

WARNING

BWARE OF UNDERGROUND SERVICES
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 No guarantee is given that all existing services are shown.
 Locate all underground services before commencement of works.
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NOTE: FENCING
 VEHICLE EXCLUSION MEASURES WHERE ROADS ABUT A RESERVE ARE TO FORM PART OF THE LANDSCAPE WORKS.

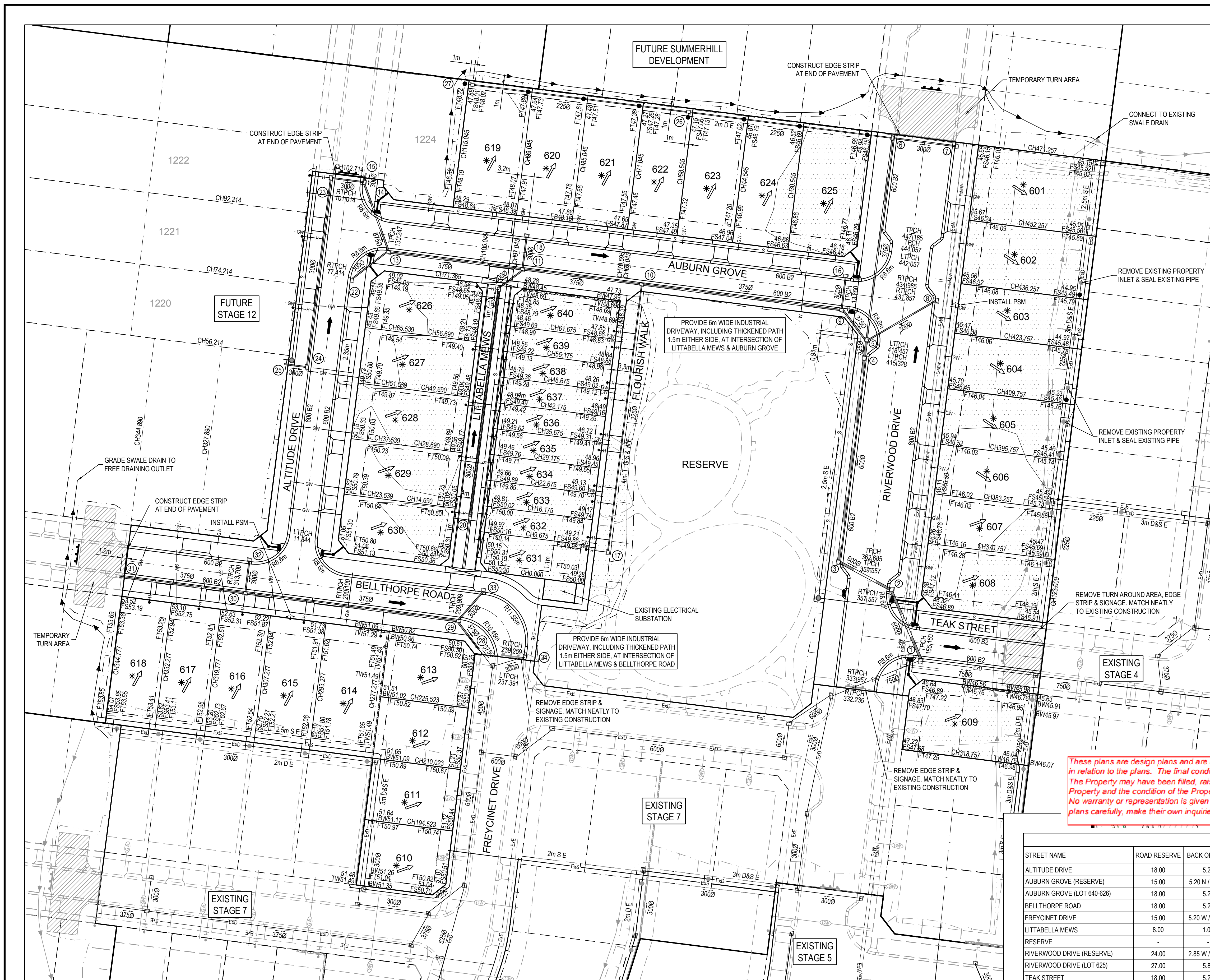
NOTE: OPEN DRAINS
 EXISTING OPEN DRAINS TO BE EXCAVATED TO A SOUND BASE AND FILLED AS SPECIFIED.

NOTE: DRIVEWAYS
 DRIVEWAYS TO LOTS 631 TO 640 ARE TO BE 6.50m WIDE.

