

100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER
CARDINIA SHIRE COUNCIL



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APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059

Sheet: 1 of 25

Approved by: JUSTIN CONN

CARDINIA SHIRE COUNCIL

Date: Thursday, 1 February 2024

VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	04/05/23	COUNCIL SUBMISSION	PRELIMINARY
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C	27/11/23	DRAINAGE SETOUT AMENDED FOR 1.2 & 1.1P	PRELIMINARY
D	14/12/23	COUNCIL COMMENTS - 14/12/2023	IFC
E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC
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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			
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 7B 70-100 LECKY ROAD, OFFICER			
LOCALITY PLAN & SHEET INDEX			
DRG NO. 1470-7/R01	REV. E	SHEET 01 OF 25	

CONSTRUCTION NOTES

- ALL LEVELS AND DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
- 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.
- STANDARD DRAWINGS OF THE RELEVANT ROAD AUTHORITY ARE AN ANNEXURE TO THE CONSTRUCTION DRAWINGS
- THE CERTIFIED PLAN OF SUBDIVISION IS AN ANNEXURE TO THE CONSTRUCTION DRAWINGS
- MELBOURNE WATER PLANS FOR WETLANDS AND INFRASTRUCTURE (WHERE APPLICABLE) ARE AN ANNEXURE TO THE CONSTRUCTION DRAWINGS.
- 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.
- 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.
- 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.
- 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.
- 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.
- ACCESS TO THE EXISTING RESIDENCE TO BE MAINTAINED AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL ENVIRONMENTAL CONTROLS TO THE SATISFACTION OF THE RELEVANT AUTHORITIES AND EPA REQUIREMENTS.
- APPROPRIATE INSPECTIONS ARE TO BE ARRANGED WITH THE COUNCIL WORKS SUPERVISOR
- ALL VEGETATION TO BE RETAINED AS SPECIFIED IS TO BE PROTECTED (TPZ FENCING) PRIOR TO THE COMMENCEMENT OF WORKS
- 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.
- ALL BATTERS SHALL BE BLENDED INTO THE NATURAL SURFACE TO THE SATISFACTION OF THE SUPERINTENDENT.
- MINIMUM FALL ON LOTS IS TO BE 1 IN 150 LONGITUDINALLY.
- 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.
- 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.
- 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.
- 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
- A.G DRAINS TO BE CONSTRUCTED BEHIND ALL KERB AND CHANNEL AND LONGITUDINAL PAVEMENT JOINTS
- RCP DRAINAGE PIPES TO BE CLASS 2 UNLESS NOTED OTHERWISE.
- 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.
- ALL DRAINAGE LINES IN ROAD RESERVES, UNDER PAVEMENTS, VEHICLE CROSS-OVERS ARE TO BE BACKFILLED WITH FCR AS PER THE RELEVANT AUTHORITY SPECIFICATIONS.
- ALL EASEMENT DRAINS ARE AT 1 METRE OFFSET UNLESS OTHERWISE SPECIFIED.
- ALL PIT FLOORS ARE TO BE SHAPED TO ACCOMMODATE DROP THROUGH PITS. ALL PITS TO BE CONSTURCTED TO THE COUNCIL/EDCM SPECIFICATIONS.
- ALL PIT LIDS ARE TO BE IN ACCORDANCE WITH THE COUNCIL/EDCM SPECIFICATIONS
- ALL PROPERTY INLET DRAINS MUST BE A MINIMUM OF 500 MILLIMETRES BELOW THE FINISHED SURFACE LEVELS AS REQUIRED BY THE COUNCIL/EDCM SPECIFICATIONS.
- SUBGRADE IMPROVEMENT IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCILS WORKS SUPERVISOR PRIOR TO COMMENCEMENT OF WORKS.
- PAVEMENT DEPTHS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND GEOTEHCNICAL REPORT (SITE GEOTECHNICAL REF R8614-1). CHANGES TO THESE DEPTHS MUST BE APPROVED BY COUNCILS WORKS SUPERVISOR AND THE SUPERINTENDENT.
- THE CONTRACTOR SHALL CONTACT THE SUPERINTENDENT FOR THE CO-ORDINATION OF ELECTRICAL WORKS AT LEAST 28 DAYS PRIOR TO THE PROPOSED COMMENCEMENT.
- ELECTRICAL AND TELECOMMUNICATIONS CABLES ARE TO BE PLACED IN A SHARED TRENCH TO THE SPECIFICATIONS OF THE RELEVANT AUTHORITIES.
- CONDUIT LOCATIONS AND PROPERTY DRAIN INLET LOCATIONS ARE TO BE STAMPED ON KERB AND CHANNEL AND FOOTPATH IN ACCORDANCE WITH COUNCIL/EDCM SPECIFICATIONS.
- FOOTPATHS ARE TO CONSTRUCTED 1.5 METRES WIDE AND 2.5 METRES WIDE (SHARED) IN ACCORDANCE WITH COUNCIL/EDCM SPECIFICATIONS.
- PEDESTRIAN CROSSINGS THROUGH SPLITTER ISLANDS ARE TO BE CONSTRUCTED AT PAVEMENT LEVEL.
- VEHICLE CROSOVERS ARE SHOWN INDICATIVELY. CONSTRUCTION REQUIREMENTS INCLUDING OFFSETS ARE TO BE IN ACCORDANCE WITH COUNCIL/EDCM SPECIFICATIONS EDCM501-503.
- WHERE ALLOTMENTS ARE FILLED ABOVE FOOTPATH LEVELS, VEHICLE CROSSEOVERS ARE TO BE CUT INTO ALLOTMENTS AT A MAXIMUM GRADE OF 1 IN 5
- TBM AND PSM LOCATIONS ARE SHOWN ON SHEET 4 .
- STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL/EDCM SPECIFICATIONS.
- SIGNAGE, LINE MARKING AND PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS1742.2 2009, AND COUNCIL/EDCM SPECIFICATIONS
- 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
- THE PLANS MAY ONLY BE REPRODUCED IN THEIR ENTIRETY.
- KERB RADII LABELS ARE IN METRES AND INDICATE BACK OF KERB DIMENSIONS.
- A CCTV REPORT MUST BE PROVIDED FOR ALL DRAINAGE LINES PRIOR TO ISSUE OF PRACTICAL COMPLETION.
- ALL FOOTPATHS AND SHARED PEDESTRIAN-BICYCLE PATHS ARE TO BE 125mm THICK REINFORCED CONCRETE USING SL72 MESH AS PER EDCM401.

CARDINIA SHIRE COUNCIL NOTES:

- ALL WORKS TO BE ACCORDANCE WITH CURRENT CARDINIA SHIRE COUNCIL AND/OR EDCM SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF THE CARDINIA SHIRE COUNCIL SUPERVISING ENGINEER.
- 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.
- 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).
- PAVEMENT DEPTHS MAY NEED TO BE MODIFIED DURING CONSTRUCTION, DEPENDING ONTHE ON-SITE CONDITIONS AS DIRECTED BY THE CARDINIA SHIRE COUNCIL CONSTRUCTION ENGINEER OR WORKS SUPERVISOR.
- STREET LIGHTING MUST BE PROVIDED ON ALL NEWLY CREATED ROADS AND RESERVES IN ACCORDANCE WITH THE APPROVED PUBLIC LIGHTING PLAN
- TREE RESERVE FENCES TO BE SHOWN ON CONSTRUCTION PLANS
- APPROPRIATE SILTATION CONTROL IS TO BE CARRIED OUT DURING THE CONSTRUCTION AND MAINTENANCE PERIODS
- 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
- CUT BATTERS ARE TO BE HYDRO MULCHED USING APPROVED SEED MIXES.
- 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.
- NO SURPLUS TREES, VEGETATION OR OTHER MATERIALS IS TO BE BURNT ON SITE.
- ALL FOOTPATHS AND SHARED PEDESTRIAN-BICYCLE PATHS ARE TO BE 125MM THICK REINFORCED CONCRETE USING SL72 MESH
- 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.
- 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
- DAMS TO BE LEVELED PRIOR TO FILLING AND LEVELS SHOWN ON 'AS CONSTRUCTED' PLANS
- 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
- ALL COUNCIL RESERVES MUST BE PROVIDED WITH CONNECTIONS FOR DRAINAGE, SEWERAGE, ELECTRICITY & OTHER SERVICES
- INDUSTRIAL STRENGTH VEHICLE CROSSINGS TO BE PROVIDED FOR LOTS IN ADJACENT TO TEMPORARY CRUSHED ROCK TURN AROUND AREAS ON 'DEAD END' ROADS
- 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
- 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
- TELECOMMUNICATION CONDUITS ARE TO BE FOR USE BY ANY TELECOMMUNICATIONS COMPANY
- 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 EDCM 403.
- A CCTV REPORT MUST BE PROVIDED FOR ALL DRAINAGE LINES PRIOR TO ISSUE OF PRACTICAL COMPLETION.
- FITZROY BOXES MUST BE INSTALLED FOR ANY WATER TAPPINGS OR HOUSE DRAIN CONNECTIONS BENEATH ROAD PAVEMENT, PARKING BAYS OR PATHWAYS.
- KERB SYMBOL "H" MUST BE MARKED ON THE FACE OF KERB INLINE WITH THE POSITION WHERE A PROPERTY CONNECTION IS PROVIDED TO AN UNDERGROUND STORM WATER PIT OR PIPE AS PER VPA STANDARD EDCM 303.

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CONSTRUCTION NOTES			
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APPROVED CONSTRUCTION PLANS

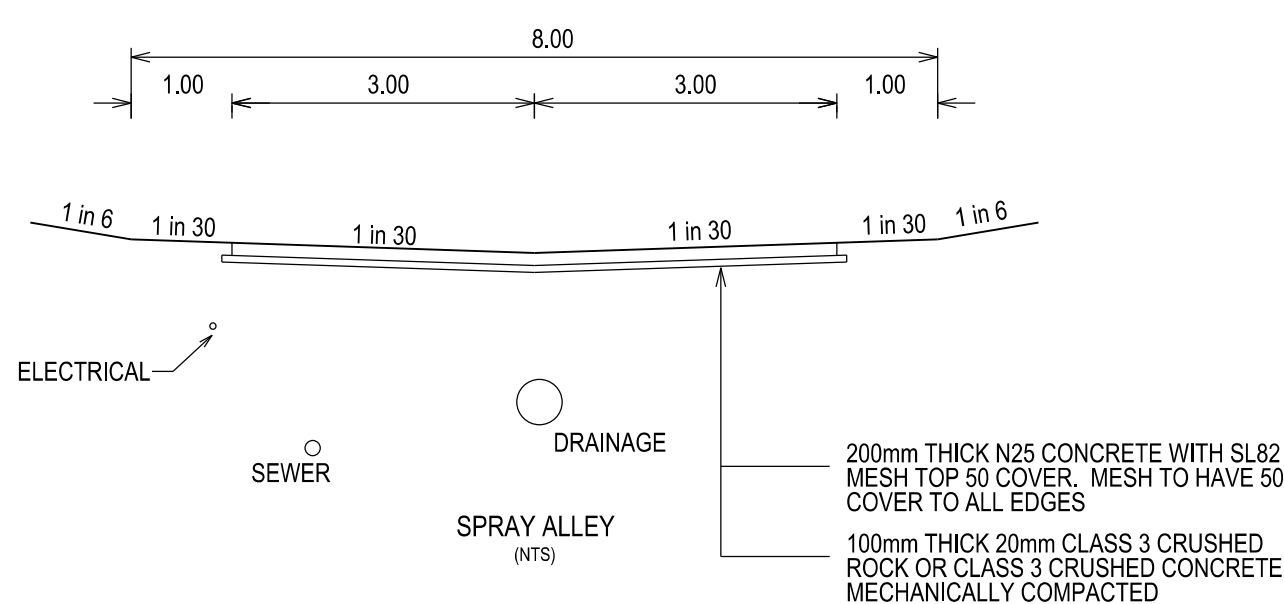
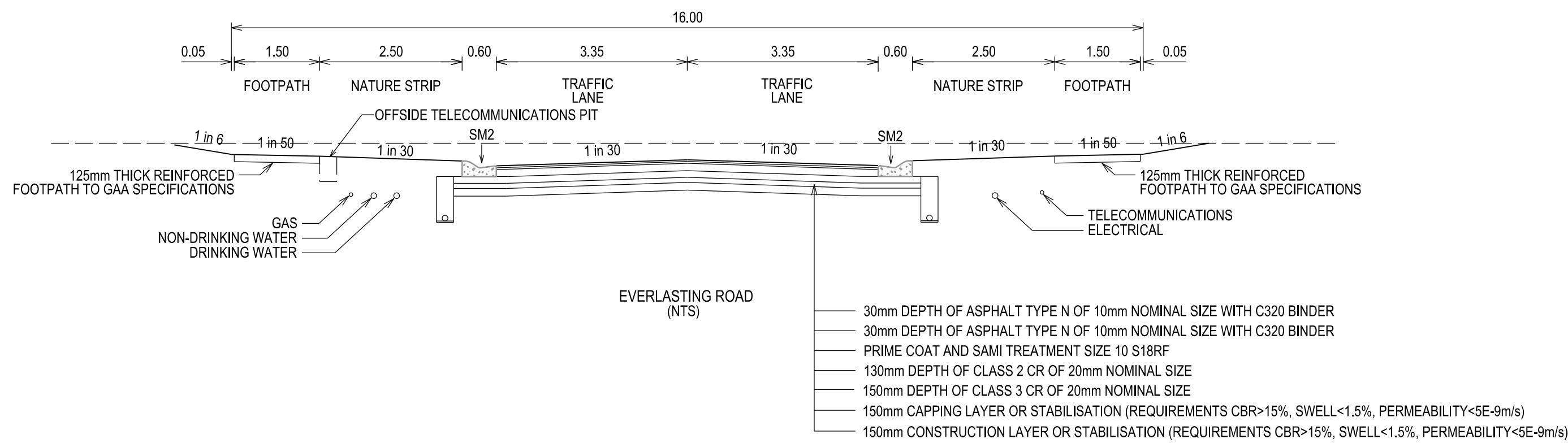
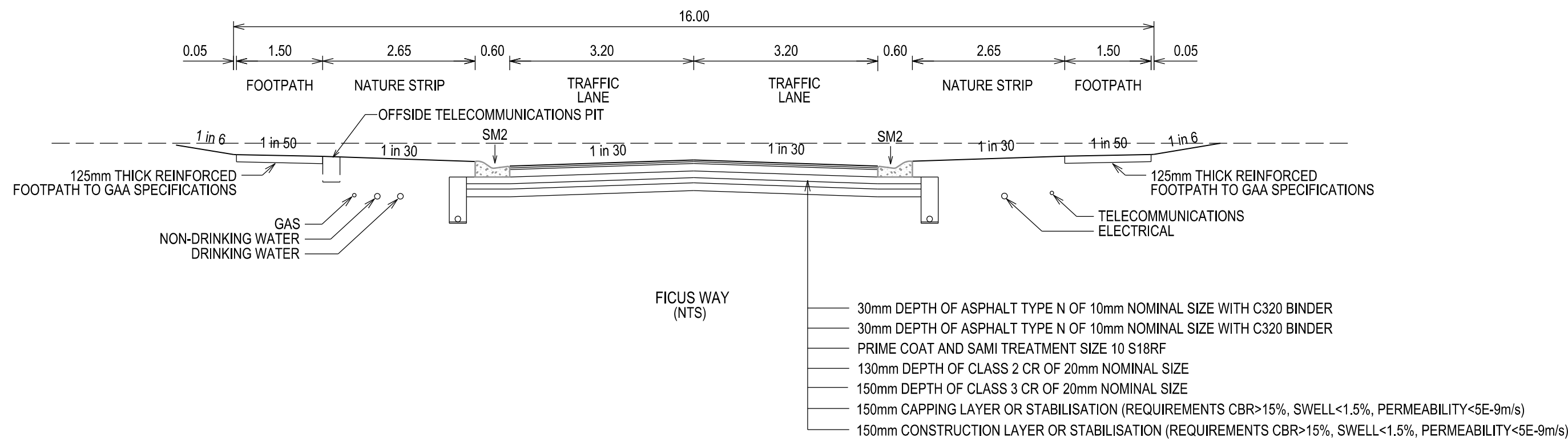
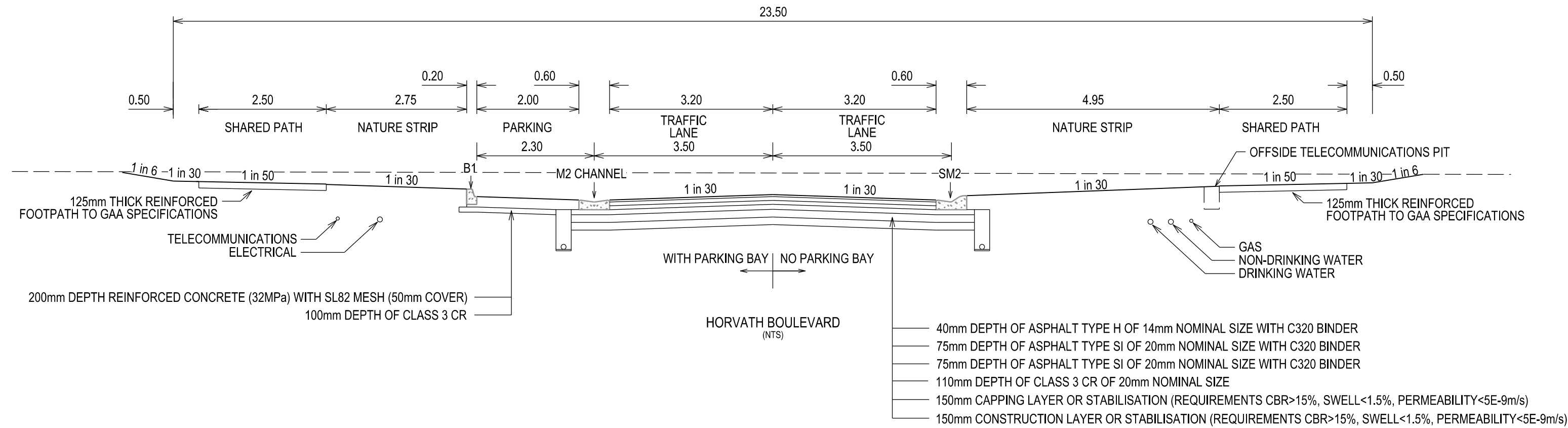
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059

