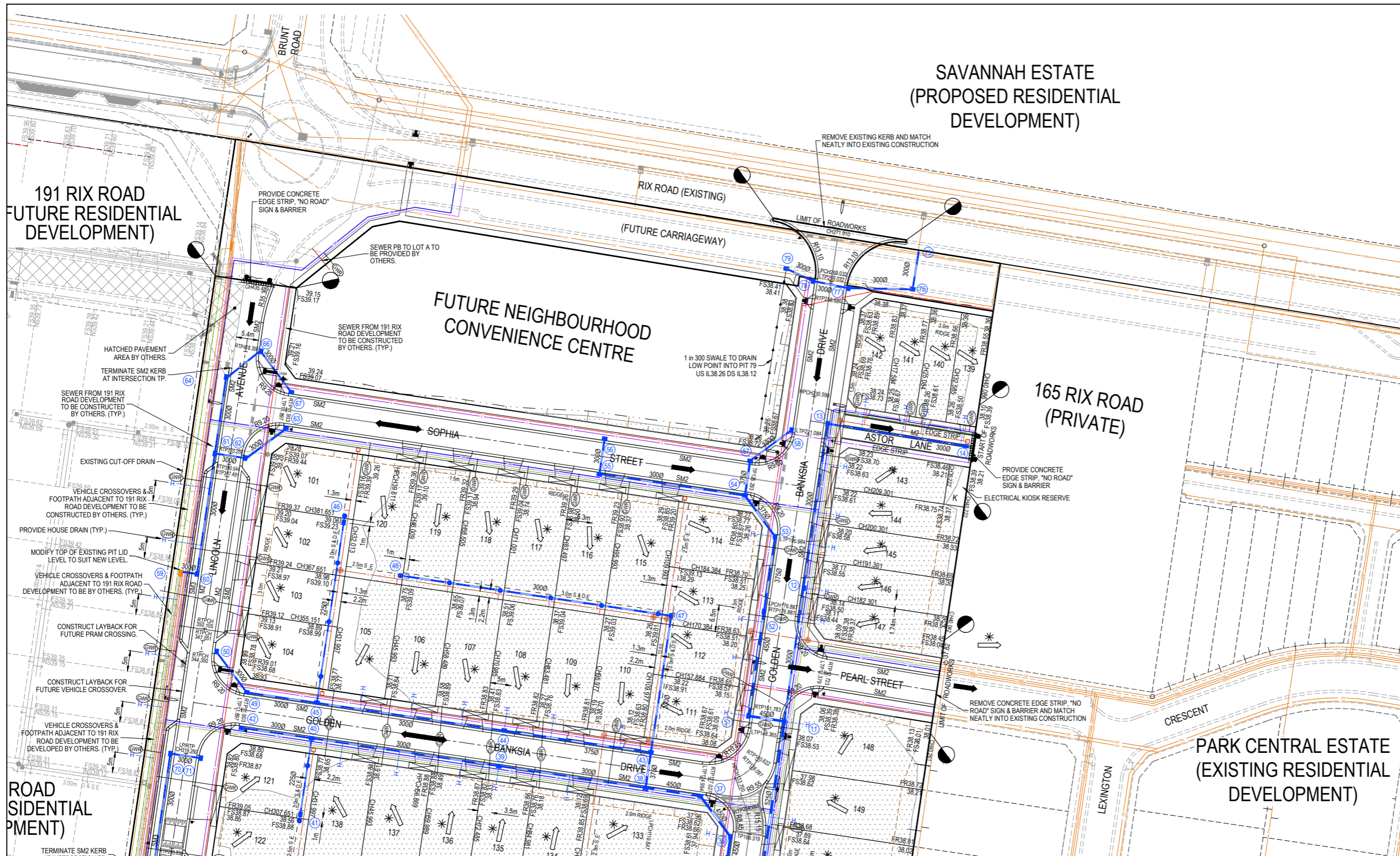


SAVANNAH ESTATE (PROPOSED RESIDENTIAL DEVELOPMENT)



LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- MELBOURNE WATER DRAIN & PIT
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- 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 SWALE DRAIN
- 141.34 EXISTING SURFACE LEVEL
- FS140.35 FINISHED BUILDING LEVEL
- FR157.40 FINISHED RIDGE LINE LEVEL
- TW159.30 TOP OF RETAINING WALL
- BW159.30 BOTTOM OF RETAINING WALL
- RIDGE LINE
- 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

191 RIX ROAD
FUTURE RESIDENTIAL
DEVELOPMENT)

FUTURE NEIGHBOURHOOD
CONVENIENCE CENTRE

165 RIX ROAD
(PRIVATE)

PARK CENTRAL ESTATE
(EXISTING RESIDENTIAL
DEVELOPMENT)

