

**Benchmark Setout Table**

Identifier	Type	Easting X-Coord	Northing Y-Coord	Height (RL AHD)	Comments
TBM 1	Rivet in Path	263003.81	5924207.92	209.61	-
TBM 2	Star Picket	263018.16	5924225.13	209.83	-
TBM 3	Rivet in Path	263092.31	5924087.28	209.04	-
TBM 4	Spike	263170.02	5924180.70	208.85	-
TBM 5	Spike	263315.08	5924097.67	207.47	-
TBM 6	Spike	263263.94	5924215.19	207.61	-
TBM 7	Spike	263404.68	5924232.59	206.29	-
TBM 8	Spike	263474.32	5924212.48	205.48	-
TBM 9	Spike	263445.69	5924291.55	208.12	Top of Dam Wall
TBM 10	Marker in Bitumen	263320.77	5924325.79	212.23	Within Driveway
TBM 11	Spike	263190.68	5924349.87	209.62	-
TBM 12	Spike	263095.32	5924271.78	208.95	-

**TERRACO**  
Civil Engineers  
Project Managers  
Development Consultants

**Terraco P/L**  
ABN 12 681 695 776  
9 Jewell Court  
East Bendigo, Vic 3550  
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Web: www.terraco.com.au

City of Greater Bendigo - Strathfieldsaye  
**Brown Property Group**  
**Forest Ridge - Stage One**  
**Overall Layout Plan & Benchmark Table**

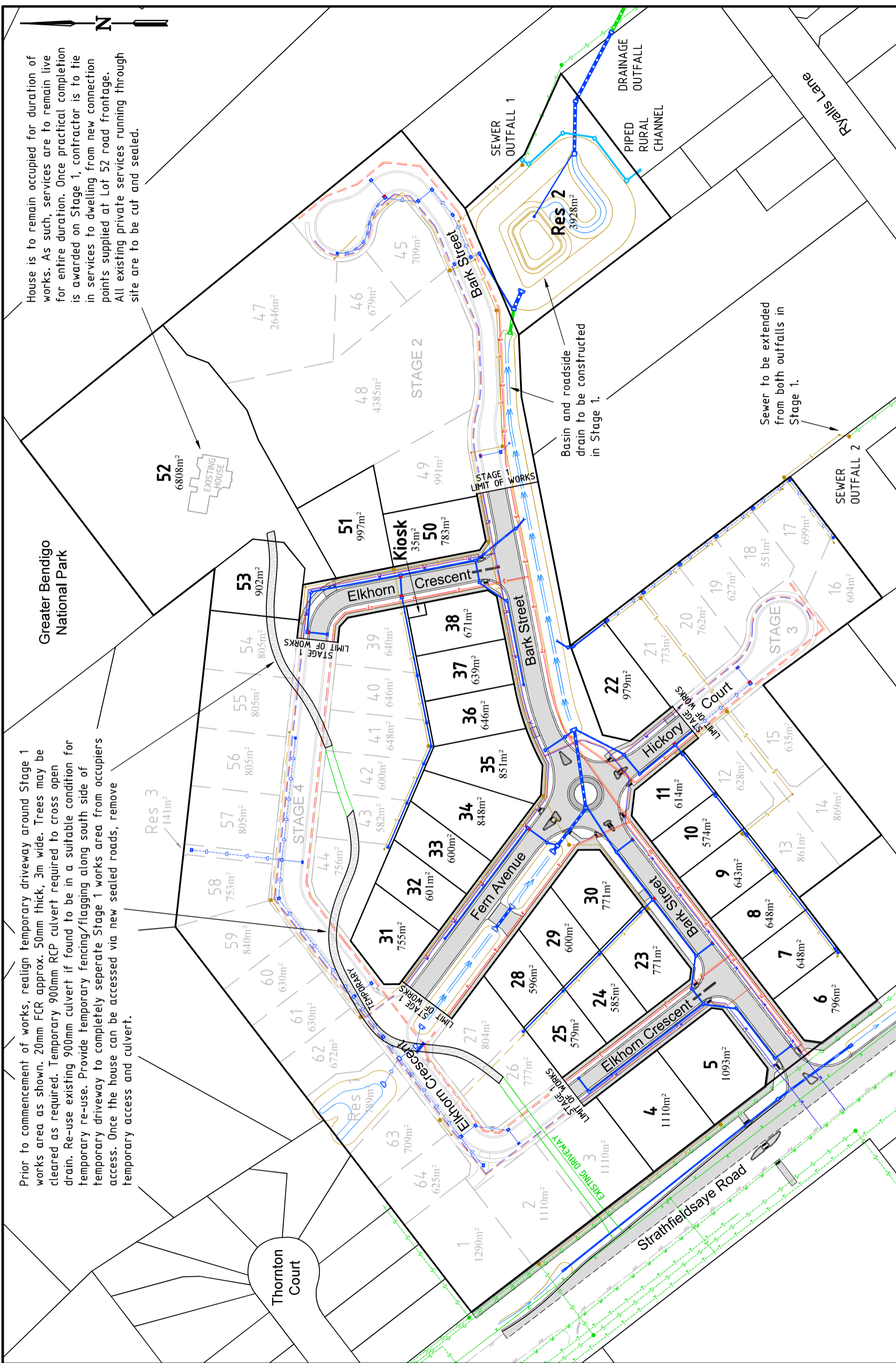
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All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)

Drawing file: 22173 02 Overall.dwg  
LTO Ref: PS907238K  
Council Ref: AM/887/2021/A  
Water Auth. Ref: ME 22072  
Terraco Ref: 22173  
Version: 4  
Sheet: 5 of 56

Ver	Revision Description	Date
6		
5		
4	Issued for Construction	15/01/2024
3	Further CoGB Comments	20/12/2023
2	Response to CoGB Comments	04/12/2023
1	Revised Staging	24/07/2023
0	Draft	16/02/2023

Designed: J.Sens, Jul 2023  
Checked: R.Dawborn, Jul 2023  
Approved: A.Mertens, Jul 2023  
PE0007923

Notes/Legend



House is to remain occupied for duration of works. As such, services are to remain live for entire duration. Once practical completion is awarded on Stage 1, contractor is to tie in services to dwelling from new connection points supplied at Lot 52 road frontage. All existing private services running through site are to be cut and sealed.

Prior to commencement of works, realign temporary driveway around Stage 1 works area as shown. 20mm FCR approx. 50mm thick, 3m wide. Trees may be cleared as required. Temporary 900mm RCP culvert required to cross open drain. Re-use existing 900mm culvert if found to be in a suitable condition for temporary re-use. Provide temporary fencing/flagging along south side of temporary driveway to completely separate Stage 1 works area from occupiers access. Once the house can be accessed via new sealed roads, remove temporary access and culvert.

