

100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 8 70-100 LECKY ROAD, OFFICER CARDINIA SHIRE COUNCIL

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APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 1 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
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DESIGNED:	R.COLMAN	DATE:	SEP 2023	DATE PRINTED:	17/10/2023
AUTHORISED:	R.BREWSTER	DATE:	SEP 2023		



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 8
70-100 LECKY ROAD, OFFICER
ROAD AND DRAINAGE PLANS
LOCALITY PLAN & SHEET INDEX

DRG NO. 1470-8/R01	REV. A	SHEET 01 OF 34
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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 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 GEOTECHNICAL 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 EDM501-503.
38. WHERE ALLOTMENTS ARE FILLED ABOVE FOOTPATH LEVELS, VEHICLE CROSOVERS 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 EDM401.

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.
26. KERB SYMBOL "H" MUST BE MARKED ON THE FACE OF KERB IN LINE WITH THE POSITION WHERE A PROPERTY CONNECTION IS PROVIDED TO AN UNDERGROUND STORM WATER PIT OR PIPE AS PER VPA STANDARD EDM 303.

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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 8
70-100 LECKY ROAD, OFFICER
ROAD AND DRAINAGE PLANS
CONSTRUCTION NOTES

DRG NO. 1470-8/R02	REV. A	SHEET 02 OF 34
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APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 2 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

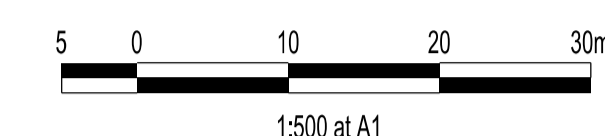
APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 4 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

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.



LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- VEHICULAR CROSSOVER & FOOTPATH - HEAVY DUTY
- ROAD PAVEMENT, 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
- E00.00 EXISTING SURFACE LEVEL
- D00.00 DESIGN SURFACE LEVEL
- TOP OF BATTER LEVEL
- P00.00 PADS LEVEL
- STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION

VERSION DETAILS:

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

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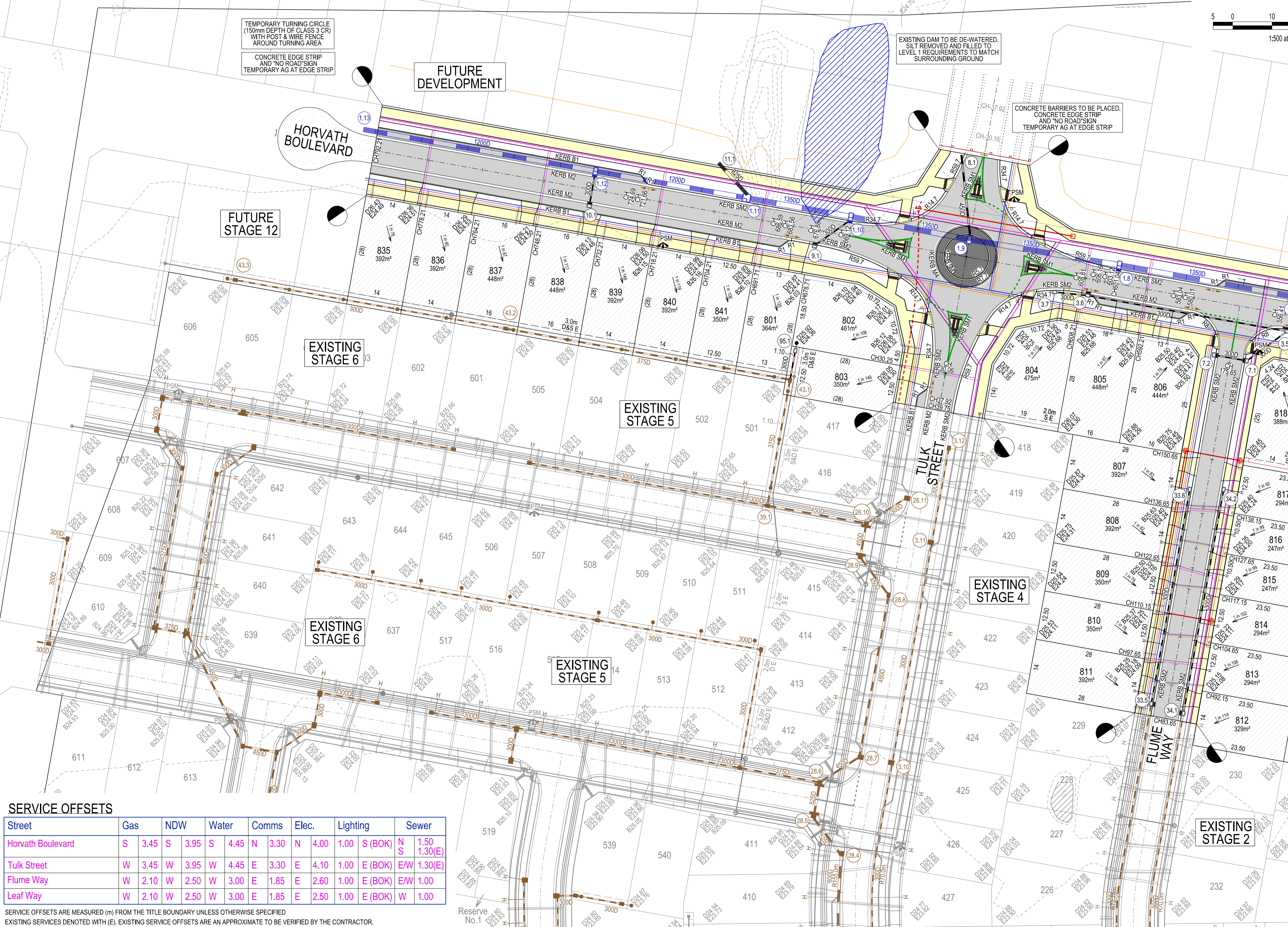
TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER
 ROAD AND DRAINAGE PLANS
 DETAIL PLAN & SERVICE OFFSET TABLE - SHEET 1

DRG NO.	REV.	SHEET
1470-8/R04	A	04 OF 34

SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer
Horvath Boulevard	S 3.45	S 3.95	S 4.45	N 3.30	N 4.00	1.00 S (BOK)	N 1.50 S 1.30(E)
Tulk Street	W 3.45	W 3.95	W 4.45	E 3.30	E 4.10	1.00 E (BOK)	E/W 1.30(E)
Flume Way	W 2.10	W 2.50	W 3.00	E 1.85	E 2.60	1.00 E (BOK)	E/W 1.00
Leaf Way	W 2.10	W 2.50	W 3.00	E 1.85	E 2.50	1.00 E (BOK)	W 1.00

SERVICE OFFSETS ARE MEASURED (m) FROM THE TITLE BOUNDARY UNLESS OTHERWISE SPECIFIED
 EXISTING SERVICES DENOTED WITH (E). EXISTING SERVICE OFFSETS ARE AN APPROXIMATE TO BE VERIFIED BY THE CONTRACTOR.



APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

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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.



LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- VEHICULAR CROSSOVER & FOOTPATH - HEAVY DUTY
- ROAD PAVEMENT, KERB AND CHANNEL
- ELECTRICITY TELECOMMUNICATION } CONDUITS (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
- GAS DRINKING WATER } CONDUITS NON DRINKING WATER
- ELECTRICITY MAIN
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- DRINKING WATER MAIN
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- MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
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 ROAD AND DRAINAGE PLANS
 DETAIL PLAN & SERVICE OFFSET TABLE - SHEET 2

DRG NO. 1470-8/R05	REV. A	SHEET 05 OF 34
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EXISTING DAM TO BE DE-WATERED. SILT REMOVED AND FILLED TO LEVEL. REQUIREMENTS TO MATCH SURROUNDING GROUND

CONCRETE BARRIERS TO BE PLACED. CONCRETE EDGE STRIP AND 'NO ROAD' SIGN TEMPORARY AG AT EDGE STRIP

FUTURE DEVELOPMENT

EXISTING STAGE 7

EXISTING STAGE 4

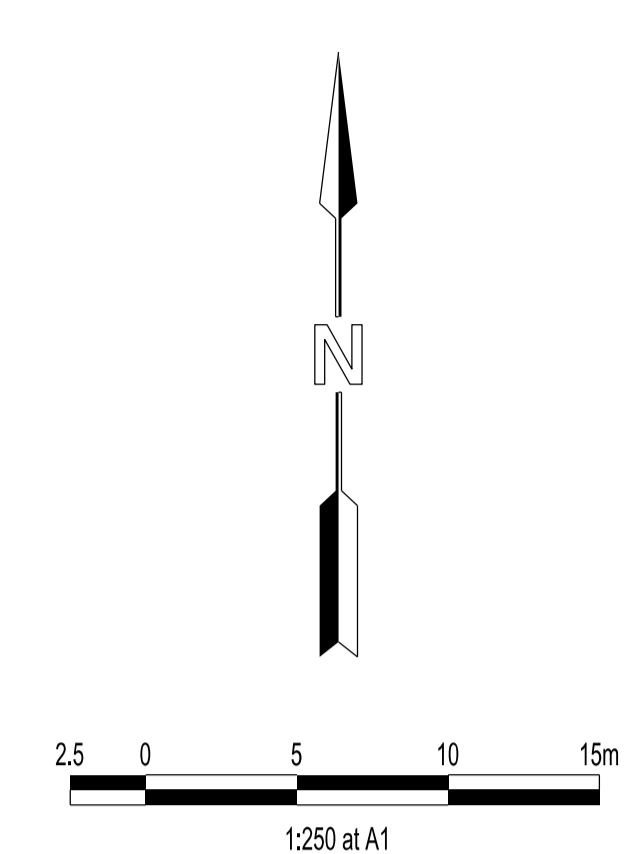
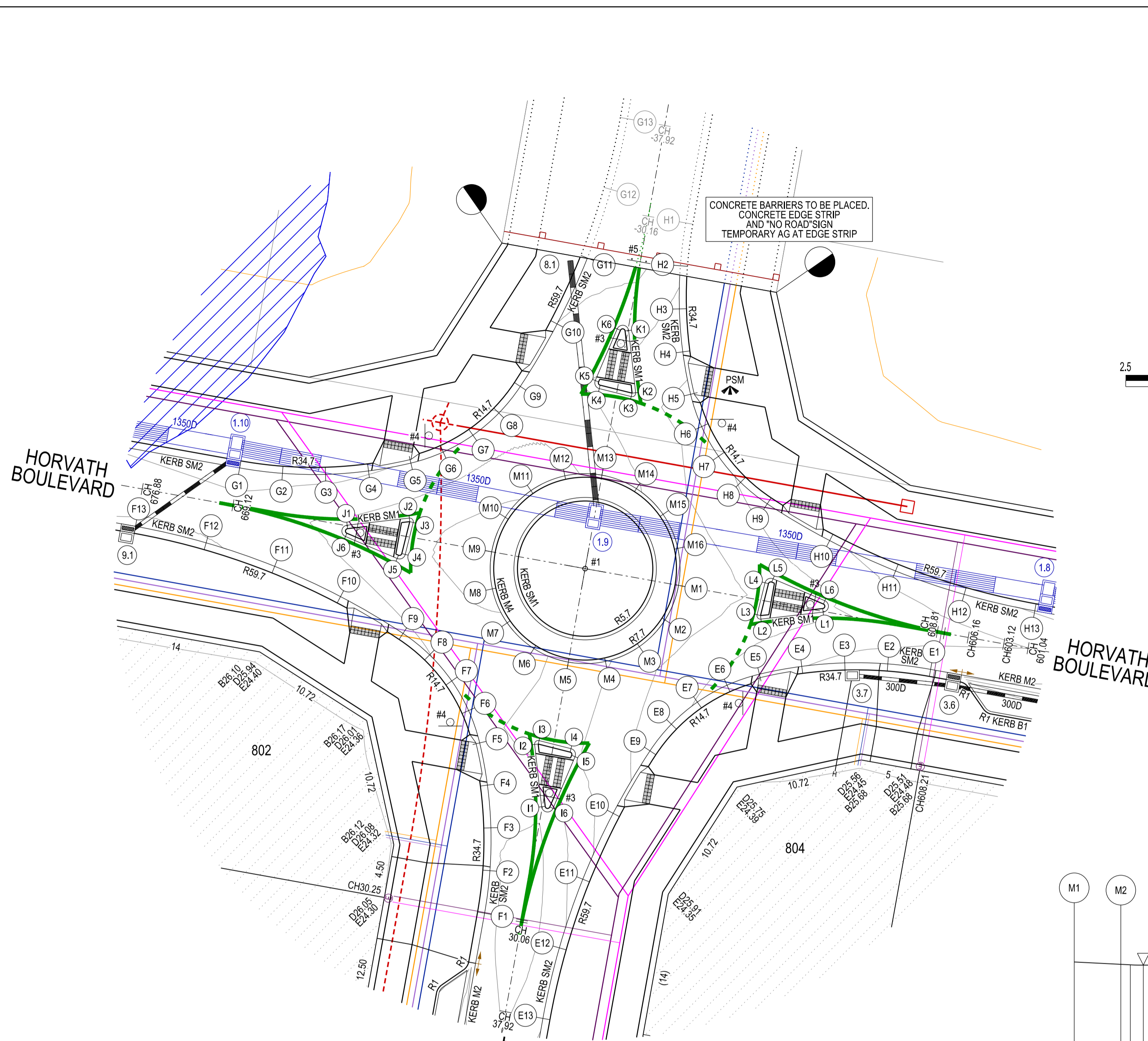
EXISTING STAGE 2

EXISTING STAGE 1

SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer
Horvath Boulevard	S 3.45	S 3.95	S 4.45	N 3.30	N 4.00	1.00 S (BOK)	N 1.50 S 1.30(E)
Tulk Street	W 3.45	W 3.95	W 4.45	E 3.30	E 4.10	1.00 E (BOK)	EW 1.30(E)
Flume Way	W 2.10	W 2.50	W 3.00	E 1.85	E 2.60	1.00 E (BOK)	EW 1.00
Leaf Way	W 2.10	W 2.50	W 3.00	E 1.85	E 2.50	1.00 E (BOK)	W 1.00

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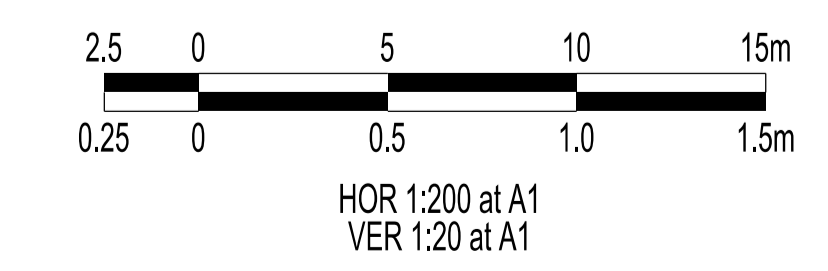
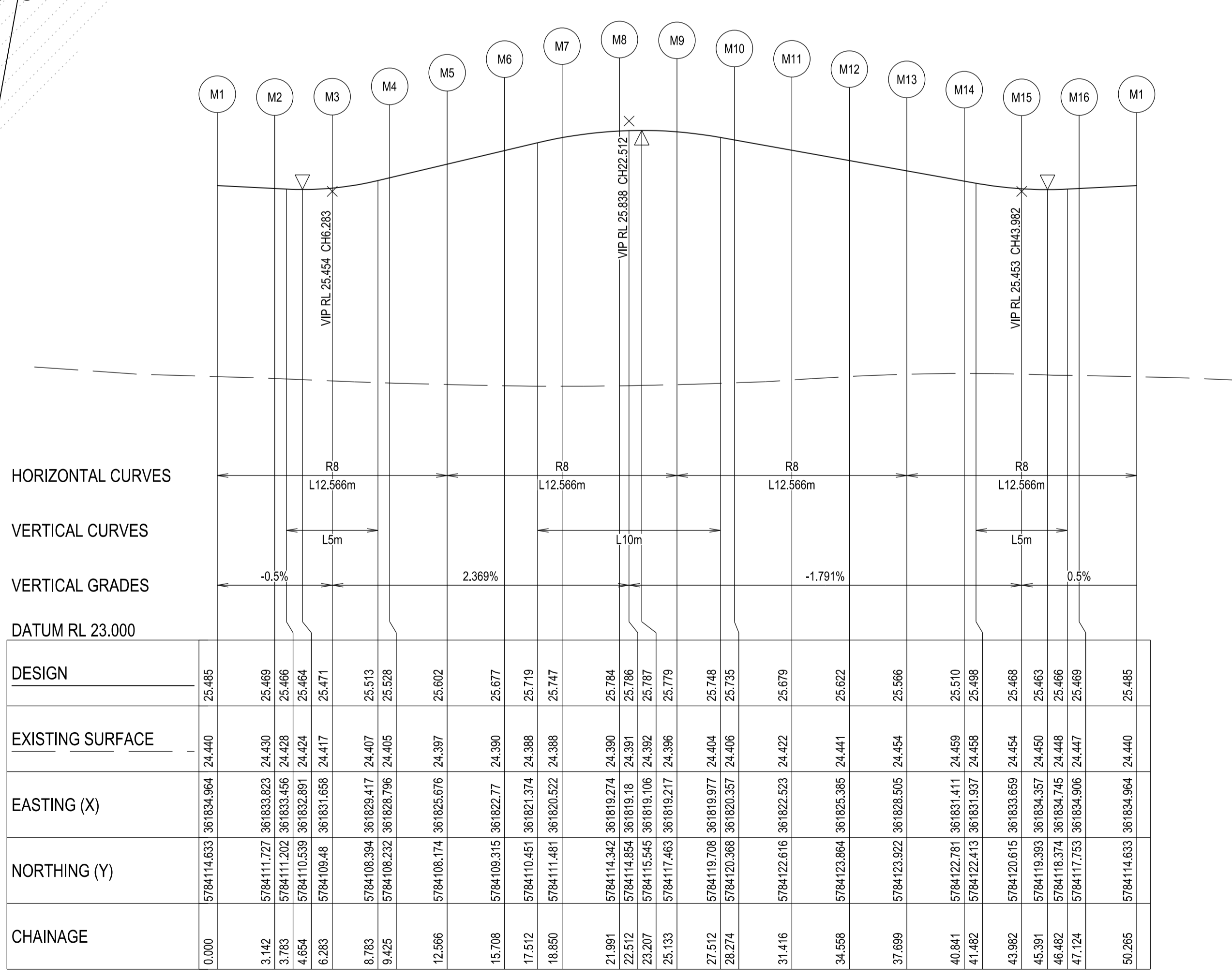
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LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- VEHICULAR CROSSOVER & FOOTPATH - HEAVY DUTY
- ROAD PAVEMENT, 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
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION

APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 6 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024



HORIZONTAL CURVES

VERTICAL CURVES

VERTICAL GRADES

DATUM RL 23.000

DESIGN	EXISTING SURFACE	EASTING (X)	NORTHING (Y)	CHAINAGE
25.465	24.440	361834.964	5784114.633	0.000
25.469	24.430	361833.823	5784111.727	3.142
25.466	24.428	361833.456	5784111.202	3.783
25.464	24.424	361832.861	5784110.539	4.654
25.471	24.417	361831.658	5784109.48	6.283
25.513	24.407	361829.417	5784108.394	8.783
25.526	24.405	361828.796	5784108.232	9.425
25.502	24.397	361825.676	5784108.174	12.566
25.677	24.390	361822.77	5784108.315	15.708
25.719	24.388	361821.374	5784110.451	17.512
25.747	24.388	361820.522	5784111.481	18.850
25.784	24.390	361819.274	5784114.342	21.991
25.786	24.391	361819.16	5784114.854	22.512
25.787	24.392	361819.106	5784115.545	23.207
25.779	24.395	361819.217	5784117.483	25.133
25.748	24.404	361819.977	5784119.708	27.512
25.735	24.406	361820.357	5784120.368	28.274
25.679	24.422	361822.523	5784122.616	31.416
25.622	24.441	361825.385	5784123.864	34.558
25.566	24.454	361828.505	5784123.922	37.699
25.510	24.459	361831.411	5784122.781	40.841
25.498	24.458	361831.937	5784122.413	41.482
25.468	24.454	361833.659	5784120.615	43.982
25.463	24.450	361834.357	5784119.393	45.391
25.466	24.448	361834.745	5784118.374	46.482
25.469	24.447	361834.906	5784117.753	47.124
25.485	24.440	361834.964	5784114.633	50.265

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

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME: P:\1470\1470_8\E2 - Design\6 - DGN\1470-8_R06.dgn

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DESIGNED: R.COLMAN DATE: SEP 2023 DATE PRINTED: 17/10/2023

