



Our Reference: 8017172

31 March 2022

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

Dear Christopher,

PA2017/5637 – Aspire Estate Stage 36A - Functional Layout Plan – Approval

The above-mentioned plans, received by Council on 29 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/36A Sheets 1-3	P3

Please note the following:

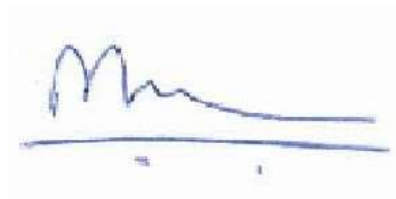
- The approved Functional Layout Plan is not a definitive statement of all construction requirements. Detailed Engineering Plans provide that information.
- Approval does not provide consent to the omission of infrastructure that is not shown on the Functional Layout Plan nor can it be a final acceptance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

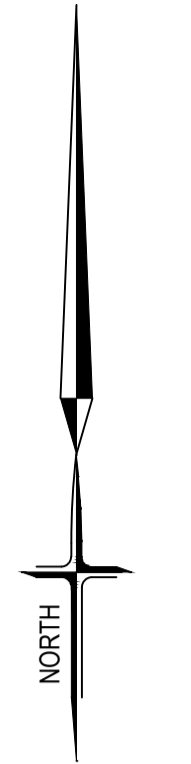
If you have any queries regarding this subdivision, please feel free to contact me on T: 03 9747 7325 or Email: mangalaj@melton.vic.gov.au.

Regards,

A handwritten signature in blue ink, appearing to read 'Mangala Jayasinghe', written over a horizontal line.

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				
GEC 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

NOTE: * OFFSET FROM BACK OF KERB

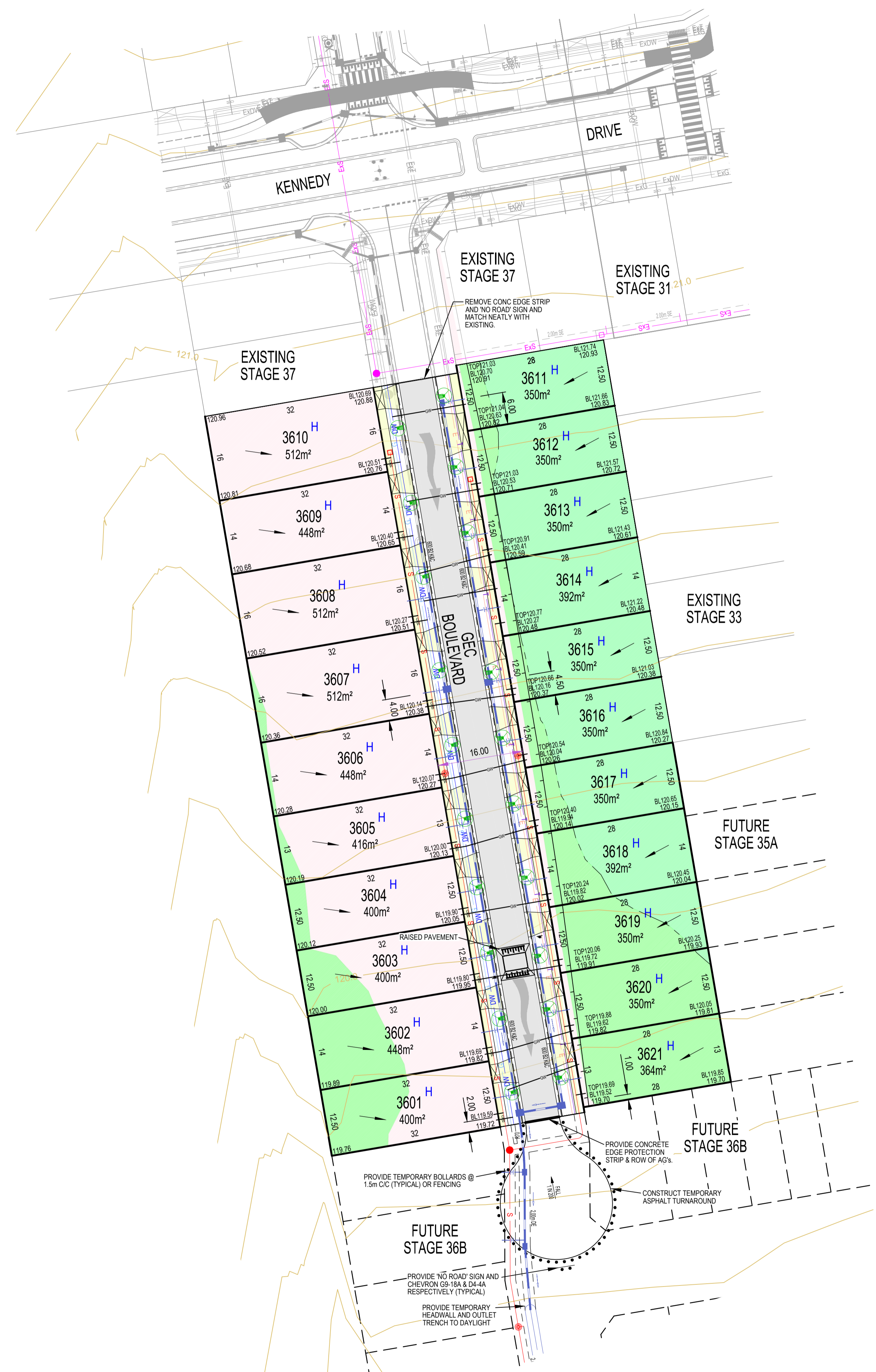
WARNING
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

