

APPROVED CONSTRUCTION PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME

Sheet: 1 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023

100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER CARDINIA SHIRE COUNCIL

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MELWAY REF: 215 A9
 SCALE 1:2500 @ A1



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

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DRAWN:	C.BAXTER	DATE:	JUN 2022	SCALE:	AS SHOWN
DESIGNED:	R.COLMAN	DATE:	JUN 2022	DATE PRINTED:	20/03/2023
AUTHORISED:	R.BREWSTER	DATE:	JUN 2022		



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COUNCIL:
 CARDINIA SHIRE COUNCIL

TITLE:
 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 4
 70-100 LECKY ROAD, OFFICER

LOCALITY PLAN & SHEET INDEX

DRG NO. 1470_4/R01	REV. C	SHEET 1 OF 27
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CONSTRUCTION NOTES


1. ALL LEVELS AND DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
2. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT AUTHORITY STANDARDS, SPECIFICATIONS AT THE TIME OF CONSTRUCTION AND IN ACCORDANCE WITH THE AUSTRALIAN STANDARD GENERAL CONDITIONS OF CONTRACT AS 2124-1992.
3. STANDARD DRAWINGS OF THE RELEVANT ROAD AUTHORITY ARE AN ANNEXURE TO THE CONSTRUCTION DRAWINGS
4. THE CERTIFIED PLAN OF SUBDIVISION IS AN ANNEXURE TO THE CONSTRUCTION DRAWINGS
5. MELBOURNE WATER PLANS FOR WETLANDS AND INFRASTRUCTURE (WHERE APPLICABLE) ARE AN ANNEXURE TO THE CONSTRUCTION DRAWINGS.
6. THE SCHEDULE OF QUANTITIES ARE AN ANNEXURE TO THE CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE QUANTITIES REFLECT THAT OF THE CONSTRUCTION WORKS DETAILED IN THESE PLANS. THE SUPERINTENDENT IS TO BE NOTIFIED SHOULD ANY DISCREPANCIES BE IDENTIFIED.
7. ALL DISTURBED AREAS ARE TO BE GRADED, TOPSOILED TO A MINIMUM DEPTH OF 150 MILLIMETRES AND SOWN WITH APPROVED SEED MIX TO THE SATISFACTION OF THE SUPERINTENDENT.
8. APPROVAL FOR THE USE OF WATER FOR CONSTRUCTION PURPOSES IS THE RESPONSIBILITY OF THE CONTRACTOR. REFER TO THE RELEVANT WATER AUTHORITY FOR SPECIFIC REQUIREMENTS AND APPROVALS.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVE THE LOCATION AND DEPTH OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS. THE SUPERINTENDENT IS TO BE NOTIFIED SHOULD ANY DISCREPANCIES BE IDENTIFIED.
10. SITE ACCESS MUST BE MAINTAINED AT ALL TIMES. TRAFFIC MANAGEMENT PLAN MUST BE PROVIDED TO THE RELEVANT ROAD AUTHORITY (AND APPROVED) /SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF WORKS.
11. ACCESS TO THE EXISTING RESIDENCE TO BE MAINTAINED AT ALL TIMES.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL ENVIRONMENTAL CONTROLS TO THE SATISFACTION OF THE RELEVANT AUTHORITIES AND EPA REQUIREMENTS.
13. APPROPRIATE INSPECTIONS ARE TO BE ARRANGED WITH THE COUNCIL WORKS SUPERVISOR
14. ALL VEGETATION TO BE RETAINED AS SPECIFIED IS TO BE PROTECTED (TPZ FENCING) PRIOR TO THE COMMENCEMENT OF WORKS
15. ALL FILLING WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE GEOTECHNICAL REPORT (SITE GEOTECHNICAL REF. R8614-1) AND UNDERTAKEN UNDER LEVEL 1 SUPERVISION. A COMPACTION REPORT IS TO BE PROVIDED UPON COMPLETION OF THE FILLING WORKS.
16. ALL BATTERS SHALL BE BLENDED INTO THE NATURAL SURFACE TO THE SATISFACTION OF THE SUPERINTENDENT.
17. MINIMUM FALL ON LOTS IS TO BE 1 IN 150 LONGITUDINALLY.
18. PRIOR TO THE FILLING OF EXISTING OPEN DRAINS, CHANNELS OR DAMS A SUITABLY QUALIFIED GEOTECHNICAL CONSULTANT SHOULD VERIFY THE BASE IS SUITABLE FOR FILLING AND THE INVERT LEVELS ARE TO BE TAKEN TO ENSURE THE AS-CONSTRUCTED FILL DEPTHS CAN BE VERIFIED.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL SERVICE TRENCHING AND BACKFILLING FOR DRAINAGE, SEWER, POTABLE AND NON-POTABLE WATER, ELECTRICAL, TELECOMMUNICATIONS AND GAS INCLUDING THE REMOVAL/DISPOSAL OF EXCESS MATERIAL.
20. REFER TO THE RELEVANT SERVICE PLANS FOR WORKS ASSOCIATED WITH MELBOURNE WATER WORKS, SEWER, POTABLE AND NON-POTABLE WATER, ELECTRICAL, TELECOMMUNICATION AND GAS SUPPLY. THESE SERVICES ARE REFLECTED ON THE DETAIL PLANS INDICATIVELY AND MAY BE SUBJECT TO MINOR AMMENDMENTS.
21. LOCATIONS FOR SERVICE CONDUITS SHALL BE DETERMINED FROM THE RELEVANT SERVICE PLANS. WHERE THESE ARE REQUIRED TO BE ALTERED THE SUPERINTENDENT WILL CONFIRM THESE LOCATIONS AS REQUIRED. CONDUIT LOCATIONS SHOULD BE POSITIONED IN CONJUNCTION WITH THE RELEVANT SUB-CONTRACTOR
22. A.G DRAINS TO BE CONSTRUCTED BEHIND ALL KERB AND CHANNEL AND LONGITUDINAL PAVEMENT JOINTS
23. RCP DRAINAGE PIPES TO BE CLASS 2 UNLESS NOTED OTHERWISE.
24. ALL PIPES UP TO AND INCLUDING 750mm IN DIAMETER SHALL BE RUBBER RING JOINTED. PIPE ABOVE THIS SIZE MAY BE FLUSH JOINTED WITH EXTERNAL SEALING BANDS.
25. ALL DRAINAGE LINES IN ROAD RESERVES, UNDER PAVEMENTS, VEHICLE CROSS-OVERS ARE TO BE BACKFILLED WITH FCR AS PER THE RELEVANT AUTHORITY SPECIFICATIONS.
26. ALL EASEMENT DRAINS ARE AT 1 METRE OFFSET UNLESS OTHERWISE SPECIFIED.
27. ALL PIT FLOORS ARE TO BE SHAPED TO ACCOMMODATE DROP THROUGH PITS. ALL PITS TO BE CONSTURCTED TO THE COUNCIL/EDCM SPECIFICATIONS.
28. ALL PIT LIDS ARE TO BE IN ACCORDANCE WITH THE COUNCIL/EDCM SPECIFICATIONS
29. ALL PROPERTY INLET DRAINS MUST BE A MINIMUM OF 500 MILLIMETRES BELOW THE FINISHED SURFACE LEVELS AS REQUIRED BY THE COUNCIL/EDCM SPECIFICATIONS.
30. SUBGRADE IMPROVEMENT IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCILS WORKS SUPERVISOR PRIOR TO COMMENCEMENT OF WORKS.
31. PAVEMENT DEPTHS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND GEOTEHCNICAL REPORT (SITE GEOTECHNICAL REF R8614-1). CHANGES TO THESE DEPTHS MUST BE APPROVED BY COUNCILS WORKS SUPERVISOR AND THE SUPERINTENDENT.
32. THE CONTRACTOR SHALL CONTACT THE SUPERINTENDENT FOR THE CO-ORDINATION OF ELECTRICAL WORKS AT LEAST 28 DAYS PRIOR TO THE PROPOSED COMMENCEMENT.
33. ELECTRICAL AND TELECOMMUNICATIONS CABLES ARE TO BE PLACED IN A SHARED TRENCH TO THE SPECIFICATIONS OF THE RELEVANT AUTHORITIES.
34. CONDUIT LOCATIONS AND PROPERTY DRAIN INLET LOCATIONS ARE TO BE STAMPED ON KERB AND CHANNEL AND FOOTPATH IN ACCORDANCE WITH COUNCIL/EDCM SPECIFICATIONS.
35. FOOTPATHS ARE TO CONSTRUCTED 1.5 METRES WIDE AND 2.5 METRES WIDE (SHARED) IN ACCORDANCE WITH COUNCIL/EDCM SPECIFICATIONS.
36. PEDESTRIAN CROSSINGS THROUGH SPLITTER ISLANDS ARE TO BE CONSTRUCTED AT PAVEMENT LEVEL.
37. VEHICLE CROSOVERS ARE SHOWN INDICATIVELY. CONSTRUCTION REQUIREMENTS INCLUDING OFFSETS ARE TO BE IN ACCORDANCE WITH COUNCIL/EDCM SPECIFICATIONS EDCM501-503.
38. WHERE ALLOTMENTS ARE FILLED ABOVE FOOTPATH LEVELS, VEHICLE CROSSOVERS ARE TO BE CUT INTO ALLOTMENTS AT A MAXIMUM GRADE OF 1 IN 5
39. TBM AND PSM LOCATIONS ARE SHOWN ON SHEET 4 .
40. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL/EDCM SPECIFICATIONS.
41. SIGNAGE, LINE MARKING AND PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS1742.2 2009, AND COUNCIL/EDCM SPECIFICATIONS
42. TACTILE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH AS1428.4.1 2009 AT ALL PRAM CROSSINGS, FOOTPATH JUNCTIONS IN ACCORDANCE WITH COUNCIL/EDCM REQUIREMENTS
43. THE PLANS MAY ONLY BE REPRODUCED IN THEIR ENTIRETY.
44. KERB RADII LABELS ARE IN METRES AND INDICATE BACK OF KERB DIMENSIONS.
45. A CCTV REPORT MUST BE PROVIDED FOR ALL DRAINAGE LINES PRIOR TO ISSUE OF PRACTICAL COMPLETION.
46. ALL FOOTPATHS AND SHARED PEDESTRIAN-BICYCLE PATHS ARE TO BE 125mm THICK REINFORCED CONCRETE USING SL72 MESH AS PER EDCM401.

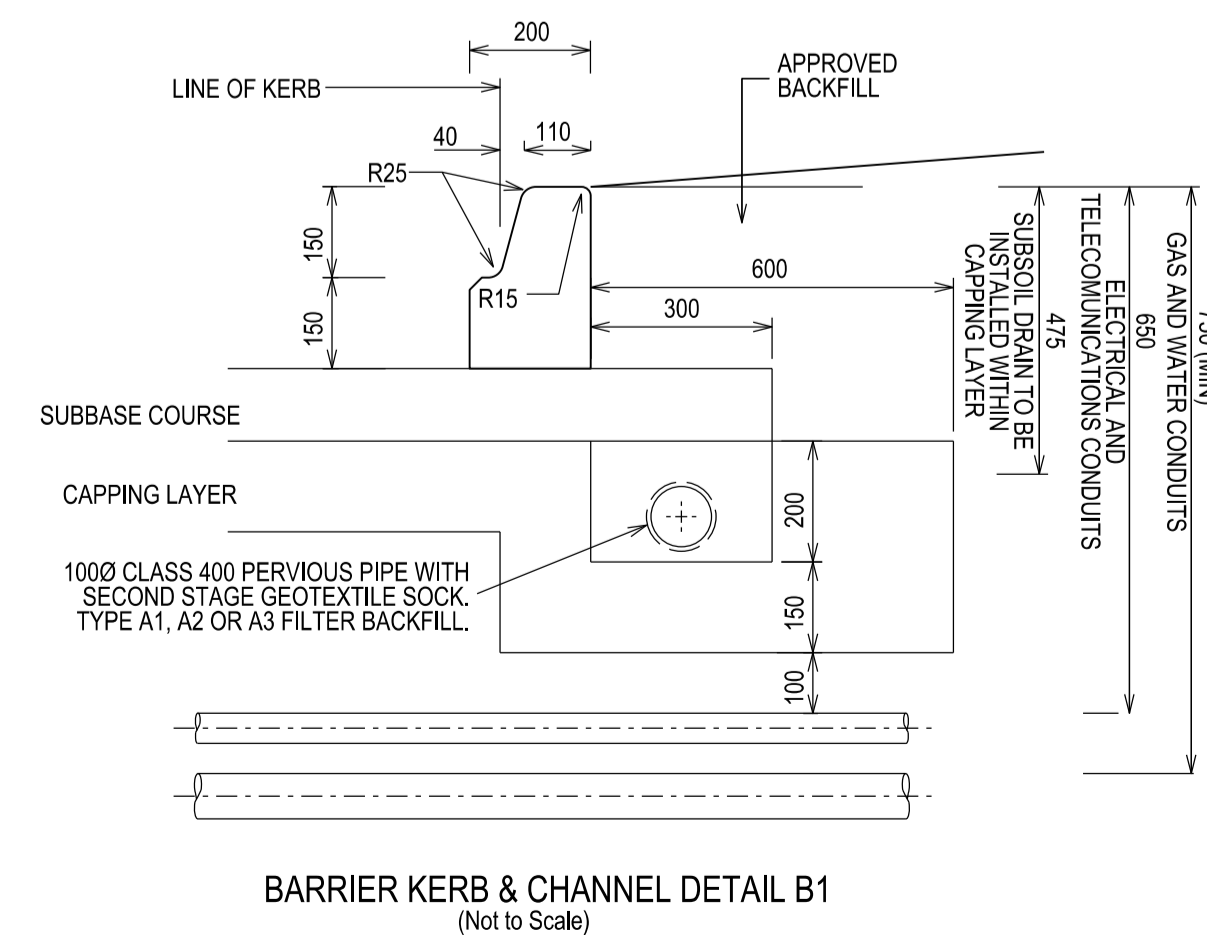
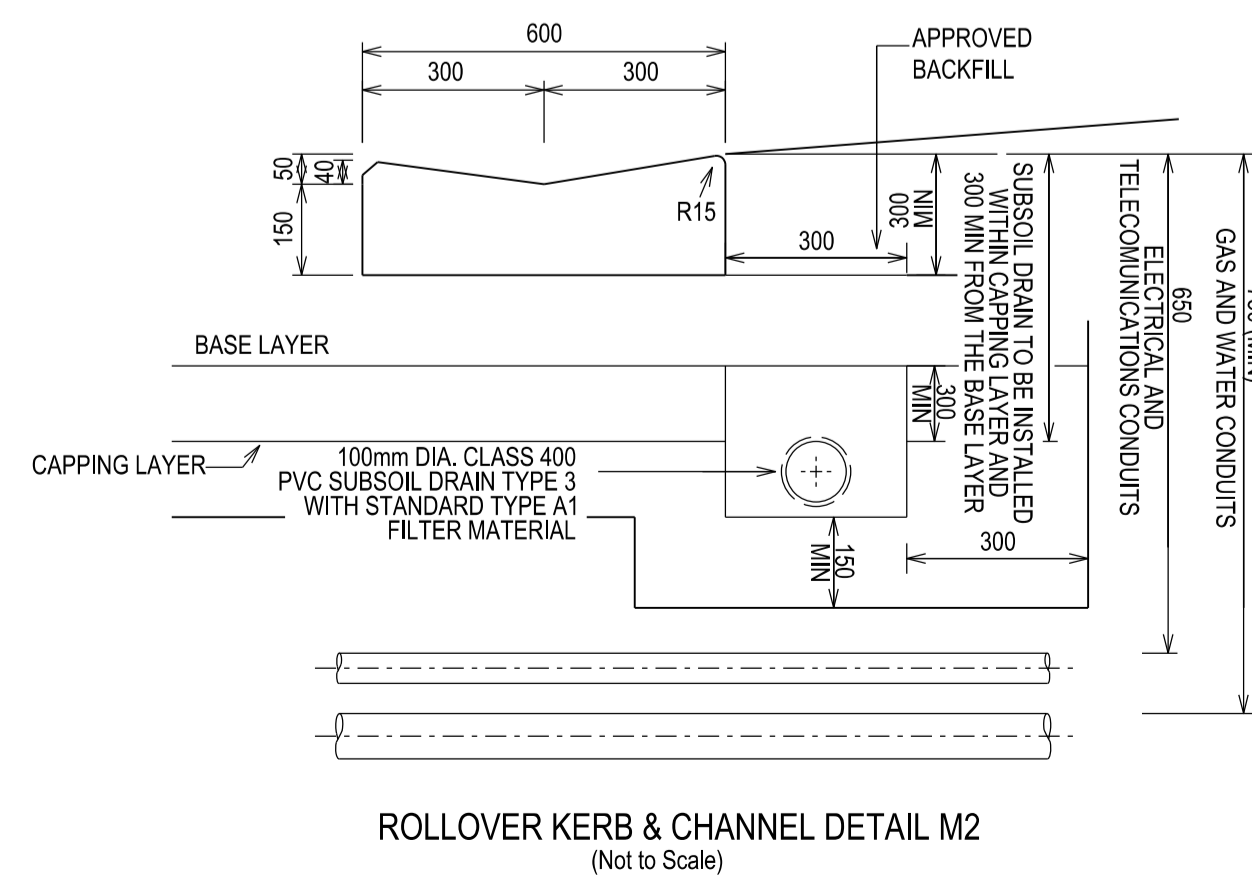
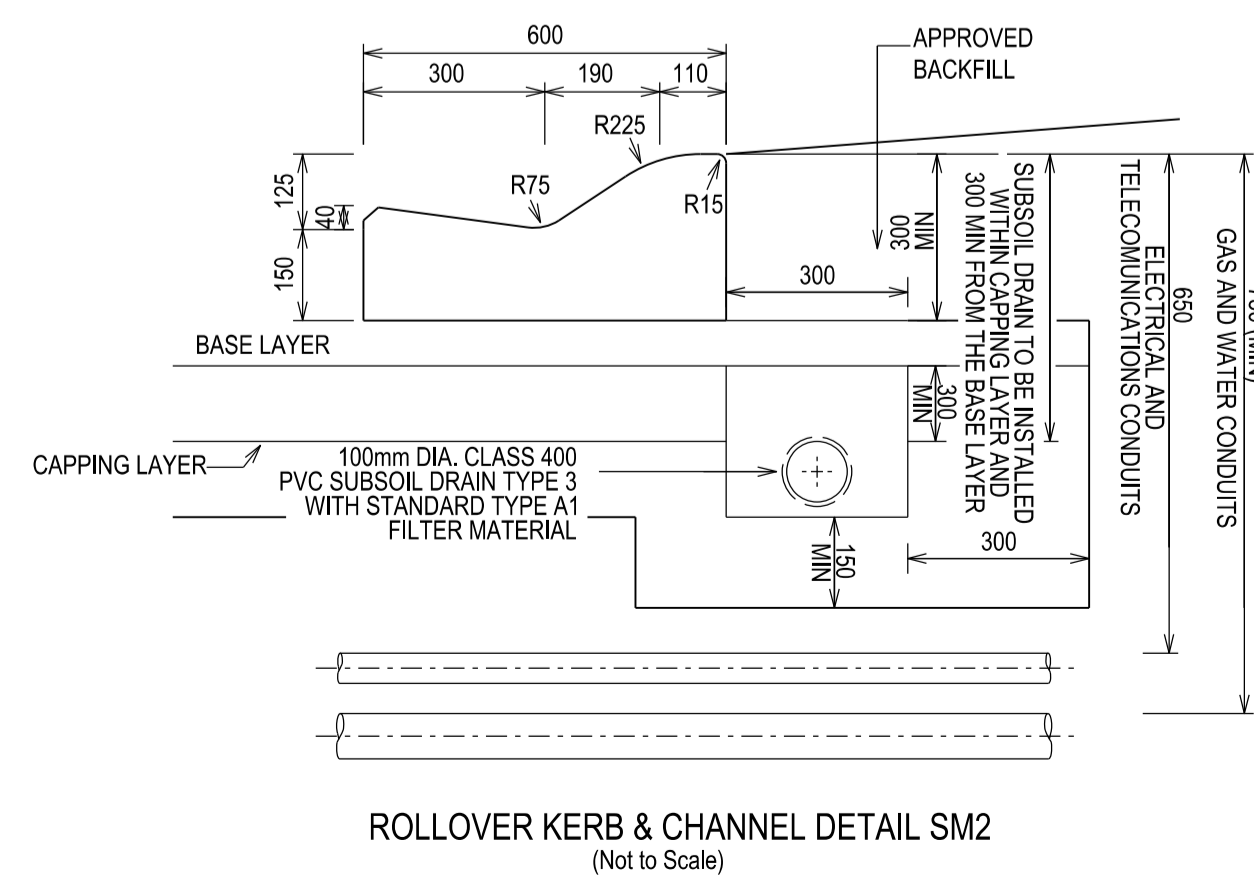
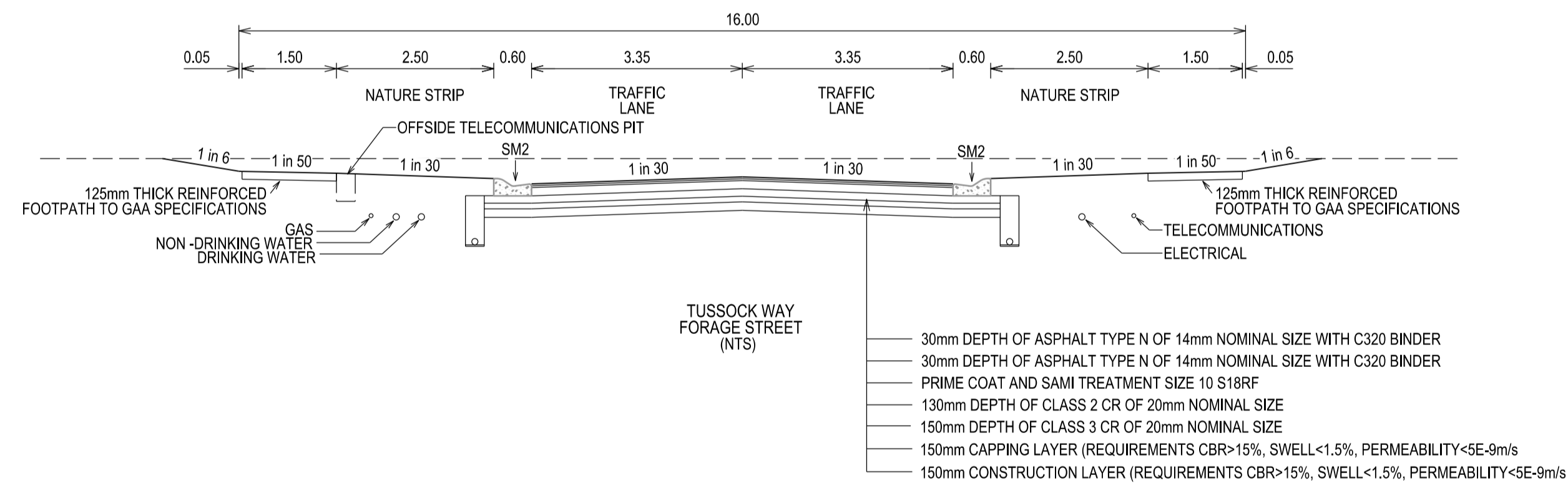
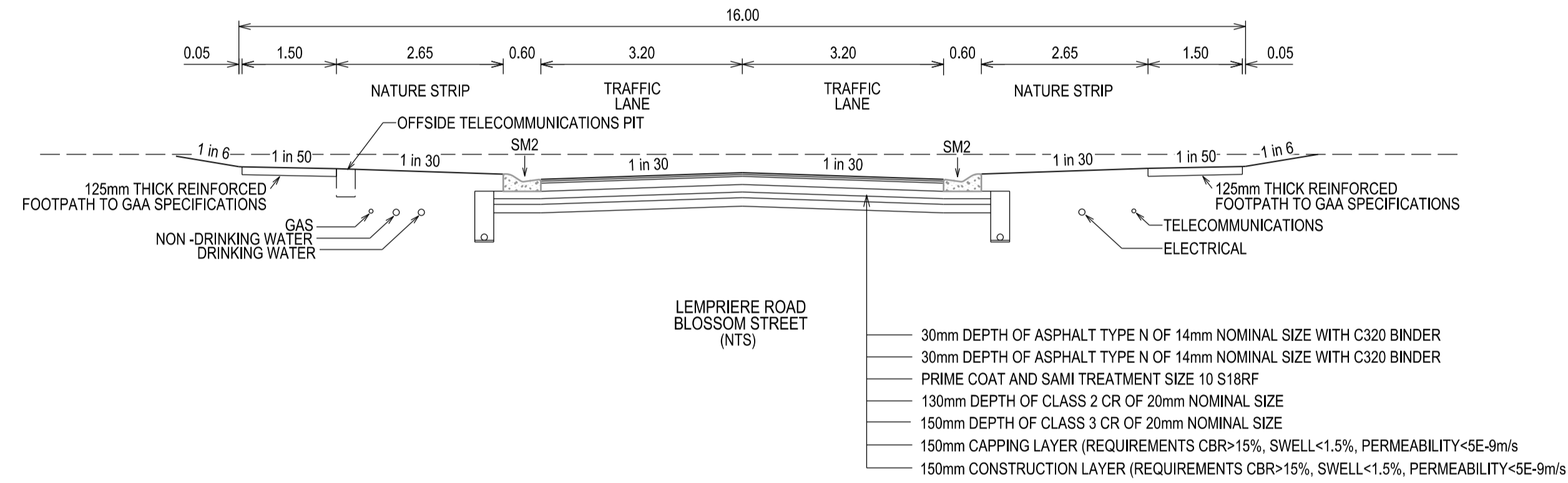
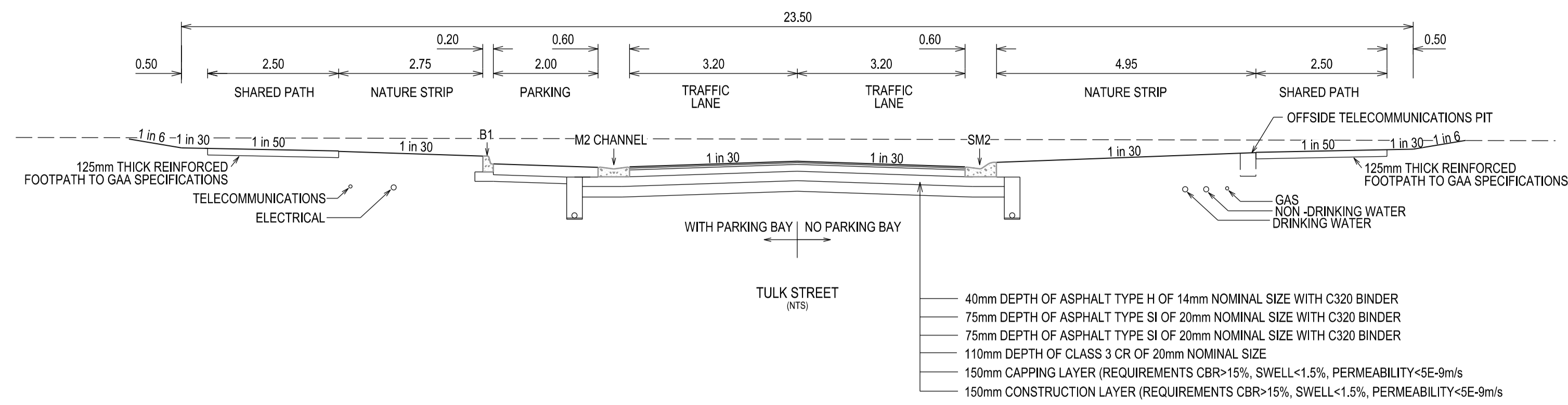
CARDINIA SHIRE COUNCIL NOTES:

1. ALL WORKS TO BE ACCORDANCE WITH CURRENT CARDINIA SHIRE COUNCIL AND/OR EDCM SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF THE CARDINIA SHIRE COUNCIL SUPERVISING ENGINEER.
2. PRIOR TO COMMENCING WORKS ON SITE THE CONTRACTOR MUST ADDRESS ALL OCCUPATIONAL HEALTH & SAFETY ACT (2004) ITEMS AND ENSURE THAT THE REQUIRED NOTIFICATIONS HAVE BEEN MADE TO THE VICTORIAN WORKCOVER AUTHORITY, HEALTH & SAFETY DIVISION REGARDING TRENCHING OPERATIONS.
3. PRIOR TO COMMENCING ANY WORKS ON TRENCHES WITH DEPTHS EXCEEDING 1.5M THE CONTRACTOR'S CONSTRUCTION SUPERVISOR MUST GIVE WRITTEN NOTICE TO WORKSAFE VICTORIA IN ACCORDANCE WITH PART 5.1, DIVISION 4 OF THE OCCUPATIONAL HEALTH & SAFETY REGULATIONS (2017) & UNDERTAKE THE NECESSARY SAFETY PRECAUTIONS FOR TRENCHING OPERATIONS IN ACCORDANCE WITH THE WORKCOVER CODE OF PRACTICE (2018).
4. PAVEMENT DEPTHS MAY NEED TO BE MODIFIED DURING CONSTRUCTION, DEPENDING ONTHE ON-SITE CONDITIONS AS DIRECTED BY THE CARDINIA SHIRE COUNCIL CONSTRUCTION ENGINEER OR WORKS SUPERVISOR.
5. STREET LIGHTING MUST BE PROVIDED ON ALL NEWLY CREATED ROADS AND RESERVES IN ACCORDANCE WITH THE APPROVED PUBLIC LIGHTING PLAN
6. TREE RESERVE FENCES TO BE SHOWN ON CONSTRUCTION PLANS
7. APPROPRIATE SILTATION CONTROL IS TO BE CARRIED OUT DURING THE CONSTRUCTION AND MAINTENANCE PERIODS
8. AN ENVIRONMENTAL MANAGEMENT PLAN (EMP) MUST BE SUBMITTED TO, AND APPROVED BY COUNCIL AT LEAST 14 DAYS PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE AND ALL WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THIS EMP
9. CUT BATTERS ARE TO BE HYDRO MULCHED USING APPROVED SEED MIXES.
10. REMOVAL OR RETENTION OF EXISTING TREES OR VEGETATION MUST BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN (OTHERWISE APPROVAL WILL BE REQUIRED FROM CARDINIA SHIRE COUNCIL ARBORIST OR LANDSCAPE OFFICER.
11. NO SURPLUS TREES, VEGETATION OR OTHER MATERIALS IS TO BE BURNT ON SITE.
12. ALL FOOTPATHS AND SHARED PEDESTRIAN-BICYCLE PATHS ARE TO BE 125MM THICK REINFORCED CONCRETE USING SL72 MESH
13. IF IMPORTED FILL MATERIAL IS TO BE PLACED ON SITE CLEAN FILL CERTIFICATES MUST BE PROVIDED FROM A NATA APPROVED TESTING LABORATORY IN ACCORDANCE WITH EPA BULLETIN PUBLICATION NO. 448 TO DEMONSTRATE ITS SUITABILITY FOR USE ON SITE.
14. FILLING IN ALL PROPERTIES & ROAD RESERVES IS TO BE CARRIED OUT USING APPROVED CLAY FILL. TOPSOIL & ALL VEGETABLE MATTER TO BE STRIPPED FROM SITE PRIOR TO FILLING. ALL FILLING TO BE CARRIED OUT IN 150MM LAYERS AND COMPACTED TO 95% OF MAX. DRY DENSITY. ALL FILLING TO COMPLY WITH AS 3798-2007, SECTION 8.2, LEVEL 1 A FILL REPORT MUST BE SUBMITTED FROM A NATA REGISTERED SOIL TESTING LABORATORY
15. DAMS TO BE LEVELED PRIOR TO FILLING AND LEVELS SHOWN ON 'AS CONSTRUCTED'PLANS
16. IF ANY EXISTING SUBSTANDARD FILLING IS ENCOUNTERED ON THE SITE IT MUST BE REMOVED AND REPLACED WITH APPROVED FILL MATERIAL PROPERLY COMPACTED TO COUNCIL REQUIREMENTS. A GEO-TECHNICAL REPORT MUST BE SUBMITTED SHOWING DETAILS OF DEPTH, TYPE OF MATERIAL AND DENSITY OF THE FILL AREAS CONCERNED
17. ALL COUNCIL RESERVES MUST BE PROVIDED WITH CONNECTIONS FOR DRAINAGE, SEWERAGE, ELECTRICITY & OTHER SERVICES
19. INDUSTRIAL STRENGTH VEHICLE CROSSINGS TO BE PROVIDED FOR LOTS IN ADJACENT TO TEMPORARY CRUSHED ROCK TURN AROUND AREAS ON 'DEAD END' ROADS
20. TEMPORARY CRUSHED ROCK TURN AROUND AREAS MUST BE MAINTAINED IN A SAFE AND SOUND CONDITION SO THAT VEHICLES ARE ABLE TO USE THEM AT ALL TIMES
21. CONCRETE IS TO BE PLACED AROUND ELECTRICAL DISTRIBUTION PITS TO A MINIMUM DEPTH OF 200MM. DISTRIBUTION PITS ARE TO BE A MINIMUM OF 300MM FROM EDGE OF FOOTPATHS
22. TELECOMMUNICATION CONDUITS ARE TO BE FOR USE BY ANY TELECOMMUNICATIONS COMPANY
23. TACTILE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH AS1428.4.1 'DESIGN FOR ACCESS AND MOBILITY' AT ALL PRAM CROSSINGS, BUS STOPS/ HARD STANDS, ROUNDABOUTS/SIGNALS AND INTERSECIONS AND IN ACCORDANCE WITH EDCM 403.
24. A CCTV REPORT MUST BE PROVIDED FOR ALL DRAINAGE LINES PRIOR TO ISSUE OF PRACTICAL COMPLETION.
25. FITZROY BOXES MUST BE INSTALLED FOR ANY WATER TAPPINGS OR HOUSE DRAIN CONNECTIONS BENEATH ROAD PAVEMENT, PARKING BAYS OR PATHWAYS.
26. KERB SYMBOL "H" MUST BE MARKED ON THE FACE OF KERB INLINE WITH THE POSITION WHERE A PROPERTY CONNECTION IS PROVIDED TO AN UNDERGROUND STORM WATER PIT OR PIPE AS PER VPA STANDARD EDCM 303.