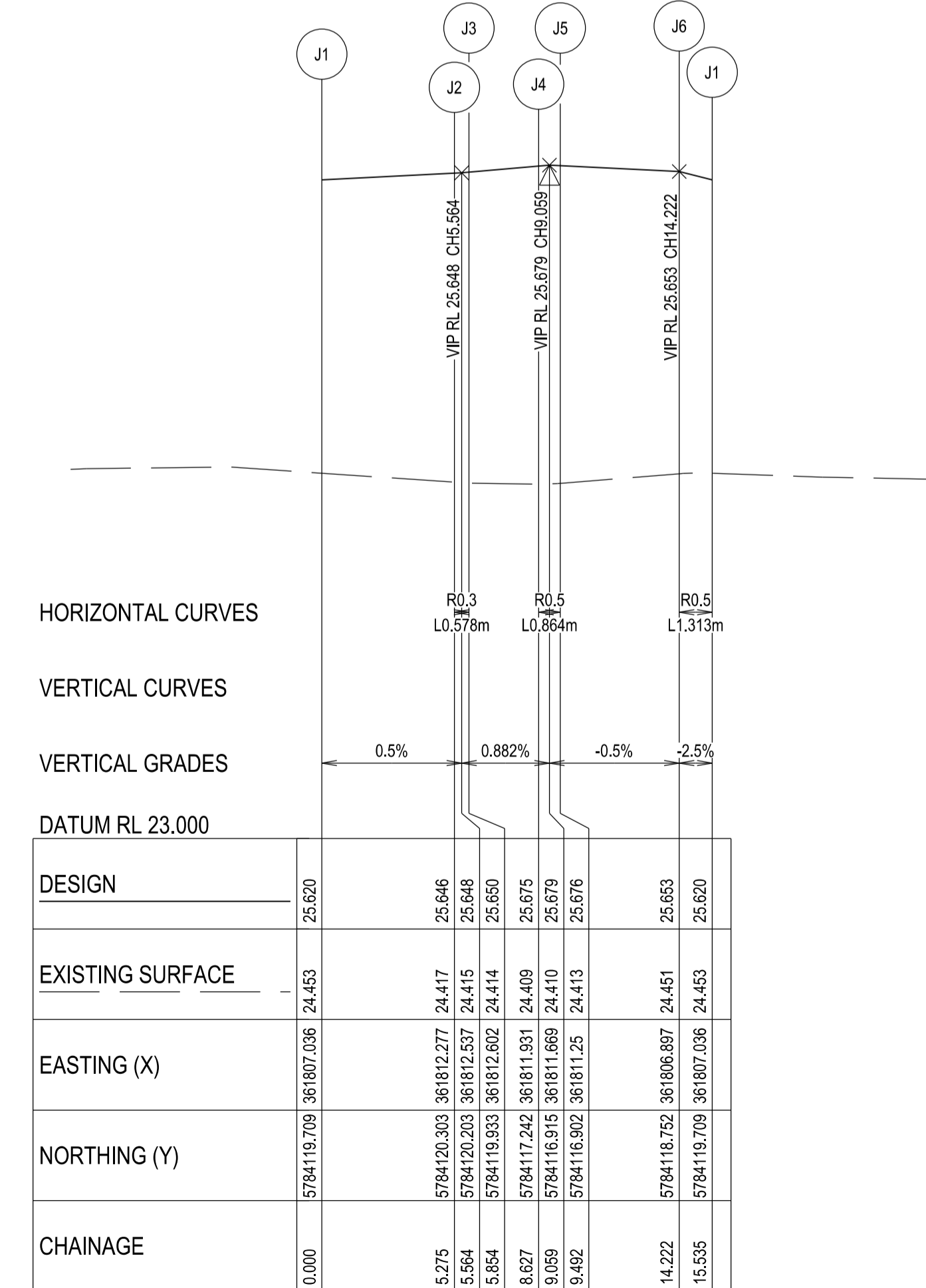
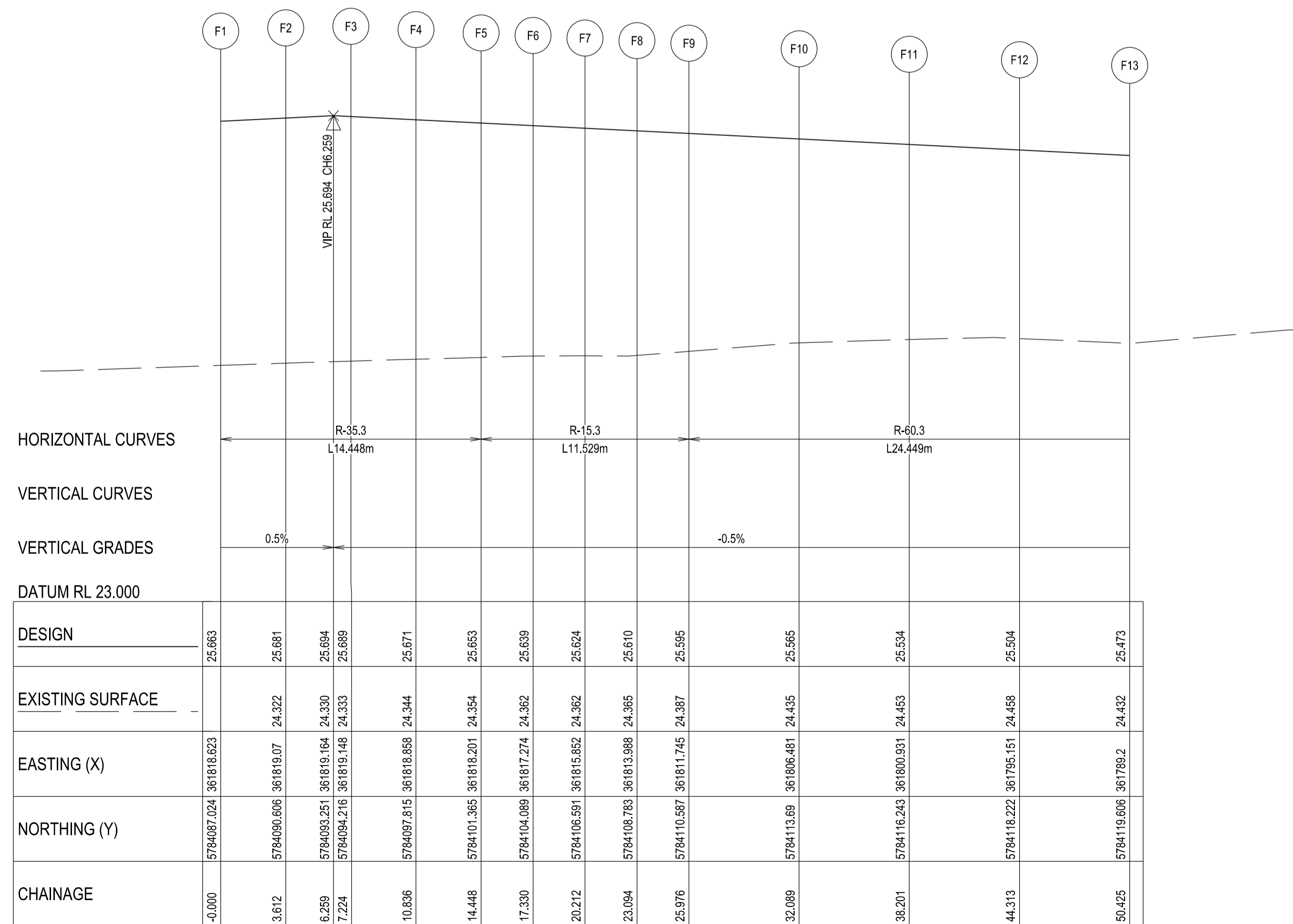
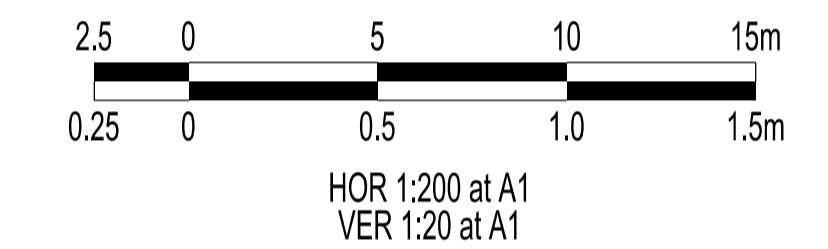
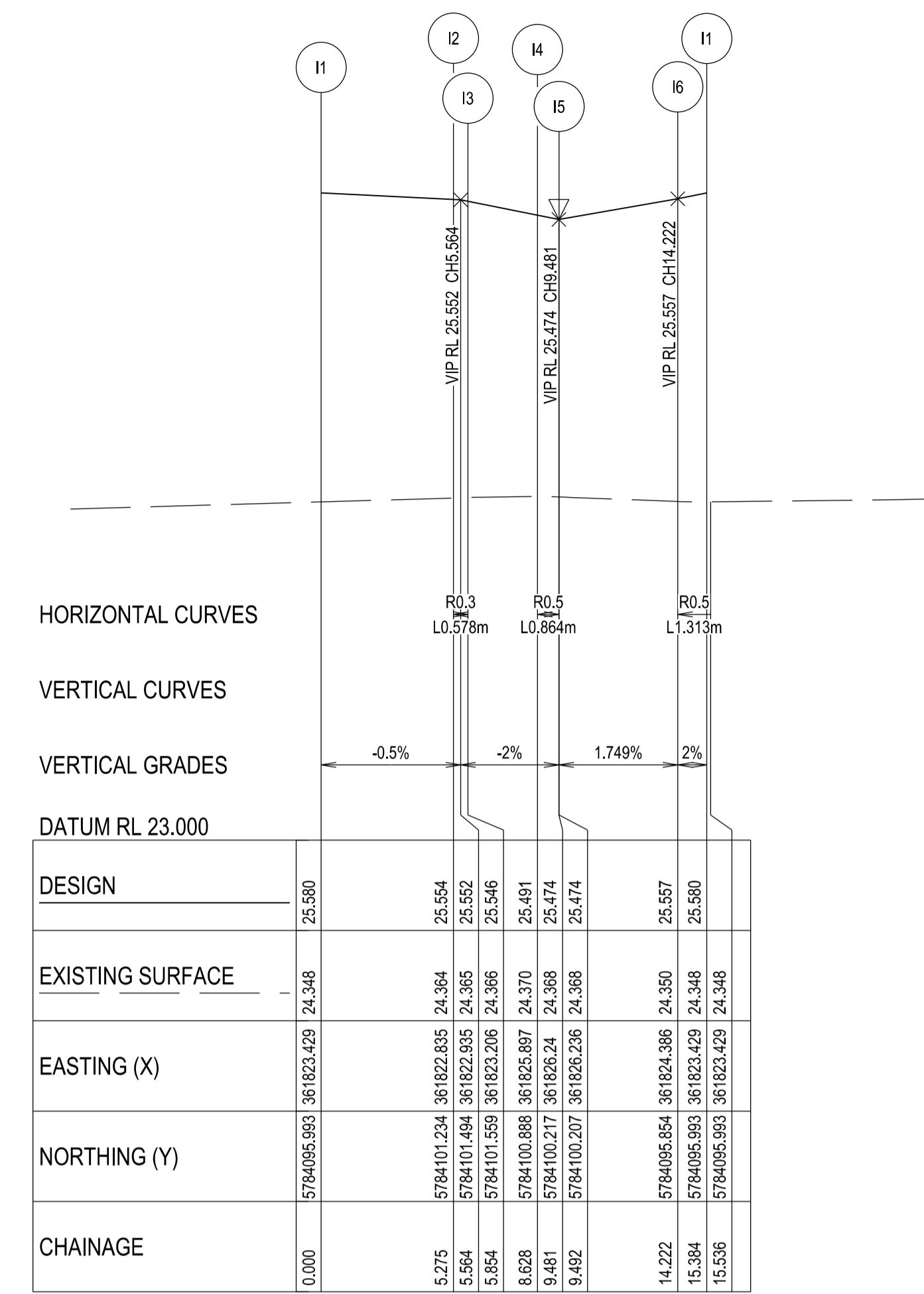
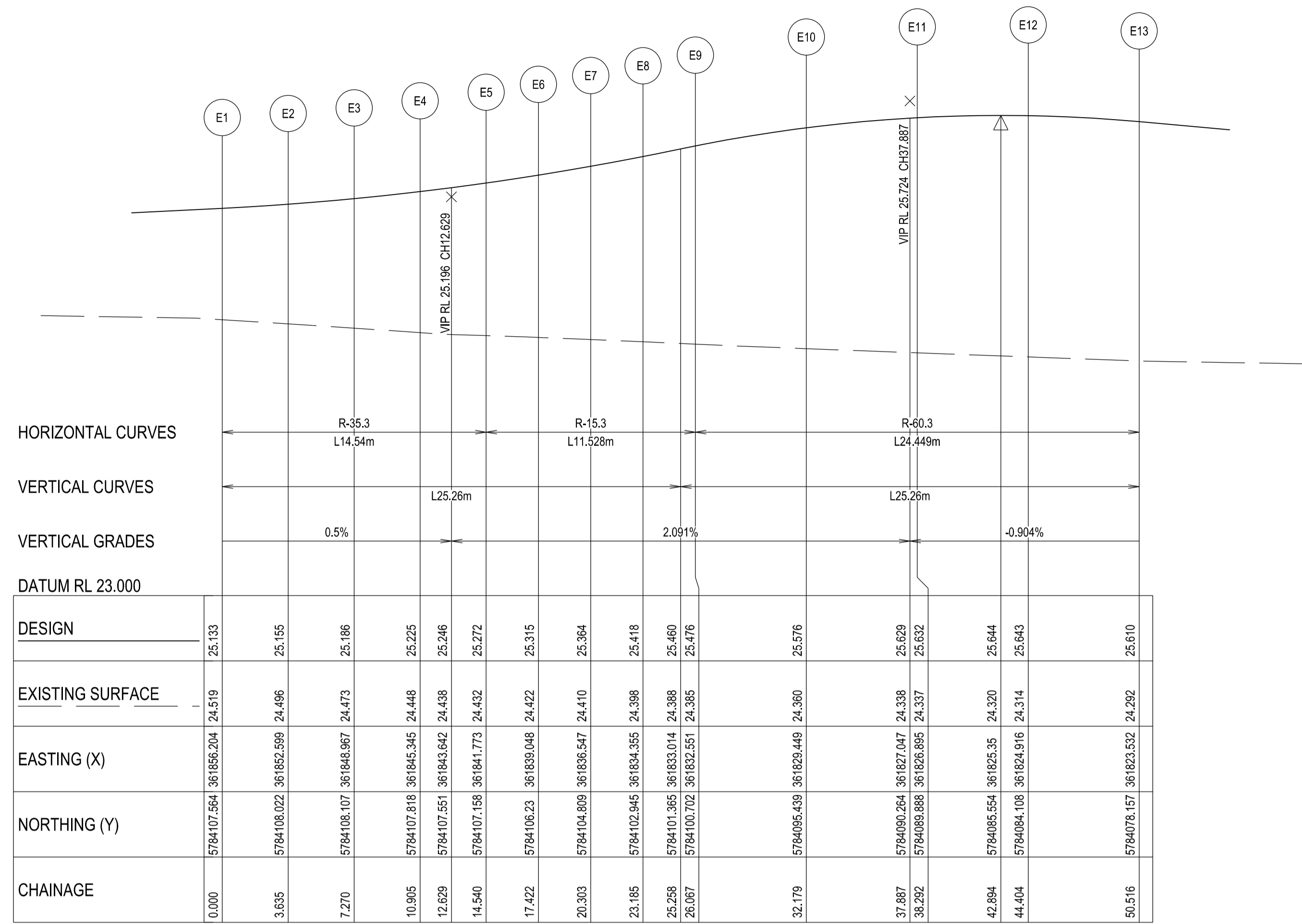
AUTHORISED: R.BREWSTER DATE: SEP 2023



COUNCIL: CARDINIA SHIRE COUNCIL

TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER
 ROAD AND DRAINAGE PLANS
 INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 1

APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 7 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024



REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

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DRAWN: C.BAXTER	DATE: SEP 2023	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2023	DATE PRINTED: 17/10/2023
AUTHORISED: R.BREWSTER	DATE: SEP 2023	

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COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER
 ROAD AND DRAINAGE PLANS
 KERB LONGITUDINAL SECTIONS - SHEET 2

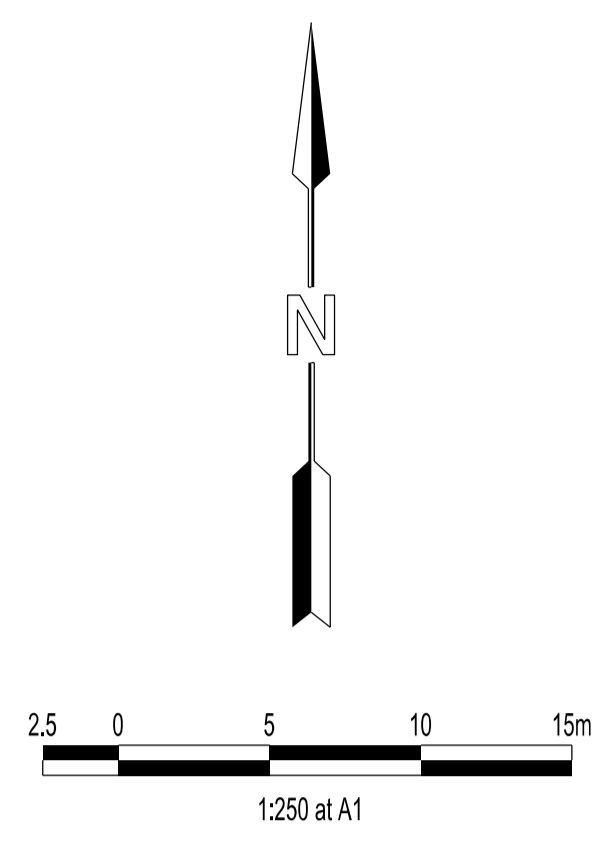
DRG NO. 1470-8/R07	REV. A	SHEET 07 OF 34
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WARNING
BEWARE OF UNDERGROUND SERVICES

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

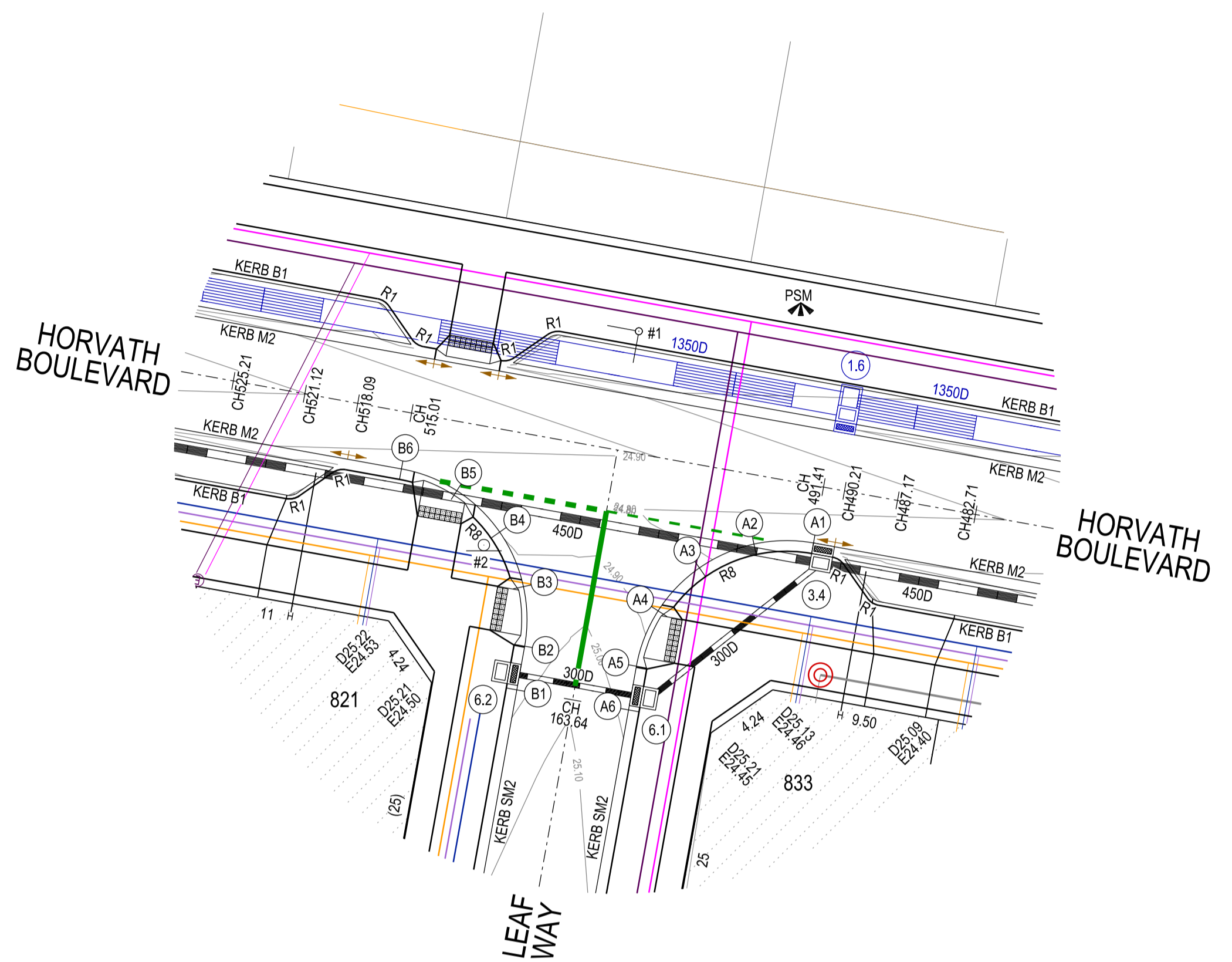
Major Cables exist in the area, if your activities are within Telstra encroachment distances (see duty of care) contact 03 9632 9961 at least 2 business days before starting activity.



