

LOCALITY PLAN

SCALE 1:20000

SHEET INDEX

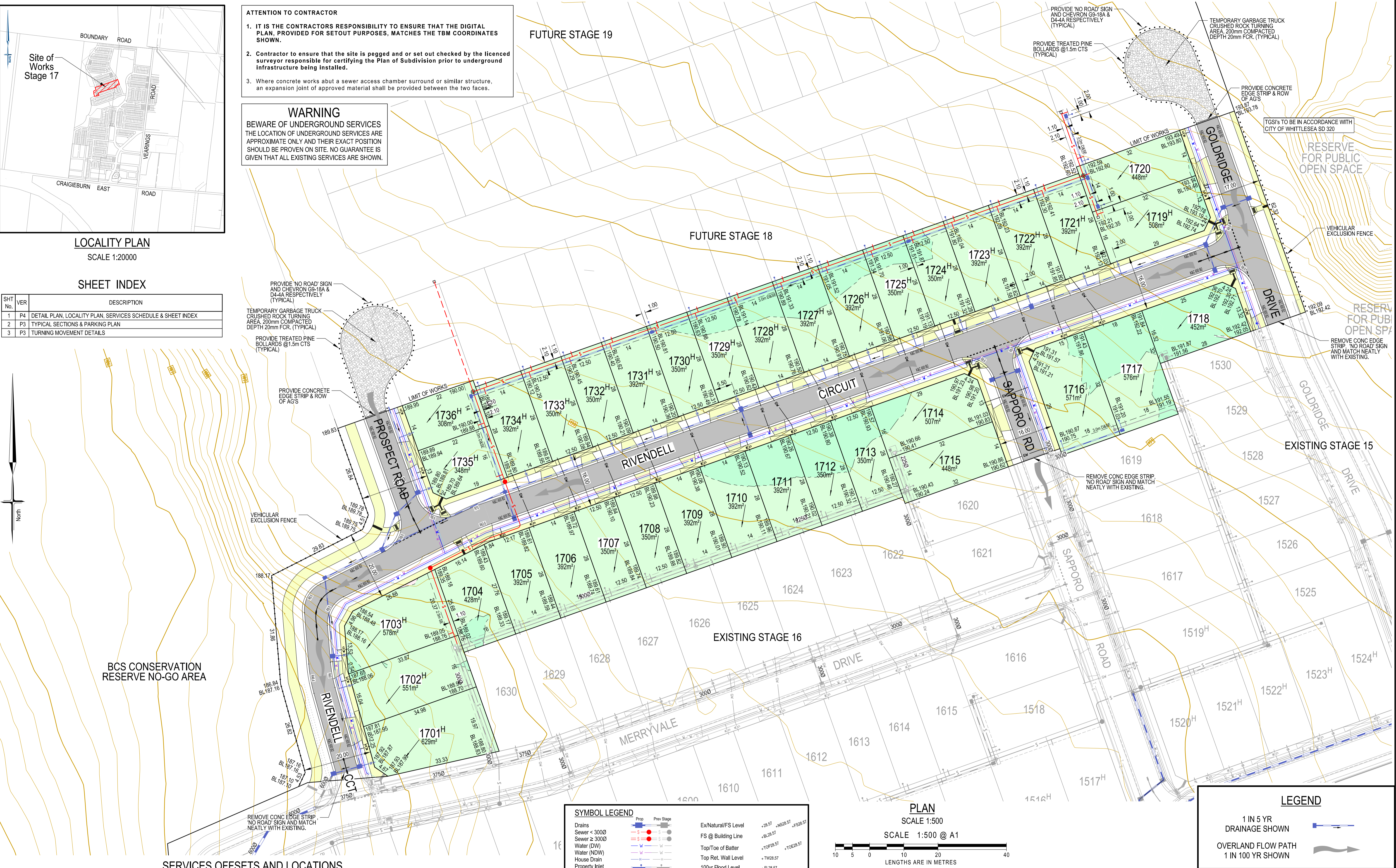
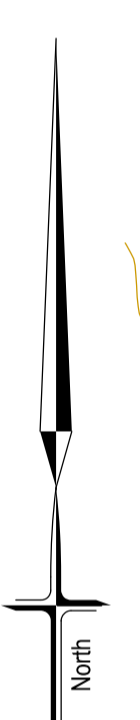
SHT No.	VER	DESCRIPTION
1	P4	DETAIL PLAN, LOCALITY PLAN, SERVICES SCHEDULE & SHEET INDEX
2	P3	TYPICAL SECTIONS & PARKING PLAN
3	P3	TURNING MOVEMENT DETAILS

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.

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.



BCS CONSERVATION RESERVE NO-GO AREA

SERVICES OFFSETS AND LOCATIONS

Location	Gas	Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
RIVENDELL CIRCUIT (Lots 1701 to 1703)	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, FTTH&E	STREET LEVEL 1
RIVENDELL CIRCUIT (Lots 1719, 1721 to 1735)	2.10 S	2.60 S	3.10 S	1.80 N	1.80 N	2.60 N	1.00 BOK	4.20 N 4.20 S	16.00	G&W, FTTH&E	STREET LEVEL 1
PROSPECT ROAD	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, FTTH&E	STREET LEVEL 1
SAPPORO ROAD	2.10 E	2.60 E	3.10 E	1.80 W	1.80 E	2.60 W	1.00 BOK	4.20 E 4.20 W	16.00	G&W, FTTH&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 W 4.70 E	17.00	G&W, FTTH&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.

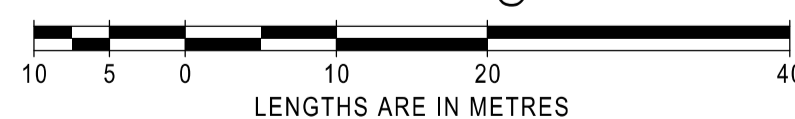
SYMBOL LEGEND

Drains	Prop	Prev Stage	Ex/Natural/FS Level	+28.57	+28.57	+28.57
Sewer < 3000	S	S	FS @ Building Line	+BL28.57	+BL28.57	+BL28.57
Sewer ≥ 3000	S	S	Top/Toe of Batter	+TOP28.57	+TOP28.57	+TOP28.57
Water (DW)	W	W	Top Ret. Wall Level	+TW28.57	+TW28.57	+TW28.57
Water (NDW)	W	W	100yr Flood Level	+FL28.57	+FL28.57	+FL28.57
House Drain	H	H	Fill Proposed (<0.3m±0.3m)			
Property Inlet	I	I	Cut Proposed			
Street Sign	S	S	Asphalt Surface Prop			
PSM	P	P	Concrete Surface Prop (Paths/Driveways/Slabs)			
Rock Ret Wall	R	R	Tree To Be Removed			
Sleeper Ret Wall	RS	RS	Tree To Be Retained with Tree Protection Zone (TPZ)			
Conduits 50mm	C50	C50				
Conduits 100mm	C100	C100				
Street Tree without/with Passive Irrigation (Refer Detail)	T	T				
Ex Drains	Ex D	Ex D				
Ex Water DW/NDW	Ex W	Ex W				
Ex Sewer/Gas	Ex S	Ex S				
Ex Elect/Comm	Ex E	Ex E				

PLAN

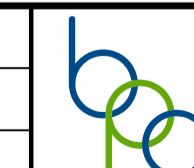
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LEGEND