NOTE: RESERVE
 PATHS WITHIN THE RESERVE ARE INDICATIVE ONLY AND WILL BE CONSTRUCTED AS PART OF THE LANDSCAPE WORKS.

NOTE: DRAINAGE CONNECTIONS

- HOUSE DRAINS TO LOTS 626, 629 AND 630 TO BE OFFSET 1.0m FROM SIDE BOUNDARY.
- HOUSE DRAINS TO LOTS 614, 627, 628 AND 632 TO 640 TO BE OFFSET 2.0m FROM SIDE BOUNDARY.
- HOUSE DRAINS TO LOTS 1220 & 1221 TO BE OFFSET 6.0m FROM SIDE BOUNDARY.
- HOUSE DRAINS TO LOTS 631 TO 640 TO BE 1.0m DEEP.
- CONSTRUCT NEW PROPERTY INLET FOR LOTS 602 & 604 TO EXISTING DRAIN.



These plans are design plans and are indicative only and parties must not make any objection, requisition or claim for compensation in relation to the plans. The final condition of lots upon completion may vary from the condition described in the plans. The Property may have been filled, raised, levelled, compacted or cut prior to the Vendor becoming registered proprietor of the Property and the condition of the Property may change after completion of works due to circumstances beyond the Vendor's control. No warranty or representation is given or to be construed in respect of such works or changes in condition. Parties should review the plans carefully, make their own inquiries and obtain independent advice before taking any action in relation to the Property.

SERVICES OFFSET SCHEDULE									
STREET NAME	ROAD RESERVE	BACK OF KERB	SEWER	GAS	NON DRINKING WATER	DRINKING WATER	COMMS.	ELECTRICITY	LIGHT POLES
ALTITUDE DRIVE	18.00	5.20	1.00 E	2.10 W	2.60 W	3.10 W	1.85 E	2.60 E	4.40 E
AUBURN GROVE (RESERVE)	15.00	5.20 N / 2.20 S	1.00 N	2.10 N	2.60 N	3.10 N	0.50 S	1.00 S	1.40 S
AUBURN GROVE (LOT 640-626)	18.00	5.20	1.00 N	2.10 N	2.60 N	3.10 N	1.85 S	2.60 S	4.40 S
BELLTHORPE ROAD	18.00	5.20	-	2.10 N	2.60 N	3.10 N	1.85 S	2.60 S	4.40 S
FREYCINET DRIVE	15.00	5.20 W / 2.20 E	-	2.10 W	2.60 W	3.10 W	0.50 E	Ex1.30 E	Ex1.40 E
LITABELLA MEWS	8.00	1.00	2.20 E	-	-	-	-	0.50 W	0.20 W
RESERVE	-	-	-	1.10 W	1.60 W	2.10 W	-	-	-
RIVERWOOD DRIVE (RESERVE)	24.00	2.85 W / 5.85 E	-	2.25 E	Ex3.00 E	Ex3.80 E	1.10 W	1.60 W	2.05 W
RIVERWOOD DRIVE (LOT 625)	27.00	5.85	-	2.25 E	Ex3.00 E	Ex3.80 E	1.85 W	2.60 W	5.05 W
TEAK STREET	18.00	5.20	1.00 N	2.25 S	2.70 S	3.20 S	1.85 N	2.60 N	4.40 N

Rev	Amendment	Des/Dft	App'd	Date	Legend	
A	Initial Issue	GP/AW	MG	28/10/16	Existing Drain	Drain & Property Inlet
B	Council & title boundary amendments	GP/AW	MG	15/02/17	Existing House Drain	House Drain
				Existing Sewer	Sewer	
				Existing Gas	Gas & Water Conduits	
				Existing Electricity U/G	Electricity U/G	
				Existing Electricity OH	Electricity OH	
				Existing Communications	Communications	
				Existing Drinking Water	Drinking Water	
				Existing Swale Drain	Swale Drain	
				Existing Surface Level at Title	135.12	
				Finished Surface at Title	FS135.12	
				Level at Top/Toe of Batter/Ridge	FT135.12	
				Centreline Chainage	CH50.37	
				Retaining Wall	Retaining Wall	
				PSM / TBM	PSM / TBM	
				Pavement Treatment	Pavement Treatment	
				Structural Fill > 200mm	Structural Fill > 200mm	
				Concrete Infill	Concrete Infill	

Principal

Peet Botanic Village Syndicate Ltd
 Level 4, 380 St Kilda Road
 Melbourne VIC 3004

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 ABN 98 140 136 205
 Suite 217, 202 Jellis Road
 Wheelers Hill Vic 3150
 Telephone (03) 8544 8400
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Council City of Casey

