

WARNING

BEWARE OF UNDERGROUND SERVICES

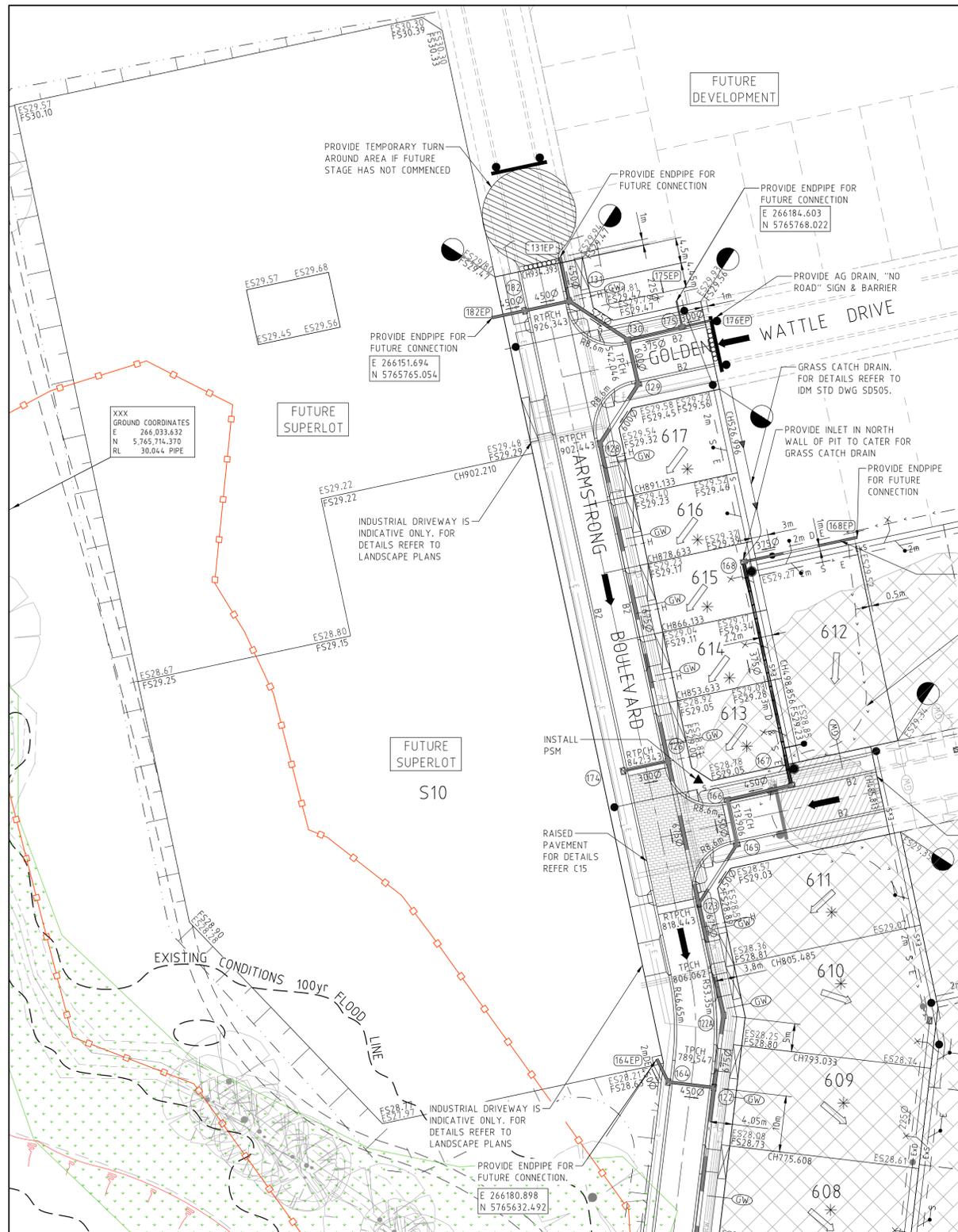
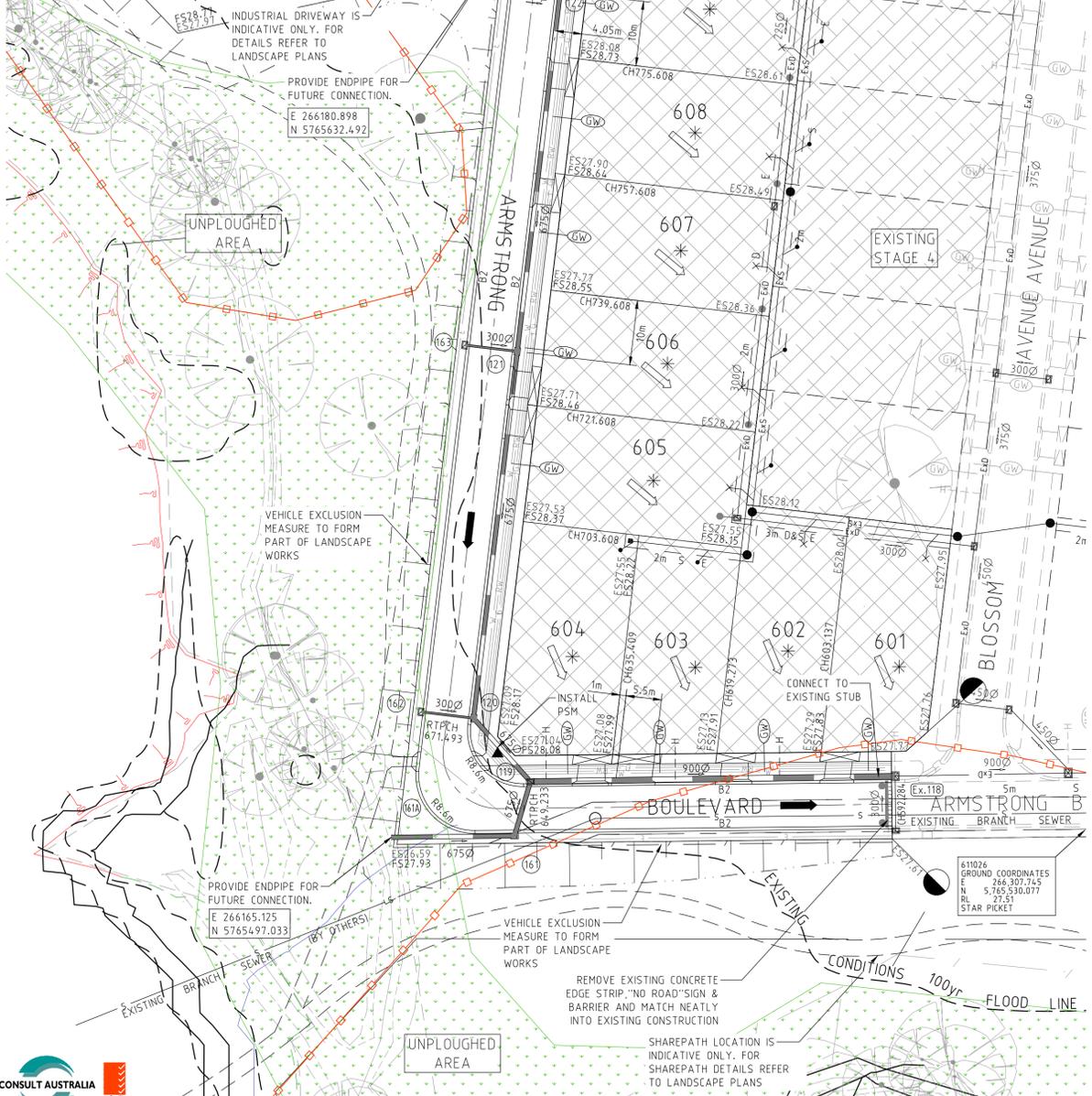
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

