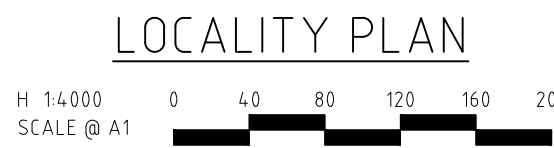
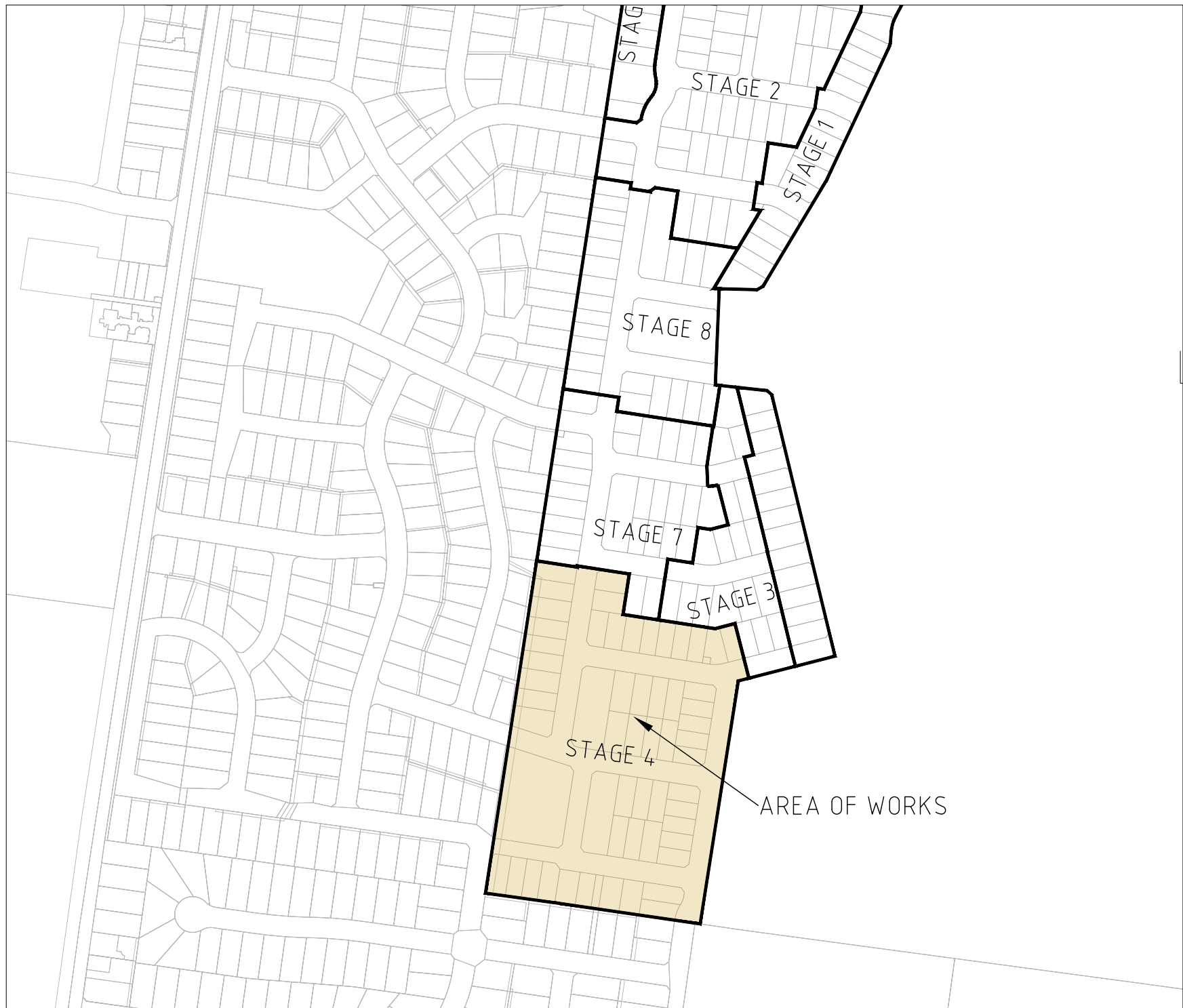


