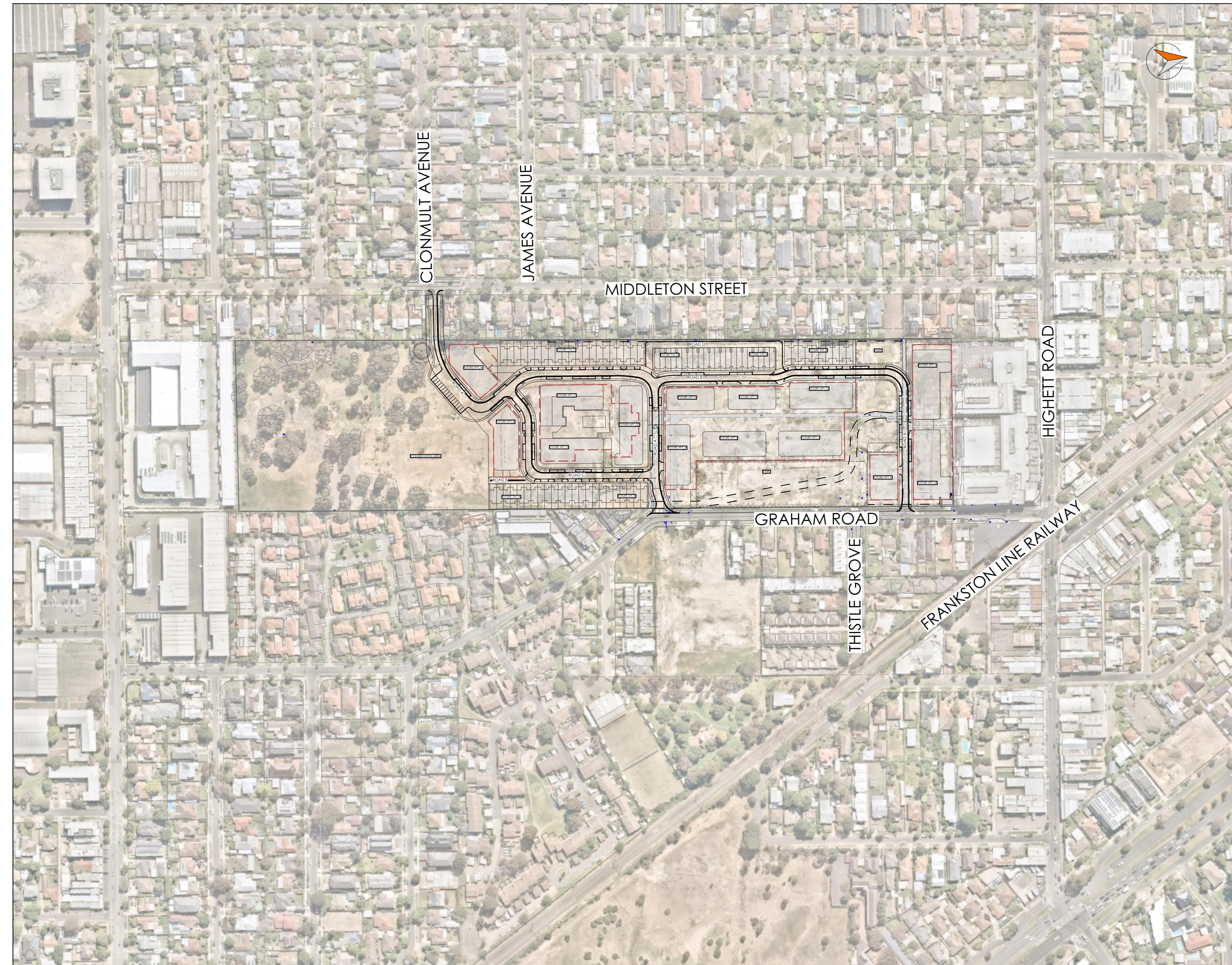


# CIVIL TOWN PLANNING SUBMISSION

DATE PLOTTED: 14/02/23 10:41 PM BY: GREGG DAVIS

Bayside City Council  
Planning and Environment Act 1987  
**ENDORSED PLAN**  
This plan complies with  
Planning Permit: S/2022/185/1  
Planning Permit issued: 28/9/2022  
Sheet 1 of 10  
Endorsed on: 11/10/2022  
Endorsed by: Tom Corrie



**LOCALITY PLAN**  
SCALE 1:2000

DRAWING REGISTRY	
DRAWING NUMBER	DRAWING TITLE
CI-TP-000-SK01	COVER SHEET, DRAWING REGISTRY AND LOCALITY PLAN
CI-TP-050-SK01	EXISTING CONDITIONS AND DEMOLITION PLAN
CI-TP-060-SK01	GENERAL ARRANGEMENT LAYOUT PLAN
CI-TP-080-SK01	OVERALL SERVICES LAYOUT PLAN
CI-TP-100-SK01	BULK EARTHWORKS PLAN
CI-TP-403-SK01	ROADS TYPICAL SECTIONS
CI-TP-520-SK01	STORMWATER DRAINAGE PLAN
CI-TP-600-SK01	SEWER MAIN - DETAIL PLAN
CI-TP-650-SK01	WATER MAIN - DETAIL PLAN
CI-TP-700-SK01	UNDERGROUND POWER & COMMUNICATIONS DETAIL PLAN

BUILDING ENVELOPES INDICATIVE  
ONLY AND SUBJECT TO SEPARATE  
PLANNING APPROVAL.