LEGEND

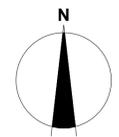
- UNPLOUGHED AREA EXTENTS
- T33 SCAR TREE TO BE REMOVED
- VAHR EXTENTS

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 ODA 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. PIT DIMENSIONS SHOWN ON PLAN, REFER TO CENTRE OF PIT BASE
7. CHAINAGES FOR PROPERTY INLET POINTS, SERVICING FUTURE LOTS, ARE MEASURED FROM THE DOWNSTREAM PIT
8. ALL COORDINATES SHOWN ARE TO AHD
9. THE USE OF DIRECTIONAL & HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.3.1 OF AS/NZS 1428.4:2002
10. FOR ALLOTMENT DIMENSION REFER TO DRAWING NUMBER M100611.6-C16



INSET



ROAD NAME	GAS		RECYCLED WATER		WATER		ELECTRICITY		COMMUNICATION	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
ARMSTRONG BOULEVARD (LOTS 601 - 604)	NORTH	2.10	NORTH	2.50	NORTH	2.95	SOUTH	0.50	NORTH	1.775
ARMSTRONG BOULEVARD (LOTS 605 - 609)	EAST	2.10	EAST	2.50	EAST	2.95	WEST	0.50	EAST	1.775
ARMSTRONG BOULEVARD (LOTS 613 - 617)	EAST	2.10	EAST	2.50	EAST	2.95	WEST	2.60	WEST	1.775
MANNA GUM DRIVE	NORTH	2.10	NORTH	2.50	NORTH	2.95	SOUTH	2.60	SOUTH	1.775
GOLDEN WATTLE DRIVE	NORTH	2.10	NORTH	2.50	NORTH	2.95	SOUTH	2.60	SOUTH	1.775

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
ARMSTRONG BOULEVARD (LOTS 601 - 609)	ACCESS	13.50	6.70	7.30	7.60	B2	B2	4.35	1.55
ARMSTRONG BOULEVARD (LOTS 610 - 617)	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
MANNA GUM DRIVE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
GOLDEN WATTLE DRIVE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20

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
- Existing Surface Level
- Finished Building Line Level
- Finished Ridge Line Level
- Top of Retaining Wall
- Bottom of Retaining Wall
- Retaining Wall
- Intersection Threshold Treatment
- Level 1 Fill > 200mm Deep
- Ex. Level 1 Fall > 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

REV	DATE	COMMENTS
4	22/11/13	DRIVEWAY FOR FUTURE LOT ABOVE GOLDEN WATTLE DRIVE AMENDED
3	21/11/13	LOT 606 DRIVEWAY REDUCED TO 4.0m
2	11/11/13	LOT 606 DRIVEWAY INCREASED TO 5.5m
1	01/10/13	LOTS 613 - 617 TITLE AMENDED
0	02/08/13	CONSTRUCTION ISSUE
B	01/07/13	COUNCIL COMMENTS DATED 04/06/13
3	28/06/13	LOT 603 DRIVEWAY INCREASED TO 5.5m



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	10/05/13

CONSTRUCTION

SIGNED: _____ DATE: _____

DRAWING NUMBER: M100611.6-C02 REVISION: 4