

Snowy Valleys Council



SNOWY VALLEYS COUNCIL MEETING

LATE REPORTS

25 OCTOBER 2018

THE MEETING WILL BE HELD AT 2.00PM
IN THE SNOWY VALLEYS COUNCIL CHAMBERS, BRIDGE STREET, TUMBARUMBA

Disclosure of Pecuniary Interests at meetings

- Item from Bluet Local Government Handbook

[14.125] A Councillor or a Council Committee member who has a pecuniary interest in any matter with which the council is concerned, and who is present at a meeting of the council or committee at which the matter is being considered, must disclose the nature of the interest to the meeting as soon as practicable. The person must not be present at, or in the sight of, the meeting either at any time during which the matter is being considered or discussed or at any time during which a vote is being taken on any question relating to the matter (s 451). A Councillor who has declared a pecuniary interest in a matter before the council but has withdrawn from the meeting because of that declaration is not counted in considering whether the meeting is quorate for that matter.

Disclosure of Political Donations and Gifts

The Environmental Planning and Assessment Act 1979 places obligations on Councillors, staff, applicants and any person who makes a public submission, to disclose information relating to political donations and gifts during the environmental plan making or development assessment process.

Furthermore, for each planning decision made at a Council or Committee Meeting, the names of Councillors who supported the decision and those that oppose the decision must be recorded.

The fact that political donations or gifts have been made by applicants / proponents of a planning application should not affect whether an application is approved or refused. Political donations or gifts should not be relevant in making a determination. The matter should be determined on its merits. Nor do they provide grounds for challenging the determination of any applications.

For further information, visit www.planning.nsw.gov.au/donations

Public Recording of Meetings prohibited without Council authority

A person may use any recording device, including audio and visual recording and any device capable of recording speech, to record the proceedings of a meeting of a council or a committee of a council only by the resolution of the council or committee.

A person may, be expelled from a meeting of a council or a committee of a council or using or having used a tape recorder without consent.

Photography

Flash photography is not permitted at a meeting of the Council or a Committee of the council without the consent of the General Manager.

Public Forum (extract from the Code of Meeting Practice)

a) All prospective public forum speakers must advise the General Manager of their wish to address Council by the Monday prior to a Council meeting.

They must also provide a verbal or written précis of the subject matter at that time.

b) The public forum section shall only operate for a period of thirty (30) minutes immediately after apologies have been formally received.

c) Preference shall be given to addressees who wish to speak to any item before Council at that particular meeting.

d) The maximum time allowed for each speaker will be 5 minutes.

e) Not more than two members of a group may speak.

f) All persons addressing the meeting shall speak to the Chair.

g) The Chairperson may curtail the public participation where the information being presented is considered repetitive or irrelevant.

h) Councillors may ask questions of the person/s addressing Council only if so approved by the Chair.

i) Councillors will not enter into general debate with the speakers.

j) The Mayor is to approve of variations to this procedure in urgent / compelling circumstances.

k) All people / organisations who wish to address Council be made aware of the above condition.



Thursday 25 October 2018
Snowy Valleys Council Chambers
Bridge Street, Tumbarumba
2.00pm

LATE REPORTS

10. MANAGEMENT REPORTS

10.2 SNOW VIEW ESTATE STAGE 3 2

1. CONFIDENTIAL

10. MANAGEMENT REPORTS**10.2 SNOW VIEW ESTATE STAGE 3**

REPORT AUTHOR: COORDINATOR TOURISM & ECONOMIC DEVELOPMENT
RESPONSIBLE DIRECTOR: DIRECTOR STRATEGY, COMMUNITY AND DEVELOPMENT

EXECUTIVE SUMMARY:

The purpose of this report is to undertake an assessment of the land stock available in Stage 2 and to assess the financial viability of constructing Stage 3 Snow View Estate.

RECOMMENDATION:**THAT COUNCIL:**

- 1. Receives the report on Snow View Estate Stage 3**
- 2. Consider allocating funds for the construction of Stage 3 Snow View Estate in the 2019/20 budget.**
- 3. Commit to the subdividing of lots 31 and 32 (Snow View stage 2) into 3 allotments and endorse a funding allocation of \$5,000 for subdivision and infrastructure costs to be reimbursed from the sale of these allotments.**

BACKGROUND:

Stage 2 was completed in 2012 and consisted of 22 lots. Lots in this stage are selling quickly. 7 remain unsold (69% sold) and the allotments that remain are the largest and most expensive. It is therefore proposed to split the 2 largest allotments into 3 (which occurred privately in stage 1). This aims to make the allotments more attractive to potential purchasers and would also increase the yield by 1 allotment in stage 2.

Major employers in the Tumbarumba area have communicated to Council that the lack of availability of quality housing is a key constraint in the attraction and retention of skilled employees to the town. The issue has also been raised by the Tumbarumba community in various community engagement activities, and has been identified in the SVC Draft Economic Development Strategy as a constraint on economic development.

Quality housing infrastructure is a fundamental enabler of economic development for the role it plays in facilitating social and economic interaction and exchange. There is currently very little opportunity to build on vacant blocks in Tumbarumba. Concerns have also been raised regarding the potential impacts of Snowy Hydro 2.0 on housing infrastructure demands.

A detailed survey and design for Snow View Stage 3 has been completed and the cost estimate used in this model is based on the detailed survey and design.

REPORT:

Financial modelling using a cost estimate provided by Internal Works & Services and historical income for stage 1 and 2, adjusted for CPI has been used to calculate an internal rate of return on Council investing in stage 3 of this project. Based on the modelling, this project will provide a sustainable financial investment for Council, while also addressing residential land and housing shortage that is a constraint to economic and population growth in the Tumbarumba area.

The cost benefit analysis of constructing Stage 3 is outlined in the table below and demonstrates investment in Stage 3 of Snow View Estate is a self-sustaining project.

	10 Years	20 Years
<u>Stage 3</u>		
Cap Expenditure (includes loan repayments)	- 1,432,701	- 1,803,921
Sales	1,046,017	1,046,017
Rates	332,505	990,568
Realised profit	- 54,179	232,664
IRR	-1%	5%

<u>Assumptions</u>	
Capital expenditure estimate stage 3 – internal cost estimate provided by IWD:	\$1,045,125
<u>Funded by:</u>	
Stage 2 sales 2018/19 financial year onwards:	\$526,645
loan	\$500,000
20 years principal and interest interest rate	4.24%
Rates income estimate stage 3 increased by 2.5% annually.	
No adjustment for rates harmonisation.	

The returns generated on Council's investment in stage 3 exceed the returns available to Council via cash investments. It is not recommended that stage 3 be onsold to private developers as much of the return on investment is generated by rates revenue created. Without the rates revenue, the project is not appealing to commercial developers.

The nature of this project (which is highly weather dependent) and available resources means that this project will not be able to commence until at least next construction season. It is therefore proposed that the project be considered for inclusion in the 2019/20 budget.

LINKS TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

Integrated Planning and Reporting Framework:

CSP Outcome 2028

Theme 2: Growth through Innovation

Delivery Outcomes

2.1 Develop strong relationships with local industry, organisations and government to ensure a sustainable local economy

Operational Actions

2.1.2 Implement priority actions from the Economic Development

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
Social	Ensures the availability of residential blocks for adequate, quality housing stock in Tumbarumba	Nil

	Positive	Negative
Environmental	New homes built in Snow View Estate are required to comply with contemporary energy efficiency standards.	Nil
Economic	Provides investment income to Council.	Requires upfront investment and loan interest repayments
Governance	Shows Council is willing and able to honour the Tumbarumba community's priorities in a cost effective manner by providing a self-sustaining investment in essential infrastructure.	Nil

Financial and Resources Implications

See table above for budget implications. Note that the financial model assumes land values in 2018 are consistent with those of 2012 (adjusted for CPI). It is likely that the market value for stage 3 would have increased on 2012 market value for residential allotments. Council will obtain a formal independent market valuation for stage 3 allotments prior to listing the stage for sale.

Costs and Benefits:

See modelling above for internal rate of return.

Policy, Legal and Statutory Implications:

Nil

RISK MANAGEMENT – BUSINESS RISK/WHS/PUBLIC:

Any investment of this nature carries a business risk. This will be managed in accordance with Council's risk management framework and governance policies.

OPTIONS:

Council can choose to adopt, amend or reject the recommendation.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

The development of Snow View Stage 3 has been identified in a number of community engagement activities as a consistently high priority for the Tumbarumba community. The draft Economic Development Strategy identifies residential land and housing shortages as a key constraint to the economic development of the Snowy Valleys region.

The progression of Snow View Stage 3 is a priority for the Tumbarumba Chamber of Commerce. Correspondence was sent to the Tumbarumba Chamber of Commerce on 14 August 2018.

Internally, the following consultation has occurred:

- Gathering of Stage 1 and 2 financial information and calculation of financial model (10/8/2018).
- Circulated financial model to Director Internal Services, Division Manager Finance and IT, Co-ordinator Financial Strategy & Reporting. Responded to queries and made amendments as required.

- Detailed Cost Estimate requested from Director Assets and Infrastructure August 2018 ELT meeting to consider August Council reports. Detailed Cost Estimate received October 2018.
- Revised modelling and report based on Detailed Cost Estimate circulated to Circulated financial model to Director Internal Services, Division Manager Finance and IT, Co-ordinator Financial Strategy & Reporting for second review.

Attachments

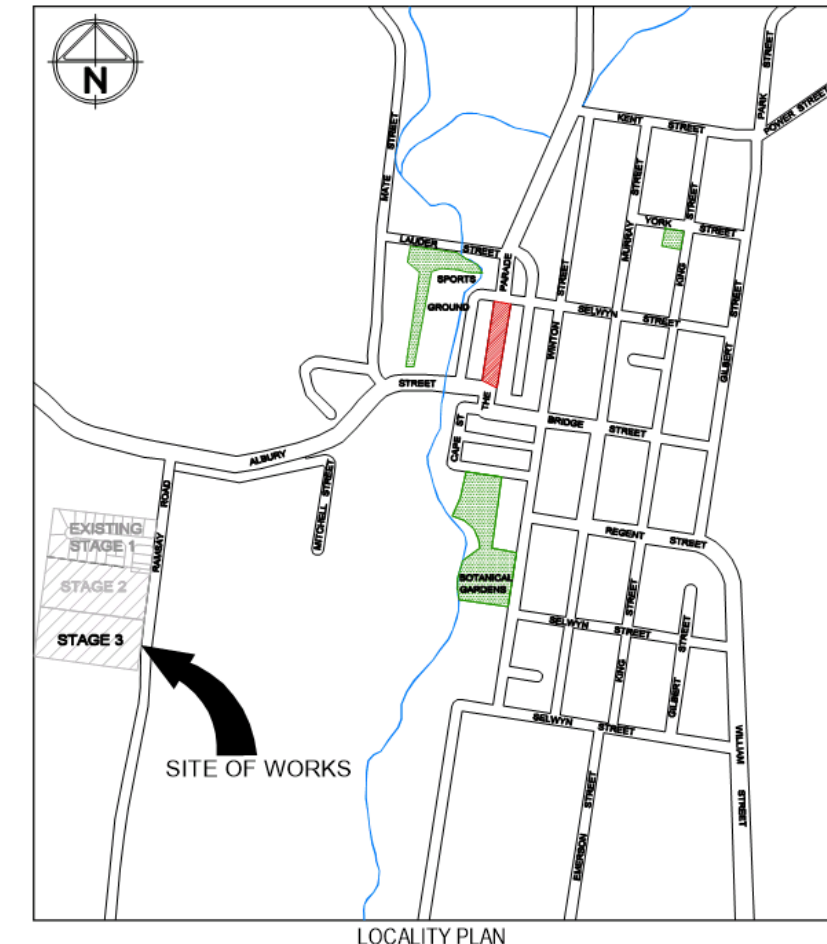
- 1 Snow View Stage 3 plan [↓](#)

SNOW VIEW ESTATE STAGE 3 TUMBARUMBA SHIRE COUNCIL

GENERAL NOTES

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (INGA) ZONE 55.
- 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 ±0.05m.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2124-1992 GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF SUPERINTENDENT AND THE CITY ENGINEER OR HIS REPRESENTATIVE.
- ALL CHAINAGES REFER TO ROAD CENTRELINES.
- 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.
- 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.
- ALL EXCAVATED ROCK TO BE REMOVED AND DISPOSED OFF SITE.
- ALL FILLING SHALL BE TO A LEVEL 150mm BELOW THE FINISHED SURFACE LEVEL SHOWN AND COMPACTED AS PER AS-3798-1998. FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- ALL BATTERS SHALL BE 1 IN 6, UNLESS OTHERWISE SHOWN.
- NO FILL OR STOCKPILING OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED BY THE SUPERINTENDENT.
- TBM'S 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.
- BEFORE COMMENCING WORK ON THE TRENCHES IN EXCESS OF 1.5 METRES DEEP, NOTICE OF SUCH PROPOSAL IS TO BE SENT TO THE PRINCIPAL MINING INSPECTOR, VICTORIA WORKCOVER AUTHORITY IN ACCORDANCE WITH THE MINES ACT 1988 & O.M.S. ACT 1985. A FOREMAN, QUALIFIED AS A NOMINATED PERMITTED MINES MANAGER, MUST BE IN ATTENDANCE AT ALL TIMES DURING SUCH EXCAVATION.
- ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 750mm BEHIND PARKING BAYS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 CRUSHED ROCK.
- ALL EXISTING DAMS 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. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR APPROVED IMPORTED MATERIAL. THE FILL SHALL BE PLACED UNDER CONTROLLED MOISTURE CONDITIONS IN ACCORDANCE WITH THE SPECIFICATION.
- NO BLASTING TO BE CARRIED OUT WITHIN THE . WITHOUT OBTAINING COUNCIL'S SPECIAL PERMISSION. RESTRICTED BLASTING WITHIN 20 METRES OF WATER MAINS AND WITHIN 6 METRES OF TELSTRA CONDUITS.
- WATER CONDUITS ARE TO BE 95mm CLASS 12 P.V.C. WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS:
ROAD PAVEMENT - 0.50m
VERGE, FOOTPATHS - 0.45m
- ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED WITH 2% CEMENT TREATED CRUSHED ROCK.
- WATER TAPPINGS TO BE LOCATED IN CENTRE OF ALLOTMENTS UNLESS OTHERWISE SHOWN.
- TELSTRA ARE TO BE NOTIFIED 7 DAYS PRIOR TO PLACEMENT OF CONCRETE WORKS.
- 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 PROVIDED BY THE SUPERINTENDENT AND COUNCIL. FILLING TO BE CONSTRUCTED IN LAYERS 150mm THICK WITH COMPACTION ACHIEVING 95% AUSTRALIAN STANDARD DENSITY.
- 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.
- ALL TEMPORARY WARNING SIGNS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1742-3.
- ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS THERWISE SHOWN. IF ROAD AND DRAINAGE CONSTRUCTION NECESSITATES THEIR REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE ENGINEER.
- TREES ON COUNCIL RESERVES TO BE PROTECTED WITH APPROPRIATE EXCLUSION FENCING PRIOR TO COMMENCEMENT OF ANY WORKS.
- OPTIC FIBRE CABLE IS TO BE LOCATED ONSITE PRIOR TO ANY MECHANICAL EXCAVATION IN THE VICINITY OF THE CABLE.
- NO MECHANICAL EXCAVATION IS TO TAKE PLACE WITHIN 0.3M OF THE EXISTING SERVICES.

REFERENCE	ROADS & DRAINAGE	SHEET No.
R1-1	FACE SHEET	1
R2-1	LAYOUT PLAN	2
R3-1	ROAD LONGITUDINAL SECTION	3
R3-2	ROAD LONGITUDINAL SECTION	4
R3-3	ROAD LONGITUDINAL SECTION	5
R4-1	ROAD CROSS SECTIONS	6
R4-2	ROAD CROSS SECTIONS	7
R4-3	ROAD CROSS SECTIONS	8
R4-4	ROAD CROSS SECTIONS	9
R4-5	ROAD CROSS SECTIONS	10
R4-6	ROAD CROSS SECTIONS	11
R4-7	ROAD CROSS SECTIONS	12
R4-8	ROAD CROSS SECTIONS	13
R4-9	ROAD CROSS SECTIONS	14
R4-10	ROAD CROSS SECTIONS	15
R4-11	ROAD CROSS SECTIONS	16
R4-12	ROAD CROSS SECTIONS	17
R4-13	ROAD CROSS SECTIONS	18
R4-14	ROAD CROSS SECTIONS	19
R4-15	ROAD CROSS SECTIONS	20
R4-16	ROAD CROSS SECTIONS	21
R5-1	INTERSECTION DETAILS	22
R5-2	INTERSECTION DETAILS	23
R6-1	DRAINAGE LONGITUDINAL SECTIONS	24
R6-2	DRAINAGE PIT SCHEDULE	25
R7-1	STANDARD DETAILS	26
S1-1	SEWER RETICULATION	27
S2-1	FACE SHEET	28
S3-1	LAYOUT PLAN	29
W1-1	FACE SHEET	30
W2-1	LAYOUT PLAN	31



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.

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		RECYCLED WATER		GAS		TELSTRA		ELECTRICITY				OPTIC FIBRE	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	POLE	U/G CABLE	SIDE	OFFSET	SIDE	OFFSET
GAYLARD STREET	WEST	1.5m					WEST	1.2m			WEST	0.6m		
B DRIVE	NORTH	1.5m					NORTH	1.2m			NORTH	0.6m		

- TELSTRA AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRGS.
- GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
- * * OFFSET FROM BACK OF KERB

LEGEND

<ul style="list-style-type: none"> EX - EXISTING WATER MAIN EX - EXISTING RECYCLED WATER MAIN EX - EXISTING UNDERGROUND ELECTRICITY EX - EXISTING OVERHEAD ELEC & POLE EX - EXISTING TELSTRA & SERVICE PIT EX - EXISTING OPTIC FIBRE EX - EXISTING GAS MAIN EX - EXISTING FENCE EX - EXISTING SEWER & MANHOLE EX - EXISTING SEWER RISING MAIN EX - EXISTING STORMWATER DRAIN & PIT EX - EXISTING HOUSE DRAIN EX - EXISTING SURFACE CONTOUR MINOR EX - EXISTING SURFACE CONTOUR MAJOR EX - EXISTING TOP OF BATTER EX - EXISTING TOE OF BATTER EX - EXISTING KERB EX - EXISTING FOOTPATH EX - EXISTING FILL LEVEL EX - EXISTING SURFACE LEVEL 	<ul style="list-style-type: none"> EX - EXISTING BUILDING EX - EXISTING SIGN AND POST EX - EXISTING PERMANENT SURVEY MARK EX - ROAD RESERVE EX - LOT BOUNDARY EX - EASEMENT EX - KERB & CHANNEL - TYPE EX - SAUCUT PAVEMENT EX - CONCRETE EDGE STRIP EX - LIMIT OF ROAD WORKS EX - ALLOTMENT NUMBER EX - ROAD CHAINAGE EX - ROAD CHAINAGE EX - SET-OUT POINT EX - FINISHED SURFACE CONTOUR MINOR EX - FINISHED SURFACE CONTOUR MAJOR EX - FINISHED SURFACE LEVEL EX - TOP/TOE OF BATTER LEVEL EX - PROPOSED WATER MAIN 	<ul style="list-style-type: none"> PR - PROPOSED RECYCLED WATER MAIN PR - PROPOSED ELECTRICITY PR - PROPOSED TELSTRA PR - PROPOSED OPTIC FIBRE CONDUIT PR - PROPOSED GAS MAIN PR - PROPOSED SEWER PR - PROPOSED SEWER RISING MAIN PR - PROPOSED STORMWATER DRAIN & PIT PR - PROPOSED HOUSE DRAIN PR - PROPOSED DRAINAGE INLET PR - AUTHORITY DRAIN & PIT PR - PIT NUMBER PR - DRAINAGE OFFSET PR - PROPOSED FOOTPATH PR - PROPOSED DRIVEWAY PR - GAS & WATER CONDUIT PR - IRRIGATION CONDUIT 	<ul style="list-style-type: none"> AG - AG DRAIN CONDUIT AG - PROPOSED AG DRAIN & FLUsher PIT CD - PROPOSED CATCH DRAIN SD - PROPOSED SWALE DRAIN BM - TEMPORARY BENCH MARK (TBM) PR - PROPOSED PERMANENT SURVEY MARK PR - PROPOSED BOLLARD PR - PROPOSED LIGHT & POLE PR - PROPOSED ESTATE FENCE PR - PROPOSED PROTECTIVE TREE FENCING PR - PROPOSED TOP OF BATTER PR - PROPOSED TOE OF BATTER PR - RIDGE / CHANGE OF GRADE PR - PROPOSED SLEEPER RETAINING WALL PR - PROPOSED ROCK RETAINING WALL EX - EXISTING TREE TO BE RETAINED (SURVEYED CANOPY) 	<ul style="list-style-type: none"> EX - EXISTING TREE TO BE REMOVED PR - PARKING BAY/PAVED AREA PR - EXCAVATION GREATER THAN 200mm PR - FILLING GREATER THAN 200mm PR - CONCRETE PAVEMENT PR - ROCK BEACHING PR - CRUSHED ROCK TURNAROUND
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A	ISSUED TO COUNCIL													

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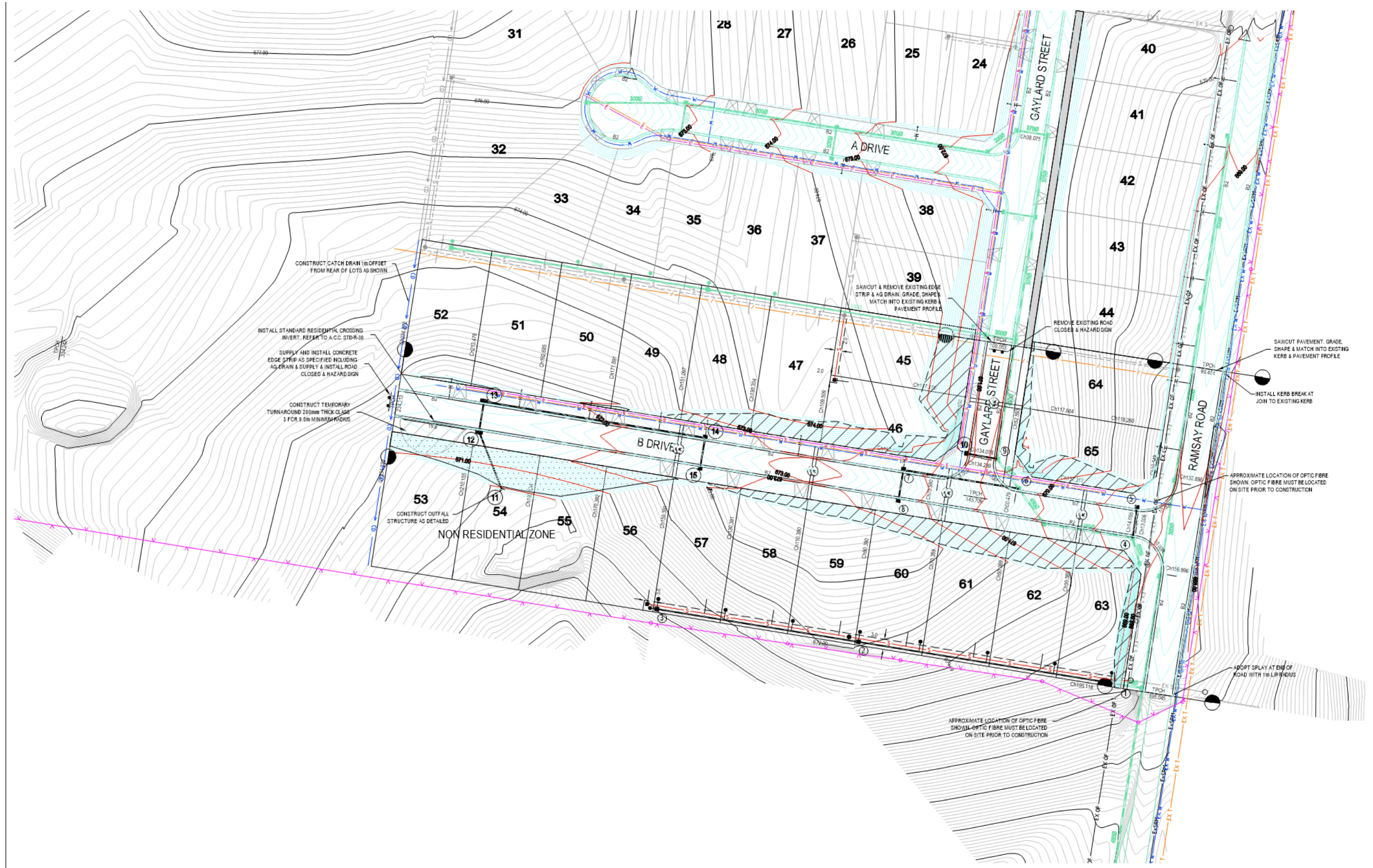
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Authorised ---

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**SNOW VIEW ESTATE
STAGE 3
FACE SHEET**
TUMBARUMBA SHIRE COUNCIL


Rev A

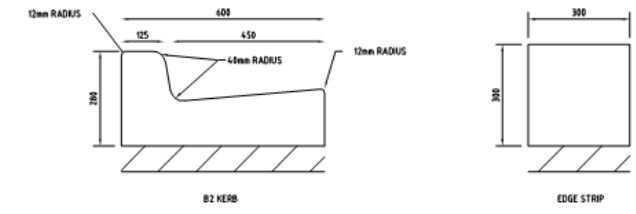
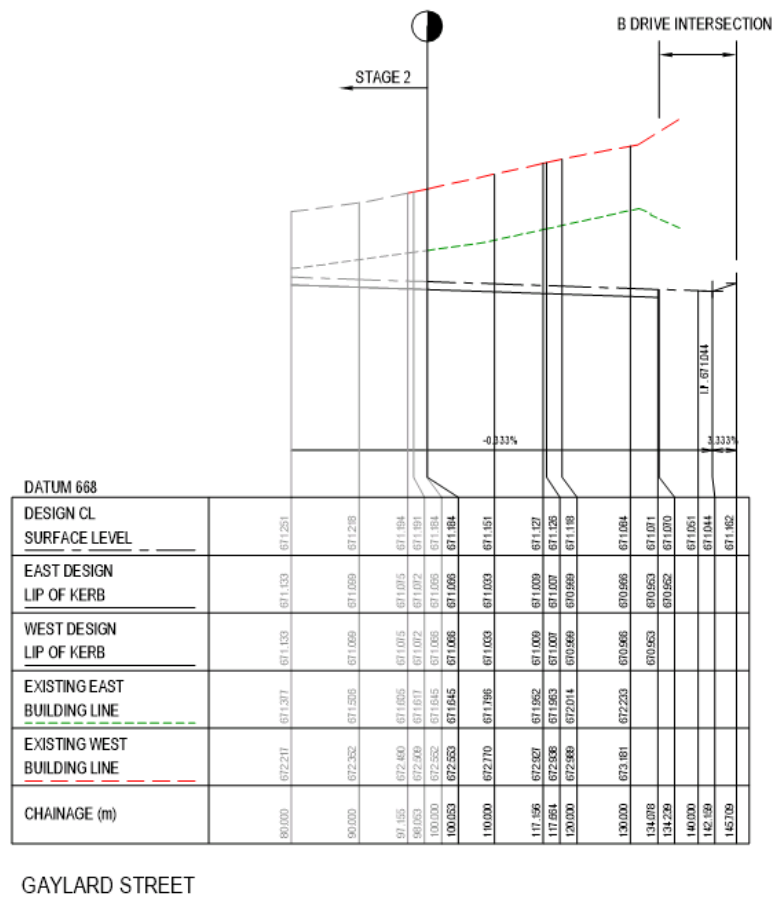


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 Authorised ---
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 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999


SNOW VIEW ESTATE
STAGE 3
LAYOUT PLAN
 TUMBARUMBA SHIRE COUNCIL
 Rev **A**

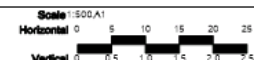


KERB PROFILES
NOT TO SCALE

- NOTES:
1. ALL KERB AND CHANNEL TO BE REINFORCED IN ACCORDANCE WITH APPROPRIATE STANDARDS
 2. ALL KERB AND CHANNEL TO HAVE 150mm DEPTH OF CONCRETE BELOW TOP OF PAVEMENT LEVEL.

