

Our Ref: FLP1177/21
WYP11051/18

Enquiries: Apryl Astudillo
Tel: (03) 8734 2645

25 February 2022

Smec Australia Pty Ltd
Level 10 71 Queens Road
MELBOURNE VIC 3004

Dear Emmy Glasson,

RE: THE GROVE STAGE 50- FUNCTIONAL LAYOUT PLAN APPROVAL

Please be advised that the functional layout plans submitted to Council for The Grove Stage 50 are approved, subject to the following conditions:-

1. **Street tree type (small tree/shrub) in Reel Lane is subject to Landscaping Plan approval by the relevant unit.**
2. **Public lighting in Reel Lane is subject to public lighting plans demonstrating the required level of illuminance.**
3. Tree locations and number of trees shown are indicative only and will be finalised as part of the landscape plan approval process.
4. This approval is limited to road and drainage works only, and does not extend to works associated with open space.
5. 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.
6. 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. 2190E-050-001 sheet 01 of 04 Revision G
- Drawing No. 2190E-050-021 sheet 02 of 04 Revision C
- Drawing No. 2190E-050-041 sheet 03 of 04 Revision C
- Drawing No. 2190E-050-042 sheet 04 of 04 Revision C

Yours sincerely,



ANAND AKOLKAR

ENGINEERING DEVELOPMENT CO-ORDINATOR



Drawing Index

- 2190E-050-001 Layout Plan
- 2190E-050-002 Typical Cross Sections and Parking Plan
- 2190E-050-041 Vehicle Turning Movements - 1
- 2190E-050-042 Vehicle Turning Movements - 2

