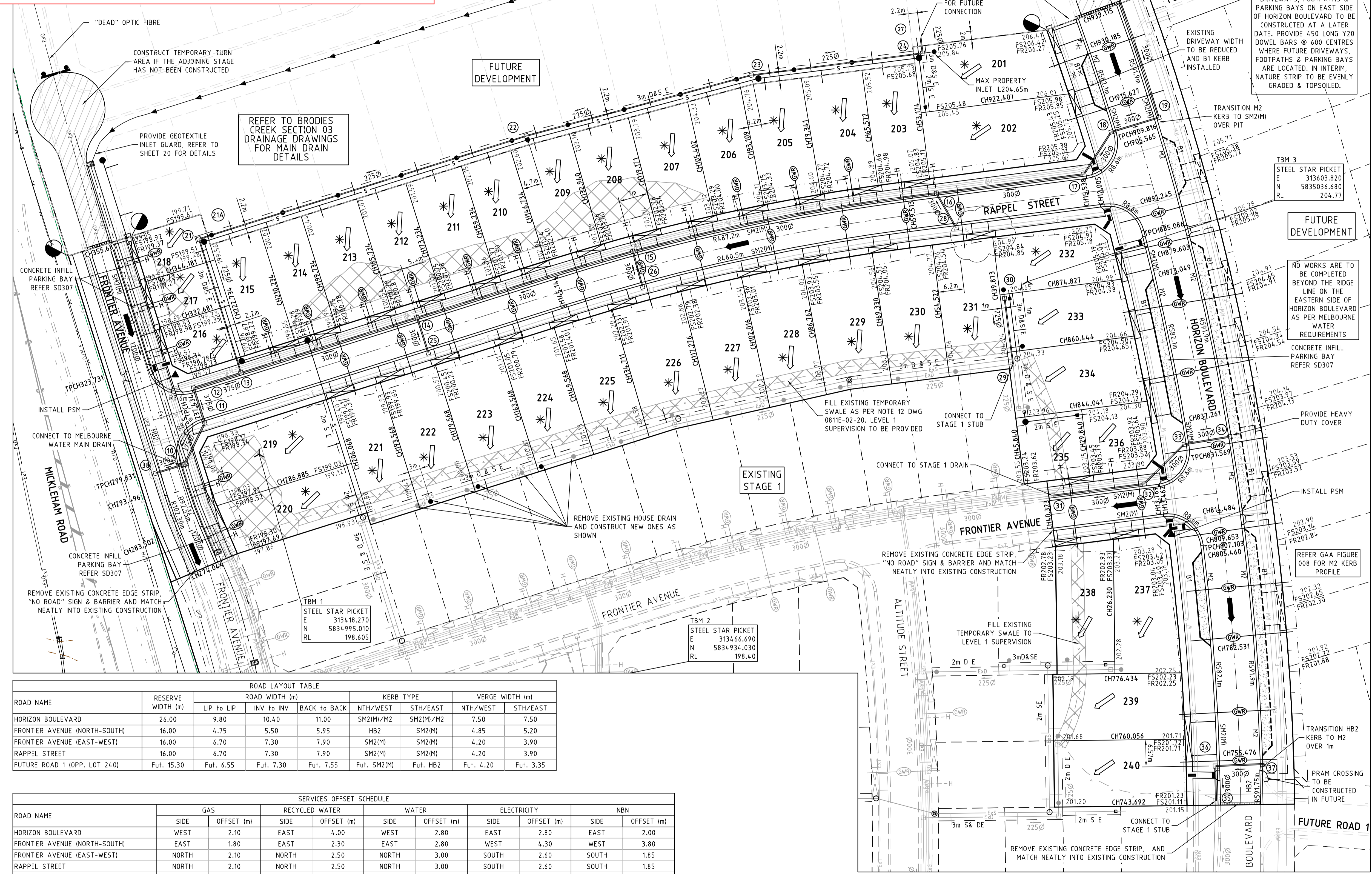


These plans are design plans and are indicative only and parties must not make any objection, requisition or claim for compensation in relation to the plans. The final condition of lots upon completion may vary from the condition described in the plans.
The Property may have been filled, raised, levelled, compacted or cut prior to the Vendor becoming registered proprietor of the Property and the condition of the Property may change after completion of works due to circumstances beyond the Vendor's control. No warranty or representation is given or to be construed in respect of such works or changes in condition. Parties should review the plans carefully, make their own inquiries and obtain independent advice before taking any action in relation to the Property.



