



Civic Centre
Postal

45 Princes Highway, Werribee, Victoria 3030, Australia
PO Box 197, Werribee, Victoria 3030, Australia

Telephone
Facsimile
Email

(03) 9742 0777
(03) 9741 6237
mail@wyndham.vic.gov.au
www.wyndham.vic.gov.au

DX 30258 Werribee Vic
ABN: 38 393 903 860

Your Ref:

Our Ref: Proclaim No: SDW1822/16
WYP6863/13

Enquiries: Tamim Safi
Tel: (03) 97345488

01 December 2017

Taylor's Development Strategists Pty Ltd
8/270 Ferntree Gully Road
NOTTING HILL VIC 3168

Dear Tim O'Brien

RE: EMERALD PARK STAGE 5 - AMENDMENTS TO CONSTRUCTION PLAN APPROVAL

Please be advised that the amended construction plans submitted to Council for Emerald Park Stage 5 are approved.

A copy of the following approved plans have been enclosed for your information.

- Drawing No. 12332-5-E-114 Sheet 15 OF 19 Revision 0
- Drawing No. 12332-5-E-107 Sheet 8 OF 19 Revision 0
- Drawing No. 12332-5-E-109 Sheet 10 OF 19 Revision 0
- Drawing No. 12332-5-E-110 Sheet 11 OF 19 Revision 0
- Drawing No. 12332-5-E-111 Sheet 12 OF 19 Revision 0
- Drawing No. 12332-5-E-112 Sheet 13 OF 19 Revision 0
- Drawing No. 12332-5-E-115 Sheet 16 OF 19 Revision 0
- Drawing No. 12332-5-E-116 Sheet 17 OF 19 Revision 0
- Drawing No. 12332-5-E-117 Sheet 18 OF 19 Revision 0
- Drawing No. 12332-5-E-118 Sheet 19 OF 19 Revision 0

Yours sincerely,

STAN PESKA
SUBDIVISIONS CO-ORDINATOR





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ABN: 38 393 903 860

Your Ref:

Our Ref: SDW1822/16
WYP6863/13

Enquiries: Andrew Quach
Tel: (03) 9742 0760

06 July 2017

Taylors Development Strategists Pty Ltd
8/270 Ferntree Gully Road
NOTTING HILL VIC 3168

Dear Tim O'Brien

RE: EMERALD PARK STAGE 5 - CONSTRUCTION PLAN APPROVAL

Please be advised that the road and drainage construction plans submitted to Council for Emerald Park Stage 5 are approved subject to the following conditions:-

- Prior to commencement of works, an on-site pre-commencement meeting must be held between Council, the Engineering Consultant and the Contractor. Please contact Shazid Alam from Council on 9742 0768 to book a precommencement meeting.**
- Prior to installation of any Tactile Ground Surface Indicators, the proposed product must be inspected and approved by Council. Please notify Councils construction supervisor to book an inspection prior to installation.**
- Prior to commencement of works, the Plan of Subdivision must be certified by Council.**
- Prior to commencement of works within ANY existing road reserves, the consultant/contractor **MUST** apply for consent to work within the road reserves from Council or any other relevant responsible authorities. The Contractor will be responsible for maintain all existing assets within the limit of works as demonstrated on the approved plans.**
- A free-flowing drainage outlet must be established and maintained throughout the entirety of construction works. No road boxing works are to commence in the absence of a free-flowing drainage outlet.**
- Prior to commencement of works, the consultant/contractor shall provide to Council the following information:-
 - source of quarry material; and
 - optimum moisture content and maximum modified dry density of the F.C.R to be used (from N.A.T.A. approved laboratory).

If the source of the quarry material is changed during the course of the works, new test results shall be provided.

7. Prior to the commencement of works, a Site Environmental Management Plan (SEMP) must be submitted to and **approved** by Council.
8. Construction is to commence within twelve (12) months of approval, otherwise construction plans and specifications are to comply with design standards current at the time of re-submission.
9. Filled allotments shall be compacted in 150mm maximum layers, with compaction tests being taken at not more than 300mm lift on all allotments and filled areas. The test results and location of the tests on each allotment shall be forwarded to Council.
10. Wyndham City Council Specifications and standard details shall be read in conjunction with the approved plans.
11. Prior to Council issuing a Statement of Compliance, pursuant to the Subdivision Act 1988, your firm shall provide to Council the following:
 - Payment of construction supervision fees amounting to 2.5% of the total cost of road and drainage works;
 - Payment of a maintenance bond amounting to 5% of the total cost of road and drainage works;
 - An electronic copy of all as constructed drawings and relevant files in both AutoCad DWG and Adobe PDF file formats, to either subdiveng@wyndham.vic.gov.au or on USB. Please note that the minimum resolution of PDF files required is 300dpi;
 - An electronic copy of drainage catchment plans and detailed computations in Adobe PDF file format to either subdiveng@wyndham.vic.gov.au or on USB;
 - As constructed asset information for drainage and related assets in digital format in accordance with "D-Spec" to either subdiveng@wyndham.vic.gov.au or on USB; and
 - As-constructed asset information for assets within the road reserve in digital format in accordance with "R-Spec" to either subdiveng@wyndham.vic.gov.au or on USB; and
 - The A.H.D levels and M.G.A co-ordinates of the high stability P.S.Ms.
12. Easements are to be created to cover all services which cross any part of private allotments.
13. During construction of works under this permit, access to and egress from the subject land must be via a route designed and approved by the Council. Where practical this access should be remote from established residential areas.
14. Provide Landscaping Plan for approval by Council. Please contact subdivlud@wyndham.vic.gov.au to arrange a pre-application meeting prior to the submission of landscape plans for municipal reserves and/or public open space.
15. WorkSafe Victoria is to be advised via E-mail (construction@workcover.vic.gov.au) of these Subdivisional works with the following details:
 - Name of the principal contractor
 - Name and phone contact of relevant Engineering Consultants supervisor dealing with the works
 - Brief description of the works
 - Locality/address of the works
 - Estimated commencement date of the works, and
 - Expected completion date of the works.
16. In undertaking the construction works, the developer shall ensure all works are undertaken in accordance with the OH & S Act, Regulation and Codes, and shall maintain a safe workplace for Council's staff undertaking inspections. The supervision of works by Council staff only extends to the quality of Council's future infrastructure and does not include ensuring that the works are undertaken safely.

Please find a set of stamped approved plans attached.

Yours sincerely,



STAN PESKA
ENGINEERING SUBDIVISIONS CO-ORDINATOR
Encl: (1) Stamped approved plans

**Planning and Environment Act 1987
Wyndham Planning Scheme**

**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 6/07/2017**



EMERALD PARK

STAGE 5

CIVIL WORKS

WYNDHAM CITY COUNCIL

1121 DOHERTYS ROAD, TARNEIT VIC 3029

TAYLORS
Civil Engineering | Project Management
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168, Australia
Tel: 61 3 9501 2800 | Web: taylorss.com.au

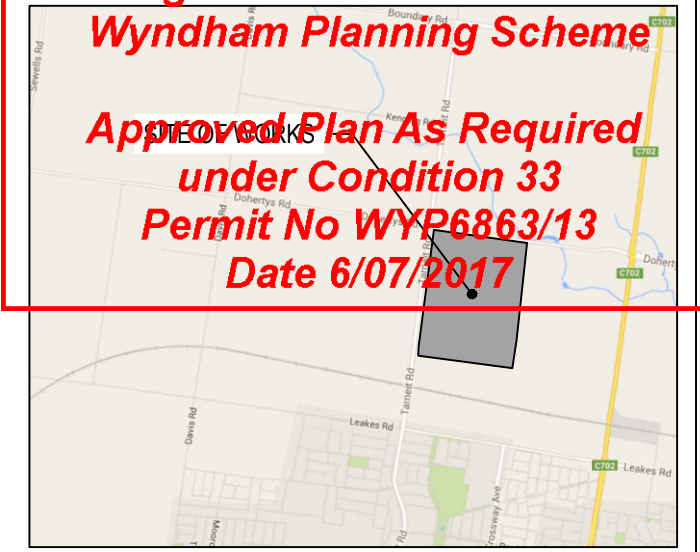
GENERAL NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GAA GUIDELINES, WYNDHAM CITY COUNCIL SPECIFICATIONS AND STANDARD DRAWINGS. WORKS SHALL BE CARRIED OUT TO THE SATISFACTION OF THE SUPERINTENDENT OR HIS/HER REPRESENTATIVE.
- THE COUNCIL AND ALL SERVICE AUTHORITIES SHOULD BE NOTIFIED BY THE CONTRACTOR, IN WRITING, SEVEN DAYS PRIOR TO COMMENCEMENT OF THE WORKS. ALL EXISTING SERVICES IN THE VICINITY OF THE WORKS ARE TO BE LOCATED PRIOR TO COMMENCEMENT.
- THE CONTRACTOR SHALL ENSURE THAT NO POLLUTANT OR SEDIMENT LADEN RUNOFF IS DISCHARGED DIRECTLY OR INDIRECTLY INTO ANY DRAINS OR WATER COURSES AND THAT WORKS CONFORM TO THE ENVIRONMENTAL MANAGEMENT PLAN.
- RUNOFF FROM AREAS ON WHICH EARTHWORKS ARE CARRIED OUT MUST BE COLLECTED AND TREATED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY BY THE USE OF OPEN DRAINS, FILTRATION TRAPS AND RETARDING BASINS IN THE PERIOD BETWEEN THE COMMENCEMENT OF CONSTRUCTION WORKS AND THE END OF THE MAINTENANCE PERIOD IN ACCORDANCE WITH THE ENVIRONMENTAL MANAGEMENT PLAN FOR THE SUBDIVISION CONSTRUCTION WORKS.
- THE CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL HEALTH AND SAFETY PROCEDURES AND REQUIREMENTS.
- AT LEAST 3 DAYS BEFORE COMMENCING EXCAVATION OF TRENCHES IN EXCESS OF 1.5m DEPTH, A COMPLETED "NOTICE OF INTENTION TO COMMENCE TRENCHING OPERATIONS" FORM SHALL BE SENT TO WORKSAFE VICTORIA. THE NOMINATED SUPERVISOR SHALL BE SUITABLY QUALIFIED IN ACCORDANCE WITH THE VICTORIAN OHS ACT 1985 & COMMONWEALTH OHS CODE OF PRACTICE 2008.
- 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 FOR THE PROTECTION OF THE PUBLIC.
- ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS APPROVAL IS GIVEN BY COUNCIL'S LANDSCAPE OFFICER OR REMOVAL HAS BEEN GRANTED IN A PLANNING PERMIT.
- DISPOSAL OF EXCESS SPOIL- TRUCK ROUTE AND DISPOSAL LOCATION SHALL BE APPROVED BY THE SUPERINTENDENT.
- ALL AREAS SHOWN ON THE DRAWINGS TO BE CUT OR FILLED ARE TO BE STRIPPED OF TOPSOIL TO A DEPTH AS SPECIFIED IN GEOTECHNICAL REPORT PREPARED BY DOUGLAS PARTNERS 24 MARCH 2015. UPON COMPLETION OF THE BULK EARTHWORKS, THE TOPSOIL IS TO BE SPREAD TO A DEPTH OF 100mm OVER THE AREA AND GRADED TO FINISHED LEVELS SHOWN ON THE DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL FILLING ON LOTS IN EXCESS OF 200mm IS TO BE CARRIED OUT IN ACCORDANCE WITH A S 3798 APPENDIX B, SECTION B2(A) 'LEVEL 1'. AT COMPLETION, THE CONTRACTOR SHALL PRESENT A SOIL REPORT FROM A N.A.T.A TESTING AUTHORITY, NOMINATING THE EXTENT OF FILL AND ITS CONFORMANCE WITH THE SPECIFICATION. FILLING IS TO BE CARRIED OUT USING APPROVED MATERIAL. TOPSOIL AND ALL VEGETABLE MATERIAL TO BE STRIPPED FROM FILL SITE PRIOR TO ANY PLACEMENT OF MATERIAL. ALL FILLING IS TO BE COMPACTED IN 150mm. MIN. DEPTH LAYERS TO 95% OF AS1289.5.1.1 (STANDARD COMPACTION).
- ALL STORMWATER DRAINS ARE TO BE CLASS "2" RC OR FRC PIPES UNLESS OTHERWISE SHOWN. ALL RC PIPES UP TO AND INCLUDING 750mm DIA. ARE TO BE RUBBER RING JOINTED, INTERLOCKING / FLUSH JOINTS WITH EXTERNAL BANDS MAY BE USED ON PIPES OVER 750mm DIA. WITH APPROVAL FROM WYNDHAM CITY COUNCIL.
- TELECOMM. CONDUITS AND CABLE DUCTS WILL BE LAID IN TRENCHES EXCAVATED AND BACKFILLED BY THE CONTRACTOR. THE CONTRACTOR SHALL GIVE THE TELECOMM. AUTHORITY AREA ENGINEER 7 DAYS NOTICE PRIOR TO COMMENCING WORK.
- 100mm DIAMETER AGRICULTURAL DRAINS TO BE CONSTRUCTED BEHIND ALL KERB AND CHANNEL IN ACCORDANCE WITH GAA FIGURE 020 AND LAID AT A MINIMUM OF 300mm BELOW SUBGRADE OF ROAD PAVEMENT WITH CLEARANCE TO ALL SERVICE CONDUITS.
- WHERE DRAINAGE PIPES ARE LAID ON A CURVE THE BUILDING LINE IS TO BE PEGGED AT 15m INTERVALS.
- THE REINSTATEMENT AND COMPACTION OF SERVICE AUTHORITY TRENCHES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL P.S.M.s SHALL BE HIGH STABILITY TYPE AND LEVELLED BY A LICENSED SURVEYOR AND THE P.S.M. DATA SHALL BE FORWARDED TO COUNCIL.
- ALL CONDUIT ENDS SHALL BE PLUGGED WITH DRAW WIRE AS APPROPRIATE.
- ALL DRAINAGE TRENCHES WITHIN 5.0m OF ANY TREE TO BE RETAINED SHALL BE THRUST BORED OR HAND DUG.
- FILL MATERIAL UNDER ROAD PAVEMENT SHALL BE APPROVED MATERIAL AND CONSTRUCTED IN LAYERS OF 150mm THICKNESS WITH COMPACTION ACHIEVING 98% (STANDARD COMPACTION) AT A MOISTURE RATIO OF 90% TO 110% OF AS1289.5.1.1
- ALL LINEMARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH AS1742.1 AND AS1742.2. LONG LIFE PAINT SHALL BE USED FOR LINEMARKING.
- ALL ELECTRICITY CONDUITS ARE TO BE A MINIMUM 63mm DIAMETER. ALL TELSTRA CONDUITS ARE TO BE A MINIMUM 100mm DIAMETER. REFER TO ELECTRICAL AND TELECOMMUNICATION PLANS FOR DETAILS.
- THE CONTRACTOR SHALL NOTE THE EXISTENCE OF TELECOMMUNICATIONS, GAS POWER, WATER AND ANY OTHER SERVICES IN THE AREA PRIOR TO TENDERING / CONSTRUCTION.
- ANY DISTURBANCE TO EXISTING INFRASTRUCTURE DUE TO CONSTRUCTION WORKS SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
- ALL NATURE STRIPS AND BATTERS SHALL BE COVERED WITH 100mm MIN. DEPTH TOPSOIL AND SEEDED WITH AN APPROVED SEED AND FERTILIZER MIXTURE AS PER GAA GUIDELINES.
- CONDUITS UNDER FOOTPATHS TO BE 450mm DEEP EXTENDING 250mm EITHER SIDE OF THE PATH THE FOOTPATH ABOVE THE CONDUITS SHALL BE MARKED WITH TWO CONTRACTION JOINTS OVER THE CONDUITS 400mm APART.
 - CONDUITS SHALL BE REFERENCED ON BOTH FOOTPATH AND KERB & CHANNEL.
 - CONDUITS INSTALLED UNDER ROAD PAVEMENTS SHALL EXTEND 1 METRE INSIDE THE ALLOTMENTS WHERE FOOTPATH IS PROPOSED.
 - GAS TO BE 50mm DIA. CLASS 12 PVC & WATER CONDUIT TO BE DN100 SINGLE CONDUIT CONTAINING BOTH DW & NDW SERVICES LAID IN ACCORDANCE WITH WSA 03-2011-3.1 AND DRAWING MRWA-W-202 & MRWA-W-110.
- UPON COMPLETION OF THE WORKS THE WHOLE SITE SHALL BE CLEANED AND ALL RUBBISH REMOVED. LOTS ARE TO BE GRADED EVENLY AND THE SITE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE.

