GREATER GEELONG CITY COUNCIL
PLANNING ENVIRONMENT ACT 1987
GREATER GEELONG PLANNING SCHEME

Endorsed Plan
Planning Permit No: 392-2015
Sheet 2 of 21
Approved By Kevin Pendlebury
Approved Date 1/09/2020

NOTE: THIS IS NOT A BUILDING APPROVAL

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

WARNING
BEWARE OF UNDERGROUND & OVERHEAD SERVICES
The locations of underground & overhead services are approximate only & their exact position should be proven on site. No guarantee is given that all existing services are shown. Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

NOTE
VEHICLE EXCLUSION MEASURES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY. ALL VEHICLE EXCLUSION MEASURES ARE ALL TO FORM PART OF THE LANDSCAPE WORKS.

NOTE
REFER ENERGY SAFE VICTORIA FOR 'NO GO ZONES' AND SPECIFIC GUIDELINES FOR WORKING UNDER AND WITHIN CLOSE PROXIMITY TO OVERHEAD POWERLINES

FUTURE STAGE 2A
EXISTING STAGE 3
EXISTING STAGE 5
EXISTING STAGE 6
EXISTING RESIDENTIAL
BARWON WATER RESERVE
ELECTRICAL TRANSMISSION EASEMENT
STAGE 2 WETLAND (SEE SHEETS USD100-USD700)
EXISTING NEIGHBOURING PROPERTIES
FUTURE RESERVE
BROWNHILL RIDGE
MONCRIEFF CRESCENT
SAMSAR PLACE

TBM 22
STAR PICKET
E 263351.93
N 5771215.31
RL 144.66

TBM 24
STAR PICKET
E 263251.50
N 5771190.46
RL 150.85

TBM 18
STAR PICKET
E 263161.52
N 5771338.27
RL 143.80

EXISTING OPTIC FIBRE MAIN TO BE ABANDONED/REMOVED AS NECESSARY FOLLOWING THE COMMISSIONING OF THE BY PASS MAIN TO THE NORTH
PROPOSED TELECOMS AND POWER TO BE LAID BELOW DRAINAGE PIPE
PROPOSED 375Ø TRUNK MAIN TO BARWON WATER RESERVE. ADJACENT SERVICES AND CONDUIT CROSSINGS TO BE CONSTRUCTED AS APART OF STAGE 2B WORKS ALSO
REMOVE ROAD AND DRAINAGE AND DISPOSE OFF SITE. BACKFILL TO LEVEL 1 SUPERVISION.
REMOVE EXISTING WATER MAIN AND BACKFILL TO LEVEL 1 SUPERVISION AND THE RELEVANT AUTHORITY REQUIREMENTS AND DISPOSE OFF SITE UPON COMMISSIONING OF BYPASS TRUNK MAIN.
GRASS CUT OFF DRAIN. FOR DETAIL REFER TO IDM SD 500.
LOT 136 DRIVEWAY CROSSOVER TO BE PROVIDED 3.3m FROM THE WEST BOUNDARY
EXISTING FENCE TO BE REMOVED AND DISPOSE OFF SITE.
INSTALL PSM
TRANSITION FROM B2 K&C TO B3 K&C ACROSS PEDESTRIAN CROSSING LAYBACK
TRANSITION FROM B2 K&C TO B3 K&C ACROSS DRAINAGE PIT 200.
REMOVE WATER TANKS AND DISPOSE OFF SITE.
CONNECT TO EXISTING DRAIN.
TEMPORARY 300Ø DRAIN TO BE REMOVED AND NEW 300Ø PIPE TO BE LAID AS DETAILED ON SHEET R601.
TEMPORARY 300Ø DRAIN TO BE REMOVED.
REMOVE TEMPORARY TURN AROUND AREA, EDGE STRIP, FENCE AND "NO ROAD" SIGN AND MATCH NEATLY INTO EXISTING CONSTRUCTION.
CONTRACTOR TO SAWCUT EXISTING KERB & CHANNEL AND PROVIDE LAYBACK AND MAINTENANCE VEHICLE ACCESS. CONTRACTOR TO MATCH IN NEATLY TO EXISTING KERB AND CHANNEL.
FILL EXISTING SWALE TO LEVEL 1 SUPERVISION FOLLOWING THE COMPLETION OF THE CONSTRUCTED CATCH DRAINS AT THE REAR OF LOTS 167A - 168 & 171 -173.
NOTE:
DRAINAGE CONNECTION POINTS TO LOT 167A, 168-173 TO CATER FOR FULL Q100 FLOWS.
EXISTING ELECTRICITY POLE
EXISTING ELECTRICITY TOWER
TRANSITION FROM TWO WAY PAVEMENT CROSS FALL TO ONE WAY CROSS FALL FROM CH540.489 - CH570.00.
VEHICLE EXCLUSION FENCE - REFER LANDSCAPE PLANS FOR DETAIL
VEHICLE EXCLUSION FENCING - REFER LANDSCAPE PLANS FOR DETAIL
PROVIDE 4NO. BIN COLLECTION PADS (1m x 1m) SERVICING LOTS 180 & 181

SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		TRUNK WATER		WATER		OPTIC FIBRE		ELECTRICITY		PUBLIC LIGHTING	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
BROWNHILL RIDGE	NORTH/WEST	1.70	-	-	NORTH/WEST	2.10	SOUTH/EAST	1.80	SOUTH/EAST	2.40	SOUTH/EAST	1.10*
MONCRIEFF CRESCENT	WEST	1.70	WEST	5.65	WEST	2.10	EAST	1.80	EAST	2.40	EAST	1.10*
SAMSAR PLACE	SOUTH	1.00	-	-	SOUTH	1.60	SOUTH	2.70	SOUTH	3.60	SOUTH	1.10*

1. * DENOTES OFFSET FROM BACK OF KERB

TYPICAL BATTER DETAIL FOR LOTS ABUTTING EXISTING NEIGHBOUR PROPERTIES
SECTION B-B
N.T.S.

1:500 10 5 0 10 20 A1
1:1000 A3

REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED
4A	13/08/20	COUNCIL COMMENTS	M.TROUNCE	M.TROUNCE	T.PALIOS
4	23/07/20	GENERAL AMENDMENTS	C.ROHDE	M.TROUNCE	T.PALIOS
3	08/05/20	DRAINAGE ALIGNMENT 232 - 233 AMENDED	K.MCKELVIE	M.TROUNCE	T.PALIOS
2	17/04/20	LANEWAY NAME CHANGE AND GAS OFFSET CHANGE	C.ROHDE	M.TROUNCE	T.PALIOS
1	04/03/20	ALTERED LOT 136 DRIVEWAY OFFSET	C.ROHDE	M.TROUNCE	T.PALIOS
0	18/02/20	CONSTRUCTION ISSUE	C.ROHDE	M.TROUNCE	T.PALIOS
C	19/12/19	AMENDED AS PER COUNCIL COMMENTS (17/12/19)	C.ROHDE	A.WALE	T.PALIOS
B	03/10/19	TENDER ISSUE	C.ROHDE	A.WALE	T.PALIOS
A	16/08/19	ISSUED FOR APPROVAL	C.ROHDE	A.WALE	T.PALIOS

CLIENT: villawood properties — Communities Designed for Living
creo CONSULTANTS
Level 7, 176 Wellington Parade
East Melbourne, VIC, Australia 3002
PROJECT: WANDANA — Wandana Heights
DRAWING TITLE: WANDANA ESTATE - STAGE 2B LAYOUT PLAN
STATUS: ISSUED FOR CONSTRUCTION

SCALE AT A1	DRAWN	DESIGNED
1:500 @ A1	C.ROHDE	C.ROHDE
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
A.WALE	T.PALIOS	16/08/19
PROJECT No.	DRAWING No.	REVISION
180363.2B	R200	4A