

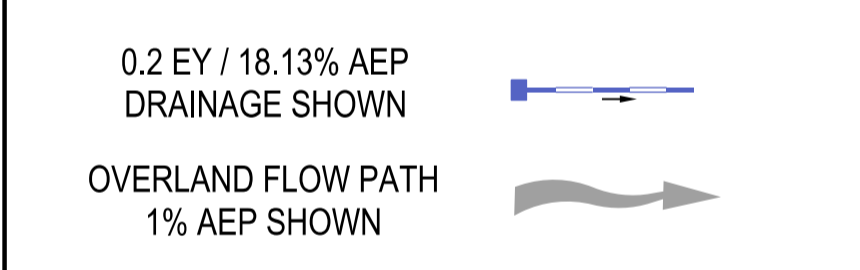
LOCALITY PLAN
 SCALE 1:20000

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SHEET INDEX

SHT No.	VER	DESCRIPTION
1	A	DETAIL PLAN No.1, LOCALITY PLAN, SHEET INDEX & SERVICES SCHEDULE
2	A	CAR PARKING PLAN & TYPICAL ROAD CROSS SECTIONS
3	A	TURNING MOVEMENT DETAILS

LEGEND



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.

ATTENTION TO CONTRACTOR

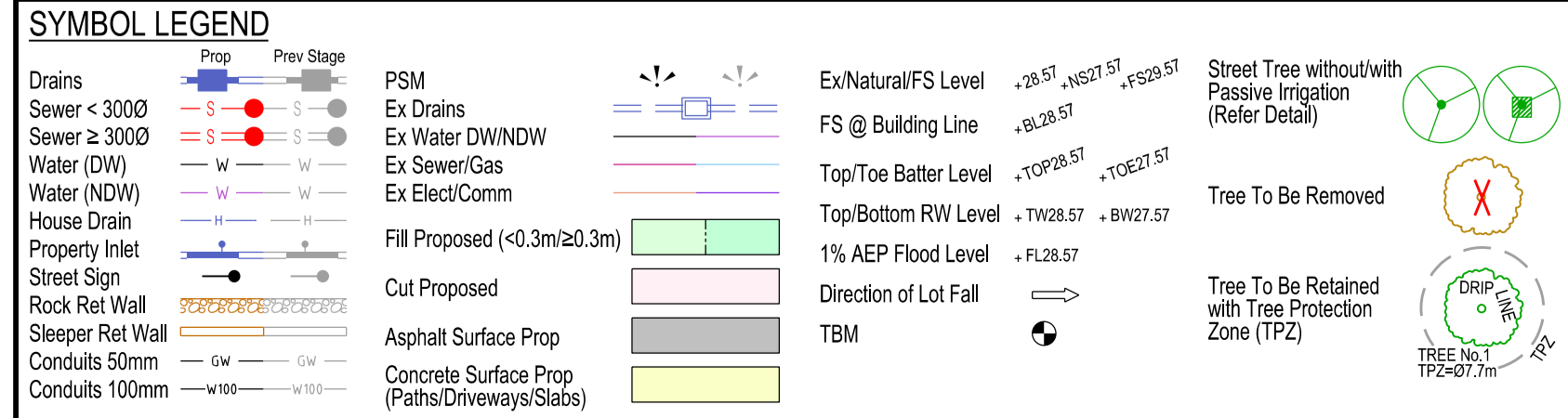
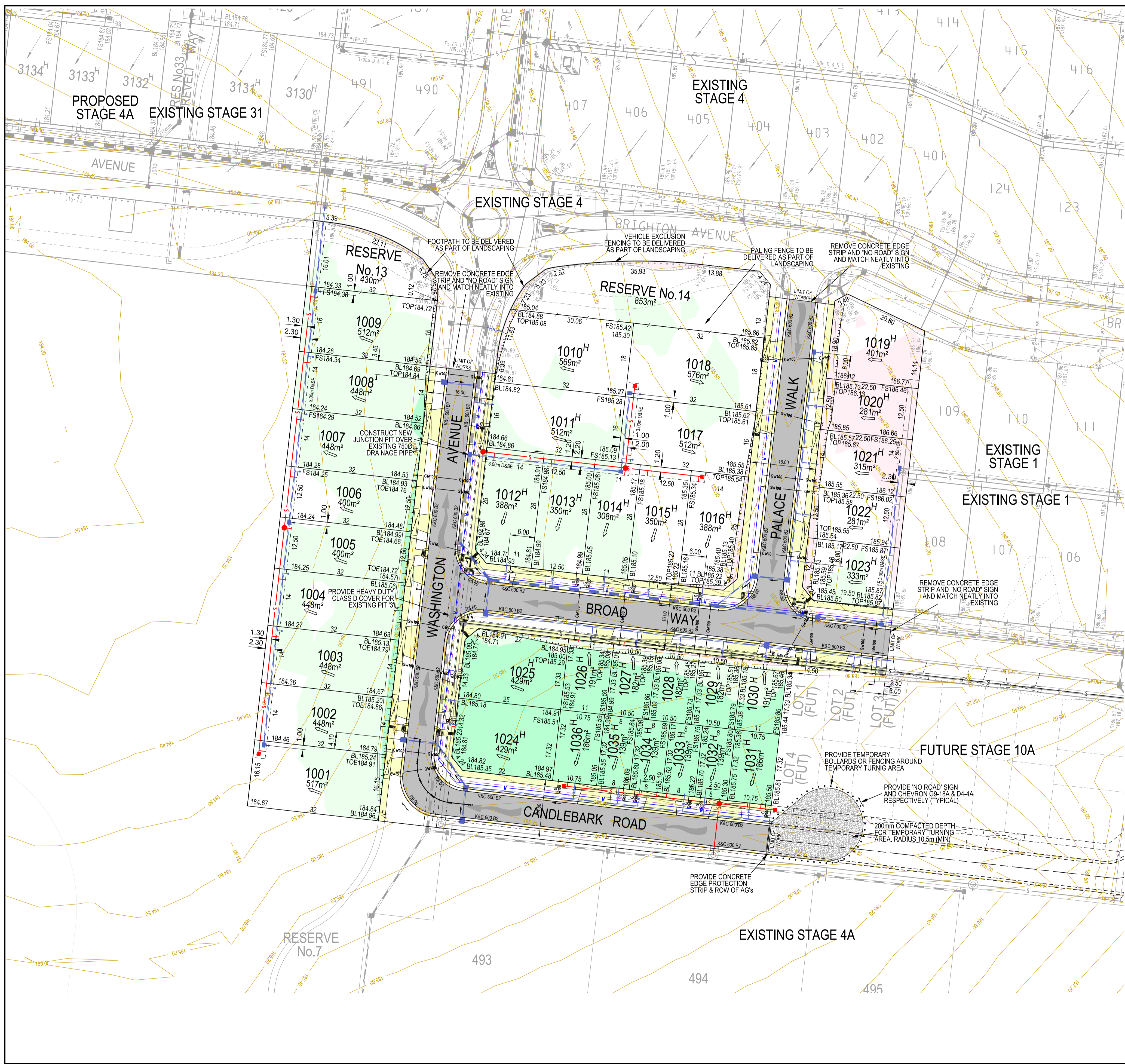
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DIGITAL PLAN, PROVIDED FOR SETOUT PURPOSES, MATCHES THE TBM COORDINATES SHOWN.
- Contractor to ensure that the site is pegged and or set out checked by the licenced surveyor responsible for certifying the Plan of Subdivision prior to underground infrastructure being installed.
- Where concrete works abut a sewer access chamber surround or similar structure, an expansion joint of approved material shall be provided between the two faces.

