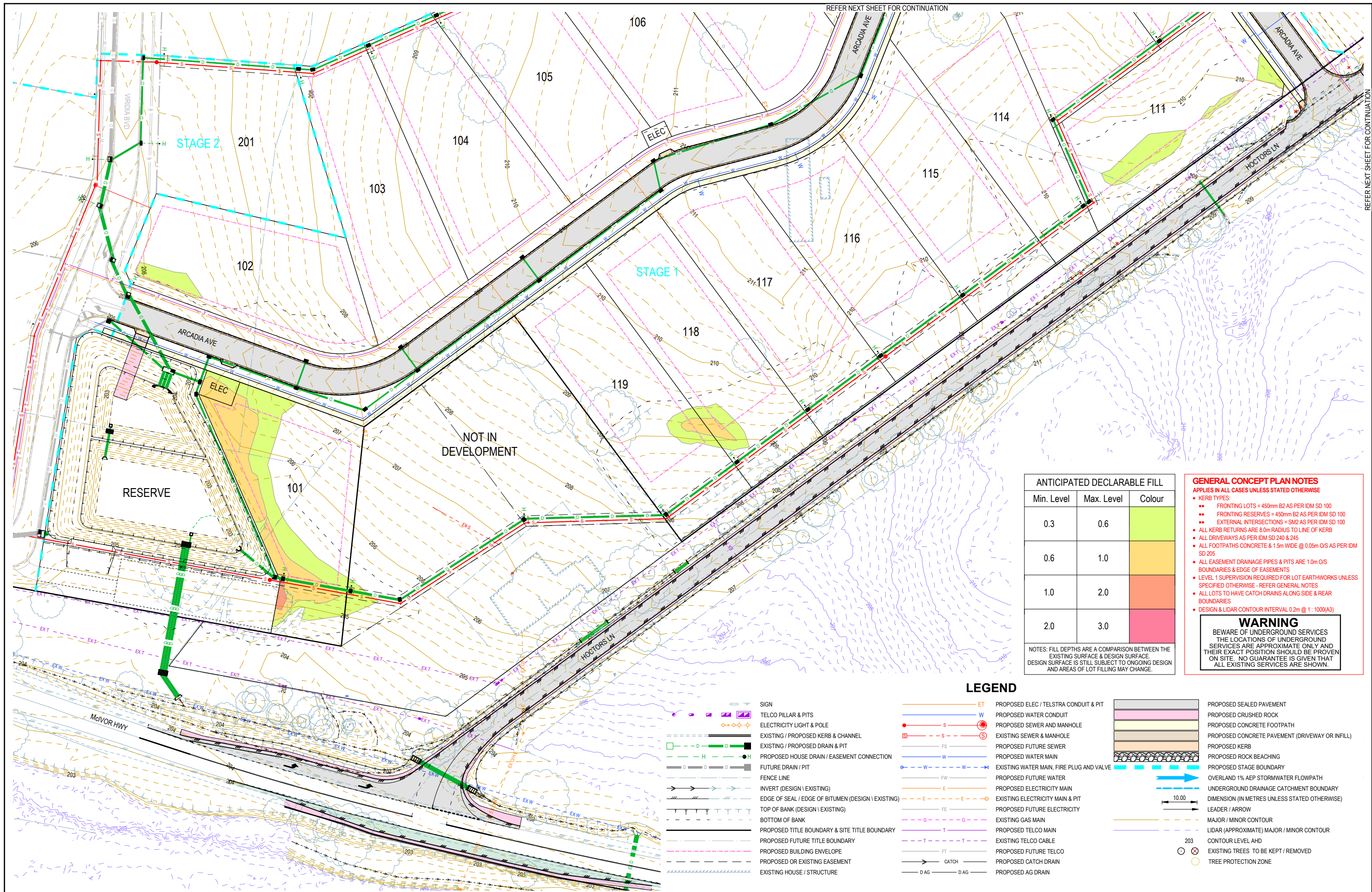




ANTICIPATED DECLARABLE FILL		
Min. Level	Max. Level	Colour
0.3	0.6	
0.6	1.0	
1.0	2.0	
2.0	3.0	

NOTES: FILL DEPTHS ARE A COMPARISON BETWEEN THE EXISTING SURFACE & DESIGN SURFACE. DESIGN SURFACE IS STILL SUBJECT TO ONGOING DESIGN AND AREAS OF LOT FILLING MAY CHANGE.

