



WARNING

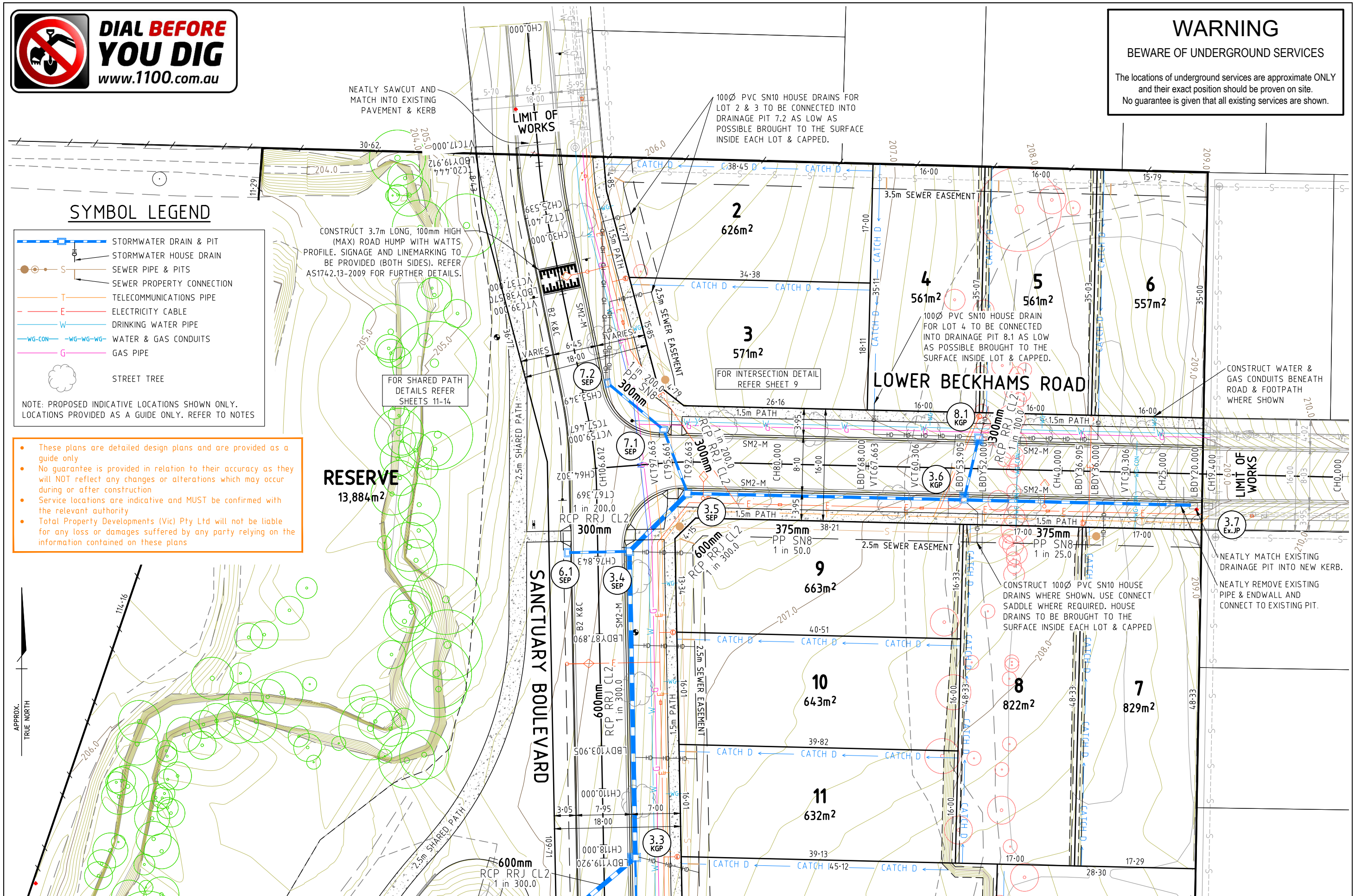
BEWARE OF UNDERGROUND SERVICES

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.

