



LOCALITY PLAN
SCALE 1:20000

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.

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

SHEET INDEX

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

- 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.

LEGEND

CAR SPACE FOR EACH LOT SHOWN

0.2 EY / 18.13% AEP DRAINAGE SHOWN

OVERLAND FLOW PATH 1% AEP SHOWN

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)

Prop Stage
Prop
Prev Stage
Ex Natural FS Level
FS @ Building Line
Top/Toe Batter Level
Top/Bottom RW Level
1% AEP Flood Level
Direction of Lot Fall
Fill Proposed (<0.3m/20.3m)
Cut Proposed
Asphalt Surface Prop
Concrete Surface Prop (Paths/Driveways/Slabs)
Tree To Be Removed
Tree To Be Retained with Tree Protection Zone (TPZ)

Ex Drains
Ex Water DW/NDW
Ex Sewer/Gas
Ex Elect/Comm

Ex Natural FS Level
FS @ Building Line
Top/Toe Batter Level
Top/Bottom RW Level
1% AEP Flood Level
Direction of Lot Fall
Fill Proposed (<0.3m/20.3m)
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

Location	Gas (a)	Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
RIVERBED DRIVE (NORTH/SOUTH)	-	2.60 E	3.10 E	5.80 W	1.85 W	6.60 W	1.00 BOK	4.35 E 8.05 W	20.00	NDW & DW, T & E	LOCAL ACCESS LEVEL 1
RIVERBED DRIVE (EAST/WEST)	-	2.60 S	3.10 S	2.15 N	1.85 N	1.85 N	1.00 BOK	4.35 S 8.05 N	20.00	NDW & DW, T & E	LOCAL ACCESS LEVEL 1
KIWANIS ROAD	-	2.60 N	3.10 N	1.80 S	1.80 S	2.60 S	1.00 BOK	4.20 N 4.20 S	16.00	NDW & DW, T & E	LOCAL ACCESS LEVEL 1
DANYO STREET	-	2.60 W	3.10 W	1.80 E	1.80 E	2.60 E	1.00 BOK	4.20 E 4.20 W	16.00	NDW & DW, T & E	LOCAL ACCESS LEVEL 1
GOLDRIDGE DRIVE	-	2.60 W	3.10 W	1.80 E	1.80 E	2.60 E	1.00 BOK	4.70 E 4.70 W	17.00	NDW & DW, T & E	LOCAL ACCESS LEVEL 2

