

LEVEL 1 INSPECTION & TESTING

| Geotechnical | Environmental | Residential | Pavements | Investigations & Design |



A&Y ASSOCIATES
GEOTECHNICAL ENGINEERING CONSULTANTS

Site: Newhaven Estate - Stage 10, Tarneit

Project No: 1120 0193-1



Prepared for:
BMD Urban
February 2021

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Revision Chart

Version	Description	Author	Reviewer	Release Approval	Release Date	Client Copy
0	Level 1 Inspection & Testing Report	YZ	AT	AT	9/02/2021	Soft copy (email)

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Table of Contents

1. Introduction.....	1
2. Project Summary	1
3. Project Specifications	2
4. Subgrade Assessment.....	3
5. Earthworks	3
6. Fill Material.....	3
7. Testing	4
8. Exclusion	4
9. Conclusion	5
Appendix A – Site Plan.....	6
Appendix B – Test Locations.....	8
Appendix C – Test Results Summary.....	10
Appendix D – NATA Test Results.....	12

1. Introduction

This report presents the results of the Level 1 Inspection and Testing for the construction of the fill platforms located in Newhaven Estate - Stage 10, Tarneit.

2. Project Summary

It is understood that BMD Urban require the fill platforms within Newhaven Estate - Stage 10 to be constructed under Level 1 Inspection and Testing undertaken by a Geotechnical Inspection and Testing Authority (GITA).

Level 1 Inspection and Testing, as defined in AS3798-2007 "Guidelines on Earthworks for Commercial and Residential Development," provides for full time inspection of the construction of controlled fill and field and laboratory testing in accordance with AS1289 "Methods of Testing Soils for Engineering Purposes".

The Level 1 Inspection was undertaken by a Geotechnician from A&Y Associates over a period of 4 working days from the 12th of October 2020 to 15th of October 2020.

This report is applicable for fill placed by BMD Urban for the following lots located in Newhaven Estate - Stage 10, Tarneit as shown in Appendix A - Site Plan.

- Lot 1001 to Lot 1005
- Lot 1007 to Lot 1022

3. Project Specifications

No specification has been provided for the construction works in Newhaven Estate - Stage 10, Tarneit. The supervision and inspections were performed based on AS3798. A short summary of the requirements outlined in AS3798 is provided below:

- All filling in excess of 300mm depth within the building envelope of allotments shall be undertaken to specifications satisfying the requirements of AS3798.
- Material to be used for fill construction shall satisfy the requirements of AS3798-2007 "Guidelines on Earthworks for Commercial and residential Developments". Material used shall be free of:
 - Organic soils, such as topsoils, severely root affected subsoil and peat;
 - Contaminated soils;
 - Materials which undergo volume change or loss of strength when disturbed and exposed to moisture;
 - Silts, or materials that have deleterious engineering properties of silt;
 - Fill that contains wood, metal, plastic, boulders or other deleterious material, in sufficient proportions to affect the required performance of fill;
 - The maximum particle size of any rocks or other lump, within the layer, has not exceeded two-thirds (2/3) of the compacted layer thickness.
- Compaction to achieve a dry density ratio of at least 95% Standard, as the project was classified as **Residential**.

4. Subgrade Assessment

The subgrade was assessed by A&Y Associates following the topsoil removal and before any fill was placed. The subgrade assessment was undertaken on the 9th of October 2020 as mentioned in report *1120 0193-1 (SS11)*.

The exposed subgrade was rolled by a 20 tonne compactor. The exposed subgrade material comprised natural Silty CLAY. No wet or soft patches were found during the inspection. No evidence of deleterious material was found during the inspection.

5. Earthworks

The earthworks for this project included stripping of topsoil, removing of tree roots, proof rolling the subgrade and placement and compaction of fill to construct engineered platforms.

Based on design plans and site inspection, it appears that the average fill thickness placed is as follows:

- Approximately 200mm to 600mm

6. Fill Material

The fill material used for the platform consisted of stockpiled on-site boxed out material. The stockpiled material was predominantly comprising of Clay fill.

7. Testing

Field density testing was undertaken on the compacted fill at a frequency of a minimum of 3 tests per lot (AS3798 Table 8.1).

Test were performed using Nuclear Density Gauge for field density determination as per AS 1289.5.8.1. Testing was completed at a minimum rate of 3 field density test per day's production based on the minimum requirements of AS 3798-2007 and taken from each layer of fill placed.

A total of 12 field density tests were performed during the earthworks. All of the test results met the specified compaction requirement of 95% Standard Compaction.

The locations of the 12 field density tests are shown in Appendix B - Test Locations. A summary of the test results obtained from the field density testing is presented in Appendix C – Test Results Summary. The laboratory test reports of the field density tests are presented in Appendix D – NATA Test Results.

8. Exclusion

A & Y Associates was not involved in monitoring and testing the following works and as such are not included in the Level 1 report.

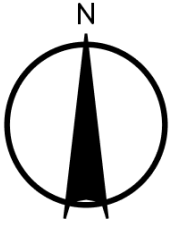
- Any trenches excavated and backfilled on site for the installation of underground services such as sewers, electrical conduits, water mains etc.
- Footpaths in front of the lots that may be excavated and filled after the Level 1 supervision conducted by A & Y Associates.
- Uncontrolled fill and topsoil that may have been placed as part of the landscaping of the site following the completion of the engineered fill construction.

