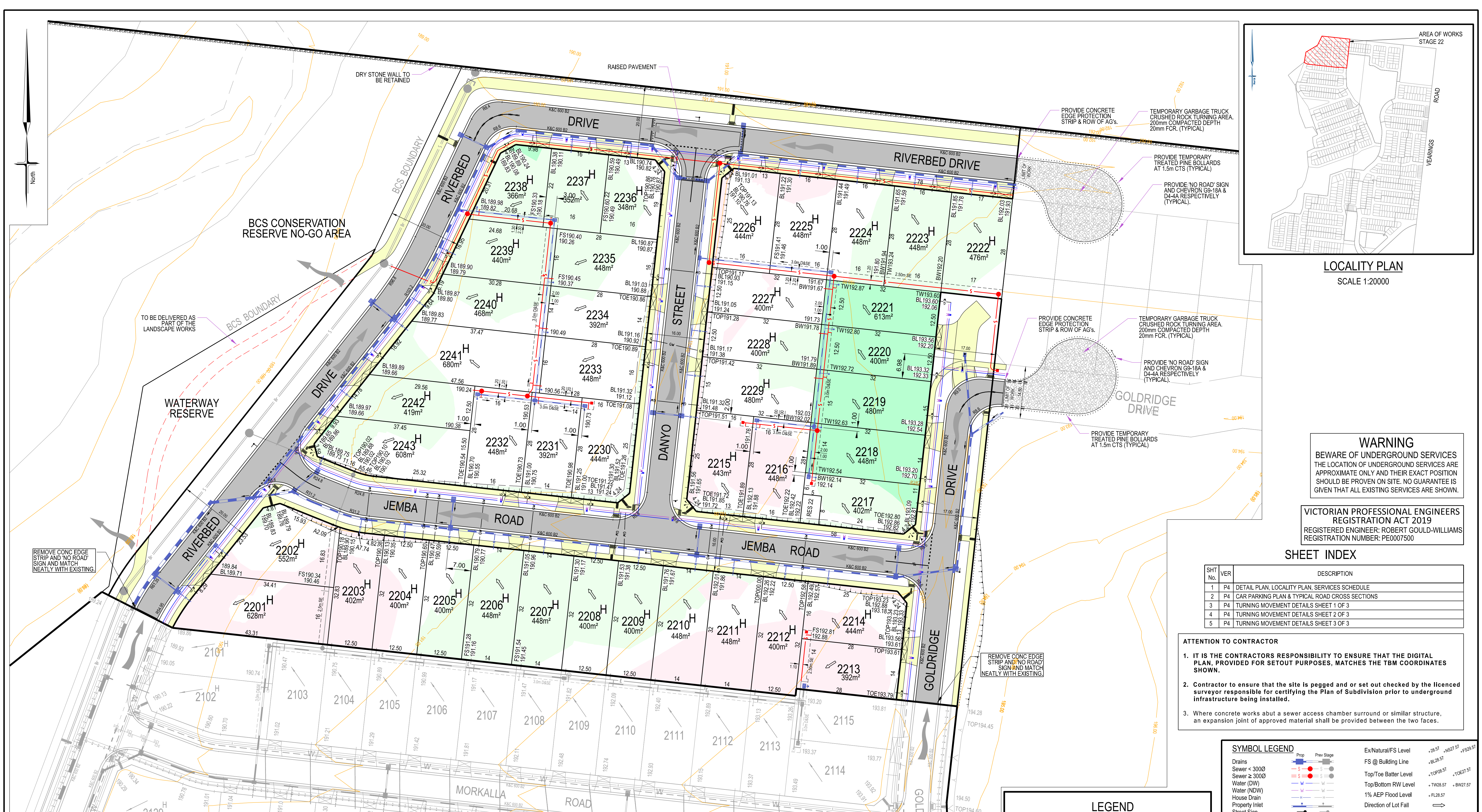




LOCALITY PLAN
SCALE 1:20000

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.

VICTORIAN PROFESSIONAL ENGINEERS
REGISTRATION ACT 2019
REGISTERED ENGINEER: ROBERT GOULD-WILLIAMS
REGISTRATION NUMBER: PE0007500

SHEET INDEX

SHT No.	VER	DESCRIPTION
1	P4	DETAIL PLAN, LOCALITY PLAN, SERVICES SCHEDULE
2	P4	CAR PARKING PLAN & TYPICAL ROAD CROSS SECTIONS
3	P4	TURNING MOVEMENT DETAILS SHEET 1 OF 3
4	P4	TURNING MOVEMENT DETAILS SHEET 2 OF 3
5	P4	TURNING MOVEMENT DETAILS SHEET 3 OF 3

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

LEGEND

CAR SPACE FOR EACH LOT SHOWN

0.2 EY / 18.13% AEP DRAINAGE SHOWN

OVERLAND FLOW PATH 1% AEP SHOWN

SYMBOL LEGEND

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)

Prop
Prev Stage

Ex Natural FS Level
FS @ Building Line
Top/Toe Batter Level
Top/Bottom RW Level
1% AEP Flood Level
Direction of Lot Fall
Fill Proposed (<0.3m/20.3m)
Cut Proposed
Asphalt Surface Prop
Concrete Surface Prop (Paths/Driveways/Slabs)
Tree To Be Removed
Tree To Be Retained with Tree Protection Zone (TPZ)

Ex Drains
Ex Water DW/NDW
Ex Sewer/Gas
Ex Elect/Comm

Ex Natural FS Level
FS @ Building Line
Top/Toe Batter Level
Top/Bottom RW Level
1% AEP Flood Level
Direction of Lot Fall
Fill Proposed (<0.3m/20.3m)
Cut Proposed
Asphalt Surface Prop
Concrete Surface Prop (Paths/Driveways/Slabs)
Tree To Be Removed
Tree To Be Retained with Tree Protection Zone (TPZ)

SERVICES OFFSETS AND LOCATIONS

Location	Gas (a)	Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
RIVERBED DRIVE (NORTH/SOUTH)	2.10 E	2.60 E	3.10 E	5.80 W	1.85 W	6.60 W	1.00 BOK	4.35 E 8.05 W	20.00	NDW & DW, T & E	LOCAL ACCESS LEVEL 1
RIVERBED DRIVE (EAST/WEST)	2.10 S	2.60 S	3.10 S	5.80 N	1.85 N	6.60 N	1.00 BOK	4.35 S 8.05 N	20.00	NDW & DW, T & E	LOCAL ACCESS LEVEL 1
JEMBA ROAD	2.10 N	2.60 N	3.10 N	1.80 S	1.80 S	2.60 S	1.00 BOK	4.20 N 4.20 S	16.00	NDW & DW, T & E	LOCAL ACCESS LEVEL 1
DANYO STREET	2.10 W	2.60 W	3.10 W	1.80 E	1.80 E	2.60 E	1.00 BOK	4.20 E 4.20 W	16.00	NDW & DW, T & E	LOCAL ACCESS LEVEL 1
GOLDRIDGE DRIVE	2.10 W	2.60 W	3.10 W	1.80 E	1.80 E	2.60 E	1.00 BOK	4.70 E 4.70 W	17.00	NDW & DW, T & E	LOCAL ACCESS LEVEL 2