Sheet: 2 of 25

Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL

Date: Thursday, 1 February 2024



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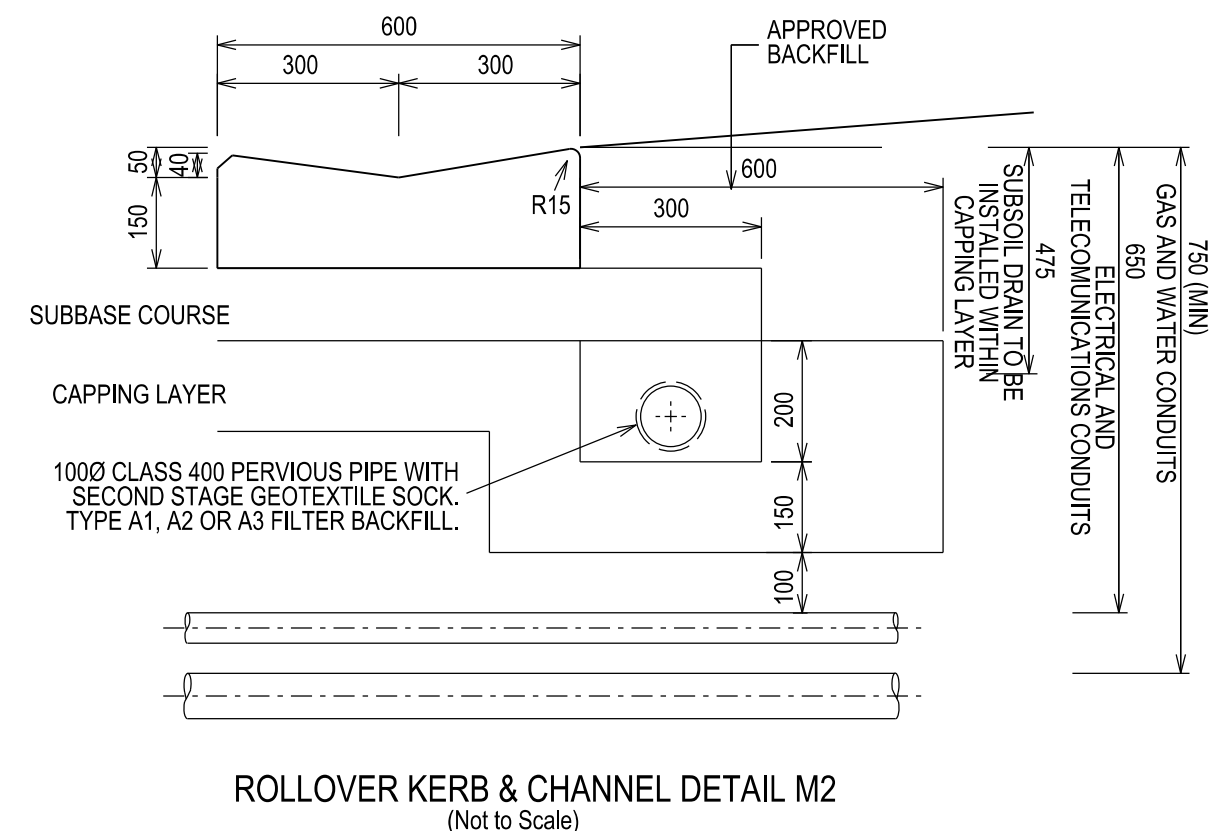
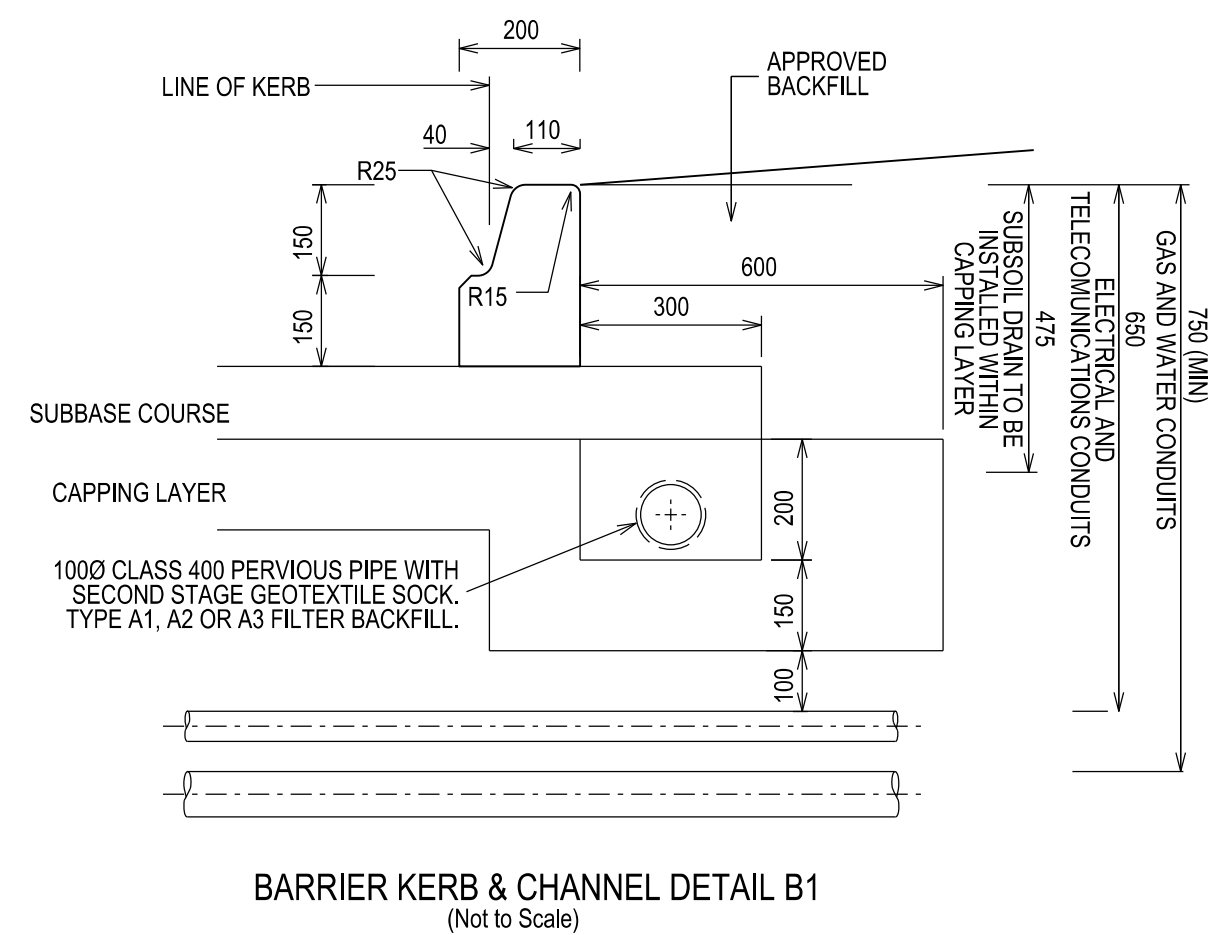
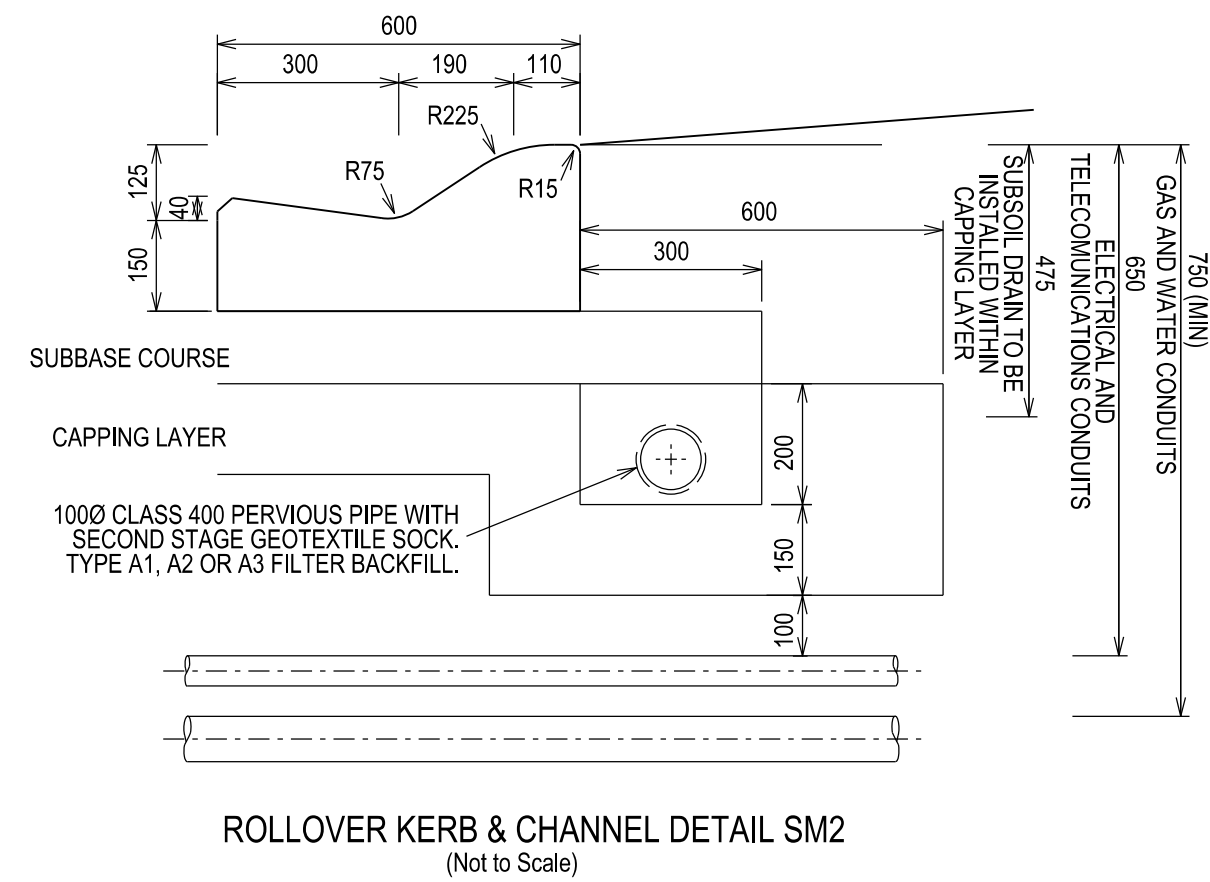
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TYPICAL SECTIONS & KERB DETAILS

DRG NO. 1470-7/R03	REV. E	SHEET 03 OF 25
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TEMPORARY TURNING CIRCLE
(150mm DEPTH OF CLASS 3 CR)
WITH POST & WIRE FENCE
AROUND TURNING AREA

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

SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer
HORVATH BOULEVARD	S 3.45	S 3.95	S 4.45	N 3.30	N 4.05	1.00 S (BOK)	N/S 1.30
FICUS WAY	W 2.10	W 2.50	W 3.00	E 1.85	E 2.60	1.00 E (BOK)	- -
EVERLASTING ROAD*	E 2.10	E 2.50	E 2.90	W 1.85	W 2.60	1.00 W (BOK)	E 1.00
SPRAY ALLEY	- -	- -	- -	- -	W 1.60	0.80 W	W 2.80

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

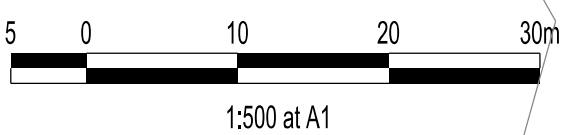
FUTURE
DEVELOPMENT

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MW
RESERVE



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DETAIL PLAN

DRG NO. 1470-7/R04	REV. E	SHEET 04 OF 25
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LEGEND

	FOOTPATH		MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
	VEHICULAR CROSSOVER		MELBOURNE WATER SCHEME DRAINAGE AND PIT (MELBOURNE WATER ASSET)
	ROAD PAVEMENT, KERB AND CHANNEL		DRAINAGE PIT NUMBER
	ELECTRICITY TELECOMMUNICATION (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)		PROPOSED CUT AREAS
	GAS DRINKING WATER NON DRINKING WATER		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		STREET NAME SIGN
	SEWER MAIN, MAINTENANCE STRUCTURES AND SEWER PROPERTY BRANCHES		LOT SLOPE DIRECTION
	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



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

WARNING

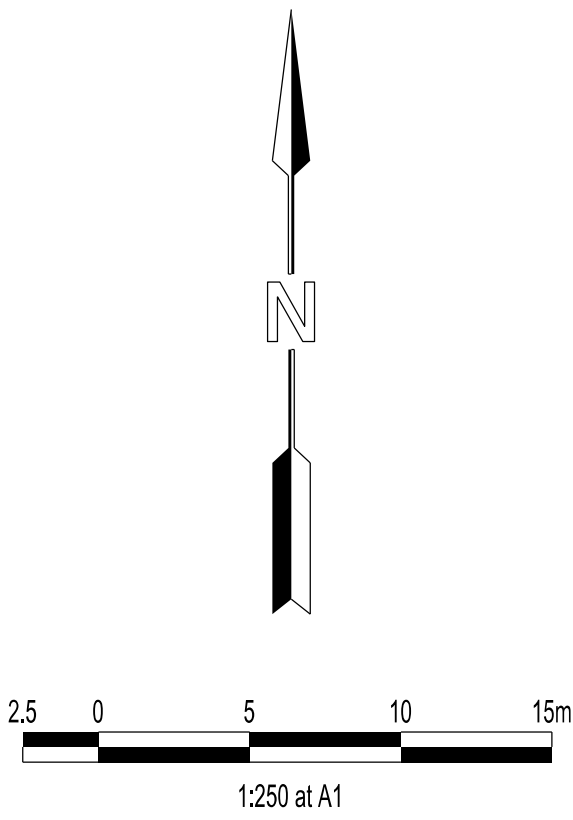
BEWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE
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WARNING
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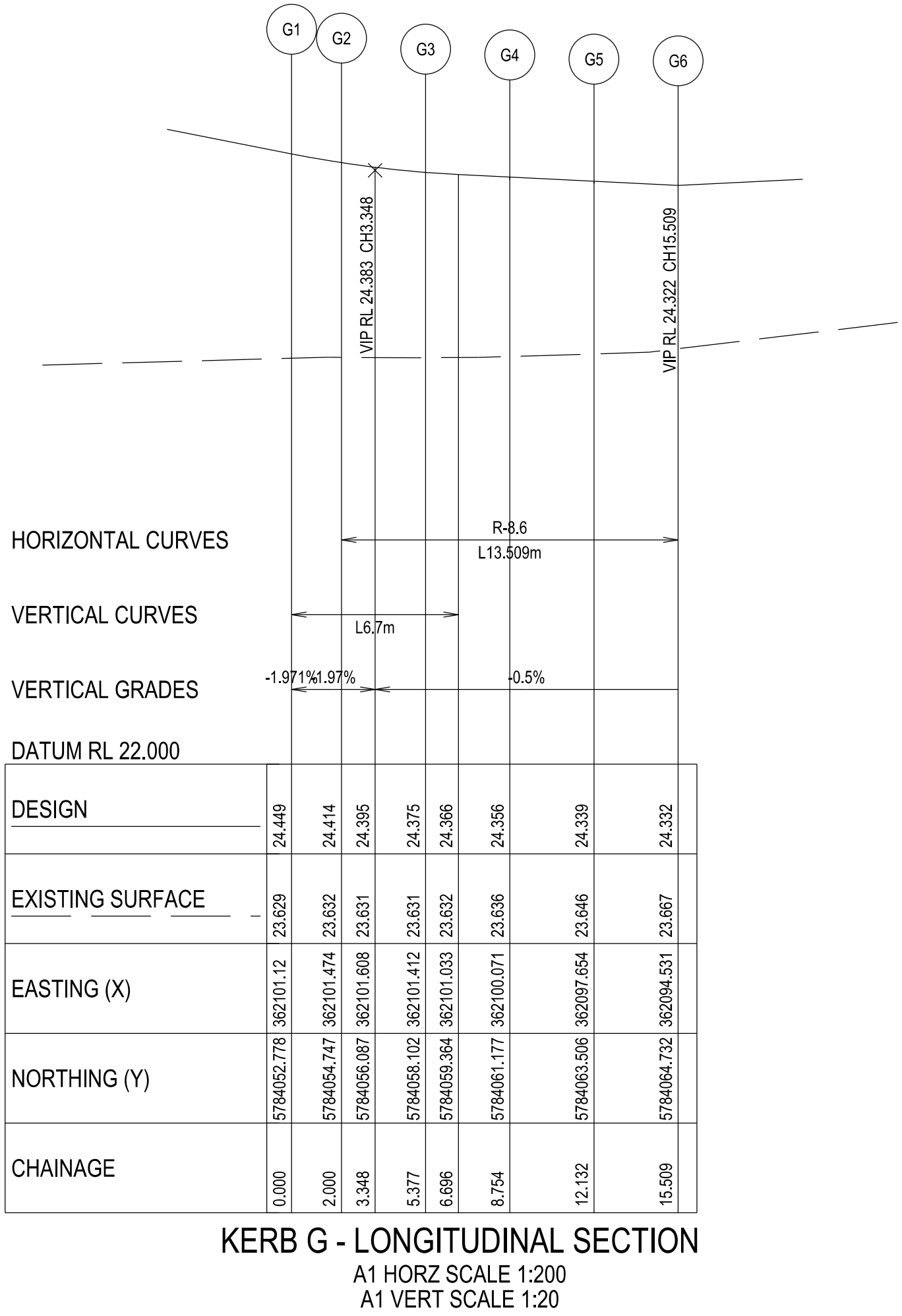
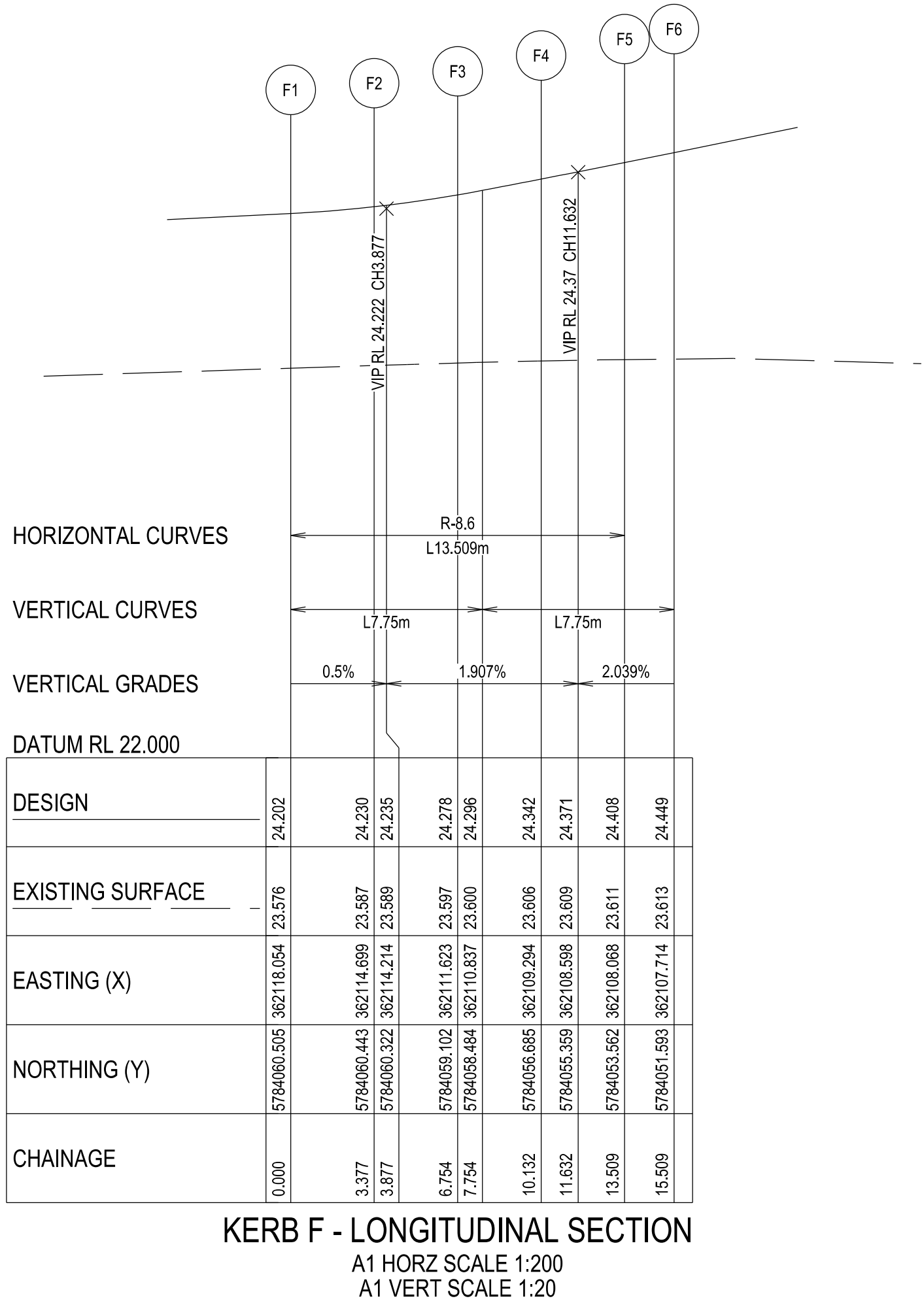
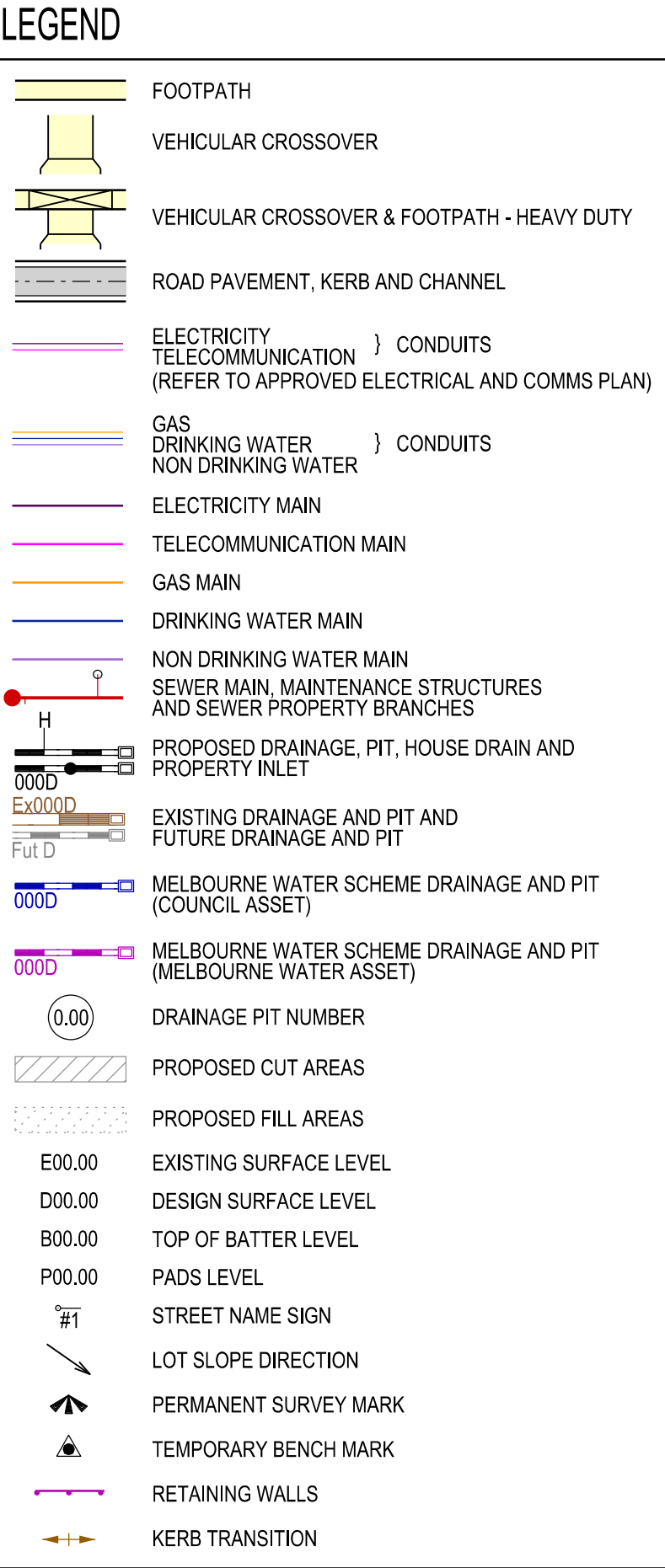
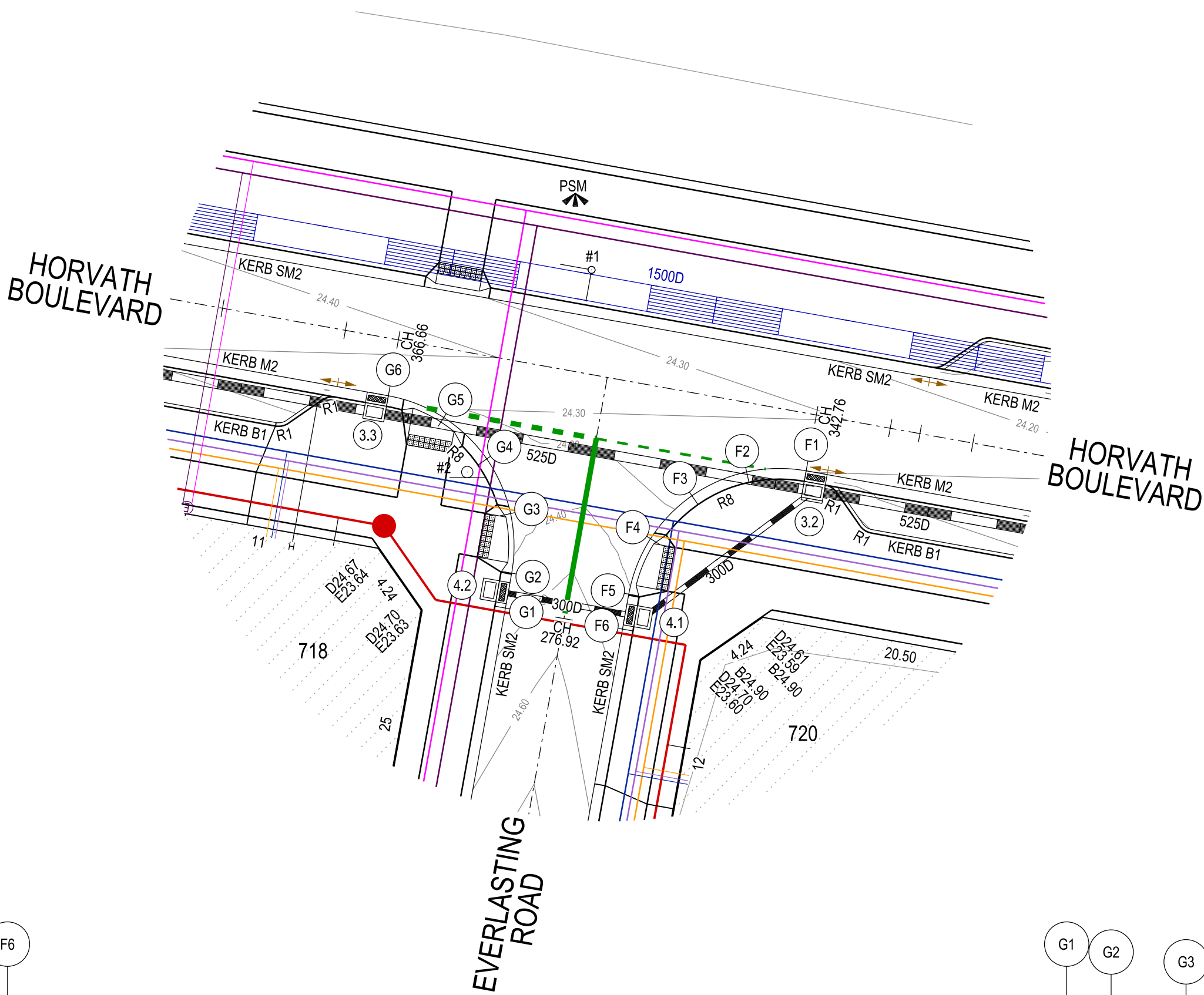
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Ref No.: T200562, S22-059
Sheet: 5 of 25
Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL
Date: Thursday, 1 February 2024