Project **Acacia, Botanic Ridge Stage 6**

Title **Layout Plan**

Designed: G.Pratt
 Drafted: A.Wilkins

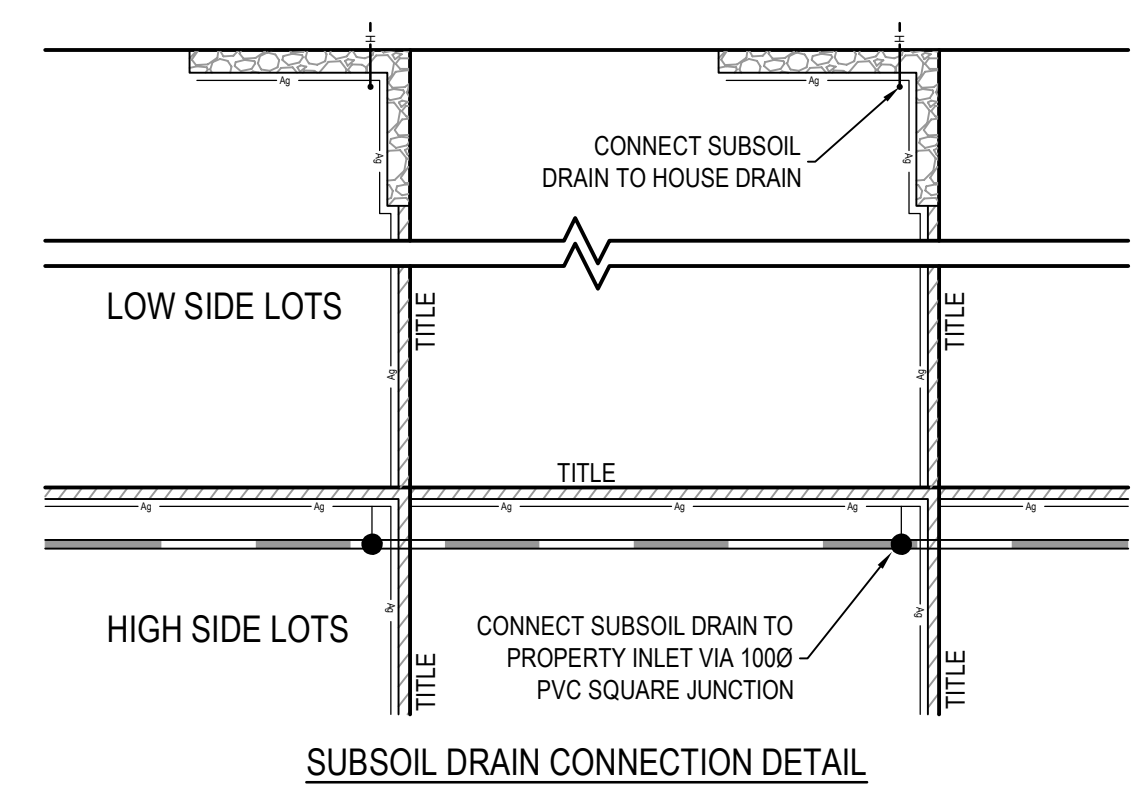
