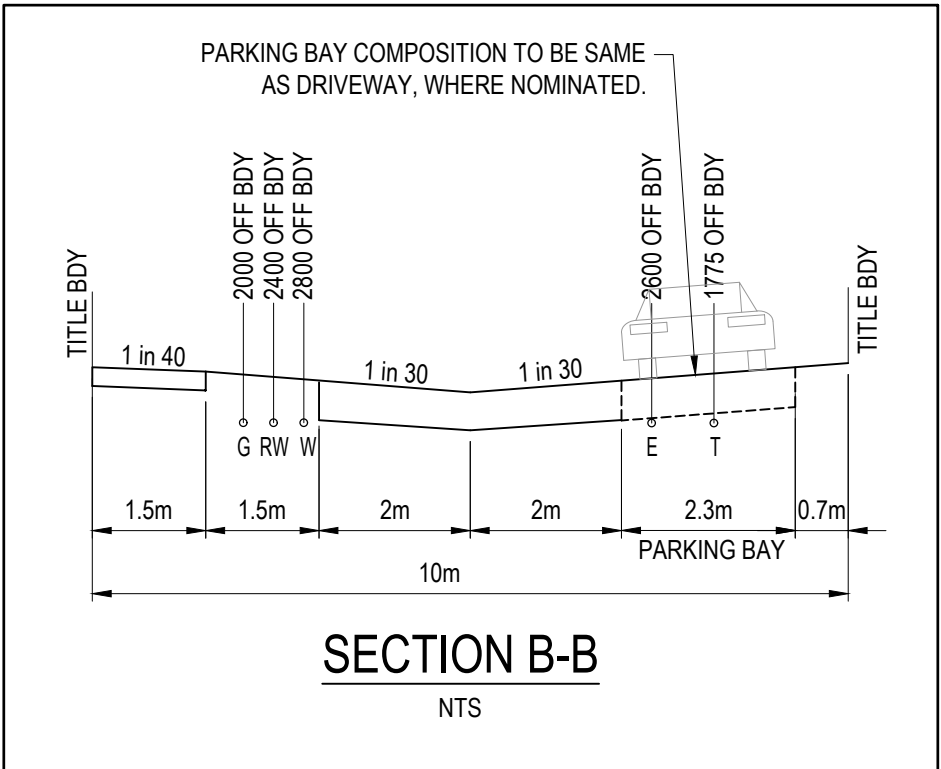
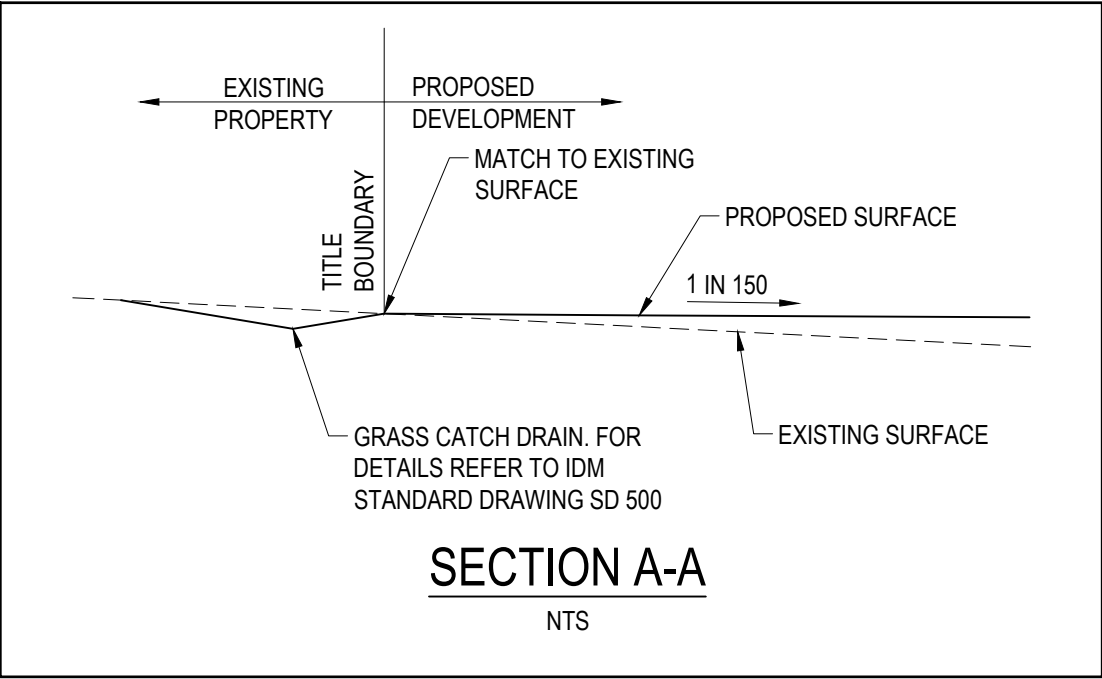


