

LEGEND

	DESIGN SURFACE CONTOURS
	PROPOSED STORMWATER DRAINAGE PIPE
	EXISTING STORMWATER DRAINAGE PIPE & PIT
	PROPOSED TELSTRA
	PROPOSED POWER
	PROPOSED WATER MAIN
	PROPOSED GAS MAIN
	PROPOSED SEWER MAIN
	EXISTING SEWER MAIN ALIGNMENT & PIT
	EXISTING TELSTRA
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING KERB & CHANNEL
	PROPOSED TITLE BOUNDARY
	PROPOSED EASEMENT
	PROPOSED ROAD KERB & CHANNEL/BALLARAT TYPE BCC2
	PROPOSED ROAD CENTRELINE
	PROPOSED JUNCTION PIT
	PROPOSED SIDE ENTRY PIT
	PROPOSED HOUSE DRAIN CONNECTION & PROPERTY INLET PIT. (P) PIPE-(K) KERB
	LOT NUMBER & DIRECTION OF NATURAL SURFACE FALL
	PROPOSED FOOTPATH
	EXTENT OF PROPOSED ROAD PAVEMENT
	PROPOSED LINEMARKING
	PROPOSED TREE LOCATION

NOTE:
CONDUITS TO BE PROVIDED FOR ALL ALLOTMENTS ON OPPOSITE SIDE OF STREET FOR WATER AND GAS - 50mm CLASS 12 PVC. LOCATIONS OF CONDUITS TO BE FIXED BY THE CHIEF EXECUTIVE OFFICER OR HIS REPRESENTATIVE AND ARE TO EXTEND TO PROPERTY BOUNDARY. CONDUIT LOCATIONS TO BE REFERENCED ON KERB FACE.

NOTE:
AGRICULTURAL DRAINS ARE TO BE LOCATED AT BACK OF KERB & CHANNEL, WITH THE EXCEPTION OF WHERE A STORMWATER PIPE IS TO BE LOCATED. REFER IDM STANDARD DRAWING SD 145

NOTE:
ALTERNATIVE PIPE MATERIAL CAN BE UTILISED PROVIDING THEY MEET THE REQUIRED LOAD, SPECIFICATIONS & AUTHORITY REQUIREMENTS.

NOTE:
THE ORIENTATION OF ALL STORMWATER DRAINAGE ACCESS COVERS & GRATES ARE SHOWN INDICATIVELY AND ARE TO BE MANUFACTURED & INSTALLED IN ACCORDANCE WITH AS3996-2006.

NOTE:
THE CONTRACTOR IS TO CONFIRM INVERT LEVELS OF THE EXISTING END PIPE AT EX. 15-1E PRIOR TO ANY DRAINAGE WORKS COMMENCING.

NOTE:
ALL KERB & CHANNEL IS CITY OF BALLARAT TYPE BCC2 UNLESS OTHERWISE NOTED.

