

100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 6 70-100 LECKY ROAD, OFFICER CARDINIA SHIRE COUNCIL

SHEET INDEX

1. LOCALITY PLAN & SHEET INDEX
2. CONSTRUCTION NOTES
3. TYPICAL CROSS SECTIONS & SERVICE OFFSET TABLE
4. DETAIL PLAN
- 5-8. INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS 1-4
- 9-10. TUSOCK WAY LONGITUDINAL & CROSS SECTIONS 1-2
11. HYL A WAY LONGITUDINAL & CROSS SECTIONS
- 12-13. FORAGE STREET LONGITUDINAL & CROSS SECTIONS 1-2
- 14-15. MAZZENTI WAY LONGITUDINAL & CROSS SECTIONS 1-2
- 16-17. TWIGGY STREET LONGITUDINAL & CROSS SECTIONS 1-2
- 18-21. DRAINAGE LONGITUDINAL SECTIONS 1-5
22. DRAINAGE PIT SCHEDULE
23. SIGNAGE & LINEMARKING PLANS
24. BULK EARTHWORKS PLAN



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SCALE 1:2500 @ A1

VERSION DETAILS:

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A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
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AUTHORISED:	R.BREWSTER	DATE:	SEP 2022		



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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 6
70-100 LECKY ROAD, OFFICE

LOCALITY PLAN & SHEET INDEX

DRG NO. 1470_6/R01	REV. B	SHEET 01 OF 24
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APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: S21-166

Sheet: 1 of 24

Approved by: Justin Conn

CARDINIA SHIRE COUNCIL


Date: Thursday, 29 June 2023

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 CONSTRUCTED 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 (REF XXXX). 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 CROSSOVERS ARE SHOWN INDICATIVELY. CONSTRUCTION REQUIREMENTS INCLUDING OFFSETS ARE TO BE IN ACCORDANCE WITH COUNCIL/EDCM SPECIFICATIONS
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 EDM01.

CARDINIA SHIRE COUNCIL NOTES:

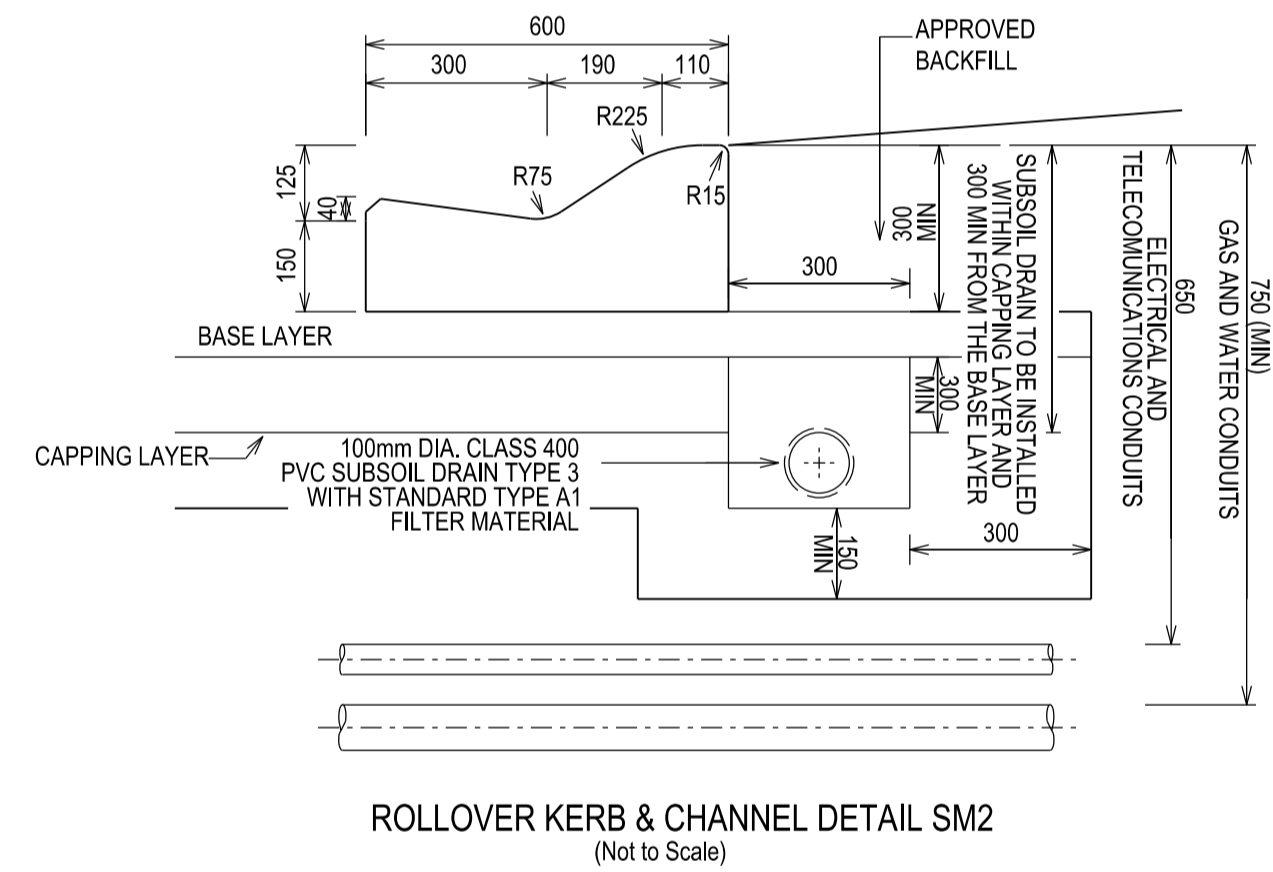
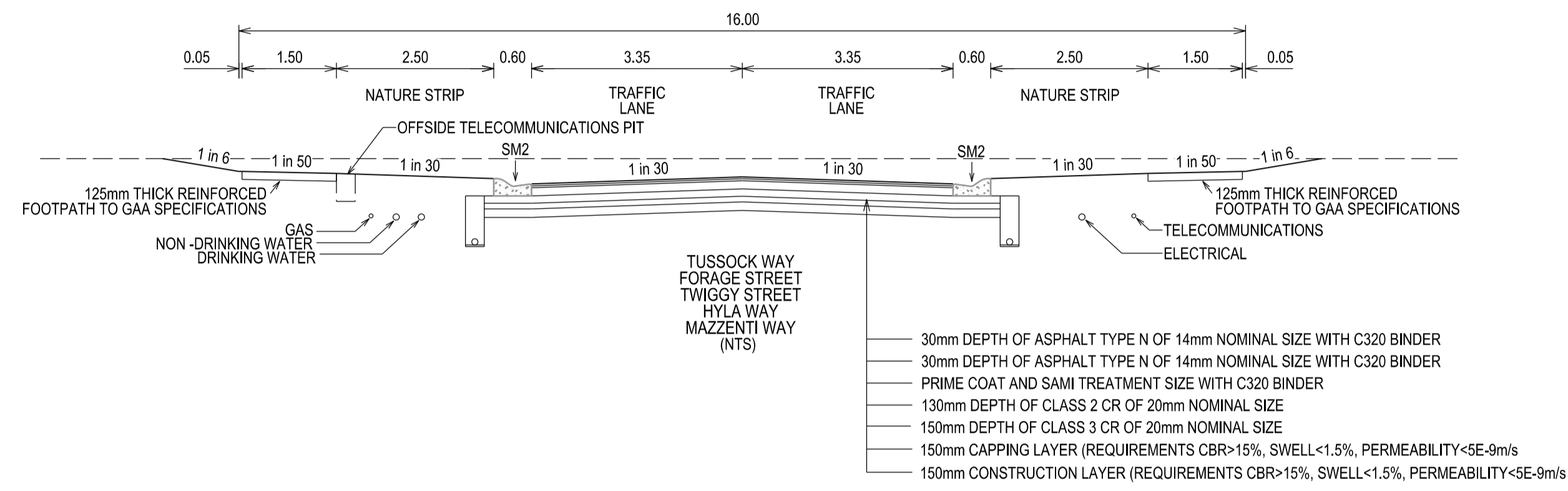
1. ALL WORKS TO BE ACCORDANCE WITH CURRENT CARDINIA SHIRE COUNCIL AND/OR EDM SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF THE CARDINIA SHIRE COUNCIL SUPERVISING ENGINEER.
2. PRIOR TO COMMENCING WORKS ON SITE THE CONTRACTOR MUST ADDRESS ALL OCCUPATIONAL HEALTH & SAFETY ACT (2004) ITEMS 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 ON THE 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 INTERSECTIONS AND IN ACCORDANCE WITH EDM 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.

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COUNCIL: CARDINIA SHIRE COUNCIL			
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 6 70-100 LECKY ROAD, OFFICE			
CONSTRUCTION NOTES			
DRG NO. 1470_6/R02	REV. B	SHEET 02 OF 24	

APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: S21-166
Sheet: 2 of 24
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Thursday, 29 June 2023



SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer
TUSSOCK WAY*	N 2.10	N 2.50	N 2.90	S 1.85	S 2.60	1.00 BOK	S 1.00
HYLA WAY*	W 2.10	W 2.50	W 2.90	E 1.85	E 2.60	1.00 BOK	E 1.00
FORAGE STREET*	N 2.10	N 2.50	N 2.90	S 1.85	S 2.60	1.00 BOK	N 1.00
MAZZENTI WAY*	W 2.10	W 2.50	W 2.90	E 1.85	E 2.60	1.00 BOK	W 1.00(E)
TWIGGY STREET*	N 1.90	N 2.30	N 2.70	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.

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CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 6
70-100 LECKY ROAD, OFFICE

TYPICAL CROSS SECTIONS & SERVICE OFFSET TABLE

DRG NO. 1470_6/R03	REV. B	SHEET 03 OF 24
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APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: S21-166

Sheet: 3 of 24

Approved by: Justin Conn

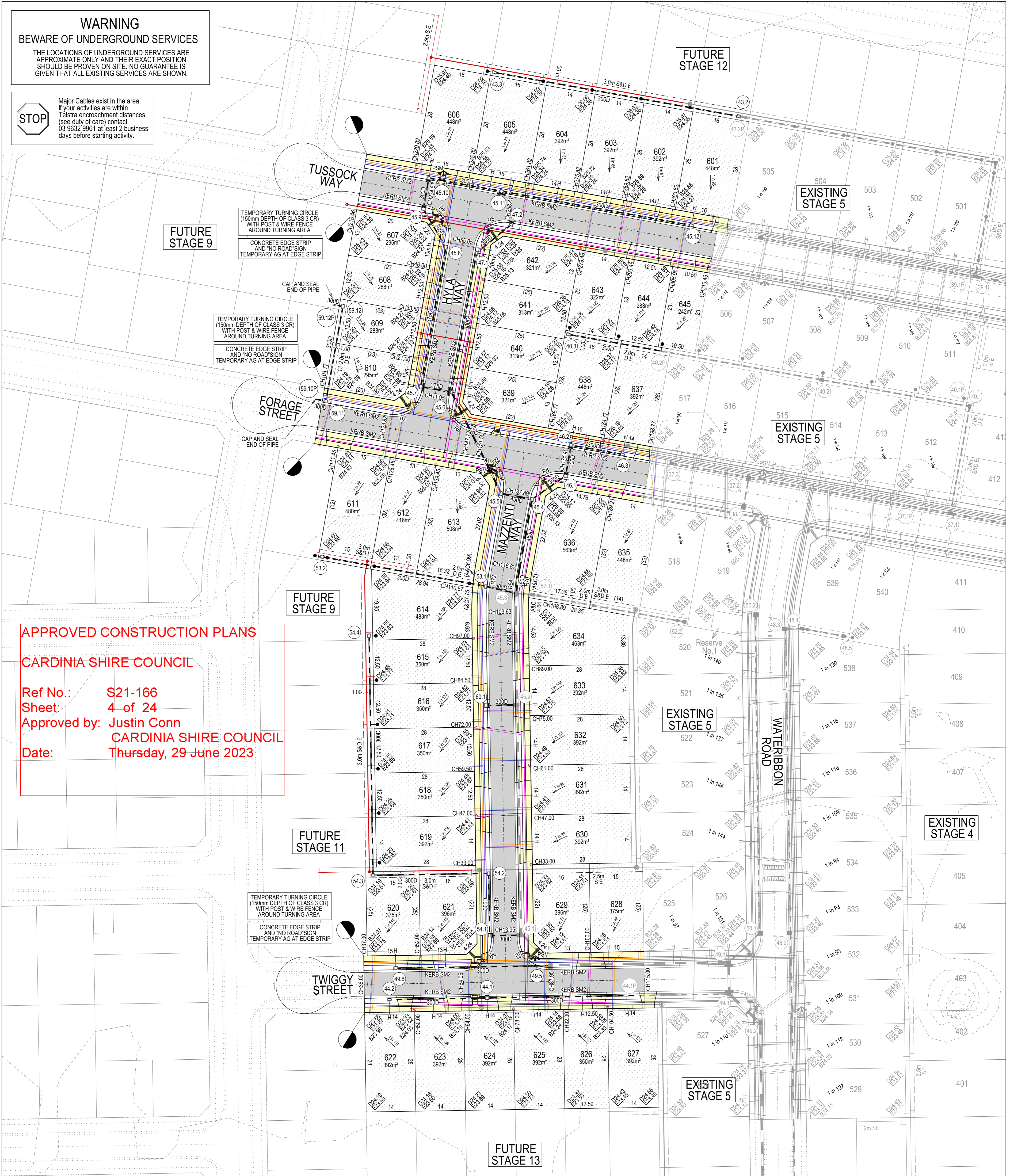
CARDINIA SHIRE COUNCIL

Date: Thursday, 29 June 2023

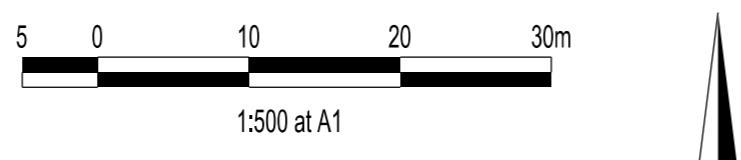
WARNING
BEWARE OF UNDERGROUND SERVICES

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.

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 PLANS
CARDINIA SHIRE COUNCIL
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Sheet: 4 of 24
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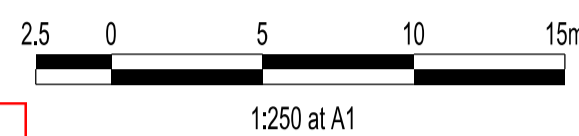


LEGEND	
	FOOTPATH
	VEHICULAR CROSSOVER
	KERB AND CHANNEL
	ELECTRICITY TELECOMMUNICATION } CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
	GAS DRINKING WATER NON DRINKING WATER } CONDUITS
	ELECTRICITY MAIN
	TELECOMMUNICATION MAIN
	GAS MAIN
	DRINKING WATER MAIN
	NON DRINKING WATER MAIN
	SEWER MAIN, 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
	EXISTING SURFACE LEVEL
	DESIGN SURFACE LEVEL
	TOP OF BATTER LEVEL
	PADS LEVEL
	STREET NAME SIGN
	FALL OF LAND ACROSS LOT
	PERMANENT SURVEY MARK
	TEMPORARY BENCH MARK
	RETAINING WALLS
	KERB TRANSITION

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				<p>COUNCIL: CARDINIA SHIRE COUNCIL</p> <p>TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 6 70-100 LECKY ROAD, OFFICE</p>					
				<p>DETAIL PLAN</p>					
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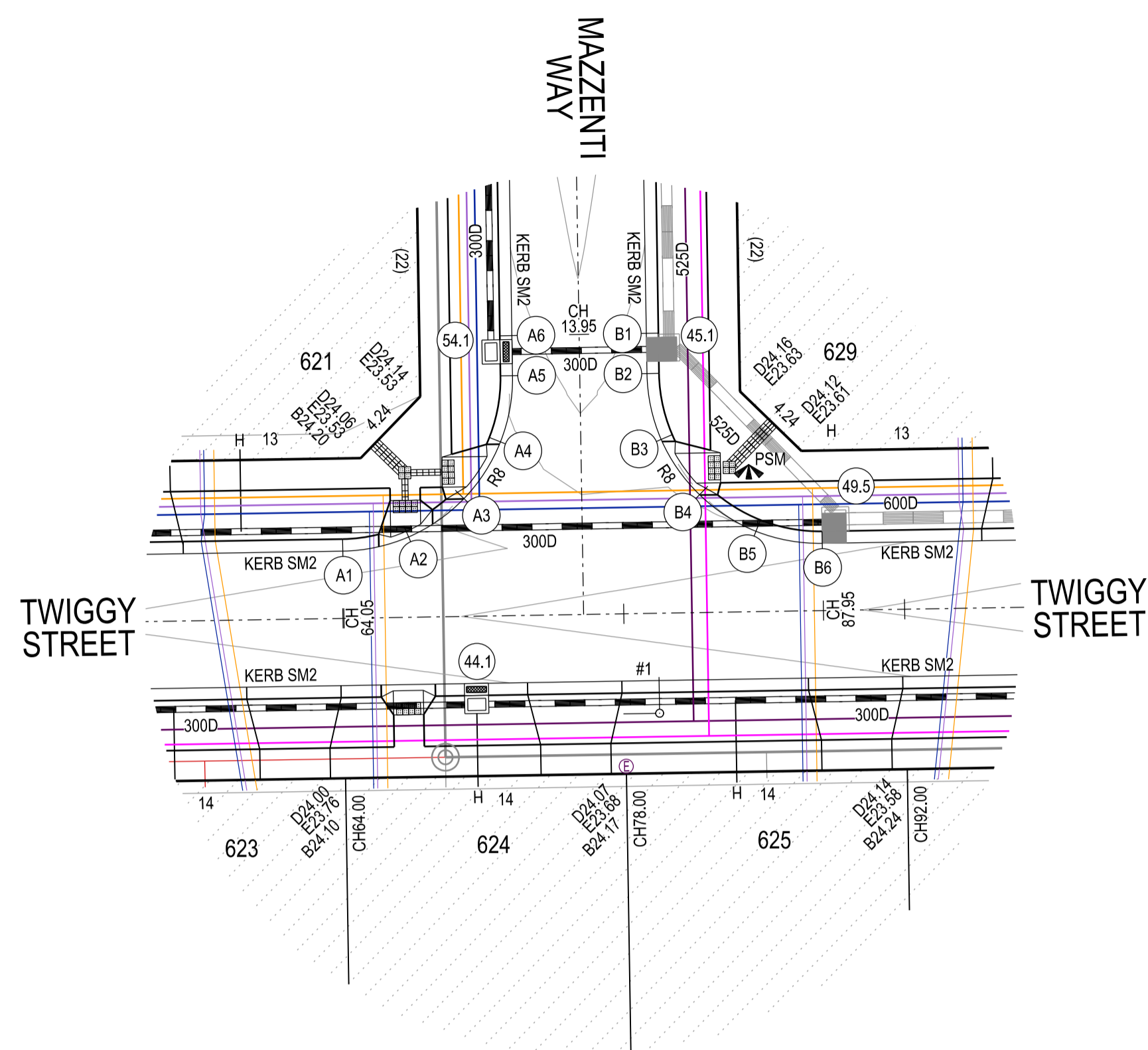
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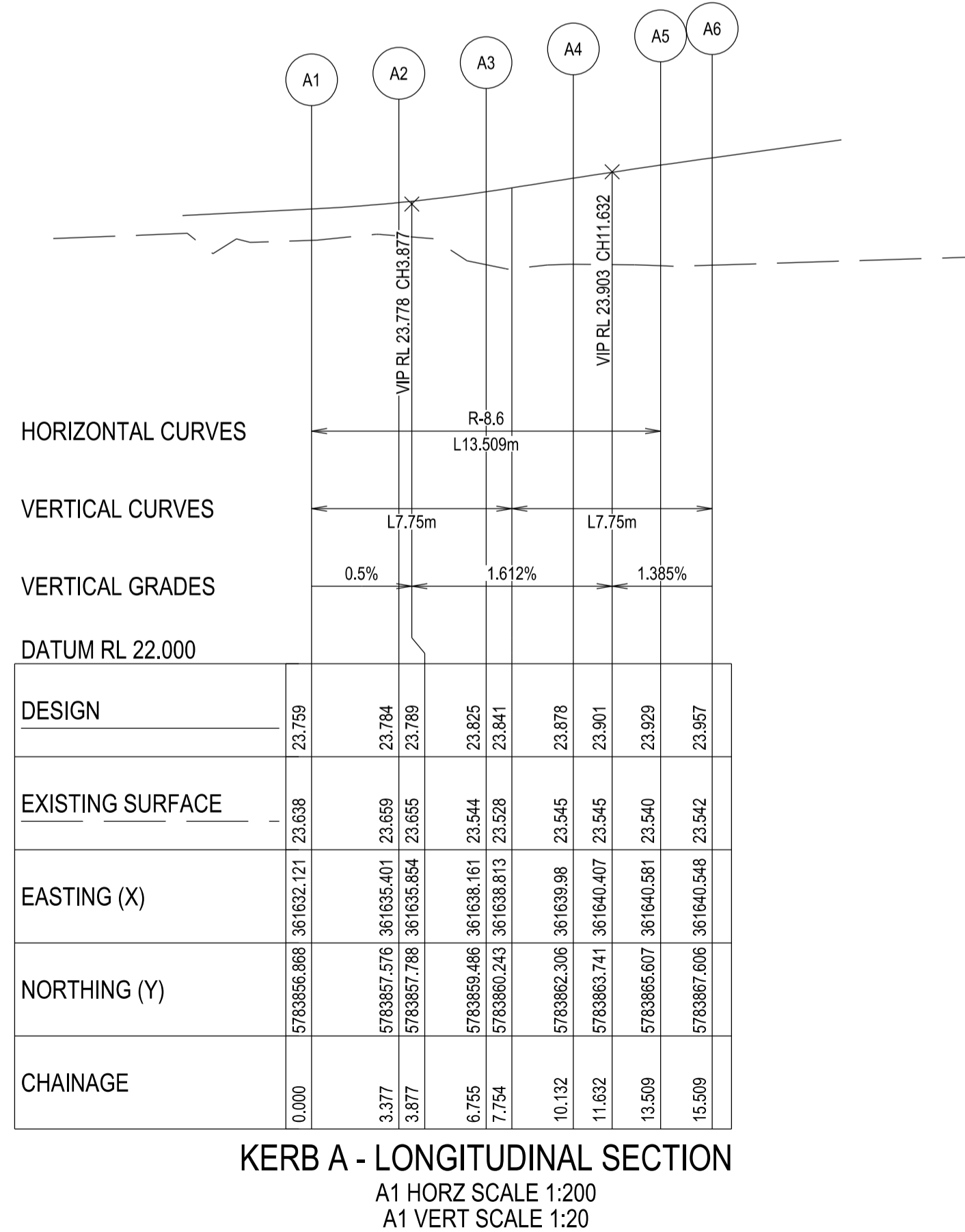
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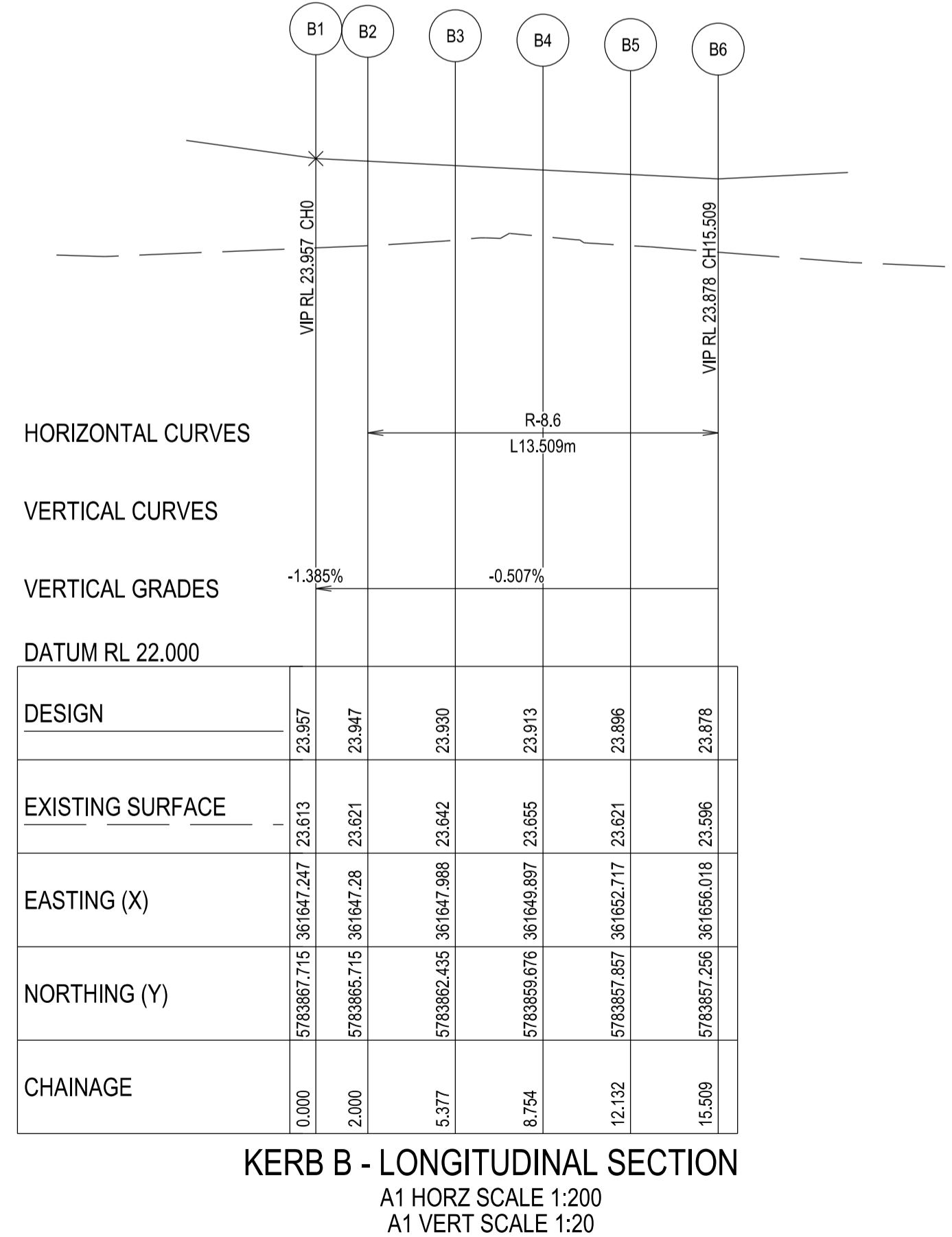
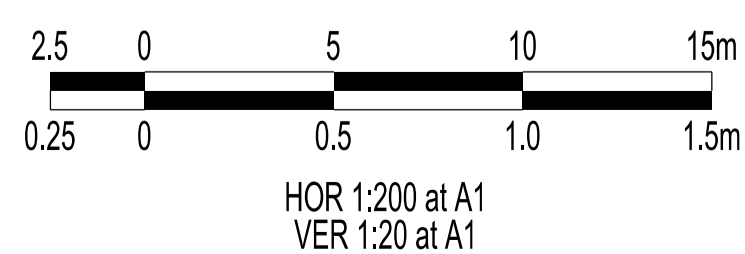


LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY) CONDUITS
- TELECOMMUNICATION) CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
- GAS) CONDUITS
- DRINKING WATER) CONDUITS
- NON DRINKING WATER) CONDUITS
- ELECTRICITY MAIN
- TELECOMMUNICATION MAIN
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- 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
- STREET NAME SIGN
- FALL OF LAND ACROSS LOT
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- 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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 BANYAN PLACE ESTATE - STAGE 6
 70-100 LECKY ROAD, OFFICE

