BEACONSFIELD GARDENIA ESTATE

STAGE 2

70 BRUNT ROAD, BEACONSFIELD

CARDINIA SHIRE COUNCIL

FOR

BANRIAR INVESTMENTS PTY LTD

CIVIL DRAWINGS

ROAD AND DRAINAGE

DCE REF : 11957.2

AS CONSTRUCTED

DALTON CONSULTING ENGINEERS
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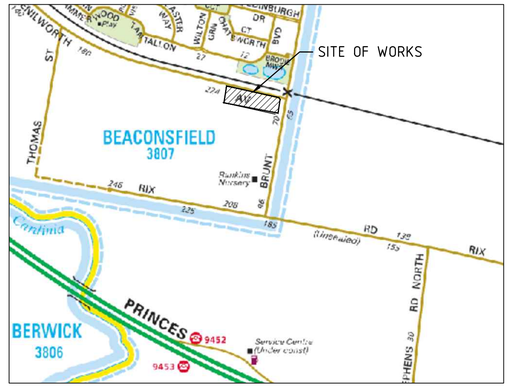
Drawing File: G:\Designdata\11900\11957.2-70 Brunt Road Beaconsfield Stage 2\Acad\Plt\
11957.2-PRO-Dwg - 11957.2-PRO
Date/Time: Fri Jun 05, 2020 - 3:04pm --jacob.burns--

