

Our Reference: 8023142

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 36B - Functional Layout Plan – Approval

The above-mentioned plans, received by Council on 30 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 |
|-------------------------|-----------------|
| 8228 E/36B Sheets 1 – 5 | P2 |

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', is written over a horizontal blue line. The signature is fluid and cursive.

Mangala Jayasinghe

MAJOR PROJECTS and DEVELOPMENT ENGINEER




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

SHEET INDEX

| SHT No. | VER | DESCRIPTION |
|---------|-----|--|
| 1 | P2 | FUNCTIONAL LAYOUT PLAN, LOCALITY PLAN, SERVICES SCHEDULE & SHEET INDEX |
| 2 | P2 | TYPICAL ROAD CROSS SECTIONS & PASSIVE IRRIGATION DETAIL |
| 3 | P2 | PARKING PLAN |
| 4 | P2 | TURNING MOVEMENTS |
| 5 | P2 | TURNING MOVEMENTS |

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.



SITE LOCALITY PLAN
NOT TO SCALE

SERVICE OFFSETS AND LOCATION TABLE

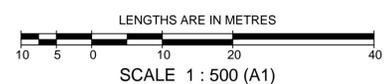
| Location | Gas | Water | | Telecommunications | | Electricity | | BOK | Road Width | Joint Trenching | Street Classification |
|---------------|--------|--------|--------|--------------------|--------|-------------|------------------|-------|-------------|-----------------|-----------------------|
| | | 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 | |
| TESSY WAY | 2.10 N | 2.60 N | 1.80 S | 1.80 S | 2.30 S | 1.00 BOK | 4.20 N 4.20 S | 16.00 | G&W, FTTH&E | ACCESS PLACE | |
| RACE STREET | 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 | |

NOTE: * OFFSET FROM BACK OF KERB

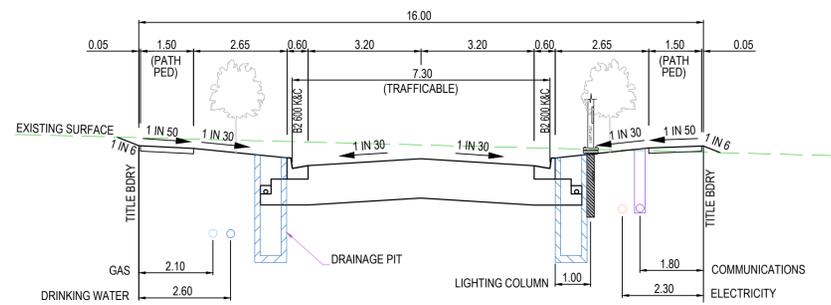
SYMBOL LEGEND

| | | | | | | |
|--|--------|------------|---|-----------|-----------|-----------|
| Drains | Prop | Prev Stage | Ex/Natural/FS Level | +28.57 | +28.26.57 | +28.26.57 |
| Main Drains | S | S | FS @ Building Line | +28.26.57 | +28.26.57 | +28.26.57 |
| Sewer < 3000 | S | S | Top/Toe of Batter | +28.26.57 | +28.26.57 | +28.26.57 |
| Sewer ≥ 3000 | S | S | Top Ret. Wall Level | +28.26.57 | +28.26.57 | +28.26.57 |
| Water (DW) | DW | W | 100yr Flood Level | +FL28.57 | +FL28.57 | +FL28.57 |
| Water (NDW) | NDW | W | Fill Proposed (<0.3m/±0.3m) | | | |
| House Drain | H | H | Cut Proposed | | | |
| Property Inlet | PI | PI | Asphalt Surface Prop | | | |
| Street Sign | SS | SS | Concrete Surface Prop (Paths/Driveways/Slabs) | | | |
| FSM | FSM | FSM | Tree To Be Removed | | | |
| Rock Ret Wall | RRW | RRW | Tree To Be Retained with Tree Protection Zone (TPZ) | | | |
| Sleeper Ret Wall | SRW | SRW | | | | |
| Conduits 50mm | GW | GW | | | | |
| Conduits 100mm | W100 | W100 | | | | |
| Street Tree without/with Passive Irrigation (Refer Detail) | ST | ST | | | | |
| Ex Drains | Ex DW | Ex DW | | | | |
| Ex Water DW/NDW | Ex NDW | Ex NDW | | | | |
| Ex Sewer/Gas | Ex S | Ex S | | | | |
| Ex Elect/Comm | Ex E | Ex E | | | | |
| Ex Optic Fibre | Ex O | Ex O | | | | |