9. Conclusion

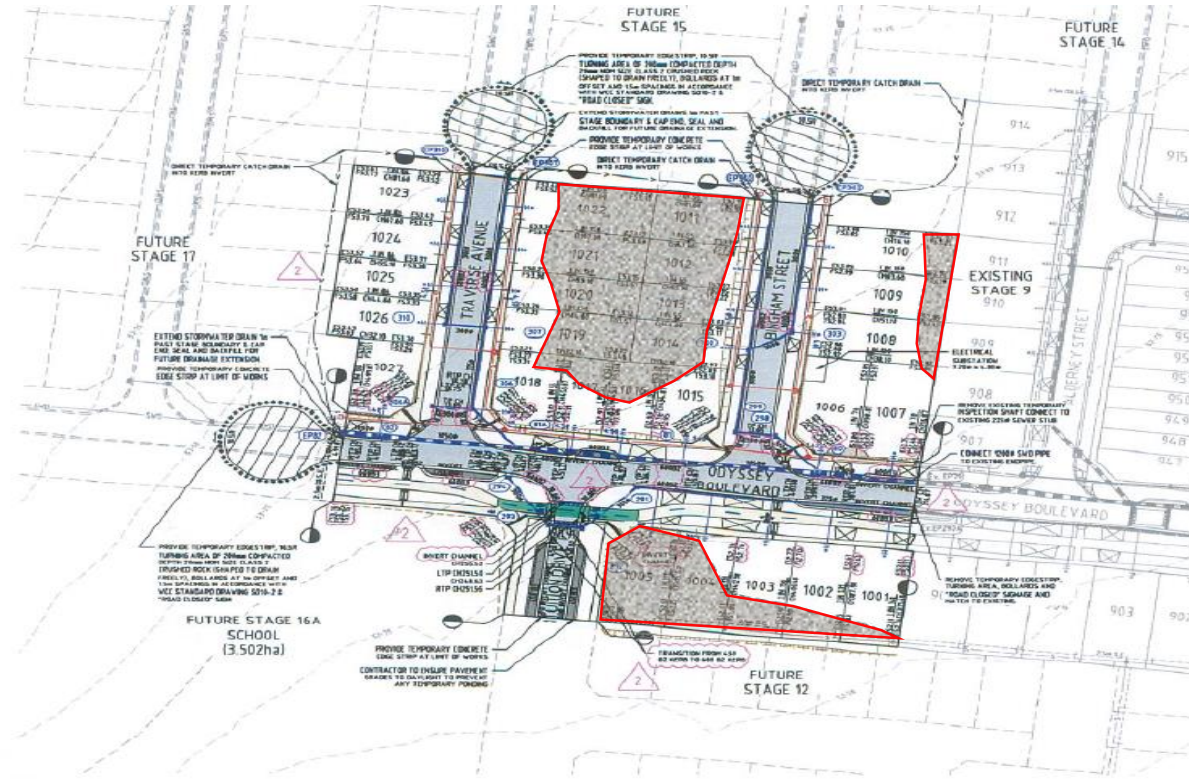
On the completion of the earthworks and after analysing the materials used, it has been concluded that the filling procedure conducted by BMD Urban appears to be consistent with the requirements of AS 3798 in regards to the placement of fill materials on a project under Level 1 Supervision and in accordance with the project specification as provided to A & Y Associates.

This report has been prepared for the benefit of our client with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement. No responsibility for this report will be taken by A & Y Associates if it is altered in any way, or not reproduced in full.

Appendix A – Site Plan



Area Inspected



MELA 96 ZONE 55



WARNING
BE AWARE OF UNDERGROUND/OVERHEAD SERVICES & THE LOCATION OF SERVICES AND APPROXIMATE DEPTH AND THEIR EXACT POSITION SHOULD BE PROVIDED ON SITE. THE GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES WHERE UNDERGROUND SERVICES ARE TRANSDUCED LINES.

NO.	REVISION	DATE
1	ISSUED FOR APPROVAL	20/05/19
2	ISSUED FOR CONSTRUCTION	20/05/19
3	AMENDED TO SHOW 2.10% DRAINAGE, DRAINAGE ALIGNMENT REVISIONS	20/05/19
4	REVISION CHANGED FROM 800MM TO 600MM	20/05/19



