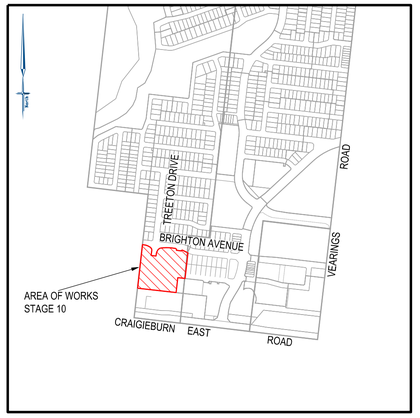


## LOCALITY PLAN

SCALE 1:20000

This Functional Layout Plan supersedes plan previously endorsed on 28/07/2026.

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: 23/09/2026

Please note that the primary purpose of this plan is, in part, to ensure that adequate provision is made for the spatial requirements of landscaping and civil infrastructure is made on the Plan of Subdivision. The Functional Layout Plan is not a definite statement of the required content for Construction Plans. The endorsement of this plan is an approval of the subdivision layout under the planning permit and therefore does not provide approval for items of landscaping or civil infrastructure as shown (or omitted) either for the purpose of informing elements of the layout or for clarity on the plan.

## SHEET INDEX


| SHT No. | VER | DESCRIPTION |
|---|---|---|
| 1 | B | 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

0.2 EY / 18.13% AEP DRAINAGE SHOWN

OVERLAND FLOW PATH 1% AEP SHOWN

## 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**

1. **IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DIGITAL PLAN, PROVIDED FOR SETOUT PURPOSES, MATCHES THE TBM COORDINATES SHOWN.**
2. **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.**
3. 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.

## 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 (N/S) | | 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 |
| WASHINGTON AVENUE (W/E) | | 2.50N | 3.00N | 0.40N | 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.

A 0.1m WIDE COUNCIL RESERVE SHALL BE PROVIIDED ALONG THE NORTHERN SIDE OF LOTS 493, 494, 495 AND 496 IN ACCORDANCE WITH THE ENDORSED SUBDIVISION LAYOUT PLAN DATED 10/09/2026. WASHINGTON AVENUE NORTH OF THE AFFORMENTIONED LOTS TO BE 14.40m WIDE.

## SYMBOL LEGEND

Drains (Prop / Prev Stage)
Sewer < 300Ø
Sewer ≥ 300Ø
Water (DW)
Water (NDW)
House Drain
Property Inlet
Street Sign
Rock Ret Wall
Sleeper Ret Wall
Conduits 50mm
Conduits 100mm

PSM
Ex Drains
Ex Water DW/NDW
Ex Sewer/Gas
Ex Elect/Comm
Fill Proposed (<0.3m/≥0.3m)
Cut Proposed
Asphalt Surface Prop
Concrete Surface Prop (Paths/Driveways/Slabs)

Ex/Natural/FS Level
FS @ Building Line
Top/Toe Batter Level
Top/Bottom RW Level
1% AEP Flood Level
Direction of Lot Fall
TBM

Street Tree without/with Passive Irrigation (Refer Detail)
Tree To Be Removed
Tree To Be Retained with Tree Protection Zone (TPZ)

| VER | DATE | REMARKS | APPROVED |
|---|---|---|---|
| B | 22/07/26 | UPDATED RESERVE No. 13 AREA & 1018 CROSSOVER | RGW |
| A | 01/05/26 | ISSUED FOR APPROVAL | RGW |

SCALE 1:500
10 5 0 10 20
Lengths are in Meters
Scale @ A1

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


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


# RATHDOWNE ESTATE

## STAGE 10

DETAIL PLAN, LOCALITY PLAN, SHEET INDEX & SERVICES SCHEDULE

Council: WHITTLESEA
Project No.: 9365 - 10
Rev.: B
Status: APPROVED
Sheet: 1 of 3

