

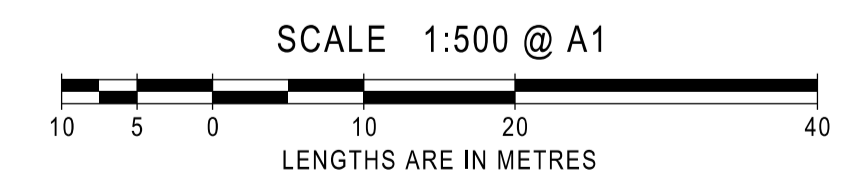
**SERVICES OFFSETS AND LOCATIONS**

Location	Gas		Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
	Gas	NDW	DW	DW	Cables	Pits	Cables	Poles				
RUNGRADO	2.10S	2.60S	3.10S	1.80N	1.80N/S	2.60N	1.00 BOK	4.35S, 4.05N	16	G/W, FTTH/E	LEVEL 1	
LAKOYA	2.10N	2.60N	3.10N	1.80S	1.80N/S	2.60S	1.00 BOK	5.20N, 5.20S	18	G/W, FTTH/E	LEVEL 1	
LAKERIDGE	2.35S	2.75S	3.20S	0.95N	1.80S	0.45N	1.00 BOK	4.35S, 4.05N	16	G/W, FTTH/E	LEVEL 1	
YORK	2.20E	2.70E	3.20E	1.80W	1.80E/W	2.60W	1.00 BOK	4.35E, 4.05W	16	G/W, FTTH/E	LEVEL 1	
SANFORD	2.10W	2.60W	3.10W	1.80E	1.80E/W	2.60E	1.00 BOK	4.35W, 4.05E	16	G/W, FTTH/E	LEVEL 1	
VOYAGER	2.25E	2.70E	3.20E	1.80W	1.80E/W	2.60W	1.00 BOK	4.55E, 8.55W	29	G/W, FTTH/E	LEVEL 2	

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.

**SYMBOL LEGEND**

- Drains: Prop, Prev Stage
- Sewer < 3000: S, S
- Sewer ≥ 3000: S, S
- Water (DW): W, W
- Water (NDW): W, W
- House Drain: W, W
- Property Inlet: W, W
- Street Sign: S, S
- PSM: P, P
- Rock Ret Wall: R, R
- Sleeper Ret Wall: R, R
- Conduits 50mm: C, C
- Conduits 100mm: C, C
- Street Tree without/with Passive Irrigation (Refer Detail): T, T
- Ex Natural/FS Level: +28.57, +NS28.57, +FS28.57
- FS @ Building Line: +BL28.57, +FS28.57
- Top/Toe of Batter: +TOP28.57, +TOE28.57
- Top Ret. Wall Level: +TW28.57
- 100yr Flood Level: +FL28.57
- Fill Proposed (<0.3m/≥0.3m): [Green Box]
- Cut Proposed: [Red Box]
- Asphalt Surface Prop: [Blue Box]
- Concrete Surface Prop (Paths/Driveways/Slabs): [Grey Box]
- Tree To Be Removed: [Red X]
- Tree To Be Retained with Tree Protection Zone (TPZ): [Green Circle]



**LEGEND**

- CAR SPACE FOR EACH LOT SHOWN: [Car icon]
- 1 IN 5 YR DRAINAGE SHOWN: [Blue arrow]
- OVERLAND FLOW PATH 1 IN 100 YR SHOWN: [Red arrow]

