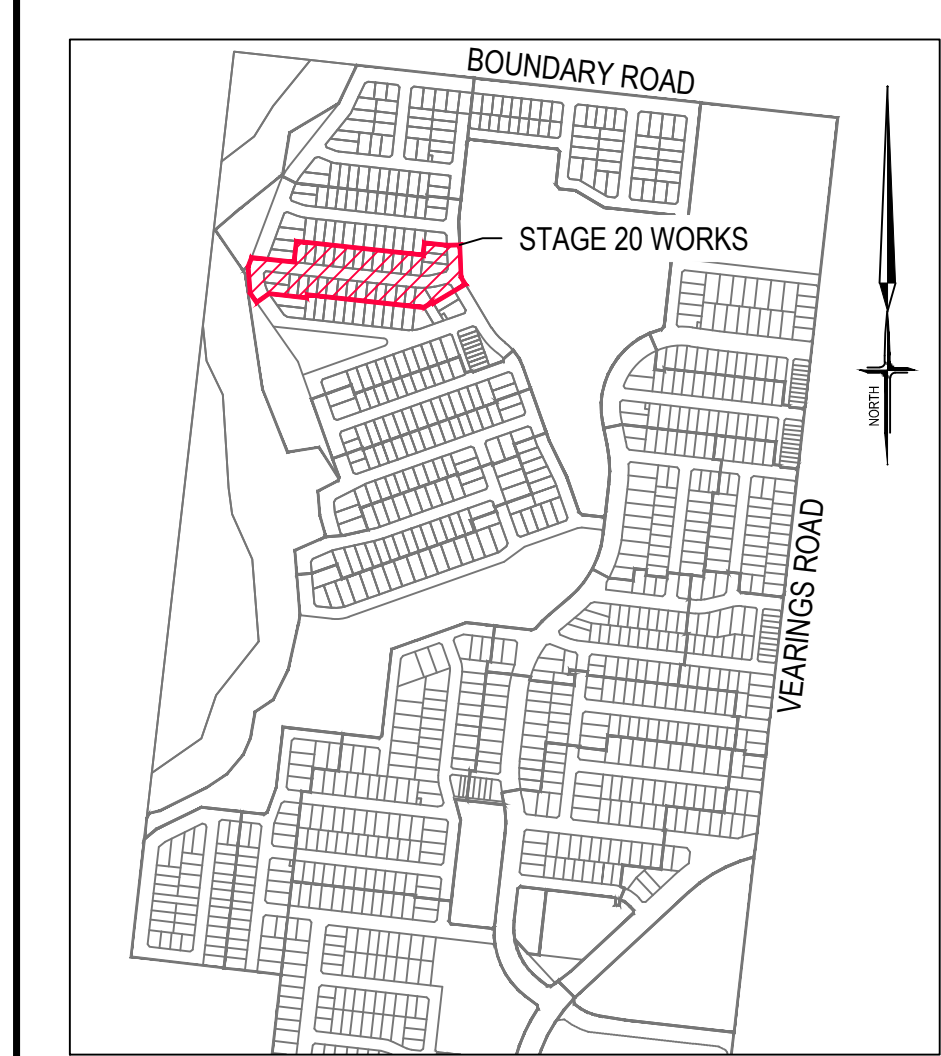
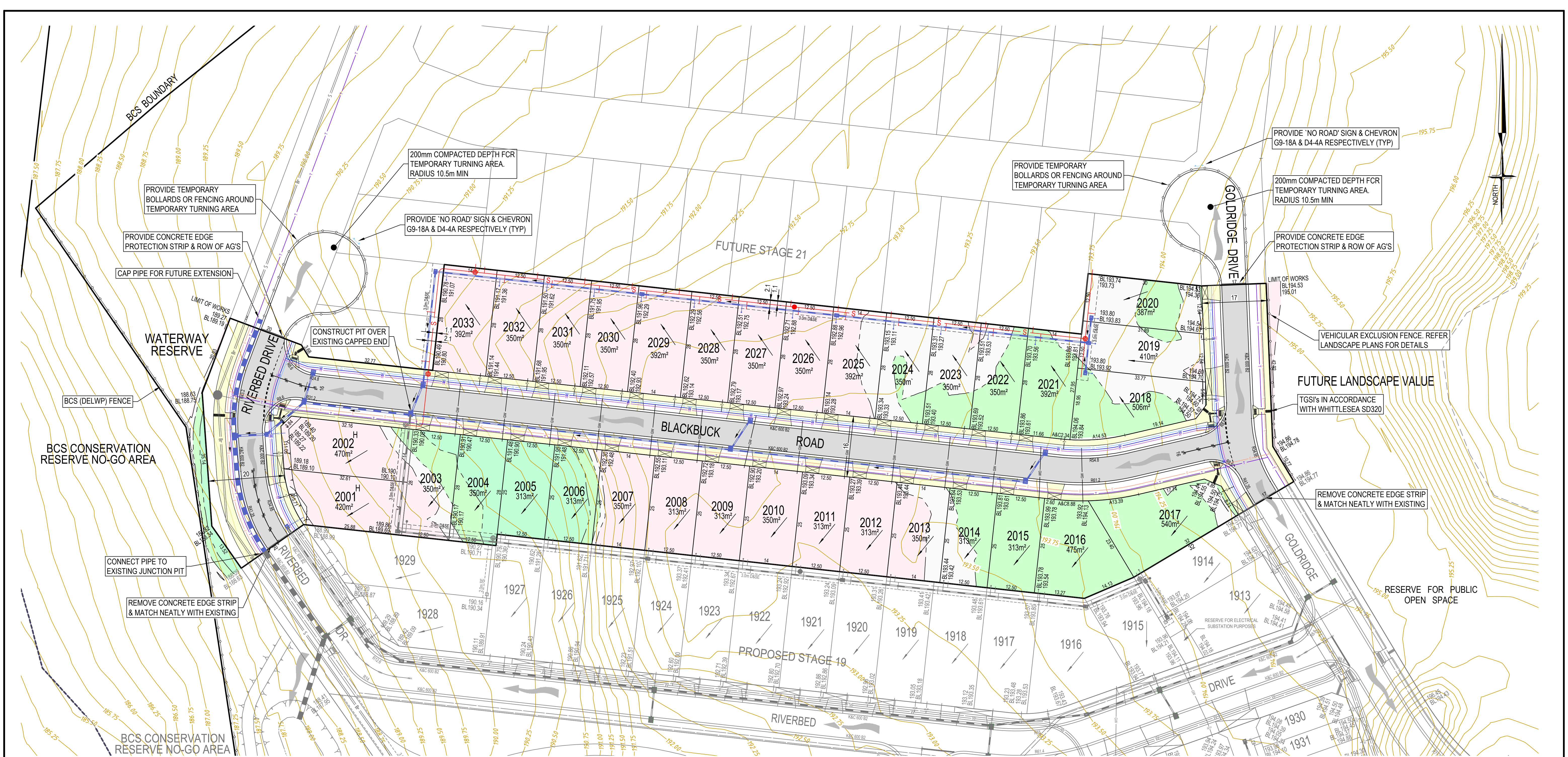
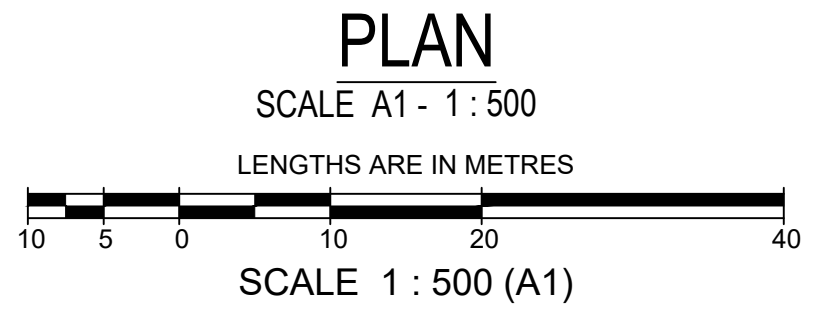
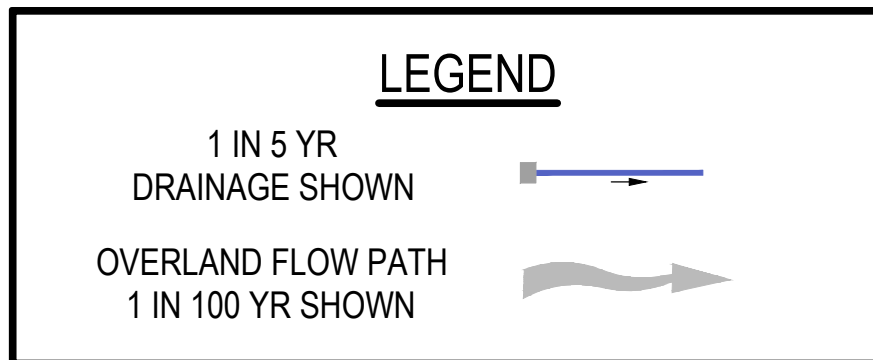




WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

- 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 about a sewer access chamber surround or similar structure, an expansion joint of approved material shall be provided between the two faces.



SHEET INDEX		
SHT No.	VER	DESCRIPTION
1	P1	DETAIL PLAN - SHEET 1, LOCALITY PLAN, SERVICE OFFSETS & SHEET INDEX
2	P1	TYPICAL SECTIONS & CAR PARKING
3	P1	VEHICLE TURN MOVEMENTS

Location	Gas	Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
RIVERBED DRIVE	2.10 E	2.60 E	3.10 E	5.80 W	1.80 E	6.60 W	1.00 BOK	4.35 E 8.05 W	20.00	G&W, FTH&E	STREET LEVEL 1
GOLDRIDGE DRIVE	2.10 W	2.60 W	3.10 W	1.80 E	1.70 W	2.60 E	1.00 BOK	4.70 E 4.70 W	17.00	G&W, FTH&E	STREET LEVEL 1
BLACKBUCK ROAD	2.10 N	3.10 N	2.60 N	1.80 S	1.70 N	2.60 S	1.00 BOK	4.20 N 4.20 S	16.00	G&W, FTH&E	STREET 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.

SYMBOL LEGEND

Drains
Sewer < 3000
Sewer ≥ 3000
Water (DW)
Water (NDW)
House Drain
Property Inlet
Street Sign
PSM
Rock Ret Wall
Sleeper Ret Wall
Conduits 50mm
Conduits 100mm
Street Tree without/with
Passive Irrigation (Refer
Detail)

Ex Natural/FS Level
FS @ Building Line
Top/Tee of Batter
Top Ret. Wall Level
100yr Flood Level
Fill Proposed (<0.3m/≥0.3m)
Cut Proposed
Asphalt Surface Prop
Concrete Surface Prop
(Paths/Driveways/Slabs)
Tree To Be Removed
Tree To Be Retained with
Tree Protection Zone (TPZ)

SERVICES OFFSETS AND LOCATIONS

breese pitt dixon pty. ltd.
land surveyors
civil engineers

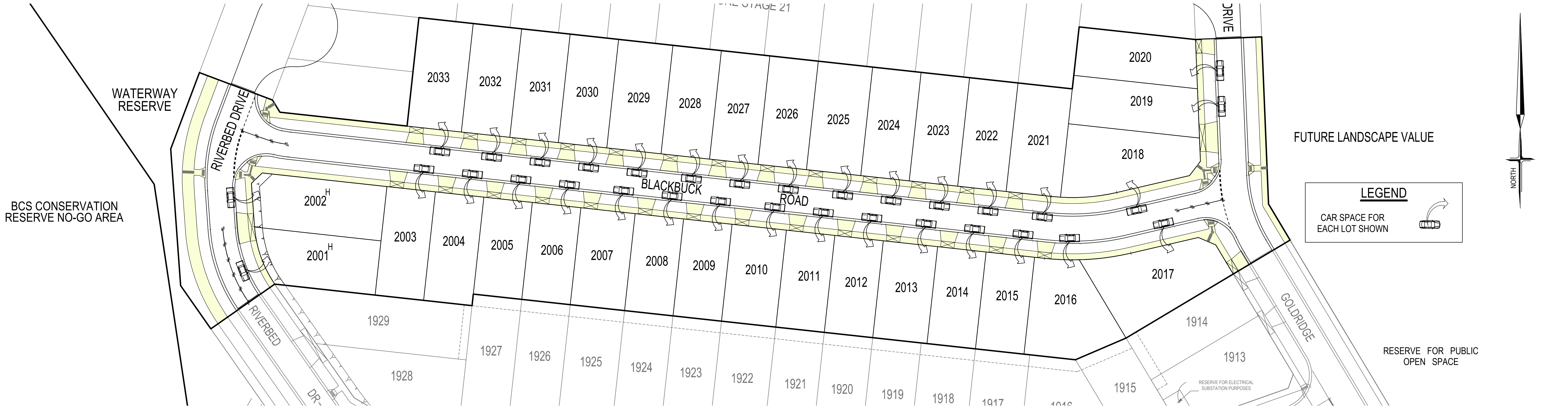
1/19 cato street
hawthorn east, 3123
telephone 8823 2300
fax no. 8823 2310