SHEET INDEX

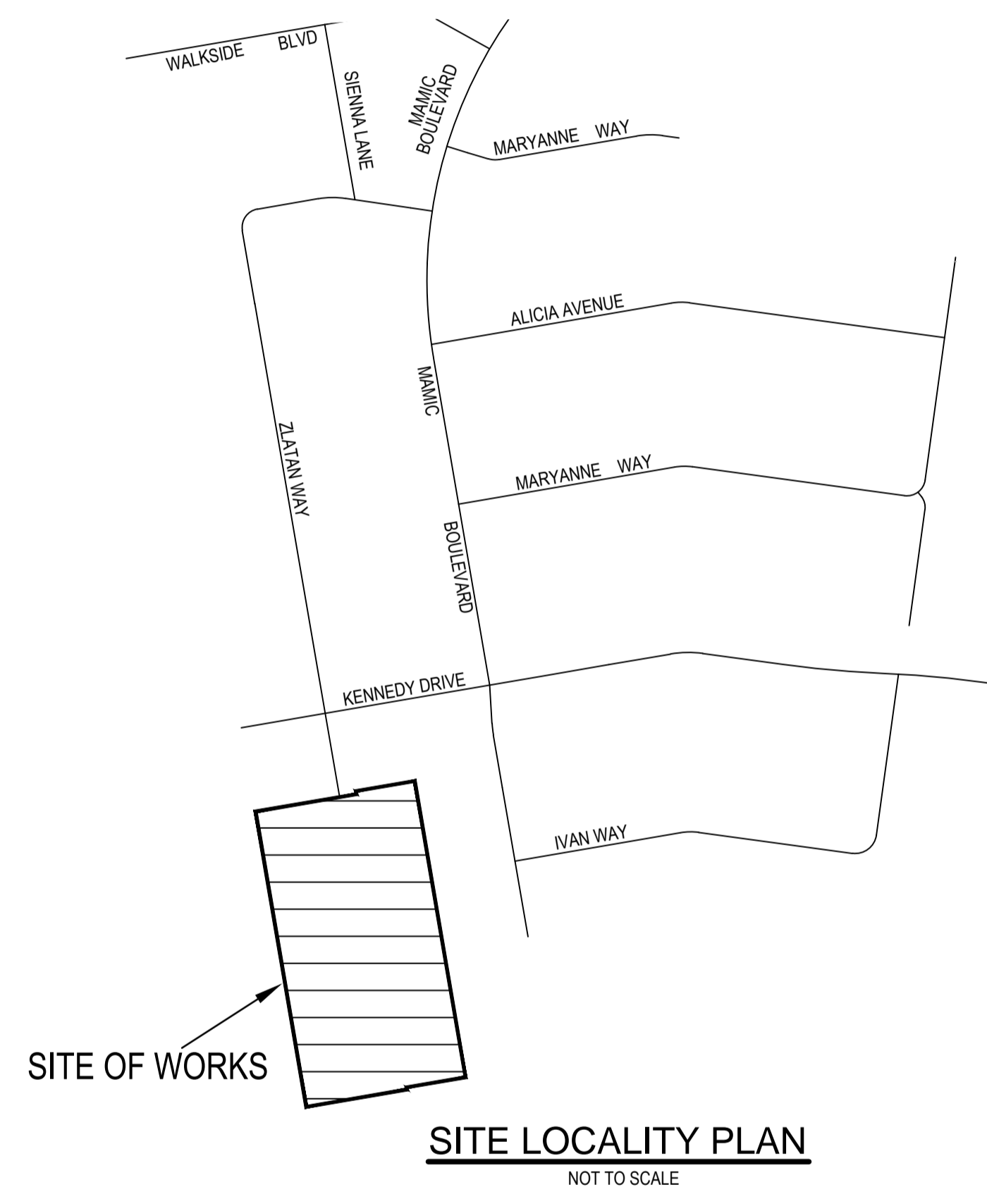
SHT No.	VER	DESCRIPTION
1	P3	FUNCTIONAL LAYOUT PLAN, LOCALITY PLAN, SERVICES SCHEDULE & SHEET INDEX
2	P3	TYPICAL ROAD CROSS SECTIONS & PASSIVE IRRIGATION DETAIL
3	P3	PARKING PLAN

