



LOCALITY PLAN
SCALE 1:20000

SHEET INDEX

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

BCS CONSERVATION RESERVE NO-GO AREA

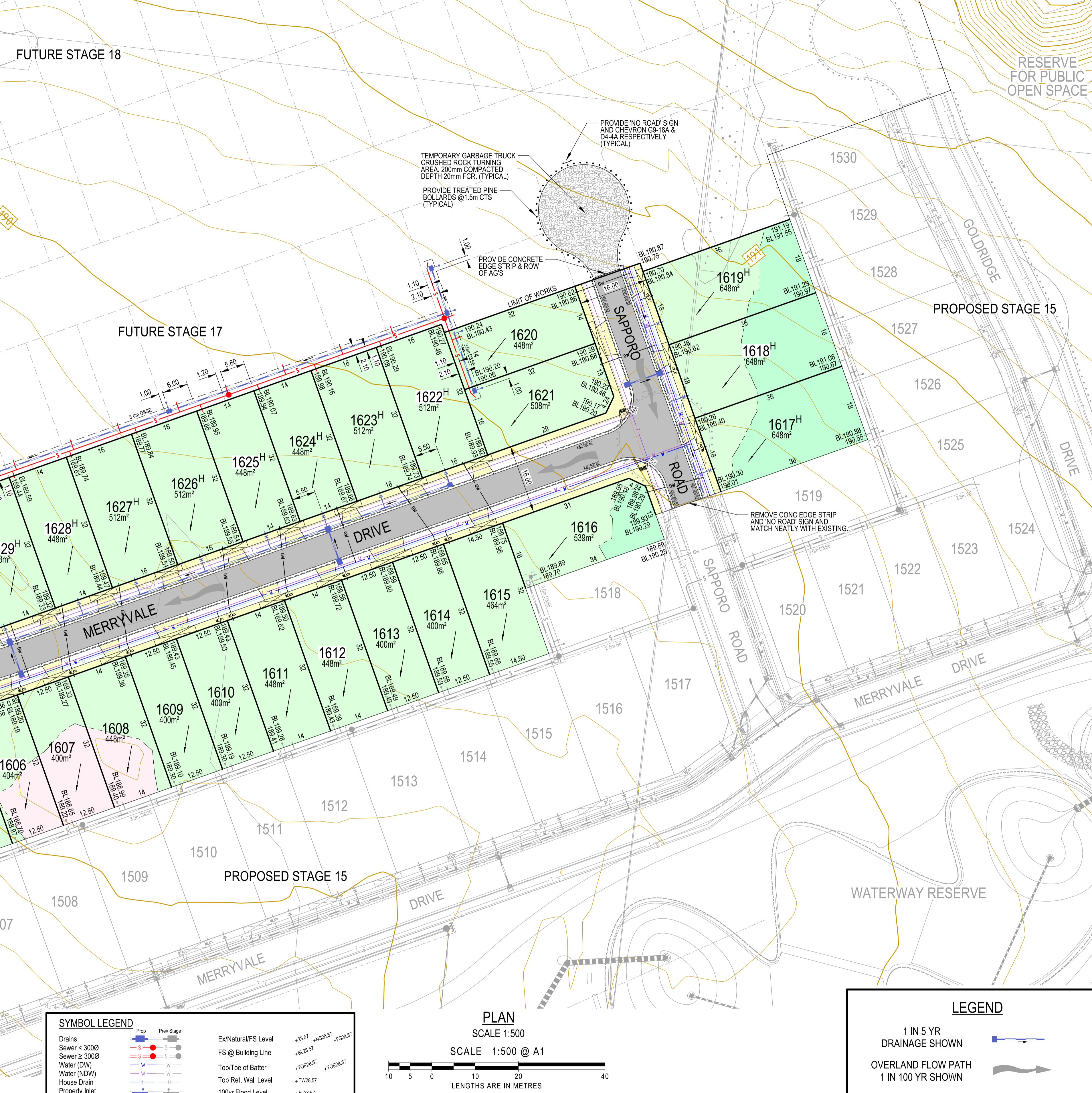
BCS CONSERVATION RESERVE NO-GO AREA

BCS CONSERVATION RESERVE NO-GO AREA

SERVICES OFFSETS AND LOCATIONS

Location	Gas	Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
MERRYVALE DRIVE (Lot 1601)	2.35 E&S	2.75 E&S	3.20 E&S	5.80 W&N	1.80 E&S	6.60 W&N	1.00 BOK	4.35 E&S 8.05 W&N	20.00	G&W, FTTH&E	STREET LEVEL 1
MERRYVALE DRIVE (Lots 1602 to 1616)	2.35 S	2.75 S	3.20 S	1.80 N	1.80 N	2.60 N	1.00 BOK	4.05 N 4.35 S	16.00	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
FUTURE ROAD	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

NOTE: a) At the curb bowl 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 < 300Ø	S	S	FS @ Building Line	+BL28.57	+528.57
Sewer ≥ 300Ø	S	S	Top/Toe of Batter	+TOP28.57	+TOE28.57
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	W	W	Asphalt Surface Prop		
PSM	W	W	Concrete Surface Prop (Paths/Driveways/Slabs)		
Rock Ret Wall	W	W	Tree To Be Removed		
Sleeper Ret Wall	W	W	Tree To Be Retained with Tree Protection Zone (TPZ)		
Conduits 50mm	W	W			
Conduits 100mm	W	W			
Street Tree without Passive Irrigation (Refer Detail)	W	W			
Ex Drains	W	W			
Ex Water DW/NDW	W	W			
Ex Sewer/Gas	W	W			
Ex Elect/Comm	W	W			

