



Our ref: S24-070

9 January 2025

David Moret
DPM Consulting Group PTY LTD
22 Business Park Drive
Notting Hill, VIC 3168

Dear David,

Re: Functional layout plans – Geranium Estate, Stage 1

The functional layout plans, listed below, for the above project, have been examined and generally accord with the requirements of the Planning Permit and the MPA Engineering Design and Construction Guidelines.

- 3257/FLP01/01
- 3257/FLP01/02
- 3257/FLP01/03
- 3257/FLP01/04
- 3257/FLP01/05
- 3257/FLP01/06
- 3257/FLP01/07

These plans are therefore approved and are considered to satisfy the requirements of Condition 42 of Planning Permit T230320.

If you have any queries regarding these matters, please contact Infrastructure Services unit on 1300 787 624.

Yours faithfully

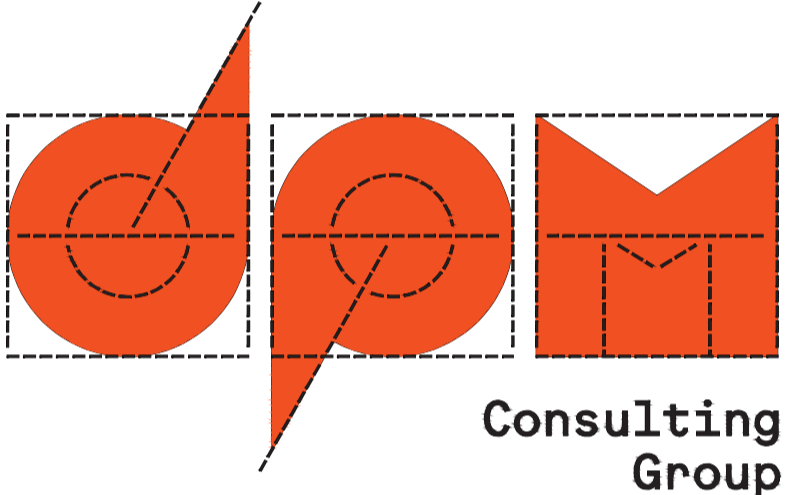
Justin Conn
Development Project Engineer

GERANIUM ESTATE

FUNCTIONAL LAYOUT PLAN STAGE 1

CARDINIA SHIRE COUNCIL

22 Business Park Drive Notting Hill 3168
A.C.N. 006 550 803
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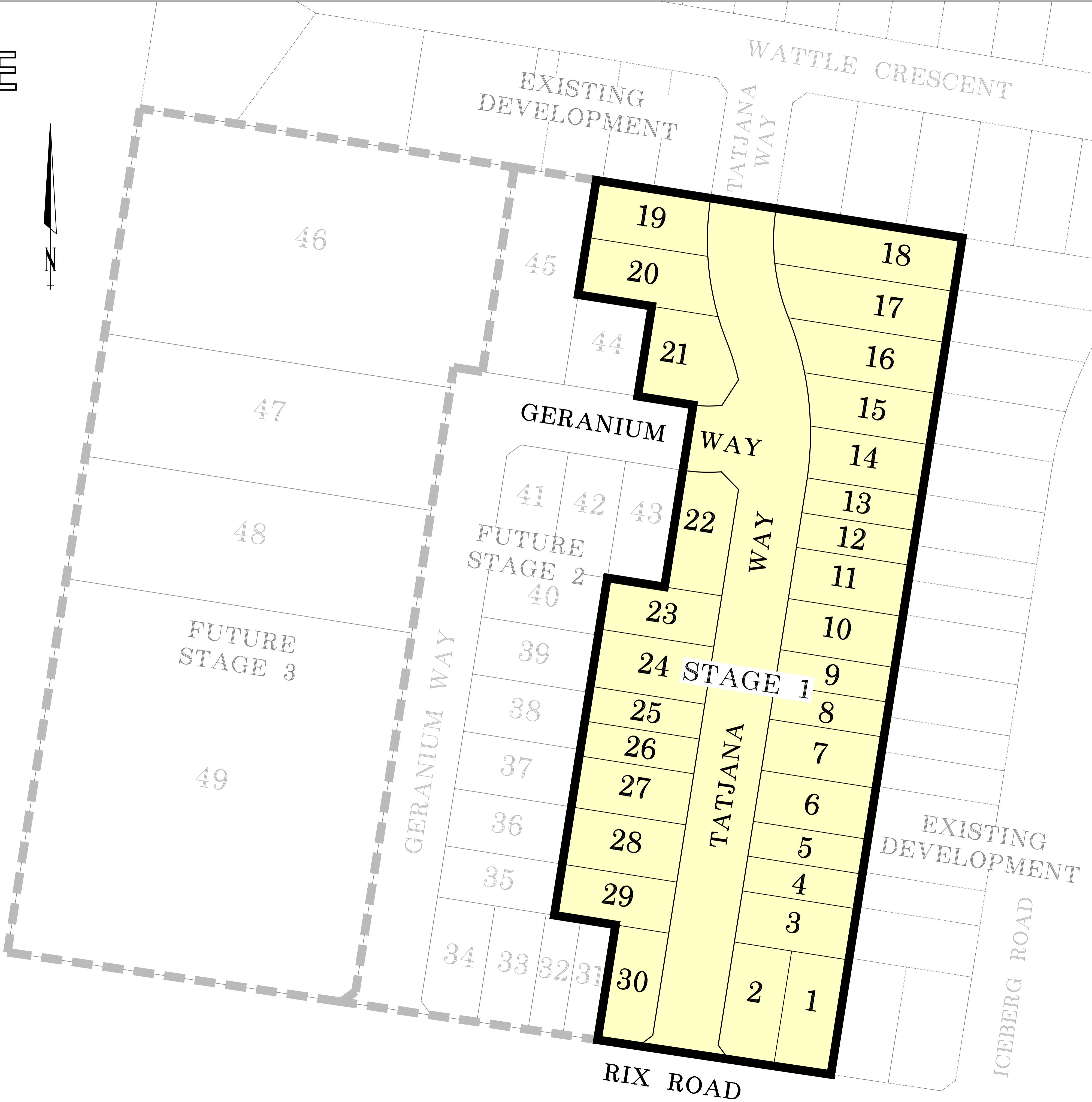
PRINCIPAL
BANRIAR DEVELOPMENTS PTY LTD
C/ DPM CIVIL ENGINEERING PTY. LTD.

GERANIUM ESTATE STAGE 1 - DRAWING INDEX	
DRAWING NO	DESCRIPTION
3257/FLP01/01	COVER SHEET
3257/FLP01/02	LAYOUT PLAN
3257/FLP01/03	TYPICAL CROSS SECTIONS
3257/FLP01/04	OVERLAND FLOW PLAN
3257/FLP01/05	CAR PARKING ALLOCATIONS
3257/FLP01/06	VEHICLE TURNING MOVEMENTS - SHEET 1
3257/FLP01/07	VEHICLE TURNING MOVEMENTS - SHEET 2

APPROVED FUNCTIONAL LAYOUT PLANS
CARDINIA SHIRE COUNCIL
Ref No.: T230320, S24-070, Geranium Estate Stage 1
Sheet: 1 of 7
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Thursday, 9 January 2025

