

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	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	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	0.90 BOK	W 1.00(E) W 1.00
FORAGE DRIVE	E 2.00	E 2.50	E 3.00	W 1.85	W 2.60	0.90 BOK	E/W 1.00
MISCANTHUS STREET	N 2.00	N 2.50	N 3.00	S 1.85	S 2.60	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	0.90 BOK	S 1.00
SANDALWOOD CRESCENT	S 2.00	S 2.50	S 3.00	N 1.85	N 2.60	0.90 BOK	N 1.00
LAVENDER STREET	SW 2.00	SW 2.50	SW 3.00	NE 0.35	NE 1.10	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.

LEGEND

FOOTPATH

VEHICULAR CROSSOVER

SHARED PATH/VEHICULAR CROSSOVER

CROSS-OVER SHALL HAVE IDENTIFIABLE COLOUR

ROAD PAVEMENT, KERB AND CHANNEL

ELECTRICITY

TELECOMMUNICATION

CONDUITS

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

HOUSE DRAIN AND PROPERTY INLET

EXISTING DRAINAGE AND PIT

FUTURE DRAINAGE AND PIT

MELBOURNE WATER SCHEME DRAINAGE AND PIT

MELBOURNE WATER ASSET

DRAINAGE PIT NUMBER

PROPOSED CUT AREAS

PROPOSED FILL AREAS

EXISTING SURFACE LEVEL

DESIGN SURFACE LEVEL

TOP OF BATTER LEVEL

PAVEMENT 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

N



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 103.2 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	APPROVED
F	24/11/2025	SUPERLOT SERVICING AMENDMENTS	APPROVED
G	28/11/2025	SUPERLOT SERVICING AMENDMENTS	APPROVED

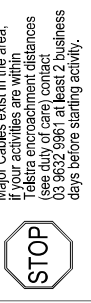
FILENAME: P:\1669\1669_53E2 - Design\6 - DGN\1669-53_R07.dgn			
DRAWN:	C.BAXTER	DATE:	MAY 2025
DESIGNED:	J.POTGIETER	DATE:	MAY 2025
AUTHORISED:	J.POTGIETER	DATE:	MAY 2025
SCALE:		AS SHOWN	
DATE PRINTED:		28/11/2025	



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_53R07	SHEET 07 OF 47



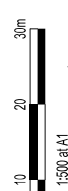
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



WARNING
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Major Cables exist in the area. If your activities are within 10m of these cables, please contact 03 9632 9961 at least 2 business days before starting activity.



	FOOTPATH
	VEHICULAR CROSSOVER
	SHARED PATH/VEHICULAR CROSSOVER
	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, P.T. HOUSE DRAIN AND PROPERTY INLET
	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. (COUNCIL ASSET)
	DRAINAGE P.T. NUMBER
	PROPOSED CUT AREAS
	PROPOSED FILL 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

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. 103.3 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	APPROVED
F	24/11/2025	SUPERLOT SERVICING AMENDMENTS	APPROVED
G	28/11/2025	SUPERLOT SERVICING AMENDMENTS	APPROVED

FILENAME: P:\1669\1669_53R02 - Design\6 - DGN\1669-53_R08.dgn

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AUTHORISED:	J.POTGIETER	DATE:	MAY 2025		