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 16
FUNCTIONAL LAYOUT PLAN

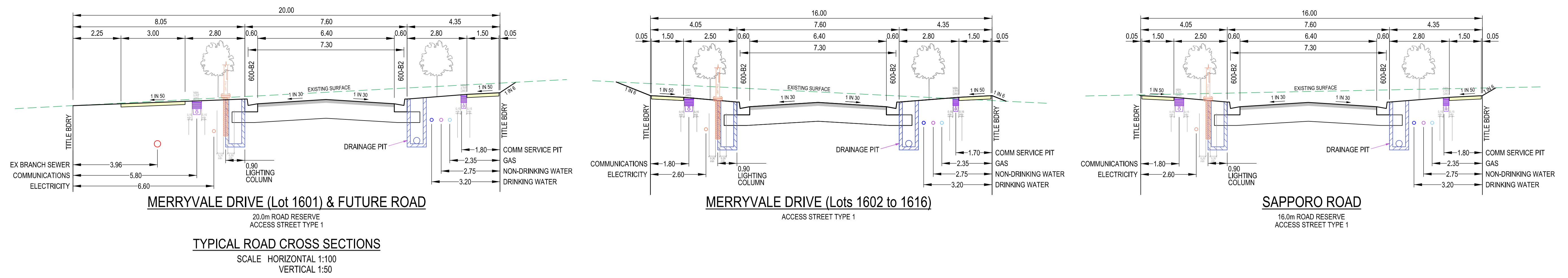
SURVEY BPD
DESIGN RGW
DRAWN PG

AMENDMENTS

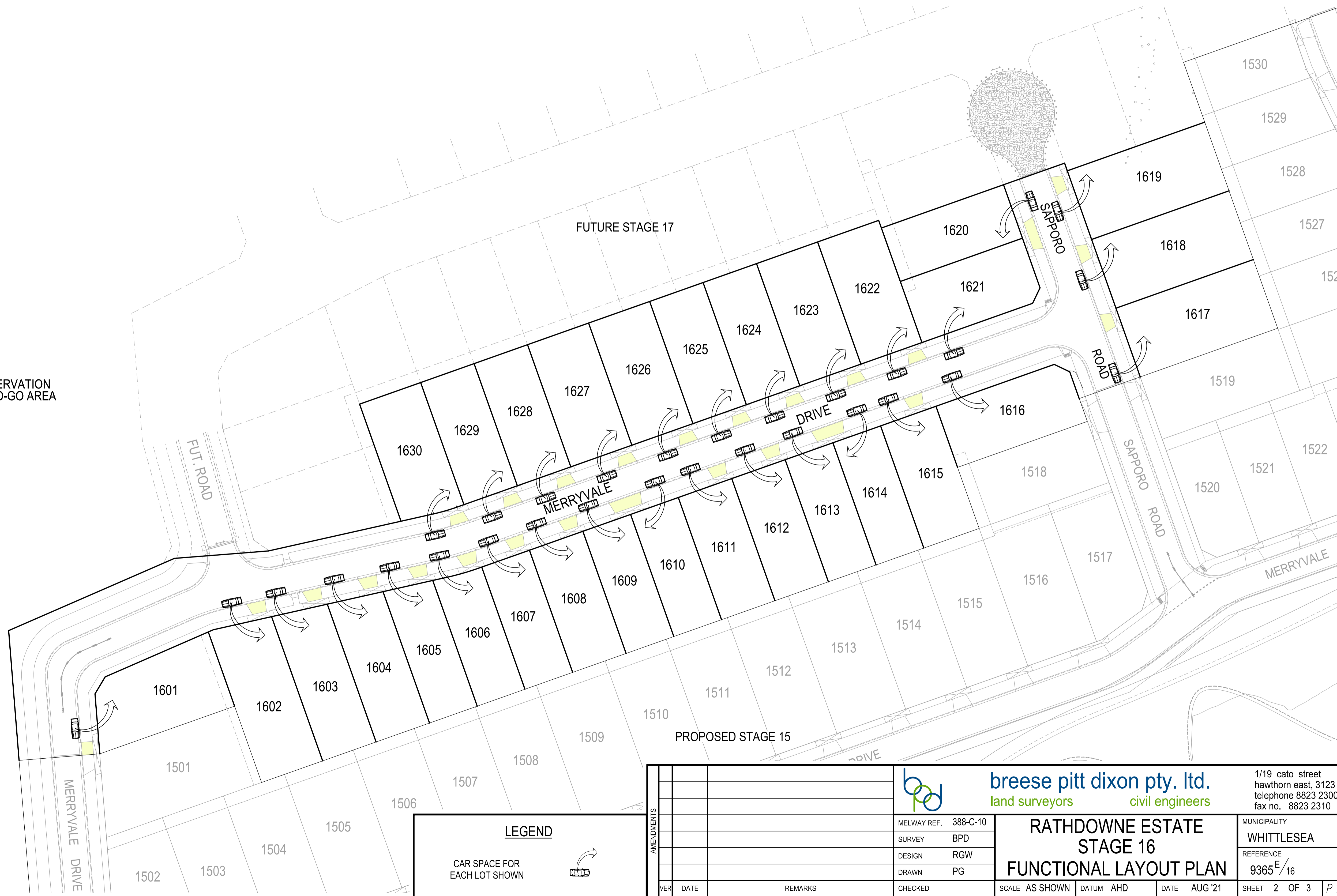
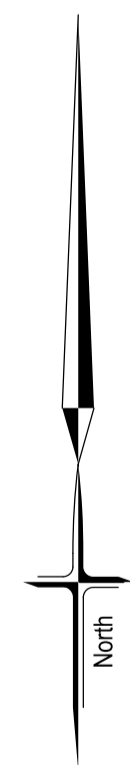
VER	DATE	REMARKS