- INSPECTIONS SHALL BE ARRANGED A MINIMUM OF 24 HOURS BEFORE WITH COUNCILS ASSETS ENGINEER.
- STREET SIGNS SHALL BE MANUFACTURED IN ACCORDANCE WITH WYNDHAM CITY COUNCIL STANDARDS INCLUDING LOGO AND TO COMPRISE TWO FINGER BOARDS.
- 24 HOURS NOTICE IS REQUIRED FOR INSPECTION AT THE FOLLOWING HOLD POINTS:
 - PRIOR TO COMMENCEMENT OF THE WORKS.
 - INSPECTION OF THE SUBGRADE.
 - INSPECTION DURING DRAINAGE WORKS.
 - INSPECTION PRIOR TO POURING OF PITS.
 - INSPECTION OF SUB SOIL DRAINAGE.
 - INSPECTION OF KERB AND CHANNEL BEDDING.
 - INSPECTION PRIOR TO ANY CONCRETE WORKS.
 - INSPECTION AND TESTING OF EACH PAVEMENT LAYER (BY DEVELOPER OR CONTRACTOR) PRIOR TO PLACING ANY SUBSEQUENT PAVEMENT LAYER. COMPACTION TEST RESULTS SHALL BE ISSUED TO COUNCIL.
 - INSPECTION PRIOR TO SEALING AND ASPHALT WORKS.
- COUNCIL WILL NOT ACCEPT ANY RESPONSIBILITY FOR WORKS WHERE AN INSPECTION IS NOT UNDERTAKEN WITH A COUNCIL APPOINTED REPRESENTATIVE.
- ALL DIMENSIONS ARE IN METRES AND RADII TO LIP OF KERB UNLESS OTHERWISE SHOWN.
- LEVELS ARE TO A.H.D. AND TAKEN FROM LEVEL PLANS BY TAYLORS DEVELOPMENT STRATEGISTS. SETOUT CO-ORDINATES ARE BASED ON MGA ZONE 55.
- PITS SHALL BE LOCATED USING OFFSETS AND CO-ORDINATES SHOWN ON DRAWINGS.
- ALL DRAINS BENEATH ROAD PAVEMENT, PATHS, DRIVEWAYS AND PARALLEL TO KERB SHALL BE BACKFILLED WITH 20mm CLASS 2 F.C.R. ALL BACKFILLING TO BE COMPACTED TO 98% OF AS1289.5.1.1 (STANDARD COMPACTION). DRAINS BEHIND THE BACK OF KERB SHALL BE BACKFILLED USING SELECT FILL. COMPACTION OF THE DRAINAGE LINE SHALL BE 95% STANDARD COMPACTION TO AS1289.5.1.1 AND ALL TEST RESULTS SHALL BE SUBMITTED TO COUNCIL.
- HOUSE DRAINS SHALL GENERALLY BE PLACED 5.5m FROM THE LOW CORNER OF THE LOT, AS PER GAA FIGURE 016 AND PROPERTY INLETS 1.0m FROM AND 0.6m BELOW THE LOW CORNER OF THE LOT, UNLESS OTHERWISE SHOWN.
- HOUSE NUMBERS TO BE STENCILED ON THE FACE OF KERB IN 100mm HIGH LETTERS.
- EXISTING OPEN CHANNELS TO BE EXCAVATED TO A FIRM BASE AND BACKFILLED IN ACCORDANCE WITH NOTE 10. CONSULTING ENGINEER TO BE NOTIFIED WHEN THE OPEN CHANNELS HAVE BEEN EXCAVATED TO A FIRM BASE. NO FILLING IS TO BE PLACED PRIOR TO BASE BEING INSPECTED AND LEVELS TAKEN. BACKFILLING IS TO BE CARRIED OUT TO THE SATISFACTION OF THE SUPERINTENDENT.
- ALL PAVEMENT MATERIALS ARE TO BE APPROVED BY WYNDHAM CITY COUNCIL.
- ALL PAVEMENTS ARE TO BE TESTED FOR ADEQUATE COMPACTION AND APPROVED PRIOR TO CONTINUING WORKS.
- PRIOR TO THE ISSUE OF A STATEMENT OF COMPLIANCE, ALL NEWLY CONSTRUCTED ROADS, FOOTPATHS AND DRAINAGE ASSETS ARE TO BE RECORDED UNDER THE "D-SPEC" & "R-SPEC" SYSTEM AS SETOUT IN THE GAA GUIDELINES AND THE RESULTS PROVIDED TO WYNDHAM CITY COUNCIL.
- NO FILL OR EXCAVATED MATERIAL FOR OR FROM THIS DEVELOPMENT IS TO BE CARTED/HAULED INTO OR FROM THE SITE. WITHOUT FIRST OBTAINING THE FURTHER WRITTEN CONSENT FROM COUNCIL'S ENGINEERING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE CARTAGE/HAULAGE WORKS COMMENCING, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- ALL EARTHWORKS MUST BE UNDERTAKEN IN A MANNER THAT MINIMISES SOIL EROSION, AND ANY EXPOSED AREAS OF SOIL MUST BE STABILISED TO PREVENT SOIL EROSION TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- EROSION MUST BE CONTROLLED DURING CONSTRUCTION IN ACCORDANCE WITH THE ENVIRONMENT PROTECTION AUTHORITY GUIDELINE TG208/99. CONTRACTOR TO PROVIDE SITE EMP.
- ALL VEGETATION THAT IS REMOVED AND DISPOSED OF MUST:
 - NOT CAUSE DAMAGE TO VEGETATION STANDS TO BE RETAINED.
 - HAVE REGARD TO THE LOCAL LAW WHEN BURNING VEGETATION.
- NATIVE VEGETATION REMOVAL TO BE LIMITED TO THE SPECIFIC PLANTS IDENTIFIED AS PART OF THE PLANNING PERMIT. NO ADDITIONAL NATIVE PLANTS, OUTSIDE OF THOSE SPECIFIED IN THE PLANNING PERMIT, ARE TO BE REMOVED.
- NO POLLUTED AND/OR SEDIMENT LADEN RUNOFF IS TO BE DISCHARGED, DIRECTLY OR INDIRECTLY, INTO MELBOURNE WATER'S DRAINS OR WATERCOURSES.
- BEFORE THE VEGETATION REMOVAL STARTS, THE BOUNDARIES OF ALL VEGETATION TO BE REMOVED AND RETAINED MUST BE CLEARLY MARKED WITH TEMPORARY FENCING, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THE REMOVAL MUST BE IN ACCORDANCE WITH THE ENDORSED PLAN.
- PRIOR TO FELLING, TREES IDENTIFIED FOR REMOVAL MUST BE EXAMINED FOR THE PRESENCE OF FAUNA, INCLUDING THOSE USING EXTERNAL NESTS (e.g COMMON RINGTAIL POSSUMS, BIRDS NESTS) AND TREE HOLLOWYS. IF NATIVE FAUNA SPECIES ARE LOCATED, THEY ARE TO BE SALVAGED AND RELOCATED IN ACCORDANCE WITH ALL RELATIVE LEGISLATION AND APPROVALS. FURTHER TO CONSULTATION WITH THE DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT.
- ALL VEHICLES, EARTHMOVING EQUIPMENT AND OTHER MACHINERY MUST BE CLEARED OF SOIL AND PLANT MATERIAL BEFORE ENTERING AND LEAVING THE SITE, TO PREVENT THE SPREAD OF WEEDS AND PATHOGENS.
- DRIVEWAYS TO BE EXCAVATED INTO ALLOTMENTS AT A MAXIMUM GRADE OF 1 IN 5 WHERE BATTERS EXCEED 600mm.
- DRIVEWAY LAYBACK AND WINGS ARE TO BE CONSTRUCTED AS A SINGLE SEGMENT OF CONCRETE.
- ALL NBN PITS ARE TO BE CLEAR OF PATHS AND DRIVEWAYS.
- CONTRACTOR TO PROVIDE CCTV TESTING ON ALL CONSTRUCTED DRAINAGE LINES AND TO BE APPROVED BY COUNCIL PRIOR TO THE ISSUE OF STATEMENT OF COMPLIANCE.
- ALL RESIDENTIAL AND HEAVY DUTY DRIVEWAYS TO BE CONSTRUCTION ACCORDING TO MPA STANDARD DRAWINGS.

DRAWING INDEX		
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Planning and Environment Act 1987
Wyndham Planning Scheme
Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 6/07/2017



LOCALITY PLAN
 NTS
 MELWAYS REF MAP 359 C10,C11,D10,D11

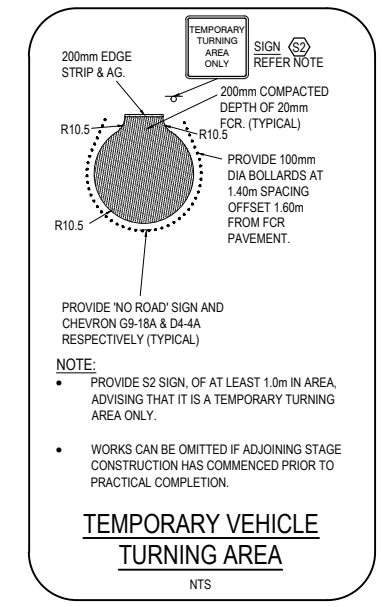


TABLE OF OFFSETS FOR SERVICES												
STREET	GAS		RECYCLED WATER (NDW)		POTABLE WATER (DW)		NBN		ELECTRICAL CABLES		SEWER	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
LAY STREET	NORTH	2.25m	NORTH	2.70m	NORTH	3.20m	NORTH	1.80m	SOUTH	2.35m	-	-
STAMBRIDGE STREET	NORTH	2.30m	NORTH	2.75m	NORTH	3.25m	NORTH	1.80m	SOUTH	2.05m	SOUTH	1.00m
HUSSEY ROAD	WEST	2.30m	WEST	2.75m	WEST	3.25m	WEST	1.85m	EAST	2.60m	-	-

NOTE:

- LIGHT POLES TO BE 1.0m OFFSET FROM THE BACK OF KERB AS PER GAA FIG.003 & 004
- FINAL OFFSET FOR DRINKING WATER (DW) AND RECYCLED WATER (NDW) SEW ADVICE AND OFFER.



WARNING

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SETOUT INFORMATION PROVIDED ON THIS PLAN WITH THE DESIGN INTENT WHICH INCLUDES, BUT IS NOT LIMITED TO ITEMS SUCH AS LENGTHS, CO-ORDINATES, SETOUT DIMENSIONS AND PEGGED TITLES BY THE PRINCIPAL'S LICENSED SURVEYOR.

WARNING

BWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. A MOCS ENQUIRY ON 1100 MUST BE MADE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

PRELIMINARY
 NOT FOR CONSTRUCTION

VER	DATE	REVISION	APPD.
B	22.06.2017	AMENDED AS PER COUNCIL COMMENTS	ERW
A	22.09.2016	ISSUED FOR COUNCIL APPROVAL	TNO

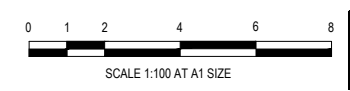
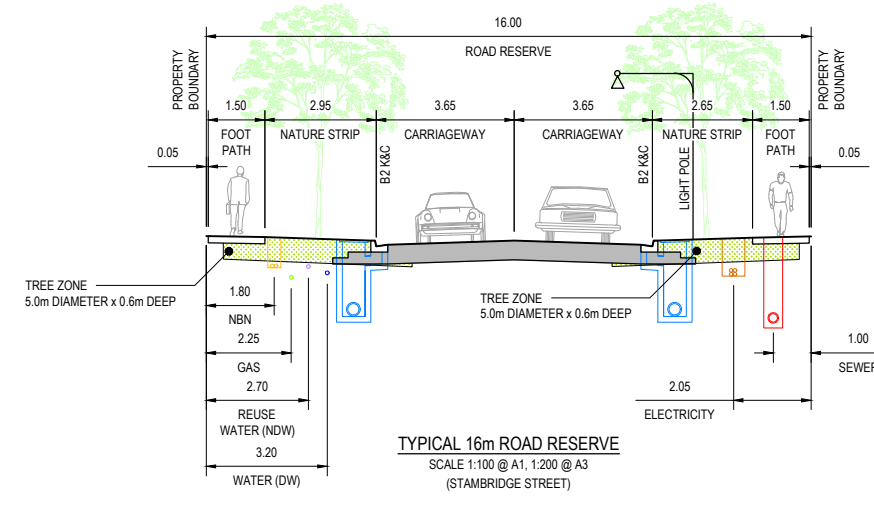
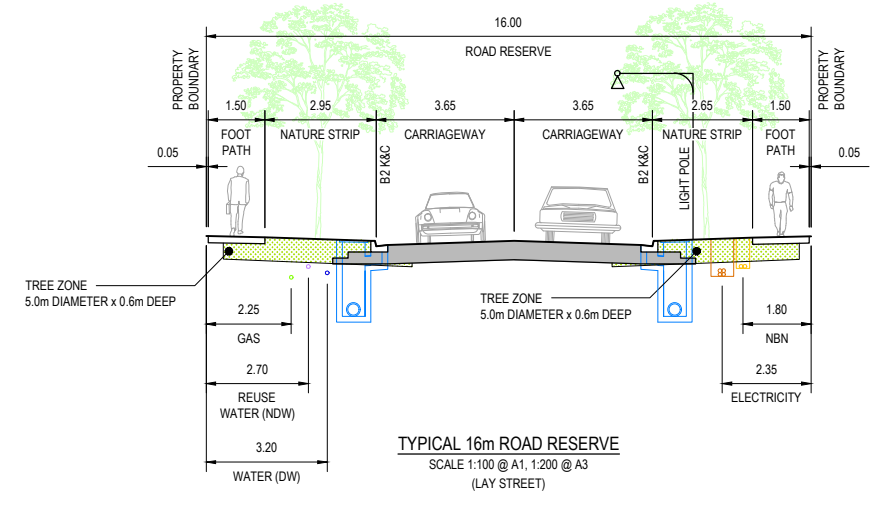
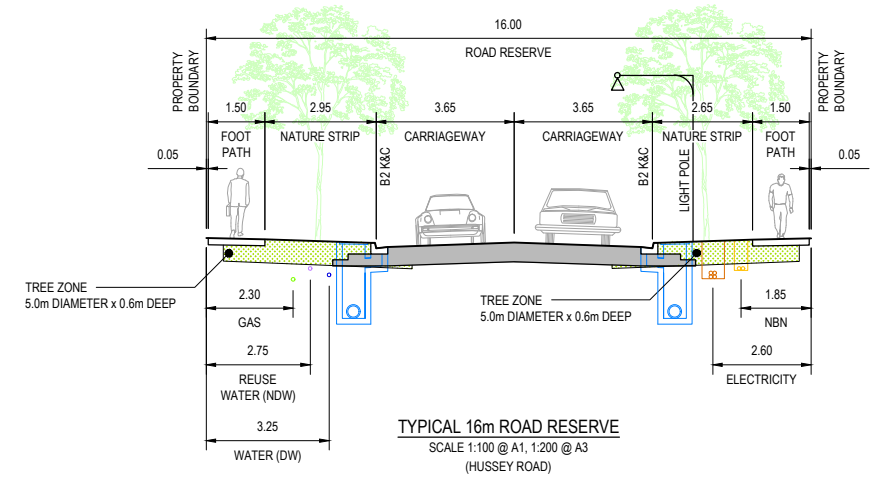
Coords: MGA Levels: AHD

TAYLORS
 Urban Development | Built Environments | Infrastructure
 Civil Engineering | Project Management
 # / 270 Fermeuse-Gully Road, Moaning Hill, Victoria, 3168
 Tel: 61 3 9507 2800 | www.taylors.com.au

DESIGNED: TNO	AUTHORISED: JOY	TAYLORS REF: 12332-5-E
CHECKED: AHM	AUTH. DATE: -	CAD REF: 12332-5-E-100

WYNDHAM CITY COUNCIL	SCALE AS SHOWN
EMERALD PARK STAGE 5	VERSION B
GENERAL NOTES, LOCALITY PLAN, TABLE OF SERVICES AND DRAWING INDEX	SHEET 1 OF 18
	DRAWING No. 12332-5-E-100

**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 6/07/2017**



PRELIMINARY
NOT FOR CONSTRUCTION

VER	DATE	REVISION	APPD.
B	22.06.2017	AMENDED AS PER COUNCIL COMMENTS	ERW
A	22.09.2016	ISSUED FOR COUNCIL APPROVAL	TNO

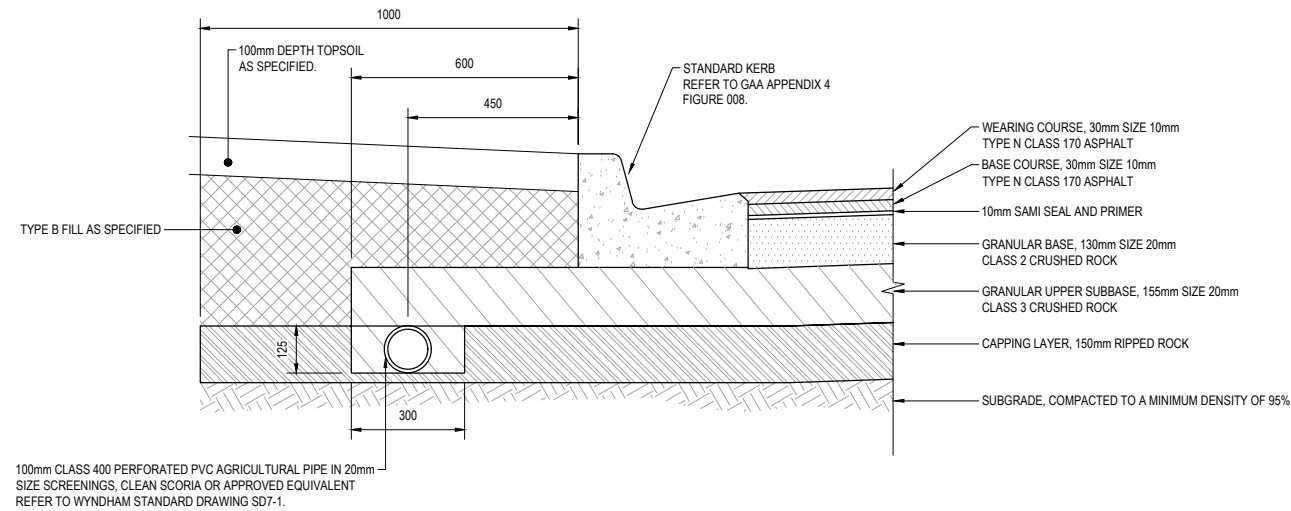
Coords: MGA	Levels: AHD
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TAYLORS
Urban Development | Built Environments | Infrastructure
Civil Engineering | Project Management
8/270 Fermeuse-Gully Road, Mornington, Victoria, 3114
Tel: 61 3 9507 2800 | www.taylors.com.au

DESIGNED: TNO	AUTHORISED: JOY	TAYLORS REF: 12332-5-E
CHECKED: AHM	AUTH. DATE: -	CAD REF: 12332-5-E-101

WYNDHAM CITY COUNCIL	SCALE 1:100 @ A1, 1:200 @ A3
EMERALD PARK STAGE 5	VERSION B
TYPICAL DETAILS AND SECTIONS	SHEET 2 OF 18
	DRAWING No. 12332-5-E-101

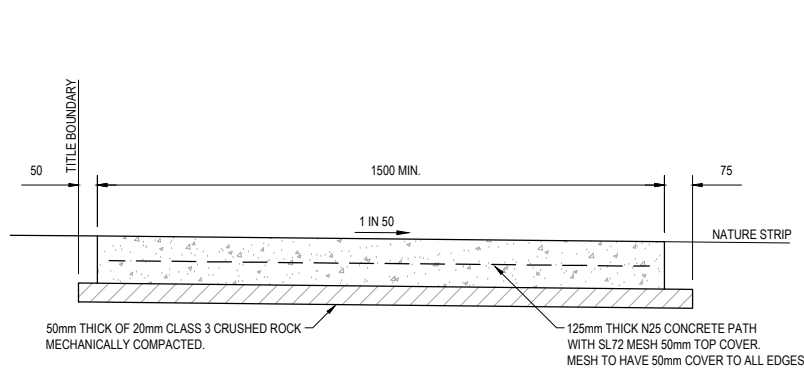
**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 6/07/2017**



NOTE:
REFER TO GEOTECHNICAL REPORT
NO. GE2962-15 PREPARED BY
GEOTESTA (28 MAY 2015) AND
GAA STANDARD DRAWING FIGURE 020
FOR SUBSURFACE DRAIN DETAILS.

