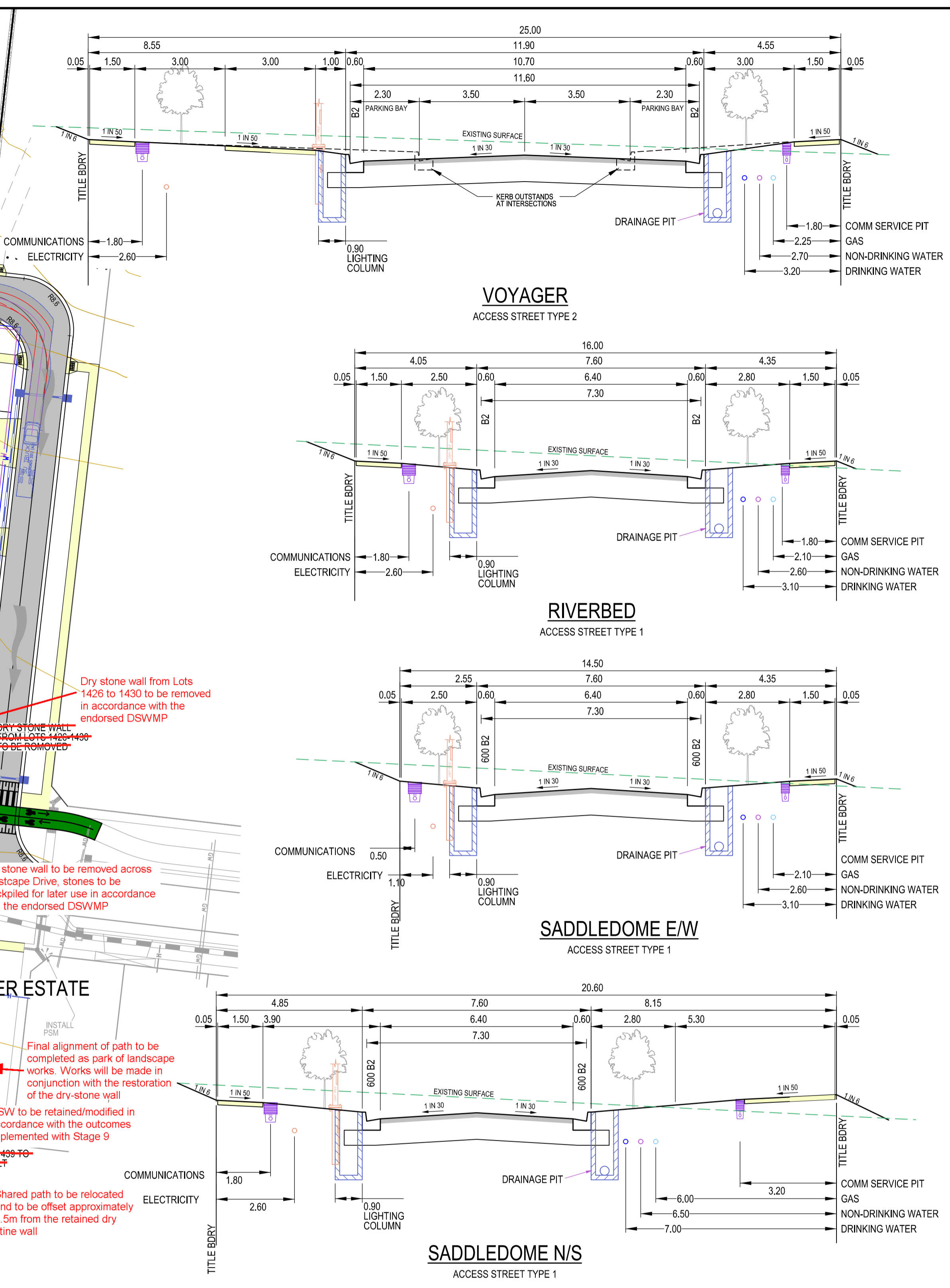