PRELIMINARY

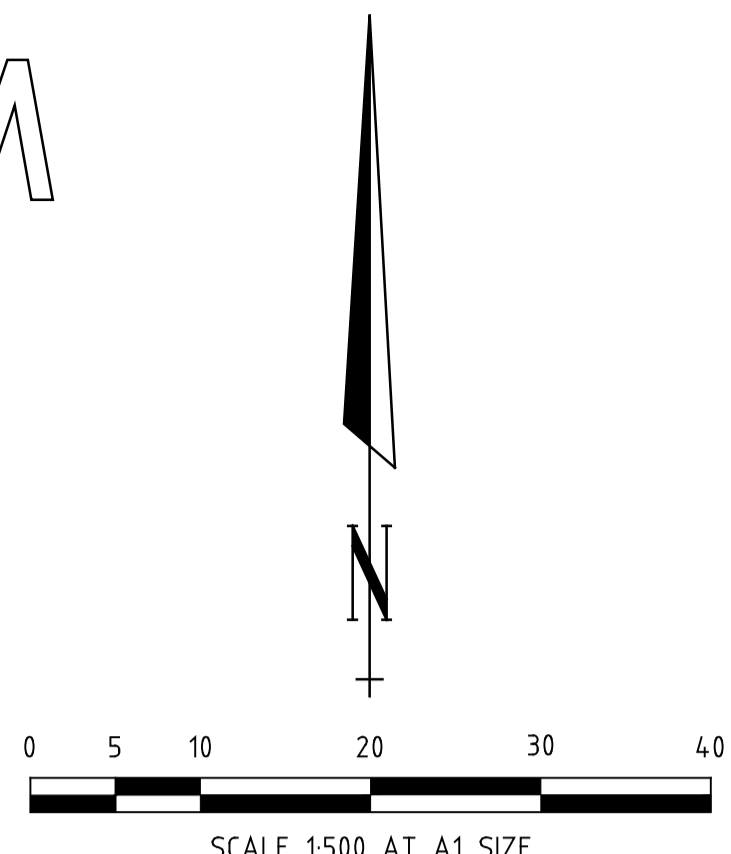
DRAWING No. 3257/FLP01/01
MELWAYS REF. MAP 214 B5



LOCALITY PLAN
SCALE 1:500



GERANIUM ESTATE STAGE 1



NOTE:
THIS PLAN SHOWS DETAILS OF WORKS AFFECTING THE NATURAL SURFACE LEVEL OF THE LAND WITHIN THE SUBDIVISION WHICH HAVE BEEN CARRIED OUT OR ARE PROPOSED TO BE CARRIED OUT AS AT THE DATE OF THIS PLAN AND PRIOR TO THE REGISTRATION OF THE PLAN OF SUBDIVISION. IT IS EXPECTED THERE MAY BE A VARIANCE OF ±100MM OF THE LEVELS SHOWN ON THE PLAN.

NOTE:
WHERE THE WORDS 'REG TO ..' OR '1 IN 150 TO ..' APPEAR ALONG AN ALLOTMENT BOUNDARY, THAT LOT IS TO BE GRADED EVENLY BETWEEN THE LEVELS INDICATED UNLESS NOTED OTHERWISE.

'FS' INDICATES THE GRADING IS TO COMMENCE FROM THE FINISHED SURFACE LEVEL AT THE PROPERTY BOUNDARY

'T' INDICATES THE GRADING IS TO COMMENCE FROM THE TOP OR TOE LEVEL OF ANY BATTER AT THE FRONT OF THE PROPERTY

'R' INDICATES THE GRADING IS TO COMMENCE FROM A RIDGE LEVEL WHICH IS TO BE FORMED AT THE OFFSET INDICATED

ALL OTHER ALLOTMENTS REQUIRE NO REGRADING UNLESS DIRECTED IN WRITING BY THE SUPERINTENDENT.

DRIVEWAY CROSSINGS ARE SHOWN INDICATIVELY ON THESE PLANS. THEY ARE TO BE CONSTRUCTED IN ACCORDANCE WITH EDM 501 AND 502.

PEDESTRIAN CROSSINGS ARE SHOWN INDICATIVELY ON THESE PLANS. THEY ARE TO BE CONSIDERED IN ACCORDANCE WITH EDM 403.

LEGEND:

- NATIVE VEGETATION PROTECTION AREA AS SHOWN IN THE OFFICER NATIVE VEGETATION PRECINCT PLAN
- NATIVE VEGETATION PROTECTION AREA AS MAPPED BY NATURE ADVISORY
- 30m BUFFER FROM NATIVE VEGETATION TO BE PROTECTED AND RETAINED APPLIES TO THE RELEVANT LOT(S) THAT CONTAIN THE NATIVE VEGETATION
- TREES TO BE REMOVED WITHIN THE NORTHERN VERGE OF RIX ROAD AS PART OF THE STAGE 1 WORKS
- TREES TO BE REMOVED WITHIN 228-236 RIX ROAD PRIOR TO SUBDIVISION WORKS

TACTILE GROUND SURFACE INDICATORS (TGS) BOTH DIRECTIONAL AND WARNING TO BE INSTALLED AT PRAM CROSSING LOCATIONS IN ACCORDANCE WITH AS1428.4 AND DDA COMPLIANCE

BEWARE OF EXISTING SERVICES. SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, AND SHALL PROTECT THESE AT ALL TIMES.

DISCLAIMER:
THESE DRAWINGS ARE TO BE USED ONLY FOR THE PURPOSE FOR WHICH THEY WERE INTENDED FOR. NO RESPONSIBILITY WILL BE BORNE BY THE ENGINEERING CONSULTANT SHOULD THESE DRAWINGS BE USED FOR ANY OTHER PURPOSE.

NOTE:
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT CARDINIA SHIRE COUNCIL SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF THE CONSTRUCTION AND ASSET PROTECTION TEAM

APPROVED FUNCTIONAL LAYOUT PLANS
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Ref No.: T230320, S24-070, Geranium Estate Stage 1
Sheet: 2 of 7
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Thursday, 9 January 2025

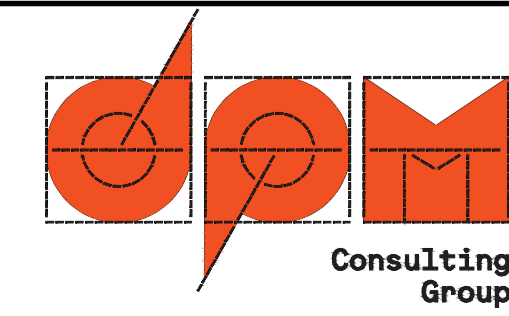
STAGE 1
NOTE: THIS TABLE IS FOR DESIGN PURPOSES ONLY AND CANNOT BE USED FOR ASSET LOCATION. ALL MEASUREMENTS IN METRES

ROAD	STREET NAME	NON DRINKING WATER		DRINKING WATER		NBN		ELECTRICITY		LIGHTING
		SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	
20m ROAD (ULTIMATE)	RIX ROAD	SOUTH	6.60	NORTH	4.30-4.40 (VARIES)	NORTH	3.50	NORTH	3.00	TBC
16m ROAD	TATJANA WAY	WEST	2.70	WEST	3.20	EAST	1.775	EAST	2.60	3.05E
16m ROAD	GERANIUM WAY	SOUTH	2.70	SOUTH	3.20	NORTH	1.775	NORTH	2.60	3.05N

LEGEND

	GAS MAIN		HOUSE DRAIN PROPOSED/EX.		CHAINS AND TANGENT POINTS
	WATER MAIN		PROPERTY INLET, DRAINAGE PITS		EXISTING SURFACE LEVEL
	RECYCLED WATER MAIN		EX./FUT. INLET, DRAINAGE PITS		FINISHED LEVEL (TITLE BOUNDARY)
	ELECTRICITY CABLE		DRAINAGE PIT STAGE/NUMBER		DESIGN TOP/TOE OF BATTER LEVEL
	TELECOMMUNICATIONS CABLE		EX./FUT. KERB AND CHANNEL		DESIGN PAVEMENT LEVEL
	WATER CONDUIT		EX./FUT. KERB AND CHANNEL		PROPOSED CONTOUR LINE & LEVEL
	GAS CONDUIT		EX./FUT. KERB AND CHANNEL		EXISTING CONTOUR LINE & LEVEL
	RECYCLED WATER CONDUIT		EX./FUT. KERB AND CHANNEL		FILLING IN EXCESS OF 200mm
	COMBINED SERVICES CONDUIT		EX./FUT. KERB AND CHANNEL		CATCH DRAIN AND INVERT LEVEL
	T.B.M.		KERB TO BE REMOVED OFFSITE		EX. BATTER
	P.S.M.		STREET SIGN		PROP. BATTER

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DRAWN: J.DEMERTZIDIS
DESIGNED: J.DEMERTZIDIS
CHECKED: L.PAPAZOIS
AUTHORISED: S.MAKARAS
PE REG NO: PE1124072
DATE: 23-05-24