NOTE: a) Gas offset noted if required

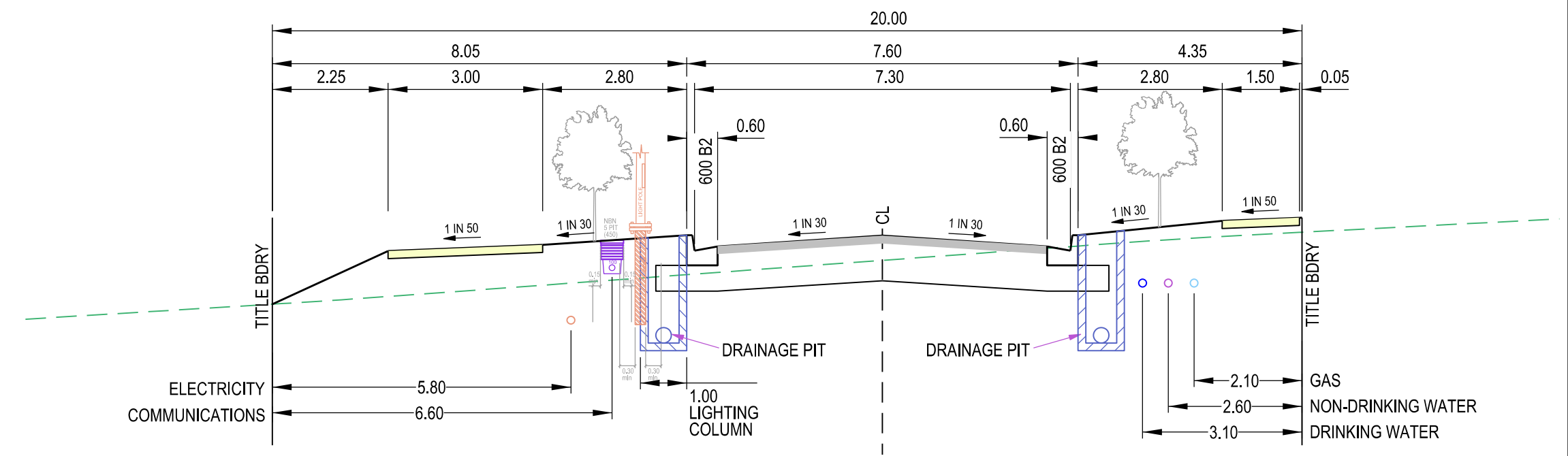
breese pitt dixon pty. ltd.
land surveyors
civil engineers

1/19 cato street
hawthorn east, 3123
telephone 8823 2300
fax no. 8823 2310

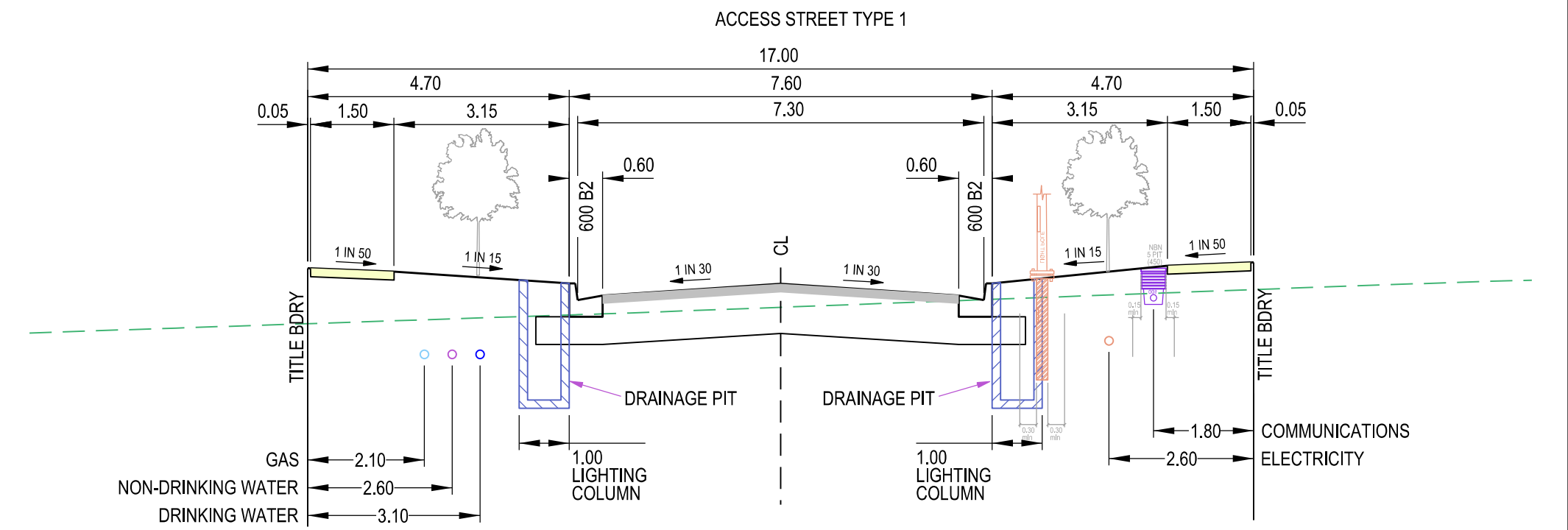
RATHDOWNE ESTATE STAGE 22		MUNICIPALITY WHITTLESEA
DETAIL PLAN, LOCALITY PLAN, SERVICES SCHEDULE		REFERENCE 9365 E/22
SCALE AS SHOWN	DATUM AHD	DATE JUL '25
SHEET 1 OF 5	P4	

AMENDMENTS

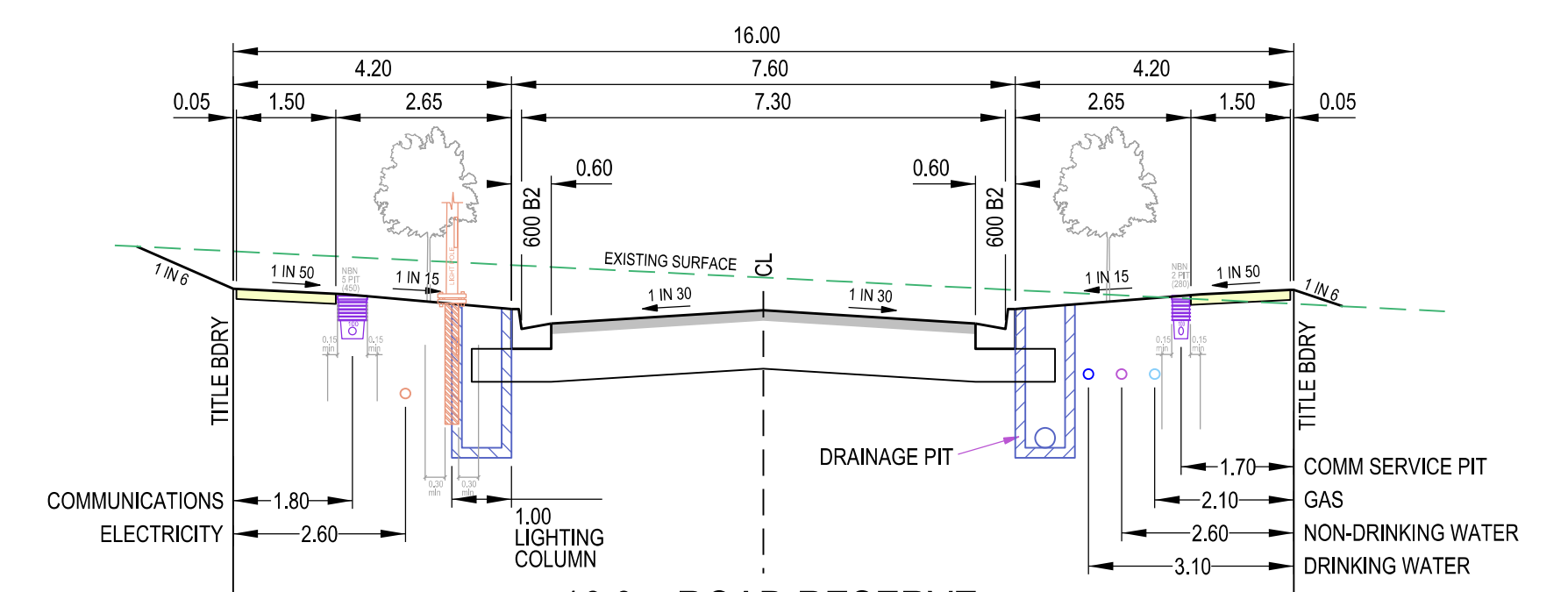
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P4	23.12.25	COUNCIL COMMENTS ADDRESSED	MELWAY REF. 388-C-10
P3	08.07.25	COUNCIL COMMENTS ADDED	SURVEY BPD
P2	27.05.25	COUNCIL COMMENTS ADDED	DESIGN RGW
P1	02.04.25	ISSUE FOR APPROVAL	DRAWN DW



