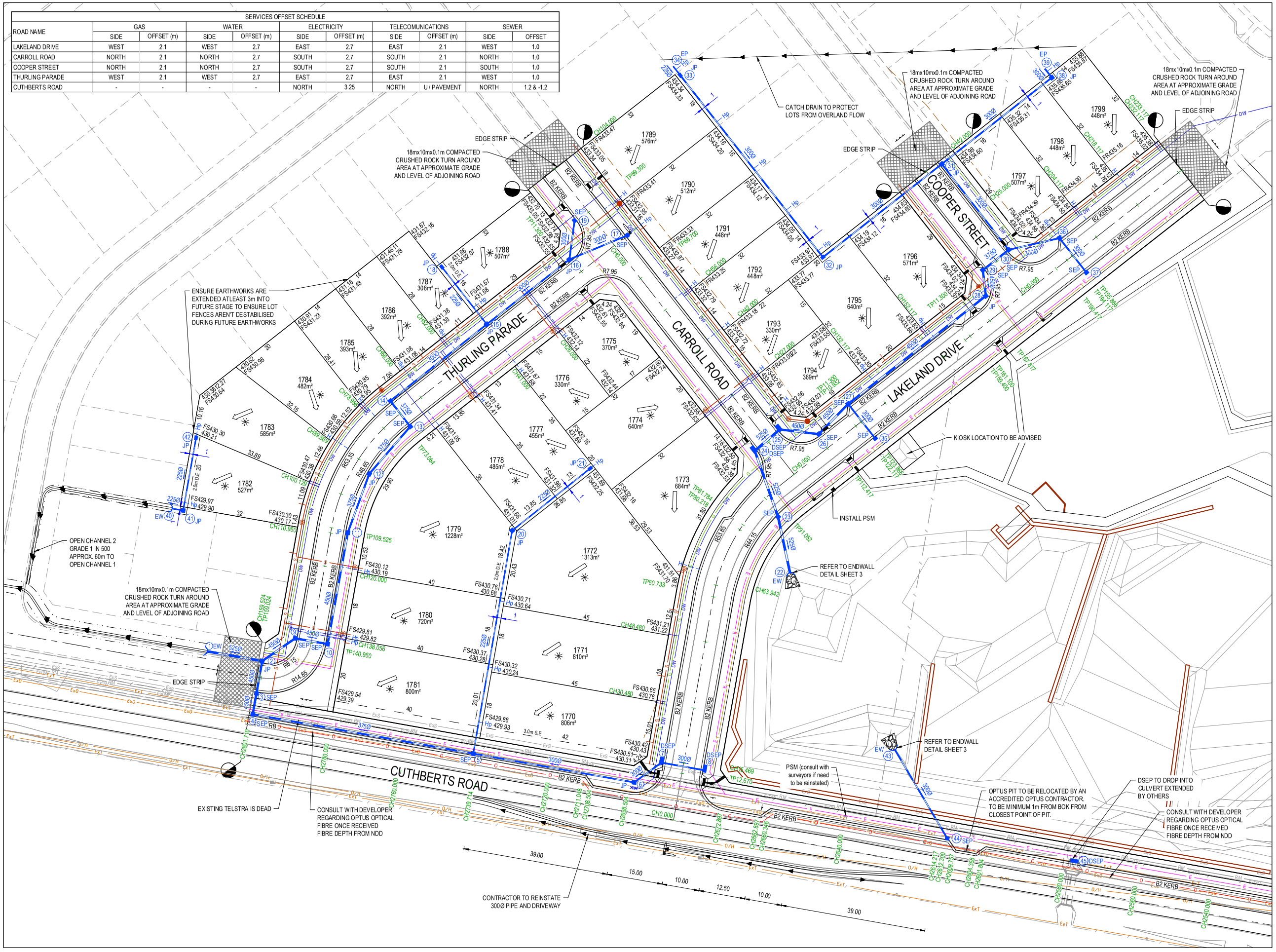
SERVICES OFFSET SCHEDULE										
ROAD NAME	GAS		WATER		ELECTRICITY		TELECOMUNICATIONS		SEWER	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET
LAKELAND DRIVE	WEST	2.1	WEST	2.7	EAST	2.7	EAST	2.1	WEST	1.0
CARROLL ROAD	NORTH	2.1	NORTH	2.7	SOUTH	2.7	SOUTH	2.1	NORTH	1.0
COOPER STREET	NORTH	2.1	NORTH	2.7	SOUTH	2.7	SOUTH	2.1	SOUTH	1.0
THURLING PARADE	WEST	2.1	WEST	2.7	EAST	2.7	EAST	2.1	WEST	1.0
CUTHBERTS ROAD	-	-	-	-	NORTH	3.25	NORTH	U / PAVEMENT	NORTH	1.2 & -1.2



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
- 141.34 EXISTING SURFACE LEVEL
- FS140.35 FINISHED BUILDING LINE LEVEL
- FR157.40 FINISHED RIDGE LINE LEVEL
- 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)
- SUBSOIL DRAIN

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

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P0	ISSUED FOR INFORMATION	23.11.2020	TT	JS

0 5 10 20 30 40 50

Designed T. THEWLIS 05.11.2020
Drawn T. THEWLIS
Approved J. SPARK 05.11.2020

Beveridge Williams
SUIT 3. 180 ELEANOR DRIVE
LUCAS VIC 3350
ph: 03 5327 2000
www.beveridgewilliams.com.au

Project Details: LUCAS ESTATE
STAGE J1
BALLARAT CITY COUNCIL

Drawing Title: LAYOUT PLAN
(SHEET 1 OF 2)

Sheet 04 of 32

Scale 1:500 @ A1

Project Ref	Stage No	Drawing No	Rev
1800971	J1	010	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.