

Our Reference: 8027501

02 April 2022



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

Dear Christopher,

PA2017/5637 – Aspire Estate Stage 33 - Functional Layout Plan – Approval

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

Please find attached the approved stamped functional layout plans.

Note:

Details and locations of street tree passive irrigation must be shown on the detailed engineering plans consistent with the approved Integrated Water Management Plan and landscape plans. Clearly separate the components that will be constructed under the civil works and landscaping works. Council reserves the right to ask additional changes during the detailed engineering stage, to maximise the street tree passive irrigation deemed necessary.

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

Drawing No.	Revision
8226 E/33 Sheets 1 – 4	P4

Please note the following:

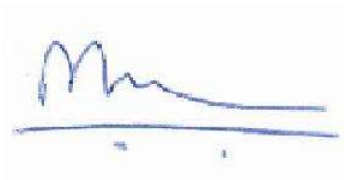
- The approved Functional Layout Plan is not a definitive statement of all construction requirements. Detailed Engineering Plans provide that information.
- Approval does not provide consent to the omission of infrastructure that is not shown on the Functional Layout Plan nor can it be a final acceptance 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
- 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 and are required to be assessed prior to approval of Detailed Engineering Plans.

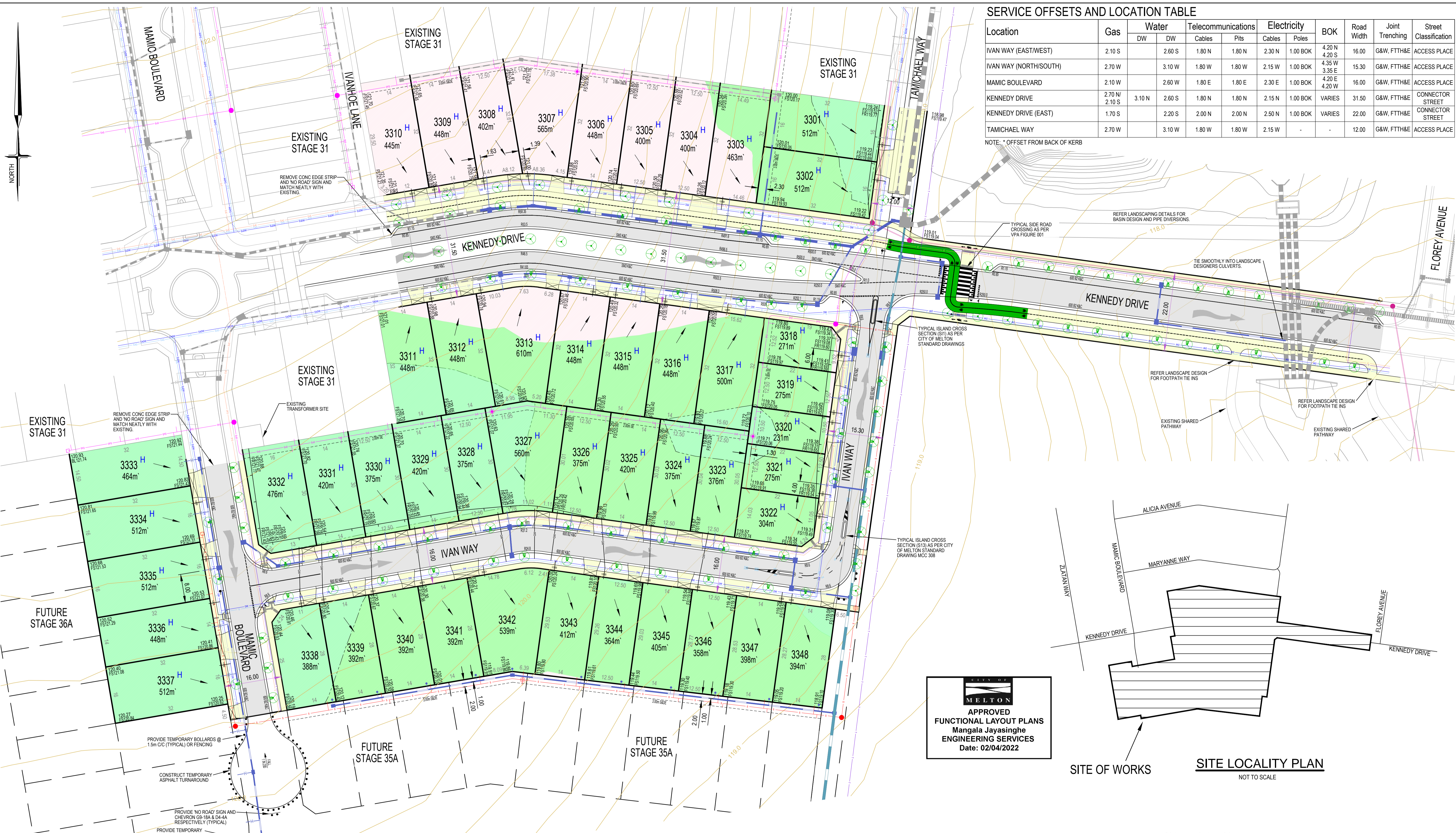
If you have any queries regarding this subdivision, please feel free to contact me on T: 03 9747 7325 or Email: mangalaj@melton.vic.gov.au.

Regards,

A handwritten signature in blue ink, appearing to read 'Mangala Jayasinghe', with a horizontal line underneath it.

