

Our Reference: 8025633

31 March 2022

Christopher Hagen  
 Breese Pitt Dixon Pty Ltd  
 U 1 19 Cato Street  
 Hawthorn East VIC 3123

Dear Chris,

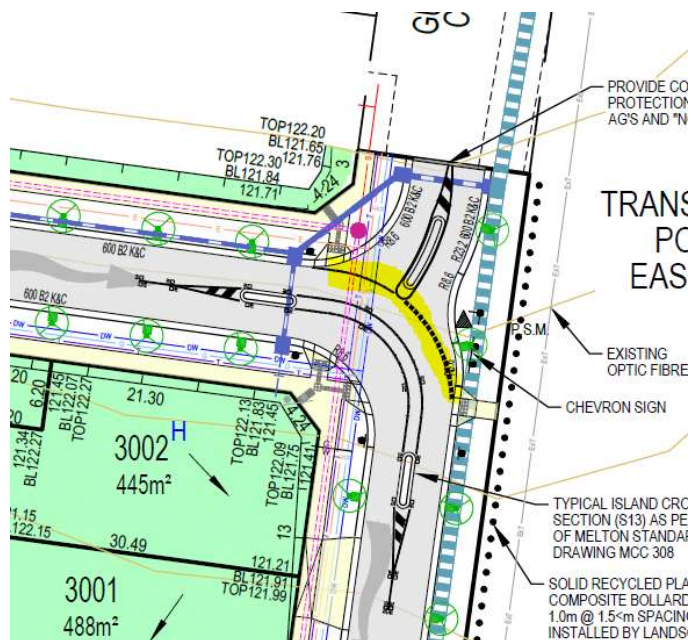
**PA2017/5637 – Aspire Estate Stage 30A - Functional Layout Plan – Approval**

The above-mentioned plans, received by Council on 31 March 2022, are approved.

Please find attached the conditionally approved stamped functional layout plans.

The condition of approval is:

1. Provide an open invert kerb along the highlighted line in the below snipping (in the detailed engineering plan).



Council believes that the list below represents the latest edition of drawings sent to Council for approval.

<b>Drawing No.</b>	<b>Revision</b>
8226 E/30A Sheets 1 – 4	P3

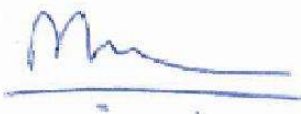
**Please note the following:**

- The approved Functional Layout Plan is not a definitive statement of all construction requirements. Detailed Engineering Plans provide that information.
- Approval does not provide consent to the omission of infrastructure that is not shown on the Functional Layout Plan nor can it be a final acceptance of items that are incidental to fixing dimensions on the plan of subdivision or drawn only for the purpose of clarity.
- Approval is also on the basis that finalisation of street names is done at the certification of the plan of subdivision stage and must be in accordance with Council's street naming guidelines and to the satisfaction of Council's Rates and Planning departments.
- Council requests that the Detailed Engineering Plans be submitted for approval, including the Engineering Detailed Engineering Plan Submission Form, available on website [www.melton.vic.gov.au/Infrastructure-Planning](http://www.melton.vic.gov.au/Infrastructure-Planning)
- Please note the following service plans can now be submitted to Council for assessment and approval (where applicable):
  - Water main reticulation plans including the location and capacity (pressure and flow) of fire hydrants and hydrant mains,
  - Sewer main reticulation plans,
  - Recycled water reticulation plans (where applicable),
  - Public Lighting plans, utilising Public Lighting Submission Form;
  - Other relevant service plans.

The above plans can be submitted in PDF format to [serviceauthority@melton.vic.gov.au](mailto:serviceauthority@melton.vic.gov.au) and are required to be assessed prior to approval of Detailed Engineering Plans.

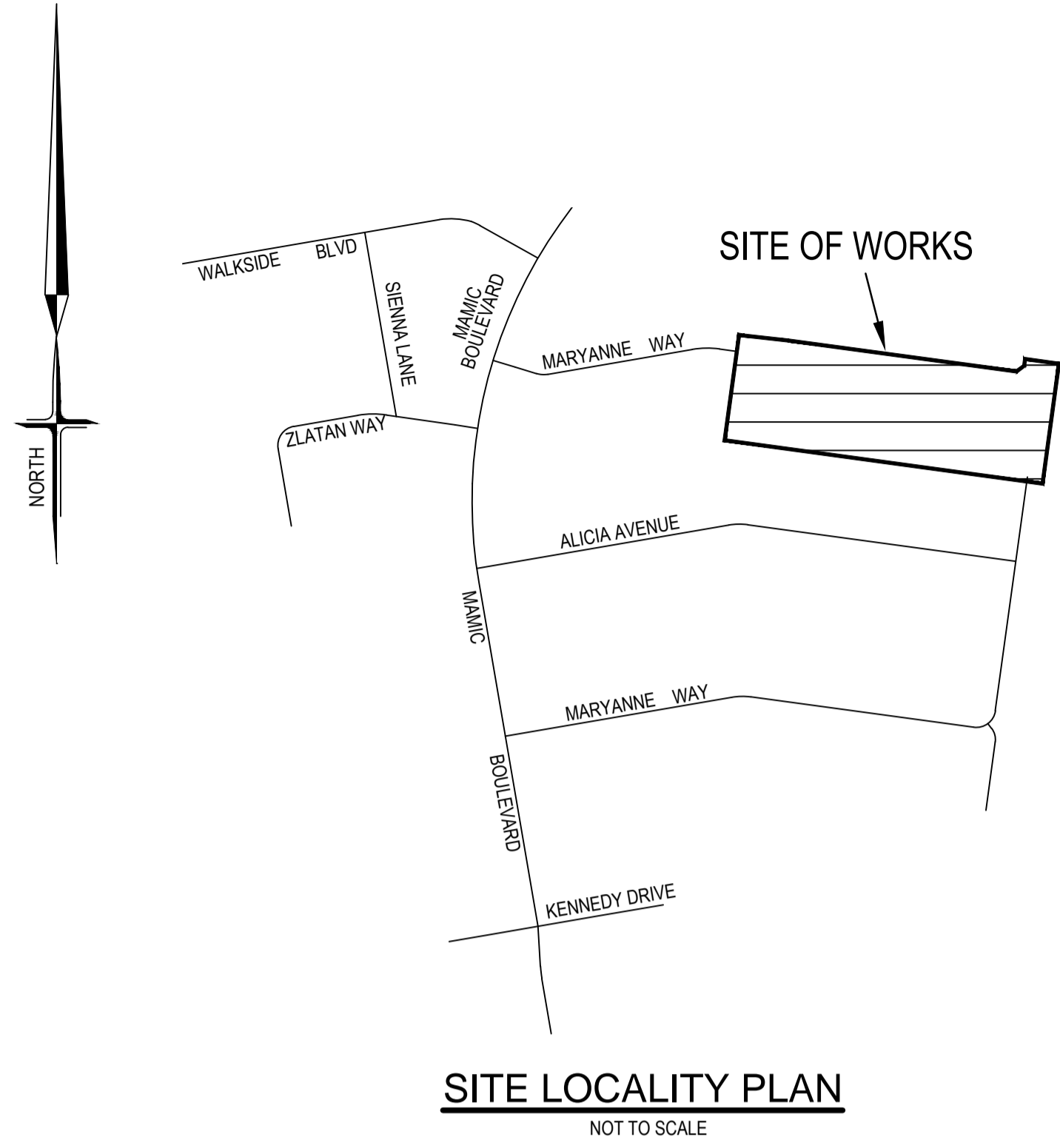
If you have any queries regarding this subdivision, please feel free to contact me on T: 03 9747 7325 or Email: [mangalaj@melton.vic.gov.au](mailto:mangalaj@melton.vic.gov.au).