1 IN 5 YR DRAINAGE SHOWN
OVERLAND FLOW PATH 1 IN 100 YR SHOWN



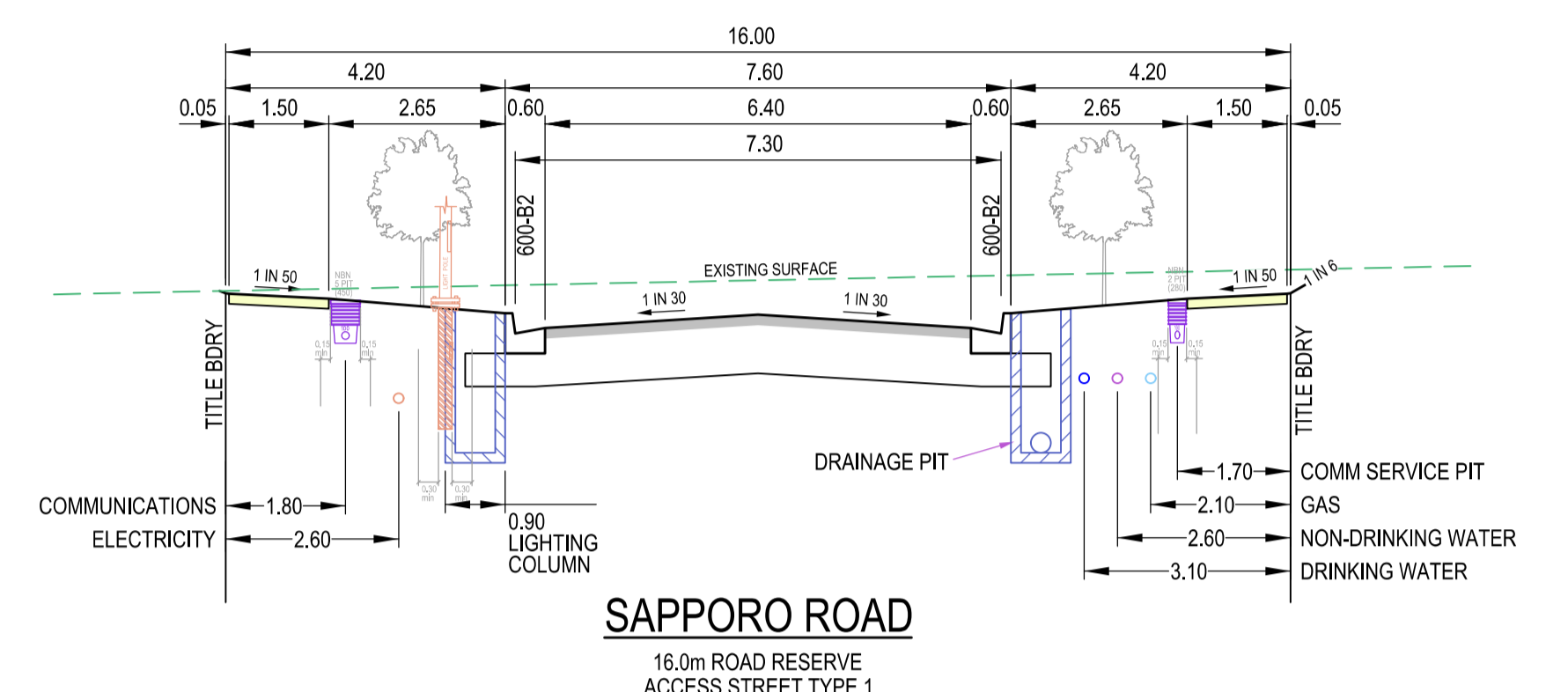
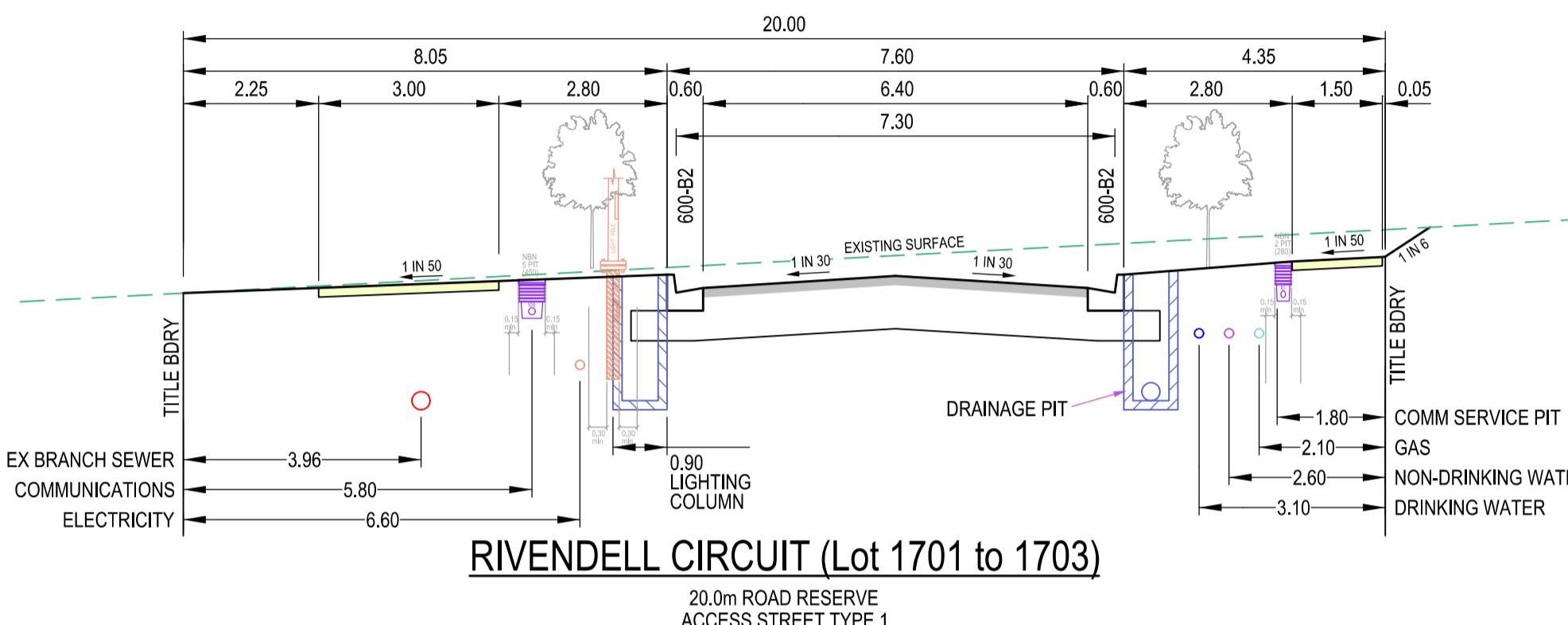
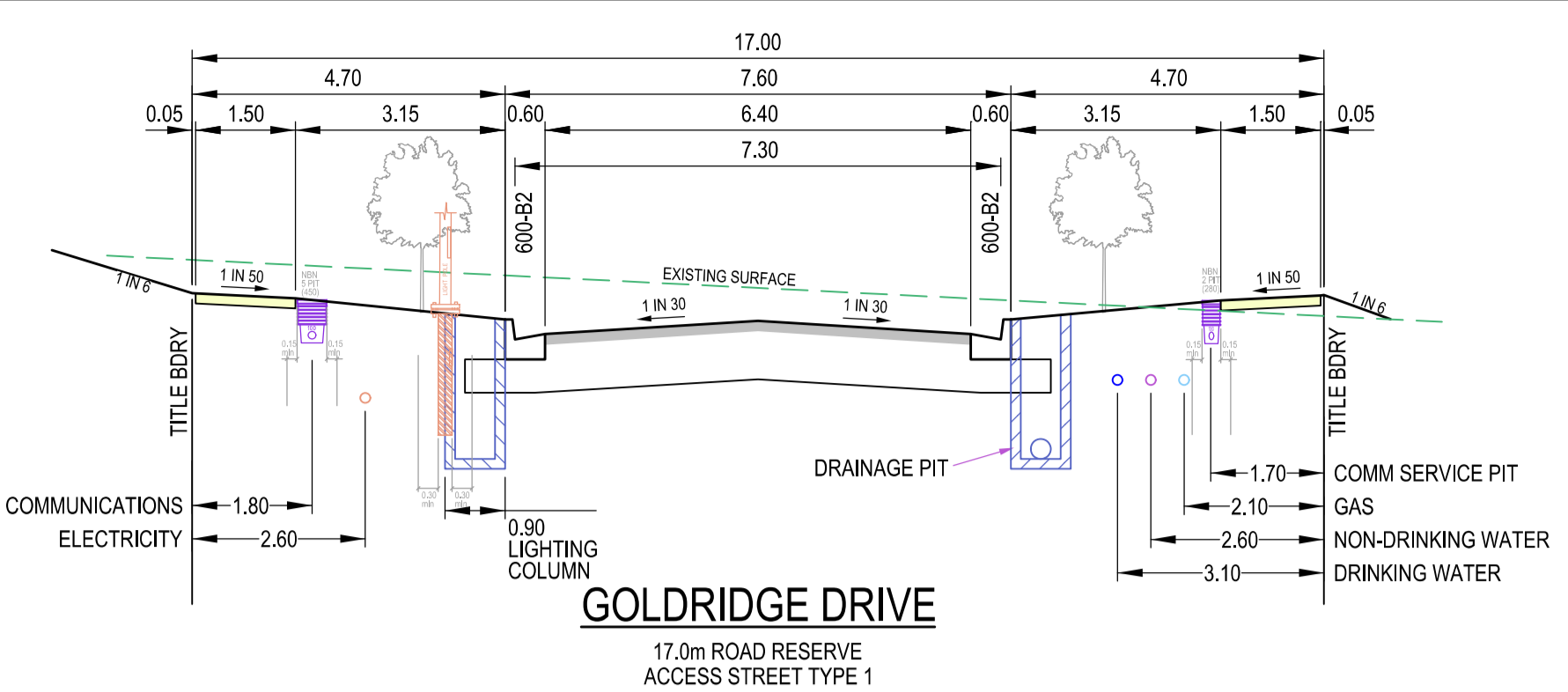
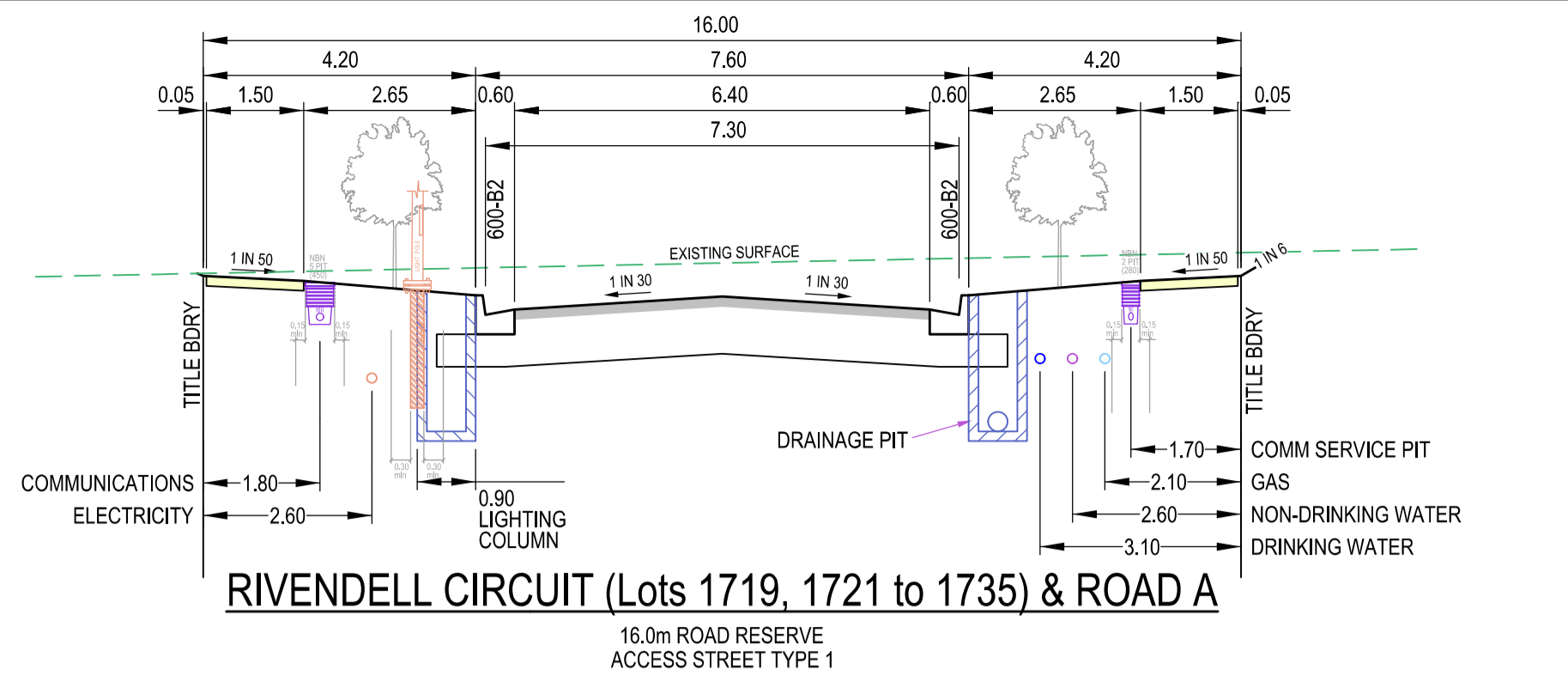
breese pitt dixon pty. ltd.
land surveyors civil engineers

