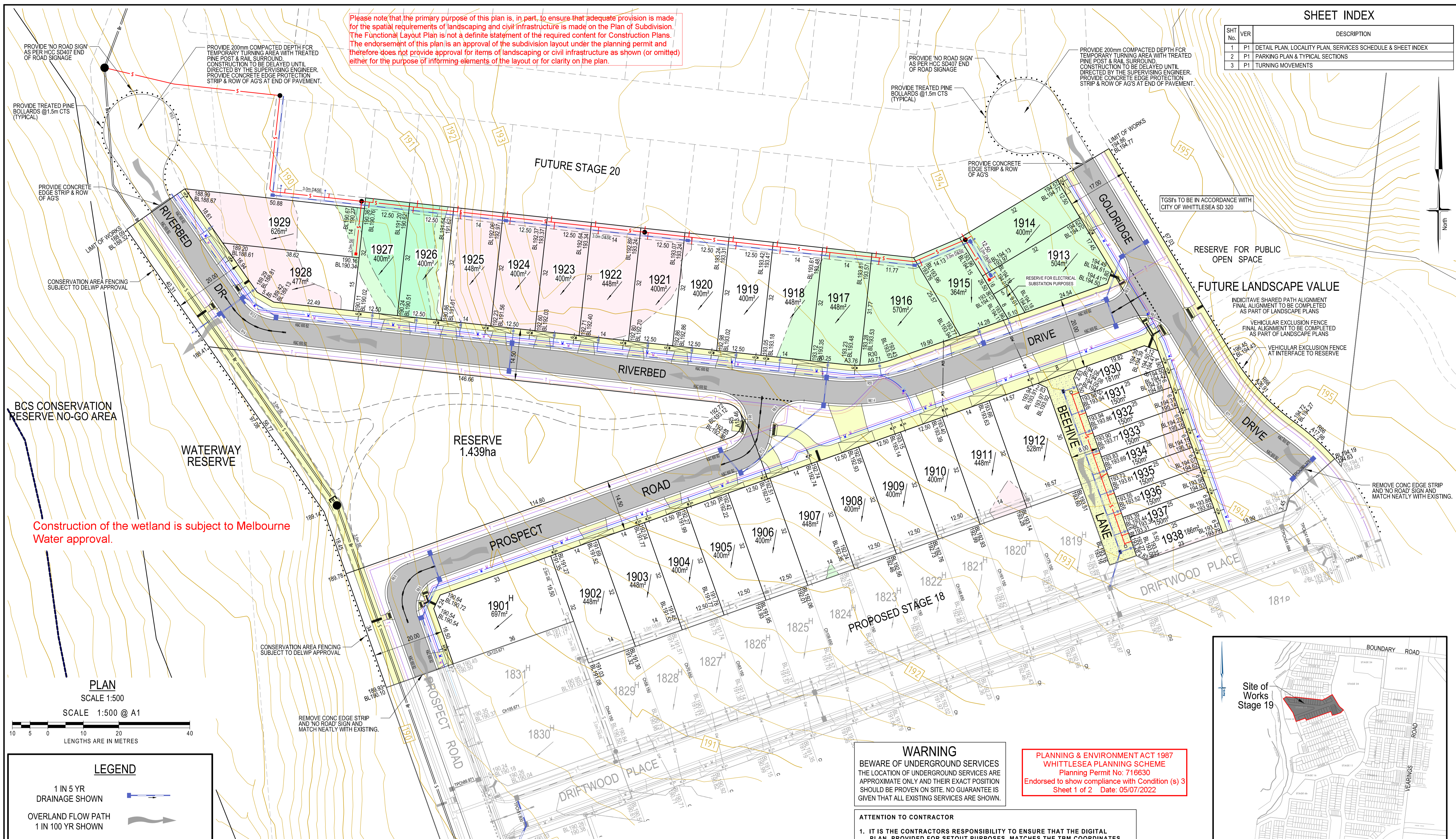
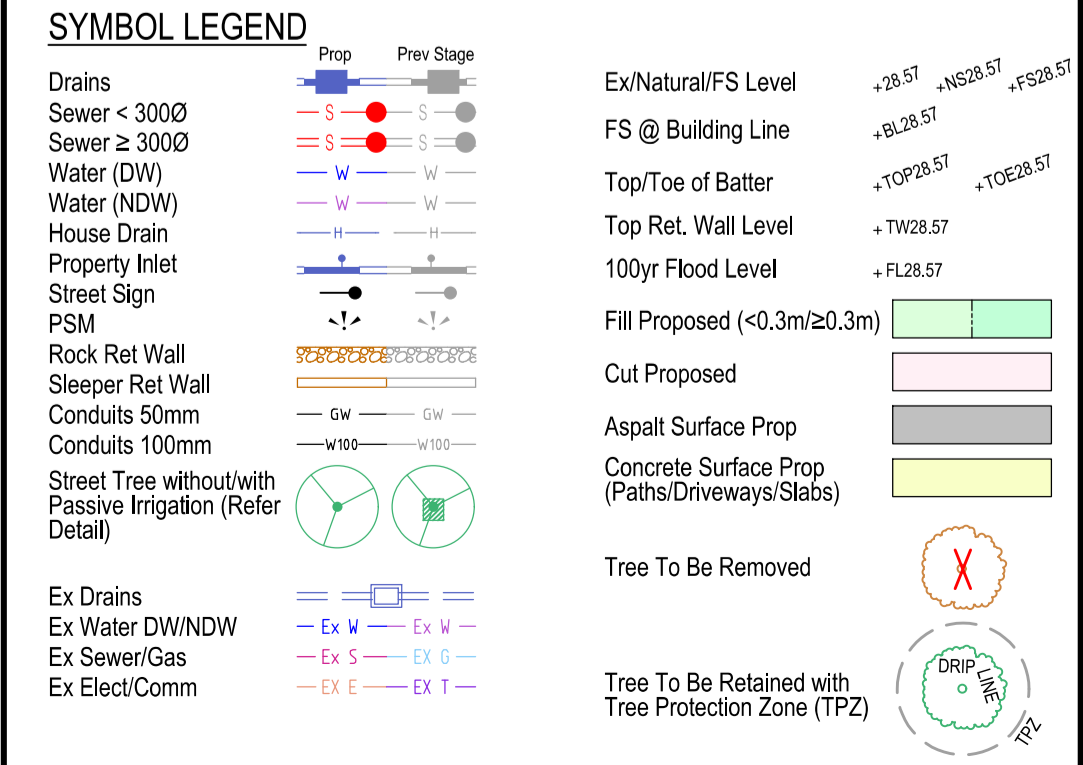
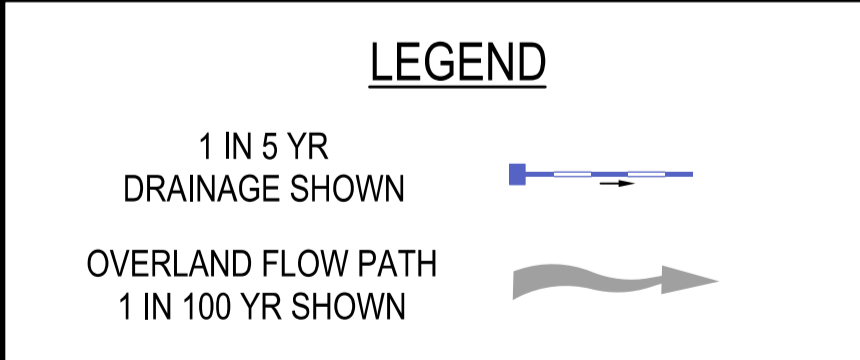
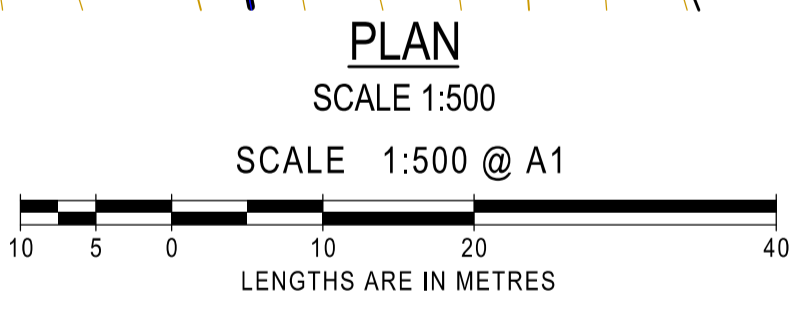


SHT No.	VER	DESCRIPTION
1	P1	DETAIL PLAN, LOCALITY PLAN, SERVICES SCHEDULE & SHEET INDEX
2	P1	PARKING PLAN & TYPICAL SECTIONS
3	P1	TURNING MOVEMENTS

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.



Construction of the wetland is subject to Melbourne Water approval.