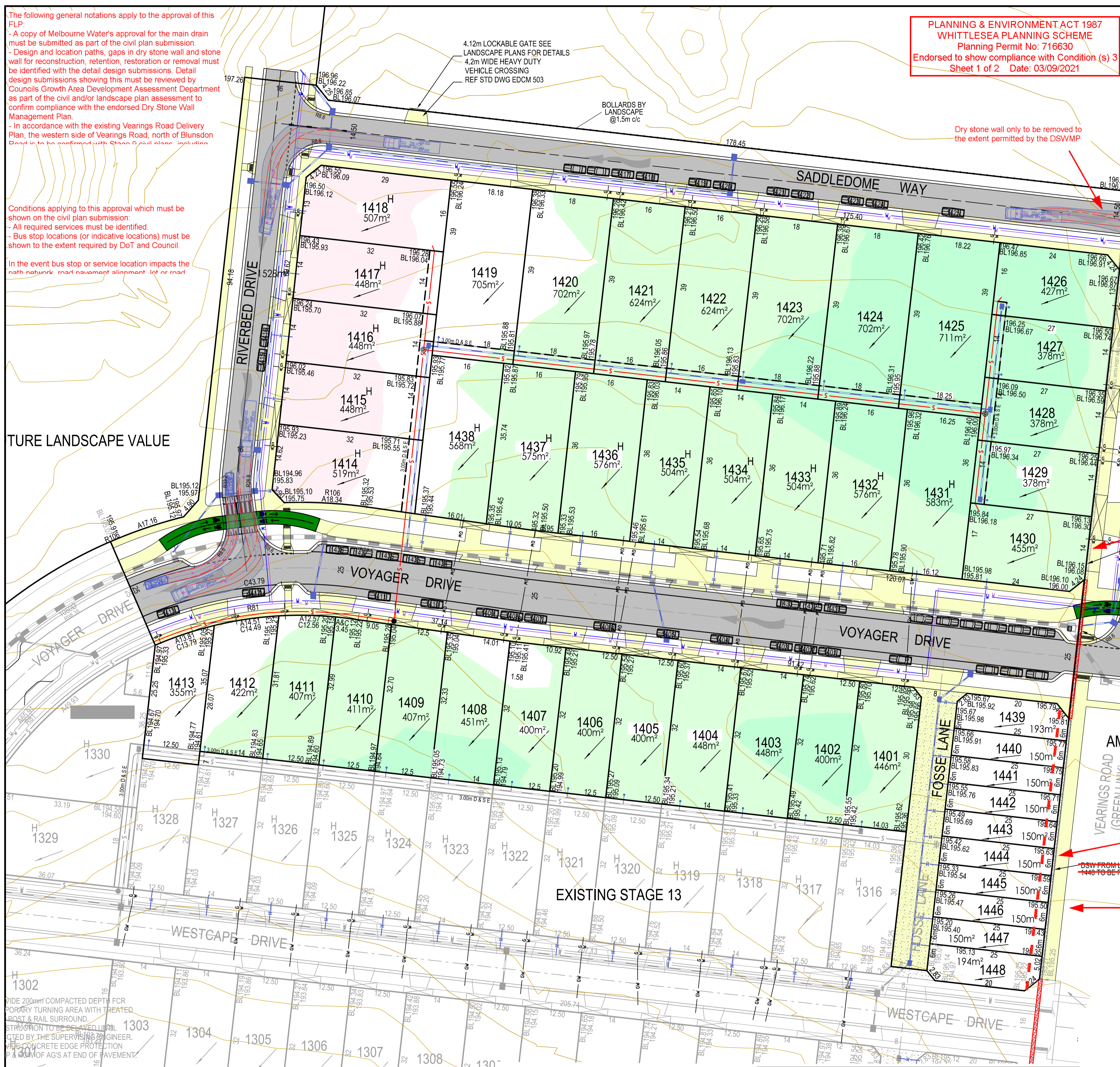