250 WEDGE ROAD STAGE 4 YOURLAND DEVELOPMENTS PTY LTD

GENERAL NOTES:

- SURVEY**
- 1 ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA) 94, ZONE 55.
- 2 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 $\pm 0.05\text{m}$.
- 3 ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH YOURLAND UMBRELLA AGREEMENT 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 THEIR REPRESENTATIVE.
- 4 ROAD CHAINAGES REFER TO ROAD CENTRELINES. CHAINAGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE LIP OF KERB.
- EARTHWORKS**
- 5 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.
- 6 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.
- 7 ALL EXCAVATED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
- 8 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.
- 9 FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION, AS 3798-2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- 10 ALL BATTERS SHALL BE 1 IN 6, UNLESS OTHERWISE SHOWN.
- 11 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.
- 12 TBMS 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.
- 13 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.
- 14 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.
- 15 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. ALL FILLING WITHIN ROAD RESERVES TO BE UNDERTAKEN USING LEVEL 1 SUPERVISION AND TO BE COMPLETED IN ACCORDANCE WITH AS 3798-2007 AND TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- 16 NO BLASTING TO BE CARRIED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCIL'S PERMISSION.
- SERVICES**
- 17 GAS AND WATER CONDUITS ARE TO BE:
850mm CLASS 12 P.V.C. - SINGLE SERVICE
8100mm 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
- 18 ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.
- 19 WATER TAPPINGS TO BE LOCATED IN ACCORDANCE WITH MRWA-W-110 STANDARDS UNLESS OTHERWISE SHOW.
- TELSTRA ARE TO BE NOTIFIED 7 DAYS PRIOR TO PLACEMENT OF CONCRETE WORKS. (IF SERVICE INDICATED)
- STORM WATER DRAINAGE**
- 20 AG/SUBSOIL DRAIN TO BE LAID BEHIND KERB WHERE REQUIRED IN ACCORDANCE WITH THE COUNCIL STANDARD DRAWINGS AND CONNECTED TO UNDERGROUND DRAINAGE.
- 21 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.).
- 22 CENTRELINES OF ALL EASEMENT DRAINS ARE OFFSET 2.5m OR 3.0m (WHERE OUTSIDE OF SEWER) FROM THE PROPERTY LINE UNLESS SHOWN OTHERWISE.
- 23 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.
- PAVEMENT**
- 24 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. ALL FILLING WITHIN ROAD RESERVES TO BE UNDERTAKEN USING LEVEL 1 SUPERVISION AND TO BE COMPLETED IN ACCORDANCE WITH AS 3798-2007 AND TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- CLAY) 25 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**
- 26 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.
- 27 ALL TEMPORARY WARNING SIGNS USED DURING CONSTRUCTION SHALL BE SUPPLIED AND MAINTAINED IN ACCORDANCE WITH AS 1742-3.
- 28 TACTILE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELEVANT COUNCIL STANDARD DRAWINGS.
- ENVIRONMENTAL**
- 29 CONTRACTOR TO PROVIDE AN ENVIRONMENTAL MANAGEMENT PLAN INCLUDING SILT AND SEDIMENT RUNOFF PROTECTION ETC. PRIOR TO THE COMMENCEMENT OF WORKS.
- 29 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.
- 30 TREES NOT SPECIFIED FOR REMOVAL ARE TO BE PROTECTED WITH APPROPRIATE EXCLUSION FENCING PRIOR TO COMMENCEMENT OF ANY WORKS.



DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CR100	GENERAL NOTES - SHEET 1	1	H
CR200	FACE PLAN - SHEET 1	2	E
CR201	SERVICES PLAN - SHEET 1	3	D
CR300	SEABERRY PROMENADE/MONTALTO STREET LONG SECTIONS - SHEET 1	4	C
CR301	GLYNELEA CRESCENT/LEDBURY PLACE/NORTHAMPTON STREET & PUMPKIN ROAD LONG SECTIONS - SHEET 1	5	C
CR302	GREYCLIFFE AVENUE LONG SECTIONS - SHEET 1	6	C
CR400	SEABERRY PROMENADE CROSS SECTIONS - SHEET 1 OF 3	7	D
CR401	SEABERRY PROMENADE CROSS SECTIONS - SHEET 2 OF 3	8	D
CR402	SEABERRY PROMENADE/MONTALTO STREET CROSS SECTIONS - SHEET 3 OF 3	9	D
CR403	MONTALTO STREET CROSS SECTIONS - SHEET 2 OF 3	10	D
CR404	MONTALTO STREET & GLYNELEA CRESCENT CROSS SECTIONS - SHEET 3 OF 3	11	D
CR405	GLYNELEA CRESCENT & LEDBURY PLACE CROSS SECTIONS - SHEET 2 OF 2	12	D
CR406	NORTHAMPTON STREET CROSS SECTIONS - SHEET 1	13	D
CR407	PUMPKIN ROAD CROSS SECTIONS - SHEET 1	14	D
CR408	GREYCLIFFE AVENUE CROSS SECTIONS - SHEET 1 OF 2	15	D
CR409	GREYCLIFFE AVENUE CROSS SECTIONS - SHEET 2 OF 2	16	D
CR500	INTERSECTION DETAILS - SHEET 1	17	D
CR501	INTERSECTION DETAILS - SHEET 2	18	D
CR502	INTERSECTION DETAILS - SHEET 3	19	D
CR503	INTERSECTION DETAILS - SHEET 4	20	D
CR600	DRAINAGE LONG SECTIONS - SHEET 1	21	F
CR601	DRAINAGE LONG SECTIONS - SHEET 2	22	F
CR602	DRAINAGE LONG SECTIONS - SHEET 3	23	F
CR603	DRAINAGE LONG SECTIONS - SHEET 4	24	F
CR700	PAVEMENT AND TYPICAL DETAILS - SHEET 1	25	D
CR701	PAVEMENT AND TYPICAL DETAILS - SHEET 2	26	C
CR702	PAVEMENT AND TYPICAL DETAILS - RETAINING WALL	27	C
CR703	PAVEMENT AND TYPICAL DETAILS - RETAINING WALL	28	C
CR800	SIGNAGE AND LINEMARKING - SHEET 1	29	D

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		GAS		NBN (TELECOM)		ELECTRICITY			
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	POLE	POLE	U/G CABLE	U/G CABLE
							SIDE	OFFSET	SIDE	OFFSET
SEABERRY PROMENADE (WEST - EAST)	N	2.85	N	2.35	S	2.10	-	-	S	2.70
SEABERRY PROMENADE (NORTH - SOUTH)	W	2.85	W	2.35	E	2.10	-	-	E	2.70
MONTALTO STREET	N	2.85	N	2.35	S	2.10	-	-	S	2.70
GLYNELEA CRESCENT	N	2.85	N	2.35	S	2.10	-	-	S	2.70
NORTHAMPTON STREET	N	2.85	N	2.35	S	2.10	-	-	S	2.70
PUMPKIN ROAD	E	2.85	E	2.35	W	0.6	-	-	W	1.20
LEDBURY PLACE	S	2.85	S	2.35	N	1.90	-	-	N	2.50
GREYCLIFFE AVENUE	W	2.85	W	2.35	E	2.10	-	-	E	2.70



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.



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YourLand
Developments

Designed
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Authorised
B.WAREHAM

