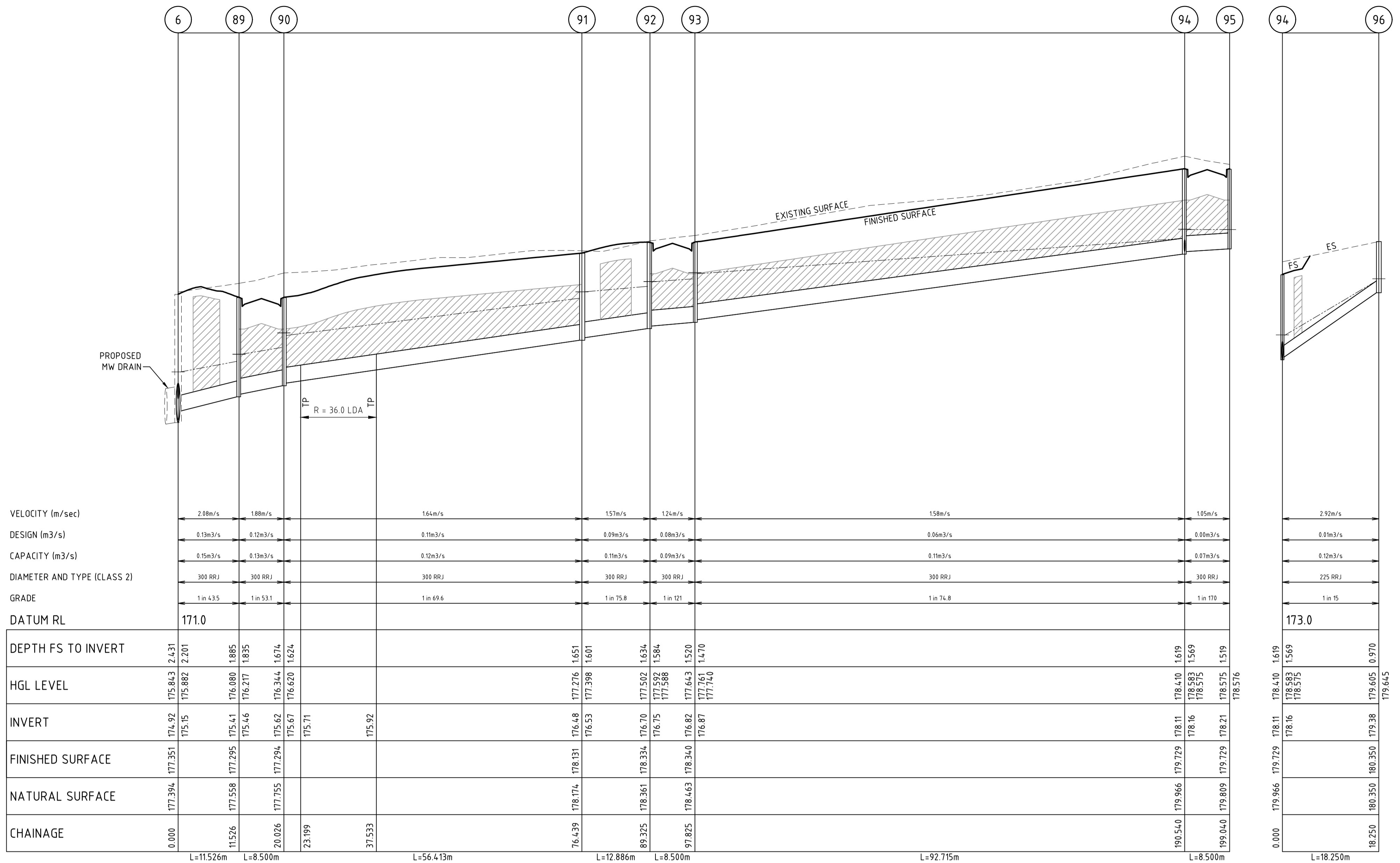


CHA 102.570

TYPE A STRUCTURAL MATERIAL (REFER NOTE 29 SHEET 2) PLACED AT 45° ANGLE OF REPOSE

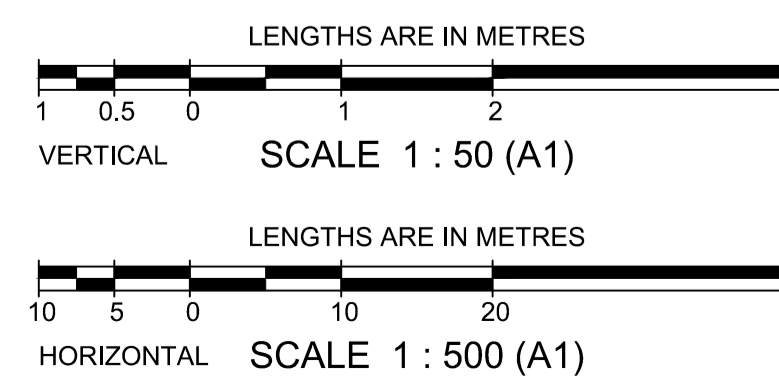
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breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cafo street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310
MELWAY REF. 389-B-11 SURVEY BPD DESIGN DG DRAWN DG CHECKED [Signature]		ELLERY ESTATE STAGE 8 ANDALASIA STREET MUNICIPALITY WHITTLESEA REFERENCE 8625 E/08
B 5/10/21 ESTATE NAME REVISED A 28.07.20 ISSUED FOR CONSTRUCTION	VER. DATE REMARKS CHECKED	SCALE As Shown DATUM AHD DATE May'20 SHEET 7 OF 10

