LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- MELBOURNE WATER DRAIN & PIT
- PLASTIC STORMWATER DRAIN
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- ELECTRICITY (UNDERGROUND)
- ELECTRICITY (OVERHEAD)
- OPTIC FIBRE
- TELECOMMUNICATIONS
- GAS
- WATER
- RECYCLED WATER
- SUBSURFACE DRAINAGE
- EXISTING STORMWATER DRAIN
- EXISTING MELBOURNE WATER DRAIN
- EXISTING PLASTIC STORMWATER DRAIN
- SERVICE CONDUITS
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING OPTIC FIBRE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SERVICE TO BE DECCOMISSIONED
- EXISTING SWALE DRAIN
- TACTILE PAVERS (INDICATIVE ONLY)
- 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
- RIDGE LINE
- RETAINING WALL
- CONCRETE RETAINING WALL
- EXISTING RETAINING WALL
- 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
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- PROPOSED DRIVEWAY
- TREE PROTECTION ZONE (TPZ)

LEGEND:

- PAVEMENT TREATMENT
- STRUCTURAL FILL > 200mm DEEP
- EX. STRUCTURAL FILL > 200mm DEEP
- LOT HATCHING
- ROAD PAVEMENT
- INTERSECTION THRESHOLD TREATMENT
- FOOTPATH
- DRIVEWAY
- INDUSTRIAL STRENGTH DRV / LANEWAYS
- NATURE STRIP
- RESERVES
- ELECTRICAL KIOSK
- DRAINAGE RESERVE
- COMMUNITY FACILITIES

SERVICE OFFSET TABLE

Location	Gas		ND - Water		Water		Electricity		Telecommunication		Sewer	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
ERNSTBROOK DRIVE - 22.5m	-	-	W	2.60	W	3.10	E	4.85	E	3.95	E / W	Ex VARIES / 1.00
ERNSTBROOK DRIVE - 25.5m	-	-	W	2.10	W	2.60	E	2.80	E	2.10	E / W	Ex 6.50 / 1.00
VIRIDIAN BOULEVARD - 22.0m	-	-	S	2.60	S	3.10	N	5.10	N	4.40	-	-
BRIOCHE PARADE - 16.0m	-	-	E	2.50	E	2.95	W	2.60	W	1.90	-	-
CADET WAY - 16.0m	-	-	E	2.50	E	2.95	W	2.60	W	1.90	E/W	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.

REMOVE EXISTING TEMPORARY DOUBLE CROSSING AND CONSTRUCT SINGLE CROSSING FOR LOT 2924 AS PER EDCM501

EXISTING STAGE 29

EXISTING RETAINING WALL

FUTURE ACTIVE OPEN SPACE

1487m²

FUTURE COMMUNITY FACILITIES

7000m²

INDICATIVE FUTURE BUS STOP BAY, HARD STAND & ASSOCIATED TACTILES/ LINEMARKING

FUTURE SCHOOL

6077m²

FUTURE RESERVE

FUTURE STAGE 39

EXISTING STAGE 35

EXISTING STAGE 32

ERNSTBROOK DRIVE

CADET WAY

BRIOCHE PARADE

VIRIDIAN BOULEVARD

ELECTRICAL KIOSK

DRIVEWAY WIDTH - 5m

BATTER TO EXISTING SURFACE AT 1 IN 6 WITH SPOON DRAIN

BATTER TO EXISTING SURFACE AT 1 IN 5

EXISTING DN300 WITH TIMBER BLANK END

EXISTING HEAD WALL AND DN225 PIPE TO BE DECOMMISSIONED AND REMOVED

EXISTING RETAINING WALL

EXISTING RETAINING WALL

0 5 10 20 30 40

SCALE 1:500 AT A1 SIZE

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

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REV	DESCRIPTION	DATE	DRN.	APP.
P4	GAS REMOVED	30.04.2026	AP	AP
P3	STAGE BOUNDARY UPDATED AND STAGE RE-SEQUENCING	25.03.26	KLW	AP
P2	WALLS UPDATED & RIDGE ADDED TO FRONT OF LOTS	10.03.26	KLW	AP
P1	ELECTRICAL KIOSK RELOCATED TO LOT 4006	18.02.26	KLW	AP
P0	ISSUED FOR INFORMATION	15.01.26	KLW	AP

REV	DESCRIPTION	DATE	DRN.	APP.
P9	LOT 4006 EASEMENT	29.10.26	AP	AP
P8	VIRIDIAN LOT BOUNDARIES UPDATED	27.10.26	LS	AP
P7	DIMENSIONS UPDATED TO MATCH POS	19.10.26	KLW	AP
P6	LOT BOUNDARIES UPDATED	15.10.26	KLW	AP
P5	LOT 4036 DRIVEWAY WIDENED	17.06.26	KLW	AP

BROWN COMMUNITIES

Riverfield square CLYDE

Designed	K. LIM WAN
Date	31.12.2025
Drawn	K. LIM WAN
Checked	A.PHILALAY
Date	15.01.2026
Approved	A.PHILALAY
Reg. No.	PE0012074
Date	15.01.2026
PS Number	PS935387H

