



SYMBOL LEGEND

Drains
Sewer < 3000
Sewer ≥ 3000
Water (DW)
Water (NDW)
House Drain
Property Inlet
Street Sign
PSM
Rock Ret Wall
Sleeper Ret Wall
Conduits 50mm
Conduits 100mm
Street Tree without/with Passive Irrigation (Refer Detail)

Ex Drains
Ex Water/DW/NDW
Ex Sewer/Gas
Ex Elect/Comm

Prop
Prop Stage

FS @ Building Line
Top/Toe Batter Level
Top/Bottom RW Level
100yr Flood Level
Fill Proposed (<0.3m/≥0.3m)
Cut Proposed
Asphalt Surface Prop
Concrete Surface Prop (Paths/Driveways/Slats)
Concrete Surface Prop 200mm EDM 503
Tree To Be Removed
Tree To Be Retained with Tree Protection Zone (TPZ)

CITY OF WHITTLESEA
ENGINEERING PLANS & SPECIFICATIONS
APPROVED PURSUANT TO SECTION 15 OF THE SUBDIVISION ACT 1988
PLAN OF SUBDIVISION No. **PS906500E**
DEVELOPMENT ENGINEER: *[Signature]*
DATE APPROVED: **28/07/2025**

SERVICES OFFSETS AND LOCATIONS

Location	Gas	Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
THORNGROVE VISTA Lots 1601-1604	2.10 NE	2.55 NE	3.05 NE	0.80 SW	0.80 SW	1.35 SW	1.00 BOK	4.10 N/E 2.80 S/W	14.50	G&W, FTTH&E	STREET LEVEL 1
THORNGROVE VISTA Lots 1619-1625	2.10 E	2.55 E	3.05 E	0.80 W	0.80 W	1.35 W	1.00 BOK	4.10 E 2.80 W	varies	G&W, FTTH&E	STREET LEVEL 1
THORNGROVE VISTA Lots 1616-1619				0.80 W	0.80 W	1.20 W	1.00 BOK	2.80 W		G&W, FTTH&E	STREET LEVEL 1
THORNGROVE VISTA Lots 1613-1615	3.05 W	2.10 W	2.60 W	0.80 W	0.80 W	1.20 W	1.00 BOK	5.20 W	varies	G&W, FTTH&E	STREET LEVEL 1
THORNGROVE VISTA Court Bowl	0.30 E	0.75 E	1.25 E				1.00 BOK	2.50		G&W, FTTH&E	STREET LEVEL 1

NOTE: a) * Indicates Telecommunication pits placed within concrete footpath.
b) Street trees to be located in the centre of nature strips

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION 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.

- CONTRACTOR NOTES:**
- RETAINING WALL AGG PIPE CONNECTION TO LOT HOUSE DRAIN OR CLOSEST DRAIN STRUCTURE
 - ALL STRUCTURAL WORK MUST BE SUPERVISED BY A QUALIFIED STRUCTURAL ENGINEER
 - A BUILDING PERMIT MUST BE OBTAINED FOR ALL RETAINING WALLS PRIOR TO COMMENCEMENT OF WORKS IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, COPY OF BUILDING PERMITS AND CERTIFICATE OF COMPLIANCE-CONSTRUCTION FOR ALL COMPONENTS OF THE RETAINING WALL INCLUDING AG DRAINS TO BE SUBMITTED TO COUNCIL PRIOR TO REQUEST FOR STATEMENT OF COMPLIANCE
 - CONTRACTOR TO INSTALL TEMPORARY FENCING SURROUNDING THE CHMP AREA (RESERVE No.1) FENCING TO BE LOCATED OUTSIDE THE CHMP BUFFER ZONE



VICTORIAN PROFESSIONAL ENGINEERS
REGISTRATION ACT 2019
REGISTERED ENGINEER: PETER MARTINICH
REGISTRATION NUMBER: PE0007634

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MELWAY REF. 389-B-8	ELLERY ESTATE STAGE 16 LAYOUT PLAN 1 of 2	MUNICIPALITY WHITTLESEA
SURVEY BPD		REFERENCE 8625 E/16
DESIGN RK		SHEET 3 OF 20
DRAWN RK	SCALE AS SHOWN	DATE JAN'25
CHECKED	DATUM AHD	

VER.	DATE	REMARKS