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

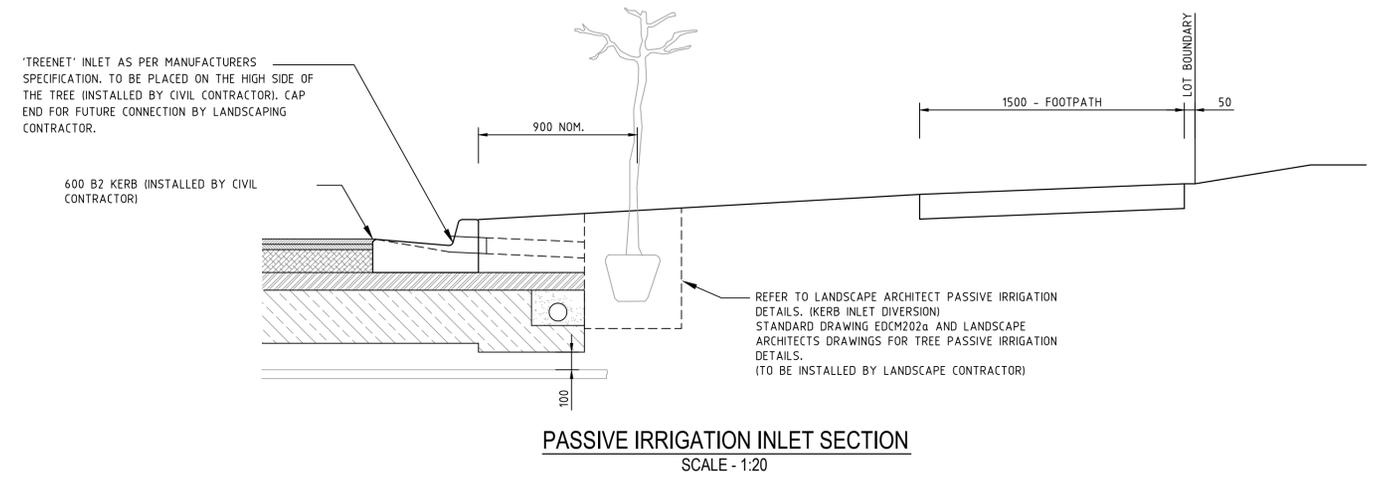


| | | | | | | | | |
|------------|-------------|---------|---|---|---|---|--------------|----|
| AMENDMENTS | | |  breese pitt dixon pty. ltd. land surveyors civil engineers | ASPIRE ESTATE STAGE 36B FUNCTIONAL LAYOUT PLAN | 1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310 | | | |
| | MELWAY REF. | 356-C-1 | | | | MUNICIPALITY MELTON REFERENCE 8226 E/36B | | |
| | SURVEY | BPD | | | | | | |
| | DESIGN | J.B | | | | | | |
| DRAWN | I.W | | | | | | | |
| VER | DATE | REMARKS | CHECKED | SCALE AS SHOWN | DATUM AHD | DATE JAN 2022 | SHEET 1 OF 5 | P2 |

