

BELLA ESTATE
STAGE 3

SUPER LOT
(STAGE 1)

EXISTING
STAGE 6

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.

SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer	Ex.SRM	IR Main
GASCOYNE AVENUE	N 2.10	N 2.50	N 3.00	S 1.85	S 2.60	1.00	BOK	1.00	N 1.10 S 3.75
BELLAVITA AVENUE (N/S) (Ch245-Ch290)	W 6.55	W 7.05	W 7.55	E 1.90	E 2.60	1.00	BOK	-	- - - -
BELLAVITA AVENUE (E/W) (Ch290-Ch360)	N 2.10	N 2.50	N 3.00	S 6.75	S 7.50	1.00	BOK	1.00	N 4.10-5.40 S 6.10
BELLAVITA AVENUE (E/W) (Ch360-Ch750)	N 2.10	N 2.50	N 3.00	S 3.15	S 3.90	1.00	BOK	1.00	N 1.10-1.20 S 0.50*
BELLAVITA AVENUE (E/W) (Ch750-Ch800)	S 1.80	S 2.30	S 2.80	N 1.90	N 2.65	1.00	BOK	-	- - - -
RIVERLAND ROAD (Ch545-Ch780)	W 0.85	W 1.30	W 1.80	E 3.80	E 4.55	1.00	BOK	-	- 5.10# E - -
RIVERLAND ROAD (Ch780-Ch840)	W 1.90	W 2.40	W 3.10	E 1.30	E 2.00	1.00	BOK	1.00	W - - 3.20 E
CASONE STREET	W 2.10	W 2.50	W 2.95	E 1.90	E 2.60	1.00	BOK	-	- - - -
OSTIA STREET	E 2.10	E 2.50	E 2.95	W 1.90	W 2.60	1.00	BOK	-	- - - -
PADUA STREET	W 2.10	W 2.50	W 2.95	E 1.90	E 2.60	1.00	BOK	-	- - - -
GIARDINO STREET	E 2.10	E 2.50	E 2.95	W 3.50	W 5.15	1.00	BOK	-	- - - -
TRAPANI STREET	W 2.10	W 2.50	W 2.95	E 2.00	E 2.70	1.00	BOK	-	- - - -
PESCARA STREET	E 2.10	E 2.50	E 2.95	E 0.45	E 1.15	1.00	BOK	-	- - - -

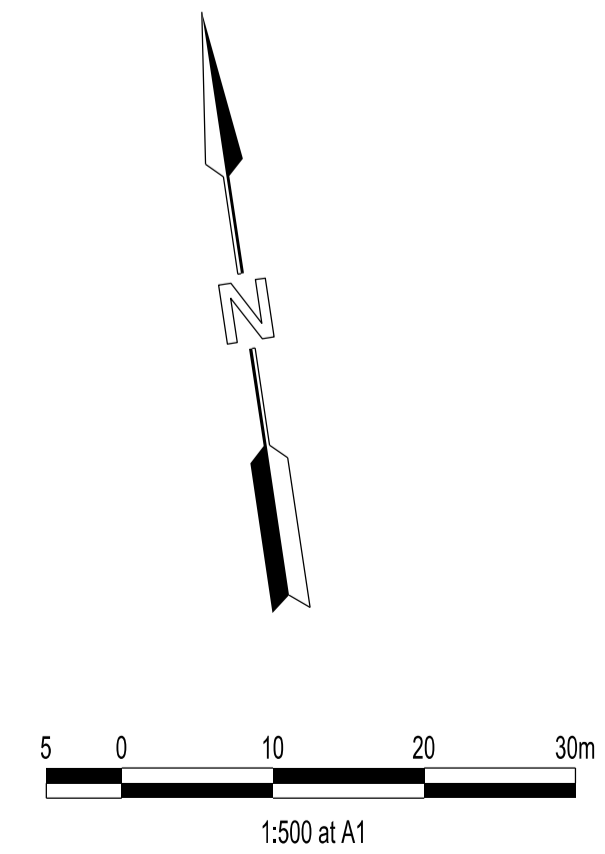
* IRRIGATION MAIN TO BE LOCATED IN ACTIVE OPEN SPACE.
 # EXISTING SEWER RISING MAIN LOCATED IN WATERWAY

LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- SHARED PATH PRIORITY CROSSING
- 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
- FUTURE IRRIGATION MAIN
- SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES
- PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND FUTURE DRAINAGE AND PIT
- EXISTING DRAINAGE AND PIT AND FUTURE DRAINAGE AND PIT
- 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

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.