The following general notations apply to the approval of this FLP:  
 - A copy of Melbourne Water's approval for the main drain must be submitted as part of the civil plan submission.  
 - Design and location paths, gaps in dry stone wall and stone wall for reconstruction, retention, restoration or removal must be identified with the detail design submissions. Detail design submissions showing this must be reviewed by Councils Growth Area Development Assessment Department as part of the civil and/or landscape plan assessment to confirm compliance with the endorsed Dry Stone Wall Management Plan.  
 - In accordance with the existing Veerings Road Delivery Plan, the western side of Veerings Road, north of Blunsdon Road is to be completed with Stage 13 civil works. Installation of a 4.2m wide heavy duty vehicle crossing REF STD DWG EDMC 503.

Conditions applying to this approval which must be shown on the civil plan submission:  
 - All required services must be identified.  
 - Bus stop locations (or indicative locations) must be shown to the extent required by DoT and Council.

In the event bus stop or service location impacts the path network, road pavement alignment, lot or road boundary, the applicant must provide a plan showing the proposed location of the bus stop or service location.

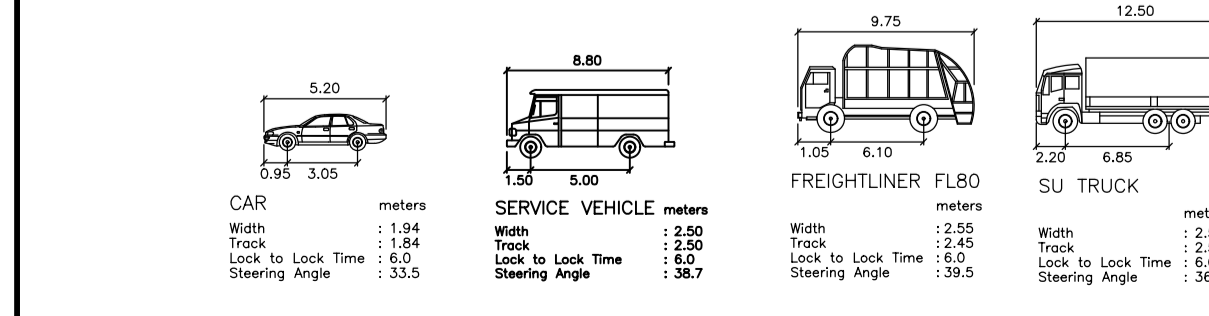
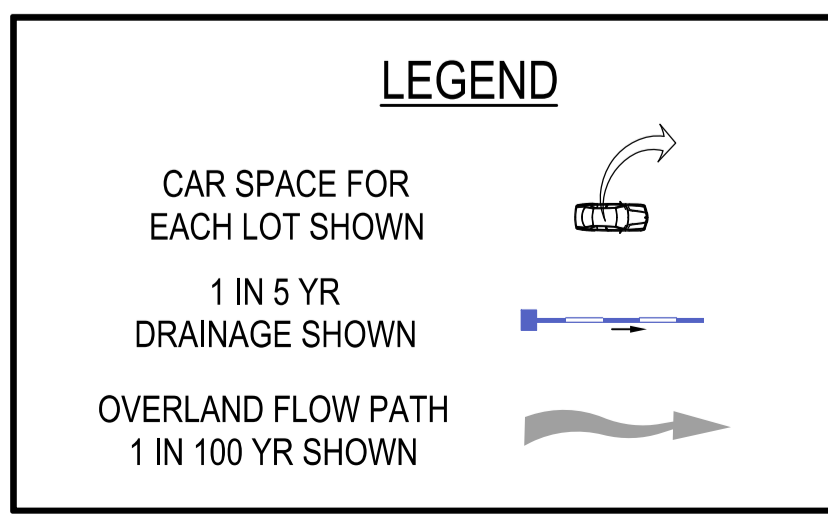
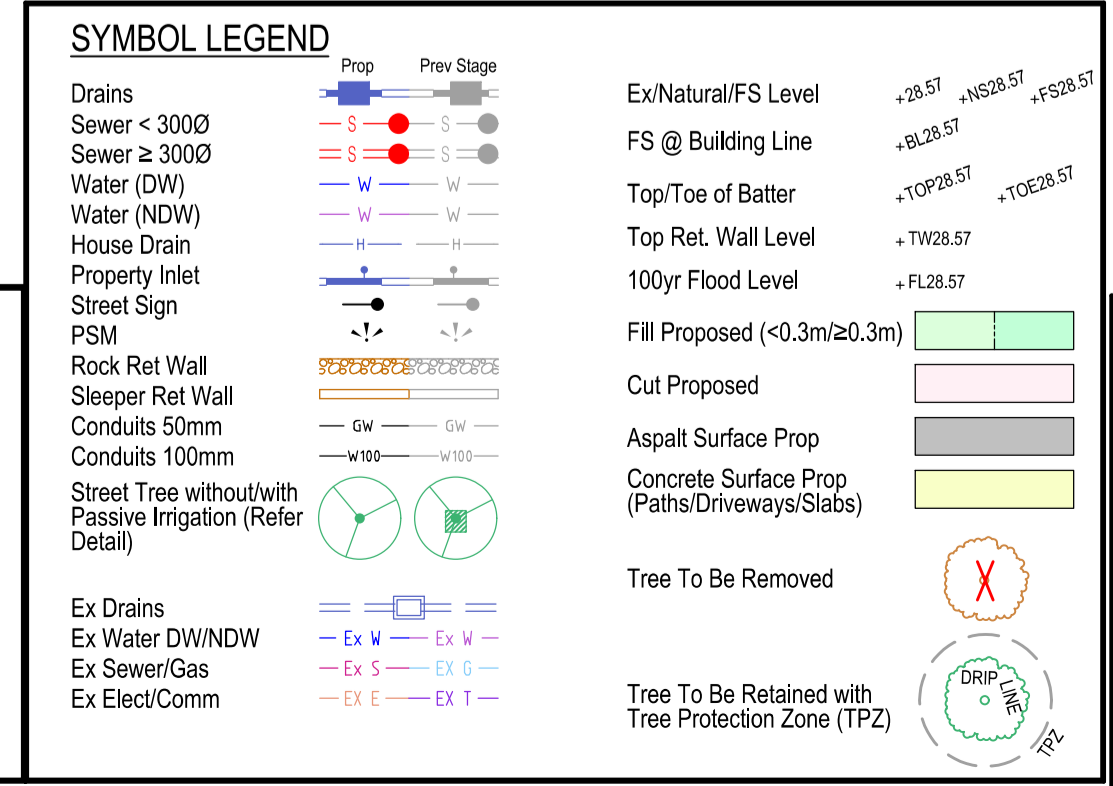
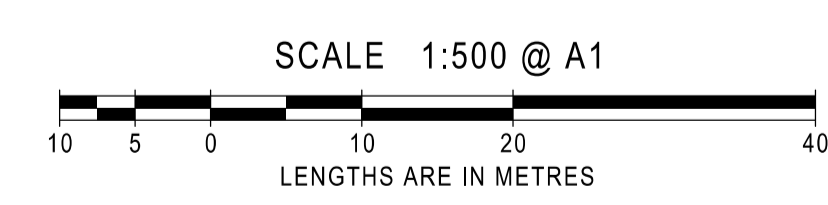
PLANNING & ENVIRONMENT ACT 1987  
 WHITTLESEA PLANNING SCHEME  
 Planning Permit No: 716630  
 Endorsed to show compliance with Condition (s) 3  
 Sheet 1 of 2 Date: 03/09/2021



