



ROAD NAME	RESERVE WIDTH (m)	ROAD WIDTH (m)			VERGE WIDTH (m)	
		LIP to LIP	INV to INV	BACK to BACK	NORTHWEST	SOUTHEAST
BRODRIBB ROAD	16.00	6.40	7.30	7.60	4.05	4.35
OCONNOR AVENUE	14.50	5.10 (7.20)	6.00 (8.10)	6.30 (8.40)	4.35	4.10 (2.00)
GENERATION DRIVE (20.0m)	20.00	6.40	7.30	7.60	4.35	8.05
GENERATION DRIVE (14.5m)	14.50	5.10 (7.20)	6.00 (8.10)	6.30 (8.40)	4.35	4.10 (2.00)
DIVERSITY STREET	16.00	6.40	7.30	7.60	4.35	4.05
EQUALITY STREET	16.00	6.40	7.30	7.60	4.35	4.05

NOTE: DIMENSIONS IN PARENTHESES INCLUDES PARKING LANE

Location	Side	Gas		ND - Water		Water		Electricity		Telecommunication		Sewer		Irrigation	
		Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side
BRODRIBB ROAD	E	2.25	E	2.70	E	3.20	W	2.60	W	1.85	E/W	1.00	-	-	-
OCONNOR AVENUE	N	2.00	N	2.45	N	2.95	S	1.20	S	0.85	N	0.80	S	-3.50	
GENERATION DRIVE (20.0m)	W	2.25	W	2.70	W	3.20	E	2.60	E	1.85	E/W	0.80/1.00	E	6.50	
GENERATION DRIVE (14.5m)	N	2.00	N	2.45	N	2.95	S	1.20	S	0.85	N	0.80	S	-3.50	
DIVERSITY ROAD	N	2.25	N	2.70	N	3.20	S	2.60	S	1.85	-	-	-	-	
EQUALITY STREET	N	2.25	N	2.70	N	3.20	S	2.60	S	1.85	-	-	-	-	

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

- 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.

LEGEND - MARKETING PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- MELBOURNE WATER DRAIN & PIT
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS
- ELECTRICITY (UNDERGROUND)
- ELECTRICITY (OVERHEAD)
- OPTIC FIBRE
- TELECOMMUNICATIONS
- GAS
- WATER
- RECYCLED WATER
- 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
- EXISTING SURFACE LEVEL
- FINISHED BUILDING LINE LEVEL
- FINISHED RIDGE LINE LEVEL
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- RETAINING WALL
- RIDGE LINE
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- DIRECTION OF FLOW
- OVERLAND FLOW
- ALLOTMENT TO BE GRADED EVENLY IN
- DIRECTION OF FALL TO LEVELS INDICATED
- CONCRETE EDGE STRIP WITH SUBSOIL DRAIN
- "NO ROAD" SIGN & BARRIER
- PROPOSED DRIVEWAY
- LIMIT OF WORKS
- EXISTING TREE TO BE REMOVED
- PAVEMENT TREATMENT
- STRUCTURAL FILL > 200mm DEEP
- EX. STRUCTURAL FILL > 200mm DEEP
- LOT HATCHING
- PAVEMENT HATCHING
- FOOTPATH / DRIVEWAY HATCHING
- PARK RESERVES/NATURE STRIP HATCHING
- ELECTRICAL KIOSK
- DRAINAGE RESERVE
- MAINTENANCE ACCESS TRACK
- DRY OUT AREA

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.
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PRELIMINARY PRINT
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	DRN.	APP.	REV	DESCRIPTION	DATE	DRN.	APP.
P2	LOT LEVELS UPDATED	31.10.22	LM	LM					
P1	ISSUED FOR INFORMATION	23.07.21	LM	DB					

SMITHS LANE
 CLYDE NORTH

Designed By: L MURRAY
 Date: 23.07.2021
 Drawn By: L SUTHERLAND
 Approved By: D BELTON
 Date: 23.07.2021
 PS Number: PS839566T

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Project Name: SMITHS LANE STAGE 21
 City: CITY OF CASEY, R5880
 Drawing Title: MARKETING PLAN

Sheet 01 of 01
 Scale: 1:500 @ A1
 Project Ref: 1101438
 Stage No: 21
 Drawing No: M
 Rev: P2

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