# SUNKIN

SUNKIN

CLIENT

CSIRO HIGHETT 37 GRAHAM ROAD, HIGHETT

PROJECT



PRELIMINARY  
NOT FOR CONSTRUCTION

29150-2 CI-TP-000-SK01 D

PROJECT No

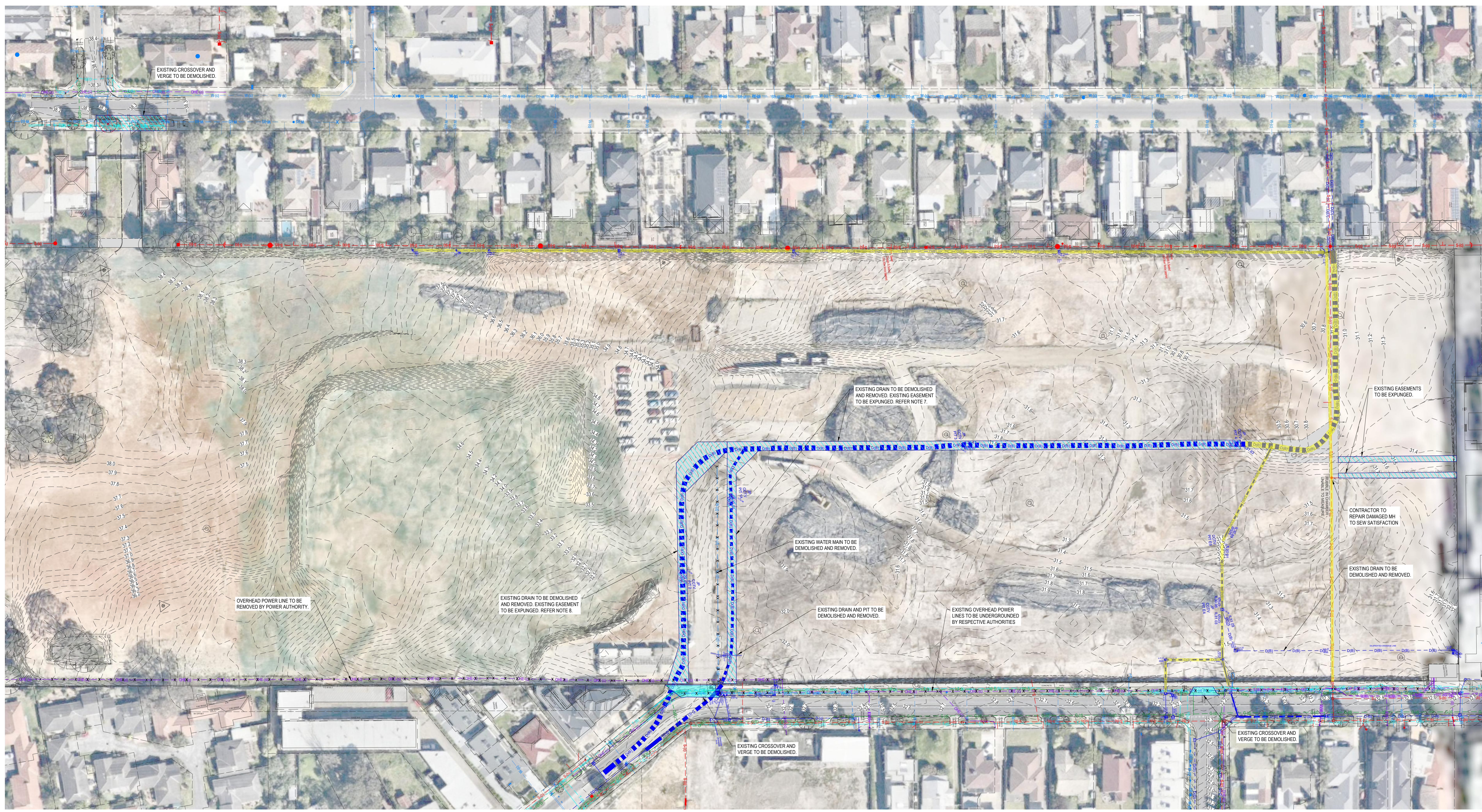
DRAWING No

REV

CAD FILE: 201903 CI-TP-000-SK01.DWG



DATE PLOTTED: 14/02/2023 11:48:46 BY: GREGG DAVE



**NOTES:**

- CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION IS DOCUMENTED IN ACCORDANCE WITH AS4488 1:2019, AND ADHERES TO THE FOLLOWING TABLE:
 

DESCRIPTION	QUALITY LEVEL A	QUALITY LEVEL B	QUALITY LEVEL C	QUALITY LEVEL D
EXPOSED AND VISIBLE	EXPOSED AND VISIBLE	ELECTRONICALLY LOCATED, INCLUDING DETAIL ON DEPTH	INFORMATION OBTAINED THROUGH ASSET PLANS, EXISTING RECORDS ETC. AND ALIGNED USING KNOWN LOCATION OF SURFACE FEATURES	ALIGNED BASED ON PLANS, EXISTING RECORDS, DEVD
ACCURACY	ABSOLUTE SPATIAL POSITION (HORIZONTAL AND VERTICAL) ±50mm	HORIZONTAL ± 300mm VERTICAL ± 500mm	HORIZONTAL ± 300mm	INDICATIVE ONLY
- LOCATIONS AND ALIGNMENTS OF EXISTING SERVICES SHOWN ON DRAWINGS ARE INDICATIVE ONLY. EXISTING SERVICES MAY EXIST THAT ARE NOT SHOWN AND MAY EXIST IN LOCATIONS DIFFERING FROM LOCATIONS SHOWN.
- PRIOR TO COMMENCING WORKS THE CONTRACTORS IS REQUIRED TO COMPLETE THEIR OWN DIAL BEFORE YOU DIG SEARCH AND ASCERTAIN THE PRECISE LOCATION OF ALL EXISTING SERVICES THAT COULD BE AFFECTED BY THE WORKS. METHOD OF LOCATING SERVICES MAY INCLUDE EXPLORATORY EXCAVATION OR NON DESTRUCTIVE SEARCH TECHNIQUES SUCH AS GROUND PENETRATING RADAR OR OTHER MEANS AS REQUIRED.
- STANTEC ACCEPTS NO RESPONSIBILITY IN RELATION TO EXTENT AND LOCATION OF EXISTING SERVICES IN THE VICINITY OF THE SITE.
- WHERE THE WORKS ARE FOUND TO BE IN CLASH WITH EXISTING SERVICES THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE SUPERINTENDING AND LIAISING WITH RELEVANT SERVICE AUTHORITIES TO ARRANGE DIVERSION OR PROTECTION WORKS THAT ARE REQUIRED. THE AUTHORITY CHARGES RELATING TO THESE SHALL BE AT THE EXPENSE OF THE PRINCIPAL. THE CONTRACTOR SHALL BE REQUIRED TO SEEK CLEARANCE PROGRAM AND COORDINATE THESE WORKS WITH THE RELEVANT SERVICE AUTHORITY AND THEIR CONTRACTORS. THE CONTRACTOR MUST ALSO ARRANGE FOR RELOCATION AND / OR PROTECTION OF EXISTING SERVICES AS REQUIRED TO SUIT SURROUNDING NEW WORK. CONSTRUCTION LOADINGS AND TO SUIT FINAL FINISHED SURFACE LEVELS AND GRADES.
- THE PROJECT AREA CONTAINS THE FOLLOWING SERVICES. FOR ASSISTANCE IN LOCATING ASSETS OR IN AN EMERGENCY CONTACT:
 

AUTHORITY	SERVICE	TELEPHONE
MULTINET GAS	GAS	0395358326
CITY OF KINGSTON	STORMWATER	0395814345
BAYSIDE CITY COUNCIL	STORMWATER	039594392
SOUTH EAST WATER CORPORATION	WATER / SEWER	039523459
MELBOURNE WATER	WATER / SEWER	0396796666
NBN Co. Vic tas	COMMS	180026762
PIPE NETWORKS. VIC	COMMS	1800201100
Optus and/or Uoemom. Vic	COMMS	1800555777
VERNE PTY LTD	COMMS	039945727
UNITED ENERGY	ELECTRICITY	1300131689
Telstra VICTAS	COMMS	1800653935
VICTRACK ACCESS	RAIL	039198078
- EXISTING TRENCH TO BE BACKFILLED WITH SITE WON MATERIAL.
- EXISTING TRENCH TO BE BACKFILLED WITH VICROADS TYPE A MATERIAL AND COMPACTED IN LAYERS OF 200mm. THE CONTRACTOR IS TO ENGAGE A GEOTECHNICAL ENGINEER TO WITNESS AND TEST THE COMPACTION. TO BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY TESTING USING STANDARD COMPACTIVE EFFORT FOR CBR AND SWELL.

**LEGEND**

	EXISTING DRAINAGE
	EXISTING WATER
	EXISTING ELECTRICAL
	EXISTING ELECTRICAL HIGH VOLTAGE
	EXISTING ELECTRICAL LOW VOLTAGE
	EXISTING ELECTRICAL OVERHEAD
	EXISTING GAS
	EXISTING TELECOMMUNICATIONS
	EXISTING NBN
	EXISTING FIBRE OPTIC
	EXISTING SEWER
	EXISTING AUTHORITY INFRASTRUCTURE TO BE PROTECTED DURING WORKS
	EXISTING TO BE EXPUNGED/DEMOLISHED

Bayside City Council  
Planning and Environment Act 1987  
**ENDORSED PLAN**  
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Planning Permit: 5/2022/196/1  
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Sheet 2 of 10  
Endorsed on: 11/10/2022  
Endorsed by: Tom Corrie



REV	DESCRIPTION	DRAWN	APP'D	DATE
D	REVISED TOWN PLANNING SUBMISSION	DG	DMG	01/04/22
C	REVISED TOWN PLANNING SUBMISSION	DG	DMG	24/02/22
B	REVISED TOWN PLANNING SUBMISSION	DG	DMG	16/02/22
A	TOWN PLANNING SUBMISSION	DG	DMG	23/12/20

