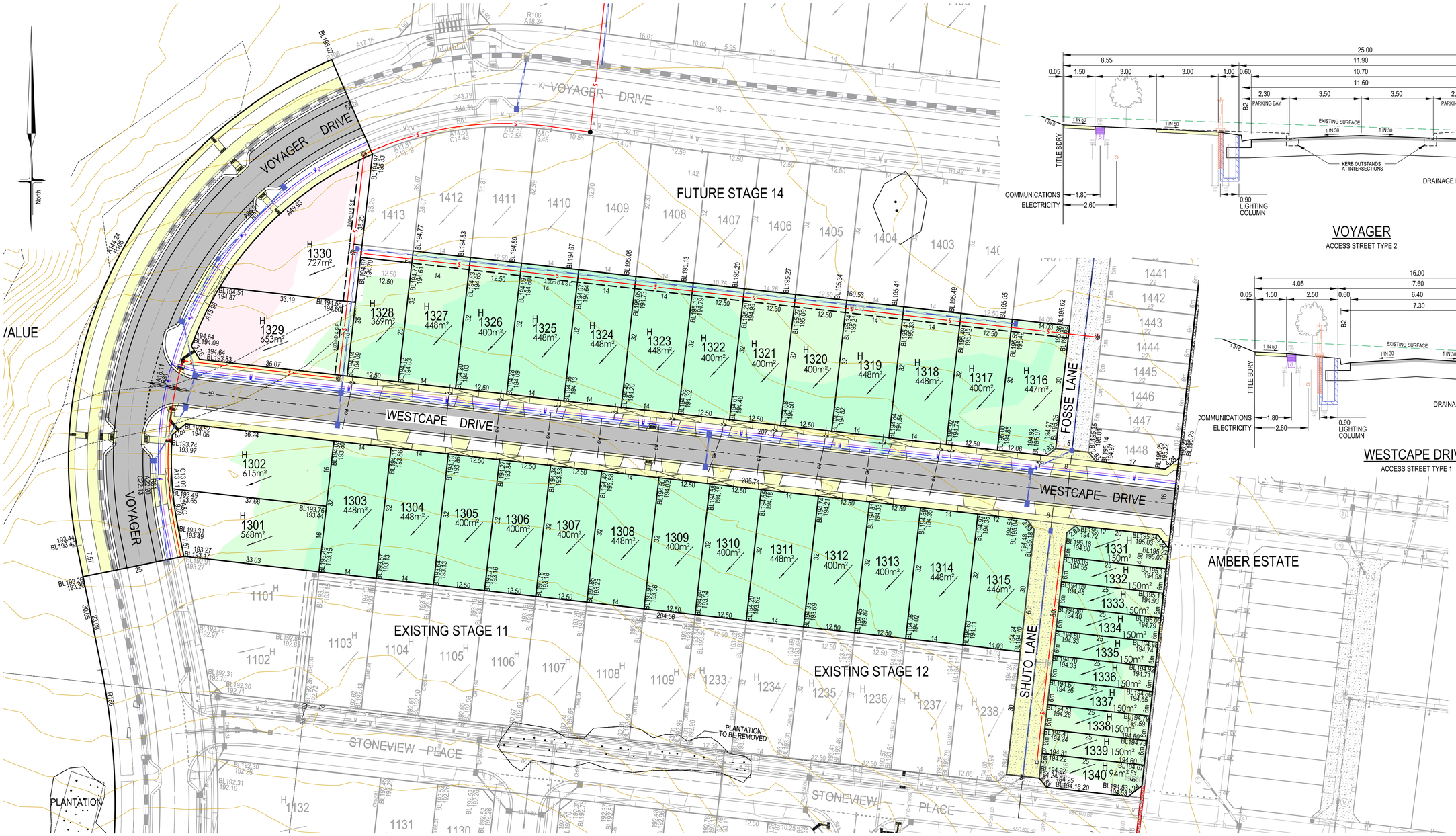
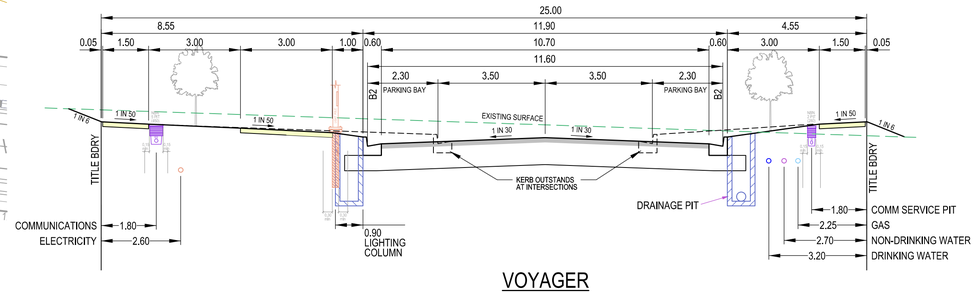
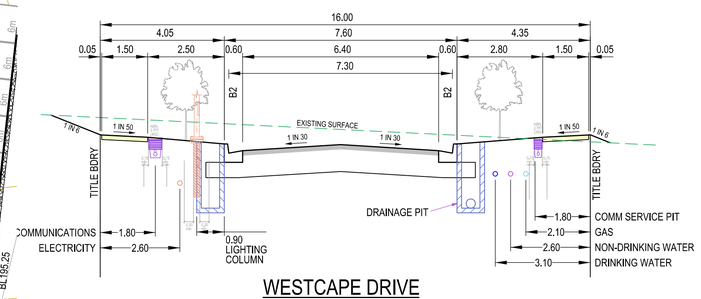