RATHDOWNE ESTATE
STAGE 20
FUNCTIONAL LAYOUT PLAN

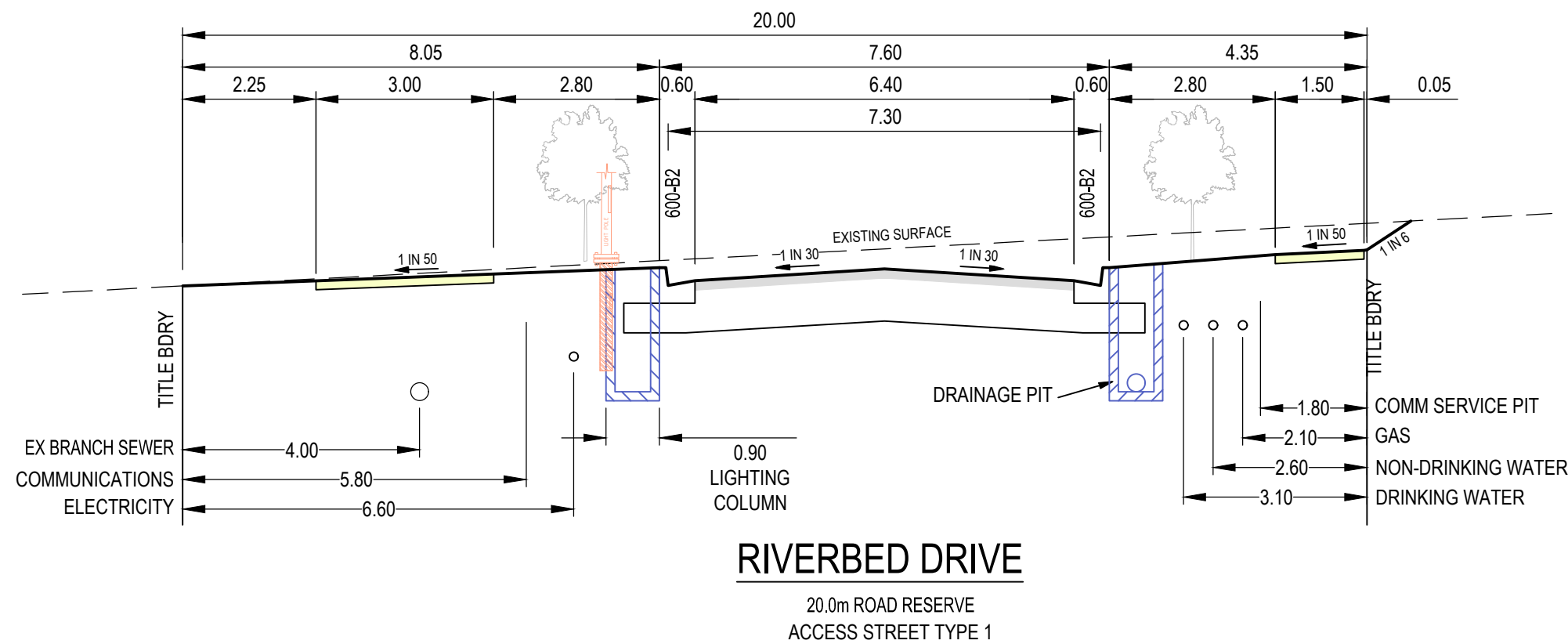
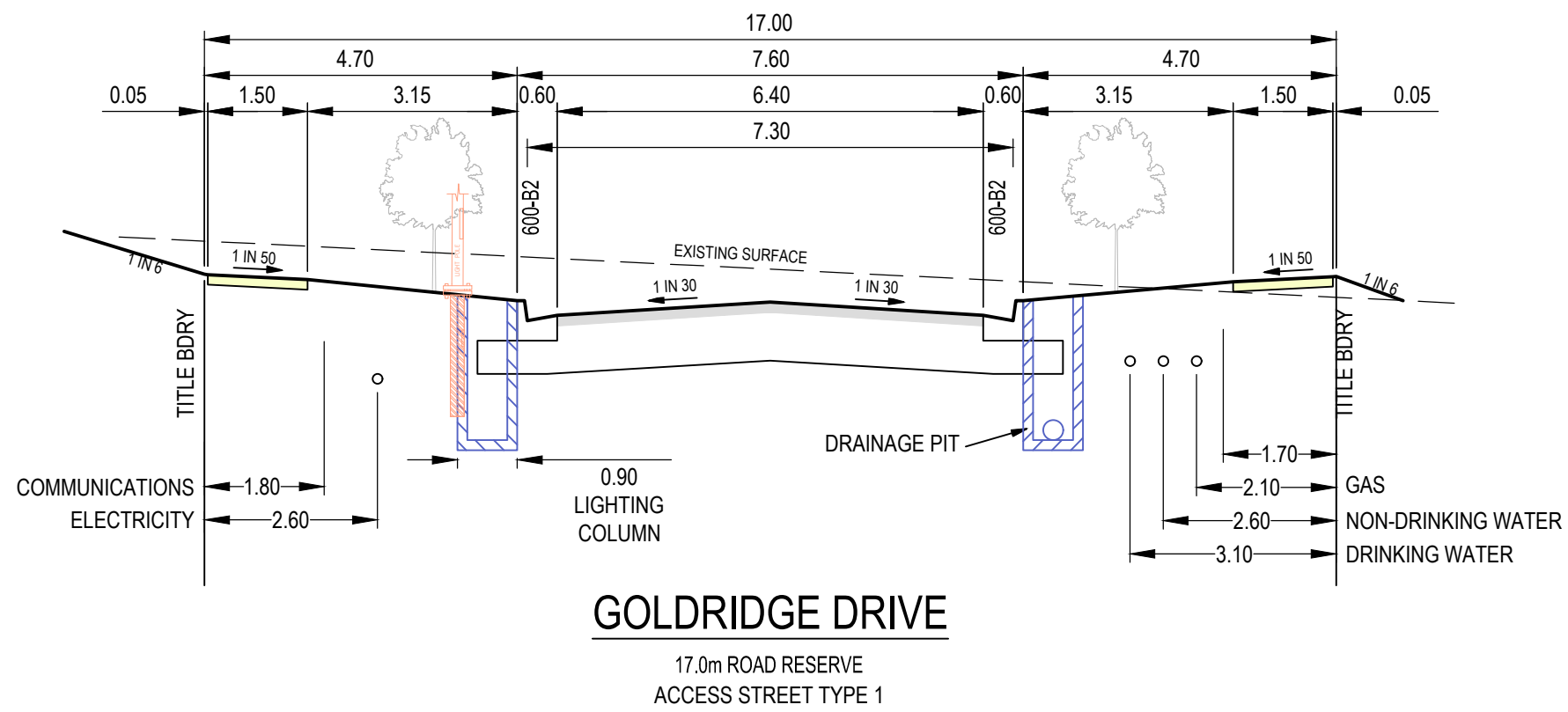