Plotted: 10/09/2026
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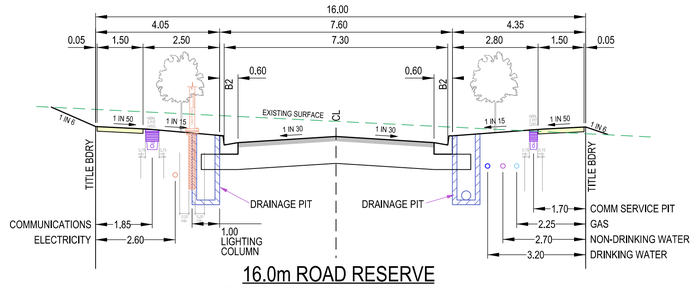
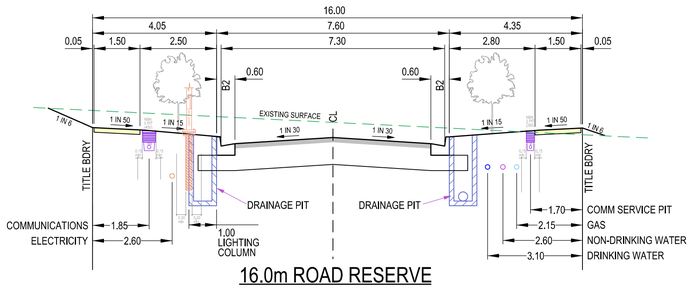
PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
Planning Permit No: 716630/1
Application Ref. No.: 373139
Endorsed to show compliance with Condition (s) 3
Sheet 2 of 3 Date: 23/09/2026

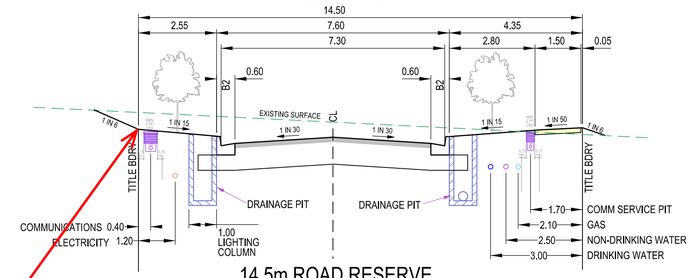
Please note that the primary purpose of this plan is, in part, to ensure that adequate provision is made for the spatial requirements of landscaping and civil infrastructure is made on the Plan of Subdivision. The Functional Layout Plan is not a definite statement of the required content for Construction Plans. The endorsement of this plan is an approval of the subdivision layout under the planning permit and therefore does not provide approval for items of landscaping or civil infrastructure as shown (or omitted) either for the purpose of informing elements of the layout or for clarity on the plan.




16.0m ROAD RESERVE
BROAD WAY & PALACE WALK
ACCESS STREET TYPE 1




16.0m ROAD RESERVE
WASHINGTON AVENUE (N/S)
ACCESS STREET TYPE 1




14.5m ROAD RESERVE
WASHINGTON AVENUE (W/E)
ACCESS STREET TYPE 1

A 0.1m WIDE COUNCIL RESERVE SHALL BE PROVIIDED ALONG THE NORTHERN SIDE OF LOTS 493, 494, 495 AND 496 IN ACCORDANCE WITH THE ENDORSED SUBDIVISION LAYOUT PLAN DATED 10/09/2026. WASHINGTON AVENUE NORTH OF THE AFFORMENTIONED LOTS TO BE 14.40m WIDE.

LEGEND

CAR SPACE FOR EACH LOT SHOWN

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

AMENDMENTS

SCALE 1:500
10 5 0 10 20
Lengths are in Meters
Scale @ A1

| | | | |
|---|---|---|---|
| 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
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# RATHDOWNE ESTATE
## STAGE 10
PARKING PLAN & TYPICAL ROAD CROSS SECTIONS

| | | |
|---|---|---|
| Council: WHITTLESEA | Project No.: 9365 - 10 | Rev: A |
| Status: APPROVED | Sheet: 2 of 3 | |

