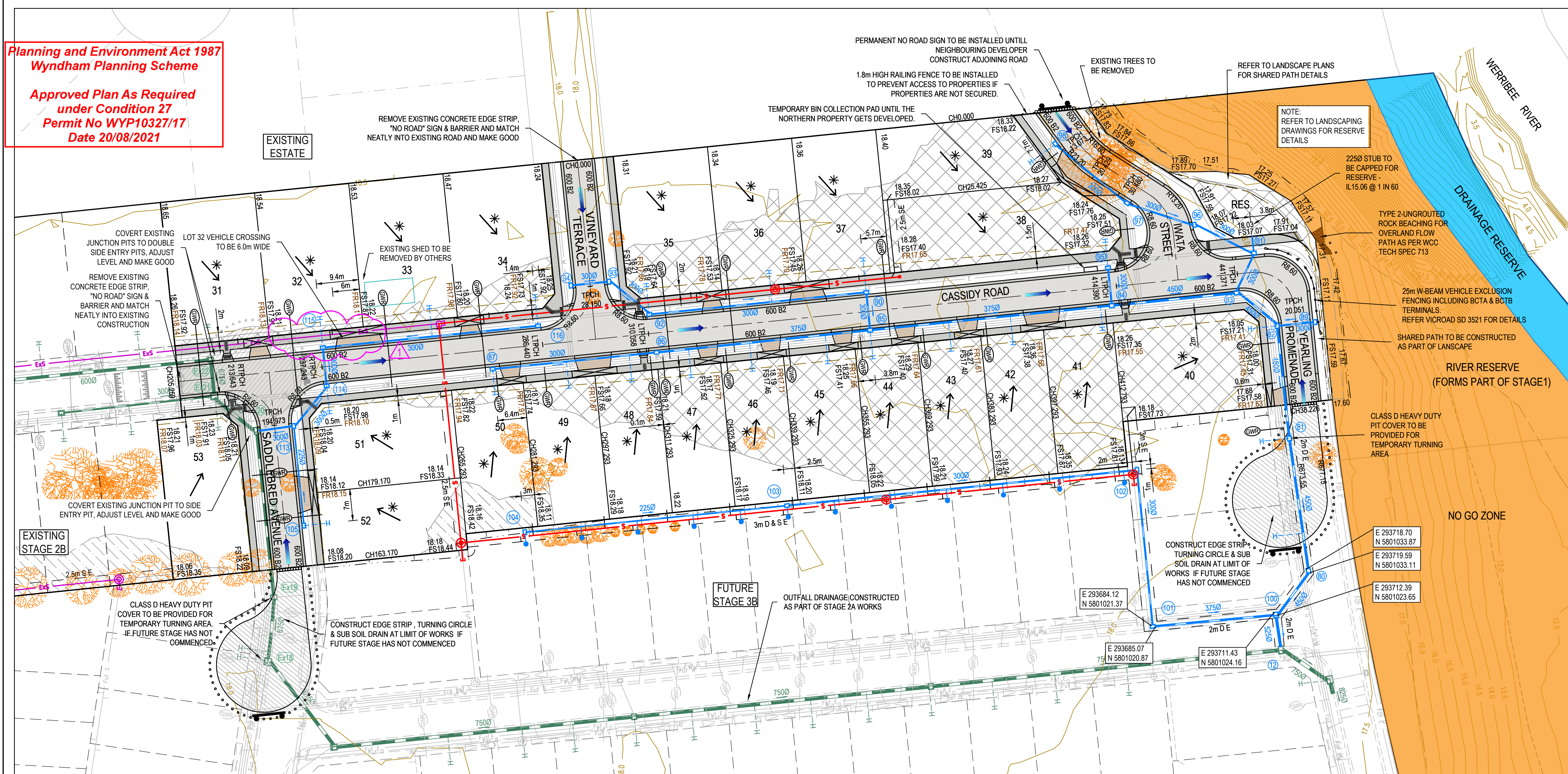


Planning and Environment Act 1987
Wyndham Planning Scheme
Approved Plan As Required
under Condition 27
Permit No WYP10327/17
Date 20/08/2021



