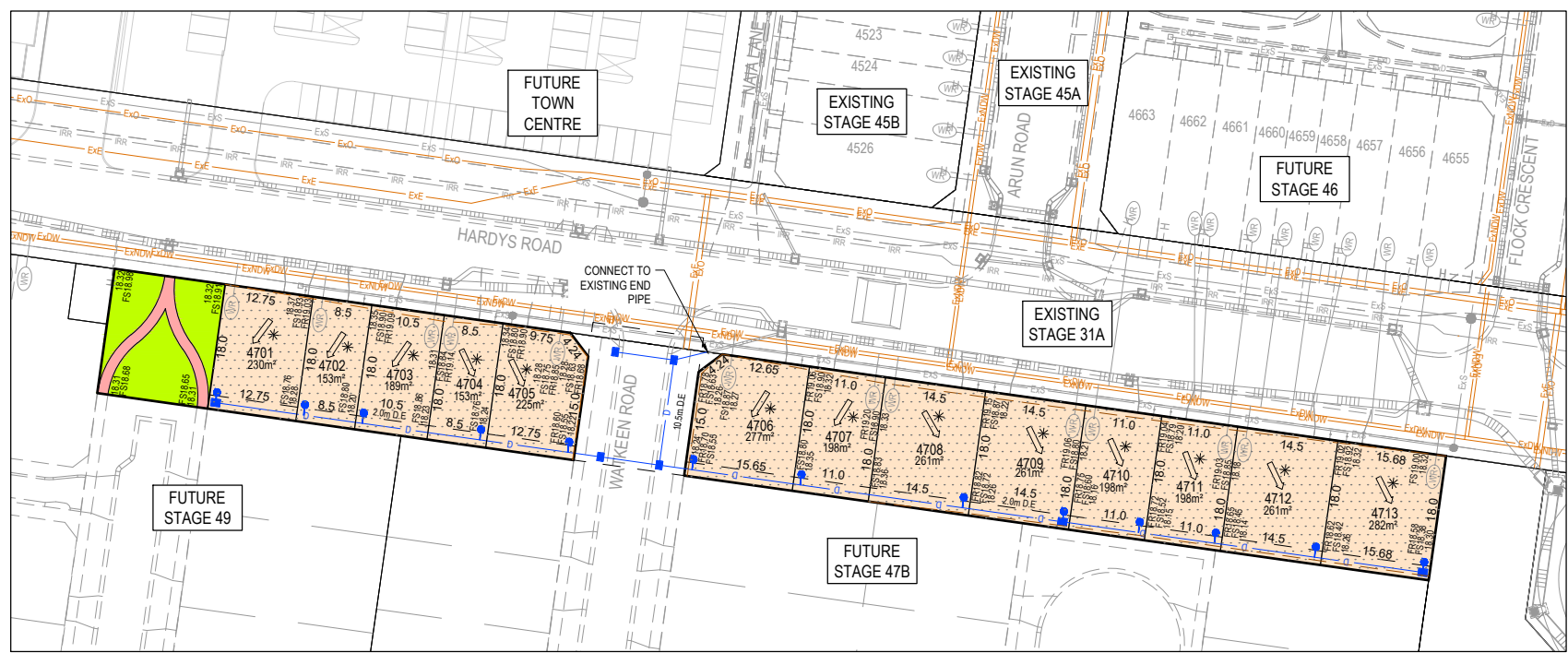


LEGEND - MARKETING PLAN	
	STORMWATER DRAIN, PIT & PROPERTY INLET
	MELBOURNE WATER DRAIN & PIT
	SWALE DRAIN
	SEWER & MAINTENANCE STRUCTURES
	HOUSE DRAIN
	SERVICE CONDUITS
	TACTILE PAVERS
	ELECTRICITY (UNDERGROUND)
	ELECTRICITY (OVERHEAD)
	OPTIC FIBRE
	TELECOMMUNICATIONS
	GAS
	WATER
	RECYCLED WATER
	EXISTING 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 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
	PROPOSED DRIVEWAY
	LIMIT OF WORKS
	EXISTING TREE TO BE REMOVED
	PAVEMENT TREATMENT
	STRUCTURAL FILL > 200mm DEEP
	EX. STRUCTURAL FILL > 200mm DEEP
	LOT HATCHING
	ROAD PAVEMENT
	FOOTPATH
	DRIVEWAY
	INDUSTRIAL STRENGTH DRV / LANEWAYS
	NATURE STRIP
	RESERVES
	ELECTRICAL KIOSK
	DRAINAGE RESERVE
	MEDIUM DENSITY LOTS
	MAINTENANCE ACCESS TRACK
	DRY OUT AREA



- 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.

SERVICE OFFSET TABLE

Location	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)
HARDYS ROAD	S	Ex.2.70	S	Ex.3.20	N	Varies	N	Varies	N/S	Ex.1.0, Ex.5.0 / Ex.1.3	N	Ex.6.70
WATKEEN ROAD	W	Fut.2.30	W	Fut.2.80	E	Fut.2.60	E	Fut.1.85	-	-	-	-

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

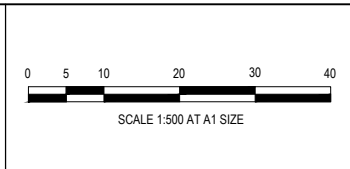
ROAD LAYOUT TABLE

Road Name	Reserve Width (m)	Road Width (m)			Kerb Type		Verge Width (m)	
		Lip to Lip	Inv to Inv	Back to Back	Nth/West	Sth/East	Nth/West	Sth/East
HARDYS ROAD	25.00	6.40 (11.10)	7.30 (12.00)	7.60 (12.30)	600 B2	600 B2	10.75 (8.40)	6.95 (4.60)
HARDYS ROAD (FUTURE TOWN CENTRE)	25.00	6.10	7.00	7.30	600 B2	600 B2	10.90	7.10
WATKEEN ROAD	16.00	6.40	7.30	7.60	600 B2	600 B2	4.35	4.35

NOTE: DIMENSIONS IN PARENTHESES INCLUDES PARKING LANE

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PI	ISSUED FOR INFORMATION	20.03.26	NC	SF					
REV	DESCRIPTION	DATE	DRN	APP.	REV	DESCRIPTION	DATE	DRN	APP.



Designed N.CORBETT
Date 24.02.2026
Drawn N.CORBETT
Checked L.MURRAY
Date 24.02.2026
Approved S.FALKENTSTEIN
Reg. No. PE0016296
Date 24.02.2026
PS Number PS935395J

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Project Details
SMITHS LANE
STAGE 47A
CITY OF CASEY

Drawing Title
MARKETING PLAN

Sheet 01 of 01
Scale 1:500 @ A1

Project Ref Stage No Drawing No Rev
1101438 47A M01 P1