

STRIP TOPSOIL & FILL & GRADE NATURESTRIP TO SLOPE FROM LOT BDY TO BACK OF KERB AT 1:100.

RAISE EXISTING PIT TO FSL

REFER TO CR501 & SEPARATE DRAWINGS FOR LOT 4 CONCRETE CAPPING SLAB DETAILS  
BOX GUTTER DRAIN

BWARE OF EXISTING TRUNK SEWERS AND 315 AC WATER MAIN DURING ROADWORKS & BOLLARD INSTALLATION



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Designed  
B.IBBS  
Authorised  
B.IBBS

Checked  
T.ZAHLE  
Date  
24-03-17

**THE PEPPERCORNS ESTATE STAGE 5**  
**THE BOULEVARD, WHITE HILLS**  
**ROAD & DRAINAGE LAYOUT PLAN**  
**LAYOUT PLAN 4**  
CITY OF GREATER BENDIGO DS/218/2015  
DJE INVESTMENT'S PTY LTD

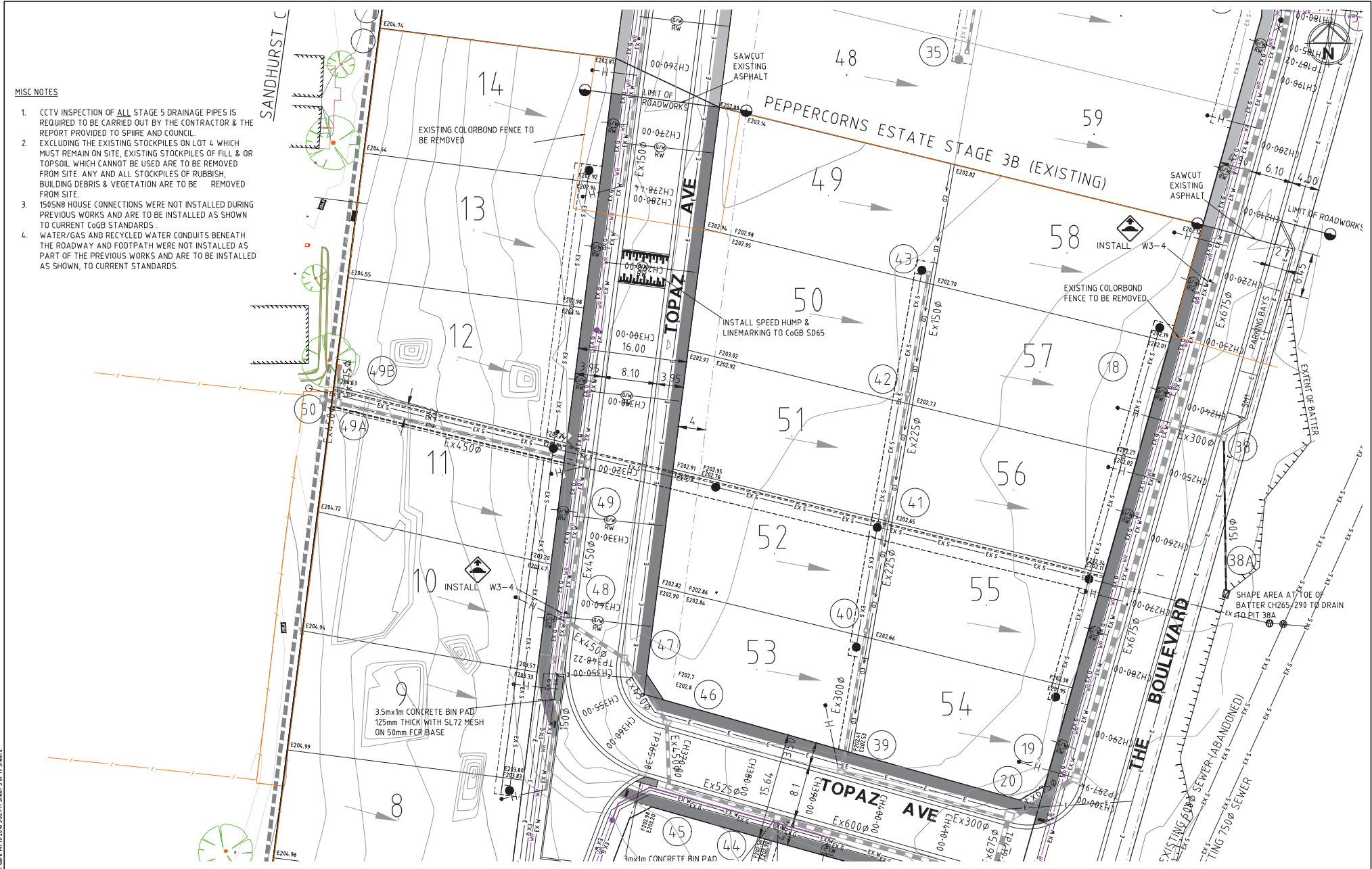
**CONSTRUCTION 301468CR200**

Rev	Amendments	Approved	Date
0	ISSUED FOR CONSTRUCTION	B.I	14-11-18
B	COUNCIL AMENDMENTS	B.I	09-05-17
A	ISSUED FOR APPROVAL	B.IBBS	24-03-17

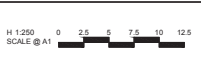
