

LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- MELBOURNE WATER DRAIN & PIT
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS (INDICATIVE ONLY)
- ELECTRICITY (UNDERGROUND)
- ELECTRICITY (OVERHEAD)
- OPTIC FIBRE
- TELECOMMUNICATIONS
- GAS
- WATER
- RECYCLED WATER
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING OPTIC FIBRE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SWALE DRAIN
- EXISTING SURFACE LEVEL
- FINISHED BUILDING LINE LEVEL
- FR157.40 TOP OF RETAINING WALL
- TW159.30 TOP OF RETAINING WALL
- BW159.30 BOTTOM OF RETAINING WALL
- RIDGE LINE
- RETAINING WALL
- ZERO LOT LINES
- PAVEMENT TREATMENT
- STRUCTURAL FILL > 200mm DEEP
- EX. STRUCTURAL FILL > 200mm DEEP
- DIRECTION OF FALL
- OVERLAND FLOW
- ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FALL TO LEVELS INDICATED
- CONCRETE EDGE STRIP WITH SUBSOIL DRAIN
- "NO ROAD" SIGN & BARRIER
- LIMIT OF WORKS
- EXISTING TREE TO BE REMOVED
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- PROPOSED DRIVEWAY
- TREE PROTECTION ZONE (TPZ)

ROAD LAYOUT TABLE

Road Name	Road Classification	Reserve Width (m)	Road Width (m)			Kerb Type		Verge Width (m)	
			Lip to Lip	Inv to Inv	Back to Back	Nth/West	Sth/East	Nth/West	Sth/East
Messenger Parade		25.00	14.10	15.00	15.30	B2 KERB	B2 KERB	4.35	5.35
Lakeland Drive		18.00	6.70	7.60	7.90	B2 KERB	B2 KERB	5.05	5.05
Holst Way		18.00	6.70	7.60	7.90	B2 KERB	B2 KERB	5.05	5.05
Quirk Road		18.00	6.70	7.60	7.90	B2 KERB	B2 KERB	5.05	5.05

SERVICE OFFSET TABLE

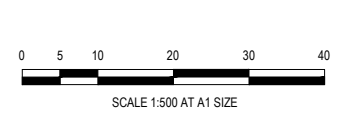
Location	Gas		Water		Electricity		Telecommunication		Sewer	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
Messenger Parade	N	2.1	N	2.7	S	3.7	S	3.1	S	1.0
Lakeland Drive	W	2.1	W	2.7	E	2.7	E	2.1	E	1.0
Holst Way	S	2.1	S	2.7	N	2.7	N	2.1	-	-
Quirk Road	S	2.1	S	2.7	N	2.7	N	2.1	N	1.0

WARNING
BWARE 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. Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
 www.1100.com.au

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REV	DESCRIPTION	DATE	DRN	APP.	REV	DESCRIPTION	DATE	DRN	APP.
P2	ISSUED FOR COUNCIL COMMENT	09.03.2021	TT	JS					
P1	AMENDED AS PER INTEGRA COMMENT	01.03.2021	TT	JS					
P0	ISSUED FOR INFORMATION	12.02.2021	AV	JS					