spiire
MELA 96 ZONE 55
1:100

PEET
Checked
A. CHARALAMBOUS
Drawn
K. AYRES

NEWHAVEN STAGE 10
ROAD AND DRAINAGE
FACE PLAN
WYNDHAM CITY COUNCIL
PEET NO. 1895 PTY LTD

PROJECT:
Newhaven Estate – Stage 10

LOCATION:
Tarneit

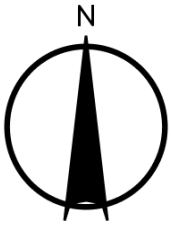
CLIENT:
BMD Urban

PROJECT No:
1120 0193-1

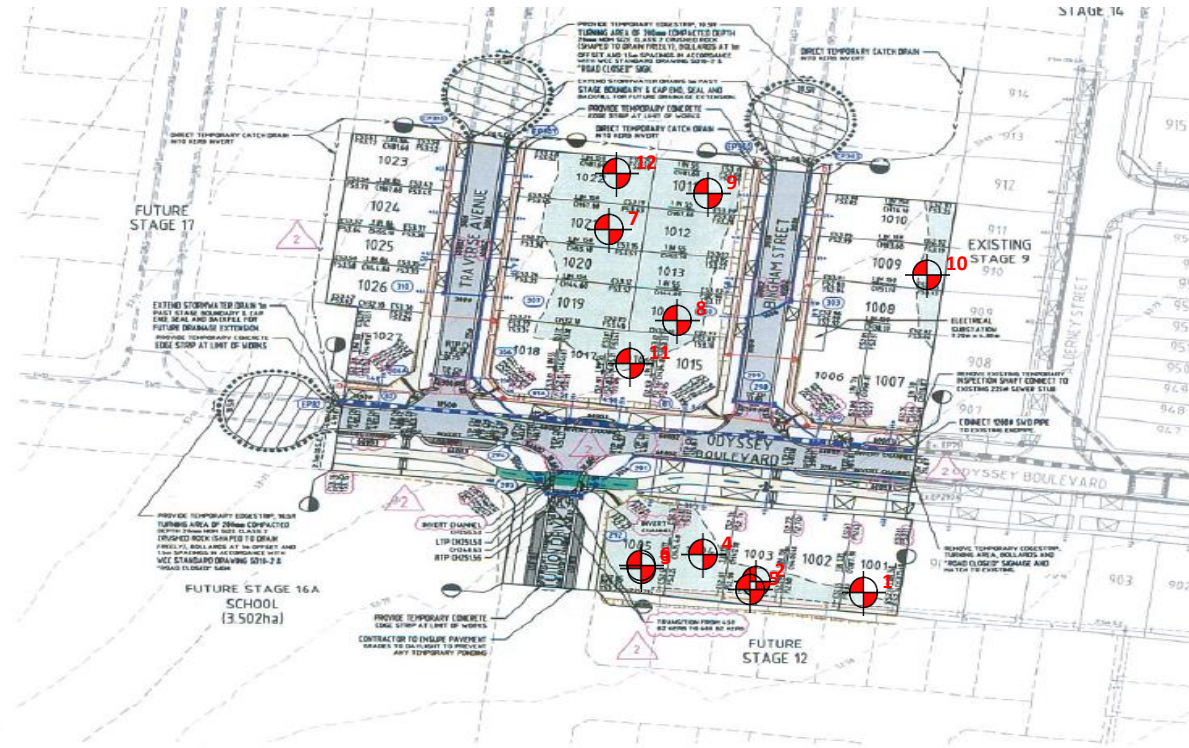
SITE PLAN SKETCH—NOT TO SCALE



Appendix B – Test Locations



Indicative Test Location



WARNING
BE AWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THESE
EXACT POSITIONS SHOULD BE PROVIDED ON SITE. THE WARRANTIES IS
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN SPECIAL
CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES
SCHEDULED UNDERGROUND TO EXISTING TRANSMISSION LINES.

DATE	BY	REVISION
10/11/2023	MH	23/REV02
10/11/2023	MH	23/REV01



spiire

PEET

NEWHAVEN
STAGE 10
ROAD AND DRAINAGE
FACE PLAN
WYNDHAM CITY COUNCIL

PROJECT:
Newhaven Estate – Stage 10

LOCATION:
Tarneit

CLIENT:
BMD Urban

PROJECT No:
1120 0193-1

SITE PLAN SKETCH—NOT TO SCALE



Appendix C – Test Results Summary

Project No		1120 0193-1			Client	BMD Urban				
Project Name		Newhaven Estate - Stage 10			Specification			Density Ratio \geq 95% of Peak Wet Density		
Location		Tarneit								
Test No	Retest of Test	Date	Location	Layer	Oversize	Density Ratio	Moisture Ratio	Moisture Variation	Pass / Fail	Retest
#	#		Lot #	#	%	%	%	%		Pass / Fail
1	-	12/10/2020	-	1	0.0	99.0	92.0	-2.5	Pass	-
2	-	12/10/2020	-	1	0.0	101.0	92.0	-2.5	Pass	-
3	-	12/10/2020	-	1	0.0	99.5	92.0	-2.5	Pass	-
4	-	13/10/2020	-	2	0.0	98.0	90.5	-3.0	Pass	-
5	-	13/10/2020	-	FSL	0.0	98.0	90.5	-3.0	Pass	-
6	-	13/10/2020	-	FSL	0.0	96.5	93.0	-2.0	Pass	-
7	-	14/10/2020	-	1	0.0	98.0	90.5	-3.0	Pass	-
8	-	14/10/2020	-	1	0.0	97.5	91.0	-3.0	Pass	-
9	-	14/10/2020	-	1	0.0	97.0	92.0	-2.5	Pass	-
10	-	15/10/2020	-	FSL	0.0	97.5	90.0	-3.0	Pass	-
11	-	15/10/2020	-	FSL	0.0	98.0	92.0	-2.5	Pass	-
12	-	15/10/2020	-	FSL	0.0	96.0	91.5	-2.5	Pass	-

** Negative (-) value indicates that the field moisture content is drier than the optimum moisture content (OMC)

** Positive (+) value indicates that the field moisture content is wetter than the optimum moisture content (OMC)

Appendix D – NATA Test Results

Field Density Test Results AS1289.5.7.1

Client:	BMD Urban	Job No:	BMD1322
Project:	Newhaven Estate - Stage 10 (Level 1)	Report:	1
Location:	Tarneit		



Sample No	1	2	3			
Date Tested	12/10/2020	12/10/2020	12/10/2020			
Time Tested	PM	PM	PM			

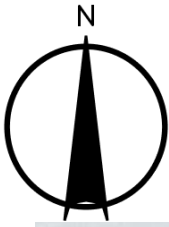
Test Location	Refer to Plan	Refer to Plan	Refer to Plan			
Level/Layer	1	1	1			
Layer Thickness	mm 200	mm 200	mm 200			
Test Depth	mm 175	mm 175	mm 175			
Field Wet Density	t/m ³ 1.751	t/m ³ 1.79	t/m ³ 1.794			
Field Moisture Content	% 29.5	% 29.0	% 28.0			
Material:	Site Derived Clay Fill	Site Derived Clay Fill	Site Derived Clay Fill			