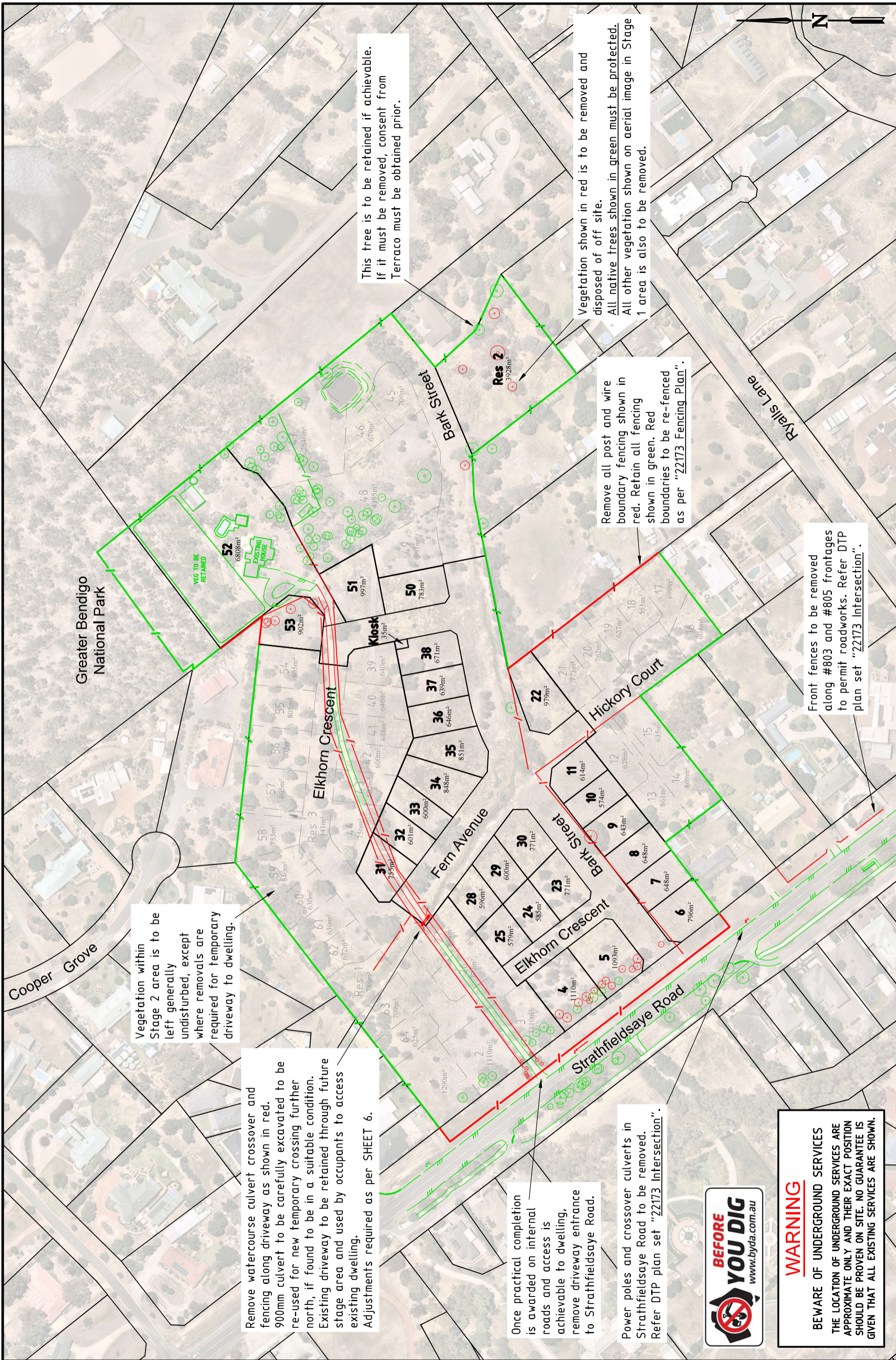
Greater Bendigo National Park

6	Ver	Revision Description	Date	Checked	R. Dawborn	Jul 2023
5	Issued for Construction	15/01/2024		Designed	J. Sens	Jul 2023
4	Further CoGB Comments	20/12/2023		Approved	A. Mertens	Jul 2023
3	Response to CoGB Comments	04/12/2023		PE0007923		
2	Revised Staging	24/07/2023				
1	Draft	16/02/2023				
0						

Notes/Legend		<p><b>TERRACO</b> Civil Engineers Project Managers Development Consultants</p>	
<p>Terraco P/L ABN 12 681 695 776 9 Jewell Court East Bendigo, Vic 3550 Ph: 03 5442 5799 E: info@terraco.com.au Web: www.terraco.com.au</p>		<p>City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage One Overall Servicing Plan</p>	
Scale (m)	NTS	Council Ref:	AM/887/2021/A
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)		Water Auth. Ref:	ME 22072
Drawing file:	22173_03_Servicing.dwg	Terraco Ref:	22173
LTO Ref:	PS907238K	Version	4
		Sheet	6 of 56





This tree is to be retained if achievable. If it must be removed, consent from Terraco must be obtained prior.

Vegetation shown in red is to be removed and disposed of off site.  
 All native trees shown in green must be protected.  
 All other vegetation shown on aerial image in Stage 1 area is also to be removed.

Remove all post and wire boundary fencing shown in red. Retain all fencing shown in green. Red boundaries to be re-fenced as per "22173 Fencing Plan".

Front fences to be removed along #803 and #805 frontages to permit roadworks. Refer DTP plan set "22173 Intersection".

Vegetation within Stage 2 area is to be left generally undisturbed, except where removals are required for temporary driveway to dwelling.

Remove watercourse culvert crossover and fencing along driveway as shown in red. 900mm culvert to be carefully excavated to be re-used for new temporary crossing further north, if found to be in a suitable condition. Existing driveway to be retained through future stage area and used by occupants to access existing dwelling. Adjustments required as per SHEET 6.

Once practical completion is awarded on internal roads and access is achievable to dwelling, remove driveway entrance to Strathfieldsaye Road.

