

GENERAL NOTES AND LEGEND				SCALE			PCDP DEVELOPMENTS PTY LTD			
1. EXISTING SURFACE CONTOURS SHOWN (0.25m INTERVAL)				HOR - 1:3000 VER - 1:3000			ATLAS MEADOWS - STAGE 1			
PROPOSED PIPING OF WATER RACE				HOR -30 -15 0 30 60			120 HOCTORS LANE, JUNORTOWN			
PROPOSED DRAINAGE LINES				VER -30 -15 0 30 60			OVERALL LAYOUT PLAN			
INDICATIVE BUILDING ENVELOPES				ORIGINAL SHEET SIZE A3			COUNCIL			
EARTHWORKS EXTENTS				LENGTHS ARE IN METRES - LEVELS ARE TO AHD			CITY OF GREATER BENDIGO			
				DESIGNED			WATER AUTHORITY			
				P. Fraser			COLIBAN WATER			
				17/09/2014			REF: DS/246/2013			
				DRAWN			FILE REF:			
				P. Fraser			12030			
				17/09/2014			DRAW REF:			
				17/09/2014			OL01			
				CHECKED			REVISION:			
				D. Cranage			C			
				17/09/2014			SHEET			
				APPROVED:			5 OF 44			

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.

WARNING

OVERHEAD POWER LINES

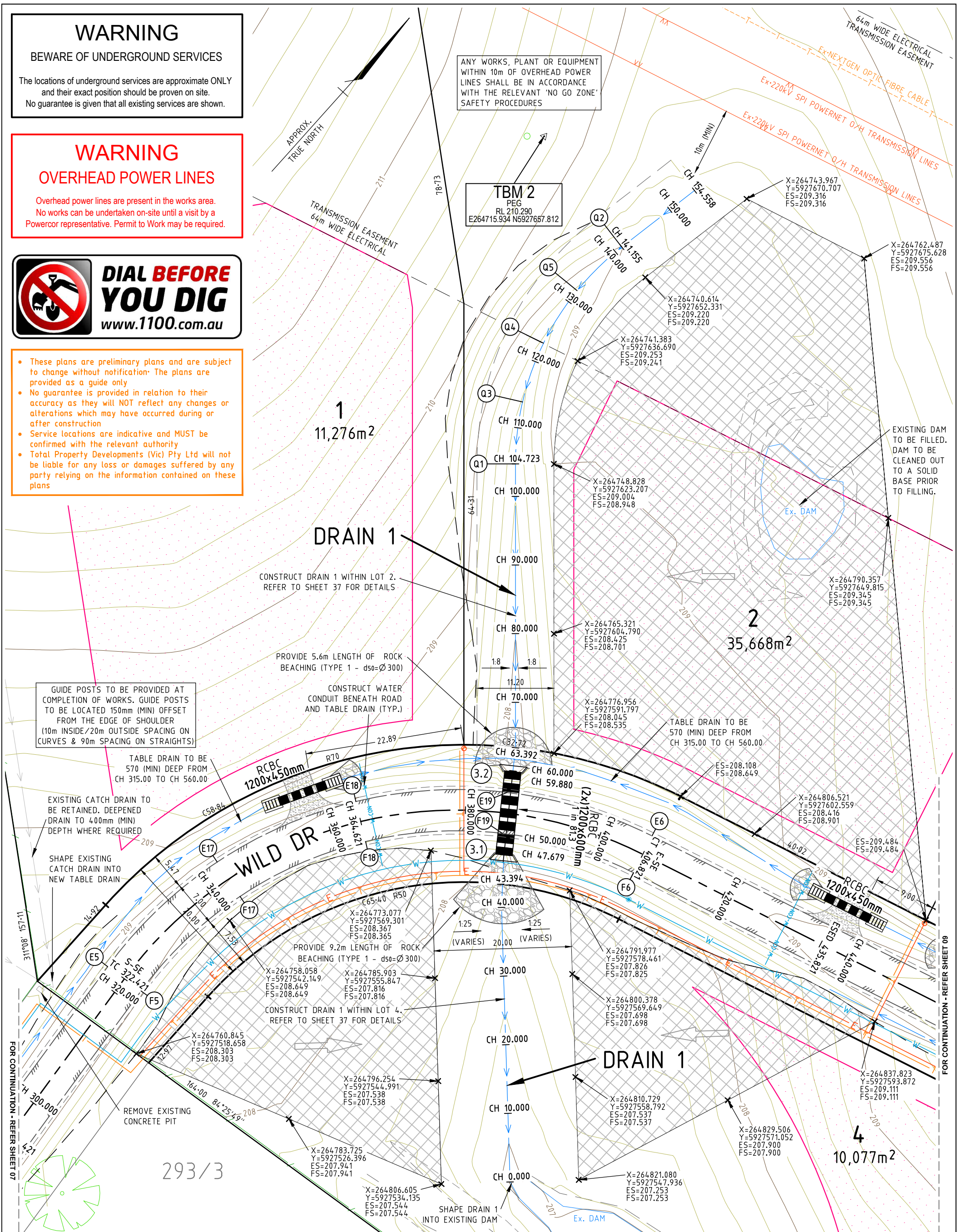
Overhead power lines are present in the works area. No works can be undertaken on-site until a visit by a Powercor representative. Permit to Work may be required.