PLANNING & ENVIRONMENT ACT 1987
 WHITTLESEA PLANNING SCHEME
 Planning Permit No: 716630/1
 Application Ref. No.: 373139
 Endorsed to show compliance with Condition (s) 3
 Sheet 1 of 3 Date: 05/05/2026

SERVICES OFFSETS AND LOCATIONS

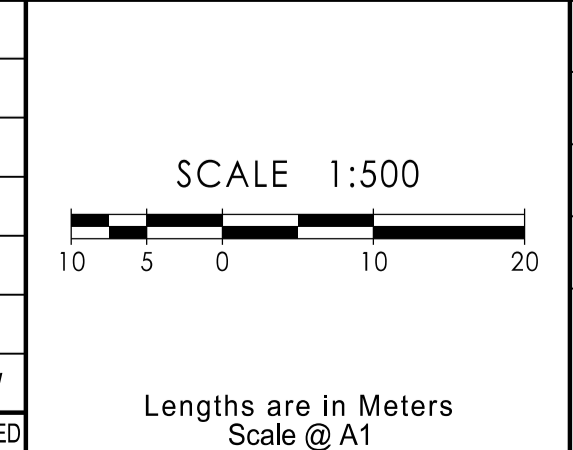
Location	Gas	Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
PALACE WALK		2.70W	3.20W	1.85E	1.70W/1.85E	2.60E	1.00 BOK	4.35W/4.05E	16	G&W,FTTH&E	LEVEL 1
WASHINGTON AVENUE		2.60E	3.10E	1.85W	1.70E/1.85W	2.60W	1.00 BOK	4.35E/4.05W	16	G&W,FTTH&E	LEVEL 1
BROAD WAY (LOT 1012-1023)		2.70N	3.20N	1.85S	1.70N/1.85S	2.60S	1.00 BOK	4.35N/4.05S	16	G&W,FTTH&E	LEVEL 1
CANDLEBARK ROAD		2.50N	3.00N	1.80N	0.40N	0.80S	1.00 BOK	4.35N/2.55S	14.5	G&W,FTTH&E	LEVEL 1

NOTE: a) At the court bowl where water and gas mains pass, the watermain offset is to be increased by 0.5 metres.
 b) * Indicates offsets from back of kerb where services do not run parallel to title boundary.
 c) * Indicates Communication pits placed within concrete footpath.



