



CITY OF GREATER GEELONG TO STAMP HERE UPON APPROVAL

- 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 RECTIFIED AT CONTRACTORS EXPENSE.
  - CONTRACTOR TO VERIFY DEPTH OF EXISTING SERVICES, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- LEGEND - LAYOUT PLAN**
- STORMWATER DRAIN, PIT & PROPERTY INLET
  - SWALE DRAIN
  - SEWER & MAINTENANCE STRUCTURES
  - HOUSE DRAIN
  - SERVICE CONDUITS
  - EXISTING ELECTRICITY (UNDERGROUND)
  - EXISTING ELECTRICITY (OVERHEAD)
  - EXISTING GAS
  - EXISTING OPTIC FIBRE
  - EXISTING TELSTRA
  - EXISTING WATER
  - EXISTING RECYCLED WATER
  - EXISTING STORMWATER DRAIN
  - EXISTING SEWER
  - EXISTING SURFACE LEVEL
  - FINISHED BUILDING LINE LEVEL
  - FINISHED RIDGE LINE LEVEL
  - PAVEMENT TREATMENT
  - STRUCTURAL FILL > 200mm DEEP
  - EXISTING STRUCTURAL FILL > 200mm DEEP
  - 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
  - PERMANENT SURVEY MARK
  - TEMPORARY BENCH MARK
  - PROPOSED DRIVEWAY
  - STORM WATER PIT SETOUT POINT

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

ROAD NAME	SERVICES OFFSET SCHEDULE											
	GAS		RECYCLED WATER		WATER		OPTIC FIBRE		ELECTRICITY		PUBLIC LIGHTING	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
BOTANICAL DRIVE (WEST OF AMBITION LANE)	SOUTH	2.10	SOUTH	2.50	SOUTH	3.00	NORTH	0.80	NORTH	1.60	NORTH	1.00*
BOTANICAL DRIVE (EAST OF AMBITION LANE)	SOUTH	2.10	SOUTH	2.50	SOUTH	3.00	NORTH	1.80	NORTH	2.60	NORTH	1.00*
DREAMER CIRCUIT (NORTH/SOUTH)	EAST	2.10	EAST	2.50	EAST	3.00	WEST	1.80	WEST	2.60	WEST	1.00*
DREAMER CIRCUIT (EAST/WEST)	NORTH	2.10	NORTH	2.50	NORTH	3.00	NORTH	4.00	NORTH	4.80	NORTH	1.00*
ELIXIR PLACE	NORTH	2.10	NORTH	2.50	NORTH	3.00	SOUTH	1.80	SOUTH	1.00	-	-
AMBITION LANE (FUTURE)	-	-	-	-	-	-	EAST	1.00	EAST	1.80	-	-
WAYFARER WALK (FUTURE)	EAST	0.50	EAST	1.00	EAST	1.50	-	-	-	-	-	-

1. \* DENOTES OFFSET FROM BACK OF KERB

**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
2	06/01/21	ALTERED DRAINAGE ALIGNMENT	C.ROHDE	M.TROUNCE	T.PALIOS
1	22/12/20	AMBITION LANE & LOT 6514 REMOVED	I.HOGAN	M.TROUNCE	T.PALIOS
0	27/11/20	CONSTRUCTION ISSUE	C.ROHDE	M.TROUNCE	T.PALIOS
B	27/11/20	AMENDED TO COUNCIL COMMENTS (26/11/20)	C.ROHDE	M.TROUNCE	T.PALIOS
A	05/11/20	ISSUED FOR APPROVAL	C.ROHDE	M.TROUNCE	T.PALIOS

**villawood properties**  
Communities Designed for Living

**creo CONSULTANTS**  
Level 7, 176 Wellington Parade  
East Melbourne, VIC, Australia 3002

**ARMSTRONG**  
MT DUNEED

**ARMSTRONG ESTATE - STAGE 65B**  
LAYOUT PLAN

**ISSUED FOR CONSTRUCTION**

SCALE AT A1	DRAWN	DESIGNED
1:500 @ A1	C.ROHDE	C.ROHDE
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
M.TROUNCE	T.PALIOS	OCTOBER 2020
PROJECT No.	DRAWING No.	REVISION
<b>180016.65B</b>	<b>R200</b>	<b>2</b>