

NOTE
FOR TBM AND PSM DETAILS REFER
DRAWING 102

NOTE
FOLLOWING CONNECTION OF HOUSE TO
THE SEWER RETICULATION, EMPTY TANK
AND SOAKAGE LINES, BREAK THE BASE OF
THE TANK AND BACKFILL WITH CLEAN
FILL. REMOVE ALL SOAKAGE LINES AND
DISPOSE OFF-SITE.

NOTE
DRIVEWAYS TO BE
CONSTRUCTED FOR LOTS
221, 225, 226, 227, 228,
229 AND 230.

NOTE
ALL EXISTING VEGETATION MUST BE
MAINTAINED UNLESS SPECIFIED
OTHERWISE.

EXCAVATE
BETWEEN
EXISTING
DRAINS TO
MATCH.

CLEAN OUT EXISTING
OPEN DRAINS AND
ENSURE NO
EXCAVATION IS
BENEATH THE DRIP
LINE OF ANY TREE

LEGEND

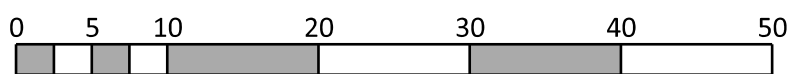
PROPOSED DRAINAGE
MELBOURNE WATER DRAINAGE
EXISTING DRAINAGE
HOUSE CONNECTION
PROPOSED SEWERAGE
EXISTING SEWERAGE
WATER/ND WATER/GAS/ELEC/TEL MAINS
EXISTING WATER/ND WATER/GAS/ELEC/TEL MAINS
EXTENT OF CUT & FILL
PERMANENT SURVEY MARK (PSM)
STREET SIGN
TACTILE GROUND SURFACE INDICATORS
TREES TO BE REMOVED
LOT RUNOFF DIRECTION
EXISTING SURFACE LEVEL
FINISHED SURFACE LEVEL
TOP OF BATTER LEVEL
> 400mm FILL AREA
150mm - 400mm FILL AREA
CUT AREA
EXISTING BUILDING
FEATURE PAVING

SERVICE OFFSET TABLE

STREET	SERVICE	WATER	GAS	POWER	TELECOM	SEWER
SEAGROVE WAY		3.60 E	3.10 E	3.60 W	3.00 W	2.50 E
PARDALOTE PLACE		2.30 E	1.80 E	3.60 W	3.00 W	1.00 E
PENINSULA VIEW		2.45 S	1.80 S	2.60 N	1.80 N	1.00 S

NOTE: OFFSETS ARE FROM ROAD RESERVE BOUNDARY

Rev	Description	Date	By	App	Rev	Description	Date	By	App
P5	AMENDED COURT BOWL LAYOUT	01.08.2012	BM	CW					
P4	AMENDED AS PER BCSC COMMENTS	13.06.12	BM	CW					
P3	PIT SIZES AMENDED	24.05.2012	BM	CW	B	LOT DIMENSIONS UPDATED	13.11.12	BM	CW
P2	AMENDED AS PER BCSC COMMENTS	18.05.12	BM	CW	A	ISSUED FOR CONSTRUCTION	19.10.12	BM	CW
P1	ORIGINAL ISSUE	21.03.12	BM	CW	P6	AMENDED AS PER BCSC COMMENTS	02.10.12	BM	CW



Designed Date: 21.03.12
Drawn: C.KIRKCALDY
Approved Date: 21.03.12
PS Number: PS701134V
BW Ref: 4015

Beveridge Williams
development & environment consultants
1 Glenferrie Road
Malvern VIC 3144
ph: 03 9524 8888
www.beveridgewilliams.com.au

Project Name: SEAGROVE ESTATE STAGE 8, COWES
SOUTHERN SUSTAINABLE DEVELOPMENTS
BASS COAST SHIRE COUNCIL

Drawing Title: LAYOUT PLAN

ISSUED FOR CONSTRUCTION

Scale: AS SHOWN

Council Ref	Stage No	Drawing No	Rev
2292	01R	101	B

BASS COAST SHIRE
PLANS APPROVED FOR
CONSTRUCTION
F07186 - Seagrove
FILE: 8\4015-8d.dgn
SIGNED: [Signature]
OFFICER: [Signature]
DATE: 21 Oct 2012