**STAMBRIDGE STREET, LAY STREET, HUSSEY ROAD
50mm PAVEMENT COMPOSITION**

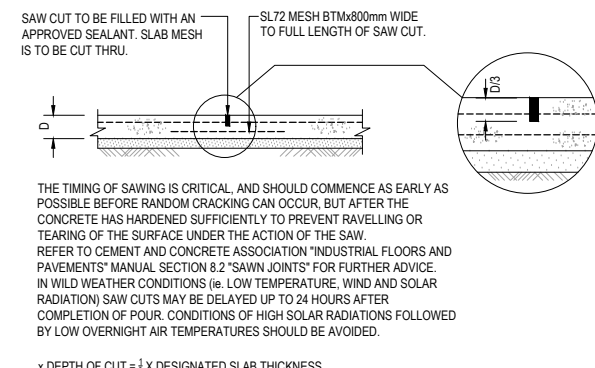
N.T.S.



**TYPICAL RESIDENTIAL
FOOTPATH/BICYCLE PATH***

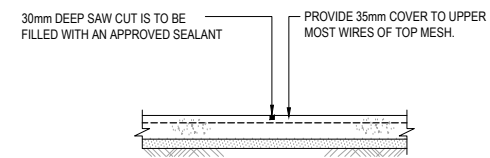
SCALE 1:20 @ A1, 1:40 @ A3
(REFER TO MPA STD DWG EDM 401)

NOTE:
PROVIDE STRUCTURAL FILL UNDER FOOTPATH WHEN FILLING

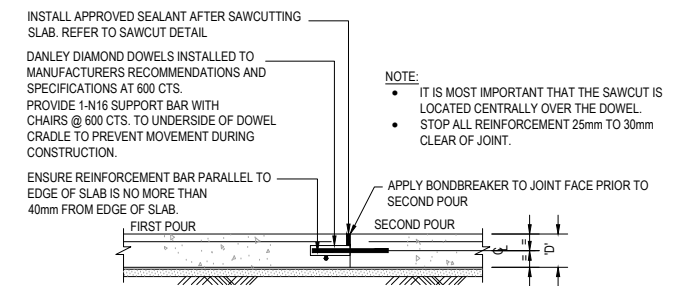


**SAW CUT JOINT DETAIL (S.C.J.)
FOR 'CONVENTIONAL' SAWN JOINT OPTION**

x DEPTH OF CUT = 1/3 X DESIGNATED SLAB THICKNESS



**SAW CUT JOINT DETAIL (S.C.J.)
FOR 'SOFF-CUT' SAWN JOINT OPTION**



DIAMOND DOWELLED JOINT DETAIL (D.D.J.)

CONCRETE NOTES

- ROAD CONTRACTOR IS TO SUBMIT FULLY DETAILED LOCATIONS OF DOWELLED JOINTS & SAW CUT JOINTS FOR APPROVAL BEFORE CONSTRUCTING SLAB.
- SLAB CURING METHOD IS TO BE COMPATIBLE WITH CURRENT AUSTRALIAN STANDARDS. ALL CONCRETE TO BE IN THE RANGE OF 600-650 MICROSTRAIN AND SHALL HAVE A 60mm MAX. SLUMP +/-15mm.

**PRELIMINARY
NOT FOR CONSTRUCTION**

VER	DATE	REVISION	APPD.
B	22.06.2017	AMENDED AS PER COUNCIL COMMENTS	ERW
A	22.09.2016	ISSUED FOR COUNCIL APPROVAL	TNO

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Tel: 61 3 9507 2800 | www.taylorsonline.com.au

DESIGNED: TNO AUTHORIZED: JOY TAYLORS REF: 12332-5-E
CHECKED: AHM AUTH. DATE: - CAD REF: 12332-5-E-102

WYNDHAM CITY COUNCIL	SCALE AS SHOWN
EMERALD PARK STAGE 5	VERSION B
TYPICAL PAVEMENT DETAILS	SHEET 3 OF 18
	DRAWING No. 12332-5-E-102

Planning and Environment Act 1987
Wyndham Planning Scheme

Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 6/07/2017



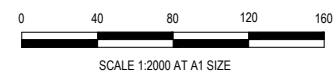
T.B.M.
 IRON PIPE
 E 295317.03
 N 5811329.77
 RL 51.65

TBM
 NAIL IN BITUMEN
 E 295269.50
 N 5810910.21
 RL 51.18

T.B.M.
 STEEL PIPE
 E 295122.48
 N 5810943.36
 RL 48.47

WARNING
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WARNING
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Coords: MGA	Levels: AHD
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DESIGNED: TNO	AUTHORISED: JOY	TAYLORS REF: 12332-5-E
CHECKED: AHM	AUTH. DATE: -	CAD REF: 12332-5-E-103

WYNDHAM CITY COUNCIL
 EMERALD PARK
 STAGE 5
 OVERALL STAGING PLAN
 PRECINCT A

SCALE	1:2000 @ A1, 1:4000 @ A3
VERSION	B
SHEET	4 OF 18
DRAWING No.	12332-5-E-103



SIGN	TYPE
↓ STREET NAME	◇ S1

- INSTALLATION NOTES:**
- CIVIL CONTRACTOR
 - CONSTRUCT ROADWORKS AS SHOWN.
 - CONSTRUCT DDA COMPLIANT PRAM CROSSINGS IN ACCORDANCE WITH AS1428.
 - CONSTRUCT CUT-THROUGH WALKWAYS AS SHOWN IN ACCORDANCE WITH AS1428.
 - SUPPLY AND INSTALL PUBLIC LIGHTING AND REMOVE ANY REDUNDANT POLES OR EQUIPMENT. REFER GENERAL NOTES ON DWG 12332-4-E-100.
 - CONSTRUCT (SUPPLY ALL MATERIALS AND LABOR) PEDESTRIAN FOOTPATH AS SHOWN.
 - LINEMARK AS SHOWN AND REMOVE ANY REDUNDANT MARKINGS.
 - SUPPLY AND INSTALL RRPMs AND RPMS AS SHOWN AND REMOVE ANY REDUNDANT MARKERS.
 - SUPPLY AND INSTALL ROAD SIGNS WHERE SHOWN AND REMOVE ANY REDUNDANT SIGNS.
 - ALL VEGETATION AND ASSOCIATED CONDUITS TO BE INSTALLED BY POWER COMPANY APPROVED PIPES QUALIFIED FOR THE WORK.

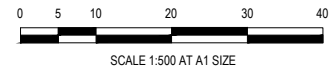
Planning and Environment Act 1987
Wyndham Planning Scheme

Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 1/12/2017



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CONSTRUCTION
 ISSUED FOR CONSTRUCTION

VER	DATE	REVISION	APPD.
0	19.09.2017	ISSUED FOR CONSTRUCTION	TVE

Coords: MGA Levels: AHD

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DESIGNED: TNO	AUTHORISED: JOY	TAYLORS REF: 12332-5-E
CHECKED: AHM	AUTH. DATE: -	CAD REF: 12332-5-E-114

WYNDHAM CITY COUNCIL
EMERALD PARK
STAGE 5
 SIGNS AND LINEMARKING PLAN

SCALE
 VERSION
 SHEET 15 OF 19
 DRAWING No.
12332-5-E-114

**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 6/07/2017**

PLAN OF SUBDIVISION		EDITION 1	PS743456K	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: --- SECTION: 21 CROWN ALLOTMENT: --- CROWN PORTION: A (Part) & C (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot E on PS743455M POSTAL ADDRESS: 1121 Dohertys Road (at time of subdivision) TARNEIT 3029 MGA 94 CO-ORDINATES: E: 295 530 ZONE: 55 (of approx centre of land in plan) N: 5 811 440		COUNCIL NAME: Wyndham City Council		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER Road R1 Reserve No. 1 Reserve No. 2	COUNCIL/BODY/PERSON Wyndham City Council Wyndham City Council Powercor Australia Ltd	Lots on this plan may be affected by one or more restrictions. Refer to Creations of Restriction A and B on Sheets 4 and 5 of this plan for details. OTHER PURPOSE OF PLAN To Remove that part of easements E-4 and E-5 created on PS743455M in so far as where they lie within Road R1 herein. GROUNDS FOR REMOVAL: By agreement between all interested parties.		
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. WYP 6863/13				
EMERALD PARK - Release 5 Area of Release: 2.029ha No. of Lots: 34 Lots and Balance Lot F				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Transmission of Electricity	See Diag.	C/E A627820	State Electricity Commission of Victoria
E-2	Transmission of Electricity	See Diag.	C/E A828798	State Electricity Commission of Victoria
E-3	Sewerage	See Diag.	PS733919B	City West Water Corporation
E-4	Drainage	See Diag.	PS733919B	Wyndham City Council
E-5	Sewerage	See Diag.	PS733920S	City West Water Corporation
E-6	Sewerage	See Diag.	This Plan	City West Water Corporation
E-7	Powerline	See Diag.	This Plan Sec. 88 Electricity Industry Act 2000	Powercor Australia Ltd
E-8	Powerline	See Diag.	This Plan Sec. 88 Electricity Industry Act 2000	Powercor Australia Ltd
	Sewerage		PS733920S	City West Water Corporation
TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Fernside Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorss.com.au		SURVEYORS FILE REF: Ref. 02270-S5	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
Licensed Surveyor: GABRIELLE M. MCCARTHY / Version No 9				

PS743456K

ENLARGEMENT 1
1:1000

ENLARGEMENT 2
1:2500

ENLARGEMENT 3
1:1000

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DESIGNED: TNO AUTHORIZED: JOY TAYLORS REF: 12332-5-E
CHECKED: AHM AUTH. DATE: - CAD REF: 12332-5-E-105-106

Coords: MGA Levels: AHD

WYNDHAM CITY COUNCIL	SCALE N.T.S.
EMERALD PARK STAGE 5	VERSION B
PLAN OF SUBDIVISION SHEET 1 OF 2	SHEET 6 OF 18
	DRAWING No.
	12332-5-E-105

**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 6/07/2017**

CREATION OF RESTRICTION 'A'

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1

LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE WYNDHAM PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

PS743456K

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
507	506, 508
508	506, 507, 509
509	506, 508, 510, 511
510	509, 511
521	522
522	521, 523
523	522, 524
524	523

CREATION OF RESTRICTION 'B'

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 501 to 534 (both inclusive) on this plan.

LAND TO BENEFIT: Lots 501 to 534 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE IF IT BECOMES AVAILABLE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

TAYLORS

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8 / 270 Fernside Gully Road, Notting Hill, Victoria, 3168
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SCALE 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

Licensed Surveyor:
GABRIELLE M. MCCARTHY / Version No 9

ORIGINAL SHEET SIZE: A3 Ref. 02270-S5 SHEET 4

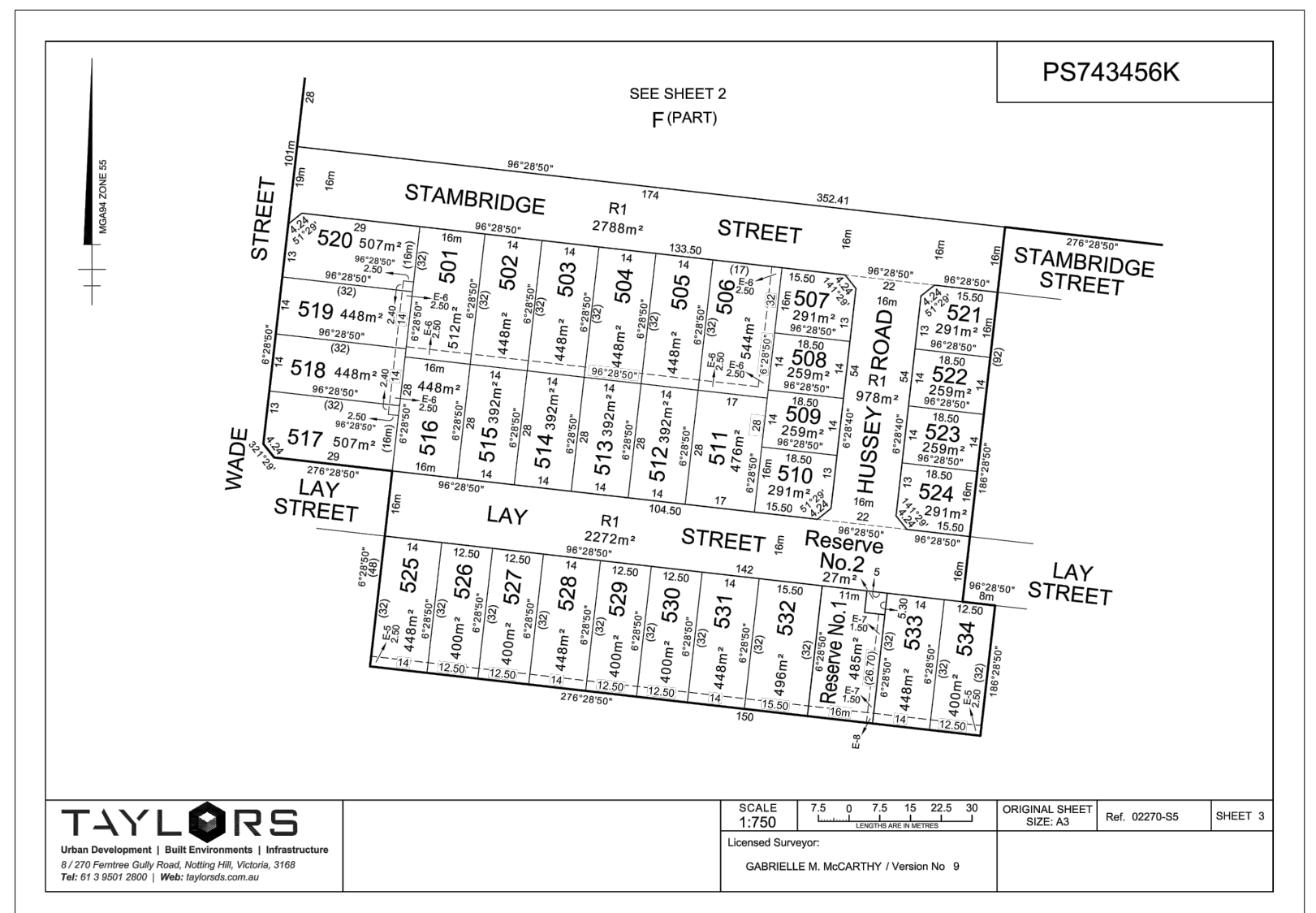
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SCALE 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

Licensed Surveyor:
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ORIGINAL SHEET SIZE: A3 Ref. 02270-S5 SHEET 3



PS743456K

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DESIGNED: TNO AUTHORIZED: JOY TAYLORS REF: 12332-5-E
CHECKED: AHM AUTH. DATE: - CAD REF: 12332-5-E-105-106

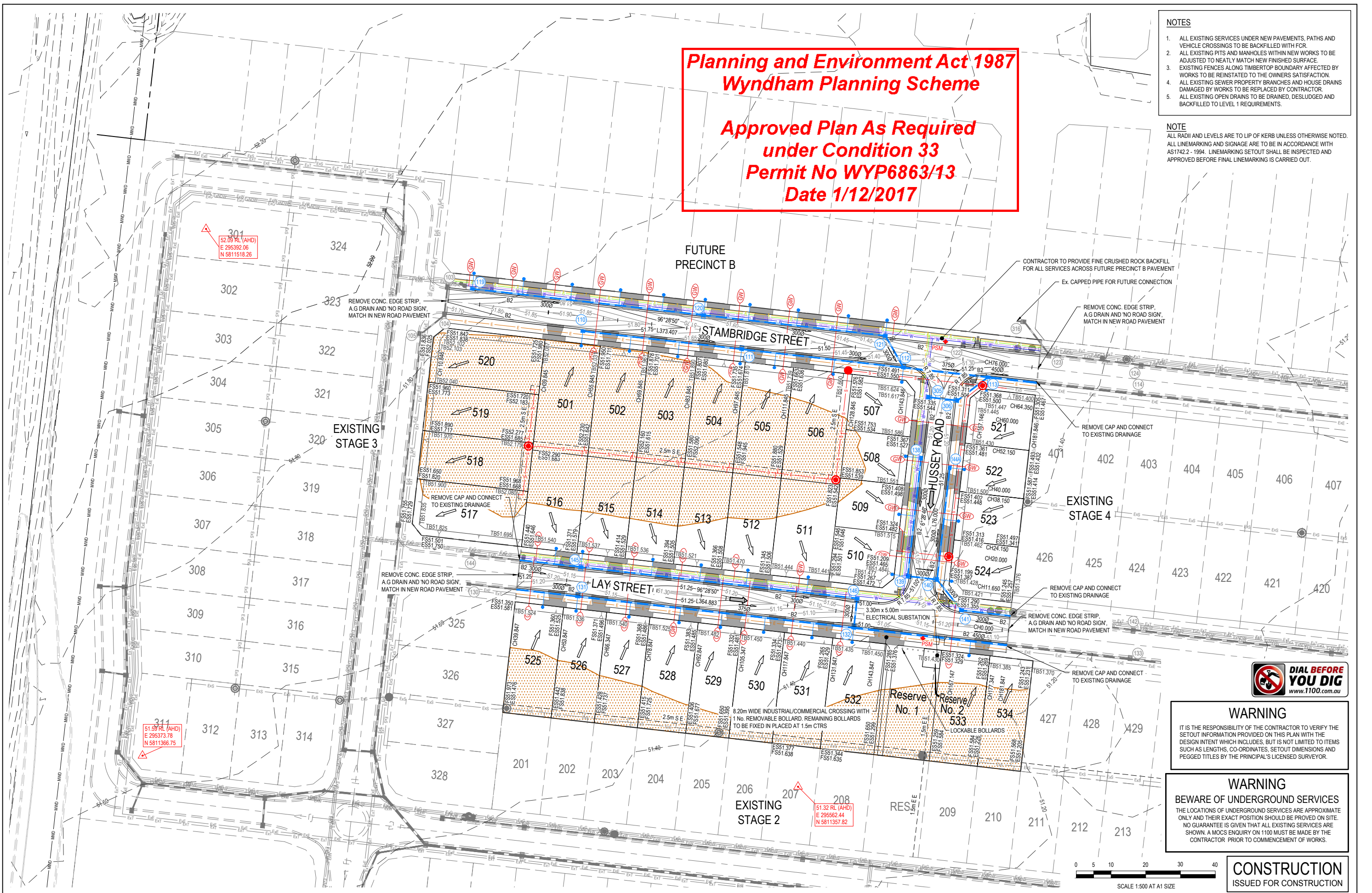
WYNDHAM CITY COUNCIL
EMERALD PARK
STAGE 5
PLAN OF SUBDIVISION
SHEET 2 OF 2

SCALE N.T.S.
VERSION B
SHEET 7 OF 18
DRAWING No.
12332-5-E-106

**Planning and Environment Act 1987
Wyndham Planning Scheme**

**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 1/12/2017**

- NOTES**
1. ALL EXISTING SERVICES UNDER NEW PAVEMENTS, PATHS AND VEHICLE CROSSINGS TO BE BACKFILLED WITH FCR.
 2. ALL EXISTING PITS AND MANHOLES WITHIN NEW WORKS TO BE ADJUSTED TO NEATLY MATCH NEW FINISHED SURFACE.
 3. EXISTING FENCES ALONG TIMBERTOP BOUNDARY AFFECTED BY WORKS TO BE REINSTITATED TO THE OWNERS SATISFACTION.
 4. ALL EXISTING SEWER PROPERTY BRANCHES AND HOUSE DRAINS DAMAGED BY WORKS TO BE REPLACED BY CONTRACTOR.
 5. ALL EXISTING OPEN DRAINS TO BE DRAINED, DESLUGHED AND BACKFILLED TO LEVEL 1 REQUIREMENTS.
- NOTE**
- ALL RADII AND LEVELS ARE TO LIP OF KERB UNLESS OTHERWISE NOTED.
ALL LINEMARKING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH AS1742.2 - 1994. LINEMARKING SETOUT SHALL BE INSPECTED AND APPROVED BEFORE FINAL LINEMARKING IS CARRIED OUT.