Regards,



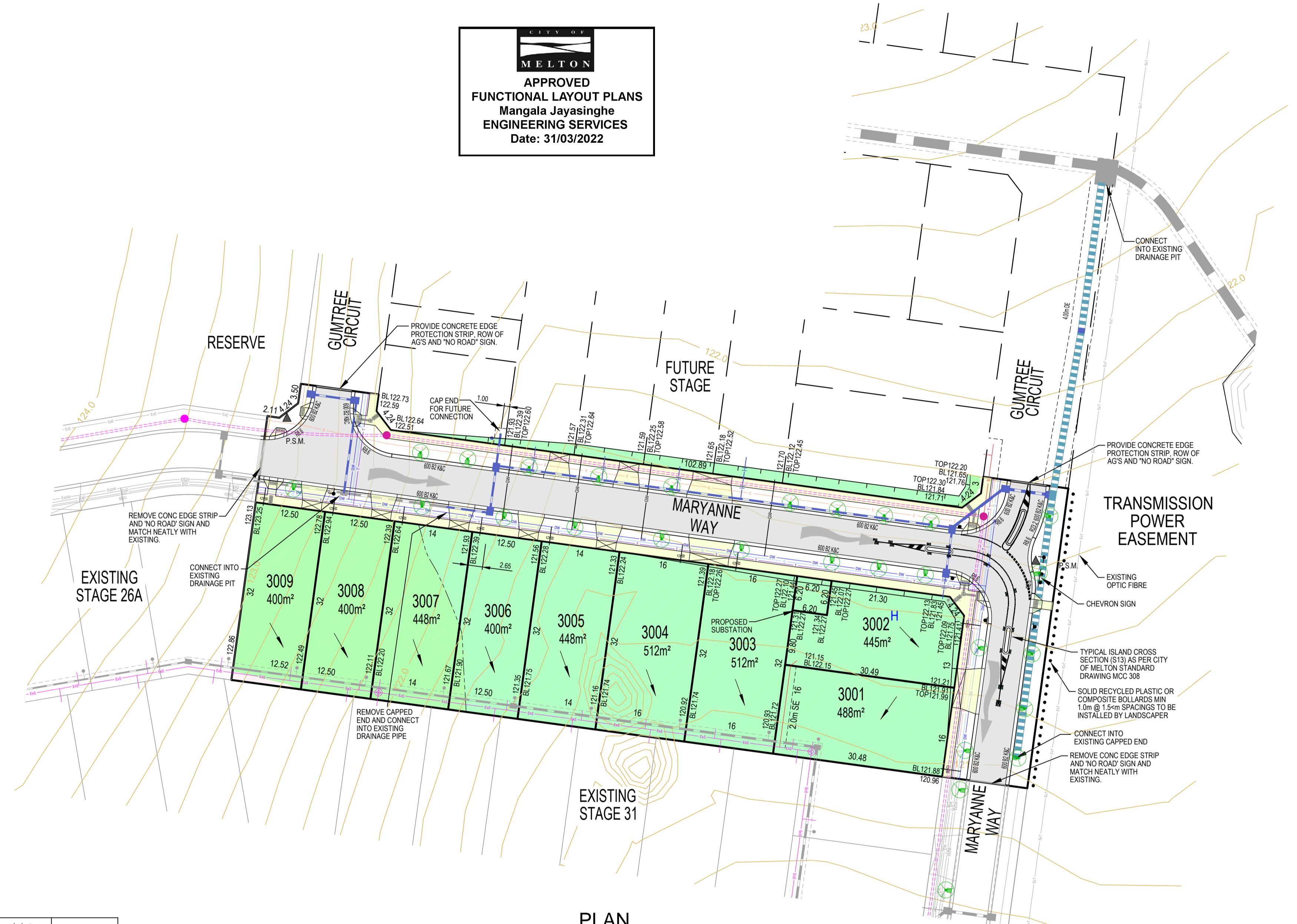
Mangala Jayasinghe

**MAJOR PROJECTS and DEVELOPMENT ENGINEER**



**SITE LOCALITY PLAN**  
NOT TO SCALE

**MELTON**  
APPROVED  
FUNCTIONAL LAYOUT PLANS  
Mangala Jayasinghe  
ENGINEERING SERVICES  
Date: 31/03/2022



**PLAN**  
SCALE 1:500

**SERVICE OFFSETS AND LOCATION TABLE**

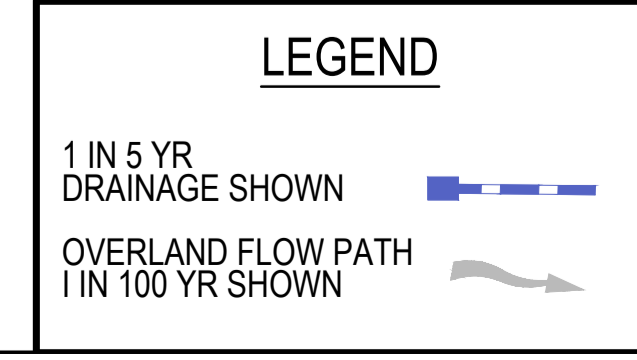
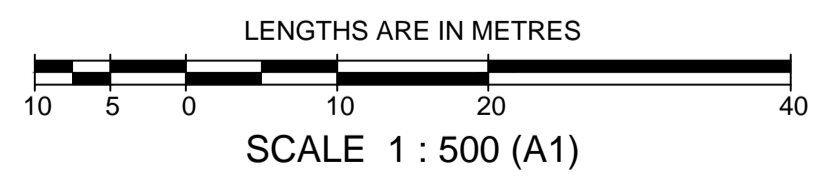
Location	Gas	Water		Telecommunications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
MARYANNE WAY E/W	2.25 S		2.75 S	1.80 S	1.80 S	2.50 N	1.00 BOK	4.20 N 4.20 S	16.00	G&W, FTTH&E	ACCESS PLACE
MARYANNE WAY N/S	2.25 W		2.75 W	1.80 W	1.80 W	0.75 W	1.00 BOK	4.35 W 3.35 E	15.30	G&W, FTTH&E	ACCESS PLACE
GUMTREE CIRCUIT (EAST)	2.70 W		3.10 W	1.80 W	1.80 W	2.15 W	1.00 BOK	4.35 W 3.35 E	15.30	G&W, FTTH&E	ACCESS PLACE
GUMTREE CIRCUIT (WEST)	2.25 E		2.75 E	1.80 E	1.80 E	0.75 W	1.00 BOK	2.20 W 4.20 E	14.00	G&W, FTTH&E	ACCESS PLACE

NOTE: \* OFFSET FROM BACK OF KERB

**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.

**ATTENTION TO CONTRACTOR**

- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DIGITAL PLAN, PROVIDED FOR SETOUT PURPOSES, MATCHES THE TBM CO-ORDINATES SHOWN.
- WHERE CONCRETE WORKS ABOUT A SEWER ACCESS CHAMBER SURROUND OR SIMILAR STRUCTURE, AN EXPANSION JOINT OF APPROVAL MATERIAL SHALL BE PROVIDED BETWEEN THE TWO FACES.
- 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.



**SYMBOL LEGEND**

Drains	Prop	Prev Stage	Ex/Natural/FS Level	+28.57	+1028.57
Main Drains	—	—	FS @ Building Line	+8.28.57	+1028.57
Sewer < 3000	—	—	Top/Toe of Batter	+1028.57	+1028.57
Sewer ≥ 3000	—	—	Top Ret. Wall Level	+1028.57	+1028.57
Water (DW)	—	—	100yr Flood Level	+FL28.57	
Water (NDW)	—	—	Fill Proposed (<0.3m/≥0.3m)		
House Drain	—	—	Cut Proposed		
Property Inlet	—	—	Asphalt Surface Prop		
Street Sign	—	—	Concrete Surface Prop (Paths/Driveways/Slabs)		
PSM	—	—	Tree To Be Removed		
Rock Ret Wall	—	—	Tree To Be Retained with Tree Protection Zone (TPZ)		
Sleeper Ret Wall	—	—			
Conduits 50mm	—	—			
Conduits 100mm	—	—			
Street Tree without/with Passive Irrigation (Refer Detail)	—	—			
Ex Drains	—	—			
Ex Water DW/NDW	—	—			
Ex Sewer/Gas	—	—			
Ex Elect/Comm	—	—			
Ex Optic Fibre	—	—			

**SHEET INDEX**

SHT No.	VER	DESCRIPTION
1	P3	FUNCTIONAL LAYOUT PLAN, LOCALITY PLAN, SERVICES SCHEDULE & SHEET INDEX
2	P3	TYPICAL ROAD CROSS SECTIONS & PASSIVE IRRIGATION DETAIL
3	P3	PARKING PLAN
4	P3	TURNING MOVEMENTS