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- Service locations are indicative and MUST be confirmed with the relevant authority.
- Total Property Developments (Vic) Pty Ltd will not be liable for any loss or damages suffered by any party relying on the information contained on these plans.

ANY WORKS, PLANT OR EQUIPMENT WITHIN 10m OF OVERHEAD POWER LINES SHALL BE IN ACCORDANCE WITH THE RELEVANT 'NO GO ZONE' SAFETY PROCEDURES



GENERAL NOTES AND LEGEND

1. FINISHED SURFACE CONTOURS SHOWN (0.20m INTERVAL)

- EARTHWORKS EXTENTS
- INDICATIVE BUILDING ENVELOPES



Total Property Developments
PLANNING • ENGINEERING • PROJECT MANAGEMENT

TOTAL PROPERTY DEVELOPMENTS (VIC) PTY LTD (ABN 73 136 905 041)

All Correspondence to PO Box 1278, Bendigo, Victoria, 3552
44 Wills Street, Bendigo, Victoria, 3550

T: (03) 5443 7977 F: (02) 8282 4755 E: damien@totalpd.com.au
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SCALE

HOR - 1:500 VER - 1:500

HOR - 5 -2.5 0 5 10
VER - 5 -2.5 0 5 10

ORIGINAL SHEET SIZE A3

LENGTHS ARE IN METRES - LEVELS ARE TO AHD

DESIGNED P. Fraser 17/09/2014

DRAWN P. Fraser 17/09/2014

CHECKED D. Cranage 17/09/2014

APPROVED:

PCDP DEVELOPMENTS PTY LTD

ATLAS MEADOWS - STAGE 1

120 HOCTORS LANE, JUNORTOWN

WILD DRIVE

LAYOUT PLAN 2

COUNCIL
CITY OF GREATER BENDIGO
REF: DS/246/2013

WATER AUTHORITY
COLIBAN WATER
REF: ME 14738

FILE REF:
R02

DRAW REF:
12030

REVISION:
C

SHEET
8 OF 44

REV	REVISION DESCRIPTION	DATE	APP'D
C	CONSTRUCTION ISSUE	17/09/2014	17/09/2014
B	COUNCIL ISSUE	31/07/2014	31/07/2014
A	DRAFT	-	-

WARNING OVERHEAD POWER LINES

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GUIDE POSTS TO BE PROVIDED AT
COMPLETION OF WORKS. GUIDE POSTS
TO BE LOCATED 150mm (MIN) OFFSET
FROM THE EDGE OF SHOULDER
(10m INSIDE/20m OUTSIDE SPACING ON
CURVES & 90m SPACING ON STRAIGHTS)

ANY WORKS, PLANT OR EQUIPMENT
WITHIN 10m OF OVERHEAD POWER
LINES SHALL BE IN ACCORDANCE
WITH THE RELEVANT 'NO GO ZONE'
SAFETY PROCEDURES

AXE CREEK RACE (CROWN LAND)

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CROWN LAND MUST NOT BE USED FOR
TRUCK TURNING AREAS, ENTRY POINTS,
PARKING AREAS OR TEMPORARY STACK
SITES DURING THE CONSTRUCTION OF
BUILDINGS OR WORKS

TRANSMISSION EASEMENT
64m WIDE ELECTRICAL

PIPED CHANNEL.
REFER TO COLIBAN
WATER PLANS FOR
DETAILS

12
10,076m²

PROVIDE CRUSHED ROCK
MAINTENANCE ACCESS WITH
TURNING AREA. 150mm
CONSOLIDATED DEPTH CLASS
3 CRUSHED ROCK PAVEMENT.
(AREA APPROX. 337m²).

