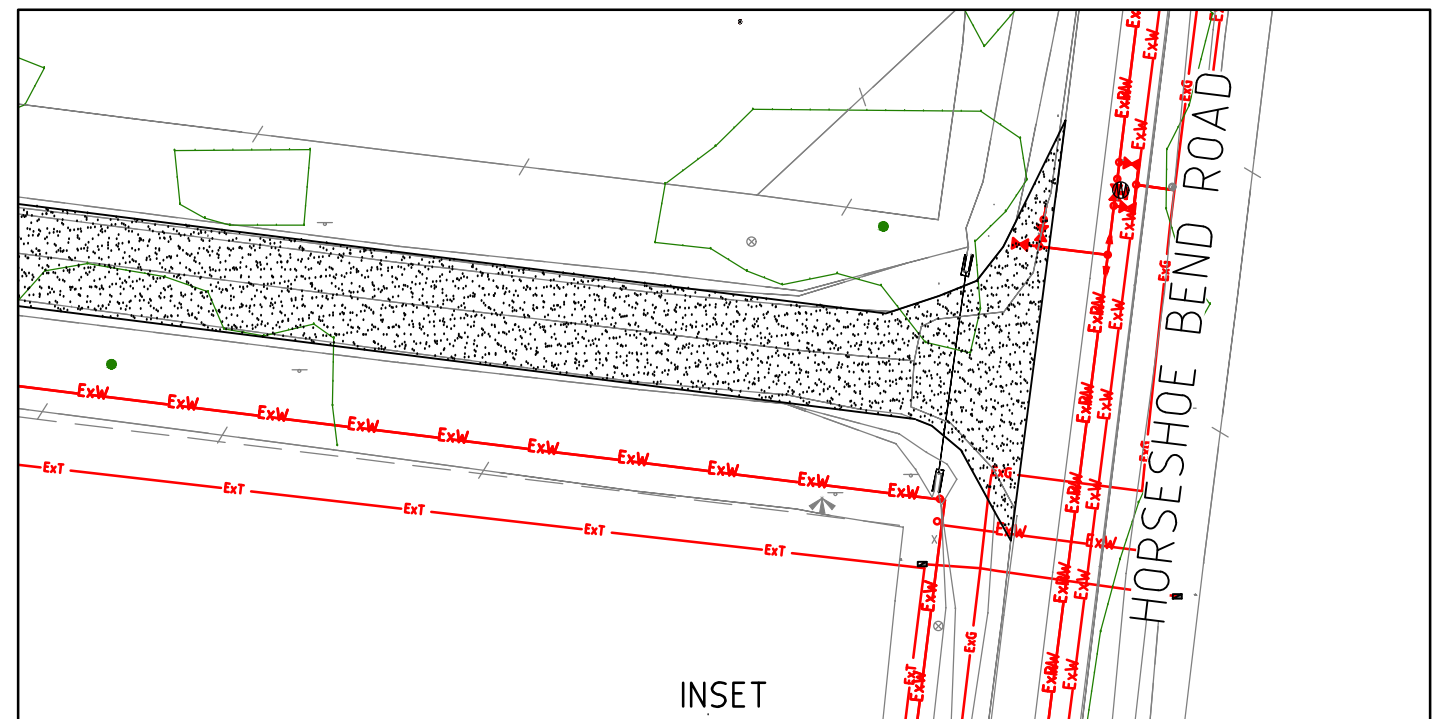
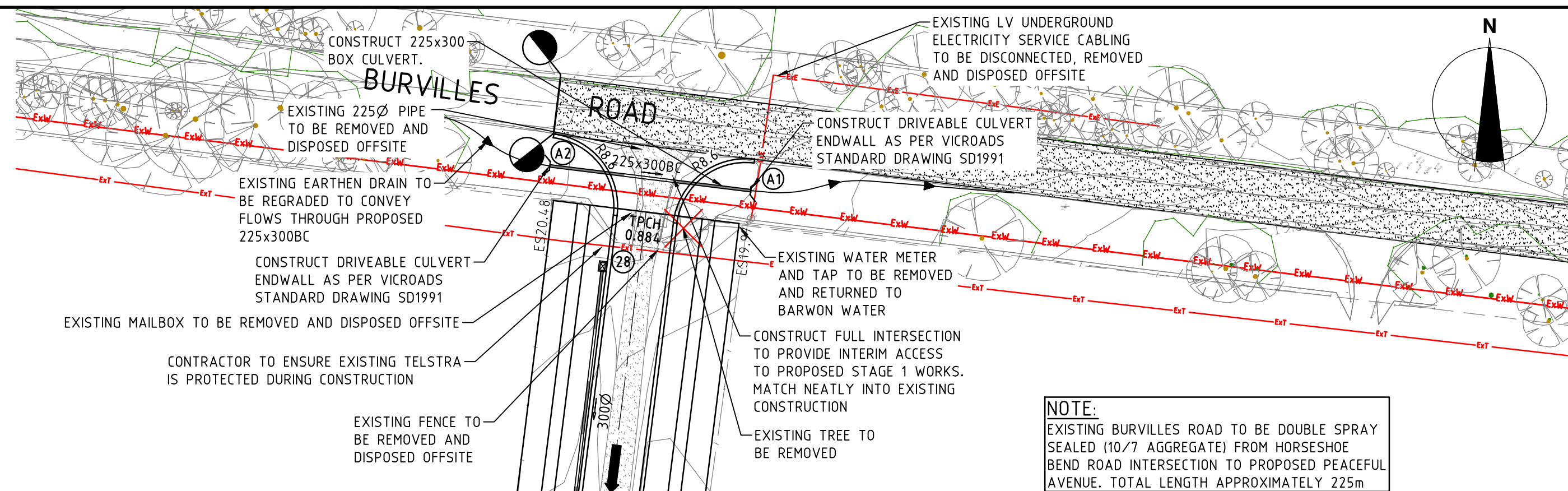
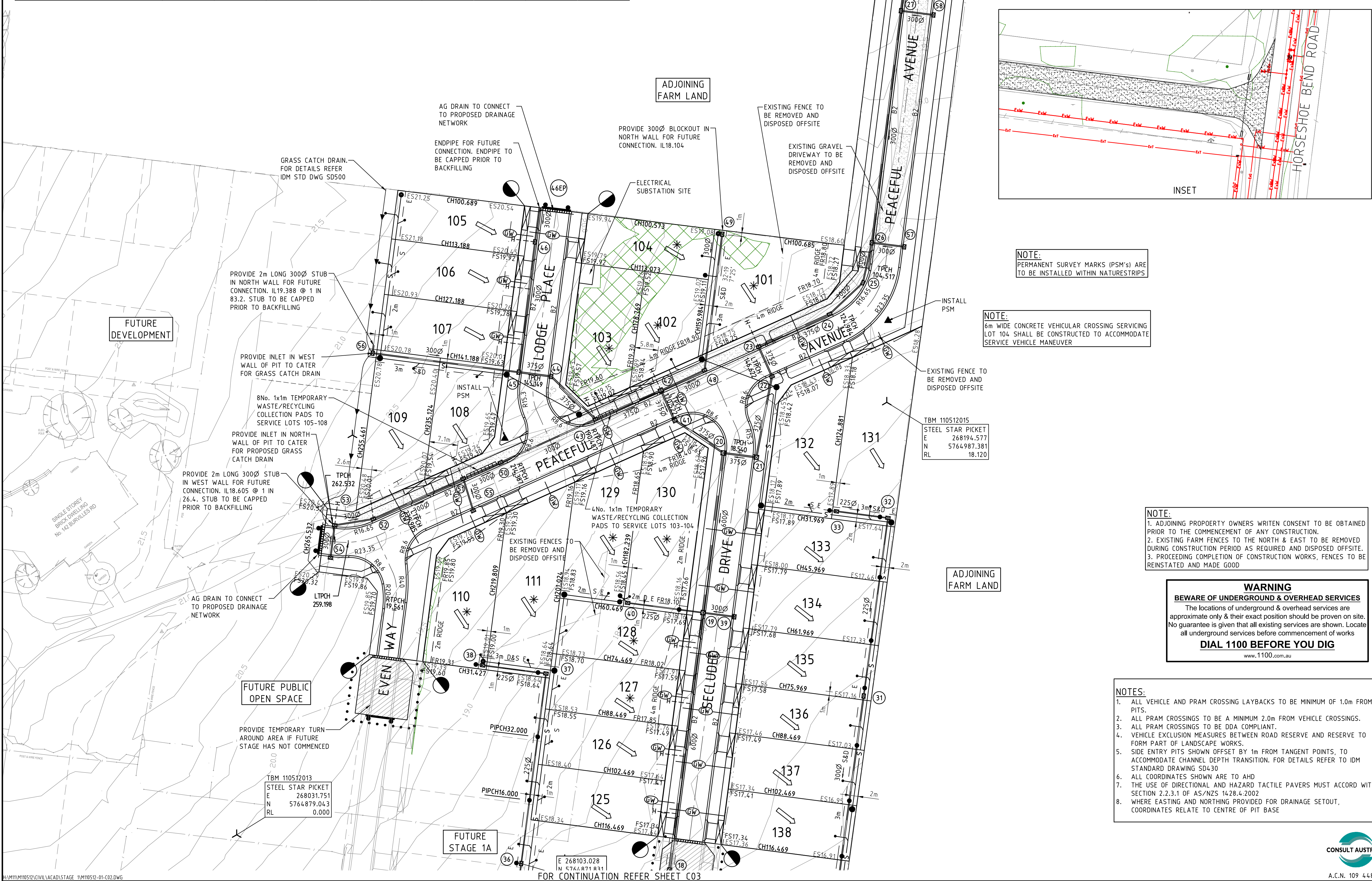