LEGEND - LAYOUT PLAN	
ALL PROPOSED, FUTURE & EXISTING SERVICE LOCATIONS ARE SHOWN INDICATIVELY	
	STORMWATER DRAIN, PIT & PROPERTY INLET
	MAIN DRAIN
	SWALE DRAIN
	SEWER & MAINTENANCE STRUCTURES
	HOUSE DRAIN
	ELECTRICITY (U.GROUND)
	ELECTRICITY (O.HEAD)
	GAS
	TELSTRA
	OPTIC FIBRE
	WATER
	RECYCLE WATER
	AG. DRAIN
	SERVICE CONDUITS
	TACTILE PAVERS
	EXISTING STORMWATER DRAIN
	EXISTING MAIN DRAIN
	EXISTING SWALE DRAIN
	EXISTING SEWER & MAINTENANCE STRUCTURES
	EXISTING HOUSE DRAIN
	EXISTING ELECTRICITY (UNDER GROUND)
	EXISTING ELECTRICITY OVERHEAD
	EXISTING GAS
	EXISTING TELSTRA
	EXISTING OPTIC FIBRE
	EXISTING WATER
	EXISTING RECYCLED WATER
	EXISTING AG. DRAIN
	EXISTING SERVICE CONDUITS
	EXISTING TACTILE PAVERS
	FUTURE STORMWATER DRAIN
	FUTURE MAIN DRAIN
	FUTURE SWALE DRAIN
	FUTURE SEWER & MAINTENANCE STRUCTURES
	FUTURE HOUSE DRAIN
	FUTURE ELECTRICITY (UNDER GROUND)
	FUTURE ELECTRICITY OVERHEAD
	FUTURE GAS
	FUTURE TELSTRA
	FUTURE OPTIC FIBRE
	FUTURE WATER
	FUTURE RECYCLED WATER
	FUTURE AG. DRAIN
	FUTURE SERVICE CONDUITS
	FUTURE TACTILE PAVERS
	ZERO LOT LINES
	141.34 EXISTING SURFACE LEVEL
	FS140.35 FINISHED BUILDING LINE LEVEL
	FR157.40 FINISHED RIDGE LINE LEVEL
	CH270.00 CHAINAGE
	TW159.60 TOP OF RETAINING WALL LEVEL
	BW159.00 BOTTOM OF RETAINING WALL LEVEL
	EXISTING RETAINING WALL
	RETAINING WALL
	FUTURE RETAINING WALL
	STRUCTURAL FILL > 200mm DEEP
	EXISTING STRUCTURAL FILL > 200mm DEEP
	CUT > 200mm DEEP
	DIRECTION OF FALL
	OVERLAND FLOW
	GRADED IN DIRECTION OF FALL TO LEVEL INDICATED
	EDGE STRIP, SUBSOIL DRAIN, 'NO ROAD' SIGN & BARRIER
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	PERMANENT SURVEY MARK
	TEMPORARY BENCH MARK
	PROPOSED DRIVEWAY & FOOTPATH
	PROPOSED INDUSTRIAL DRIVEWAY
	PROPOSED SHARED FOOTPATH
	PROPOSED ROAD PAVING
	EXISTING ROAD PAVING

ROCKBEACHING NOTES

- TYPE 2-UNGROUTED ROCK BEACHING AS PER WYNDHAM CITY COUNCIL TECH SPEC 713
- PLACEMENT OF ROCKS SHALL AVOID SEGREGATION OF ROCK SIZE
- ROCKS ARE TO BE KEYED INTO GROUND SURFACE ONE THIRD DIAMETER OF ROCK
- WIDTHS OF JOINTS MAY VARY BETWEEN 10 MM AND 60 MM, WITH AN AVERAGE NOT EXCEEDING 40 MM. LEVEL DIFFERENCE BETWEEN EDGES OF ADJACENT ROCKS SHALL NOT EXCEED 40 MM. THE JOINT PATTERN SHALL BE RANDOM AND THE JOINTS KEPT FREE FROM DEBRIS
- NO PERIMETER WALL REQUIRED

ROAD NAME	SERVICES OFFSET TABLE				
	GAS	WATER	RECYCLED WATER	ELECTRICITY	OPTIC FIBRE
SADDLEBRED AVENUE	2.10 W	3.10 W	2.60 W	2.60 E	1.85 E
VINEYARD TERRACE	1.80 W	2.80 W	2.30 W	1.90 E	1.40 E
YEARLING PROMENADE	2.10 W	3.10 W	2.60 W	0.5 E	1.00 E
IWATA STREET	2.10 W	3.10 W	2.60 W	1.00 E	0.30 E
CASSIDY ROAD	2.10 S	3.10 S	2.60 S	2.95 N	2.35 N

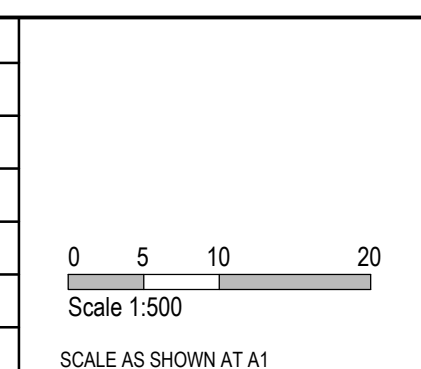
ROAD NAME	ROAD LAYOUT TABLE					
	RESERVE WIDTH (m)	ROAD WIDTH (m)				VERGE WIDTH (m)
		LIP to LIP	INV to INV	BACK to BACK	NTH/WEST	STH/EAST
SADDLEBRED AVENUE	16.00	6.40	7.30	7.60	B2	B2
VINEYARD TERRACE	16.00	6.40	7.30	7.60	B2	B2
YEARLING PROMENADE	14.50	6.40	7.30	7.60	B2	B2
IWATA STREET	14.50	6.40	7.30	7.60	B2	B2
CASSIDY DRIVE	16.00	6.40	7.30	7.60	B2	B2

WARNING
BEWARE 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

REV	DATE	AMENDMENT / REVISION DESCRIPTION	DESIGN	APPROVAL
0	17.06.21	ISSUED FOR CONSTRUCTION	NG/SS	LV
1	29.07.21	LOT 32 VEHICLE CROSSING WIDENED	NG/SH	LV

ISSUED FOR CONSTRUCTION

TITLE	NAME
DRAFTER	H.Ehsani
DESIGNER	N.Green
CHECKED	L.Vieyra
AUTHORISED	L.Vieyra
REFERENCE No. 1	
REFERENCE No. 2	



SMEC
Member of the Surlana Jurong Group
ABN 47 065 475 149
Tower 4, Level 20, 727 Collins Street
Docklands, VIC 3008
Ph 03 9514 1500

YourLand
Developments

85-109 Farm road - Stage 3A Wyndham City Council Road and Drainage Layout Plan		MELWAYS REF 205 G12	PROJECT / DRAWING No. 2053E-03A-02	SHEET No. 02 of 15	REVISION 1
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