

MAJESTY - STAGE 18

MELTON CITY COUNCIL DETAIL DESIGN PLANS

CONSTRUCTION NOTES

SITE MANAGEMENT

- A1. Prior to commencement of works on site, the contractor must ensure that all matters relating to the Occupational Health & Safety Act 2004, including all relevant regulations, have been addressed. In particular, the required notifications must be conveyed to the Victorian Workcover Authority - Health & Safety division with respect to trenching operations. Details of the contractors occupational health & safety procedures must be lodged with the superintendent prior to commencement of works.
- A2. All native trees & shrubs to be retained unless road construction necessitates their removal or removal is directed by the engineer. A town planning permit is required for the removal of native trees & / or vegetation. The removal or retention of any existing trees must be in accordance with the approved landscape plan, or else approval will be required from the Melton City Council landscape approvals officer.
- A3. Existing dam or watercourses to be excavated to a firm base & backfilled as specified. Consulting engineer to be notified when the dam or watercourses are excavated to a firm base. No filling is to be placed prior to dams being inspected & levels taken. Backfilling is to be carried out to the satisfaction of the Council supervising engineer.
- A4. Prior to commencement of works, the contractor must submit a Site Management Plan (SMP) to the consultant for approval. The contractor must comply with the recommendations of the Environment Protection Authority publication No.275 "Construction techniques for sediment pollution control". Appropriate siltation control is to be maintained throughout the construction & maintenance period of the works.
- A5. Provide temporary safety barrier fence (Farm Fence as per MW Std Dwg 725114/203) along extent of outfall drain where the drain is greater than 1.5m in depth & side slopes are steeper than 1 in 3. Safety fence to remain until permanent underground drainage is installed.
- A6. Contractor to remove existing irrigation & drainage pipes & pits encountered on site. Trenches to be backfilled in accordance with notes C2 & C3.

GENERAL

- B1. All works to be carried out in accordance with AS2124-1992 general conditions of contract & the Melton City Council current specification & standard drawings & to the satisfaction of the Melton City Council works supervisor.
- B2. Council to be notified two (2) clear days prior to commencement of works.
- B3. Before commencement of works on trenches in excess of 1.5m deep, the civil contractors construction supervisor must give notice in writing of such proposals to Worksafe Victoria in accordance with Part 5.1, Division 4 of the Occupational Health & Safety regulations (2007) & undertake safety precautions in trenching operations in accordance with Workcover's code of practice (1988).
- B4. Lots to be graded (1 in 150 min slope) & left clean to the satisfaction of the engineer. Finished levels to be compatible with lots adjoining this stage.
- B5. On completion the contractor is responsible for the removal of all rubbish & spoil from site. No surplus trees, vegetation or other material is to be burnt on site.
- B6. Reserves to be free draining & to be left in a condition satisfactory to the Melton City Council works supervisor.
- B7. Where works are in the vicinity of existing services these services are to be located & the various authorities notified prior to the commencement of works.
- B8. All TBM's & control points are to be maintained & protected at all times during construction. Should any marks be disturbed, the contractor will immediately notify the consultant to arrange re-installment at the contractors expense.
- B9. Provide painted paling fence along any boundary common to lots & municipal reserves as per Council Std. Dwg. S-706. Palings to be on the reserve side.

ROADWORKS

- C1. 100a agricultural pipe drains (MPA standard drawing EDCM 202) to be placed behind all kerb & channel & buffer pitches & where directed by the engineer.
- C2. Filling in all properties & road reserves is to be carried out using approved clay fill. Top soil & all vegetable matter to be stripped from site prior to filling. All filling to be carried out in accordance with AS3798-2007 and the geotechnical report. Level 1 inspection and testing to be carried out in accordance with AS3798-2007 Section 8.2. A fill report must be submitted to the Consultant, showing from a NATA registered soil testing laboratory.
- C3. Importing Fill:- All imported fill must be tested by a NATA approved laboratory to ensure it is suitable for use on site, & any contaminants are within accepted levels. Under no circumstances should fill material enter or leave the site without the permission of the supervising engineer & Council works supervisor, prior to it being appropriately tested. All vehicles transporting fill material to & from the site must have appropriate measures in place to ensure that material does not get onto roads & into stormwater systems & natural waterways.
- C4. Batters to be 1 in 5 for fill & 1 in 3 for cut unless noted otherwise.
- C5. Cut batters are to be grassed & mulched with a mixture of chopped grass, straw & bitumen emulsion.
- C6. Where cut batters exceed 700mm an additional 300mm berm shall be formed behind footpath.
- C7. Access ramps are to be constructed where cut batters exceed 1.0m. They are to be graded 1 in 10 for the first 2.5m from the back of path & then at a maximum of 1 in 4 to natural surface.
- C8. The water conduit offset from the lot boundary is given on the water reticulation plan. The contractor must construct conduits to accord with the given offset & ensure that the concreter marks the kerb & footpath exactly above the conduit.

- C9. All footpaths are to be 125mm thick 25MPa concrete with SL72 mesh centrally located in accordance with the MPA standard drawing EDCM 401.
- C10. NBN Co to be notified seven (7) days prior to concrete works being placed.
- C11. Electrical distribution pits within footpaths are to be a minimum of 300mm within the edge of the path. Concrete is to be placed around distribution pits to a minimum depth of 200mm.
- C12. All street signs to be constructed & erected to current Melton City Council standards including logo. Court street names are to show court name only.
- C13. Traffic control signs, markings & delineators to be installed in accordance with AS1742.2. All line marking is to be long life road marking, with longitudinal lines in thermoplastic & transverse markings in cold applied.
- C14. Driveways to be constructed in accordance with the MPA standard drawings EDCM 501 & EDCM 502. Single driveways to be a minimum 3.5m wide & to be offset 0.75m from side boundary or easement unless otherwise shown.
- C15. Kerb transition to take place in the minor street over a 2.0m length from either the tangent point or TP pit.
- C16. Existing road works to be reconstructed as required to provide, without discontinuity, a connection in accordance with design levels & grades.
- C17. Provide 2.5m wide shared footpath through reserves as shown on a curvilinear alignment to the satisfaction of the engineer.
- C18. Tactile ground surface indicators (TGS) are to be installed at all pram crossings & pedestrian cross points in accordance with AS1428.4 : 2002 & MPA standard drawing EDCM 403.

DRAINAGE

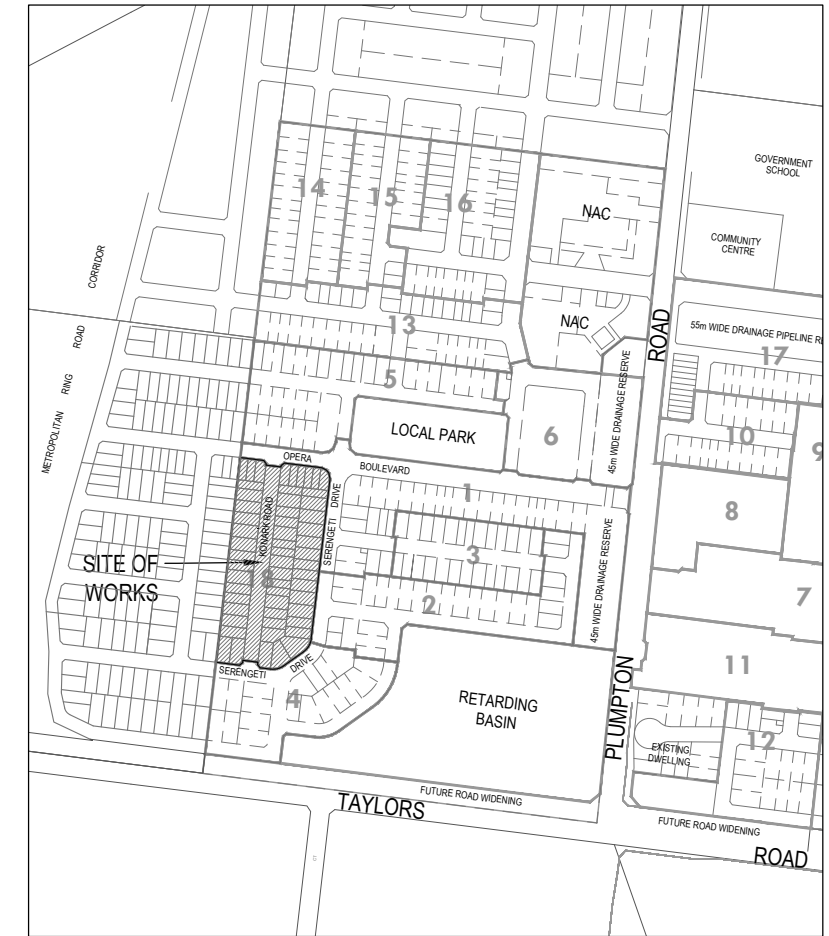
- D1. Drainage & pits to be set out from offsets shown rather than from centreline pipe chainages. Centreline of pits at TP's to be offset 1.00m.
- D2. Terra Firma or fibreglass type pit lids are required for all drainage pits & all grates for pits are to be Class D, to comply with AS3996 unless otherwise shown. All drainage works are to be constructed to council specifications.
- D3. All pipes up to and including 750mm in diameter shall be rubber ring jointed (RRJ). Pipes above this size may be flush jointed with external sealing bands. For pipes greater than 900mm and changes in direction between 2 connecting pipes exceeding 10° construct segmented curves using splayed pipes with bandage joints, having deflections within the manufacturer's specification. All pipes under roadways to be RRJ.
- D4. All pipes to be Class 2" R.C. rubber ring joint unless noted otherwise. PVC pipes to be Class SH unless specified.
- D5. Pipe trenches beneath the road pavement, footpath or within 150mm of the kerb & channel to be backfilled with 20mm Class 3 FCR in 150mm layers.
- D6. Property inlets to be constructed as per MPA standard drawing EDCM 701 - EDCM 704.
- D7. All proposed drainage stubs to be blanked off at end of pipe with timber planks to the satisfaction of the supervising engineer.

PAVEMENT

- E1. Modification of the pavement requires approval by the Melton City Council works supervisor.

