



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 TELECOMMUNICATIONS
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SURFACE LEVEL
- FINISHED BUILDING LINE LEVEL
- FINISHED RIDGE LINE LEVEL
- TOP OF RETAINING WALL
- 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
- ALLLOTMENT 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)

SERVICE OFFSET TABLE

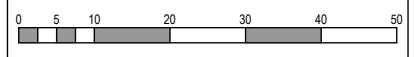
Location	Gas		Water		Electricity		Telecommunications	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
CUTHBERTS ROAD - EXISTING	NORTH	2.4	NORTH	2.8	SOUTH	2.2 O/H	SOUTH	-0.8, 1.5-2.5
FUTURE ROAD - STAGE 1D	WEST	2.1	WEST	2.7	EAST	2.7	EAST	2.1
CUTHBERTS ROAD - PROPOSED	SOUTH	3.7	SOUTH	4.2	SOUTH	4.9	SOUTH	3.0, 5.4-6.4

ALL DISTANCES FOR EXISTING SERVICES IN CUTHBERTS ROAD ARE MEASURED FROM THE EXISTING BOUNDARY AND NOT PROPOSED ROAD WIDENING.
ALL DISTANCES FOR PROPOSED SERVICES IN CUTHBERTS ROAD ARE MEASURED FROM THE PROPOSED ROAD WIDENING.

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
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REV	DESCRIPTION	DATE	DRN.	APP.	REV	DESCRIPTION	DATE



Designed Date: M. JOHNSON 16.09.2020
Drawn: M. JOHNSON
Approved Date: J. ZAAL 30.09.2020
PS Number: PS837946T

BW Beveridge Williams
Suite 3, 180 Eleanor Drive
Lucas VIC 3350
ph: 03 5327 2000
www.beveridgewilliams.com.au

Project Details: LUCAS GRANGE ESTATE STAGE 1A CITY OF BALLARAT
Drawing Title: LAYOUT PLAN

Sheet 03 of 11
Scale: 1:500 @ A1
Project Ref: 1900846 Stage No: 1A Drawing No: 010 Rev: P0

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.