APPROVED CONSTRUCTION PLANS

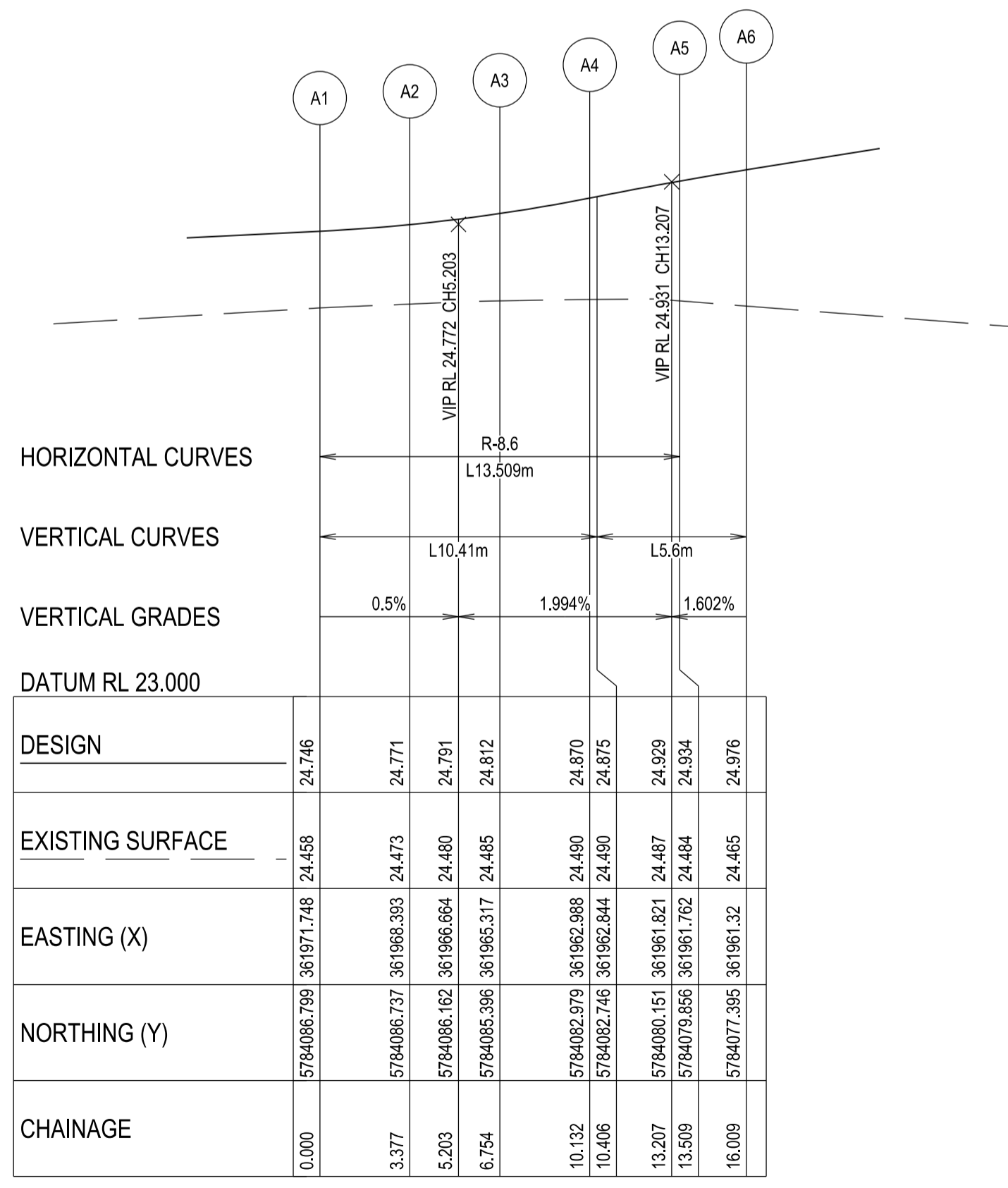
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 10 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

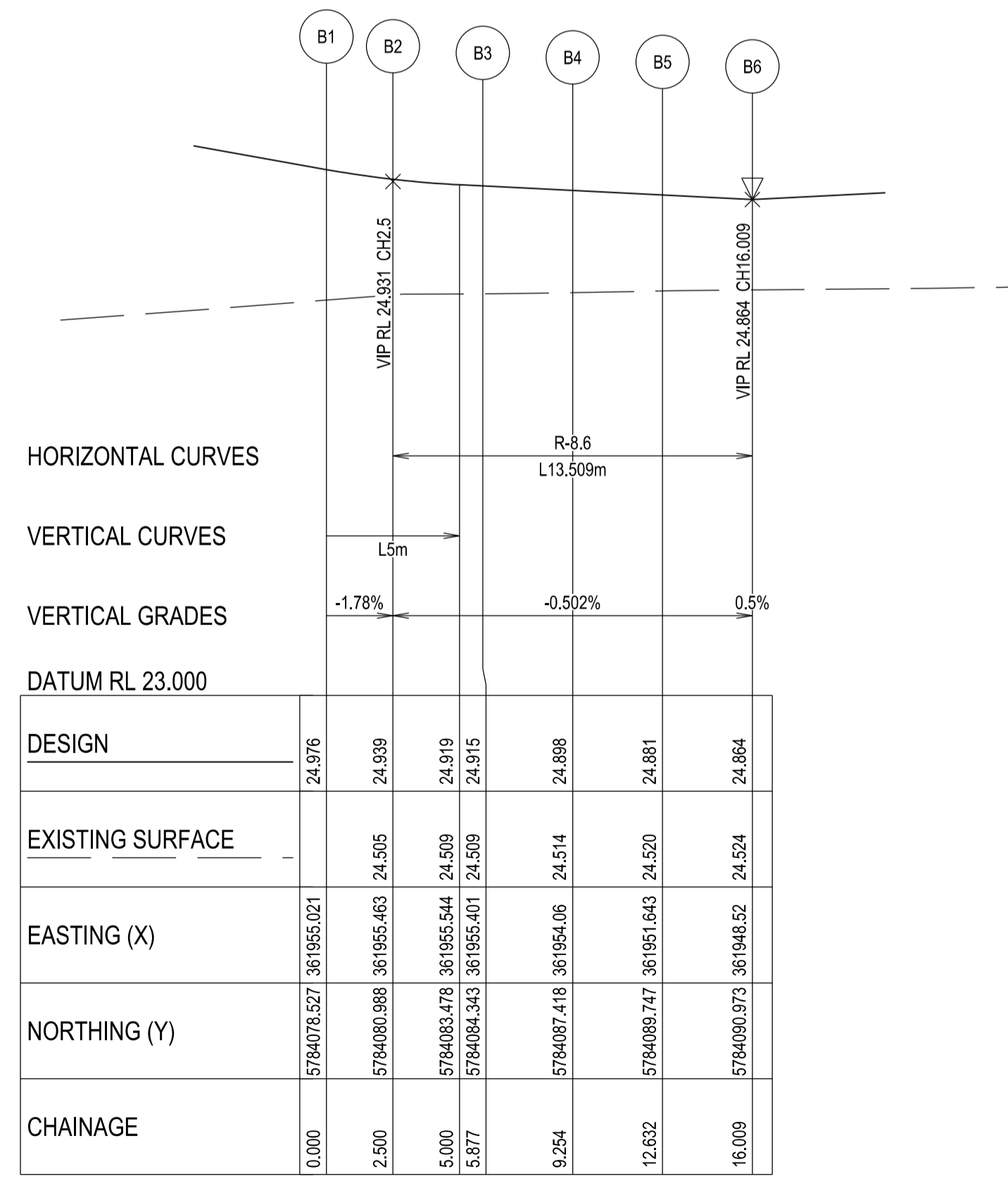
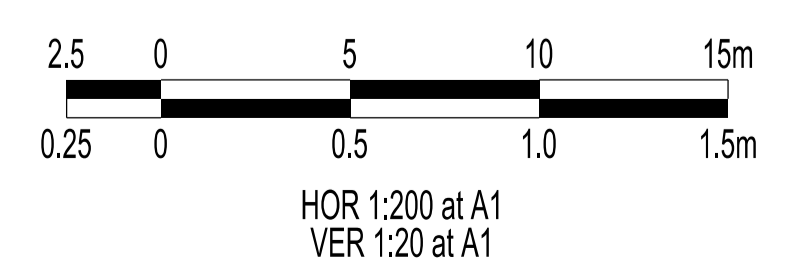


LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- VEHICULAR CROSSOVER & FOOTPATH - HEAVY DUTY
- ROAD PAVEMENT, 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)
- (0.00) 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



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

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
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FILENAME: P:\1470\1470_8\E2 - Design\6 - DGN\1470-8_R10.dgn

DRAWN: C.BAXTER DATE: SEP 2023 SCALE: AS SHOWN

DESIGNED: R.COLMAN DATE: SEP 2023 DATE PRINTED: 17/10/2023

AUTHORISED: R.BREWSTER DATE: SEP 2023

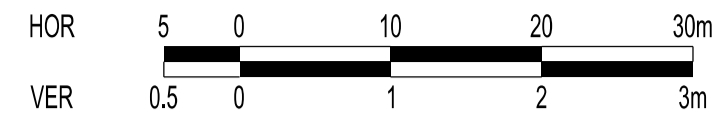


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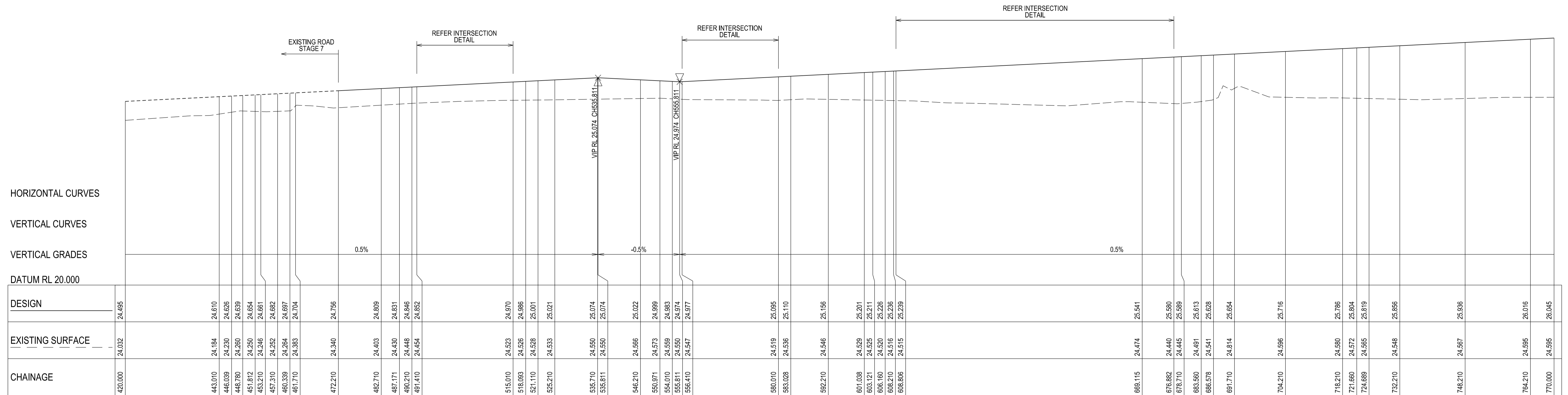
COUNCIL:
 CARDINIA SHIRE COUNCIL

TITLE:
 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER
 ROAD AND DRAINAGE PLANS
 INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 5

DRG NO. 1470-8/R10	REV. A	SHEET 10 OF 34
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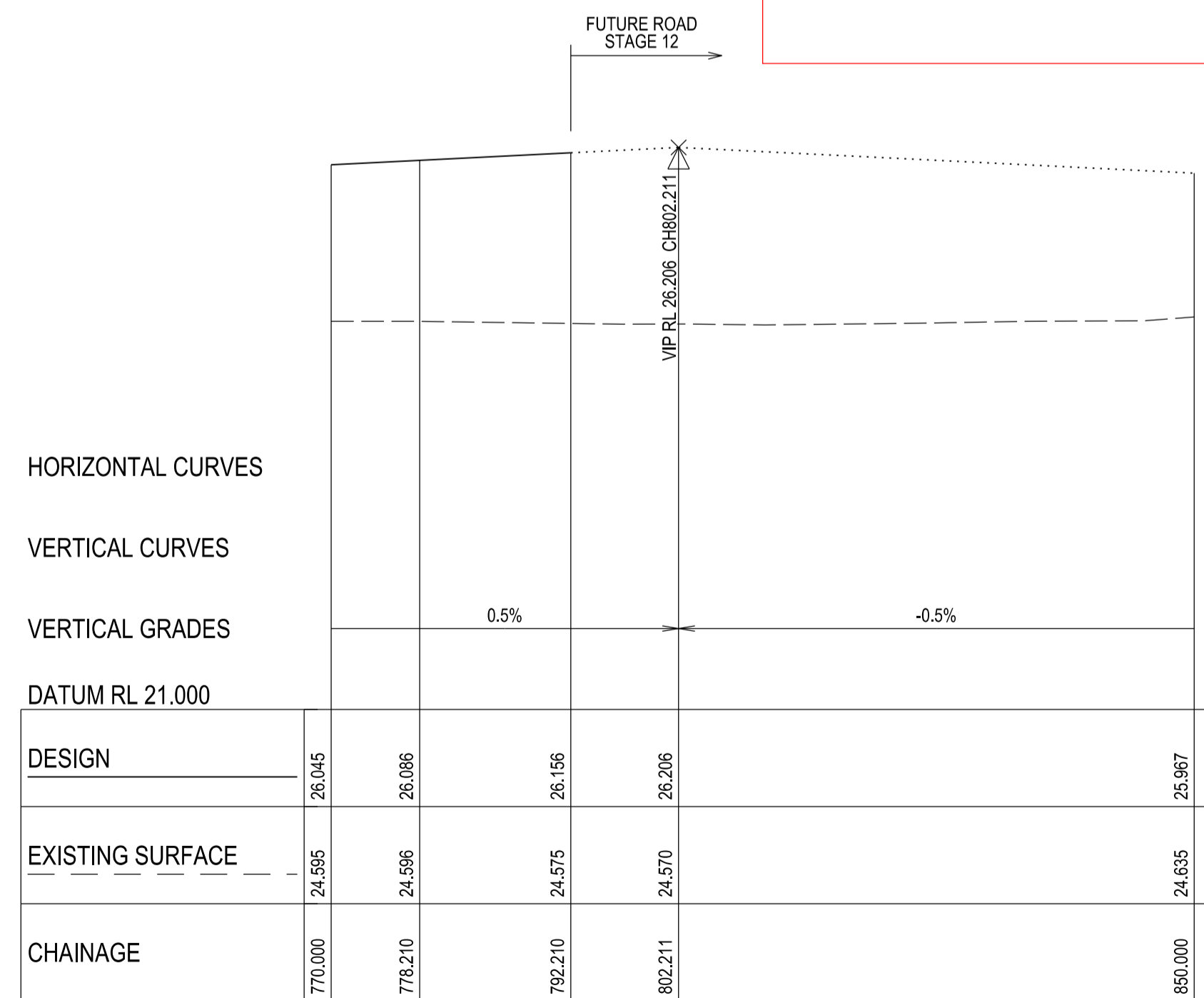


HOR 1:500 at A1
VER 1:50 at A1

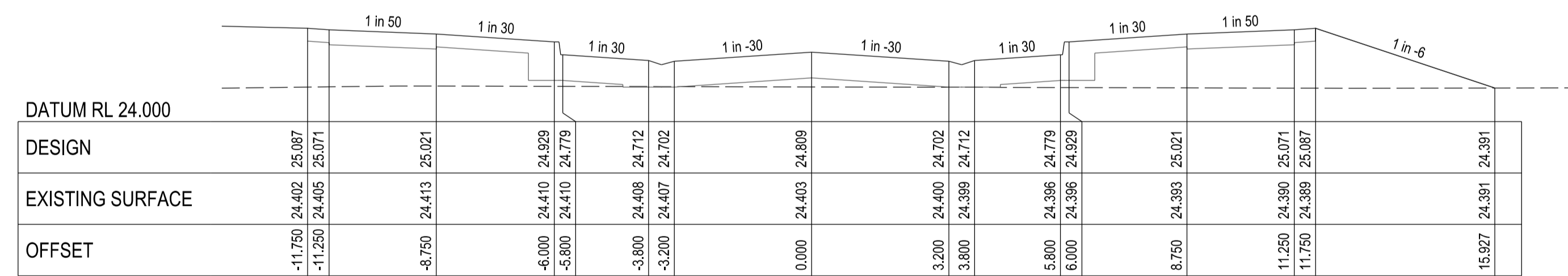


HORVATH BOULEVARD - LONGITUDINAL SECTION
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:50

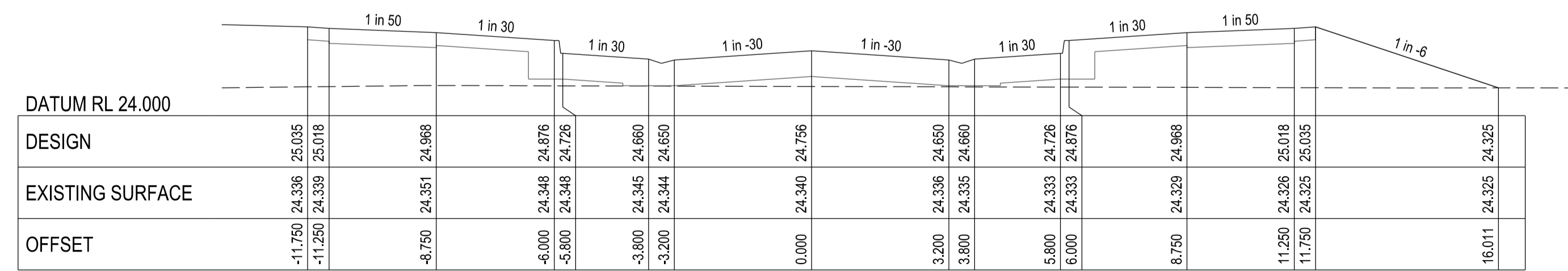
APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
Ref No.: T200562, S22-120, Banyan Place Stage 8
Sheet: 11 of 34
Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL
Date: Thursday, 18 April 2024



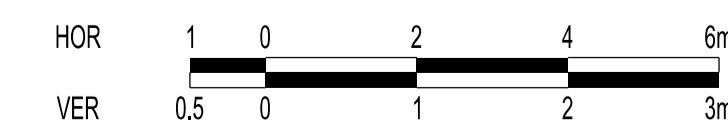
HORVATH BOULEVARD - LONGITUDINAL SECTION
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:50



CHAINAGE 482.71



CHAINAGE 472.21



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

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME: P:\1470\1470_8\E2 - Design\6 - DGN\1470-8_R11.dgn

DRAWN: C.BAXTER	DATE: SEP 2023	SCALE: AS SHOWN
DESIGNED: R.COLMAN	DATE: SEP 2023	DATE PRINTED: 17/10/2023
AUTHORISED: R.BREWSTER	DATE: SEP 2023	



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COUNCIL: CARDINIA SHIRE COUNCIL

TITLE: 100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 8
70-100 LECKY ROAD, OFFICER
ROAD AND DRAINAGE PLANS
HORVATH BOULEVARD LONGITUDINAL & CROSS SECTIONS - SHEET 1