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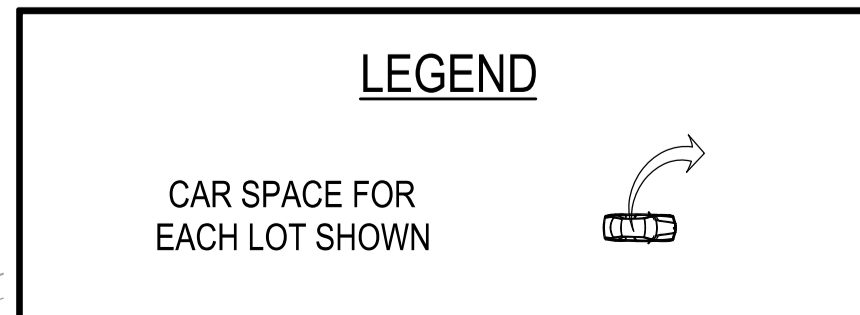
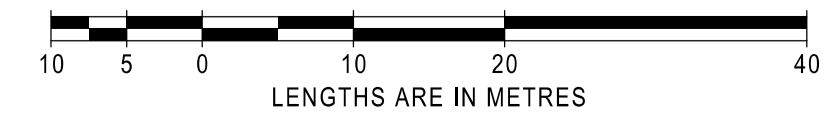