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

MELWAY REF. 388-C-10
SURVEY BPD
DESIGN RGW
DRAWN PG
**RATHDOWNE ESTATE
STAGE 17
FUNCTIONAL LAYOUT PLAN**

MUNICIPALITY WHITTLESEA
REFERENCE 9365 E/17

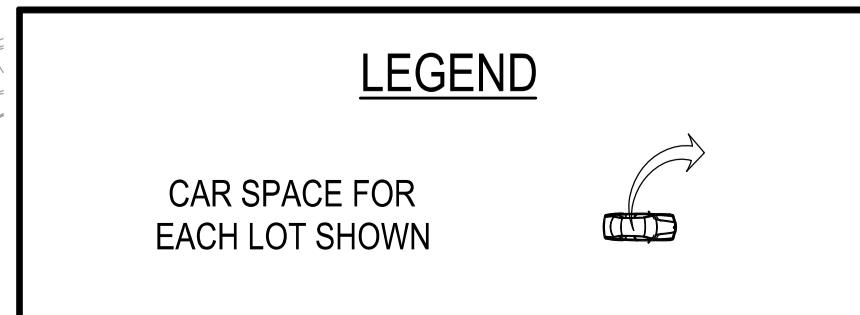
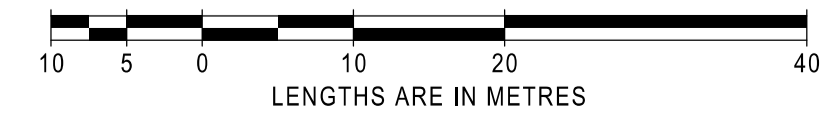
SCALE AS SHOWN DATUM AHD DATE AUG '21 SHEET 1 OF 3 P4