File name: 301468CR200.dwg, Project name: DS218, created by: Bendigo.dwg, Date: 14/11/2018, 11:07:03 AM, Plot Scale: 1:250, Sheet 2 of 19 Sheets

**MISC NOTES**

1. CCTV INSPECTION OF ALL STAGE 5 DRAINAGE PIPES IS REQUIRED TO BE CARRIED OUT BY THE CONTRACTOR & THE REPORT PROVIDED TO SPIRE AND COUNCIL.
2. EXCLUDING THE EXISTING STOCKPILES ON LOT 4 WHICH MUST REMAIN ON SITE, EXISTING STOCKPILES OF FILL & OR TOPSOIL WHICH CANNOT BE USED ARE TO BE REMOVED FROM SITE. ANY AND ALL STOCKPILES OF RUBBISH, BUILDING DEBRIS & VEGETATION ARE TO BE REMOVED FROM SITE.
3. 150SN8 HOUSE CONNECTIONS WERE NOT INSTALLED DURING PREVIOUS WORKS AND ARE TO BE INSTALLED AS SHOWN TO CURRENT CoGB STANDARDS.
4. WATER/GAS AND RECYCLED WATER CONDUITS BENEATH THE ROADWAY AND FOOTPATH WERE NOT INSTALLED AS PART OF THE PREVIOUS WORKS AND ARE TO BE INSTALLED AS SHOWN, TO CURRENT STANDARDS.