AMENDMENTS

VER	DATE	ISSUED FOR APPROVAL	REMARKS	APPROVED
A	01/05/26	ISSUED FOR APPROVAL		RGW



Designed: RF
 Drawn: DT
 Checked: RGW
 Approved: RGW
 VICTORIAN PROFESSIONAL ENGINEERS
 REGISTRATION ACT 2019
 REGISTERED ENGINEER: ROBERT GOULD-WILLIAMS
 REGISTRATION NUMBER: PE0007500

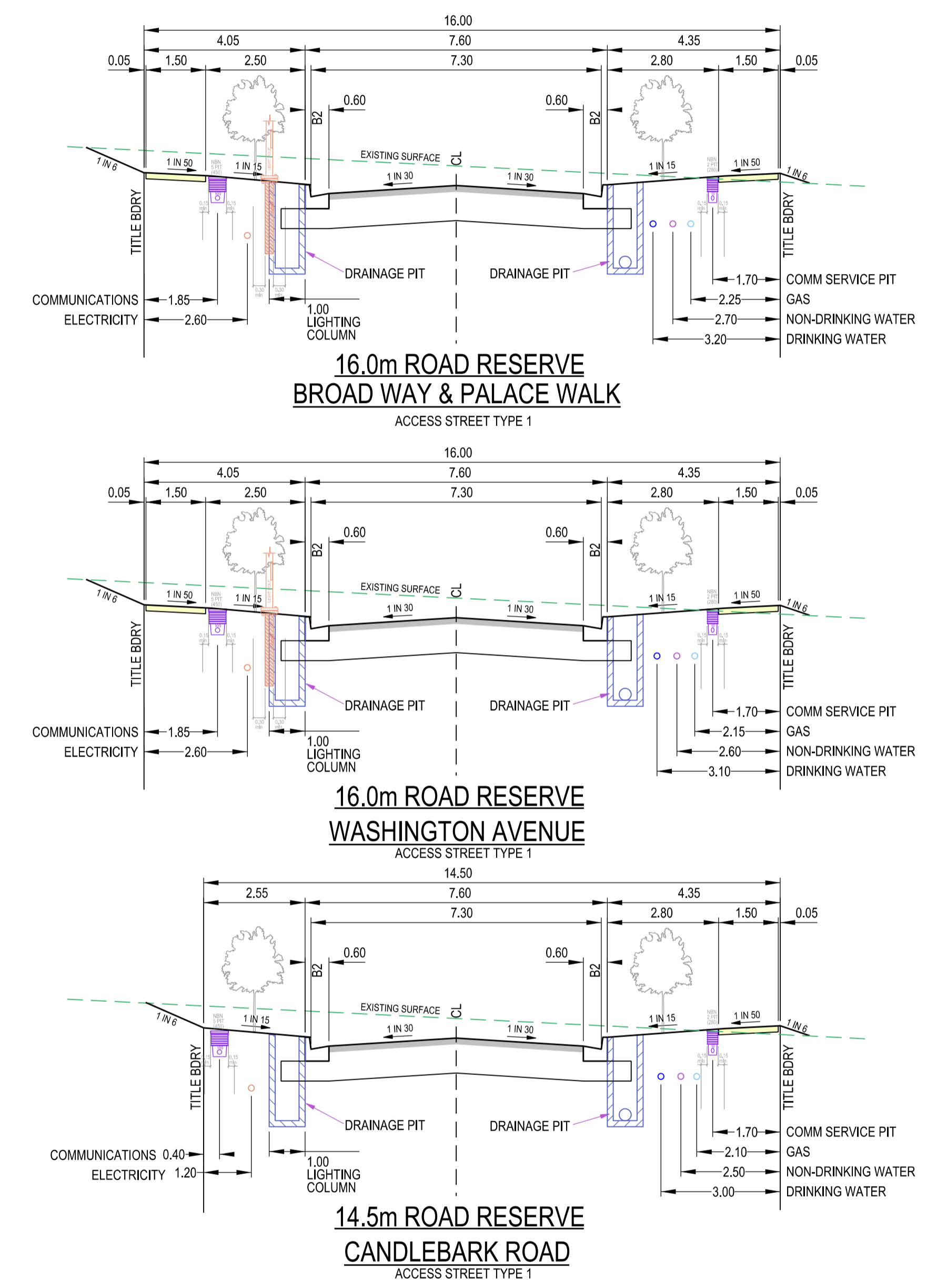


RATHDOWNE ESTATE
 STAGE 10
 DETAIL PLAN, LOCALITY PLAN, SHEET INDEX & SERVICES SCHEDULE

Council: WHITTLESEA
 Status: **APPROVED**

Project No.: 9365 - 10
 Sheet: 1 of 3

Rev: A



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LEGEND

CAR SPACE FOR EACH LOT SHOWN

AMENDMENTS	VER	DATE	REMARKS	APPROVED
A	01/05/26	ISSUED FOR APPROVAL		RGW

Designed: RF	Survey: BPD
Drawn: DT	Datum: AHD/
Checked: RGW	Date: 25/02/26
Approved: RGW	

VICTORIAN PROFESSIONAL ENGINEERS
 REGISTRATION ACT 2019
 REGISTERED ENGINEER: ROBERT GOULD-WILLIAMS
 REGISTRATION NUMBER: PE0007500