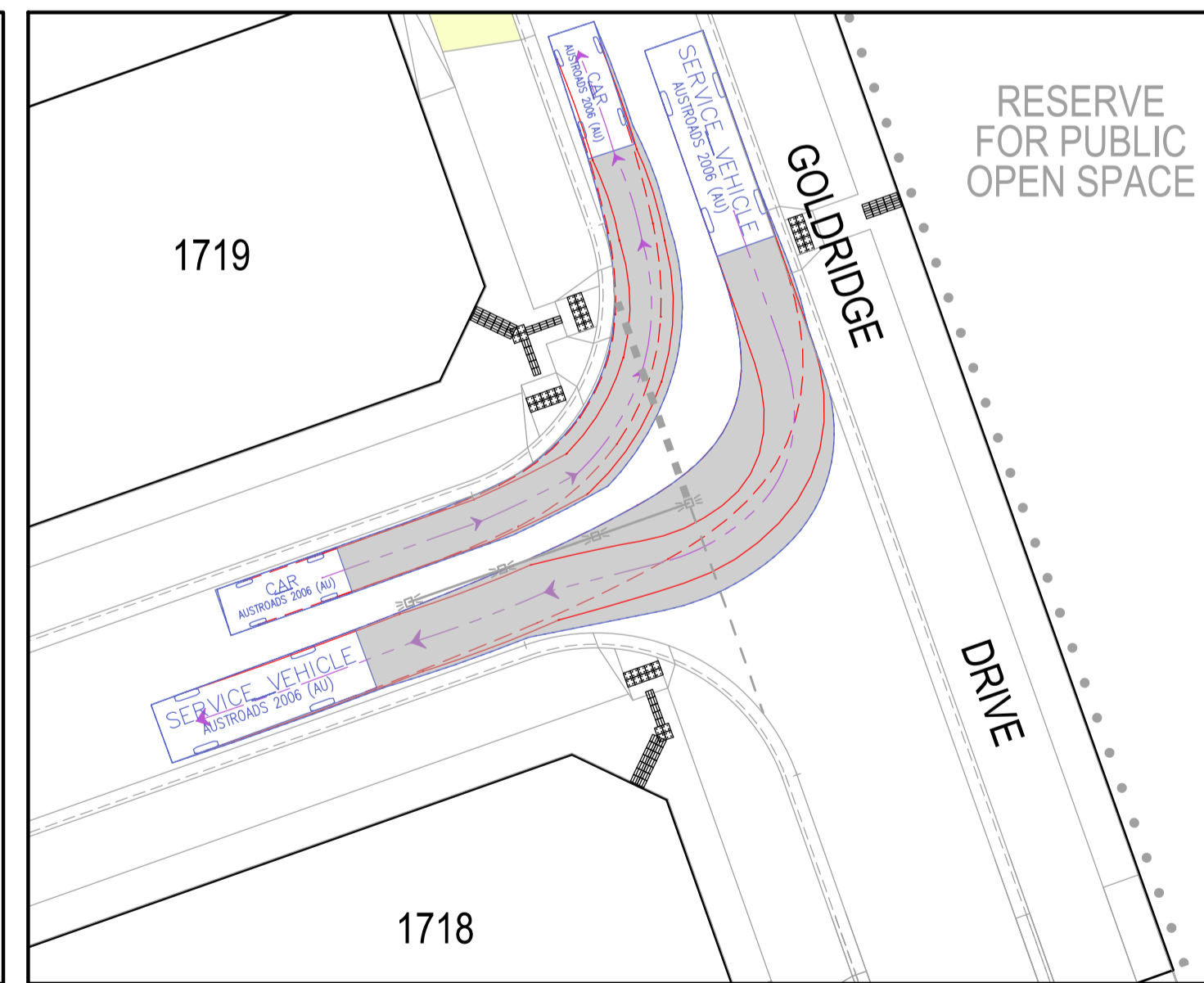
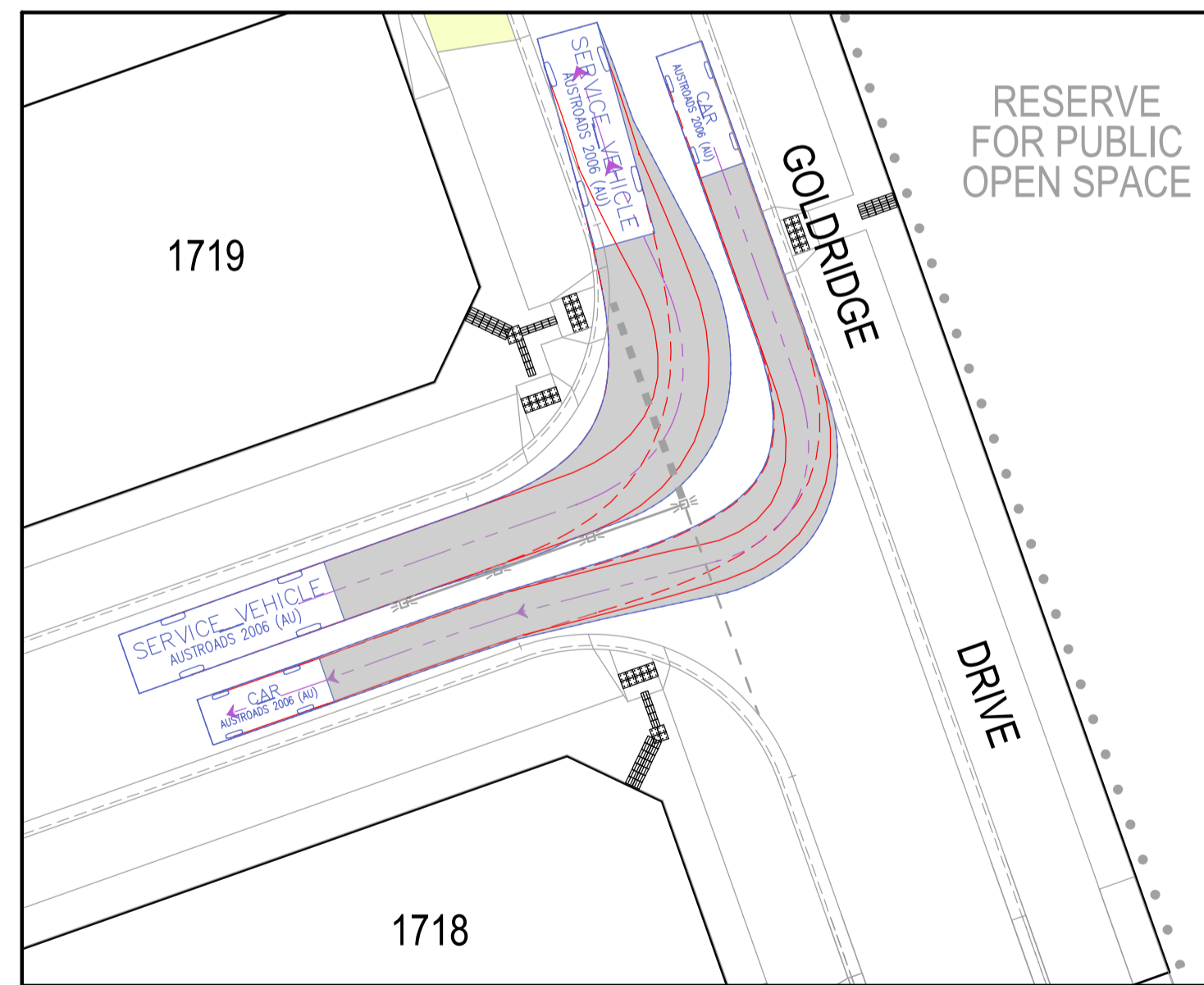
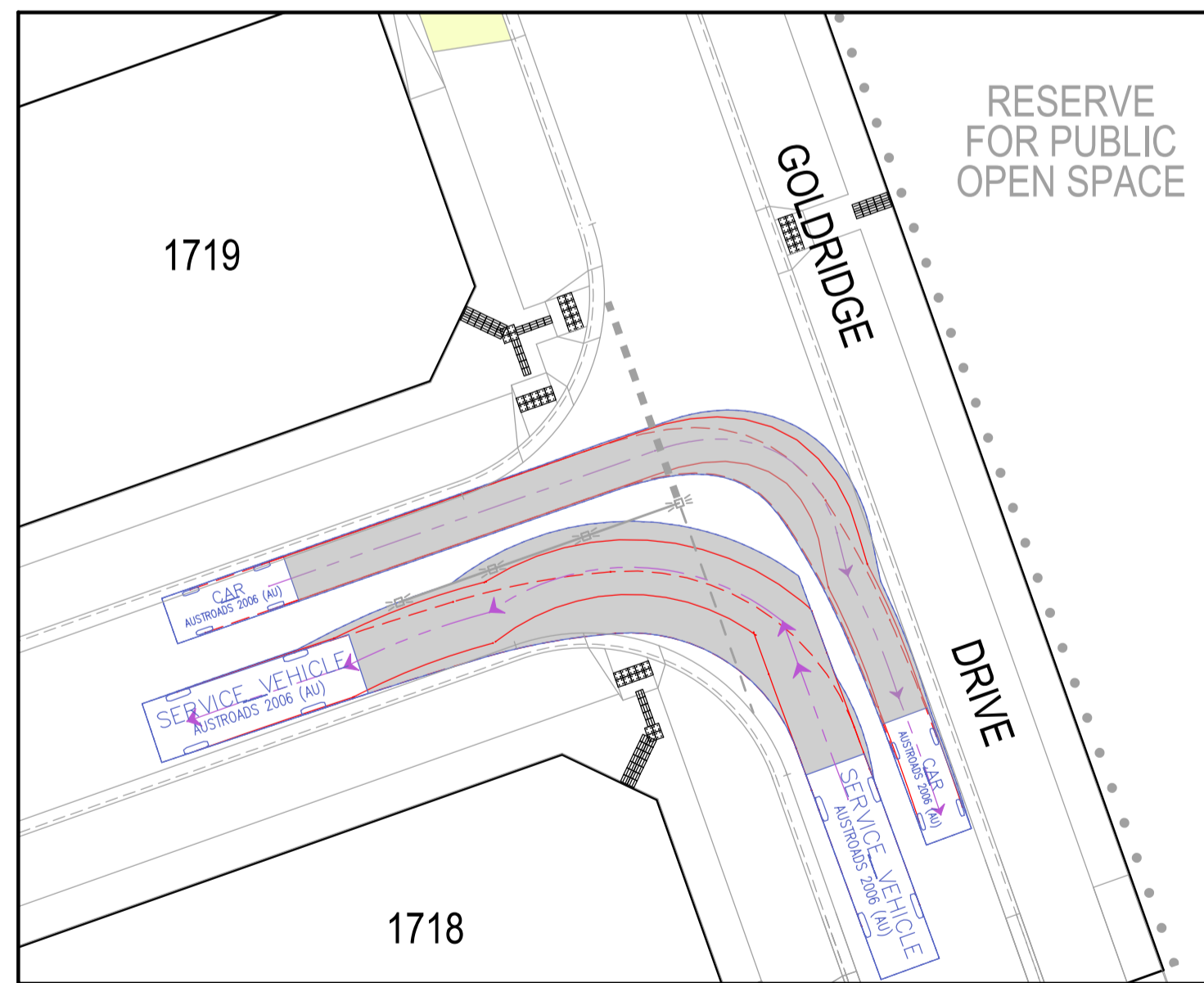
