

LOCALITY PLAN

SCALE 1:20000

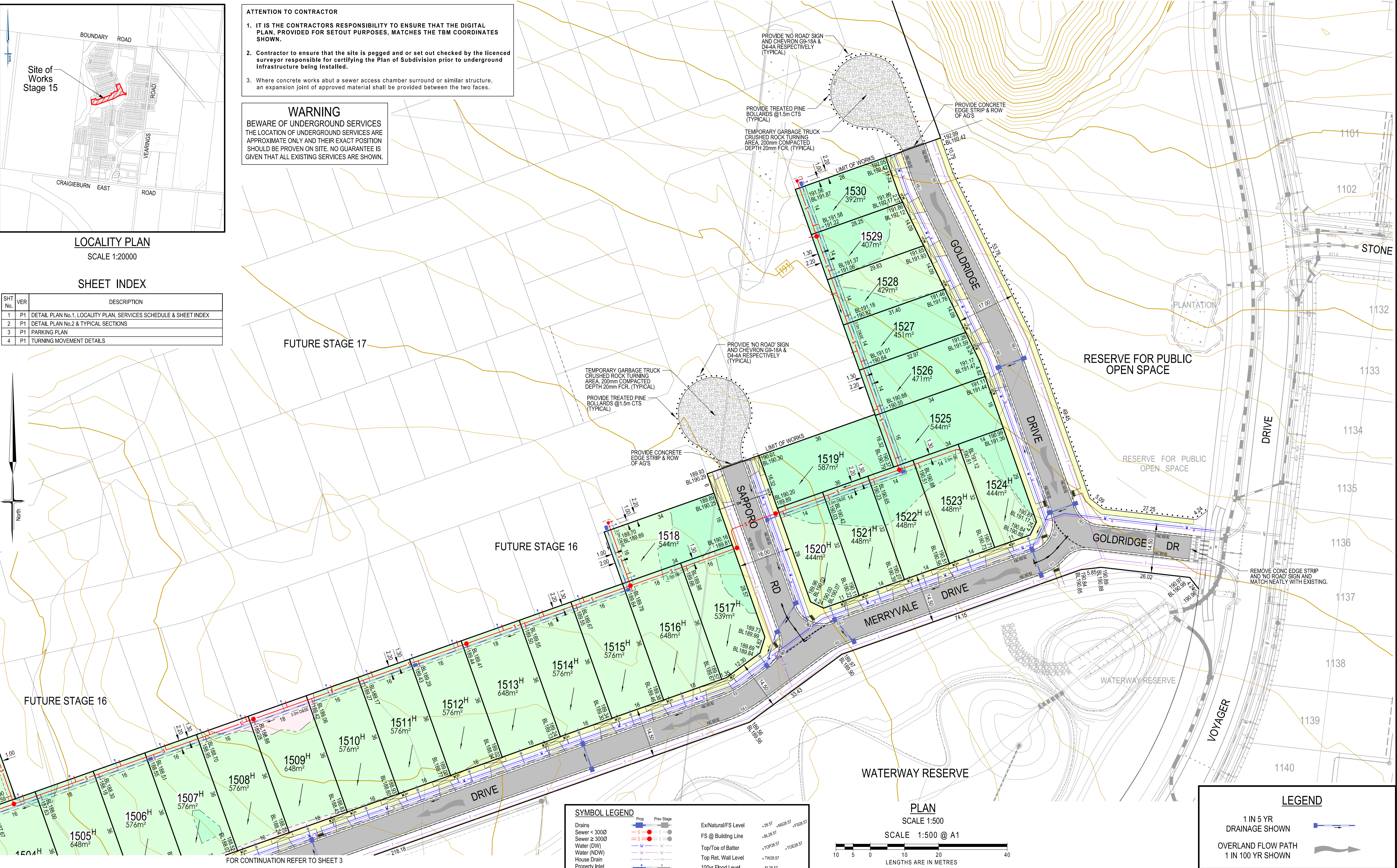
SHEET INDEX

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

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

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.



SERVICES OFFSETS AND LOCATIONS

Location	Gas	Water		Communications		Electricity		BOK	Road Width	Road Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
GOLDRIDGE DRIVE	2.10 N&W	2.60 N&W	3.10 N&W	1.80 S&E	1.70 N&W	2.60 S&E	1.00 BOK	4.70 N&W 4.70 S&E	17.00	G&W, FTTH&E	STREET LEVEL 1
MERRYVALE DRIVE	2.35 N	2.75 N	3.20 N	0.30 S	1.80 N	1.10 S	1.00 BOK	4.35 N 2.55 S	14.50	G&W, FTTH&E	STREET LEVEL 1
MERRYVALE DRIVE	2.35 E	2.75 E	3.20 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
SAPPORO ROAD	2.35 E	2.75 E	3.20 E	1.80 W	1.80 E	2.60 W	1.00 BOK	4.35 E 4.05 W	16.00	G&W, FTTH&E	STREET LEVEL 1

NOTE: a) At the curb bow 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.

SYMBOL LEGEND

Drains	Prop	Prev Stage	Ex/Natural/FS Level	+28.57	+528.57
Sewer < 3000	S	S	FS @ Building Line	+BL28.57	+528.57
Sewer ≥ 3000	S	S	Top/Toe of Batter	+TOP28.57	+528.57
Water (DW)	W	W	Top Ret. Wall Level	+TW28.57	
Water (NDW)	W	W	100yr Flood Level	+FL28.57	
House Drain	W	W	Fill Proposed (<0.3m≥0.3m)		
Property Inlet	W	W	Out 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	+	+			
Conduits 100mm	+	+			
Street Tree without/with Passive Irrigation (Refer Detail)	+	+			
Ex Drains	+	+			
Ex Water DW/NDW	+	+			
Ex Sewer/Gas	+	+			
Ex Elect/Comm	+	+			

PLAN
SCALE 1:500
SCALE 1:500 @ A1

LENGTHS ARE IN METRES

LEGEND

1 IN 5 YR DRAINAGE SHOWN

OVERLAND FLOW PATH 1 IN 100 YR SHOWN

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
STAGE 15
FUNCTIONAL LAYOUT PLAN