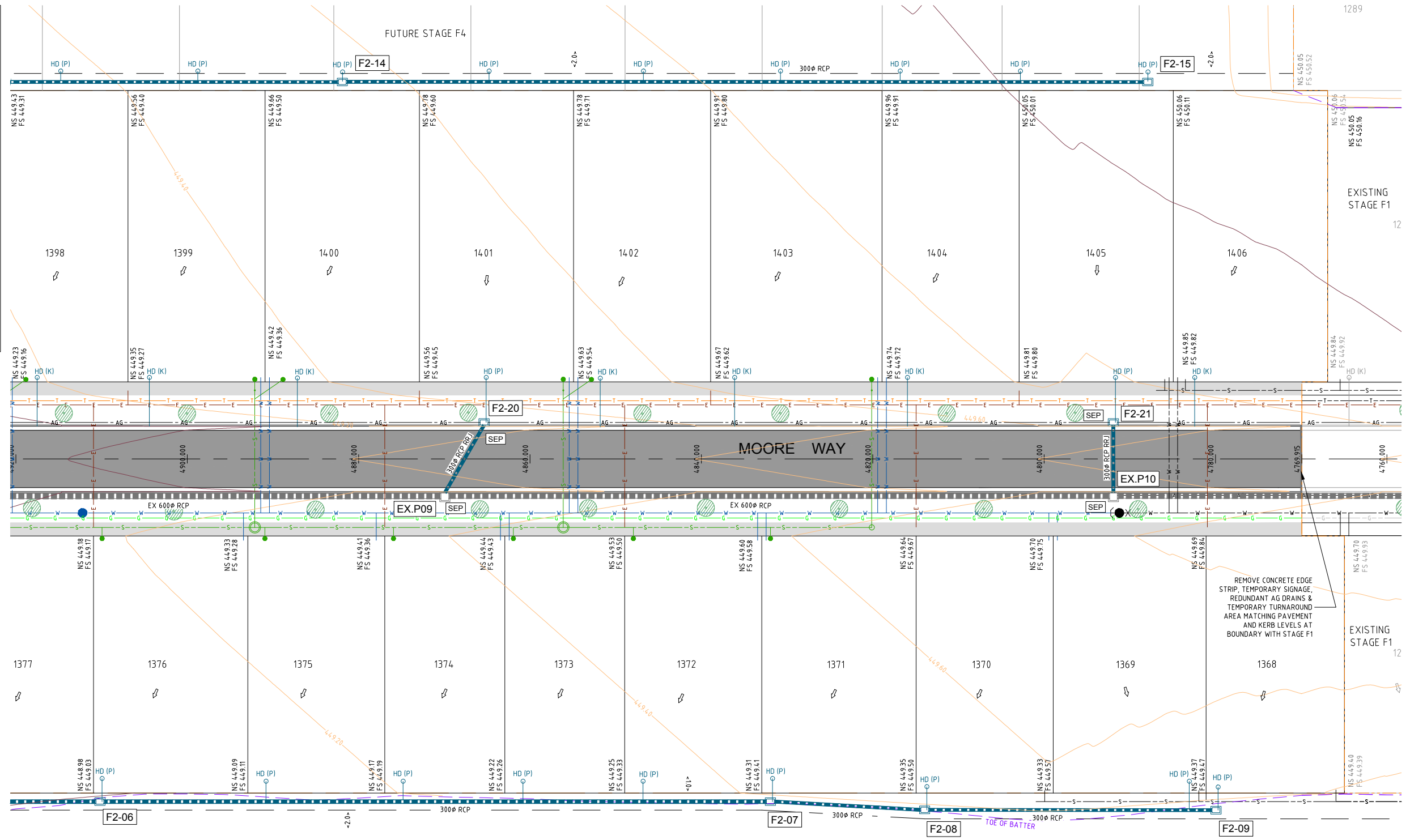
NOTE:
CONTRACTOR TO CONFIRM EXISTING PAVEMENT LEVELS PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER. ALL KERB SETOUT TO BE INSPECTED AND APPROVED BY THE COUNCIL OFFICER PRIOR TO PLACEMENT OF KERB & CHANNEL.

TACTILE GROUND SURFACE INDICATORS FOR ALL PEDESTRIAN ROUTES TO BE INSTALLED TO AUSTRALIAN STANDARDS, DISABILITY DISCRIMINATION ACT, VICROADS AND CITY OF BALLARAT REQUIREMENTS.

NOTE:
ALL SIGNS & LINEMARKING TO BE INSTALLED IN ACCORDANCE WITH VICROADS TRAFFIC ENGINEERING MANUAL VOLUME 2 - SIGNS & MARKINGS.

NOTE:
THE LOCATION OF EXISTING UNDERGROUND SERVICES ARE SHOWN INDICATIVELY ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AUTHORITIES TO DETERMINE THE LOCATION OF UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORK. ANY CLASH OF WORKS WITH A SERVICE IS TO BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL ENSURE THAT ALL SERVICES ARE FULLY PROTECTED DURING CONSTRUCTION, ANY SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

NOTE:
HOUSE DRAINS TO BE LAID AT 1in100 FROM KERB INVERT INTO LOT WITH RISER TO ALLOW FOR SERVICE OF REAR OF LOTS.



