

BANYAN ESTATE - FLP STAGE 3 70-100 LECKY ROAD, OFFICER CARDINIA SHIRE COUNCIL

SHEET INDEX

1. LOCALITY PLAN, TYPICAL CROSS SECTIONS, SOT & SHEET INDEX
2. DETAIL PLAN
3. TURNING TEMPLATES



MELWAY REF: 215B10
SCALE 1:2500 @ A1

FUNCTIONAL LAYOUT PLAN APPROVAL
CARDINIA SHIRE COUNCIL

Ref No.: S21-078
Sheet: 1 of 4
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Friday, 9 September 2022

SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer
CHIVERS CRESCENT	N 2.10	N 2.50	N 3.00	S 1.85	S 2.60	1.00 BOK	N/S 1.00
EVERLASTING ROAD *	E 2.10	E 2.50	E 2.90	W 1.85	W 2.60	1.00 BOK	E 1.00
SPRAY ALLEY	-	-	-	-	W 0.60	0.80 BOK	W 1.80

SERVICE OFFSETS ARE MEASURED (m) FROM THE TITLE BOUNDARY UNLESS OTHERWISE SPECIFIED
* OFFSETS BASED ON DN63 GAS, DN100 NDW & DN100 WATER. SERVICES IN EXCESS OF THIS SIZING WILL RESULT IN OFFSIDE OPTIC FIBRE PITS TO BE LOCATED IN FOOTPATH.

PRELIMINARY

VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
-	18/03/2021	-	PRELIMINARY
A	31/03/2021	ROAD RESERVE CHANGE	PRELIMINARY
B	13/04/2021	DETAILS ADDED	PRELIMINARY
C	18/05/2021	TURNING TEMPLATES ADDED	PRELIMINARY
D	15/09/2021	COUNCIL COMMENTS (02/07/2021)	PRELIMINARY

FILENAME: P:\1470\1470_3IE\2 - Design\6 - DGN\FLP01_SIG.dgn			
DRAWN:	RC	DATE:	MAY 2021
DESIGNED:	RC	DATE:	MAY 2021
AUTHORISED:	RB	DATE:	MAY 2021
SCALE:		AS SHOWN	
DATE PRINTED:		15/09/2021	

CHARLTON DEGG
LAND DEVELOPMENT CONSULTANTS

SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
www.charltondegg.com.au

COUNCIL: CARDINIA SHIRE COUNCIL	
TITLE: 100 LECKY ROAD PTY LTD BANYAN ESTATE - FLP STAGE 3 70-100 LECKY ROAD, OFFICER	
LOCALITY PLAN AND SHEET INDEX	
DRG NO. 1470_3_FLP/01	REV. D
SHEET 1 OF 4	