APPROVED CONSTRUCTION PLANS

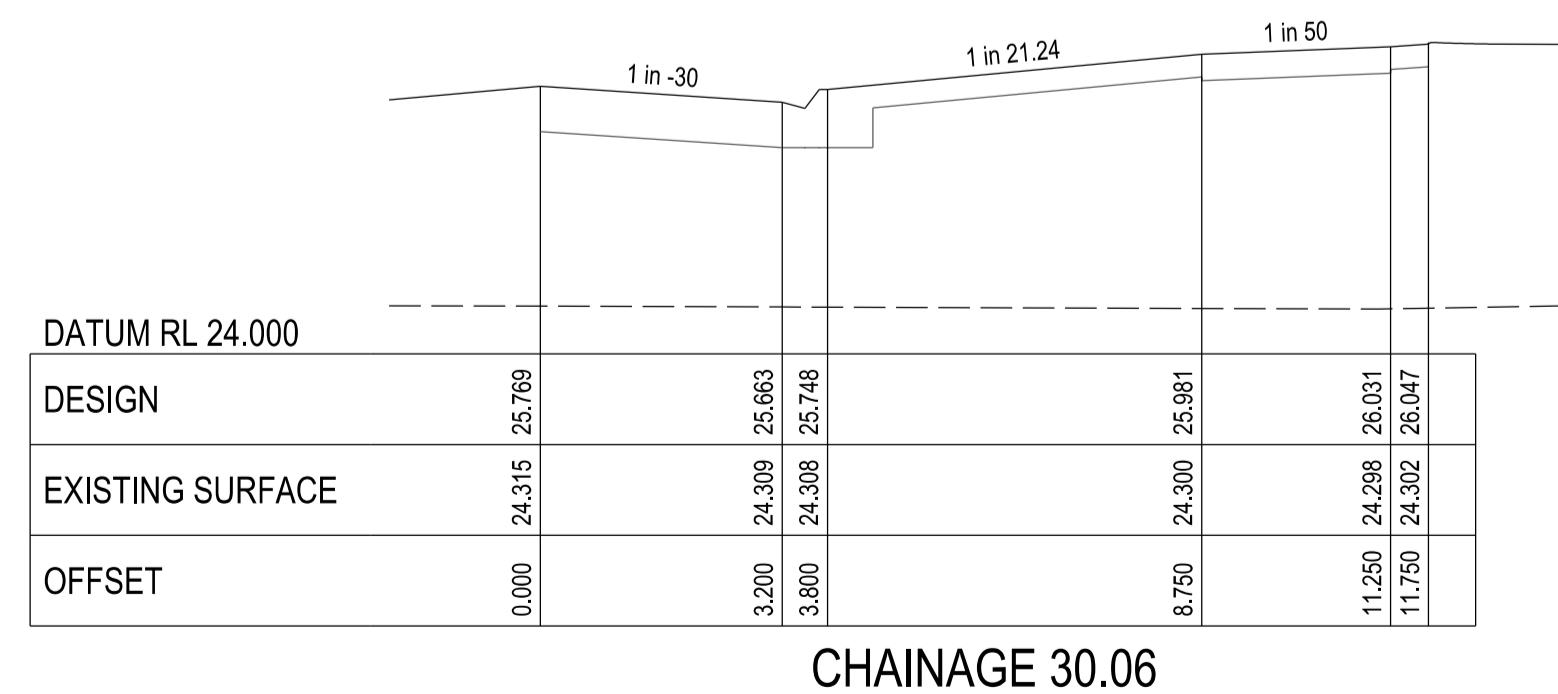
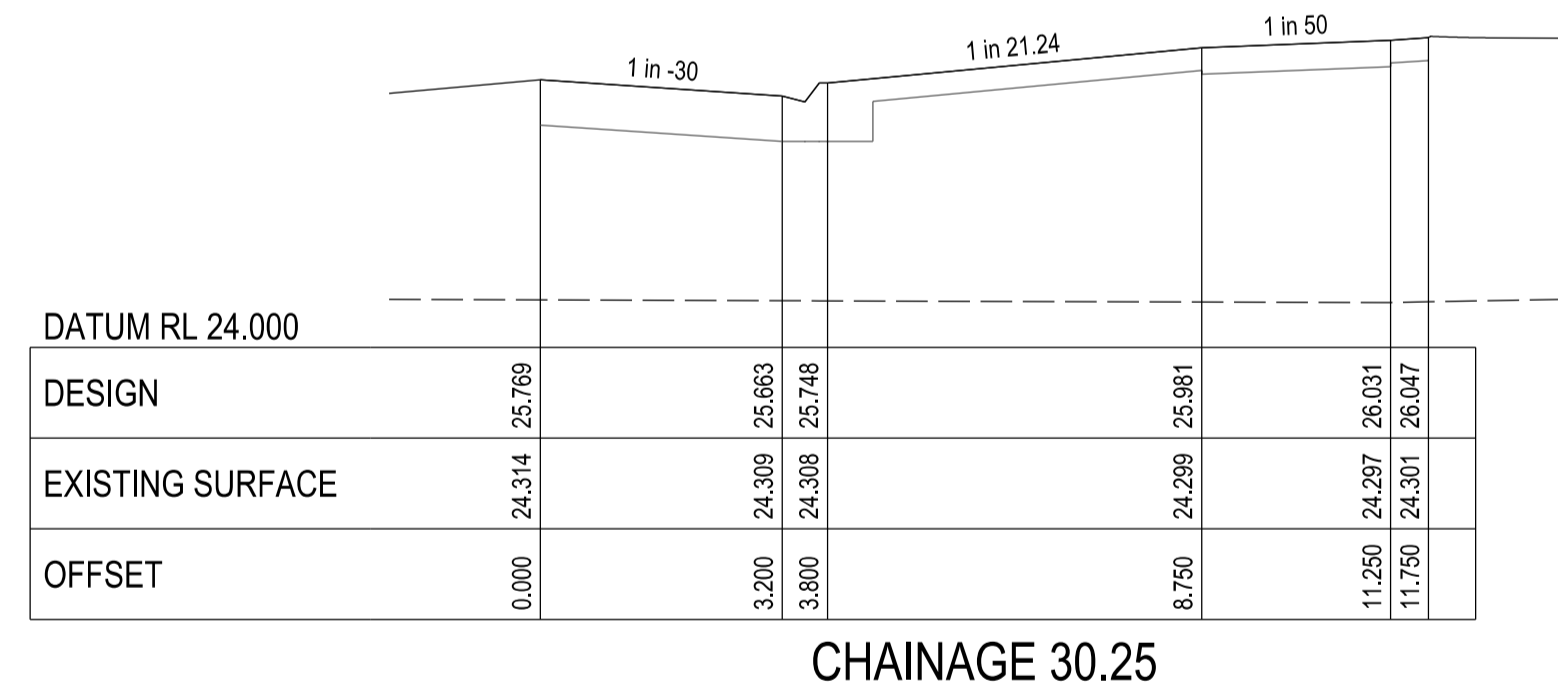
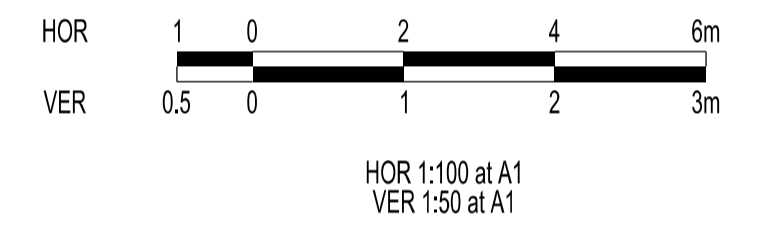
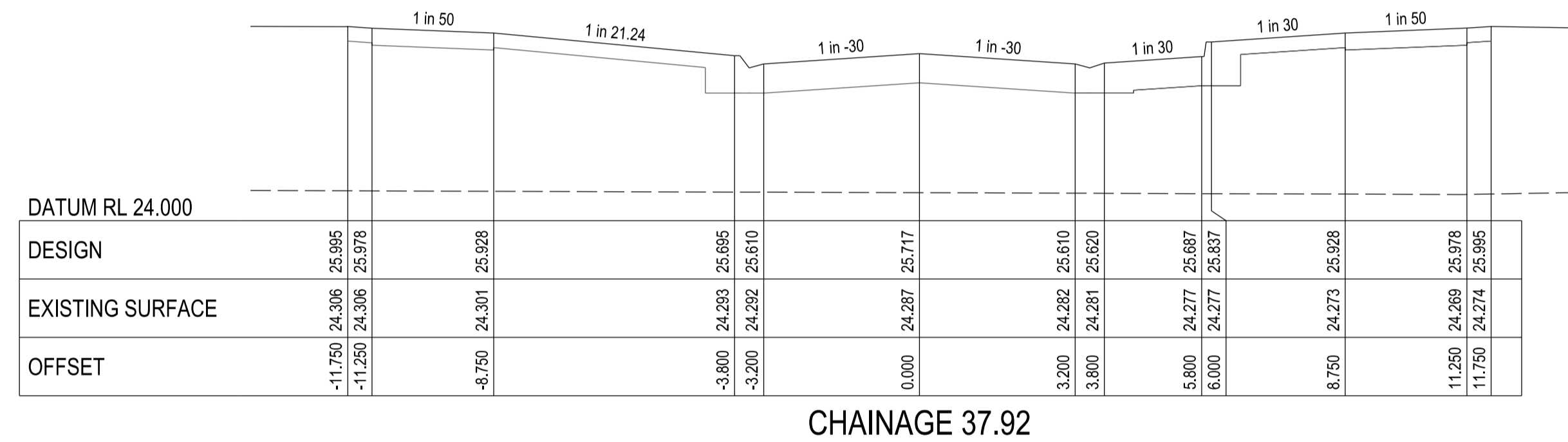
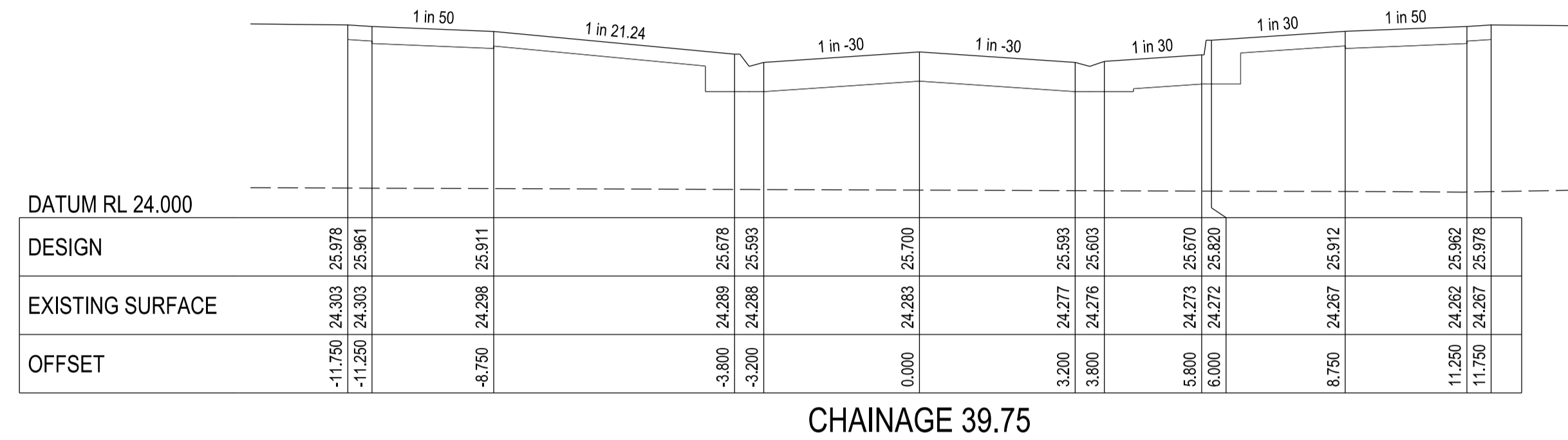
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8

Sheet: 20 of 34

Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL

Date: Thursday, 18 April 2024



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

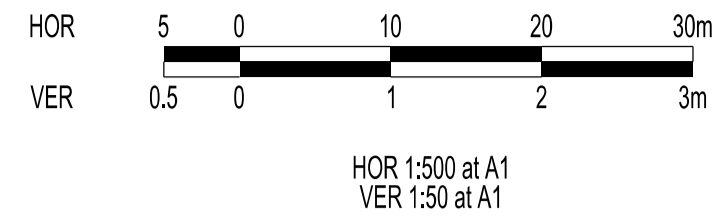
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DESIGNED:	R.COLMAN	DATE:	SEP 2023	DATE PRINTED:	17/10/2023
AUTHORISED:	R.BREWSTER	DATE:	SEP 2023		



COUNCIL: CARDINIA SHIRE COUNCIL

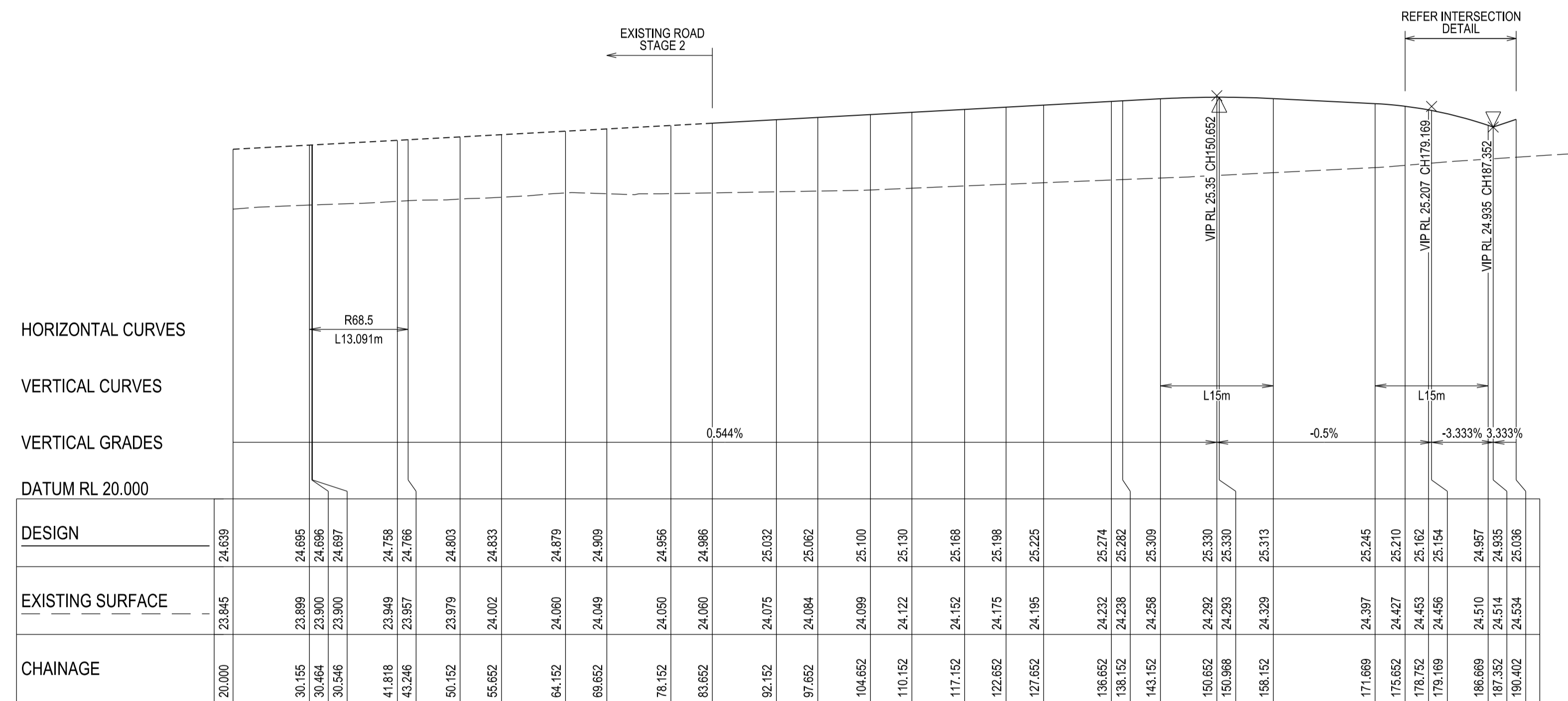
TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 8
70-100 LECKY ROAD, OFFICER
ROAD AND DRAINAGE PLANS
TULK STREET CROSS SECTIONS - SHEET 2



APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 21 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024



HORIZONTAL CURVES
 VERTICAL CURVES
 VERTICAL GRADES
 DATUM RL 20.000

DESIGN	24.639	24.695	24.696	24.758	24.803	24.833	24.879	24.909	24.956	24.986	25.032	25.062	25.100	25.130	25.168	25.198	25.225	25.274	25.282	25.309	25.330	25.313	25.245	25.162	25.154	24.987	24.935	25.036
EXISTING SURFACE	23.845	23.899	23.900	23.949	23.979	24.002	24.060	24.049	24.050	24.060	24.075	24.084	24.089	24.122	24.152	24.175	24.195	24.232	24.238	24.259	24.292	24.329	24.397	24.453	24.456	24.510	24.514	24.534
CHAINAGE	20.000	30.155	30.464	41.818	50.152	55.652	64.152	66.652	78.152	83.652	92.152	97.652	104.652	110.152	117.152	122.652	127.652	136.652	138.152	143.152	150.652	158.152	171.669	178.752	186.669	187.352	190.402	

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

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

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DESIGNED:	R.COLMAN	DATE:	SEP 2023	DATE PRINTED:	17/10/2023
AUTHORISED:	R.BREWSTER	DATE:	SEP 2023		



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COUNCIL:
 CARDINIA SHIRE COUNCIL

