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

DIAL 1100 BEFORE YOU DIG

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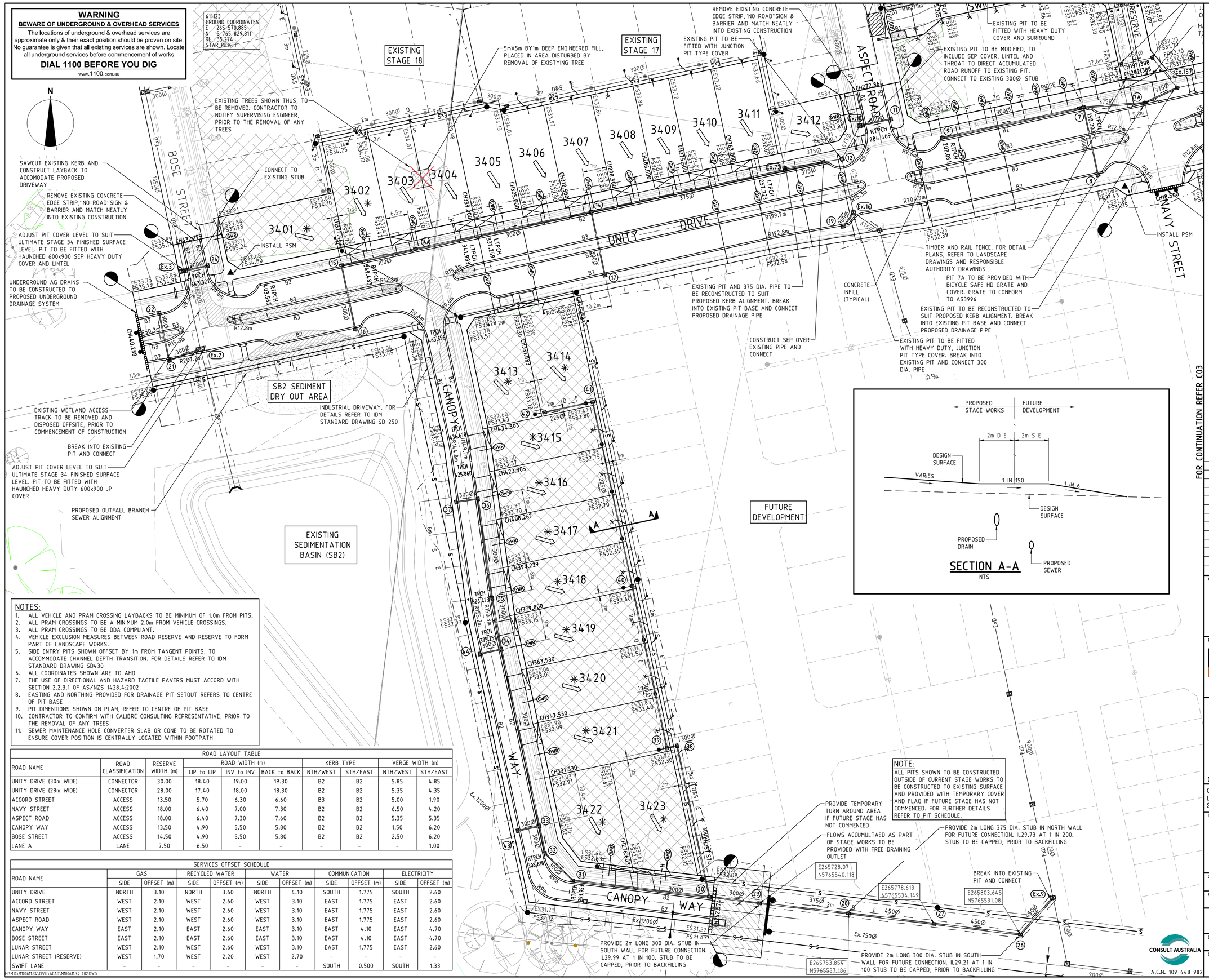
611123
GROUND COORDINATES
E 265 570.885
N 5 765 829.811
RL 35.274
STAR PICKET



NOTE:
ALL PITS SHOWN TO BE CONSTRUCTED OUTSIDE OF CURRENT STAGE WORKS TO BE CONSTRUCTED TO EXISTING SURFACE AND PROVIDED WITH TEMPORARY COVER AND FLAG IF FUTURE STAGE HAS NOT COMMENCED. FOR FURTHER DETAILS REFER TO PIT SCHEDULE.