DRAWING INDEX

DRAWING No.	TITLE
1401272-18-001	COVER SHEET
1401272-18-002	TYPICAL ROAD CROSS SECTIONS & PAVEMENT MAKEUP & GENERAL DETAILS
1401272-18-010	LAYOUT PLAN
1401272-18-011	INTEGRATED WATER MANAGEMENT PLAN
1401272-18-100	ROAD LONGITUDINAL SECTIONS KONARK ROAD
1401272-18-200	ROAD CROSS SECTIONS KONARK ROAD (SHEET 1 OF 2)
1401272-18-201	ROAD CROSS SECTIONS KONARK ROAD (SHEET 2 OF 2)
1401272-18-350	SIGNAGE AND LINEMARKING PLAN
1401272-18-400	DRAINAGE LONGITUDINAL SECTIONS (SHEET 1 OF 2)
1401272-18-401	DRAINAGE LONGITUDINAL SECTIONS (SHEET 2 OF 2) AND PIT SCHEDULE
1401272-18-450	PLAN OF SUBDIVISION (SHEET 1 OF 2)
1401272-18-451	PLAN OF SUBDIVISION (SHEET 2 OF 2)



SITE PLAN

NOT TO SCALE
MELWAY REF: 355 F4

CONSTRUCTION ISSUE

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A	ISSUED FOR CONSTRUCTION	21.02.19	JT	JM					

Designed
Date
Drawn
Approved
Date
PS Number

J.TRINH
20.12.2018
J.TRINH
J.MONGAN
20.12.2018
817644Y

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Project Details
MAJESTY
STAGE 18
MELTON CITY COUNCIL
Drawing Title
COVER SHEET

Sheet 01 of 12

Scale
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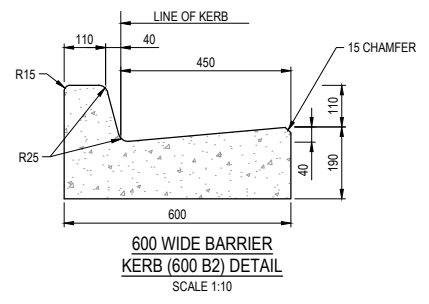
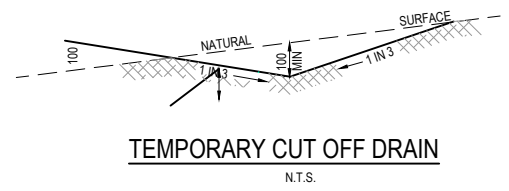
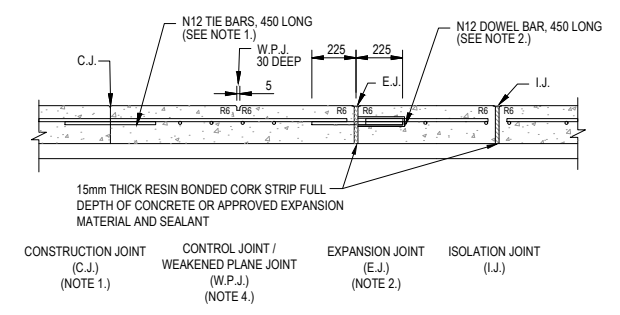
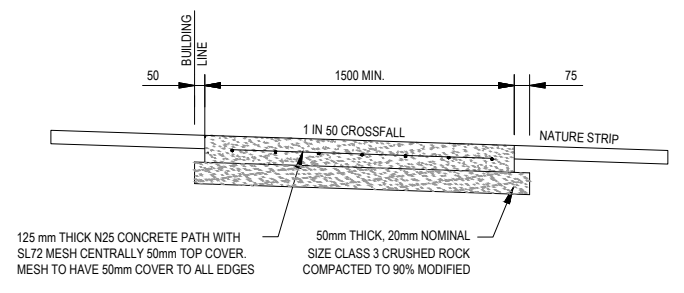
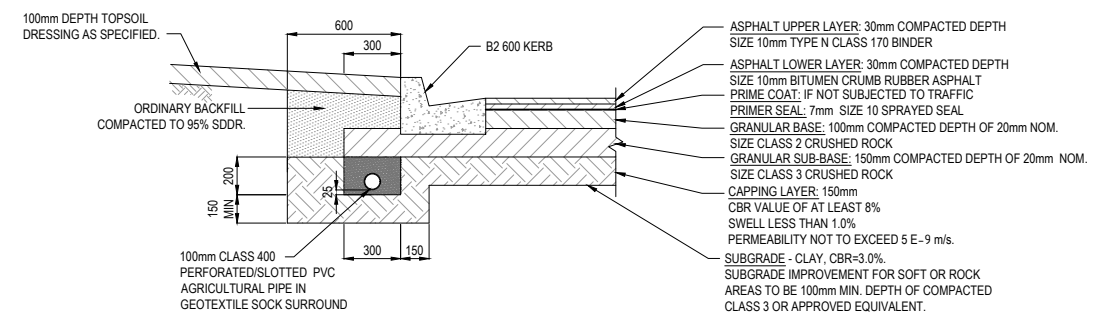
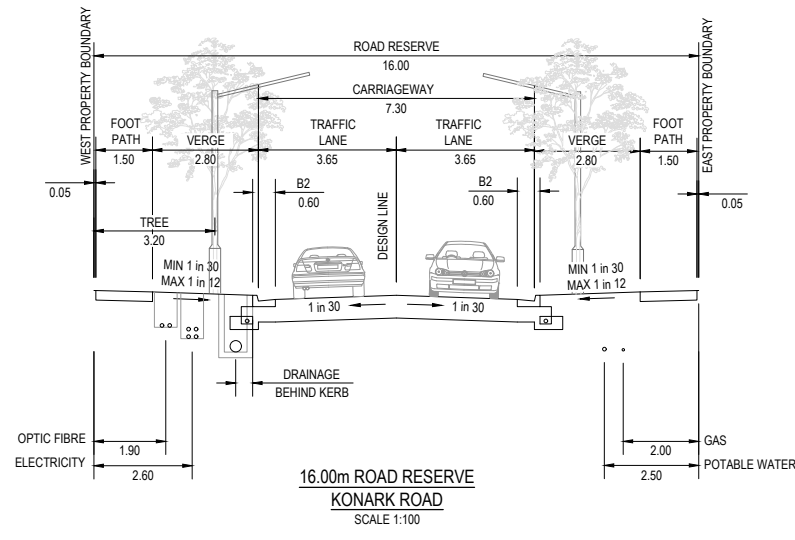
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Stage No
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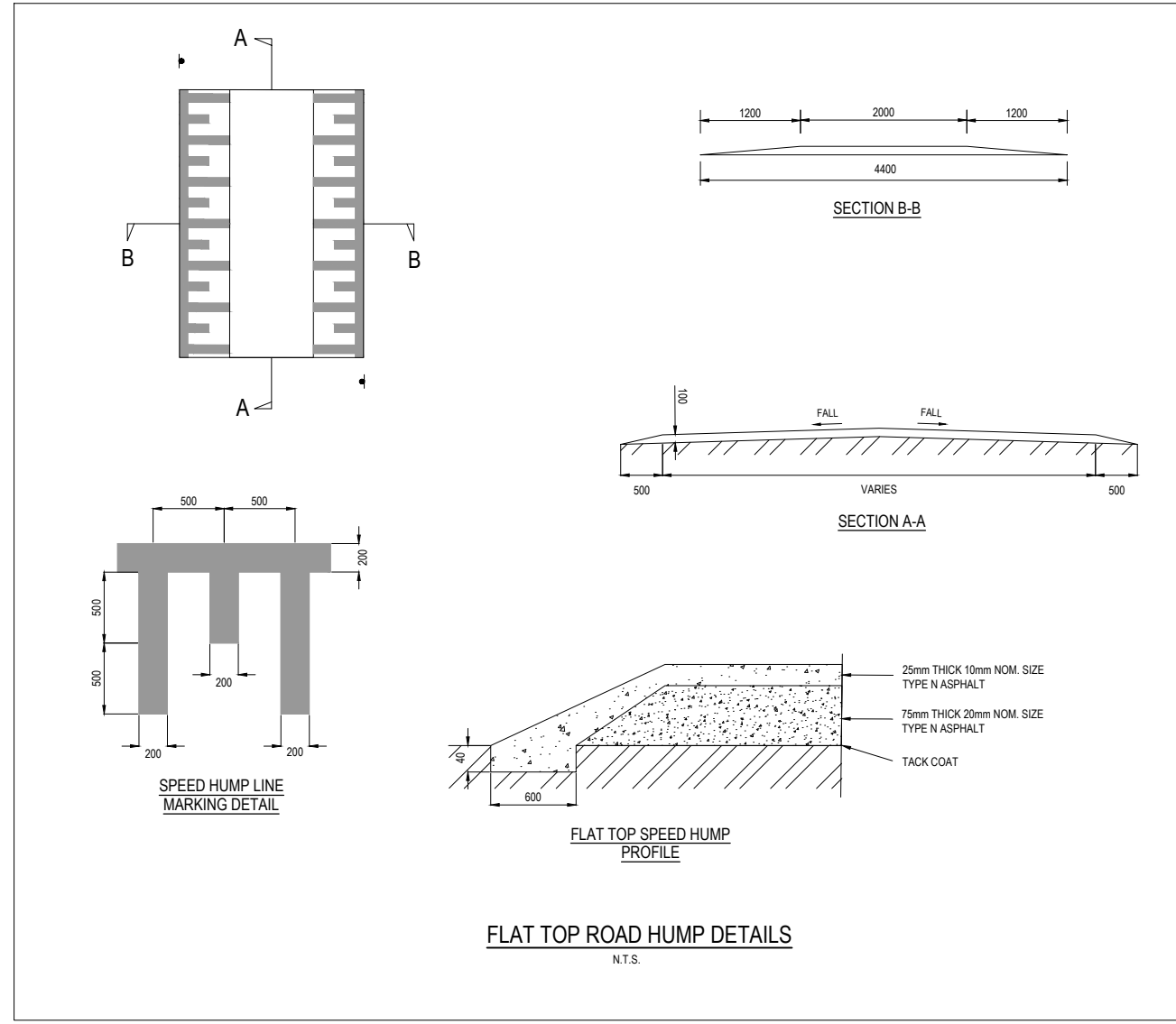
Drawing No
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Rev
A





ALL DIMENSIONS IN MILLIMETRES. REFER STANDARD DRAWING EDCM 301 & 302 FOR KERB DETAILS.



- CONCRETE NOTES:**
- TIE BARS TO BE INSTALLED AT 400 MAXIMUM CENTRES COMMENCING 150 FROM EDGE.
 - DOWEL BARS TO BE INSTALLED AT 400 CENTRES COMMENCING AT A MINIMUM OF 100 AND A MAXIMUM OF 200 FROM THE EDGE OF PATH. 16 DIAMETER PVC SLEEVE WITH END CAP OR CLOSED END TO BE FITTED TO ONE END OF THE BAR. DOWEL BARS TO BE SECURELY TIED TO LONGITUDINAL REINFORCING MESH.
 - EXPANSION JOINTS (E.J.) LOCATED BOTH SIDE OF VEHICLE CROSSING AND AT A MAXIMUM OF 12000 CENTRES.
 - WEAKENED PLANE JOINTS LOCATED AT SPACINGS EQUAL TO THE WIDTH OF THE PATH AND MADE WITH A 'T' IRON OR CONCRETE SAW CUT.
 - IN SHARED PATHS WEAKENED PLANE JOINTS MUST BE MADE BY CONCRETE SAW CUTTING.
 - CONCRETE TO BE LIGHT BROOM FINISH WITH EDGE AND JOINTS NEATLY TOOLED AFTER THE BROOM IS APPLIED.
 - ALL FINISHED SURFACES TO COMPLY WITH AS 4586 SLIP RESISTANT CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIAL.
 - THE USE OF COLOURED CONCRETE MUST BE APPROVED BY COUNCIL. MINIMUM STRENGTH OF COLOURED CONCRETE TO BE 32 MPa.
 - FORMWORK TIMBER TO BE MIN. 125mm DEEP.
 - ALL DIMENSIONS IN MILLIMETRES.
 - SHARED PATHS TO BE 3.0m IN WIDTH MINIMUM. REFER TO APPROVED CONSTRUCTION PLANS FOR ACTUAL WIDTH.
 - CONSTRUCT ALL FLAT TOP ROAD HUMPS TO PROFILE AS SHOWN.
 - ROAD HUMP LINE-MARKING TO BE WHITE THERMOPLASTIC LONG-LIFE TYPE.
 - ALL SIGNS TO BE INSTALLED AS PER MCC 205 CONSTRUCTED WITHIN +10 / -5mm.
 - SPEED HUMP SIGNS TO BE INSTALLED IN LINE WITH LIP OF HUMP UNLESS OTHERWISE INDICATED.