SYMBOL LEGEND

- STORMWATER DRAIN & PIT
 - STORMWATER HOUSE DRAIN
 - SEWER PIPE & PITS
 - SEWER PROPERTY CONNECTION
 - TELECOMMUNICATIONS PIPE
 - ELECTRICITY CABLE
 - DRINKING WATER PIPE
 - WATER & GAS CONDUITS
 - GAS PIPE
 - STREET TREE
- NOTE: PROPOSED INDICATIVE LOCATIONS SHOWN ONLY. LOCATIONS PROVIDED AS A GUIDE ONLY. REFER TO NOTES

- These plans are detailed design plans and are provided as a guide only
- No guarantee is provided in relation to their accuracy as they will NOT reflect any changes or alterations which may occur during or after construction
- Service locations are indicative and MUST be confirmed with the relevant authority
- Total Property Developments (Vic) Pty Ltd will not be liable for any loss or damages suffered by any party relying on the information contained on these plans



RESERVE
13,884m²

LOWER BECKHAMS ROAD

SANCTUARY BOULEVARD

GENERAL NOTES AND LEGEND

- FINISHED SURFACE CONTOURS SHOWN (0.1m INTERVAL)
- PROPOSED INDICATIVE STREET TREE LOCATION (LOCATION SUBJECT TO COUNCIL & AUTHORITY REQUIREMENTS).
- TREE TO BE REMOVED



DESIGNED B. Macfarlane 29/11/2021	DRAWN B. Macfarlane 29/11/2021	CHECKED D. Cranage 29/11/2021
APPROVED DAMIEN CRANAGE NER - 5299013		