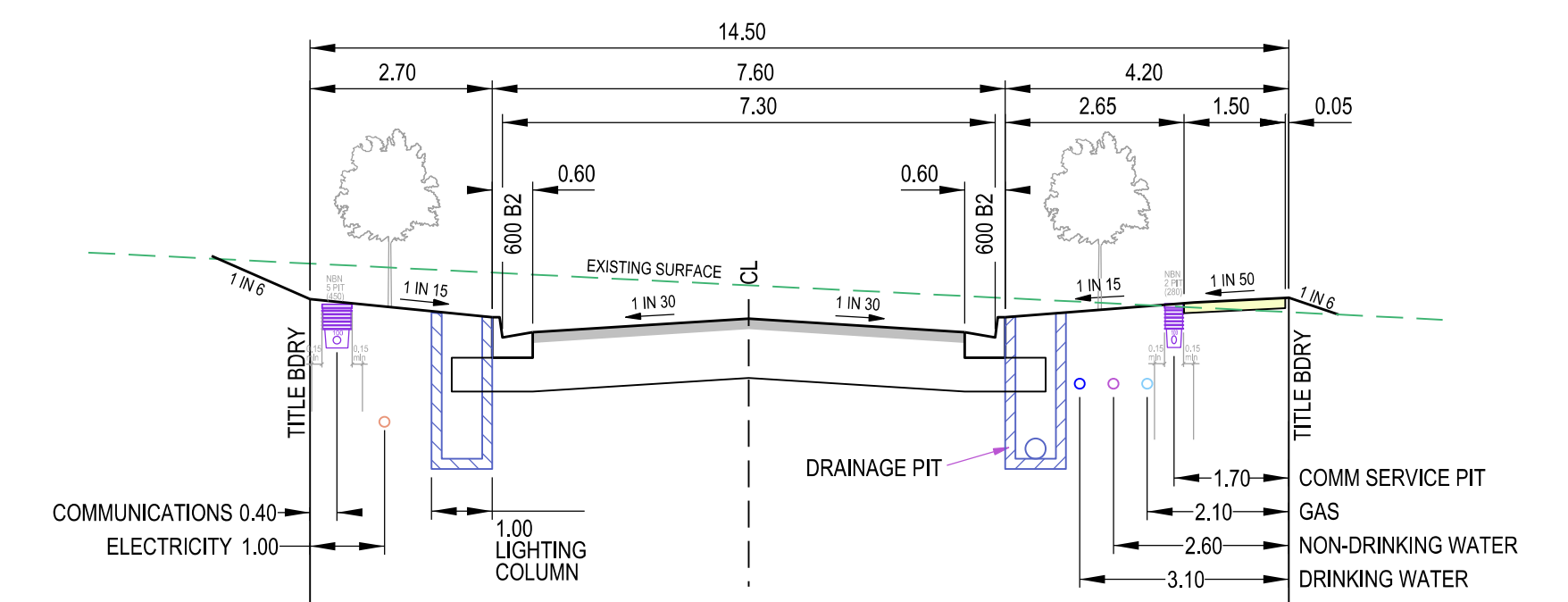
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RIVERBED DRIVE



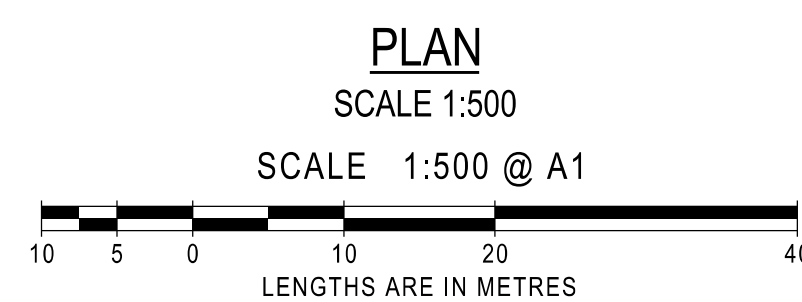
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GOLDRIDGE DRIVE



