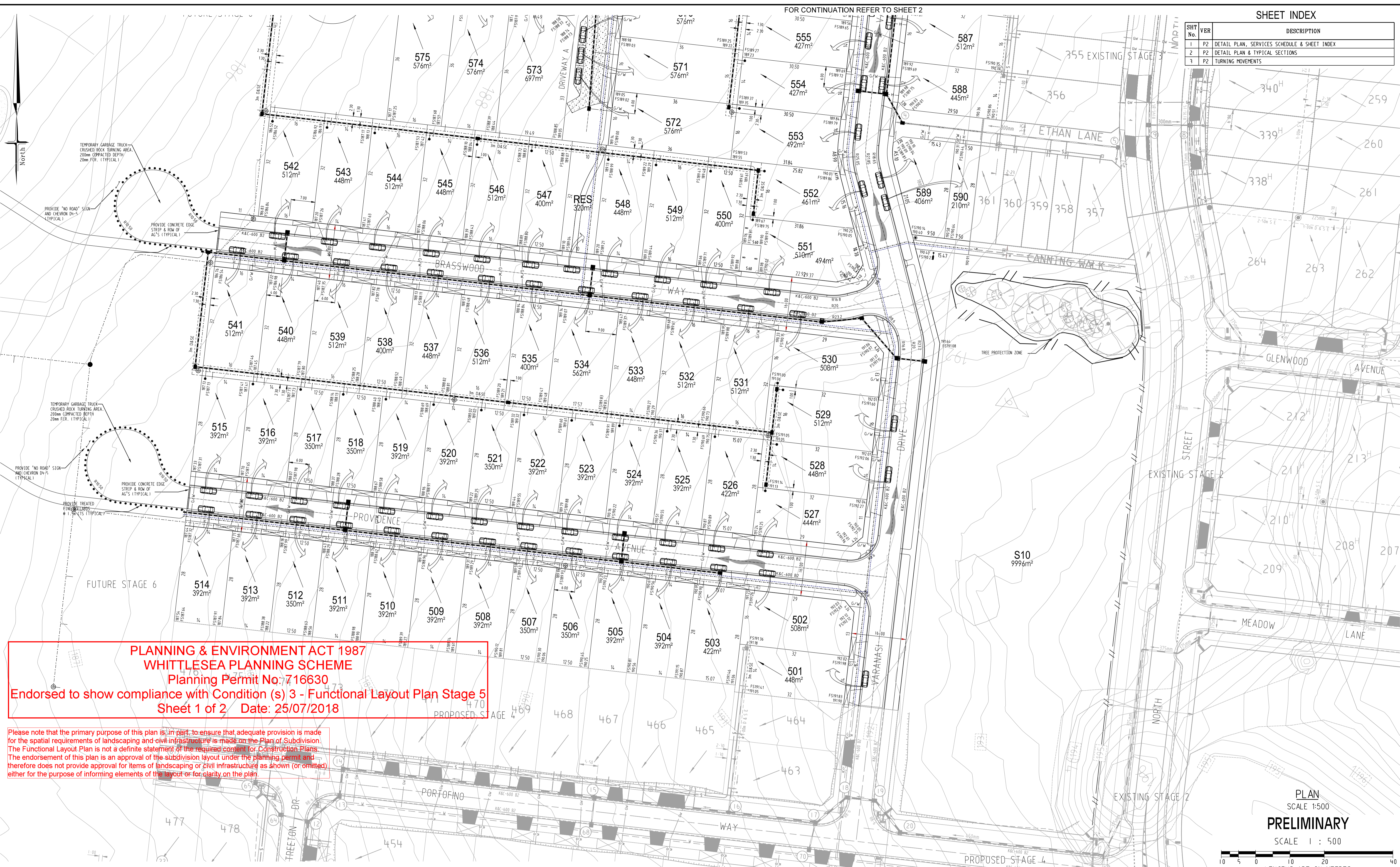


SHT No.	VER	DESCRIPTION
1	P2	DETAIL PLAN, SERVICES SCHEDULE & SHEET INDEX
2	P2	DETAIL PLAN & TYPICAL SECTIONS
3	P2	TURNING MOVEMENTS



PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
 Planning Permit No: 716630
 Endorsed to show compliance with Condition (s) 3 - Functional Layout Plan Stage 5
 Sheet 1 of 2 Date: 25/07/2018

Please note that the primary purpose of this plan is, in part, to ensure that adequate provision is made for the spatial requirements of landscaping and civil infrastructure is made on the Plan of Subdivision. The Functional Layout Plan is not a definite statement of the required content for Construction Plans. The endorsement of this plan is an approval of the subdivision layout under the planning permit and therefore does not provide approval for items of landscaping or civil infrastructure as shown (or omitted) either for the purpose of informing elements of the layout or for clarity on the plan.

PLAN
 SCALE 1:500
PRELIMINARY
 SCALE 1:500
 LENGTHS ARE IN METRES

SERVICES OFFSETS AND LOCATIONS

STREET NAME	Rd. RESERVE	WATER			GAS		ELECTRICITY		FIBRE TO THE HOME		Bk. of KERB	JOINT TRENCHING	STREET CLASSIFICATION
		DW	NDW			CABLES	POLES	FTH CABLES	FTH PITS				
PROVIDENCE AVENUE	16-00	3-20 S	2-70 S	2-25 S	2-60 N	0-80 BOK	1-85 N	1-78 N/S	4-35 S	4-05 N	G & W, FTH & E	STREET - LEVEL 1	
BRASSWOOD WAY	16-00	3-20 S	2-70 S	2-25 S	2-60 N	0-80 BOK	1-85 N	1-78 N/S	4-35 S	4-05 N	G & W, FTH & E	STREET - LEVEL 1	
VARANASI DRIVE	16-00	3-20 W	2-70 W	2-25 W	2-60 E	0-80 BOK	1-85 E	1-78 E/W	4-35 W	4-05 E	G & W, FTH & E	STREET - LEVEL 1	
LAKERIDGE DRIVE	13-50	3-05 S/E	2-55 S/E	2-05 S/E	0-30 N/W	0-80 BOK	0-90 N/W	1-78 N/W/S/E	4-35 S/E	4-05 N/W	G & W, FTH & E	STREET - LEVEL 1	
ROAD A	16-00	3-20 E	2-70 E	2-25 E	2-60 W	0-80 BOK	1-85 W	1-78 E/W	4-35 E	4-05 W	G & W, FTH & E	STREET - LEVEL 1	
ROAD B	16-00	3-20 S	2-70 S	2-25 S	2-60 N	0-80 BOK	1-85 N	1-78 N/S	4-35 S	4-05 N	G & W, FTH & E	STREET - LEVEL 1	
ETHAN LANE	8-00	2-60 S	2-10 S	1-65 S	2-60 N	-	1-85 N	1-78 N/S	-	-	G & W, FTH & E	STREET - LEVEL 1	

