

# OFFICER CENTRAL STAGE 10 YOURLAND PTY LTD

## GENERAL NOTES:

### SURVEY

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA) 94, ZONE 55.
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES AND ARE ACCURATE TO WITHIN  $\pm 0.05\text{m}$ .
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2124-1992 GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED MUNICIPALITY SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE.

- ROAD CHAINAGES REFER TO ROAD CENTRELINES. CHAINAGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE LIP OF KERB

### EARTHWORKS

- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- WHERE REQUIRED ANY BUILDINGS, TROUGHS, FENCES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED AS DIRECTED BY THE ENGINEER. THE COST OF REMOVAL IS TO BE INCLUDED IN THE OVERALL EARTHWORKS FIGURE UNLESS A SPECIFIC ITEM FOR REMOVAL IS DENOTED IN THE SCHEDULE.
- ALL EXCAVATED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
- ALL FILLING ON LOTS AND WITHIN ROAD RESERVES GREATER THAN 200mm IS TO BE UNDERTAKEN USING LEVEL 1 SUPERVISION AND BE COMPLETED IN ACCORDANCE WITH AS 3798-2007. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND REPLACED WITH TOPSOIL (WHERE REQUIRED) TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS.

- FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION, AS 3798-2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- ALL BATTERS SHALL BE 1 IN 6, UNLESS OTHERWISE SHOWN.
- NO FILL OR STOCKPILING OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.

- TBM'S TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF T.B.M.'S THEREAFTER.
- AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150mm DEEP, A NOTIFICATION FORM MUST BE SENT TO WORKSAFE. THE CONTRACTOR IS TO COMPLY WITH WORKSAFE, THE MINES (TRENCHES) REGULATION 1982, THE MINES ACT 1958 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1985, 2004.

- ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 750mm BEHIND KERB AND CHANNEL OR PAVED TRAFFIC AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 CRUSHED ROCK.

- WHERE REQUIRED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE BREACHED, DRAINED, DESLUDGED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE SHALL BE INSPECTED, APPROVED AND LEVELED BY THE ENGINEER PRIOR TO COMMENCEMENT OF FILLING. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR APPROVED IMPORTED MATERIAL. THE FILL SHALL BE PLACED UNDER CONTROLLED MOISTURE CONDITIONS IN ACCORDANCE WITH THE SPECIFICATION

### SERVICES

- GAS AND WATER CONDUITS ARE TO BE ,  
Ø50mm . CLASS 12 P.V.C. - SINGLE SERVICE  
Ø100mm . CLASS 12 P.V.C. - DUAL SERVICE (DRINKING AND NON DRINKING WATER)

WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS:  
ROAD PAVEMENT - 0.80m  
VERGE, FOOTPATHS - 0.45m

LOCATION OF THE CONDUITS TO BE MARKED ON THE FACE OF KERB ON EACH SIDE OF THE ROAD WITH A 50mm HIGH LETTER (G FOR GAS, W FOR WATER, E FOR ELECTRICITY AND T FOR TELECOMMUNICATIONS).

- ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.

### STORM WATER DRAINAGE

- AG/SUBSOIL DRAIN TO BE LAID BEHIND KERB WHERE REQUIRED IN ACCORDANCE WITH THE COUNCIL STANDARD DRAWINGS AND CONNECTED TO UNDERGROUND DRAINAGE.

- ALL STORMWATER DRAINS ARE TO BE CLASS '2' R.C. PIPES UNLESS OTHERWISE SHOWN. ALL R.C. JOINTS ARE TO BE RUBBER RING JOINTED (R.R.J.) UNLESS OTHERWISE SHOWN

- CENTRELINES OF ALL EASEMENT DRAINS ARE OFFSET 1.0m OR 2.3m (WHERE OUTSIDE OF SEWER) FROM THE PROPERTY LINE UNLESS SHOWN OTHERWISE.
- WHERE CURVED PIPES ARE SHOWN ON THE FACE PLANS THEY ARE TO BE LAID PARALLEL TO THE BACK OF KERB, EXCEPT WHERE A RADIUS HAS BEEN SPECIFICALLY NOMINATED. CURVED PIPES ARE TO BE APPROVED BY COUNCIL AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

- CCTV RESULTS FOR THE FULL LENGTH OF ALL STORMWATER DRAINAGE PIPES WHERE CARDINIA SHIRE COUNCIL IS RESPONSIBLE. AUTHORITY MUST BE SUBMITTED FOR ASSESSMENT. SUBMITTED INFORMATION IS TO BE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. CCTV FOOTAGE TO BE PROVIDED BY CONTRACTOR BEFORE THE ROADS ARE PRIMED AND / OR ASPHALTED. ALL DAMAGED PIPES UNDER ROADS MUST BE REPAIRED AND INSPECTED PRIOR TO THE PRIMING AND ASPHALTING OF THE ROAD AND BEFORE A CERTIFICATE OF PRACTICAL COMPLETION IS ISSUED.

