

SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer
FAIRWEATHER STREET	N 1.50	N 1.95	N 2.50	S 0.45	S 1.20	1.00	BOK N** 3.60
CADENZA STREET	E 1.85	E 2.35	E 2.85	W 1.85	W 2.60	1.00	BOK E 1.00
ZAMBEZI STREET	E 1.85	E 2.35	E 2.85	W 1.85	W 2.60	1.00	BOK - -
VOLERO STREET	S 1.85	S 2.35	S 2.85	N 1.85	N 2.60	1.00	BOK - -
TEMPO WAY	S 1.85	S 2.35	S 2.85	N 1.85	N 2.60	1.00	BOK - -
VIVACE AVENUE	E 1.85	E 2.35	E 2.85	W 1.85	W 2.60	1.00	BOK - -

SERVICE OFFSETS ARE MEASURED (m) FROM THE TITLE BOUNDARY UNLESS OTHERWISE SPECIFIED
 * SERVICE OFFSETS ARE MEASURED (m) FROM BACK OF KERB
 EXISTING SERVICES DENOTED WITH (E). EXISTING SERVICE OFFSETS ARE TO BE VERIFIED BY THE CONTRACTOR.
 ** SEW GRAVITY MAIN SPACING PROVIDED, BUT LOTS ALONG FAIRWEATHER STREET WILL HAVE INDIVIDUAL SERVICES AT REAR OF LOT