**breese pitt dixon pty. ltd.**  
land surveyors civil engineers

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

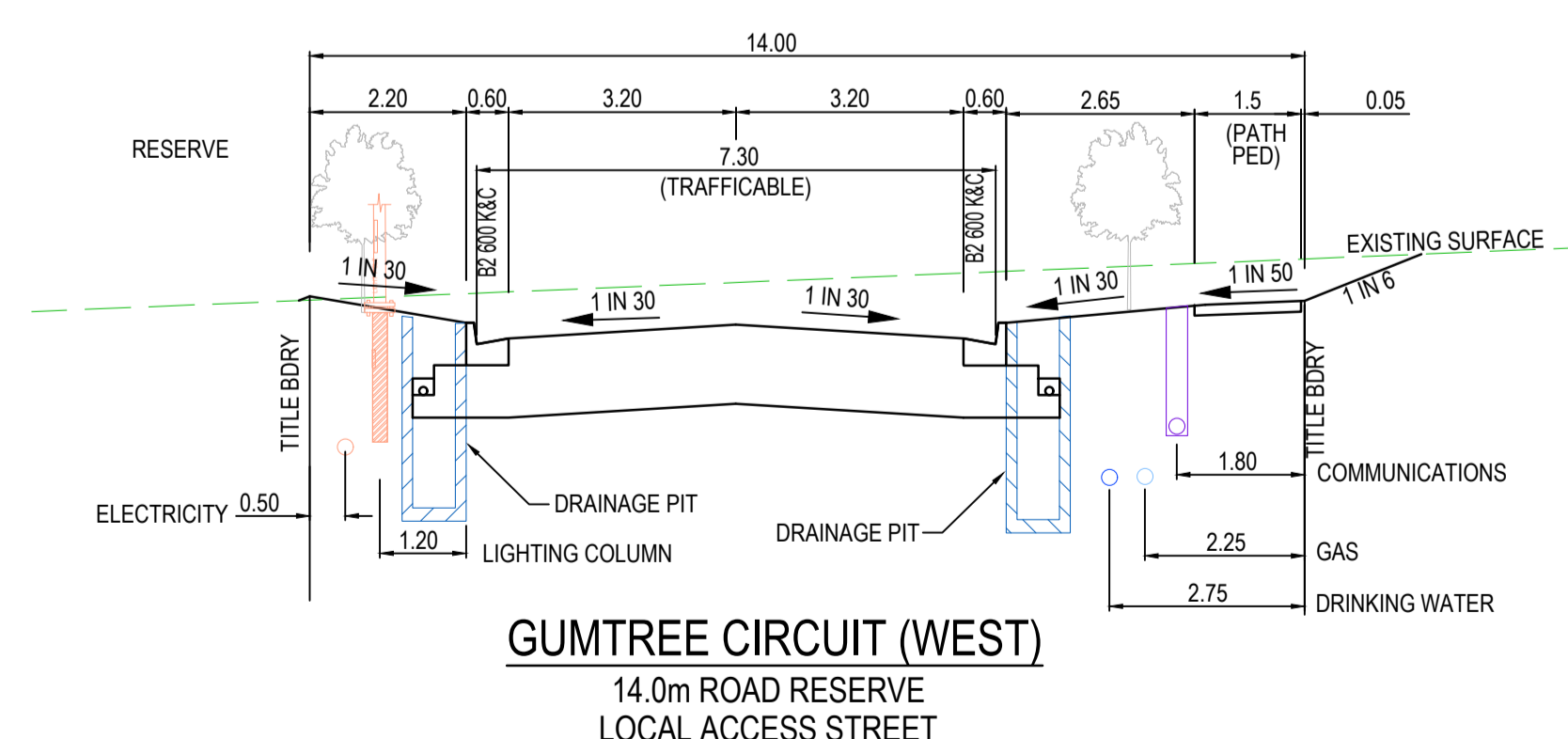