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.



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



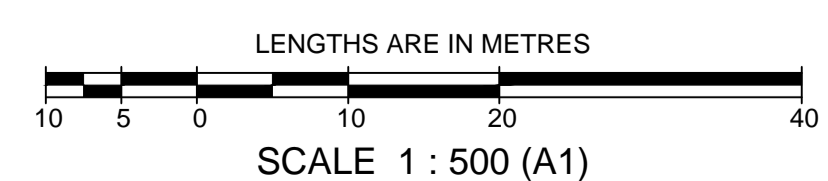
SITE LOCALITY PLAN
 NOT TO SCALE

LEGEND
 1 IN 5 YR DRAINAGE SHOWN
 OVERLAND FLOW PATH 1 IN 100 YR SHOWN

SYMBOL LEGEND

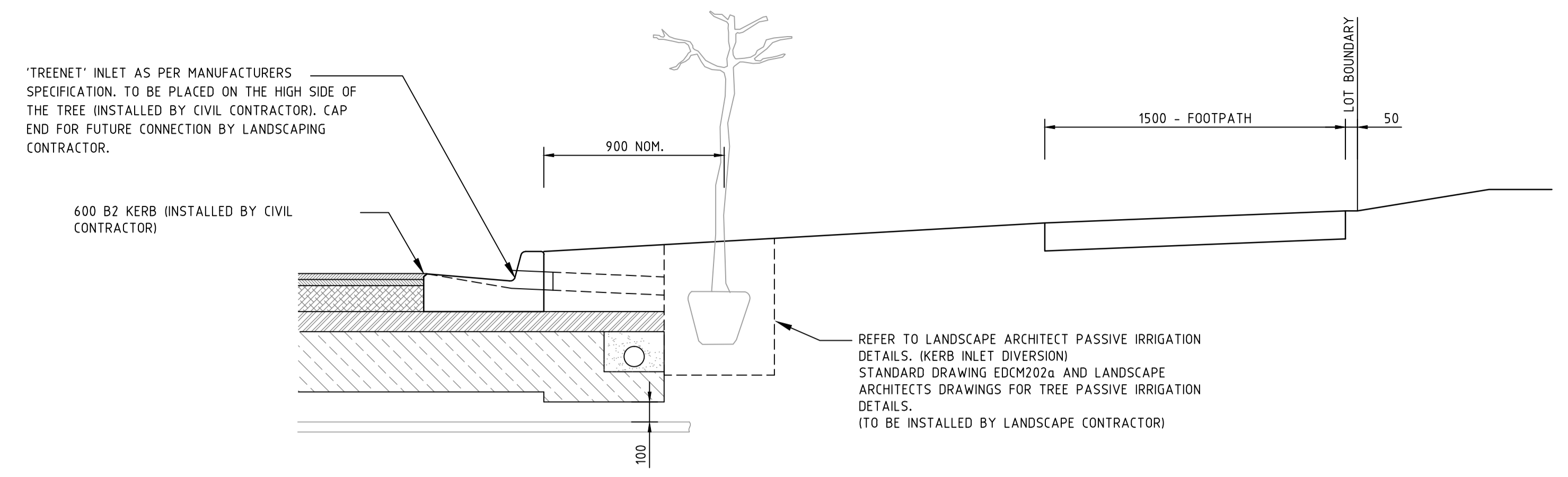
Drains	Prop	Prev Stage	Ex/Natural/FS Level	+28.57	+19.28.57	+19.28.57
Main Drains	—S—	—S—	FS @ Building Line	+28.57	+19.28.57	+19.28.57
Sewer < 3000	—S—	—S—	Top/Toe of Batter	+19.28.57	+19.28.57	+19.28.57
Sewer >= 3000	—S—	—S—	Top Ret. Wall Level	+19.28.57	+19.28.57	+19.28.57
Water (DW)	—DW—	—W—	100yr Flood Level	+FL28.57		
Water (NDW)	—NDW—	—W—	Fill Proposed (<0.3m/≥0.3m)			
House Drain	—H—	—H—	Cut Proposed			
Property Inlet	—P—	—P—	Asphalt Surface Prop			
Street Sign	—S—	—S—	Concrete Surface Prop (Paths/Driveways/Slabs)			
PSM	—P—	—P—	Tree To Be Removed			
Rock Ret Wall	—R—	—R—	Tree To Be Retained with Tree Protection Zone (TPZ)			
Sleeper Ret Wall	—S—	—S—				
Conduits 50mm	—GW—	—GW—				
Conduits 100mm	—W100—	—W100—				
Street Tree without/with Passive Irrigation (Refer Detail)	—T—	—T—				
Ex Drains	—E—	—E—				
Ex Water DW/NDW	—E—	—E—				
Ex Sewer/Gas	—E—	—E—				
Ex Elect/Comm	—E—	—E—				
Ex Optic Fibre	—E—	—E—				