LEGEND

- 1 IN 5 YR DRAINAGE SHOWN
- OVERLAND FLOW PATH 1 IN 100 YR SHOWN
- CAR SPACE FOR EACH LOT SHOWN

VER	DATE	REMARKS

breese pitt dixon pty. ltd.
 land surveyors
 civil engineers

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

RATHDOWNE ESTATE
STAGE 5
FUNCTIONAL LAYOUT PLAN

MELWAY REF. 388-C-10
 SURVEY SPIIRE
 DESIGN LG
 DRAWN RGW

AMENDMENTS

SCALE AS SHOWN DATUM AHD DATE DEC 17

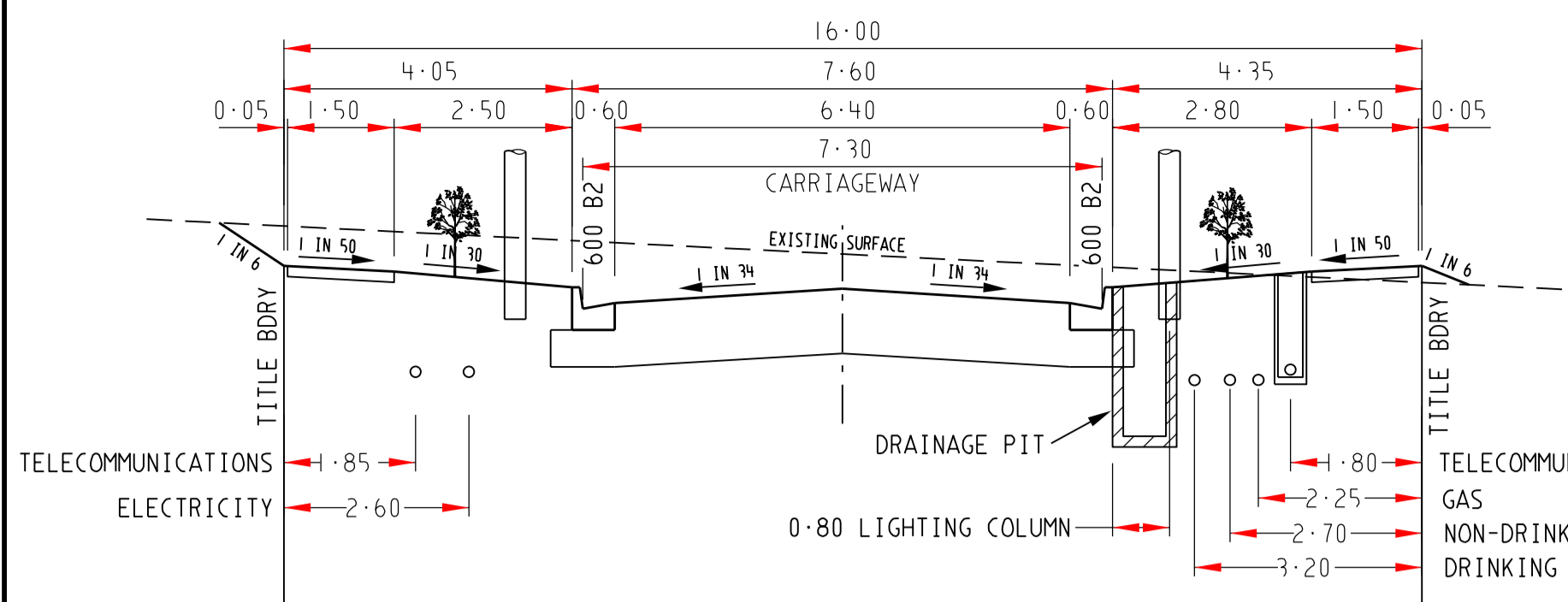
MUNICIPALITY
 WHITTLESEA
 REFERENCE
 9365 E/5