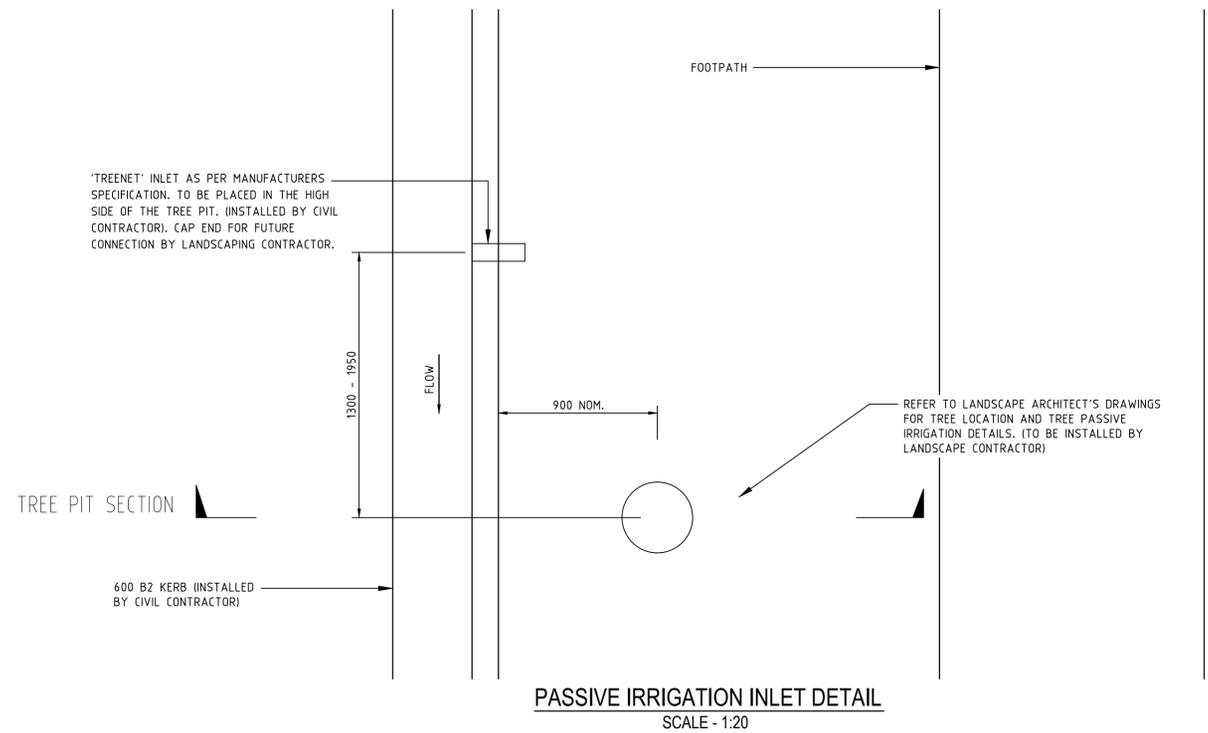


**GEC BOULEVARD, TESSA WAY
& RACE STREET**
16.0m ROAD RESERVE
LOCAL ACCESS STREET

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

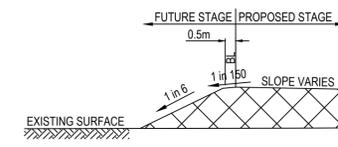


PASSIVE IRRIGATION INLET SECTION
SCALE - 1:20

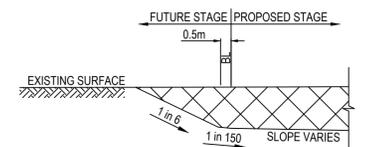


PASSIVE IRRIGATION INLET DETAIL
SCALE - 1:20

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



**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 | | ASPIRE ESTATE STAGE 36B FUNCTIONAL LAYOUT PLAN | |
| | | CHECKED - | | MUNICIPALITY MELTON | |
| | | SCALE AS SHOWN DATUM AHD | | REFERENCE 8226 E/36A | |
| AMENDMENTS | | DATE | | MUNICIPALITY MELTON | |
| VER | | DATE | | REFERENCE 8226 E/36A | |
| REMARKS | | CHECKED - | | MUNICIPALITY MELTON | |
| | | SCALE AS SHOWN DATUM AHD | | REFERENCE 8226 E/36A | |
| | | DATE JAN 2022 | | MUNICIPALITY MELTON | |
| | | SHEET 2 OF 5 | | REFERENCE 8226 E/36A | |
| | | P2 | | MUNICIPALITY MELTON | |



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.