CSIRO HIGHETT  
37 GRAHAM ROAD,  
HIGHETT

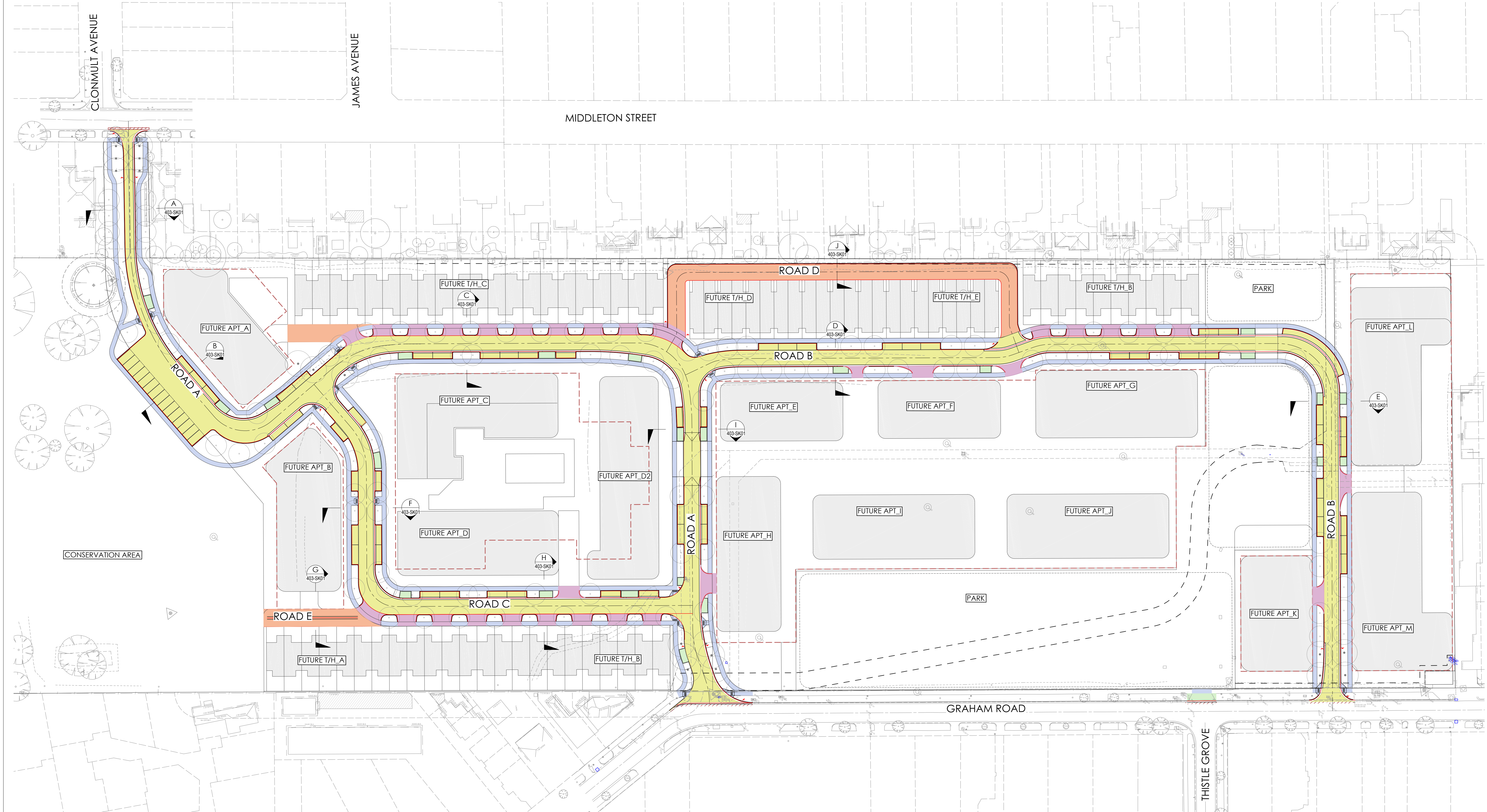
EXISTING CONDITIONS  
AND DEMOLITION PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
CIVIL

MGA55	mAHD	1:500	29150-2	CI-TP-050-SK01	D
COORDS	DATUM	SCALE @ A0	PROJECT No.	DRAWING No.	REV



DATE PLOTTED: 14/02/2023 14:14:16 BY: GREG DAVE



BUILDING ENVELOPES INDICATIVE ONLY AND SUBJECT TO SEPARATE PLANNING APPROVAL.

- LEGEND**
- BUILDING BASEMENT EXTENT
  - PAVEMENT TYPE 1 DEEP STRENGTH ASPHALT
  - PAVEMENT TYPE 2 LIGHT DUTY CONCRETE
  - PAVEMENT TYPE 3 MEDIUM DUTY CONCRETE
  - PAVEMENT TYPE 4 LANEWAY DUTY CONCRETE
  - RAINGARDEN
  - REINSTATEMENT PAVEMENT

Bayside City Council  
 Planning and Environment Act 1987  
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 Sheet 3 of 10  
 Endorsed on: 11/10/2022  
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A	TOWN PLANNING SUBMISSION	DC	DMG	23/12/20

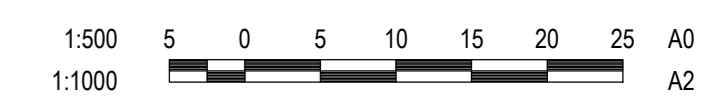
CSIRO HIGHETT  
37 GRAHAM ROAD,  
HIGHETT

GENERAL ARRANGEMENT  
PLAN

PROJECT TITLE: CSIRO HIGHETT 37 GRAHAM ROAD, HIGHETT  
 DATUM: mAHd  
 SCALE @ A0: 1:500  
 PROJECT NO: 29150-2  
 DRAWING NO: CI-TP-060-SK01

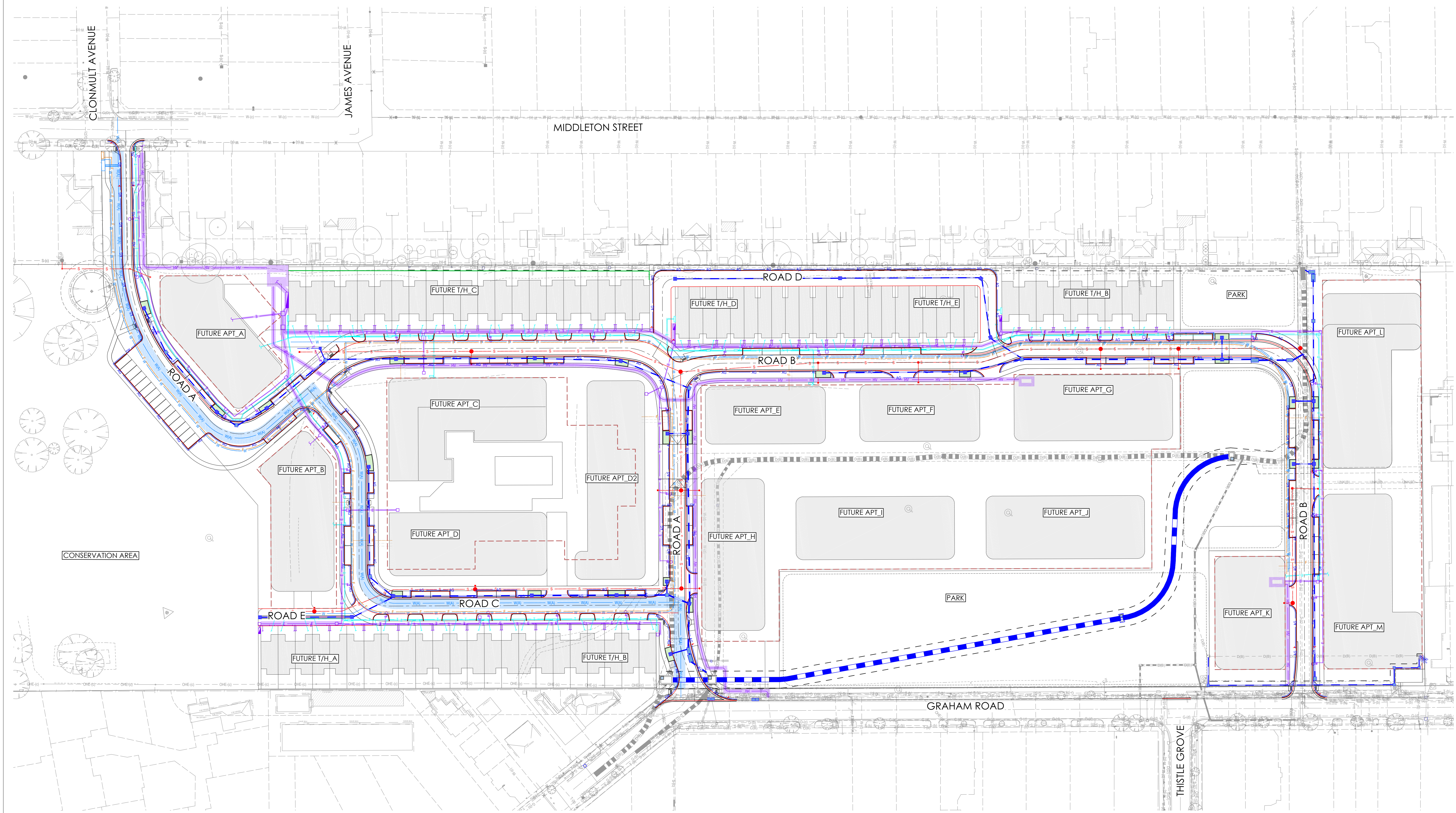
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
CIVIL

E





DATE PLOTTED: 14/02/2023 11:54:46 BY: GREG DAVE



BUILDING ENVELOPES INDICATIVE ONLY AND SUBJECT TO SEPARATE PLANNING APPROVAL.