NOTES

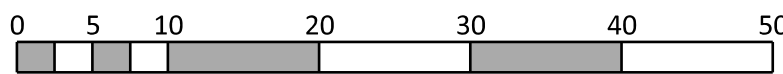
TWO SETS OF CONTOURS ARE SHOWN ON THIS PLAN:

- THE SOLID BLACK CONTOURS ON THIS PLAN REPRESENT THE FINISHED SURFACE (FS) LEVELS ON THE RELEVANT ALLOTMENTS FOLLOWING CONSTRUCTION OF THE SUBDIVISION. SHOWN THUS: _____
 - THE DASHED GREY CONTOURS ON THIS PLAN REPRESENT THE EXISTING SURFACE (ES) LEVELS ON THE RELEVANT ALLOTMENTS PRIOR TO CONSTRUCTION OF THE SUBDIVISION. SHOWN THUS: - - - - -
- THE CONTOUR LEVELS SHOWN ON THIS PLAN ARE IN METRES.
 - SURFACE LEVELS HAVE BEEN DENOTED AS SUCH: (EXISTING SURFACE) 29.87 (FINISHED SURFACE) FS29.30
 - THE DEPTH OF FILL CAN BE DETERMINED BY CALCULATING THE DEPTH BETWEEN:
 - THE EXISTING SURFACE SURVEYED BY BEVERIDGE WILLIAMS & CO P/L JANUARY 2004 AND
 - THE FINISHED SURFACE BASED ON THE ENGINEERING DESIGNED SURFACE OF THE ALLOTMENTS
 - CUT AND/OR FILL FOR ANY DRIVEWAY EXCAVATION IS NOT SHOWN ON THIS PLAN.
 - THE FILL DEPTH SHOWN ON THIS PLAN IS FOR FILL PLACED DURING CONSTRUCTION OF THE SUBDIVISION WHILE THE SITE IS UNDER THE CONTROL OF BEVERIDGE WILLIAMS AND CO PTY LTD. BEVERIDGE WILLIAMS AND CO PTY LTD HAS NO FURTHER KNOWLEDGE OR RECORDS OF ANY OTHER FILLING WORKS THROUGHOUT THIS SUBDIVISION.
 - FILL LESS THAN 150mm IN DEPTH IS NOT SHOWN ON THIS PLAN.
 - THE FILL DEPTHS SHOWN DO NOT TAKE INTO CONSIDERATION ANY BREACHING, GRUBBING AND REMOVAL OF TOPSOIL WHICH MAY OCCUR PRIOR TO FILLING OF THE LAND.
 - DURING THE SUBDIVISION CONSTRUCTION EXCAVATION WORKS WITHIN THE EASEMENTS SHOWN ON THIS PLAN MAY BE UNDERTAKEN FOR THE PURPOSES OF LAYING DRAINAGE, ELECTRICAL, TELECOMMUNICATIONS, WATER AND SEWER MAIN INFRASTRUCTURE.
 - FILL IN RESERVES IS NOT SHOWN.

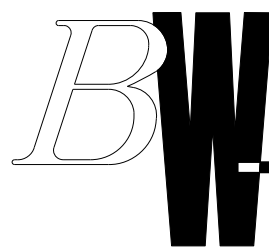
- AREA SHOWN THUS HAS SUBSTANTIAL AMOUNTS OF FILL OF UNKNOWN DEPTH
- AREA SHOWN THUS HAS SUBSTANTIAL AMOUNTS OF FILL

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Rev	Description	Date	By	App
P3	LOT LAYOUT ALTERED	26.10.12	BM	CW
P2	CORNER LEVELS UPDATED	09.05.12	BM	CW
P1	ORIGINAL ISSUE	07.05.12	BM	CW



Designed	B.MUGRIDGE
Date	07.05.12
Drawn	B.MUGRIDGE
Approved	C.WHITE
Date	07.05.12
Sheet	FILL



Beveridge Williams
development & environment consultants
1 Glenferrie Road
Malvern VIC 3144
ph: 03 9524 8888
www.beveridgewilliams.com.au

