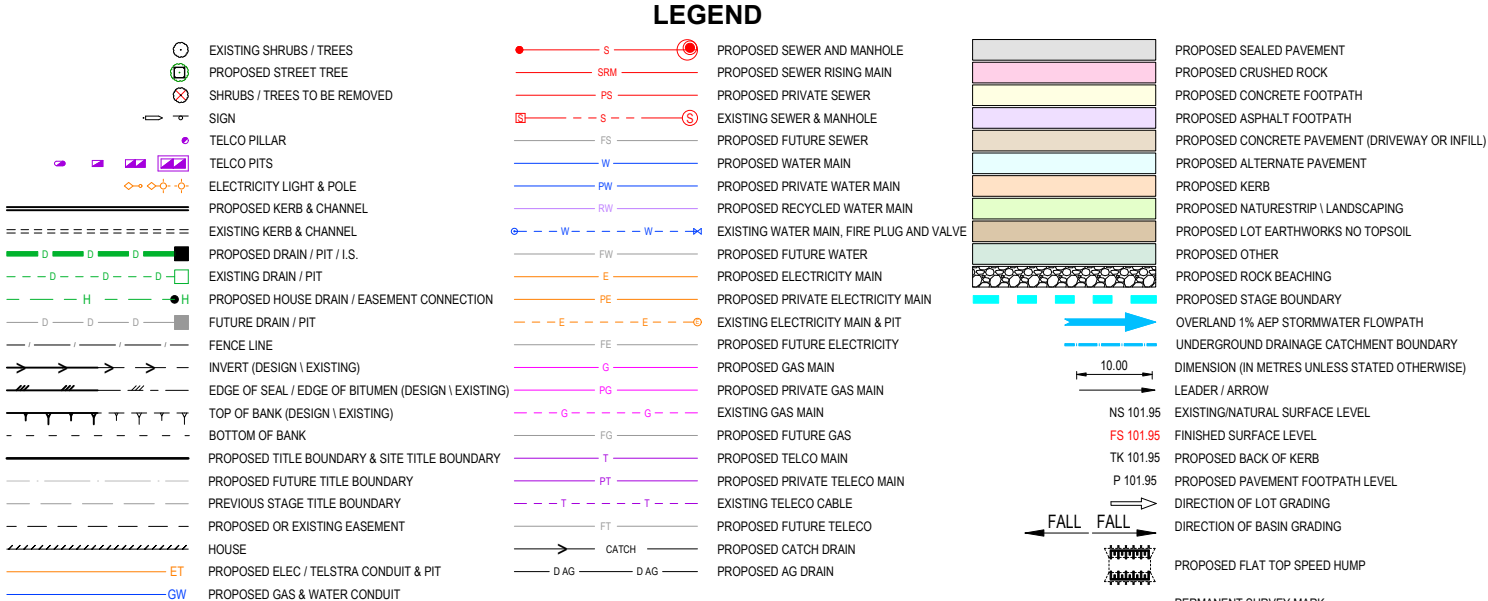


IMAGINE ESTATE STAGE 22
ROADS & DRAINAGE PLANS
SERENE DRIVE - STRATHFIELDSAYE



- DRAWING LIST**
- 503150R01 LOCALITY PLAN & GENERAL NOTES
 - 503150R02 OVERALL DEVELOPMENT PLAN
 - 503150R03 EXISTING CONDITIONS & SURVEY STNS \ TBMS
 - 503150R04 DETAIL PLAN
 - 503150R05 CUT & FILL DEPTH RANGE & LOT LEVELS
 - 503150R06 SIGNAGE, PAVEMENT & LINEMARKING PLAN
 - 503150R07-08 INTERSECTION DETAIL PLANS (2 SHEETS)
 - 503150R09 INTERSECTION SIDS DETAILS
 - 503150R10 VEHICLE TURNING PLAN
 - 503150R11 TYPICAL DETAILS
 - 503150R12 SERENE DRIVE LONG SECTION
 - 503150R13 SERENE DRIVE CROSS SECTIONS
 - 503150R14 PEACEFUL WAY LONG SECTION
 - 503150R15 PEACEFUL WAY CROSS SECTIONS
 - 503150R16 HARMONY LANE LONG & CROSS SECTIONS
 - 503150R17 SOMERSET PARK ROAD LONG SECTION
 - 503150R18-20 SOMERSET PARK ROAD CROSS SECTIONS (3 SHEETS)
 - 503150R21 DRAINAGE LONG SECTIONS
 - 503150R22 DRAINAGE PIT SCHEDULE
 - 503150R23 DRAINAGE CALCULATIONS & CATCHMENT PLAN

TABLE OF OFFSETS FOR SERVICES													
STREET	GAS		NDW		DW		TELCO		UG ELEC		O/H ELEC	BOK / SEAL	
SERENE DRIVE	-	-	-	-	2.40	S	1.90	N	2.40	N	1.00	N/S	4.05N / 4.05S
PEACEFUL WAY	-	-	-	-	2.40	E	1.90	W	2.40	W	1.00	E	4.05E / 4.05W
HARMONY LANE	-	-	-	-	2.40	W	1.90	E	2.40	E	1.00	E	4.05E / 4.05W
SOMERSET PARK ROAD	-	-	7.00	E	6.00	W	4.2/6.1	E	3.80	E	-	-	9.2E / 8.2W



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

OVERHEAD ELECTRICAL LINE (TO BE RETAINED) WORK PRACTICES TO BE IN ACCORDANCE WITH "RULES FOR OPERATING NEAR OVERHEAD POWER LINES" ISSUED BY OFFICE OF THE CHIEF ELECTRICAL INSPECTOR

GENERAL NOTES

PRIOR TO THE COMMENCEMENT OF WORKS

- THE CONTRACTOR MUST NOTIFY THE RELEVANT AUTHORITY 7 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE RELEVANT WORKS.
- THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPALITY & VICROADS FOR ANY WORKS UNDERTAKEN WITHIN AN EXISTING ROAD RESERVE PRIOR TO THE COMMENCEMENT OF WORKS.
- THE CONSULTANT HAS MADE EVERY REASONABLE ATTEMPT TO LOCATE EXISTING SERVICES AND HAS SHOWN THESE ON THE DRAWINGS. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS AND PROVIDE A WRITTEN REPORT DETAILING THE CONDITION REGARDING ALL EXISTING INFRASTRUCTURE WHICH THEY ARE INTERFACING WITH, OR OTHERWISE HAVING AN IMPACT ON.
- PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SERVICES BY SITE SURVEY (INSPECTION AND CONSULTATION WITH ALL RELEVANT SERVICING AUTHORITIES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES, WHETHER SHOWN OR NOT.
- THE CONTRACTOR MUST CONTACT DIAL BEFORE YOU DIG (CALL 1100), OR VISIT THE DIAL BEFORE YOU DIG WEBSITE PRIOR TO COMMENCING WORKS AND SATISFY THEMSELVES THAT THERE ARE NO SERVICES WITHIN THE VICINITY OF THE WORK AREA.
- NO WORK IS TO COMMENCE BEFORE THE CONTRACTOR HAS ASCERTAINED WHAT UNDERGROUND SERVICES ARE PRESENT.
- CONTRACTOR MUST FOLLOW THE "NO GO ZONE" SAFETY PROCEDURES AT ALL TIMES, WHICH ARE AVAILABLE FROM ALL UTILITY AND TELECOMMUNICATIONS COMPANIES, INCLUDING THE OFFICE OF THE CHIEF ELECTRICAL INSPECTOR, THE OFFICE OF GAS SAFETY AND WORKSAFE VICTORIA.
- IF THESE SAFETY PROCEDURES CANNOT BE COMPLIED WITH THEN NO WORK IS TO BE UNDERTAKEN WITHOUT PERMISSION FROM THE UTILITY COMPANY.
- THE CONTRACTOR MUST PREPARE A PROJECT MANAGEMENT PLAN (OTHERWISE CALLED A CONSTRUCTION OR SITE MANAGEMENT PLAN) AND HAVE IT APPROVED BY BOTH COUNCIL & THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY WORKS. THIS PROJECT MANAGEMENT PLAN IS TO INCORPORATE THE FOLLOWING AT A MINIMUM AND IN ACCORDANCE WITH ANY LEGISLATION REQUIREMENTS:
 - OCCUPATIONAL HEALTH & SAFETY PROCEDURES
 - SITE STAFFING INCLUDING CONTACT DETAILS
 - TRAFFIC MANAGEMENT PLAN

- ENVIRONMENTAL MANAGEMENT PLAN
- QUALITY ASSURANCE DETAILS (FOR QA CERTIFIED CONTRACTORS)
- CONSTRUCTION PROGRAM

CONSTRUCTION SETOUT

- ALL LEVELS ARE TO A.H.D. AND ARE REFERENCED TO THE T.B.M. INDICATED.
- COORDINATION OF THIS DESIGN USES MGA2020, CORRECT AS OF THE DATE OF THESE PLANS. MGA94 MAY HAVE BEEN USED PREVIOUSLY ON THIS SITE OR AN ADJOINING PROPERTY AND SUCH WORK WILL DIFFER IN POSITION BY AROUND 1.8 METRES FROM THIS DOCUMENT. ORIENTATION (NORTH) REMAINS THE SAME BETWEEN MGA94 AND MGA2020.
- NO TBM CAN BE USED WITHOUT FIRST PROVING IT TO BE CORRECT TO A SECOND TBM. NO HORIZONTAL SETOUT CONTROL CAN BE USED WITHOUT FIRST PROVING IT TO BE CORRECT TO A THIRD KNOWN POINT. THE CONSULTING SURVEYOR IS TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY. TITLE PEGS AND T.B.M.'S TO BE RE-ESTABLISHED BY A LICENSED SURVEYOR IF FOUND TO BE MISSING.
- IF USING GNSS \ GPS TO SETOUT FOR CONSTRUCTION PLEASE NOTE:
 - GNSS HAS REDUCED VERTICAL PRECISION COMPARED TO TRADITIONAL SURVEY METHODS.
 - ONLY USE A SINGLE POINT CALIBRATION FOR THE VERTICAL THEN TEST TO AT LEAST 1 OTHER STATED TBM BEFORE PROCEEDING.
 - IF YOU HAVE ANY QUERIES OR CONCERNS CONTACT THE CONSULTING SURVEYOR.

SITE MANAGEMENT DURING CONSTRUCTION

- THE SUPERINTENDENT IS RESPONSIBLE FOR THE DESIGN AND MANAGEMENT OF THE CONSTRUCTION WORKS. ANY PROBLEMS ARISING DURING CONSTRUCTION SHALL BE DIRECTED TO THE SUPERINTENDENT.
- ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INFRASTRUCTURE DESIGN MANUAL AND ANY OTHER RELEVANT AUTHORITY SPECIFICATIONS. A COPY OF THE INFRASTRUCTURE DESIGN MANUAL CAN BE FOUND AT www.designmanual.com.au IF YOU HAVE ANY ISSUES INTERPRETING THE MANUAL CONTACT THE SUPERINTENDENT.
- ALL WORKS MUST ABIDE BY THE APPROVED CONSTRUCTION MANAGEMENT PLAN AND MUST COMPLY WITH THE RECOMMENDATIONS OF THE ENVIRONMENT PROTECTION AUTHORITY PUBLICATION "CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL" (PUBLICATION NO 275). APPROPRIATE SILTATION CONTROL IS TO BE CARRIED OUT DURING THE CONSTRUCTION AND MAINTENANCE PERIOD.
- BEFORE COMMENCING ANY EXCAVATION WORKS OF 1.5m DEPTH OR GREATER, THE CONTRACTOR IS REQUIRED TO SUBMIT THE REQUIRED NOTIFICATION TO

WORKSAFE VICTORIA. THE NOTIFICATION MUST BE RECEIVED BY THE AUTHORITY AT LEAST 3 DAYS PRIOR TO COMMENCING EXCAVATIONS. A COPY OF THE NOTIFICATION IS TO BE PROVIDED TO THE SUPERINTENDENT. THE CONTRACTOR SHALL COMPLY WITH THE MINES ACT, OCCUPATIONAL HEALTH AND SAFETY ACT, WORKSAFE VICTORIA REQUIREMENTS INCLUDING COMPLIANCE CODES.

- TWENTY-FOUR (24) HOURS NOTIFICATION TO INSPECTORS OF RELEVANT AUTHORITY IS REQUIRED PRIOR TO AN INSPECTION BEING CONDUCTED ON ANY PARTICULAR PORTION OF THE WORKS.
- THE CONTRACTOR SHALL TAKE THE UTMOST CARE TO PRESERVE EXISTING TREES. NO TREES SHALL BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT.
- THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION VEHICLES TO THE ROAD RESERVE AND EASEMENTS. ANY DAMAGE CAUSED TO THE ALLOTMENTS MUST BE MADE GOOD.
- THE CONTRACTOR SHALL TO THE SATISFACTION OF THE SUPERINTENDENT AND COUNCIL'S SUPERVISING OFFICER PROVIDE AND MAINTAIN ALL NECESSARY WARNING SIGNAGE, LIGHTING AND BARRICADING TO COMPLY WITH THE REQUIREMENTS OF THE ROAD MANAGEMENT ACT.
- DISPOSAL OF EXCESS SPOIL TRUCK ROUTE AND DISPOSAL LOCATION ARE TO BE APPROVED BY THE MUNICIPAL ENGINEERING DEPARTMENT.
- AT THE COMPLETION OF WORKS ALL RUBBISH, DEBRIS AND SURPLUS SPOIL IS TO BE REMOVED AND ALL LOTS AND ROAD RESERVE TO BE LEFT IN A TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT & RELEVANT AUTHORITY.

PROTECTION OF VEGETATION

- NO WORKS ARE TO BE UNDERTAKEN WITHIN THE DRIP ZONE (CANOPY) OF AN EXISTING TREE UNLESS APPROVED BY THE RESPONSIBLE AUTHORITY.
- MACHINERY IS NOT TO BE DRIVEN OVER OR PARKED WITHIN THE DRIP ZONE OF ANY TREE.

EARTHWORKS

- ALL EARTHWORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH AS 3798 (2007) - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
- ALL FILLING WITHIN AREAS OF PROPOSED ROAD PAVEMENT IS TO ACHIEVE A MINIMUM COMPACTION OF 98% STANDARD.
- ALL FILLING WITHIN OTHER AREAS IS TO ACHIEVE A MINIMUM COMPACTION OF 95% STANDARD.

- ANY FILLING IN EXCESS OF 300mm DEPTH IS TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION UNLESS DIRECTED OTHERWISE. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL & FILLED USING APPROVED CLAY FILL. TOPSOIL IS TO BE REPLACED NO MORE THAN 150mm THICK TO OBTAIN FINAL FILL LEVELS AS SHOWN ON PLANS. ALL FILLING TO BE CARRIED OUT IN 150mm LAYERS AND COMPACTED AS DETAILED ABOVE IN ACCORDANCE WITH AS3798-2007 ("GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS"). ON COMPLETION THE CONTRACTOR SHALL PRESENT A "LEVEL 1" TYPED REPORT NOMINATING THE EXTENT OF FILL PLACED, ITS CONFORMANCE WITH THE SPECIFICATION AND ITS CLASSIFICATION AS "CONTROLLED FILL". IF ANY SUBSTANDARD FILLING IS ENCOUNTERED ON THE SITE IT MUST BE REMOVED AND REPLACED WITH VERIFICATION PROVIDED TO THE SUPERVISING ENGINEER. A GEO-TECHNICAL REPORT MUST BE SUBMITTED SHOWING DETAILS OF DEPTH, TYPE OF MATERIAL AND DENSITY OF THE FILL AREAS CONCERNED.
- THE SUPERINTENDENT IS TO BE ADVISED OF ANY FILLING THAT ACHIEVES A DEPTH OF 300mm OR GREATER.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL IMPORTED FILL MATERIAL, INCLUDING TOPSOIL, SATISFIES THE DESCRIPTION FOR CLEAN FILL MATERIAL IN EPA BULLETIN PUBLICATION NO. 448 (MAY 2007) AND SUBSEQUENT REVISIONS. THE CONTRACTOR SHALL PROVIDE VERIFICATION INCLUDING TEST CERTIFICATES TO THE SUPERVISING ENGINEER.
- ALL TRENCHES ARE TO ACHIEVE THE SPECIFIED COMPACTION RESULTS WITHOUT EXCEPTION. THE SUPERINTENDENT RESERVES THE RIGHT TO REQUIRE COMPACTION TESTING BY A NATA APPROVED LABORATORY AT THE CONTRACTORS EXPENSE.
- ALL EXCAVATIONS OF DEPTH 1.5m OR GREATER MUST COMPLY WITH LEGISLATION ENFORCED BY WORKSAFE VICTORIA. A "NOTICE OF INTENTION TO COMMENCE EXCAVATION" MUST BE SUBMITTED TO YOUR LOCAL WORKSAFE OFFICE.
- ALL LOTS ARE TO ACHIEVE A MINIMUM CROSS FALL OF 1 IN 150 (0.67%) TO A LEGAL POINT OF DISCHARGE (DRAINAGE POINT OR ROAD RESERVE) UNLESS STATED OTHERWISE.
- RESERVES TO BE FREE DRAINING AND TO BE LEFT IN A CONDITION SATISFACTORY TO THE SUPERINTENDENT.
- ALL KERB & CHANNEL IS MODIFIED SM2 (IDM SD 100) UNLESS STATED OTHERWISE.
- ALL ASPHALT ROAD SEALS ARE TO BE 7mm TYPE 'N' UNLESS STATED OTHERWISE.
- ALL KERB RADII ARE TO BACK OF KERB UNLESS STATED OTHERWISE.