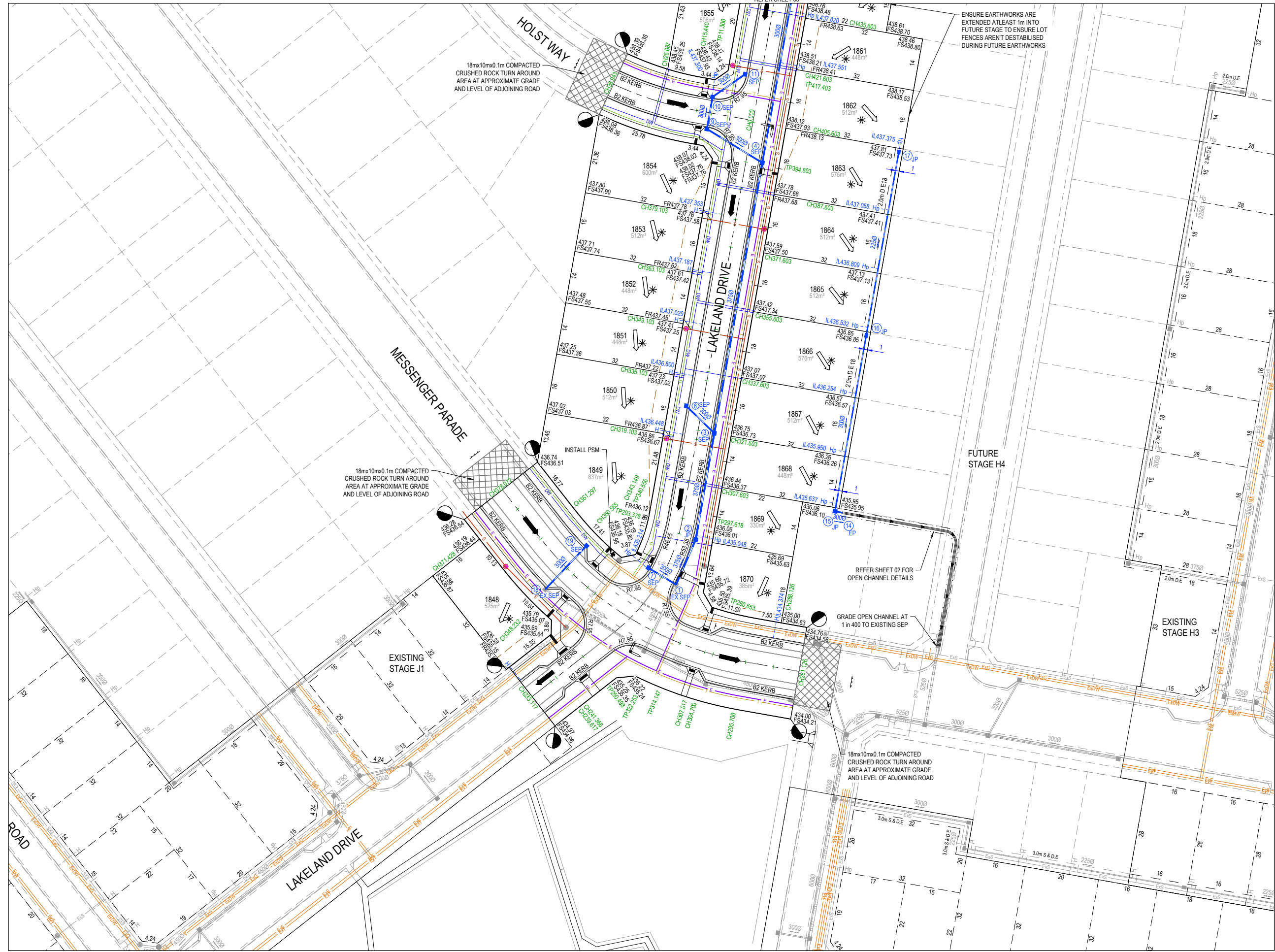
Designed Date: T. THEWLIS 21.01.2021
 Drawn: A. VELLA
 Approved Date: J. SPARK 10.02.2021
 PS Number: PS 844952J

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Project Details: LUCAS ESTATE
 STAGE J2
 BALLARAT CITY COUNCIL
 Drawing Title: LAYOUT PLAN
 (SHEET 1 OF 2)

Sheet 03 of 25
 Scale: 1:500 @ A1
 Project Ref: 1800971 Stage No: J2 Drawing No: 010 Rev: P2

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.



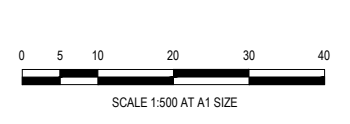
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 BALLARAT CITY COUNCIL
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 (SHEET 2 OF 2)

Sheet 04 of 25
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 Project Ref: 1800971
 Stage No: J2
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