

## TACTILE PAVERS - ELECTRICITY (UNDERGROUND) ELECTRICITY (OVERHEAD) — OPTIC FIBRE TELECOMMUNICATIONS — G — GAS RECYCLED WATER EXISTING ELECTRICITY (UNDERGROUND) —EXO/H E— EXISTING ELECTRICITY (OVERHEAD) — EXG — EXISTING GAS EXO EXISTING OPTIC FIBRE EXT EXISTING TELECOMMUNICATIONS — FXDW — EXISTING WATER EXNOW — EXISTING RECYCLED WATER EXISTING STORMWATER DRAIN → Exs — EXISTING SEWER EXISTING HOUSE DRAIN ---> ---> EXISTING SWALE DRAIN 141.34 EXISTING SURFACE LEVEL FS140.35 FINISHED BUILDING LINE LEVEL FINISHED RIDGE LINE LEVEL TW159.30 TOP OF RETAINING WALL BOTTOM OF RETAINING WALL RIDGE LINE RETAINING WALL PERMANENT SURVEY MARK TEMPORARY BENCH MARK 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 PROPOSED DRIVEWAY LIMIT OF WORKS EXISTING TREE TO BE RE EXISTING TREE TO BE REMOVED PAVEMENT TREATMENT STRUCTURAL FILL > 200mm DEEP EX. STRUCTURAL FILL > 200mm DEEP LOT HATCHING ROAD PAVEMENT FOOTPATH DRIVEWAY INDUSTRIAL STRENGTH DRV / LANEWAYS NATURE STRIP RESERVES ELECTRICAL KIOSK DRAINAGE RESERVE MEDIUM DENSITY LOTS MAINTENANCE ACCESS TRACK DRY OUT AREA NOTES:

LEGEND - MARKETING PLAN

STORMWATER DRAIN, PIT & PROPERTY INLET MELBOURNE WATER DRAIN & PIT - SWALE DRAIN ● S SEWER & MAINTENANCE STRUCTURES HOUSE DRAIN — GW — SERVICE CONDUITS

## SERVICE OFFSET TABLE

	Gas		ND - Water		Water		Electricity		Telecommunication		Sewer	
Location	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
SINOPIA STREET	Е	2.10	E	2.50	Е	2.95	W	2.50	w	1.85	-	-
TYRIAN DRIVE	E	2.10	Е	2.50	Е	2.95	W	2.60	w	1.90	E&W	1.00
CORNSILK DRIVE	N	2.10	N	2.50	N	2.95	S	2.60	s	1.90	-	-
CITRON WAY	S	2.10	S	2.50	S	2.95	N	2.55	N	1.90	N&S	1.00

NOTE: STREET TREES ARE TO BE PLANTED IN THE CENTRE OF ALL NATURE STRIPS

- These plans are preliminary only and have not been approved by Council. They are subject to change without notice and have been provided as a guide only.

  This plan must be read in conjunction with the Plan of Subdivision. If any discrepancies are identified between the two plans, the Plan of Subdivision takes precedence.

  Proposed services and connection points shown are preliminary only and subject to authority advice and approval. Vehicle crossing locations shown are subject to Council approval. Existing surface levels refer to the existing surface surveyed by Beveridge Williams & Co Pty Ltd
  Finished surface levels refer to the existing row and may be

- Beventige Williams & Co Pty Ltd Finished surface levels shown are preliminary only and may be subject to change during design and/or construction. The depth of fill can be determined by calculating the depth between the existing and proposed finished surface levels. Fill depths do not take into account any removal of topsoil, grubbing, or exavation associated with the construction of any temporary or permanent infrastructure within the subdivision The plan shows the indicative extent of fill greater than 200mm in depth. These extents may be subject to change during design and/or construction. Fill less than 200mm in depth is not shown on this plan.
- construction. Fill less than 200mm in depth is not shown on this plan. The fill depth shown on this plan is for fill placed during construction of the subdivision whilst the site is under the control of Beverdge Williams & Co Pty Ltd. Beveridge Williams & Co Pty Ltd has no further knowledge or records of any other filling works throughout this subdivision, including prior to the survey being undertaken, or after the completion of construction. Beverdge Williams & Co Pty Ltd will not be liable for any loss or damages incurred or suffered by any party due to the use of the plan or relying on the information contained within the plan.