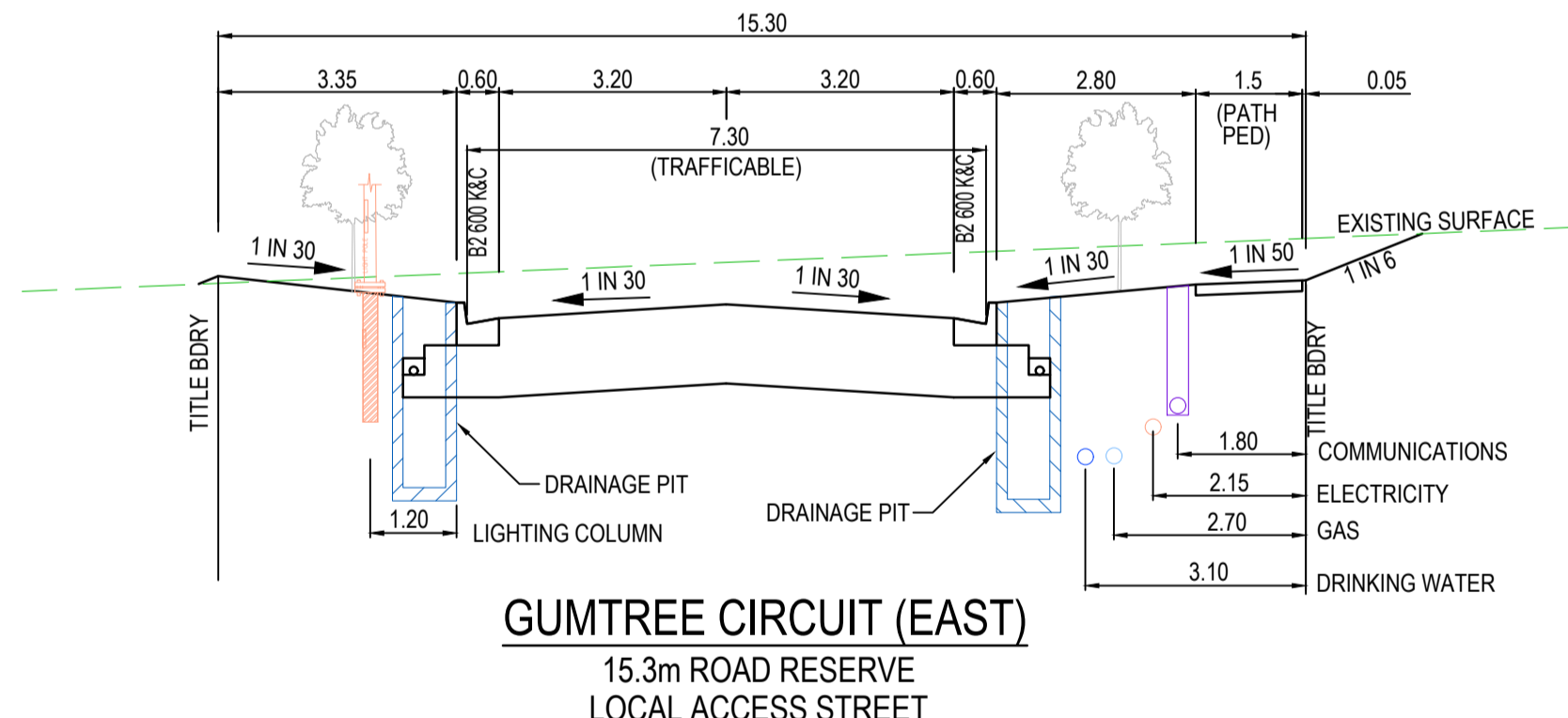
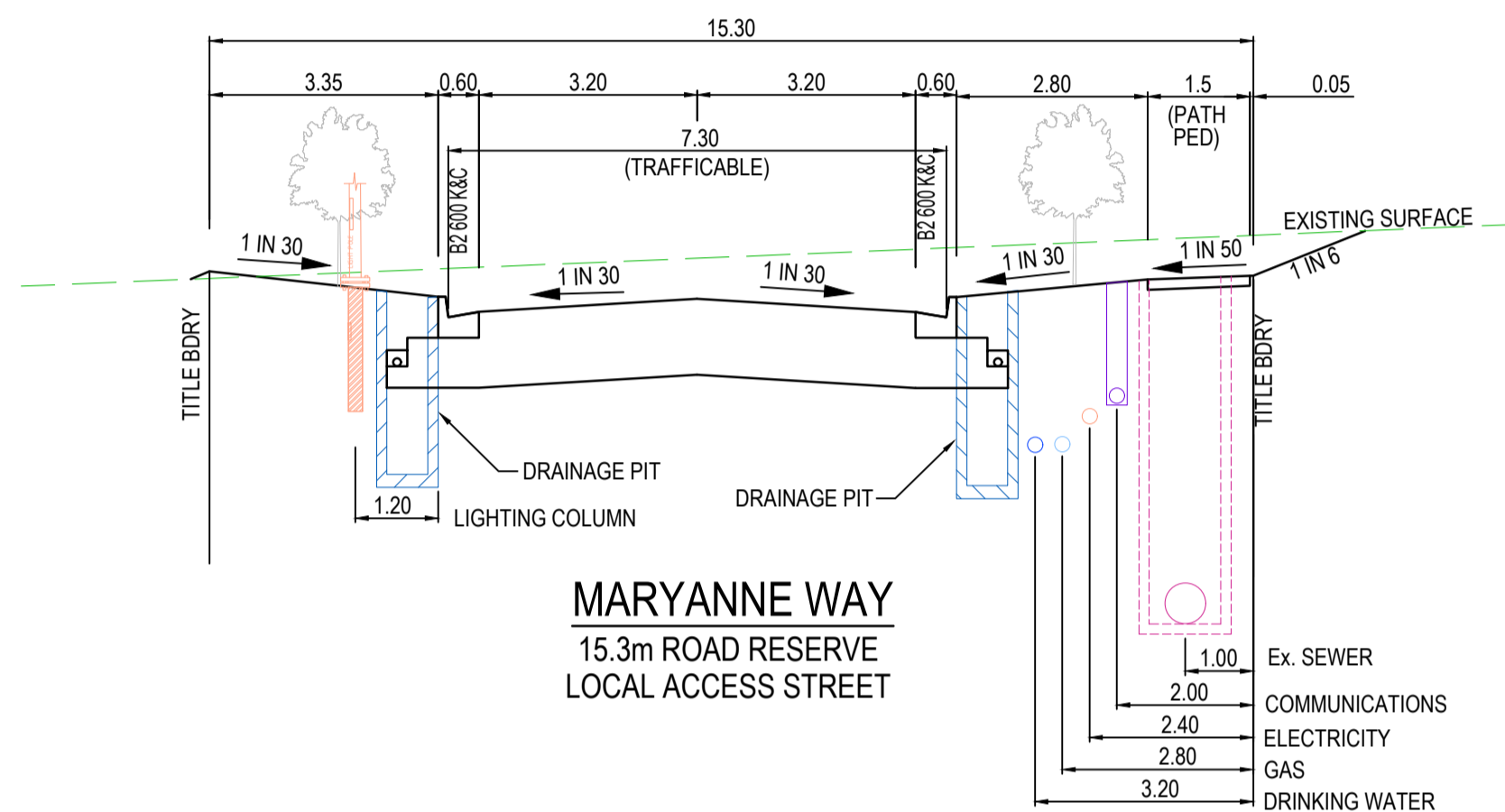
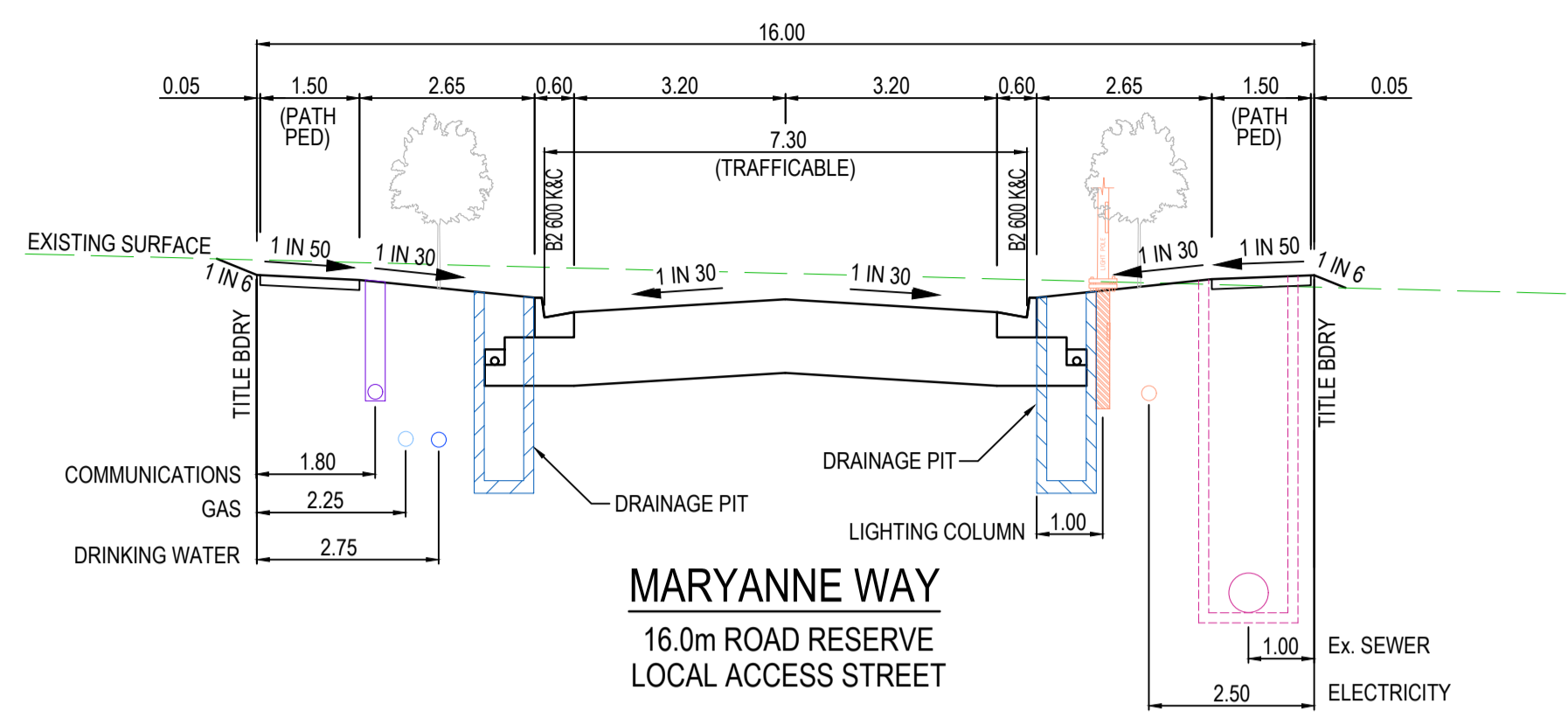
MELWAY REF. 356-C-1  
SURVEY BPD  
DESIGN J.B  
DRAWN I.W