GENERAL NOTES

1. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA) ZONE 55.
2. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH VPA GUIDELINE, AS4000 GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED CARDINIA SHIRE COUNCIL SPECIFICATION AND STANDARD DRAWINGS, AND TO THE SATISFACTION OF THE SUPERINTENDENT AND THE CITY ENGINEER OR HIS REPRESENTATIVE.
3. A PRE-COMMENCEMENT MEETING WITH COUNCIL IS TO BE ARRANGED PRIOR TO COMMENCEMENT OF THE WORKS.
4. ALL SERVICE AUTHORITIES SHALL BE NOTIFIED IN WRITING SEVEN DAYS PRIOR TO COMMENCEMENT OF THE WORKS.
5. TBMS TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF TBMS THEREAFTER.
6. ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES.
7. THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION VEHICLES TO THE ROAD RESERVE AND EASEMENTS. ANY DAMAGE CAUSED TO ALLOTMENTS MUST BE MADE GOOD.
8. ANY BUILDINGS, TROUGHS, FENCES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED AS DIRECTED BY THE ENGINEER. THE COST OF REMOVAL IS TO BE INCLUDED IN THE OVERALL EARTHWORKS FIGURE UNLESS A SPECIFIC ITEM FOR REMOVAL IS DENOTED IN THE SCHEDULE.
9. FILL AREAS IN EXCESS OF 200mm ARE TO BE STRIPPED OF TOPSOIL, FILLED, AND TOPSOIL REPLACED TO OBTAIN THE FINAL FILL LEVELS SHOWN ON THE DRAWINGS. ALL FILLING MUST ENSURE LEVEL 1 GEOTECHNICAL SUPERVISION IS MAINTAINED AS PER CLAUSE 8.2 OF AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS". STRUCTURAL FILLING MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCIL PRIOR TO PLACEMENT.
10. NO FILL OR STOCKPILING OF MATERIAL IS TO BE PLACED ON ANY RESERVE OR COMMON PROPERTY UNLESS OTHERWISE DIRECTED BY THE ENGINEER. NO TOPSOIL IS TO BE REMOVED FROM SITE. SURPLUS SOIL MUST BE MADE AVAILABLE FOR LOTS AND RESERVES.
11. WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCIL AND CONSTRUCTED IN LAYERS 150MM THICK WITH COMPACTION IN ACCORDANCE WITH AS3798. PRIOR TO THE PLACEMENT OF THE FILL MATERIAL UNDER NEW PAVEMENTS, APPROVAL OF THE MATERIAL TO BE USED MUST BE OBTAINED FROM COUNCIL.
12. WHEN PAVEMENT EXCAVATION IS IN ROCK ALL LOOSE MATERIAL (INCLUDING ROCKS AND CLAY) MUST BE REMOVED. THE SUB-GRADE MUST THEN BE REGULATED WITH COUNCIL APPROVED MATERIAL.
13. AT LEAST 3 DAYS BEFORE COMMENCING EXCAVATION OF TRENCHES IN EXCESS OF 1.5m DEPTH, A COMPLETED "NOTICE OF INTENTION TO COMMENCE TRENCHING OPERATIONS" FORM SHALL BE SENT TO WORKSAFE VICTORIA. THE NOMINATED SUPERVISOR SHALL BE SUITABLY QUALIFIED IN ACCORDANCE WITH VICTORIAN OHS ACT 1985 & COMMONWEALTH OHS CODE OF PRACTICE 2008.
14. NO BLASTING TO BE CARRIED OUT WITHIN 20 METRES OF EXISTING SERVICES.
15. ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN. IF ROAD AND DRAINAGE CONSTRUCTION NECESSITATES THEIR REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE ENGINEER.
16. ALL DISTURBED SURFACES SHOULD BE OVER EXCAVATED BY 150mm, TOP SOILED WITH MINIMUM 150mm OF LOCAL TOP SOIL AND BITUMEN STRAW HYDROSEEDED.
17. ALL BLOCKS ARE TO SURFACE GRADE WITH A MINIMUM FALL OF 1 IN 150 ALONG THE LOW SIDE BOUNDARY TO THE POINT OF DISCHARGE.
18. ALL BATTERS SHALL BE 1 IN 6, UNLESS OTHERWISE SHOWN.
19. ALL CHAINAGES REFER TO ROAD RESERVE CENTRELINES EXCEPT:
    - IN COURT HEADS WHERE CHAINAGES REFER TO LIP OF KERB
    - KERB RETURNS WHERE CHAINAGES REFER TO LIP OF KERB.
20. GENERALLY SM2 KERB AND CHANNEL IS TO BE USED THROUGHOUT THE SUBDIVISION. WHERE OTHER KERB TYPES ARE REQUIRED THEY ARE SPECIFICALLY SHOWN ON THE DRAWINGS.
21. LIP OF ALL KERB RADII ARE 8.60m UNLESS OTHERWISE SHOWN.
22. FOOTPATHS TO BE OFFSET 50mm FROM THE TITLE BOUNDARIES.
23. VEHICULAR CROSSINGS OF THE TYPE INDICATED ARE TO BE OFFSET 0.75m FROM THE LOT BOUNDARY OR EASEMENT UNLESS OTHERWISE SHOWN. DRIVEWAY GRADES INTO ALLOTMENTS TO BE 1 IN 6 MAX. DRIVEWAY LAYBACK AND WINGS SHALL BE CONSTRUCTED AS A SINGLE SEGMENT OF CONCRETE.
24. PROVIDE LAYBACKS IN KERB TO ALL PRAM CROSSINGS IN ACCORDANCE WITH COUNCIL STANDARDS.
    ASPHALT FILLETS/RAMPS ARE TO BE PROVIDED ON THE BASE COURSE ASPHALT TO REMOVE TRIPS AT ALL PEDESTRIAN CROSSING LOCATIONS.
25. ALL LINE MARKING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1742-1 AND AS 1742-2, UNLESS SPECIFICALLY SHOWN OTHERWISE.
    LINEMARKING IS TO BE INSTALLED USING EXTRUDED LONG LIFE THERMOPLASTIC PAINT. TEMPORARY LINEMARKING USING ORDINARY PAINT IS TO BE APPLIED WHEN WEARING COURSE ASPHALT IS NOT APPLIED FOR A PERIOD OF TIME E.G. AT PRACTICAL COMPLETION.
    STREET SIGNS ARE REQUIRED TO SHOW STREET NUMBERS APPLICABLE TO EACH BLOCK.
    ALL TEMPORARY WARNING SIGNS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1742-3.
26. THE LOCATION OF EXISTING SERVICES SHOWN ON THESE PLANS SHALL BE PROVEN ON SITE. THE APPROPRIATE AUTHORITY SHALL BE CONTACTED AND THE SERVICES LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
27. ALL EASEMENTS ARE 2.0m OR 3.0m WIDE DRAINAGE AND SEWERAGE EASEMENTS UNLESS OTHERWISE SHOWN.
28. CENTRELINES OF ALL SEWERS ARE OFFSET 1.2m OR 2.0m FROM THE PROPERTY LINE UNLESS OTHERWISE SHOWN.
29. CENTRELINES OF ALL EASEMENT DRAINS ARE OFFSET 1.0m OR 2.2m FROM THE PROPERTY LINE UNLESS OTHERWISE SHOWN.
30. ALL STORMWATER DRAINS ARE TO BE CLASS '2' RC OR FRC PIPES UNLESS OTHERWISE SHOWN. ALL RC PIPES ARE TO BE RUBBER RING JOINTED (RRJ). FRC PIPES MAY ONLY BE USED IN EASEMENTS.
31. WHERE CURVED PIPES ARE SHOWN ON THE FACE PLANS THEY ARE TO BE LAID PARALLEL TO THE BACK OF KERB, EXCEPT WHERE A RADIUS HAS BEEN SPECIFICALLY NOMINATED. ALL DRAINS BEHIND KERBS ARE TO BE LAID AT THE OFFSET SPECIFIED IN THE COUNCIL SPECIFICATION. CURVED PIPES OF DIAMETER LESS THAN 600mm ON LARGE RADIUS CURVES ARE APPROVED BY COUNCIL SUBJECT TO COMPLIANCE WITH MANUFACTURER'S SPECIFICATION.
32. ALL PIPE AND SERVICE TRENCHES THAT EXTEND UNDER ROADWAYS TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK.
    ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 2 CRUSHED ROCK. SERVICE TRENCHES LESS THAN 750mm BEHIND PARKING BAYS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 CRUSHED ROCK.
33. 100mm NOMINAL DIAMETER P.V.C. CLASS 400 A.G. DRAIN TO BE LAID BEHIND ALL KERB & CHANNEL AS SHOWN ON THE TYPICAL SECTION.
34. PROPERTY INLETS ARE TO BE PLACED 1.0m FROM LOW CORNERS OF ALLOTMENTS UNLESS OTHERWISE SHOWN.
35. 100mm DIA. HOUSE DRAINS IN STREETS TO BE PLACED 5.5m FROM LOW CORNERS AS PER STD VPA DWG EDCM 701 UNLESS OTHERWISE SHOWN.
36. POSITION CONDUITS SO THAT A MINIMUM DISTANCE BETWEEN TAPPINGS IS 1.0m. CONDUITS NOT TO BE LOCATED WITHIN 4.0m OF ALLOTMENT BOUNDARY, UNLESS OTHERWISE SHOWN.
37. WATER TAPPINGS FOR LOTS SITUATED ON THE SAME SIDE AS THE WATERMAIN ARE TO BE LOCATED AT THE CENTRE OF THE LOT. THE KERB IS TO BE MARKED "W" WITH AN ARROW POINTING TO THE TAPPING.
38. GAS & WATER CONDUITS ARE TO BE 100mm DIA. CLASS 12 P.V.C. LAID AT A MINIMUM DEPTH OF 815mm BELOW TOP OF KERB AND LOCATED IN THE POSITIONS SHOWN. THEY ARE TO BE PLACED AT RIGHT ANGLES TO THE KERB AND SERVICE ALIGNMENT AND ARE TO EXTEND TO THE PROPERTY BOUNDARY. CONDUITS ARE TO BE REFERENCED IN 50mm HIGH LETTERS ON THE FACE OF KERB AND CHANNEL.
39. ELECTRICITY CONDUITS ARE TO BE LAID WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS :
    UNDER ROADS - 0.90m
    ELSEWHERE - 0.60m
40. THE WEARING COURSE (SECOND LAYER) OF ASPHALT IS TO BE LAID WHEN MORE THAN 50 PERCENT OF ABUTTING HOUSES HAVE BEEN CONSTRUCTED OR 12 MONTHS AFTER THE APPLICATION OF THE FIRST LAYER, WHICHEVER IS SOONER.
41. ANY LINE MARKING REQUIRED AS PART OF THE CONSTRUCTION PLANS, MUST BE APPLIED TO THE INTERIM ASPHALTS LAYER, AS WELL AS THE WEARING COURSE LAYER.
42. ALL PAVEMENT MATERIALS ARE TO BE VICROADS APPROVED MATERIALS
43. PRIOR TO THE ISSUE OF A STATEMENT OF COMPLIANCE, ALL DRAINS ARE TO BE CCTV TESTED AND THE RESULTS PROVIDED TO COUNCIL.
44. NO TOPSOIL IS TO BE REMOVED FROM SITE WITHOUT THE APPROVAL OF COUNCIL.
45. NBN PITS SHALL BE CONSTRUCTED CLEAR OF FOOTPATHS.

