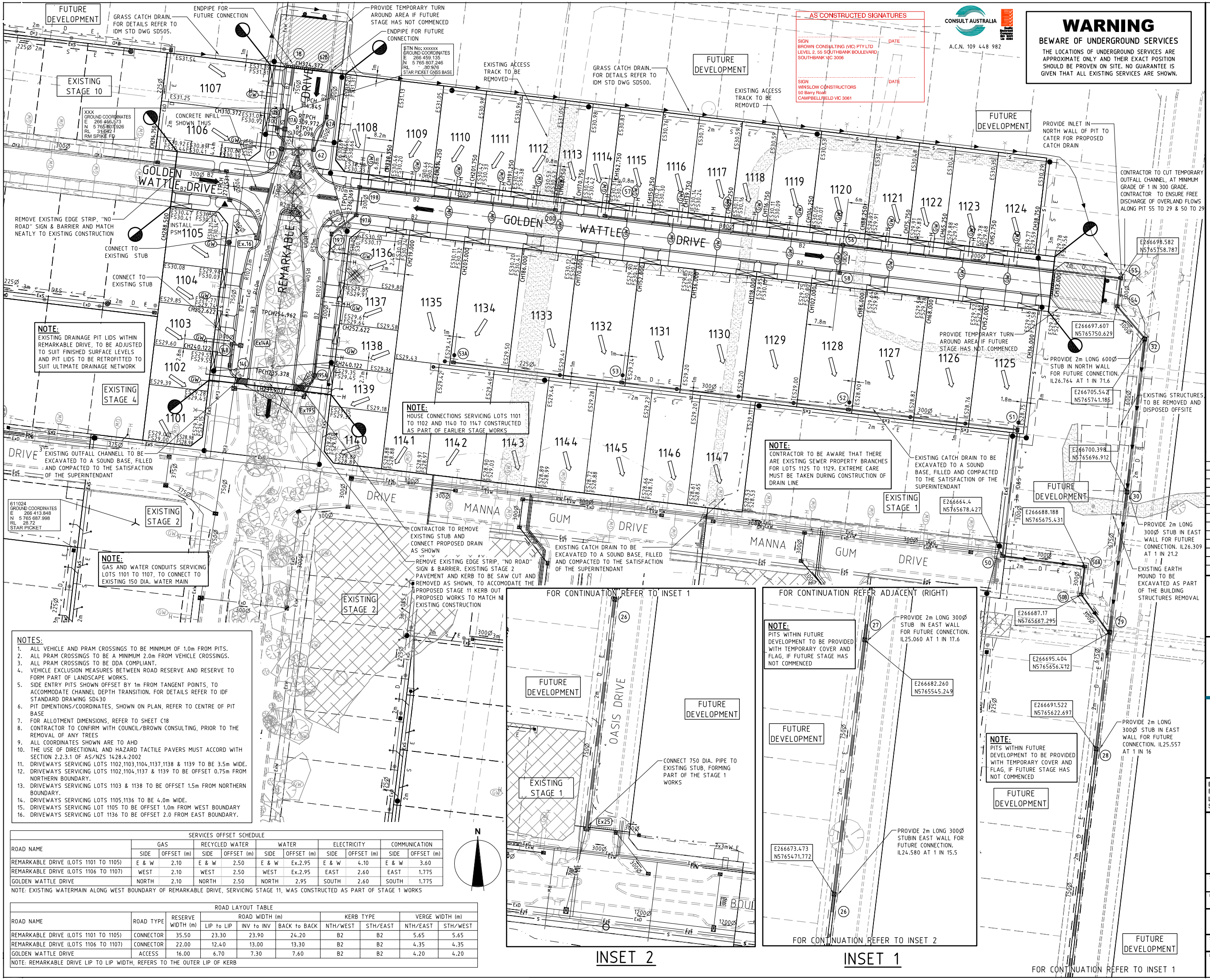

AS CONSTRUCTED SIGNATURES

SIGN BROWN CONSULTING (VIC) PTY LTD LEVEL 2, 55 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006 DATE

SIGN WINSLOW CONSTRUCTORS 50 Barry Road CAMPBELLFIELD VIC 3061 DATE

CONSULT AUSTRALIA

A.C.N. 109 448 982

WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

LEGEND

- E — Electricity (Underground)
- G — Gas
- T — Telstra
- W — Water
- Stormwater Drain, Pit and Property Inlet
- Swale Drain
- S — Sewer, Maintenance Structures and Property Connection
- H — House Drain
- GW — Gas & Water Conduits
- Tactile Paver - Directional
- Tactile Paver - Hazard
- Ex E — Existing Electricity (Underground)
- O/H E — Existing Electricity (Overhead)
- Ex G — Existing Gas
- Ex T — Existing Telstra
- Ex W — Existing Water
- Ex D — Existing Stormwater Drain
- Ex S — Existing Sewer
- H — Existing House Drain
- Existing Tree to Remain
- Existing Tree to be Removed
- Existing Swale Drain
- 141.34 — Existing Surface Level
- FS140.35 — Finished Building Line Level
- FR157.40 — Finished Ridge Line Level
- TW159.30 — Top of Retaining Wall
- BW159.30 — Bottom of Retaining Wall
- Retaining Wall
- Intersection Threshold Treatment
- Level 1 Fill > 200mm Deep
- Ex. Level 1 Fill > 200mm Deep
- Future Level 1 > 200mm Deep
- Proposed Driveway
- Allotment to be graded evenly in direction of fall to levels indicated
- Direction of Fall
- Overland Flow
- Permanent Survey Mark
- Temporary Bench Mark
- Concrete Edge Strip with Subsoil Drain underneath "No Road" sign and Barrier
- Building Envelope
- Limit of Works