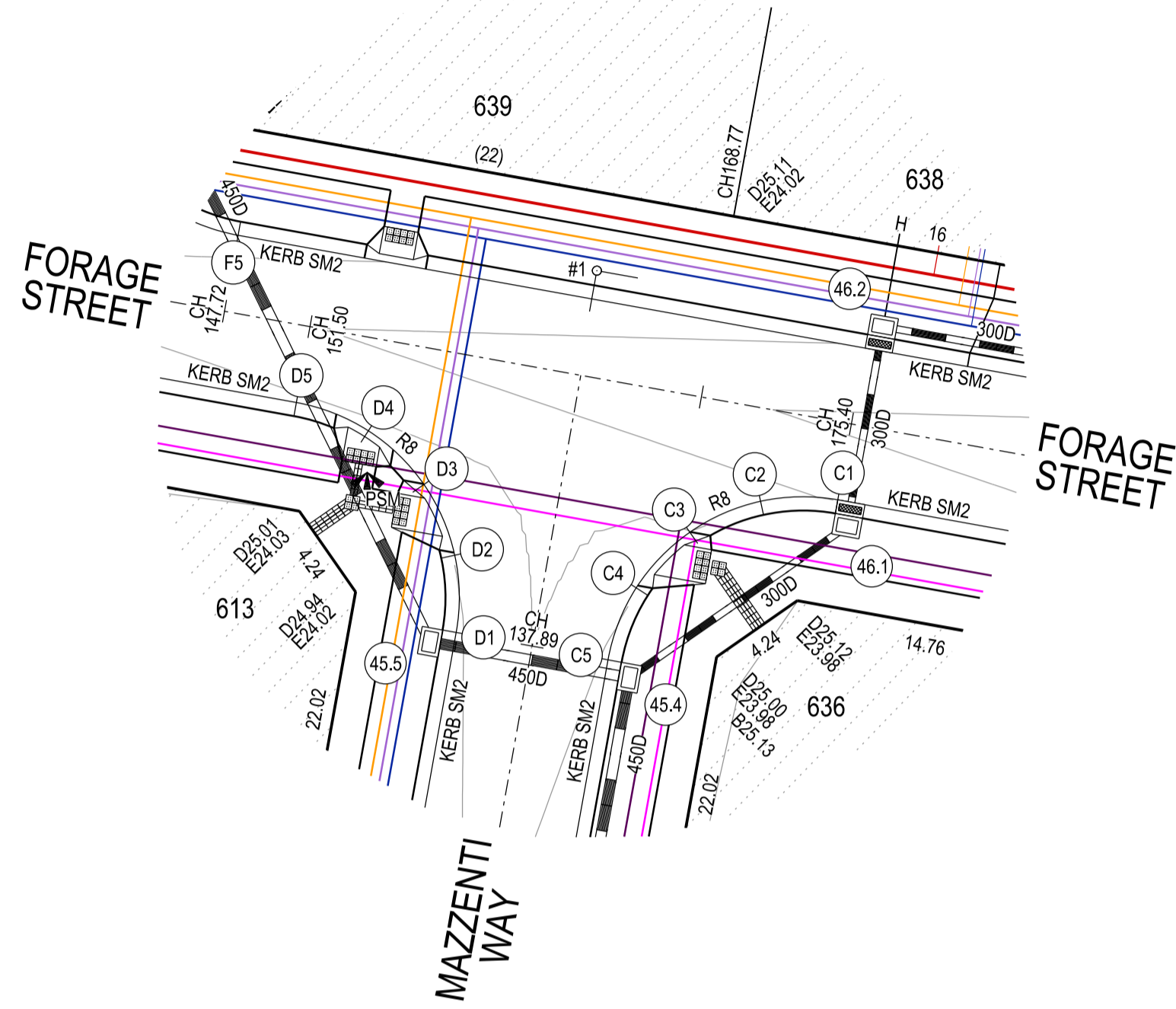
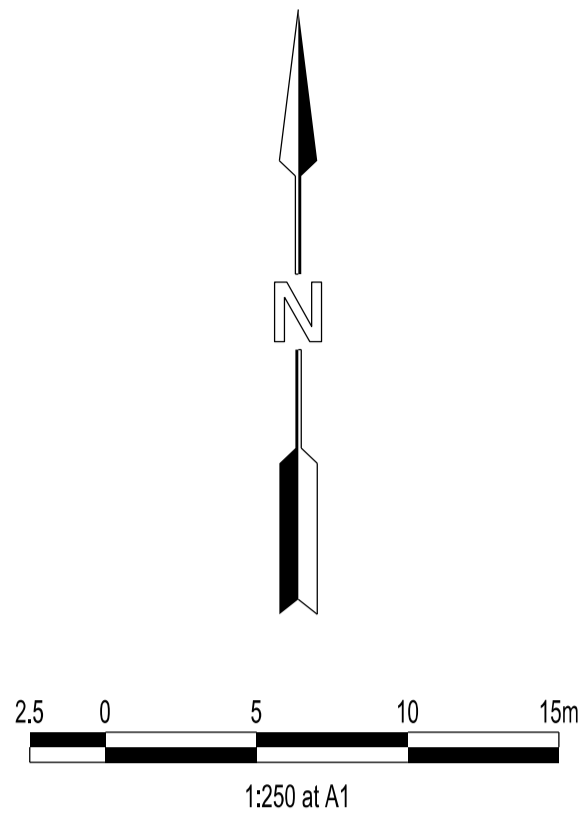
INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 1

DRG NO. 1470_6/R05	REV. B	SHEET 05 OF 24
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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.

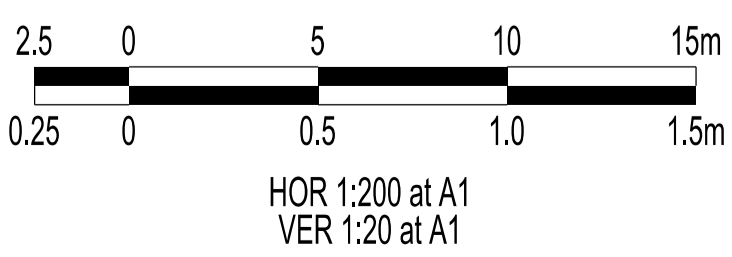
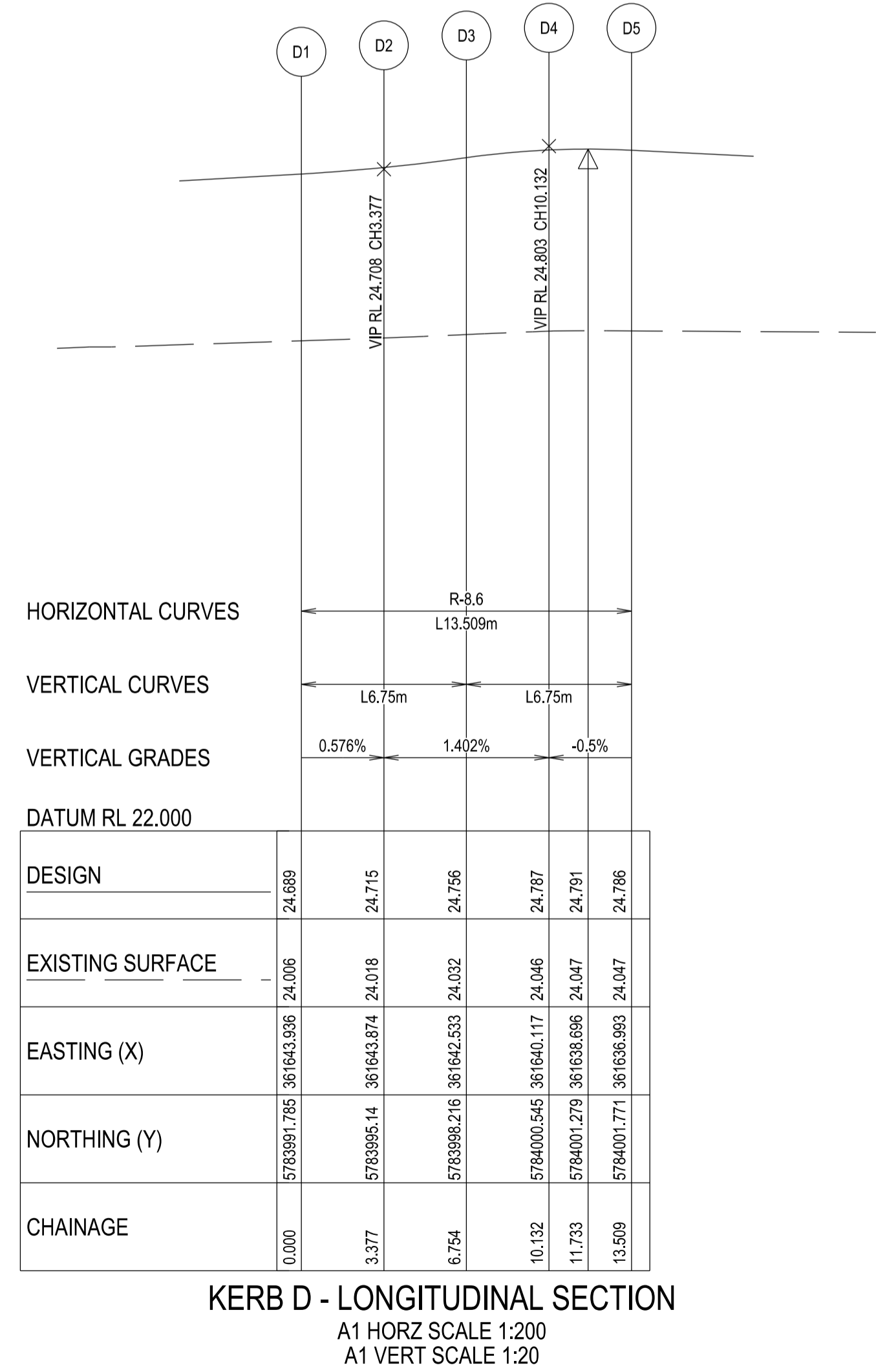
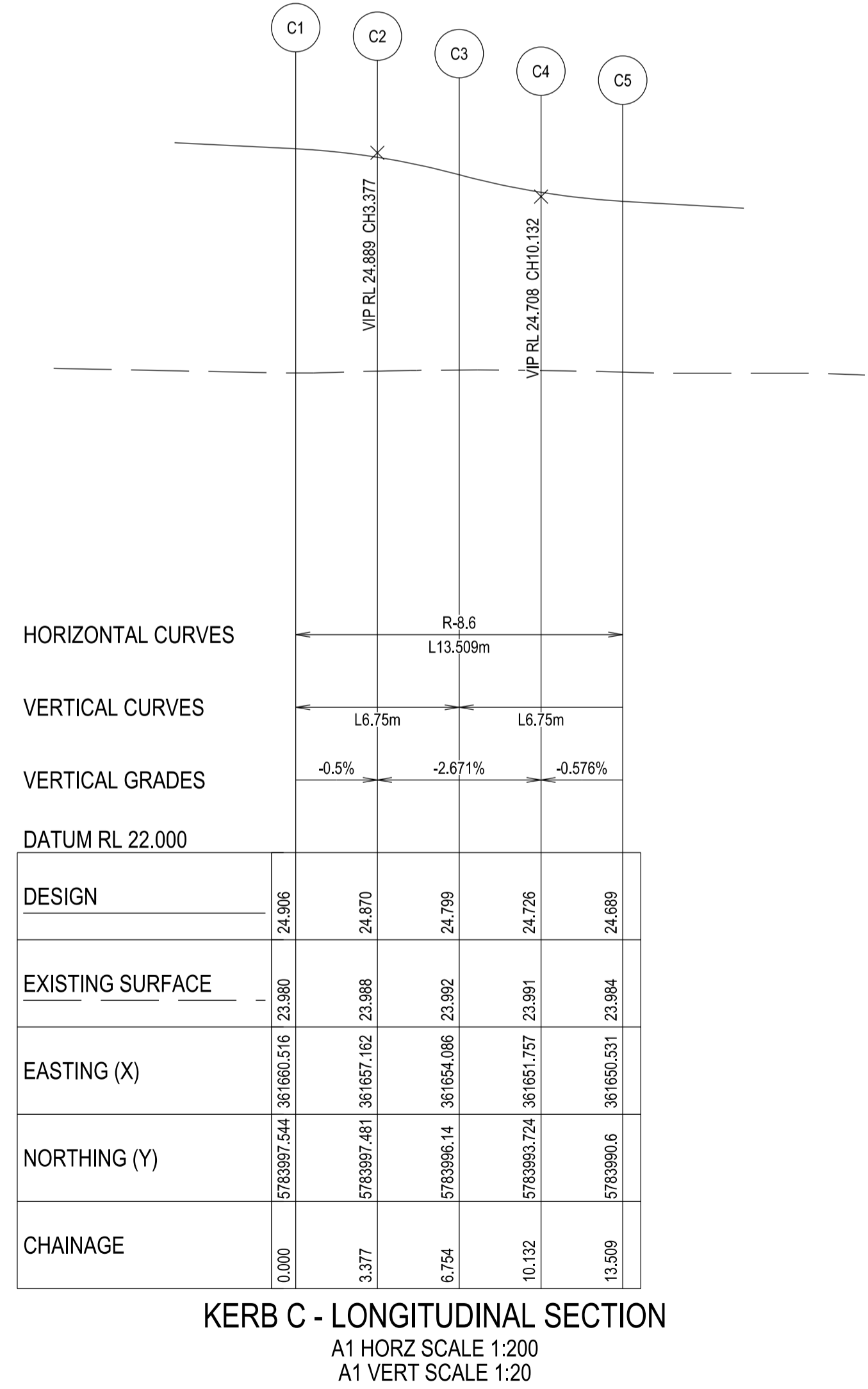
STOP
 Major Cables exist in the area, if your activities are within Telstra encroachment distances (see duty of care) contact 03 9632 9961 at least 2 business days before starting activity.

APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 6 of 24
 Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 2023



LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY) CONDUITS
- 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 PADS LEVEL
- STREET NAME SIGN
- FALL OF LAND ACROSS LOT
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\E2 - Design\6 - DGN\R06_S16.dgn

DRAWN: C.BAXTER	DATE: SEP 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2022	DATE PRINTED: 22/05/2023
AUTHORISED: R.BREWSTER	DATE: SEP 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 6
 70-100 LECKY ROAD, OFFICE

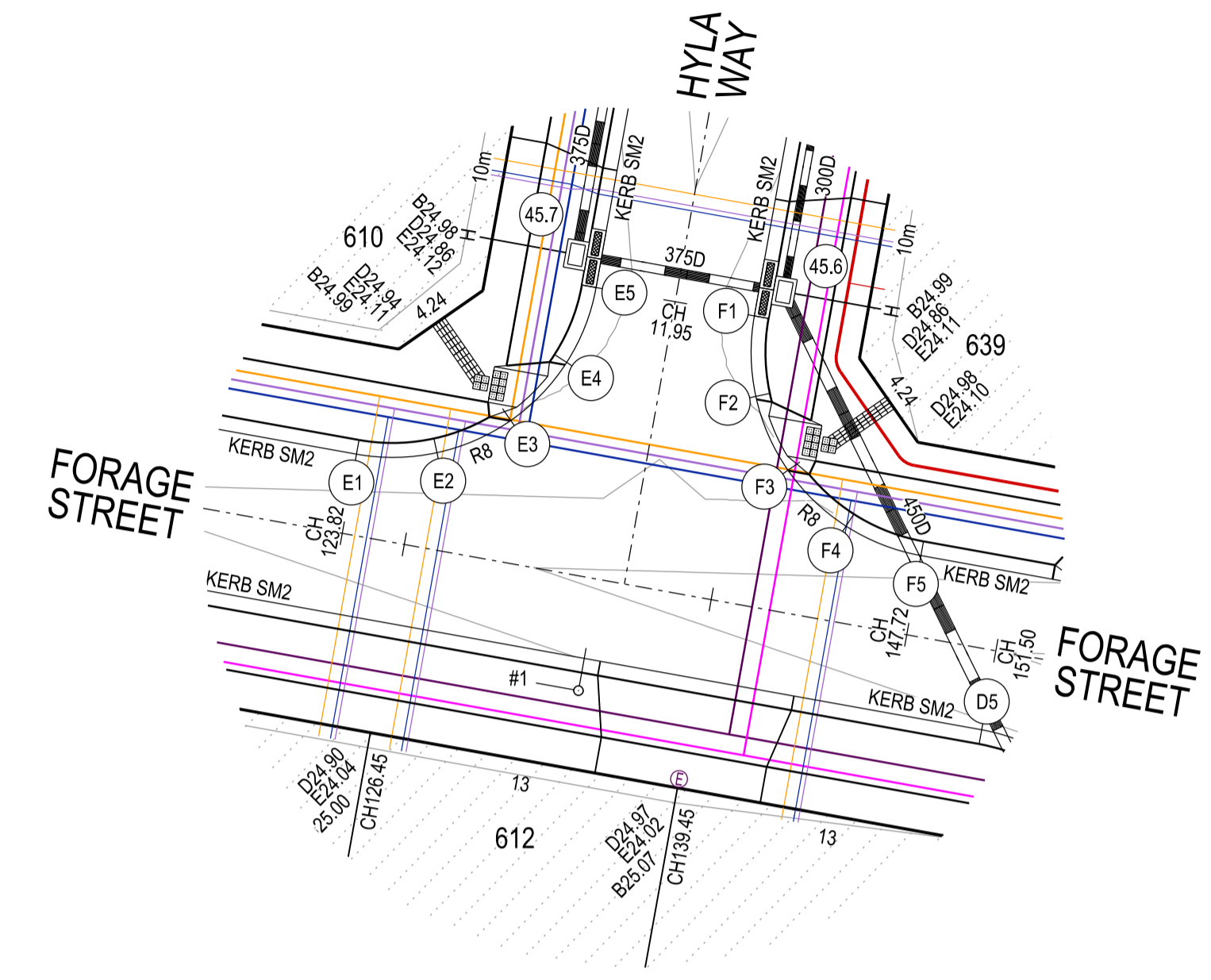
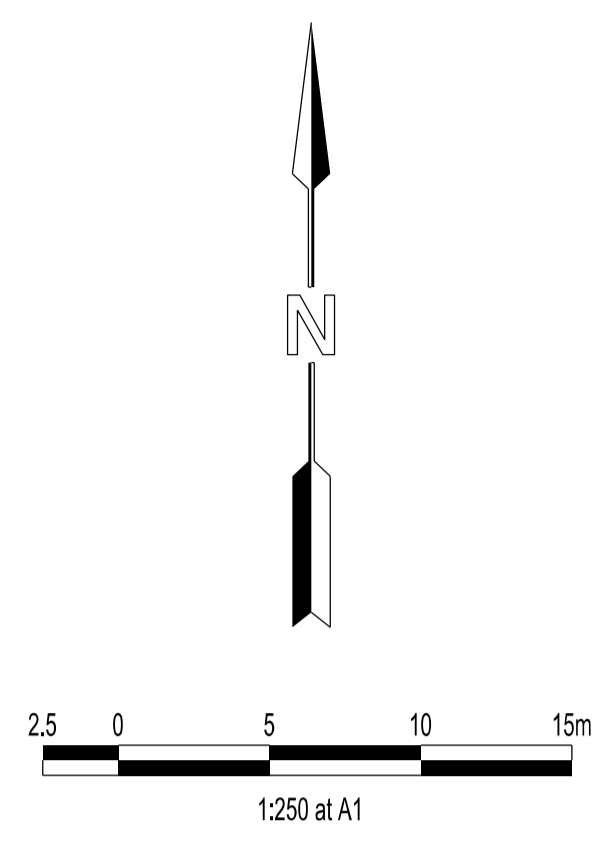
INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 2

DRG NO. 1470_6/R06	REV. B	SHEET 06 OF 24
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WARNING
BEWARE OF UNDERGROUND SERVICES
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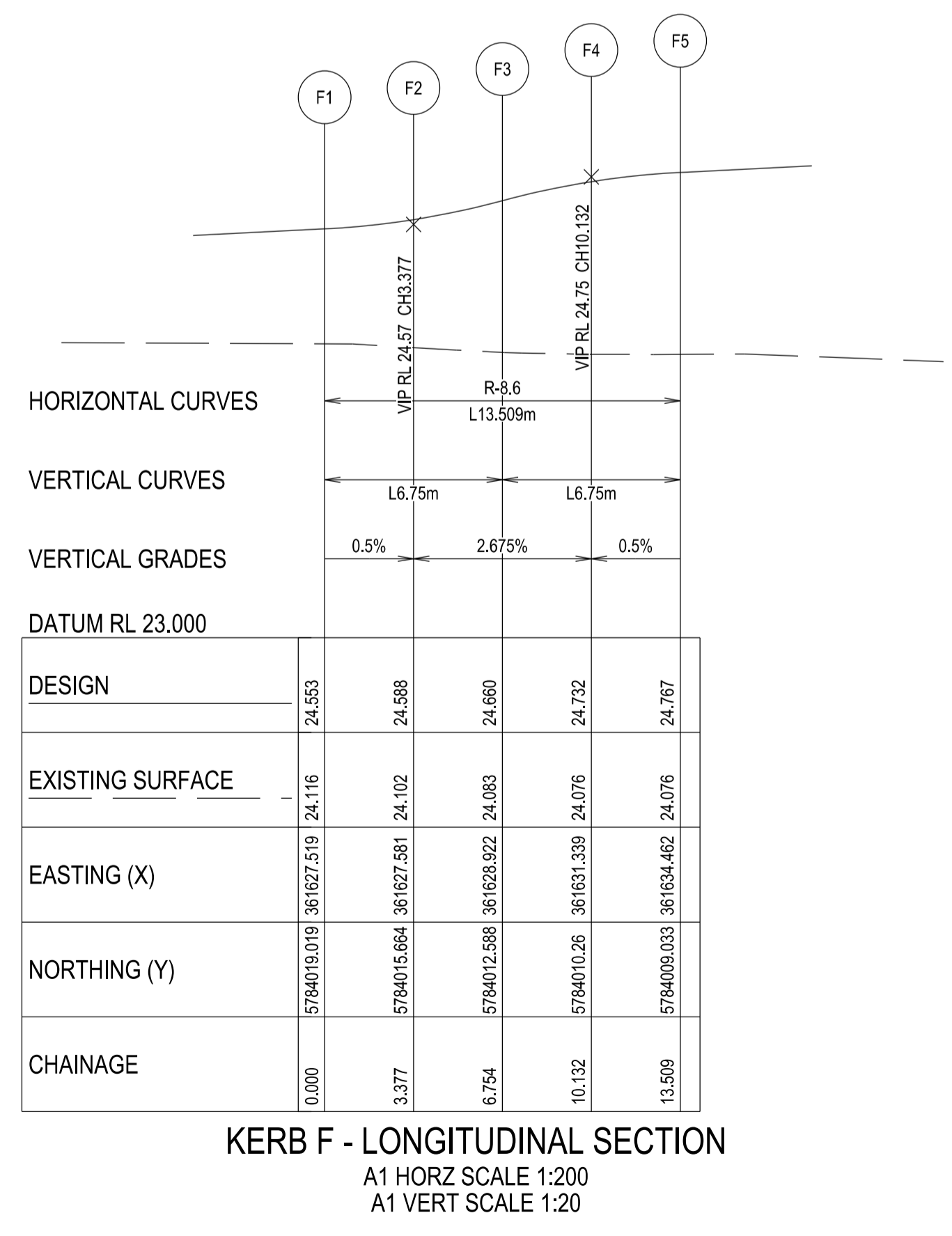
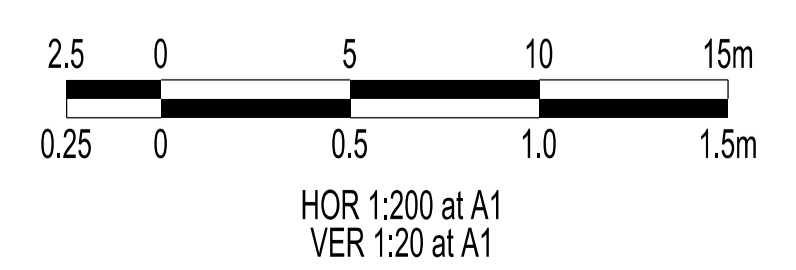
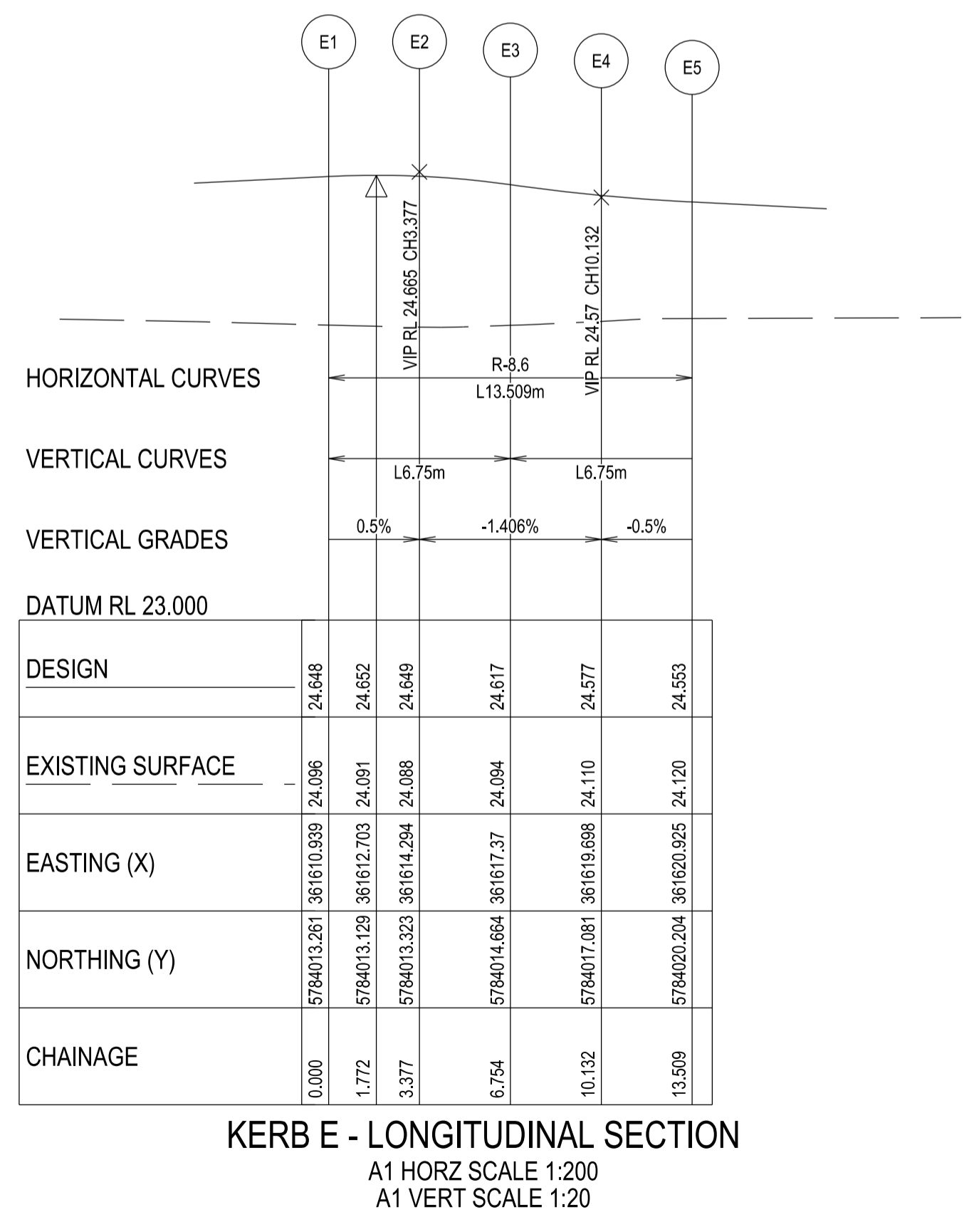
Major Cables exist in the area, if your activities are within Telstra encroachment distances (see duty of care) contact 03 9632 9961 at least 2 business days before starting activity.

APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 7 of 24
 Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 2023



LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY) CONDUITS
- TELECOMMUNICATION) CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
- GAS) CONDUITS
- DRINKING WATER) CONDUITS
- NON DRINKING WATER) CONDUITS
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- DRAINAGE PIT NUMBER
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- PROPOSED FILL AREAS >200mm
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- B00.00 TOP OF BATTER LEVEL
- P00.00 PADS LEVEL
- STREET NAME SIGN
- FALL OF LAND ACROSS LOT
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\E2 - Design\6 - DGN\R07_S16.dgn
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 DESIGNED: R.COLMAN DATE: SEP 2022 DATE PRINTED: 22/05/2023
 AUTHORISED: R.BREWSTER DATE: SEP 2022

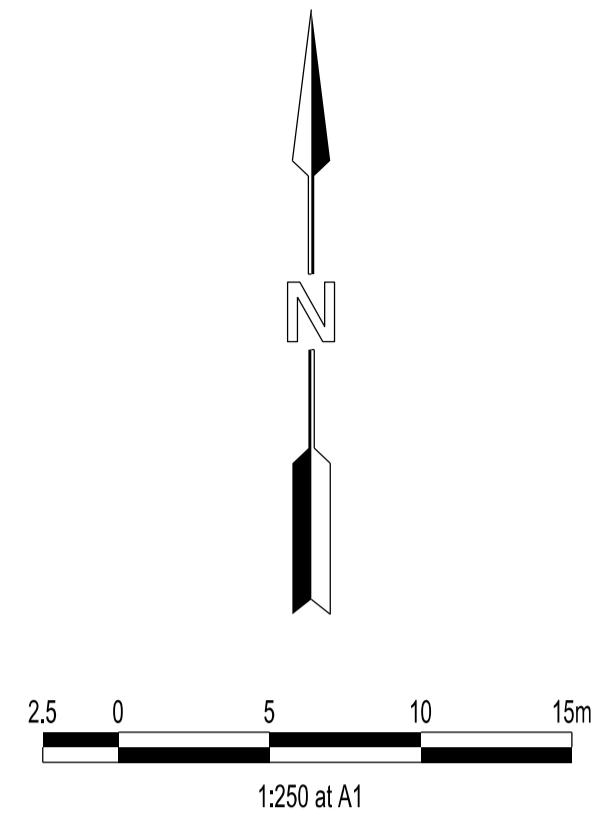


COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 6
 70-100 LECKY ROAD, OFFICE

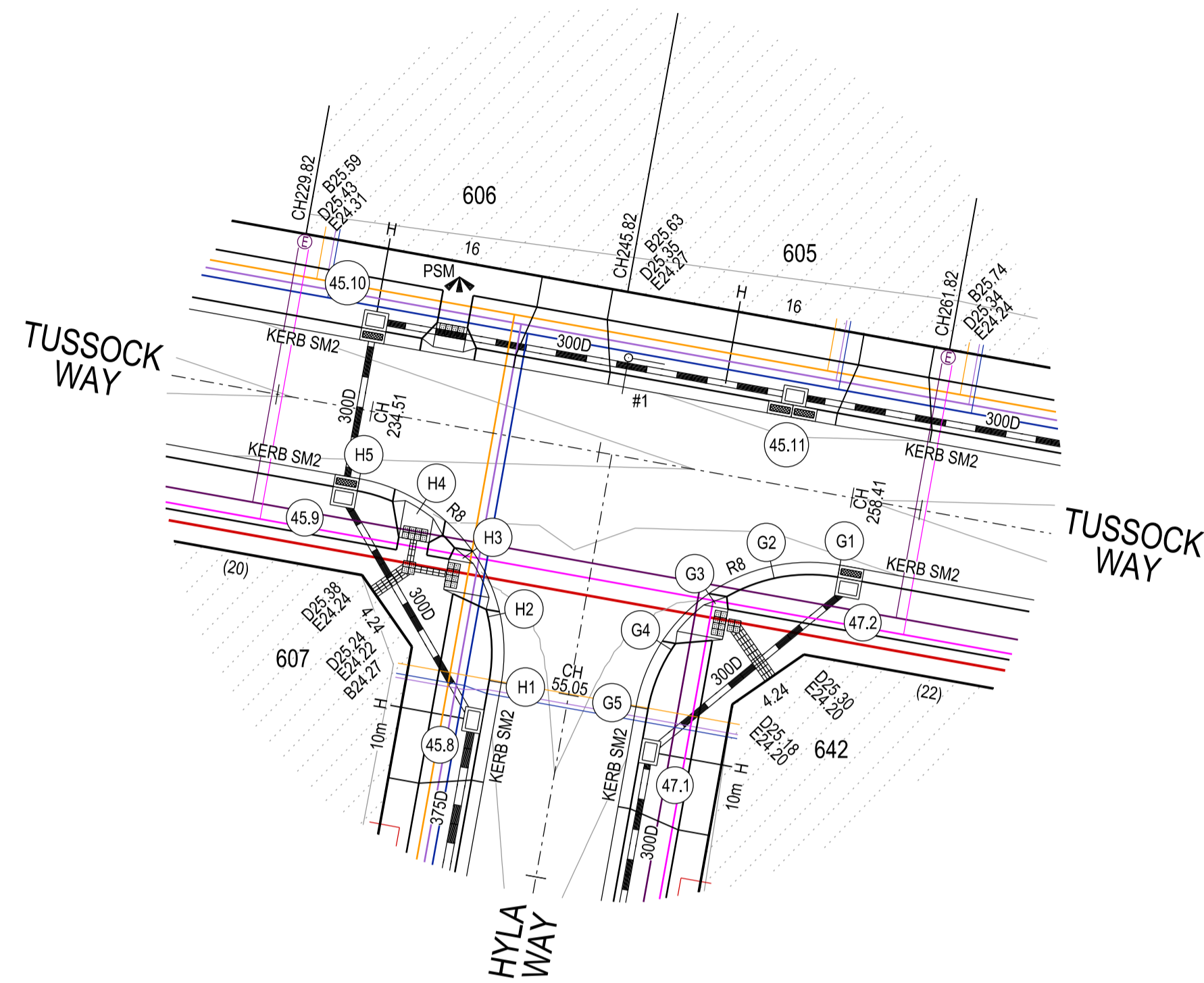
INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 3
 DRG NO. 1470_6/R07 REV. B SHEET 07 OF 24

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.

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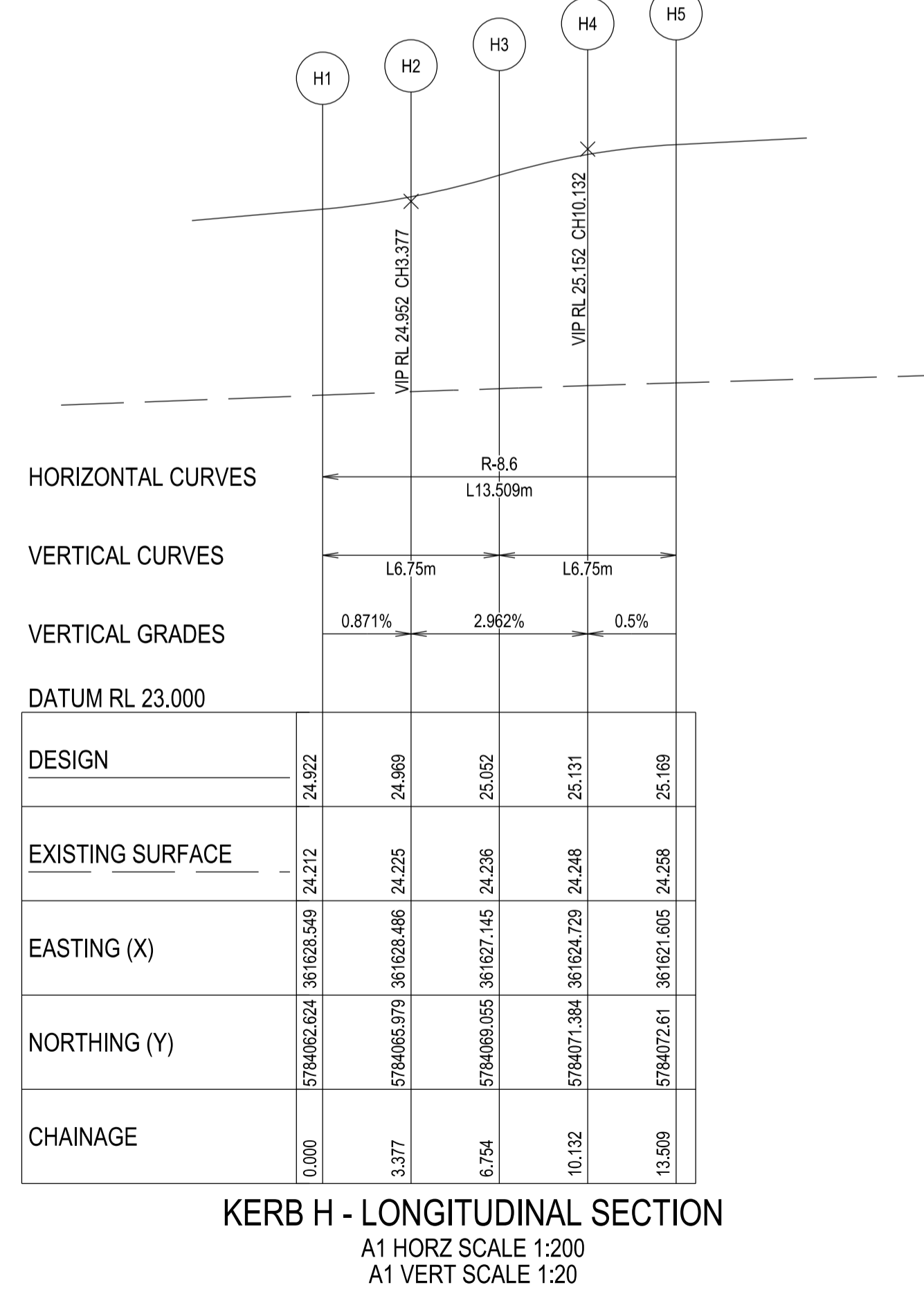
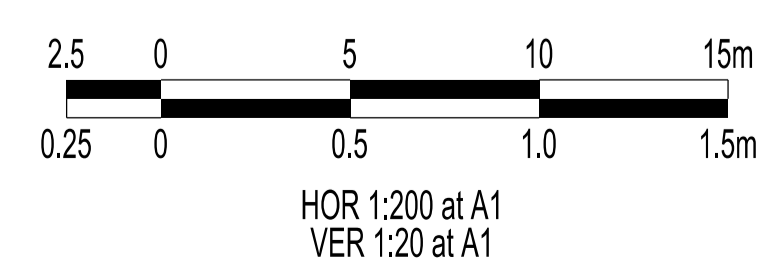
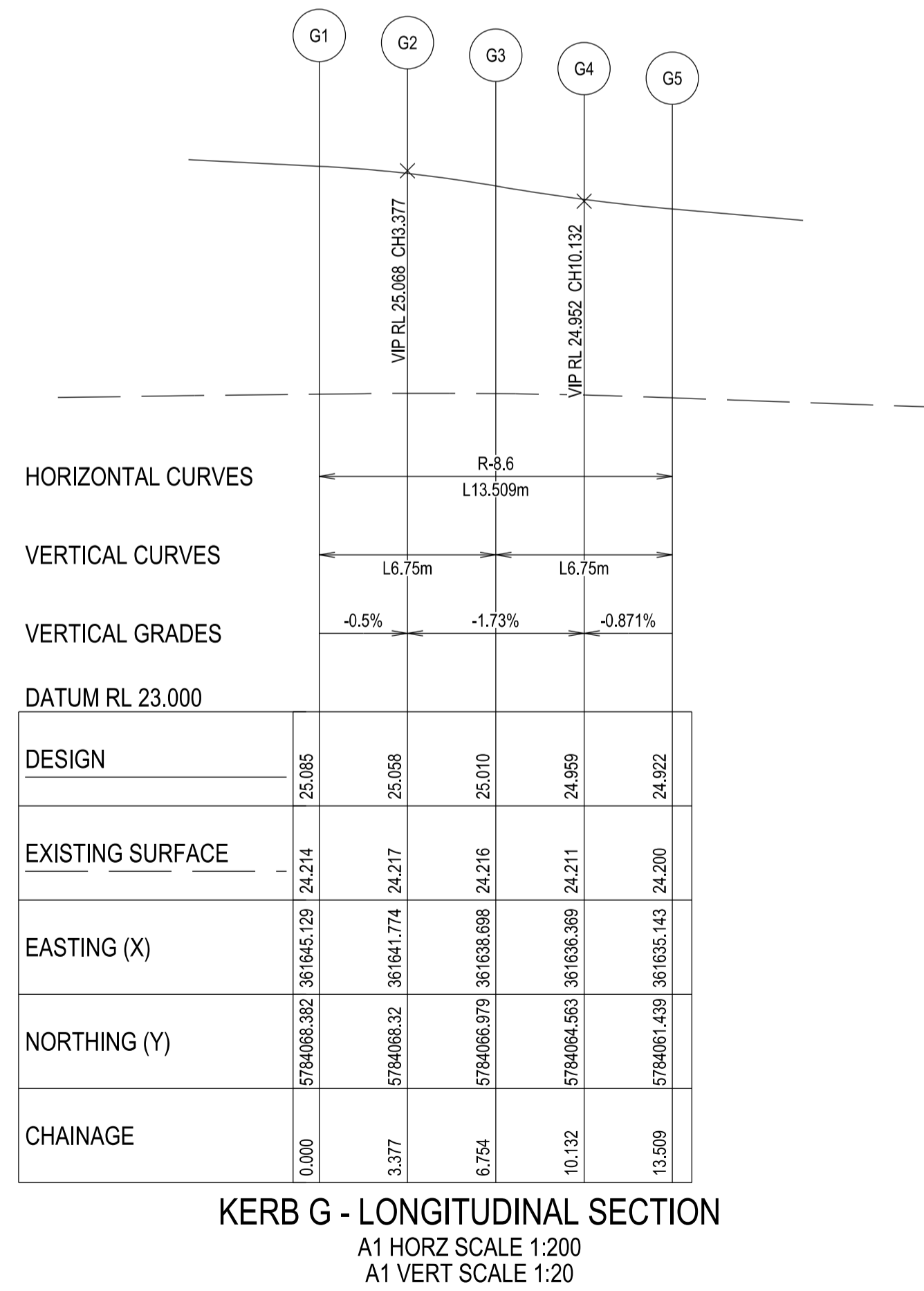


APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 8 of 24
 Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 2023



LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY) CONDUITS
- TELECOMMUNICATION) CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
- GAS) CONDUITS
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- PROPOSED CUT AREAS
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- STREET NAME SIGN
- FALL OF LAND ACROSS LOT
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION



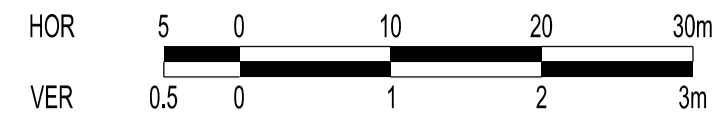
VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\IE2 - Design\6 - DGN\R08_St6.dgn
 DRAWN: C.BAXTER DATE: SEP 2022 SCALE: AS SHOWN
 DESIGNED: R.COLMAN DATE: SEP 2022 DATE PRINTED: 22/05/2023
 AUTHORISED: R.BREWSTER DATE: SEP 2022

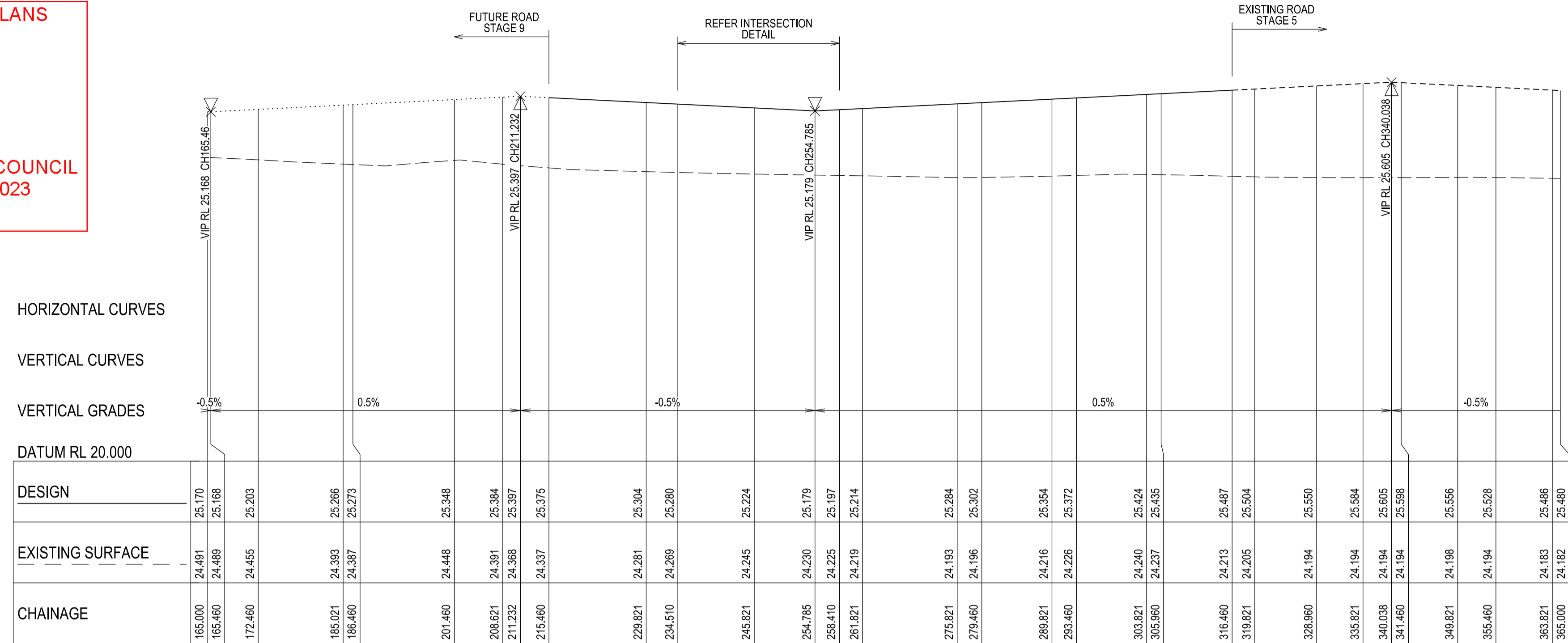


COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 6
 70-100 LECKY ROAD, OFFICE
INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 4
 DRG NO. 1470_6/R08 REV. B SHEET 08 OF 24

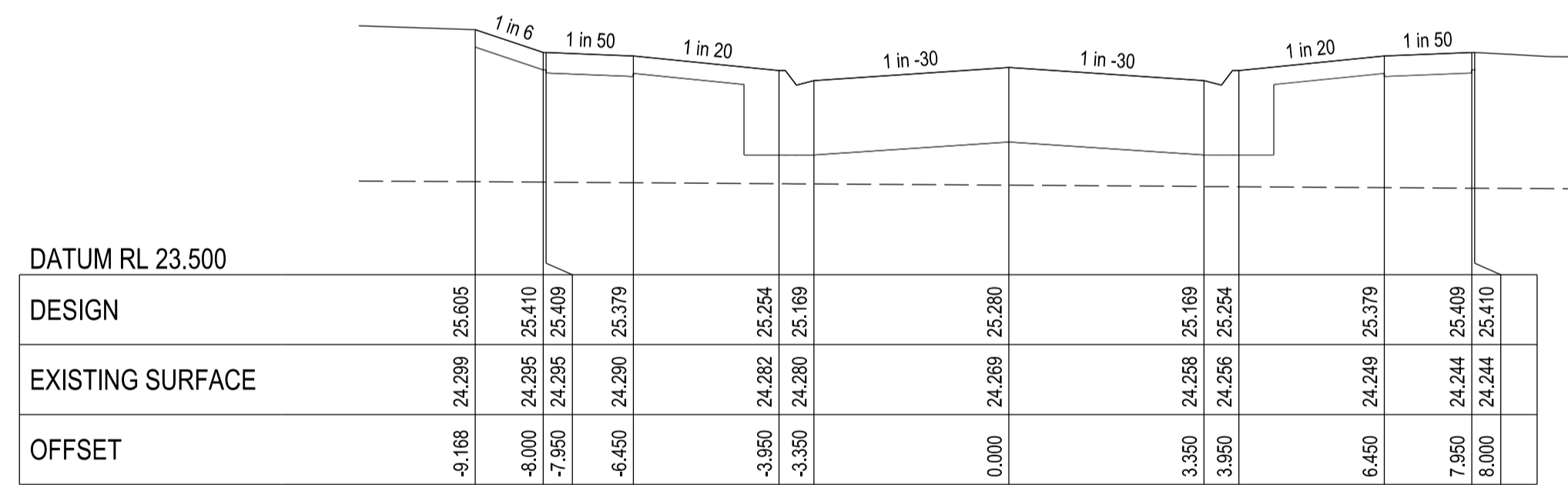


HOR 1:500 at A1
VER 1:50 at A1

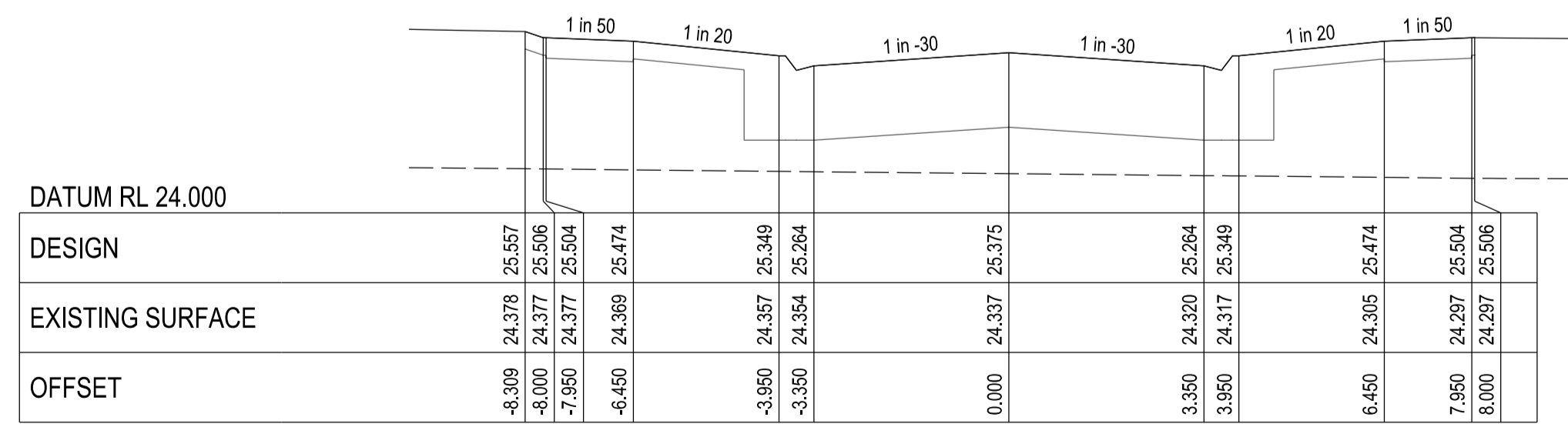
APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 9 of 24
 Approved by: Justin Conn
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 2023



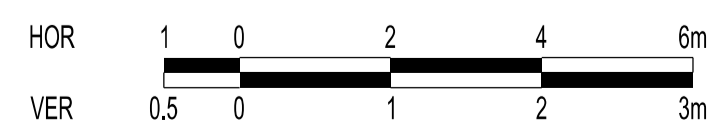
TUSOCK WAY - LONGITUDINAL SECTION
 A1 HORZ SCALE 1:500
 A1 VERT SCALE 1:50



CHAINAGE 234.51



CHAINAGE 215.46



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

VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\E\2 - Design\6 - DGN\R09_S16.dgn

DRAWN: C.BAXTER	DATE: SEP 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2022	DATE PRINTED: 22/05/2023
AUTHORISED: R.BREWSTER	DATE: SEP 2022	

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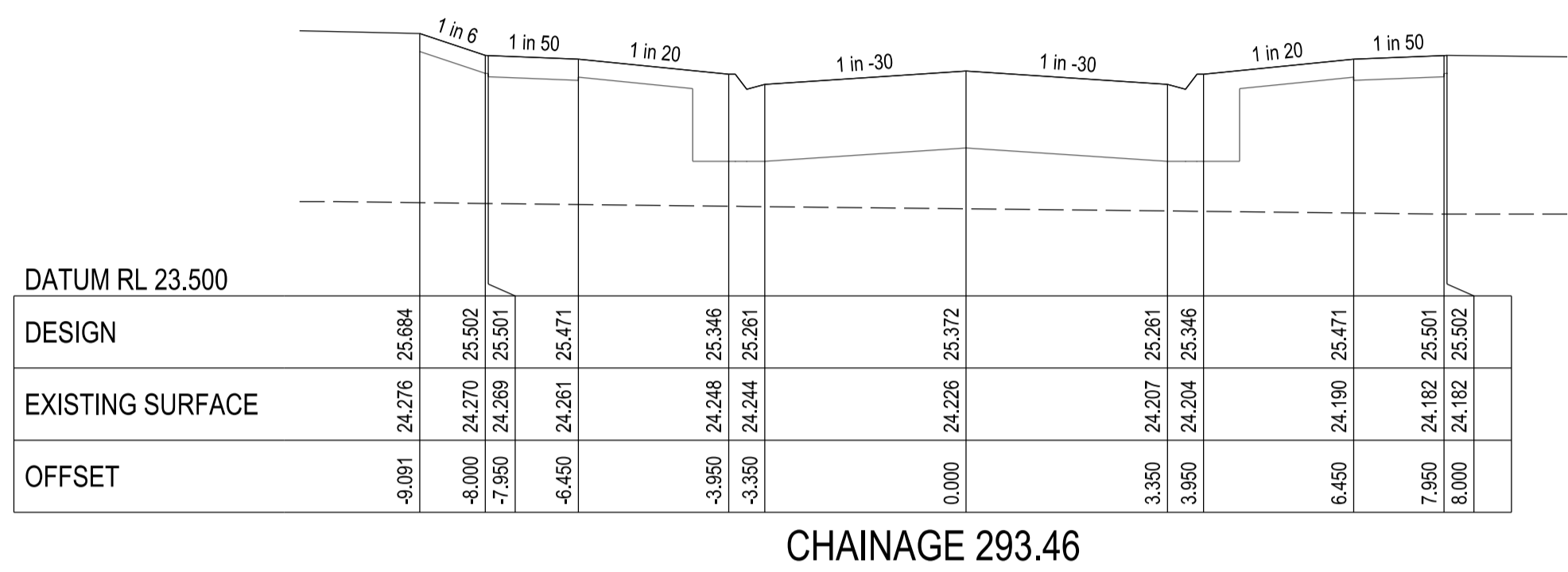
COUNCIL: CARDINIA SHIRE COUNCIL

TITLE:
 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 6
 70-100 LECKY ROAD, OFFICE