SCALE 1:500

Lengths are in Meters
 Scale @ A1

breese
pitt dixon

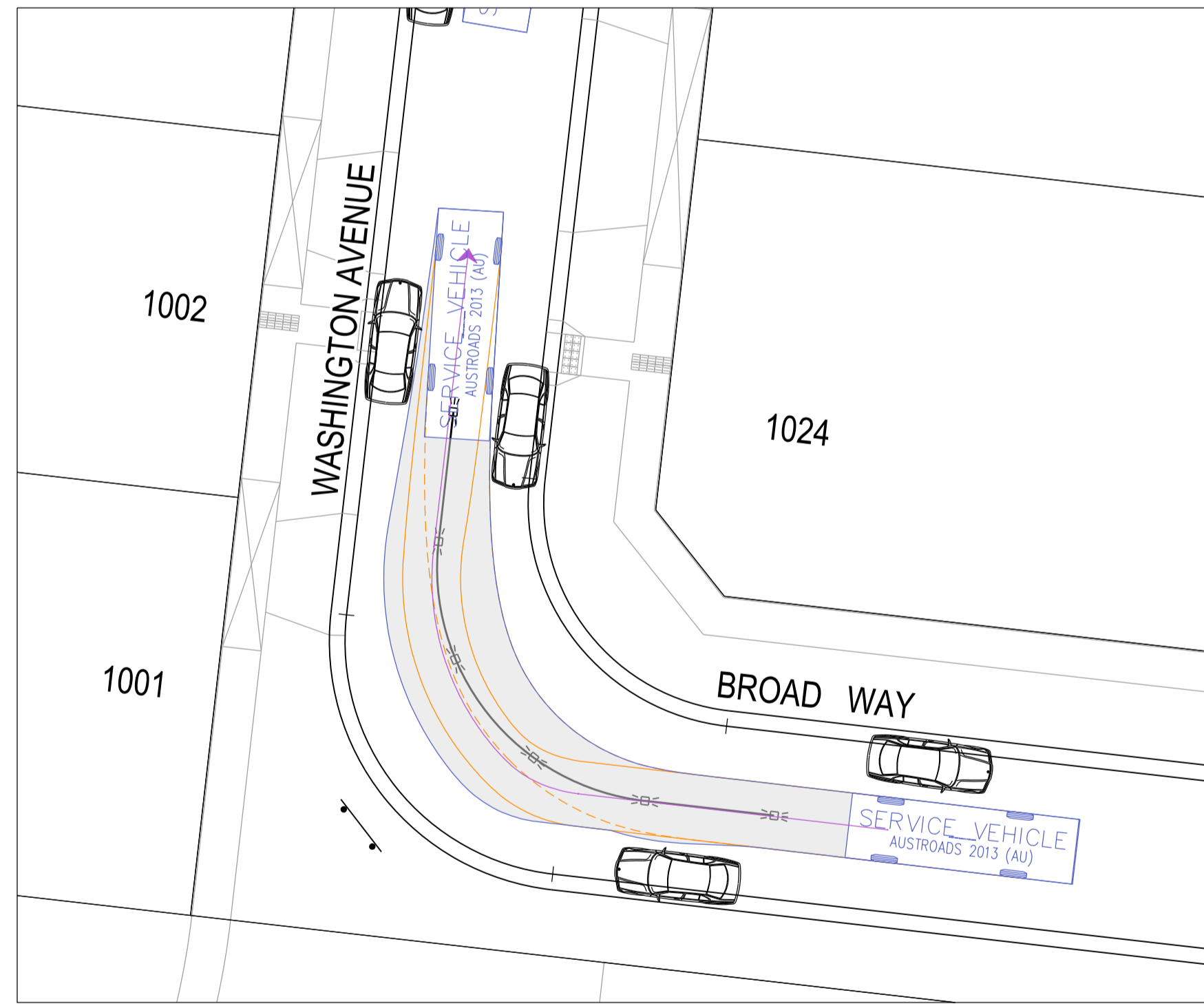
