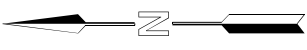


SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer
HARDYS ROAD	S 2.10 N	4.50 S	3.55 N	1.00 N	1.75 N	0.90 BOK S	1.00(E) S 1.00
YEUNGROON BOULEVARD	W 2.05 W	2.60 W	3.20 E	1.00 E	1.75 E	0.90 BOK W	1.00(E) W 1.00
PATHOS STREET	E 2.00 E	2.50 E	3.00 W	1.85 W	2.60 W	0.90 BOK W	1.00(E) E 1.00
FORAGE DRIVE	E 2.00 E	2.50 E	3.00 W	1.85 W	2.60 W	0.90 BOK E/W	1.00
MISCANTHUS STREET	N 2.00 N	2.50 N	3.00 S	1.85 S	2.60 S	0.90 BOK N/S	1.00
SANDALWOOD CRES (POS)	S 2.00 S	2.50 S	3.00 N	0.35 N	1.10 S	0.90 BOK S	1.00
SANDALWOOD CRESCENT	S 2.00 S	2.50 S	3.00 N	1.85 N	2.60 S	0.90 BOK N	1.00
LAVENDER STREET	SW 2.00 SW	2.50 SW	3.00 NE	0.35 NE	1.10 S	0.90 BOK SW	1.00

SERVICE OFFSETS ARE MEASURED (m) FROM THE TITLE BOUNDARY UNLESS OTHERWISE SPECIFIED

- * SERVICE OFFSETS ARE MEASURED (m) FROM BACK OF KERB
- EXISTING SERVICES DENOTED WITH (E) EXISTING SERVICE OFFSETS ARE AN APPROXIMATE TO BE VERIFIED BY THE CONTRACTOR.



City of Casey

Approved By: Ange Dean
Planning Ref: PHA0090014-A
File No: SER0006625
Date : 29/09/2025
Council Drawing No.: R6328
Approval subject to:
- All works being carried out in accordance with the planning permit.
- Access Agreement with MIRVAC to be submitted to Council prior to commencement of works on the adjoining property.
- An EMP & TMP approved prior to commencement of works.
- Relevant service authorities notification and approval.
- Before starting any work, the contractor must contact Council's Construction Supervision Team on 9705 5200 to arrange Council supervision of the works.
- As-constructed plans and asset information in electronic format (PDF and A-SPEC) must be provided to Council's satisfaction prior to issue of Statement of Compliance.
- A CCTV report must be provided for all drainage prior to issue of practical completion.

Signed: [Signature]

LEGEND

FOOTPATH	VEHICULAR CROSSOVER
SHARED PATH VEHICULAR CROSSOVER	CROSSOVER SHALL HAVE IDENTIFIABLE COLOUR
ROAD PAVEMENT, KERB AND CHANNEL	ELECTRICITY (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
ELECTRICITY TELECOMMUNICATION	CONDUITS
GAS	CONDUITS
DRINKING WATER	NON DRINKING WATER
ELECTRICITY MAIN	TELECOMMUNICATION MAIN
GAS MAIN	DRINKING WATER MAIN
NON DRINKING WATER MAIN	SEWER MAIN, MAINTENANCE STRUCTURES AND SEWER PROPERTY BRANCHES
PROPOSED DRAINAGE, P.T. HOUSE DRAIN AND PROPERTY INLET	EXISTING DRAINAGE AND P.T. AND FUTURE DRAINAGE AND P.T.
EXISTING DRAINAGE AND P.T. AND FUTURE DRAINAGE AND P.T.	MELBOURNE WATER SCHEME DRAINAGE AND P.T. (COUNCIL ASSET)
MELBOURNE WATER SCHEME DRAINAGE AND P.T. (MELBOURNE WATER ASSET)	DRAINAGE P.T. NUMBER
PROPOSED P.T. AREAS	PROPOSED FILL AREAS
EXISTING SURFACE LEVEL	DESIGN SURFACE LEVEL
TOP OF BATTER LEVEL	PAOS LEVEL
STREET NAME SIGN	LOT SLOPE DIRECTION
PERMANENT SURVEY MARK	TEMPORARY BENCH MARK
CONCRETE SLEEPER RETAINING WALLS	MASS ROCK RETAINING WALLS
KERB TRANSITION	OVERLAND FLOW PATH
PASSIVE IRRIGATION GRAVEL TRENCH	

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	09/05/2025	COUNCIL SUBMISSION	PRELIM.
B	29/05/2025	REMOVAL OF FRONT WALLS, SERVICING AMENDED AS PER REVISED PLAN OF SUBDIVISION.	PRELIM.
C	01/07/2025	DRAIN P.T. 103.2 AMENDED FOR ELECTRICAL WORK, GW CONDUIT CROSSINGS ADDED FOR SCHOOL SITE	PRELIM.
D	11/09/2025	COUNCIL COMMENTS	PRELIM.
E	23/09/2025	COUNCIL COMMENTS 2, MINOR RETAINING WALL AMENDMENTS	PRELIM.

