

LEGEND - FUNCTIONAL LAYOUT PLAN

- E — ELECTRICITY (UNDERGROUND)
- C — COMMUNICATIONS
- G — GAS
- T — TELSTRA
- W — WATER
- S — STORMWATER DRAIN, PIT & PROPERTY INLET
- SW — SWALE DRAIN
- S — SEWER & MAINTENANCE STRUCTURES
- H — HOUSE DRAIN
- GW — SERVICE CONDUITS
- TP — TACTILE PAVERS
- Ex E — EXISTING ELECTRICITY (UNDERGROUND)
- Ex C — EXISTING COMMUNICATIONS (OVERHEAD)
- Ex G — EXISTING GAS
- Ex T — EXISTING TELSTRA
- Ex W — EXISTING WATER
- Ex S — EXISTING STORMWATER DRAIN
- Ex H — EXISTING HOUSE DRAIN
- Ex S — EXISTING SEWER
- Ex H — EXISTING HOUSE DRAIN
- Ex SW — EXISTING SWALE DRAIN
- — — — — ZERO LOT LINES
- — — — — PAVEMENT TREATMENT
- — — — — 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

CCTV INSPECTION OF DRAINAGE LINES - ALL DRAINAGE LINES INCLUDING CURVED PIPELINES ARE TO BE INSPECTED VIA REMOTE CAMERA PRIOR TO THE STATEMENT OF COMPLIANCE AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE

NOTE:- CO-ORDINATES PROVIDED FOR PITS LOCATED IN FUTURE ROAD RESERVES ARE TO CENTRE OF PIT. CONTRACTOR IS TO ENSURE CORRECT ORIENTATION AND LOCATION IN ACCORDANCE WITH COGG STANDARDS TO FUTURE KERB & CHANNEL.

CROSSOVER WIDTH TO LOT WITH A FRONTAGE OF LESS THAN 12.5m (LOT 7313) IS NOT TO EXCEED 3.3m ALL OTHER CROSSOVERS TO BE 4m WIDE.

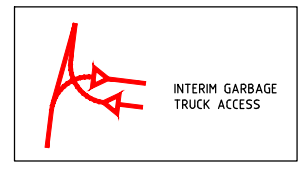
RESERVE FENCING
Where shown on drawings, white cypress post and rail fencing, harvested from sustainable forest (1.2m high), is to be constructed across the Council Reserve boundaries. Refer to Council Standard Drawing CGG709. A demountable section for vehicle access must be installed within the post and rail fencing to Council Standards. Refer to Council Standard Drawings CGG702 & CGG703.

LOT FILLING
Where shown on drawings, topsoil will be stripped from lots as part of the construction activity and replaced with fill to meet the finished surface levels. Where obstructions such as trees and rocks are removed fill will be placed back to meet the finished surface levels. Where the fill is greater than 200mm in depth structural fill complying to Section 4 AS3798-2007 will be used.

WARNING
BWARE 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

ROAD LAYOUT TABLE

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
FISTRAL STREET	ACCESS STREET 2	16.00	6.40	7.00	7.30	B2	B2	4.35	4.35
POWER STREET (WEST)	ACCESS STREET 1	13.50	4.90	5.50	5.80	B2	B2	1.55	6.15
POWER STREET (SOUTH)	ACCESS STREET 1	13.50	4.90	5.50	5.80	B2	B2	6.15	1.55



SERVICES OFFSET SCHEDULE

ROAD NAME	SIDE	GAS OFFSET (m)	RECYCLED WATER		WATER		ELECTRICITY		COMMUNICATIONS	
			SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
FISTRAL STREET	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	2.60	SOUTH	1.80
POWER STREET (WEST)	EAST	3.50	EAST	4.00	EAST	4.50	EAST	2.50	EAST	1.90
POWER STREET (SOUTH)	NORTH	3.50	NORTH	4.00	NORTH	4.50	NORTH	2.50	NORTH	1.90

REVISION	DATE	DESIGN	APPD
B	ISSUED TO COUNCIL FOR APPROVAL	5.8.17	BB/BB CB
A	ISSUED TO CLIENT FOR COMMENT	26.4.17	BB/BB CB

Warralily
ARMSTRONG CREEK

Principal
Armstrong Creek Development Corporation
C/o Smec Australia Pty Ltd
Level 1, 47 Pakington Street, Geelong West

Designed
B.Barber
Drawn
B.Barber
Checked
C.Birkett
Authorised
S.McGlynn
Date
April 2017

Scale @ A1
1:500

0 5 10 20

© SMEC Australia Pty Ltd
ABN 47 065 475 149

These designs and drawings are the copyright of SMEC Australia Pty Ltd. The drawing shall not be reproduced or copied, in whole or part, without the written permission of SMEC Australia Pty Ltd. The contents of this drawing are electronically generated, are confidential and may only be used for the purpose for which they are intended.

SMEC

Member of the **Surbana Jurong Group**

URBAN DEVELOPMENT
Level 1, 47 Pakington Street, Geelong West VIC 3218
p +61 3 5228 3100 | f +61 3 5228 3199 | www.smec.com

Warralily
Stage 73
City Of Greater Geelong
Roadworks and Drainage
Functional Layout Plan

Drawing No. **0595E-73-90** Rev B
Sheet No. 1 of 1

Subject to Approval
Not to be used for construction