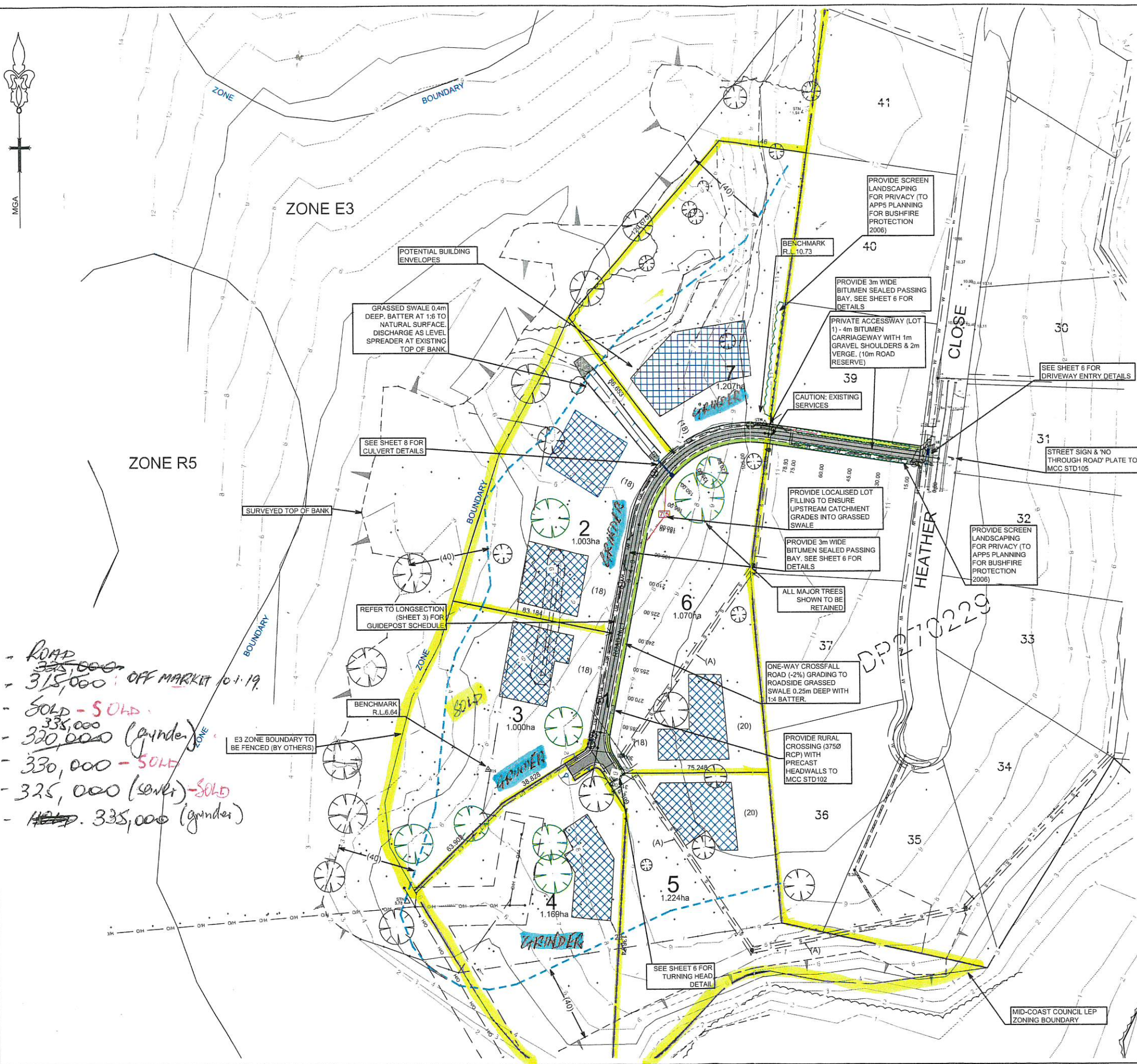




Lot 1 - ROAD
Lot 2 - 315,000 OFF MARKET 10.1.19
Lot 3 - SOLD - SOLD
Lot 4 - 320,000 (grunder)
Lot 5 - 330,000 - SOLD
Lot 6 - 325,000 (sewer) - SOLD
Lot 7 - 335,000 (grunder)