**SERVICES OFFSETS AND LOCATIONS**

Location	Gas	Water		Communications Cables	Pits	Electricity		BOK	Road Width	Joint Trenching	Street Classification	Street Trees
		NDW	DW			Cables	Poles					
SADDLEDOME	2.10N	2.60N	3.10N	1.80S	1.80N/S	2.60S	1.00 BOK	4.35S,2.55N	14.5	G/W,FTT/HE	LEVEL 1	NS CENTRE
RIVERBED	2.10N	2.60N	3.10N	1.80S	1.80N/S	2.60S	1.00 BOK	4.05S,4.35N	16	G/W,FTT/HE	LEVEL 1	NS CENTRE
SADDLEDOME N/S	6.00W	6.50W	7.00W	1.80E	1.80E/W	2.60E	1.00 BOK	8.15W,4.85E	20.6	G/W,FTT/HE	LEVEL 1	NS CENTRE
FO SSE									8		LEVEL 1	NS CENTRE
VOYAGER	2.25E	2.70E	3.20E	1.80W	1.80E/W	2.60W	1.00 BOK	4.55E,8.55W	25	G/W,FTT/HE	COLLECTOR	NS CENTRE
VEERINGS ROAD (GREENLINK)	Ex.1.70E	Ex.2.10E	Ex.2.55E	Ex.1.80W	Ex.1.80E/W	Ex.2.60W	1.00 BOK		20.6	G/W,FTT/HE		

Please note that the primary purpose of this plan is, in part, to ensure that adequate provision is made for the spatial requirements of landscaping and civil infrastructure is made on the Plan of Subdivision. The Functional Layout Plan is not a definite statement of the required content for Construction Plans. The endorsement of this plan is an approval of the subdivision layout under the planning permit and therefore does not provide approval for items of landscaping or civil infrastructure as shown (or omitted) either for the purpose of informing elements of the layout or for clarity on the plan.



