

Our Ref: FLP1134/21
WYP9651/16

Enquiries: *Apryl Astudillo*
Tel: (03) 8734 2645

17 September 2021

Bo Zheng
Cardno Victoria
Level 4 501 Swanston Street
MELBOURNE VIC 3000

Dear Bo,

RE: PARKLANE GARDENS STAGE 4 & 5- FUNCTIONAL LAYOUT PLAN APPROVAL

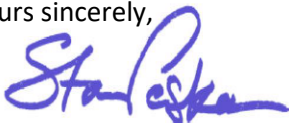
Please be advised that the functional layout plans submitted to Council for Parklane Gardens Stage 4 & 5 are approved, subject to the following conditions:-

1. This approval is limited to road and drainage works only, and does not extend to works associated with open space.
2. 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.
3. 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:

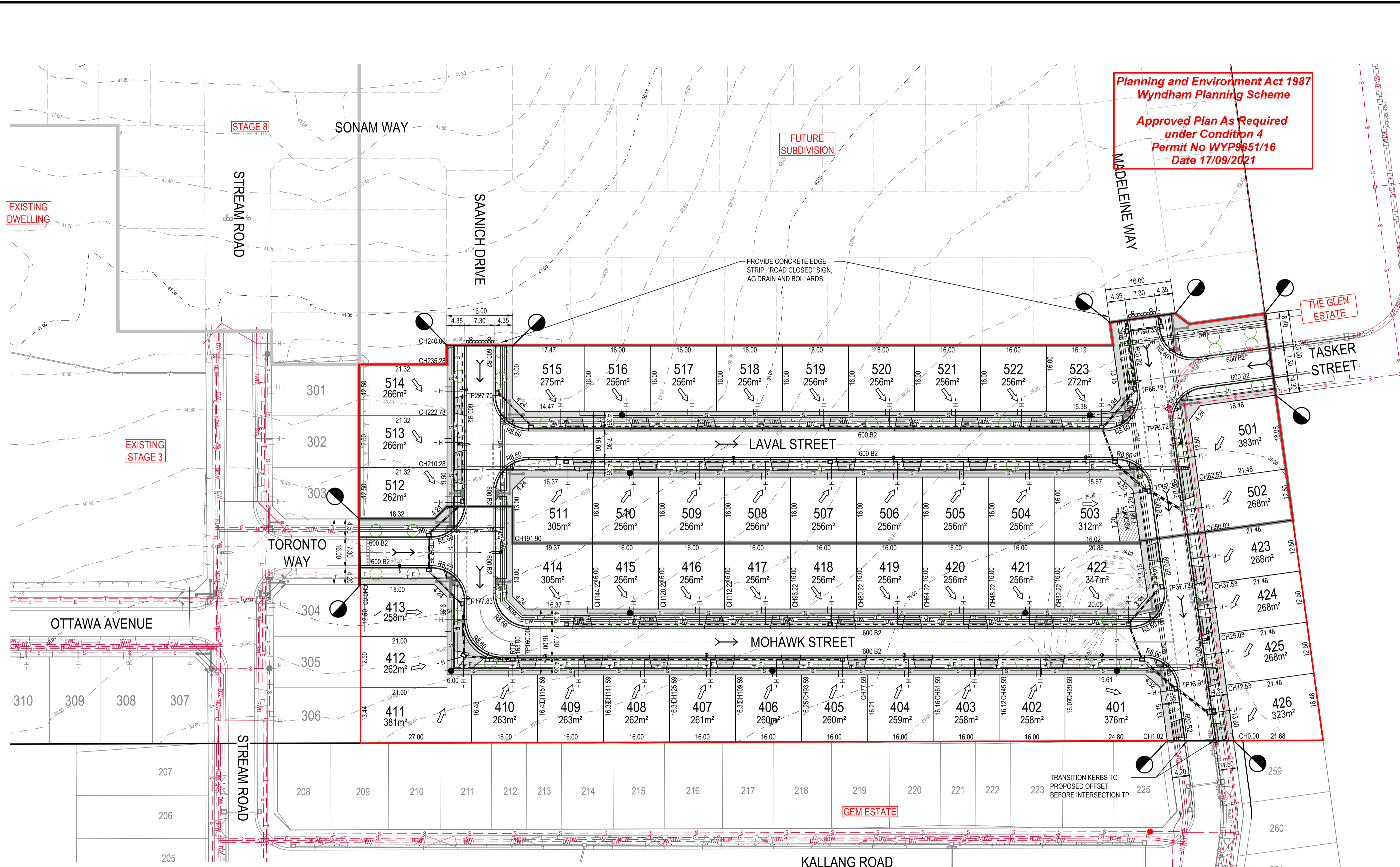
- Drawing No. V210357-CI-0050 Revision 4
- Drawing No. V210357-CI-0060 Revision 4
- Drawing No. V210357-CI-0070 Revision 3
- Drawing No. V210357-CI-0071 Revision 3

Yours sincerely,



STAN PESKA
ENGINEERING DEVELOPMENT CO-ORDINATOR

Att:



Planning and Environment Act 1987
Wyndham Planning Scheme
Approved Plan As Required
under Condition 4
Permit No WYP9651/16
Date 17/09/2021

