

THE PATCH - STAGE 03, WOLLERT

JINDING AUSTRALIA

CITY OF WHITTLESEA

FUNCTIONAL LAYOUT PLANS



SITE PLAN

NOT TO SCALE

MELWAY REF: 388 K5

DRAWING INDEX

DRAWING No.	TITLE
1701289-03-900	COVER SHEET
1701289-03-901	TYPICAL ROAD CROSS SECTIONS & DETAILS
1701289-03-910	FUNCTIONAL LAYOUT PLAN
1701289-03-930	ON STREET CAR PARKING PLAN
1701289-03-940	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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P4	LOT LAYOUT UPDATED	28.06.19	PH	PD					
P3	PRELIMINARY PLANS	12.04.19	PH	PD					
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P1	ROAD NAMES AND EASEMENTS UPDATED	30.11.18	PH	PD	P6	LOT BOUNDARIES AMENDED	29.07.20	GN	CD
P0	ISSUED TO CLIENT	27.11.18	PH	PD	P5	ROAD LAYOUT REVISED	21.01.20	NT	PD
REV	DESCRIPTION	DATE	DRN.	APP.	REV	DESCRIPTION	DATE	DRN.	APP.

THE
PATCH

Designed
Date
26.11.2018
Drawn
G.N.
Approved
Date
26.11.2018
PS Number
PS826168E

BW

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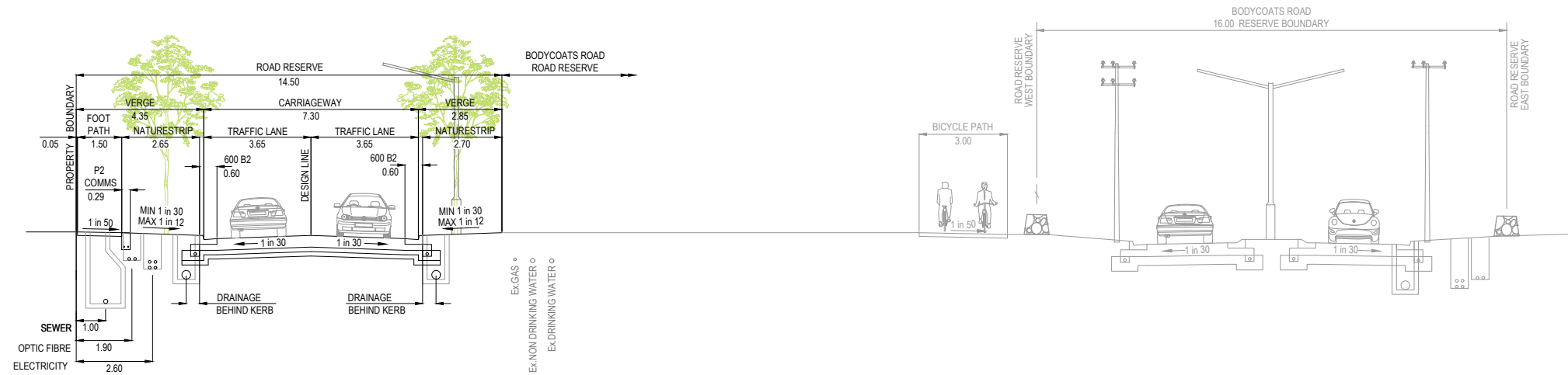
Project
Details
JINDING AUSTRALIA
THE PATCH - STAGE 03
CITY OF WHITTLESEA
Drawing
Title
COVER SHEET