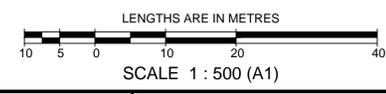
MELTON
APPROVED
FUNCTIONAL LAYOUT PLANS
Mangala Jayasinghe
ENGINEERING SERVICES
Date: 31/03/2022

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 | Prop 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 | |
| Water (DW) |  | DW | W | Top Ret. Wall Level | +1128.57 | | |
| Water (NDW) |  | NDW | W | 100yr Flood Level | +FL28.57 | | |
| House Drain |  | H | H | Fill Proposed (<0.3m/±0.3m) | | | |
| Property Inlet |  | | | Cut Proposed | | | |
| Street Sign |  | | | 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 S | Ex G | | | | |
| Ex Sewer/Gas |  | Ex E | Ex T | | | | |
| Ex Elect/Comm |  | Ex O | | | | | |
| Ex Optic Fibre |  | | | | | | |

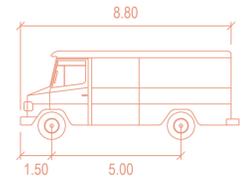


PLAN
SCALE 1:500

| | | | | | | | | | | | | | | | |
|------------|------|---------|---------|---|-------|-------|-------|-----|------|---|-------|---|----|--------------------------------|--|
| | | | | | | | | | |  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 36B FUNCTIONAL LAYOUT PLAN | | MUNICIPALITY MELTON | |
| | | | | | | | | | | SURVEY BPD | | | | REFERENCE 8226 E/36B | |
| | | | | | | | | | | DESIGN J.B | | | | | |
| AMENDMENTS | | | | | | | | | | | | | | | |
| VER | DATE | REMARKS | CHECKED | - | SCALE | 1:500 | DATUM | AHD | DATE | JAN 2022 | SHEET | 3 OF 5 | P2 | | |



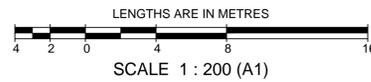

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FUNCTIONAL LAYOUT PLANS
 Mangala Jayasinghe
 ENGINEERING SERVICES
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SERVICE VEHICLE meters
 Width : 8.80
 Track : 5.00
 Lock to Lock Time : 6.00
 Steering Angle : 38.70

TURNING MOVEMENT DETAILS

SCALE 1:200



| | | | | |
|---|-------------|---|--------------|--------------------------------|
|  breese pitt dixon pty. ltd. land surveyors civil engineers | | 1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310 | | |
| | | ASPIRE ESTATE STAGE 36B FUNCTIONAL LAYOUT PLAN | | MUNICIPALITY MELTON |
| | | MELWAY REF. 354-C-12 | | REFERENCE 8226 E/36B |
| | | SURVEY BPD | DESIGN J.B | DRAWN I.W |
| AMENDMENTS | CHECKED C.H | SCALE AS SHOWN | DATUM AHD | |
| DATE | REMARKS | DATE JAN 2022 | SHEET 4 OF 5 | |
| | | DATE JAN 2022 | P2 | |



TURNING MOVEMENT DETAILS

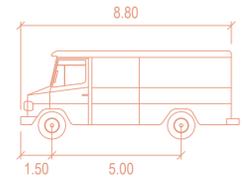
SCALE 1:200

LENGTHS ARE IN METRES



SCALE 1 : 200 (A1)


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



SERVICE VEHICLE meters

Width : 2.50
 Track : 2.50
 Lock to Lock Time : 6.00
 Steering Angle : 38.70

| | | | | | | | |
|------------|---------|--|----------------|---|---|--------------|-------------------------------------|
| 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. 354-C-12 | ASPIRE ESTATE STAGE 36B FUNCTIONAL LAYOUT PLAN | | MUNICIPALITY MELTON |
| | | | | SURVEY BPD | | | REFERENCE 8226 ^E /36B |
| | | | | DESIGN J.B | | | |
| DATE | REMARKS | CHECKED C.H | SCALE AS SHOWN | DATUM AHD | DATE JAN 2022 | SHEET 5 OF 5 | P2 |