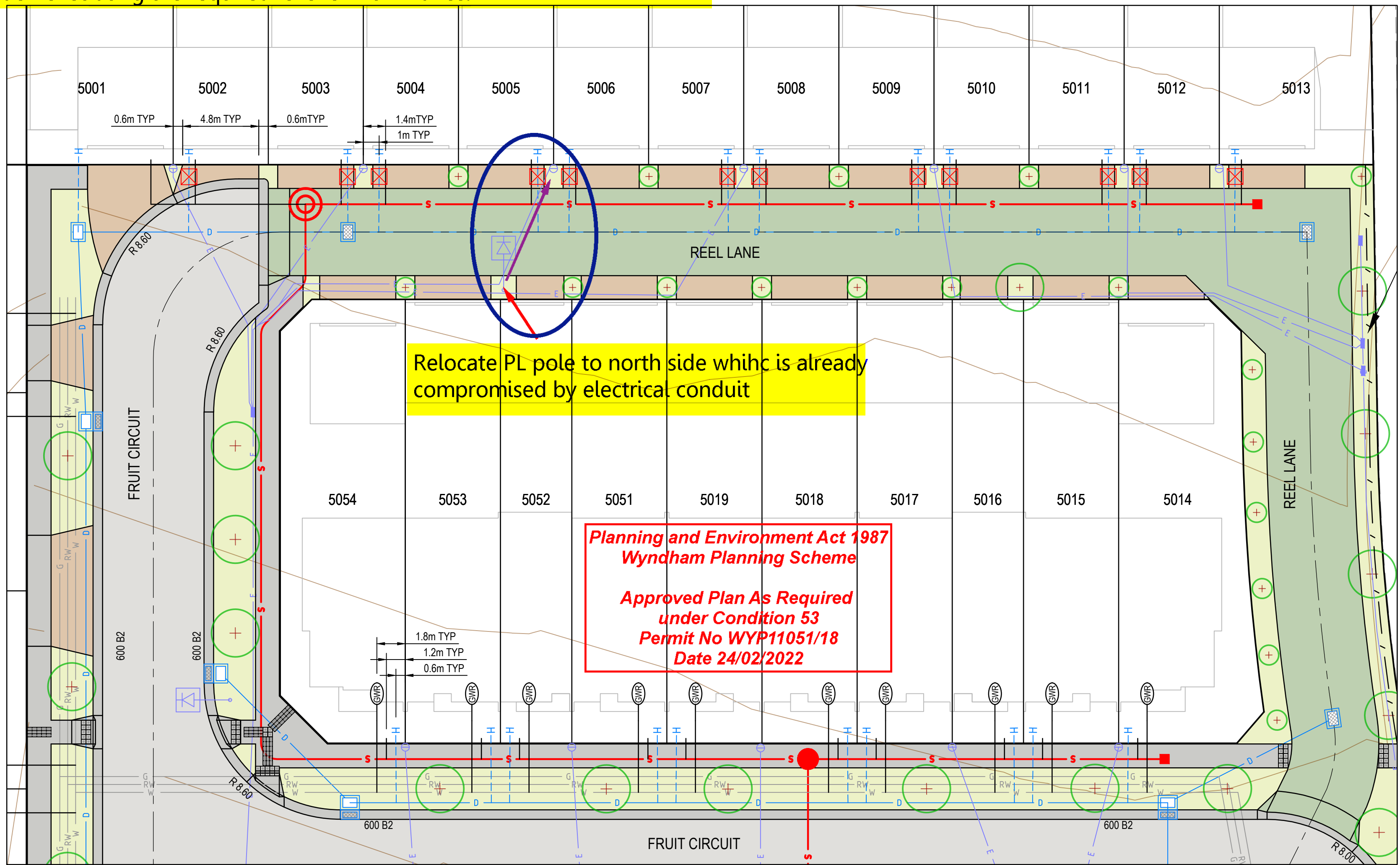
ROAD NAME	SERVICES OFFSET TABLE				
	GAS	WATER	RECYCLED WATER	ELECTRICITY	NBN
	OFFSET (m)	OFFSET (m)	OFFSET (m)	OFFSET (m)	OFFSET (m)
FRUIT CIRCUIT (LOTS 5023-5041)	2.10 W	3.10 W	2.60 W	2.60 E	1.80 E
FRUIT CIRCUIT (LOTS 5014-5019 & LOTS 5051-5054)	2.10 N	3.10 N	2.60 N	2.60 S	1.80 S
FRUIT CIRCUIT (LOTS 5020-5022)	2.10 W	3.10 W	2.60 W	1.00 E	-
FRUIT CIRCUIT (LOTS 5042-5050)	2.10 W	3.10 W	2.60 W	1.00 E	0.50 E
REEL LANE (LOTS 5001-5014)	-	-	-	0.50 S	-

ROAD NAME	ROAD RESERVE WIDTH (m)	ROAD WIDTH (m)				KERB TYPE		VERGE WIDTH (m)	
		LIP TO LIP	INV TO INV	BACK TO BACK	NTH/WEST	STH/EAST	NTH/WEST	STH/EAST	
FRUIT CIRCUIT (LOTS 5023-5041)	16.00	6.40	7.30	7.60	600 B2	600 B2	4.20	4.20	
FRUIT CIRCUIT (LOTS 5014-5019)	16.00	6.40	7.30	7.60	600 B2	600 B2	4.20	4.20	
FRUIT CIRCUIT (LOTS 5020-5022)	16.00	6.40	7.30	7.60	600B2	600B2	4.20	4.20	
FRUIT CIRCUIT (LOTS 5042-5050)	14.00	6.40	7.30	7.60	600 B2	600 B2	4.20	2.20	
REEL LANE (LANEWAY)	8.50	-	5.50	-	-	-	1.50	1.50	

- 1. Street tree type (small tree/shrub) in Reel Lane is subject to Landscaping Plan approval by the relevant unit.
- 2. Public lighting in Reel Lane is subject to public lighting plans demonstrating the required level of illuminance.