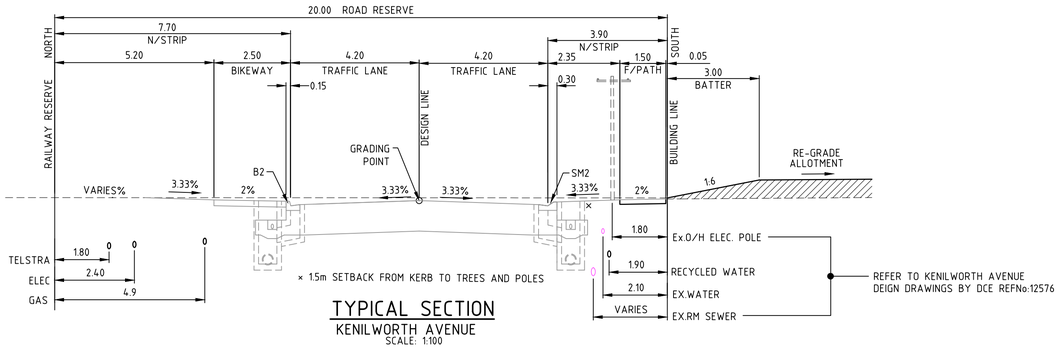
DRAWING INDEX

SHEET NO.	DRAWING NO.	DESCRIPTION
01	11957.2TD01	NOTES, DRAWING INDEX, LOCALITY PLAN AND TYPICAL DETAILS
02	11957.2SP01	STAGING PLAN
03	11957.2DP01	DETAIL PLAN
04	11957.2FP01	FILL PLAN
05-06	11957.2POS01-02	PLAN OF SUBDIVISION SHEET 01 OF 02
07	11957.2EF01	EXISTING FEATURES PLAN



LOCALITY PLAN

MELWAY REF MAP: 214 C4
NTS



TYPICAL SECTION

KENILWORTH AVENUE
SCALE: 1:100

TABLE OF SERVICES LOCATIONS

STREET NAME	EX-WATER	ND-WATER	GAS	TELECOM	ELEC.	EX.POLES	BOK
KENILWORTH AVENUE	1.80 S	2.30 S	4.00 N	5.60 N	5.00 N	VARIES S	7.55 N 3.60 S

REV	AMENDMENTS	DATE	APP'D.
AC1	AS CONSTRUCTED ISSUE	05/06/20	TL

Written dimensions to take precedence over scale. Contractor shall check and verify all dimensions on site, Discrepancies to be brought to the attention of the Superintendent.

Drawn R. YOUNG
Date 06/12/16
AN 1991052
Designed W. IRVIN
Date 06/12/16
AN 1361402
Verified T. THAVENDRAN
Date 12/12/16
AN 943223
Audited R. MASON
Date 08/03/17
AN 704293
Approved T. LIAKOPOULOS
Date 08/03/17
AN 887092

AS CONSTRUCTED

Coords: MGA
Levels: AHD

Scale @ A1/A3 AS SHOWN

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BEACONSFIELD GARDENIA ESTATE - STAGE 2
70 BRUNT ROAD, BEACONSFIELD
NOTES, DRAWING INDEX, LOCALITY PLAN AND TYPICAL DETAILS
Drawing No. 11957.2TD01 Rev AC1
Sheet No. 01 AS CONSTRUCTED

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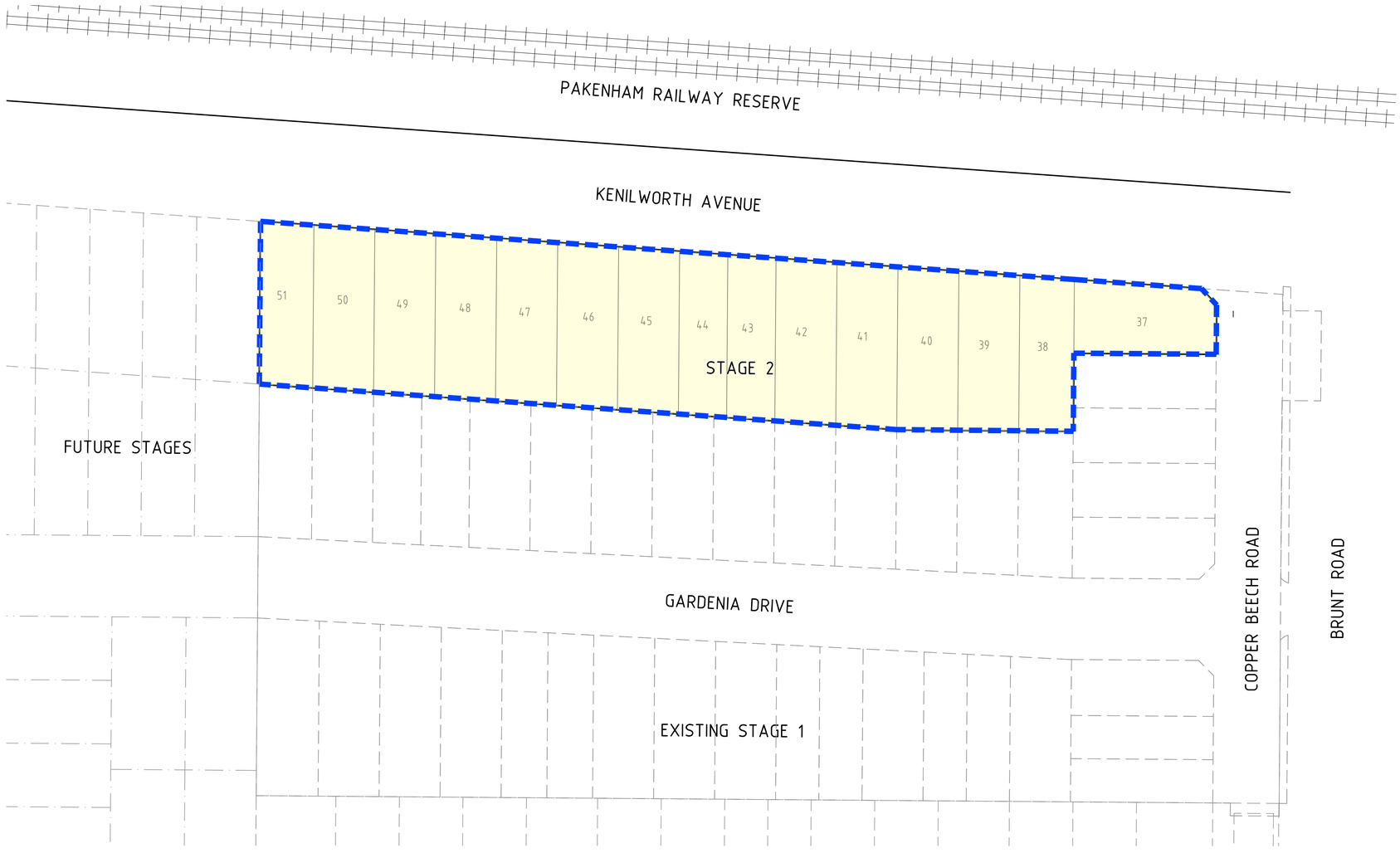