PLAN
 SCALE 1:500

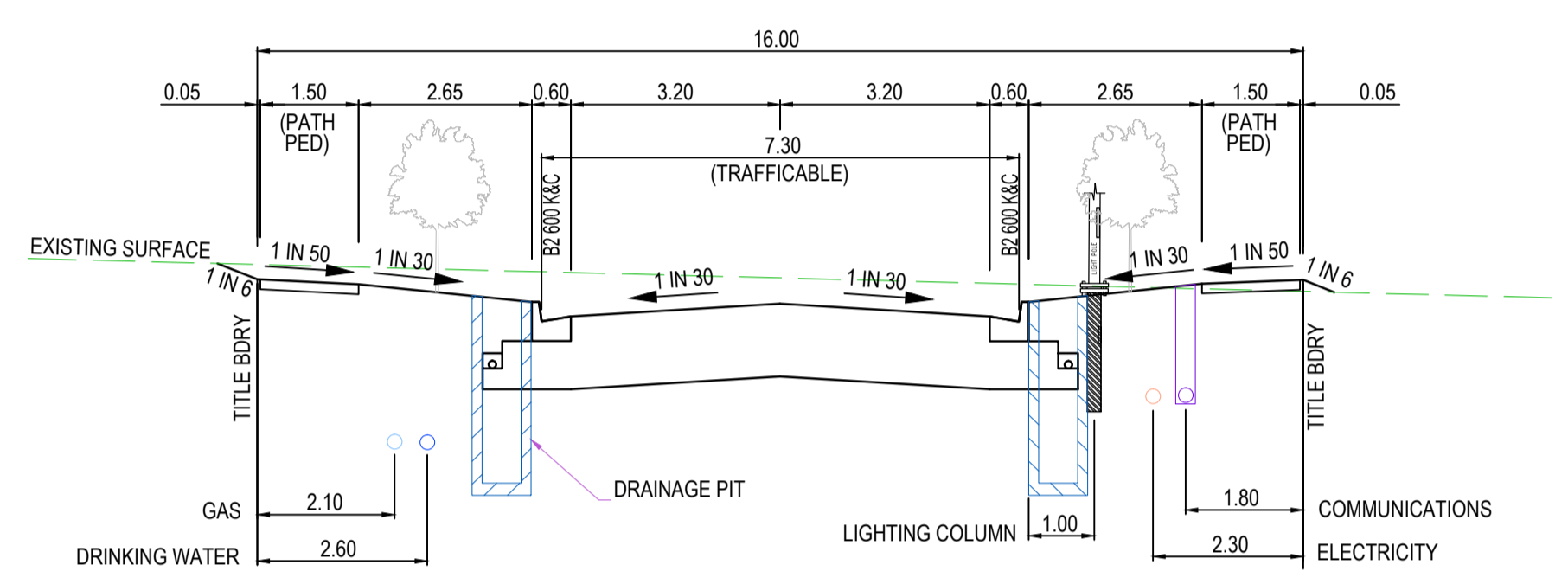


breese pitt dixon pty. ltd.
 land surveyors civil engineers
 1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310

