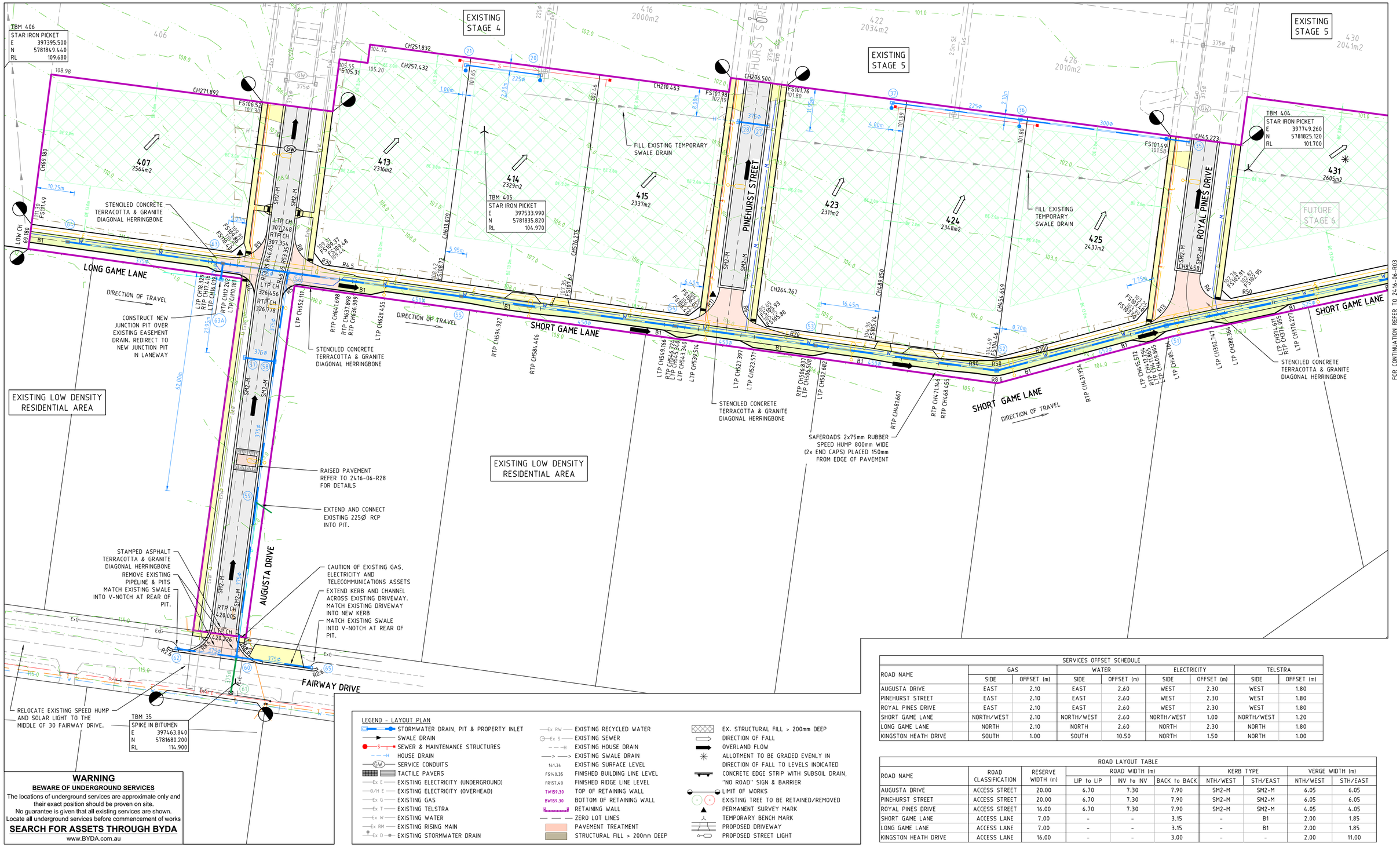


WARNING

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.
Locate all underground services before commencement of works

SEARCH FOR ASSETS THROUGH BYDA

www.BYDA.com.au

LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING TELSTRA
- EXISTING WATER
- EXISTING RISING MAIN
- EXISTING STORMWATER DRAIN
- EXISTING RECYCLED WATER
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SWALE DRAIN
- 141.34 EXISTING SURFACE LEVEL
- FS14.0.35 FINISHED BUILDING LINE LEVEL
- FR157.40 FINISHED RIDGE LINE LEVEL
- TW159.30 TOP OF RETAINING WALL
- BW159.30 BOTTOM OF RETAINING WALL
- RETAINING WALL
- ZERO LOT LINES
- PAVEMENT TREATMENT
- STRUCTURAL FILL > 200mm DEEP
- EX. STRUCTURAL FILL > 200mm DEEP
- 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 RETAINED/REMOVED
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- PROPOSED DRIVEWAY
- PROPOSED STREET LIGHT

SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		WATER		ELECTRICITY		TELSTRA	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
AUGUSTA DRIVE	EAST	2.10	EAST	2.60	WEST	2.30	WEST	1.80
PINEHURST STREET	EAST	2.10	EAST	2.60	WEST	2.30	WEST	1.80
ROYAL PINES DRIVE	EAST	2.10	EAST	2.60	WEST	2.30	WEST	1.80
SHORT GAME LANE	NORTH/WEST	2.10	NORTH/WEST	2.60	NORTH/WEST	1.00	NORTH/WEST	1.20
LONG GAME LANE	NORTH	2.10	NORTH	2.60	NORTH	2.30	NORTH	1.80
KINGSTON HEATH DRIVE	SOUTH	1.00	SOUTH	10.50	NORTH	1.50	NORTH	1.00

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
AUGUSTA DRIVE	ACCESS STREET	20.00	6.70	7.30	7.90	SM2-M	SM2-M	6.05	6.05
PINEHURST STREET	ACCESS STREET	20.00	6.70	7.30	7.90	SM2-M	SM2-M	6.05	6.05
ROYAL PINES DRIVE	ACCESS STREET	16.00	6.70	7.30	7.90	SM2-M	SM2-M	4.05	4.05
SHORT GAME LANE	ACCESS LANE	7.00	-	-	3.15	-	B1	2.00	1.85
LONG GAME LANE	ACCESS LANE	7.00	-	-	3.15	-	B1	2.00	1.85
KINGSTON HEATH DRIVE	ACCESS LANE	16.00	-	-	3.00	-	-	2.00	11.00

REVISION	DATE	DES/DFT	APP'D
A INITIAL ISSUE	27.03.25	KT/JT	KT

THE FAIRWAYS

Principal
Sowsee Pty Ltd
PO Box 8106
Rhyll VIC 3923

Designed
K. Taylor

Drawn
J. Taylor

Checked
MK

Authorised
K.Taylor

Date
March 2025

N

0 5 10 20
Scale 1:500

Coords: MGA Levels: AHD

These designs and drawings are the copyright of Greenfield Development Solutions Pty Ltd.

The drawing shall not be reproduced or copied, in whole or part, without the written permission of Greenfield Development Solutions 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.

GREENFIELD DEVELOPMENT SOLUTIONS

Greenfield Development Solutions Pty Ltd
ABN 41 678 777 207

info@gfds.com.au
www.gfds.com.au

FAIRWAYS COUNTRY LIVING

STAGE 6 - DETAILED DESIGN
BAW BAW SHIRE COUNCIL - PLA0133/18
ROADWORKS AND DRAINAGE
LAYOUT PLAN - 1 OF 2

Drawing No. 2416-06-R02 **Rev A**

Sheet No. 02 of 31

FOR APPROVAL

g:\2416-06-fairways country living - stage 6 - documents\04 drawings\2416-06-r02.lay


PROVIDE POST & RAIL SAFETY BARRIER IN ACCORDANCE WITH MELBOURNE WATER STANDARD DRAWING 7251/8/206
KINGSTON HEATH DRIVE
EXISTING STAGE 1
EXISTING STAGE 5
EXISTING LOW DENSITY RESIDENTIAL AREA
EXISTING LOW DENSITY RESIDENTIAL AREA
ROYAL PINES DRIVE
SHORT GAME LANE
FUTURE STAGE 6
TBM 404
STAR IRON PICKET
E 397749.260
N 5781825.120
RL 101.700
FILL EXISTING TEMPORARY SWALE DRAIN
SAFEROADS 2x75mm RUBBER SPEED HUMP 800mm WIDE (2x END CAPS) PLACED 150mm FROM EDGE OF PAVEMENT
STENCILED CONCRETE TERRACOTTA & GRANITE DIAGONAL HERRINGBONE
123
124
428 2011m2
429 2041m2
427 2010m2
430 2041m2
425 2437m2
431 2605m2
432 2004m2
433 2019m2
434 2036m2
435 2052m2
CH45.223
CH172.280
CH207.201
CH241.808
CH331.511
CH8.458
LTP CH132.351
RTP CH139.354
RTP CH179.289
RTP CH189.817
RTP CH224.802
RTP CH235.313
LTP CH246.323
RTP CH247.270
LTP CH249.620
LTP CH 263.504
LTP CH212.306
RTP CH214.652
LTP CH214.691
RTP CH215.055
LTP CH217.227
RTP CH323.549
LTP CH312.988
RTP CH314.954
LTP CH315.572
RTP CH317.294
RTP CH317.805
LTP CH319.886
LTP CH327.741
LTP CH388.364
LTP CH405.784
FS99.76
FS100.00
FS100.04
FS100.35
FS100.77
FS100.78
FS101.49
FS101.58
FS101.90
FS102.27
FS102.40
FS102.74
FS102.91
FS102.95
FS103.27
FS103.32
FS103.40
FS103.45
FS99.55
FS99.68
R120
R8.6
R100
R50
R9.75
R13
R15
R12
R10
B1
W
SM2-M
CH8.458
7.75m
12.45m
11.70m
1.55m
5.35m
5.50m
5.50m
5.50