ROAD WORKS AND FOOTPATHS

- ALL FOOTPATHS ARE TO BE CONSTRUCTED AS PER INFRASTRUCTURE DESIGN MANUAL (IDM) 200 SERIES STANDARD DRAWINGS AND IN ACCORDANCE WITH COUNCIL STANDARDS UNLESS STATED OTHERWISE.
- TGSGs ARE TO BE INSTALLED ON ALL PEDESTRIAN CROSSINGS AS PER AS 1428.4.
- ALL NEW INTERSECTIONS ARE TO HAVE STREET SIGNS INSTALLED TO COUNCIL STANDARDS IRRESPECTIVE OF WHETHER THEY ARE DETAILED ON THE ENGINEERING PLANS OR NOT.
- AT ALL TEMPORARY STAGE BOUNDARY TERMINATIONS TO ROADS THE CONTRACTOR IS TO INSTALL A D4-5 HAZARD SIGN.
- ALL CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa AT 28 DAYS AND MINIMUM CEMENT CONTENT OF 320 kg/m³.
- TRANSITIONS BETWEEN DIFFERENT KERB TYPES TO BE OVER 3.0m MINIMUM, IF IT CANNOT BE ACHIEVED AT A PRAM CROSSING OR DRIVEWAY CROSSOVER.
- ROAD PAVEMENT COMPACTION & TESTING REQUIREMENTS ARE AS PER THE INFRASTRUCTURE DESIGN MANUAL.
- STORMWATER DRAINAGE AND SERVICE CONDUIT NOTES**
- ALL EASEMENT DRAINAGE PIPES ARE 1.0m OFFSET TITLE BOUNDARY UNLESS DIMENSIONED OTHERWISE.
- ALL EASEMENT DRAINAGE PITS ARE TO BE 1.0m PAST TITLE BOUNDARY UNLESS DIMENSIONED OTHERWISE.
- ALL PROPERTY DRAINAGE CONNECTIONS FROM ROAD RESERVES ARE TO ENTER THE PROPERTY 1.0m O/S SIDE BOUNDARY ON THE LOW SIDE WITH 0.5m COVER UNLESS NOTED OTHERWISE.
- ALL STORMWATER AND CONDUIT TRENCHES UNDER ROAD PAVEMENT, KERB & CHANNEL AND FOOTPATH SHALL BE BACKFILLED IN ACCORDANCE WITH THE IDM UNLESS STATED OTHERWISE.
- REFER TO THE CERTIFIED PLAN OF SUBDIVISION FOR ALL EASEMENT WIDTHS, DO NOT SCALE FROM DRAWING.
- STORMWATER DRAINS SHALL BE RCP FLUSH JOINTED CLASS 2 OR PVC CLASS SN8 UNLESS OTHERWISE SHOWN.
- ALL RCP FLUSH JOINTED PIPES BELOW 600mm DIA ARE TO HAVE EXTERIOR MORTARED JOINTS. ALL PIPES 600 DIA AND GREATER ARE TO HAVE INTERIOR MORTAR JOINTS.
- ALL PROPOSED DRAINAGE STUBS TO BE BLANKED OFF AT END OF PIPE WITH

- TIMBER PLANKS TO THE SATISFACTION OF THE SUPERVISING ENGINEER.
- ALL CONDUIT LOCATIONS ARE TO BE STAMPED IN THE CONCRETE KERBING.
- ALL CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa AT 28 DAYS.
- ALL GRATES ARE TO BE HOT DIPPED GALVANISED.
- 100mm DEEP CATCH DRAINS TO BE CONSTRUCTED ALONG ALL EASEMENT DRAINAGE AND DIRECTED TO LEGAL POINT OF DISCHARGE.
- STEP IRONS ARE NOT TO BE INSTALLED IN ANY DRAINAGE PIT. ACCESS LIDS ARE TO BE LOCATED TO ENABLE REASONABLE ACCESS.
- ALL HOUSE DRAIN CONNECTIONS TO REINFORCED CONCRETE PIPES ARE TO UTILISE "CONCONNECT" OR COUNCIL APPROVED EQUIVALENT PRODUCTS TO AVOID PIPE PROTRUSIONS INTO THE LARGER PIPE.
- REFER ROAD LAYOUT PLANS FOR WATER & GAS ROAD SERVICE CONDUIT LOCATIONS. INTERSECTION DETAILS PLANS DO NOT SHOW CONDUITS.
- ELECTRICITY & TELECOMMUNICATIONS CONDUITS SHOWN ON THESE PLANS ARE CONCEPTUAL ONLY. REFER TO ELECTRICITY & TELECOMMUNICATION PLANS FOR ACTUAL ROAD SERVICE CONDUIT LOCATIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THESE PLANS CONTACT SUPERINTENDENT FOR CLARIFICATION.
- CONSTRUCTION HOLD POINTS**
- CONSTRUCTION HOLD POINTS ARE TO BE IN ACCORDANCE WITH THE INFRASTRUCTURE DESIGN MANUAL.
- EMERGENCY CONTACTS**
- THE PROJECT AREA CONTAINS THE FOLLOWING SERVICES FOR ASSISTANCE IN EMERGENCY CONTACT:

SERVICE	AUTHORITY & CONTACT	TELEPHONE
DRAINAGE	CITY OF GREATER BENDIGO	5434 6000
ELECTRICITY	POWERCOR	132 412
GAS	SP AUSNET	136 707
COMMUNICATIONS	TELSTRA	132 203
SEWER & WATER	COLIBAN WATER	1300 363 200
- IN ANY EMERGENCY IF YOU BELIEVE LIFE OR PROPERTY IS THREATENED DO NOT HESITATE TO CONTACT STATE EMERGENCY SERVICES ON TELEPHONE 000.

DRAFT

B AS SUBMITTED TO COUNCIL
A AS SUBMITTED TO CLIENT

REVISION

NJB NJB JM NJB 10/07/26
NJB NJB JM HB 16/08/26

DES DWG CHK AUTH DATE

RPE: NATHAN BAVIDEN - 0019036

HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700
ABN 11 103 336 358 WWW.TOMKINSON.COM

© COPYRIGHT
THE INFORMATION CONTAINED
ON THIS DRAWING IS THE
INTELLECTUAL PROPERTY OF
TOMKINSON. COPYING OR USING
THIS DRAWING IN WHOLE OR IN
PART WITHOUT THE EXPRESS
WRITTEN PERMISSION OF
TOMKINSON INFRINGES
COPYRIGHT

SCALE N/A
LENGTHS ARE IN METRES - PAPER SIZE A3

IMAGINE ESTATE STAGE 22
SERENE DRIVE STRATHFIELDSAYE
LOCALITY PLAN & GENERAL NOTES
CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022
STARTRHIELDSAYE HOLDINGS PTY LTD
DWG STATUS: **PRELIMINARY** PROJECT & DWG No: 503150 R01 / 23 REV: B

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS
PLOT DATE: 10/07/2026 FILE: C:\2024\DATA\TOMKINSON\2025011602301 - STRATHFIELDSAYE HOLDINGS PTY LTD - 503150R01.DWG

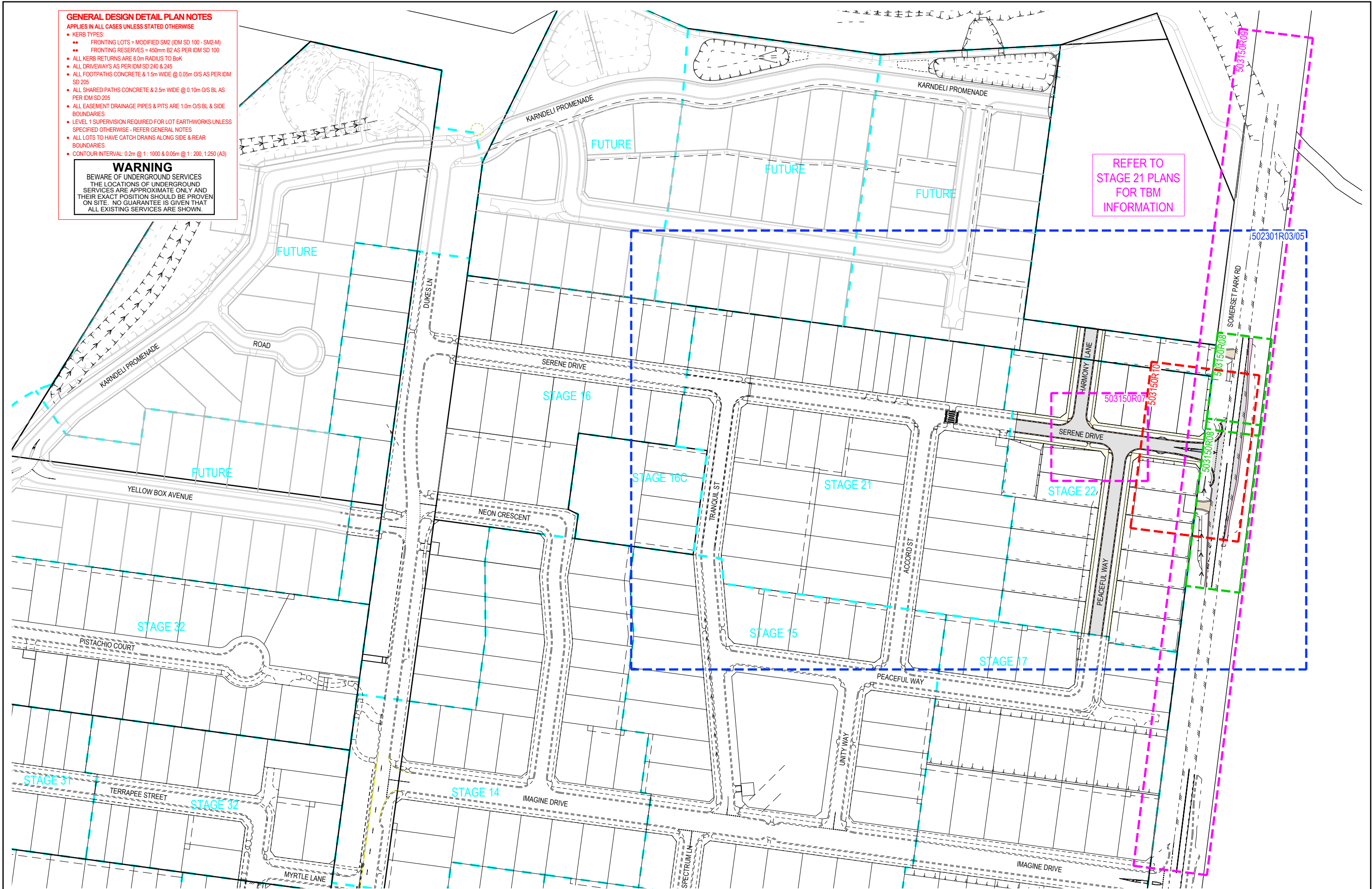
GENERAL DESIGN DETAIL PLAN NOTES

APPLIES IN ALL CASES UNLESS STATED OTHERWISE

- KERB TYPES:
 - FRONTING LOTS = MODIFIED SM2 (DM SD 100 - SM2-M)
 - FRONTING RESERVES = 450mm B2 AS PER DM SD 100
- ALL KERB RETURNS ARE 8.0m RADIUS TO BOK
- ALL DRIVEWAYS AS PER DM SD 240 & 245
- ALL FOOTPATHS CONCRETE & 1.5m WIDE @ 0.05m O/S AS PER DM SD 205
- ALL SHARED PATHS CONCRETE & 2.5m WIDE @ 0.10m O/S BL AS PER DM SD 205
- ALL EASEMENT DRAINAGE PIPES & PITS ARE 1.0m O/S BL & SIDE BOUNDARIES
- LEVEL 1 SUPERVISION REQUIRED FOR LOT EARTHWORKS UNLESS SPECIFIED OTHERWISE - REFER GENERAL NOTES
- ALL LOTS TO HAVE CATCH DRAINS ALONG SIDE & REAR BOUNDARIES
- CONTOUR INTERVAL: 0.2m @ 1:1000 & 0.05m @ 1:200, 1:250 (A3)

WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



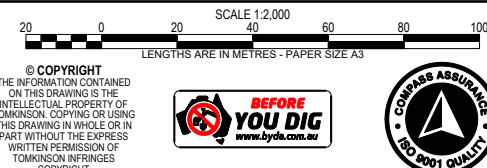
DRAFT

B AS SUBMITTED TO COUNCIL
A AS SUBMITTED TO CLIENT

NJB NJB JM NJB 10/07/26
NJB NJB JM HB 16/06/26

DES DWG CHK AUTH DATE

RPE: NATHAN BAWDEN - 0019036



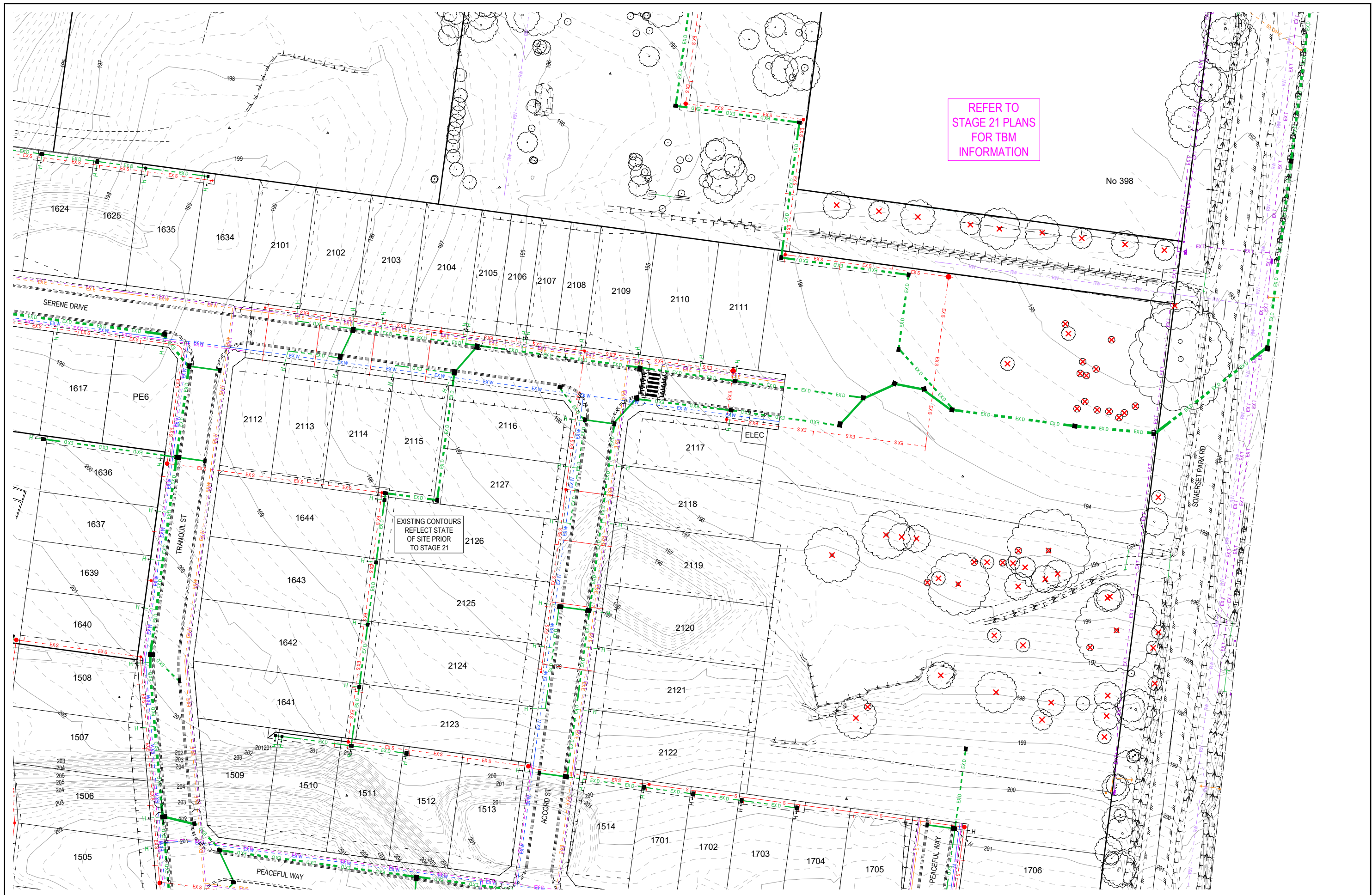
IMAGINE ESTATE STAGE 22
SERENE DRIVE STRATHFIELDSAYE
OVERALL DEVELOPMENT PLAN

CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022
STRATHFIELDSAYE HOLDINGS PTY LTD

DWG STATUS: **PRELIMINARY**
PROJECT & DWG No: 503150 R02 / 23

REV: B

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS.
PLOT DATE: 10/07/2026 FILE: C:\120\DATA\TOMKINSON\120S01602301 - STRATHFIELDSAYE_3405ENG000CAD\CURRENT\1303150 R-D REV B.DWG



DRAFT

B AS SUBMITTED TO COUNCIL
A AS SUBMITTED TO CLIENT

NJB NJB JM NJB 10/07/26
NJB NJB JM HB 16/06/26

DES DWG CHK AUTH DATE

RPE: IATHAN BAWDEN - 0019036



IMAGINE ESTATE STAGE 22
SERENE DRIVE STRATHFIELDSAYE
EXISTING CONDITIONS & SURVEY STNS \ TBMS
CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022
STRATHFIELDSAYE HOLDINGS PTY LTD
DWG STATUS: **PRELIMINARY**
PROJECT & DWG No: 503150 R03 / 23

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS.
PLOT DATE: 10/07/2026 FILE: C:\120\DATA\TOMKINSON\120501602301 - STRATHFIELDSAYE_3405ENG000CAD\CURRENT\1303150 R-D REV0.DWG

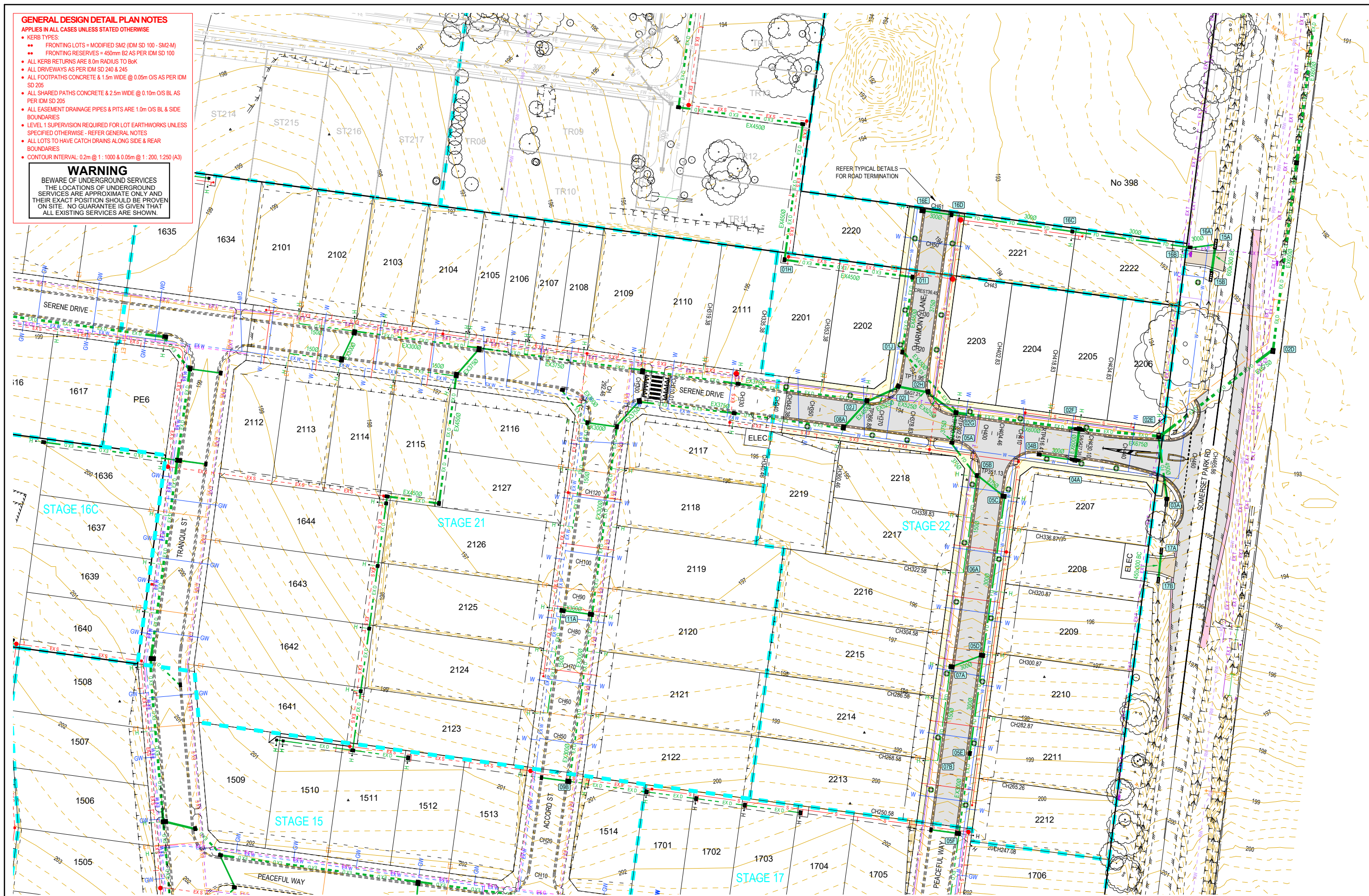
GENERAL DESIGN DETAIL PLAN NOTES

APPLIES IN ALL CASES UNLESS STATED OTHERWISE

- KERB TYPES:
 - FRONTING LOTS = MODIFIED SM2 (IDM SD 100 - SM2-M)
 - FRONTING RESERVES = 450mm B2 AS PER IDM SD 100
- ALL KERB RETURNS ARE 8.0m RADIUS TO BOK
- ALL DRIVEWAYS AS PER IDM SD 240 & 245
- ALL FOOTPATHS CONCRETE & 1.5m WIDE @ 0.05m O/S AS PER IDM SD 205
- ALL SHARED PATHS CONCRETE & 2.5m WIDE @ 0.10m O/S BL AS PER IDM SD 205
- ALL EASEMENT DRAINAGE PIPES & PITS ARE 1.0m O/S BL & SIDE BOUNDARIES
- LEVEL 1 SUPERVISION REQUIRED FOR LOT EARTHWORKS UNLESS SPECIFIED OTHERWISE - REFER GENERAL NOTES
- ALL LOTS TO HAVE CATCH DRAINS ALONG SIDE & REAR BOUNDARIES
- CONTOUR INTERVAL: 0.2m @ 1:1000 & 0.05m @ 1:200, 1:250 (A3)

