

**LEGEND - LAYOUT PLAN**

- STORMWATER DRAIN, PIT & PROPERTY INLET
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING FIBRE OPTIC
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SURFACE LEVEL
- FINISHED BUILDING LINE LEVEL
- FINISHED RIDGE LINE LEVEL
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- 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

- The fill depth shown on this plan is for fill placed during the construction of the subdivision while the site is under the control of Beveridge Williams. Beveridge Williams has no further knowledge or records of any other filling works throughout this subdivision.
- Fill less than 200mm in depth is not shown on this plan.
- The depth of fill can be determined by calculation the depth between a) the existing surface surveyed by Nobelius Land Surveyors undertaken March 2012 (ref. 10599); and b) the proposed design surface shown on the allotments on this plan.
- The fill depths shown do not take into consideration any breaching, grubbing and removal of topsoil which may occur prior to filling of the land.
- During the subdivision construction excavation works within the easements shown on this plan may be undertaken for the purposes of laying drainage, electrical, telecommunications, water and sewer infrastructure.
- Fill in reserves is not shown.
- This plan should be read in conjunction with the plan of subdivision.
- Information on this plan is subject to change as detailed design is completed.

**ROAD LAYOUT TABLE**

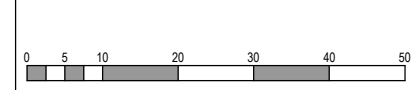
Road Name	Road Classification	Reserve Width (m)	Road Width (m)			Kerb Type		Verge Width (m)	
			Lip to Lip	Inv to Inv	Back to Back	Nth/West	Sth/East	Nth/West	Sth/East
Acacia Street	LOCAL	16.00	6.70	7.30	7.90	SM2	SM2	2.35	2.35
Astor Lane	ACCESS	10.00	5.60	-	6.00	EDGE STRIP	EDGE STRIP	2.00	2.00
Golden Banksia Drive	LOCAL	16.00	6.70	7.30	7.90	SM2	SM2	2.35	2.35
Lincoln Avenue	LOCAL	20.00	5.40	6.00	6.60	SM2	SM2	5.15	5.15
Lincoln Avenue (Parking)	LOCAL	20.00	5.40 / 10.00	6.00 / 10.60	6.60 / 11.20	M2 / SM3	M2 / SM3	2.85	2.85
Pearl Street	LOCAL	16.00	6.70	7.30	7.90	SM2	SM2	2.65	2.65
Sophia Street	LOCAL	16.00	6.70	7.30	7.90	SM2	SM2	2.35	2.35

**SERVICE OFFSET TABLE**

Location	Side	Gas		ND - Water		Water		Electricity		Telecommunication		Sewer	
		Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	
Acacia Street (E-W)	S	2.25	S	2.70	S	3.20	N	2.60	N	1.85	S	1.00	
Acacia Street (N-S)	E	2.25	E	2.70	E	3.20	W	2.35	W	1.85	-	-	
Astor Lane	N	1.80	N	1.00	N	1.40	S	1.10	-	-	N	3.80	
Golden Banksia Drive (E-W)	S	2.25	S	2.70	S	3.20	N	2.35	N	1.85	N	1.00	
Golden Banksia Drive (N-S)	E	2.25	E	2.70	E	3.20	Opp Lot 142 Lots 111-114	2.60 2.40	W	1.85	E & W	1.00	
Lincoln Avenue (E-W)	S	2.00	S	2.70	S	3.40	N	2.60	N	1.85	S	1.00	
Lincoln Avenue (N-S)	W	1.60	W	3.30	W	3.80	E	2.50	E (NBN) W (Telstra)	1.85 0.50	E	1.00	
Pearl Street	N	2.25	N	2.70	N	3.20	S	2.35	S	1.85	N	1.00	
Rix Road (Lots 139-142)	-	-	-	-	-	-	-	-	S	1.85	-	-	
Sophia Street	S	2.25	S	2.70	S	3.20	N	2.50	N	1.85	-	-	

NOTE: STREET TREES ARE TO BE PLANTED IN THE CENTRE OF ALL NATURE STRIPS

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P5 STREET NAMES AMENDED	17.05.16 JM JM
P4 LOT LEVELS AMENDED, KIOSK RESERVE ADDED	10.05.16 JM JM
P3 LOT LEVELS AMENDED	27.04.16 JM JM
P2 STREET NAMES AMENDED	23.03.16 JM JM
P1 ISSUED FOR INFORMATION	16.03.16 JM JM
P6 EASEMENTS & LOT LEVELS AMENDED	30.08.16 JM JM



Designed Date: J. MACKIE 15.03.16  
 Drawn: J. MACKIE  
 Approved Date: 15.03.16  
 PS Number: PS740711M

**BW Beveridge Williams**  
 development & environment consultants  
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 www.beveridgewilliams.com.au

Project Details: **BANKSIA ESTATE, OFFICER STAGE 1**  
 CARDINIA SHIRE COUNCIL

Drawing Title: **ENGINEERING PLAN FOR CONTRACT OF SALE (SHEET 1 OF 2)**

Sheet 01 of 02

Scale: 1:500 @ A1

Project Ref: 1200095 Stage No: 01 Drawing No: SP 01 Rev: P6

**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.  
**DIAL 1100 BEFORE YOU DIG**  
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Lincoln Avenue (N-S)	W	1.60	W	3.30	W	3.80	E	2.50	E (NBN) W (Telstra)	1.85 0.50	E	1.00	
Pearl Street	N	2.25	N	2.70	N	3.20	S	2.35	S	1.85	N	1.00	
Rix Road (Lots 139-142)	-	-	-	-	-	-	-	-	S	1.85	-	-	
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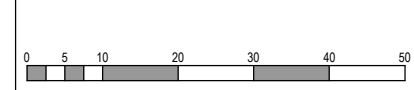
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Rev	Description	Date	By	App'd
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P4	LOT LEVELS AMENDED, KIOSK RESERVE ADDED	10.05.16	JM	JM
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**BW** Beveridge Williams  
 development & environment consultants

Project Details: **BANKSIA ESTATE, OFFICER STAGE 1**  
**CARDINIA SHIRE COUNCIL**

Project Ref: 1200095  
 Stage No: 01  
 Drawing No: SP 02  
 Rev: P6

Sheet 02 of 02  
 Scale: 1:500 @ A1

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