**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 8 FUNCTIONAL LAYOUT**

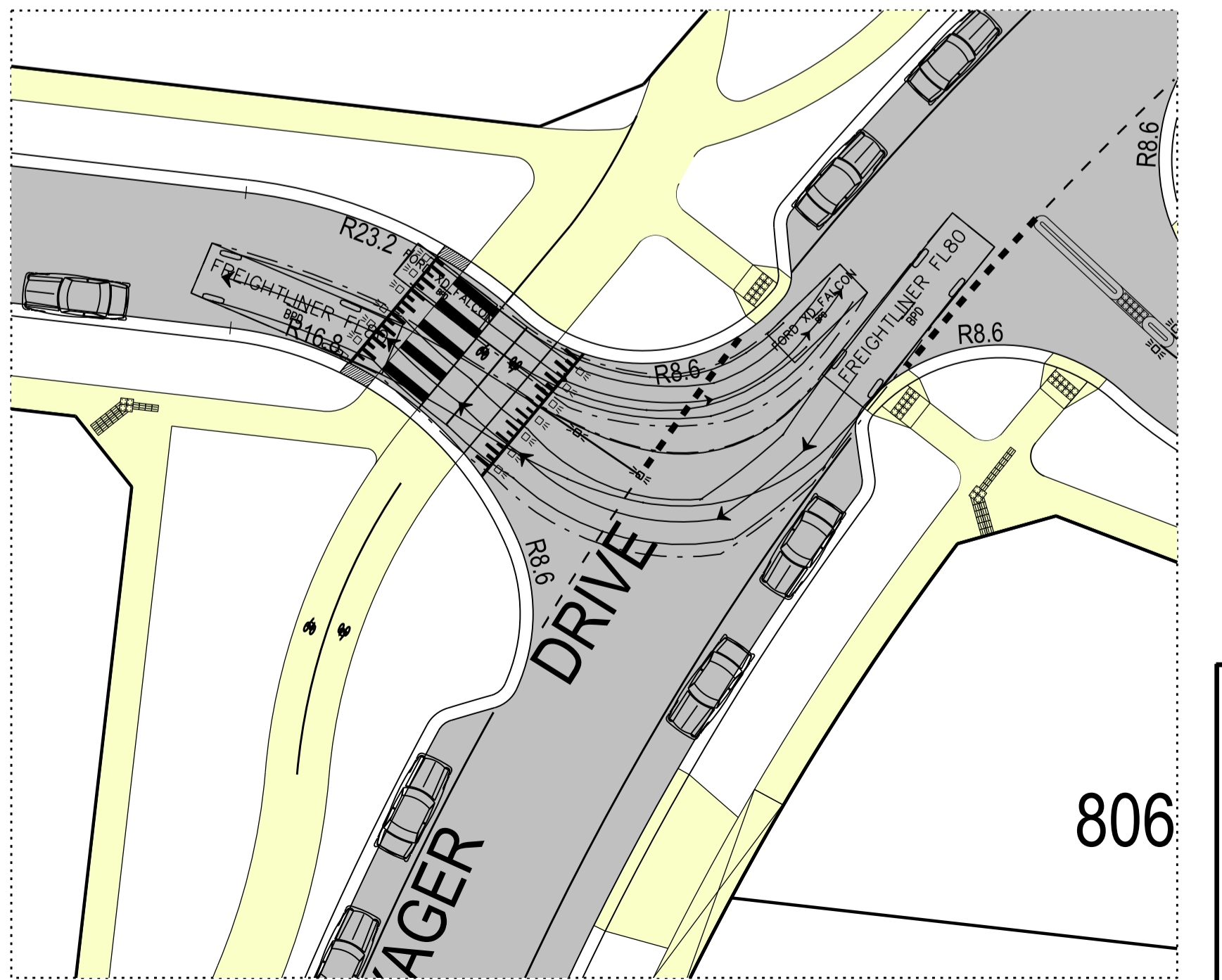
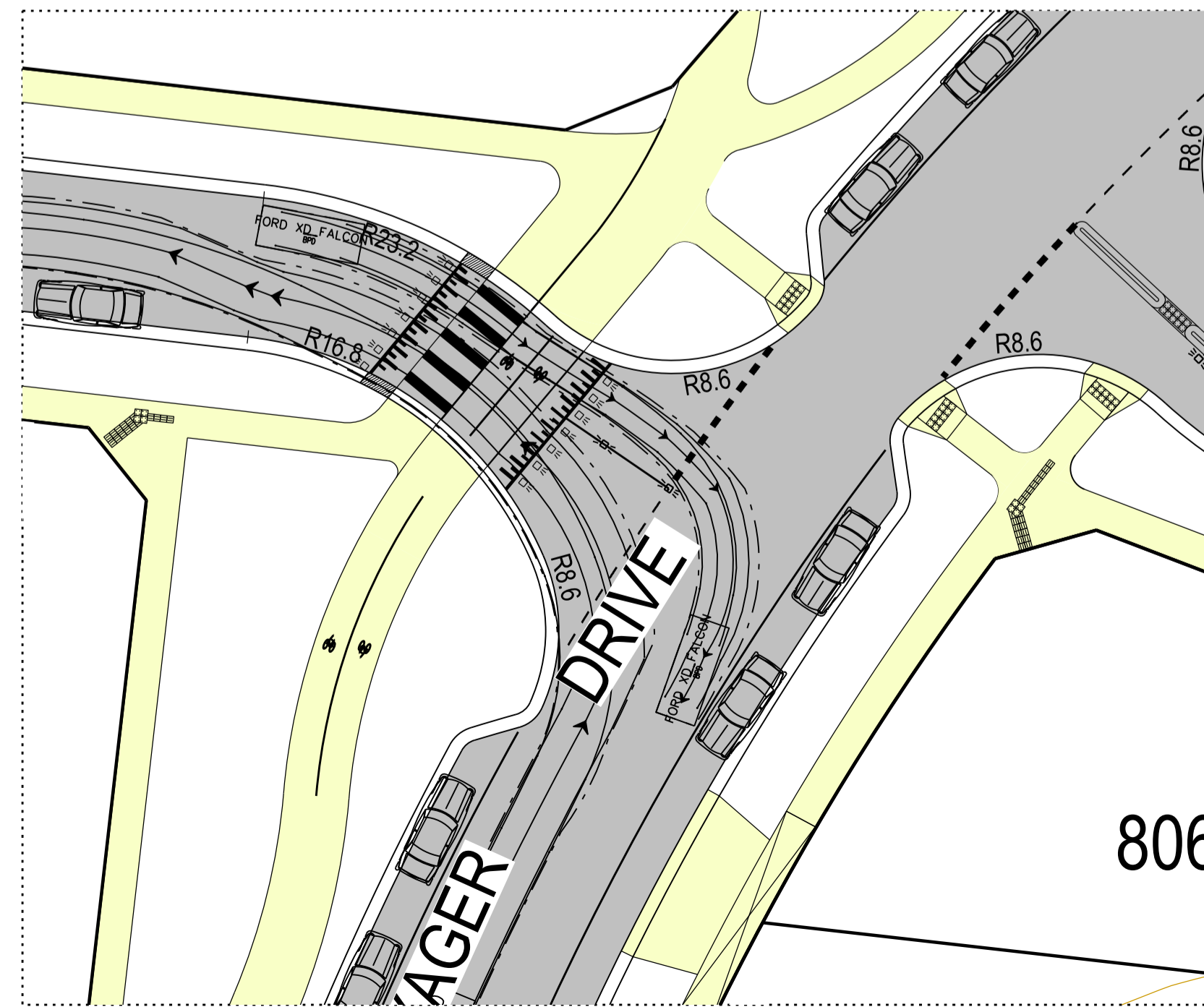