WARNING

BWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



DRAFT

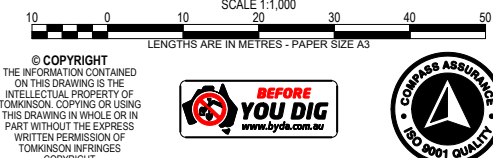
B AS SUBMITTED TO COUNCIL
A AS SUBMITTED TO CLIENT

REVISION

NJB NJB JM NJB 10/07/26
NJB NJB JM HB 16/06/26

DES DWG CHK AUTH DATE

RPE: IATHAN BAWDEN - 0019306

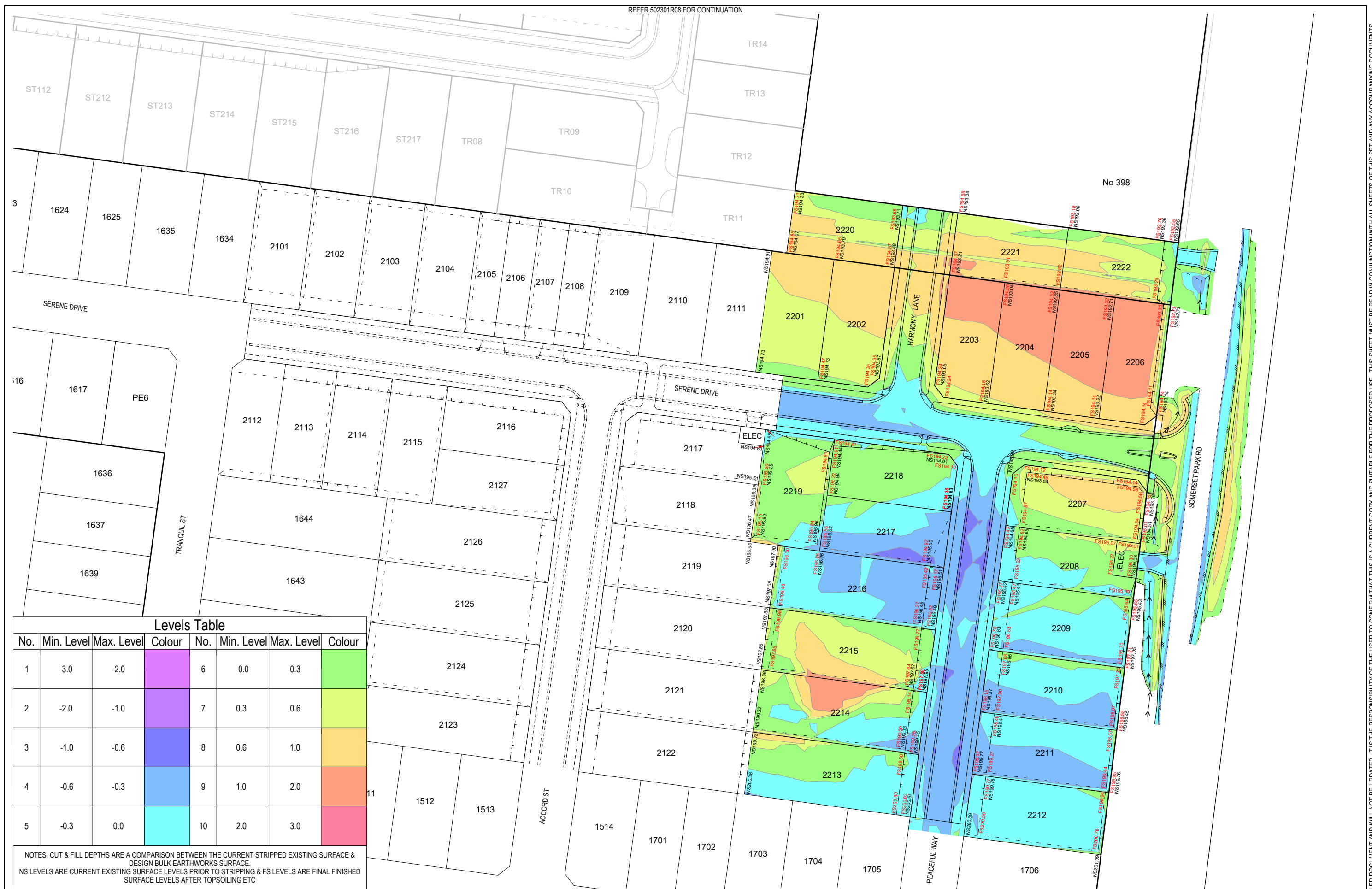


IMAGINE ESTATE STAGE 22 SERENE DRIVE STRATHFIELDSAYE DETAIL PLAN

CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022
STRATHFIELDSAYE HOLDINGS PTY LTD

DWG STATUS: **PRELIMINARY** PROJECT & DWG No: 503150 R04 / 23

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS.
PLOT DATE: 10/07/2026 FILE: C:\120\DATA\TOMKINSON\120S01602301 - STRATHFIELDSAYE_3405ENG000CAD\CURRENT\1303150 R04 REV0.DWG



No.	Min. Level	Max. Level	Colour	No.	Min. Level	Max. Level	Colour
1	-3.0	-2.0	Purple	6	0.0	0.3	Light Green
2	-2.0	-1.0		7	0.3	0.6	Light Yellow
3	-1.0	-0.6	Blue	8	0.6	1.0	Yellow
4	-0.6	-0.3	Light Blue	9	1.0	2.0	Orange
5	-0.3	0.0	Cyan	10	2.0	3.0	Pink

NOTES: CUT & FILL DEPTHS ARE A COMPARISON BETWEEN THE CURRENT STRIPPED EXISTING SURFACE & DESIGN BULK EARTHWORKS SURFACE.
NS LEVELS ARE CURRENT EXISTING SURFACE LEVELS PRIOR TO STRIPPING & FS LEVELS ARE FINAL FINISHED SURFACE LEVELS AFTER TOPSOILING ETC

DRAFT

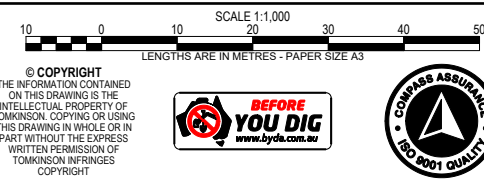
B AS SUBMITTED TO COUNCIL
A AS SUBMITTED TO CLIENT

NjB	NjB	JM	NjB	10/07/26
NjB	NjB	JM	HB	16/06/26

PRPE: NATHAN BAWDEN - 0015036



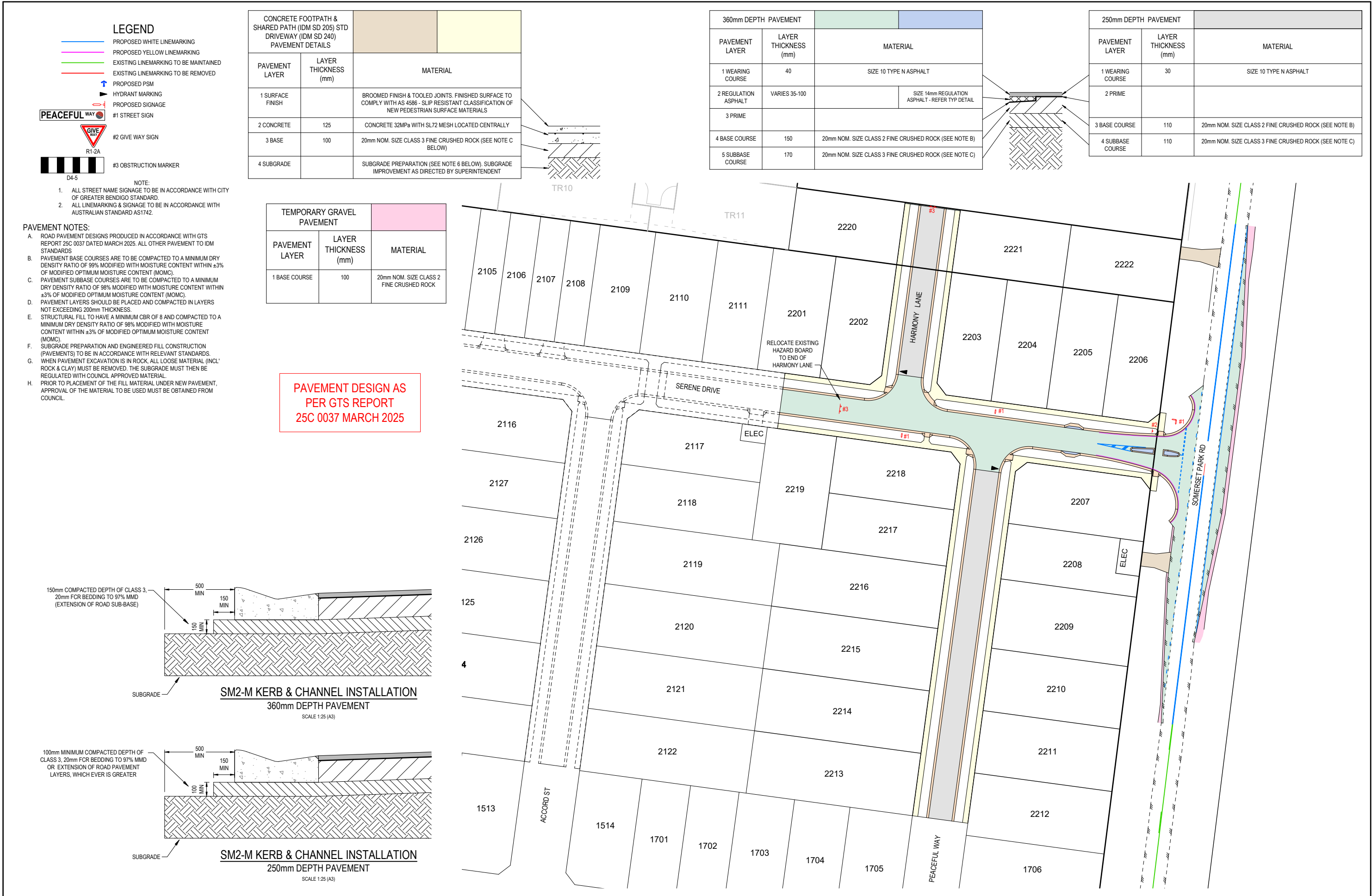
HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700
ABN 11 103 336 358 WWW.TOMKINSON.COM

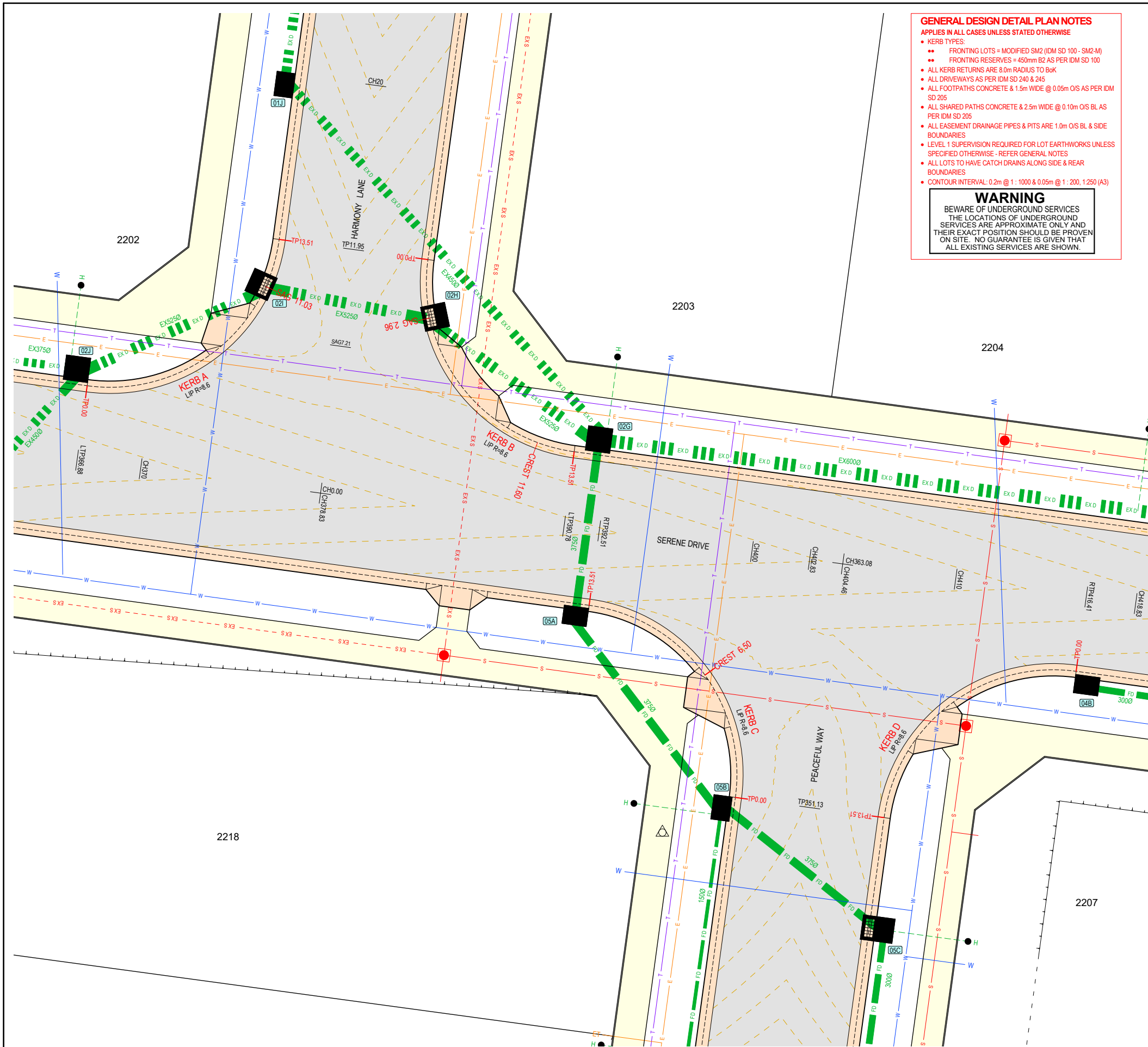


IMAGINE ESTATE STAGE 22
SERENE DRIVE STRATHFIELDSAYE
CUT & FILL DEPTH RANGE & LOT LEVELS
 CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022
 STARTRHIELDSAYE HOLDINGS PTY LTD

DWG STATUS: **PRELIMINARY** PROJECT & DWG No: 503150 R05 / 23 REV: B

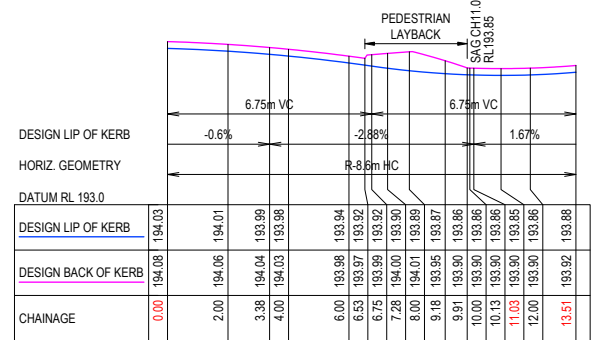
[illegible]



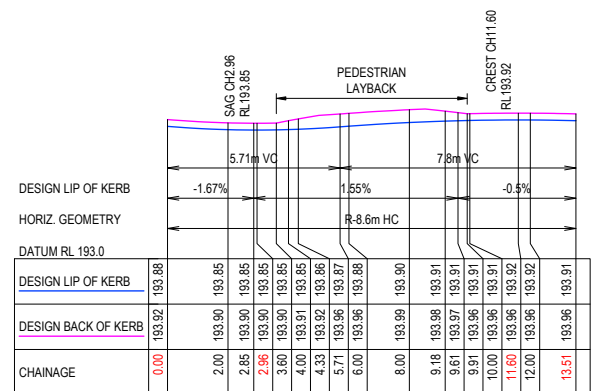


- GENERAL DESIGN DETAIL PLAN NOTES**
APPLIES IN ALL CASES UNLESS STATED OTHERWISE
- KERB TYPES:
 - FRONTING LOTS = MODIFIED SM2 (IDM SD 100 - SM2-M)
 - FRONTING RESERVES = 450mm B2 AS PER IDM SD 100
 - ALL KERB RETURNS ARE 8.0m RADIUS TO BACK
 - ALL DRIVEWAYS AS PER IDM SD 240 & 245
 - ALL FOOTPATHS CONCRETE & 1.5m WIDE @ 0.05m O/S AS PER IDM SD 205
 - ALL SHARED PATHS CONCRETE & 2.5m WIDE @ 0.10m O/S BL AS PER IDM SD 205
 - ALL EASEMENT DRAINAGE PIPES & PITS ARE 1.0m O/S BL & SIDE BOUNDARIES
 - LEVEL 1 SUPERVISION REQUIRED FOR LOT EARTHWORKS UNLESS SPECIFIED OTHERWISE - REFER GENERAL NOTES
 - ALL LOTS TO HAVE CATCH DRAINS ALONG SIDE & REAR BOUNDARIES
 - CONTOUR INTERVAL: 0.2m @ 1:1000 & 0.05m @ 1:200, 1:250 (A3)

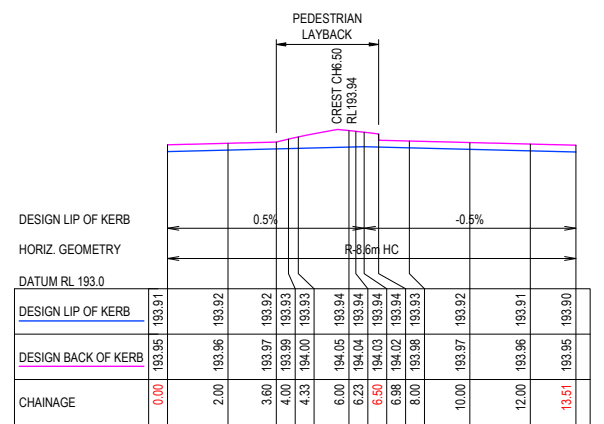
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