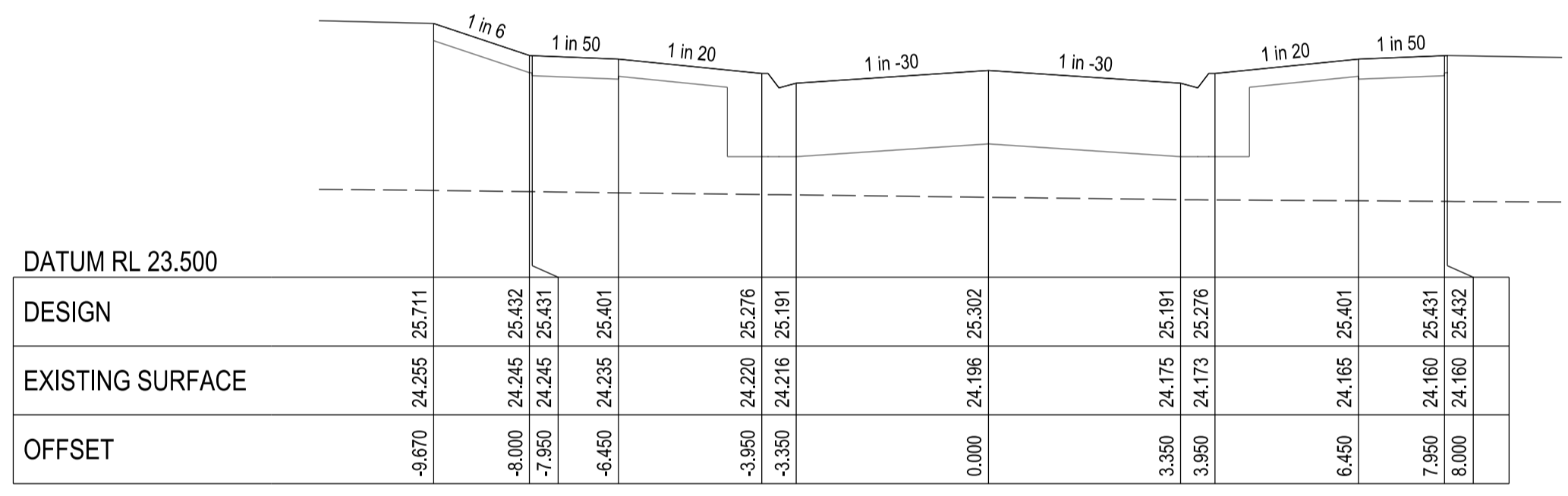
TUSOCK WAY LONGITUDINAL & CROSS SECTIONS - SHEET 1

DRG NO. 1470_6/R09	REV. B	SHEET 09 OF 24
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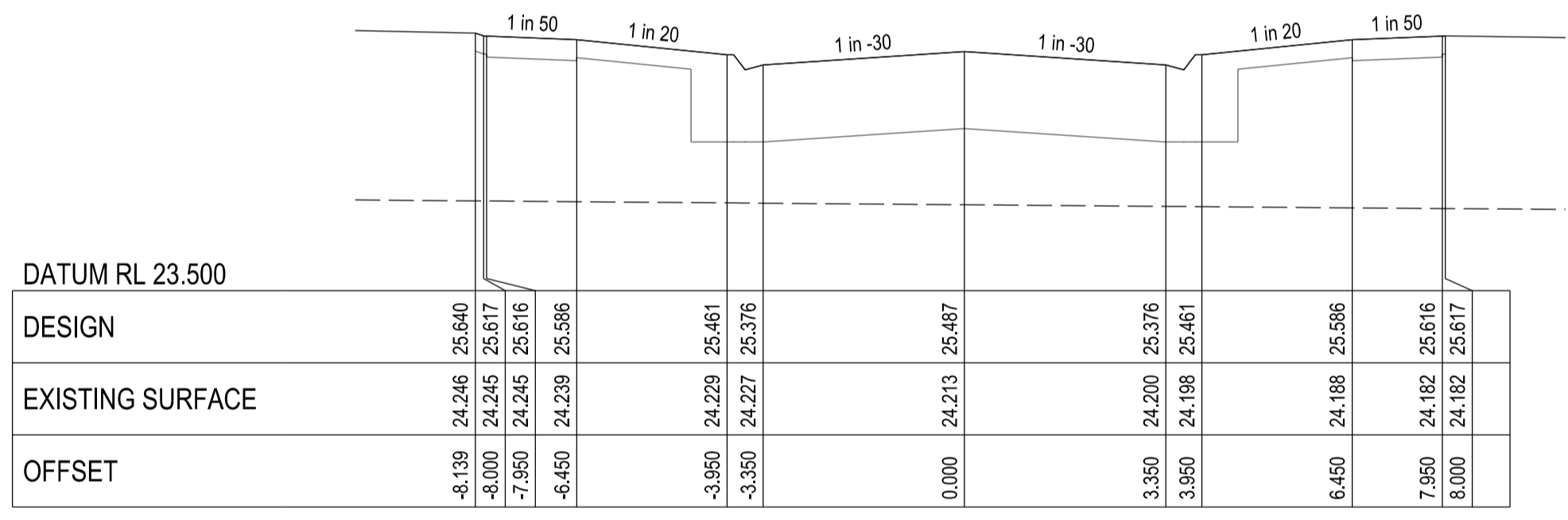
APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 10 of 24
 Approved by: Justin Conn
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 2023



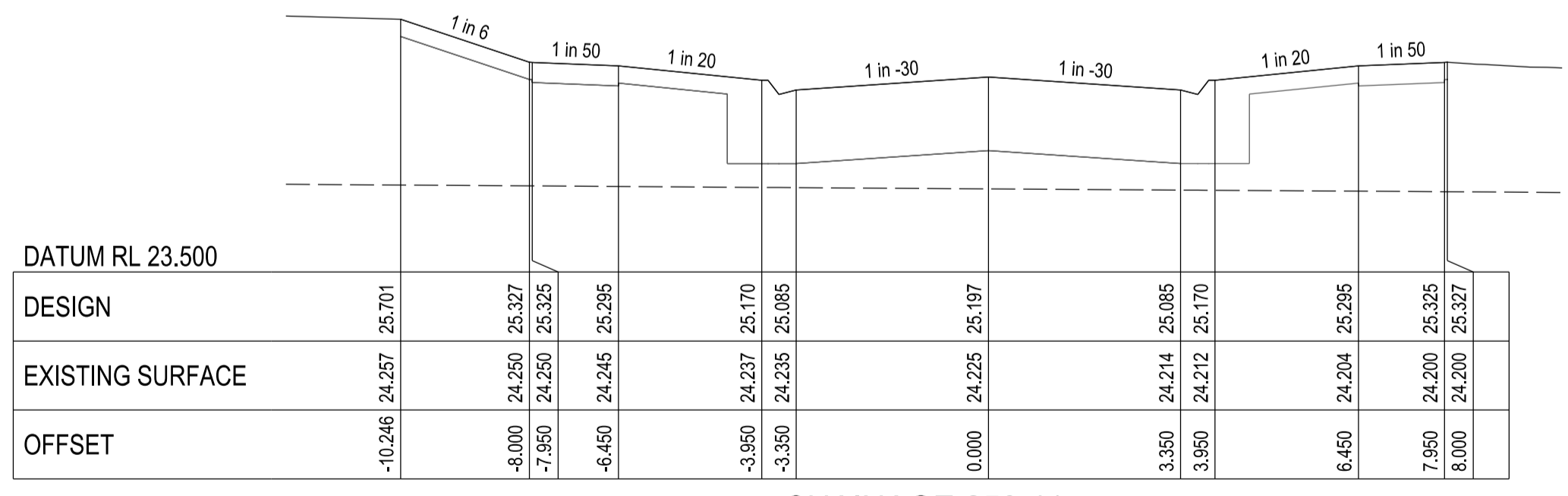
CHAINAGE 293.46



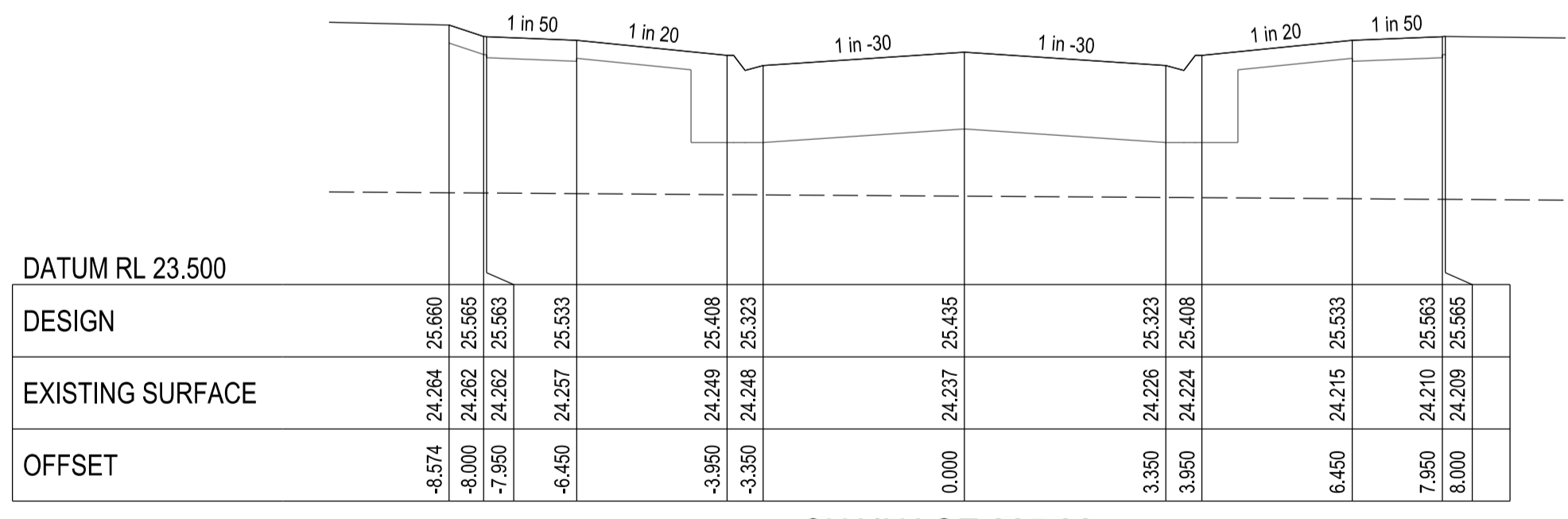
CHAINAGE 279.46



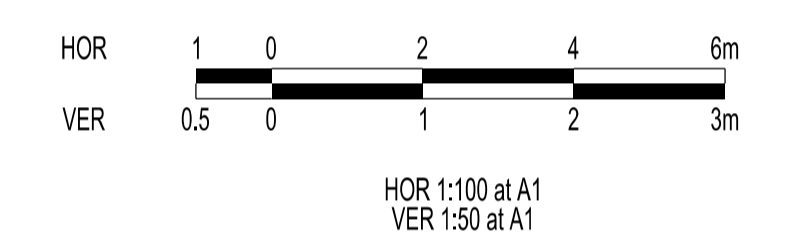
CHAINAGE 316.46



CHAINAGE 258.41



CHAINAGE 305.96

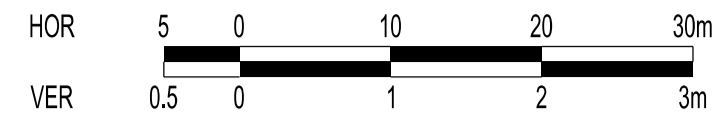


VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
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B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

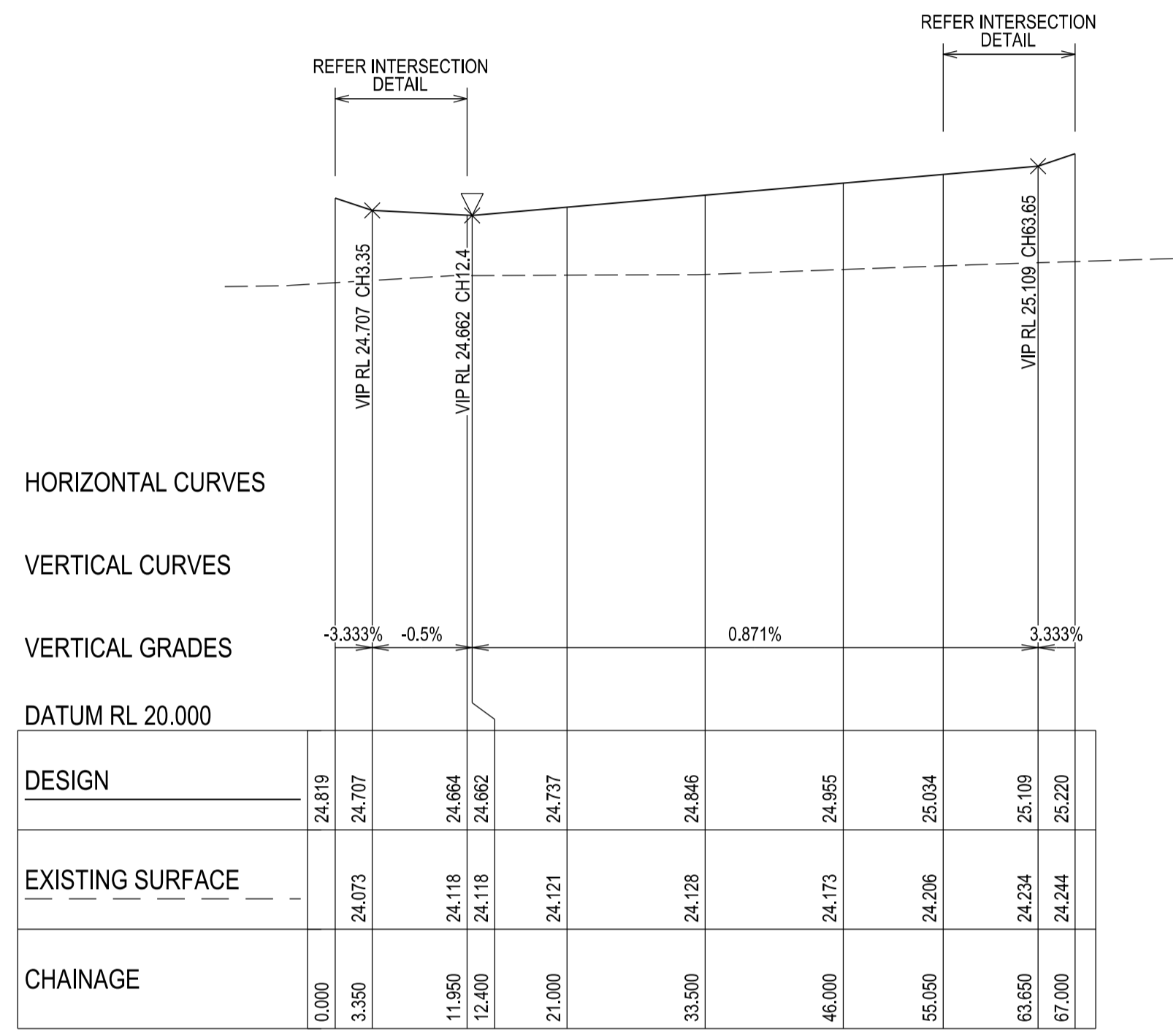
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DRAWN:	C.BAXTER	DATE:	SEP 2022
DESIGNED:	R.COLMAN	DATE:	SEP 2022
AUTHORISED:	R.BREWSTER	DATE:	SEP 2022
SCALE:	AS SHOWN		
DATE PRINTED:	22/05/2023		



COUNCIL:	CARDINIA SHIRE COUNCIL		
TITLE:	100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 6 70-100 LECKY ROAD, OFFICE		
TUSOCK WAY CROSS SECTIONS - SHEET 2			
DRG NO.	1470_6/R10	REV.	B
			SHEET 10 OF 24

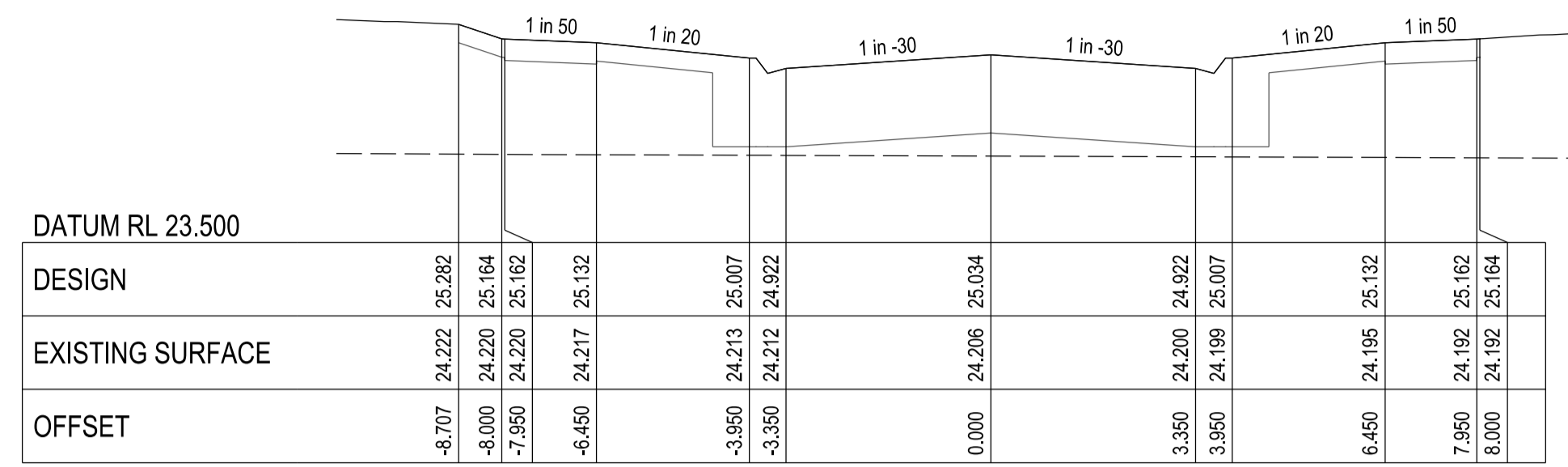


HOR 1:500 at A1
VER 1:50 at A1



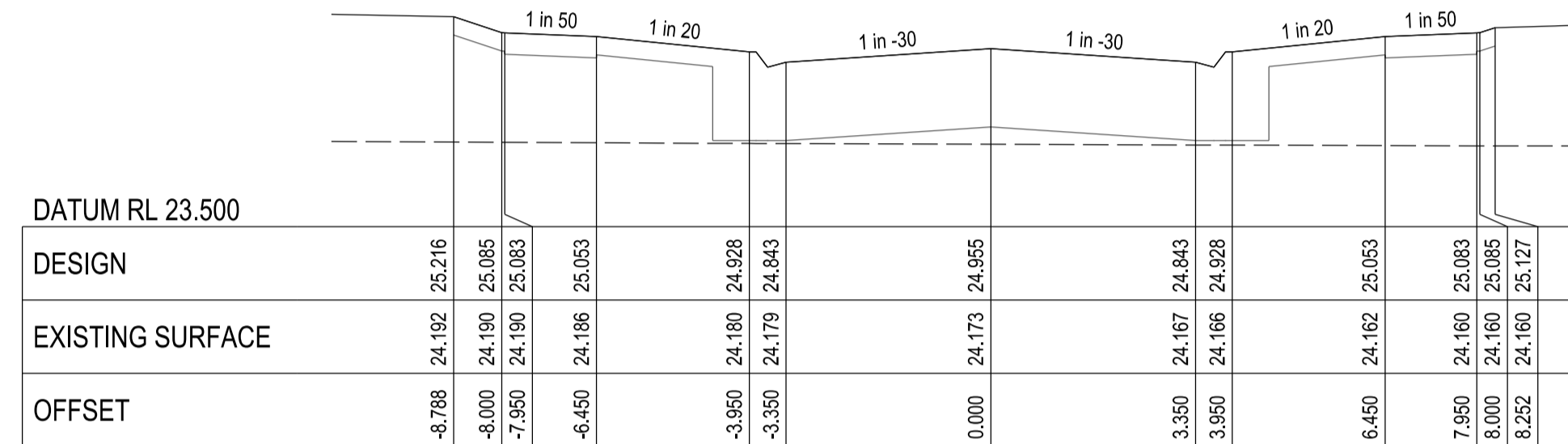
HYLA WAY - LONGITUDINAL SECTION
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:50

DATUM RL 20.000	0.000	3.350	11.950	12.400	21.000	33.500	46.000	55.050	63.650	67.000
DESIGN	24.819	24.707	24.664	24.662	24.737	24.846	24.955	25.034	25.109	25.220
EXISTING SURFACE	24.073	24.118	24.118	24.121	24.128	24.173	24.206	24.234	24.244	24.244
CHAINAGE	0.000	3.350	11.950	12.400	21.000	33.500	46.000	55.050	63.650	67.000



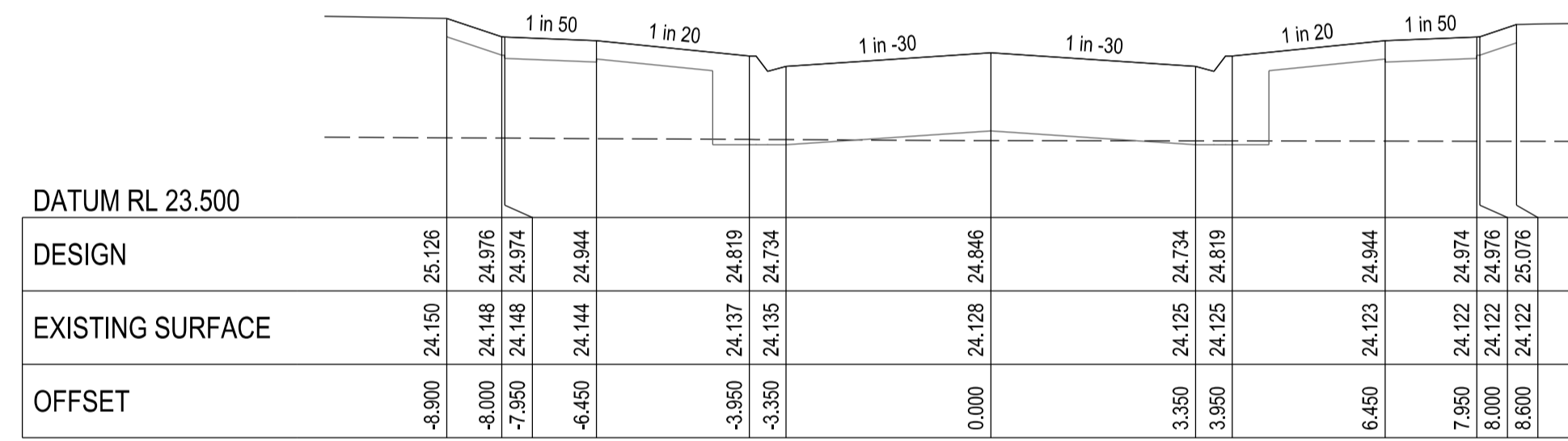
DATUM RL 23.500	0.000	3.350	3.950	6.450	7.950	8.000
DESIGN	25.282	25.164	25.162	25.132	25.007	24.922
EXISTING SURFACE	24.222	24.220	24.220	24.217	24.213	24.212
OFFSET	-8.707	-8.000	-7.950	-6.450	-3.950	-3.350

CHAINAGE 55.05



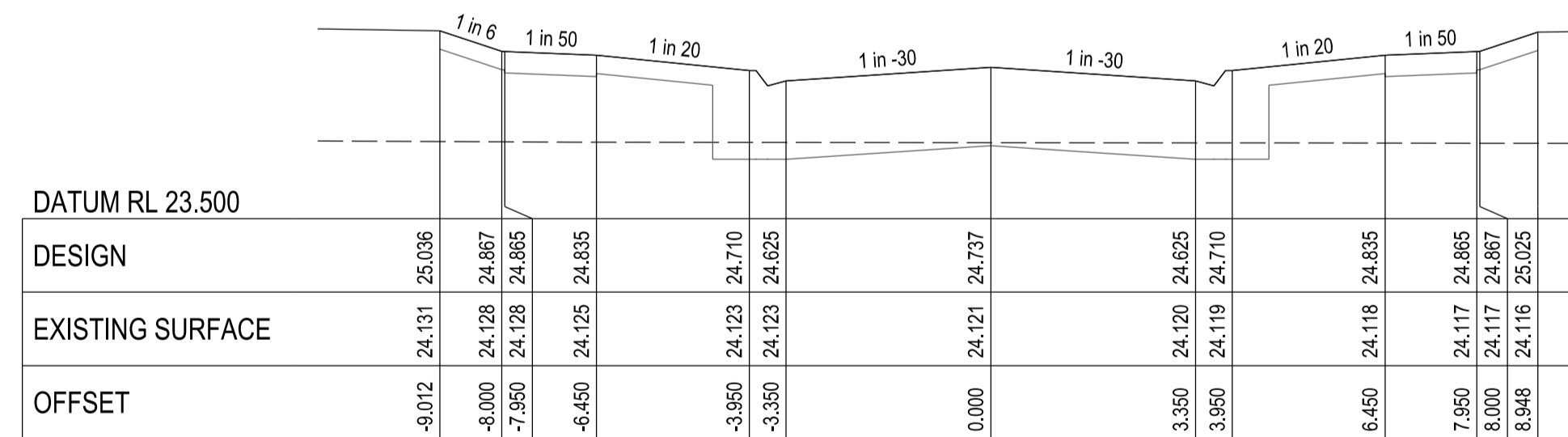
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DESIGN	25.216	25.085	25.083	25.063	24.928	24.843
EXISTING SURFACE	24.192	24.190	24.190	24.186	24.180	24.179
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CHAINAGE 46.00



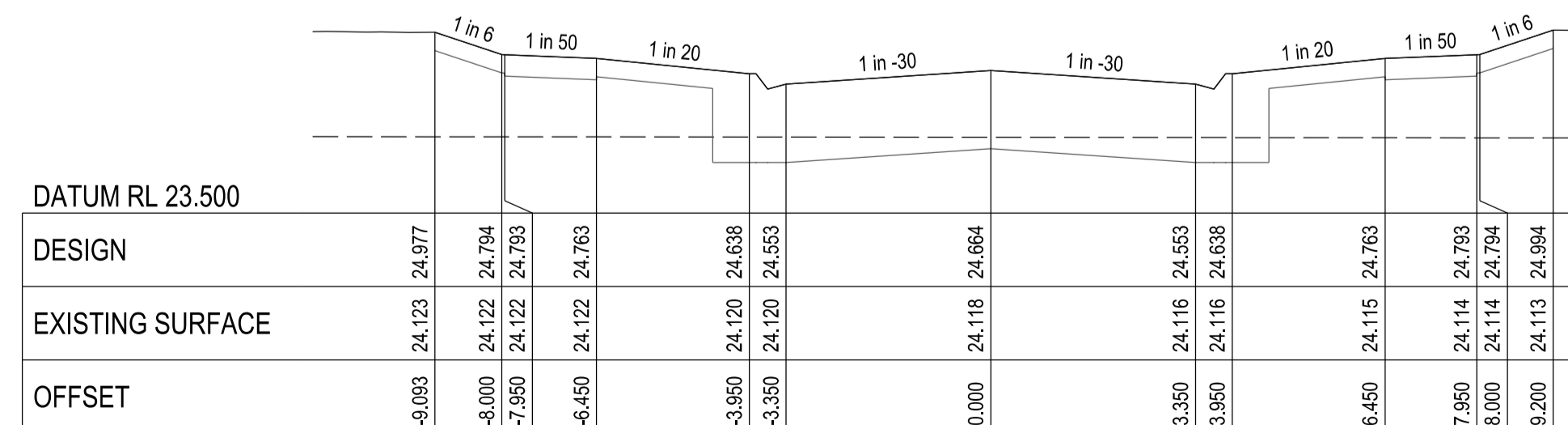
DATUM RL 23.500	0.000	3.350	3.950	6.450	7.950	8.000
DESIGN	25.126	24.976	24.974	24.944	24.819	24.734
EXISTING SURFACE	24.150	24.148	24.148	24.144	24.137	24.135
OFFSET	-8.900	-8.000	-7.950	-6.450	-3.950	-3.350

CHAINAGE 33.50



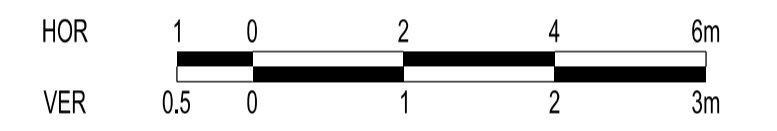
DATUM RL 23.500	0.000	3.350	3.950	6.450	7.950	8.000
DESIGN	25.096	24.867	24.865	24.835	24.710	24.625
EXISTING SURFACE	24.131	24.128	24.128	24.125	24.123	24.123
OFFSET	-9.012	-8.000	-7.950	-6.450	-3.950	-3.350

CHAINAGE 21.00



DATUM RL 23.500	0.000	3.350	3.950	6.450	7.950	8.000
DESIGN	24.977	24.784	24.783	24.763	24.638	24.553
EXISTING SURFACE	24.123	24.122	24.122	24.122	24.120	24.120
OFFSET	-9.093	-8.000	-7.950	-6.450	-3.950	-3.350

CHAINAGE 11.95



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

APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: S21-166
Sheet: 11 of 24
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Thursday, 29 June 2023

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\E12 - Design\6 - DGN\R11_St6.dgn