APPROVED CONSTRUCTION PLAN
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CARDINIA PLANNING SCHEME

Sheet: 2 of 27
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CARDINIA SHIRE COUNCIL
Date: Wednesday, 19 April 2023

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A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC
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COUNCIL: CARDINIA SHIRE COUNCIL			
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER			
CONSTRUCTION NOTES			
DRG NO. 1470_4/R02	REV. C	SHEET 2 OF 27	



APPROVED CONSTRUCTION PLAN
 PLANNING AND ENVIRONMENT ACT 1987
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Sheet: 3 of 27
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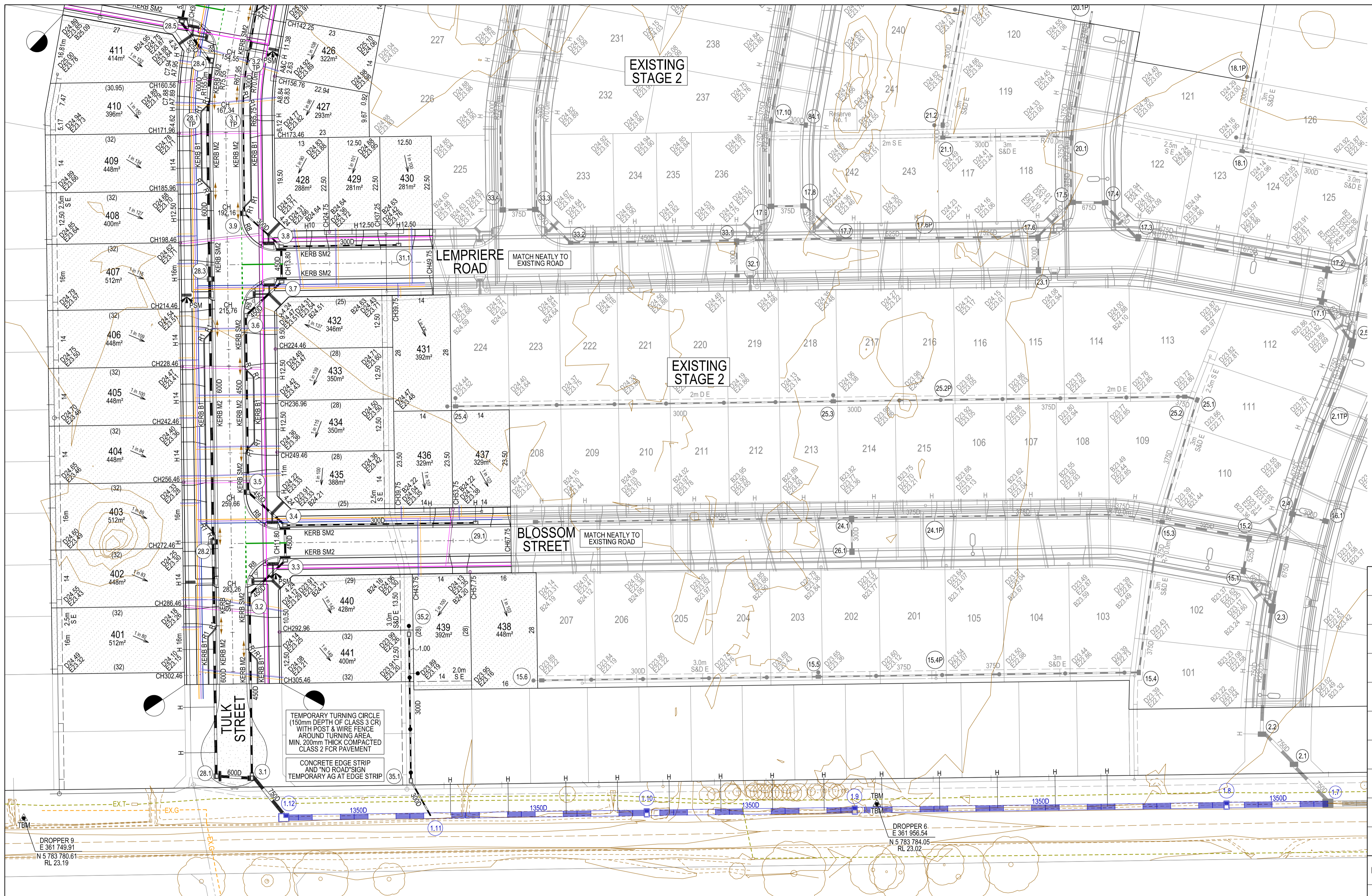
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 70-100 LECKY ROAD, OFFICER

TYPICAL CROSS SECTIONS

DRG NO. 1470_4/R03	REV. C	SHEET 3 OF 27
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LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY TELECOMMUNICATION } CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
- GAS } CONDUITS
- DRINKING WATER } CONDUITS
- NON DRINKING WATER } CONDUITS
- ELECTRICITY MAIN
- TELECOMMUNICATION MAIN
- GAS MAIN
- DRINKING WATER MAIN
- NON DRINKING WATER MAIN
- SEWER MAIN, MAINTENANCE STRUCTURES AND SEWER PROPERTY BRANCHES
- PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
- EXISTING DRAINAGE AND PIT AND FUTURE DRAINAGE AND PIT
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (MELBOURNE WATER ASSET)
- DRAINAGE PIT NUMBER
- PROPOSED CUT AREAS
- PROPOSED FILL AREAS >200mm
- E00.00 EXISTING SURFACE LEVEL
- D00.00 DESIGN SURFACE LEVEL
- B00.00 TOP OF BATTER LEVEL
- P00.00 PAVES LEVEL
- STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION

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DETAIL PLAN & SERVICE OFFSET TABLE 1

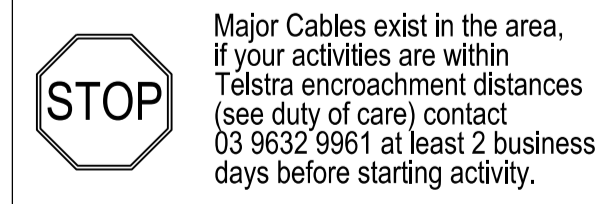
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1470_4/R04	C	4 OF 27

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SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer
TULK STREET	W 3.45	W 3.95	W 4.45	E 3.30	E 4.05	1.00	BOK W 1.30
TUSSOCK WAY *	N 2.10	N 2.50	N 2.90	S 1.85	S 2.60	1.00	BOK S 1.00
FORAGE STREET *	N 2.10	N 2.50	N 2.90	S 1.85	S 2.60	1.00	BOK N/S 1.00
LEMPRIERE ROAD *	S 2.10	S 2.50	S 3.00	N 1.85	N 2.60	1.00	BOK S 1.00(E)
BLOSSOM STREET *	N 2.10	N 2.50	N 3.00	S 1.85	S 2.60	1.00	BOK S 1.00(E)

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.
EXISTING SERVICES DENOTED WITH (E). EXISTING SERVICE OFFSETS ARE AN APPROXIMATE TO BE VERIFIED BY THE CONTRACTOR.



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.

Scale: 1:500 at A1

SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer
TULK STREET	W 3.45	W 3.95	W 4.45	E 3.30	E 4.05	1.00	BOK W 1.30
TUSSOCK WAY *	N 2.10	N 2.50	N 2.90	S 1.85	S 2.60	1.00	BOK S 1.00
FORAGE STREET *	N 2.10	N 2.50	N 2.90	S 1.85	S 2.60	1.00	BOK N/S 1.00
LEMPRIERE ROAD *	S 2.10	S 2.50	S 3.00	N 1.85	N 2.60	1.00	BOK S 1.00(E)
BLOSSOM STREET *	N 2.10	N 2.50	N 3.00	S 1.85	S 2.60	1.00	BOK S 1.00(E)

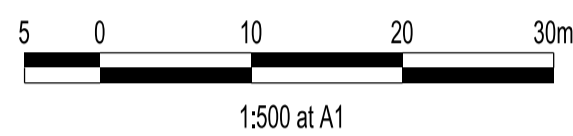
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 EXISTING SERVICES DENOTED WITH (E). EXISTING SERVICE OFFSETS ARE AN APPROXIMATE TO BE VERIFIED BY THE CONTRACTOR.

WARNING

BEWARE OF UNDERGROUND SERVICES

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Major Cables exist in the area, if your activities are within Telstra encroachment distances (see duty of care) contact 03 9632 9961 at least 2 business days before starting activity.

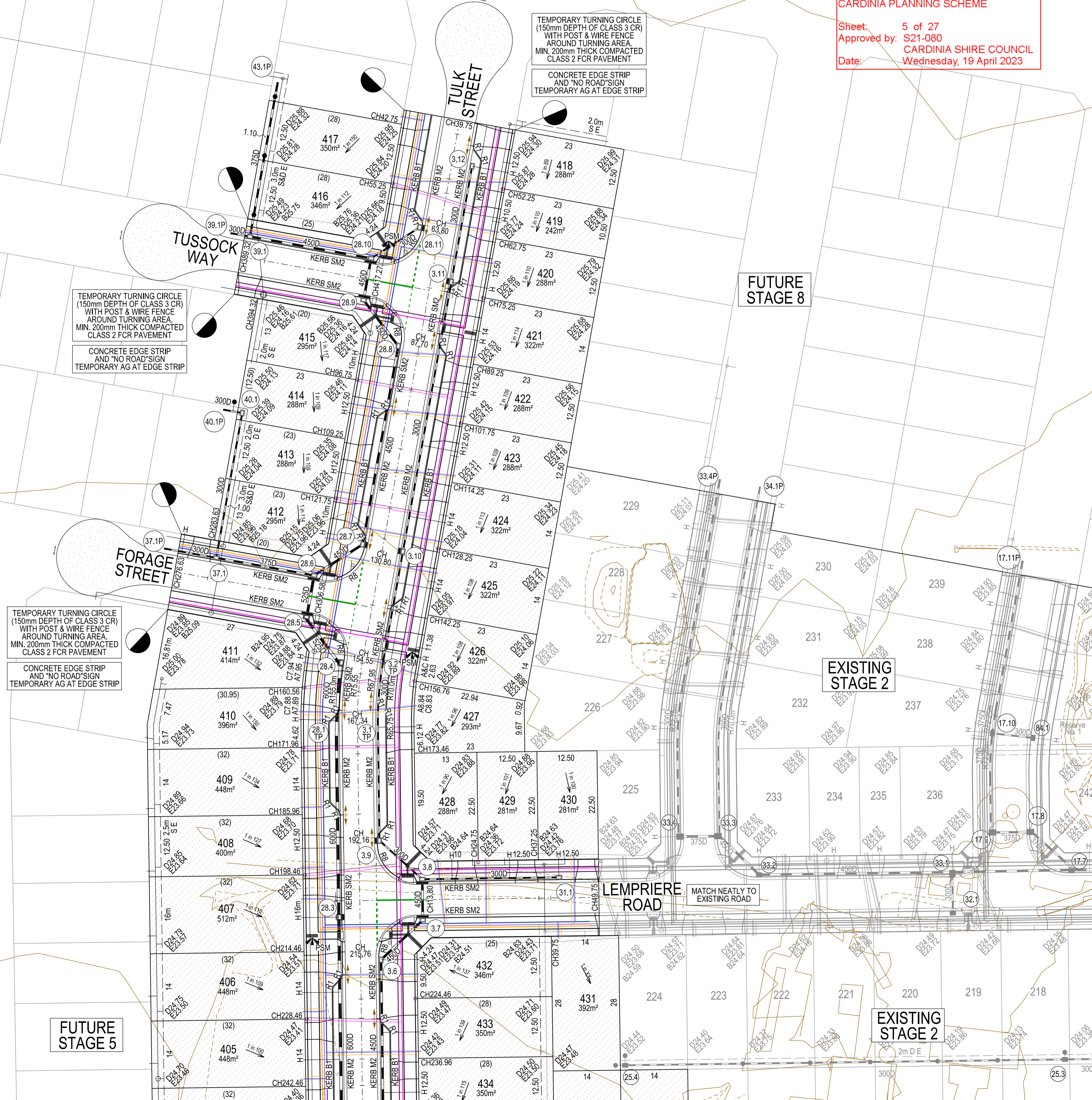


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- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY TELECOMMUNICATION } CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
- GAS } CONDUITS
- DRINKING WATER } CONDUITS
- NON DRINKING WATER } CONDUITS
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- MELBOURNE WATER SCHEME DRAINAGE AND PIT (MELBOURNE WATER ASSET)
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- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION

APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Sheet: 5 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
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C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_4IE2 - Design\6 - DGN\R05_S14.dgn

DRAWN: C.BAXTER	DATE: JUN 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: JUN 2022	DATE PRINTED: 20/03/2023
AUTHORISED: R.BREWSTER	DATE: JUN 2022	



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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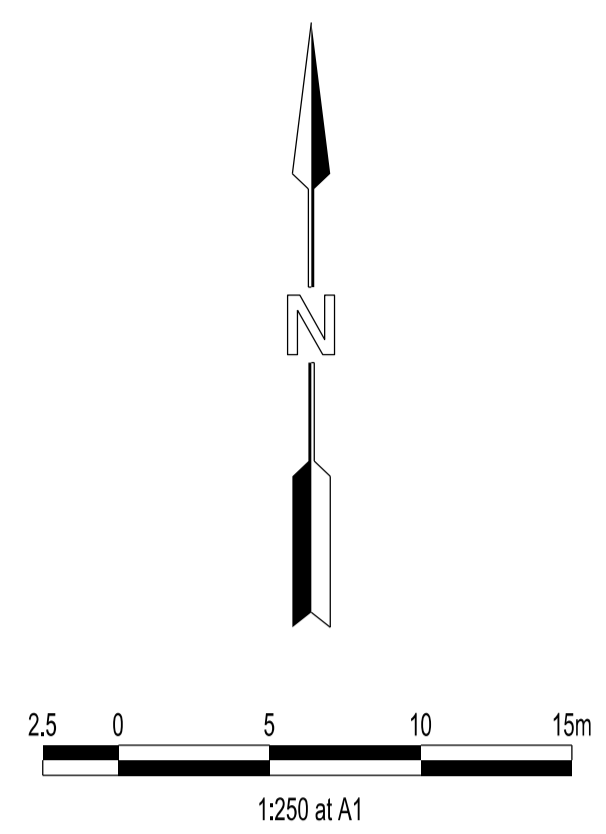
COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 4
 70-100 LECKY ROAD, OFFICER

DETAIL PLAN & SERVICE OFFSET TABLE 2

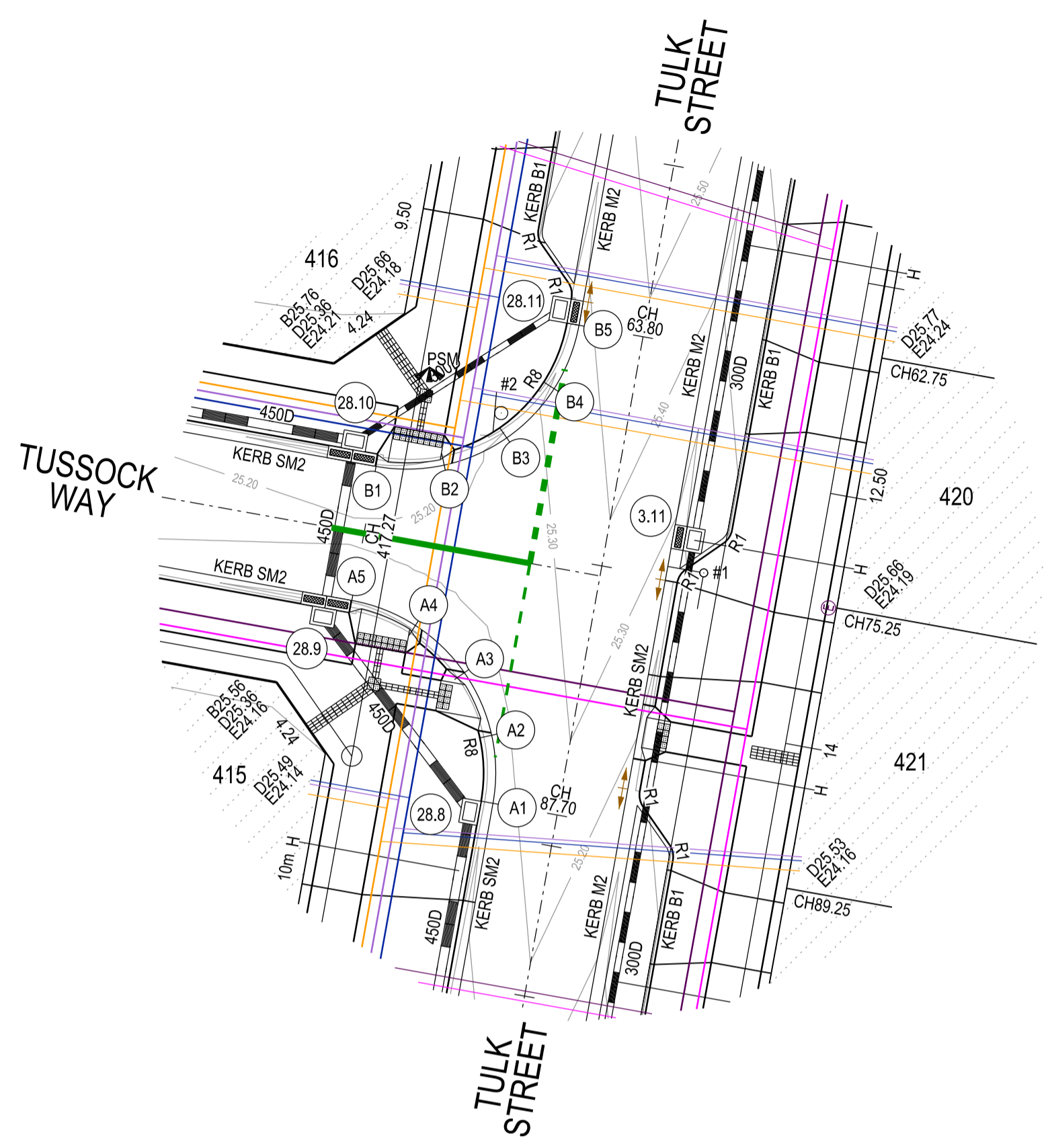
DRG NO. 1470_4/R05	REV. C	SHEET 5 OF 27
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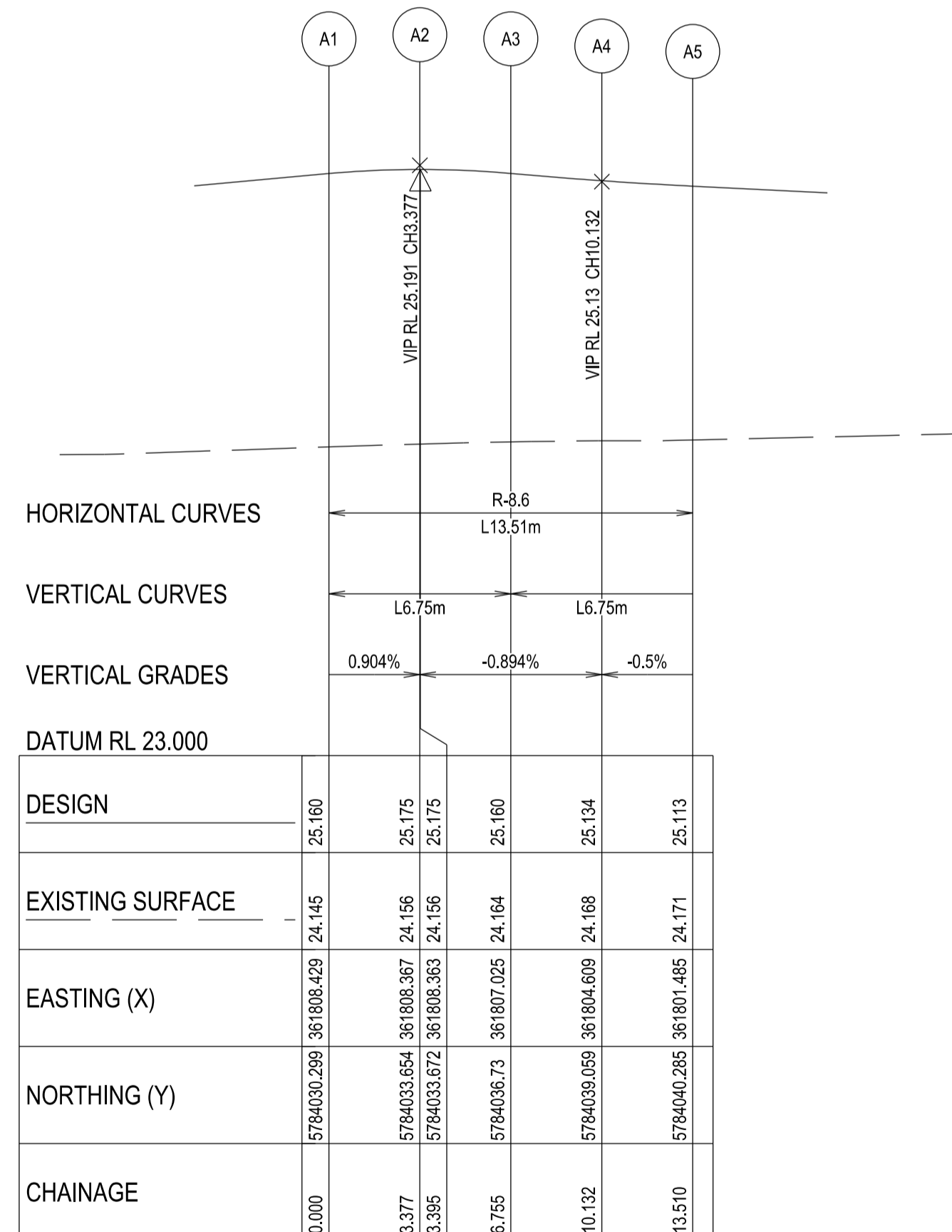


APPROVED CONSTRUCTION PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 Sheet: 6 of 27
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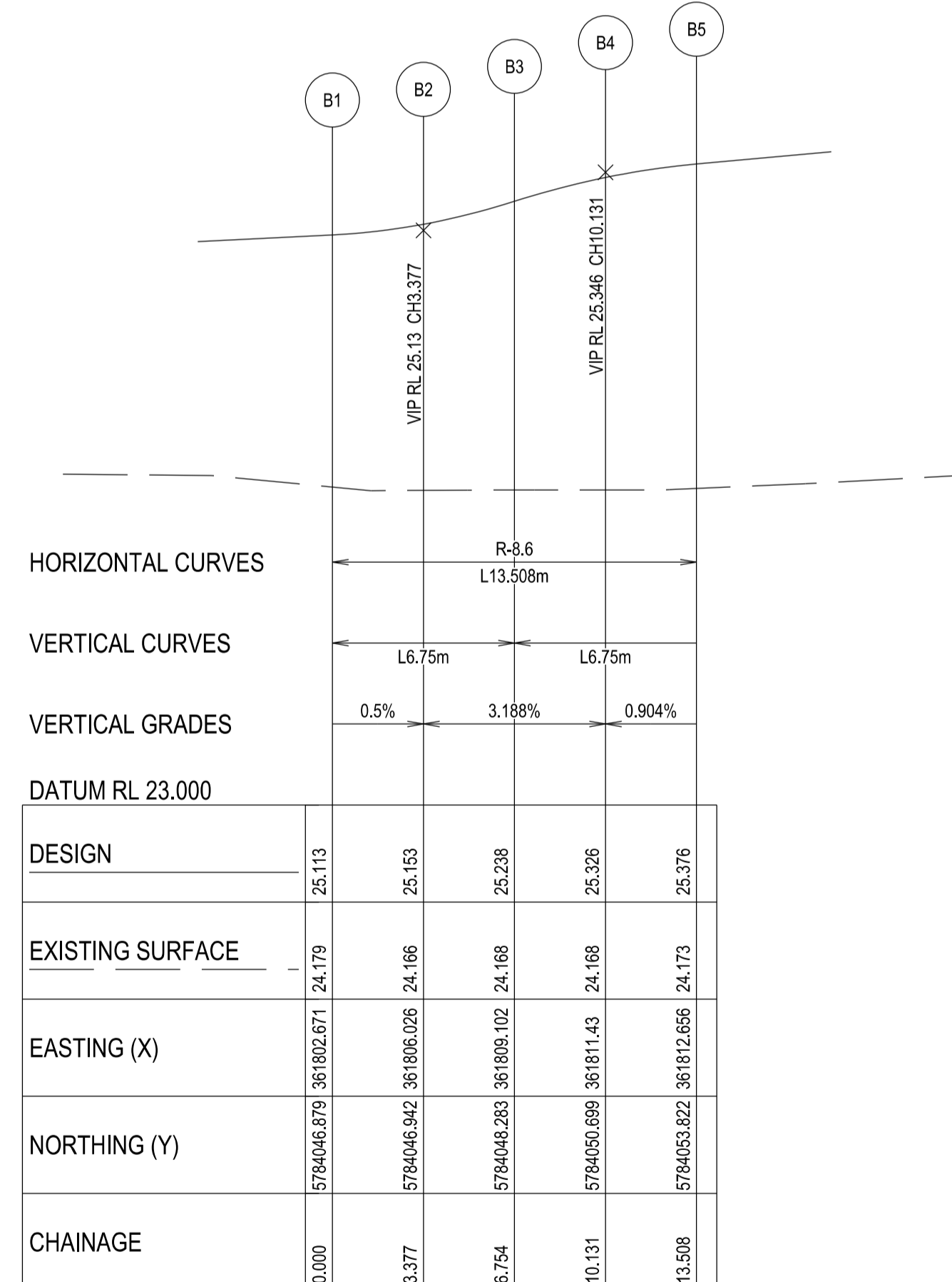


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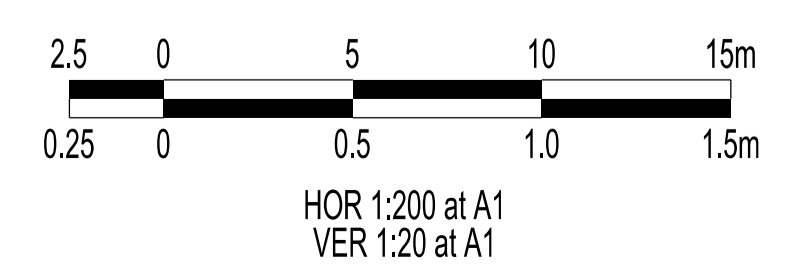
- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY) CONDUITS
- TELECOMMUNICATION) CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
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- RETAINING WALLS
- KERB TRANSITION



KERB A - LONGITUDINAL SECTION
 A1 HORZ SCALE 1:200
 A1 VERT SCALE 1:20



KERB B - LONGITUDINAL SECTION
 A1 HORZ SCALE 1:200
 A1 VERT SCALE 1:20



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FILENAME: P:\1470\1470_41E2 - Design\6 - DGN\R06_S14.dgn

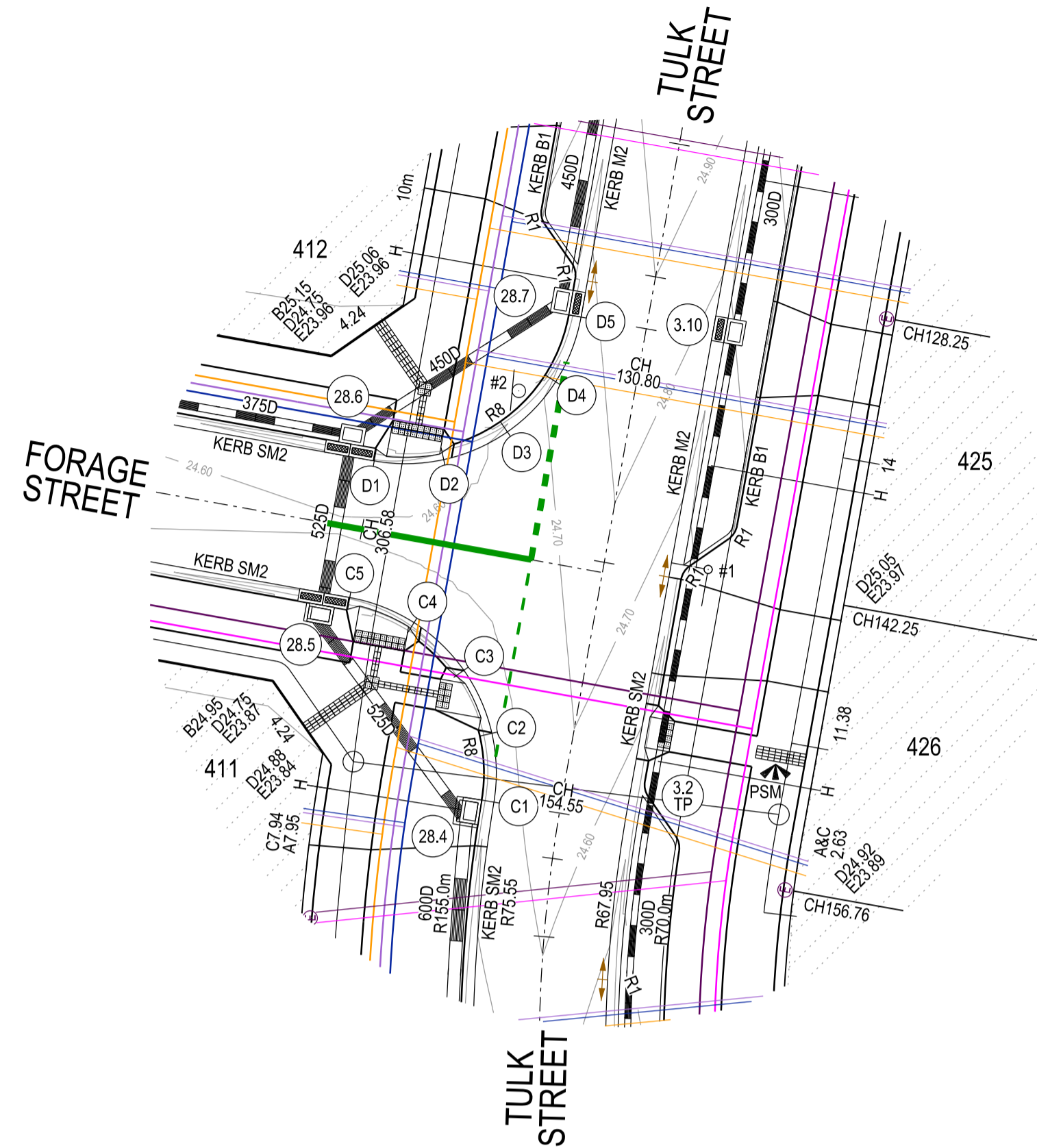
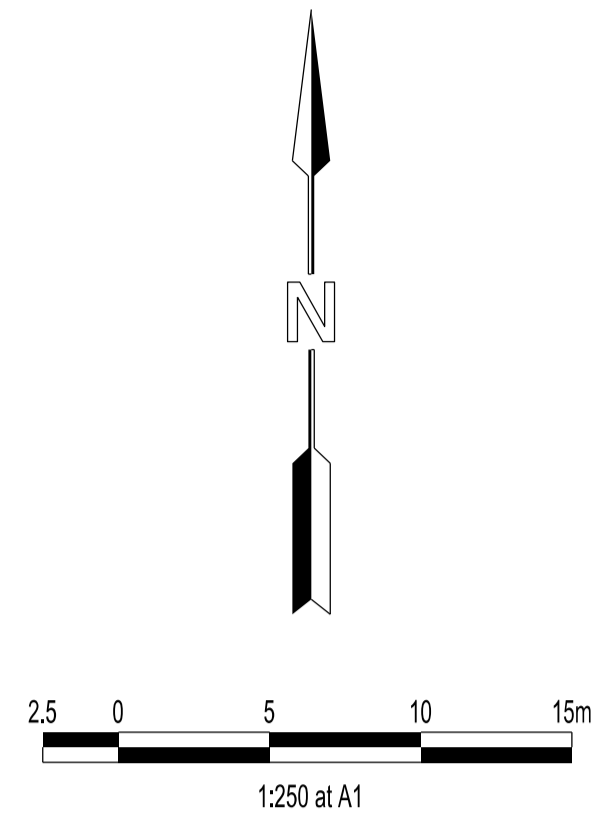
DRAWN: C.BAXTER	DATE: JUN 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: JUN 2022	DATE PRINTED: 20/03/2023
AUTHORISED: R.BREWSTER	DATE: JUN 2022	



COUNCIL: CARDINIA SHIRE COUNCIL		
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER		
INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 1		
DRG NO. 1470_4/R06	REV. C	SHEET 6 OF 27

WARNING
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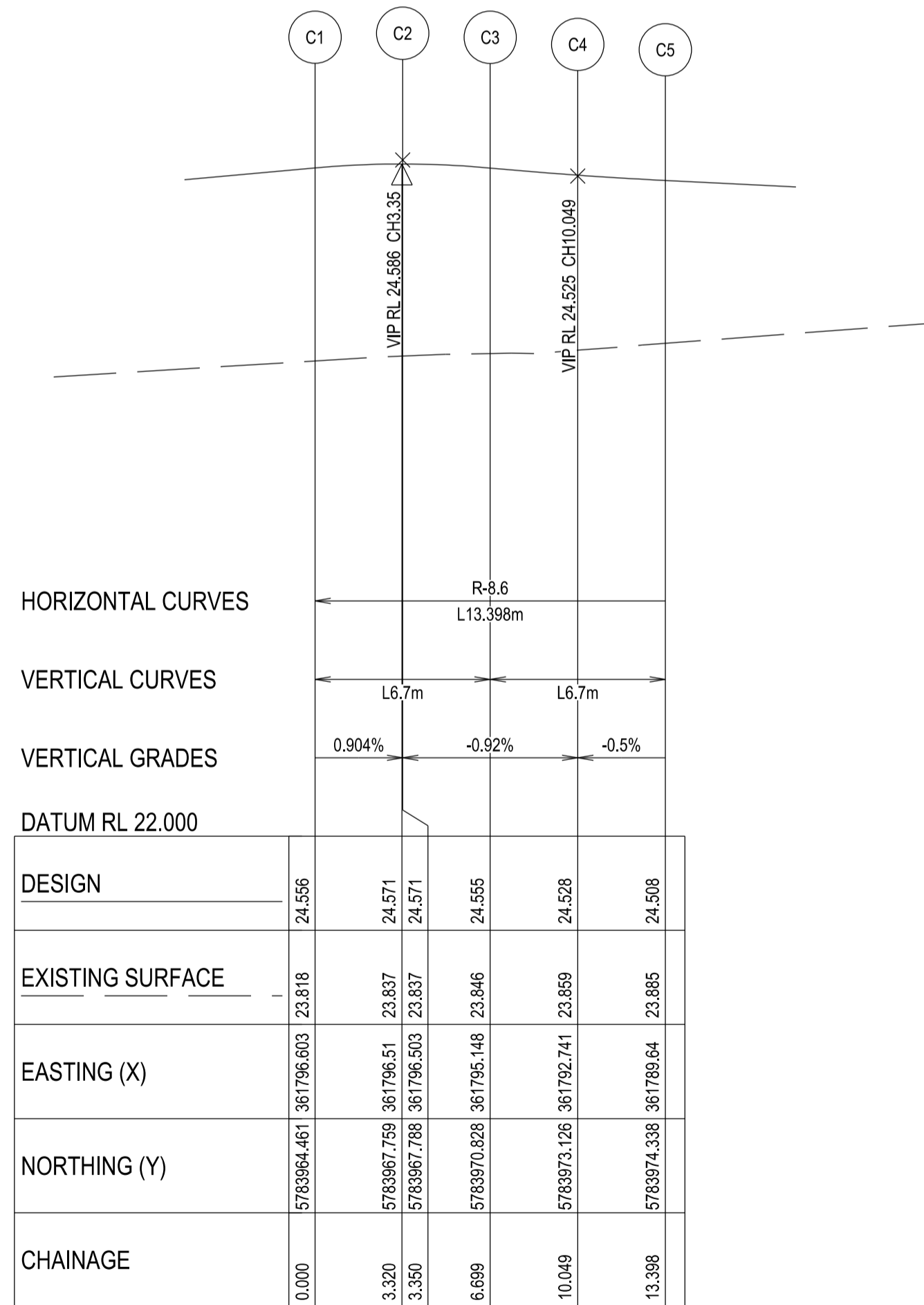
STOP
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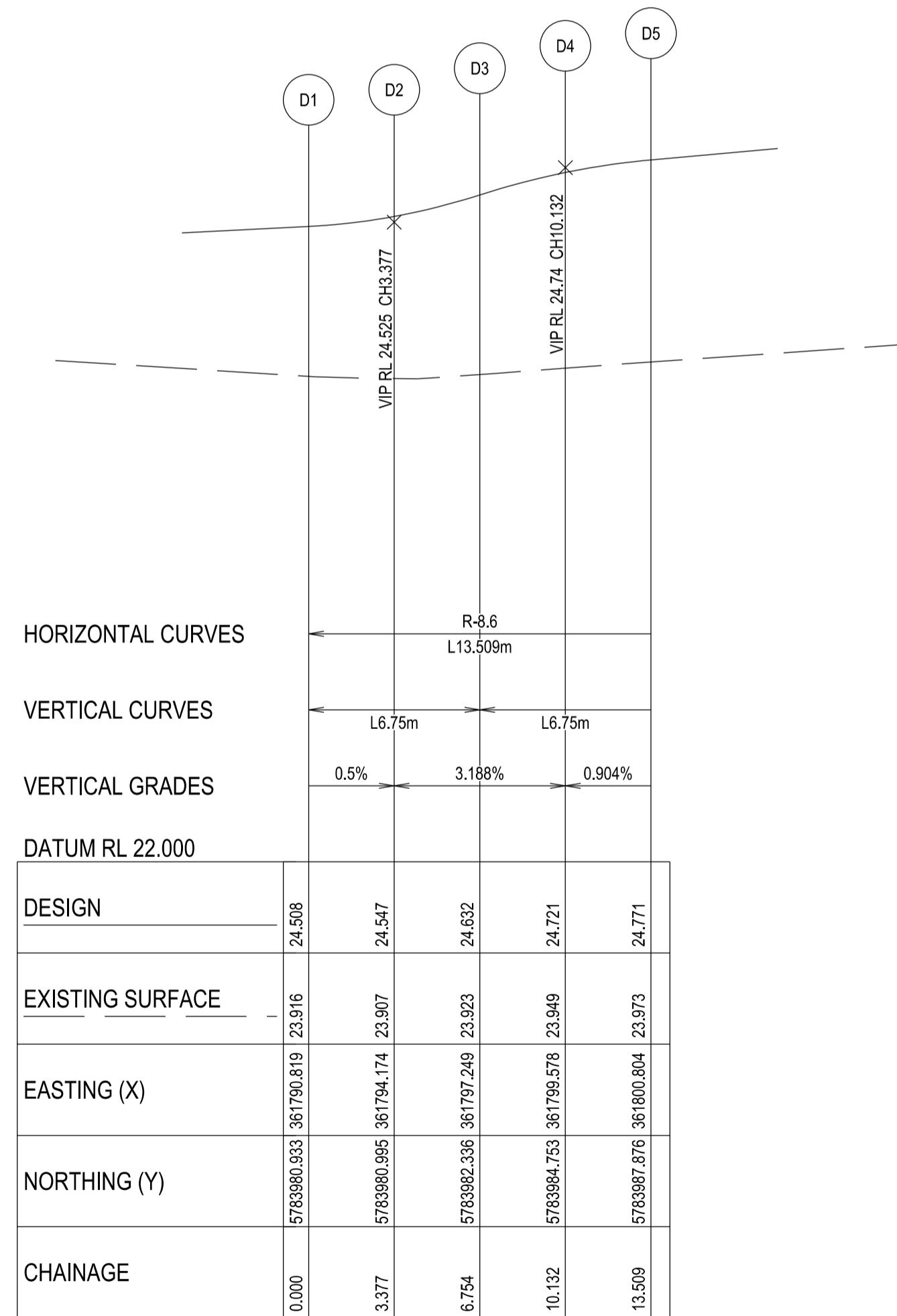
APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
 Sheet: 7 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023

