

Brown Property Group

Forest Ridge - Stage Four

783-797 & 801 Strathfieldsaye Road, Strathfieldsaye

Road and Drainage Plans

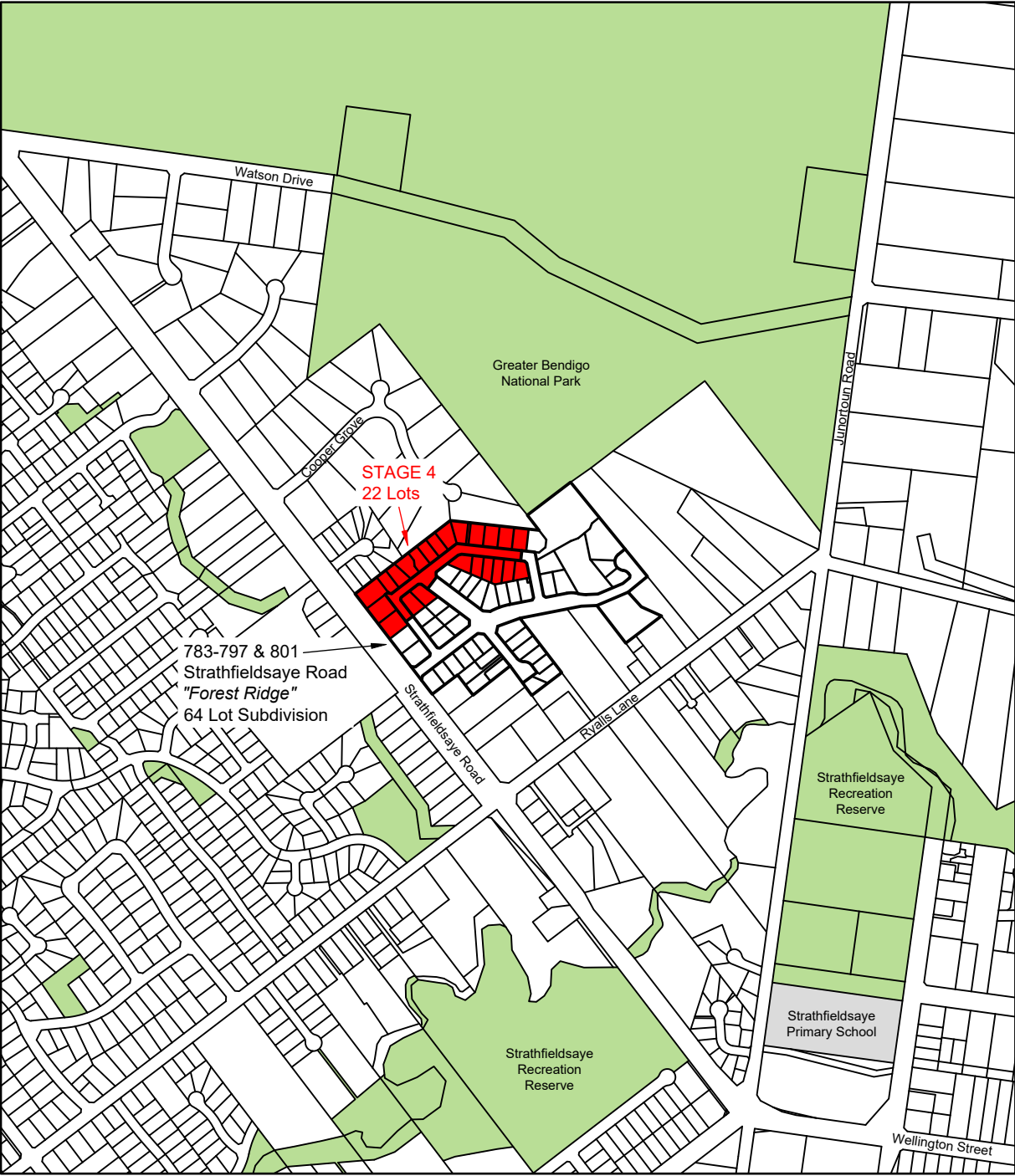
Submitted for Approval
Not Yet Approved for Construction

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Stage 4 Hold Points

HOLD POINT	ACTIVITY	PARTIES TO INSPECT
HOLD POINT 1	Pre-Commencement Meeting	City of Greater Bendigo and Terraco
HOLD POINT 2	Completion of Site Stripping	Terraco and Surveyor (prior to filling)
HOLD POINT 3	Road Subgrade Proof Roll	City of Greater Bendigo and Terraco
HOLD POINT 4	Road Subbase Proof Roll	Terraco
HOLD POINT 5	Road Base Course Proof Roll	City of Greater Bendigo and Terraco
HOLD POINT 6	Practical Completion Inspections	All relevant authorities and Terraco



Locality Plan - Strathfieldsaye

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6

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1

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Ver

Original Issue

Draft

Revision Description

16/04/2025

-

Date

Designed
T.Davies
Apr 2025

Checked
A.Steel
Apr 2025

Approved
J.Sens
Apr 2025
PE0011452

Notes/Legend

GENERAL NOTES

1.

Works are to comply with the current standards and specifications of the municipality. Contract is in accordance with AS2124-1992 including annexures.
2.

This stage consists of lots 1-3, 26, 27, 39-44 and 54-64 making 22 lots in total.
- Drainage

3.

The contractor must adhere to the code of practice for "Safety Precautions in Trenching Operations" under the "Occupational Health and Safety Act 2004".
4.

The contractor must contact all servicing authorities to arrange service locations prior to commencement of excavation for this project.
5.

Easements shown on these plans are 2.0m wide drainage easements, unless indicated otherwise.
6.

Drainage pipes and pits are to be at 1.0m offset to property boundaries unless shown otherwise.
7.

Drainage pipes are to be rubber ring joint class 2 reinforced concrete unless shown otherwise.
8.

Drainage pipes shown as DWV are to be stiffness rating SN8 unless shown otherwise.
9.

Pits are to be constructed in accordance with the current standards of the Municipality.
10.

Steel grates are to be hot dip galvanised after manufacture. The top of all grates must be approximately 150mm below the surrounding surface level. Grates are to be full pit size (ie. not insert grates) unless indicated otherwise.
11.

Property drainage connections (150mm diameter) are to be provided in all easement pits, and in road drainage pits where shown.
12.

Side entry pits in rollover kerb & channel are to be constructed using an approved rollover type lintel.
13.

Step irons are not to be provided in any drainage pits.
14.

Pipe stubs are to consist of one full pipe length unless shown otherwise.
15.

The contractor must provide CCTV Survey of all new drainage pipes (300mm diameter and larger) at completion of works.
16.

Finished levels for Side Entry Pits must be determined from kerb levels, and lids should be sloped to suit nature strips etc. The FSL's indicated in the pit schedule are not kerb levels.
17.

All trenches crossing pavement areas or beneath kerb are to be backfilled with class 3 fine crushed rock for sewer, or 3% cement stabilised class 3 for all other trenches.
18.

All trenches crossing footpath are to be backfilled with class 3 fine crushed rock.
19.

150mm PVC pipes shown in the road reserve are for house drainage connections. They are to consist of sewer grade (SN8) uPVC pipes layed at 0.3m offset from the back of kerb with a minimum cover of 400mm. PVC Oblique branches are to be provided for each property as shown.

Earthwork and Pavements

20.

Fill areas are to be cleared and stripped of all organic material and topsoil prior to placement of selected fill material. Fill areas are to be inspected by the supervising Engineer prior to any fill being placed. Fill is to be placed and compacted in layers, with a minimum compaction of 95% of the maximum dry density as determined by the standard compaction test being achieved. 98% of maximum dry density must be achieved within road pavement areas.
21.

All concrete must have a minimum compressive strength of 25MPa at 28 days. Kerb & Channel concrete must have an equivalent strength using not less than 280kg of cement per m3 of concrete.
22.

Footpath crossovers are to be provided at locations where the footpath meets the kerb and channel. Refer to council SD15 for details.
23.

Maximum driveway grade for any allotment is 1 in 7.
24.

Minimum finished grade on any allotment is 1 in 150.
25.

Pavement Testing. Pavement material to be placed and compacted in layers with minimum compaction of 98% of the maximum dry density as determined by the modified compaction test being achieved.

-

Minimum 1 No. test required per 50 linear metres of road.

-

Minimum 2 No. tests required in intersections.

-

Minimum 3 No. tests required in court bowls.
26.

Nature strips are to be topsoiled to a depth of approximately 100mm using material stockpiled from stripping, or approved imported material.

Services

27.

50mm diameter service conduits are to be provided for water and gas services at the locations indicated on the plans.
28.

Electricity cable conduits are to be installed as shown on the Power cable reticulation plan, in accordance with the requirements and specifications of Powercor.
29.

Telecommunications conduits are to be installed as shown on the Telecommunications cable plan.
30.

The location of all service conduits is to be marked 5mm into the face of both kerbs, immediately above the conduit with a uniform 50mm high letter (W,G,E,T etc.). Where conduits cross footpaths, the location is to be marked in the path (near the edge) in the same fashion.

Cultural Heritage

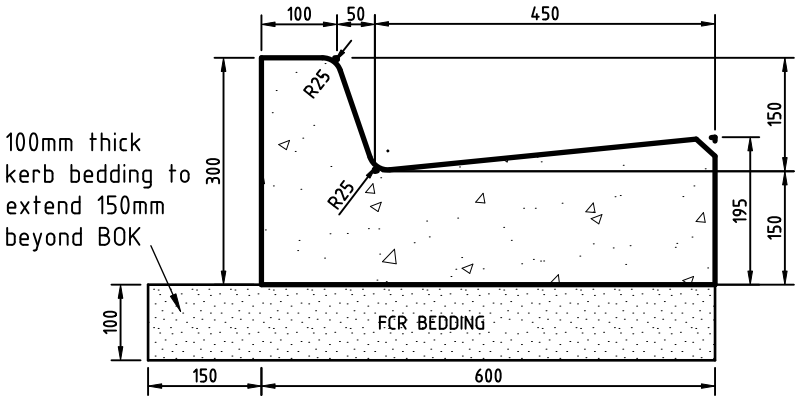
31.

In accordance with First Peoples - State Relations guidelines, if any Aboriginal cultural material is discovered during construction the following will occur:

Works will cease immediately upon the discovery of any Aboriginal cultural material, and both the Registered Aboriginal Party and Heritage Advisor will be notified immediately of any such discovery.

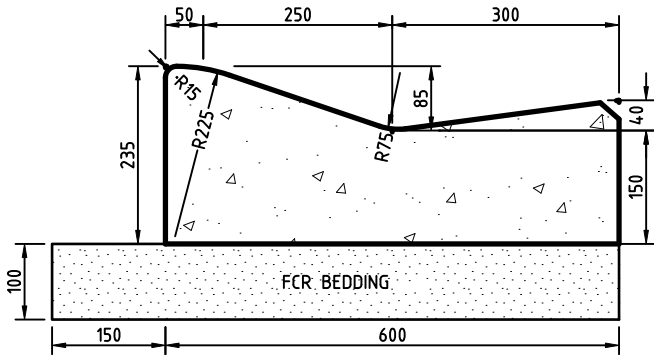
If any suspected human remains are found, work in the area will cease and the Victoria Police and the State Coroner's Office will be informed of the discovery without delay. The Coronial Admissions and Enquiries hotline can be contacted on telephone 1300 888 544.

If there are reasonable grounds to suspect that the remains are Aboriginal, the discovery will also be reported to Victorian Aboriginal Heritage Council (VAHC) on telephone (03) 8392 5392 and the provisions of Division 2 of Part 2 of the Aboriginal Heritage Act 2006 will apply. Officers of the Victorian Aboriginal Heritage Council will be permitted access to the site at any reasonable time, for the purpose of monitoring adherence to conditions above.



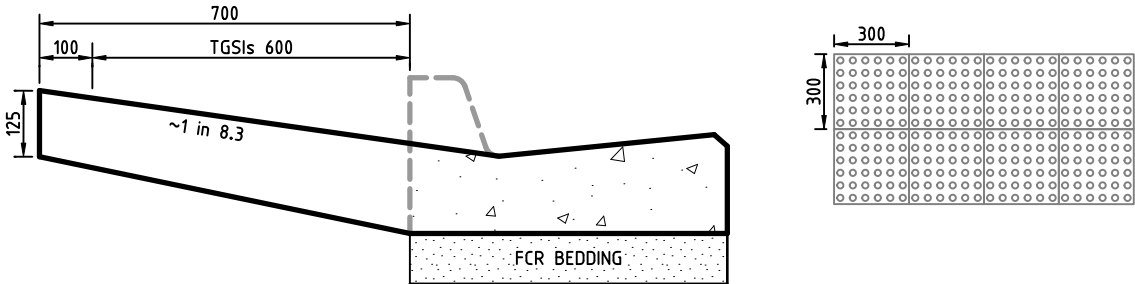
B600 Kerb & Channel

City of Greater Bendigo SD190



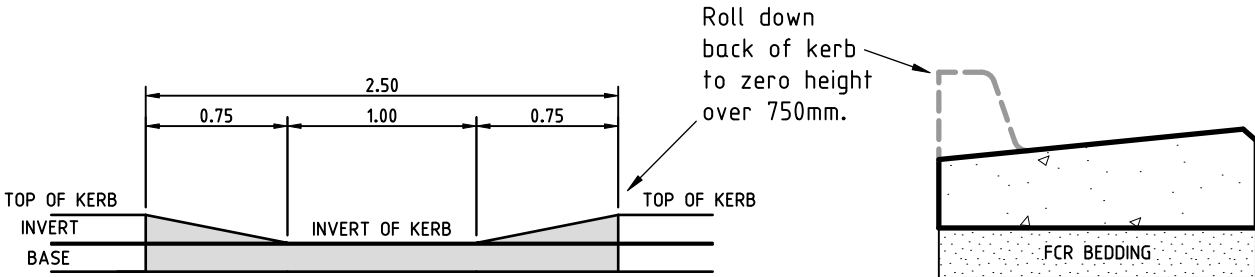
SM2-M Kerb & Channel

IDM SD100



Pedestrian Crossing & TGSI Details

Refer to Infrastructure Design Manual SD200 for pedestrian crossing installation details and AS1428.4 for TGSI installation details.