**LEGEND**

- BUILDING BASEMENT EXTENT
- PROPOSED DRAINAGE
- PROPOSED MELBOURNE WATER DIVERSION
- PROPOSED WATER
- PROPOSED AUTHORITY WATER
- PROPOSED ELECTRICAL
- PROPOSED ELECTRICAL HIGH VOLTAGE
- PROPOSED TELECOMMUNICATIONS
- PROPOSED FIRE
- PROPOSED SEWER

Bayside City Council  
 Planning and Environment Act 1987  
**ENDORSED PLAN**  
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 Planning Permit Issued: 28/9/2022  
 Sheet 4 of 10  
 Endorsed on: 11/10/2022  
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A	TOWN PLANNING SUBMISSION	DG	DMG	23/02/20

ARCHITECTURE

CSIRO HIGHETT  
 37 GRAHAM ROAD,  
 HIGHETT

OVERALL SERVICES  
 LAYOUT PLAN

PROJECT TITLE: CSIRO HIGHETT 37 GRAHAM ROAD, HIGHETT

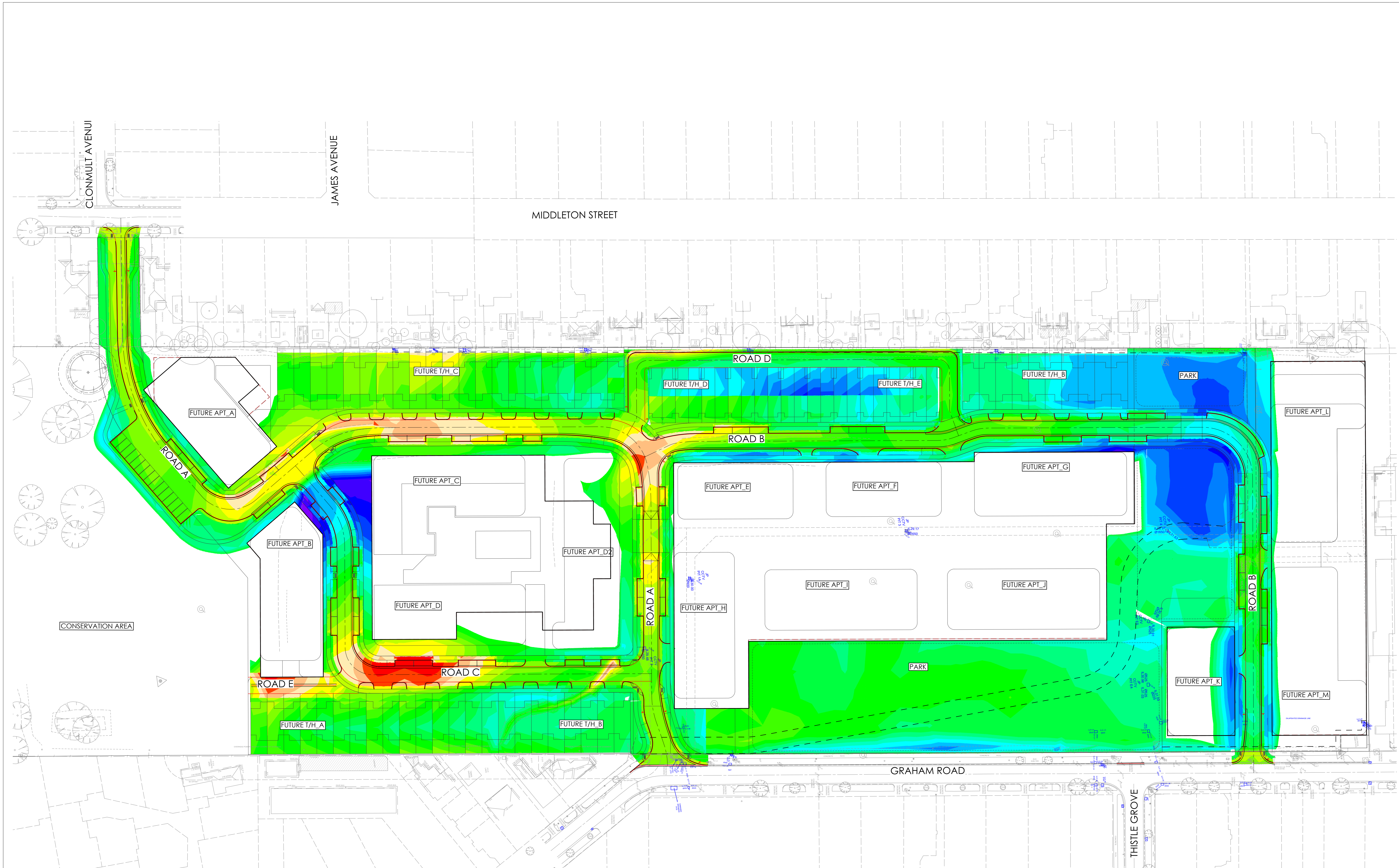
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**PRELIMINARY**  
NOT FOR CONSTRUCTION  
CIVIL

E



DATE PLOTTED: 14/02/23 11:14PM BY: GREG DAVE



BUILDING ENVELOPES INDICATIVE ONLY AND SUBJECT TO SEPARATE PLANNING APPROVAL.

- NOTES:**
- BULK EARTHWORKS BASED ON THE FOLLOWING:
    - 150mm TOWNHOUSE SLAB THICKNESS
    - 400mm ROAD PAVEMENT BUILDUP
  - NO ALLOWANCE HAS BEEN MADE FOR STRIPPING OF EXISTING SURFACES.
  - NO BUILDUP ALLOWANCE HAS BEEN MADE FOR DRIVEWAY PAVEMENT AREAS.
  - NO ALLOWANCE HAS BEEN MADE FOR EXCAVATION RELATED TO THE APARTMENT BUILDINGS & BASEMENTS.

Surface Analysis: Elevation Ranges

Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	2D Area (m <sup>2</sup> )
1	Red	-2.000	-1.900	0.0
2	Red	-1.900	-1.800	0.0
3	Red	-1.800	-1.700	0.0
4	Red	-1.700	-1.600	0.1
5	Orange	-1.600	-1.500	8.2
6	Orange	-1.500	-1.400	58.4
7	Orange	-1.400	-1.300	150.2
8	Orange	-1.300	-1.200	123.6
9	Orange	-1.200	-1.100	213.9
10	Yellow	-1.100	-1.000	313.3
11	Yellow	-1.000	-0.900	290.7
12	Yellow	-0.900	-0.800	529.6
13	Yellow	-0.800	-0.700	704.7
14	Yellow	-0.700	-0.600	721.2
15	Yellow	-0.600	-0.500	1067.3
16	Yellow	-0.500	-0.400	1348.1
17	Yellow	-0.400	-0.300	1651.2
18	Yellow	-0.300	-0.200	1849.8
19	Yellow	-0.200	-0.100	2335.3
20	Yellow	-0.100	0.000	3126.8
21	Yellow	0.000	0.100	3066.7
22	Yellow	0.100	0.200	2822.9
23	Yellow	0.200	0.300	2448.4
24	Yellow	0.300	0.400	2394.8
25	Yellow	0.400	0.500	1665.5
26	Yellow	0.500	0.600	1323.8
27	Yellow	0.600	0.700	1081.2
28	Yellow	0.700	0.800	942.5
29	Yellow	0.800	0.900	1210.8
30	Yellow	0.900	1.000	984.5
31	Yellow	1.000	1.100	828.8
32	Yellow	1.100	1.200	650.9
33	Yellow	1.200	1.300	690.3
34	Yellow	1.300	1.400	459.8
35	Yellow	1.400	1.500	107.4
36	Yellow	1.500	1.600	46.4
37	Yellow	1.600	1.700	55.4
38	Yellow	1.700	1.800	43.4
39	Yellow	1.800	1.900	41.4
40	Yellow	1.900	2.000	25.2
41	Yellow	2.000	2.100	1.2

**CUT / FILL VOLUMES**

CUT / FILL	VOLUME
TOTAL CUT	5504m <sup>3</sup>
TOTAL FILL	10480m <sup>3</sup>
BALANCE	4975m <sup>3</sup> FILL

