

ROAD NAME	SERVICES OFFSET SCHEDULE									
	GAS		RECYCLED WATER		WATER		COMMUNICATION		ELECTRICITY	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
SANCTUARY BOULEVARD	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
PEACEFUL AVENUE	SOUTH	2.10	SOUTH	2.60	SOUTH	3.10	NORTH	1.775	NORTH	2.60
ABODE STREET	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	1.775	SOUTH	2.60
NATURE STREET	SOUTH	2.10	SOUTH	2.60	SOUTH	3.10	NORTH	0.70	NORTH	0.70
ELEMENT CIRCUIT	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	1.775	SOUTH	2.60

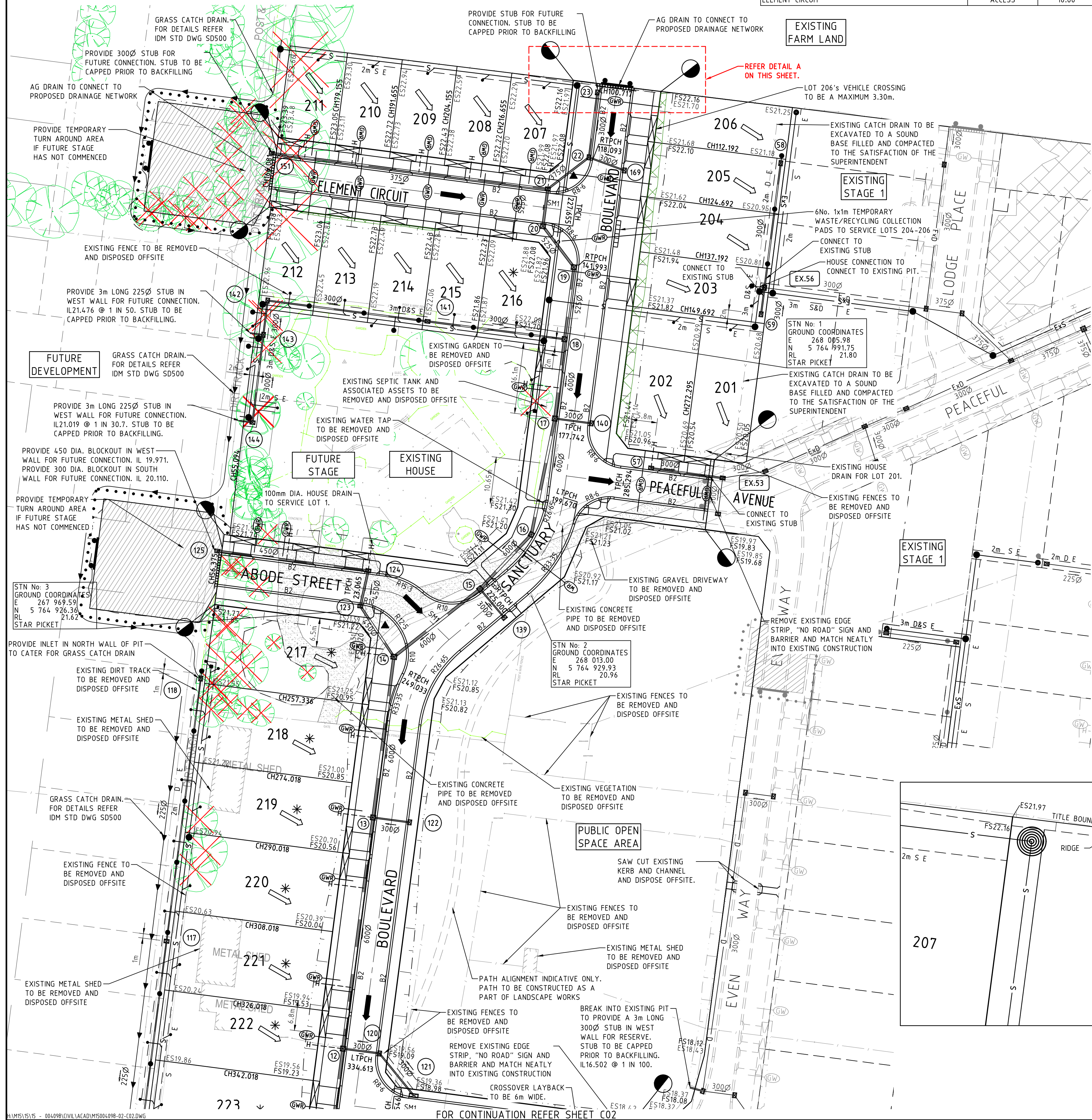
ROAD NAME	ROAD CLASSIFICATION	RESERVE WIDTH (m)	ROAD WIDTH (m)			KERB TYPE		VERGE WIDTH (m)	
			LIP to LIP	INV to INV	BACK to BACK	NTH/WEST	STH/EAST	NTH/WEST	STH/EAST
SANCTUARY BOULEVARD (IN OF PEACEFUL AVENUE)	ACCESS	20.00	6.70	7.30	7.60	B2	B2	6.20	6.20
SANCTUARY BOULEVARD (IN OF NATURE STREET & S OF PEACEFUL AVENUE)	ACCESS	16.00	6.70	7.30	7.60	B2	B2	6.20	2.20
SANCTUARY BOULEVARD (S OF NATURE STREET)	ACCESS	20.00	6.70	7.30	7.60	B2	B2	6.20	6.20
PEACEFUL AVENUE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
ABODE STREET	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
NATURE STREET	ACCESS (L2)	13.50	6.70	7.30	7.60	B2	B2	1.70	4.20
ELEMENT CIRCUIT	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20

