

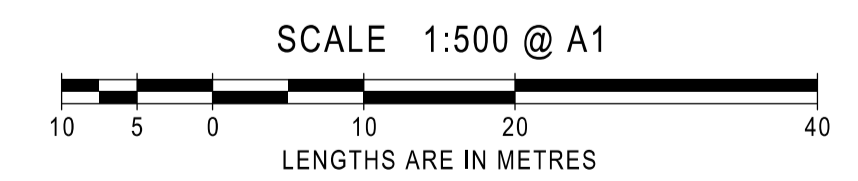
**SERVICES OFFSETS AND LOCATIONS**

Location	Gas		Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
	Gas	Water	NDW	DW	Cables	Pits	Cables	Poles				
RUNGRADO	2.10S	2.55S	3.00S	1.80N	1.80N/1.70S	2.60N	1.00 BOK	4.35S, 4.05N	16	G/W, FTTH/E	LEVEL 1	
LAKOYA	2.20S	2.70S	3.20S	1.80N	1.80N/S	2.60N	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	
KAFUE	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	
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	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 (blue line), Prev Stage (grey line)
- Sewer < 3000 (red line), Sewer ≥ 3000 (orange line)
- Water (DW) (blue line), Water (NDW) (green line)
- House Drain (blue line), Property Inlet (blue line), Street Sign (blue line)
- Rock Ret Wall (blue line), Sleeper Ret Wall (blue line), Conduits 50mm (blue line), Conduits 100mm (blue line)
- Street Tree without Passive Irrigation (Refer Detail) (green circle)
- Ex Natural/FS Level (blue line), FS @ Building Line (orange line), Top/Toe of Batter (blue line), Top Ret. Wall Level (blue line), 100yr Flood Level (blue line)
- Fill Proposed (<0.3m ≥ 0.3m) (green area), Cut Proposed (red area), Asphalt Surface Prop (grey area), Concrete Surface Prop (Paths/Driveways/Slabs) (yellow area)
- Tree To Be Removed (red X), Tree To Be Retained with Tree Protection Zone (TPZ) (green circle with X)



**LEGEND**

- CAR SPACE FOR EACH LOT SHOWN (blue rectangle)
- 1 IN 5 YR DRAINAGE SHOWN (blue line)
- OVERLAND FLOW PATH 1 IN 100 YR SHOWN (blue 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	REMARKS
P5	15.06.21	OUTFALL CHANNEL FILLING SHOWN	
P5	05.02.21	LOT LEVELS UPDATED	
P5	01.07.20	ISSUE FOR APPROVAL	

CHECKED: SCALE AS SHOWN, DATUM AHD, DATE MAY 20, SHEET 1 OF 2