CONSTRUCTION ISSUE

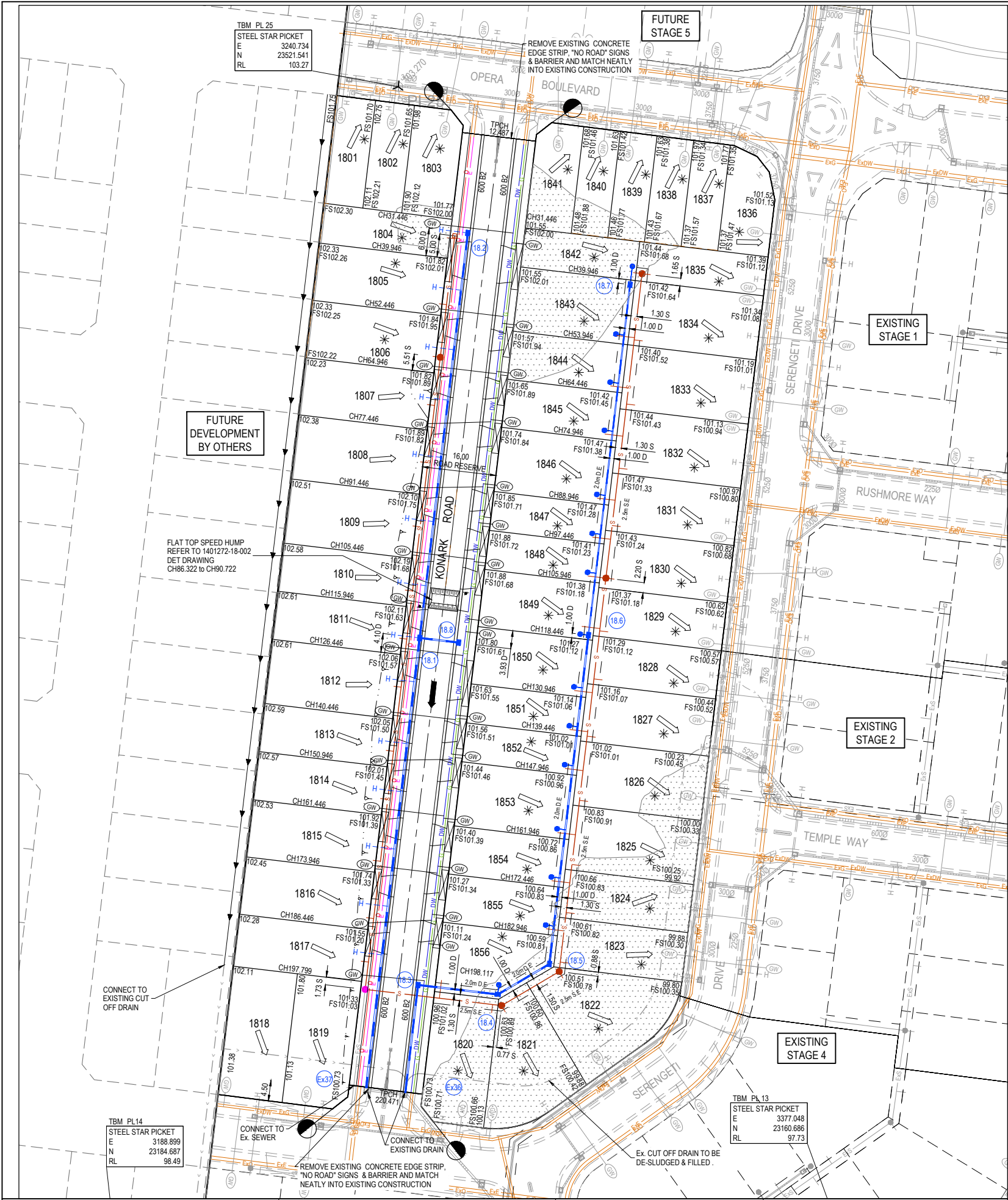
REV	DESCRIPTION	DATE	DRN.	APP.	REV	DESCRIPTION	DATE	DRN.	APP.
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Project Details	MAJESTY STAGE 18 MELTON CITY COUNCIL
Drawing Title	TYPICAL ROAD CROSS SECTIONS & PAVEMENT MAKEUP & GENERAL DETAILS

Sheet 02 of 12			
Scale NOT TO SCALE			
Project Ref 1401272	Stage No 18	Drawing No 002	Rev A



LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- MELBOURNE WATER DRAIN & PIT
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS (INDICATIVE ONLY)
- ELECTRICITY (UNDERGROUND)
- ELECTRICITY (OVERHEAD)
- OPTIC FIBRE
- TELECOMMUNICATIONS
- GAS
- WATER
- RECYCLED WATER
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- EX. STRUCTURAL FILL > 200mm DEEP
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- 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
- TREE PROTECTION ZONE (TPZ)

ROAD LAYOUT TABLE

Road Name	Road Classification	Reserve Width (m)	Road Width (m)			Kerb Type		Verge Width (m)	
			Lip to Lip	Inv to Inv	Back to Back	Nth/West	Sth/East	Nth/West	Sth/East
KONARK ROAD	ACCESS ROAD	16.00	6.40	7.30	7.60	600 B2	600 B2	2.80	2.80

SERVICE OFFSET TABLE

Location	Gas		Water		Electricity		Telecommunication		Sewer	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
KONARK ROAD	E	2.00	E	2.50	W	2.60	W	1.90	W	1.00

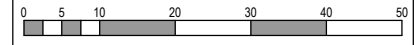
NOTE: STREET TREES ARE TO BE PLANTED IN THE CENTRE OF ALL NATURE STRIPS

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. Locate all underground services before commencement of works.
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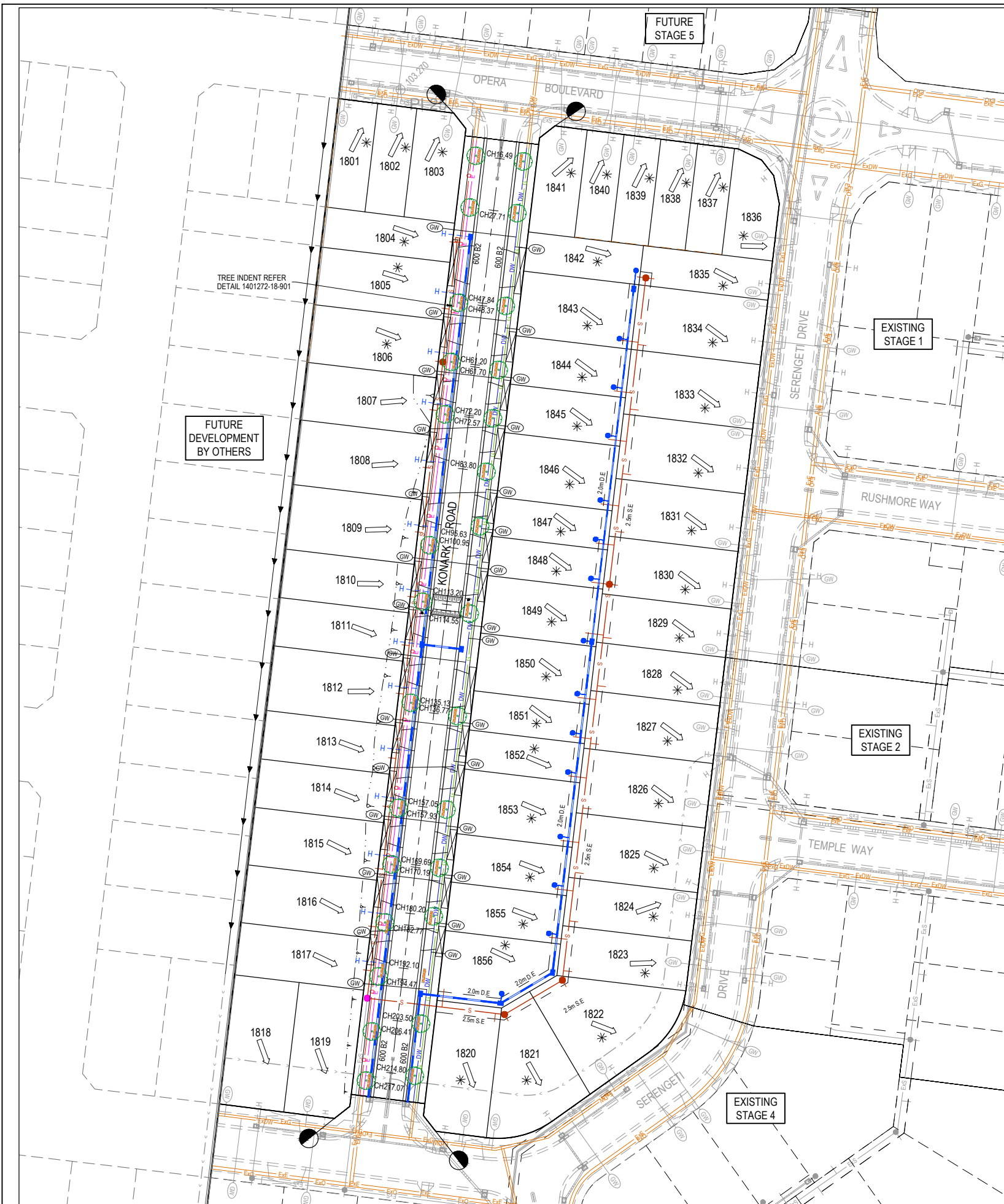


Project Details: MAJESTY STAGE 18
 MELTON CITY COUNCIL
 Drawing Title: LAYOUT PLAN