A	ISSUED TO COUNCIL	R.A.	30/05/11
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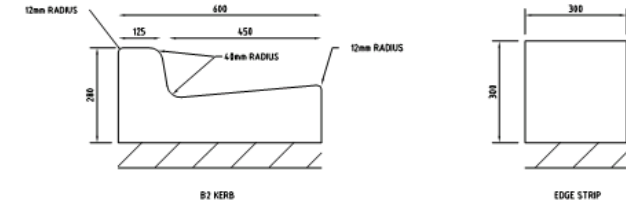
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 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



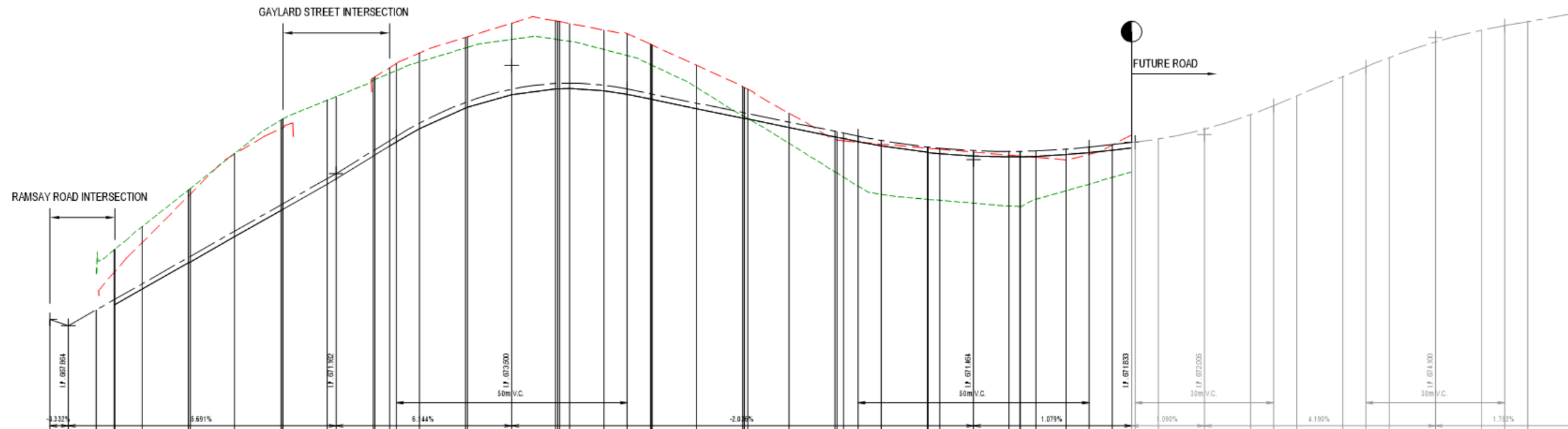
SNOW VIEW ESTATE
 STAGE 3
 ROAD LONGITUDINAL SECTION
 GAYLARD STREET
 TUMBARUMBA SHIRE COUNCIL

Rev A



KERB PROFILES NOT TO SCALE

NOTES:
 1. ALL KERB AND CHANNEL TO BE REINFORCED IN ACCORDANCE WITH APPROPRIATE STANDARDS
 2. ALL KERB AND CHANNEL TO HAVE 150mm DEPTH OF CONCRETE BELOW TOP OF PAVEMENT LEVEL.



CHAINAGE (m)	EXISTING NORTH BUILDING LINE	EXISTING SOUTH BUILDING LINE	NORTH DESIGN LIP OF KERB	SOUTH DESIGN LIP OF KERB	DESIGN CL SURFACE LEVEL	DATUM 665
0.000					667.897	
4.000					667.864	
10.000					668.226	
13.905	666.022	666.512		666.370	668.433	
14.005	666.044	666.528	666.420	666.320	668.439	
20.000	666.067	670.015	666.656	666.656	668.715	
30.000	670.675	670.807	669.226	669.226	669.344	
30.986	670.715	670.836	669.246	669.246	669.355	
40.000	671.884	671.989	669.756	669.756	669.613	
50.000	672.133	672.217	670.384	670.384	670.462	
50.989	672.151	672.240	670.386	670.386	670.504	
50.419	672.155	672.245	670.391	670.391	670.509	
60.000		672.148	670.933	670.933	671.051	
61.949		672.267	671.044	671.044	671.162	
70.000	673.220	673.183	671.538	671.538	671.657	
70.989	673.254	673.199	671.592	671.592	671.681	
71.980	673.455	673.333	671.758	671.758	671.877	
75.000	673.544	673.362	671.846	671.846	671.964	
80.000	673.776	673.518	672.132	672.132	672.251	
90.000	674.110	673.852	672.383	672.383	672.702	
90.980	674.122	673.884	672.391	672.391	672.716	
100.000	674.419	674.065	672.880	672.880	672.969	
109.959	674.464	674.088	672.960	672.960	673.110	
110.000	674.455	674.081	672.964	672.964	673.112	
110.990	674.446	674.055	672.966	672.966	673.114	
122.955	674.407	674.022	672.969	672.969	673.118	
120.000	674.207	673.841	672.954	672.954	673.092	
125.000	674.190	673.716	672.873	672.873	672.991	
130.000	673.992	673.525	672.711	672.711	672.869	
130.934	673.949	673.511	672.705	672.705	672.863	
130.991	673.945	673.501	672.703	672.703	672.861	
140.000	673.906	673.507	672.387	672.387	672.666	
150.000	673.932	672.412	672.264	672.264	672.462	
150.991	673.922	672.390	672.268	672.268	672.414	
151.091	673.986	672.350	672.341	672.341	672.460	
160.000	672.470	671.818	672.160	672.160	672.278	
170.000	671.891	671.195	671.058	671.058	672.015	
170.962	671.885	671.171	671.048	671.048	672.007	
171.981	671.907	671.018	671.019	671.019	672.006	
175.000	671.940	670.988	671.055	671.055	671.983	
180.000	671.797	670.732	671.761	671.761	671.669	
190.000	671.711	670.604	671.619	671.619	671.738	
190.934	671.710	670.603	671.618	671.618	671.735	
192.085	671.688	670.581	671.592	671.592	671.710	
200.000	671.625	670.518	671.540	671.540	671.659	
207.000	671.600	670.464	671.522	671.522	671.640	
210.000	671.540	670.449	671.524	671.524	671.642	
210.955	671.539	670.449	671.524	671.524	671.642	
213.018	671.511	670.501	671.530	671.530	671.651	
220.000	671.425	670.388	671.589	671.589	671.667	
225.000	671.573	670.581	671.615	671.615	671.734	
230.000	671.775	671.075	671.689	671.689	671.788	
234.913	671.900	671.115	671.715	671.715	671.833	
234.972		671.104			671.834	
235.000		671.082			671.842	
240.000		671.020			671.800	
250.000		672.121			672.725	
260.000		672.137			672.737	
265.000		672.934			672.934	
270.000		672.943			672.943	
280.000		673.282			673.282	
285.000		673.471			673.471	
290.000		673.811			673.811	
300.000		673.981			673.981	
300.000		674.029			674.029	
310.000		674.710			674.710	
315.000		675.132			675.132	
320.000		674.420			674.420	
330.000		674.625			674.625	

B DRIVE

A	ISSUED TO COUNCIL	R.A. 30/05/11

File name 135726R3-LS.dwg layout name R3-2
 file location G:\135726R3\ACAD
 plotted by Hugh Aitken plot date 30/05/2011 12:30 PM
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Designed 30/5/11
 H.A.
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 Authorised ---

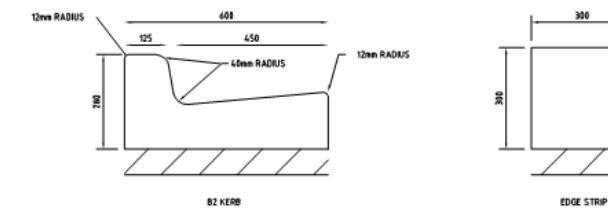
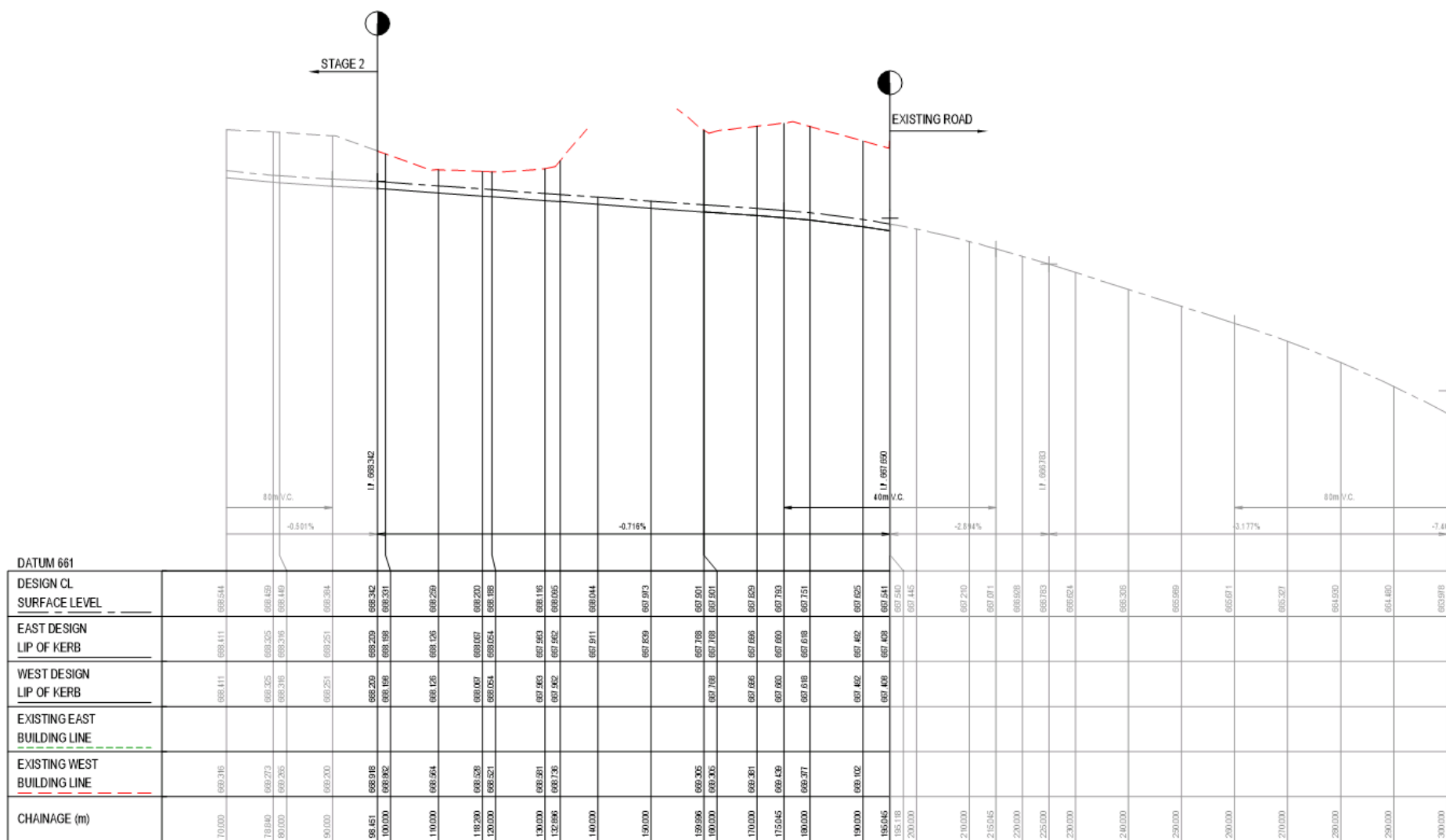
Map Reference MELWAY ---
 Street Number 4

CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



SNOW VIEW ESTATE
 STAGE 3
 ROAD LONGITUDINAL SECTION
 B DRIVE
 TUMBARUMBA SHIRE COUNCIL

Rev A



KERB PROFILES
NOT TO SCALE

NOTES:

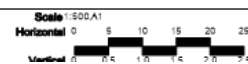
1. ALL KERB AND CHANNEL TO BE REINFORCED IN ACCORDANCE WITH APPROPRIATE STANDARDS
2. ALL KERB AND CHANNEL TO HAVE 150mm DEPTH OF CONCRETE BELOW TOP OF PAVEMENT LEVEL.

DATUM 661	
DESIGN CL SURFACE LEVEL	668.544
EAST DESIGN LIP OF KERB	668.411
WEST DESIGN LIP OF KERB	668.411
EXISTING EAST BUILDING LINE	668.411
EXISTING WEST BUILDING LINE	668.411
CHAINAGE (m)	70.000

RAMSAY ROAD

A	ISSUED TO COUNCIL	R.A.	30/05/11
---	-------------------	------	----------

file name 135726R3-LS.dwg layout name R3-3
file location G:\135726R3\ACAD
plotted by Hugh Aitken plot date 30/05/2011 12:30 PM
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H.A.
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Authorised ---

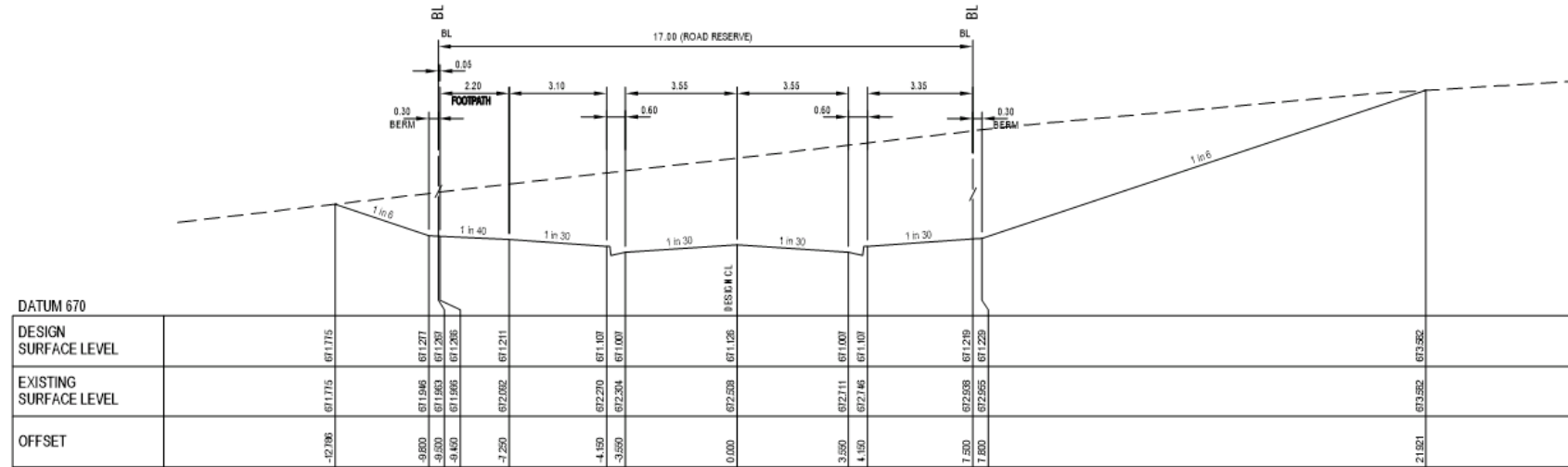
Map Reference MELWAY ---
Sheet Number 5

CPG ABN 55 050 029 635
24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



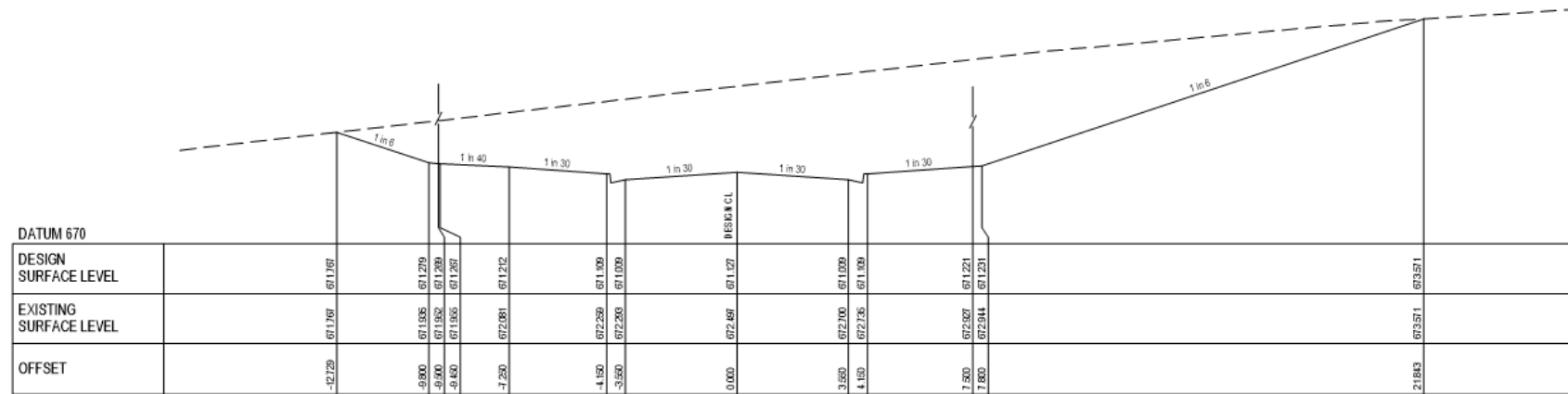
SNOW VIEW ESTATE
STAGE 3
ROAD LONGITUDINAL SECTION
RAMSAY ROAD
TUMBARUMBA SHIRE COUNCIL

Rev A



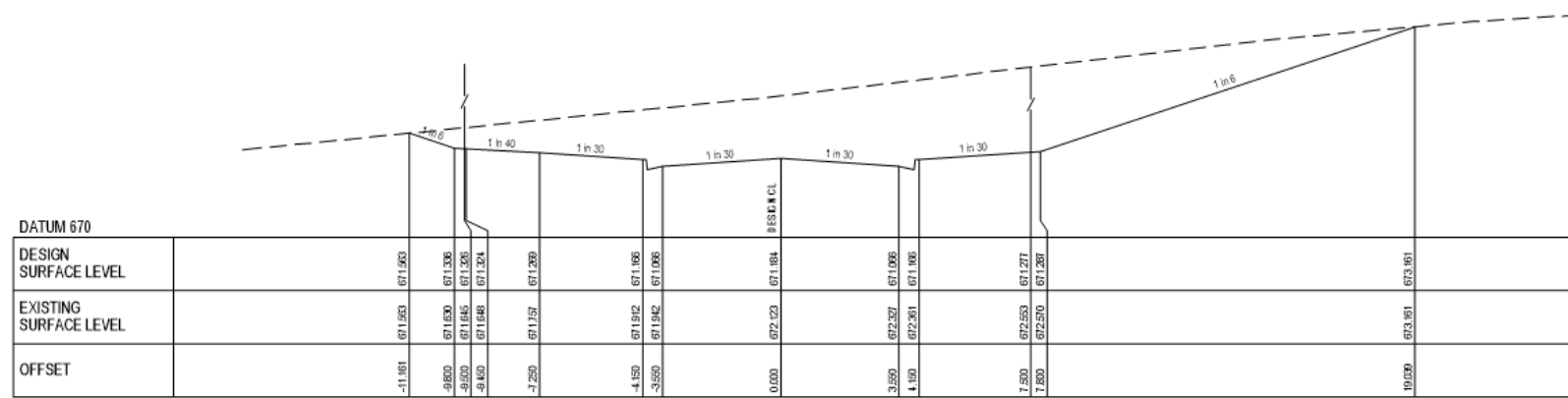
GAYLARD STREET

CH 117.664



GAYLARD STREET

CH 117.156

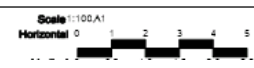


GAYLARD STREET

CH 100.053

A	ISSUED TO COUNCIL	R.A. 30/05/11

File name: 135726R4-XS.dwg layout name: R4-1
 File location: G:\135726R4\ACAD
 plotted by: Hugh Aitken plot date: 30/05/2011 12:30 PM
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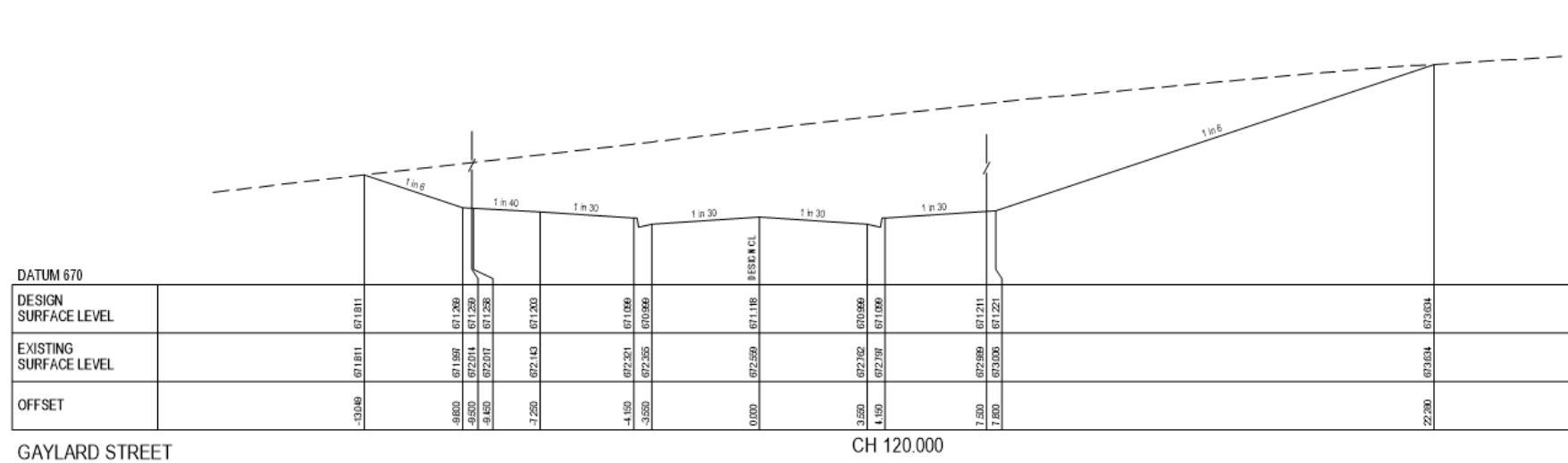
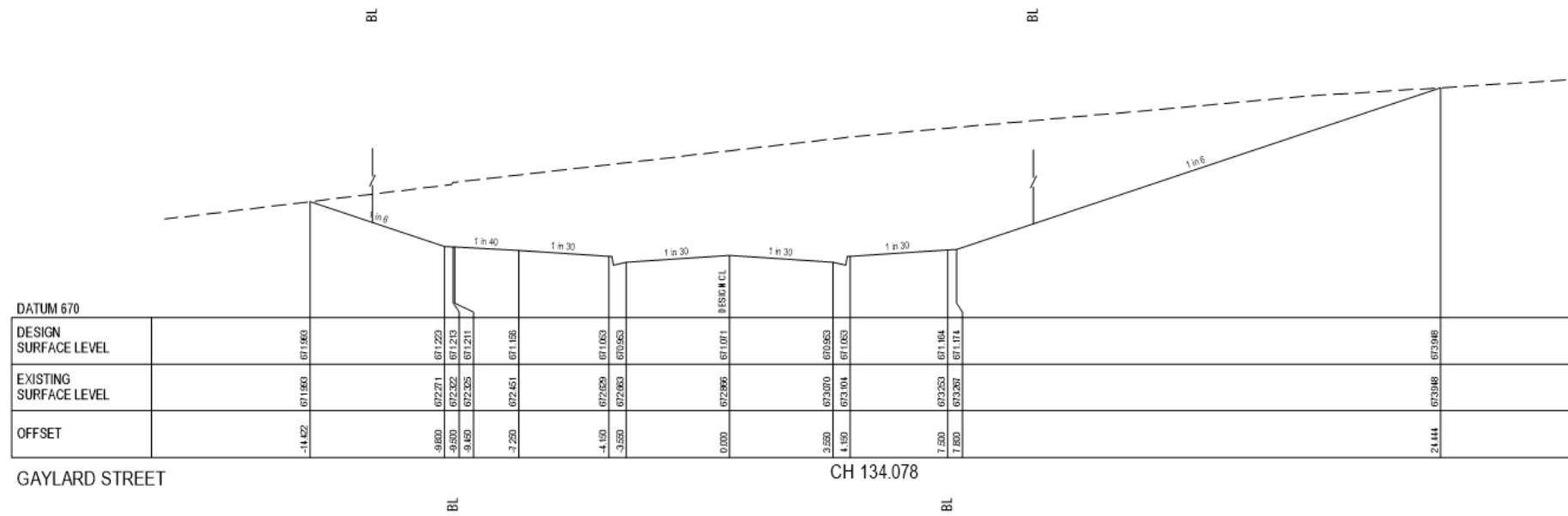
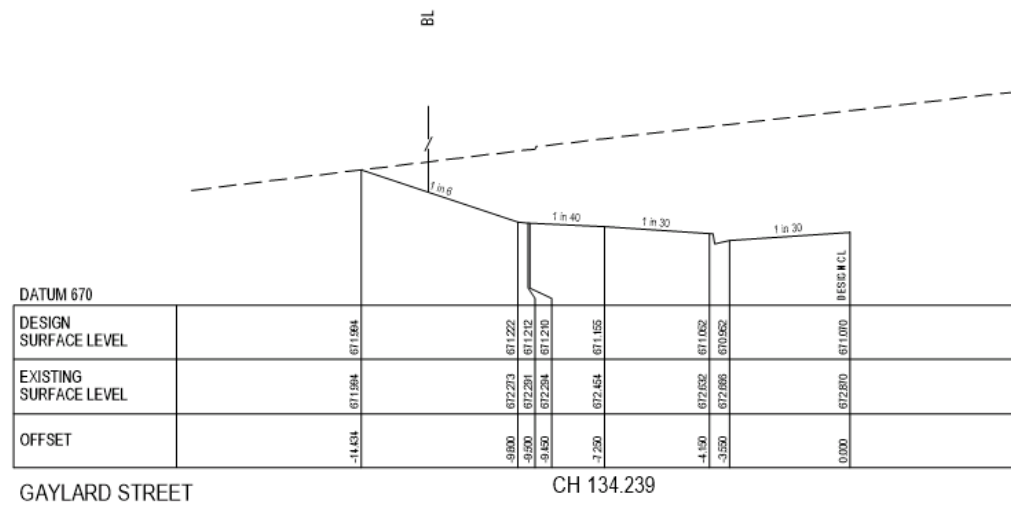
Designed: 30/5/11
 H.A.
 Checked: ---
 Authorised: ---
 Map Reference: MELWAY ---
 Sheet Number: 6

CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 GAYLARD STREET
 TUMBARUMBA SHIRE COUNCIL

Rev: A



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file name 135726R4-XS.dwg layout name R4-2
 file location G:\135726R4\ACAD
 plotted by Hugh Aitken plot date 30/5/2011 12:30 PM
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 Authorised ---

