



LEGEND

- TEMPORARY TURNING AREA INCLUDING BOLLARDS AND "NO ROAD" SIGN.
- PROPOSED GAS & WATER CONDUITS
- DIRECTION OF LEGAL POINT OF DISCHARGE
- OVERLAND FLOW PATH DIRECTION
- EXISTING TREES TO BE REMOVED
- PROPOSED PASSIVE STREET TREE IRRIGATION GRAVEL TRENCH WITH KERB INLET DIVERSION (ONE TREE PIT PER LOT)
- STREET TREE PASSIVE IRRIGATION NOT PROVIDED DUE TO PHYSICAL RESTRAINT.
- PROPERTY EASEMENT LINE (NO BUILDING PERMITTED)

EARTHWORKS LEGEND

- FILL EARTHWORKS - FILL AREA WITHIN LOTS GREATER THAN 150mm DEPTH
- CUT EARTHWORKS - CUT AREA WITHIN LOTS GREATER THAN 150mm DEPTH

• THIS PLAN SHOWS APPROXIMATE EXTENTS OF CUT AND FILL TO BE UNDERTAKEN DURING CONSTRUCTION OF THE WORKS BASED ON THE EXISTING SITE SURFACE LEVELS AND PROPOSED FINISHED DESIGN LEVELS SHOWN.

• THE EXTENT OF FILL SHOWN IS BASED ON DESIGN AND MAY BE SUBJECT TO CHANGE DURING CONSTRUCTION.

• THE DEPTH OF TOP DRESSING FILL MAY VARY BY UP TO 0.15m.

H5.5 - PROPERTY DRAIN AT 5.5m OFFSET WHERE DRAIN IN NON-PERPENDICULAR, O/S REFERS TO INTERS. OF DRAIN & BL.

C7.5 - GWR CONDUITS AT 7.5m OFFSET

NOTE: ALL OFFSETS ARE MEASURED ALONG THE ROAD RESERVE BOUNDARY AND FROM NEAREST SIDE TITLE BOUNDARY.

PROPOSED SINGLE RESIDENTIAL VEHICLE CROSSING AS PER MSC 301 UNLESS NOTED OTHERWISE. OFFSET IS AS PER MSC 301 IF NOT SHOWN.

PROPOSED DOUBLE RESIDENTIAL VEHICLE CROSSING

TYPICAL NOTATIONS - EXAMPLE
NOT TO SCALE

PROPOSED TREES
STREET TREES TO HAVE PASSIVE TREE IRRIGATION TO EACH LOT AND TO COUNCIL'S REQUIREMENT. FOR TREES LOCATION REFER TO LANDSCAPE PLANS.

EXISTING TREES AND FENCES.

- ALL EXISTING TREES ARE TO BE REMOVED AS PER TREES REMOVAL REPORT
- ALL EXISTING FENCES ARE TO BE REMOVED AS SHOWN WITHIN THE DEVELOPMENT BOUNDARY

LAYOUT PLAN
Scale 1:500 @ A1

DISCLAIMER

THE CONTENT ON THIS PLAN IS FOR PRELIMINARY PURPOSES ONLY AND IS SUBJECT TO THE FORMAL PLANNING APPROVAL BY CITY OF MELTON, DETAILED ENGINEERING DESIGN AND APPROVALS FROM CITY OF MELTON AND ALL SERVICE AUTHORITIES. AS SUCH THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS PLAN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR PRELIMINARY PURPOSES. HOUSE SITING SHOULD ONLY BE COMPLETED ONCE COUNCIL APPROVED PLANS ARE ISSUED. THE DEVELOPER BEARS NO RESPONSIBILITY FOR ANY OF THESE CHANGES. THE PURCHASER SHOULD ASCERTAIN THE DETAILS ARE CORRECT BEFORE PROCEEDING.

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.

PRELIMINARY PLAN ONLY
NOT APPROVED FOR CONSTRUCTION

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THIS DRAWING IS NOT TO BE COPIED OR SCALED

VERSION	REMARKS	DATE	BY
A	PRELIMINARY ISSUE	02.12.21	JS

LEGEND	
	DRAIN, PROPERTY INLET & PIT
	RECYCLED WATER
	SEWER AND MAINTENANCE HOLE
	WATER MAIN
	GAS MAIN
	ELECTRICAL U.G. SERVICES
	ELECTRICAL SERVICE & PIT
	ELECTRICAL ASSETS
	GAS & WATER CONDUITS
	TOP OF BATTER
	TOE OF BATTER
	FINISHED SURFACE AFTER CUTTING OR FILLING
	TOP OF PROPOSED BATTER
	PROPOSED PAVEMENT OR FOOTPATH SURFACE
	EXISTING OR PROPOSED INVERT LEVEL OF PIPE OR OPEN DRAIN
	TANGENT POINT
	CHAINAGE
	PSM
	STREET SIGN
	DRAINAGE PIT No.
	TBM
	EX FENCE
	EX WALL OR BUILDING

DRAWN BY	H.MARES	DESIGNED BY	J.SIGABALAVU
MELWAY	343 H7	CHECKED BY	
DATUM	AHD	AUTHORISED BY	

REEDS CONSULTING

www.reedsconsulting.com.au
engineering@reedsconsulting.com.au

LAND SURVEYING
CIVIL ENGINEERING
PLANNING
DEVELOPMENT CONSULTING

Lvl 4, 440 Elizabeth Street Melbourne Victoria 3000
p (03) 8640 3000

CITY OF MELTON
87-113 ALFRED ROAD, STRATHULLOH
BALMORAL ESTATE - PARCEL 1, STAGE 1
MARKETING PLAN

DRAWING No.	VERSION
1GM1	A
REFERENCE	23299P1/1
SHEET	1 OF 1