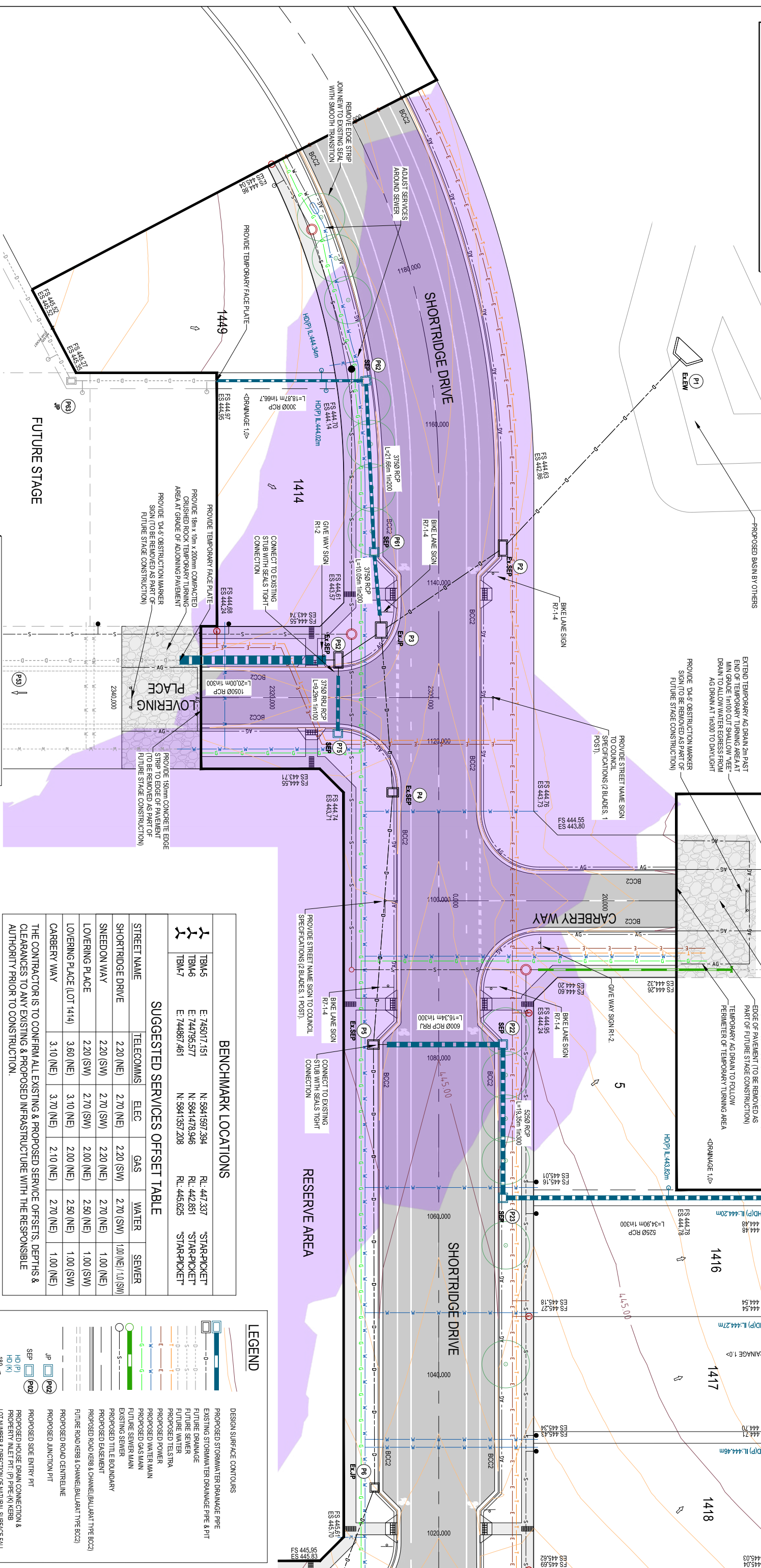


NOTE
 ANY USE OF THE ELECTRONIC DRAWINGS OR DATA PROVIDED BY CADWIND SHALL BE USED AT THE USER'S RISK AND RESPONSIBILITY WILL BE THE USER'S RESPONSIBILITY TO OBTAIN THE ACCURACY OF THE DATA. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DATA AND FOR OBTAINING NECESSARY SURVEY MARKS AS NOTATED BY THE 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.