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.



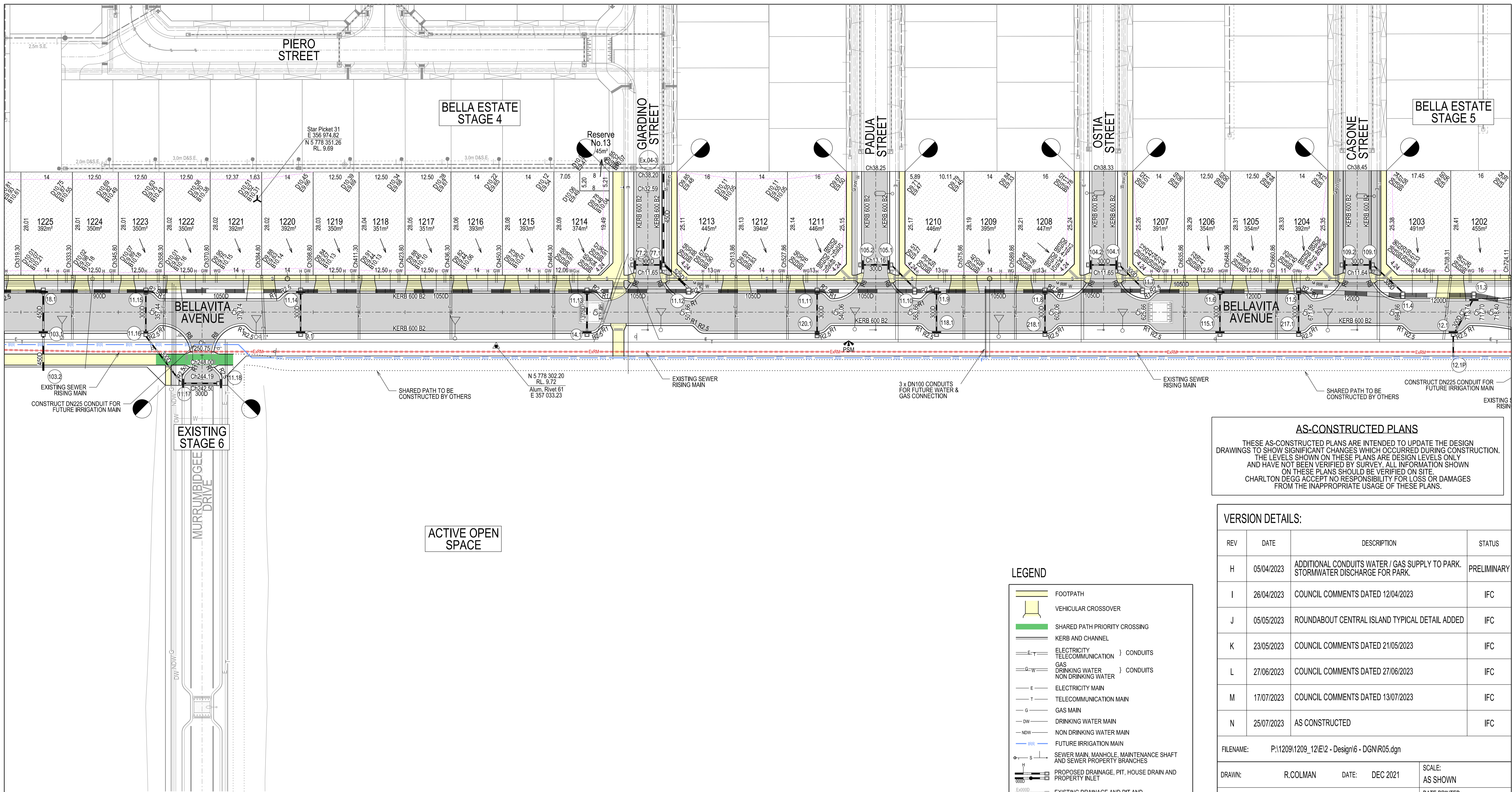
VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
H	05/04/2023	ADDITIONAL CONDUITS WATER / GAS SUPPLY TO PARK. STORMWATER DISCHARGE FOR PARK.	PRELIMINARY
I	26/04/2023	COUNCIL COMMENTS DATED 12/04/2023	IFC
J	05/05/2023	ROUNDAABOUT CENTRAL ISLAND TYPICAL DETAIL ADDED	IFC
K	23/05/2023	COUNCIL COMMENTS DATED 21/05/2023	IFC
L	27/06/2023	COUNCIL COMMENTS DATED 27/06/2023	IFC
M	17/07/2023	COUNCIL COMMENTS DATED 13/07/2023	IFC
N	25/07/2023	AS CONSTRUCTED	IFC

