

CITY OF GREATER GEELONG TO STAMP HERE UPON APPROVAL

- LEGEND - LAYOUT PLAN**
- PROPOSED ELECTRICITY (UNDERGROUND)
 - PROPOSED GAS
 - PROPOSED OPTIC FIBRE
 - PROPOSED TELSTRA
 - PROPOSED WATER
 - PROPOSED RECYCLED WATER
 - STORMWATER DRAIN, PIT & PROPERTY INLET
 - SWALE DRAIN
 - 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
 - BUILDING ENVELOPES
 - EXISTING SURFACE LEVEL
 - FINISHED BUILDING LINE LEVEL
 - FINISHED RIDGE LINE LEVEL
 - PAVEMENT TREATMENT
 - STRUCTURAL FILL > 200mm DEEP
 - EXISTING STRUCTURAL FILL > 200mm DEEP
 - PERMANENT SURVEY MARK
 - TEMPORARY BENCH MARK
 - DIRECTION OF FALL
 - OVERLAND FLOW
 - ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FALL TO LEVELS INDICATED
 - CONCRETE EDGE STRIP WITH SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
 - LIMIT OF WORKS
 - EXISTING TREE TO BE REMOVED
 - PROPOSED DRIVEWAY
 - TOP OF BATTER
 - RIDGE LINE
 - TREE PROTECTION ZONE
 - STORM WATER PIT SETOUT POINT

NOTE: STREET TREE LOCATIONS SHOWN ARE INDICATIVE ONLY. ULTIMATE LOCATION IS TO BE PROVIDED/CONFIRMED BY LANDSCAPE ARCHITECTS