WARNING

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WARNING

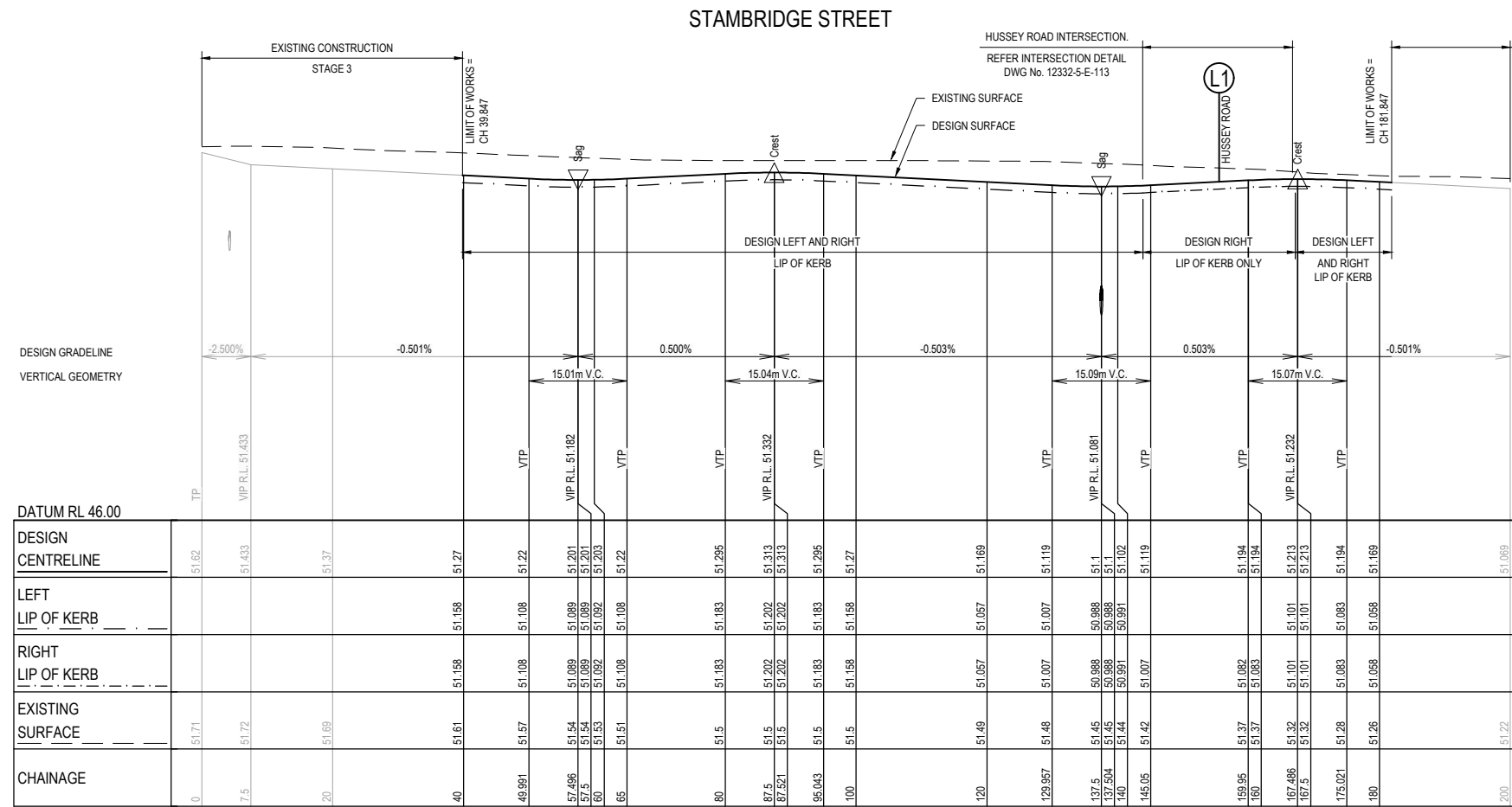
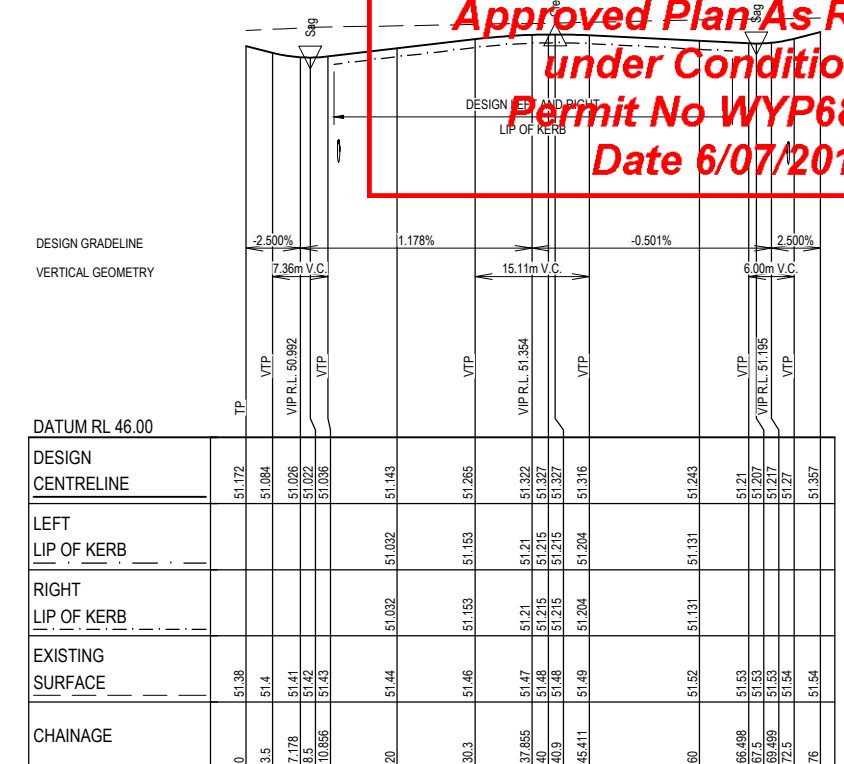
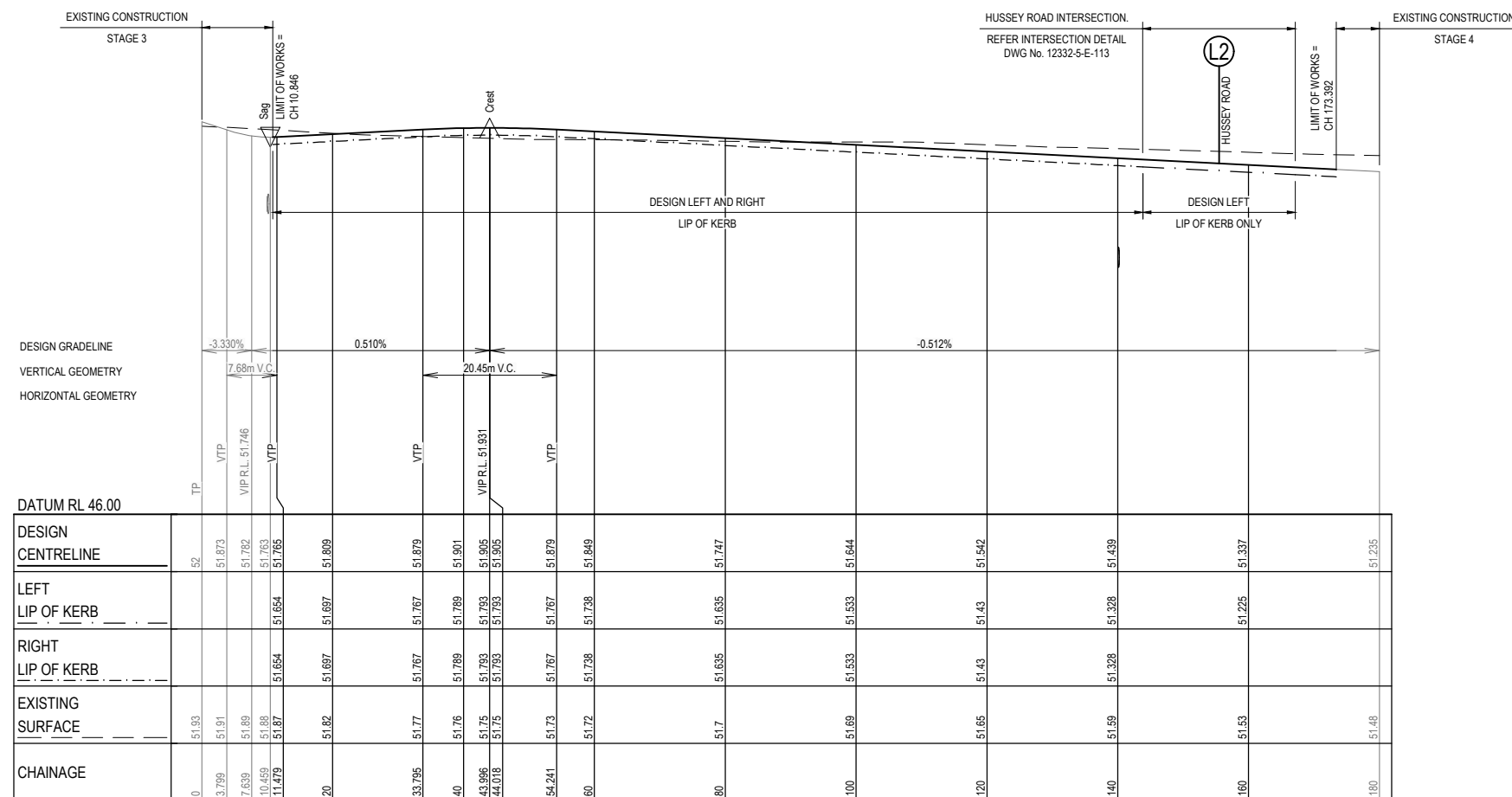
BEWARE OF UNDERGROUND SERVICES

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CONSTRUCTION
ISSUED FOR CONSTRUCTION

<p>0 19.09.2017 ISSUED FOR CONSTRUCTION</p>		<p>TVE</p>		<p>APPD.</p>																																											
VER	DATE	REVISION	APPD.																																												
<p>LEGEND</p> <table border="0"> <tr> <td>Existing Gas Main</td> <td>—E—G—E—G—E—G—</td> <td>Proposed Gas Main</td> <td>—G—G—G—G—G—G—</td> <td>Street Name Sign</td> <td>↓</td> </tr> <tr> <td>Existing Water Main</td> <td>—E—W—E—W—E—W—</td> <td>Proposed Water Main</td> <td>—W—W—W—W—W—W—</td> <td>P.S.M.</td> <td>T.B.M.</td> </tr> <tr> <td>Existing Electricity Cable</td> <td>—E—E—E—E—E—E—</td> <td>Proposed Electricity Cable</td> <td>—E—E—E—E—E—E—</td> <td>Proposed Gas & Water Conduit</td> <td>⊕</td> </tr> <tr> <td>Existing Telco Cable & Pit</td> <td>—E—T—E—T—E—T—</td> <td>Proposed Telco Cable</td> <td>—T—T—T—T—T—T—</td> <td>Existing surface level</td> <td>ES 51.260</td> </tr> <tr> <td>Existing Sewer Main & M.H.</td> <td>—E—S—E—S—E—S—</td> <td>Proposed Sewer Main & M.H.</td> <td>—S—S—S—S—S—S—</td> <td>Finished surface building line & road reserve</td> <td>FS 51.046</td> </tr> <tr> <td>Existing Drain & Pit</td> <td>—E—D—E—D—E—D—</td> <td>Proposed Drain & Pit</td> <td>—D—D—D—D—D—D—</td> <td>Finished surface top of batter</td> <td>TB 51.296</td> </tr> <tr> <td>Open Drain</td> <td>—O—O—O—O—O—O—</td> <td>Proposed Property Inlets</td> <td>—P—P—P—P—P—P—</td> <td>Finished surface top of batter</td> <td>BB 51.495</td> </tr> </table>			Existing Gas Main	—E—G—E—G—E—G—	Proposed Gas Main	—G—G—G—G—G—G—	Street Name Sign	↓	Existing Water Main	—E—W—E—W—E—W—	Proposed Water Main	—W—W—W—W—W—W—	P.S.M.	T.B.M.	Existing Electricity Cable	—E—E—E—E—E—E—	Proposed Electricity Cable	—E—E—E—E—E—E—	Proposed Gas & Water Conduit	⊕	Existing Telco Cable & Pit	—E—T—E—T—E—T—	Proposed Telco Cable	—T—T—T—T—T—T—	Existing surface level	ES 51.260	Existing Sewer Main & M.H.	—E—S—E—S—E—S—	Proposed Sewer Main & M.H.	—S—S—S—S—S—S—	Finished surface building line & road reserve	FS 51.046	Existing Drain & Pit	—E—D—E—D—E—D—	Proposed Drain & Pit	—D—D—D—D—D—D—	Finished surface top of batter	TB 51.296	Open Drain	—O—O—O—O—O—O—	Proposed Property Inlets	—P—P—P—P—P—P—	Finished surface top of batter	BB 51.495	<p>Coords: MGA Levels: AHD</p>		
Existing Gas Main	—E—G—E—G—E—G—	Proposed Gas Main	—G—G—G—G—G—G—	Street Name Sign	↓																																										
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<p>TAYLORS Urban Development Built Environments Infrastructure Civil Engineering Project Management 8/279 Ferntree Gully Road, Mornington VIC, Victoria, 3108 Tel: 03 39501 2800 www.taylorsonline.com.au</p>			<p>DESIGNED: TNO AUTHOURISED: JOY TAYLORS REF: 12332-5-E CHECKED: AHM AUTH. DATE: CAD REF: 12332-5-E-107</p>																																												
<p>WYNDHAM CITY COUNCIL EMERALD PARK STAGE 5 DETAIL LAYOUT PLAN</p>			<p>SCALE 1:500 @ A1, 1:1000 @ A3 VERSION 0 SHEET 8 OF 19 DRAWING No. 12332-5-E-107</p>																																												

Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 6/07/2017

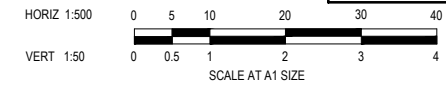


- NOTES**
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PRELIMINARY
 NOT FOR CONSTRUCTION

VER	DATE	REVISION	APPD.
B	22.06.2017	AMENDED AS PER COUNCIL COMMENTS	ERW
A	22.09.2016	ISSUED FOR COUNCIL APPROVAL	TNO

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 Civil Engineering | Project Management
 8/270 Fernside Gully Road, Maitland Hill, Victoria, 3168
 Tel: 61 3 9507 2800 | www.taylors.com.au

DESIGNED: TNO AUTHORIZED: JOY TAYLORS REF: 12332-5-E
 CHECKED: AHM AUTH. DATE: - CAD REF: 12332-5-E-108

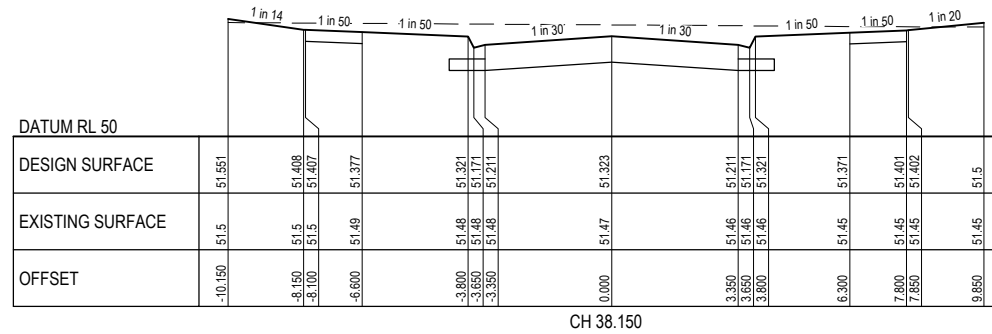
Coords: MGA Levels: AHD

WYNDHAM CITY COUNCIL
 EMERALD PARK
 STAGE 5
 HUSSEY ROAD, LAY STREET AND STAMBRIDGE STREET
 LONGITUDINAL SECTIONS

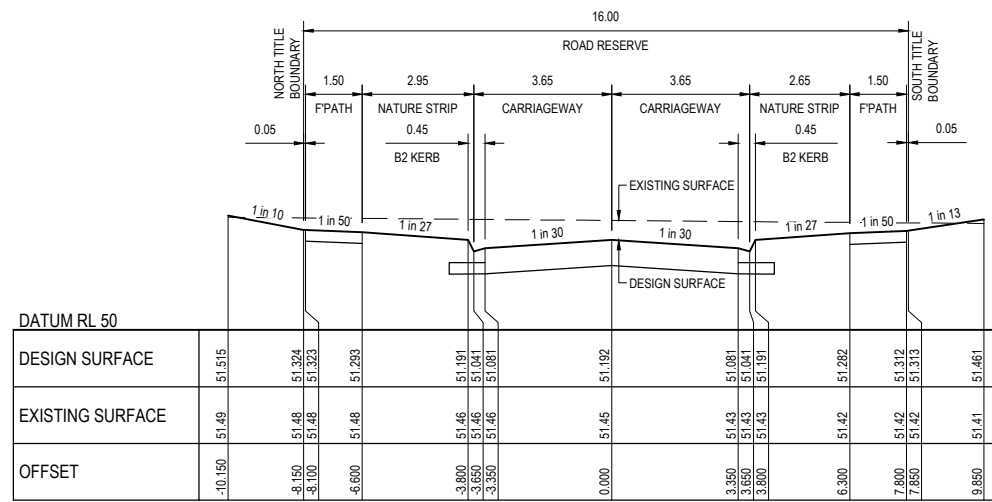
SCALE AS SHOWN
 VERSION B
 SHEET 9 OF 18
 DRAWING No.
12332-5-E-108

**Planning and Environment Act 1987
Wyndham Planning Scheme**

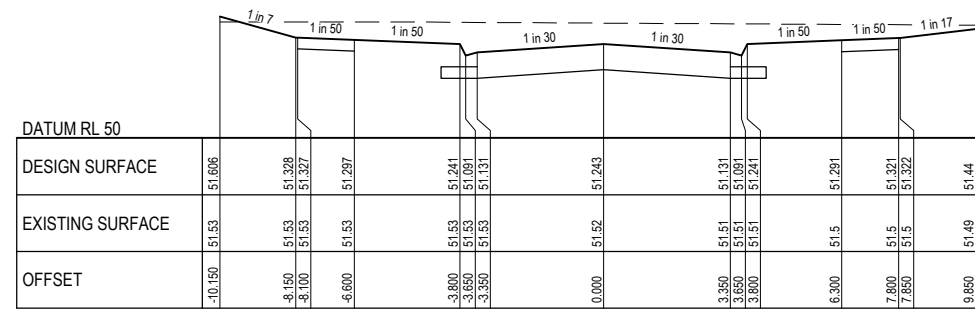
**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 1/12/2017**