Beveridge Williams
Development & Infrastructure Consultants
1 Glenferrie Road
Malvern VIC 3144
ph: 03 9524 8888
www.beveridgewilliams.com.au

Project Details: RIVERFIELD SQUARE
STAGE 40
CITY OF CASEY

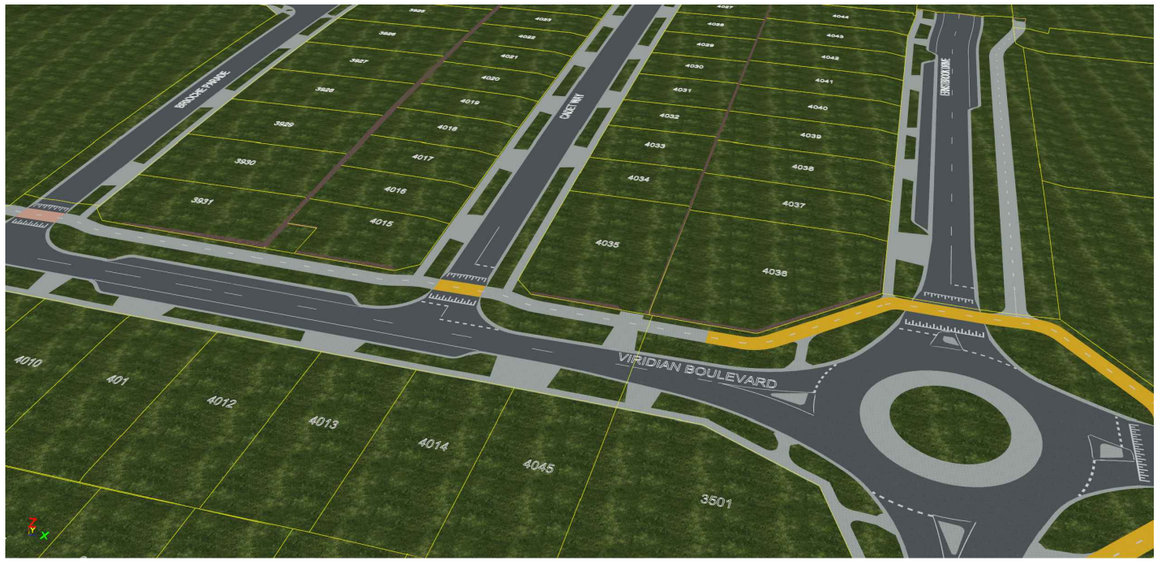
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(SHEET 1 OF 2)

