

LOCALITY PLAN  
SCALE 1:20000

VICTORIAN PROFESSIONAL ENGINEERS  
REGISTRATION ACT 2019  
REGISTERED ENGINEER: RODGER STUDD  
REGISTRATION NUMBER: PE0006520

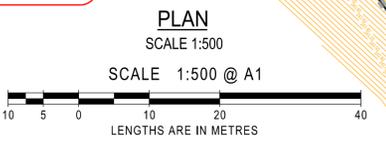
**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

SUBDIVISION ACT 1988  
This approved engineering plan forms part of Planning Permit P23061.  
Date: 30/10/2025  
Sheet 1 of 21  
Signature for Responsible Authority  
Jaskaran Suri

SHEET INDEX

SHT No.	VER	DESCRIPTION
1	A	DETAIL PLAN, LOCALITY PLAN, SERVICE OFFSET TABLE & SHEET INDEX
2	A	DETAIL PLAN 2
3	A	GENERAL NOTES, TYPICAL ROAD CROSS SECTIONS & MW ROCK END WALL TYPICAL DETAIL
4	A	INTERSECTION DETAILS 1
5	A	INTERSECTION DETAILS 2
6	A	INTERSECTION DETAILS 3
7	A	EAGLERIDGE CIRCUIT - LONGITUDINAL SECTION 1
8	A	EAGLERIDGE CIRCUIT - LONGITUDINAL SECTION 2
9	A	EAGLERIDGE CIRCUIT - CROSS SECTIONS 1
10	A	EAGLERIDGE CIRCUIT - CROSS SECTIONS 2
11	A	EAGLERIDGE CIRCUIT - CROSS SECTIONS 3
12	A	DRAINAGE LONG SECTION 1
13	A	DRAINAGE LONG SECTION 2
14	A	DRAINAGE LONG SECTION 3
15	A	DRAINAGE LONG SECTION 4 & PIT SCHEDULE
16	A	LANDSCAPE LAYOUT, SIGNAGE & LINEMARKING PLAN
17	A	PAVEMENT DETAILS
18	A	CAR PARKING PLAN
19	A	TURNING MOVEMENTS DETAILS
20	A	RETAINING WALL DETAILS
21	A	VICTRACK FENCE DETAIL

**ISSUED FOR CONSTRUCTION**



SERVICES OFFSETS AND LOCATIONS

Location	Sewer	Gas	Water		Telecommunications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
			NDW	DW	Cables	Pits	Cables	Poles				
EAGLERIDGE CIRCUIT (LOT 201-204)	1.00 W	-	-	2.70 E	1.85 W	1.85 E	2.65 W	1.10 BOK	4.35 E 4.05 W	16.00	FTTH&E	LOCAL ACCESS LEVEL 1
EAGLERIDGE CIRCUIT (LOT 208-212)	1.00 W	-	-	2.70 W	1.85 E	1.85 W	2.80 E	0.90 BOK	4.35 E 4.05 W	16.00	FTTH&E	LOCAL ACCESS LEVEL 1
EAGLERIDGE CIRCUIT (LOT 217-220)	-	-	-	2.70 S	1.85 N	1.85 S	2.80 N	0.90 BOK	4.20 N 4.20 S	16.00	FTTH&E	LOCAL ACCESS LEVEL 1
EAGLERIDGE CIRCUIT (LOT 204-208)	1.00 N	-	-	2.40 N	0.85 S	1.85 N	1.55 S	0.90 BOK	4.35 N 2.85 S	14.80	FTTH&E	LOCAL ACCESS LEVEL 1
EAGLERIDGE CIRCUIT (LOT 226-231)	1.00 N	-	-	2.40 N	1.80 N	1.80 N	1.55 S	0.90 BOK	4.35 N 2.85 S	14.80	FTTH&E	LOCAL ACCESS LEVEL 1
EAGLERIDGE CIRCUIT (LOT 221-225)	7.00 E	-	-	2.70 W	1.85 E	1.85 W	2.80 E	0.90 BOK	4.35 W 11.35 E	23.30	FTTH&E	CONNECTOR STREET LOCAL ACCESS LEVEL 1
TAMBO PLACE	-	-	-	1.80 N	2.80 N	-	3.40 N	-	-	12.00	-	LOCAL ACCESS LEVEL 1

NOTE: a) At the court 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.