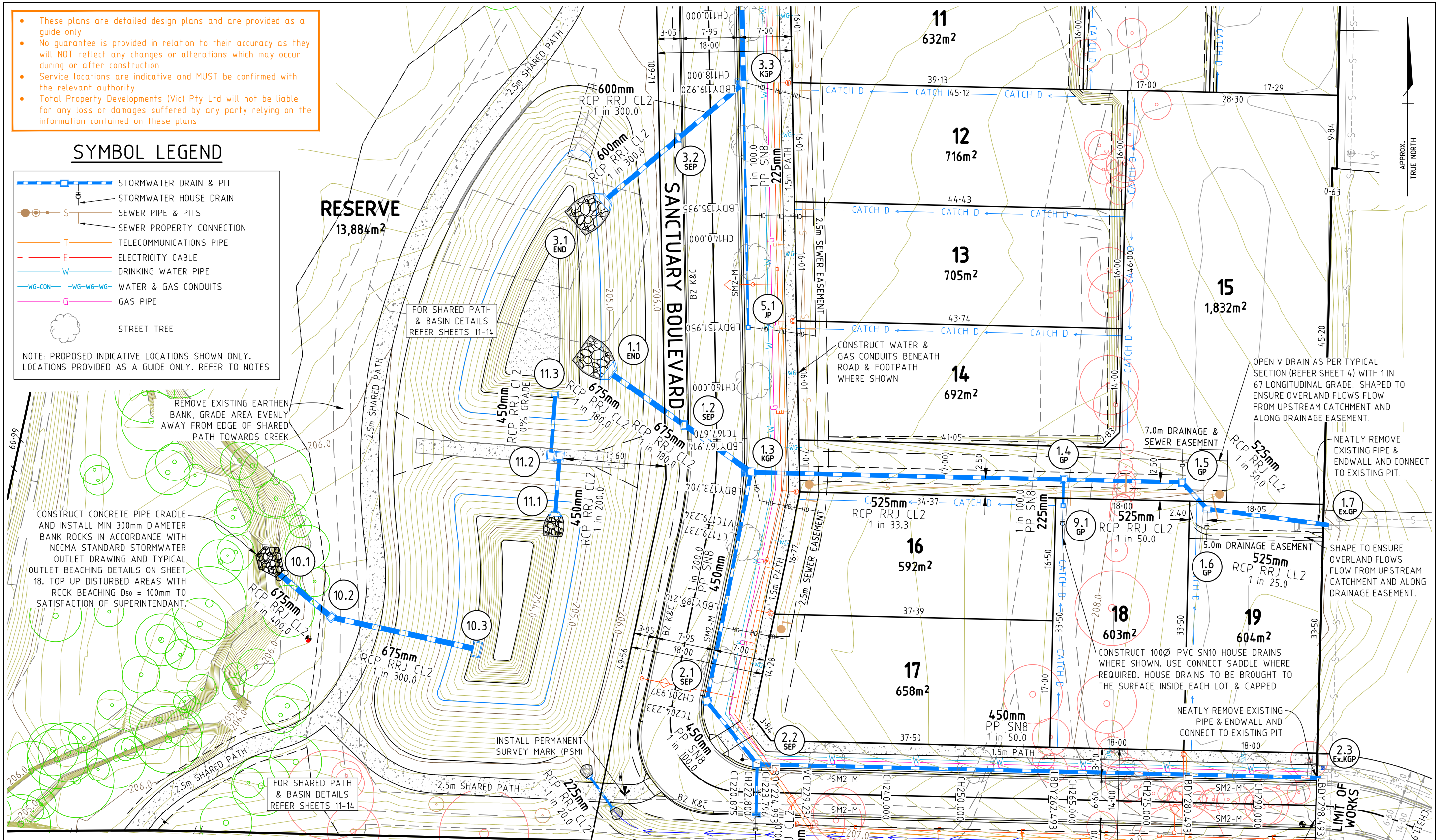
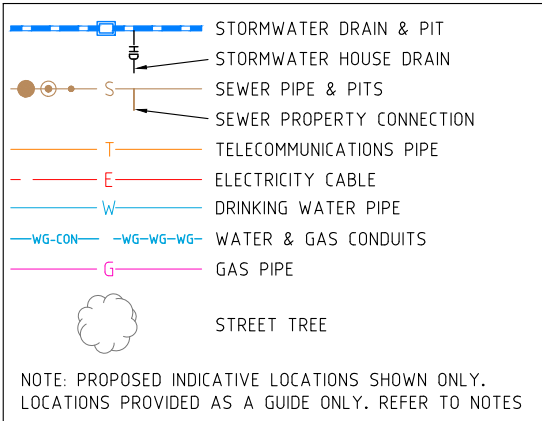
SCALE HOR - 1:500
HOR -5 -2.5 0 5 10
ORIGINAL SHEET SIZE A3 LENGTHS ARE IN METRES - LEVELS ARE TO AHD

HALIFAX PROPERTIES PTY LTD SANCTUARY GARDENS 62 LOWER BECKHAMS ROAD, MAIDEN GULLY LAYOUT PLAN 1		FILE REF: 15053 DRAW REF: L01 REVISION D SHEET 7 OF 42
COUNCIL CITY OF GREATER BENDIGO REF: AM/25/2017/A	WATER AUTHORITY COLIBAN WATER REF: ME21806	

REV	REVISION DESCRIPTION	DATE	APP'D
D	CONSTRUCTION ISSUE	17/05/2022	17/05/2022
C	REVISED AS PER CoGB COMMENTS (24/12/2021)	15/03/2022	15/03/2022
B	COUNCIL ISSUE	29/11/2021	29/11/2021
A	DRAFT		

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SYMBOL LEGEND



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FOR INTERSECTION DETAIL REFER SHEET 10

REDIRECT EXISTING HOUSE DRAINAGE OF No.150 EDWARDS ROAD TO NEW DRAINAGE PIT 4.1. EXISTING 450x450 GRATED PIT AND REDUNDANT PIPE TO BE REMOVED AND DISCARDED OFF SITE.

