

THE PATCH - STAGE 04, WOLLERT

JINDING AUSTRALIA

CITY OF WHITTLESEA

FUNCTIONAL LAYOUT PLANS



SITE PLAN
NOT TO SCALE
MELWAY REF: 388 K5

DRAWING INDEX

DRAWING No.	TITLE
1701289-04-900	COVER SHEET
1701289-04-901	TYPICAL ROAD CROSS SECTIONS & DETAILS
1701289-04-910	FUNCTIONAL LAYOUT PLAN
1701289-04-930	ON STREET CAR PARKING PLAN
1701289-04-940	VEHICLE TURNING MOVEMENTS

PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
 Planning Permit No: 717154
 Endorsed to show compliance with Condition (s) 5
 Sheet 1 of 3 Date: 10/08/2021

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.

PRELIMINARY PRINT
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REV	DESCRIPTION	DATE	DRN.	APP.	REV	DESCRIPTION	DATE	DRN.	APP.
P4	COUNCIL COMMENTS	03.09.20	GN	CD					
P3	SUBMIT TO COUNCIL	29.07.20	GN	CD					
P2	PRELIMINARY PLANS	12.04.17	PH	PD					
P1	ROAD NAMES AND EASEMENTS UPATED	30.11.18	PH	PD					
P0	ISSUED TO CLIENT	28.11.18	PH	PD					



Designed Date: P.HUNJIAN 28.11.2018
 Drawn: L.SUTHERLAND
 Approved Date: M.FELICIANO 28.11.2018
 PS Number: PS826166L



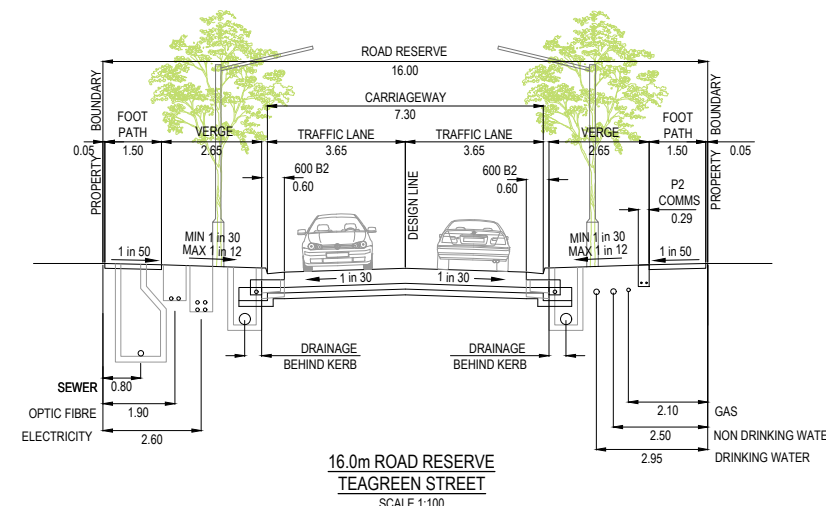
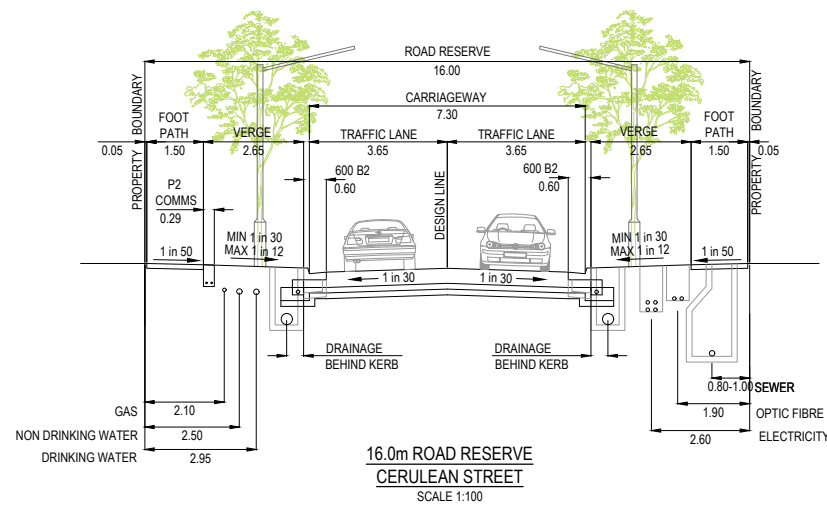
Project Details: JINDING AUSTRALIA
 THE PATCH - STAGE 04
 CITY OF WHITTLESEA
 Drawing Title: COVER SHEET