NOTE:
ADJOINING PROPERTY OWNERS WRITTEN
CONSENT TO BE OBTAINED PRIOR TO ANY
WORKS BEING CONSTRUCTED IN
ADJOINING PROPERTY



- LEGEND - LAYOUT PLAN
- 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
 - EXISTING HOUSE DRAIN
 - EXISTING SWALE DRAIN
 - EXISTING SURFACE LEVEL
 - FINISHED BUILDING LINE LEVEL
 - FINISHED RIDGE 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 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

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 PITTS.
 - 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.
 - SIDE ENTRY PITTS SHOWN OFFSET BY 1m FROM TANGENT POINTS, TO ACCOMMODATE CHANNEL DEPTH TRANSITION. FOR DETAILS REFER TO IDN STANDARD DRAWING SD430
 - ALL COORDINATES SHOWN ARE TO AHD
 - THE USE OF DIRECTIONAL AND HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.3.1 OF AS/NZS 1428.4:2002
 - WHERE EASTING AND NORTHING PROVIDED FOR DRAINAGE SETOUT, COORDINATES RELATE TO CENTRE OF PIT BASE
 - CHAINAGES FOR PROPERTY INLET POINTS (HOUSE DRAINS) SERVICING FUTURE LOTS ARE MEASURED FROM DOWNSTREAM PIT
 - REFER ARBORIST REPORT FOR DETAILS OF EXISTING TREES TO BE REMOVED

ROAD LAYOUT TABLE									
ROAD NAME	ROAD CLASSIFICATION	RESERVE WIDTH (m)	ROAD WIDTH (m)			KERB TYPE		VERGE WIDTH (m)	
			LIP to LIP	INV to INV	BACK to BACK	NTHWEST	STHEAST	NTHWEST	STHEAST
ELEMENT CIRCUIT (LOTS 757-772)	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
ELEMENT CIRCUIT (LOTS 703-707)	ACCESS	13.50	4.90	5.50	5.80	B2	B2	1.50	6.20
ELEMENT CIRCUIT (LOTS 701-702)	ACCESS	16.00	6.70	7.3	7.6	B2	B2	4.20	4.20
DRIVEWAY A	DRIVEWAY	10.00	4.00	-	-	-	-	3.00	3.00
ABODE STREET	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20

SERVICES OFFSET SCHEDULE									
ROAD NAME	GAS		RECYCLED WATER		WATER		COMMUNICATION		ELECTRICITY
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	OFFSET (m)
ELEMENT CIRCUIT (LOTS 757-772)	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST 2.60
ELEMENT CIRCUIT (LOTS 703-707)	SOUTH	2.10	SOUTH	2.60	SOUTH	3.10	SOUTH	4.100	SOUTH 4.60
ELEMENT CIRCUIT (LOTS 701-702)	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST 2.60
ABODE STREET (LOTS 723-738)	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST 2.60
ABODE STREET (LOTS 719-720)	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	1.775	SOUTH 2.60
PLACID PLACE	SOUTH	2.00	SOUTH	2.40	SOUTH	2.80	NORTH	1.775	NORTH 2.60

REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED	CLIENT
0	23/08/18	CONSTRUCTION ISSUE	S.MURAD	A.WALE	T.PALIOS	
C	17/08/18	REISSUED TO COUNCIL FOR APPROVAL	S.MURAD	A.WALE	T.PALIOS	
B	10/08/18	ISSUED FOR TENDER	S.MURAD	A.WALE	T.PALIOS	
A	23/07/18	ISSUED TO COUNCIL FOR APPROVAL	S.MURAD	A.WALE	T.PALIOS	



SANCTUARY ESTATE - STAGE 7
LAYOUT PLAN - 1

ISSUED FOR
CONSTRUCTION

SCALE AT A1	DRAWN	DESIGNED
1:500 @ A1	S.MURAD	S.MURAD
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
A.WALE	T.PALIOS	23/07/18
PROJECT No.	DRAWING No.	REVISION
180021.7	R200	0