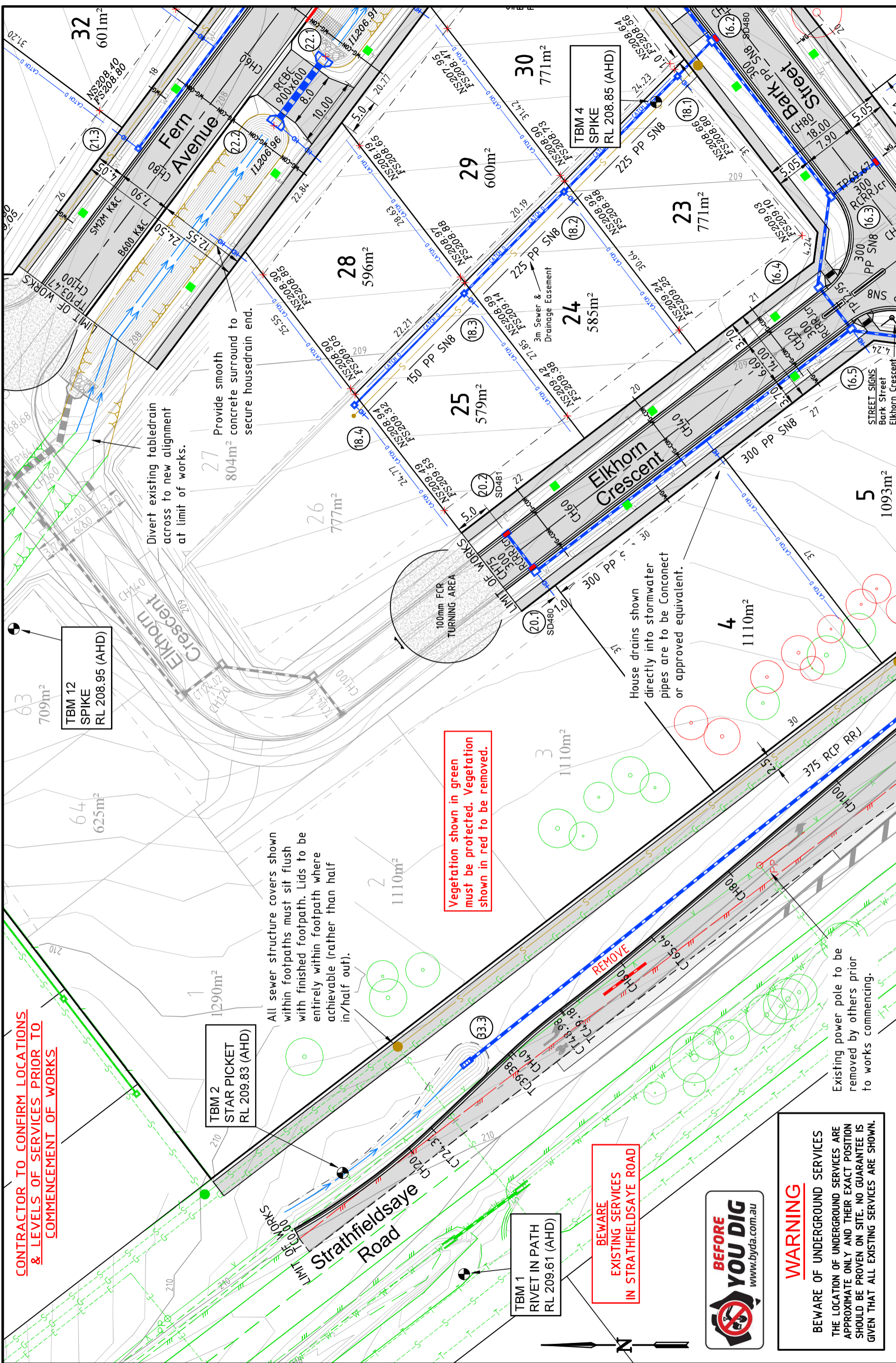
Power poles and crossover culverts in Strathfieldsaye Road to be removed. Refer DTP plan set "22173 Intersection".



**WARNING**  
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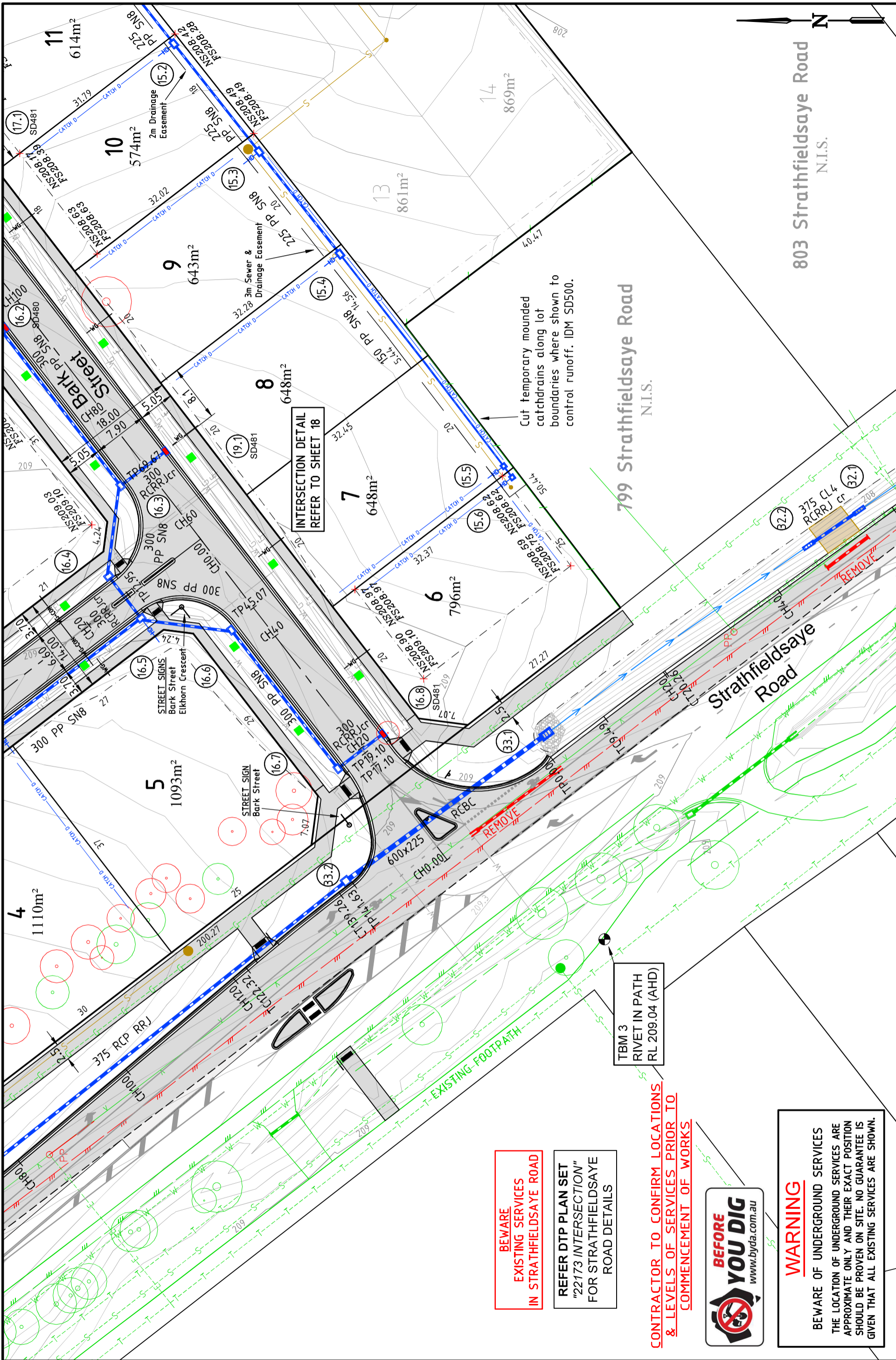
City of Greater Bendigo - Strathfieldsaye		Terraco P/L		ABN 12 681 695 776	
Brown Property Group		9 Jewell Court		East Bendigo, Vic 3550	
Forest Ridge - Stage One		Ph: 03 5442 5799		E: info@terraco.com.au	
Site Clearing Plan		Web: www.terraco.com.au			
Scale (m)	H 1:2000 0 20 4.0	Drawing file:	22173 04_Clearing.dwg	LTO Ref:	PS907238K
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)			Council Ref:	AM/887/2021/A	Water Auth. Ref:
			22173	ME 22072	Terraco Ref:
			4	22173	Version
			4	22173	Sheet
			7	22173	7 of 56
Notes/Legend					
Designed	J.Sens	Checked	R.Dawborn		
Issued for Construction	15/01/2024	Approved	A.Mertens		
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Ver	Revision	Description	Date		