Mangala Jayasinghe

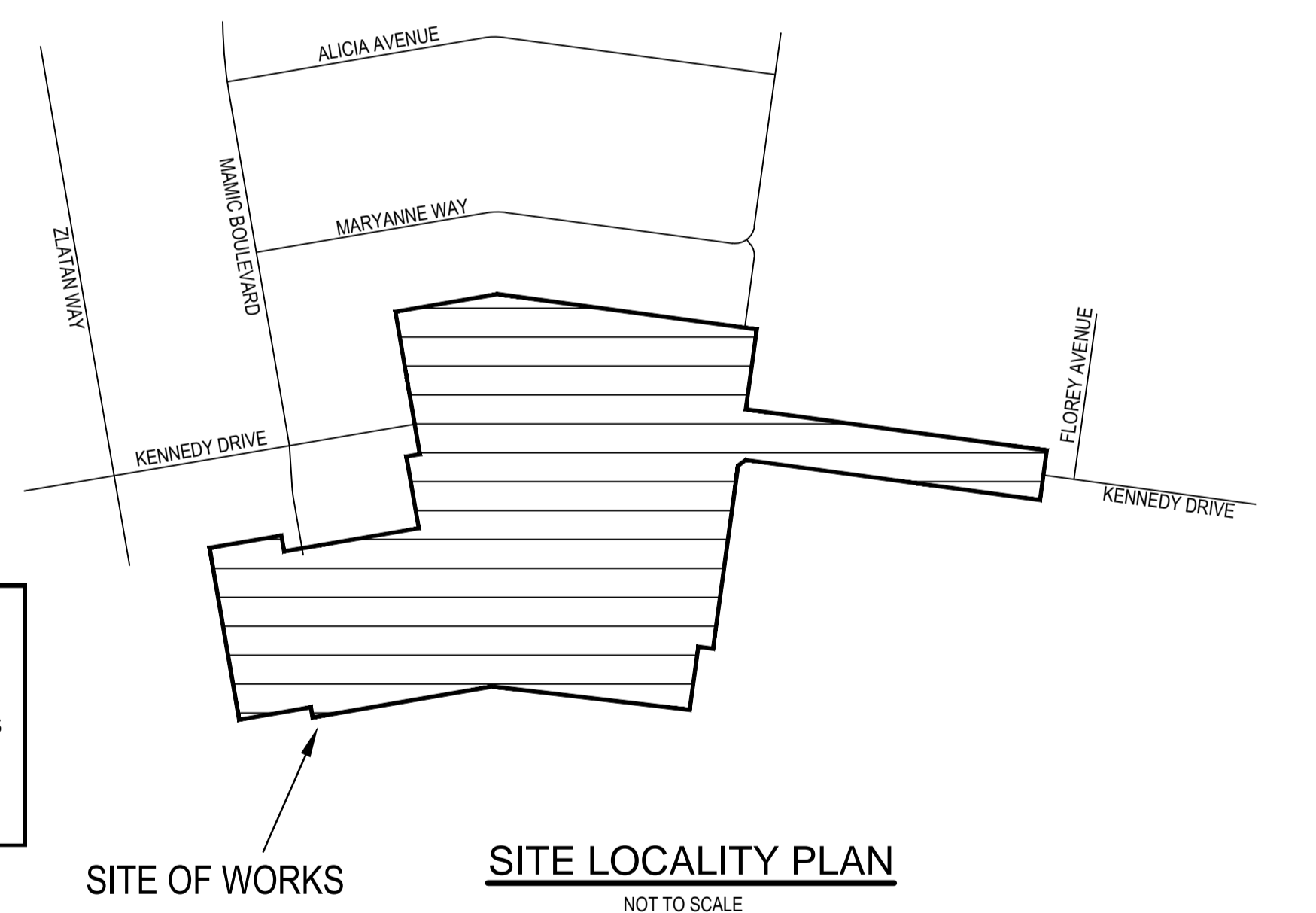
MAJOR PROJECTS and DEVELOPMENT ENGINEER



SERVICE OFFSETS AND LOCATION TABLE

Location	Gas	Water		Telecommunications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		DW	DW	Cables	Pits	Cables	Poles				
IVAN WAY (EAST/WEST)	2.10 S		2.60 S	1.80 N	1.80 N	2.30 N	1.00 BOK	4.20 N 4.20 S	16.00	G&W, FTTH&E	ACCESS PLACE
IVAN WAY (NORTH/SOUTH)	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
MAMIC BOULEVARD	2.10 W		2.60 W	1.80 E	1.80 E	2.30 E	1.00 BOK	4.20 E 4.20 W	16.00	G&W, FTTH&E	ACCESS PLACE
KENNEDY DRIVE	2.70 N/ 2.10 S	3.10 N	2.60 S	1.80 N	1.80 N	2.15 N	1.00 BOK	VARIES	31.50	G&W, FTTH&E	CONNECTOR STREET
KENNEDY DRIVE (EAST)	1.70 S		2.20 S	2.00 N	2.00 N	2.50 N	1.00 BOK	VARIES	22.00	G&W, FTTH&E	CONNECTOR STREET
TAMICHAEL WAY	2.70 W		3.10 W	1.80 W	1.80 W	2.15 W	-	-	12.00	G&W, FTTH&E	ACCESS PLACE

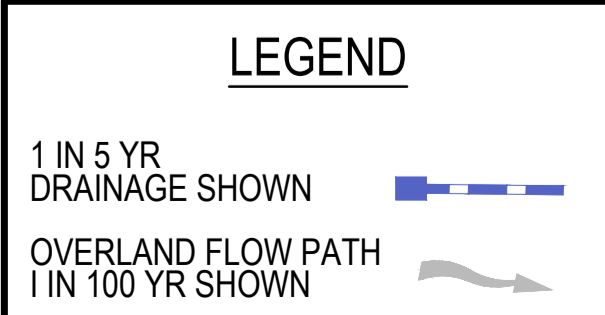
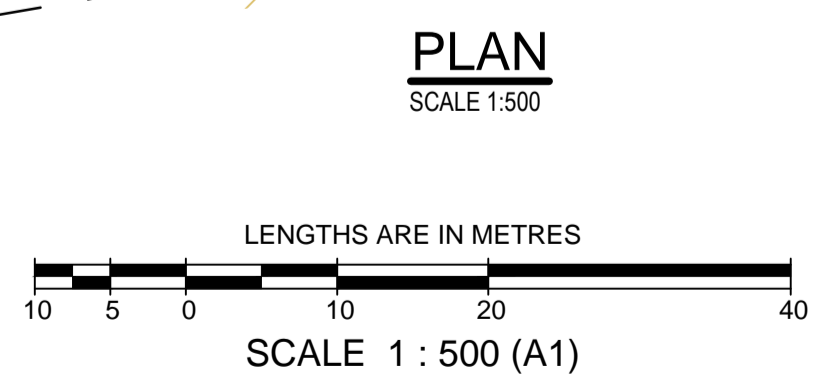
NOTE: * OFFSET FROM BACK OF KERB



MELTON
APPROVED FUNCTIONAL LAYOUT PLANS
 Mangala Jayasinghe
 ENGINEERING SERVICES
 Date: 02/04/2022

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 Stage	Ex Natural/FS Level	+28.57
Main Drains	Prop	FS @ Building Line	+8.28.57
Sewer < 300Ø	S	Top/Toe of Batter	+10P8.57
Sewer ≥ 300Ø	S	Top Ret. Wall Level	+1W28.57
Water (NDW)	W	100yr Flood Level	+FL28.57
Water (NDW)	W	Fill Proposed (<0.3m/±0.3m)	
House Drain	W	Cut Proposed	
Property Inlet	W	Asphalt Surface Prop	
Street Sign	W	Concrete Surface Prop (Paths/Driveways/Slabs)	
PSM	W	Tree To Be Removed	
Rock Ret Wall	W	Tree To Be Retained with Tree Protection Zone (TPZ)	
Sleeper Ret Wall	W		
Conduits 50mm	GW		
Conduits 100mm	W100		
Street Tree without/with Passive Irrigation (Refer Detail)	GW		
Ex Drains	Ex DW		
Ex Water DW/NDW	Ex NDW		
Ex Sewer/Gas	Ex S		
Ex Elect/Comm	Ex E		
Ex Optic Fibre	Ex T		

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.

SHEET INDEX

SHT No.	VER	DESCRIPTION
1	P4	FUNCTIONAL LAYOUT PLAN, LOCALITY PLAN, SERVICES SCHEDULE & SHEET INDEX
2	P4	TYPICAL ROAD CROSS SECTIONS & PASSIVE IRRIGATION DETAIL
3	P4	PARKING PLAN
4	P4	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