Oversize Material	WET, %	0.0	0.0	0.0		
Sieve Size	mm	19	19	19		
Peak Converted Wet Density	t/m ³	1.77	1.77	1.80		
Optimum Moisture Content	%	32	31.5	30.5		

Moisture Ratio	%	92	92	92		
Moisture Variation from OMC	%	-2.5 Drier	-2.5 Drier	-2.5 Drier		
Density Ratio	%	99.0	101.0	99.5		

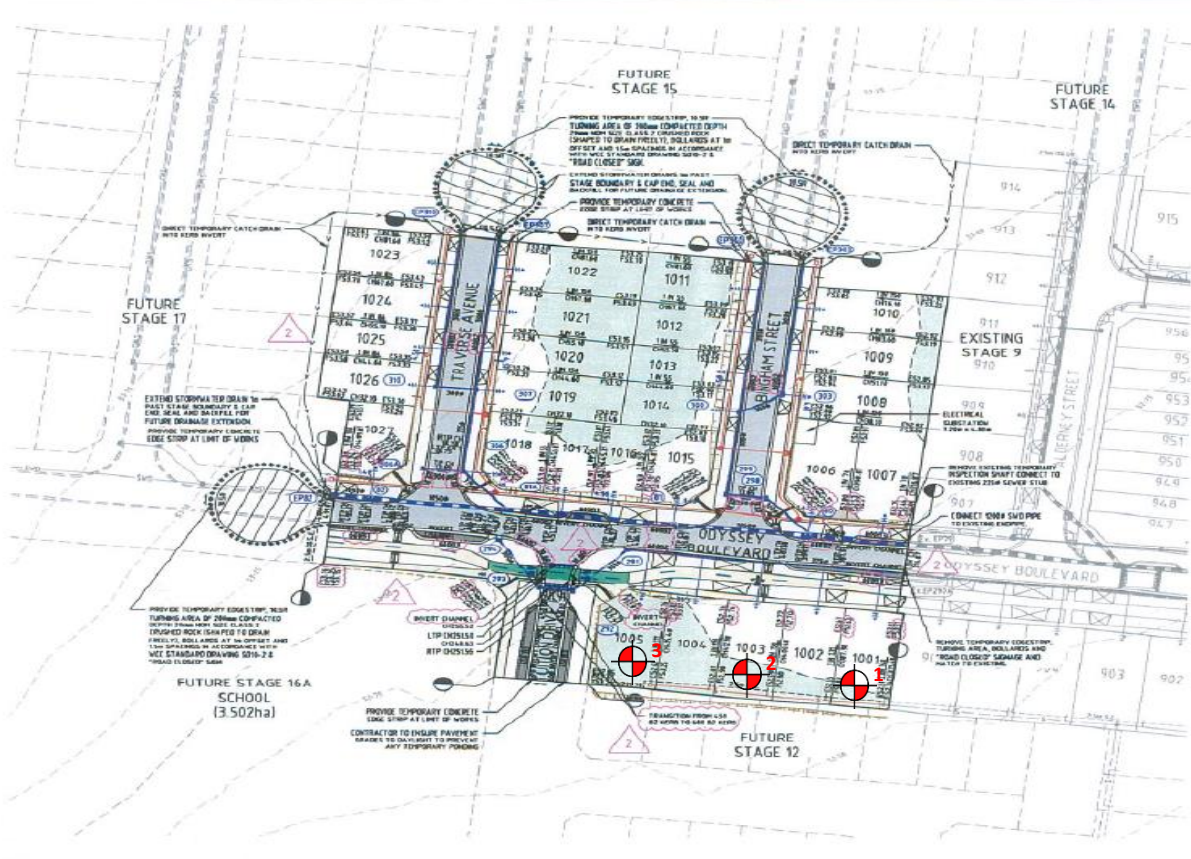
Specification:	95% STD	Test Selection:	N/A
Notes:	Ref: 1120 0193-1 (SI01)		
Test Method	AS1289 5.8.1, 5.7.1, 2.1.1, 1.1	Sampling Method:	AS 1289 1.2.1 6.4(b)

 <p>NATA WORLD RECOGNISED ACCREDITATION</p>	<p>NATA Accredited Laboratory No. 20172</p> <p>Accreditation for compliance with ISO/IEC 17025 - Testing</p> <p>The results of tests, calibrations and/or measurements included in this document, are traceable to Australian / National Standards</p>	<p>Approved Signatory:</p>  <p>David Burns</p> <p>Date: 13/10/2020</p>
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Test Location

FOR SHARED PATH
MARKING SPECIFICATIONS
ALL PARKING BAYS TO BE DARK
GREY CONCRETE, REFER
STANDARD DETAILS.



WARNING
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SUCH AS, GROUNDWATER EXTRACTORS, TRANSDUCERS, ETC.