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0	5	Designed	J.Sens Jul 2023
	6	Checked	R.Dawborn Jul 2023
Approved A.Mertens Jul 2023 PE0007923			
Notes/Legend Contours shown on plan indicate the approximate finished surface. Contour interval 0.1m. Indicates proposed tree location subject to other surrounding service locations.			
<b>TERRACO</b> Civil Engineers Project Managers Development Consultants			
Terraco P/L ABN 12 681 695 776 9 Jewell Court East Bendigo, Vic 3550 Ph: 03 5442 5799 E: info@terraco.com.au Web: www.terraco.com.au			
Scale (m) H 1:500 0 5 10 All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)			
Drawing file: PS907238K LTO Ref: AM/887/2021/A 22173 05 Layout.dwg			
Council Ref: PS907238K Water Auth. Ref: AM/887/2021/A Terraco Ref: ME 22072			
City of Greater Bendigo - Strathfieldsaye <b>Brown Property Group</b> <b>Forest Ridge - Stage One</b> <b>Layout Plan 1</b>			
Drawing file: PS907238K LTO Ref: AM/887/2021/A 22173 05 Layout.dwg			Sheet <b>8 of 56</b>





803 Strathfieldsaye Road  
N.I.S.

799 Strathfieldsaye Road  
N.I.S.



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**BEWARE**  
EXISTING SERVICES  
IN STRATHFIELDSAYE ROAD

REFER DTP PLAN SET  
"22173 INTERSECTION"  
FOR STRATHFIELDSAYE  
ROAD DETAILS

**CONTRACTOR TO CONFIRM LOCATIONS  
& LEVELS OF SERVICES PRIOR TO  
COMMENCEMENT OF WORKS**

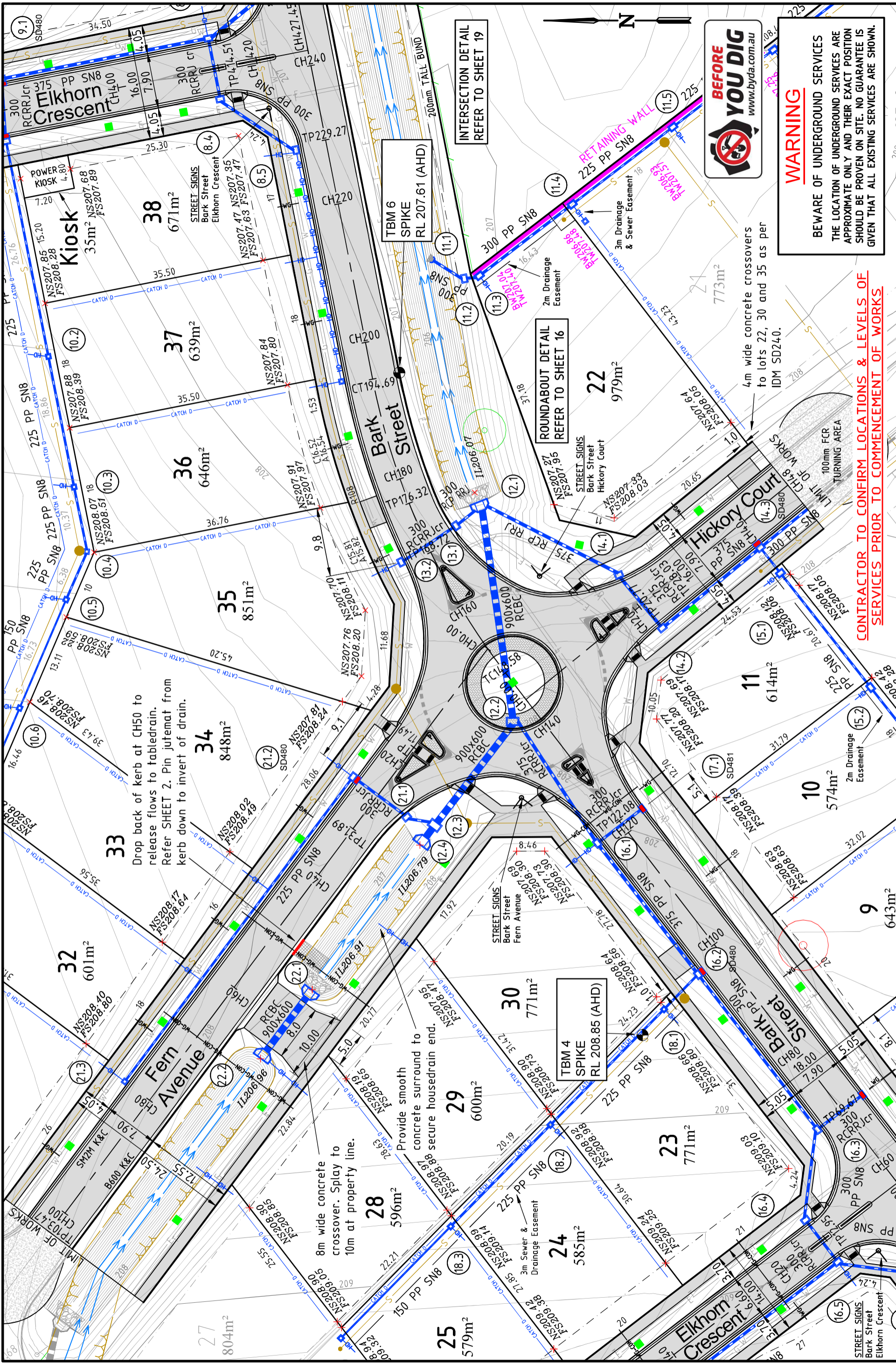
TBM 3  
RIVET IN PATH  
RL 209.04 (AHD)

INTERSECTION DETAIL  
REFER TO SHEET 18

Cut temporary mounded  
catchdrains along lot  
boundaries where shown to  
control runoff. IDM SD500.