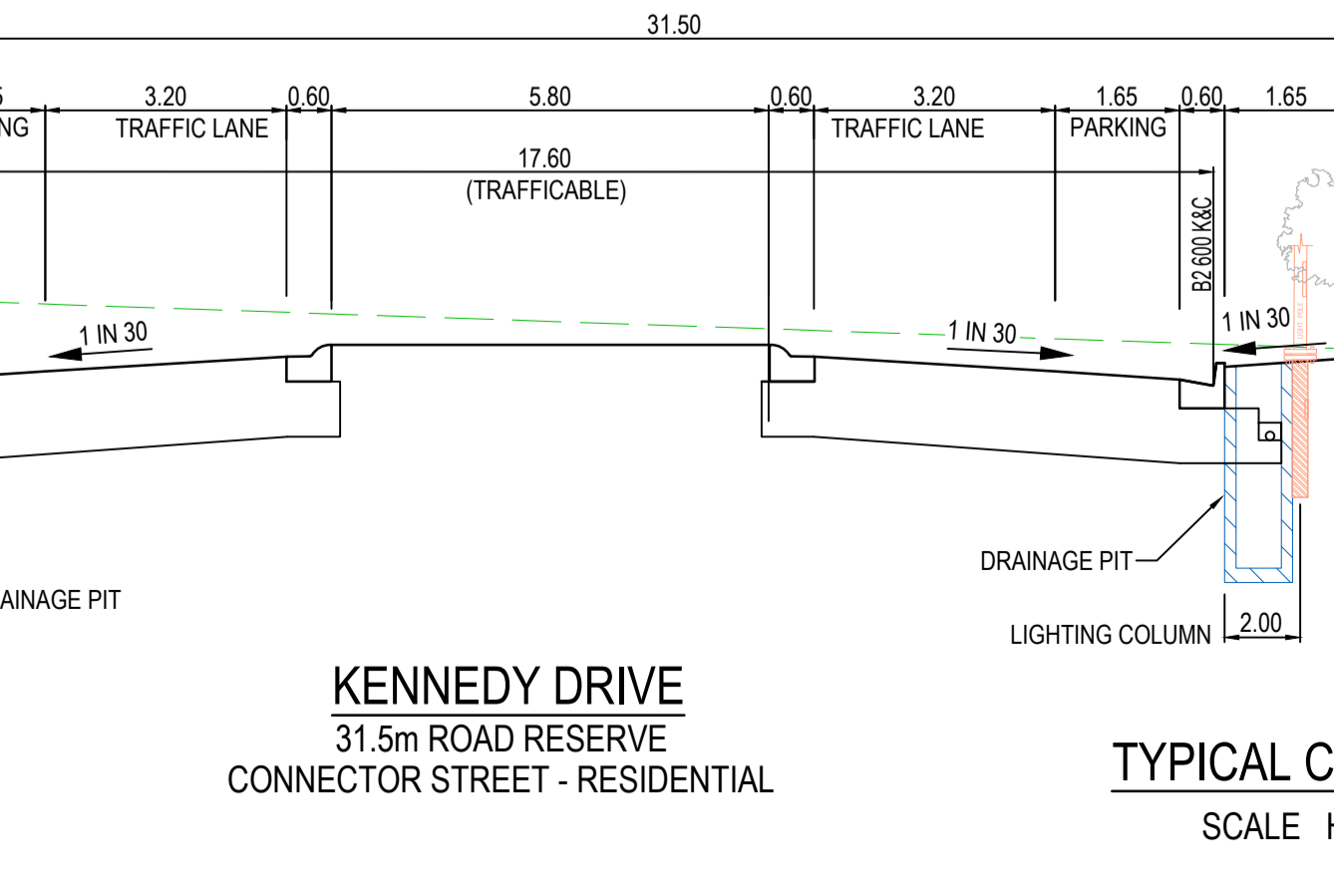
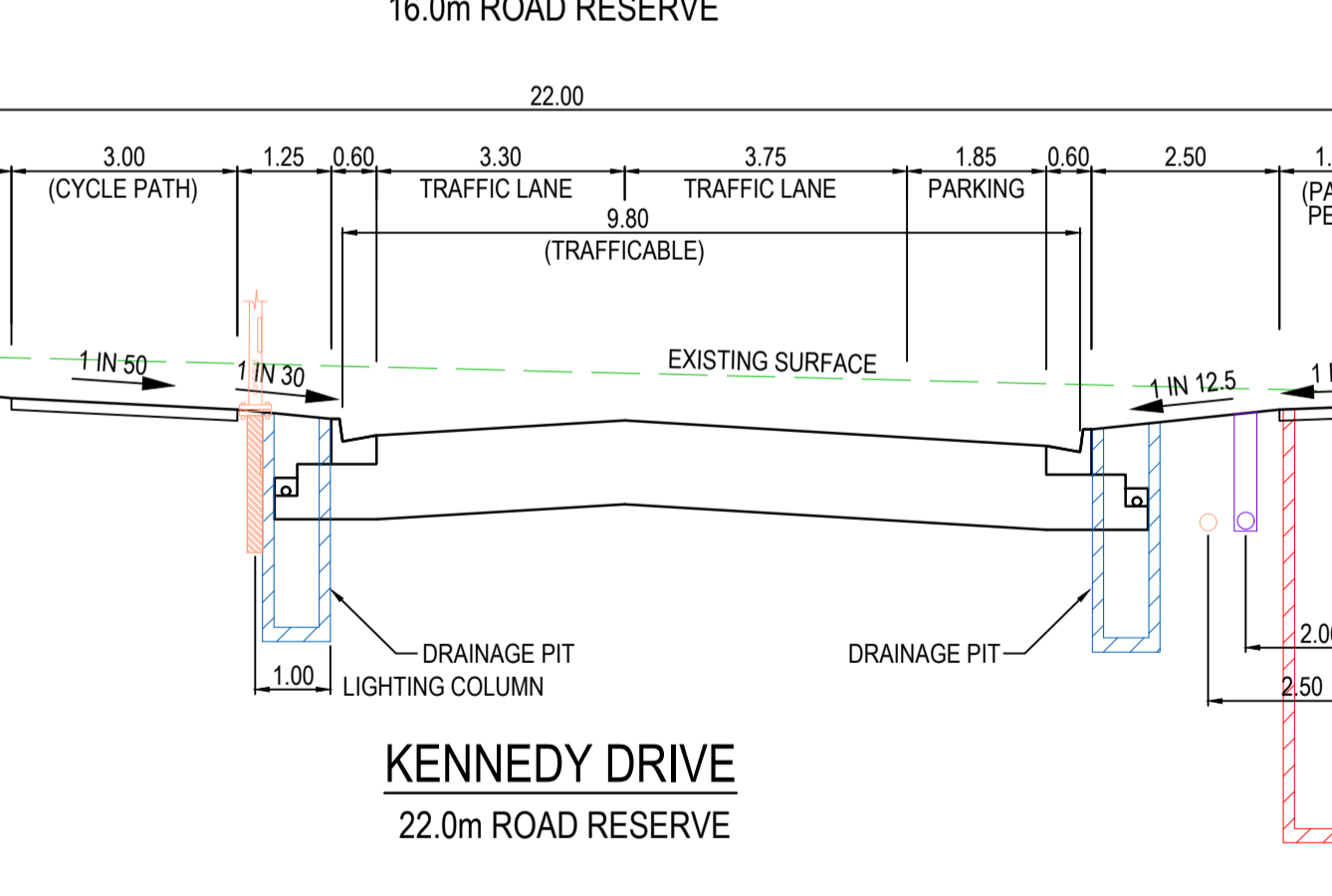
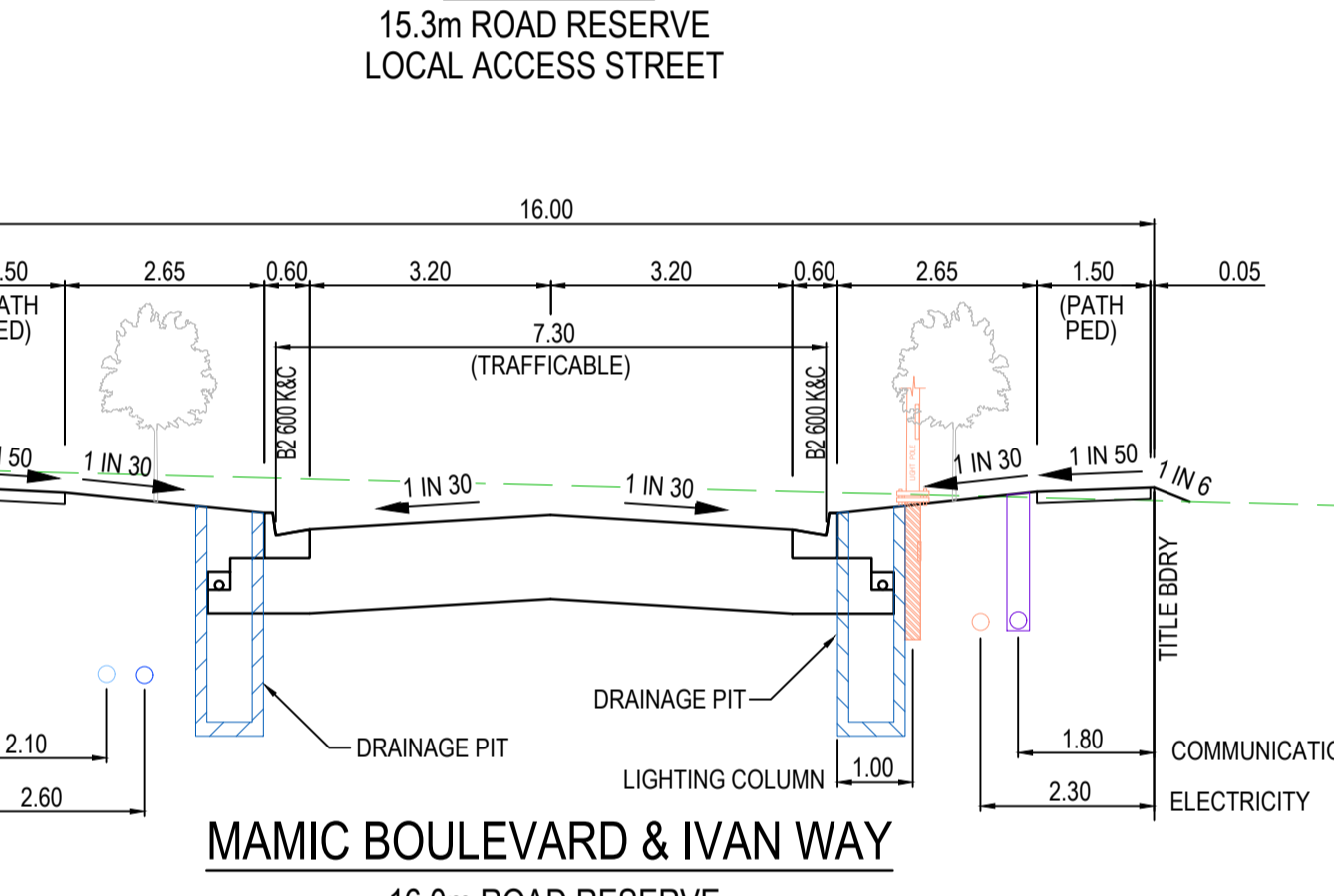