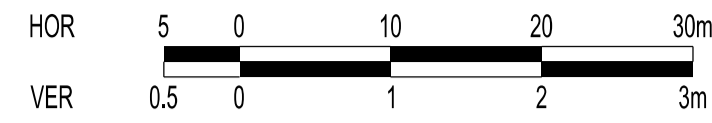
DRAWN: C.BAXTER	DATE: SEP 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2022	DATE PRINTED: 22/05/2023
AUTHORISED: R.BREWSTER	DATE: SEP 2022	



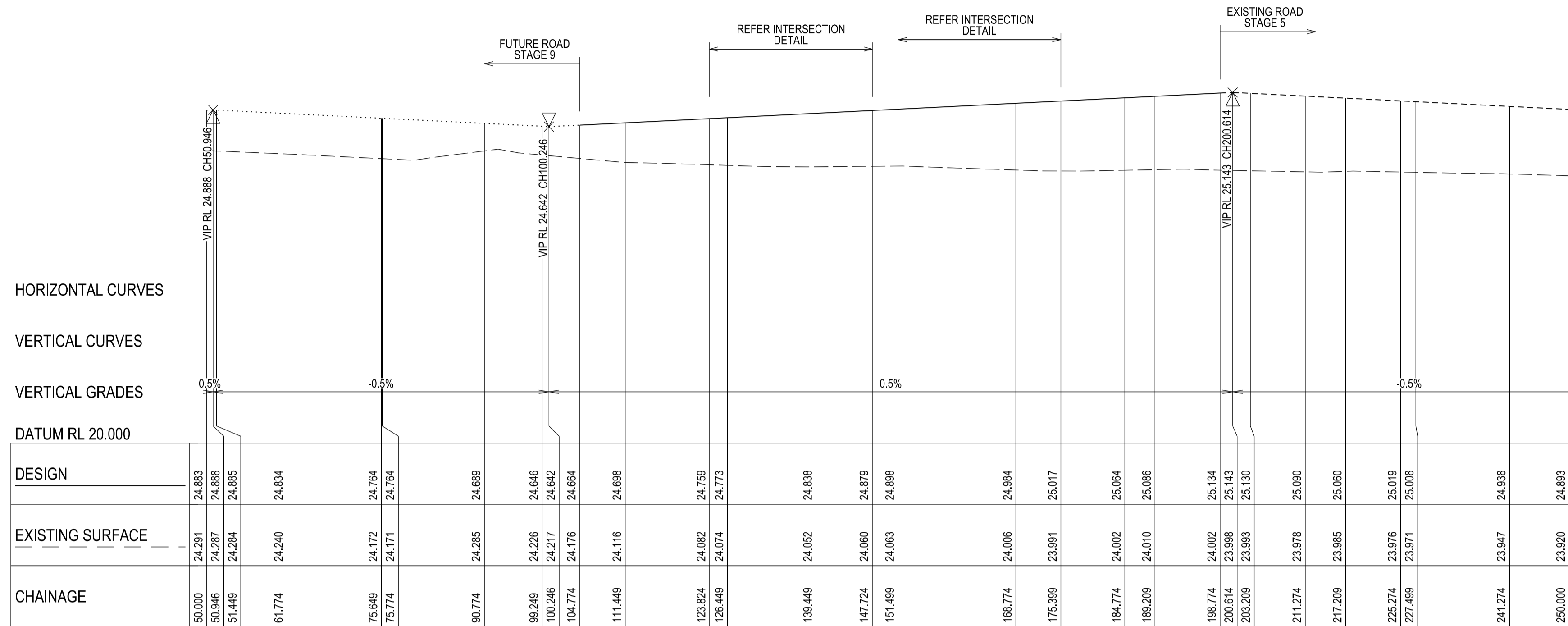
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
www.charltondegg.com.au

COUNCIL: CARDINIA SHIRE COUNCIL
TITLE: 100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 6
70-100 LECKY ROAD, OFFICE
HYLA WAY LONGITUDINAL & CROSS SECTIONS

DRG NO. 1470_6/R11	REV. B	SHEET 11 OF 24
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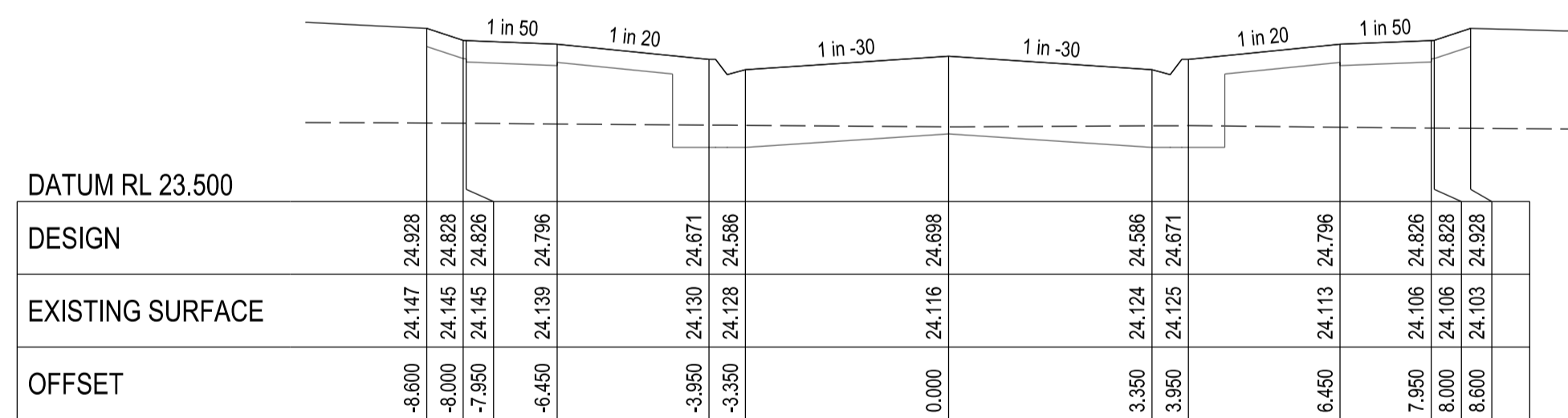
HOR 1:500 at A1
VER 1:50 at A1



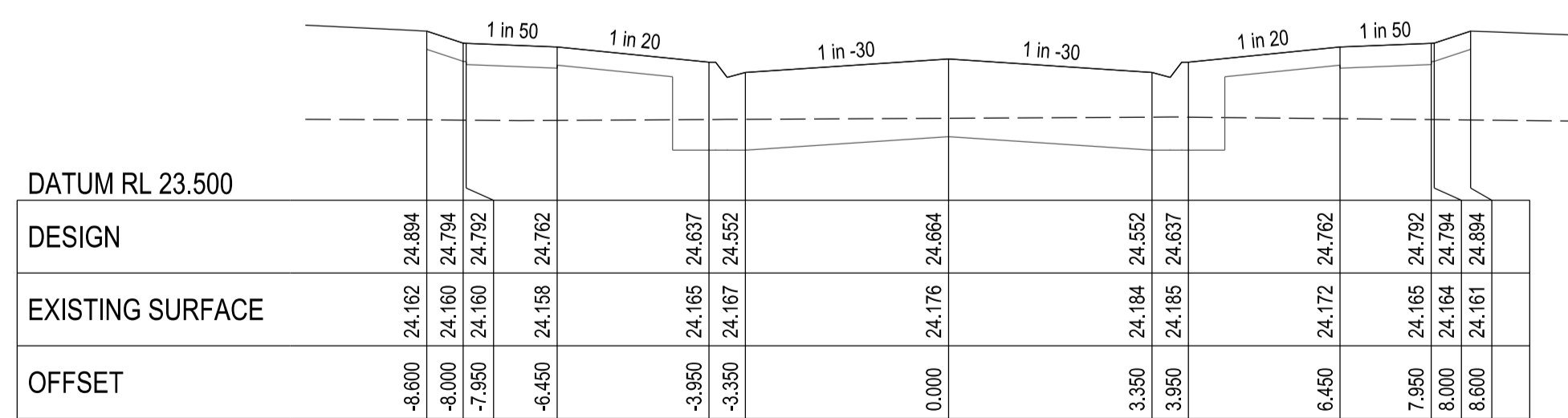
FORAGE STREET - LONGITUDINAL SECTION

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

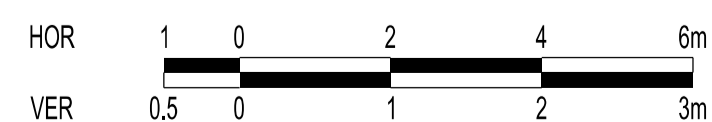
APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
Ref No.: S21-166
Sheet: 12 of 24
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Thursday, 29 June 2023



CHAINAGE 111.45



CHAINAGE 104.77



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

VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\E\2 - Design\6 - DGN\12_S16.dgn

DRAWN: C.BAXTER	DATE: SEP 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2022	DATE PRINTED: 22/05/2023
AUTHORISED: R.BREWSTER	DATE: SEP 2022	

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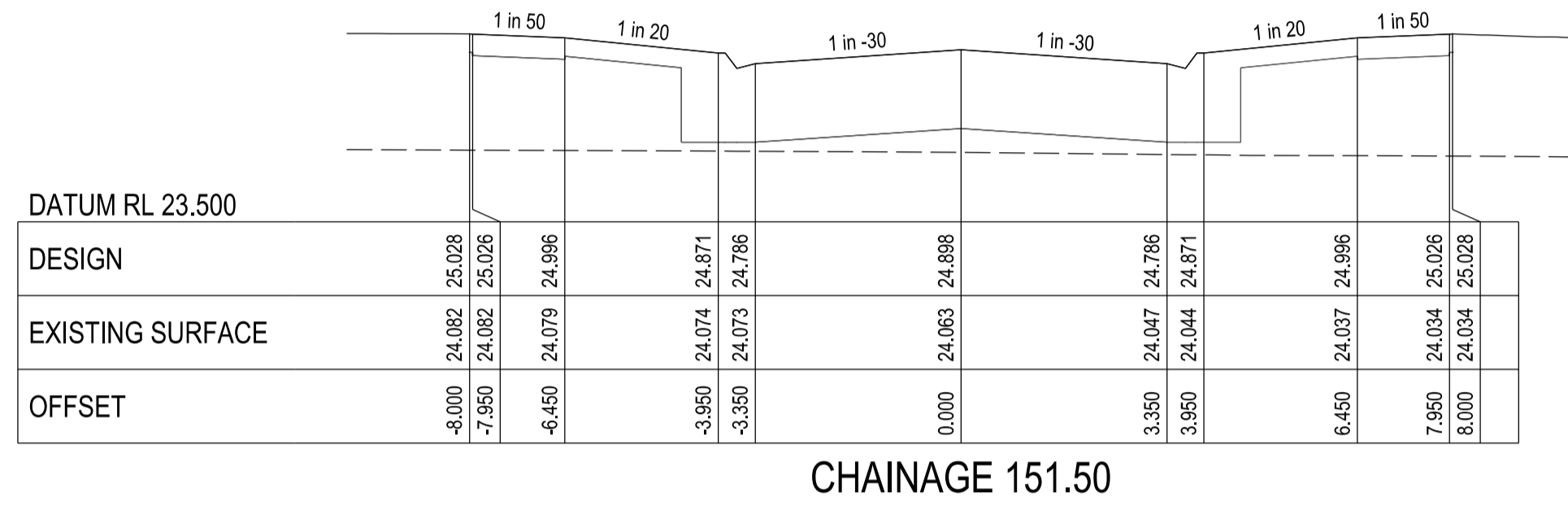
COUNCIL: CARDINIA SHIRE COUNCIL

TITLE: 100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 6
70-100 LECKY ROAD, OFFICE

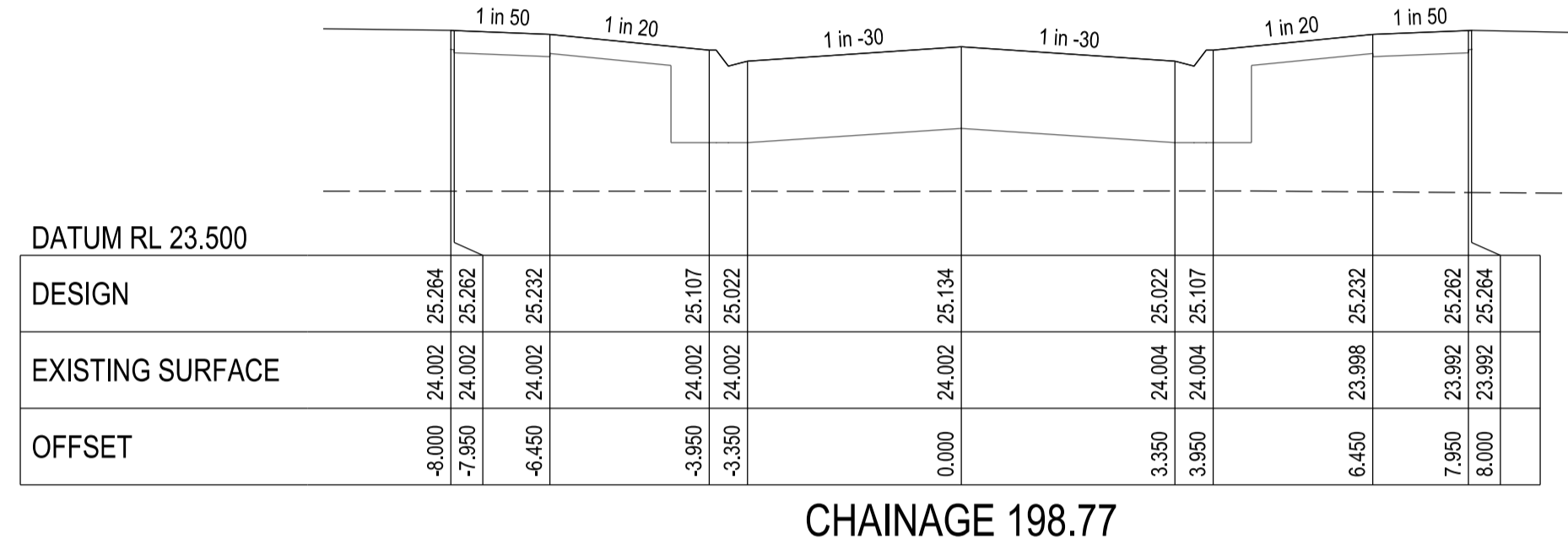
FORAGE STREET LONGITUDINAL & CROSS SECTIONS - SHEET 1

DRG NO. 1470_6/R12	REV. B	SHEET 12 OF 24
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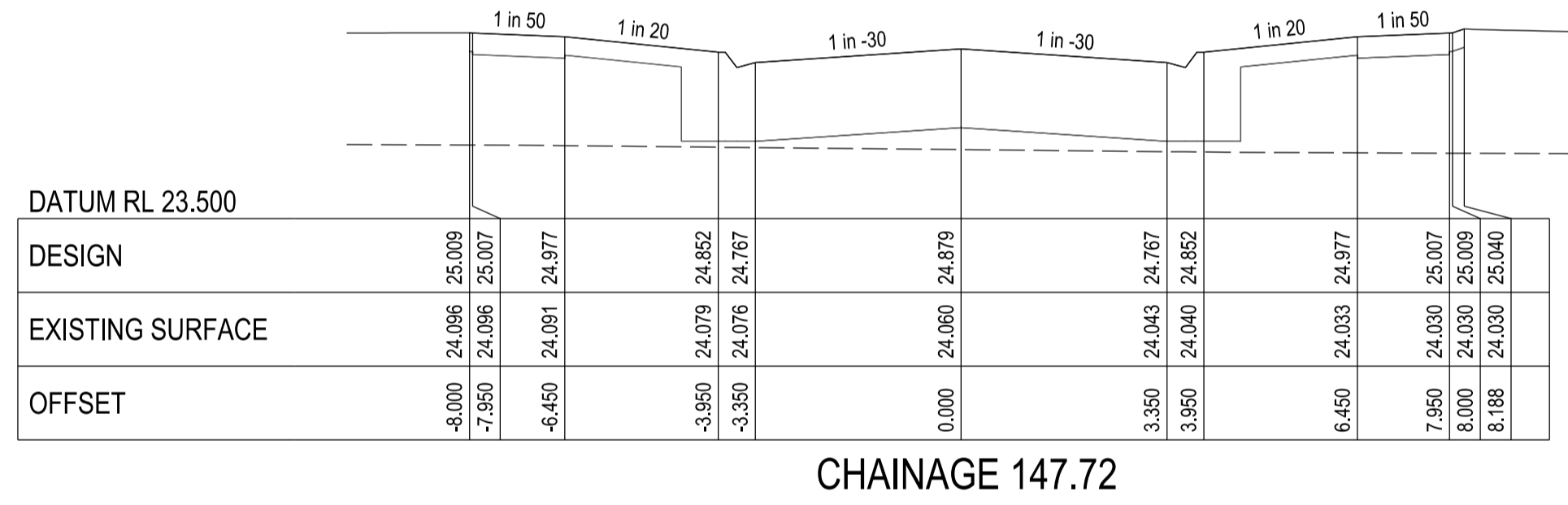
APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 13 of 24
 Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 2023



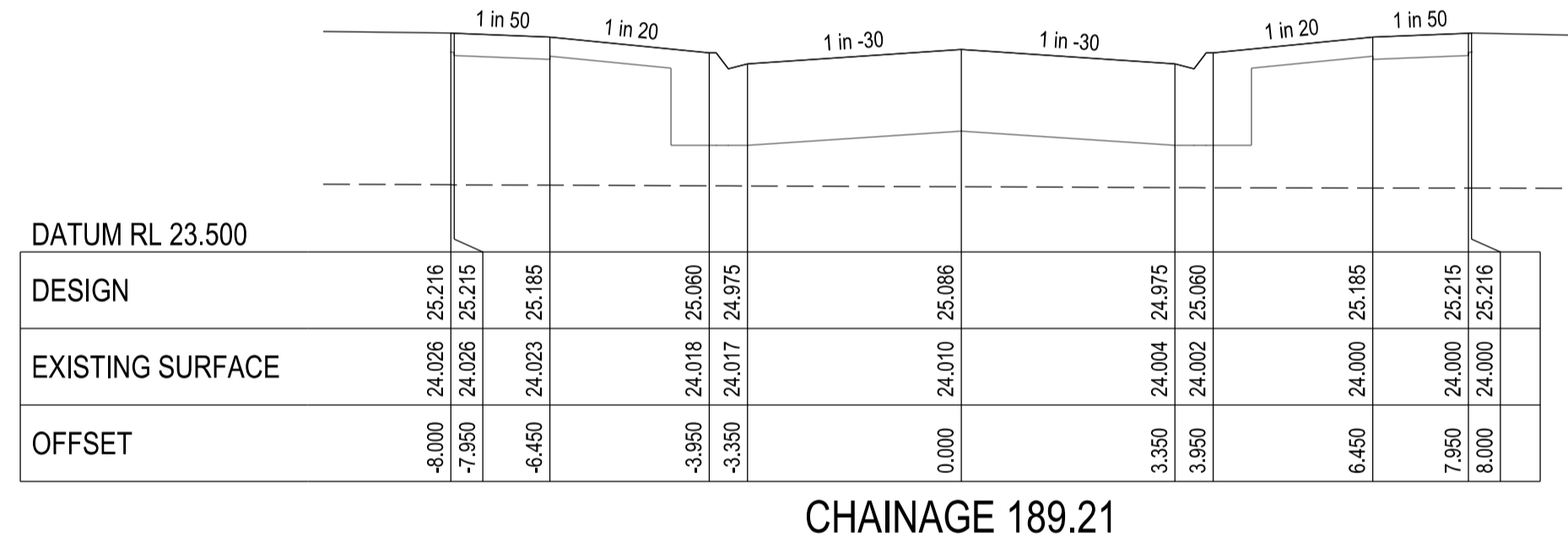
CHAINAGE 151.50



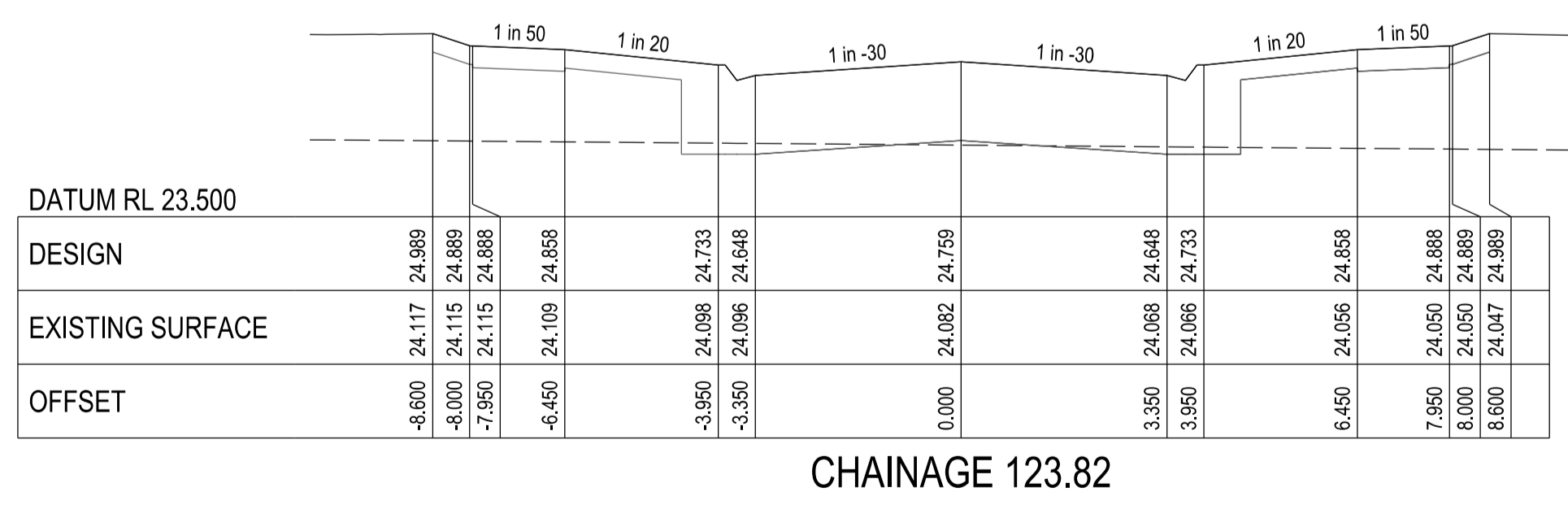
CHAINAGE 198.77



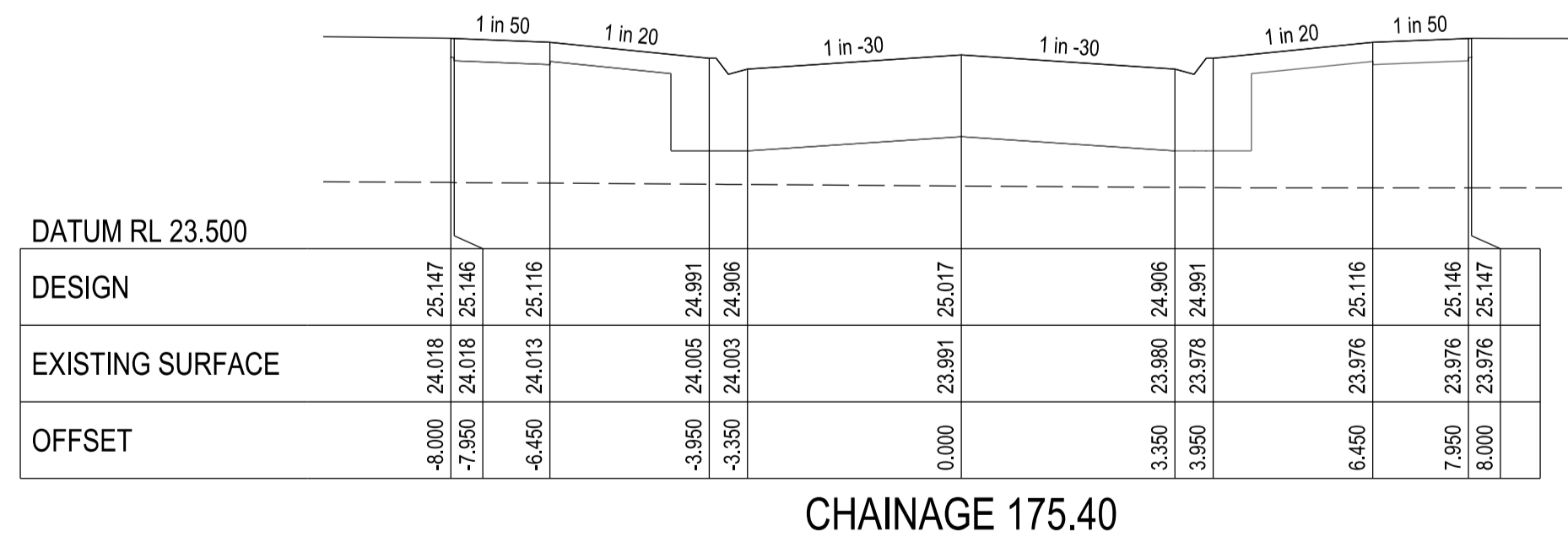
CHAINAGE 147.72



CHAINAGE 189.21



CHAINAGE 123.82



CHAINAGE 175.40

VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\E12 - Design\6 - DGN\13_S16.dgn

DRAWN: C.BAXTER	DATE: SEP 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2022	DATE PRINTED: 22/05/2023
AUTHORISED: R.BREWSTER	DATE: SEP 2022	

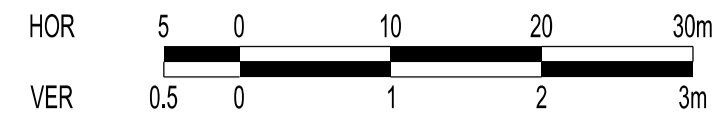
CHARLTON DEGG
 LAND DEVELOPMENT CONSULTANTS
 SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 www.charltondegg.com.au

COUNCIL: CARDINIA SHIRE COUNCIL

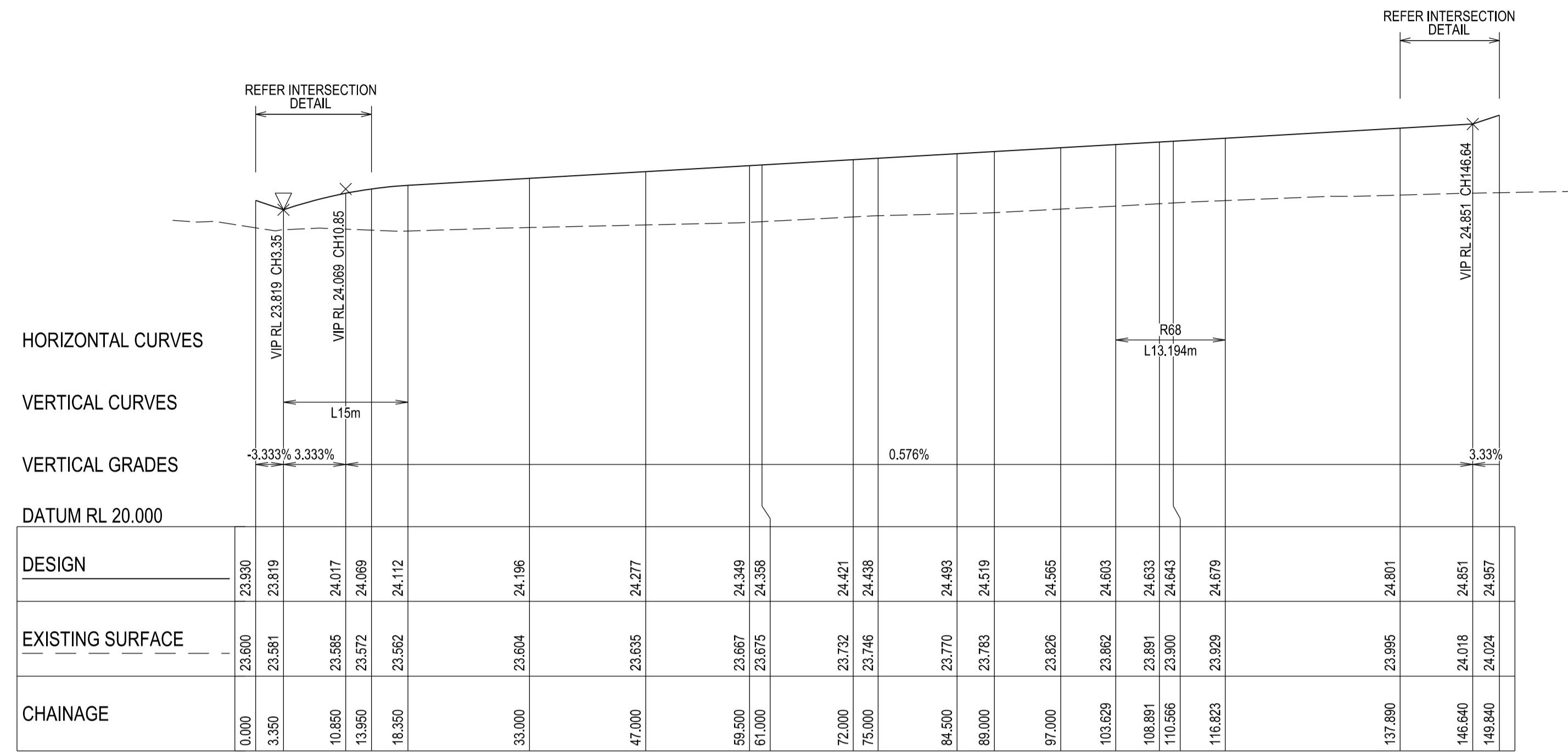
TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 6
 70-100 LECKY ROAD, OFFICE