B600 Kerb Drainage Layback Detail

Section View

Fern Avenue - CH105

6			Designed	Checked
5			T.Davies	A.Steel
4			Apr 2025	Apr 2025
3				
2			Approved	
1	Original Issue	16/04/2025	J.Sens	
0	Draft	-	Apr 2025	
Ver	Revision Description	Date	PE0011452	

GREATER BENDIGO CITY COUNCIL

ENGINEERING PLANS

APPROVED BY: Peter Brasier

DATE: 04 June 2025

TERRACO

Civil Engineers

Project Managers

Development Consultants

Terraco P/L

ABN 12 681 695 776

9 Jewell Court

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Scale (m)

NTS

All lengths are in metres

and all levels are to Australian Height Datum

(Original Sheet Size is A3)

Drawing file:

24052 01 Notes.dwg

LT0 Ref:

PS907297S

Council Ref:

AM/887/2021

Water Auth. Ref:

Terraco Ref:

24052

Version

1

Sheet

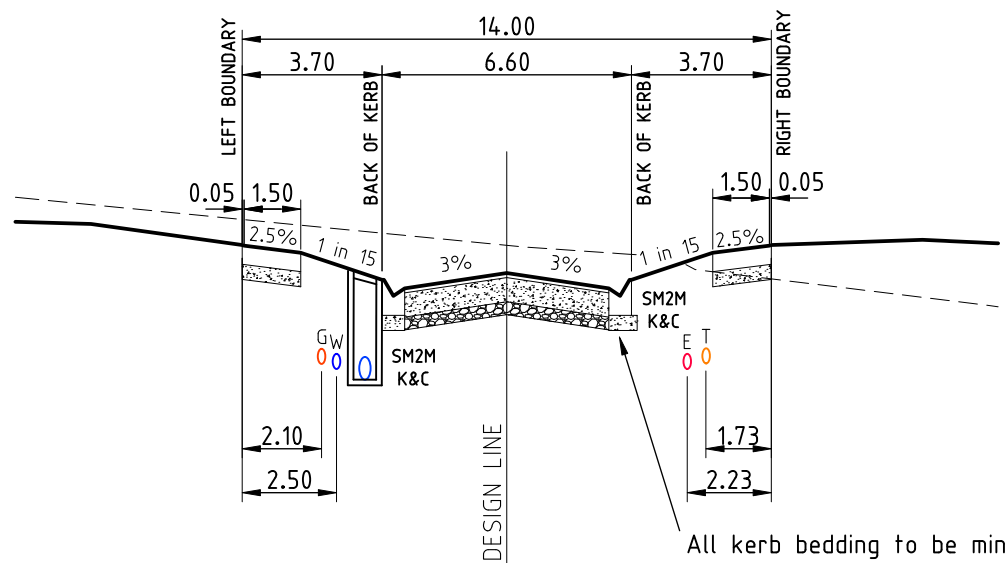
3 of 26

City of Greater Bendigo - Strathfieldsaye

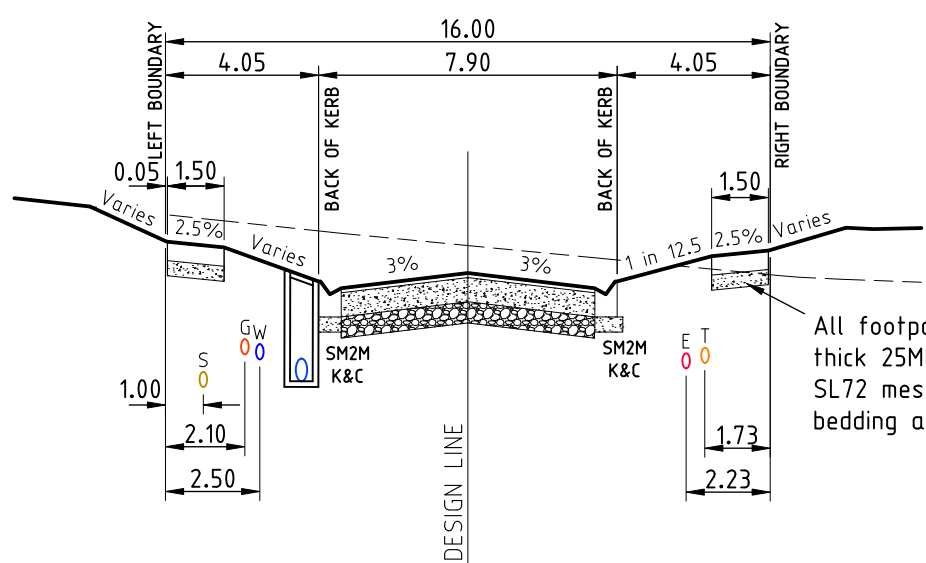
Brown Property Group

Forest Ridge - Stage Four

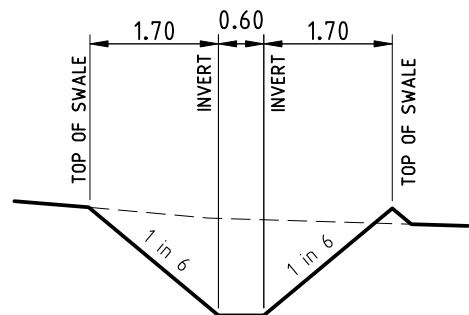
General Notes & Kerb Detail



Elkhorn Crescent
CH75.00-TC164.35



Elkhorn Crescent
TP191.81-CH340



Reserve 3
CH2.00-CH32.00

Pavement Composition & Notes

Refer to Geotechnical Testing Services Report - 22C 0700 November 2022

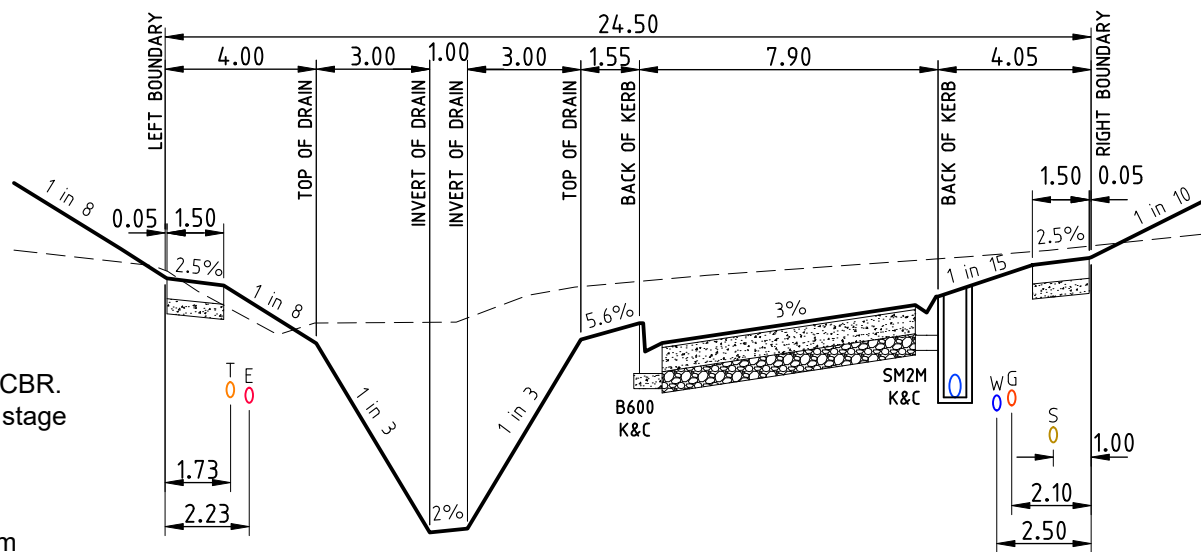
PAVEMENT COMPOSITION (FERN AVENUE & ELKHORN CRESCENT) Refer to Geotechnical Testing Services Report - 22C 0700 November 2022

SURFACE	30mm DEPTH ASPHALT (Type N)	
BASE COURSE	160mm DEPTH CONSOLIDATED CLASS 2 FCR, SIZE 20mm	98% MMDD
SUBBASE	140mm DEPTH CONSOLIDATED CLASS 3 FCR, SIZE 20mm or 40mm	97% MMDD
SUBGRADE	PROOF ROLL EXISTING MATERIAL (IF SUITABLE)	98% SMDD

It is noted that there are some boreholes with an insitu CBR of 1.5 at potential subgrade level, which is less than or equal to the design CBR. This occurred particularly around and between lots 35 and 38 (within stage 1). Contractor should monitor for unsuitable subgrade within stage 4 road pavement as well. Subgrade improvement of these areas may be required prior to the construction of the pavement layers. It is recommended that areas where subgrade improvement is required be inspected by GTS to determine the most appropriate method.

The location of all service conduits is to be marked 5mm into the face of both kerbs, immediately above the conduit with a uniform 50mm high letter (W,G,E,T etc.). Where conduits cross footpaths, the location is to be marked in the path (near the edge) in the same fashion.

Nature strips are to be topsoiled to a depth of approximately 100mm using material stockpiled from stripping, or approved imported material.



Fern Avenue
Match In Location

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6			Designed T.Davies Apr 2025	Checked A.Steel Apr 2025
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2			Approved J.Sens Apr 2025 PE0011452	
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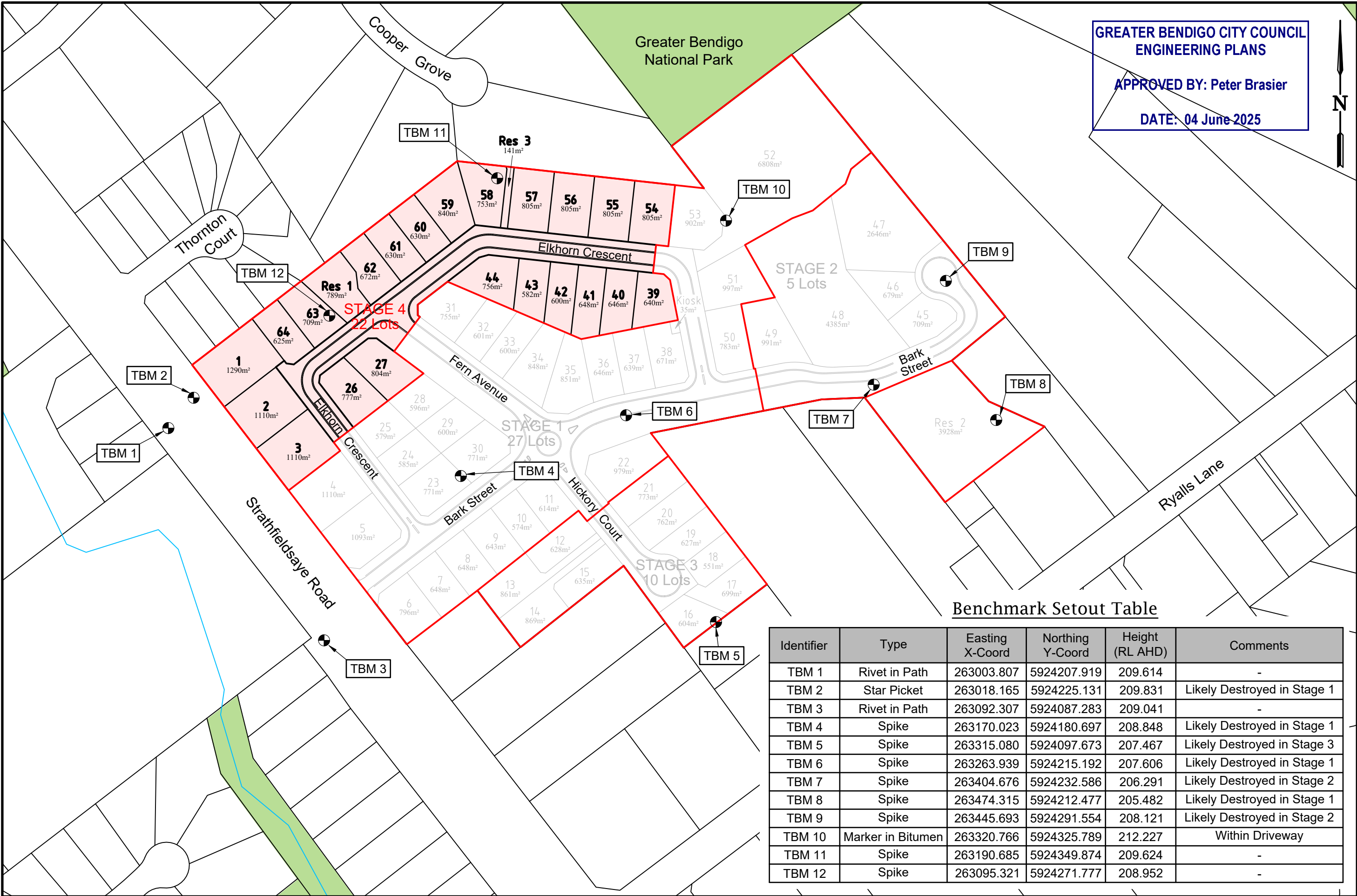
Notes/Legend	

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Scale (m)	NTS
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Drawing file:	LTO Ref:
24052 01 Notes.dwg	PS907297S

City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage Four Typical Cross Sections					
Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet	
AM/887/2021	----	24052	1	4 of 26	



Benchmark Setout Table

Identifier	Type	Easting X-Coord	Northing Y-Coord	Height (RL AHD)	Comments
TBM 1	Rivet in Path	263003.807	5924207.919	209.614	-
TBM 2	Star Picket	263018.165	5924225.131	209.831	Likely Destroyed in Stage 1
TBM 3	Rivet in Path	263092.307	5924087.283	209.041	-
TBM 4	Spike	263170.023	5924180.697	208.848	Likely Destroyed in Stage 1
TBM 5	Spike	263315.080	5924097.673	207.467	Likely Destroyed in Stage 3
TBM 6	Spike	263263.939	5924215.192	207.606	Likely Destroyed in Stage 1
TBM 7	Spike	263404.676	5924232.586	206.291	Likely Destroyed in Stage 2
TBM 8	Spike	263474.315	5924212.477	205.482	Likely Destroyed in Stage 1
TBM 9	Spike	263445.693	5924291.554	208.121	Likely Destroyed in Stage 2
TBM 10	Marker in Bitumen	263320.766	5924325.789	212.227	Within Driveway
TBM 11	Spike	263190.685	5924349.874	209.624	-
TBM 12	Spike	263095.321	5924271.777	208.952	-

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6			Designed	Checked
5			T.Davies	A.Steel
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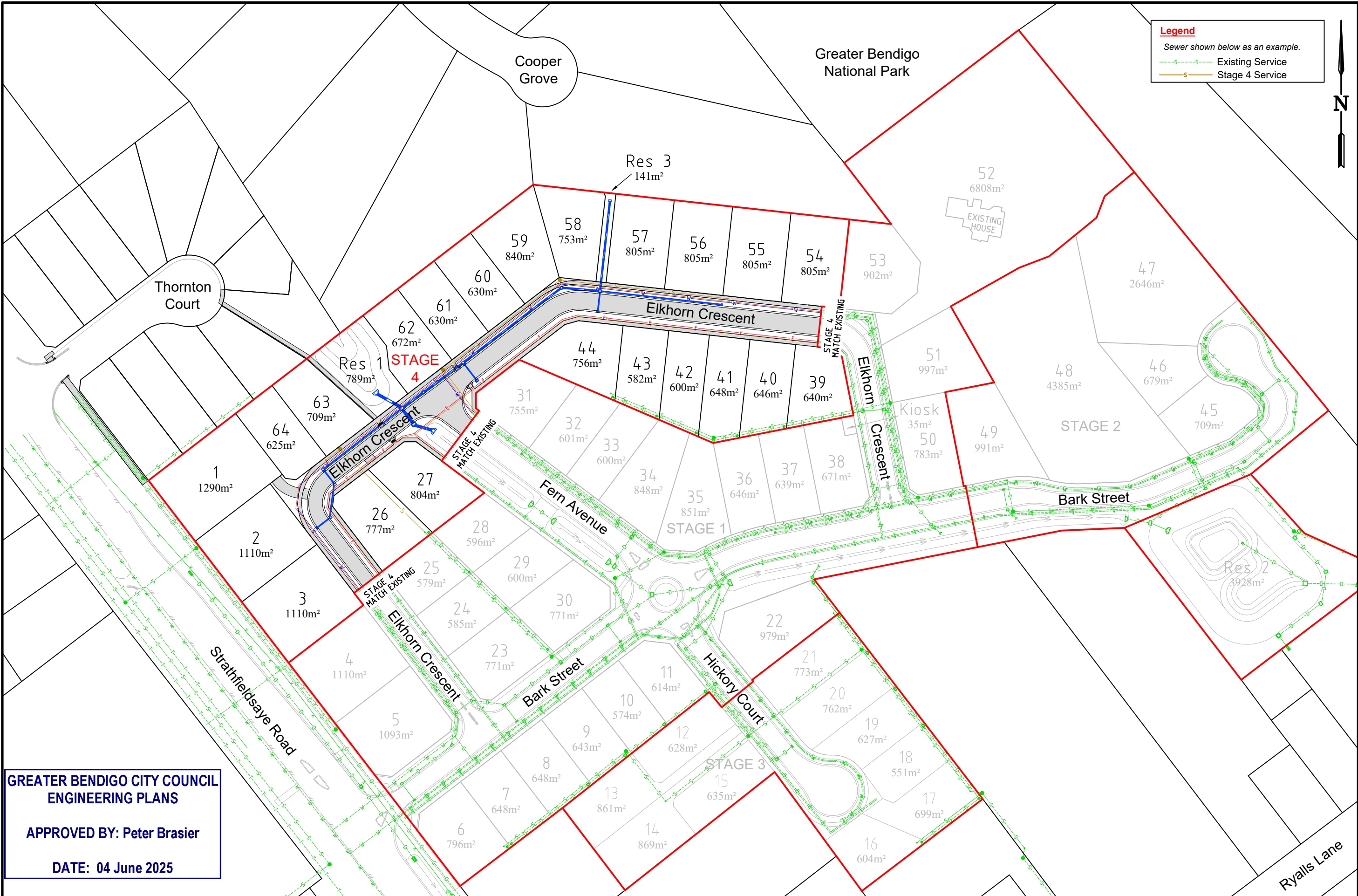
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Scale (m) H 1:2000 0 20 40
All lengths are in metres
and all levels are to Australian Height Datum
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Drawing file: 24052 02 Overall.dwg
LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye					
Brown Property Group					
Forest Ridge - Stage Four					
Overall Layout Plan					
Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet	
AM/887/2021	----	24052	1	5 of 26	



**GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS**

APPROVED BY: Peter Brasier

DATE: 04 June 2025

6			Designed T.Davies Apr 2025	Checked A.Steel Apr 2025
5				
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2			Approved J.Sens Apr 2025 PE0011452	
1	Original Issue	16/04/2025		
0	Draft	-		
Ver	Revision Description	Date		

Notes/Legend



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Scale (m) 	
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)	
Drawing file: 24052 03 Servicing.dwg	LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage Four Overall Servicing Plan					
Council Ref: AM/887/2021	Water Auth. Ref: ----	Terraco Ref: 24052	Version 1	Sheet 6 of 26	

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See fencing plan for removal and reinstatement of fence.

Remove temporary crushed rock court bowl and hazard sign at limit of works.

Remove temporary crushed rock court bowl and hazard sign at limit of works.

Remove 2x watercourse culverts shown in red. Backfill with suitable compacted material in layers no greater than 300mm.

Carefully remove post & wire fence shown in red. Colorbond fence to remain and not to be damaged.

Remove temporary crushed rock court bowl and hazard sign at limit of works.

Trees shown in red to be removed. Trees shown in green to be retained. All other trees within stage area are to be removed.



WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATION 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.

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

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6			Designed	Checked
5			T.Davies	A.Steel
4			Apr 2025	Apr 2025
3				
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0	Draft	-	Apr 2025	
Ver	Revision Description	Date	PE0011452	

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS

APPROVED BY: Peter Brasier

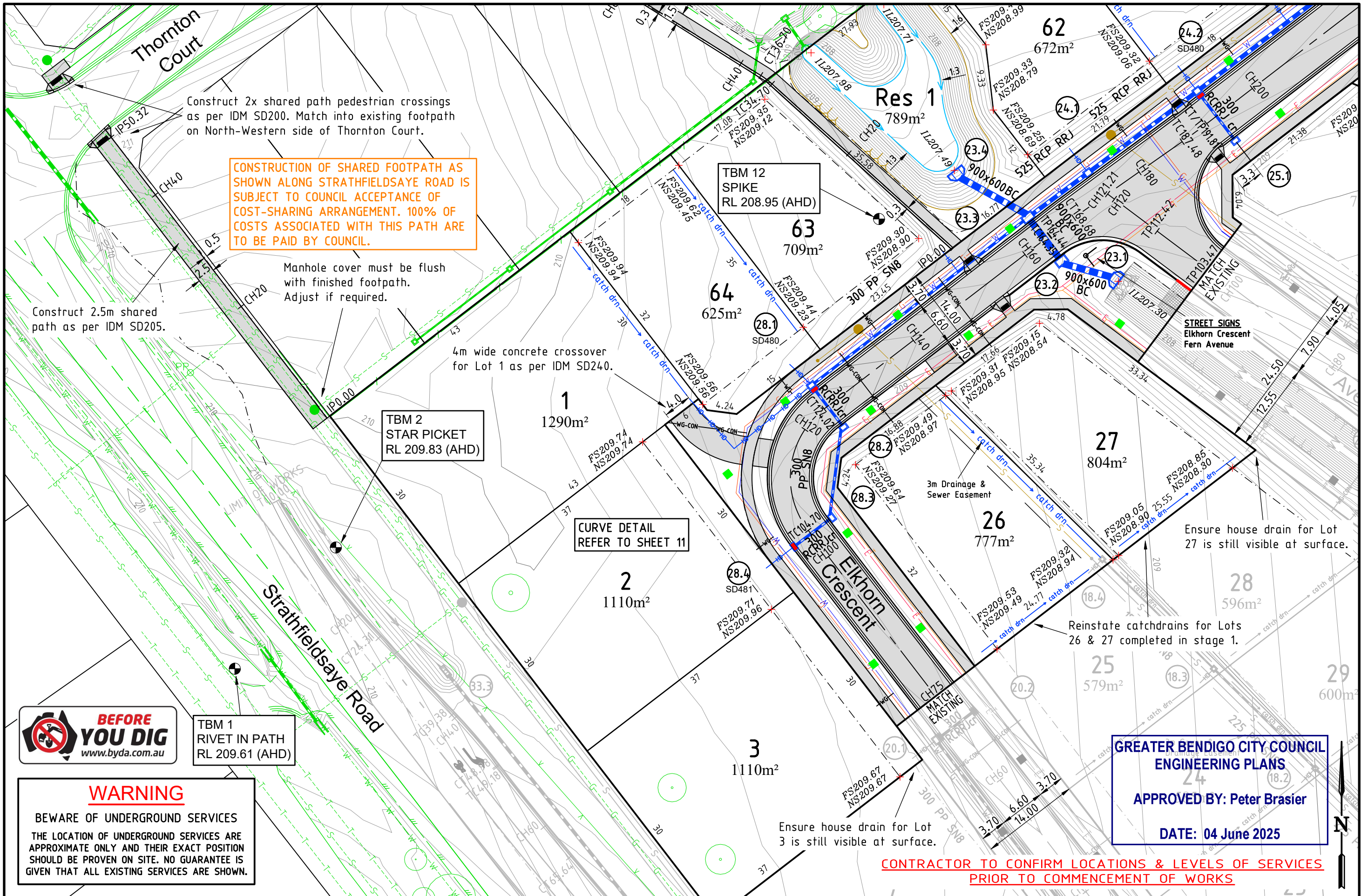
DATE: 04 June 2025

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Scale (m) H 1:1000 0 10 20
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)
Drawing file: 24052 04 Clearing.dwg LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye					
Brown Property Group					
Forest Ridge - Stage Four					
Site Clearing Plan					
Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet	
AM/887/2021	----	24052	1	7 of 26	



6			Designed T.Davies Apr 2025	Checked A.Steel Apr 2025	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.	 TERRACO 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 Fax: 03 5441 5506 E: info@terraco.com.au Web: www.terraco.com.au	H 1:500 0 5 10 Scale (m)  All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)	City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage Four Layout Plan 1						
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4			Approved J.Sens Apr 2025 PE0011452						Drawing file: 24052 05 Layout.dwg	LTO Ref: PS907297S	Council Ref: AM/887/2021	Water Auth. Ref: ----	Terraco Ref: 24052	Version 1	Sheet 8 of 26
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Ver	Revision Description	Date													

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GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS

APPROVED BY: Peter Brasier

DATE: 04 June 2025

CONSTRUCTION OF SHARED FOOTPATH AS SHOWN THROUGH RESERVE 1 AND THORNTON COURT RESERVE IS SUBJECT TO COUNCIL ACCEPTANCE OF COST-SHARING ARRANGEMENT. 100% OF COSTS ASSOCIATED WITH THE PATH IN RESERVE 1 ARE TO BE PAID BY THE DEVELOPER, AND 100% OF COSTS ASSOCIATED WITH THE PATH IN THORNTON COURT AND THORNTON COURT DRAINAGE RESERVE ARE TO BE PAID BY COUNCIL.

Terraco to inspect boxing prior to concrete being poured for Thornton Court Link.

Match into existing footpath. Ensure new footpath has trapezoidal shape to allow for overland flow path.

Blend works around existing wingwalls. No works to be undertaken with 13 Cooper Grove.

Construct footpath as per IDM SD205. Thornton Court footpath link levels may be adjusted to ensure no trapped low points in either reserve.



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INTERSECTION DETAIL
REFER TO SHEET 12

CURVE DETAIL
REFER TO SHEET 11

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

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Ver	Revision Description	Date		

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.

TERRACO

Civil Engineers
Project Managers
Development Consultants

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Scale (m) H 1:500 0 5 10

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(Original Sheet Size is A3)

Drawing file: 24052 05 Layout.dwg

LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye

Brown Property Group
Forest Ridge - Stage Four
Layout Plan 2

Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet
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GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS

APPROVED BY: Peter Brasier

N.I.S.
DATE: 04 June 2025

Fencing, grated drainage plinths and catch-drains within 12 Cooper Grove as shown on "Conceptual Drainage Proposal VH" (Terraco) are all to be undertaken by others as separate activities from the civil works, and will be completed prior to commencement of Stage 4 civil works.

12 Cooper Grove
N.I.S.

Ensure house drain for Lot 54 is still visible at surface.

Ensure house drain for Lot 39 is still visible at surface.

Reinstate catchdrains completed in stage 1.

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

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Designed
T.Davies
Apr 2025

Checked
A.Steel
Apr 2025

Approved
J.Sens
Apr 2025
PE0011452

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.

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24052 05 Layout.dwg

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PS907297S

Council Ref:
AM/887/2021

City of Greater Bendigo - Strathfieldsaye
Brown Property Group
Forest Ridge - Stage Four
Layout Plan 3

Water Auth. Ref:	Terraco Ref:	Version	Sheet
----	24052	1	10 of 26

WARNING

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R	15.00
A	10.61
B	4.39
C	5.74
D	1.14
L	23.56

1	RL209.63
2	RL209.59
3	RL209.50
4	RL209.46

R	9.60
A	6.79
B	2.81
C	3.68
D	0.73
L	15.08

**GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS**

APPROVED BY: Peter Brasier

DATE: 04 June 2025

3
1110m²

63
709m²

26
777m²

Kxxx.xx denotes
lip of kerb levels

59
840m²

R	22.30
A	8.32
B	1.61
C	4.24
D	0.41
L	17.06

1	RL209.06
2	RL209.02
3	RL208.93
4	RL208.90
5	RL208.94
6	RL208.91
7	RL208.95
8	RL208.92
9	RL209.11
10	RL209.07

Res 3
141m²

58
753m²

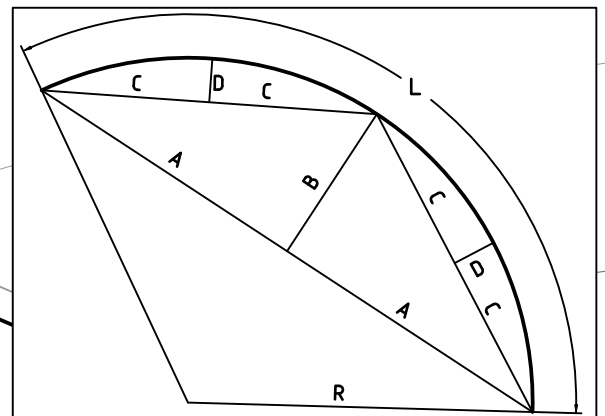
57
805m²

Footpath levels abutting Res 3 must be constructed as shown to maintain flowpath through to Elkhorn Crescent.

Elkhorn Crescent

44
756m²

31
755m²



Curve Setout Detail

Printed: 2025-04-30 13:27:12

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1	Original Issue	16/04/2025
0	Draft	-
Ver	Revision Description	Date

Designed	T.Davies	Apr 2025
Checked	A.Steel	Apr 2025
Approved	J.Sens	Apr 2025
	PE0011452	

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.

TERRACO

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Development Consultants

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E: info@terraco.com.au
Web: www.terraco.com.au

Scale (m) H 1:250 0 2.5 5

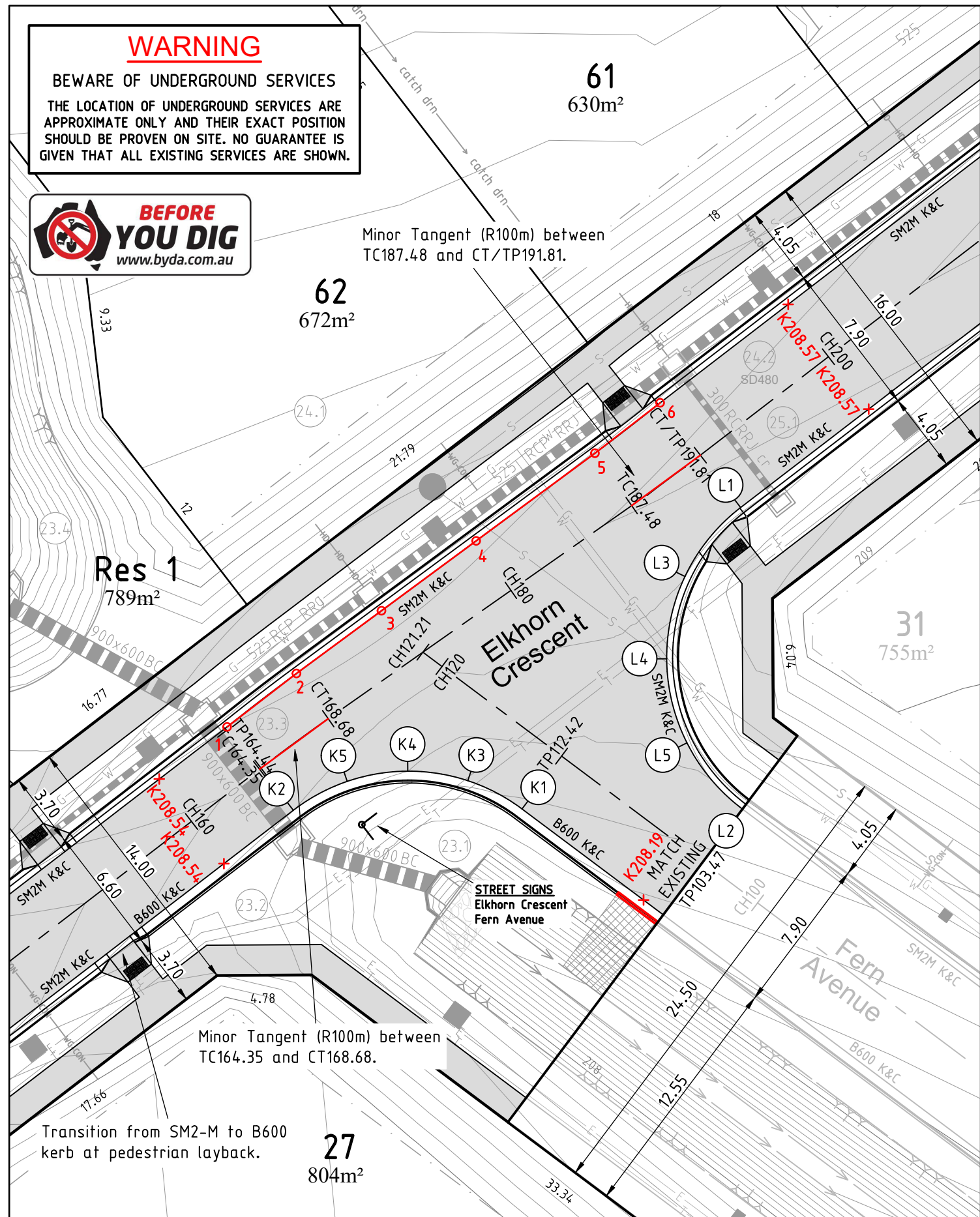
All lengths are in metres
and all levels are to Australian Height Datum
(Original Sheet Size is A3)

Drawing file: 24052 06 Detail.dwg
LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye						
Brown Property Group						
Forest Ridge - Stage Four						
Curve Detail Plan						
Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet		
AM/887/2021	----	24052	1	11 of 26		

WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATION 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.