Sheet 03 of 12

Scale: 1:500 @ A1

Project Ref: 1401272
 Stage No: 18
 Drawing No: 010
 Rev: A

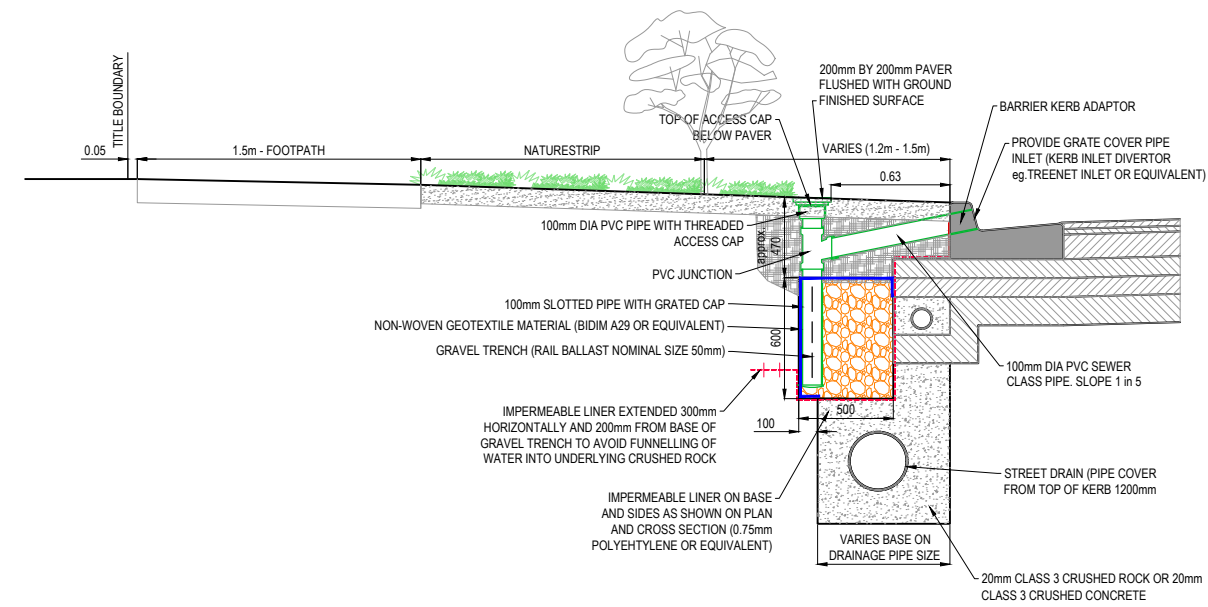


LEGEND - LAYOUT PLAN

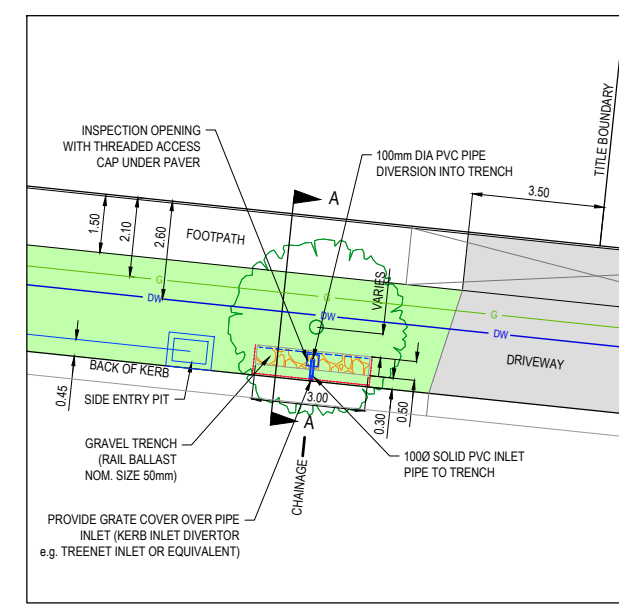
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- PROPOSED DRIVEWAY
- TREE PROTECTION ZONE (TPZ)
- PASSIVE STREET TREE IRRIGATION GRAVEL TRENCH (KERB INLET DIVERSION)
- PROPOSED TREE

NOTE:

- FOR PASSIVE STREET TREE IRRIGATION DETAIL REFER TO MELTON CITY COUNCIL STANDARD DRAWING. PASSIVE STREET TREE IRRIGATION GRAVEL TRENCH (KERB INLET DIVERSION)
- GRAVEL TRENCH AREA IS TYPICAL AS COUNCIL STANDARD OTHERWISE AS SHOWN ON THIS PLAN.



PASSIVE STREET TREE IRRIGATION GRAVEL TRENCH (KERB CUT SURFACE INFILTRATION) CROSS SECTION A-A
N.T.S.



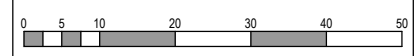
PASSIVE STREET TREE IRRIGATION GRAVEL TRENCH (KERB CUT SURFACE INFILTRATION) PLAN
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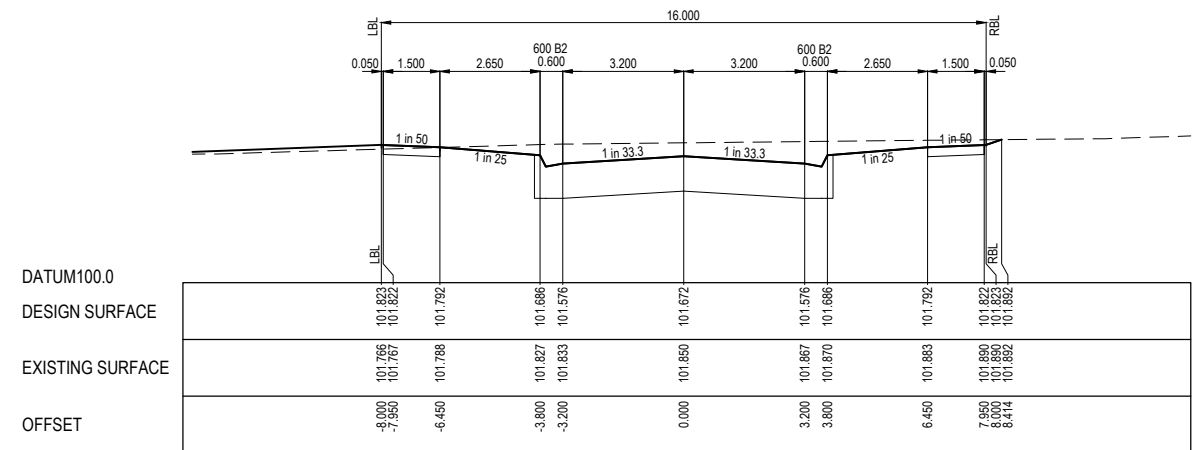
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Project Details: MAJESTY STAGE 18 MELTON CITY COUNCIL
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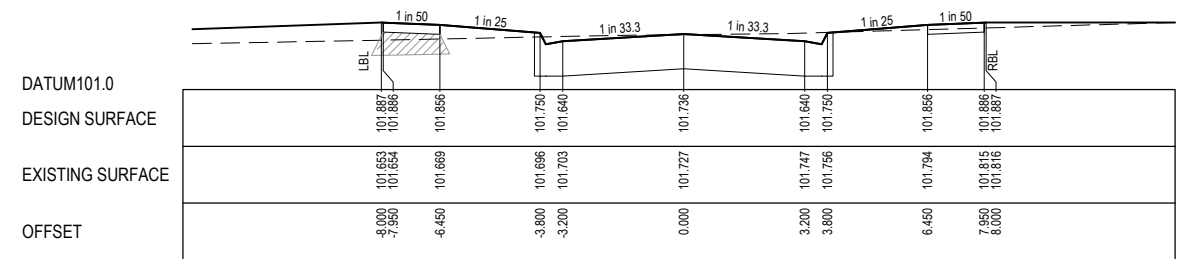
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Project Ref: 1401272
Stage No: 18
Drawing No: 011
Rev: A

STRUCTURAL FILL REQUIRED UNDER PAVEMENT AND FOOTPATHS WHERE CONSTRUCTED ABOVE NATURAL SURFACE. REFER GEOTECH REPORT FOR SPECIFICATION

