



LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING OPTIC FIBRE
- EXISTING TELSTRA
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SWALE DRAIN
- EXISTING SURFACE LEVEL
- FINISHED BUILDING LINE LEVEL
- FINISHED RIDGE LINE LEVEL
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- RETAINING WALL
- BUILDING ENVELOPE
- PAVEMENT TREATMENT
- STRUCTURAL FILL > 200mm DEEP
- EX. STRUCTURAL FILL > 200mm DEEP
- DIRECTION OF FALL
- OVERLAND FLOW
- ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FALL TO LEVELS INDICATED
- CONCRETE EDGE STRIP WITH SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
- LIMIT OF WORKS
- EXISTING TREE TO BE REMOVED
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- PROPOSED DRIVEWAY

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)
RESTFUL WAY	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
PLACID DRIVE	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	1.775	SOUTH	2.60
SANCTUARY BOULEVARD	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
AMIALE PARADE	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	1.775	SOUTH	2.60
HEDGE STREET	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					
RESTFUL WAY	ACCESS	16.00	6.70	7.30	7.60	B2	B2	B2	4.20	4.20
PLACID DRIVE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	B2	4.20	4.20
SANCTUARY BOULEVARD (NORTH OF ROUNDABOUT)	ACCESS	20.00	6.70	7.30	7.60	B2	B2	B2	6.20	6.20
SANCTUARY BOULEVARD (SOUTH OF ROUNDABOUT)	ACCESS	16.00	6.70	7.30	7.60	B2	B2	B2	4.20	4.20
AMIALE PARADE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	B2	4.20	4.20
HEDGE STREET	ACCESS	16.00	6.70	7.30	7.60	B2	B2	B2	4.20	4.20

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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NOTE:
LOTS 411 - 412, 442 - 451 & 424 - 433 HOUSE CONNECTION'S CONNECT TO EXISTING DRAIN.

- 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 S04.30
 - 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
 - CHAINAGES FOR PROPERTY INLET POINTS SERVING FUTURE LOTS ARE MEASURED FROM DOWNSTREAM PIT
 - REFER ARBORIST REPORT FOR DETAILS OF EXISTING TREES TO BE REMOVED

REVISION	DATE	ISSUE DETAILS	DESIGN	DRAWN	CHECK	STATUS
D	25/10/17	LOT'S 431 CROSSOVER RELOCATED	KM	KM	JC	
C	06/10/17	REVISED IN ACCORDANCE WITH COUNCIL'S COMMENTS DATED ON 19.09.17	KM	KM	JC	
B	05/09/17	RIDGE LINE ADDED FOR LOTS 420-423	KM	KM	TM	
A	16/08/17	ISSUED FOR APPROVAL	KM	KM	TM	

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

SCALE @ A1

1:500 10 5 0 10 20 A1

1:1000 A3

CLIENT

villawood properties

COMMUNITIES DESIGNED FOR LIVING

PROJECT

SANCTUARY ESTATE
STAGE 4
ARMSTRONG CREEK

DRAWING TITLE

LAYOUT PLAN - 1

PROJECT No.

15-004100-04

DRAWING No.

C02

REVISION

D