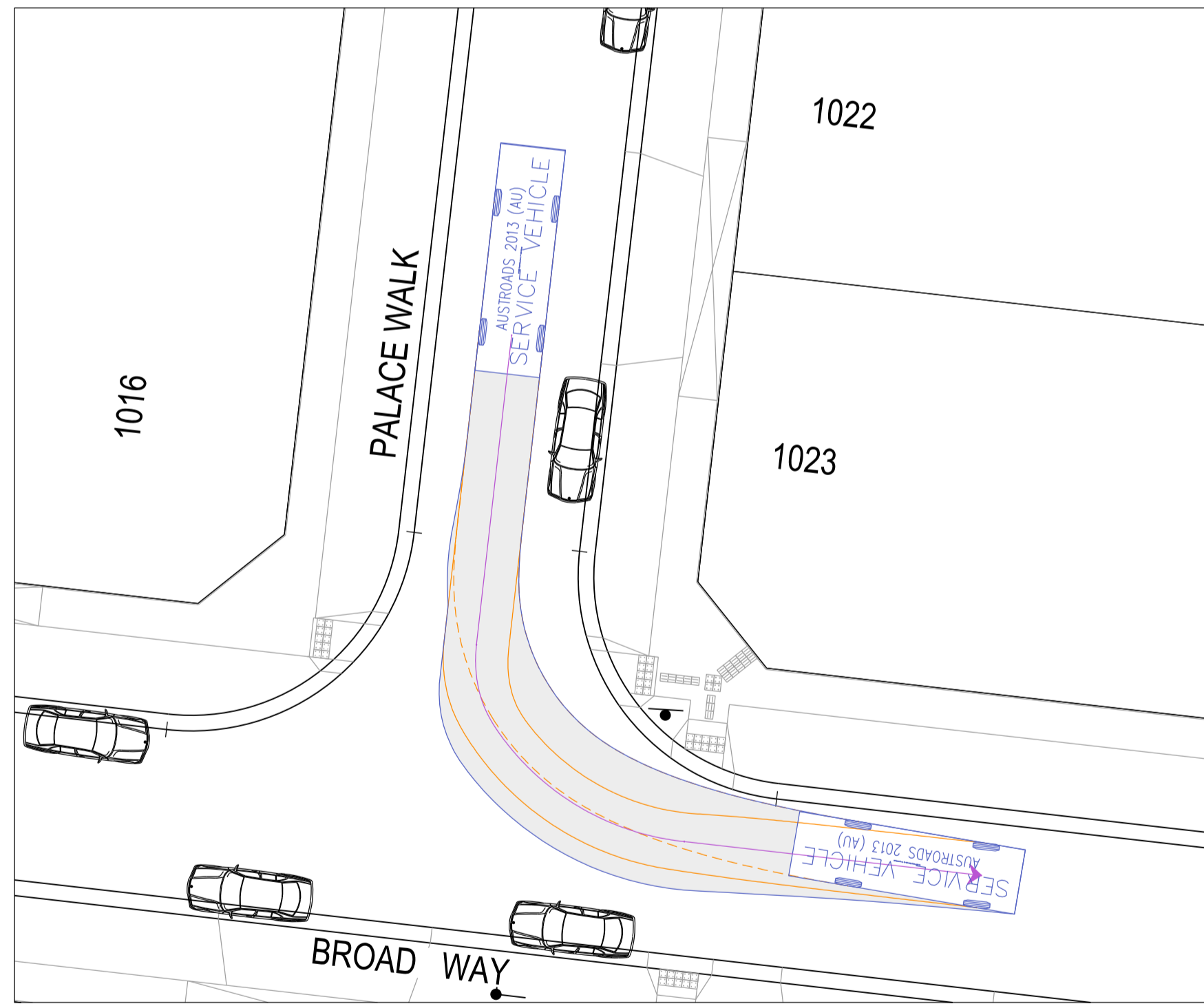
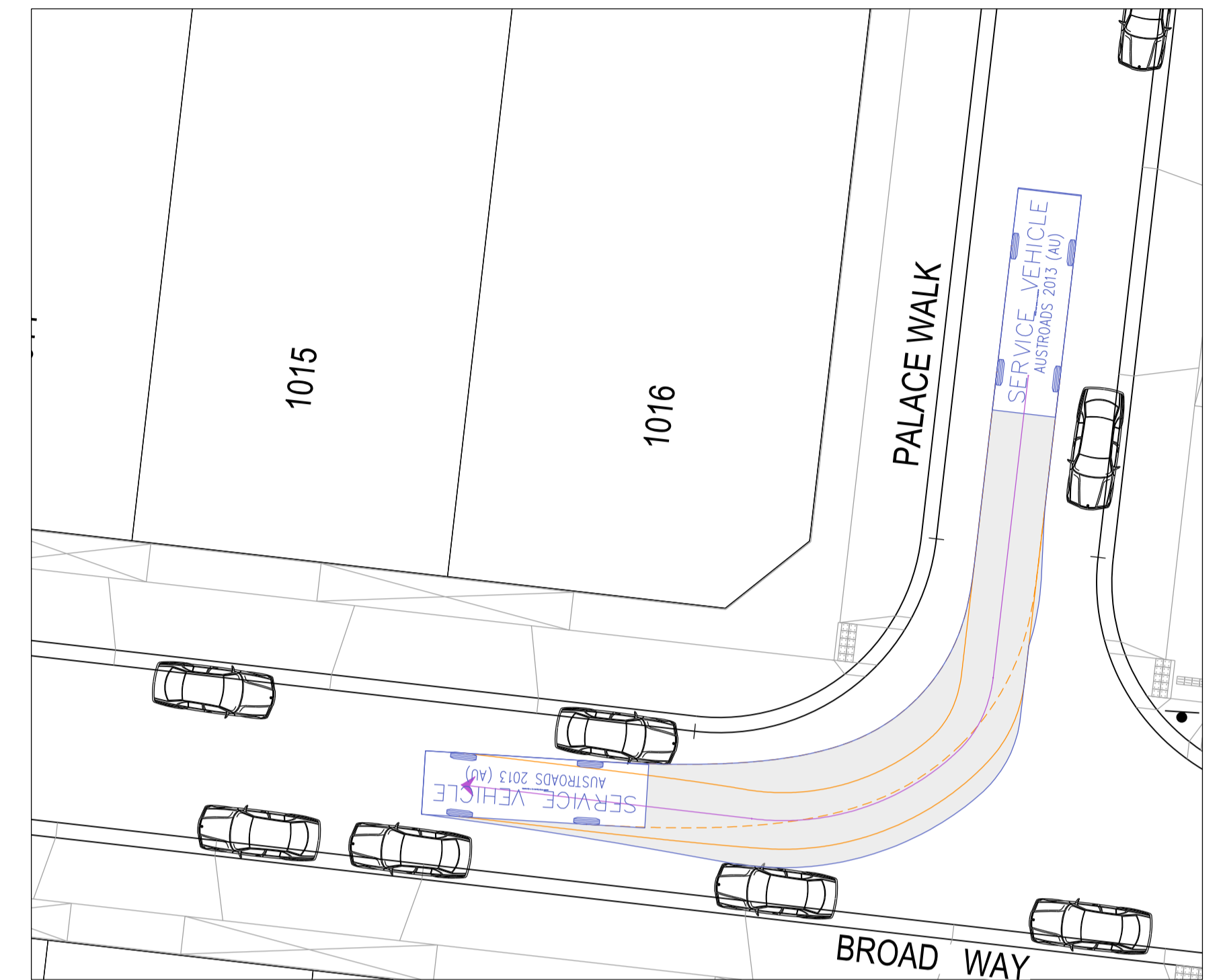