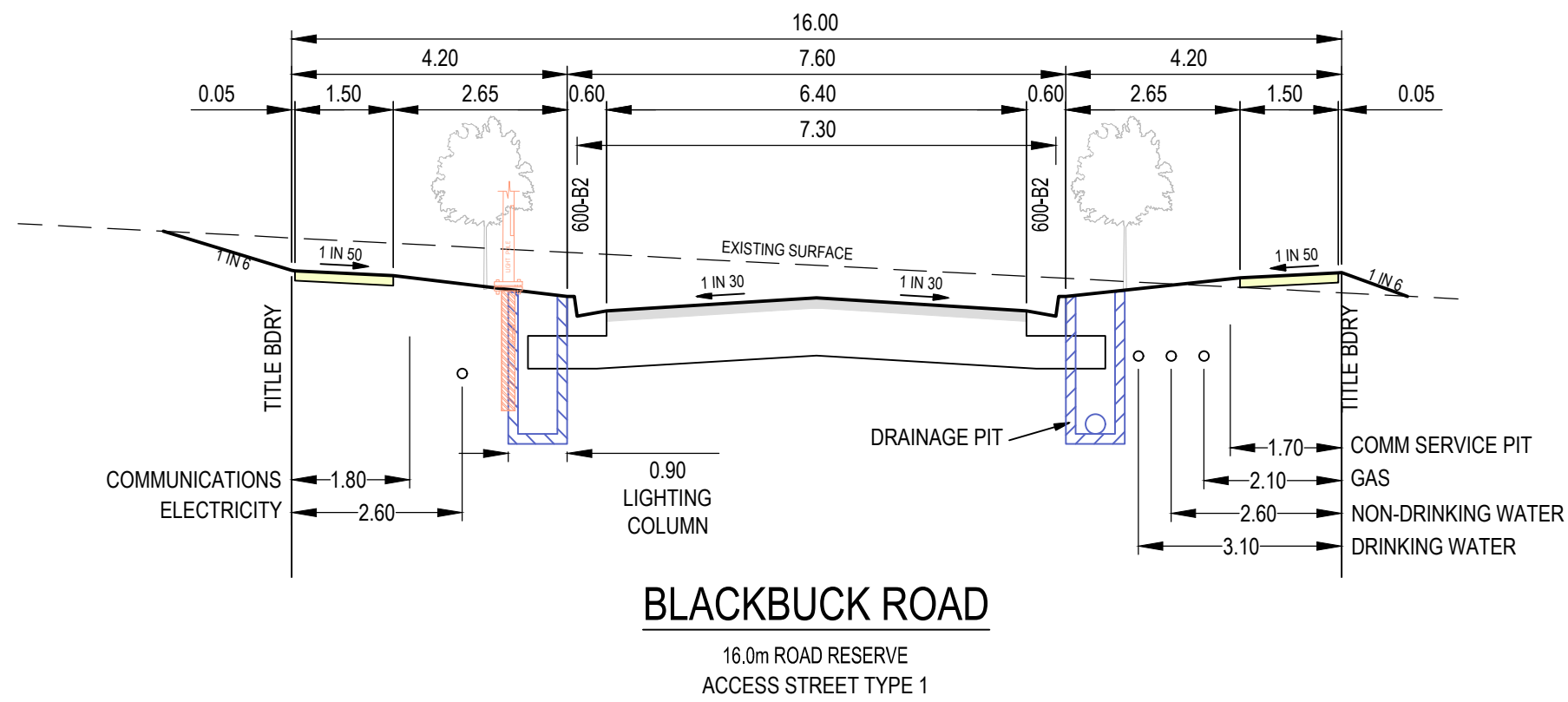
MELWAY REF. 388-C-10
SURVEY B.P.D.
DESIGN B.P.D.
DRAWN M.T.
CHECKED R.G.W.
SCALE AS SHOWN
DATUM AHD
DATE April 22
SHEET 1 OF 3