PROVIDE 750mm (MIN) COVER
OVER DN600 PP PIPE IN
HARDSTAND AREA. REFER TO
COLIBAN PLANS FOR DETAILS

PIPED RURAL WATER SUPPLY
CHANNEL. REFER TO COLIBAN
WATER PLANS FOR DETAILS

EXISTING CHANNEL BENEATH ROAD
TO BE CLEANED OUT TO A SOLID
BASE PRIOR TO FILLING. FILL TO
BE COMPACTED TO 95% (MIN)
STANDARD COMPACTION EFFORT

RE-GRADE EXISTING ACCESS
TRACK TO MATCH INTO
FINISHED SURFACE LEVELS OF
MAINTENANCE AREA. TRACK TO
BE RAISED (APPROX. 500mm)
TO MATCH IN WITH TOP OF
BANK OF THE AXE CREEK RACE
AT THE INLET HEADWALL.

TABLE DRAIN TO BE 570 (MIN)
DEEP FROM CH 315.00 TO CH 560.00

WILD DR

Pt.5

10,001m²

AXE CREEK RACE
(CROWN LAND)

GENERAL NOTES AND LEGEND

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- EARTHWORKS
EXTENTS
- INDICATIVE BUILDING
ENVELOPES



Total Property Developments
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DESIGNED	DRAWN	CHECKED
P. Fraser 17/09/2014	P. Fraser 17/09/2014	D. Cranage 17/09/2014
APPROVED		

SCALE	
HOR	1:500
VER	1:500
ORIGINAL SHEET SIZE A3	
LENGTHS ARE IN METRES - LEVELS ARE TO AHD	

PCDP DEVELOPMENTS PTY LTD
ATLAS MEADOWS - STAGE 1
120 HOCTORS LANE, JUNORTOWN
**WILD DRIVE
LAYOUT PLAN 3**

COUNCIL
CITY OF GREATER BENDIGO
REF: DS/246/2013

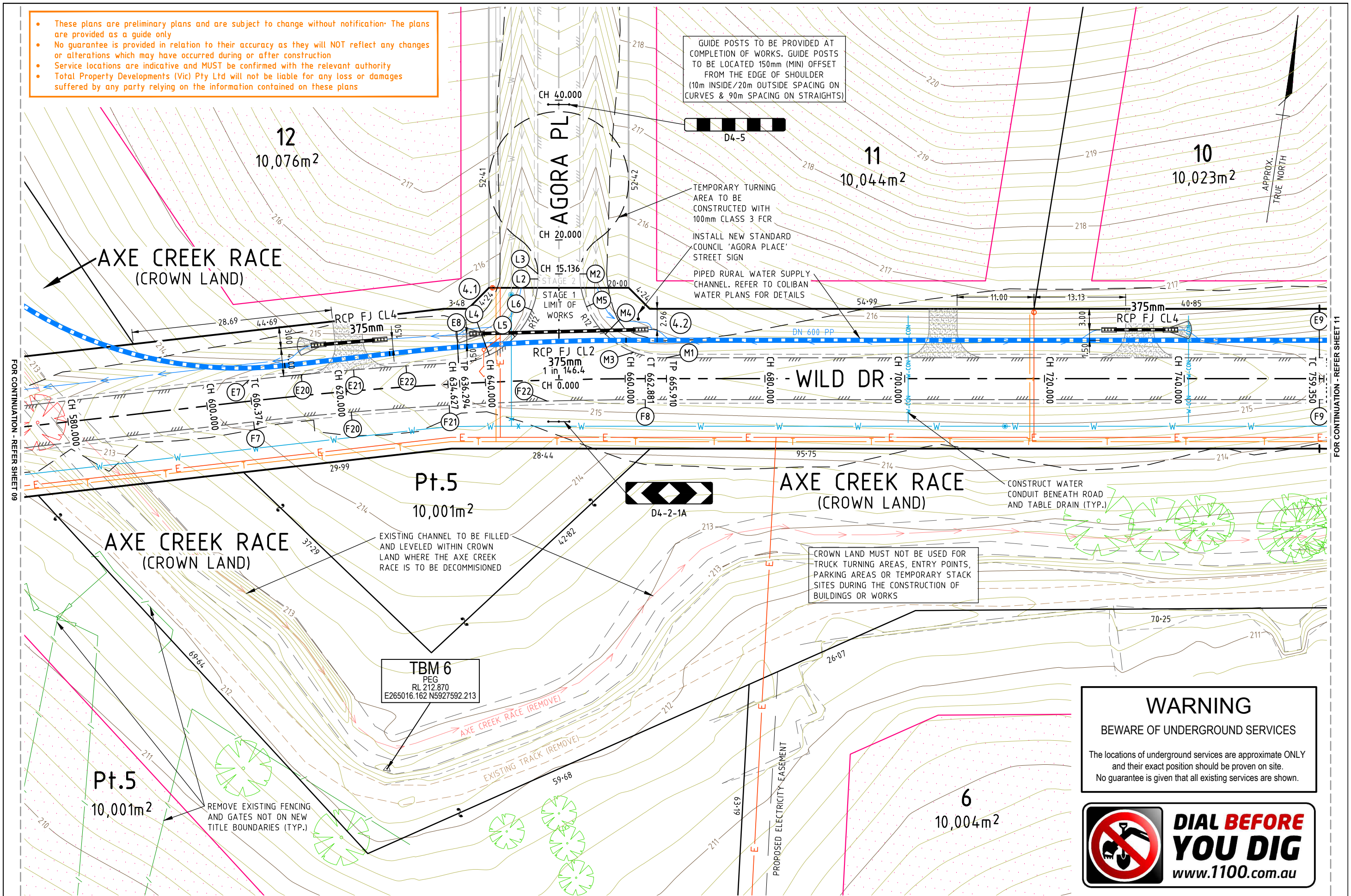
WATER AUTHORITY
COLIBAN WATER
REF: ME 14738

