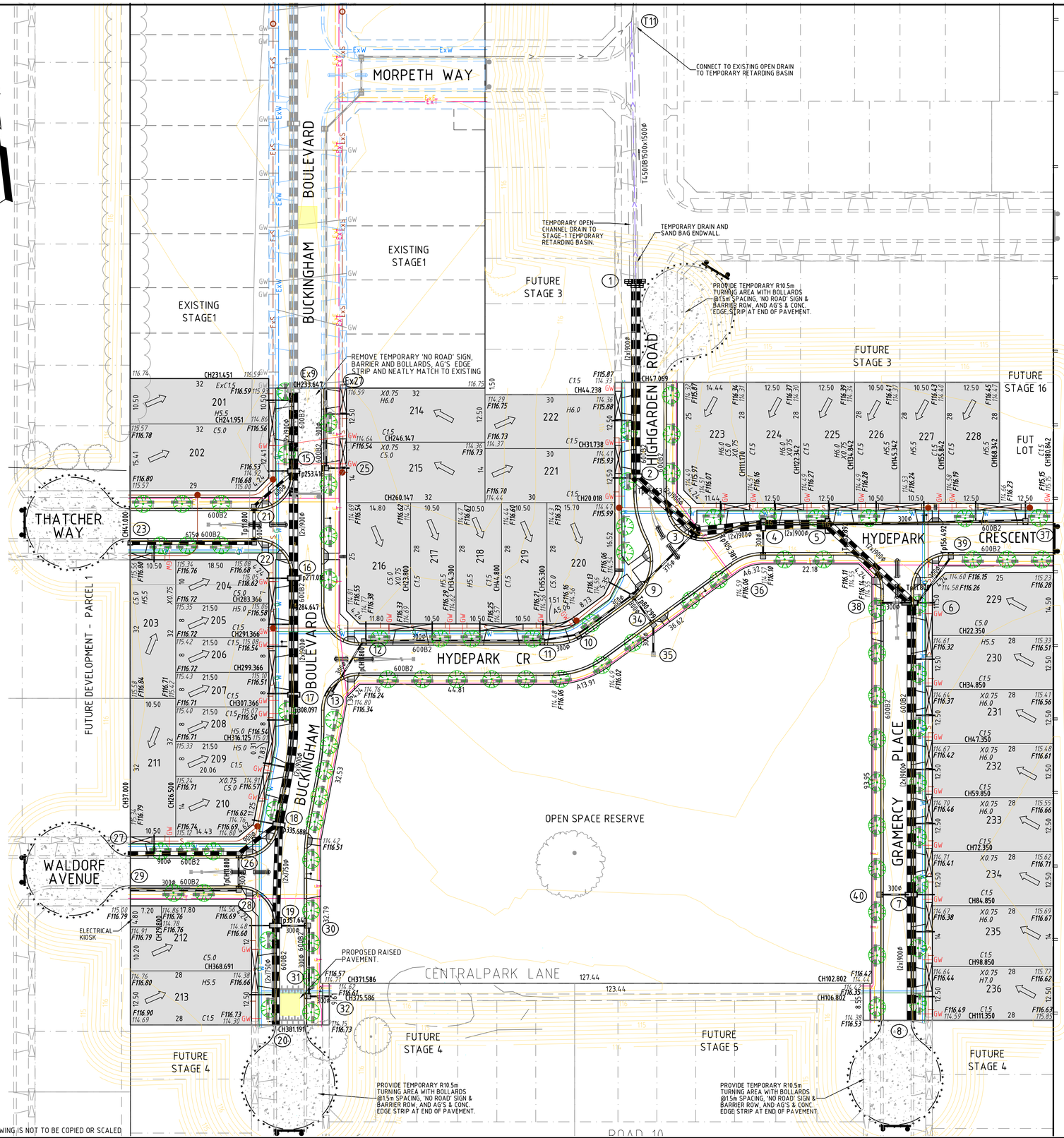

LEGEND

- TEMPORARY TURNING AREA INCLUDING BOLLARDS AND "NO ROAD" SIGN.
- PROPOSED GAS & WATER CONDUITS
- DIRECTION OF LEGAL POINT OF DISCHARGE
- OVERLAND FLOW PATH DIRECTION
- EXISTING TREES TO BE REMOVED
- PROPOSED PASSIVE STREET TREE IRRIGATION GRAVEL TRENCH WITH KERB INLET DIVERSION. (ONE TREE PIT PER LOT)
- STREET TREE, PASSIVE IRRIGATION NOT PROVIDED DUE TO PHYSICAL RESTRAINT.
- PROPOSED RAISED PAVEMENT.