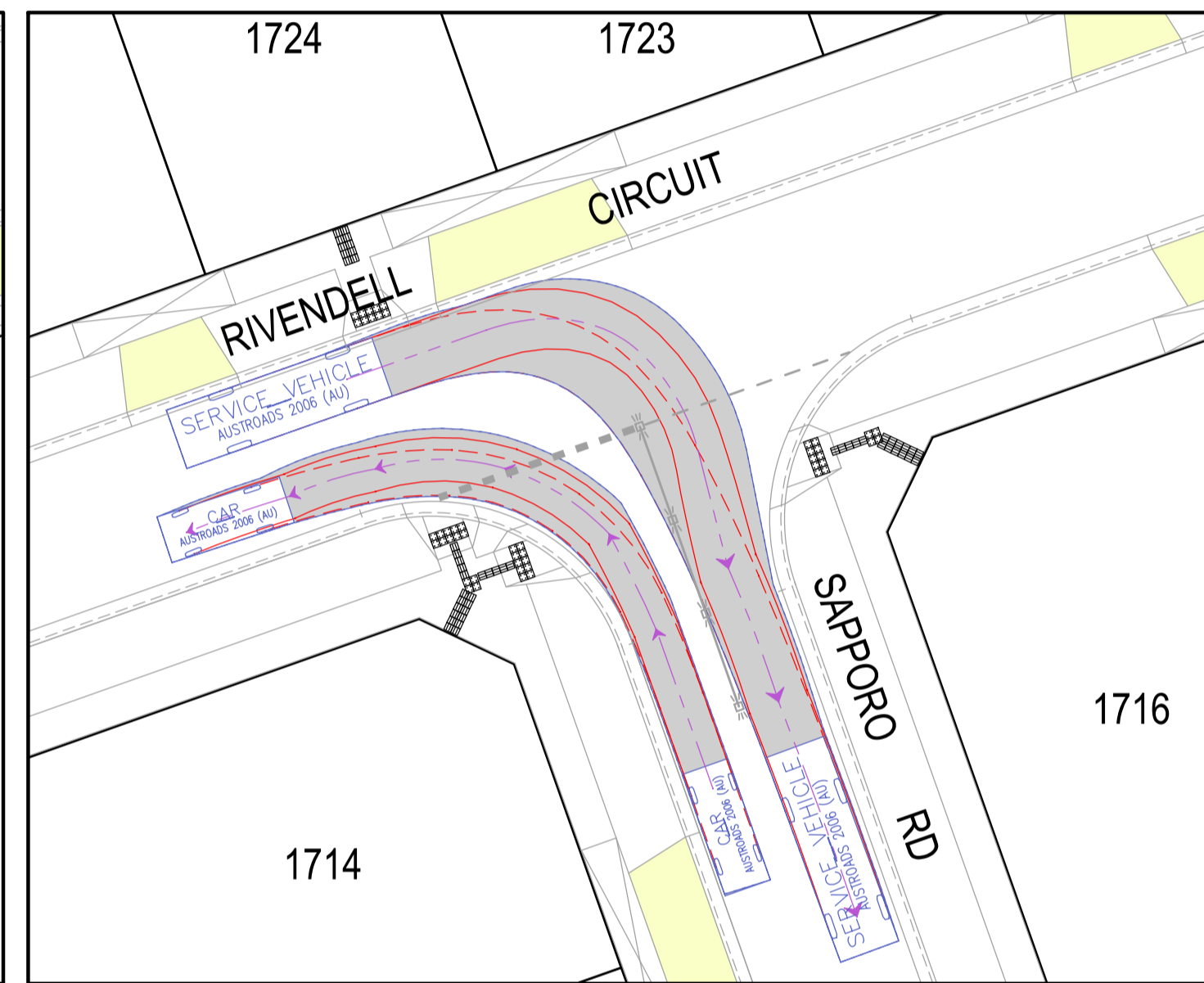
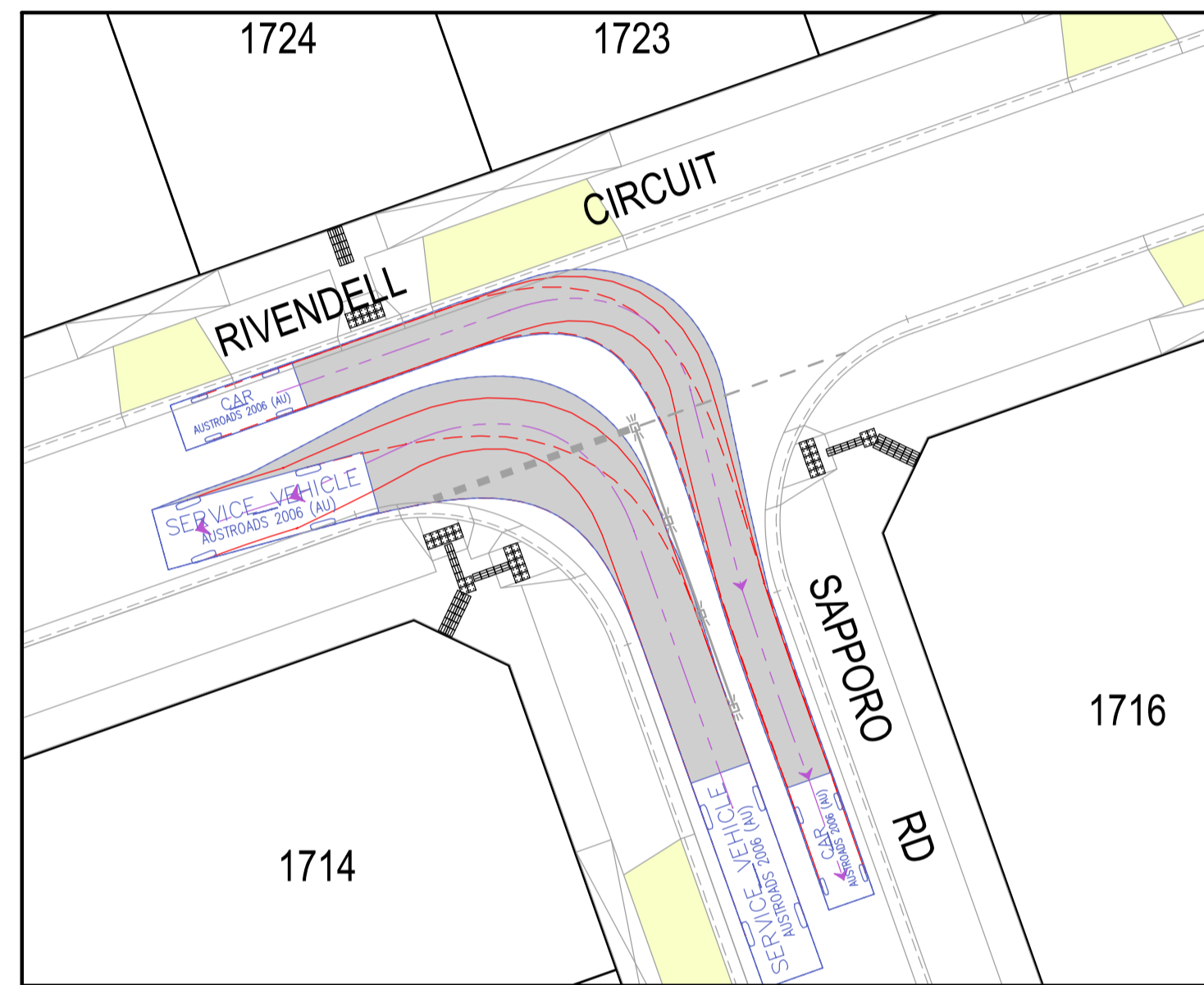
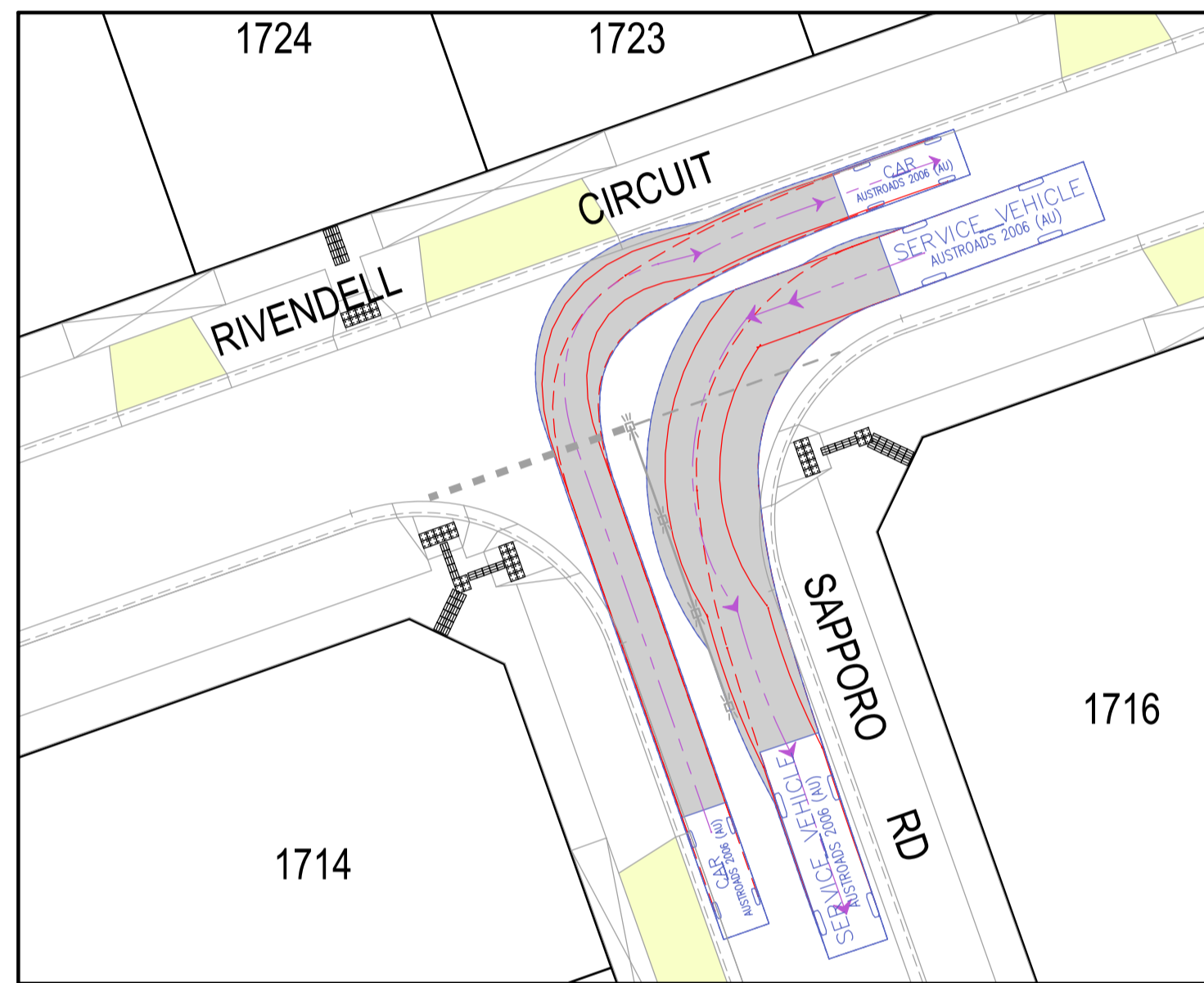