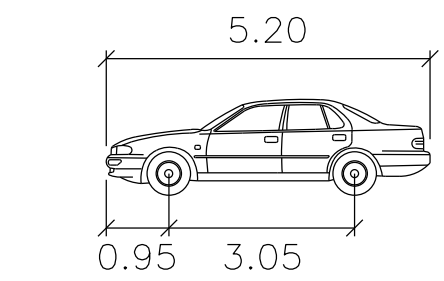
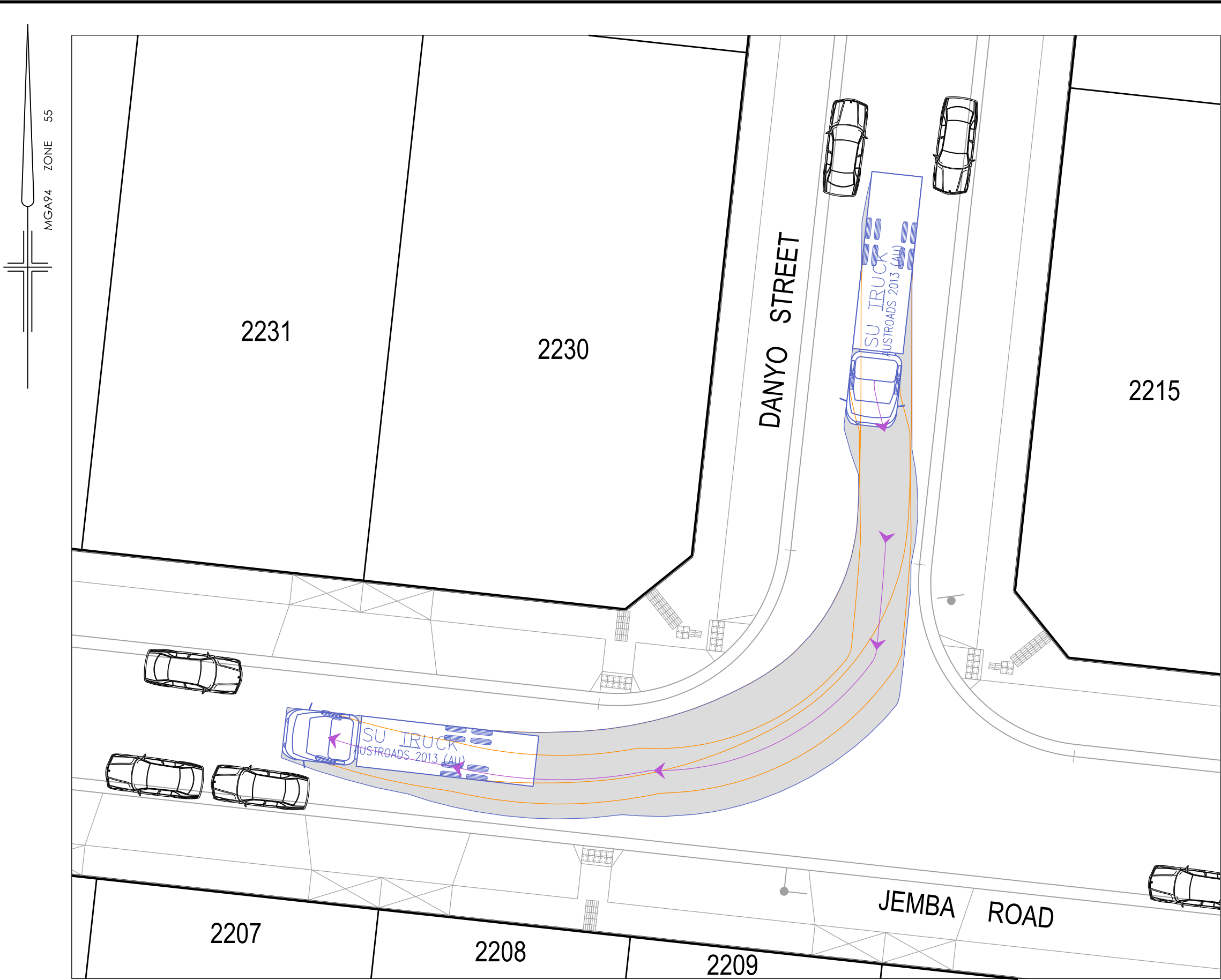
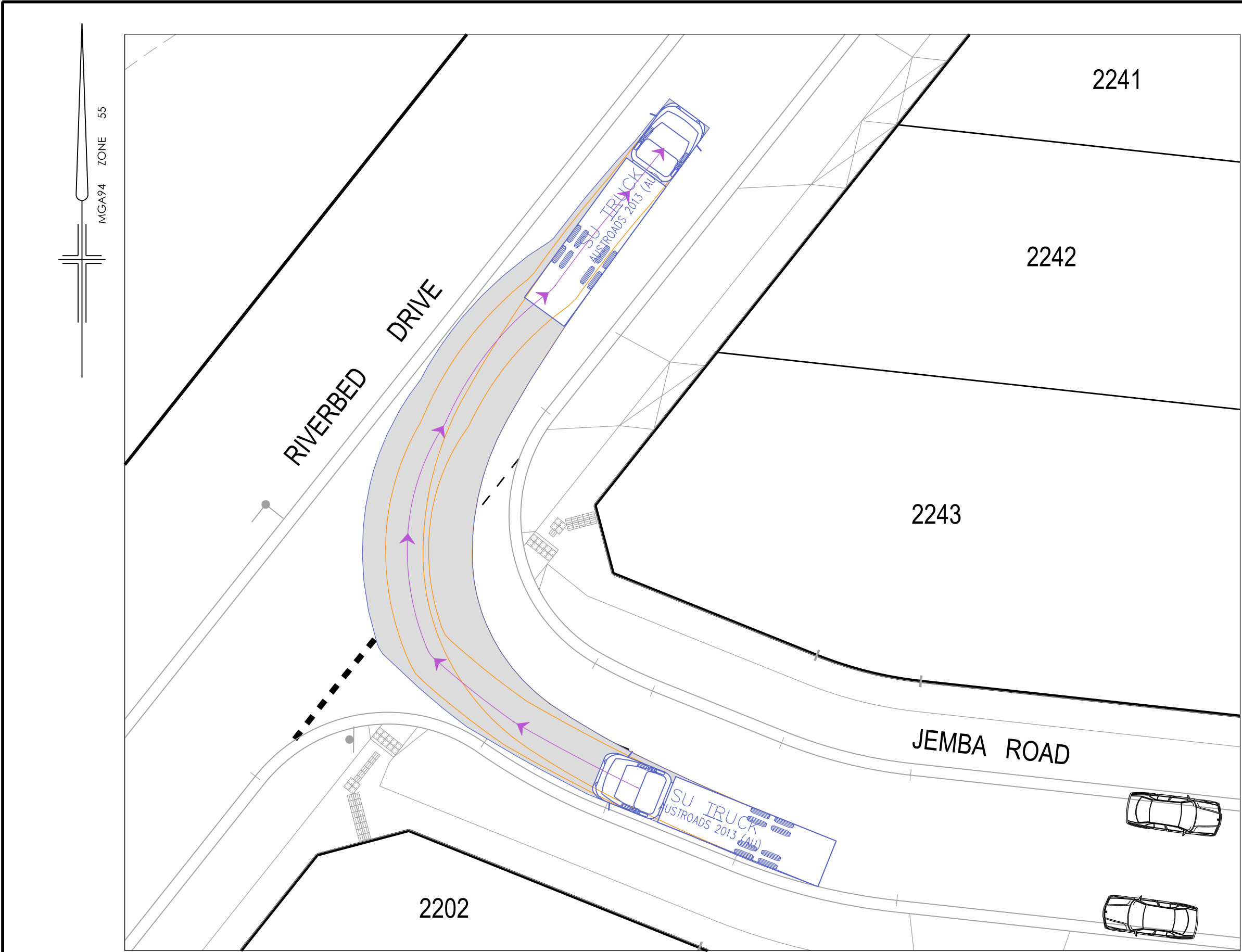
16.0m ROAD RESERVE
JEMBA ROAD & DANYO STREET



14.5m ROAD RESERVE
FUTURE GOLDRIDGE DRIVE

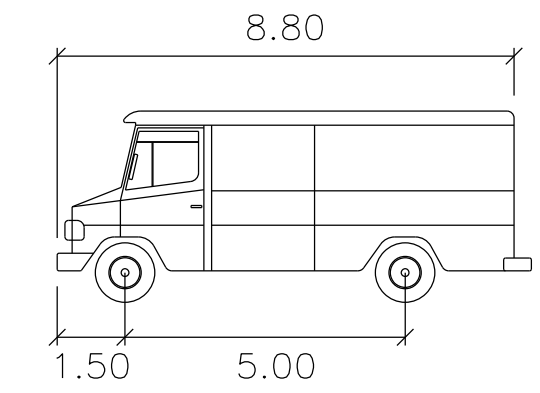


AMENDMENTS				 breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310			
	P4	23.12.25	COUNCIL COMMENTS ADDRESSED	MELWAY REF.	388-C-10	RATHDOWNE ESTATE STAGE 22		MUNICIPALITY	WHITTLESEA
	P3	08.07.25	COUNCIL COMMENTS ADDED	SURVEY	BPD			REFERENCE	
P2	27.05.25	COUNCIL COMMENTS ADDED	DESIGN	RGW					
P1	02.04.25	ISSUE FOR APPROVAL	DRAWN	DW	CAR PARKING PLAN & TYPICAL CROSS SECTIONS		9365 ^E /22		
VER	DATE	REMARKS	CHECKED	SCALE AS SHOWN	DATUM AHD	DATE JUL '25	SHEET 2 OF 5	P 4	



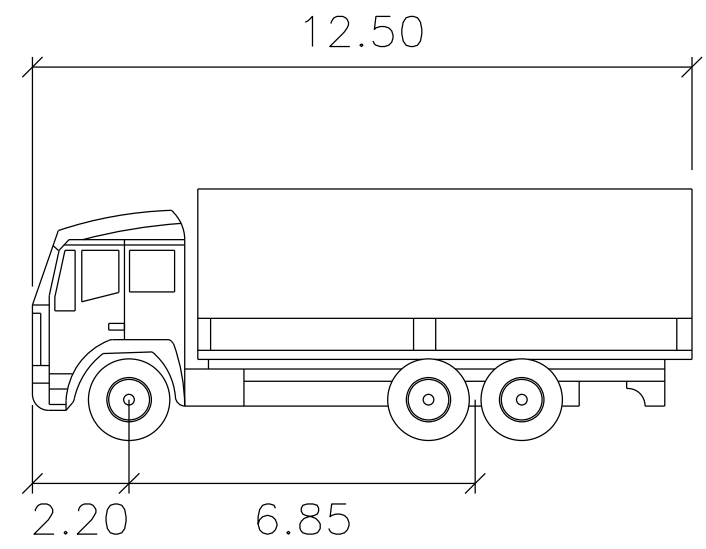
CAR

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Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.5