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D	CONSTRUCTION ISSUE	17/05/2022	17/05/2022
C	REVISED AS PER CoG COMMENTS (24/12/2021)	15/03/2022	15/03/2022
B	COUNCIL ISSUE	29/11/2021	29/11/2021
A	DRAFT		

GENERAL NOTES AND LEGEND

FINISHED SURFACE CONTOURS SHOWN (0.1m INTERVAL)

PROPOSED INDICATIVE STREET TREE LOCATION (LOCATION SUBJECT TO COUNCIL & AUTHORITY REQUIREMENTS).

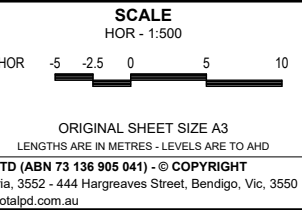
TREE TO BE REMOVED



DESIGNED	DRAWN	CHECKED
B. Macfarlane	B. Macfarlane	D. Cranage
29/11/2021	29/11/2021	29/11/2021

APPROVED

DAMIEN CRANAGE
NER - 5299013



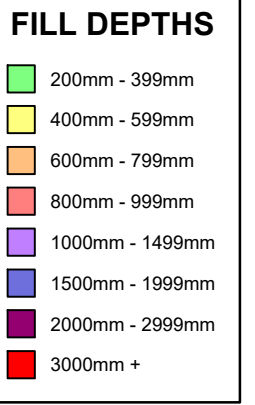
HALIFAX PROPERTIES PTY LTD
SANCTUARY GARDENS
62 LOWER BECKHAMS ROAD, MAIDEN GULLY
LAYOUT PLAN 2

COUNCIL
CITY OF GREATER BENDIGO
REF: AM/25/2017/A

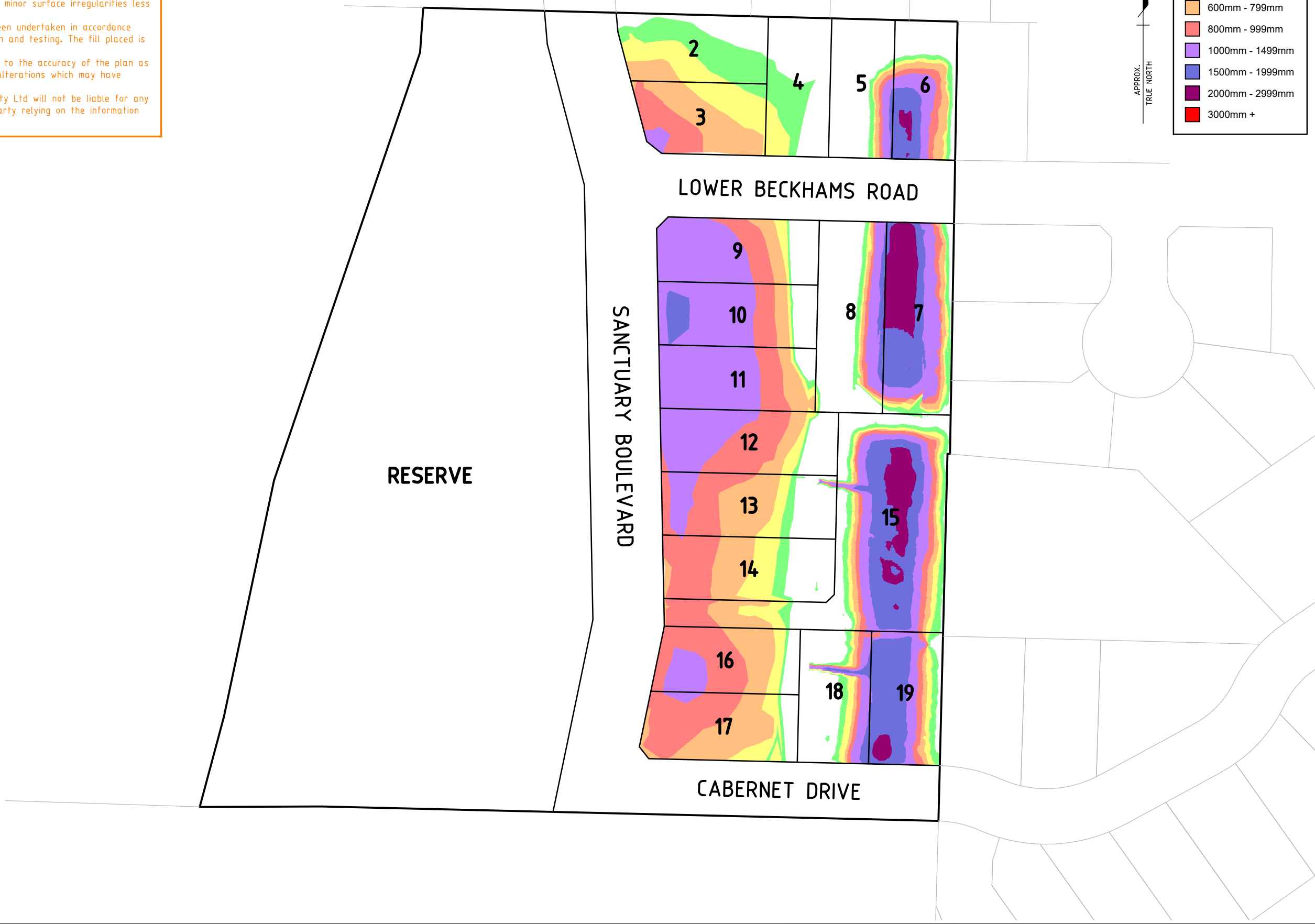
WATER AUTHORITY
COLIBAN WATER
REF: ME21806