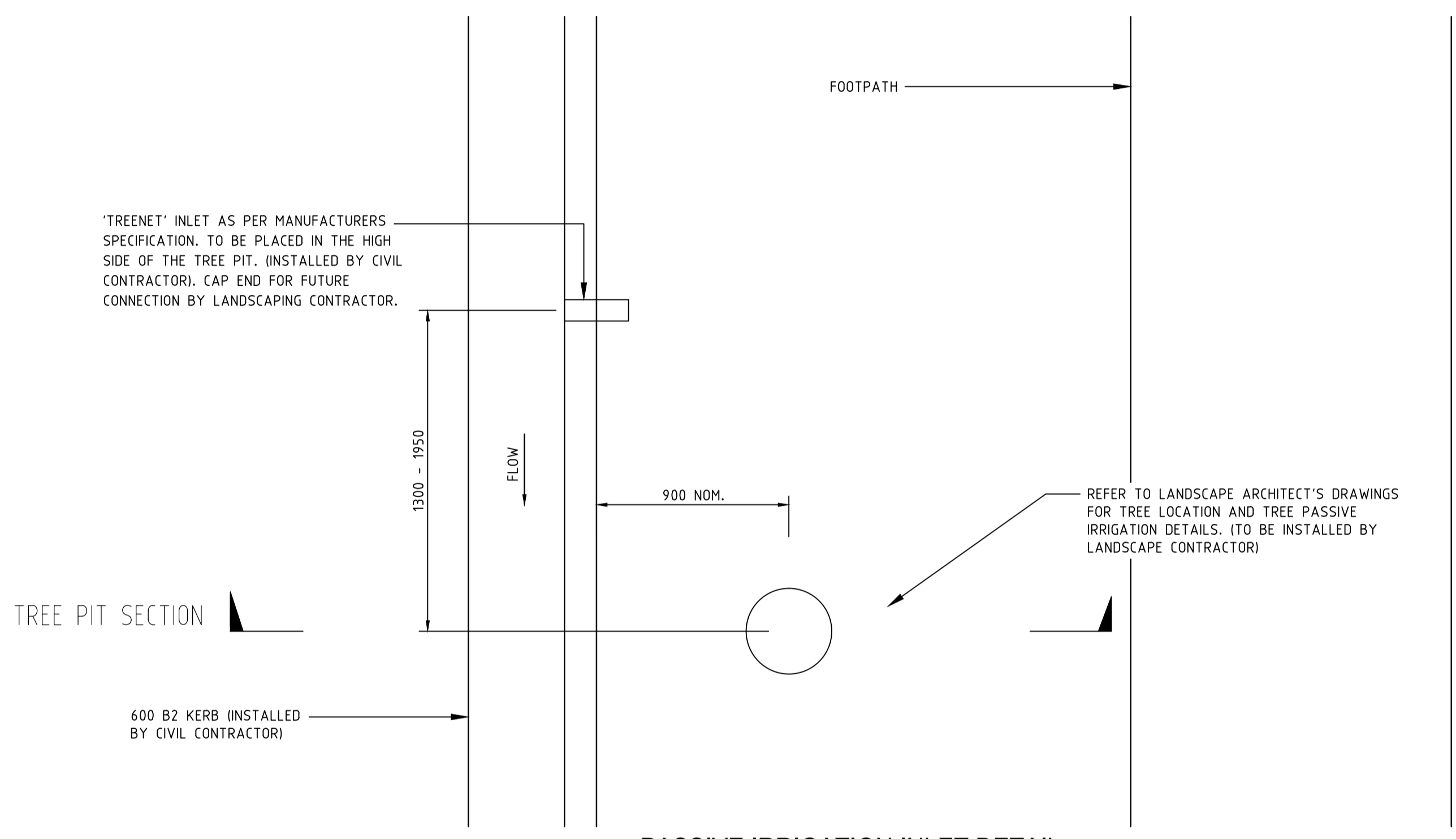
MELWAY REF. 356-C-1	ASPIRE ESTATE STAGE 36A FUNCTIONAL LAYOUT PLAN	MUNICIPALITY MELTON
SURVEY BPD		REFERENCE 8226 E/36A
DESIGN J.B		
DRAWN I.W		
AMENDMENTS	CHECKED -	SCALE AS SHOWN DATUM AHD DATE JAN 2022 SHEET 1 OF 3 P3