SHEET 1 OF 3

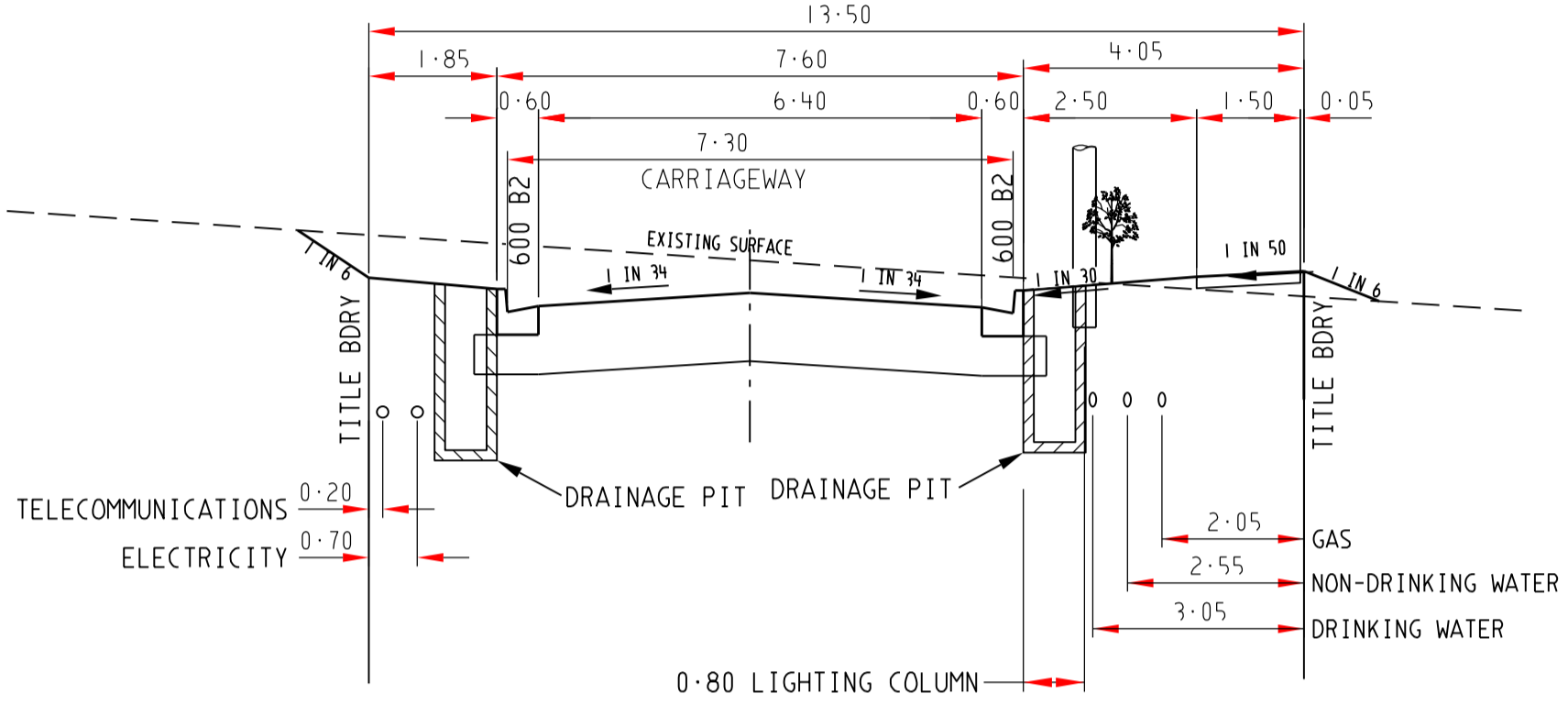
NOTE: LOCATION OF STREET TREES ARE IN THE CENTRE OF NATURE STRIP

**PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME**
Planning Permit No: 716630
Endorsed to show compliance with Condition (s) 3 - Functional Layout Plan Stage 5
Sheet 2 of 2 Date: 25/07/2018

