

ROAD NAME		GAS		WATER		ELECTRICITY		TELECOMMUNICATIONS		SEWER	
ROAD NAME	SIZE	OFFSET (m)	SIZE	OFFSET (m)	SIZE	OFFSET (m)	SIZE	OFFSET (m)	SIZE	OFFSET (m)	SIZE
CROWTHER DRIVE	EAST	2.1	EAST	2.7	WEST	2.7	WEST	2.1	EAST/WEST	1.0	
MESSENGER PARADE	NORTH	2.1	NORTH	2.7	SOUTH	3.7	SOUTH	3.1	NORTH	1.0	
MCLEOD STREET	WEST/NORTH	2.1	WEST/NORTH	2.7	WEST/NORTH	3.8	WEST/NORTH	3.2	WEST/NORTH	1.0	
HAMMOND STREET	EAST	2.1	EAST	2.7	EAST	3.8	EAST	3.2	EAST	1.0	
OVERALL PLACE	NORTH	2.1	NORTH	2.7	SOUTH	2.7	SOUTH	2.1	SOUTH	1.0	



LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- MEDIOURNE WATER DRAIN & PIT
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- ACUTE PIPERS (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 SNAKE DRAIN
- EXISTING SURFACE LEVEL
- FINISHED BUILDING 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 FLOW
- OVERLAND FLOW
- ALLOCATION TO BE GRADED EVENLY IN
- DIRECTION OF FLOW 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

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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REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
PS	ISSUED FOR INFORMATION	15.01.2018	TT	JS					

Scale: 1:500 @ A1

Project Ref: 1800971 H1 010 P0

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LUCAS ESTATE
STAGE H1
CITY OF BALLARAT

Drawing Title: LAYOUT PLAN

Project Details: Lucas Estate Stage H1 City of Ballarat

Designed: 17.07.2018
Drawn: T. THENIUS
Approved: J. ZAL
Date: 17.07.2018
Project Number: PS8301997

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.