Alignment K (Lip of Kerb)

Point no	Easting	Northing	RL
K 1	263132.826	5924267.371	208.282
K 2	263121.227	5924267.305	208.501
K 3	263130.077	5924268.804	208.332
K 4	263127.015	5924269.287	208.401
K 5	263123.959	5924268.770	208.466

**GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS**

APPROVED BY: Peter Brasier

DATE: 04 June 2025

Curve no	I	Radius	Arc	Mid Ord	Qtr Ord	X	Y	L	Mid Ord RL
K 1 2	-74.330	-9.600	12.454	1.950	1.449	2.740	3.059	3.114	208.401

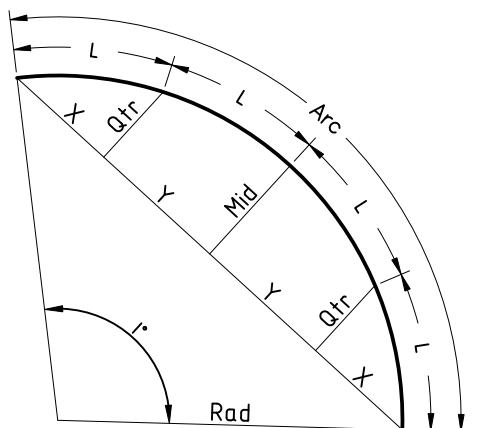
Alignment L (Lip of Kerb)

Point no	Easting	Northing	RL
L 1	263143.914	5924282.660	208.530
L 2	263144.008	5924267.365	208.378
L 3	263141.139	5924279.264	208.503
L 4	263140.164	5924274.989	208.465
L 5	263141.192	5924270.726	208.422

Curve no	I	Radius	Arc	Mid Ord	Qtr Ord	X	Y	L	Mid Ord RL
L 1 2	-105.617	-9.600	17.696	3.797	2.796	3.378	4.269	4.424	208.465

Elkhorn Crescent Kerb Not Aligning to Centreline TP's (Lip of Kerb)

Point no	Easting	Northing	RL
1	263117.865	5924271.532	208.501
2	263121.385	5924274.245	208.477
3	263125.696	5924277.426	208.466
4	263130.499	5924280.970	208.479
5	263136.522	5924285.414	208.511
6	263139.831	5924287.972	208.530



Curve Setout Detail

Printed: 2025-04-30 13:27:13

6		
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1	Original Issue	16/04/2025
0	Draft	-
Ver	Revision Description	Date

Designed T.Davies Apr 2025	Checked A.Steel Apr 2025
Approved J.Sens Apr 2025 PE0011452	

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.

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Web: www.terraco.com.au

Scale (m)

H 1:250

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

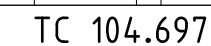
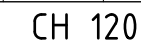
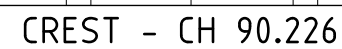
Drawing file: 24052_06_Detail.dwg
LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye					
Brown Property Group					
Forest Ridge - Stage Four					
Intersection Detail Plan					
Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet	
AM/887/2021	----	24052	1	12 of 26	



Printed: 2025-04-30 13:27:13

DATE: 04 June 2025



City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage Four Elkhorn Crescent Cross Sections 1				
Council Ref: AM/887/2021	Water Auth. Ref: ----	Terraco Ref: 24052	Version 1	Sheet 14 of 26

Select fill to be placed
and compacted where
design subgrade is
above existing surface.

Datum 206

Design Level		208.766	208.762	208.725		208.618	208.537	208.642
Existing Surface		207.7	207.694	207.661	207.653	207.65	207.66	207.703
Offset		-7	-6.95	-5.45	-3.3	-2.7	0	2.7

CH 160

Datum 207

Design Level		209.069	209.065	209.028		208.921	208.885	209.028
Existing Surface		208.993	208.992	208.981	208.979	208.979	208.947	208.885
Offset		-7	-6.95	-5.45	-3.3	-2.7	0	2.7

CH 140

Datum 207

Design Level		209.34	209.337	209.299		209.192	209.111	209.299
Existing Surface		209.315	209.315	209.316	209.316	209.316	209.296	209.156
Offset		-7	-6.95	-5.45	-3.3	-2.7	0	2.7

CT 124.019

Datum 207

Design Level		208.71	208.707	208.669		208.522	208.477	208.561
Existing Surface		208.641	208.641	208.624	208.576	208.56	208.484	208.561
Offset		-7.158	-7.108	-5.608	-3.402	-2.802	0	2.7

CT 168.676

Datum 206

Design Level		208.73	208.727	208.689		208.582	208.501	208.606
Existing Surface		208.559	208.559	208.531	208.48	208.465	208.391	208.116
Offset		-7.003	-6.953	-5.453	-3.302	-2.702	0	2.7

TP 164.444

Datum 206

Design Level		208.731	208.727	208.69		208.582	208.501	208.606
Existing Surface		208.556	208.555	208.528	208.477	208.462	208.364	208.132
Offset		-7	-6.95	-5.45	-3.3	-2.7	0	2.7

CT 164.352

Datum 207

Design Level		208.76	208.756	208.719		208.556	208.511	208.608
Existing Surface		208.958	208.957	208.935	208.902	208.894	208.857	208.608
Offset		-7.843	-7.793	-6.293	-3.848	-3.248	0	2.7

TC 187.483

Datum 207

Design Level		208.721	208.718	208.681		208.524	208.479	208.571
Existing Surface		208.804	208.803	208.781	208.755	208.743	208.696	208.571
Offset		-7.57	-7.52	-6.02	-3.67	-3.07	0	2.7

CH 180

Datum 207

Design Level		208.703	208.7	208.663		208.512	208.467	208.554
Existing Surface		208.703	208.703	208.687	208.649	208.633	208.555	208.554
Offset		-7.321	-7.271	-5.771	-3.509	-2.909	0	2.7

SAG - CH 173.177

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1	Original Issue	16/04/2025
0	Draft	-
Ver	Revision Description	Date

Designed T.Davies Apr 2025	Checked A.Steel Apr 2025
Approved J.Sens Apr 2025 PE0011452	

Notes/Legend

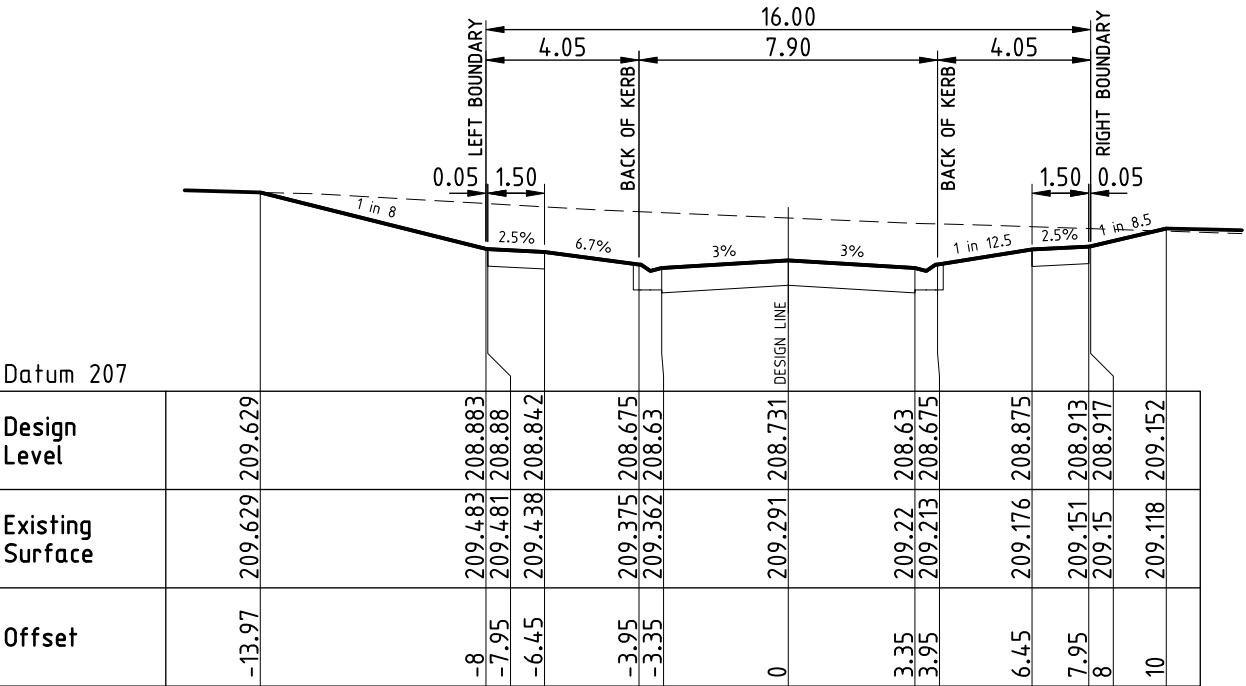


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Project Managers
Development Consultants

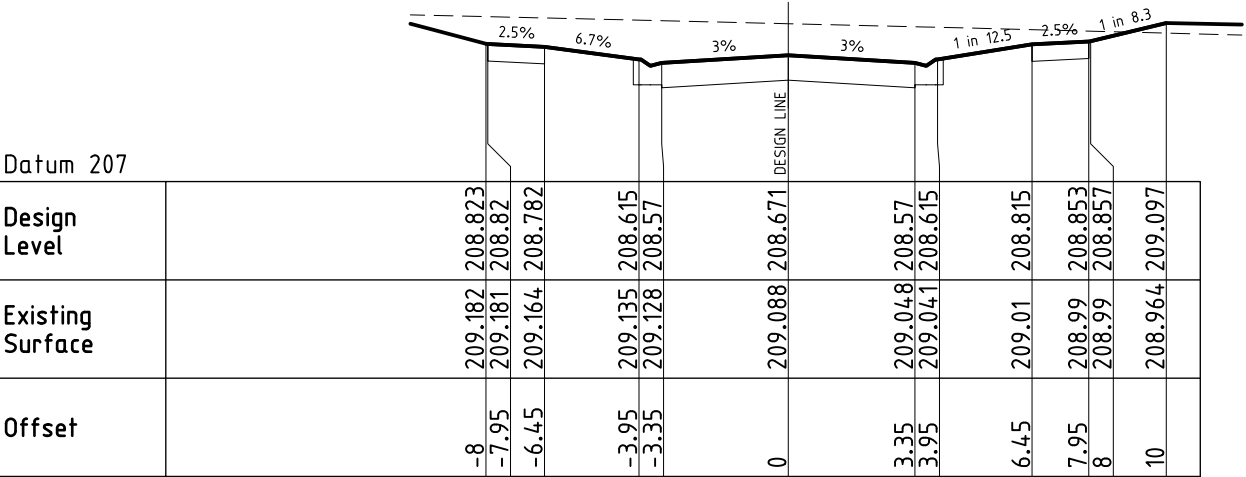
Terraco P/L
ABN 12 681 695 776
9 Jewell Court
East Bendigo, Vic 3550
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Fax: 03 5441 5506
E: info@terraco.com.au
Web: www.terraco.com.au

Scale (m)	H 1:200 0 2 4 V 1:100 0 1 2
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)	
Drawing file:	LTO Ref:
24052 07 Elkhorn.dwg	PS907297S

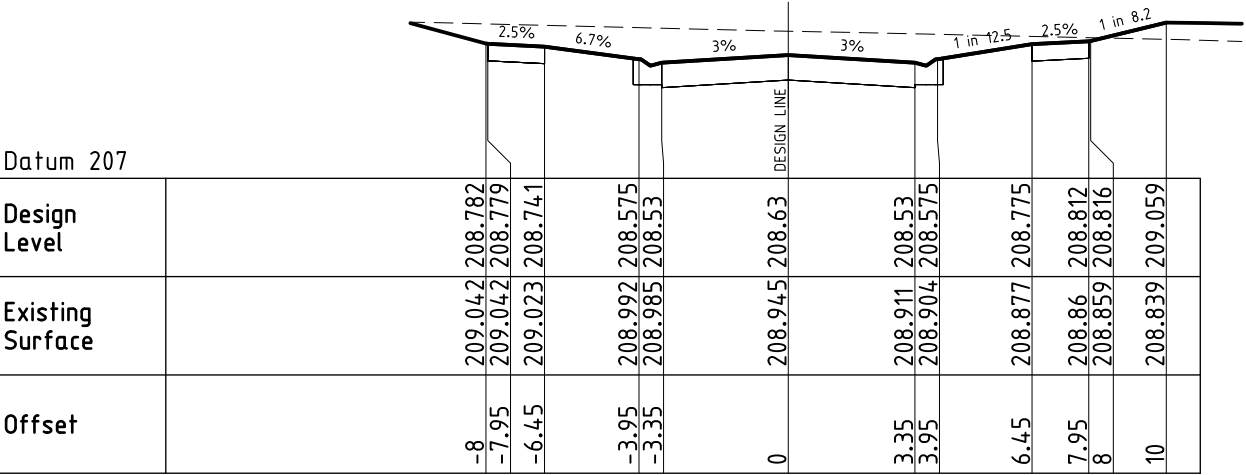
City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage Four Elkhorn Crescent Cross Sections 2					
Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet	
AM/887/2021	----	24052	1	15 of 26	