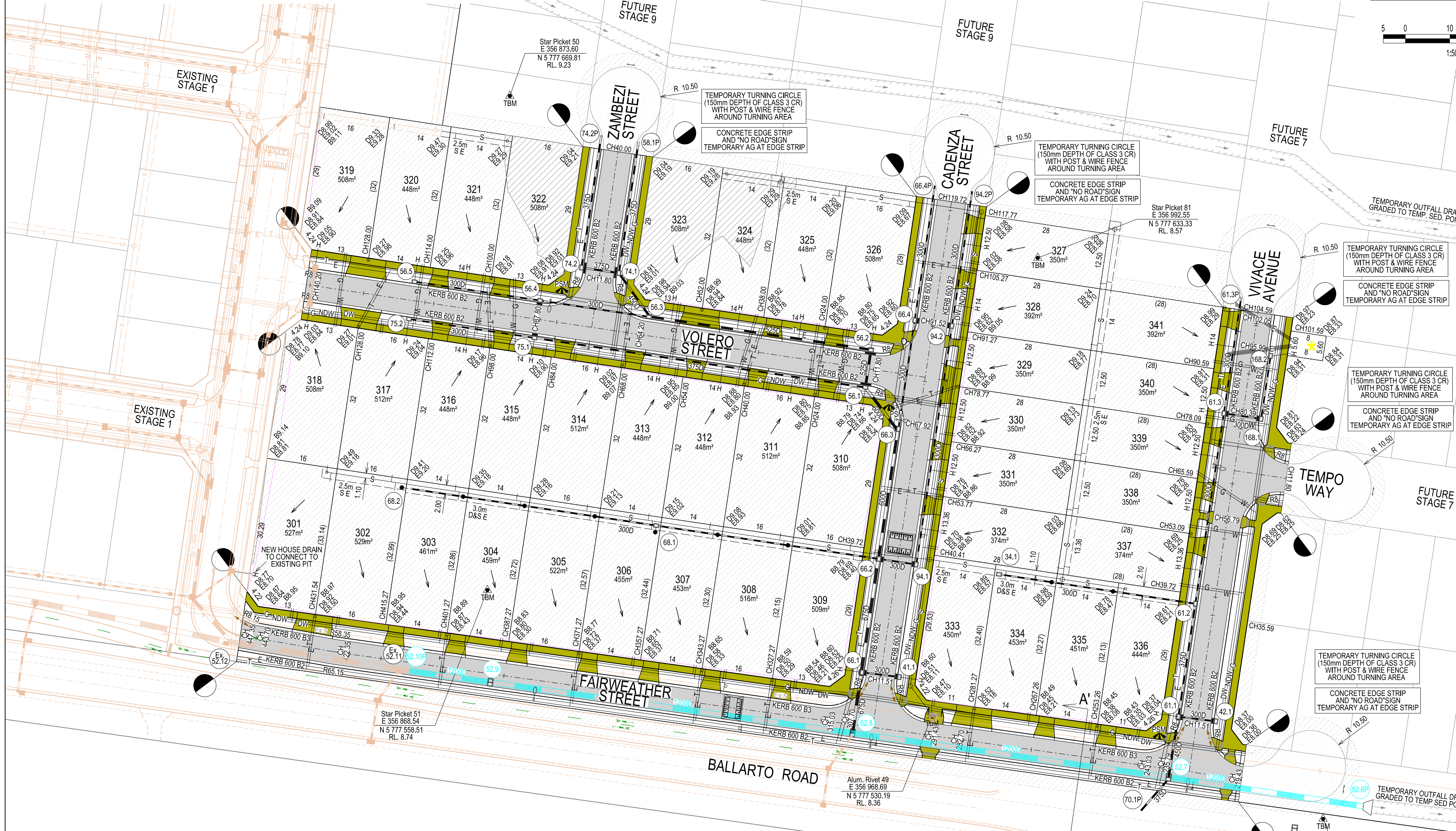
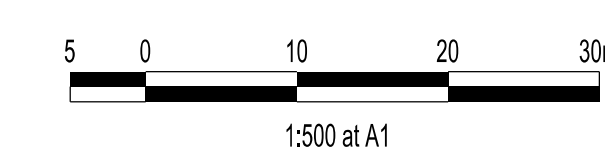
LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY TELECOMMUNICATION } CONDUITS
- GAS DRINKING WATER NON DRINKING WATER } CONDUITS
- ELECTRICITY MAIN
- TELECOMMUNICATION MAIN
- GAS MAIN
- DRINKING WATER MAIN
- NON DRINKING WATER MAIN
- SEWER MAIN, MANHOLE AND MAINTENANCE SHAFT
- PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND FUTURE DRAINAGE AND PIT
- EXISTING DRAINAGE AND PIT AND FUTURE DRAINAGE AND PIT
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
- PROPOSED COUNCIL MAIN DRAINAGE PIPES AND PITS
- DRAINAGE PIT NUMBER
- PROPOSED CUT AREAS
- PROPOSED FILL AREAS
- EXISTING SURFACE LEVEL
- DESIGN SURFACE LEVEL
- TOP OF BATTER LEVEL
- PRE-DEVELOPMENT LEVEL
- STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS (CONCRETE SLEEPER)
- RETAINING WALLS (MASS ROCK WALL)
- KERB TRANSITION
- TRAFFIC SIGNAL PEDESTAL
- PROPOSED ELECTRICAL KIOSK LOCATION

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.

TYPICAL FILL BATTER SECTION ABUTTING FUTURE DEVELOPMENT STAGES (Not to Scale)



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
D	16/07/21	DRAINAGE IN THE FRONT OF LOTS (FAIRWEATHER ST)	-
E	28/07/21	DRAINAGE IN THE MOVED TO REAR OF LOTS (FAIRWEATHER ST)	-
F	08/10/21	PRELIMINARY ISSUE TO COUNCIL	PRELIMINARY
G	13/01/22	LEVELS AMENDED IN VIVACE AVENUE. ROAD AND KERB SECTIONS AMENDED AND DRAINAGE AMENDED.	PRELIMINARY
H	21/03/22	COUNCIL COMMENTS (08/03/22)	IFC
I	03/05/22	COUNCIL COMMENTS (20/04/22), SEWER COVER AND SUBSTATION DRAIN	IFC
J	13/09/22	AS CONSTRUCTED	AS-CON