LEGEND

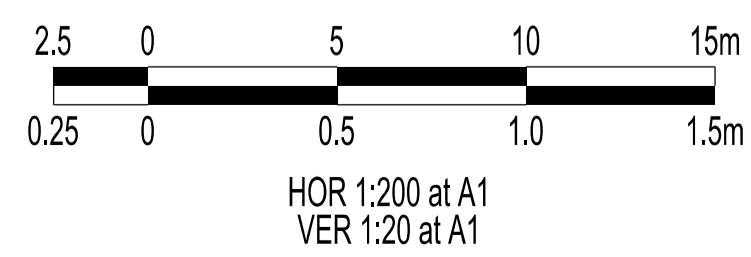
- FOOTPATH
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- KERB AND CHANNEL
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KERB C - LONGITUDINAL SECTION
 A1 HORZ SCALE 1:200
 A1 VERT SCALE 1:20



KERB D - LONGITUDINAL SECTION
 A1 HORZ SCALE 1:200
 A1 VERT SCALE 1:20



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FILENAME: P:\1470\1470_4IE2 - Design\6 - DGN\R07_S14.dgn

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DESIGNED: R.COLMAN DATE: JUN 2022 DATE PRINTED: 20/03/2023

AUTHORISED: R.BREWSTER DATE: JUN 2022



COUNCIL: CARDINIA SHIRE COUNCIL

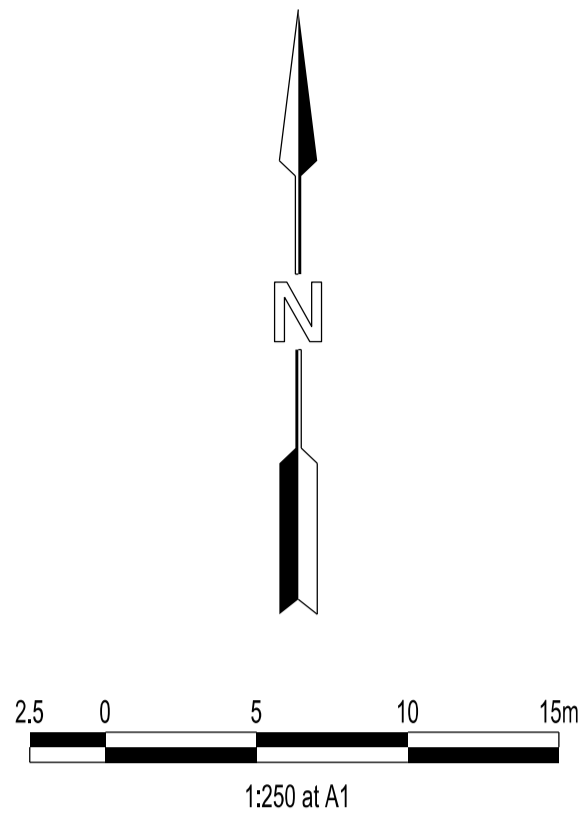
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER

INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 2

DRG NO. 1470_4/R07	REV. C	SHEET 7 OF 27
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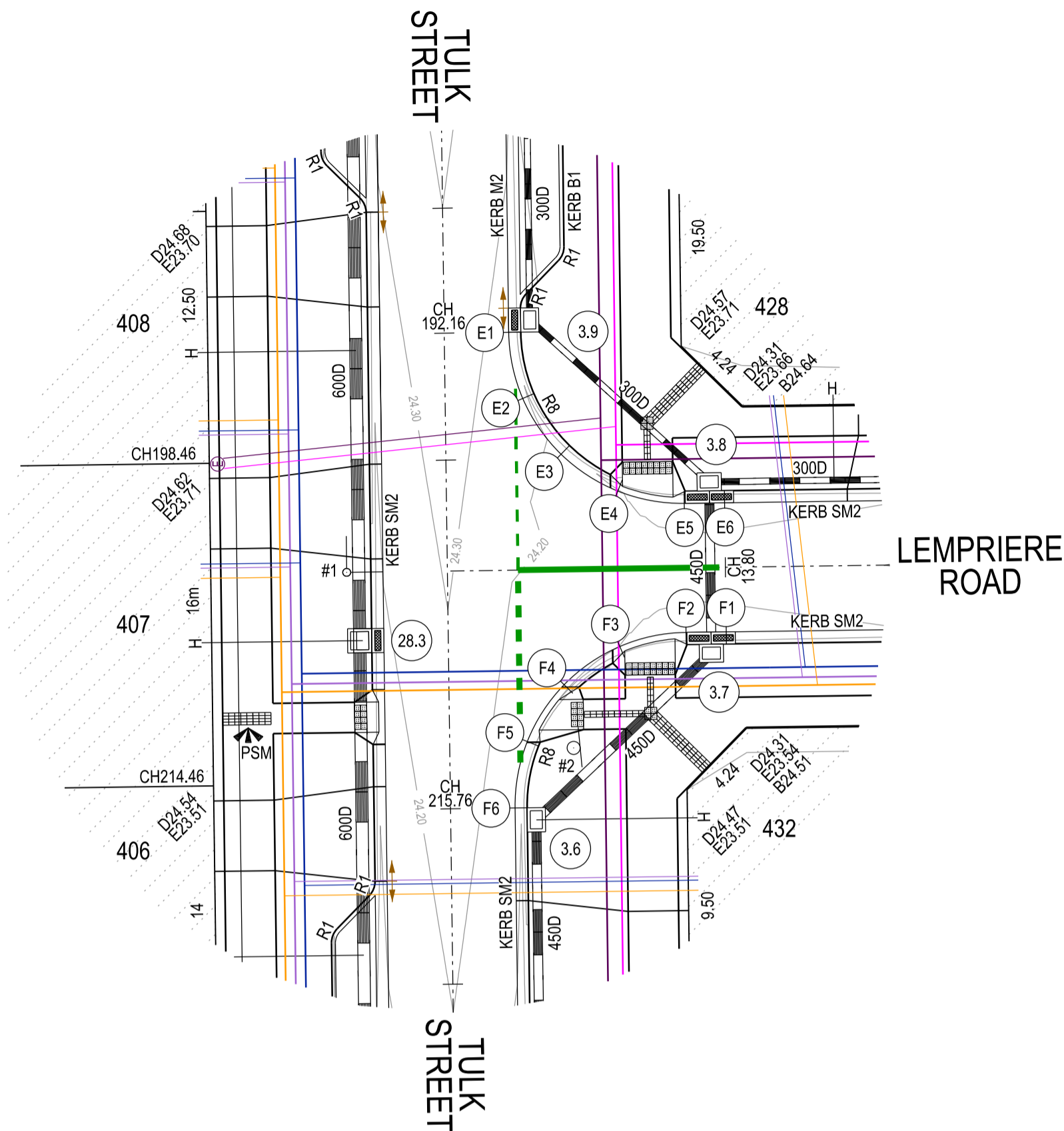
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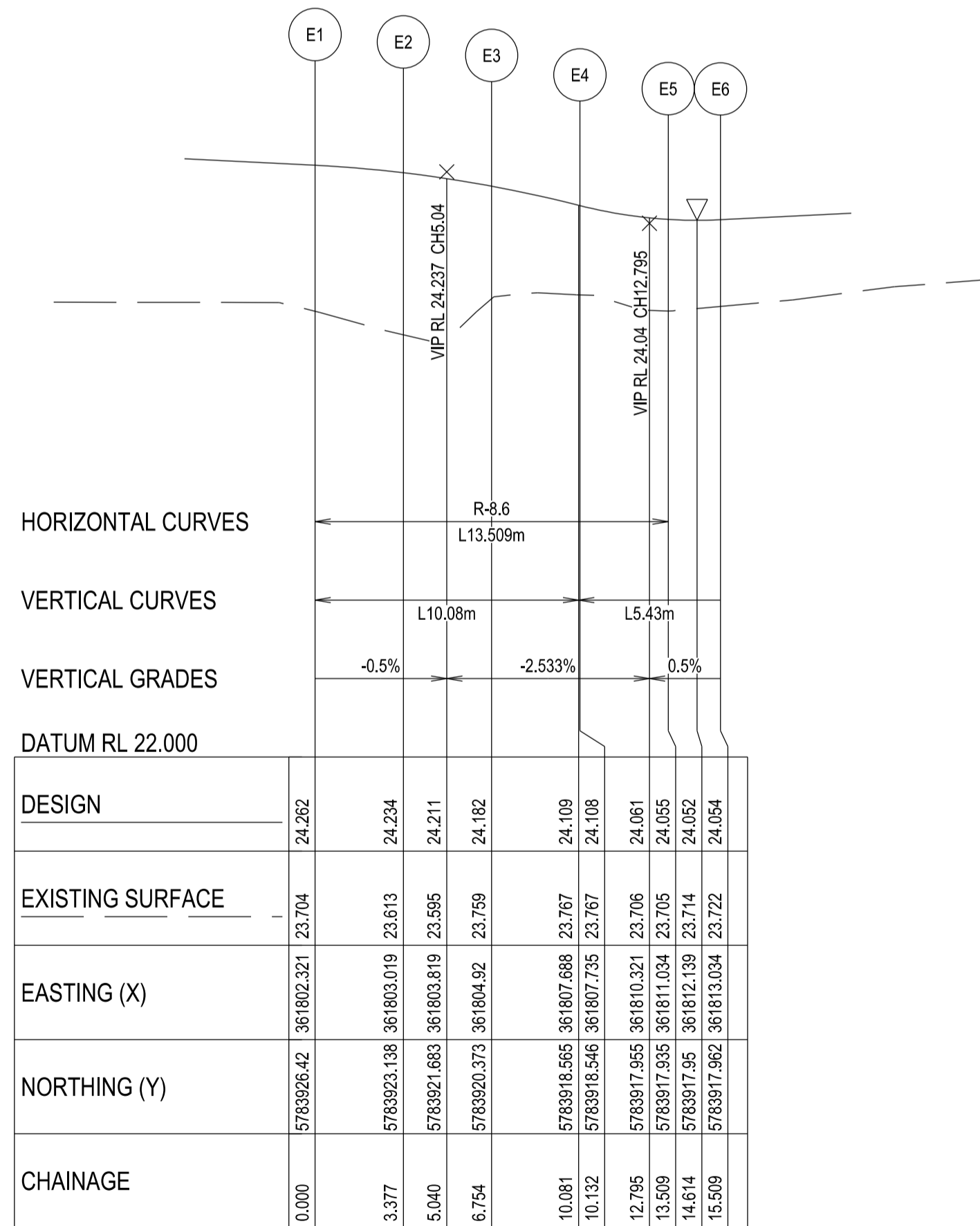
APPROVED CONSTRUCTION PLAN
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 CARDINIA PLANNING SCHEME

Sheet: 8 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023

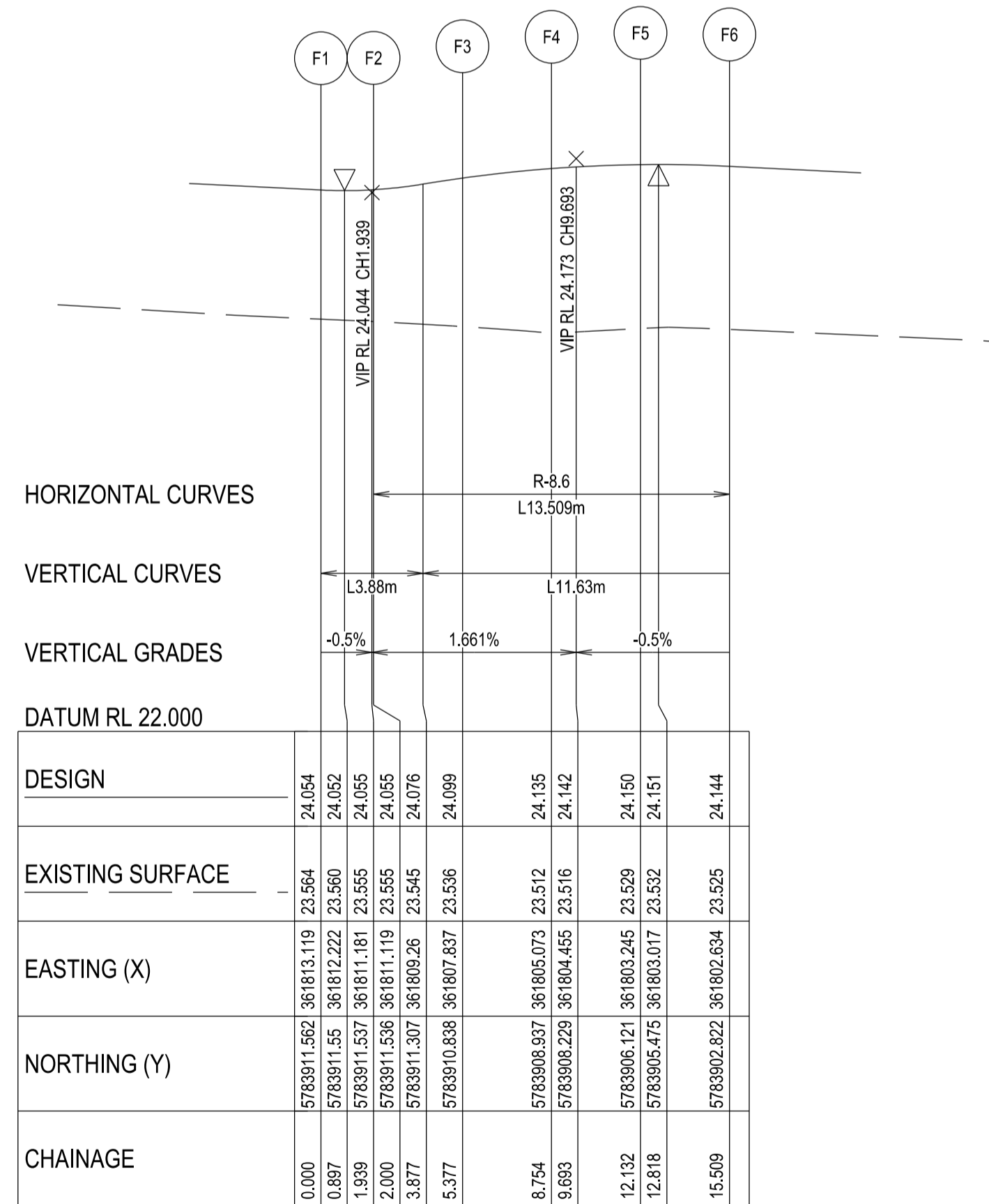


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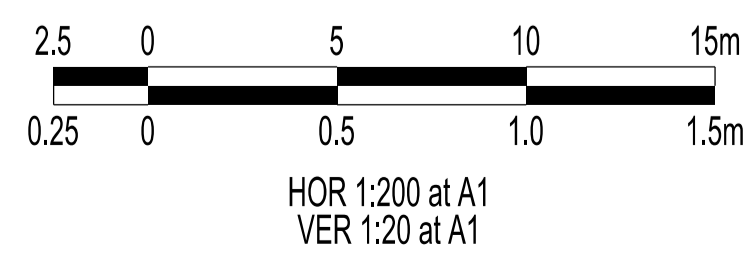
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KERB E - LONGITUDINAL SECTION
 A1 HORZ SCALE 1:200
 A1 VERT SCALE 1:20



KERB F - LONGITUDINAL SECTION
 A1 HORZ SCALE 1:200
 A1 VERT SCALE 1:20



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FILENAME: P:\1470\1470_4IE2 - Design\6 - DGN\R08_S14.dgn

DRAWN: C.BAXTER DATE: JUN 2022 SCALE: AS SHOWN

DESIGNED: R.COLMAN DATE: JUN 2022 DATE PRINTED: 20/03/2023

AUTHORISED: R.BREWSTER DATE: JUN 2022



COUNCIL: CARDINIA SHIRE COUNCIL

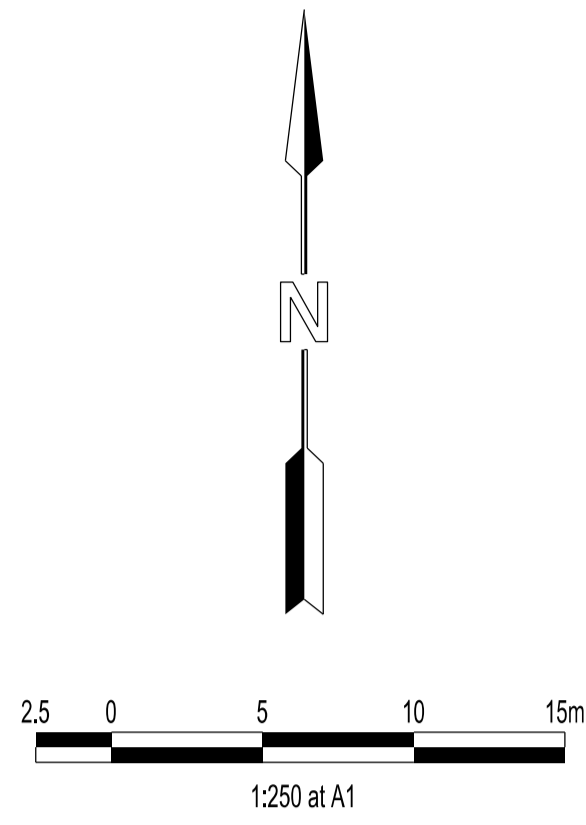
TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 4
 70-100 LECKY ROAD, OFFICER

INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 3

DRG NO. 1470_4/R08 REV. C SHEET 8 OF 27

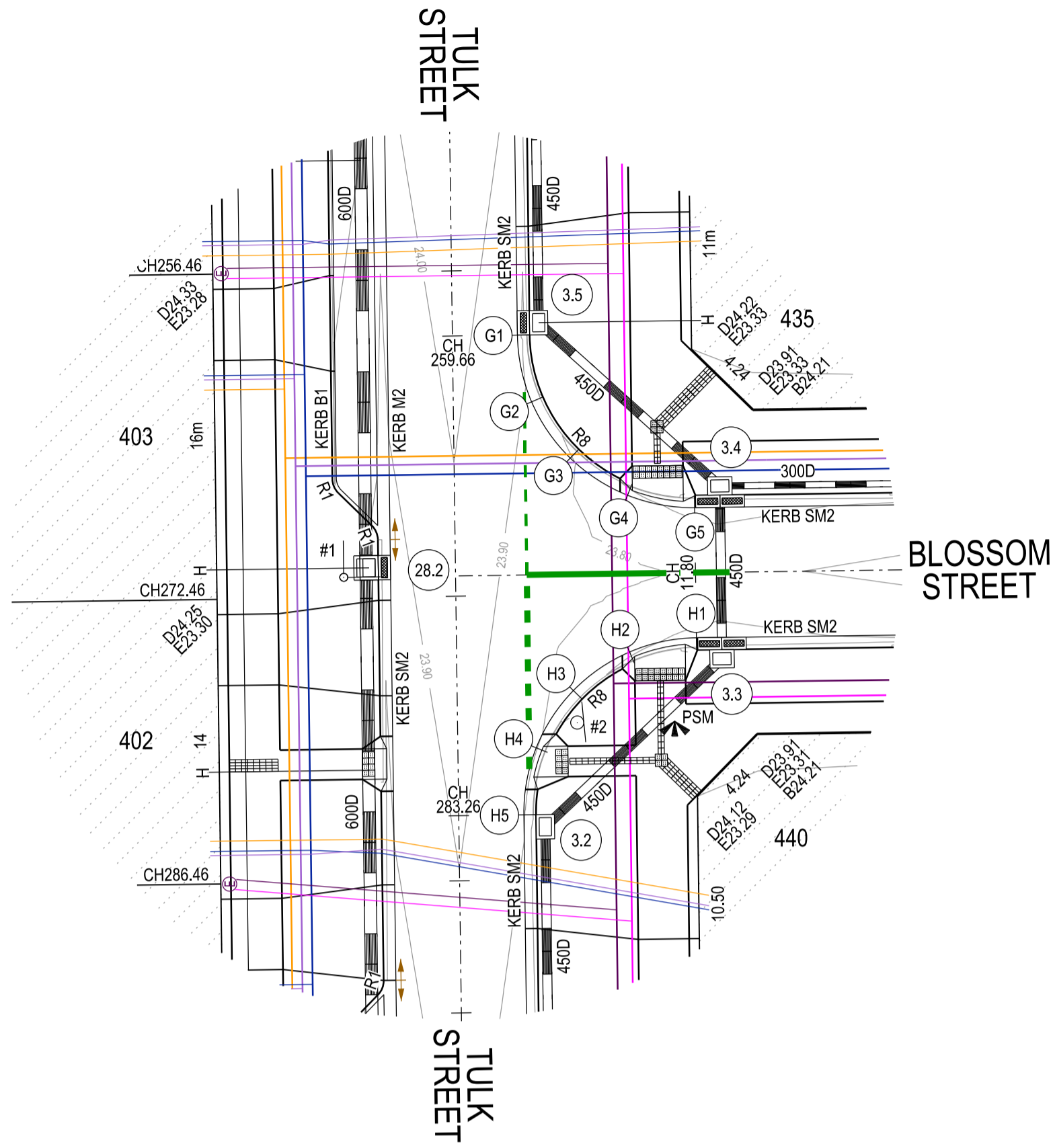
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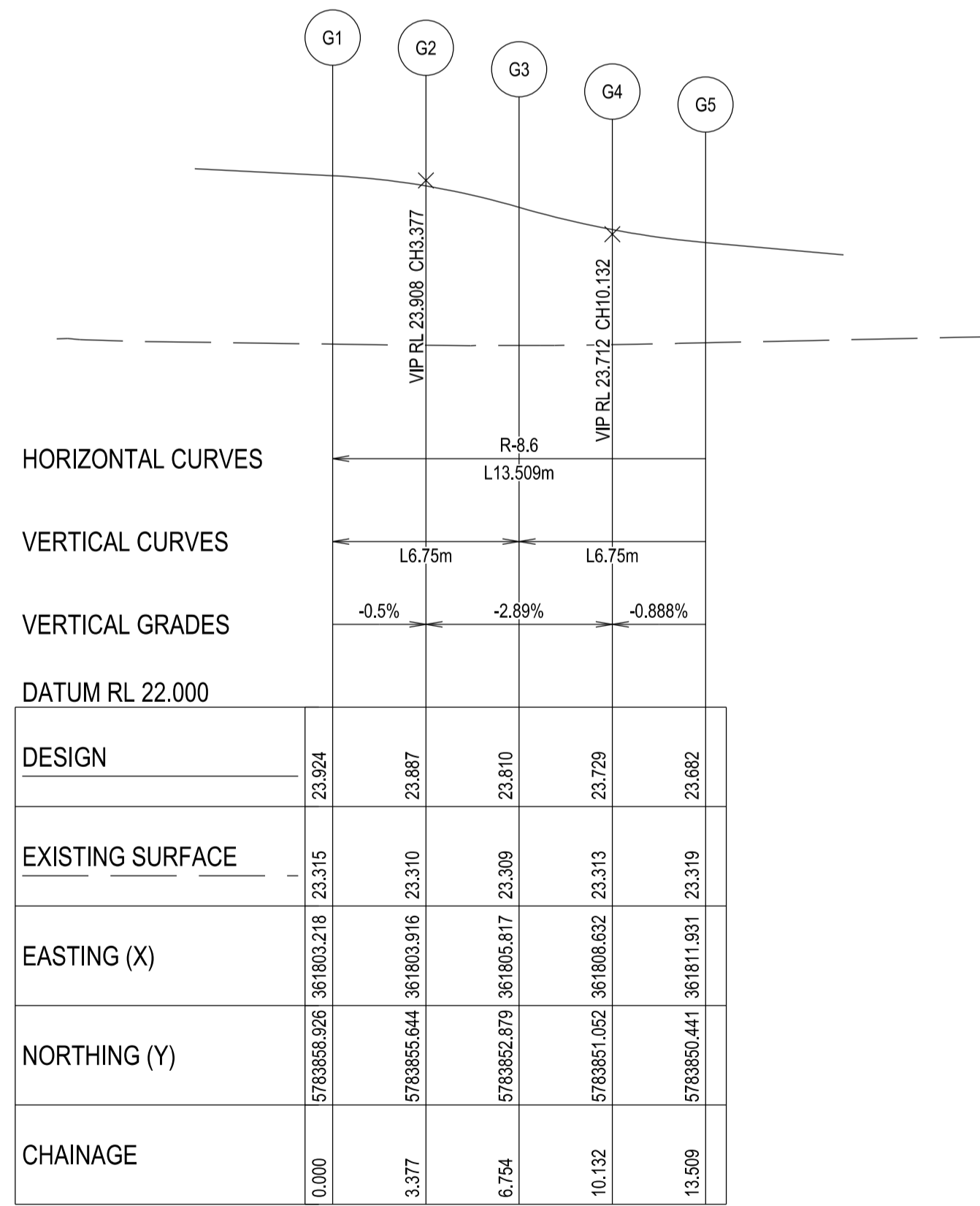
APPROVED CONSTRUCTION PLAN
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Sheet: 9 of 27
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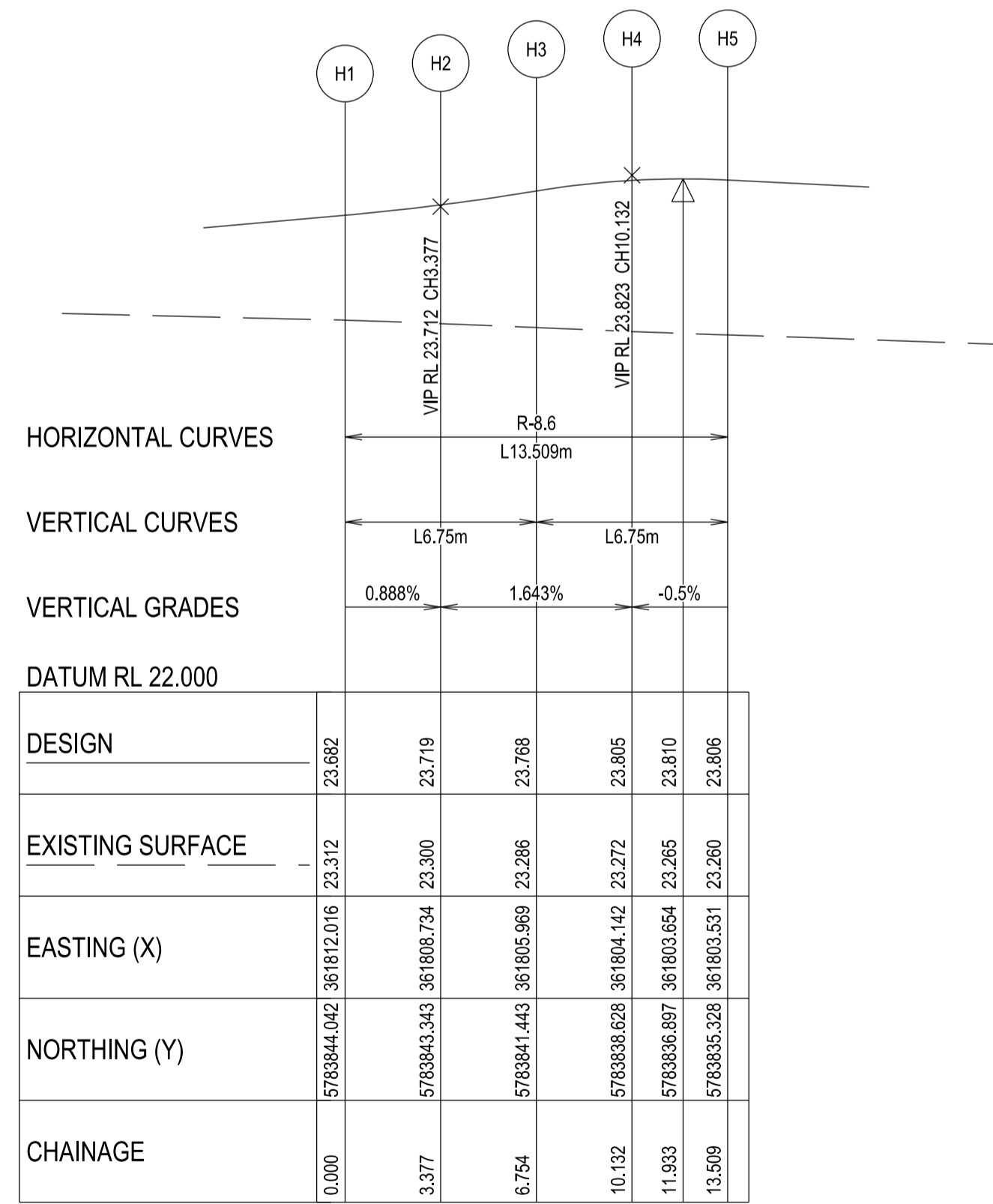


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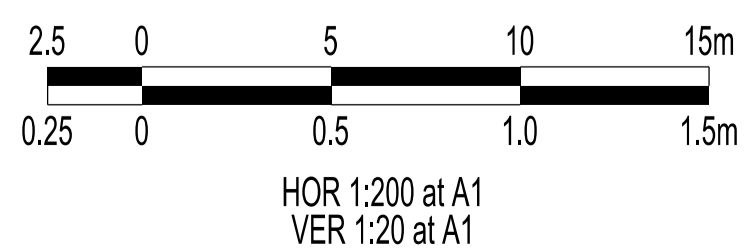
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KERB G - LONGITUDINAL SECTION
 A1 HORZ SCALE 1:200
 A1 VERT SCALE 1:20



KERB H - LONGITUDINAL SECTION
 A1 HORZ SCALE 1:200
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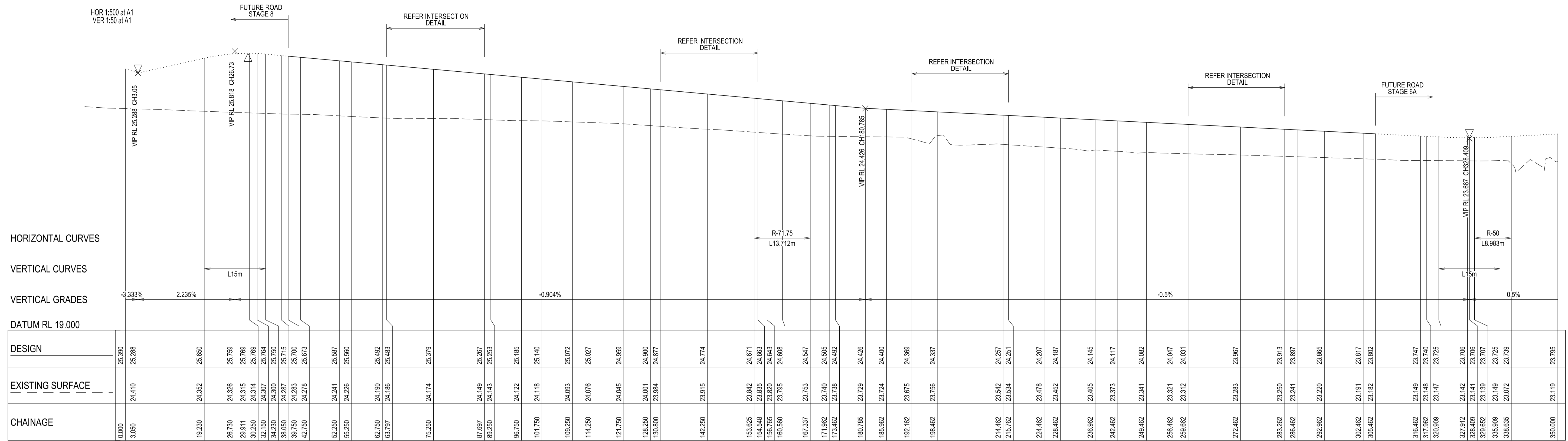
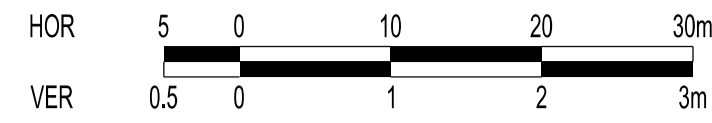
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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COUNCIL:
 CARDINIA SHIRE COUNCIL

TITLE:
 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 4
 70-100 LECKY ROAD, OFFICER

INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 4

DRG NO. 1470_4/R09	REV. C	SHEET 9 OF 27
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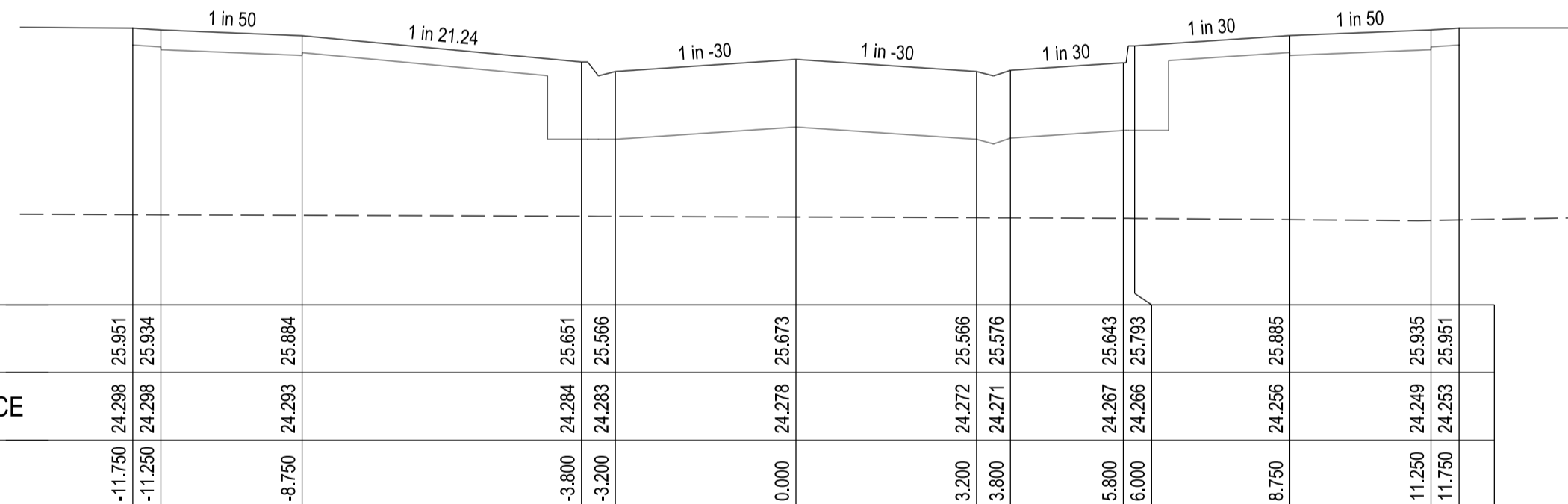
HORIZONTAL CURVES
VERTICAL CURVES
VERTICAL GRADES
DATUM RL 19.000

DESIGN	EXISTING SURFACE	CHAINAGE
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25.288	24.352	3.050
25.650	24.326	19.230
25.759	24.315	26.730
25.769	24.314	28.911
25.769	24.314	30.250
25.769	24.314	32.150
25.750	24.307	34.230
25.750	24.307	36.050
25.715	24.287	37.750
25.700	24.283	38.750
25.673	24.278	42.750
25.587	24.241	52.250
25.580	24.226	55.250
25.492	24.190	62.750
25.463	24.186	63.797
25.379	24.174	75.250
25.105	24.122	96.750
25.140	24.118	101.750
25.072	24.093	109.250
25.027	24.076	114.250
24.959	24.045	121.750
24.900	24.001	128.250
24.877	23.984	130.000
24.774	23.915	142.250
24.671	23.842	153.625
24.663	23.835	154.549
24.643	23.820	156.765
24.608	23.795	160.560
24.547	23.753	167.337
24.505	23.740	171.962
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24.369	23.675	192.162
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24.257	23.542	214.462
24.251	23.534	215.762
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23.897	23.241	286.462
23.865	23.220	292.962
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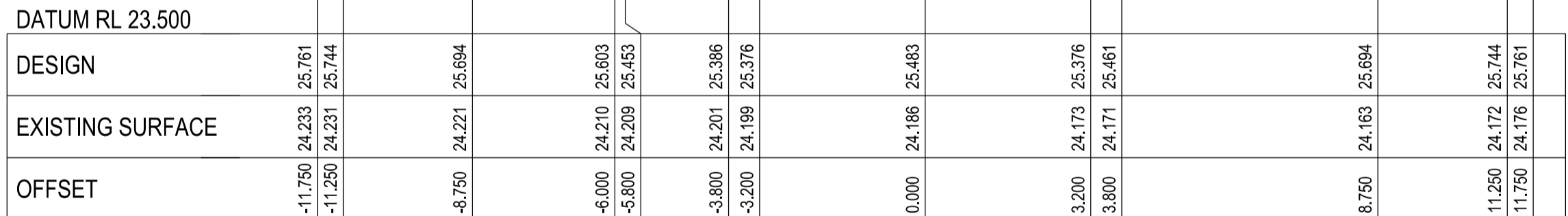
TULK STREET - LONGITUDINAL SECTION
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:50

APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

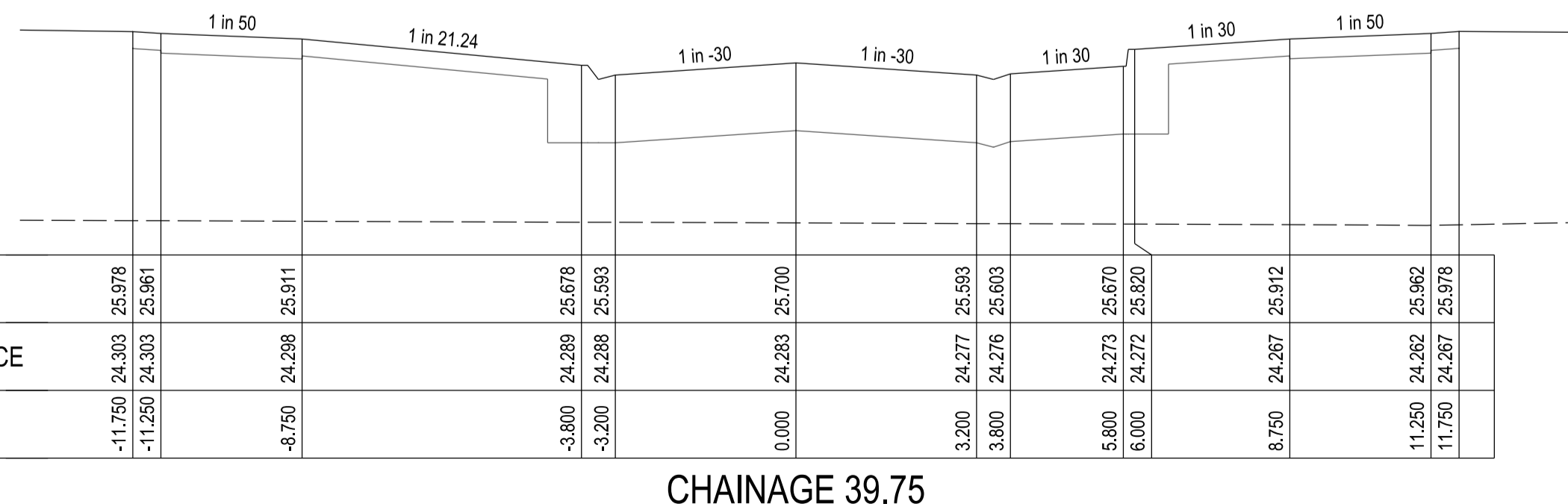
Sheet: 10 of 27
Approved by: S21-080
CARDINIA SHIRE COUNCIL
Date: Wednesday, 19 April 2023



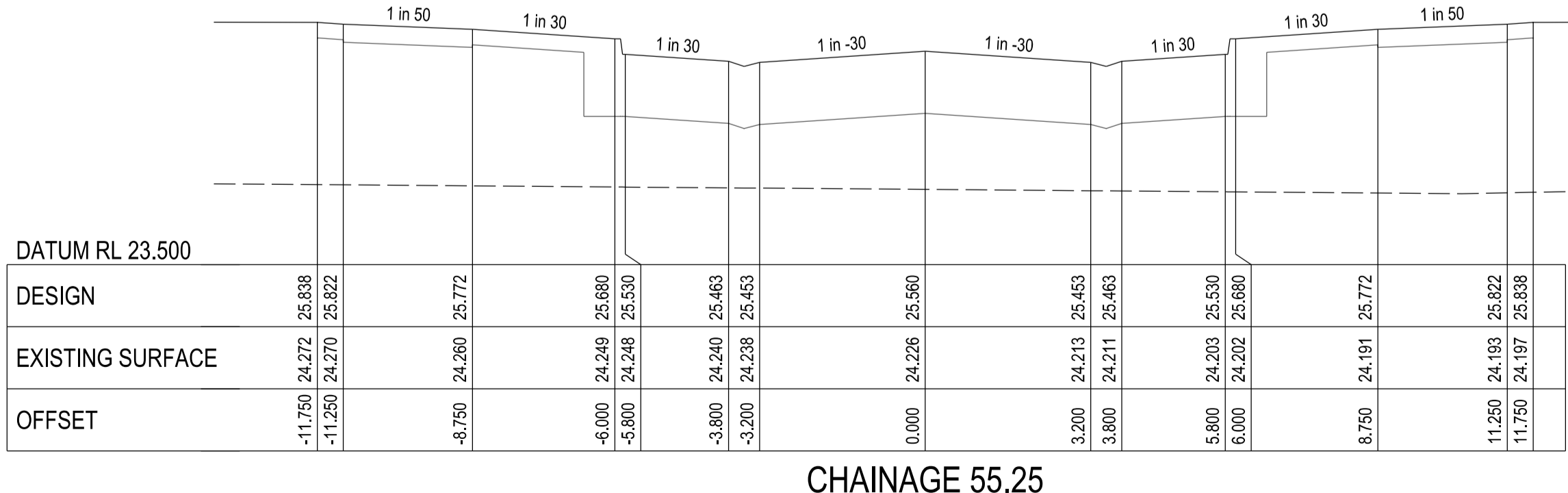
CHAINAGE 42.75



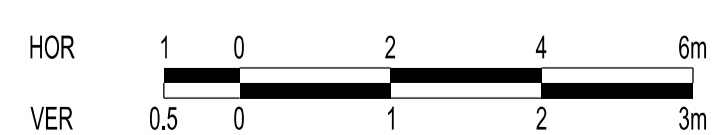
CHAINAGE 63.80



CHAINAGE 39.75



CHAINAGE 55.25



HOR 1:100 at A1
VER 1:50 at A1

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_4IE2 - Design\6 - DGN\R10_S14.dgn

DRAWN: C.BAXTER DATE: JUN 2022 SCALE: AS SHOWN

DESIGNED: R.COLMAN DATE: JUN 2022 DATE PRINTED: 20/03/2023

AUTHORISED: R.BREWSTER DATE: JUN 2022

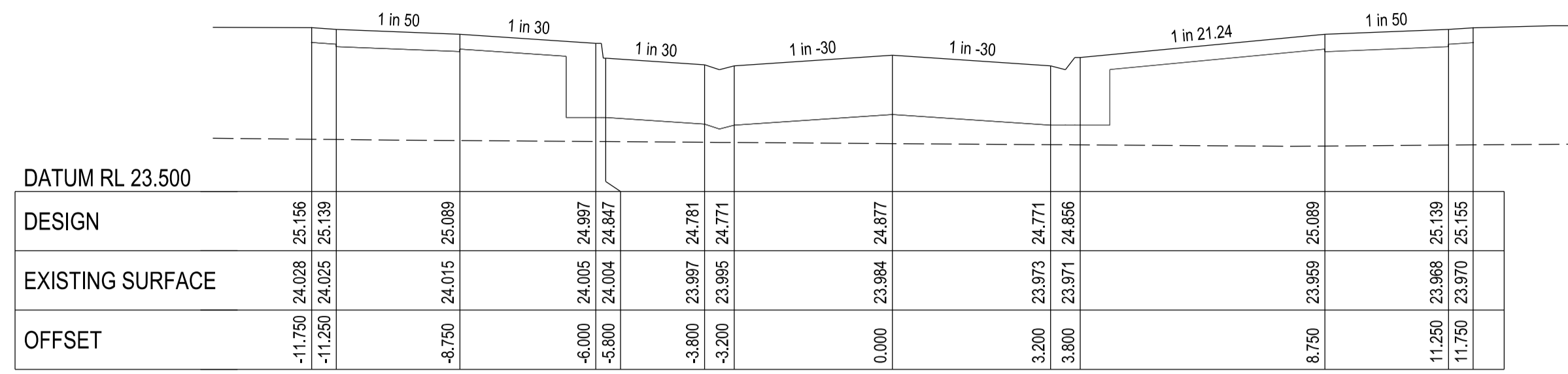


COUNCIL: CARDINIA SHIRE COUNCIL

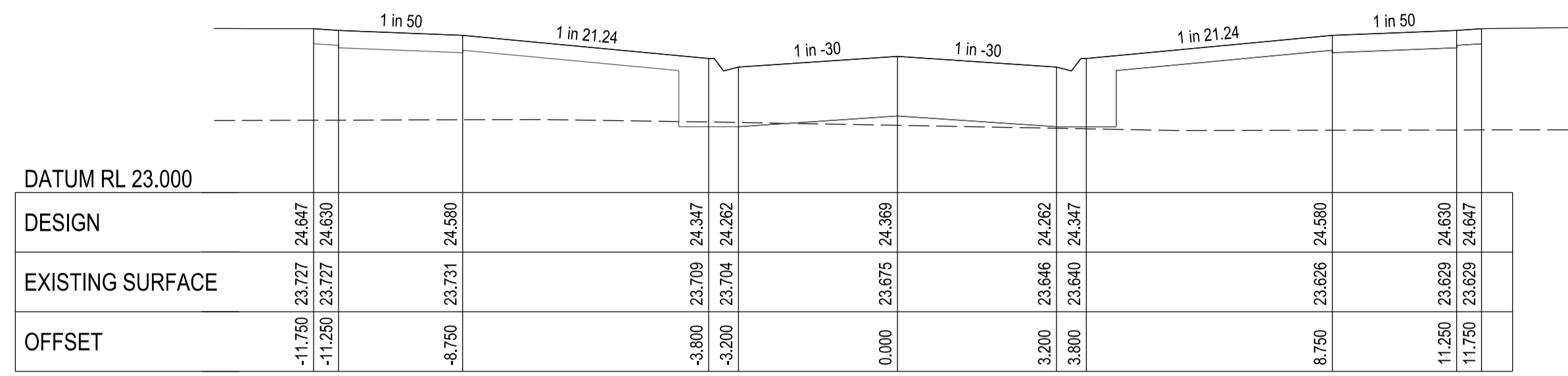
TITLE: 100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 4
70-100 LECKY ROAD, OFFICER

TULK STREET LONGITUDINAL & CROSS SECTIONS - SHEET 1

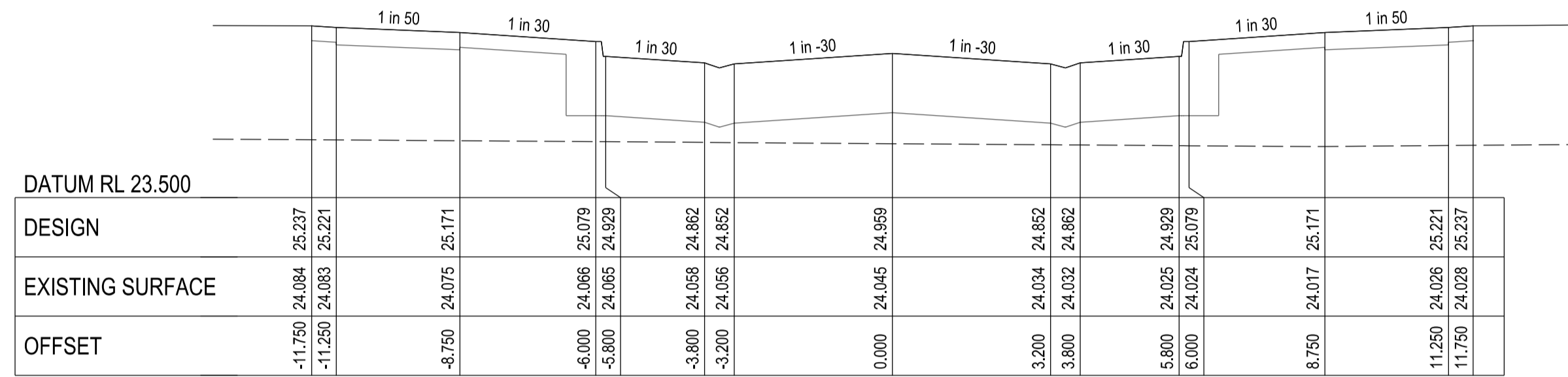
DRG NO. 1470_4/R10 REV. C SHEET 10 OF 27



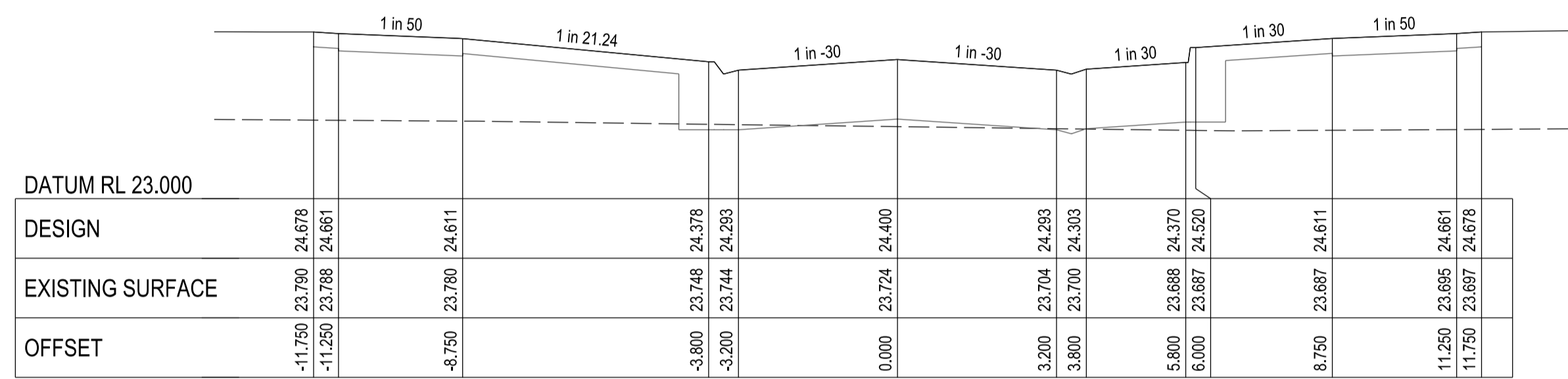
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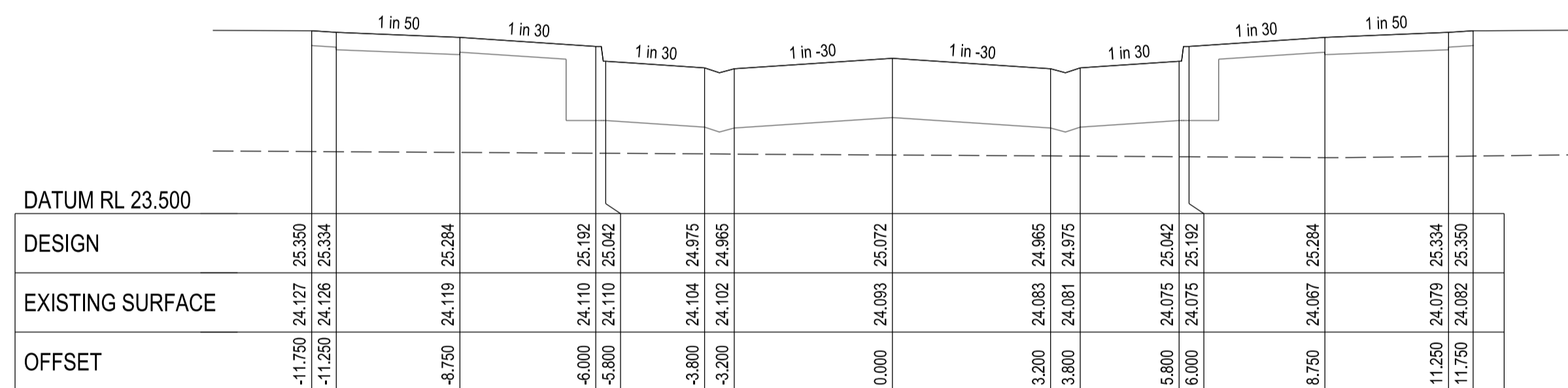
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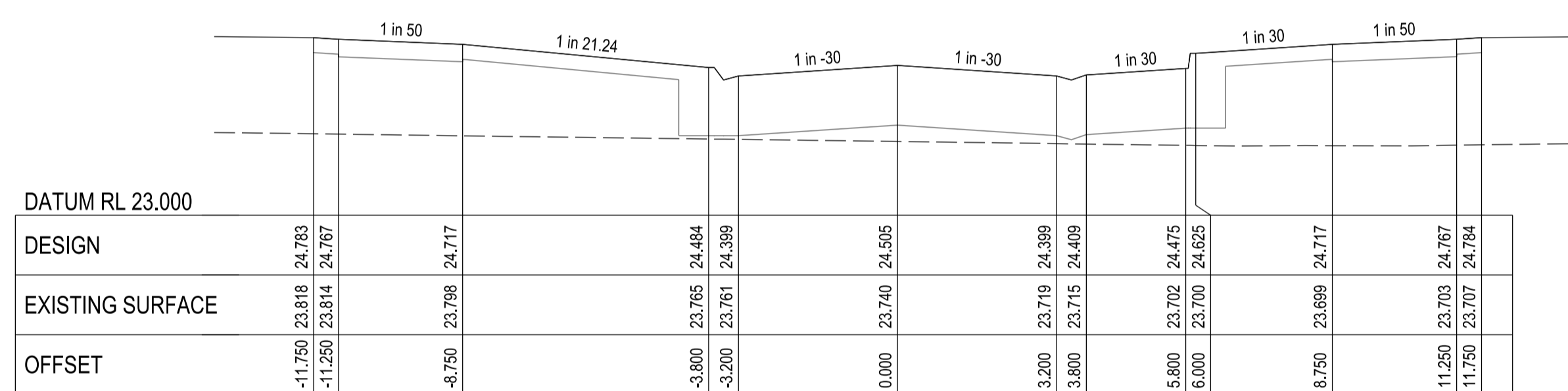
CHAINAGE 121.75



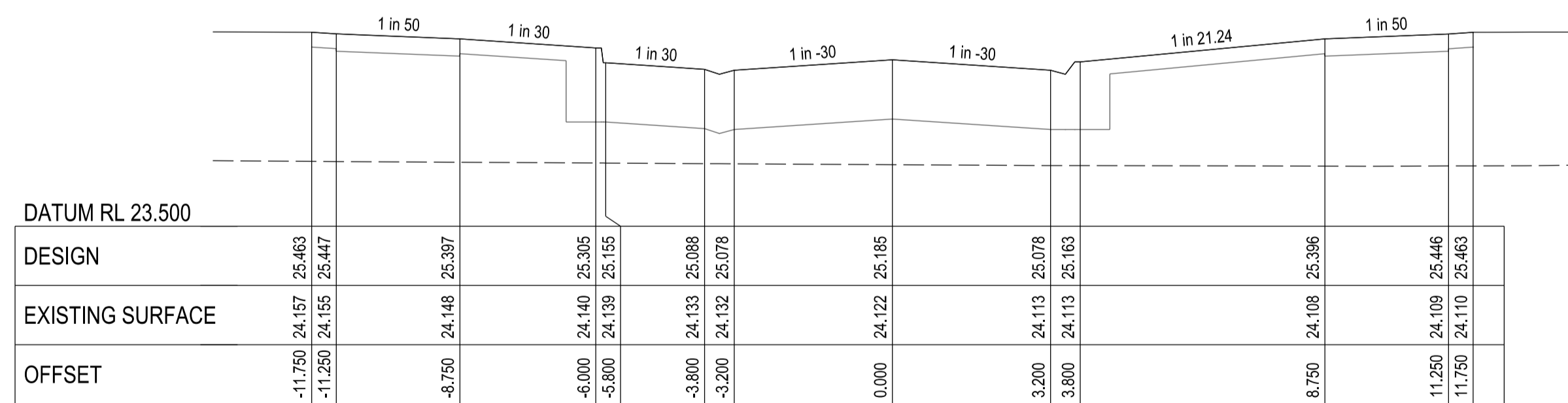
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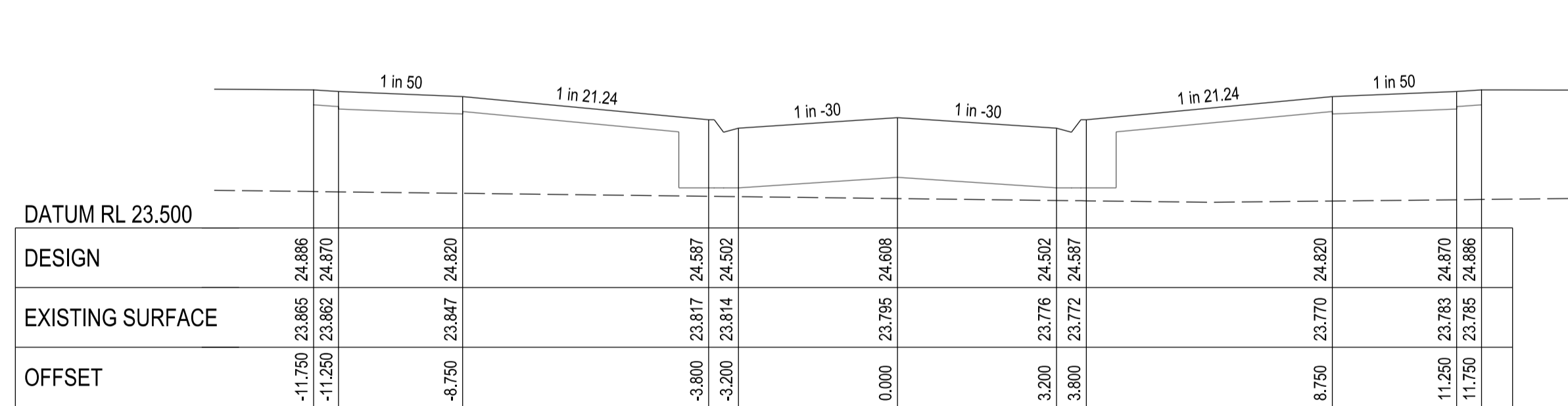
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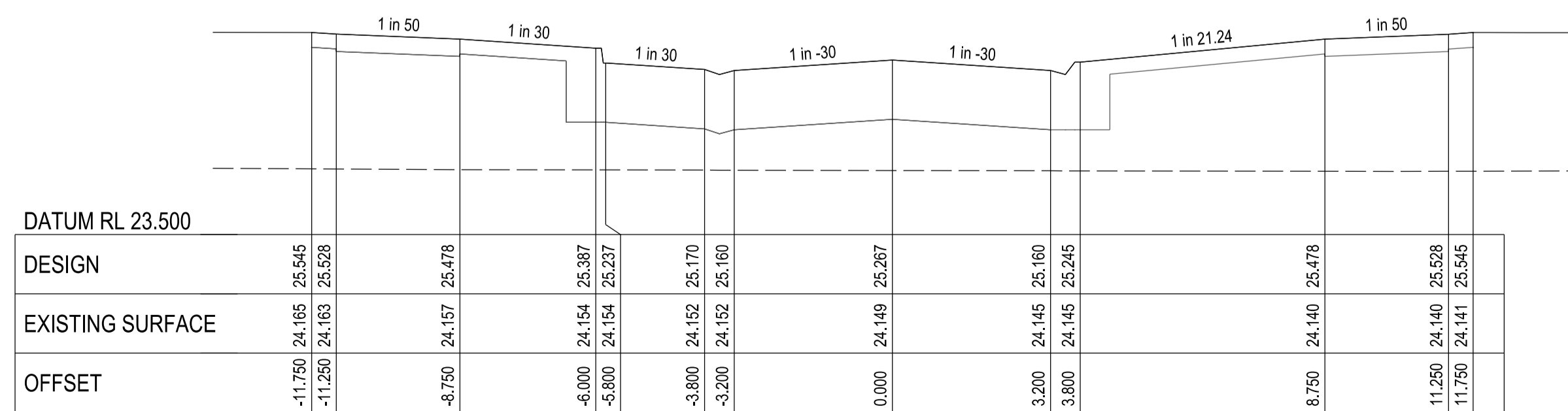
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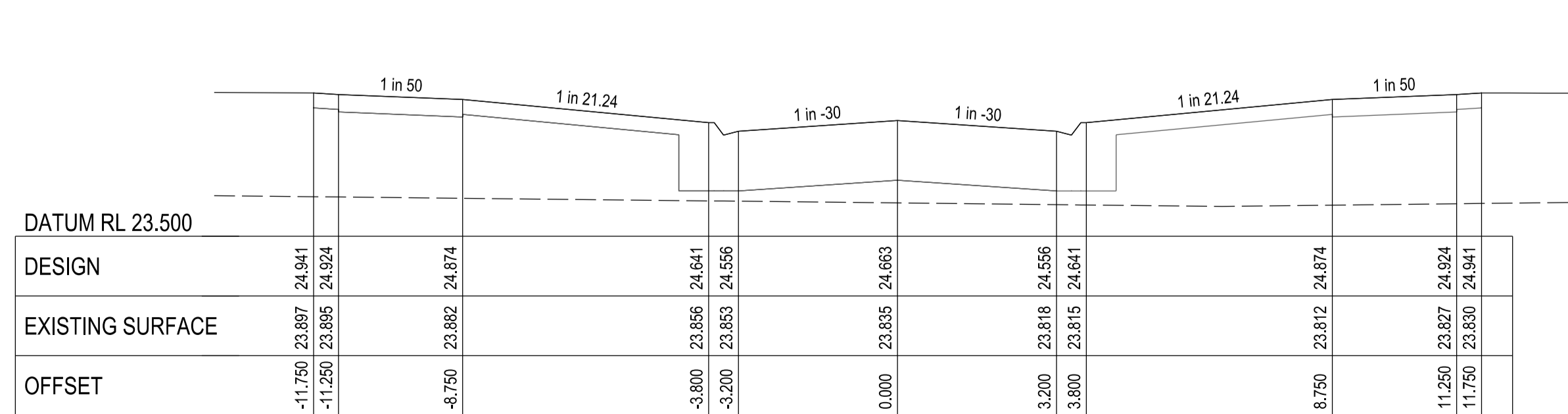
CHAINAGE 96.75



CHAINAGE 160.56

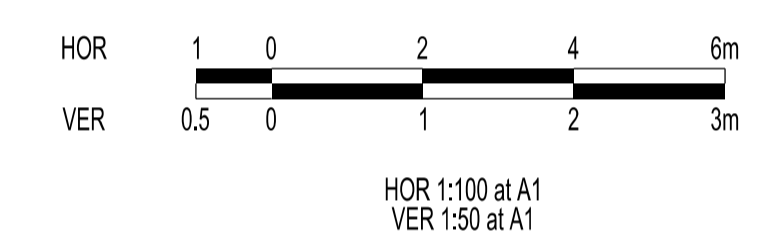


CHAINAGE 87.70



CHAINAGE 154.55

APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
Sheet: 11 of 27
Approved by: S21-080
Date: CARDINIA SHIRE COUNCIL
Wednesday, 19 April 2023



VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

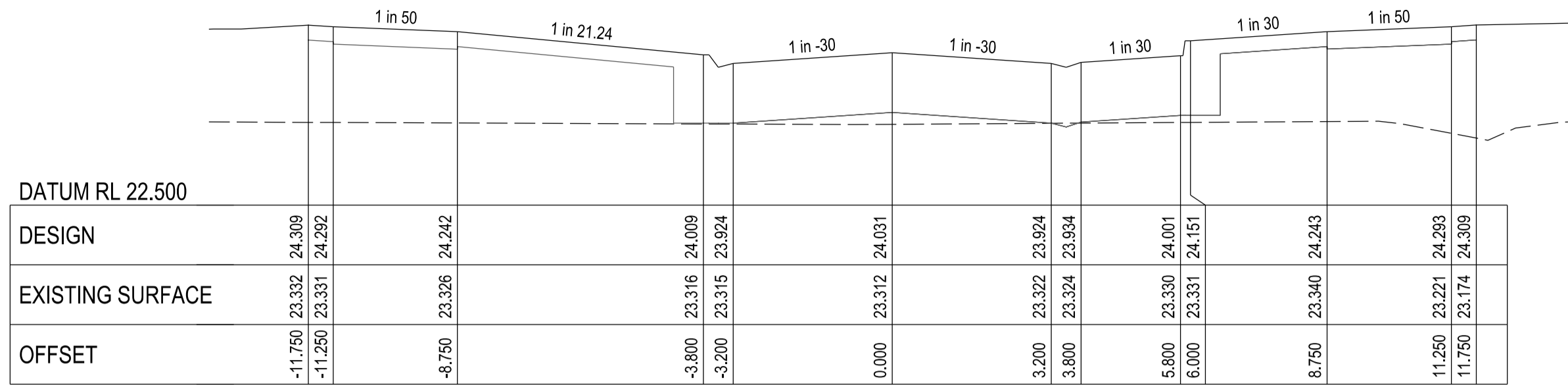
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DRAWN: C.BAXTER	DATE: JUN 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: JUN 2022	DATE PRINTED: 20/03/2023
AUTHORISED: R.BREWSTER	DATE: JUN 2022	

CHARLTON DEGG
LAND DEVELOPMENT CONSULTANTS
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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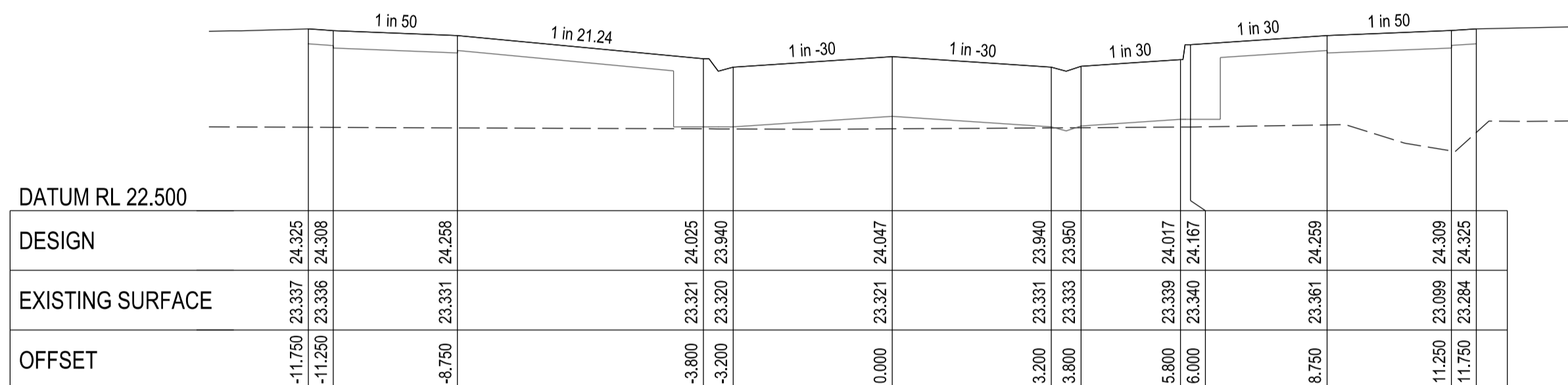
COUNCIL: CARDINIA SHIRE COUNCIL
TITLE: 100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 4
70-100 LECKY ROAD, OFFICER
TULK STREET CROSS SECTIONS - SHEET 2

