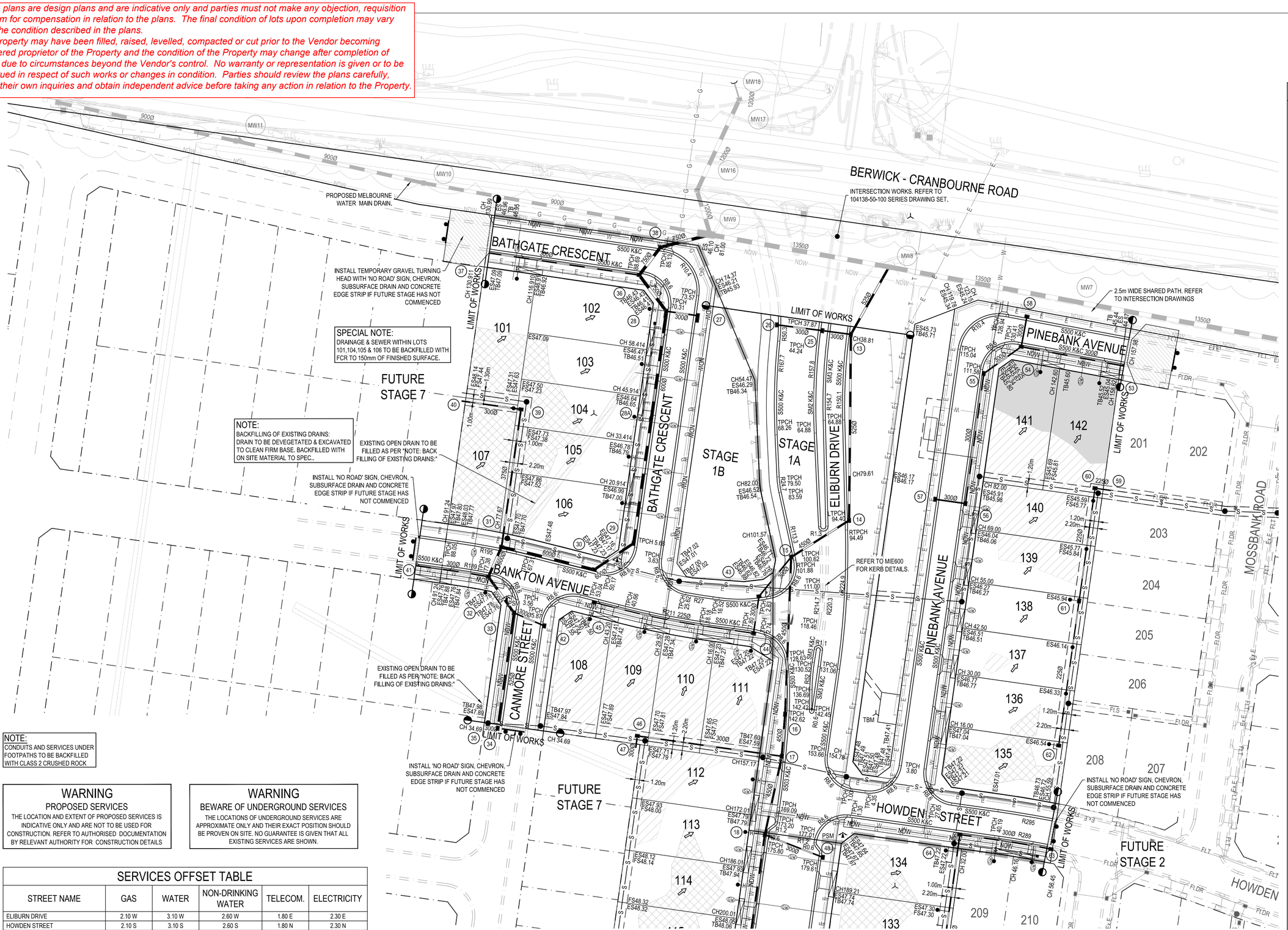
These plans are design plans and are indicative only and parties must not make any objection, requisition or claim for compensation in relation to the plans. The final condition of lots upon completion may vary from the condition described in the plans.
The Property may have been filled, raised, levelled, 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.



NOTE:
CONDUITS AND SERVICES UNDER FOOTPATHS TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK

WARNING
PROPOSED SERVICES
THE LOCATION AND EXTENT OF PROPOSED SERVICES IS INDICATIVE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. REFER TO AUTHORISED DOCUMENTATION BY RELEVANT AUTHORITY FOR CONSTRUCTION DETAILS

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.