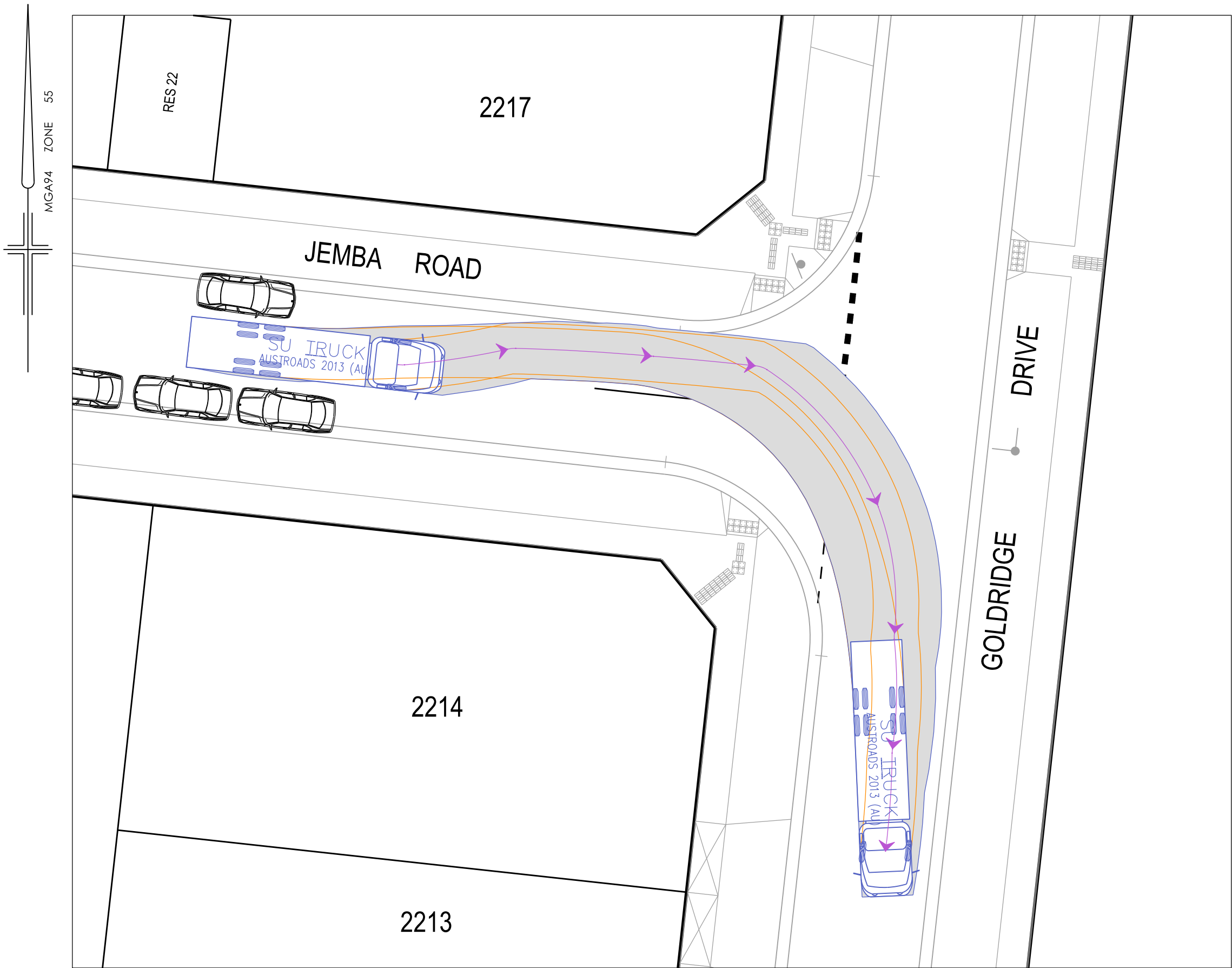
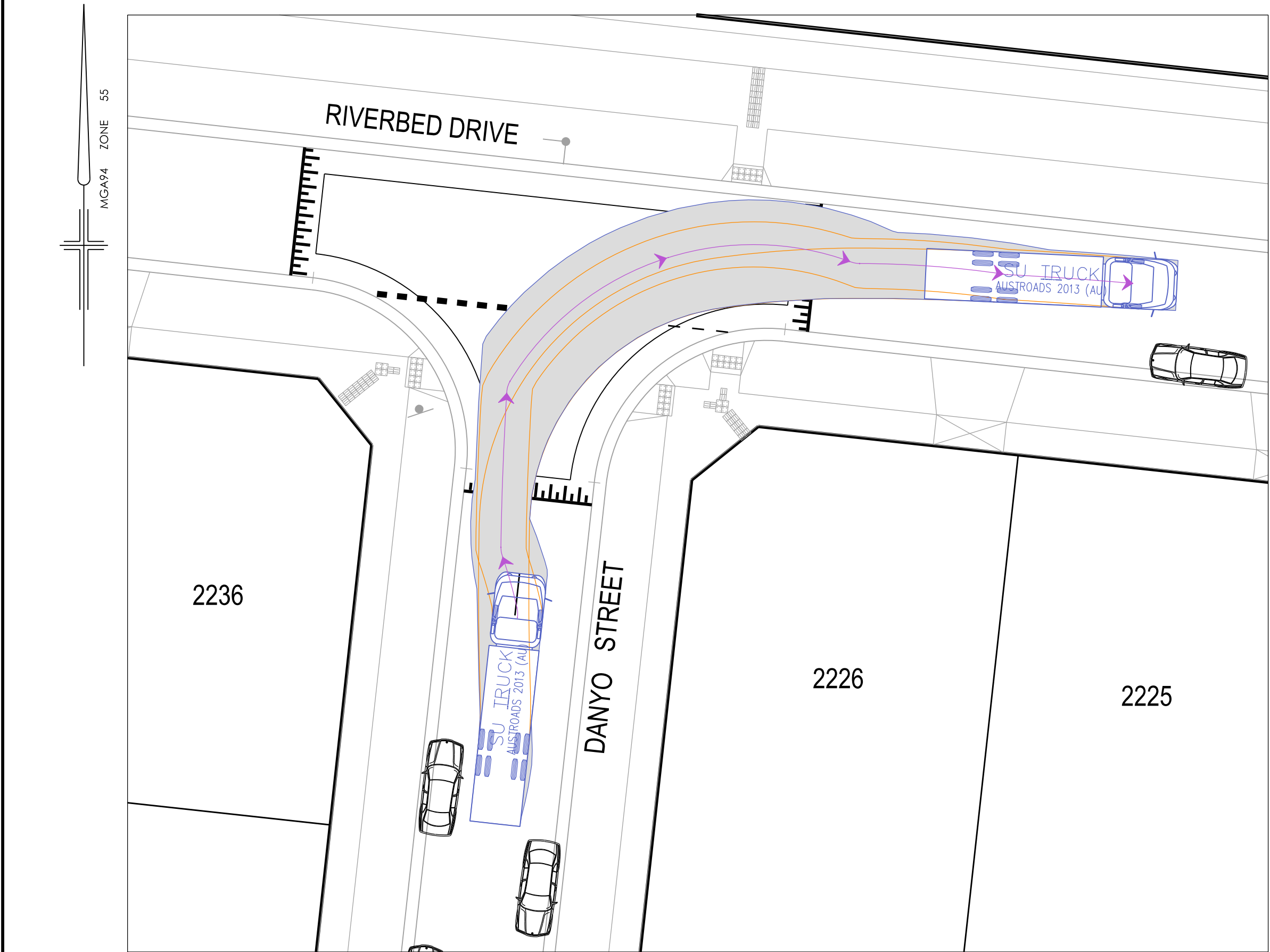
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Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 38.7