Bayside City Council  
Planning and Environment Act 1987  
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Sheet 5 of 10  
Endorsed on: 11/10/2022  
Endorsed by: Tom Corrie

REV	DESCRIPTION	DRAWN	APP'D	DATE
E	REVISED TOWN PLANNING SUBMISSION	DG	DMG	01/04/22
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A	TOWN PLANNING SUBMISSION	DC	DMG	23/02/20

**SUNKIN**  
ARCHITECT/CLINT

CSIRO HIGHETT  
37 GRAHAM ROAD,  
HIGHETT

BULK EARTHWORKS PLAN

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COORDS DATUM SCALE @ A0 PROJECT No. DRAWING No. REV

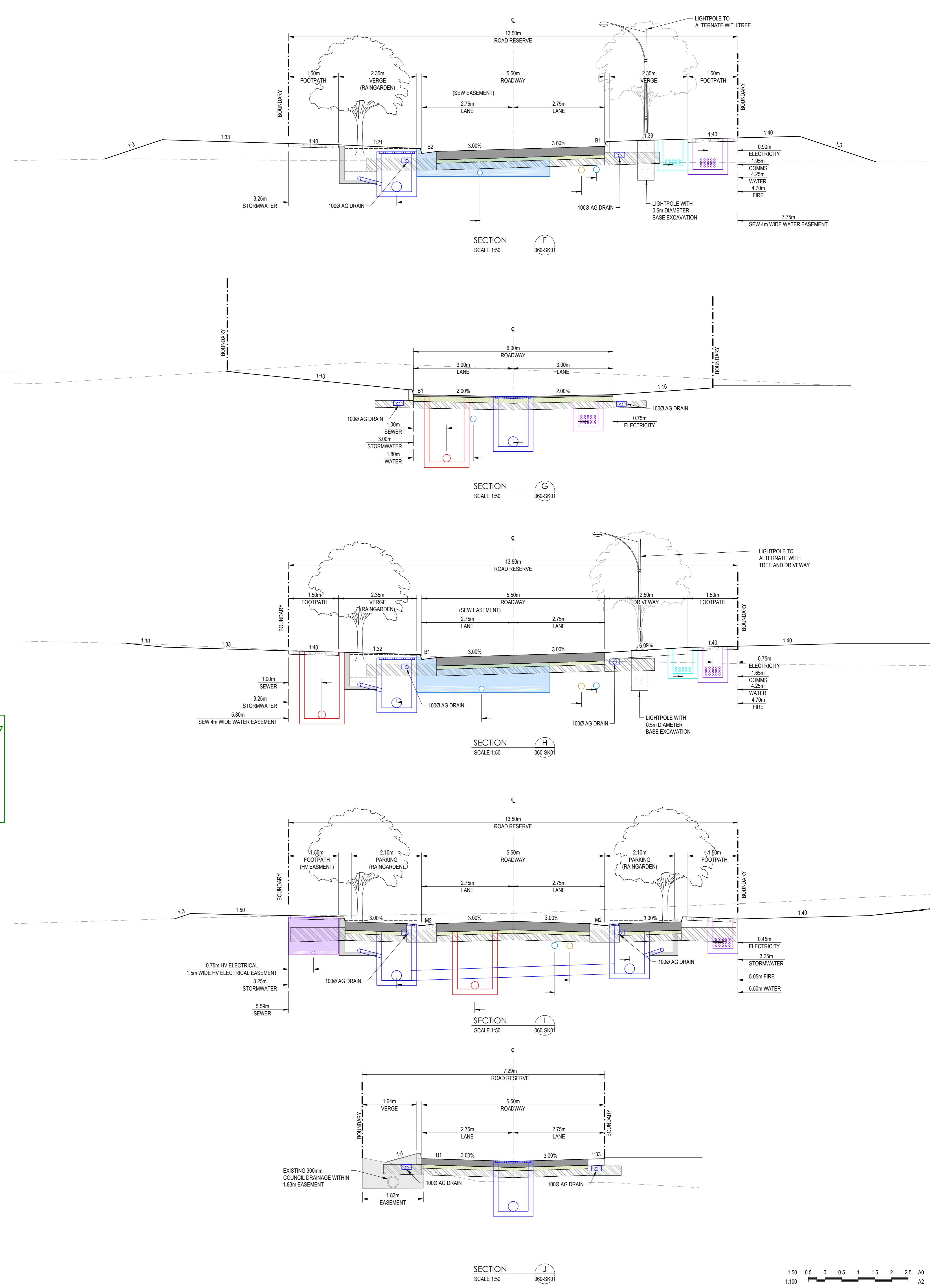
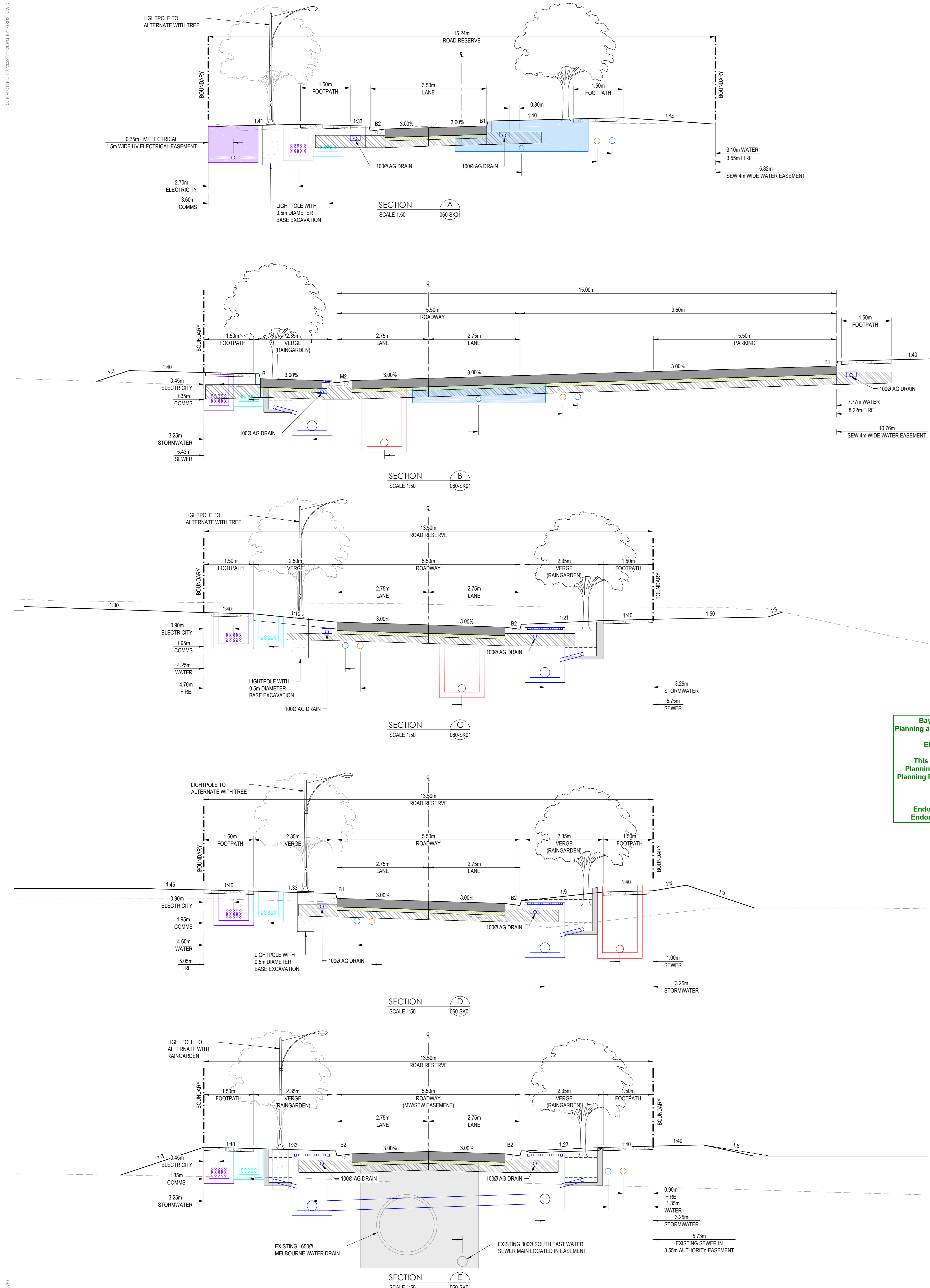
**Stantec**