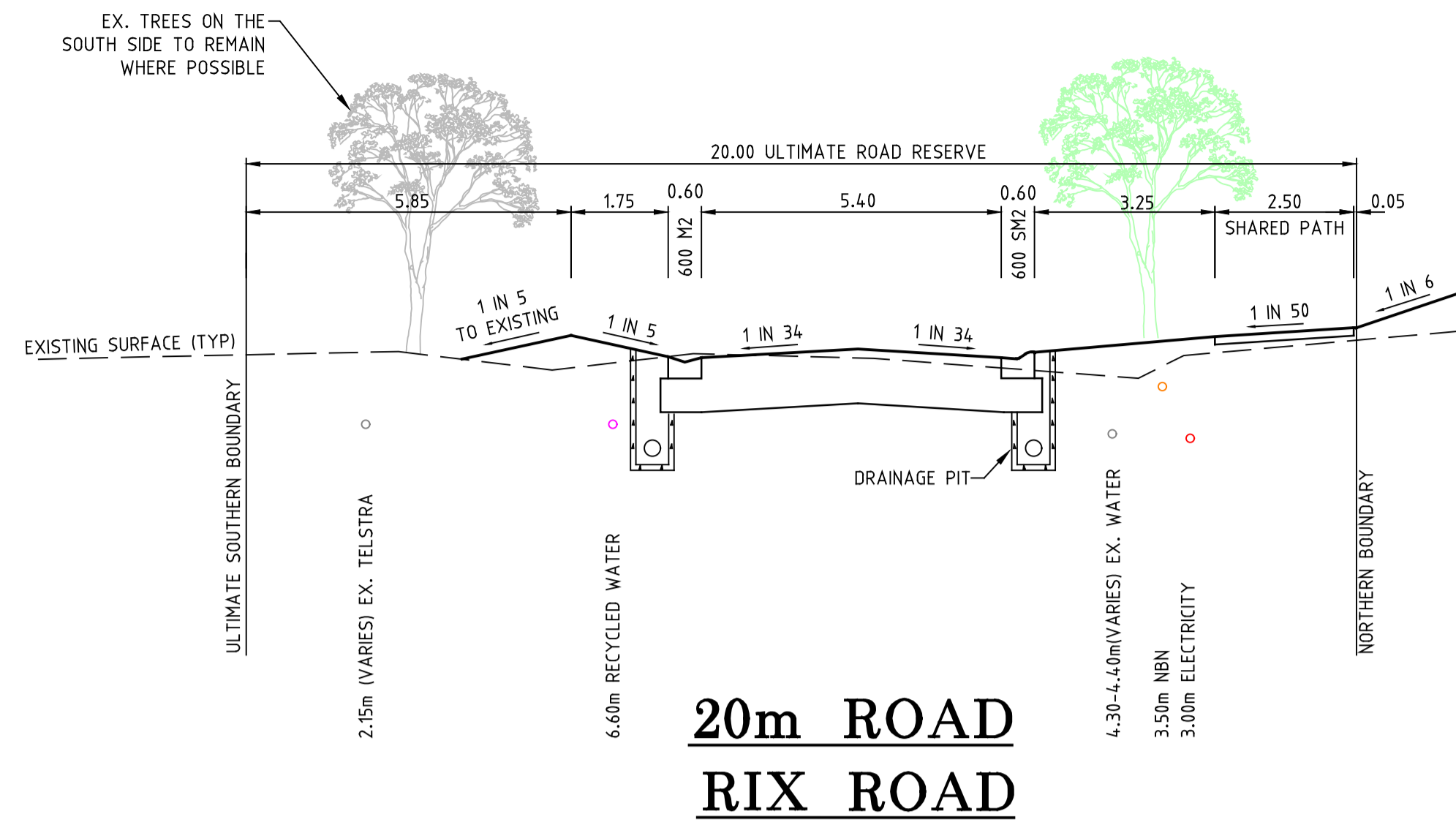
AUTHORITY: **CARDINIA SHIRE COUNCIL**
PROJECT: **GERANIUM ESTATE FUNCTIONAL LAYOUT PLAN STAGE 1**
DETAILS: **LAYOUT PLAN**

SCALE 1:500
LEVEL DATUM AHD
SHEET 2 OF 7
DRAWING No. **3257/FLP01/02**
REV. P2



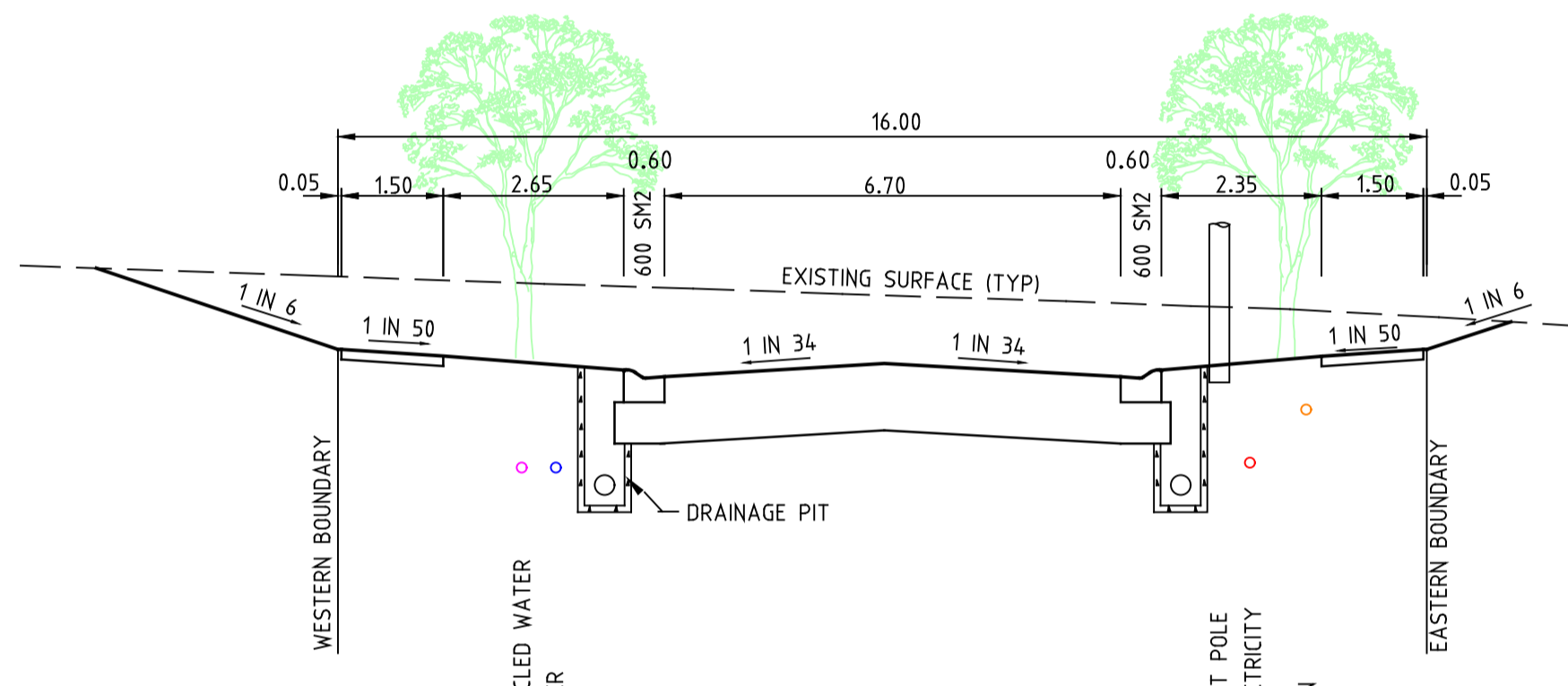
ALL EXISTING BUILDINGS, FENCES & ASSOCIATED INTERNAL SERVICES LOCATED WITHIN 228-236 RIX ROAD TO BE REMOVED/DENOLISHED PRIOR TO SUBDIVISION WORKS AND ARE THEREFORE NOT SHOWN ON THIS PLAN

