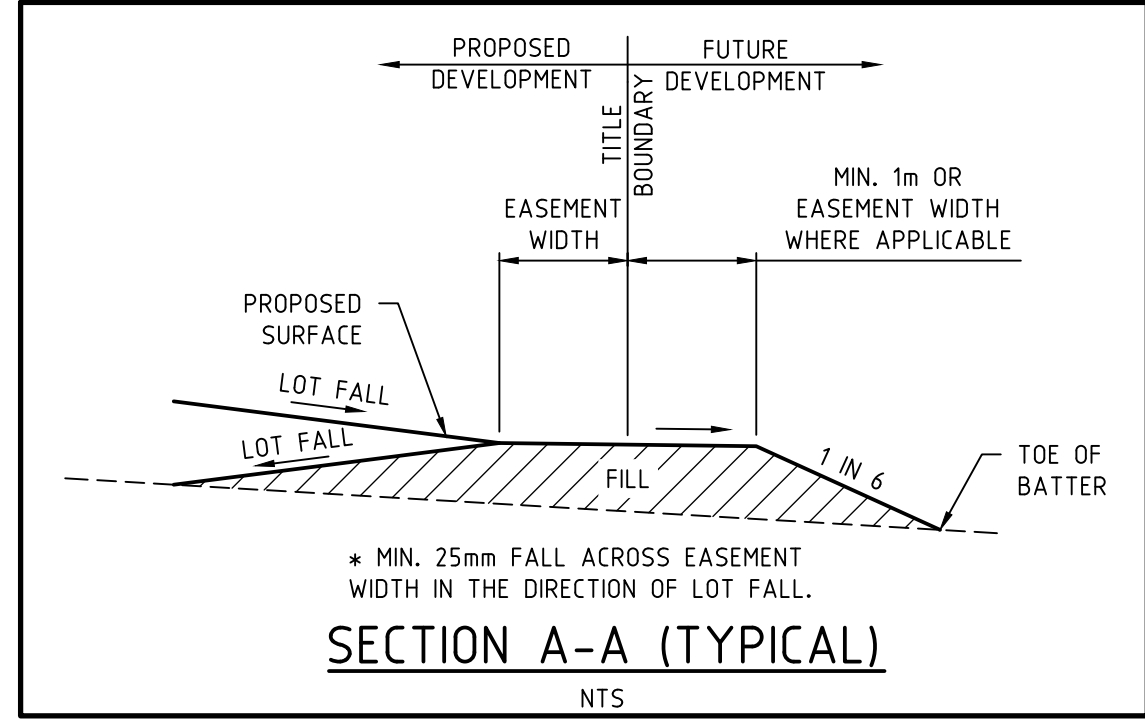




NOTE: LOTS 501-508, 524-528, 534 & 536-549
HOUSE CONNECTIONS CONNECT TO EXISTING DRAIN.

NOTE: ALL EXISTING PIT COVERS TO
BE ADJUSTED TO MATCH THE DESIGN
SURFACE LEVEL AND POSITION WITH
RESPECT TO THE ADJACENT KERB,
FOOTPATH AND TITLE BOUNDARIES
WHERE APPROPRIATE AND MADE GOOD.

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
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