**ASPIRE ESTATE STAGE 30A FUNCTIONAL LAYOUT PLAN**

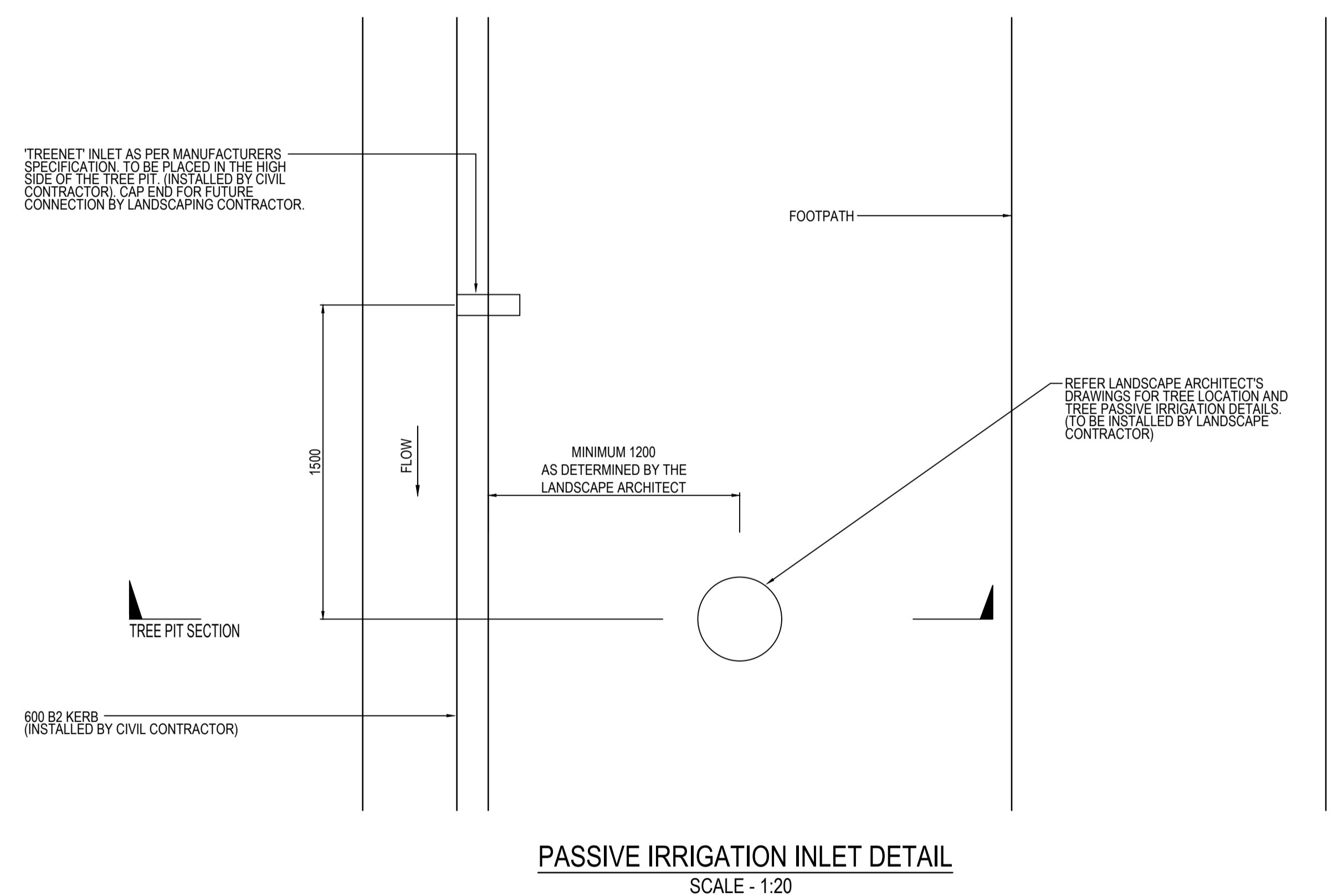
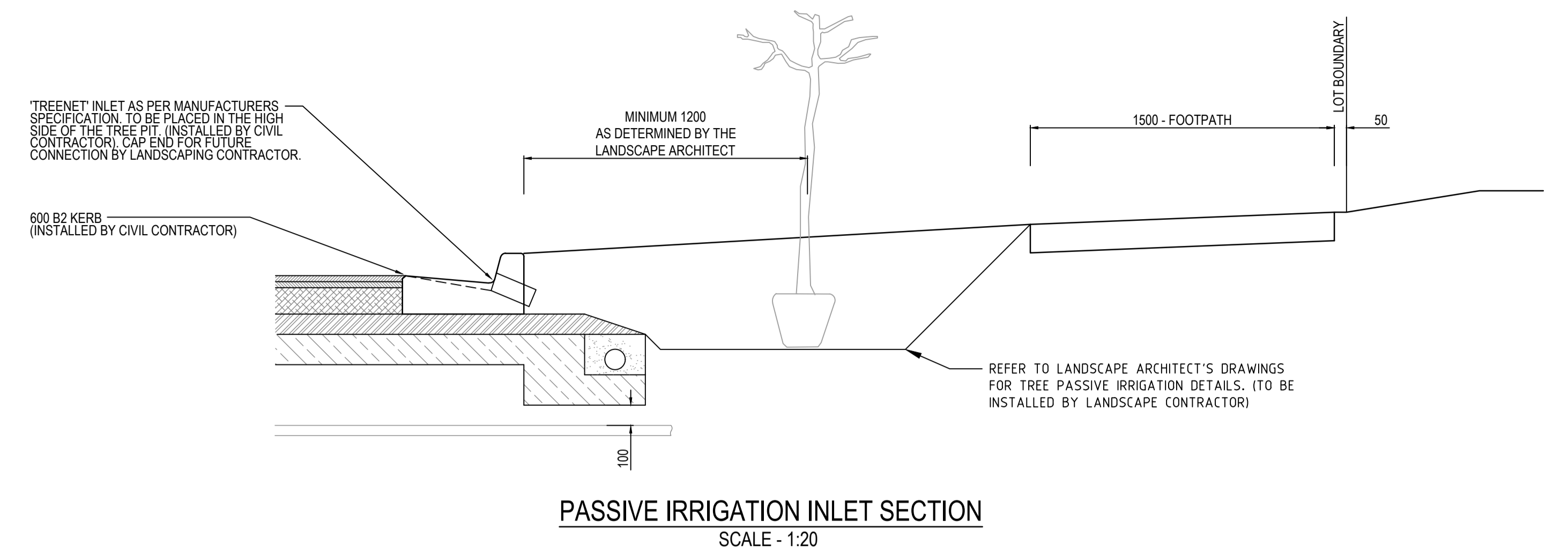
MUNICIPALITY MELTON  
REFERENCE 8226 E/30A

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SCALE AS SHOWN DATUM AHD  
DATE NOV 2021  
SHEET 1 OF 4 P3

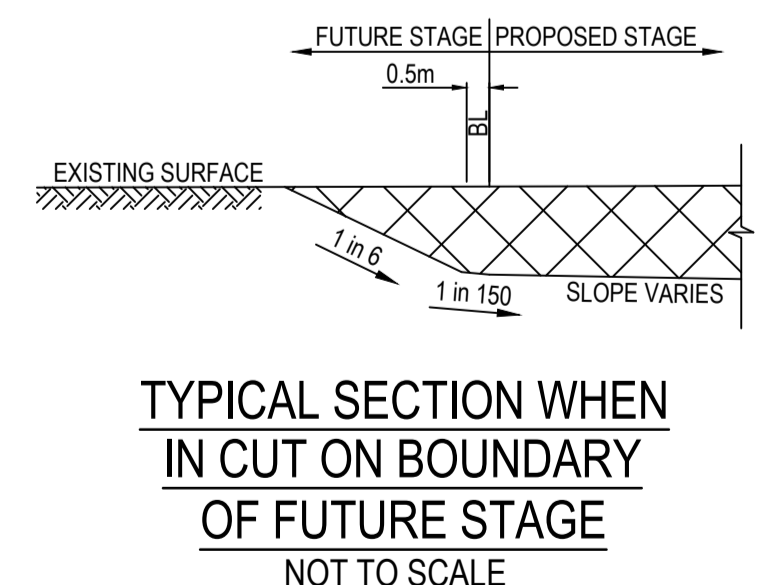
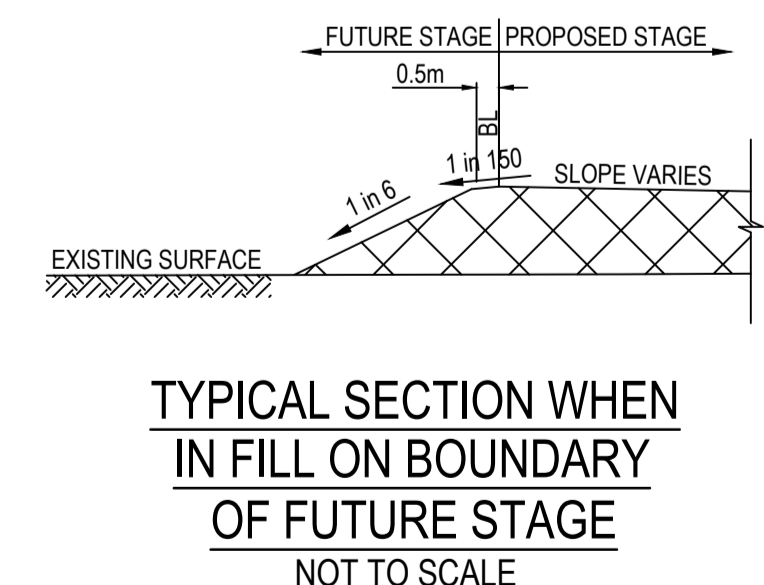
VER	DATE	REMARKS



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



**NOTE:**  
LOCATION OF 'TREENET' INLET TO BE COORDINATED WITH FINAL COUNCIL ENDORSED LANDSCAPE ARCHITECTS DRAWINGS.





**MELTON**  
**APPROVED FUNCTIONAL LAYOUT PLANS**  
Mangala Jayasinghe  
ENGINEERING SERVICES  
Date: 31/03/2022

AMENDMENTS		<p><b>breese pitt dixon pty. ltd.</b> land surveyors civil engineers</p>	1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310		
VER	DATE		MELWAY REF. 356-C-1 SURVEY BPD DESIGN J.B DRAWN I.W.	<b>ASPIRE ESTATE</b> <b>STAGE 30A</b> <b>FUNCTIONAL LAYOUT PLAN</b>	MUNICIPALITY <b>MELTON</b> REFERENCE <b>8226 E/30A</b>
			CHECKED -	SCALE AS SHOWN DATUM AHD	DATE NOV 2021 SHEET 2 OF 4 P3