PASSIVE IRRIGATION INLET SECTION
SCALE - 1:20



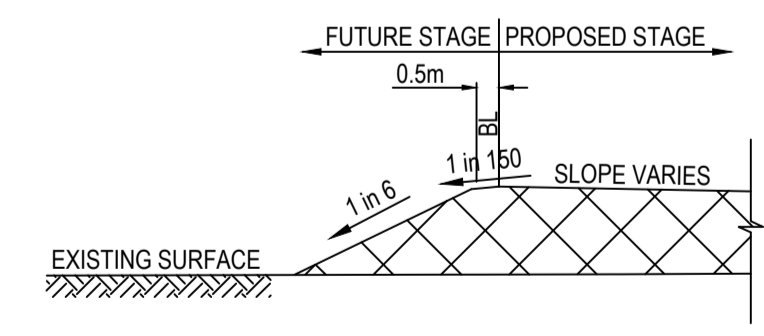
GEC BOULEVARD
16.0m ROAD RESERVE
LOCAL ACCESS STREET
TYPICAL CROSS SECTION
SCALE HORIZONTAL 1:100
VERTICAL 1:50



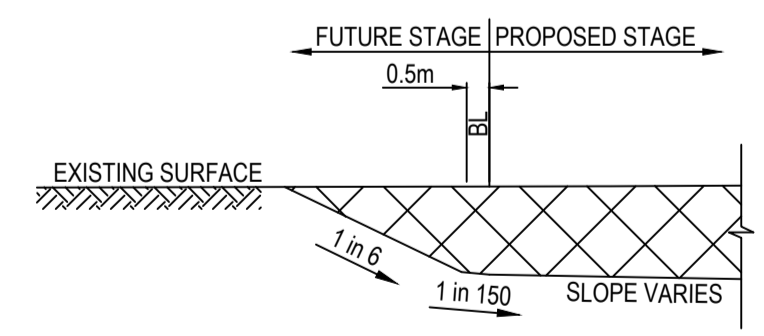
PASSIVE IRRIGATION INLET DETAIL
SCALE - 1:20