LEGEND - LAYOUT PLAN

- SW— SW— SW— STORMWATER DRAIN, PIT & PROPERTY INLET
- SW— SW— SW— SWALE DRAIN
- S— S— S— SEWER & MAINTENANCE STRUCTURES
- H— H— H— HOUSE DRAIN
- E— E— E— ELECTRICITY (U.GROUND) (INDICATIVE ONLY)
- O/H— O/H— O/H— ELECTRICITY (O.HEAD) (INDICATIVE ONLY)
- G— G— G— GAS (INDICATIVE ONLY)
- T— T— T— TELSTRA (INDICATIVE ONLY)
- W— W— W— WATER (INDICATIVE ONLY)
- RW— RW— RW— RECYCLED WATER (INDICATIVE ONLY)
- Ag— Ag— Ag— AG. DRAIN (INDICATIVE ONLY)
- O— O— O— OPTIC FIBRE (INDICATIVE ONLY)
- SW— SW— SW— SERVICE CONDUITS
- TACTILE PAVERS
- Ex— Ex— Ex— EXISTING ELECTRICITY (UNDERGROUND) (INDICATIVE ONLY)
- O/H— O/H— O/H— EXISTING ELECTRICITY (OVERHEAD) (INDICATIVE ONLY)
- Ex— Ex— Ex— EXISTING GAS (INDICATIVE ONLY)
- Ex— Ex— Ex— EXISTING TELSTRA (INDICATIVE ONLY)
- Ex— Ex— Ex— EXISTING OPTIC FIBRE (INDICATIVE ONLY)
- Ex— Ex— Ex— EXISTING WATER (INDICATIVE ONLY)
- Ex— Ex— Ex— EXISTING RECYCLED WATER (INDICATIVE ONLY)
- Ex— Ex— Ex— EXISTING STORMWATER DRAIN (INDICATIVE ONLY)
- Ex— Ex— Ex— EXISTING SEWER (INDICATIVE ONLY)
- H— H— H— EXISTING HOUSE DRAIN
- SW— SW— SW— EXISTING SWALE DRAIN
- Fut— Fut— Fut— FUTURE AG DRAIN (INDICATIVE ONLY)
- Fut— Fut— Fut— FUTURE ELECTRICITY (UNDERGROUND) (INDICATIVE ONLY)
- Fut— Fut— Fut— FUTURE ELECTRICITY (OVERHEAD) (INDICATIVE ONLY)
- Fut— Fut— Fut— FUTURE GAS (INDICATIVE ONLY)
- Fut— Fut— Fut— FUTURE TELSTRA (INDICATIVE ONLY)
- Fut— Fut— Fut— FUTURE OPTIC FIBRE (INDICATIVE ONLY)
- Fut— Fut— Fut— FUTURE WATER (INDICATIVE ONLY)
- Fut— Fut— Fut— FUTURE RECYCLED WATER (INDICATIVE ONLY)
- Fut— Fut— Fut— FUTURE STORMWATER DRAIN (INDICATIVE ONLY)
- Fut— Fut— Fut— FUTURE SEWER (INDICATIVE ONLY)
- H— H— H— FUTURE HOUSE DRAIN
- 14.34 EXISTING SURFACE LEVEL
- FS140.35 FINISHED BUILDING LINE LEVEL
- FR157.40 FINISHED RIDGE LINE LEVEL
- TR159.30 TOP OF RETAINING WALL
- BW159.30 BOTTOM OF RETAINING WALL
- RETAINING WALL
- ZERO LOT LINES
- PAVEMENT TREATMENT
- STRUCTURAL FILL > 200mm DEEP
- EX. STRUCTURAL FILL > 200mm DEEP
- 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
- LIMIT OF WORKS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- PROPOSED DRIVEWAY

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	
HORIZON BOULEVARD	26.00	9.80	10.40	11.00	SM2(M)/M2	SM2(M)/M2	7.50	7.50	
FRONTIER AVENUE (NORTH-SOUTH)	16.00	4.75	5.50	5.95	HB2	SM2(M)	4.85	5.20	
FRONTIER AVENUE (EAST-WEST)	16.00	6.70	7.30	7.90	SM2(M)	SM2(M)	4.20	3.90	
RAPPEL STREET	16.00	6.70	7.30	7.90	SM2(M)	SM2(M)	4.20	3.90	
FUTURE ROAD 1 (OPP. LOT 240)	Fut. 15.30	Fut. 6.55	Fut. 7.30	Fut. 7.55	Fut. SM2(M)	Fut. HB2	Fut. 4.20	Fut. 3.35	