PLAN
SCALE 1:250

NOTE:
ALL CONDUIT TRENCHES UNDER ROAD PAVEMENT AND KERB AND CHANNEL SHALL BE BACKFILLED WITH 20mm NOM. SIZE CLASS 2 FCR.

NOTE:
ANY USE OF THE ELECTRONIC DRAWINGS OR DATA PROVIDED BY TGM GROUP PTY LTD (TGM) SHALL BE USED AT THE USER'S RISK. NO RESPONSIBILITY WILL BE TAKEN BY TGM AS TO THE ACCURACY OF THE DIGITAL DRAWING OR DATA. ANY SET OUT WORKS UNDERTAKEN USING TGM DIGITAL DRAWINGS OR DATA SHOULD BE CHECKED AGAINST EXISTING TITLE PEGS, TEMPORARY AND/OR PERMANENT SURVEY MARKS AS NOMINATED BY THE PROJECT'S LICENSED SURVEYOR. THE SET-OUT INFORMATION PROVIDED ON ARCHITECTURAL AND/OR OTHER PROJECT RELATED DRAWINGS AND DOCUMENTS, IN CONJUNCTION WITH THE APPROVED HARD COPY DRAWINGS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SUGGESTED SERVICES OFFSET TABLE

STREET NAME	TELECOMMS	ELEC	GAS	WATER	SEWER
DEAN PLACE	2.20 (S)	2.70 (S)	2.20 (N)	2.70 (N)	-
MOORE WAY	2.20 (N)	2.70 (N)	2.10 (S)	2.70 (S)	1.00 (N)

THE CONTRACTOR IS TO CONFIRM ALL EXISTING & PROPOSED SERVICE OFFSETS, DEPTHS & CLEARANCES TO ANY EXISTING & PROPOSED INFRASTRUCTURE WITH THE RESPONSIBLE AUTHORITY PRIOR TO CONSTRUCTION.

PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION

ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	DESIGNED	M. HALILOVIC	DATE:	DEC. 2018	CLIENT:	LUCAS ESTATE RESIDENTIAL SUBDIVISION STAGE F2	PROJECT:	LUCAS ESTATE RESIDENTIAL SUBDIVISION STAGE F2	DRAWING TITLE:	ROAD & DRAINAGE LAYOUT PLAN SHEET 1 OF 3	TGM REF. No:	18775-202	SHEET	C02	REV.	01
01	PRELIMINARY	14/12/18	J.V.							DRAWN	J.VELLA	SCALE:	AS SHOWN												
										SURVEY:	TGM GROUP	SHEET SIZE:	A1												
										CHECKED:	XX	APPROVED:													
										DATE:	14/12/2018	DATE:	14/12/2018												

