



CITY OF GREATER GEELONG TO STAMP HERE UPON APPROVAL

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

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, 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 REPAIRED 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.

LEGEND - LAYOUT PLAN

	STORMWATER DRAIN, PIT & PROPERTY INLET		EXISTING STORMWATER DRAIN		DIRECTION OF FALL OVERLAND FLOW
	SWALE DRAIN		EXISTING SEWER		ALLOTMENT TO BE GRADED EVENLY IN
	SEWER & MAINTENANCE STRUCTURES		EXISTING HOUSE DRAIN		DIRECTION OF FALL TO LEVELS INDICATED
	HOUSE DRAIN		EXISTING SURFACE LEVEL		CONCRETE EDGE STRIP WITH SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
	SERVICE CONDUITS		FINISHED BUILDING LINE LEVEL		TOP OF RETAINING WALL
	TACTILE PAVERS		FINISHED RIDGE LINE LEVEL		BOTTOM OF RETAINING WALL
	Ex E - EXISTING ELECTRICITY (UNDERGROUND)		TH159.30		EXISTING TREE TO BE REMOVED
	Ex G - EXISTING GAS		BW159.30		PERMANENT SURVEY MARK
	Ex O - EXISTING OPTIC FIBRE		RETAINING WALL		TEMPORARY BENCH MARK
	Ex T - EXISTING TELSTRA		PAVEMENT TREATMENT		PROPOSED DRIVEWAY
	Ex W - EXISTING WATER		STRUCTURAL FILL > 200mm DEEP		BUILDING ENVELOPES
	Ex RW - EXISTING RECYCLED WATER		EX. STRUCTURAL FILL > 200mm DEEP		

SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		RECYCLED WATER		POTABLE WATER		OPTIC FIBRE		ELECTRICITY	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
BOTANY CIRCUIT (LOT 5322 HEADING N)	W	2.10	W	2.50	W	3.20	W	4.10	W	4.70
BOTANY CIRCUIT (LOT 5322 HEADING W)	S	2.10	S	2.50	S	3.20	S	4.10	S	4.70
BOTANY CIRCUIT (LOT 5329 HEADING S)	E	2.10	E	2.50	E	3.20	E	4.10	E	4.70
BOTANY CIRCUIT (LOT 5312 HEADING W)	S	2.10	S	2.50	S	3.20	S	4.10	S	4.70
ELECTRIC CRESCENT	N	2.10	N	2.50	N	3.20	S	1.80	S	2.60

WARNING
BWARE 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.
DIAL 1100 BEFORE YOU DIG
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REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED
0	13/08/21	ISSUED FOR CONSTRUCTION	K.MCKELVIE	M.TROUNCE	T.PALIOS
B	11/08/21	COUNCIL COMMENTS DATED 05/08/21	K.MCKELVIE	M.TROUNCE	T.PALIOS
A	25/05/21	ISSUED FOR APPROVAL	K.MCKELVIE	M.TROUNCE	T.PALIOS

villawood properties
 Communities Designed for Living

creo CONSULTANTS
 Suite 1, 2 Bloomsbury Street
 Newtown, VIC, Australia 3220

ARMSTRONG
 MT DUNNEED

ARMSTRONG ESTATE - STAGE 53A
 LAYOUT PLAN

ISSUED FOR CONSTRUCTION

SCALE AT A1	DRAWN	DESIGNED
1:500 @ A1	K.MCKELVIE	M.TROUNCE
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
M.TROUNCE	T.PALIOS	MAY 2021
PROJECT No.	DRAWING No.	REVISION
180016.53A	R200	0