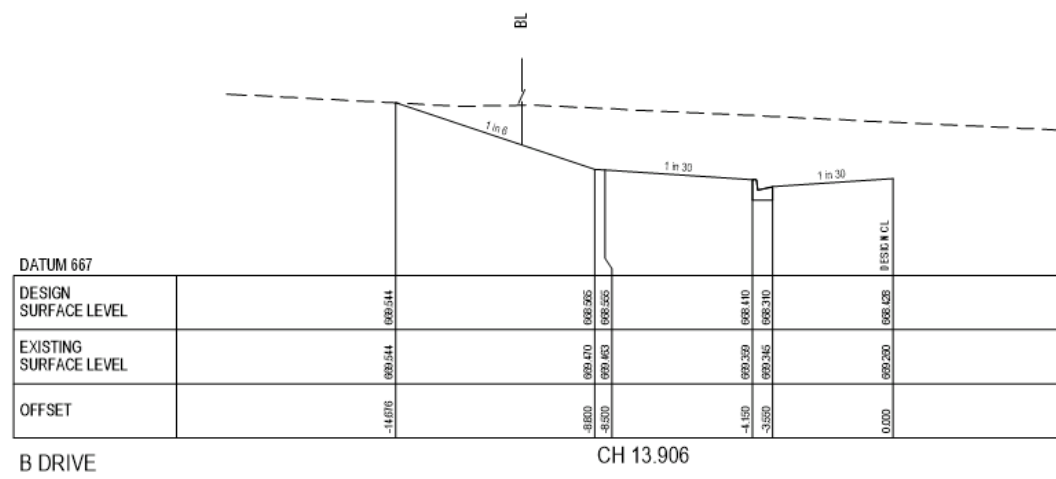
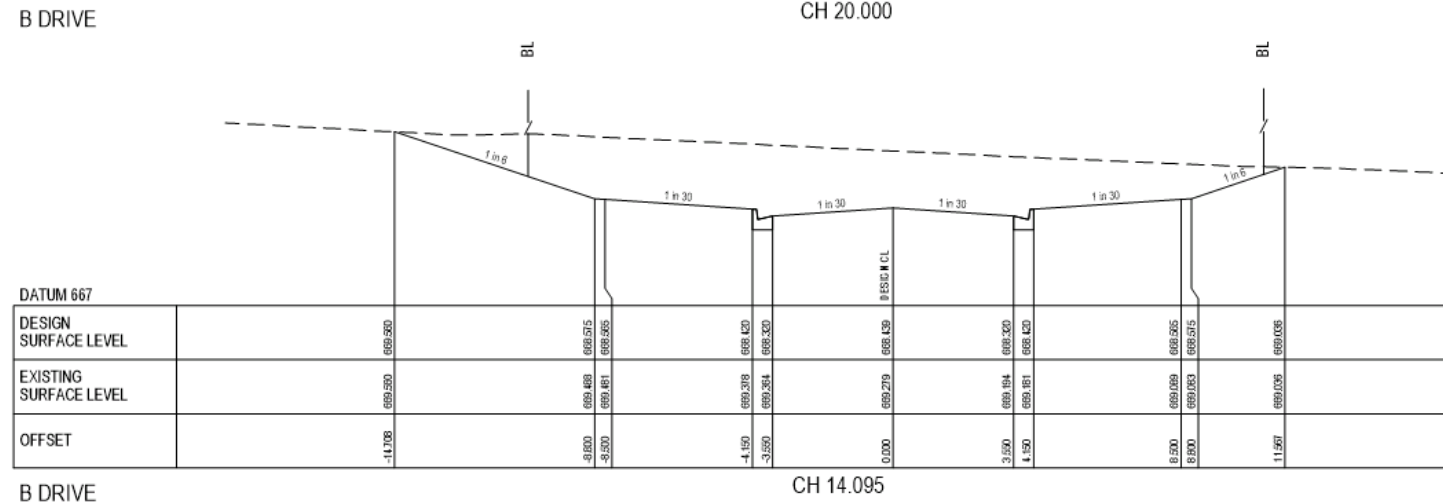
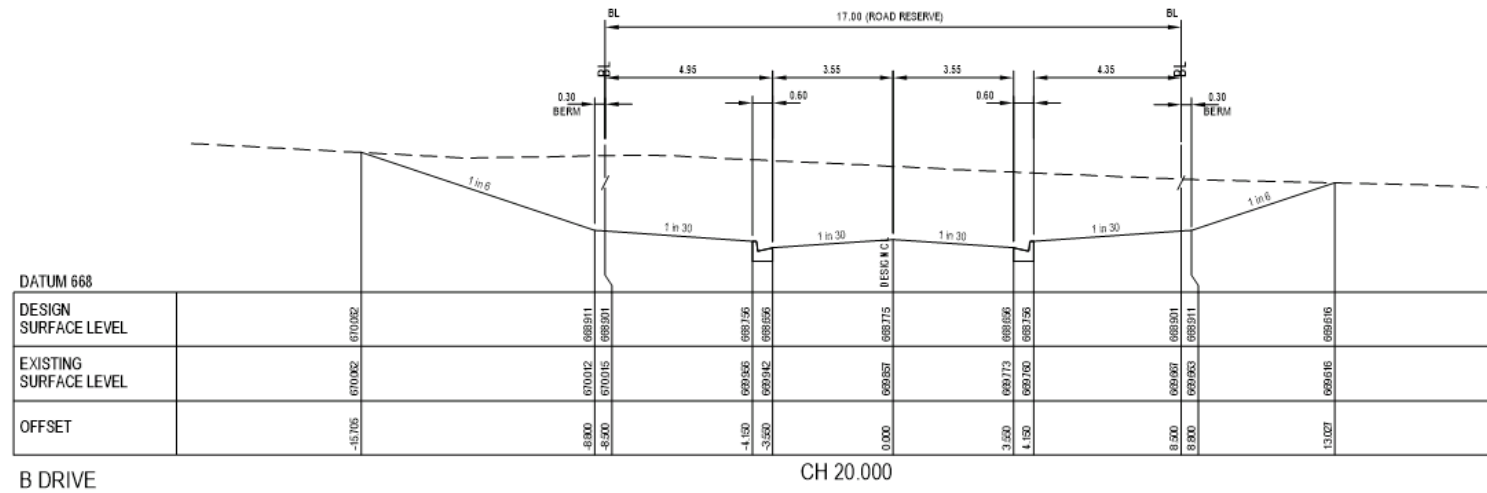
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 Sheet Number 7

CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



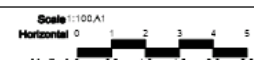
SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 GAYLARD STREET
 TUMBARUMBA SHIRE COUNCIL

Rev A



A	ISSUED TO COUNCIL	R.A.	30/05/11
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file name 135726R4-XS.dwg layout name R4-3
 file location G:\135726R4\CAD
 plotted by Hugh Aitken plot date 30/5/2011 12:30 PM
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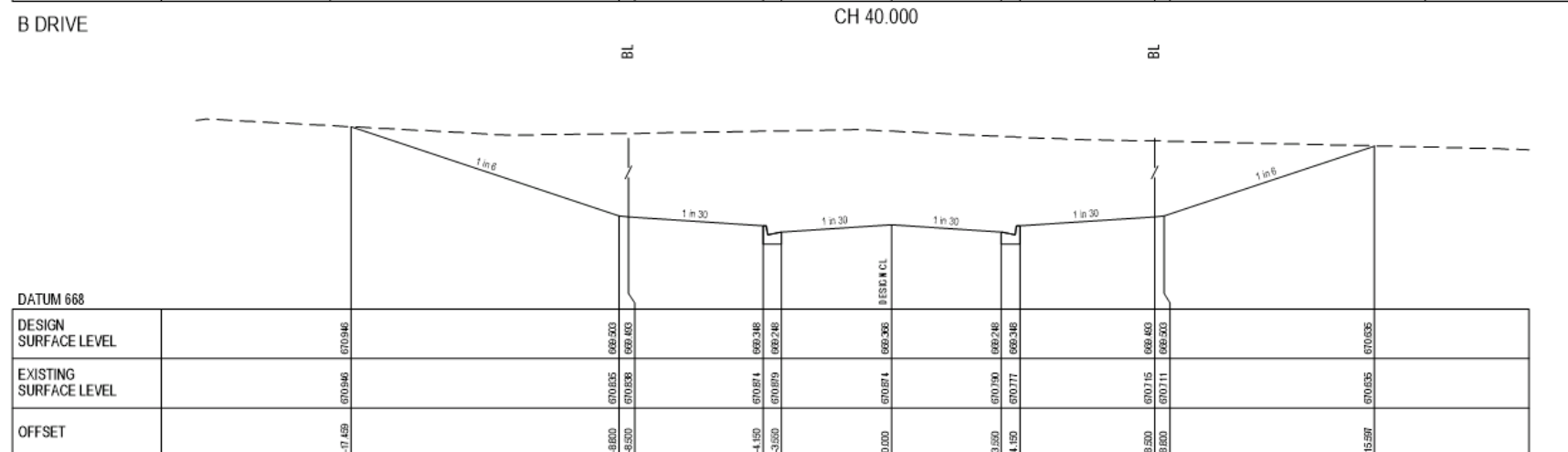
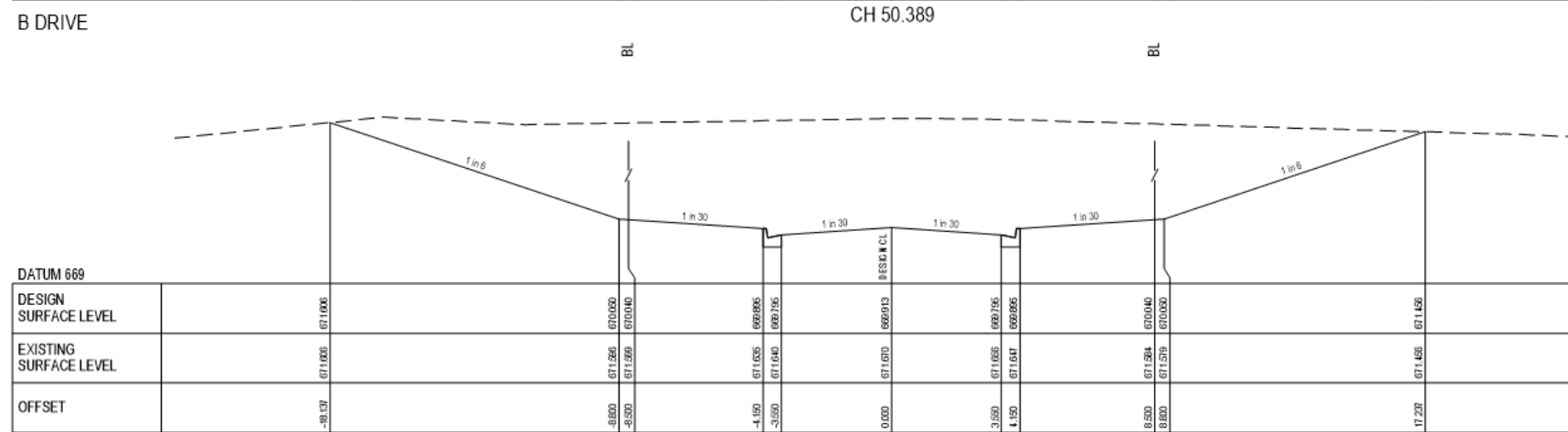
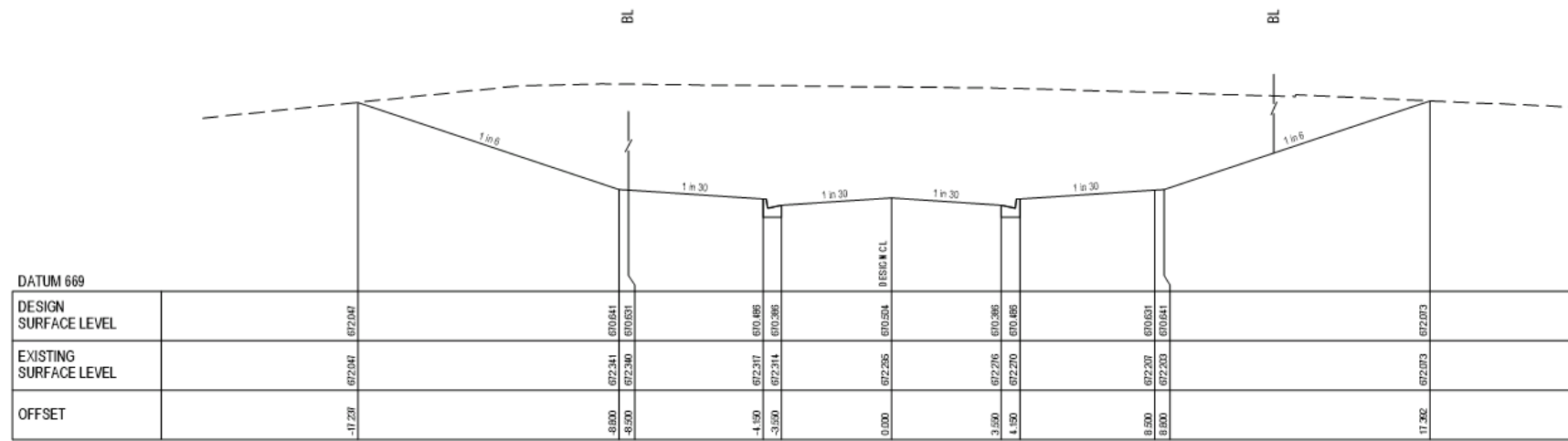


Designed 30/5/11
 H.A.
 Checked ---
 Authorised ---
 Map Reference MELWAY ---
 Sheet Number 8

CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 B DRIVE
 TUMBARUMBA SHIRE COUNCIL
 Rev A



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 Authorised ---
 Map Reference MELWAY ---
 Sheet Number 9

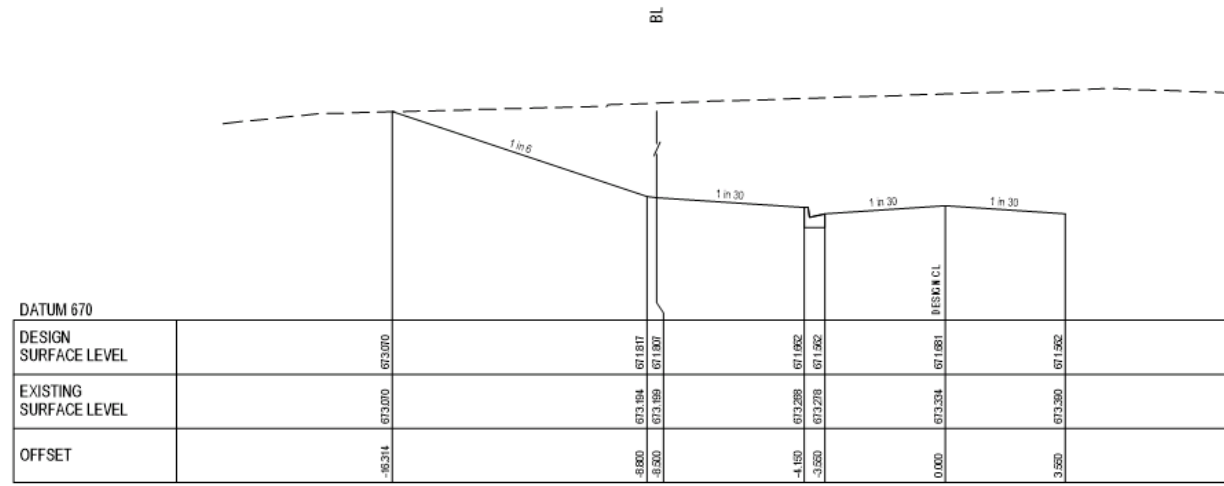
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 plotted by Hugh Aitken plot date 30/5/2011 12:30 PM
 © CPG Australia Pty Ltd

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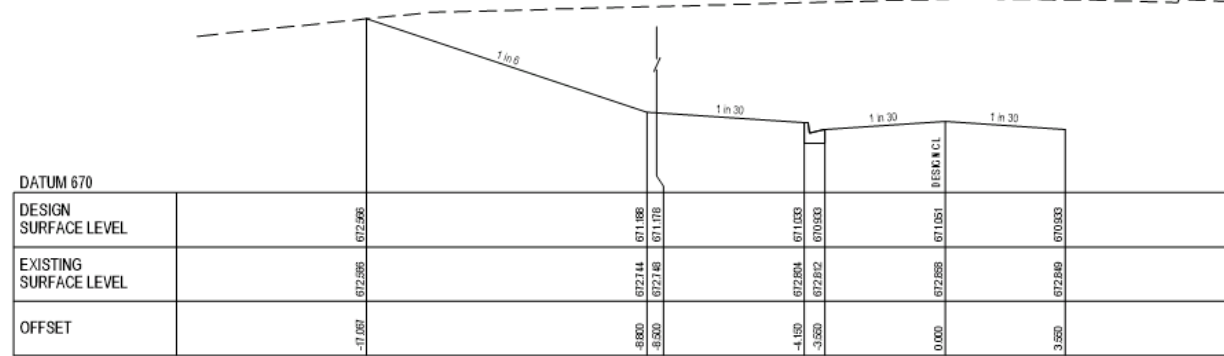
CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999

SNOW VIEW ESTATE
STAGE 3
ROAD CROSS SECTIONS
B DRIVE
TUMBARUMBA SHIRE COUNCIL

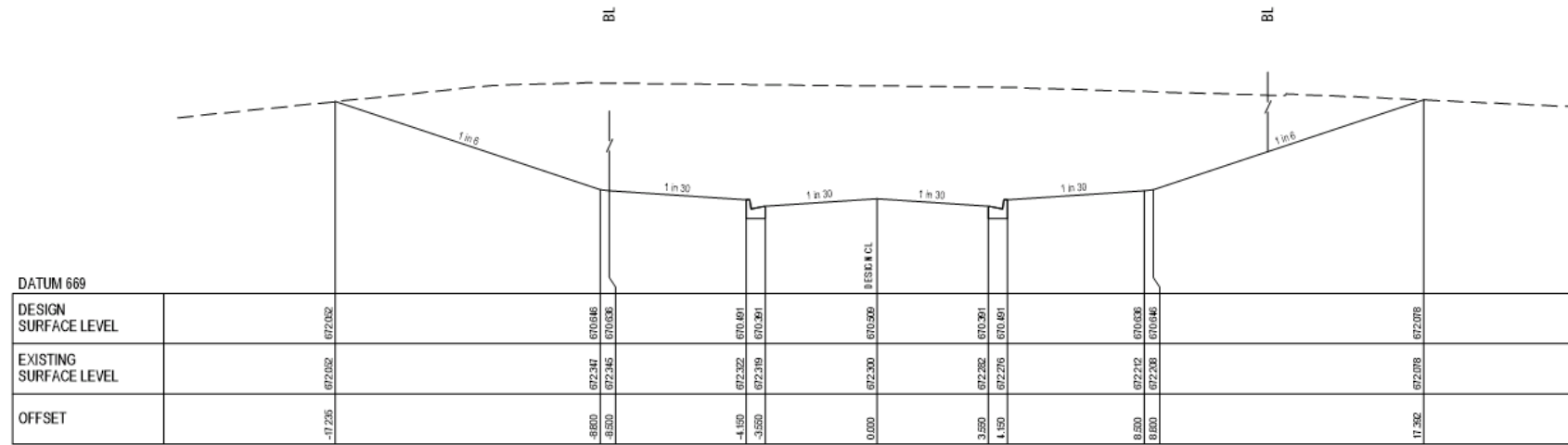
Rev **A**



B DRIVE CH 70.389



B DRIVE CH 60.000



B DRIVE CH 50.479

A	ISSUED TO COUNCIL	R.A.	30/05/11
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file name 135726R4-XS.dwg layout name R4-6
 file location G:\13\135726R4\ACAD
 plotted by Hugh Ailken plot date 30/5/2011 12:30 PM
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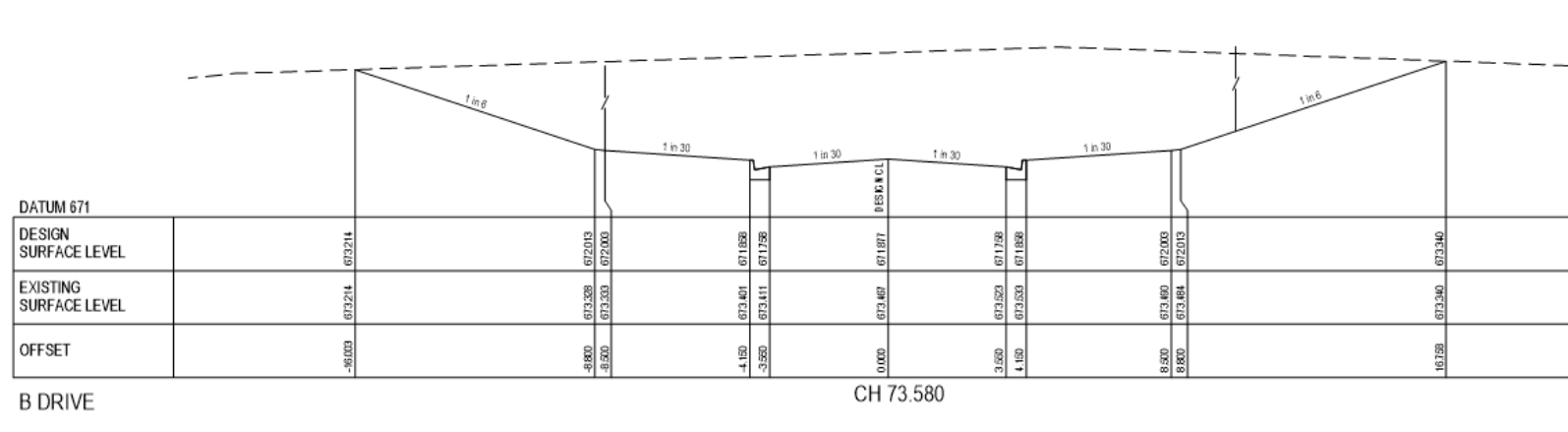
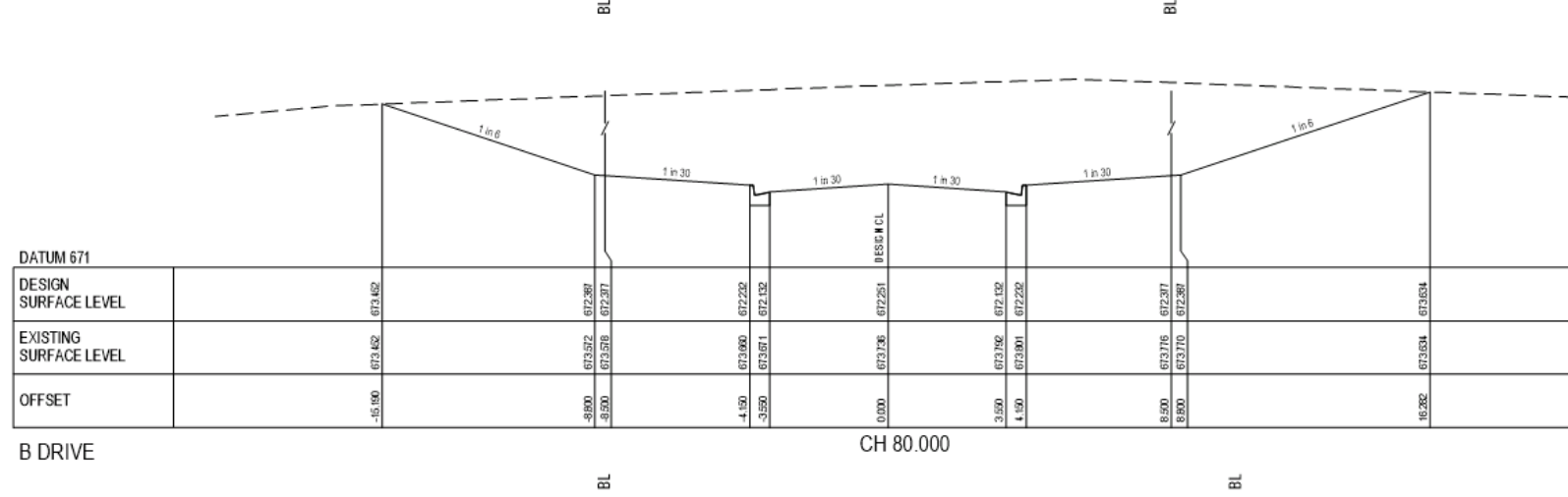
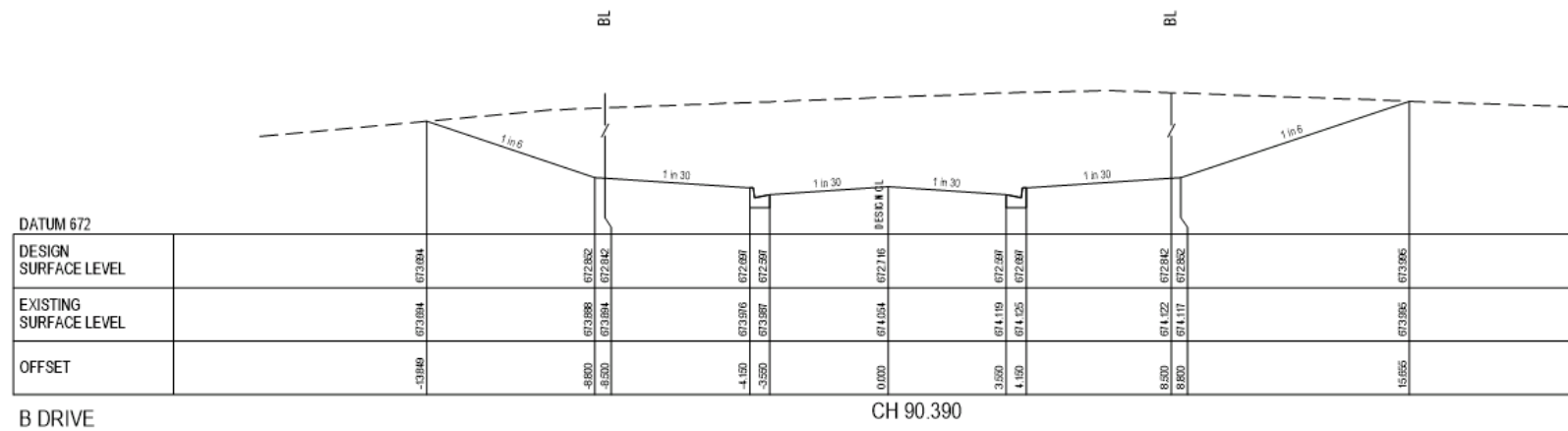
Map Reference MELWAY ---
 Sheet Number 10

CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 B DRIVE
 TUMBARUMBA SHIRE COUNCIL

Rev A



A	ISSUED TO COUNCIL	R.A.	30/05/11	


File name 135728R4-XS.dwg layout name R4-6
 File location G:\135728\ACAD
 plotted by Hugh Aitken plot date 30/5/2011 12:30 PM
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Scale 1:100 A1
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Designed 30/5/11
 H.A.
 Checked ---
 Authorised ---