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AN 704294
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Date 08/03/17
AN 887093

AS CONSTRUCTED

Coords: MGA
Levels: AHD

Hor 1:500 0m 5m 10m 20m 30m

Scale @ A1/A3 1:500/1:1000

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BEACONSFIELD GARDENIA ESTATE - STAGE 2

70 BRUNT ROAD, BEACONSFIELD

STAGING PLAN

Drawing No. 11957.2SP01 Rev AC1

Sheet No. 02 AS CONSTRUCTED

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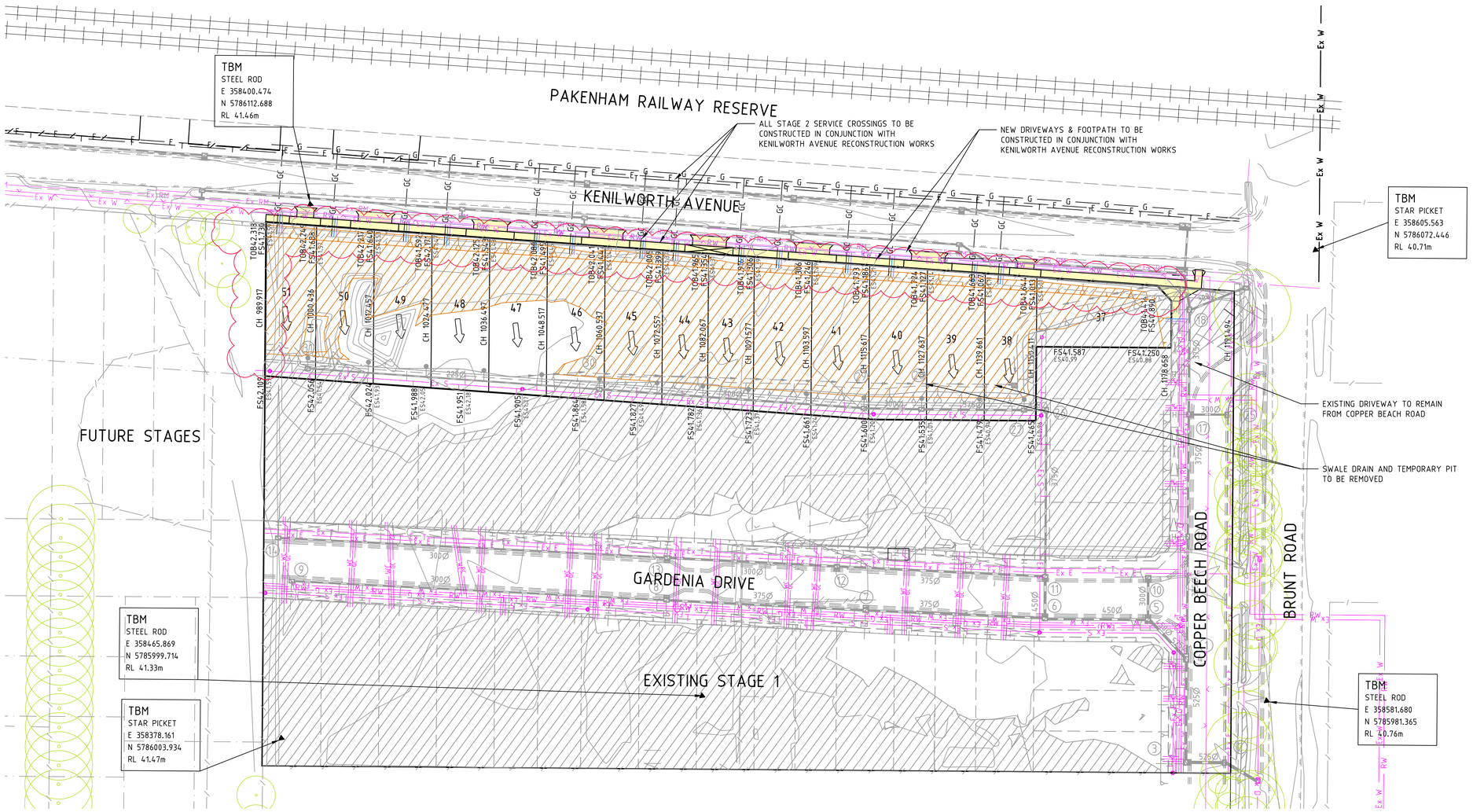

TABLE OF SERVICES LOCATIONS

STREET NAME	EX-WATER	ND-WATER	GAS	TELECOM	ELEC.	EX.POLES	BOK
KENILWORTH AVENUE	1.80 S	2.30 S	4.00 N	5.60 N	5.00 N	VARIES S	7.55 N 3.60 S

WARNING!
THE LOCATION OF EXISTING SERVICES SHOWN ON THESE PLANS MUST BE PROVEN ON SITE, THE APPROPRIATE AUTHORITY MUST BE CONTACTED AND THE SERVICES LOCATED PRIOR TO COMMENCEMENT OF ANY WORKS.