Sheet 01 of 05

Scale: NOT TO SCALE

Project Ref: 1701289 Stage No: 04 Drawing No: 900 Rev: P4



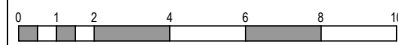


PLANNING & ENVIRONMENT ACT 1987
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 Sheet 2 of 3 Date: 10/08/2021

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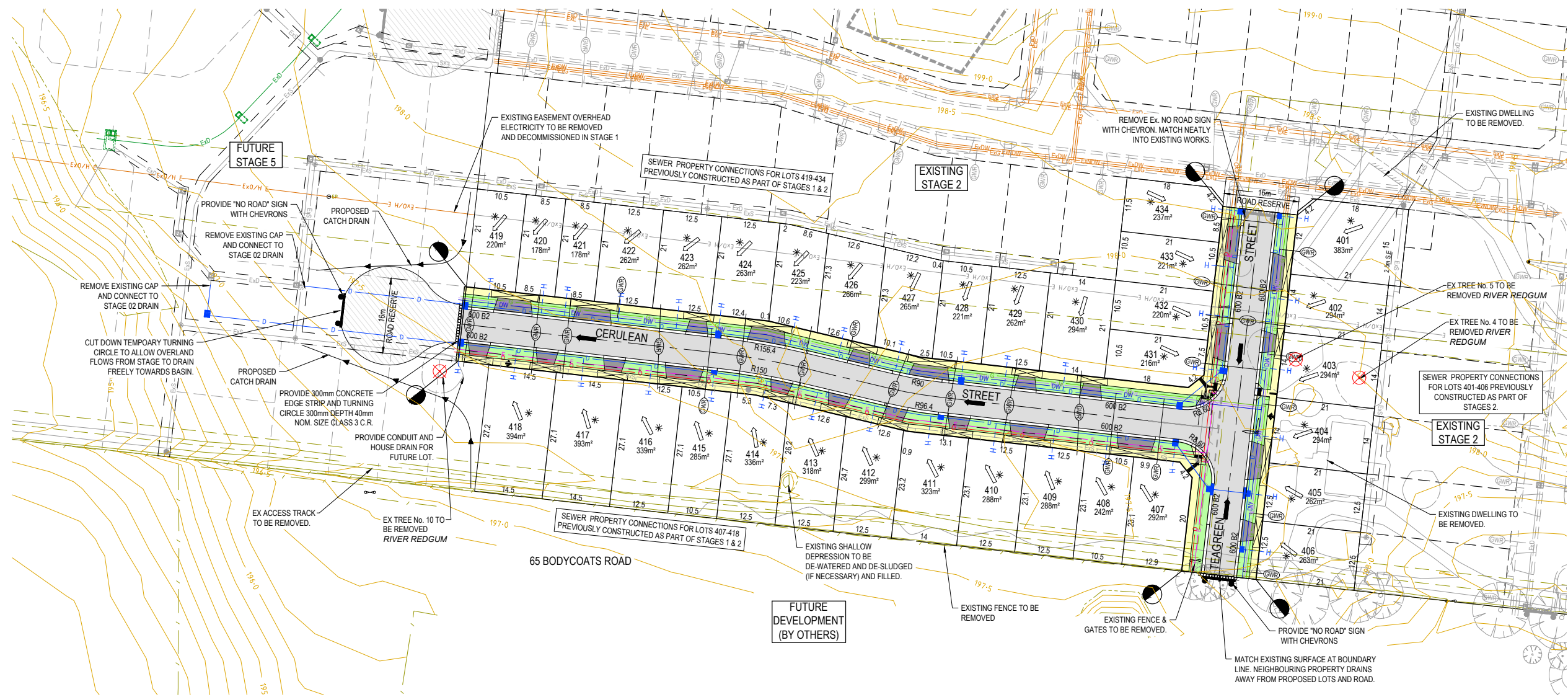
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Project Details: JINDING AUSTRALIA
 THE PATCH - STAGE 04
 CITY OF WHITTLESEA
 Drawing Title: TYPICAL ROAD CROSS SECTIONS & DETAILS