SU TRUCK

Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.6



VEHICLE PATH LEGEND

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

TURNING MOVEMENT DETAILS

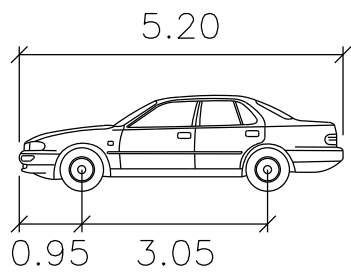
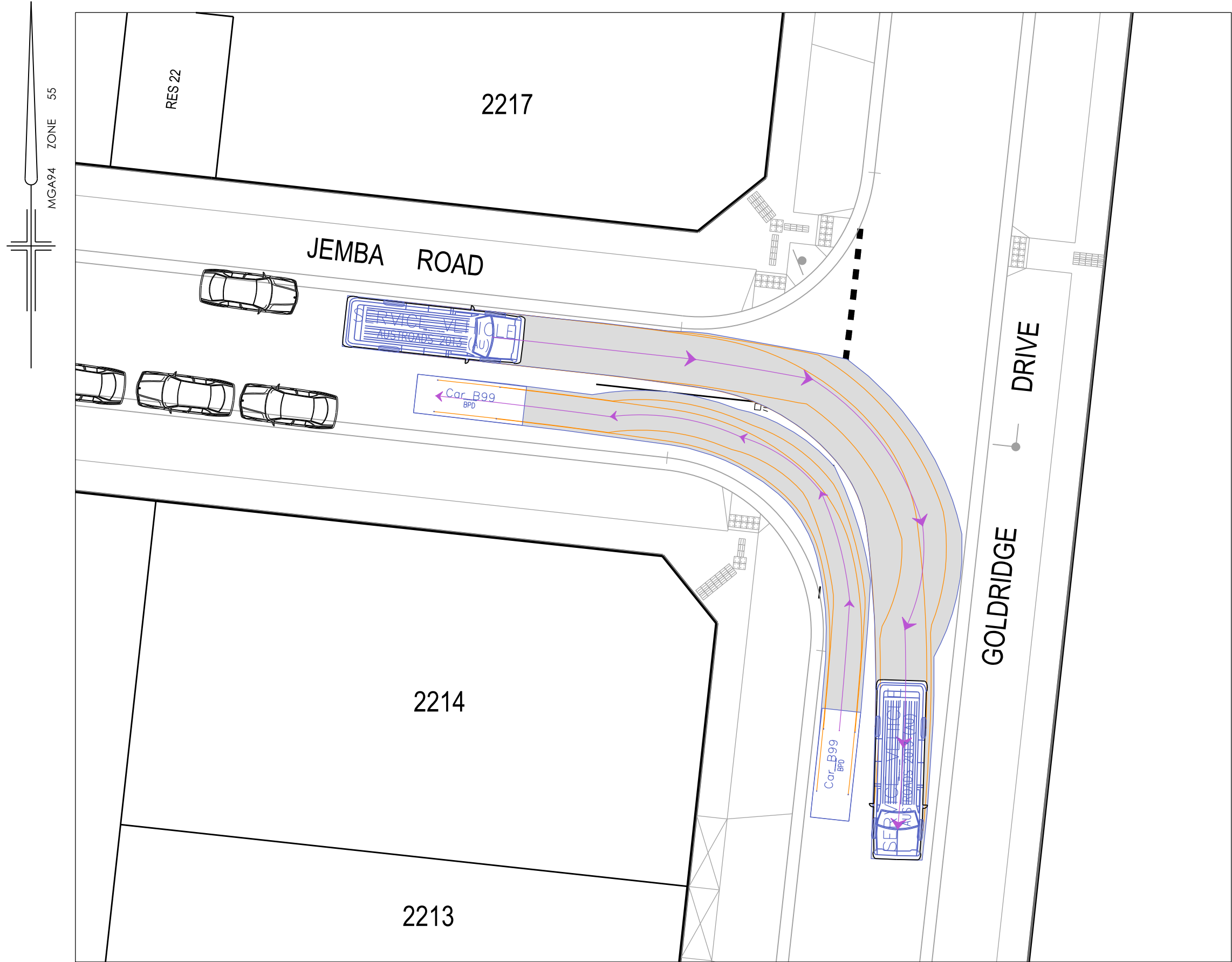