## WARNING

BEWARE OF UNDERGROUND SERVICES

ne locations of underground services are approximate only a their exact position should be proven on site. No guarantee is given that all existing services are show

**DIAL 1100 BEFORE YOU DIG** 

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P4	RETAINING WALL UPDATES	20.11.2023	A.P.	S.Y.						
P3	UPDATED RIDGE LEVEL PREFIX	30.05.2023	A.P.	S.Y.						
P2	PEDESTRIAN CROSSINGS, SIGN LOCATIONS, ROAD NAME	10.05.2023	A.P.	N.B.						
P1	SEWER AND EASEMENT REMOVED FROM 2439 & 2440	29.03.2023	A.P.	N.B.	P6	UPDATED RETAINING WALL LEGEND	04.03.24	N.B.	N.B.	
P0	FIRST ISSUE	23.03.2023	N.B.	S.Y.	P5	2423 RIDGE ADDED	21.02.2024	K.L.W	N.B.	
REV	DESCRIPTION	DATE	DRN.	APP.	REV	DESCRIPTION	DATE	DRN.	APP.	





Approved Reg. No. Date

PS912249A



ALAY 03.2023 LAND	<b>B</b> Beveridge Williams
DUNG	
3.2023	
DUNG	Development & Infrastructure Consultants

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Project Details	RIVERFIELD SQUARE STAGE 24 CITY OF CASEY
Orawing Title	MARKETING PLAN (SHEET 1 OF 2)

SCALE 1:500 AT A1 SIZE

Sheet 01 of 02 1:500 @ A1





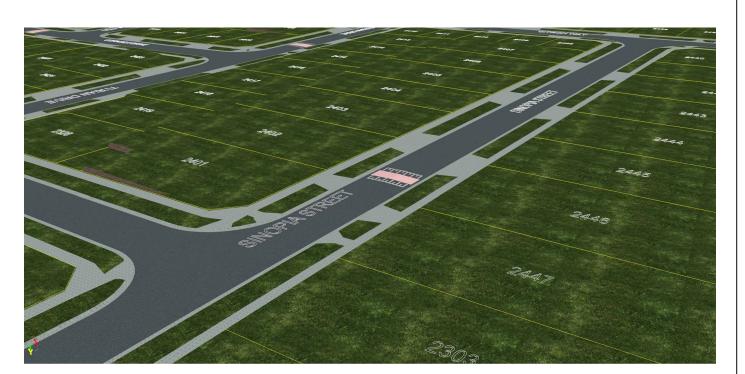
DIGITAL RENDER - LOCATION 1 CORNER OF CITRON WAY AND TYRIAN DRIVE, LOOKING NORTH-WEST



DIGITAL RENDER - LOCATION 2 CORNER OF SINOPIA STREET AND CITRON WAY, LOOKING NORTH-EAST



DIGITAL RENDER - LOCATION 3 CORNER OF NOIR STREET AND TYRIAN DRIVE, LOOKING SOUTH-WEST



DIGITAL RENDER - LOCATION 4 CORNER OF SINOPIA STREET AND NOIR STREET, LOOKING SOUTH-WEST

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BROWN COMMUNITIES



Designed Date	A.PHILALAY 23.03.2023		
Drawn	L.SUTHERLAND		Beveridge William
Checked	S.YOUNG	•	_
Date	23.03.2023		
Approved	S.YOUNG	Develonme	nt & Infrastructure Consultan
Reg. No.	PE0005609	Developine	it a illinastractare consultar
Date	23.03.2023	1 Glenferrie Road	ph: 03 9524 8888
PS Number	PS912249A	Malvern VIC 3144	www.beveridgewilliams.com.a

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е	(SHEET 2 OF 2)	Project Ref	Stage No	Drawing N
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