FUNCTIONAL LAYOUT PLAN APPROVAL

CARDINIA SHIRE COUNCIL

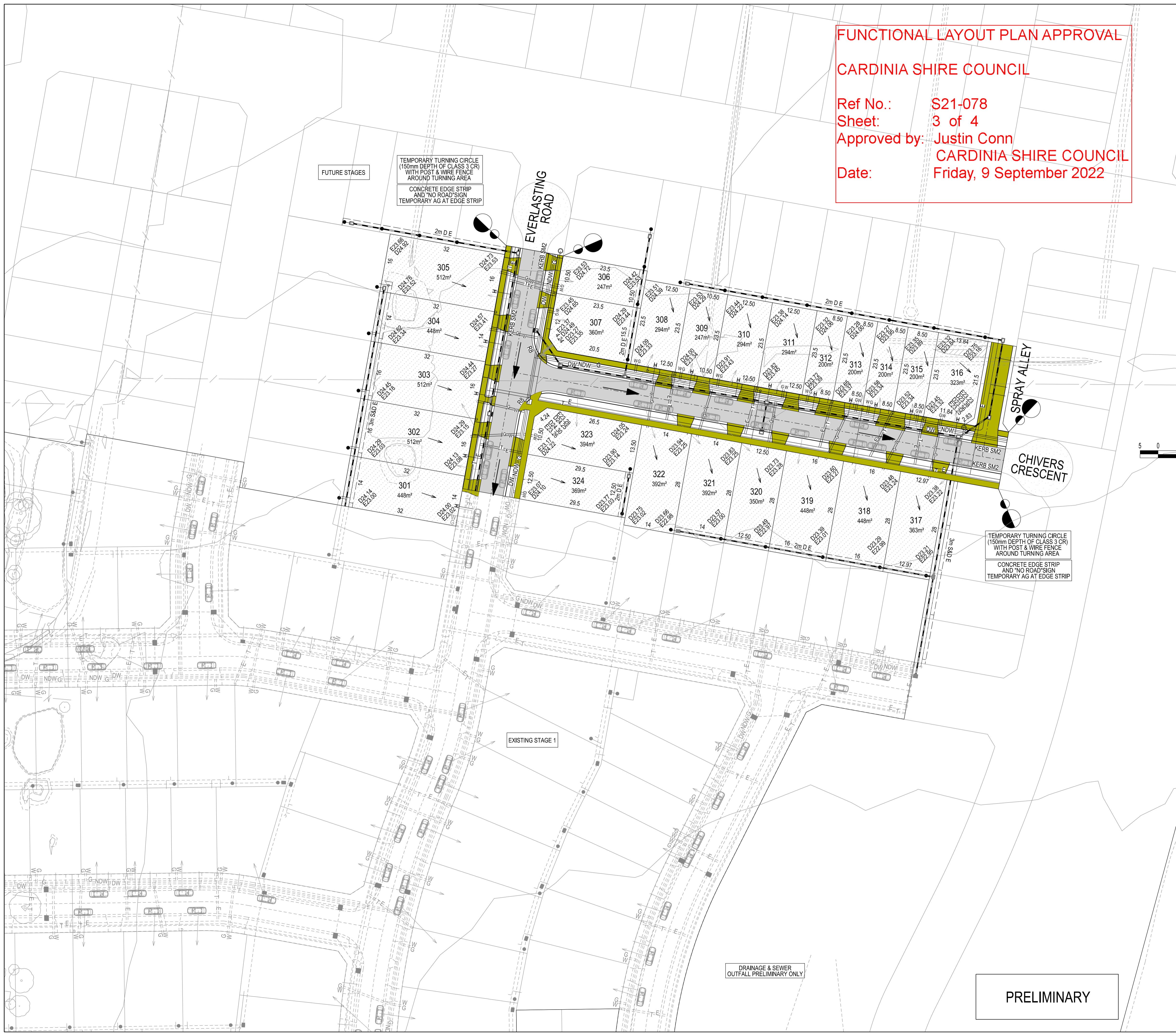
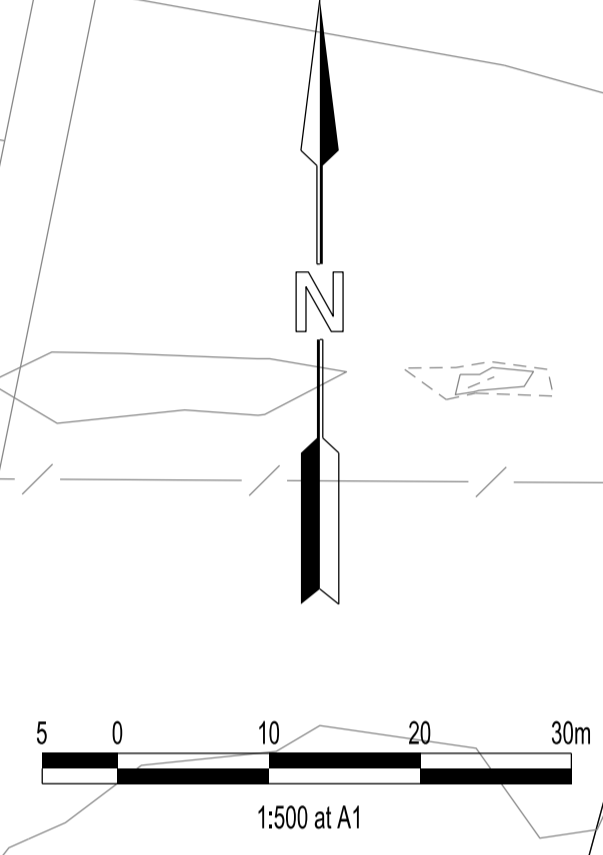
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	FOOTPATH
	VEHICULAR CROSSOVER
	KERB AND CHANNEL
	ELECTRICITY TELECOMMUNICATION } CONDUITS
	GAS } CONDUITS
	DRINKING WATER } CONDUITS
	ELECTRICITY MAIN
	TELECOMMUNICATION MAIN
	GAS MAIN
	DRINKING WATER MAIN
	NON DRINKING WATER MAIN
	SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES
	PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
	EXISTING DRAINAGE AND PIT AND FUTURE DRAINAGE AND PIT
	DRAINAGE PIT NUMBER
	PROPOSED CUT AREAS
	PROPOSED FILL AREAS
	EXISTING SURFACE LEVEL
	DESIGN SURFACE LEVEL
	TOP OF BATTER LEVEL
	PRE-DEVELOPMENT LEVEL
	STREET NAME SIGN
	LOT SLOPE DIRECTION
	PERMANENT SURVEY MARK
	TEMPORARY BENCH MARK
	RETAINING WALLS
	OVERLAND FLOW ARROW