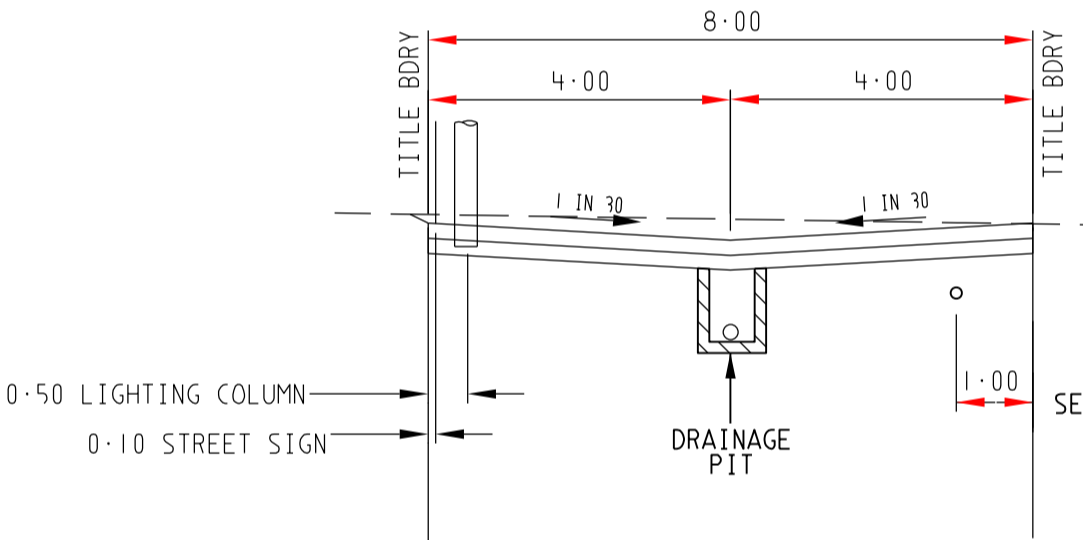
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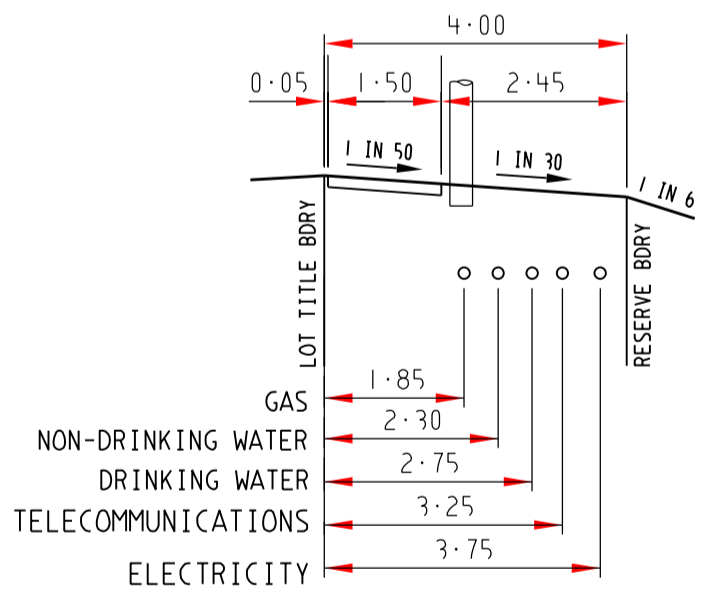
16.0m ROAD RESERVE
PROVIDENCE AVENUE, BRASSWOOD WAY, VARANASI DRIVE,
ROAD A & ROAD B
LOCAL ACCESS STREET - LEVEL 1