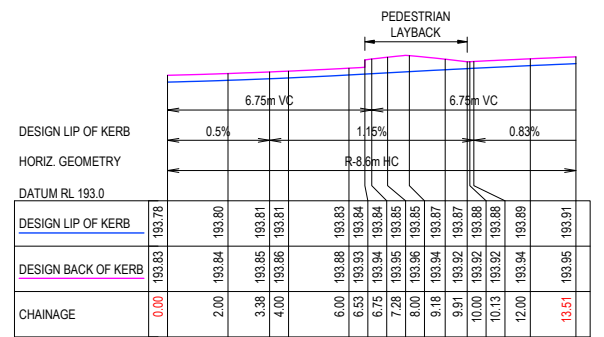
KERB A
SCALE H 1:250 V 1:50



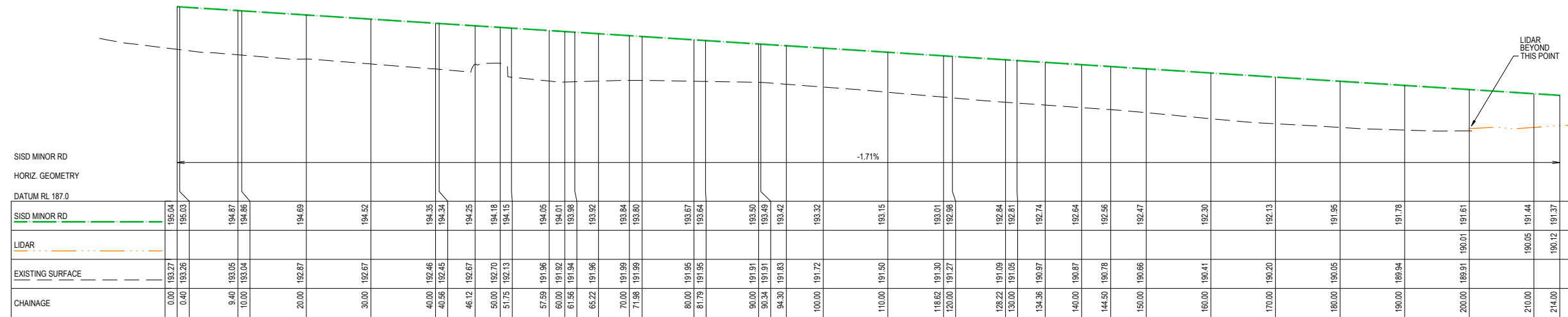
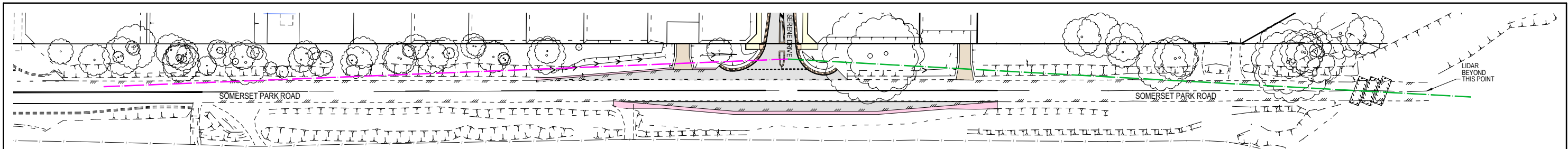
KERB B
SCALE H 1:250 V 1:50



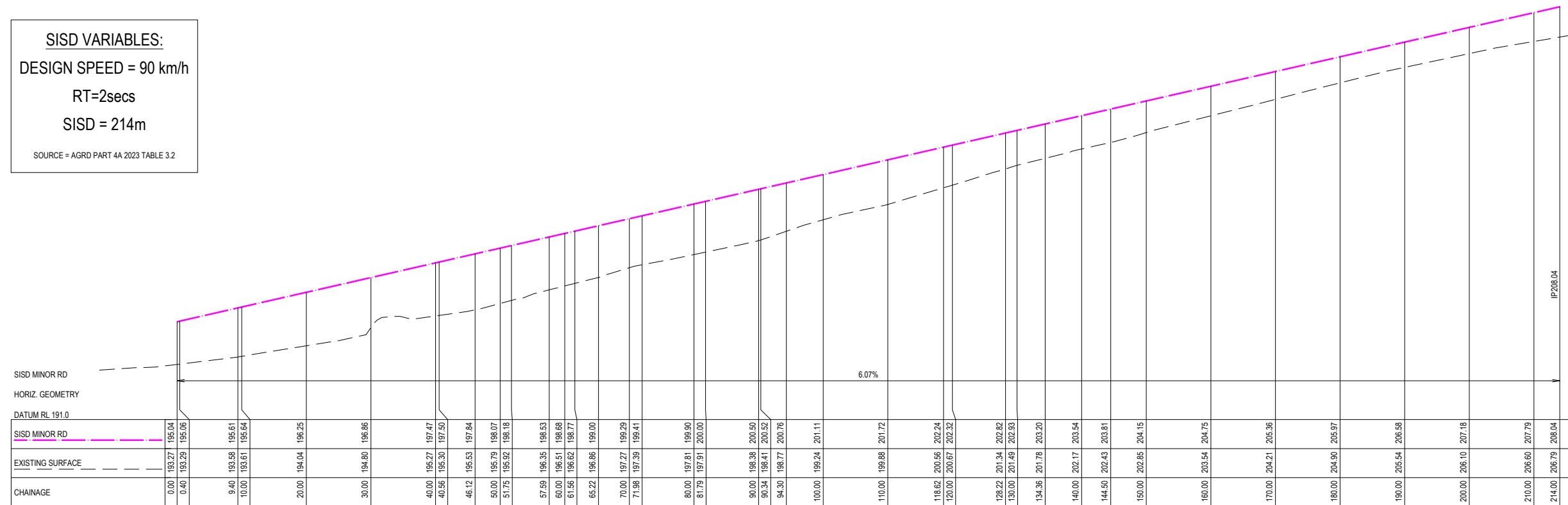
KERB C
SCALE H 1:250 V 1:50



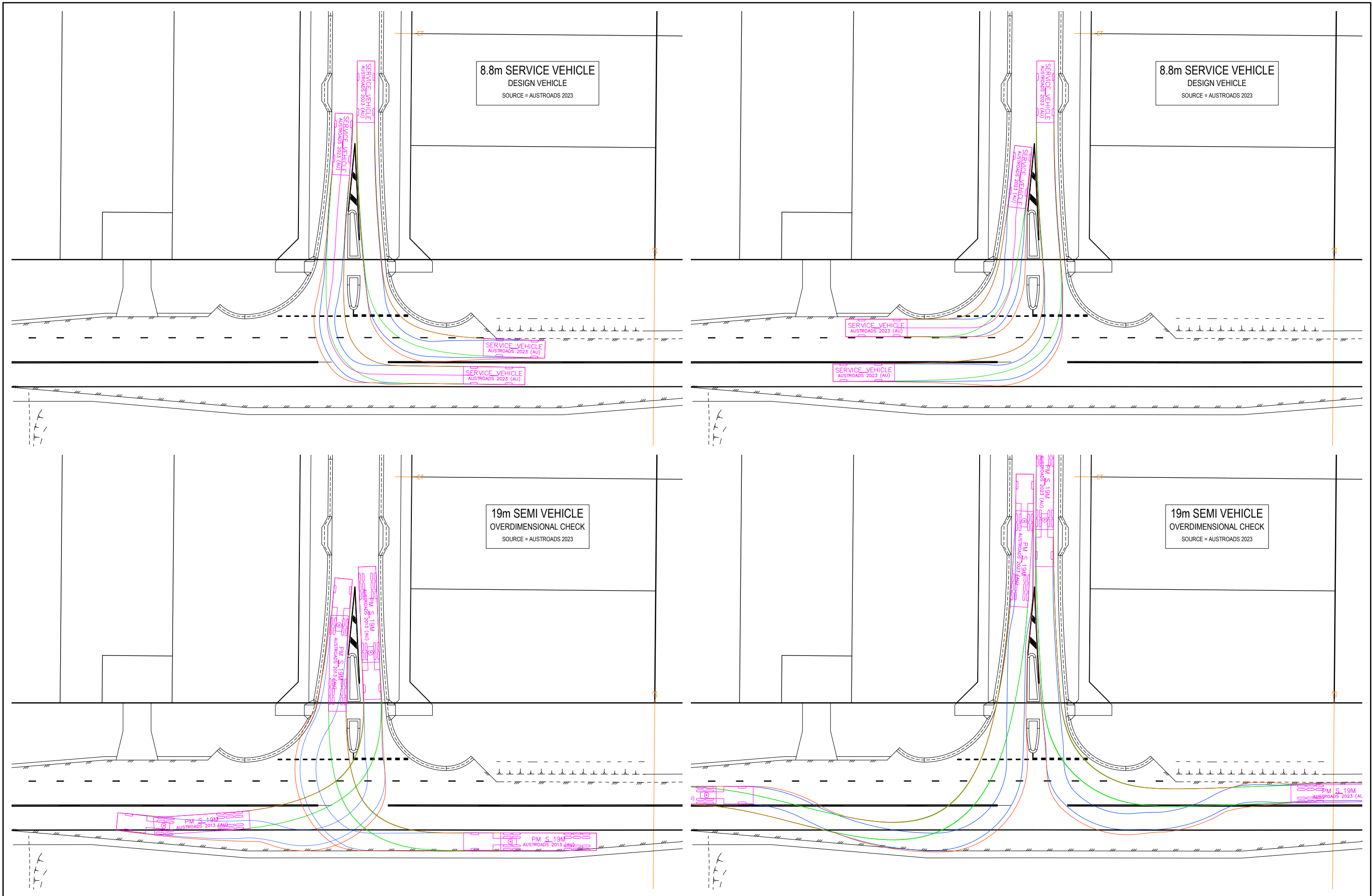
KERB D
SCALE H 1:250 V 1:50

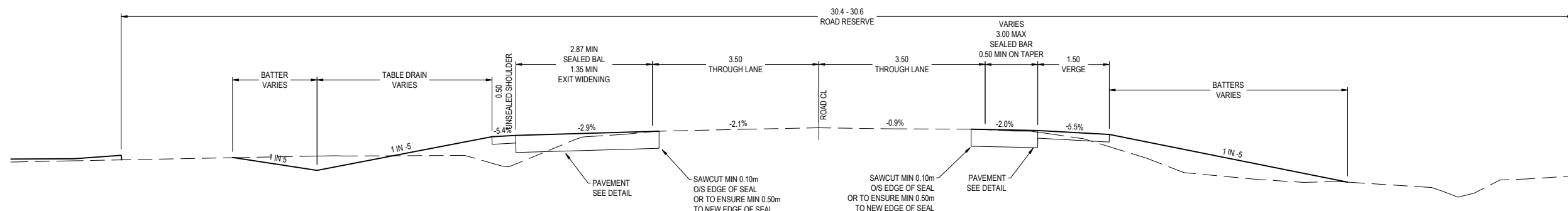
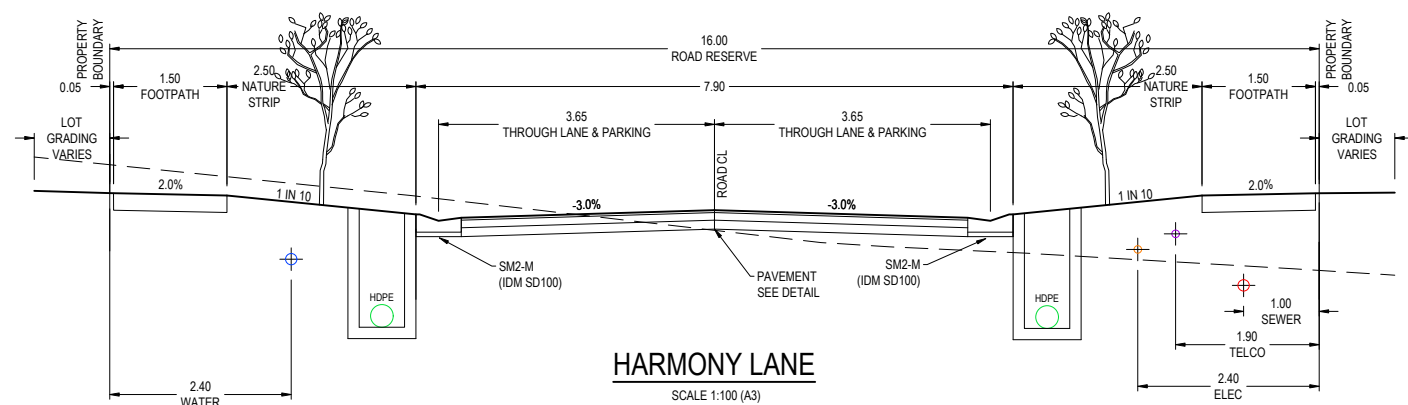
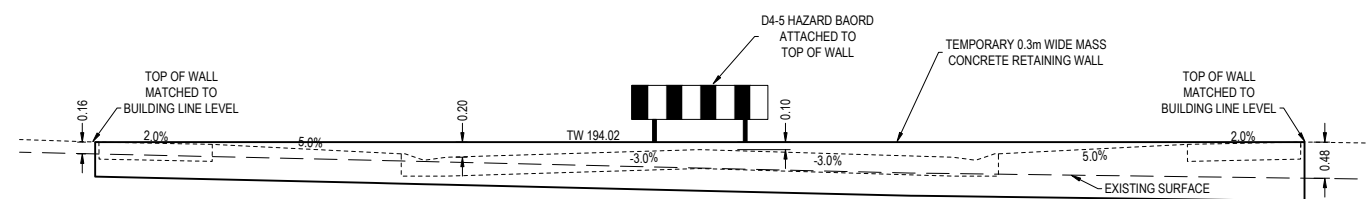
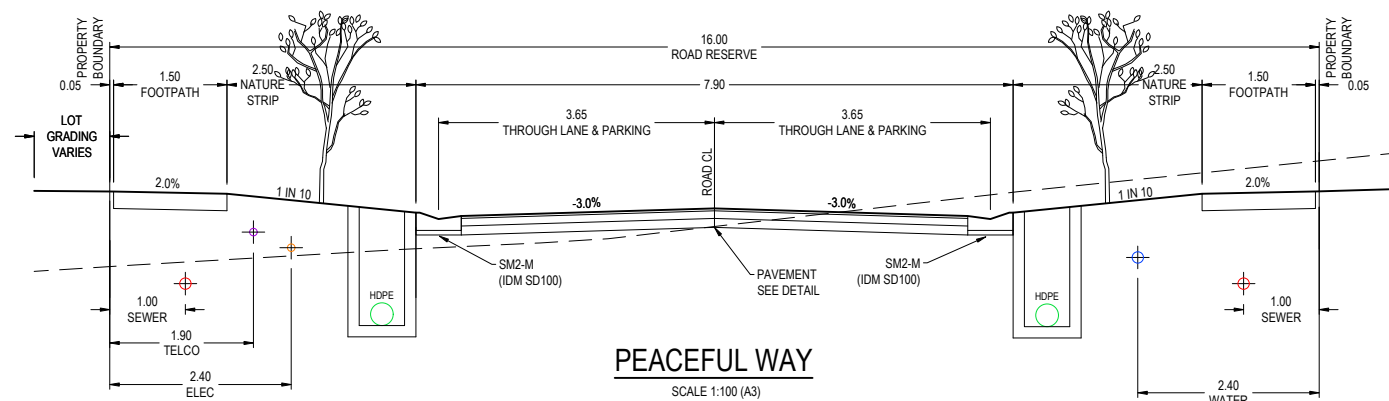
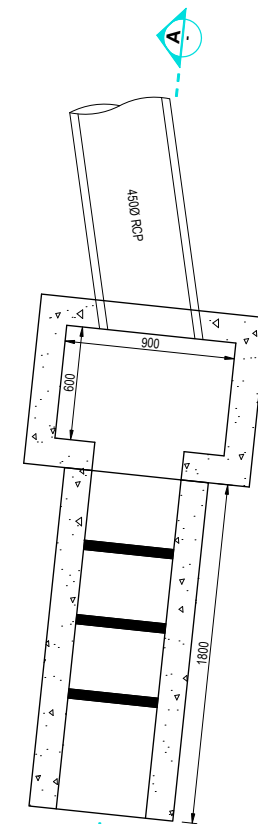
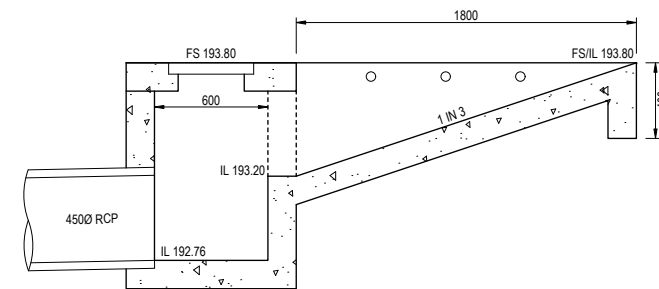
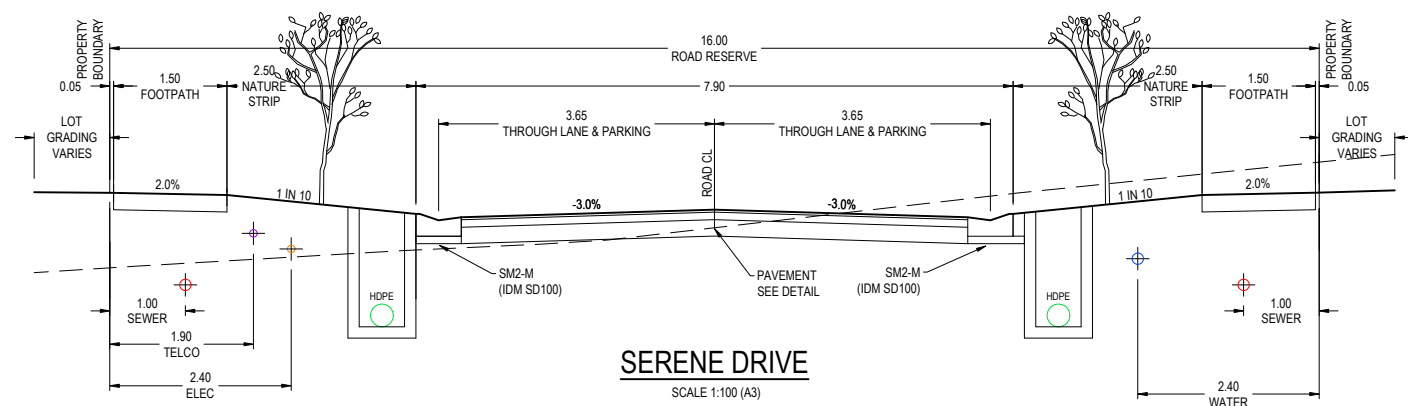


NORTH SISD 3m SETBACK FROM HOLD LINE
SCALE H 1:750 V 1:200



SOUTH SISD 3m SETBACK FROM HOLD LINE
SCALE H 1:750 V 1:200





DRAFT

REV	B	AS SUBMITTED TO COUNCIL	NJB	NJB	JM	NJB	10/07/26
	A	AS SUBMITTED TO CLIENT	NJB	NJB	JM	HB	16/06/26
			DES	DWG	CHK	AUTH	DATE

