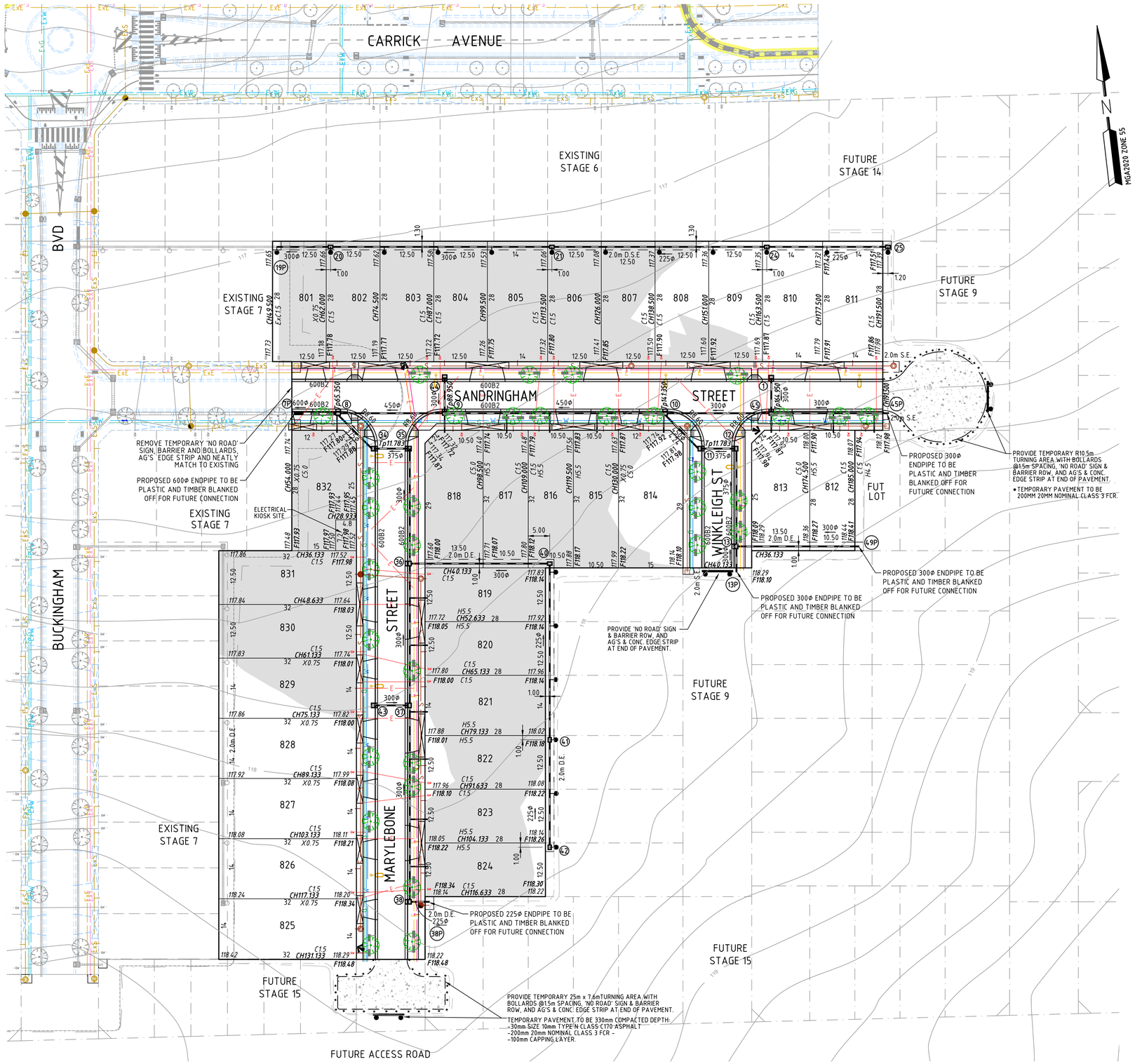


LAYOUT PLAN

0 5 10 20

Scale 1:500 @ A1

PROPOSED TREES

STREET TREES TO HAVE PASSIVE TREE IRRIGATION TO EACH LOT AND TO COUNCIL'S REQUIREMENT. TREES LOCATION SHOWN IS INDICATIVE ONLY, REFER TO LANDSCAPE PLANS.

