

0 5 10 20 30 40

SCALE 1:500 AT A1 SIZE

LEGEND - MARKETING PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- MELBOURNE WATER DRAIN & PIT
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS
- ELECTRICITY (UNDERGROUND)
- ELECTRICITY (OVERHEAD)
- OPTIC FIBRE
- TELECOMMUNICATIONS
- GAS
- WATER
- RECYCLED WATER
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING OPTIC FIBRE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SWALE DRAIN
- 141.34 EXISTING SURFACE LEVEL
- FS140.35 FINISHED BUILDING LINE LEVEL
- FR157.40 FINISHED RIDGE LINE LEVEL
- TW159.30 TOP OF RETAINING WALL
- BW159.30 BOTTOM OF RETAINING WALL
- RETAINING WALL
- EXISTING RETAINING WALL
- RIDGE LINE
- 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 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

SERVICE OFFSET TABLE

Location	ND - Water		Water		Electricity		Telecommunication		Sewer	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
TANGELO AVENUE	S	2.50	S	2.95	N	2.45	N	1.85	N/S	Ex.1.00/Ex.1.00
TYRIAN DRIVE	E	2.50	E	2.95	W	2.45	W	1.90	E/W	1.00/Ex.1.00
VERDIGRIS AVENUE	S	2.50	S	2.95	N	2.45	N	1.85	N	Ex.1.00
VIRIDIAN BOULEVARD	S	Ex.2.60	S	Ex.3.10	N	Ex.5.10	N	Ex.4.40	S	Ex.1.00

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

NOTES:

1. 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.
2. 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.
3. 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.
4. Existing surface levels refer to the existing surface surveyed by Beveridge Williams & Co Pty Ltd in August 2021.
5. Finished surface levels shown are preliminary only and may be subject to change during design and/or construction.
6. The depth of fill can be determined by calculating the depth between the existing and proposed finished surface levels.
7. Fill depths do not take into account any removal of topsoil, grubbing, or excavation associated with the construction of any temporary or permanent infrastructure within the subdivision
8. 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.
9. The fill depth shown on this plan is for fill placed during construction of the subdivision whilst the site is under the control of Beveridge 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.
10. Beveridge 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.
11. Fill volumes and depths are calculated between the design surface and existing surface, except in areas where standing water was present in the August 2021 survey. In areas where standing water was present in 2021, existing surface levels are shown to an additional survey completed during construction. Areas of standing water will be dewatered, desludged and filled under level 1 supervision.
12. In areas where standing water has been dewatered, desludged, and filled under level 1 supervision the approximate fill depths have been outlined in the above table.

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
BEFORE YOU DIG
www.byda.com.au

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REV	DESCRIPTION	DATE	DRN.	APP.
P3	EASEMENT UPDATED	28.10.2026	AP	AP
P2	UPDATES AS PER DETAIL DESIGN	22.01.2026	AJ	AP
P1	LOTS 3801-3813 REGRADED	19.11.2025	AJ	SF
P0	ISSUED FOR INFORMATION	30.10.2025	NC	SF

BROWN COMMUNITIES

Riverfield square CLYDE

Designed	N.CORBETT
Date	30.10.2025
Drawn	N.CORBETT
Checked	A.PHILALAY
Date	30.10.2025
Approved	A.PHILALAY
Reg. No.	PE0012074
Date	30.10.2025
PS Number	PS935376N