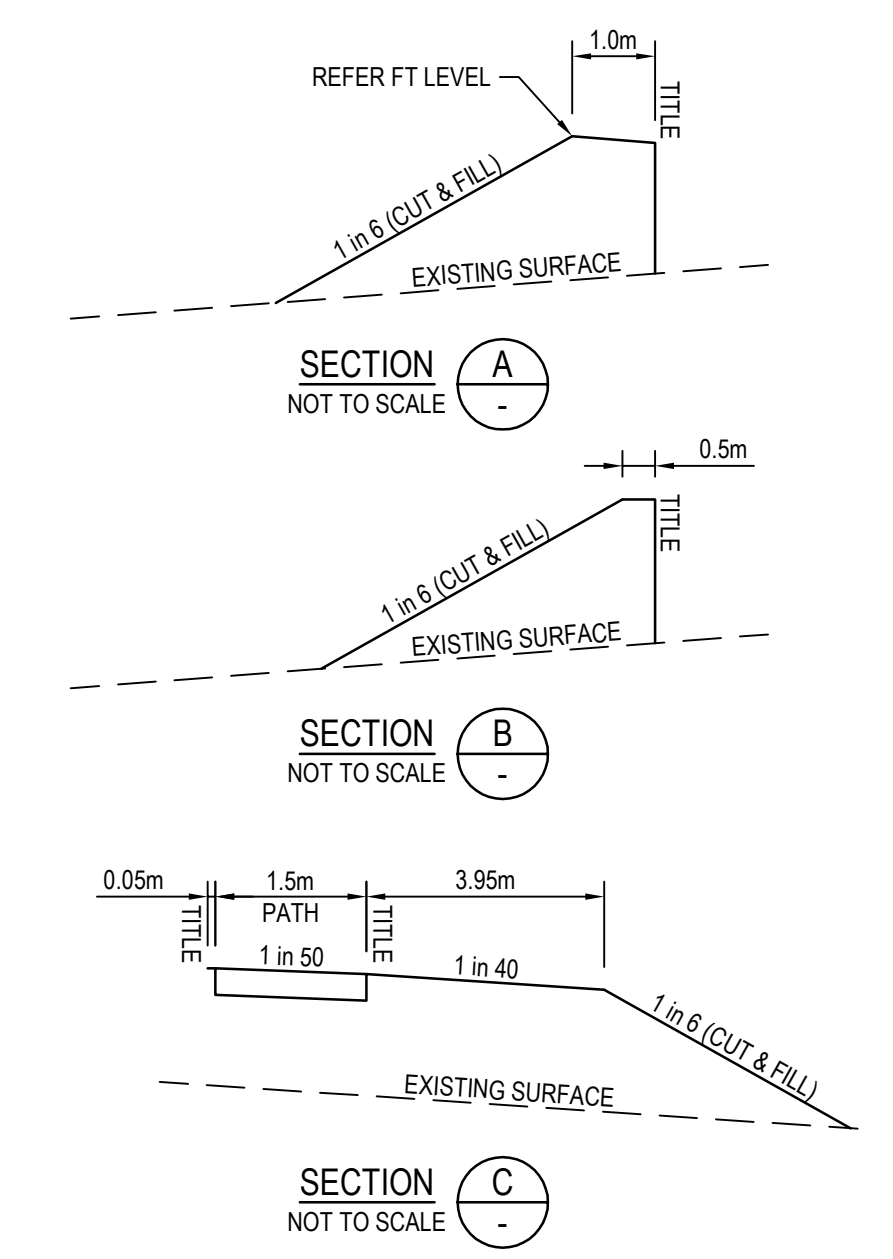
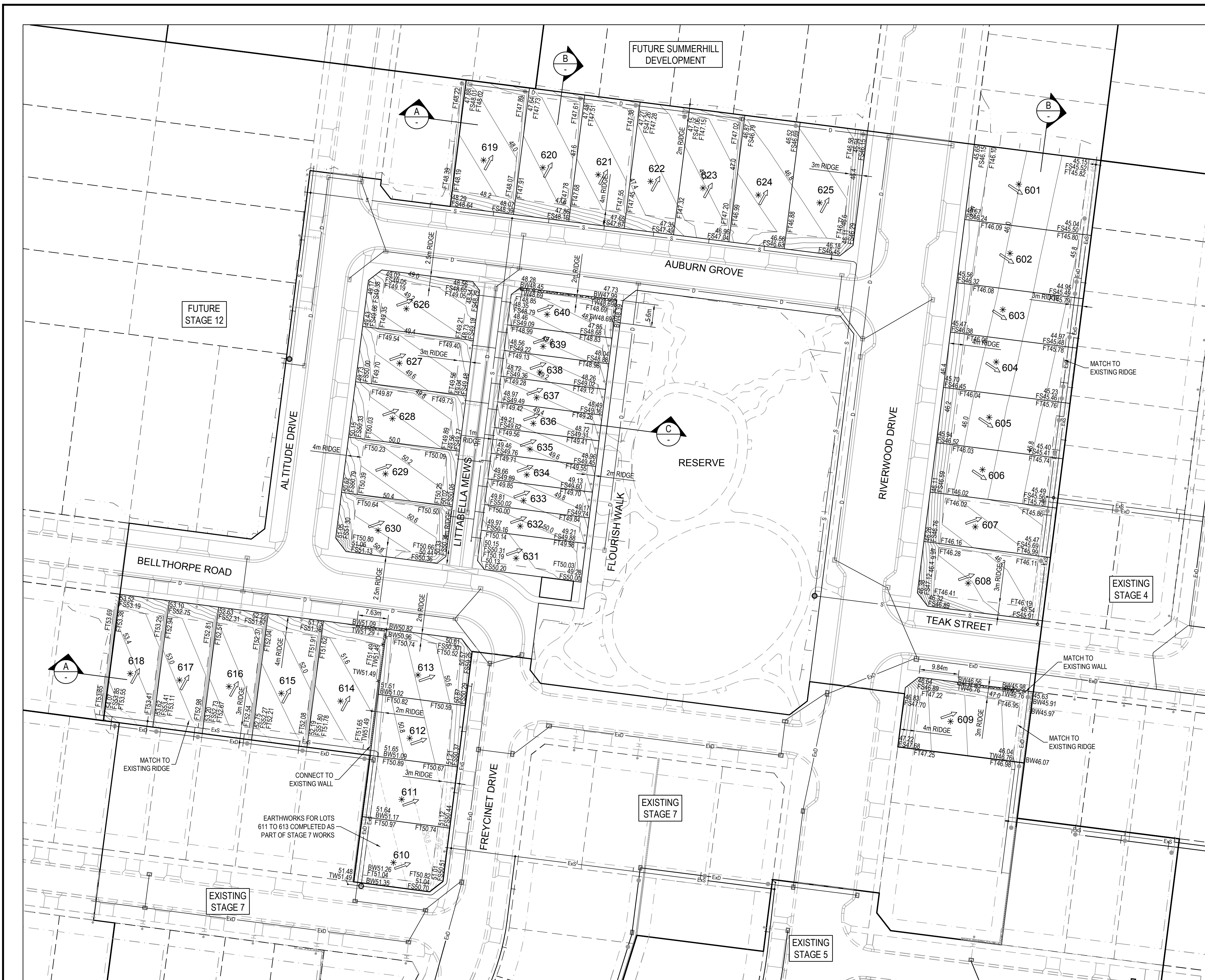
Authorised: M.Graham
 Date: October 2016

