



SERVICES OFFSETS AND LOCATIONS

STREET NAME	Rd.RESERVE	WATER		GAS	ELECTRICITY		FIBRE TO THE HOME		Bk. of KERB	JOINT TRENCHING
		DW	NDW		CABLES	POLES	FTTH CABLES	FTTH PITS		
LANDOVER ROAD	15.45 17.00 *	1.15 E 2.70 E *	1.65 E 3.20 E *	0.70 E 2.25 E *	3.20 W	1.00 BOK	2.45 W	0.30E/1.85E* 2.45 W	2.80E/4.35E* 5.05 W	W & G, F & E
PACKHAM STREET	16.00	3.05 N	2.55 N	2.10 N	2.45 S	1.00 BOK	1.80 S	1.70N/1.85S	4.20N/4.20S	W & G, F & E
RANTERRA ROAD	16.00	3.05 N	2.55 N	2.10 N	2.60 S	1.00 BOK	1.85 S	1.70N/1.85S	4.20N/4.20S	W & G, F & E
PANAMA STREET	16.00	3.05 S	2.55 S	2.10 S	2.50 N	1.00 BOK	1.85 N	1.70S/1.85N	4.20N/4.20S	W & G, F & E
ANDALASIA STREET	16.00	3.05 W	2.55 W	2.10 W	2.60 E	1.00 BOK	1.85 E	1.70W/1.85E	4.20E/4.20W	W & G, F & E
FUTURE ROAD	16.00	3.05 N	2.55 N	2.10 N	2.60 S	1.00 BOK	1.85 S	1.70N/1.85S	4.20N/4.20S	W & G, F & E

NOTE: a) * Indicates final offsets when road is widened to 17m. Current road width is 15.45m.
b) Street trees to be located in the centre of nature strips.

SHT. No.	VER	DRAWING INDEX	
		DESCRIPTION	
1	C	LAYOUT PLAN & SERVICES SCHEDULE	
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3	A	INTERSECTION DETAILS	
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10	A	DRAINAGE LONGITUDINAL SECTIONS & PIT SCHEDULE	
11	A	SIGNAGE & LINEMARKING PLAN	

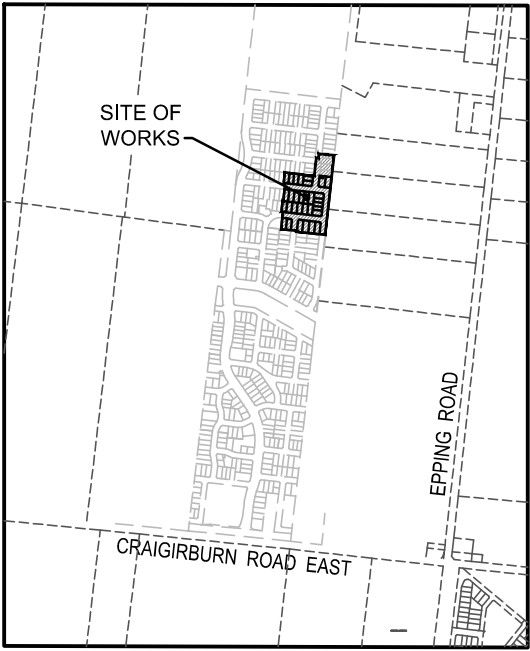
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

ATTENTION TO CONTRACTOR

- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DIGITAL PLAN, PROVIDED FOR SETOUT PURPOSES, MATCHES THE TBM COORDINATES SHOWN.
- CONTRACTOR TO ENSURE THAT THE SITE IS PEGGED AND OR SET OUT CHECKED BY THE LICENCED SURVEYOR RESPONSIBLE FOR CERTIFYING THE PLAN OF SUBDIVISION PRIOR TO UNDERGROUND INFRASTRUCTURE BEING INSTALLED.
- WHERE CONCRETE WORKS ABOUT A SEWER ACCESS CHAMBER SURROUND OR SIMILAR STRUCTURE, AN EXPANSION JOINT OF APPROVED MATERIAL SHALL BE PROVIDED BETWEEN THE TWO FACES.

SYMBOL LEGEND

Drains	Prop	Prev Stage	Ex/Natural/FS Level	+28.57	+28.57	+28.57
Sewer < 3000	S	S	FS @ Building Line	+28.57	+28.57	+28.57
Sewer > 3000	S	S	Top/Toe of Batter	+10228.57	+10228.57	+10228.57
Water (DW)	W	W	Top/Bottom RW Level	+10228.57	+10228.57	+10228.57
Water (NDW)	W	W	100yr Flood Level	+128.57	+128.57	+128.57
House Drain	H	H	Fill Proposed (<0.3m/±0.3m)			
Property Inlet	I	I	Cut Proposed			
Street Sign	Sign	Sign	Asphalt Surface Prop			
PSM	PSM	PSM	Concrete Surface Prop			
Rock Ret Wall	R	R	Paths/Driveways/Slabs			
Sleeper Ret Wall	S	S	Tree To Be Removed			
Conduits 50mm	C	C	Tree To Be Retained with Tree Protection Zone (TPZ)			
Conduits 100mm	C	C				
Street Tree without/with Passive Irrigation (Refer Detail)	T	T				
Ex Drains	Ex D	Ex D				
Ex Water DW/NDW	Ex W	Ex W				
Ex Sewer/Gas	Ex S	Ex S				
Ex Elect/Telecomm	Ex E	Ex E				



LOCALITY PLAN
1:20,000



breese pitt dixon pty. ltd.
land surveyors civil engineers

1/19 cato street
hawthorn east, 3123
telephone 8823 2300
fax no. 8823 2310

ELLERY ESTATE
STAGE 9

LAYOUT PLAN AND SERVICES SCHEDULE

MUNICIPALITY
WHITTLESEA

REFERENCE
8625 E/9

SHEET 1 OF 11

AMENDMENTS	DATE	REMARKS	CHECKED	C.HAGEN	SCALE	As Shown	DATUM	AHD	DATE	Jun'22
C	11/08/22	DRIVEWAYS 907,918,924,1031 REVISED. NOTE MAX BATTER 1 in 4.	SURVEY	BPD						
B	13/07/22	BATTER INTO ADJOINING PROPERTY REMOVED	DESIGN	DG						
A	27/06/22	ISSUED FOR CONSTRUCTION	DRAWN	DG						
VER										

LENGTHS ARE IN METRES
SCALE 1 : 500 (A1)

PLAN
1:500

PROPOSED
STAGE 8

PROPOSED
STAGE 6

604
605

819 H
818 H

PROPOSED
STAGE 8

816
815
814

801 H
802 H
803 H