FILE REF: 15053
DRAW REF: L01
REVISION D
SHEET 8 OF 42

- This Fill Plan details the works affecting the natural surface of the land within the subdivision which have been carried out prior to registration of the plan of subdivision, being fill placed on the land approximately to the extent and depth shown on this plan
- This plan does not show any other fill which may have been placed on the land.
- Any grading or spreading to correct minor surface irregularities less than 200mm in depth is not shown.
- The placement of fill on site has been undertaken in accordance with AS3798-2007 Level 1 supervision and testing. The fill placed is considered to be controlled fill.
- No guarantee is provided in relation to the accuracy of the plan as it will NOT reflect any changes or alterations which may have occurred after construction.
- Total Property Developments (Vic) Pty Ltd will not be liable for any loss or damages suffered by any party relying on the information contained on these plans



APPROX.
TRUE NORTH



REV	REVISION DESCRIPTION	DATE	APP'D
B	BASED ON SURVEYED FINISHED SURFACE LEVELS	07/09/2023	-
A	DRAFT	30/05/2023	-

GENERAL NOTES AND LEGEND

Total Property Developments
PLANNING ■ ENGINEERING ■ PROJECT MANAGEMENT

DESIGNED -	DRAWN B. Macfarlane 30/05/2023	CHECKED D. Cranage 30/05/2023	SCALE NOT TO SCALE
APPROVED DAMIEN CRANAGE PE00002497			ORIGINAL SHEET SIZE A3 LENGTHS ARE IN METRES - LEVELS ARE TO AHD
TOTAL PROPERTY DEVELOPMENTS (VIC) PTY LTD (ABN 73 136 905 041) - © COPYRIGHT All Correspondence to PO Box 1278, Bendigo, Victoria, 3552 - 444 Hargreaves Street, Bendigo, Vic, 3550 T: (03) 5443 7977 F: (02) 8282 4755 E: damien@totalpd.com.au			

HALIFAX PROPERTIES PTY LTD
SANCTUARY GARDENS
 62 LOWER BECKHAMS ROAD, MAIDEN GULLY
POST CONSTRUCTION FILL PLAN

COUNCIL
CITY OF GREATER BENDIGO
REF: AM/25/2017/A

WATER AUTHORITY
COLIBAN WATER
REF: ME21806

FILE REF: 15053
DRAW REF: FP01
REVISION B
SHEET 1 OF 1