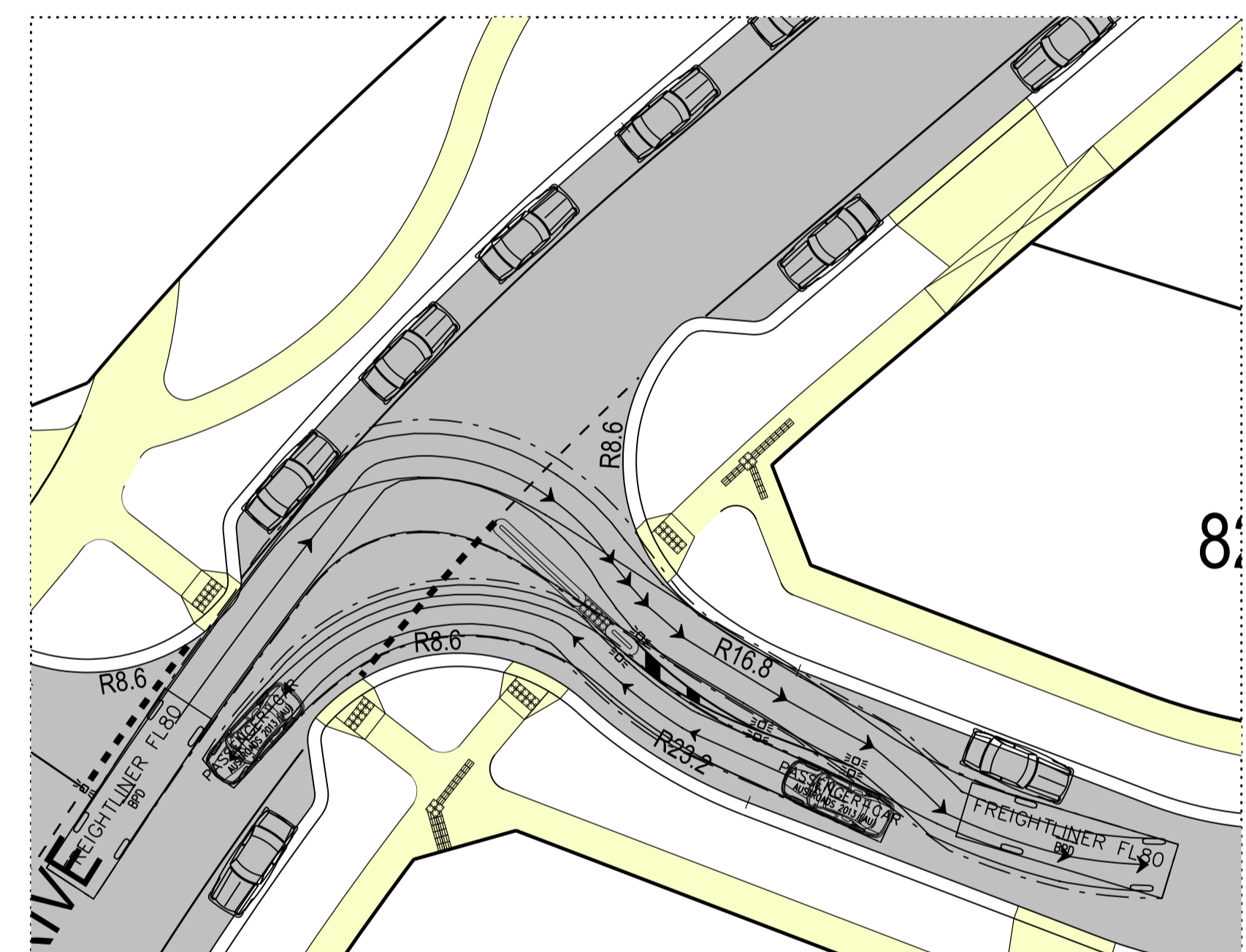
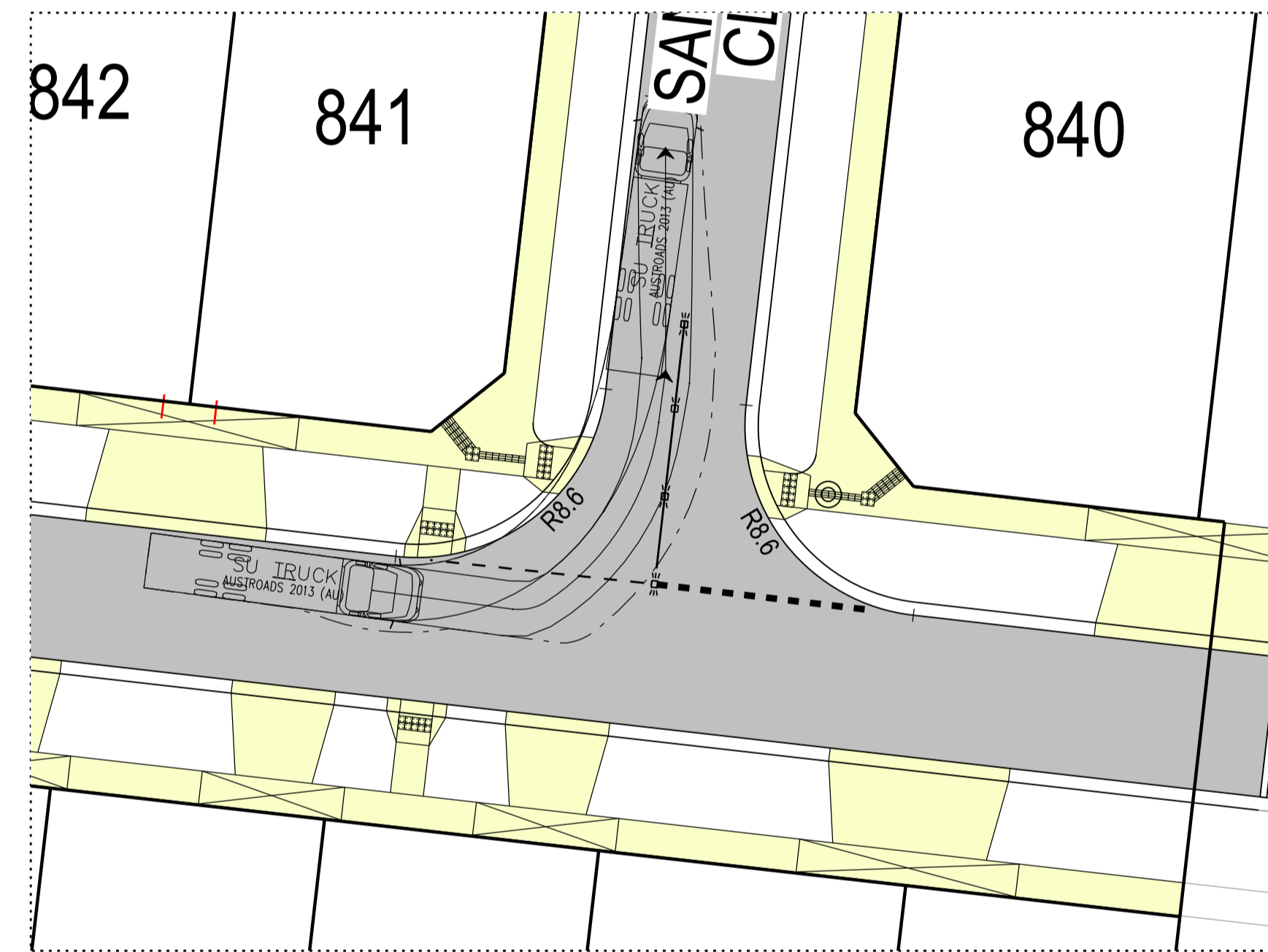