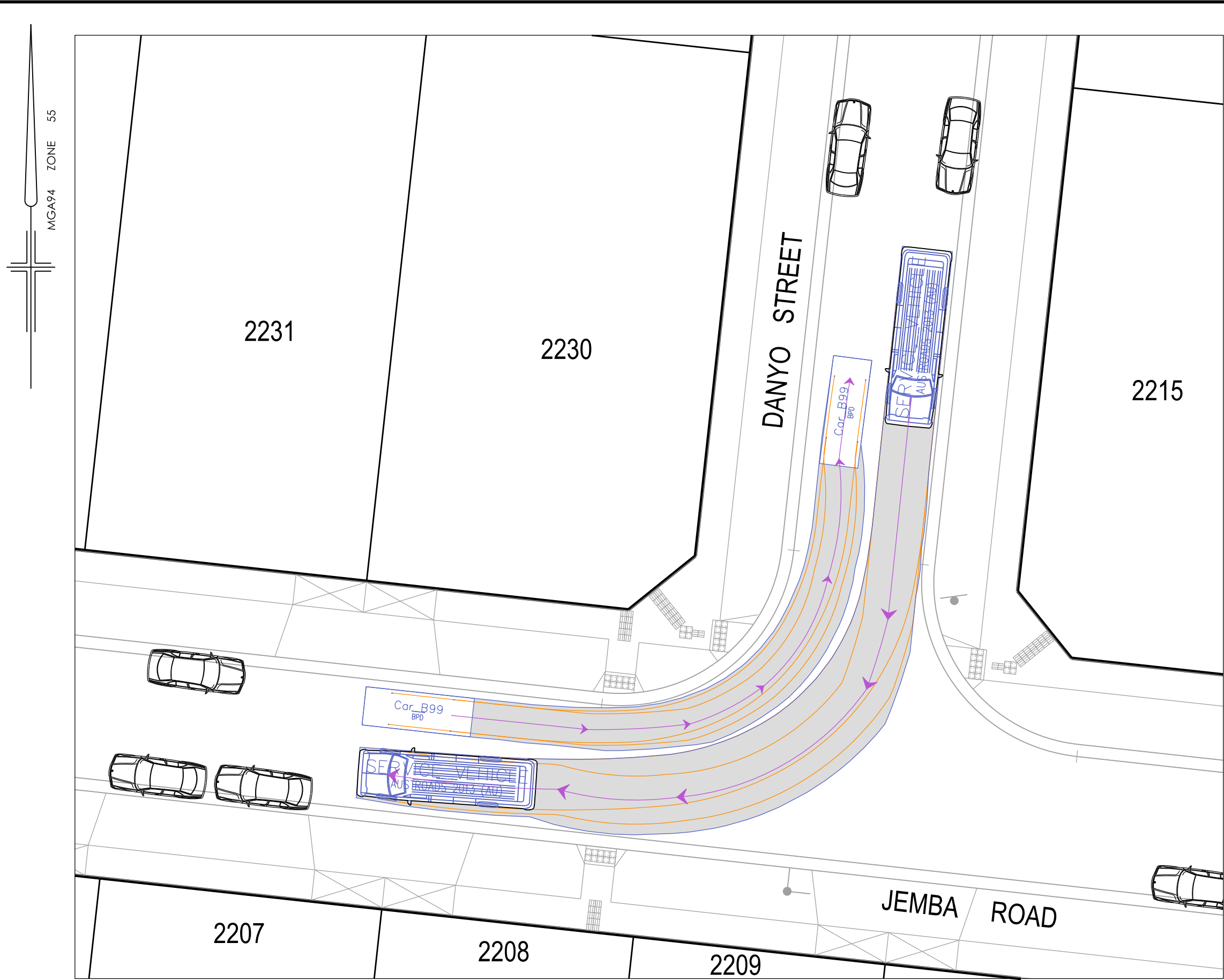
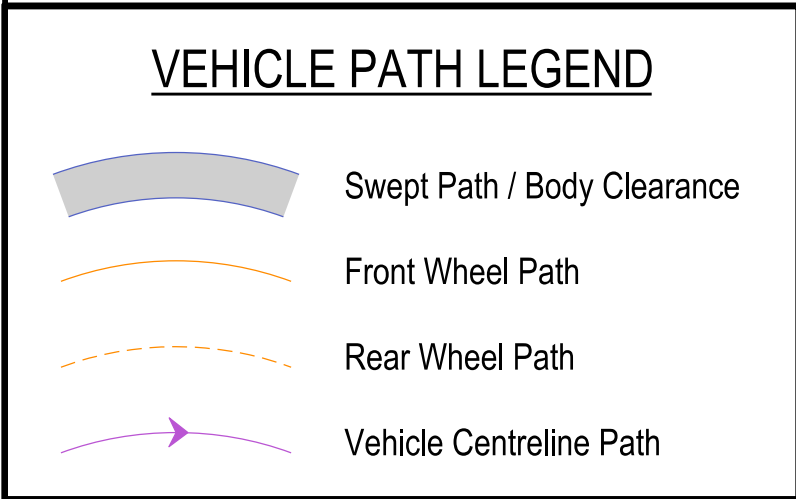
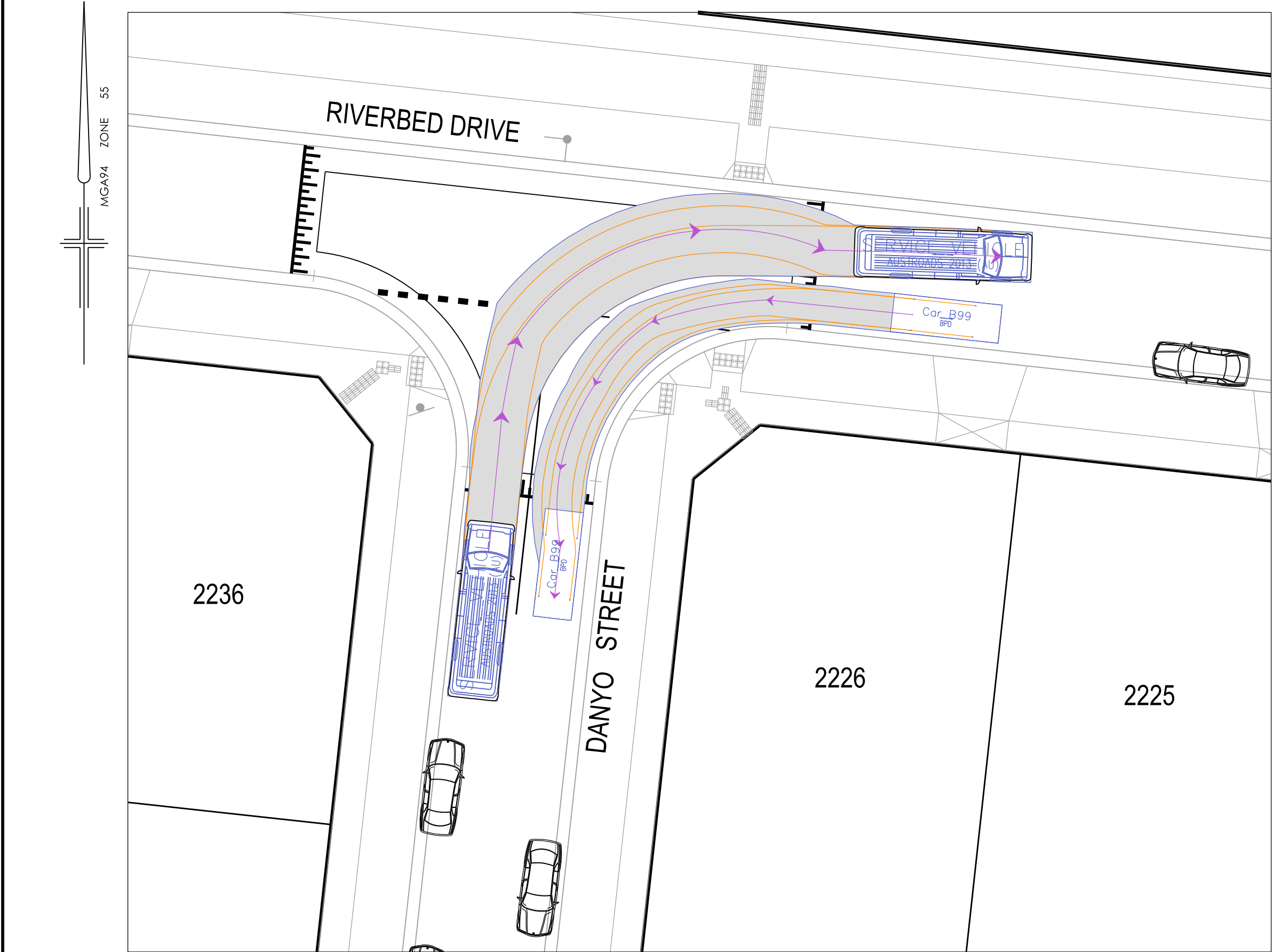
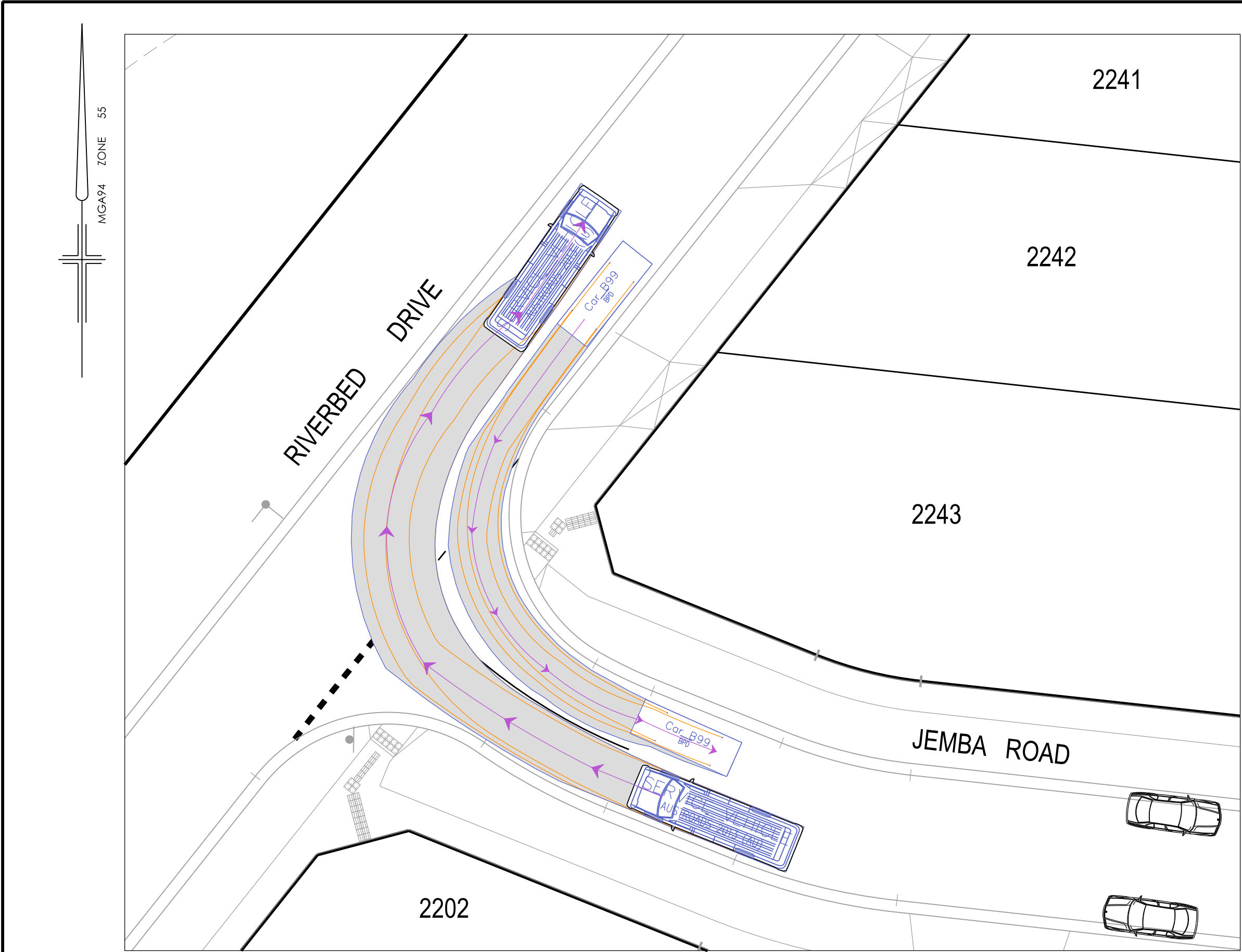
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SCALE 1:200 @ A1