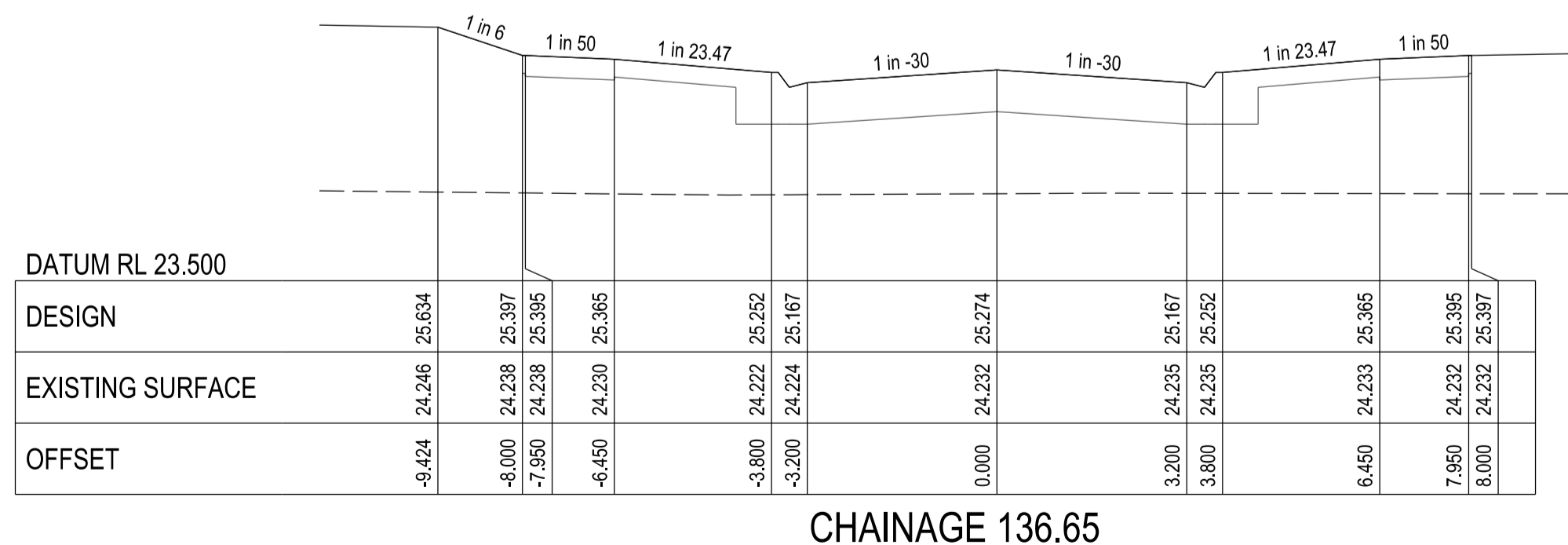
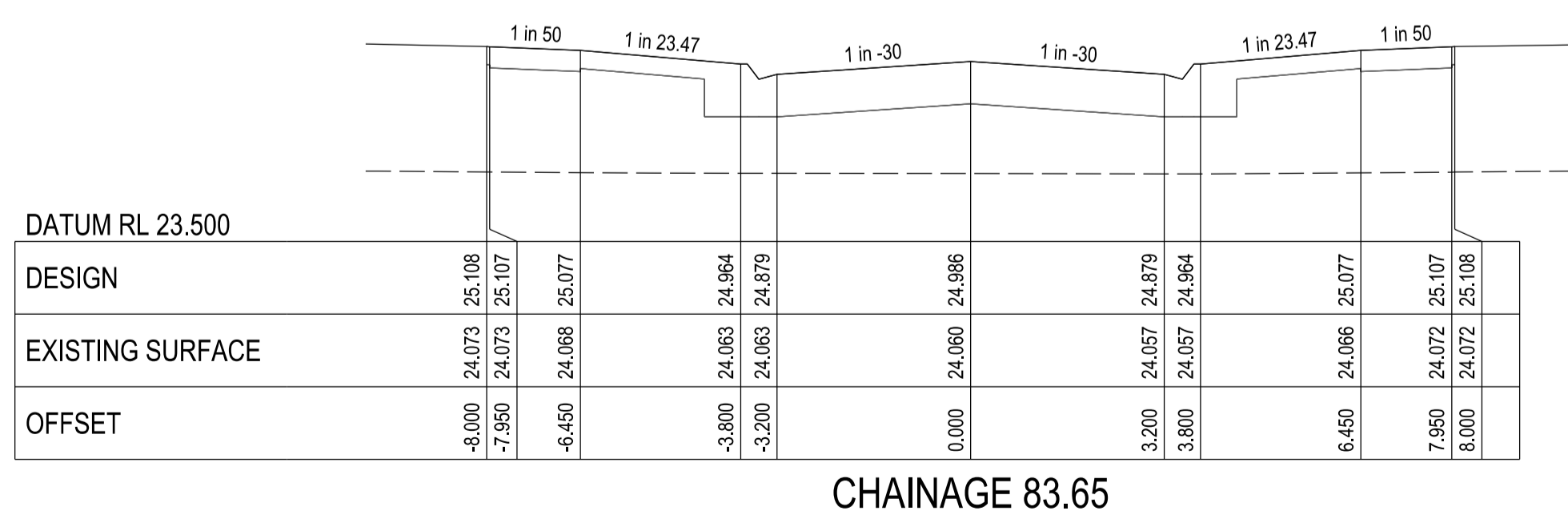
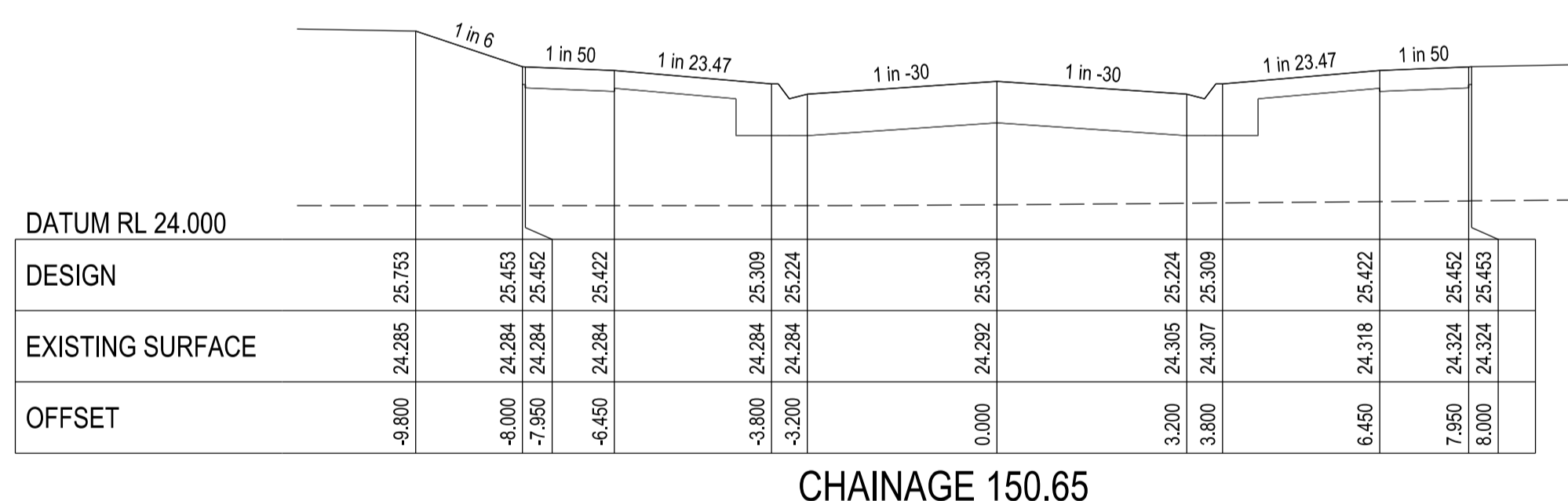
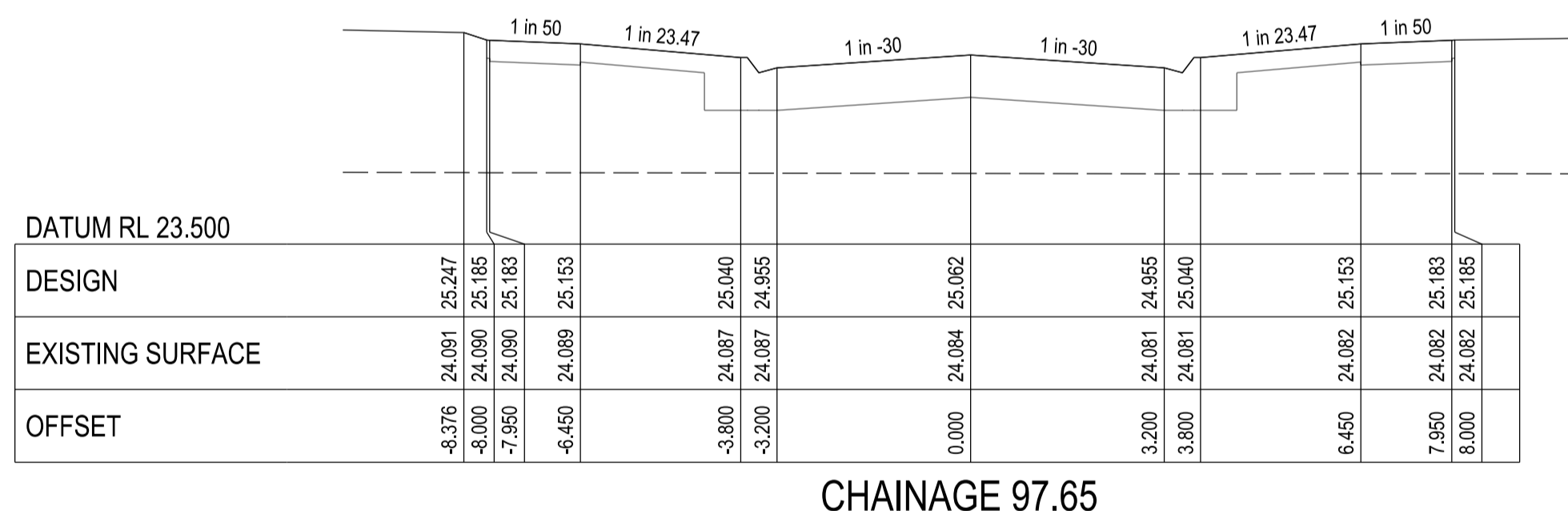
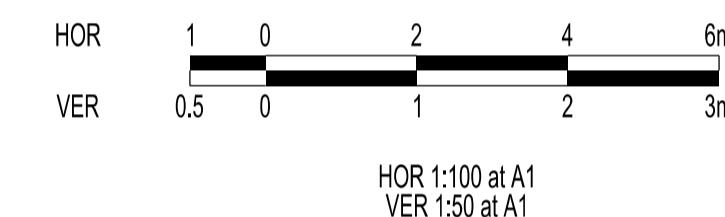
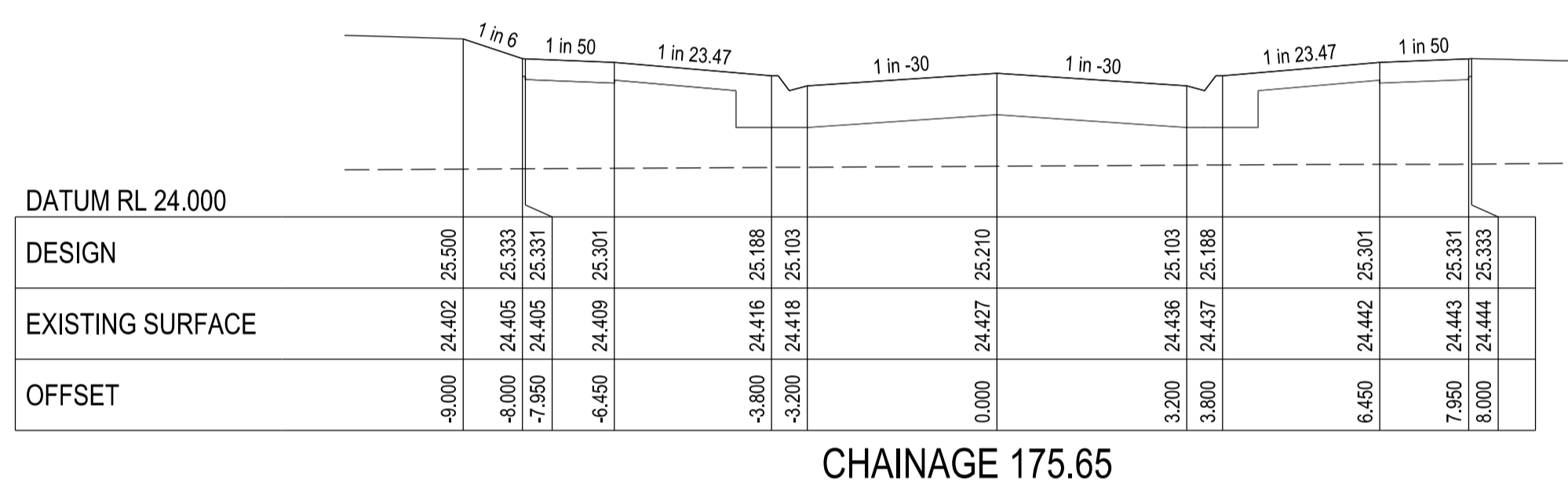
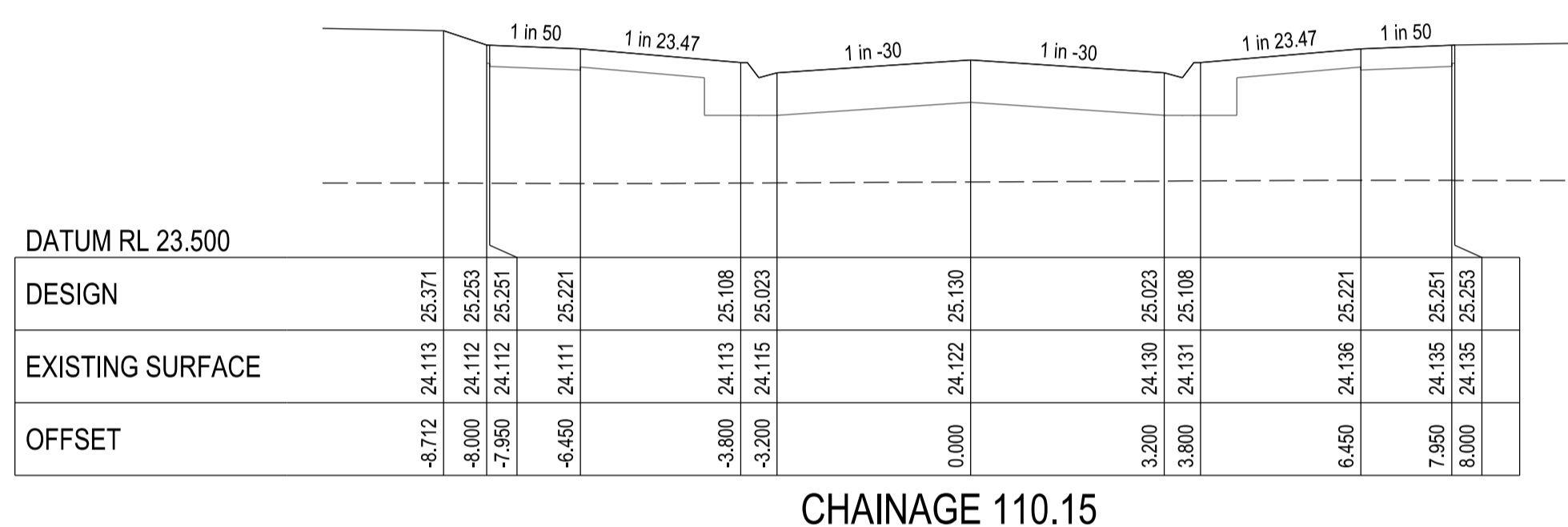
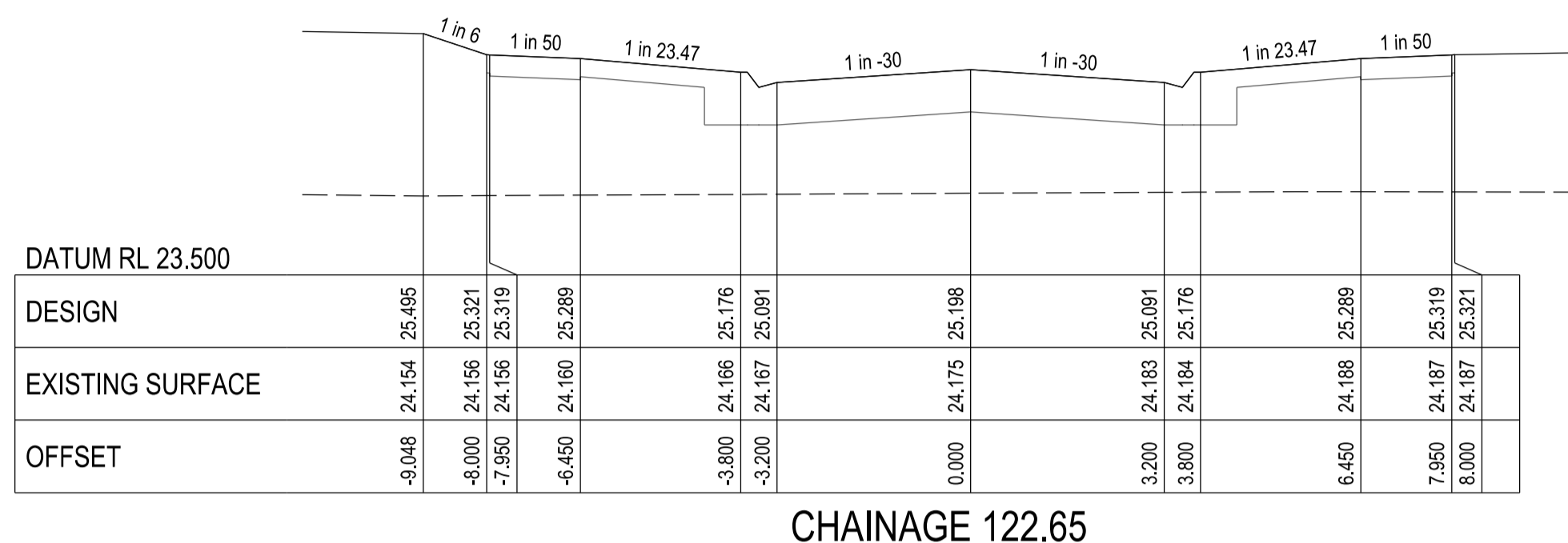
TITLE:
 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER
 ROAD AND DRAINAGE PLANS
 FLUME WAY LONGITUDINAL SECTION - SHEET 1

DRG NO. 1470-8/R21	REV. A	SHEET 21 OF 34
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APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 22 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024



VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME: P:\1470\1470_8\E12 - Design\6 - DGN\1470-8_R22.dgn

DRAWN:	C.BAXTER	DATE:	SEP 2023	SCALE:	AS SHOWN
DESIGNED:	R.COLMAN	DATE:	SEP 2023	DATE PRINTED:	17/10/2023
AUTHORISED:	R.BREWSTER	DATE:	SEP 2023		



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COUNCIL: CARDINIA SHIRE COUNCIL		
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 8 70-100 LECKY ROAD, OFFICER ROAD AND DRAINAGE PLANS FLUME WAY CROSS SECTIONS - SHEET 2		
DRG NO. 1470-8/R22	REV. A	SHEET 22 OF 34

APPROVED CONSTRUCTION PLANS

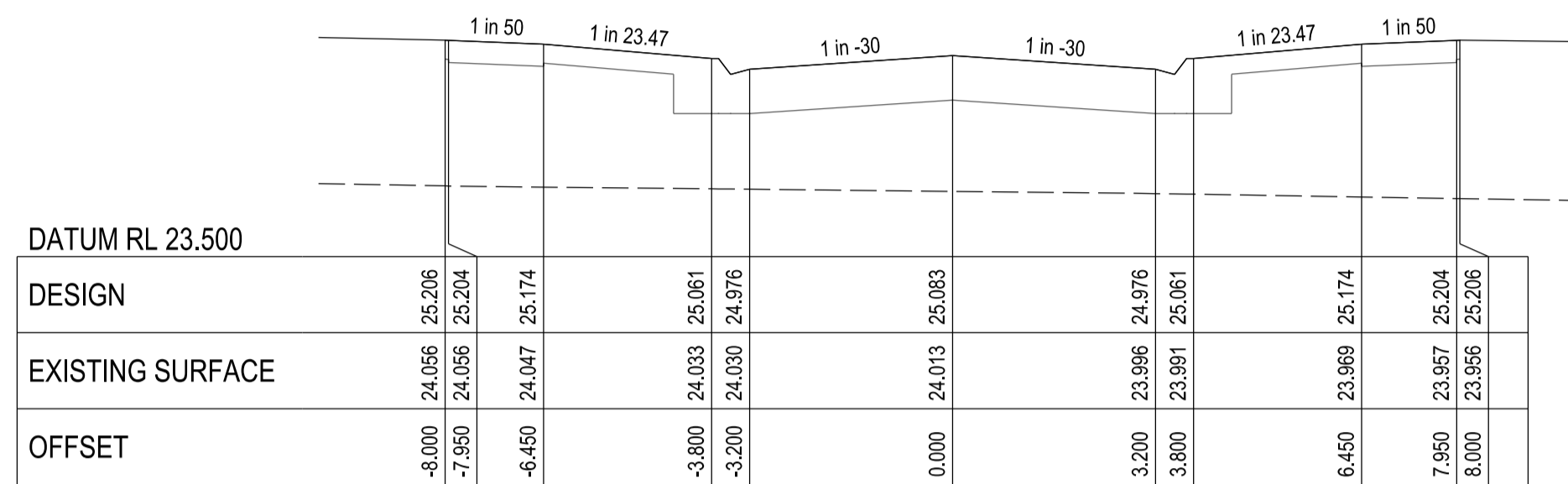
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8