AMENDMENTS

VER	DATE	REMARKS
P1	13/04/22	ISSUE FOR APPROVAL

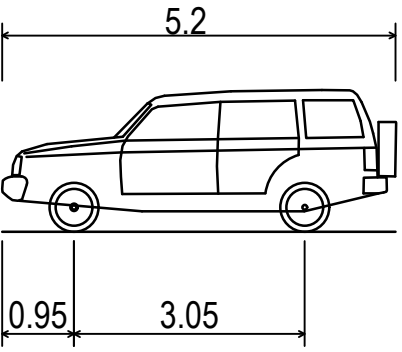
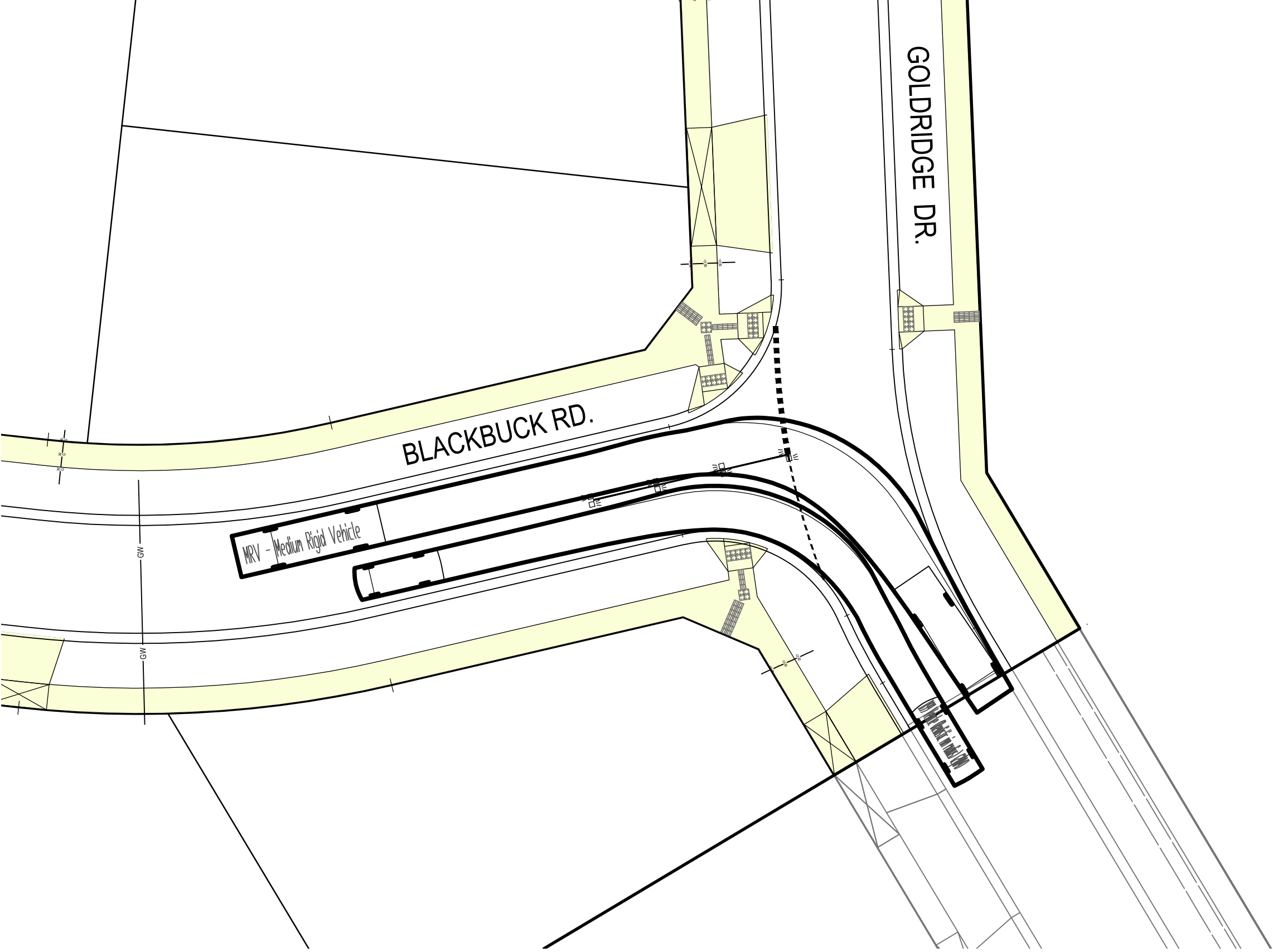
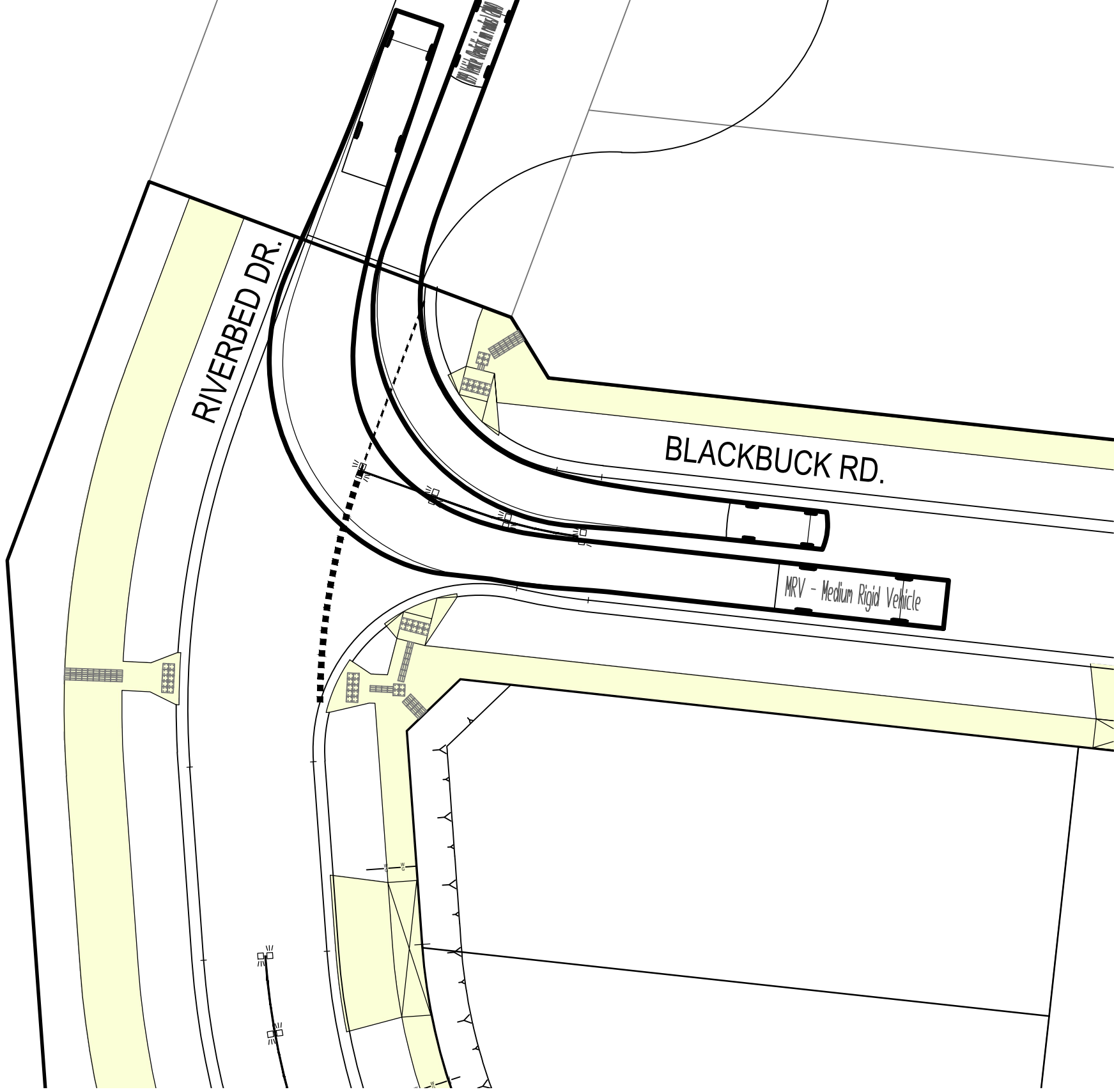