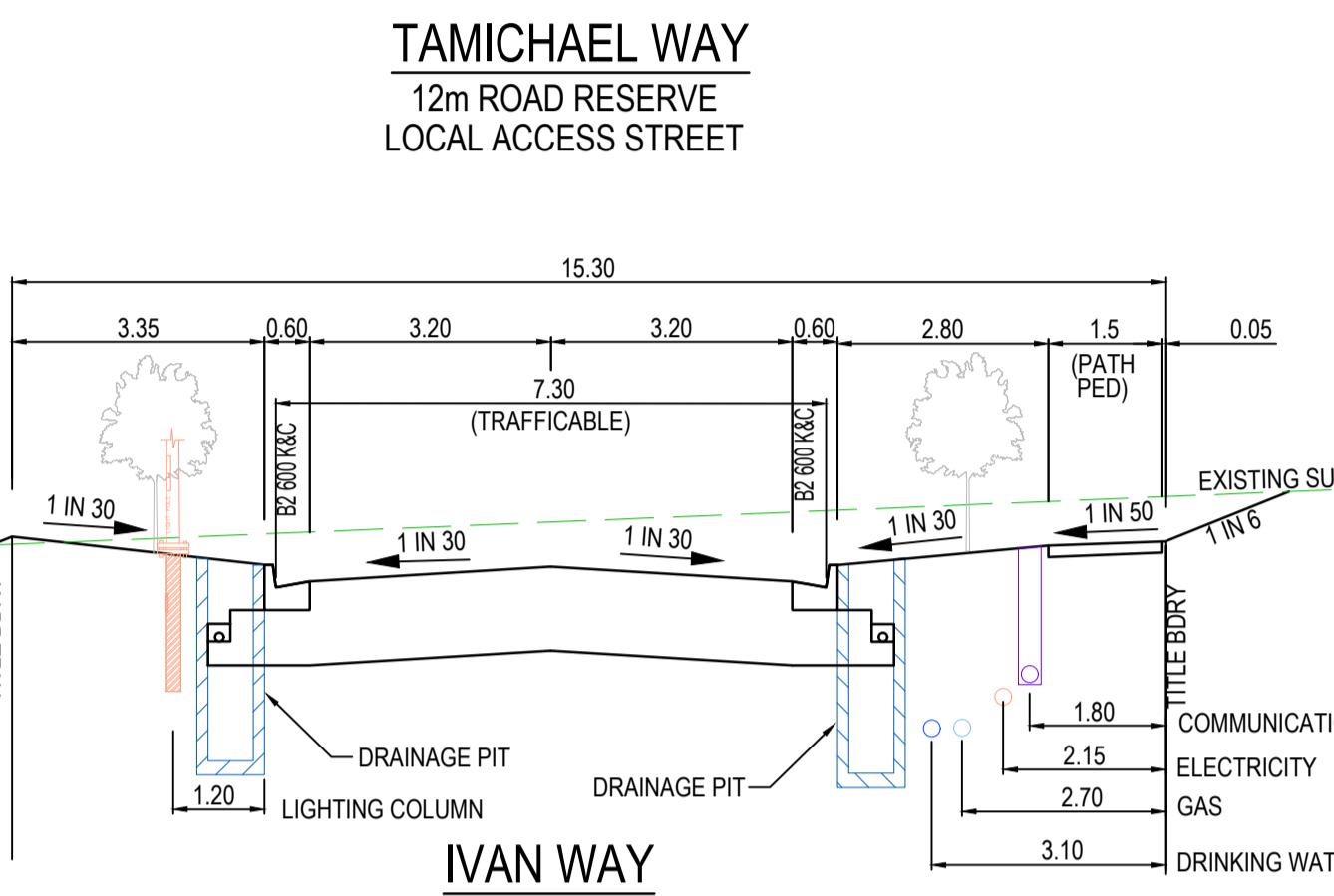
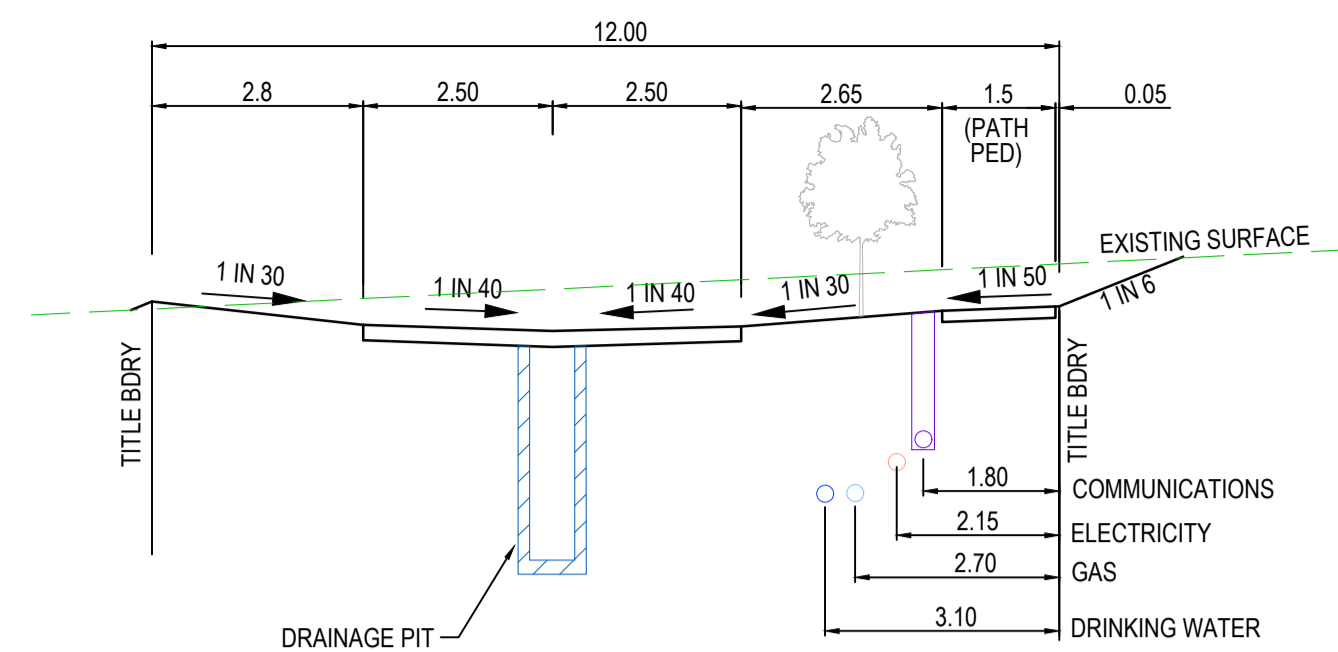
ASPIRE ESTATE STAGE 33 FUNCTIONAL LAYOUT PLAN