PRELIMINARY  
NOT FOR CONSTRUCTION  
CIVIL

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DATE PLOTTED: 14/02/2023 14:02:18 BY: GREG DAVE



Bayside City Council  
 Planning and Environment Act 1987  
 ENDORSED PLAN  
 This plan complies with  
 Planning Permit: 6/2022/185/1  
 Planning Permit issued: 28/9/2022  
 Sheet 6 of 10  
 Endorsed on: 11/10/2022  
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REV	DESCRIPTION	DRAWN	APP'D	DATE
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BUILDING ENVELOPES INDICATIVE ONLY AND  
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**SUNKIN**  
 ARCHITECT/CLIENT

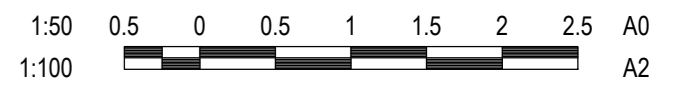
CSIRO HIGHTT  
 37 GRAHAM ROAD,  
 HIGHTT  
 ROADS TYPICAL SECTIONS

**Stantec**

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 CIVIL

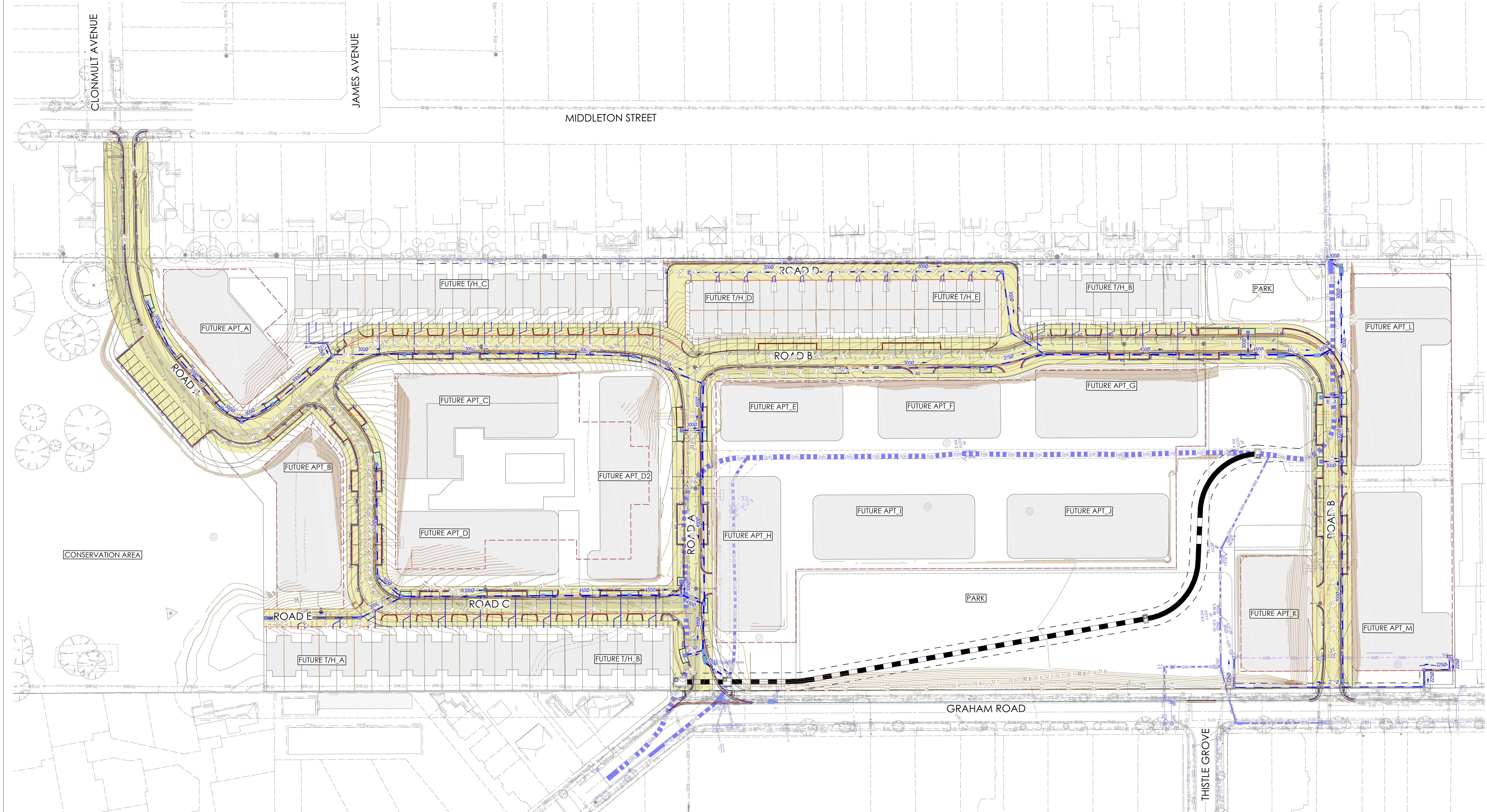
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COORDS DATUM SCALE @ A0 PROJECT No DRAWING No REV





DATE PLOTTED: 14/02/23 14:48 PM BY: GREG DAVE



BUILDING ENVELOPES INDICATIVE ONLY AND SUBJECT TO SEPARATE PLANNING APPROVAL.

- LEGEND**
- PROPOSED STORMWATER PIT AND DRAIN
  - PROPOSED MELBOURNE WATER DIVERSION
  - PROPOSED AG DRAIN
  - PROPOSED SWALE
  - PIT REFERENCE
  - PROPOSED GRATED PIT
  - PROPOSED JUNCTION PIT
  - PROPOSED SIDE ENTRY PIT
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED RAINGARDEN
  - PROPOSED SERVICES CORRIDOR EXTENT

Bayside City Council  
 Planning and Environment Act 1987  
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 Sheet 7 of 10  
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REV	DESCRIPTION	DRAWN	APP'D	DATE
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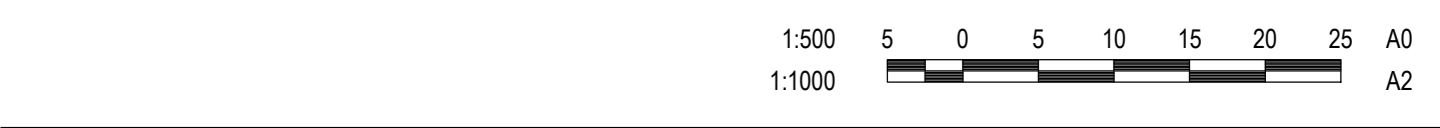
ARCHITECTURE

