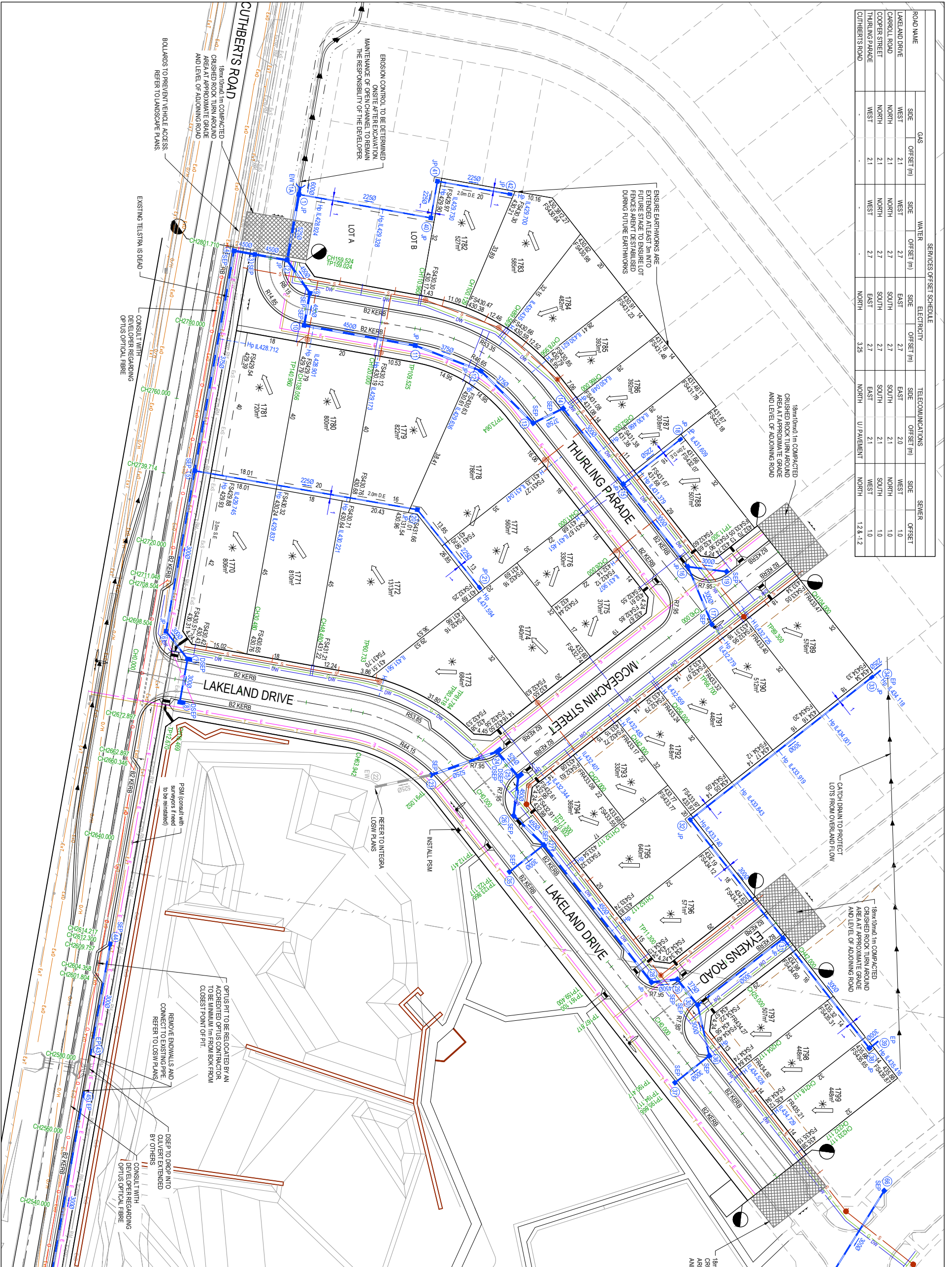


SERVICES OFFSET SCHEDULE					
ROAD NAME	GAS	WATER	ELECTRICITY	TELECOMMUNICATIONS	SEWER
LAKELAND DRIVE	WEST 2.1	WEST 2.7	EAST 2.7	EAST 2.0	WEST 1.0
CARROLL ROAD	NORTH 2.1	NORTH 2.7	SOUTH 2.7	SOUTH 2.1	SOUTH 1.0
THURLING PARADE	WEST 2.1	WEST 2.7	EAST 2.7	EAST 2.1	WEST 1.0
CUTHBERTS ROAD	WEST 2.1	WEST 2.7	EAST 2.7	U/PAVEMENT	NORTH 1.2 & 1.2



LEGEND - LAYOUT PLAN	
	STORMWATER DRAIN PIT & PROPERTY INLET
	SEWER & MAINTENANCE STRUCTURES
	SEWER AND MANHOLE
	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 SURFACE LEVEL
	FINISHED BUILDING LINE LEVEL
	TOP OF RETAINING WALL
	BOTTOM OF RETAINING WALL
	RETAINING WALL
	ZERO LOT LINES
	PAVEMENT TREATMENT
	EX. STRUCTURAL FILL > 200mm DEEP
	DIRECTION OF FALL
	OVERLAND FLOW
	ALLOTMENT TO BE GRADED EREN 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 this is not a guarantee. 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

**ISSUED FOR APPROVAL NOT FOR CONSTRUCTION**

REV	DESCRIPTION	DATE	BY	CHK
P3	ISSUED FOR CLIENT COMMENT	05/12/2021	TT	JS
P2	ISSUED FOR APPROVAL	25/11/2021	TT	JS
P1	AMENDED AS PER INTERGRAL COMMENT	23/12/2020	TT	JS
P0	ISSUED FOR INFORMATION	23/11/2020	TT	JS

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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.

Designed	T. THEWIS
Date	05/11/2020
Drawn	T. THEWIS
Approved	J. SPARK
Date	05/11/2020



**LUCAS ESTATE**  
STAGE J1  
BALLARAT CITY COUNCIL  
LAYOUT PLAN  
(SHEET 1 OF 3)

Scale	Sheet 04 of 34
1:500 @ A1	
Project Ref	1800971
Stage No	J1
Drawing No	010
Rev	P3

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