### PAVEMENT

- PAVEMENT DEPTHS MAY BE MODIFIED AS DIRECTED BY THE SUPERINTENDENT. PAVEMENT TO BE BOXED OUT TO MINIMUM DEPTH DENOTED, INSPECTED AND IF SUBGRADE IS IN QUESTION, FURTHER TESTING CARRIED OUT TO DETERMINE FINAL PAVEMENT DEPTH.
- WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCIL. FILLING TO BE CONSTRUCTED IN LAYERS 150mm THICK WITH COMPACTION ACHIEVING 95% AUSTRALIAN STANDARD DENSITY.

- WHEN PAVEMENT EXCAVATION IS IN ROCK ALL LOOSE MATERIAL (INCLUDING ROCKS AND CLAY) MUST BE REMOVED. THE SUB-GRADE MUST THEN BE REGULATED WITH COUNCIL APPROVED MATERIAL.

### SIGNAGE AND LINEMARKING

- LINEMARKING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1742 SERIES UNLESS NOTED OTHERWISE. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STANDARDS.

- PRIOR TO PC, PROVIDE THE ALLOCATED STREET NUMBER ON THE KERB IN FRONT OF EACH LOT. THE KERBSIDE NUMBER MUST BE 100MM WHITE LETTERING ON A BLACK BACKGROUND LOCATED ON THE FRONT OF THE KERB AT THE PROPERTY FRONTAGE TO COUNCIL SATISFACTION.

- ALL TEMPORARY WARNING SIGNS USED DURING CONSTRUCTION SHALL BE SUPPLIED AND MAINTAINED IN ACCORDANCE WITH AS 1742-3.

- TACTILE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELEVANT COUNCIL STANDARD DRAWINGS.

### ENVIRONMENTAL

- CONTRACTOR TO PROVIDE AN ENVIRONMENTAL MANAGEMENT PLAN INCLUDING SILT AND SEDIMENT RUNOFF PROTECTION ETC. PRIOR TO THE COMMENCEMENT OF WORKS.

- ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN. IF ROAD AND DRAINAGE CONSTRUCTION NECESSITATES THEIR REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE SUPERINTENDENT.

- TREES NOT SPECIFIED FOR REMOVAL ARE TO BE PROTECTED WITH APPROPRIATE EXCLUSION FENCING PRIOR TO COMMENCEMENT OF ANY WORKS.

### MISCELLANEOUS

- PROVIDE REFLECTIVE STREET NUMBER MARKERS ON THE KERB IN FRONT OF EACH LOT TO THE SATISFACTION OF COUNCIL.

- UPON COMPLETION OF THE CIVIL WORKS, THE CONTRACTOR SHALL PROVIDE AS CONSTRUCTED PLANS IN AUTOCAD, D-SPEC AND R-SPEC DIGITAL FORMAT TO COUNCIL'S REQUIREMENTS AND TO THE SATISFACTION OF ALL PARTIES.