MUNICIPALITY MELTON
 REFERENCE 8226 E/33

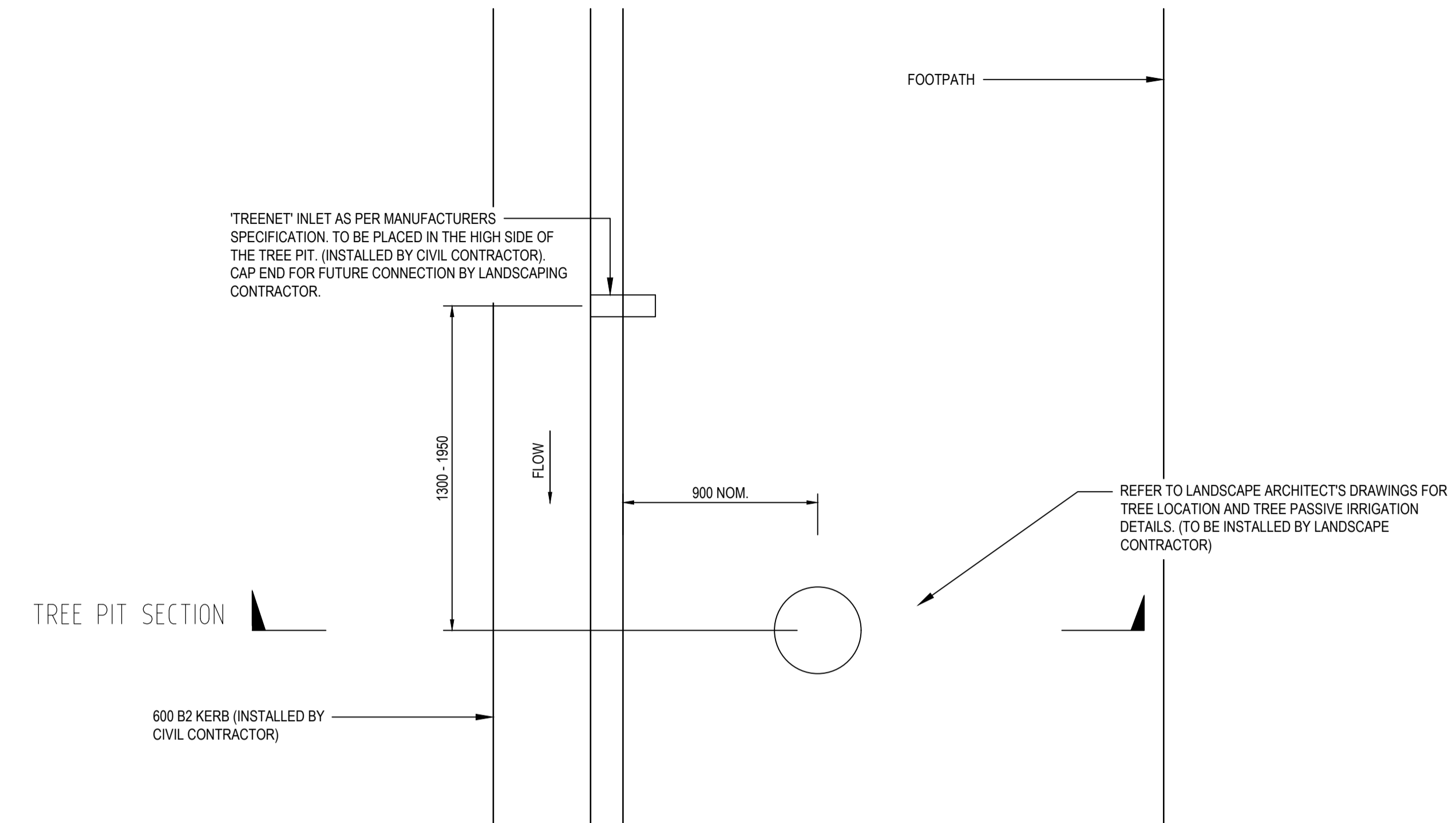
SCALE AS SHOWN DATUM AHD DATE DEC '21 SHEET 1 OF 4 P4

AMENDMENTS

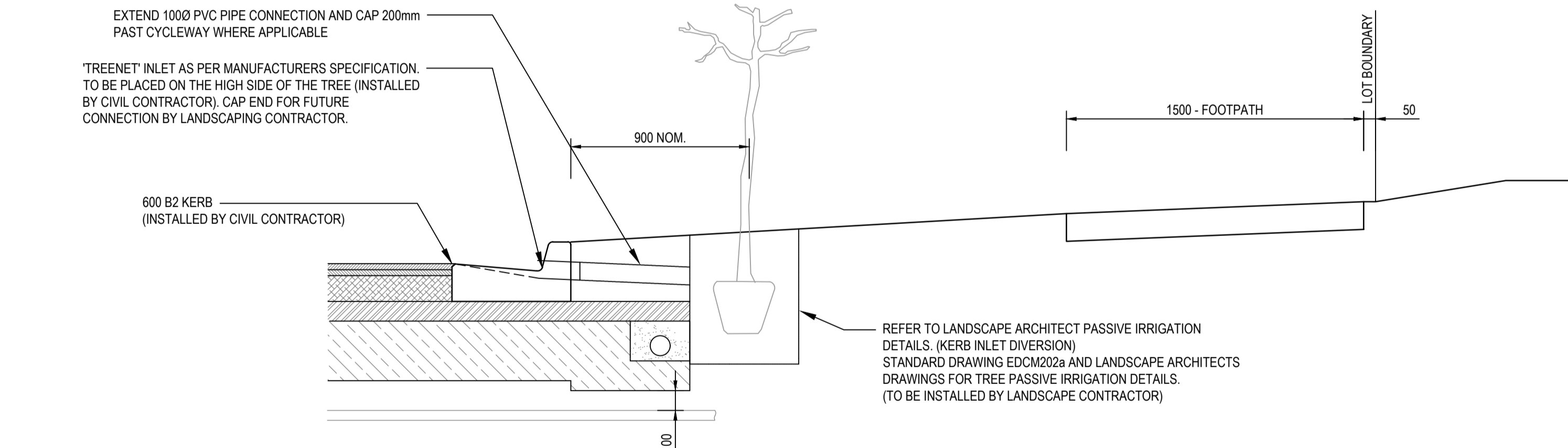
VER	DATE	REMARKS



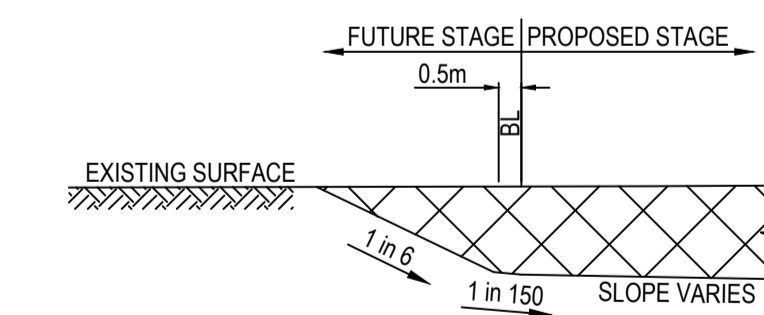
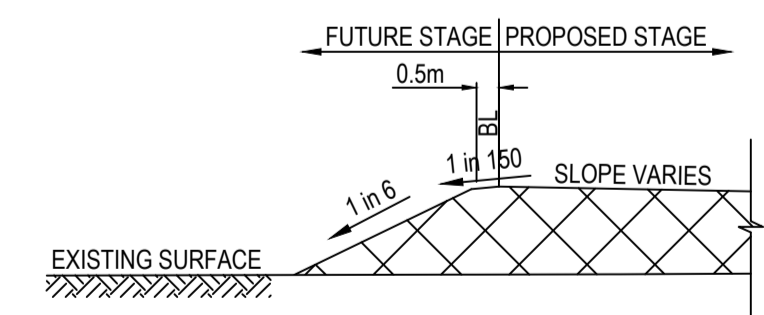
TYPICAL CROSS SECTIONS
 SCALE HORIZONTAL 1:100
 VERTICAL 1:50



