

Our Ref: FLP1203/22
WYP10736/18

Enquiries: Jemna Cheripuram
Tel: (03) 8734 5405

19 January 2023

Breese Pitt Dixon Pty Ltd
U 1 19 Cato St
HAWTHORN EAST VIC 3123

Dear Christopher Hagen,

RE: CREEKSTONE STAGE N6- FUNCTIONAL LAYOUT PLAN APPROVAL

Please be advised that the functional layout plans submitted to Council for Creekstone Stage N6 are approved, subject to the following conditions:-

1. Tree locations and number of trees shown are indicative only and will be finalised as part of the landscape plan approval process.
2. This approval is limited to road and drainage works only, and does not extend to works associated with open space.
3. Wyndham City Specifications and standard details shall be read in conjunction with the approved plans. No work is to start on this stage until Detailed Engineering Drawings have been approved, and the Plan of Subdivision has been certified by Council.
4. The approved Functional Layout Plans may need to be amended during the detailed engineering approval process.

A copy of the following approved plans have been enclosed for your information:

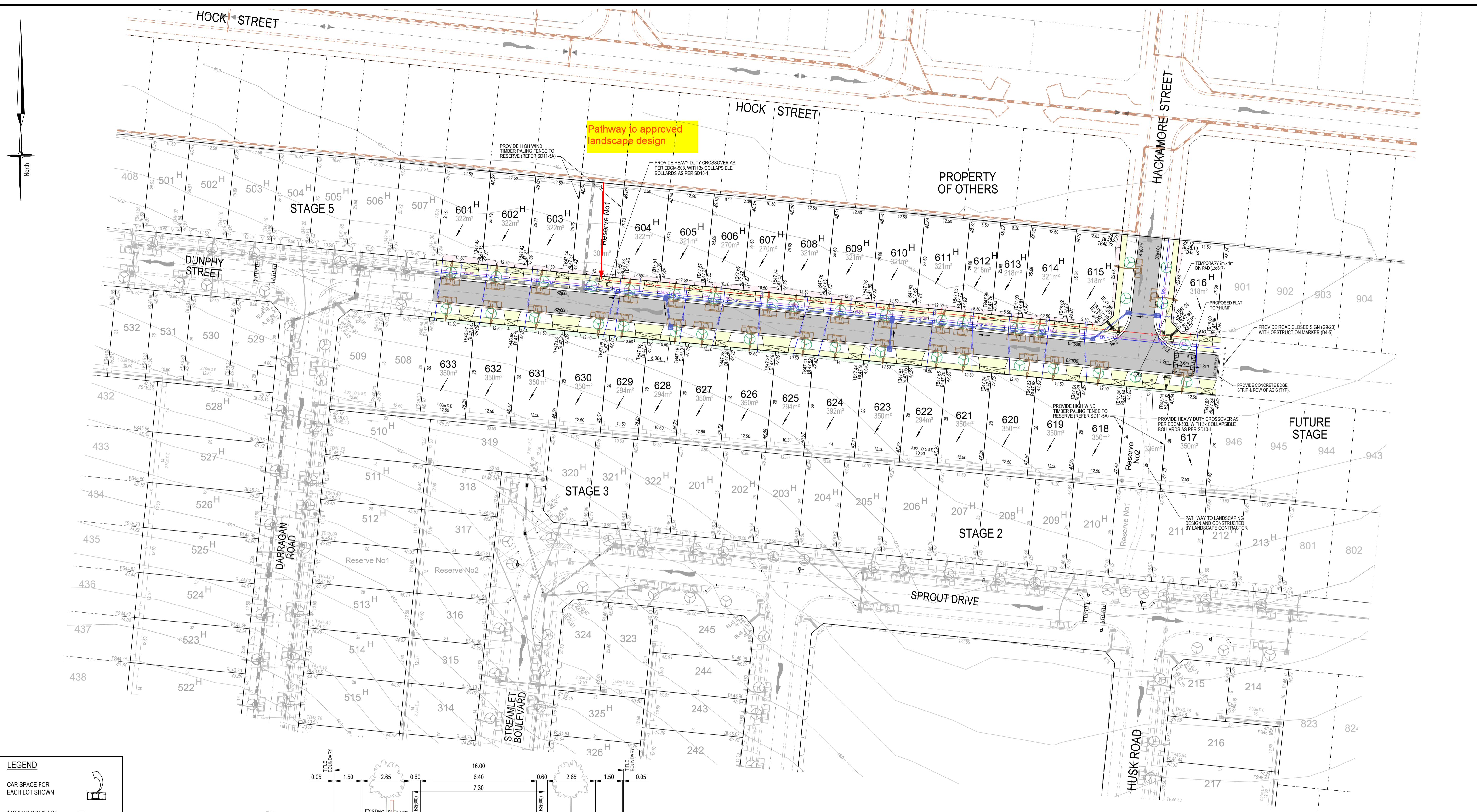
- Drawing No. 8584E/N6FL sheet 01 of 02 Revision P1
- Drawing No. 8584E/N6FL sheet 02 of 02 Revision P1