- HOUSE DRAIN LOCATIONS ARE TO BE STAMPED ON THE KERB FACE IN ACCORDANCE WITH VPA EDM303

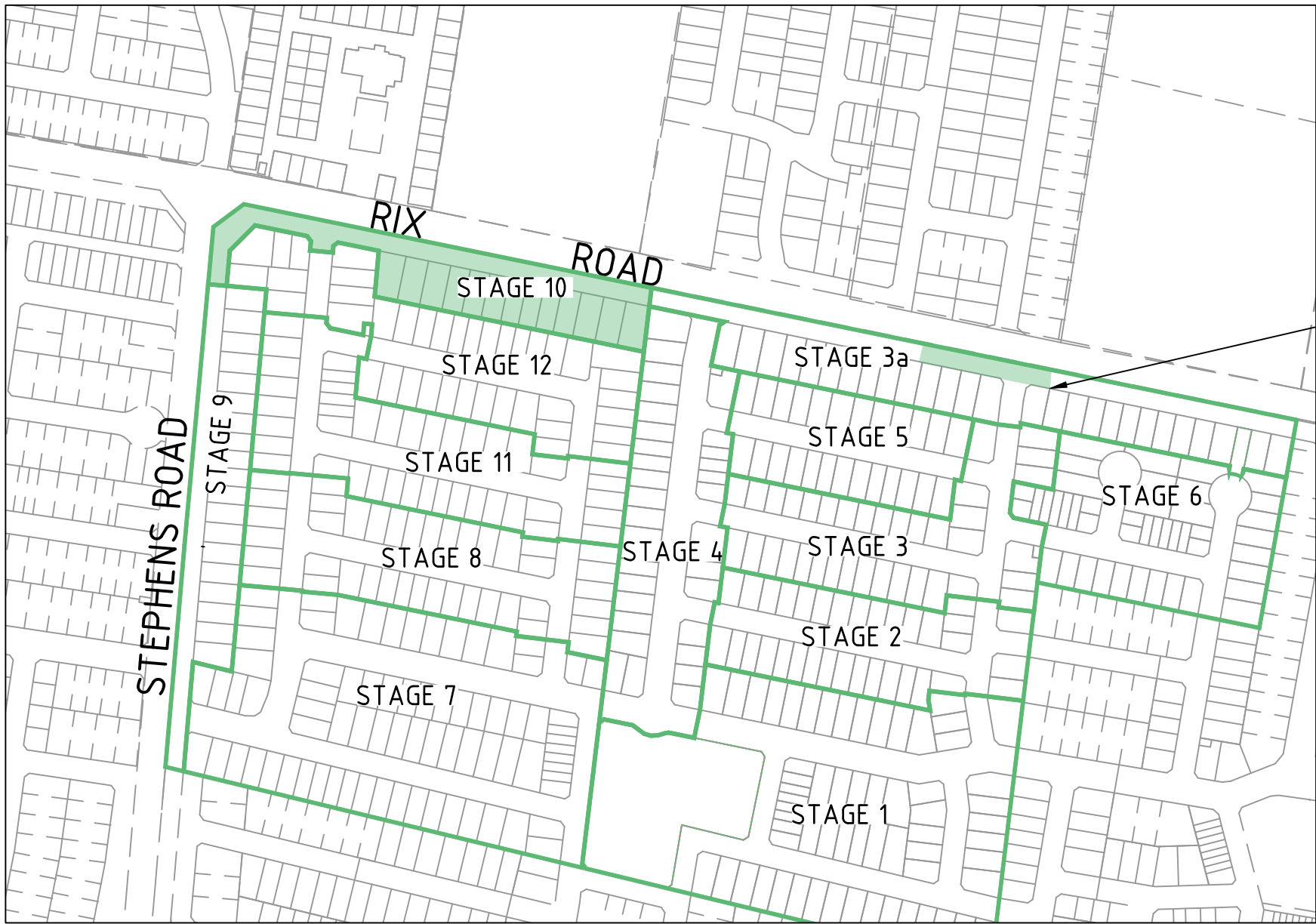
- CONTRACTOR TO REFER TO AND COMPLY WITH CHMP / F&F REPORTS PROVIDED IN CONTRACT DOCUMENTS

- UPON COMPLETION OF RAISED PAVEMENT AND VPA STYLE CROSSING, AS CONSTRUCTED DETAILS NEEDS TO BE PROVIDED FOR THE ACTUAL LEVELS OF RAMP AND GRADES FOR THE ROUNDABOUT, TO BE PROVIDED IN DETAILS AT PC STAGE.

- "COUNCIL WILL NOT ACCEPT ANY RESPONSIBILITY FOR WORKS WHERE AN INSPECTION IS NOT UNDERTAKEN WITH A COUNCIL APPOINTED REPRESENTATIVE

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.  
ANY OTHER INSPECTION HOLD POINT AS PER EDM.