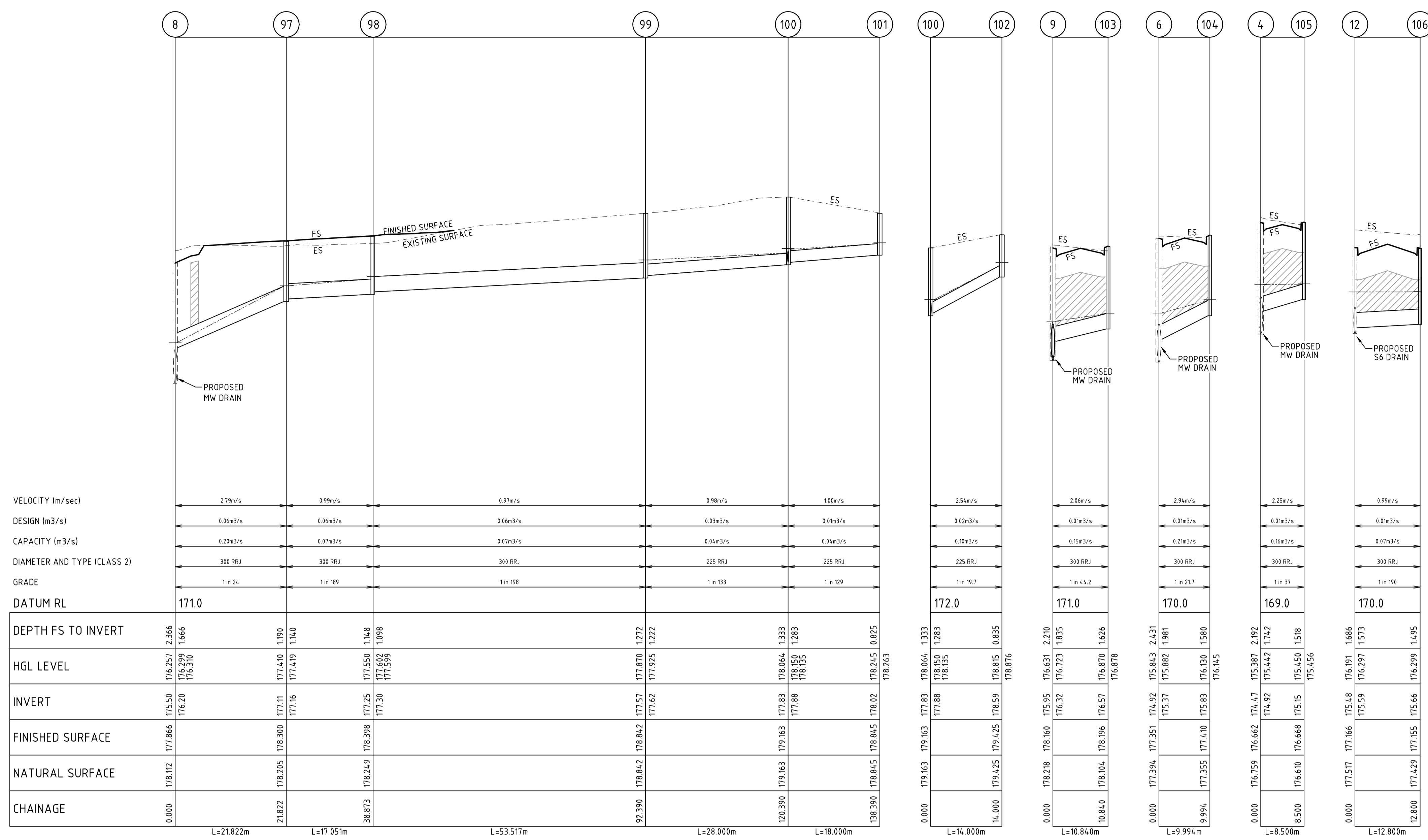


LEGEND

- EXISTING SURFACE
- FINISHED SURFACE
- HYDRAULIC GRADE LINE (5yr)
- DENOTES CRUSHED ROCK BACKFILL
- INDICATES PIPE WITH LARGER DEFLECTION ANGLE TO BE ORDERED



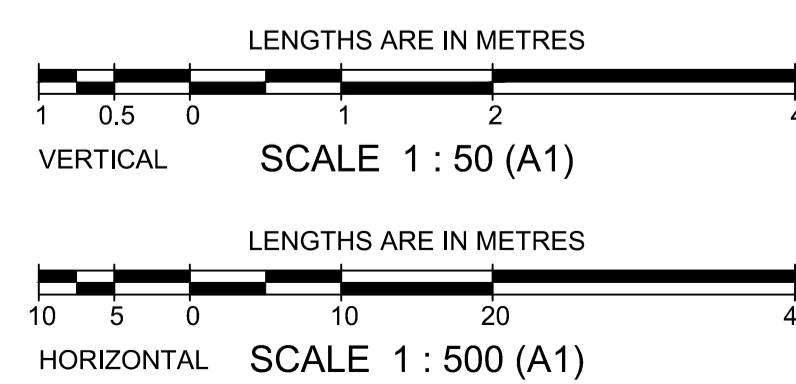
		breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cafo street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310	
		MELWAY REF. 389-B-11		MUNICIPALITY WHITTLESEA	
SURVEY BPD		DESIGN DG		ELLERY ESTATE STAGE 8	
DRAWN DG		CHECKED <i>[Signature]</i>		REFERENCE 8625 E/08	
DATE 28.07.20		DATE May'20		SHEET 8 OF 10	
ISSUED FOR CONSTRUCTION		SCALE As Shown		DATUM AHD	
ESTATE NAME REVISED		REMARKS		SHEET 8 OF 10	
AMENDMENTS		VER. DATE		B	