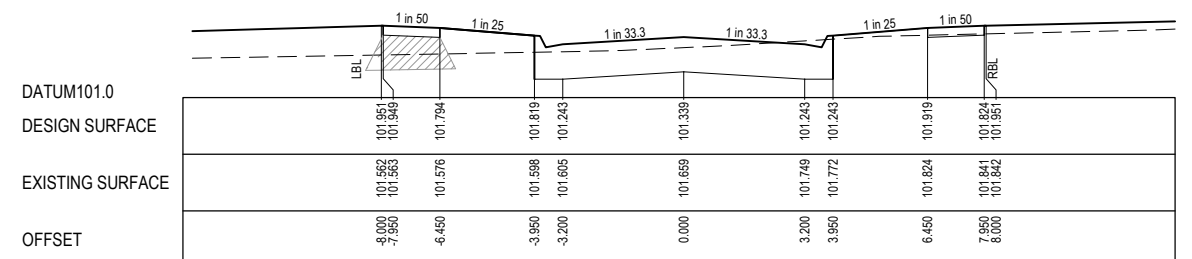
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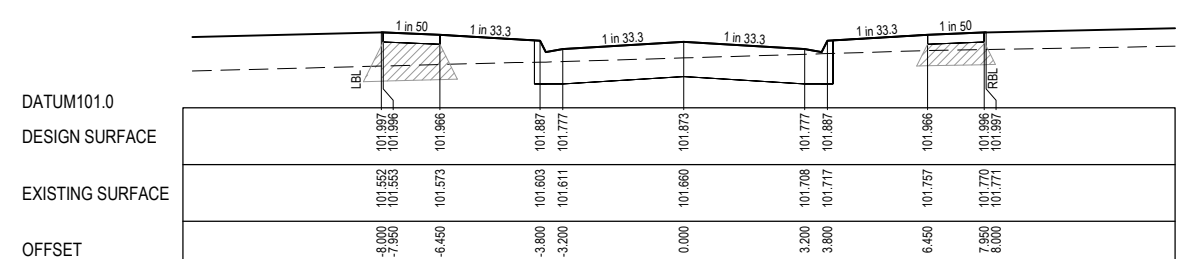
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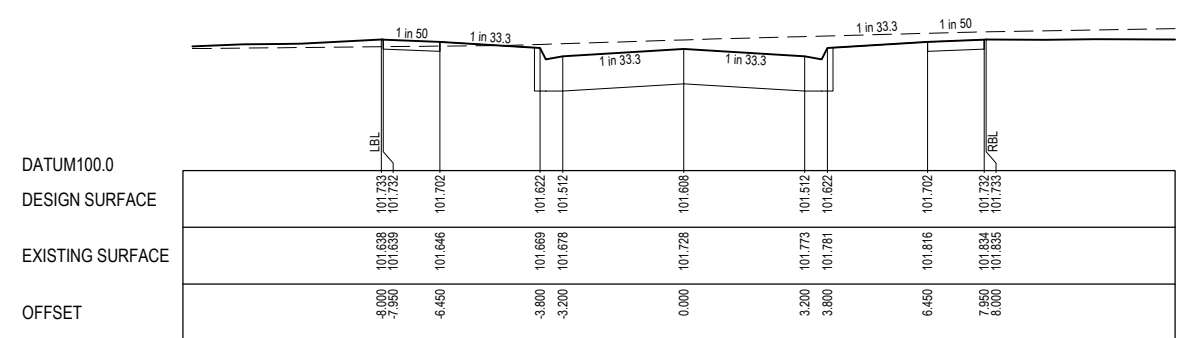
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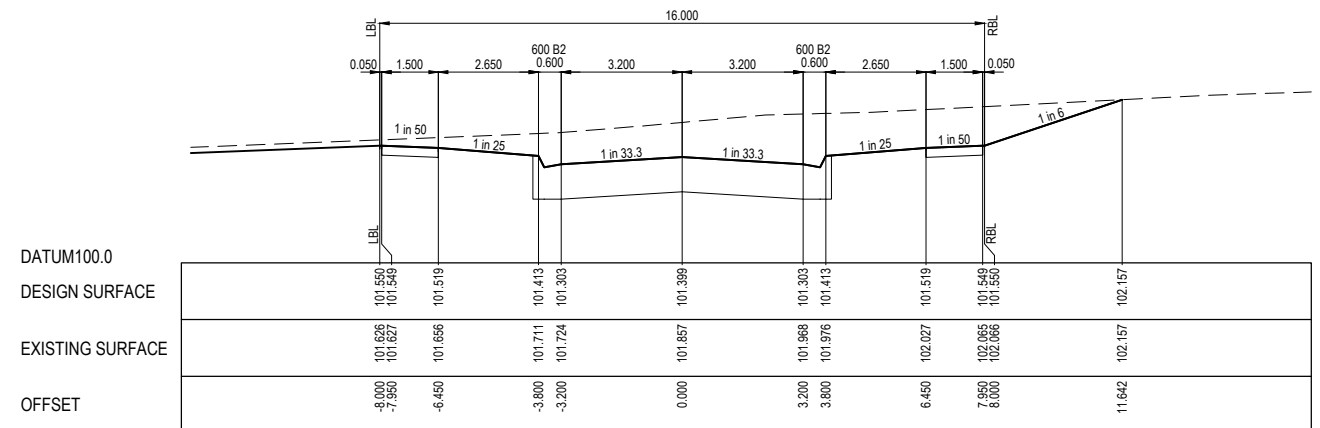
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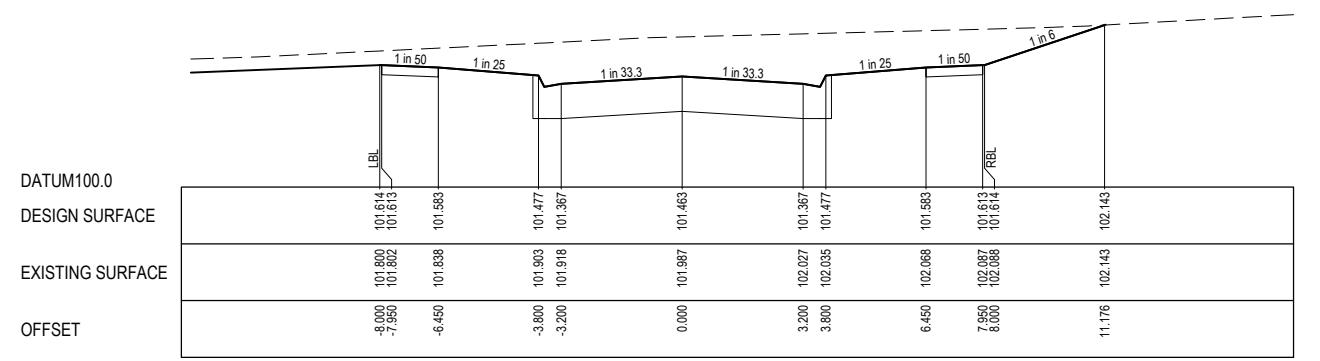
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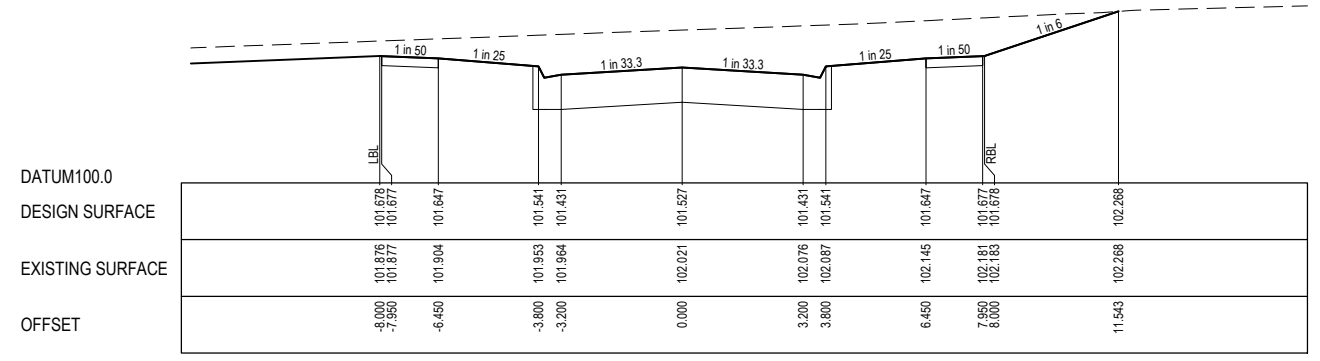
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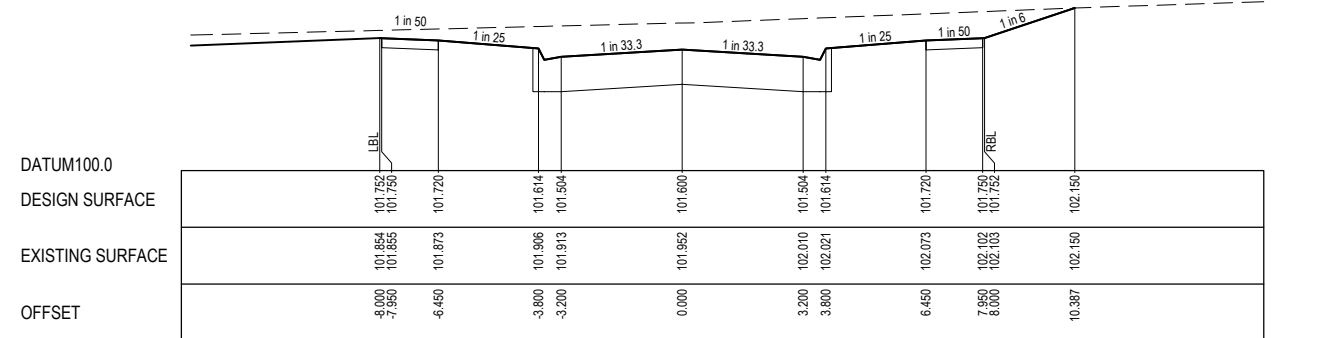
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CH 118.446



CH 105.946

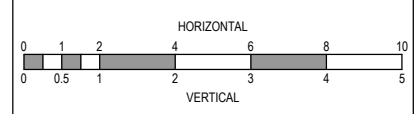


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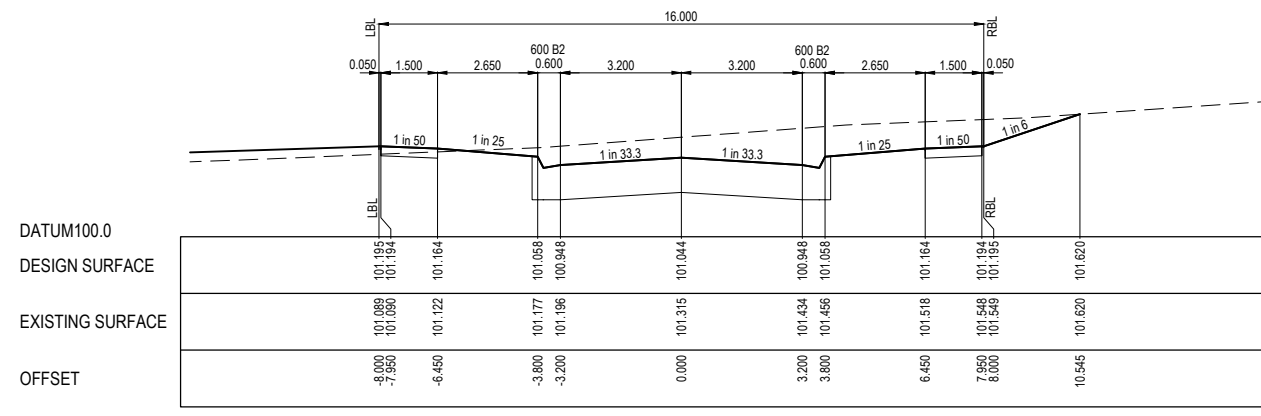


Project Details: MAJESTY STAGE 18 MELTON CITY COUNCIL
 Drawing Title: ROAD CROSS SECTIONS KONARK ROAD (SHEET 1 OF 2)
 PS Number: 817644Y

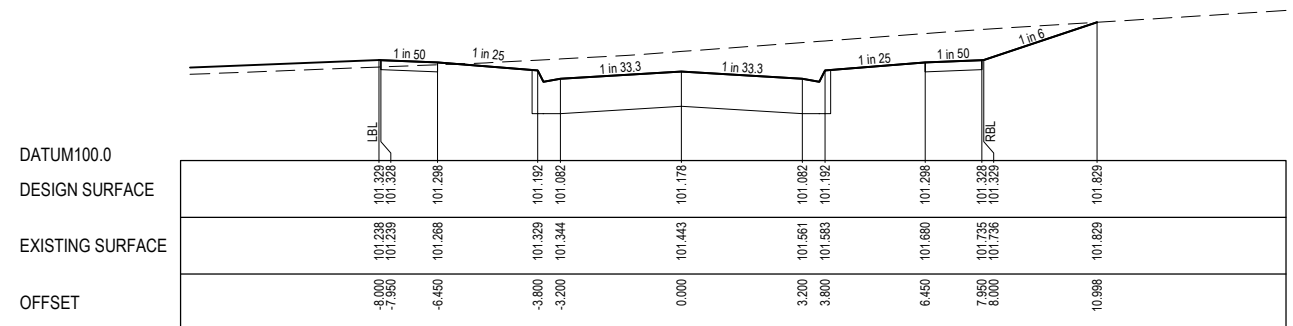
Sheet 06 of 12			
Scale: 1:100 H 1:50 V @ A1			
Project Ref: 1401272	Stage No: 18	Drawing No: 200	Rev: A

STRUCTURAL FILL REQUIRED UNDER PAVEMENT AND FOOTPATHS WHERE CONSTRUCTED ABOVE NATURAL SURFACE. REFER GEOTECH REPORT FOR SPECIFICATION

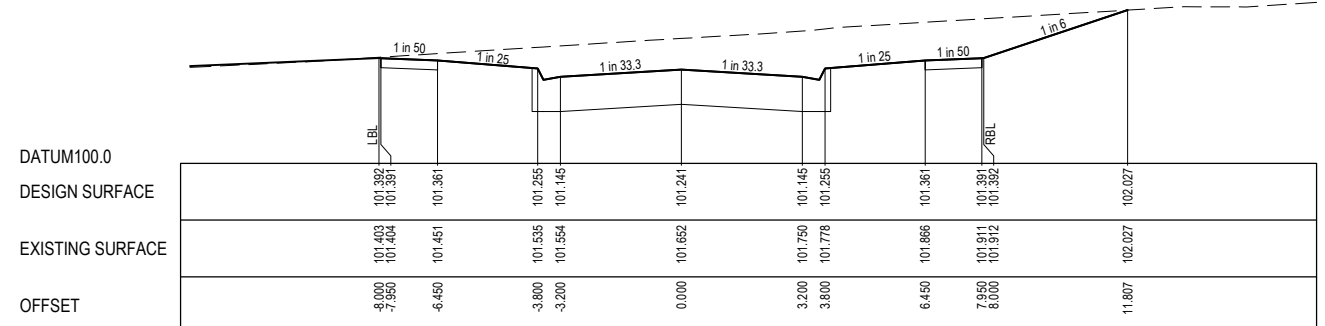
LEGEND	
	EXISTING SURFACE
	DESIGN SURFACE