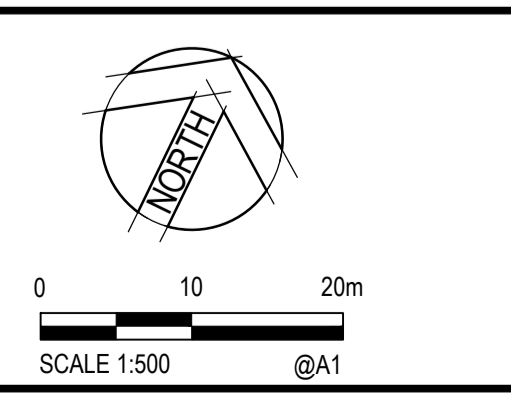
LEGEND	
	PERMANENT SURVEY MARK
	TEMPORARY BENCH MARK
	EXISTING SURFACE CONTOUR - MAJOR
	EXISTING SURFACE CONTOUR - MINOR
	FALL OF ALLOTMENT
	CENTRELINE OF ROAD
	KERB AND CHANNEL (AS SHOWN)
	STAGE BOUNDARY
	PROPOSED BATTER
	DIRECTIONAL HAZARD
	TACTILE GROUND SURFACE INDICATORS
	LIMIT OF WORKS
	PROPOSED TRAFFIC SIGN
	PROPOSED STREET SIGN
	LINEMARKING AND RRPMs
	PROPOSED STORMWATER DRAIN, PIT, DIAMETER AND PROPERTY INLET
	EXISTING STORMWATER DRAIN, PIT, DIAMETER AND PROPERTY INLET
	PROPOSED AGRICULTURAL DRAIN
	PIT NUMBER
	PROPOSED SWALE DRAIN
	OFFSET FROM BUILDING LINE
	PROPOSED SEWER, MAINT. STRUCTURES
	EXISTING SEWER, MAINT. STRUCTURES
	PROPOSED RISING MAIN
	EXISTING RISING MAIN
	EXISTING WATER
	EXISTING GAS
	PROPOSED HIGH VOLTAGE ELECTRICITY
	PROPOSED ELECTRICITY
	EXISTING ELECTRICITY
	EXISTING TELECOMMUNICATION
	PROPOSED DRINKING WATER
	EXISTING DRINKING WATER
	PROPOSED NON-DRINKING WATER
	EXISTING NON-DRINKING WATER
	EXISTING WATER AND GAS CONDUIT
	VEHICLE CROSSING AND FOOTPATH
	PROPOSED TREE REFER TO LANDSCAPE PLAN BY LDA

SERVICES TABLE									
STREET NAME	ROAD RESERVE	BACK OF KERB OFFSET	SEWER MAIN	GAS MAIN	DRINKING WATER	NON DRINKING WATER	TELECOM	ELECTRICAL	ELECTRICAL POLES
TORONTO WAY	16.00	4.35 N, 4.05 S	-	2.10 N	3.05 N	2.55 N	1.85 S	2.30 - 2.90 S	1.00 FROM BOK
MOHAWK STREET	16.00	4.20 N, 4.20 S	1.00 N, 1.00 S	2.10 N	3.05 N	2.55 N	1.85 S	2.30 - 2.90 S	1.00 FROM BOK
SAANICH DRIVE	16.00	4.20 W, 4.20 E	1.00 W	2.10 E	3.05 E	2.55 E	1.85 W	2.30 - 2.90 W	1.00 FROM BOK
MADELEINE WAY	16.00	4.20 W, 4.20 E	Ex 150 - 0.80 E	1.80 W	2.80 W	2.30 W	1.85 E	2.30 - 2.90 E	1.00 FROM BOK
LAVAL STREET	16.00	4.20 N, 4.20 S	1.00 N, 1.00 S	2.10 N	3.05 N	2.55 N	1.85 S	2.30 - 2.90 S	1.00 FROM BOK
TASKER STREET	20.00	8.25 N, 4.15 S	Ex 150 - 0.75 S	2.16 N	3.11 N	2.61 N	1.78 S	2.24 - 2.84 S	1.00 FROM BOK

SERVICES AND TREE PLANTING NOTES:
 1. ELECTRICAL POLE OFFSET IS FROM BACK OF KERB TO TYPICAL CENTRE OF POLE. MIN 800mm CLEARANCE BETWEEN FACE OF POLE AND BACK OF KERB.
 2. LOCATE TREES ALONG NATURE STRIP CENTRE LINE PROVIDING MIN 1000mm SETBACK FROM BACK OF KERB.

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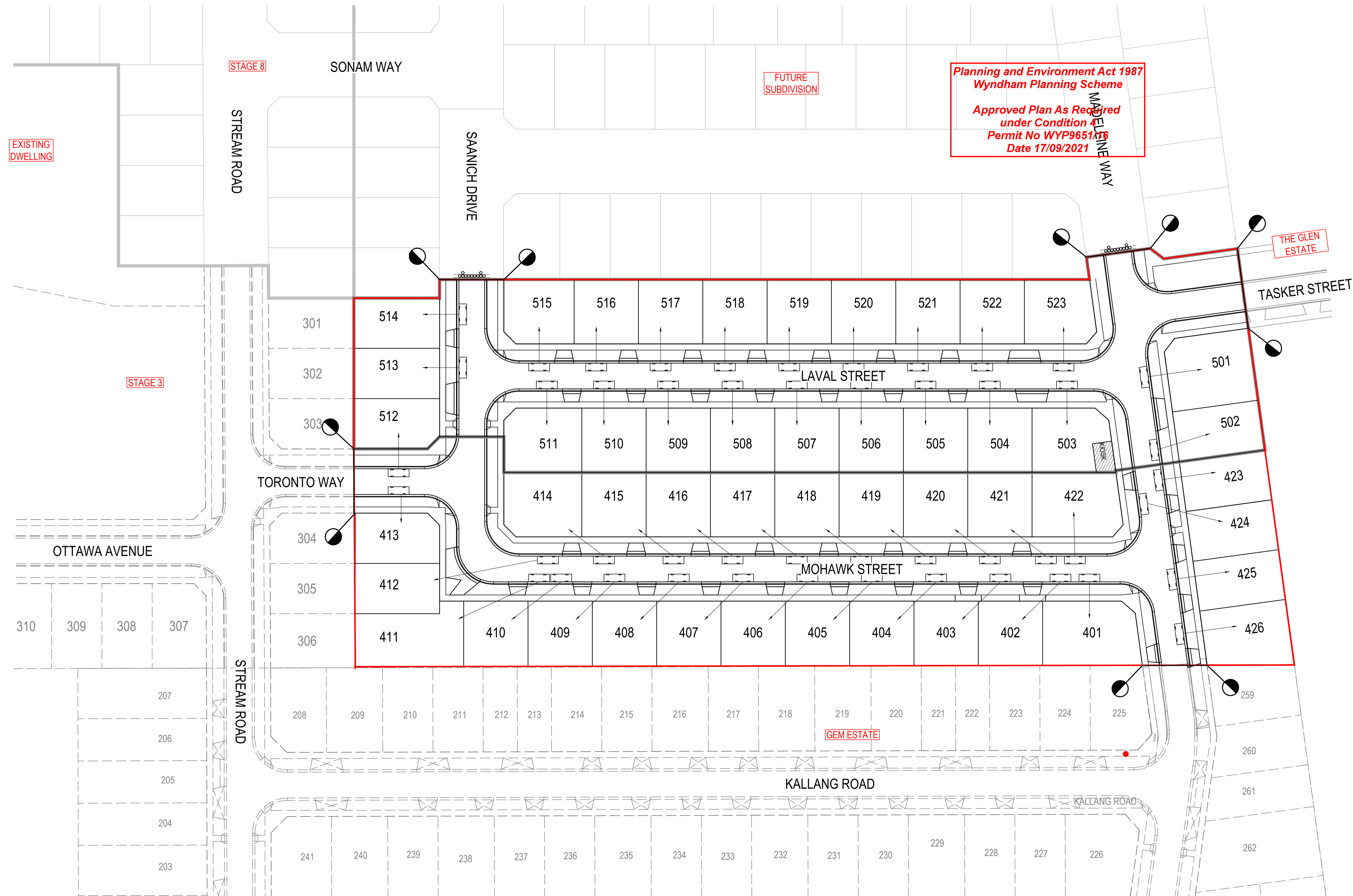
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Checked	B.Z.	Date	16/07/2021
Designed	B.Z.	Date	16/07/2021
Verified	N.G.	Date	16/07/2021
Approved		Date	