PRELIMINARY

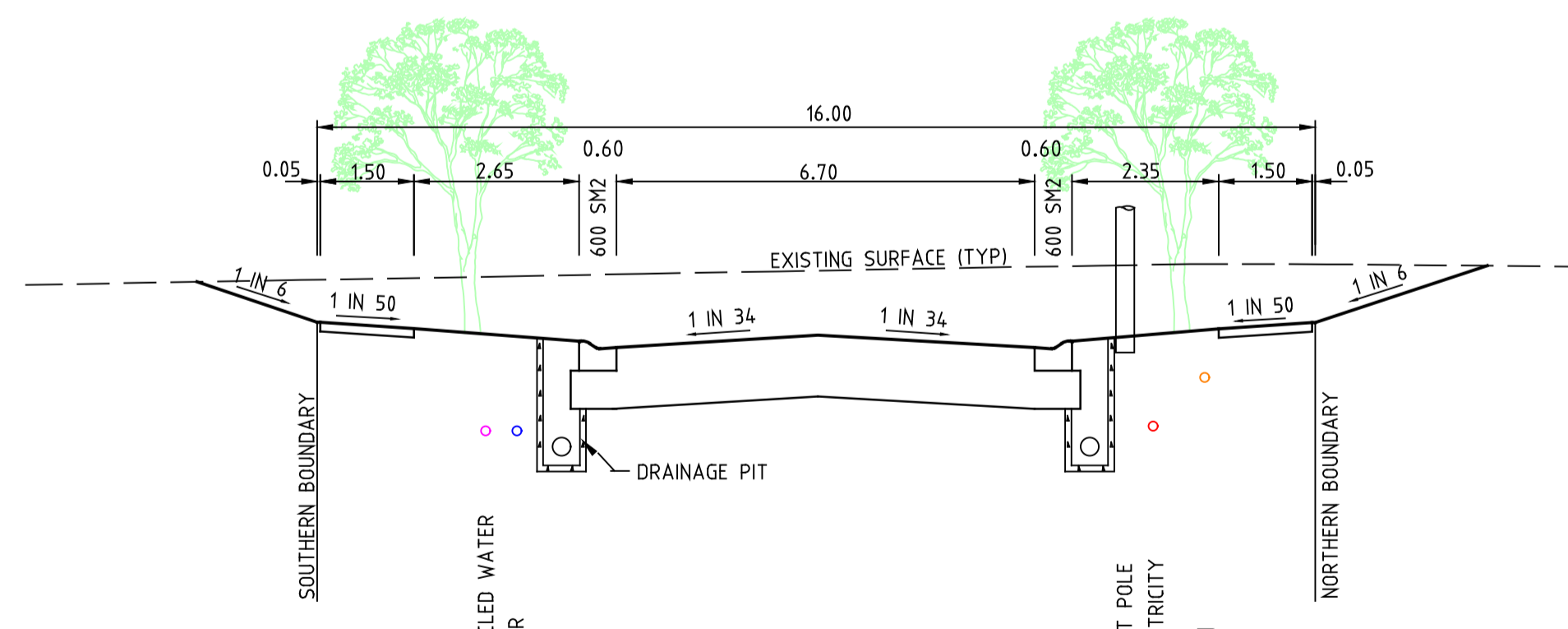


20m ROAD RIX ROAD

NOTE: EXISTING SERVICES TO BE PROVEN & REMOVED/RELCOATED AS REQUIRED



16m ROAD TATJANA WAY

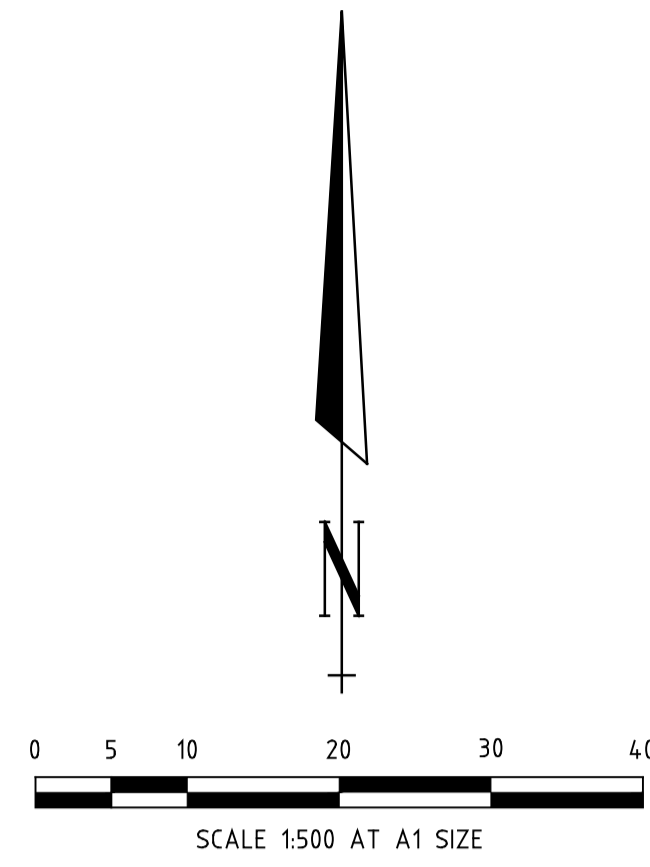


16m ROAD GERANIUM WAY

APPROVED FUNCTIONAL LAYOUT PLANS
CARDINIA SHIRE COUNCIL
Ref No.: T230320, S24-070, Geranium
Estate Stage 1
Sheet: 3 of 7
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Thursday, 9 January 2025

PRELIMINARY

LEGEND GAS MAIN WATER MAIN RECYCLED WATER MAIN ELECTRICITY CABLE TELECOMMUNICATIONS CABLE WATER CONDUIT GAS CONDUIT RECYCLED WATER CONDUIT COMBINED SERVICES CONDUIT T.B.M. HOUSE DRAIN PROPOSED/EX. PROPERTY INLET, DRAINAGE PITS EX./FUT. INLET, DRAINAGE PITS DRAINAGE PIT STAGE/NUMBER SEWER LINE AND STRUCTURES EX. SEWER LINE AND STRUCTURES KERB AND CHANNEL EX./FUT. KERB AND CHANNEL KERB TO BE REMOVED OFFSITE STREET SIGN CHAINAGES AND TANGENT POINTS EXISTING SURFACE LEVEL FINISHED LEVEL (TITLE BOUNDARY) DESIGN TOP/TOE OF BATTER LEVEL DESIGN PAVEMENT LEVEL PROPOSED CONTOUR LINE & LEVEL EXISTING CONTOUR LINE & LEVEL FILLING IN EXCESS OF 200mm CATCH DRAIN AND INVERT LEVEL EX. BATTER PROP. BATTER		22 Business Park Drive Notting Hill VIC 3168 A.C.N. 006 550 803 E: consulting@dpmvic.com.au W: www.dpmvic.com.au T: (03) 9538 5000	DRAWN: J.DEMERTZIDIS DESIGNED: J.DEMERTZIDIS CHECKED: L.PAPAZOIS AUTHORISED: S.MAKARAS PE REG NO: PE1124072 DATE: 23-05-24	AUTHORITY: CARDINIA SHIRE COUNCIL PROJECT: GERANIUM ESTATE FUNCTIONAL LAYOUT PLAN STAGE 1 DETAIL: TYPICAL CROSS SECTIONS	SCALE N.T.S. LEVEL DATUM AHD SHEET 3 OF 7 DRAWING No. 3257/FLP01/03 REV. P1
P1 PRELIMINARY ISSUE REV. REVISION DATE 31-05-2024 REG. ENG. S.M.					