CSIRO HIGHETT  
 37 GRAHAM ROAD,  
 HIGHETT

STORMWATER DRAINAGE  
 PLAN

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 CIVIL

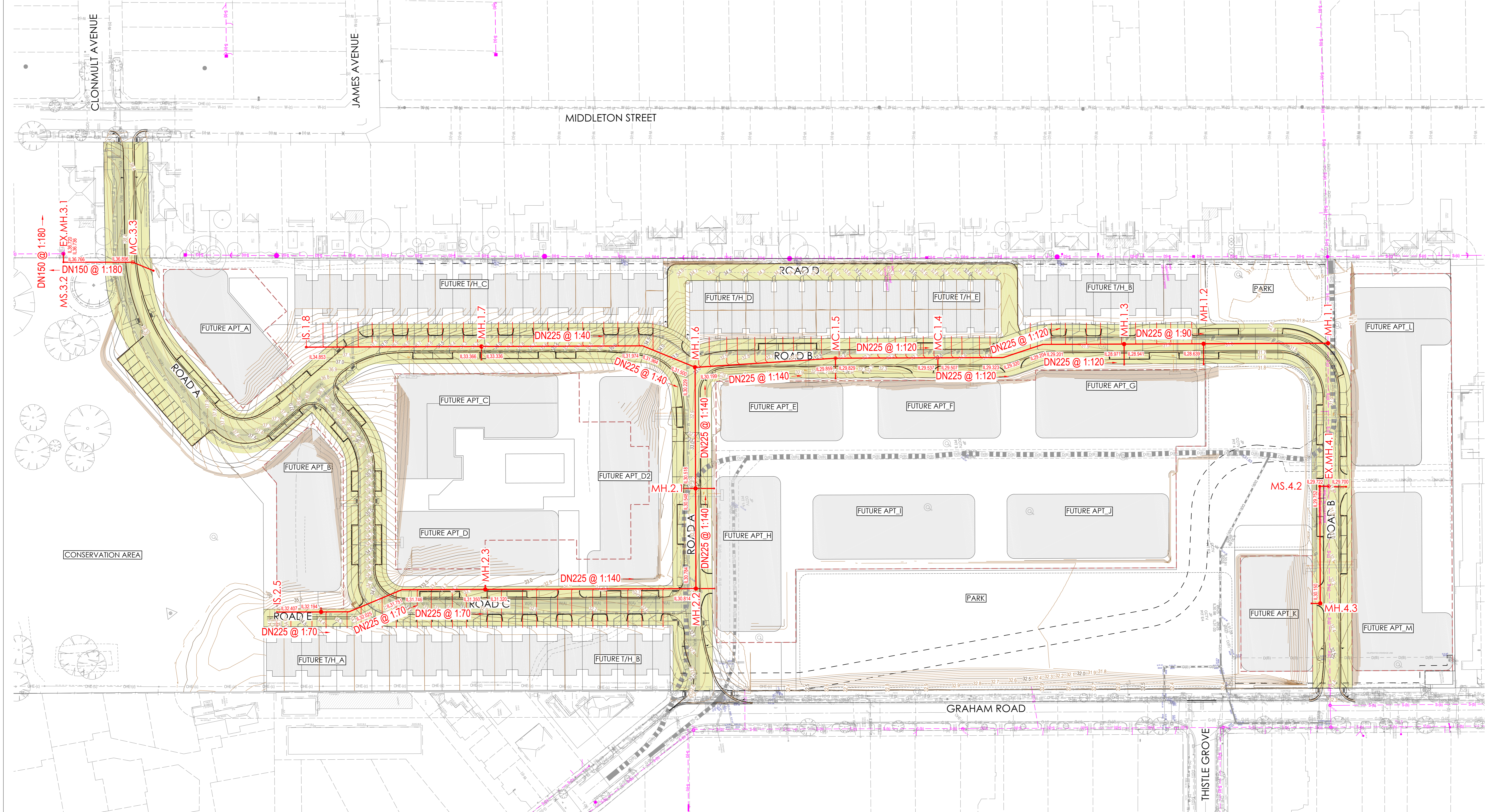
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PROJECT TITLE	COORDS	DATUM	SCALE @ A0	PROJECT No.	DRAWING No.	REV
	MGA55	mAHD	1:500	29150-2	CI-TP-520-SK01	E



DATE PLOTTED: 11/02/2022 11:58:19 AM BY: GREG DAVE



BUILDING ENVELOPES INDICATIVE ONLY AND SUBJECT TO SEPARATE PLANNING APPROVAL.

- LEGEND**
- S --- EXISTING SEWER
  - RM --- EXISTING SEWER RISING MAIN
  - MH 1-5 • MANHOLE
  - MC 1-4 • MAINTENANCE CHAMBER
  - MS 1-3 ○ MAINTENANCE SHAFT
  - TMS 3.3 ■ TERMINAL MAINTENANCE SHAFT
  - DN225 --- GRAVITY MAIN FLOW DIRECTION
  - PROPOSED GRAVITY MAIN
  - SEWER INVERT LEVEL
  - TYPE 2 PROPERTY CONNECTION INFORMATION
  - CH7m
  - ✕ ISOLATION VALVE (REFER PSS-1005 FOR DETAILS)
  - ✕ INLINE AIR VALVE
  - PROPOSED SERVICES CORRIDOR EXTENT

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ARCHITECTURE

CSIRO HIGHETT  
 37 GRAHAM ROAD,  
 HIGHETT

SEWER MAIN -  
 DETAIL PLAN

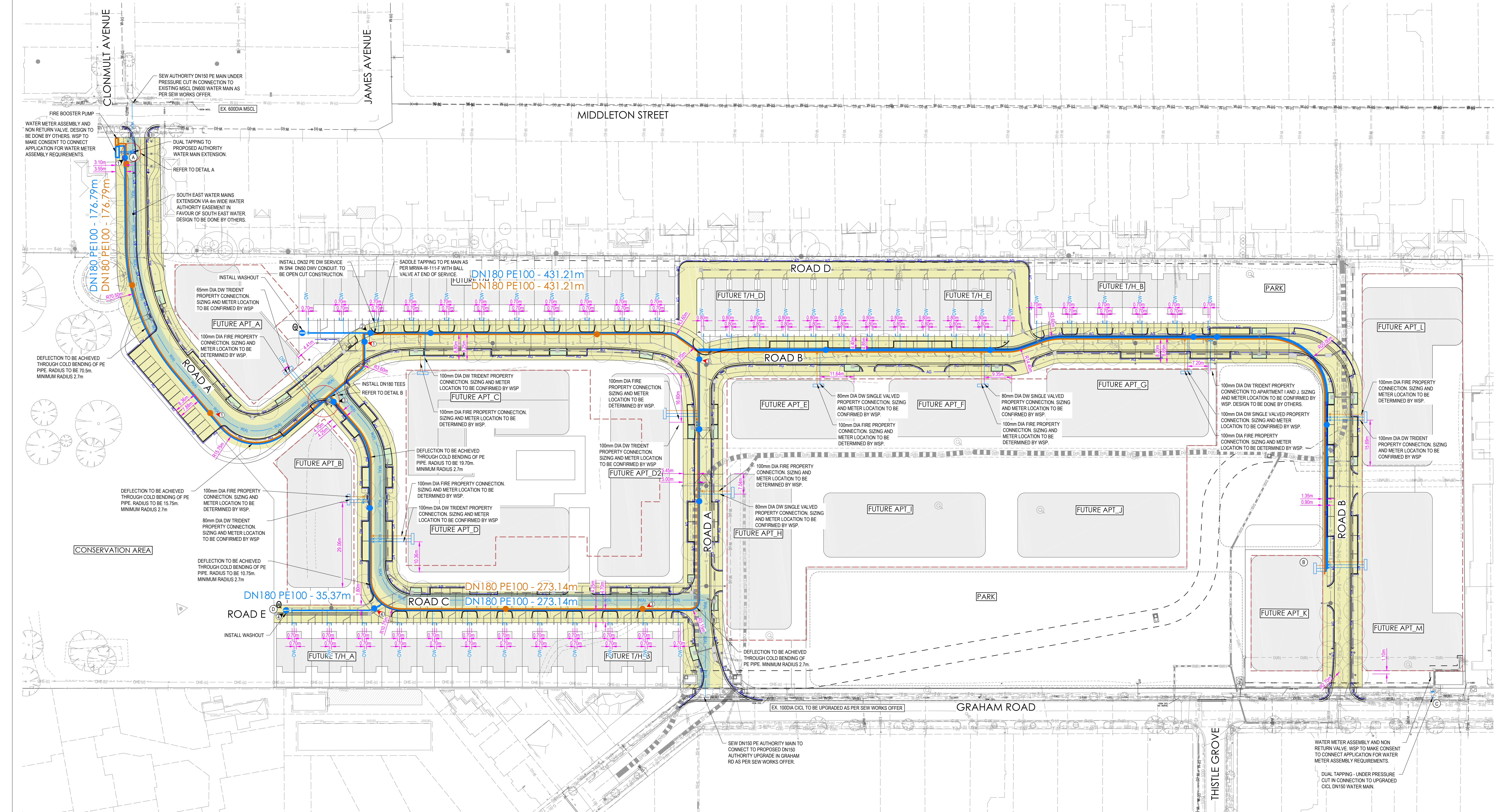
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	MGA55	mAHD	1:500	29150-2	CI-TP-600-SK01	E

1:500  
 5 0 5 10 15 20 25 A0  
 1:1000 A2

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 CIVIL



DATE PLOTTED: 14/02/2023 11:58:00 AM BY: GREG DAVE



BUILDING ENVELOPES INDICATIVE ONLY AND SUBJECT TO SEPARATE PLANNING APPROVAL.

