

H:\22902\STAGE-2\CADD\DWG\SET\ROAD AND DRAINAGE\22902_2B2_R10-11DWG

THIS DRAWING IS NOT TO BE COPIED OR SCALED

VERSION	REMARKS	DATE	APP'D
D	DRAIN AND SEWER WITHIN LOTS 233 TO 240 AMENDED	06.10.2025	JS
C	CONSTRUCTION ISSUE	07.04.2025	JS
B	GENERAL AMENDMENTS	09.10.2024	JS
A	PRELIMINARY ISSUE	12.03.2020	JZ

0 5 10 20
Scale 1:500 @ A1
Scale 1:1000 @ A3



MGA94 ZONE 55

DRAWN BY	N. KASHA	DESIGNED BY	J. SIGABALAVU
MELWAY	135, G4	CHECKED BY	T. HOI
DATUM	AHD	AUTHORISED BY	H. DAY

REEDS
CONSULTING

www.reedsconsulting.com.au
engineering@reedsconsulting.com.au

Lvl 14, 501 Swanston Street Melbourne Victoria 3000
p (03) 9440 3000
Copyright © 2025
All Rights Reserved 2001

LAND SURVEYING
CIVIL ENGINEERING
PLANNING
DEVELOPMENT CONSULTING



CITY OF CASEY
PERCH ESTATE
230 HARDYS ROAD, CLYDE NORTH, STAGE 2
LAYOUT PLAN

DRAWING No.	2R2	VERSION	D
REFERENCE	22902E/2		

LEGEND

FILL EARTHWORKS - FILL AREA WITHIN LOTS GREATER THAN 150mm DEPTH.
ALL EARTHWORKS (LOT FILL) SHOWN ON HIS PLAN ARE EXISTING AND WERE
CONSTRUCTED AS PART OF STAGE 1 WORKS

THIS PLAN SHOWS ONLY APPROXIMATE EXTENTS & LEVELS OF FILL TO BE
PLACED DURING CONSTRUCTION. DEPTH OF FILL USED FOR TOP DRESSING ALL
ALLOTMENTS MAY VARY BY UP TO 0.15m. THE EXTENT OF FILL SHOWN IS BASED
ON DESIGN AND MAY BE SUBJECT TO CHANGE FOLLOWING FINAL INSPECTION BY
GEOTECHNICAL ENGINEER.

EXISTING TREES AND FENCES

- ALL EXISTING TREES ARE TO BE REMOVED
AS PER TREES REMOVAL REPORT.
- ALL EXISTING FENCES ARE TO BE REMOVED.

TYPICAL PARALLEL PARKING BAY DETAIL

NOT TO SCALE

LEGEND

W	PROPOSED WATER MAIN	ExW	Ex. WATER MAIN
S	PROPOSED SEWER	ExS	Ex. SEWER
G	PROPOSED GAS MAINS	ExS	Ex. SEWER RISING MAIN
E	PROP. ELECTRICAL CABLES	ExG	Ex. GAS MAIN
X	PROP. ELECTRICAL O/H	ExE	Ex. ELECTRICAL CABLE
C	PROPOSED COMMS CABLES	ExC	Ex. ELECTRICAL O/H
PROPOSED DRAIN & PIT		ExC	Ex. COMMS CABLES
PROPOSED HOUSE DRAIN		ExD	Ex. DRAIN & PIT
PROPERTY INLET		GWR	GAS & WATER/REC.WATER CONDUIT
PROPOSED TOE OF BATTER		E	ELECTRICAL/COMMS CONDUIT
PROPOSED TOP OF BATTER		Ex	Ex. TOE OF BATTER
EX FENCE		Ex	Ex. TOP OF BATTER
EX WALL OR BUILDING			

F	FINISHED SURFACE AFTER CUTTING OR FILLING	→	STREET SIGN
Fb	TOP OF PROPOSED BATTER	④	DRAINAGE PIT No.
IL	EXISTING OR PROPOSED INVERT LEVEL OF PIPE OR OPEN DRAIN	↙	OVERALL DIRECTION TO LEGAL POINT OF DISCHARGE
TP	TANGENT POINT		
CH	CHAINAGE		
PSM	PSM		
			TEMPORARY TURNING AREA TO BE 10.5m RADIUS. BOLLARDS TO BE PLACED AT EVERY 15m 200mm DEPTH 40mm NOM. SIZE CLASS 4 FCR NOT CONSTRUCTED WITHOUT SUPERINTENDENT APPROVAL

TITLE BOUNDARY	GWR	H6.0 - PROPERTY DRAIN AT 6.0m OFFSET. WHERE DRAIN IS NOT PERPENDICULAR, O/S REFERS TO INTERSECTION OF DRAIN AND FRONT LOT BOUNDARY
FRONT LOT Bdy	GWR	C5.0 - GWR CONDUIT AT 5.0m OFFSET
	X0.75	X0.75 - RESIDENTIAL CROSSING AT 0.75m OFFSET
		PROPOSED SINGLE RESIDENTIAL VEHICLE CROSSING AS PER EDM 501. OFFSET IS AS PER EDM 501 IF NOT SHOWN.
		NOTE: ALL OFFSETS ARE MEASURED ALONG THE ROAD RESERVE BOUNDARY AND FROM NEAREST SIDE TITLE BOUNDARY.
		PROPOSED DOUBLE RESIDENTIAL VEHICLE CROSSING AS PER EDM 502
TYPICAL NOTATIONS NOT TO SCALE		

WARNING

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

CONSTRUCTION PLAN