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 TO STANDARD DRAWING SD 145.

NOTE
 TACTILE GROUND SURFACE INDICATORS FOR ALL PEDESTRIAN ROUTES TO BE INSTALLED TO AS 4284, DISABILITY DISCRIMINATION ACT, VIC ROADS AND CITY OF BALLARAT REQUIREMENTS.

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

NOTE
 HOUSE DRAINS TO BE CONNECTED TO KERB IN ACCORDANCE WITH I.D.M. SD 505 OR CONNECTED TO PIPE IN ACCORDANCE WITH I.D.M. SD 515.

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

NOTE
 THE OPERATION OF ALL STORMWATER DRAINAGE ACCESS COVERS & GRATES ARE SHOWN INDICATIVELY AND ARE TO BE MANUFACTURED & INSTALLED IN ACCORDANCE WITH ASS996-2006.

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

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 CONTRACTOR'S EXPENSE.

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

NOTE
 THE CONTRACTOR IS TO CONFIRM INVERT LEVELS OF ALL EXISTING PITS PRIOR TO ANY DRAINAGE WORKS COMMENCING.

PLAN
 SCALE 1:250

FUTURE STAGE

LOWERING PLACE

BENCHMARK LOCATIONS

SUGGESTED SERVICES OFFSET TABLE

LEGEND

PRELIMINARY DRAWING
 NOT TO BE USED FOR CONSTRUCTION

STREET NAME	TELECOMS	ELEC	GAS	WATER	SEWER
TBM-5	E: 745017.151	N: 5941597.394	RL: 447.337	*STAR-PICKET	
TBM-6	E: 744795.577	N: 5941478.946	RL: 442.851	*STAR-PICKET	
TBM-7	E: 744867.461	N: 5941357.208	RL: 445.625	*STAR-PICKET	

STREET NAME	TELECOMS	ELEC	GAS	WATER	SEWER
SHORTRIDGE DRIVE	2.20 (NE)	2.70 (NE)	2.20 (SW)	2.70 (SW)	1.00 (NE) / 1.10 (SW)
SNEEDON WAY	2.20 (SW)	2.70 (SW)	2.20 (NE)	2.70 (NE)	1.00 (NE)
LOWERING PLACE	2.20 (SW)	2.70 (SW)	2.00 (NE)	2.50 (NE)	1.00 (SW)
LOWERING PLACE (LOT 1414)	3.60 (NE)	3.10 (NE)	2.00 (NE)	2.50 (NE)	1.00 (SW)
CARBERY WAY	3.10 (NE)	3.70 (NE)	2.10 (NE)	2.70 (NE)	1.00 (NE)

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

- LEGEND**
- DESIGN SURFACE CONTOURS
 - PROPOSED STORMWATER DRAINAGE PIPE
 - EXISTING STORMWATER DRAINAGE PIPE & PIT
 - FUTURE DRAINAGE
 - FUTURE SEWER
 - FUTURE WATER
 - PROPOSED TELSTRA
 - PROPOSED POWER
 - PROPOSED WATER MAIN
 - PROPOSED GAS MAIN
 - FUTURE SEWER MAIN
 - EXISTING SEWER MAIN
 - PROPOSED TITLE BOUNDARY
 - PROPOSED ROAD CENTRELINE
 - PROPOSED ROAD KERB & CHANNEL (BALLARAT TYPE BCC2)
 - FUTURE ROAD KERB & CHANNEL (BALLARAT TYPE BCC2)
 - PROPOSED ROAD CENTRELINE
 - PROPOSED ROAD PIT
 - PROPOSED SIDE ENTRY PIT
 - PROPOSED HOUSE DRAIN CONNECTION & PROPERTY INLET PIT: (P) PIPE-KI KERB
 - LOT NUMBER & DIRECTION OF NATURAL SURFACE FALL
 - PROPOSED FOOTPATH
 - EXTENT OF PROPOSED ROAD PAVEMENT
 - PROPOSED LINE MARKING
 - PROPOSED AGI PIPE DRAIN
 - EXTENT OF FILL (300mm)

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.