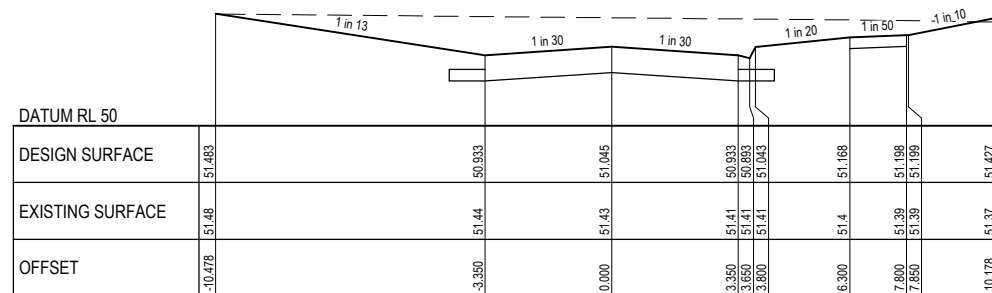
CH 38.150



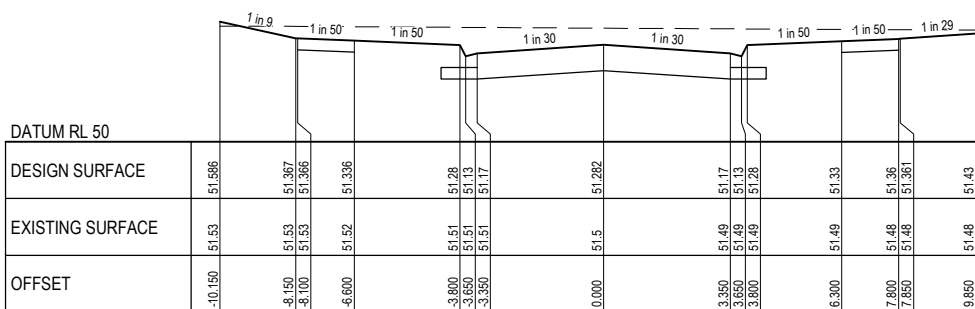
CH 24.150



CH 60.000



CH 11.650



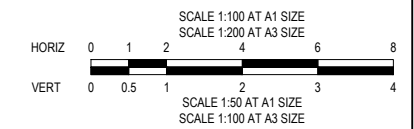
CH 52.150

HUSSEY ROAD



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CONSTRUCTION
ISSUED FOR CONSTRUCTION

VER	DATE	REVISION	APPD.
0	19.09.2017	ISSUED FOR CONSTRUCTION	TVE

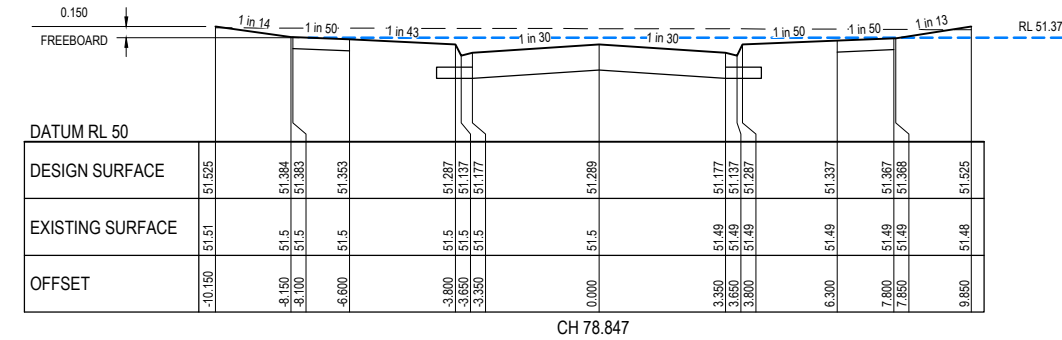
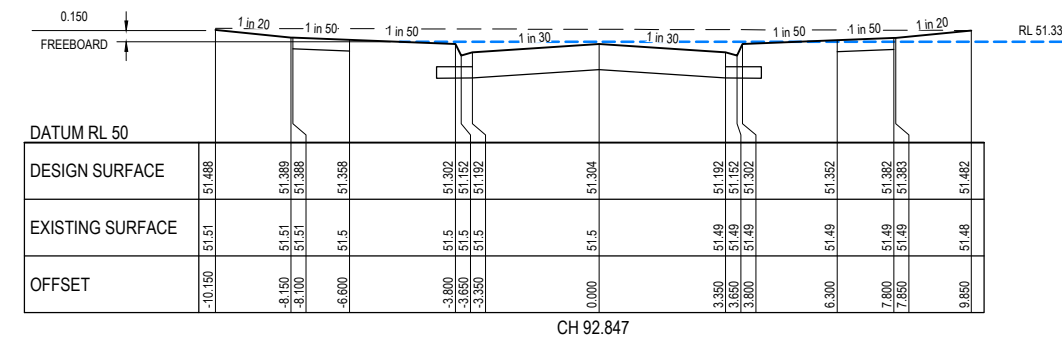
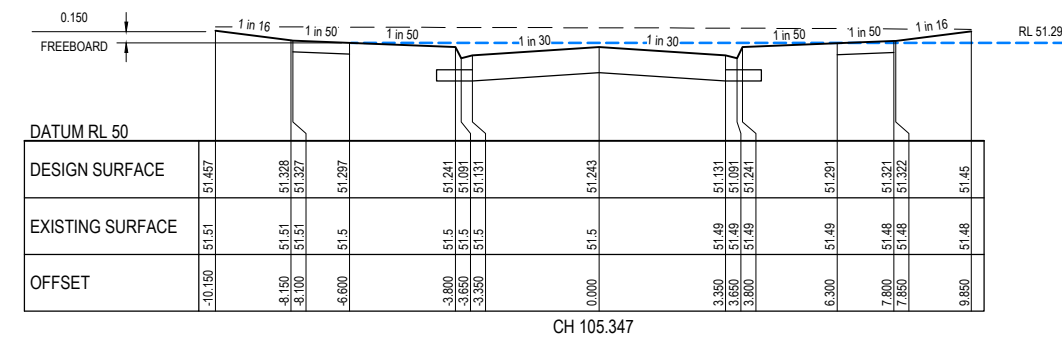
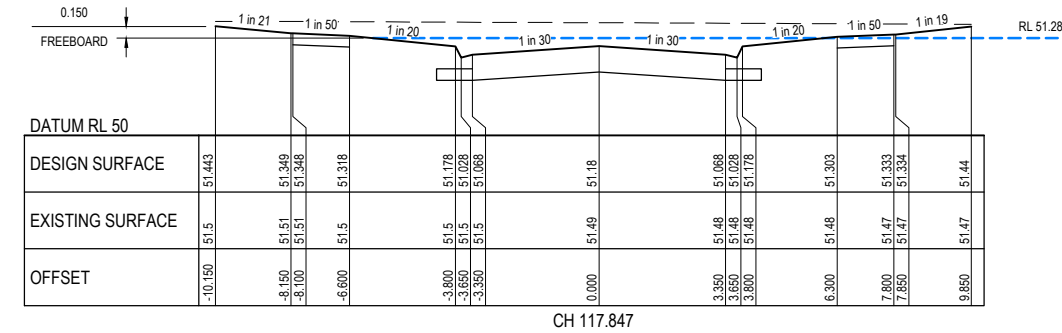
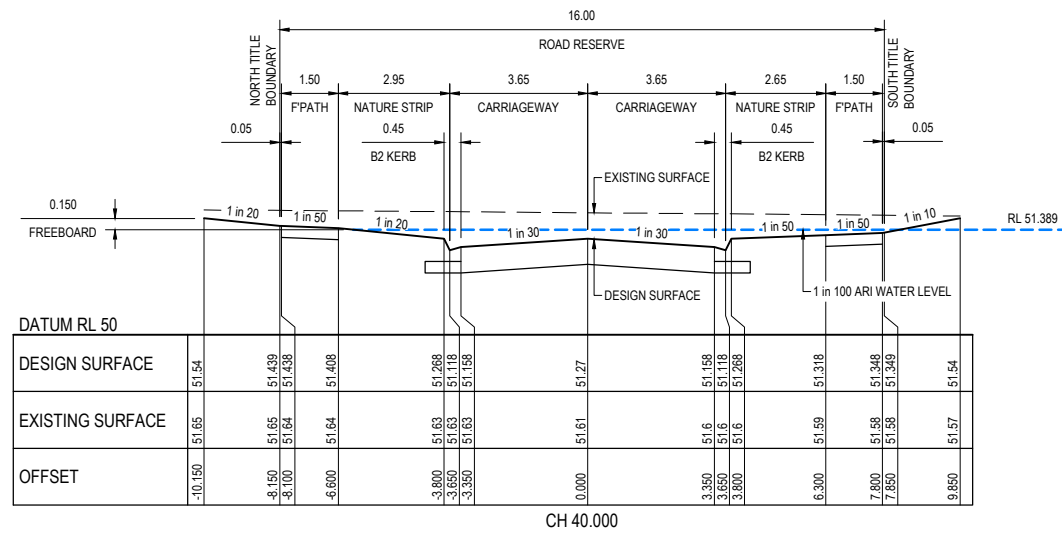
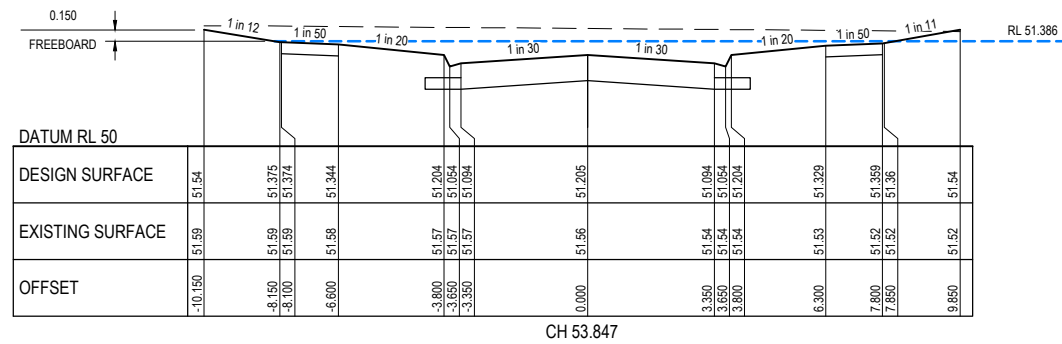
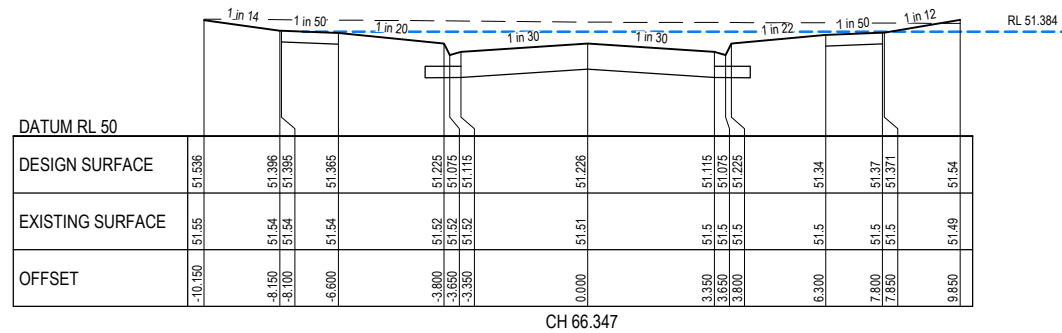
TAYLORS Urban Development Built Environments Infrastructure Civil Engineering Project Management 8/279 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 01 39501 2800 www.taylorsonline.com.au			
DESIGNED:	TNO	AUTHORISED:	JOY
CHECKED:	AHM	AUTH. DATE:	-
Coors:	MGA	Levels:	AHD
TAYLORS REF:	12332-5-E	CAD REF:	12332-5-E-109-112

WYNDHAM CITY COUNCIL	SCALE AS SHOWN
EMERALD PARK STAGE 5	VERSION 0
HUSSEY ROAD CROSS SECTIONS	SHEET 10 OF 19
	DRAWING No.

12332-5-E-109

**Planning and Environment Act 1987
Wyndham Planning Scheme**

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under Condition 33
Permit No WYP6863/13
Date 1/12/2017**

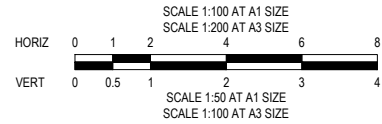


LAY STREET



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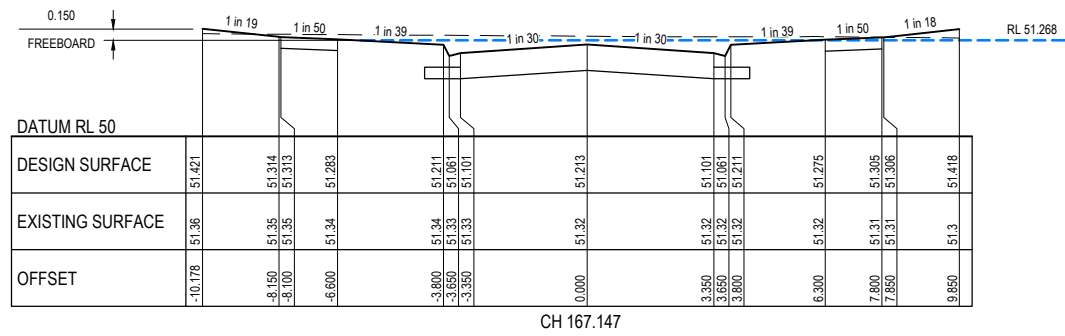


CONSTRUCTION
ISSUED FOR CONSTRUCTION

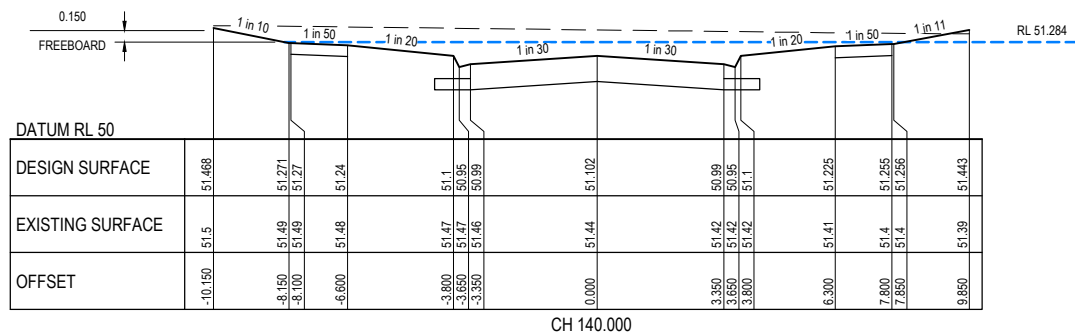
				TAYLORS Urban Development Built Environments Infrastructure Civil Engineering Project Management 8/279 Ferntree Gully Road, Mornington VIC, Victoria, 3168 Tel: 03 39507 2800 www.taylorsonline.com.au		WYNDHAM CITY COUNCIL EMERALD PARK STAGE 5 LAY STREET CROSS SECTIONS SHEET 1 OF 2		SCALE AS SHOWN VERSION 0 SHEET 11 OF 19 DRAWING No. 12332-5-E-110	
DESIGNED:	TNO	AUTHORISED:	JOY	TAYLORS REF:	12332-5-E				
CHECKED:	AHM	AUTH. DATE:	-	CAD REF:	12332-5-E-109-112				
Coords:	MGA	Levels:	AHD						
0	19.09.2017	ISSUED FOR CONSTRUCTION	TVE						
VER	DATE	REVISION	APPD.						