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0	5	Designed	J.Sens Jul 2023
Checked		R.Dawborn	Jul 2023
Approved		A.Mertens	Jul 2023
PE0007923			
Notes/Legend			
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<b>TERRACO</b> Civil Engineers Project Managers Development Consultants			
Terraco P/L ABN 12 681 695 776 9 Jewell Court East Bendigo, Vic 3550 Ph: 03 5442 5799 E: info@terraco.com.au Web: www.terraco.com.au			
Scale (m)		H 1:500 0 5 10	
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)			
Drawing file:	22173_05 Layout.dwg	LTO Ref:	PS907238K
Council Ref:	AM/887/2021/A	Water Auth. Ref:	Terraco Ref: ME 22072
Version	4	Sheet	9 of 56
City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage One Layout Plan 2			

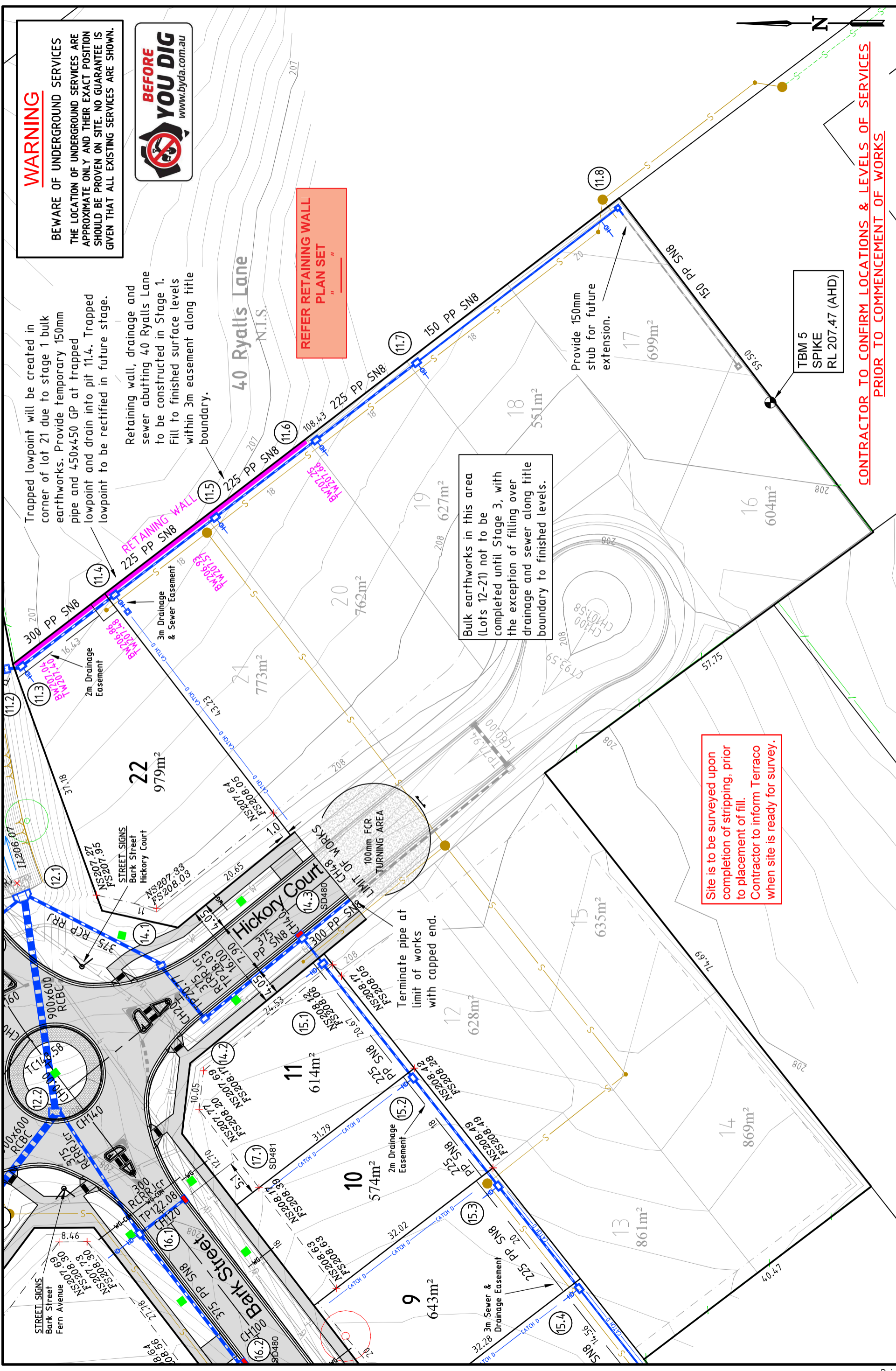




<p>City of Greater Bendigo - Strathfieldsaye  <b>Brown Property Group</b>  <b>Forest Ridge - Stage One</b>  <b>Layout Plan 3</b></p>		<p>Scale (m)          H 1:500 0 5 10</p> <p>All lengths are in metres          and all levels are to Australian Height Datum          (Original Sheet Size is A3)</p>	<p>Terraco P/L          ABN 12 681 695 776          9 Jewell Court          East Bendigo, Vic 3550          Ph: 03 5442 5799          E: info@terraco.com.au          Web: www.terraco.com.au</p>	<p>City of Greater Bendigo - Strathfieldsaye  <b>Brown Property Group</b>  <b>Forest Ridge - Stage One</b>  <b>Layout Plan 3</b></p>
<p>Notes/Legend</p> <p>Contours shown on plan indicate the approximate finished surface.          Contour interval 0.1m.   Indicates proposed tree location subject to other surrounding service locations.</p>		<p>Checked          R.Dawborn          Jul 2023</p> <p>Approved          A.Mertens          Jul 2023          PE0007923</p>	<p>Designated          J.Sens          Jul 2023</p>	<p>City of Greater Bendigo - Strathfieldsaye  <b>Brown Property Group</b>  <b>Forest Ridge - Stage One</b>  <b>Layout Plan 3</b></p>
6	Ver	Revision Description	Date	<p>Drawing file:          22173_05 Layout.dwg</p> <p>LTO Ref:          PS907238K</p> <p>Council Ref:          AM/887/2021/A</p> <p>Water Auth. Ref:          ME 22072</p> <p>Version          4</p> <p>Sheet          10 of 56</p>



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REFER RETAINING WALL PLAN SET " " "

Bulk earthworks in this area (Lots 12-21) not to be completed until Stage 3, with the exception of filling over drainage and sewer along title boundary to finished levels.

Site is to be surveyed upon completion of stripping, prior to placement of fill.  
Contractor to inform Terraco when site is ready for survey.

**CONTRACTOR TO CONFIRM LOCATIONS & LEVELS OF SERVICES PRIOR TO COMMENCEMENT OF WORKS**

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Notes/Legend
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Contour interval 0.1m.
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Terraco P/L ABN 12 681 695 776 9 Jewell Court East Bendigo, Vic 3550 Ph: 03 5442 5799 E: info@terraco.com.au Web: www.terraco.com.au	Terraco <del>Civil Engineers</del> Project Managers Development Consultants
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City of Greater Bendigo - Strathfieldsaye	Brown Property Group	Forest Ridge - Stage One	Layout Plan 4
Scale (m) H 1:500 0 5 10	City of Greater Bendigo - Strathfieldsaye	Brown Property Group	Forest Ridge - Stage One
Drawing file: 22173_05 Layout.dwg	LTO Ref: PS907238K	Council Ref: AM/987/2021/A	Water Auth. Ref: ME 22072
22173 05 Layout.dwg	PS907238K	AM/987/2021/A	ME 22072
22173	22173	22173	22173
4	4	4	4
Version	Version	Version	Version
4	4	4	4
Sheet	Sheet	Sheet	Sheet
11 of 56	11 of 56	11 of 56	11 of 56



