

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	1.15 E	3.20 E	0.70 E	3.20 W	1.00 BOK	2.45 W	2.80E/4.35E	5.05 W	W & G, F & E
VELGARD 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	
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10	A	DRAINAGE LONGITUDINAL SECTIONS & PIT SCHEDULE	
11	A	SIGNAGE & LINEMARKING PLAN	

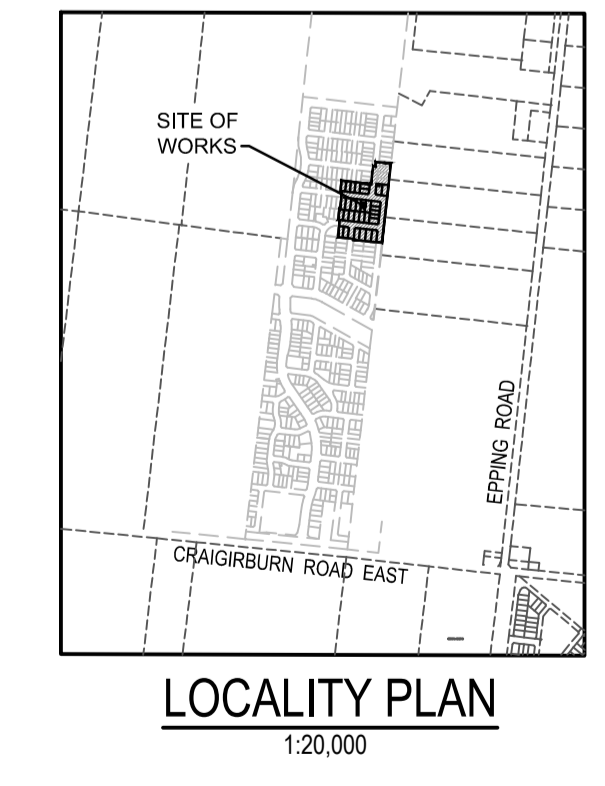
These Plans are design plans and are indicative only and parties must not make any objection, requisition or claim for compensation in relation to the plans. The final condition of lots upon completion may vary from the condition described in the plans. The Property may have been filled, raised, levelled, compacted or cut prior to the Vendor becoming registered proprietor of the Property and the condition of the Property may change after completion of works due to circumstances beyond the Vendor's control. No warranty or representation is given or to be construed in respect of such works or changes in condition. Parties should review the plans carefully, make their own inquiries and obtain independent advice before taking any action in relation to the Property.

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

Prop	Prev Stage	Ex Natural/FS Level	+28.57
S	S	FS @ Building Line	+8.26.57
W	W	Top/Toe of Batter	+10P28.57
H	H	Top/Bottom RW Level	+10E28.57
P	P	100yr Flood Level	+FL28.57
PSM	PSM	Fill Proposed (<0.3m/±0.3m)	
Rock Ret Wall		Cut Proposed	
Sleeper Ret Wall		Asphalt Surface Prop	
Conduits 50mm		Concrete Surface Prop	
Conduits 100mm		Paths/Driveways/Slabs	
Street Tree without/with Passive Irrigation (Refer Detail)		Tree To Be Removed	X
Ex Drains		Tree To Be Retained with Tree Protection Zone (TPZ)	TPZ
Ex Water DW/NDW			
Ex Sewer/Gas			
Ex Elect/Telecomm			



LENGTHS ARE IN METRES
 SCALE 1:500 (A1)

PLAN 1:500

AMENDMENTS	DATE	REMARKS	CHECKED
D	28/09/23	BATTER LEVELS ADDED	C.HAGEN
C	11/08/22	DRIVEWAYS 907,918,924,1031 REVISED. NOTE MAX BATTER 1 in 4.	C.HAGEN
B	13/07/22	BATTER INTO ADJOINING PROPERTY REMOVED	C.HAGEN
A	27/06/22	ISSUED FOR CONSTRUCTION	C.HAGEN

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

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