SERVICES OFFSET SCHEDULE

ROAD NAME	SIDE	GAS		RECYCLED WATER		WATER		ELECTRICITY		NBN	
		OFFSET (m)	DEPTH (m)	OFFSET (m)	DEPTH (m)	OFFSET (m)	DEPTH (m)	OFFSET (m)	DEPTH (m)	OFFSET (m)	DEPTH (m)
HORIZON BOULEVARD	WEST	2.10	1.00	4.00	1.00	2.80	1.00	2.80	2.00	2.00	2.00
FRONTIER AVENUE (NORTH-SOUTH)	EAST	1.80	1.00	2.30	1.00	2.80	1.00	4.30	3.80	3.80	3.80
FRONTIER AVENUE (EAST-WEST)	NORTH	2.10	1.00	2.50	1.00	3.00	1.00	2.60	1.85	1.85	1.85
RAPPEL STREET	NORTH	2.10	1.00	2.50	1.00	3.00	1.00	2.60	1.85	1.85	1.85
FUTURE ROAD 1 (OPP. LOT 240)	NORTH	2.10	1.00	2.50	1.00	3.00	1.00	2.30	1.50	1.50	1.50

REVISION

NO.	DESCRIPTION	DATE	DES/DFT	APPD
I	PROPERTY BRANCH LEVELS AMENDED FOR LOTS 203-218 & FUTURE LOTS, DRAIN 21-27 ADDED	09.04.14	JZ/SM	MB
H	PARKING BAY WESTERN SIDE OF HORIZON BOULEVARD IN FRONT LOT OF 239 AMENDED	28.03.14	JZ/JZ	MB
G	ISSUED FOR CONSTRUCTION	20.03.14	SC/SS	MB
F	LOT 240 CORNER LEVEL AMENDED	13.03.14	JZ/JZ	MB
E	B1 ADDED BEHIND PARKING BAYS ALONG HORIZON BLVD	06.03.14	JZ/JZ	MB
D	TGSI ADDED ADJACENT TO LOT 216 AS PER COUNCIL COMMENTS	17.02.14	SC/SC	MB
C	COUNCIL COMMENTS	17.01.14	JZ/JZ	MB
K	AS CONSTRUCTED DETAILS UPDATED/DRIVEWAY AT LOT 231 RELOCATED	19.08.14	SC	AB
J	DRIVEWAY/PARKING BAY FOR LOT 201 MODIFIED	30.07.14	SC	SC

PEET

Principal
Peet Limited
Level 3, 492 St Kilda Road
Melbourne VIC 3004

All setting out should be carried out in accordance with GAA/Council's standard drawings or as nominated on hard copy plans provided by SMEC. Any digital information supplied by this office is for information only. Any discrepancies should be discussed with the superintendent.

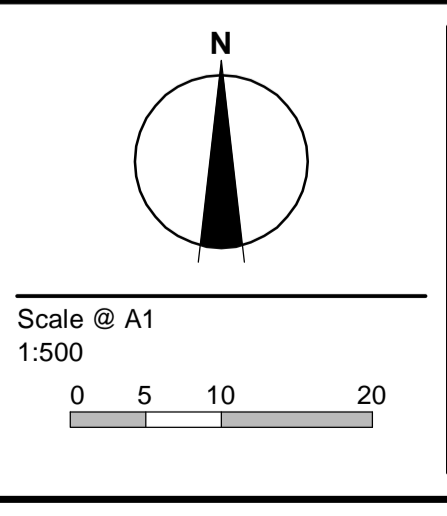
Designed
J.Zhou

Drawn
A.Wilkins

Checked
S.Cooper

Authorised
S.Cooper

Date
April 2013



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AS CONSTRUCTED PLANS

The purpose of these as-constructed plans is to update the design drawings to show significant changes which occurred during construction. Note that the levels shown on these plans are design levels, and have not been verified by survey. All information shown on these plans should be verified on site. SMEC Urban and SMEC Australia Pty Ltd accept no responsibility for loss or damages resulting from the inappropriate usage of these plans.

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. Locate all underground services before commencement of works

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Aspect Estate, Greenvale
Stage 2
Hume City Council
Roadworks and Drainage
Layout Plan

Drawing No. **0811E-02-02** Rev **K**
Sheet No. 2 of 21

As Constructed