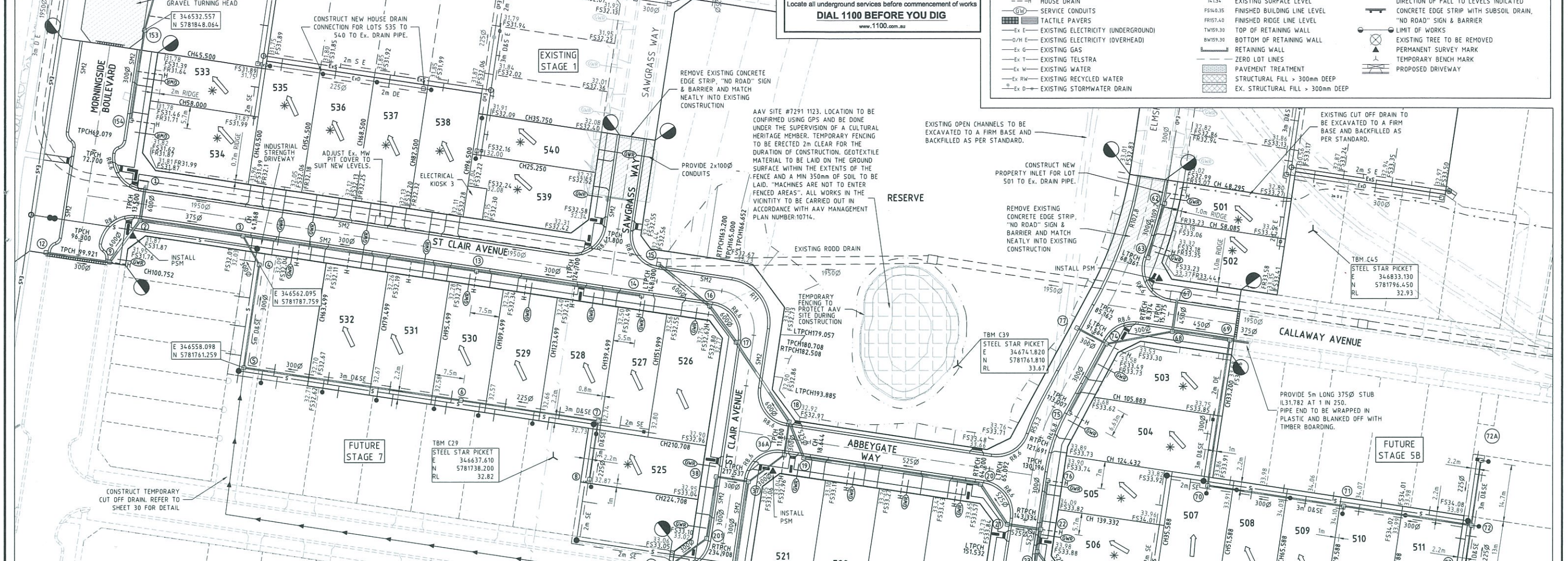


These plans are design plans and are indicative only and parties must not make any objection, requisition or claim for compensation in relation to the plans. The final condition of lots upon completion may vary from the condition described in the plans. The Property may have been filled, raised, levelled, 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.

WARNING
BWARE 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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LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING TELSTRA
- 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
- FINISHED FLOOR LEVEL
- FINISHED RISE LEVEL
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- EXISTING GAS
- ZERO LOT LINES
- PAVEMENT TREATMENT
- STRUCTURAL FILL > 300mm DEEP
- EX. STRUCTURAL FILL > 300mm 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
- RETAINING WALL
- 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
ST. CLAIR AVENUE (LOT 528-534)	17.00	6.40	7.00	7.60	SM2	SM2	5.20	4.20
ST. CLAIR AVENUE (LOT 526-527)	16.00	6.40	7.00	7.60	SM2	SM2	4.20	4.20
ST. CLAIR AVENUE (LOT 526)	14.80	6.40	7.00	7.60	SM2	SM2	4.20	3.00
ST. CLAIR AVENUE (LOT 525)	16.00	6.40	7.00	7.60	SM2	SM2	4.20	4.20
SAWGRASS WAY	14.00	6.40	7.00	7.60	SM2	SM2	4.20	2.20
ABBEGATE WAY	14.00	6.40	7.00	7.60	SM2	SM2	1.00	5.40
ELMSFORD CRESCENT (LOTS 501-504)	14.00	6.40	7.00	7.60	SM2	SM2	2.20	4.20
ELMSFORD CRESCENT (LOTS 505, 517)	16.00	6.40	7.00	7.60	SM2	SM2	4.20	4.20
RAFFLES AVENUE	16.00	6.40	7.00	7.60	SM2	SM2	4.20	4.20
CALLAWAY AVENUE	17.00	6.40	7.00	7.60	SM2	SM2	5.20	4.20
EMINENCE DRIVE	16.00	6.40	7.00	7.60	SM2	SM2	4.20	4.20
MORNINGSIDE BOULEVARD	25.00	10.40	11.00	VARIABLE	SM2	SM2	6.70 (4.85)	6.70 (4.85)

SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		RECYCLED WATER		WATER		ELECTRICITY		OPTIC FIBRE	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
ST. CLAIR AVENUE (LOT 528-534)	SOUTH	1.85	SOUTH	2.30	SOUTH	2.80	NORTH	2.50	NORTH	1.85
ST. CLAIR AVENUE (LOT 526-527)	SOUTH	1.85	SOUTH	2.30	SOUTH	2.80	NORTH	1.05	NORTH	0.40
ST. CLAIR AVENUE (LOT 526)	WEST	2.25	WEST	2.70	WEST	3.20	EAST	1.40	EAST	0.65
ST. CLAIR AVENUE (LOT 525)	WEST	2.25	WEST	2.70	WEST	3.20	EAST	2.60	EAST	1.85
SAWGRASS WAY	WEST	2.15	WEST	2.65	WEST	3.05	EAST	1.10	EAST	0.60
ABBEGATE WAY	SOUTH	3.20	SOUTH	3.65	SOUTH	4.15	NORTH	0.50	SOUTH	1.85
ELMSFORD CRESCENT (LOTS 501-504)	EAST	2.10	EAST	2.60	EAST	3.00	WEST	1.10	WEST	0.30
ELMSFORD CRESCENT (LOTS 505, 517)	EAST	2.25	EAST	2.70	EAST	3.20	WEST	2.60	WEST	1.85
RAFFLES AVENUE	NORTH	2.25	NORTH	2.70	NORTH	3.20	SOUTH	2.60	SOUTH	1.85
CALLAWAY AVENUE	SOUTH	1.85	SOUTH	2.30	SOUTH	2.80	NORTH	2.50	NORTH	1.85
EMINENCE DRIVE	EAST	2.25	EAST	2.70	EAST	3.20	WEST	2.60	WEST	2.10
MORNINGSIDE BOULEVARD	EAST	2.25	EAST	2.85	EAST	3.45	WEST	2.60	WEST	2.10

CITY OF CASEY
 APPROVED BY *[Signature]*
 FILE NO *45144-SC-05*
 DATE *9-1-13*
 (AMENDED)

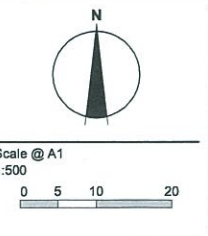
REVISION

NO.	DESCRIPTION	DATE	DESIGN	APPD
K	GAS, RE-CYCLE WATER & WATER OFFSETS ALONG ST. CLAIR AV. RAFFLES AV LIMIT OF WORK SHORTENED	NI	LP	DD
J	AMENDMENT TO MORNINGSIDE BOULEVARD WATER OFFSETS	17.12.12	LP	DD
I	FILL AREAS AMENDED TO SHOW GREATER THAN 300mm	04.12.12	LV	JC
H	DRAINAGE AMENDED	19.11.12	AC	DD
F	ISSUED FOR CONSTRUCTION	31.10.12	AC	DD
E	AMENDED LOT FILLING	24.10.12	AC	DD
C	ISSUED TO COUNCIL FOR APPROVAL	16.05.12	LP/SS	DD

Quarters Cranbourne
PEET
 Principal
 Peet Cranbourne Syndicate Limited
 Level 3, 492 St. Kilda Road
 Melbourne, 3004, VIC

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

Designed L.Vieira
 Drawn N.Shrestha
 Checked L.Phan
 Authorised D.Dakin
 Date Mar-12



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 consulting group

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Quarters, Cranbourne
 Stage 5A
 City of Casey
 Roadworks and Drainage
 Layout Plan - 1

Drawing No. 0069E-05A-02
 Sheet No. 02 of 31
 Rev K

ISSUED FOR CONSTRUCTION