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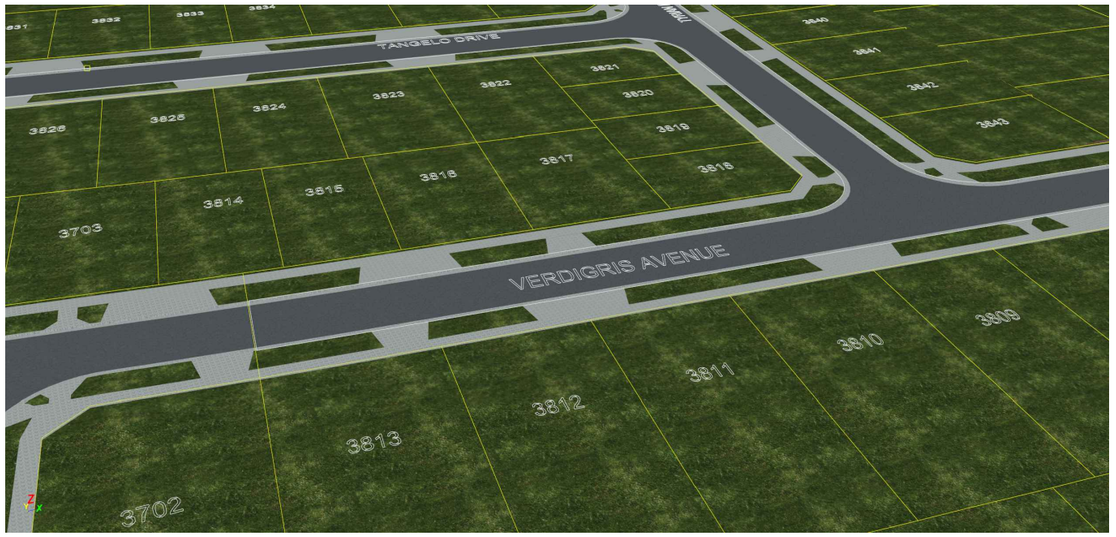
Project Details: RIVERFIELD SQUARE
STAGE 38
CITY OF CASEY

Drawing Title: MARKETING PLAN
(SHEET 1 OF 2)