NOTE: a) Gas offset noted if required

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 22**

MELWAY REF. 388-C-10
SURVEY BPD
DESIGN RGW

AMENDMENTS

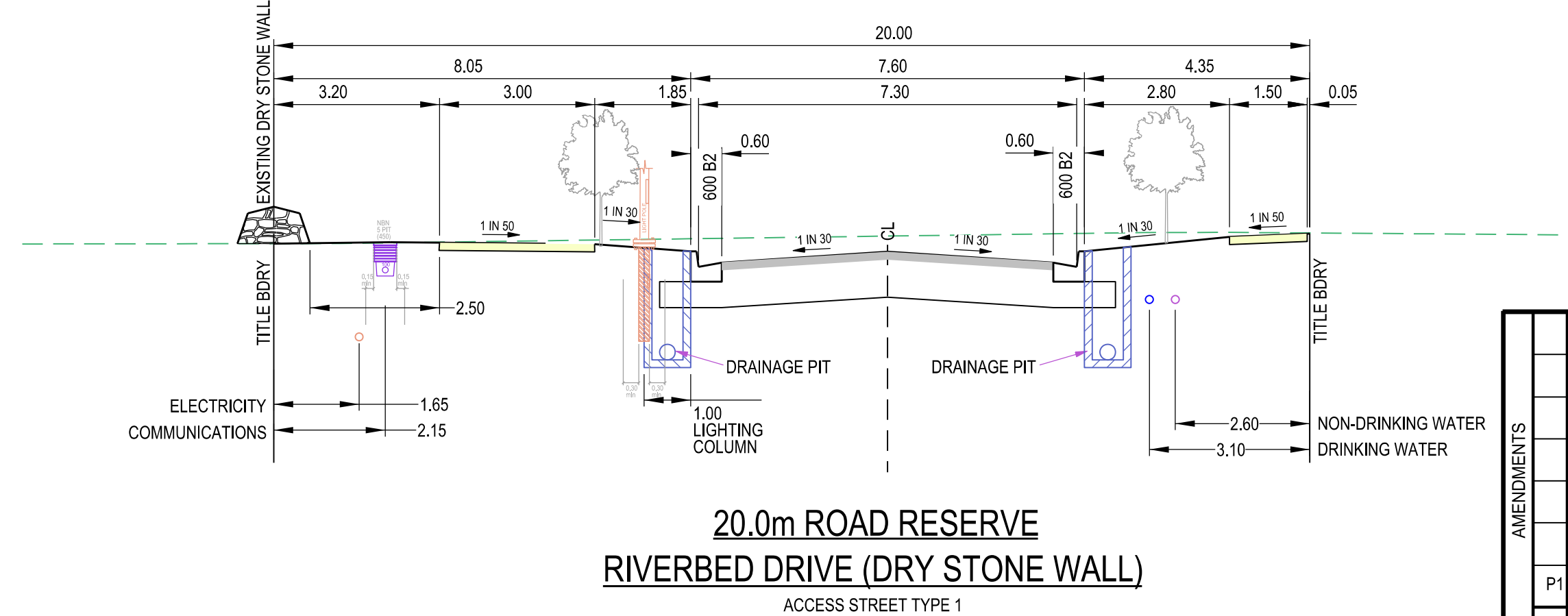