## LOCALITY PLAN

H 1:4000  
SCALE @ A1

## DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CR100	GENERAL NOTES - SHEET 1	1	3
CR200	ROAD LAYOUT PLANS - FACE PLAN	2	1
CR201	ROAD LAYOUT PLANS - FACE PLAN	3	2
CR202	ROAD LAYOUT PLANS - SERVICE PLAN	4	3
CR203	ROAD LAYOUT PLANS - EARTHWORKS PLAN	5	3
CR300	ROAD LONG SECTIONS - SHEET 1	6	1
CR301	ROAD LONG SECTIONS - SHEET 2	7	1
CR400	ROAD CROSS SECTIONS - SHEET 1	8	1
CR401	ROAD CROSS SECTIONS - SHEET 2	9	1
CR402	ROAD CROSS SECTIONS - SHEET 3	10	1
CR403	ROAD CROSS SECTIONS - SHEET 4	11	1
CR404	ROAD CROSS SECTIONS - SHEET 5	12	1
CR405	ROAD CROSS SECTIONS - TYPICAL CROSS SECTIONS	13	1
CR500	INTERSECTION DETAILS - SHEET 1	14	2
CR501	INTERSECTION DETAILS - SHEET 2	15	1
CR502	INTERSECTION DETAILS - SHEET 3	16	1
CR503	INTERSECTION DETAILS - SHEET 4	17	1
CR504	INTERSECTION DETAILS - SHEET 5	18	1
CR505	INTERSECTION DETAILS - SHEET 6	19	1
CR600	DRAINAGE LONG SECTIONS - SHEET 1	20	1
CR601	DRAINAGE LONG SECTIONS - SHEET 2	21	1
CR602	DRAINAGE LONG SECTIONS - SHEET 3	22	1
CR700	PAVEMENT AND TYPICAL DETAILS - SHEET 1	23	3
CR701	PAVEMENT AND TYPICAL DETAILS - SHEET 2	24	1
CR702	PAVEMENT AND TYPICAL DETAILS - SHEET 3	25	1
CR703	PAVEMENT AND TYPICAL DETAILS - SHEET 3	26	1
CR800	SIGNAGE AND LINEMARKING - SHEET 1	27	3
CR900	REMOVAL OF STAGE 3A TURNING LANE	27	1

3



## WARNING

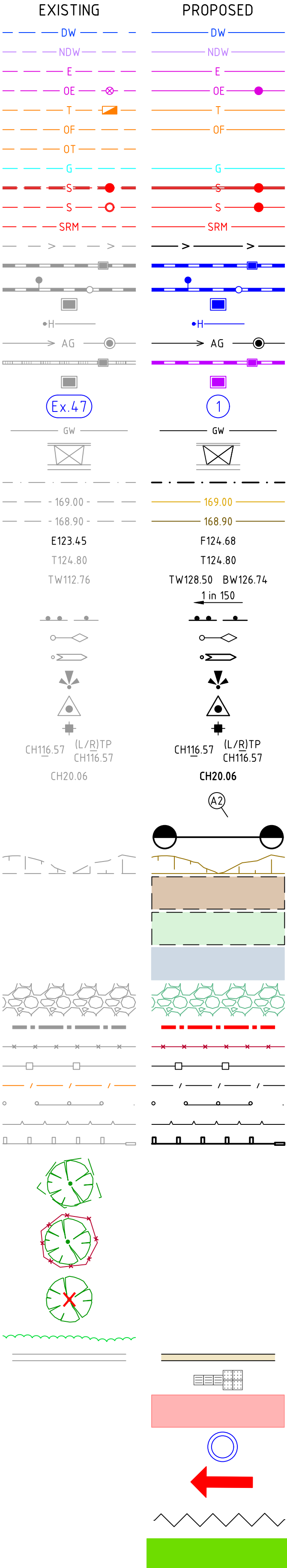
BEWARE OF UNDERGROUND/OVERHEAD SERVICES  
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