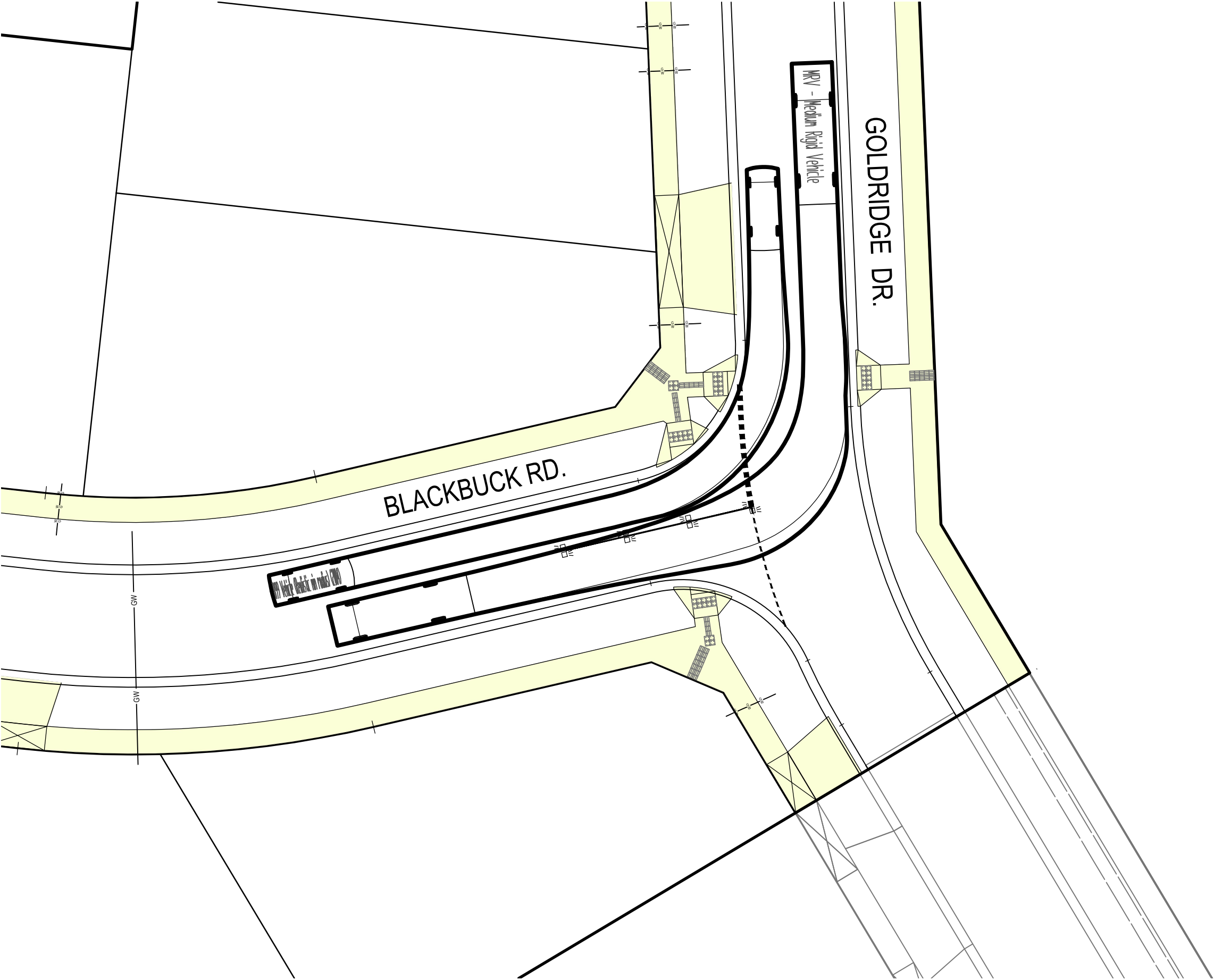
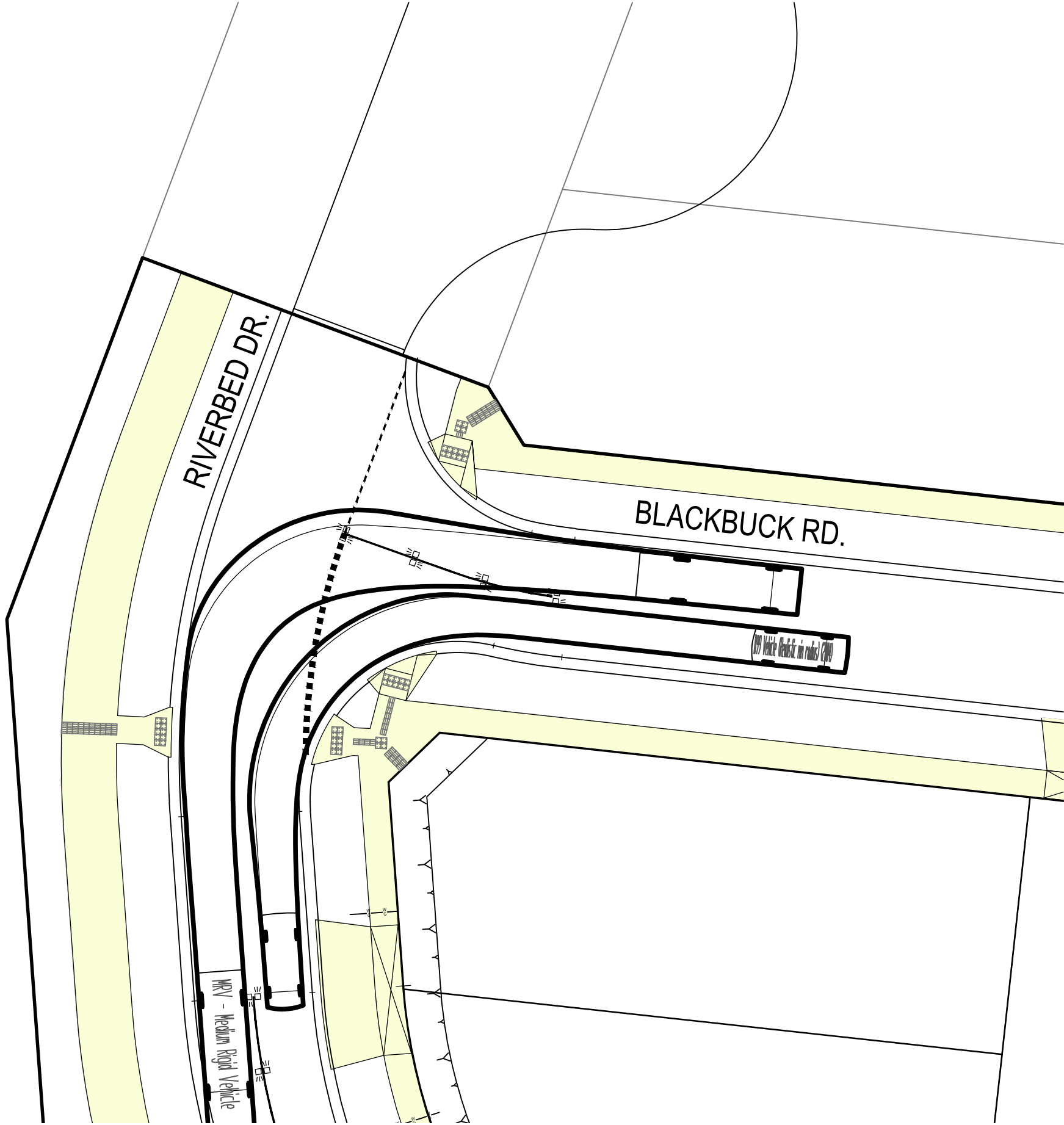