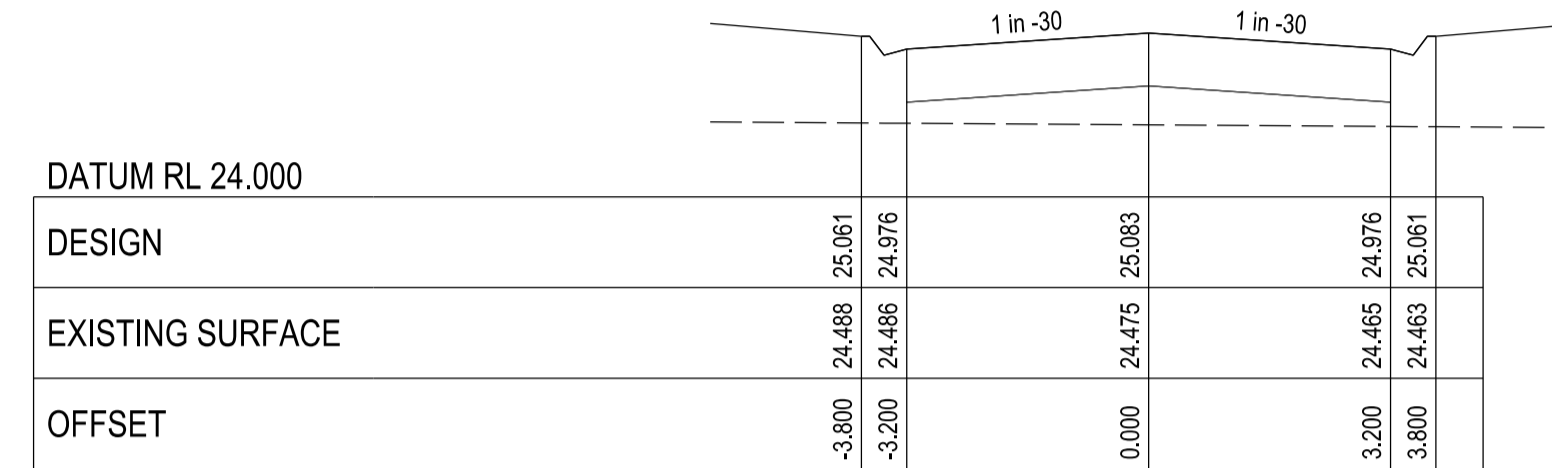
Sheet: 24 of 34

Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL

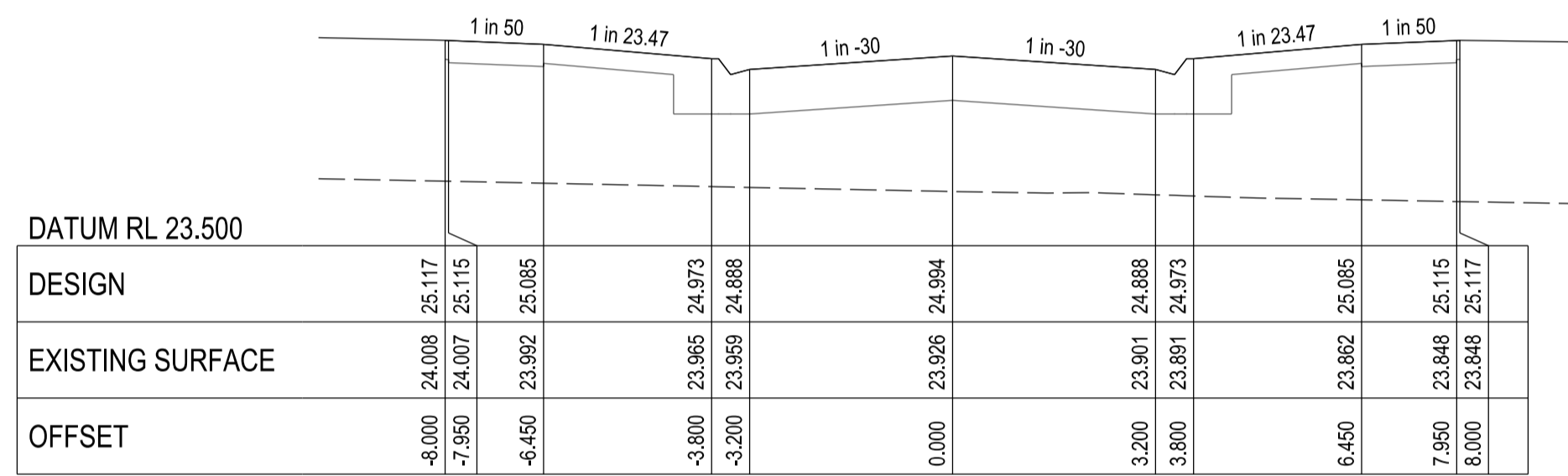
Date: Thursday, 18 April 2024



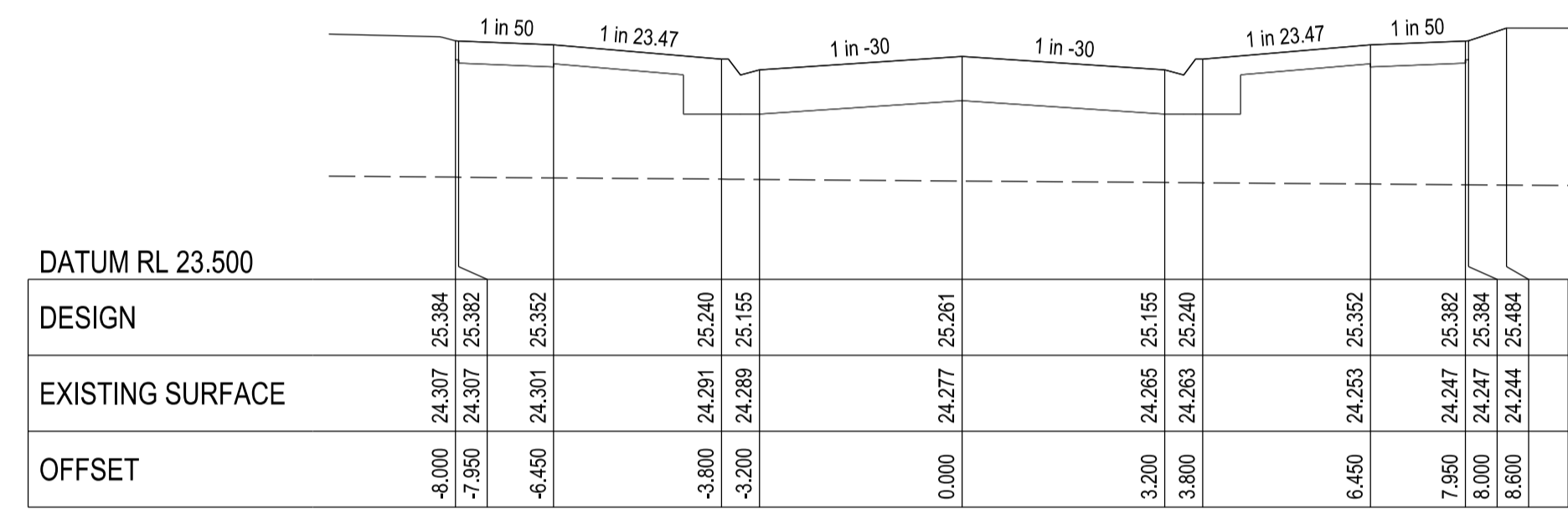
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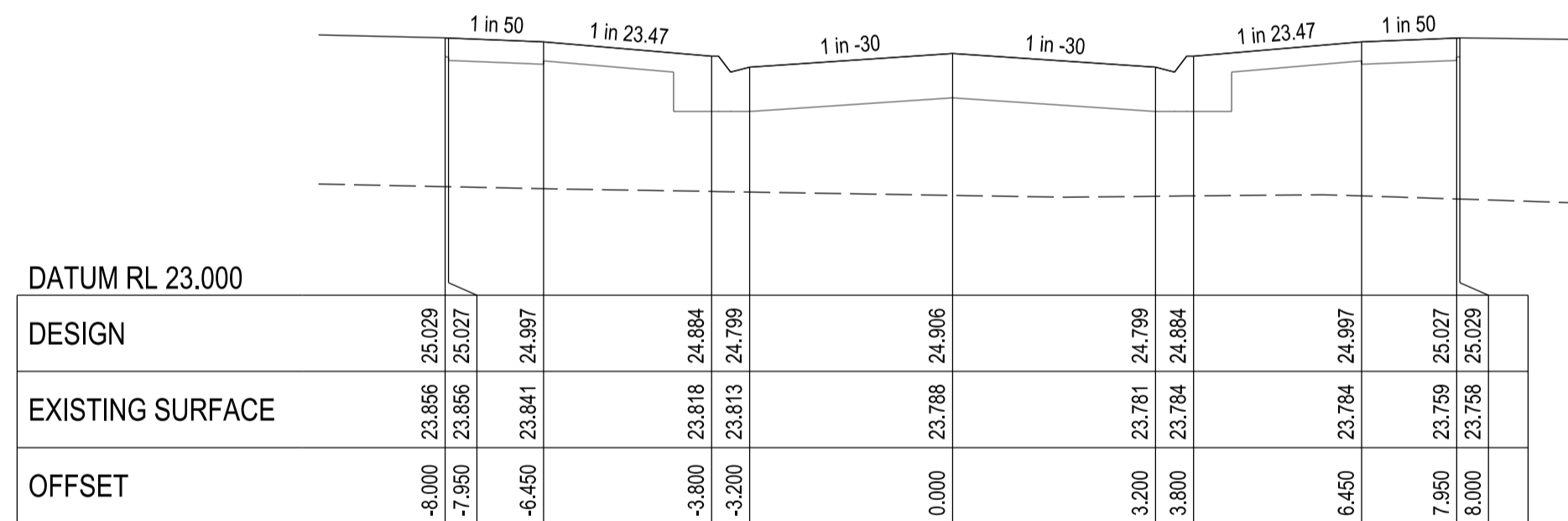
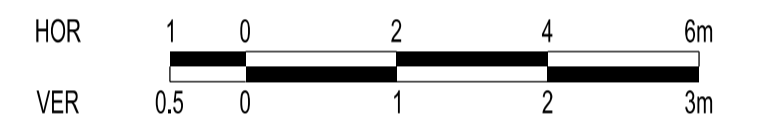
CHAINAGE 163.64



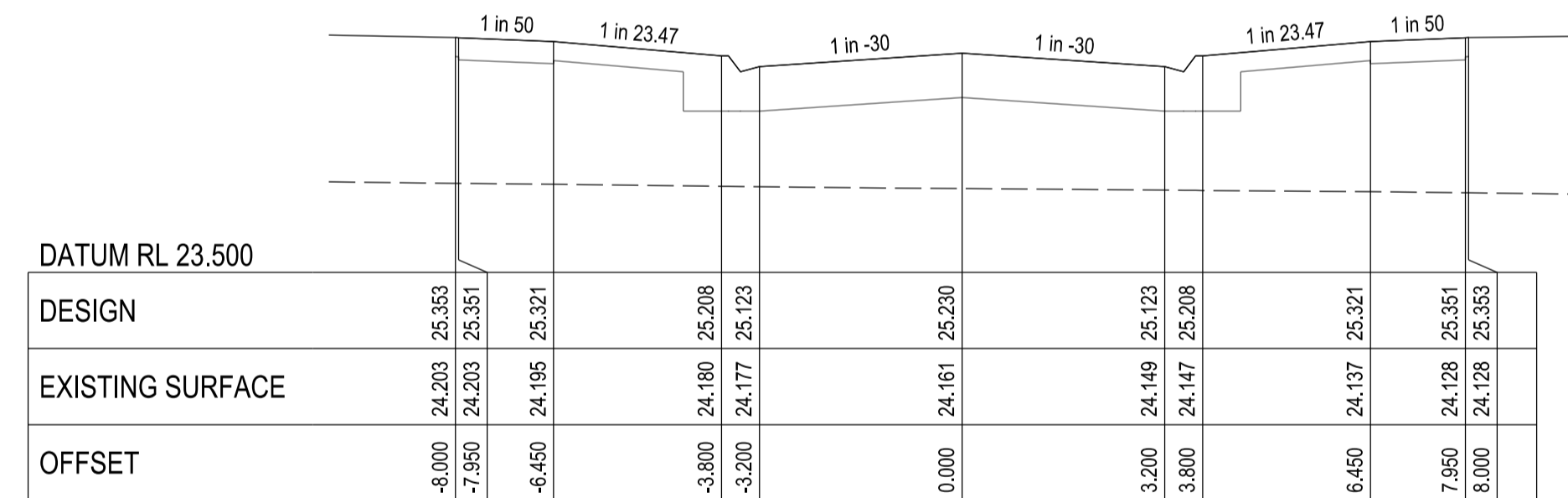
CHAINAGE 92.19



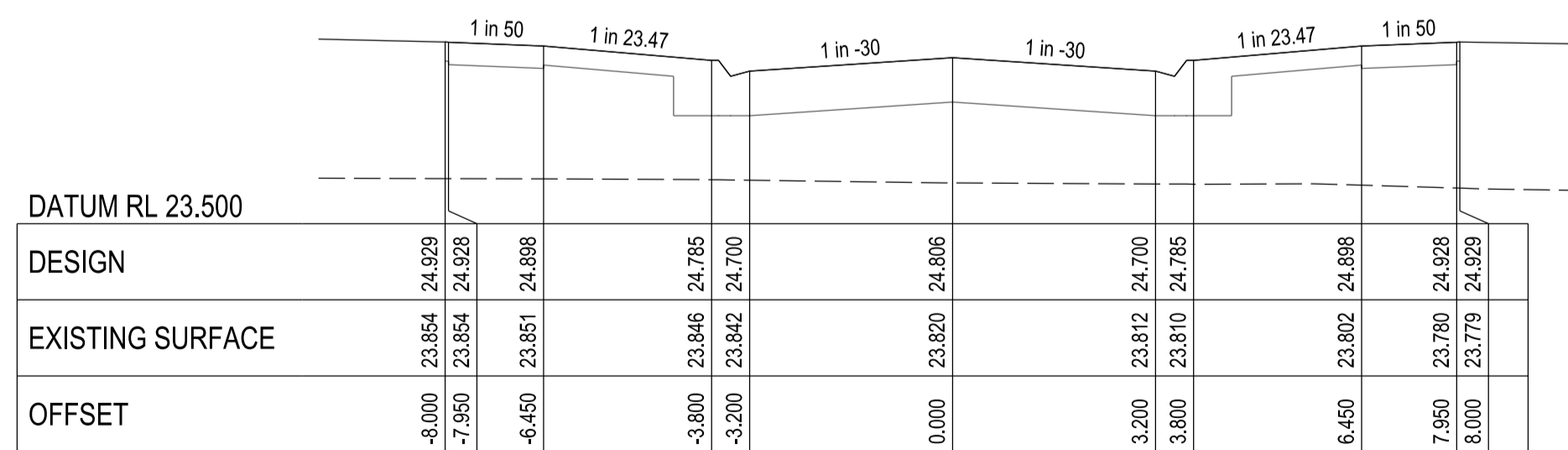
CHAINAGE 138.19



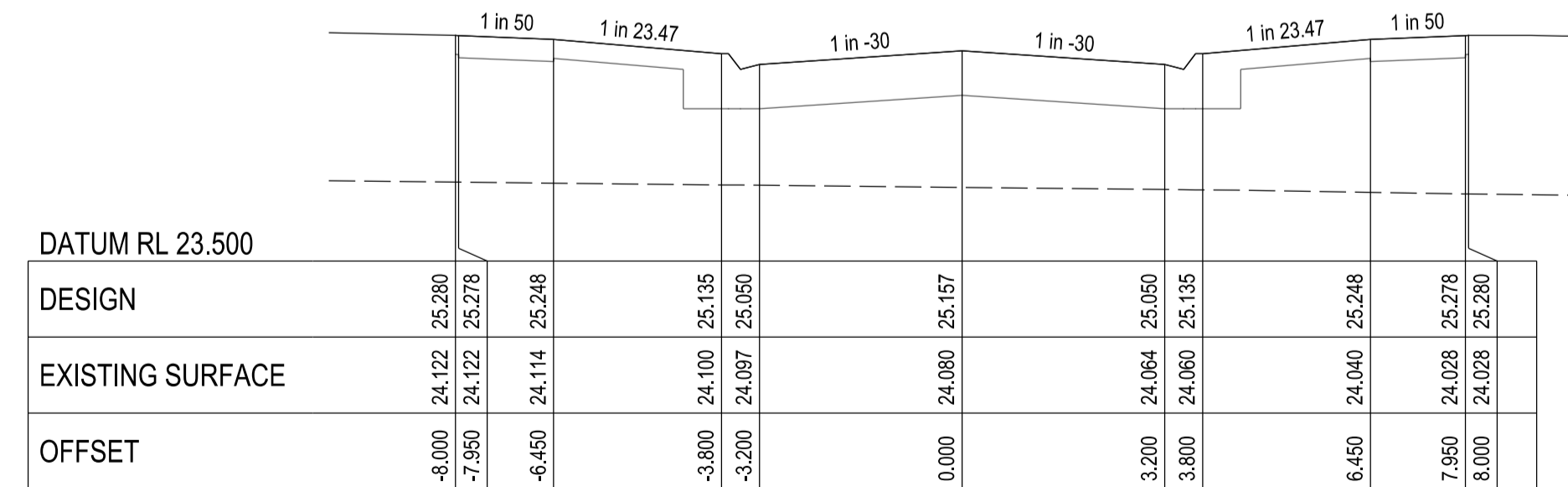
CHAINAGE 79.69



CHAINAGE 125.69



CHAINAGE 65.69



CHAINAGE 115.19

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME: P:\1470\1470_8\E\2 - Design\6 - DGN\1470-8_R24.dgn

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AUTHORISED:	R.BREWSTER	DATE:	SEP 2023		



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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 8
70-100 LECKY ROAD, OFFICER
ROAD AND DRAINAGE PLANS
LEAF WAY CROSS SECTIONS - SHEET 2

APPROVED CONSTRUCTION PLANS

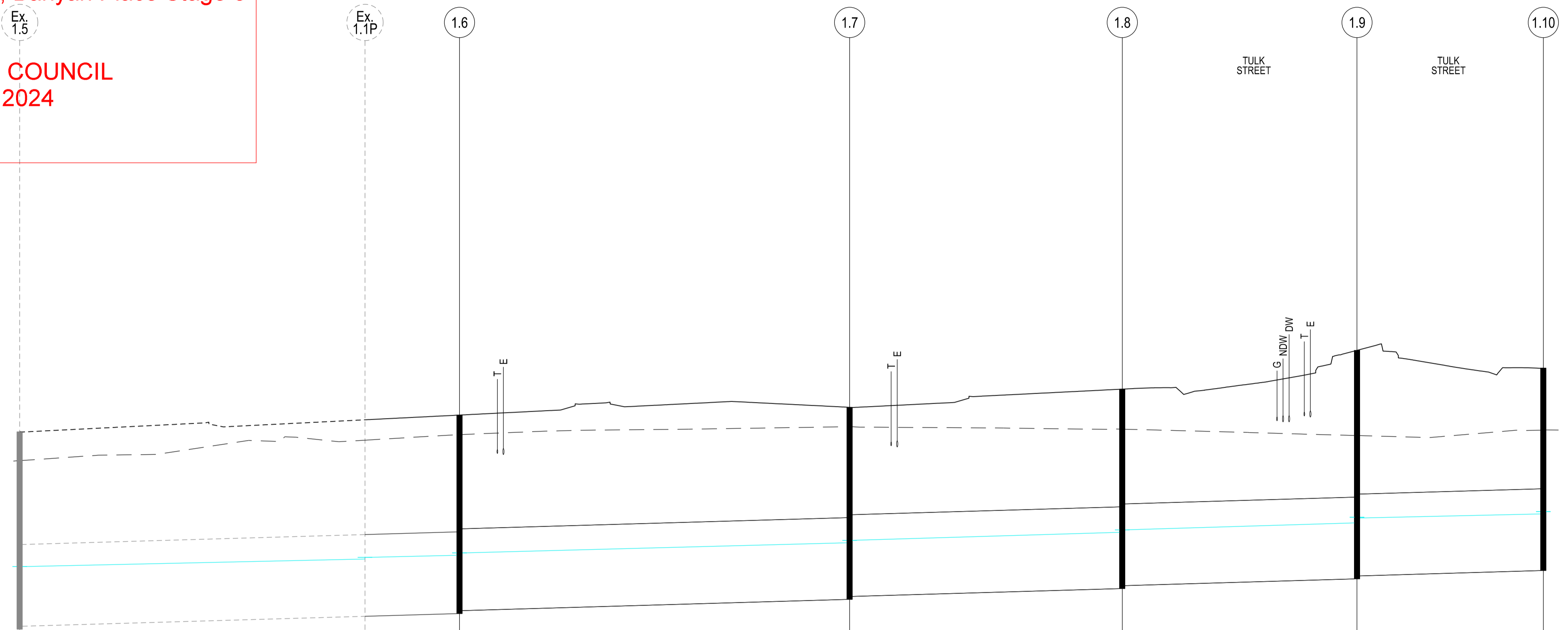
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 25 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

WARNING
BEWARE OF UNDERGROUND SERVICES
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LEGEND



PIPE GRADE (1 in) 1 in 350
 PIPE SIZE (mm) 1350
 PIPE CURVE RADIUS (m)
 PIPE CLASS/TYPE Class=RCP
 Vcap - CAPACITY VELOCITY (m/s) Vcap=1.99
 Q - PIPE FLOW (m3/s) Q=2.309
 Qcap - CAPACITY FLOW (m3/s) Qcap=2.854

DATE	24.492 (24.015)	24.690 (24.363)	24.768 (24.445)	24.896 (24.576)	25.196 (24.535)	25.837 (24.430)	25.543 (24.520)
COVER (& NATURAL SURFACE) LEVEL	24.492 (24.015)	24.690 (24.363)	24.768 (24.445)	24.896 (24.576)	25.196 (24.535)	25.837 (24.430)	25.543 (24.520)
DEPTH TO INVERT	3.261	3.245	3.278	3.172	3.294	3.774	3.343
HYDRAULIC GRADE LINE	22.190	22.392	22.452	22.680	22.831	22.988	23.135
INVERT LEVEL	21.231	21.445	21.489	21.723	21.952	22.063	22.201
PIPE CHAINAGE	211.979	268.979	284.579	346.979	393.979	432.729	463.484
LENGTH	(57.000)	(15.600)	(64.400)	(45.000)	(38.750)	(30.755)	

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME: P:\1470\1470_8\E\2 - Design\6 - DGN\1470-8_R25.dgn

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AUTHORISED: R.BREWSTER	DATE: SEP 2023	



COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER
 ROAD AND DRAINAGE PLANS
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 1

APPROVED CONSTRUCTION PLANS

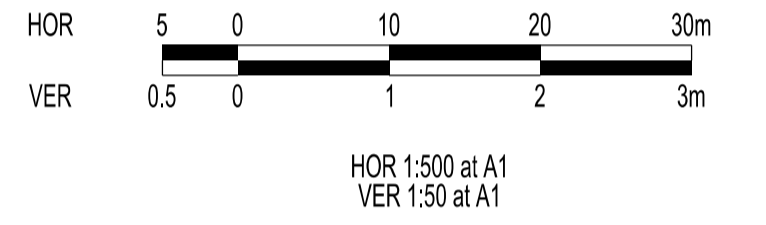
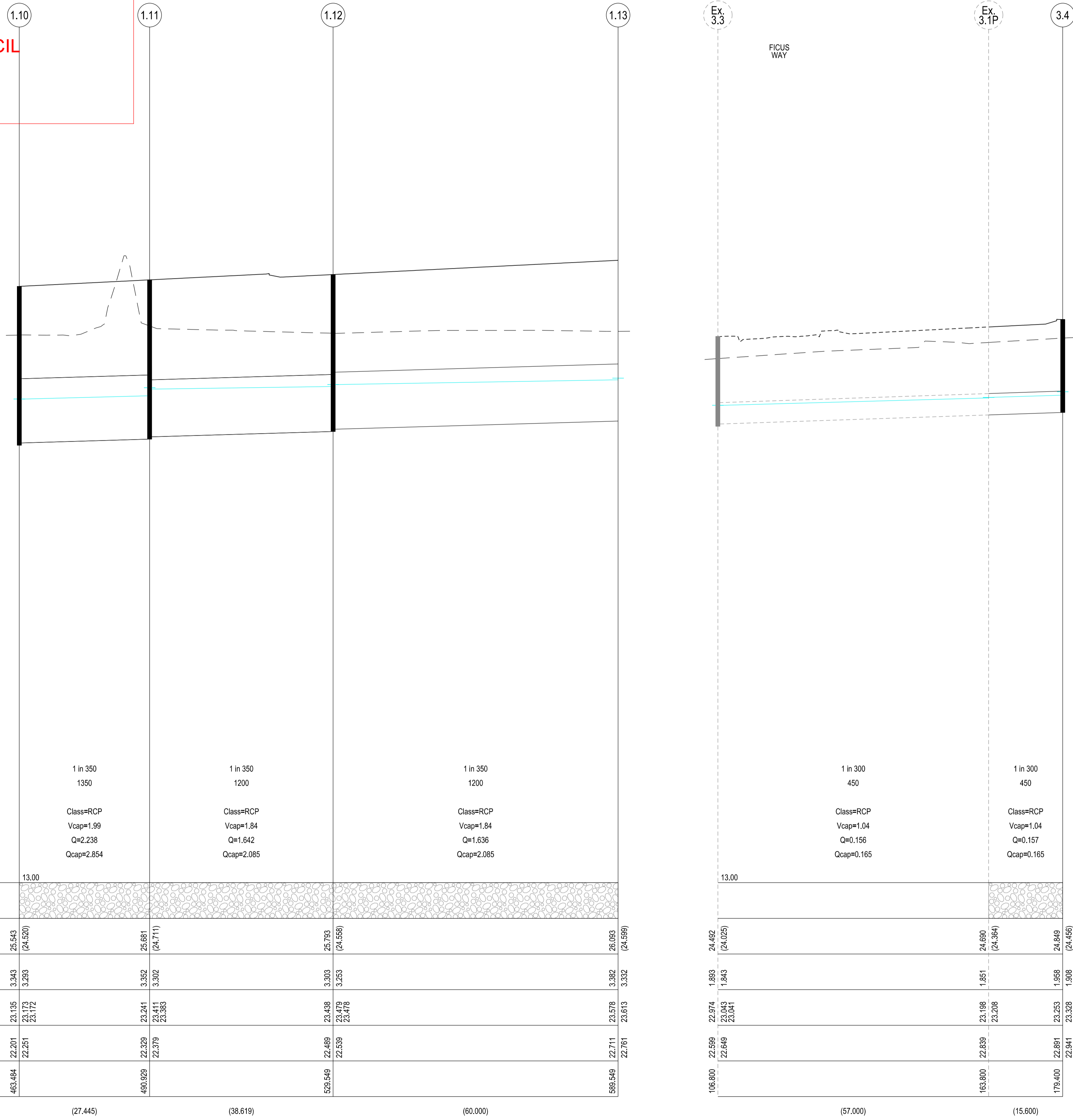
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 26 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

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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)

	1.10	1.11	1.12	1.13
DATUM RL	13.00			
BACKFILL TYPE				
COVER (& NATURAL SURFACE) LEVEL (---)	25.543 (24.520)	25.681 (24.711)	25.793 (24.588)	26.093 (24.589)
DEPTH TO INVERT	3.343 3.293	3.352 3.302	3.303 3.253	3.382 3.332
HYDRAULIC GRADE LINE	23.195 23.173 23.172	23.241 23.411 23.383	23.438 23.479 23.478	23.578 23.613
INVERT LEVEL	22.201 22.251	22.329 22.379	22.489 22.539	22.711 22.761
PIPE CHAINAGE	463.484	480.929	528.549	588.549
LENGTH	(27.445)	(38.619)	(60.000)	