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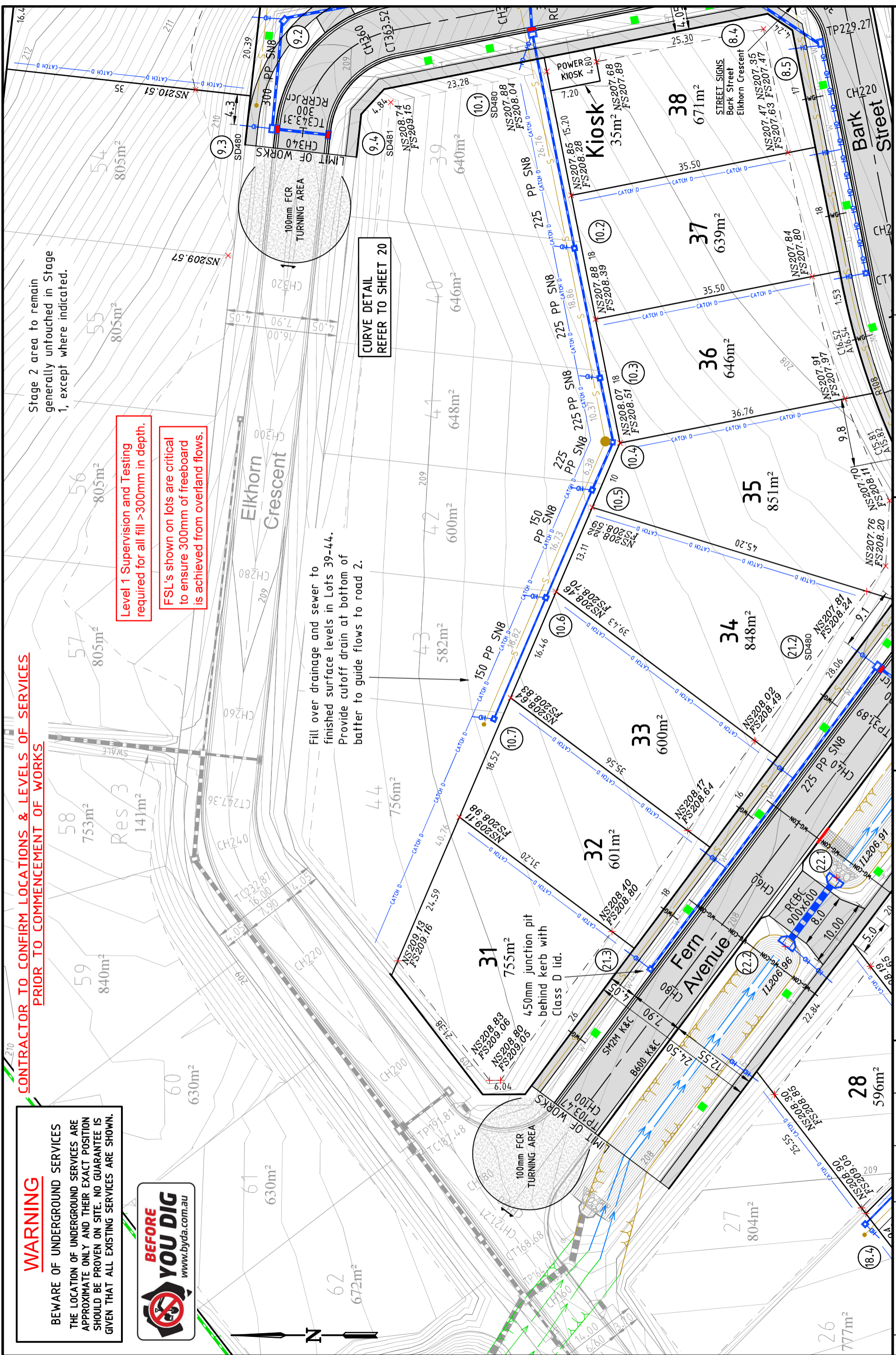
Stage 2 area to remain generally untouched in Stage 1, except where indicated.

Level 1 Supervision and Testing required for all fill >300mm in depth.

FSL's shown on lots are critical to ensure 300mm of freeboard is achieved from overland flows.

CURVE DETAIL REFER TO SHEET 20

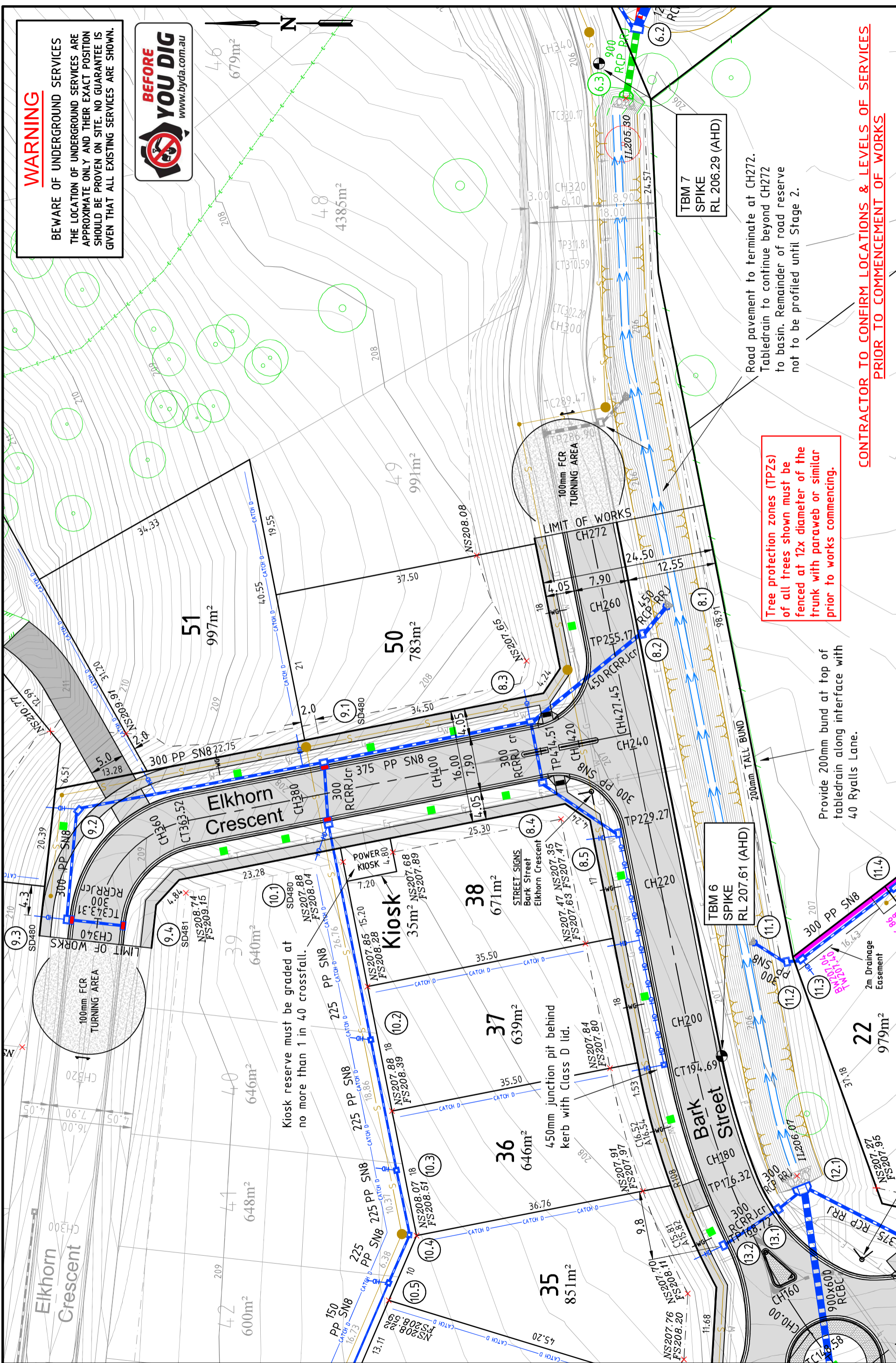
Fill over drainage and sewer to finished surface levels in Lots 39-44. Provide cutoff drain at bottom of batter to guide flows to road 2.