**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 14 FUNCTIONAL LAYOUT**

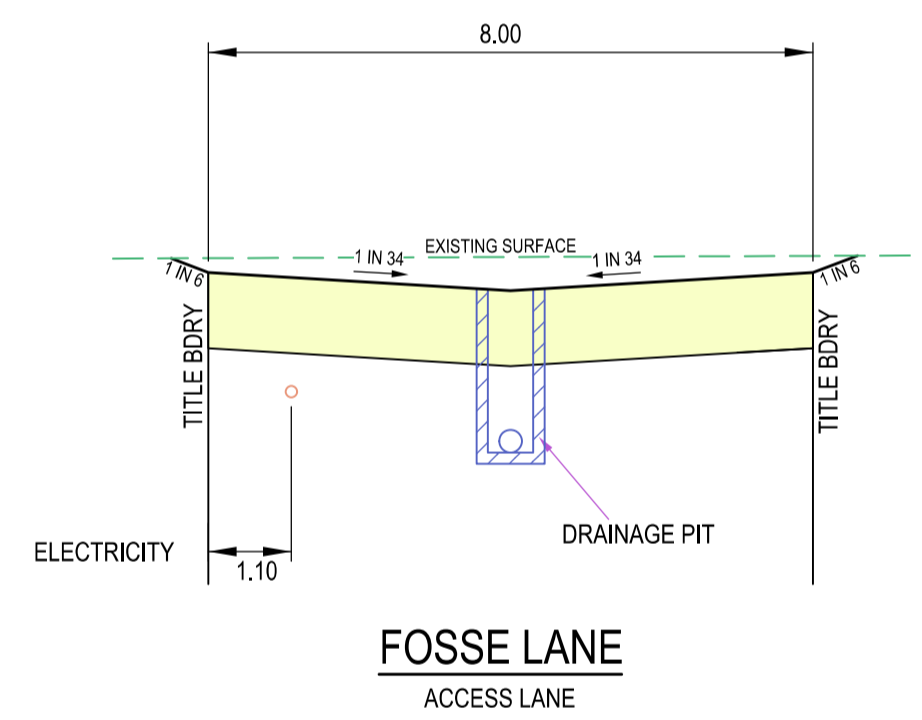