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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN ESTATE - FLP STAGE 3
70-100 LECKY ROAD, OFFICER

FUNCTIONAL LAYOUT PLAN 1

DRG NO. 1470_3_FLP/03	REV. D	SHEET 3 OF 4
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PRELIMINARY

DRAINAGE & SEWER
OUTFALL PRELIMINARY ONLY

EXISTING STAGE 1

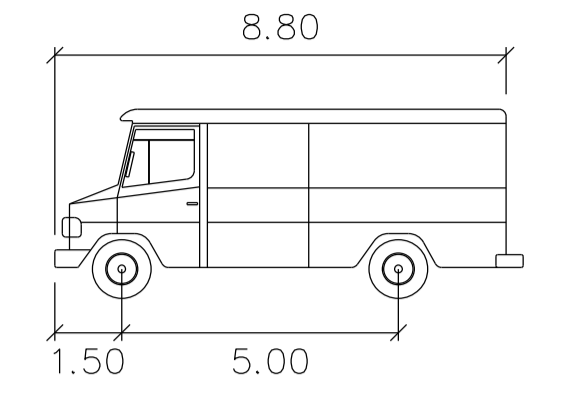
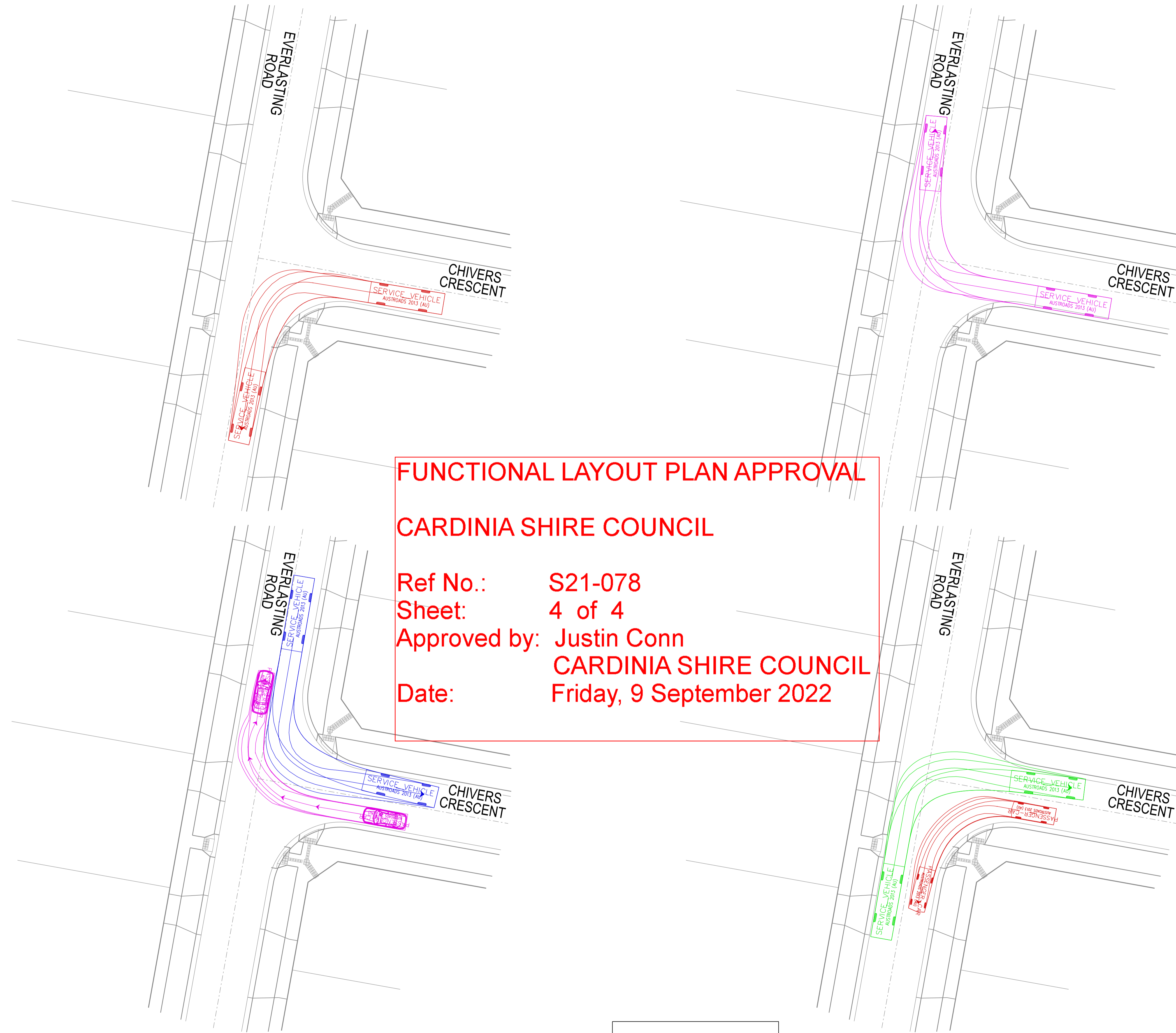
FUTURE STAGES