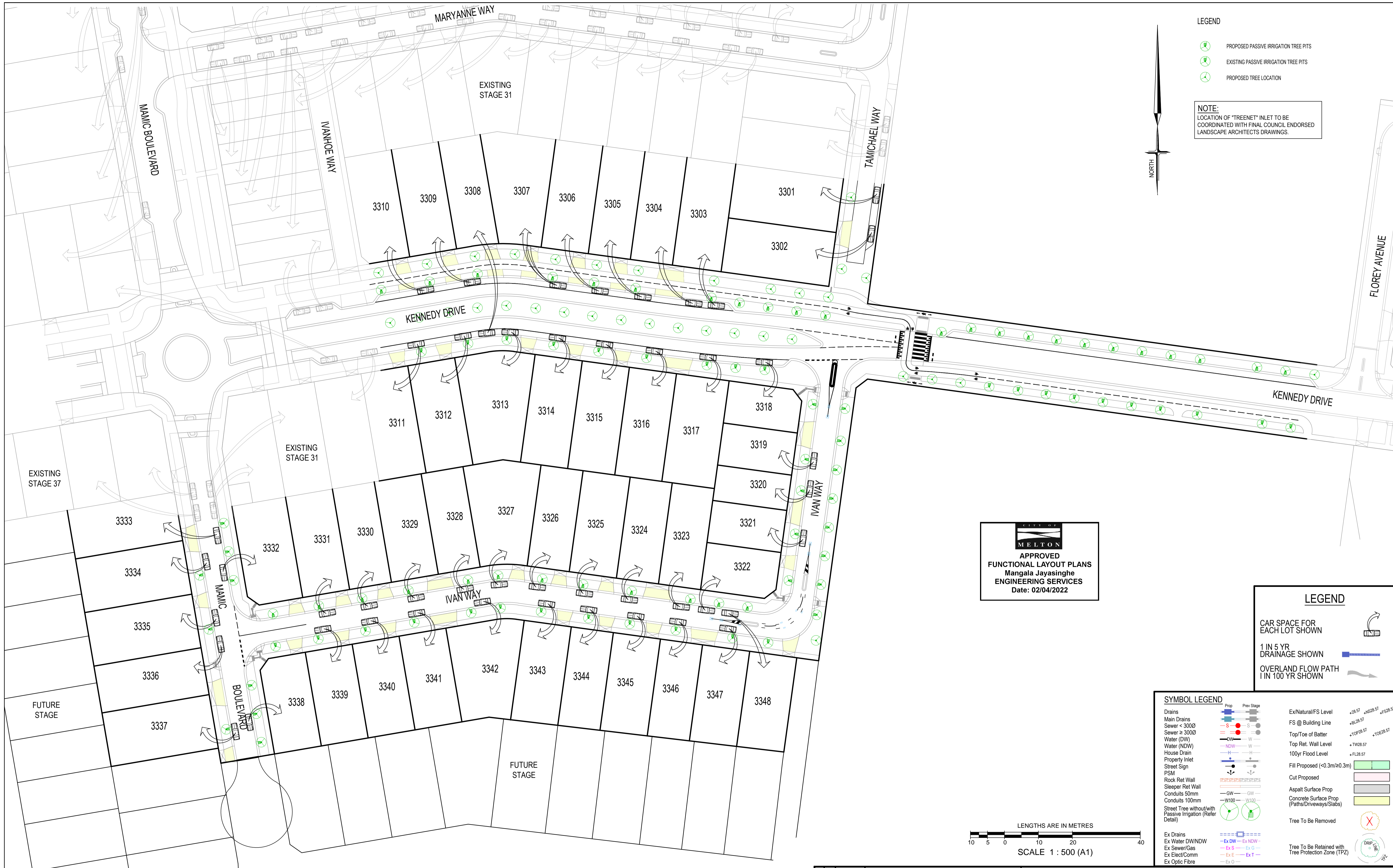
PASSIVE IRRIGATION INLET DETAIL
 SCALE - 1:20



PASSIVE IRRIGATION INLET SECTION
 SCALE - 1:20



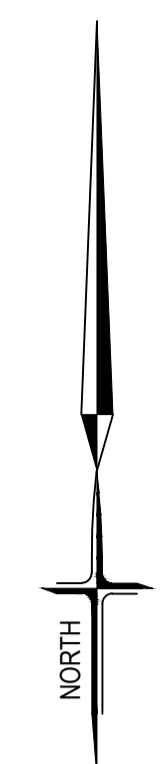
AMENDMENTS			breese pitt dixon pty. ltd. land surveyors civil engineers 1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310	
		MELWAY REF. 356-C-1 SURVEY BPD DESIGN J.B DRAWN I.W	ASPIRE ESTATE STAGE 33 FUNCTIONAL LAYOUT PLAN	MUNICIPALITY MELTON REFERENCE 8226 E/33
		CHECKED - SCALE AS SHOWN DATUM AHD DATE DEC '21	SHEET 2 OF 4	P4



