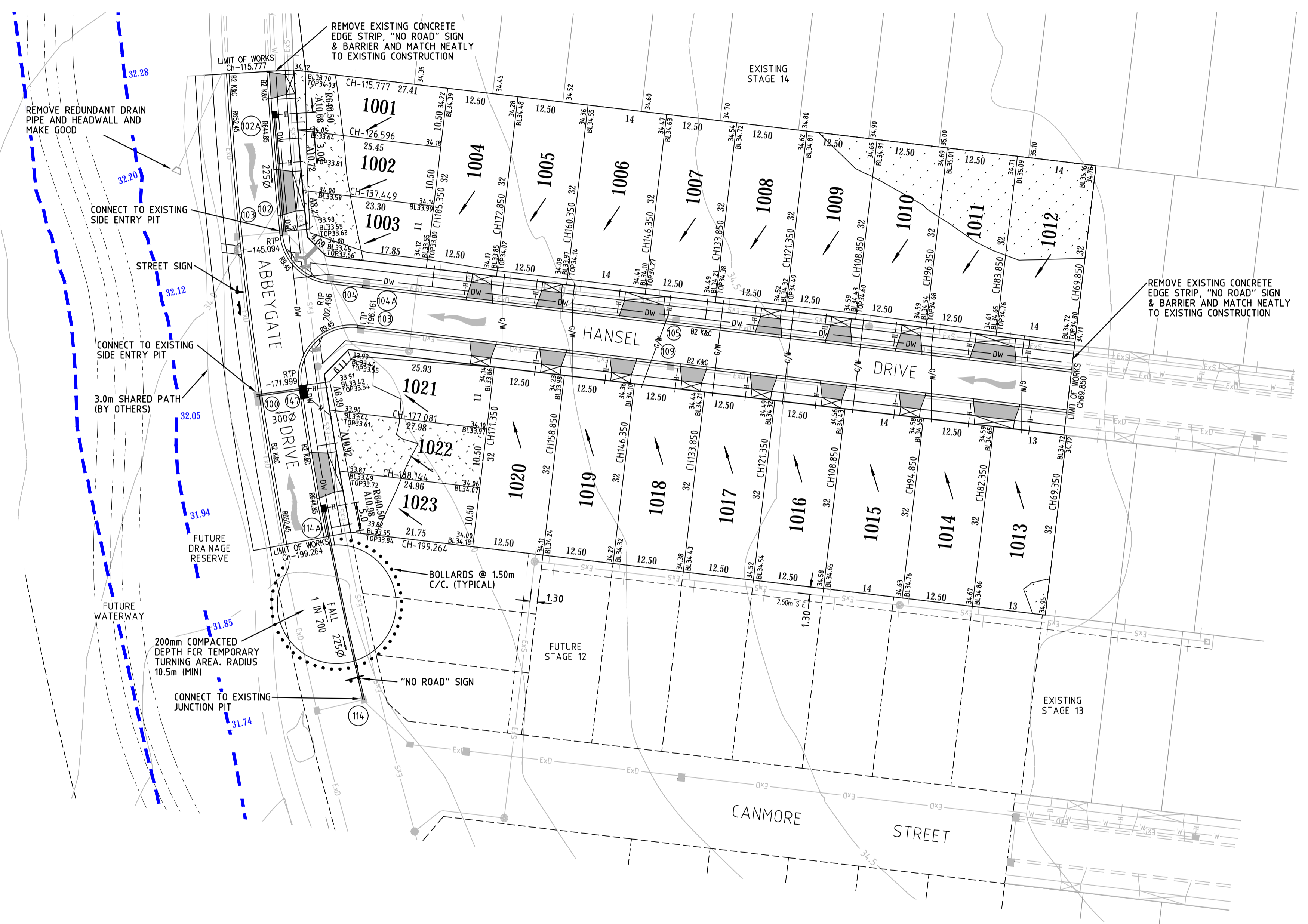


These plans are design plans and are indicative only and parties must not make any objection, requisition or claim for compensation in relation to the plans. The final condition of lots upon completion may vary from the condition described in the plans. The Property may have been filled, raised, levelled, compacted or cut prior to the Vendor becoming registered proprietor of the Property and the condition of the Property may change after completion of works due to circumstances beyond the Vendor's control. No warranty or representation is given or to be construed in respect of such works or changes in condition. Parties should review the plans carefully, make their own inquiries and obtain independent advice before taking any action in relation to the Property.