DRAINAGE PIT SCHEDULE										
Mystique Estate - Stage 8										
PIT No	PIT TYPE	INTERNAL		INLET		OUTLET		PIT FINISHED COVER RL	PIT DEPTH	REMARKS (Class 'B' Cover unless noted otherwise)
		WD	LEN	DIA	INV LEV	DIA	INV LEV			
1	Proposed MW End Wall	-	-	1050	174.07	-	-	175.120	1.050	MW works
2	Proposed MW Junction Pit	1200	1600	750	174.26	1050	174.11	176.540	2.430	MPA EDCM STD DWG 607 (HAUNCHED), REFER NOTE 1
3	Proposed MW Channel Grating Pit	1200	900	750	174.41	750	174.36	176.660	2.300	CONNECT TO PROPOSED STUB
4	Proposed MW Channel Grating Pit	1050	900	750	174.52	750	174.47	176.660	2.190	MPA EDCM STD DWG 601 & 607 (HAUNCHED), REFER NOTE 2
5	Proposed MW Junction Pit	1050	900	750	174.74	750	174.69	176.660	2.190	CONNECT TO PROPOSED STUB
6	Proposed MW Junction Pit	1050	900	750	174.92	750	174.87	176.980	2.290	MPA EDCM STD DWG 607 (HAUNCHED), REFER NOTE 1
7	Proposed MW Channel Grating Pit	900	900	675	175.30	675	175.25	177.350	2.430	CONNECT TO PROPOSED STUB
8	Proposed MW Junction Pit	900	900	675	175.53	675	175.50	177.350	2.430	CONNECT TO PROPOSED STUB
9	Proposed MW Channel Grating Pit	900	900	675	176.03	675	175.95	177.860	2.360	MPA EDCM STD DWG 601 & 607 (HAUNCHED), REFER NOTE 2
10	Proposed MW End of Pipe	-	-	675	176.25	675	176.25	178.160	2.210	CONNECT TO PROPOSED STUB
11A	Proposed Stg6 Channel Grating Pit	750	900	525	174.72	525	174.67	177.160	1.680	MW works
11B	Proposed Stg6 Channel Grating Pit	750	900	525	174.90	525	174.85	178.430	2.180	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
12	Proposed Stg6 Channel Grating Pit	750	900	525	175.53	525	175.48	177.160	1.680	MPA EDCM STD DWG 601 & 607 (HAUNCHED), REFER NOTE 2
89	Channel Grating Pit	600	900	300	175.46	300	175.41	177.290	1.880	CONNECT TO PROPOSED STUB
90	Channel Grating Pit	600	900	300	175.67	300	175.62	177.290	1.670	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
91	Channel Grating Pit	600	900	300	176.53	300	176.48	178.130	1.650	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
92	Channel Grating Pit	600	900	300	176.75	300	176.70	178.330	1.630	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
93	Channel Grating Pit	600	900	300	176.87	300	176.82	178.340	1.520	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
94	Channel Grating Pit	600	900	300	178.16	300	178.11	179.720	1.610	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
95	Channel Grating Pit	600	900	300	178.21	300	178.21	179.720	1.510	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
96	Junction Pit	600	900	300	177.16	300	177.11	178.290	1.180	MPA EDCM STD DWG 605 with CLASS 'B' COVER.
97	Junction Pit	600	900	300	177.30	300	177.25	178.390	1.140	MPA EDCM STD DWG 605 with CLASS 'B' COVER.
98	Junction Pit	600	900	300	177.62	300	177.57	178.840	1.270	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
99	Channel Grating Pit	600	900	225	177.88	225	177.83	179.160	1.330	MPA EDCM STD DWG 605 with CLASS 'B' COVER.
100	Junction Pit	600	900	225	177.88	225	177.83	179.160	1.330	MPA EDCM STD DWG 605 with CLASS 'B' COVER.
101	Junction Pit	600	900	225	178.02	225	177.97	178.840	0.820	MPA EDCM STD DWG 605 with CLASS 'B' COVER.
102	Junction Pit	600	900	225	178.59	225	178.54	179.420	0.830	MPA EDCM STD DWG 605 with CLASS 'B' COVER.
103	Channel Grating Pit	600	900	300	176.57	300	176.52	178.190	1.620	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
104	Channel Grating Pit	600	900	300	175.83	300	175.78	177.410	1.580	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
105	Channel Grating Pit	600	900	300	175.15	300	175.10	176.660	1.510	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.
106	Channel Grating Pit	600	900	300	175.66	300	175.61	177.150	1.490	MPA EDCM STD DWG 601 & 605 with CLASS 'B' COVER.

PIT SCHEDULE NOTES

- REMOVE TEMPORARY TOP OF PIT AT MALTHOID JOINT AND CONSTRUCT TO NEW FS LEVEL WITH CLASS 'B' COVER (EDMC605).
- REMOVE TEMPORARY TOP OF PIT AT MALTHOID JOINT AND CONSTRUCT TO NEW FS LEVEL WITH CLASS 'B' COVER (EDMC605) & CHANNEL GRATING PIT (EDMC601).