FILE REF:
12030
DRAW REF:
R02
REVISION
C
SHEET
9 OF 44

FOR CONTINUATION - REFER SHEET 08

FOR CONTINUATION - REFER SHEET 10

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C	CONSTRUCTION ISSUE	17/09/2014	17/09/2014
B	COUNCIL ISSUE	31/07/2014	31/07/2014
A	DRAFT		

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	EARTHWORKS EXTENTS
	INDICATIVE BUILDING ENVELOPES

Total Property Developments
PLANNING ■ ENGINEERING ■ PROJECT MANAGEMENT

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P. Fraser 17/09/2014	P. Fraser 17/09/2014	D. Cranage 17/09/2014	HOR - 1:500 VER - 1:500
APPROVED			
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All Correspondence to PO Box 1278, Bendigo, Victoria, 3552 - 44 Wills Street, Bendigo, Victoria, 3550			LENGTHS ARE IN METRES - LEVELS ARE TO AHD
T: (03) 5443 7977 F: (02) 8282 4755 E: damien@totalpd.com.au			

PCDP DEVELOPMENTS PTY LTD
ATLAS MEADOWS - STAGE 1
120 HOCTORS LANE, JUNORTOWN
WILD DRIVE LAYOUT PLAN 4

CITY OF GREATER BENDIGO
REF: DS/246/2013

WATER AUTHORITY
COLIBAN WATER
REF: ME 14738

FILE REF:	12030
DRAW REF:	R02
REVISION	C
SHEET	10 OF 44

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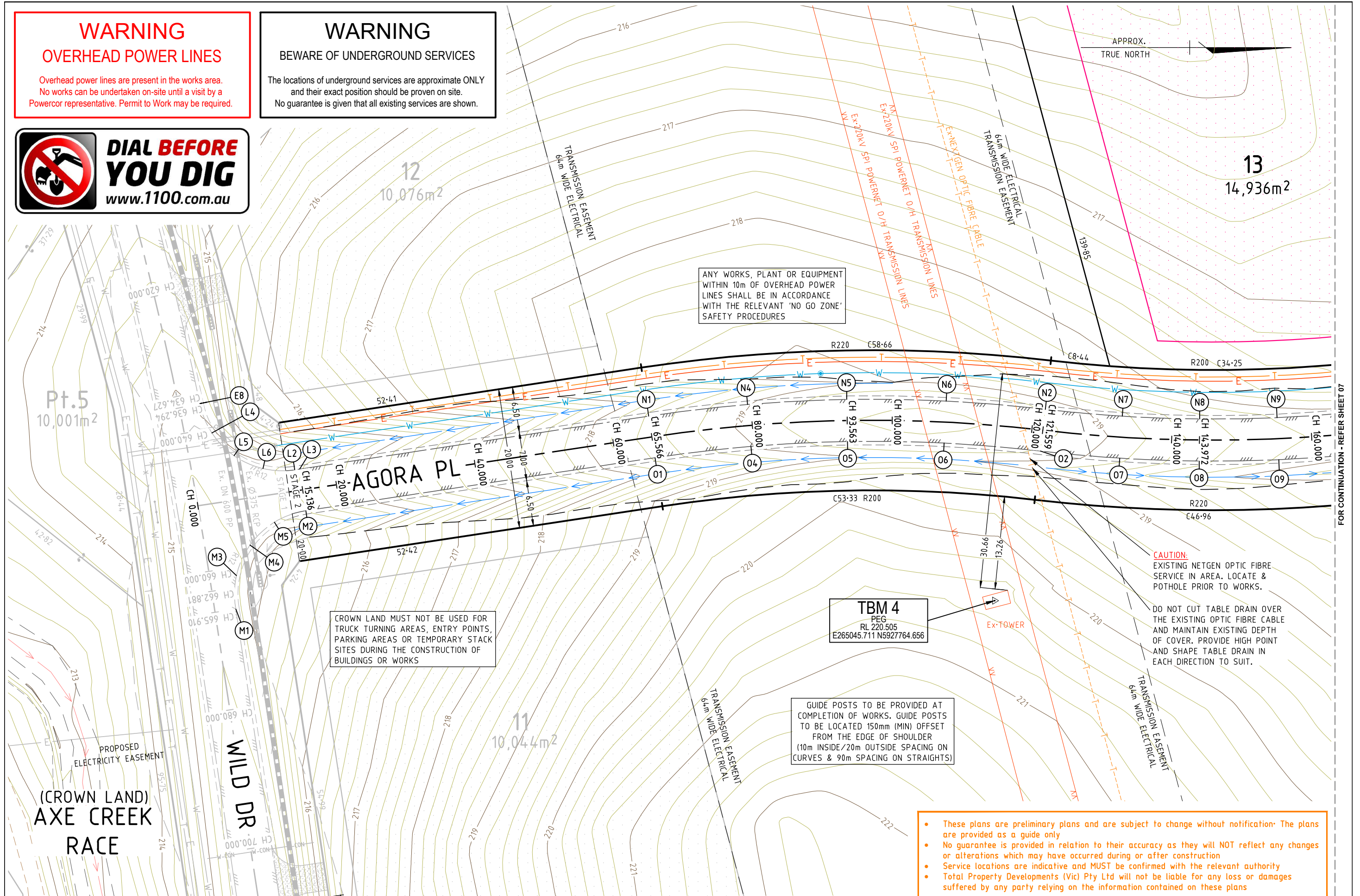


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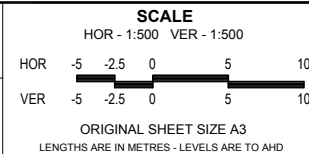
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PCDP DEVELOPMENTS PTY LTD
ATLAS MEADOWS - STAGE 2
120 HOCTORS LANE, JUNORTOWN
AGORA PLACE
LAYOUT PLAN 1