  
**APPROVED**  
**FUNCTIONAL LAYOUT PLANS**  
 Mangala Jayasinghe  
 ENGINEERING SERVICES  
 Date: 31/03/2022

**LEGEND**


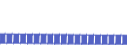

-  PROPOSED PASSIVE IRRIGATION TREE PITS
-  EXISTING PASSIVE IRRIGATION TREE PITS

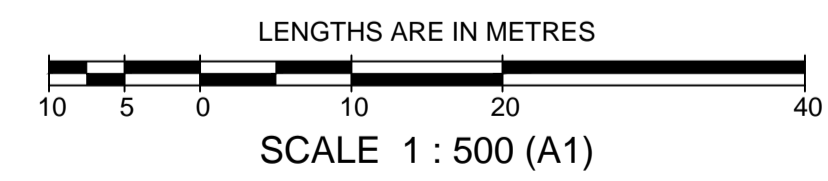
**NOTE:**  
 LOCATION OF "TREENET" INLET TO BE  
 COORDINATED WITH FINAL COUNCIL ENDORSED  
 LANDSCAPE ARCHITECTS DRAWINGS.






















**PLAN**  
 SCALE 1:500


**LEGEND**

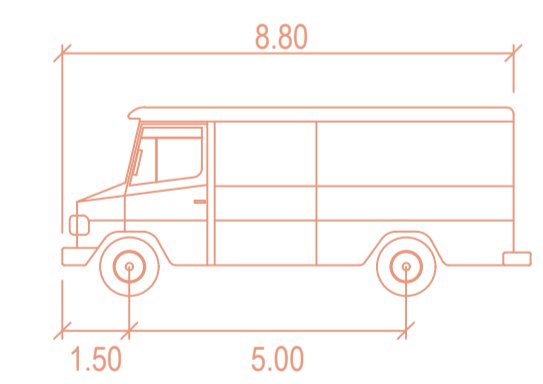
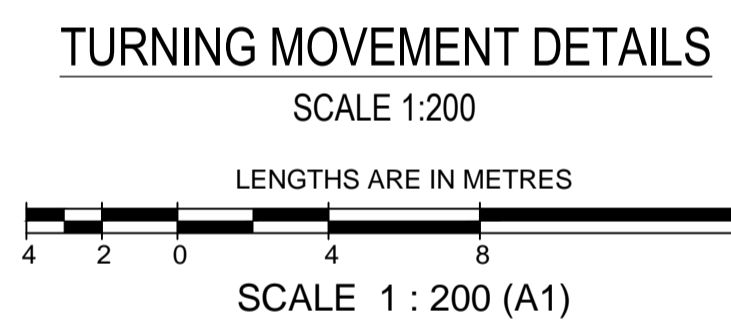
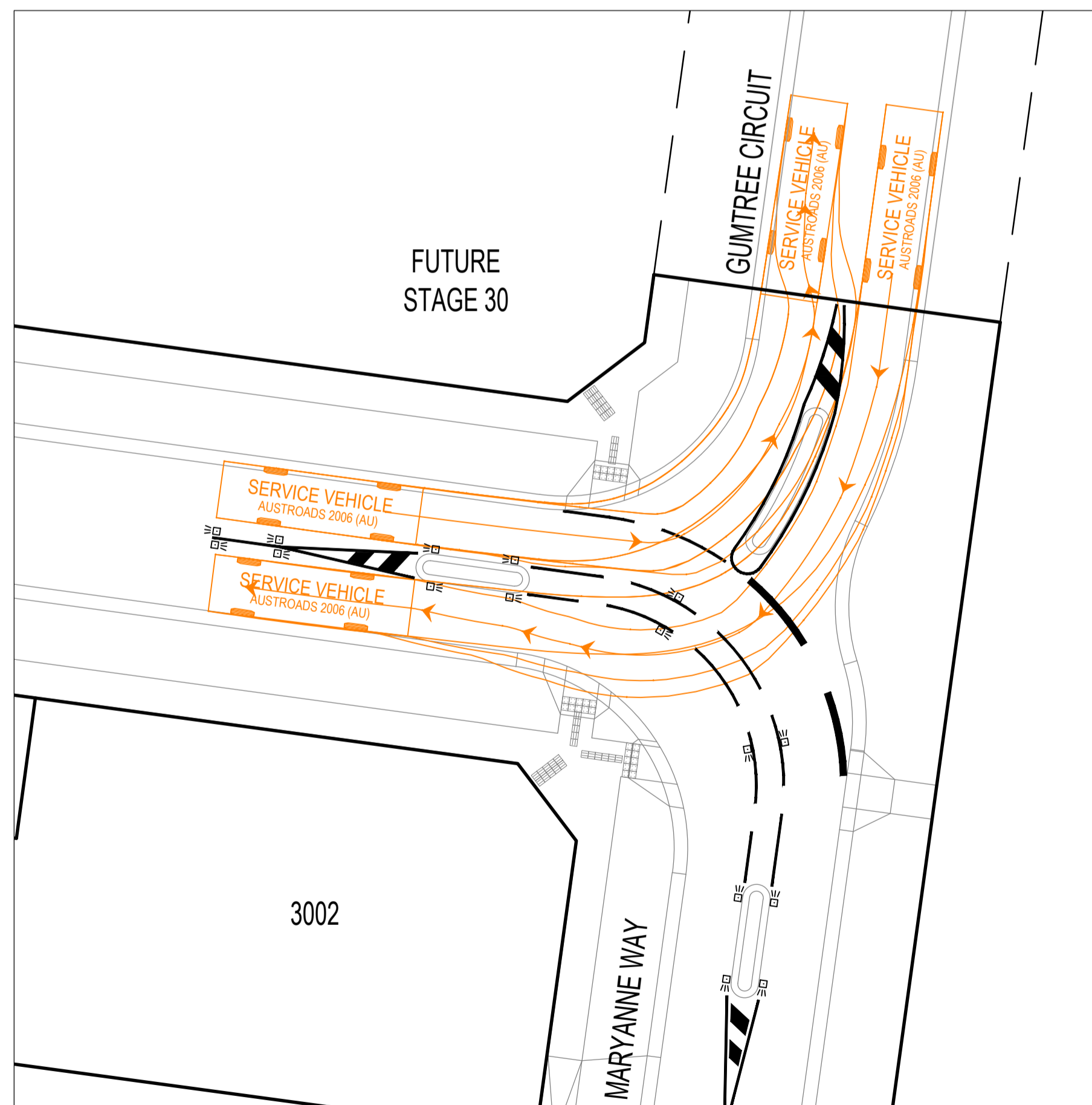
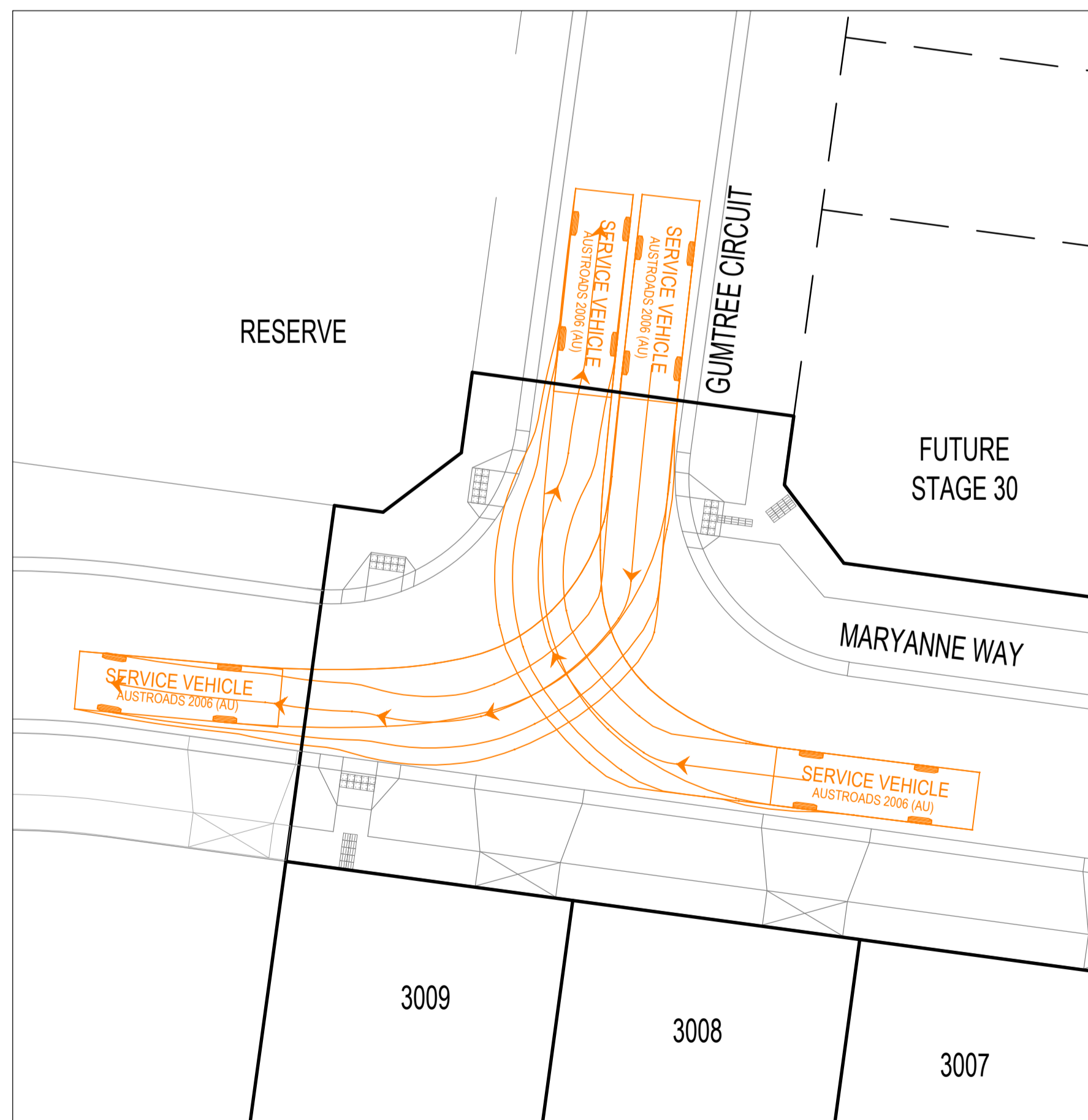
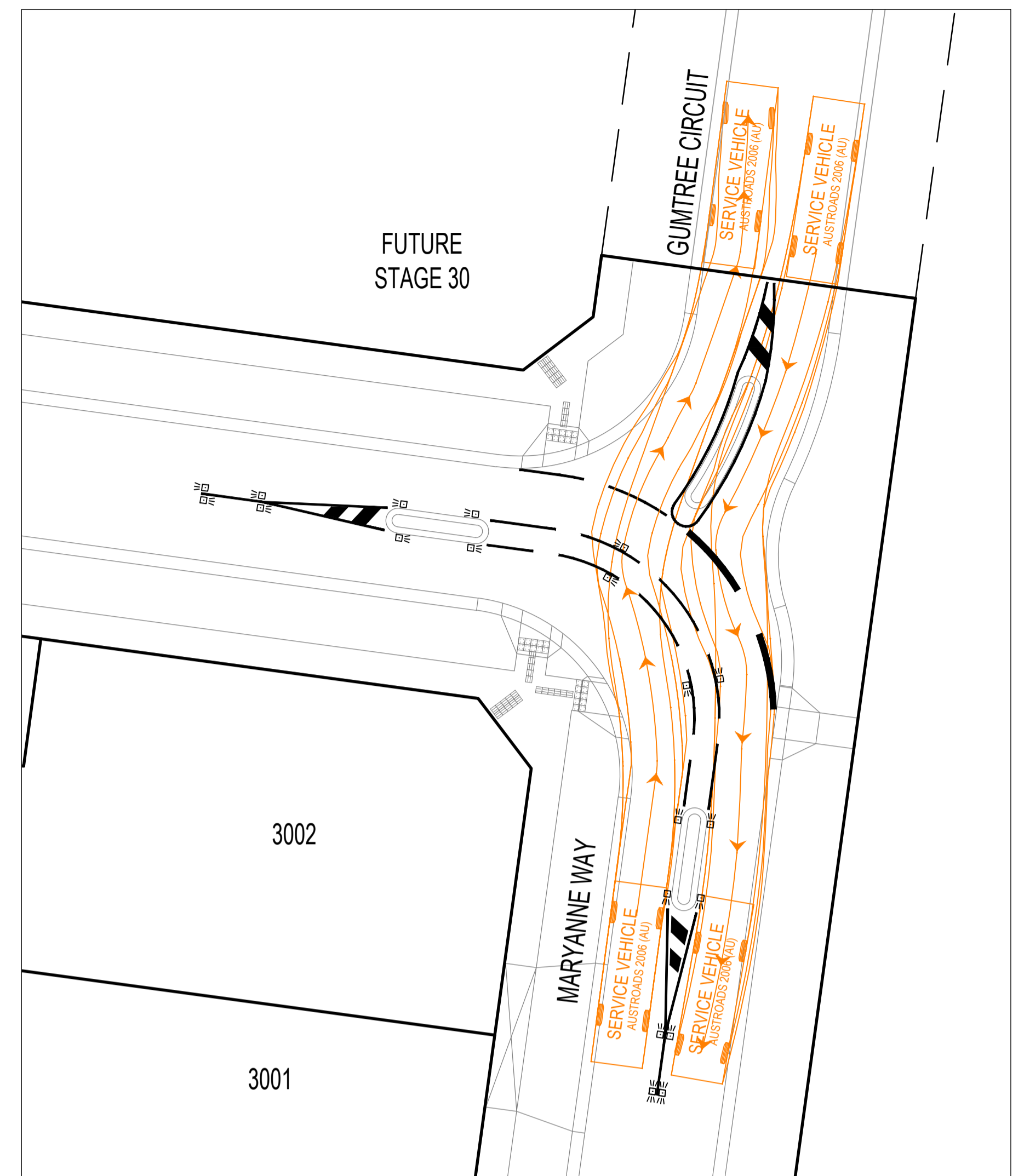
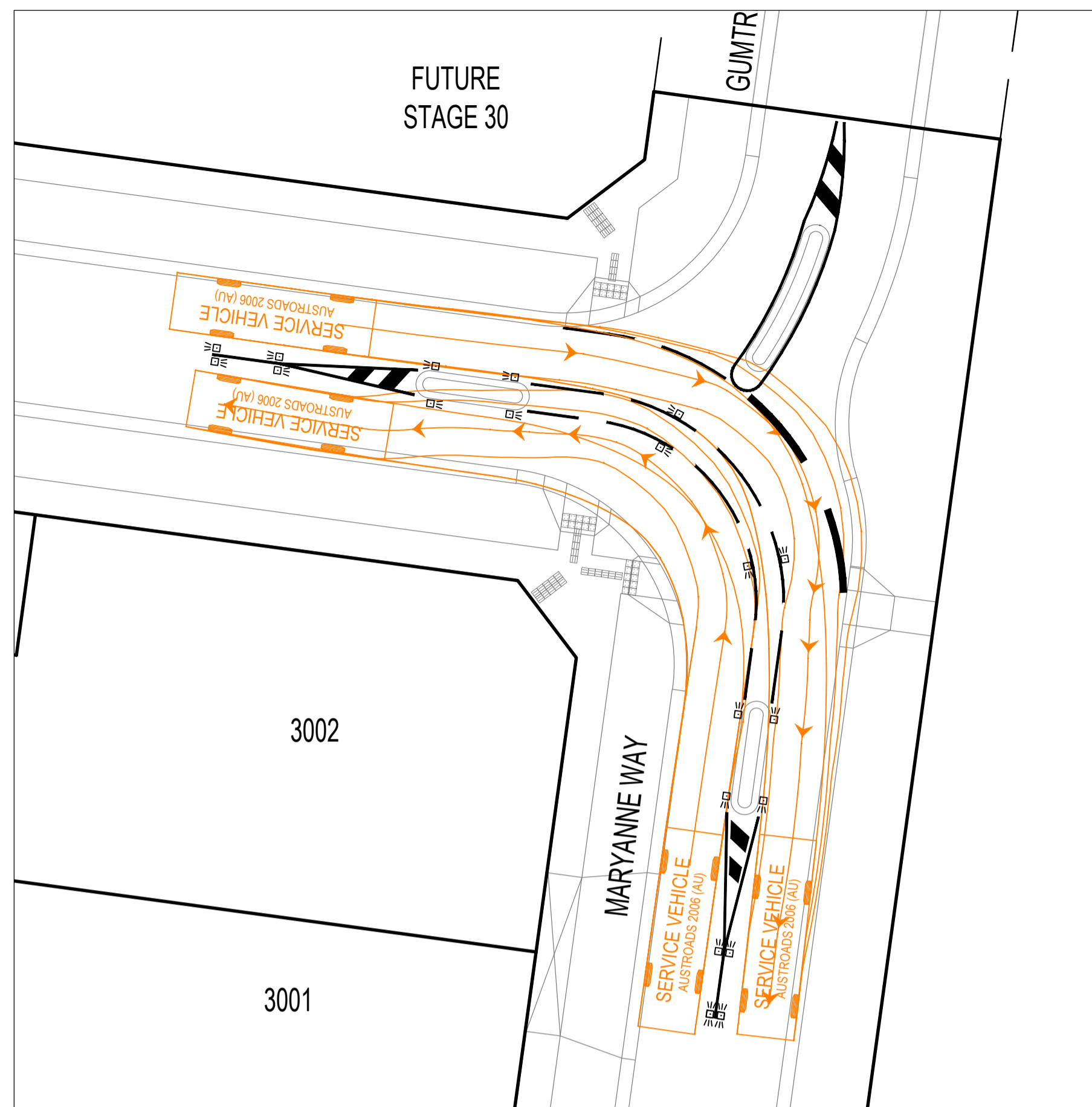
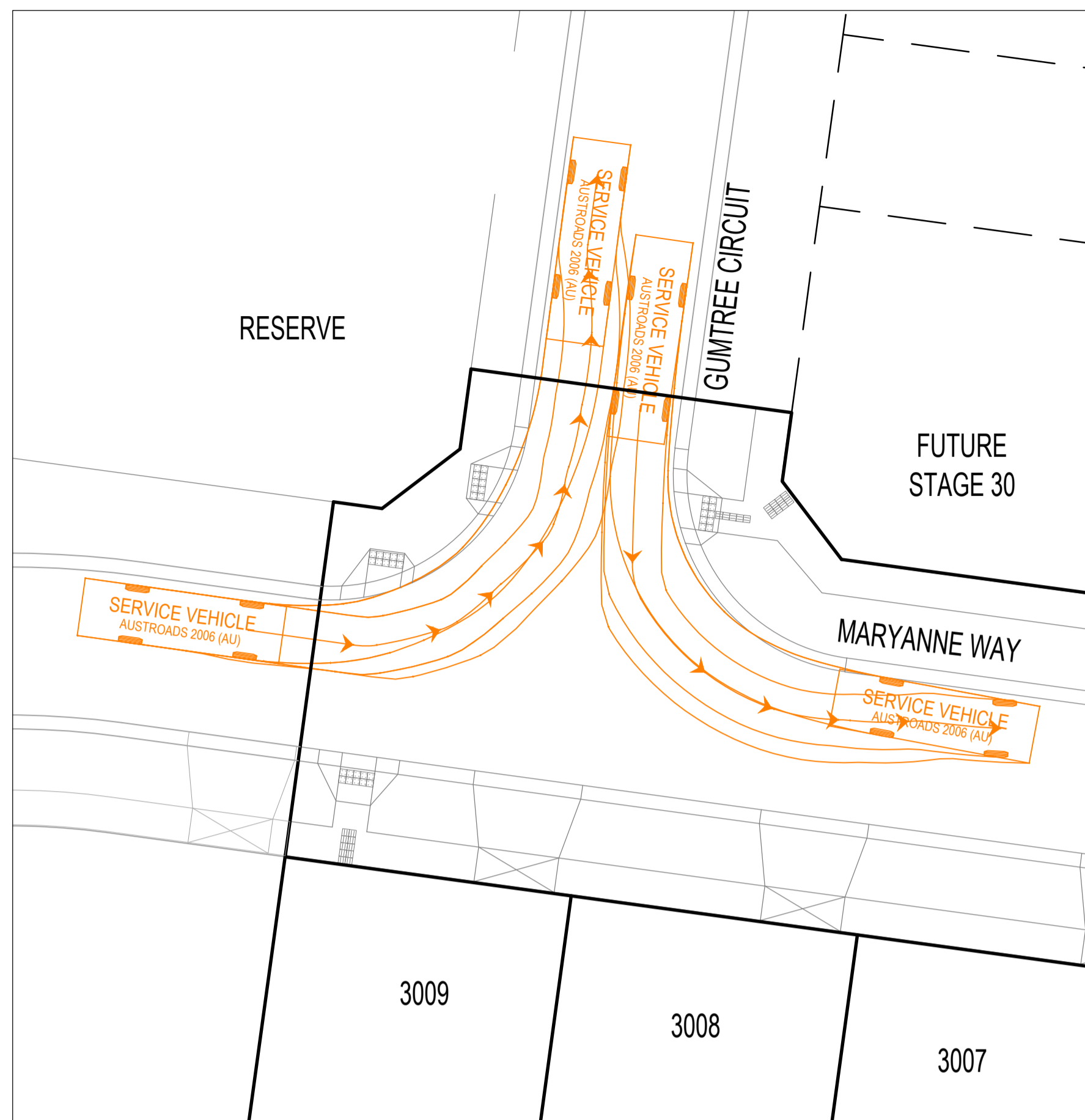
-  CAR SPACE FOR EACH LOT SHOWN
-  1 IN 5 YR DRAINAGE SHOWN
-  OVERLAND FLOW PATH 1 IN 100 YR SHOWN