**Planning and Environment Act 1987
Wyndham Planning Scheme**

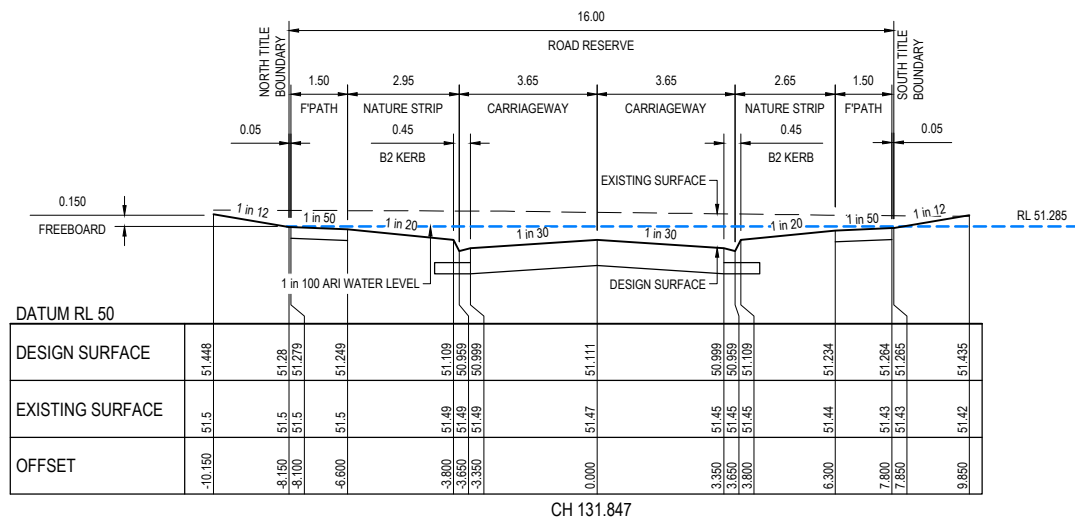
**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 1/12/2017**



CH 167.147

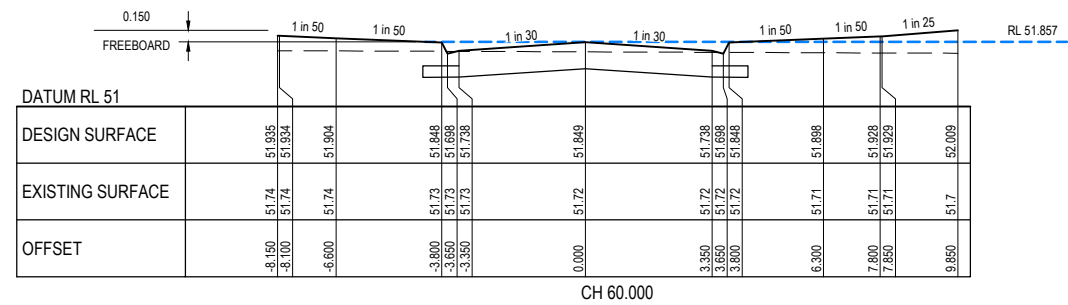


CH 140.000

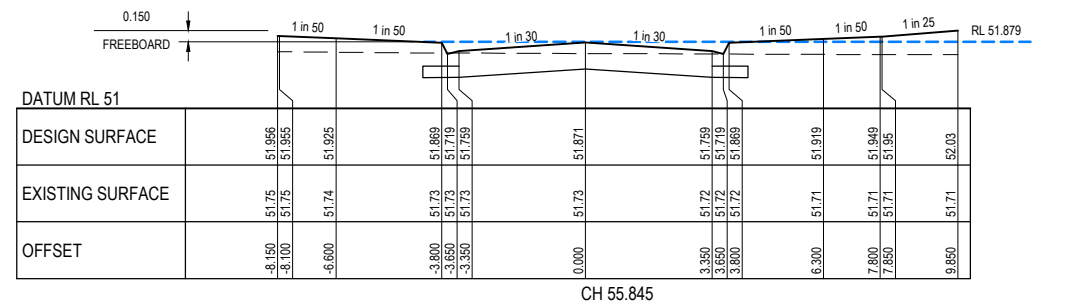


CH 131.847

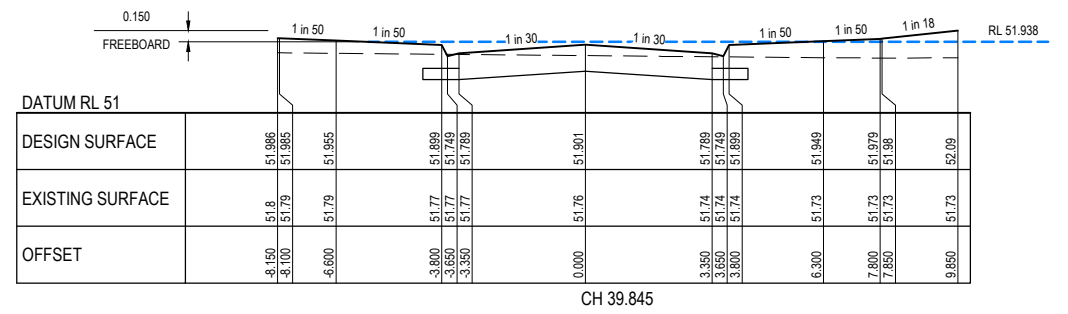
LAY STREET



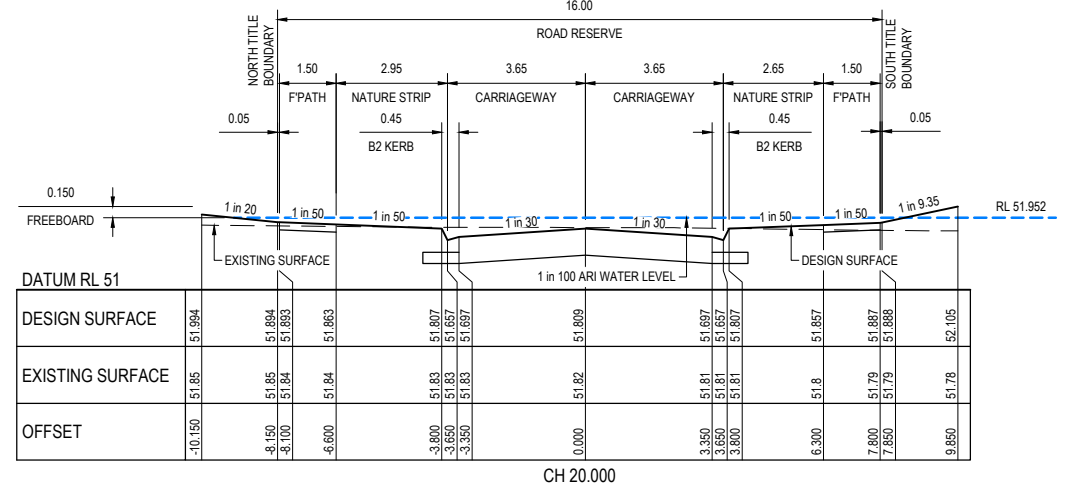
CH 60.000



CH 55.845



CH 39.845



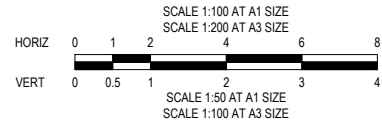
CH 20.000

STAMBRIDGE STREET



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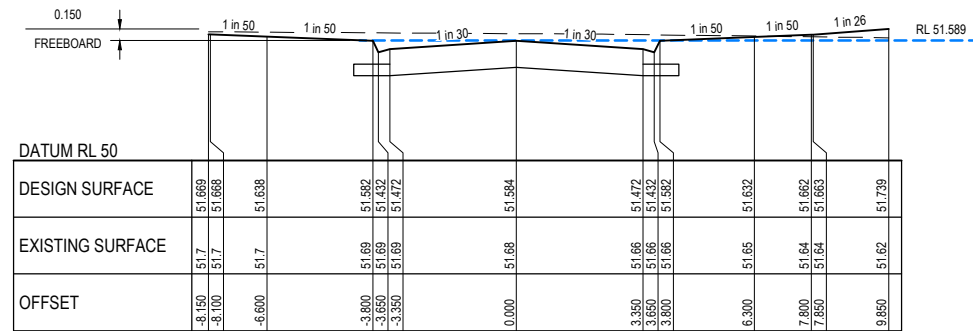


CONSTRUCTION
ISSUED FOR CONSTRUCTION

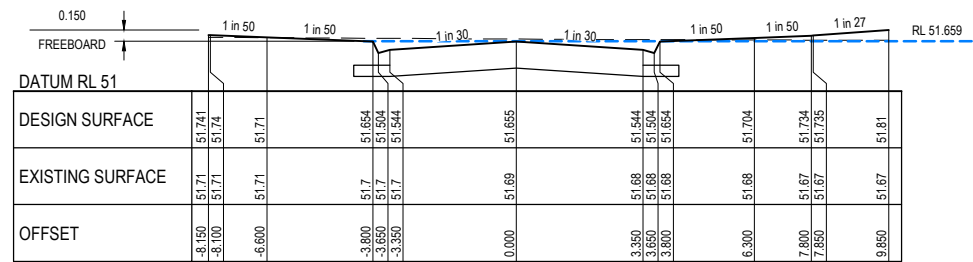
0		19.09.2017		ISSUED FOR CONSTRUCTION		TVE	
VER	DATE	REVISION	APPD.				
				DESIGNED: TNO	AUTHORISED: JOY	TAYLORS REF: 12332-5-E	
				COORDS: MGA	LEVELS: AHD	CHECKED: AHM	AUTH. DATE: -
						WYNDHAM CITY COUNCIL	
						EMERALD PARK STAGE 5	
						LAY STREET CROSS SECTIONS SHEET 2 OF 2 AND STAMBRIDGE STREET CROSS SECTIONS SHEET 1 OF 2	
						SCALE AS SHOWN	
						VERSION 0	
						SHEET 12 OF 19	
						DRAWING No.	
						12332-5-E-111	

**Planning and Environment Act 1987
Wyndham Planning Scheme**

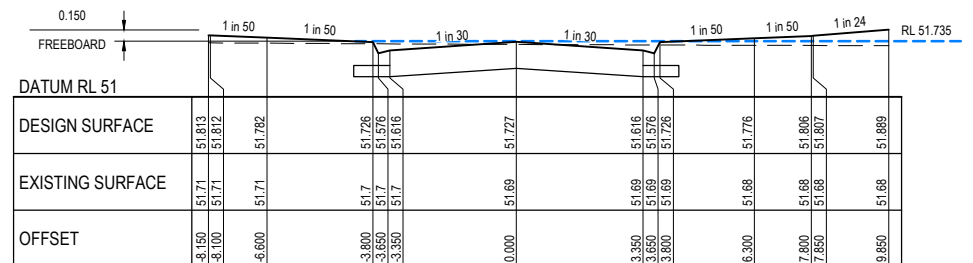
**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 1/12/2017**



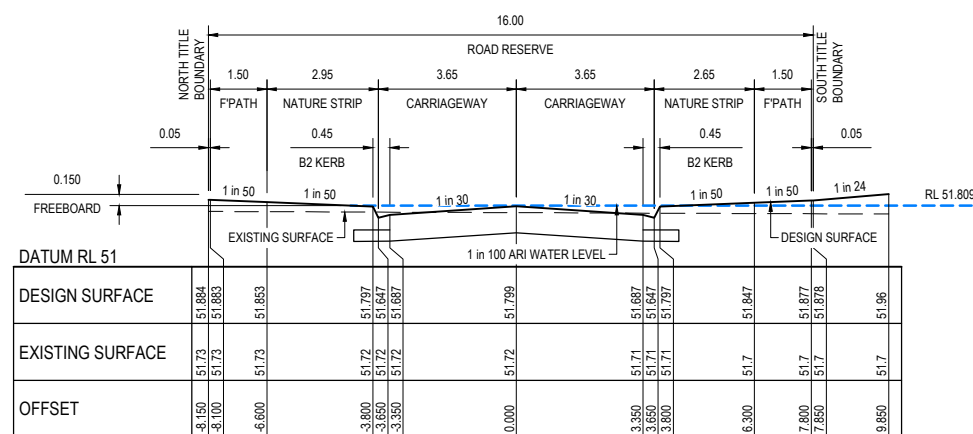
CH 111.845



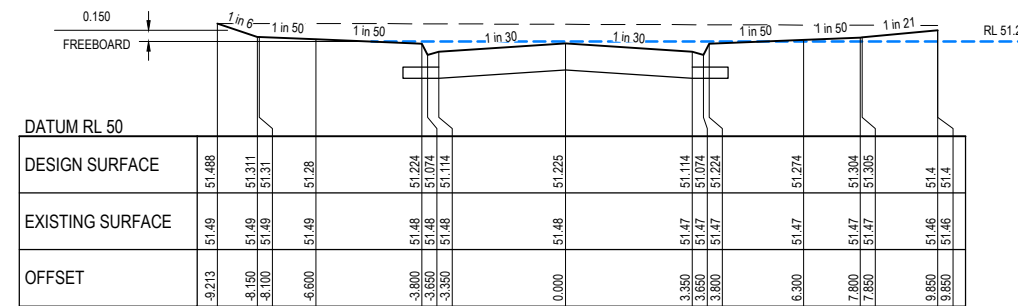
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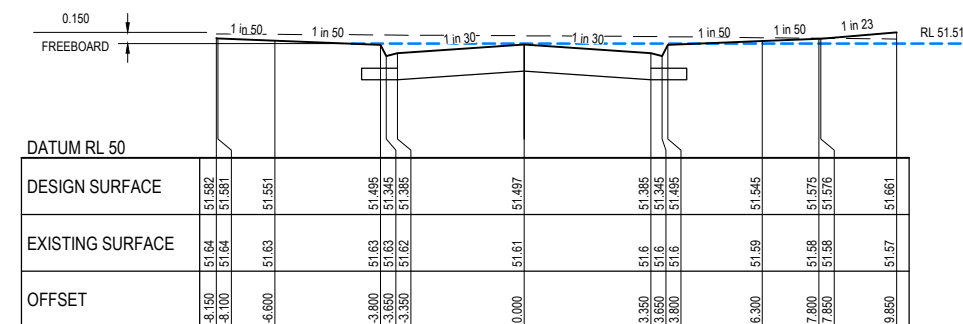
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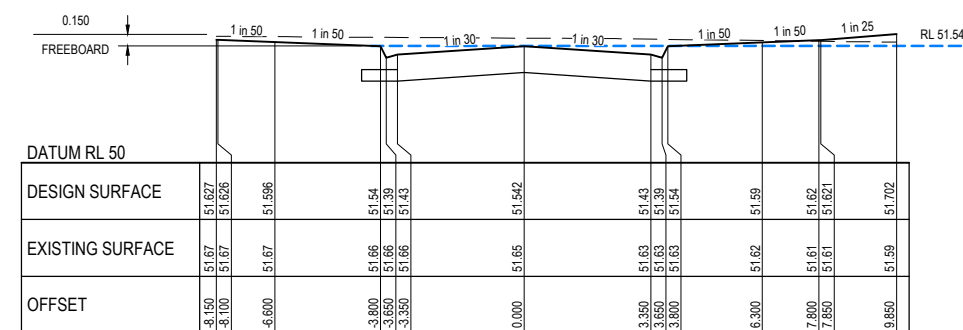
CH 69.845



CH 181.846



CH 128.845



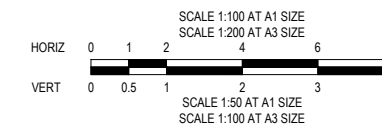
CH 120.000

STAMBRIDGE STREET



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CONSTRUCTION
ISSUED FOR CONSTRUCTION

VER	DATE	REVISION	APPD.
0	19.09.2017	ISSUED FOR CONSTRUCTION	TVE

Coors: MGA	Levels: AHD	DESIGNED: TNO	AUTHORISED: JOY	TAYLORS REF: 12332-5-E
		CHECKED: AHM	AUTH. DATE: -	CAD REF: 12332-5-E-109-112

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Tel: 01 39501 2800 | www.taylorsonline.com.au

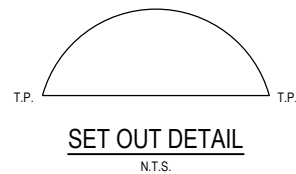
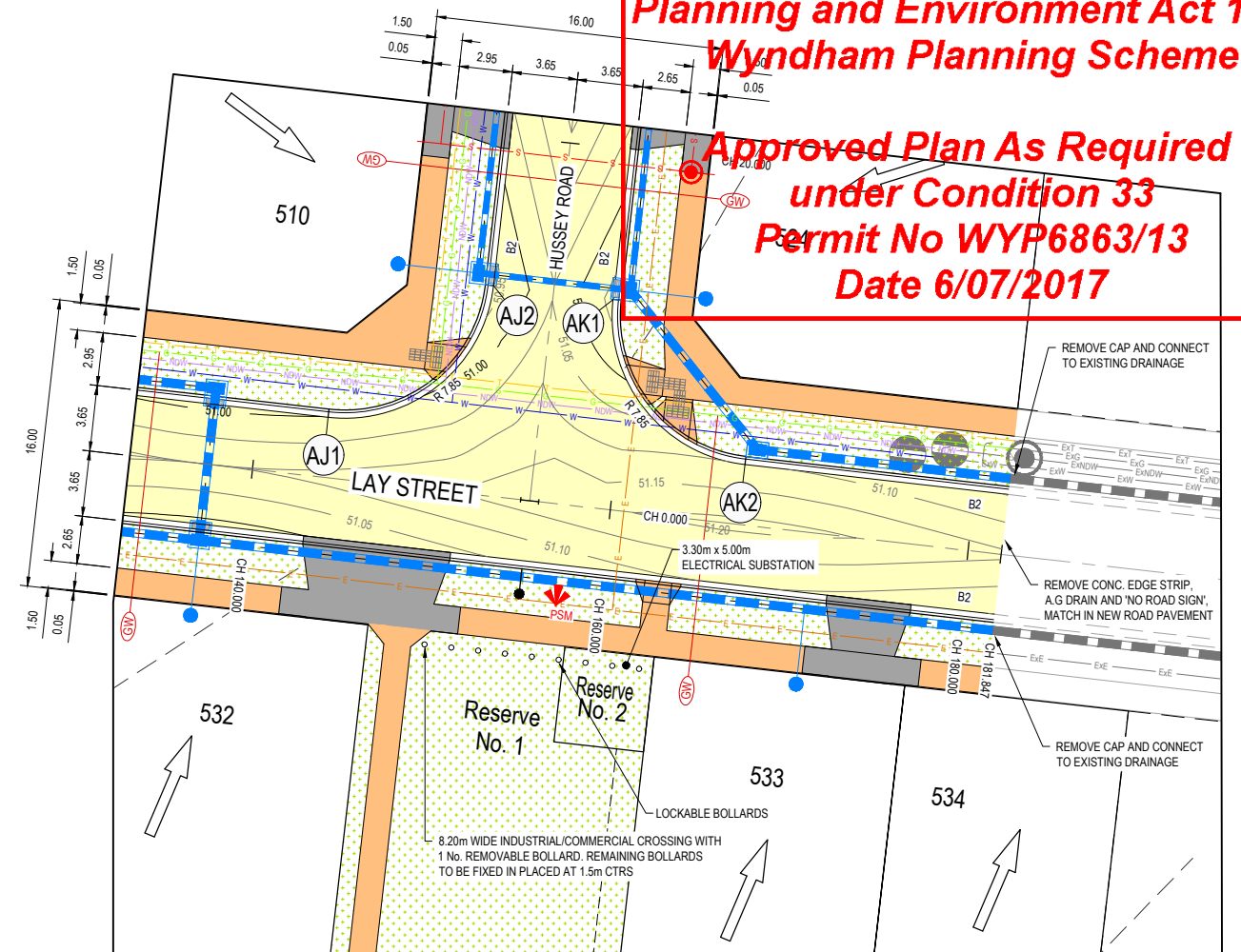
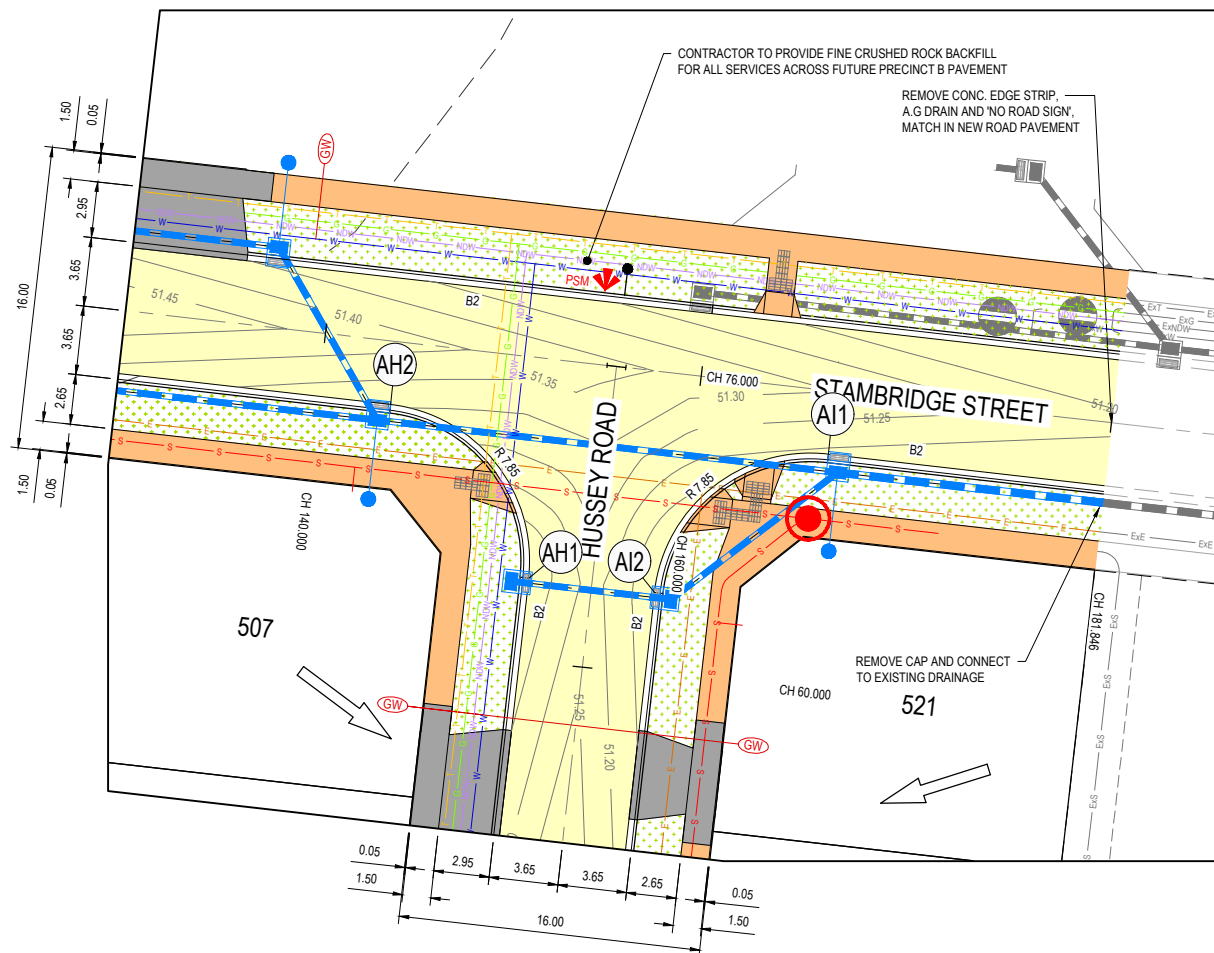
WYNDHAM CITY COUNCIL
**EMERALD PARK
STAGE 5**
STAMBRIDGE STREET CROSS SECTIONS
SHEET 2 OF 2