Scale @ A1: 1:500

Drawing No. **0055-06-R02**

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Rev **B**



- NOTE: WALL SUBSOIL DRAIN**
- NO SUBSOIL DRAINS ARE TO CROSS A TITLE BOUNDARY.
 - HIGH SIDE LOTS ARE TO CONNECT TO THE PROPERTY INLET IN THE LOW CORNER.
 - LOW SIDE LOTS ARE TO CONNECT TO THE HOUSE DRAIN AT THE FRONT.
 - WHERE SHOWN ON THE PLANS, THE SUBSOIL DRAIN IS TO CONNECT TO A 450x450 IPEX PIT OR APPROVED EQUIVALENT WITH A 1000 STUB FOR FUTURE CONNECTION BY THE BUILDER.

- NOTES: RIDGES**
- RIDGES ALONG SIDE BOUNDARIES ARE 1.0m WIDE UNLESS NOTED OTHERWISE.

- NOTES: SEWERS**
- REFER TO STANDARD DRAWING MRWA-S-209 FOR REQUIREMENTS OF SEWERS IN THE VICINITY OF RETAINING WALLS.
 - PIERS ARE TO BE LOCATED SO THE SEWER CROSSING OF THE WALL IS CENTRALLY BETWEEN PIERS WITH A MINIMUM 0.8m CLEARANCE.

- NOTE: RETAINING WALL**
- REFER TO MCLEODS CONSULTING RETAINING WALL PLANS FOR DETAILS.
 - A BUILDING PERMIT IS TO BE PROVIDED TO THE SUPERINTENDENT PRIOR TO CONSTRUCTION.
 - CERTIFICATION FROM A QUALIFIED STRUCTURAL ENGINEER IS REQUIRED POST CONSTRUCTION.
 - PIERS TO ALIGN WITH TITLE BOUNDARIES ALONG HIGH SIDE OF WALL.

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Rev	Amendment	Des/Dr	App'd	Date	Legend	
A	Initial Issue	GP/AW	MG	28/10/16	Drain & Property Inlet	Existing Surface Level at Title 47.01
B	Title boundary amendments	GP/AW	MG	15/02/17	House Drain	Finished Surface at Title FS47.01
					Sewer	Level at Top/Toe of Batter/Ridge FT47.01
					Swale Drain	Top of Wall Level TW47.01
					Existing Drain	Bottom of Wall Level BW47.01
					Existing House Drain	Design Contours 47.01
					Existing Sewer	Existing Contours 47.01
					Existing Swale Drain	Batter
					Vehicle Crossings	Ridge

Principal

acacia
BOTANIC RIDGE

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Council	City of Casey	Scale @ A1:	1:500
Project	Acacia, Botanic Ridge Stage 6	0 5 10 15 20 25	
Title	Allotment Benching Plan	Drawing No.	0055-06-R03
Designed:	G.Pratt	Authorised:	M.Graham
Drafted:	A.Wilkins	Date:	October 2016
Sheet	03 of 24	Rev	B