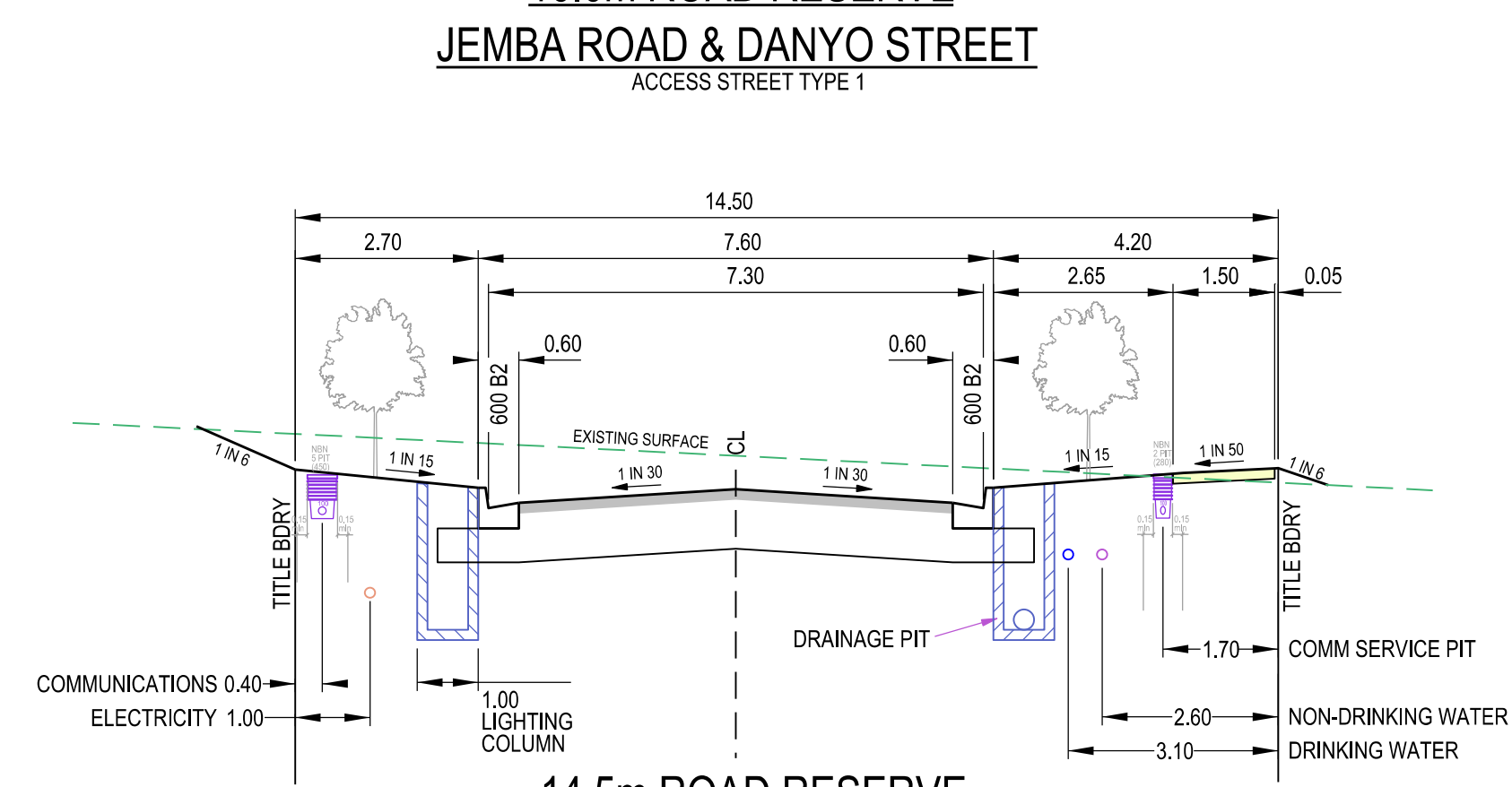
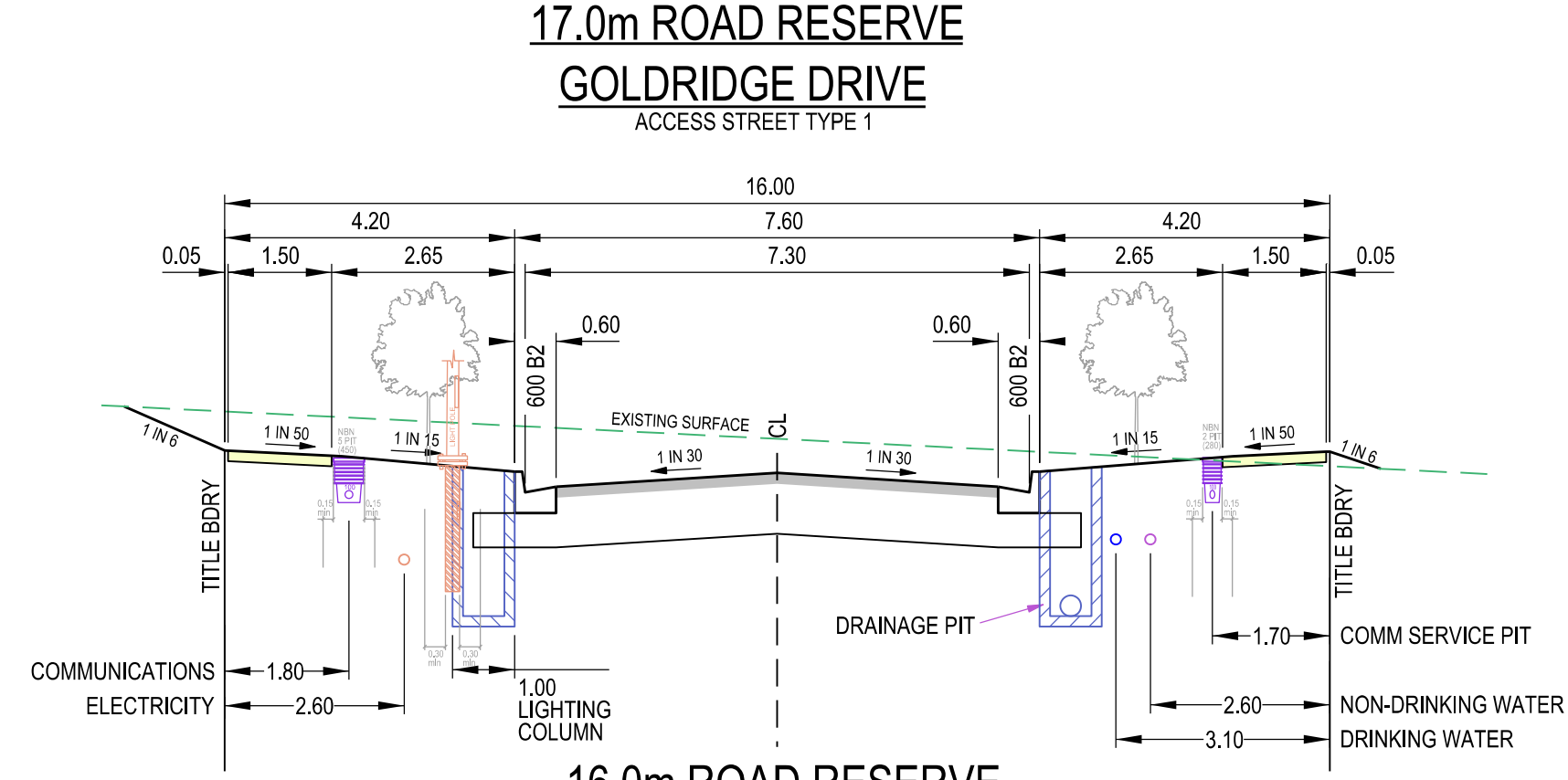
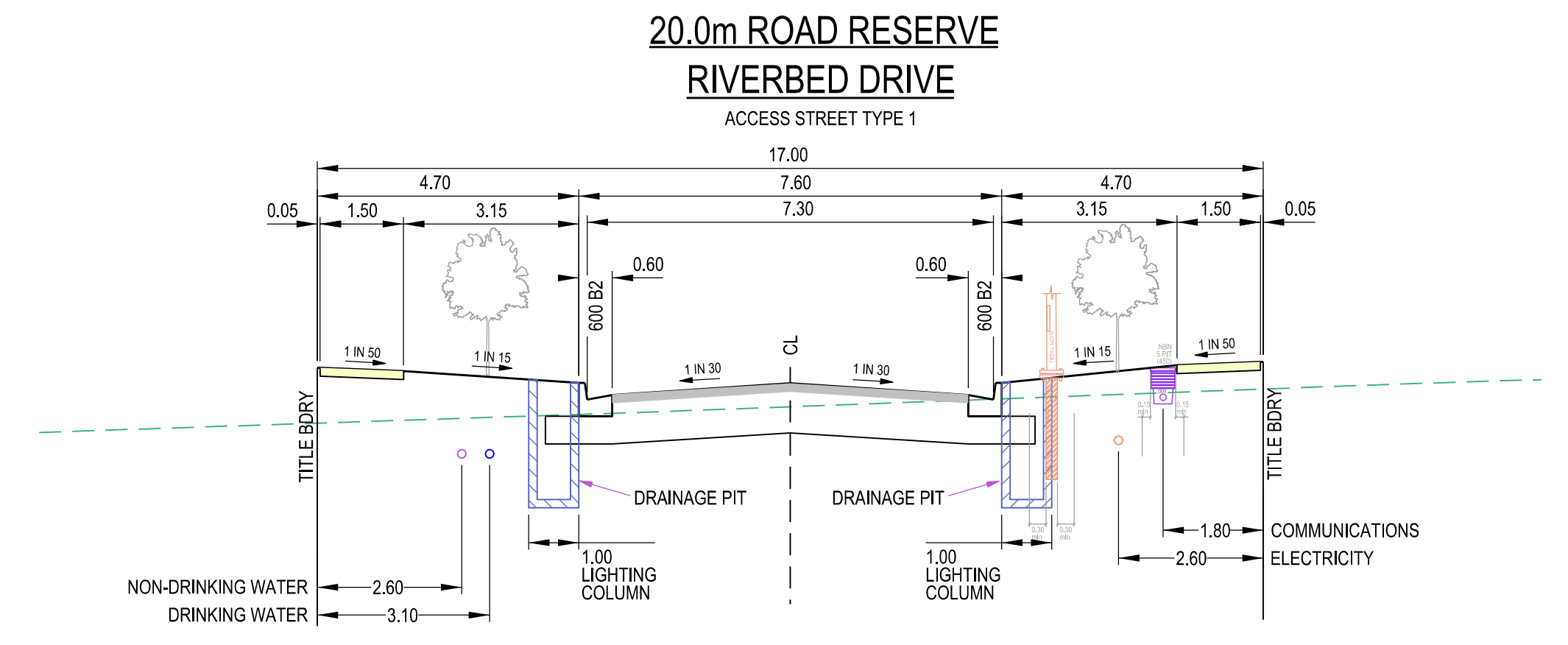
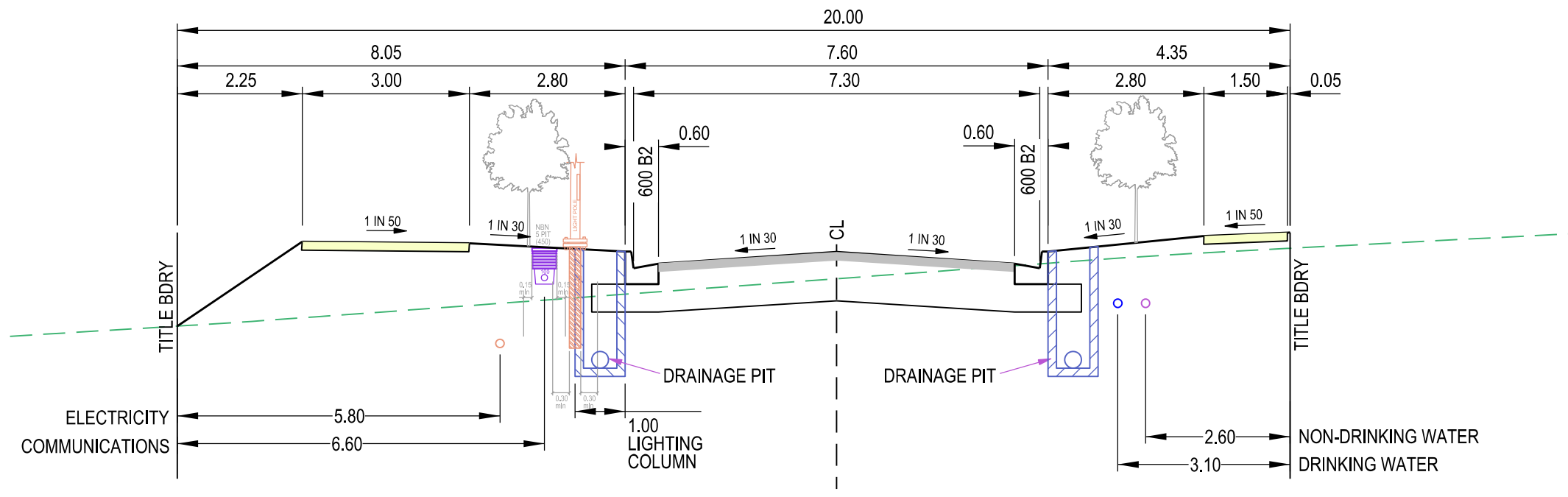
