

LEGEND - LAYOUT PLAN

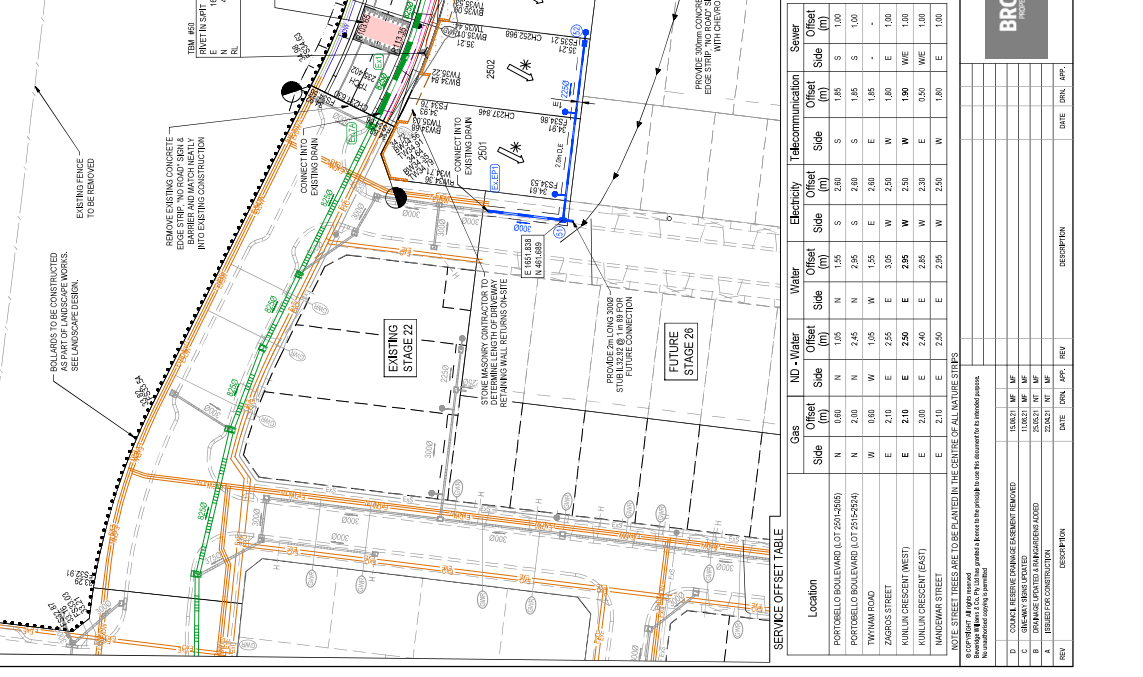
- STORMWATER DRAIN - AT PROPERTY INLET
- WATER DRAIN & PVT
- WASTE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- HOUSE CONDUIT
- RECYCLED WATER
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- OPTIC FIBRE
- TELECOMMUNICATIONS
- WATER
- EXISTING WATER
- EXISTING TELECOMMUNICATIONS
- EXISTING GAS
- EXISTING OPTIC FIBRE
- EXISTING WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SURFACE OVER
- FINISHED BUILDING LEVEL
- TOP OF RETAINING WALL
- TOP OF RETAINING WALL
- TOP OF RETAINING WALL
- MASS ROCK RETAINING WALL
- CONCRETE SLEEPER RETAINING WALL
- ISOLATED LINEMENT
- STRUCTURAL FILL - 200mm DEEP
- DIRECTION OF FALL
- DIRECTION OF FAL
- ALLOMENT TO BE GRADED EVEN WITH CONCRETE EDGE STRIP WITH SUBSIDAL DRAIN
- NO ROAD STRIP & BARRIER
- EXISTING TREE TO BE REMOVED
- TEMPORARY SURVEY MARK
- PROPOSED DRIVEWAY
- TREE PROTECTION ZONE (TPZ)

WARNING
BEWARE OF UNDERGROUND SERVICES
 The locations of underground services are approximate only and No guarantee is given that all existing services are shown. Locate all underground services before commencement of works
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 Project No: 18011767 25 010
 Drawing No: 18011767 25 010
 Date: 18/01/2021
 Author: D

NOTE:
 1. NO DRAINAGE WORKS SHALL COMMENCE UNTIL THE CONTRACTOR OBTAINS THE INVOLVEMENT OF ALL EXISTING DRAINS, AND COMPLETES WAITING WITH THE ENGINEERING SUPERVISOR.
 2. REFER TO ALL SPATIAL, RETIREMENT VILLAGE PLANS FOR FURTHER INFORMATION ON INTERFACES WITH STAGE 29 DESIGN.
 3. REFER TO TRACT CONSULTANTS FOR DETAILS ON THE COUNCIL RESERVE.
 4. FOR LOTS 2524-2531 REFER TO INSET ON SHEET 011 FOR CLARITY.
 5. RETAINING WALL AND SEWER EAST OF STAGE 29 TO BE BUILT CONCURRENTLY AS PART OF THESE WORKS TO AVOID ANY DISRUPTIONS IN THE FUTURE STAGE 29.