Client **PARKLANE GARDENS DEVELOPMENT PTY LTD**
 Project **PARKLANE GARDENS**
 504-530 BALLAN ROAD, WYNDHAM VALE
 WYNDHAM CITY COUNCIL
 Title **FUNCTIONAL LAYOUT - STAGES 4 & 5**
 DETAIL PLAN

Status	FOR EXTERNAL ISSUE		
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Datum	Melway Ref	Scale	Size
A.H.D.	233 J12	1:500	A1
Drawing Number	V210357-CI-0050		Revision
			4

LEGEND	
	KERB AND CHANNEL (AS SHOWN)
	LINEMARKING AND RRPMs
	CAR PARKING FOR EACH LOT



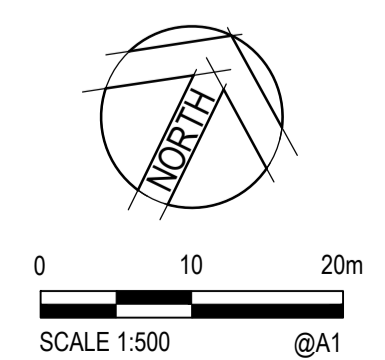
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CAD File: M:\2021\0001_0500\210357_Parklane_Gardens_Stages_4_to_8\Civil\Drafting\210357-CI-0060.dwg