NOTES:

1. ALL VEHICLE AND PRAM CROSSINGS TO BE MINIMUM OF 1.0m FROM PITS.
2. ALL PRAM CROSSINGS TO BE A MINIMUM 2.0m FROM VEHICLE CROSSINGS.
3. ALL PRAM CROSSINGS TO BE DDA COMPLIANT.
4. VEHICLE EXCLUSION MEASURES BETWEEN ROAD RESERVE AND RESERVE TO FORM PART OF LANDSCAPE WORKS.
5. SIDE ENTRY PITS SHOWN OFFSET BY 1m FROM TANGENT POINTS, TO ACCOMMODATE CHANNEL DEPTH TRANSITION. FOR DETAILS REFER TO IDF STANDARD DRAWING SD430
6. PIT DIMENTIONS/COORDINATES, SHOWN ON PLAN, REFER TO CENTRE OF PIT BASE
7. FOR ALLOTMENT DIMENSIONS, REFER TO SHEET C18
8. CONTRACTOR TO CONFIRM WITH COUNCIL/BROWN CONSULTING, PRIOR TO THE REMOVAL OF ANY TREES
9. ALL COORDINATES SHOWN ARE TO AHD
10. THE USE OF DIRECTIONAL AND HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.3.1 OF AS/NZS 1428.4:2002
11. DRIVEWAYS SERVICING LOTS 1102,1103,1104,1137,1138 & 1139 TO BE 3.5m WIDE.
12. DRIVEWAYS SERVICING LOTS 1102,1104,1137 & 1139 TO BE OFFSET 0.75m FROM NORTHERN BOUNDARY.
13. DRIVEWAYS SERVICING LOTS 1103 & 1138 TO BE OFFSET 1.5m FROM NORTHERN BOUNDARY.
14. DRIVEWAYS SERVICING LOTS 1105,1136 TO BE 4.0m WIDE.
15. DRIVEWAYS SERVICING LOT 1105 TO BE OFFSET 1.0m FROM WEST BOUNDARY
16. DRIVEWAYS SERVICING LOT 1136 TO BE OFFSET 2.0 FROM EAST BOUNDARY.

SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		RECYCLED WATER		WATER		ELECTRICITY		COMMUNICATION	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
REMARKABLE DRIVE (LOTS 1101 TO 1105)	E & W	2.10	E & W	2.50	E & W	Ex.2.95	E & W	4.10	E & W	3.60
REMARKABLE DRIVE (LOTS 1106 TO 1107)	WEST	2.10	WEST	2.50	WEST	Ex.2.95	EAST	2.60	EAST	1.775
GOLDEN WATTLE DRIVE	NORTH	2.10	NORTH	2.50	NORTH	2.95	SOUTH	2.60	SOUTH	1.775

NOTE: EXISTING WATERMAIN ALONG WEST BOUNDARY OF REMARKABLE DRIVE, SERVICING STAGE 11, WAS CONSTRUCTED AS PART OF STAGE 1 WORKS

ROAD LAYOUT TABLE

ROAD NAME	ROAD TYPE	RESERVE WIDTH (m)	ROAD WIDTH (m)			KERB TYPE		VERGE WIDTH (m)	
			LIP to LIP	INV to INV	BACK to BACK	NTH/WEST	STH/EAST	NTH/EAST	STH/WEST
REMARKABLE DRIVE (LOTS 1101 TO 1105)	CONNECTOR	35.50	23.30	23.90	24.20	B2	B2	5.65	5.65
REMARKABLE DRIVE (LOTS 1106 TO 1107)	CONNECTOR	22.00	12.40	13.00	13.30	B2	B2	4.35	4.35
GOLDEN WATTLE DRIVE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20

NOTE: REMARKABLE DRIVE LIP TO LIP WIDTH, REFERS TO THE OUTER LIP OF KERB

REV	DATE	COMMENTS
AC	31/10/14	AS CONSTRUCTED ISSUE
5	27/08/14	LOTS 1102-1105 & 1136-1139 DRIVEWAYS AMENDED.
		REFER TO NOTES 11-16 FOR DETAILS
4	24/07/14	LOT 1130 DRIVEWAY MOVED TO EAST SIDE
3	16/07/14	DRIVEWAYS FOR LOT 1125 & 1126 MOVED TO EAST SIDE
2	26/06/14	SEWER REALIGNED
1	16/04/14	PRAM CROSSING RELOCATED ADJACENT 1106
0	11/04/14	ISSUED FOR CONSTRUCTION
B	27/03/14	COUNCIL COMMENTS DATED 20/03/14
A		ISSUED FOR APPROVAL

CLIENT

villawood properties — COMMUNITIES DESIGNED FOR LIVING

PROJECT

ARMSTRONG MT DUNEED

STAGE 11

BROWN Smart Consulting

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BROWN CONSULTING (VIC) PTY LTD
Engineers, Town Planners and Surveyors
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000

TITLE

LAYOUT PLAN

1:500 10 5 0 10 20 A1
1:1000 A3

SCALE @ A1	DRAWN	DESIGNED
1:500	R.KOZUL	R.KOZUL
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
J.CONSIGLIO	T.PALIOS	

AS CONSTRUCTED

SIGNED DATE

DRAWING NUMBER M100611.11-C02

REVISION AC