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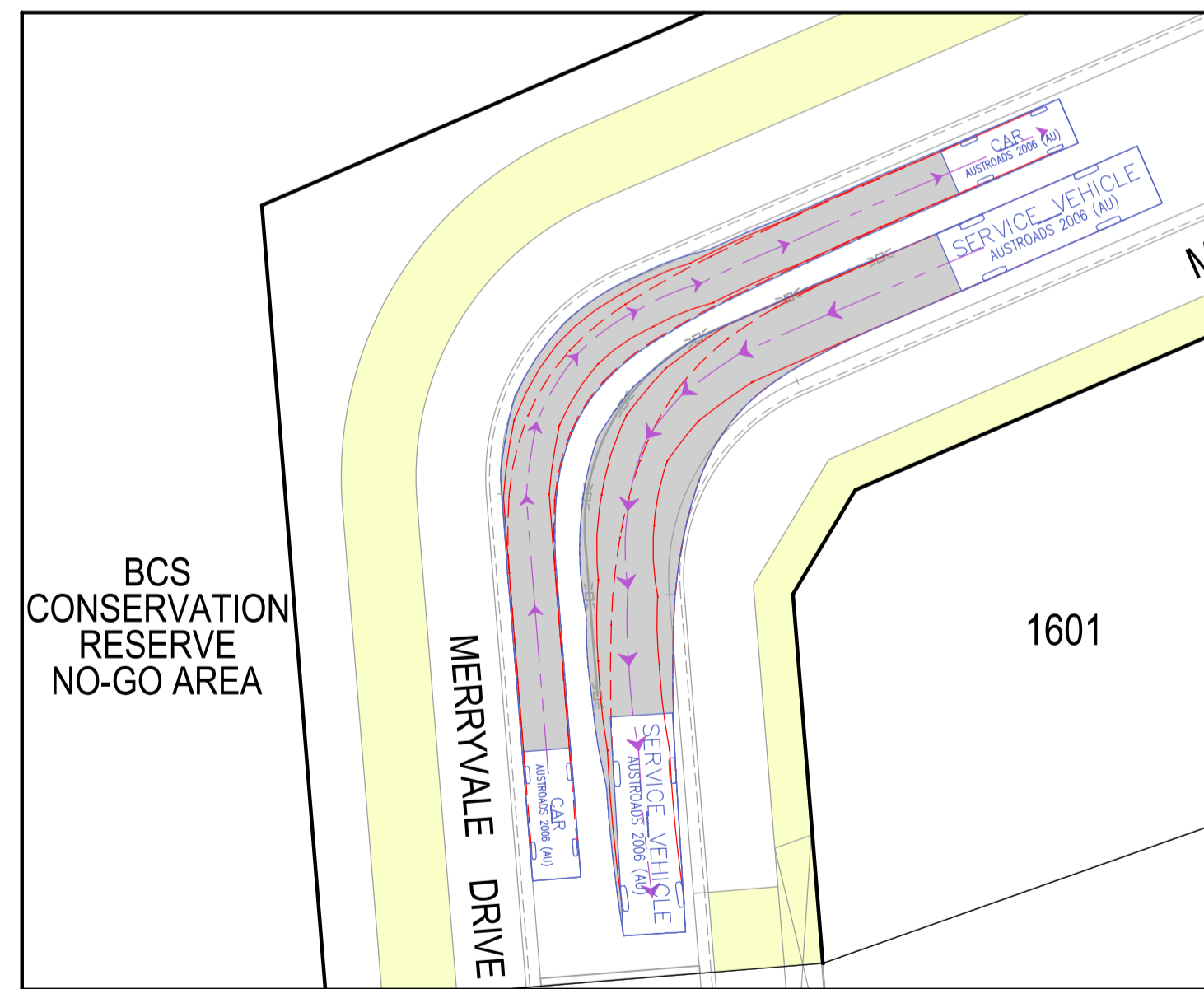