ROAD LAYOUT TABLE FOR CONTINUATION REFER DRG. NO. 1200095-01-011

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 (E-W)	LOCAL	16.00	6.70	7.30	7.90	SM2	SM2	2.35	2.35
Acacia Street (N-S)	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 (E-W)	LOCAL	16.00	6.70	7.30	7.90	SM2	SM2	2.35	2.35
Golden Banksia Drive (N-S)	LOCAL	16.00	6.70	7.30	7.90	SM2	SM2	2.35	2.35
Lincoln Avenue (E-W)	LOCAL	20.00	5.40 / 10.00	6.00 / 10.60	6.60 / 11.20	M2 / SM3	M2 / SM3	2.85 / 5.15	2.85 / 5.15
Lincoln Avenue (N-S)	LOCAL	20.00	5.40 / 10.00	6.00 / 10.60	6.60 / 11.20	M2 / SM3	M2 / SM3	2.85 / 5.15	2.85 / 5.15
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	2.00	S	2.50	S	3.00	N	2.60	N	1.85	S	1.00	
Acacia Street (N-S)	E	2.00	E	2.50	E	3.00	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	2.00	S	2.50	S	3.00	N	2.35	N	1.85	N	1.00	
Golden Banksia Drive (N-S)	E	2.00	E	2.50	E	3.00	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	3.95	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	2.00	S	2.50	S	3.00	N	2.50	N	1.85	-	-	

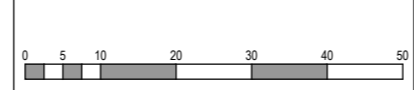
NOTE: STREET TREES ARE TO BE PLANTED IN THE CENTRE OF ALL NATURE STRIPS

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
www.1100.com.au

ISSUED FOR
CONSTRUCTION

E	MODIFIED DRAINAGE & KERB DETAILS ALONG LINCOLN AVE	23.05.17	KL	JM
D	FOOTPATH INCLUDED ACROSS FRONTAGE OF NCC IN RIX ROAD	16.02.17	JM	JM
C	LOT LEVELS AMENDED	01.12.16	JM	JM
B	SERVICE OFFSETS UPDATED	28.10.16	JM	JM
A	ISSUED FOR CONSTRUCTION	16.09.16	M.F.J.	J.M.

F	ADDED PARKING BAY & HD FOR FUTURE ADJACENT DEVELOPMENT	27.07.17	KL	CW
---	--	----------	----	----



Designed by S.MCDONALD
Date 17.06.2016
Drawn by M.F. JAURIGUE
Approved by J.MACKIE
Date 11.07.2016
PS Number PS740711M