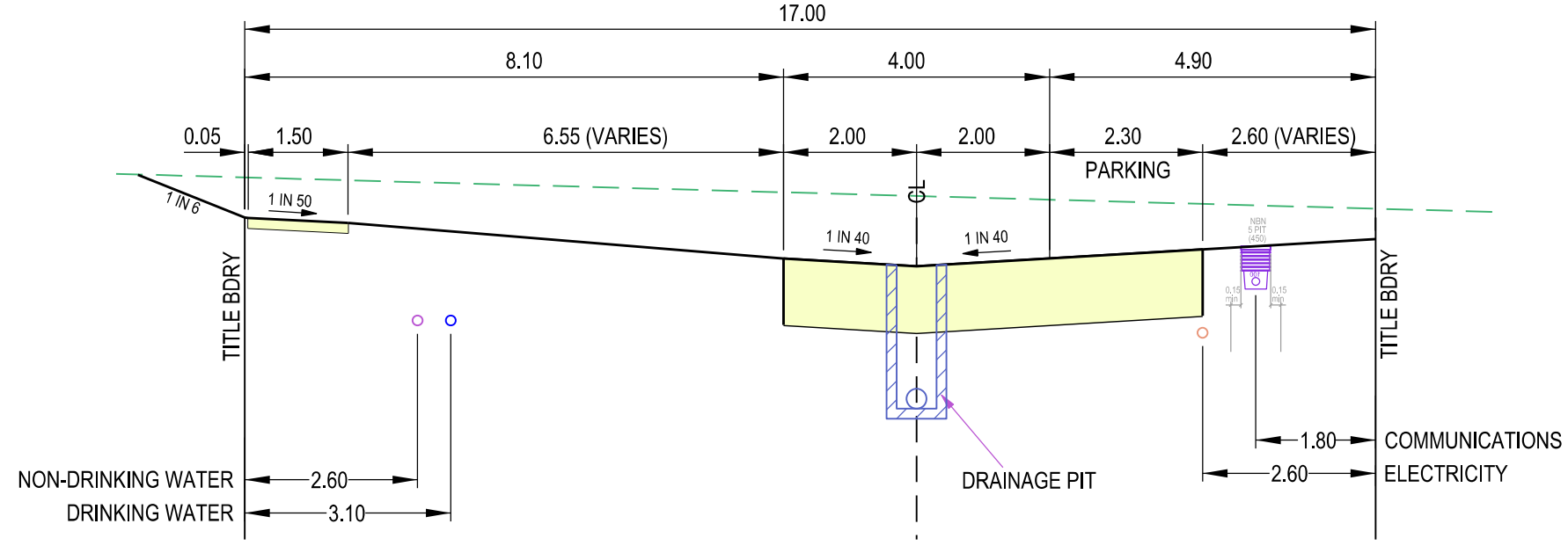
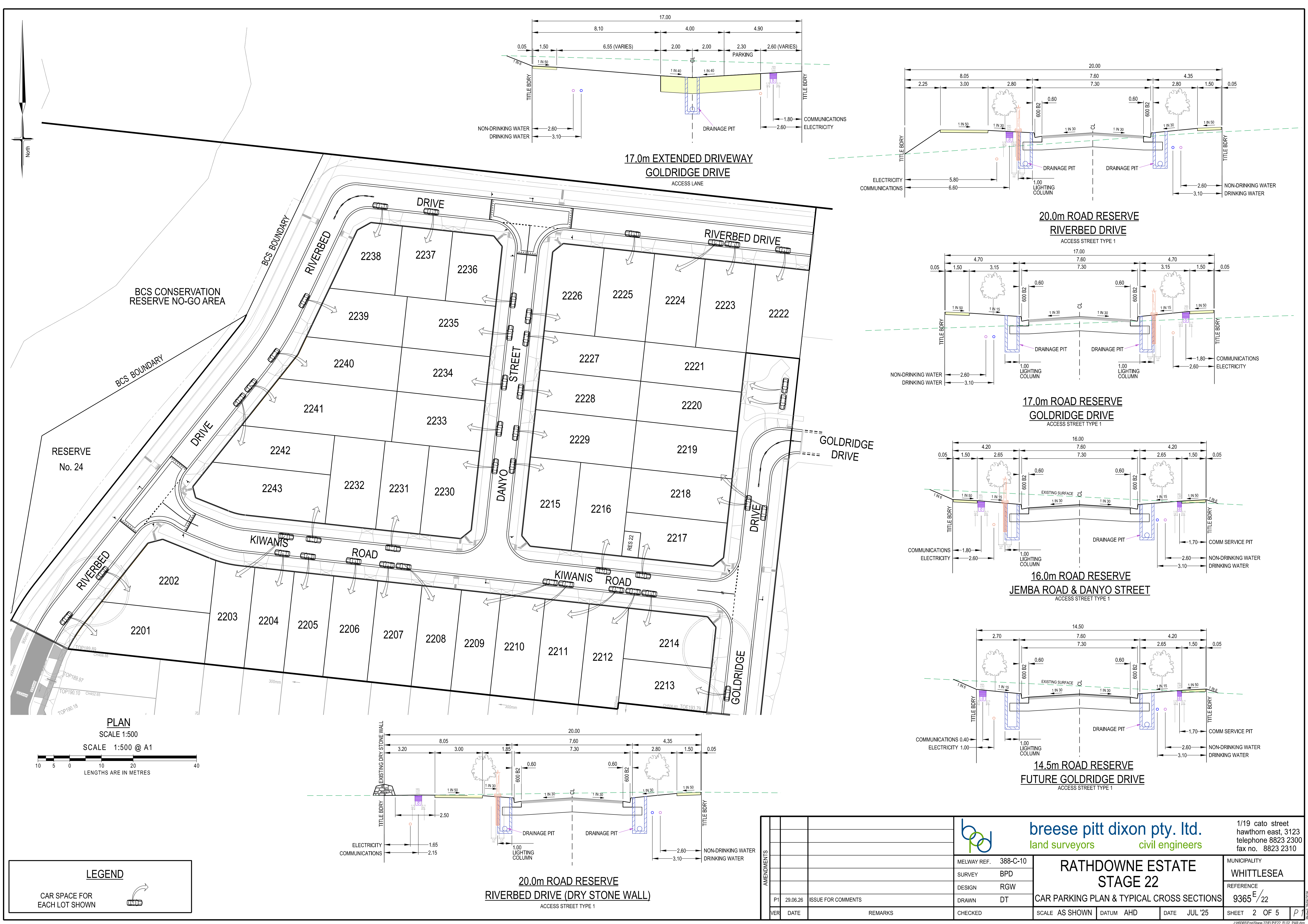
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P1	29.06.26	ISSUE FOR COMMENTS	DT	AS SHOWN	AHD		JUL '25	1	5