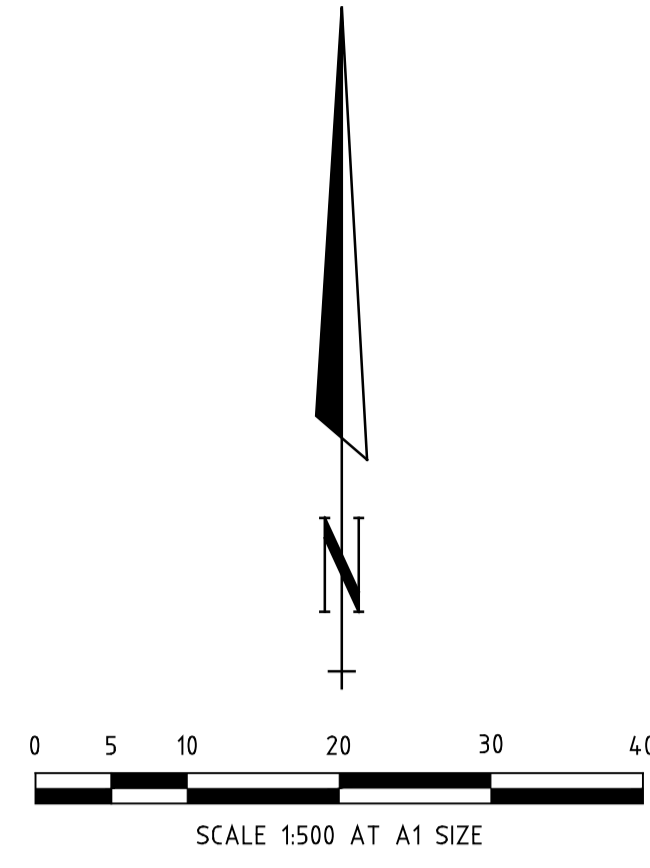
APPROVED FUNCTIONAL LAYOUT PLANS

CARDINIA SHIRE COUNCIL

Ref No: T230320, S24-070, Geranium
 Estate Stage 1
 Sheet: 4 of 7
 Approved by: Justin Conn
 CARDINIA SHIRE COUNCIL
 Date: Thursday, 9 January 2025

PRELIMINARY

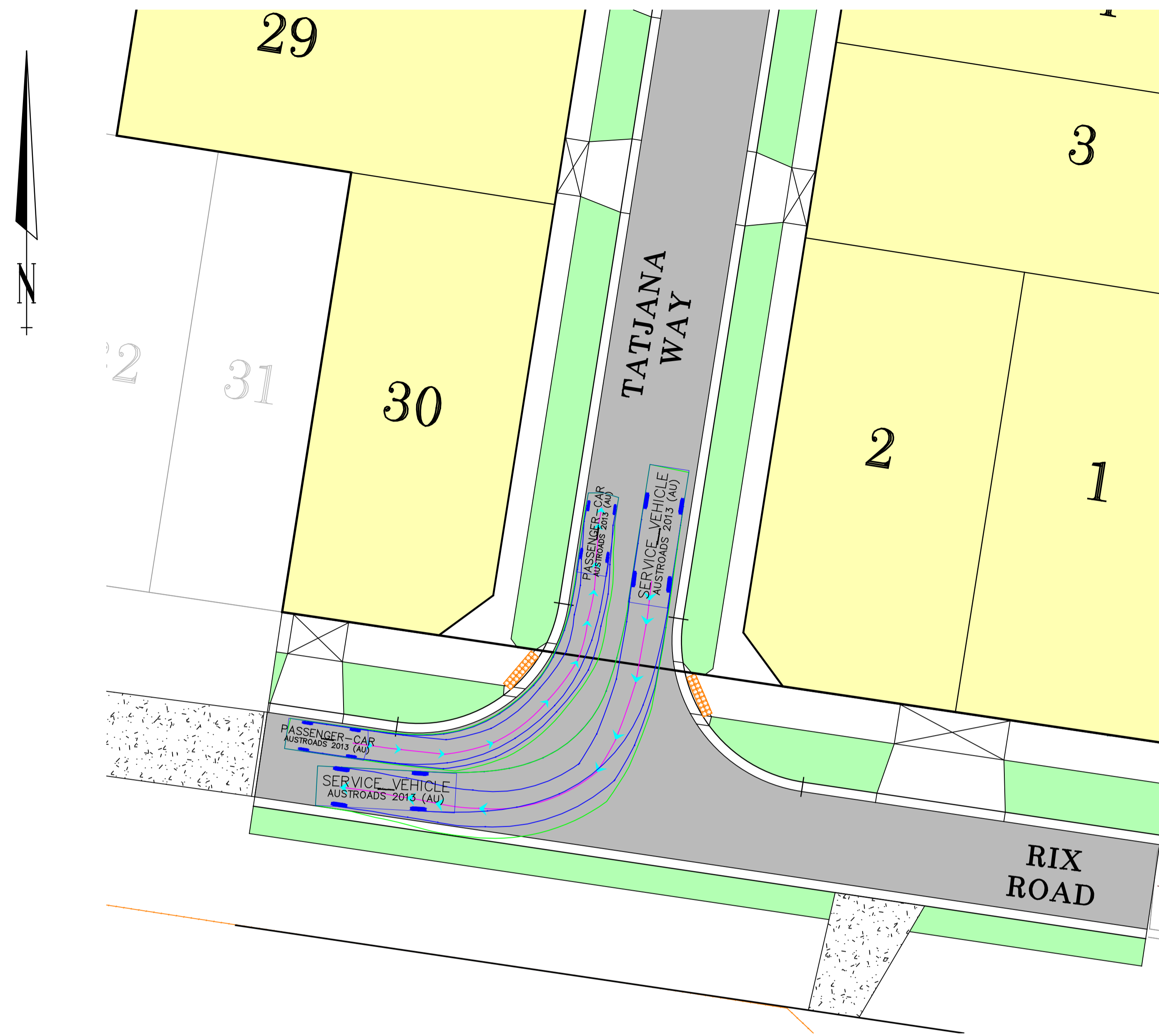
REV.	REVISION	DATE	REG ENG	LEGEND				22 Business Park Drive Notting Hill VIC 3168 A.C.N. 006 550 803 E: consulting@dpmvic.com.au W: www.dpmvic.com.au T: (03) 9538 5000	 Consulting Group	DRAWN: J.DEMERTZIDIS AUTHORITY: CARDINIA SHIRE COUNCIL	SCALE 1:500
											PROJECT: GERANIUM ESTATE FUNCTIONAL LAYOUT PLAN STAGE 1
P1	PRELIMINARY ISSUE	31-05-2024	S.M.	 GAS MAIN  WATER MAIN  RECYCLED WATER MAIN  ELECTRICITY CABLE  TELECOMMUNICATIONS CABLE  WATER CONDUIT  GAS CONDUIT  RECYCLED WATER CONDUIT  COMBINED SERVICES CONDUIT  T.B.M.  P.S.M.	 HOUSE DRAIN PROPOSED/EX.  PROPERTY INLET, DRAINAGE PITS  EX./FUT. INLET, DRAINAGE PITS  DRAINAGE PIT STAGE/NUMBER  SEWER LINE AND STRUCTURES  EX. SEWER LINE AND STRUCTURES  KERB AND CHANNEL  EX./FUT. KERB AND CHANNEL  KERB TO BE REMOVED OFFSITE  STREET SIGN	 CHAINAGES AND TANGENT POINTS  EXISTING SURFACE LEVEL  FINISHED LEVEL (TITLE BOUNDARY)  DESIGN TOP/TOE OF BATTER LEVEL  DESIGN PAVEMENT LEVEL  PROPOSED CONTOUR LINE & LEVEL  EXISTING CONTOUR LINE & LEVEL  FILLING IN EXCESS OF 200mm  CATCH DRAIN AND INVERT LEVEL  EX. BATTER  PROP. BATTER	DRAWN: J.DEMERTZIDIS AUTHORITY: CARDINIA SHIRE COUNCIL PROJECT: GERANIUM ESTATE FUNCTIONAL LAYOUT PLAN STAGE 1 CHECKED: L.PAPAZOIS AUTHORIZED: S.MAKARAS PE REG NO: PE1124072 DATE: 23-05-24	SCALE 1:500 LEVEL DATUM AHD SHEET 4 OF 7 DRAWING No. 3257/FLP01/04 REV. P1			