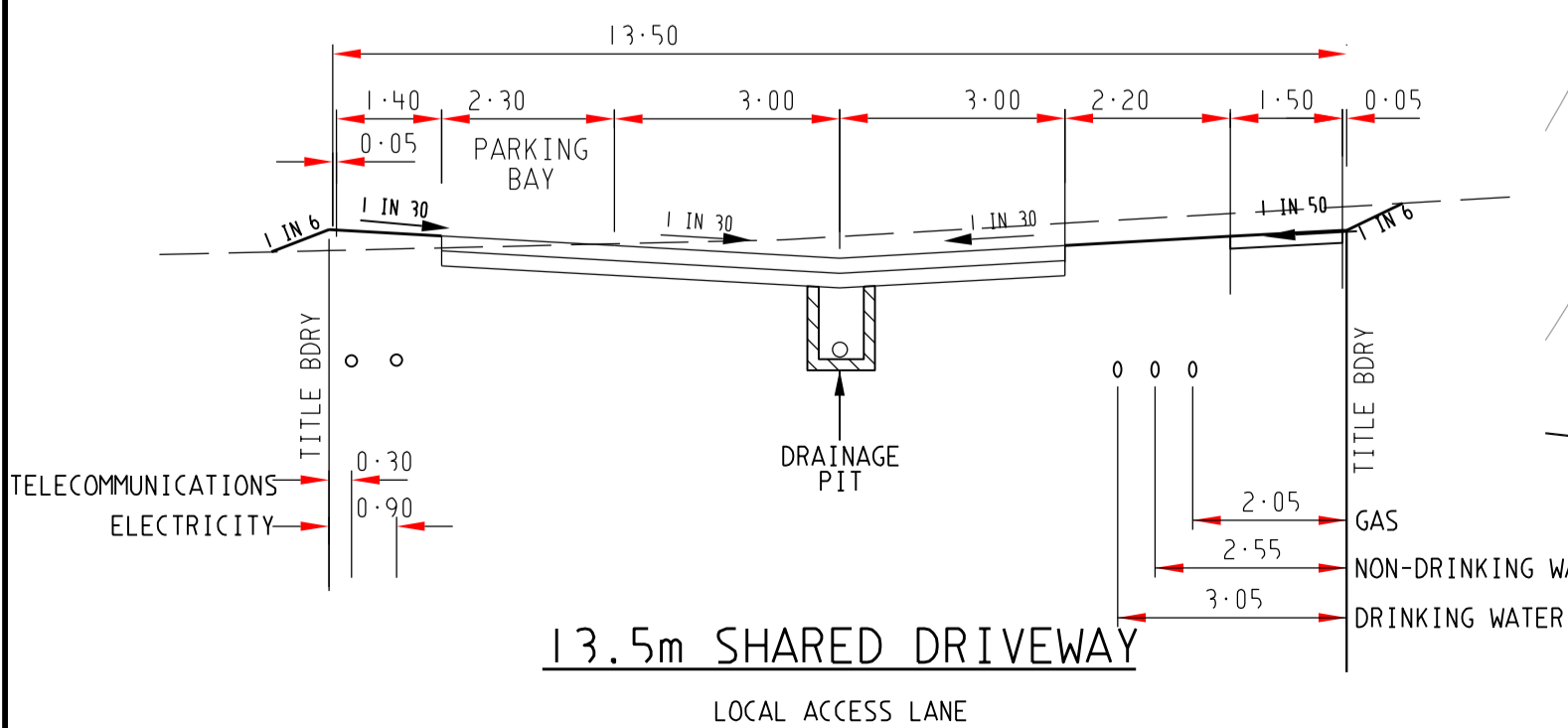
13.5m ROAD RESERVE
LAKERIDGE DRIVE
LOCAL ACCESS STREET - LEVEL 1



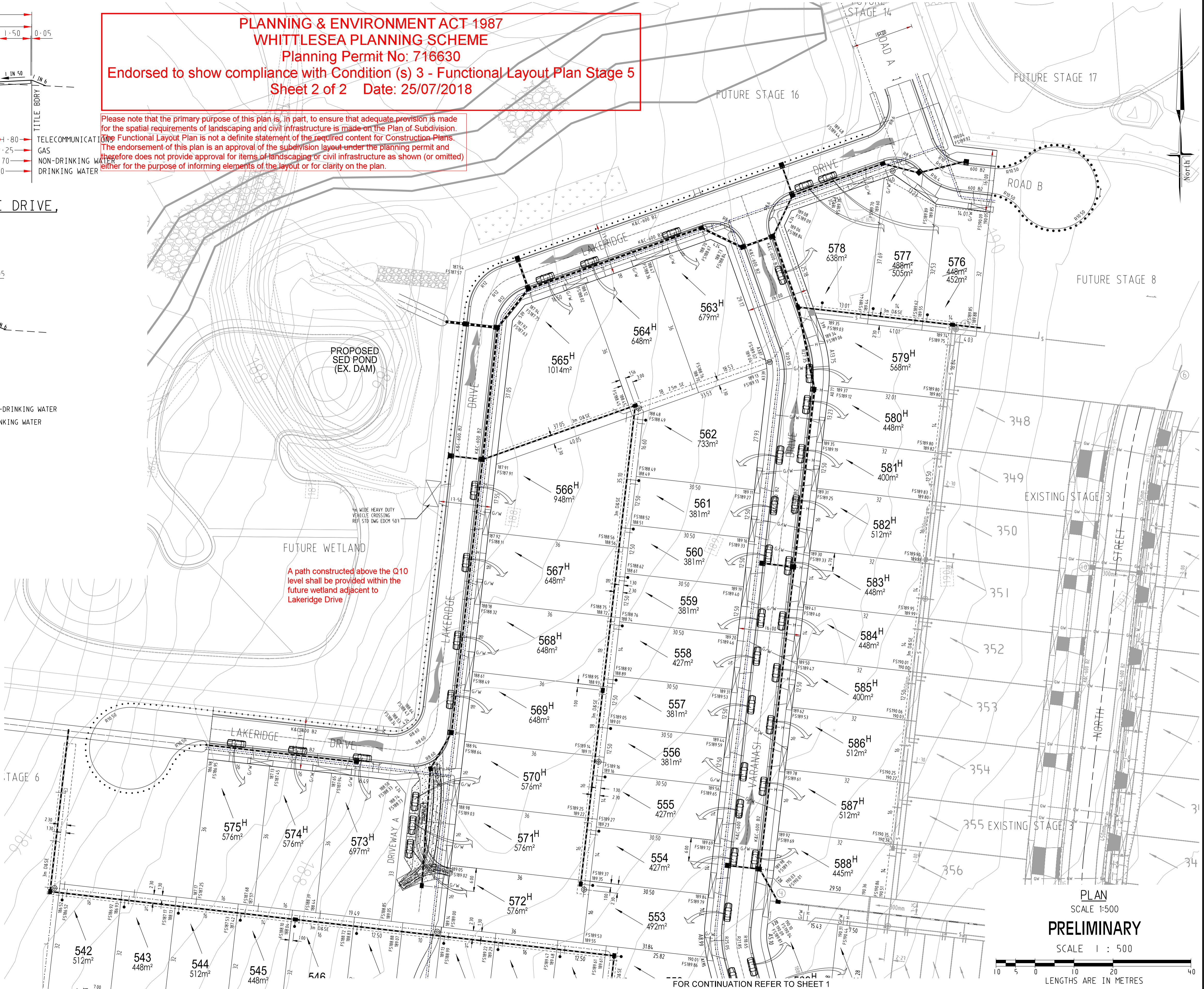
8.0m ROAD RESERVE
ETHAN LANE
LOCAL ACCESS LANE



4.0m ROAD RESERVE
CANNING WALK



13.5m SHARED DRIVEWAY
LOCAL ACCESS LANE



A path constructed above the Q10 level shall be provided within the future wetland adjacent to Lakeridge Drive

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

LEGEND

- 1 IN 5 YR DRAINAGE SHOWN
- OVERLAND FLOW PATH 1 IN 100 YR SHOWN
- CAR SPACE FOR EACH LOT SHOWN

AMENDMENTS	VER	DATE	REMARKS

	MELWAY REF. 388-C-10	RATHDOWNE ESTATE STAGE 5 FUNCTIONAL LAYOUT PLAN	MUNICIPALITY WHITTLESEA
	SURVEY SPIRE		REFERENCE 9365 E/5
	DESIGN LG		SHEET 2 OF 3
	DRAWN RGW		P3
CHECKED	SCALE AS SHOWN	DATUM AHD	DATE DEC 17

breese pitt dixon Pty. Ltd.
land surveyors civil engineers
1/19 coto street hawthorn east, 3123
telephone 8823 2300
fax no. 8823 2310

PLAN
SCALE 1:500
PRELIMINARY
SCALE 1 : 500

LENGTHS ARE IN METRES

FOR CONTINUATION REFER TO SHEET 1