SURVEY BPD
DESIGN RGW
DRAWN PG

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

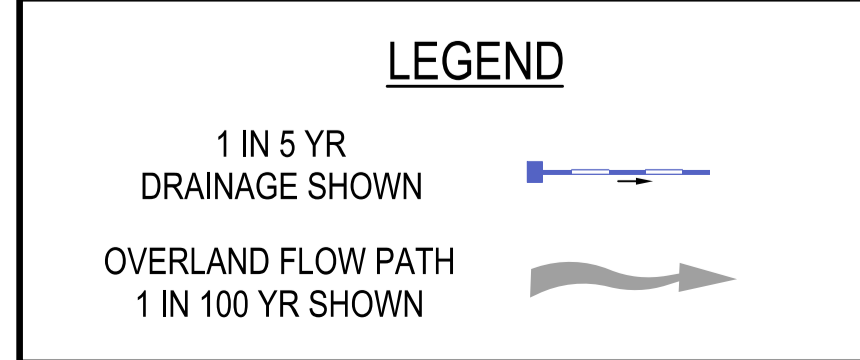
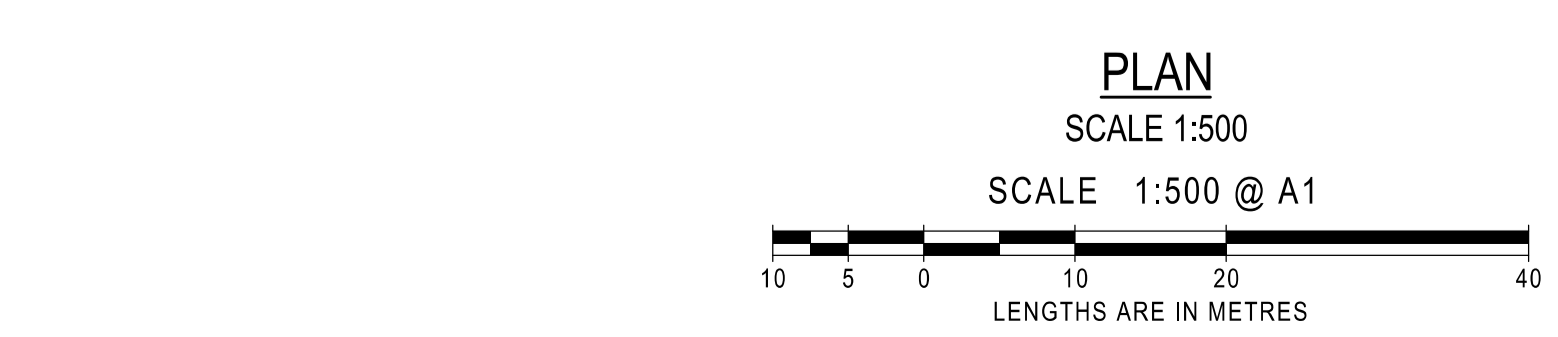
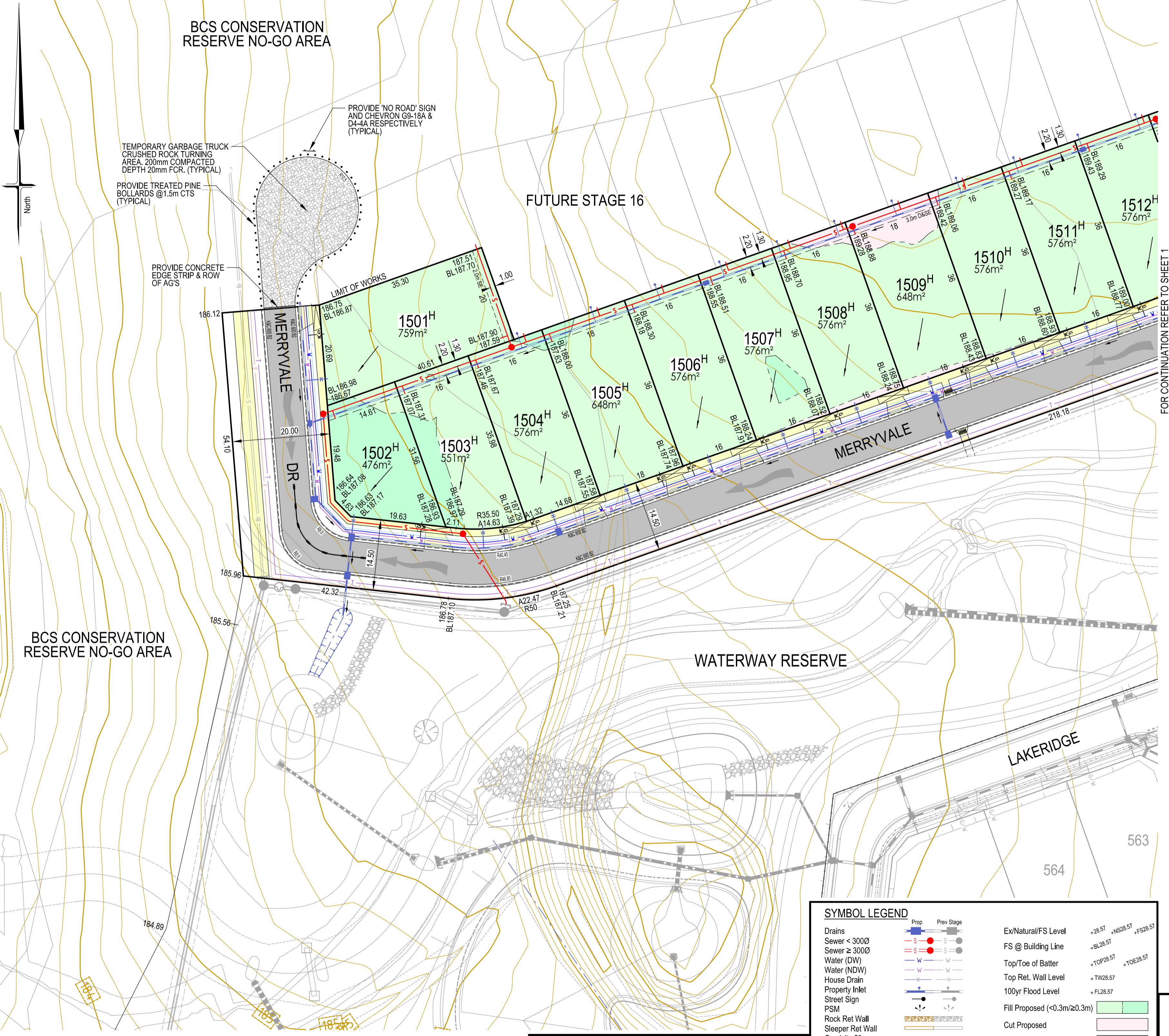
MUNICIPALITY WHITTLESEA REFERENCE 9365 E/15