CHARLTONDEGG
LAND DEVELOPMENT CONSULTANTS

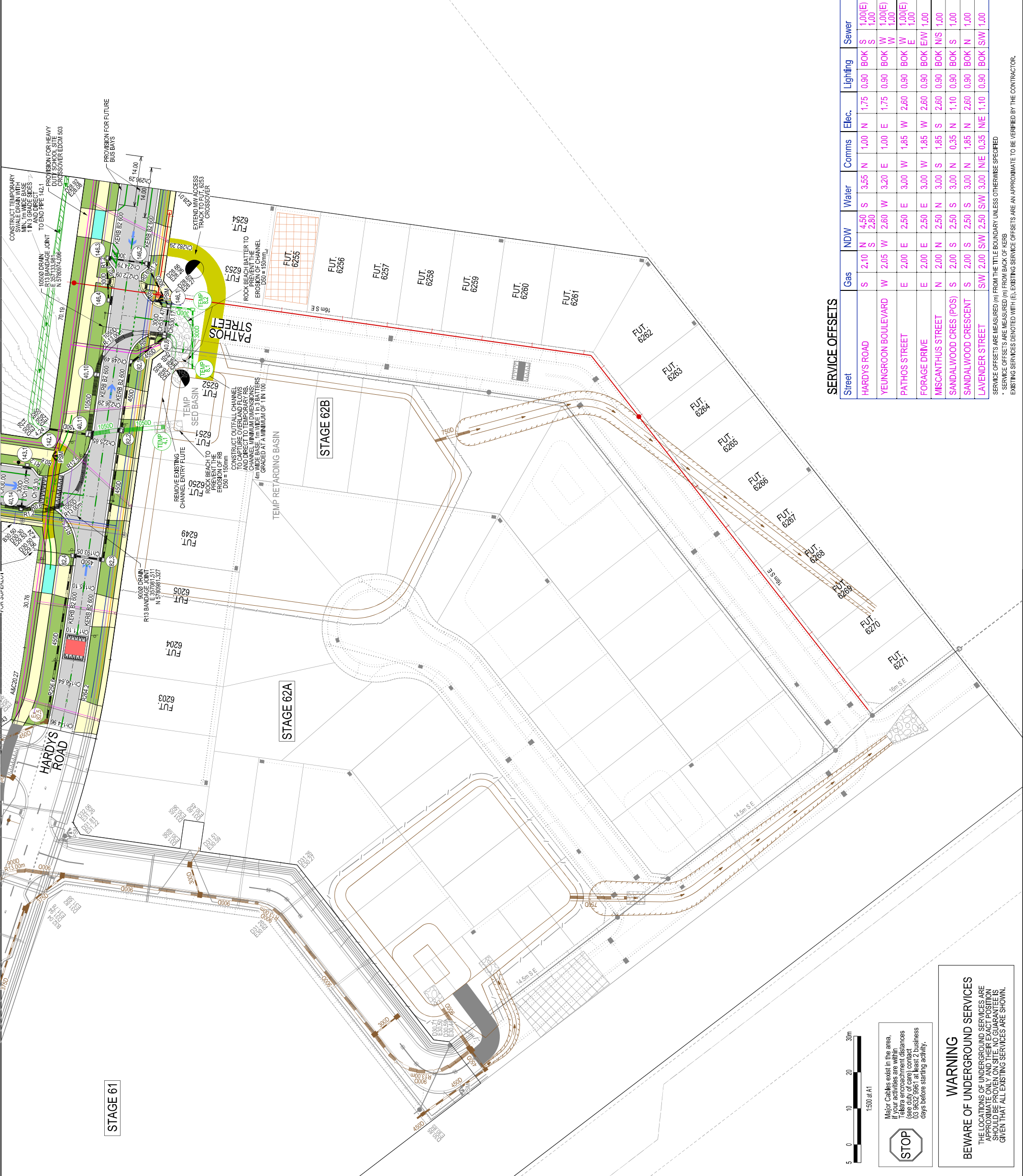
SUITE 1, LEVEL 1, 94 MIT ELIZA WAY, MIT ELIZA VIC 3930
www.charltondegg.com.au

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 3		
DRG NO.	1669_53/R08	REV.	G
		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
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
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
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
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 N	0.90 BOK	S 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
LAVENDER STREET	SW 2.00 SW	2.50 SW	3.00 NE	0.35 NE	1.10 NE	0.90 BOK	SW 1.00

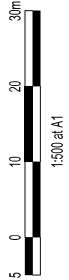
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LEGEND	
	FOOTPATH
	VEHICULAR CROSSOVER
	SHARED PATH/VEHICULAR CROSSOVER
	CROSSOVER SHALL HAVE IDENTIFIABLE COLOUR ROAD PAVEMENT, KERB AND CHANNEL
	ELECTRICITY TELECOMMUNICATION (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
	GAS CONDUITS
	DRINKING WATER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

VERSION DETAILS:		
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D	11/09/2025	COUNCIL COMMENTS
E	23/09/2025	COUNCIL COMMENTS 2, MINOR RETAINING WALL AMENDMENTS
F	24/11/2025	SUPERLOT SERVICING AMENDMENTS
G	28/11/2025	SUPERLOT SERVICING AMENDMENTS
FILENAME: P:\1669\1669_53\E2 - Design\6 - DGN\1669-53_R09.dgn		
DRAWN:	C.BAXTER	DATE: MAY 2025
DESIGNED:	J.POTGIETER	DATE: MAY 2025
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SCALE: AS SHOWN		
DATE PRINTED: 28/11/2025		
CHARTLTON DEGG LAND DEVELOPMENT CONSULTANTS		
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 4		
DRG NO. 1669_53/R09	REV. G	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		
FORGE 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	SW 2.00 SW	2.50 SW	3.00 SW	N 0.35 N	1.10 N	0.90 BOK	SW 1.00		
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