REVISIONS
2. REVISION CHANGED FROM 400MM TO 600MM
1. ANSWERED TO TOWN & TERS ENGINEERING DRAINAGE ALIGNMENT REVISIONS
3. ISSUED FOR CONSTRUCTION
4. ISSUED FOR AFFIDAVIT

No.	Description	Date
2	REVISION CHANGED FROM 400MM TO 600MM	22/07/20
1	ANSWERED TO TOWN & TERS ENGINEERING DRAINAGE ALIGNMENT REVISIONS	18/06/20
3	ISSUED FOR CONSTRUCTION	20/05/20
4	ISSUED FOR AFFIDAVIT	10/05/20



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Authorised
M. HOLMES
Checked by
A. CHARALAMBOUS
Date
05/08/20

NEWHAVEN
STAGE 10
ROAD AND DRAINAGE
FACE PLAN
WYNDHAM CITY COUNCIL
PEET NO. 1895 PTV LTD
306256CR200

PROJECT:
Newhaven Estate – Stage 10 (Level 1)

CLIENT:
BMD Urban

DATE:
12/10/2020



LOCATION:
Tarneit

PROJECT No:
1120 0193-1 (SI01)

SITE PLAN SKETCH—NOT TO SCALE

Field Density Test Results AS1289.5.7.1

Client:	BMD Urban	Job No:	BMD1322
Project:	Newhaven Estate - Stage 10 (Level 1)	Report:	2
Location:	Tarneit		



Sample No	4	5	6			
Date Tested	13/10/2020	13/10/2020	13/10/2020			
Time Tested	AM	PM	PM			

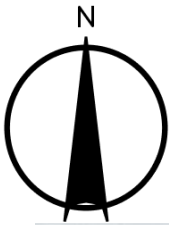
Test Location	Refer to Plan	Refer to Plan	Refer to Plan			
Level/Layer	2	FSL	FSL			
Layer Thickness	mm 200	200	200			
Test Depth	mm 175	175	175			
Field Wet Density	t/m ³ 1.863	1.873	1.865			
Field Moisture Content	% 29.0	29.0	30.2			
Material:	Site Derived Clay Fill	Site Derived Clay Fill	Site Derived Clay Fill			

Oversize Material	WET, %	0.0	0.0	0.0		
Sieve Size	mm	19	19	19		
Peak Converted Wet Density	t/m ³	1.90	1.92	1.94		
Optimum Moisture Content	%	32	32	32.5		

Moisture Ratio	%	90.5	90.5	93		
Moisture Variation from OMC	%	-3.0 Drier	-3.0 Drier	-2.0 Drier		
Density Ratio	%	98.0	98.0	96.5		

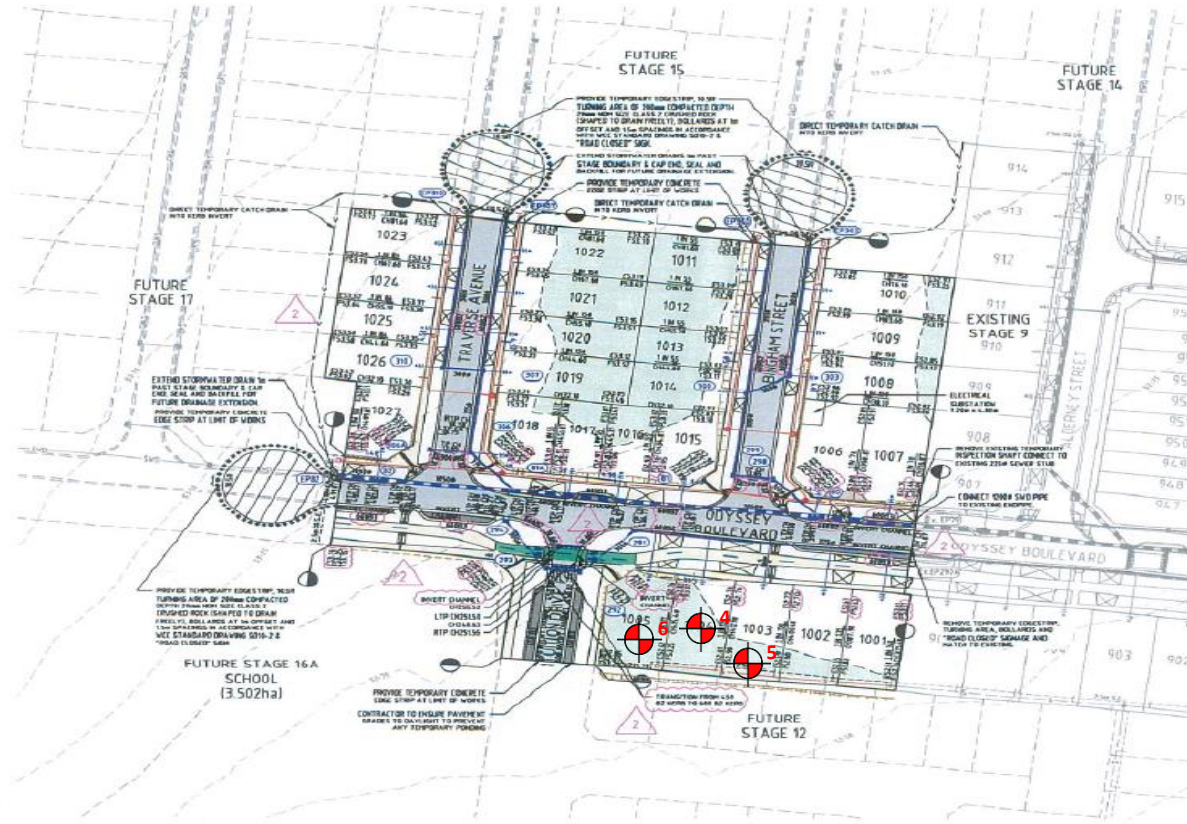
Specification:	95% STD	Test Selection:	N/A
Notes:	Ref: 1120 0193-1 (SI02)		
Test Method	AS1289 5.8.1, 5.7.1, 2.1.1, 1.1	Sampling Method:	AS 1289 1.2.1 6.4(b)