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
- Existing Surface Level
- Finished Building Line Level
- Finished Ridge Line Level
- Top of Retaining Wall
- 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

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
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- NOTES:**
- ALL VEHICLE AND PRAM CROSSING LAYBACKS 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
 - ALL COORDINATES SHOWN ARE TO AHD
 - THE USE OF DIRECTIONAL AND HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.3.1 OF AS/NZS 1428.4:2002
 - WHERE EASTING AND NORTHING PROVIDED FOR DRAINAGE SETOUT, COORDINATES RELATE TO CENTRE OF PIT BASE
 - CHANGES FOR PROPERTY INLET POINTS SERVICING FUTURE LOTS ARE MEASURED FROM DOWNSTREAM PIT
 - REFER ARBORIST REPORT FOR DETAILS OF EXISTING TREES TO BE REMOVED



NOTE: PAVEMENT, FOOTPATH, KERB AND CHANNEL TO FINISH 400mm BEFORE THE TITLE BOUNDARY. BATTER TO EXISTING SURFACE AT 1 IN 1 MAXIMUM SLOPE. TOE OF BATTER IS NOT TO FINISH PAST THE TITLE BOUNDARY.

DETAIL A

SCALE 1:100
1:100 1 0 1 2 3 4 5 A1
1:200 A3



A.C.N. 109 448 982



SANCTUARY ESTATE ARMSTRONG CREEK STAGE 2



CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000

LAYOUT PLAN - 1

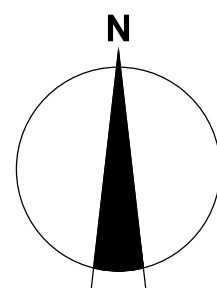
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1:1000 A3

SCALE @ A1	DRAWN	DESIGNED
1:500	K.McKELVIE	K.McKELVIE
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
T.MOTET	A.KOUZOUIMIS	FEBRUARY 2017

CONSTRUCTION











































SIGNED	DATE
DRAWING NUMBER	REVISION
M15004-098-02-C02	5

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FOR CONTINUATION REFER INSET 1 LEFT

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 |
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|  | Existing Tree to Remain |
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|  | 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 |
|  | 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 |

2	07.12.17	WATER CONDUIT RELOCATED TO SANCTUARY BOULEVARD	
1	05.12.17	CROSSOVER LAYBACK ADDED ON NATURE STREET	
0	04.07.17	ISSUED FOR CONSTRUCTION	
F	26.05.17	REVISED EXTERNAL DRAINAGE ALIGNMENT	
E	22.05.17	COUNCIL COMMENTS DATED ON 19.05.17	
D	20.04.17	REVISED EXTERNAL DRAINAGE ALIGNMENT	
C	28.03.17	COUNCIL COMMENTS DATED 16.03.17	
B	17.02.17	ISSUED FOR APPROVAL	
A	02.12.16	ISSUED TO CLIENT	
	DATE	COMMENTS	



PROJECT

**SANCTUARY ESTATE
ARMSTRONG CREEK
STAGE 2**



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Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000

LAYOUT PLAN - 2

SCALE @ 41	DRAWN	DESIGNED
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SCALE @ A1	DRAWN	DESIGNED
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1:500	K.McKELVIE	K.McKELVIE
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PROJECT ENGINEER J. MOSEY	PROJECT MANAGER J. MONTGOMERY	DATE FIRST ISSUE FEBRUARY, 2000
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I.MOTET	A.KOUZOOMIS	FEBRUARY 201
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CONSTRUCTION