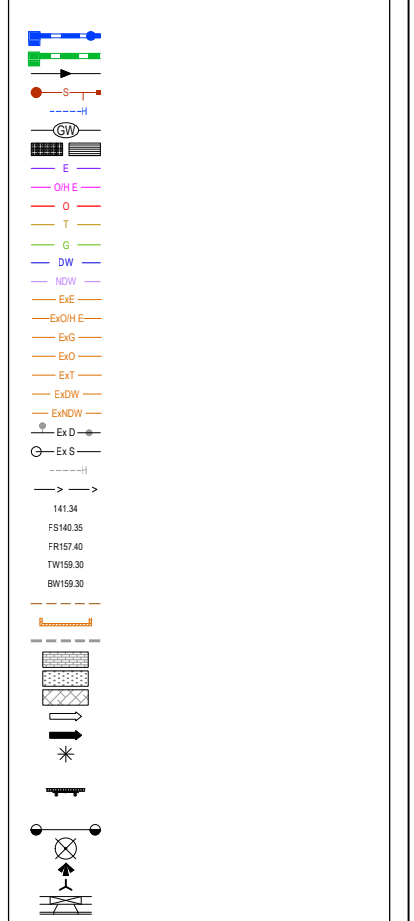
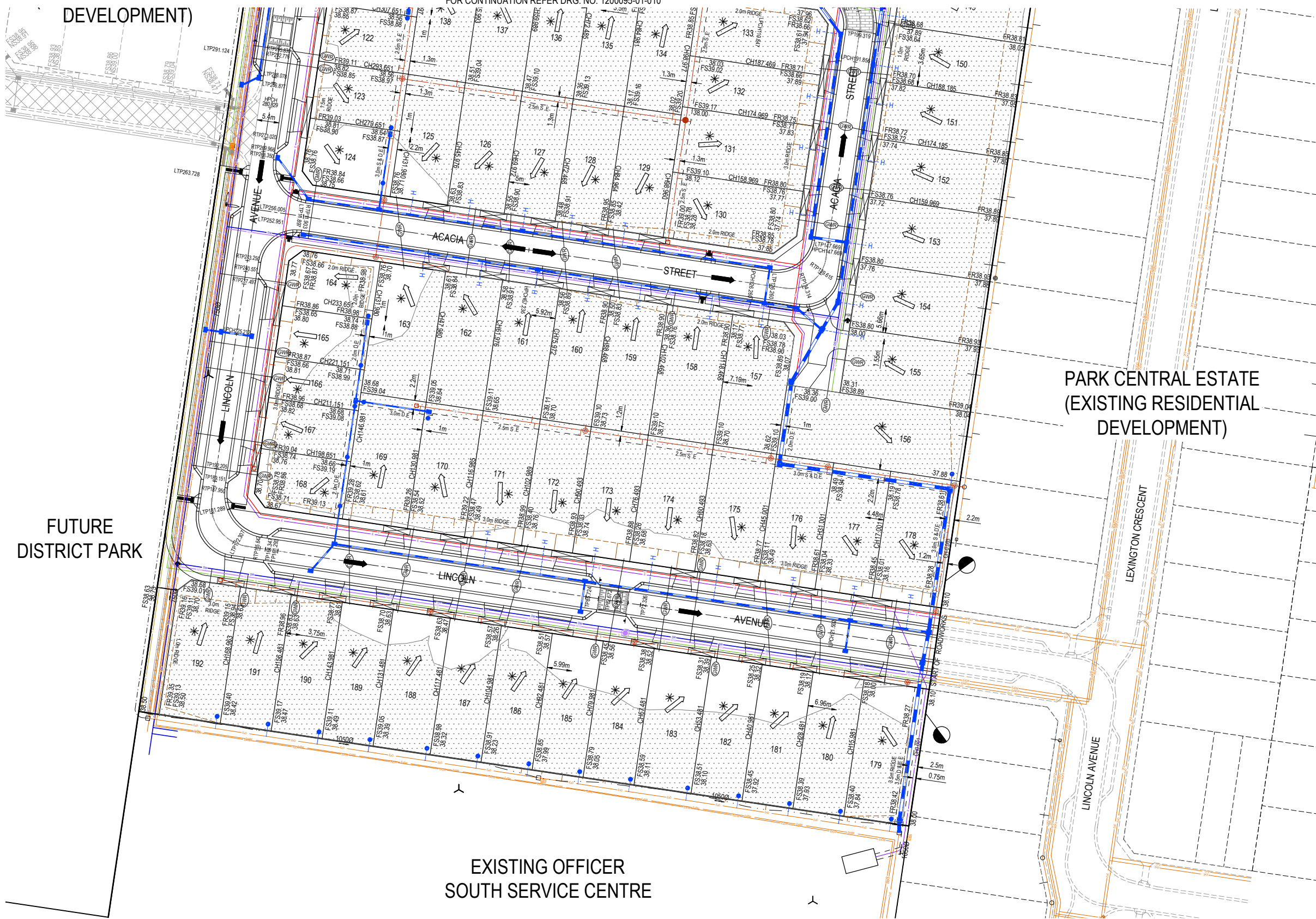
BW Beveridge Williams
development & environment consultants
1 Glenferrie Road
Malvern VIC 3144
ph: 03 9524 8888
www.beveridgewilliams.com.au

Project Details
BANKSIA ESTATE, OFFICER
STAGE 1
CARDINIA SHIRE COUNCIL

Drawing Title
LAYOUT PLAN
(SHEET 1 OF 2)

Sheet 03 of 46
Scale 1:500 @ A1
Project Ref 1200095
Stage No 01
Drawing No 010
Rev F

FOR CONTINUATION REFER DRG. NO. 1200095-01-010



PARK CENTRAL ESTATE
(EXISTING RESIDENTIAL
DEVELOPMENT)

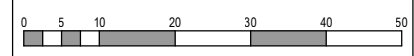
FUTURE
DISTRICT PARK

EXISTING OFFICER
SOUTH SERVICE CENTRE

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
www.1100.com.au

ISSUED FOR
CONSTRUCTION

© COPYRIGHT All rights reserved Beveridge Williams & Co. Pty Ltd has granted a licence to the principle to use this document for its intended purpose. No unauthorised copying is permitted.			
E	ADDED PARKING BAY & HD FOR FUTURE ADJACENT DEVELOPMENT	27.07.17	KL CW
D	MODIFIED DRAINAGE & KERB DETAILS ALONG LINCOLN AVE	23.05.17	KL JM
C	KIOSK RESERVE RELOCATED	17.01.17	JM JM
B	LOT LEVELS AMENDED	31.12.16	JM JM
A	ISSUED FOR CONSTRUCTION	16.09.16	M.F.J. J.M.
F	SHARED DRIVEWAY UPDATED	14.11.17	JM JM



Designed S.MCDONALD
Date 17.06.2016
Drawn M.F. JAURIGUE
Approved J.MACKIE
Date 11.07.2016
PS Number PS740711M

BW Beveridge Williams
development & environment consultants
1 Glenferrie Road
Malvern VIC 3144
ph: 03 9524 8888
www.beveridgewilliams.com.au

Project Details
BANKSIA ESTATE, OFFICER
STAGE 1
CARDINIA SHIRE COUNCIL
Drawing Title
LAYOUT PLAN
(SHEET 2 OF 2)

Sheet 04 of 46

Scale
1:500 @ A1

Project Ref	Stage No	Drawing No	Rev
1200095	01	011	F