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Plotted: 10/09/2026

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 3 of 3 Date: 23/09/2026

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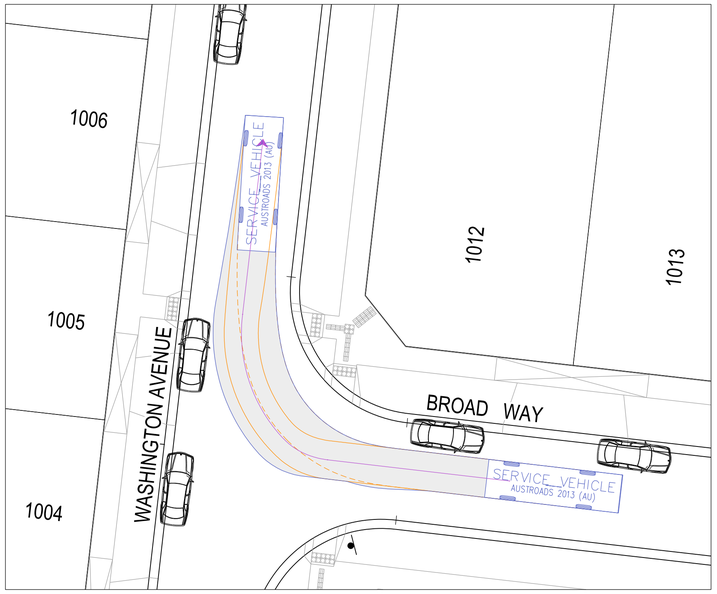
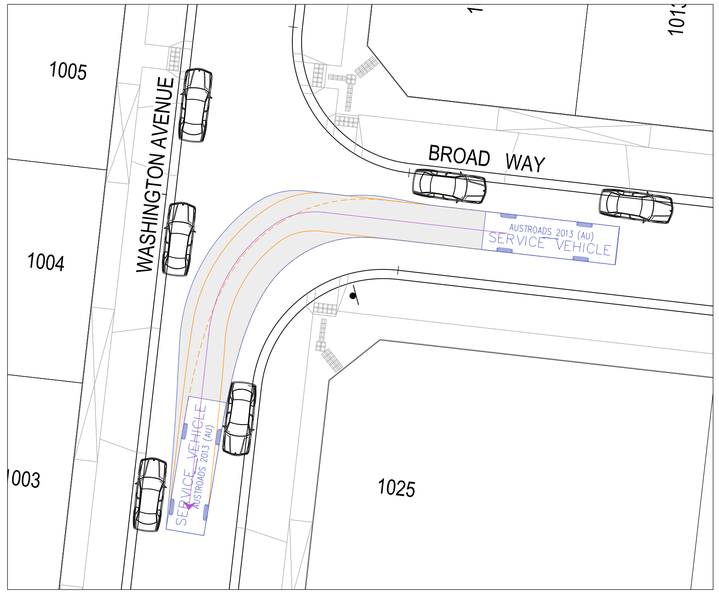
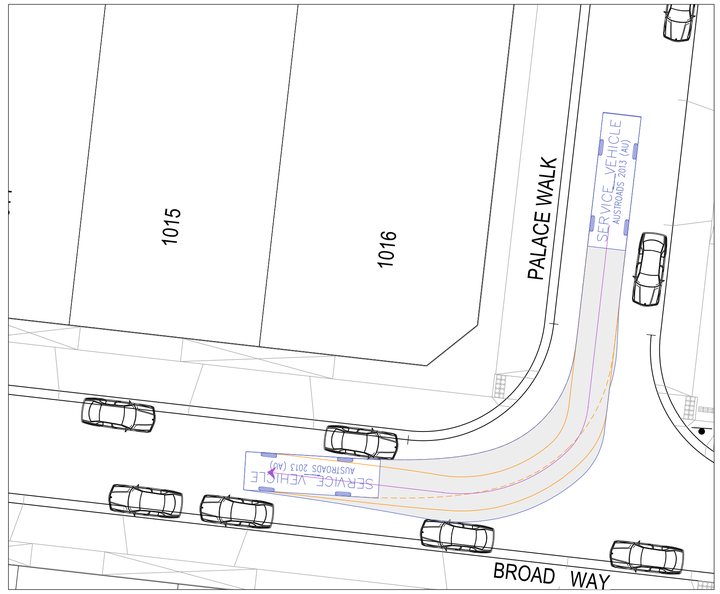
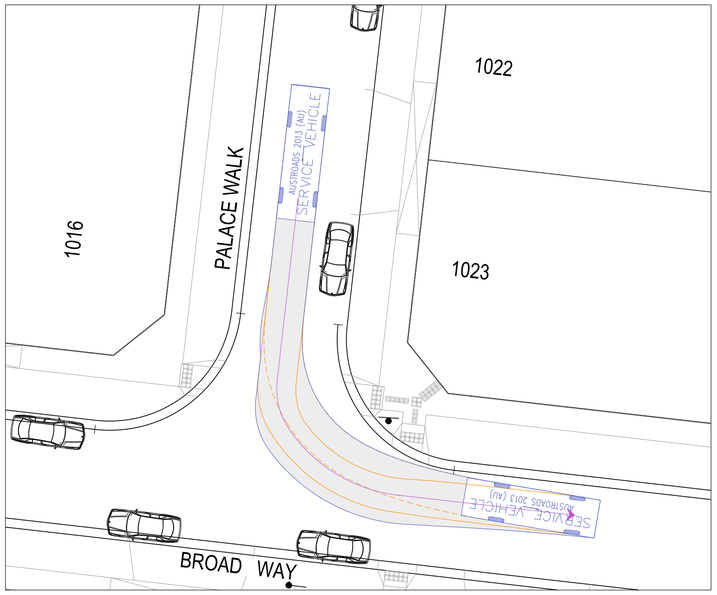
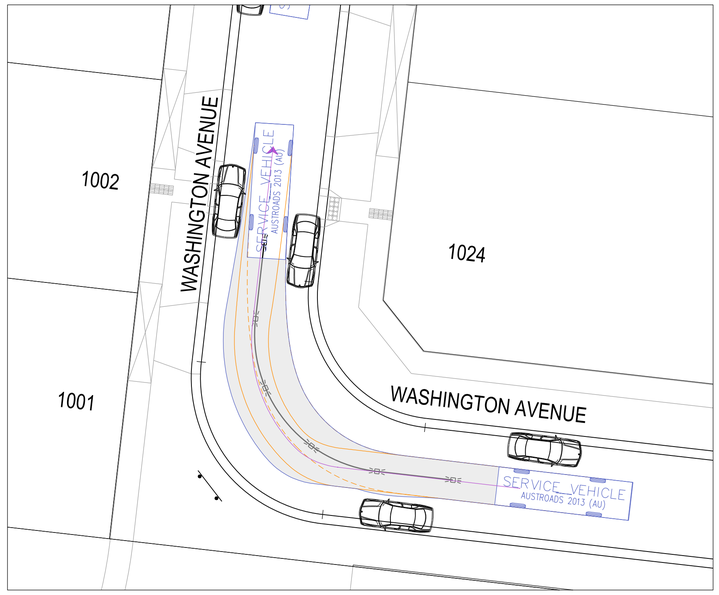


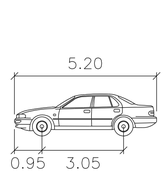

## TURNING MOVEMENT DETAILS

SCALE 1:200

SCALE 1:200 @ A1

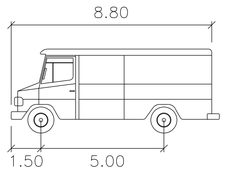
4 2 0 4 8 16

LENGTHS ARE IN METRES




PASSENGER–CAR

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




SERVICE VEHICLE

| | meters |
|---|---|
| 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 |
|---|---|---|---|
| A | 01/05/26 | ISSUED FOR APPROVAL | RGW |

Lengths are in Meters
Scale @ A1

| | | | |
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# RATHDOWNE ESTATE

STAGE 10

TURNING MOVEMENT DETAILS

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

Plotted: 10/09/2026

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