## LEGEND

### DESCRIPTION

EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT	DW
WATER RECYCLED	NDW
UNDERGROUND ELECTRICITY	E
OVERHEAD ELECTRICITY & POLE	OE
TELECOMMUNICATIONS & SERVICE PIT	T
OPTIC FIBRE	OF
OVERHEAD TELECOMMUNICATIONS	OT
GAS MAIN	G
BRANCH SEWER & MAINTENANCE STRUCTURE	S
SEWER & MAINTENANCE STRUCTURE	S
SEWER RISING MAIN	SRM
CENTRAL INVERT	
COUNCIL STORMWATER DRAIN AND PIT	
STORM WATER DRAINAGE PROPERTY INLETS	
COUNCIL STORM WATER PITS	
HOUSE DRAIN	
AG DRAIN AND FLUSHER	
BRANCH STORM WATER DRAIN & PIT	
MWC STORM WATER PITS	
STORM WATER DRAINAGE PIT NUMBER	
GAS & WATER CONDUITS	
CONCRETE VEHICLE CROSSING	
RIDGE / CHANGE OF GRADE LINE	
SURFACE CONTOUR MINOR	
SURFACE CONTOUR MAJOR	
SURFACE LEVEL	
BATTER LEVEL (TOP / TOE)	
RETAINING WALL LEVEL (TOP/BOTTOM)	
EARTHWORKS GRADE	
SIGN AND POST	
LIGHT & POLE (BY OTHERS)	
STREET SIGN	
PERMANENT SURVEY MARK	
TEMPORARY BENCH MARK	
BOLLARD	
ROAD CHAINAGES	
LOT CHAINAGES	
SETOUT POINT	

LIMIT OF WORKS
BATTER
EXCAVATION GREATER THAN 0.20m
FILLING GREATER THAN 0.20m
PAVEMENT HATCH
ROCK BEACHING
RETAINING WALL
FENCE - TREE PROTECTION
FENCE - VEHICLE EXCLUSION
FENCES
GUARD RAIL
TREE (8 SURVEYED CANOPY) TO BE RETAINED
TREE TO BE PROTECTED
TREE TO BE REMOVED
VEGETATION LINE
FOOTPATH
TACTILE GROUND SURFACE INDICATOR
RAISED PAVEMENT HATCH
SUBSURFACE DRAIN PITS (REFER SD 1611 FOR DETAILS )
FALL
TO BE ABANDONED
COLOR TREATMENT



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Rev	Amendments	Approved	Date
3	ISSUED AS CONSTRUCTED	B.W.	07-02-25
2	ADDED SUPERLOT	B.W.	09-10-24
1	REMOVED PEDESTRIAN CROSSING	B.W.	13-09-24
0	CONSTRUCTION ISSUE	B.W.	26-08-24

Scale	AS SHOWN
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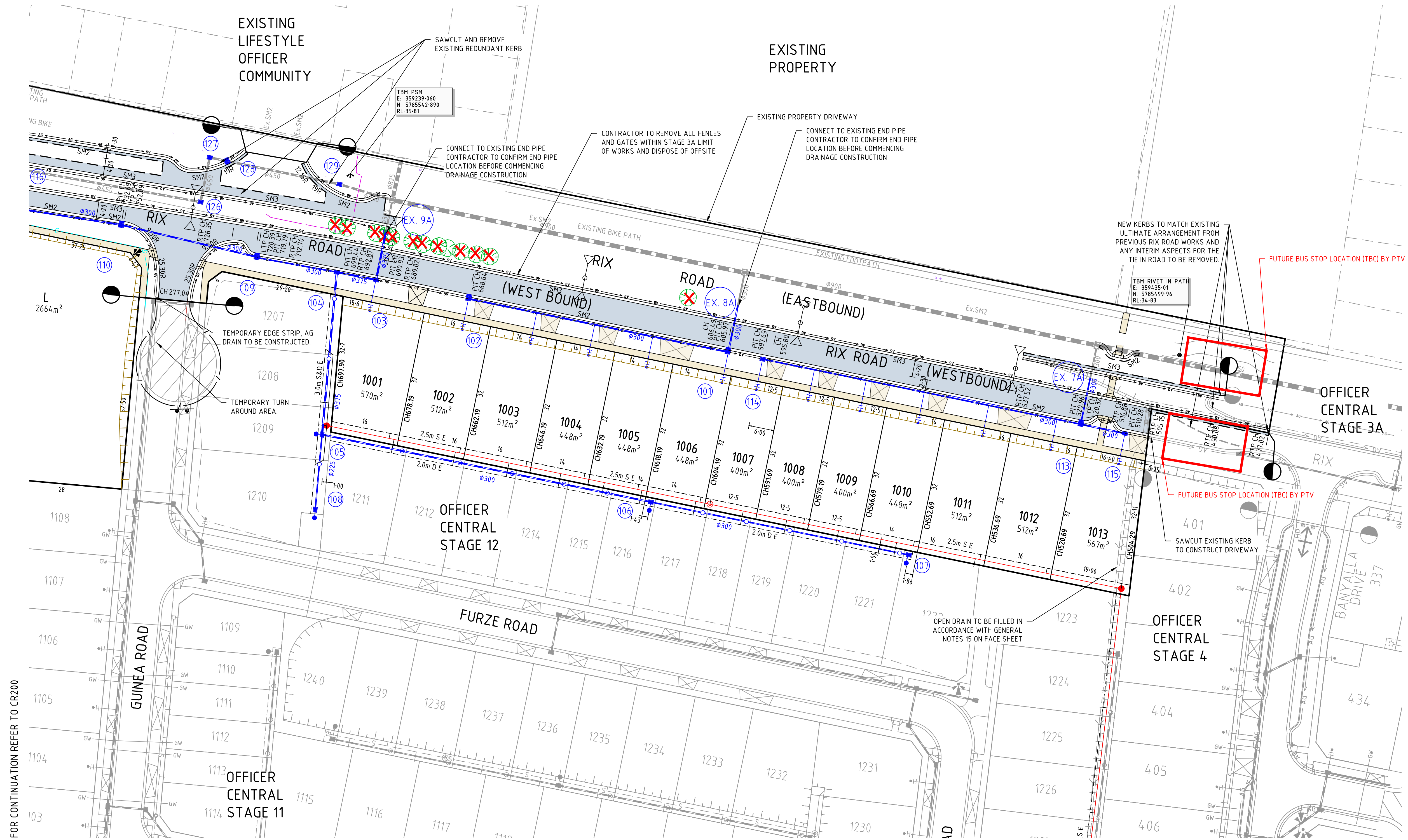
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Designed S.SALHAN	Checked B.IBBS
Authorised B.WAREHAM	Date OCTOBER 24