FILENAME: P:\1669\1669_53E2 - Design\6 - DGN\1669-53_R07.dgn

DRAWN:	C.BAXTER	DATE:	MAY 2025	SCALE:	AS SHOWN
DESIGNED:	J.POTGIETER	DATE:	MAY 2025	DATE PRINTED:	23/09/2025
AUTHORISED:	J.POTGIETER	DATE:	MAY 2025		

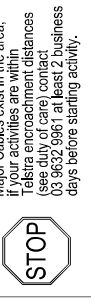


SUITE 1, LEVEL 1, 94 MT ELIZA WAY, MT ELIZA VIC 3800
www.charltondegg.com.au

COUNCIL: CITY OF CASEY

TITLE: BROWN PROPERTY GROUP
MERIDIAN GREEN - STAGE 53
1525 POUND ROAD - CLYDE NORTH
ROAD AND DRAINAGE PLANS
DETAIL PLAN & SERVICE OFFSET TABLE - SHEET 2

DRG NO. 1669_53/R07
REV. E
SHEET 07 OF 47



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



VERSION DETAILS:			STATUS		
REV	DATE	DESCRIPTION			
A	09/05/2025	COUNCIL SUBMISSION			PRELIM.
B	29/05/2025	REMOVAL OF FRONT WALLS, SERVICING AMENDED AS PER REVISED PLAN OF SUBDIVISION.			PRELIM.
C	01/07/2025	DRAIN PIT 103.3 AMENDED FOR ELECTRICAL WORK, GW CONDUIT CROSSINGS ADDED FOR SCHOOL SITE			PRELIM.
D	11/09/2025	COUNCIL COMMENTS			PRELIM.
E	23/09/2025	COUNCIL COMMENTS 2, MINOR RETAINING WALL AMENDMENTS			PRELIM.
FILENAME: P:\1669\1669_53E2 - Design\6 - DGN\1669-53_R08.dgn			SCALE: AS SHOWN		
DRAWN: C.BAXTER	DATE: MAY 2025		DESIGNED: J.POTGIETER	DATE: MAY 2025	DATE PRINTED: 23/09/2025
AUTHORISED: J.POTGIETER	DATE: MAY 2025				
 SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3800 www.charltondegg.com.au			COUNCIL: CITY OF CASEY		
TITLE: BROWN PROPERTY GROUP MERIDIAN GREEN - STAGE 53 1525 POUND ROAD - CLYDE NORTH ROAD AND DRAINAGE PLANS DETAIL PLAN & SERVICE OFFSET TABLE - SHEET 3			DRG NO. 1669_53R08	REV. E	SHEET 08 OF 47

SERVICE OFFSETS									
Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer		
HARDYS ROAD	S 2.10 N	4.50 S	3.55 N	1.00 N	1.75 N	0.90 BOK	1.00(E) S	1.00	1.00
YEUNGROON BOULEVARD	W 2.05 W	2.80 W	3.20 W	1.00 E	1.75 E	0.90 BOK	1.00(E) W	1.00	1.00
PATHOS STREET	E 2.00 E	2.50 E	3.00 W	1.85 W	2.60 W	0.90 BOK	1.00(E) W	1.00	1.00
FORAGE DRIVE	E 2.00 E	2.50 E	3.00 W	1.85 W	2.60 W	0.90 BOK	1.00(E) W	1.00	1.00
MISCANTHUS STREET	N 2.00 N	2.50 N	3.00 S	1.85 S	2.60 S	0.90 BOK	N/S	1.00	1.00
SANDALWOOD CRES (POS)	S 2.00 S	2.50 S	3.00 N	0.35 N	1.10 N	0.90 BOK	N	1.00	1.00
SANDALWOOD CRESCENT	S 2.00 S	2.50 S	3.00 N	1.85 N	2.60 N	0.90 BOK	N	1.00	1.00
LAVENDER STREET	SW 2.00 SW	2.50 SW	3.00 NE	0.35 NE	1.10 NE	0.90 BOK	SW	1.00	1.00

SERVICE OFFSETS ARE MEASURED (m) FROM THE TITLE BOUNDARY UNLESS OTHERWISE SPECIFIED
* SERVICE OFFSETS ARE MEASURED (m) FROM BACK OF KERB
EXISTING SERVICES DENOTED WITH (E), EXISTING SERVICE OFFSETS ARE AN APPROXIMATE TO BE VERIFIED BY THE CONTRACTOR.



LEGEND	
	FOOTPATH
	VEHICULAR CROSSOVER
	SHARED PATH/VEHICULAR CROSSOVER
	CROSS-OVER SHALL HAVE IDENTIFIABLE COLOUR ROAD PAVEMENT, KERB AND CHANNEL
	ELECTRICITY
	TELECOMMUNICATION (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
	GAS
	DRINKING WATER
	NON-DRINKING WATER
	ELECTRICITY MAIN
	TELECOMMUNICATION MAIN
	GAS MAIN
	DRINKING WATER MAIN
	NON-DRINKING WATER MAIN
	SEWER MAIN, MAINTENANCE STRUCTURES AND SEWER PROPERTY BRANCHES
	PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
	EXISTING DRAINAGE AND PIT
	FUTURE DRAINAGE AND PIT
	MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
	MELBOURNE WATER SCHEME DRAINAGE AND PIT (MELBOURNE WATER ASSET)
	DRAINAGE PIT NUMBER
	PROPOSED CUT AREAS
	EXISTING SURFACE LEVEL
	DESIGN SURFACE LEVEL
	TOP OF BATTER LEVEL
	PAVS LEVEL
	STREET NAME SIGN
	LOT SLOPE DIRECTION
	PERMANENT SURVEY MARK
	TEMPORARY BENCH MARK
	CONCRETE SLEEPER RETAINING WALLS
	MASS ROCK RETAINING WALLS
	KERB TRANSITION
	OVERLAND FLOW PATH
	PASSIVE IRRIGATION GRAVEL TRENCH