LEGEND - FUNCTIONAL LAYOUT PLAN	
ALL PROPOSED, FUTURE & EXISTING SERVICE LOCATIONS ARE SHOWN INDICATIVELY	
	STORMWATER DRAIN, PIT & PROPERTY INLET
	SWALE DRAIN
	SEWER & MAINTENANCE STRUCTURES
	HOUSE DRAIN
	ELECTRICITY (U. GROUND)
	ELECTRICITY (O. HEAD)
	GAS
	TELECOMMUNICATIONS
	WATER
	RECYCLE WATER
	SERVICE CONDUITS
	FITZROY BOX
	PROPOSED ELECTRICITY (BY OTHERS)
	ELECTRICITY JOINTING (BY OTHERS)
	PROPOSED PUBLIC LIGHTING (BY OTHERS)
	TACTILE PAVERS
	EXISTING STORMWATER DRAIN
	EXISTING SWALE DRAIN
	EXISTING SEWER & MAINTENANCE STRUCTURES
	EXISTING HOUSE DRAIN
	EXISTING ELECTRICITY (UNDER GROUND)
	EXISTING ELECTRICITY OVERHEAD
	EXISTING GAS
	EXISTING TELECOMMUNICATIONS
	EXISTING WATER
	EXISTING RECYCLED WATER
	EXISTING SERVICE CONDUITS
	EXISTING PUBLIC LIGHTING

	EXISTING TACTILE PAVERS
	FUTURE STORMWATER 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 SERVICE CONDUITS
	FUTURE TACTILE PAVERS
	DIRECTION OF FALL
	OVERLAND FLOW
	GRADED IN DIRECTION OF FALL TO LEVEL INDICATED
	EDGE STRIP, SUBSOIL DRAIN, 'NO ROAD' SIGN & BARRIER
	PERMANENT SURVEY MARK
	TEMPORARY BENCH MARK
	PROPOSED DRIVEWAY & FOOTPATH
	PROPOSED INDUSTRIAL DRIVEWAY
	PROPOSED ROAD PAVING
	EXISTING ROAD PAVING
	PROPOSED TREE LOCATION



Relocate PL pole to north side which is already compromised by electrical conduit

Planning and Environment Act 1987
Wyndham Planning Scheme
Approved Plan As Required
under Condition 53
Permit No WYP11051/18
Date 24/02/2022

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	DRAFTER	DESIGNER	CHECKER	APPROVER
A	14.07.21	ISSUED TO CLIENT FOR COMMENT	E. GLASSON	E. GLASSON	N. FREEMAN	P. SHELLIE
B	28.09.21	AMENDED TO SUIT BUILDER DESIGN	E. GLASSON	E. GLASSON	N. FREEMAN	P. SHELLIE
C	07.10.21	AMENDED TO SUIT BUILDER DESIGN	E. GLASSON	E. GLASSON	N. FREEMAN	P. SHELLIE
D	07.10.21	STREET TREES ADDED TO LAYOUT	E. GLASSON	E. GLASSON	N. FREEMAN	P. SHELLIE
E	19.11.21	REVISED LOT NUMBERS TO MATCH POS	E. GLASSON	E. GLASSON	N. FREEMAN	P. SHELLIE
F	01.12.21	ISSUED TO COUNCIL FOR APPROVAL	E. GLASSON	E. GLASSON	N. FREEMAN	P. SHELLIE
G	22.02.22	AMENDED COUNCIL COMMENTS	K. SHRESTHA	E. GLASSON	N. FREEMAN	P. SHELLIE