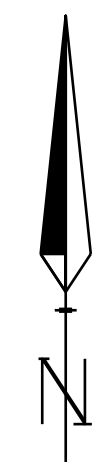
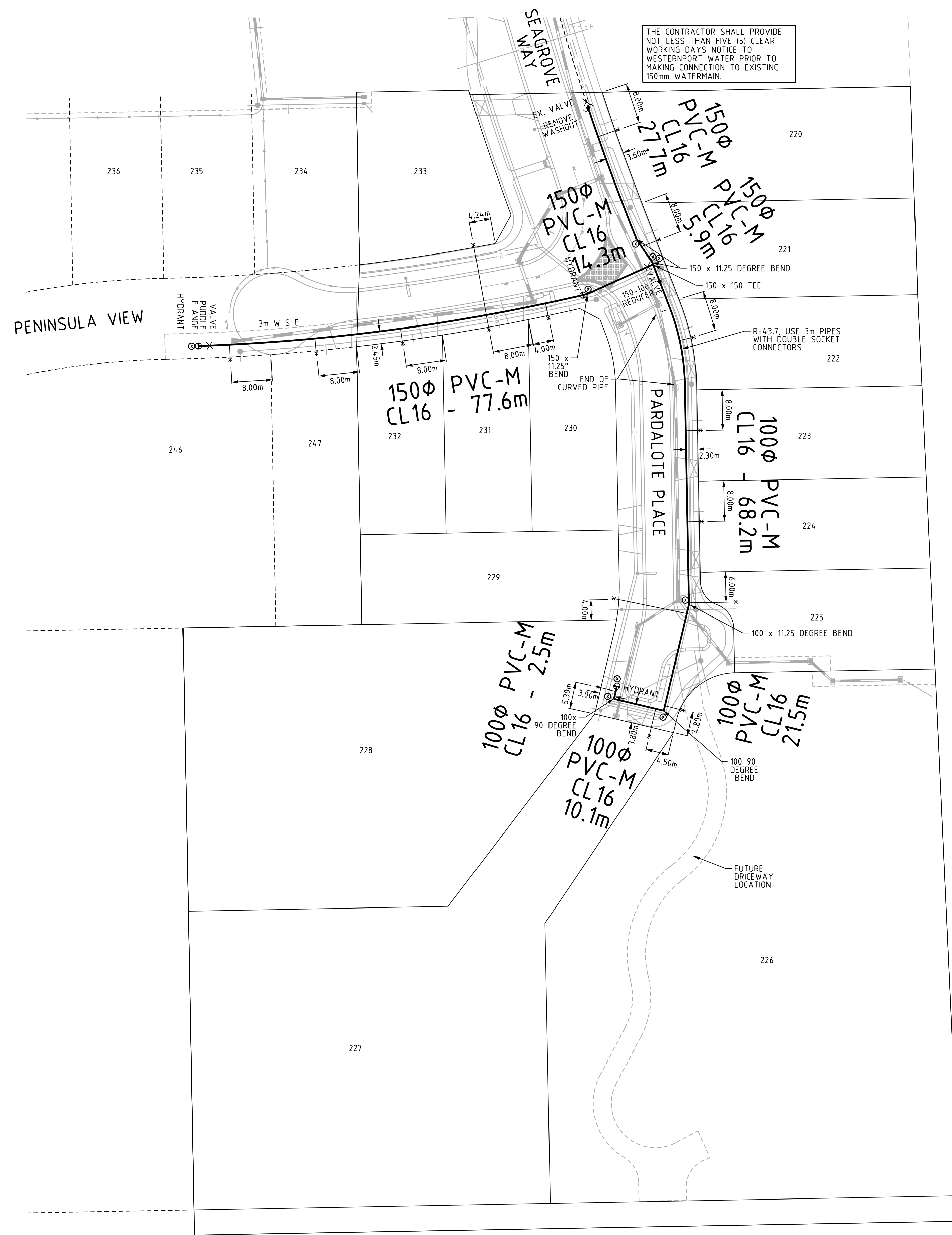
Project Name	SEAGROVE ESTATE, STAGE 8 COWES, PHILLIP ISLAND SOUTHERN SUSTAINABLE DEVELOPMENTS
Drawing Title	FILL PLAN

K:\Jobs Data\4015 - Seagrove Estate_Eng\STAGE 8\4015 Stage 8 Fill Plan.dgn

Scale

AS SHOWN

Project Ref	Stage No	Drawing No	Rev
4015	08	FILL	P3



APPROVED
By Neil Waters at 9:52 am, Oct 15, 2012

ISSUED FOR
CONSTRUCTION

Revision	Details	Date	App'd
B	ALTERED COURTHHEAD SHAPE	09.10.12	CW
A	ISSUED FOR CONSTRUCTION	25.05.12	CW