VER	DATE	REMARKS

ATTENTION TO CONTRACTOR

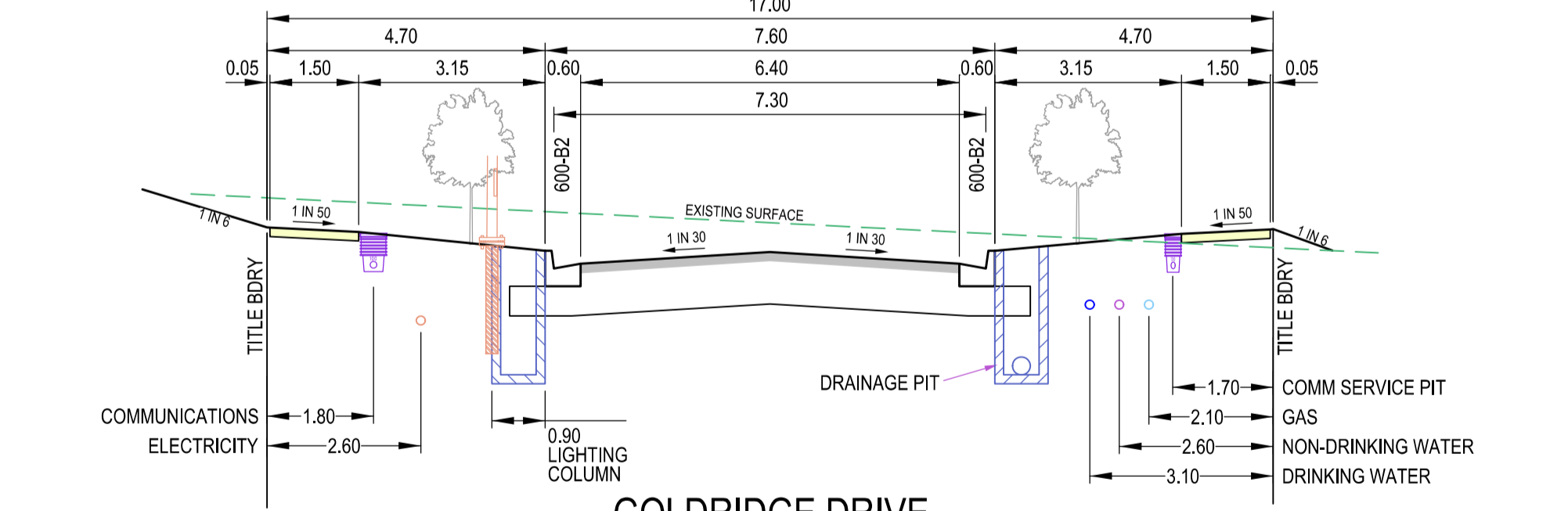
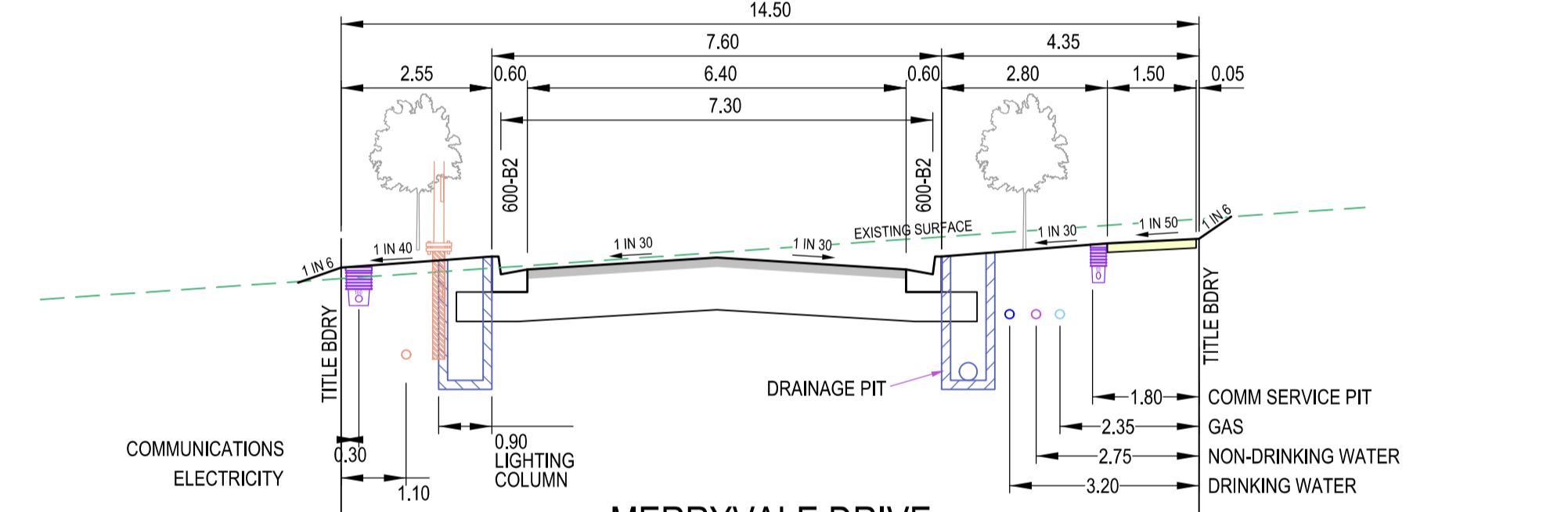
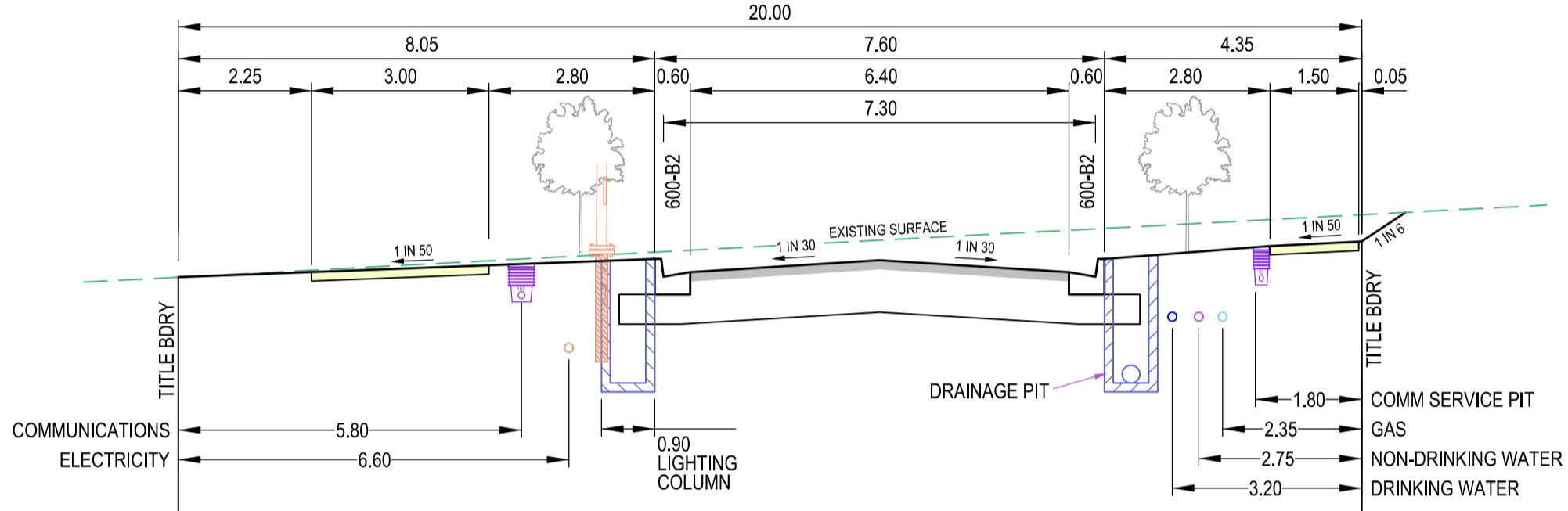
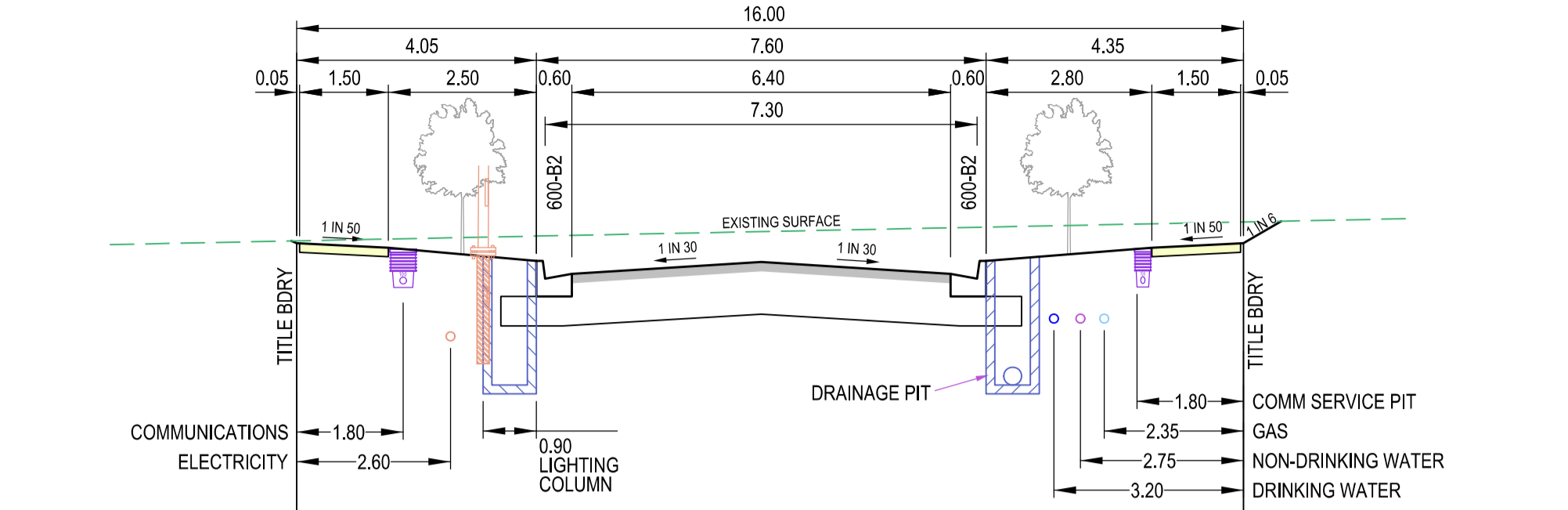
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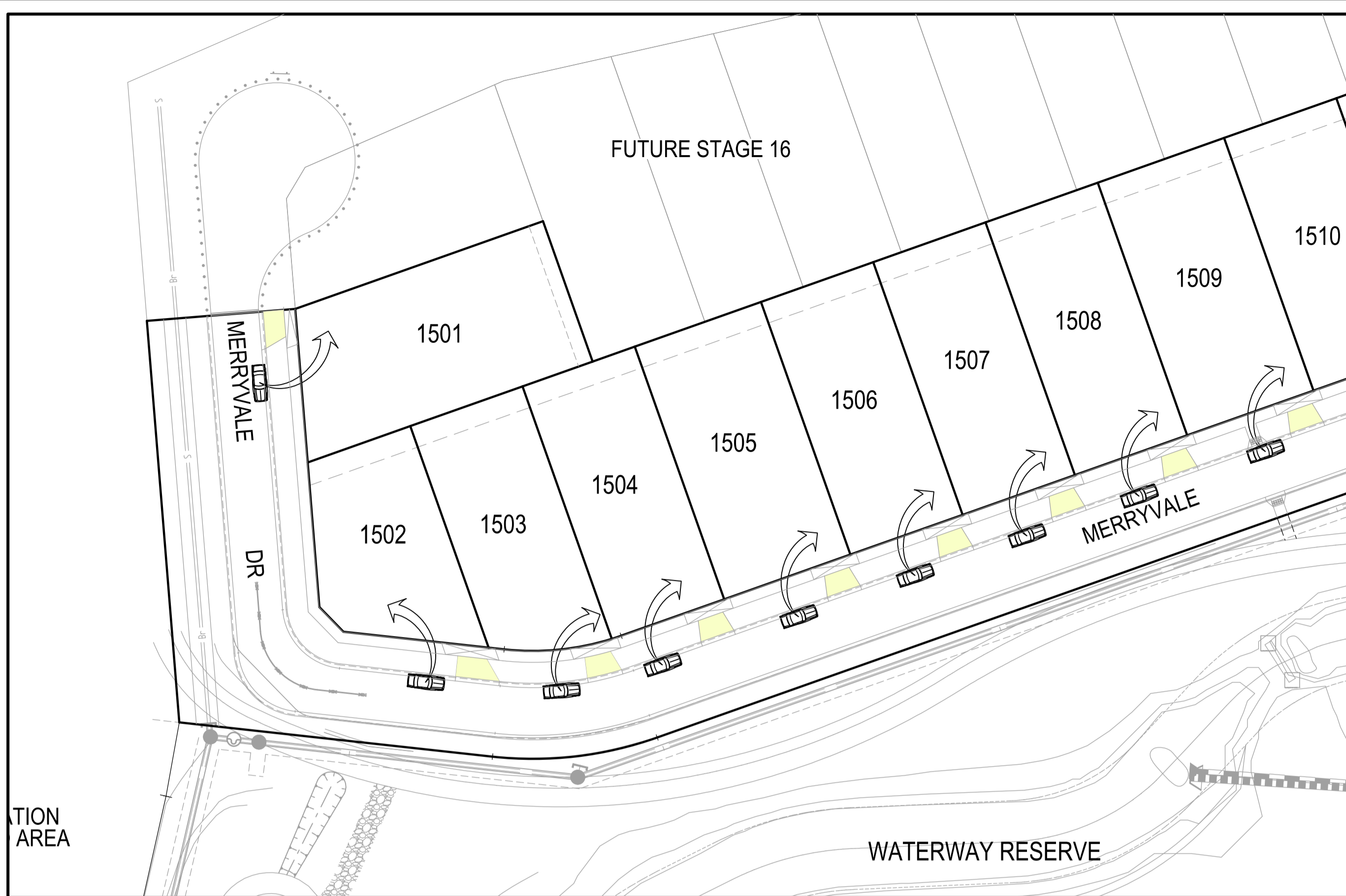
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Drains	Prop	Prop Stage	Ex Natural/FS Level	+28.57	+NS28.57
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Sewer ≥ 3000	S	S	Top/Toe of Batter	+TP28.57	+TO28.57
Water (DW)	W	W	Top Ret. Wall Level	+TW28.57	
Water (NDW)	W	W	100yr Flood Level	+FL28.57	
House Drain	HD	HD	Fill Proposed (<0.3m/0.3m)		
Property Inlet	PI	PI	Cut Proposed		
Street Sign	SS	SS	Asphalt Surface Prop		
PSM	PSM	PSM	Concrete Surface Prop (Paths/Driveways/Slabs)		
Rock Ret Wall	RRW	RRW	Tree To Be Removed		
Sleeper Ret Wall	SRW	SRW	Tree To Be Retained with Tree Protection Zone (TPZ)		
Conduits 50mm	CW	CW			
Conduits 100mm	CW	CW			
Street Tree without Passive Irrigation (Refer Detail)	ST	ST			
Ex Drains	Ex W	Ex S			
Ex Water/DW/NDW	Ex W	Ex S			
Ex Sewer/Gas	Ex S	Ex G			
Ex Elec/Comm	Ex E	Ex T			