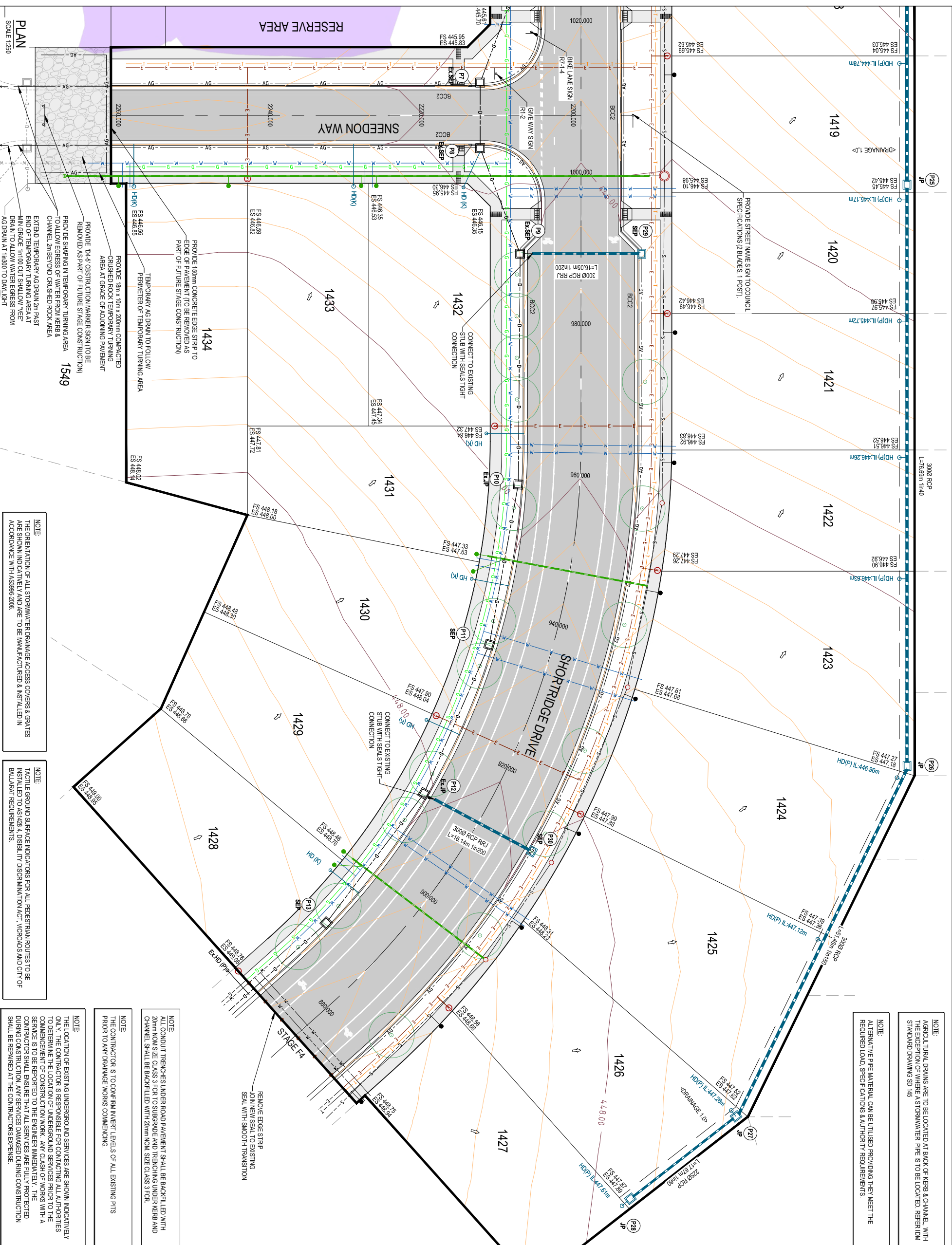
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Integra

LUCAS ESTATE RESIDENTIAL SUBDIVISION STAGE F3 (43 LOTS)

CIVIL DRAWING
ROAD & DRAINAGE LAYOUT PLAN
SHEET 1 OF 2

TOWERF. NO. 18775-203 SHEET C02 OF 15 REV. 03



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 I.D.M STANDARD DRAWING SD 145

