



LEGEND

- STORMWATER DRAIN, PIT & PROPERTY INLET
- MELBOURNE WATER DRAIN & PIT
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS (INDICATIVE ONLY)
- ELECTRICITY (UNDERGROUND)
- ELECTRICITY (OVERHEAD)
- OPTIC FIBRE
- TELECOMMUNICATIONS
- GAS
- WATER
- RECYCLED WATER
- IRRIGATION
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING OPTIC FIBRE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SWALE DRAIN

LEGEND

- EXISTING SURFACE LEVEL
- FINISHED BUILDING LINE LEVEL
- FINISHED RIDGE LINE LEVEL
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- RIDGE LINE
- RETAINING WALL
- ZERO LOT LINES
- PAVEMENT TREATMENT
- STRUCTURAL FILL > 200mm DEEP
- EX. STRUCTURAL FILL > 200mm DEEP
- DIRECTION OF FALL
- OVERLAND FLOW
- ALLOTMENT TO BE GRADED EVENLY IN
- DIRECTION OF FALL TO LEVELS INDICATED
- CONCRETE EDGE STRIP WITH SUBSOIL DRAIN
- "NO ROAD" SIGN & BARRIER
- LIMIT OF WORKS
- EXISTING TREE TO BE REMOVED
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- PROPOSED DRIVEWAY
- TREE PROTECTION ZONE (TPZ)
- LOT HATCHING
- PAVEMENT HATCHING
- PARK RESERVES/NATURE STRIP HATCHING
- ELECTRICAL KIOSK
- DRAINAGE RESERVE
- MAINTENANCE ACCESS TRACK
- DRY OUT AREA

SERVICE OFFSET TABLE

Location	Gas		ND - Water		Water		Electricity		Telecommunication		Sewer		Irrigation	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
SPECTRUM CRESCENT (N/S)	W	2.25	W	2.70	W	3.20	E	2.60/1.10	E	1.85/0.35	EW	1.00	-	-
SPECTRUM CRESCENT (E/W)	N	2.25	N	2.70	N	3.20	S	2.60	S	1.85	N/S	1.00	-	-
OPPORTUNITY CIRCUIT	S	2.25	S	2.70	S	3.20	N	2.60	N	1.85	N/S	1.00	-	-
BURBANK PARADE	S	2.25	S	2.70	S	3.20	N	2.60	N	1.85	N/S	1.00	N	6.70
ORNATA CLOSE	E	2.25	E	2.70	E	3.20	W	1.25	W	0.50	E	1.00	-	-

NOTE: STREET TREES ARE TO BE PLANTED IN THE CENTRE OF ALL NATURE STRIPS

ROAD LAYOUT TABLE

ROAD NAME	RESERVE WIDTH (m)	ROAD WIDTH (m)			VERGE WIDTH (m)	
		LIP to LIP	INV to INV	BACK to BACK	NORTHWEST	SOUTHEAST
SPECTRUM CRESCENT (N/S)	14.50	6.40	7.30	7.60	4.35	2.55
ADJACENT FUTURE PARK	16.00	6.40	7.30	7.60	4.35	4.05
SPECTRUM CRESCENT	16.00	6.40	7.30	7.60	4.35	4.05
OPPORTUNITY CIRCUIT	16.00	6.40 (10.30)	7.30 (11.20)	7.6 (11.50)	10.70 (8.75)	6.70 (4.75)
BURBANK PARADE	25.00	6.40 (10.30)	7.30 (11.20)	7.6 (11.50)	10.70 (8.75)	6.70 (4.75)
ORNATA CLOSE	12.00	2.90 (5.00)	-	3.50 (5.60)	4.50	4.00 (1.90)

NOTE: DIMENSIONS IN PARENTHESES INCLUDES PARKING LANE

NOTES:

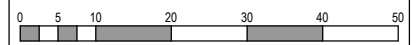
- These plans are preliminary only and have not been approved by Council. They are subject to change without notice and have been provided as a guide only.
- This plan must be read in conjunction with the Plan of Subdivision. If any discrepancies are identified between the two plans, the Plan of Subdivision takes precedence.
- Proposed services and connection points shown are preliminary only and subject to authority advice and approval. Vehicle crossing locations shown are subject to Council approval.
- Finished surface levels shown are preliminary only and may be subject to change during design and/or construction.
- The depth of fill can be determined by calculating the depth between the existing and proposed finished surface levels.
- Fill depths do not take into account any removal of topsoil, grubbing, or excavation associated with the construction of any temporary or permanent infrastructure within the subdivision.
- The plan shows the indicative extent of fill greater than 200mm in depth. These extents may be subject to change during design and/or construction. Fill less than 200mm in depth is not shown on this plan.
- The fill depth shown on this plan is for fill placed during construction of the subdivision whilst the site is under the control of Beveridge Williams & Co Pty Ltd. Beveridge Williams & Co Pty Ltd has no further knowledge or records of any other filling works throughout this subdivision, including prior to the survey being undertaken, or after the completion of construction.
- Beveridge Williams & Co Pty Ltd will not be liable for any loss or damages incurred or suffered by any party due to the use of the plan or relying on the information contained within the plan.

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.
 Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
 www.1100.com.au

PRELIMINARY PRINT
NOT FOR CONSTRUCTION

© COPYRIGHT All rights reserved
 Beveridge Williams & Co. Pty Ltd has granted a licence to the principle to use this document for its intended purpose.
 No unauthorised copying is permitted

P1	ISSUED FOR INFORMATION	08.01.21	LM	DB
----	------------------------	----------	----	----



Designed B. WETTASINGHE
 Date 08.01.21
 Drawn N. TABUENA
 Approved L. MURRAY
 Date 08.01.21
 PS Number PS837150N

BW Beveridge Williams
 development & environment consultants
 1 Glenferrie Road
 Malvern VIC 3144
 ph: 03 9524 8888
 www.beveridgewilliams.com.au

Project Details	SMITHS LANE STAGE 14 CITY OF CASEY
Drawing Title	MARKETING PLAN

Sheet 01 of 01			
Scale	1:500 @ A1		
Project Ref	Stage No	Drawing No	Rev
1101438	14	M01	P1

K:\Jobs Data\1101438 110 Smiths Lane, Clyde (MIRVAC) - Eng\Stage 14\Drawings\1101438-14-M.dwg