SERVICES OFFSET SCHEDULE										
ROAD NAME	GAS		RECYCLED WATER		WATER		COMMUNICATION		ELECTRICITY	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
PEACEFUL AVENUE (BURVILLES RD - LOT 101)	WEST	1.00	WEST	1.50	WEST	2.00	EAST	4.80	EAST	5.625
PEACEFUL AVENUE (LOT 101 - LOT 108)	SOUTH	2.10	SOUTH	2.60	SOUTH	3.10	NORTH	1.775	NORTH	2.60
PEACEFUL AVENUE (LOT 108 - LOT 109)	SOUTH	2.10	SOUTH	2.60	SOUTH	3.10	NORTH	1.40	NORTH	2.30
SECLUDED DRIVE	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
LODGE PLACE	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
LODGE PLACE (LOT 103)	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.40	EAST	2.40
EVEN WAY	EAST	2.10	EAST	2.60	EAST	3.10	EAST	4.10	EAST	4.90
BURVILLES ROAD	SOUTH	8.00	SOUTH	8.50	SOUTH	9.00/Ex.2.1	-	-	NORTH	Ex.0/H @2.5-3.0
HORSESHOE BEND ROAD (STH OF BURVILLES)	EAST/ WEST	Ex.4.70-5.00/ Ex.5.30-5.40	WEST/ EAST	4.60/ Ex.8.90-9.00	WEST EAST	Ex.2.40/ Ex.7.50-7.70	WEST	Ex.1.50 -1.60	WEST	Ex.0/H @2.8-3.1