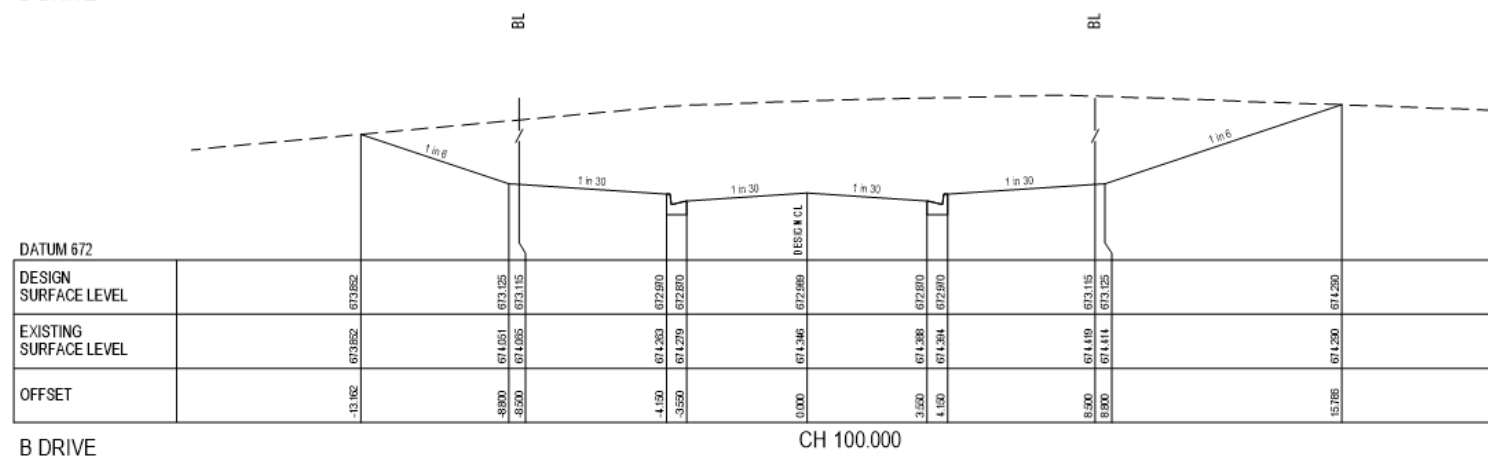
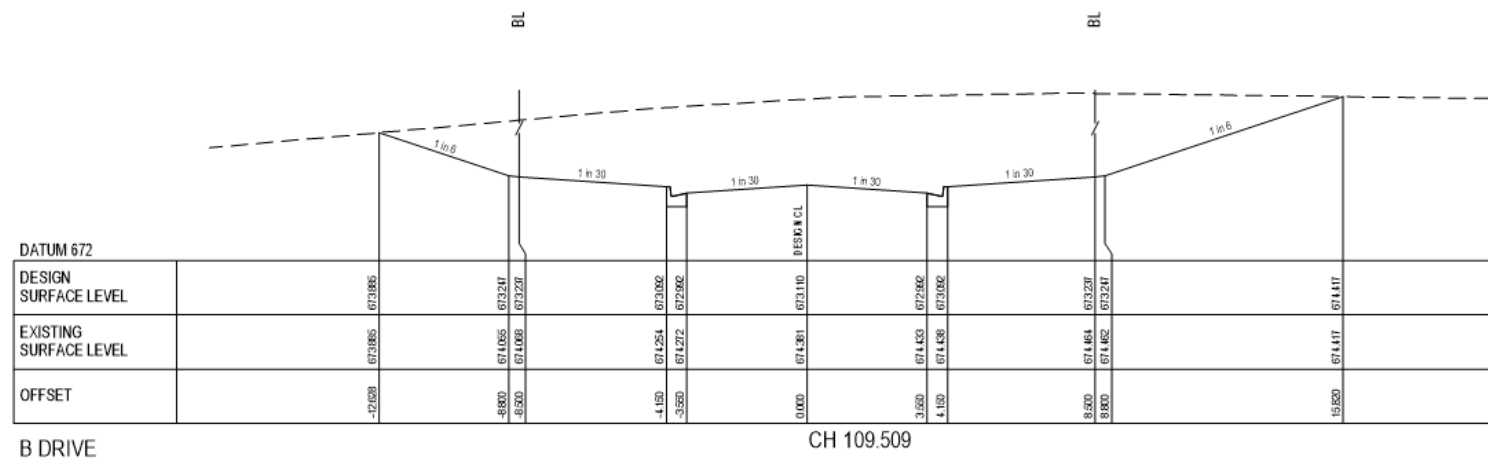
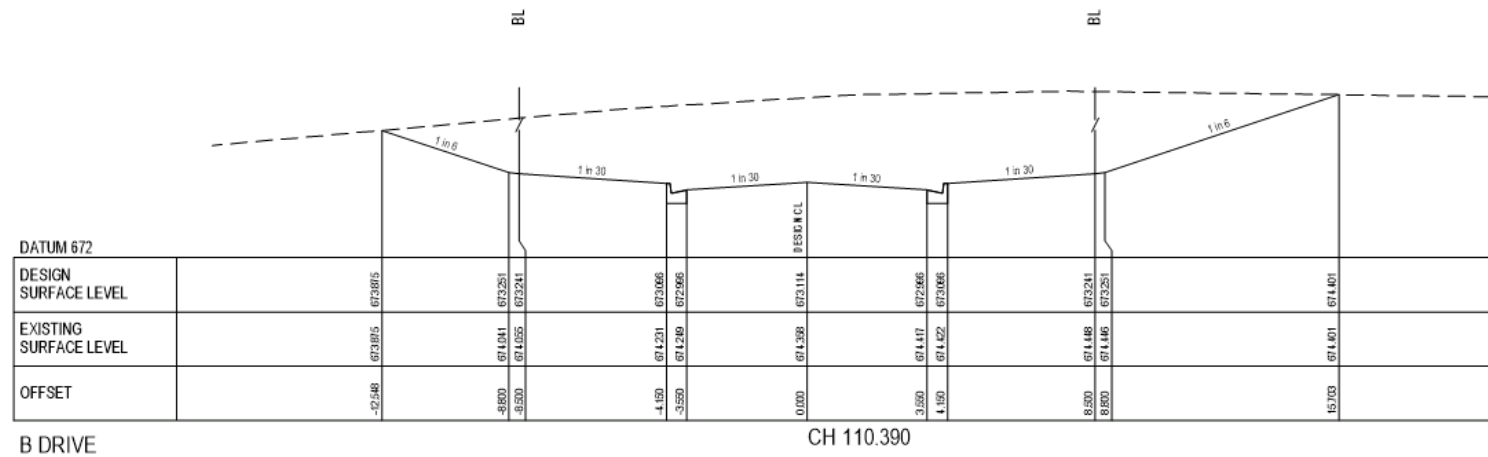
Map Reference MELWAY ---
 Sheet Number 11

CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



SNOW VIEW ESTATE
STAGE 3
ROAD CROSS SECTIONS
B DRIVE
TUMBARUMBA SHIRE COUNCIL

Rev **A**



A	ISSUED TO COUNCIL	R.A.	30/05/11

file name 135726R4-XS.dwg layout name R4-7
 file location G:\135726R4\ACAD
 plotted by Hugh Aikman plot date 30/05/2011 12:30 PM
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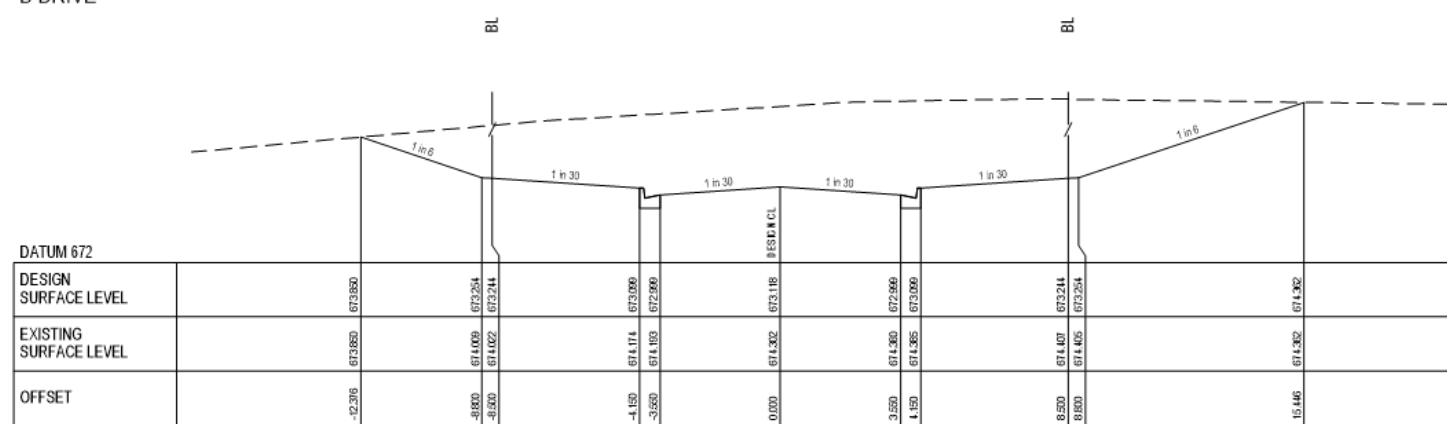
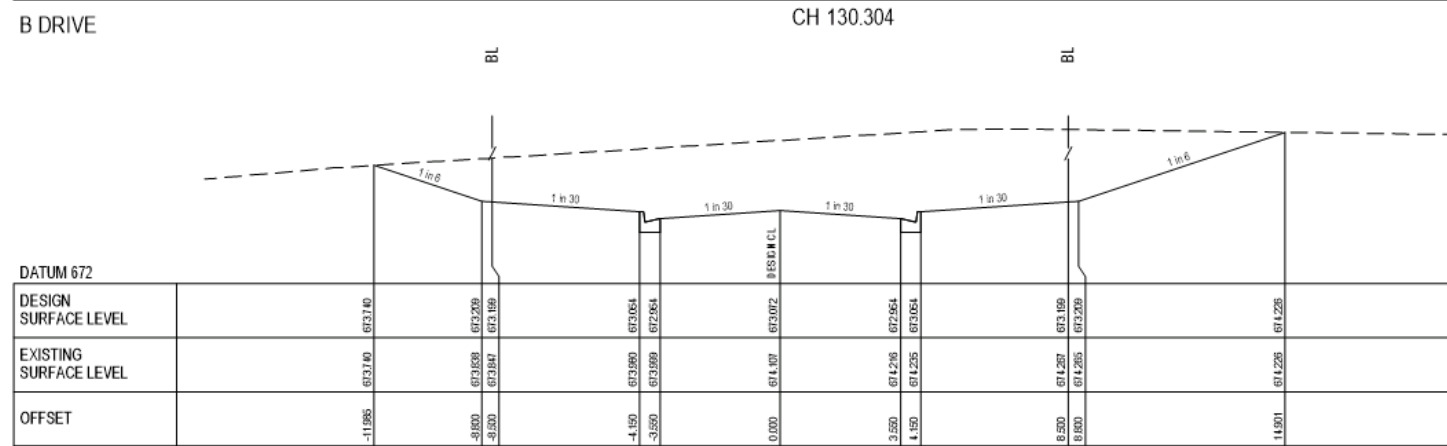
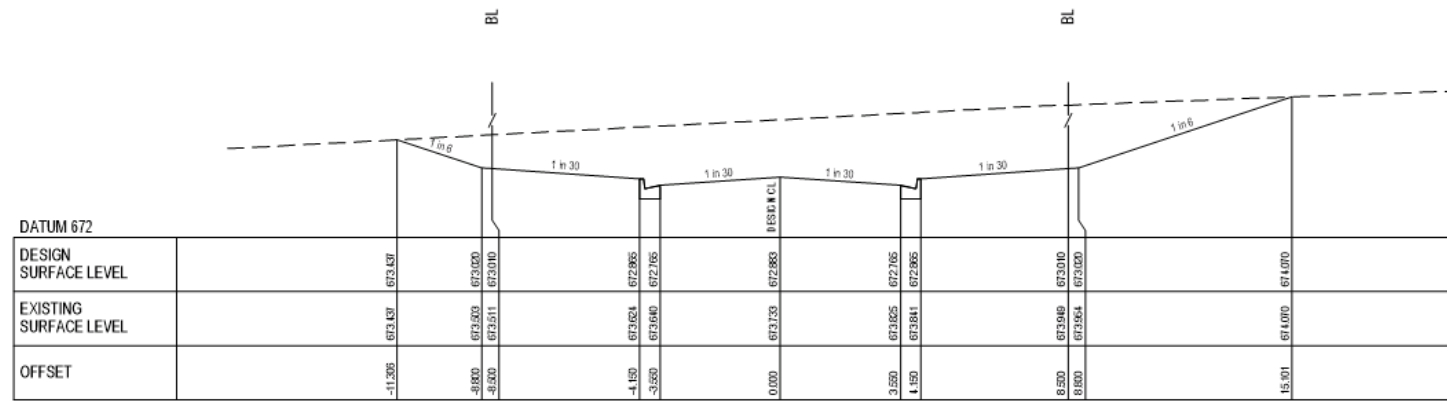
Map Reference MELWAY ---
 Sheet Number 12

CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 B DRIVE
 TUMBARUMBA SHIRE COUNCIL

Rev A



A	ISSUED TO COUNCIL	R.A.	30/05/11
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file name 135726R4-XS.dwg layout name R4-8
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 plotted by Hugh Aikman plot date 30/5/2011 12:30 PM
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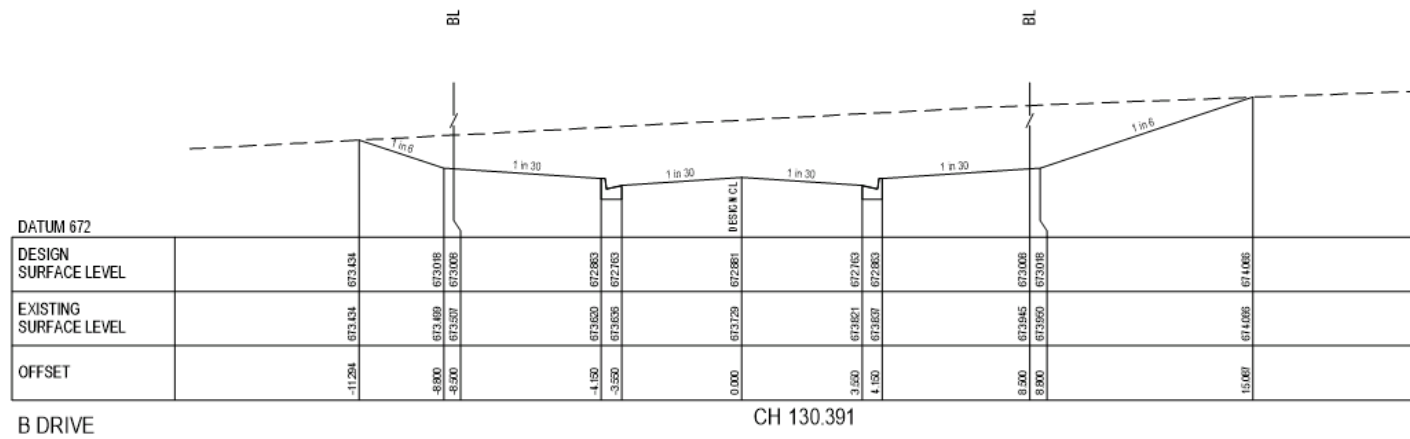
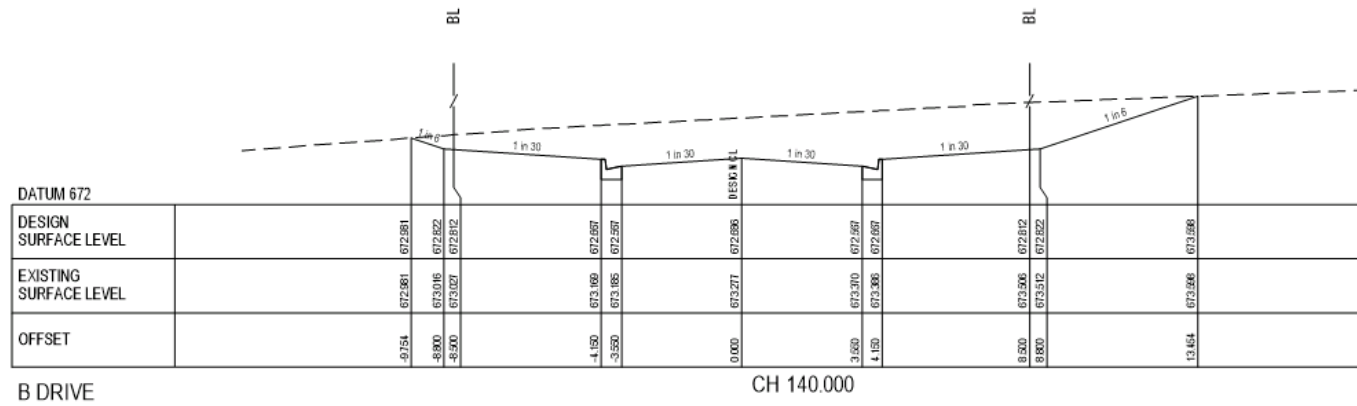
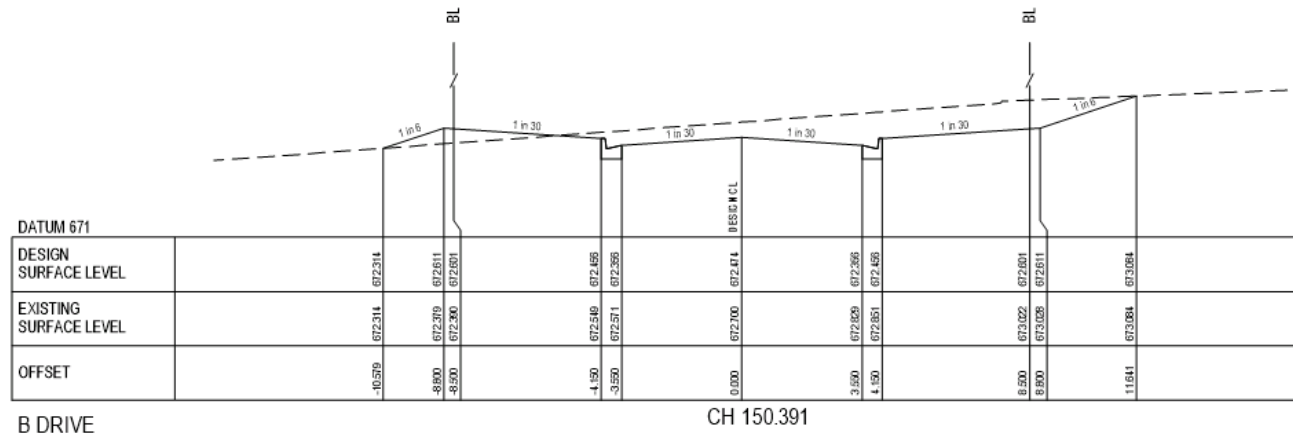
Designed 30/5/11
 H.A.
 Checked ---
 Authorised ---
 Map Reference MELWAY ---
 Sheet Number 13

CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



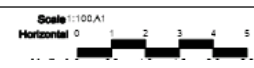
SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 B DRIVE
 TUMBARUMBA SHIRE COUNCIL

Rev A



Rev	Description	Date
A	ISSUED TO COUNCIL	30/05/11

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 file location G:\135726R4\CAD
 plotted by Hugh Aitken plot date 30/5/2011 12:30 PM
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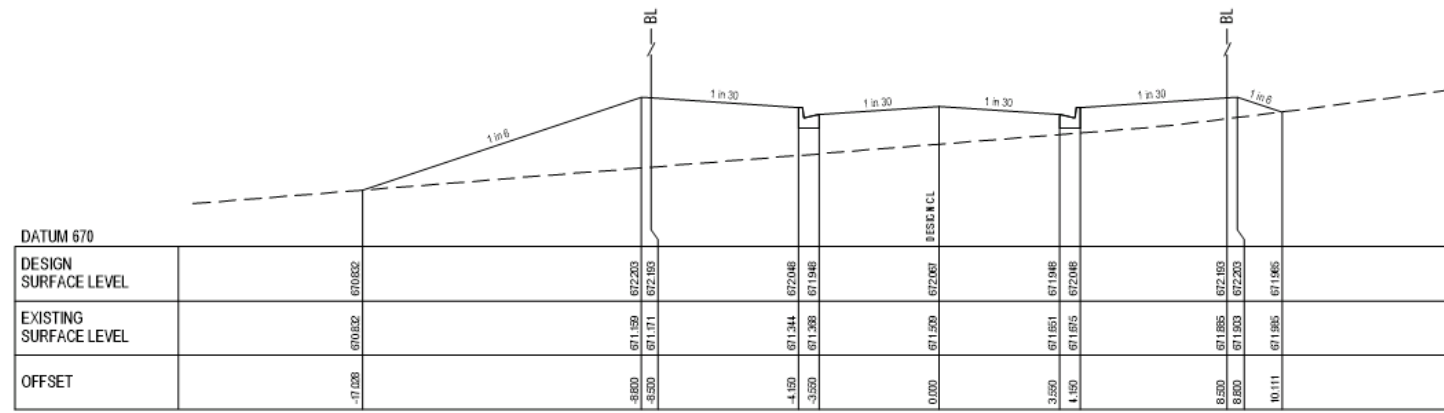


Designed 30/5/11
 H.A.
 Checked ---
 Authorised ---
 Map Reference MELWAY ---
 Sheet Number 14

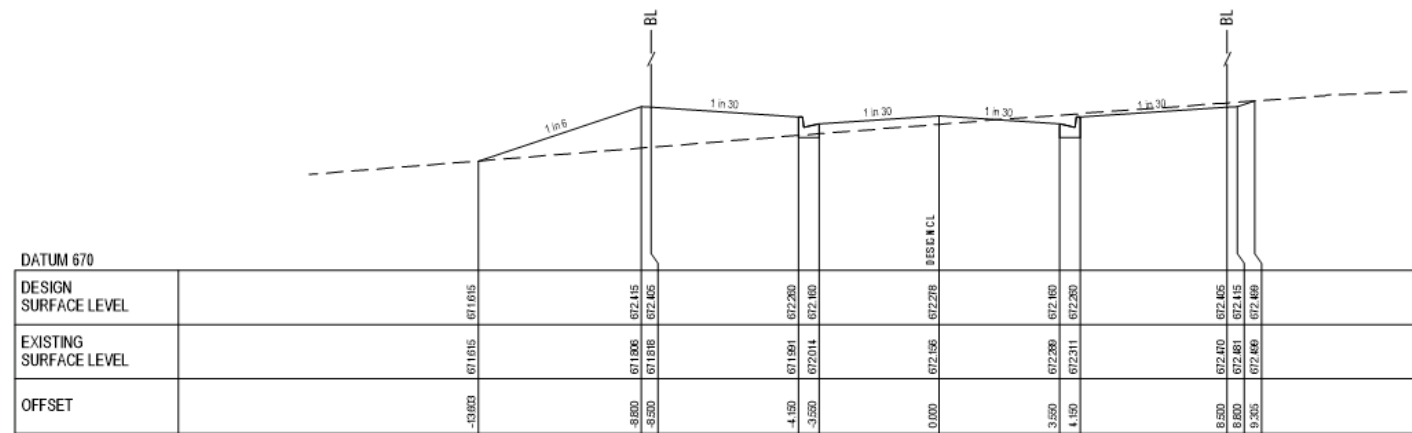
CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



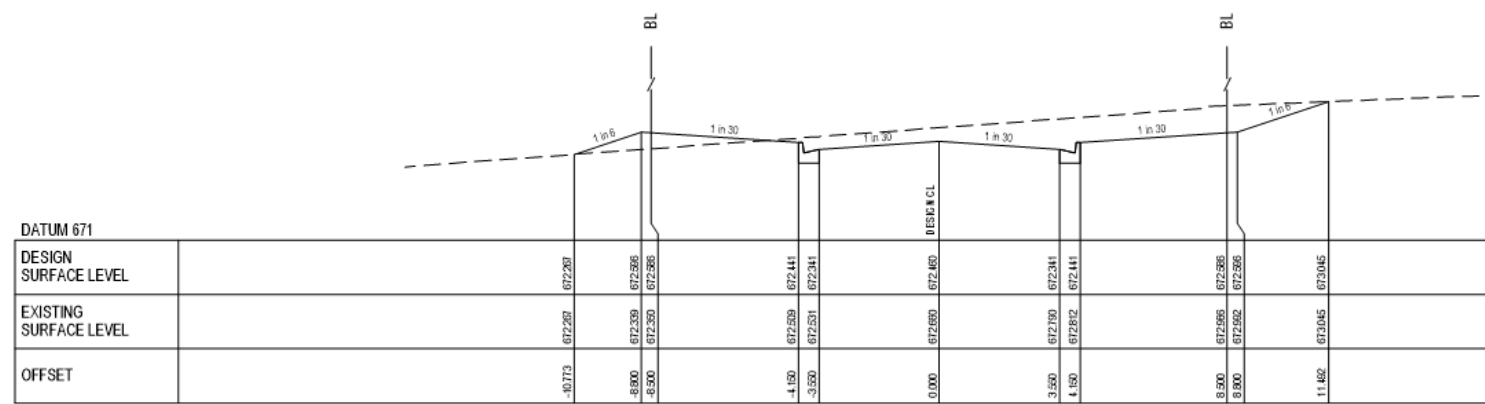
SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 B DRIVE
 TUMBARUMBA SHIRE COUNCIL
 Rev A



B DRIVE CH 170.392



B DRIVE CH 160.000



B DRIVE CH 151.097

A	ISSUED TO COUNCIL	R.A.	30/05/11
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file name 135726R4-XS.dwg layout name R4-10
 file location G:\135726R4\ACAD
 plotted by Hugh Aitken plot date 30/5/2011 12:30 PM
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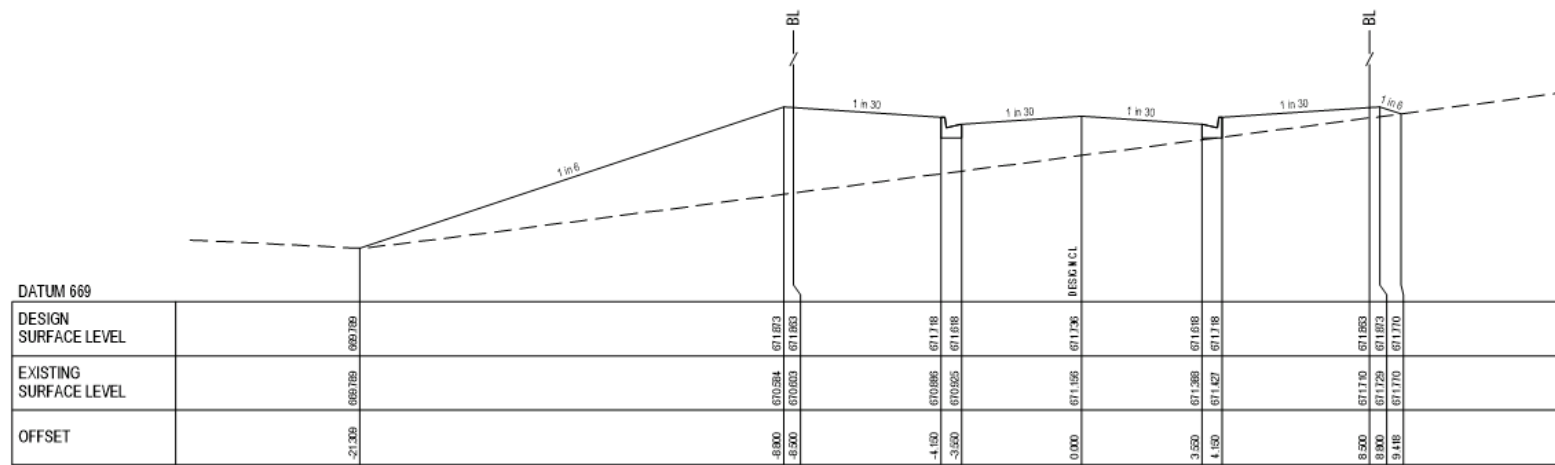
Map Reference MELWAY ---
 Sheet Number 15

CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



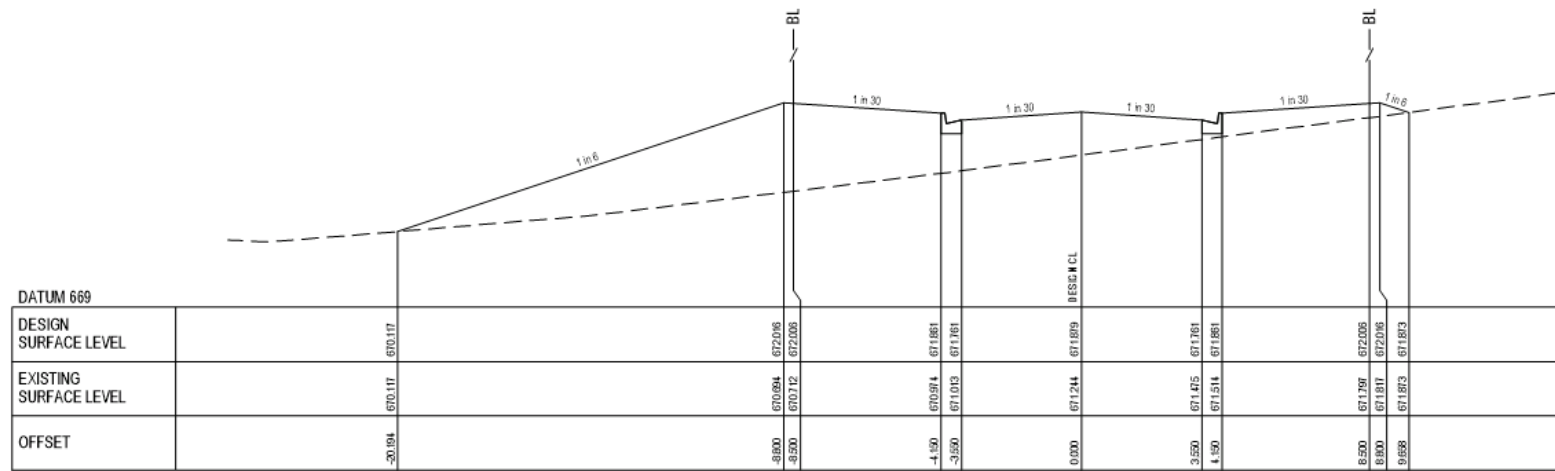
SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 B DRIVE
 TUMBARUMBA SHIRE COUNCIL

Rev A



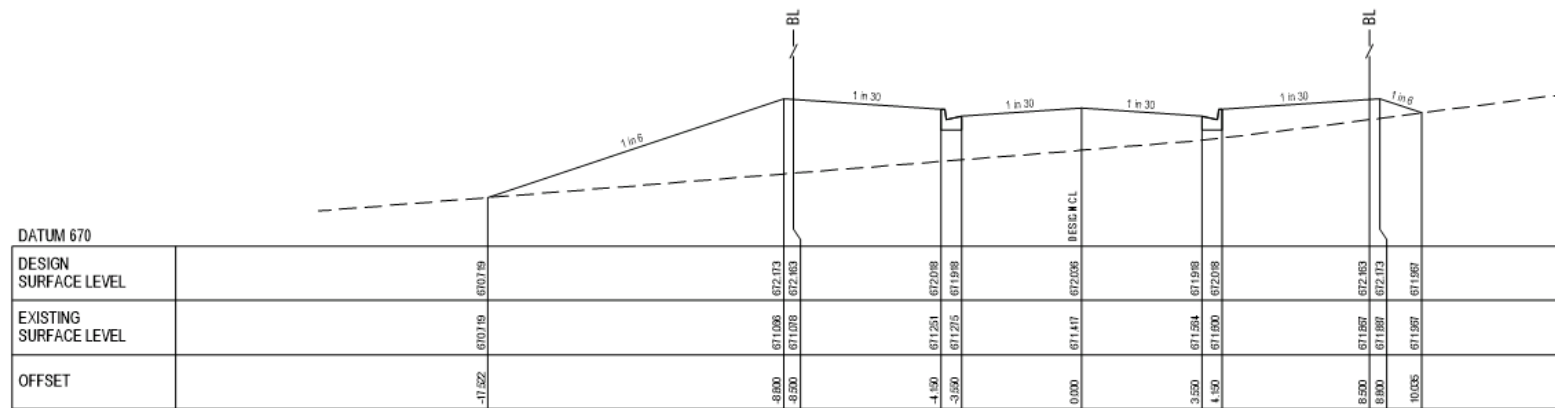
B DRIVE

CH 190.134



B DRIVE

CH 180.000



B DRIVE

CH 171.891

Rev	Description	Date
A	ISSUED TO COUNCIL	30/05/11

file name 135726R4-XS.dwg layout name R4-11
 file location G:\135726R4\ACAD
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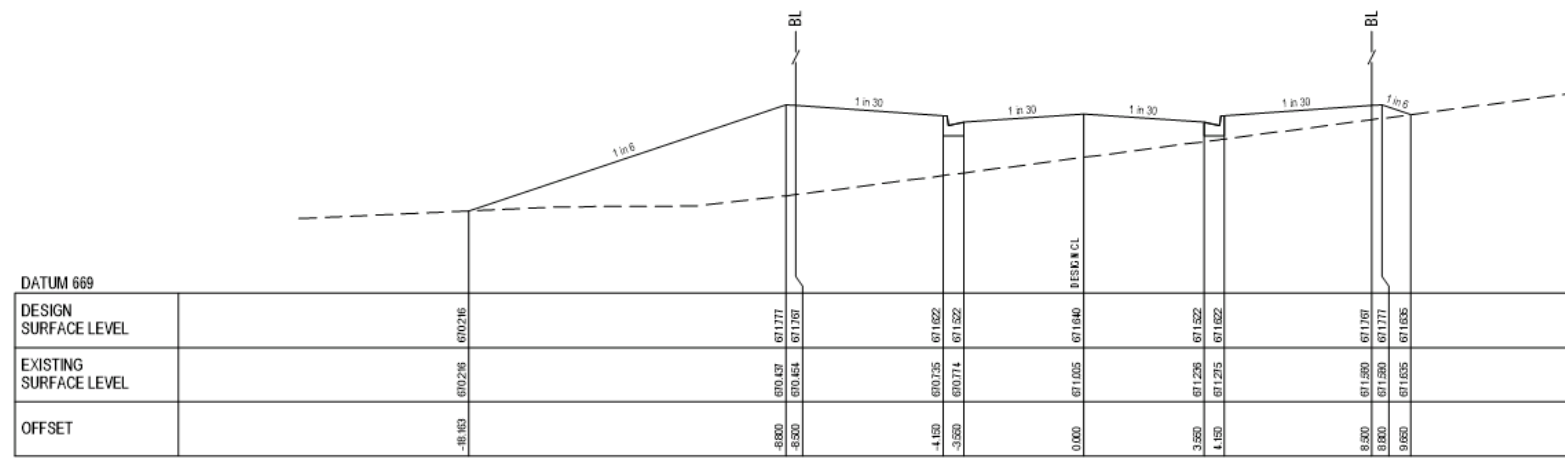
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 Sheet Number 15

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 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999

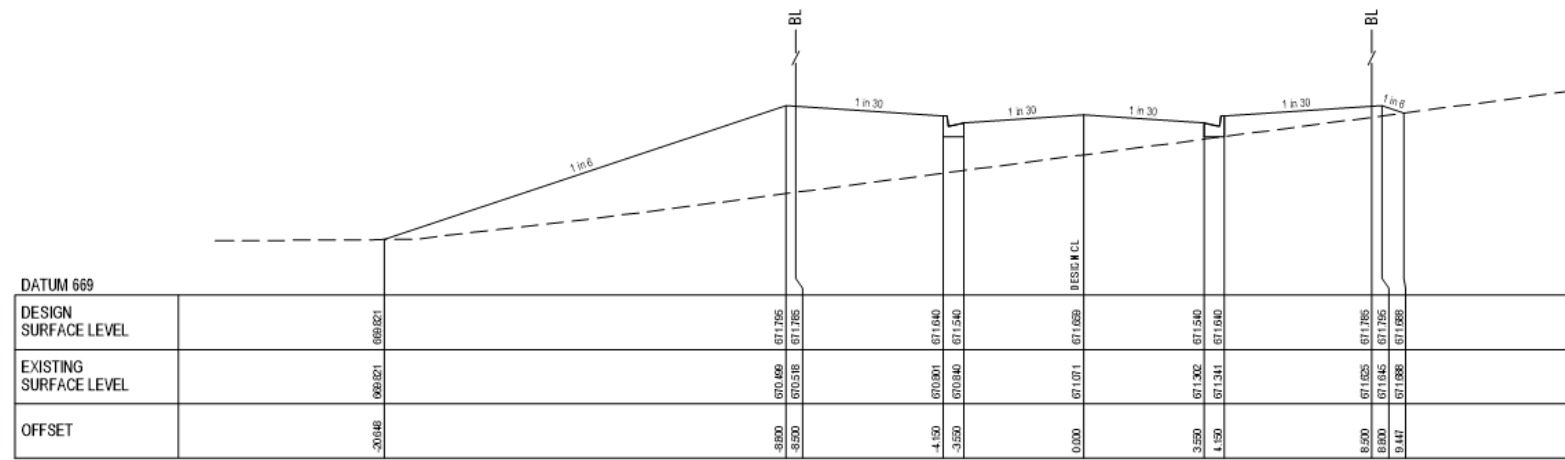


SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 B DRIVE
 TUMBARUMBA SHIRE COUNCIL

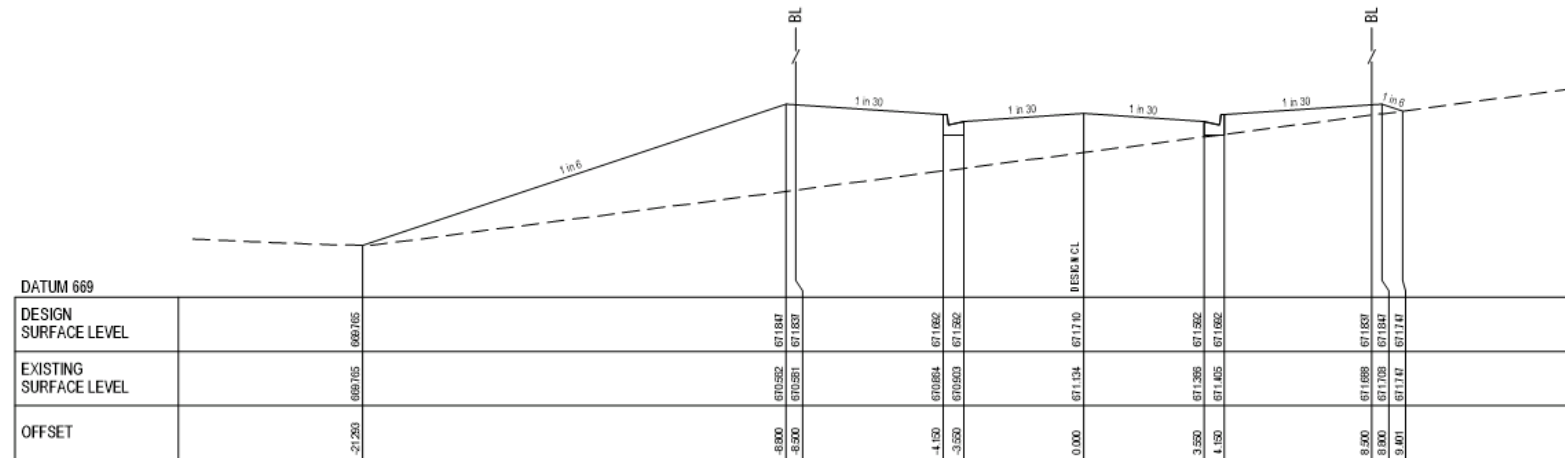
Rev A



B DRIVE CH 207.686



B DRIVE CH 200.000



B DRIVE CH 192.685

A	ISSUED TO COUNCIL	R.A.	30/5/11

file name 135728R4-XS.dwg layout name R4-12
 file location G:\135728R4\ACAD
 plotted by Hugh Ailken plot date 30/5/2011 12:30 PM
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 H.A.
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 Authorised ---

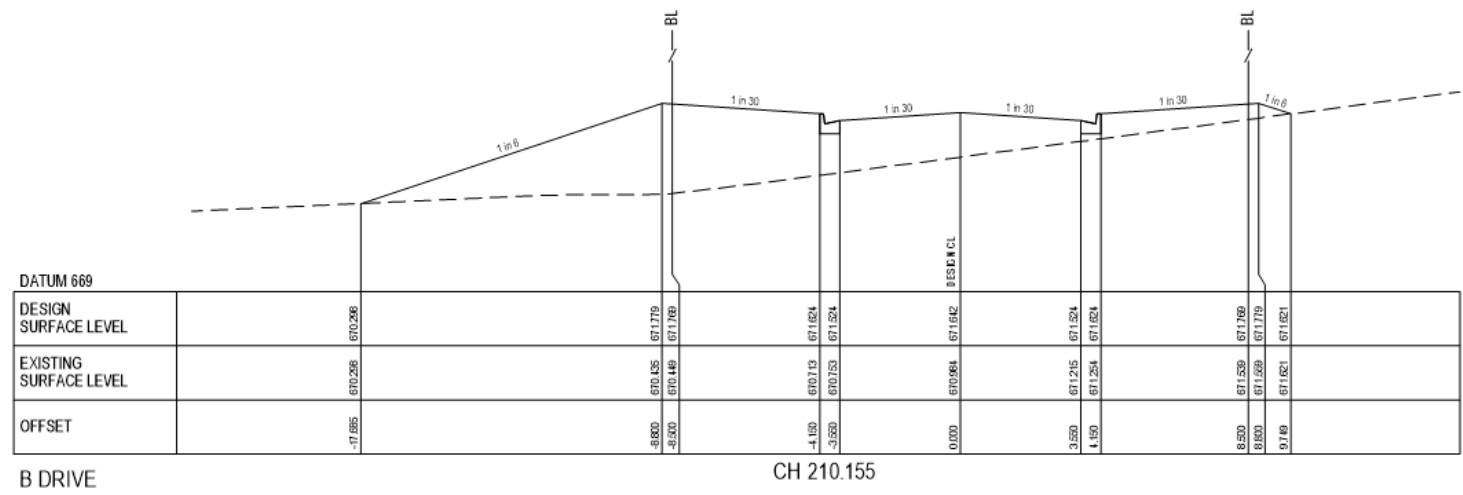
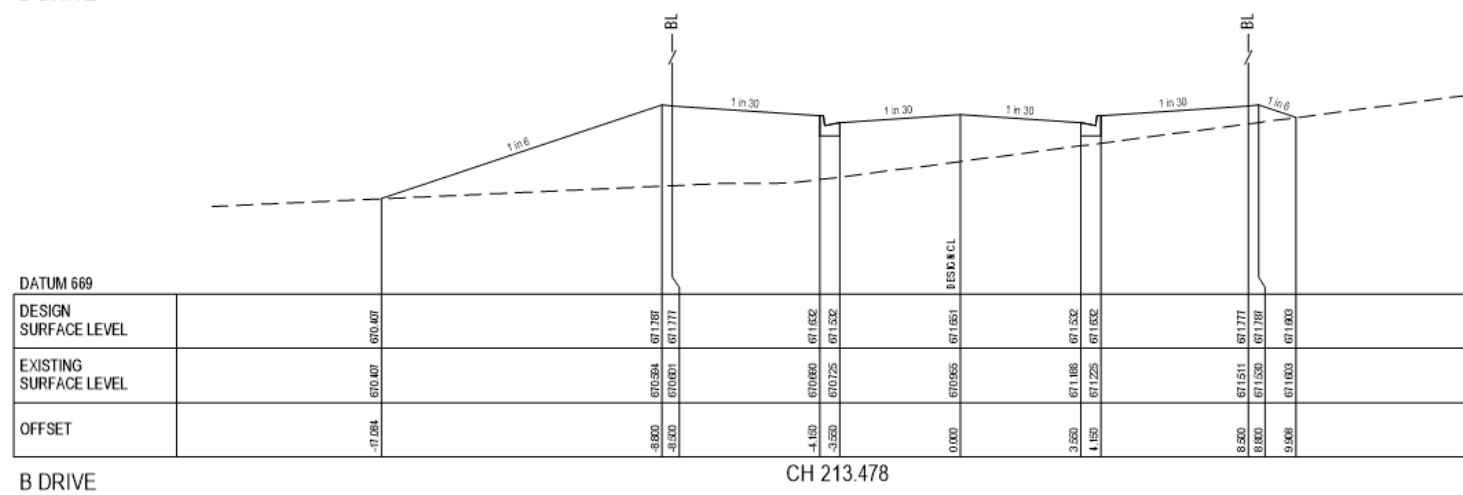
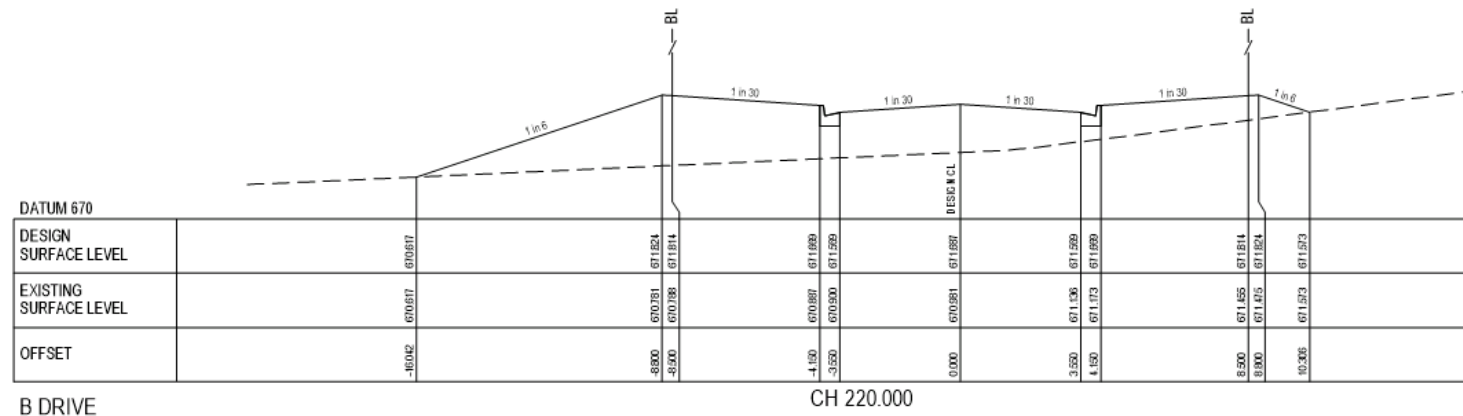
Map Reference MELWAY ---
 Sheet Number 17

CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 B DRIVE
 TUMBARUMBA SHIRE COUNCIL

Rev A



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File name 135726R4-XS.dwg layout name R4-13
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 plotted by Hugh Aitken plot date 30/5/2011 12:30 PM
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Scale 1:100 A1
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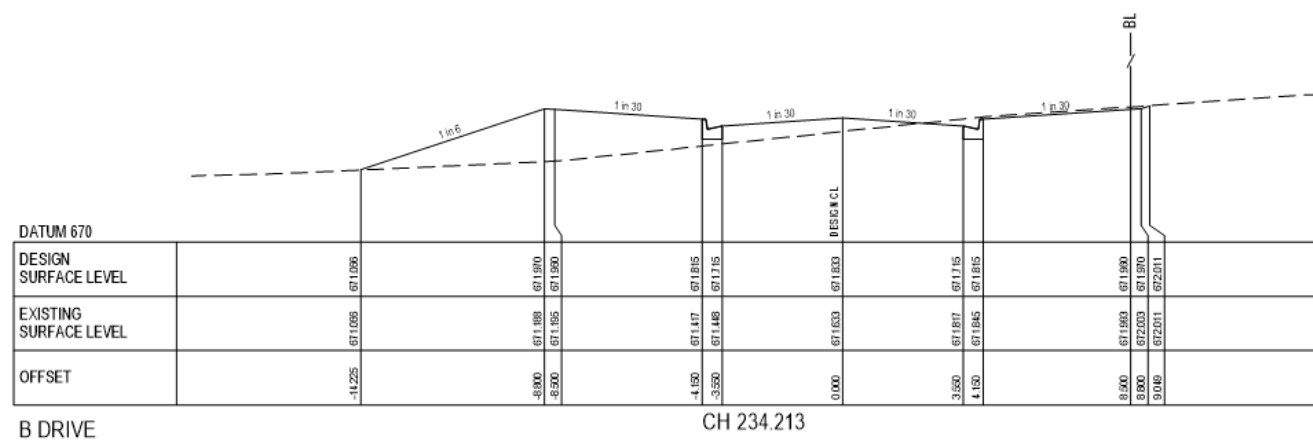
Designed 30/5/11
 H.A.
 Checked ---
 Authorised ---

Map Reference MELWAY ---
 Sheet Number 18

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 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999

SNOW VIEW ESTATE
STAGE 3
ROAD CROSS SECTIONS
B DRIVE
TUMBARUMBA SHIRE COUNCIL

Rev **A**



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Sheet Number 19

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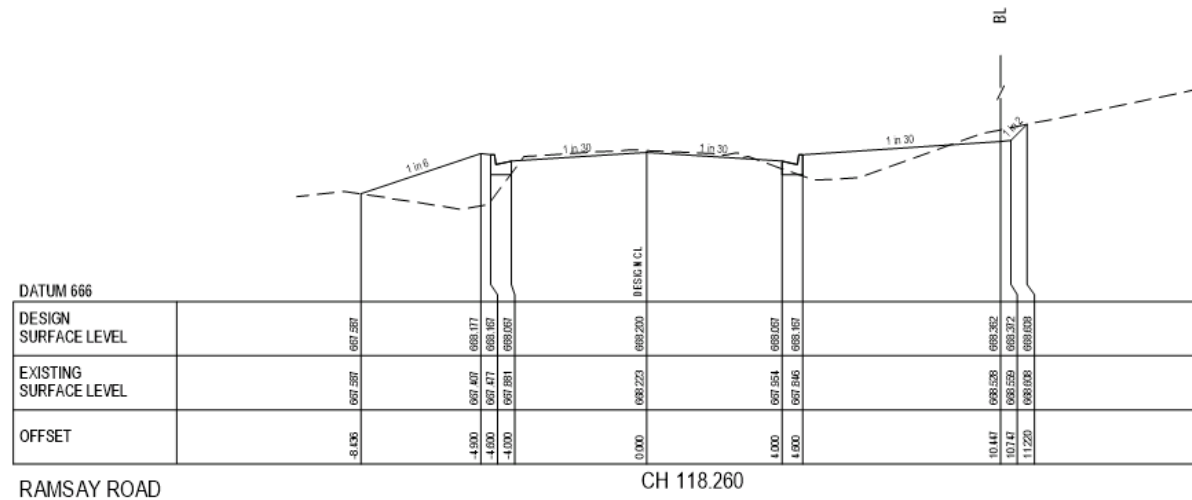
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CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



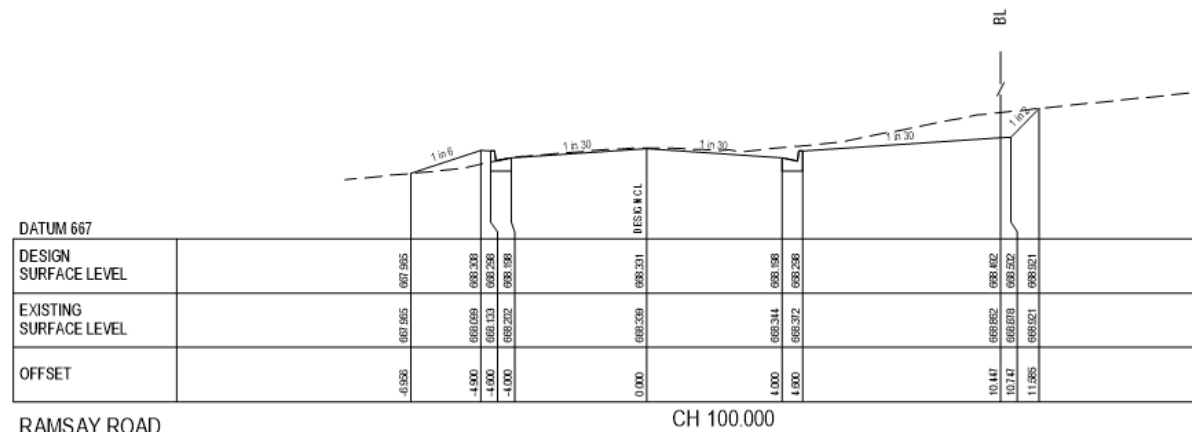
SNOW VIEW ESTATE
STAGE 3
ROAD CROSS SECTIONS
B DRIVE
TUMBARUMBA SHIRE COUNCIL

Rev A



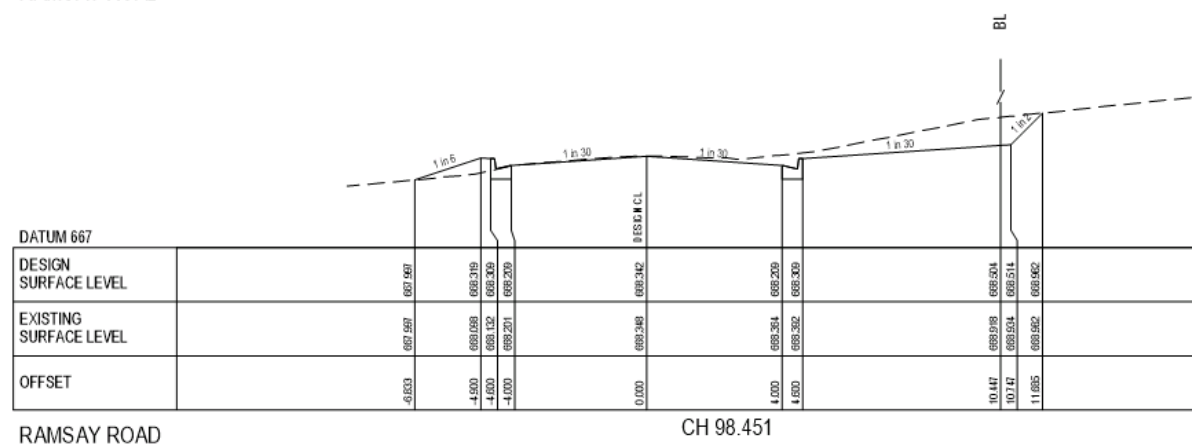
RAMSAY ROAD

CH 118.260



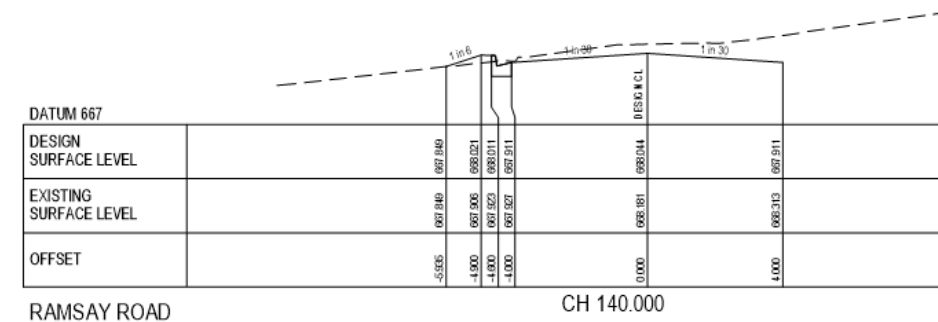
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CH 100.000



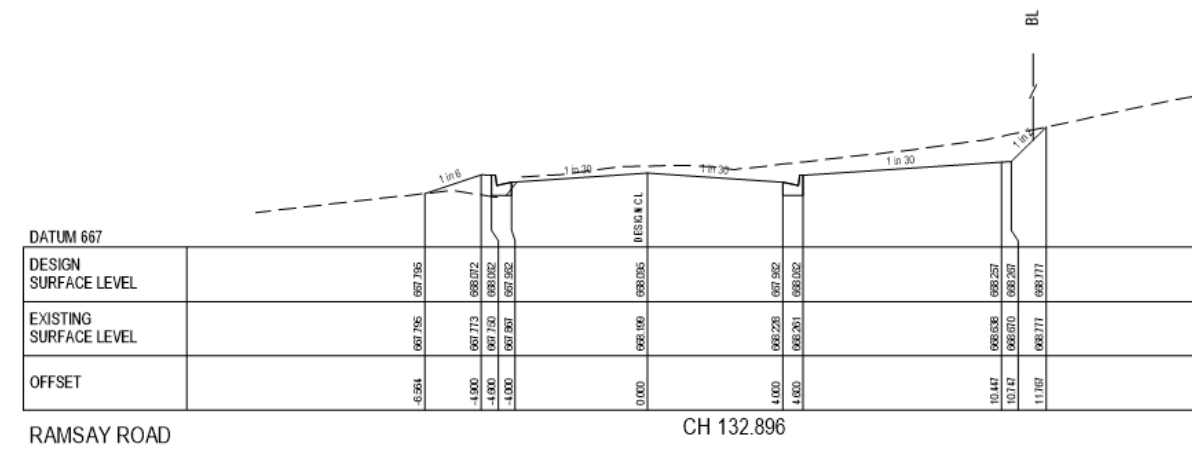
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CH 98.451