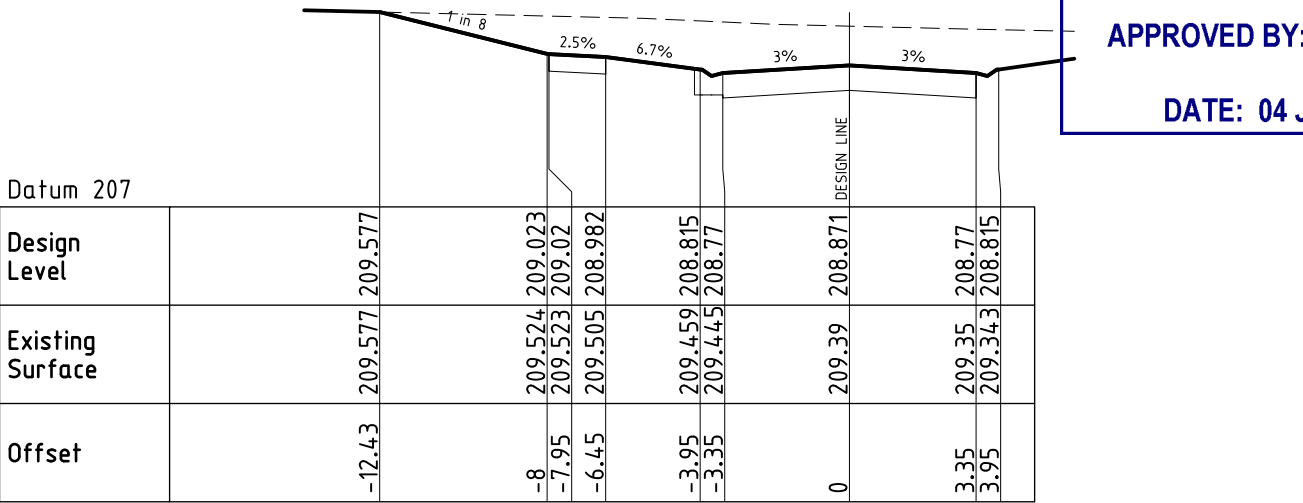
CH 212



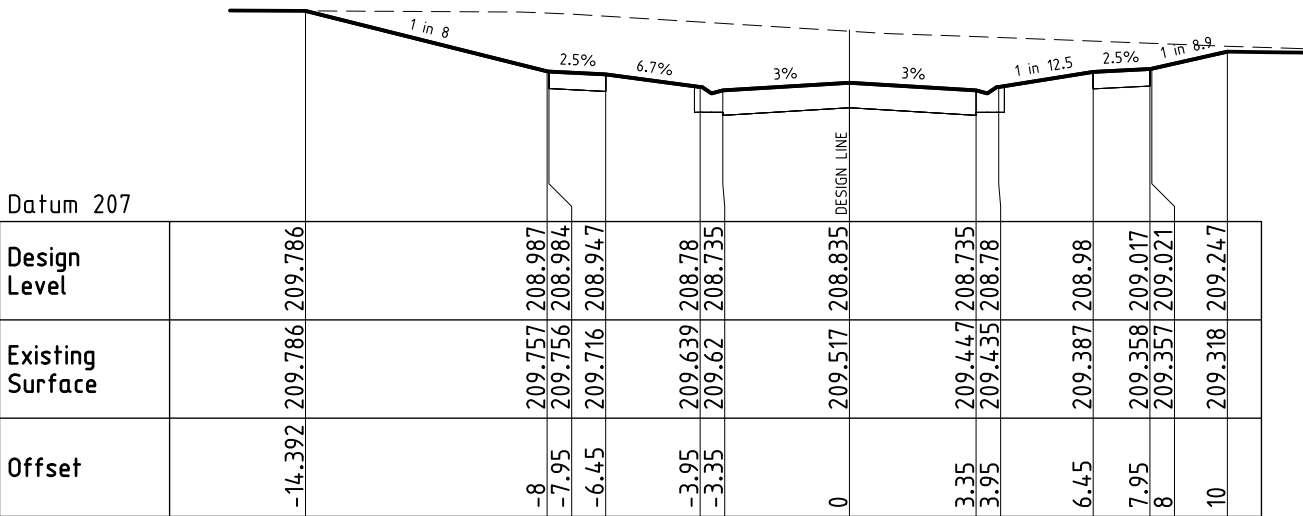
CH 200



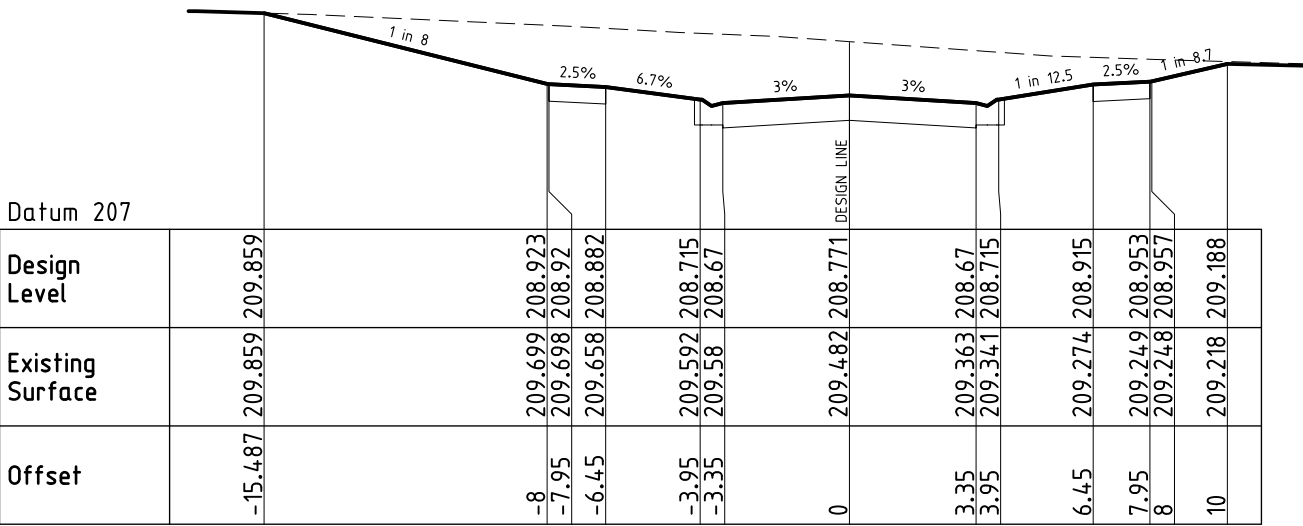
CT/TP 191.807



CH 240



TC 232.869



CH 220

Printed: 2025-04-30 13:27:13

6			Designed T.Davies Apr 2025	Checked A.Steel Apr 2025
5				
4				
3				
2			Approved J.Sens Apr 2025 PE0011452	
1	Original Issue	16/04/2025		
0	Draft	-		
Ver	Revision Description	Date		

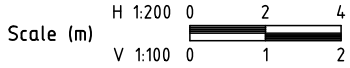


Civil Engineers
Project Managers
Development Consultants

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ABN 12 681 695 776

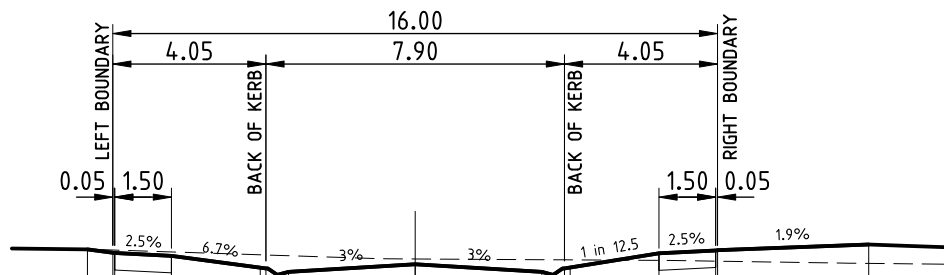
9 Jewell Court
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Fax: 03 5441 5506
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All lengths are in metres
and all levels are to Australian Height Datum
(Original Sheet Size is A3)

Drawing file: 24052 07 Elkhorn.dwg
LTO Ref: PS907297S

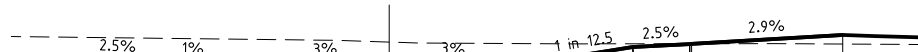
City of Greater Bendigo - Strathfieldsaye					
Brown Property Group					
Forest Ridge - Stage Four					
Elkhorn Crescent Cross Sections 3					
Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet	
AM/887/2021	----	24052	1	16 of 26	



Datum 207

Design Level		209.169	209.169	209.124	209.121	209.083		208.916	208.871	208.916	209.116	209.154	209.158	209.233
Existing Surface		209.169	209.16	209.159	209.135	209.085	209.042	209.032	209.03	209.023	209.013	209.013	209.013	208.983
Offset		-8.671	-8	-7.95	-6.45	-3.95	-3.35	0	3.35	3.95	6.45	7.95	8	12

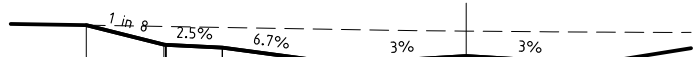
CH 260



Datum 207

Design Level			208.944	208.943	208.906		208.881	208.836		208.936		208.836	208.881		209.081	209.118	209.122			209.239
Existing Surface			209.207	209.207	209.198		209.183	209.18		209.145		209.126	209.124		209.123	209.124	209.124			209.12
Offset			-8	-7.95	-6.45		-3.95	-3.35		0		3.35	3.95		6.45	7.95	8			12

CH 253.023



Datum 207

Design Level		209.316	209.06	209.056	209.019	208.852	208.807	208.908	208.807	208.852	
Existing Surface		209.316	209.299	209.299	209.286	209.265	209.26	209.238	209.225	209.224	
Offset		-10.052	-8	-7.95	-6.45	-3.95	-3.35	0	3.35	3.95	

CT 247.362

6			Designed	Checked
5			T.Davies	A.Steel
4			Apr 2025	Apr 2025
3				
2			Approved	
1	Original Issue	16/04/2025	J.Sens	
0	Draft	-	Apr 2025	
Ver	Revision Description	Date	PE0011452	

Notes/Legend



Terraco P/L

ABN 12 681 695 776

9 Jewell Court

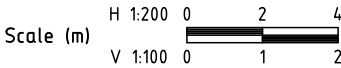
East Bendigo, Vic 3550

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

Drawing file: 24052 07 Elkhorn.dwg

LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye

Brown Property Group

Forest Ridge - Stage Four

Elkhorn Crescent Cross Sections 4

Council Ref: AM/887/2021

Water Auth. Ref: ----

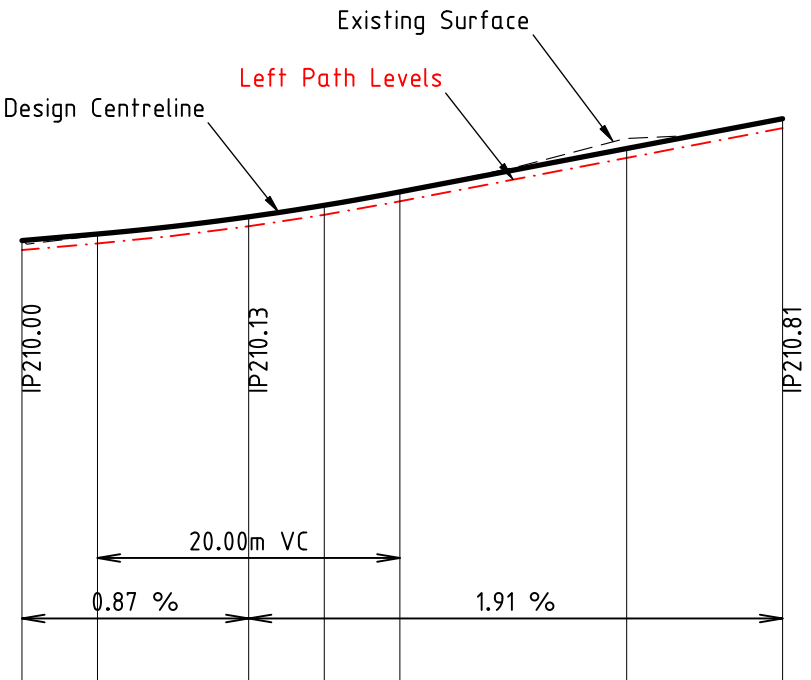
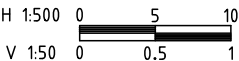
Terraco Ref: 24052

Version: 1

Sheet: 17 of 26

CONSTRUCTION OF SHARED FOOTPATH AS SHOWN THROUGH RESERVE 1 AND THORNTON COURT RESERVE IS SUBJECT TO COUNCIL ACCEPTANCE OF COST-SHARING ARRANGEMENT. 100% OF COSTS ASSOCIATED WITH THE PATH IN RESERVE 1 ARE TO BE PAID BY THE DEVELOPER, AND 100% OF COSTS ASSOCIATED WITH THE PATH IN THORNTON COURT AND THORNTON COURT DRAINAGE RESERVE ARE TO BE PAID BY COUNCIL.

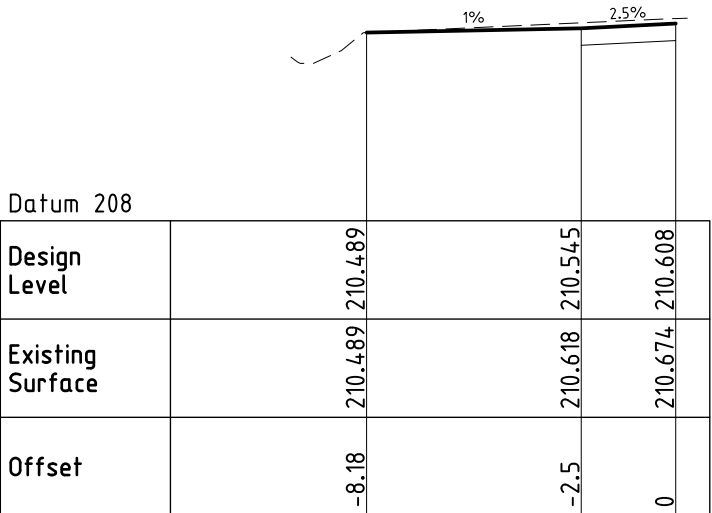
LONG SECTION SCALE



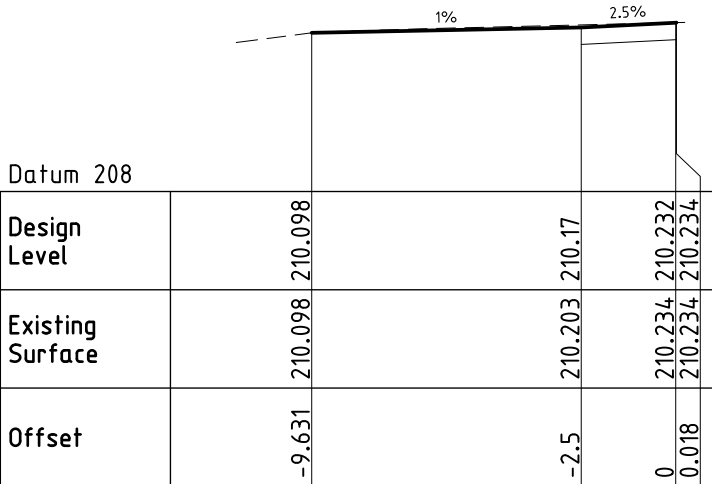
Design Surface	210.00	210.04	210.16	210.23	210.32	210.61	210.81
Centreline Levels	210.00	210.04	210.16	210.23	210.32	210.61	210.81
Design Surface	209.94	209.98	210.09	210.17	210.26	210.55	210.74
Left Path Levels	209.94	209.98	210.09	210.17	210.26	210.55	210.74
Existing Surface	210.00	210.03	210.16	210.23	210.32	210.67	210.81
Chainage	0.00	5.00	15.00	20.00	25.00	40.00	50.32

Scales Hor 1 : 500
(A3 orig) Ver 1 : 50

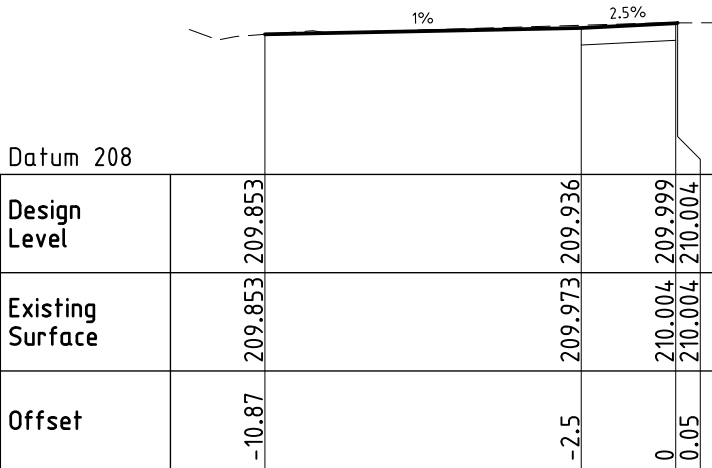
LONGITUDINAL SECTION - STRATHFIELDSAYE ROAD SHARED PATH



CH 40

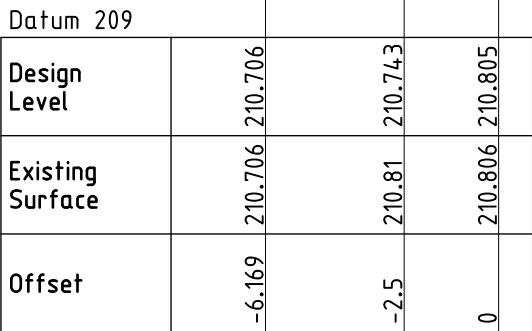
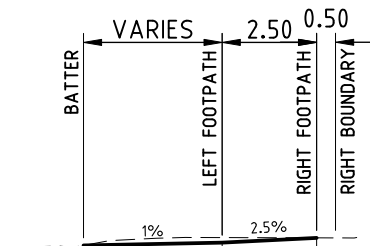


CH 20



MATCH EXISTING - CH 0

CROSS SECTION SCALE



THORNTON COURT - CH 50.315

Printed: 2025-04-30 13:27:14

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1	Original Issue	16/04/2025
0	Draft	-
Ver	Revision Description	Date

Designed T.Davies Apr 2025	Checked A.Steel Apr 2025
Approved J.Sens Apr 2025 PE0011452	

Notes/Legend
Adjust Footpath levels as required to insure no trapped low points.