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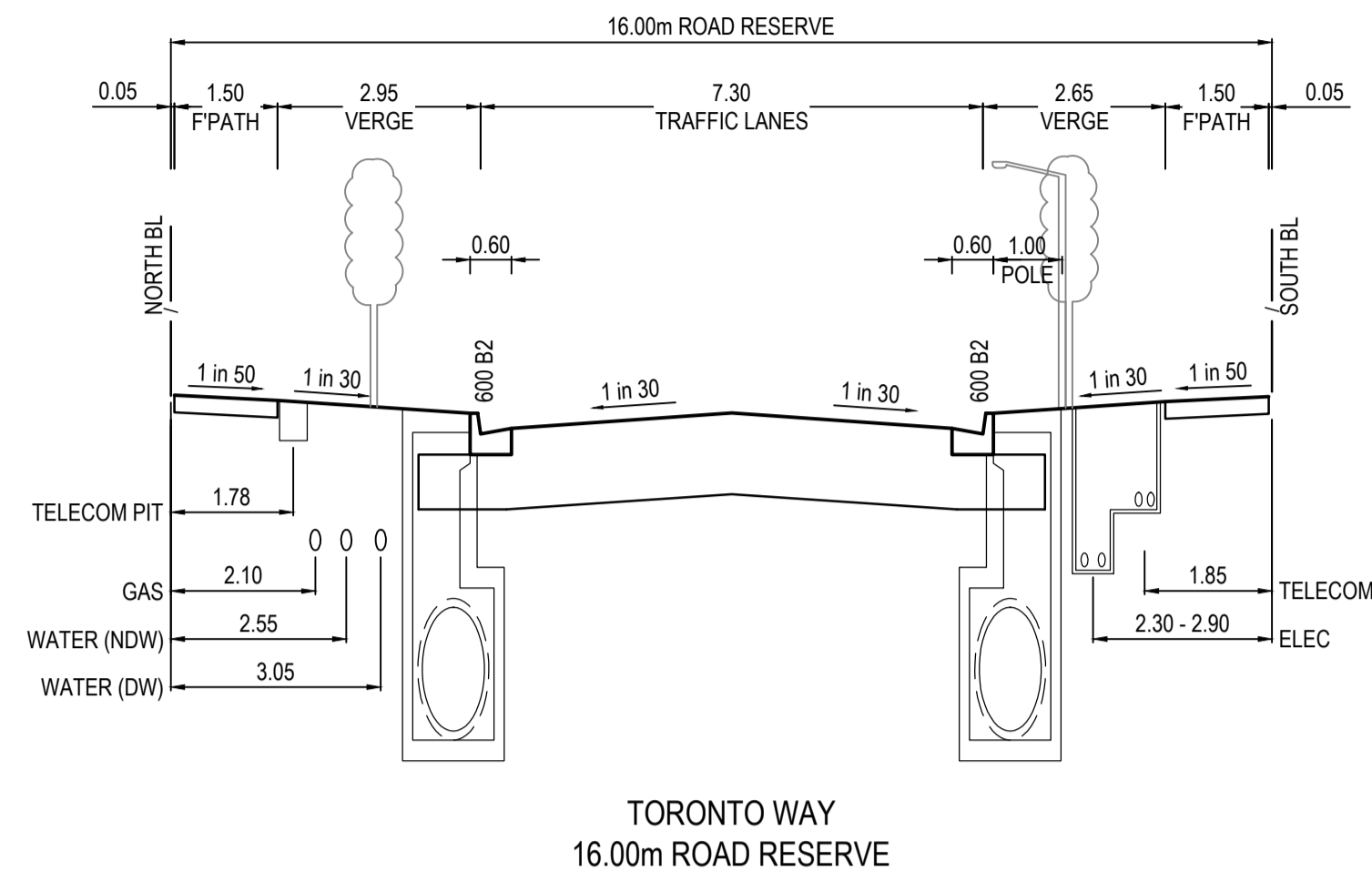
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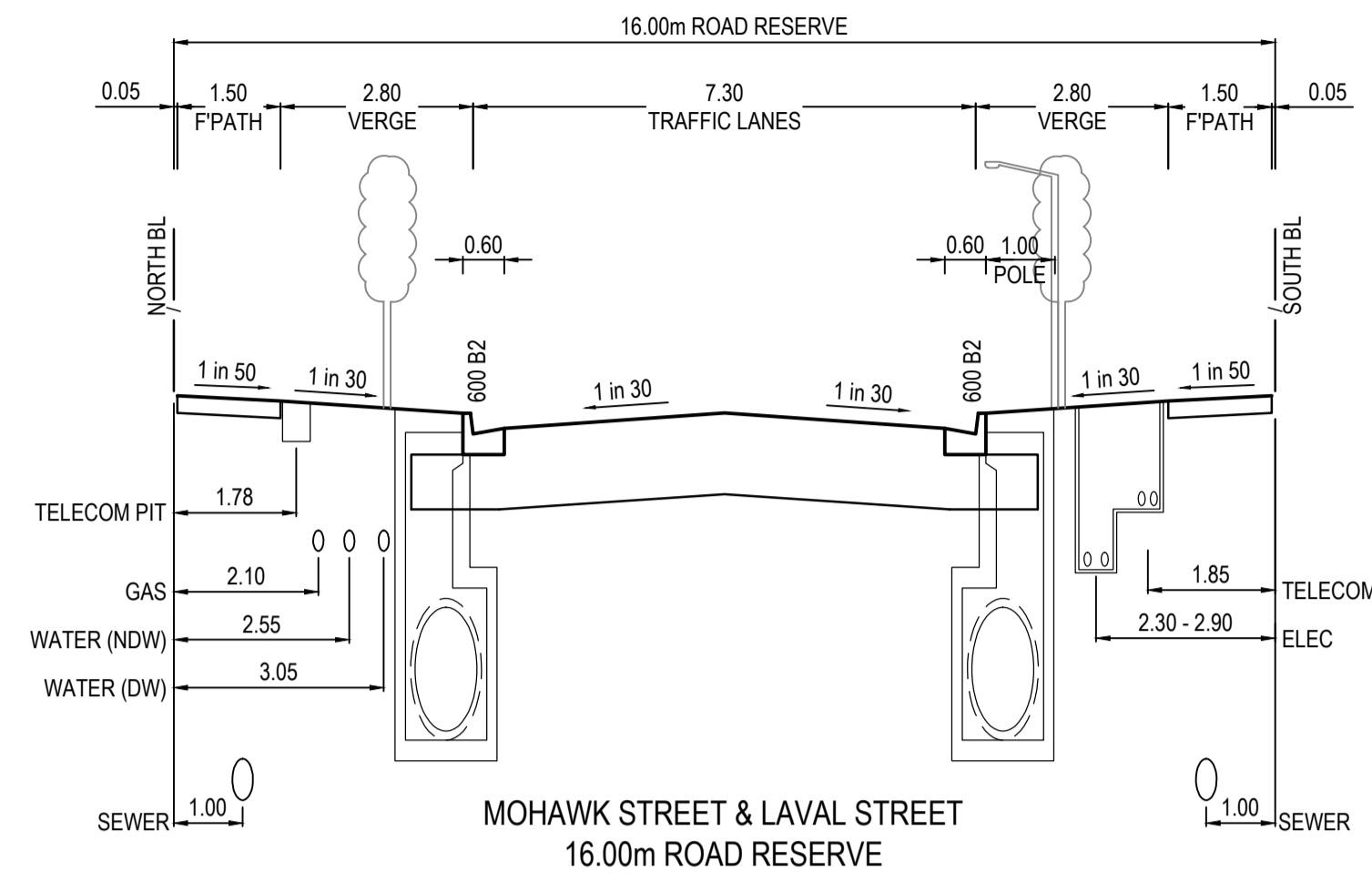
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Client	PARKLANE GARDENS DEVELOPMENT PTY LTD
Project	PARKLANE GARDENS 504-530 BALLAN ROAD, WYNDHAM VALE WYNDHAM CITY COUNCIL
Title	FUNCTIONAL LAYOUT - STAGES 4 & 5 CAR PARKING PLAN