TEMPORARY TURNING CIRCLE
(150mm DEPTH OF CLASS 3 CR)
WITH POST & WIRE FENCE
AROUND TURNING AREA

CONCRETE EDGE STRIP
AND "NO ROAD" SIGN
TEMPORARY AG AT EDGE STRIP

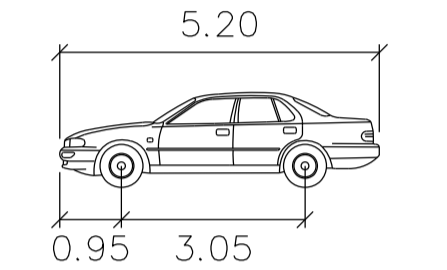
TEMPORARY TURNING CIRCLE
(150mm DEPTH OF CLASS 3 CR)
WITH POST & WIRE FENCE
AROUND TURNING AREA

CONCRETE EDGE STRIP
AND "NO ROAD" SIGN
TEMPORARY AG AT EDGE STRIP



SERVICE VEHICLE

Width : 8.80 meters
 Track : 5.00 meters
 Lock to Lock Time : 6.0
 Steering Angle : 38.7



PASSENGER-CAR

Width : 5.20 meters
 Track : 3.05 meters
 Lock to Lock Time : 6.0
 Steering Angle : 33.6

FUNCTIONAL LAYOUT PLAN APPROVAL
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COUNCIL: CARDINIA SHIRE COUNCIL

TITLE: 100 LECKY ROAD PTY LTD
 BANYAN ESTATE - FLP STAGE 3
 70-100 LECKY ROAD, OFFICER

TURNING TEMPLATES

DRG NO. 1470_3_FLP/04	REV. D	SHEET 4 OF 4
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