WARNING
NO DRAINAGE WORKS SHALL COMMENCE UNTIL THE CONTRACTOR CONFIRMS THE I.L. OF ALL EXISTING DRAINS, AND CONFIRMS IN WRITING WITH THE ENGINEERING SUPERVISOR.

AS CONSTRUCTED

LEGEND

- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRICAL CABLE
- EXISTING SEWER MAIN & MANHOLE
- EXISTING TELECOMM. CABLE AND PIT
- EXISTING ELEC. POLE & O'HEAD LINES
- EXISTING STORMWATER DRAIN & PIT
- CONSTRUCTED PRE DEVELOPMENT
- EXISTING TREES TO BE REMOVED
- EXISTING SURFACE LEVEL
- FINISHED SURFACE LEVEL
- OPEN EARTH DRAIN (O.E.D.)
- SEWER MAIN AND MANHOLE
- STORMWATER DRAIN & PIT
- SW DRAIN & PIT CONSTRUCTED IN PREVIOUS STAGES
- PROPERTY INLETS
- HOUSE DRAIN
- GAS CONDUIT
- WATER CONDUIT
- RECYCLED WATER CONDUIT
- TELECOMM. CONDUIT
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- WATER
- RECYCLED WATER
- TELECOMMUNICATIONS
- ELECTRICITY
- GAS
- STREET NAME SIGN
- REGRADE LOT AT MIN 1 IN 150
- ASPHALT PAVEMENT
- CONC FOOTPATH / DRIVEWAY
- FILLING OVER 200mm
- FINISHED SURFACE CONTOUR

Coords: MGA
Levels: AHD

Hor 1:500 0m 5m 10m 20m 30m

Scale @ A1/A3 1:500/1:1000

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Date 12/12/16
AN 943225
Audited R. MASON
Date 08/03/17
AN 704295
Approved T. LIAKOPOULOS
Date 08/03/17
AN 887094

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BEACONSFIELD GARDENIA ESTATE - STAGE 2
70 BRUNT ROAD, BEACONSFIELD
DETAIL PLAN

Drawing No. 11957.2DP01 Rev AC1
Sheet No. 03 AS CONSTRUCTED

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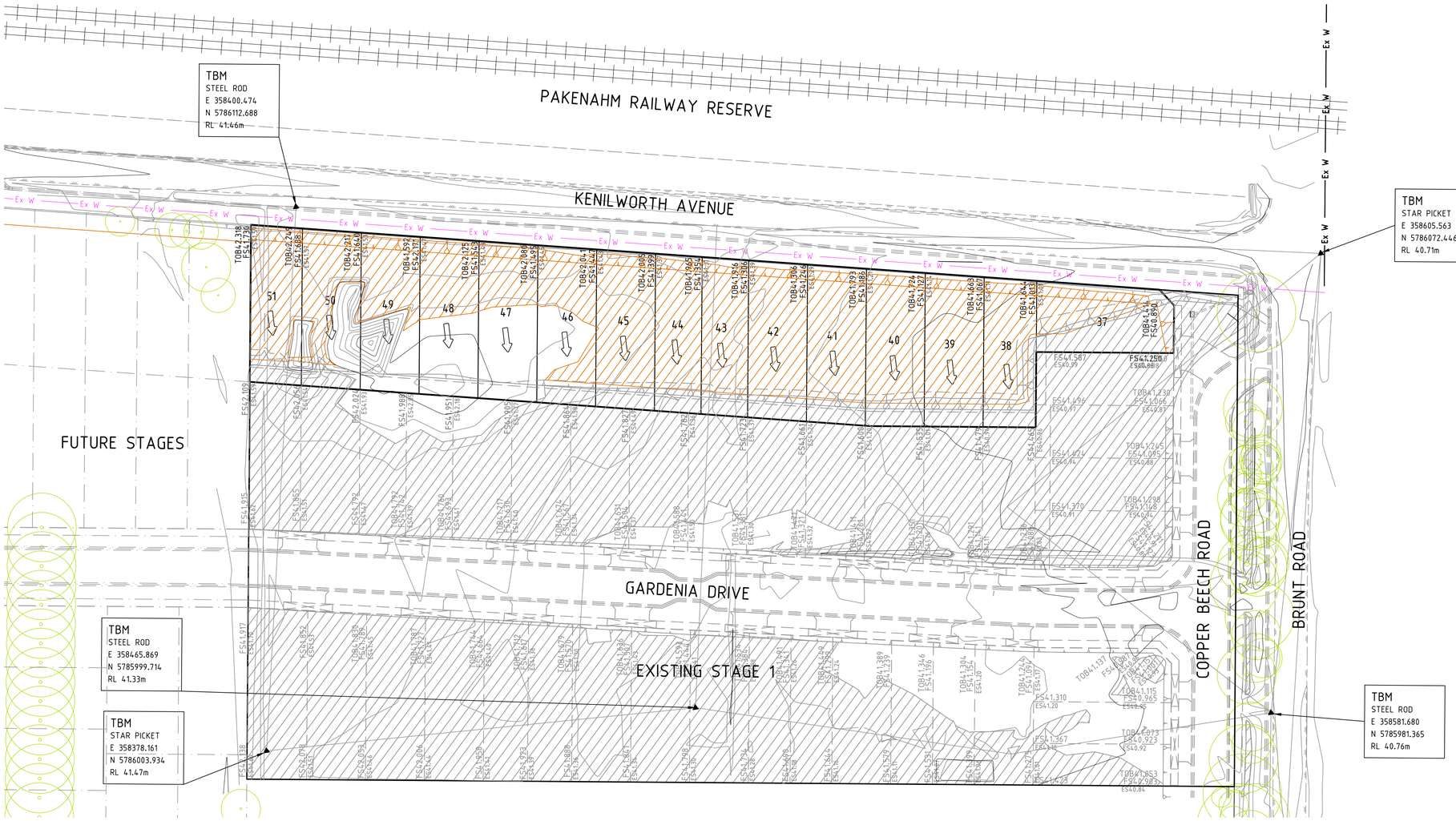

FILL PLAN NOTES

THIS PLAN SHOWS DETAILS OF WORKS AFFECTING THE NATURAL SURFACE OF THE LAND WITHIN THE SUBDIVISION WHICH HAVE BEEN CARRIED OUT OR ARE PROPOSED TO BE CARRIED OUT PRIOR TO REGISTRATION OF THE PLAN OF SUBDIVISION, BEING FILL PLACED ON THE LAND TO THE EXTENT AND DEPTH SHOWN ON THIS PLAN.