Yours sincerely,



ABUL HOSSEN
ACTING ENGINEERING DEVELOPMENT CO-ORDINATOR

Att:



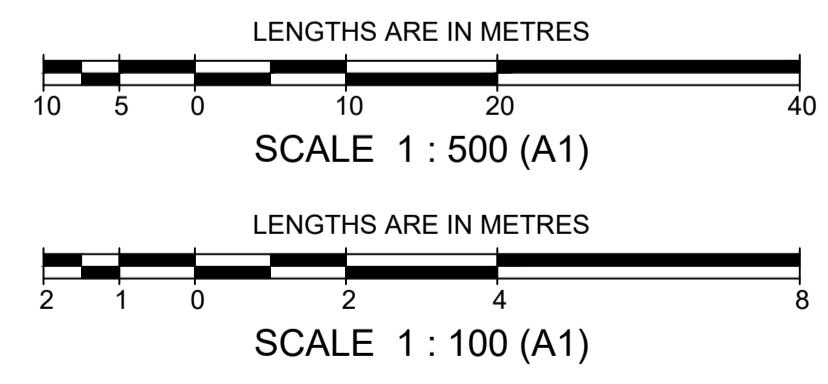
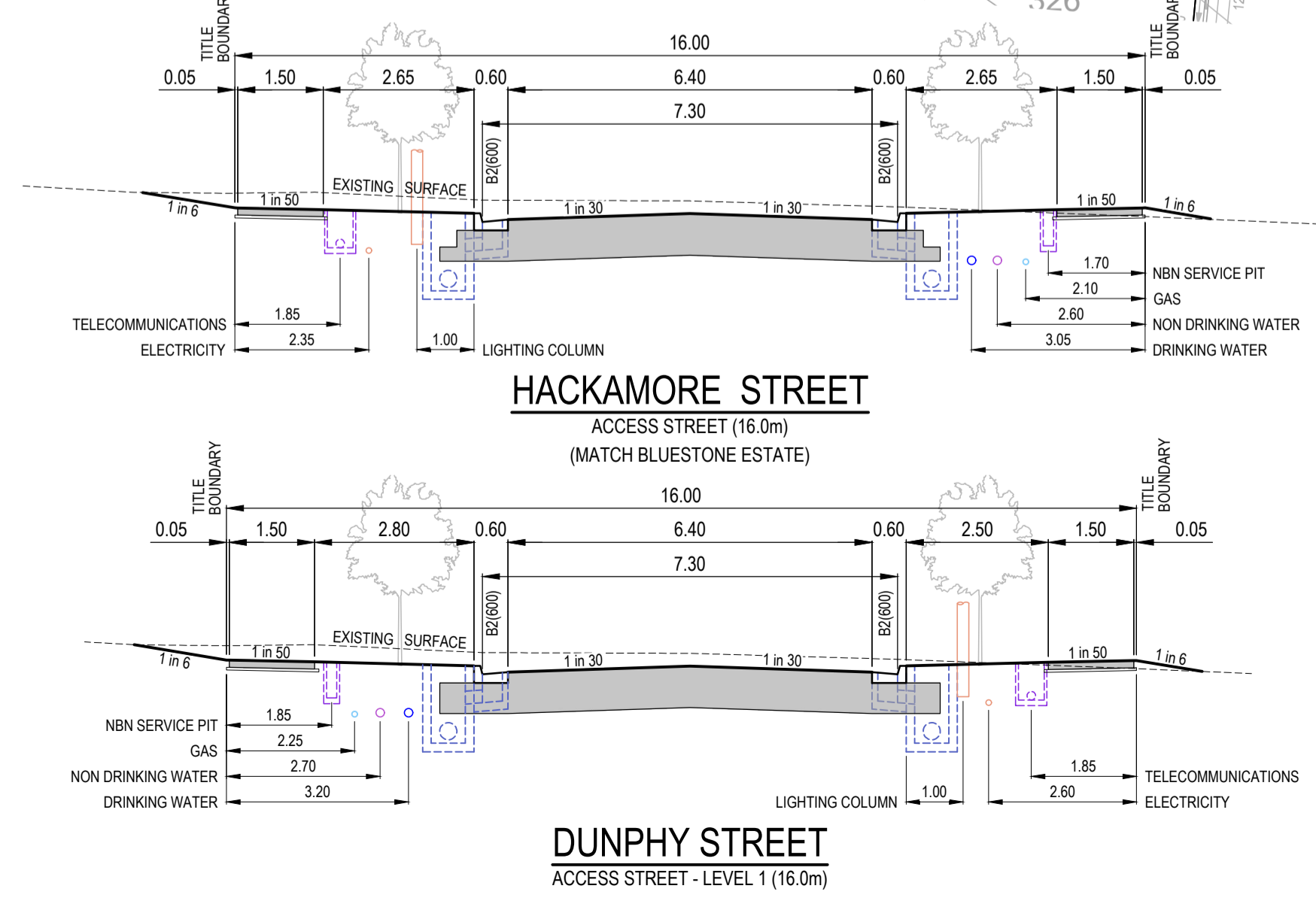
LEGEND