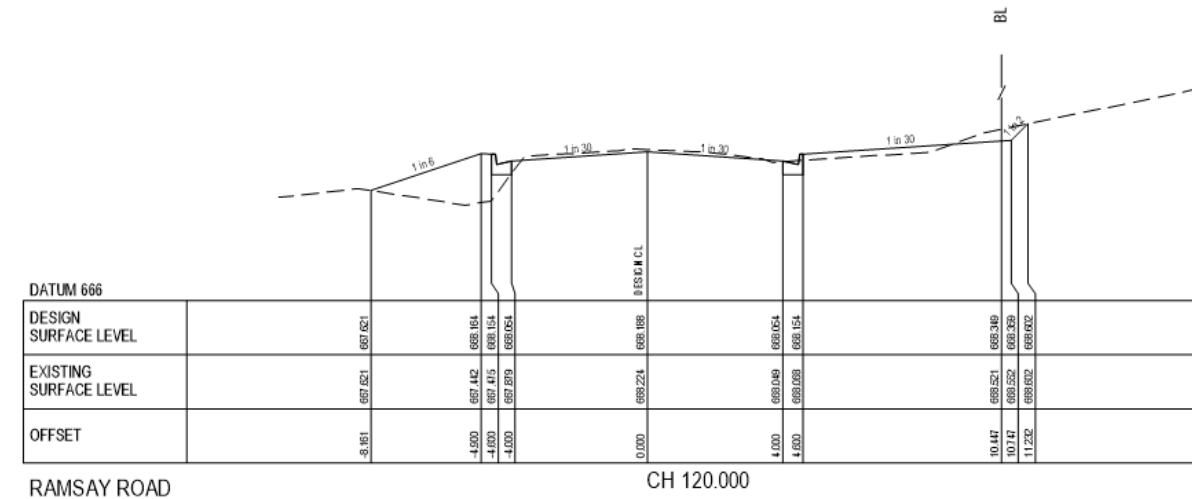
RAMSAY ROAD

CH 140.000



RAMSAY ROAD

CH 132.896



RAMSAY ROAD

CH 120.000

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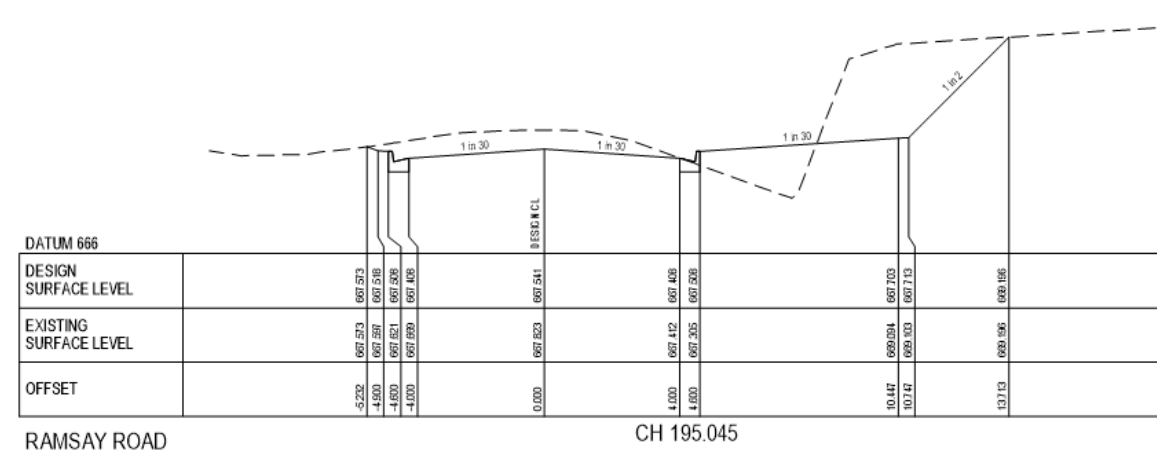
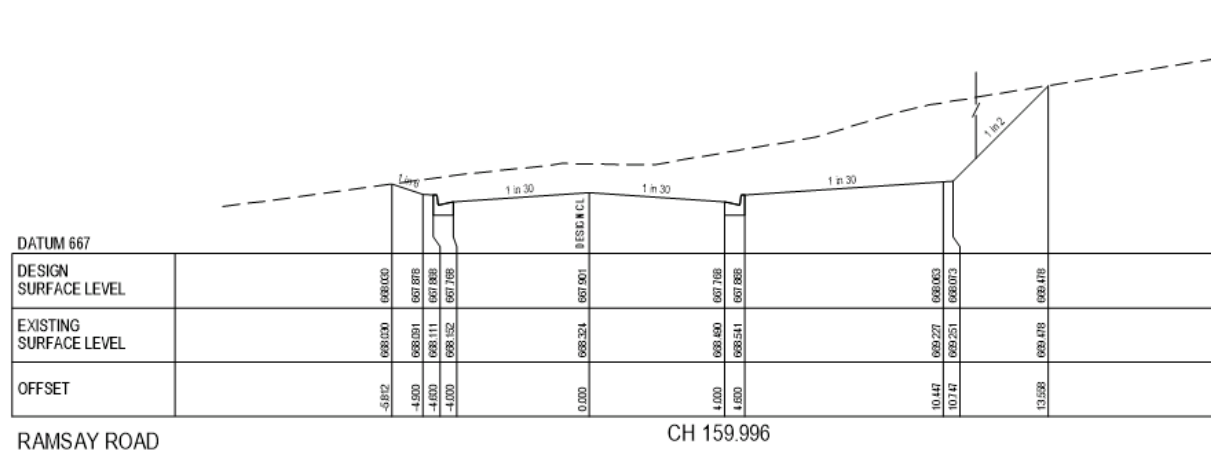
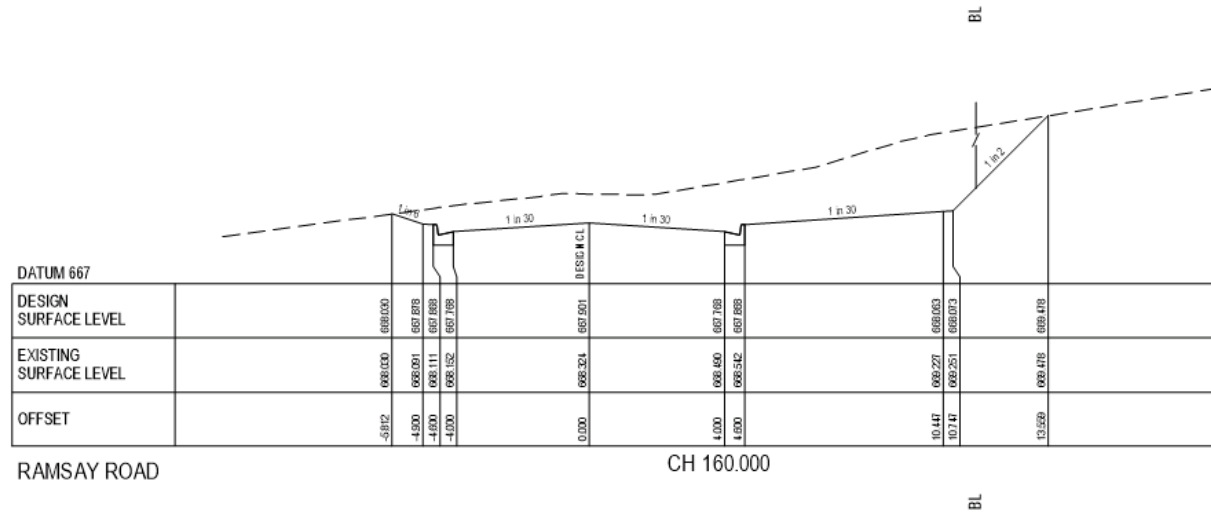
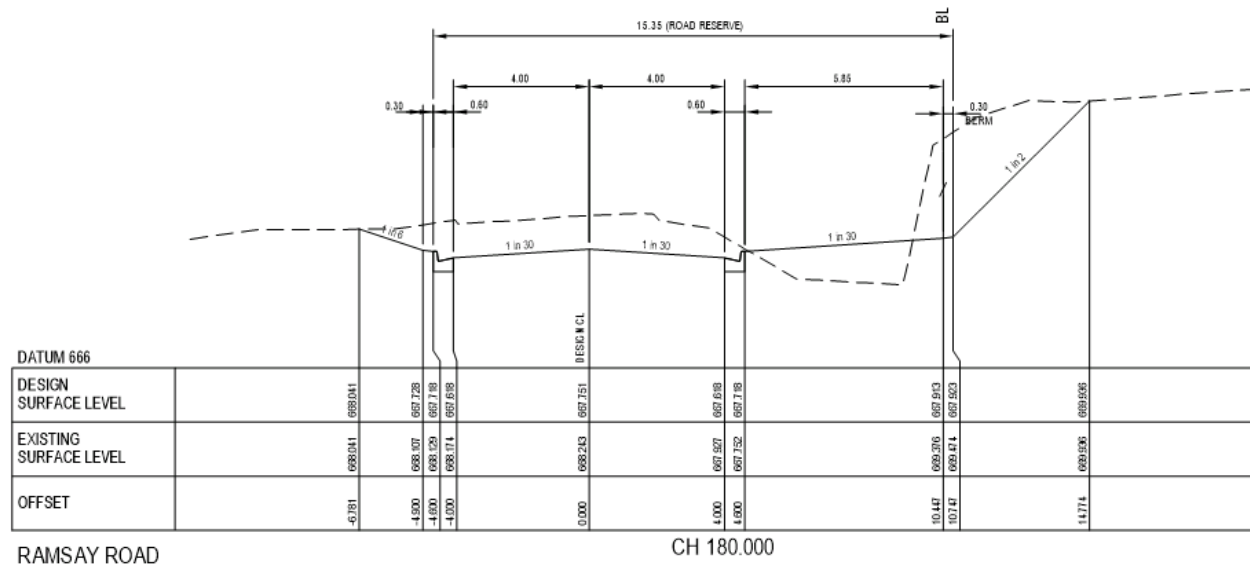
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SNOW VIEW ESTATE
 STAGE 3
 ROAD CROSS SECTIONS
 RAMSAY ROAD
 TUMBARUMBA SHIRE COUNCIL

Rev A



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 Sheet Number 21

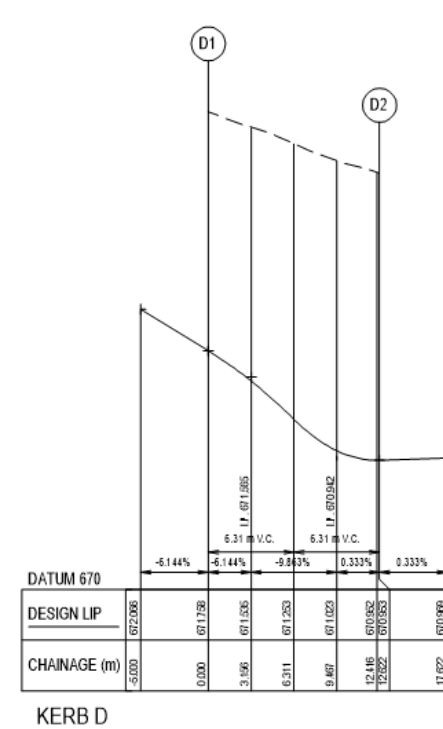
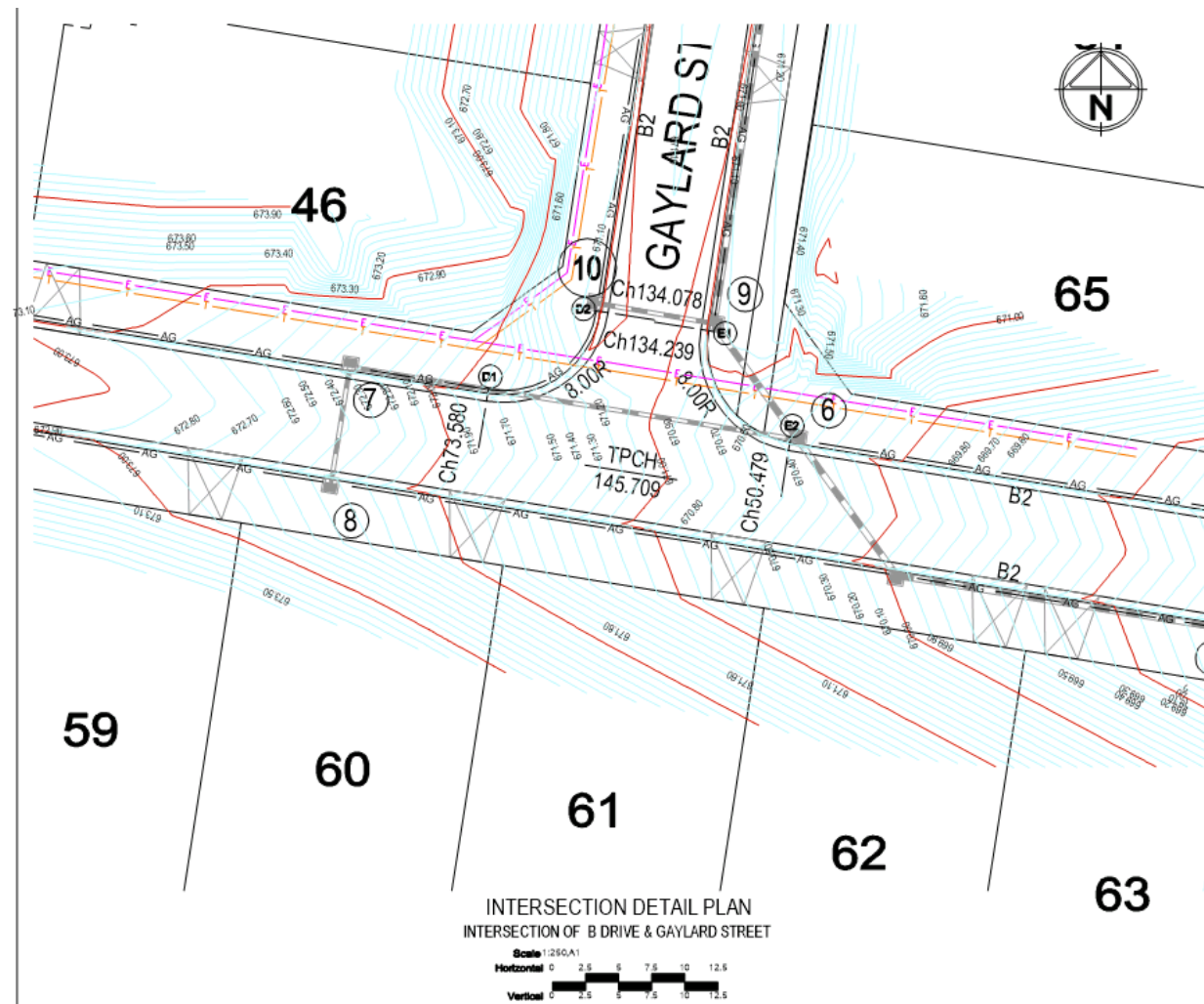
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SNOW VIEW ESTATE
STAGE 3
ROAD CROSS SECTIONS
RAMSAY ROAD
TUMBARUMBA SHIRE COUNCIL

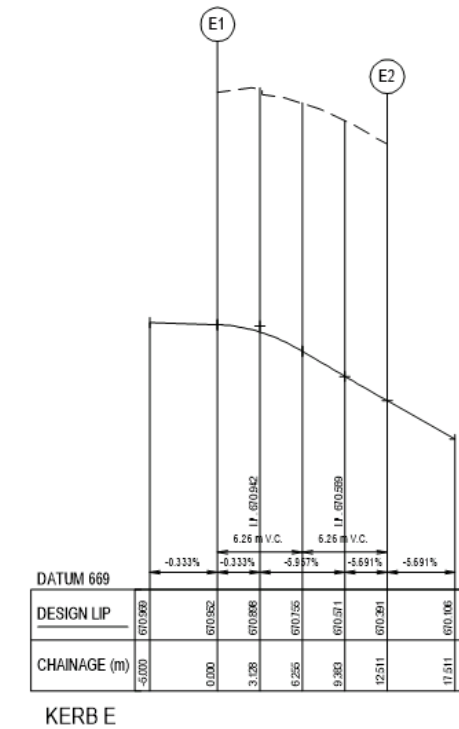
Rev **A**



ALIGNMENT D

POINT NO	EASTING	NORTHING	RL	CHAINAGE
D1	590400.187	6039807.238	671.758	0.000
%	590403.320	6039807.351	671.535	3.156
1/2	590406.169	6039808.659	671.253	6.311
3/4	590408.297	6039810.962	671.023	9.467
D2	590409.376	6039813.905	670.953	12.622

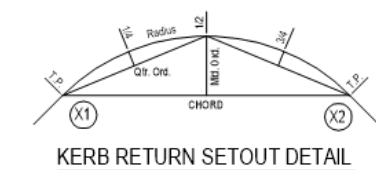
CURVE	RADIUS	ARC L	CHORD	MID ORD	QTR ORD
D1-D2	8.000	12.622	2.363	1.749	2.602



ALIGNMENT E

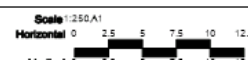
POINT NO	EASTING	NORTHING	RL	CHAINAGE
E1	590416.367	6039812.655	670.952	0.000
%	590416.495	6039809.550	670.898	3.128
1/2	590417.797	6039804.727	670.755	6.255
3/4	590420.076	6039804.614	670.571	9.383
E2	590422.988	6039803.529	670.391	12.511

CURVE	RADIUS	ARC L	CHORD	MID ORD	QTR ORD
E1-E2	8.000	12.511	2.323	1.720	2.589



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 file location G:\135728\ACAD
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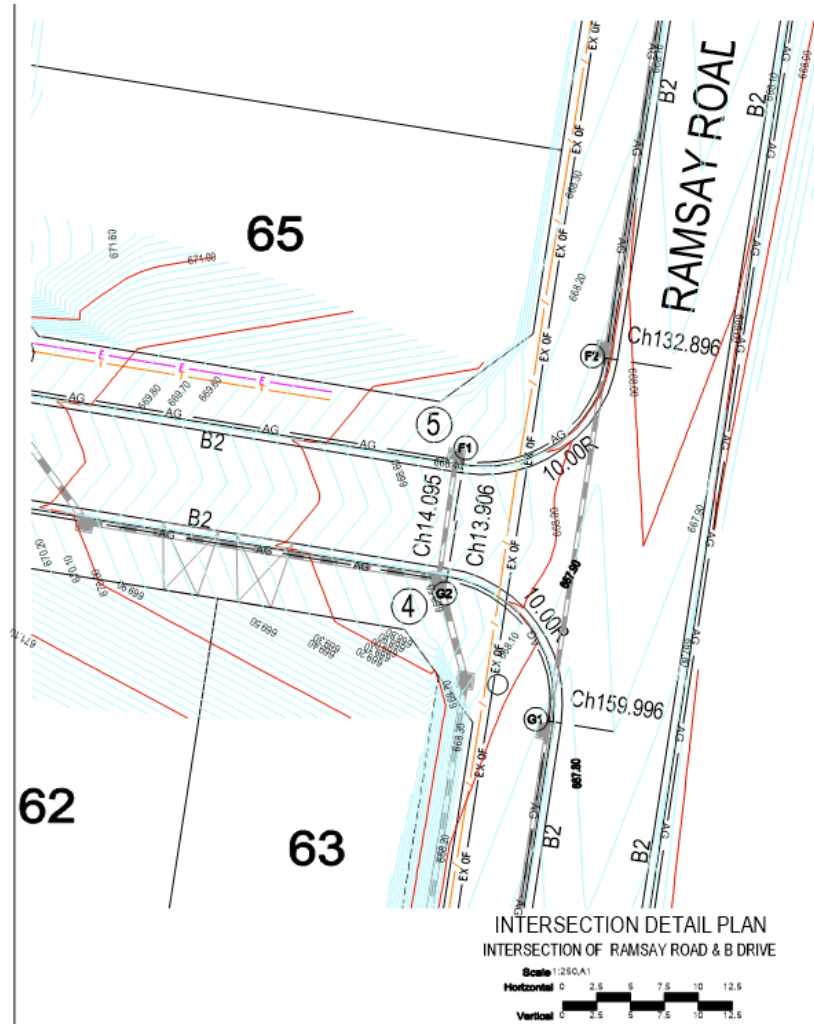
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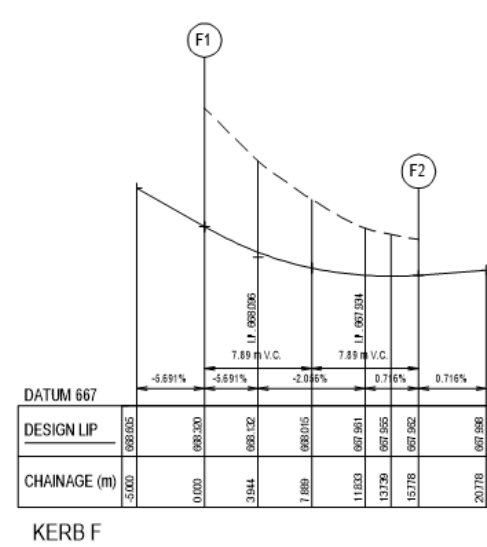
**SNOW VIEW ESTATE
 STAGE 3
 INTERSECTION DETAILS
 B DRIVE & GAYLARD STREET
 TUMBARUMBA SHIRE COUNCIL**

Rev A



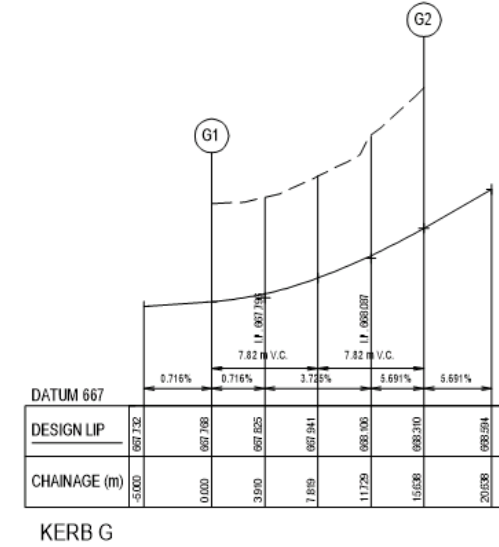
INTERSECTION DETAIL PLAN
INTERSECTION OF RAMSAY ROAD & B DRIVE

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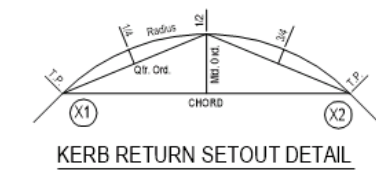
ALIGNMENT F				
POINT NO	EASTING	NORTHING	RL	CHAINAGE
F 1	590458.900	6039797.686	668.320	0.000
%	590462.816	6039797.827	668.132	3.944
½	590466.377	6039799.462	668.015	7.889
¾	590469.037	6039802.341	667.961	11.833
F 2	590470.387	6039806.020	667.942	15.778

CURVE	RADIUS	ARC L	CHORD	MID ORD	QTR ORD
F1-F2	10.000	15.778	2.954	2.186	3.253



ALIGNMENT G				
POINT NO	EASTING	NORTHING	RL	CHAINAGE
G 1	590466.222	6039779.241	667.768	0.000
¼	590466.862	6039783.122	667.825	3.910
½	590467.435	6039786.650	667.941	7.819
¾	590467.941	6039789.292	668.106	11.729
G 2	590457.946	6039790.648	668.310	15.638

CURVE	RADIUS	ARC L	CHORD	MID ORD	QTR ORD
G1-G2	10.000	15.638	2.904	2.150	3.236



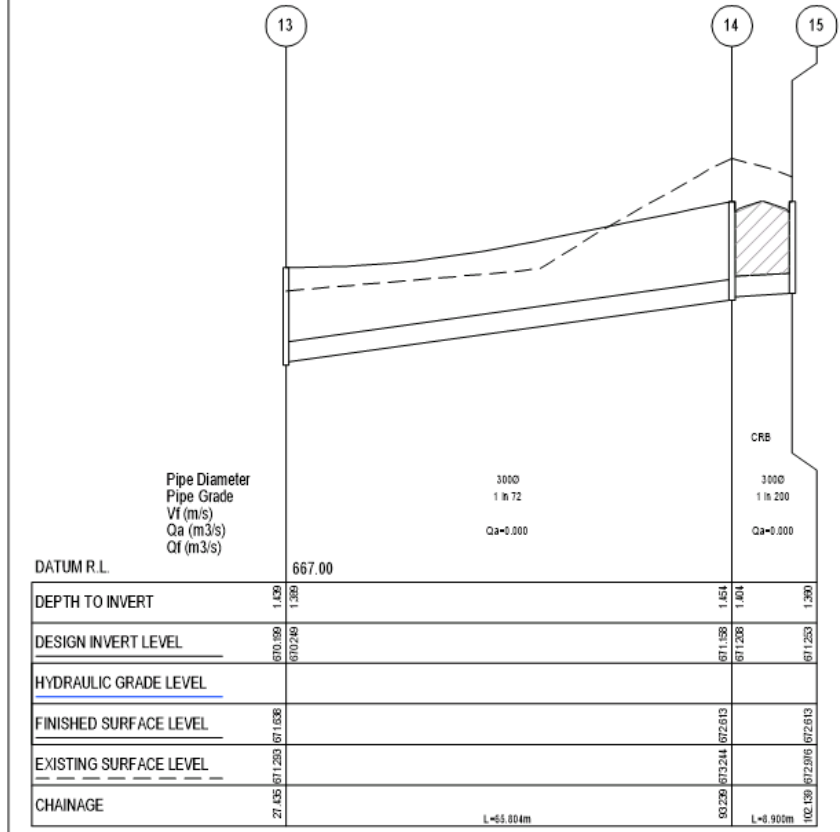
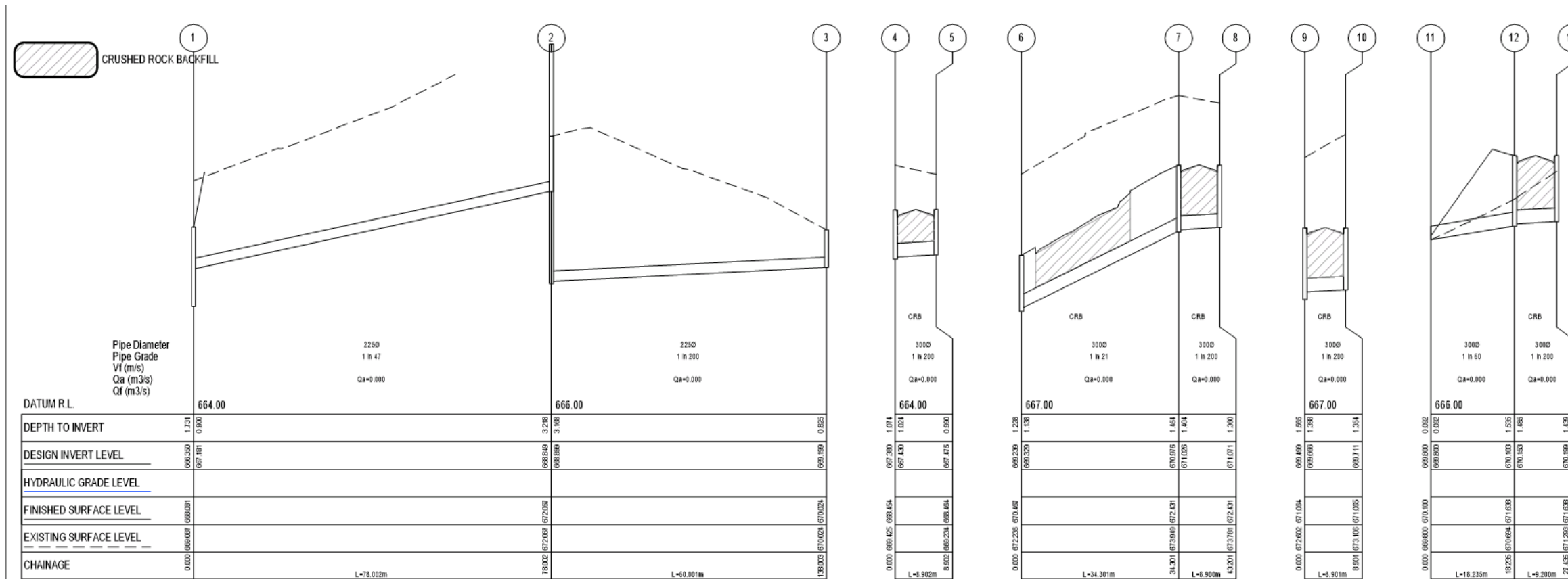
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Sheet Number 23
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SNOW VIEW ESTATE
STAGE 3
INTERSECTION DETAILS
RAMSAY ROAD & B DRIVE
TUMBARUMBA SHIRE COUNCIL
 Rev A




