

**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**

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
PEASNELL STREET	ACCESS	19.00	6.70	7.60	7.90	B2 KERB	B2 KERB	5.05	6.05
BETTERIDGE STREET	ACCESS	18	6.70	7.60	7.90	B2 KERB	B2 KERB	5.05	5.05

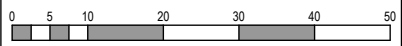
SERVICE OFFSET TABLE

Location	Gas		Water		Electricity		Telecommunication		Sewer	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
PEASNELL STREET	S	2.10	S	2.70	N	3.50	N	2.85	N/S	1.00
BETTERIDGE STREET	E	2.10	E	2.70	W	2.7	W	2.1	E/W	1.00

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

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REV	DESCRIPTION	DATE	DRN.	APP.	REV	DESCRIPTION	DATE	DRN.	APP.
P2	ADDED SUBSIL DRAINAGE	25.10.2022	LR	MJ					
P1	AMMENDED PER CLIENT COMMENTS	24.05.2022	MJ	MJ					
P0	ISSUED FOR INFORMATION	21.04.2022	TT	JS					



Designed Date: T. THEWLIS 14.04.2022  
 Drawn: T. THEWLIS  
 Approved Date: J. SPARK 21.04.2022  
 PS Number: -



Project Details: LUCAS GRANGE ESTATE  
 STAGE 4D  
 CITY OF BALLARAT  
 Drawing Title: LAYOUT PLAN

Sheet 03 of 12

Scale: 1:500 @ A1

Project Ref: 1900846  
 Stage No: 4D  
 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.