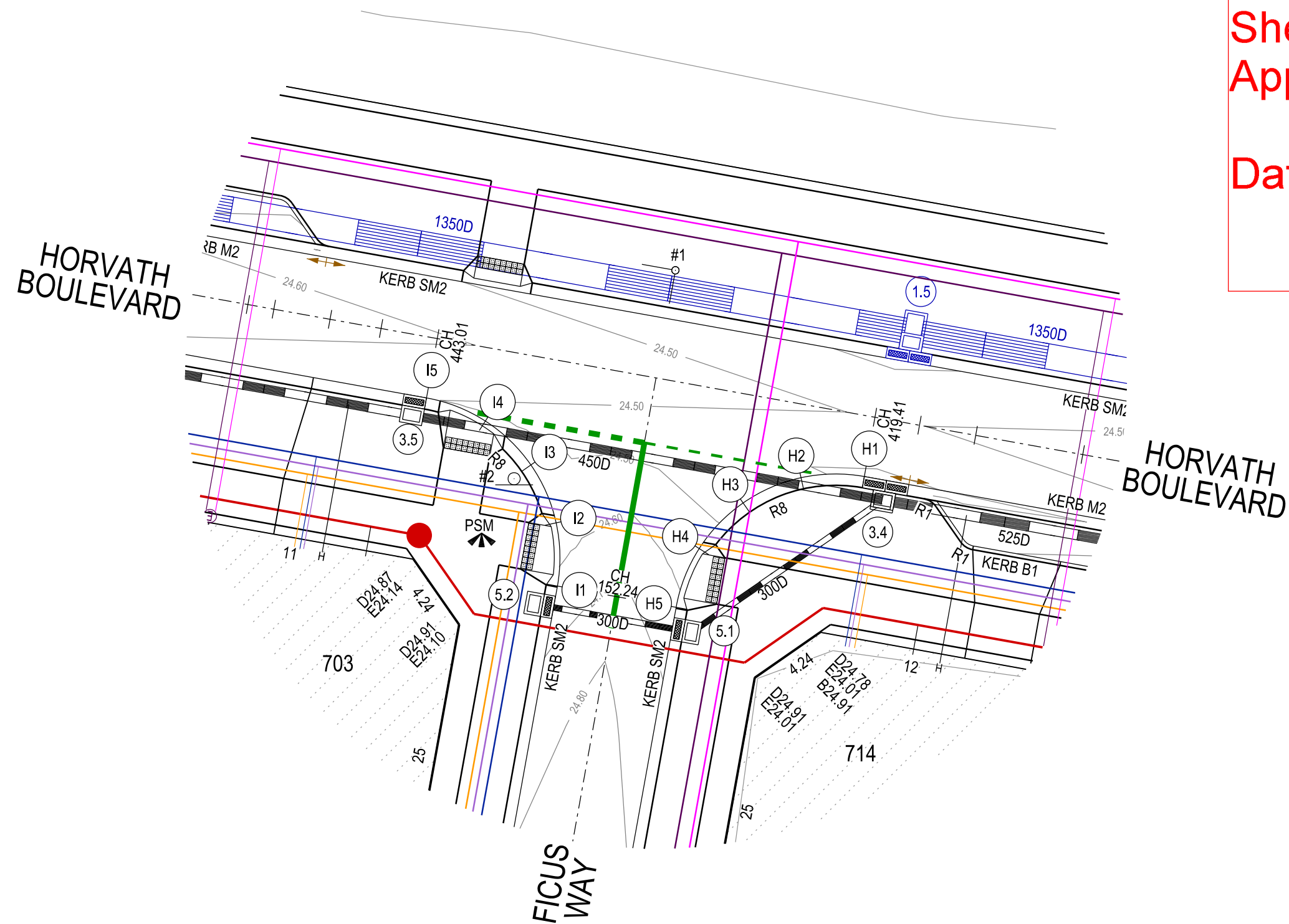
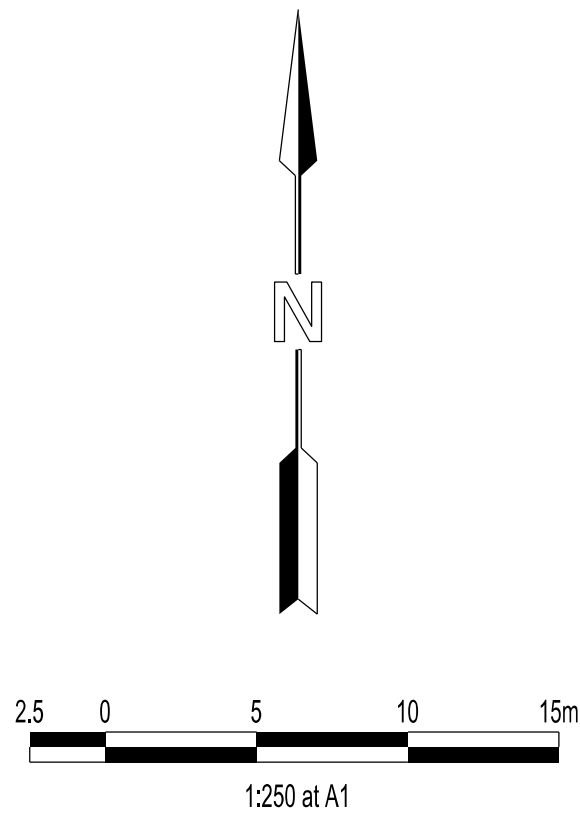


VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	04/05/23	COUNCIL SUBMISSION	PRELIMINARY
B	13/09/23	STAGE BOUNDARY CHANGES	PRELIMINARY
C	27/11/23	DRAINAGE SETOUT AMENDED FOR 1.2 & 1.1P	PRELIMINARY
D	14/12/23	COUNCIL COMMENTS - 14/12/2023	IFC
E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC
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DESIGNED:	R.COLMAN	DATE: MAR 2023	DATE PRINTED: 10/01/2024
AUTHORISED:	R.BREWSTER	DATE: MAR 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 7B 70-100 LECKY ROAD, OFFICER			
INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 1			
DRG NO. 1470-7/R05	REV. E	SHEET 05 OF 25	

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.

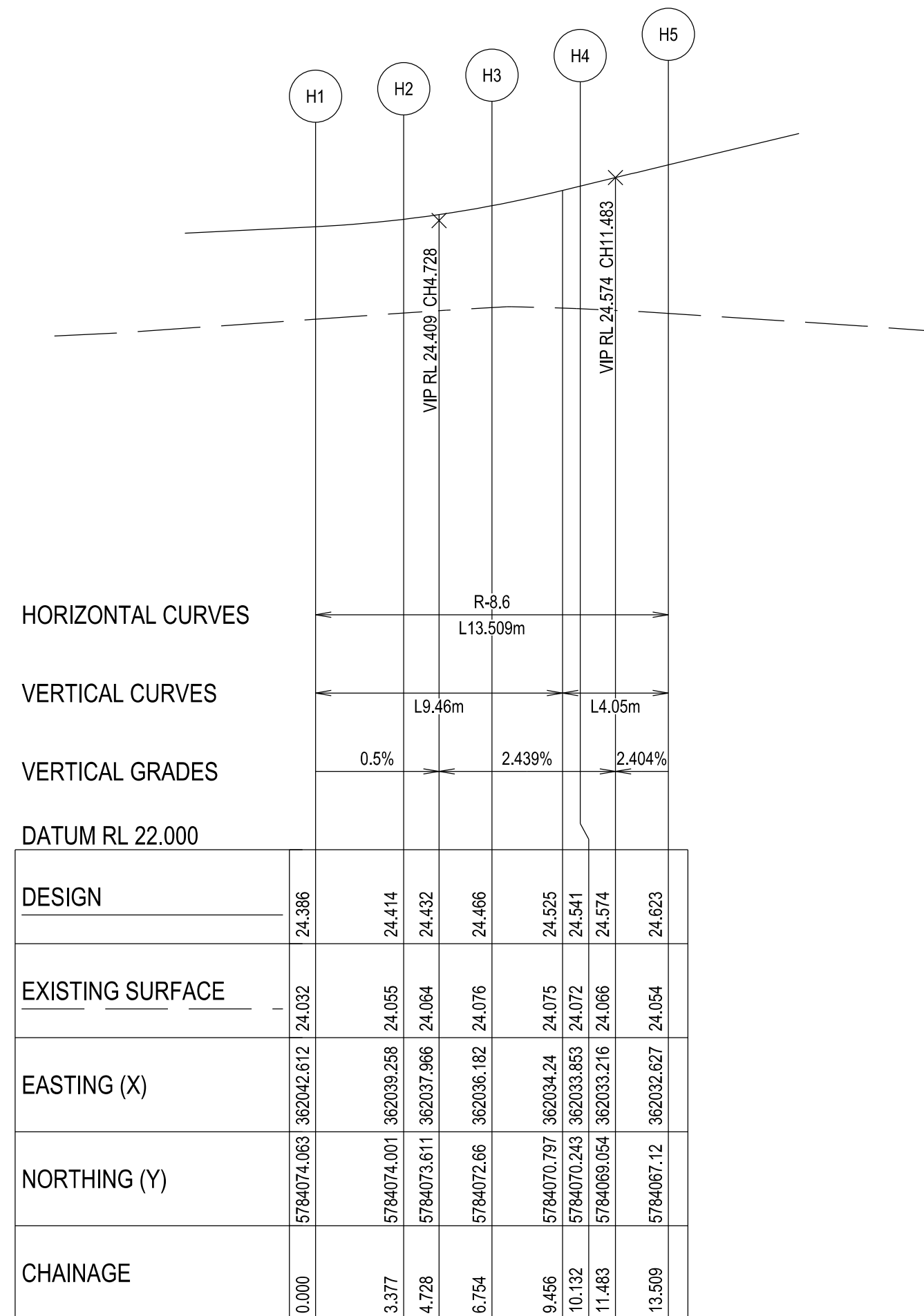


APPROVED CONSTRUCTION PLANS

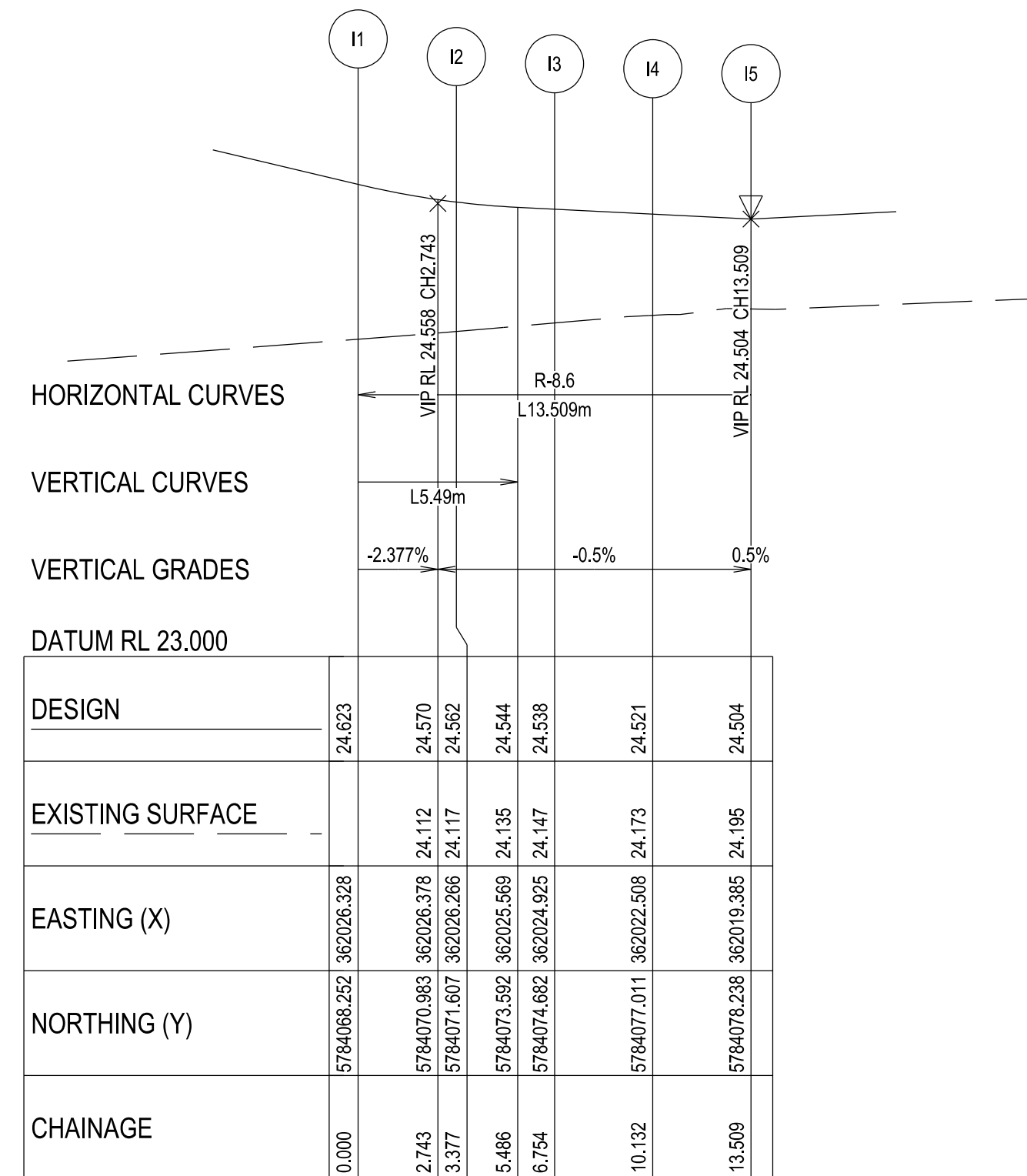
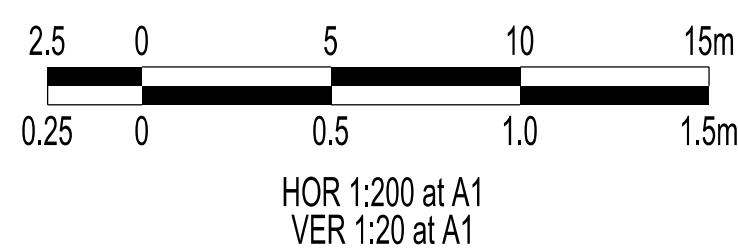
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059
Sheet: 6 of 25
Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL
Date: Thursday, 1 February 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)
	DRAINAGE PIT NUMBER
	PROPOSED CUT AREAS
	PROPOSED FILL AREAS
	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



Kerb H - LONGITUDINAL SECTION
A1 HORZ SCALE 1:200
A1 VERT SCALE 1:20



Kerb I - LONGITUDINAL SECTION
A1 HORZ SCALE 1:200
A1 VERT SCALE 1:20

VERSION DETAILS:

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DESIGNED:	R.COLMAN	DATE:	MAR 2023	DATE PRINTED:	10/01/2024
AUTHORISED:	R.BREWSTER	DATE:	MAR 2023		