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Sheet Number 24

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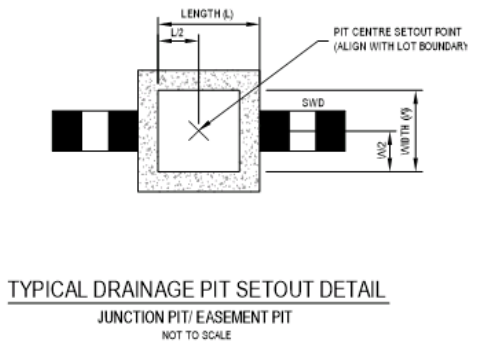
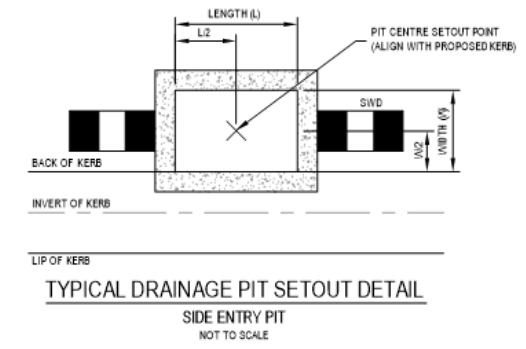
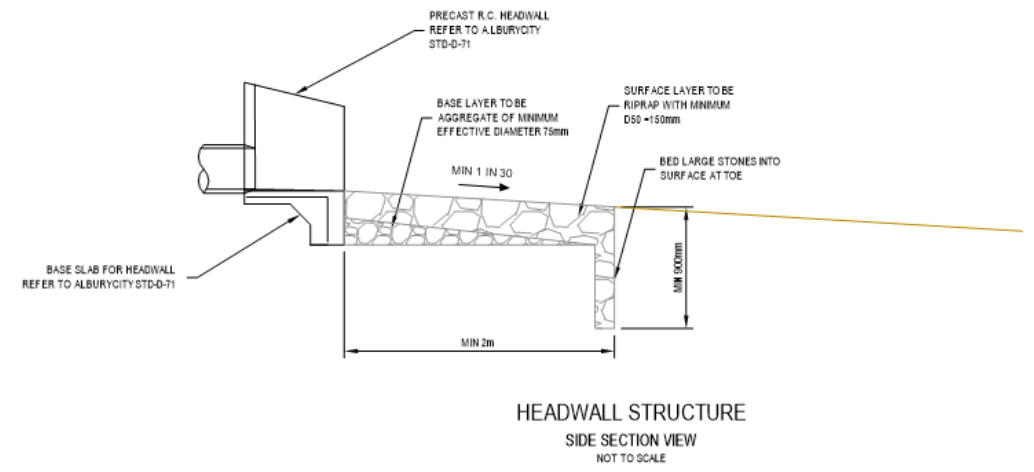
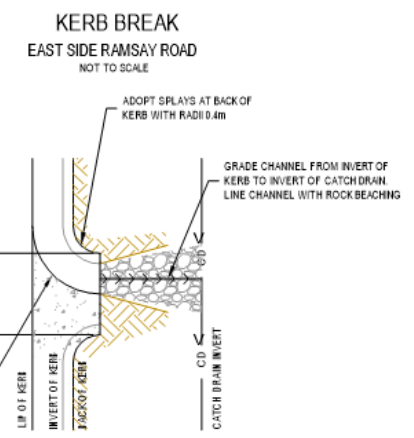
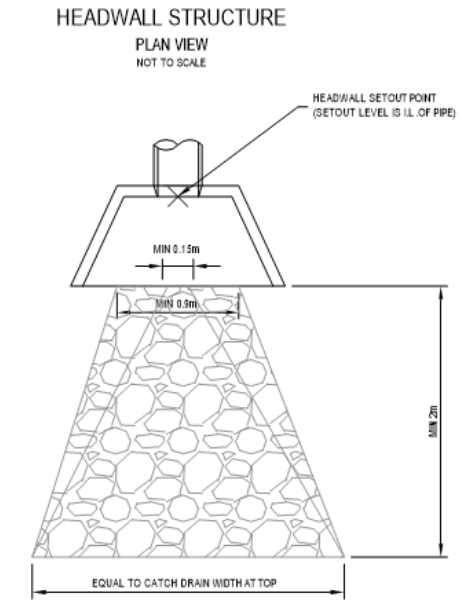
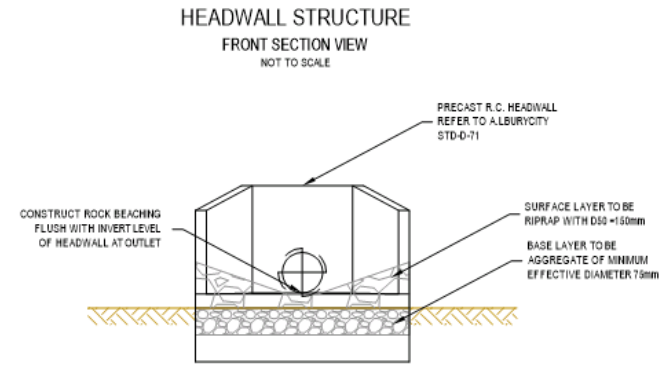


SNOW VIEW ESTATE
STAGE 3
DRAINAGE LONGITUDINAL SECTIONS
 TUMBARUMBA SHIRE COUNCIL

Rev A

DRAINAGE PIT SCHEDULE

PIT No.	TYPE	SET OUT CO-ORDINATES		INTERNAL DIMENSIONS		INLET		OUTLET		PIT		REMARKS
		EASTING	NORTHING	WIDTH	LENGTH	DIA	INV LEVEL	DIA	INV LEVEL	FS LEVEL	DEPTH	
1	ExSEP	590453.843	6039746.821	900	900	225	667.161	225	668.848	668.061	1.721	CONNECT TO EXISTING PIT
2	JP	590378.652	6039759.344	900	900	225	668.899	225	668.848	672.967	3.218	REFER TO STD DRG
3	JP	590317.430	6039766.981	900	900	225	669.199	225	669.199	670.024	0.825	REFER TO STD DRG
4	ExSEP	590457.185	6039789.708	900	900	300	667.43	300	668.454	668.454	1.074	CONNECT TO EXISTING PIT
5	SEP	590458.476	6039798.829	900	900	300	667.475	300	668.494	668.494	0.99	REFER TO A.C.C. STD-D-20
6	ExSEP	590423.748	6039804.489	900	900	300	669.329	300	670.467	670.467	1.228	CONNECT TO EXISTING PIT
7	SEP	590389.893	6039809.979	900	900	300	671.026	300	670.976	672.431	1.454	REFER TO A.C.C. STD-D-20
8	SEP	590386.416	6039800.851	900	900	300	671.071	300	671.071	672.431	1.36	REFER TO A.C.C. STD-D-20
9	ExSEP	590417.497	6039813.086	900	900	300	669.666	300	671.064	671.064	1.365	CONNECT TO EXISTING PIT
10	SEP	590408.431	6039814.661	900	900	300	669.711	300	671.065	671.065	1.354	REFER TO A.C.C. STD-D-20
11	PIPE OUTLET	590271.974	6039803.998			300	669.8			670.1	0.3	REFER TO A.C.C. STD-D-71(70) & DETAILS
12	SEP	590265.226	6039820.538	900	900	300	670.153	300	670.103	671.638	1.535	REFER TO A.C.C. STD-D-20
13	SEP	590266.708	6039830.018	900	900	300	670.249	300	670.199	671.638	1.439	REFER TO A.C.C. STD-D-20
14	SEP	590331.659	6039819.451	900	900	300	671.208	300	671.158	672.613	1.454	REFER TO A.C.C. STD-D-20
15	SEP	590330.181	6039810.370	900	900	300	671.283	300	672.613	672.613	1.36	REFER TO A.C.C. STD-D-20



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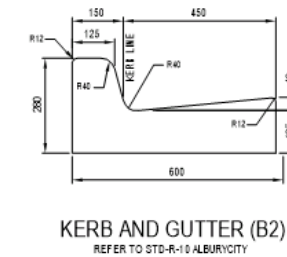
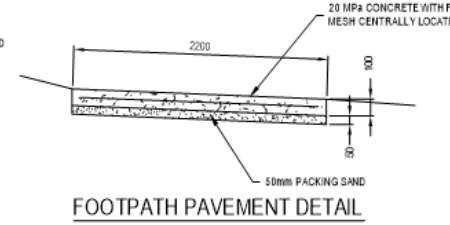
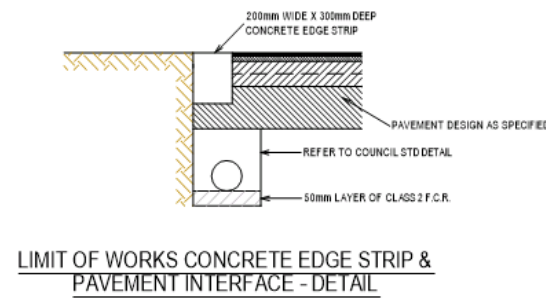
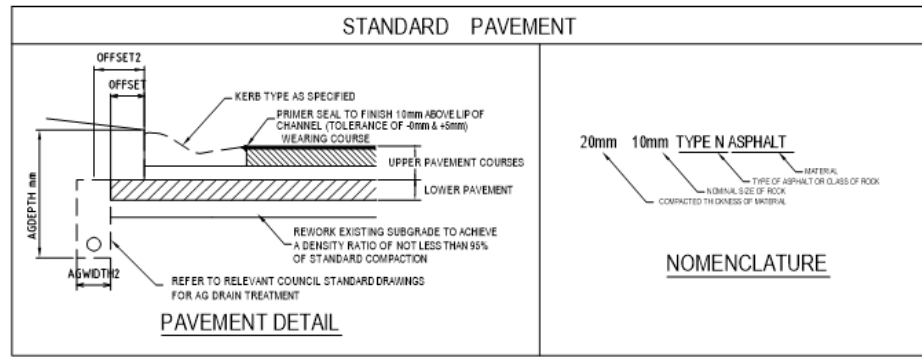
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 Map Reference MELWAY ---
 Sheet Number 25

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 CPG ABN 55 050 029 635
 24 Albert Road South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



SNOW VIEW ESTATE
 STAGE 3
 DRAINAGE PIT SCHEDULE
 TUMBARUMBA SHIRE COUNCIL
 Rev A



PAVEMENT LAYER	DESCRIPTION	DEPTH (mm)		
		A	B	C
UPPER PAVEMENT				
A	Refer to Aitken Rowe Geotechnical Report Reference No. 006-138, issued 13-07-2006 'Pavement Option 3'	Refer to Aitken Rowe Geotechnical Report Reference No. 006-138, issued 13-07-2006 'Pavement Option 3'		
B				
TOTAL DEPTH				
LOWER PAVEMENT				
1	Refer to Aitken Rowe Geotechnical Report Reference No. 006-138, issued 13-07-2006 'Pavement Option 3'	Refer to Aitken Rowe Geotechnical Report Reference No. 006-138, issued 13-07-2006 'Pavement Option 3'		
2				
TOTAL PAVEMENT DEPTH				

ROAD NAME	TYPE
RAMSAY ROAD	A1
GAYLARD STREET	B2
B DRIVE	B2

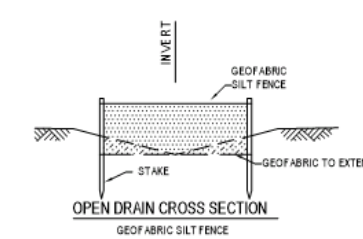
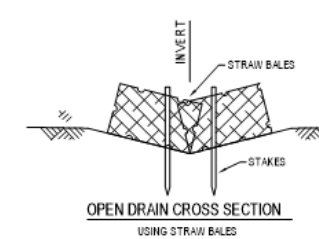
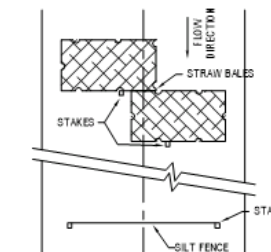
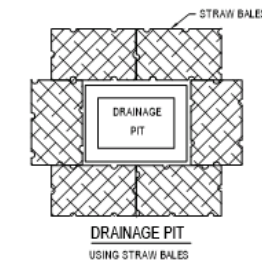
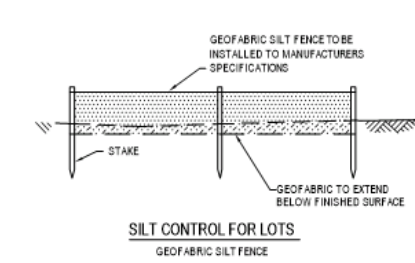
PAVEMENT DETAILS

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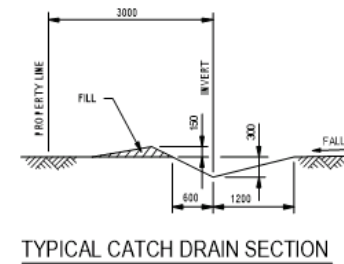
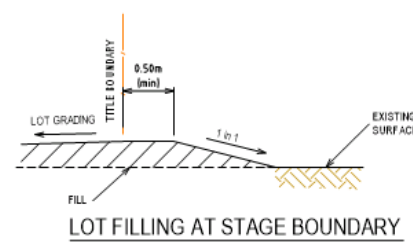
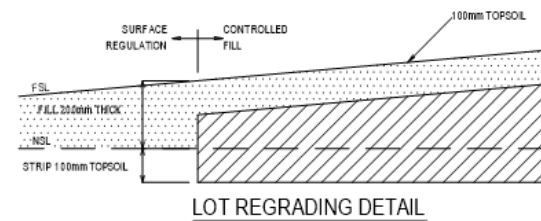
A COPY OF THE DOCUMENT WILL BE PROVIDED TO YOU ON REQUEST.

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SILT CONTROL OPTIONS
NOT TO SCALE

NOTE:
THE SPACING OF STRAW BALES OR SILT FENCES TO BE DETERMINED AFTER CONSIDERING THE SLOPE AND SIZE OF THE CATCHMENT.



Rev	Description	By	Date
0	ISSUED FOR CONSTRUCTION	ETH	WGH
B	ISSUED TO AUTHORITY	AERH	TEH
A	ISSUED TO CLIENT	W.E.S	21/07/09

file name 135726R7-STD.dwg layout name R7-1
file location G:\135726R7\ACAD
plotted by Hugh Aitken plot date 30/5/2011 12:30 PM
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Scale

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Map Reference MELWAY ---
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**SNOW VIEW ESTATE
STAGE 3
STANDARD DETAILS**
TUMBARUMBA SHIRE COUNCIL

Rev 0

SNOW VIEW ESTATE STAGE 3 TUMBARUMBA SHIRE COUNCIL SEWER RETICULATION

GENERAL NOTES:

- ALL LEVELS ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (A.H.D.)
- ALL CO-ORDINATES ARE TO MAP GRID OF AUSTRALIA (M.G.A.) ZONE 55.
- WORKS MUST BE CONSTRUCTED ACCORDING TO WSA 02-2002-2.3 MRWA EDITION SPECIFICATIONS AND STANDARD DRAWINGS. TECHNICAL & CONSTRUCTION REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THEY ARE CONVERSANT WITH ALL THE CURRENT REVISIONS/AMENDMENTS AND UPDATES THAT THE RELEVANT WATER AGENCY HAVE MADE TO THEIR CONSTRUCTION STANDARDS.
- NUMBER OF LOTS SERVICED -
- LENGTH OF SEWER TO BE CONSTRUCTED:
 - 5.1. 1500
 - 5.2. 2250
- CHAINAGES SHOWN ON THE DETAIL PLAN ARE DISCONTINUOUS. CHAINAGES SHOWN ON LONGITUDINAL SECTIONS ARE CONTINUOUS.

PROPERTY CONSTRUCTION:

- REFER TO STANDARD DRAWINGS AS PER WSA 02-2002-2.3 MRWA EDITION.

PIPELINE MATERIALS

PIPE TYPE	PIPE CLASS	AUST. STANDARD	LOCATION
PVC	SN 10	AS/NZS 1260-2009	1000 PROPERTY BRANCHES
PVC	SN 8	AS/NZS 1260-2009	1500 RETICULATION SEWERS
PVC	SN 6	AS/NZS 1260-2009	2250 RETICULATION SEWERS

- PIPE JOINTING SHALL BE MADE WITH SOLVENT CEMENT FOR PVC PIPES (2250, 1500, 1000)

PROPERTY BRANCH SEWERS:

- ALL BRANCHES TO BE 1000 PVC PIPES.
- PROPERTIES DO NOT REQUIRE BOUNDARY TRAPS.
- THE PROPERTY BRANCH CONNECTION TIES SHOWN ON THE DETAIL PLANS ARE FROM THE APPROPRIATE TITLE PEG AND THE INVERT OF THE BRANCH SHOWN OPPOSITE THE BRANCH POSITION. ALL PROPERTY SEWER CONNECTIONS ARE TO BE MARKED BY A COLOURED TAPE BROUGHT TO THE SURFACE.
- PROPERTY BRANCHES CONNECTING INTO NEW AND EXISTING SEWERS ARE TO BE CONSTRUCTED WITH STANDARD PVC PIPES AND FITTINGS.
- PROPERTY BRANCH FITTINGS MUST BE LOCATED A MINIMUM OF 0.50m WITHIN THE PROPERTY BOUNDARY THEY ARE SERVICING AND CLEAR OF ANY OBSTRUCTIONS.

TESTING:

- TESTING OF SEWERS IN ACCORDANCE WITH WSA 02-2002-2.3 MRWA EDITION.
- ALL TESTING MUST BE UNDERTAKEN UNDER THE DIRECTION OF THE CONSULTANT. THE CONTRACTOR TO GIVE A MINIMUM OF FOUR (4) DAYS NOTICE TO THE CONSULTANT PRIOR TO TESTING BEING UNDERTAKEN.
- CONTRACTOR IS NOT ALLOWED TO CARRY OUT ANY TESTING OPERATION IN THE ABSENCE OF CONSULTANT ON SITE.
- NO PLUGS OR U PLATES IN THE WATER AGENCY'S SYSTEM SHALL BE OPENED UNTIL NEW MAN HAS PASSED ALL THE TESTS MENTIONED ABOVE AND WRITTEN APPROVAL GIVEN TO THE CONTRACTOR STATING THE WORKS HAVE BEEN SATISFACTORILY COMPLETED.

EARTHWORKS:

- IN AREAS SUBJECT TO EARTHWORKS, THE CONSTRUCTION OF THE SEWERS MUST NOT COMMENCE UNTIL THE EARTHWORKS HAVE BEEN COMPLETED OR THE SUPERINTENDENT GIVES WRITTEN NOTICE TO COMMENCE.
- EMBEDMENT AND BACKFILL TO BE BACK B UNLESS OTHERWISE STATED.
- EMBEDMENT AND BACKFILL AS PER DETAIL ON PLAN 1357293XX
- "BACK B" EMBEDMENT & BACKFILLING SHOW ON PLAN 1357293XX TO BE PROVIDED UNLESS SPECIFIED ON DETAIL PLANS OR DIRECTED BY SUPERINTENDENT.
- BEFORE COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 1.50m DEEP, THE REQUIRED NOTICE IS TO BE SENT TO THE RELEVANT AUTHORITY AT LEAST 3 DAYS PRIOR TO COMMENCING EXCAVATION, AND A COPY OF THE NOTIFICATION MUST BE PROVIDED TO THE SUPERINTENDENT.

WORKS ON LIVE SEWER:

- THE CONTRACTOR IS NOT PERMITTED TO BREAK INTO AN EXISTING LIVE PIPELINE, ENTER A LIVE MAINTENANCE HOLE OR REMOVE THE COVER TO A LIVE MAINTENANCE HOLE, UNLESS APPROVED BY THE WATER AGENCY.
- ALL WORKS ON LIVE SEWER IS TO BE CARRIED OUT BY THE WATER AGENCY'S LIVE WORKS APPROVED CONTRACTOR. THE CONTRACTOR IS TO NOTIFY THE CONSULTANT AT LEAST SEVEN (7) WORKING DAYS BEFORE PROCEEDING.

MAINTENANCE HOLES AND SHAFTS:

- REFER TO STANDARD DRAWINGS AS PER WSA 02-2002-2.3 MRWA EDITION.
- CRANKED GALVANISED OR PLASTIC ENCAPSULATED STEP IRONS TO BE USED.
- PRECAST MAINTENANCE HOLES MAY BE USED SUBJECT TO APPROVAL BY THE SUPERINTENDENT AND IN ACCORDANCE WITH THE CONDITIONS OF THE WSA 02-2002-2.3 MRWA EDITION.
- ALL MANHOLES TO BE 1000 UNLESS OTHERWISE STATED.
- MAINTENANCE HOLE & SHAFT COVERS SHALL BE LEVEL WITH & SHALL CONFORM TO SLOPE & CROSSFALL OF THE FINISHED SURFACE IN ACCORDANCE WITH WSA MRWA SEW-1308-V. THE SEWER CONTRACTOR IS TO LIAISE WITH THE ROAD CONTRACTOR TO CONFIRM FINISHED SURFACE LEVELS AND CONSTRUCT THE COVER IN ACCORDANCE WITH THE STANDARD DRAWING.
- THE FINISHED LEVELS ARE APPROXIMATE ONLY & SHALL NOT BE USED FOR THE FIXING OF ANY MAINTENANCE HOLE OR SHAFT COVER LEVELS. THE CONTRACTOR SHALL PROVIDE LEVELS TO MAINTENANCE HOLES AND SHAFTS THAT COMPLY WITH CONSTRUCTED LEVELS AND ABUTTING INFRASTRUCTURE.
- MAINTENANCE HOLES AND SHAFTS IN ROAD RESERVES & R.O.'S TO BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF FOOTPATHS & ROADS SHALL BE PROVIDED WITH A TEMPORARY COVER. THE PLACING OF THE FINAL COVER SHALL NOT BE CARRIED OUT UNTIL THE CONCRETE FOOTPATH OR ROAD PAVEMENT HAS BEEN CONSTRUCTED.
- WSA 02-2002-2.3 MRWA EDITION (M) N23 GRADE CONCRETE - GP TYPE CEMENT MUST BE USED IN ALL CONSTRUCTION.
- CORRECT CLASS OF COVERS TO BE DETERMINED BY THE CONTRACTOR AS PER AS1396 & SEW-1308-V.

ATTENTION TO CONTRACTOR:

- THE CONTRACTOR MUST ENSURE THAT ALL PEOPLE EMPLOYED ON THE SITE WEAR APPROVED SAFETY APPAREL. THIS INCLUDES SAFETY HELMETS, VESTS, SAFETY BOOTS, EAR & EYE PROTECTION, WHERE APPROPRIATE.
- THE CONTRACTOR SHALL REINSTATE ANY AFFECTED ASSETS (I.e. FOOTPATH, VEHICLE CROSSINGS & NATURE STRIP) TO THE REQUIREMENTS OF THE MUNICIPAL COUNCIL.

SETOUT

- SETOUT AND VERIFICATION OF LEVELS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL MAINTENANCE HOLES, INSPECTION SHAFTS AND END PIPE LOCATIONS SHALL BE COMPUTED AND SET OUT BY THE CONTRACTOR'S SURVEYOR PRIOR TO COMMENCEMENT OF SEWER WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE HORIZONTAL ALIGNMENT AND FOR OFFSETTING PEGS DURING CONSTRUCTION.

ENVIRONMENTAL:

- ALL TREES MUST BE PRESERVED & PROTECTED AT ALL TIMES UNLESS OTHERWISE NOTED ON THE DESIGN PLANS.
- FOR THE DURATION OF PROCLAIMED WATER RESTRICTIONS, THE CONTRACTOR SHALL CONFORM WITH THE RESTRICTIONS AND ANY OTHER WATER CONSERVATION REQUIREMENTS IMPOSED BY THE WATER AGENCY.

ASSET RECORDING:

- ONLY A SUITABLY QUALIFIED AND EXPERIENCED SURVEYOR MAY BE USED TO UNDERTAKE ASSET RECORDING OF THE WORK. ALL SURVEYING WORKS AND DATA TO BE SUBMITTED MUST BE IN ACCORDANCE WITH WSA 02-2002-2.3 MRWA EDITION.

ROAD OPENING PERMIT:

- THE CONTRACTOR SHALL OBTAIN A ROAD OPENING PERMIT FOR ANY WORKS WITHIN THE ROAD RESERVE AND COMPLY WITH ALL REQUIREMENTS.

BORING:

- BORING SHALL BE CARRIED OUT WHERE SPECIFIED IN ACCORDANCE WITH WSA 02-2002-2.3 MRWA EDITION SPECIFICATIONS AND STANDARD DRAWINGS.



LOCALITY PLAN



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVIDED 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.