CONSTRUCTION

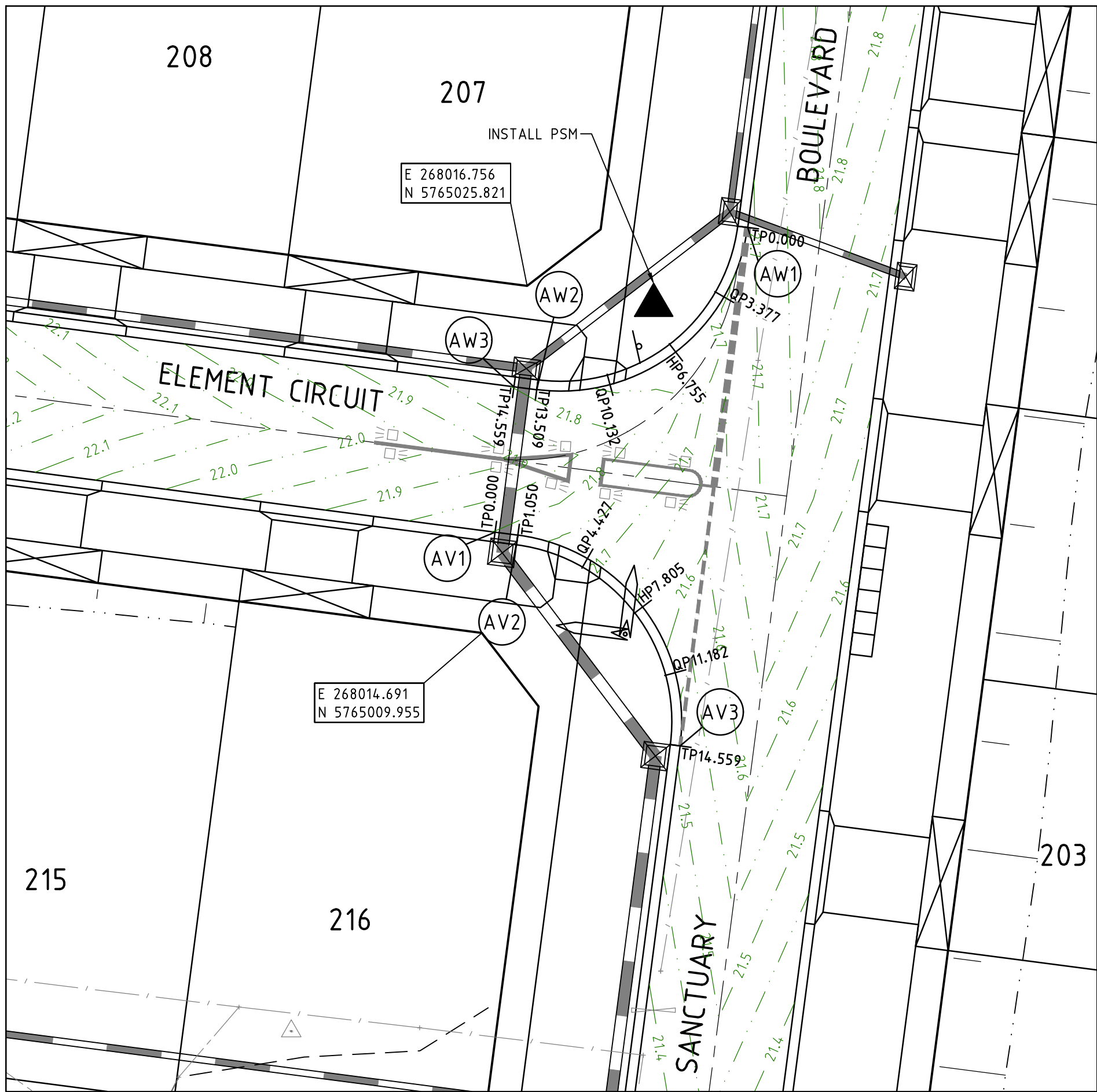
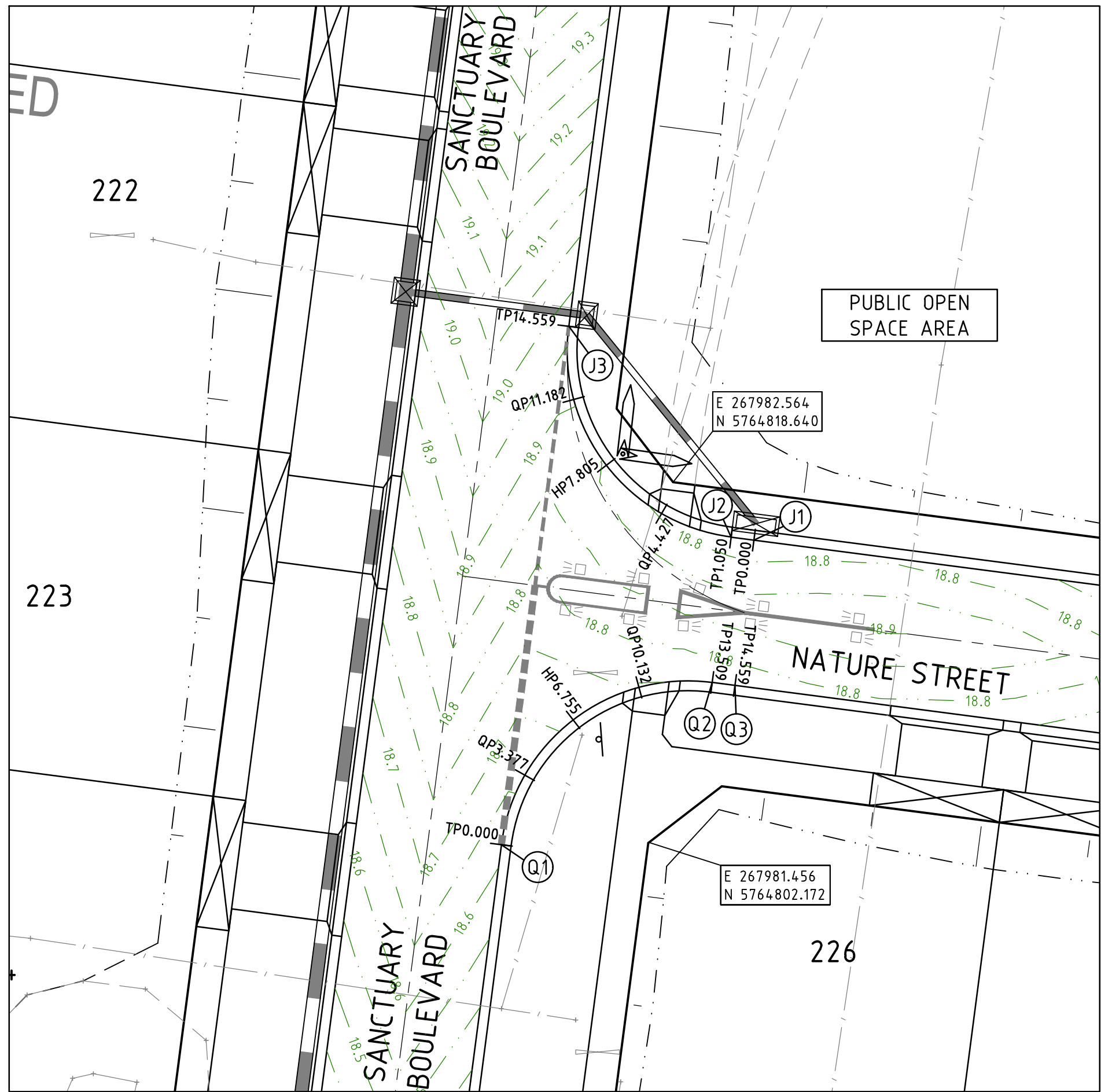
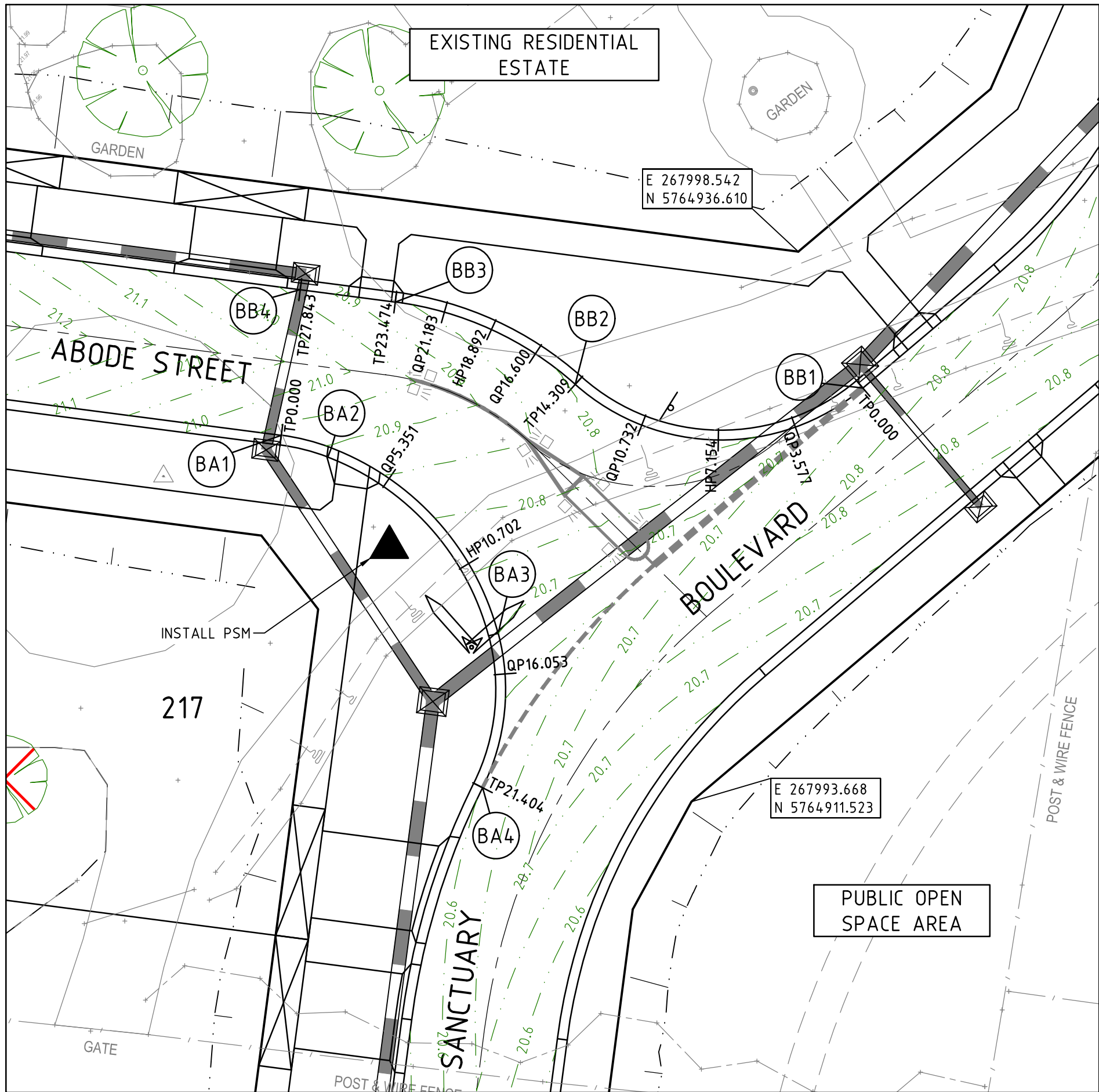
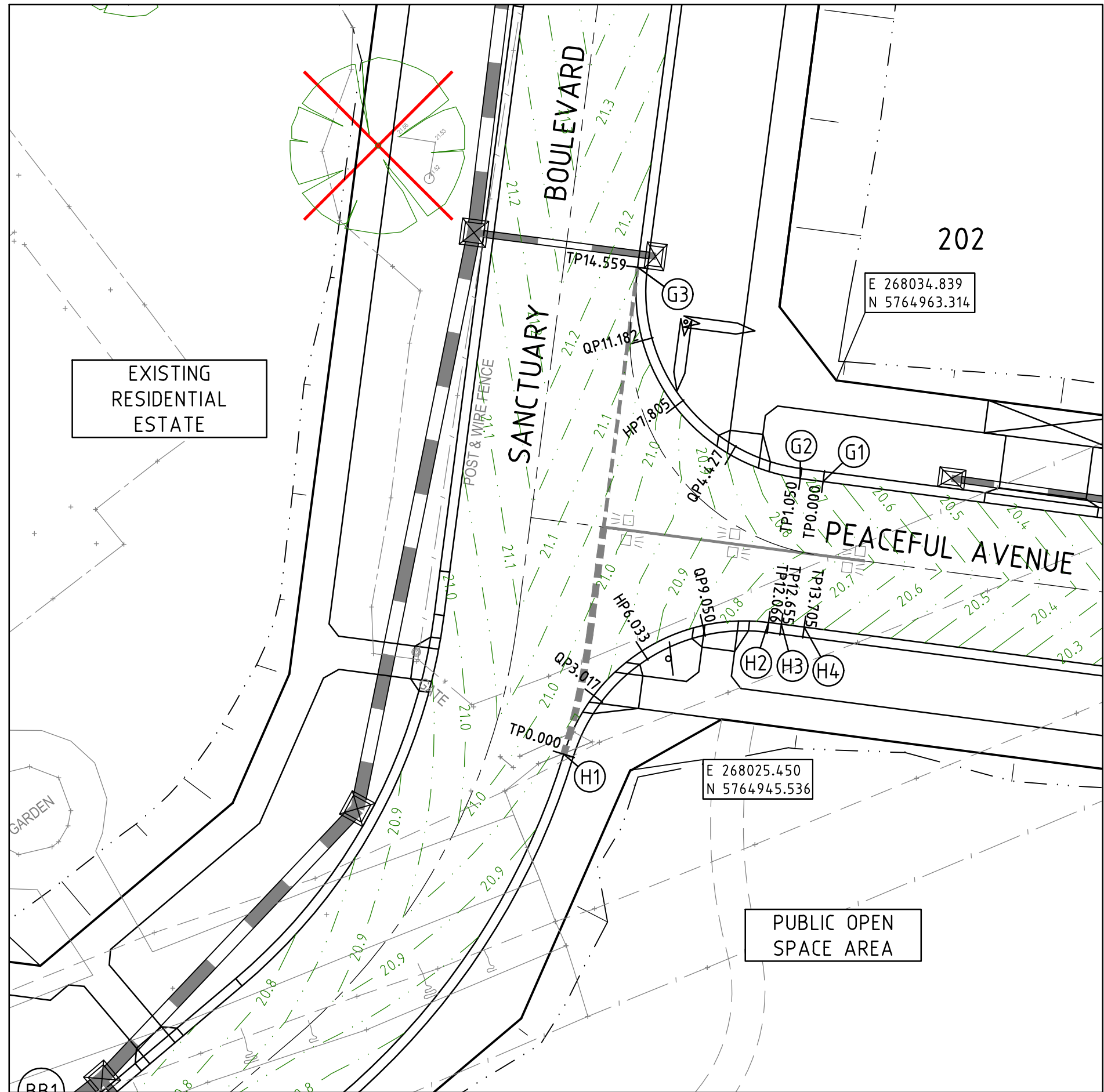
SIGNED	DATE
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DRAWING NUMBER	REVISION
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M15004098-02-C03	2
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- NOTES
1. REFER TO SHEET No C05 FOR LIP PROFILES.
 2. REFER TO SHEET No C06 FOR SETOUT INFORMATION.
 3. 90° BENDS TO HAVE CENTRELINE MARKING WITH RRPM'S AT MAX 6m SPACING.