BW Beveridge Williams
development & environment consultants
1 Glenferrie Road
Malvern VIC 3144
ph : 03 9524 8888
www.beveridgewilliams.com.au

WESTERNPORT WATER
Trading name for:
WESTERNPORT REGION WATER AUTHORITY
2 Boys Home Road Newhaven 3925
Phone (03) 5952 2393 Fax (03) 5952 3115

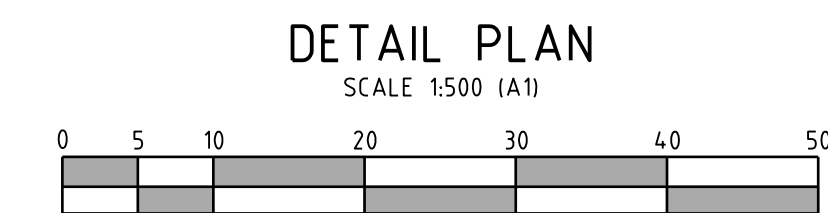


Drawn	C. KIRKCALDY
Designed	B. MUGRIDGE
Checked	C. WHITE
Date	March 2012
Scale	As Shown

SEAGROVE ESTATE
STAGE 8, COWES
WATERMAIN DETAIL PLAN

DRG. NO.
W394
sheet 2 of 2

A1



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES
ARE APPROXIMATE ONLY AND THEIR EXACT
POSITION SHOULD BE PROVEN ON SITE. NO
GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES
ARE SHOWN

APPROVED
By Neil Waters at 9:45 am, Oct 15, 2012

ISSUED FOR
CONSTRUCTION

Revision	Details	Date	App'd
C	COURT HEAD MODIFIED	04.10.12	CW
B	BUILDING ENVELOPES REMOVED	18.06.12	CW
A	ISSUED FOR CONSTRUCTION	25.05.12	CW

BW Beveridge Williams
development & environment consultants
1 Glenferrie Road
Malvern VIC 3144
ph : 03 9524 8888
www.beveridgewilliams.com.au

WESTERNPORT WATER
Trading name for:
WESTERNPORT REGION WATER AUTHORITY
2 Boys Home Road Newhaven 3925
Phone (03) 5952 2393 Fax (03) 5952 3115



Drawn	C. KIRKCALDY
Designed	B. MUGRIDGE
Checked	C. WHITE
Date	March 2012
Scale	As Shown

SEAGROVE ESTATE
STAGE 8, COWES

SEWER DETAIL PLAN

DRG. NO.
S584
sheet 2 of 3

A1

LEGEND

PROPOSED TREES & SHRUBS

TERRESTRIAL PLANTING
(SHREDDED EUCAMULCH)

PLANTING IN 'TARRAWINGEE
PEBBLES' GRAVEL MULCH

RAINGARDEN PLANTING IN
'TARRAWINGEE PEBBLES' GRAVEL
MULCH (Ephemeral zone)

GRASS (SEEDED)