COUNCIL:
CARDINIA SHIRE COUNCIL

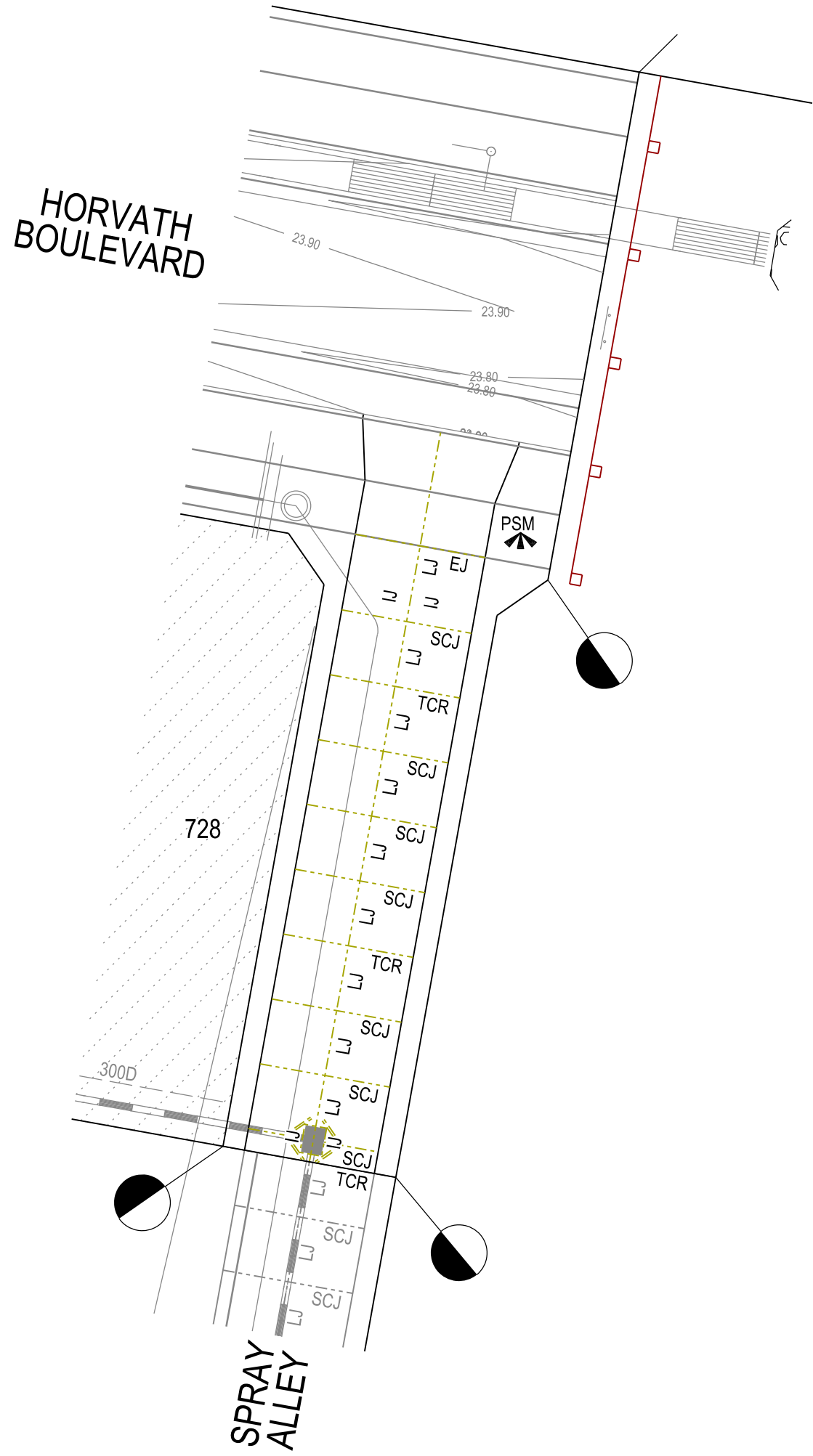
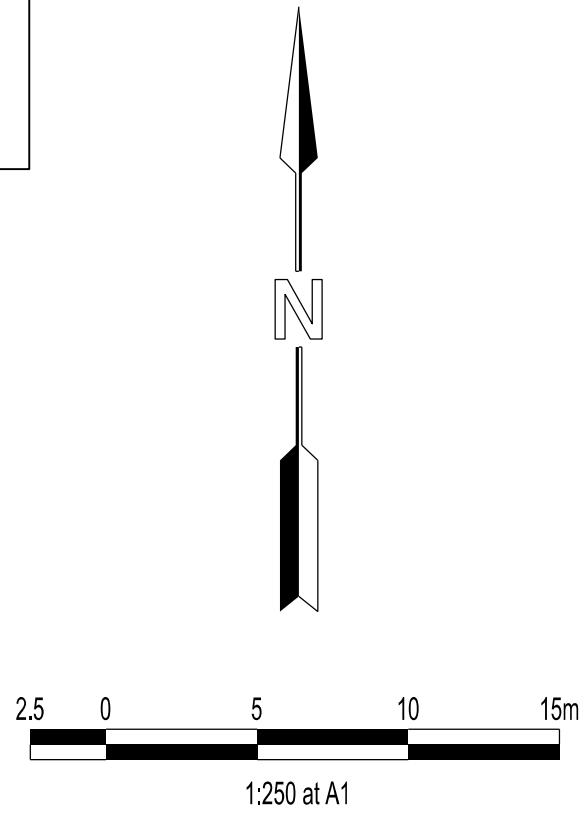
TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER

INTERSECTION DETAIL & KERB LONGITUDINAL SECTIONS - SHEET 2

DRG NO. 1470-7/R06	REV. E	SHEET 06 OF 25
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WARNING
BEWARE OF UNDERGROUND SERVICES
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APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059

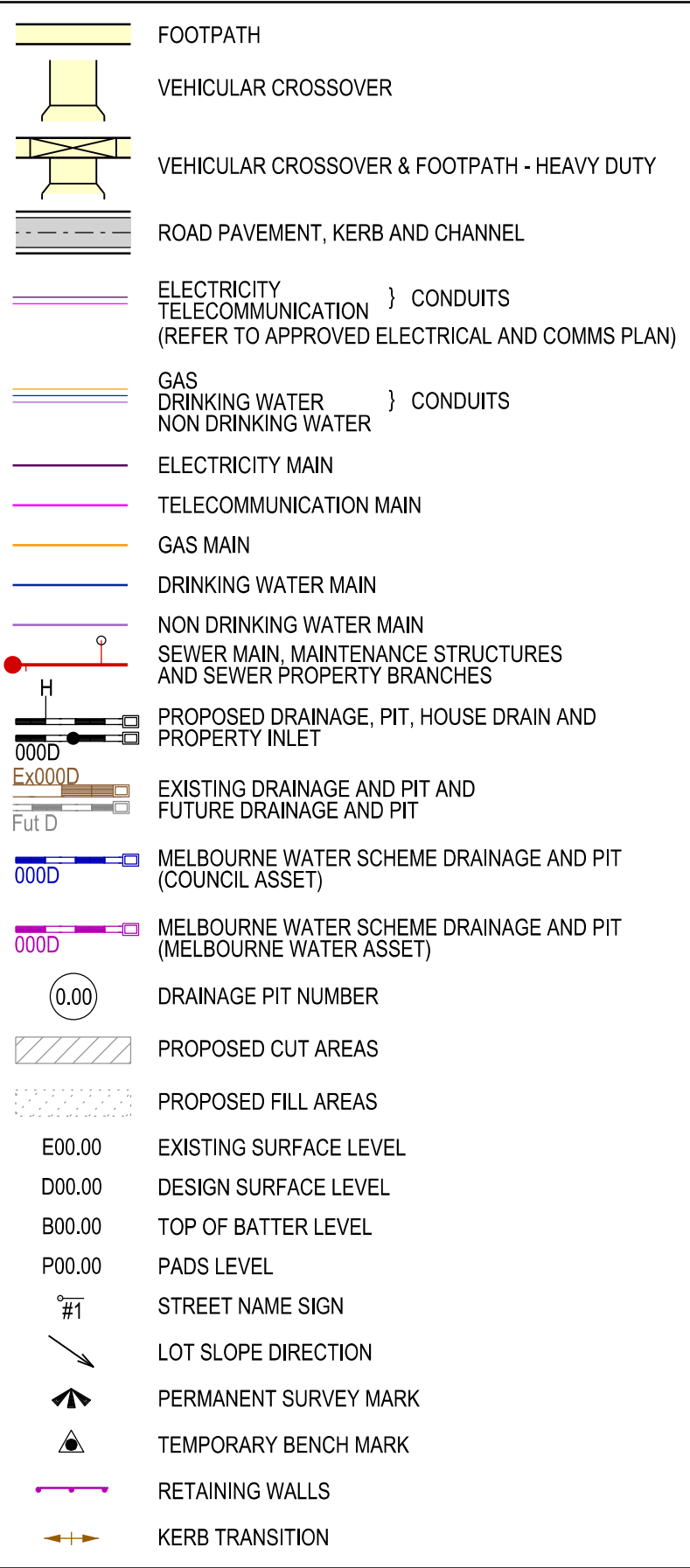
Sheet: 7 of 25

Approved by: JUSTIN CONN

CARDINIA SHIRE COUNCIL

Date: Thursday, 1 February 2024

LEGEND



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
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E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC

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DESIGNED:	R.COLMAN	DATE:	MAR 2023	DATE PRINTED:	10/01/2024
AUTHORISED:	R.BREWSTER	DATE:	MAR 2023		



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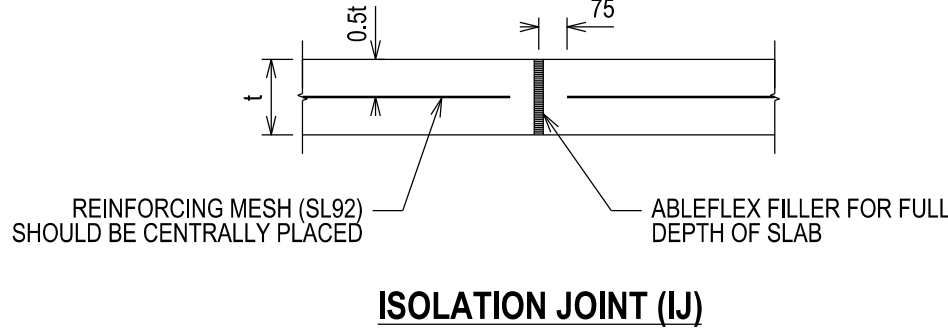
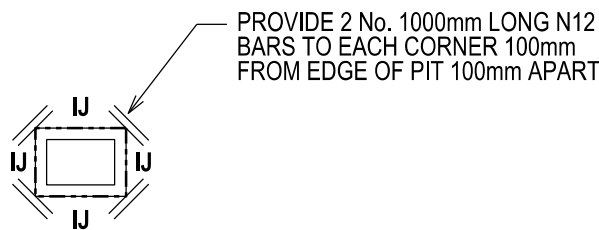
COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER

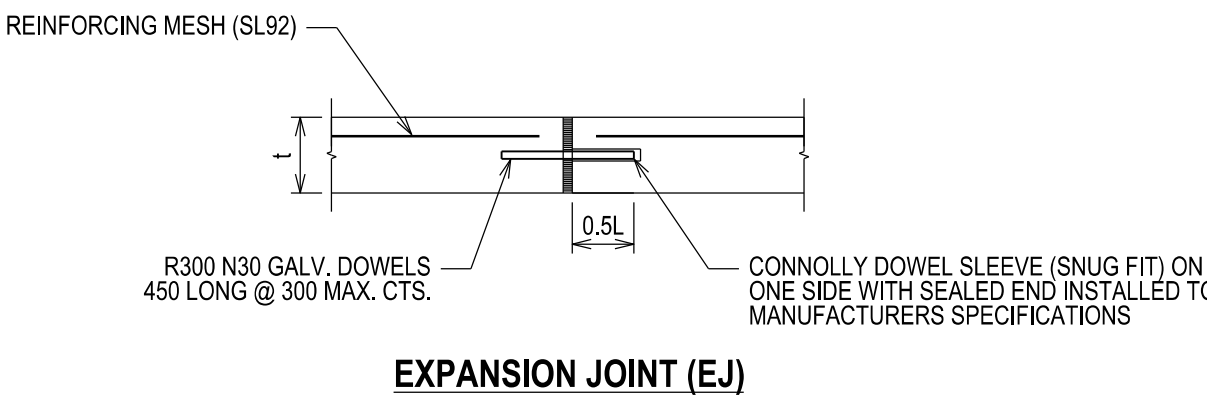
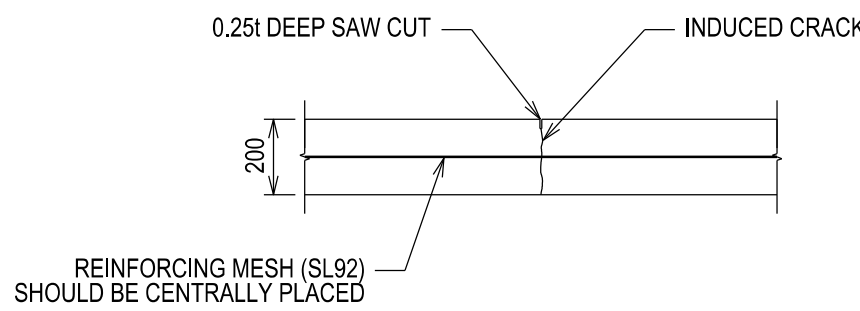
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DRG NO. 1470-7/R07	REV. E	SHEET 07 OF 25
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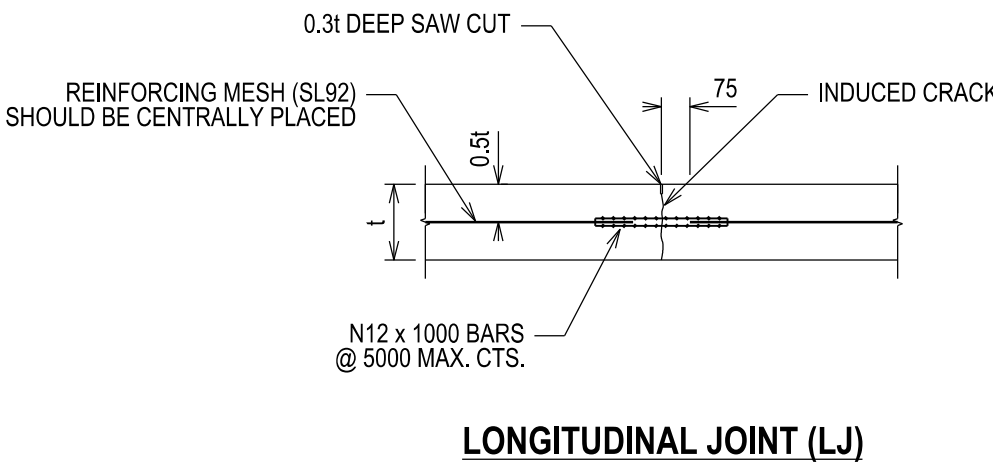
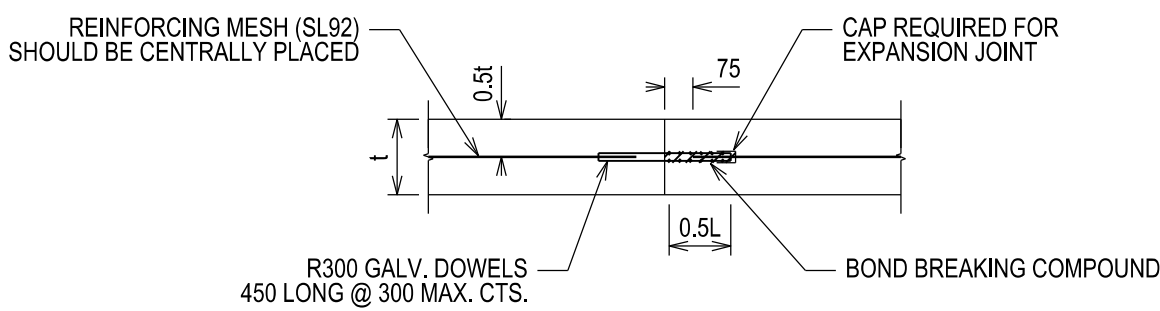
CONCRETE PAVEMENT PIT
INTERFACE DETAIL

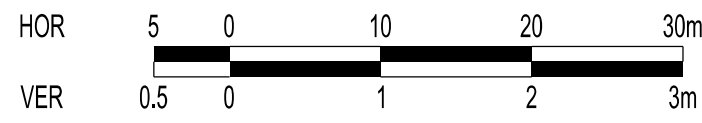


SAW CUT JOINT (SCJ)

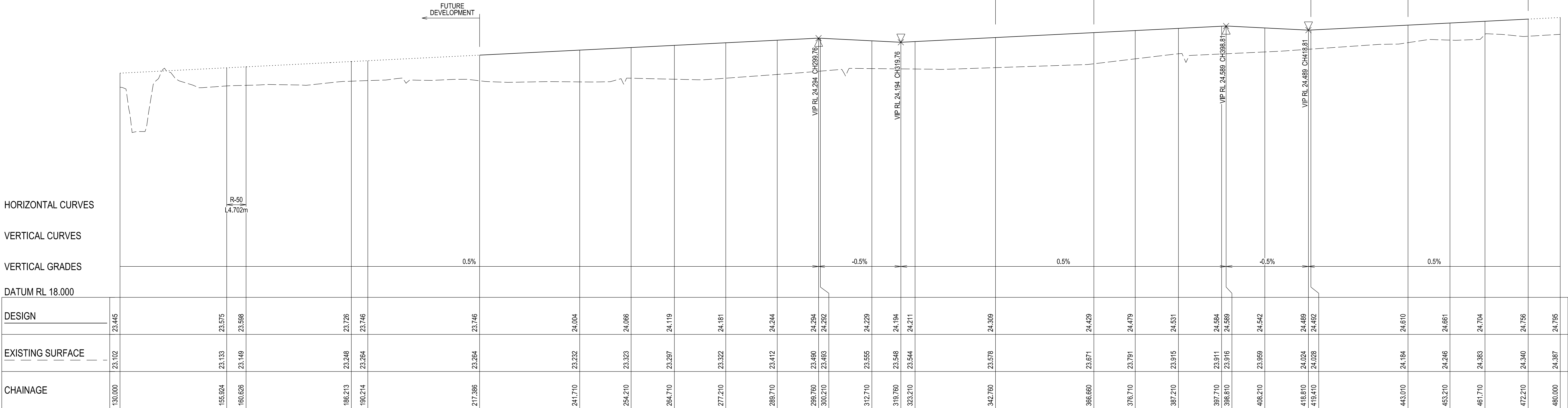


TRANSVERSE CONTRACTION JOINT (TCR)





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, S22-059
Sheet: 8 of 25
Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL
Date: Thursday, 1 February 2024

HORIZONTAL CURVES

VERTICAL CURVES

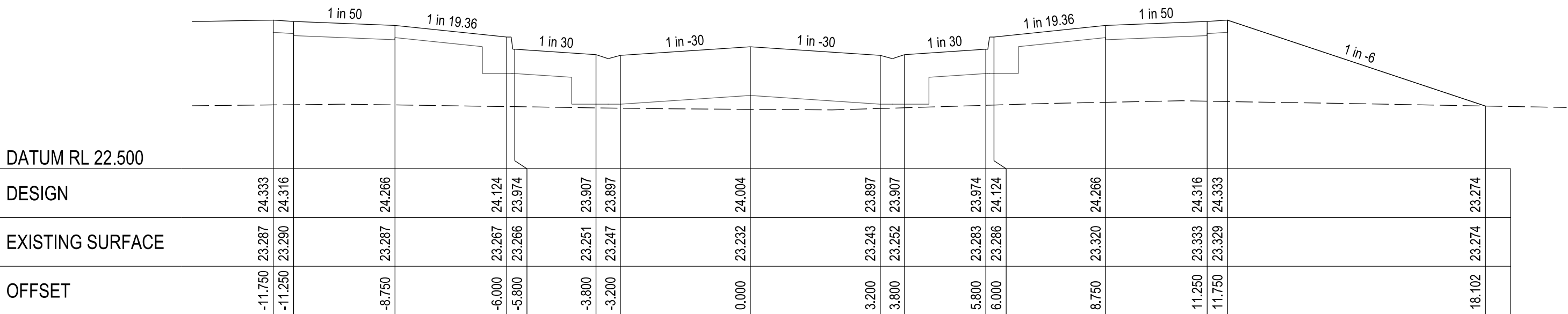
VERTICAL GRADES

DATUM RL 20.000

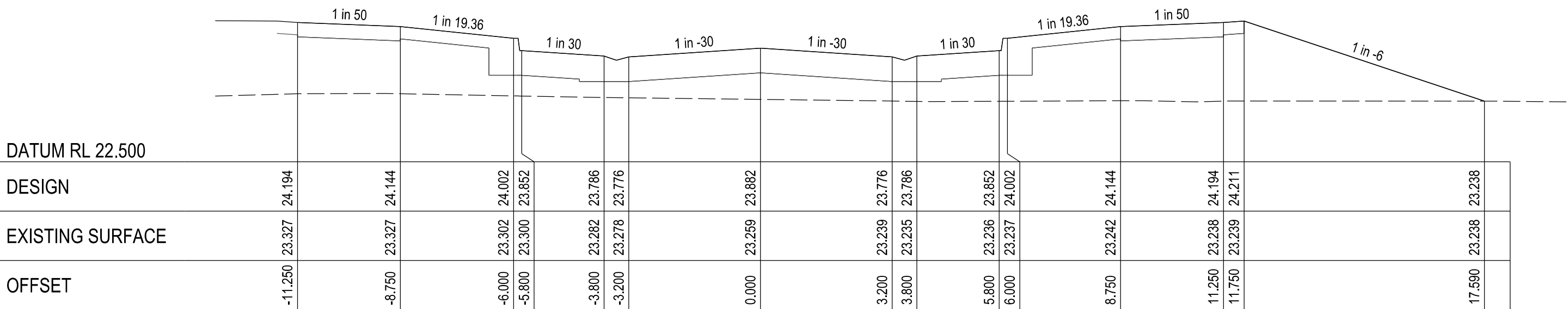
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HORVATH BOULEVARD - LONGITUDINAL SECTION

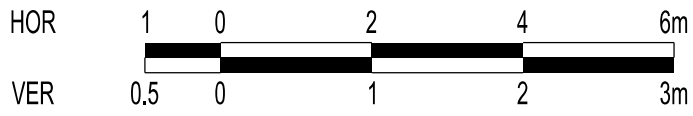
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:50



CHAINAGE 241.71



CHAINAGE 217.39



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

VERSION DETAILS:

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E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC

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AUTHORISED:	R.BREWSTER	DATE:	MAR 2023		



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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER

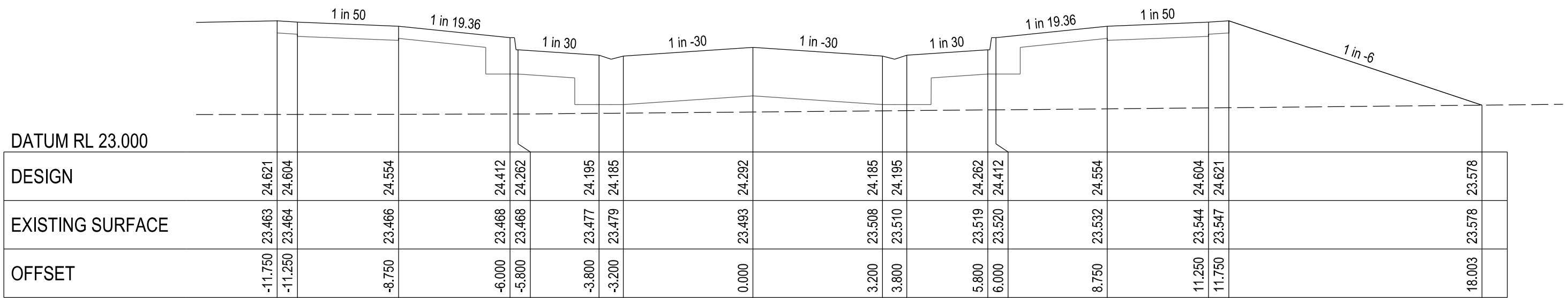
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DRG NO. 1470-7/R08	REV. E	SHEET 08 OF 25
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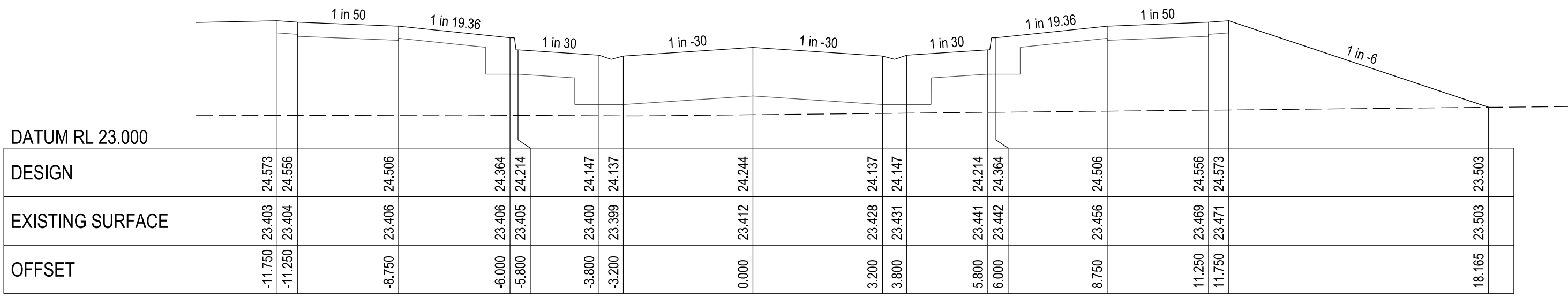
APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

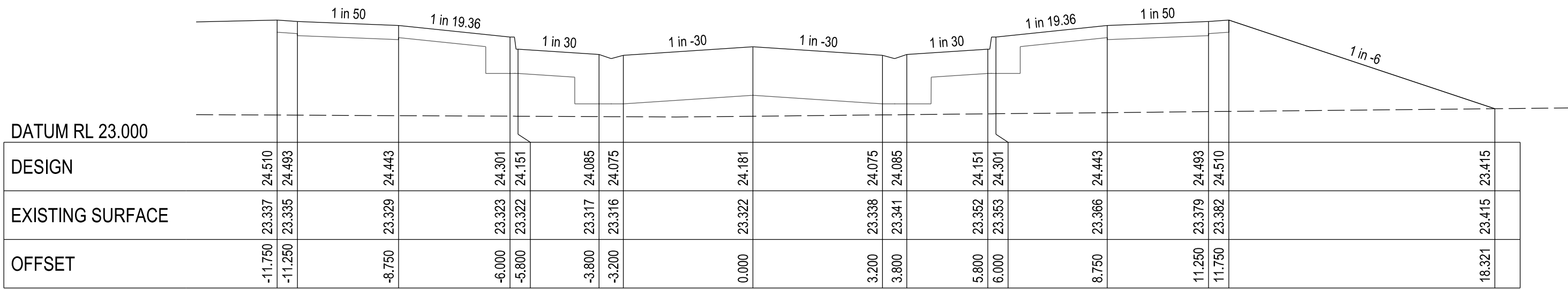
Ref No.: T200562, S22-059
Sheet: 9 of 25
Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL
Date: Thursday, 1 February 2024



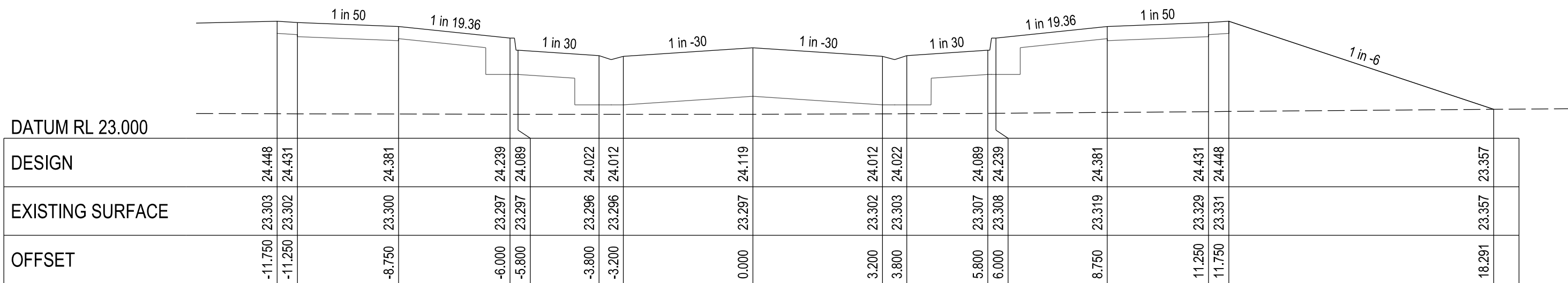
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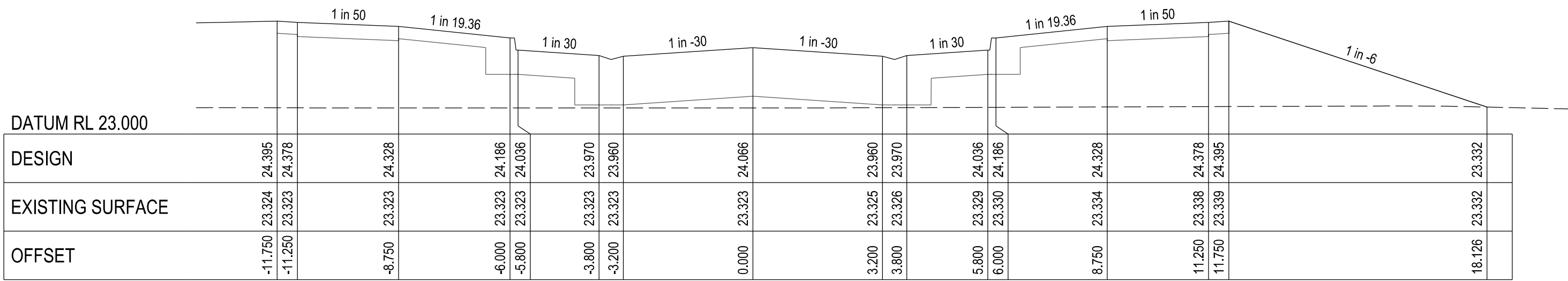
CHAINAGE 289.71



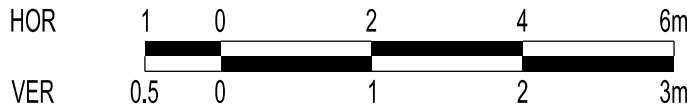
CHAINAGE 277.21



CHAINAGE 264.71



CHAINAGE 254.21

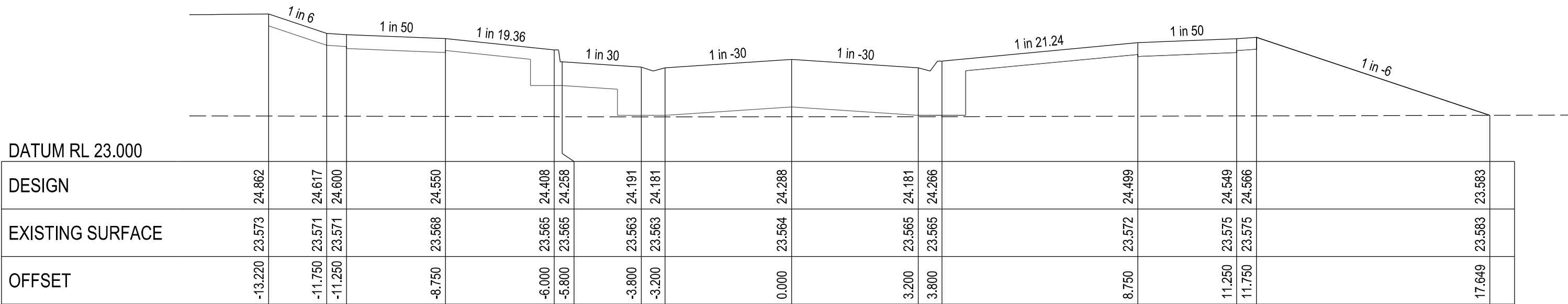


VERSION DETAILS:			
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DESIGNED:	R.COLMAN	DATE: MAR 2023	DATE PRINTED: 10/01/2024
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COUNCIL: CARDINIA SHIRE COUNCIL			
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 7B 70-100 LECKY ROAD, OFFICER			
HORVATH BOULEVARD CROSS SECTIONS - SHEET 2			
DRG NO. 1470-7/R09	REV. E	SHEET 09 OF 25	

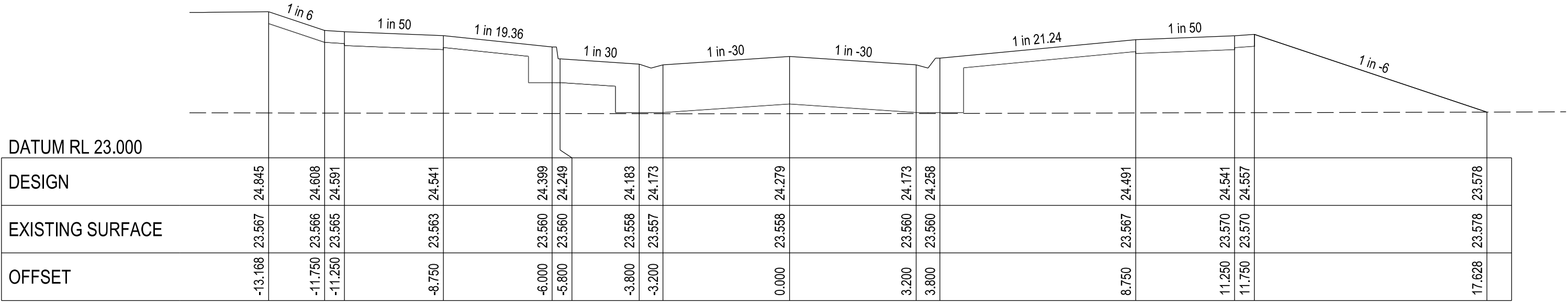
APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

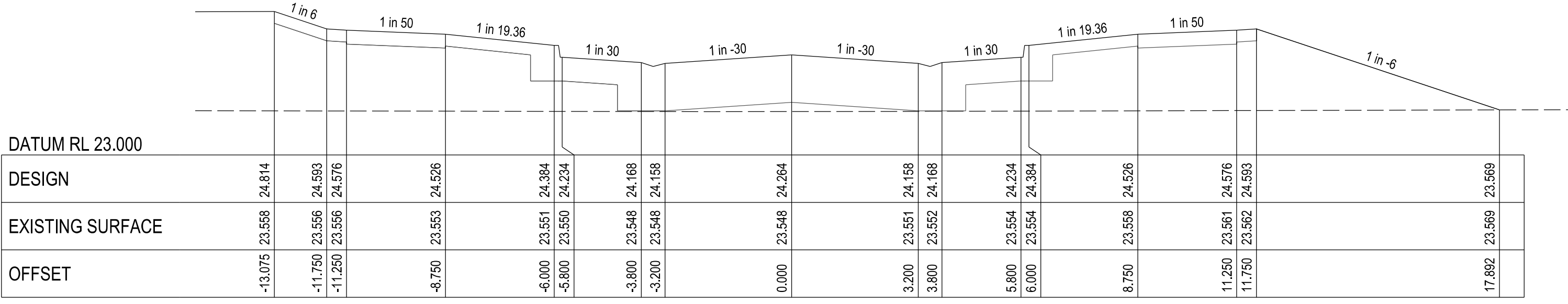
Ref No.: T200562, S22-059
Sheet: 10 of 25
Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL
Date: Thursday, 1 February 2024



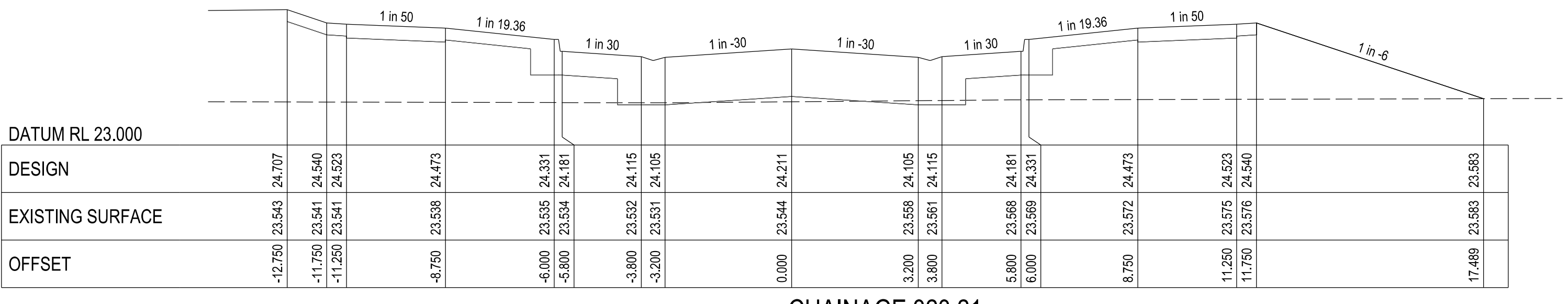
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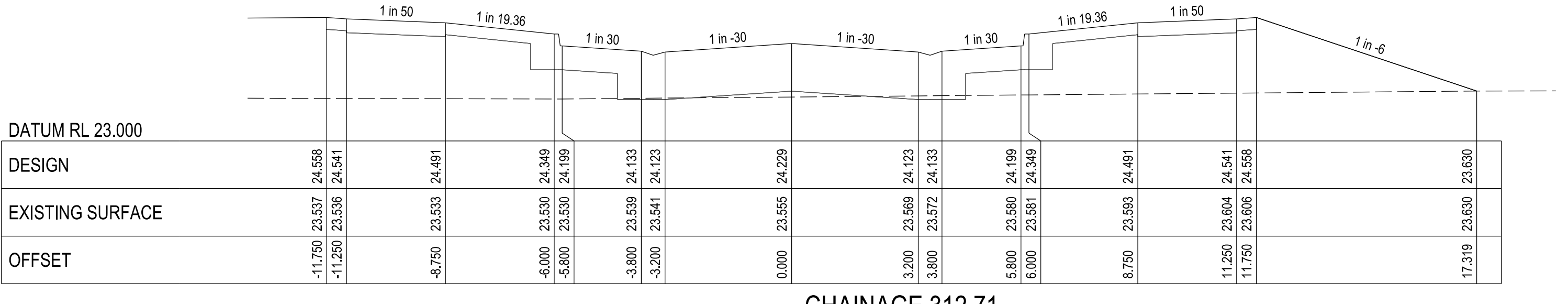
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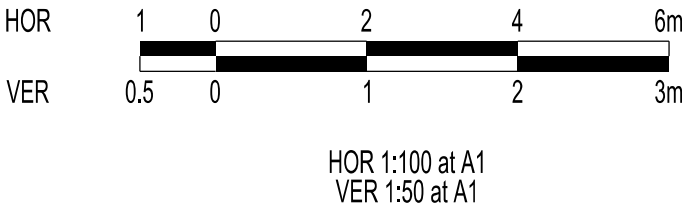
CHAINAGE 333.81



CHAINAGE 323.21



CHAINAGE 312.71



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DRAWN:	C.BAXTER	DATE: MAR 2023	SCALE: AS SHOWN
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AUTHORISED:	R.BREWSTER	DATE: MAR 2023	
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COUNCIL: CARDINIA SHIRE COUNCIL			
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 7B 70-100 LECKY ROAD, OFFICER			
HORVATH BOULEVARD CROSS SECTIONS - SHEET 3			
DRG NO. 1470-7/R10	REV. E	SHEET 10 OF 25	

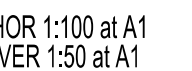
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059

Sheet: 11 of 25

Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL

Date: Thursday, 1 February 2024



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AUTHORISED:	R.BREWSTER	DATE:	MAR 2023		



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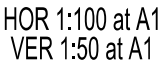
COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER

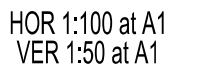
HORVATH BOULEVARD CROSS SECTIONS - SHEET 4

DRG NO. 1470-7/R11	REV. E	SHEET 11 OF 25
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SHEET 12 OF 25

CARDINIA SHIRE COUNCIL



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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER

HORVATH BOULEVARD CROSS SECTIONS - SHEET 6

DRG NO.	1470-7/R13
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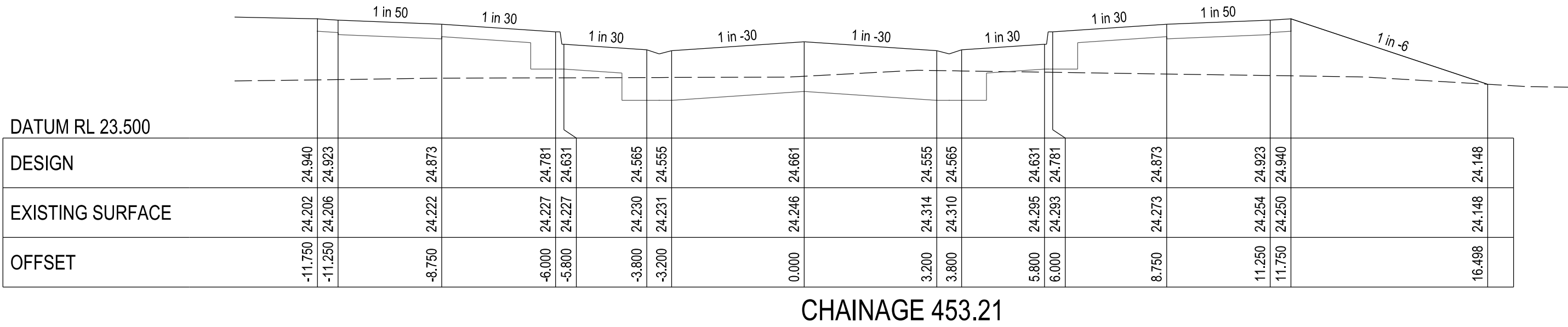
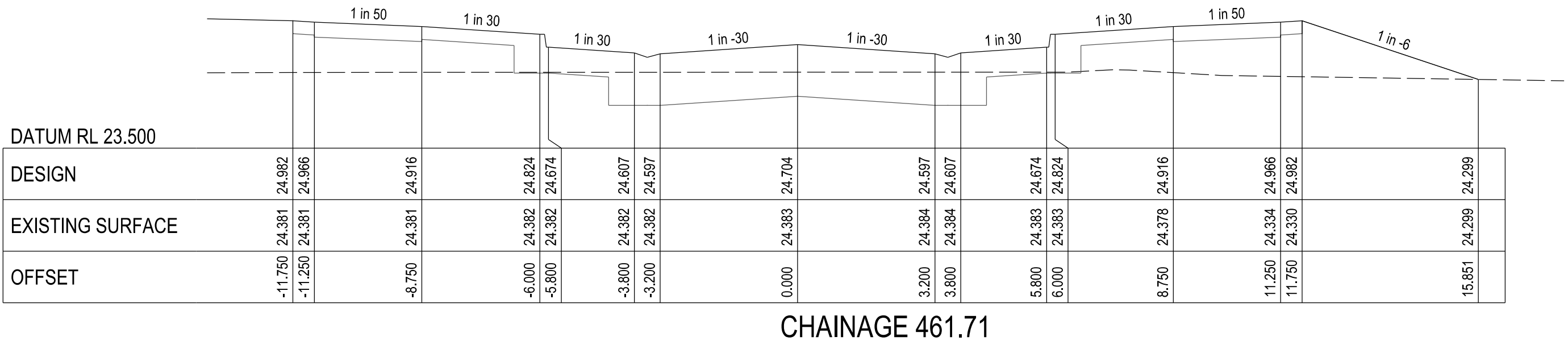
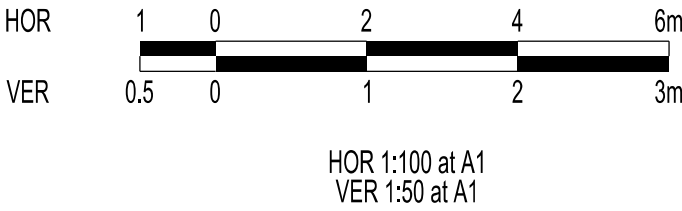
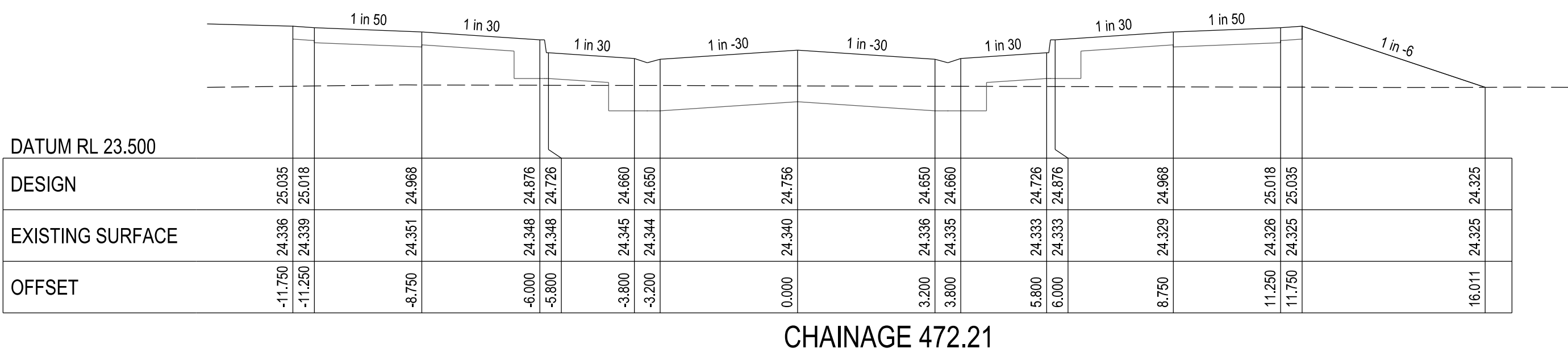
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SHEET 13 OF 25