Rev	Amendments	Approved	Date
0	ISSUED FOR CONSTRUCTION	B.I	14-11-18
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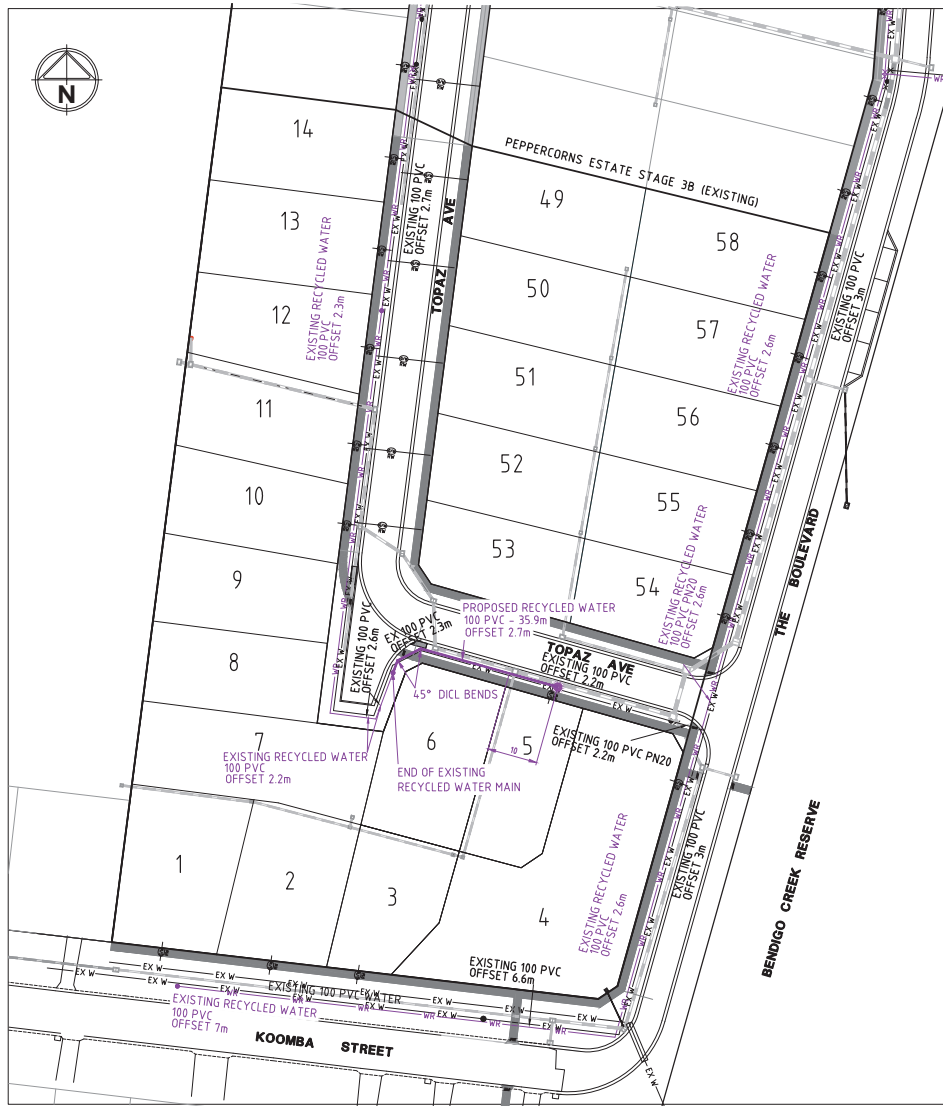
Designed B.IBBS	Checked T.ZAHLE
Authorised B.IBBS	Date 24-03-17

**THE PEPPERCORNS ESTATE STAGE 5  
 THE BOULEVARD, WHITE HILLS**  
 ROAD & DRAINAGE LAYOUT PLAN  
 LAYOUT PLAN 2  
 CITY OF GREATER BENDIGO DS/218/2015  
 DJE INVESTMENT'S PTY LTD

Drawn No  
301468CR201

Rev  
0

File name: 301468CR201.dwg, Project name: 0217, Job No: 14114, Drawn by: Brenden Ibbotson  
 File location: C:\Users\B.IBBS\Documents\Projects\0217\301468CR201.dwg, Date: 14/11/2018 3:01 PM, Sheet 3 of 19 Sheets



LEGEND		
X	X	VALVE (EXISTING)
●	●	HYDRANT, BELOW GROUND (EXISTING)
○	○	HYDRANT, BELOW GROUND (PROPOSED)
—	—	PROPOSED WATER RETIC MAIN (RECYCLED)
WR	—	EXISTING WATER RETIC MAIN (RECYCLED)
EX W	—	EXISTING WATER RETIC MAIN (POTABLE)