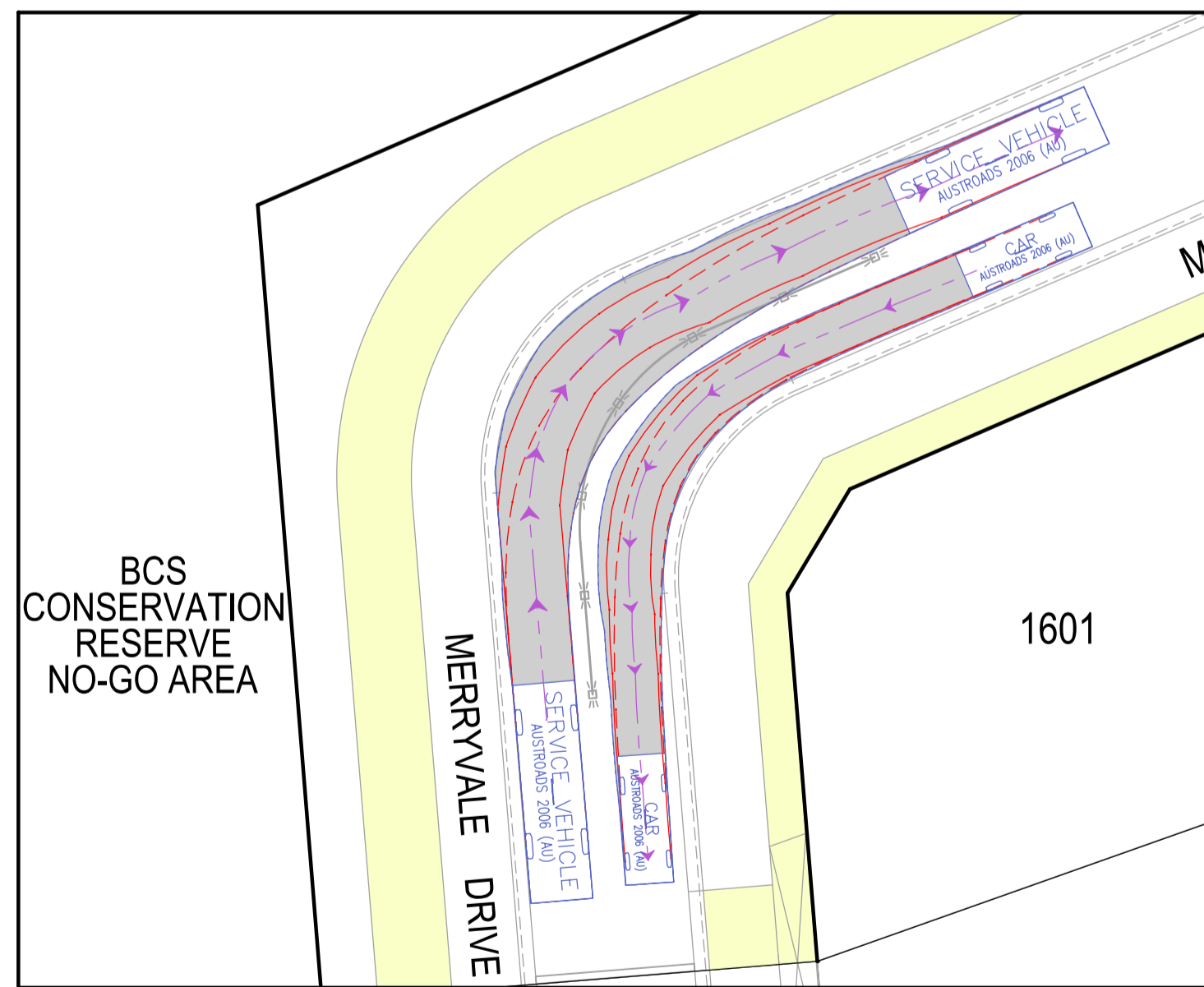
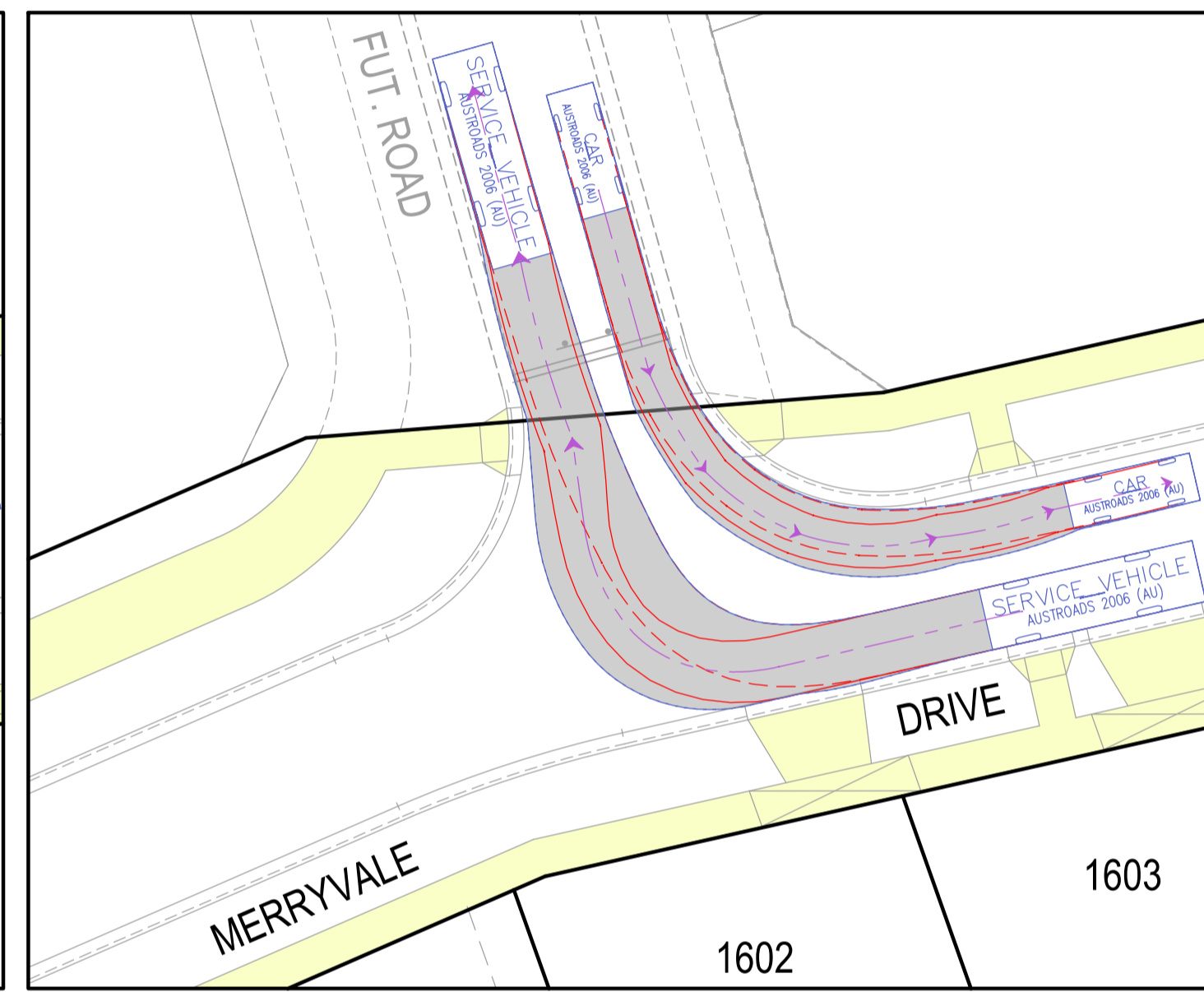
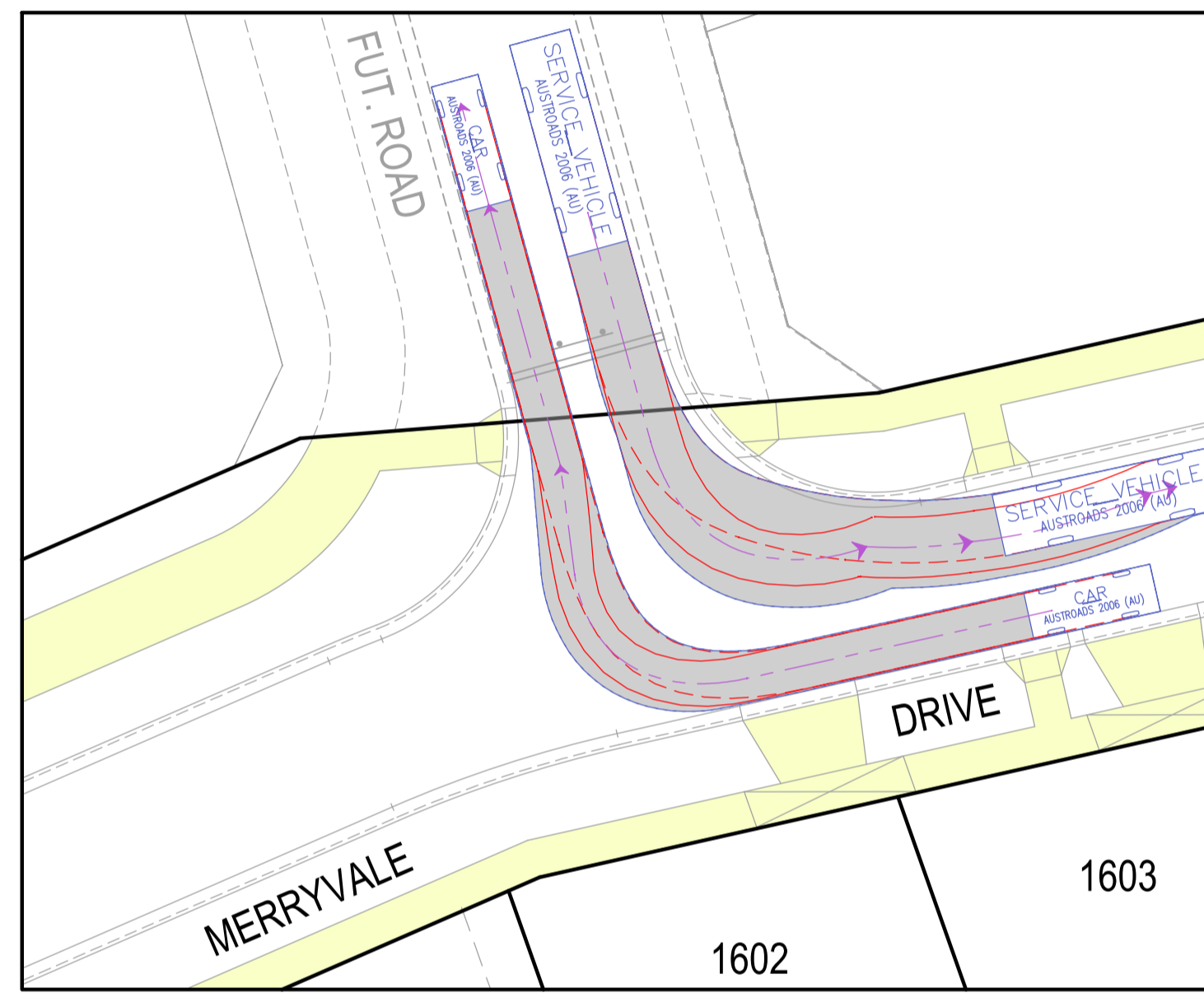