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

AMENDMENTS		brees 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 STAGE 15 FUNCTIONAL LAYOUT PLAN		MUNICIPALITY WHITTLESEA
SURVEY	BPD	DESIGN RGW		REFERENCE 9365 E/15
DRAWN	PG	SCALE AS SHOWN	DATUM AHD	DATE AUG '21
VER	DATE	REMARKS	CHECKED	SHEET 2 OF 4



INSET



PARKING PLAN

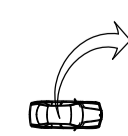
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LEGEND

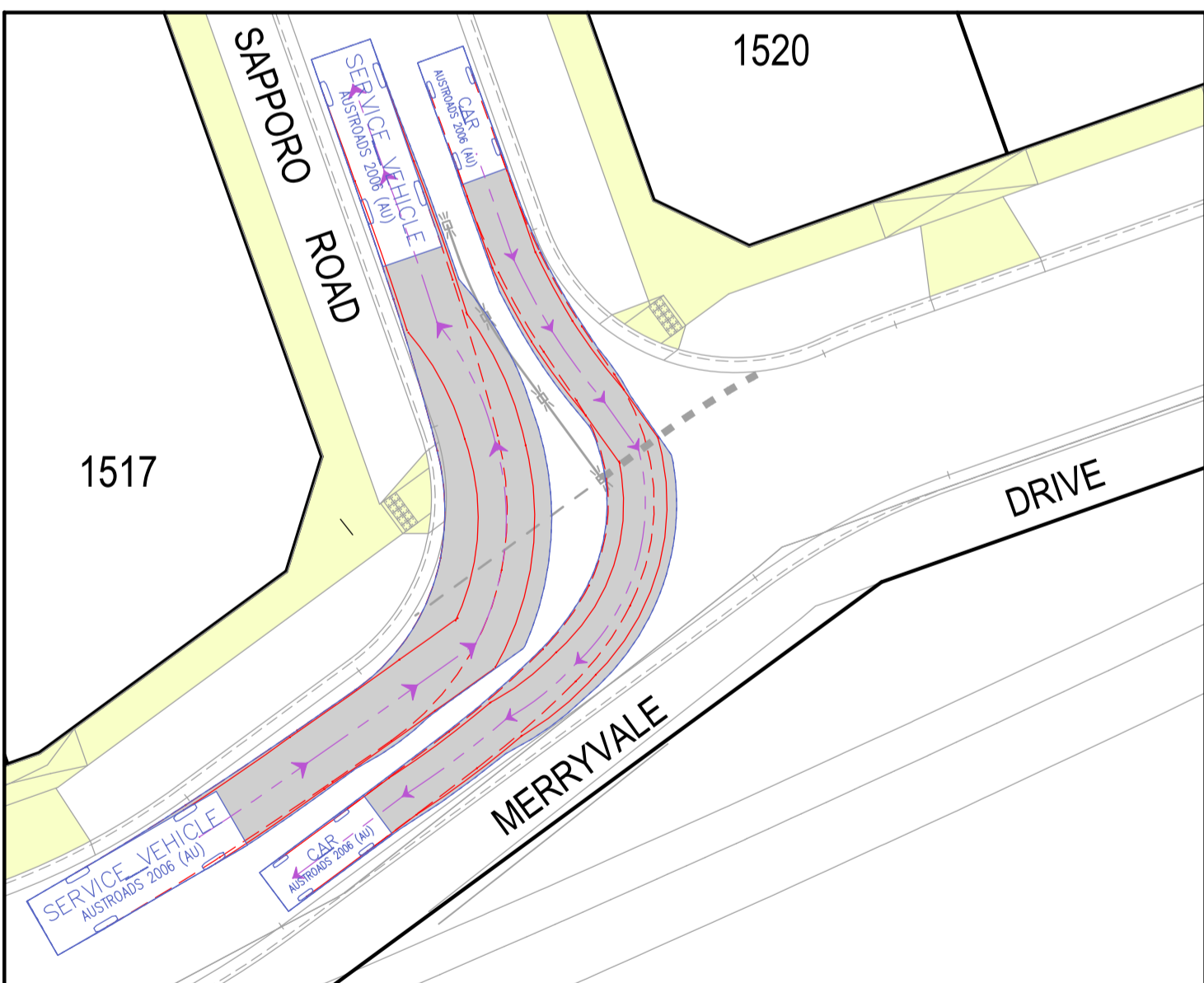
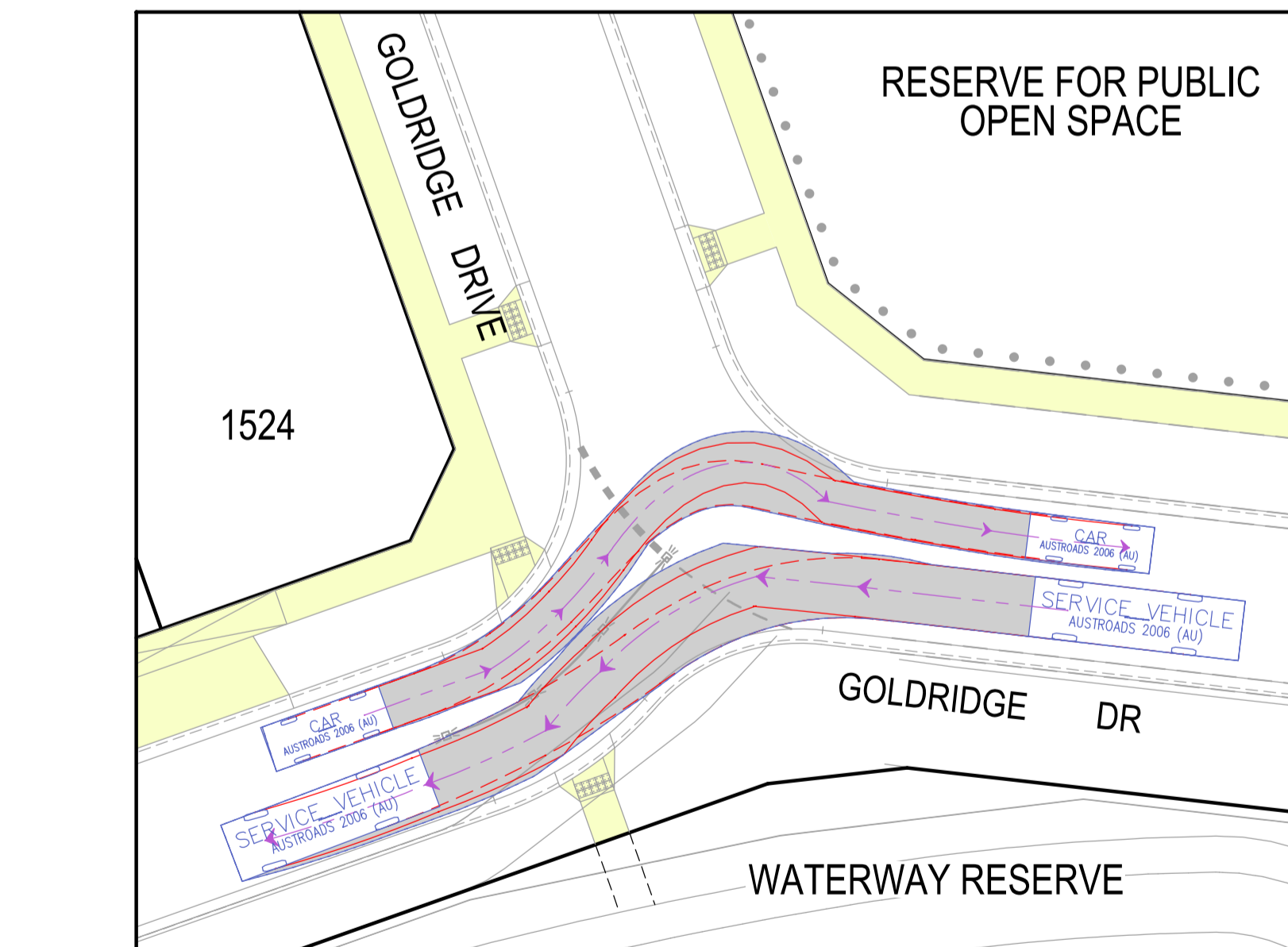