APPROVED FUNCTIONAL LAYOUT PLANS
 CARDINIA SHIRE COUNCIL
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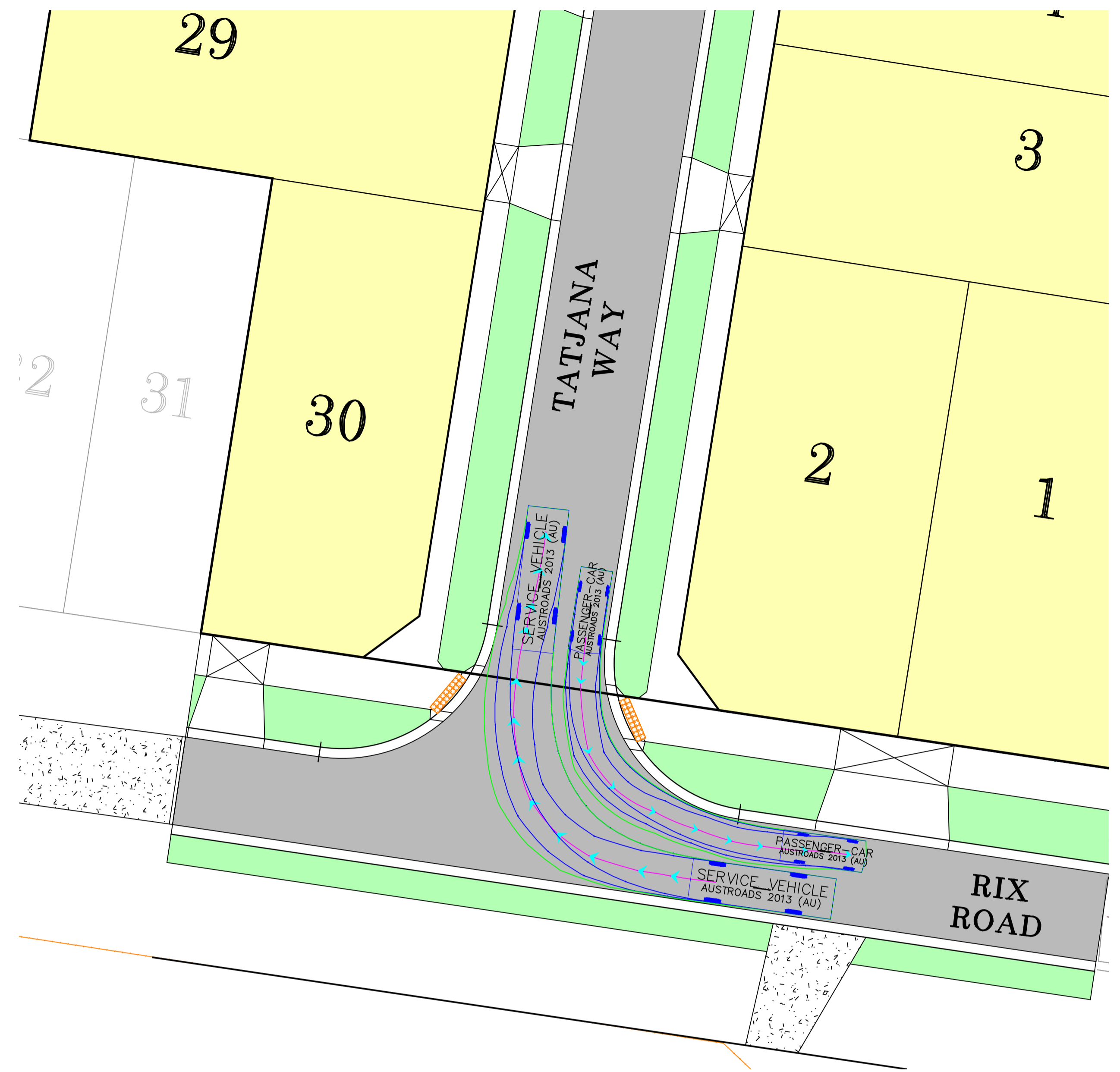
PRELIMINARY

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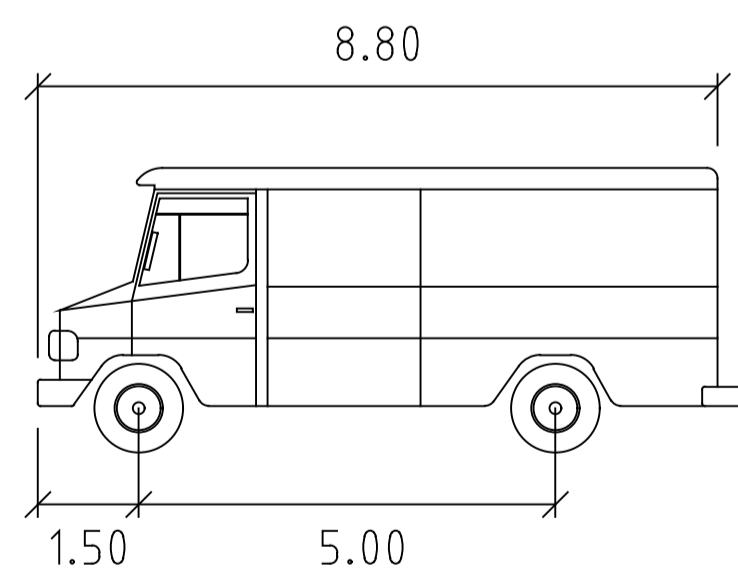
**RIX ROAD & TATJANA WAY
INTERSECTION DETAILS**

SCALE 1:200 AT A1 SIZE



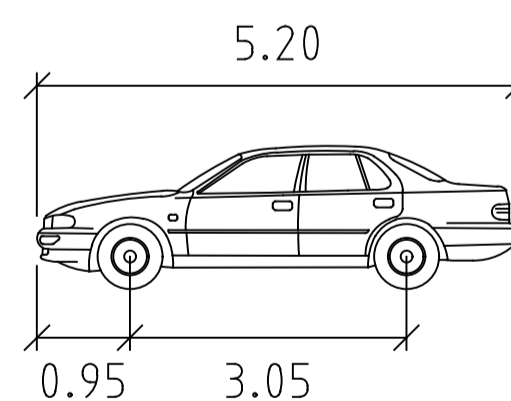
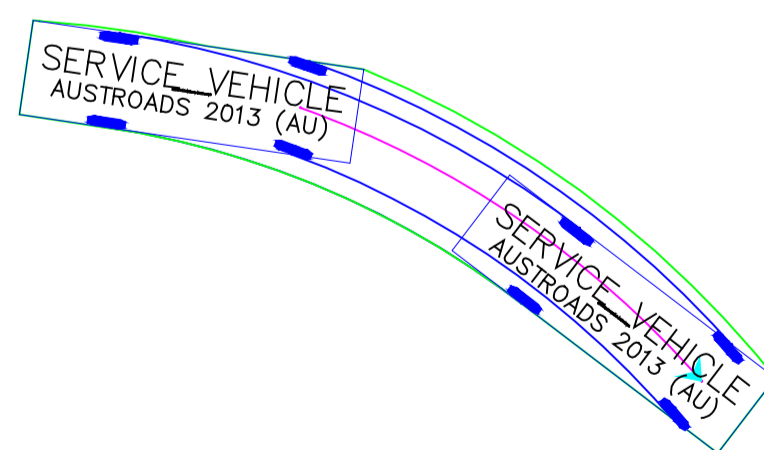
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SCALE 1:200 AT A1 SIZE



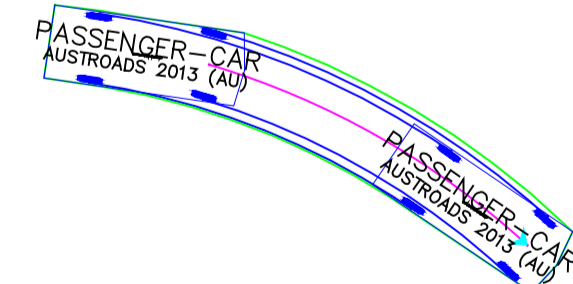
SERVICE VEHICLE

Width	: 2.50	meters
Track	: 2.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 38.7	



PASSENGER-CAR

Width	: 1.94	meters
Track	: 1.84	
Lock to Lock Time	: 6.0	
Steering Angle	: 33.6	



APPROVED FUNCTIONAL LAYOUT PLANS
CARDINIA SHIRE COUNCIL
Ref No.: T230320, S24-070, Geranium
Estate Stage 6
Sheet: 6 of 7
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Thursday, 9 January 2025

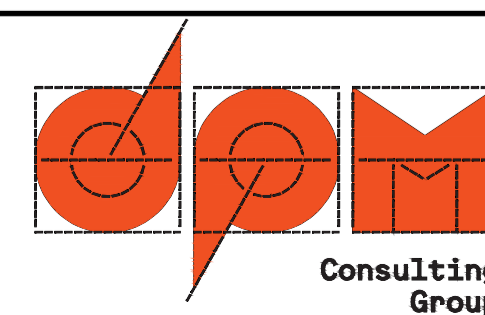


PRELIMINARY

REV.	REVISION	DATE	REG ENG
P2	COUNCIL COMMENTS	07-08-2024	S.M.
P1	PRELIMINARY ISSUE	31-05-2024	S.M.