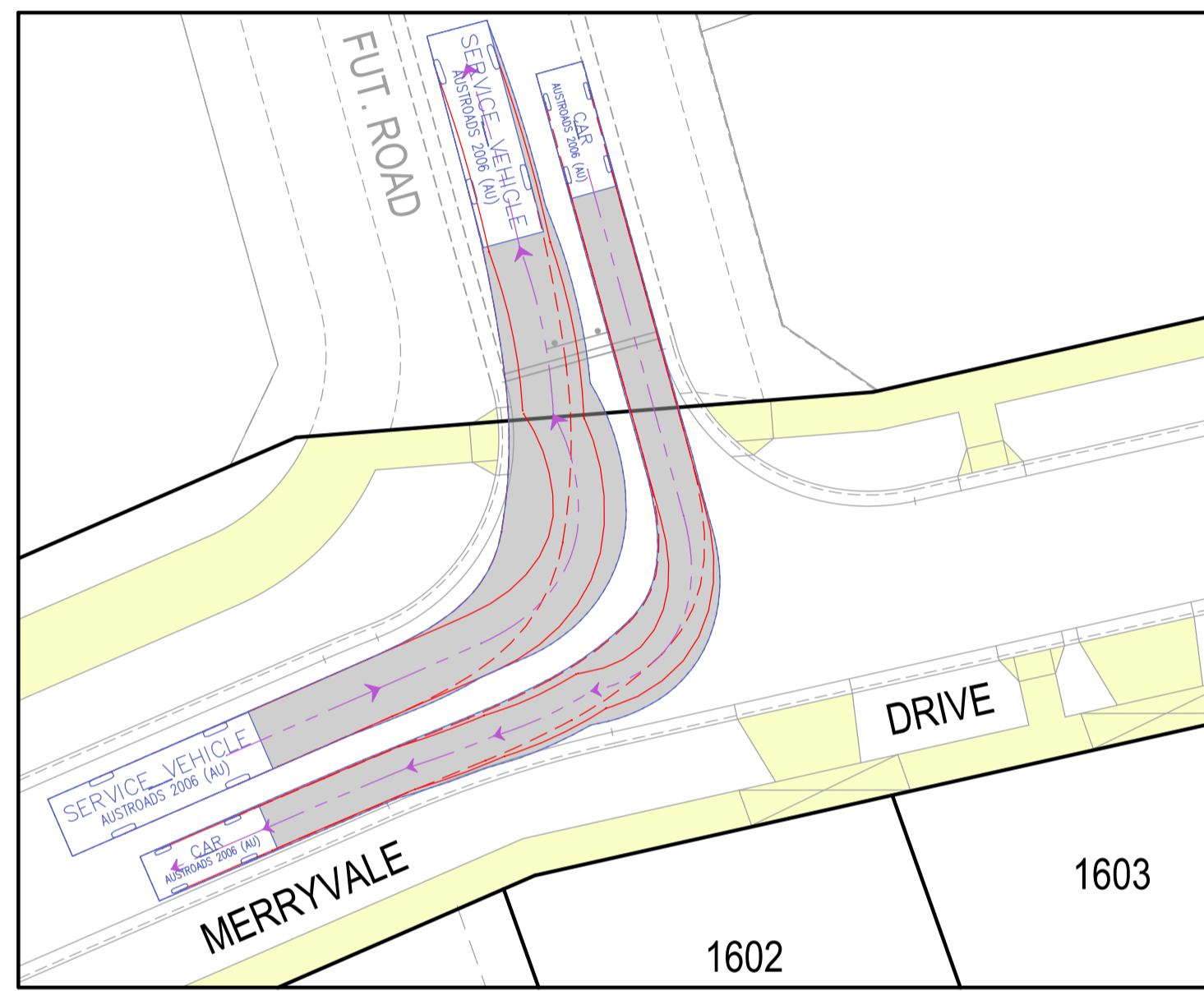
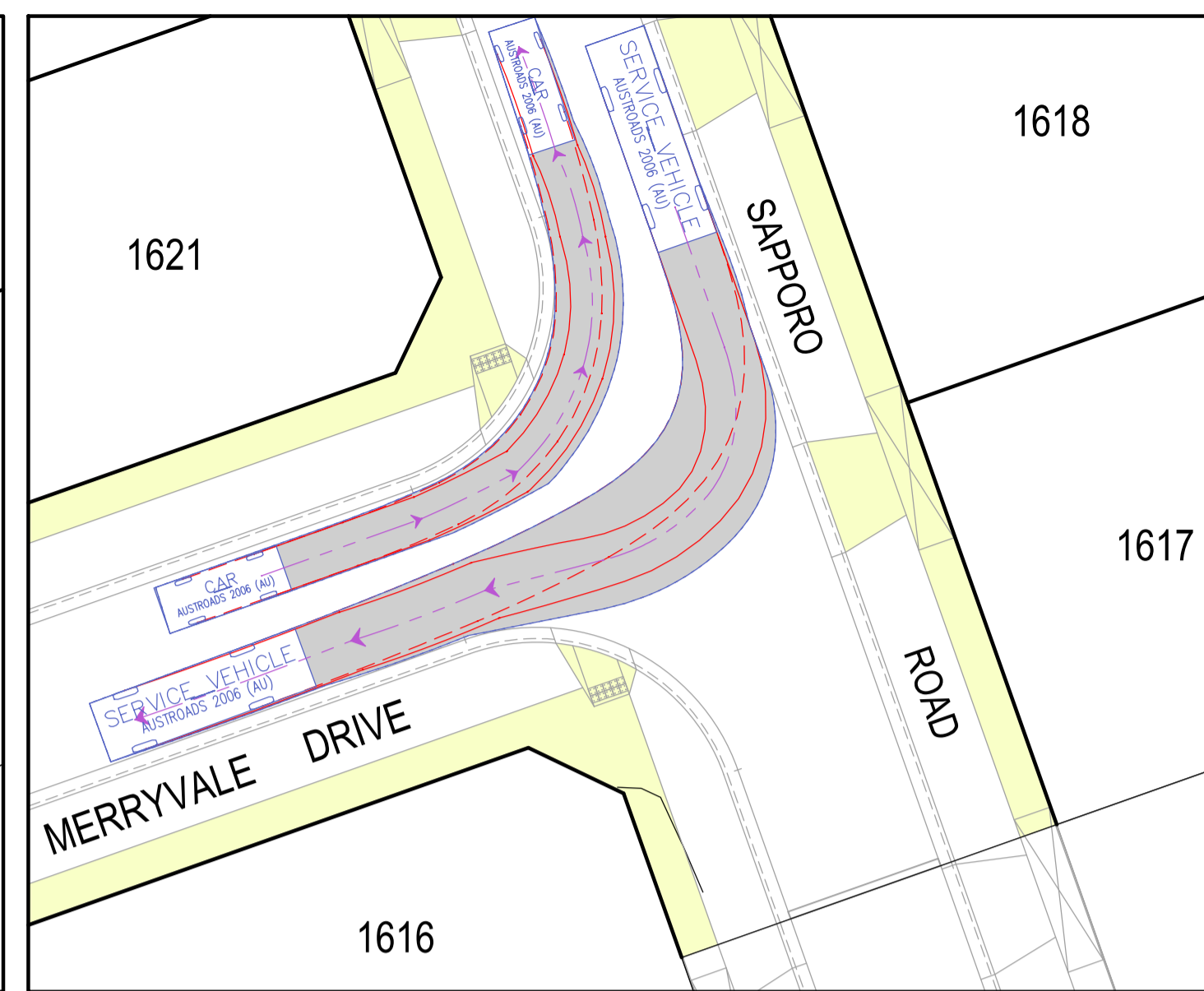
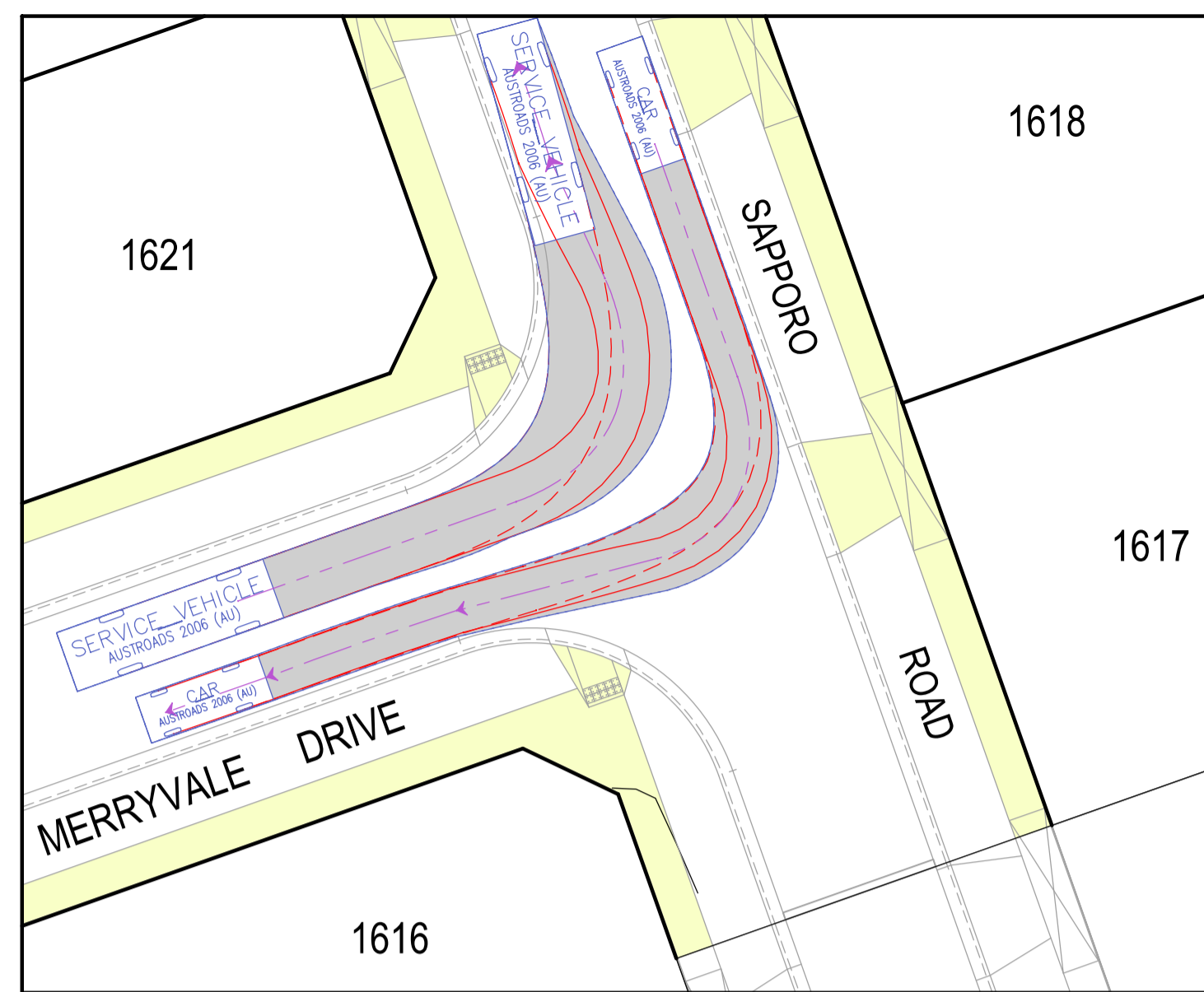