**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.



**COLIBAN WATER PROJECT NOTES :**

1. THE CONTRACTOR IS TO REPAIR, REINSTATE & OTHERWISE COMPLETE THE RISERS, SHROUDS AND COVERS FOR ALL PARTIALLY COMPLETED HYDRANTS & VALVES (RECYCLED & POTABLE WATER) IN STAGE 5 TO COLIBAN WATER'S STANDARDS. INCLUDES THE PROVISION OF MARKER POSTS & PAVEMENT REFLECTORS WHERE APPLICABLE
2. ALL EXISTING MAINS ARE TO BE FLUSHED TO IMPROVE WATER QUALITY. METHODOLOGY FOR THIS IS TO BE ORGANISED WITH COLIBAN WATER .
3. ANY AMENDMENTS IF REQUIRED TO THE EXISTING WATER MAINS MUST BE CONSTRUCTED IN CLASS 16 PVC AS A MINIMUM
4. HYDRANT OR VALVE MARKER POSTS ARE TO BE SECURELY ANCHORED IN 45mm OF CONCRETE WHICH IS NOT TO BE VISIBLE AT THE SURFACE. STENCILS ON MARKER POSTS ARE TO BE PAINTED ON USING A STENCIL & BLACK PAINT.
5. CLASS 3 FCR BACKFILL MUST BE USED WHERE MAINS ARE LOCATED UNDER ROADWAYS, DRIVEWAYS OR FOOTPATHS.
6. COMPACTED CLASS 3 FCR BACKFILL MUST BE CONSTRUCTED TO A WIDTH OF 300mm AROUND THE SHROUD OF EACH HYDRANT OR VALVE, LEAVING APPROX 50mm OF SPACE FOR TOPSOIL AT THE SURFACE. THE SHROUD MUST BE CONSTRUCTED TO AN APPROPRIATE HEIGHT SO THAT ANY SURFACE COVERS ARE NOT BEING SUPPORTED BY THE SHROUD AND THAT NO LOADING IS TRANSFERRED TO THE VALVE OR PIPE. THE MATERIAL USED FOR CONSTRUCTION OF SHROUDS IN NATURESTRIPS & RESERVES SHOULD BE 225mm DWV PVC S&L MATERIAL, WITH COVERS ELEVATED ABOVE THE FINISHED SURFACE LEVEL TO PREVENT WATER ENTRY.

DESIGNED	B.IBBS	PROJECT NUMBER	301468
DRAWN	B.IBBS	MELWAY REFERENCE	608 A1 7ED
CHECKED	K. ELDRIDGE	AUTHORISED	B.IBBS
APPROVED		DATE	18-05-17