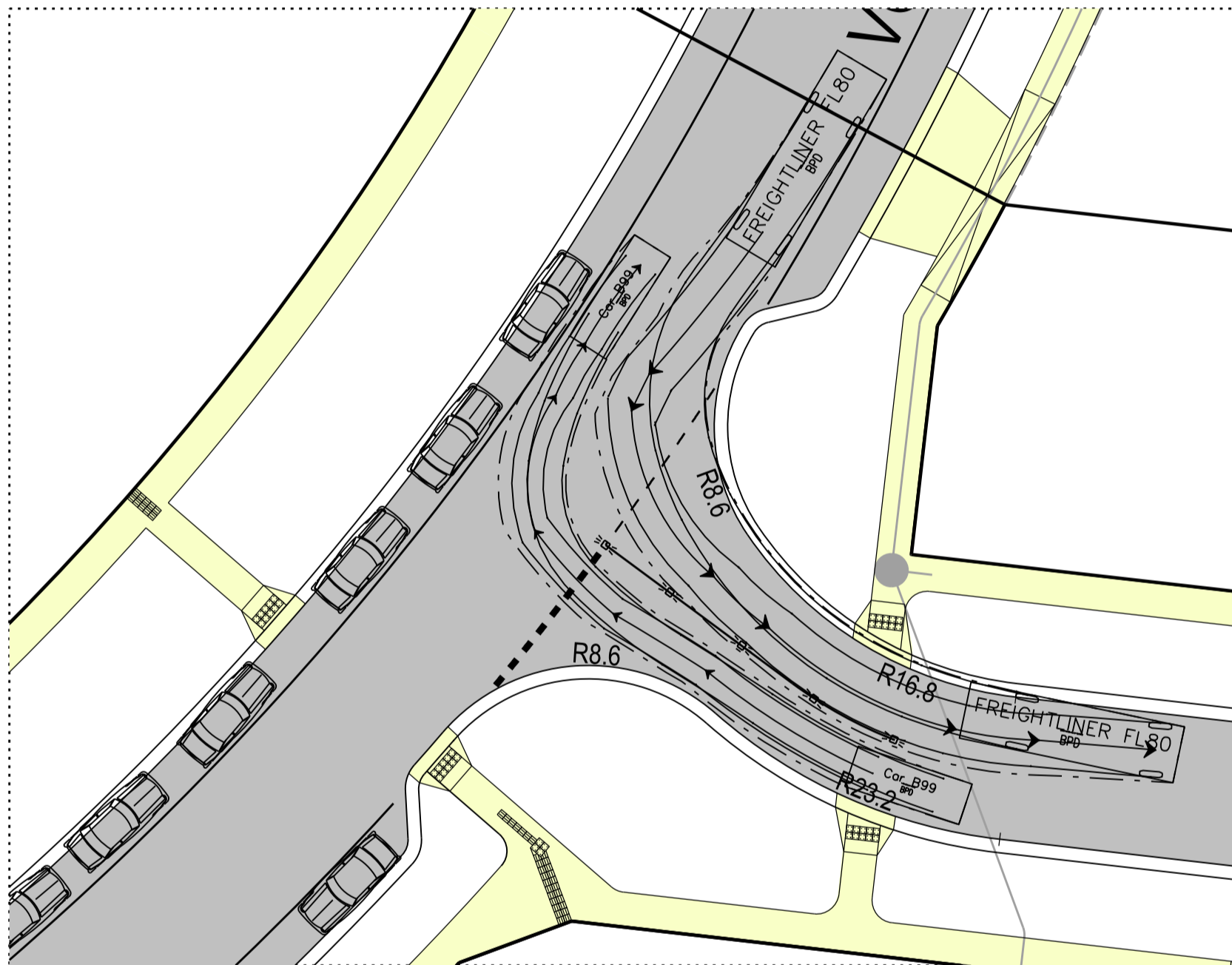