OFFICER CENTRAL STAGE 10 ROAD AND DRAINAGE GENERAL NOTES CARDINIA SHIRE YOURLAND DEVELOPMENTS	Drg No 310309-CR100	Rev 3
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FOR CONTINUATION REFER TO CR200



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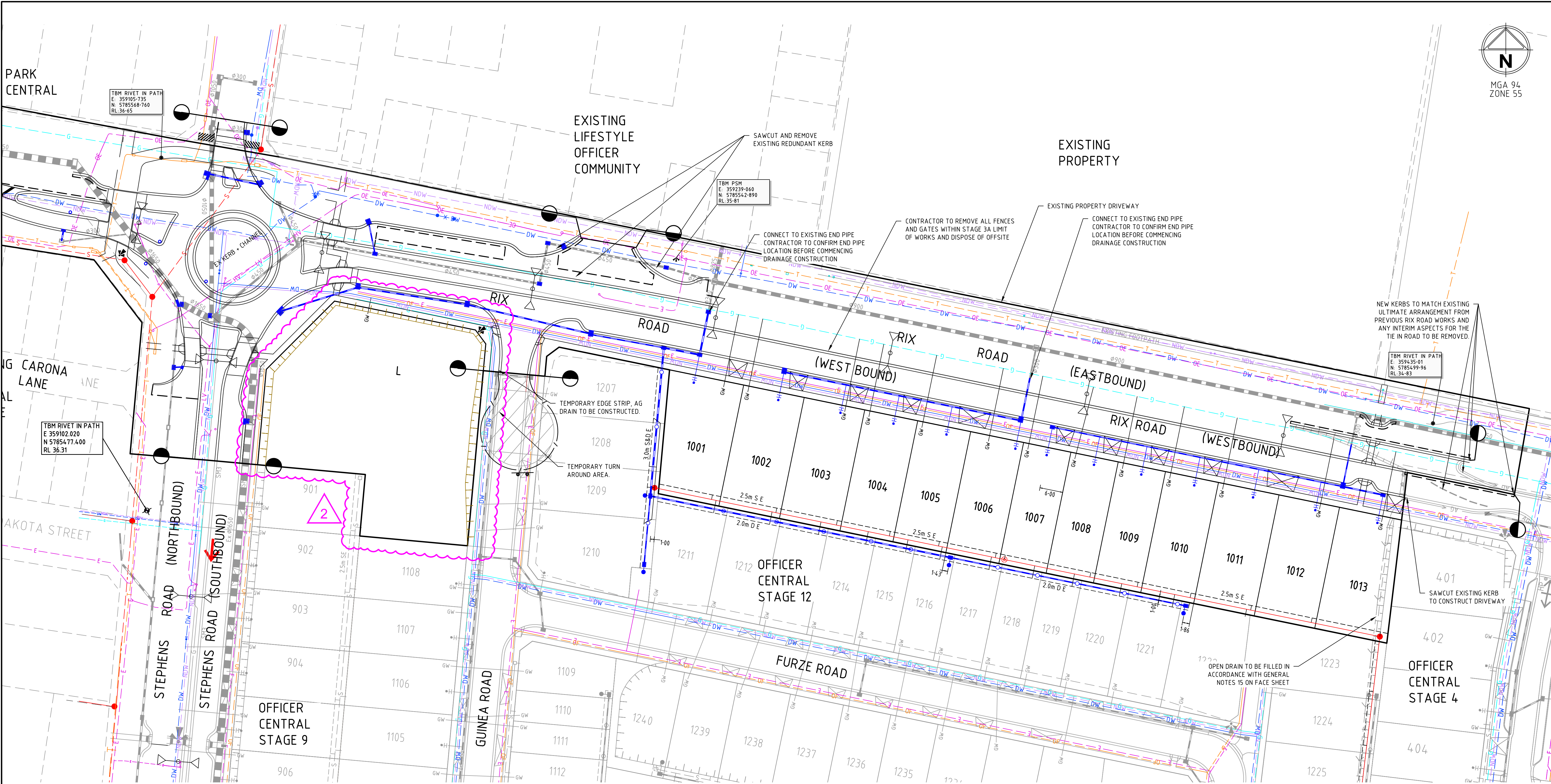