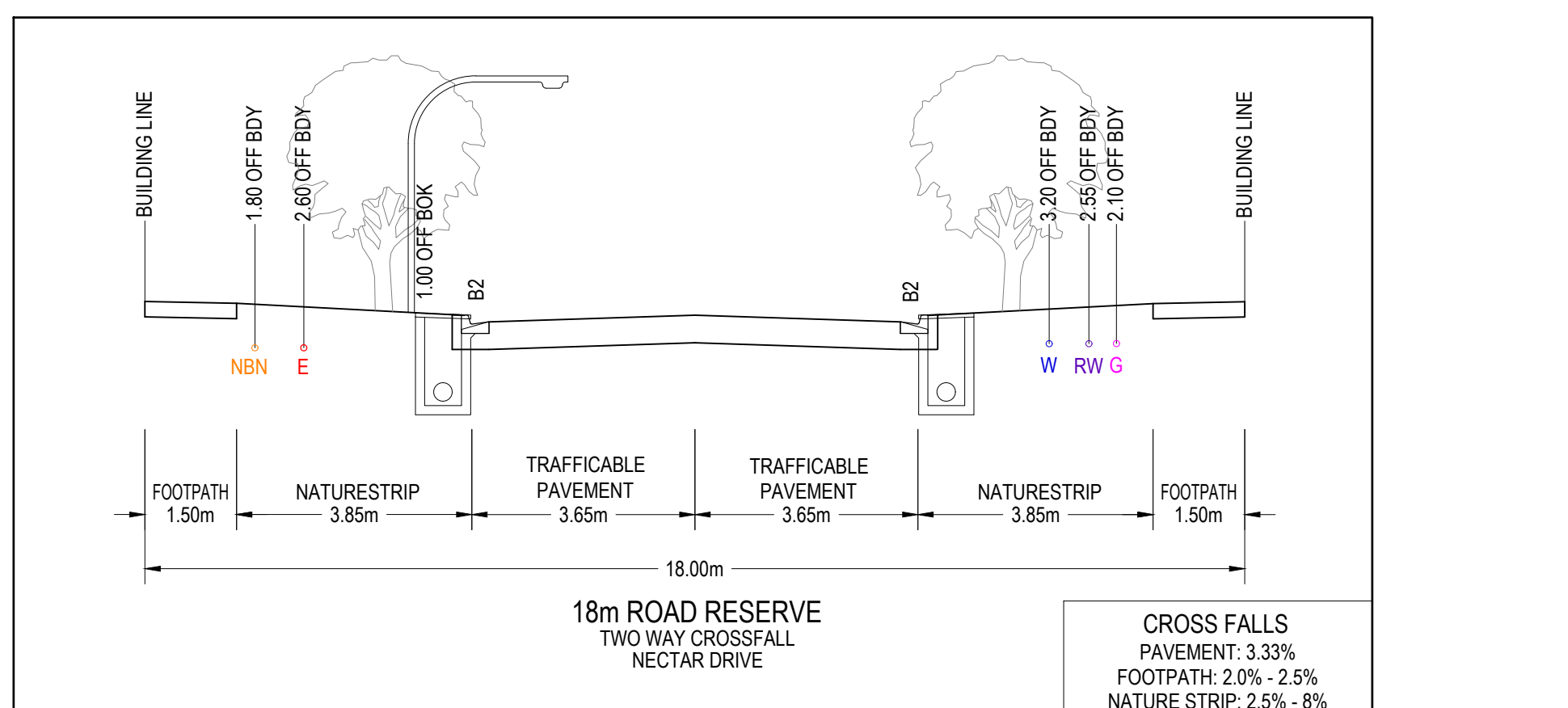
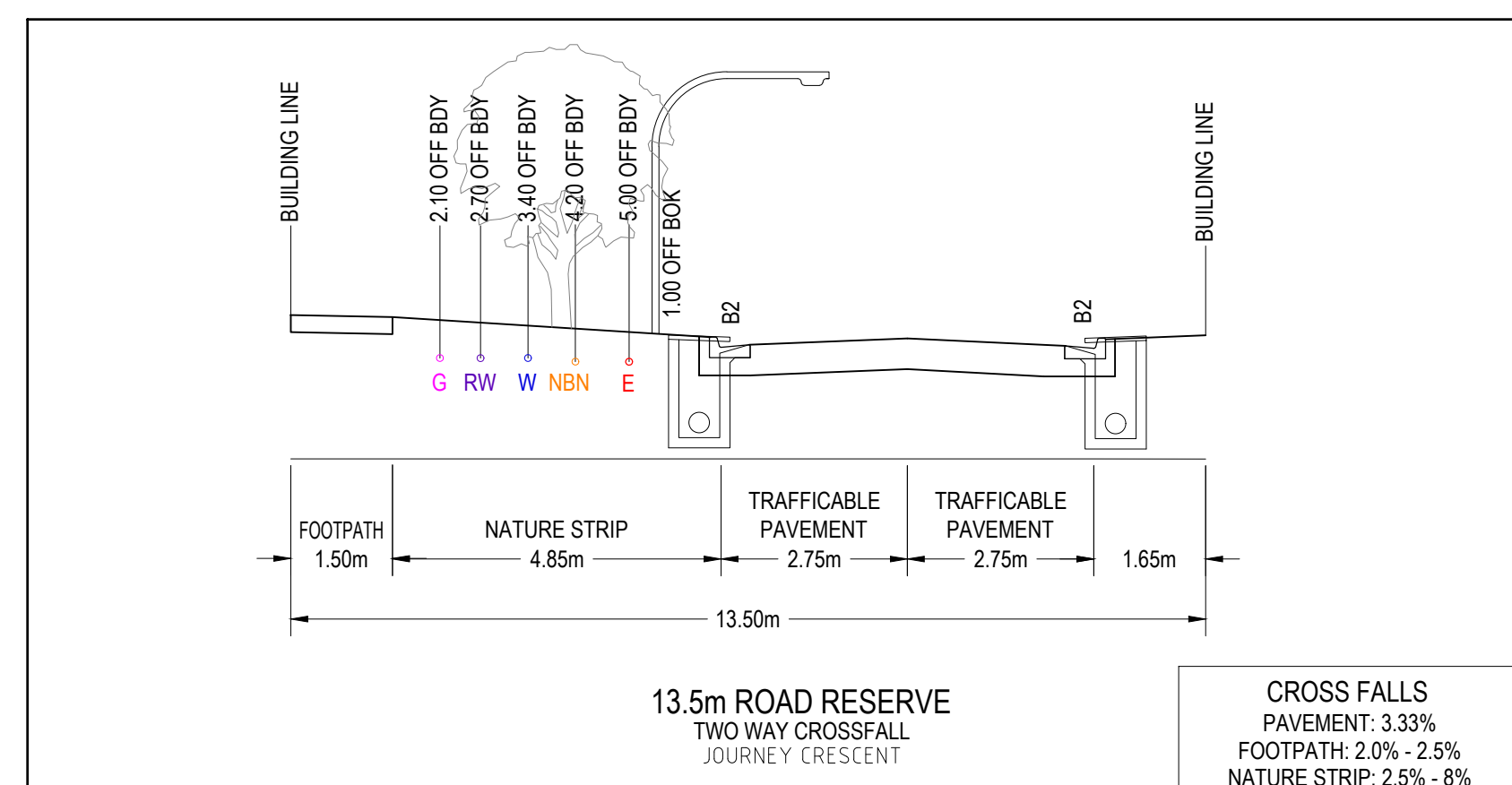
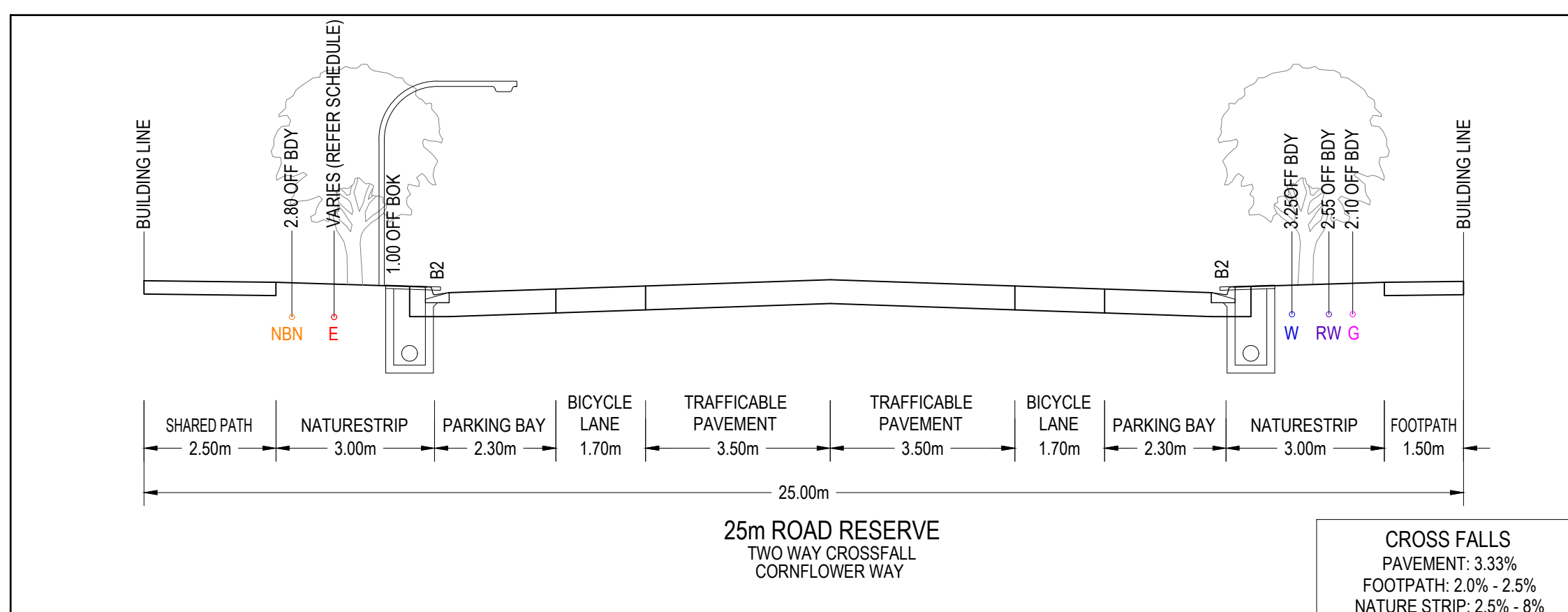
WARNING
BEWARE OF UNDERGROUND & OVERHEAD SERVICES
The locations of underground & overhead services are approximate only & their exact position should be proven on site. No guarantee is given that all existing services are shown. Locate all underground services before commencement of works.
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- 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
 - CHANGES FOR SETOUT OF PROPERTY INLET POINTS, SERVICING 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
 - LOTS WITH FRONTAGES OF 12.50m OR LESS ARE TO BE PROVIDED WITH CROSSOVERS OF MAXIMUM 3.50m WIDTH

SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		RECYCLED WATER		POTABLE WATER		OPTIC FIBRE		ELECTRICITY		PUBLIC LIGHTING	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
CORNFLOWER WAY (SOUTH OF LOT 4745)	E	2.10	E	2.55	E	3.25	W	2.80	W	3.60	W	1.00*
CORNFLOWER WAY (NORTH OF LOT 4745)	E	2.10	E	2.55	E	3.25	W	2.80	W	3.40	W	1.00*
NECTAR DRIVE	N	2.10	N	2.55	N	3.20	S	1.80	S	2.60	S	1.00*
JOURNEY CRESCENT (NORTH/SOUTH)	E	2.10	E	2.70	E	3.40	E	4.20	E	5.00	E	1.00*
FUTURE JOURNEY CRESCENT (EAST/WEST)	S	2.10	S	2.70	S	3.40	S	4.20	S	5.00	S	1.00*
FUTURE PREVAIL PLACE	S	2.10	S	2.50	S	3.20	S	4.00	S	4.80	S	1.00*

1. * DENOTES OFFSET FROM BACK OF KERB.



REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED	CLIENT	PROJECT	DRAWING TITLE	STATUS	
						 Communities Designed for Living	 Level 7, 176 Wellington Parade East Melbourne, VIC, Australia 3002	 ARMSTRONG MT DUNEED	ARMSTRONG - STAGE 47B LAYOUT PLAN	ISSUED FOR CONSTRUCTION
2	30/04/21	REVISED TO SUIT ALTERED POS (LOTS 4738-4745)	C.ROHDE	M.TROUNCE	T.PALIOS					
1	26/03/21	W & RW OFFSETS UPDATED	I.HOGAN	M.TROUNCE	T.PALIOS					
0	12/01/21	CONSTRUCTION ISSUE	I.H.	M.T.	T.P.					
C	16/12/20	COUNCIL COMMENTS DATED 10/12/20	I.H.	M.T.	T.P.					
B	02/12/20	COUNCIL COMMENTS DATED 30/11/20	I.H.	M.T.	T.P.					
A	17/11/20	ISSUED FOR APPROVAL	I.H.	M.T.	T.P.					