DETAIL PLAN, LOCALITY PLAN, SERVICES SCHEDULE

9365 E/22

MUNICIPALITY WHITTLESEA

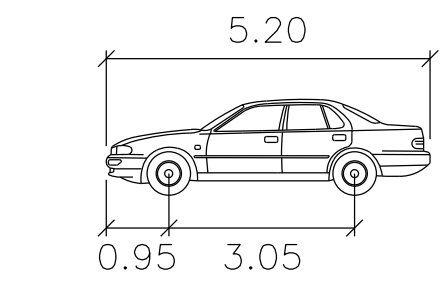
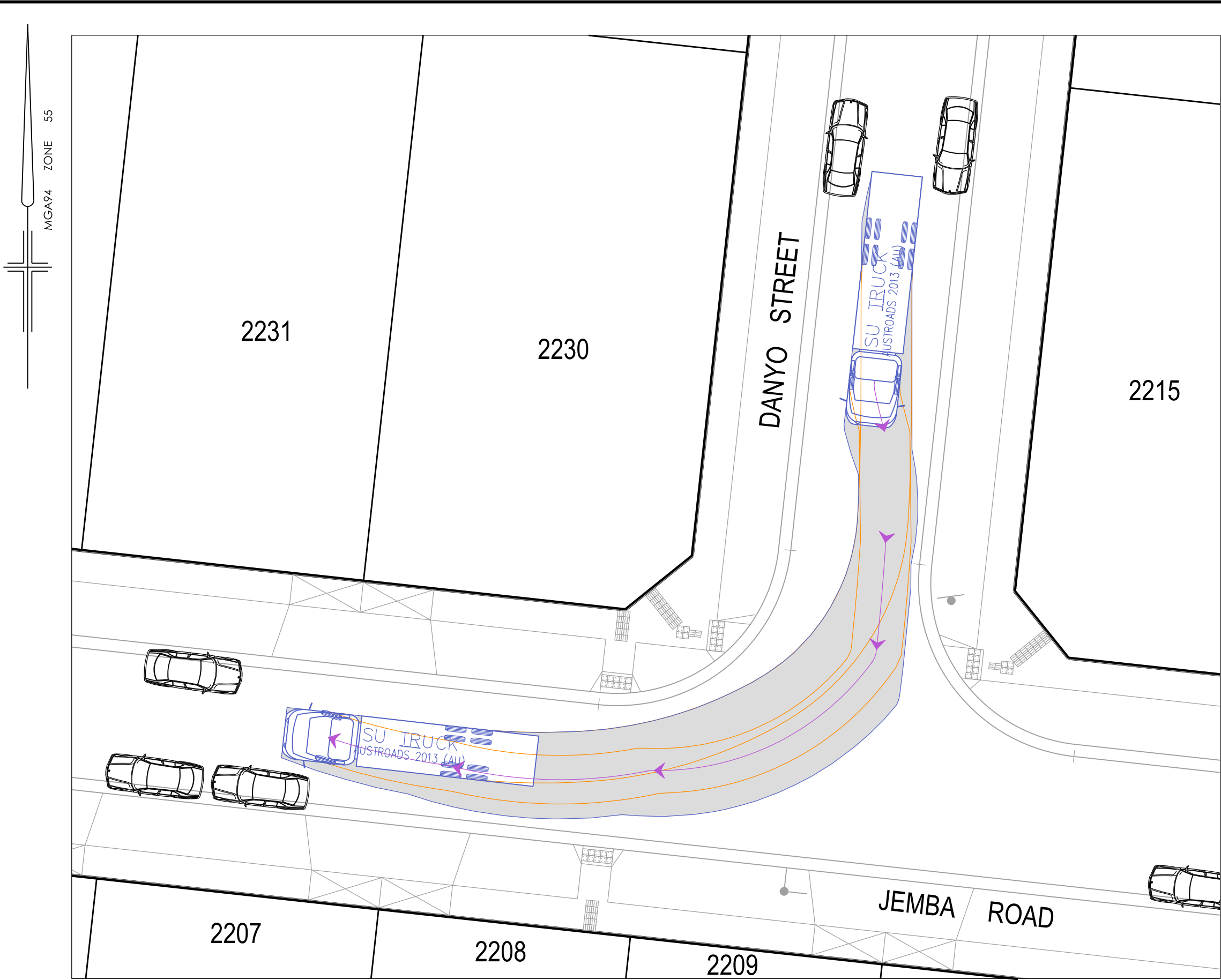
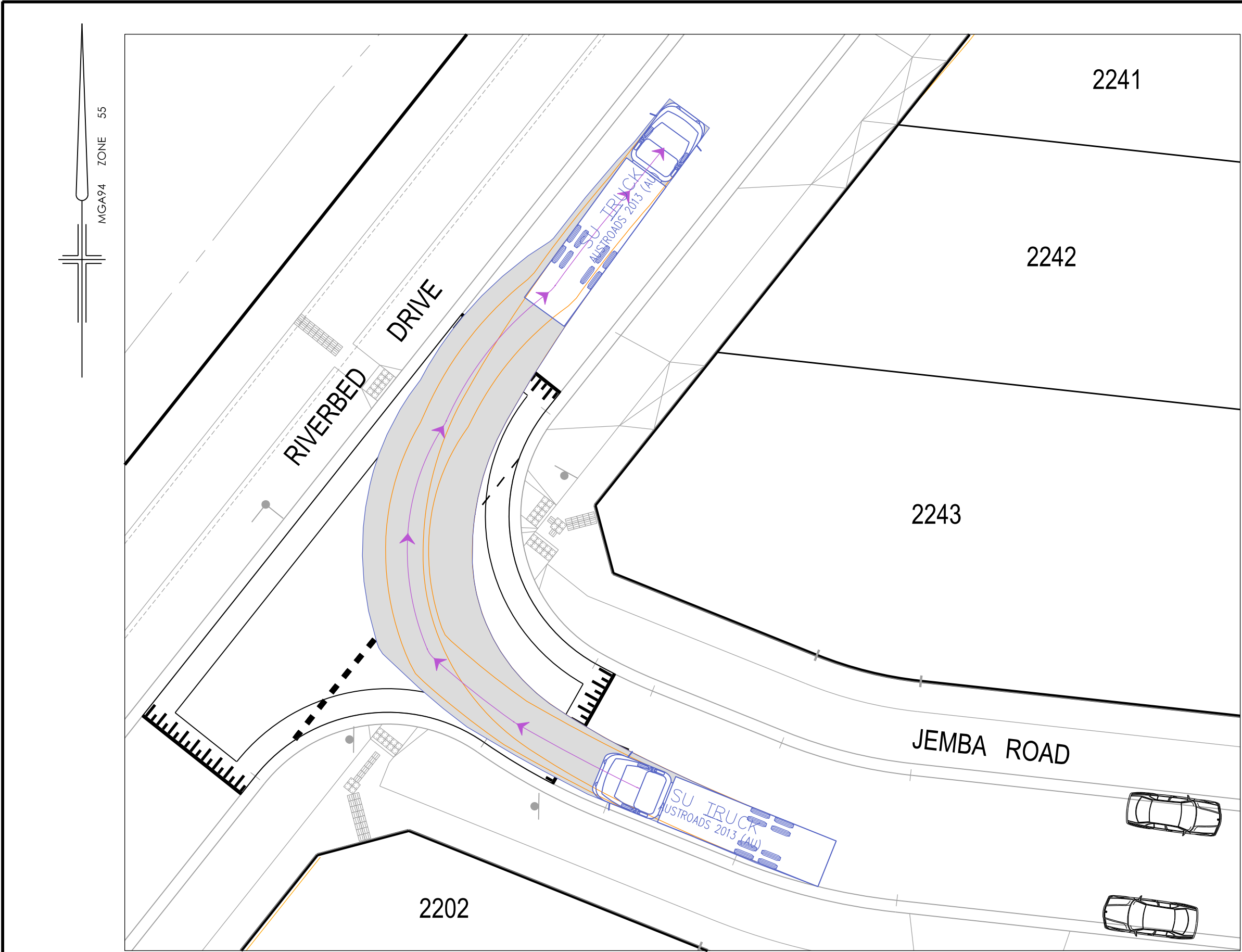
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LEGEND