Checked
N.WORME

Date
DECEMBER 24

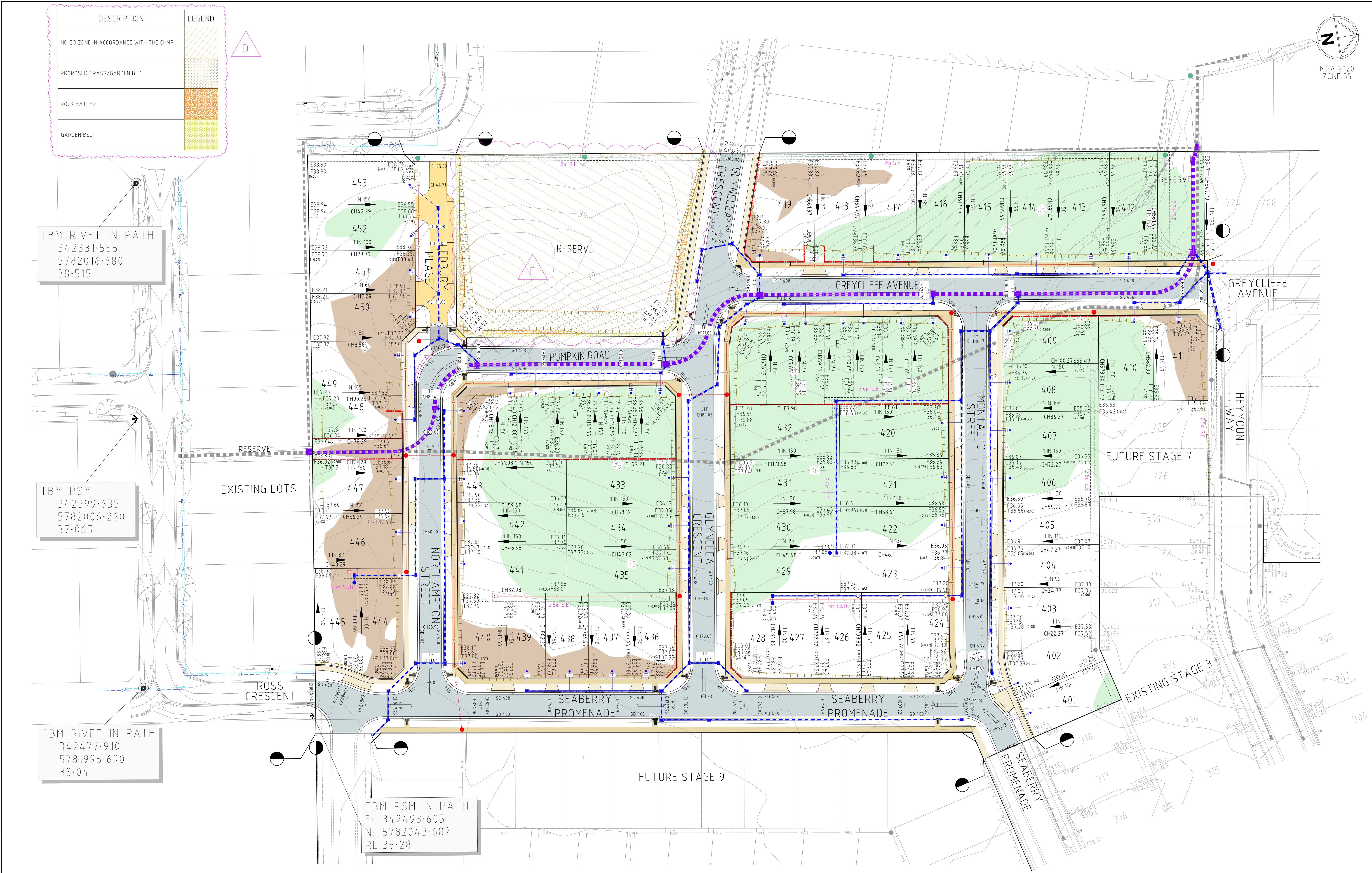
**250 WEDGE ROAD
STAGE 04B
ROAD AND DRAINAGE
GENERAL NOTES - SHEET 1**
FRANKSTON CITY COUNCIL
YOURLAND DEVELOPMENTS PTY LTD