LEGEND

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

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



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FUNCTIONAL LAYOUT PLANS
Mangala Jayasinghe
ENGINEERING SERVICES
Date: 02/04/2022

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

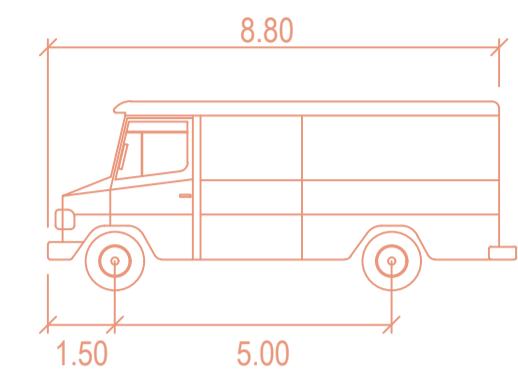
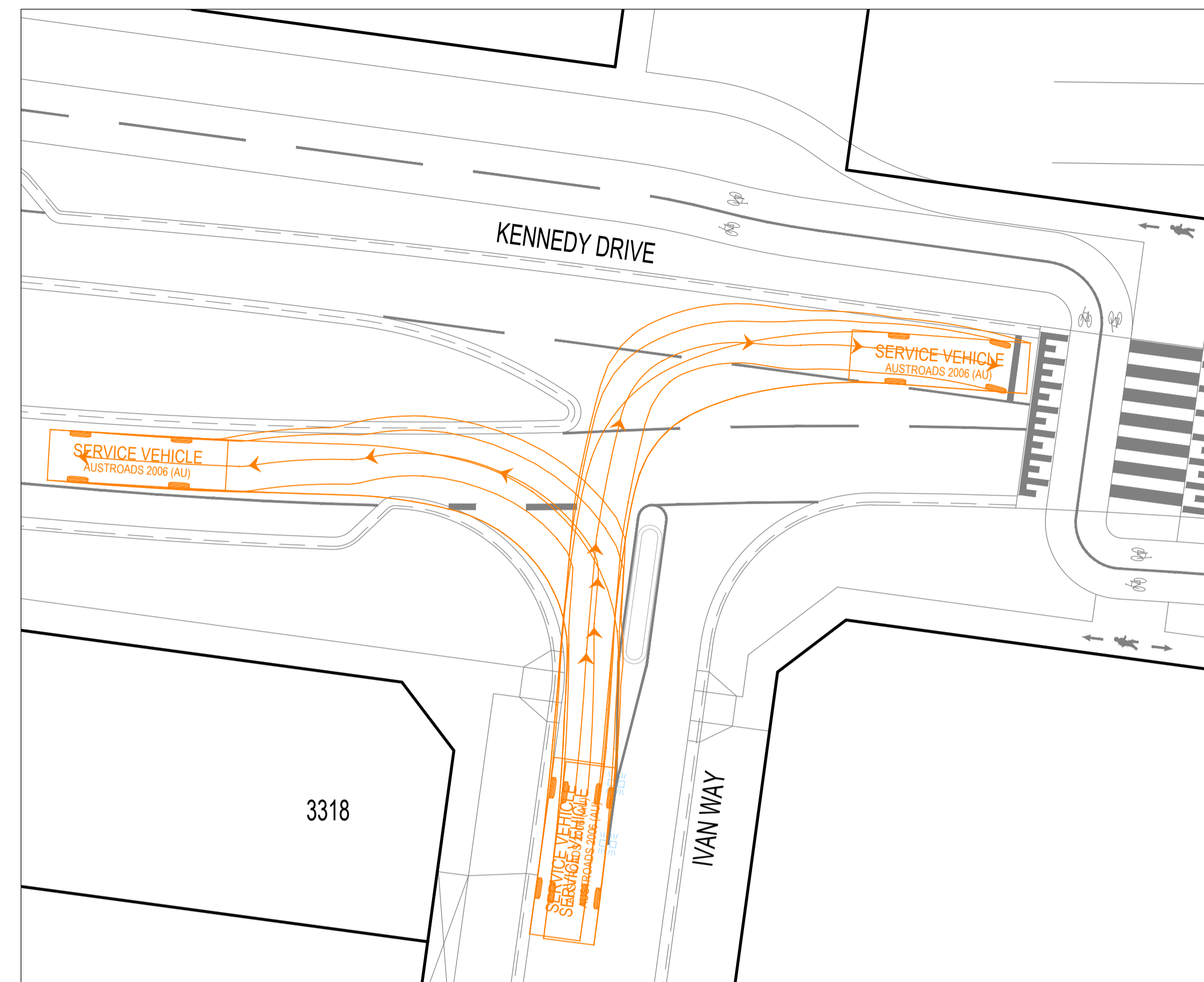
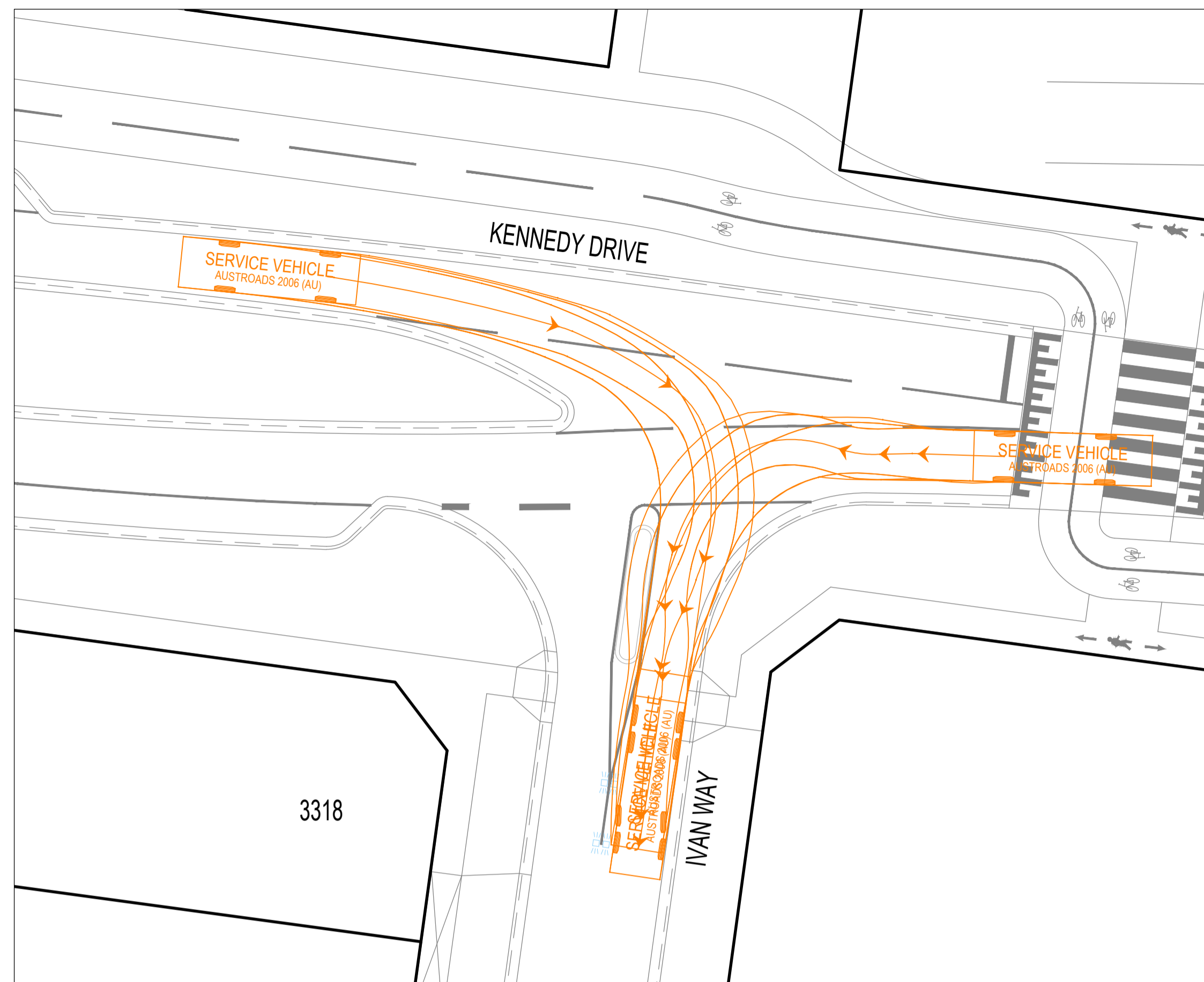
LENGTHS ARE IN METRES
SCALE 1 : 500 (A1)