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Test Location

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NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	20/10/20
2	ISSUED FOR AFFIXED	20/10/20
3	REVISED TO REFLECT CHANGES	20/10/20



spiire
18/11/2019 10:30:00 AM
VICTORIA 3000 AUSTRALIA T 61 3 9950 7958

PEET
Designed by:
K. AYRES
Authorised by:
M. HOLMES

NEWHAVEN
STAGE 10
ROAD AND DRAINAGE
FACE PLAN
WYNDHAM CITY COUNCIL
PEET NO. 1895 PTY LTD
Date:
05/01/19
CONSTRUCTION 306256CR200

PROJECT:
Newhaven Estate – Stage 10 (Level 1)

CLIENT:
BMD Urban

DATE:
13/10/2020

LOCATION:
Tarneit

PROJECT No:
1120 0193-1 (SI02)

SITE PLAN SKETCH—NOT TO SCALE





Field Density Test Results
AS1289.5.7.1

Client:	BMD Urban	Job No:	BMD1322
Project:	Newhaven Estate - Stage 10 (Level 1)	Report:	3
Location:	Tarneit		



Sample No	7	8	9			
Date Tested	14/10/2020	14/10/2020	14/10/2020			
Time Tested	AM	AM	AM			

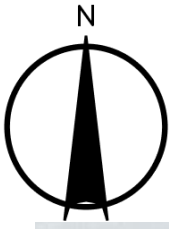
Test Location	Refer to Plan	Refer to Plan	Refer to Plan			
Level/Layer	1	1	1			
Layer Thickness	mm 200	mm 200	mm 200			
Test Depth	mm 175	mm 175	mm 175			
Field Wet Density	t/m ³ 1.865	t/m ³ 1.853	t/m ³ 1.87			
Field Moisture Content	% 29.0	% 29.1	% 28.0			
Material:	Site Derived Clay Fill	Site Derived Clay Fill	Site Derived Clay Fill			

Oversize Material	WET, % 0.0	0.0	0.0			
Sieve Size	mm 19	mm 19	mm 19			
Peak Converted Wet Density	t/m ³ 1.91	t/m ³ 1.90	t/m ³ 1.93			
Optimum Moisture Content	% 32	% 32	% 30.5			

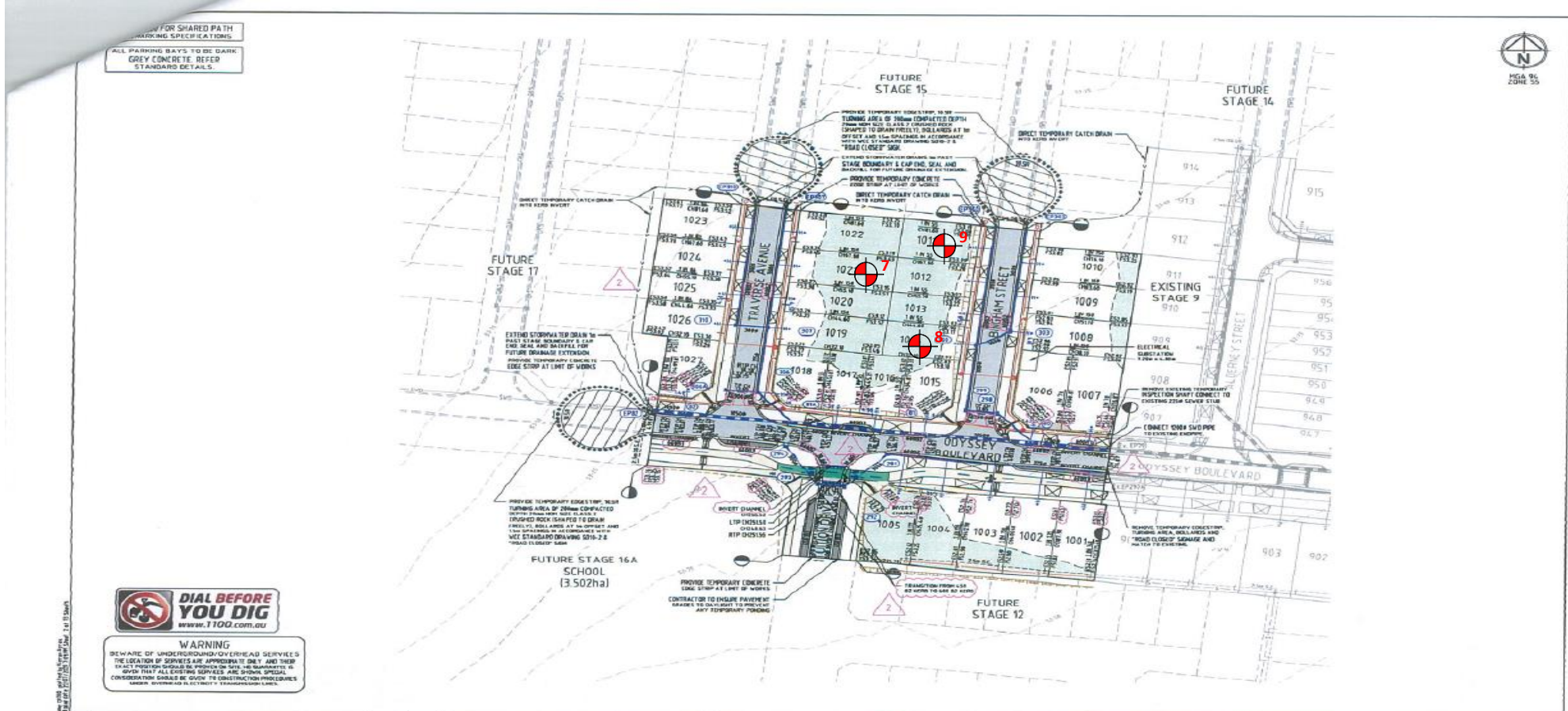
Moisture Ratio	90.5	91	92			
Moisture Variation from OMC	% -3.0 Drier	% -3.0 Drier	% -2.5 Drier			
Density Ratio	% 98.0	% 97.5	% 97.0			