COUNCIL
CITY OF GREATER BENDIGO
REF: DS/246/2013

WATER AUTHORITY
COLIBAN WATER
REF: ME 15652

FILE REF:
12030
DRAW REF:
R04
REVISION
C
SHEET
6 OF 15

WARNING

BEWARE OF UNDERGROUND SERVICES

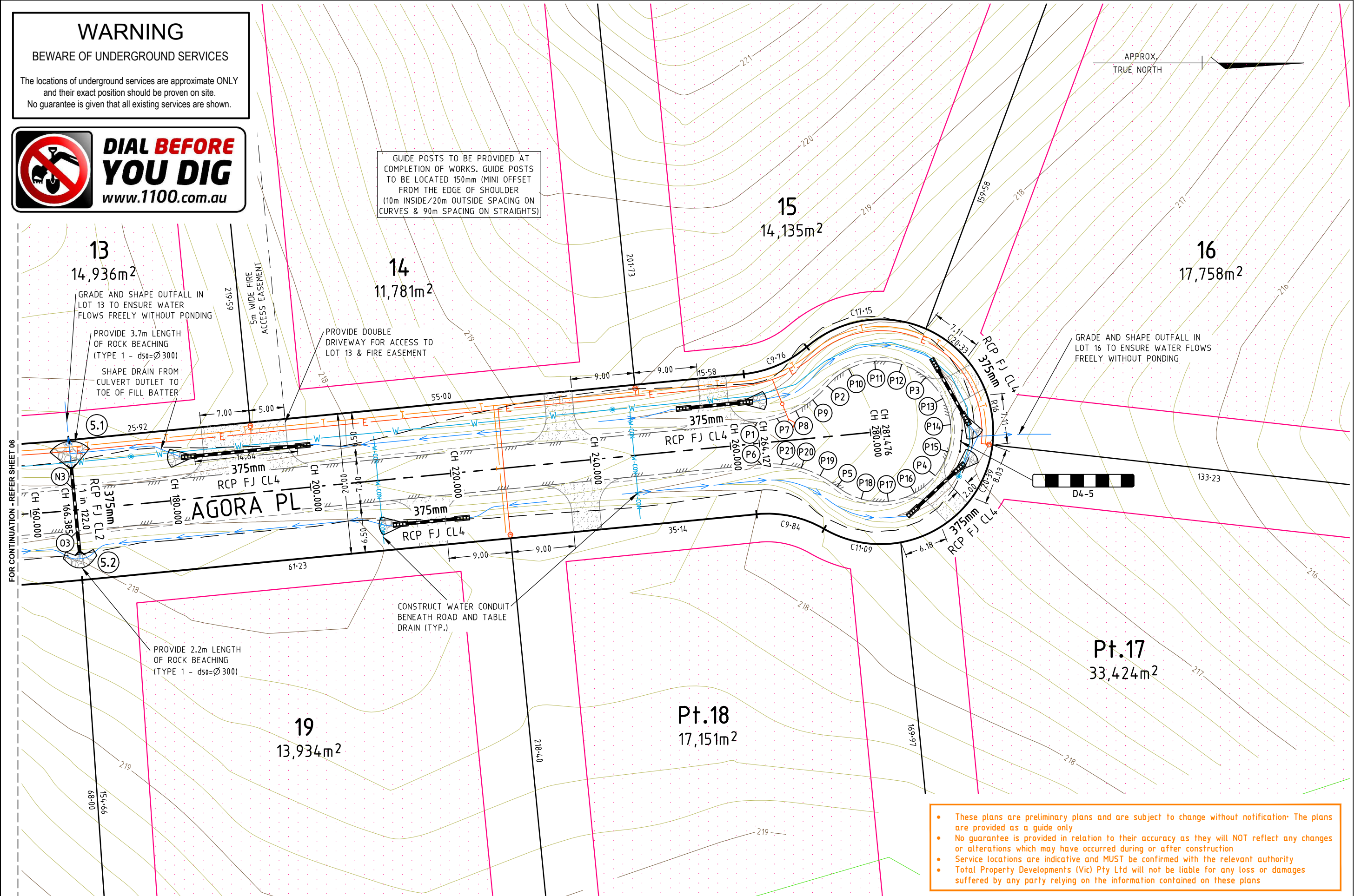
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APPROX.
TRUE NORTH



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INDICATIVE BUILDING
ENVELOPES



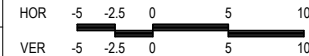
Total Property Developments
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DESIGNED	DRAWN	CHECKED
P. Fraser	P. Fraser	D. Cranage
17/09/2014	17/09/2014	17/09/2014

APPROVED

SCALE

HOR - 1:500 VER - 1:500



ORIGINAL SHEET SIZE A3
LENGTHS ARE IN METRES - LEVELS ARE TO AHD

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PCDP DEVELOPMENTS PTY LTD

ATLAS MEADOWS - STAGE 2

120 HOCTORS LANE, JUNORTOWN

AGORA PLACE LAYOUT PLAN 2

COUNCIL
CITY OF GREATER BENDIGO
REF: DS/246/2013

WATER AUTHORITY
COLIBAN WATER
REF: ME 15652

FILE REF:
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DRAW REF:
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REVISION
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C	CONSTRUCTION ISSUE	17/09/2014	17/09/2014
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