LEGEND	
	GAS MAIN
	WATER MAIN
	RECYCLED WATER MAIN
	ELECTRICITY CABLE
	TELECOMMUNICATIONS CABLE
	WATER CONDUIT
	GAS CONDUIT
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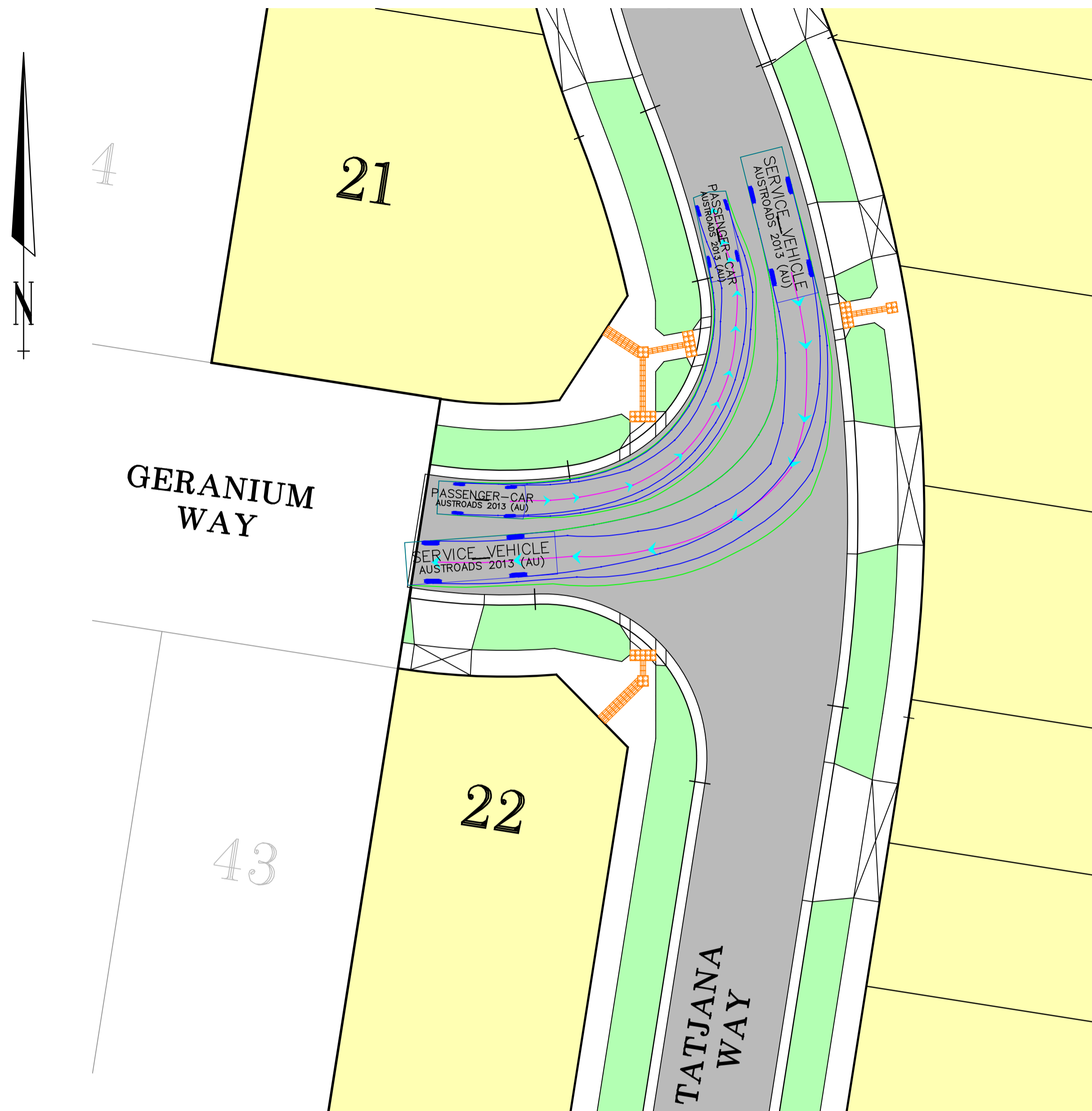
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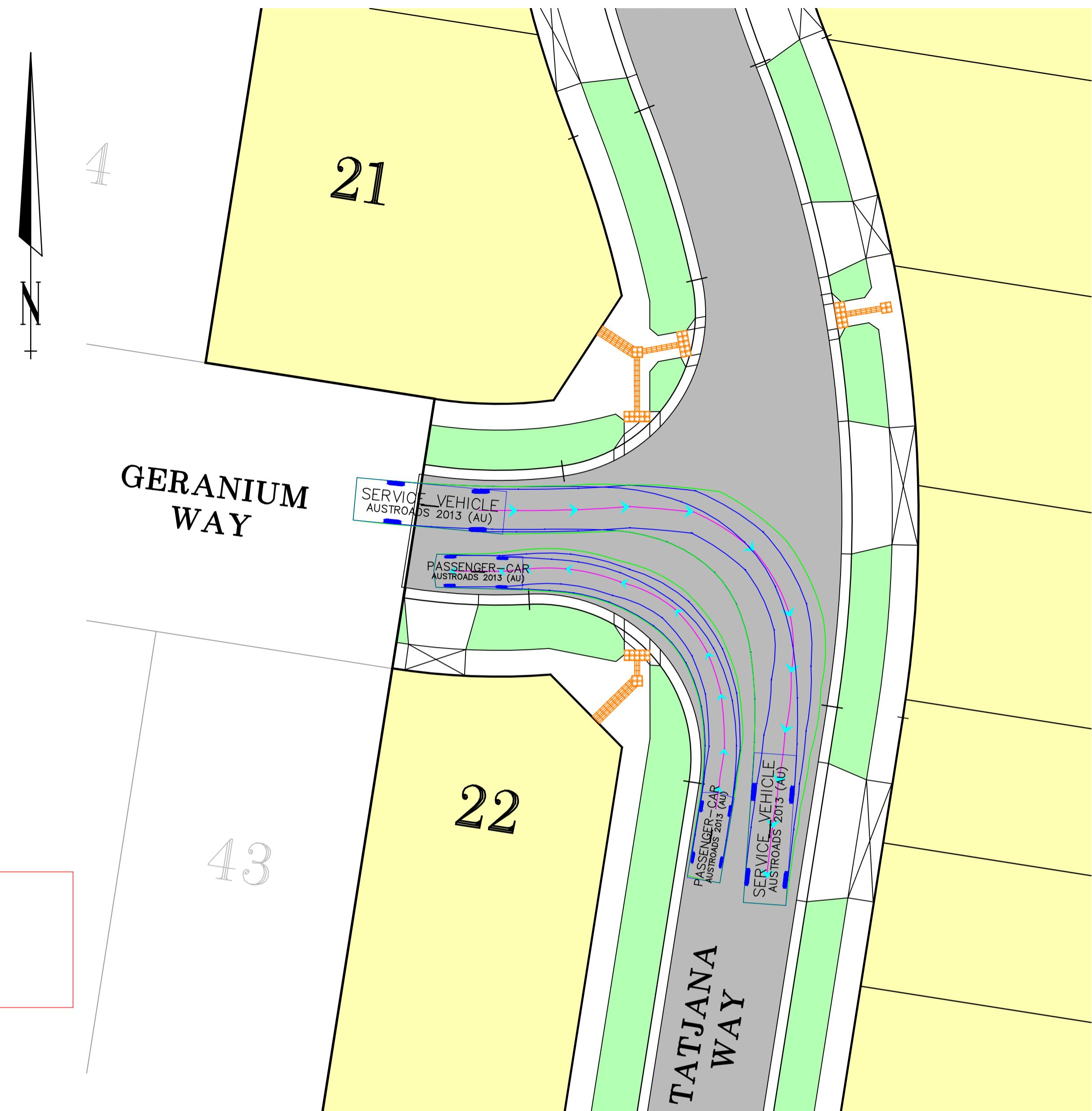
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CHECKED: L.PAPAZOIS
AUTHORISED: S.MAKARAS
PE REG NO: PE1124072
DATE: 23-05-24