LEGEND

- SITE BOUNDARY
- - - EXISTING DRAINAGE
- - - EXISTING PETROLEUM
- - - EXISTING ELECTRICAL
- - - EXISTING GAS
- - - EXISTING TELECOMMUNICATIONS
- - - EXISTING SEWER
- - - PROPOSED DRAINAGE
- - - PROPOSED ELECTRICAL
- - - PROPOSED ELECTRICAL HIGH VOLTAGE
- - - PROPOSED TELECOMMUNICATIONS
- - - PROPOSED SEWER
- - - EXISTING WATER
- - - PROPOSED DRINKING WATER
- - - PROPOSED NON-DRINKING WATER
- SOC-SOC TAPER
- SOC-SOC VALVE
- FLANGE-SOCKET CONNECTOR
- FL-FL TAPER
- FL-FL VALVE
- WASHOUT
- WATER AUTHORITY HYDRANT, BELOW GROUND
- TAPER
- SWAB INSERTION POINT
- SWAB REMOVAL POINT
- CHLORINATION
- END CAP
- THRUST RESTRAINT REFERENCE
- WATER QUALITY SAMPLING POINT (DUAL WATER)
- WATER QUALITY SAMPLING POINT (DW)
- WATER QUALITY SAMPLING POINT (NDW)
- PLAN THRUST BLOCK
- IN LINE THRUST BLOCK
- PUDDLE FLANGE WITH INLINE THRUST RESTRAINT
- RESTRAINED SOCKET & SPIGOT COUPLING
- PROPOSED SERVICES CORRIDOR EXTENT

Bayside City Council  
 Planning and Environment Act 1987  
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 Sheet 9 of 10  
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D	REVISED TOWN PLANNING SUBMISSION	DG	DMG	24/02/22
C	REVISED TOWN PLANNING SUBMISSION	DG	DMG	16/02/22
B	REVISED TOWN PLANNING SUBMISSION	DG	DMG	01/04/21
A	TOWN PLANNING SUBMISSION	DG	DMG	23/02/20



CSIRO HIGHETT  
 37 GRAHAM ROAD,  
 HIGHETT

WATER MAIN -  
 DETAIL PLAN

**Stantec**

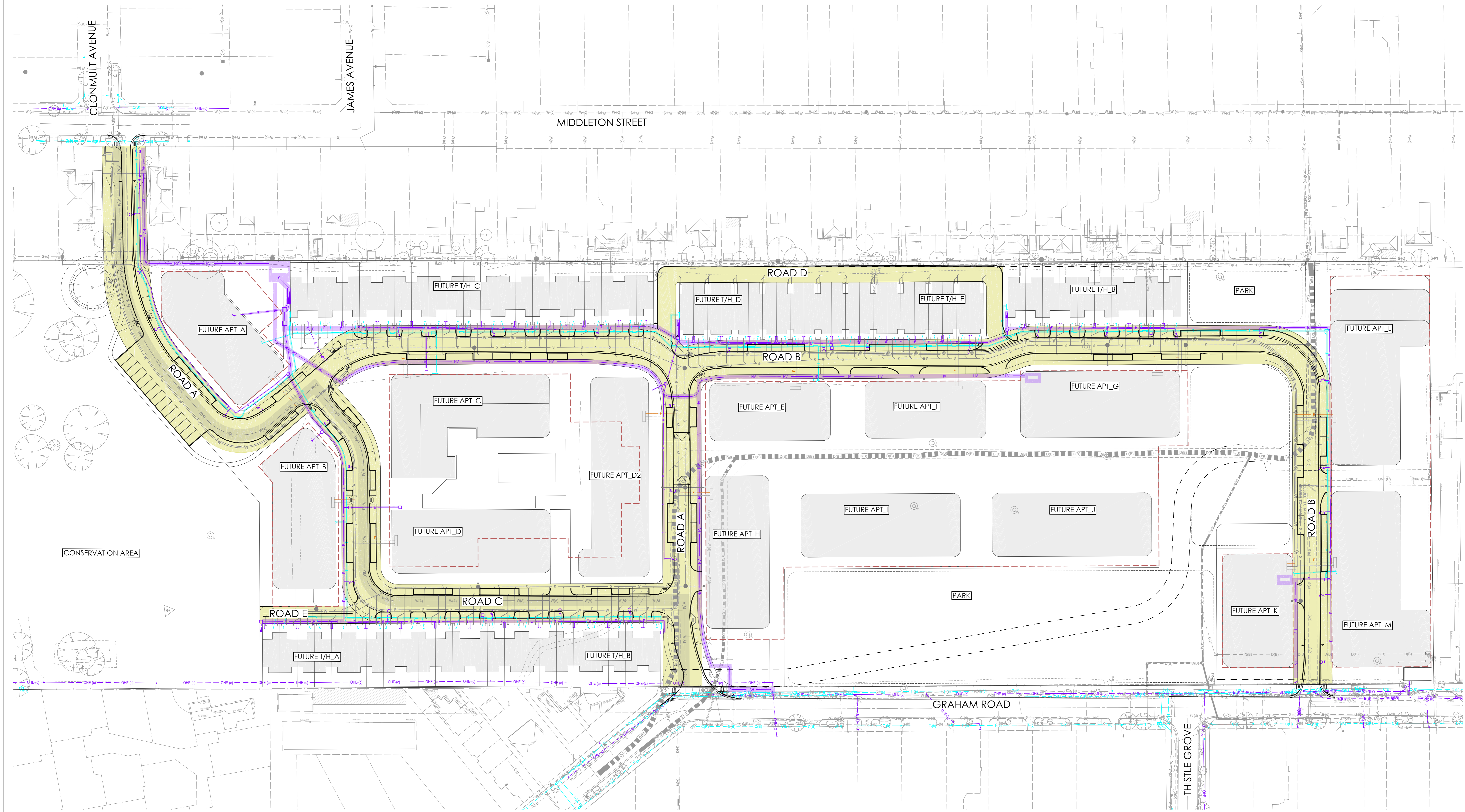
PRELIMINARY  
 NOT FOR CONSTRUCTION  
 CIVIL

MGA55	mAHD	1:500	29150-2	CI-TP-650-SK01	E
COORDS	DATUM	SCALE @ A0	PROJECT No.	DRAWING No.	REV





DATE PLOTTED: 14/02/2023 14:40:16 BY: GREG DAVE

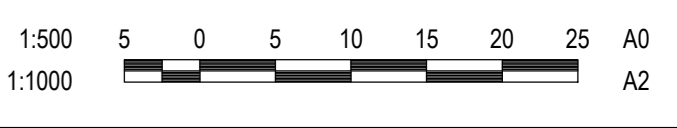


BUILDING ENVELOPES INDICATIVE ONLY AND SUBJECT TO SEPARATE PLANNING APPROVAL.

**LEGEND**

- SITE BOUNDARY
- D- EXISTING DRAINAGE
- P- EXISTING PETROLEUM
- W- EXISTING WATER
- G- EXISTING GAS
- T- EXISTING TELECOMMUNICATIONS
- S- EXISTING SEWER
- LV- EXISTING ELECTRICAL
- D- PROPOSED DRAINAGE
- E- PROPOSED ELECTRICAL
- HV- PROPOSED ELECTRICAL HIGH VOLTAGE
- T- PROPOSED TELECOMMUNICATIONS
- S- PROPOSED SEWER
- W- PROPOSED DRINKING WATER
- PROPOSED SERVICES CORRIDOR EXTENT

Bayside City Council  
 Planning and Environment Act 1987  
**ENDORSED PLAN**  
 This plan complies with  
 Planning Permit: 5/2022/186/1  
 Planning Permit Issued: 28/9/2022  
 Sheet 10 of 10  
 Endorsed on: 11/10/2022  
 Endorsed by: Tom Corrie



REV	DESCRIPTION	DRAWN	APP'D	DATE
E	REVISED TOWN PLANNING SUBMISSION	DG	DMG	01/04/22
D	REVISED TOWN PLANNING SUBMISSION	DG	DMG	24/02/22
C	REVISED TOWN PLANNING SUBMISSION	DG	DMG	16/02/22
B	REVISED TOWN PLANNING SUBMISSION	DG	DMG	01/04/21
A	TOWN PLANNING SUBMISSION	DC	DMG	23/12/20

CSIRO HIGHETT  
 37 GRAHAM ROAD,  
 HIGHETT

UNDERGROUND POWER &  
 COMMUNICATIONS  
 DETAIL PLAN

PROJECT TITLE	CSIRO HIGHETT 37 GRAHAM ROAD, HIGHETT
COORDS	MGA55
DATUM	mAHD
SCALE @ A0	1:500
PROJECT NO.	29150-2
DRAWING NO.	CI-TP-700-SK01
REV	E

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 CIVIL