DRG NO. 1470_4/R11	REV. C	SHEET 11 OF 27
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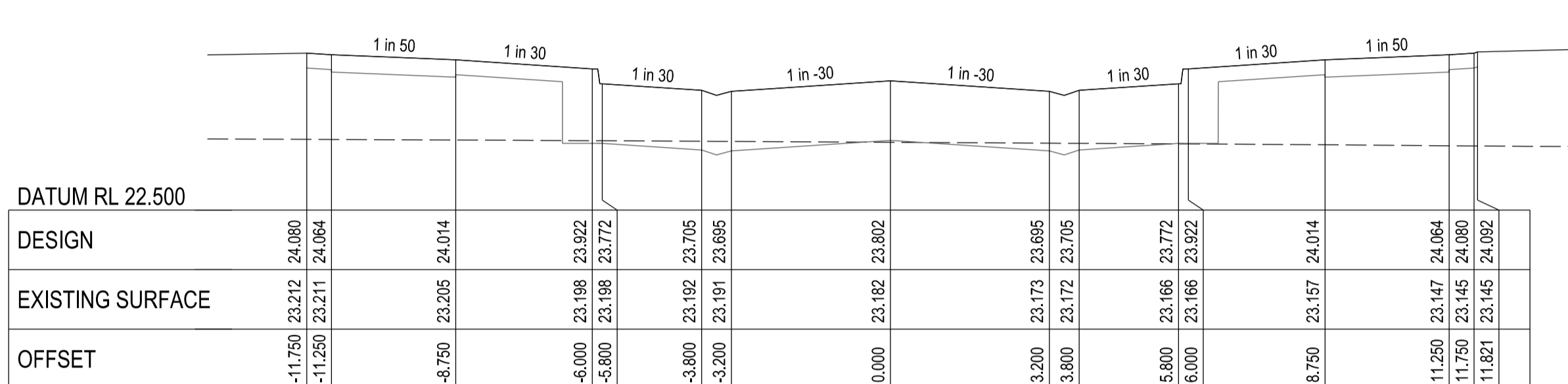
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OFFSET	0.000 23.312 24.031 3.200 23.322 23.924 3.800 23.324 23.934 6.800 23.330 24.001 6.000 23.331 24.151 8.750 23.340 24.243 11.750 23.221 24.293 11.750 23.174 24.309

CHAINAGE 259.66



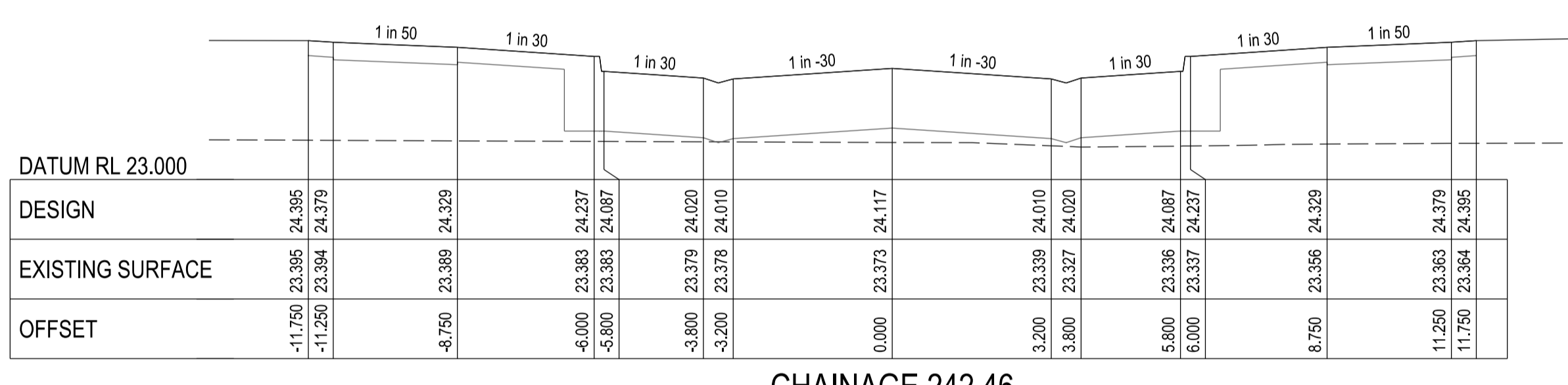
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DESIGN	-11.750 23.337 24.325 -11.250 23.336 24.308
EXISTING SURFACE	-8.750 23.331 24.258 -3.800 23.321 24.025 -3.200 23.320 23.940
OFFSET	0.000 23.321 24.047 3.200 23.331 23.940 3.800 23.333 23.950 5.800 23.339 24.017 6.000 23.340 24.167 8.750 23.361 24.259 11.250 23.089 24.309 11.750 23.284 24.325

CHAINAGE 256.46



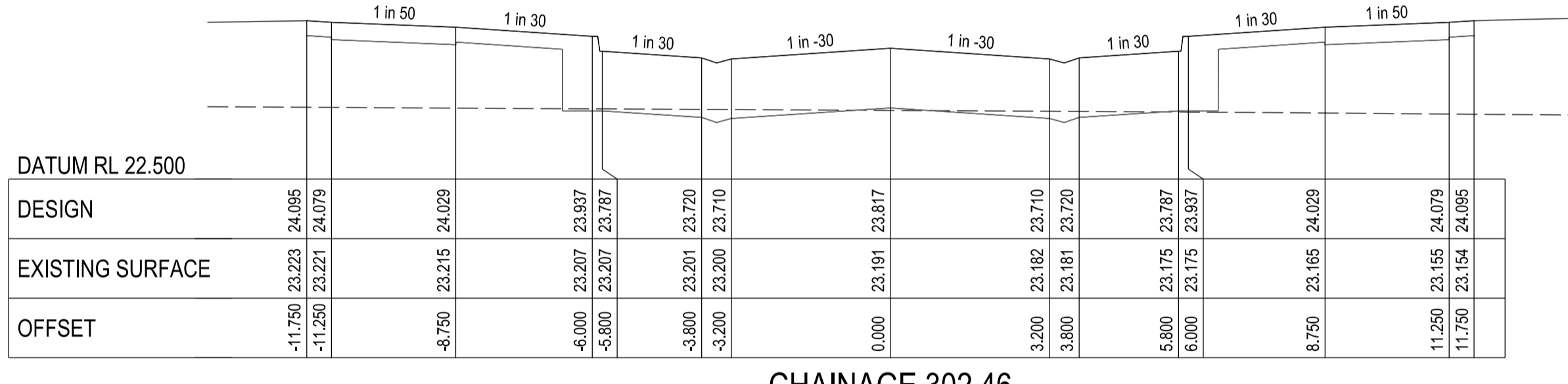
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EXISTING SURFACE	-8.750 23.205 24.014 -6.000 23.198 23.922 -5.800 23.196 23.772 -3.800 23.192 23.705 -3.200 23.191 23.695
OFFSET	0.000 23.182 23.802 3.200 23.173 23.695 3.800 23.172 23.705 5.800 23.166 23.772 6.000 23.166 23.922 8.750 23.157 24.014 11.250 23.147 24.064 11.750 23.145 24.080 11.821 23.145 24.092

CHAINAGE 305.46



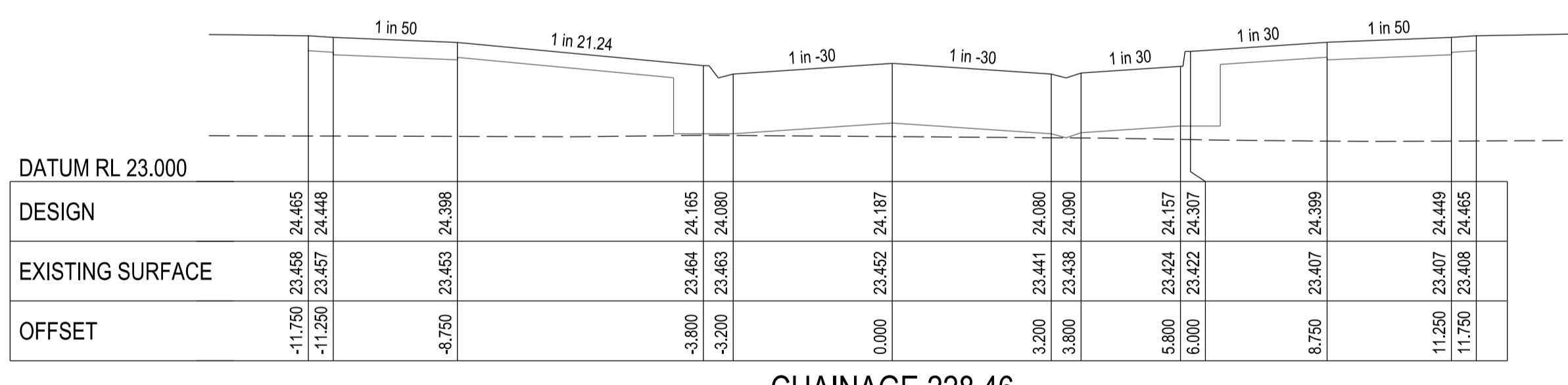
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OFFSET	0.000 23.373 24.117 3.200 23.339 24.010 3.800 23.327 24.020 5.800 23.338 24.087 6.000 23.337 24.237 8.750 23.356 24.329 11.250 23.363 24.379 11.750 23.364 24.395

CHAINAGE 242.46



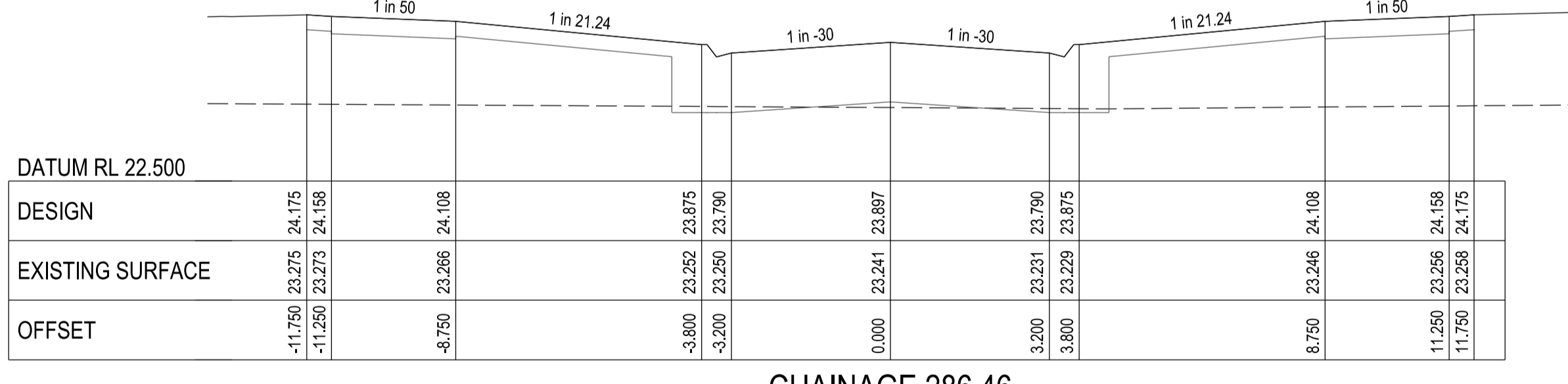
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EXISTING SURFACE	-8.750 23.215 24.029 -6.000 23.207 23.937 -5.800 23.207 23.787 -3.800 23.201 23.720 -3.200 23.200 23.710
OFFSET	0.000 23.191 23.817 3.200 23.182 23.710 3.800 23.181 23.720 5.800 23.175 23.787 6.000 23.175 23.937 8.750 23.165 24.029 11.250 23.155 24.079 11.750 23.154 24.095

CHAINAGE 302.46



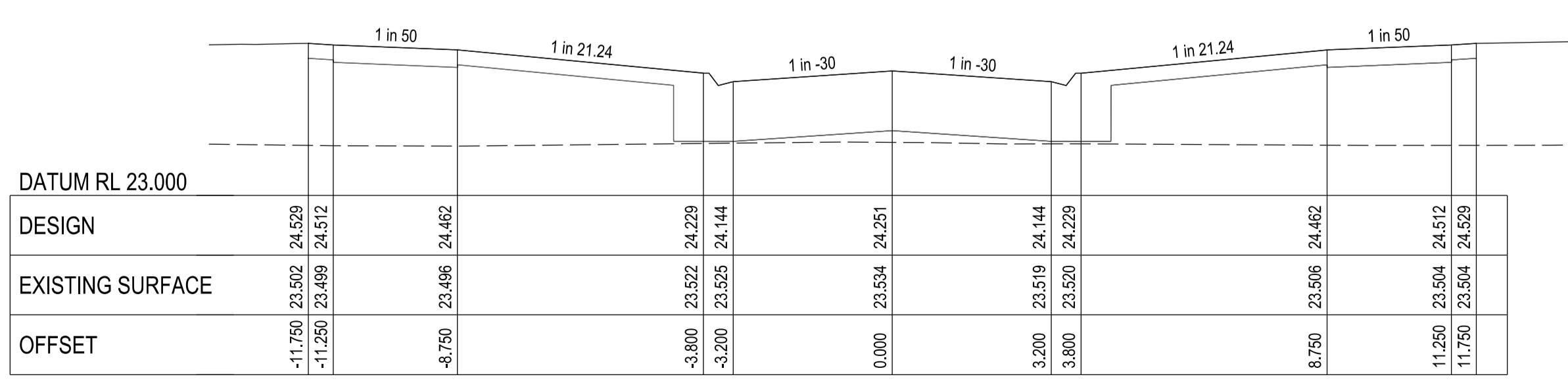
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OFFSET	0.000 23.452 24.187 3.200 23.441 24.080 3.800 23.438 24.090 5.800 23.424 24.157 6.000 23.422 24.307 8.750 23.407 24.399 11.250 23.407 24.449 11.750 23.408 24.465

CHAINAGE 228.46



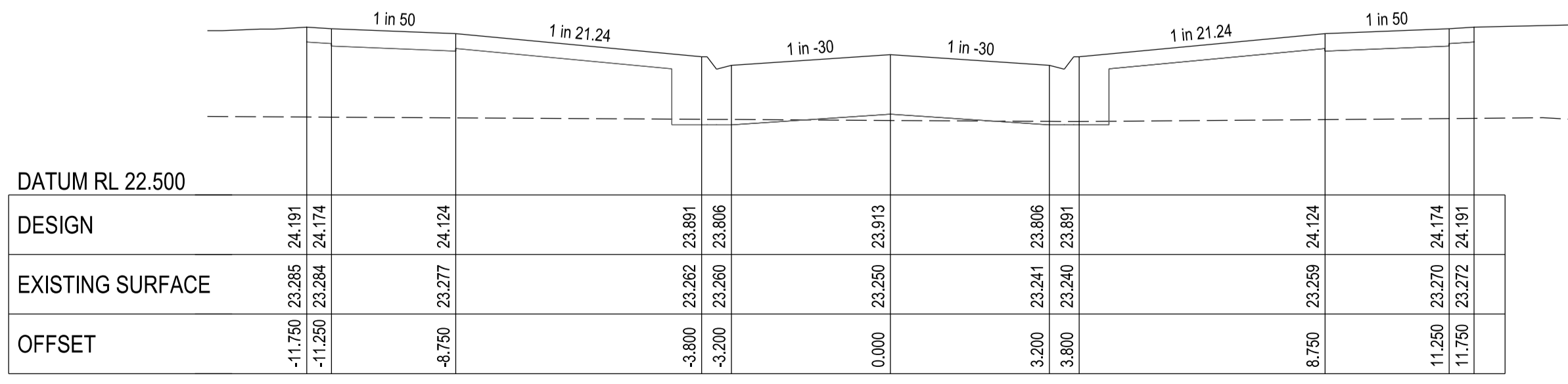
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DESIGN	-11.750 23.275 24.175 -11.250 23.273 24.158
EXISTING SURFACE	-8.750 23.266 24.108 -3.800 23.252 23.875 -3.200 23.250 23.790
OFFSET	0.000 23.241 23.897 3.200 23.231 23.790 3.800 23.229 23.875 8.750 23.246 24.108 11.250 23.256 24.158 11.750 23.258 24.175

CHAINAGE 286.46



DATUM RL 23.000	
DESIGN	-11.750 23.502 24.529 -11.250 23.499 24.512
EXISTING SURFACE	-8.750 23.496 24.462 -3.800 23.522 24.229 -3.200 23.525 24.144
OFFSET	0.000 23.524 24.251 3.200 23.519 24.144 3.800 23.520 24.229 8.750 23.506 24.462 11.250 23.504 24.512 11.750 23.504 24.529

CHAINAGE 215.76

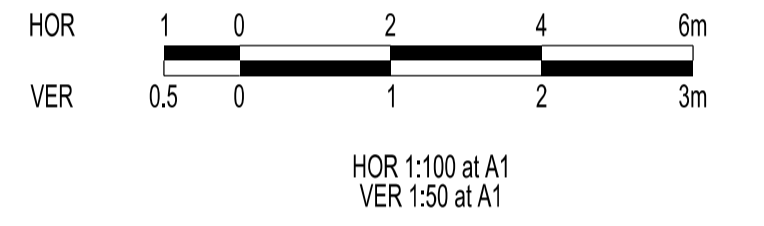


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EXISTING SURFACE	-8.750 23.277 24.124 -3.800 23.262 23.891 -3.200 23.260 23.806
OFFSET	0.000 23.250 23.913 3.200 23.241 23.806 3.800 23.240 23.891 8.750 23.259 24.124 11.250 23.270 24.174 11.750 23.272 24.191

CHAINAGE 283.26

APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Sheet: 12 of 27
Approved by: S21-080
CARDINIA SHIRE COUNCIL
Date: Wednesday, 19 April 2023

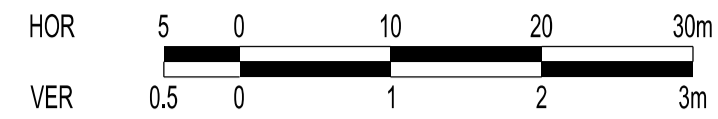


VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

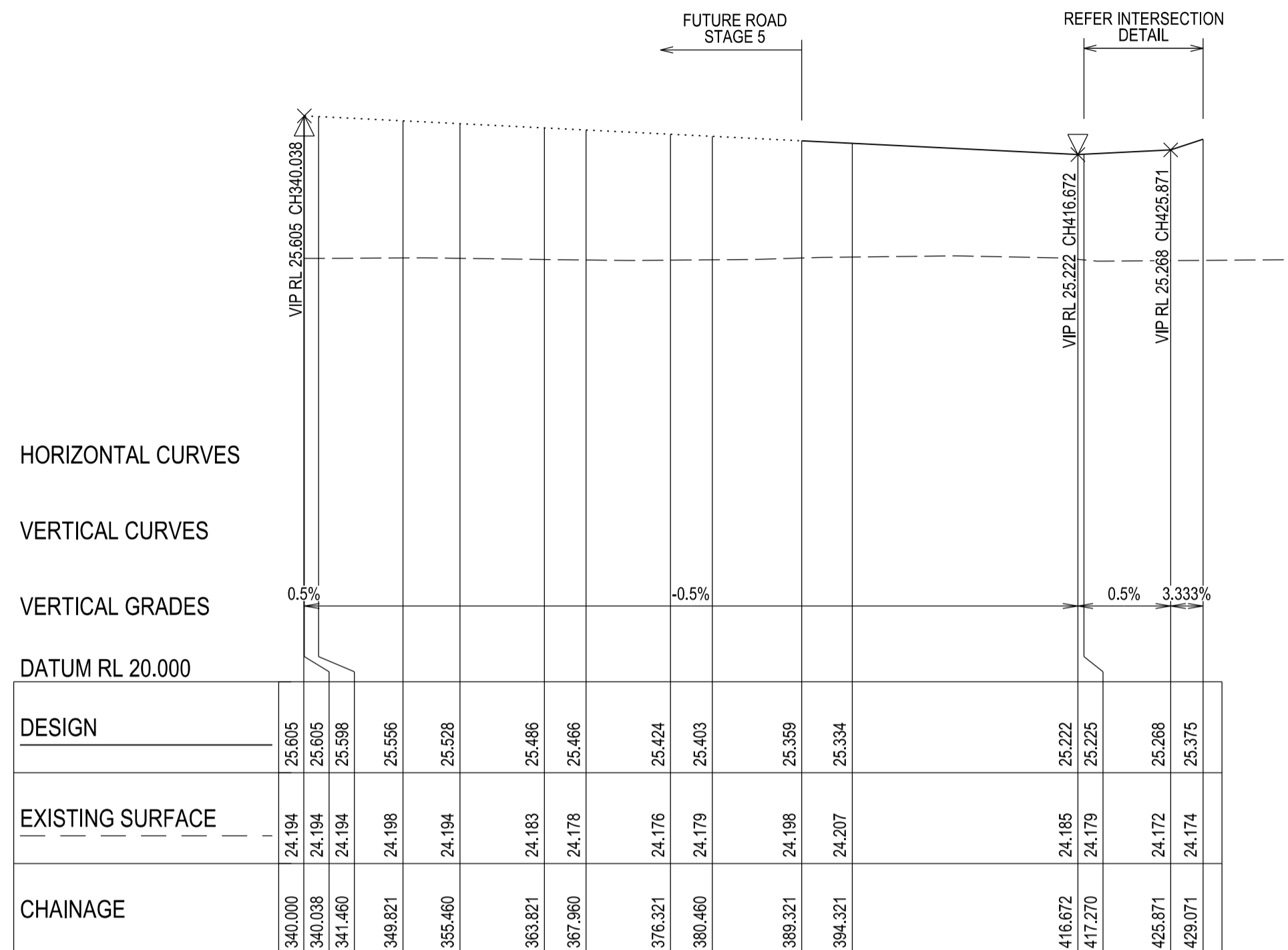
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DRAWN:	C.BAXTER	DATE:	JUN 2022
DESIGNED:	R.COLMAN	DATE:	JUN 2022
AUTHORISED:	R.BREWSTER	DATE:	JUN 2022
SCALE:	AS SHOWN		
DATE PRINTED:	20/03/2023		



COUNCIL:	CARDINIA SHIRE COUNCIL	
TITLE:	100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER	
TULK STREET CROSS SECTIONS - SHEET 3		
DRG NO.	1470_4/R12	SHEET 12 OF 27
REV.	C	



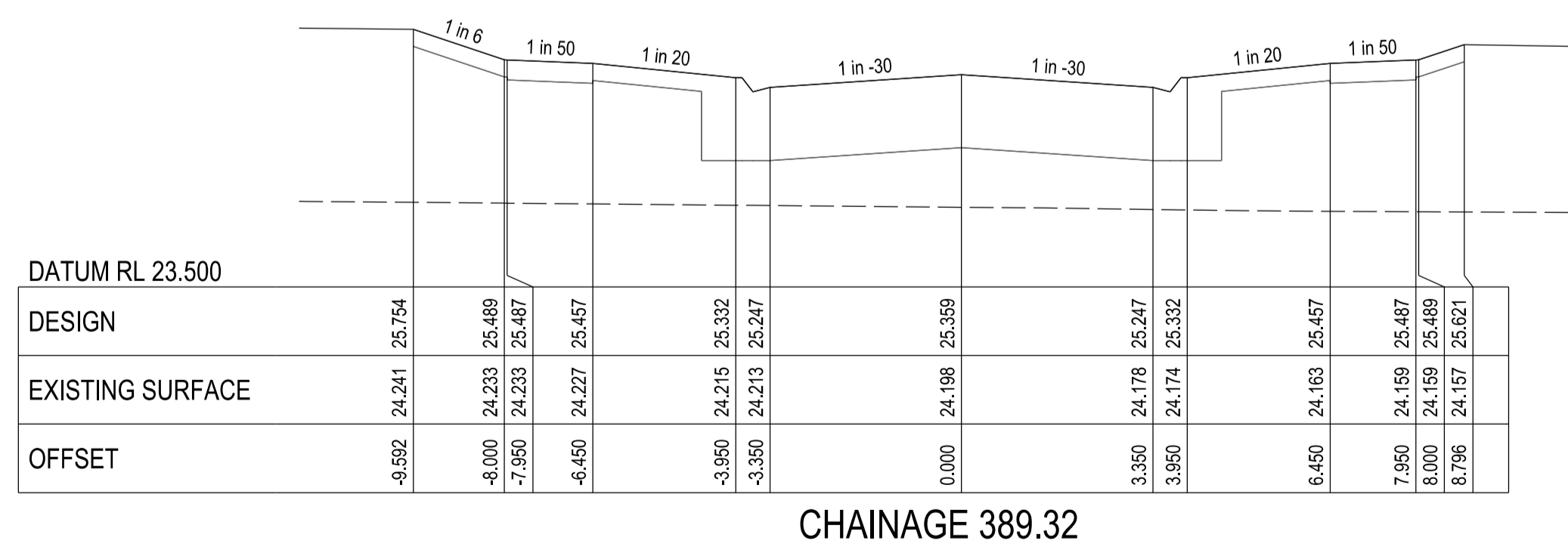
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VER 1:50 at A1



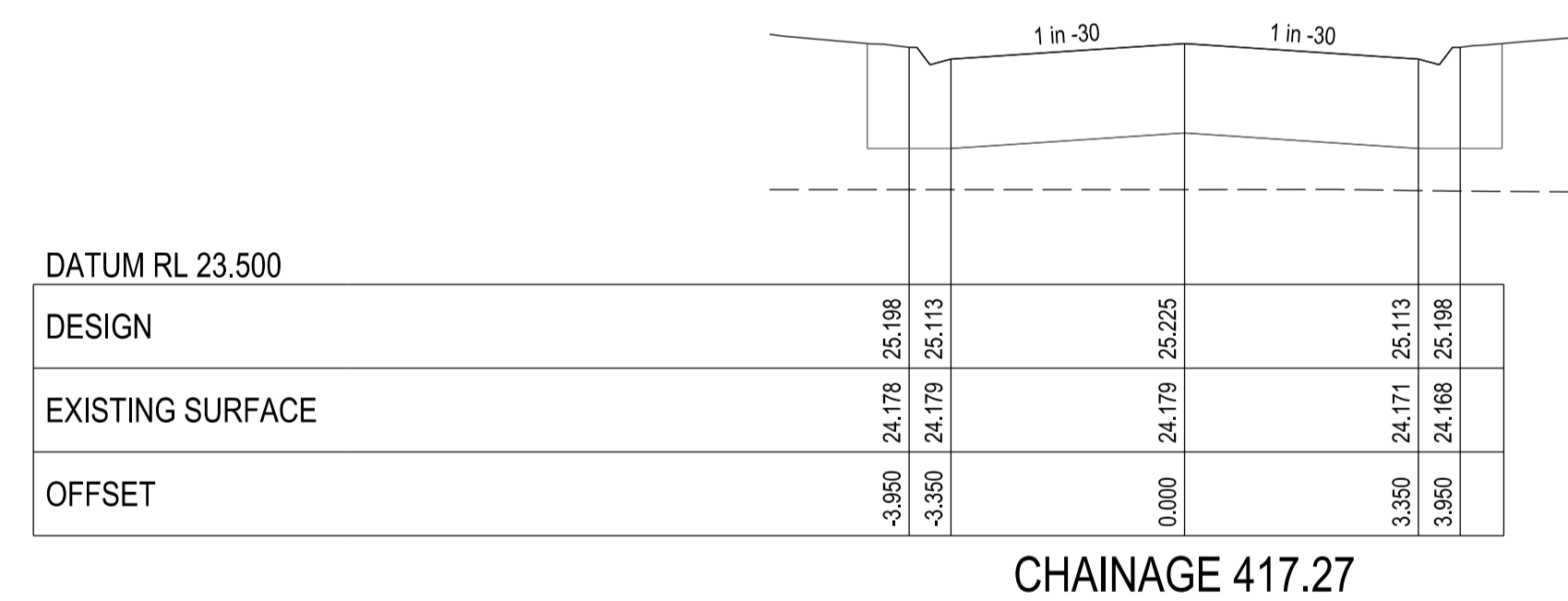
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VERTICAL CURVES
VERTICAL GRADES
DATUM RL 20.000

TUSOCK WAY - LONGITUDINAL SECTION
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:50

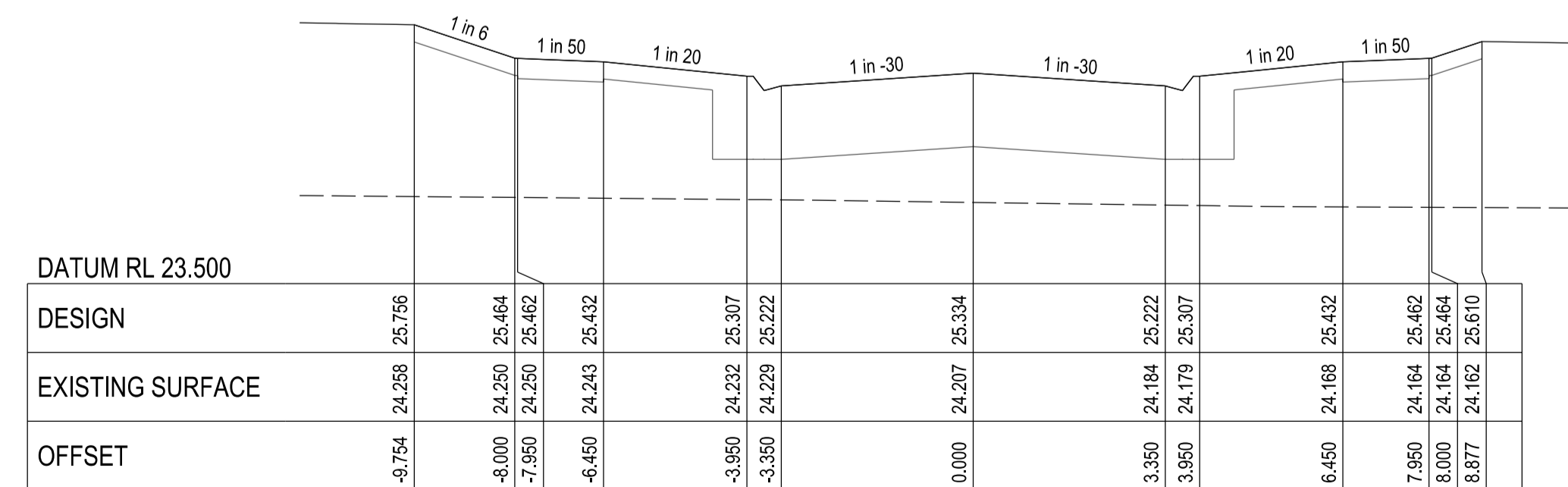
APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
Sheet: 13 of 27
Approved by: S21-080
CARDINIA SHIRE COUNCIL
Date: Wednesday, 19 April 2023



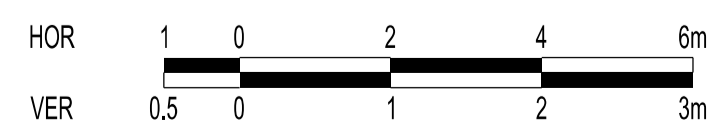
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CHAINAGE 417.27

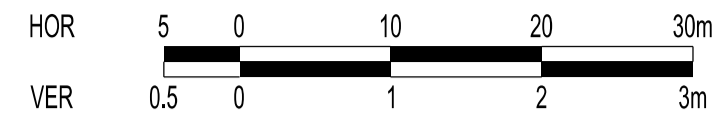


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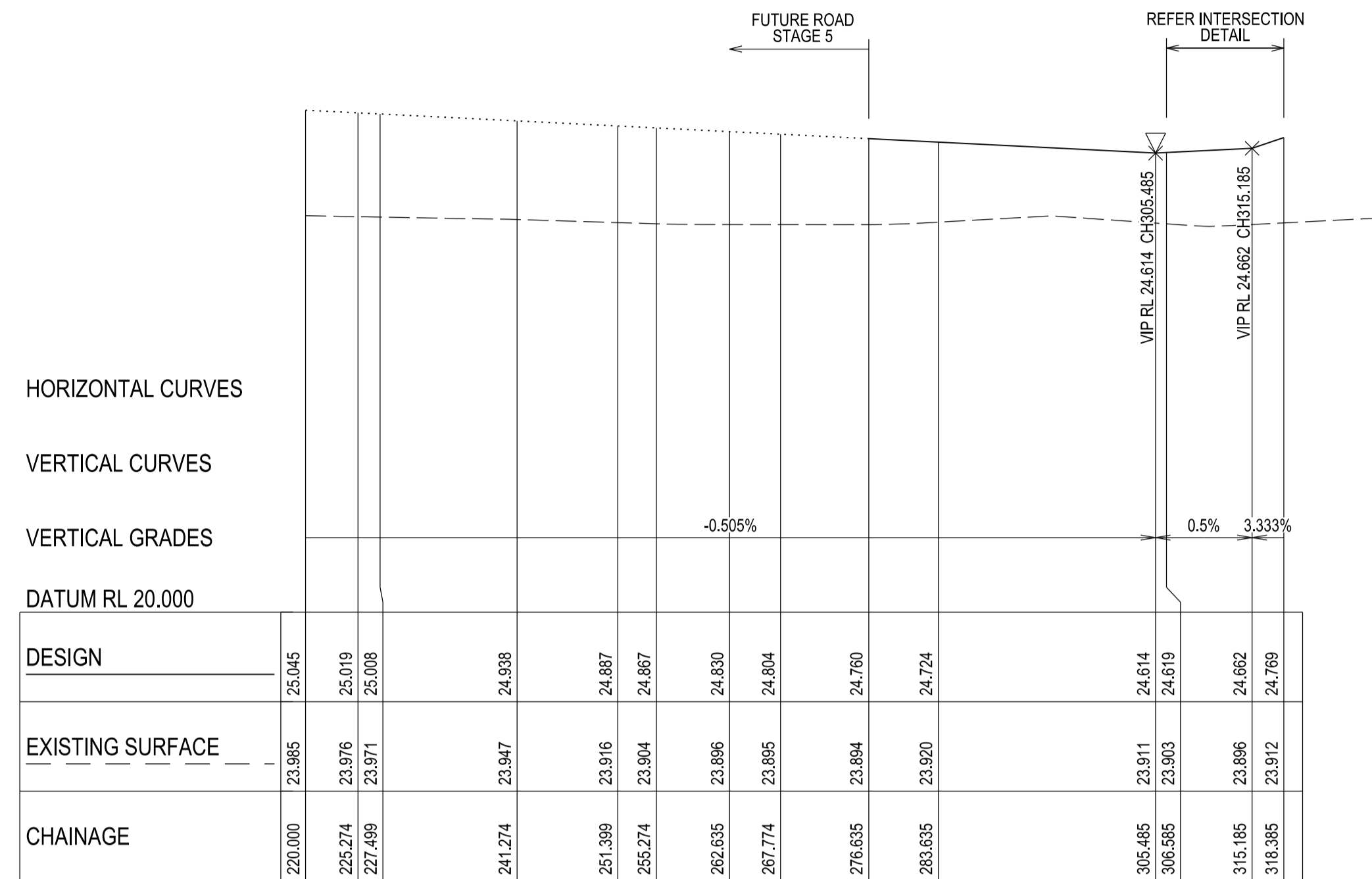


HOR 1:100 at A1
VER 1:50 at A1

VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC
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DRAWN:	C.BAXTER	DATE: JUN 2022	SCALE: AS SHOWN
DESIGNED:	R.COLMAN	DATE: JUN 2022	DATE PRINTED: 20/03/2023
AUTHORISED:	R.BREWSTER	DATE: JUN 2022	
 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 PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER			
TUSOCK WAY LONGITUDINAL & CROSS SECTIONS			
DRG NO. 1470_4/R13	REV. C	SHEET 13 OF 27	