Specification:	95% STD	Test Selection:	N/A
Notes:	Ref: 1120 0193-1 (SI03)		
Test Method	AS1289 5.8.1, 5.7.1, 2.1.1, 1.1	Sampling Method:	AS 1289 1.2.1 6.4(b)

 NATA <small>WORLD RECOGNISED ACCREDITATION</small>	<p>NATA Accredited Laboratory No. 20172</p> <p>Accreditation for compliance with ISO/IEC 17025 - Testing</p> <p>The results of tests, calibrations and/or measurements included in this document, are traceable to Australian / National Standards</p>	<p>Approved Signatory:</p> <div style="text-align: center;">  David Burns </div>	<p>Date:</p> <div style="text-align: center;"> 19/10/2020 </div>
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Test Location



MGA 96 ZONE 55

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<table border="1"> <tr> <th>Rev.</th> <th>Description</th> <th>Author</th> <th>Date</th> </tr> <tr> <td>2</td> <td>REVISED FROM 450MM TO 600MM</td> <td>MH</td> <td>22/07/20</td> </tr> <tr> <td>1</td> <td>REVISED TO 10% & 15% EROSION CONTROL ACCORDING TO STANDARD</td> <td>MH</td> <td>20/06/20</td> </tr> <tr> <td>0</td> <td>ISSUED FOR CONSTRUCTION</td> <td>MH</td> <td>20/06/20</td> </tr> <tr> <td>0</td> <td>ISSUED FOR APPROVAL</td> <td>MH</td> <td>20/06/20</td> </tr> </table>	Rev.	Description	Author	Date	2	REVISED FROM 450MM TO 600MM	MH	22/07/20	1	REVISED TO 10% & 15% EROSION CONTROL ACCORDING TO STANDARD	MH	20/06/20	0	ISSUED FOR CONSTRUCTION	MH	20/06/20	0	ISSUED FOR APPROVAL	MH	20/06/20			<p>NEWHAVEN STAGE 10 ROAD AND DRAINAGE FACE PLAN WYNHAM CITY COUNCIL PEET NO. 1895.PTY LTD CONSTRUCTION 306256CR200</p>
Rev.	Description	Author	Date																				
2	REVISED FROM 450MM TO 600MM	MH	22/07/20																				
1	REVISED TO 10% & 15% EROSION CONTROL ACCORDING TO STANDARD	MH	20/06/20																				
0	ISSUED FOR CONSTRUCTION	MH	20/06/20																				
0	ISSUED FOR APPROVAL	MH	20/06/20																				

PROJECT:
Newhaven Estate – Stage 10 (Level 1)

LOCATION:
Tarneit

CLIENT:
BMD Urban

PROJECT No:
1120 0193-1 (SI03)

DATE:
14/10/2020

SITE PLAN SKETCH—NOT TO SCALE





Field Density Test Results
AS1289.5.7.1

Client:	BMD Urban	Job No:	BMD1322
Project:	Newhaven Estate - Stage 10 (Level 1)	Report:	4
Location:	Tarneit		



Sample No	10	11	12			
Date Tested	15/10/2020	15/10/2020	15/10/2020			
Time Tested	AM	AM	AM			

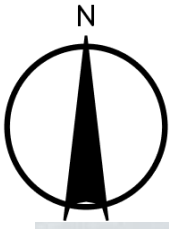
Test Location	Refer to Plan	Refer to Plan	Refer to Plan			
Level/Layer	FSL	FSL	FSL			
Layer Thickness	mm 300	200	200			
Test Depth	mm 275	175	175			
Field Wet Density	t/m ³ 1.821	1.81	1.836			
Field Moisture Content	% 27.5	28.0	27.0			
Material:	Site Derived Clay Fill	Site Derived Clay Fill	Site Derived Clay Fill			

Oversize Material	WET, % 0.0	0.0	0.0			
Sieve Size	mm 19	19	19			
Peak Converted Wet Density	t/m ³ 1.87	1.85	1.91			
Optimum Moisture Content	% 30.5	30.5	29.5			