FORAGE STREET CROSS SECTIONS - SHEET 2

DRG NO. 1470_6/R13	REV. B	SHEET 13 OF 24
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HOR 1:500 at A1
VER 1:50 at A1



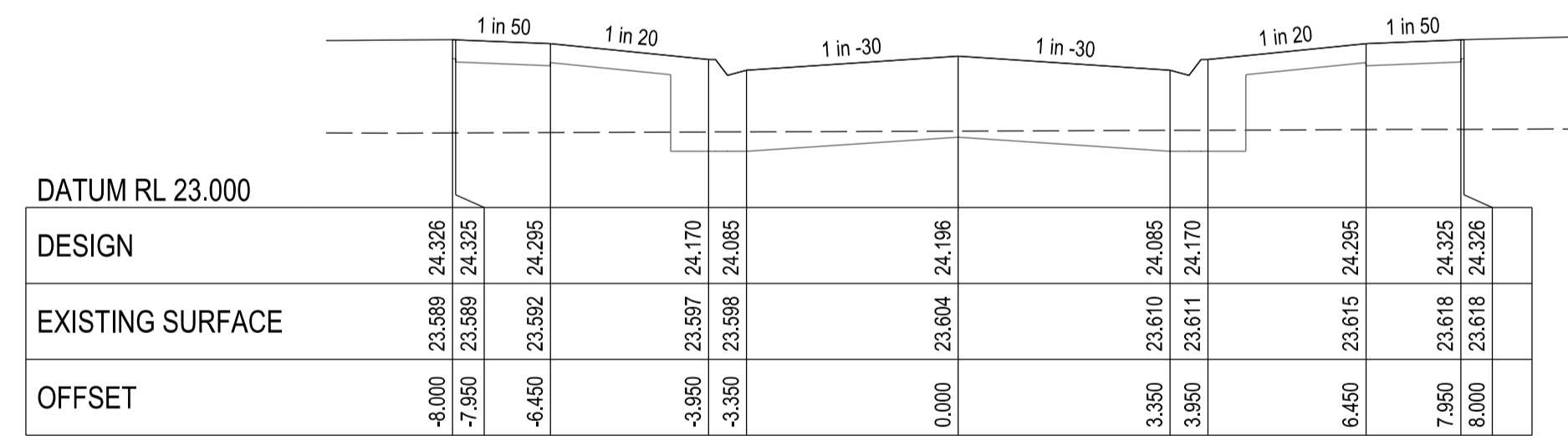
MAZZENTI WAY - LONGITUDINAL SECTION

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

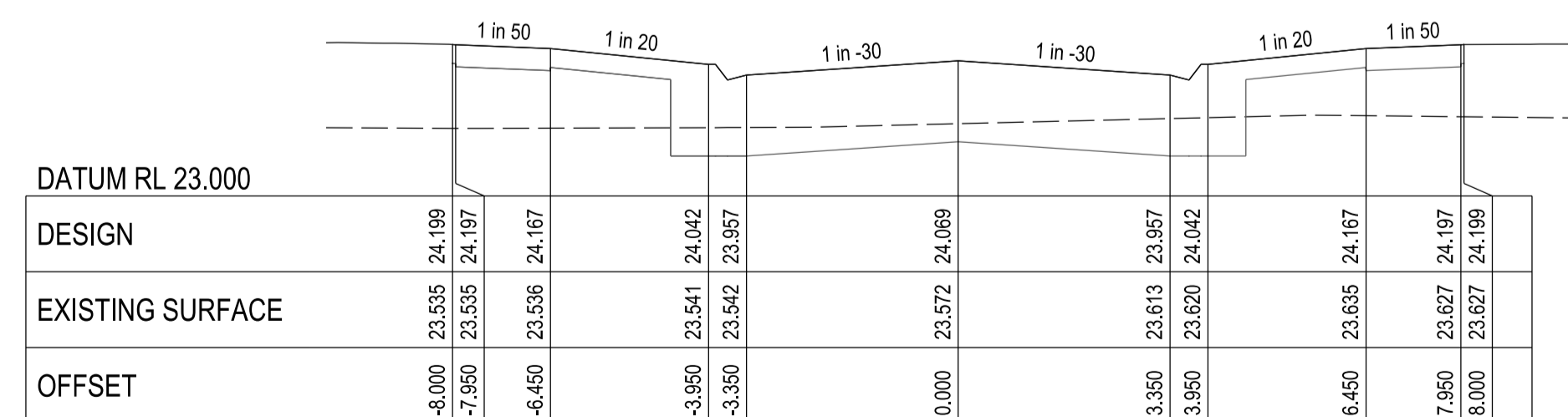
APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: S21-166
Sheet: 14 of 24
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Thursday, 29 June 2023



CHAINAGE 33.00



CHAINAGE 13.95

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\E\2 - Design\6 - DGN\R14_S16.dgn

DRAWN:	C.BAXTER	DATE:	SEP 2022	SCALE:	AS SHOWN
DESIGNED:	R.COLMAN	DATE:	SEP 2022	DATE PRINTED:	22/05/2023
AUTHORISED:	R.BREWSTER	DATE:	SEP 2022		

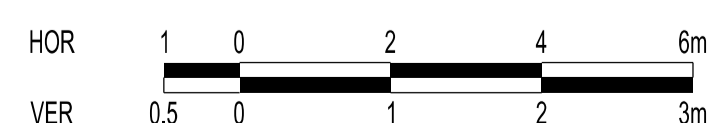


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COUNCIL: CARDINIA SHIRE COUNCIL
TITLE: 100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 6
70-100 LECKY ROAD, OFFICE

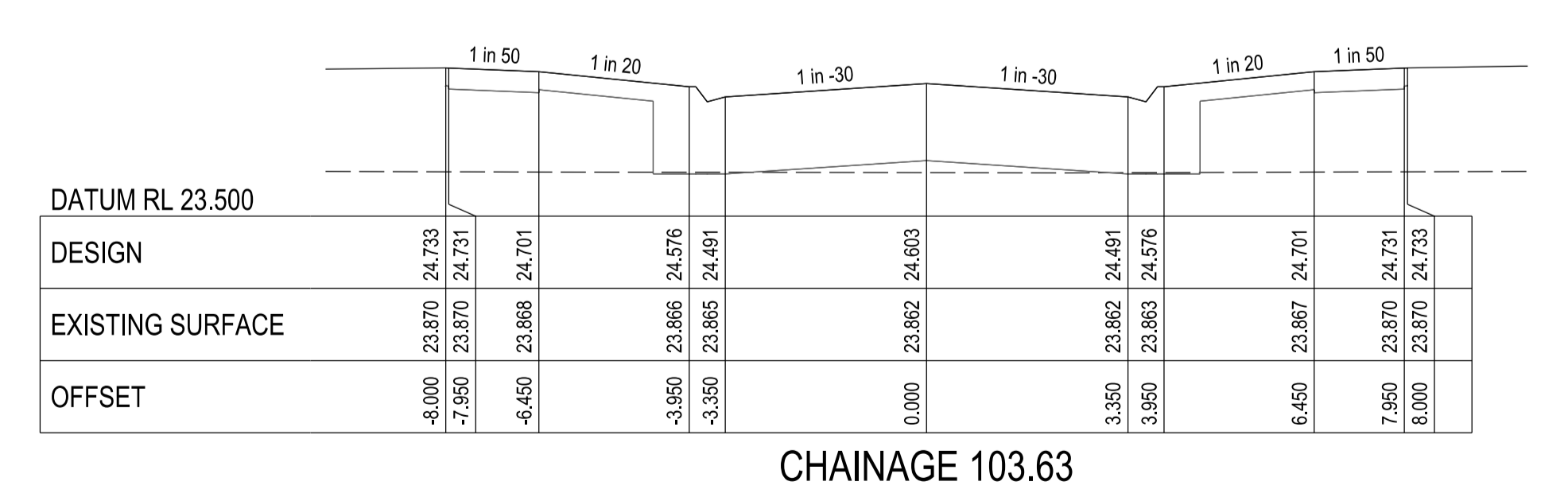
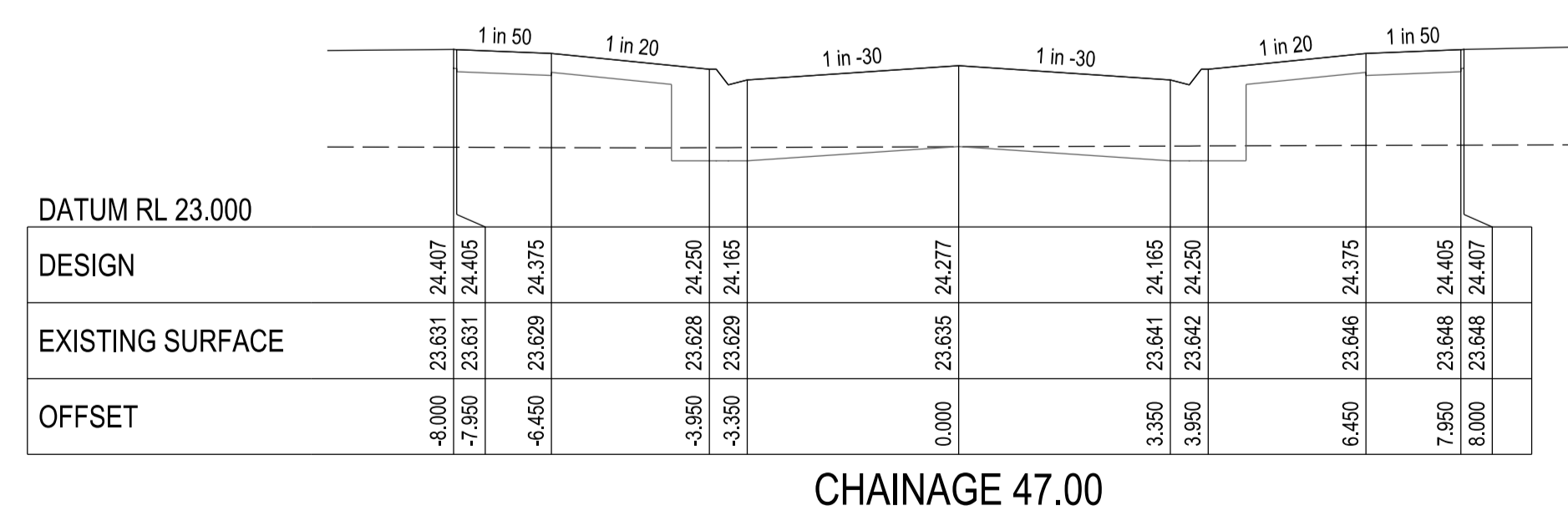
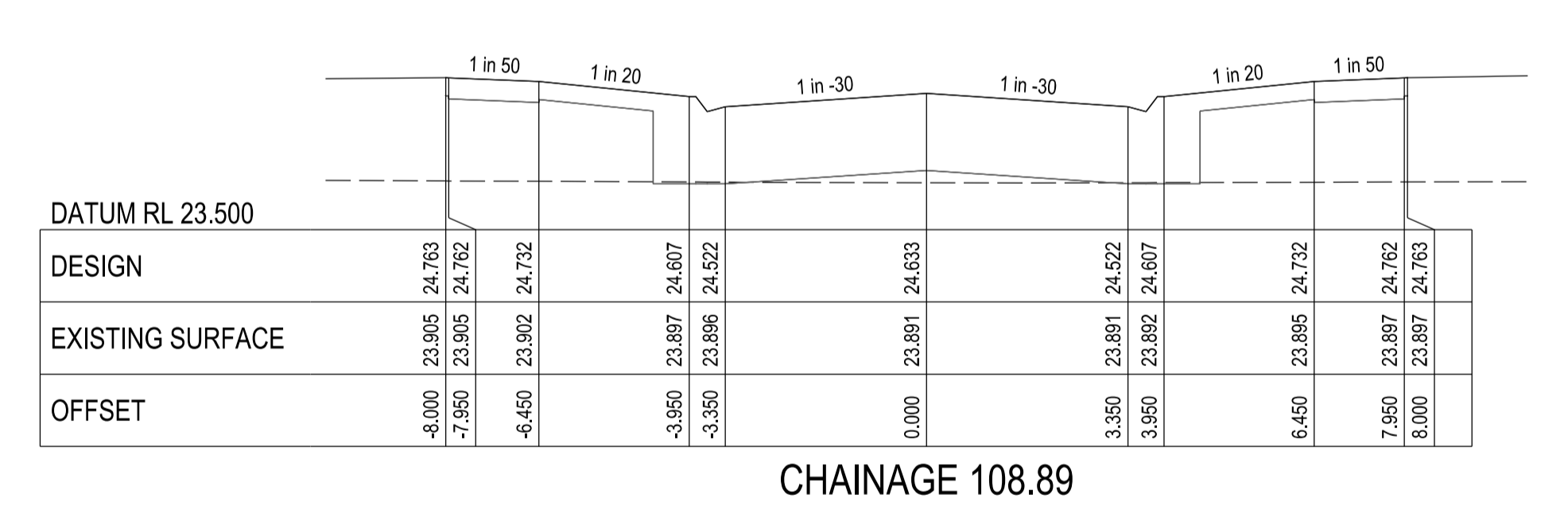
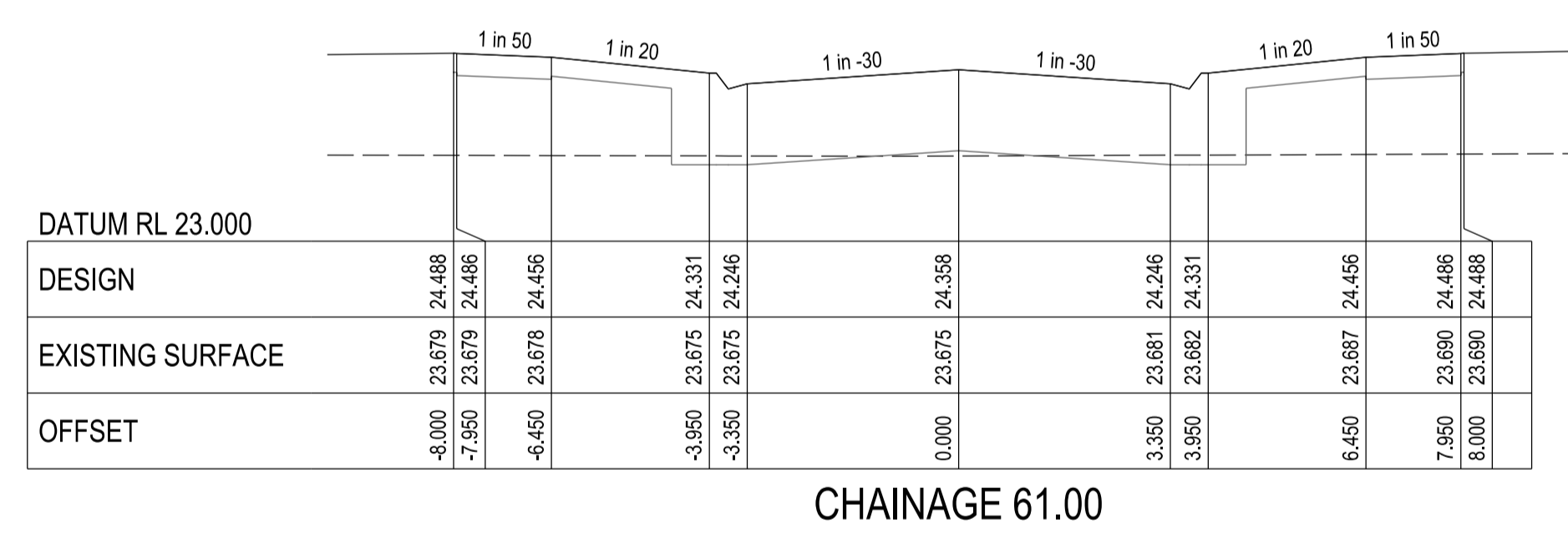
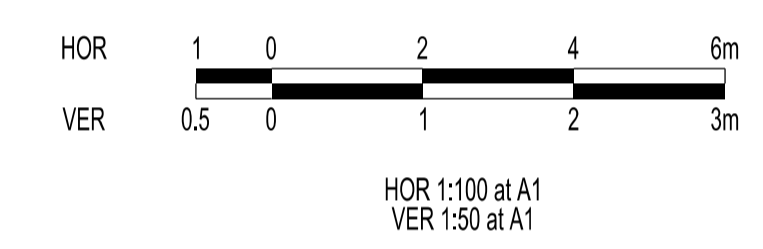
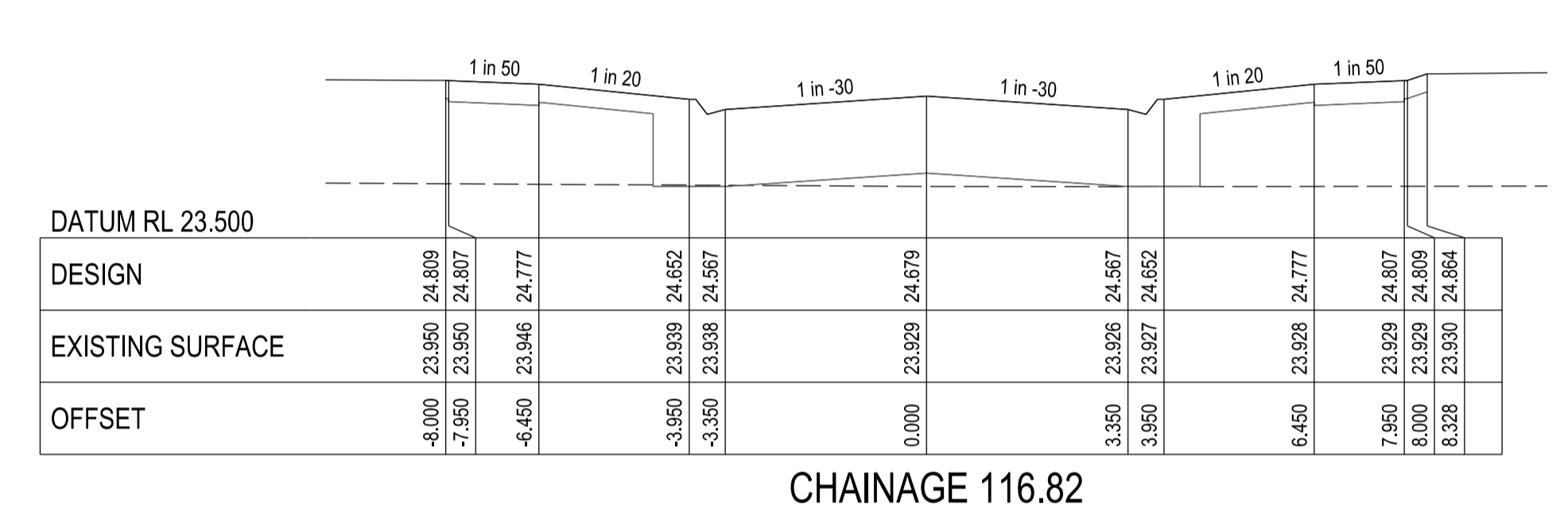
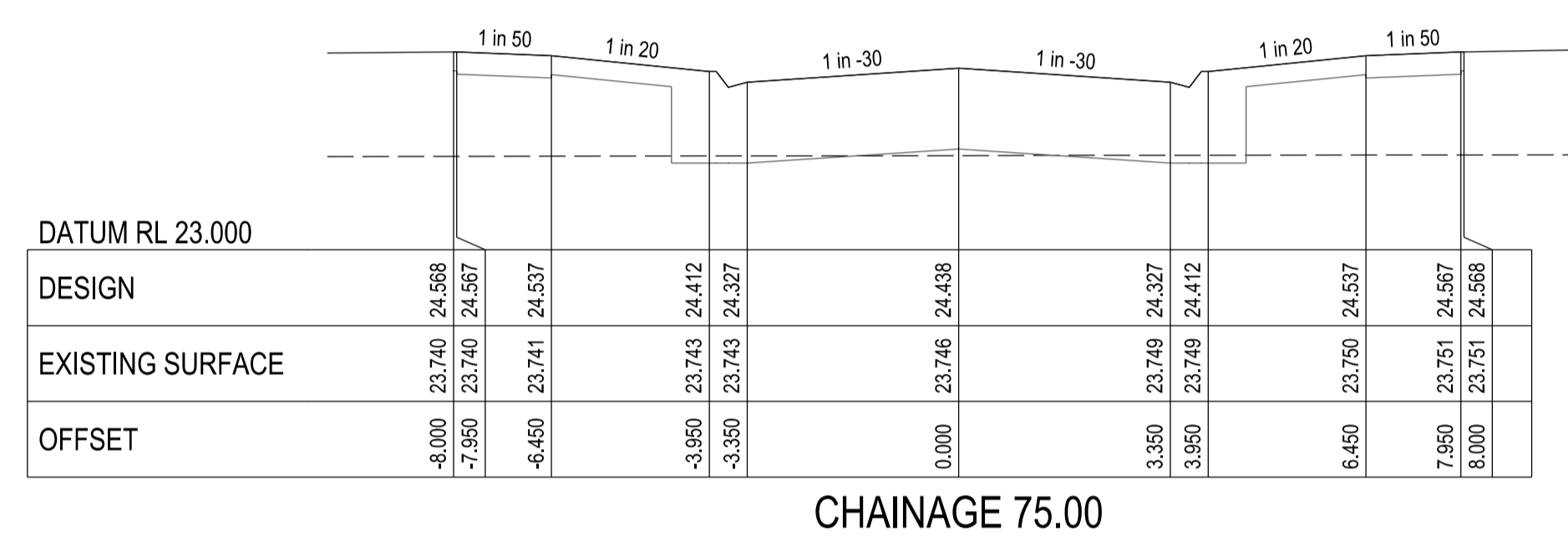
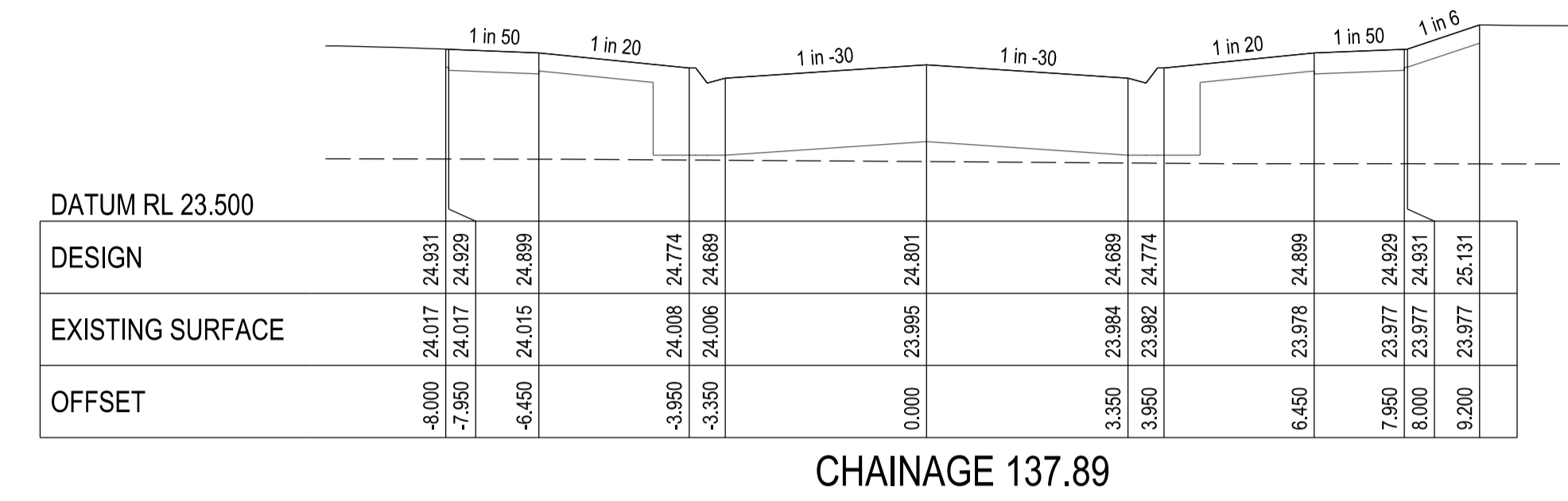
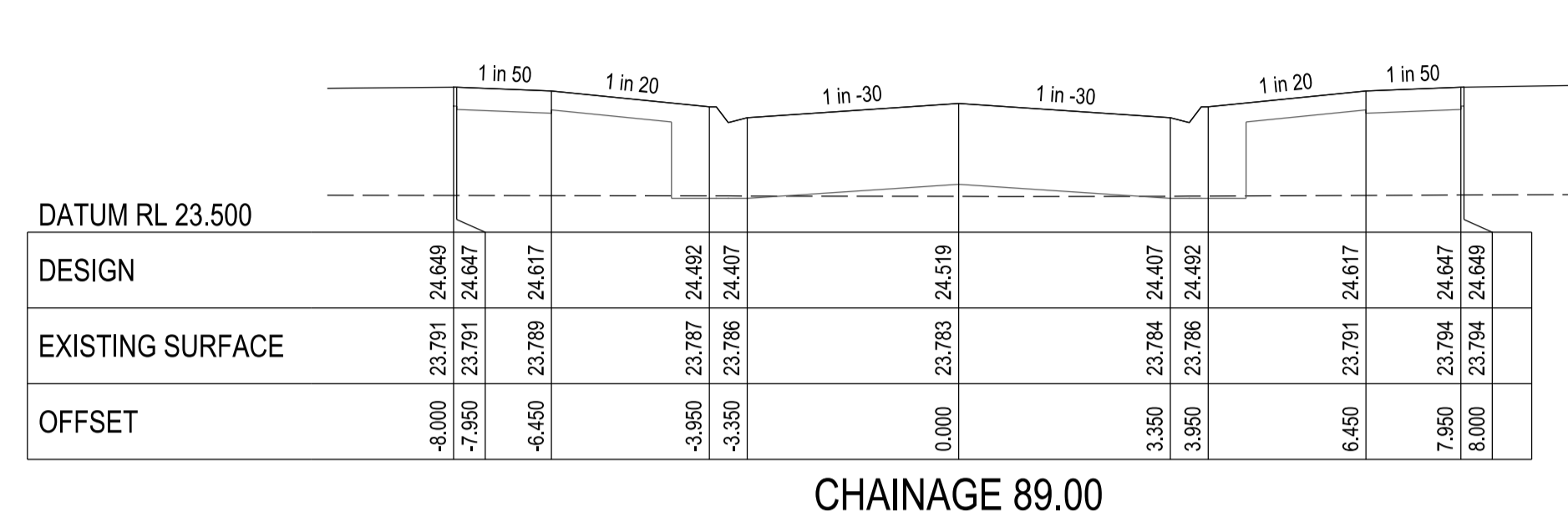
MAZZENTI WAY LONGITUDINAL & CROSS SECTIONS - SHEET 1