**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.

SEE SHEET 2 FOR CONTINUATION

**SYMBOL LEGEND**

Prop	Prev Stage	Ex/Natural/FS Level	-28.57	-N507.57	+F529.57
Drains		FS @ Building Line	-38.28.57		
Sewer < 3000		Top/Toe Batter Level	+10P28.57	+10E27.57	
Water (DW)		Top/Bottom RW Level	+1W28.57	+1W27.57	
Water (NDW)		1% AEP Flood Level	-FL28.57		
House Drain		Direction of Lot Fall			
Property Inlet		Fill Proposed (<0.3m@0.3m)			
Street Sign		Cut Proposed			
PSM		Asphalt Surface Prop			
Rock Ret Wall		Concrete Surface Prop (Paths/Driveways/Slabs)			
Sleeper Ret Wall		Tree To Be Removed			
Conduits 50mm		Tree To Be Retained with Tree Protection Zone (TPZ)			
Conduits 100mm					
Street Tree without/with Passive Irrigation (Refer Detail)					
Ex Drains					
Ex Water DW/NDW					
Ex Sewer/Gas					
Ex Elect/Comm					

**breese pitt dixon pty. ltd.**  
land surveyors civil engineers

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

**KIMBERLEY ESTATE**  
STAGE 2  
DETAIL PLAN, LOCALITY PLAN,  
SERVICE OFFSET TABLE & SHEET INDEX

MUNICIPALITY  
**HUME**

REFERENCE  
10255 E/1

MELWAY REF. 362-H-10  
SURVEY BPD  
DESIGN RF  
DRAWN RF  
CHECKED RS

AMENDMENTS

NO.	DATE	REMARKS
A	17/10/25	ISSUE FOR CONSTRUCTION

SCALE AS SHOWN DATUM AHD DATE MAR '24 SHEET 1 OF 21

SEE SHEET 1 FOR CONTINUATION



SUBDIVISION ACT 1988  
 This approved engineering plan forms part of Planning Permit P23001  
 Date: 30/10/2025  
 Sheet 2 of 21  
 Signature for Responsible Authority  
 Jaskaran Suri

SYMBOL LEGEND		Ex/Natural/FS Level
Drains		-28.57 - NSD 57 - FS50.57
Sewer < 3000		FS @ Building Line
Water (DW)		Top/Toe Batter Level
Water (NDW)		-10228.57 -10227.57
Property Inlet		Top/Bottom RW Level
House Drain		-TW28.57 -BW27.57
Street Sign		1% AEP Flood Level
PSM		-FL28.57
Rock Ret Wall		Direction of Lot Fall
Sleeper Ret Wall		Fill Proposed (<0.3m/±0.3m)
Conduits 50mm		Cut Proposed
Conduits 100mm		Asphalt Surface Prop
Street Tree without/with Passive Irrigation (Refer Detail)		Concrete Surface Prop (Paths/Driveways/Slabs)
Ex Drains		Tree To Be Removed
Ex Water DW/NDW		Tree To Be Retained with Tree Protection Zone (TPZ)
Ex Sewer/Gas		
Ex Elect/Comm		

PLAN  
 SCALE 1:500

SCALE 1:500 @ A1



ISSUED FOR CONSTRUCTION

AMENDMENTS		bpd 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.	362-H-10	KIMBERLEY ESTATE STAGE 2 DETAIL PLAN 2		MUNICIPALITY HUME	
SURVEY	BPD	REFERENCE 10255 E/1		SHEET 2 OF 21	
DESIGN	RF	SCALE AS SHOWN DATUM AHD		DATE MAR '24	
A	17/10/25	ISSUE FOR CONSTRUCTION	DRAWN RF	MUNICIPALITY HUME	
VER	DATE	REMARKS	CHECKED RS	SHEET 2 OF 21	