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B.IBBS  
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**OFFICER CENTRAL  
STAGE 10  
ROAD AND DRAINAGE  
ROAD LAYOUT PLAN - FACE PLAN**  
CARDINIA SHIRE  
YOURLAND DEVELOPMENTS  
**AS CONSTRUCTED**  
310309-CR201  
2





SERVICE LOCATION TABLE

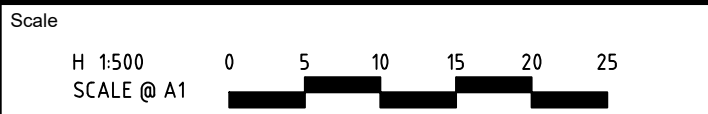
ROAD NAME	POTABLE WATER		GAS		RECYCLED WATER		ELECTRICITY				NBN (TELECOM)	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	POLE	U/G CABLE			SIDE	OFFSET
STEPHENS ROAD	W (Ex)	1.30-1.44xxxx	(Ex)	2.00 xxx	W (Ex)	0.76-0.86xxxx	xxx	2.45	E	1.80	E	0.50
RIX ROAD	S	2.75	S(Ex)/S	EX 3.9xx/165m	S	2.25	N	CENTRAL MEDIAN	S	3.65	S	3.25
GUINEA ROAD	W	2.55	W	1.65	W	2.10	E	0.9x	E	2.40	E	1.85

1. TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRG'S.  
2. GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.  
3. x = OFFSET FROM BACK OF KERB.  
4. xx = OFFSET FROM BACK OF KERB OF THE SOUTHERN MEDIAN.  
5. xxx = OFFSET FROM BACK OF KERB (EAST SIDE OF THE MEDIAN).  
6. xxxx = OFFSET FROM WEST SIDE OF EXISTING PROPERTY BOUNDARY.



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3	ISSUED AS CONSTRUCTED	B.W.	07-02-25
2	ADDED SUPERLOT	B.W.	09-10-24
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B.IBBS

Date  
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**OFFICER CENTRAL  
STAGE 10  
ROAD AND DRAINAGE  
ROAD LAYOUT PLAN - SERVICE PLAN**  
CARDINIA SHIRE  
YOURLAND DEVELOPMENTS