PLAN
SCALE A1 - 1 : 500
LENGTHS ARE IN METRES
SCALE 1 : 500 (A1)

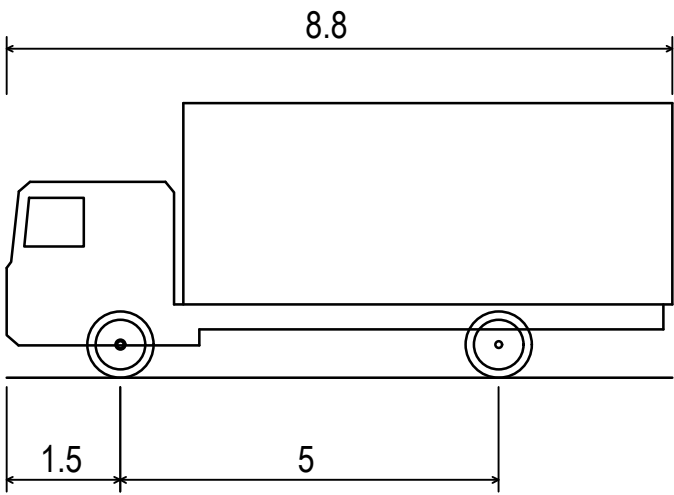


TYPICAL SECTIONS
SCALE A1 - 1:100H 1:50V
LENGTHS ARE IN METRES
SCALE 1 : 100 (A1)

AMENDMENTS				 breese pitt dixon pty. ltd. land surveyors civil engineers				1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310		
				MELWAY REF. 388-C-10	RATHDOWNE ESTATE STAGE 20 FUNCTIONAL LAYOUT PLAN				MUNICIPALITY WHITTLESEA	
				SURVEY B.P.D.					REFERENCE 9365 E/20	
				DESIGN B.P.D.						
	P1	13/04/22	ISSUE FOR APPROVAL	DRAWN M.T.						
VER	DATE	REMARKS	CHECKED R.G.W.	SCALE	AS SHOWN	DATUM	AHD	DATE April 22	SHEET 2 OF 3	P1

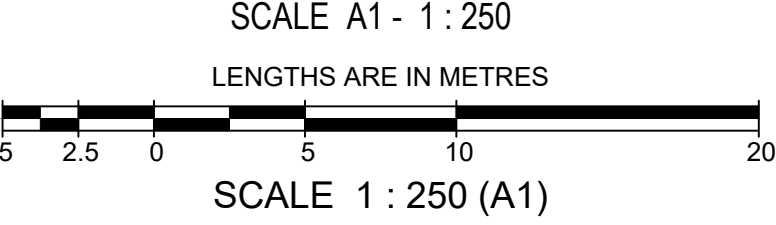


B99 Vehicle
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.878m
Min Body Ground Clearance 0.272m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.250m



MRV - Medium Rigid/Service Vehicle
Overall Length 8.800m
Overall Width 2.500m
Overall Body Height 3.633m
Min Body Ground Clearance 0.428m
Track Width 2.500m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 10.000m

TURNING MOVEMENT DETAILS



AMENDMENTS					breese pitt dixon pty. ltd. land surveyors civil engineers					1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310						
				MELWAY REF.	388-C-10			RATHDOWNE ESTATE STAGE 20 FUNCTIONAL LAYOUT PLAN				MUNICIPALITY				
				SURVEY	B.P.D.							WHITTLESEA				
				DESIGN	B.P.D.							REFERENCE				
				DRAWN	M.T.							9365 ^E / ₂₀				
P1	13/04/22	ISSUE FOR APPROVAL			DRAWN	M.T.										
VER	DATE	REMARKS		CHECKED	R.G.W.		SCALE	AS SHOWN	DATUM	AHD	DATE	April 22		SHEET	3 OF 3	P1