LENGTHS ARE IN METRES

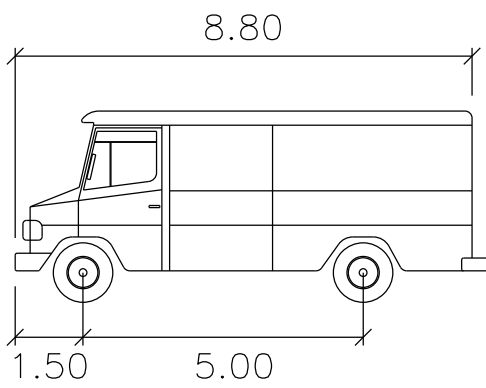
			breese pitt dixon pty. ltd.			1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310		
			land surveyors			civil engineers		
			RATHDOWNE ESTATE			MUNICIPALITY		
			STAGE 22			WHITTLESEA		
			TURNING MOVEMENT DETAILS			REFERENCE		
						9365 ^E /22		
						SHEET 3 OF 5		
						P4		

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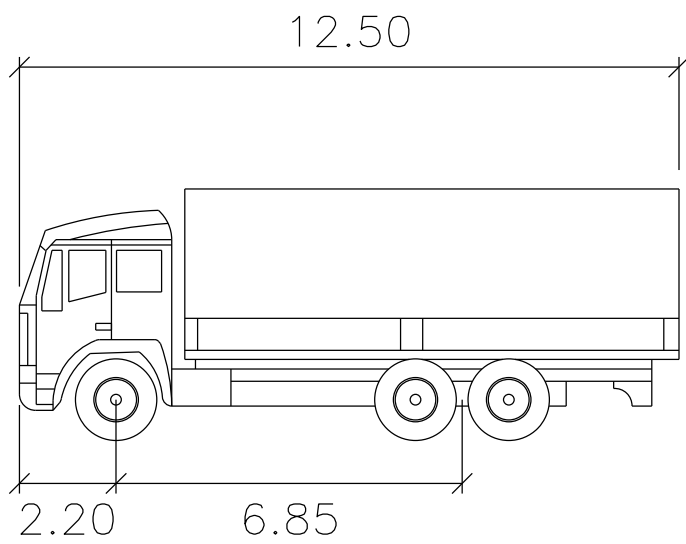
CAR

Width : 1.94 meters
Track : 1.84
Lock to Lock Time : 6.0
Steering Angle : 33.5



SERVICE VEHICLE

Width : 2.50 meters
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 38.7



SU TRUCK

Width : 2.50 meters
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 36.6

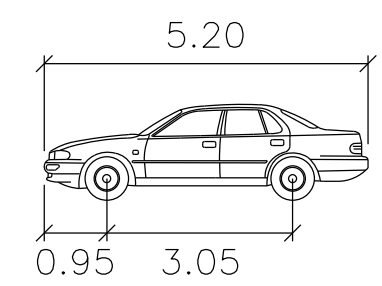
TURNING MOVEMENT DETAILS

SCALE 1:200

SCALE 1:200 @ A1

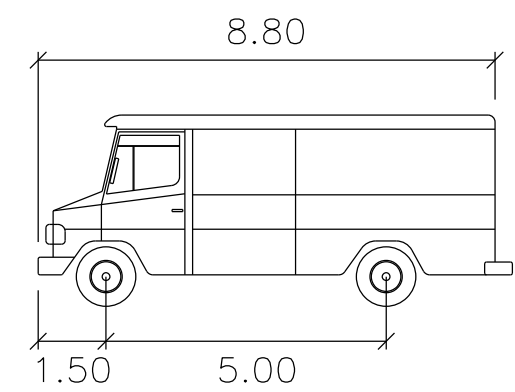


AMENDMENTS	P4	23.12.25	COUNCIL COMMENTS ADDRESSED	MELWAY REF.	388-C-10	breese pitt dixon pty. ltd. land surveyors civil engineers			RATHDOWNE ESTATE STAGE 22 TURNING MOVEMENT DETAILS			1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310		
	P3	08.07.25	COUNCIL COMMENTS ADDED	SURVEY	BPD									
	P2	27.05.25	COUNCIL COMMENTS ADDED	DESIGN	RGW									
	P1	02.04.25	ISSUE FOR APPROVAL	DRAWN	DW									
	VER	DATE	REMARKS	CHECKED	SCALE	AS SHOWN	DATUM	AHD	DATE	JUL '25	SHEET	4	OF	5
											MUNICIPALITY WHITTLESEA			
											REFERENCE 9365^E/22			
											P4			



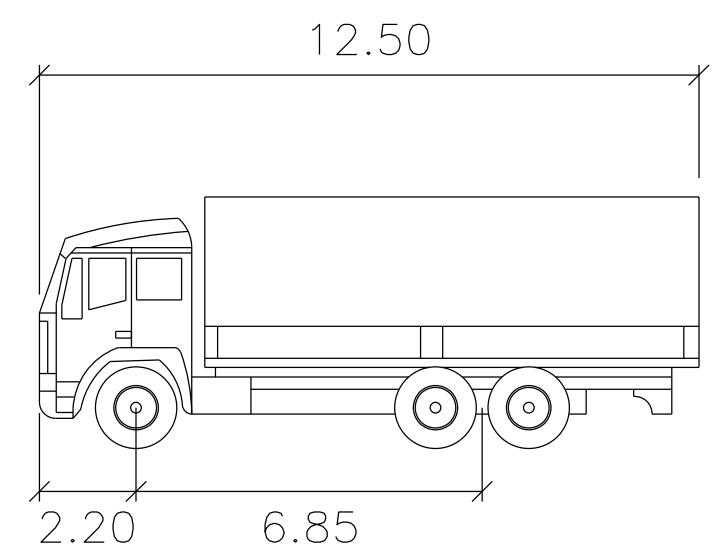
CAR

Width	: 1.94	meters
Track	: 1.84	
Lock to Lock Time	: 6.0	
Steering Angle	: 33.5	



SERVICE VEHICLE

Width	: 2.50	meters
Track	: 2.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 38.7	



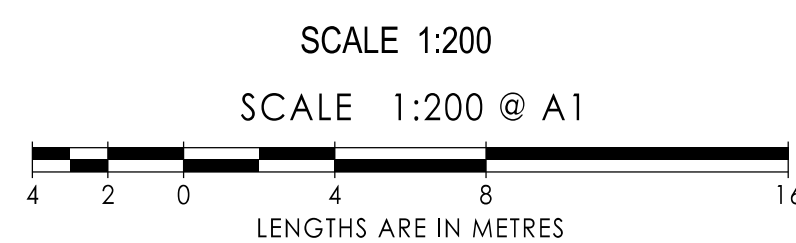
SU TRUCK

Width	: 2.50	meters
Track	: 2.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 36.6	

VEHICLE PATH LEGEND

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

TURNING MOVEMENT DETAILS



					breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310		
AMENDMENTS	P4	23.12.25	COUNCIL COMMENTS ADDRESSED	MELWAY REF.	388-C-10	RATHDOWNE ESTATE STAGE 22 TURNING MOVEMENT DETAILS		MUNICIPALITY WHITTLESEA	
	P3	08.07.25	COUNCIL COMMENTS ADDED	SURVEY	BPD			REFERENCE 9365 ^E /22	
	P2	27.05.25	COUNCIL COMMENTS ADDED	DESIGN	RGW			SHEET 5 OF 5	
	P1	02.04.25	ISSUE FOR APPROVAL	DRAWN	DW			P4	
VER	DATE	REMARKS		CHECKED	SCALE AS SHOWN		DATUM AHD	DATE JUL '25	