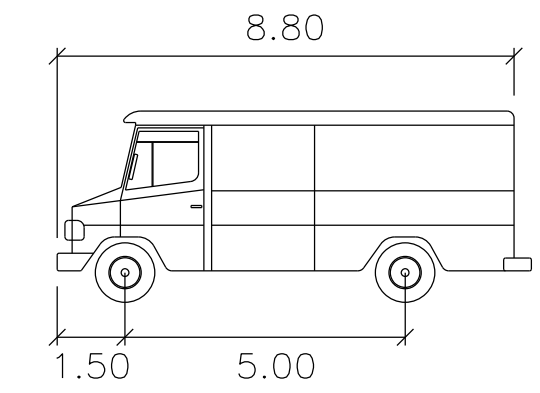
CAR SPACE FOR EACH LOT SHOWN

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 22			MUNICIPALITY				
			SURVEY	BPD				WHITTLESEA				
			DESIGN	RGW				REFERENCE				
P1	29.06.26	ISSUE FOR COMMENTS	DRAWN	DT	CAR PARKING PLAN & TYPICAL CROSS SECTIONS			9365 ^E / ₂₂				
VER	DATE	REMARKS	CHECKED	SCALE	AS SHOWN	DATUM	AHD	DATE	JUL '25	SHEET	2 OF 5	P1
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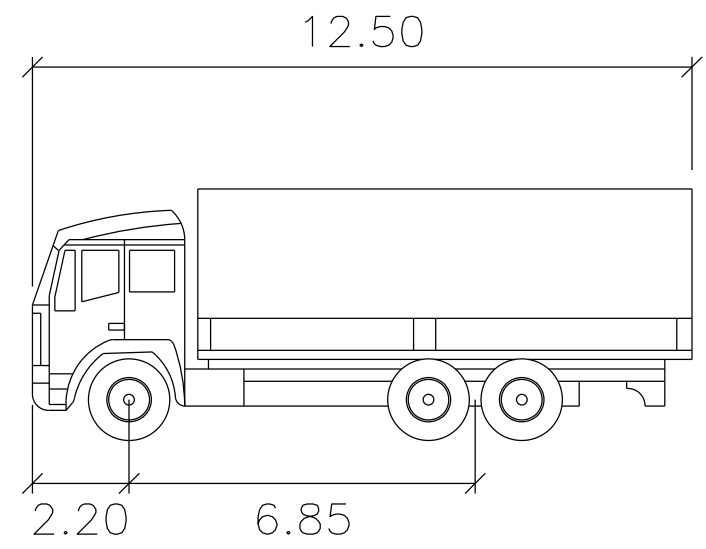
CAR

Width	: 1.94	meters
Track	: 1.84	
Lock to Lock Time	: 6.0	
Steering Angle	: 33.5	



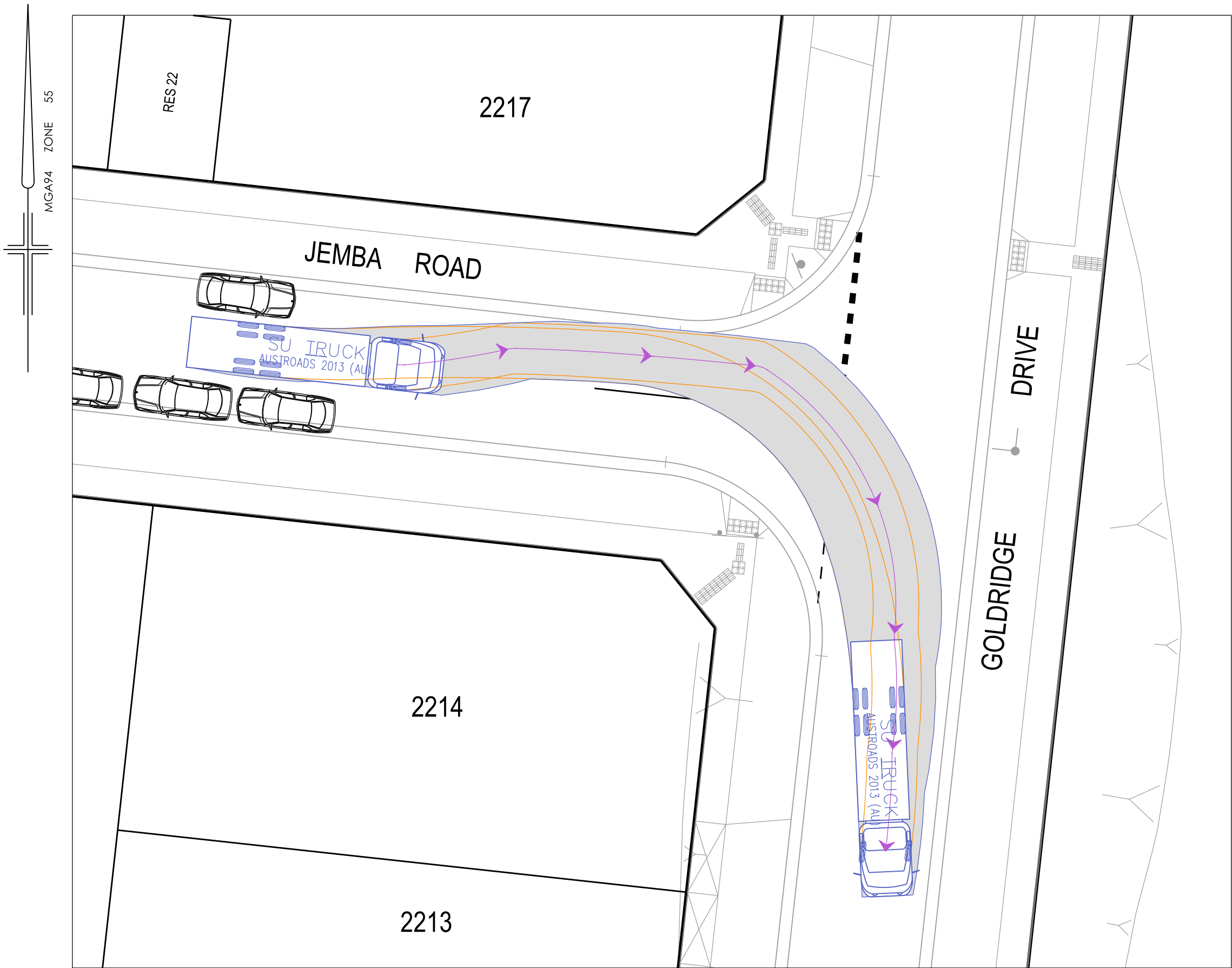
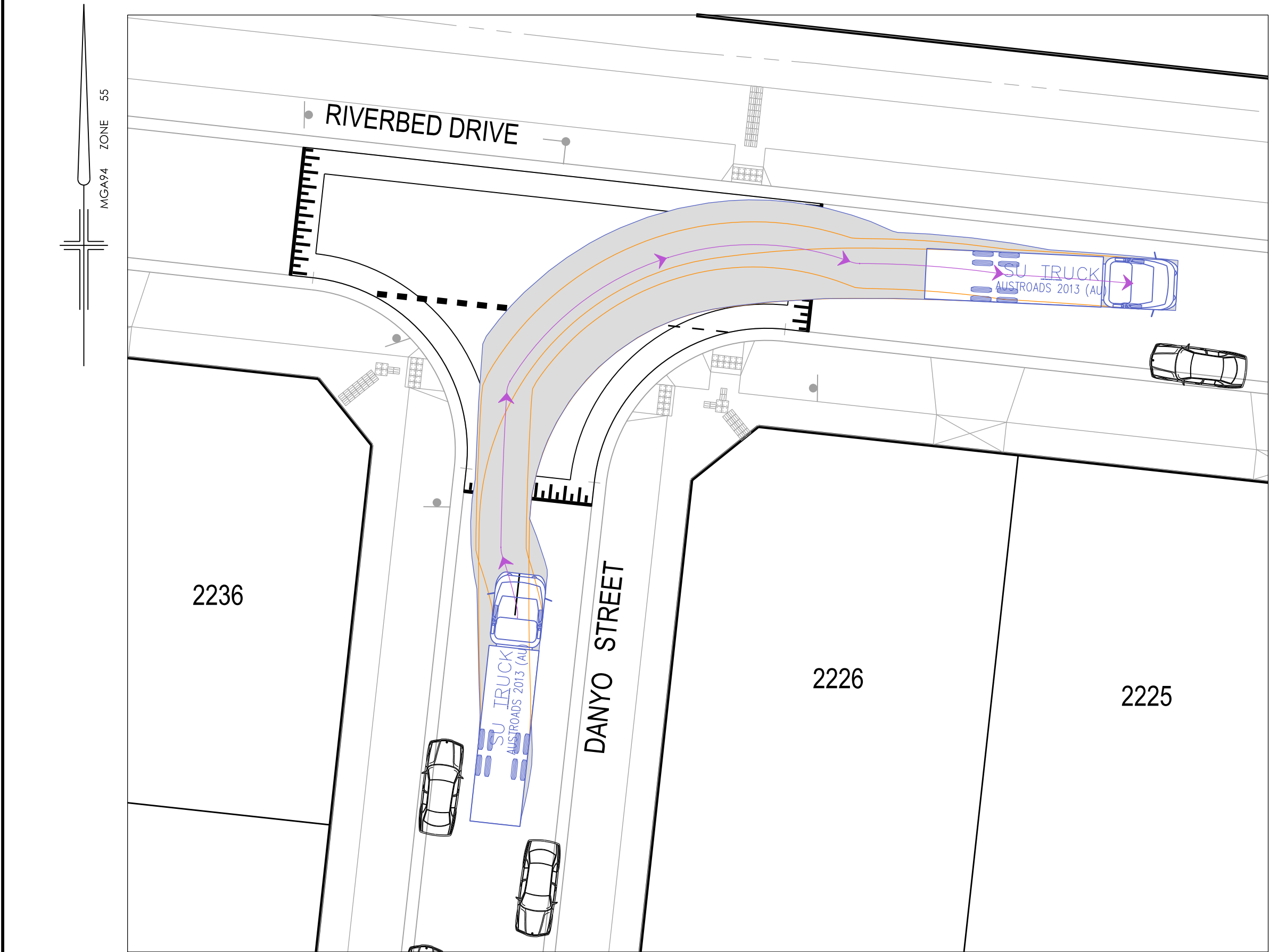
SERVICE VEHICLE