SCALE	AS SHOWN
VERSION	0
SHEET	13 OF 19
DRAWING No.	12332-5-E-112

Planning and Environment Act 1987
Wyndham Planning Scheme
Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 6/07/2017

LEGEND

- PROPOSED ASPHALT ROAD
- PROPOSED CONCRETE PATH
- PROPOSED CROSSOVER
- PROPOSED LANDSCAPING
- OVERLAND FLOW PATH



NOTE
 ALL RADII AND LEVELS ARE TO BACK OF KERB UNLESS OTHERWISE NOTED.
 ALL LINEMARKING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH AS1742.2 - 1994. LINEMARKING SETOUT SHALL BE INSPECTED AND APPROVED BEFORE FINAL LINEMARKING IS CARRIED OUT.

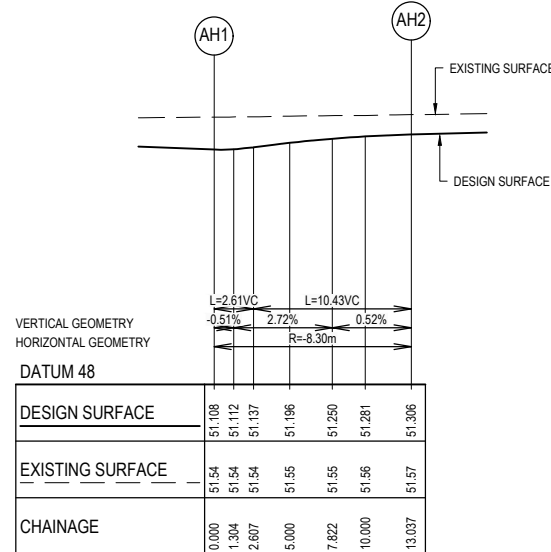


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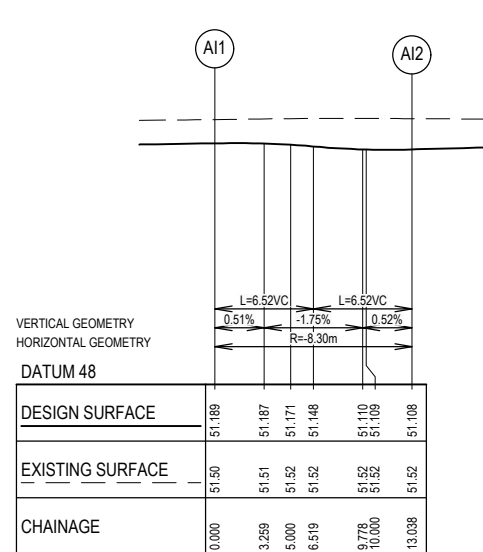


LIP PROFILE AH

Alignment AH

Point no	Easting	Northing	RL
AH1	295600.778	5811470.039	51.108
AH2	295593.468	5811479.223	

Curve no	L	Radius	Arc	A	B	X	Y	I	Mid point RL
AH1 - AH2	89.999	8.300	13.037	2.431	1.799	3.176	2.693	3.259	51.227

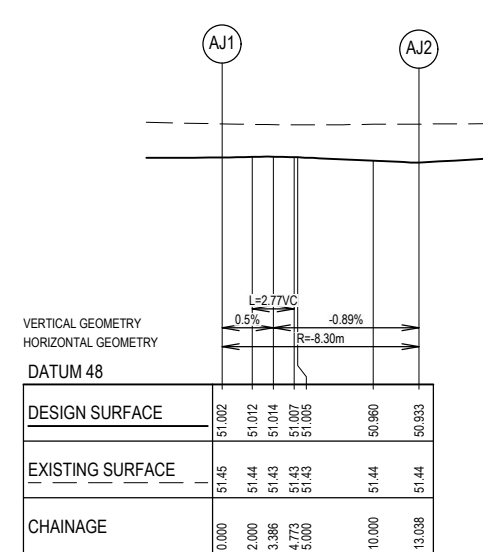


LIP PROFILE AI

Alignment AI

Point no	Easting	Northing	RL
AI1	295616.619	5811476.593	51.189
AI2	295607.435	5811469.283	

Curve no	L	Radius	Arc	A	B	X	Y	I	Mid point RL
AI1 - AI2	90.001	8.300	13.038	2.431	1.799	3.176	2.693	3.259	51.148

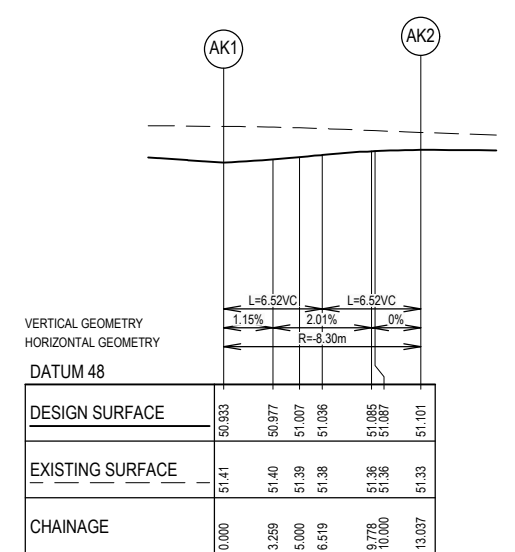


LIP PROFILE AJ

Alignment AJ

Point no	Easting	Northing	RL
AJ1	295585.647	5811410.366	51.002
AJ2	295594.831	5811417.676	

Curve no	L	Radius	Arc	A	B	X	Y	I	Mid point RL
AJ1 - AJ2	90.001	8.300	13.038	2.431	1.799	3.176	2.693	3.259	50.991

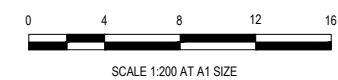


LIP PROFILE AK

Alignment AK

Point no	Easting	Northing	RL
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AK2	295608.798	5811407.736	51.101

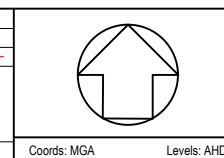
Curve no	L	Radius	Arc	A	B	X	Y	I	Mid point RL
AK1 - AK2	89.999	8.300	13.037	2.431	1.799	3.176	2.693	3.259	51.036



PRELIMINARY
 NOT FOR CONSTRUCTION

VER	DATE	REVISION
B	22.06.2017	AMENDED AS PER COUNCIL COMMENTS
A	22.09.2016	ISSUED FOR COUNCIL APPROVAL

APPD.	Open Drain
TNO	Existing Drain & Pit
ERW	Existing Sewer Main & M.H.
	Existing Electricity Cable
	Existing Gas Main
	Existing Water Main
	Existing Gas Main
	Existing Water Main
	Existing Electricity Cable
	Existing Telco Cable & Pit
	Existing Sewer Main & M.H.
	Existing Drain & Pit
	Existing Property Inlet
	Open Drain



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DESIGNED: TNO AUTHORIZED: JOY TAYLORS REF: 12332-5-E
 CHECKED: AHM AUTH. DATE: - CAD REF: 12332-5-E-113

WYNDHAM CITY COUNCIL		SCALE
EMERALD PARK STAGE 5		1:200 @ A1, 1:5000 @ A3
INTERSECTION DETAILS		VERSION B
		SHEET 14 OF 18
		DRAWING No.
		12332-5-E-113

**Planning and Environment Act 1987
Wyndham Planning Scheme**

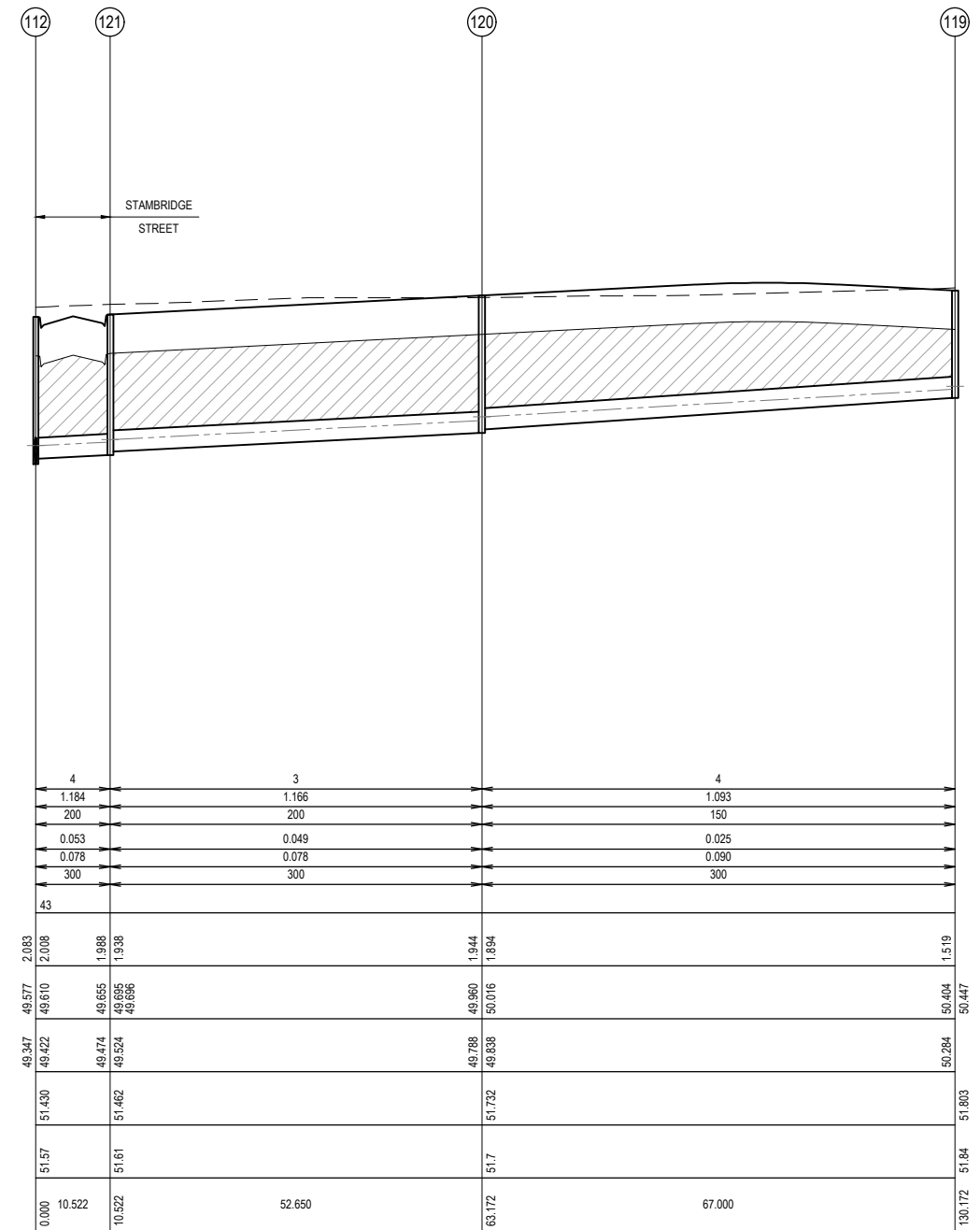
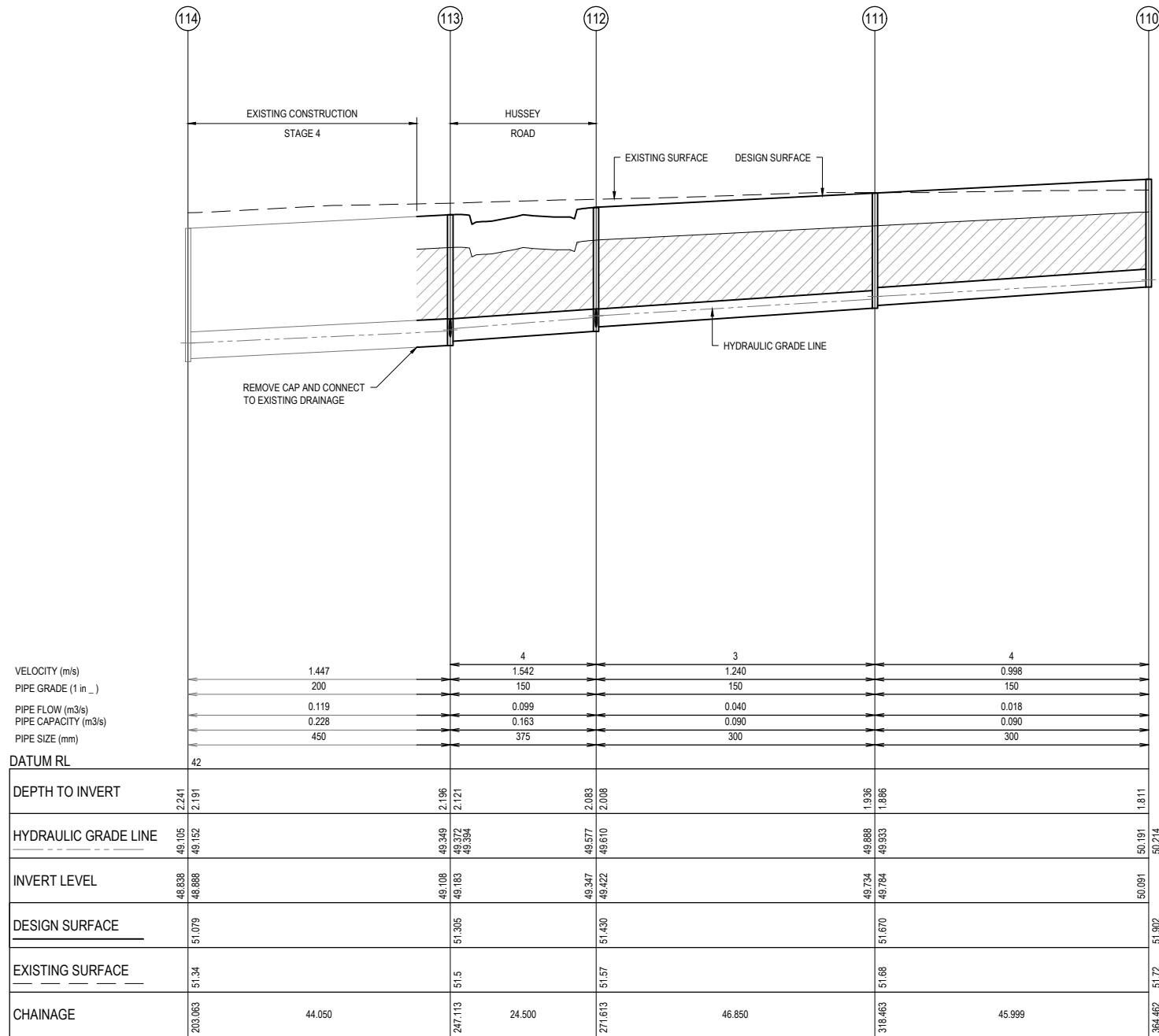
**Approved Plan As Required
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Permit No WYP6863/13
Date 1/12/2017**

WARNING

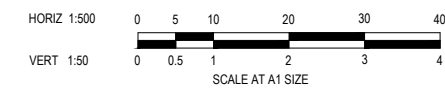
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DENOTES 20mm CLASS 2 FCR BACKFILL.



CONSTRUCTION
ISSUED FOR CONSTRUCTION

0	19.09.2017	ISSUED FOR CONSTRUCTION	TVE
VER	DATE	REVISION	APPD.

