



LEGEND - MARKETING PLAN

<ul style="list-style-type: none"> 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 (overhead) Existing gas Existing optic fibre Existing telecommunications 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 Top of retaining wall Bottom of retaining wall 	<ul style="list-style-type: none"> 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 Existing surface level Finished building line level Finished ridge line level Top of retaining wall Bottom of retaining wall 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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
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CONSERVATION RESERVE

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
GENERATION DRIVE	17.00	6.40	7.30	7.60	600 B2	600 B2	5.70	4.00
MODESTA STREET	16.00	6.40	7.30	7.60	600 B2	600 B2	4.20	4.50
MONOCOT AVENUE	20.00	6.40	7.30	7.60	600 B2	600 B2	4.50	8.20

SERVICE OFFSET TABLE

Location	Side	Gas	ND - Water		Water		Electricity	Telecommunication	Sewer		
		Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	
GENERATION DRIVE	W	2.25	W	2.70	W	3.20	E	1.25	E	0.50	-
MODESTA STREET	S	2.25	S	2.70	S	3.20	N	2.60	N	1.85	N/S 1.0/1.0
MONOCOT AVENUE	N	2.25	N	2.70	N	3.20	W	6.25	S	5.50	N/S 1.0/1.0

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

- NOTES:**
- 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.
 - 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 excavation 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.
 - 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.
 - 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.

FOR INFORMATION ONLY