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



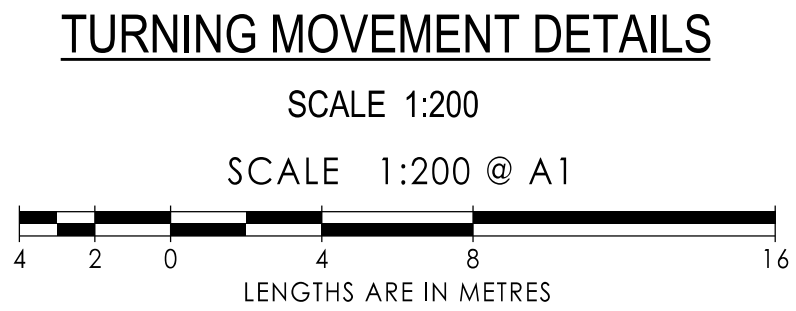
SU TRUCK

Width	: 2.50	meters
Track	: 2.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 36.6	

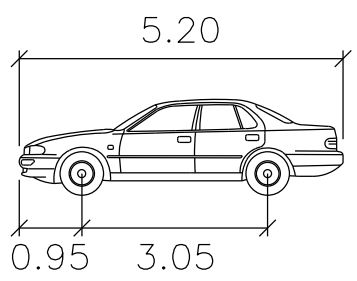
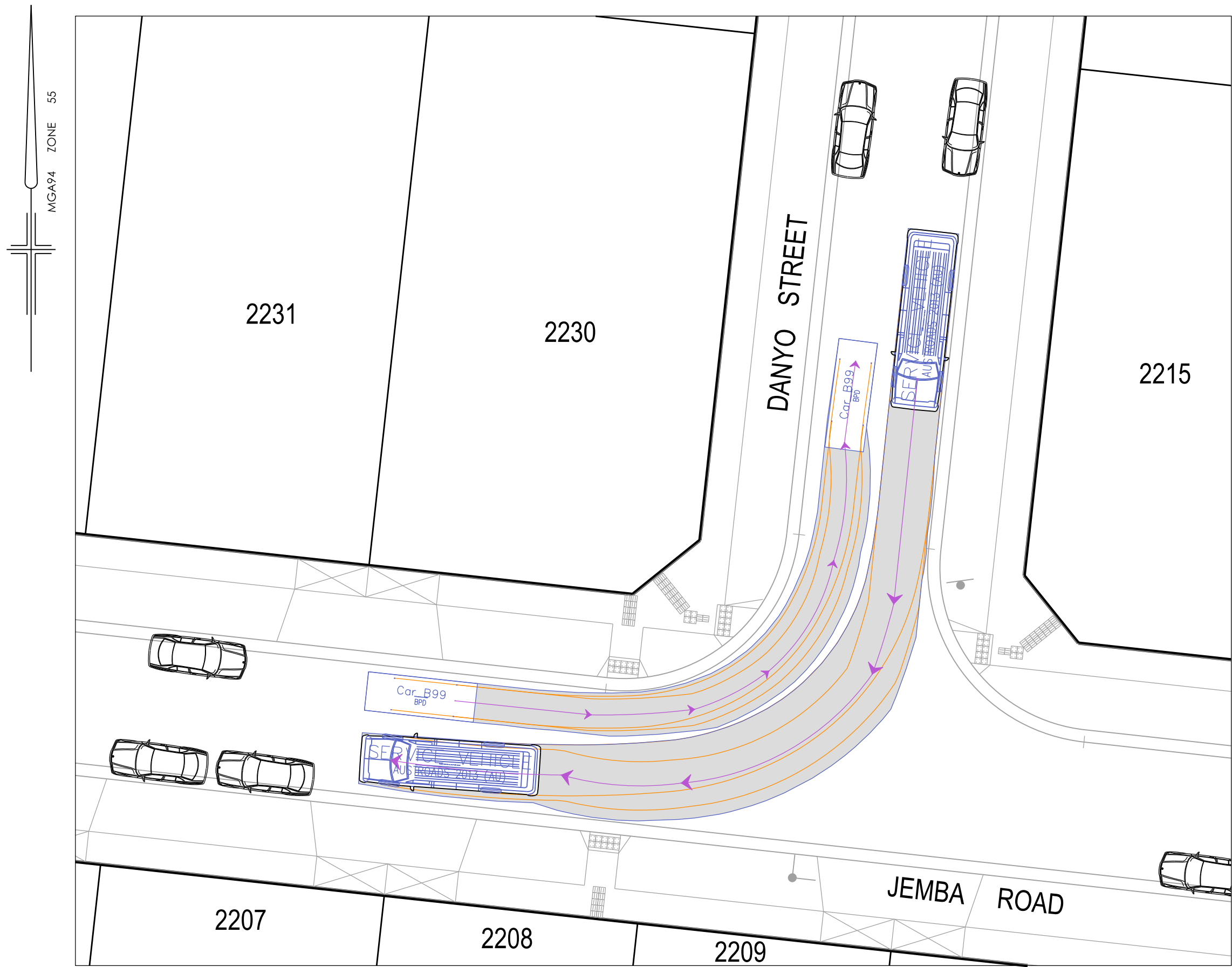
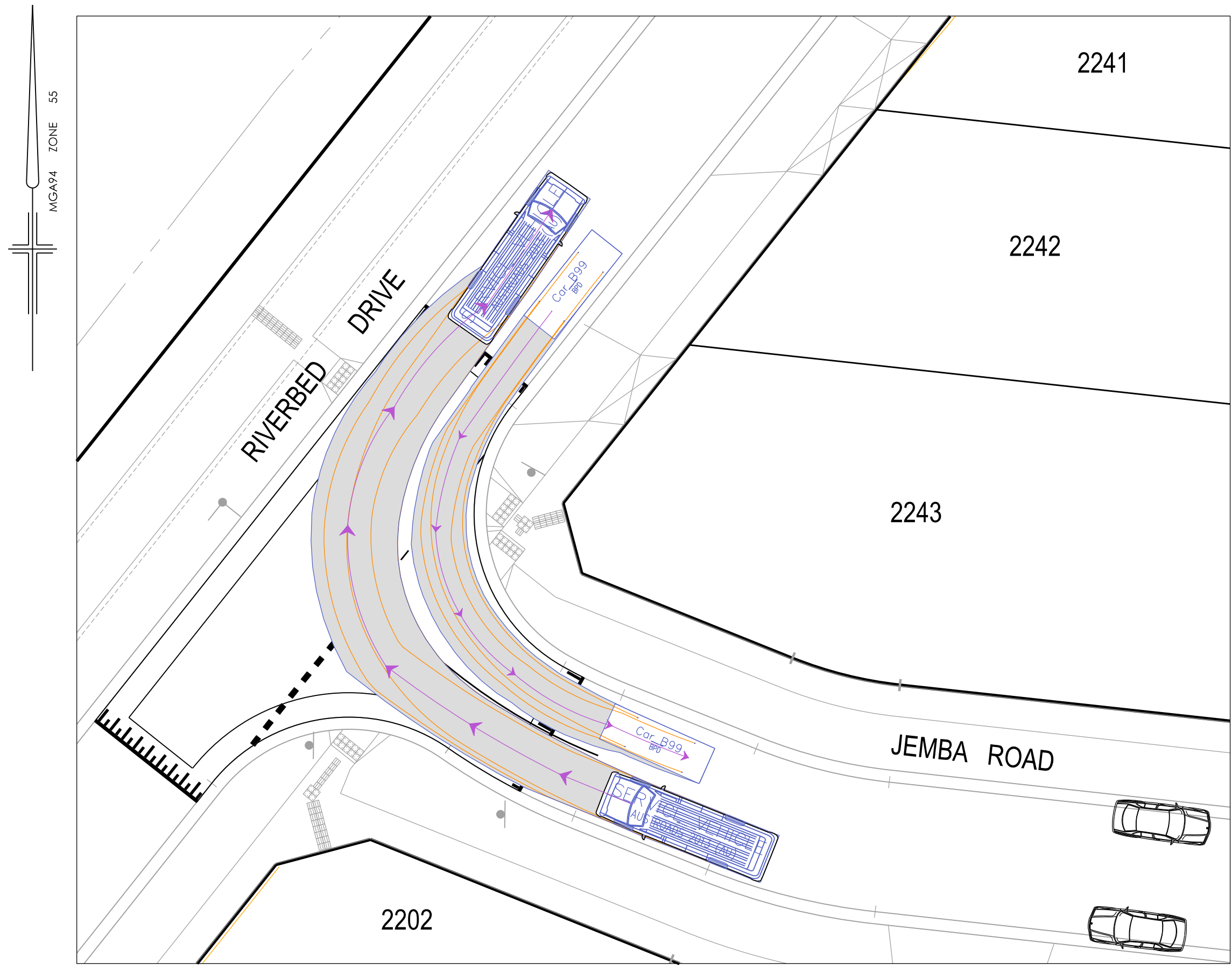