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
PEACEFUL AVENUE (BURVILLES RD - LOT 101)	ACCESS	22.07	6.70	7.30	7.60	B2	B2	VARIES	VARIES
PEACEFUL AVENUE (LOT 101 - LOT 109)	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
SECLUDED DRIVE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
LODGE PLACE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
EVEN WAY	ACCESS (L1)	13.50	4.90	5.50	5.80	B2	B2	1.85	5.85



LEGEND

- E Electricity (Underground)
- G Gas
- O Optic
- RW Recycled Water
- T Telstra
- W 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

ES14.134 Existing Surface Level
FS14.0.35 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

	DATE	COMMENTS
1	11/11/16	DRAINAGE & LOTS 105 & 125 DRIVEWAY AMENDED
0	24/10/16	CONSTRUCTION ISSUE
H	23/09/16	COUNCIL COMMENTS DATED 19/09/16
G	09/09/16	COUNCIL COMMENTS DATED 05/09/16
F	08/08/16	SOS AMENDED
E	12/07/16	ISSUED FOR APPROVAL
D	3/06/16	POS AMENDED
C	12/04/16	STAGE 1 LOT REDESIGN
B	02/02/16	ROAD NAMES AMENDED
A	18/12/15	ISSUED FOR TENDER

CLIENT

COMMUNITIES DESIGNED FOR LIVING

PROJECT

**SANCTUARY ESTATE
ARMSTRONG CREEK
STAGE 1**

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CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
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.TALASILIA	M.TROUNCE

PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
R.KOZUL	T.PALIOS	18/12/15

CONSTRUCTION

SIGNED	DATE

DRAWING NUMBER	REVISION
M110512-01-C02	1