RPE: NATHAN BAWDEN - 0019036

Tomkinson
SURVEY • ENGINEERING • PLANNING • PROJECT MANAGEMENT
HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700
ABN 11 103 336 358 WWW.TOMKINSON.COM

imagine
STRATHFIELDSAYE

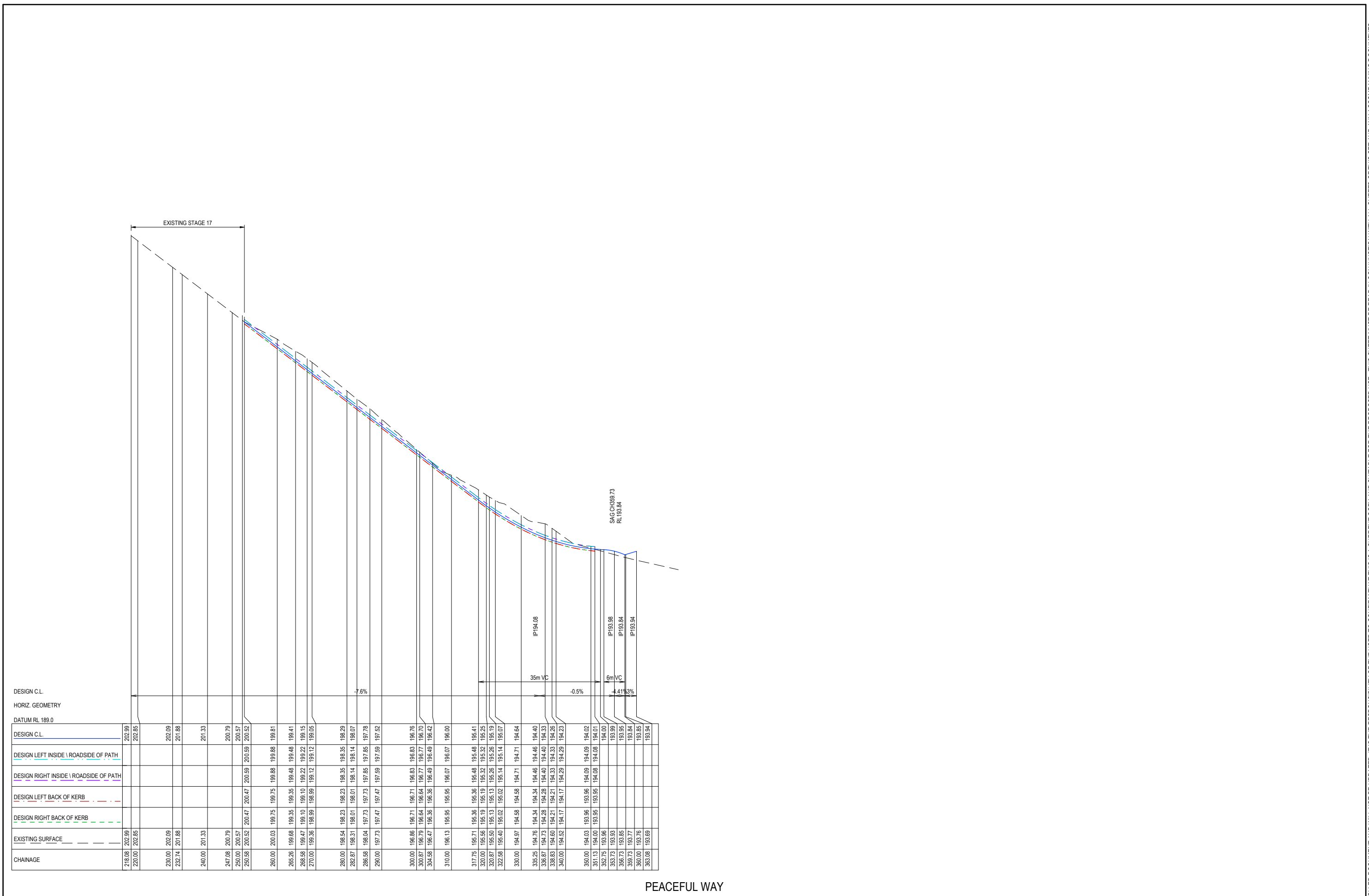
SCALE 1:100
LENGTHS ARE IN METRES - PAPER SIZE A3
© COPYRIGHT
THE INFORMATION CONTAINED
ON THIS DRAWING IS THE
INTELLECTUAL PROPERTY OF
TOMKINSON. COPYING OR USING
THIS DRAWING IN WHOLE OR IN
PART WITHOUT THE EXPRESS
WRITTEN PERMISSION OF
TOMKINSON INFRINGES
COPYRIGHT
BEFORE YOU DIG
www.bvda.com.au
COMPASS ASSURANCE
ISO 9001 QUALITY

IMAGINE ESTATE STAGE 22
SERENE DRIVE STRATHFIELDSAYE
TYPICAL DETAILS

CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022
STARTRHIELDSAYE HOLDINGS PTY LTD

DWG STATUS: **PRELIMINARY**
PROJECT & DWG No: 503150R11 / 23

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS.
PLOT DATE: 10/07/2026 FILE: C:\12\DATA\TOMKINSON\120501602301 - STRATHFIELDSAYE - 3405ENG000CAD\CURRENT\1303150 R-D REV6.DWG



PEACEFUL WAY

DRAFT

B AS SUBMITTED TO COUNCIL

A AS SUBMITTED TO CLIENT

DES

DWG

CHK

AUTH

DATE

10/07/26

16/08/26

REVISION

RPE: NATHAN BAWDEN - 0019036

Tomkinson

SURVEYENGINEERINGPLANNINGPROJECT MANAGEMENT

HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700
ABN 11 103 336 358 WWW.TOMKINSON.COM

imagine

STRATHFIELDSAYE

H 10 0 10 20 30 40 50 H

V 1 0 2 3 4 5 V

SCALE H 1:1,000 V 1:100

LENGTHS ARE IN METRES - PAPER SIZE A3

© COPYRIGHT

THE INFORMATION CONTAINED ON THIS DRAWING IS THE INTELLECTUAL PROPERTY OF TOMKINSON. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF TOMKINSON INFRINGES COPYRIGHT

BEFORE YOU DIG

www.byda.com.au

COMPASS ASSURANCE

ISO 9001 QUALITY

IMAGINE ESTATE STAGE 22

SERENE DRIVE STRATHFIELDSAYE

PEACEFUL WAY LONG SECTION

CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022

STARTRHIELDSAYE HOLDINGS PTY LTD

DWG STATUS:

PRELIMINARY

PROJECT & DWG No:

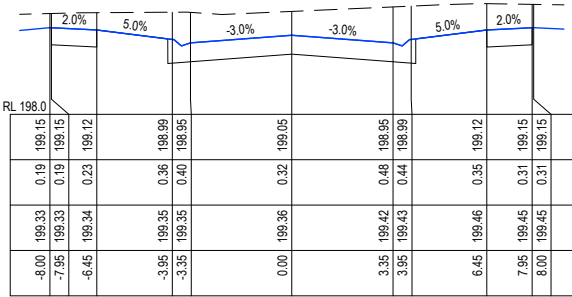
503150 R14 / 23

REV:

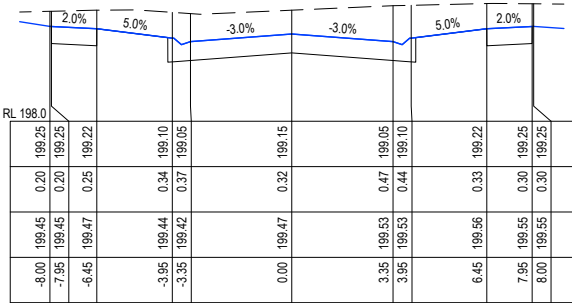
B

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS

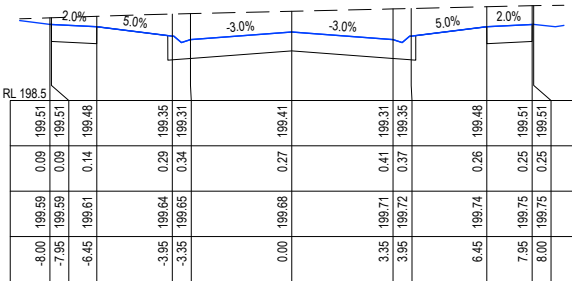
PLOT DATE: 10/07/2026 FILE: C:\120 DATA\TOMKINSON\120S01602301 - STRATHFIELDSAYE_3405ENG000CAD\CURRENT\1303150 R-D REV6.DWG