DRG NO. 1470_6/R14	REV. B	SHEET 14 OF 24
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HOR 1:100 at A1
VER 1:50 at A1

APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 15 of 24
 Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 2023



VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\E\2 - Design\6 - DGN\R15_S16.dgn

DRAWN: C.BAXTER	DATE: SEP 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2022	DATE PRINTED: 22/05/2023
AUTHORISED: R.BREWSTER	DATE: SEP 2022	

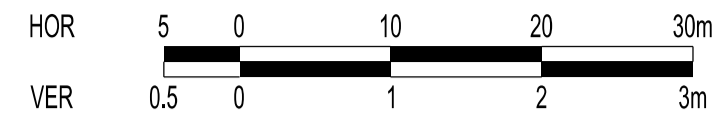
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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COUNCIL: CARDINIA SHIRE COUNCIL

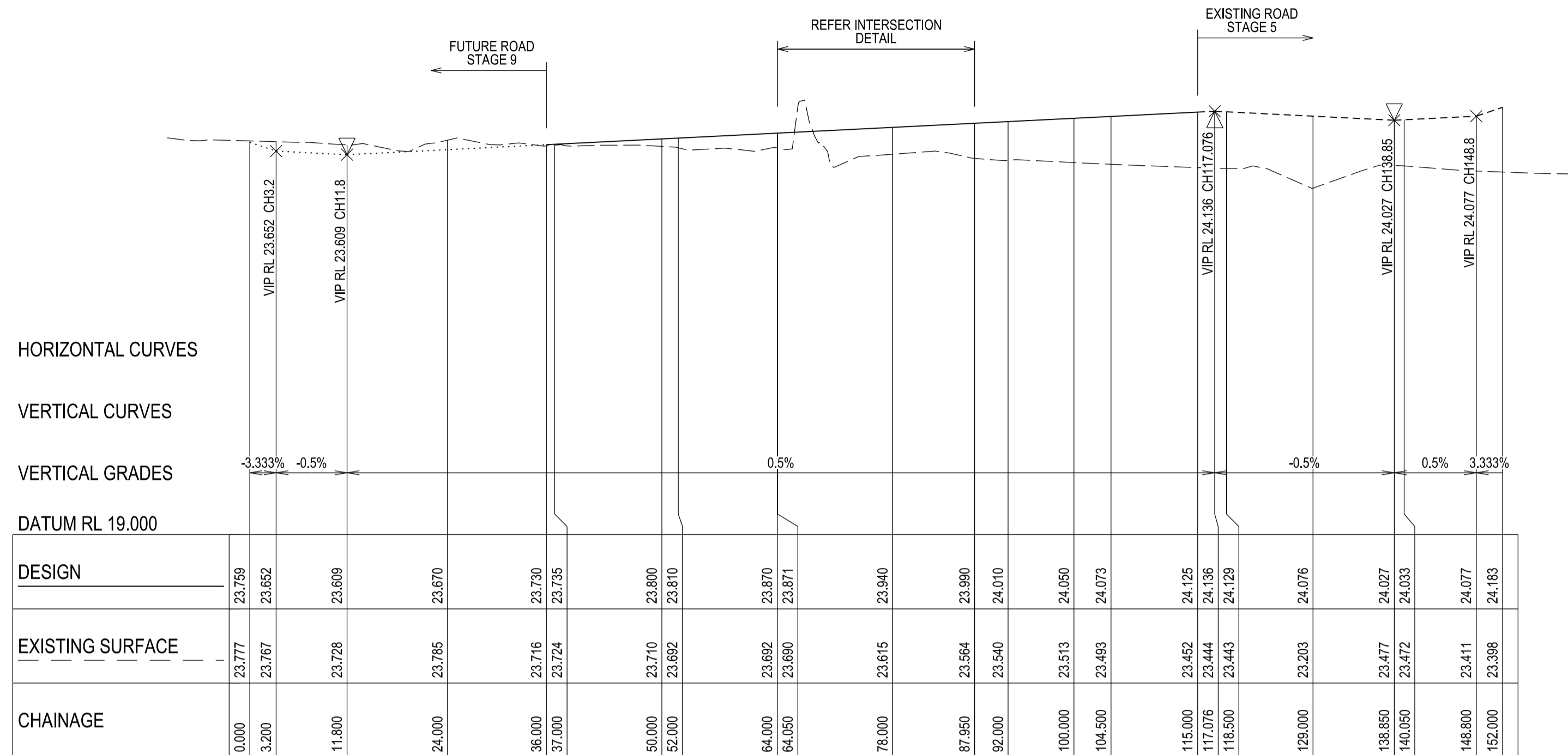
TITLE: 100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 6
70-100 LECKY ROAD, OFFICE

MAZZENTI WAY CROSS SECTIONS - SHEET 2

DRG NO. 1470_6/R15	REV. B	SHEET 15 OF 24
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HOR 1:500 at A1
VER 1:50 at A1



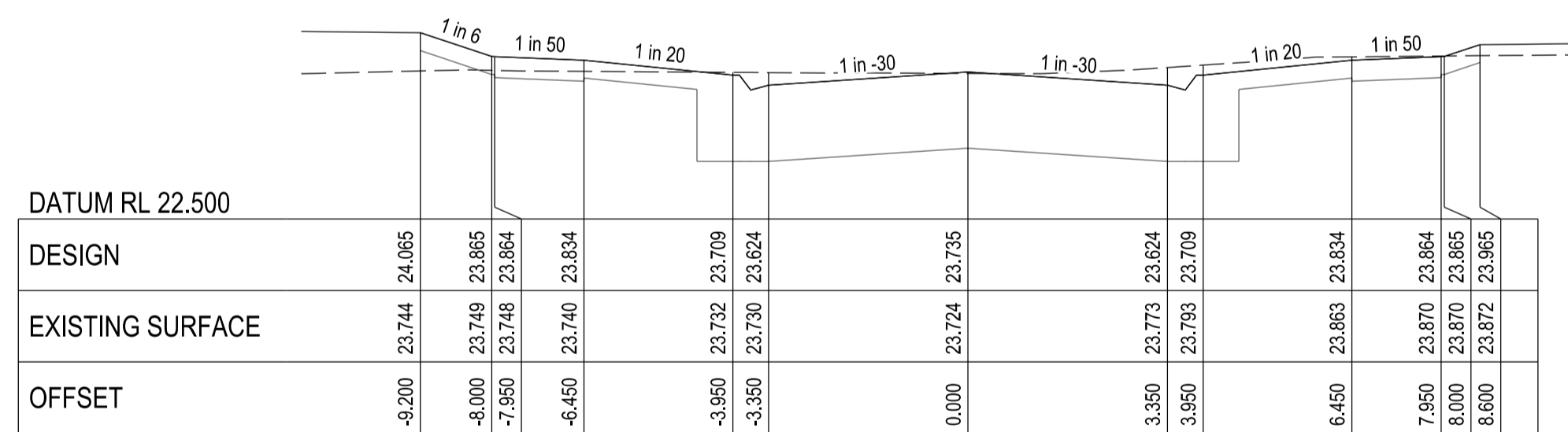
TWIGGY STREET - LONGITUDINAL SECTION

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

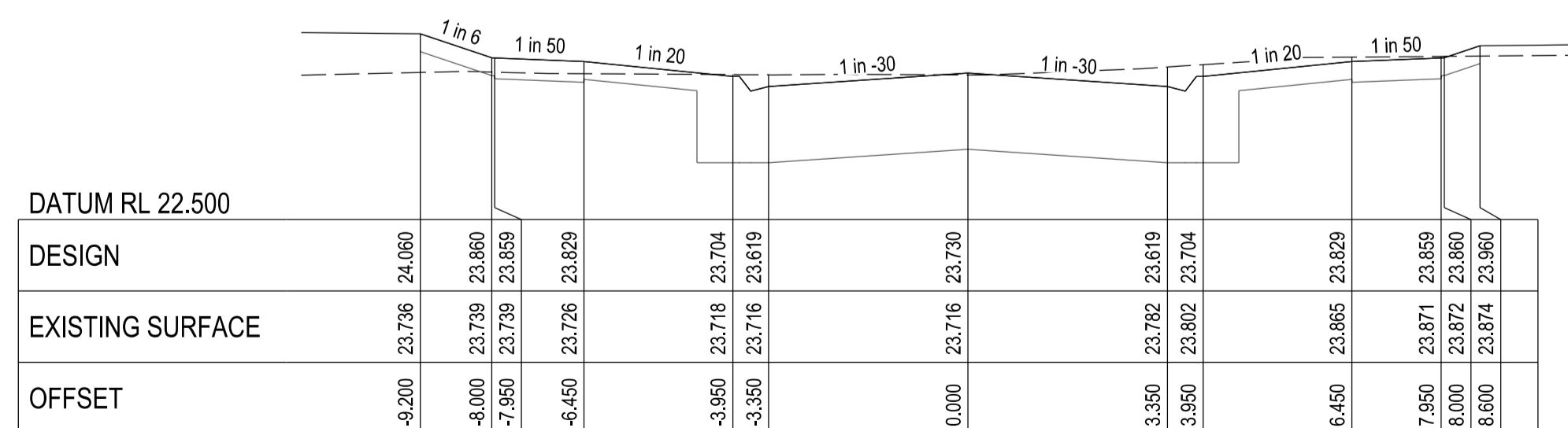
APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

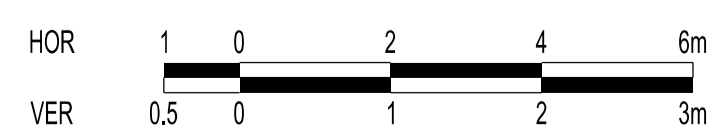
Ref No.: S21-166
Sheet: 16 of 24
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Thursday, 29 June 2023



CHAINAGE 37.00



CHAINAGE 36.00



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

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\E12 - Design\6 - DGN\16_S16.dgn

DRAWN:	C.BAXTER	DATE:	SEP 2022	SCALE:	AS SHOWN
DESIGNED:	R.COLMAN	DATE:	SEP 2022	DATE PRINTED:	22/05/2023
AUTHORISED:	R.BREWSTER	DATE:	SEP 2022		



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COUNCIL: CARDINIA SHIRE COUNCIL
TITLE: 100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 6
70-100 LECKY ROAD, OFFICE
TWIGGY STREET LONGITUDINAL & CROSS SECTIONS - SHEET 1

DRG NO. 1470_6/R16	REV. B	SHEET 16 OF 24
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APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

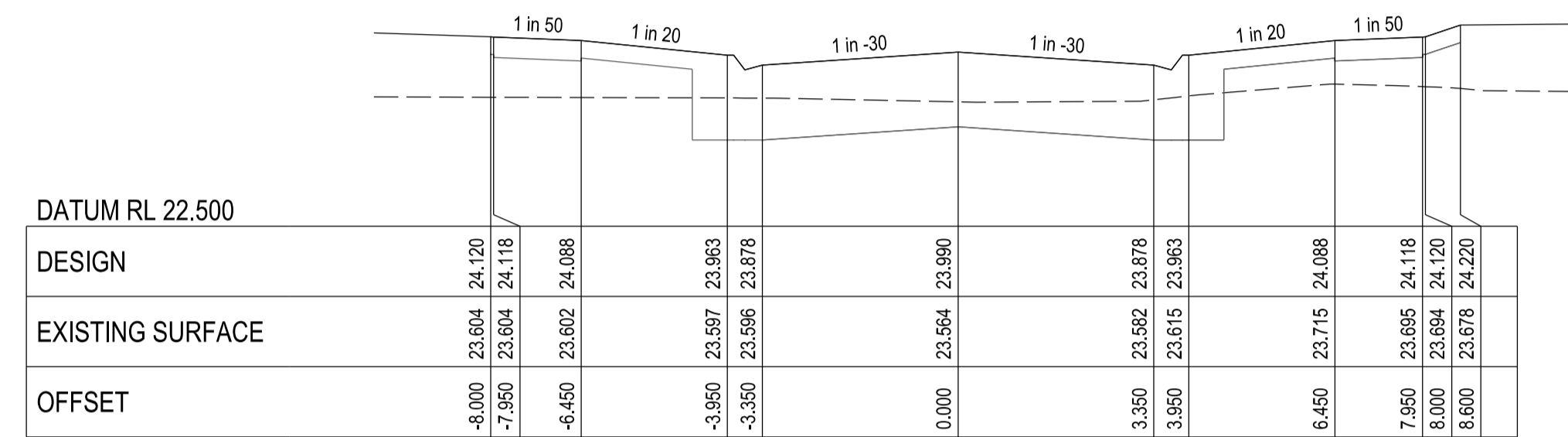
Ref No.: S21-166

Sheet: 17 of 24

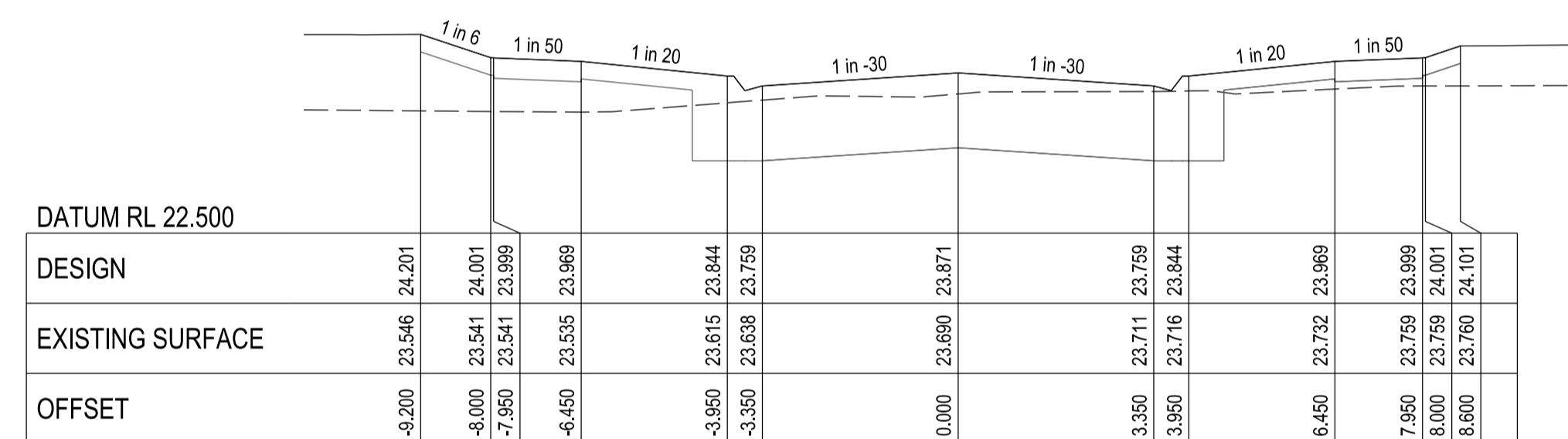
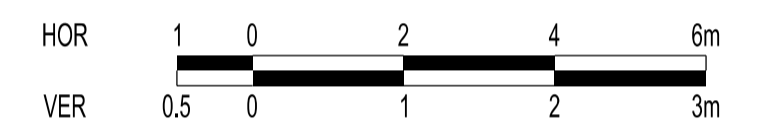
Approved by: Justin Conn

CARDINIA SHIRE COUNCIL

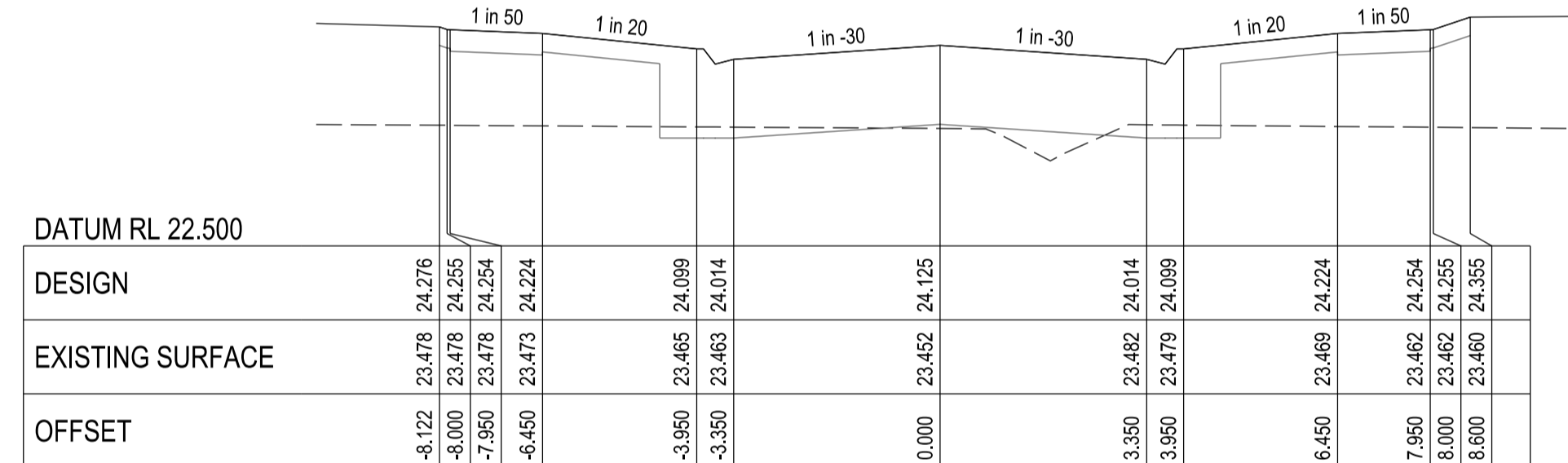
Date: Thursday, 29 June 2023



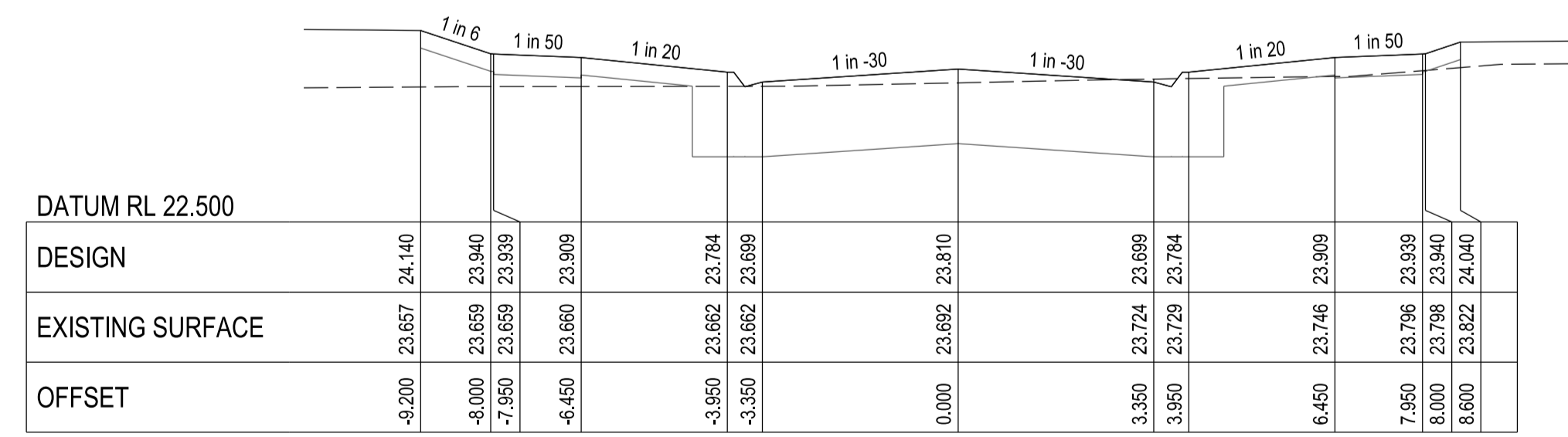
CHAINAGE 87.95



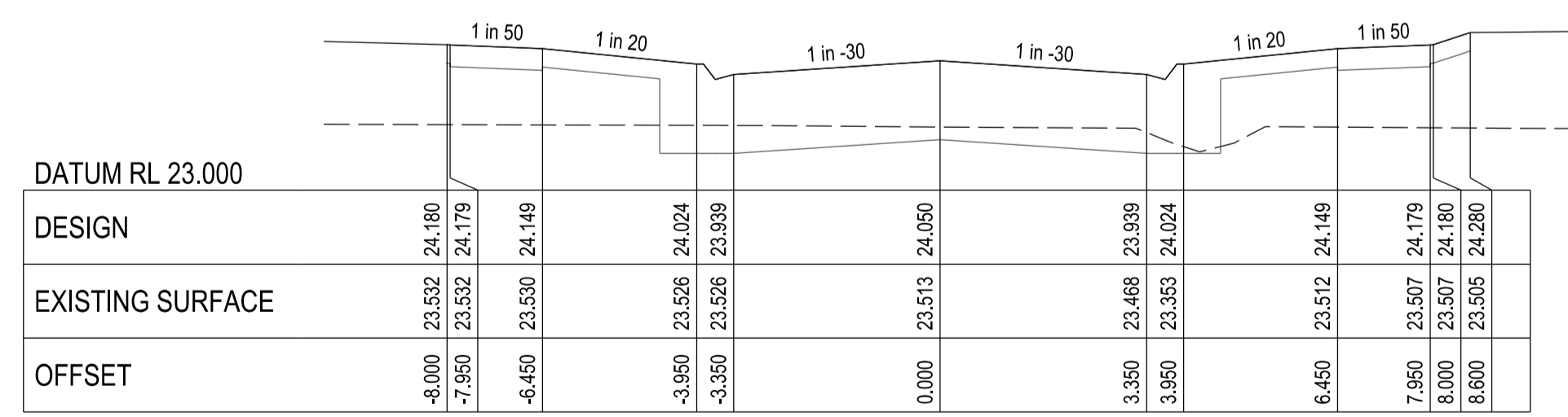
CHAINAGE 64.05



CHAINAGE 115.00



CHAINAGE 52.00



CHAINAGE 100.00

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\1E\2 - Design\6 - DGN\17_S16.dgn

DRAWN: C.BAXTER	DATE: SEP 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2022	DATE PRINTED: 22/05/2023
AUTHORISED: R.BREWSTER	DATE: SEP 2022	

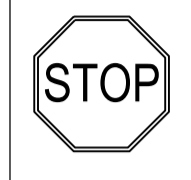


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COUNCIL: CARDINIA SHIRE COUNCIL		
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 6 70-100 LECKY ROAD, OFFICE		
TWIGGY STREET CROSS SECTIONS - SHEET 2		
DRG NO. 1470_6/R17	REV. B	SHEET 17 OF 24

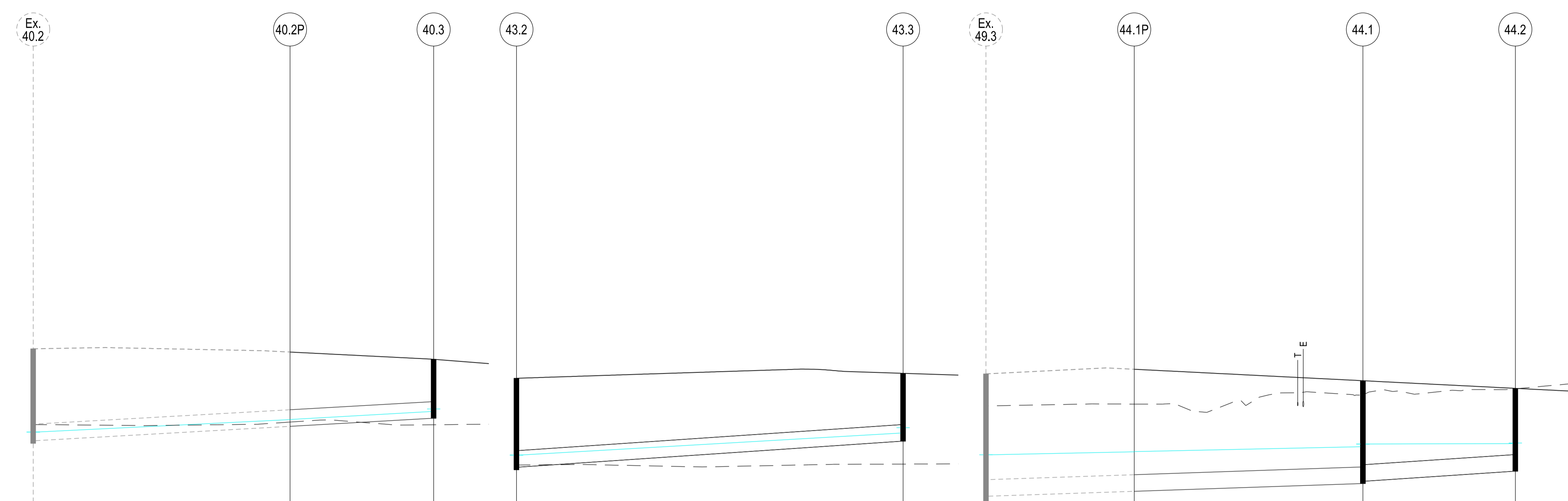
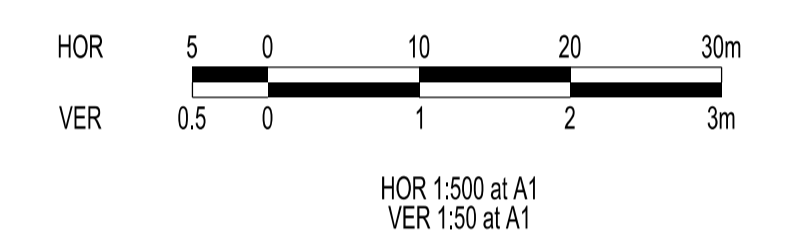
WARNING
BEWARE OF UNDERGROUND SERVICES
 THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

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 PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 18 of 24
 Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 2023



LEGEND



PIPE GRADE (1 in)	1 in 180	1 in 180	1 in 150	1 in 300	1 in 300	1 in 154.9
PIPE SIZE (mm)	300	300	300	300	300	300
PIPE CURVE RADIUS (m)						
PIPE CLASS/TYPE	Class=RCP	Class=RCP	Class=RCP	Class=RCP	Class=RCP	Class=RCP
Vcap - CAPACITY VELOCITY (m/s)	Vcap=1.02	Vcap=1.02	Vcap=1.12	Vcap=0.79	Vcap=0.79	Vcap=1.10
Q - PIPE FLOW (m3/s)	Q=0.025	Q=0.025	Q=0.037	Q=0.044	Q=0.045	Q=0.014
Qcap - CAPACITY FLOW (m3/s)	Qcap=0.072	Qcap=0.072	Qcap=0.079	Qcap=0.056	Qcap=0.056	Qcap=0.078

DATUM RL	13.00					
BACKFILL TYPE						
COVER (& NATURAL SURFACE) LEVEL (- - - -)	25.476 (24.106)	25.418 (24.152)	25.944 (24.374)	24.106 (23.477)	23.889 (23.843)	23.761 (23.153)
DEPTH TO INVERT	1.710 1.680	1.344 1.197	1.656 1.606	2.206 2.217	1.881 1.816	1.500 1.500
HYDRAULIC GRADE LINE	23.930 23.971	24.108 24.197	24.501 24.554	22.613 22.617	22.705 22.755	22.761 22.773
INVERT LEVEL	23.766 23.816	24.074	24.342 24.388	21.900	22.083 22.091	22.261
PIPE CHAINAGE	72.961	119.461	145.461	176.200	68.250	95.850
LENGTH	(46.500)	(26.000)	(70.000)	(26.850)	(41.400)	(27.600)

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME:	P:\1470\1470_6\E\2 - Design\6 - DGN\18_St6.dgn		
DRAWN:	C.BAXTER	DATE:	SEP 2022
DESIGNED:	R.COLMAN	DATE:	SEP 2022
AUTHORISED:	R.BREWSTER	DATE:	SEP 2022
SCALE:	AS SHOWN		
DATE PRINTED:	22/05/2023		