This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

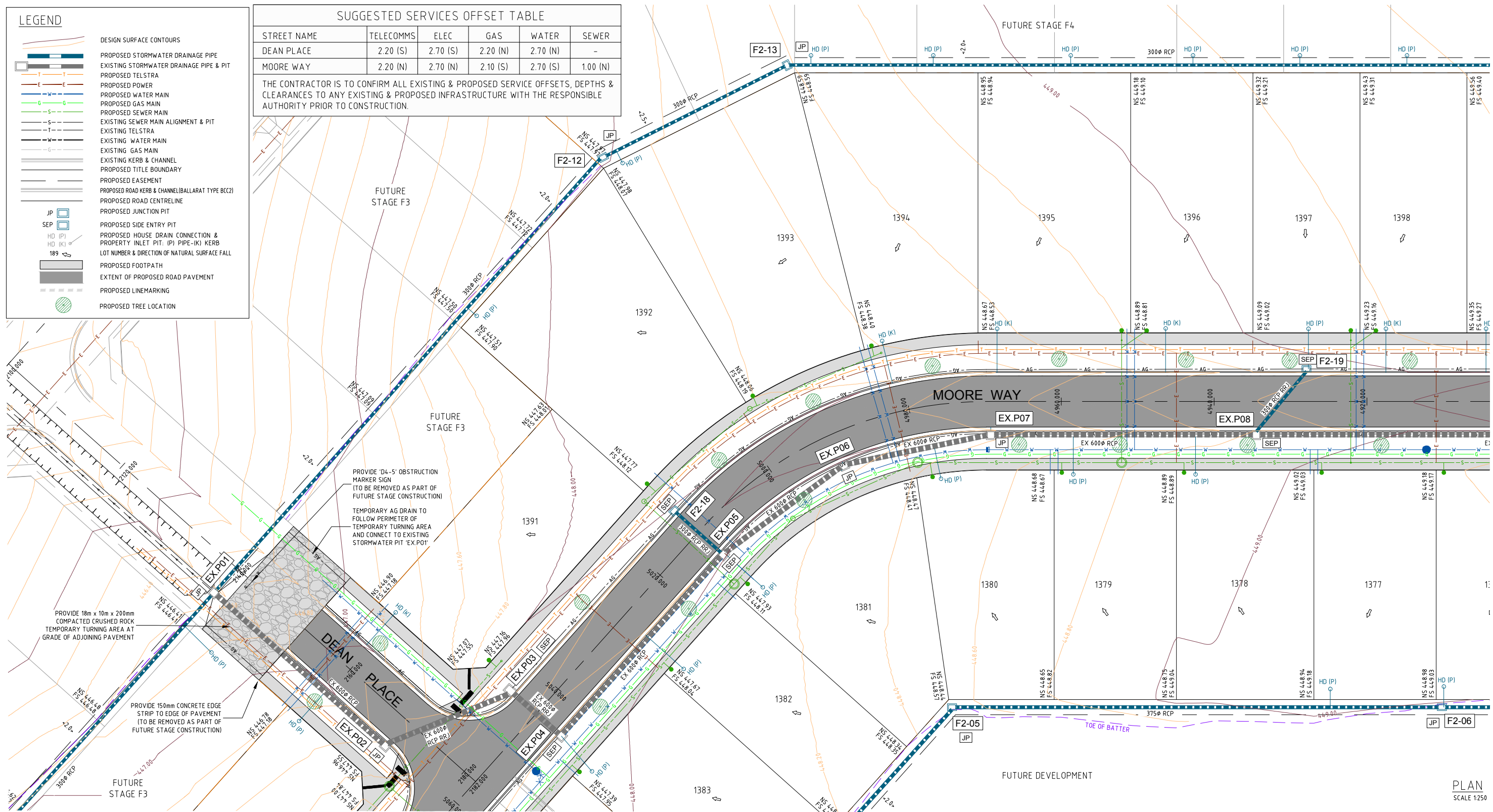
LEGEND

- DESIGN SURFACE CONTOURS
- PROPOSED STORMWATER DRAINAGE PIPE
- EXISTING STORMWATER DRAINAGE PIPE & PIT
- PROPOSED TELSTRA
- PROPOSED POWER
- PROPOSED WATER MAIN
- PROPOSED GAS MAIN
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN ALIGNMENT & PIT
- EXISTING TELSTRA
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING KERB & CHANNEL
- PROPOSED TITLE BOUNDARY
- PROPOSED EASEMENT
- PROPOSED ROAD KERB & CHANNEL (BALLARAT TYPE BCC2)
- PROPOSED ROAD CENTRELINE
- PROPOSED JUNCTION PIT
- PROPOSED SIDE ENTRY PIT
- PROPOSED HOUSE DRAIN CONNECTION & PROPERTY INLET PIT: (P) PIPE-(K) KERB
- LOT NUMBER & DIRECTION OF NATURAL SURFACE FALL
- PROPOSED FOOTPATH
- EXTENT OF PROPOSED ROAD PAVEMENT
- PROPOSED LINEMARKING
- PROPOSED TREE LOCATION