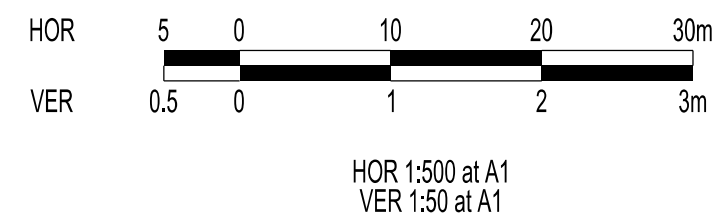
APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059
Sheet: 14 of 25
Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL
Date: Thursday, 1 February 2024



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E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC
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DRAWN:	C.BAXTER	DATE: MAR 2023	SCALE: AS SHOWN
DESIGNED:	R.COLMAN	DATE: MAR 2023	DATE PRINTED: 10/01/2024
AUTHORISED:	R.BREWSTER	DATE: MAR 2023	
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COUNCIL: CARDINIA SHIRE COUNCIL			
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 7B 70-100 LECKY ROAD, OFFICER			
HORVATH BOULEVARD CROSS SECTIONS - SHEET 7			
DRG NO. 1470-7/R14	REV. E	SHEET 14 OF 25	



APPROVED CONSTRUCTION PLANS

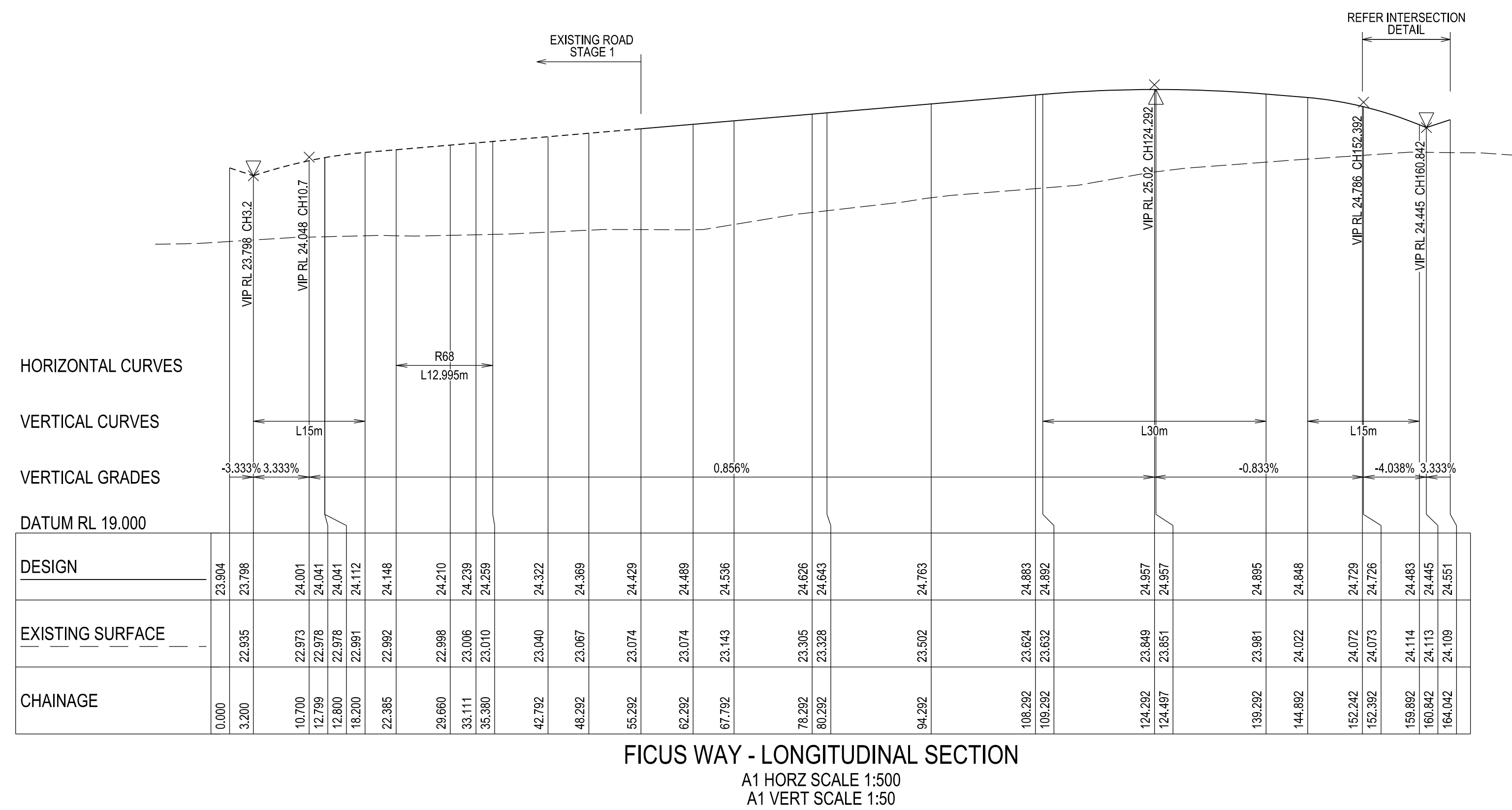
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059

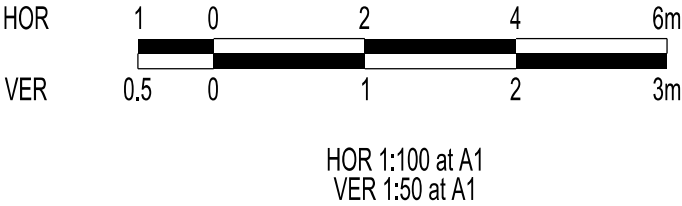
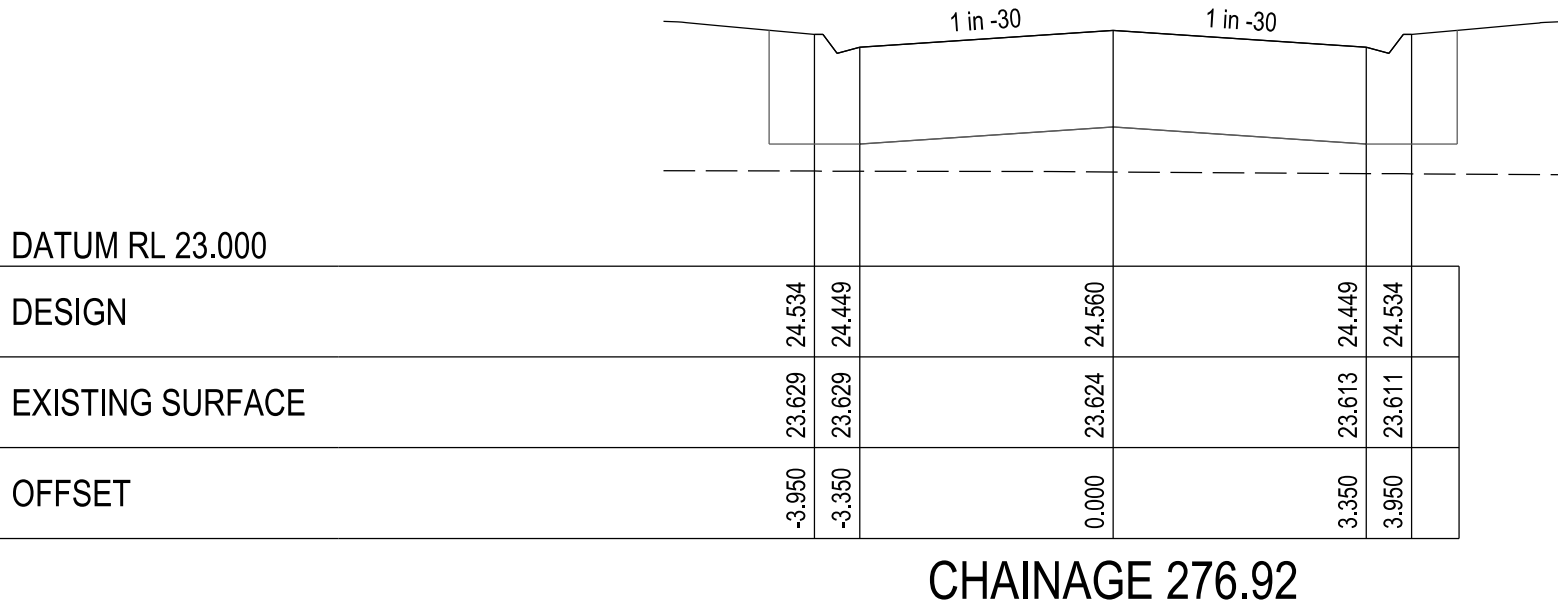
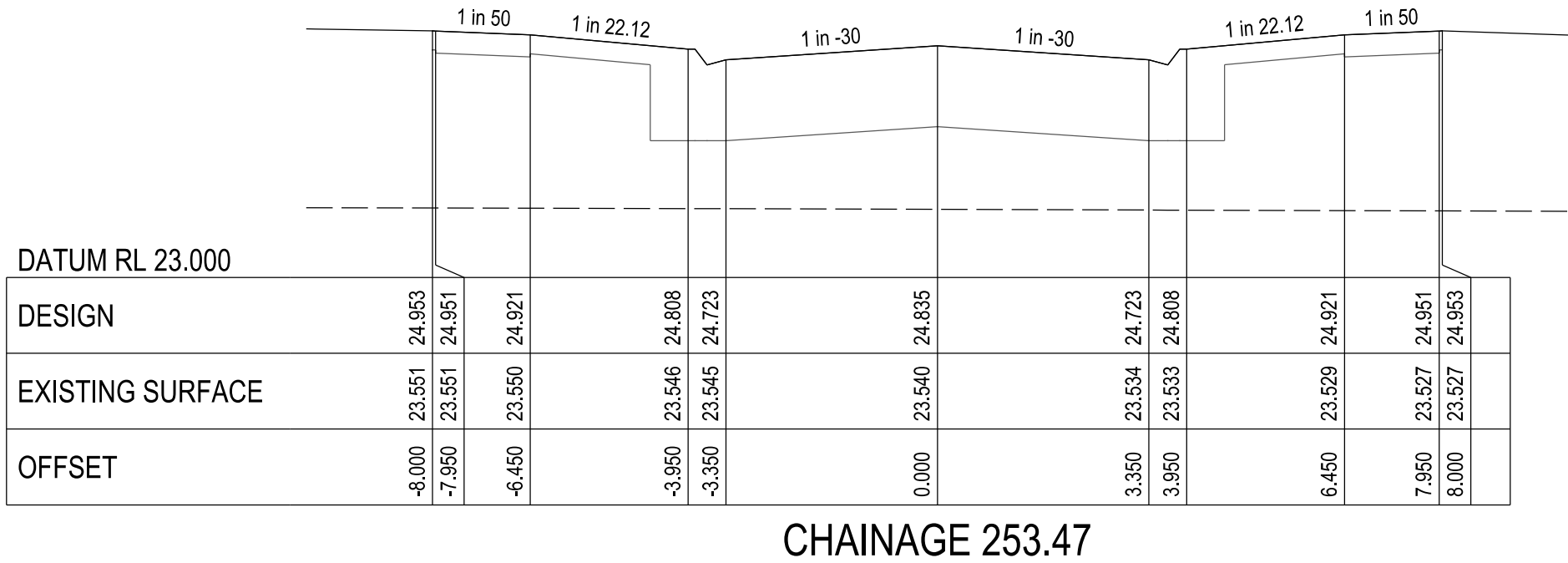
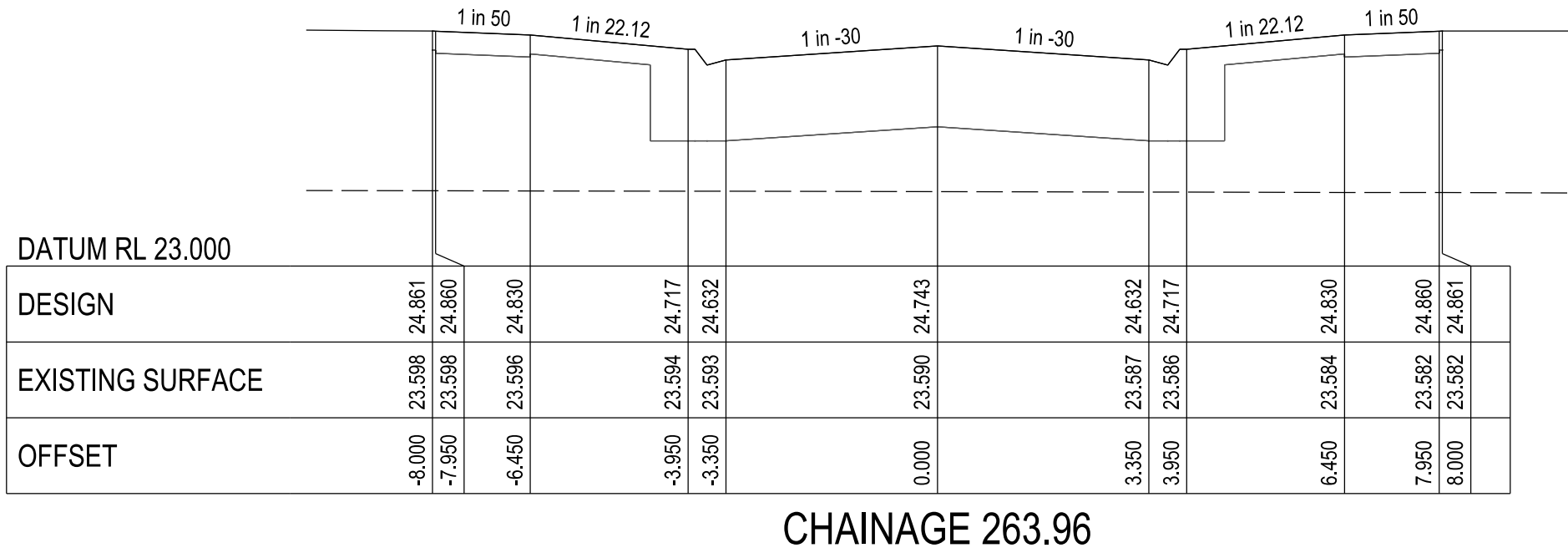
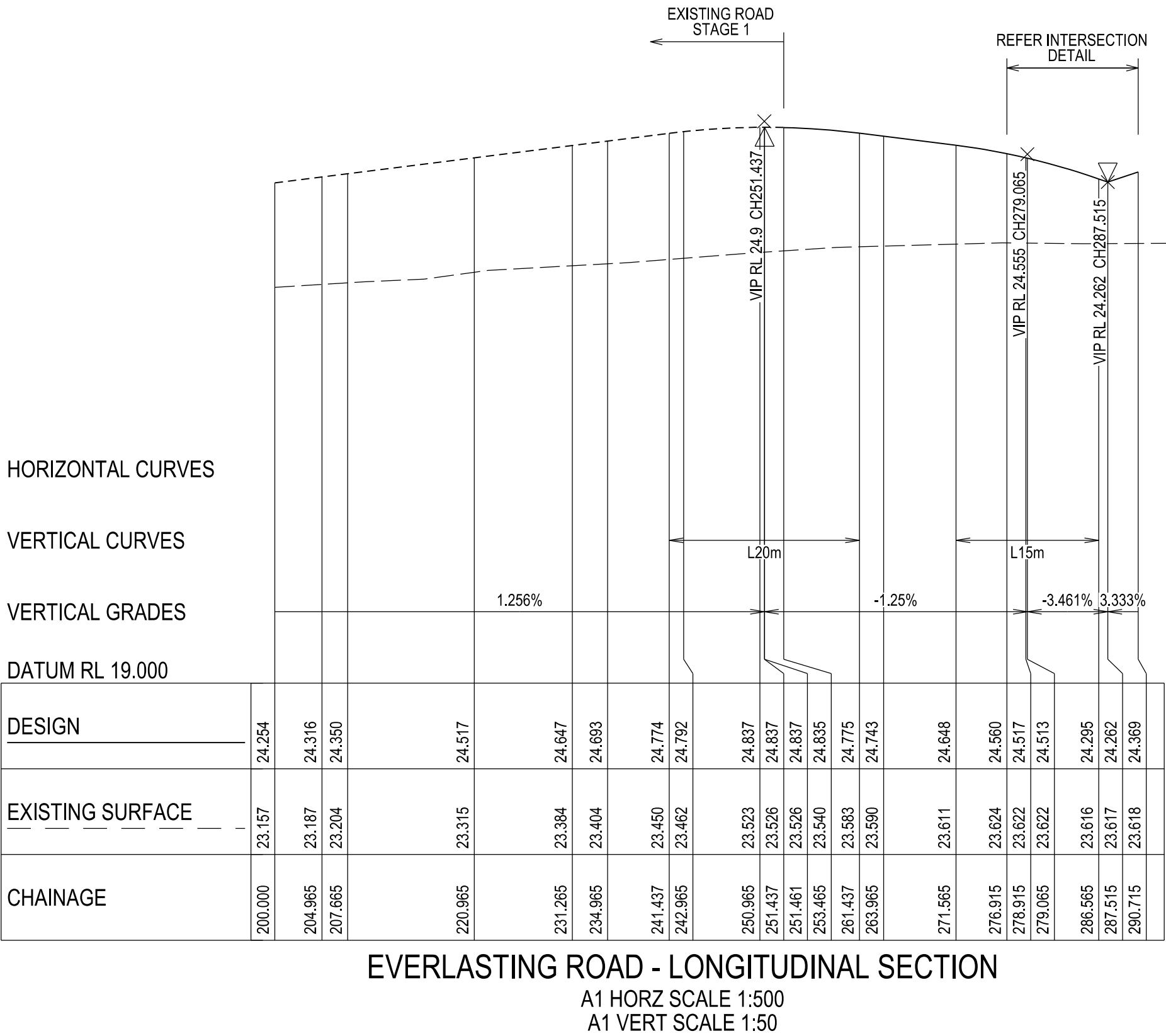
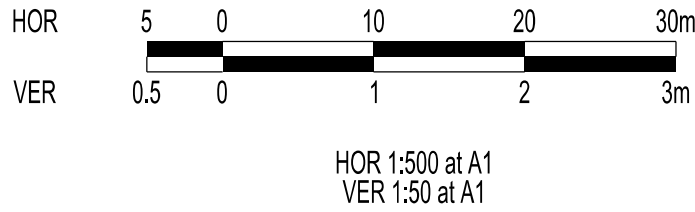
Sheet: 15 of 25

Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL

Date: Thursday, 1 February 2024



VERSION DETAILS:			
REV	DATE	DESCRIPTION	STATUS
A	04/05/23	COUNCIL SUBMISSION	PRELIMINARY
B	13/09/23	STAGE BOUNDARY CHANGES	PRELIMINARY
C	27/11/23	DRAINAGE SETOUT AMENDED FOR 1.2 & 1.1P	PRELIMINARY
D	14/12/23	COUNCIL COMMENTS - 14/12/2023	IFC
E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC
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DESIGNED: R.COLMAN		DATE: MAR 2023	DATE PRINTED: 10/01/2024
AUTHORISED: R.BREWSTER		DATE: MAR 2023	
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COUNCIL: CARDINIA SHIRE COUNCIL			
TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 7B 70-100 LECKY ROAD, OFFICER			
FICUS WAY LONGITUDINAL SECTION - SHEET 1			
DRG NO. 1470-7/R15		REV. E	SHEET 15 OF 25



APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059
Sheet: 17 of 25
Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL
Date: Thursday, 1 February 2024

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	04/05/23	COUNCIL SUBMISSION	PRELIMINARY
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D	14/12/23	COUNCIL COMMENTS - 14/12/2023	IFC
E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC

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DESIGNED:	R.COLMAN	DATE:	MAR 2023	DATE PRINTED:	10/01/2024
AUTHORISED:	R.BREWSTER	DATE:	MAR 2023		