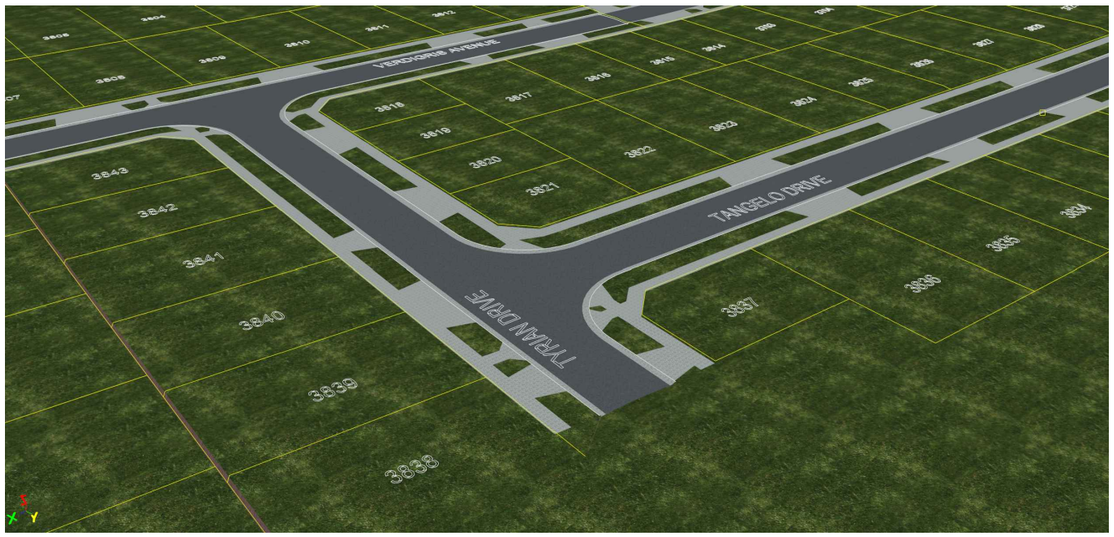
Sheet 01 of 02
Scale 1:500 @ A1

Project Ref	Stage No	Drawing No	Rev
2101578	38	M01	P3

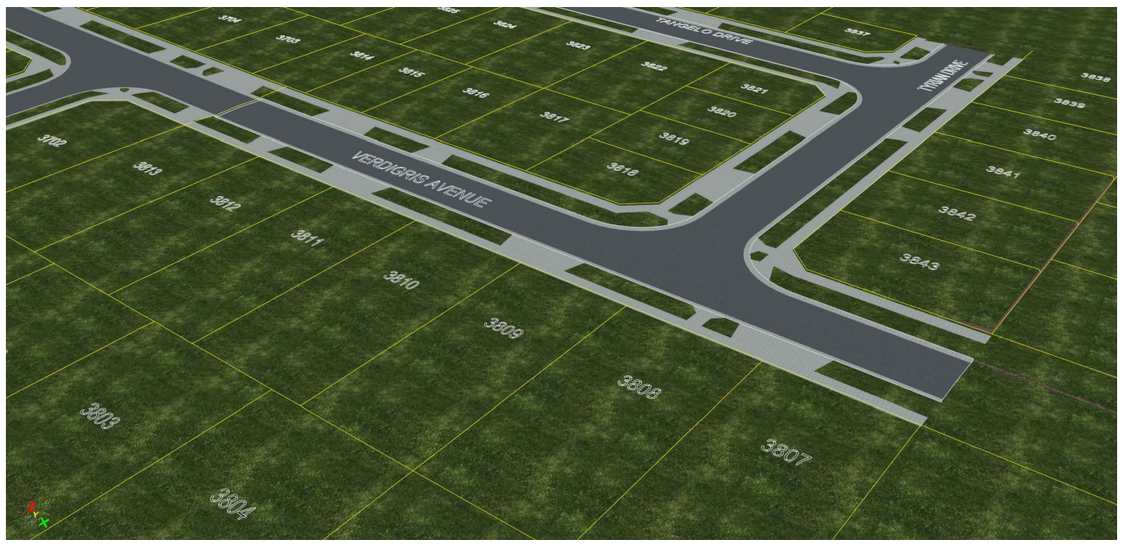
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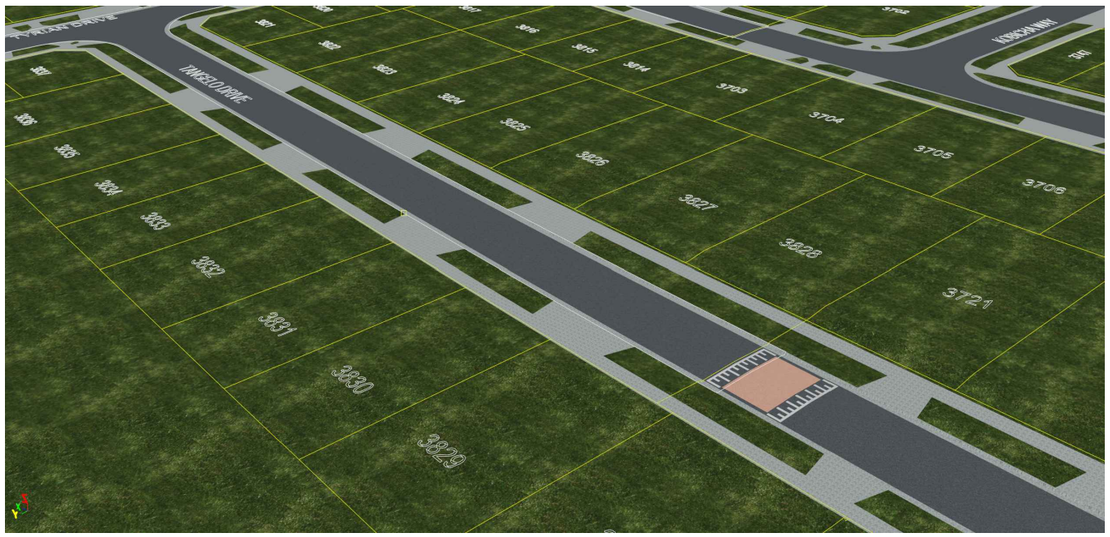
DIGITAL RENDER - LOCATION 1
LOT 3813 LOOKING NORTH EAST



DIGITAL RENDER - LOCATION 2
LOT 3839 LOOKING SOUTH WEST



DIGITAL RENDER - LOCATION 3
LOT 3843 LOOKING NORTH WEST



DIGITAL RENDER - LOCATION 4
LOT 3830 LOOKING SOUTH EAST

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Project Details: RIVERFIELD SQUARE
STAGE 38
CITY OF CASEY

Drawing Title: MARKETING PLAN
(SHEET 2 OF 2)

Sheet 02 of 02

Scale: NOT TO SCALE

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Project Ref	Stage No	Drawing No	Rev
2101578	38	M02	P3

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