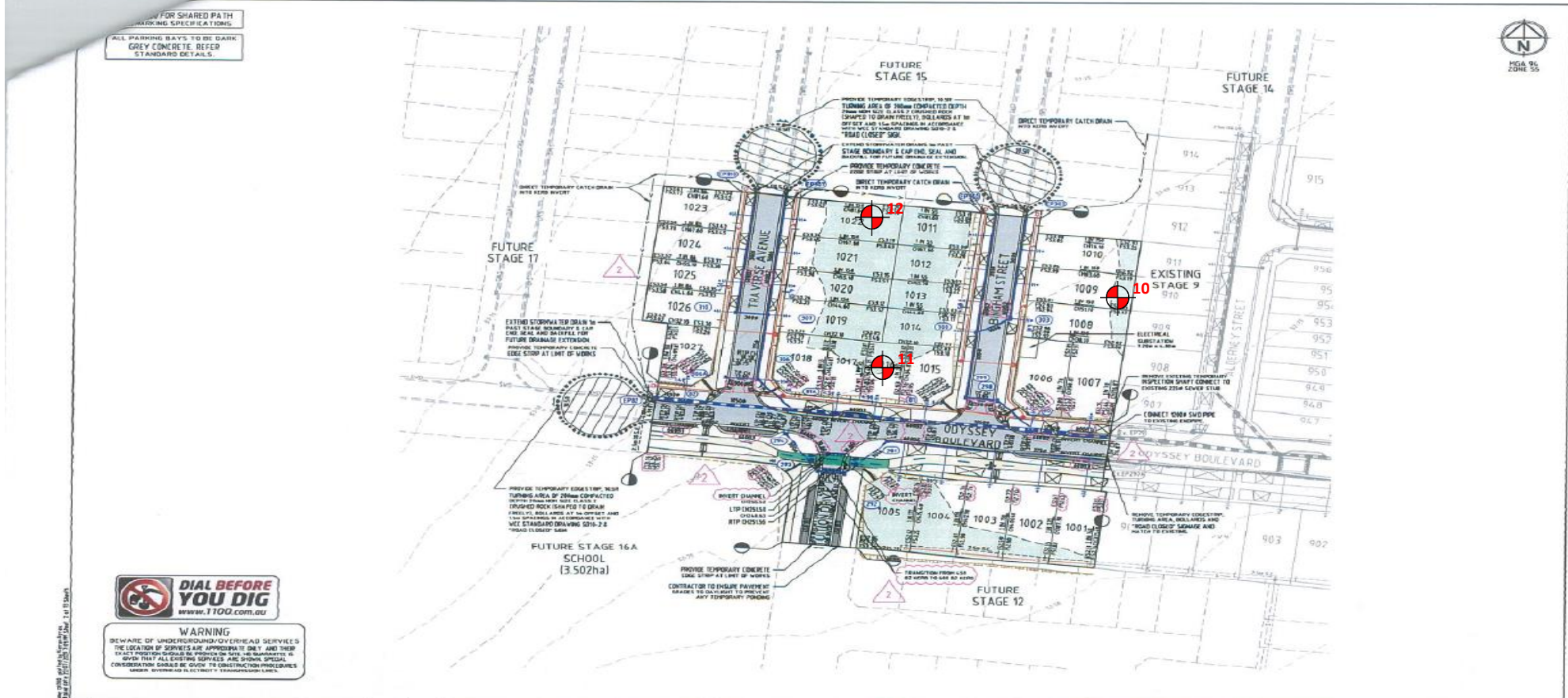
Moisture Ratio	%	90	92	91.5		
Moisture Variation from OMC	%	-3.0	-2.5	-2.5		
Density Ratio	%	97.5	98.0	96.0		

Specification:	95% STD	Test Selection:	N/A
Notes:	Ref: 1120 0193-1 (SI04)		
Test Method	AS1289 5.8.1, 5.7.1, 2.1.1, 1.1	Sampling Method:	AS 1289 1.2.1 6.4(b)

 NATA <small>WORLD RECOGNISED ACCREDITATION</small>	<p>NATA Accredited Laboratory No. 20172</p> <p>Accreditation for compliance with ISO/IEC 17025 - Testing</p> <p>The results of tests, calibrations and/or measurements included in this document, are traceable to Australian / National Standards</p>	<p>Approved Signatory: </p> <p>David Burns</p> <p>Date: 19/10/2020</p>
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Test Location



MGA 96 ZONE 55

FOR SHARED PATH
MARKING SPECIFICATIONS
ALL PARKING BAYS TO BE DARK
GREY CONCRETE. REFER
STANDARD DETAILS.

DIAL BEFORE YOU DIG
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WARNING
BE AWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR
EXACT POSITION SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL
CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES
SUCH AS: BOREHOLE TO EXISTING T. TRANSDUCER LINES.

<table border="1"> <tr><td>2</td><td>REVISED FROM 450MM TO 600MM</td><td>M 24</td><td>22/07/20</td></tr> <tr><td>1</td><td>AMENDED TO 10% & 15% EROSION CONTROL ACCORDING TO 2018</td><td>M 23</td><td>22/07/20</td></tr> <tr><td>0</td><td>ISSUED FOR CONSTRUCTION</td><td>M 22</td><td>20/03/19</td></tr> <tr><td>0</td><td>ISSUED FOR AFFIDAVIT</td><td>M 21</td><td>02/09/18</td></tr> </table>	2	REVISED FROM 450MM TO 600MM	M 24	22/07/20	1	AMENDED TO 10% & 15% EROSION CONTROL ACCORDING TO 2018	M 23	22/07/20	0	ISSUED FOR CONSTRUCTION	M 22	20/03/19	0	ISSUED FOR AFFIDAVIT	M 21	02/09/18			<p>spiire</p> <p>100 ALA THURGOOD-BENTLEY BUILDING, 1000 WICKHAM MELBOURNE VICTORIA 3002 AUSTRALIA T 61 3 9595 7888</p>	<p>PEET</p> <p>Designed by K. AYRES Authorised by M. HOLMES</p>	<p>Checked by A. CHARALAMBOUS Date 05/08/19</p>	<p>NEWHAVEN STAGE 10 ROAD AND DRAINAGE FACE PLAN WYNDHAM CITY COUNCIL PEET NO. 1895.PTY.LTD</p> <p>CONSTRUCTION 306256CR200</p>
2	REVISED FROM 450MM TO 600MM	M 24	22/07/20																			
1	AMENDED TO 10% & 15% EROSION CONTROL ACCORDING TO 2018	M 23	22/07/20																			
0	ISSUED FOR CONSTRUCTION	M 22	20/03/19																			
0	ISSUED FOR AFFIDAVIT	M 21	02/09/18																			

PROJECT:
Newhaven Estate – Stage 10 (Level 1)

LOCATION:
Tarneit

CLIENT:
BMD Urban

PROJECT No:
1120 0193-1 (SI04)

DATE:
15/10/2020

SITE PLAN SKETCH—NOT TO SCALE