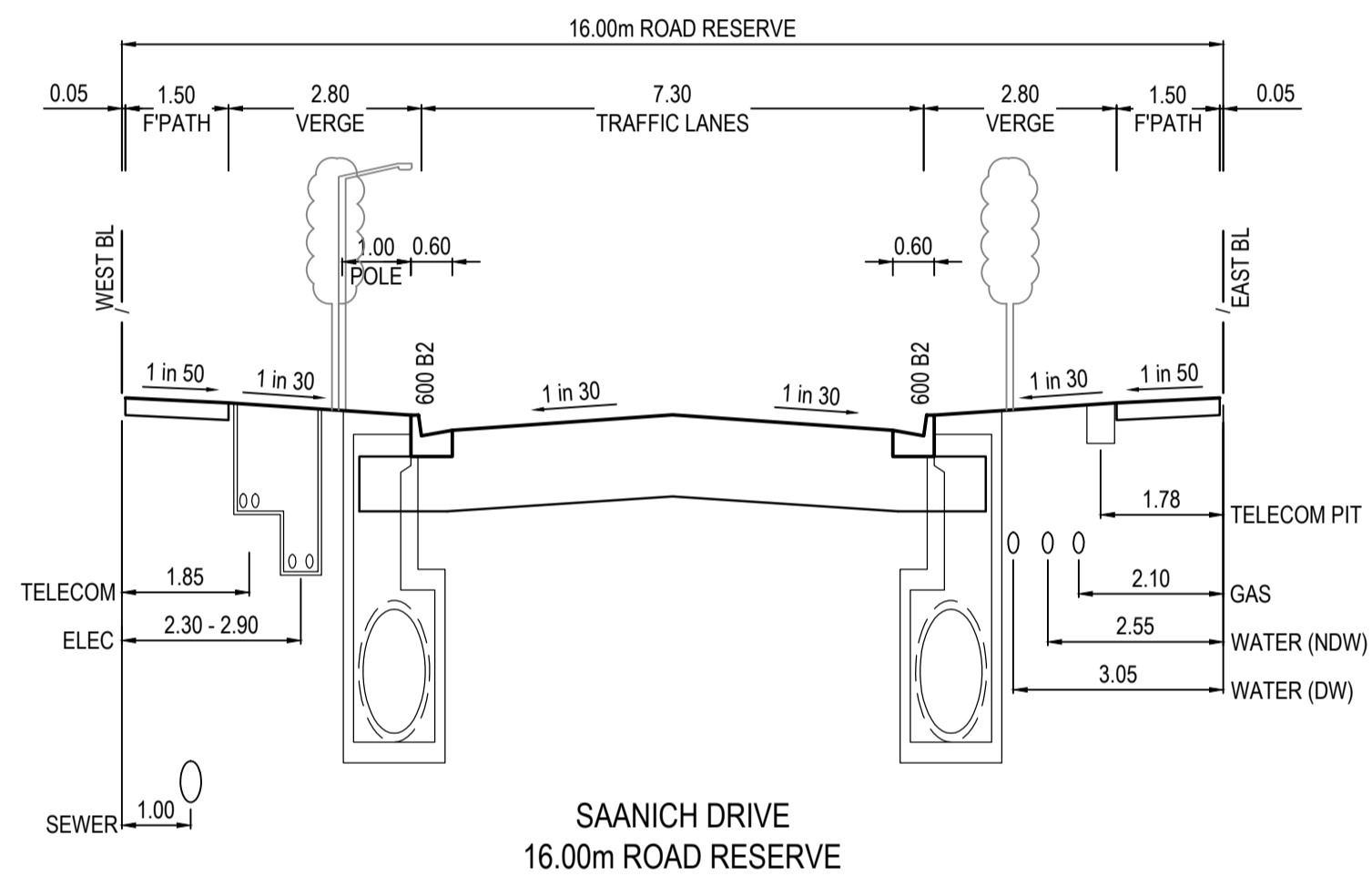
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Melway Ref	233 J12
Scale	1:500
Size	A1
Drawing Number	V210357-CI-0060
Revision	4