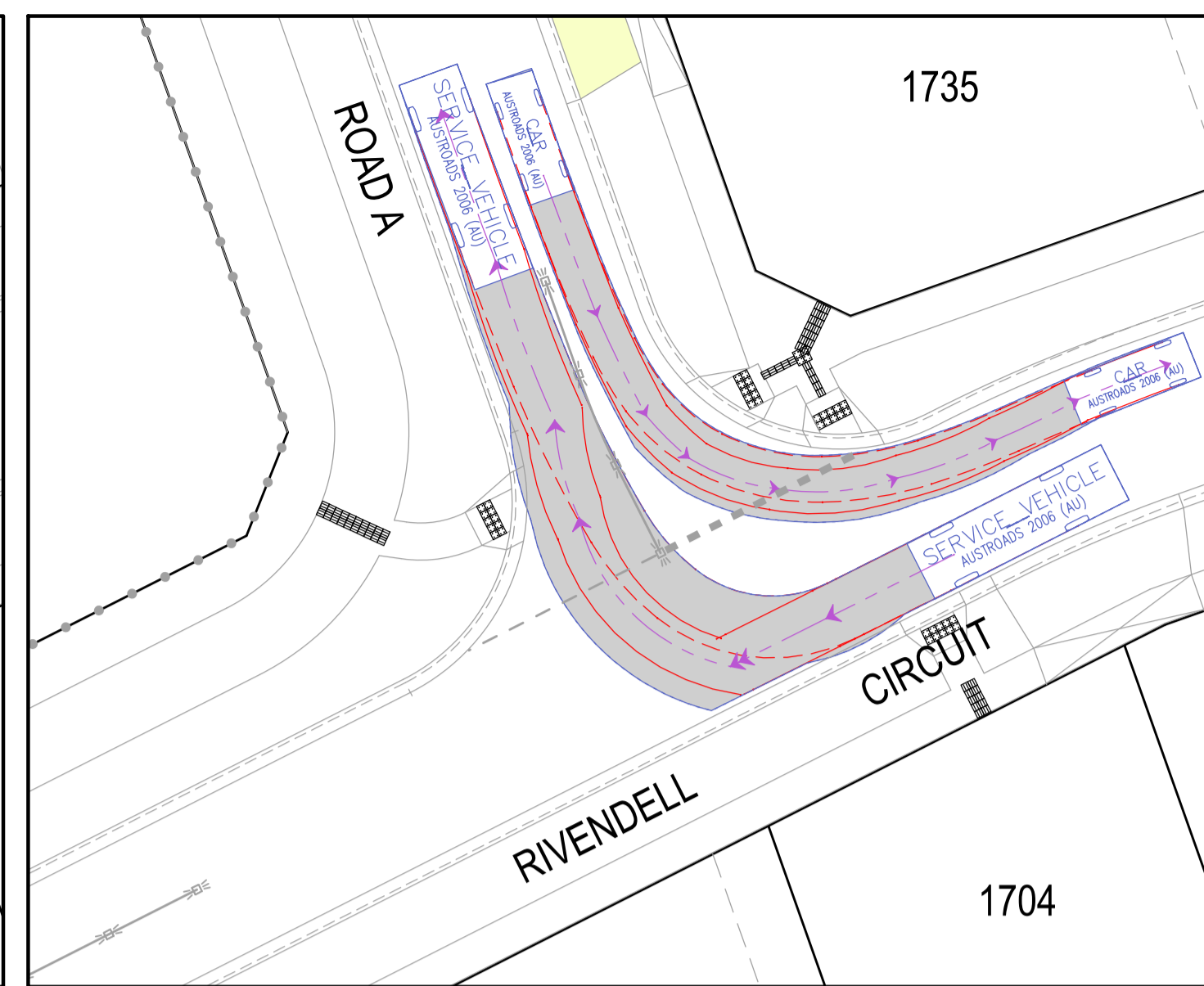
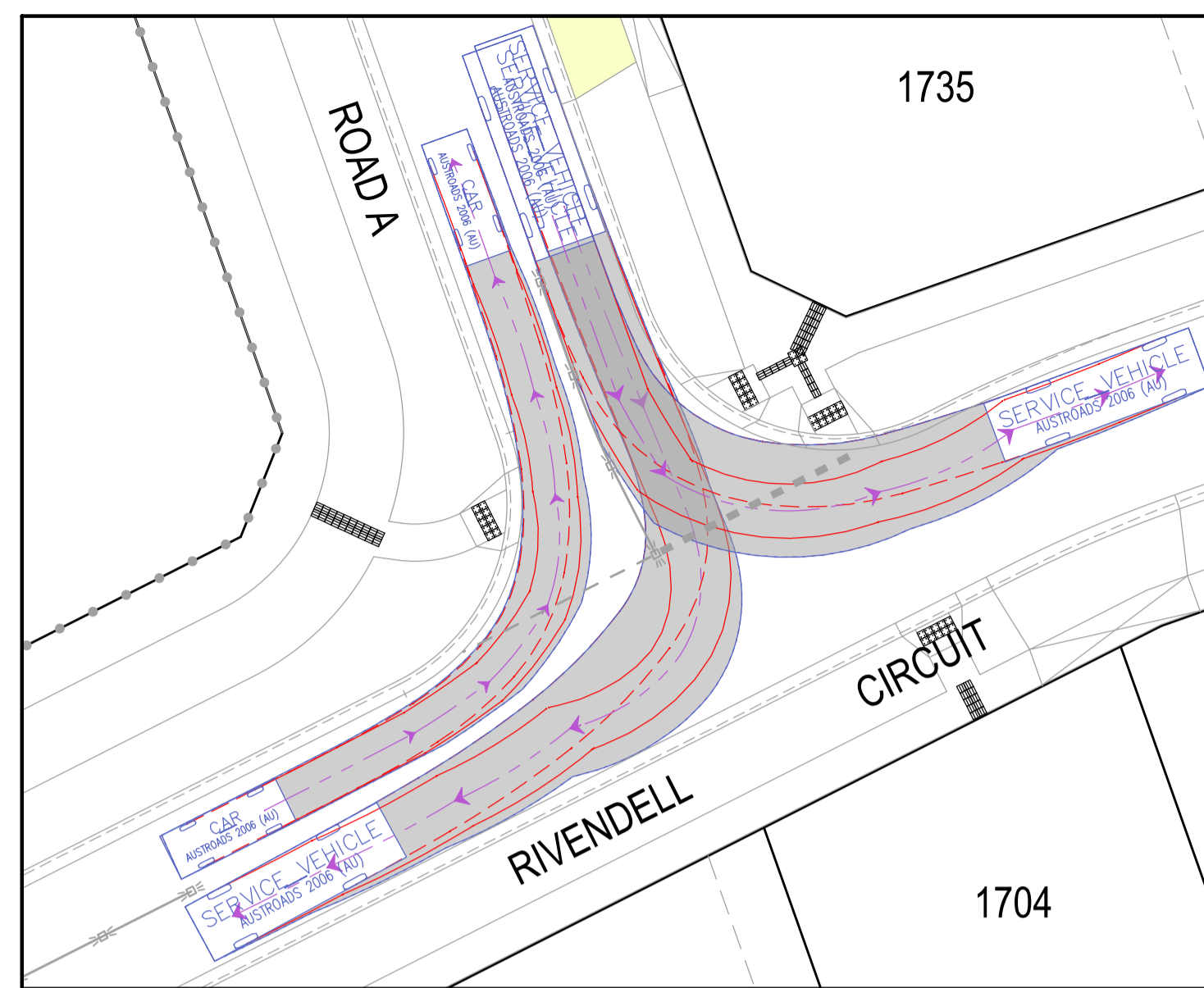
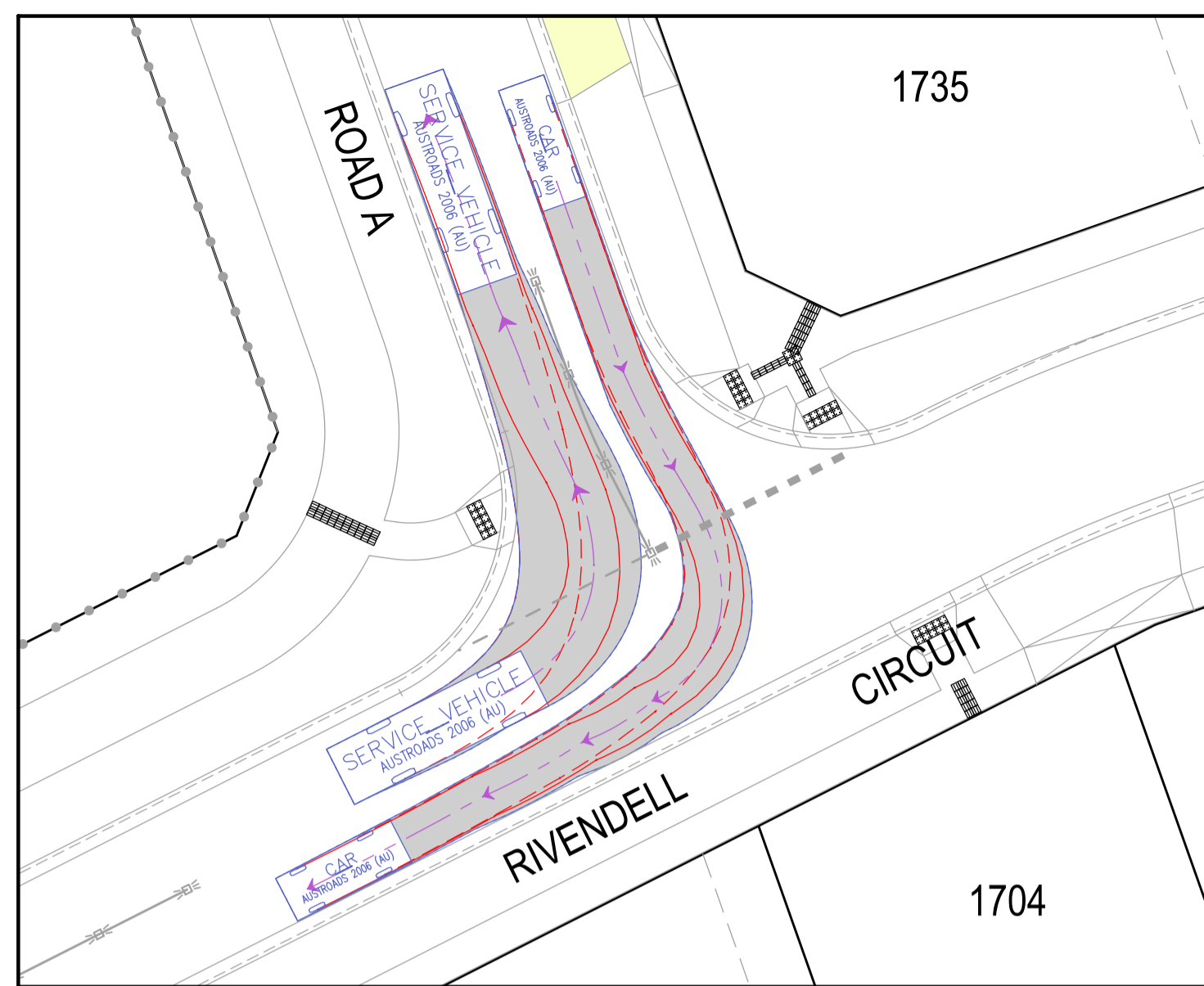
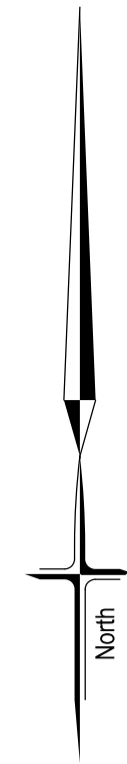
TYPICAL ROAD CROSS SECTIONS
SCALE HORIZONTAL 1:100
VERTICAL 1:50



