



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	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
OCONNOR AVENUE	NORTH	1.95	NORTH	2.40	NORTH	3.20	SOUTH	1.95	SOUTH	1.20	NORTH	0.80
MEYER CRESCENT	SOUTH	2.25	SOUTH	2.70	SOUTH	3.20	NORTH	2.60	NORTH	1.85	SOUTH	0.80
MEYER CRESCENT	WEST	2.25	WEST	2.70	WEST	3.20	EAST	0.90	EAST	0.15	WEST	0.80
MEYER CRESCENT	N / W	2.25	N / W	2.70	N / W	3.20	S / E	2.60	S / E	1.85	S / W	0.80
CARCOOLA RISE	SOUTH	2.25	SOUTH	2.70	SOUTH	3.20	NORTH	2.60	NORTH	1.85	NORTH	0.80
CROPPING STREET	S / W	2.25	S / W	2.70	S / W	3.20	N / E	2.60	N / E	1.85	S / E / W	0.80
WIRY WAY	SOUTH	2.25	SOUTH	2.70	SOUTH	3.20	NORTH	2.60	NORTH	1.85	SOUTH	0.80
WONGA COURT	NORTH	2.25	NORTH	2.70	NORTH	3.20	SOUTH	1.10	SOUTH	0.35	NORTH	0.80
POSTMAN WALK	NORTH	3.05	NORTH	3.45	NORTH	3.85	NORTH	2.40	NORTH	1.85	NORTH	0.80

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
OCONNOR AVENUE	20.00	6.40 (10.30)	7.30 (11.20)	7.60 (11.50)	6.95 (5.00)	5.45 (3.50)
MEYER CRESCENT	16.00	6.40	7.00	7.60	4.05	4.35
MEYER CRESCENT	16.00	6.40	7.00	7.60	4.35	4.05
MEYER CRESCENT	14.00	6.40	7.00	7.60	4.35	2.05
CARCOOLA RISE	16.00	6.40	7.00	7.60	4.05 (4.35)	4.35 (4.05/2.55)
CROPPING STREET	16.00	6.40	7.00	7.60	4.05	4.35
CROPPING STREET	13.00	4.60	5.20	5.80	2.85	4.35
WIRY CLOSE	16.00	6.40	7.00	7.60	4.05	4.35
WONGA COURT	14.50	6.40	7.00	7.60	4.35	2.55

NOTE: DIMENSIONS IN PARENTHESES INCLUDES PARKING LANE

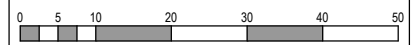
THE FINISHED SURFACE LEVELS, EXTENT OF FILL SHOWN ON THIS PLAN ARE PRELIMINARY ONLY, AND SHALL NOT BE FINALISED UNTIL CITY OF CASEY HAVE APPROVED THE PLANS FOR CONSTRUCTION

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.

P2	CONNECTIONS ADDED TO LOCAL PARK LPO5	19.03.20	LM	DB
P1	ISSUED FOR INFORMATION	04.10.19	BW	DB



Designed: C.DAWSON
 Date: 04.10.2019
 Drawn: B.WETTASINGHE
 Approved: D.BELTON
 Date: 04.10.2019
 PS Number: PS833962S



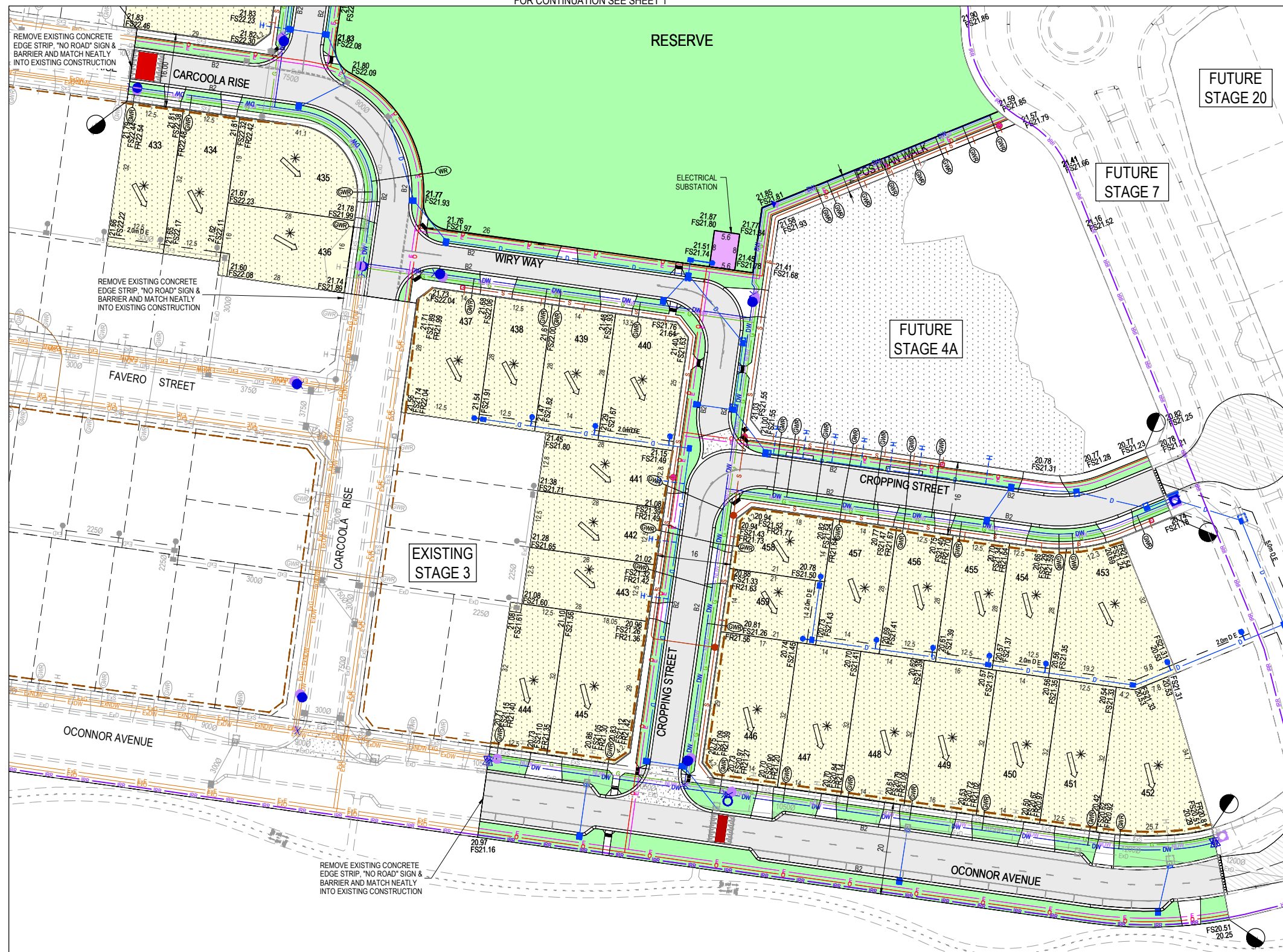
Project Details: SMITHS LANE STAGE 04 CITY OF CASEY, SEng00010/20
 Drawing Title: MARKETING PLAN (SHEET 1 OF 2)