SUGGESTED SERVICES OFFSET TABLE

STREET NAME	TELECOMMS	ELEC	GAS	WATER	SEWER
DEAN PLACE	2.20 (S)	2.70 (S)	2.20 (N)	2.70 (N)	-
MOORE WAY	2.20 (N)	2.70 (N)	2.10 (S)	2.70 (S)	1.00 (N)

THE CONTRACTOR IS TO CONFIRM ALL EXISTING & PROPOSED SERVICE OFFSETS, DEPTHS & CLEARANCES TO ANY EXISTING & PROPOSED INFRASTRUCTURE WITH THE RESPONSIBLE AUTHORITY PRIOR TO CONSTRUCTION.



NOTE:
THE ORIENTATION OF ALL STORMWATER DRAINAGE ACCESS COVERS & GRATES ARE SHOWN INDICATIVELY AND ARE TO BE MANUFACTURED & INSTALLED IN ACCORDANCE WITH AS3996-2006.

NOTE:
THE CONTRACTOR IS TO CONFIRM INVERT LEVELS OF THE EXISTING END PIPE AT EX. 15-1E PRIOR TO ANY DRAINAGE WORKS COMMENCING.

NOTE:
ALL KERB & CHANNEL IS CITY OF BALLARAT TYPE BCC2 UNLESS OTHERWISE NOTED.

NOTE:
ANY USE OF THE ELECTRONIC DRAWINGS OR DATA PROVIDED BY TGM GROUP PTY LTD (TGM) SHALL BE USED AT THE USER'S RISK. NO RESPONSIBILITY WILL BE TAKEN BY TGM AS TO THE ACCURACY OF THE DIGITAL DRAWING OR DATA. ANY SET OUT WORKS UNDERTAKEN USING TGM DIGITAL DRAWINGS OR DATA SHOULD BE CHECKED AGAINST EXISTING TITLE PEGS, TEMPORARY AND/OR PERMANENT SURVEY MARKS AS NOMINATED BY THE PROJECTS LICENSED SURVEYOR, THE SET-OUT INFORMATION PROVIDED ON ARCHITECTURAL AND/OR OTHER PROJECT RELATED DRAWINGS AND DOCUMENTS, IN CONJUNCTION WITH THE APPROVED HARD COPY DRAWINGS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE:
AGRICULTURAL DRAINS ARE TO BE LOCATED AT BACK OF KERB & CHANNEL, WITH THE EXCEPTION OF WHERE A STORMWATER PIPE IS TO BE LOCATED. REFER IDM STANDARD DRAWING SD 145

NOTE:
ALL CONDUIT TRENCHES UNDER ROAD PAVEMENT AND KERB AND CHANNEL SHALL BE BACKFILLED WITH 20mm NOM. SIZE CLASS 2 FCR.

NOTE:
ALTERNATIVE PIPE MATERIAL CAN BE UTILISED PROVIDING THEY MEET THE REQUIRED LOAD, SPECIFICATIONS & AUTHORITY REQUIREMENTS.

NOTE:
TACTILE GROUND SURFACE INDICATORS FOR ALL PEDESTRIAN ROUTES TO BE INSTALLED TO AUSTRALIAN STANDARDS, DISABILITY DISCRIMINATION ACT, VICROADS AND CITY OF BALLARAT REQUIREMENTS.

NOTE:
CONTRACTOR TO CONFIRM EXISTING PAVEMENT LEVELS PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER. ALL KERB SETOUT TO BE INSPECTED AND APPROVED BY THE COUNCIL OFFICER PRIOR TO PLACEMENT OF KERB & CHANNEL.

NOTE:
ALL SIGNS & LINEMARKING TO BE INSTALLED IN ACCORDANCE WITH VICROADS TRAFFIC ENGINEERING MANUAL VOLUME 2 - SIGNS & MARKINGS.