Sheet 01 of 05

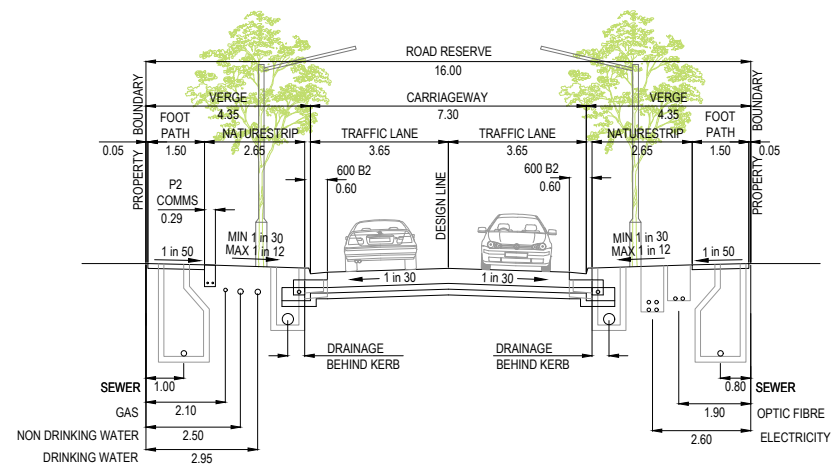
Scale
NOT TO SCALE

Project Ref	Stage No	Drawing No	Rev
1701289	03	900	P7

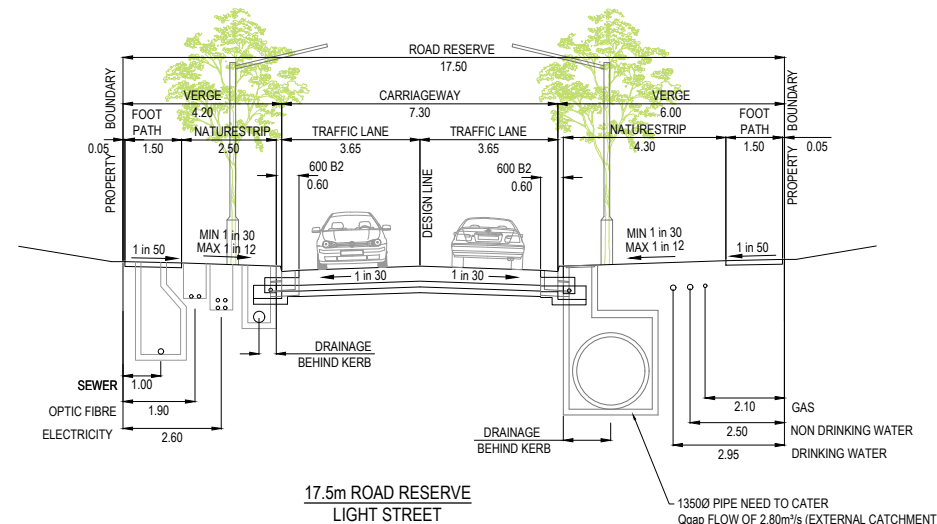




14.5m ROAD RESERVE
LAVENDER STREET
SCALE 1:100



16.0m ROAD RESERVE
LAVENDER STREET
SCALE 1:100



17.5m ROAD RESERVE
LIGHT STREET
SCALE 1:100

PLANNING & ENVIRONMENT ACT 1987
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Planning Permit No: 717154
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Sheet 2 of 3 Date: 10/08/2021