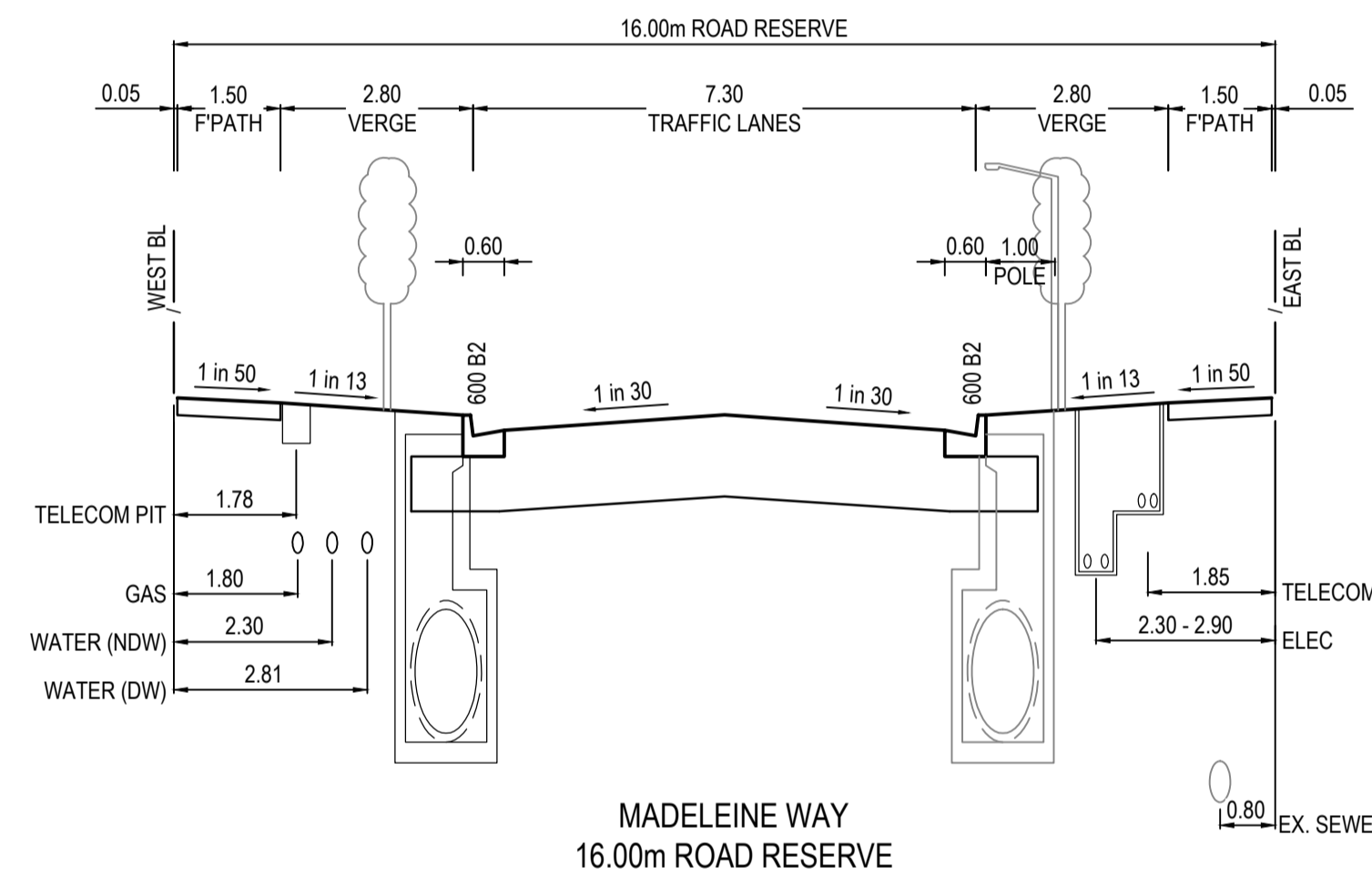
TORONTO WAY
16.00m ROAD RESERVE



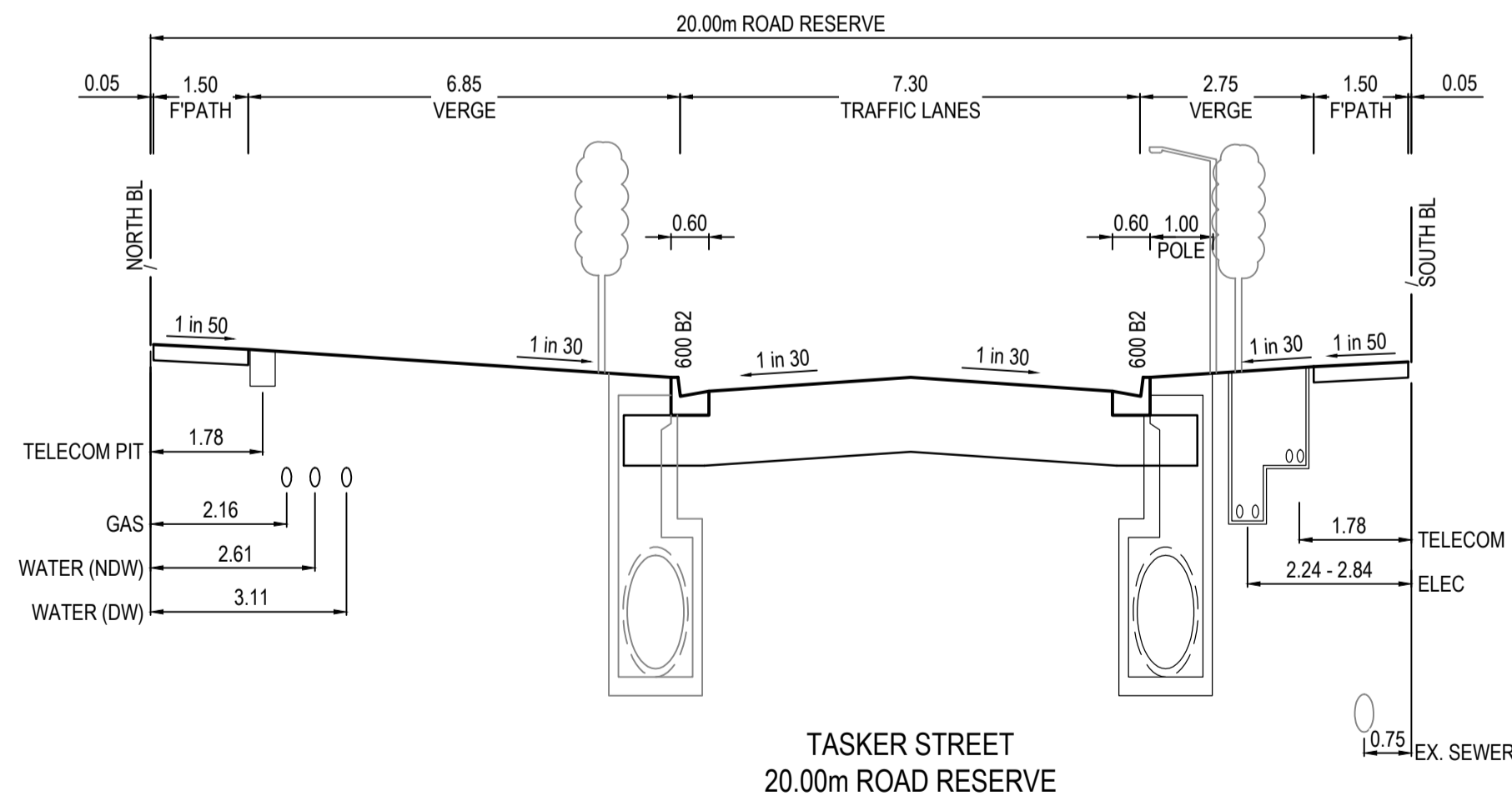
MOHAWK STREET & LAVAL STREET
16.00m ROAD RESERVE