City of Casey

Approved By: Ange Dean
Planning Ref: P1669/00014.A
File No: 1669/00014.A
Date: 23/09/2025
Council Drawing No.: R6328

Approval subject to:
- All works being carried out in accordance with the planning permit.
- Agreement with MIRVAC to be submitted to Council prior to commencement of works on the adjoining property.
- An EMP & TMP approved prior to commencement of works.
- Relevant service authorities notification and approval.
- Before starting any work, the contractor must contact Council's Construction Supervision Team on 9705 5200 to arrange Council supervision of the works.
- As-constructed plans and asset information in electronic format (PDF and A-SPEC) must be provided to Council's satisfaction prior to issue of Statement of Compliance.
- A CCTV report must be provided for all drainage prior to issue of practical completion.

Signed:

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	09/05/2025	COUNCIL SUBMISSION	PRELIM.
B	29/05/2025	REMOVAL OF FRONT WALLS, SERVICING AMENDED AS PER REVISED PLAN OF SUBDIVISION.	PRELIM.
C	01/07/2025	DRAIN PIT 103.3 AMENDED FOR ELECTRICAL WORK, GW CONDUIT CROSSINGS ADDED FOR SCHOOL SITE	PRELIM.
D	11/09/2025	COUNCIL COMMENTS	PRELIM.
E	23/09/2025	COUNCIL COMMENTS 2, MINOR RETAINING WALL AMENDMENTS	PRELIM.

FILENAME: P16691669_53E2 - Design16 - DGN1669-53_R09.dgn			
DRAWN:	C.BAXTER	DATE:	MAY 2025
DESIGNED:	J.POTGIETER	DATE:	MAY 2025
AUTHORISED:	J.POTGIETER	DATE:	MAY 2025

CHARLTONDEGG
LAND DEVELOPMENT CONSULTANTS

SUITE 1, LEVEL 1, 94 MT ELIZA WAY, MT ELIZA VIC 3930
www.charltondegg.com.au

COUNCIL:	CITY OF CASEY
TITLE:	BROWN PROPERTY GROUP MERIDIAN GREEN - STAGE 53 1525 POUND ROAD - CLYDE NORTH ROAD AND DRAINAGE PLANS DETAIL PLAN & SERVICE OFFSET TABLE - SHEET 4
DRG NO.	1669_53/R09
REV.	E
SHEET 09 OF 47	

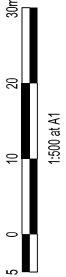
SERVICE OFFSETS

Street	Gas	NDW	Water	Comms	Elec.	Lighting	Sewer
HARDYS ROAD	S 2.10 N	4.50 S	3.55 S	1.00 N	1.75 N	0.90 BOK	S 1.00(E) 1.00
YEUNGROON BOULEVARD	W 2.05 W	2.60 W	3.20 W	1.00 E	1.75 E	0.90 BOK	W 1.00(E) 1.00
PATHOS STREET	E 2.00 E	2.50 E	3.00 E	1.85 W	2.60 W	0.90 BOK	W 1.00(E) 1.00
FORAGE DRIVE	E 2.00 E	2.50 E	3.00 E	1.85 W	2.60 W	0.90 BOK	EW 1.00
MISCANTHUS STREET	N 2.00 N	2.50 N	3.00 N	1.85 S	2.60 S	0.90 BOK	N 1.00
SANDALWOOD CRES (POS)	S 2.00 S	2.50 S	3.00 S	1.85 N	2.60 N	0.90 BOK	S 1.00
SANDALWOOD CRESCENT	S 2.00 S	2.50 S	3.00 S	1.85 N	2.60 N	0.90 BOK	N 1.00
LAVENDER STREET	S/W 2.00 S/W	2.50 S/W	3.00 S/W	N/E 0.35 N/E	1.10 N/E	0.90 BOK	S/W 1.00

* SERVICE OFFSETS ARE MEASURED (m) FROM THE TITLE BOUNDARY UNLESS OTHERWISE SPECIFIED

* SERVICE OFFSETS ARE MEASURED (m) FROM BACK OF KERB

EXISTING SERVICES DENOTED WITH (E). EXISTING SERVICE OFFSETS ARE AN APPROXIMATE TO BE VERIFIED BY THE CONTRACTOR.



Major Cables exist in the area.
Your activities are within
the minimum clearance
(see duty of care) contact
03 9632 9561 at least 2 business
days before starting activity.

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