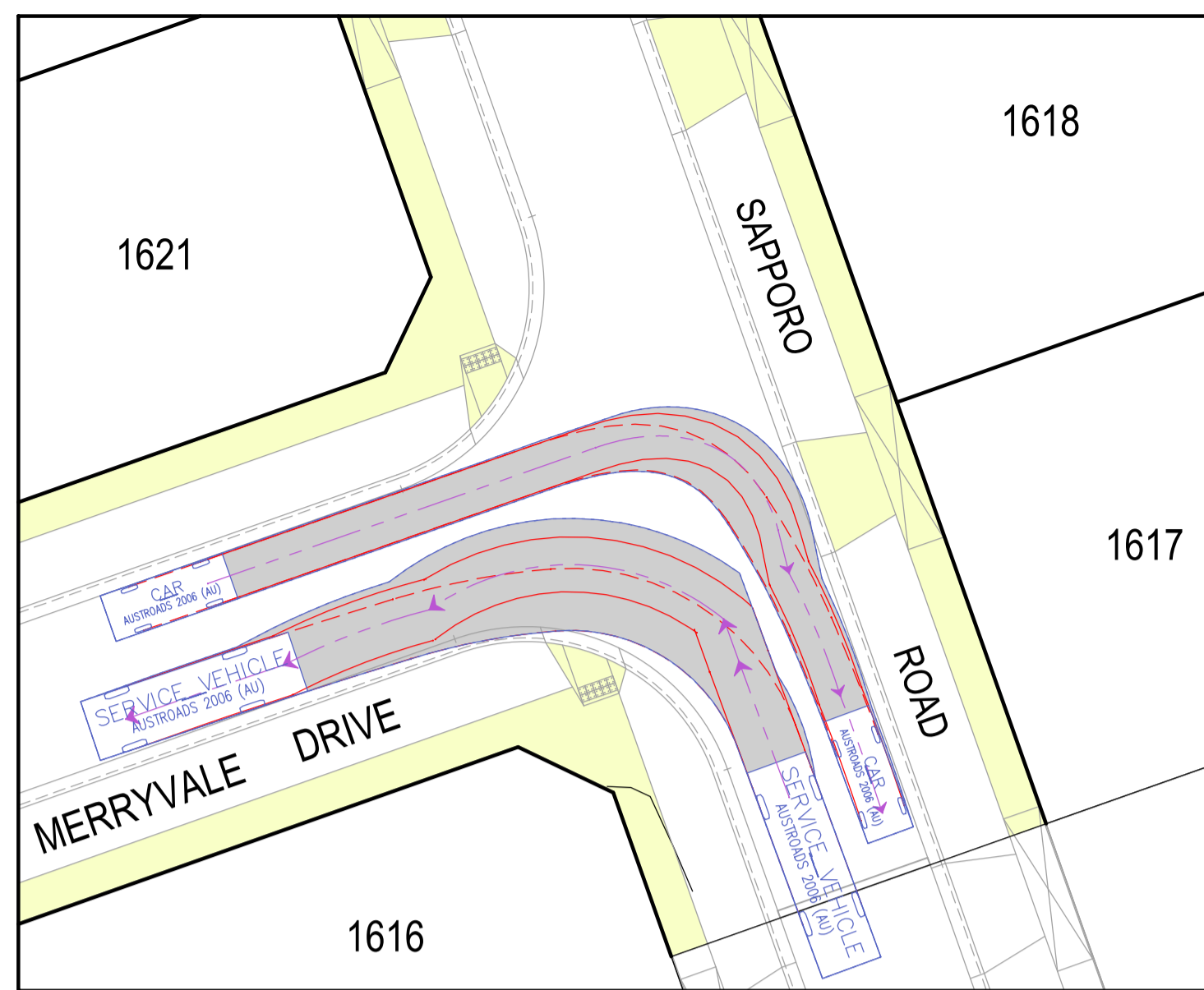
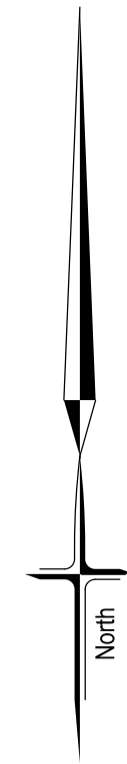
BCS CONSERVATION RESERVE NO-GO AREA