CONSTRUCTION 320977-04BCR100

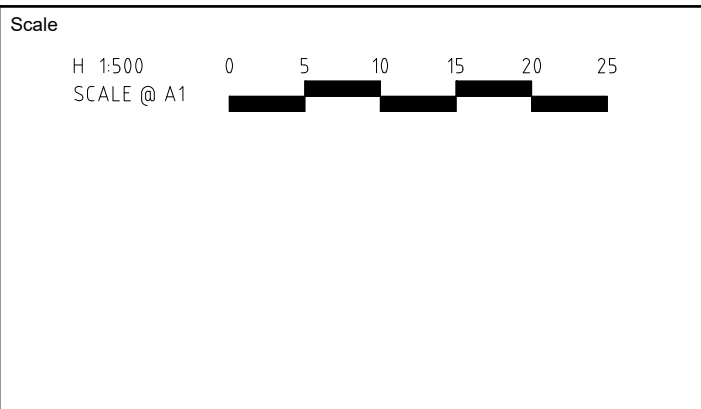
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LEGEND	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT		
UNDERGROUND ELECTRICITY		
OVERHEAD ELECTRICITY & POLE		
TELECOMMUNICATIONS & SERVICE PIT		
OPTIC FIBRE		
OVERHEAD TELECOMMUNICATIONS		
GAS MAIN		
BRANCH SEWER & MAINTENANCE STRUCTURE		
SEWER & MAINTENANCE STRUCTURE		
SEWER RISING MAIN		
CENTRAL INVERT		
COUNCIL STORMWATER DRAIN AND PIT		
STORM WATER DRAINAGE PROPERTY INLETS		
COUNCIL STORM WATER PITS		
HOUSE DRAIN		
AG DRAIN AND FLUSHER		
MWC STORM WATER DRAIN & PIT		
MWC STORM WATER PITS		
STORM WATER DRAINAGE PIT NUMBER		
GAS & WATER CONDUITS		
CONCRETE VEHICLE CROSSING		
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		
LIMIT OF WORKS		
BATTER		
EXCAVATION GREATER THAN 0.20m		
FILLING GREATER THAN 0.20m		
PUBLIC LIGHTING		
FENCE - TREE PROTECTION		
FENCE - VEHICLE EXCLUSION		
FENCES		
GUARD RAIL		
TREE (& SURVEYED CANOPY) TO BE RETAINED		
TREE TO BE PROTECTED		
VEGETATION LINE		
FOOTPATH - 1.4m		
FOOTPATH - 15m		
TACTILE GROUND SURFACE INDICATOR		
FUTURE DRIVEWAY		
CONCRETE STANDARD VEHICLE CROSSING		
ROAD PAVEMENT		

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Rev	Description	Author	Date
E	COUNCIL COMMENTS	B.W	07-04-25
D	COUNCIL COMMENTS	B.W	07-04-25
C	PRELIMINARY ISSUE	B.W	29-01-25
B	PRELIMINARY ISSUE	B.W	10-12-24
A	PRELIMINARY ISSUE	B.W	30-10-24
Rev	Amendments	Approved	Date



