



### 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.

### TYPICAL NOTATIONS - EXAMPLE

NOT TO SCALE

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 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

**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

THIS DRAWING IS NOT TO BE COPIED OR SCALED

VERSION	REMARKS	DATE	BY
A	PRELIMINARY ISSUE	07.02.22	JS

LEGEND	
DRAIN, PROPERTY INLET & PIT	RECYCLED WATER
EX DRAIN & PIT	ELECTRICAL U.G. SERVICES
SEWER AND MAINTENANCE HOLE	ELECTRICAL SERVICE & PIT
EX SEWER AND MAINTENANCE LEVEL	EX ELECTRICAL ASSETS
WATER MAIN	EX GAS MAIN
EX WATER MAIN, VALVE & HYDRANT	EX GAS MAIN, VALVE
G	TELSTRA SERVICES & PITS
EX G	EX TELSTRA SERVICES & PITS
LIGHT POLE & PIT	PROPOSED GAS & WATER CONDUITS
TOP OF BATTER	TOP OF BATTER
EX FENCE	EX WALL OR BUILDING
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	TBM

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DATUM	AHD	AUTHORISED BY	

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 87-113 ALFRED ROAD, STRATHULLOH  
 BALMORAL ESTATE - PARCEL 1, STAGE 2  
 MARKETING PLAN

DRAWING No.	VERSION
2GM1	A
REFERENCE	
23299P1/2	
SHEET	1 OF 1