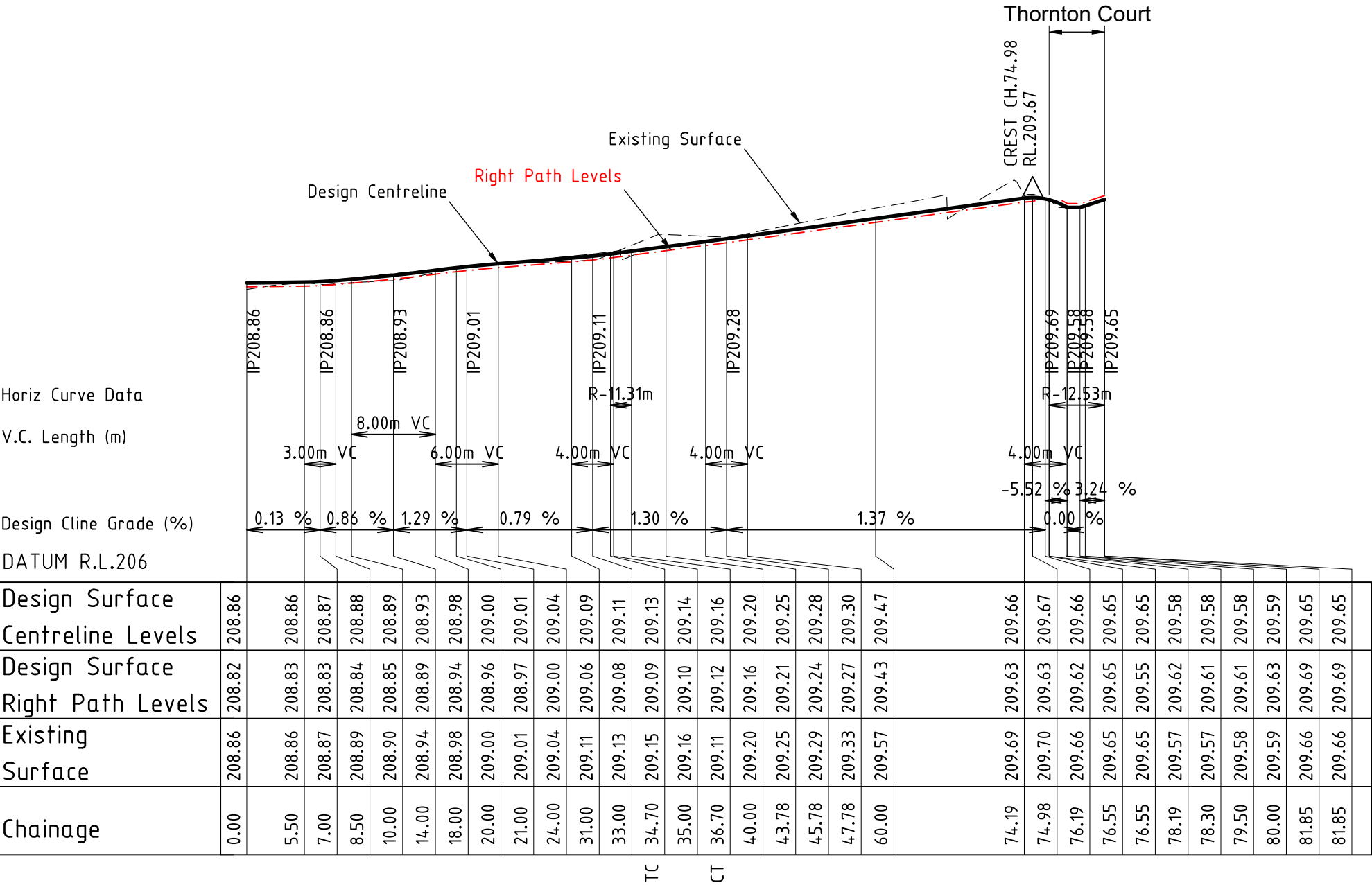


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E: info@terraco.com.au
Web: www.terraco.com.au

Scale (m) AS SHOWN	
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)	
Drawing file: 24052 08 Path.dwg	LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage Four Strathfieldsaye Road Shared Path Sections					
Council Ref: AM/887/2021	Water Auth. Ref: ----	Terraco Ref: 24052	Version 1	Sheet 19 of 26	

CONSTRUCTION OF SHARED FOOTPATH AS SHOWN ALONG STRATHFIELDSAYE ROAD IS SUBJECT TO COUNCIL ACCEPTANCE OF COST-SHARING ARRANGEMENT. 100% OF COSTS ASSOCIATED WITH THIS PATH ARE TO BE PAID BY COUNCIL.



Scales Hor 1 : 500
(A3 orig) Ver 1 : 50

LONGITUDINAL SECTION - THORNTON COURT LINK

6			Designed	Checked
5			T.Davies	A.Steel
4			Apr 2025	Apr 2025
3				
2			Approved	
1	Original Issue	16/04/2025	J.Sens	
0	Draft	-	Apr 2025	
Ver	Revision Description	Date	PE0011452	

Notes/Legend



TERRACO
Civil Engineers
Project Managers
Development Consultants

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E: info@terraco.com.au
Web: www.terraco.com.au

Scale (m)

H 1:500 0 5 10

V 1:50 0 0.5 1

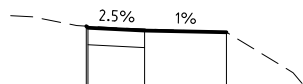
All lengths are in metres
and all levels are to Australian Height Datum
(Original Sheet Size is A3)

Drawing file: 24052 08 Path.dwg

LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye					
Brown Property Group					
Forest Ridge - Stage Four					
Thornton Court Link Longitudinal Section					
Council Ref: AM/887/2021	Water Auth. Ref: ----	Terraco Ref: 24052	Version: 1	Sheet: 20 of 26	

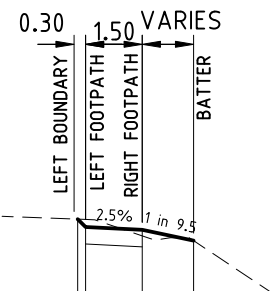
CONSTRUCTION OF SHARED FOOTPATH AS SHOWN ALONG STRATHFIELDSAYE ROAD IS SUBJECT TO COUNCIL ACCEPTANCE OF COST-SHARING ARRANGEMENT. 100% OF COSTS ASSOCIATED WITH THIS PATH ARE TO BE PAID BY COUNCIL.



Datum 207

Design Level		209.154	209.132	209.095	209.073
Existing Surface		209.132	209.132	209.151	208.874
Offset		-0.043	0	1.5	3.665

TC 34.703



Datum 207

Design Level		209.575	209.471	209.433	209.291
Existing Surface					
Offset		-0.208	0	1.5	2.858

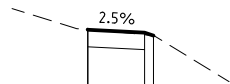
CH 60



Datum 208

Design Level		209.657	209.652	209.689	209.645
Existing Surface					
Offset		-0.011	0	1.5	5.933

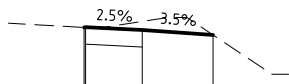
MATCH EXISTING - CH 81.847



Datum 207

Design Level		209.004	209.004	208.963	208.924
Existing Surface		208.993	208.993	208.922	208.91
Offset		-0.007	0	1.5	1.735

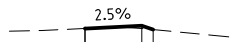
CH 20



Datum 207

Design Level		209.197	209.201	209.164	209.098
Existing Surface		209.317	209.317	209.344	209.159
Offset		-0.039	0	1.5	3.373

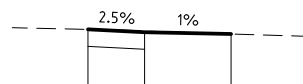
CH 40



Datum 208

Design Level		209.593	209.592	209.629	209.579
Existing Surface					
Offset		-0.003	0	1.5	1.802

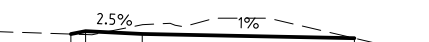
CH 80



Datum 206

Design Level		208.856	208.818	208.796
Existing Surface		208.793	208.712	207.924
Offset		0	1.5	3.787

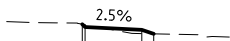
CH 0



Datum 207

Design Level		209.119	209.158	209.121	209.065
Existing Surface		209.212	209.214	209.227	209.036
Offset		-0.388	0	1.5	7.114

CT 36.703



Datum 208

Design Level		209.707	209.67	209.633	209.58
Existing Surface					
Offset		-0.074	0	1.5	1.816

CH 74.982

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1	Original Issue	16/04/2025
0	Draft	-
Ver	Revision Description	Date

Designed	T.Davies	Apr 2025
Checked	A.Steel	Apr 2025
Approved	J.Sens	Apr 2025
	PE0011452	

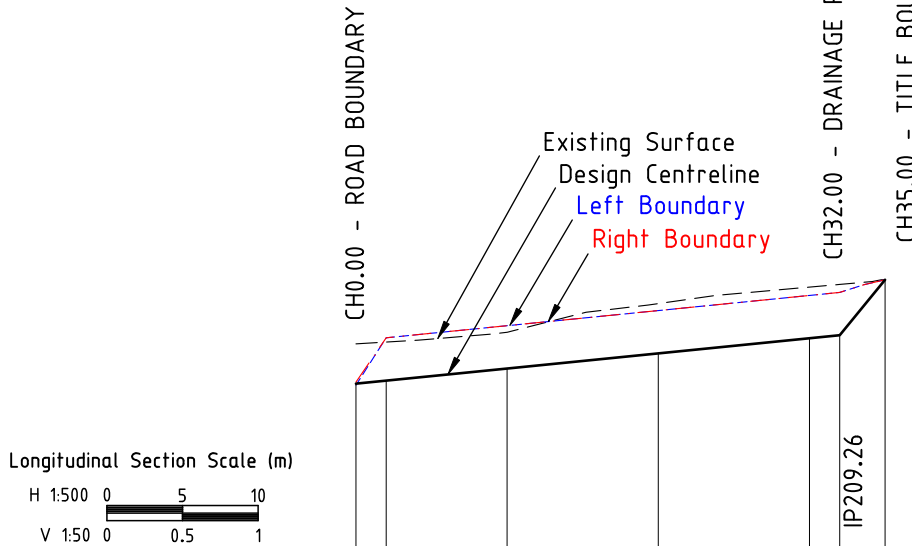
Notes/Legend
Adjust Footpath levels as required to insure no trapped low points.

TERRACO
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Project Managers
Development Consultants

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Scale (m)	H 1:200 0 2 4	V 1:100 0 1 2
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)		
Drawing file:	LTO Ref:	Council Ref:
24052 08 Path.dwg	PS907297S	AM/887/2021

City of Greater Bendigo - Strathfieldsaye					
Brown Property Group					
Forest Ridge - Stage Four					
Thornton Court Link Cross Sections					
Water Auth. Ref:	Terraco Ref:	Version	Sheet		
----	24052	1	21 of 26		



Horiz Curve Data

V.C. Length (m)

