

LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING OPTIC FIBRE
- EXISTING TELSTRA
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING CATCH DRAIN
- EXISTING SURFACE LEVEL
- FINISHED BUILDING LINE LEVEL
- FINISHED RETAINING LINE LEVEL
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- RETAINING WALL
- BUILDING ENVELOPE
- PAVEMENT TREATMENT
- STRUCTURAL FILL > 200mm DEEP
- EX. STRUCTURAL FILL > 200mm DEEP
- DIRECTION OF FLOW
- OVERLAND FLOW
- ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FLOW TO LEVELS INDICATED
- CONCRETE EDGE STRIP WITH SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
- LIMIT OF WORKS
- EXISTING TREE TO BE REMOVED
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- PROPOSED DRIVEWAY

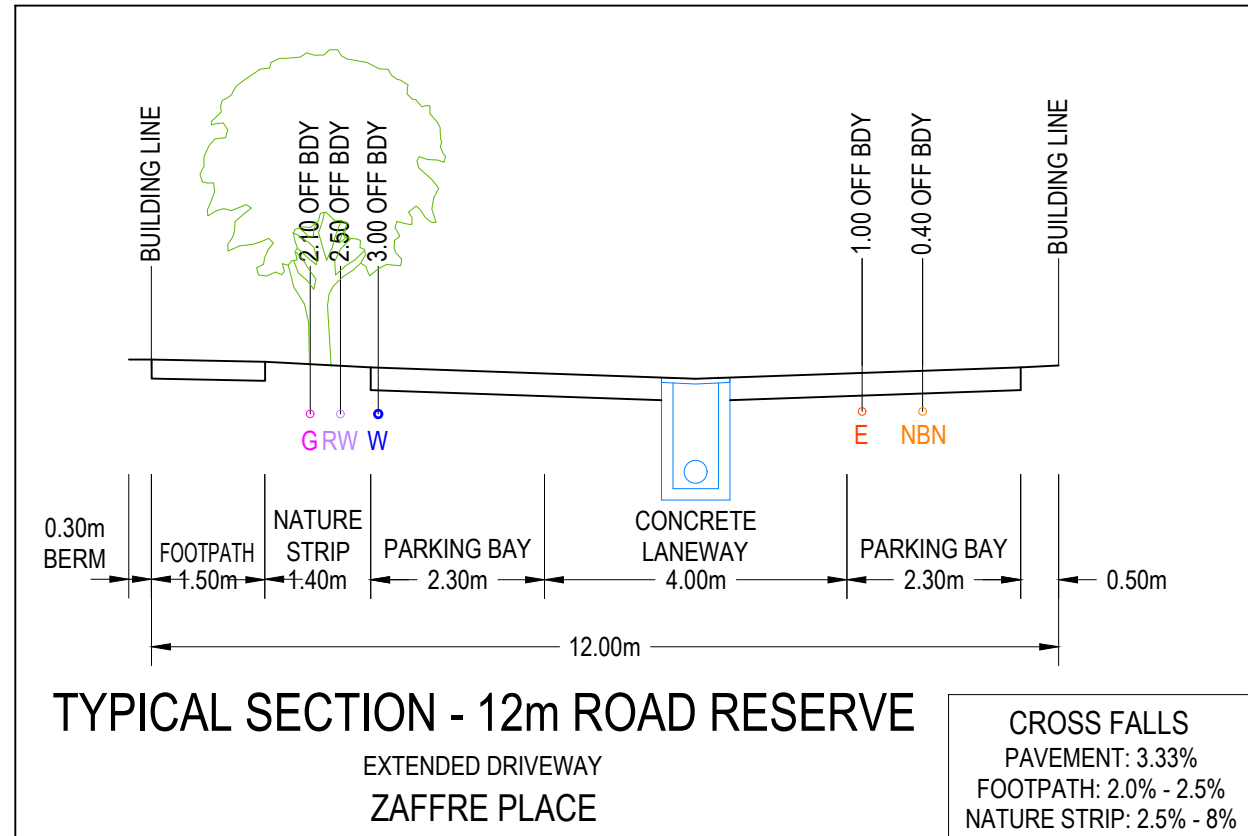
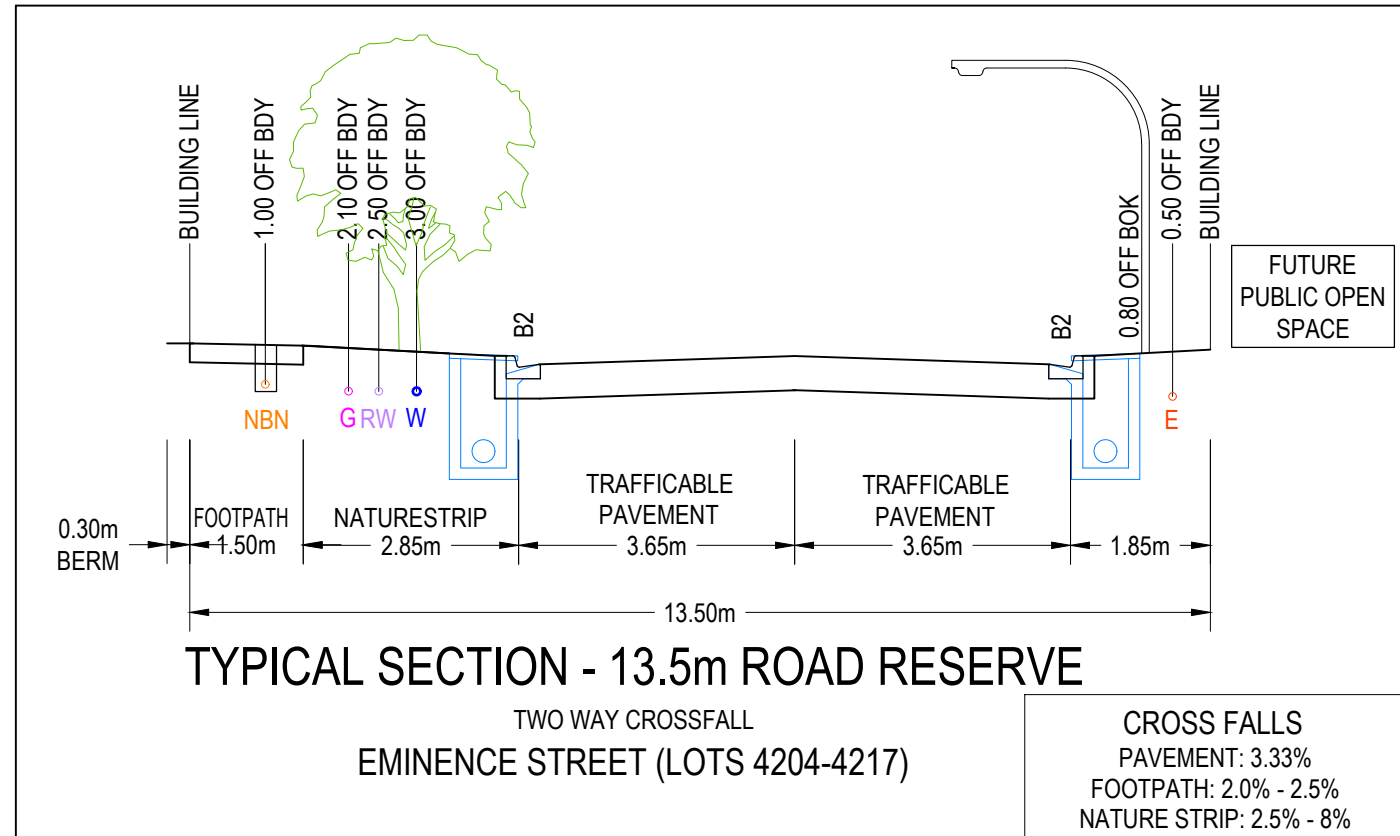
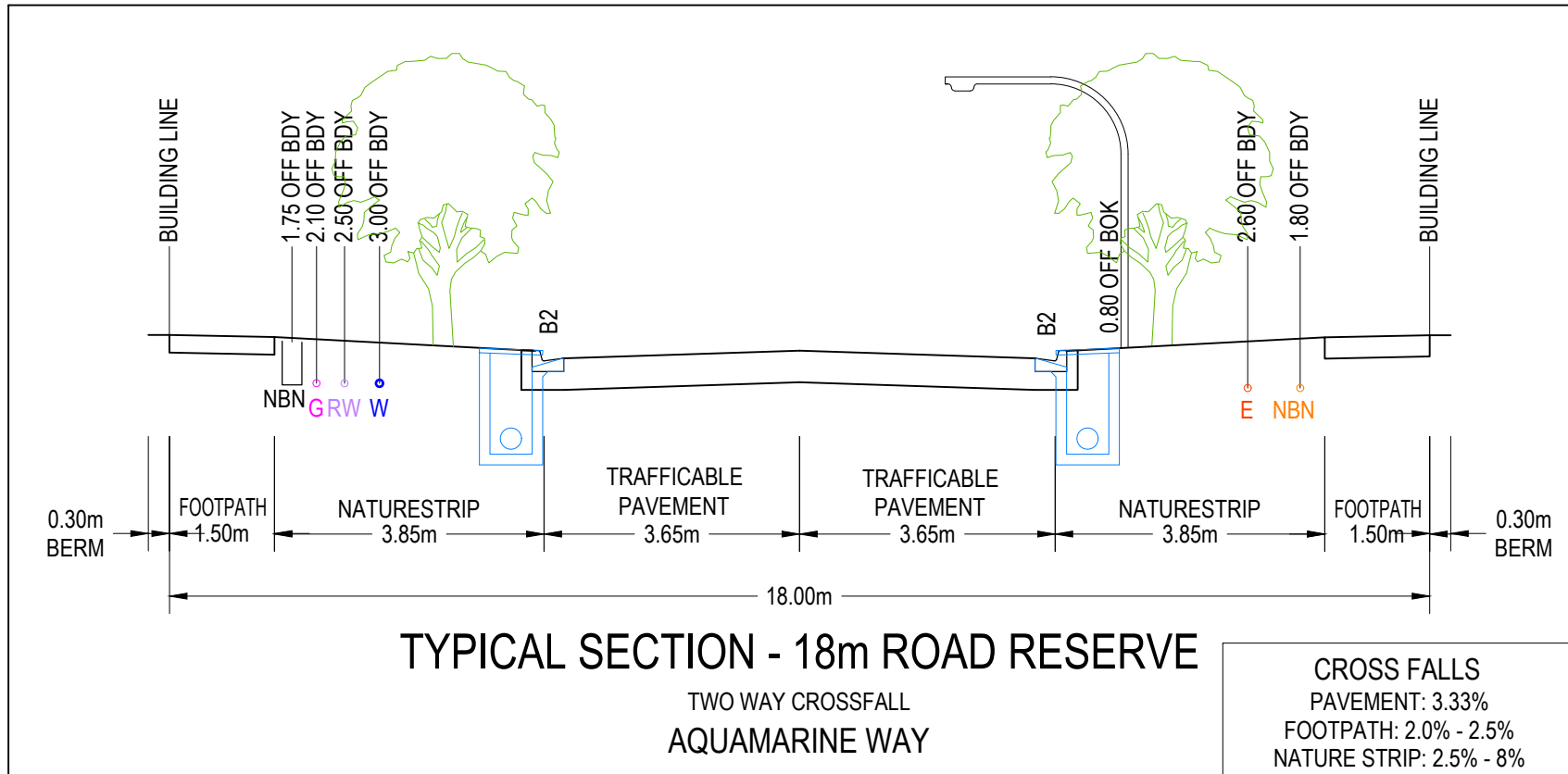
WARNING
BEWARE OF UNDERGROUND & OVERHEAD SERVICES
The locations of underground & overhead services are approximate only & their exact position should be proven on site. No guarantee is given that all existing services are shown. Locate all underground services before commencement of works.
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NOTES:

- ALL VEHICLE AND PRAM CROSSING LAYBACKS, TO BE MINIMUM OF 1.0m FROM PITS.
- ALL PRAM CROSSINGS TO BE A MINIMUM 2.0m FROM VEHICLE CROSSINGS.
- ALL PRAM CROSSINGS TO BE DDA COMPLIANT.
- VEHICLE EXCLUSION MEASURES BETWEEN ROAD RESERVE AND RESERVE TO FORM PART OF LANDSCAPE WORKS.
- THE USE OF DIRECTIONAL AND HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.3.1 OF AS/NZS 1428.4:2002.
- SEWER MAINTENANCE HOLE CONVERTER SLAB OR CONE, TO BE ROTATED TO ENSURE COVER POSITION IS CENTRALLY LOCATED WITHIN FOOTPATH.
- CHAINAGES FOR SETOUT OF PROPERTY INLET POINTS, SERVING FUTURE LOTS, ARE MEASURED FROM THE DOWNSTREAM PIT.
- CONTRACTOR TO LOCATE ALL EXISTING ASSETS PRIOR TO COMMENCEMENT OF WORKS. ANY DAMAGE TO EXISTING ASSETS TO BE RECTIFIED AT CONTRACTORS EXPENSE.
- CONTRACTOR TO VERIFY DEPTH OF EXISTING SERVICES, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- FILLING TO LOTS TO BE SELECT FILL AND COMPACTED TO LEVEL 1 TO THE SATISFACTION OF THE SUPERINTENDENT.

SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		RECYCLED WATER		POTABLE WATER		OPTIC FIBRE		ELECTRICITY	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
GRAVITY DRIVE	S	3.40	S	3.80	S	4.25	S	1.80	S	2.40
EMINENCE STREET (LOT 4201)	N	2.10	N	2.40	N	2.90	S	1.80	S	2.60
EMINENCE STREET (LOT 4202 - 4203)	S	2.10	S	2.50	S	3.00	S	1.00	N	2.60
EMINENCE STREET (LOT 4204 - 4217)	S	2.10	S	2.50	S	3.00	S	1.00	N	0.50
EMINENCE STREET (LOT 4218)	W	2.10	W	2.50	W	3.00	E	1.80	E	2.60
ZAFFRE PLACE	W	2.10	W	2.50	W	3.00	E	1.80	E	2.60
JURANA CRESCENT (LOT 4230 - 4233)	N	2.10	N	2.50	N	3.00	S	0.40	S	1.00
JURANA CRESCENT (LOT 4224 - 4230)	W	2.10	W	2.50	W	3.00	E	1.80	E	2.60
NACELLE STREET (LOT 4250 - 4253)	E	2.10	E	2.50	E	3.00	W	0.30	W	1.10
NACELLE STREET (LOT 4240 - 4249)	E	2.10	E	2.50	E	3.00	W	1.80	W	2.60
AQUAMARINE WAY	W	2.10	W	2.50	W	3.00	E	1.80	E	2.60
PERSIAN LANE	-	-	-	-	-	-	N	0.50	N	1.10
RADIANCE WAY	N	2.10	N	2.50	N	3.00	S	1.80	S	2.60



REVISION	DATE	ISSUE DESCRIPTION	DRAWN	DESIGNED	APPROVED
1	23/10/18	RESERVE BOUNDARY AND S.O.S AMENDED	M.T.	M.T.	T.P.
0	18/09/18	CONSTRUCTION ISSUE	M.T.	M.T.	T.P.
C	12/09/18	COUNCIL COMMENTS DATED 11/09/18	M.T.	M.T.	T.P.
B	31/08/18	COUNCIL COMMENTS DATED 23/08/18	M.T.	M.T.	T.P.
A	03/08/18	ISSUED TO COUNCIL FOR APPROVAL	M.T.	M.T.	A.W.



DRAWING TITLE
**ARMSTRONG - STAGE 42
LAYOUT PLAN - 1**

**ISSUED FOR
CONSTRUCTION**

SCALE AT A1	DRAWN	DESIGNED
1:500 @ A1	M.TROUNCE	M.TROUNCE
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
T.PALIOS	T.PALIOS	AUG 2018
PROJECT No.	DRAWING No.	REVISION
180016.42	R200	1