Sheet 01 of 02

Scale: 1:500 @ A1

Project Ref	Stage No	Drawing No	Rev
1101438	04	M01	P2

K:\Jobs Data\1101438 110 Smiths Lane, Clyde (MIRVAC)_Eng\Stage 4\Drawings\1101438-04-M.dwg



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	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
OCONNOR AVENUE	NORTH	1.95	NORTH	2.40	NORTH	3.20	SOUTH	1.95	SOUTH	1.20	NORTH	0.80
MEYER CRESCENT	SOUTH	2.25	SOUTH	2.70	SOUTH	3.20	NORTH	2.60	NORTH	1.85	SOUTH	0.80
MEYER CRESCENT	WEST	2.25	WEST	2.70	WEST	3.20	EAST	0.90	EAST	0.15	WEST	0.80
MEYER CRESCENT	N / W	2.25	N / W	2.70	N / W	3.20	S / E	2.60	S / E	1.85	S / W	0.80
CARCOOLA RISE	SOUTH	2.25	SOUTH	2.70	SOUTH	3.20	NORTH	2.60	NORTH	1.85	NORTH	0.80
CROPPING STREET	S / W	2.25	S / W	2.70	S / W	3.20	N / E	2.60	N / E	1.85	S / E / W	0.80
WIRY WAY	SOUTH	2.25	SOUTH	2.70	SOUTH	3.20	NORTH	2.60	NORTH	1.85	SOUTH	0.80
WONGA COURT	NORTH	2.25	NORTH	2.70	NORTH	3.20	SOUTH	1.10	SOUTH	0.35	NORTH	0.80
POSTMAN WALK	NORTH	3.05	NORTH	3.45	NORTH	3.85	NORTH	2.40	NORTH	1.85	NORTH	0.80

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
OCONNOR AVENUE	20.00	6.40 (10.30)	7.30 (11.20)	7.60 (11.50)	6.95 (5.00)	5.45 (3.50)
MEYER CRESCENT	16.00	6.40	7.00	7.60	4.05	4.35
MEYER CRESCENT	16.00	6.40	7.00	7.60	4.35	4.05
MEYER CRESCENT	14.00	6.40	7.00	7.60	4.35	2.05
CARCOOLA RISE	16.00	6.40	7.00	7.60	4.05 (4.35)	4.35 (4.05/2.55)
CROPPING STREET	16.00	6.40	7.00	7.60	4.05	4.35
CROPPING STREET	13.00	4.60	5.20	5.80	2.85	4.35
WIRY CLOSE	16.00	6.40	7.00	7.60	4.05	4.35
WONGA COURT	14.50	6.40	7.00	7.60	4.35	2.55

NOTE: DIMENSIONS IN PARENTHESES INCLUDES PARKING LANE

THE FINISHED SURFACE LEVELS, EXTENT OF FILL SHOWN ON THIS PLAN ARE PRELIMINARY ONLY, AND SHALL NOT BE FINALISED UNTIL CITY OF CASEY HAVE APPROVED THE PLANS FOR CONSTRUCTION

WARNING
BWARE 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

P2	CONNECTIONS ADDED TO LOCAL PARK LPO5	19.03.20	LM	DB
P1	ISSUED FOR INFORMATION	04.10.19	BW	DB

SMITHS LANE
 CLYDE NORTH



Designed Date: C.DAWSON 04.10.2019
 Drawn: B.WETTASINGHE
 Approved Date: D.BELTON 04.10.2019
 PS Number: PS833962S

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 04 CITY OF CASEY, SEng00010/20
 Drawing Title: MARKETING PLAN (SHEET 2 OF 2)

Sheet 02 of 02

Scale: 1:500 @ A1

Project Ref	Stage No	Drawing No	Rev
1101438	04	M02	P2