**DJE INVESTMENTS spiire PTY LTD**

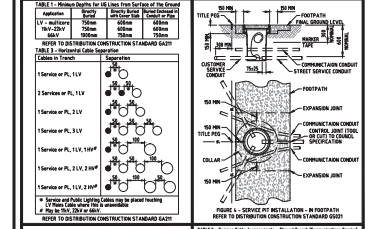
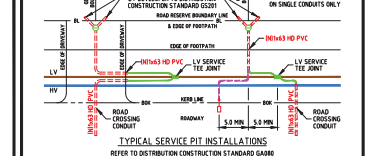
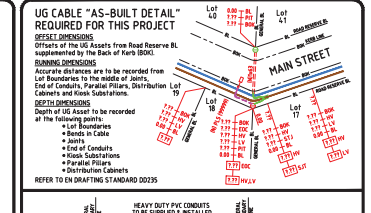
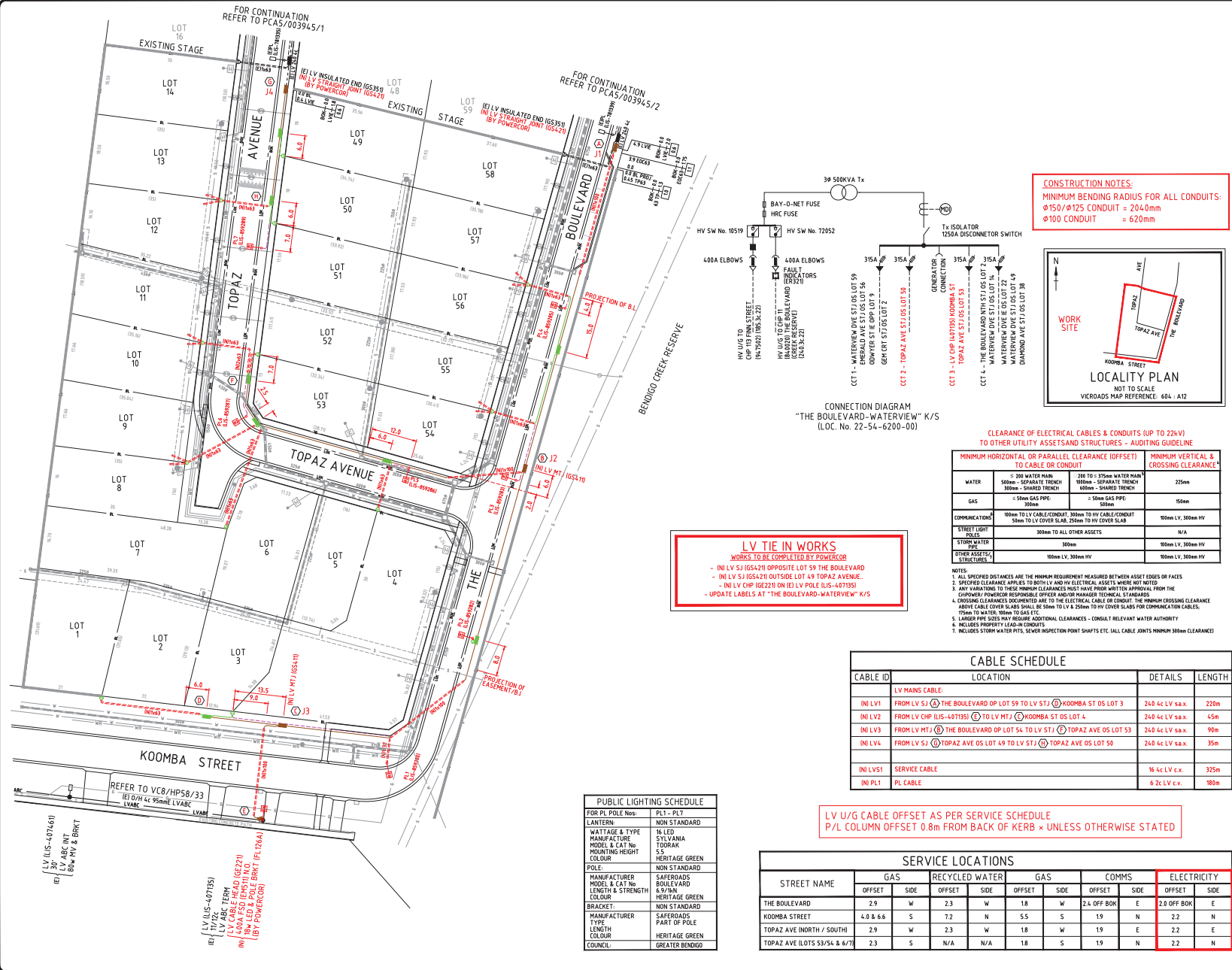


**COLIBAN WATER**  
 CITY OF GREATER BENDIGO DS/218/2015  
 THE PEPPERCORNS ESTATE STAGE 5  
 THE BOULEVARD, WHITE HILLS  
 WATER RETIC LAYOUT PLAN

SCALE: 1:1000 @A3  
 SHEET: 2 OF 2  
 DRAWING No.: 301468CW200  
 REV B  
 R/W ME16360

REV	DESCRIPTION	DATE	APPROVED	REV	DESCRIPTION	DATE	APPROVED
B	VERIFIED DESIGN	18-05-17	B.I				
A	CONCEPT PLAN	FEB 2017	B.I				





**TABLE 1 - Minimum Depth to 100mm from Surface of the Ground**

Asset	Depth (m)
110kV HV	1.8
33kV HV	1.5
10kV HV	1.0
LV	0.75
Gas	0.75
Water	0.75
Stormwater	0.75
Other Assets/Structures	0.75