LEGEND

- EXISTING SURFACE
- FINISHED SURFACE
- HYDRAULIC GRADE LINE (5yr)
- /// DENOTES CRUSHED ROCK BACKFILL

breese pitt dixon pty. ltd.
land surveyors civil engineers

1/19 cafo street
hawthorn east, 3123
telephone 8823 2300
fax no. 8823 2310

MELWAY REF: 389-B-11
SURVEY: BPD
DESIGN: DG
DRAWN: DG

ELLERY ESTATE
STAGE 8

DRAINAGE LONGITUDINAL SECTIONS - SHEET 2

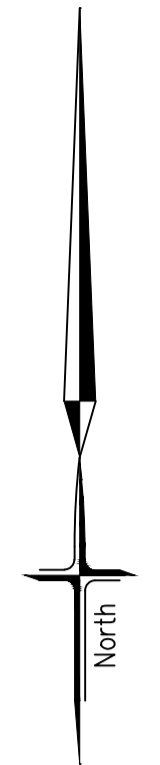
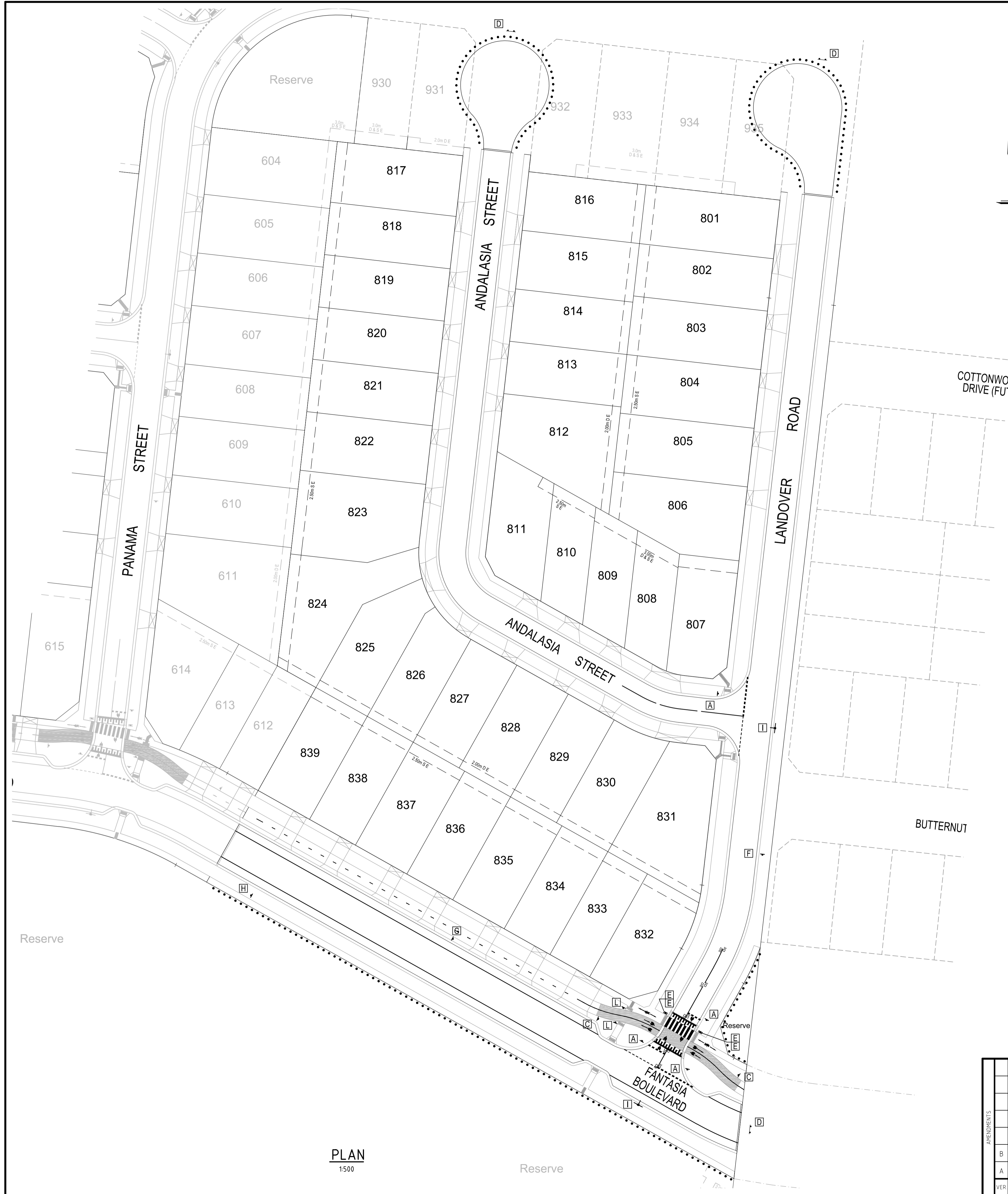
MUNICIPALITY: WHITTLESEA
REFERENCE: 8625 E/08