HOR 1:500 at A1
VER 1:50 at A1

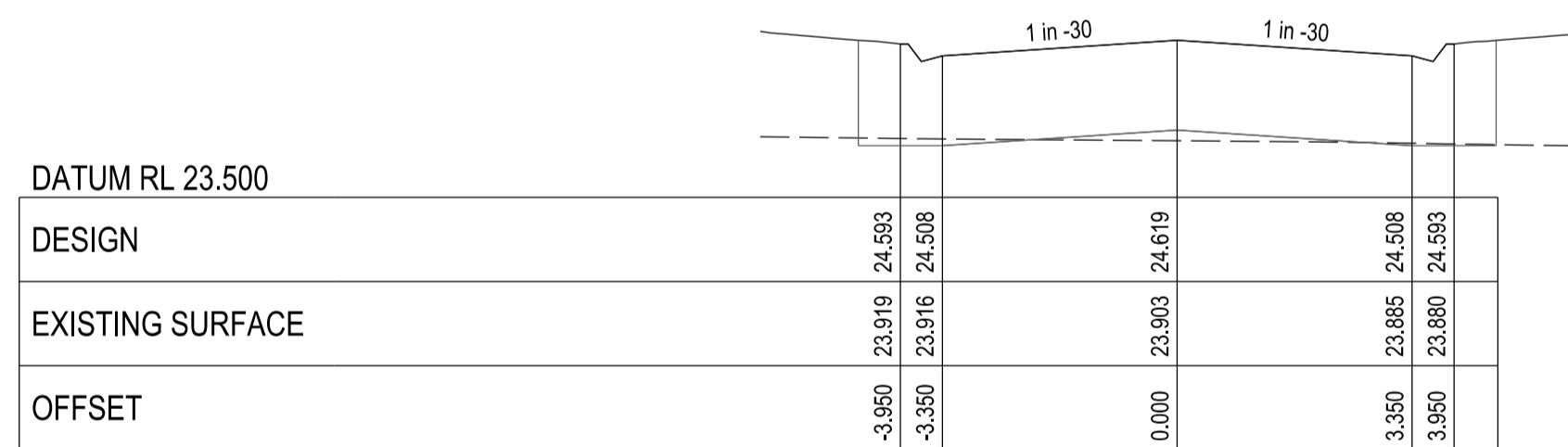


FORGE STREET - LONGITUDINAL SECTION

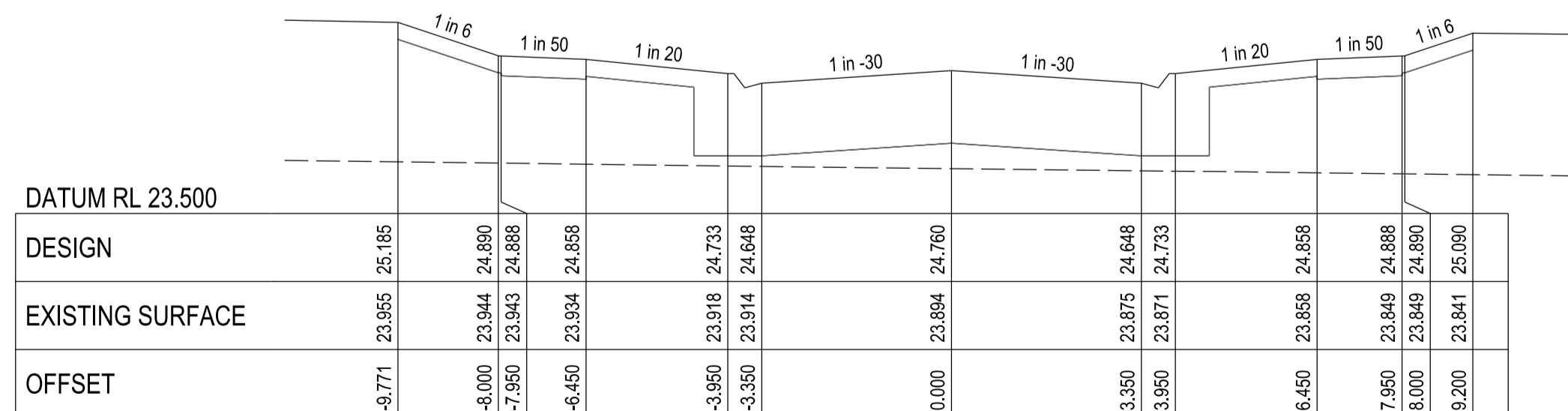
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:50

APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

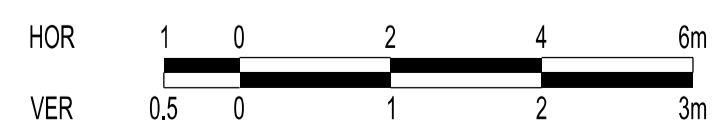
Sheet: 14 of 27
Approved by: S21-080
CARDINIA SHIRE COUNCIL
Date: Wednesday, 19 April 2023



CHAINAGE 306.58



CHAINAGE 276.63



HOR 1:100 at A1
VER 1:50 at A1

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_4IE\2 - Design\6 - DGN\R14_S14.dgn

DRAWN:	C.BAXTER	DATE:	JUN 2022	SCALE:	AS SHOWN
DESIGNED:	R.COLMAN	DATE:	JUN 2022	DATE PRINTED:	20/03/2023
AUTHORISED:	R.BREWSTER	DATE:	JUN 2022		



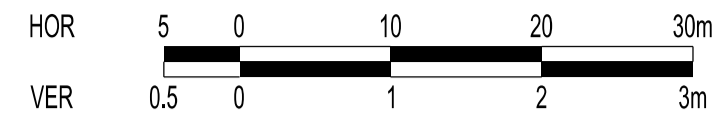
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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COUNCIL:
CARDINIA SHIRE COUNCIL

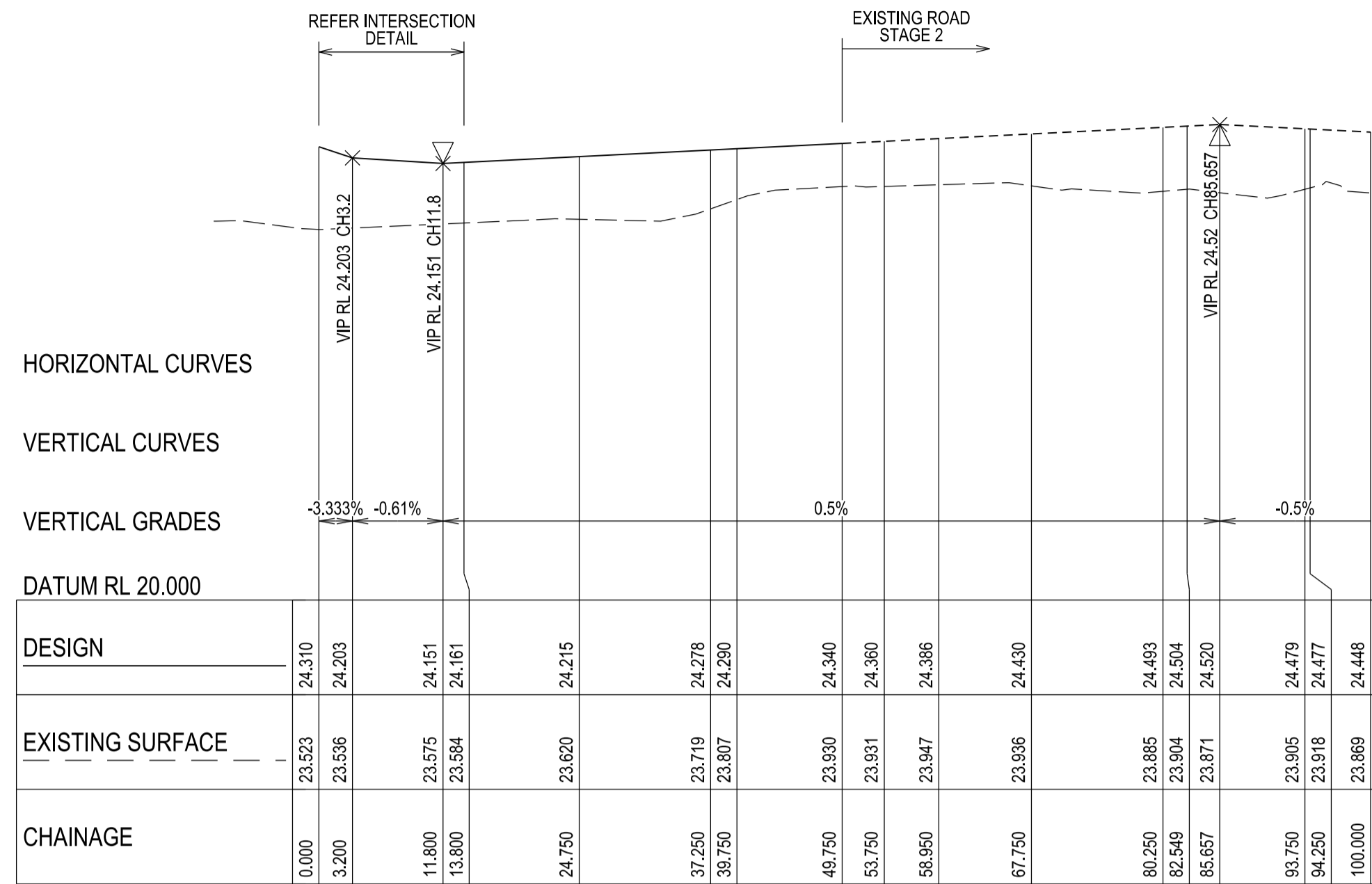
TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 4
70-100 LECKY ROAD, OFFICER

FORGE STREET LONGITUDINAL & CROSS SECTIONS

DRG NO. 1470_4/R14	REV. C	SHEET 14 OF 27
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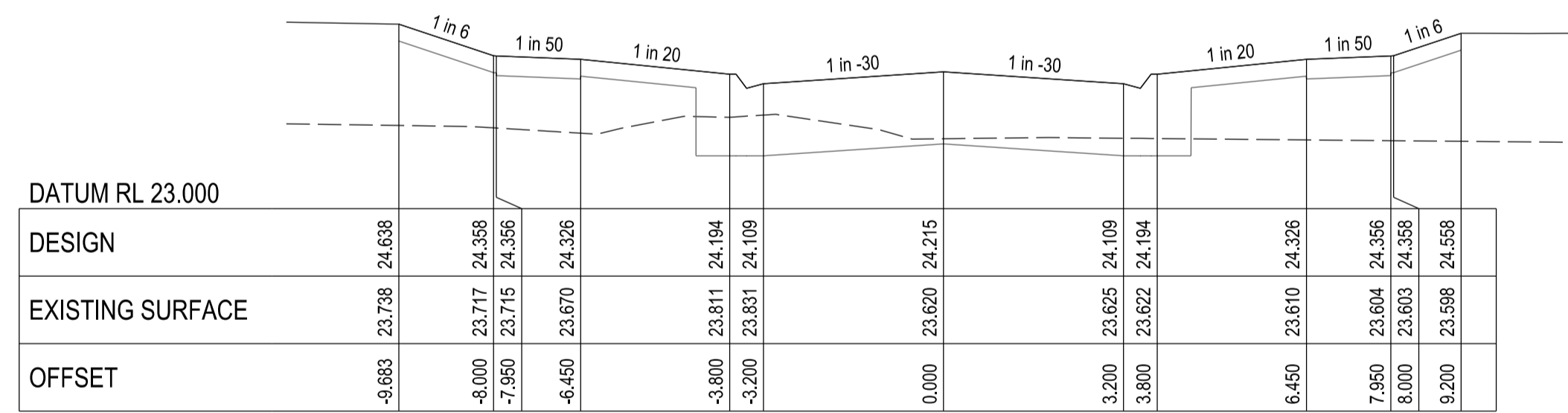


HOR 1:500 at A1
VER 1:50 at A1

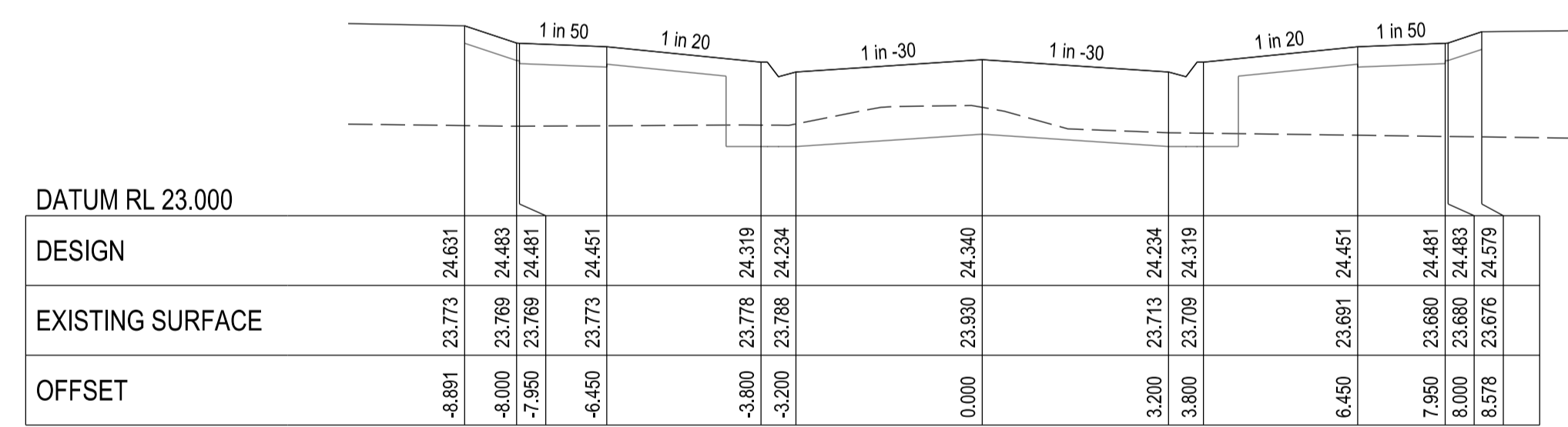


LEMPRIERE ROAD - LONGITUDINAL SECTION
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:50

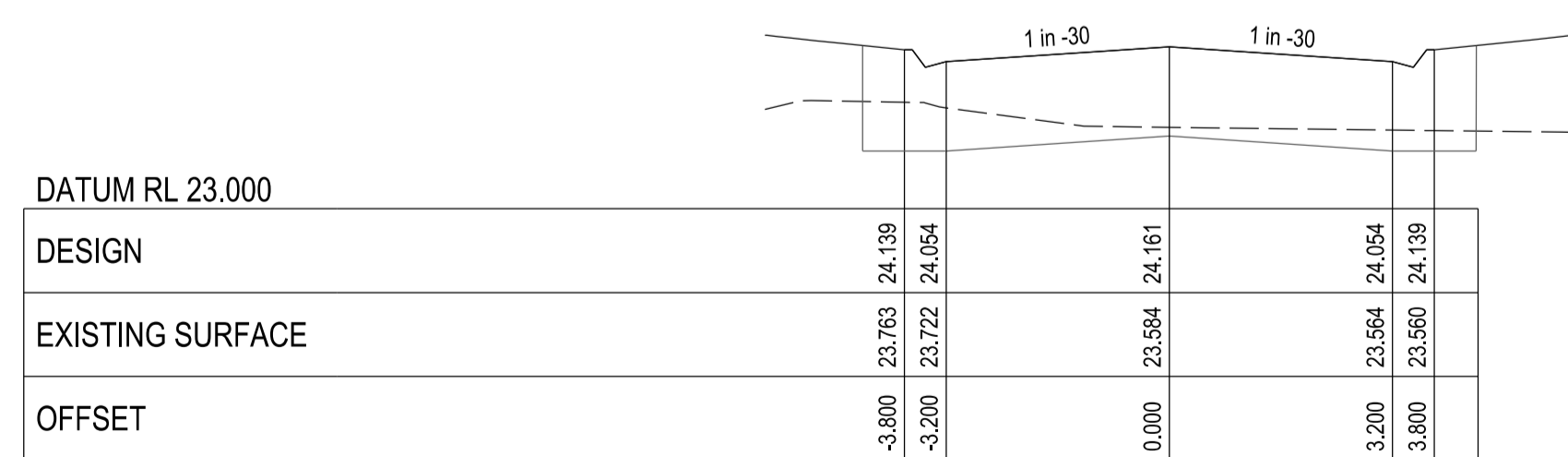
APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
Sheet: 15 of 27
Approved by: S21-080
CARDINIA SHIRE COUNCIL
Date: Wednesday, 19 April 2023



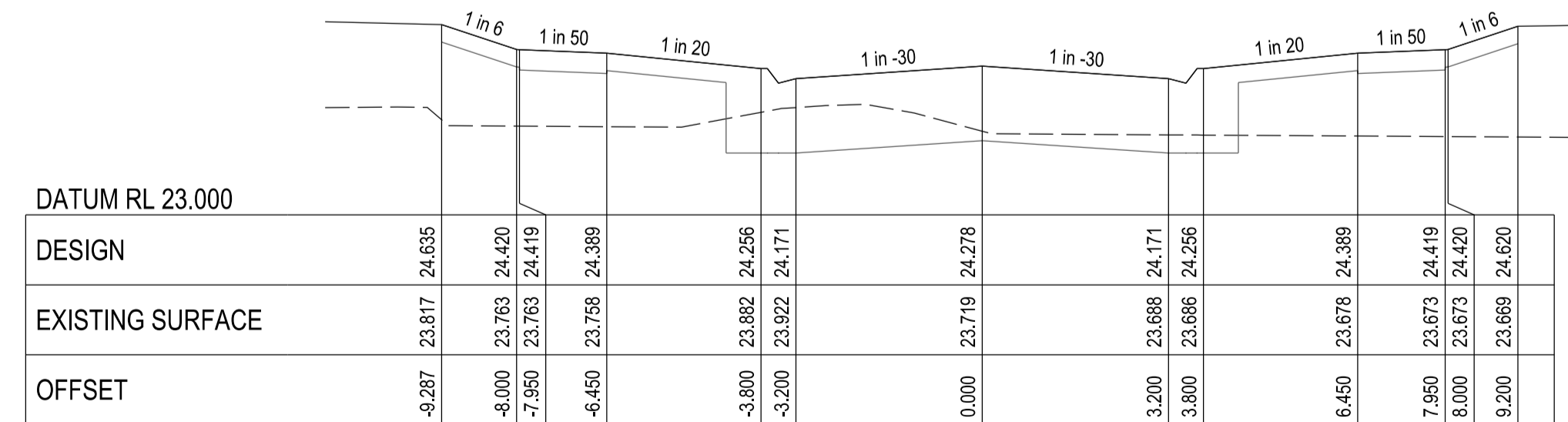
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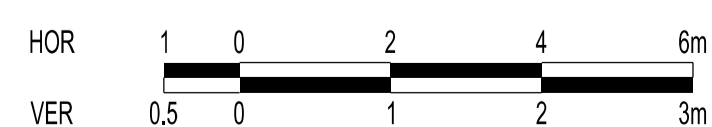
CHAINAGE 49.75



CHAINAGE 13.80



CHAINAGE 37.25



HOR 1:100 at A1
VER 1:50 at A1

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

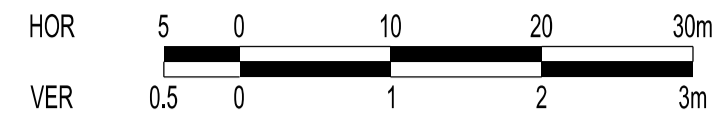
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DRAWN:	C.BAXTER	DATE:	JUN 2022	SCALE:	AS SHOWN
DESIGNED:	R.COLMAN	DATE:	JUN 2022	DATE PRINTED:	20/03/2023
AUTHORISED:	R.BREWSTER	DATE:	JUN 2022		

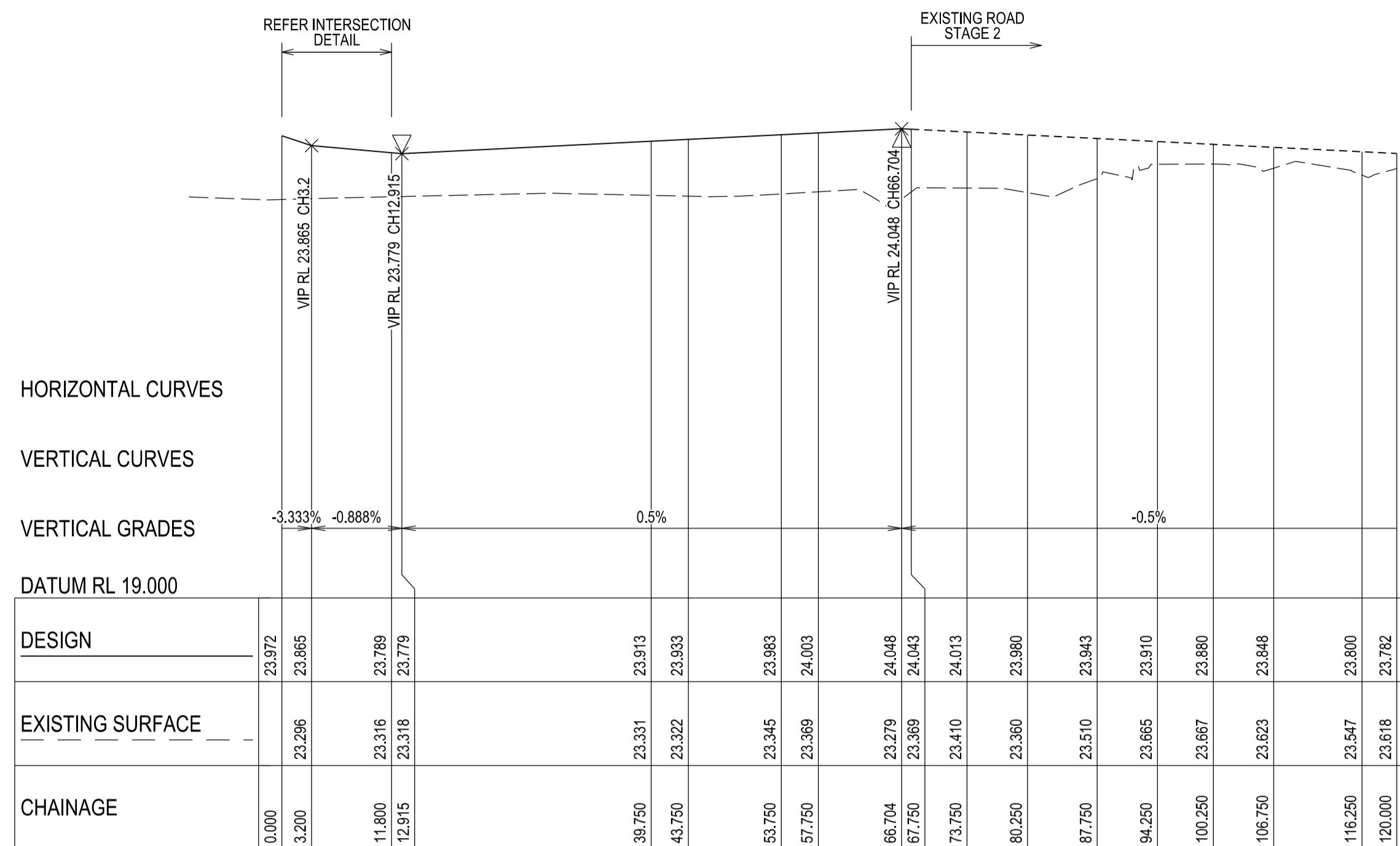


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COUNCIL:	CARDINIA SHIRE COUNCIL
TITLE:	100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER
LEMPRIERE ROAD LONGITUDINAL & CROSS SECTIONS	
DRG NO.	1470_4/R15
REV.	C
SHEET	15 OF 27



HOR 1:500 at A1
VER 1:50 at A1

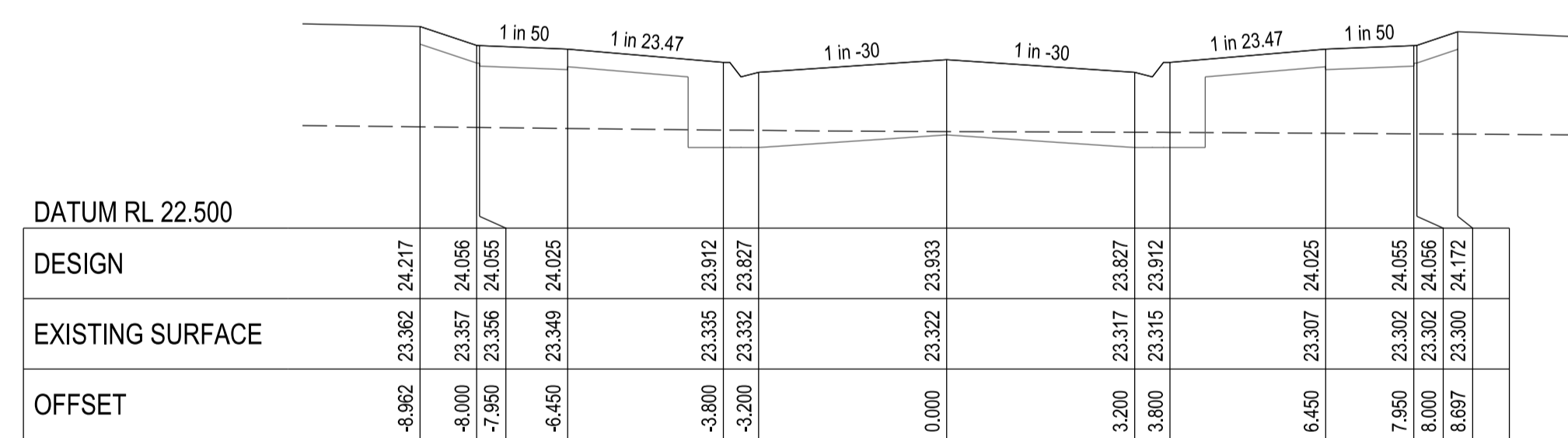


BLOSSOM STREET - LONGITUDINAL SECTION

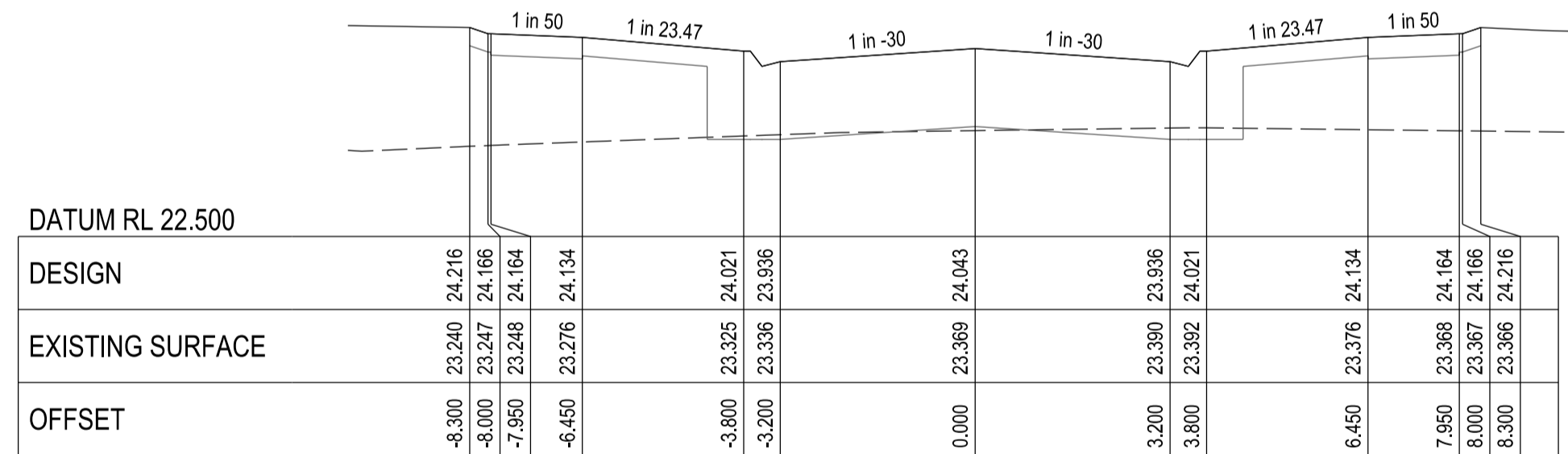
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:50

APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

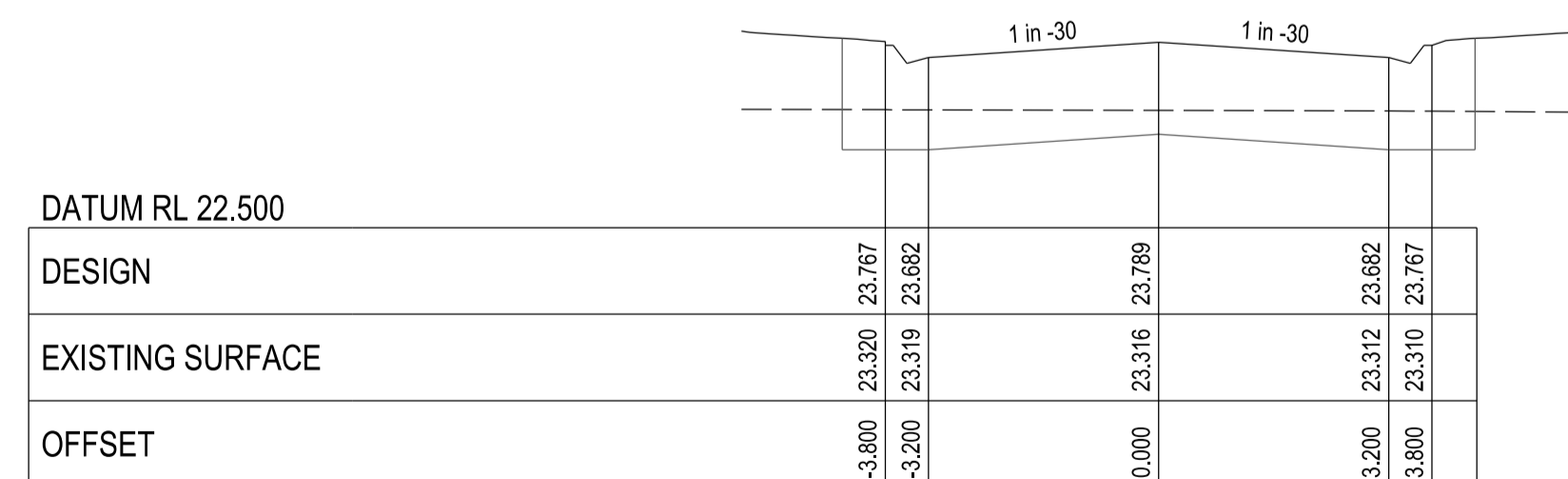
Sheet: 16 of 27
Approved by: S21-080
CARDINIA SHIRE COUNCIL
Date: Wednesday, 19 April 2023



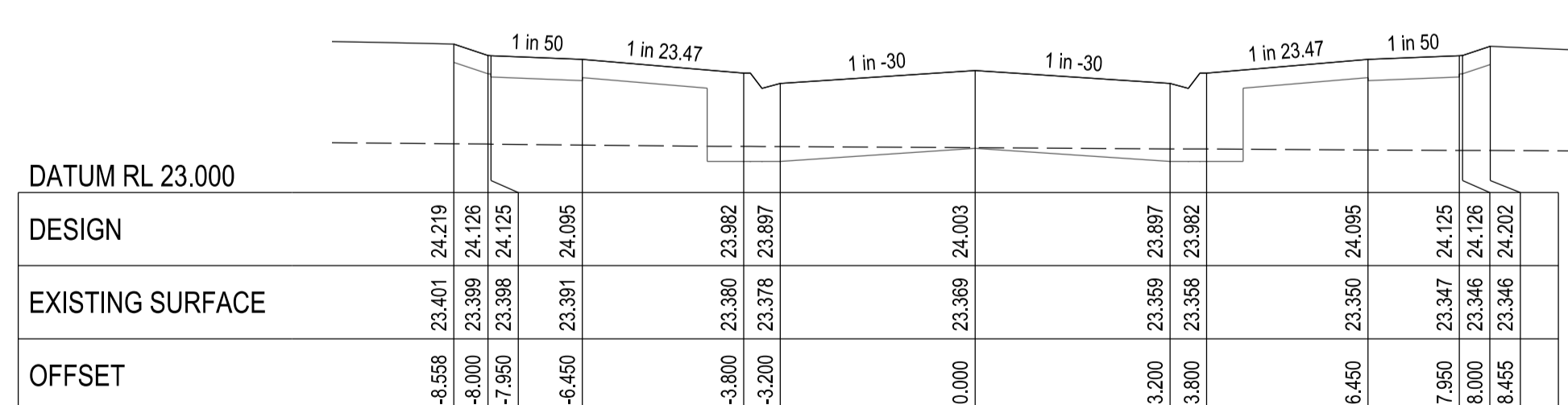
CHAINAGE 43.75



CHAINAGE 67.75



CHAINAGE 11.80



CHAINAGE 57.75



HOR 1:100 at A1
VER 1:50 at A1

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_4IE\2 - Design\6 - DGN\16 - S14.dgn

DRAWN: C.BAXTER	DATE: JUN 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: JUN 2022	DATE PRINTED: 20/03/2023
AUTHORISED: R.BREWSTER	DATE: JUN 2022	



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 4
70-100 LECKY ROAD, OFFICER

BLOSSOM STREET LONGITUDINAL & CROSS SECTIONS

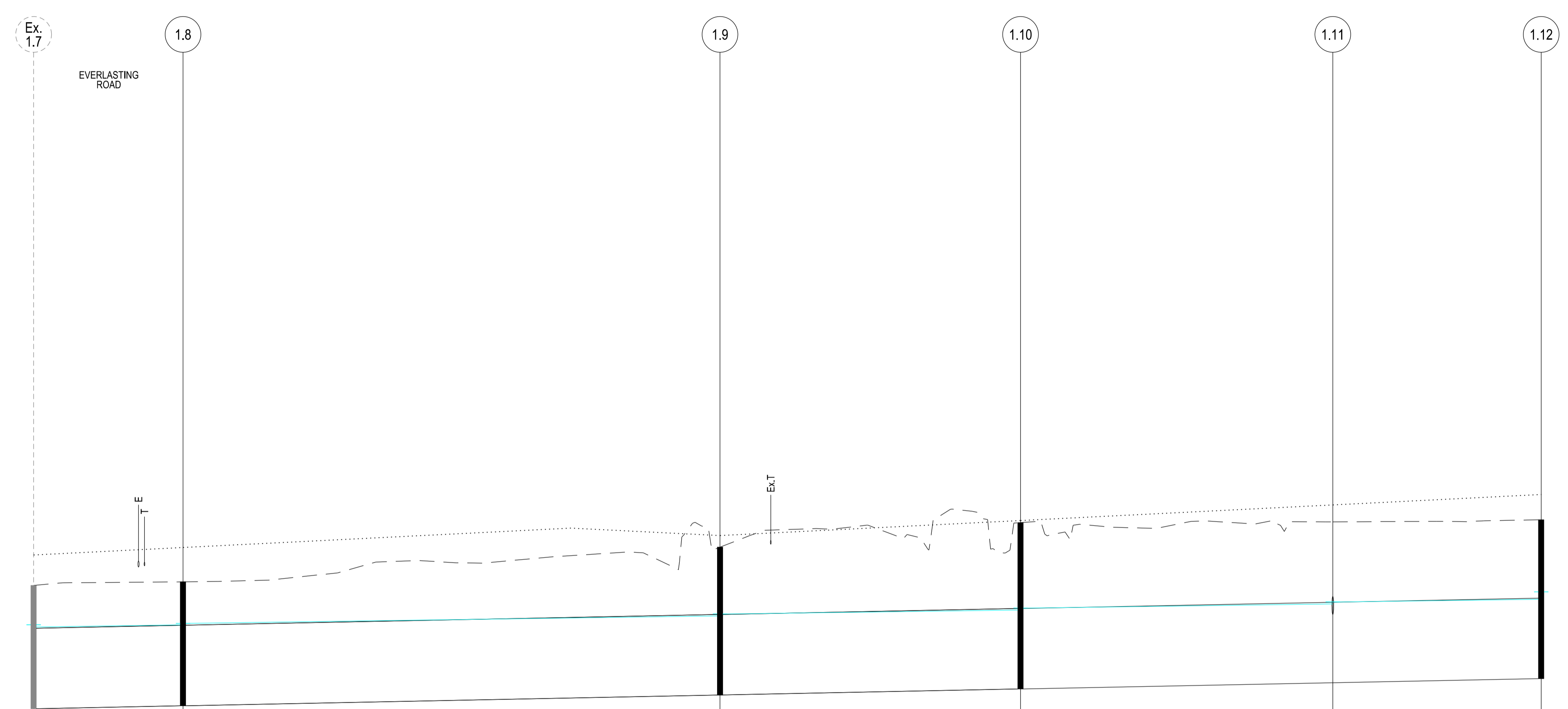
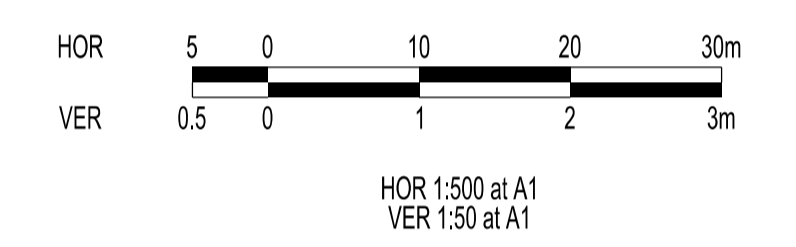
DRG NO. 1470_4/R16	REV. C	SHEET 16 OF 27
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WARNING
BEWARE OF UNDERGROUND SERVICES
 THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

Major Cables exist in the area, if your activities are within Telstra encroachment distances (see duty of care) contact 03 9632 9961 at least 2 business days before starting activity.