SAANICH DRIVE
16.00m ROAD RESERVE



MADELEINE WAY
16.00m ROAD RESERVE



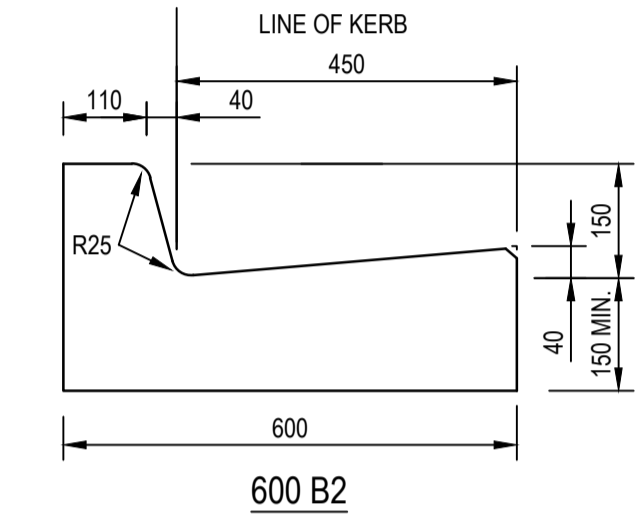
TASKER STREET
20.00m ROAD RESERVE

TYPICAL ROAD CROSS SECTIONS
NOT TO SCALE

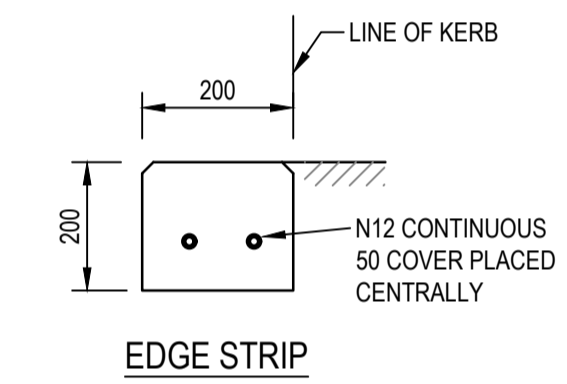
NOTE: STREET TREES CENTRALLY LOCATED BETWEEN BACK OF KERB AND EDGE OF FOOTPATH UNLESS SHOWN OTHERWISE

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600 B2



EDGE STRIP

KERB TYPES
NOT TO SCALE

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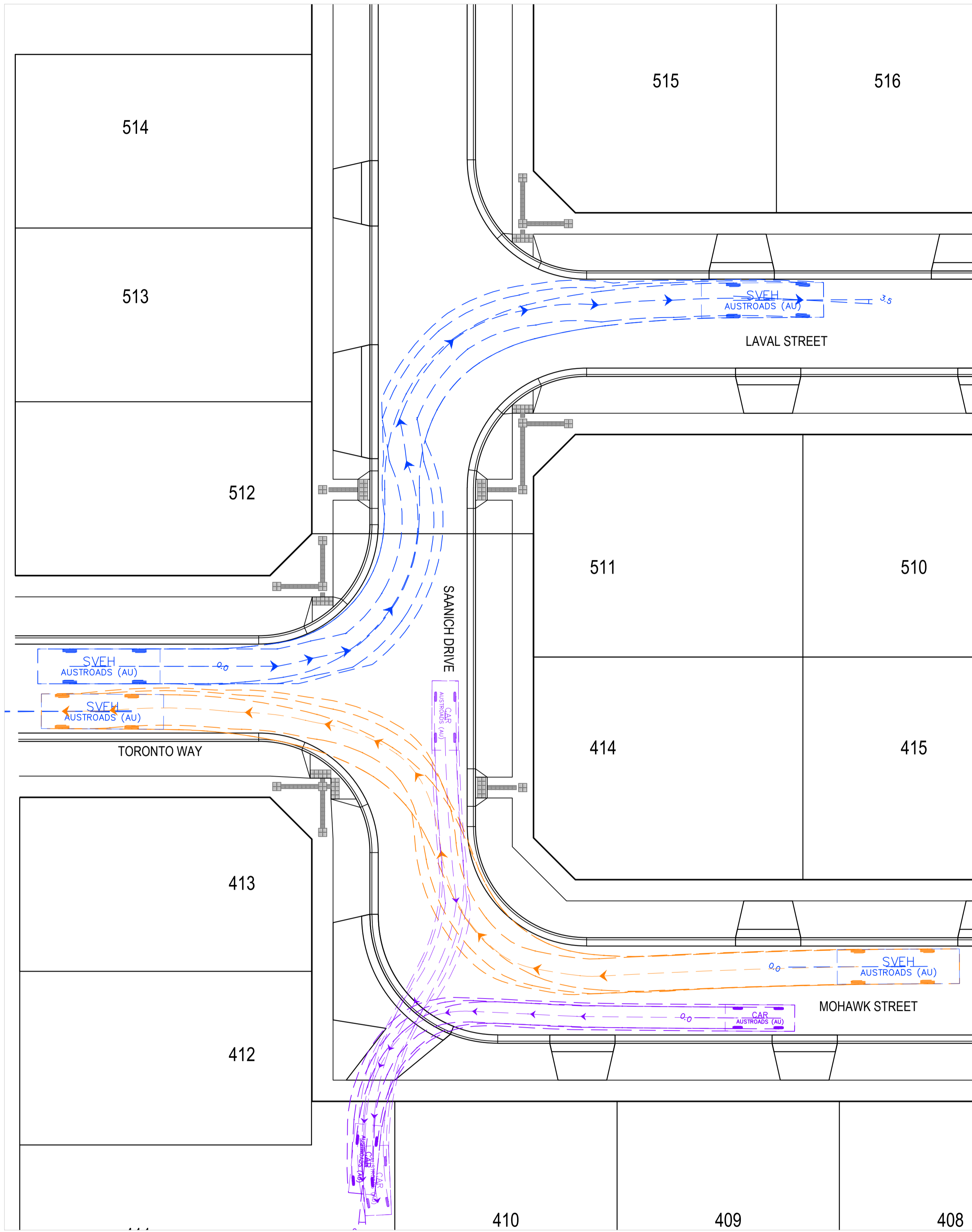