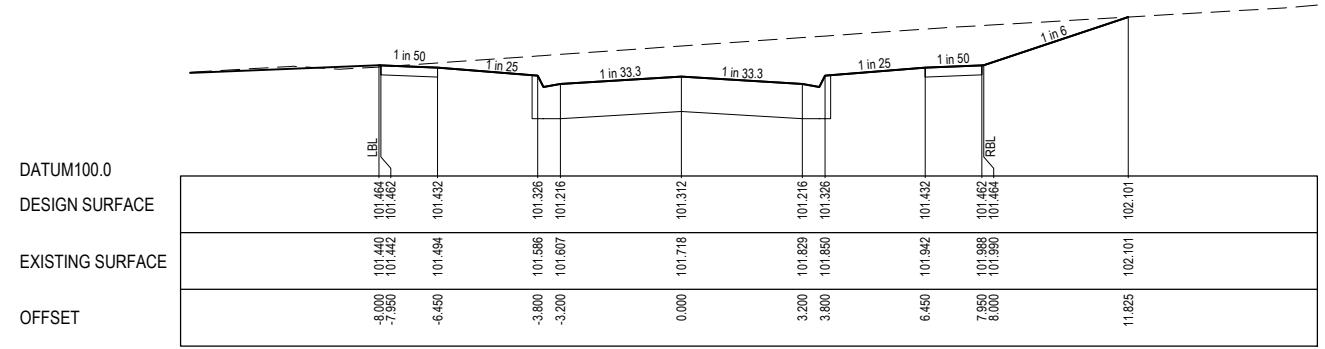
CH 186.446



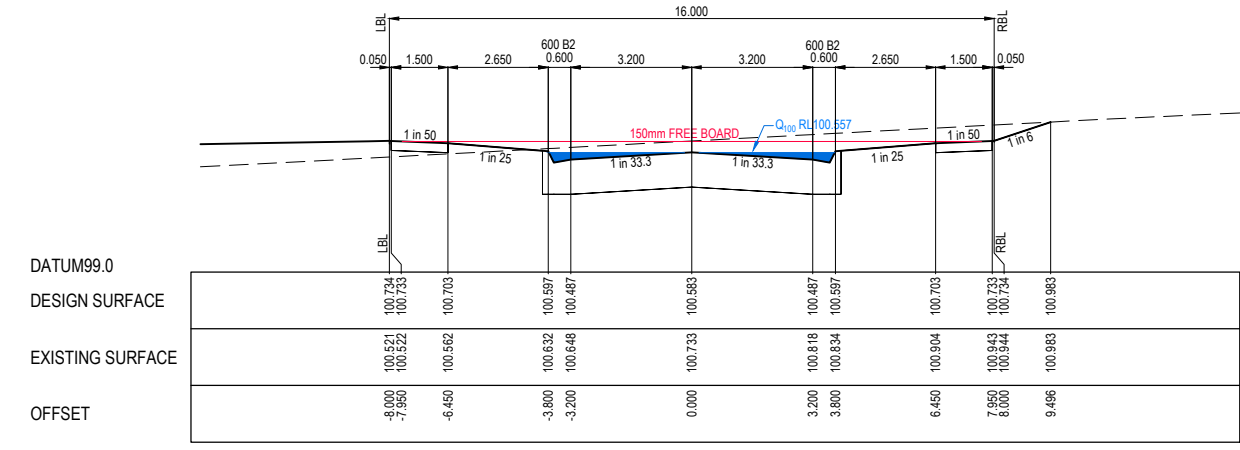
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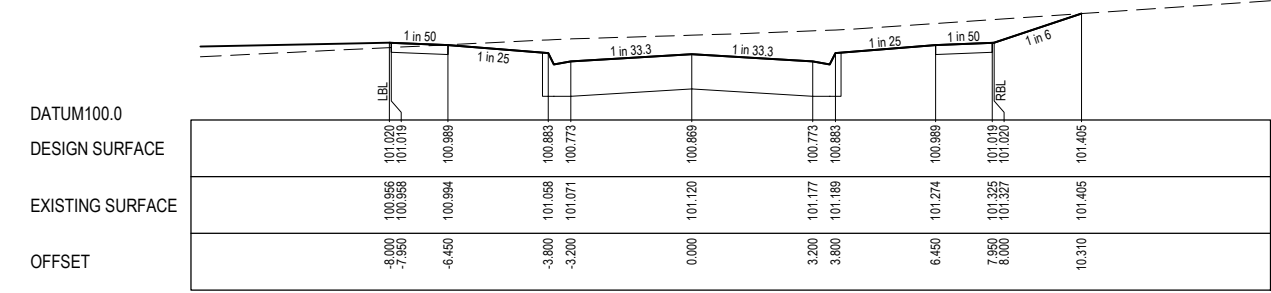
CH 161.946



CH 147.946



TP CH 220.471

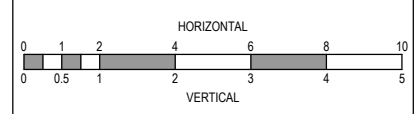


CH 198.117

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ISSUED FOR CONSTRUCTION	21.02.19	JT	JM
DESCRIPTION	DATE	DRN.	APP.
REV	DESCRIPTION	DATE	DRN.

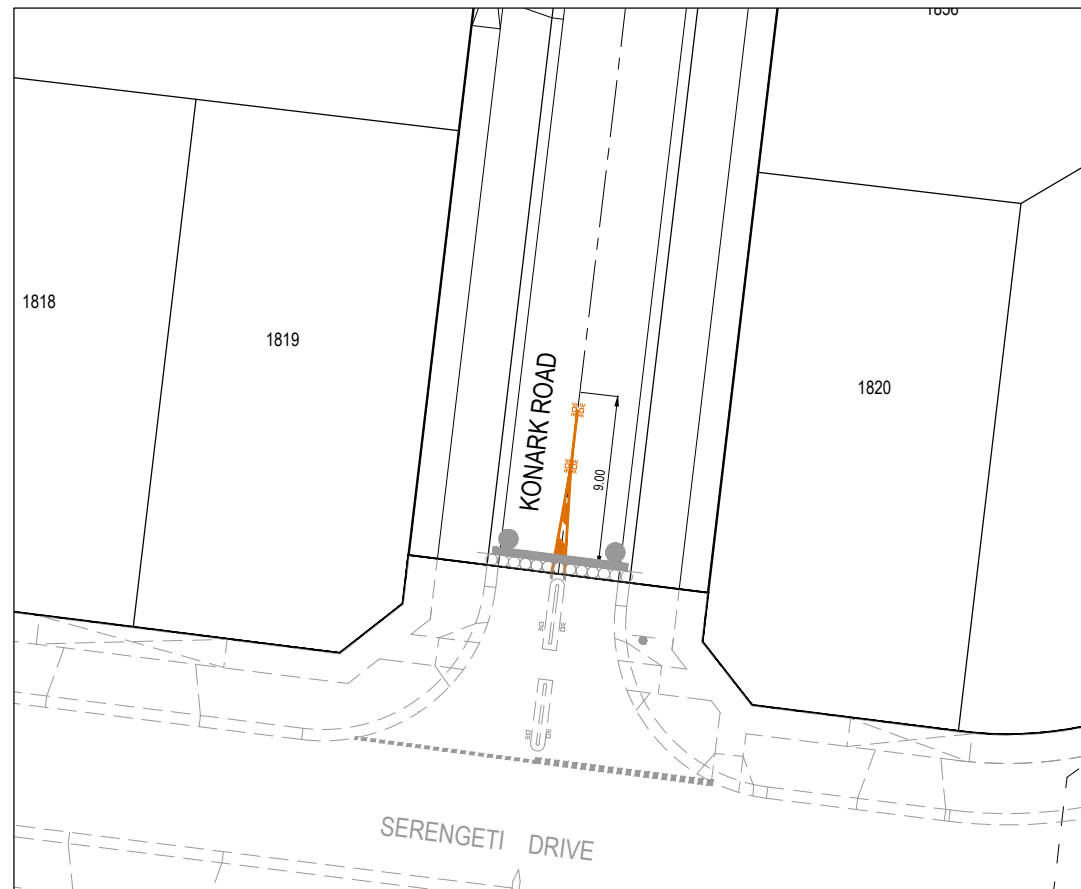
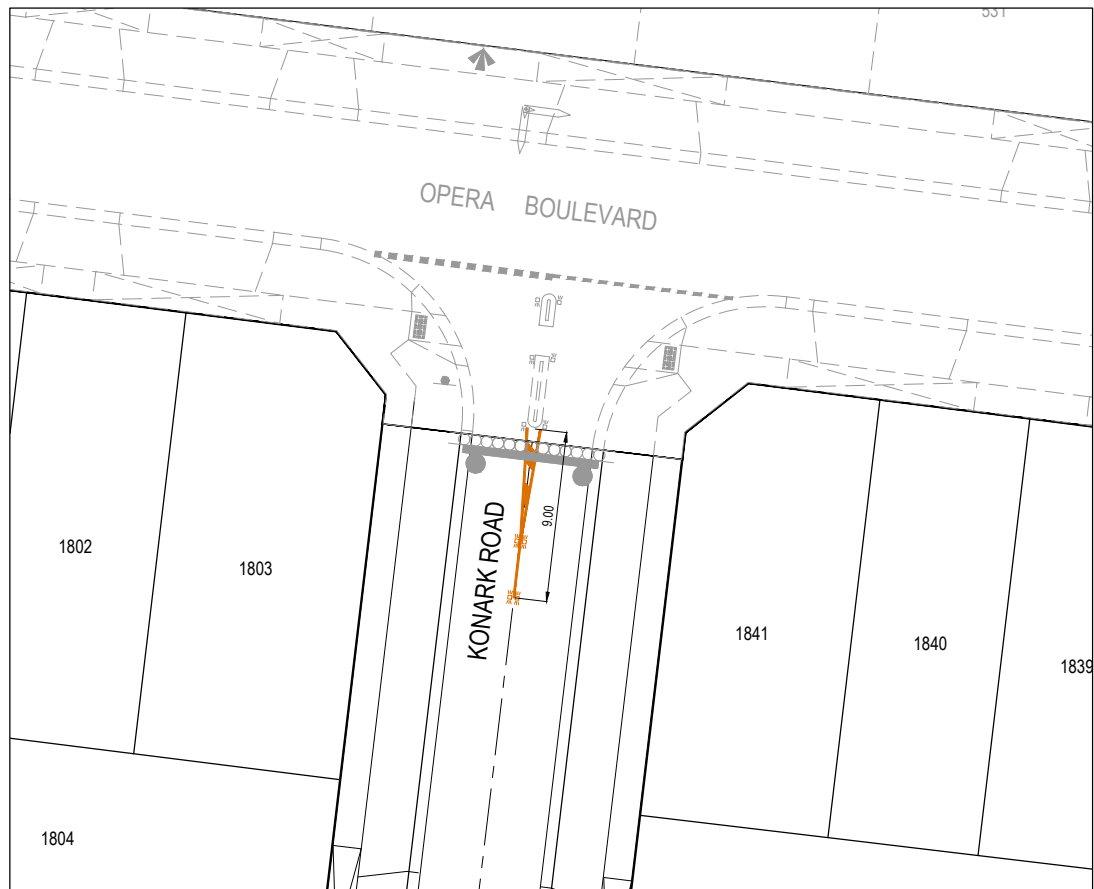


Designed Date: J.TRINH 20.12.2018
Drawn: J.TRINH
Approved Date: J.MONGAN 20.12.2018
PS Number: 817644Y



Project Details: MAJESTY STAGE 18 MELTON CITY COUNCIL
Drawing Title: ROAD CROSS SECTIONS KONARK ROAD (SHEET 2 OF 2)

Sheet 07 of 12			
Scale: 1:100 H 1:50 V @ A1			
Project Ref: 1401272	Stage No: 18	Drawing No: 201	Rev: A



SIGN SCHEDULE

IDENTIFIER	NUMBER	SIGN
S1	W5-10	
	W6-2	

SIGNS SHALL BE LOCATED SUCH THAT THE EDGE OF THE SIGN IS MINIMUM 0.5m BEHIND THE KERB INVERT.