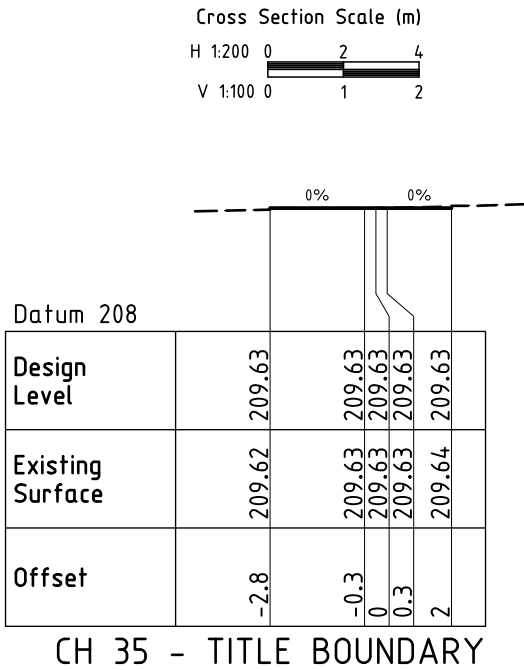
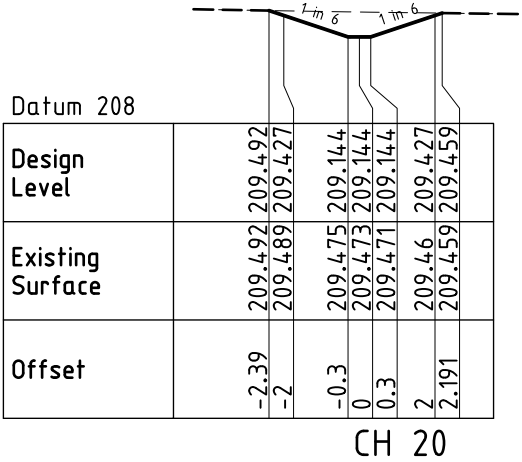
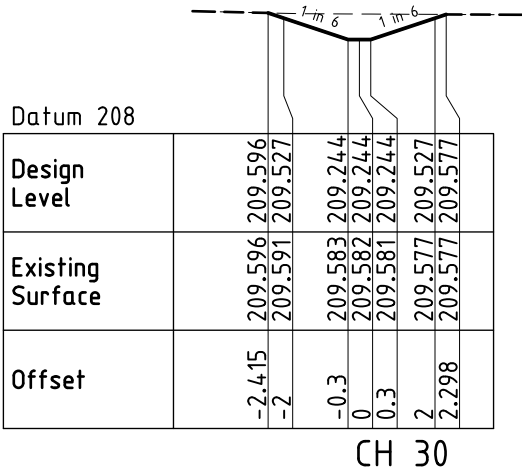
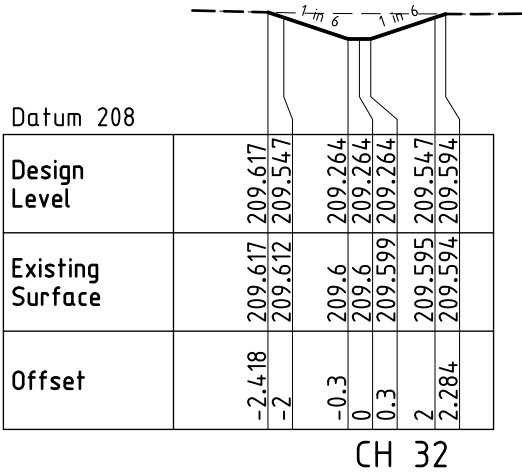
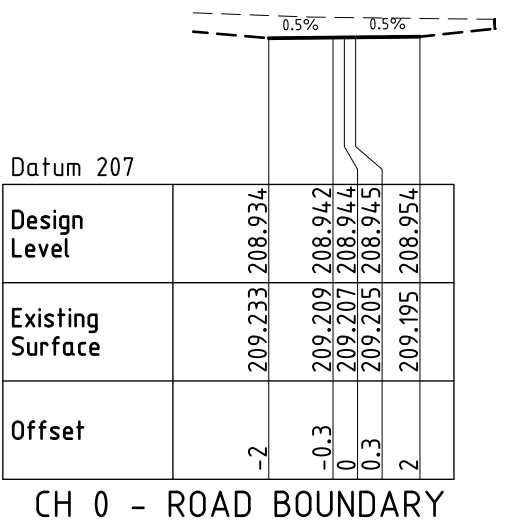
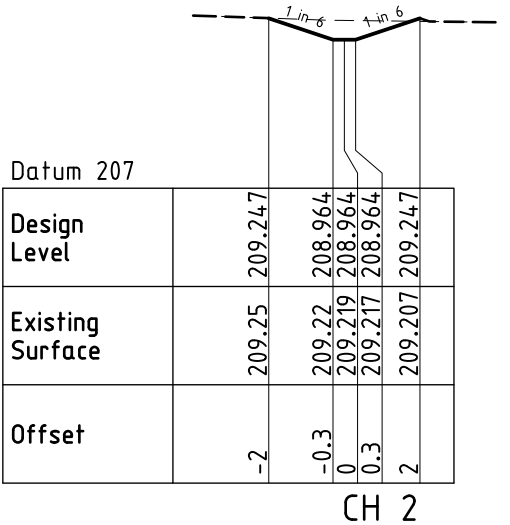
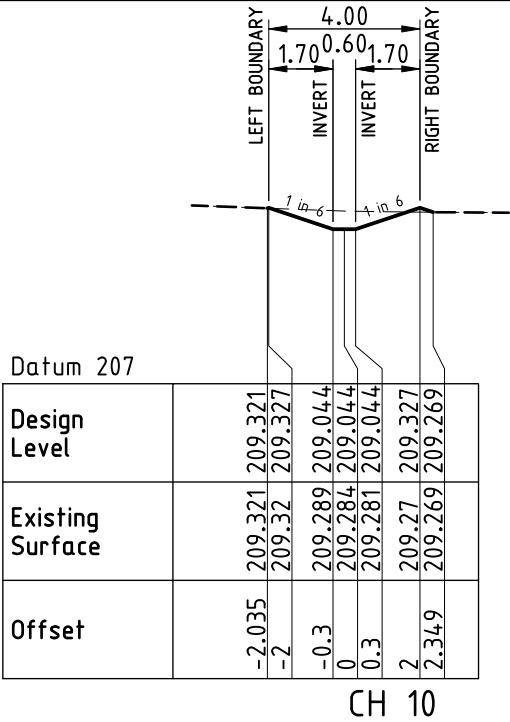
Design Cline Grade (%)

DATUM R.L.206

Design Surface Centreline Levels	208.94	208.96	209.04	209.14	209.24	209.26	209.63
Left Design Level Boundary Line	208.93	209.25	209.33	209.43	209.53	209.55	209.63
Right Design Level Boundary Line	208.95	209.25	209.33	209.43	209.53	209.55	209.63
Existing Surface	209.21	209.22	209.28	209.47	209.58	209.60	209.63
Chainage	0.00	2.00	10.00	20.00	30.00	32.00	35.00

Scales Hor 1 : 500
(A3 orig) Ver 1 : 50

LONGITUDINAL SECTION - RESERVE 3



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1	Original Issue	16/04/2025
0	Draft	-
Ver	Revision Description	Date

Designed T.Davies Apr 2025	Checked A.Steel Apr 2025
Approved J.Sens Apr 2025 PE0011452	

Notes/Legend

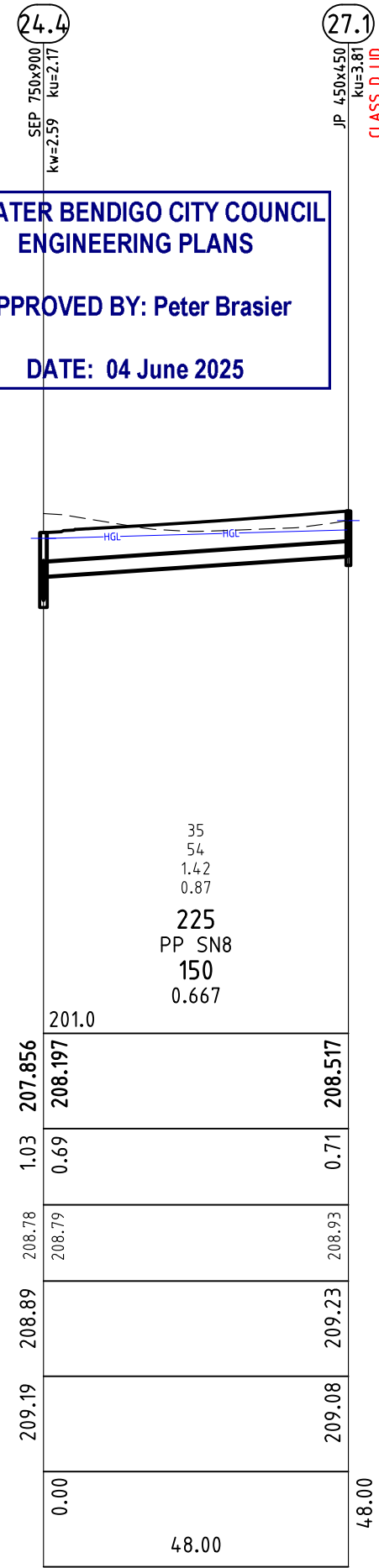
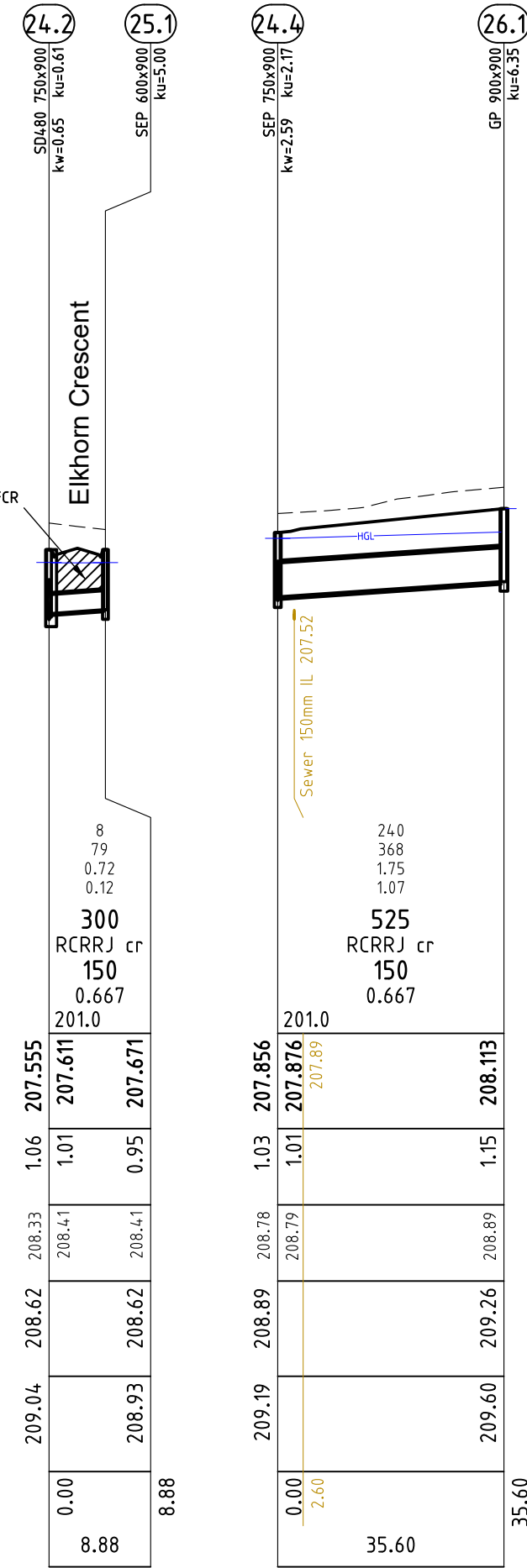
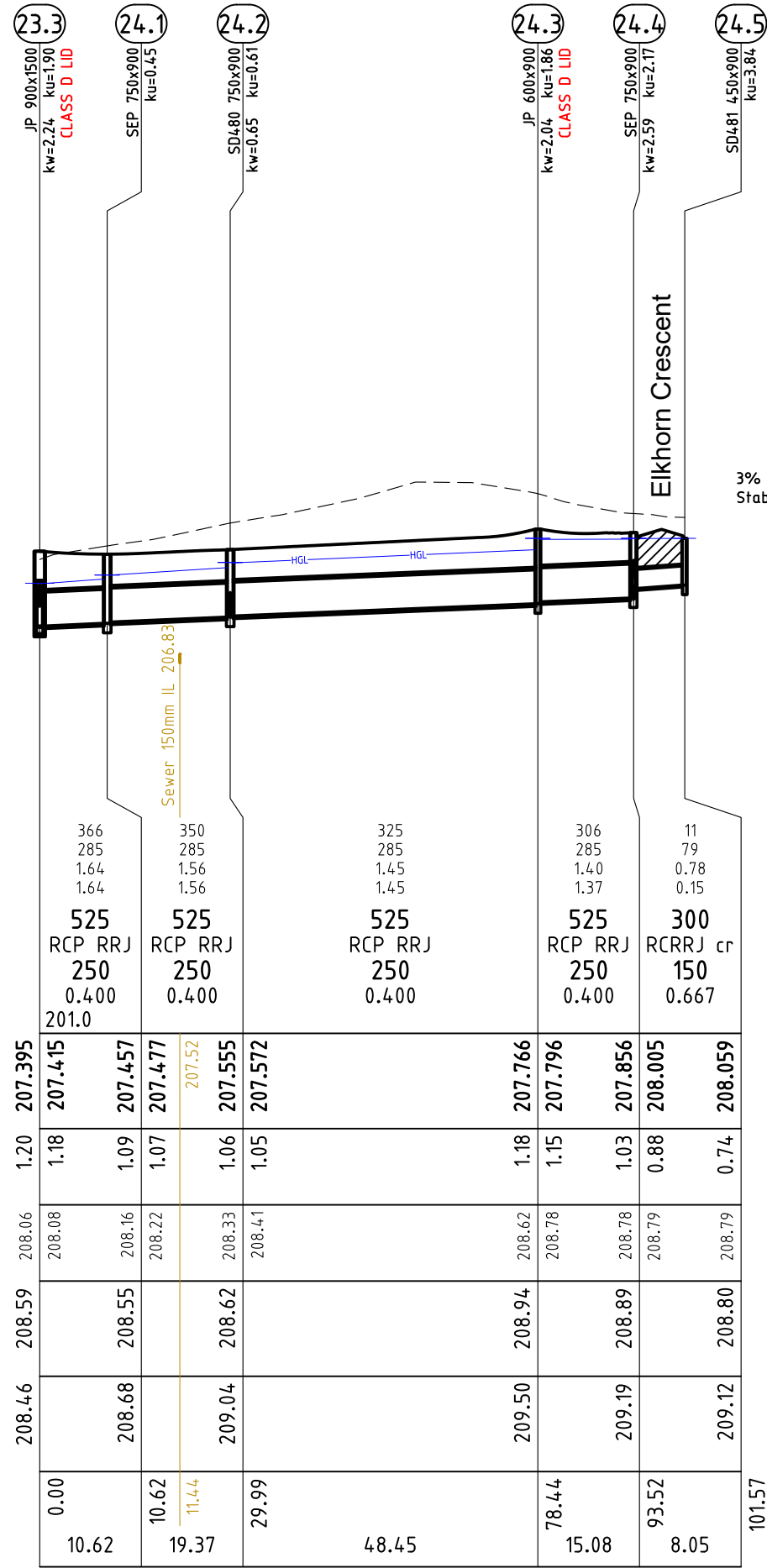
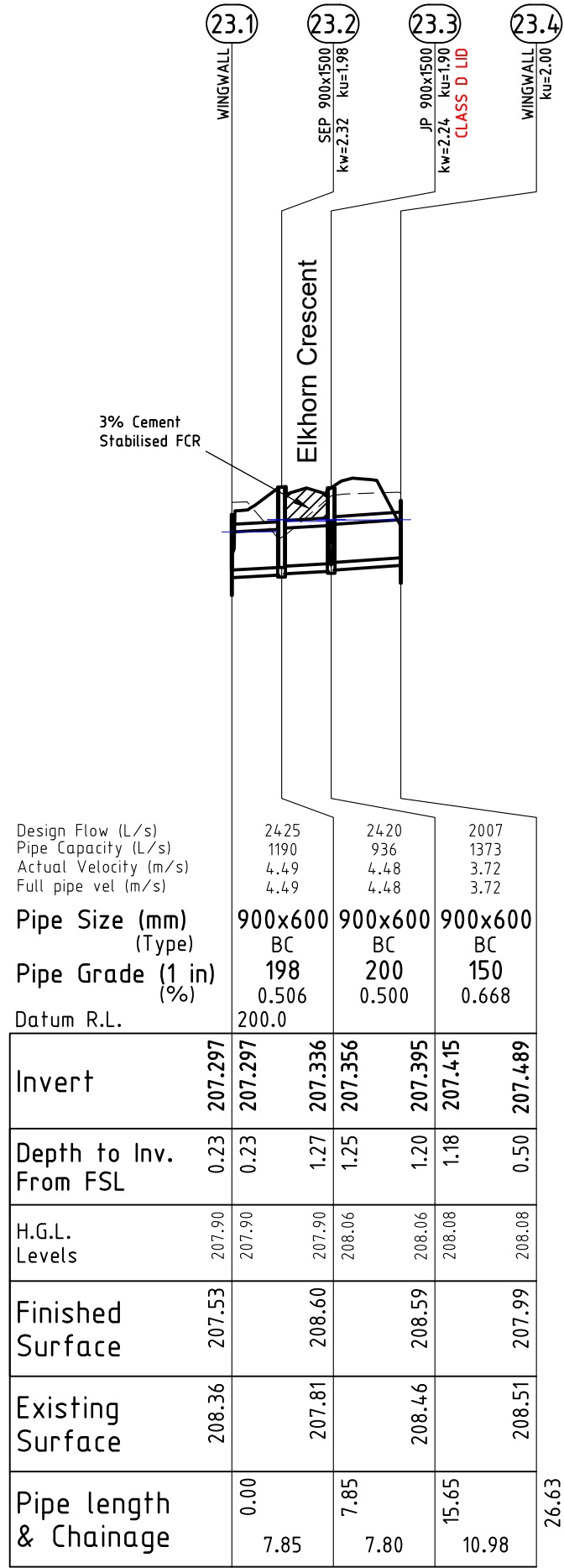
TERRACO
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Project Managers
Development Consultants

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Scale (m) AS SHOWN	
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)	
Drawing file: 24052 09 Reserve.dwg	LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage Four Reserve 3 Longitudinal & Cross Sections					
Council Ref: AM/887/2021	Water Auth. Ref: ----	Terraco Ref: 24052	Version 1	Sheet 22 of 26	

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GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS

APPROVED BY: Peter Brasier

DATE: 04 June 2025

6			Designed	Checked
5			T.Davies	A.Steel
4			Apr 2025	Apr 2025
3				
2			Approved	
1	Original Issue	16/04/2025	J.Sens	
0	Draft	-	Apr 2025	
Ver	Revision Description	Date	PE0011452	

Notes/Legend

Design and HGL based on 1% AEP for pipe 23 (primary drainage run).