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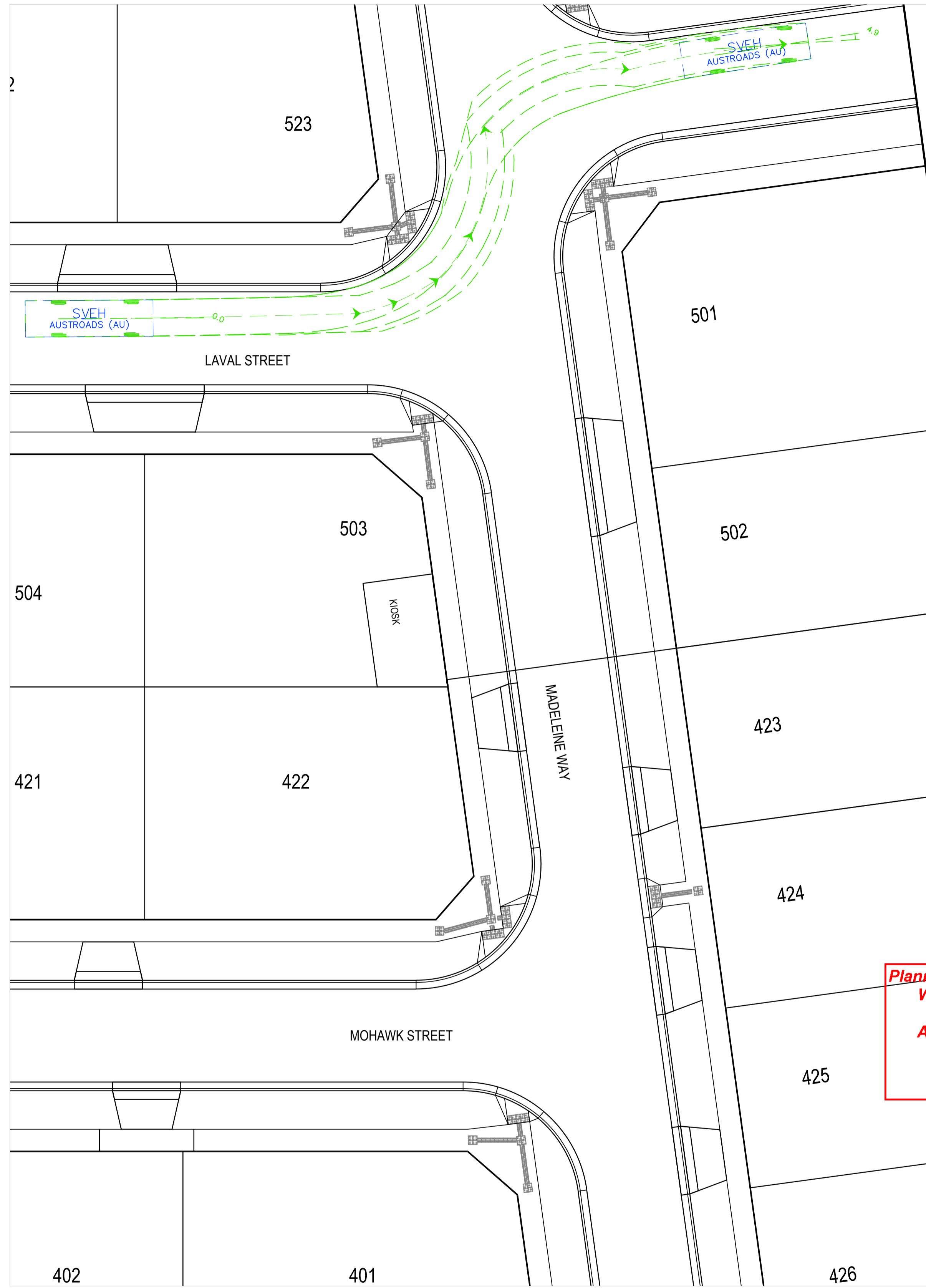
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Project	PARKLANE GARDENS 504-530 BALLAN ROAD, WYNDHAM VALE WYNDHAM CITY COUNCIL
Title	FUNCTIONAL LAYOUT - STAGES 4 & 5 TYPICAL DETAILS

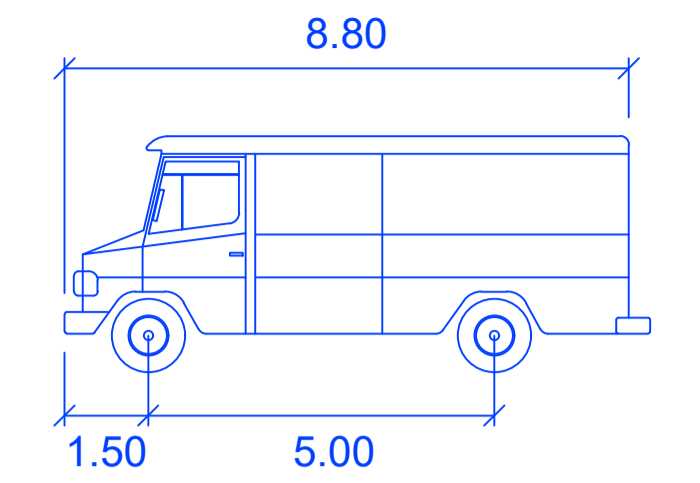
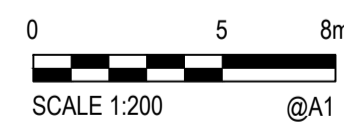
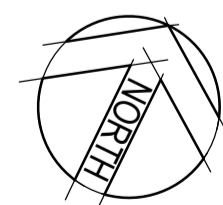
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Drawing Number	V210357-CI-0070			Size	A1
Revision				Revision	3



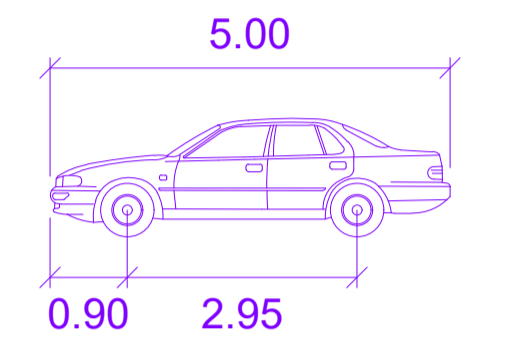
LAVAL STREET AND SAANICH DRIVE INTERSECTION
TORONTO WAY AND SAANICH DRIVE INTERSECTION
SCALE 1:200



LAVAL STREET AND MADELEINE WAY INTERSECTION
MOHAWK STREET AND MADELEINE WAY INTERSECTION
SCALE 1:200



SVEH
Width : 2.50 meters
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 26.2



CAR
Width : 1.90 meters
Track : 1.55
Lock to Lock Time : 6.0
Steering Angle : 24.0

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Project	PARKLANE GARDENS 504-530 BALLAN ROAD, WYNDHAM VALE WYNDHAM CITY COUNCIL		
Title	FUNCTIONAL LAYOUT - STAGES 4 & 5 TURNING MANOEUVERS		

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