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THE
PATCH

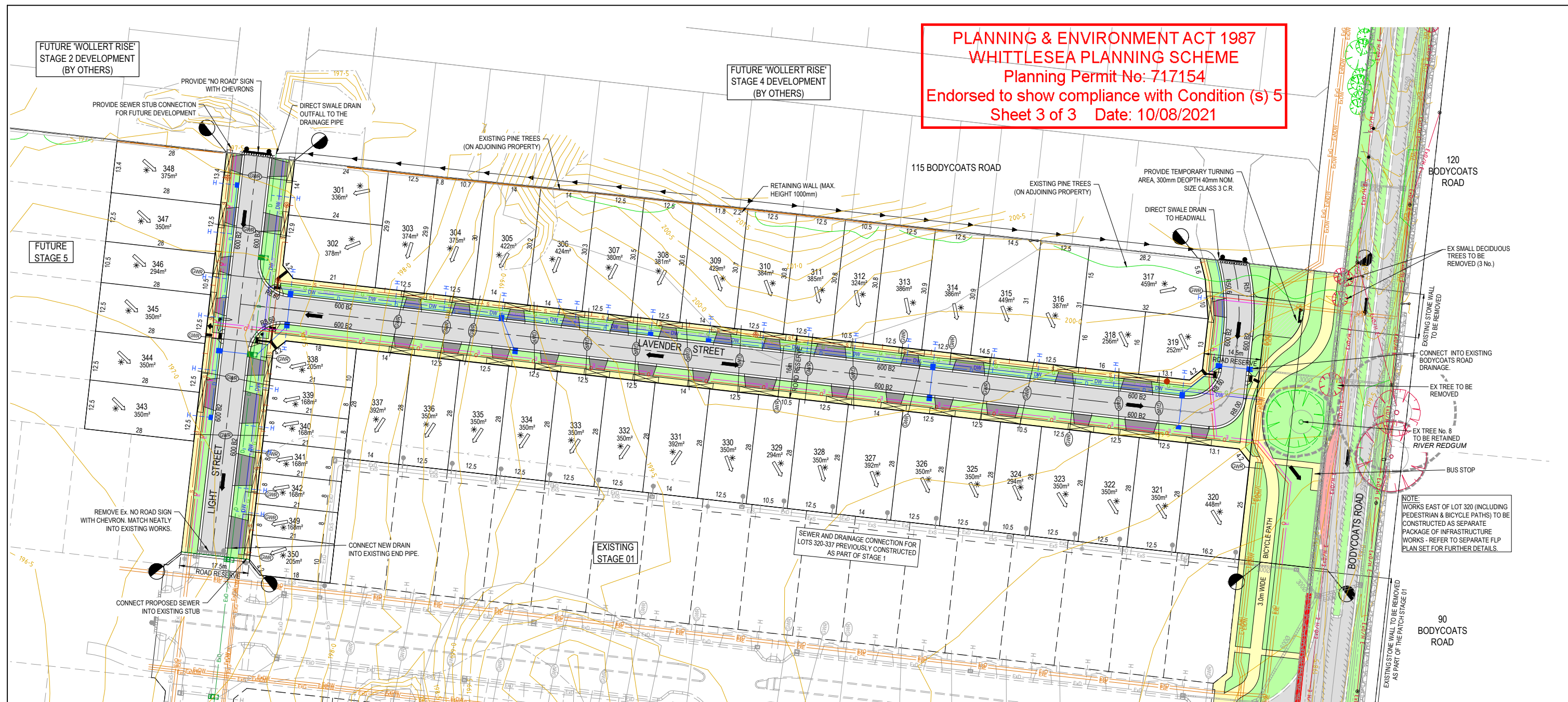
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P.HUNJAN
G.N.
Drawn
M.FELICIANO
26.11.2018
Approved
Date
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PS826168E

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Project
Details
JINDING AUSTRALIA
THE PATCH - STAGE 03
CITY OF WHITTLESEA
Drawing
Title
TYPICAL ROAD CROSS SECTIONS
& DETAILS

Sheet 02 of 05
Scale
NOT TO SCALE
Project Ref
1701289
Stage No
03
Drawing No
901
Rev
P7

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PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
Planning Permit No: 717154
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Sheet 3 of 3 Date: 10/08/2021

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LEGEND - FUNCTIONAL LAYOUT PLAN

- ELECTRICITY (UNDERGROUND)
- OPTIC FIBRE
- TELECOMMUNICATIONS
- 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 OPTIC FIBRE
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SWALE DRAIN
- TREE PROTECTION ZONE (TPZ)

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

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

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
www.1100.com.au

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)
LAVENDER STREET (16m)	N	2.10	N	2.50	N	2.95	S	2.60	S	1.90	N	1.00
LAVENDER STREET (14.5m)	E	Ex.	E	Ex.	E	Ex.	E	1.90	E	2.60	W	1.00
LIGHT STREET	E	2.10	E	2.50	E	2.95	W	2.60	W	1.90	W/E	1.00/0.80

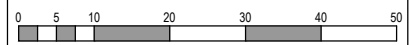
NOTE: STREET TREES ARE TO BE PLANTED IN THE CENTRE OF ALL NATURE STRIPS

ROAD LAYOUT TABLE

Road Name	Reserve Width (m)	Road Width (m)			Kerb Type		Verge Width (m)	
		Lip to Lip	Inv to Inv	Back to Back	Nth/West	Stth/East	Nth/West	Stth/East
LAVENDER STREET	16.0	6.40	7.30	7.60	600 B2	600 B2	4.35	4.35
LAVENDER STREET	14.5	6.40	7.30	7.60	600 B2	600 B2	4.35	2.85
LIGHT STREET	17.5	6.40	7.30	7.60	600 B2	600 B2	4.20	6.00

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Drawn: G.N.
Approved Date: M.FELICIANO 26.11.2018
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THE PATCH - STAGE 03
CITY OF WHITTLESEA
Drawing Title
FUNCTIONAL LAYOUT PLAN

Sheet 03 of 05
Scale
1:500 @ A1
Project Ref
1701289
Stage No
03
Drawing No
910
Rev
P7