PLAN OF SUB. NO.
PS 844194B
PERMIT REF. NO.
WYP11051/18

SUBJECT TO APPROVAL

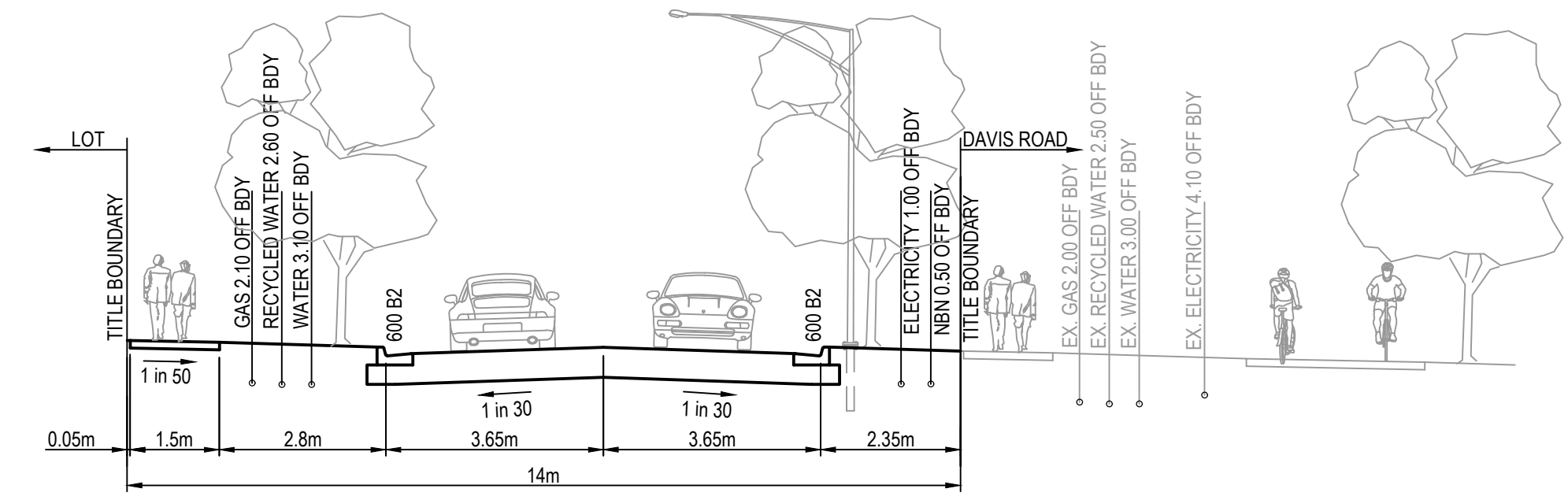
SCALE AS SHOWN AT A1

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

The Grove West - Stage 50
Wyndham City Council
Functional Design
Layout Plan

MELWAYS REF 234 F9	PROJECT / DRAWING No. 2190E-050-001	SHEET No. 01 of 04	REVISION G
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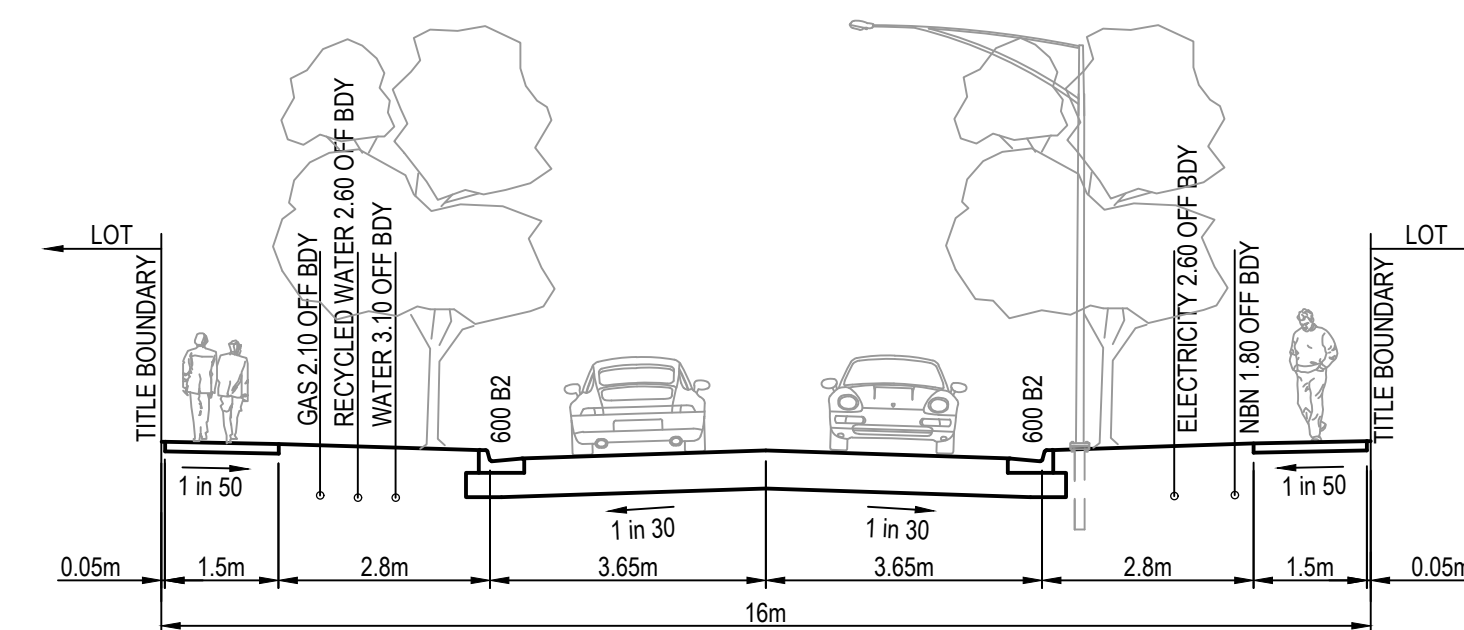
DWG PATH: V:\Vault\Projects_Urban\2190E-The Grove West\2190E-050-001-001.dwg PRINTED BY: EG15254 on 22/02/2022 at 03:38:29 PM © SMEC 2021. Digital information supplied by this office is for information only, in the event of any discrepancies this should be discussed with the superintendent. Set out should be carried out in accordance with Relevant Authority standard drawings or as nominated by SMEC.



