



SERVICE OFFSET TABLE

Location	Gas		Water		Electricity		Telecommunication		Sewer	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
PEASNELL STREET (EAST OF TODD ST)	S	2.10	S	2.70	N	3.70	N	3.10	S	1.00
PEASNELL STREET (WEST OF TODD ST)	S	2.10	S	2.70	N	3.50	N	2.40	S	1.00
BUTLER STREET	E	2.10	E	2.70	W	2.70	W	2.10	-	-
TODD STREET (NORTH OF PEASNELL)	E	2.10	E	2.70	W	3.70	W	3.00	E-ExS	1.00
TODD STREET (SOUTH OF PEASNELL)	E	2.10	E	2.70	W	3.70	W	3.10	E-ExS	1.00
O'ROUKE STREET	W	2.10	W	2.70	E	2.70	E	2.10	E	1.00

NOTE: STREET TREES ARE TO BE PLANTED IN THE CENTRE OF ALL NATURE STRIPS

WARNING
CONTRACTOR TO NOTE PRESENCE OF EXISTING UNDERGROUND SERVICES IN THE WORKS AREA AND UNDERTAKE ALL NECESSARY PRECAUTIONS AND INVESTIGATIONS TO THAT THESE ARE PROTECTED FOR THE DURATION OF THE WORKS. CONTRACTOR TO ENSURE SAFE WORK PRACTICES ARE USED WHILE WORKING AROUND SAME.

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

PRELIMINARY PRINT
NOT FOR CONSTRUCTION

LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- MELBOURNE WATER DRAIN & PIT
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- ELECTRICITY (UNDERGROUND)
- ELECTRICITY (OVERHEAD)
- OPTIC FIBRE
- TELECOMMUNICATIONS
- GAS
- WATER
- RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING MELBOURNE WATER DRAIN
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING OPTIC FIBRE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SWALE DRAIN
- EXISTING SURFACE LEVEL
- FINISHED BUILDING LEVEL
- FINISHED RIDGE LINE LEVEL
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- RETAINING WALL
- 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
- RIDGE LINE
- ZERO LOT LINES
- EXISTING TREE TO BE REMOVED
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- PROPOSED DRIVEWAY
- TREE PROTECTION ZONE (TPZ)
- TACTILE PAVERS (INDICATIVE ONLY)

© COPYRIGHT All rights reserved. Beveridge Williams & Co. Pty Ltd has granted a licence to the principle to use this document for its intended purpose. No unauthorised copying is permitted.

REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
P4	SWD INVERT AT E/W1 UPDATED. PEDESTRIAN CROSSING ADDED	07.06.21	P.H.	M.J.					
P3	PLANS UPDATED AS PER INTEGRA COMMENTS	28.05.21	P.H.	M.J.					
P2	AISBETT STREET NAME CHANGED TO BUTLER STREET	03.05.21	P.H.	M.J.					
P1	PLANS UPDATED AS PER INTEGRA COMMENTS	28.04.21	P.H.	M.J.					
P0	ISSUED FOR INFORMATION	01.04.21	P.H.	M.J.					

Designed Date: P. HUNJIAN 29.03.2021
 Drawn: N. TABUENA
 Approved Date: M. JOHNSON 29.03.2021
 PS Number: PS 846147A

BW Beveridge Williams
 Suite 3, 180 Eleanor Drive
 Lucas VIC 3350
 ph: 03 3327 2000
 www.beveridgewilliams.com.au

Project Details: LUCAS GRANGE ESTATE STAGE 2C CITY OF BALLARAT
 Drawing Title: LAYOUT PLAN

Sheet 03 of 18
 Scale: 1:500 @ A1
 Project Ref: 1900846 Stage No: 2C Drawing No: 010 Rev: P4

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.