H5.5 –PROPERTY DRAIN AT 5.5m OFFSET WHERE DRAIN IN NON-PERPEDNDICULAR, O/S REFERS TO INTERS. OF DRAIN & BL.
C7.5 –GWR CONDUITS AT 7.5m OFFSET

NOTE: ALL OFFSETS ARE MEASURED ALONG THE ROAD RESERVE BOUNDARY AND FROM NEAREST SIDE TITLE BOUNDARY.

PROPOSED SINGLE RESIDENTIAL VEHICLE CROSSING AS PER MSC 301 UNLESS NOTED OTHERWISE.
OFFSET IS AS PER MSC 301 IF NOT SHOWN.

TITLE BOUNDARY
GWR
C7.5
H5.5
H MAX IL55.40
PROPOSED DOUBLE RESIDENTIAL VEHICLE CROSSING AS PER MSC DOUBLE RESIDENTIAL VEHICLE CROSSING

TYPICAL NOTATIONS – EXAMPLE
NOT TO SCALE

PROPOSED TREES
STREET TREES TO HAVE PASSIVE TREE IRRIGATION TO EACH LOT AND TO COUNCIL'S REQUIREMENT.

EXISTING TREES AND FENCES
- ALL EXISTING TREES ARE TO BE REMOVED AS PER TREES REMOVAL REPORT.
- ALL EXISTING FENCES ARE TO BE REMOVED.

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.

PRELIMINARY PLAN ONLY
NOT APPROVED FOR CONSTRUCTION

LAYOUT PLAN
0 5 10 20
Scale 1:500 @ A1

THIS DRAWING IS NOT TO BE COPIED OR SCALED.

VERSION	REMARKS		
B	DRAINAGE & LOT LEVEL AMENDMENTS	09.02.21	JS
A	PRELIMINARY ISSUE	29.01.21	J.S.

LEGEND

- DRAIN, PROPERTY INLET & PIT
- EX DRAIN & PIT
- HOUSE DRAIN
- SEWER AND MAINTENANCE HOLE
- EX SEWER AND MAINTENANCE HOLE
- WATER MAIN
- EX WATER MAIN, VALVE & HYDRANT
- GAS MAIN
- EX GAS MAIN, VALVE
- TELSTRA SERVICES & PITS
- EX TELSTRA SERVICES & PITS
- RECYCLED WATER
- EX RECYCLED WATER
- ELECTRICAL U.G. SERVICES
- EX ELECTRICAL U.G. SERVICES
- ELECTRICAL SERVICE & PIT
- EX ELECTRICAL ASSETS
- EX ELECTRICAL OVERHEADS
- GAS & WATER CONDUITS
- TOP OF BATTER
- TOE OF BATTER
- EX FENCE
- EX WALL OR BUILDING

F FINISHED SURFACE AFTER CUTTING OR FILLING
Fb TOP OF PROPOSED BATTER
P PROPOSED PAVEMENT OR FOOTPATH SURFACE
IL EXISTING OR PROPOSED INVERT LEVEL OF PIPE OR OPEN DRAIN
TP TANGENT POINT
CH CHAINAGE
PSM
STREET SIGN
DRAINAGE PIT No.
TBM

DRAWN BY	H.MARES	DESIGNED BY	J.SIGABALAVU
MELWAY	343 H7	CHECKED BY	-
DATUM	AHD	AUTHORISED BY	-

REEDS CONSULTING
LAND SURVEYING
CIVIL ENGINEERING
PLANNING
DEVELOPMENT CONSULTING
www.reedsconsulting.com.au
engineering@reedsconsulting.com.au
Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000
p (03) 8660 3000

CITY OF MELTON
87-113 ALFRED ROAD, STRATHTULLOH
BALMORAL ESTATE – PARCEL 2&3, STAGE 2
LAYOUT PLAN

DRAWING No.	VERSION
2R2	B
REFERENCE	
23299P2/2	
SHEET	
2 OF 19	

H:\23299\PARCEL 2&3\PL 2 STAGE 2\CAD\DWG SET\ROAD AND DRAINAGE\23299_P2_2R2_11-12.DWG