

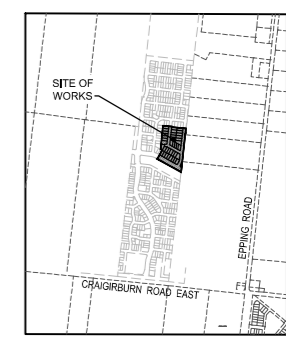


SERVICES OFFSETS AND LOCATIONS

STREET NAME	Rd RESERVE	WATER			ELECTRICITY			FIBRE TO THE HOME		Bk. of KERB	JOINT TRENCHING
		DW	NDW	GAS	CABLES	POLES (S)	FTH CABLES	FTH PITS			
FANTASIA BOULEVARD	25.00	3.30 N	2.75 N	2.25 N	2.75 S	1.00 BOK	1.85 S	1.85 N & S	8.55N/4.55S	W & G, F & E	
LANDOVER ROAD	15.45 17.00*	1.65 E 3.20 E*	1.75 E 2.70 E*	0.70 E 2.25 E*	3.20 W	1.30 BOK	2.45 W	0.30E/1.85E 2.45 W	2.80E/4.35E 5.05 W	W & G, F & E	
LANDOVER ROAD (opp Lot 832)	17.00	3.20 E	2.70 E	2.25 E	2.60 W	1.50 BOK	1.85 W	1.85 W	5.05 W	W & G, F & E	
ANDALASIA STREET	16.00	3.05 S&W	2.55 S&W	2.10 S&W	2.60 N&E	0.90 BOK	1.85 N&E	1.85 N&E 1.70 S&W	4.20 S&W 4.20 N&E	W & G, F & E	
COTTONWOOD DRIVE (FUT)	14.50	3.00 S	2.50 S	2.10 S	1.10 N	-	0.35 N	-	4.20 S 2.70 N	W & G, F & E	
BUTTERNUT STREET (FUT)	16.00	3.00 S	2.50 S	2.10 S	2.60 N	-	1.85 N	-	4.20 S 4.20 N	W & G, F & E	

NOTE: a) Landover offsets shown to current 15.45m road reserve width. 'X' Indicates offsets from future eastern road reserve boundary (ie ultimate 17m road width).
 b) Street trees to be located in the centre of nature strips.
 c) Typical pole offsets shown. Refer electrical design plans for specific pole offsets.

SHT. No.	VER	DRAWING INDEX	
		DESCRIPTION	
1	F	LAYOUT PLAN & SERVICES SCHEDULE	
2	C	NOTES, PAVEMENT COMPOSITION & DETAILS	
3	B	INTERSECTION DETAILS & DETAIL NOTES	
4	B	LONGITUDINAL & CROSS SECTIONS - FANTASIA BOULEVARD	
5	C	LONGITUDINAL SECTION - LANDOVER ROAD	
6	C	CROSS SECTIONS - LANDOVER ROAD	
7	B	LONGITUDINAL & CROSS SECTIONS - ANDALASIA STREET	
8	B	DRAINAGE LONGITUDINAL SECTIONS	
9	B	DRAINAGE LONGITUDINAL SECTIONS & PIT SCHEDULE	
10	B	SIGNAGE & LINEMARKING PLAN	



LOCALITY PLAN
1:20,000

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.

- ATTENTION TO CONTRACTOR**
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DIGITAL PLAN, PROVIDED FOR SETOUT PURPOSES, MATCHES THE TBM COORDINATES SHOWN.
 - CONTRACTOR TO ENSURE THAT THE SITE IS PEGGED AND OR SET OUT CHECKED BY THE LICENCED SURVEYOR RESPONSIBLE FOR CERTIFYING THE PLAN OF SUBDIVISION PRIOR TO UNDERGROUND INFRASTRUCTURE BEING INSTALLED.
 - WHERE CONCRETE WORKS ABOUT A SEWER ACCESS CHAMBER SURROUND OR SIMILAR STRUCTURE, AN EXPANSION JOINT OF APPROVED MATERIAL SHALL BE PROVIDED BETWEEN THE TWO FACES.

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 filed, 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.

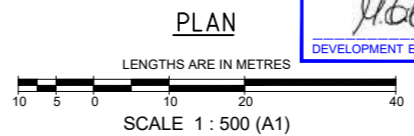
CITY OF WHITTLESEA
 ENGINEERING PLANS & SPECIFICATIONS
 APPROVED PURSUANT TO SECTION 15 OF THE SUBDIVISION ACT 1988
 PLAN OF SUBDIVISION No. **PS817481B**
 DEVELOPMENT ENGINEER: *[Signature]*
 DATE APPROVED: **18/08/2022**

SYMBOL LEGEND

Drains		Ex/Natural/FS Level	
Sewer <300		FS @ Building Line	
Sewer >300		Top Ret. Wall Batter	
Water		Top Ret. Wall Level	
House Drain		100yr Flood Level	
Property Inlet		Fill Prop/Ex	
Street Sign		Cut Prop/Ex	
PSM		ROCK RET WALL	
Retaining Wall		SLEEPER RET WALL	
Conduits 50mm			
Conduits 100mm			
Ex Gas/Elect/Tel			

TREE PROTECTION ZONE (TPZ)

TREE TO BE REMOVED



AMENDMENTS	DATE	REMARKS	CHECKED
F	13.7.22	BATTER INTO ADJOINING PROPERTY REMOVED	
E	3.11.21	AMENDED EASEMENT/SEWER IN LOT 811	
D	5/10/21	ESTATE NAME, E/NBN OFFSETS (LANDOVER), SHEET INDEX REVISED	
C	12.10.20	SERVICES SCHEDULE (ELEC POLE O/S) AMENDED. SHEET INDEX UPDATED.	
B	23.09.20	SERVICES TABLE REVISED (LANDOVER OPP LOT 832)	
A	28.07.20	ISSUED FOR CONSTRUCTION	

brees pitt dixon pty. ltd.
 land surveyors civil engineers

1/19 cato street
 hawthorn east, 3123
 telephone 8823 2300
 fax no. 8823 2310

ELLERY ESTATE
 STAGE 8
 LAYOUT PLAN AND SERVICES SCHEDULE

MUNICIPALITY: **WHITTLESEA**
 REFERENCE: **8625 E/08**

CHECKED: I. Bonacci
 SCALE: As Shown
 DATUM: AHD
 DATE: May'20
 SHEET: 1 OF 10