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.

NOTES:

1. ALL VEHICLE AND PRAM CROSSING LAYBACKS 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 IDM STANDARD DRAWING SD430
6. ALL COORDINATES SHOWN ARE TO AHD
7. THE USE OF DIRECTIONAL AND HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.3.1 OF AS/NZS 1428.4:2002
8. SEWER MAINTENANCE HOLE CONVERTER SLAB OR CONE TO BE ROTATED TO ENSURE COVER POSITION IS CENTRALLY LOCATED WITHIN FOOTPATH

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)
CELESTIAL WAY	SOUTH	2.10	SOUTH	2.60	SOUTH	3.10	NORTH	2.60	NORTH	1.775
NEON AVENUE	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	2.70	SOUTH	1.775
SPECTRUM DRIVE	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	2.60	SOUTH	1.775
BOSE STREET (LOTS 1801-1804)	EAST	2.10	EAST	2.60	EAST	3.10	EAST	4.70	EAST	4.10
BOSE STREET (LOTS 1814-1817)	NORTH	2.10	NORTH	2.60	NORTH	3.10	NORTH	4.70	NORTH	4.10

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	NTH/WEST	STH/EAST	NTH/WEST	STH/EAST
CELESTIAL WAY	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
NEON AVENUE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
SPECTRUM DRIVE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
BOSE STREET	ACCESS	14.50	4.90	5.50	5.80	B2	B2	2.50	6.20

LEGEND

- Electricity (Underground)
- Gas
- Telstra
- Water
- Stormwater Drain, Pit and Property Inlet
- Swale Drain
- Sewer, Maintenance Structures and Property Connection
- House Drain
- Gas & Water Conduits
- Tactile Paver - Directional
- Tactile Paver - Hazard
- Existing Electricity (Underground)
- Existing Electricity (Overhead)
- Existing Gas
- Existing Telstra
- Existing Water
- Existing Stormwater Drain
- Existing Sewer
- Existing House Drain
- Existing Tree to Remain
- Existing Tree to be Removed
- Existing Swale Drain
- ES14.1.34 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
- Structural Fill > 200mm Deep
- Ex. Structural Fill > 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

REV	DATE	COMMENTS
AC	07/03/16	AS CONSTRUCTED ISSUE
0	16/04/15	CONSTRUCTION ISSUE
B		COUNCIL COMMENTS DATED 31/03/15
A		ISSUED FOR APPROVAL

CLIENT

villawood properties
COMMUNITIES DESIGNED FOR LIVING

PROJECT

ARMSTRONG
MT DUNEED
STAGE 18

calibre CONSULTING

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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	JAN. 2015

AS CONSTRUCTED

SIGNED DATE

DRAWING NUMBER M100611.18-C02 REVISION AC

CONSULT AUSTRALIA A.C.N. 109 448 982