PLAN
SCALE 1:500

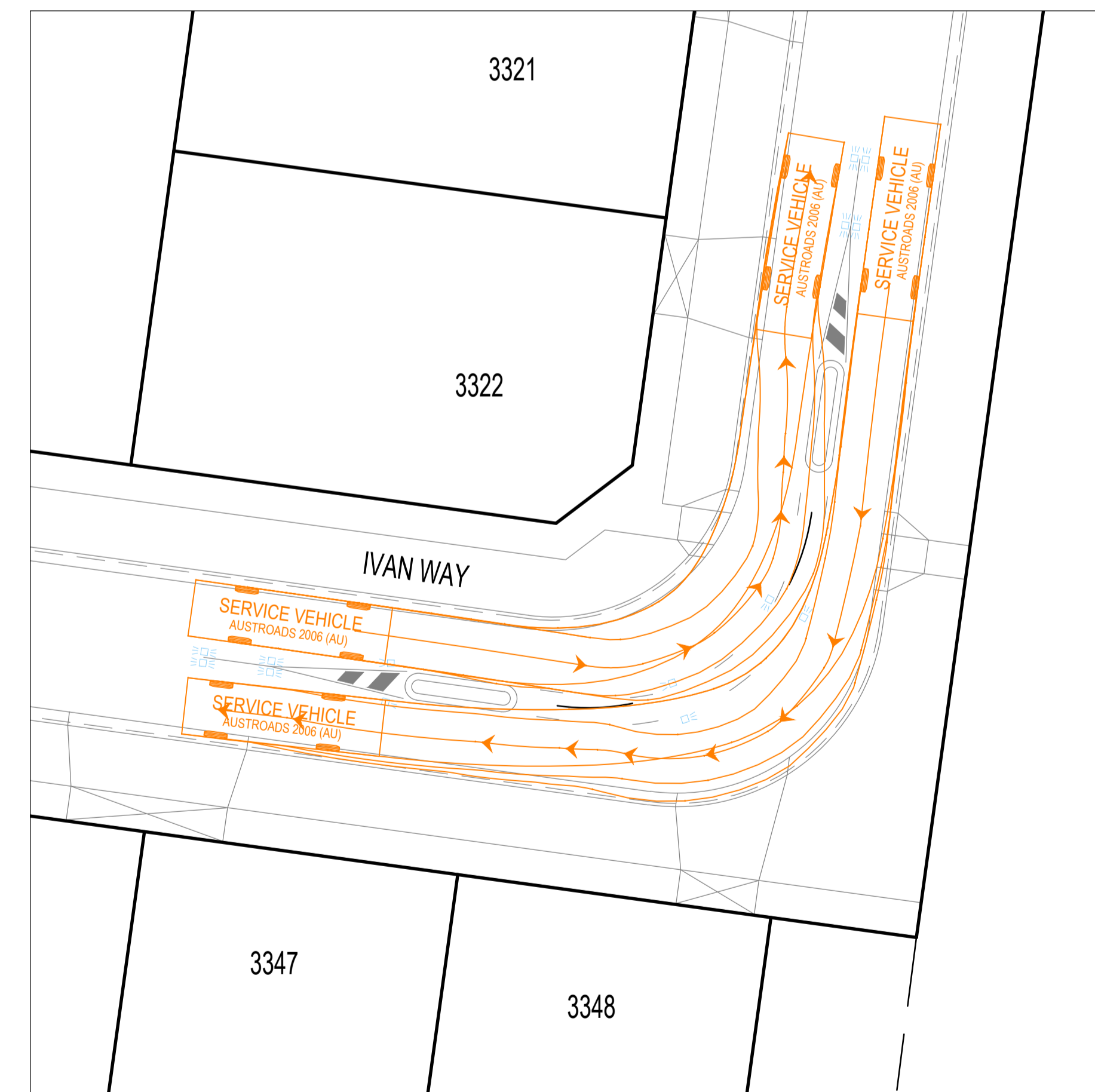
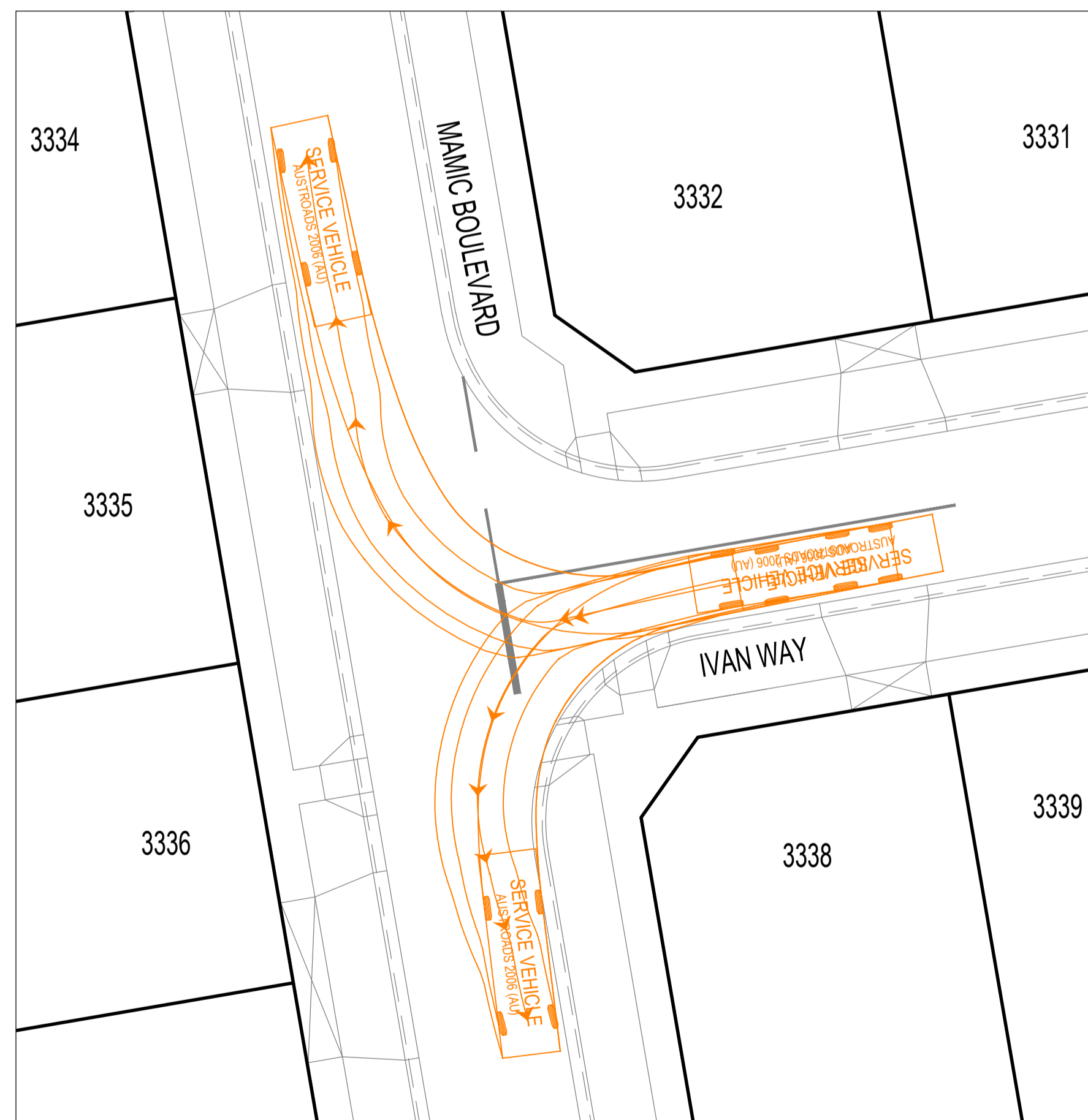
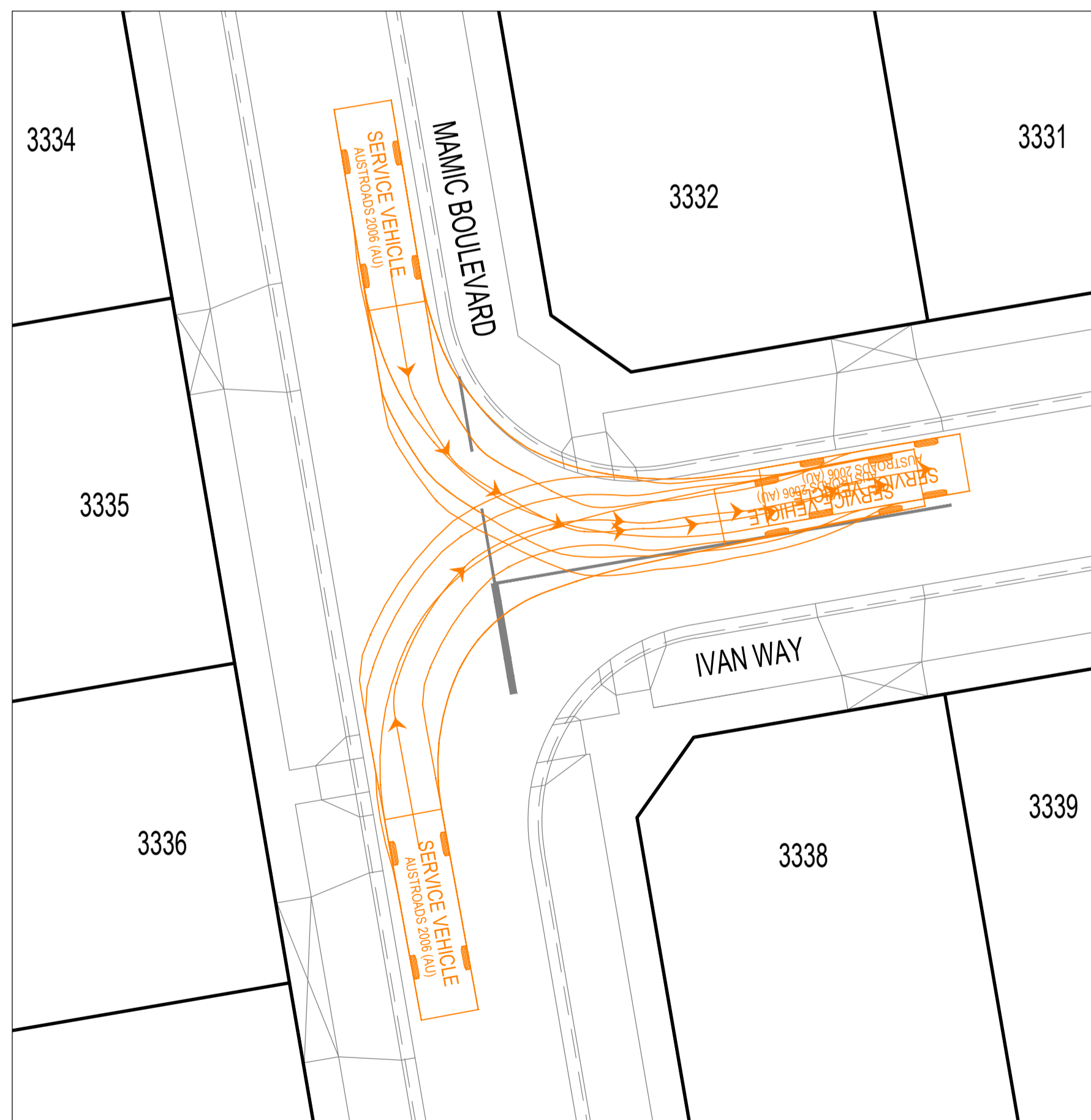
AMENDMENTS		breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310		
		MELWAY REF. 356-C-1	ASPIRE ESTATE STAGE 33 FUNCTIONAL LAYOUT PLAN		MUNICIPALITY MELTON	
SURVEY BPD		REFERENCE 8226 E/33				
DESIGN J.B		DRAWN I.W		SHEET 3 OF 4 P4		
VER	DATE	REMARKS	CHECKED -	SCALE AS SHOWN	DATUM AHD	DATE DEC '21



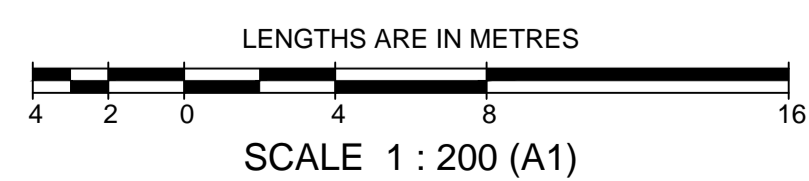
MELTON
APPROVED
FUNCTIONAL LAYOUT PLANS
 Mangala Jayasinghe
 ENGINEERING SERVICES
 Date: 02/04/2022




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



TURNING MOVEMENT DETAILS
 SCALE 1:200



AMENDMENTS VER DATE REMARKS		 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	ASPIRE ESTATE STAGE 33 FUNCTIONAL LAYOUT PLAN		MUNICIPALITY MELTON
		SURVEY BPD			REFERENCE 8226 E/33
		DESIGN J.B.			
DRAWN I.W.	CHECKED -	SCALE AS SHOWN	DATUM AHD	DATE DEC '21	SHEET 4 OF 4 P4