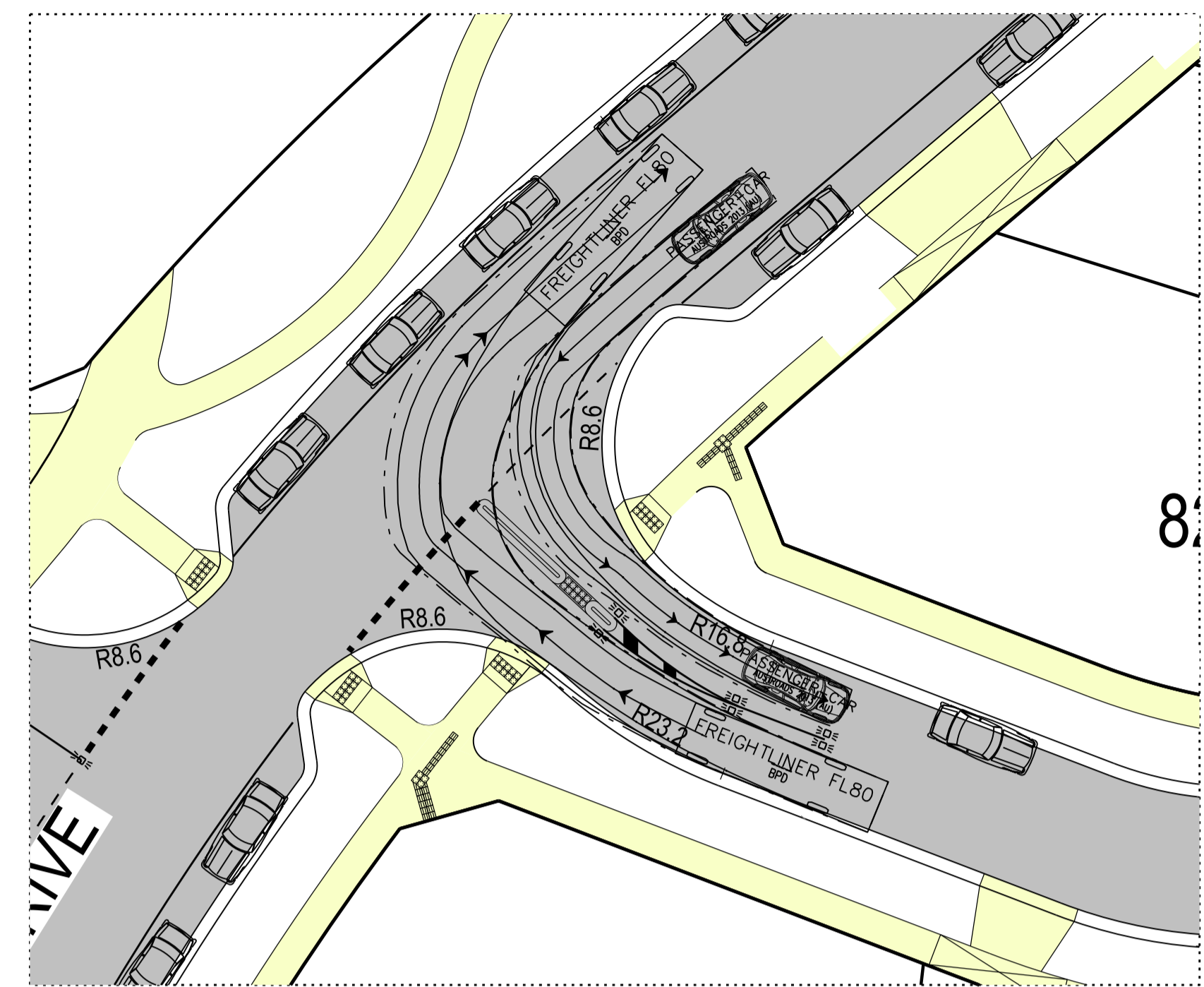
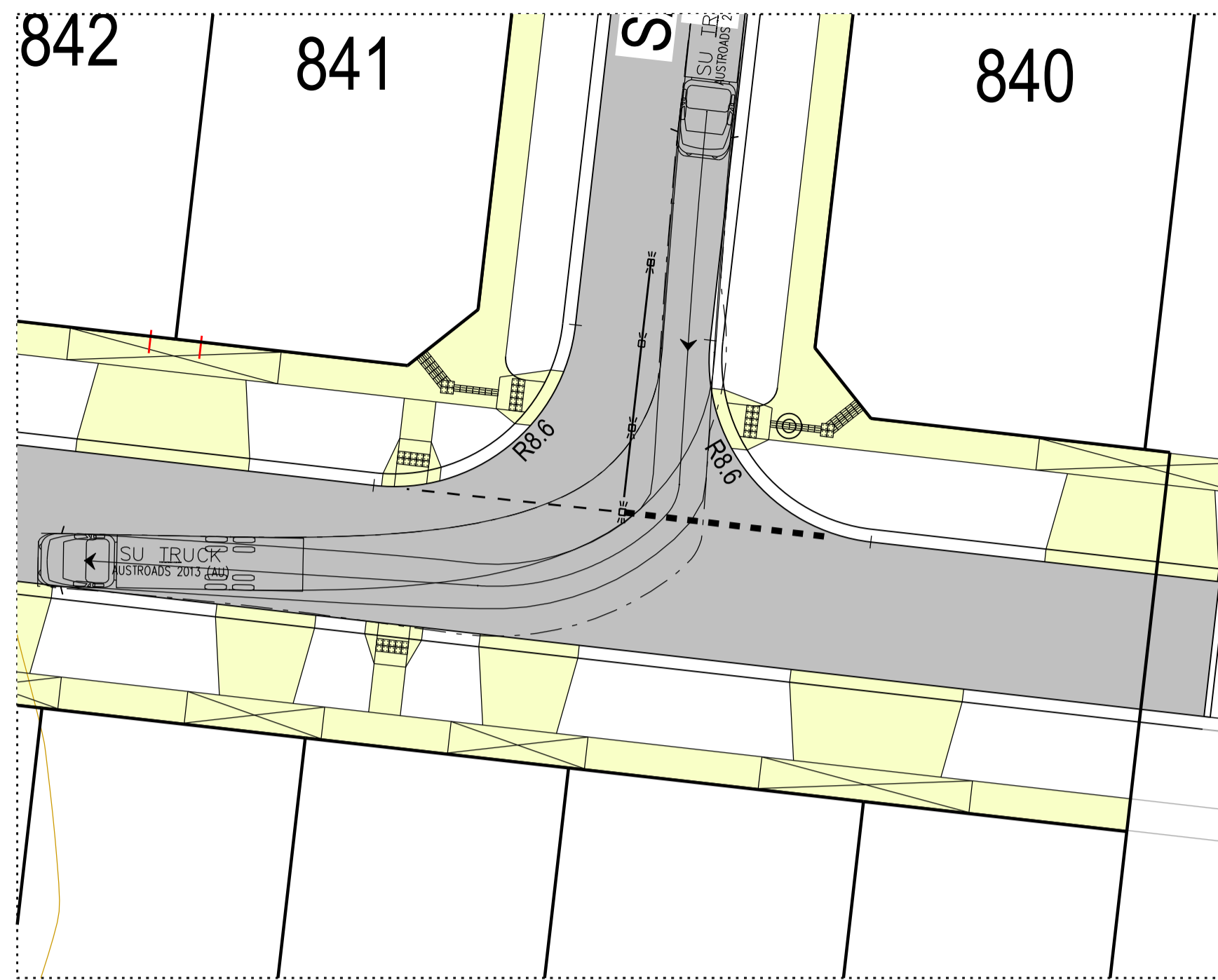