	Ex. 3.3	Ex. 3.1P	3.4
DATUM RL	13.00		
BACKFILL TYPE			
COVER (& NATURAL SURFACE) LEVEL (---)	24.492 (24.025)	24.690 (24.384)	24.649 (24.456)
DEPTH TO INVERT	1.853 1.843	1.851	1.988 1.908
HYDRAULIC GRADE LINE	22.974 23.043 23.041	23.198 23.208	23.253 23.328 23.324
INVERT LEVEL	22.599 22.649	22.839	22.891 22.941
PIPE CHAINAGE	106.800	163.800	179.400
LENGTH	(57.000)	(15.600)	

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME: P:\1470\1470_8\E\2 - Design\6 - DGN\1470-8_R26.dgn

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AUTHORISED:	R.BREWSTER	DATE:	SEP 2023		



COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
**100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER
 ROAD AND DRAINAGE PLANS
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 2**

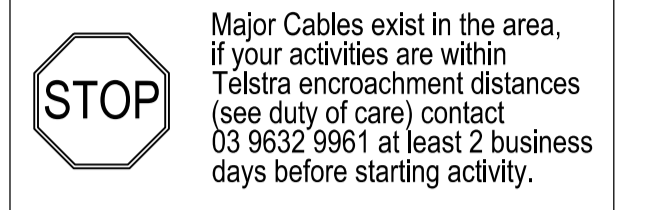
APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

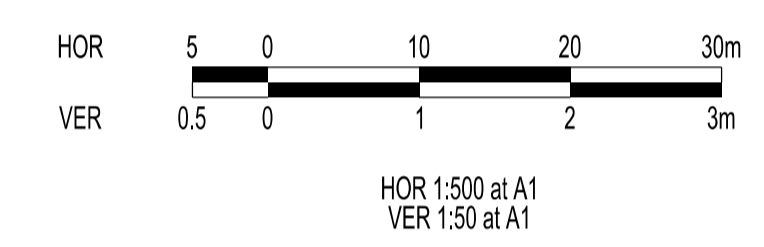
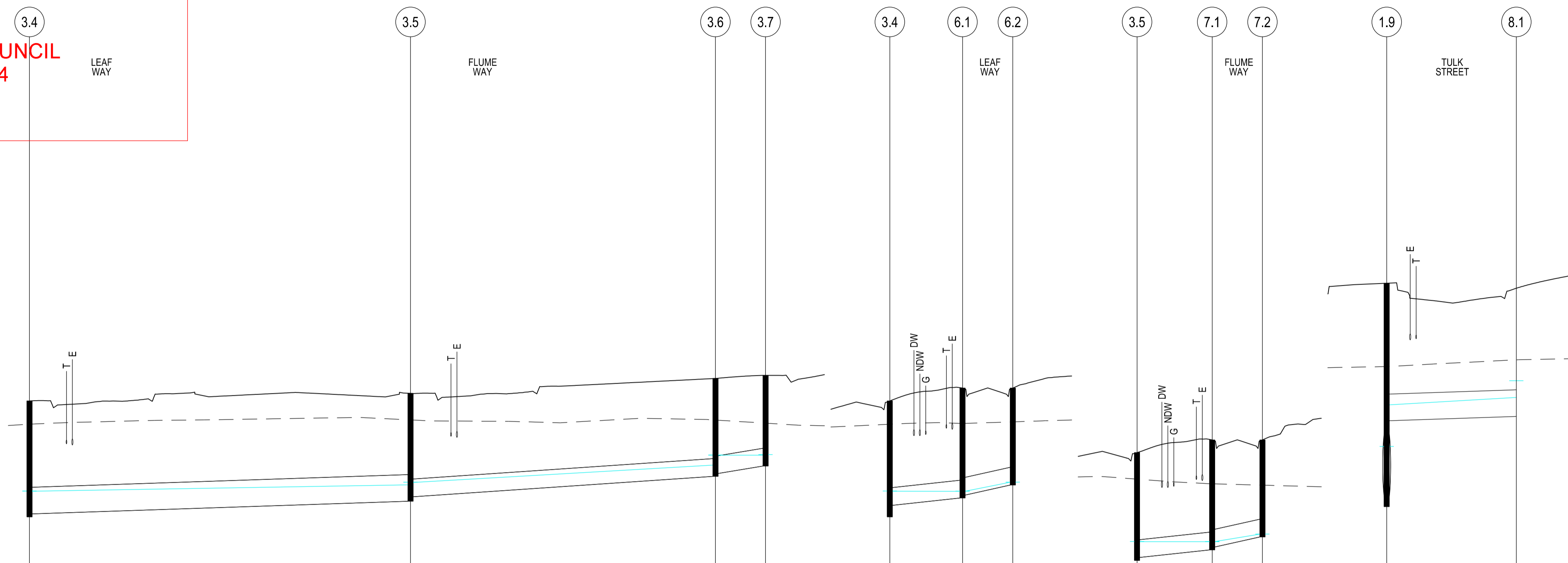
Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 27 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

WARNING
 BEWARE OF UNDERGROUND SERVICES

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



LEGEND



PIPE GRADE (1 in)	1 in 300	1 in 150	1 in 67.2	1 in 100	1 in 50	1 in 100	1 in 50	1 in 300
PIPE SIZE (mm)	450	300	300	300	300	300	300	450
PIPE CURVE RADIUS (m)								
PIPE CLASS/TYPE	Class=RCP	Class=RCP	Class=RCP	Class=RCP	Class=RCP	Class=RCP	Class=RCP	Class=RCP
Vcap - CAPACITY VELOCITY (m/s)	Vcap=1.04	Vcap=1.12	Vcap=1.67	Vcap=1.37	Vcap=1.94	Vcap=1.37	Vcap=1.94	Vcap=1.04
Q - PIPE FLOW (m3/s)	Q=0.109	Q=0.058	Q=0.011	Q=0.008	Q=0.004	Q=0.008	Q=0.004	Q=0.147
Qcap - CAPACITY FLOW (m3/s)	Qcap=0.165	Qcap=0.079	Qcap=0.118	Qcap=0.097	Qcap=0.137	Qcap=0.097	Qcap=0.137	Qcap=0.165

DATUM RL	13.00								
BACKFILL TYPE	FCR BACKFILL								
COVER (& NATURAL SURFACE) LEVEL	24.649 (24.456)	24.977 (24.526)	25.229 (24.526)	25.281 (24.474)	24.849 (24.456)	25.066 (24.466)	24.977 (24.526)	25.837 (24.430)	25.752 (24.543)
DEPTH TO INVERT	1.958	1.822	1.655	1.531	1.763	1.858	1.772	2.322	2.165
HYDRAULIC GRADE LINE	23.253 23.328 23.324	23.451 23.476 23.473	23.765 23.934 23.933	23.944	23.086 23.328 23.324	23.209 23.259 23.324	23.332 23.382 23.474	23.086 23.082 23.783	23.909 23.900
INVERT LEVEL	22.891 22.941	23.155 23.230	23.574 23.624	23.750	22.891 23.086	23.209 23.259	23.332 23.382	23.063 23.154	23.587
PIPE CHAINAGE	179.400	243.800	295.350	303.822	0.000	12.291	20.791	0.000	21.921
LENGTH	(64.400)	(8.472)	(51.550)	(12.291)	(8.500)	(12.697)	(8.500)	(21.921)	

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME: P:\1470\1470_8\E\2 - Design\6 - DGN\1470-8_R27.dgn

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COUNCIL: CARDINIA SHIRE COUNCIL

TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 ROAD AND DRAINAGE PLANS
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 3

DRG NO. 1470-8/R27 REV. A SHEET 27 OF 34

APPROVED CONSTRUCTION PLANS

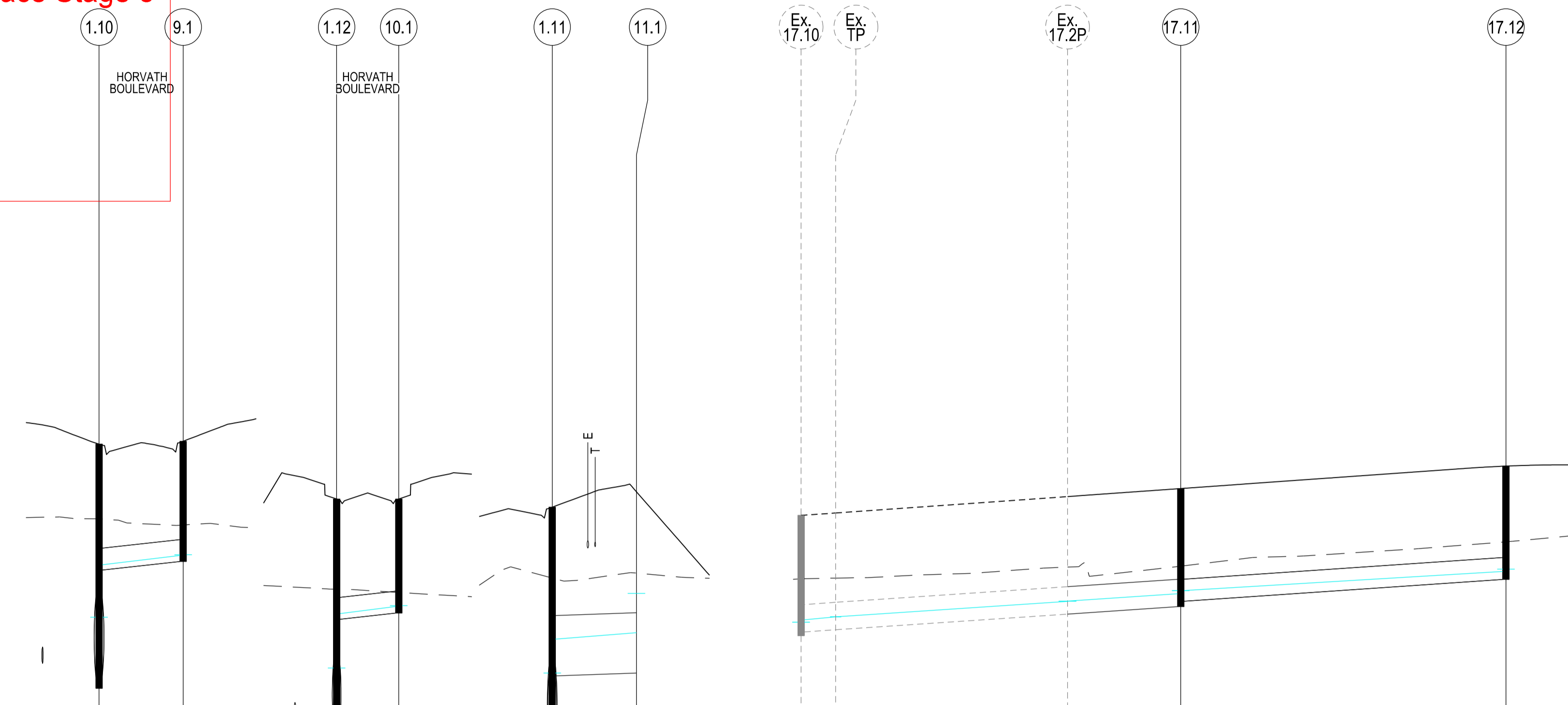
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 28 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

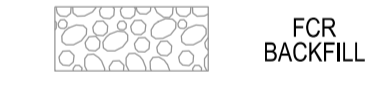
WARNING
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LOCATION OF WATER, GAS, ELECTRICITY AND TELECOMMUNICATION SERVICES ARE INDICATIVE ONLY



LEGEND



PIPE GRADE (1 in)	1 in 100
PIPE SIZE (mm)	300
PIPE CURVE RADIUS (m)	
PIPE CLASS/TYPE	Class=RCP
Vcap - CAPACITY VELOCITY (m/s)	Vcap=1.37
Q - PIPE FLOW (m3/s)	Q=0.012
Qcap - CAPACITY FLOW (m3/s)	Qcap=0.097
DATUM RL	13.00
BACKFILL TYPE	FCR BACKFILL
COVER (& NATURAL SURFACE) LEVEL	25.543 (24.520) 25.582 (24.437)
DEPTH TO INVERT	3.343 1.723 1.647
HYDRAULIC GRADE LINE	23.135 23.173 23.383 24.019 24.030
INVERT LEVEL	22.201 23.821 23.936
PIPE CHAINAGE	0.000 11.514
LENGTH	(11.514)

PIPE GRADE (1 in)	1 in 100
PIPE SIZE (mm)	300
PIPE CURVE RADIUS (m)	
PIPE CLASS/TYPE	Class=RCP
Vcap - CAPACITY VELOCITY (m/s)	Vcap=1.37
Q - PIPE FLOW (m3/s)	Q=0.014
Qcap - CAPACITY FLOW (m3/s)	Qcap=0.097
DATUM RL	14.00
BACKFILL TYPE	FCR BACKFILL
COVER (& NATURAL SURFACE) LEVEL	25.793 (24.558) 25.793 (24.513)
DEPTH TO INVERT	3.303 1.647 1.562
HYDRAULIC GRADE LINE	23.438 23.470 23.223 24.330 24.334
INVERT LEVEL	22.489 24.146 24.231
PIPE CHAINAGE	0.000 8.500
LENGTH	(8.500)

PIPE GRADE (1 in)	1 in 300
PIPE SIZE (mm)	825
PIPE CURVE RADIUS (m)	
PIPE CLASS/TYPE	Class=RCP
Vcap - CAPACITY VELOCITY (m/s)	Vcap=1.55
Q - PIPE FLOW (m3/s)	Q=0.691
Qcap - CAPACITY FLOW (m3/s)	Qcap=0.829
DATUM RL	14.00
BACKFILL TYPE	FCR BACKFILL
COVER (& NATURAL SURFACE) LEVEL	25.681 (24.711) 25.892 (24.778)
DEPTH TO INVERT	3.352 2.306 2.481
HYDRAULIC GRADE LINE	23.241 23.411 23.873 23.982 24.501
INVERT LEVEL	22.329 23.372 23.400 23.411
PIPE CHAINAGE	0.000 8.061 11.526
LENGTH	(11.526)

PIPE GRADE (1 in)	1 in 150	1 in 150	1 in 150	1 in 150
PIPE SIZE (mm)	375	375	375	300
PIPE CURVE RADIUS (m)	R72.0m			
PIPE CLASS/TYPE	Class=RCP	Class=RCP	Class=RCP	Class=RCP
Vcap - CAPACITY VELOCITY (m/s)	Vcap=1.30	Vcap=1.30	Vcap=1.30	Vcap=1.12
Q - PIPE FLOW (m3/s)	Q=0.058	Q=0.059	Q=0.06	Q=0.021
Qcap - CAPACITY FLOW (m3/s)	Qcap=0.143	Qcap=0.143	Qcap=0.143	Qcap=0.079
DATUM RL	13.00			
BACKFILL TYPE		FCR BACKFILL	FCR BACKFILL	
COVER (& NATURAL SURFACE) LEVEL	24.569 (23.700) 24.601 (23.710) 24.825 (23.860) 24.935 (23.873) 25.242 (24.206)			
DEPTH TO INVERT	1.647 1.597 1.597 1.610 1.616 1.541			
HYDRAULIC GRADE LINE	23.103 23.159 23.179 23.392 23.395 23.486 23.539			
INVERT LEVEL	22.972 23.004 23.215 23.382 23.394 23.319 23.394			
PIPE CHAINAGE	187.552 192.280 224.004 235.504 284.004			
LENGTH	(4.729) (31.724) (15.500) (44.500)			

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME: P:\1470\1470_8\E\2 - Design\6 - DGN\1470-8_R28.dgn

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 www.charltondegg.com.au

COUNCIL: CARDINIA SHIRE COUNCIL

TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER
 ROAD AND DRAINAGE PLANS
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 4

DRG NO. 1470-8/R28	REV. A	SHEET 28 OF 34
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APPROVED CONSTRUCTION PLANS

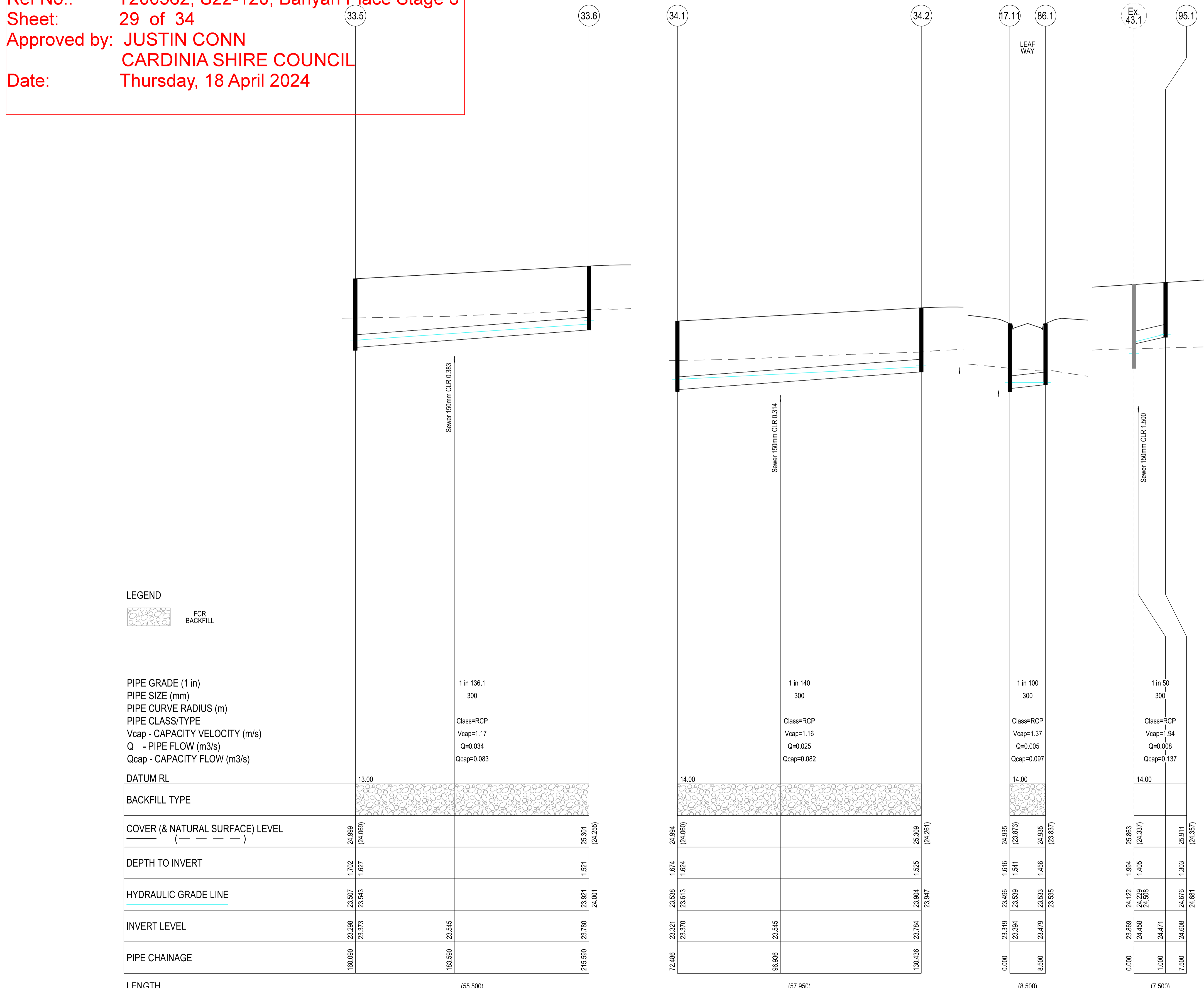
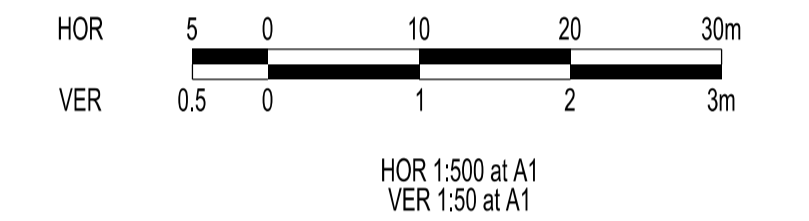
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 29 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

WARNING
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LEGEND



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

BACKFILL TYPE	24.994 (24.285)	24.999 (24.069)	25.301 (24.285)
COVER (& NATURAL SURFACE) LEVEL	24.999	24.999	25.301
DEPTH TO INVERT	1.702	1.627	1.521
HYDRAULIC GRADE LINE	23.507	23.543	23.921
INVERT LEVEL	23.298	23.373	23.780
PIPE CHAINAGE	160.090	183.590	215.590

LENGTH

(55.500)

BACKFILL TYPE	24.994 (24.069)	24.994 (24.069)	25.309 (24.261)
COVER (& NATURAL SURFACE) LEVEL	24.994	24.994	25.309
DEPTH TO INVERT	1.674	1.624	1.525
HYDRAULIC GRADE LINE	23.538	23.613	23.904
INVERT LEVEL	23.321	23.370	23.784
PIPE CHAINAGE	72.466	96.936	130.436

(57.950)

BACKFILL TYPE	24.935 (23.873)	24.935 (23.873)	24.935 (23.837)
COVER (& NATURAL SURFACE) LEVEL	24.935	24.935	24.935
DEPTH TO INVERT	1.616	1.541	1.456
HYDRAULIC GRADE LINE	23.466	23.539	23.533
INVERT LEVEL	23.319	23.394	23.479
PIPE CHAINAGE	0.000	8.500	8.500