EXISTING TREES AND FENCES:

- ALL EXISTING TREES ARE TO BE REMOVED AS PER TREES REMOVAL REPORT
- ALL EXISTING FENCES ARE TO BE REMOVED AS SHOWN WITHIN THE DEVELOPMENT BOUNDARY

CITY OF MELTON

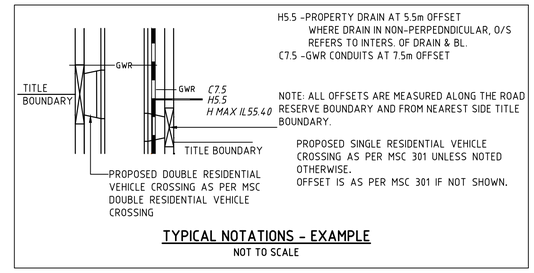
APPROVED
DETAILED ENGINEERING PLANS
Mangala Jayasinghe
ENGINEERING SERVICES
Date: 16/11/2023

LEGEND

- GW — PROPOSED GAS & WATER CONDUITS
- ET — PROPOSED ELECT. & TELECOMM. CONDUITS
- W — PROPOSED WATER MAIN
- ExW — Ex. WATER MAIN
- G — PROPOSED GAS MAINS
- ExG — Ex. GAS MAINS & VALVE
- E — PROP. ELECTRICAL CABLES
- ExE — Ex. ELECTRICAL CABLE
- C — PROPOSED COMMS CABLES
- ExC — Ex. COMMS CABLES
- PROPOSED DRAIN & PIT
- Ex. DRAIN & PIT
- PROPOSED HOUSE DRAIN
- HD HOUSE DRAIN / PROPERTY INLET — PROPOSED HOUSE DRAIN
- PSM — TBM
- DIRECTIONAL WARNING TACTILES
- DIRECTION OF LOT FINISHED SURFACE FALL
- OVERLAND FLOW PATH
- 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.
- PROPERTY EASEMENT LINE (NO BUILDING PERMITTED)
- 119 — Ex. CONTOUR MINOR
- TEMPORARY TURNING AREA INCLUDING BOLLARDS AND "NO ROAD" SIGN.

TEMPORARY TURNING AREA:

- TEMPORARY PAVEMENT TO BE 200mm MIN. COMPACTED DEPTH 20mm NOMINAL CLASS 3 FCR.
- TO INCLUDE BOLLARDS @1.5m SPACING, 'NO ROAD' SIGN & BARRIER ROW, AND AG'S & CONC. EDGE STRIP AT END OF ROAD PAVEMENT.



TYPICAL NOTATIONS - EXAMPLE
NOT TO SCALE

EARTHWORKS LEGEND

FILL EARTHWORKS - FILL AREA WITHIN LOTS GREATER THAN 150mm DEPTH

- THIS PLAN SHOWS APPROXIMATE EXTENTS OF CUT AND FILL TO BE UNDERTAKEN DURING CONSTRUCTION OF THE WORKS BASED ON THE EXISTING SITE SURFACE LEVELS AND PROPOSED FINISHED DESIGN LEVELS SHOWN.
- THE EXTENT OF FILL SHOWN IS BASED ON DESIGN AND MAY BE SUBJECT TO CHANGE DURING CONSTRUCTION.
- THE DEPTH OF TOP DRESSING FILL MAY VARY BY UP TO 0.15m.

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

THIS DRAWING IS NOT TO BE COPIED OR SCALED

VERSION	REMARKS		
C	COUNCIL COMMENTS	08.11.23	JS
B	LOT DIMENSIONS UPDATED & COUNCIL COMMENTS	20.09.23	JS
A	PRELIMINARY ISSUE	12.05.23	JS

DRAWN BY	N. KASHA	DESIGNED BY	J. SIGABALAVU
MELWAY	343 H7	CHECKED BY	S. ANTONOPOULOS.
DATUM	AHD	AUTHORISED BY	S. RAVIDA.

REEDS CONSULTING
LAND SURVEYING
CIVIL ENGINEERING
PLANNING
DEVELOPMENT CONSULTING
www.reedsconsulting.com.au
engineering@reedsconsulting.com.au
Lvl 16, 501 Swanston Street Melbourne Victoria 3000
p (03) 8660 3000
Copyright © Reeds Consulting Pty Ltd All Rights Reserved 2001

CITY OF MELTON
59-85 ALFRED ROAD, STRATHTULLOH
BALMORAL ESTATE - PARCEL 2&3, STAGE 8
LAYOUT PLAN

DRAWING No.	VERSION
8R2	C
REFERENCE	
23299E/P2/8	
SHEET	
2 OF 15	

H:\23299\PARCEL 2&3\PL 2 STAGE 8\CAD\DWG SET\ROAD AND DRAINAGE\23299_8R2, 8R8 LAYOUT PLAN & INTERSECTION DETAILS.DWG