GENERAL CONCEPT PLAN NOTES
APPLIES IN ALL CASES UNLESS STATED OTHERWISE

- KERB TYPES:
 - FRONTING LOTS = 450mm B2 AS PER IDM SD 100
 - FRONTING RESERVES = 450mm B2 AS PER IDM SD 100
 - EXTERNAL INTERSECTIONS = SM2 AS PER IDM SD 100
- ALL KERB RETURNS ARE 8.0m RADIUS TO LINE OF KERB
- ALL DRIVEWAYS AS PER IDM SD 240 & 245
- ALL FOOTPATHS CONCRETE & 1.5m WIDE @ 0.05m O/S AS PER IDM SD 205
- ALL EASEMENT DRAINAGE PIPES & PITS ARE 1.0m O/S BOUNDARIES & EDGE OF EASEMENTS
- LEVEL 1 SUPERVISION REQUIRED FOR LOT EARTHWORKS UNLESS SPECIFIED OTHERWISE - REFER GENERAL NOTES
- ALL LOTS TO HAVE CATCH DRAINS ALONG SIDE & REAR BOUNDARIES
- DESIGN & LIDAR CONTOUR INTERVAL 0.2m @ 1:100(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.

LEGEND

- SIGN

TELCO PILLAR & PITS

ELECTRICITY LIGHT & POLE

EXISTING / PROPOSED KERB & CHANNEL

EXISTING / PROPOSED DRAIN & PIT

PROPOSED HOUSE DRAIN / EASEMENT CONNECTION

FUTURE DRAIN / PIT

FENCE LINE

INVERT (DESIGN \ EXISTING)

EDGE OF SEAL / EDGE OF BITUMEN (DESIGN \ EXISTING)

TOP OF BANK (DESIGN \ EXISTING)

BOTTOM OF BANK

PROPOSED TITLE BOUNDARY & SITE TITLE BOUNDARY

PROPOSED FUTURE TITLE BOUNDARY

PROPOSED BUILDING ENVELOPE

PROPOSED OR EXISTING EASEMENT

EXISTING HOUSE / STRUCTURE
- ET PROPOSED ELEC / TELSTRA CONDUIT & PIT

W PROPOSED WATER CONDUIT

S PROPOSED SEWER AND MANHOLE

FS EXISTING SEWER & MANHOLE

W PROPOSED FUTURE SEWER

W EXISTING WATER MAIN, FIRE FLUG AND VALVE

FW PROPOSED FUTURE WATER

E PROPOSED ELECTRICITY MAIN

FE EXISTING ELECTRICITY MAIN & PIT

FE PROPOSED FUTURE ELECTRICITY

G EXISTING GAS MAIN

T PROPOSED TELCO MAIN

T EXISTING TELCO CABLE

FT PROPOSED FUTURE TELCO

CATCH PROPOSED CATCH DRAIN

D AG PROPOSED AG DRAIN
- PROPOSED SEALED PAVEMENT

PROPOSED CRUSHED ROCK

PROPOSED CONCRETE FOOTPATH

PROPOSED CONCRETE PAVEMENT (DRIVEWAY OR INFILL)

PROPOSED KERB

PROPOSED ROCK BEACHING

PROPOSED STAGE BOUNDARY

OVERLAND 1% AEP STORMWATER FLOWPATH

UNDERGROUND DRAINAGE CATCHMENT BOUNDARY

DIMENSION (IN METRES UNLESS STATED OTHERWISE)