(8.500)

BACKFILL TYPE	25.663 (24.337)	25.663 (24.337)	25.911 (24.357)
COVER (& NATURAL SURFACE) LEVEL	25.663	25.663	25.911
DEPTH TO INVERT	1.994	1.405	1.303
HYDRAULIC GRADE LINE	24.122	24.229	24.676
INVERT LEVEL	24.458	24.471	24.608
PIPE CHAINAGE	0.000	1.000	7.500

(7.500)

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

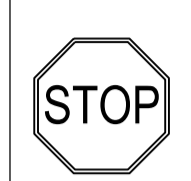
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AUTHORISED: R.BREWSTER	DATE: SEP 2023	



COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER
 ROAD AND DRAINAGE PLANS
 DRAINAGE LONGITUDINAL SECTIONS - SHEET 5

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PIT SCHEDULE

PIT NAME	TYPE	EASTING	NORTHING	INTERNAL WIDTH	LENGTH	INLET DIA	INLET INV LEVEL	OUTLET DIA	OUTLET INV LEVEL	PIT SETOUT RL	DEPTH	REMARKS
1.13		361673.496	5784147.970			1200	22.761	1200	22.711	26.093	3.382	Cap and seal end of pipe
1.12	GSEP	361732.550	5784137.357	1650	900	1200	22.539	1200	22.489	25.793	3.303	EDCM 603 & EDCM 607, V-notch grate with heavy duty cover
						300	24.146					Line 10 enters
1.11	JP	361770.560	5784130.525	1800	1800	1200	22.379	1350	22.329	25.681	3.352	VicRoads SD1023
						825	23.372					Line 11 enters
1.10	GSEP	361797.572	5784125.671	1800	900	1350	22.251	1350	22.201	25.543	3.343	EDCM 603 & EDCM 607
						300	23.821					Line 9 enters
1.9	JP	361827.828	5784120.150	1800	900	1350	22.113	1350	22.063	25.837	3.774	EDCM 607
						450	23.514					Line 8 enters
1.8	GSEP	361865.981	5784113.376	1800	900	1350	21.952	1350	21.902	25.196	3.294	EDCM 603 & EDCM 607
1.7	DBGSEP	361910.272	5784105.417	1800	900	1350	21.773	1350	21.723	24.896	3.172	EDCM 604 & EDCM 607, V-notch grate with heavy duty cover
1.6	GSEP	361973.656	5784094.025	1800	900	1350	21.539	1350	21.489	24.768	3.278	EDCM 603 & EDCM 607, V-notch grate with heavy duty cover
Ex. 1.1P	EP Drain	361989.010	5784091.266			1350	21.445	1350	21.445	24.690	3.245	Pipe to pipe connection
Ex. 1.5		362045.111	5784081.183			1350	21.282	1350	21.231	24.492	3.261	Existing pit
3.7	JP	361849.606	5784107.059	600	900			300	23.750	25.281	1.531	EDCM 605
3.6	GSEP	361858.031	5784106.169	600	900	300	23.624	300	23.574	25.229	1.655	EDCM 603
3.5	DBGSEP	361908.768	5784097.051	600	900	300	23.230	450	23.155	24.977	1.822	EDCM 604
						300	23.205					Line 7 enters
3.4	GSEP	361972.153	5784085.659	600	900	450	22.941	450	22.891	24.849	1.958	EDCM 603
						300	23.086					Line 6 enters
Ex. 3.1P	EP Drain	361987.507	5784082.900			450	22.839	450	22.839	24.690	1.851	Pipe to pipe connection
Ex. 3.3		362043.608	5784072.817			450	22.649	525	22.599	24.492	1.893	Existing pit
6.2	GSEP	361954.138	5784079.549	600	900			300	23.429	25.066	1.638	EDCM 603
6.1	GSEP	361962.504	5784078.046	600	900	300	23.259	300	23.209	25.066	1.858	EDCM 603
7.2	GSEP	361890.163	5784091.047	600	900			300	23.552	25.190	1.638	EDCM 603
7.1	GSEP	361898.529	5784089.543	600	900	300	23.382	300	23.332	25.190	1.858	EDCM 603
8.1		361825.842	5784141.980					450	23.587	25.752	2.165	Cap and seal end of pipe
9.1	GSEP	361788.424	5784118.679	600	900			300	23.936	25.582	1.647	EDCM 603
10.1	GSEP	361731.046	5784128.991	600	900			300	24.231	25.793	1.562	EDCM 603, V-notch grate with heavy duty cover
11.1		361763.980	5784139.989					825	23.411	25.892	2.481	Cap and seal end of pipe
17.12	JP	361947.805	5784044.314	600	900			300	23.690	25.242	1.552	EDCM 605
17.11	GSEP	361939.934	5784000.516	600	900	300	23.394	375	23.319	24.935	1.616	EDCM 603
						300	23.394					Line 86 enters
Ex. 17.2P	EP Drain	361937.192	5783985.260			375	23.215	375	23.215	24.825	1.610	Pipe to pipe connection
Ex. TP		361931.581	5783954.036			375	23.004	375	23.004	24.601	1.597	Existing TP
Ex. 17.10		361930.896	5783949.359			375	22.972	375	22.922	24.569	1.647	Existing pit
33.6	JP	361884.007	5784056.796	600	900			300	23.780	25.301	1.521	EDCM 605
33.5	GSEP	361874.190	5784002.171	600	900	300	23.373	375	23.298	24.999	1.702	Construct EDCM 603 over existing end of pipe
34.2	JP	361892.638	5784056.769	600	900			300	23.784	25.309	1.525	EDCM 605
34.1	GSEP	361882.388	5783999.732	600	900	300	23.370	300	23.321	24.994	1.674	Construct EDCM 603 over existing end of pipe
86.1	GSEP	361948.300	5783999.012	600	900			300	23.479	24.935	1.456	EDCM 603
95.1	JP	361783.522	5784092.127	600	900			300	24.608	25.911	1.303	EDCM 605
Ex. 43.1		361782.196	5784084.745			300	24.458			25.863	1.994	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.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 30 of 34
 Approved by: **JUSTIN CONN**
CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME: P:\1470\1470_8\1E2 - Design\6 - DGN\1470-8_R30.dgn

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DESIGNED:	R.COLMAN	DATE:	SEP 2023	DATE PRINTED:	17/10/2023
AUTHORISED:	R.BREWSTER	DATE:	SEP 2023		



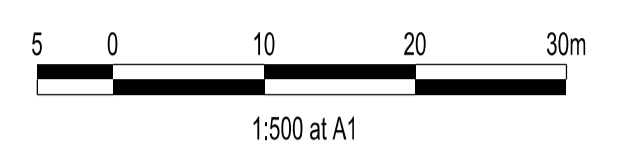
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 www.charltondegg.com.au

COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
**100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER
 ROAD AND DRAINAGE PLANS
 DRAINAGE PIT SCHEDULE**

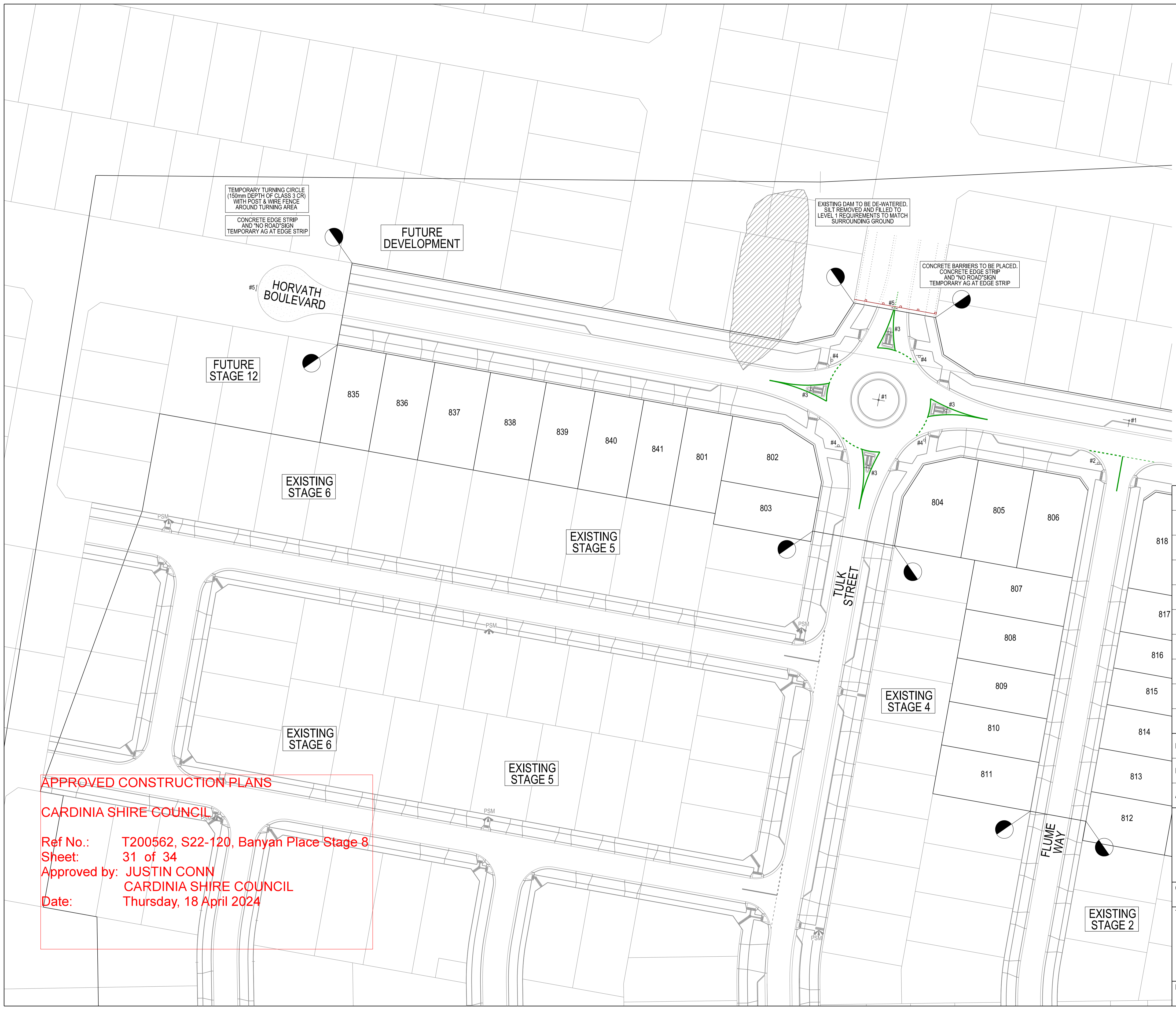
WARNING
BEWARE OF UNDERGROUND SERVICES
 THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

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.



SIGNAGE SCHEDULE

#1	NAME RD.	STREET SIGN AS PER COUNCIL STD
#2		R1-2
#3		R2-3(L)
#4		R1-3
#5		D4-5



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME:	P:\1470\1470_8\E\2 - Design\6 - DGN\1470-8_R31.dgn
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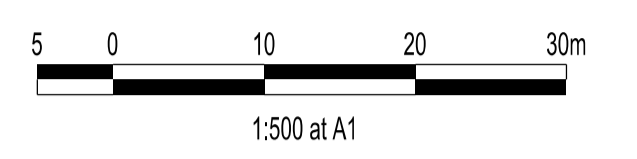


COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER ROAD AND DRAINAGE PLANS
 SIGNAGE & LINEMARKING PLAN - SHEET 1

APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 31 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

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APPROVED CONSTRUCTION PLANS
CARDINIA SHIRE COUNCIL
 Ref No.: T200562, S22-120, Banyan Place Stage 8
 Sheet: 32 of 34
 Approved by: JUSTIN CONN
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 18 April 2024

SIGNAGE SCHEDULE

#1		NAME RD.	STREET SIGN AS PER COUNCIL STD
#2		GIVE WAY	R1-2
#3		KEEP LEFT	R2-3(L)
#4			R1-3
#5			D4-5

VERSION DETAILS:

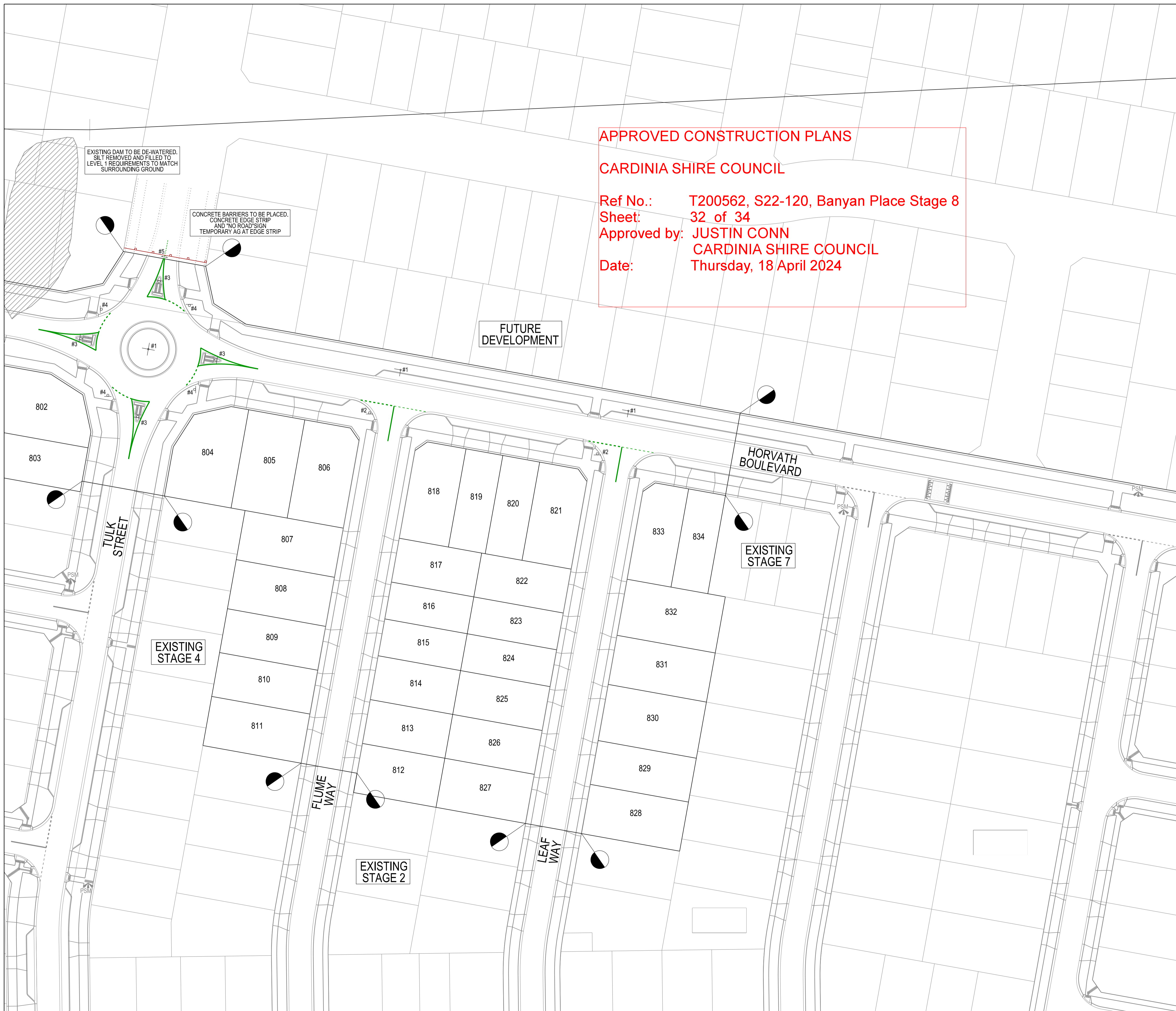
REV	DATE	DESCRIPTION	STATUS
A	17/10/23	COUNCIL SUBMISSION	PRELIM.

FILENAME: P:\1470\1470_8\E2 - Design\6 - DGN\1470-8_R32.dgn

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AUTHORISED:	R.BREWSTER	DATE:	SEP 2023		



COUNCIL: CARDINIA SHIRE COUNCIL
 TITLE: 100 LECKY ROAD PTY LTD
 BANYAN PLACE ESTATE - STAGE 8
 70-100 LECKY ROAD, OFFICER ROAD AND DRAINAGE PLANS
 SIGNAGE & LINEMARKING PLAN - SHEET 2
 DRG NO. 1470-8/R32 REV. A SHEET 32 OF 34



APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-120, Banyan Place Stage 8

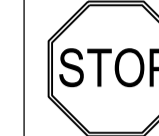
Sheet: 33 of 34

Approved by: **JUSTIN CONN**
CARDINIA SHIRE COUNCIL

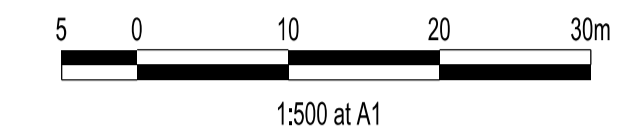
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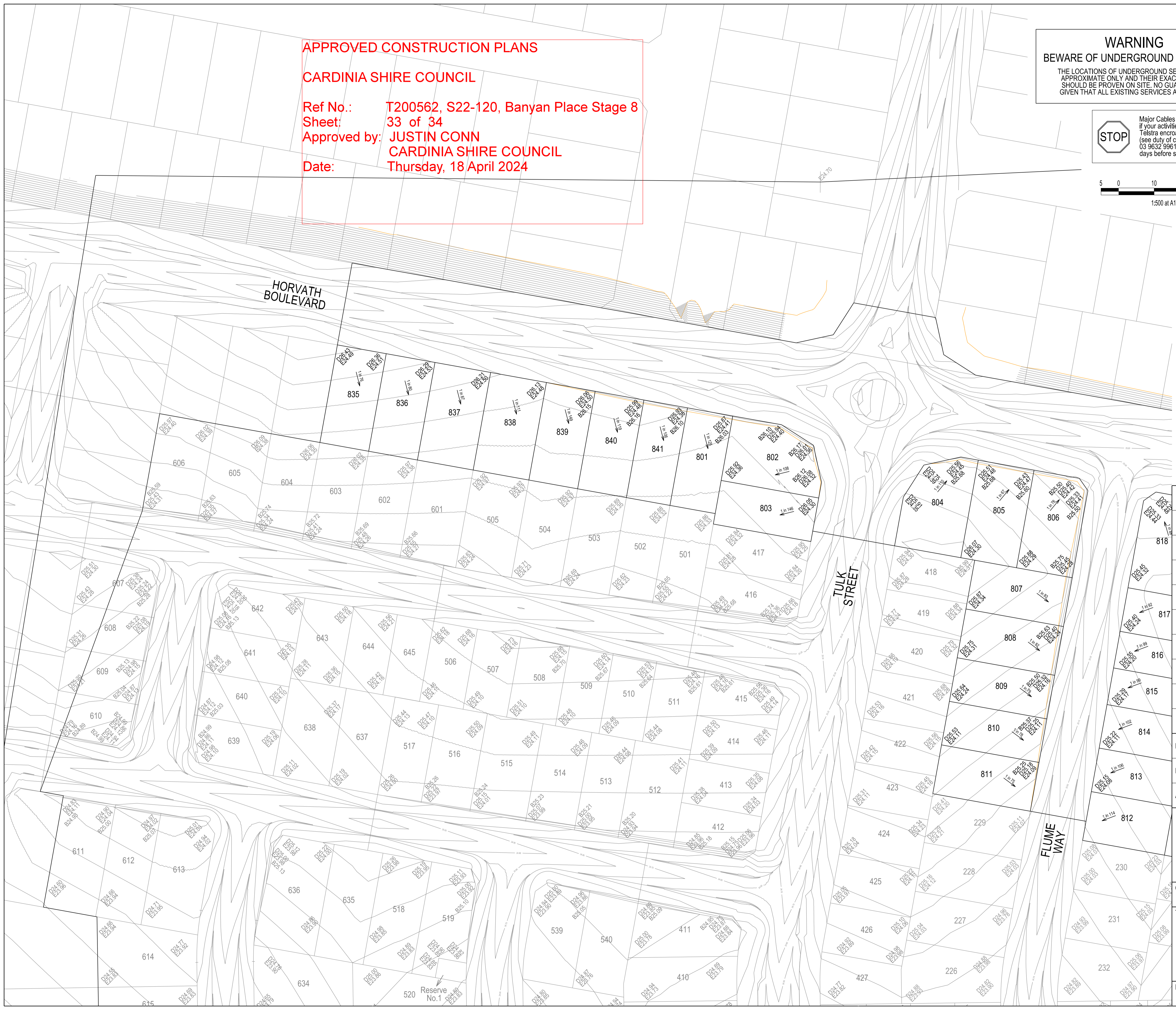


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LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- VEHICULAR CROSSOVER & FOOTPATH - HEAVY DUTY
- ROAD PAVEMENT, 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
- E00.00 EXISTING SURFACE LEVEL
- D00.00 DESIGN SURFACE LEVEL
- B00.00 TOP OF BATTER LEVEL
- P00.00 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	17/10/23	COUNCIL SUBMISSION	PRELIM.

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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

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BANYAN PLACE ESTATE - STAGE 8
70-100 LECKY ROAD, OFFICER
ROAD AND DRAINAGE PLANS
BULK EARTHWORKS PLAN - SHEET 1

DRG NO. 1470-8/R33	REV. A	SHEET 33 OF 34
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