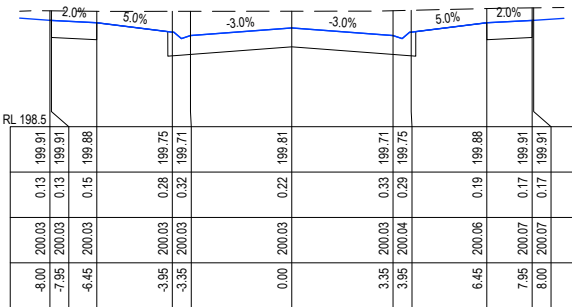
CH 270



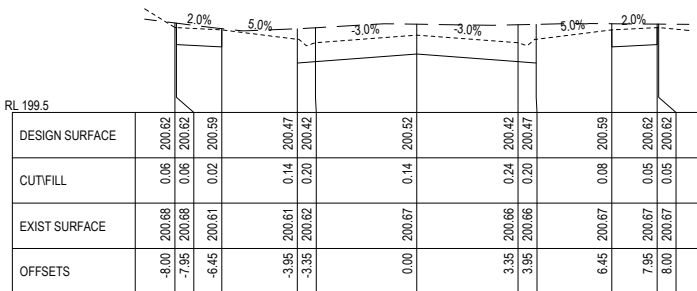
CH 268.58



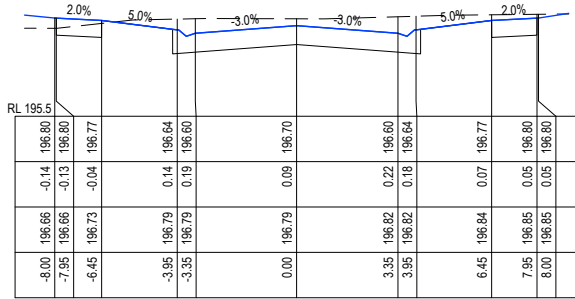
CH 265.26



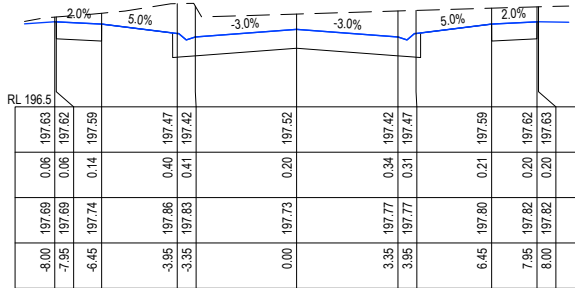
CH 260



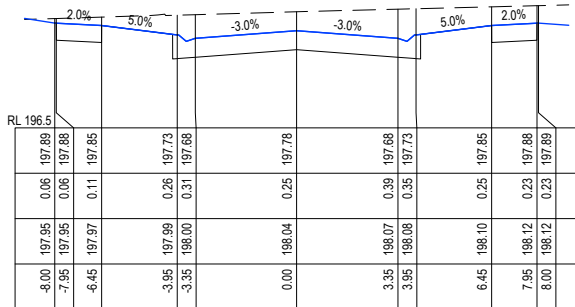
CH 250.58



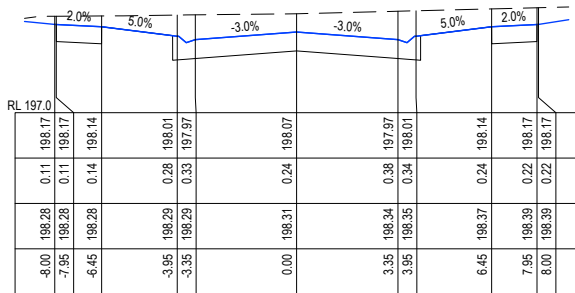
CH 300.87



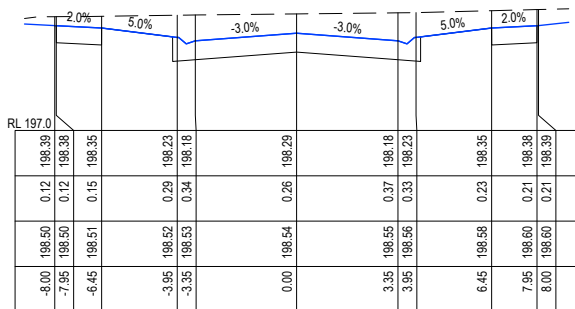
CH 290



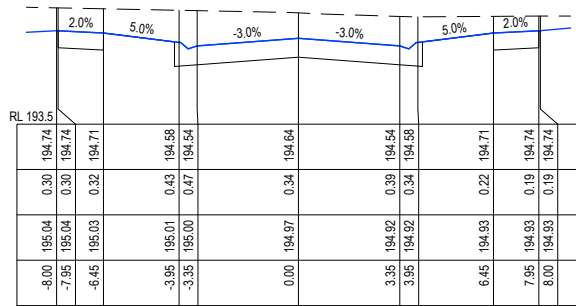
CH 286.58



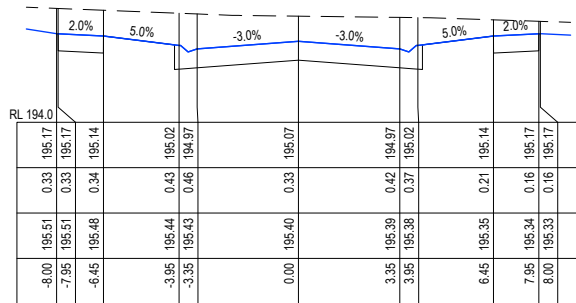
CH 282.87



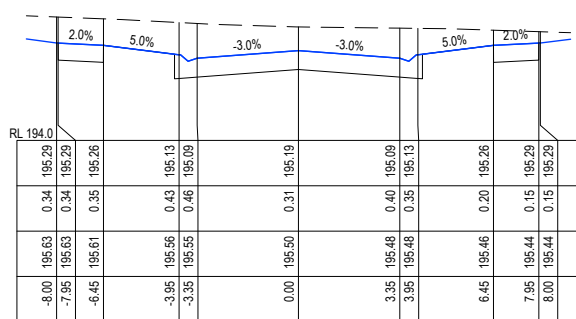
CH 280



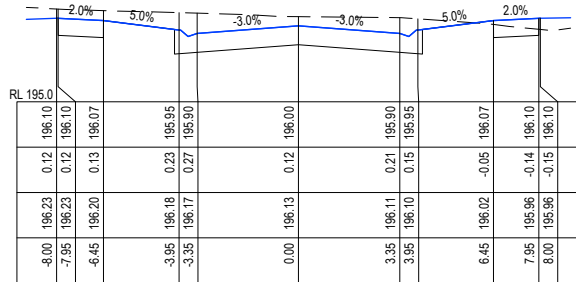
CH 330



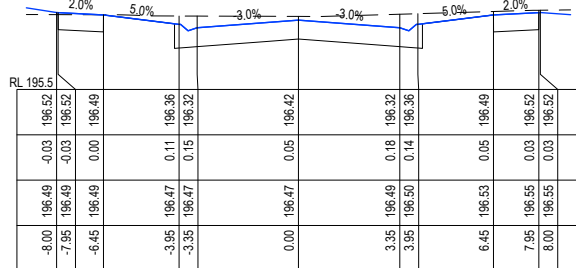
CH 322.58



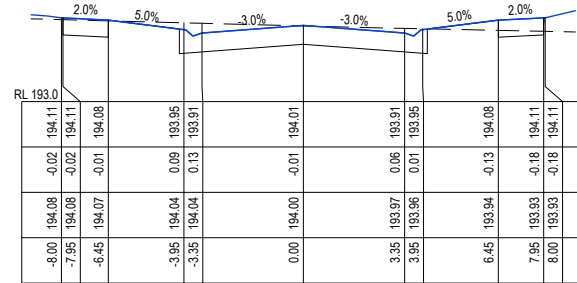
CH 320.87



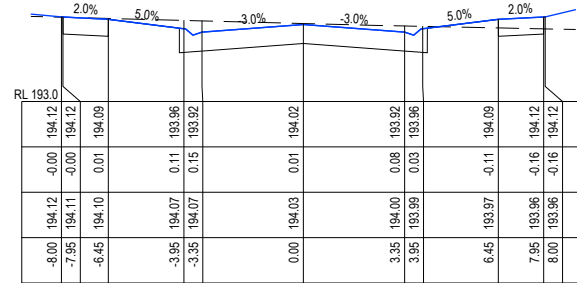
CH 310



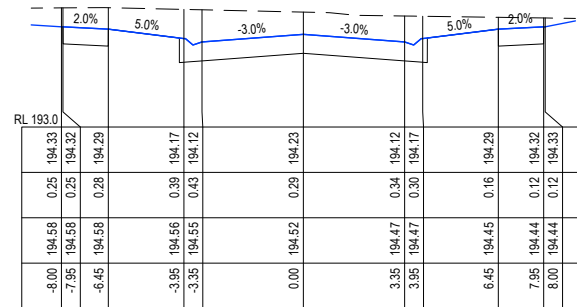
CH 304.58

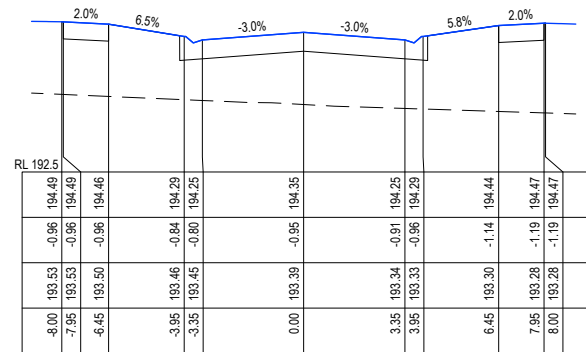


CH 351.13

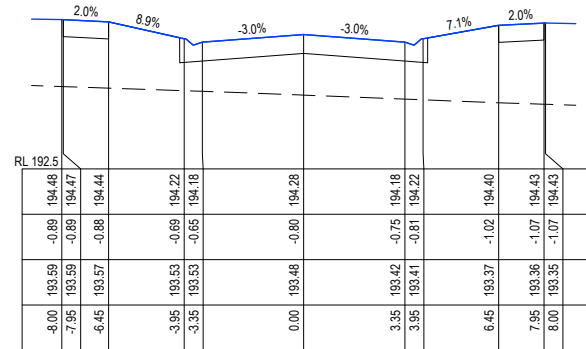


CH 350

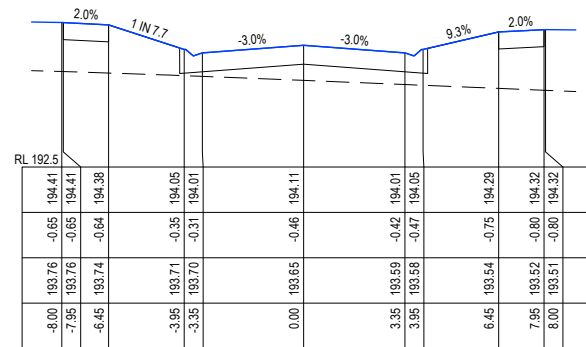




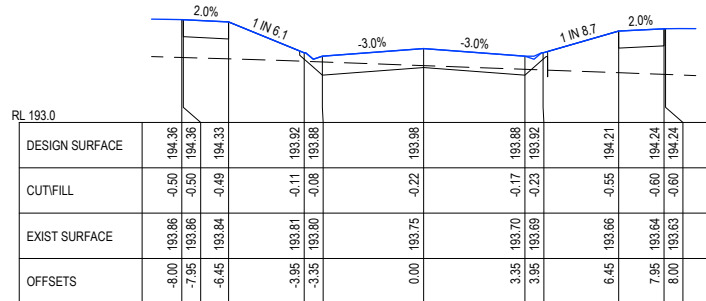
CH 36.45



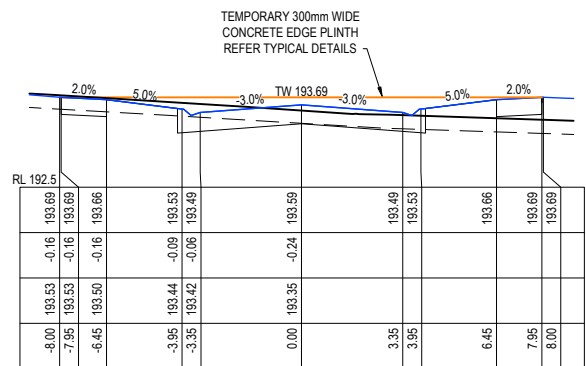
CH 30



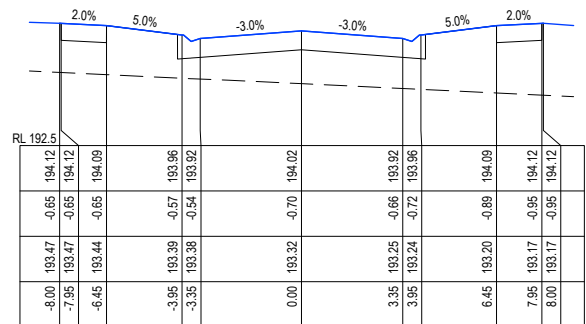
CH 20



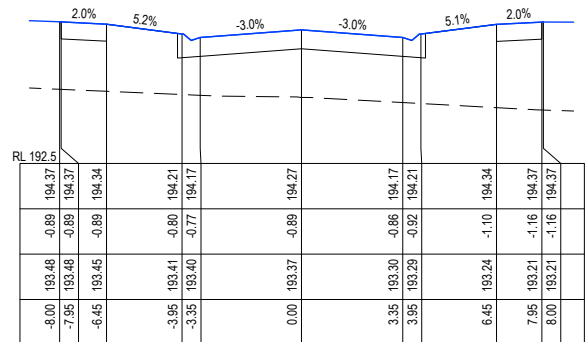
CH 11.95



CH 60.7



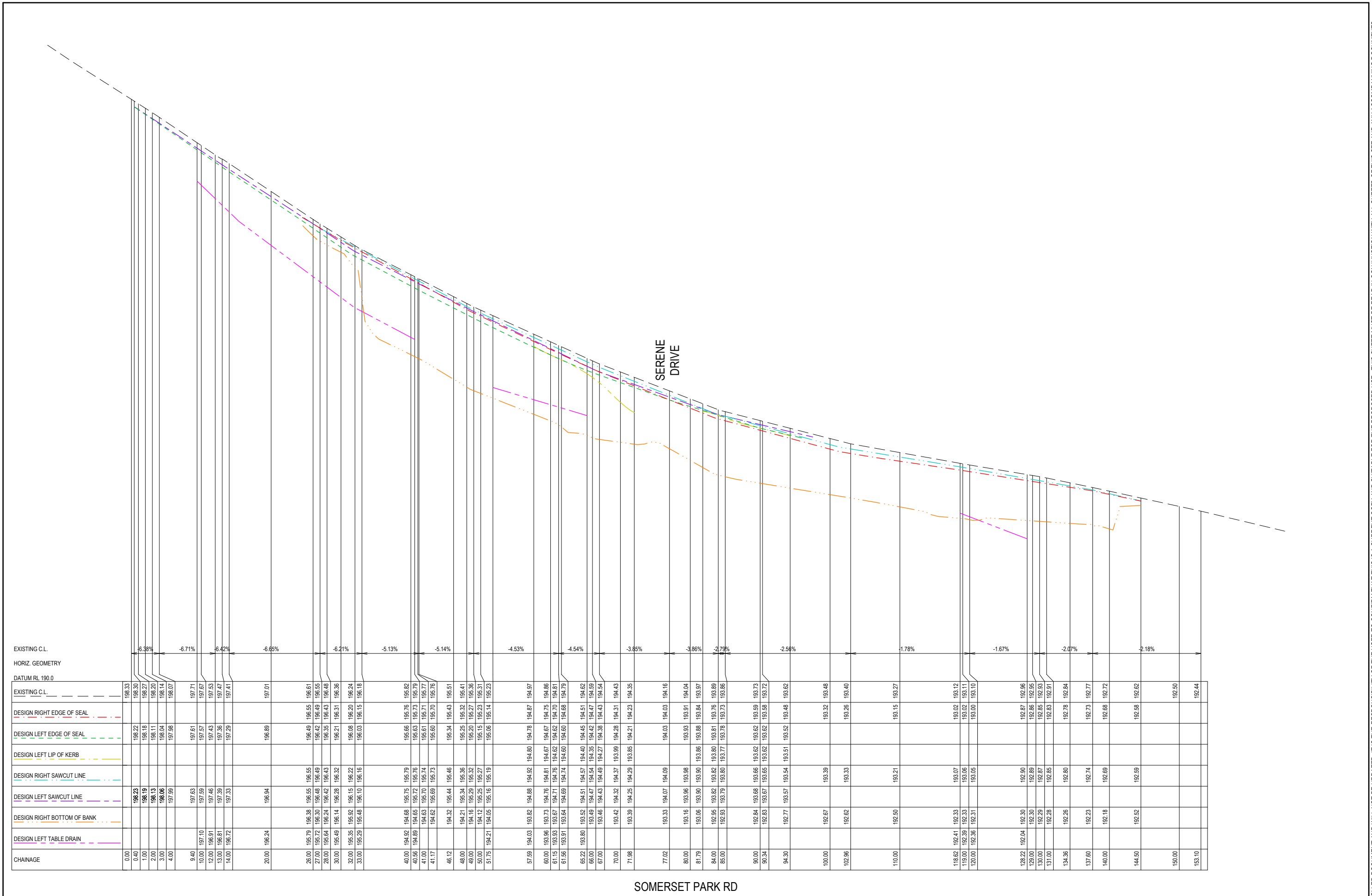
CH 50



CH 43

REV: _____
B _____

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS.
DATE: 10/07/2026 FILE: C:\2D\DATA\TOMK8GO - 2D\S019\92301 - STRATHFIELDSAYE HOLDINGS PTY LTD, STRATHFIELDSAYE 84051EN500CAD\CURRENT\503150 R-D REV.DWG



DRAFT

B AS SUBMITTED TO COUNCIL

A AS SUBMITTED TO CLIENT

REV

REVISION

NJB NJB JM NJB 10/07/26

NJB NJB JM HB 16/06/26

DES

DWG

CHK

AUTH

DATE

RPE: NATHAN BAVIDEN - 0019036

Tomkinson

SURVEY ENGINEERING PLANNING PROJECT MANAGEMENT

HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700

ABN 11 103 336 358 WWW.TOMKINSON.COM

imagine

STRATHFIELDSAYE

0 5 10 15 20 25

0 0.5 1 1.5 2 2.5

SCALE H 1:500 V 1:50

LENGTHS ARE IN METRES - PAPER SIZE A3

© COPYRIGHT

THE INFORMATION CONTAINED ON THIS DRAWING IS THE INTELLECTUAL PROPERTY OF TOMKINSON. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF TOMKINSON INFRINGES COPYRIGHT

BEFORE YOU DIG

www.byda.com.au

COMPASS ASSURANCE

ISO 9001 QUALITY

IMAGINE ESTATE STAGE 22

SERENE DRIVE STRATHFIELDSAYE

SOMERSET PARK ROAD LONG SECTION

CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022

STARTHIELDSAYE HOLDINGS PTY LTD

DWG STATUS:

PRELIMINARY

PROJECT & DWG No:

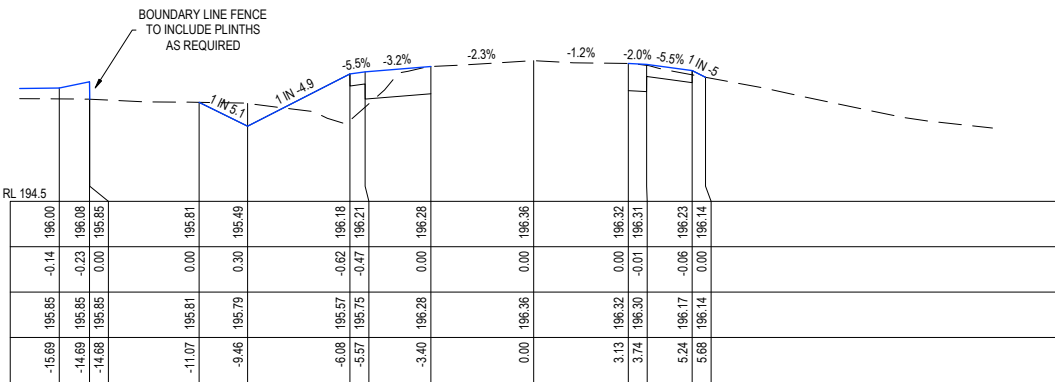
503150R17 / 23

REV:

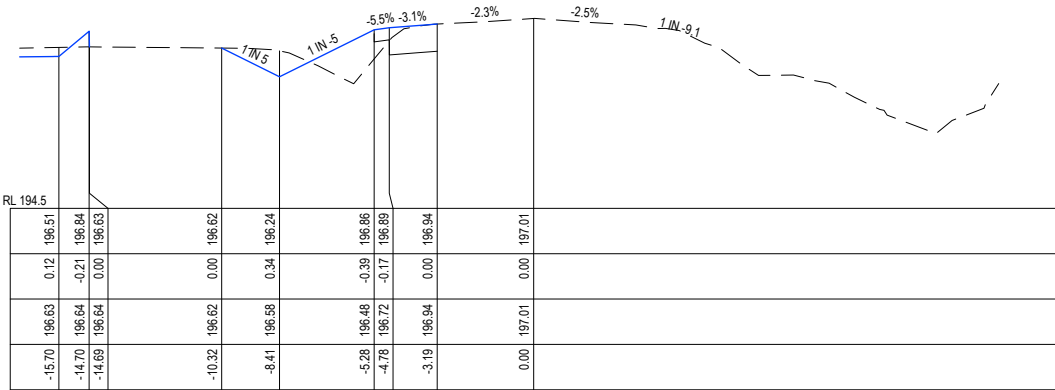
B

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS

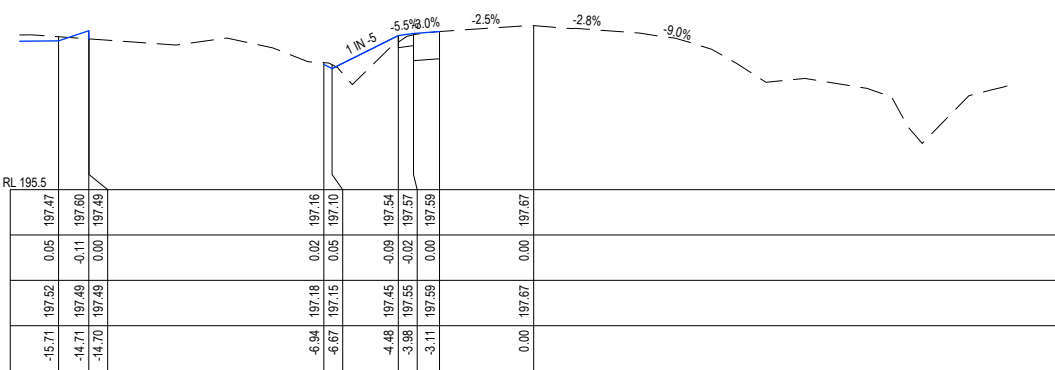
PLOT DATE: 10/07/2026 FILE: C:\12\DATA\TOMKINSON\503150R17\503150R17.DWG