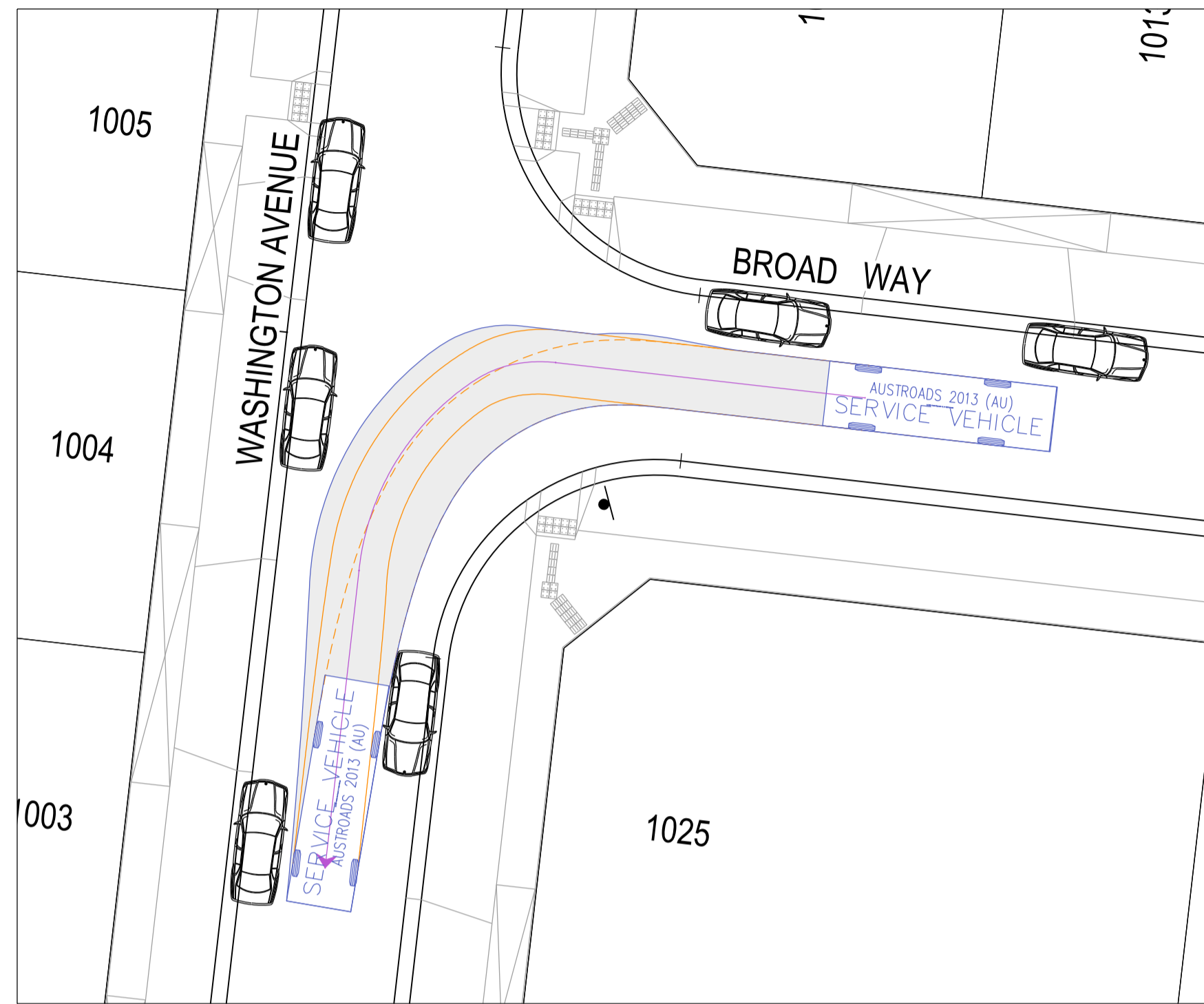
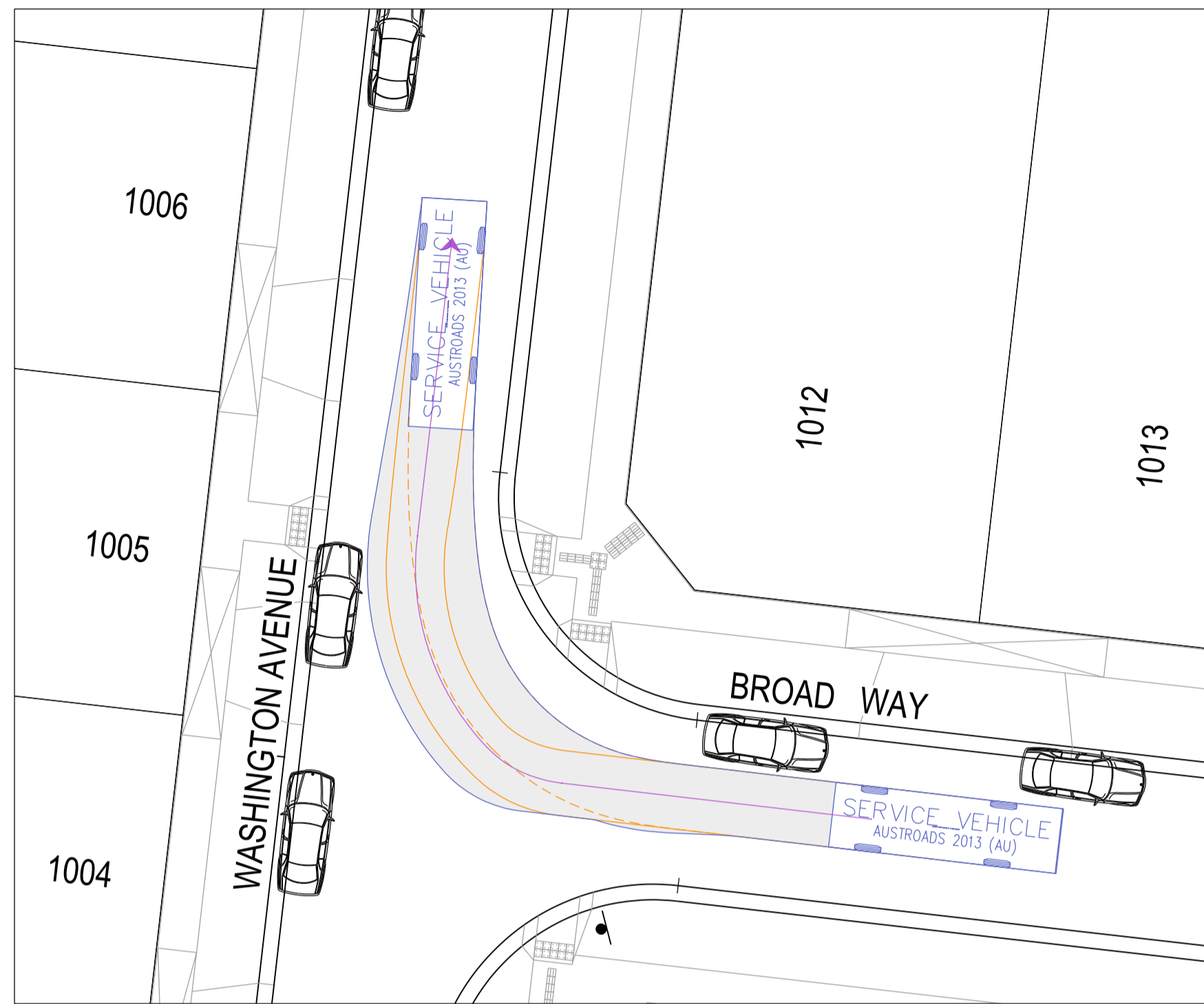
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a: 1/19 Cato Street,
Hawthorn East, Vic. 3123.