THIS PLAN DOES NOT SHOW ANY OTHER FILL WHICH MAY HAVE BEEN PLACED ON THE LAND PRIOR TO THE CIVIL WORKS BEING UNDERTAKEN.

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF CONSTRUCTING SUBDIVISIONAL WORKS AND IS NOT A RECORD OF 'AS BUILT DETAILS'.

FILLING SHOWN LESS THAN 200mm DEEP IS GRADED OR SPREAD OVER ALLOTMENTS TO CORRECT MINOR SURFACE IRREGULARITIES SUCH AS FURROWS ETC AND LOT GRADING.

IRRESPECTIVE OF THE DEPTH OF FILLING FOUNDATIONS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH A SOIL CLASSIFICATION AND REPORT PREPARED FOR THE PURPOSE AND IN ACCORDANCE WITH THE APPROPRIATE BUILDING REGULATIONS.

THE AREA MARKED THUS ON THIS PLAN INDICATES FILL DEEPER THAN 200mm PLACED ON ALLOTMENTS.

THE EXTENT OF AND DEPTH OF FILL MUST BE CONFIRMED BY A PROPER GEOTECHNICAL INVESTIGATION BY AN EXPERIENCED PRACTITIONER.

AS CONSTRUCTED

REV	AMENDMENTS	DATE	APP'D.
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Date 12/12/16
AN 943226
Audited R. MASON
Date 08/03/17
AN 704296
Approved T. LIAKOPOULOS
Date 08/03/17
AN 887095

LEGEND

ES EXISTING SURFACE LEVEL
FS FINISHED SURFACE LEVEL
TOB TOP OF BATTER LEVEL
FILL DEEPER THAN 200mm PLACED ON ALLOTMENTS
BATTERS

Coords: MGA
Levels: AHD
Hor 1:500 0m 5m 10m 20m 30m
Scale @ A1/A3 1:500/1:1000

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BEACONSFIELD GARDENIA ESTATE - STAGE 2
70 BRUNT ROAD, BEACONSFIELD
FILL PLAN

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PLAN OF SUBDIVISION

LRS USE ONLY

PS 730190 V / S2

LOCATION OF LAND

PARISH : PAKENHAM

TOWNSHIP : ——

SECTION : ——

CROWN ALLOTMENT : ——

CROWN PORTION : 31 (Pt)

TITLE REFERENCE : C/T's Vol. Fol.

LAST PLAN REFERENCE : LOT S2 ON PS 730190V

POSTAL ADDRESS : (At time of subdivision) No. 70 BRUNT ROAD, BEACONSFIELD, 3807.

MGA94 Co-ordinates : (of approx. centre of land in plan) E 358 487 N 5786 035 ZONE : 55

COUNCIL NAME : CARDINIA SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON

NOTATIONS

DEPTH LIMITATION : Does not apply.

This is a SPEAR plan.

Survey: This plan is based on survey.

This survey has been connected to permanent marks no.(s) 20 & 535 in Proclaimed Survey Area No. 71

STAGING: This is a staged subdivision
Planning Permit No. T130340 -1 -

NOTATIONS

OTHER PURPOSE OF PLAN

To create a Restriction (See Sheets 3 & 4).

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION & LOTS ON THIS PLAN.
	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL & LOTS ON THIS PLAN
E-2	SEWERAGE	2	THIS PLAN	SOUTH EAST WATER CORPORATION & LOTS ON THIS PLAN.

RODNEY AUJARD & ASSOCIATES
Licensed Land Surveyors
Level 1, 325 Camberwell Road, CAMBERWELL. 3124.
Ph. 9813 2222 Fax. 9813 2244
aujard@bigpond.net.au

Surveyors Ref. 17965

Original Sheet Size : A3

SHEET 1 OF 4

Geoff. P. Sutherland Version 8

PS 730190 V / S2

M.G.A. - 94 ZONE 55

COPPER BEECH ROAD

BRUNT ROAD

KENILWORTH AVENUE

Lot	Area
37	376m²
38	324m²
39	371m²
40	380m²
41	384m²
42	384m²
43	304m²
44	304m²
45	384m²
46	384m²
47	384m²
48	384m²
49	384m²
50	384m²
51	336m²

Scale 1:500 — 5 0 5 10 15 20 25 Lengths are in metres

Original Sheet Size : A3

SHEET 2

Licensed Surveyor Geoff. P. Sutherland

Version 8

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Designed W. IRVIN
Date 06/12/16
AN 1361406
Verified T. THAVENDRAN
Date 12/12/16
AN 943227
Audited R. MASON
Date 08/03/17
AN 704297
Approved T. LIAKOPOULOS
Date 08/03/17
AN 887096

AS CONSTRUCTED

Coords: MGA
Levels: AHD

Scale @ A1/A3 AS SHOWN

BANRIAR INVESTMENTS PTY LTD
BEACONSFIELD GARDENIA ESTATE - STAGE 2
70 BRUNT ROAD, BEACONSFIELD
PLAN OF SUBDIVISION
SHEET 01 OF 02
Drawing No. 11957.2POS01 Rev AC1
Sheet No. 05 AS CONSTRUCTED