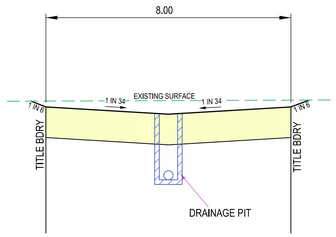
VOYAGER

ACCESS STREET TYPE 2



WESTCAPE DRIVE

ACCESS STREET TYPE 1



SHUTO/FOSSE LANE

ACCESS LANE

SCALE 1:500 @ A1

10 5 0 10 20 40

LENGTHS ARE IN METRES

LEGEND

CAR SPACE FOR EACH LOT SHOWN

1 IN 5 YR DRAINAGE SHOWN

OVERLAND FLOW PATH 1 IN 100 YR SHOWN

SYMBOL LEGEND

Drains (Prop / Prev Stage)
Sewer < 300Ø
Sewer ≥ 300Ø
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 Drains
Ex Water DW/NDW
Ex Sewer/Gas
Ex Elect/Comm

Ex/Natural/FS Level
FS @ Building Line
Top/Toe of Batter
Top Ret. Wall Level
100yr Flood Level
Fill Proposed (<0.3m/≥0.3m)
Cut Proposed
Aspalt 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	Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification	Street Trees
		NDW	DW	Cables	Pits	Cables	Poles					
WESTCAPE	2.10N	2.60N	3.10N	1.80S	1.80N/S	2.60S	1.00 BOK	4.05S,4.35N	16	G/W,FTTH/E	LEVEL 1	2.80
SHUTO									8		LEVEL 1	2.80
VOYAGER	2.25E.	2.70E	3.20E	1.80W	1.80E/W	2.60W	1.00 BOK	4.55E,8.55W	25	G/W,FTTH/E	COLLECTOR	2.80

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 Telecommunication pits placed within concrete footpath.

AMENDMENTS

VER	DATE	REMARKS
P1	26/02/21	ISSUE FOR COMMENT

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
SURVEY BPD
DESIGN RGW
DRAWN RGW
CHECKED

RATHDOWNE ESTATE STAGE 13 FUNCTIONAL LAYOUT

MUNICIPALITY: WHITTLESEA

REFERENCE: 9365 E/13

SCALE AS SHOWN | DATUM AHD | DATE FEB'21 | SHEET 1 OF 2 | P1

J:\H9365\Eng\Stage 13\FLP\E13_FL01_DET1.dgn

Plotted: 26/04/2021