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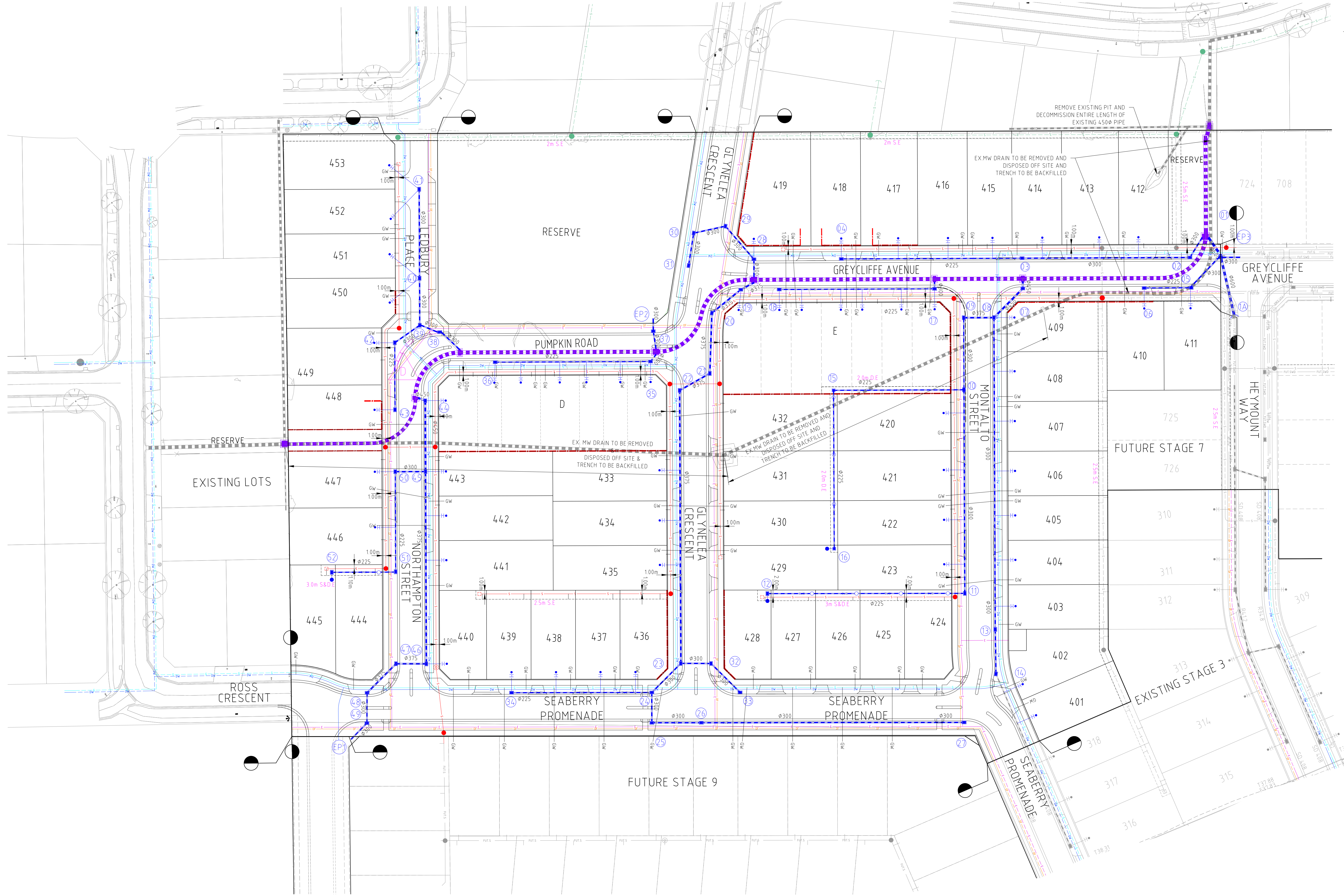
**250 WEDGE ROAD
STAGE 04B
ROAD AND DRAINAGE
FACE PLAN - SHEET 1**

FRANKSTON CITY COUNCIL
YOURLAND DEVELOPMENTS PTY LTD

CONSTRUCTION

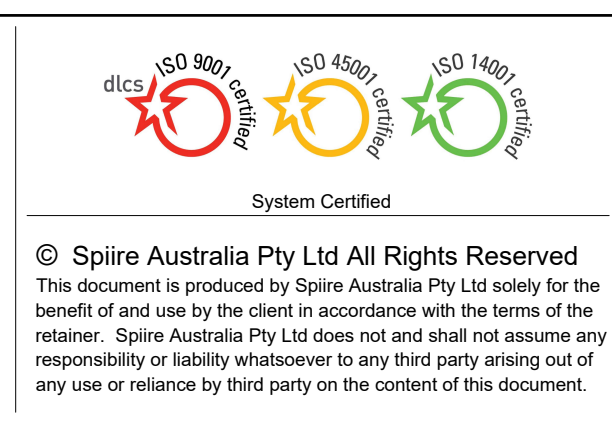
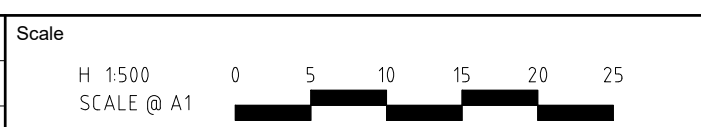
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Rev	Amendments	Approved	Date
D	COUNCIL COMMENTS	B.W	07-04-25
C	PRELIMINARY ISSUE	B.W	29-01-25
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A	PRELIMINARY ISSUE	B.W	30-10-24



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**250 WEDGE ROAD
STAGE 04B
ROAD AND DRAINAGE
SERVICES PLAN - SHEET 2
FRANKSTON CITY COUNCIL
YOURLAND DEVELOPMENTS PTY LTD**

CONSTRUCTION

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