SERVICES OFFSET TABLE

STREET NAME	GAS	WATER	NON-DRINKING WATER	TELECOM.	ELECTRICITY
ELIBURN DRIVE	2.10 W	3.10 W	2.60 W	1.80 E	2.30 E
HOWDEN STREET	2.10 S	3.10 S	2.60 S	1.80 N	2.30 N
PINEBANK AVENUE (NORTH SOUTH)	2.10 E	3.10 E	2.60 E	0.50 W	1.00 W
PINEBAK AVENUE (EAST WEST)	2.10 S	3.10 S	2.60 S	0.50 N	1.00 N
CANMORE STREET	2.10 W	3.10 W	2.60 W	1.80 E	2.30 E
BANKTON AVENUE	2.10 S	3.10 S	2.60 S	1.80 N	2.30 N
BATHGATE CRESCENT (16m WIDTH)	2.10 E	1.50 E	1.00 E	1.80 W	2.30 W
BATHGATE CRESCENT (14m WIDTH)	-2.10 N	1.15 N	0.65 N	1.80 S	2.30 S
RYEBANK WAY	2.10 S	3.10 S	2.60 S	1.80 N	2.30 N
BERWICK/CRANBOURNE RD	VARIES, 2.1 S	VARIES, 17 S	0.60 S	VARIES, 16.5 S	Ex.O/H N

ROADWORKS LEGEND

- KERB & CHANNEL - (AS NOTED)
- TRANSITION KERB
- PROPOSED DRIVEWAY CROSSING
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW BATTER
- SUBSOIL DRAIN
- EXISTING STORMWATER DRAIN, PIT AND PROPERTY INLET
- OR
- STORMWATER DRAIN, PIT AND PROPERTY INLET
- SEWER, MAINTENANCE STRUCTURES AND PROPERTY CONNECTION
- SWALE DRAIN INVERT AND DIRECTION OF FLOW
- PERMANENT SURVEY MARK (PSM)
- TEMPORARY BENCH MARK (TBM)
- ES00.000 EXISTING SURFACE LEVEL
- FS00.000 FINISHED SURFACE LEVEL
- TB00.000 TOP OR TOE OF BATTER LEVEL
- STORMWATER PIT NO.
- PROPOSED RETAINING WALL
- THRESHOLD TREATMENT
- NEW FINISHED SURFACE CONTOUR
- EXISTING SURFACE CONTOUR
- CONCRETE EDGE STRIP WITH SUBSOIL DRAIN "NO ROAD" SIGN & BARRIER
- STREET SIGN
- LIMIT OF WORKS
- PROPOSED ELECTRICITY
- PROPOSED GAS
- PROPOSED SEWER
- BRANCH SEWER
- PROPOSED TELSTRA
- PROPOSED WATER
- PROPOSED NON-DRINKING WATER
- PROPOSED OPTIC FIBRE
- EXISTING ELECTRICITY
- EXISTING GAS
- EXISTING SEWER
- EXISTING TELSTRA
- EXISTING WATER
- EXISTING NON-DRINKING WATER
- EXISTING OPTIC FIBRE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

GRADING LEGEND

- DIRECTION OF FALL
- LOT FILLING (FILL UP TO 300mm DEEP)
- LOT FILLING "LEVEL 1" (FILL GREATER THAN 300mm DEEP)
- LOT CUT

REV	DESCRIPTION	BY	APP	DATE
A	PRELIMINARY ISSUE	MG	NCW	07/03/11
B	GENERAL REVISION	ADC	NCW	25.03.11
00	ISSUE FOR TENDER	BM	NCW	20.04.11
01	ISSUE FOR CONSTRUCTION	MG	NCW	16.05.11
02	ISSUE FOR CONSTRUCTION	MG	NCW	06.12.11
03	STAGE 1 SPLIT IN TO STAGE 1A AND STAGE 1B	AJB	NCW	20.12.11
04	DRIVEWAY LOCATION AMENDED	AJB	NCW	27.02.12

0 5 10 15 20 25m
SCALE 1:500 AT ORIGINAL SIZE

STAGE BOUNDARY

PEET Livingston Cranbourne East

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CLIENT: PEET LTD
PROJECT: LIVINGSTON ESTATE STAGE 1A AND 1B CITY OF CASEY
NORTH
DESIGNED: SP | DRAWN: MG | APPROVED: | SCALE @ A1: 1:500
STATUS: FOR CONSTRUCTION
TITLE: DETAIL PLAN SHEET 1 OF 2
PROJECT No: 104138-01 MIE100
DRAWING No:
REV: 04

DWG FILE: X:\104138 - 50 Berwick - Cranbourne Road\6BIM\6_3 MHT MIE\6_3_4 MHT UD\STAGE 1\104138-01-MIE100-MIE101.dwg - MH PLOT TIME: 27 Feb 2012, 2:05pm