SERVICES OFFSETS AND LOCATIONS

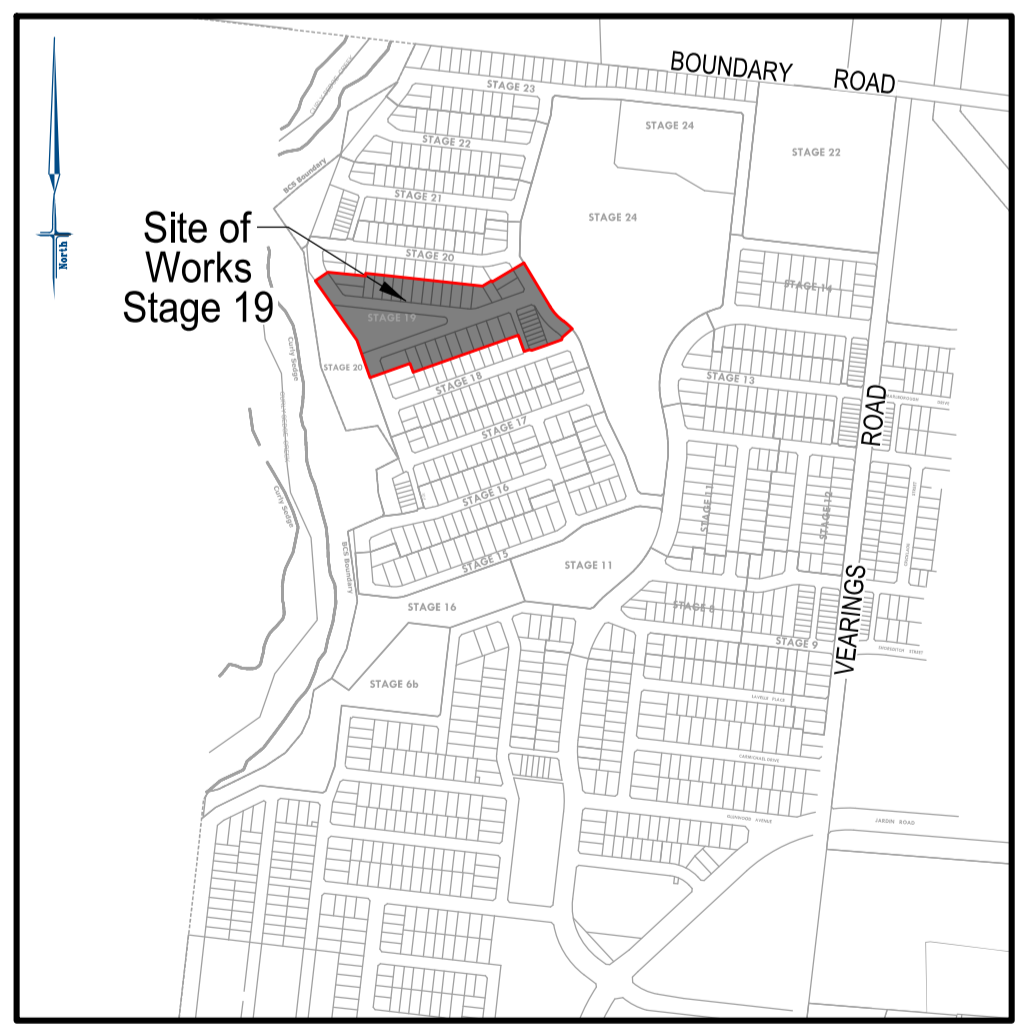
Location	Gas	Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
RIVERBED DRIVE (Lots 1910 to 1912 & 1930)	3.60 S	4.10 S	4.60 S	1.80 N	3.30 S	2.60 N	1.00 BOK	4.35 N 8.05 S	20.00	G&W, FTTH&E	STREET LEVEL 1
RIVERBED DRIVE (Lots 1917 to 1927)	2.10 N	2.60 N	3.10 N	0.30 S	1.70 N	1.10 S	1.00 BOK	4.35 N 2.55 S	14.50	G&W, FTTH&E	STREET LEVEL 1
RIVERBED DRIVE (Lots 1928 to 1929)	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
PROSPECT ROAD (Lots 1901 to 1906)	2.10 S	2.60 S	3.10 S	0.30 N	1.70 S	1.10 N	1.00 BOK	4.35 N 2.55 S	14.50	G&W, FTTH&E	STREET LEVEL 1
PROSPECT ROAD (Lot 1901 West)	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
BEEHIVE LANE	-	-	-	-	-	-	-	-	8.00	-	ACCESS LANE

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.

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.