DATE: 5/10/21
ESTATE NAME REVISED

DATE: 28.07.20
ISSUED FOR CONSTRUCTION

CHECKED: [Signature]

SCALE: As Shown
DATUM: AHD
DATE: May'20
SHEET: 9 OF 10

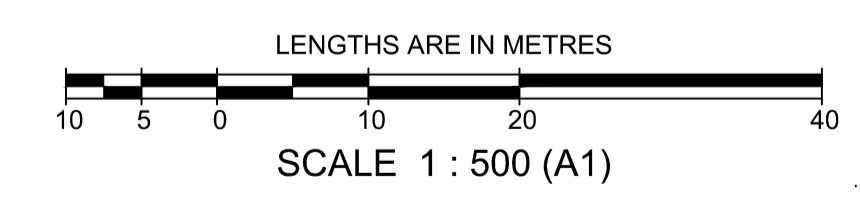


NOTES

- a. ALL SIGNS TO BE SLEEVED USING A SL27 SLEEVE.
- b. SWLM - INDICATES SOLID WHITE "LONGLIFE" LINE MARKING
BWLm - INDICATES BROKEN WHITE "LONGLIFE" LINE MARKING
- c. INDICATES UNIDIRECTIONAL & BIDIRECTIONAL RRPMS PLACED AT 6m CTS, UNLESS OTHERWISE SHOWN
- d. AND HAZARD / DIRECTIONAL TGSIS SHOWN THUS AND FOOTPATH RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH VICROADS STD DWGS SD2031 TO SD2035. TGSIS SHALL CONFORM TO AS1428.4
- e. KERB TRANSITION TO TAKE PLACE AT PRAM CROSSINGS AND AT KERB SHOWN THUS
- f. RAISED PAVEMENT AND BICYCLE PATH SHOWN SHADED TO BE COLOURED EMERALD GREEN G13 AND MEET REQUIREMENTS SET OUT IN VICROADS SPECIFICATIONS SECTION 431 - COLOURED SURFACE TREATMENTS.
- g. • INDICATES BOLLARDS

SIGNAGE LEGEND

- A** GIVE WAY SIGN (R1-2A) - CLASS 1
- B** KEEP LEFT (R2-3AL) - CLASS 1
- C** ROAD AHEAD SIGN (W6-8A) - CLASS 1
- D** ROAD CLOSED (G9-20) SIGN WITH OBSTRUCTION MARKER SIGN (D4-5) - CLASS 1
- E** PEDESTRIAN CROSSING SIGN (R3-1A) - CLASS 1
- F** BICYCLE PEDESTRIAN WARNING SIGN (W6-9A) WITH CROSSING ARROW SIGN (W8-23A) BELOW. ALL CLASS 1.
- G** BICYCLE PEDESTRIAN WARNING SIGN (W6-9A) WITH CROSSING ARROW SIGN (W8-23A) & ON SIDE ROAD SIGN (W8-3AL) BELOW. ALL CLASS 1.
- H** BICYCLE PEDESTRIAN WARNING SIGN (W6-9A) WITH CROSSING ARROW SIGN (W8-23A) & ON SIDE ROAD SIGN (W8-3AR) BELOW. ALL CLASS 1.
- I** 3No STREET SIGNS - REFER NOTE 23 SHEET 2 (4No AT ROUNDABOUT)
- L** "BICYCLES" WARNING SIGN (W6-7A) - CLASS 1



PLAN
1:500

				breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cafo street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310	
		MELWAY REF.	389-B-11	ELLERY ESTATE STAGE 8		MUNICIPALITY WHITTLESEA	
		SURVEY	BPD				
B		5/10/21	ESTATE NAME REVISED	DESIGN	DG	REFERENCE 8625 E/08	
A		28.07.20	ISSUED FOR CONSTRUCTION	DRAWN	DG		
VER.	DATE	REMARKS	CHECKED	SCALE	DATUM	DATE	SHEET
				As Shown	AHD	May'20	10 OF 10

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