RATHDOWNE ESTATE
 STAGE 10
 PARKING PLAN & TYPICAL ROAD CROSS SECTIONS

Council: WHITTLESEA
 Status: **APPROVED**

Project No.: 9365 - 10
 Sheet: 2 of 3

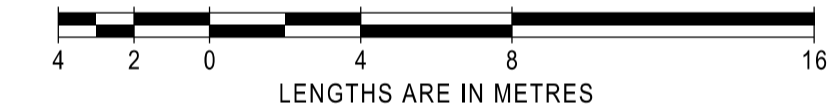
Rev: A



TURNING MOVEMENT DETAILS

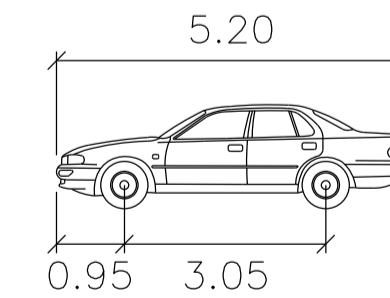
SCALE 1:200

SCALE 1:200 @ A1



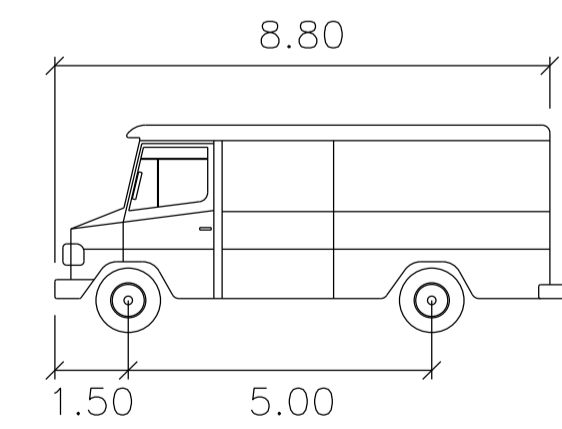
LENGTHS ARE IN METRES

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PASSENGER-CAR

Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.6



SERVICE VEHICLE

Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 38.7

VEHICLE PATH LEGEND

- Swept Path / Body Clearance
- Front Wheel Path
- Rear Wheel Path
- Vehicle Centreline Path

AMENDMENTS	VER	DATE	REMARKS	APPROVED
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Lengths are in Meters
Scale @ A1

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RATHDOWNE ESTATE
 STAGE 10
 TURNING MOVEMENT DETAILS

Council:	Project No.:	Rev:
WHITTLESEA	9365 - 10	A
Status: APPROVED	Sheet:	3 of 3