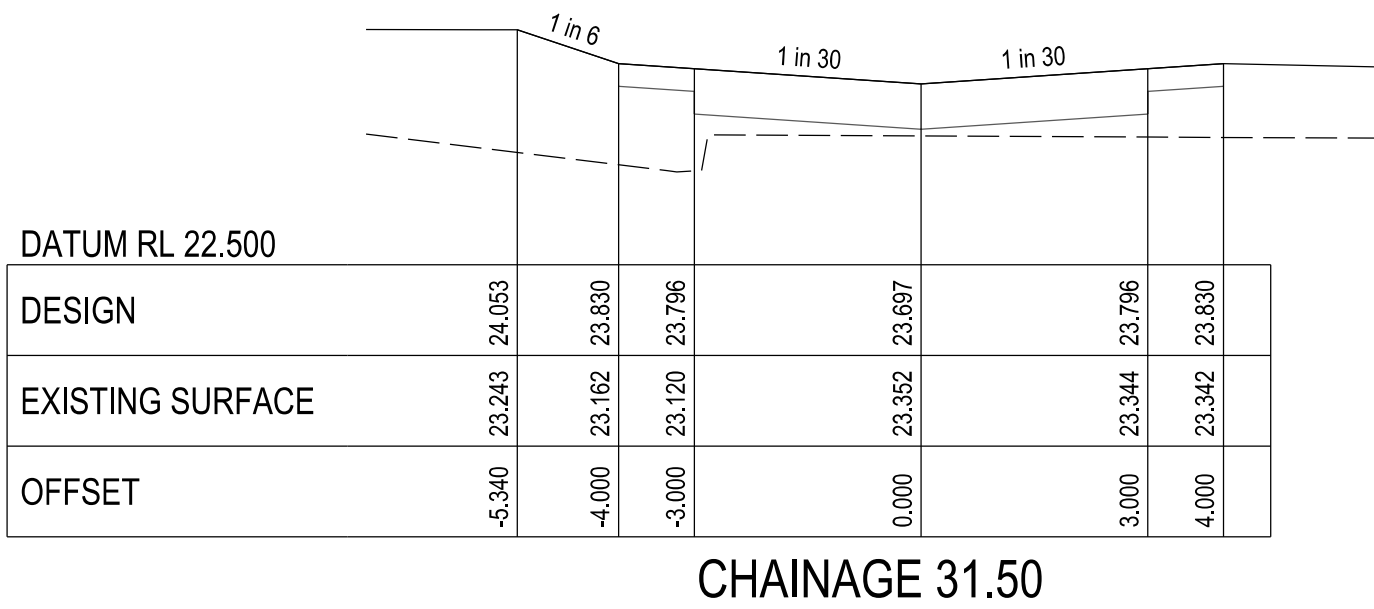
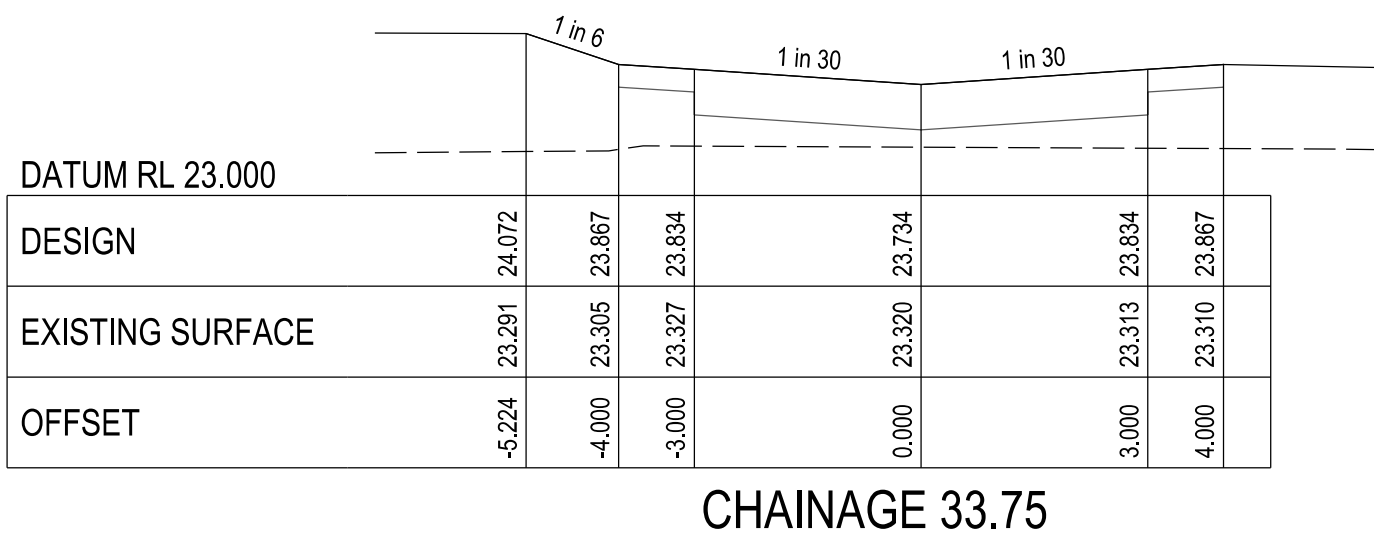
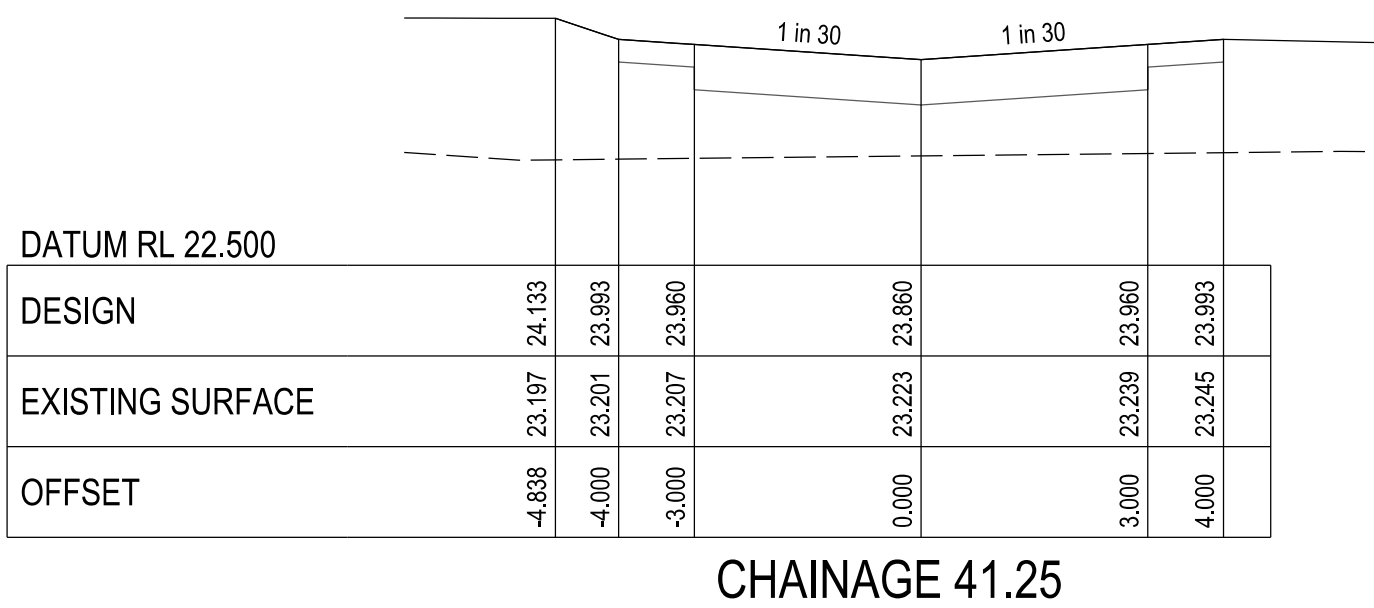
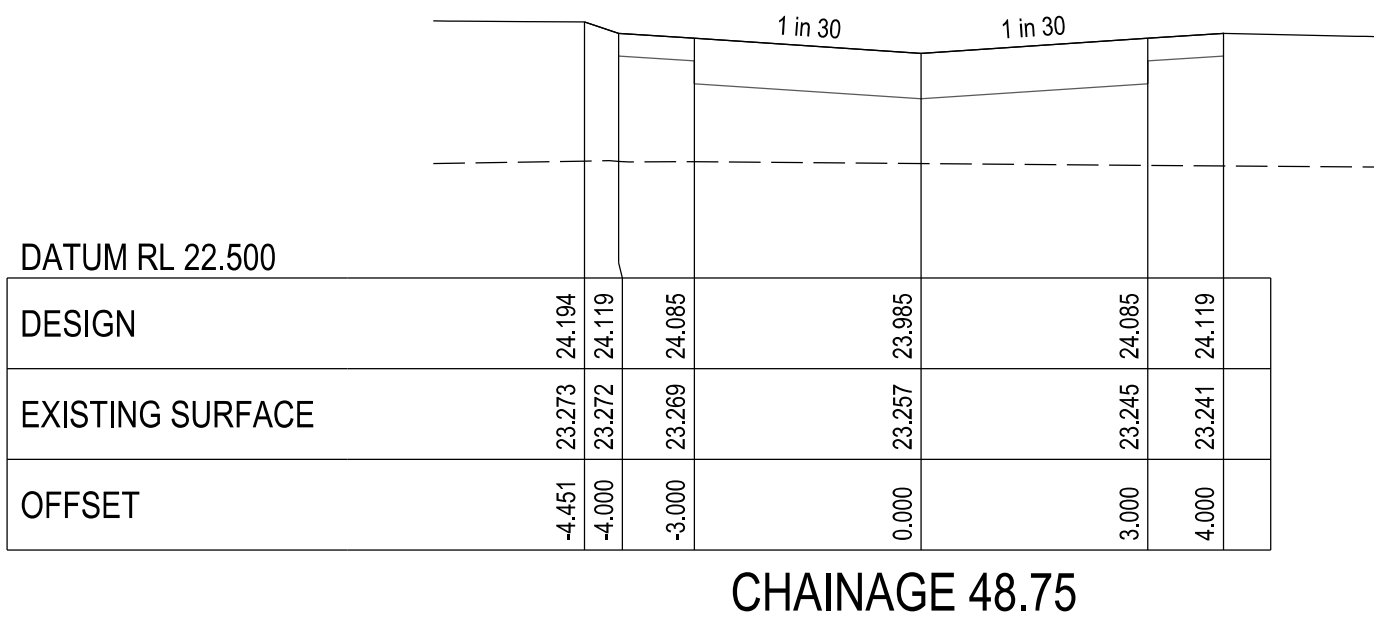
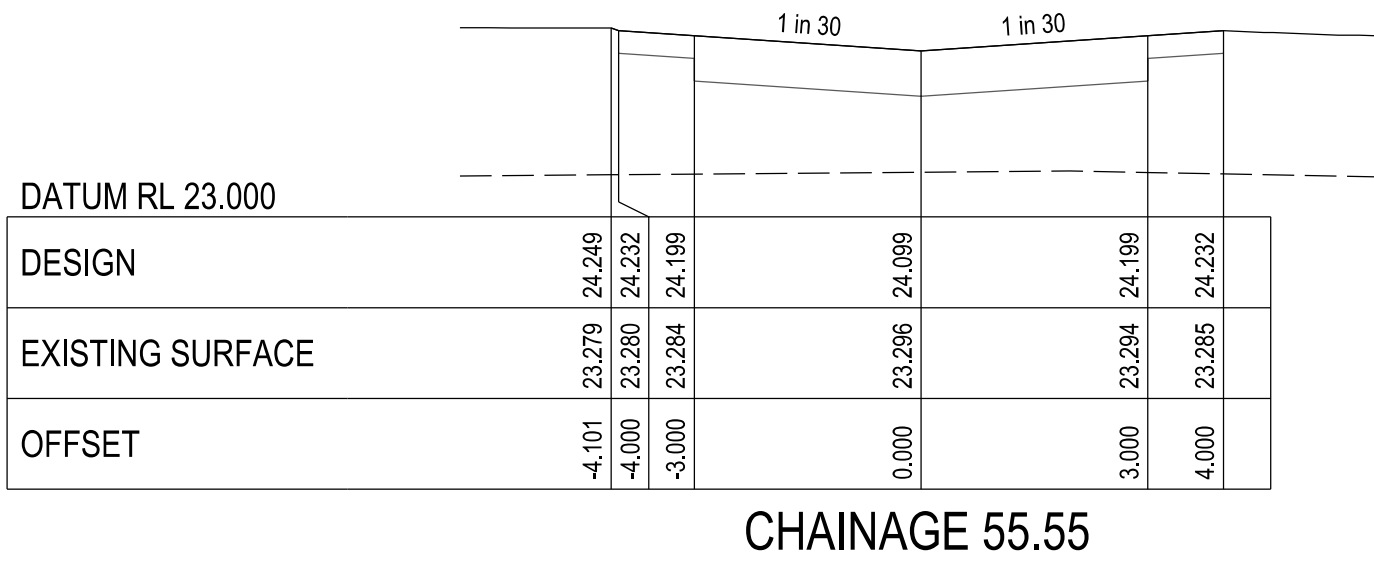
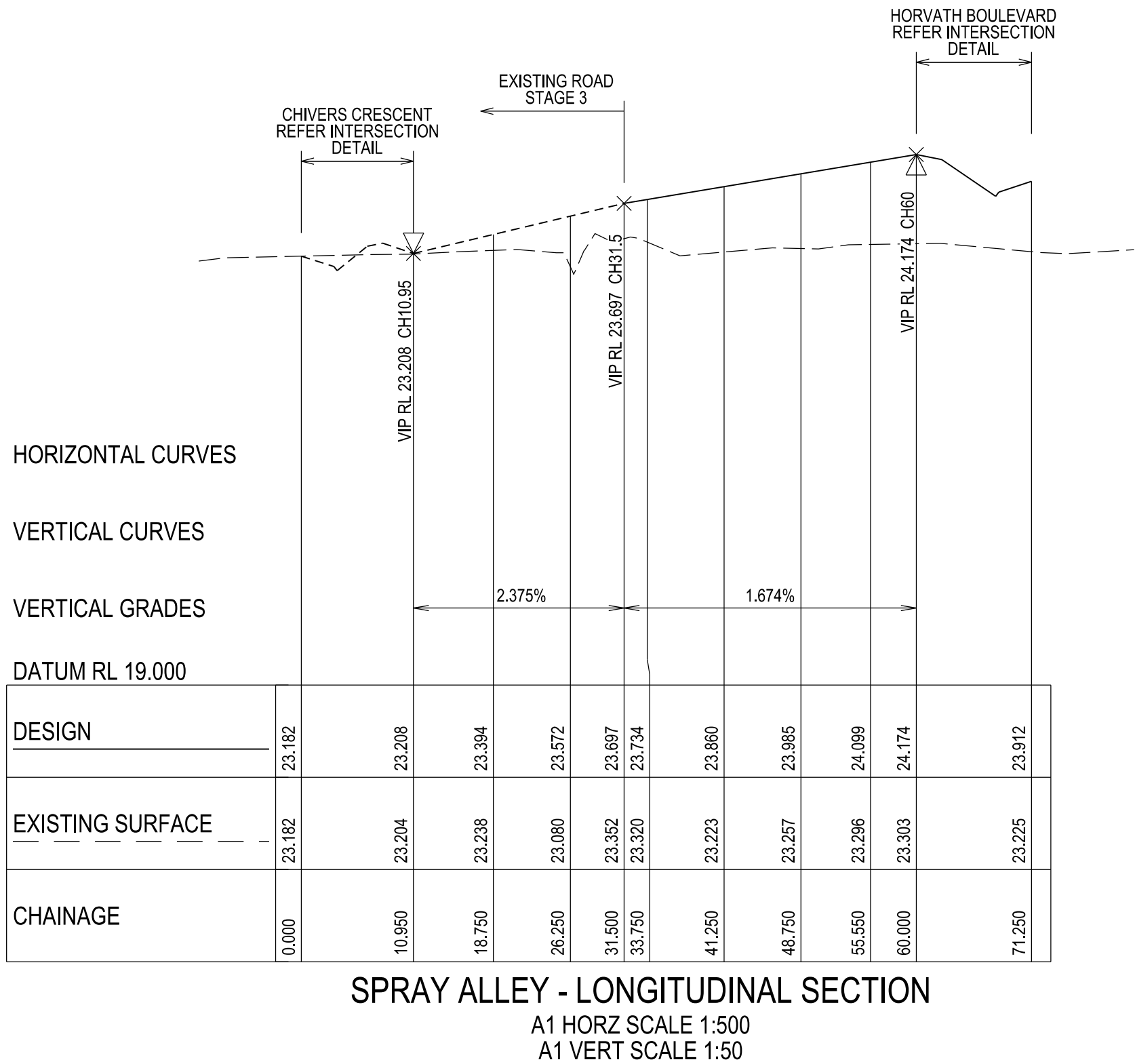
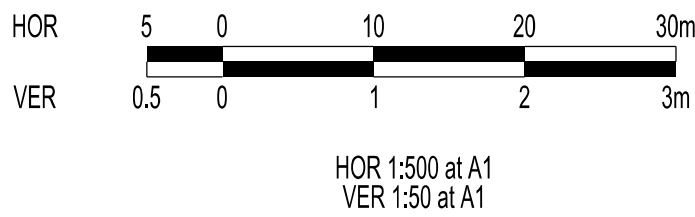


COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER

EVERLASTING ROAD LONGITUDINAL & CROSS SECTIONS

DRG NO. 1470-7/R17	REV. E	SHEET 17 OF 25
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APPROVED CONSTRUCTION PLANS

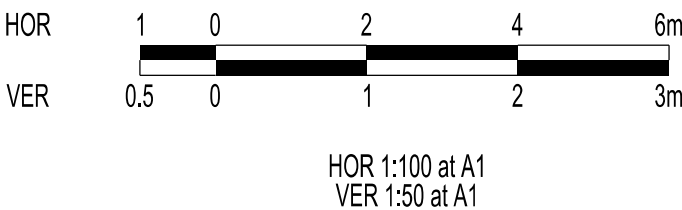
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059

Sheet: 18 of 25

Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL

Date: Thursday, 1 February 2024



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	04/05/23	COUNCIL SUBMISSION	PRELIMINARY
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E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC

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AUTHORISED:	R.BREWSTER	DATE:	MAR 2023		



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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
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BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER

SPRAY ALLEY LONGITUDINAL & CROSS SECTIONS

DRG NO. 1470-7/R18	REV. E	SHEET 18 OF 25
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APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059

Sheet: 19 of 25

Approved by: JUSTIN CONN

Cardinia Shire Council

Date: Thursday, 1 February 2024

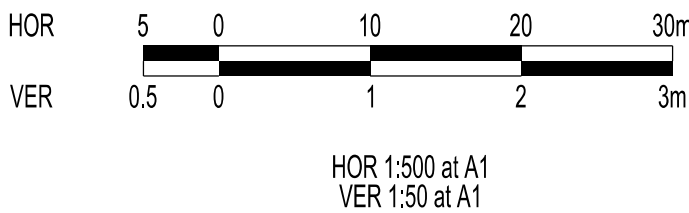
WARNING

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.