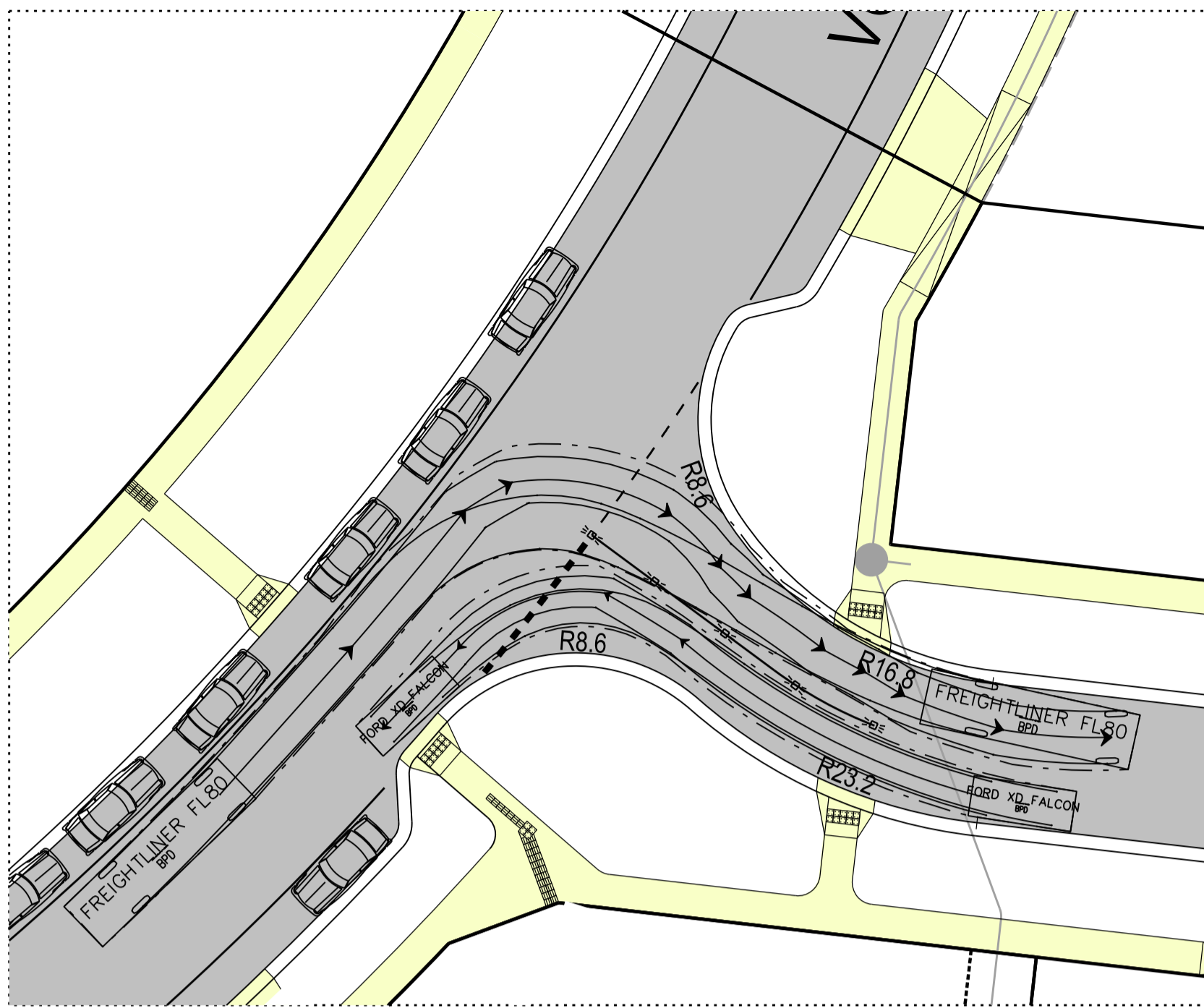
MELWAY REF.	--
SURVEY	BPD
DESIGN	RGW
DRAWN	RGW