FILENAME: P:\1209\1209_3\IE2 - Design\6 - DGN\R04.dgn

DRAWN: C.BAXTER DATE: OCT 2021 SCALE: AS SHOWN

DESIGNED: R.COLMAN DATE: APR 2021 DATE PRINTED: 13/09/2022

AUTHORISED: A.CHARLTON DATE: APR 2021

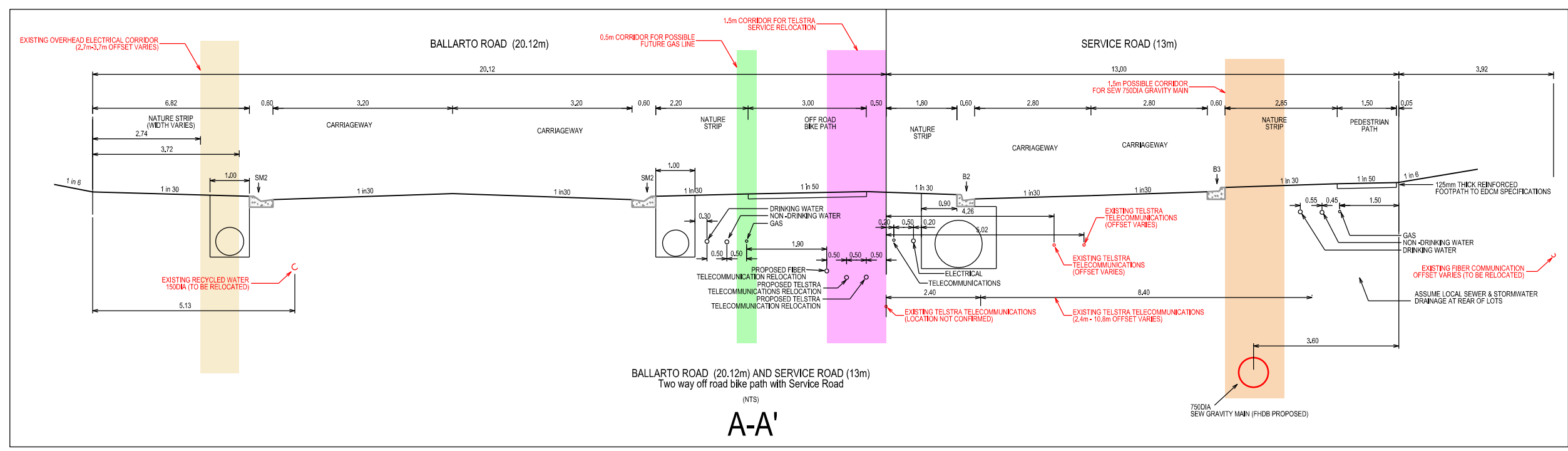
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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CITY OF CASEY

TITLE: BROWN PROPERTY GROUP RIVERFIELD - STAGE 3 BALLARTO ROAD - CLYDE

DETAIL PLAN & SERVICE OFFSET TABLE

DRG NO. 1209_3/R04 REV. J SHEET 4 OF 29



HOUSE DRAINS ARE LOCATED IN THE REAR OF LOTS 302 TO 308 & 334 TO 335. REFER TO DRAINAGE LONGITUDINAL SECTIONS FOR HOUSE DRAIN CONTROL INVERT LEVELS. HOUSE DRAINS IN REAR OF LOTS TO BE CONSTRUCTED AS PER EDCM703 & EDCM704.

AS-CONSTRUCTED PLANS
 THESE AS-CONSTRUCTED PLANS ARE INTENDED TO UPDATE THE DESIGN DRAWINGS TO SHOW SIGNIFICANT CHANGES WHICH OCCURRED DURING CONSTRUCTION. THE LEVELS SHOWN ON THESE PLANS ARE DESIGN LEVELS ONLY AND HAVE NOT BEEN VERIFIED BY SURVEY. ALL INFORMATION SHOWN ON THESE PLANS SHOULD BE VERIFIED ON SITE. CHARLTON DEGG ACCEPT NO RESPONSIBILITY FOR LOSS OR DAMAGES FROM THE INAPPROPRIATE USAGE OF THESE PLANS.