**SYMBOL LEGEND**


Drains		Prop	Prev Stage	Ex/Natural/FS Level	+28.57	+1628.57	+1528.57
Main Drains				FS @ Building Line	+31.28.57		
Sewer < 300Ø		-S-	S-	Top/Toe of Batter	+1028.57	+1028.57	
Sewer ≥ 300Ø		-S-	S-	Top Ret. Wall Level	+1128.57		
Water (DW)		-DW-	W	100yr Flood Level	+FL28.57		
Water (NDW)		-NDW-	W	Fill Proposed (<0.3m/≥0.3m)			
House Drain		-H-	H	Cut Proposed			
Property Inlet				Asphalt Surface Prop			
PSM				Concrete Surface Prop (Paths/Driveways/Slabs)			
Rock Ret Wall				Tree To Be Removed			
Sleeper Ret Wall				Tree To Be Retained with Tree Protection Zone (TPZ)			
Conduits 50mm		-GW-	GW				
Conduits 100mm		-W100-	W100				
Street Tree without/with Passive Irrigation (Refer Detail)							
Ex Drains		-Ex DW-	Ex NDW				
Ex Water DW/NDW		-Ex DW-	Ex NDW				
Ex Sewer/Gas		-Ex S-	Ex G				
Ex Elect/Comm		-Ex E-	Ex T				
Ex Optic Fibre		-Ex O-					

 <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						
		<b>ASPIRE ESTATE</b> <b>STAGE 30A</b> <b>FUNCTIONAL LAYOUT PLAN</b>		MUNICIPALITY <b>MELTON</b>				
		MELWAY REF. 356-C-1 SURVEY BPD DESIGN J.B DRAWN I.W		REFERENCE <b>8226 E/30A</b>				
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VER	DATE	REMARKS						
CHECKED -	SCALE AS SHOWN	DATUM AHD	DATE NOV 2021	SHEET 3 OF 4	<b>P3</b>			



**SERVICE VEHICLE** meters  
 Width : 2.50  
 Track : 2.50  
 Lock to Lock Time : 6.00  
 Steering Angle : 38.70

**MELTON**  
 APPROVED  
 FUNCTIONAL LAYOUT PLANS  
 Mangala Jayasinghe  
 ENGINEERING SERVICES  
 Date: 31/03/2022

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. 356-C-1	<b>ASPIRE ESTATE          STAGE 30A          FUNCTIONAL LAYOUT PLAN</b>		MUNICIPALITY MELTON			
		SURVEY BPD			REFERENCE 8226 E/30A			
		DESIGN J.B						
		DRAWN I.W						
VER	DATE	REMARKS	CHECKED -	SCALE AS SHOWN	DATUM AHD	DATE NOV 2021	SHEET 4 OF 4	P3