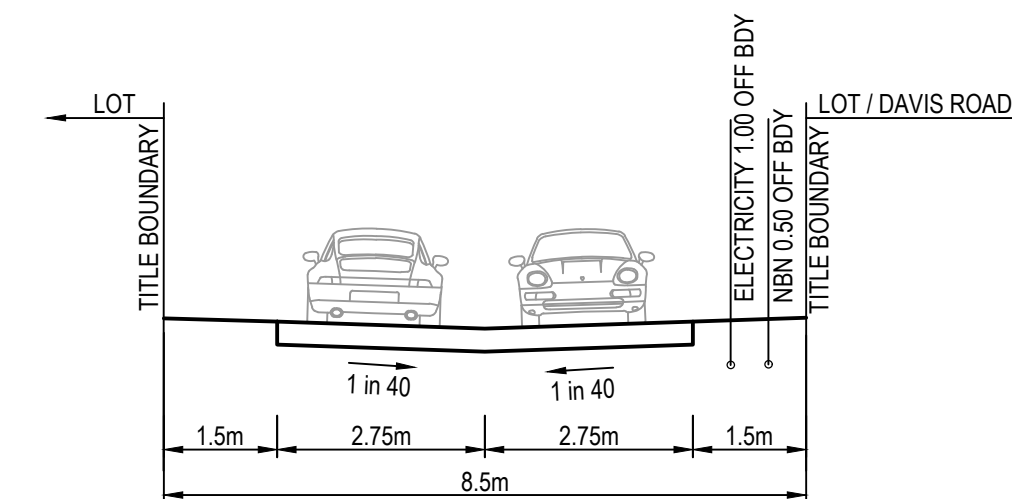
14m ACCESS STREET
FRUIT CIRCUIT (LOTS 5042 - 5050)
ACCESS LANE - RESIDENTIAL