NOTES

- RRPM'S AT MAX 6m SPACING.
- LINEMARKING TO BE EXTENDED AT LEAST 5m FROM THE TANGENT POINT
- LINEMARKING IN ACCORDANCE WITH AS1742.
- TGSI TO BE INSTALLED IN ACCORDANCE WITH VICROADS RDN 06-06 - JULY2010

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A	ISSUED FOR CONSTRUCTION	21.02.19	JT	JM					



Designed Date: J.TRINH 20.12.2018
Drawn: J.TRINH
Approved Date: J.MONGAN 20.12.2018
PS Number: 817644Y

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Malvern VIC 3144
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www.beveridgewilliams.com.au

Project Details: MAJESTY STAGE 18 MELTON CITY COUNCIL
Drawing Title: SIGNAGE AND LINEMARKING PLAN

Sheet 08 of 12

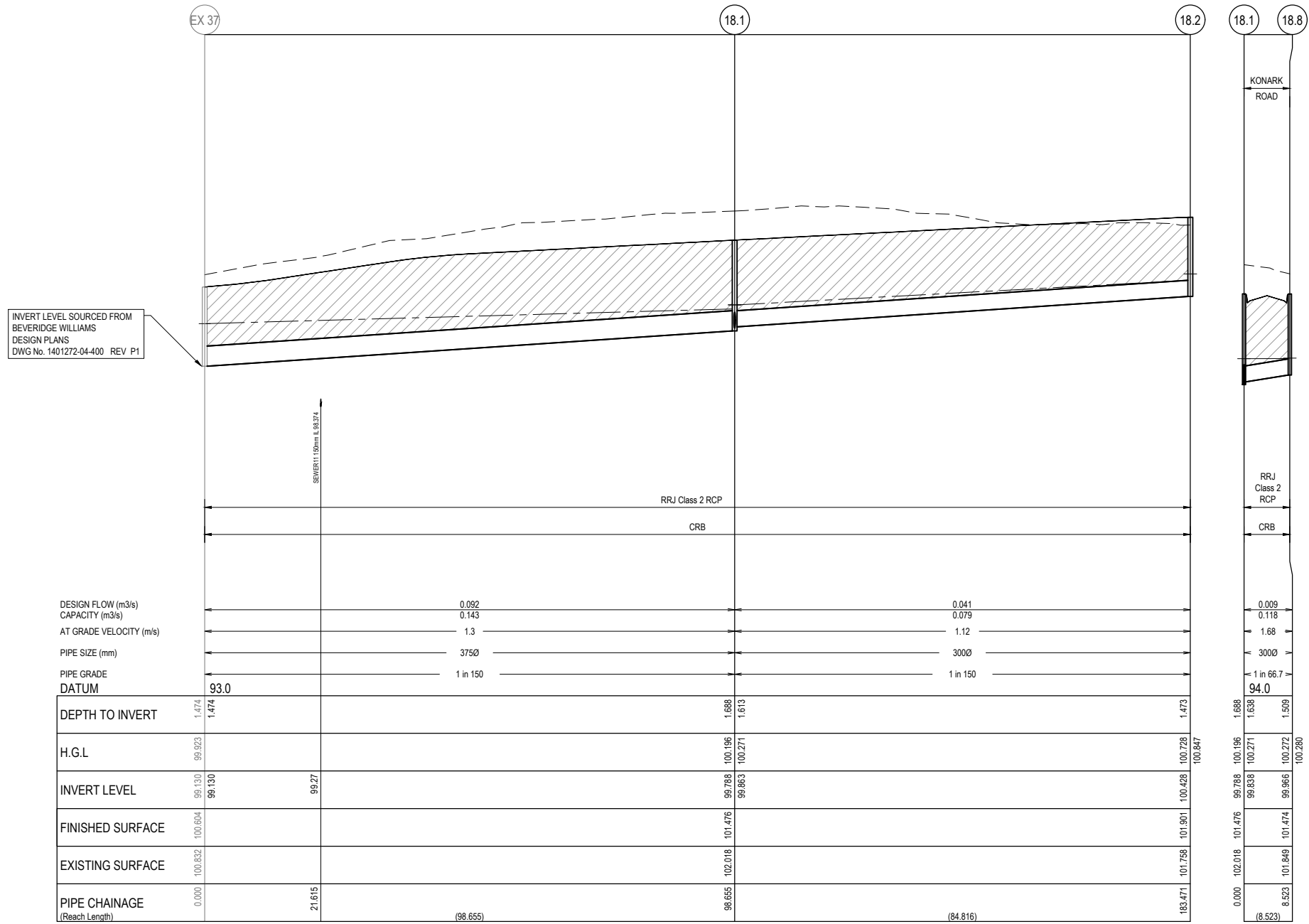
Scale: 1:200 @ A1

Project Ref	Stage No	Drawing No	Rev
1401272	18	350	A



NOTES:
 ALL STORMWATER DRAINS UP TO AND INCLUDING 750mm DIA. ARE TO BE CLASS 2 R.R.J. PIPES UNLESS NOTED OTHERWISE.

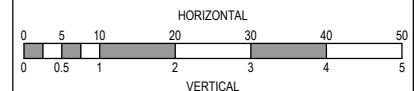
LEGEND	
	EXISTING SURFACE
	DESIGN SURFACE
	DRAINAGE PIPE/PIT
	EXISTING DRAINAGE PIPE/PIT
	HYDRAULIC GRADE LINE
	DENOTES 20mm CLASS 3 FCR BACKFILL.



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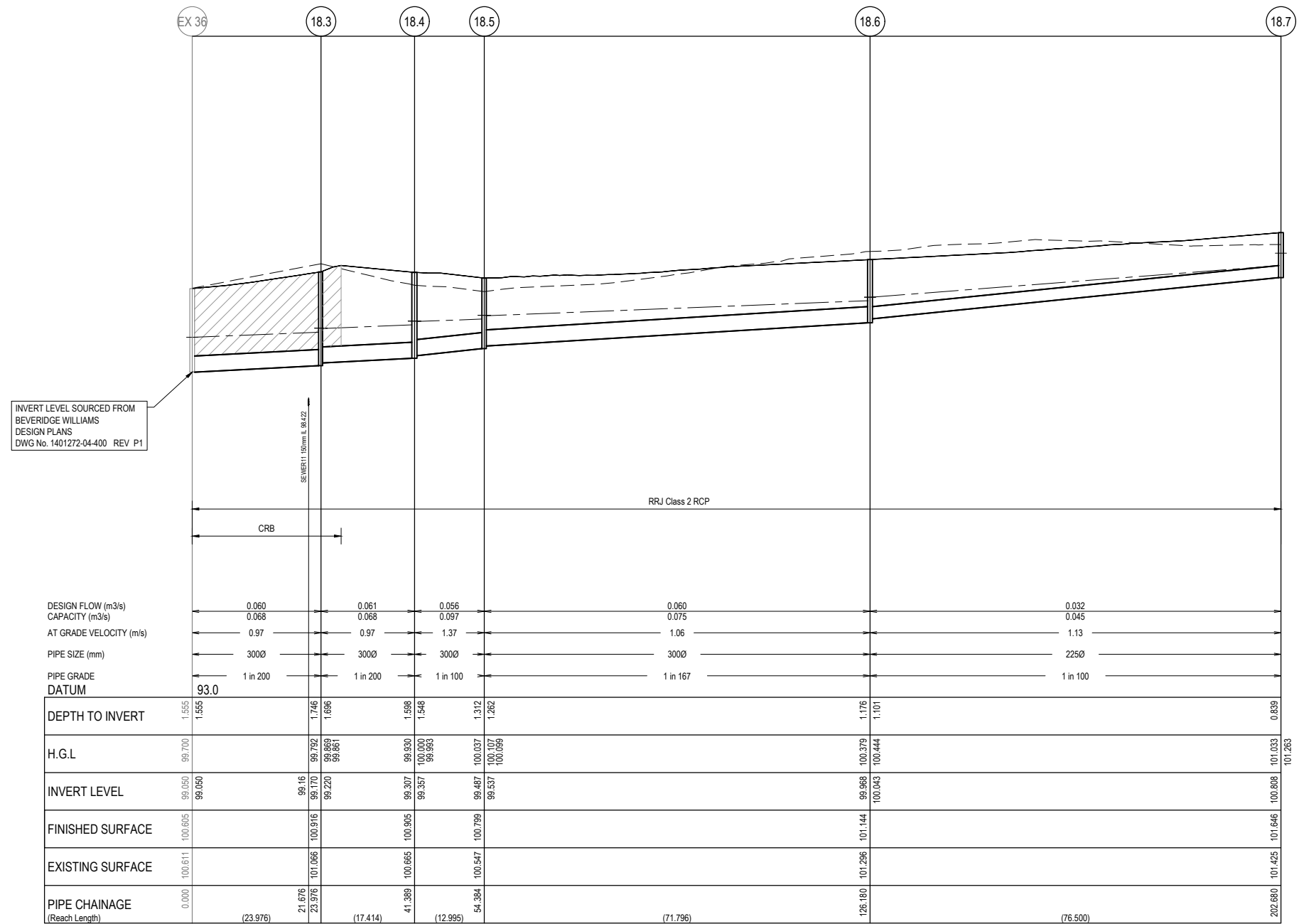
Designed Date: J.TRINH 20.12.2018
 Drawn: J.TRINH
 Approved Date: J.MONGAN 20.12.2018
 PS Number: 817644Y



Project Details: MAJESTY STAGE 18 MELTON CITY COUNCIL
 Drawing Title: DRAINAGE LONGITUDINAL SECTIONS (SHEET 1 OF 2)

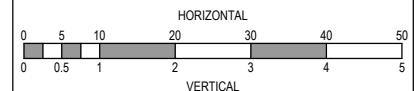
Sheet 09 of 12	
Scale: 1:500 H 1:50 V @ A1	
Project Ref: 1401272	Stage No: 18
Drawing No: 400	Rev: A