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<p>Notes/Legend Contours shown on plan indicate the approximate finished surface. Contour interval 0.1m. Indicates proposed tree location subject to other surrounding service locations.</p>		<p>Scale (m) H 1:500 0 5 10 All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)</p>		<p>Drawing file: 22173_05 Layout.dwg LTO Ref: PS907238K Council Ref: AM/887/2021/A Water Auth. Ref: ME 22072 Terraco Ref: 22173 Version 4 Sheet 12 of 56</p>	
<p>Designed J.Sens Jul 2023</p>	<p>Checked R.Dawborn Jul 2023</p>	<p>Issued for Construction 15/01/2024</p>	<p>Further CoGB Comments 20/12/2023</p>	<p>Response to CoGB Comments 04/12/2023</p>	<p>Revised Staging 24/07/2023</p>
<p>Approved A.Mertens Jul 2023</p>	<p>PE0007923</p>	<p>Ver</p>	<p>Revision</p>	<p>Description</p>	<p>Date</p>



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Tree protection zones (TPZs) of all trees shown must be fenced at 12x diameter of the trunk with paraweb or similar prior to works commencing.

Road pavement to terminate at CH272. Tabledrain to continue beyond CH272 to basin. Remainder of road reserve not to be profiled until Stage 2.

**CONTRACTOR TO CONFIRM LOCATIONS & LEVELS OF SERVICES PRIOR TO COMMENCEMENT OF WORKS**

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<p>Scale (m) H 1:500 0 5 10</p> <p>All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)</p>	<p>Drawing file: 22173_05 Layout.dwg</p> <p>LTO Ref: PS907238K</p> <p>Council Ref: AM/887/2021/A</p> <p>Water Auth. Ref: ME 22072</p> <p>Terraco Ref: 22173</p> <p>Version: 4</p> <p>Sheet: 13 of 56</p>	<p>Terraco P/L Civil Engineers Project Managers Development Consultants</p>
<p>Notes/Legend</p> <p>Contours shown on plan indicate the approximate finished surface. Contour interval 0.1m. Indicates proposed tree location subject to other surrounding service locations.</p>		
<p>Designed J.Sens Jul 2023</p>	<p>Checked R.Dawborn Jul 2023</p>	<p>Approved A.Mertens Jul 2023 PE0007923</p>
<p>6</p>	<p>Ver</p>	<p>Date</p>
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<p>2</p>	<p>Revised Staging</p>	<p>24/07/2023</p>
<p>1</p>	<p>Draft</p>	<p>16/02/2023</p>
<p>0</p>	<p>Revision Description</p>	<p></p>



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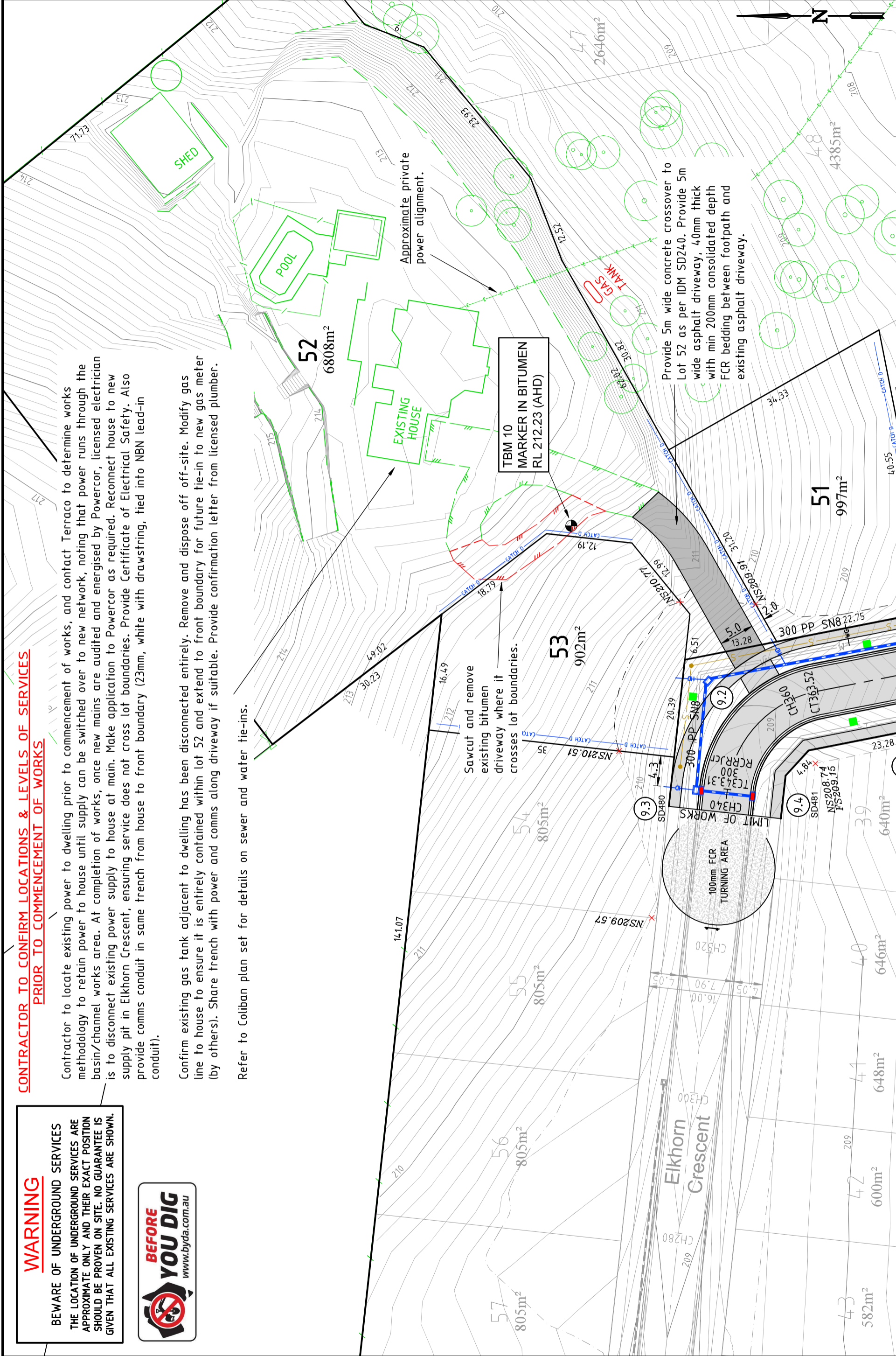


**CONTRACTOR TO CONFIRM LOCATIONS & LEVELS OF SERVICES PRIOR TO COMMENCEMENT OF WORKS**

Contractor to locate existing power to dwelling prior to commencement of works, and contact Terraco to determine works methodology to retain power to house until supply can be switched over to new network, noting that power runs through the basin/channel works area. At completion of works, once new mains are audited and energised by Powercor, licensed electrician is to disconnect existing power supply to house at main. Make application to Powercor as required. Reconnect house to new supply pit in Elkhorn Crescent, ensuring service does not cross lot boundaries. Provide Certificate of Electrical Safety. Also provide comms conduit in same trench from house to front boundary (23mm, white with drawstring, tied into NBN lead-in conduit).