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. EASTING AND NORTHING PROVIDED FOR DRAINAGE PIT SETOUT REFERS TO CENTRE OF PIT BASE
9. PIT DIMENTIONS SHOWN ON PLAN, REFER TO CENTRE OF PIT BASE
10. CONTRACTOR TO CONFIRM WITH CALIBRE CONSULTING REPRESENTATIVE, PRIOR TO THE REMOVAL OF ANY TREES
11. SEWER MAINTENANCE HOLE CONVERTER SLAB OR CONE TO BE ROTATED TO ENSURE COVER POSITION IS CENTRALLY LOCATED WITHIN FOOTPATH

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
UNITY DRIVE (30m WIDE)	CONNECTOR	30.00	18.40	19.00	19.30	B2	B2	5.85	4.85
UNITY DRIVE (28m WIDE)	CONNECTOR	28.00	17.40	18.00	18.30	B2	B2	5.35	4.35
ACCORD STREET	ACCESS	13.50	5.70	6.30	6.60	B3	B2	5.00	1.90
NAVY STREET	ACCESS	18.00	6.40	7.00	7.30	B2	B2	6.50	4.20
ASPECT ROAD	ACCESS	18.00	6.40	7.30	7.60	B2	B2	5.35	5.35
CANOPY WAY	ACCESS	13.50	4.90	5.50	5.80	B2	B2	1.50	6.20
BOSE STREET	ACCESS	14.50	4.90	5.50	5.80	B2	B2	2.50	6.20
LANE A	LANE	7.50	6.50	-	-	-	-	-	1.00

SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		RECYCLED WATER		WATER		COMMUNICATION		ELECTRICITY	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
UNITY DRIVE	NORTH	3.10	NORTH	3.60	NORTH	4.10	SOUTH	1.775	SOUTH	2.60
ACCORD STREET	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
NAVY STREET	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
ASPECT ROAD	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
CANOPY WAY	EAST	2.10	EAST	2.60	EAST	3.10	EAST	4.10	EAST	4.70
BOSE STREET	EAST	2.10	EAST	2.60	EAST	3.10	EAST	4.10	EAST	4.70
LUNAR STREET	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
LUNAR STREET (RESERVE)	WEST	1.70	WEST	2.20	WEST	2.70	-	-	-	-
SWIFT LANE	-	-	-	-	-	-	SOUTH	0.500	SOUTH	1.33

LEGEND

- Electricity (Underground)
- Gas
- Optic
- Recycled Water
- 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
- ES141.34 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

FOR CONTINUATION REFER C03

	DATE	COMMENTS
2	25/08/17	TREE COMPACTION AREA NOTE AND HATCH ADDED
1	28/07/17	PIT 26 STUB AMENDED
0	10/07/17	CONSTRUCTION ISSUE
E	23/06/17	SWIFT LANE AMENDED
D	29/05/17	SWIFT LANE/LUNAR ST. RESERVE AMENDED
C	08/05/17	COUNCIL COMMENTS
B	15/02/17	PIT 7A ADDED
A		ISSUED FOR APPROVAL

CLIENT

villawood properties
COMMUNITIES DESIGNED FOR LIVING

PROJECT

ARMSTRONG
MT DUNEED
STAGE 34

calibre CONSULTING

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Southbank VIC 3006
T 03 9203 9000

TITLE

LAYOUT PLAN - 1

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	DECEMBER 2016

CONSTRUCTION

SIGNED | DATE

DRAWING NUMBER: M100611.34-C02
REVISION: 2

CONSULT AUSTRALIA
A.C.N. 109 448 982

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