PIT NUMBER	TYPE	INTERNAL		INLET		OUTLET		F.S.L	DEPTH	REMARKS
		WIDTH (mm)	LENGTH (mm)	DIA (mm)	INV R.L (mm)	DIA (mm)	INV R.L			
Ex 37	SIDE ENTRY PIT			375	99.13			100.604	1.474	
18.1	SIDE ENTRY PIT	600	900	300	99.863	375	99.788	101.476	1.688	REFER TO EDCM FIGURE 601 FOR STANDARD DRAWING
				300	99.838					
18.2	JUNCTION PIT	600	900			300	100.428	101.901	1.473	REFER TO EDCM FIGURE 601 FOR STANDARD DRAWING
Ex 36	SIDE ENTRY PIT			300	99.05			100.605	1.555	
18.3	JUNCTION PIT	600	900	300	99.22	300	99.17	100.916	1.746	REFER TO EDCM FIGURE 605 FOR STANDARD DRAWING
18.4	JUNCTION PIT	600	900	300	99.357	300	99.307	100.905	1.598	REFER TO EDCM FIGURE 605 FOR STANDARD DRAWING
18.5	JUNCTION PIT	600	900	300	99.537	300	99.487	100.799	1.312	REFER TO EDCM FIGURE 605 FOR STANDARD DRAWING
18.6	JUNCTION PIT	600	900	225	100.043	300	99.968	101.144	1.176	REFER TO EDCM FIGURE 605 FOR STANDARD DRAWING
18.7	JUNCTION PIT	600	900			225	100.808	101.646	0.839	REFER TO EDCM FIGURE 605 FOR STANDARD DRAWING
18.8	SIDE ENTRY PIT	600	900			300	99.966	101.474	1.509	REFER TO EDCM FIGURE 601 FOR STANDARD DRAWING



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A	ISSUED FOR CONSTRUCTION	21.02.19	JT	JM



Designed Date: J. TRINH 20.12.2018
 Drawn: J. TRINH
 Approved Date: J. MONGAN 20.12.2018
 PS Number: 817644Y

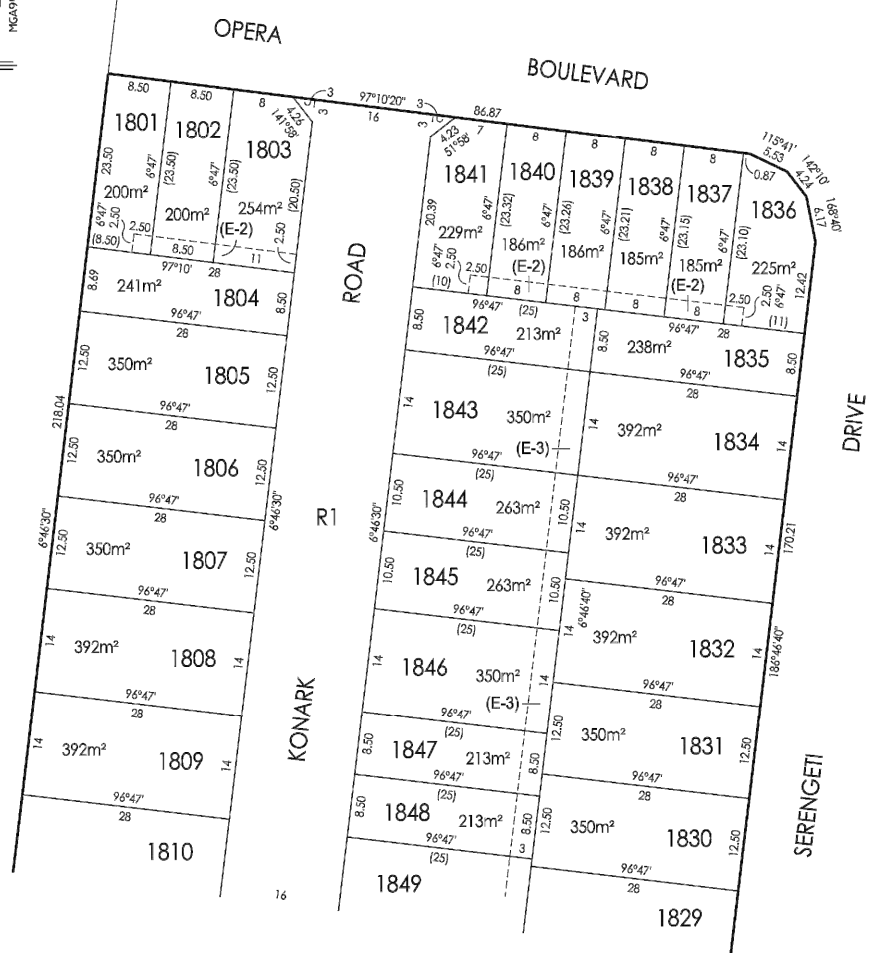


Project Details: MAJESTY STAGE 18 MELTON CITY COUNCIL
 Drawing Title: DRAINAGE LONGITUDINAL SECTIONS (SHEET 2 OF 2) AND PIT SCHEDULE

Sheet 10 of 12			
Scale: 1:500 H 1:50 V @ A1			
Project Ref	Stage No	Drawing No	Rev
1401272	18	401	A

PLAN OF SUBDIVISION

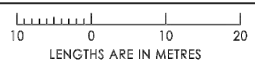
PLAN NUMBER
PS 817644Y



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

1:500



LICENSED SURVEYOR: DAVID VERSTEEGEN

ORIGINAL SHEET SIZE A3

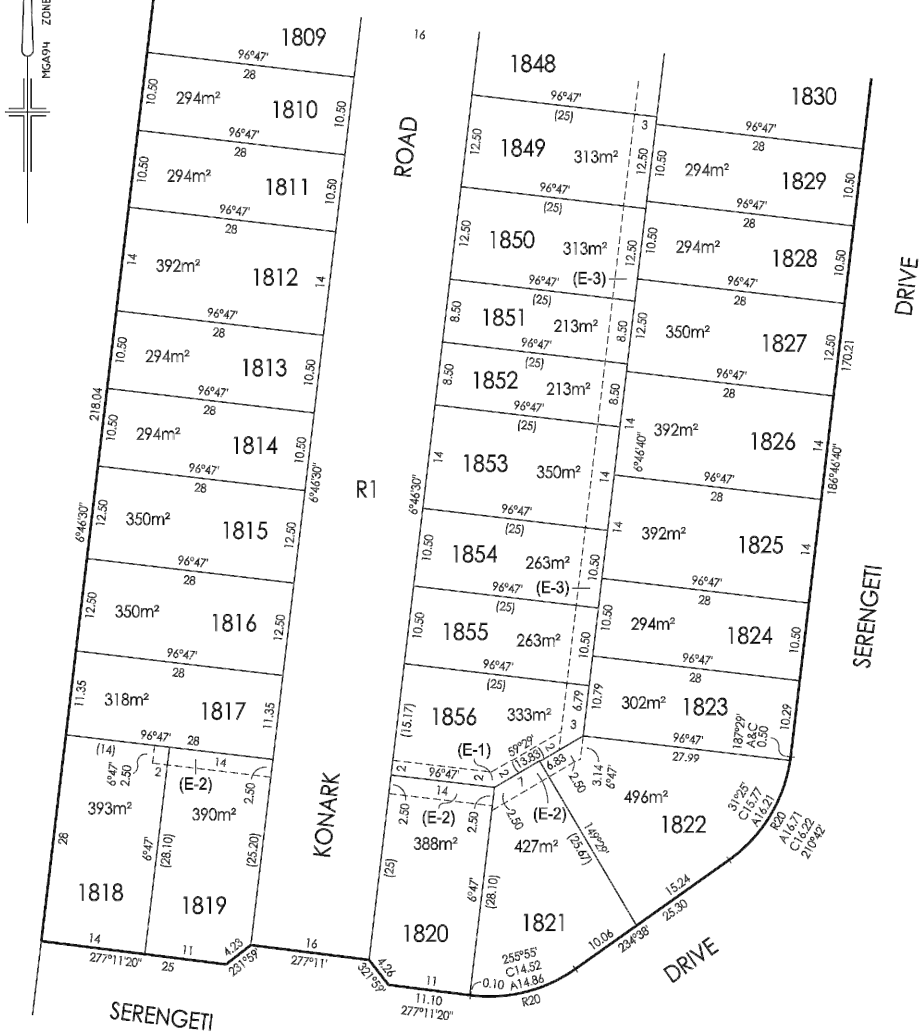
REF: 9170/18

SHEET 2

VERSION: 1

PLAN OF SUBDIVISION

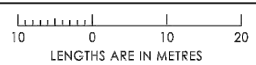
PLAN NUMBER
PS 817644Y



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

1:500



LICENSED SURVEYOR: DAVID VERSTEEGEN

ORIGINAL SHEET SIZE A3

REF: 9170/18

SHEET 3

VERSION: 1

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A	ISSUED FOR CONSTRUCTION	21.02.19	JT	JM					

Designed
Date
20.12.2018
J.TRINH

Drawn
J.TRINH

Approved
Date
20.12.2018
J.MONGAN

PS Number
817644Y



1 Glenferrie Road
Malvern VIC 3144
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Project Details
MAJESTY
STAGE 18
MELTON CITY COUNCIL


Drawing Title
PLAN OF SUBDIVISION
(SHEET 1 OF 2)

Sheet 11 of 12

Scale
NOT TO SCALE

Project Ref	Stage No	Drawing No	Rev
1401272	18	450	A

PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 817644Y	
LOCATION OF LAND PARISH: KOROROIT TOWNSHIP: ----- SECTION: 18 CROWN ALLOTMENT: 20 (PART) AND 21 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT C PS817623H POSTAL ADDRESS: 1392 TO 1438 AND 1440 TO 1486 (at time of subdivision) PLUMPTON ROAD, PLUMPTON 3335 MGA 94 CO-ORDINATES: E: 296 300 ZONE: 55 (of approx. centre of plan) N: 5 823 590 DATUM: GDA94		COUNCIL NAME: MELTON CITY COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THIS:  LOTS 1 TO 1800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 3450m²	
ROAD R1	MELTON CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE				
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s).				
IN PROCLAIMED SURVEY AREA No.				
STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.				
ESTATE: MONUMENT 18		AREA: 2.061 ha	No. OF LOTS: 56	MELWAY: 355.F:4
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	MELTON CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 9170/18	VERSION: 1	ORIGINAL SHEET SIZE A3
CHECKED JC		DATE: 18/06/18		SHEET 1 OF 4 SHEETS
		LICENSED SURVEYOR: DAVID VERSTEEGEN		

PLAN OF SUBDIVISION		PLAN NUMBER PS 817644Y	
SUBDIVISION ACT 1988 CREATION OF RESTRICTION			
Upon registration of the plan, the following restriction is to be created. For the purposes of this restriction: Land to benefit : Lots 1801 to 1856 (both inclusive). Land to burdened: Lots 1801 to 1856 (both inclusive). Description of Restriction : (1) Except with the written consent of the Monument Design Assessment Panel the registered proprietor or proprietors for the time being of any burdened lot on the plan of subdivision shall not: (a) Construct or allow to be constructed any building, or structure other than a building, that is not in accordance with the "Monument Design Guidelines". NOTE: Further restrictions will be added to this plan once the planning permit for the this subdivision has been issued by the Responsible Authority.			
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		SCALE	ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: DAVID VERSTEEGEN	SHEET 4
			REF: 9170/18
			VERSION: 1

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A	ISSUED FOR CONSTRUCTION	21.02.19	JT	JM					

Designed J.TRINH
 Date 20.12.2018
 Drawn J.TRINH
 Approved J.MONGAN
 Date 20.12.2018
 PS Number 817644Y



Project Details
 MAJESTY STAGE 18
 MELTON CITY COUNCIL
 Drawing Title
 PLAN OF SUBDIVISION (SHEET 2 OF 2)

Sheet 12 of 12

Scale
 NOT TO SCALE

Project Ref	Stage No	Drawing No	Rev
1401272	18	451	A