NOTE:
THE LOCATION OF EXISTING UNDERGROUND SERVICES ARE SHOWN INDICATIVELY ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AUTHORITIES TO DETERMINE THE LOCATION OF UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORK. ANY CLASH OF WORKS WITH A SERVICE IS TO BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL ENSURE THAT ALL SERVICES ARE FULLY PROTECTED DURING CONSTRUCTION. ANY SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

NOTE:
HOUSE DRAINS TO BE LAID AT 1m100 FROM KERB INVERT INTO LOT WITH RISER TO ALLOW FOR SERVICE OF REAR OF LOTS.

NOTE:
CONDUITS TO BE PROVIDED FOR ALL ALLOTMENTS ON OPPOSITE SIDE OF STREET TO WATER AND GAS - 50mm CLASS 12 PVC. LOCATIONS OF CONDUITS TO BE FIXED BY THE CHIEF EXECUTIVE OFFICER OR HIS REPRESENTATIVE AND ARE TO EXTEND TO PROPERTY BOUNDARY. CONDUIT LOCATIONS TO BE REFERENCED ON KERB FACE.

PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION

PLAN
SCALE 1:250

ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED
01	PRELIMINARY	14/12/18	J.V.						

DESIGNED: M. HALILOVIC	DATE: DEC. 2018
DRAWN: J. VELLA	SCALE: AS SHOWN
SURVEY: TGM GROUP	SHEET SIZE: A1
CHECKED: XX	APPROVED:
DATE: 14/12/2018	DATE: 14/12/2018

TGM Group
1315 Sturt Street
Ballarat Vic 3350
T 03 5330 8888
F 03 5333 3815
PO Box 563W
Ballarat West Vic 3350
ABN 11 125 568 461
www.tgmgroup.com
VIC ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001

CLIENT:

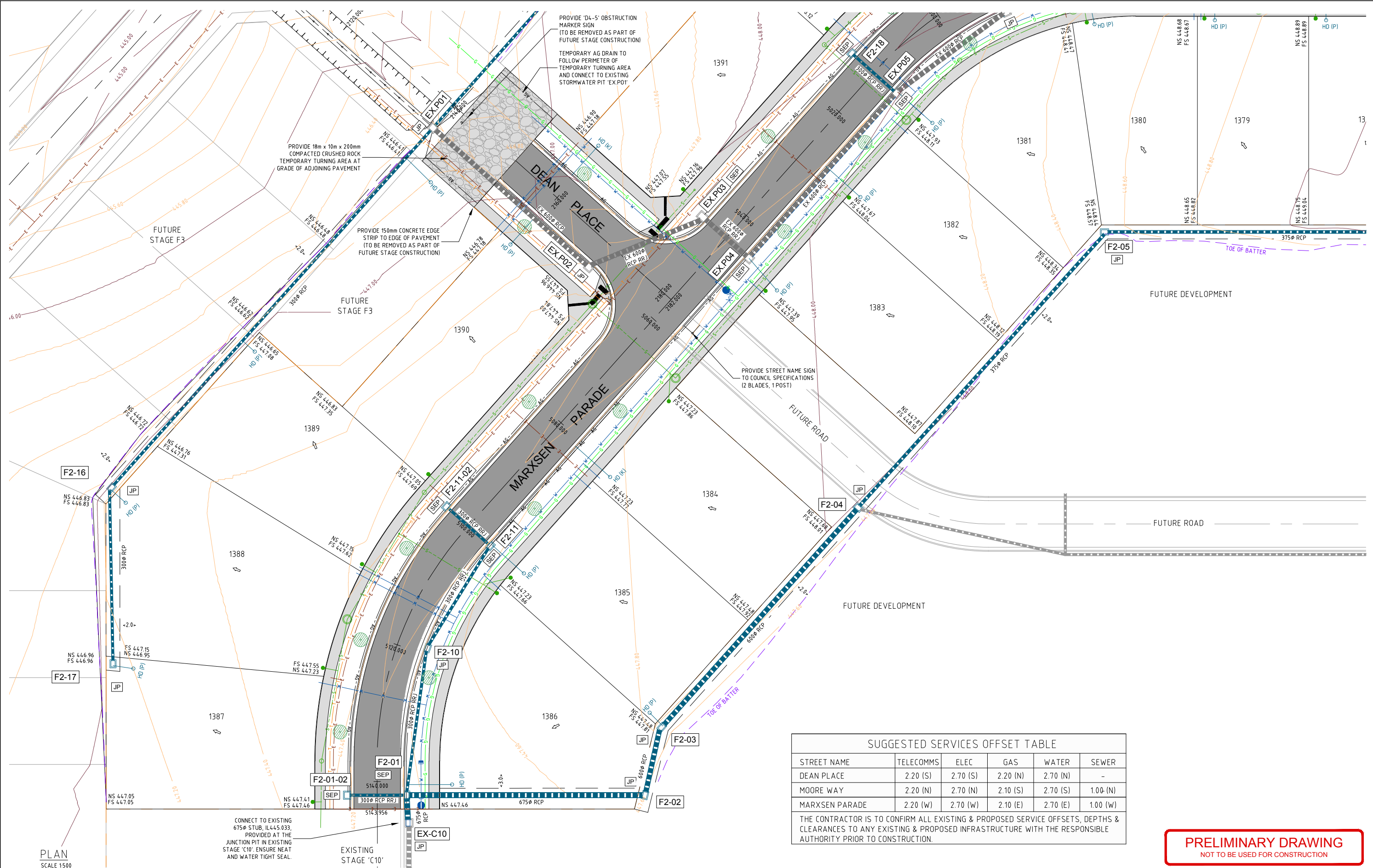
PROJECT: **LUCAS ESTATE
RESIDENTIAL SUBDIVISION
STAGE F2**

CIVIL DRAWING

DRAWING TITLE:
**ROAD & DRAINAGE LAYOUT PLAN
SHEET 2 OF 3**

TGM REF. No: 18775-202

SHEET: C03 OF 12 REV: 01



SUGGESTED SERVICES OFFSET TABLE

STREET NAME	TELECOMMS	ELEC	GAS	WATER	SEWER
DEAN PLACE	2.20 (S)	2.70 (S)	2.20 (N)	2.70 (N)	-
MOORE WAY	2.20 (N)	2.70 (N)	2.10 (S)	2.70 (S)	1.00 (N)
MARXSEN PARADE	2.20 (W)	2.70 (W)	2.10 (E)	2.70 (E)	1.00 (W)

THE CONTRACTOR IS TO CONFIRM ALL EXISTING & PROPOSED SERVICE OFFSETS, DEPTHS & CLEARANCES TO ANY EXISTING & PROPOSED INFRASTRUCTURE WITH THE RESPONSIBLE AUTHORITY PRIOR TO CONSTRUCTION.

PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION

ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED
01	PRELIMINARY	14/12/18	J.V.						

DESIGNED: M. HALILOVIC
DATE: DEC. 2018
SCALE: AS SHOWN
DRAWN: J. VELLA
SURVEY: TGM GROUP
SHEET SIZE: A1/A3
CHECKED: XX
APPROVED:
DATE: 14/12/2018
DATE: 14/12/2018

TGM Group
1315 Sturt Street
Ballarat Vic 3350
T 03 5330 8888
F 03 5333 3815
PO Box 563W
Ballarat West Vic 3350
ABN 11 125 568 461
www.tgmgroup.com
JACO ANZ Accredited - Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001

CLIENT: **Integra**

PROJECT: **LUCAS ESTATE
RESIDENTIAL SUBDIVISION
STAGE F2**

CIVIL DRAWING

DRAWING TITLE:
**ROAD & DRAINAGE LAYOUT PLAN
SHEET 3 OF 3**

TGM REF. No: 18775-202
SHEET: C04 OF 12 REV: 01

This plan is provided for marketing and information purposes only, it shows grade levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.