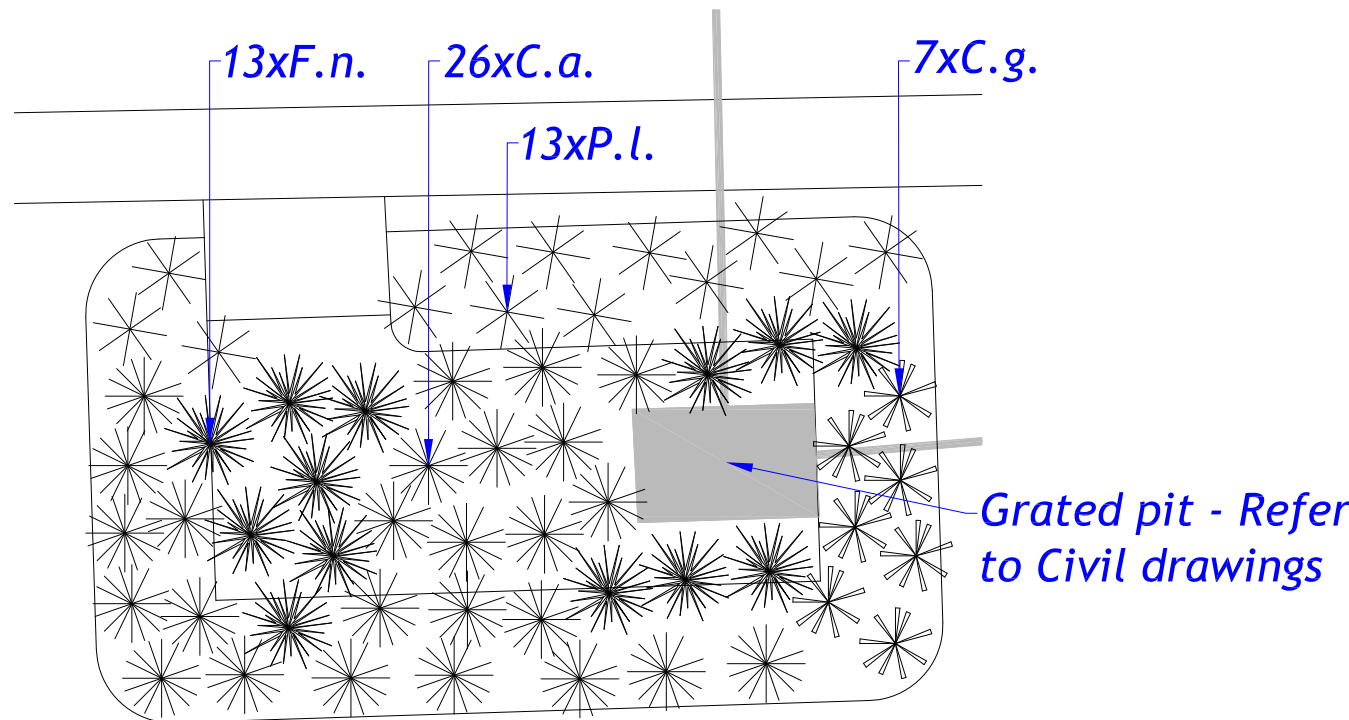
DRAINAGE

SERVICES

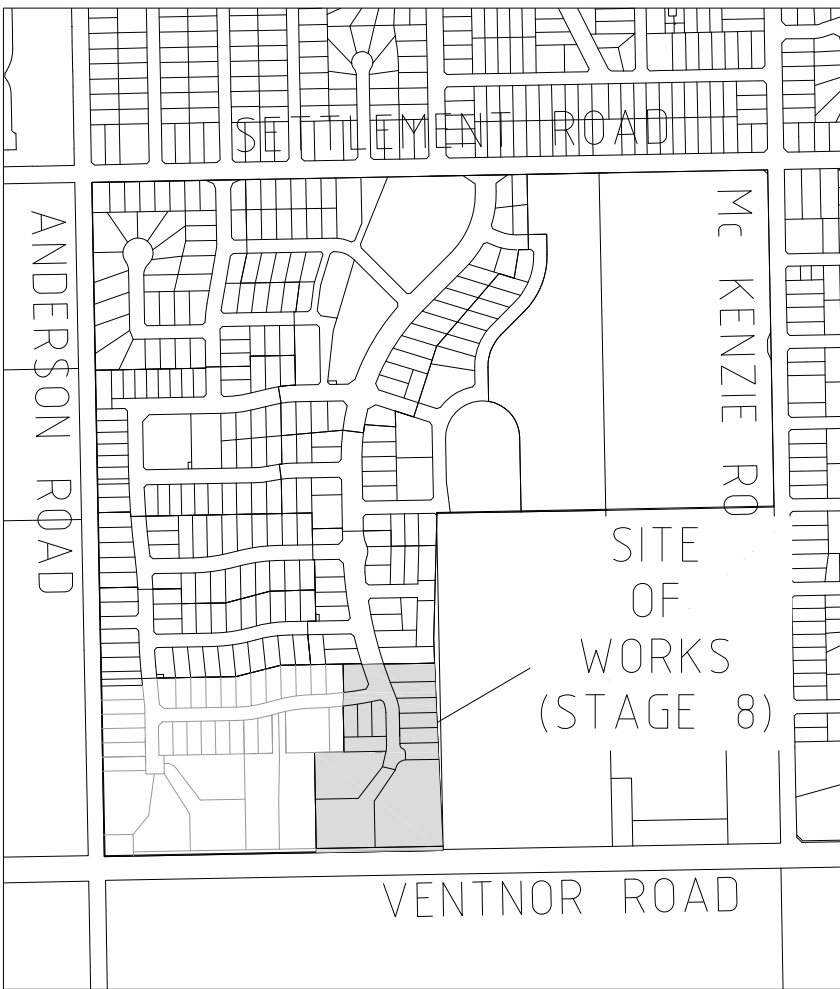
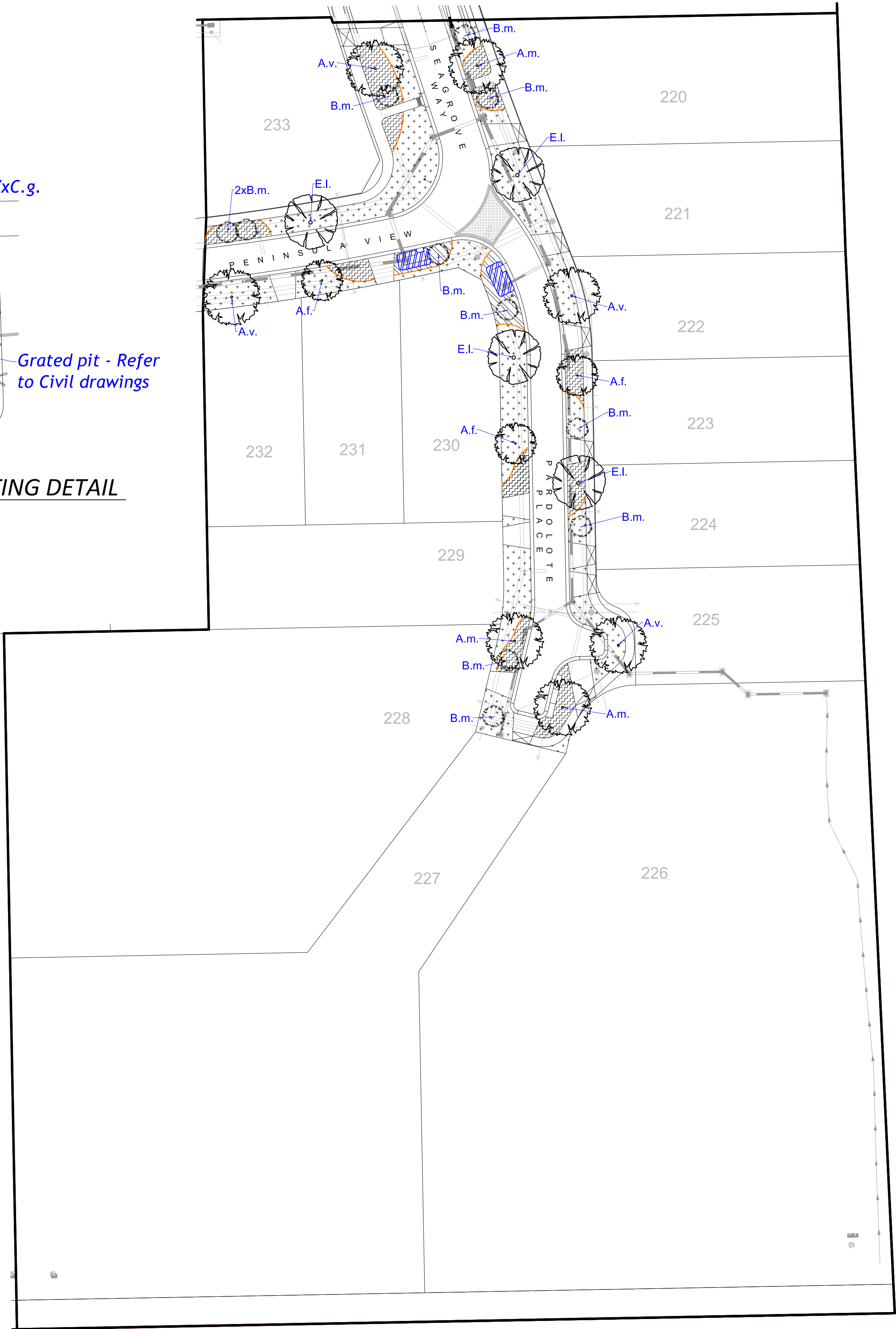
ELECTRICITY / STREET LIGHTS

STAGE 8 BOUNDARY

TIMBER EDGE



TYPICAL RAINGARDEN PLANTING DETAIL
SCALE 1:10 (A3) / 1:20(A1)