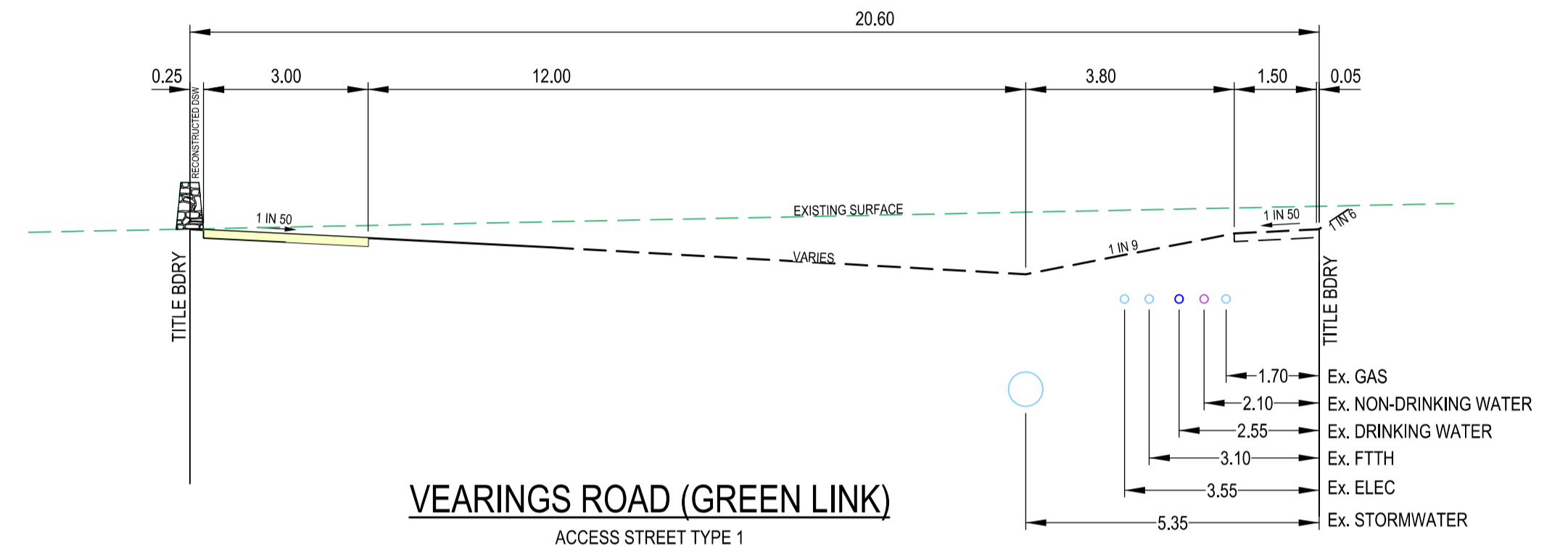
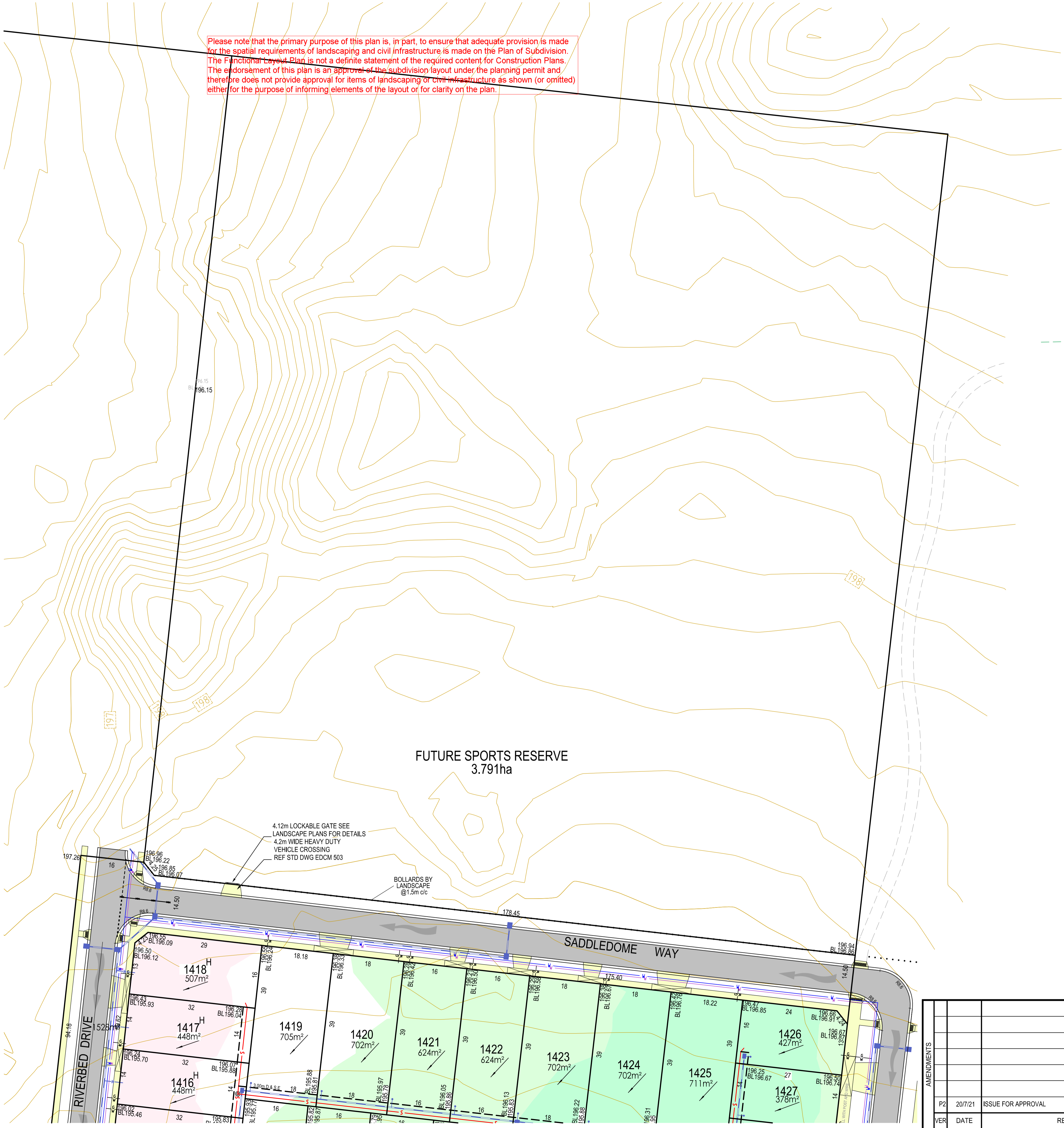
MELWAY REF. 388-C-10  
 SURVEY BPD  
 DESIGN RGW  
 DRAWN RGW