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

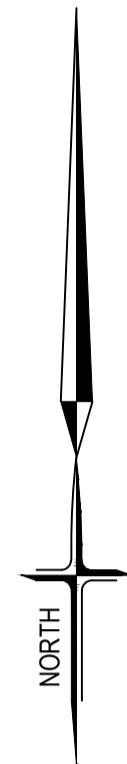


TYPICAL SECTION WHEN IN FILL ON BOUNDARY OF FUTURE STAGE
NOT TO SCALE



TYPICAL SECTION WHEN IN CUT ON BOUNDARY OF FUTURE STAGE
NOT TO SCALE

		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		MUNICIPALITY MELTON REFERENCE 8226 E/36A	
		ASPIRE ESTATE STAGE 36A FUNCTIONAL LAYOUT PLAN		MUNICIPALITY MELTON REFERENCE 8226 E/36A	
AMENDMENTS				SCALE AS SHOWN	DATUM AHD
VER	DATE	REMARKS	CHECKED -	DATE JAN 2022	SHEET 2 OF 3 P3



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.



**APPROVED
FUNCTIONAL LAYOUT PLANS**
Mangala Jayasinghe
ENGINEERING SERVICES
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LEGEND

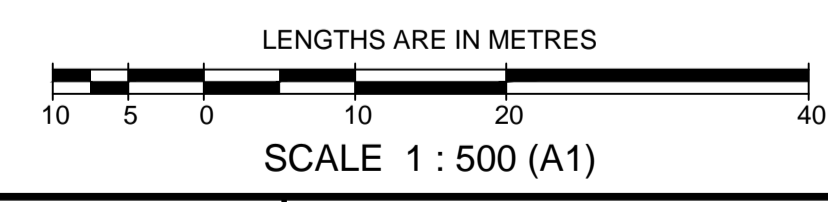
CAR SPACE FOR EACH LOT SHOWN


1 IN 5 YR DRAINAGE SHOWN

OVERLAND FLOW PATH 1 IN 100 YR SHOWN

SYMBOL LEGEND

<ul style="list-style-type: none"> Drains Main Drains Sewer < 3000 Sewer ≥ 3000 Water (DW) Water (NDW) House Drain Property Inlet Street Sign PSM Rock Ret Wall Sleeper Ret Wall Conduits 50mm Conduits 100mm Street Tree without/with Passive Irrigation (Refer Detail) 	<ul style="list-style-type: none"> Prop Prev Stage S W NDW H PSM Rock Ret Wall Sleeper Ret Wall GW W100 Street Tree without/with Passive Irrigation (Refer Detail) 	<ul style="list-style-type: none"> Ex/Natural/FS Level FS @ Building Line Top/Toe of Batter Top Ret. Wall Level 100yr Flood Level Fill Proposed (<0.3m/≥0.3m) Cut Proposed Asphalt Surface Prop Concrete Surface Prop (Paths/Driveways/Slabs) Tree To Be Removed Tree To Be Retained with Tree Protection Zone (TPZ)
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AMENDMENTS			 <p>breese pitt dixon pty. ltd. land surveyors civil engineers</p>	<p>ASPIRE ESTATE STAGE 36A FUNCTIONAL LAYOUT PLAN</p>	<p>MUNICIPALITY MELTON</p> <p>REFERENCE 8226 E/36A</p>			
	MELWAY REF. 356-C-1							
	SURVEY BPD							
	DESIGN J.B							
DATE	DATE	DATE	DATE	DATE	DATE			
VER	DATE	REMARKS	CHECKED	SCALE 1:500	DATUM AHD	DATE JAN 2022	SHEET 3 OF 3	P3

PLAN
SCALE 1:500