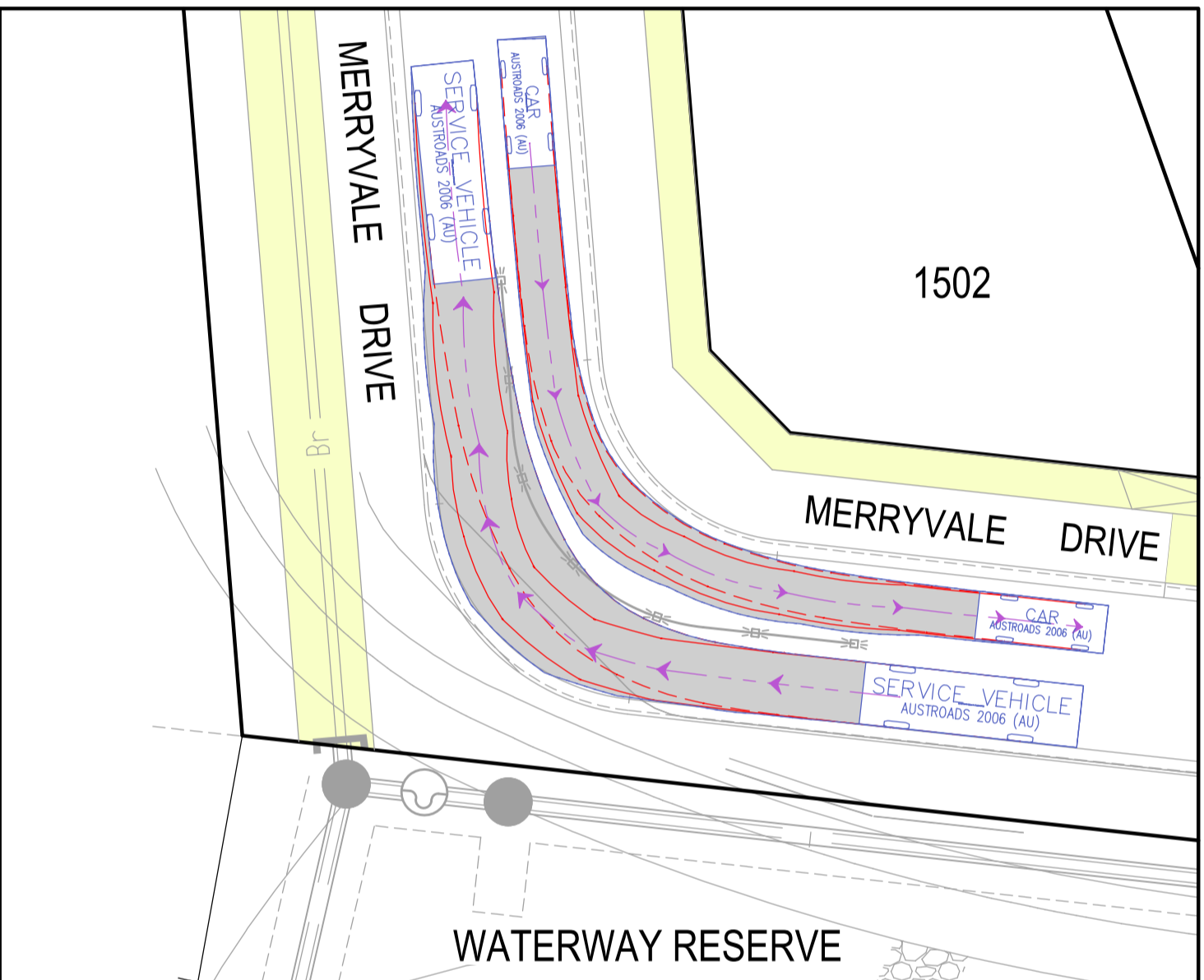
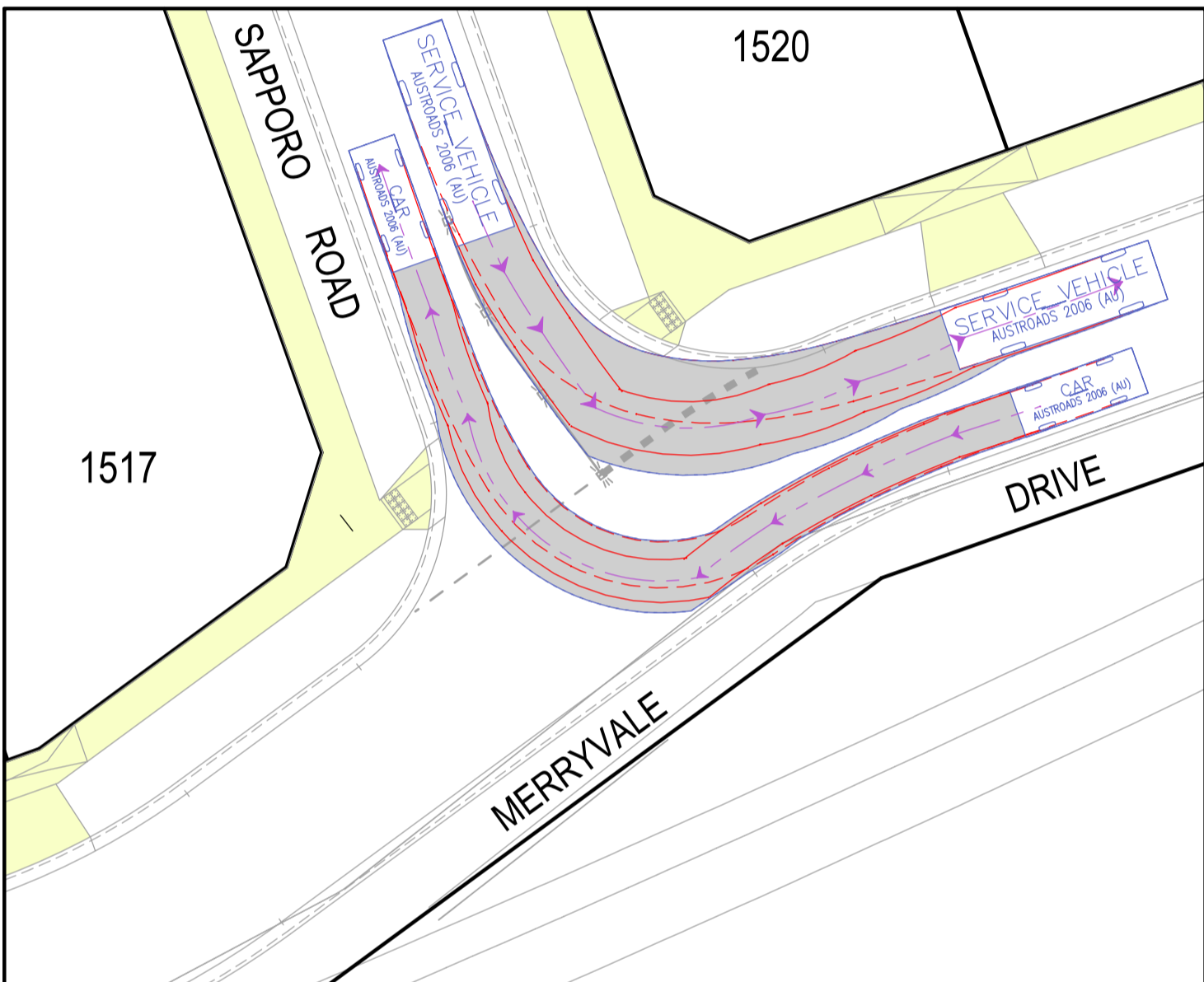
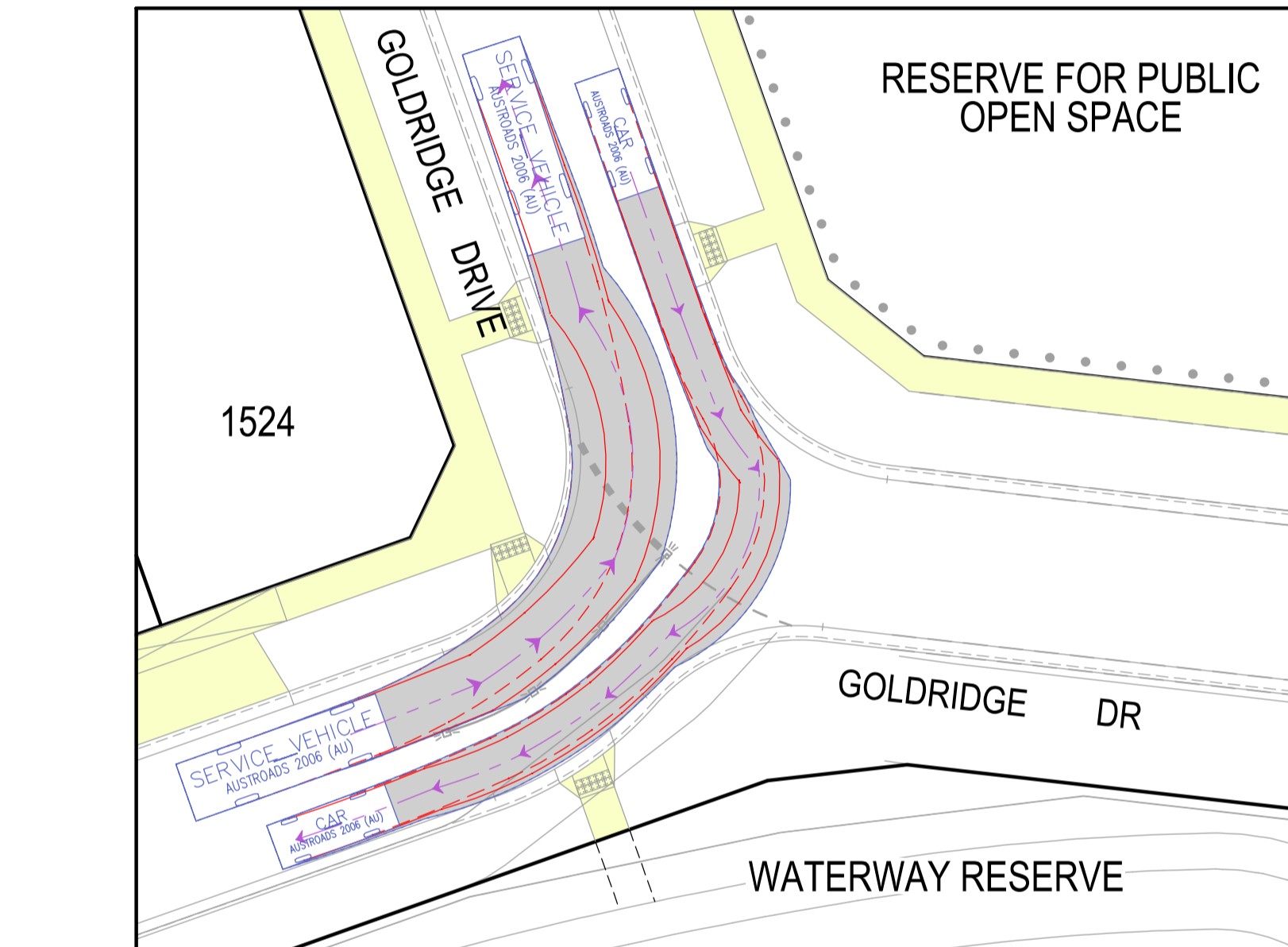
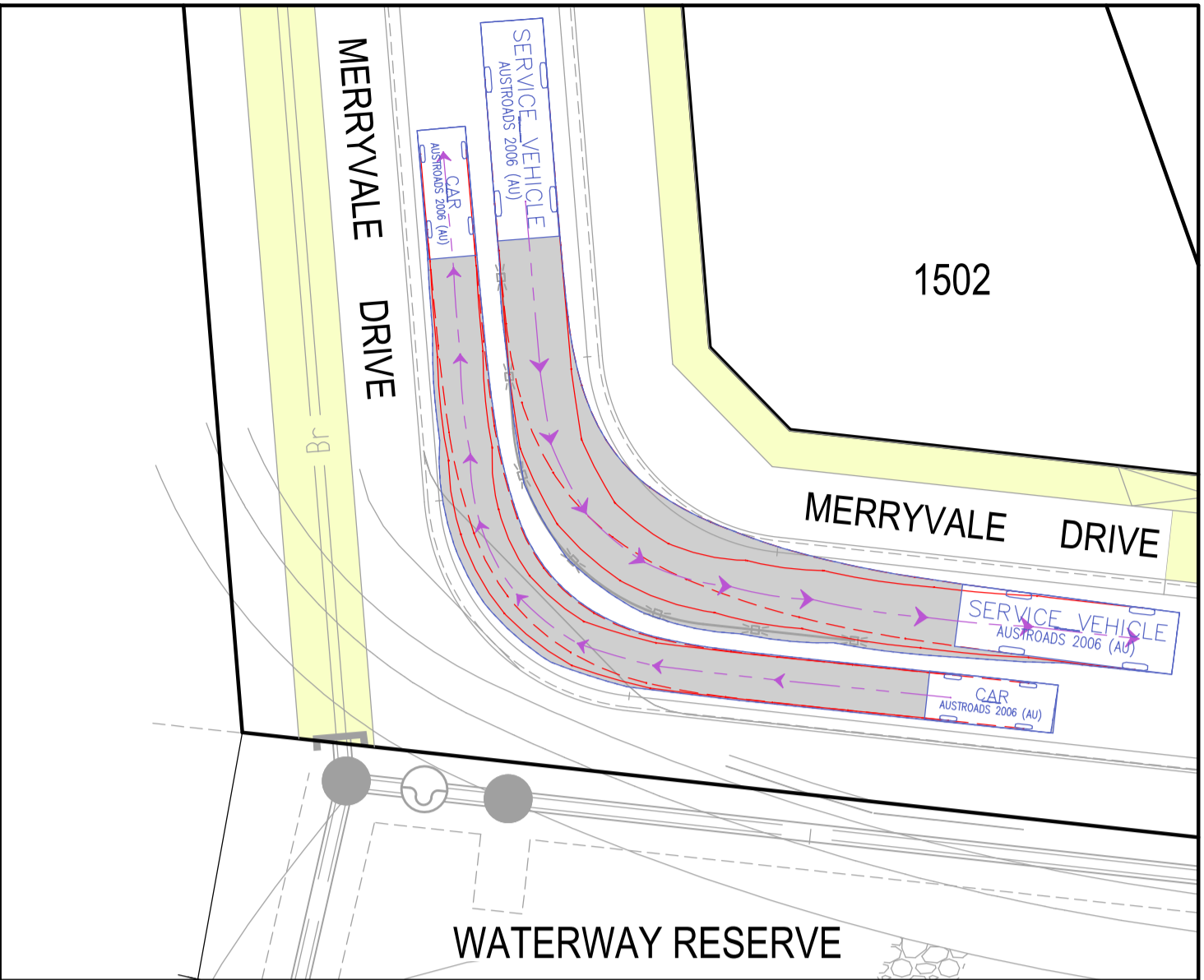
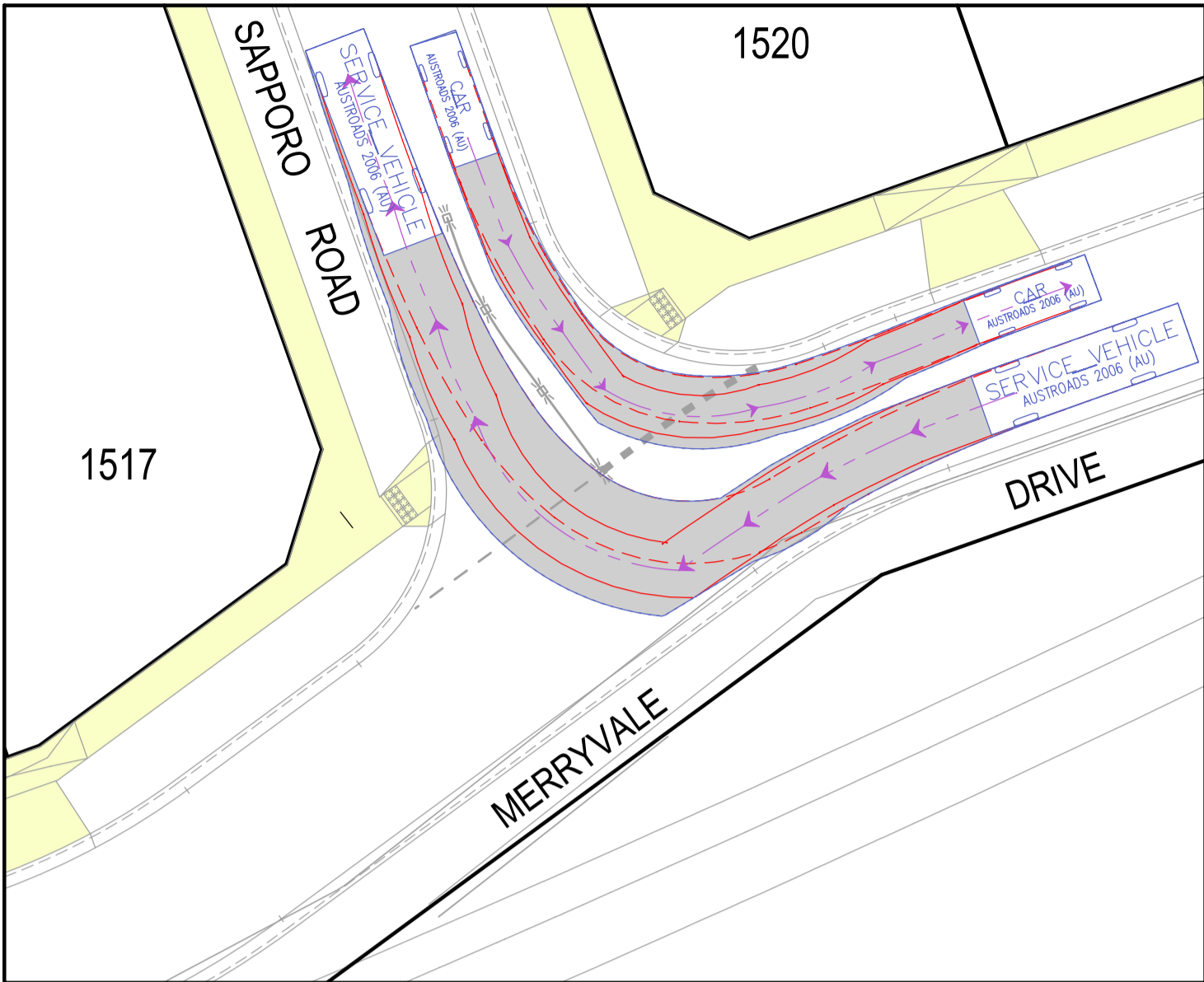
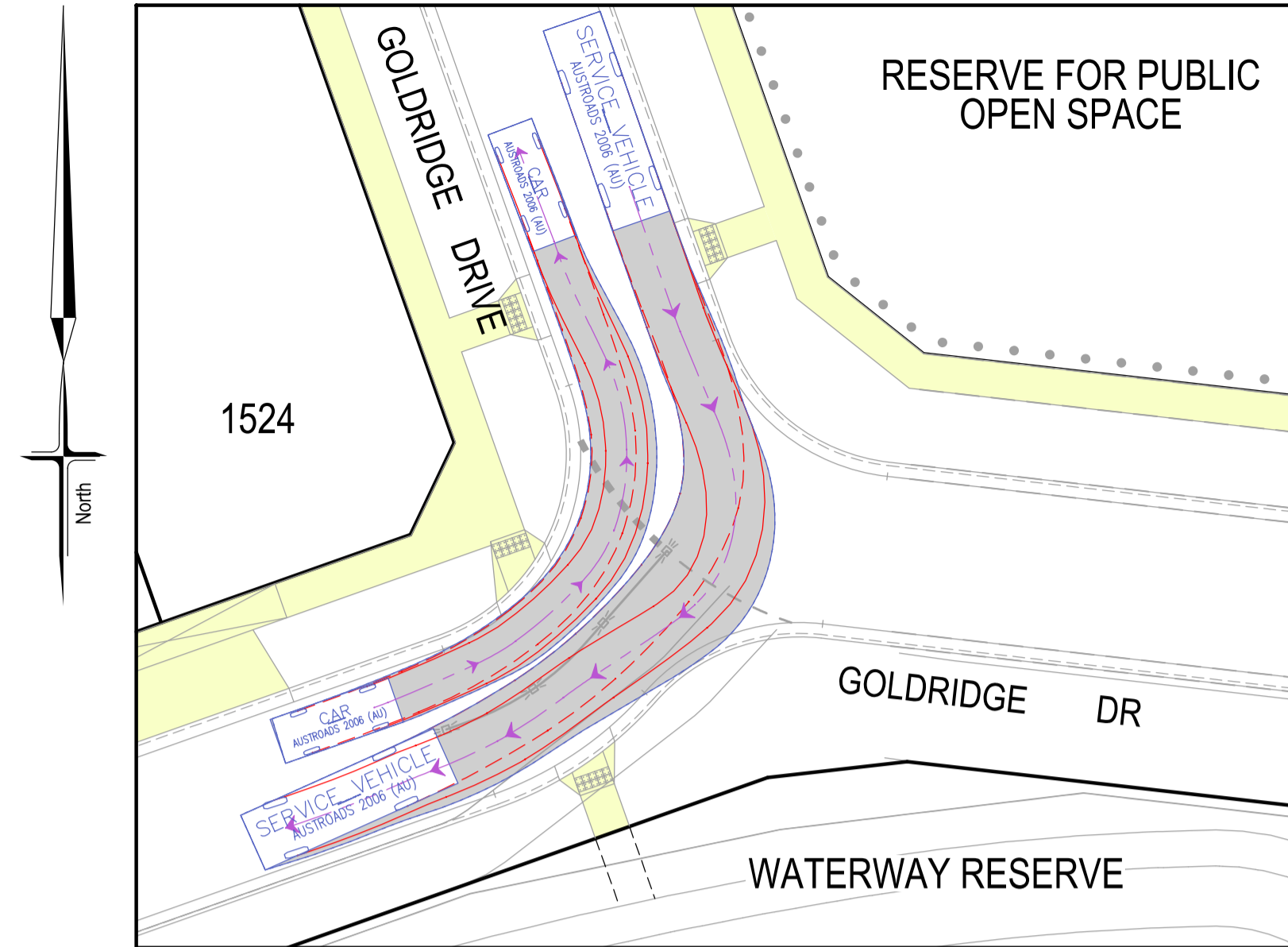
CAR SPACE FOR EACH LOT SHOWN