AMENDMENTS

VER	DATE	ISSUE FOR APPROVAL	REMARKS
P5	05.02.21	LOT LEVELS UPDATED	
P5	01.07.20	ISSUE FOR APPROVAL	

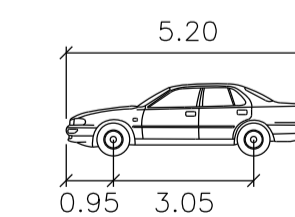
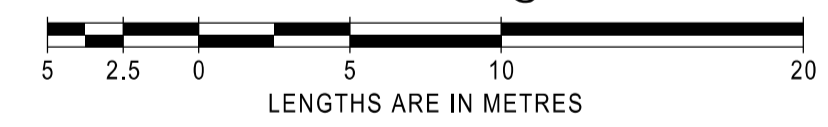
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SCALE AS SHOWN DATUM AHD DATE MAY20 SHEET 1 OF 2 P6

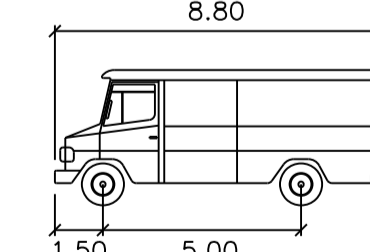


TURNING MOVEMENT DETAILS

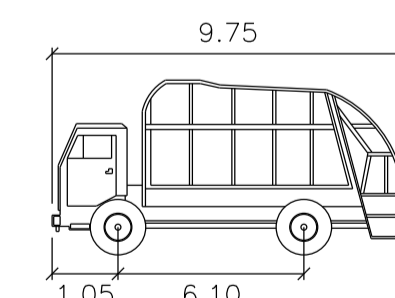
SCALE 1:250 @ A1



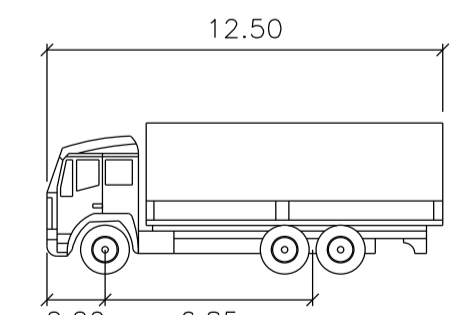
CAR meters  
Width : 1.94  
Track : 1.84  
Lock to Lock Time : 6.0  
Steering Angle : 33.5



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



FREIGHTLINER FL80 meters  
Width : 2.55  
Track : 2.45  
Lock to Lock Time : 6.0  
Steering Angle : 39.5



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

AMENDMENTS		 <b>breese pitt dixon pty. ltd.</b> land surveyors civil engineers		1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310	
		MELWAY REF. --	<b>RATHDOWNE ESTATE          STAGE 8          FUNCTIONAL LAYOUT</b>		MUNICIPALITY WHITTLESEA
		SURVEY BPD			REFERENCE 9365 E/8
		DESIGN RGW	DRAWN RGW		SHEET 2 OF 2 P 4
VER	DATE	ISSUE FOR APPROVAL	CHECKED	SCALE AS SHOWN	DATUM AHD
		REMARKS		DATE MAY20	