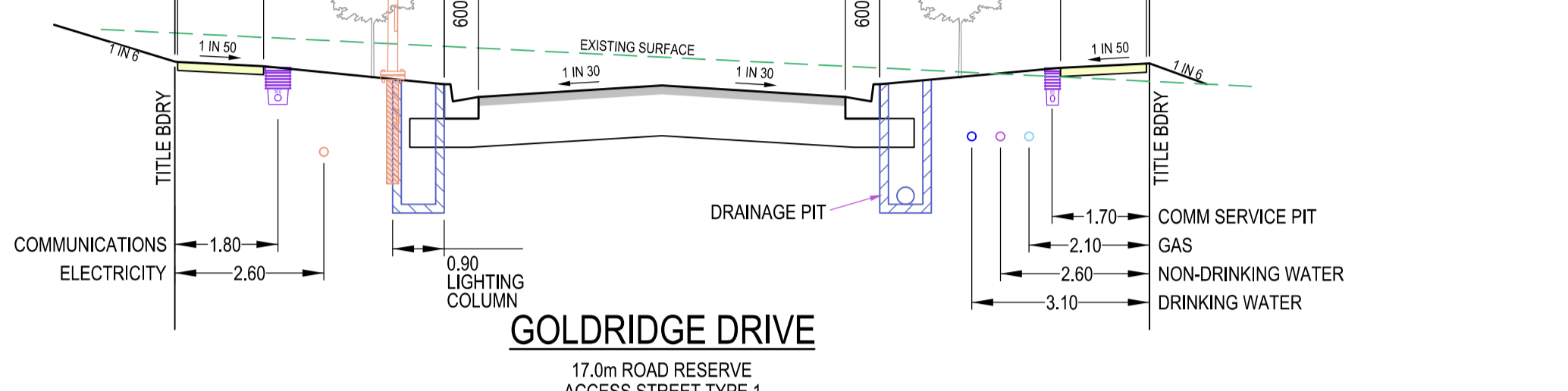
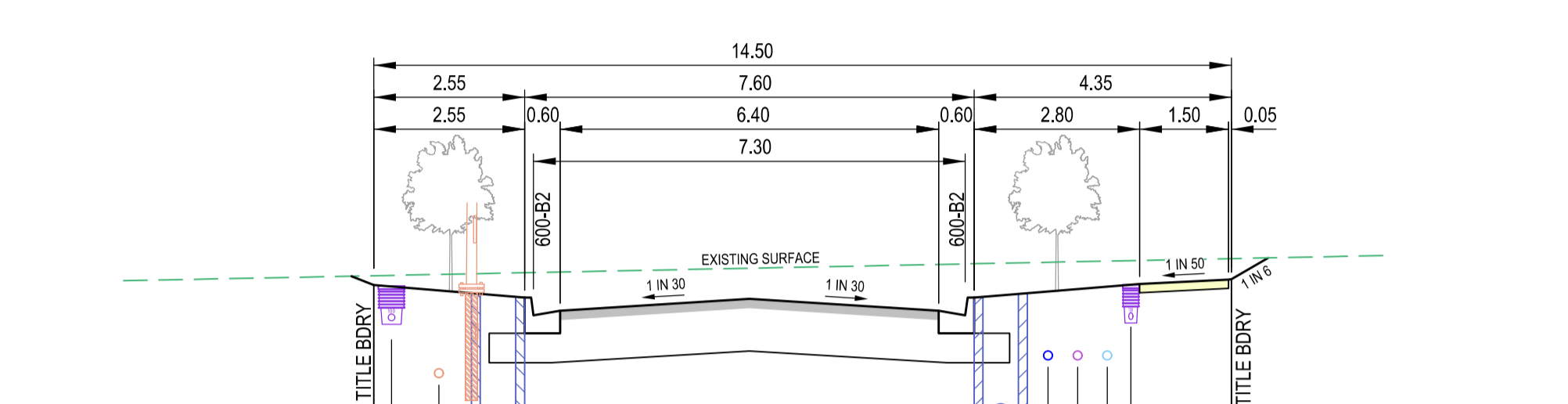
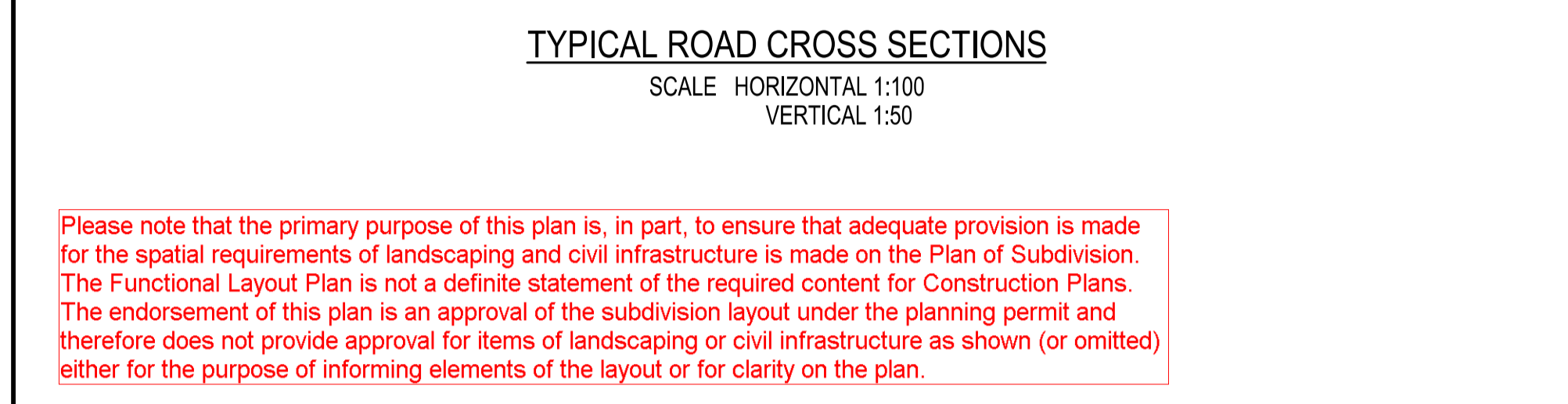
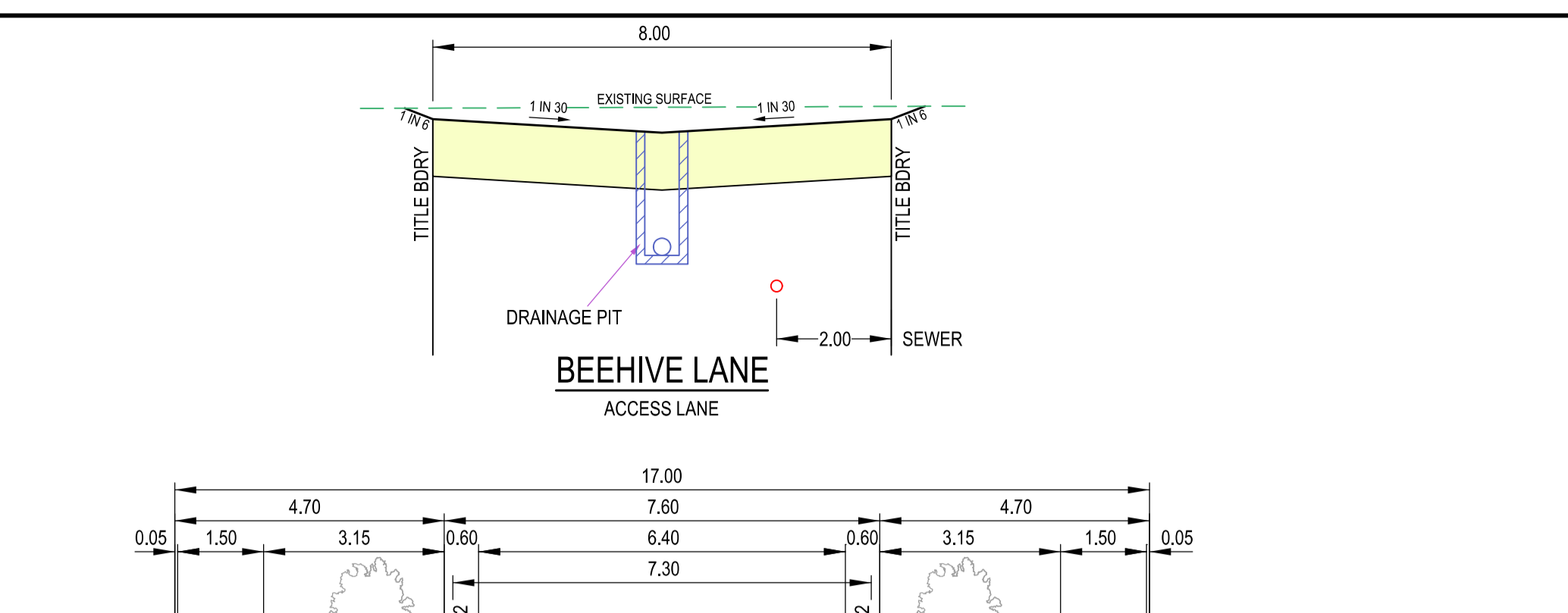
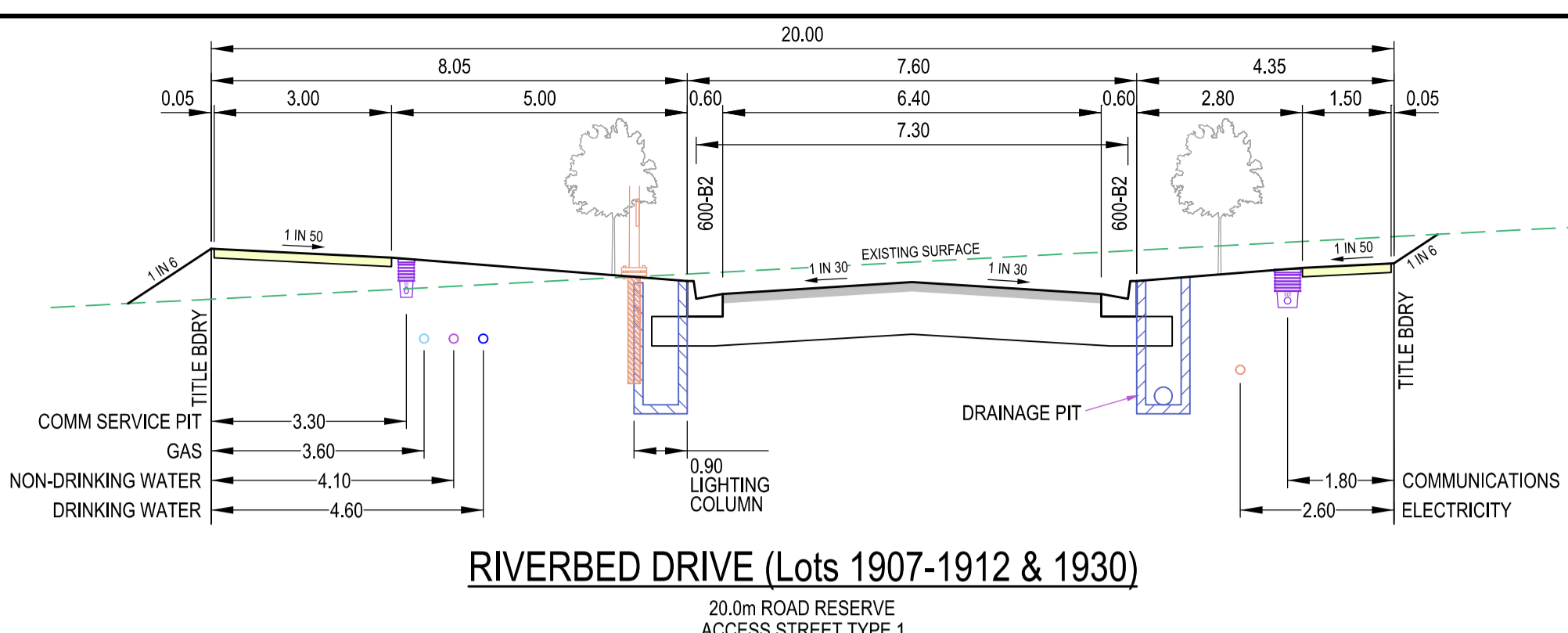
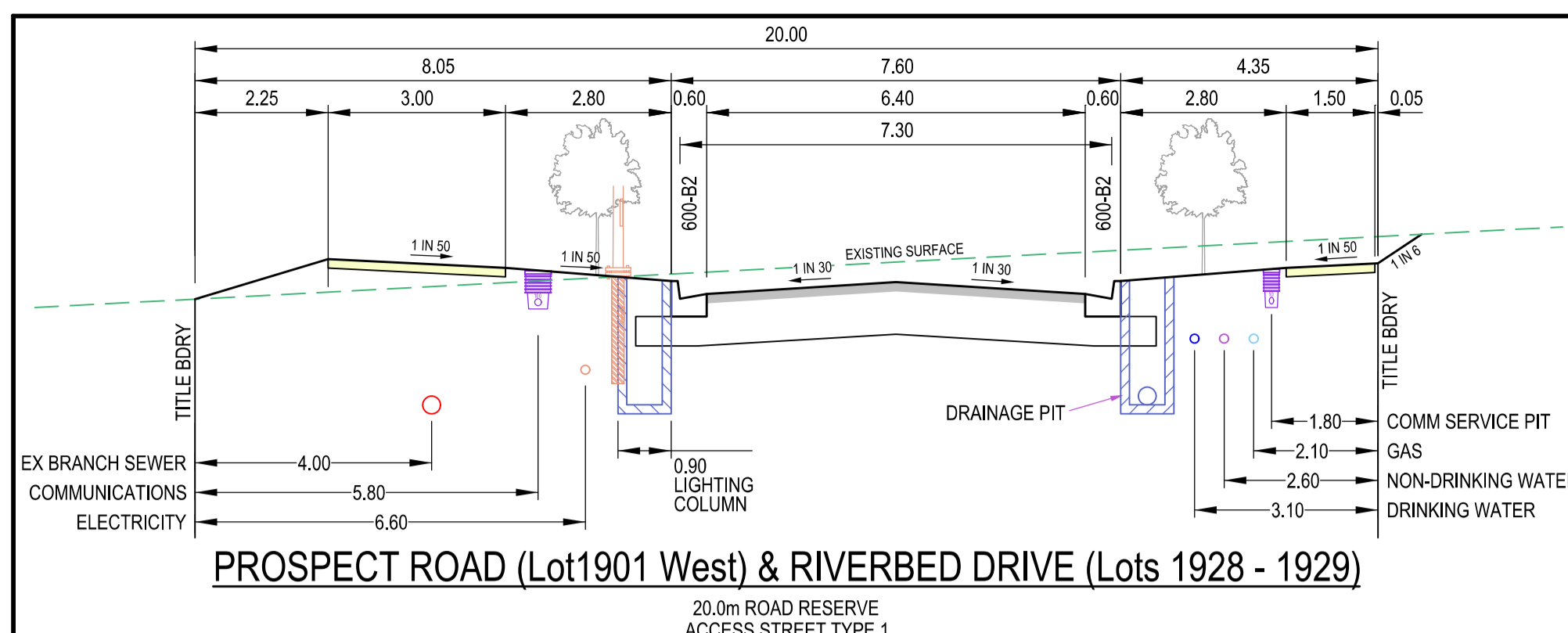
PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
 Planning Permit No: 716630