NO.	DESCRIPTION	DATE	BY
A	ISSUED TO COUNCIL	R.A.	30/05/11

SYMBOLS AND GENERAL NOTES

--- EX. SEWER - 225mmØ & UNDER	● MAINTENANCE HOLE	Sq/J	SQUARE JUNCTION
--- EX. SEWER - 300mmØ & OVER	○ MAINTENANCE GAS CHECK	Ob.	OBLOQUE JUNCTION
--- PROPOSED SEWER - 225mmØ & UNDER	● MAINTENANCE FLAT TOP	W	WATER MAINS
--- PROPOSED SEWER - 300mmØ & OVER	D DROP IN CHAMBER	G	GAS MAINS
■ INSPECTION SHAFT	L LADDER IN CHAMBER	E	ELEC. CABLES
□ END OF PIPE	Ls LANDING IN CHAMBER	T	TYPHONE CABLES
□ MAINTENANCE SHAFT OR TERMINAL MAINTENANCE SHAFT			

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file location G:\1357293\ACAD
plotted by Hugh Aitken plot date 30/05/2011 12:30 PM
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Designed 30/5/11
Checked ---
Authorised ---

Map Reference MELWAY ---
Sheet Number 27
Sewerage Authority Officer

CPG ABN 55 050 029 635
24 Albert Road PO Box 305 South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999



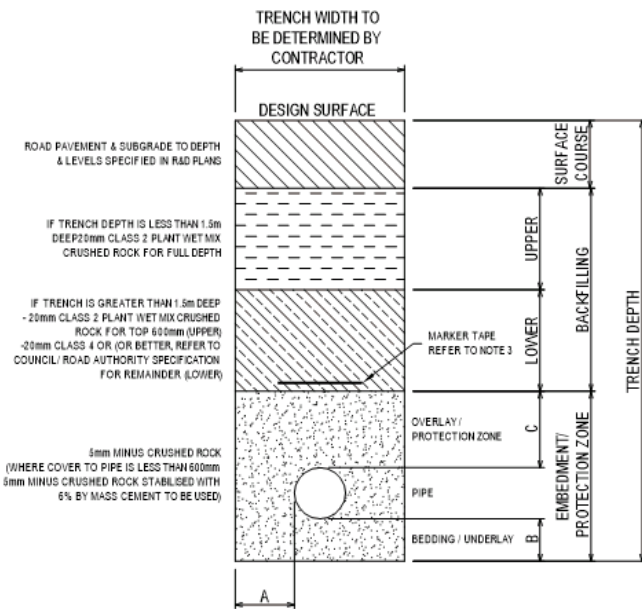
WATER AUTHORITY
SNOW VIEW ESTATE STAGE 3
SEWERAGE RETICULATION EXTN No.
FACE SHEET

ACN: ACN NUMBER
OFFER No 27
Rev No A
Drg No



<p>SYMBOLS AND GENERAL NOTES</p> <p> --- EX. SEWER - 225mmØ & UNDER --- EX. SEWER - 300mmØ & OVER --- PROPOSED SEWER - 225mmØ & UNDER --- PROPOSED SEWER - 300mmØ & OVER ■ INSPECTION SHAFT □ MAINTENANCE SHAFT OR TERMINAL MAINTENANCE SHAFT </p>		<p> ● MAINTENANCE HOLE ● MAINTENANCE GAS CHECK F MAINTENANCE FLAT TOP D DROP IN CHAMBER L LADDER IN CHAMBER Ls LANDING IN CHAMBER </p>		<p> Ss/Si SQUARE JUNCTION Ob. OBLIQUE JUNCTION W WATER MAINS G GAS MAINS E/ELEC. CABLES T/TYPHONE CABLES </p>		<p>Designed 30/5/11 Checked --- Authorised ---</p>
<p> File name 13572952-FP.dwg layout name S2-1 file location G:\13572952\ACAD plotted by Hugh Aikman plot date 30/5/2011 12:31 PM © CPG Australia Pty Ltd </p>		<p> Scale 1:500 A1 Horizontal 0 5 10 15 20 25 Vertical 0 5 10 15 20 25 </p>		<p> Map Reference MELWAY --- Sheet Number 28 Sewerage Authority Officer </p>		<p> CPG ABN 55 050 029 635 24 Albert Road PO Box 305 South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7909 </p>

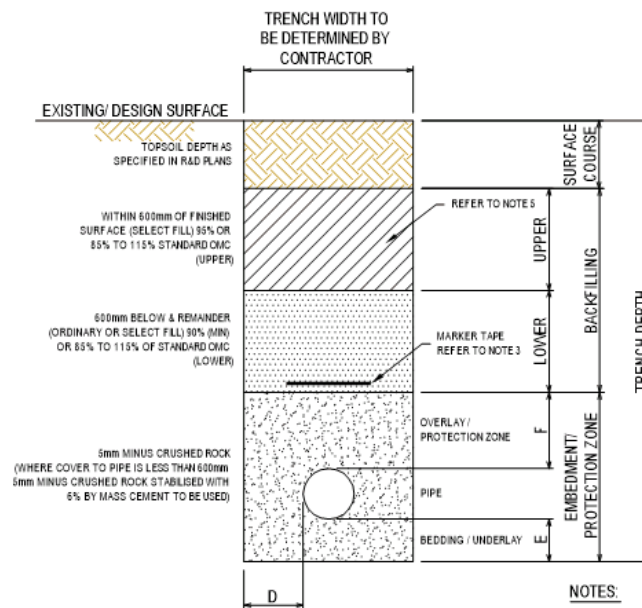

WATER AUTHORITY ACN: ACN NUMBER
SNOW VIEW ESTATE STAGE 3
SEWERAGE RETICULATION EXTN No.
LAYOUT PLAN
 OFFER No 28
 Drg No ---
 Rev A



EMBEDMENT/ BACKFILL FOR TRAFFICABLE AREAS NOTATED (BACK A) ON PLANS (REFER TO NOTE 1)

TABLE 1

PIPE DIAMETER (mm)	A MIN. (mm)	B MIN. (mm)	C MIN. (mm)
100-150	100	100	300
225-300	150	150	300



EMBEDMENT/ BACKFILL FOR NON-TRAFFICABLE AREAS COHESIVE SOILS (BACK B) (REFER TO NOTE 4) ALL BACKFILL TO BE TYPE B UNLESS OTHERWISE NOTED

TABLE 2

PIPE DIAMETER (mm)	D MIN. (mm)	E MIN. (mm)	F MIN. (mm)
100-150	100	100	225
225-300	150	150	225

NOTES:

- EMBEDMENT/BACKFILL FOR TRAFFICABLE AREAS IN ACCORDANCE WITH SECTION 3 (TRAFFICABLE) MRWA BACKFILL SPECIFICATION 04-03.1 & WSA 02-2002-2.3 MRWA EDITION REFER TO TABLE 1 FOR DIMENSIONS
- WHERE COVER BETWEEN BOXING & TOP OF SEWER IS LESS THAN 900mm BEDDING/UNDERLAY TO CONSIST OF TAMPED 5mm MINUS CRUSHED ROCK WITH 6% BY MASS CEMENT.
- MARKER TAPE TO BE PROVIDED IF INDICATED ON LONGITUDINAL SECTION.
- EMBEDMENT/BACKFILL FOR NON-TRAFFICABLE AREAS-COHESIVE SOILS (BACK B) IN ACCORDANCE WITH SECTION 4.5 MRWA BACKFILL SPECIFICATION 04-03.1 & WSA 02-2002-2.3 MRWA EDITION, REFER TO TABLE 2 FOR DIMENSIONS.
- WHERE COVER TO TOP OF SEWER IS LESS THAN 600mm BEDDING/UNDERLAY TO CONSIST OF TAMPED 5mm MINUS CRUSHED ROCK WITH 6% BY MASS CONCRETE.

FINISHED LEVELS OF MAINTENANCE HOLE COVERS

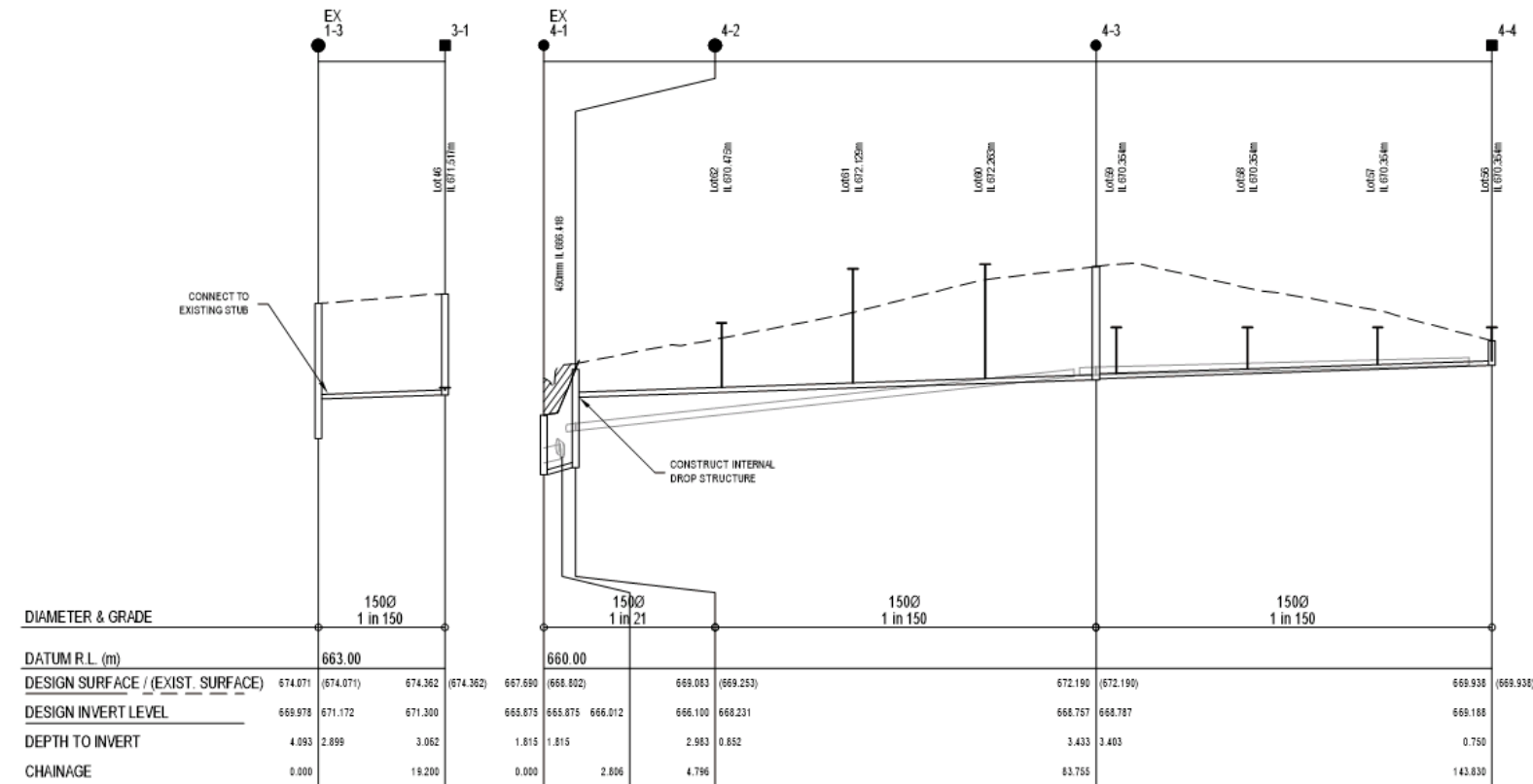
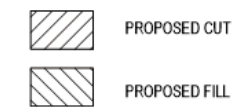
LOCATION	H
UNDEVELOPED AREAS	100
NEW SUBDIVISIONS	75
ROADS, LANEWAYS, FOOTPATHS & DRIVEWAYS	FLUSH
EXISTING BUILT UP AREAS	25
OTHER AS SPECIFIED (e.g. ABOVE FLOOD LEVEL)	

"H" = HEIGHT OF MH COVER ABOVE FG LEVEL IN mm, AS PER WSA STD DRG SEN 1308-V

NOTES:

- CONTRACTOR TO CONSTRUCT FINISHED SURFACE LEVEL OF MANHOLE COVER LEVELS TO LEVEL AS SHOWN IN WSA MRWA SEN - 1308-V. THE SEWER CONTRACTOR IS TO LIAISE WITH THE ROAD CONTRACTOR TO CONFIRM FINISHED SURFACE LEVELS AND CONSTRUCT THE COVER ABOVE IF REQUIRED BY THE STANDARD DRAWING.
- MANHOLE COVERS TO BE CONSTRUCTED TO MATCH FINISHED SURFACE LEVEL GRADES. MAXIMUM PERMISSIBLE SLOPE OF COVERS CLASS 'B' 1 IN 4 CLASS 'D' 1 IN 10
- DEPTH TO INVERT SHOWN ON LONGITUDINAL SECTIONS IS FROM FINISHED SURFACE LEVEL TO THE INVERT. ADDITIONAL DEPTH MAY BE REQUIRED TO SUIT THE RELEVANT MANHOLE COVER REQUIREMENTS.

LEGEND



MAINTENANCE STRUCTURE SCHEDULE

STRUCTURE No.	TYPE	EASTING	NORTHING	DIA (mm)	COVER CLASS	DROP	ACCESS TYPE	LANDING	OFFSET DETAILS	SPECIAL DETAILS	DS INVERT	US INVERT	DEPTH	REMARKS
3-1	IS	595368.592	603938.278	1050		-	N/A				671.350		3.062	W.S.A. SEW-1350-M
1-3	EX MH	595372.543	603955.251	1050		Y					669.978	671.172	4.093	CONNECT TO EXISTING STUB FROM MH
4-4	IS	595314.623	603970.451	1050		-	N/A				669.168		0.750	W.S.A. SEW-1350-M
4-3	MH	595373.918	603976.804	1050	B	-	STEP IRONS				668.757	668.787	3.433	W.S.A. SEW-1300-V
4-2	MH	595451.852	603974.125	1050	B	Y	STEP IRONS				666.100	669.231	2.983	W.S.A. SEW-1306-V
4-1	EX MH	595456.648	603974.067	1050		-					666.825	666.875	1.815	CONNECT TO EXISTING MH

SYMBOLS AND GENERAL NOTES

--- EX. SEWER - 225mmØ & UNDER
 --- EX. SEWER - 300mmØ & OVER
 --- PROPOSED SEWER - 225mmØ & UNDER
 --- PROPOSED SEWER - 300mmØ & OVER
 ■ INSPECTION SHAFT
 ■ END OF PIPE
 □ MAINTENANCE SHAFT OR TERMINAL MAINTENANCE SHAFT

● MAINTENANCE HOLE
 ○ MAINTENANCE GAS CHECK
 F MAINTENANCE FLAT TOP
 D DROP IN CHAMBER
 L LADDER IN CHAMBER
 L LANDING IN CHAMBER

S&W SQUARE JUNCTION
 Ob. OBLIQUE JUNCTION
 W WATER MAINS
 G GAS MAINS
 E ELEC. CABLES
 T TELEPHONE CABLES

Designed 30/5/11
 Checked ---
 Authorised ---

Map Reference MELWAY ---
 Sheet Number 29
 Sewerage Authority Officer

CPG ABN 55 050 029 635
 24 Albert Road PO Box 305 South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7999

Scale 1:500 A1
 Horizontal 0 5 10 15 20 25
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 File location G:\13572963\ACAD
 Plotted by Hugh Aikman plot date 30/5/2011 12:31 PM
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WATER AUTHORITY
 SNOW VIEW ESTATE STAGE 3
 SEWERAGE RETICULATION EXTN No.
 SEWER LONGITUDINAL SECTIONS



OFFER No 29
 Drg No A
 Rev A

SNOW VIEW ESTATE STAGE 3 TUMBARUMBA SHIRE COUNCIL POTABLE WATER RETICULATION

GENERAL:

1. ALL LEVELS ARE IN METRES TO AUSTRALIAN HIGH DATUM (A.H.D.)
2. ALL CO-ORDINATES ARE TO MAP GRID OF AUSTRALIA (M.G.A.) ZONE 55.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2124-1992 GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF SUPERINTENDENT AND THE CITY ENGINEER OR HIS REPRESENTATIVE.
4. WORKS MUST BE CONSTRUCTED ACCORDING TO WSA 03-2002 MRWA EDITION SPECIFICATIONS AND STANDARD DRAWINGS, TECHNICAL AND CONSTRUCTION REQUIREMENTS. THE CONTRACTOR IS TO ENSURE THAT ALL CURRENT REVISIONS, AMENDMENTS AND UPDATES FROM THE RELEVANT WATER AGENCY ARE ADHERED TO.
5. COVER FOR WATERMANS, REFER TO WAT-1201-V
 - 5.1. WITHIN FOOTWAY 450mm MINIMUM COVER
 - 5.2. CARRIAGEWAY MINOR/SECONDARY ROADS 600mm MINIMUM COVER
 - 5.3. MAXIMUM COVER TO TOP OF PIPE MUST NOT EXCEED 1.50m FROM KERB AND CHANNEL INVERT OR FINISHED SURFACE.
 - 5.4. ALL MAINS ARE TO BE LAID OVER DRAINS UNLESS OTHERWISE STATED.
6. THE CONTRACTOR SHALL OBTAIN A ROAD OPENING PERMIT FROM THE RELEVANT AUTHORITY FOR ANY WORKS WITHIN EXISTING ROAD RESERVES AND COMPLY WITH THE REQUIREMENTS.
7. THE CONTRACTOR IS TO CONTACT ALL LOCAL SERVICE AUTHORITIES FOR INFORMATION REGARDING EXISTING SERVICE LOCATIONS PRIOR TO COMMENCING ANY EXCAVATION. THE CONTRACTOR IS TO MAKE ALLOWANCE IN TENDER RATES FOR PROOFING OF CRITICAL SERVICES. FOR ASSISTANCE IN LOCATING SERVICES OR IN AN EMERGENCY TELEPHONE MELBOURNE ONE CALL SERVICE (911100).
8. ALL NEW AND OR ALTERED MAINS TO BE CONSTRUCTED UNDER AGREEMENT CONDITIONS IN ACCORDANCE WITH THE WATER AGENCY'S SPECIFICATION DRAWING AT OFFSETS SHOWN.
9. FOR THE DURATION OF PROCLAIMED WATER RESTRICTIONS, THE CONTRACTOR SHALL CONFORM WITH THE RESTRICTIONS AND ANY OTHER WATER CONSERVATION REQUIREMENTS IMPOSED BY THE WATER AGENCY.
10. THE LOCATION AND DIRECTION OF SWABS IS SHOWN AS: 
11. GAS AND WATER MAINS TO BE LAID IN COMMON TRENCH, (WHERE APPROPRIATE)
12. BELOW GROUND HYDRANTS ARE TO BE INSTALLED IN ACCORDANCE WITH STD DRGS WAT-206, WAT-208, WAS-352 AND WAS-353. HYDRANT MARKER POSTS ARE TO BE INSTALLED IN ACCORDANCE WITH CFAMFB REQUIREMENTS.
13. VALVES TO HAVE COVER TO ALLOW FOR SPINDLES (SUGGESTED MINIMUM BELOW)

13.1. 500 & 630	- 450 COVER (mm)
13.2. 1000	- 600 COVER (mm)
13.3. 1500	- 700 COVER (mm)
13.4. 2250	- 800 COVER (mm)
14. VALVE CONTROLLED HYDRANTS SHALL BE INSTALLED ON MAINS DN300 AND GREATER, REFER STANDARD DRAWING WAT-206
15. ALL TREES MUST BE PRESERVED AND PROTECTED AT ALL TIMES. IF CONSTRUCTION OF THE WATER MAIN NECESSITATES THEIR REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE ENGINEER.
16. NO BLASTING TO BE CARRIED OUT WITHIN 20m OF ANY EXISTING WATER MAINS WITHOUT AUTHORITY APPROVAL.

CONNECTIONS:

17. ALL NEW SERVICE CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH WAT-1106-V, WAT-1107-V & WAT-1108-V
18. THE CONTRACTOR MUST NOTIFY THE WATER AGENCY A MINIMUM OF 5 DAYS PRIOR TO CONNECTING INTO ANY EXISTING WATERMANS.
19. NO VALVES INTO THE WATER AGENCY'S SYSTEM SHALL BE OPENED UNTIL THE NEW MAIN HAS PASSED THE RELEVANT TESTS AND WRITTEN APPROVAL HAS BEEN OBTAINED.
20. TRENCH STOPS/ CONCRETE BULKHEADS ARE TO BE INSTALLED AT LOCATIONS WHERE GRADES EXCEED 1 IN 20 IN ACCORDANCE WITH WAT-1209
21. DO NOT TAP DIRECTLY INTO ANY CURVED PVC WATER MAIN. DICL PRE-TAPPED CONNECTORS TO BE USED WHERE CURVED PVC WATER MAINS ARE LOCATED.

TRENCHING/BACKFILLING:

22. ALL WATER MAINS UNDER ROADWAYS TO BE BACKFILLED WITH 20mm CLASS 2 CRUSHED ROCK IN 150mm LAYERS, COMPACTED TO 95% IN ACCORDANCE WITH WAT-1202-V
23. ALL WATER MAINS UNDER FOOTPATHS/VEHICLE CROSSINGS TO BE BACKFILLED WITH 20mm CLASS 3 CRUSHED ROCK & COMPACTED TO 95% IN ACCORDANCE WITH WAT-1202-V
24. THRUST RESTRAINTS HAVE BEEN DESIGNED FOR TEST PRESSURE ALLOWABLE BEARING PRESSURE OF GROUND (STIFF CLAY). THE CONTRACTOR SHALL CONFIRM THE ACTUAL GROUND CONDITIONS WITH THE SUPERINTENDENT PRIOR TO THE CONSTRUCTING RESTRAINTS.

TESTING:

25. THE CONTRACTOR IS REQUIRED TO UNDERTAKE TESTING OF FILL COMPACTION AND DENSITY IN ACCORDANCE WITH THE WATER AGENCY TRENCH FILL SPECIFICATION. TESTING OF WATER MAINS IS TO BE CARRIED OUT FOR ALL ROAD CROSSINGS, ONE PER CROSSING. THE CONTRACTOR SHALL ENGAGE AN APPROVED NATA REGISTERED GEOTECHNICAL ENGINEER TO CARRY OUT THESE TESTS AS NECESSARY AND SUBMIT TEST RESULTS.
26. TESTING OF WATER MAINS, INCLUDING SWABBING, WATER QUALITY, PRESSURE AND CHLORINATION SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH WSA 03-2002 MRWA EDITION AND WATER AGENCY SPECIFICATIONS. ALL TESTING MUST BE UNDERTAKEN UNDER DIRECT SUPERVISION BY THE SUPERINTENDENT. THE CONTRACTOR MUST PROVIDE A MINIMUM OF 14 DAYS NOTICE TO THE SUPERINTENDENT PRIOR TO THE TESTING BEING UNDERTAKEN.
27. ALL MAINS TO BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH WSA-A AND APPROPRIATE WATER AUTHORITY SPECIFICATIONS.
28. CHLORINATION OF WATER MAINS BY AUTHORIZED CONTRACTOR FOR THE DISINFECTION OF MAINS UP TO 150mm IF REQUIRED BY THE WATER AUTHORITY. ALL MAINS 225mm DIA AND ABOVE. RESULTS OF SATISFACTORY CHLORINATION TEST SHALL BE CONFIRMED PRIOR TO ARRANGING SHUT DOWN & CONNECTION TO EXISTING SYSTEM.

HGR L	=	0m
SURGE ALLOWANCE	=	20m
MAXIMUM STATIC PRESSURE	=	50m
MAXIMUM DESIGN PRESSURE	=	70m
TEST PRESSURE	=	87.50m

TOTAL WORK SCHEDULE

SIZE (mm)	TYPE	CLASS	LENGTH (m)
63	PE AS/NZS 4130	PN 16	0
100	PVC AS/NZS 1477	SERIES 2 PN 16	236
100	DICL AS/NZS 2280	SERIES 2 PN 16	30

HYDRANT SCHEDULE

ROAD NAME	LOCATION	TYPE
B DRIVE	ADJACENT LOTS 65, 47 & 49	DIRECT
B DRIVE	ADJACENT LOT 52	DIRECT

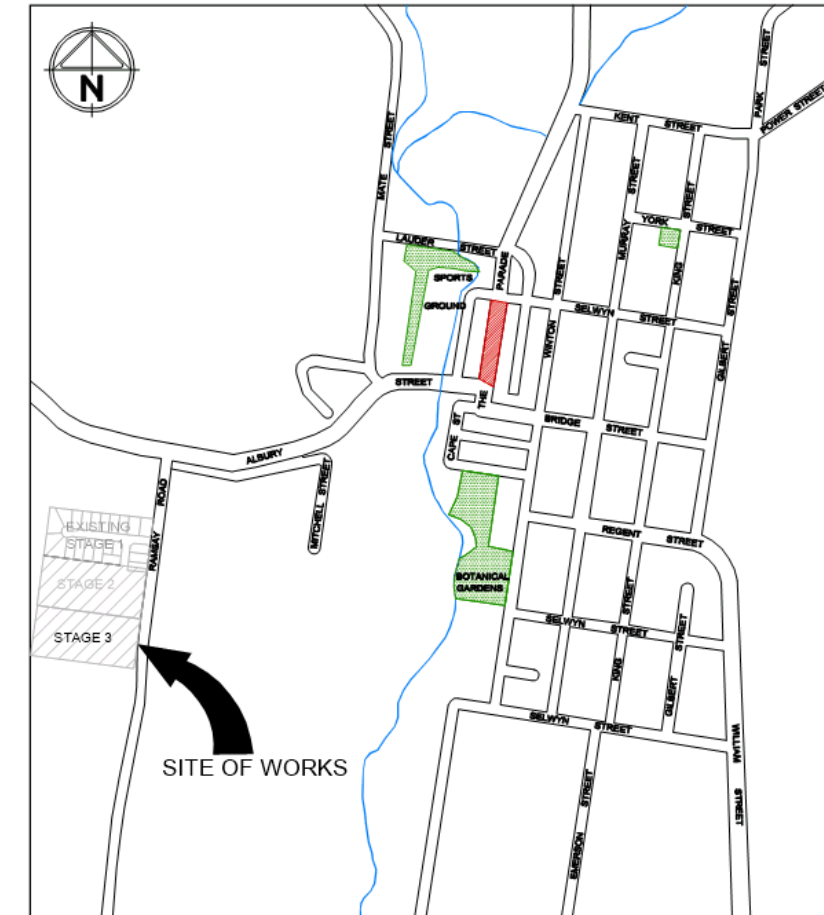
THRUST RESTRAINTS

LOCATION	TYPE	LENGTH (mm)	HEIGHT (mm)	WIDTH (mm)	VOLUME (m ³)	No.
A	PLAIN	250	400	400	0.04	2


















SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		RECYCLED WATER		GAS		TELSTRA		ELECTRICITY				OPTIC FIBRE	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	POLE		UG CABLE		SIDE	OFFSET
GAYLARD STREET	WEST	1.5m					WEST	1.2m						
B DRIVE	NORTH	1.5m					NORTH	1.2m						

1. TELSTRA AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRGS.
2. GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
3. * - OFFSET FROM BACK OF KERB



A	WATER DRAWINGS	R.A.	30/05/11

 AUTHORITY FIRE PLUG DIRECT (WASHOUT ASSEMBLY)  AUTHORITY FIRE PLUG OFFSET (WASHOUT ASSEMBLY)  COUNCIL FIRE PLUG DIRECT (HYDRANT)  COUNCIL FIRE PLUG OFFSET (HYDRANT)  VALVE CONTROLLED HYDRANT  FLANGED INSULATION JOINT	 OFFSET  BLANKEND / CAP  REDUCER / TAPER  NOT CONNECTED  VALVE  FERRULE	 REFLUX VALVE CONNECT  REMOVE FITTING  ABANDON AND SEAL  ELECTROLYSIS INSTALLATION  CHLORINATION INSTALLATION	Designed 30/5/11 H.A. --- Checked --- Authorised ---
--	--	--	---

Scale AS SHOWN

Map Reference MELWAY ---
 Sheet Number 30
 Water Authority Offer

CPG ABN 55 050 029 635
 24 Albert Road PO Box 305 South Melbourne Victoria 3205 Australia T 61 3 9993 7888 F 61 3 9993 7909



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.

WATER AUTHORITY ACN: ACN NUMBER
SNOW VIEW ESTATE
WATER RETICULATION EXTN No.
FACE SHEET

CPG

OFFER No 30
 Drg No ---
 Rev A



Authority Fire Plug Direct (Washout Assembly)	Offset	Reflux Valve
Authority Fire Plug Offset (Washout Assembly)	Blankend / Cap	Connect
Council Fire Plug Direct (Hydrant)	Reducer / Taper	Remove Fitting
Council Fire Plug Offset (Hydrant)	Not Connected	Abandon and Seal
Valve Controlled Hydrant	Valve	Electrolysis Installation
Flanged Insulation Joint	Ferrule	Chlorination Installation

Authority Fire Plug Direct (Washout Assembly)
 Authority Fire Plug Offset (Washout Assembly)
 Council Fire Plug Direct (Hydrant)
 Council Fire Plug Offset (Hydrant)
 Valve Controlled Hydrant
 Flanged Insulation Joint

OFFSET
 BLANKEND / CAP
 REDUCER / TAPER
 NOT CONNECTED
 VALVE
 FERRULE

REFLEX VALVE
 CONNECT
 REMOVE FITTING
 ABANDON AND SEAL
 ELECTROLYSIS INSTALLATION
 CHLORINATION INSTALLATION

Scale 1:500/A1
 Horizontal 0 5 10 15 20 25

Designed 30/5/11
H.A. ---
Checked ---
Authorised ---

Map Reference MELWAY ---
Sheet Number 31
Water Authority Offer

CPG ABN 55 050 029 635
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WATER AUTHORITY
SNOW VIEW ESTATE
 WATER RETICULATION EXTN No.
 LAYOUT PLAN

ACN: ACN NUMBER
 OFFER No. 31
 Drg No. A
 Rev. A