LEGEND		
CODE	DESCRIPTION	LINETYPE
ELECT	UNDERGROUND ELECTRICITY	UG
ET	DESIGN ELECTRICITY & TELSTRA	
FCE	FENCE	
HYD/ISV	HYDRANT / STOPVALVE	
PIT	EXISTING STORMWATER	
PP/ELP	OVERHEAD ELECTRICITY	
RISING	RISING MAIN	
SMH	SEWER / MANHOLE	
STN/SM	SURVEY CONTROL	
SW/PIT	DESIGN STORMWATER	
TEL	TELSTRA	
TRL	TREELINE	
TR	TREE	
WATER	WATER SUPPLY	

- NOTES**
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY EXCEPT AT SPOT LEVELS SHOWN. CONTOURS DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
 - SERVICES SHOWN THEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:1000. TREE LOCATION ARE ONLY ACCURATE TO +/-0.75m
 - TREE SPREADS ARE APPROXIMATE ONLY AND FURTHER SURVEY MAY BE REQUIRED FOR ARCHITECTURAL DESIGN.
 - BEARING AND DISTANCES ARE BY TITLE AND/OR DEED ONLY. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.
 - THIS DRAWING REMAINS THE PROPERTY OF LIDBURY, SUMMERS & WHITEMAN AND IS SUBJECT TO DESIGN COPYRIGHT LAWS.

PIT SCHEDULE			
Pit No.	Type	Road Ch.	Remarks
1	900 x 900 LBO	149.697	SAG
2	HW&W	148.669	(600 x 300 RCBC)
3	HW&W	6.00	(3750 RCP CL4)
4	HW&W	6.00	(3750 RCP CL4)

LBO DENOTES FORMED LETTERBOX PIT GENERALLY TO GLC STD45/2 WITH HEAVY DUTY LID AND DUAL OPENINGS

HW&W DENOTES PRECAST HEADWALL AND WINGS TO SUIT PIPE SIZE/S WITH FULL PRECAST BASE (AND GROUTED BETWEEN PIPE AND HEADWALL)

PITS GREATER THAN 1.2m DEPTH REQUIRE STEP IRONS IN ACCORDANCE WITH GLC STD No.45/2.

ALL PITS TO PROVIDE INLETS FOR SUBSOIL AS REQUIRED.

- DENOTES POTENTIAL BUILDING ENVELOPE
- DENOTES 40m SETBACK FROM TOP OF BANK
- DENOTES EXISTING NATURAL SURFACE CONTOURS
- DENOTES DESIGN FINISHED SURFACE CONTOURS
- DENOTES SUBSOIL DRAIN DRAINING TO NEAREST STORMWATER PIT (WHERE POSSIBLE) TO DETAIL ON SHEET 11.
- DENOTES SIGNIFICANT TREES TO BE PROTECTED DURING CONSTRUCTION (REFER TO SPEC)

0 5 10 20 30 40 50
SCALE 1:1000 AT A1

NOTE: The contractor shall check and verify all works on site (including works by others) before commencing any works. All discrepancies are to be reported to the Project Manager or Libbury, Summers & Whiteman prior to commencing work. Do not scale dimensions from the plan. All dimensions to be confirmed by Libbury, Summers & Whiteman.

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Liability limited by a scheme approved under Professional Standards Legislation

HORIZONTAL		VERTICAL	
CO-ORDINATE SYSTEM: LOCAL		DATUM: AHD	
MARKS ADOPTED:		BENCHMARK: SSM 13826	
EAST: NORTH:		R.L.: 5.364	
PLOT FILE/DWG No.: F:\D0662\RAD\0662S2E R&D SET.dwg		DRAWN/CHECKED: SHP/JL	

ROAD & DRAINAGE DESIGN FOR SUBDIVISION OF LOT 2 DP1009278 HEATHER CLOSE, FAILFORD STAGE 2 LAYOUT PLAN

LS&W LIBBURY, SUMMERS & WHITEMAN
CONSULTING SURVEYORS, PLANNERS & ENGINEERS
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SCALES	
HORIZONTAL: 1:1000	
VERTICAL: N/A	
SHEET SIZE: A1	
FIELD SHEETS	
Date of survey:	

COUNCIL: MID-COAST COUNCIL (GREAT LAKES) (DA-464-2017)	SHEET 2 OF 11
DATE: 26/02/2018	FILE No.: 0662/2E (COMP. JOB 0662S2E)

ISSUE	DATE	COMMENTS
A	26/02/18	FIRST ISSUE
B	23/04/18	SECOND ISSUE