AUTHORITY: **CARDINIA SHIRE COUNCIL**
PROJECT: **GERANIUM ESTATE
FUNCTIONAL LAYOUT PLAN STAGE 1**
DETAILS: **VEHICLE TURNING MOVEMENTS - SHEET 1**

SCALE 1:200
LEVEL DATUM AHD
SHEET 6 OF 7
DRAWING No. **3257/FLP01/06**
REV. P2

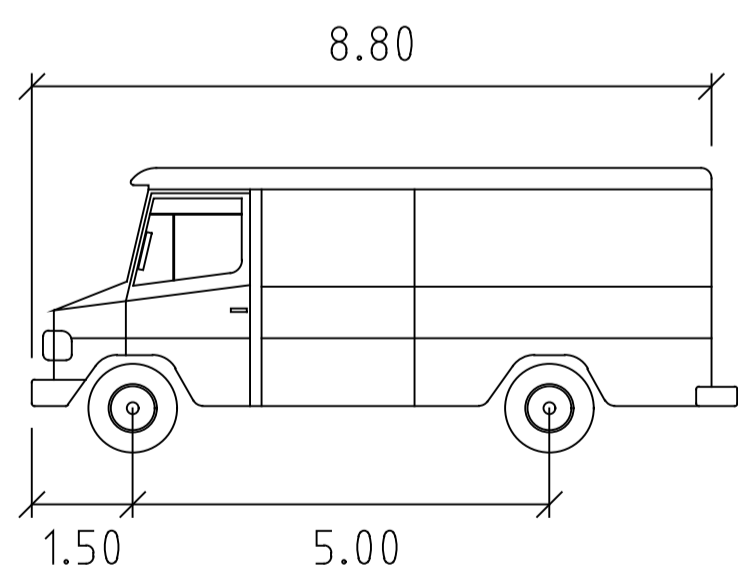


**TATJANA WAY & GERANIUM WAY
INTERSECTION DETAILS**
SCALE 1:200 AT A1 SIZE



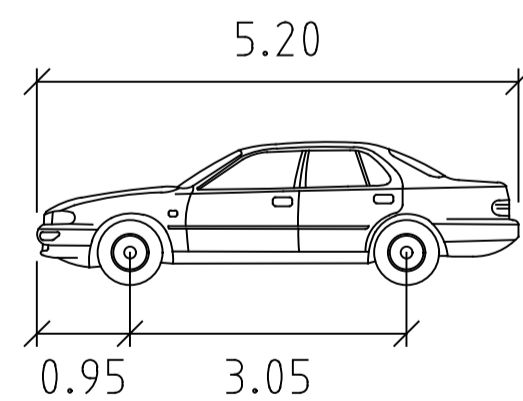
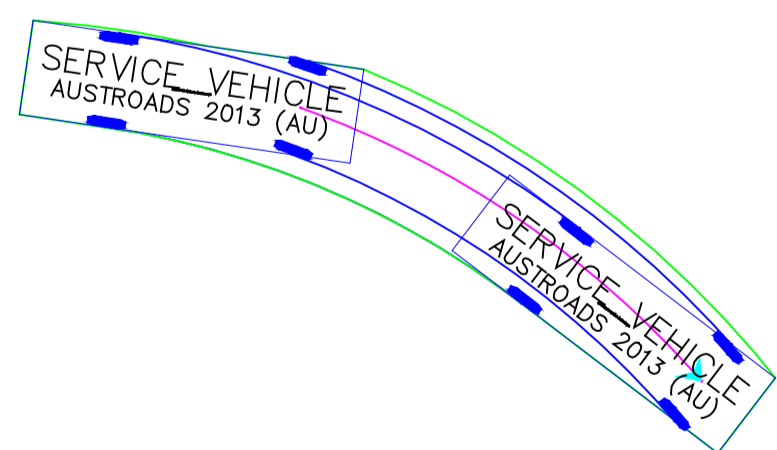
**TATJANA WAY & GERANIUM WAY
INTERSECTION DETAILS**
SCALE 1:200 AT A1 SIZE

APPROVED FUNCTIONAL LAYOUT PLANS
CARDINIA SHIRE COUNCIL
Ref No: T230320, S24-070, Geranium Estate Stage 1
Sheet 7 of 7
Approved by: Justin Conn
CARDINIA SHIRE COUNCIL
Date: Thursday, 9 January 2025



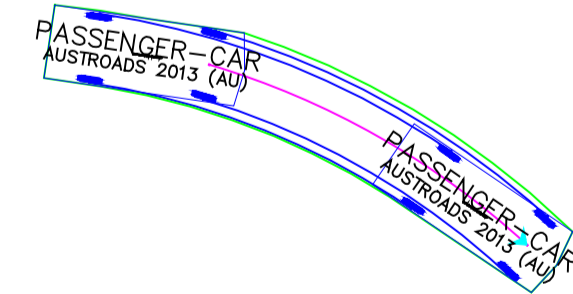
SERVICE VEHICLE

Width	: 2.50	meters
Track	: 2.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 38.7	



PASSENGER-CAR

Width	: 1.94	meters
Track	: 1.84	
Lock to Lock Time	: 6.0	
Steering Angle	: 33.6	

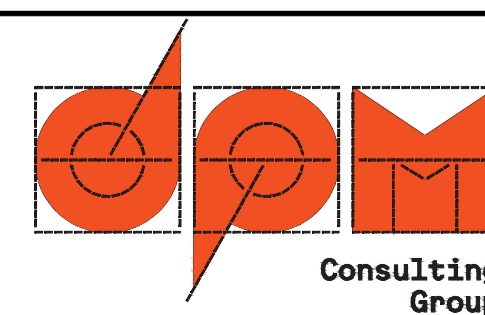


PRELIMINARY

REV.	REVISION	DATE	REG ENG
P1	PRELIMINARY ISSUE	07-08-2024	S.M.

LEGEND			
	GAS MAIN		HOUSE DRAIN PROPOSED/EX.
	WATER MAIN		PROPERTY INLET, DRAINAGE PITS
	RECYCLED WATER MAIN		EX./FUT. INLET, DRAINAGE PITS
	ELECTRICITY CABLE		SEWER LINE AND STRUCTURES
	TELECOMMUNICATIONS CABLE		EX. SEWER LINE AND STRUCTURES
	WATER CONDUIT		KERB AND CHANNEL
	GAS CONDUIT		EX./FUT. KERB AND CHANNEL
	RECYCLED WATER CONDUIT		KERB TO BE REMOVED OFFSITE
	COMBINED SERVICES CONDUIT		STREET SIGN
	T.B.M.		EX. BATTER
	P.S.M.		PROP. BATTER

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DESIGNED: J.DEMERTZIDIS
CHECKED: L.PAPAZOIS
AUTHORISED: S.MAKARAS
PE REG NO: PE1124072
DATE: 23-05-24

AUTHORITY: **CARDINIA SHIRE COUNCIL**
PROJECT: **GERANIUM ESTATE
FUNCTIONAL LAYOUT PLAN STAGE 1**
DETAILS: **VEHICLE TURNING MOVEMENTS - SHEET 2**

SCALE	1:200
LEVEL DATUM	AHD
SHEET	7 OF 7
DRAWING No.	3257/FLP01/07
REV.	P1