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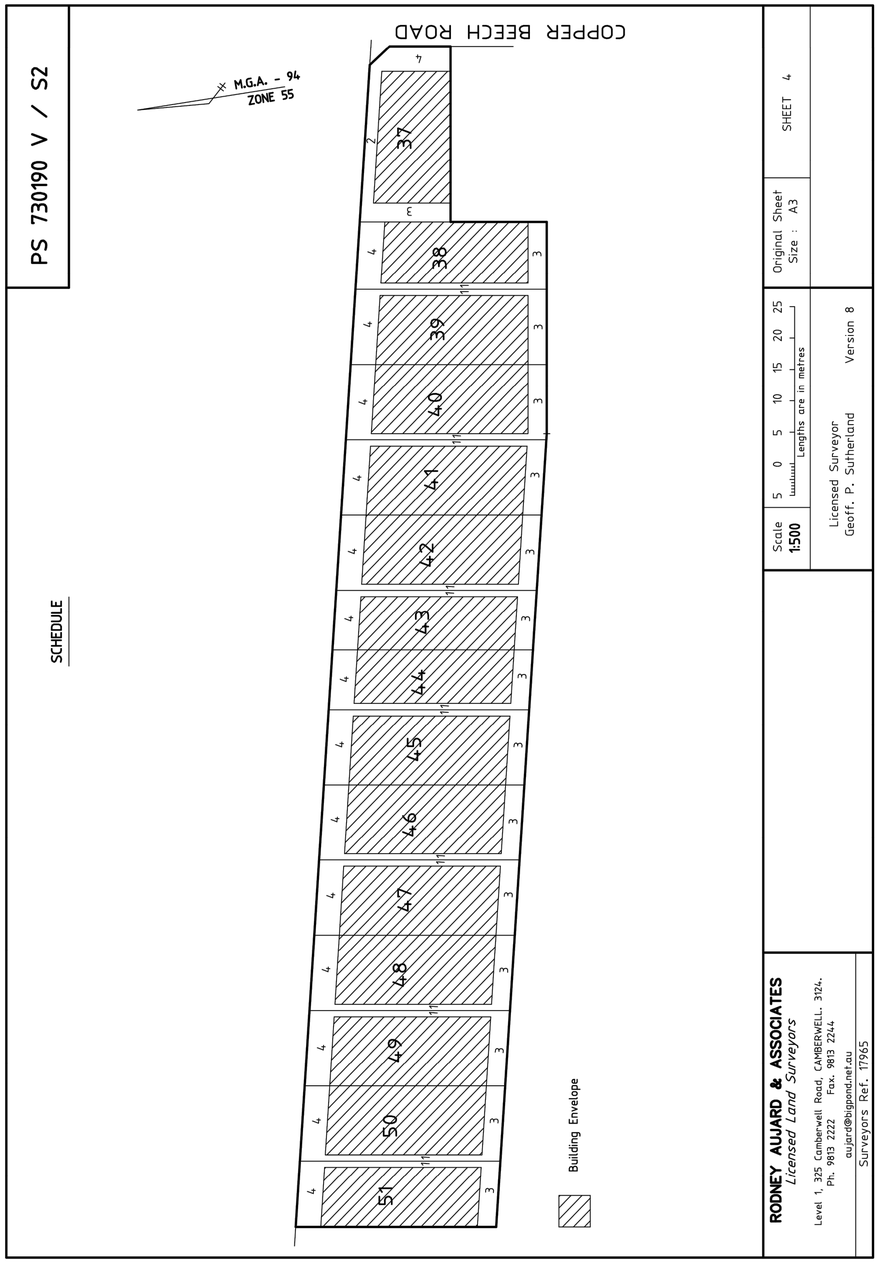
Drawing File: C:\Designdata\11900\11957.2-70 Brunt Road Beaconsfield Stage 2\cad\60\11957.2POS01.dwg 11957.2POS01
Date/Time: Fri, Jun 05, 2020 - 3:06pm --- jacob.burns---

PS 730190 V / S2



SCHEDULE

Scale 1:500	SHEET 4
5 0 5 10 15 20 25 Lengths are in metres	Original Sheet Size : A3
Licensed Surveyor Geoff. P. Sutherland	Version 8

RODNEY AUJARD & ASSOCIATES
Licensed Land Surveyors
Level 1, 325 Camberwell Road, CAMBERWELL. 3124.
Ph. 9813 2222 Fax. 9813 2244
aujard@bigpond.net.au
Surveyors Ref. 17965

PS 730190 V/S2

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT : LOTS 37 to 51 ON THIS PLAN

LAND TO BE BURDENED : LOTS 37 to 51 ON THIS PLAN

DESCRIPTION OF RESTRICTION :

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 37 to 51 ON THIS PLAN SHALL NOT :

(i) BUILD OR ALLOW TO BE BUILT ON THE LAND, ANY DWELLING OUTSIDE THE BUILDING ENVELOPE AS SHOWN IN THE SCHEDULE BELOW.

(ii) BUILD OR ALLOW TO BE BUILT ANY DWELLING OTHER THAN IN ACCORDANCE WITH THE ENDORSED BUILDING DESIGN GUIDELINES ATTACHED TO PLANNING PERMIT T 130340, ISSUED BY CARDINIA SHIRE COUNCIL, OR AS AUTHORISED BY A FURTHER PERMIT.

THIS RESTRICTION WILL EXPIRE 2 YEARS AFTER THE ISSUE OF AN OCCUPANCY PERMIT FOR THE DWELLING ON THE RESPECTIVE LOT.

SCHEDULE

See Sheet 4

RODNEY AUJARD & ASSOCIATES
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Ph. 9813 2222 Fax. 9813 2244
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Surveyors Ref. 17965

Scale Lengths are in metres	Original Sheet Size : A3	SHEET 3
Licensed Surveyor Geoff. P. Sutherland Version 8		

Drawing File: C:\Designdata\11900\11957.2-70 Brunt Road Beaconsfield Stage 2\Acad\R01\11957.2POS01.dwg
Date/Time: Fri Jun 05, 2020 - 3:06pm --jacob.burns--

REV	AMENDMENTS	DATE	APP'D.
AC1	AS CONSTRUCTED ISSUE	05/06/20	TL

Written dimensions to take precedence over scale. Contractor shall check and verify all dimensions on site, Discrepancies to be brought to the attention of the Superintendent.