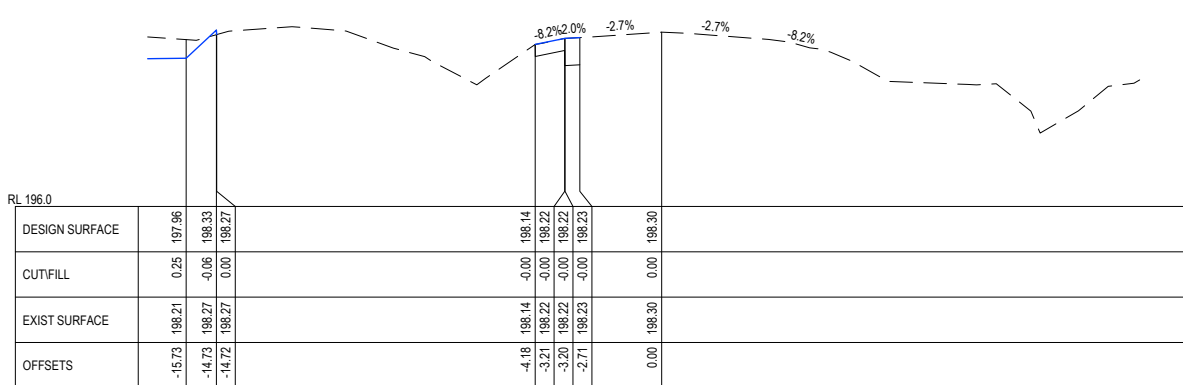
CH 30



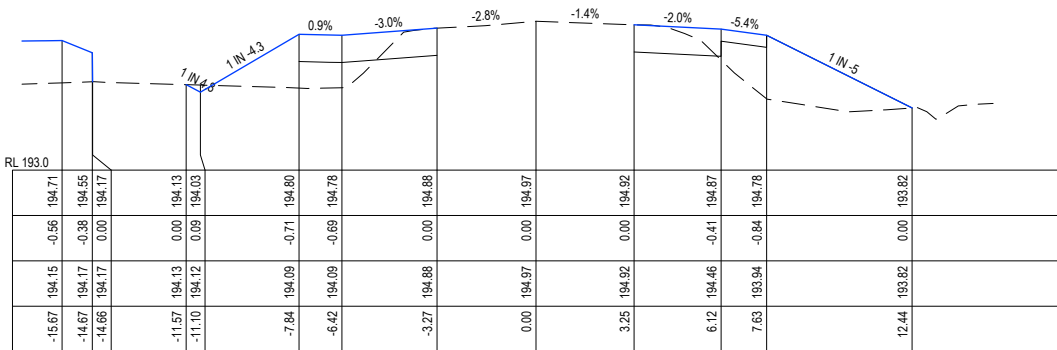
CH 20



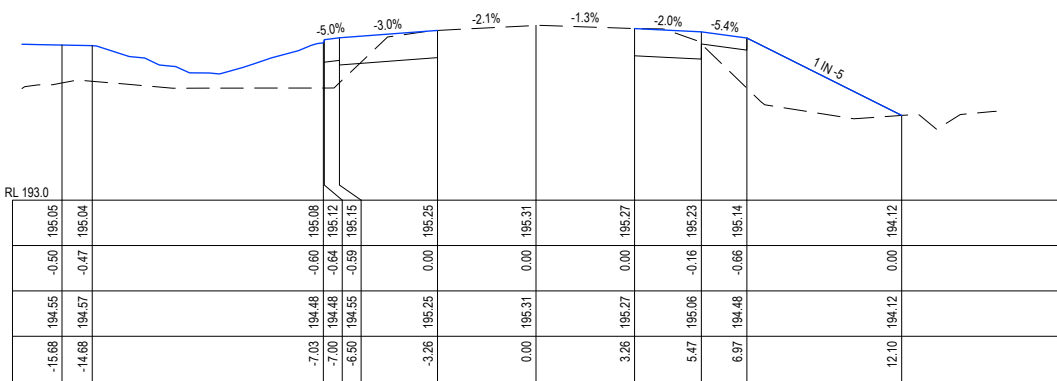
CH 10



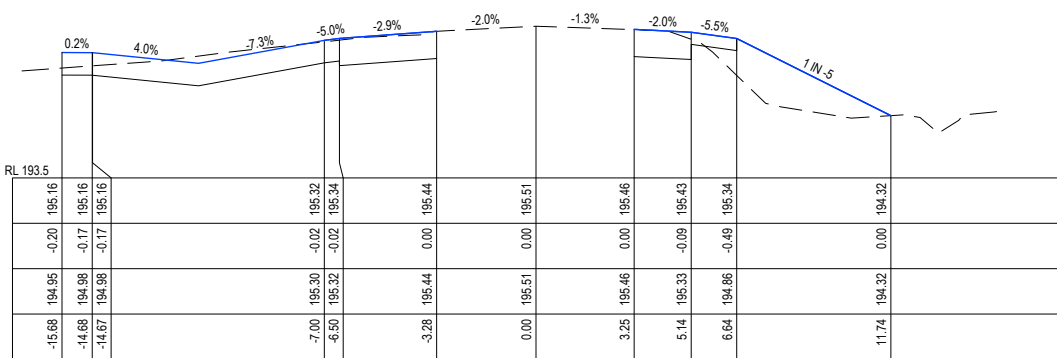
CH 0.4



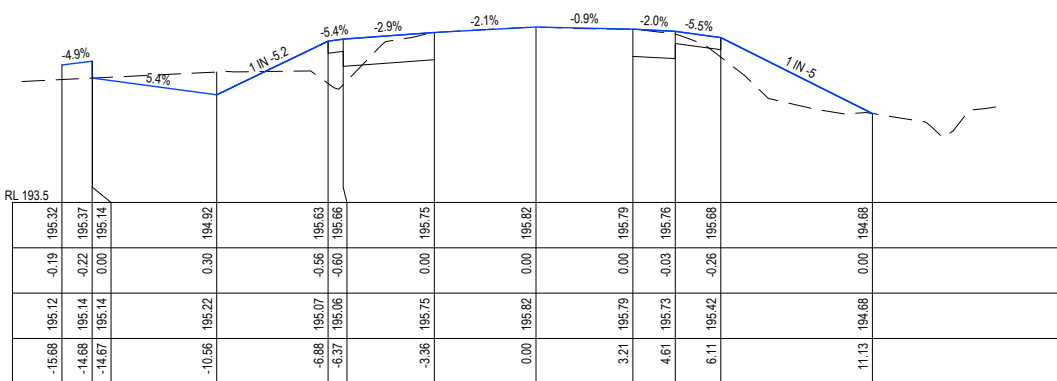
CH 57.59



CH 50



CH 46.12



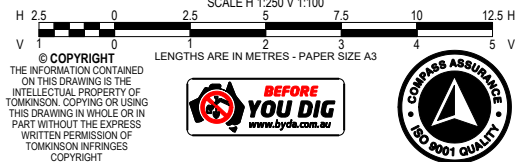
CH 40

SOMERSET PARK RD

DRAFT

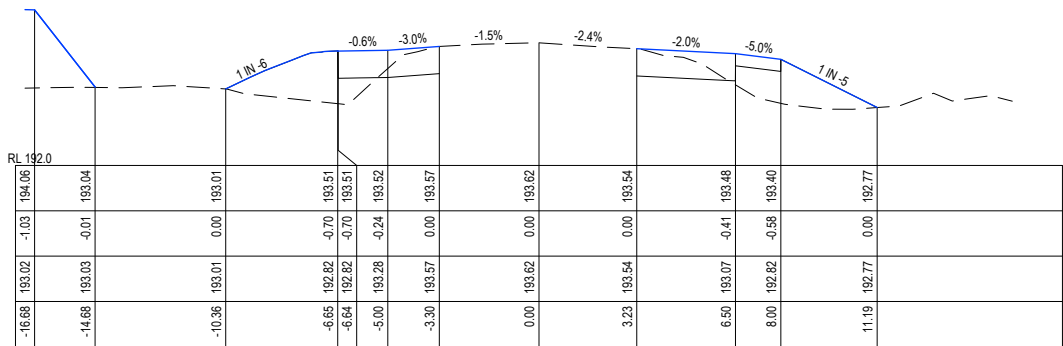
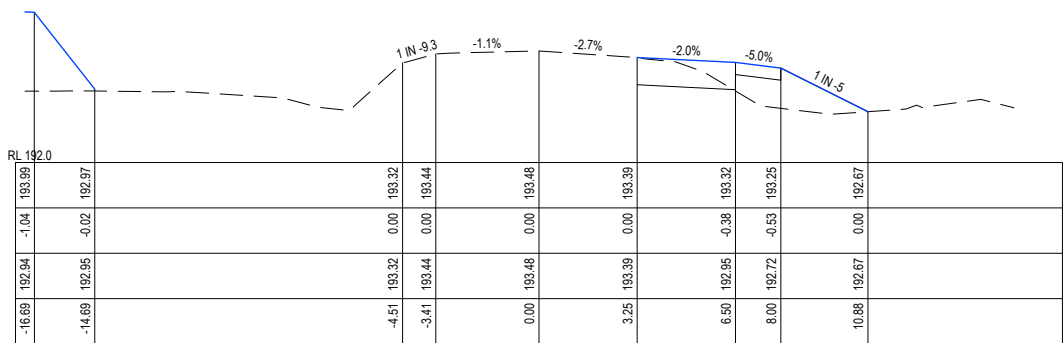
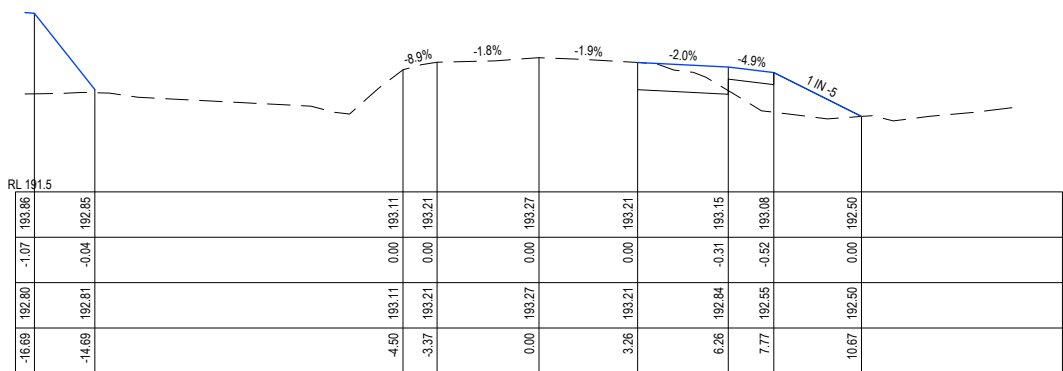
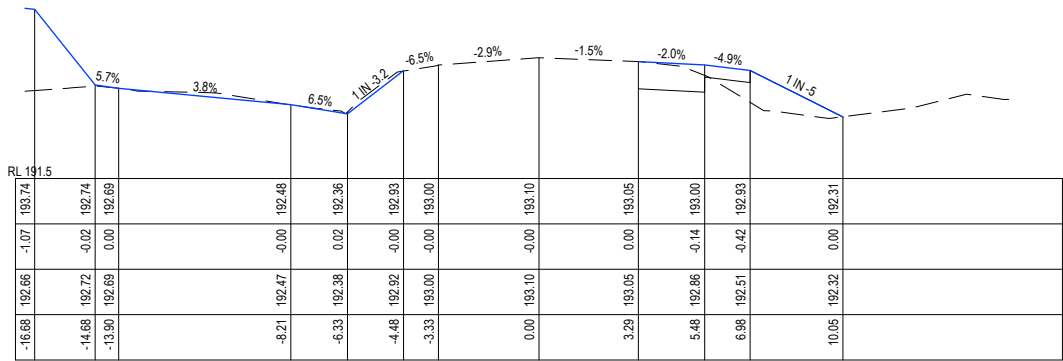
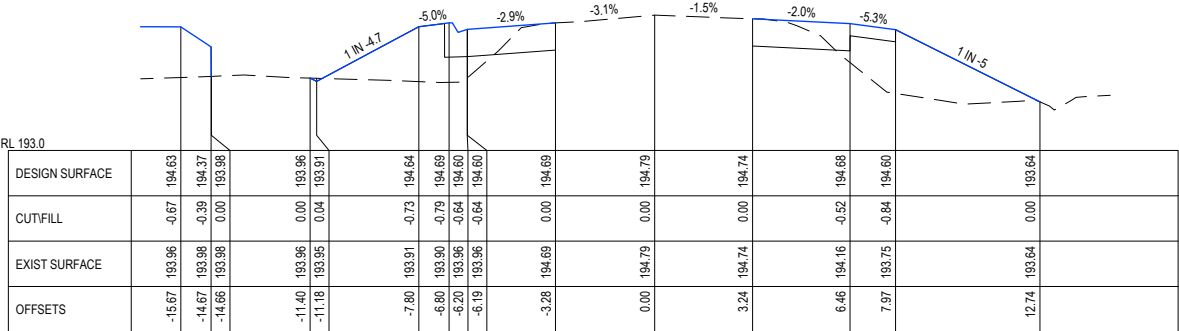
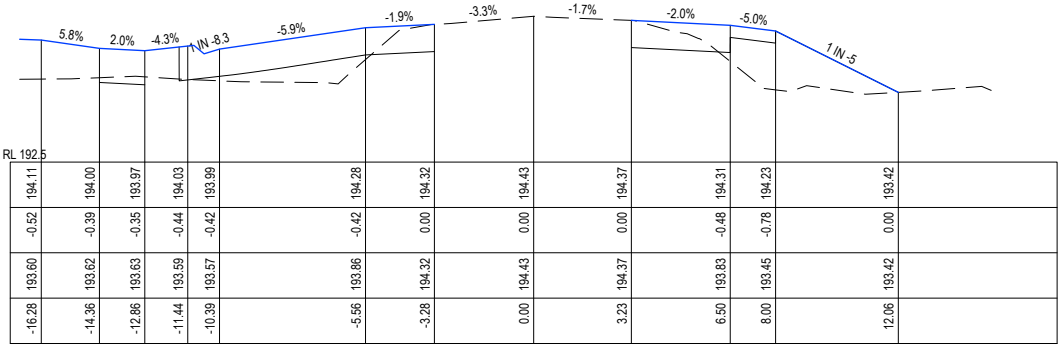
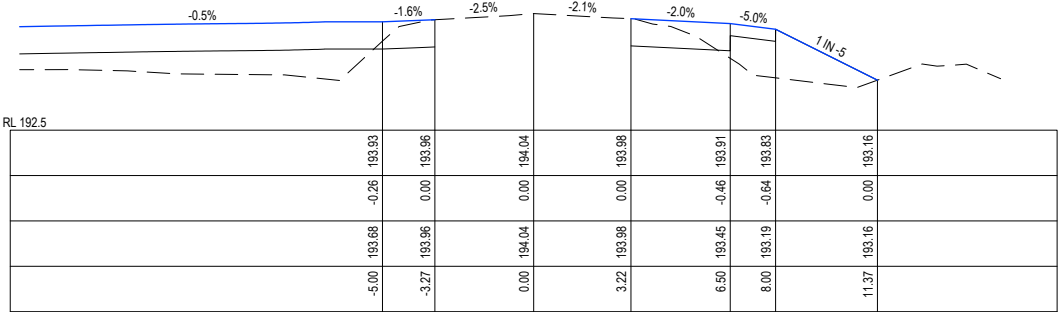
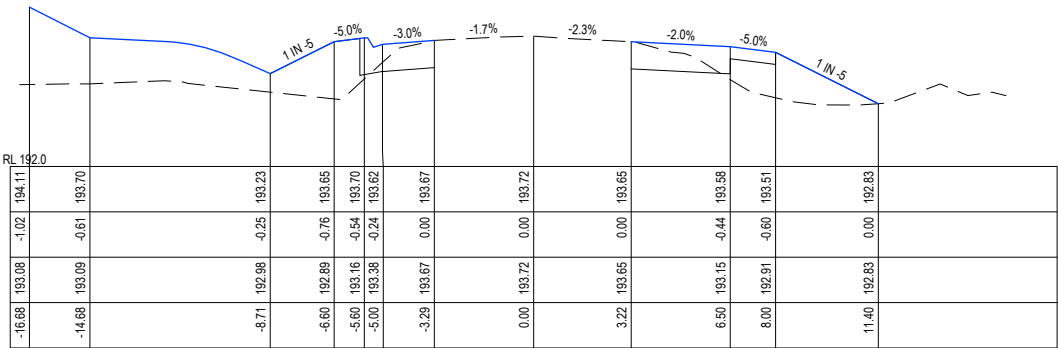
B	AS SUBMITTED TO COUNCIL	NJB	NJB	JM	NJB	10/07/26
A	AS SUBMITTED TO CLIENT	NJB	NJB	JM	HB	16/06/26
REV	DES	DWG	CHK	AUTH	DATE	

RPE: NATHAN BAWDEN - 0015936



IMAGINE ESTATE STAGE 22
SERENE DRIVE STRATHFIELDSAYE
SOMERSET PARK ROAD CROSS SECTIONS (1 OF 3)
CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022
STARTRHIELDSAYE HOLDINGS PTY LTD
DWG STATUS: **PRELIMINARY**
PROJECT & DWG No: 503150R18 / 23
REV: B

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS
PLOT DATE: 10/07/2026 FILE: C:\12\DATA\TOMKINSON\12DS01602301 - STRATHFIELDSAYE - 3405ENG000CAD\CURRENT\1303150 R-D REV B.DWG



SOMERSET PARK RD

B AS SUBMITTED TO COUNCIL				NJB NJB JM NJB 10/07/26			
A AS SUBMITTED TO CLIENT				NJB NJB JM HB 16/06/26			
REV	REVISION			DES	DWG	CHK	AUTH DATE

RPE: IATHAN BAWDEN - 0019036



Tomkinson
SURVEY > ENGINEERING > PLANNING > PROJECT MANAGEMENT

HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700
ABN 11 103 336 358 WWW.TOMKINSON.COM



H 2.5
V 1

0 2.5 5 7.5 10 12.5 H

SCALE H 1:250 V 1:100

LENGTHS ARE IN METRES - PAPER SIZE A3



© COPYRIGHT
THE INFORMATION CONTAINED
ON THIS DRAWING IS THE
INTELLECTUAL PROPERTY OF
TOMKINSON. COPYING OR USING
THIS DRAWING IN WHOLE OR IN
PART WITHOUT THE EXPRESS
WRITTEN PERMISSION OF
TOMKINSON INFRINGES
COPYRIGHT

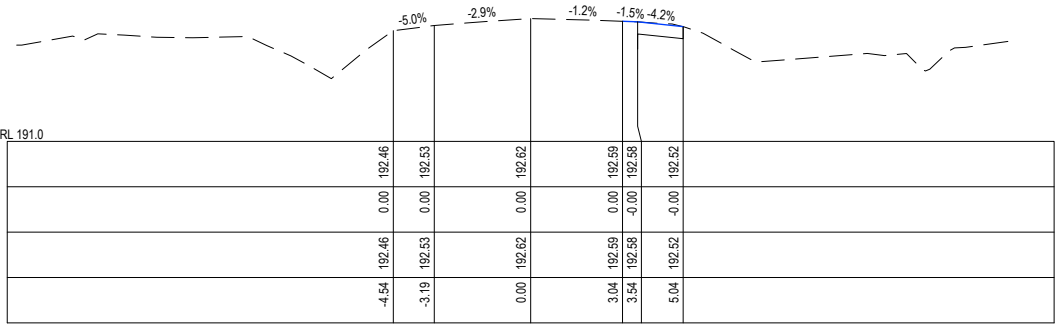
IMAGINE ESTATE STAGE 22
SERENE DRIVE STRATHFIELDSAYE
SOMERSET PARK ROAD CROSS SECTIONS (2 OF 3)
CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022
STRATHFIELDSAYE HOLDINGS PTY LTD

DWG STATUS:
PRELIMINARY

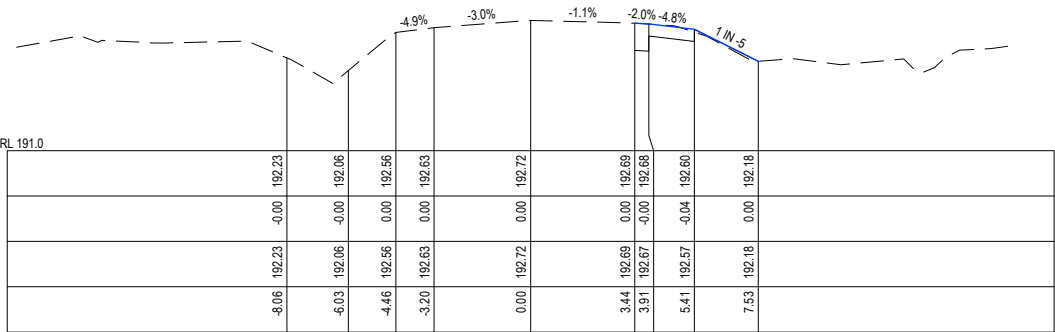
PROJECT & DWG No:
503150R19 / 23

REV:
B

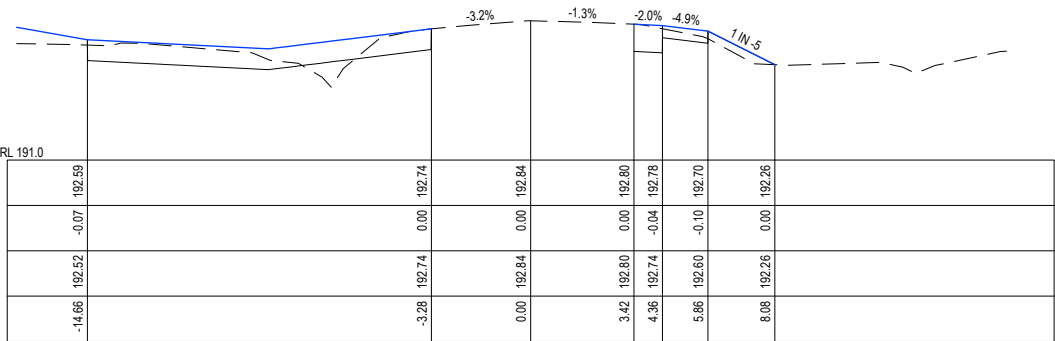
NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS
PLOT DATE: 10/07/2026 FILE: C:\120\DATA\TOMKINSON\120S01602301 - STRATHFIELDSAYE 3405ENG000\CURRENT\503150 R-D REV6.DWG



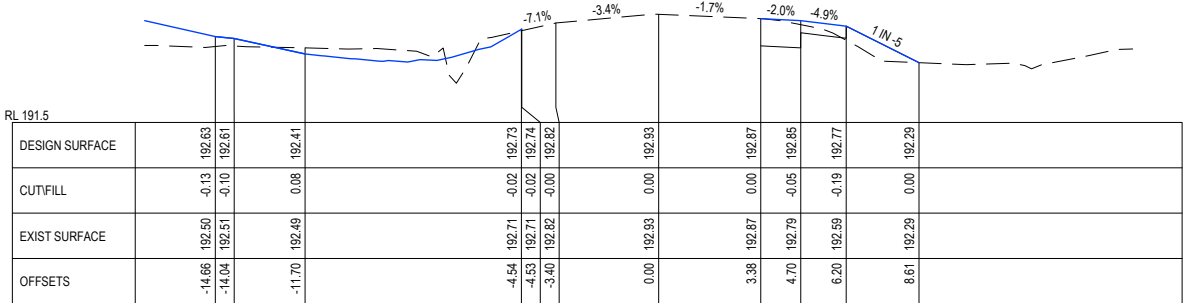
CH 144.5



CH 140



CH 134.36



CH 130

SOMERSET PARK RD

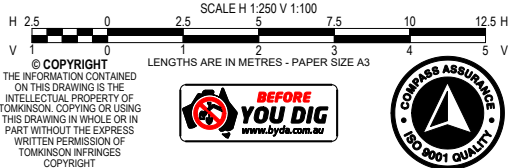
DRAFT

B	AS SUBMITTED TO COUNCIL	NJB	NJB	JM	NJB	10/07/26
A	AS SUBMITTED TO CLIENT	NJB	NJB	JM	HB	16/06/26
REV		DES	DWG	CHK	AUTH	DATE

RPE: IATHAN BAWDEN - 0019036



HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700
ABN 11 103 336 358 WWW.TOMKINSON.COM



IMAGINE ESTATE STAGE 22
SERENE DRIVE STRATHFIELDSAYE
SOMERSET PARK ROAD CROSS SECTIONS (3 OF 3)
CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022
STARTRHIELDSAYE HOLDINGS PTY LTD