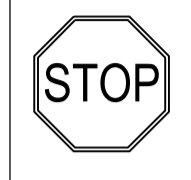


COUNCIL:
CARDINIA SHIRE COUNCIL
 TITLE:
 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 6
 70-100 LECKY ROAD, OFFICE
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 1

DRG NO. 1470_6/R18	REV. B	SHEET 18 OF 24
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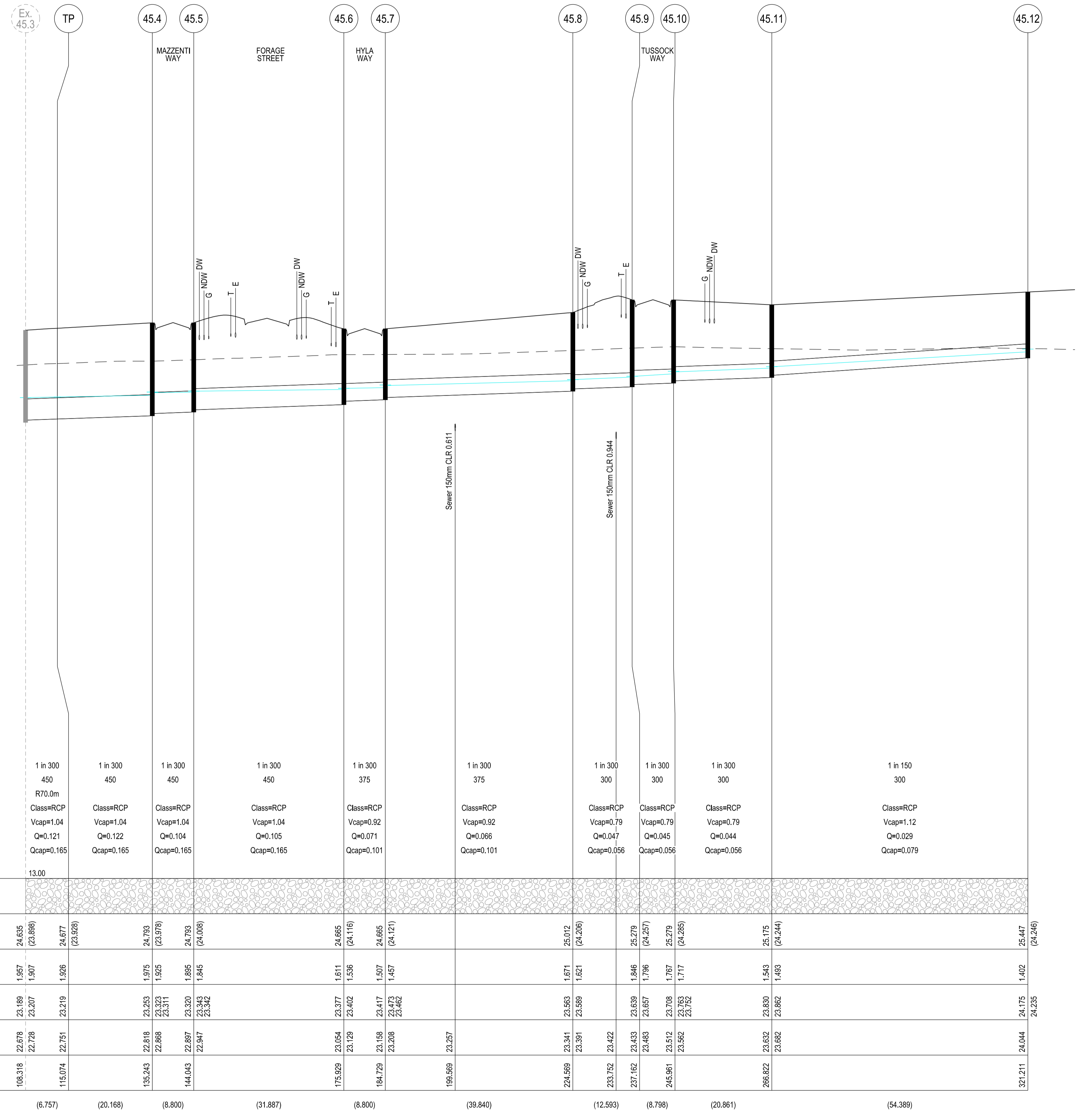
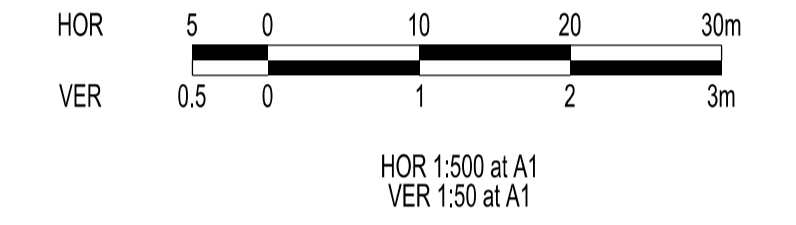
WARNING
BEWARE OF UNDERGROUND SERVICES
 THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

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

APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 19 of 24
 Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 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)

	108.318	115.074	135.243	144.043	175.929	184.729	199.569	224.569	233.752	237.162	245.981	296.822	321.211	
DATUM RL	13.00													
BACKFILL TYPE	FCR BACKFILL													
COVER (& NATURAL SURFACE) LEVEL	24.635 (23.898)	24.677 (23.928)	24.793 (23.979)	24.793 (24.008)	24.685 (24.116)	24.685 (24.121)	25.012 (24.206)	25.012 (24.206)	25.279 (24.257)	25.279 (24.257)	25.175 (24.244)	25.175 (24.244)	25.447 (24.246)	
DEPTH TO INVERT	1.97	1.907	1.975	1.985	1.611	1.507	1.671	1.621	1.846	1.796	1.717	1.543	1.402	
HYDRAULIC GRADE LINE	23.189	23.207	23.253	23.223	23.402	23.417	23.563	23.589	23.639	23.657	23.709	23.630	24.175	
INVERT LEVEL	22.678	22.728	22.818	22.868	23.129	23.158	23.341	23.391	23.433	23.463	23.512	23.632	24.044	
PIPE CHAINAGE	108.318	115.074	135.243	144.043	175.929	184.729	199.569	224.569	233.752	237.162	245.981	296.822	321.211	
LENGTH	(6.757)	(20.168)	(8.800)	(31.887)	(8.800)	(39.840)	(12.593)	(8.798)	(20.861)	(54.389)				

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\IE\2 - Design\6 - DGN\19_S16.dgn

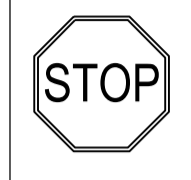
DRAWN: C.BAXTER	DATE: SEP 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2022	DATE PRINTED: 22/05/2023
AUTHORISED: R.BREWSTER	DATE: SEP 2022	



COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 6
 70-100 LECKY ROAD, OFFICE
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 2
 DRG NO. 1470_6/R19
 REV. B
 SHEET 19 OF 24

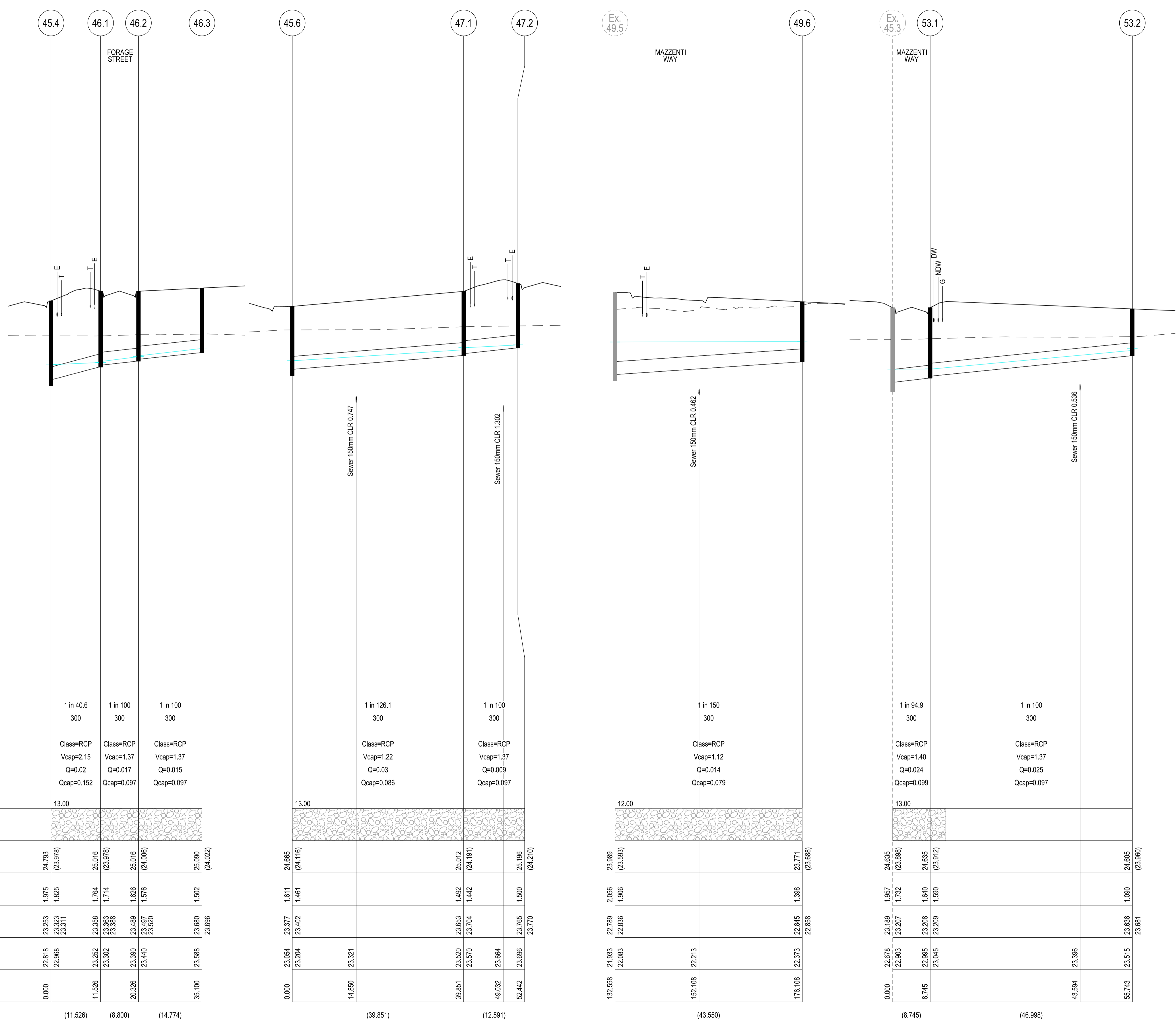
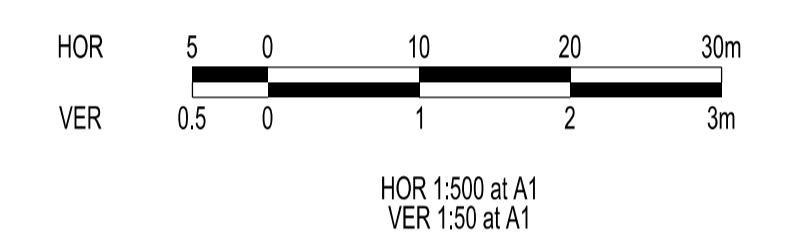
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LOCATION OF WATER, GAS, ELECTRICITY AND TELECOMMUNICATION SERVICES ARE INDICATIVE ONLY

APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 20 of 24
 Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 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	13.00	13.00	13.00	12.00	13.00
BACKFILL TYPE					
COVER (& NATURAL SURFACE) LEVEL	24.793 (23.978)	25.016 (23.978)	25.016 (24.096)	25.196 (24.210)	24.635 (23.881)
DEPTH TO INVERT	1.975	1.764	1.626	1.500	1.567
HYDRAULIC GRADE LINE	23.253	23.388	23.489	23.165	23.189
INVERT LEVEL	22.818	23.302	23.390	23.440	23.515
PIPE CHAINAGE	0.000	11.526	20.326	35.100	46.998
LENGTH	(11.526)	(8.800)	(14.774)	(39.851)	(43.550)

VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME: P:\1470\1470_6\E2 - Design\6 - DGN\R20_St6.dgn

DRAWN: C.BAXTER	DATE: SEP 2022	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2022	DATE PRINTED: 22/05/2023
AUTHORISED: R.BREWSTER	DATE: SEP 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 6
 70-100 LECKY ROAD, OFFICE
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 3

DRG NO. 1470_6/R20	REV. B	SHEET 20 OF 24
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PIT SCHEDULE												
Pit				INTERNAL		INLET		OUTLET		PIT		
Name	TYPE	EASTING	NORTHING	WD	LEN	DIA	INV LEV	DIA	INV LEV	SETOUT RL	DEPTH	REMARKS
40.3	JP	361661.763	5784036.284	600	900			300	24.218	25.286	1.068	EDCM 605
40.2P		361687.353	5784031.685			300	24.074	300	24.074	25.418	1.344	Connect to existing end of pipe
Ex. 40.2		361733.120	5784023.459			300	23.816	300	23.766	25.476	1.710	Existing pit
43.3	JP	361640.860	5784110.146	600	900			300	24.804	26.033	1.228	EDCM 605
43.2	JP	361709.756	5784097.764	600	900	300	24.337	375	24.287	25.944	1.656	Construct EDCM 605 over existing end of pipe
44.2	JP	361611.200	5783848.778	600	900			300	22.261	23.761	1.500	EDCM 605
44.1	GSEP	361638.796	5783849.226	600	900	300	22.083	300	22.038	23.899	1.861	EDCM 603
44.1P		361680.191	5783849.897			300	21.900	300	21.900	24.106	2.206	Connect to existing end of pipe
Ex. 49.3		361707.037	5783850.332			300	21.811			24.023	2.412	Existing pit
45.12	JP	361696.449	5784067.032	600	900			300	24.044	25.447	1.402	EDCM 605
45.11	DBGSEP	361642.918	5784076.654	600	900	300	23.682	300	23.632	25.175	1.543	EDCM 604
45.10	GSEP	361622.385	5784080.342	600	900	300	23.562	300	23.512	25.279	1.767	EDCM 603
45.9	GSEP	361620.829	5784071.683	600	900	300	23.483	300	23.433	25.279	1.846	EDCM 603
45.8	JP	361627.153	5784060.792	600	900	300	23.391	375	23.341	25.012	1.671	EDCM 605
45.7	DBGSEP	361620.106	5784021.581	600	900	375	23.208	375	23.158	24.665	1.507	EDCM 604
45.6	DBGSEP	361628.765	5784020.014	600	900	375	23.129	450	23.054	24.665	1.611	EDCM 604
						300	23.204					Line 47 Enters
45.5	JP	361642.797	5783991.381	600	900	450	22.947	450	22.897	24.793	1.895	EDCM 605
45.4	JP	361651.458	5783989.824	600	900	450	22.868	450	22.818	24.793	1.975	EDCM 605
						300	22.968					Line 46 Enters
TP		361647.891	5783969.974			450	22.751	450	22.751	24.677	1.926	Tangent point - Curved pipe radius R70m
Ex. 45.3	JP	361647.023	5783963.276	750	900	450	22.728	525	22.678	24.635	1.957	Existing pit
						300	22.903					Line 53 Enters
46.3	JP	361677.019	5784002.452	600	900			300	23.588	25.090	1.502	EDCM 605
46.2	GSEP	361662.478	5784005.065	600	900	300	23.440	300	23.390	25.016	1.626	EDCM 603
46.1	GSEP	361660.921	5783996.404	600	900	300	23.302	300	23.252	25.016	1.764	EDCM 603
47.2	GSEP	361645.533	5784067.243	600	900			300	23.696	25.196	1.500	EDCM 603
47.1	JP	361635.815	5784059.236	600	900	300	23.570	300	23.520	25.012	1.492	EDCM 605
49.6	JP	361613.057	5783857.609	600	900			300	22.373	23.771	1.398	EDCM 605
Ex. 49.5	GSEP	361656.601	5783858.315	900	1050	300	22.083	600	21.933	23.989	2.056	Existing pit
53.2	JP	361592.253	5783973.591	600	900			300	23.515	24.605	1.090	EDCM 605
53.1	JP	361638.510	5783965.277	600	900	300	23.045	300	22.995	24.635	1.640	EDCM 605
54.4	JP	361605.537	5783951.300	600	900			300	23.350	24.553	1.202	EDCM 605
54.3	JP	361606.626	5783884.109	600	900	300	22.825	300	22.775	24.187	1.411	EDCM 605
54.2	JP	361639.222	5783884.637	600	900	300	22.667	300	22.617	24.181	1.564	EDCM 605
54.1	GSEP	361639.511	5783866.790	600	900	300	22.557	300	22.507	24.053	1.546	EDCM 603
Ex. 45.1	GSEP	361648.310	5783866.932	750	900	525	22.278	525	22.228	24.060	1.833	Existing pit
59.12P		361594.216	5784044.867			300	23.542	300	23.542	25.292	1.750	Cap and seal end of pipe
59.12	JP	361598.153	5784044.160	600	900	300	23.516	300	23.466	25.287	1.822	EDCM 605
59.11	JP	361593.360	5784017.487	600	900	300	23.284	300	23.234	24.657	1.424	EDCM 605
59.10P		361590.407	5784018.018			300	23.221	300	23.221	24.637	1.417	Cap and seal end of pipe
Fut. 59.10		361563.093	5784022.774			300	23.132	300	23.132	24.756	1.624	Future pit
60.1	GSEP	361638.459	5783931.681	600	900			300	22.807	24.452	1.644	EDCM 603
Ex. 45.2	GSEP	361647.258	5783931.824	750	900	525	22.574	525	22.494	24.452	1.957	Existing pit

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

APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: S21-166
 Sheet: 22 of 24
 Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
 Date: Thursday, 29 June 2023

REV	DATE	DESCRIPTION	STATUS
A	28/10/2022	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
B	17/05/2023	COUNCIL COMMENTS 12/05/23	IFC

FILENAME:	P:\1470\1470_6\E\2 - Design\6 - DGN\1470_6\1470_6_R22.dgn		
DRAWN:	C.BAXTER	DATE:	SEP 2022
DESIGNED:	R.COLMAN	DATE:	SEP 2022
AUTHORISED:	R.BREWSTER	DATE:	SEP 2022

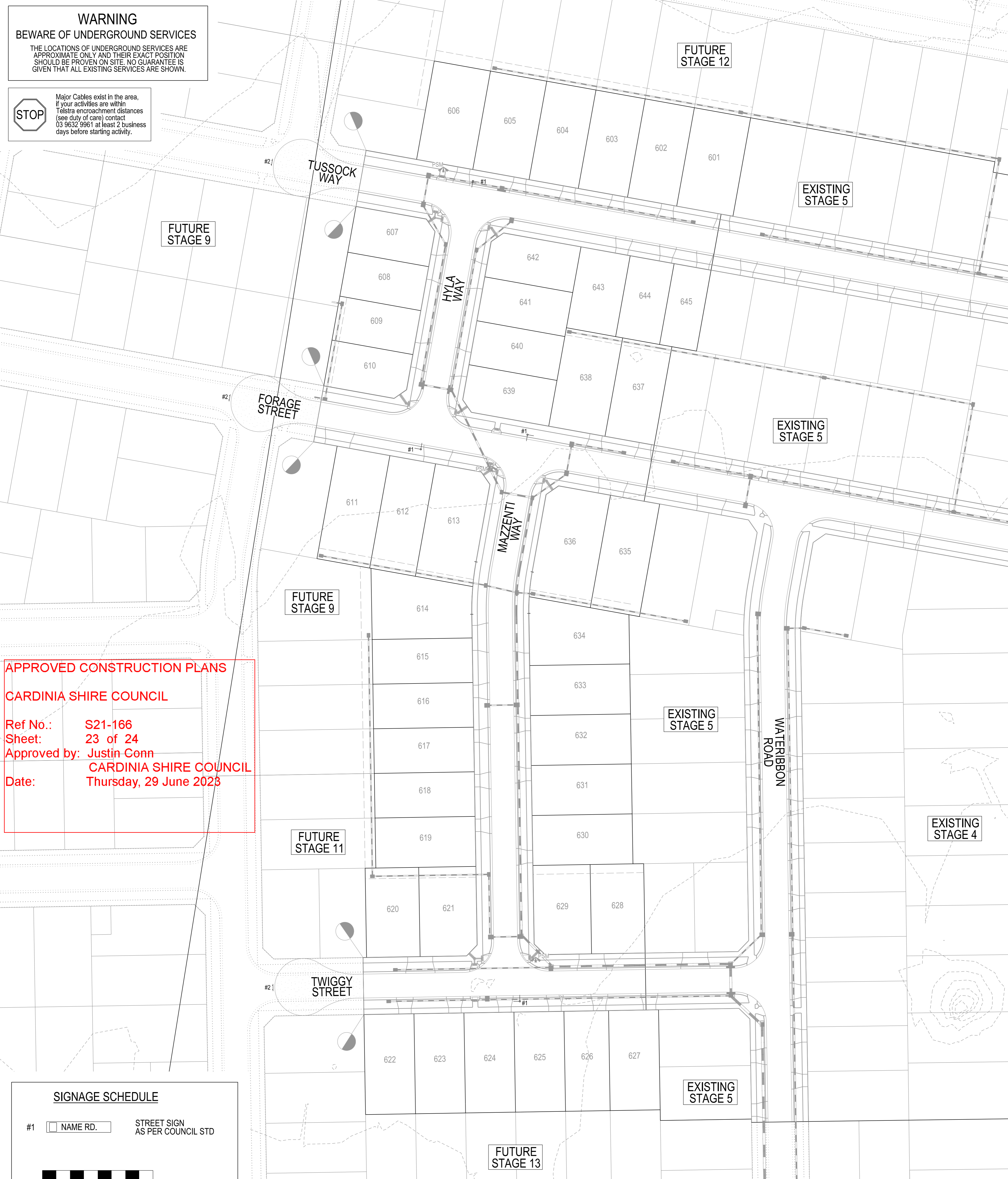

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COUNCIL:	CARDINIA SHIRE COUNCIL		
TITLE:	100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 6 70-100 LECKY ROAD, OFFICE		
DRG NO.	1470_6/R22	REV.	B
			SHEET 22 OF 24

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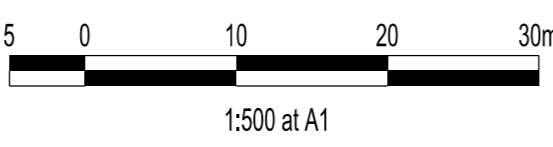


APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
Ref No.: S21-166
Sheet: 23 of 24
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SIGNAGE SCHEDULE

#1 NAME RD. STREET SIGN AS PER COUNCIL STD

#2 D4-5



LEGEND

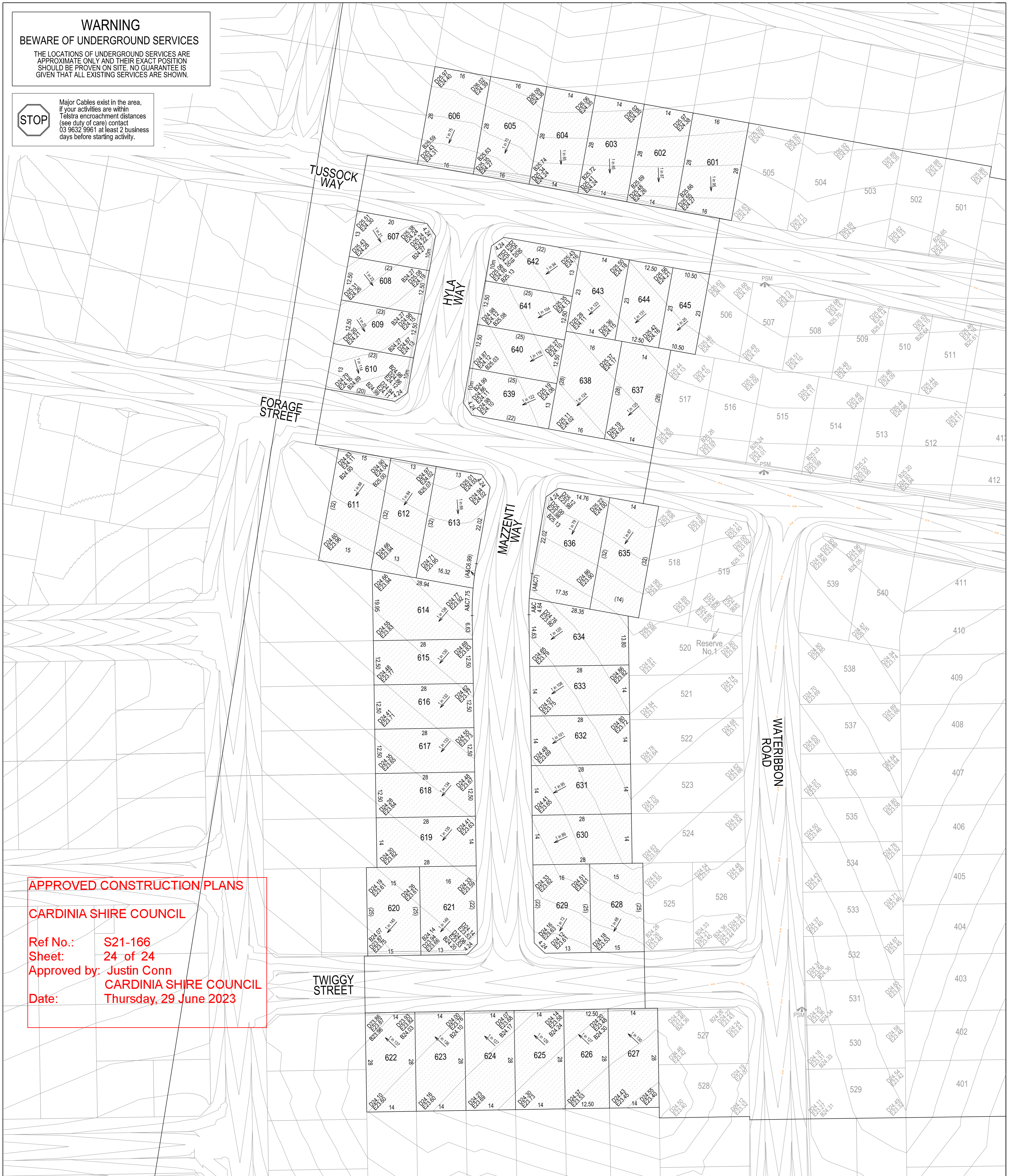
	FOOTPATH		MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
	VEHICULAR CROSSOVER		MELBOURNE WATER SCHEME DRAINAGE AND PIT (MELBOURNE WATER ASSET)
	KERB AND CHANNEL		DRAINAGE PIT NUMBER
	ELECTRICITY TELECOMMUNICATION } CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)		PROPOSED CUT AREAS
	GAS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

VERSION DETAILS:				DRAWN:	C.BAXTER	DATE:	SEP 2022	SCALE:	AS SHOWN
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				<p>CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS</p> <p>SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 www.charltondegg.com.au</p>					
				<p>COUNCIL: CARDINIA SHIRE COUNCIL</p> <p>TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 6 70-100 LECKY ROAD, OFFICE</p> <p>SIGNAGE & LINEMARKING PLAN</p>					
FILENAME: P:\1470\1470_6\IE2 - Design\6 - DGN\23_S16.dgn				DRG NO:	1470_6\R23	REV:	B	SHEET 23 OF 24	

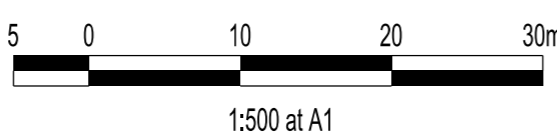
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Ref No.: S21-166
Sheet: 24 of 24
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Date: Thursday, 29 June 2023
CARDINIA SHIRE COUNCIL



LEGEND

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

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FILENAME: P:\1470\1470_6\IE2 - Design\6 - DGN\24_S16.dgn							DRG NO. 1470_6/R24	REV. B	SHEET 24 OF 24