LEADER / ARROW

MAJOR / MINOR CONTOUR

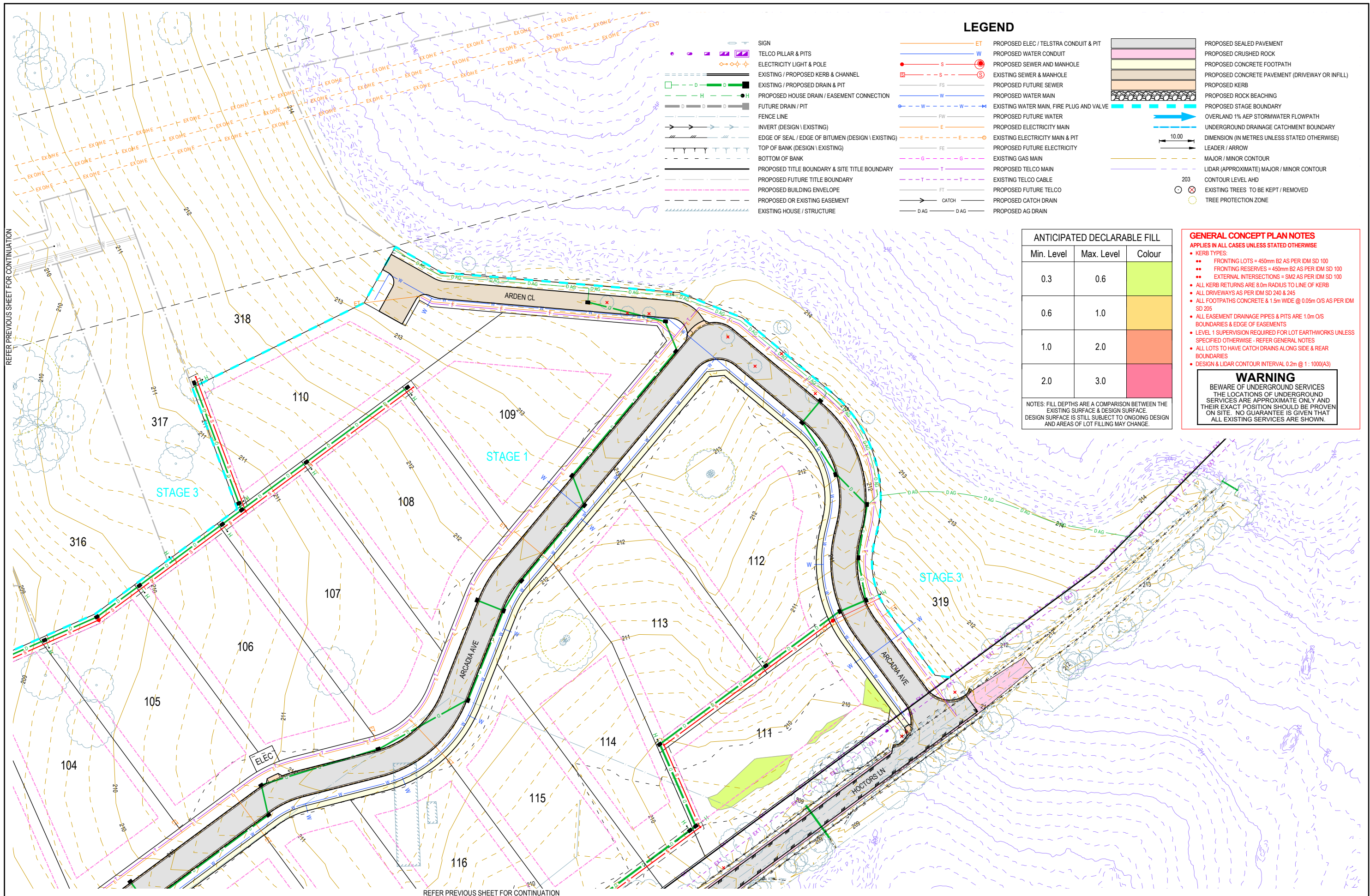
LIDAR (APPROXIMATE) MAJOR / MINOR CONTOUR

CONTOUR LEVEL AHD

EXISTING TREES TO BE KEPT / REMOVED

TREE PROTECTION ZONE

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PLOT DATE: 13/08/2026 FILE: C:\12\DATA\TOMKINSON\12501063104 - JUNORTOWN (REF 500593)_925959600\CAD\CURRENT\193104 S1B CONCEPT REV B.DWG



DRAFT

SUBJECT TO DETAILED DESIGN

B RENAME ROAD & RESHAPE LOT 102

A AS SUBMITTED TO CLIENT

REV

NJB

NJB

-

NJB

13/08/26

NJB

NJB

JM

NJB

11/08/26

DES

DWG

CHK

AUTH

DATE

RPE: IATHAN BAWDEN - 0019306

N

MGA2020

ZONE 55

Tomkinson

SURVEY ENGINEERING PLANNING PROJECT MANAGEMENT

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VIRIDIA

JUNORTOWN

villawood

properties

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10 0 10 20 30 40 50

SCALE 1:1,000

LENGTHS ARE IN METRES - PAPER SIZE A3

BEFORE

YOU DIG

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COMPASS ASSURANCE

ISO 9001 QUALITY

VIRIDIA STAGE 1

809 McIVOR HIGHWAY - JUNORTOWN

STAGE 1 DEVELOPMENT CONCEPT PLAN (2 OF 2)

CITY OF GREATER BENDIGO DS/696/2023

WELLSFORD PROJECTS PTY LTD

DWG STATUS:

CONCEPT

PROJECT & DWG No:

503104.02 C02 / 02

REV:

B

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