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



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)

1 in 350

1500

Class=RCP

Vcap=2.14

Q=2.822

Qcap=3.78

1 in 350

1500

Class=RCP

Vcap=2.14

Q=2.606

Qcap=3.78

1 in 350

1350

Class=RCP

Vcap=1.99

Q=2.115

Qcap=2.854

DATUM RL

BACKFILL TYPE

COVER (& NATURAL SURFACE) LEVEL

(— — — —)

DEPTH TO INVERT

HYDRAULIC GRADE LINE

INVERT LEVEL

PIPE CHAINAGE

LENGTH

(109.702)

(63.723)

(34.577)

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
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D	14/12/23	COUNCIL COMMENTS - 14/12/2023	IFC
E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC

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AUTHORISED:	R.BREWSTER	DATE:	MAR 2023		



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COUNCIL:

CARDINIA SHIRE COUNCIL

TITLE:

100 LECKY ROAD PTY LTD

BANYAN PLACE ESTATE - STAGE 7B

70-100 LECKY ROAD, OFFICER

DRAINAGE LONGITUDINAL SECTIONS - SHEET 1

DRG NO.	REV.	SHEET 19 OF 25
1470-7/R 19	E	

APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059
Sheet: 20 of 25
Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL
Date: Thursday, 1 February 2024

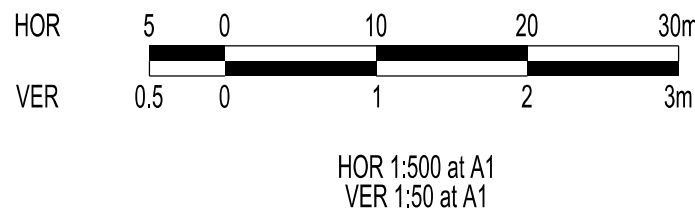
WARNING
BEWARE OF UNDERGROUND SERVICES

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



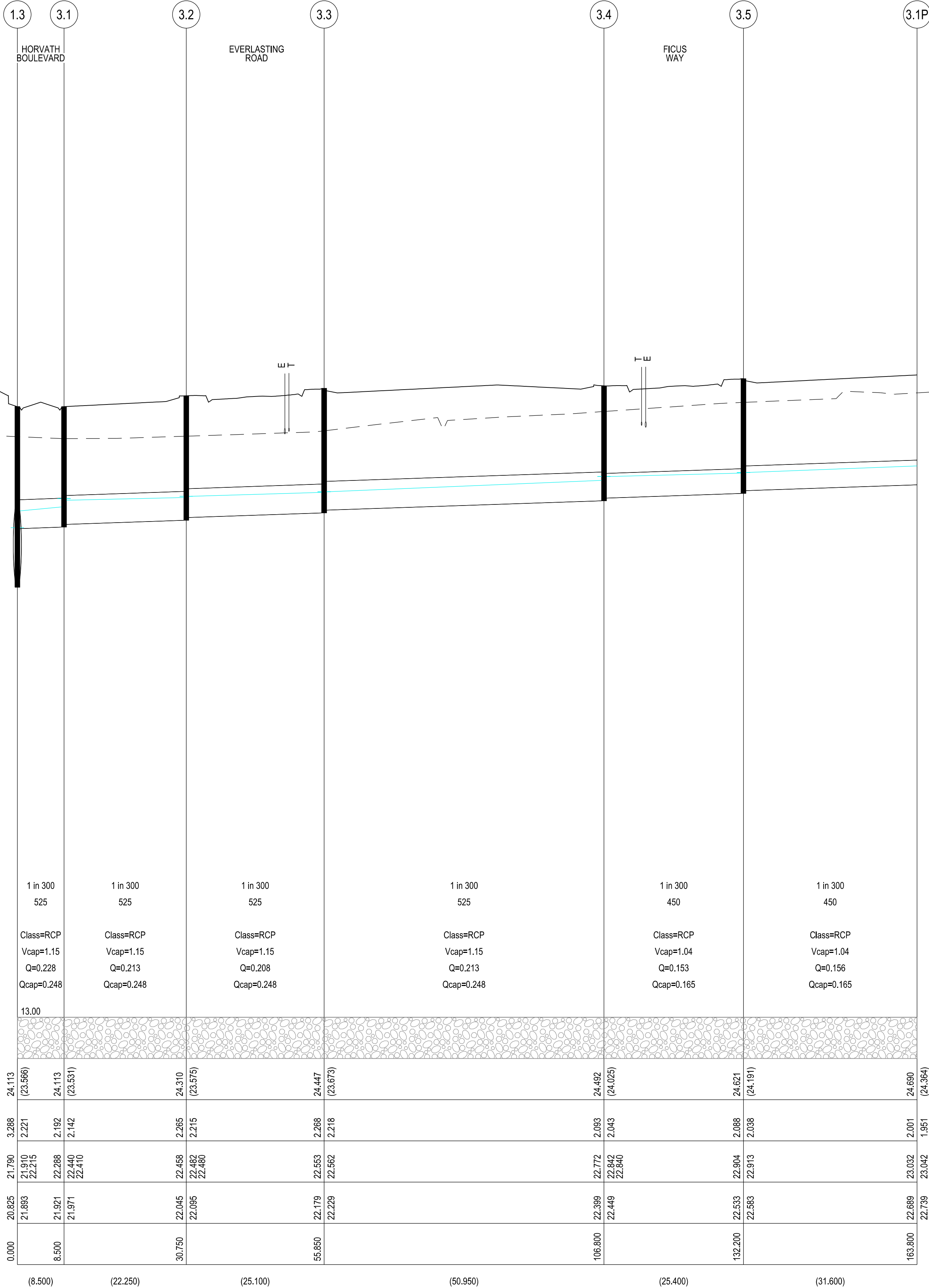
LEGEND



PIPE GRADE (1 in) 1 in 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=2.129
Qcap - CAPACITY FLOW (m3/s) Qcap=2.854

DATUM RL	13.00
BACKFILL TYPE	FCR BACKFILL
COVER (& NATURAL SURFACE) LEVEL (— — — —)	24.492 (24.015) 24.690 (24.383)
DEPTH TO INVERT	3.261 3.210 3.245 3.195
HYDRAULIC GRADE LINE	22.165 22.216 22.336 22.389
INVERT LEVEL	21.231 21.282 21.445 21.485
PIPE CHAINAGE	211.979 268.979

LENGTH (57.000)



VERSION DETAILS:

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E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC

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AUTHORISED:	R.BREWSTER	DATE:	MAR 2023		



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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
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70-100 LECKY ROAD, OFFICER

DRAINAGE LONGITUDINAL SECTIONS - SHEET 2

DRG NO. 1470-7/R20	REV. E	SHEET 20 OF 25
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LOCATION OF WATER, GAS, ELECTRICITY AND TELECOMMUNICATION SERVICES ARE INDICATIVE ONLY

APPROVED CONSTRUCTION PLANS

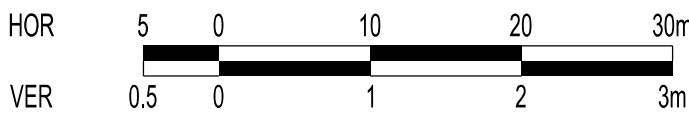
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059

Sheet: 21 of 25

Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL

Date: Thursday, 1 February 2024



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

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

COVER (& NATURAL SURFACE) LEVEL
(— — — —)

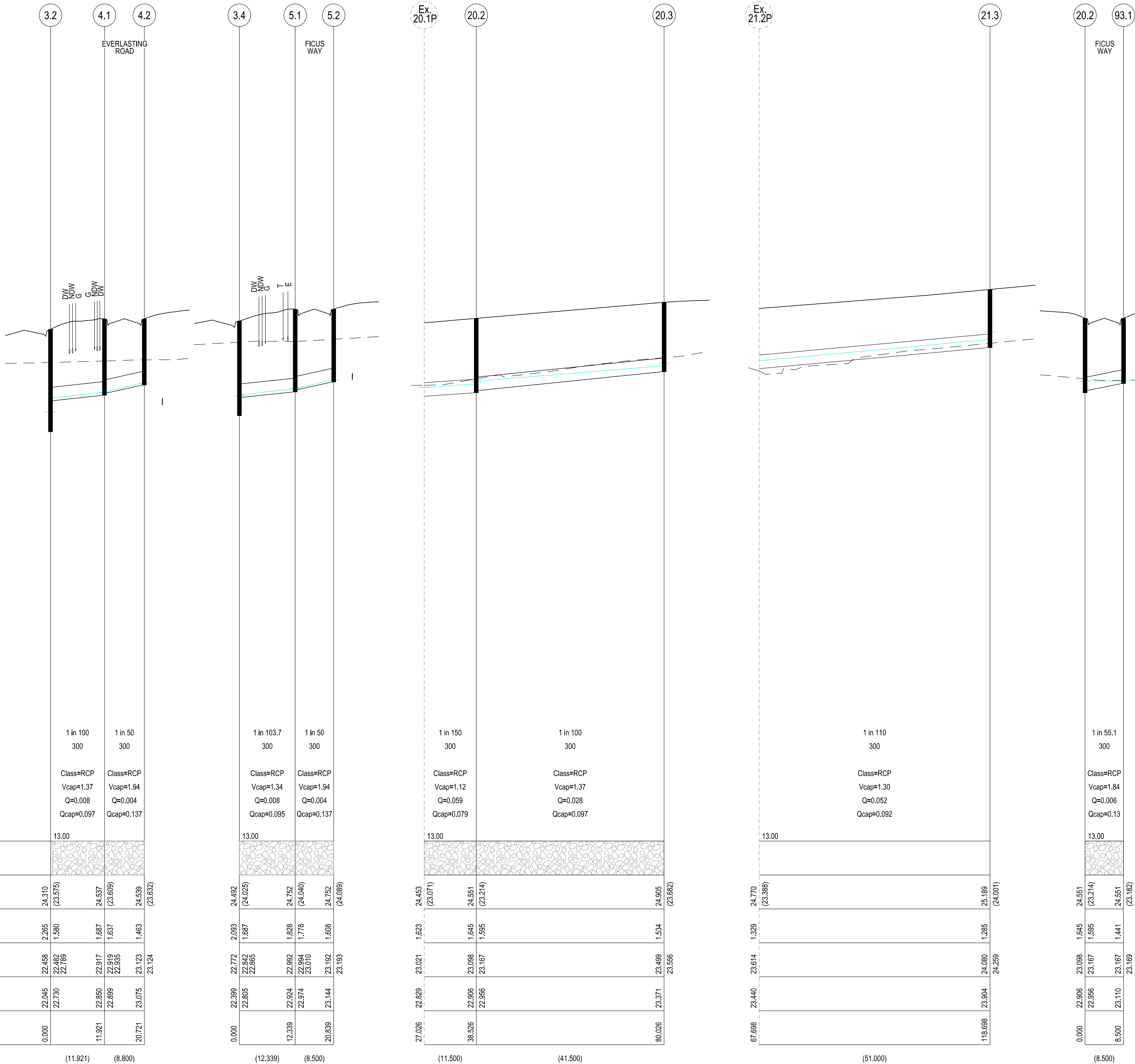
DEPTH TO INVERT

HYDRAULIC GRADE LINE

INVERT LEVEL

PIPE CHAINAGE

LENGTH



VERSION DETAILS:

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E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC

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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
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BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER

DRAINAGE LONGITUDINAL SECTIONS - SHEET 3

DRG NO. 1470-7/R21	REV. E	SHEET 21 OF 25
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STOP

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

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

PIT SCHEDULE												
PIT				INTERNAL		INLET		OUTLET		PIT		
NAME	TYPE	EASTING	NORTHING	WIDTH	LENGTH	DIA	INV LEV	DIA	INV LEV	SETOUT RL	DEPTH	REMARKS
1.5P	EP	361989.107	5784091.807			1350	21.495	1350	21.445	24.690	3.245	Cap and seal end of pipe
1.5	DBGSEP	362045.111	5784081.183	1800	900	1350	21.282	1350	21.231	24.492	3.261	EDCM 604 & EDCM 607
1.4	JP	362079.143	5784075.067	1950	1200	1350	21.132	1500	21.057	24.513	3.456	MW7251/08/410
1.3	DBGSEP	362141.861	5784063.796	1950	900	1500	20.875	1500	20.825	24.113	3.288	EDCM 604 & EDCM 607. V-notch grate with heavy duty cover
1.2P		362249.929	5784044.933			525	21.893			24.113	3.288	Line 3 Enters
						1500	20.511	1500	20.511	23.316	2.805	Outfall to temporary retarding basin. Sandbag around outlet of pipe with apron as per MW standard
3.1P	EP Drain	361987.507	5784082.9	600	900	450	22.739	450	22.689	24.69	2.001	Cap and seal end of pipe
3.5	GSEP	362018.608	5784077.31	600	900	450	22.583	450	22.533	24.621	2.088	EDCM 603
3.4	DBGSEP	362043.608	5784072.817	750	900	450	22.449	525	22.399	24.492	2.093	EDCM 604
						300	22.805					Line 5 enters
3.3	GSEP	362093.754	5784063.805	750	900	525	22.229	525	22.179	24.439	2.26	EDCM 603 & EDCM 607
3.2	GSEP	362118.459	5784059.365	750	900	525	22.095	525	22.045	24.31	2.265	EDCM 603 & EDCM 607
						300	22.73			24.31	2.265	Line 4 enters
3.1	DBGSEP	362140.358	5784055.43	750	900	525	21.971	525	21.921	24.113	2.192	EDCM 604 & EDCM 607
4.2	GSEP	362100.237	5784053.801	600	900			300	23.075	24.539	1.463	EDCM 603
4.1	GSEP	362108.898	5784052.244	600	900	300	22.899	300	22.85	24.537	1.687	EDCM 603
5.2	GSEP	362025.091	5784067.306	600	900			300	23.144	24.752	1.608	EDCM 603
5.1	GSEP	362033.457	5784065.802	600	900	300	22.974	300	22.924	24.752	1.828	EDCM 603
20.3	JP	362018.051	5784028.133	600	900			300	23.371	24.905	1.534	EDCM 605
20.2	GSEP	362010.710	5783987.288	600	900	300	22.956	300	22.906	24.551	1.645	EDCM 603
						300	22.956					Line 93 Enters
Ex. 20.1P	EP	362008.676	5783975.969			300	22.829	300	22.829	24.453	1.623	Connect to existing end of pipe
21.3	JP	361987.432	5784031.604	600	900			300	23.904	25.189	1.285	EDCM 605
Ex. 21.2P	EP	361978.411	5783981.408			300	23.440	300	23.440	24.770	1.329	Connect to existing end of pipe
93.1	GSEP	362019.076	5783985.784	600	900			300	23.110	24.551	1.441	EDCM 603

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, S22-059

Sheet: 22 of 25

Approved by: JUSTIN CONN

CARDINIA SHIRE COUNCIL

Date: Thursday, 1 February 2024

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	04/05/23	COUNCIL SUBMISSION	PRELIMINARY
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D	14/12/23	COUNCIL COMMENTS - 14/12/2023	IFC
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AUTHORISED:	R.BREWSTER	DATE:	MAR 2023		



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LAND DEVELOPMENT CONSULTANTS

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COUNCIL:
CARDINIA SHIRE COUNCIL

TITLE:
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BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER

DRAINAGE PIT SCHEDULE

DRG NO. 1470-7/R22	REV. E	SHEET 22 OF 25
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BEWARE OF UNDERGROUND SERVICES
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STOP

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5

0

10

20

30m

1:500 at A1



APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059
Sheet: 23 of 25
Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL
Date: Thursday, 1 February 2024

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	04/05/23	COUNCIL SUBMISSION	PRELIMINARY
B	13/09/23	STAGE BOUNDARY CHANGES	PRELIMINARY
C	27/11/23	DRAINAGE SETOUT AMENDED FOR 1.2 & 1.1P	PRELIMINARY
D	14/12/23	COUNCIL COMMENTS - 14/12/2023	IFC
E	08/01/24	COUNCIL COMMENTS - 05/01/2024 & STAGE NAME AMENDED TO 7B	IFC

FILENAME: P:\1470\1470_7\E2 - Design\6 - DGN\1470-7_R23.dgn

DRAWN:	C.BAXTER	DATE:	MAR 2023	SCALE:	AS SHOWN
DESIGNED:	R.COLMAN	DATE:	MAR 2023	DATE PRINTED:	10/01/2024
AUTHORISED:	R.BREWSTER	DATE:	MAR 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 7B
70-100 LECKY ROAD, OFFICER

SIGNAGE & LINEMARKING PLAN

DRG NO. 1470-7/R23	REV. E	SHEET 23 OF 25
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SIGNAGE SCHEDULE

#1

NAME RD.

STREET SIGN
AS PER COUNCIL STD

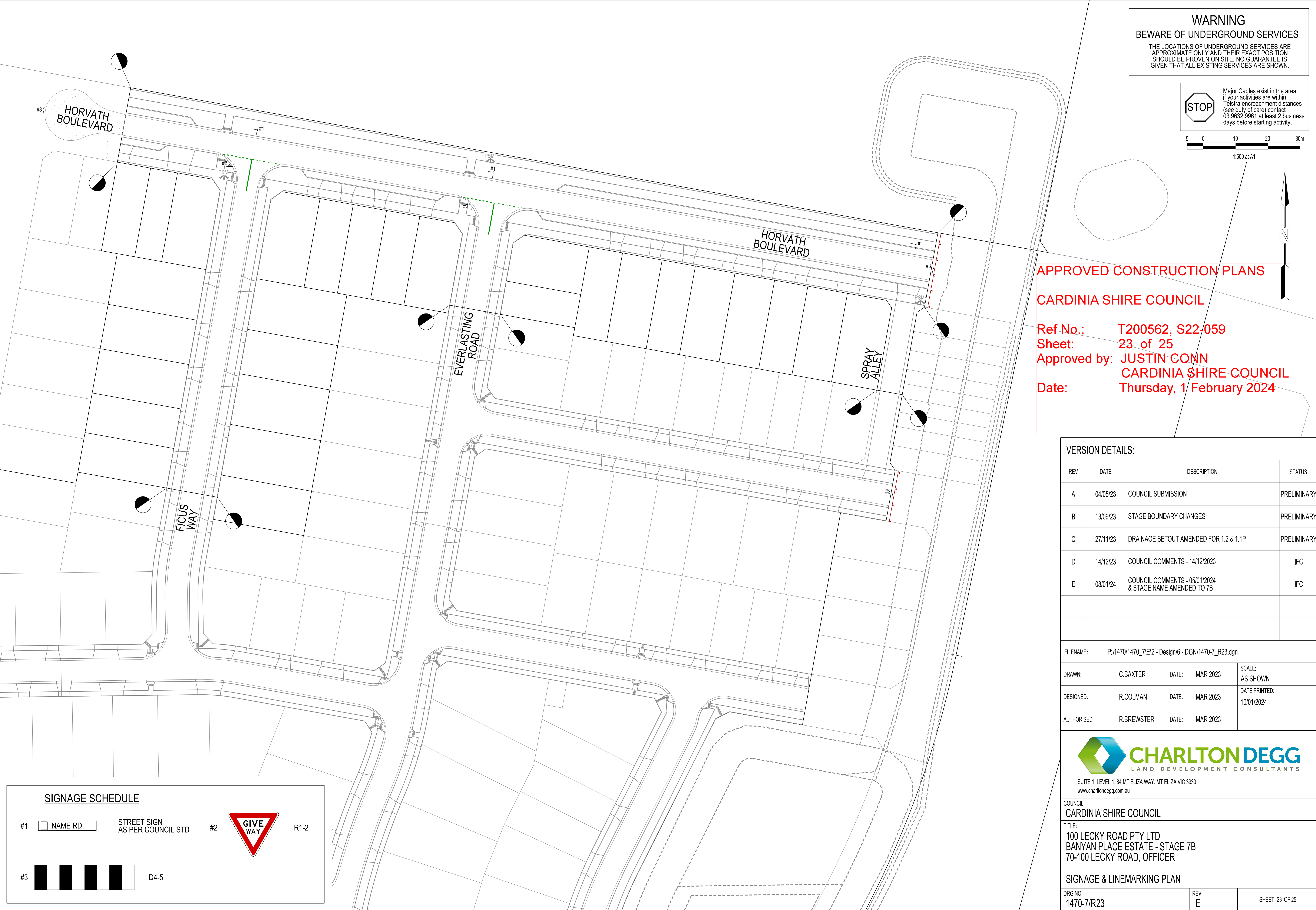
#2

GIVE
WAY

R1-2

#3

D4-5



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.

5 0 10 20 30m

1:500 at A1



APPROVED CONSTRUCTION PLANS

CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059

Sheet: 24 of 25

Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL

Date: Thursday, 1 February 2024

VERSION DETAILS:

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CARDINIA SHIRE COUNCIL

TITLE:
100 LECKY ROAD PTY LTD
BANYAN PLACE ESTATE - STAGE 7B
70-100 LECKY ROAD, OFFICER

BULK EARTHWORKS PLAN

DRG NO. 1470-7/R24	REV. E	SHEET 24 OF 25
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LEGEND

	FOOTPATH		MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
	VEHICULAR CROSSOVER		MELBOURNE WATER SCHEME DRAINAGE AND PIT (MELBOURNE WATER ASSET)
	ROAD PAVEMENT, KERB AND CHANNEL		DRAINAGE PIT NUMBER
	ELECTRICITY TELECOMMUNICATION (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)		PROPOSED CUT AREAS
	GAS DRINKING WATER NON DRINKING WATER (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)		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		STREET NAME SIGN
	SEWER MAIN, MAINTENANCE STRUCTURES AND SEWER PROPERTY BRANCHES		LOT SLOPE DIRECTION
	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

HORIZONTAL CURVES

VERTICAL CURVES

SECTION A-A
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:500

HORIZONTAL CURVE

VERTICAL CURVES

SECTION B-B
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:500

HORIZONTAL CURVE

VERTICAL CURVES

VERTICAL GRADES

SECTION C-C
A1 HORZ SCALE 1:400
A1 VERT SCALE 1:400

APPROVED CONSTRUCTION PLANS

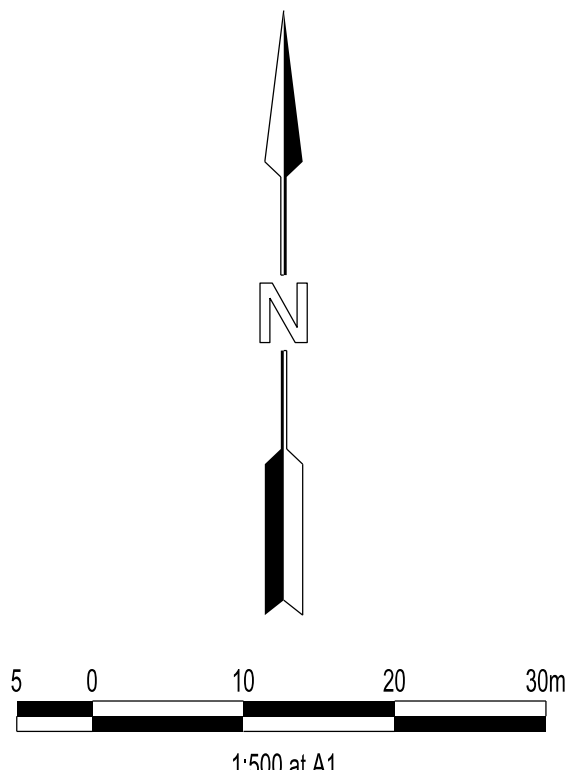
CARDINIA SHIRE COUNCIL

Ref No.: T200562, S22-059

Sheet: 25 of 25

Approved by: JUSTIN CONN
CARDINIA SHIRE COUNCIL

Date: Thursday, 1 February 2024



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				TITLE: 100 LECKY ROAD PTY LTD BANYAN PLACE ESTATE - STAGE 7B 70-100 LECKY ROAD, OFFICER TEMPORARY RETARDING BASIN					
FILENAME: P:1470\1470_7\E2 - Design\6 - DGN\1470-7_R25.dgn				DRG NO. 1470-7/R 25		REV. E		SHEET 25 OF 25	