VEHICLE PATH LEGEND

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

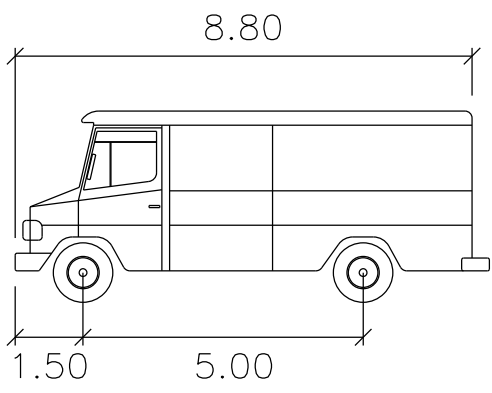


AMENDMENTS				1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310	
		MELWAY REF.	388-C-10	MUNICIPALITY	
		SURVEY	BPD	WHITTLESEA	
		DESIGN	RGW	REFERENCE	
		DRAWN	DT	9365 E/22	
VER	DATE	REMARKS	CHECKED	SCALE AS SHOWN	DATUM AHD
				DATE JUL '25	SHEET 3 OF 5



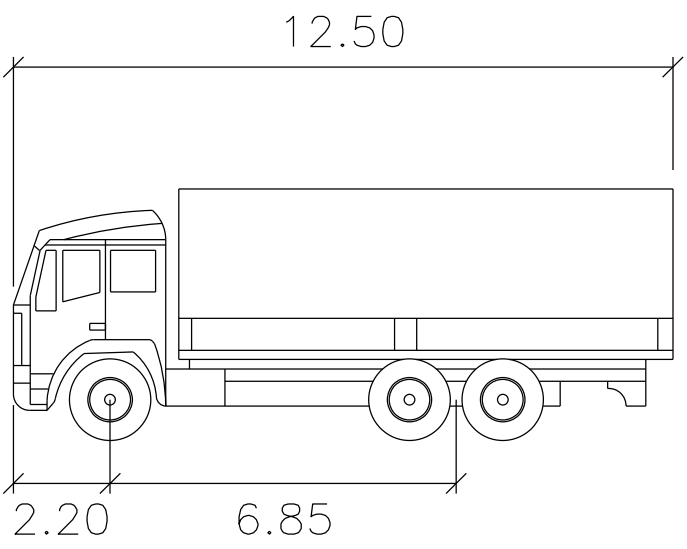
CAR

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Steering Angle	: 33.5	



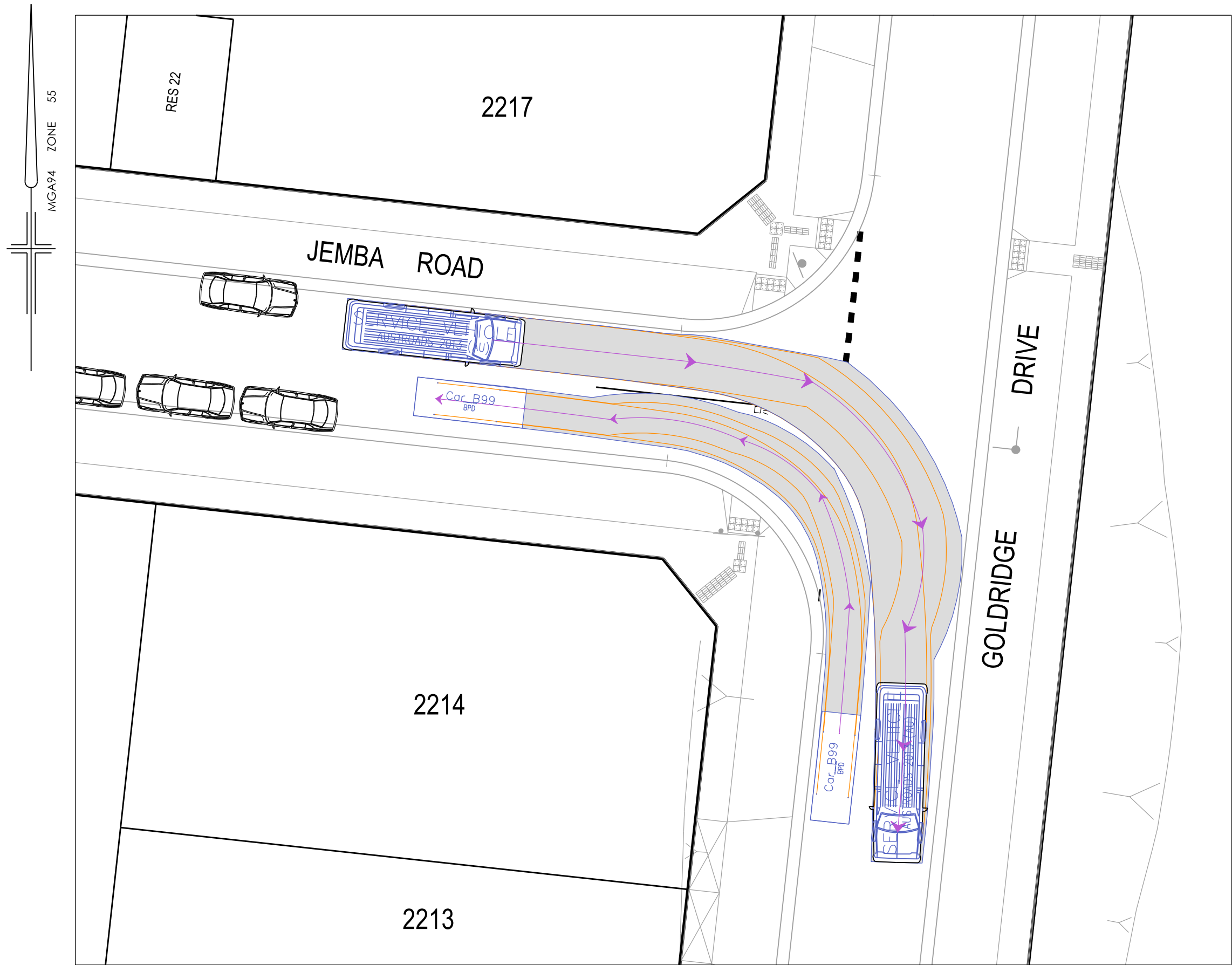
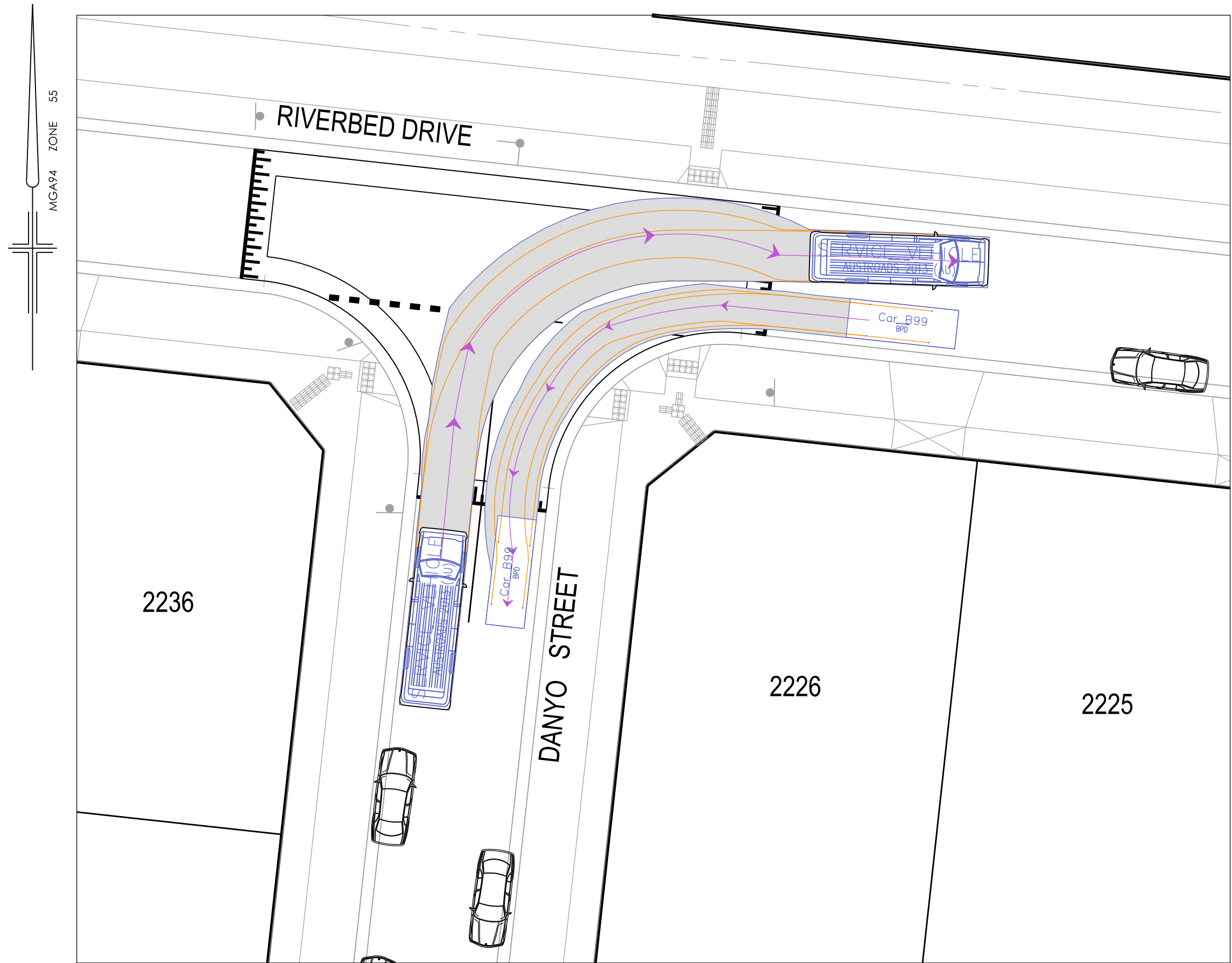
SERVICE VEHICLE

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



SU TRUCK

Width	: 2.50	meters
Track	: 2.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 36.6	



VEHICLE PATH LEGEND

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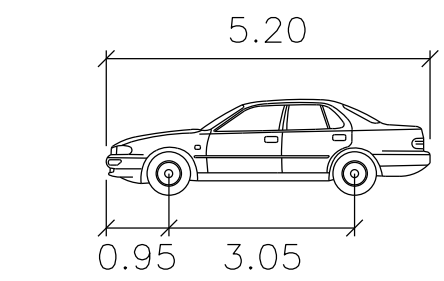
TURNING MOVEMENT DETAILS

SCALE 1:200

SCALE 1:200 @ A1

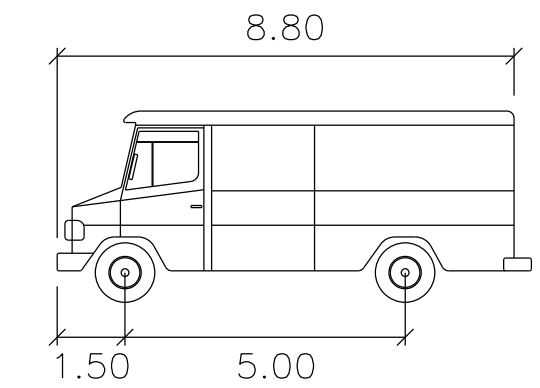


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			MELWAY REF. 388-C-10	RATHDOWNE ESTATE STAGE 22 TURNING MOVEMENT DETAILS				MUNICIPALITY WHITTLESEA					
			SURVEY BPD					REFERENCE 9365 ^E /22					
			DESIGN RGW										
			DRAWN DT										
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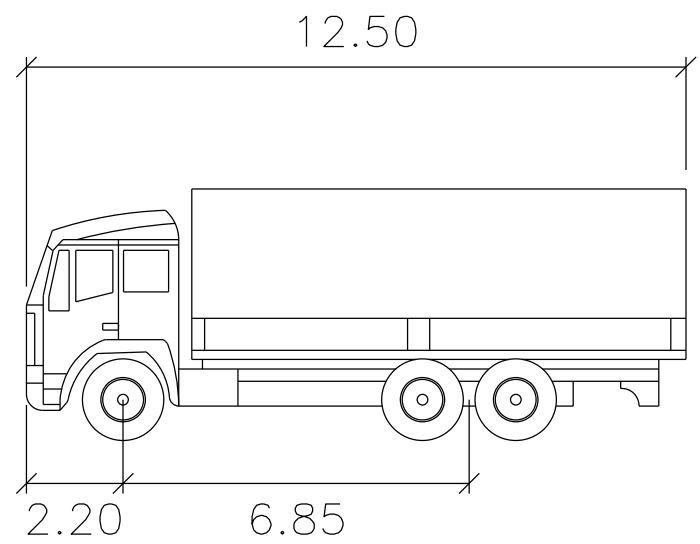
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TURNING MOVEMENT DETAILS

SCALE 1:200

SCALE 1:200 @ A1

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						REFERENCE 9365^E/22			
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VER	DATE	REMARKS	CHECKED						

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