Sheet 02 of 05			
Scale 1:100 @ A1			
Project Ref	Stage No	Drawing No	Rev
1701289	04	901	P4

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LEGEND - FUNCTIONAL LAYOUT PLAN

- ELECTRICITY (UNDERGROUND)
- OPTIC FIBRE
- TELECOMMUNICATION
- GAS
- WATER
- RECYCLED WATER
- STORMWATER DRAIN, PIT & PROPERTY INLET
- MELBOURNE WATER DRAIN & PIT
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS (INDICATIVE ONLY)
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING TELECOMMUNICATION
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SWALE DRAIN
- ZERO LOT LINES
- PAVEMENT TREATMENT
- DIRECTION OF FALL
- OVERLAND FLOW
- ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FALL TO LEVELS INDICATED
- CONCRETE EDGE STRIP WITH SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
- LIMIT OF WORKS
- EXISTING TREE TO BE REMOVED
- RIDGE LINE
- RETAINING WALL
- TREE PROTECTION ZONE (TPZ)

- NOTES**
1. ALL SERVICES SHOWN ARE PRELIMINARY AND SUBJECT TO AUTHORITY ADVICE & DETAILED DESIGN.
 2. EXISTING SERVICES SHOWN ARE INDICATIVE ONLY AND TO BE VERIFIED PRIOR TO DETAILED DESIGN AND CONSTRUCTION.
 3. ALL EXISTING SERVICES UNDER NEW PAVEMENTS AND CONCRETE WORKS TO BE FOR BACKFILLED, UNLESS OTHERWISE SPECIFIED.
 4. ALL EXISTING DRAINAGE PITS AND SEWER MH WITHIN NEW WORKS TO BE ADJUSTED TO NEATLY MATCH NEW FINISH SURFACE.
 5. ALL EXISTING OPEN DRAINS WITHIN NEW WORKS TO BE CLEANED, DE-SLUDGED AND BACKFILLED TO LEVEL 1 SUPERVISION.

PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
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 Sheet 3 of 3 Date: 10/08/2021

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SERVICE OFFSET TABLE

Location	Gas		ND - Water		Water		Electricity		Telecommunication		Sewer	
	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)	Side	Offset (m)
CERULEAN STREET	N	2.10	N	2.50	N	2.95	S	2.60	S	1.90	S	0.80
TEAGREEN STREET	E	2.10	E	2.50	E	2.95	W	2.60	W	1.90	W	0.80

NOTE: STREET TREES ARE TO BE PLANTED IN THE CENTRE OF ALL NATURE STRIPS

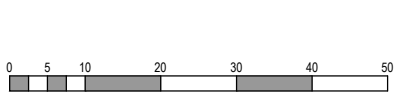
ROAD LAYOUT TABLE

Road Name	Reserve Width (m)	Road Width (m)			Kerb T type		Verge Width (m)	
		Lip to Lip	Inv to Inv	Back to Back	Nth/West	Sth/East	Nth/West	Sth/East
CERULEAN STREET	16.0	6.40	7.30	7.60	600 B2	600 B2	2.65	2.65
TEAGREEN STREET	16.0	6.40	7.30	7.60	600 B2	600 B2	2.65	2.65

WARNING
BWARE 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. Locate all underground services before commencement of works.
DIAL 1100 BEFORE YOU DIG
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 THE PATCH - STAGE 04
 CITY OF WHITTLESEA
 Drawing Title: FUNCTIONAL LAYOUT PLAN

Sheet 03 of 05
 Scale: 1:500 @ A1
 Project Ref: 1701289
 Stage No: 04
 Drawing No: 910
 Rev: P4

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