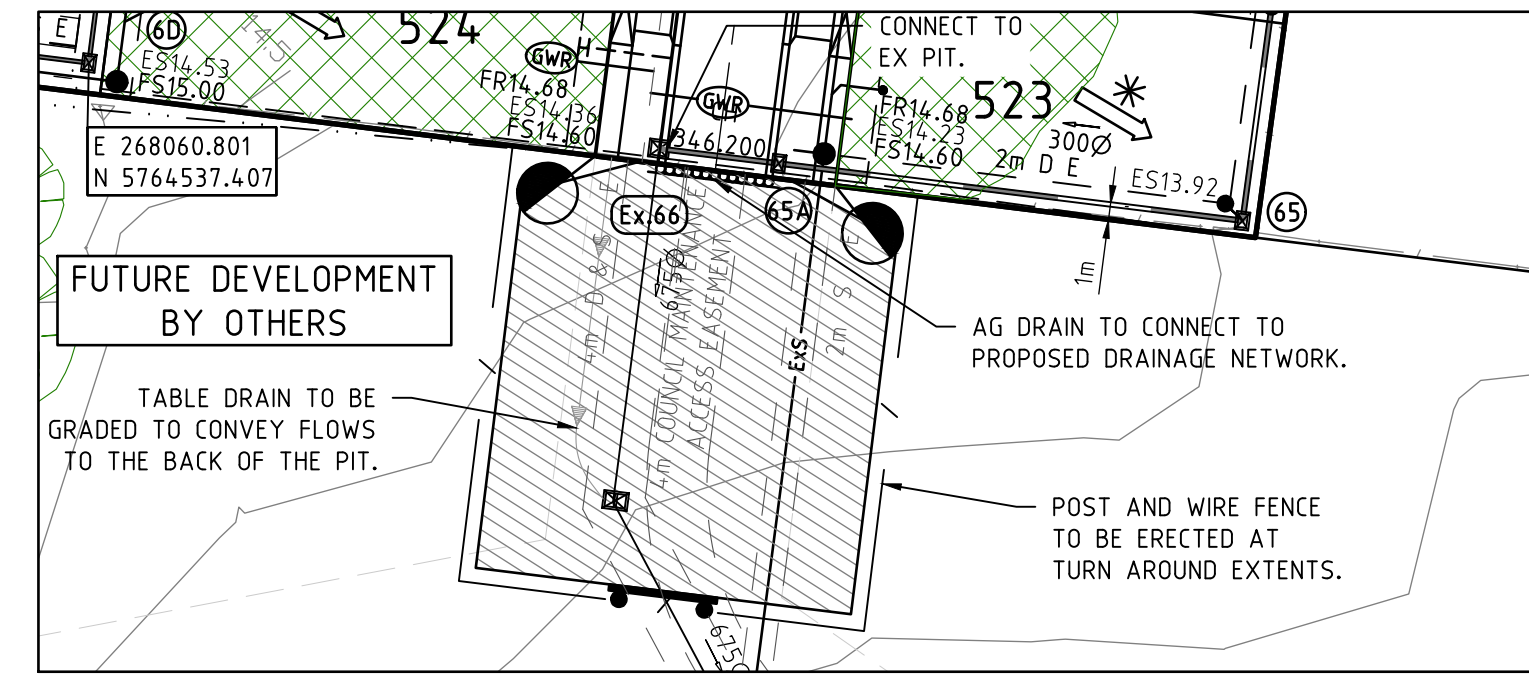


LEGEND - LAYOUT PLAN

—	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 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	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		
AMIALE PARADE	ACCESS	16.00	6.70	7.30	7.60		B2	B2	4.20	4.20		
SERENE AVENUE	ACCESS	16.00	6.70	7.30	7.60		B2	B2	4.20	4.20		
HEDGE STREET	ACCESS	16.00	6.70	7.30	7.60		B2	B2	4.20	4.20		
HEDGE STREET (LOTS 508-509)	LANE	10.00	4.00	-	-		-	-	-	-		

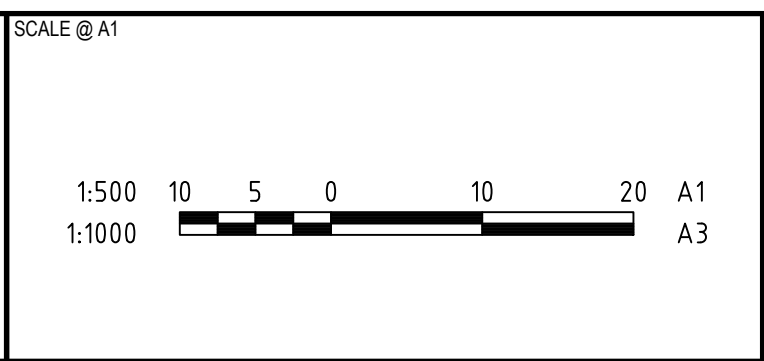
SERVICES OFFSET SCHEDULE											
ROAD NAME	GAS		RECYCLED WATER		WATER		COMMUNICATION		ELECTRICITY		
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	
AMIALE PARADE	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	1.775	SOUTH	2.60	
SERENE AVENUE	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60	
HEDGE STREET	NORTH/WEST	2.10	NORTH/WEST	2.60	NORTH/WEST	3.10	SOUTH/EAST	1.775	SOUTH/EAST	2.60	
(LOTS 508-509)	NORTH	2.10	NORTH	2.50	NORTH	2.90	SOUTH	1.775	SOUTH	2.60	



- 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.
 - 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
2	27.07.18	EXISTING PIT NUMBERS ADDED	GM	GM	JC	
1	08.06.18	LOT 507 RETAINING WALL, LOT 508 HOUSE DRAIN RELOCATED & BOLLARDS ADDED AT RESERVE	GM	GM	JC	
0	18.05.18	CONSTRUCTION ISSUE	GM	GM	JC	
E	14.05.18	ISSUED IN ACCORDANCE WITH COUNCIL'S COMMENTS DATED 09.04.18	GM	GM	JC	
D	28.03.18	LOTS 517 & 526 CROSSOVERS RELOCATED	GM	GM	JC	
C	29.11.17	ISSUED IN ACCORDANCE WITH COUNCIL'S COMMENTS DATED 22.11.17	KM	KM	JC	
B	08.11.17	LOTS 547 & 548 CROSSOVERS RELOCATED	KM	KM	JC	
A	13.09.17	ISSUED FOR APPROVAL	KM	KM	TM	

ISSUED FOR CONSTRUCTION



**SANCTUARY ESTATE
STAGE 5
ARMSTRONG CREEK**

LAYOUT PLAN - 1		
PROJECT No.	DRAWING No.	REVISION
17-001737-05	C02	2