LOCATION OF WATER, GAS, ELECTRICITY AND TELECOMMUNICATION SERVICES ARE INDICATIVE ONLY

APPROVED CONSTRUCTION PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 Sheet: 17 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023



LEGEND
 FCR BACKFILL

PIPE GRADE (1 in) 1 in 500
 PIPE SIZE (mm) 1350
 PIPE CURVE RADIUS (m) 1350
 PIPE CLASS/TYPE Class=RCP
 Vcap - CAPACITY VELOCITY (m/s) Vcap=1.67
 Q - PIPE FLOW (m3/s) Q=1.993
 Qcap - CAPACITY FLOW (m3/s) Qcap=2.388

	13.00					
BACKFILL TYPE						
COVER (& NATURAL SURFACE) LEVEL (---)	22.009	22.070	22.652	23.064	23.076	23.111
DEPTH TO INVERT	2.068	2.078	2.479	2.790	2.698	2.572
HYDRAULIC GRADE LINE	21.123 21.351 21.313	21.348 21.373 21.373	21.498 21.531 21.530	21.598 21.620 21.629	21.699 21.732 21.731	21.777 21.903 21.882
INVERT LEVEL	19.942	19.992	20.173	20.273	20.378	20.447
PIPE CHAINAGE	155.390	160.440	250.489	300.882	383.241	388.182
LENGTH	(25.050)	(90.049)	(50.394)	(52.356)	(34.942)	

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_4IE\2 - Design\6 - DGN\17_S14.dgn

DRAWN: C.BAXTER	DATE: JUN 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: JUN 2022	DATE PRINTED: 20/03/2023
AUTHORISED: R.BREWSTER	DATE: JUN 2022	



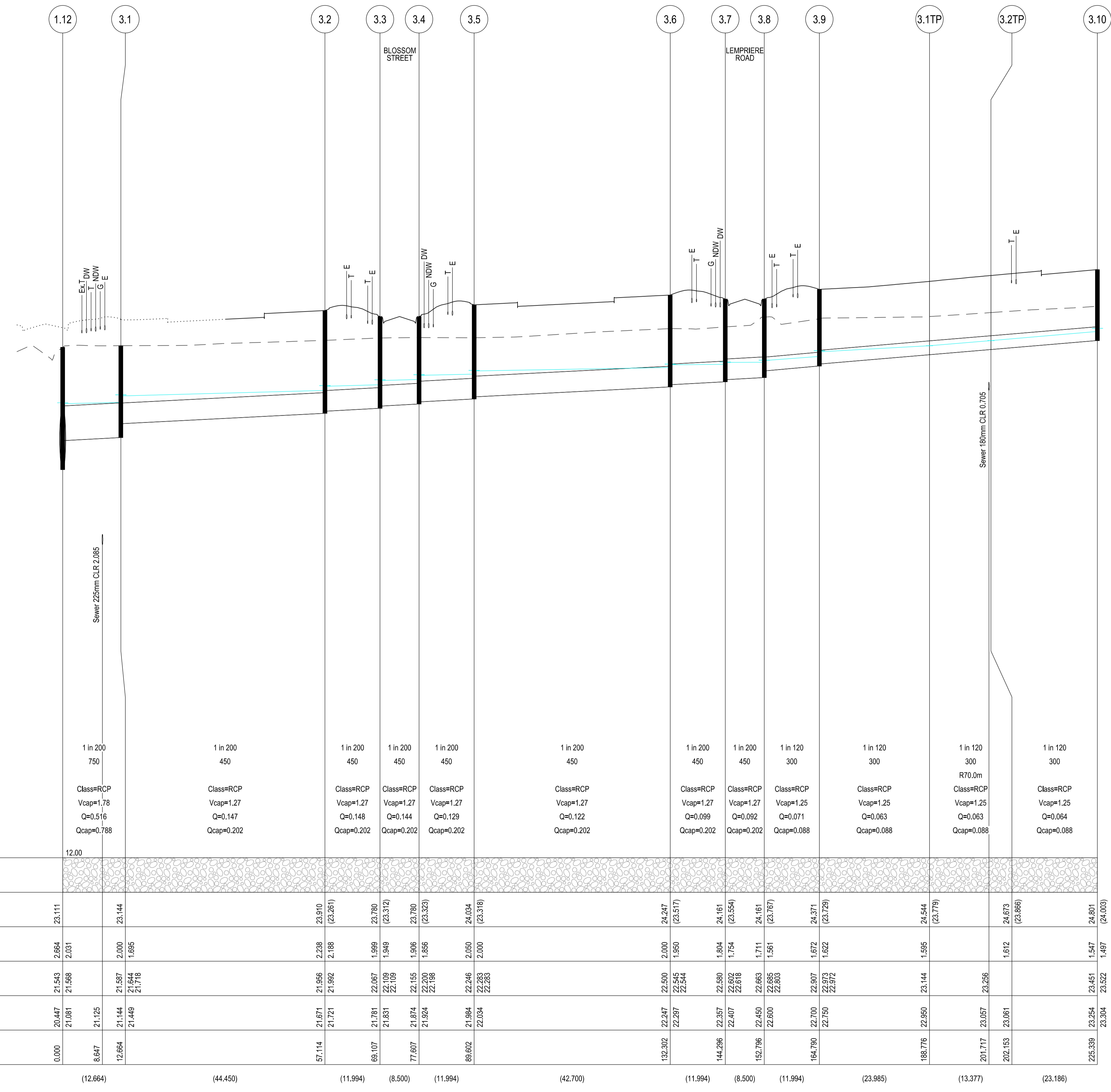
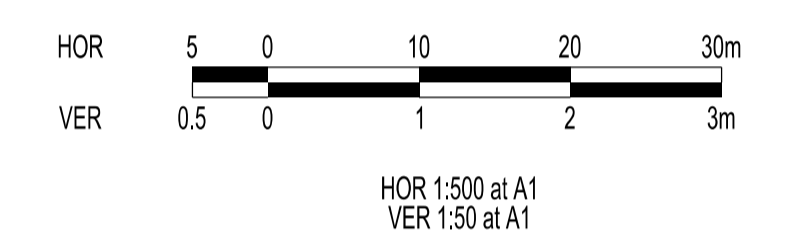
COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 4
 70-100 LECKY ROAD, OFFICER
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 1
 DRG NO. 1470_4/R17
 REV. C
 SHEET 17 OF 27

WARNING
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LOCATION OF WATER, GAS, ELECTRICITY AND TELECOMMUNICATION SERVICES ARE INDICATIVE ONLY

APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
 Sheet: 18 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023



LEGEND
 FCR BACKFILL

PIPE GRADE (1 in)
 PIPE SIZE (mm)
 PIPE CURVE RADIUS (m)
 PIPE CLASS/TYPE
 Vcap - CAPACITY VELOCITY (m/s)
 Q - PIPE FLOW (m3/s)
 Qcap - CAPACITY FLOW (m3/s)

DATUM RL	12.00																										
BACKFILL TYPE	FCR BACKFILL																										
COVER (& NATURAL SURFACE) LEVEL	23.111		23.144		23.910	23.861	23.780	23.312	23.780	23.323	24.034	23.316	24.247	23.517	24.161	23.594	24.161	23.767	24.371	23.729	24.544	23.779	24.673	23.866	24.801	24.003	
DEPTH TO INVERT	2.664	2.031	2.000	1.695	2.238	2.188	1.999	1.949	1.906	1.856	2.050	2.000	1.950	1.804	1.794	1.711	1.561	1.672	1.622	1.595	1.612	1.547	1.497	1.547	1.497	1.547	1.497
HYDRAULIC GRADE LINE	21.543	21.568	21.587	21.694	21.956	21.992	22.067	22.109	22.155	22.200	22.246	22.293	22.500	22.545	22.580	22.663	22.663	22.807	22.973	23.296	23.144	23.451	23.522	23.451	23.522	23.451	23.522
INVERT LEVEL	20.447	21.081	21.125	21.144	21.671	21.721	21.781	21.831	21.874	21.924	21.994	22.034	22.247	22.297	22.407	22.450	22.600	22.750	22.907	23.057	23.206	23.354	23.502	23.651	23.801	23.950	24.100
PIPE CHAINAGE	0.000	8.647	12.664		57.114		68.107		77.607		88.6102		132.302		144.296		152.796		164.790		188.776		201.717		202.153		225.339
LENGTH	(12.664)		(44.450)		(11.994)		(8.500)		(11.994)		(42.700)		(11.994)		(8.500)		(11.994)		(23.985)		(13.377)		(23.186)				

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_4IE\2 - Design\6 - DGN\R18_S14.dgn
 DRAWN: C.BAXTER DATE: JUN 2022 SCALE: AS SHOWN
 DESIGNED: R.COLMAN DATE: JUN 2022 DATE PRINTED: 20/03/2023
 AUTHORISED: R.BREWSTER DATE: JUN 2022



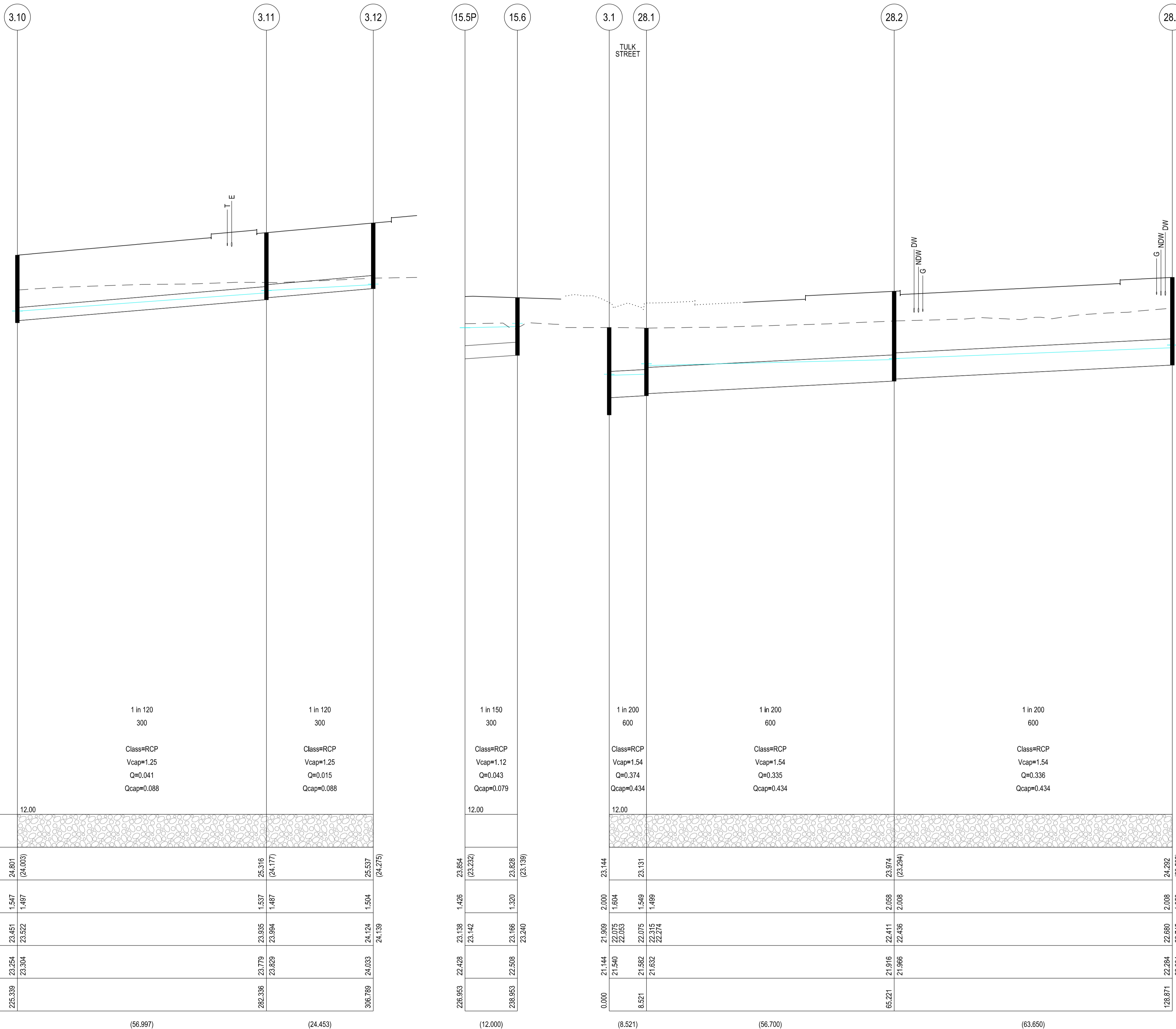
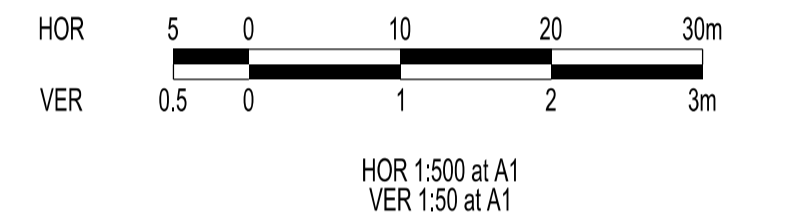
COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 4
 70-100 LECKY ROAD, OFFICER
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 2
 DRG NO. 1470_4/R18 REV. C SHEET 18 OF 27

WARNING
BEWARE OF UNDERGROUND SERVICES
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LOCATION OF WATER, GAS, ELECTRICITY AND TELECOMMUNICATION SERVICES ARE INDICATIVE ONLY

APPROVED CONSTRUCTION PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 Sheet: 19 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023



LEGEND



PIPE GRADE (1 in) 1 in 120
 PIPE SIZE (mm) 300
 PIPE CURVE RADIUS (m)
 PIPE CLASS/TYPE Class=RCP
 Vcap - CAPACITY VELOCITY (m/s) Vcap=1.25
 Q - PIPE FLOW (m3/s) Q=0.041
 Qcap - CAPACITY FLOW (m3/s) Qcap=0.088

DATE	DESCRIPTION	STATUS
19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

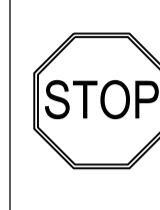
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DRAWN:	C.BAXTER	DATE:	JUN 2022
DESIGNED:	R.COLMAN	DATE:	JUN 2022
AUTHORISED:	R.BREWSTER	DATE:	JUN 2022
SCALE:	AS SHOWN		
DATE PRINTED:	20/03/2023		

<p>CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS</p>			
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 PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER			
DRAINAGE LONGITUDINAL SECTIONS - SHEET 3			
DRG NO. 1470_4/R19	REV. C	SHEET 19 OF 27	

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.

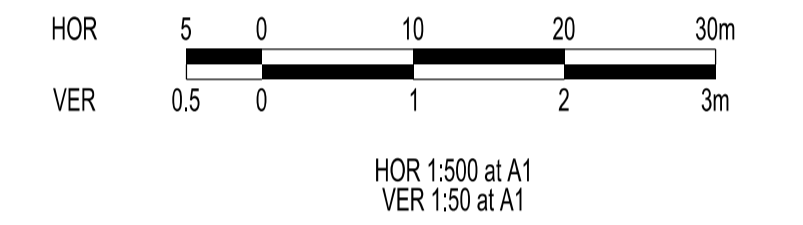
Major Cables exist in the area, if your activities are within Telstra encroachment distances (See duty of care) contact 03 9632 9961 at least 2 business days before starting activity.



LOCATION OF WATER, GAS, ELECTRICITY AND TELECOMMUNICATION SERVICES ARE INDICATIVE ONLY

APPROVED CONSTRUCTION PLAN PLANNING AND ENVIRONMENT ACT 1987 CARDINIA PLANNING SCHEME

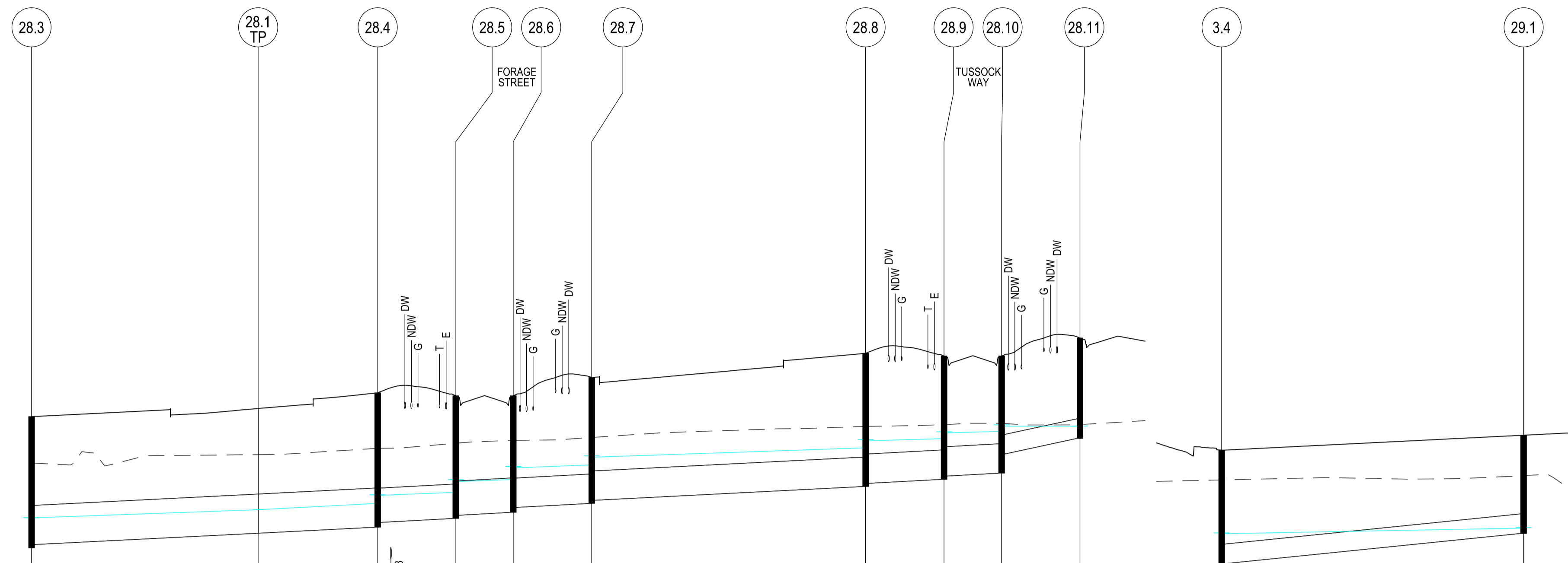
Sheet: 20 of 27
Approved by: S21-080
CARDINIA SHIRE COUNCIL
Date: Wednesday, 19 April 2023



LEGEND
FCR BACKFILL

PIPE GRADE (1 in)
PIPE SIZE (mm)
PIPE CURVE RADIUS (m)
PIPE CLASS/TYPE
Vcap - CAPACITY VELOCITY (m/s)
Q - PIPE FLOW (m3/s)
Qcap - CAPACITY FLOW (m3/s)

DATUM RL	12.00																	
BACKFILL TYPE																		
COVER (& NATURAL SURFACE) LEVEL (---)	24.292 (23.962)	24.417 (23.711)	24.657 (23.808)	24.612 (23.886)	24.612 (23.929)	24.680 (23.973)	25.261 (24.142)	25.221 (24.169)	25.221 (24.190)	25.495 (24.171)	23.780 (23.323)	24.008 (23.990)						
DEPTH TO INVERT	2.008 1.968	1.909	2.058 1.963	1.879 1.829	1.785 1.710	1.927 1.877	2.039 1.989	1.889 1.839	1.501	1.535	1.906 1.738	1.504 1.504						
HYDRAULIC GRADE LINE	22.680 22.745	22.898	22.962 23.095 23.088	23.132 23.327 23.300	23.327 23.531 23.509	23.552 23.872 23.673	23.813 23.943 23.923	23.955 24.057 24.044	24.065 24.166 24.147	24.146 24.148	22.409 22.514 22.500	22.586 22.586						
INVERT LEVEL	22.284 22.334	22.508	22.598 22.674	22.734 22.794	22.828 22.903 22.919	22.963 23.013	23.222 23.272	23.332 23.382	23.426 23.470	23.590	21.874 22.042	22.302	22.504 22.504					
PIPE CHAINAGE	128.871	163.530	181.820	183.830	190.085	193.759	202.559	206.103	214.554	256.454	264.904	268.448	277.248	280.792	288.242			
LENGTH	(34.659)	(18.289)	(11.940)	(8.800)	(11.994)	(41.900)	(11.994)	(8.800)	(11.994)	(46.200)								



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_41E\2 - Design\6 - DGN\1470_S14.dgn

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DESIGNED: R.COLMAN	DATE: JUN 2022	DATE PRINTED: 20/03/2023
AUTHORISED: R.BREWSTER	DATE: JUN 2022	



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COUNCIL: CARDINIA SHIRE COUNCIL

TITLE: 100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 4
70-100 LECKY ROAD, OFFICER

DRAINAGE LONGITUDINAL SECTIONS - SHEET 4

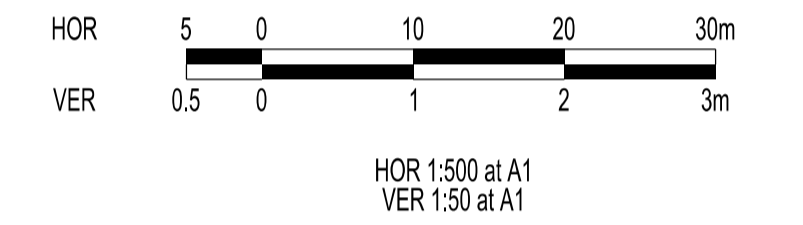
WARNING
BEWARE OF UNDERGROUND SERVICES
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APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Sheet: 21 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023



LEGEND



PIPE GRADE (1 in) 1 in 100
 PIPE SIZE (mm) 300
 PIPE CURVE RADIUS (m) 300
 PIPE CLASS/TYPE Class=RCP
 Vcap - CAPACITY VELOCITY (m/s) Vcap=1.37
 Q - PIPE FLOW (m3/s) Q=0.015
 Qcap - CAPACITY FLOW (m3/s) Qcap=0.097

DATE	20.978	21.448	21.982	23.360
BACKFILL TYPE				
COVER (& NATURAL SURFACE) LEVEL	24.402	24.161	24.161	24.300
DEPTH TO INVERT		1.711	1.647	1.502
HYDRAULIC GRADE LINE	22.450	22.785	22.829	22.891
INVERT LEVEL	22.450	22.513	22.513	22.771
PIPE CHAINAGE	-20.402			4.998
LENGTH				(28.429)

DATE	19.700	20.600	20.600	20.600	20.600	20.600	20.600	20.600	20.600
BACKFILL TYPE									
COVER (& NATURAL SURFACE) LEVEL	24.612	24.710	24.710	24.710	24.710	24.710	24.710	24.710	24.710
DEPTH TO INVERT		1.596	1.536	1.536	1.536	1.536	1.536	1.536	1.536
HYDRAULIC GRADE LINE	22.828	23.124	23.559	23.754	23.754	23.754	23.754	23.754	23.754
INVERT LEVEL	22.828	23.124	23.174	23.607	23.607	23.607	23.607	23.607	23.607
PIPE CHAINAGE	0.000	19.700	20.600	30.700	35.500	35.500	35.500	35.500	35.500
LENGTH									(35.500)

DATE	19.700	20.600	20.600	20.600	20.600	20.600	20.600	20.600	20.600
BACKFILL TYPE									
COVER (& NATURAL SURFACE) LEVEL	24.612	24.710	24.710	24.710	24.710	24.710	24.710	24.710	24.710
DEPTH TO INVERT		1.596	1.536	1.536	1.536	1.536	1.536	1.536	1.536
HYDRAULIC GRADE LINE	22.828	23.124	23.559	23.754	23.754	23.754	23.754	23.754	23.754
INVERT LEVEL	22.828	23.124	23.174	23.607	23.607	23.607	23.607	23.607	23.607
PIPE CHAINAGE	0.000	19.700	20.600	30.700	35.500	35.500	35.500	35.500	35.500
LENGTH									(35.500)

DATE	23.898	25.600	25.600	25.600	25.600	25.600	25.600	25.600	25.600
BACKFILL TYPE									
COVER (& NATURAL SURFACE) LEVEL	24.426	24.199	24.199	24.199	24.199	24.199	24.199	24.199	24.199
DEPTH TO INVERT		1.788	1.713	1.713	1.713	1.713	1.713	1.713	1.713
HYDRAULIC GRADE LINE	23.476	23.561	23.636	23.636	23.636	23.636	23.636	23.636	23.636
INVERT LEVEL	23.476	23.561	23.636	23.636	23.636	23.636	23.636	23.636	23.636
PIPE CHAINAGE	23.898	25.600	28.700	30.700	33.800	33.800	33.800	33.800	33.800
LENGTH									(25.600)

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_4IE\2 - Design\6 - DGN\R21_S14.dgn

DRAWN: C.BAXTER	DATE: JUN 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: JUN 2022	DATE PRINTED: 20/03/2023
AUTHORISED: R.BREWSTER	DATE: JUN 2022	



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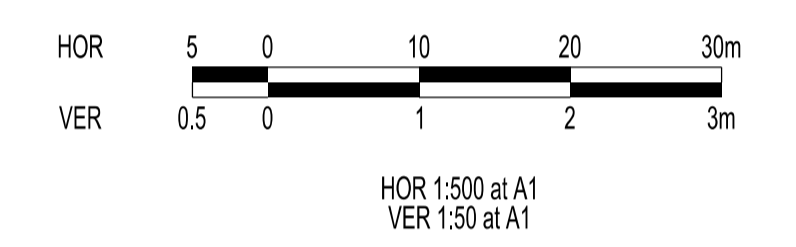
COUNCIL: CARDINIA SHIRE COUNCIL		
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER		
DRAINAGE LONGITUDINAL SECTIONS - SHEET 5		
DRG NO. 1470_4/R21	REV. C	SHEET 21 OF 27

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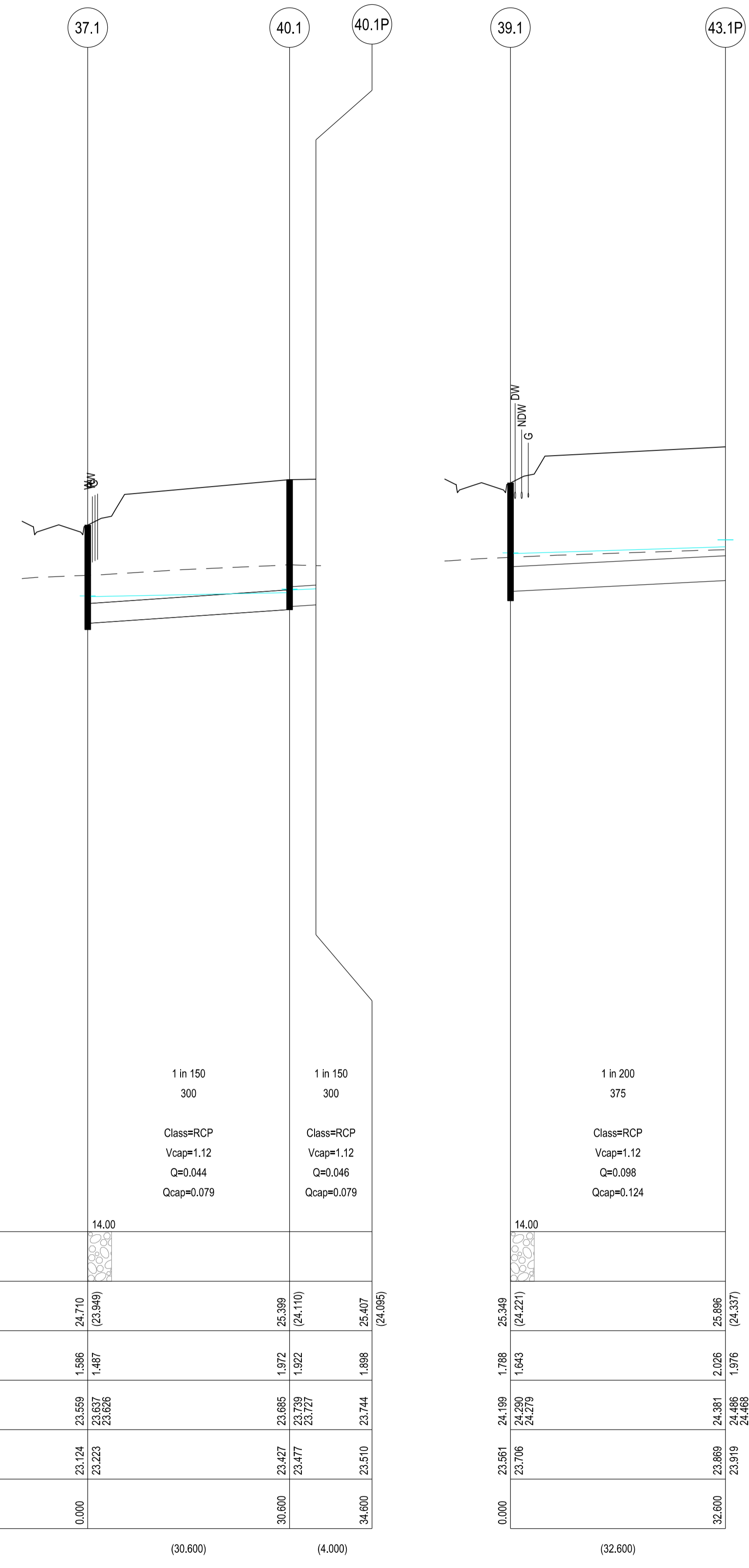
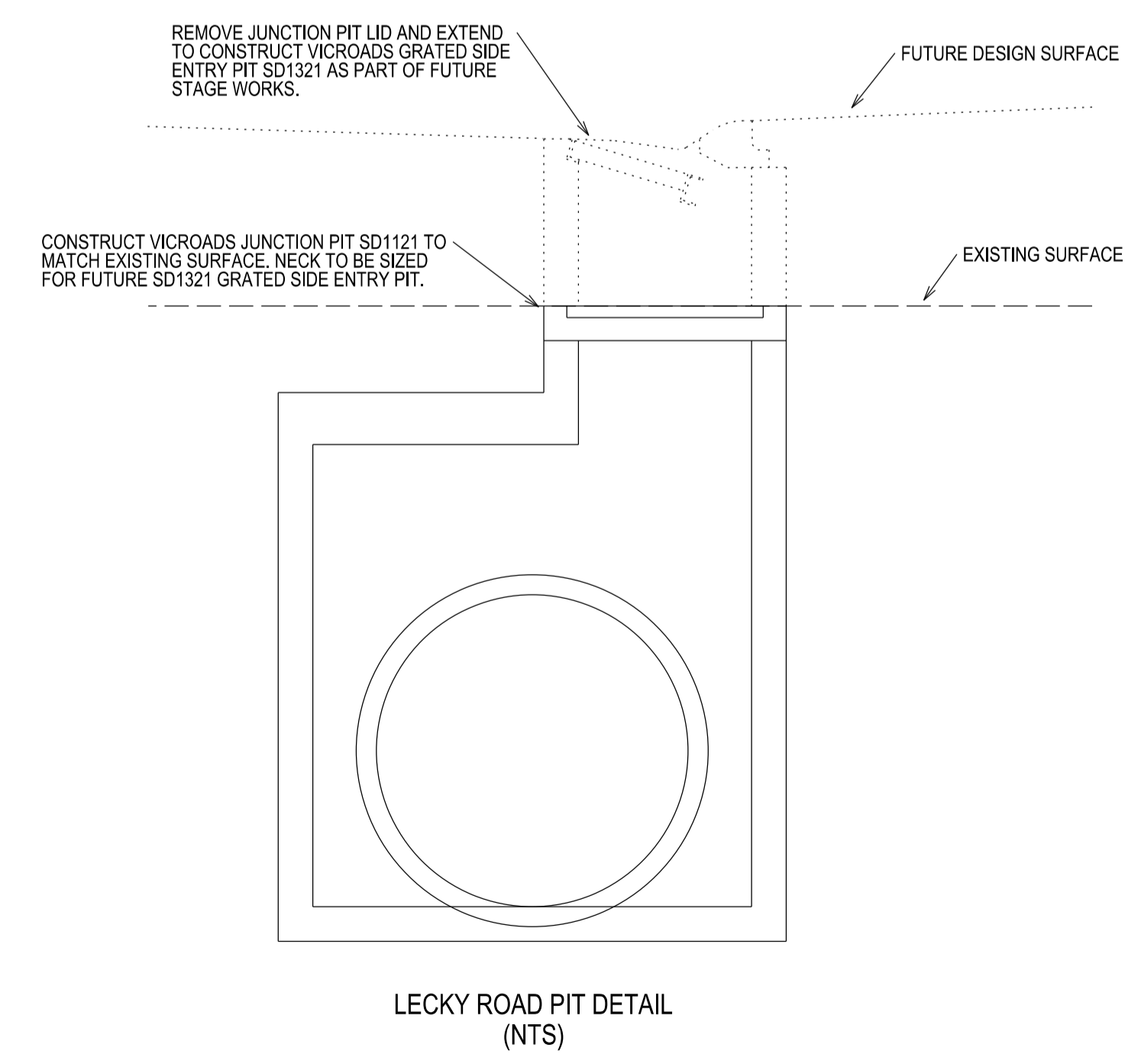
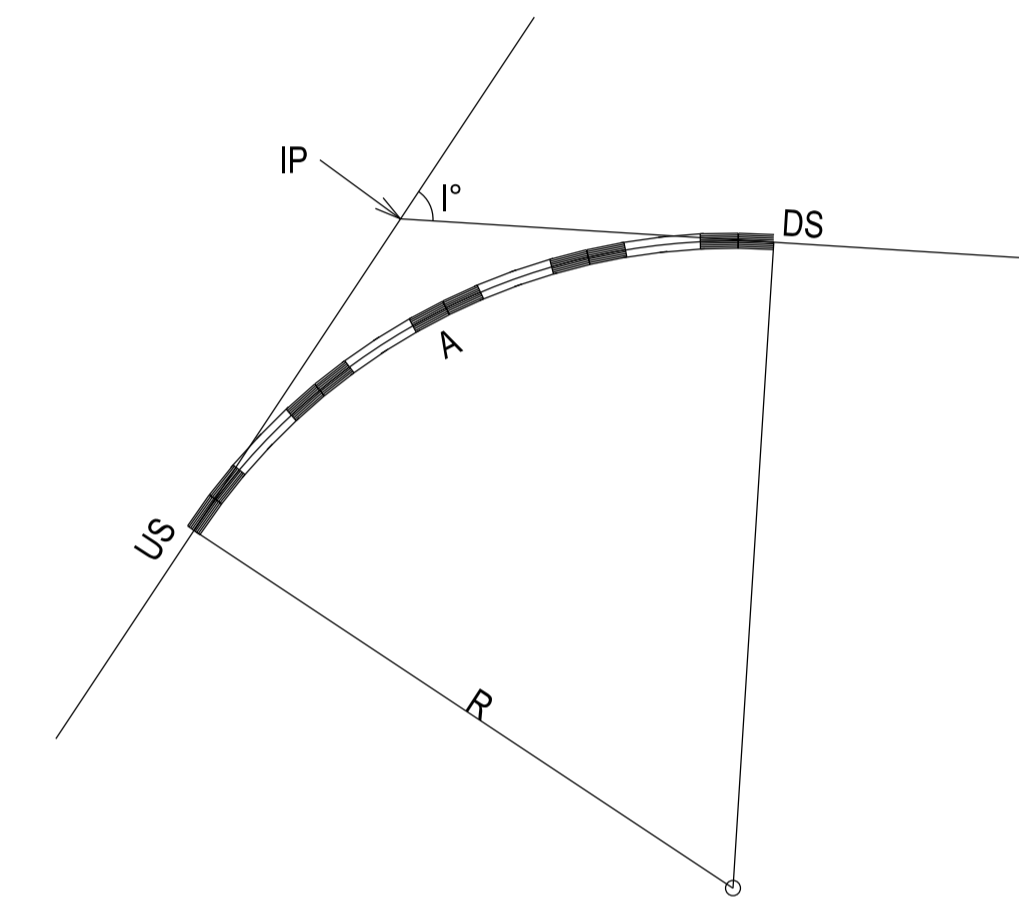
Major Cables exist in the area, if your activities are within Telstra encroachment distances (see duty of care) contact 03 9632 9961 at least 2 business days before starting activity.