FILENAME: P:\1209\1209_12\E12 - Design\6 - DGN\R04.dgn
 DRAWN: R.COLMAN DATE: DEC 2021 SCALE: AS SHOWN
 DESIGNED: R.COLMAN DATE: DEC 2021 DATE PRINTED: 25/07/2023
 AUTHORISED: A.CHARLTON DATE: DEC 2021



COUNCIL: CITY OF CASEY
 TITLE: BROWN PROPERTY GROUP RIVERFIELD - STAGE 12 BALLARTO ROAD - CLYDE
 DETAIL PLAN 1
 DRG NO. 1209_12/R04 REV. N SHEET 04 OF 53



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 ACCEPTS NO RESPONSIBILITY FOR LOSS OR DAMAGES FROM THE INAPPROPRIATE USAGE OF THESE PLANS.

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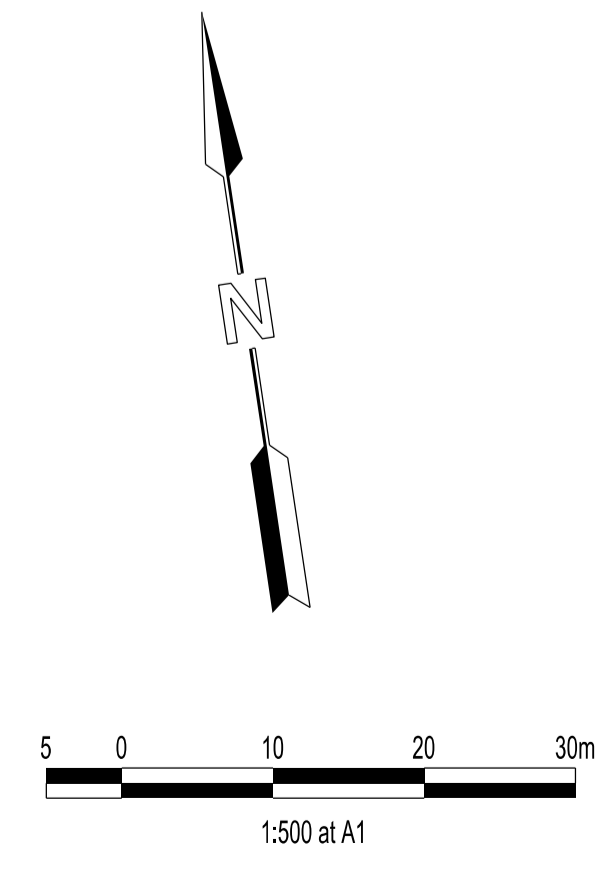
LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- SHARED PATH PRIORITY CROSSING
- KERB AND CHANNEL
- ELECTRICITY TELECOMMUNICATION } CONDUITS
- GAS DRINKING WATER NON DRINKING WATER } CONDUITS
- ELECTRICITY MAIN
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- GAS MAIN
- DRINKING WATER MAIN
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- FUTURE IRRIGATION MAIN
- SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES
- PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
- EXISTING DRAINAGE AND PIT AND FUTURE DRAINAGE AND PIT
- DRAINAGE PIT NUMBER
- PROPOSED CUT AREAS
- PROPOSED FILL AREAS
- EXISTING SURFACE LEVEL
- DESIGN SURFACE LEVEL
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- STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS (CONCRETE SLEEPER)
- RETAINING WALLS (MASS ROCK WALL)
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- TRAFFIC SIGNAL PEDESTAL

SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer	Ex.SRM	IR Main
GASCOYNE AVENUE	N 2.10	N 2.50	N 3.00	S 1.85	S 2.60	1.00	BOK	1.00	N 1.10 S 3.75 S
BELLAVITA AVENUE (N/S) (Ch245-Ch290)	W 6.55	W 7.05	W 7.55	E 1.90	E 2.60	1.00	BOK	-	- - - -
BELLAVITA AVENUE (E/W) (Ch290-Ch360)	N 2.10	N 2.50	N 3.00	S 6.75	S 7.50	1.00	BOK	1.00	N 4.10-5.40 S 6.10 S
BELLAVITA AVENUE (E/W) (Ch360-Ch750)	N 2.10	N 2.50	N 3.00	S 3.15	S 3.90	1.00	BOK	1.00	N 1.10-1.20 S 0.50* S
BELLAVITA AVENUE (E/W) (Ch750-Ch800)	S 1.80	S 2.30	S 2.80	N 1.90	N 2.65	1.00	BOK	-	- - - -
RIVERLAND ROAD (Ch545-Ch780)	W 0.85	W 1.30	W 1.80	E 3.80	E 4.55	1.00	BOK	-	- 5.10# E - -
RIVERLAND ROAD (Ch780-Ch840)	W 1.90	W 2.40	W 3.10	E 1.30	E 2.00	1.00	BOK	1.00	W - - - 3.20 E
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PADUA STREET	W 2.10	W 2.50	W 2.95	E 1.90	E 2.60	1.00	BOK	-	- - - -
GIARDINO STREET	E 2.10	E 2.50	E 2.95	W 3.50	W 5.15	1.00	BOK	-	- - - -
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 # EXISTING SEWER RISING MAIN LOCATED IN WATERWAY

FILENAME: P:\1209\1209_12\E12 - Design\6 - DGN\R05.dgn

DRAWN: R.COLMAN DATE: DEC 2021 SCALE: AS SHOWN

DESIGNED: R.COLMAN DATE: DEC 2021 DATE PRINTED: 25/07/2023

AUTHORISED: A.CHARLTON DATE: DEC 2021

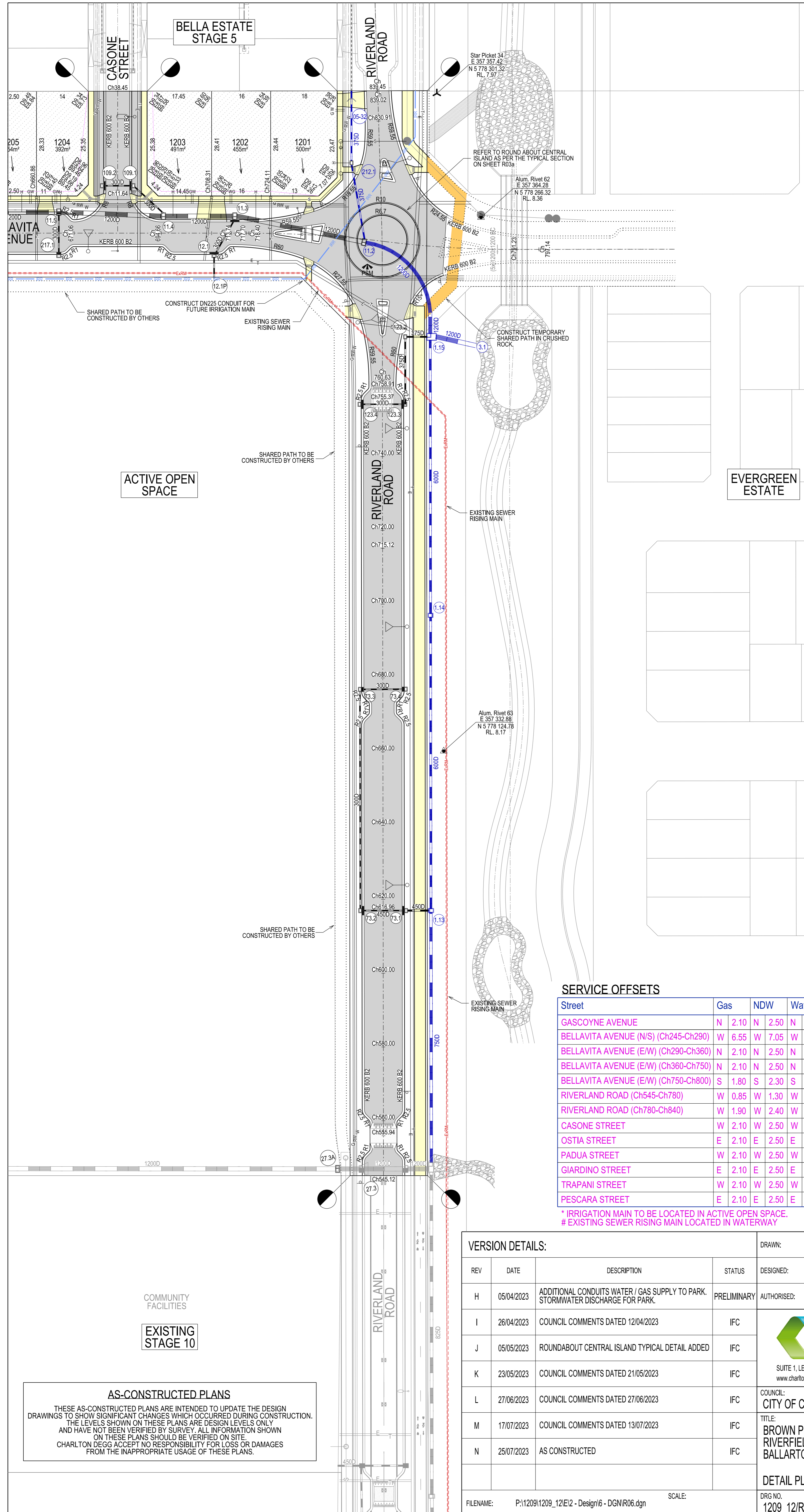
CHARLTON DEGG
 LAND DEVELOPMENT CONSULTANTS
 SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 www.charltondegg.com.au