Design and HGL based on 20% AEP for all other pipes.



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Scale (m)

H 1:1000 0 10 20

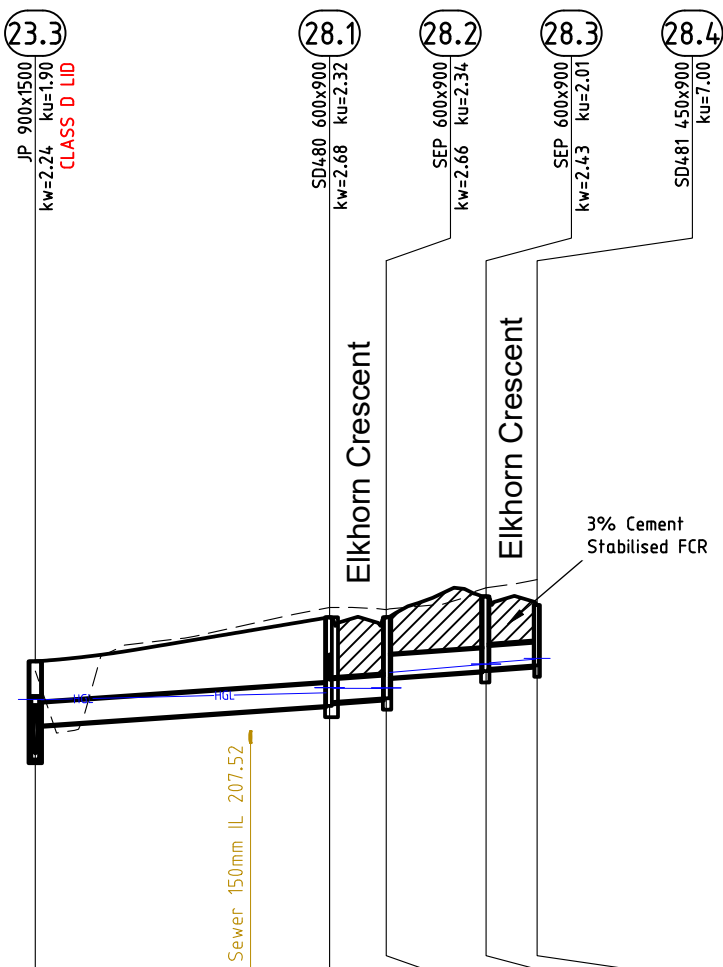
V 1:100 0 1 2

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

Drawing file: 24052 10 Drainage.dwg

LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye					
Brown Property Group					
Forest Ridge - Stage Four					
Drainage Longitudinal Sections 1					
Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet	
AM/887/2021	----	24052	1	23 of 26	



Design Flow (L/s)	50	15	14	12
Pipe Capacity (L/s)	114	79	114	79
Actual Velocity (m/s)	1.56	0.87	1.09	0.81
Full pipe vel (m/s)	0.71	0.22	0.19	0.17
Pipe Size (mm)	300	300	300	300
(Type)	PP SN8	RCRRJ cr	PP SN8	RCRRJ cr
Pipe Grade (1 in)	150	150	150	150
(%)	0.667	0.667	0.667	0.667
Datum R.L.	201.0			
Invert	207.395	208.003	208.375	208.463
	207.744	208.053	208.103	208.493
				208.538
Depth to Inv. From FSL	1.20	1.17	1.07	0.80
	0.85	1.12	0.80	0.99
				0.96
H.G.L. Levels	208.06	208.18	208.23	208.55
	208.08	208.24	208.45	208.57
				208.62
Finished Surface	208.59	209.18	209.18	209.45
Existing Surface	208.46	209.30	209.28	209.57
Pipe length & Chainage	0.00	38.93	46.43	59.63
			13.20	6.75
				66.38

6			Designed	Checked
5			T.Davies	A.Steel
4			Apr 2025	Apr 2025
3				
2			Approved	
1	Original Issue	16/04/2025	J.Sens	
0	Draft	-	Apr 2025	
Ver	Revision Description	Date	PE0011452	

Notes/Legend
Design and HGL based on 1% AEP for pipe 23 (primary drainage run).
Design and HGL based on 20% AEP for all other pipes.



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Scale (m)	H 1:1000 0 10 20	V 1:100 0 1 2
	All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)	
Drawing file:	LT0 Ref:	Council Ref:
24052 10 Drainage.dwg	PS907297S	AM/887/2021

City of Greater Bendigo - Strathfieldsaye
Brown Property Group
Forest Ridge - Stage Four
Drainage Longitudinal Sections 2

Water Auth. Ref:	Terraco Ref:	Version	Sheet
----	24052	1	24 of 26

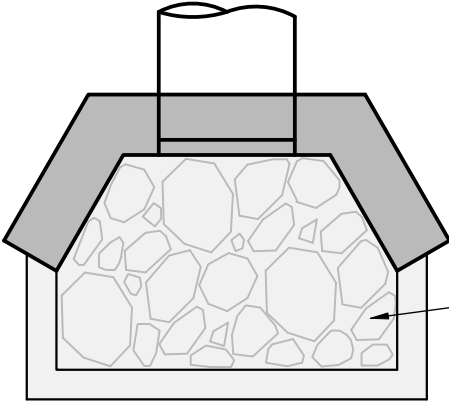
PIT SCHEDULE

PIT NAME	TYPE	EASTING (m) MGA	NORTHING (m) MGA	INTERNAL WD (mm)	LEN (mm)	INLET DIA (mm)	INV LEV (m) AHD	OUTLET DIA (mm)	INV LEV (m) AHD	PIT SETOUT RL (m) AHD	DEPTH (mm)	REMARKS
23.4	Wingwall	263107.289	5924277.926	0	0			900x600	207.489	208.389	900	
23.3	Junction Pit	263116.496	5924271.993	900	1500	900x600	207.415	900x600	207.395	208.592	1197	Class D Lid
23.2	Side Entry Pit	263121.244	5924265.804	900	1500	900x600	207.356	900x600	207.336	208.603	1267	
23.1	Wingwall	263128.638	5924263.448	0	0	900x600	207.297			208.170	873	
24.5	SD481 Grated	263193.276	5924309.902	900	450			300	208.059	208.796	737	
24.4	Side Entry Pit	263194.156	5924317.904	750	900	300	208.005	525	207.856	208.885	1029	750 wide
24.3	Junction Pit	263179.148	5924319.154	600	900	525	207.796	525	207.766	208.942	1177	Class D Lid
24.2	SD480 Grated	263140.532	5924289.93	750	900	525	207.572	525	207.555	208.618	1063	750 wide
24.1	Side Entry Pit	263125.023	5924278.327	750	900	525	207.477	525	207.457	208.546	1089	750 wide
23.3	Junction Pit	263116.496	5924271.993	900	1500	525	207.415			208.592	1197	
25.1	Side Entry Pit	263145.941	5924282.894	600	900			300	207.671	208.619	949	
24.2	SD480 Grated	263140.532	5924289.93	750	900	300	207.611			208.618	1063	750 wide
26.1	Grated Pit	263198.049	5924353.291	900	900			525	208.113	209.264	1150	Pipe Grille
24.4	Side Entry Pit	263194.156	5924317.904	750	900	525	207.876			208.885	1029	750 wide
27.1	Junction Pit	263241.868	5924312.655	450	450			225	208.517	209.226	710	Class D Lid
24.4	Side Entry Pit	263194.156	5924317.904	750	900	225	208.197			208.885	1029	750 wide
28.4	SD481 Grated	263083.261	5924225.26	900	450			300	208.538	209.337	799	
28.3	Side Entry Pit	263088.613	5924229.374	600	900	300	208.493	300	208.463	209.452	989	
28.2	Side Entry Pit	263090.292	5924242.205	600	900	300	208.375	300	208.103	209.176	1073	
28.1	SD480 Grated	263085.721	5924248.152	600	900	300	208.053	300	208.003	209.176	1173	
23.3	Junction Pit	263116.496	5924271.993	900	1500	300	207.744			208.592	1197	

Detail (A) - Wingwall

Wingwall 23.1

Plan View - Not to Scale



All rockwork for beaching must be generally in accordance with **Melbourne Water SD 7251/08/103.**

Reinforced concrete slab to be provided at inlet wingwall, with rock beaching embedded in slab and a concrete mowing strip provided around the edges. Beaching must be sandstone or similar, not basalt.

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS

APPROVED BY: Peter Brasier

DATE: 04 June 2025

6			Designed T.Davies Apr 2025	Checked A.Steel Apr 2025	Notes/Legend - xy setout to pit centre - setout level to pit cover level - Grated pit cover levels are to be set 150mm below Finished Surface Level	TERRACO 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 Fax: 03 5441 5506 E: info@terraco.com.au Web: www.terraco.com.au	Scale (m) NTS All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3) Drawing file: 24052 10 Drainage.dwg LT0 Ref: PS907297S	City of Greater Bendigo - Strathfieldsaye					
5								Brown Property Group					
4								Forest Ridge - Stage Four					
3								Drainage Pit Schedule					
2			Approved J.Sens Apr 2025 PE0011452										
1	Original Issue	16/04/2025											
0	Draft	-											
Ver	Revision Description	Date											
									Council Ref: AM/887/2021	Water Auth. Ref: ----	Terraco Ref: 24052	Version 1	Sheet 25 of 26

GENERAL NOTES

This earthworks plan shows details of works affecting the natural surface of the land, being cut and fill placed on the land to the extent and depth shown on this plan.

The depth of cut and fill is based on the approximate finished surface and is subject to final construction.

Any grading or spreading to correct minor surface irregularities less than 300mm in depth is not shown.

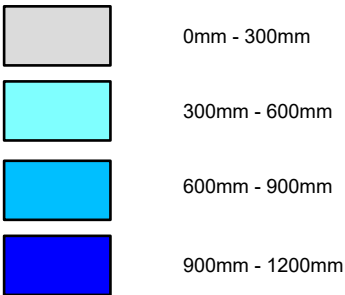
This plan does not show any other fill which may have been placed on the land.

Depths shown are not recommended foundation depths.

FILL DEPTHS



CUT DEPTHS



GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS

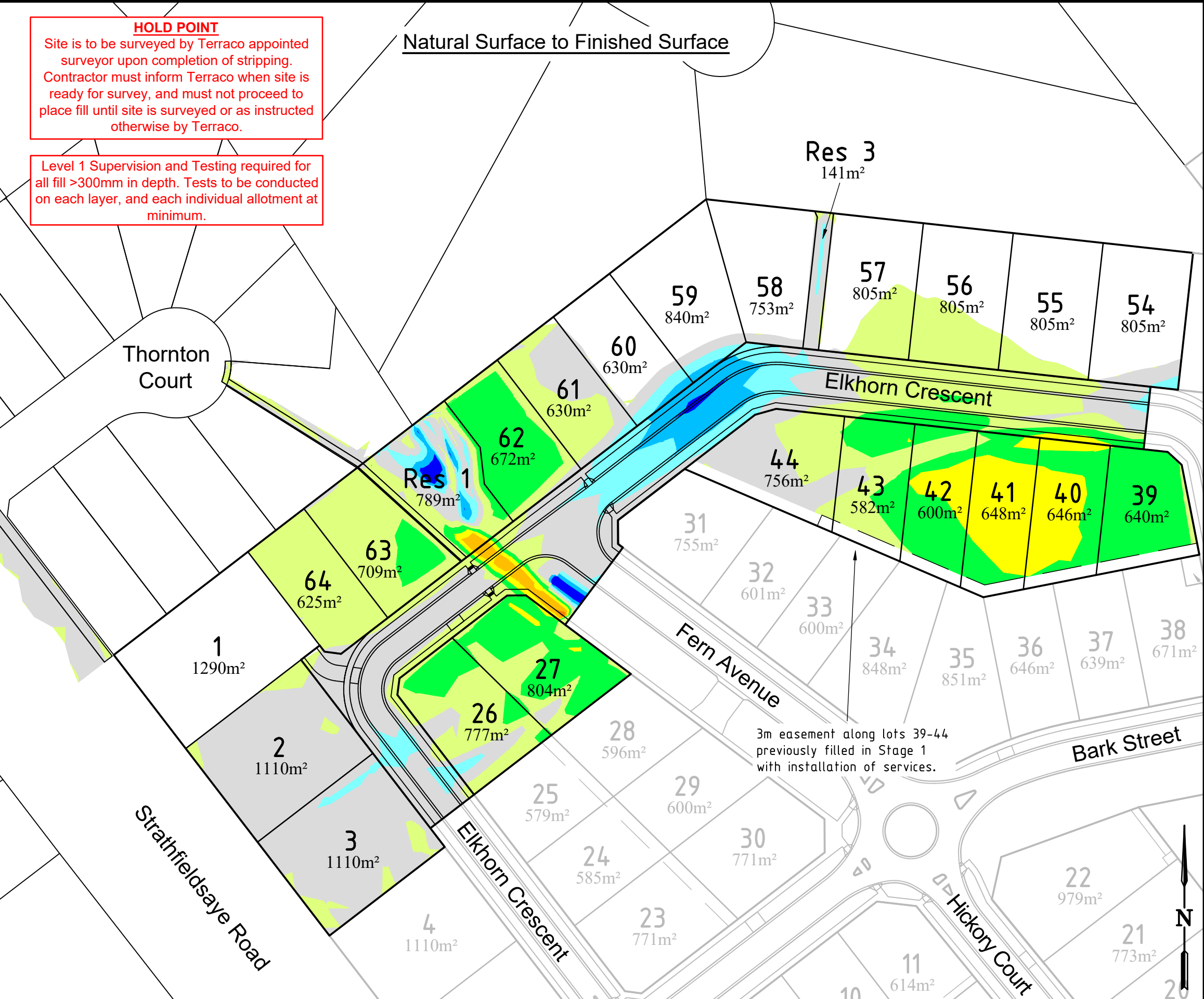
APPROVED BY: Peter Brasier

DATE: 04 June 2025

HOLD POINT
Site is to be surveyed by Terraco appointed surveyor upon completion of stripping. Contractor must inform Terraco when site is ready for survey, and must not proceed to place fill until site is surveyed or as instructed otherwise by Terraco.

Level 1 Supervision and Testing required for all fill >300mm in depth. Tests to be conducted on each layer, and each individual allotment at minimum.

Natural Surface to Finished Surface



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Notes/Legend

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Scale (m)

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(Original Sheet Size is A3)

Drawing file: 24052 11 Earthworks.dwg

LTO Ref: PS907297S

City of Greater Bendigo - Strathfieldsaye Brown Property Group Forest Ridge - Stage Four Earthworks Plan						
Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet		
AM/887/2021	----	24052	1	26 of 26		