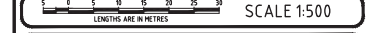
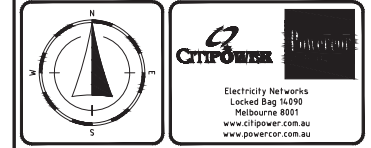
**TABLE 2 - Minimum Vertical & Crossing Clearance**

Asset	Clearance (m)
110kV HV	25
33kV HV	20
10kV HV	15
LV	10
Gas	10
Water	10
Stormwater	10
Other Assets/Structures	10

**TABLE 3 - Service Pit Installation - in Position**

Asset	Clearance (m)
110kV HV	25
33kV HV	20
10kV HV	15
LV	10
Gas	10
Water	10
Stormwater	10
Other Assets/Structures	10

**PROJECT NUMBER**: 5106297  
**ROAD DIRECTOR**: VICROADS 604 A12  
**GIS SYSTEM PLAN**: MAP 149-1224  
**PROJECTION**: MGA 55  
**FEDDER/SWITCHING ZONE**: EHK022/SW2-4172006  
**DEVELOPER/NUMBER OF LOTS**: SPIREZ 25 LOTS  
**MUNICIPAL COUNCIL**: GREATER BENDIGO



**REVISION**

NO	DESCRIPTION
1	ISSUED FOR PERMIT

**DRAWING NUMBER**: PCA40 5106297  
**SHEET**: 1 OF 1

**THE BOULEVARD, TOPAZ AVE & KOOMBA ST, WHITE HILLS**  
**UG CONSTRUCTION PLAN - URD**  
**THE PEPPERCORNS ESTATE STAGE 5**  
**URD DESIGN**

**DRAWN**: US (BRI)  
**DRAFTING CHECK**: G. GIBSON  
**DESIGNER**: US (JMI)  
**DESIGN APPROVAL**: G. GIBSON  
**PROJECT MANAGER**: T. HUGHAN

### SDU Development Information

Development Name:  
PEPPERCORNS ESTATE

Developer Company:  
DJE INVESTMENTS PTY LTD

Development Address:  
KOOMBA STREET WHITE HILLS

Authorised Rep:  
BRENDAN IBBS  
Phone: 03 54482500  
E-Mail: BRENDAN.IBBS@SPIIRE.COM.AU

nbn Reference Number: AYCA-424ZR9

Stage Number: 5

Design Revision: B

BILL OF MATERIAL				
NO OF LOTS: 24				
PITS		DUCTS		
SIZE	QTY	SIZE	QTY	MTRS
2	6	P100	12	440.6
5	9	P50	6	165.4
6	1	P20	24	289.4
8	0			
9	0			
TOTAL NUMBER OF PITS: 16				
TOTAL NUMBER OF MANHOLES: 0				
TOTAL NUMBER OF CONDUITS: 42				
TOTAL LENGTH OF CONDUITS: 895.4				



REV	DATE	DRAFTER	DESCRIPTION	APPROVED
B	MARCH 2018	B.IBBS	AS CONSTRUCTED	A. MILKE
A	MARCH 2017	B.IBBS	ISSUED FOR APPROVAL	A. MILKE

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NBNCO APPROVAL RECORD:

DD SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

WD SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

AS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

QUALITY RECORD:

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DRAWING TITLE:  
AYCA-424ZR9  
OPTIC FIBRE PIT & PIPE - AS CONSTRUCTED  
PEPPERCORNS ESTATE - STAGE 5  
KOOMBA STREET, WHITE HILLS, BENDIGO

ENABLE#:

STATE	VIC	REGION	BENDIGO
FSA:	SAR:	ADA:	
PROJECT No:	AYCA-424ZR9		
CADREF No:	A-Bill_AYCA-424ZR9_Peppercorns_Stage_5_18-03-2018		
SCALE	SHEET No	OF	REV
N/A	1	2	B