



- NOTES:**
- ALL VEHICLE AND PRAM CROSSINGS TO BE MINIMUM OF 1.0m FROM PITS.
  - 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 PITS SHOWN OFFSET BY 1m FROM TANGENT POINTS, TO ACCOMMODATE CHANNEL DEPTH TRANSITION. FOR DETAILS REFER TO IDM STANDARD DRAWING SD430 (UNLESS NOTED OTHERWISE)
  - PIT DIMENSIONS SHOWN ON PLAN, REFER TO CENTRE OF PIT BASE
  - CHANGES FOR PROPERTY INLET PITS, SERVICING FUTURE LOTS, ARE MEASURED FROM THE DOWNSTREAM PIT
  - ALL COORDINATES SHOWN ARE TO AHD
  - THE USE OF DIRECTIONAL AND HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.4.1 OF AS/NZS 1428.4:2002
  - FOR ALLMENT DIMENSIONS, REFER TO DRAWING NUMBER C29
  - CONTRACTOR TO CONFIRM WITH COUNCIL AND BROWN'S SUPERINTENDANT, PRIOR TO THE REMOVAL OF ANY TREES.
  - PIT EASTING AND NORTHING, REFER TO CENTRE OF PIT.
  - ALL HOUSE DRAINS CONNECTING DIRECTLY INTO MAIN DRAIN ALONG SOVEREIGN DRIVE, TO CONFORM TO STD 516 WITH THE INSPECTION OPENING INSIDE THE PRIVATE PROPERTY

**LEGEND**

- E Electricity (Underground)
- G Gas
- T Telstra
- W Water
- SD Stormwater Drain, Pit and Property Inlet
- SW Swale Drain
- S Sewer, Maintenance Structures and Property Connection
- H House Drain
- GW Gas & Water Conduits
- TPCH Tactile Paver - Directional
- TH Tactile Paver - Hazard
- Ex E Existing Electricity (Underground)
- Ex G Existing Gas
- Ex T Existing Telstra
- Ex W Existing Water
- Ex SW Existing Stormwater Drain
- Ex S Existing Sewer
- Ex H Existing House Drain
- Existing Tree to Remain
- Existing Tree to be Removed
- Existing Swale Drain
- ES14.134 Existing Surface Level
- FS14.035 Finished Building Line Level
- FR17.40 Finished Ridge Line Level
- TS15.30 Top of Retaining Wall
- BW15.30 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

ACTIVE OPEN SPACE

**NOTE 1:**  
LOT 816 VEHICULAR CROSSING TO BE 4m WIDE, 2.5m OFFSET FROM NORTH BOUNDARY OF LOT 816

**NOTE 2:**  
LOT 817 VEHICULAR CROSSING TO BE 4m WIDE, 2.5m OFFSET FROM WEST BOUNDARY OF LOT 817

**NOTE:**  
DRAINAGE PIPE TO PIPE FINISH MUST BE RENDERED AND INSPECTED PRIOR TO POURING THE COLLAR, TO ENSURE THAT NO RED IS BENT TO FORM THE COLLAR

**AS CONSTRUCTED SIGNATURES**

SIGN	DATE
SIGN CALIBRE CONSULTING (MELB) PTY LTD LEVEL 2, 55 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	
SIGN WINSLOW CONSTRUCTORS 50 Barry Road CAMPBELLFIELD VIC 3061	

**NOTE:**  
EXISTING DAM AND CATCH DRAINS TO BE EXCAVATED TO A SOUND BASE, FILLED AND COMPACTED TO THE SATISFACTION OF THE SUPERINTENDANT, PRIOR TO THE COMMENCEMENT OF ULTIMATE EARTHWORKS BEING CONDUCTED WITHIN THE ACTIVE OPEN SPACE AREA. FOR THE COMMENCEMENT OF EARTHWORKS WITHIN THE ACTIVE OPEN SPACE AREA, REFER TO EARTHWORKS MANAGEMENT PLAN

REV	DATE	COMMENTS
AC	20/02/15	AS CONSTRUCTED ISSUE
6	26/11/14	LOT 834 DRIVEWAY AMENDED
5	28/10/14	LOTS 816, 817, 852 & 853 DRIVEWAYS RELOCATED
4	26/08/14	BUS BAY SHELTER PADS ADDED
3	10/07/14	LOT 801 DRIVEWAY AMENDED
2	06/06/14	LOT 815 DRIVEWAY MOVED TO SOUTH SIDE
1		DRIVEWAY ADJACENT STH BODY OF LOT 811 REMOVED
0	11/04/14	ISSUED FOR CONSTRUCTION
B		COUNCIL COMMENTS DATED 10/12/13
A	11/11/13	ISSUED FOR APPROVAL



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

**LAYOUT PLAN - 1**  
1:500 10 5 0 10 20 A1  
1:1000 A3

**SERVICES OFFSET SCHEDULE**

ROAD NAME	GAS		RECYCLED WATER		WATER		ELECTRICITY		COMMUNICATION		RW DUPLICATE MAIN	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
SOVEREIGN DRIVE	WEST	2.10	WEST	2.60	WEST	3.20	EAST	3.60	EAST	2.775	-	-
FRANKLIN ROAD	NORTH	2.10	NORTH	2.60	NORTH	3.20	SOUTH	2.60	SOUTH	1.775	SOUTH	3.60
TUTOR STREET	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	2.60	SOUTH	1.775	-	-
ROOSEVELT ROAD	NORTH	2.10	NORTH	2.50	NORTH	3.00	SOUTH	2.60	SOUTH	1.775	-	-
GRAMMER STREET	WEST	2.10	WEST	2.60	WEST	3.10	EAST	2.60	EAST	1.775	-	-
ROAD A	WEST	2.10	WEST	2.60	WEST	3.00	EAST	2.60	EAST	1.775	-	-

**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	
SOVEREIGN DRIVE	CONNECTOR	25.00	14.40	15.00	15.30	B2	B2	4.35	5.35	
FRANKLIN ROAD	ACCESS	18.00	6.70	7.30	7.60	B2	B2	5.20	5.20	
TUTOR STREET	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20	
ROOSEVELT ROAD	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20	
GRAMMER STREET	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20	
ROAD A	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20	

**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.