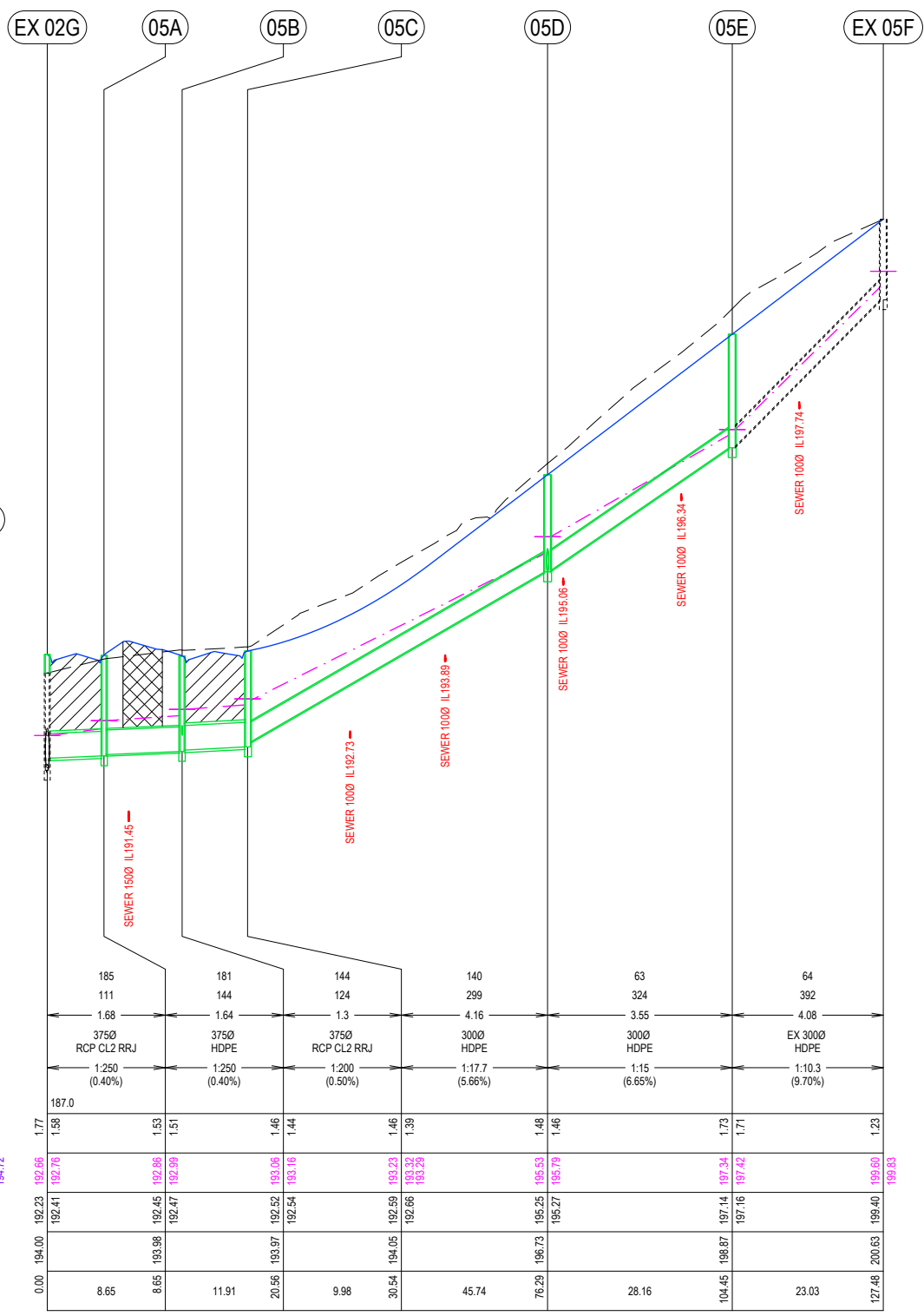
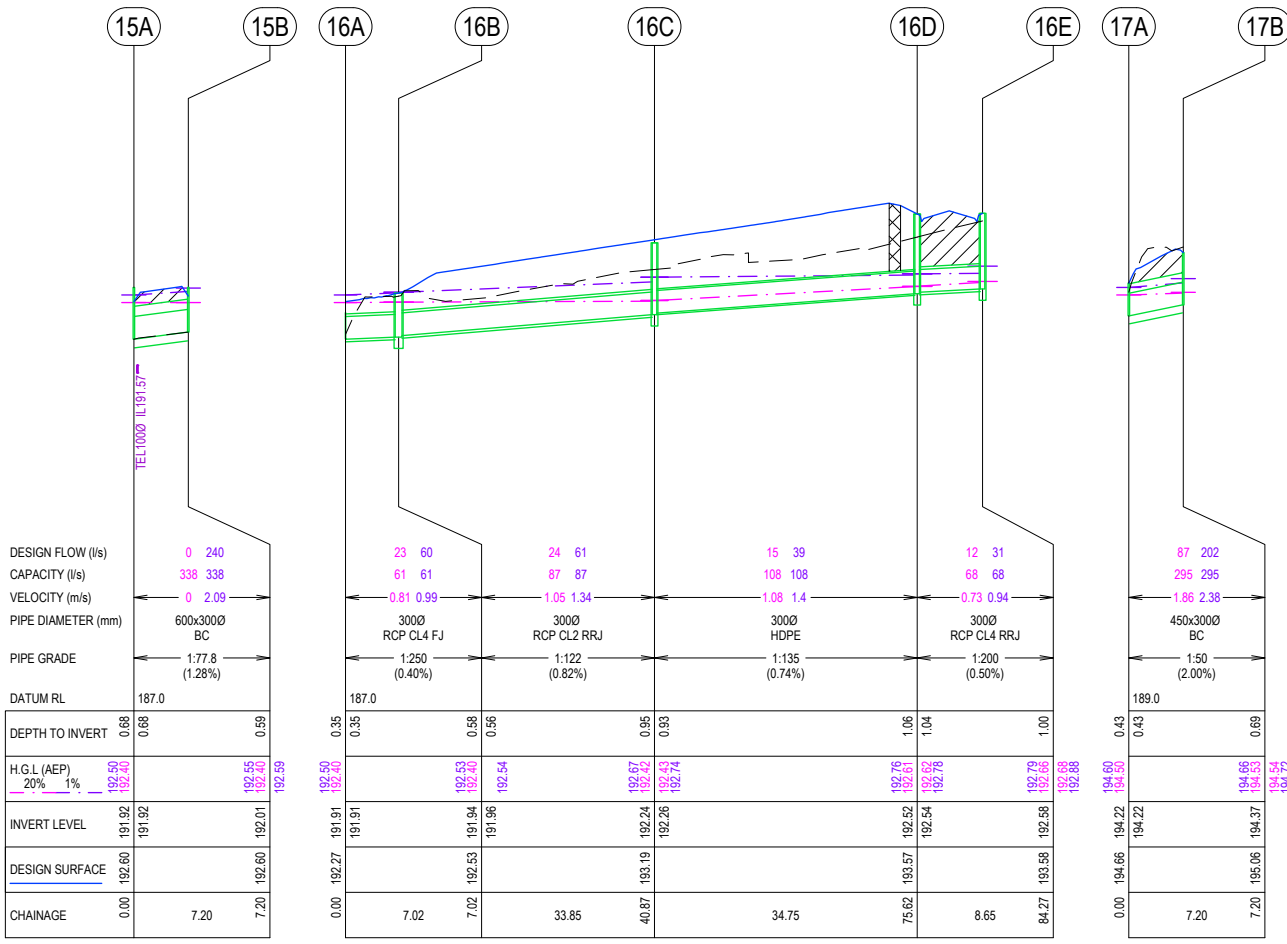
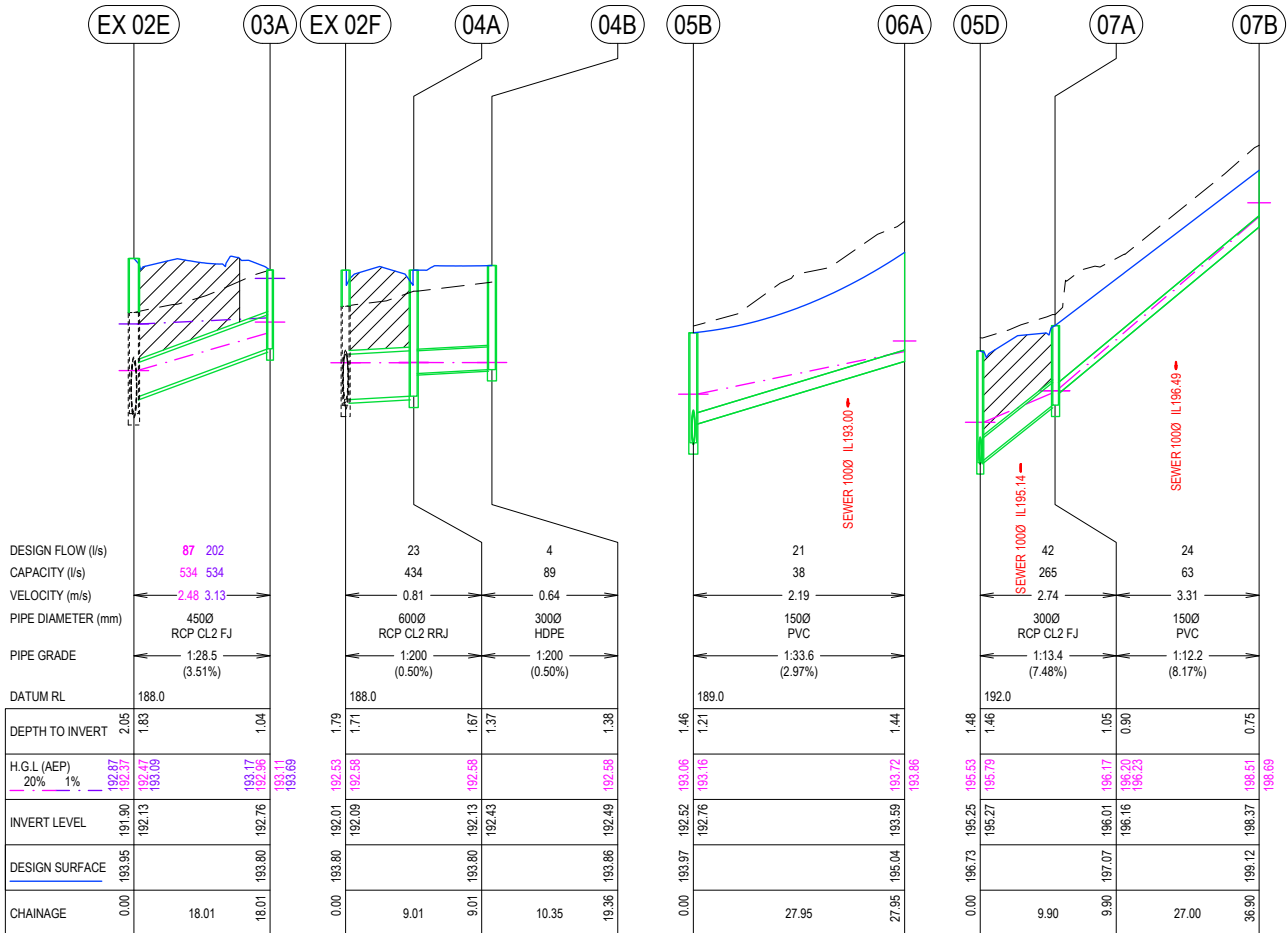
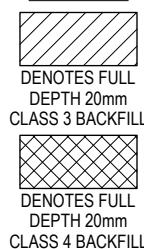
DWG STATUS:
PRELIMINARY

PROJECT & DWG No:
503150 R20 / 23

REV:
B

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS
PLOT DATE: 10/07/2026 FILE: C:\120\DATA\TOMKINSON\120S01602301 - STRATHFIELDSAYE\3405ENG000\CAD\CURRENT\1303150 R-D REV6.DWG

NOTE:



DRAFT

B	AS SUBMITTED TO COUNCIL	NJB	NJB	JM	NJB	10/07/26
A	AS SUBMITTED TO CLIENT	NJB	NJB	JM	HB	16/06/26
REV		DES	DWG	CHK	AUTH	DATE

RPE: NATHAN BAWDEN - 0015036

Tomkinson

SURVEY • ENGINEERING • PLANNING • PROJECT MANAGEMENT

HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700

ABN 11 103 336 358 WWW.TOMKINSON.COM

imagine

STRATHFIELDSAYE

SCALE H 1:1,000 V 1:100

LENGTHS ARE IN METRES - PAPER SIZE A3

© COPYRIGHT THE INFORMATION CONTAINED ON THIS DRAWING IS THE INTELLECTUAL PROPERTY OF TOMKINSON. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF TOMKINSON INFRINGES COPYRIGHT

BEFORE YOU DIG

COMPASS ASSURANCE

IMAGINE ESTATE STAGE 22

SERENE DRIVE STRATHFIELDSAYE

DRAINAGE LONG SECTIONS

CITY OF GREATER BENDIGO - AM/459/2020/C, AM/188/2016/B & DS/819/2022

STARTHIELDSAYE HOLDINGS PTY LTD

DWG STATUS: PRELIMINARY

PROJECT & DWG No: 503150 R21 / 23

REV: B

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS

PIT SCHEDULE												
PIT NAME	PIT TYPE	EASTING	NORTHING	INTERNAL		INLET DIA	INV LEV	OUTLET DIA	INV LEV	PIT SETOUT RL	DEPTH	REMARKS
				WD	LEN							
01H	JP	265987.25	5923904.62	600	900	450	191.28	450	191.26	194.86	3.60	RAISE JP TO FINAL LEVEL & MAINTAIN AS IDM SD420
01I	JP	266023.70	5923899.69	600	900	450	191.45	450	191.43	194.28	2.85	RAISE JP TO FINAL LEVEL & MAINTAIN AS IDM SD420
01J	JP	266020.81	5923878.32	600	900	450	191.55	450	191.53	194.10	2.57	RAISE JP TO FINAL LEVEL & MAINTAIN AS IDM SD420
02E	JP	266036.16	5923861.52	600	900			450	191.65	194.00	2.35	RAISE JP TO FINAL LEVEL & MAINTAIN AS IDM SD420
						450	192.13					
02F	EKI+JP	266071.24	5923856.42	900	900	600	192.09	675	192.01	193.32	1.31	RAISE JP TO FINAL LEVEL & CONVERT CoGB SD590I+590B 2700 LONG EKI HAUNCHED PIT LOCATED IN CENTRE
						600	192.09					
02G	JP	266036.10	5923861.07	1350	900	525	192.31	600	192.23	193.71	1.48	RAISE JP TO FINAL LEVEL & CONVERT TO IDM SD440
						375	192.42	450	191.65			
02H	GJP	266028.12	5923867.03	900	900	525	192.37	525	192.35	193.81	1.47	CONVERT JP TO GJP IN KERB - MODIFIED IDM SD481
02I	GJP	266019.66	5923868.61	900	900	525	192.42	525	192.40	193.82	1.42	CONVERT JP TO GJP IN KERB - MODIFIED IDM SD481
02J	SEP	266010.70	5923864.46	900	900	375	192.61	525	192.46	194.12	1.66	CONVERT JP TO IDM SD440
						450	192.54					
03A	JP	266096.18	5923836.56	600	900			450	192.76	193.80	1.04	IDM JP SD420 WITH CONNECTING DRIVEWABLE ENDWALL REFER DETAIL
04A	EKI+JP	266070.03	5923847.49	900	900	300	192.43	600	192.13	193.80	1.67	CoGB SD590I+590B 2700 LONG EKI HAUNCHED PIT LOCATED IN CENTRE
04B	SEP	266059.82	5923849.13	600	900			300	192.49	193.86	1.38	IDM SD440
05A	SEP	266034.94	5923852.50	600	900	375	192.47	375	192.45	193.98	1.53	IDM SD440
05B	SEP	266042.05	5923843.16	600	900	375	192.54	375	192.52	193.97	1.46	IDM SD440
						150	192.76					
05C	GSEP	266049.98	5923837.23	600	900	300	192.66	375	192.59	194.05	1.46	IDM SD480
05D	GSEP	266043.84	5923791.90	600	900	300	195.27	300	195.25	196.73	1.48	IDM SD480
						300	195.27					
05E	JP	266040.06	5923763.99	600	900	300	197.17	300	197.15	198.88	1.73	IDM SD420
06A	END	266038.20	5923815.48					150	193.59	195.04	1.44	
07A	GSEP	266034.53	5923788.73	600	900	150	196.17	300	196.02	197.07	1.05	IDM SD480
07B	END	266030.90	5923761.97					150	198.37	199.12	0.75	
15A	WINGWALL	266109.98	5923908.03	900	200	600x300	191.92			192.60	0.68	PRECAST DRIVEABLE ENDWALL
15B	WINGWALL	266108.94	5923900.91	900	200			600x300	192.01	192.60	0.59	PRECAST DRIVEABLE ENDWALL
16A	WINGWALL	266109.77	5923908.92			300	191.92					BREAK INTO WINGWALL 15A & 'MAKE GOOD'
16B	JP	266102.80	5923908.14	600	900	300	191.96	300	191.94	192.53	0.58	IDM SD420
16C	GJP	266069.26	5923912.69	600	600	300	192.26	300	192.24	193.19	0.95	IDM SD425 WITH GRATED INSERT
16D	SEP	266034.84	5923917.45	600	900	300	192.54	300	192.52	193.57	1.06	IDM SD440
16E	GSEP	266026.26	5923918.61	600	900			300	192.58	193.58	1.00	IDM SD480
17A	WINGWALL	266094.55	5923821.06	900	200	450x300	194.23			194.66	0.43	PRECAST DRIVEABLE ENDWALL
17B	WINGWALL	266093.82	5923813.90	900	200			450x300	194.37	195.06	0.69	PRECAST DRIVEABLE ENDWALL

12D MODEL - HYDROLOGICAL DESIGN SHEET
Project: Design
Drainage Model: DRN/STR
Rainfall File: Bendigo180725.12dhydro

To Method: Direct
Rainfall Method: IFD Table
Runoff C Method: Direct
Minor 20.00 AEP(%) Storm Event

Node Name	Node Type	Setout Easting	Setout Northing	Setout RL	Grate RL	Catch ID	Time Tc	Intensity I	Runoff C	Area A	Full CA	Full Sum CA	Full Qc=CA	Partial CA	Partial Sum CA	Partial Qc=CA	Direct Flow Qdg	Approach Flow Qa
(-)	(-)	(m)	(m)	(m)	(m)	(-)	(min)	(mm/hr)	(-)	(ha)	(ha)	(ha)	(L/s)	(ha)	(ha)	(L/s)	(L/s)	(L/s)
03A	IDM JP SD420	266096.17	5923836.56	193.8	195	3P	7.5	82.98	0.55	0.1456	0.0801	0.3654	84.2	0.0641	0.3493	87.3		87.3
						4P	6	89.93	0.75	0.3803	0.2853			0.2853				
04A	IDM SEP SD431 + SD410	266070.03	5923847.49	193.8	195	3P	6	89.93	0.55	0.0691	0.038	0.0754	18.8	0.038	0.0754	18.8		18.8
						4P	6	89.93	0.75	0.0499	0.0374			0.0374				
04B	IDM SEP SD440	266059.81	5923849.13	193.86	195	4P	6	89.93	0.75	0.0224	0.0168	0.0168	4.2	0.0168	0.0168	4.2		4.2
05A	IDM SEP SD440	266034.94	5923852.5	193.98	195	4P	6	89.93	0.75	0.0299	0.0224	0.0224	5.6	0.0224	0.0224	5.6		5.6
05B	IDM SEP SD440	266042.05	5923843.16	193.97	195	2P	6	89.93	0.6	0.058	0.0348	0.074	18.5	0.0348	0.074	18.5		18.5
						4P	6	89.93	0.75	0.0523	0.0392			0.0392				
05C	IDM GSEP SD480	266049.98	5923837.23	194.05	195	4P	6	89.93	0.75	0.0395	0.0296	0.0296	7.4	0.0296	0.0296	7.4		7.4
05D	IDM GSEP SD480	266043.84	5923791.9	196.73	196.73	3P	6	89.93	0.55	0.2118	0.1165	0.1466	36.6	0.1165	0.1466	36.6		36.6
						4P	6	89.93	0.75	0.0402	0.0302			0.0302				
05E	IDM JP SD420	266040.06	5923763.99	198.87	198.87													
05F	IDM GSEP SD480	266036.97	5923741.17	200.63	200.63	2P	6.07	89.6	0.6	0.058	0.0348	0.2558	63.7	0.0344	0.2554	63.8		63.8
						3P	6	89.93	0.55	0.2818	0.155			0.155				
						4P	6	89.93	0.75	0.0879	0.0659			0.0659				
06A	CAP	266038.2	5923815.48	195.04	195.04	2P	6	89.93	0.6	0.0585	0.0351	0.0826	20.6	0.0351	0.0826	20.6		20.6
						3P	6	89.93	0.55	0.0864	0.0475			0.0475				
07A	IDM GSEP SD480	266034.53	5923788.73	197.07	197.07	3P	6	89.93	0.55	0.0864	0.0475	0.0751	18.8	0.0475	0.0751	18.8		18.8
						4P	6	89.93	0.75	0.0368	0.0276			0.0276				
07B	CAP	266030.9	5923761.97	199.12	199.12	3P	6	89.93	0.55	0.1728	0.095	0.095	23.7	0.095	0.095	23.7		23.7
13A	CAP	265848.89	5923886.43	198.57	198.57	2P	6	89.93	0.6	0.056	0.0336	0.0336	8.4	0.0336	0.0336	8.4		8.4
14A	CAP	265876.84	5923873.76	197.09	197.09	2P	6	89.93	0.6	0.0544	0.0326	0.0326	8.2	0.0326	0.0326	8.2		8.2
15A	HW OUT	266109.98	5923908.03	192.6	192.6													
15B	HW IN	266108.93	5923900.91	192.6	192.8													0
16A	HW OUT	266109.77	5923908.92	191.91	192.27													
16B	IDM 600x900 SEP SD431	266102.8	5923908.14	192.53	192.8													0
16C	IDM GJP SD425	266069.26	5923912.69	193.19	193.19	2P	6	89.93	0.6	0.0576	0.0346	0.0346	8.6	0.0346	0.0346	8.6		8.6
16D	IDM SEP SD440	266034.84	5923917.45	193.57	195	4P	6	89.93	0.75	0.0189	0.0142	0.0142	3.5	0.0142	0.0142	3.5		3.5
16E	IDM GSEP SD480	266026.26	5923918.61	193.58	195	2P	6	89.93	0.6	0.0562	0.0337	0.0479	12	0.0337	0.0479	12		12
						4P	6	89.93	0.75	0.0189	0.0142			0.0142				
17A	HW OUT	266094.55	5923821.06	194.66	194.66													
17B	HW IN	266093.82	5923813.9	195.06	195.06												87	87

LEGEND

- OVERLAND FLOW PATH
- 42I DRAINAGE PIT LABEL
- 42H CATCHMENT OUTFALL PIT