 Endorsed to show compliance with Condition (s) 3
 Sheet 1 of 2 Date: 05/07/2022

- 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 about a sewer access chamber surround or similar structure, an expansion joint of approved material shall be provided between the two faces.



breese pitt dixon pty. ltd.
 land surveyors civil engineers
 1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310

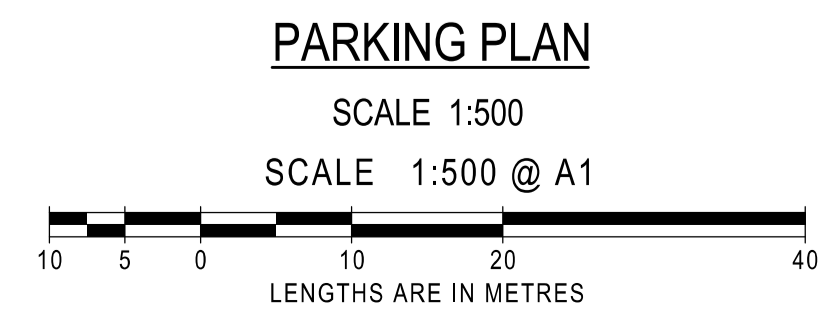
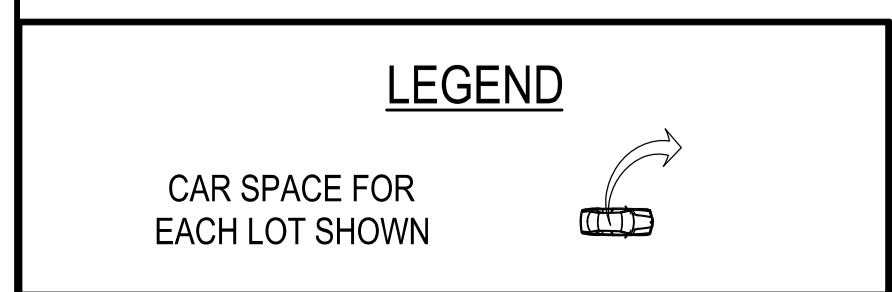
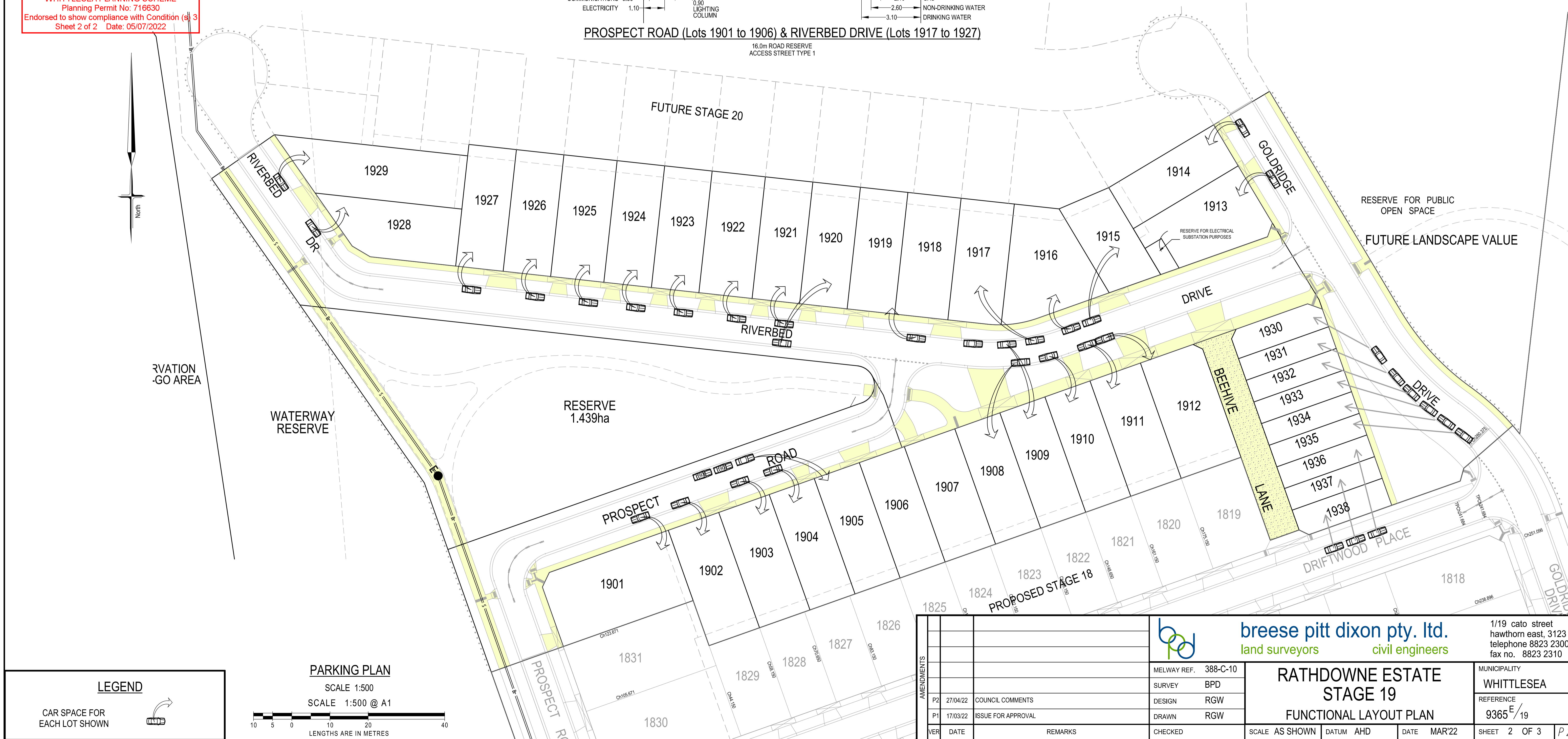
MELWAY REF. 388-C-10	RATHDOWNE ESTATE	MUNICIPALITY
SURVEY BPD	STAGE 19	WHITTLESEA
DESIGN RGW	FUNCTIONAL LAYOUT PLAN	REFERENCE
DRAWN RGW	9365 E/19	9365 E/19
SCALE AS SHOWN	DATUM AHD	DATE MAR'22
SHEET 1 OF 3		P2



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

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PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
Planning Permit No: 716630
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Sheet 2 of 2 Date: 05/07/2022



AMENDMENTS		bpd breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310	
P2	27/04/22	COUNCIL COMMENTS	MELWAY REF. 388-C-10	RATHDOWNE ESTATE STAGE 19	
P1	17/03/22	ISSUE FOR APPROVAL	SURVEY BPD	MUNICIPALITY WHITTLESEA	
VER	DATE	REMARKS	DESIGN RGW	REFERENCE 9365 E/19	
			DRAWN RGW	FUNCTIONAL LAYOUT PLAN	
			CHECKED	SCALE AS SHOWN	DATUM AHD
				DATE MAR'22	SHEET 2 OF 3