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

NOTE:
ANY USE OF THE ELECTRONIC DRAWINGS OR DATA PROVIDED BY CARDNO SHALL BE USED AT THE USER'S RISK. NO RESPONSIBILITY WILL BE TAKEN BY CARDNO AS TO THE ACCURACY OF THE DATA DRAWING OR DATA. ANY USE OF THE ELECTRONIC DRAWINGS OR DATA DRAWINGS OR SITE MARKS AS INDICATED 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:
CONTRACTOR TO CONFIRM EXISTING PAYMENT LEVELS PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER. ALL KERB SET-OUT TO BE INSPECTED AND APPROVED BY THE COUNCIL OFFICER PRIOR TO PLACEMENT OF KERB & CHANNEL.

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

NOTE:
HOUSE DRAINS TO BE CONNECTED TO KERB IN ACCORDANCE WITH I.D.M. SD 505 OR CONNECTED TO PIPE IN ACCORDANCE WITH I.D.M. SD 519.

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

LEGEND

- DESIGN SURFACE CONTOURS
- PROPOSED STORMWATER DRAINAGE PIPE
- EXISTING STORMWATER DRAINAGE PIPE & PIT
- FUTURE DRAINAGE
- FUTURE SEWER
- FUTURE WATER
- PROPOSED TELSTRA
- PROPOSED POWER
- PROPOSED WATER MAIN
- PROPOSED GAS MAIN
- FUTURE SEWER MAIN
- EXISTING SEWER
- PROPOSED TITLE BOUNDARY
- PROPOSED BASEMENT
- PROPOSED ROAD KERB & CHANNEL (BALLARAT TYPE BCC2)
- FUTURE 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-IN KERB
- LOT NUMBER & DIRECTION OF NATURAL SURFACE FALL
- EXTENT OF PROPOSED FOOTPATH
- EXTENT OF PROPOSED ROAD PAVEMENT
- PROPOSED UNDERMARKING
- PROPOSED AG/PIPE DRAIN
- EXTENT OF FILL (300mm)

PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION

ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED
01	PRELIMINARY	31/07/19	JH	JH	02	PRELIMINARY	28/08/19	JH	JH
03	PRELIMINARY	17/07/19	JH	JH					

SCALE 1:250

PLAN

PROVIDE 150mm CONCRETE EDGE STRIP TO EDGE OF PAVEMENT (TO BE REMOVED AS PART OF FUTURE STAGE CONSTRUCTION)

PROVIDE 150mm CONCRETE EDGE STRIP TO PERIMETER OF TEMPORARY TURNING AREA

PROVIDE 150mm x 150mm x 200mm COMPACTED CRUSHED ROCK TEMPORARY TURNING AREA AT GRADE OF ADJOINING PAVEMENT

PROVIDE 90 x 5 OBLIQUE MARKER SIGN (TO BE REMOVED AS PART OF FUTURE STAGE CONSTRUCTION)

PROVIDE SHAPING IN TEMPORARY TURNING AREA TO ALLOW EGRESS OF WATER FROM KERB & CHANNEL 2m BEYOND CRUSHED ROCK AREA

EXTEND TEMPORARY AG DRAIN 2m PAST END OF TEMPORARY TURNING AREA AT MIN GRADE. 1000mm SHALLOW VEE DRAIN TO ALLOW WATER EGRESS FROM AG DRAIN AT 1:80 TO DAYLIGHT

NOTE:
THE OPERATION OF ALL STORMWATER DRAINAGE ACCESS COVERS & GRATES ARE SHOWN INDICATIVELY AND ARE TO BE MANUFACTURED & INSTALLED IN ACCORDANCE WITH ASS996-2/06

NOTE:
TACTILE GROUND SURFACE INDICATORS FOR ALL PEDESTRIAN ROUTES TO BE INSTALLED TO ASS429 & DISABILITY DISCRIMINATION ACT. VICROADS AND CITY OF BALLARAT REQUIREMENTS.

CLIENT: LUCAS ESTATE RESIDENTIAL SUBDIVISION STAGE F3 (43 LOTS)

DESIGNER: Gardno TGM

ENGINEER: Integra

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