COUNCIL: CITY OF CASEY

TITLE: BROWN PROPERTY GROUP RIVERFIELD - STAGE 12 BALLARTO ROAD - CLYDE

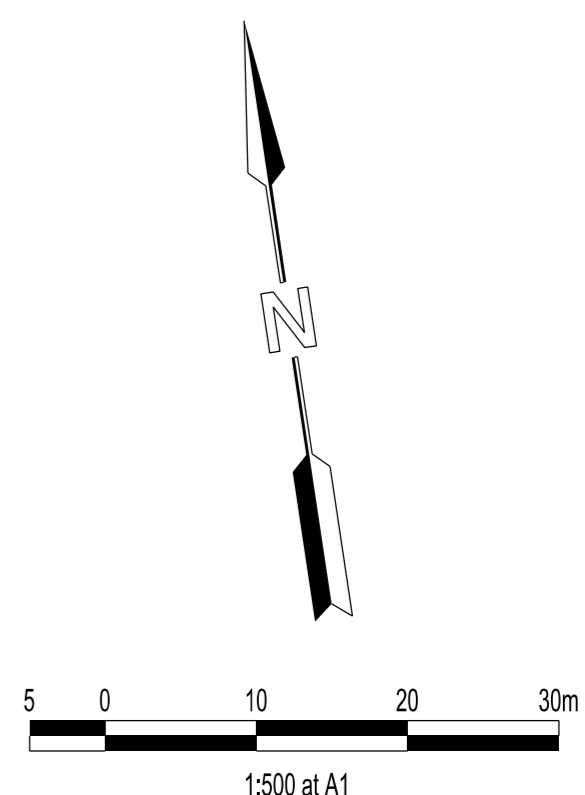
DETAIL PLAN 2

DRG NO. 1209_12/R05 REV. N SHEET 05 OF 53



LEGEND

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BELLAVITA AVENUE (E/W) (Ch360-Ch750)	N 2.10 N 2.50 N 3.00 S 3.15 S 3.90 1.00 BOK 1.00 N 1.10-1.20 S 0.50 * S								
BELLAVITA AVENUE (E/W) (Ch750-Ch800)	S 1.80 S 2.30 S 2.80 N 1.90 N 2.65 1.00 BOK - - - - -								
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COUNCIL: CITY OF CASEY
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 DETAIL PLAN 3

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COMMUNITY FACILITIES
 EXISTING STAGE 10