LOCATION OF WATER, GAS, ELECTRICITY AND TELECOMMUNICATION SERVICES ARE INDICATIVE ONLY

APPROVED CONSTRUCTION PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 Sheet: 22 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023



Curve Location	US	R (m)	A (m)	I	IP	Easting	Northing	Joint Type
3.1TP	3.2TP	70	13.377	10°56'58"	361802.96	5783957.73	Rubber Ring Joint	
28.1TP	28.5	155	17.714	06°32'53"	361794.36	5783954.64	Rubber Ring Joint	



LEGEND
 FCR BACKFILL
 PIPE GRADE (1 in)
 PIPE SIZE (mm)
 PIPE CURVE RADIUS (m)
 PIPE CLASS/TYPE
 Vcap - CAPACITY VELOCITY (m/s)
 Q - PIPE FLOW (m3/s)
 Qcap - CAPACITY FLOW (m3/s)

DATUM RL	14.00			
BACKFILL TYPE				
COVER (& NATURAL SURFACE) LEVEL	24.710 (24.349)	25.399 (24.110)	25.407 (24.095)	
DEPTH TO INVERT	1.586 1.487	1.972 1.922	1.888	
HYDRAULIC GRADE LINE	23.559 23.637 23.626	23.685 23.739 23.727	23.744	
INVERT LEVEL	23.124 23.223	23.427 23.477	23.510	
PIPE CHAINAGE	0.000	30.600	34.600	
LENGTH		(30.600)	(4.000)	

BACKFILL TYPE				
COVER (& NATURAL SURFACE) LEVEL	25.349 (24.221)	25.865 (24.337)		
DEPTH TO INVERT	1.788 1.643	2.026 1.976		
HYDRAULIC GRADE LINE	24.199 24.290 24.279	24.381 24.468 24.468		
INVERT LEVEL	23.561 23.706	23.860 23.919		
PIPE CHAINAGE	0.000	32.600		
LENGTH		(32.600)		

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

VERSION DETAILS:

FILENAME: P:\1470\1470_4IE\2 - Design\6 - DGN\DR22_S14.dgn

DRAWN: C.BAXTER DATE: JUN 2022 SCALE: AS SHOWN

DESIGNED: R.COLMAN DATE: JUN 2022 DATE PRINTED: 20/03/2023

AUTHORISED: R.BREWSTER DATE: JUN 2022

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 PLACE ESTATE - STAGE 4
 70-100 LECKY ROAD, OFFICER
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 6
 CURVE PIPE DETAILS & LECKY ROAD PIT DETAIL

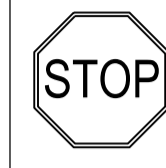
DRG NO. 1470_4/R22 REV. C SHEET 22 OF 27

PIT SCHEDULE												
PIT NAME	TYPE	EASTING	NORTHING	INTERNAL WD	LEN	INLET DIA	INV LEV	OUTLET DIA	INV LEV	PIT SETOUT RL	DEPTH	REMARKS
1.12	GSEP	361813.500	5783781.281	1800	2250	1200	20.539	1350	20.447	23.111	2.664	Refer to Lecky Road pit detail. Provide blackout in south & west walls. 750 21.081 300 21.889 Line 3 Enters Line 65 Enters
1.11	PP	361848.445	5783781.220			1350	20.377	1350	20.378	23.076	2.698	Pipe to Pipe Connection MW 7251/08/425 300 21.524 Line 35 Enters
1.10	GSEP	361900.792	5783782.440	1800	1000	1350	20.273	1350	20.273	23.064	2.790	Refer to Lecky Road pit detail. Provide blackout in south wall. 300 21.462 Line 64 Enters
1.9	GSEP	361951.181	5783783.109	1800	1000	1350	20.173	1350	20.173	22.652	2.479	Refer to Lecky Road pit detail. Provide blackout in south wall. 300 21.210 Line 63 Enters
1.8	GSEP	362041.223	5783784.307	1800	1000	1350	19.992	1350	19.992	22.070	2.078	Refer to Lecky Road pit detail. Provide blackout in south wall. 300 21.022 Line 62 Enters
Ex. 1.7		362066.418	5783784.791			1350	19.942	1350	19.942	22.009	2.068	Existing Pit
3.12	JP	361822.650	5784067.315	600	900			300	24.033	25.537	1.504	EDCM 605
3.11	GSEP	361818.325	5784043.247	600	900	300	23.829	300	23.779	25.316	1.537	EDCM 603
3.10	GSEP	361808.243	5783987.149	600	900	300	23.304	300	23.254	24.801	1.547	EDCM 603
3.2TP		361804.142	5783964.329			300	23.061	300	23.061	24.673	1.612	Tangent Point - Curved Pipe Radius R70m
3.1TP		361803.044	5783951.017			300	22.950	300	22.950	24.544	1.595	Tangent Point - Curved Pipe Radius R70m
3.9	GSEP	361803.363	5783927.034	600	900	300	22.750	300	22.700	24.371	1.672	EDCM 603
3.8	DBGSEP	361812.270	5783919.002	600	900	300	22.600	450	22.450	24.161	1.711	EDCM 604 300 22.513 Line 31 Enters
3.7	DBGSEP	361812.383	5783910.502	600	900	450	22.407	450	22.357	24.161	1.804	EDCM 604
3.6	JP	361803.692	5783902.236	600	900	450	22.297	450	22.247	24.247	2.000	EDCM 605
3.5	GSEP	361804.259	5783859.540	600	900	450	22.034	450	21.984	24.034	2.050	EDCM 603
3.4	DBGSEP	361813.167	5783851.508	600	900	450	21.924	450	21.874	23.780	1.906	EDCM 604 300 22.042 Line 29 Enters
3.3	DBGSEP	361813.279	5783843.008	600	900	450	21.831	450	21.781	23.780	1.999	EDCM 604
3.2	JP	361804.589	5783834.742	600	900	450	21.721	450	21.671	23.910	2.238	EDCM 605
3.1	GSEP	361805.179	5783790.296	600	1650	450	21.449	750	21.144	23.144	2.000	Construct EDCM 607 to existing surface level. Future GSEP to be constructed to design levels as part of future stage works. 600 21.540 Line 28 Enters
15.6	JP	361859.372	5783813.768	600	900			300	22.508	23.828	1.320	EDCM 605
15.5P	PP	361871.371	5783813.927			300	22.428	300	22.428	23.854	1.426	Pipe to Pipe Connection
28.11	GSEP	361811.728	5784054.596	600	900			300	23.960	25.495	1.535	EDCM 603
28.10	DBGSEP	361801.625	5784048.131	600	900	300	23.720	450	23.426	25.221	1.795	EDCM 604 450 23.476 Line 39 Enters
28.90	DBGSEP	361800.069	5784039.470	600	900	450	23.382	450	23.332	25.221	1.889	EDCM 604
28.8	JP	361807.289	5784029.892	600	900	450	23.272	450	23.222	25.261	2.039	EDCM 605
28.7	GSEP	361799.877	5783988.653	600	900	450	23.013	450	22.963	24.890	1.927	EDCM 603
28.6	DBGSEP	361789.774	5783982.188	600	900	450	22.903	525	22.828	24.612	1.785	EDCM 604 375 23.058 Line 37 Enters
28.5	DBGSEP	361788.224	5783973.525	600	1050	525	22.784	525	22.734	24.612	1.879	EDCM 604 & EDCM 607
28.4	JP	361795.472	5783964.037	900	1050	525	22.674	600	22.599	24.657	2.058	EDCM 607. Curved Pipe Radius R155m
28.1TP		361794.613	5783945.779			600	22.508	600	22.508	24.417	1.909	Tangent Point - Curved Pipe Radius R155m
28.3	GSEP	361795.073	5783911.123	900	900	600	22.334	600	22.284	24.292	2.008	EDCM 603 & EDCM 607
28.2	GSEP	361795.919	5783847.478	900	900	600	21.966	600	21.916	23.974	2.058	EDCM 603 & EDCM 607
28.1	DBGSEP	361796.672	5783790.783	900	900	600	21.632	600	21.582	23.131	1.549	Construct EDCM 607 to existing surface level. Future DBGSEP to be constructed to design levels as part of future stage works.
29.1	JP	361859.363	5783852.108	600	900			300	22.504	24.008	1.504	EDCM 605
31.1	JP	361840.697	5783919.380	600	900			300	22.798	24.300	1.502	EDCM 605
35.2	JP	361843.220	5783825.154	600	900			300	22.115	23.991	1.876	EDCM 605
35.1	JP	361843.691	5783789.658	600	900	300	21.607	300	21.557	23.754	2.198	EDCM 605
37.1P		361758.574	5783987.795			300	23.210	300	23.210	24.766	1.556	Cap and seal end of pipe
37.1	JP	361770.385	5783985.672	600	900	300	23.174	375	23.124	24.710	1.586	EDCM 605 with heavy duty pit lid 300 23.223 Line 40 Enters
39.1P	EP	361772.394	5784053.385			300	23.664	300	23.664	25.37	1.706	Cap and seal end of pipe
39.1	JP	361776.429	5784052.659	600	900	300	23.636	450	23.561	25.349	1.788	EDCM 605. Provide blackout in west wall. 375 23.706 Line 43 Enters
40.1P	EP	361770.88	5784016.674			300	23.510	300	23.510	25.407	1.898	Cap and seal end of pipe
40.1	JP	361775.798	5784015.790	600	900	300	23.477	300	23.427	25.399	1.972	EDCM 605. Provide blackout in west wall.
43.1P	EP	361782.196	5784084.745			375	23.919	375	23.869	25.896	2.026	Cap and seal end of pipe

- NOTE:
1. xy setout to pit lid centre
2. setout level to pit cover level
3. Pits deeper than 2.5m require either gatic or locking fibre glass type pit lids
4. Step Irons to be provided in all pits as per EDCM609

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APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Sheet: 23 of 27
Approved by: S21-080
CARDINIA SHIRE COUNCIL
Date: Wednesday, 19 April 2023

VERSION DETAILS:

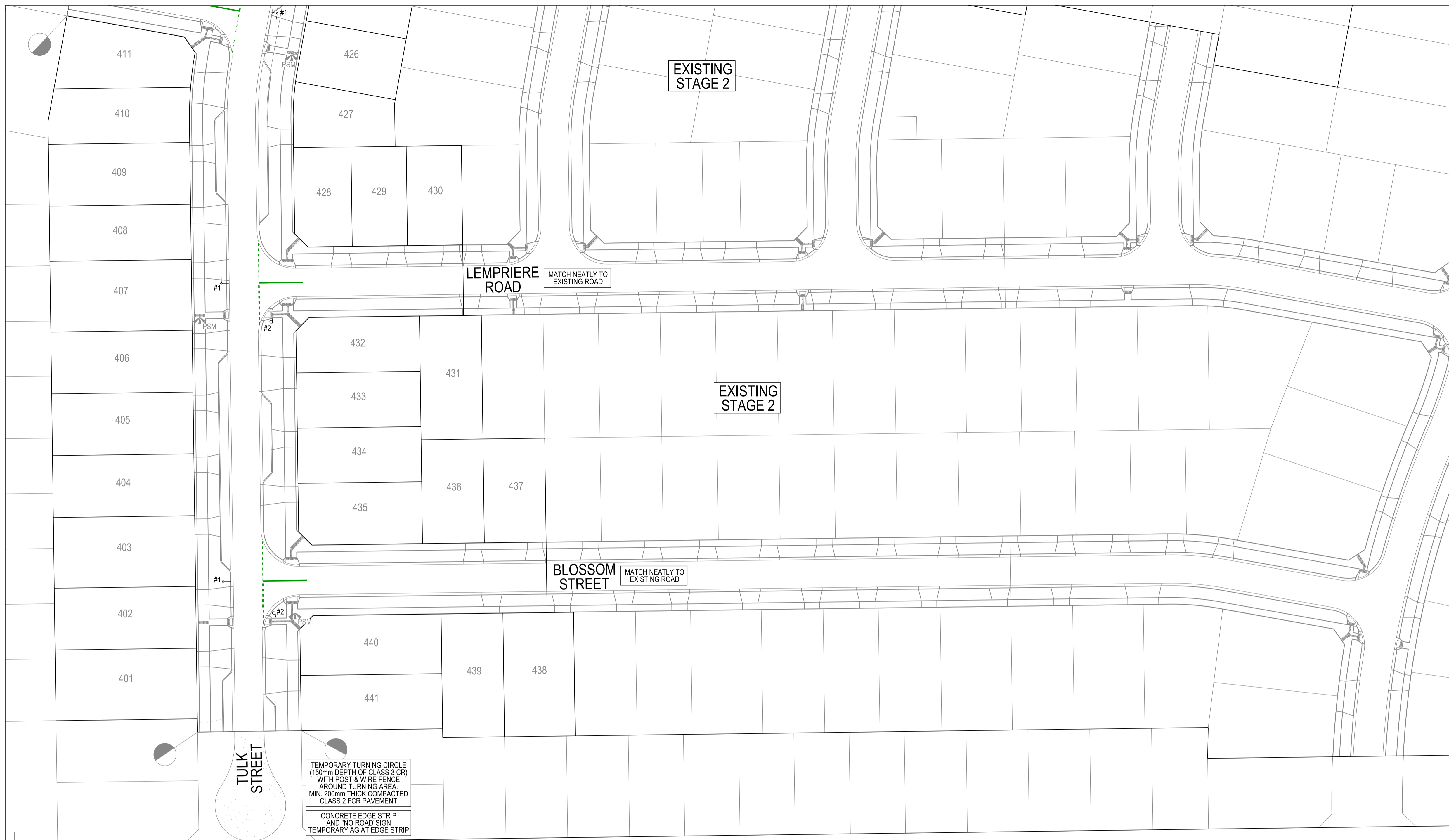
REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
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C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_4IE2 - Design\6 - DGN\1470_S4.dgn

DRAWN:	C.BAXTER	DATE:	JUN 2022	SCALE:	AS SHOWN
DESIGNED:	R.COLMAN	DATE:	JUN 2022	DATE PRINTED:	20/03/2023
AUTHORISED:	R.BREWSTER	DATE:	JUN 2022		

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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 PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER
DRAINAGE PIT SCHEDULE	
DRG NO:	1470_4/R23
REV:	C
SHEET	23 OF 27



LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY TELECOMMUNICATION (REFER TO APPROVED ELECTRICAL AND COMMS PLAN) } CONDUITS
- GAS DRINKING WATER NON DRINKING WATER } CONDUITS
- ELECTRICITY MAIN
- TELECOMMUNICATION MAIN
- GAS MAIN
- DRINKING WATER MAIN
- NON DRINKING WATER MAIN
- SEWER MAIN, MAINTENANCE STRUCTURES AND SEWER PROPERTY BRANCHES
- PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
- EXISTING DRAINAGE AND PIT AND FUTURE DRAINAGE AND PIT
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (MELBOURNE WATER ASSET)
- DRAINAGE PIT NUMBER
- PROPOSED CUT AREAS
- PROPOSED FILL AREAS >200mm
- E00.00 EXISTING SURFACE LEVEL
- D00.00 DESIGN SURFACE LEVEL
- B00.00 TOP OF BATTER LEVEL
- P00.00 PADS LEVEL
- #1 STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION

TEMPORARY TURNING CIRCLE (150mm DEPTH OF CLASS 3 CR) WITH POST & WIRE FENCE AROUND TURNING AREA. MIN. 200mm THICK COMPACTED CLASS 2 FCR PAVEMENT

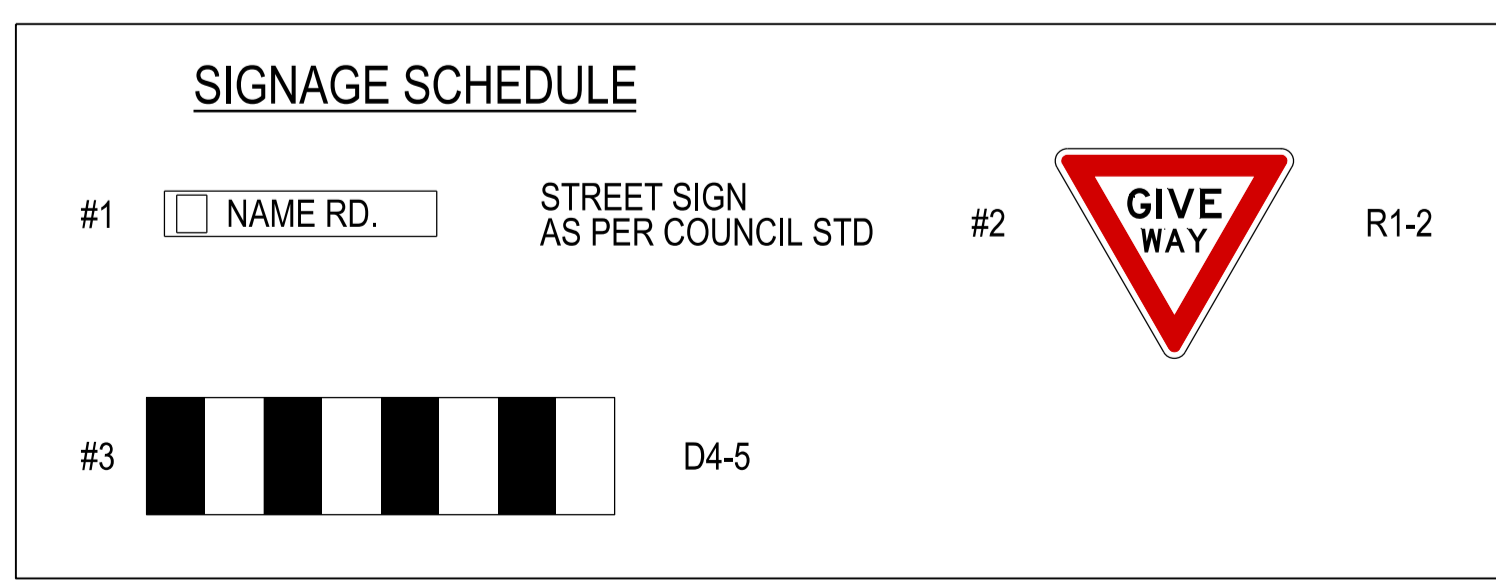
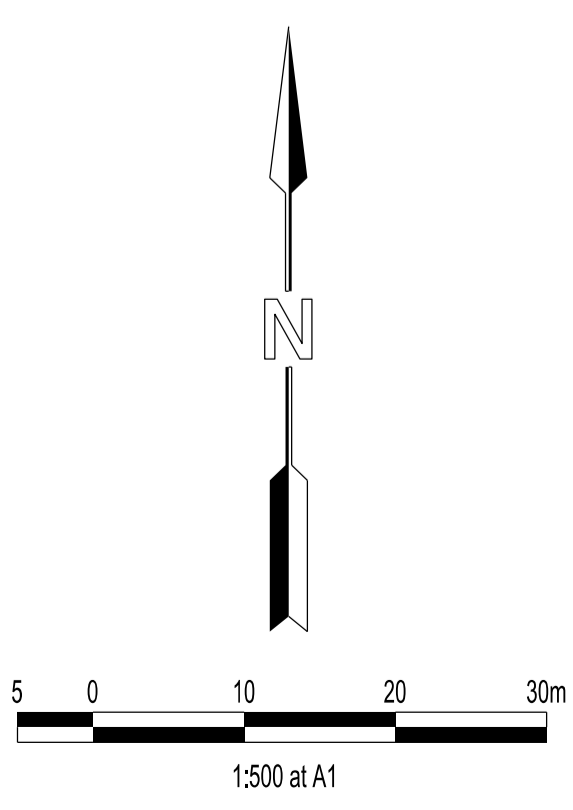
CONCRETE EDGE STRIP AND "NO ROAD" SIGN TEMPORARY AG AT EDGE STRIP

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
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C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_41E\2 - Design\6 - DGN\R24_S14.dgn

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DESIGNED:	R.COLMAN	DATE:	JUN 2022	DATE PRINTED:	20/03/2023
AUTHORISED:	R.BREWSTER	DATE:	JUN 2022		



APPROVED CONSTRUCTION PLAN PLANNING AND ENVIRONMENT ACT 1987 CARDINIA PLANNING SCHEME

Sheet: 24 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023

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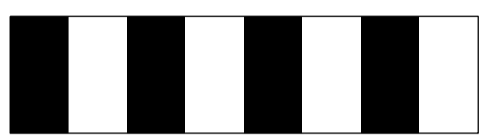
COUNCIL: CARDINIA SHIRE COUNCIL

TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 4 70-100 LECKY ROAD, OFFICER

SIGNAGE & LINEMARKING PLAN 1


DRG NO. 1470_4/R24	REV. C	SHEET 24 OF 27
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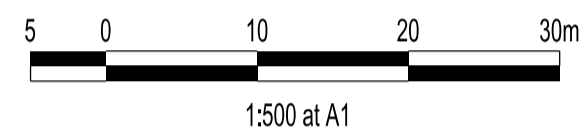
SIGNAGE SCHEDULE

- #1  NAME RD. STREET SIGN AS PER COUNCIL STD
- #2  R1-2
- #3  D4-5

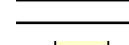









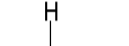







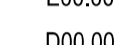
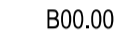
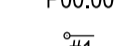






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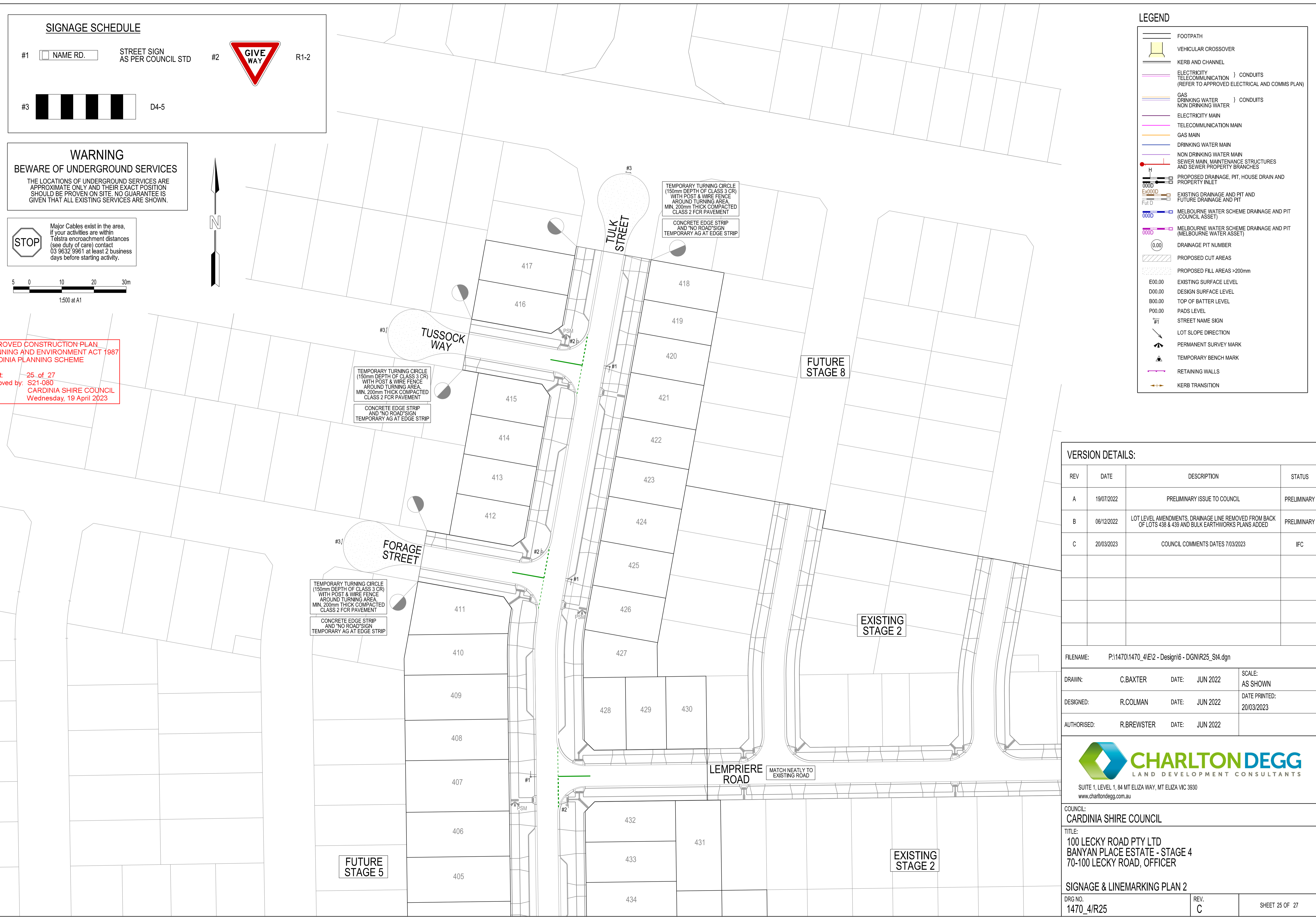


LEGEND

-  FOOTPATH
-  VEHICULAR CROSSOVER
-  KERB AND CHANNEL
-  ELECTRICITY TELECOMMUNICATION } CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
-  GAS DRINKING WATER NON DRINKING WATER } CONDUITS
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-  NON DRINKING WATER MAIN
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-  B00.00 TOP OF BATTER LEVEL
-  P00.00 PADS LEVEL
-  #1 STREET NAME SIGN
-  LOT SLOPE DIRECTION
-  PERMANENT SURVEY MARK
-  TEMPORARY BENCH MARK
-  RETAINING WALLS
-  KERB TRANSITION

APPROVED CONSTRUCTION PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Sheet: 25 of 27
Approved by: S21-080
Date: CARDINIA SHIRE COUNCIL
Wednesday, 19 April 2023



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME:	P:\1470\1470_41E2 - Design\6 - DGN\R25_S4.dgn		
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DESIGNED:	R.COLMAN	DATE:	JUN 2022
AUTHORISED:	R.BREWSTER	DATE:	JUN 2022
SCALE:	AS SHOWN		
DATE PRINTED:	20/03/2023		



COUNCIL: CARDINIA SHIRE COUNCIL

TITLE: 100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 4
70-100 LECKY ROAD, OFFICER

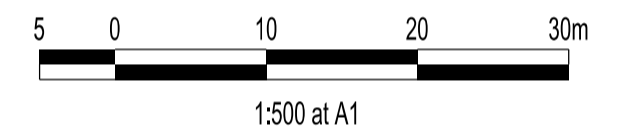
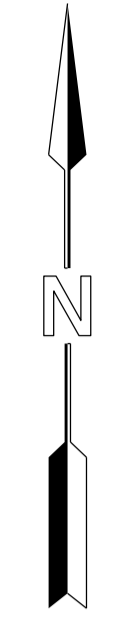
SIGNAGE & LINEMARKING PLAN 2

DRG NO. 1470_4/R25	REV. C	SHEET 25 OF 27
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LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY TELECOMMUNICATION (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
- GAS
- DRINKING WATER
- NON DRINKING WATER
- ELECTRICITY MAIN
- TELECOMMUNICATION MAIN
- GAS MAIN
- DRINKING WATER MAIN
- NON DRINKING WATER MAIN
- SEWER MAIN, MAINTENANCE STRUCTURES AND SEWER PROPERTY BRANCHES
- PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
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- DESIGN SURFACE LEVEL
- TOP OF BATTER LEVEL
- PADS LEVEL
- STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	19/07/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	06/12/2022	LOT LEVEL AMENDMENTS, DRAINAGE LINE REMOVED FROM BACK OF LOTS 438 & 439 AND BULK EARTHWORKS PLANS ADDED	PRELIMINARY
C	20/03/2023	COUNCIL COMMENTS DATES 7/03/2023	IFC

FILENAME: P:\1470\1470_4IE2 - Design\6 - DGN\R26_S14.dgn

DRAWN:	C.BAXTER	DATE:	JUN 2022	SCALE:	AS SHOWN
DESIGNED:	R.COLMAN	DATE:	JUN 2022	DATE PRINTED:	20/03/2023
AUTHORISED:	R.BREWSTER	DATE:	JUN 2022		

APPROVED CONSTRUCTION PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME

 Sheet: 26 of 27
 Approved by: S21-080
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 19 April 2023

Major Cables exist in the area, if your activities are within Telstra encroachment distances (see duty of care) contact 03 9632 9961 at least 2 business days before starting activity.

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.



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 4
70-100 LECKY ROAD, OFFICER

DRG NO. 1470_4/R26	REV. C	SHEET 26 OF 27
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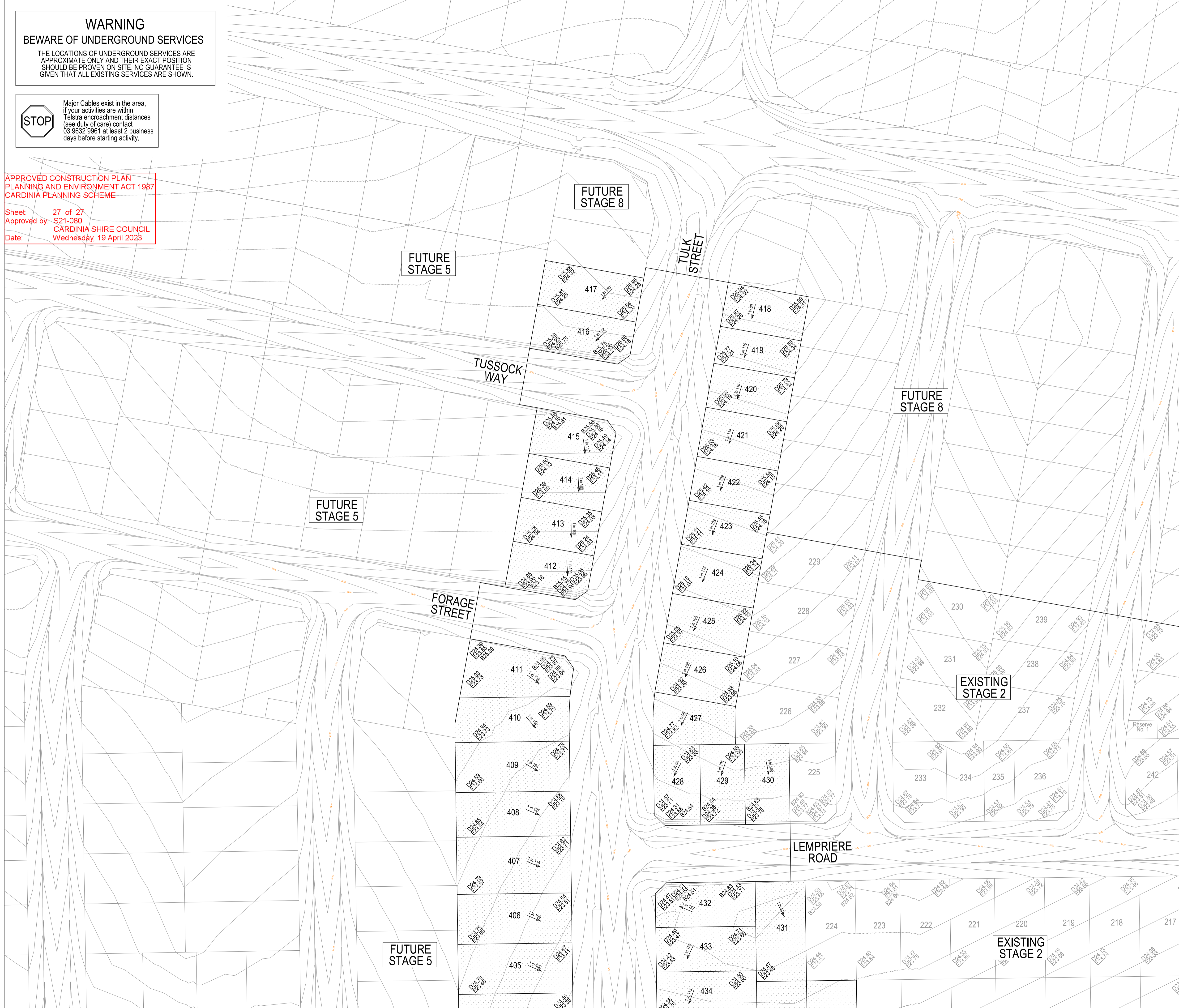
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DROPPER 9
E 361 749.91
N 5 783 780.61
RL 23.19

TBM
DROPPER 6
E 361 956.54
N 5 783 784.05
RL 23.02

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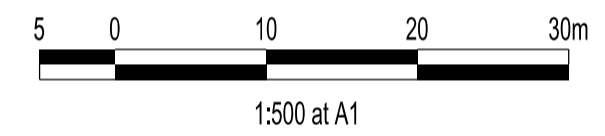
STOP
 Major Cables exist in the area, if your activities are within Telstra encroachment distances (see duty of care) contact 03 9632 9961 at least 2 business days before starting activity.

APPROVED CONSTRUCTION PLAN
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 Sheet: 27 of 27
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LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY TELECOMMUNICATION } CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
- GAS DRINKING WATER NON DRINKING WATER } CONDUITS
- ELECTRICITY MAIN
- GAS MAIN
- DRINKING WATER MAIN
- NON DRINKING WATER MAIN
- SEWER MAIN, MAINTENANCE STRUCTURES AND SEWER PROPERTY BRANCHES
- PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
- EXISTING DRAINAGE AND PIT AND FUTURE DRAINAGE AND PIT
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (MELBOURNE WATER ASSET)
- DRAINAGE PIT NUMBER
- PROPOSED CUT AREAS
- PROPOSED FILL AREAS >200mm
- EXISTING SURFACE LEVEL
- DESIGN SURFACE LEVEL
- TOP OF BATTER LEVEL
- PADS LEVEL
- STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION



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