AMENDMENTS

NO.	DATE	ISSUE FOR APPROVAL	REMARKS	CHECKED
P2	20/7/21	ISSUE FOR APPROVAL		

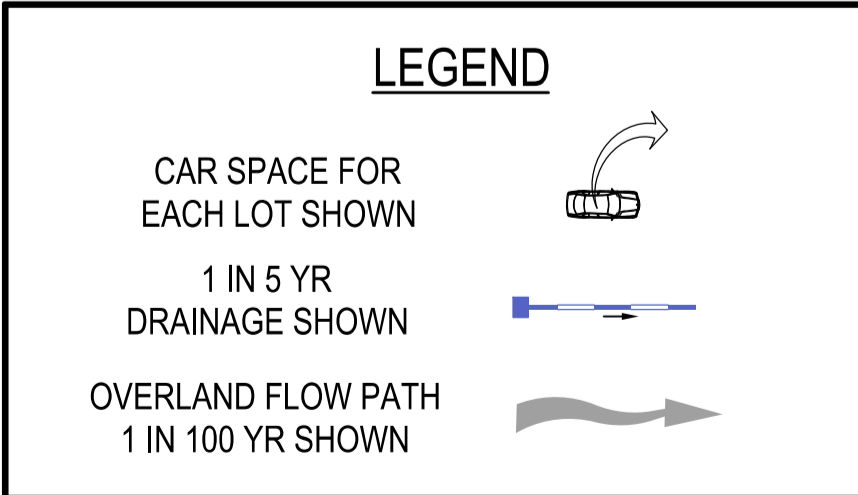
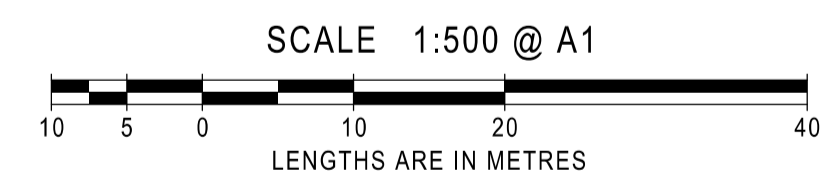
SCALE AS SHOWN DATUM AHD DATE APR'21 SHEET 1 OF 1

Please note that the primary purpose of this plan is, in part, to ensure that adequate provision is made for the spatial requirements of landscaping and civil infrastructure is made on the Plan of Subdivision. The Functional Layout Plan is not a definite statement of the required content for Construction Plans. The endorsement of this plan is an approval of the subdivision layout under the planning permit and therefore does not provide approval for items of landscaping or civil infrastructure as shown (or omitted) either for the purpose of informing elements of the layout or for clarity on the plan.



4.12m LOCKABLE GATE SEE LANDSCAPE PLANS FOR DETAILS  
 4.2m WIDE HEAVY DUTY VEHICLE CROSSING  
 REF STD DWG EDGM 503

BOLLARDS BY LANDSCAPE @1.5m c/c



SYMBOL LEGEND		
Prop	Prev Stage	Ex/Natural/FS Level
Drains	Sewer < 3000	FS @ Building Line
Water (DW)	Water (NDW)	Top/Toe of Batter
House Drain	Property Inlet	Top Ret. Wall Level
Street Sign	PSM	100yr Flood Level
Rock Ret Wall	Sleeper Ret Wall	Fill Proposed (<0.3m/±0.3m)
Conduits 50mm	Conduits 100mm	Cut Proposed
Street Tree without/with Passive Irrigation (Refer Detail)	Ex Drains	Asphalt Surface Prop
	Ex Water DW/NDW	Concrete Surface Prop (Paths/Driveways/Slabs)
	Ex Sewer/Gas	Tree To Be Removed
	Ex Elect/Comm	Tree To Be Retained with Tree Protection Zone (TPZ)

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MELWAY REF.	388-C-10	<b>RATHDOWNE ESTATE STAGE 14 FUNCTIONAL LAYOUT</b>	MUNICIPALITY	WHITTLESEA
SURVEY	BPD		REFERENCE	9365 E/14
DESIGN	RGW		SHEET	1 OF 1
DATE	20/7/21	ISSUE FOR APPROVAL	DRAWN	RGW
VER	DATE	REMARKS	CHECKED	SCALE AS SHOWN DATUM AHD DATE APR'21