Sheet 01 of 02

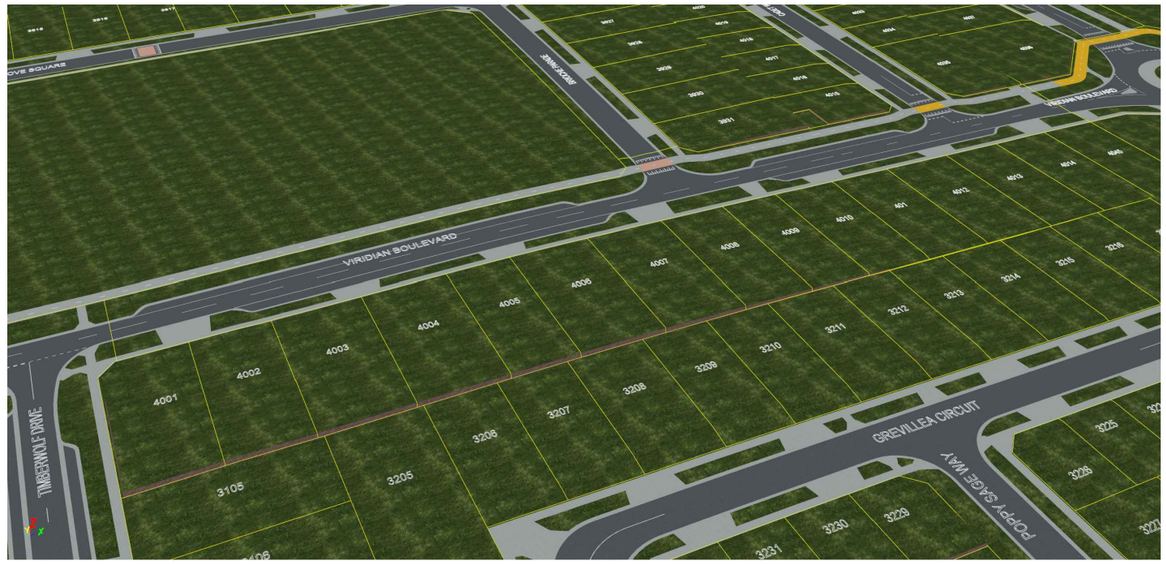
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Project Ref	Stage No	Drawing No	Rev
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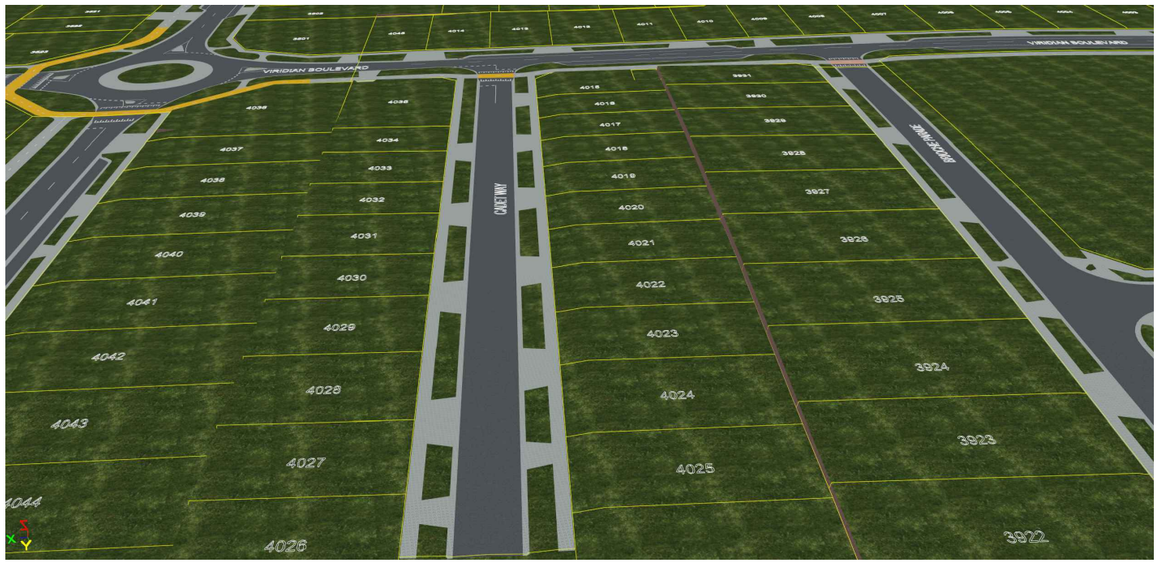
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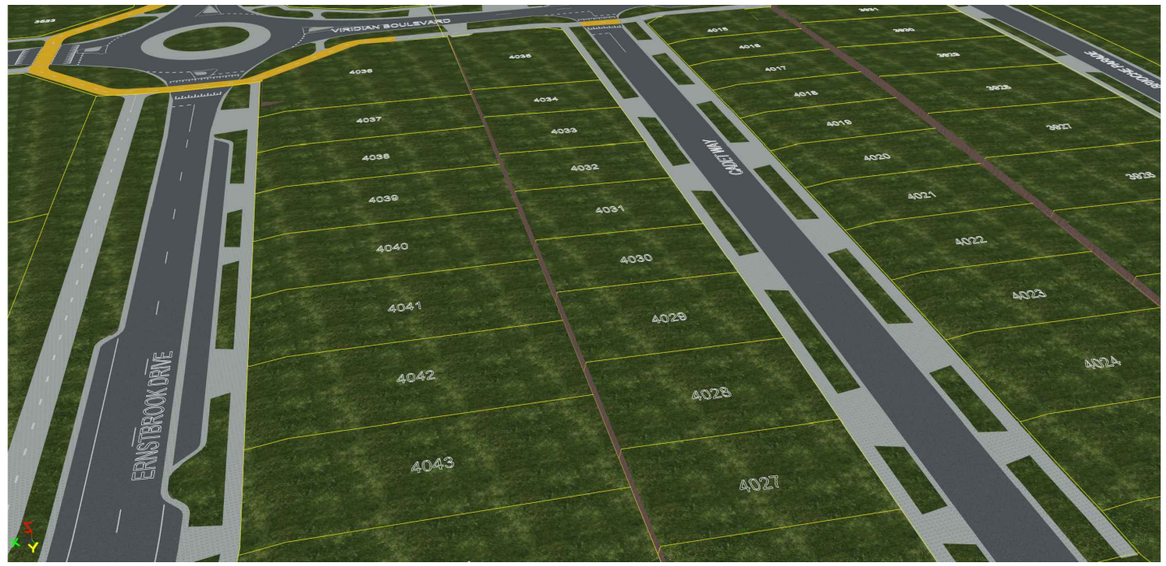
DIGITAL RENDER - LOCATION 1
LOT 4014 LOOKING NORTH



DIGITAL RENDER - LOCATION 2
LOT 4001 LOOKING NORTH EAST



DIGITAL RENDER - LOCATION 3
CADET WAY LOOKING SOUTH WEST



DIGITAL RENDER - LOCATION 4
ERNSTBROOK DRIVE LOOKING SOUTH WEST

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STAGE 40
CITY OF CASEY

Drawing Title: MARKETING PLAN
(SHEET 2 OF 2)

Sheet 02 of 02
Scale NOT TO SCALE

Project Ref	Stage No	Drawing No	Rev
2101578	40	M02	P9