PARKING PLAN
 SCALE 1:500
 SCALE 1:500 @ A1



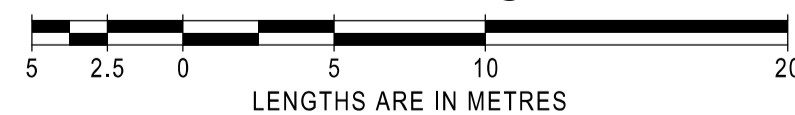
 breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310
MELWAY REF. 388-C-10 SURVEY BPD DESIGN RGW DRAWN PG	RATHDOWNE ESTATE STAGE 16 FUNCTIONAL LAYOUT PLAN	
MUNICIPALITY WHITTLESEA REFERENCE 9365 E/16	SCALE AS SHOWN DATUM AHD DATE AUG '21	SHEET 2 OF 3 P1
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TURNING MOVEMENT DETAILS

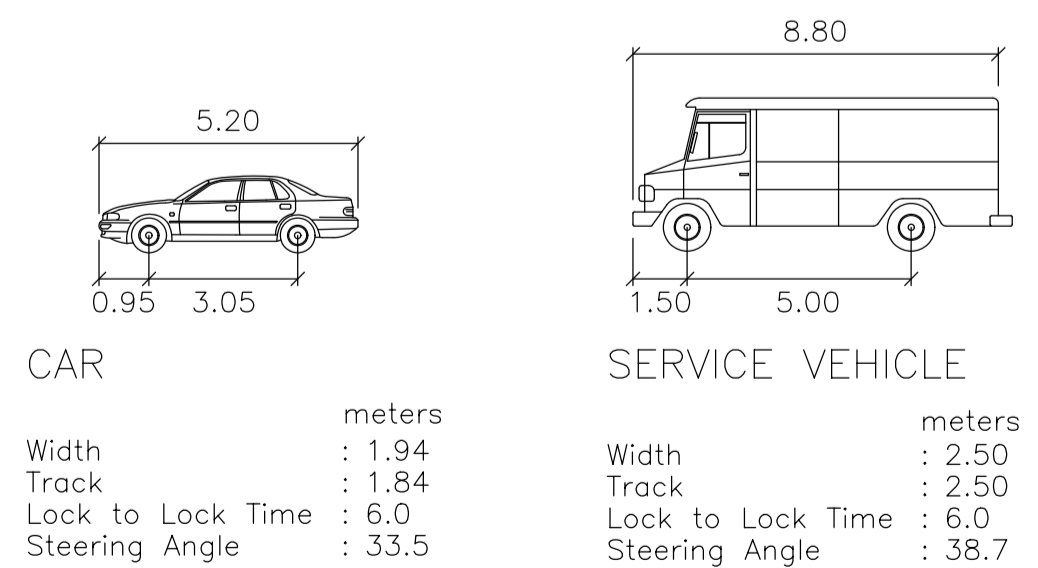
SCALE 1:250

SCALE 1:250 @ A1



VEHICLE PATH LEGEND

- Swept Path / Body Clearance
- Front Wheel Path
- Rear Wheel Path
- Vehicle Centreline Path



AMENDMENTS	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. 388-C-10	RATHDOWNE ESTATE STAGE 16 FUNCTIONAL LAYOUT PLAN	MUNICIPALITY WHITTLESEA
SURVEY BPD		REFERENCE 9365 E/16
DESIGN RGW		SHEET 3 OF 3
DRAWN PG		P1
CHECKED	SCALE AS SHOWN DATUM AHD	DATE AUG '21