Confirm existing gas tank adjacent to dwelling has been disconnected entirely. Remove and dispose off off-site. Modify gas line to house to ensure it is entirely contained within lot 52 and extend to front boundary for future tie-in to new gas meter (by others). Share trench with power and comms along driveway if suitable. Provide confirmation letter from licensed plumber.

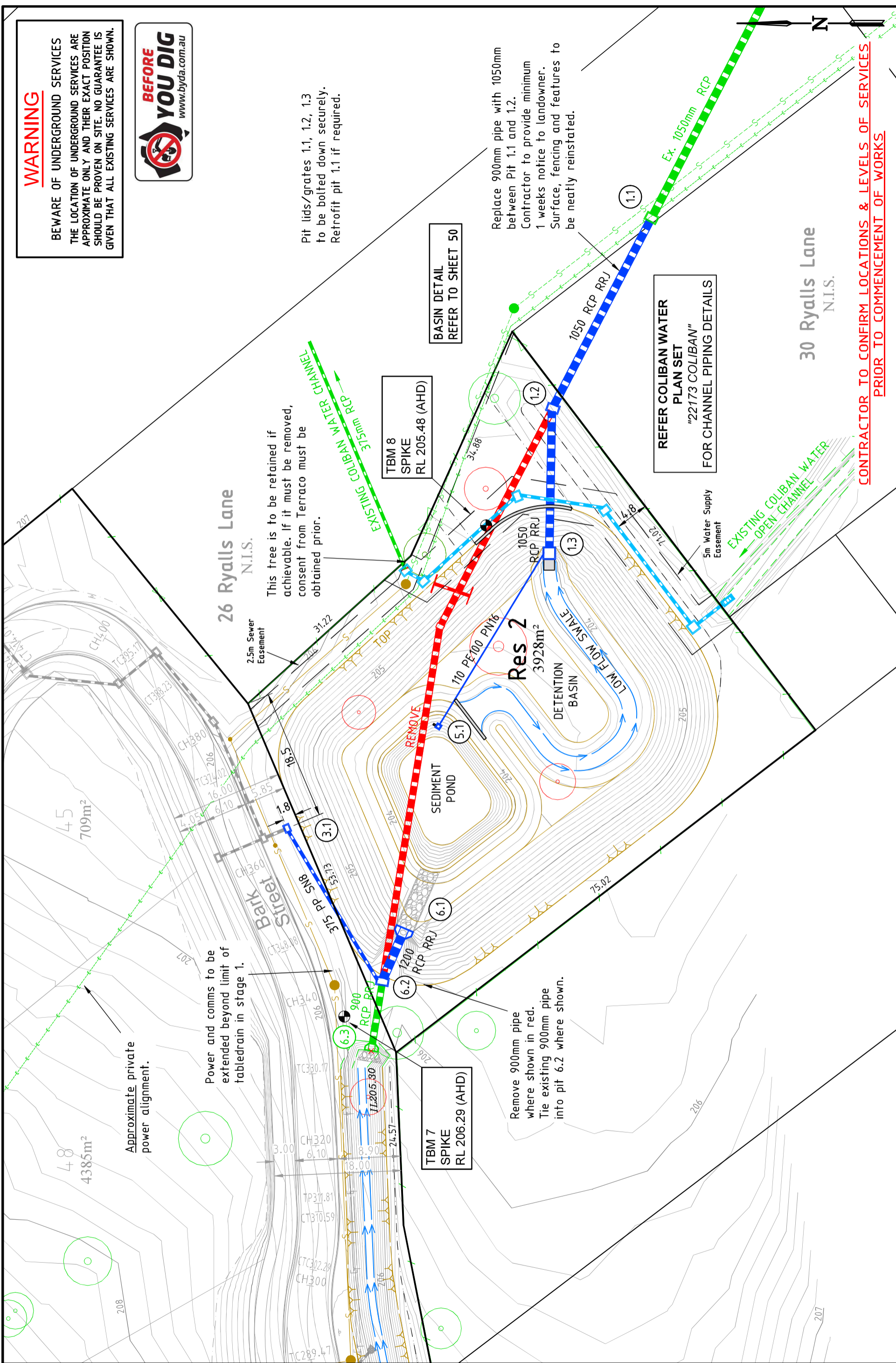
Refer to Coliban plan set for details on sewer and water tie-ins.



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Terraco P/L		ABN 12 681 695 776 9 Jewell Court East Bendigo, Vic 3550 Ph: 03 5442 5799 E: info@terraco.com.au Web: www.terraco.com.au	
Civil Engineers Project Managers Development Consultants		TERRACO	
City of Greater Bendigo - Strathfieldsaye		Brown Property Group Forest Ridge - Stage One Layout Plan 7	
Scale (m) H 1:500 0 5 10 All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)		Council Ref: AM/987/2021/A Water Auth. Ref: ME 22072 Terraco Ref: 22173	
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Sheet		Version	
14 of 56		4	



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Pit lids/grates 1.1, 1.2, 1.3 to be bolted down securely. Retrofit pit 1.1 if required.

Replace 900mm pipe with 1050mm between Pit 1.1 and 1.2. Contractor to provide minimum 1 weeks notice to landowner. Surface, fencing and features to be neatly reinstated.

This tree is to be retained if achievable. If it must be removed, consent from Terraco must be obtained prior.

Remove 900mm pipe where shown in red. Tie existing 900mm pipe into pit 6.2 where shown.

Approximate private power alignment.

Power and comms to be extended beyond limit of tabledrain in stage 1.

**CONTRACTOR TO CONFIRM LOCATIONS & LEVELS OF SERVICES PRIOR TO COMMENCEMENT OF WORKS**

REFER COLIBAN WATER PLAN SET "22173 COLIBAN" FOR CHANNEL PIPING DETAILS

BASIN DETAIL REFER TO SHEET 50

TBM 8 SPIKE RL 205.48 (AHD)

TBM 7 SPIKE RL 206.29 (AHD)

30 Ryalls Lane N.I.S.

26 Ryalls Lane N.I.S.

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<p>City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage One Layout Plan 8</p>			
<p>Sheet 4 of 15</p>			<p>Version 4</p>