Drawn R. YOUNG
Date 06/12/16
AN 1991052
Designed W. IRVIN
Date 06/12/16
AN 1361407
Verified T. THAVENDRAN
Date 12/12/16
AN 943228
Audited R. MASON
Date 08/03/17
AN 704298
Approved T. LIAKOPOULOS
Date 08/03/17
AN 887097

AS CONSTRUCTED

Coords: MGA
Levels: AHD

Scale @ A1/A3 AS SHOWN

BANRIAR INVESTMENTS PTY LTD
BEACONSFIELD GARDENIA ESTATE - STAGE 2
70 BRUNT ROAD, BEACONSFIELD
PLAN OF SUBDIVISION
SHEET 02 OF 02
Drawing No. 11957.2POS02 Rev AC1
Sheet No. 06 AS CONSTRUCTED

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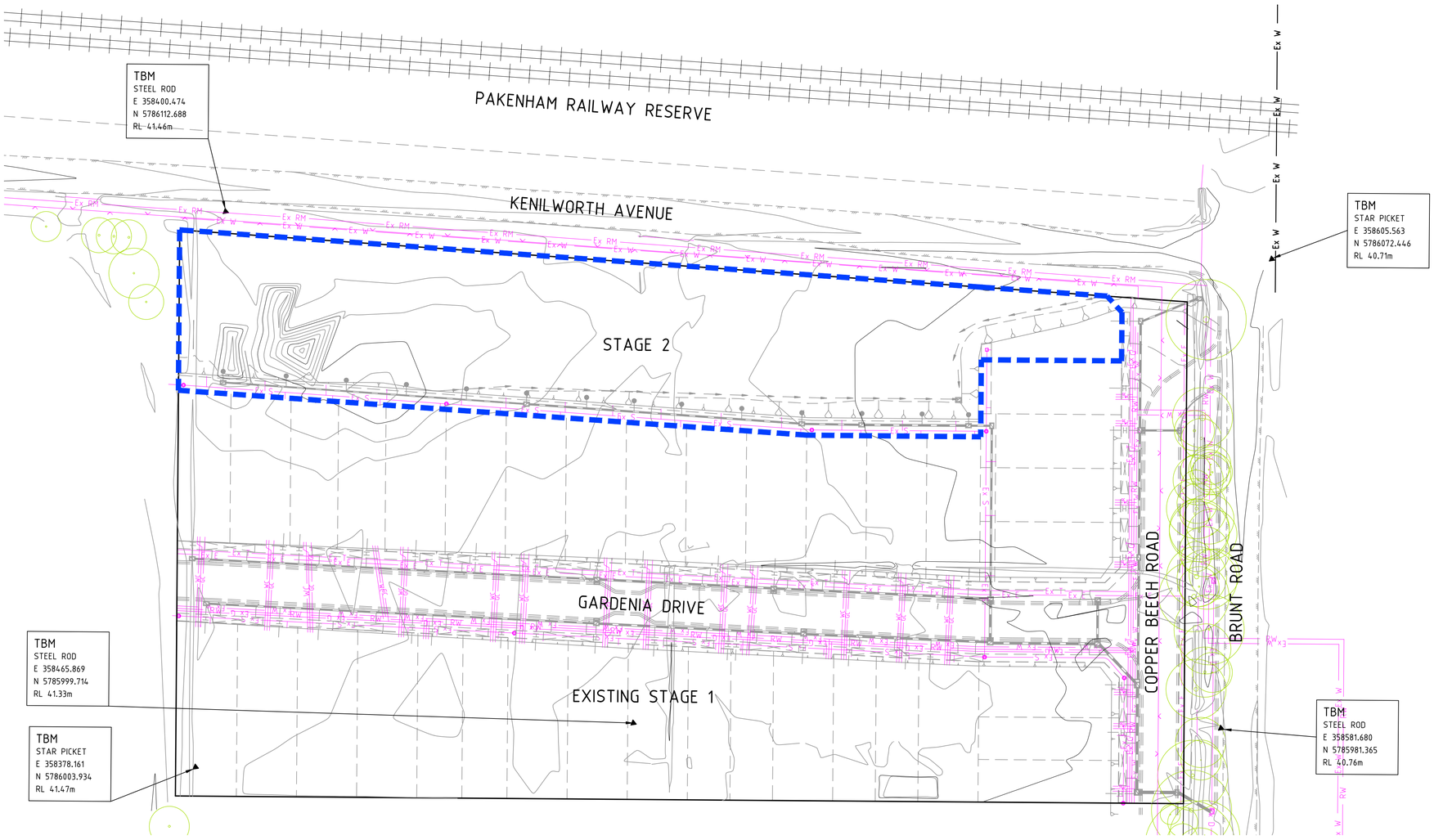

AS CONSTRUCTED

Drawing File: G:\Designdata\11800\11957.2-70 Brunt Road Beaconsfield Stage 2\xcad\01\11957.2EF01.dwg
Date/Time: Fri Jun 05, 2020 - 3:07pm --jacob.burns--

REV	AMENDMENTS	DATE	APP'D.
AC1	AS CONSTRUCTED ISSUE	05/06/20	TL

Written dimensions to take precedence over scale. Contractor shall check and verify all dimensions on site, Discrepancies to be brought to the attention of the Superintendent.

Drawn R. YOUNG
Date 06/12/16
AN 1991052
Designed W. IRVIN
Date 06/12/16
AN 1361408
Verified T. THAVENDRAN
Date 12/12/16
AN 943229
Audited R. MASON
Date 08/03/17
AN 704299
Approved T. LIAKOPOULOS
Date 08/03/17
AN 887098

LEGEND

- Ex W — EXISTING WATER MAIN
- Ex G — EXISTING GAS MAIN
- Ex E — EXISTING ELECTRICAL CABLE
- Ex S — EXISTING SEWER MAIN & MANHOLE
- Ex T — EXISTING TELECOMM. CABLE AND PIT
- EXISTING ELEC. POLE & O'HEAD LINES
- EXISTING STORMWATER DRAIN & PIT
- EXISTING TREES
- PREVIOUS STAGE SW DRAIN & PIT

Coords: MGA
Levels: AHD

Hor 1:500 0m 5m 10m 20m 30m

Scale @ A1/A3 1:500/1:1000

BANRIAR INVESTMENTS PTY LTD

BEACONSFIELD GARDENIA ESTATE - STAGE 2
70 BRUNT ROAD, BEACONSFIELD
EXISTING FEATURES PLAN

Drawing No. 11957.2EF01 Rev AC1
Sheet No. 07 AS CONSTRUCTED

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