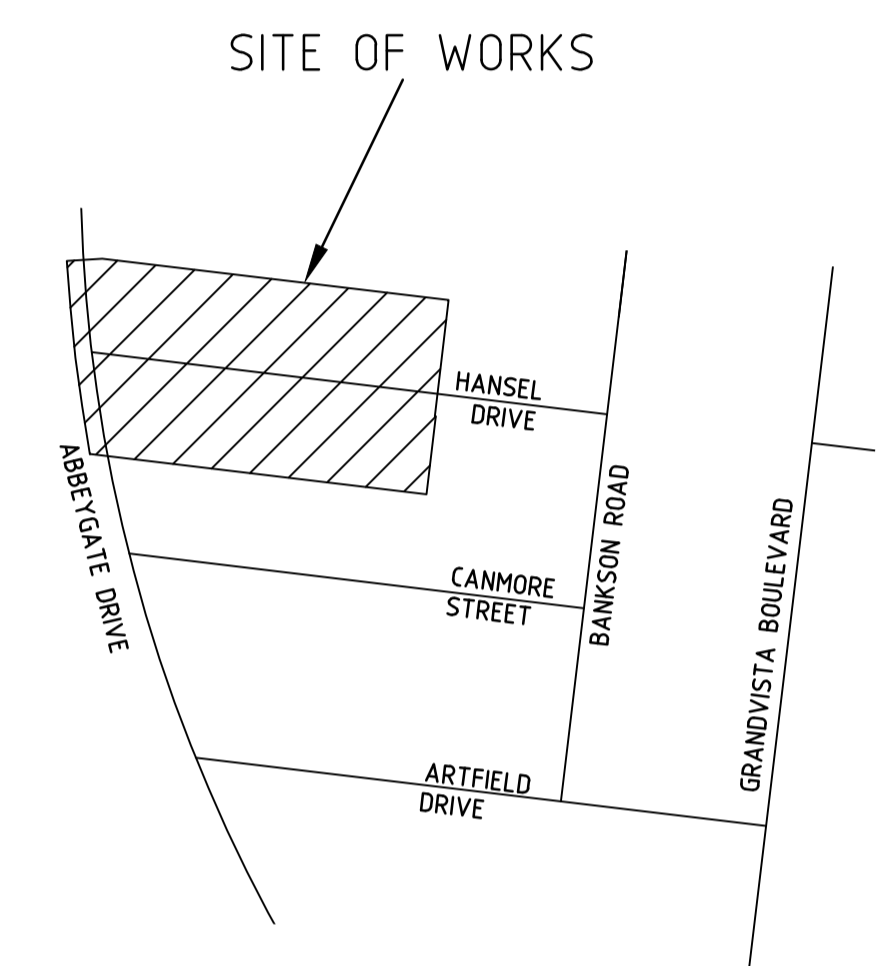
**Planning and Environment Act 1987
Wyndham Planning Scheme**

**Approved Plan As Required
under Condition 24
Permit No WYP7570/14
Date 20/09/2021**



SHEET INDEX

SHT No.	VER	DESCRIPTION
1	A	LAYOUT PLAN AND DETAILS
2	A	INTERSECTION DETAILS
3	A	ROAD LONGSECTIONS - SHEET 1
4	A	ROAD LONGSECTIONS - SHEET 2
5	A	ROAD CROSS SECTIONS - SHEET 1
6	A	ROAD CROSS SECTIONS - SHEET 2
7	A	ROAD CROSS SECTIONS - SHEET 3
8	A	DRAINAGE LONGITUDINAL SECTIONS
9	A	TYPICAL CROSS SECTIONS
10	A	SIGNAGE AND LINEMARKING



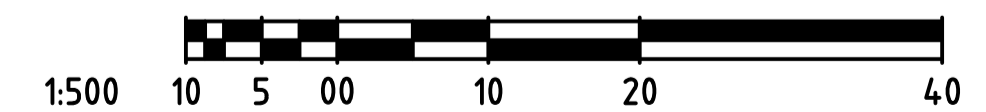
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PROPOSED LOT DRAINAGE CONNECTIONS TO BE CUT IN TO EXISTING DRAINAGE PIPE FOR LOTS 1203-1219, 1224-1230 & 1240-1243

ATTENTION TO CONTRACTOR

- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DIGITAL PLAN, PROVIDED FOR SETOUT PURPOSES, MATCHES THE TBM CO-ORDINATES SHOWN.
- WHERE CONCRETE WORKS ABOUT A SEWER ACCESS CHAMBER SURROUND OR SIMILAR STRUCTURE, AN EXPANSION JOINT OF APPROVAL MATERIAL SHALL BE PROVIDED BETWEEN THE TWO FACES.

**PLAN
SCALE 1:500**



SERVICE OFFSETS AND LOCATION TABLE

ROAD NAME	RESERVE WIDTH	WATER		GAS	ELECTRICITY				TELECOMMUNICATIONS		BOK	
		DW	NDW		POLE		SIDE	OFFSET	SIDE	OFFSET	SIDE	SIDE
					SIDE	OFFSET						
HANSEL DRIVE	16.00	3.20 N	2.70 N	2.25 N	S	1.00*	S	2.60	S	1.85	4.35 N	4.05 S
ABBEGATE DRIVE	14.50	3.20 E	2.70 E	2.25 E	W	1.00*	W	1.00	W	0.50	2.55 W	4.35 E

NOTE: * OFFSET FROM BACK OF KERB

SYMBOL LEGEND

Drains <300	Prop	Exit	Temporary Bench Mark (TBM)	28.57
Sewer >300	S	S	Ex/Natural/FS Level	BL28.57
Water	W	W	FS @ Building Line	10P28.57 / 10E28.57
House Drain	H	H	Top/Toe of Batter	10P28.57 / 10E28.57
Property Inlet	I	I	Top Ret. Wall Level	10P28.57
Street Sign	St	St	Fill Prop/Ex (0.2m-0.5m depth)	
PSM	PSM	PSM	Fill Prop/Ex (>0.5m depth)	
Retaining Wall	R	R	Cut Prop/Ex (>0.2m depth)	
Conduits 50mm	C50	C50	Threshold Treatment	
Conduits 100mm	C100	C100		
Ex Gas/Elect/Tel	E	E		

AMENDMENTS	DATE	REMARKS
A	16.09.21	ISSUED FOR CONSTRUCTION

		breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310	
MELWAY REF. 204 E9		CORNERSTONE ESTATE STAGE 10		MUNICIPALITY WYNDHAM	
SURVEY BPD		DRAWN IMW		REFERENCE 8890 - E/10	
DESIGN JGB		CHECKED C. HAGEN		SCALE AS SHOWN DATUM AHD	
DATE MAY 2021		SHEET 1 OF 10		A	