- CAR SPACE FOR EACH LOT SHOWN
- 1 IN 5 YR DRAINAGE SHOWN
- OVERLAND FLOW PATH 1 IN 100 YR 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 Passive Irrigation (Refer Detail)
- Ex Drains
- Ex Water DW/NDW
- Ex Sewer/Gas
- Ex Elect/Telecomm

- Ex Natural/FS Level
- FS @ Building Line
- Top/Toe of Batter
- Top/Bottom RW Level
- 100yr Flood Level
- Fill Proposed (<0.3m) ≥ 0.3m
- Cut Proposed
- Asphalt Surface Prop
- Concrete Surface Prop (Paths/Driveways/Slabs)
- Tree To Be Removed
- Tree To Be Retained with Tree Protection Zone (TPZ)



LOCATION	GAS		WATER		COMMUNICATIONS		ELECTRICITY		BOK	Road Width	Joint Trenching
	NDW	DW	DW	Pits	Cables	Poles					
DUNPHY STREET	2.25 N	2.70 N	3.20 N	1.85 S	1.85 N	2.60 S	1.00 BOK	4.35N / 4.05S	16.00	W & G.E. & FTTH	
HACKAMORE STREET	2.10 E	2.60 E	3.05 E	1.85 W	1.70 E	2.35 W	1.00 BOK	4.20W / 4.20E	16.00	W & G.E. & FTTH	
HACKAMORE STREET (BLUESTONE)	2.10 E	2.60 E	3.05 E	1.85 W	1.70 E	2.35 W	1.00 BOK	4.20W / 4.20E	16.00	W & G.E. & FTTH	

AMENDMENTS	DATE	REMARKS

breese pitt dixon pty. ltd.
land surveyors civil engineers

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

CREEKSTONE ESTATE STAGE N6
FUNCTIONAL LAYOUT PLAN

MELWAY REF. 359-H10
SURVEY BPD
DESIGN DG
DRAWN DG
CHECKED C.HAGEN

SCALE As Shown DATUM AHD DATE Dec'22 SHEET 1 OF 2

MUNICIPALITY WYNDHAM REFERENCE 8584 E/N6FL

T:\Projects\BPD\8584 Rothwell\CAD\Drawings\Stage N06\8584E-N06_FLP01_DET.dwg (FLP01)

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