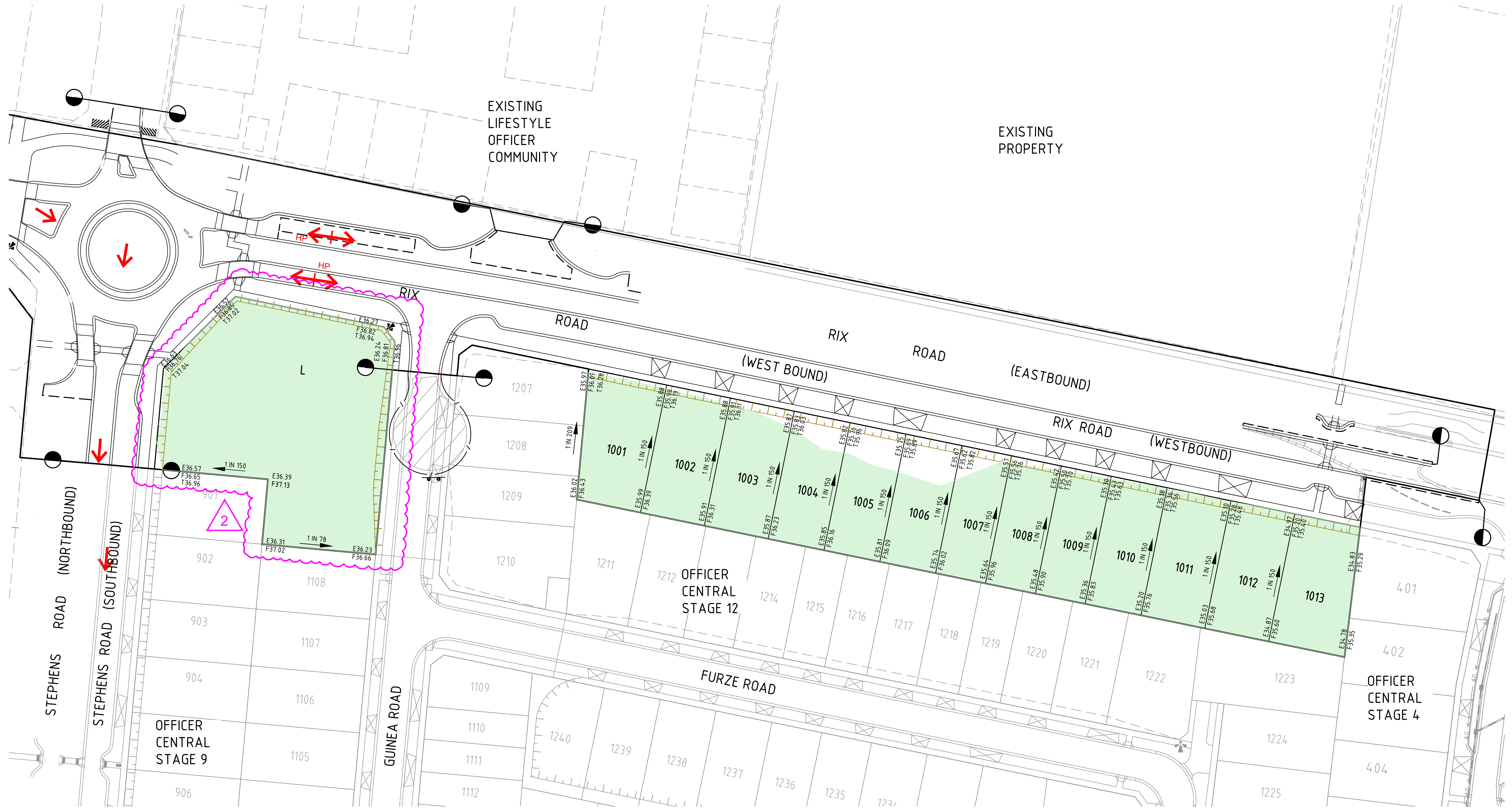
**AS CONSTRUCTED**

Drg No  
**310309-CR202**

Rev  
**3**



FILL GREATER THAN 200mm  
CUT GREATER THAN 200mm



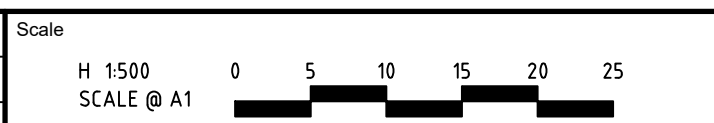
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**OFFICER CENTRAL  
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ROAD AND DRAINAGE  
ROAD LAYOUT PLAN - EARTHWORKS PLAN**  
CARDINIA SHIRE  
YOURLAND DEVELOPMENTS

**AS CONSTRUCTED**

Drg No  
310309-CR203

Rev  
3