PARKING PLAN
SCALE 1:500
SCALE 1:500 @ A1



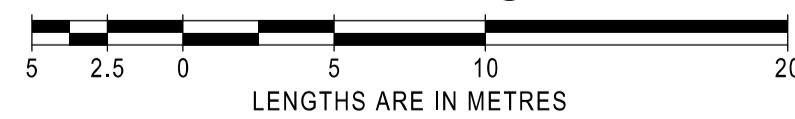
AMENDMENTS		breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310	
MELWAY REF.	388-C-10	RATHDOWNE ESTATE STAGE 17 FUNCTIONAL LAYOUT PLAN		MUNICIPALITY WHITTLESEA	
SURVEY	BPD			REFERENCE 9365 ^E /17	
DESIGN	RGW	DRAWN		PG	SCALE AS SHOWN DATUM AHD
DATE	01/10/21	COUNCIL COMMENTS		DATE	AUG '21
VER		REMARKS		CHECKED	
				DATE	AUG '21
				SHEET	2 OF 3







TURNING MOVEMENT DETAILS

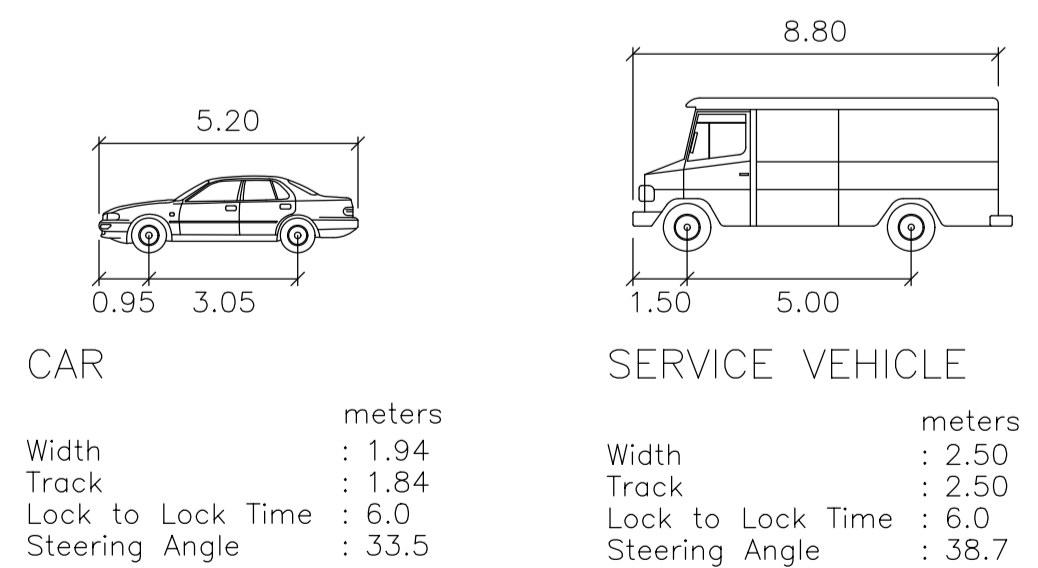
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VEHICLE PATH LEGEND

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



AMENDMENTS	DATE	REMARKS	CHECKED
P3	01/10/21	COUNCIL COMMENTS	
VER			

 breese pitt dixon pty. ltd. land surveyors civil engineers	MELWAY REF. 388-C-10	RATHDOWNE ESTATE STAGE 17 FUNCTIONAL LAYOUT PLAN	MUNICIPALITY WHITTLESEA
	SURVEY BPD		REFERENCE 9365 E/17
	DESIGN RGW		SHEET 3 OF 3
DRAWN PG	SCALE AS SHOWN	DATUM AHD	DATE AUG '21
			P3