ROAD LAYOUT TABLE

Road Name	Reserve Width (m)	Lip to Lip In to Lip Back to Back	NonWest	NonEast	ShiWest	ShiEast	Verge Width (m)	ShiWest	ShiEast
PORTOBELLO BOULEVARD (LOT 2501-2503)	18.50	5.17 / 8.70	6.00 / 10.00	6.00 / 6.02	6.00 / 6.02	6.00 / 6.02	3.20 / 3.50	4.20 / 4.70	4.20 / 4.70
PORTOBELLO BOULEVARD (LOT 2506-2523)	20.00	5.17 / 8.70	6.00 / 10.00	6.00 / 6.02	6.00 / 6.02	6.00 / 6.02	4.70 / 4.70	4.20 / 4.50	4.20 / 4.50
TYNAM ROAD	18.50	8.46 / 8.70	7.20 / 10.00	7.00 / 10.00	6.00 / 6.02	6.00 / 6.02	6.00 / 6.02	4.50 / 4.50	4.50 / 4.50
ZARROS STREET	18.00	6.40	7.20	7.00	6.00 / 6.02	6.00 / 6.02	6.00 / 6.02	4.50 / 4.50	4.50 / 4.50
KINLIN CRESCENT	18.00	6.40	7.20	7.00	6.00 / 6.02	6.00 / 6.02	6.00 / 6.02	4.50 / 4.50	4.50 / 4.50
MANDEWAR STREET	18.00	6.40	7.20	7.00	6.00 / 6.02	6.00 / 6.02	6.00 / 6.02	4.50 / 4.50	4.50 / 4.50

SERVICE OFFSET TABLE

Location	Gas		HD - Water		Water		Electricity		Telecommunication		Sewer	
	Offset Side	Offset Side	Offset Side	Offset Side	Offset Side	Offset Side	Offset Side	Offset Side	Offset Side	Offset Side	Offset Side	
PORTOBELLO BOULEVARD (LOT 2501-2503)	N	0.50	N	1.50	N	1.50	S	2.00	S	1.25	S	1.00
PORTOBELLO BOULEVARD (LOT 2514-2524)	N	2.00	N	2.45	N	2.45	S	2.00	S	1.85	S	1.00
TYNAM ROAD	W	0.50	W	1.95	W	1.95	E	2.00	E	1.85	E	1.00
ZARROS STREET	E	2.10	E	2.55	E	2.55	W	2.50	W	1.50	W	1.00
KINLIN CRESCENT (WEST)	E	2.10	E	2.50	E	2.50	W	2.50	W	1.50	W	1.00
KINLIN CRESCENT (EAST)	E	2.10	E	2.50	E	2.50	W	2.50	W	1.50	W	1.00
MANDEWAR STREET	E	2.10	E	2.50	E	2.50	W	2.50	W	1.50	W	1.00

NOTE: STREET TREES ARE TO BE PLANTED IN THE CENTRE OF ALL LAYOUT STREETS.
 Standard Minimum 50% off to the outside of the kerb to be reserved for the reserved space.
 No maintenance opening permitted.

REV	DESCRIPTION	DATE	BY	CHECKED	APP.
A	ISSUED FOR CONSTRUCTION	18/01/21	MF	MF	
B	DRAINAGE SERVICES TO BE REMOVED	25/01/21	MF	MF	
C	DRAINAGE SERVICES TO BE REMOVED	25/01/21	MF	MF	
D	DRAINAGE SERVICES TO BE REMOVED	25/01/21	MF	MF	

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LEGEND - LAYOUT PLAN

3	STORMWATER DRAIN, 87.5 PROPERTY VALLET
4	WATER DRAIN, 150mm DIA
5	SEWER MAINTENANCE STRUCTURES
6	HOSE DRAIN
7	SERVICE CONDUITS
8	ELECTRICITY (UNDERGROUND)
9	ELECTRICITY (OVERHEAD)
10	TELECOMMUNICATIONS
11	RECYCLED WATER
12	EXISTING ELECTRICITY (UNDERGROUND)
13	EXISTING TELECOMMUNICATIONS
14	EXISTING GAS
15	EXISTING OPTIC FIBRE
16	EXISTING WATER
17	EXISTING STORMWATER DRAIN
18	EXISTING HOSE DRAIN
19	EXISTING SMOKE DRAIN
20	FINISHED BUILDING LEVEL
21	TOP OF RETAINING WALL
22	ROCKLINE
23	CONCRETE SLEEPER RETAINING WALL
24	REINFORCED CONCRETE
25	STRUCTURAL FILL - 200mm DEEP
26	DIRECTION OF FALL
27	ALLOCATION TO BE GRANTED EVEN IN
28	DIRECTION OF FALL TO LEVELS INDICATED
29	NO ROAD, SIGN & BARRIER
30	CONCRETE EDGE STRIP WITH SUBSOL DRAIN
31	EXISTING TREE TO BE REMOVED
32	PERMANENT SURVEY MARK
33	TEMPORARY BENCHMARK
34	PROPOSED DRIVEWAY
35	TREE PROTECTION ZONE (TPZ)

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Sheet	05 of 25
As Shown	AS SHOWN
Project No	18011767
Drawn No	25
Rev	011
Date	D

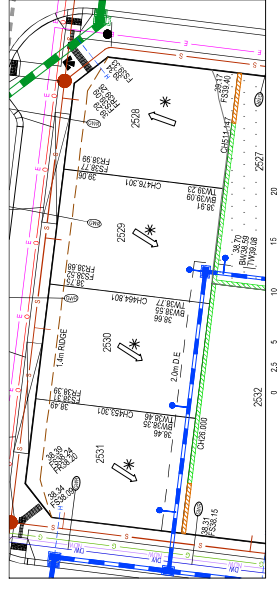
Meridian Central Estate
 Stage 25
 City of Casey
 Layout Plan
 (Sheet 2 of 2)

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Client	M. TUBERIA
Design	M. TUBERIA
Drawn	M. TUBERIA
Checked	M. TUBERIA
Approved	M. TUBERIA
Date	03/03/2021
Project No	18011767
Drawn No	25
Rev	011

BROWN PROPERTY GROUP
 Meridian Central

REV	DESCRIPTION	DATE	BY	CHK	APP
1	ISSUED FOR CONSTRUCTION	03/03/2021	M. TUBERIA		



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