Coords: MGA	Levels: AHD
-------------	-------------

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CHECKED: AHM AUTH. DATE: - CAD REF: 12332-5-E-115-117

WYNDHAM CITY COUNCIL
EMERALD PARK
STAGE 5
DRAINAGE LONGITUDINAL SECTIONS
SHEET 1 OF 3

SCALE	AS SHOWN
VERSION	0
SHEET	16 OF 19
DRAWING No.	12332-5-E-115

**Planning and Environment Act 1987
Wyndham Planning Scheme**

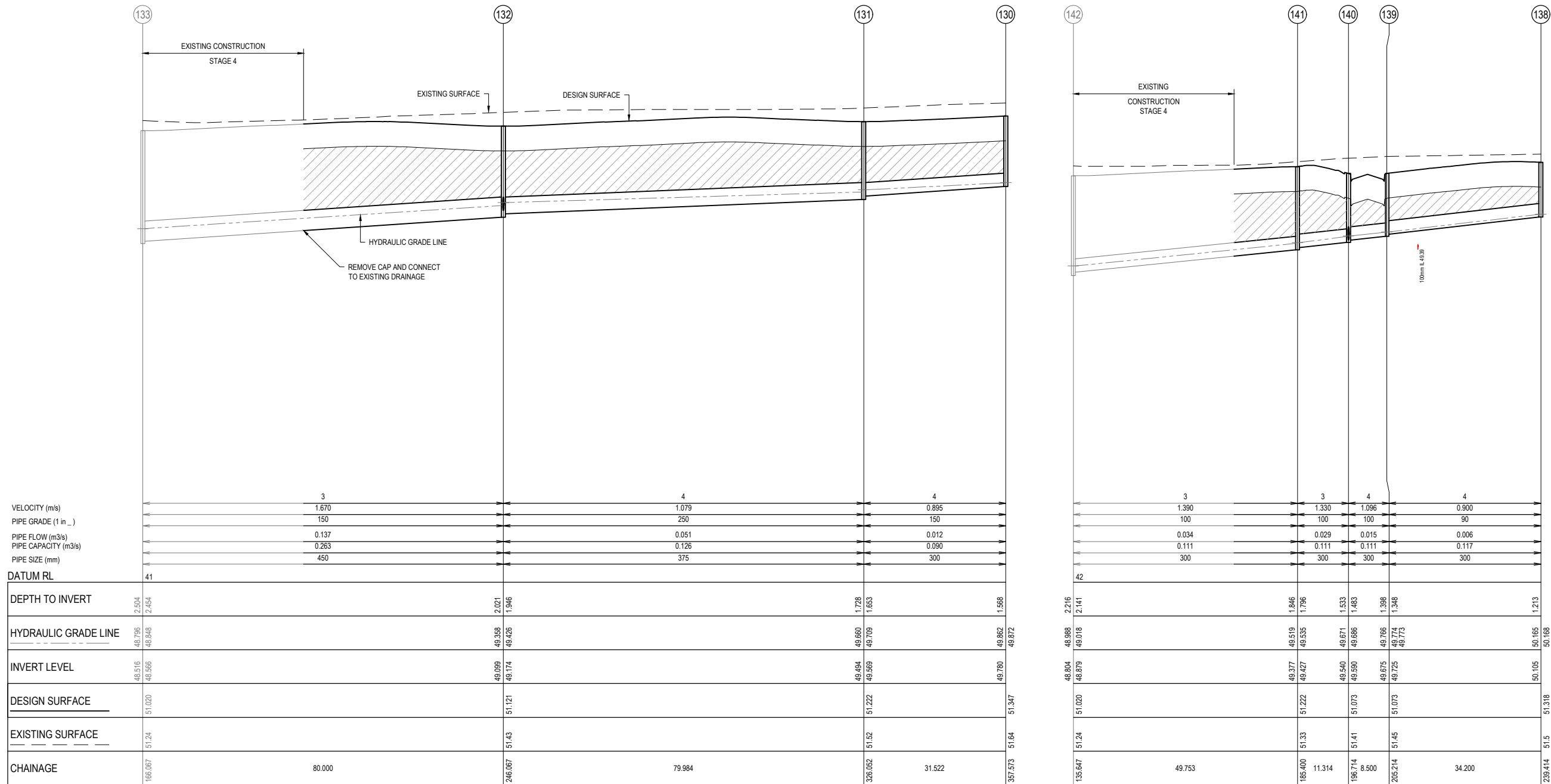
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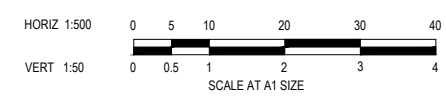
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VELOCITY (m/s)		3	4	4
PIPE GRADE (1 in ...)		1.670	1.079	0.895
PIPE FLOW (m3/s)		0.137	0.051	0.012
PIPE CAPACITY (m3/s)		0.263	0.126	0.090
PIPE SIZE (mm)		450	375	300
DATUM RL	41			
DEPTH TO INVERT	2.504 2.454			
HYDRAULIC GRADE LINE	48.706 48.648	49.598 49.426	49.660 49.709	49.662 49.672
INVERT LEVEL	48.516 48.566	49.099 49.174	49.494 49.569	49.780 49.872
DESIGN SURFACE	51.020	51.121	51.222	51.347
EXISTING SURFACE	51.24	51.43	51.52	51.64
CHAINAGE	186.067	80.000	246.067 79.984	326.062 31.522

VELOCITY (m/s)		3	3	4	4
PIPE GRADE (1 in ...)		1.390	1.330	1.096	0.900
PIPE FLOW (m3/s)		0.034	0.029	0.015	0.006
PIPE CAPACITY (m3/s)		0.111	0.111	0.111	0.117
PIPE SIZE (mm)		300	300	300	300
DATUM RL	42				
DEPTH TO INVERT	2.216 2.141				
HYDRAULIC GRADE LINE	48.888 49.018	49.519 49.535	49.671 49.686	49.766 49.773	50.165 50.168
INVERT LEVEL	48.804 48.879	49.377 49.427	49.540 49.590	49.675 49.725	50.105 50.138
DESIGN SURFACE	51.020	51.222	51.073	51.073	51.318
EXISTING SURFACE	51.24	51.33	51.41	51.45	51.5
CHAINAGE	135.647	49.753	185.400 11.314	196.714 8.500	205.214 34.200

DENOTES 20mm CLASS 2 FCR BACKFILL.



**CONSTRUCTION
ISSUED FOR CONSTRUCTION**

				TAYLORS Urban Development Built Environments Infrastructure Civil Engineering Project Management 8/270 Fernside-Gully Road, Mozing Hill, Victoria, 3168 Tel: 03 9507 2800 www.taylorsonline.com.au			WYNDHAM CITY COUNCIL EMERALD PARK STAGE 5		SCALE AS SHOWN	
							DRAINAGE LONGITUDINAL SECTIONS SHEET 2 OF 3		VERSION 0 SHEET 17 OF 19 DRAWING No.	
									12332-5-E-116	
0	19.09.2017	ISSUED FOR CONSTRUCTION	TVE	DESIGNED:	TNO	AUTHORISED:	JOY	TAYLORS REF:	12332-5-E	
VER	DATE	REVISION	APPD.	COORDS:	MGA	LEVELS:	AHD	CHECKED:	AHM	AUTH. DATE:
									CAD REF: 12332-5-E-115-117	

**Planning and Environment Act 1987
Wyndham Planning Scheme**

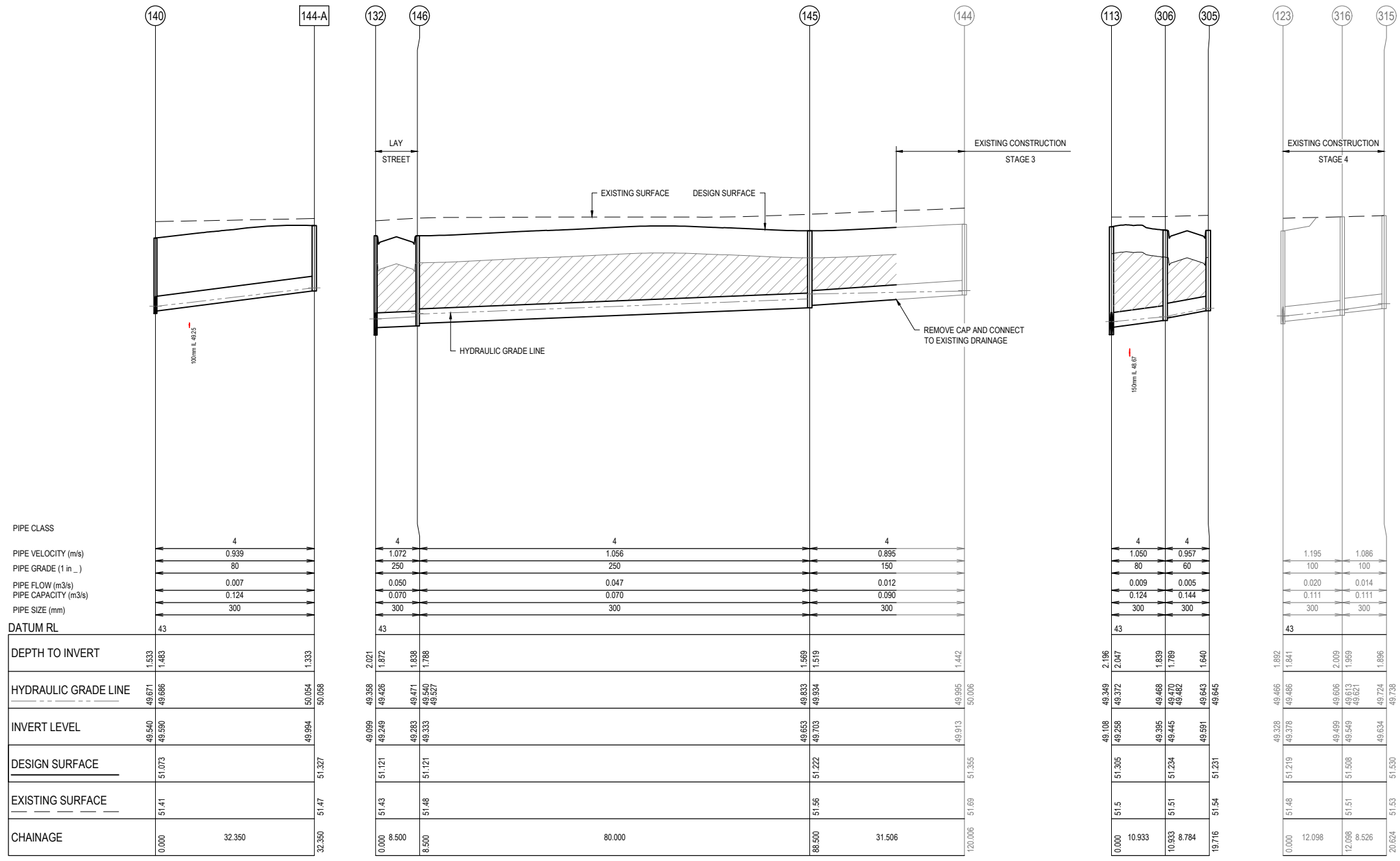
**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 1/12/2017**

WARNING

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SETOUT INFORMATION PROVIDED ON THIS PLAN WITH THE DESIGN INTENT WHICH INCLUDES, BUT IS NOT LIMITED TO ITEMS SUCH AS LENGTHS, CO-ORDINATES, SETOUT DIMENSIONS AND PEGGED TITLES BY THE PRINCIPAL'S LICENSED SURVEYOR.

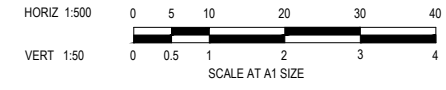
WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. A MOCS ENQUIRY ON 1100 MUST BE MADE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.



PIPE CLASS	4	4	4	4
PIPE VELOCITY (m/s)	0.939	1.072	1.056	0.895
PIPE GRADE (1 in ...)	80	250	250	150
PIPE FLOW (m ³ /s)	0.007	0.050	0.047	0.012
PIPE CAPACITY (m ³ /s)	0.124	0.070	0.070	0.090
PIPE SIZE (mm)	300	300	300	300
DATUM RL	43	43	43	43
DEPTH TO INVERT	49.671 1.533	49.559 1.483	49.589 2.021	50.054 1.333
HYDRAULIC GRADE LINE	49.671 49.666	49.426 49.426	49.471 49.527	49.985 50.006
INVERT LEVEL	49.540 49.550	49.283 49.333	49.633 49.703	49.913 49.955
DESIGN SURFACE	51.073	51.121	51.222	51.355
EXISTING SURFACE	51.41	51.48	51.56	51.69
CHAINAGE	0.000 32.350	0.000 8.500 8.500	88.500 80.000	31.506 120.006

DIAGONAL HATCHING DENOTES 20mm CLASS 2 FOR BACKFILL.



CONSTRUCTION
ISSUED FOR CONSTRUCTION

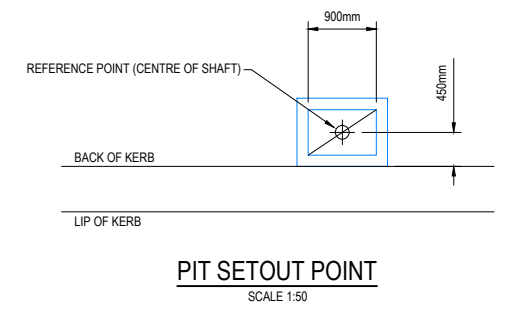
				TAYLORS Urban Development Built Environments Infrastructure Civil Engineering Project Management 8 / 270 Fernside-Gully Road, Mozing Hill, Victoria, 3168 Tel: 03 9507 2800 www.taylors.com.au			WYNDHAM CITY COUNCIL EMERALD PARK STAGE 5		SCALE AS SHOWN		
							DRAINAGE LONGITUDINAL SECTIONS SHEET 3 OF 3		VERSION 0		
									SHEET 18 OF 19		
									DRAWING No.		
									12332-5-E-117		
0	19.09.2017	ISSUED FOR CONSTRUCTION	TVE								
VER	DATE	REVISION	APPD.	Coords: MGA	Levels: AHD	CHECKED: AHM	AUTH. DATE: -	TAYLORS REF: 12332-5-E			
				CAD REF: 12332-5-E-115-117							

**Planning and Environment Act 1987
Wyndham Planning Scheme**

**Approved Plan As Required
under Condition 33
Permit No WYP6863/13
Date 1/12/2017**

PIT SCHEDULE												
PIT NAME	TYPE	EASTING	NORTHING	INTERNAL		INLET		OUTLET		PIT SETOUT RL	DEPTH	REMARKS
				WD	LEN	DIA	INV LEV	DIA	INV LEV			
114	GSEP	295660.882	5811470.659	600	900	450	48.888	450	48.838	51.079	2.241	EXISTING PIT
113	JP	295617.114	5811475.631	600	900	375	49.183	450	49.108	51.305	2.196	REFER TO STD DRG EDCM 605
						300	49.258					
112	GSEP	295592.770	5811478.396	600	900	300	49.422	375	49.347	51.430	2.083	REFER TO STD DRG EDCM 601
						300	49.422					
111	GSEP	295546.218	5811483.673	600	900	300	49.784	300	49.734	51.670	1.936	REFER TO STD DRG EDCM 601
110	JP	295500.515	5811488.876	600	900			300	50.091	51.902	1.811	REFER TO STD DRG EDCM 605
121	GSEP	295587.568	5811487.542	600	900	300	49.524	300	49.474	51.462	1.988	REFER TO STD DRG EDCM 601
120	GSEP	295535.255	5811493.484	600	900	300	49.838	300	49.788	51.732	1.944	REFER TO STD DRG EDCM 601
119	JP	295468.683	5811501.046	600	900			300	50.284	51.803	1.519	REFER TO STD DRG EDCM 605
133	GSEP	295657.972	5811394.501	600	900	450	48.566	450	48.516	51.020	2.504	EXISTING PIT
132	GSEP	295578.483	5811403.531	600	900	375	49.174	450	49.099	51.121	2.022	REFER TO STD DRG EDCM 601
						300	49.249					
131	GSEP	295499.010	5811412.558	600	900	300	49.569	375	49.494	51.222	1.728	REFER TO STD DRG EDCM 601
130	JP	295467.690	5811416.116	600	900			300	49.780	51.347	1.568	REFER TO STD DRG EDCM 605
142	GSEP	295658.931	5811402.947	600	900	300	48.879	375	48.804	51.020	2.216	EXISTING PIT
141	JP	295609.496	5811408.562	600	900	300	49.427	300	49.377	51.222	1.846	REFER TO STD DRG EDCM 605
140	GSEP	295602.450	5811417.415	600	900	300	49.590	300	49.540	51.073	1.533	REFER TO STD DRG EDCM 601
						300	49.590					
139	GSEP	295594.005	5811418.374	600	900	300	49.725	300	49.675	51.073	1.398	REFER TO STD DRG EDCM 601
138	JP	295597.865	5811452.355	600	900			300	50.105	51.318	1.213	REFER TO STD DRG EDCM 605
144-A	JP	295606.101	5811449.557	600	900			300	49.984	51.327	1.333	REFER TO STD DRG EDCM 605
146	GSEP	295579.443	5811411.976	600	900	300	49.333	300	49.283	51.121	1.838	REFER TO STD DRG EDCM 601
145	GSEP	295499.954	5811421.006	600	900	300	49.703	300	49.653	51.222	1.569	REFER TO STD DRG EDCM 601
144	JP	295468.649	5811424.561	600	900			300	49.913	51.355	1.442	EXISTING PIT
306	GSEP	295608.500	5811468.898	600	900	300	49.445	300	49.395	51.234	1.839	REFER TO STD DRG EDCM 601
305	GSEP	295599.773	5811469.893	600	900			300	49.591	51.231	1.640	REFER TO STD DRG EDCM 601
316	GSEP	295627.366	5811491.828	600	900	300	49.549	300	49.499	51.508	2.009	REFER TO STD DRG EDCM 601
315	GSEP	295618.894	5811492.790	600	900			300	49.634	51.530	1.896	FUTURE PIT

NOTES:
1. XY SETOUT TO PIT CENTRE
2. SETOUT LEVEL TO PIT COVER LEVEL
3. SOME SETOUT XY OR Z LEVELS HAVE SPECIAL SETOUT DATA. SEE INDIVIDUAL MANHOLE REMARKS.



LEGEND:
JP JUNCTION PIT
GSEP GRATED SIDE ENTRY PIT

0 0.5 1 2 3 4
SCALE 1:50 AT A1 SIZE

CONSTRUCTION
ISSUED FOR CONSTRUCTION

				TAYLORS Urban Development Built Environments Infrastructure Civil Engineering Project Management 8/279 Ferntree Gully Road, Naring / HI, Victoria, 3169 Tel: 01 39501 2800 Web: taylorsonline.com.au				WYNDHAM CITY COUNCIL		SCALE AS SHOWN	
								EMERALD PARK STAGE 5		VERSION 0	
								DRAINAGE PIT SCHEDULE		SHEET 19 OF 19	
										DRAWING No.	
										12332-5-E-118	
DESIGNED:	TNO	AUTHORISED:	JOY	TAYLORS REF:	12332-5-E						
CHECKED:	AHM	AUTH. DATE:	-	CAD REF:	12332-5-E-118						
VER	DATE	REVISION	APPD.	Coords: MGA	Levels: AHD						
0	19.09.2017	ISSUED FOR CONSTRUCTION	TVE								