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ES14.34
FS14.35
FR157.40
TW159.30
BW159.30

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3	05.12.17	FOOTPATH CROSSING ADDED ON SANCTUARY BLVD
2	26.10.17	CROSSOVER FOR EXISTING PIT RELOCATED
1	02.08.17	LOT'S 205 CROSSOVER RELOCATED
0	04.07.17	ISSUED FOR CONSTRUCTION
D	22.05.17	COUNCIL COMMENTS DATED ON 19.05.17
C	20.04.17	COUNCIL COMMENTS DATED ON 20.04.17
B	28.03.17	COUNCIL COMMENTS DATED 16.03.17
A	17.02.17	ISSUED FOR APPROVAL
	DATE	COMMENTS



**SANCTUARY ESTATE
ARMSTRONG CREEK
STAGE 2**



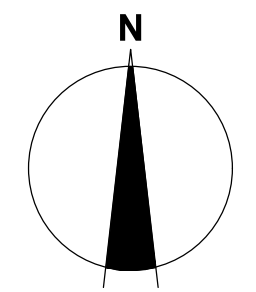
CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000

INTERSECTION DETAIL PLAN

1:200 2 0 2 4 6 8 10 A1
1:400 A3

SCALE @ A1	DRAWN	DESIGNED
1:200	K.McKELVIE	K.McKELVIE
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
T.MOTET	A.KOUZOUIS	FEBRUARY 2017

CONSTRUCTION		
SIGNED	DATE	REVISION
DRAWING NUMBER		3
M15004098-02-C04		



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