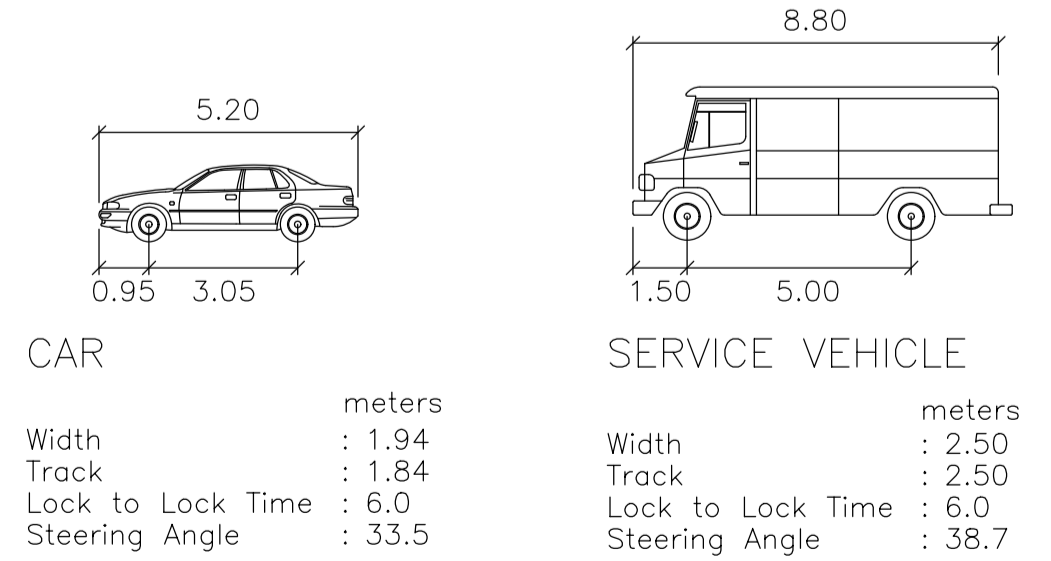
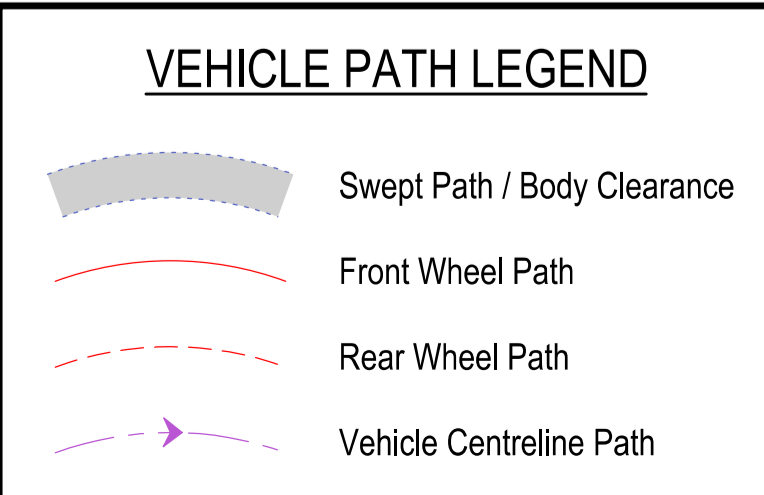
AMENDMENTS	DATE	REMARKS

<p>breese pitt dixon pty. ltd. land surveyors civil engineers</p>		<p>1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310</p>
<p>MELWAY REF. 388-C-10</p>		<p>RATHDOWNE ESTATE STAGE 15 FUNCTIONAL LAYOUT PLAN</p>
<p>SURVEY BPD</p>		
<p>DESIGN RGW</p>		<p>MUNICIPALITY WHITTLESEA</p>
<p>DRAWN PG</p>		
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<p>SCALE AS SHOWN DATUM AHD</p>		<p>DATE AUG '21</p>
<p>DATE</p>		<p>SHEET 3 OF 4 P1</p>

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TURNING MOVEMENT DETAILS
 SCALE 1:250
 SCALE 1:250 @ A1
 5 2.5 0 5 10 20
 LENGTHS ARE IN METRES



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

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SURVEY BPD		REFERENCE 9365 E/15
DESIGN RGW		SHEET 4 OF 4
DRAWN PG		P1
CHECKED	SCALE AS SHOWN DATUM AHD DATE AUG '21	

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