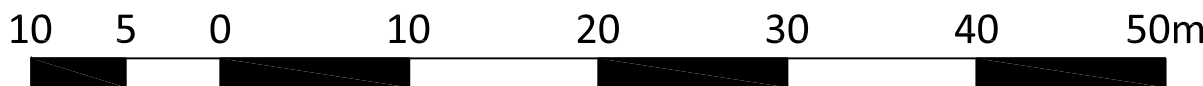
KEY PLAN (NOT TO SCALE)

GENERAL NOTES

- Refer to Landscape Specification by Beveridge Williams.
- The Landscape Contractor must refer to civil engineering drawings for set out of roads and carpark and all infrastructure.
- This plan is intended for soft landscaping and associated landscape materials and must not be used for any other purposes.
- All survey information supplied is assumed to be correct.
- The Landscape Contractor must verify all dimensions and areas prior to commencing any work or placing any orders for materials.
- The Landscape Contractor must determine the location of all underground services prior to commencing any work on site and shall be liable for any damage to services or conduits.
- The Landscape Contractor must immediately report any perceived errors or omissions in the landscape drawings to the Project Manager and Client.
- Where any conflict occurs between proposed tree locations and infrastructure, such as light poles or powerlines, tree(s) must be relocated or removed.
- The Landscape Contractor must confirm all plant quantities prior to ordering.
- Grassed nature strips as specified.
- Refer to Sheet 4/4 - LANDSCAPE DETAILS - for Establishment & Maintenance Notes
- Refer to Sheets 2-3/4 - LANDSCAPE PLANS - for Driveway Crossover and Timber Garden Edge notes

PLANT SCHEDULE						
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT X WIDTH	% MIX & DENSITY	POT SIZE	QTY
Street Trees						
A.f.	Agonis flexuosa	Willow Myrtle	7-9x4-5m	-	400mm	3
A.m.	Acacia melanoxylon	Blackwood	12-16x5-7m	-	45L	3
A.v.	Allocasuarina verticillata	Drooping Sheoke	5-8x4-7m	-	45L	4
B.m.	Banksia marginata	Sliver Banksia	2x1.8m	-	400mm	12
E.l.	Eucalyptus leucoxylon 'Eukie Dwarf'	Dwarf Yellow Gum	9-10x7-9m	-	400mm	4
Terrestrial Planting (Street planting) - Tussocks & groundcovers						
D.r.	Dianella revoluta var brevicaulis	Black-anther Flax Lily	0.8x0.8m	-	Tube	70
F.n.	Ficinia nodosa	Knobby Club-Rush	1x0.8m	-	Tube	86
L.g.	Lepidosperma gladiatum	Coast Sword Sedge	1x1.5m	-	Tube	41
L.l.	Lamandra longifolia	Spiney Headed Mat Rush	1x1.2m	-	Tube	64
P.o.	Patersonia occidentalis	Purple Flag	0.3x0.5m	-	Tube	120
P.l.	Poa labillardieri	Common Tussock Grass	1x1m	-	Tube	87
Ephemeral Raingarden						
C.a.	Carex appressa	Tall Sedge	0.8X0.7m	22% @ 4l/m ²	Tube	14
C.g.	Carex gaudichaudiana	Fen Sedge	0.8X0.5m	22% @ 4l/m ²	Tube	52
F.n.	Ficinia nodosa	Nobby Club Rush	1x0.8m	44% @ 4l/m ²	Tube	26
P.l.	Poa labillardieri	Common Tussock - Grass	0.8X0.8m	12% @ 4l/m ²	Tube	26

FOR COUNCIL APPROVAL



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Rev

Description

Date

By

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Rev

Description

Date

By

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Client

SOUTHERN SUSTAINABLE DEVELOPMENTS PTY LTD

Project Name

SEAGROVE ESTATE- STAGE 8 COWES

Drawing Title

LANDSCAPE PLAN

Designed Date

A.GUTHREY
26.10.12

Drawn

A.GUTHREY

Approved Date

J.GREEN
31.10.12

Beveridge Williams
development & environment consultants
1 Genferrie Road
Malvern VIC 3161
ph : 03 9524 8888
www.beveridgewilliams.com.au

Scale

1:1000(A3)/1:500(A1)

Project Ref.

A4015-08

Drawing No.

1/4

Rev.

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Drawing Ref.

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