Planning and Environment Act 1987
Wyndham Planning Scheme

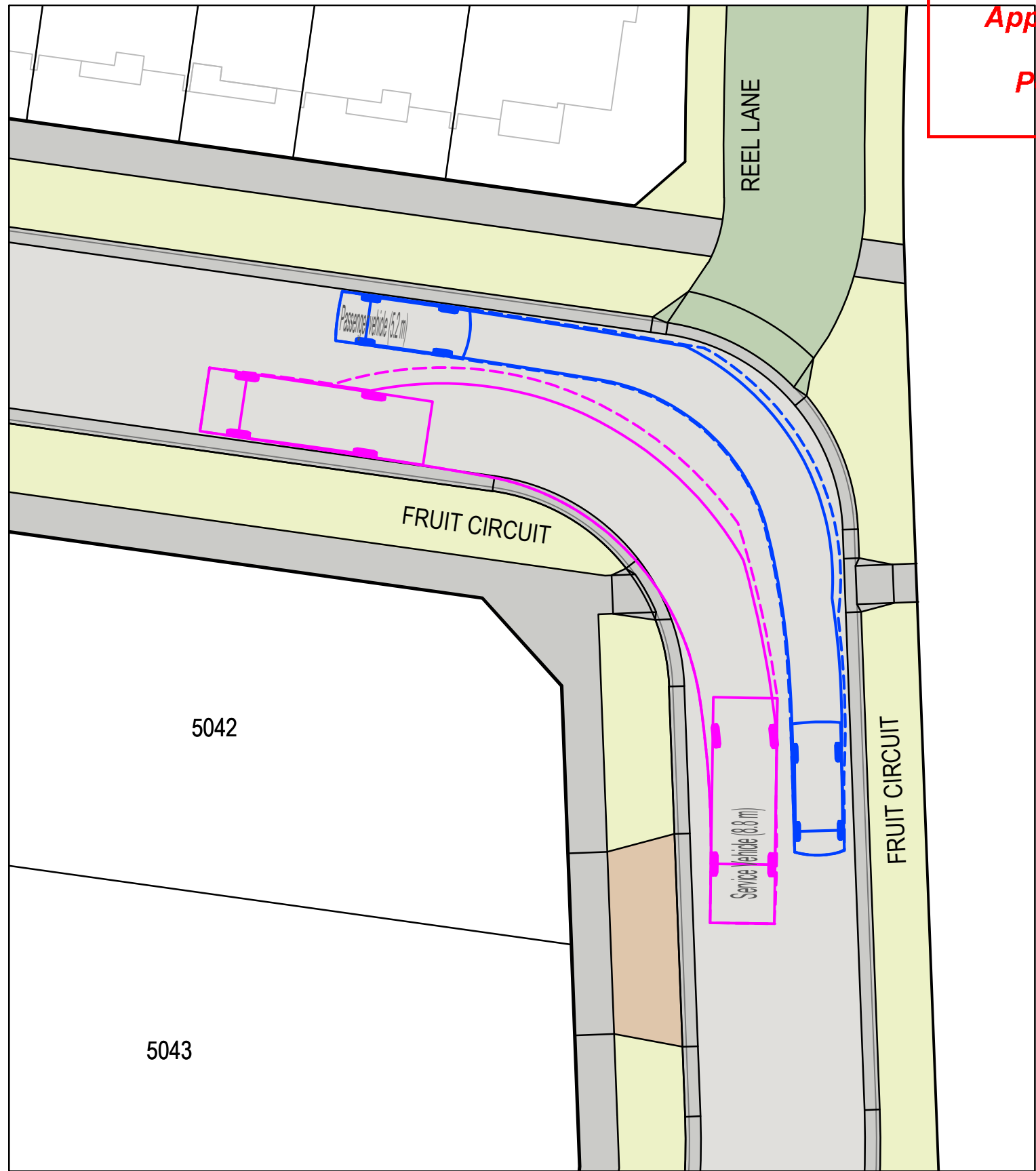
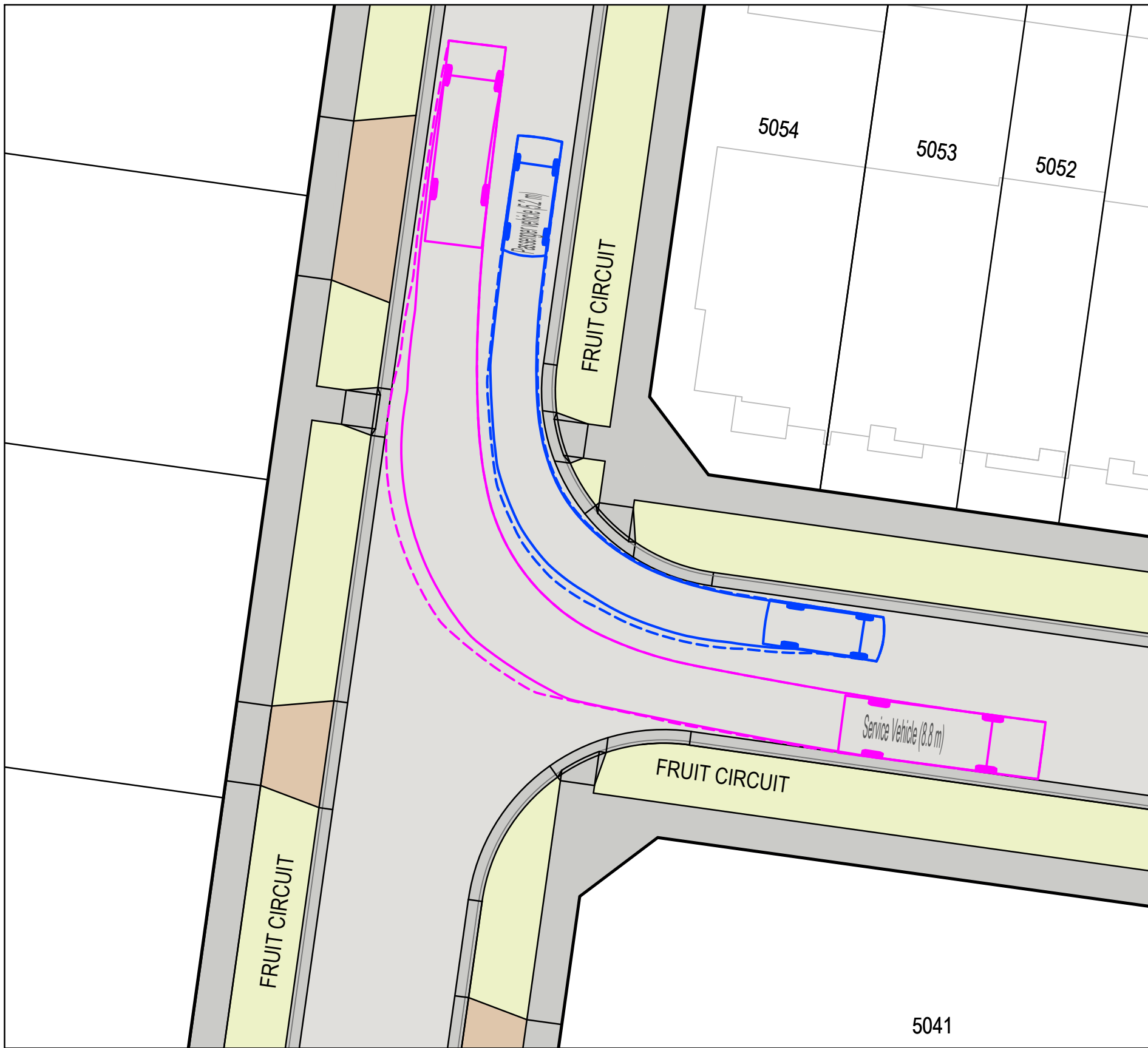
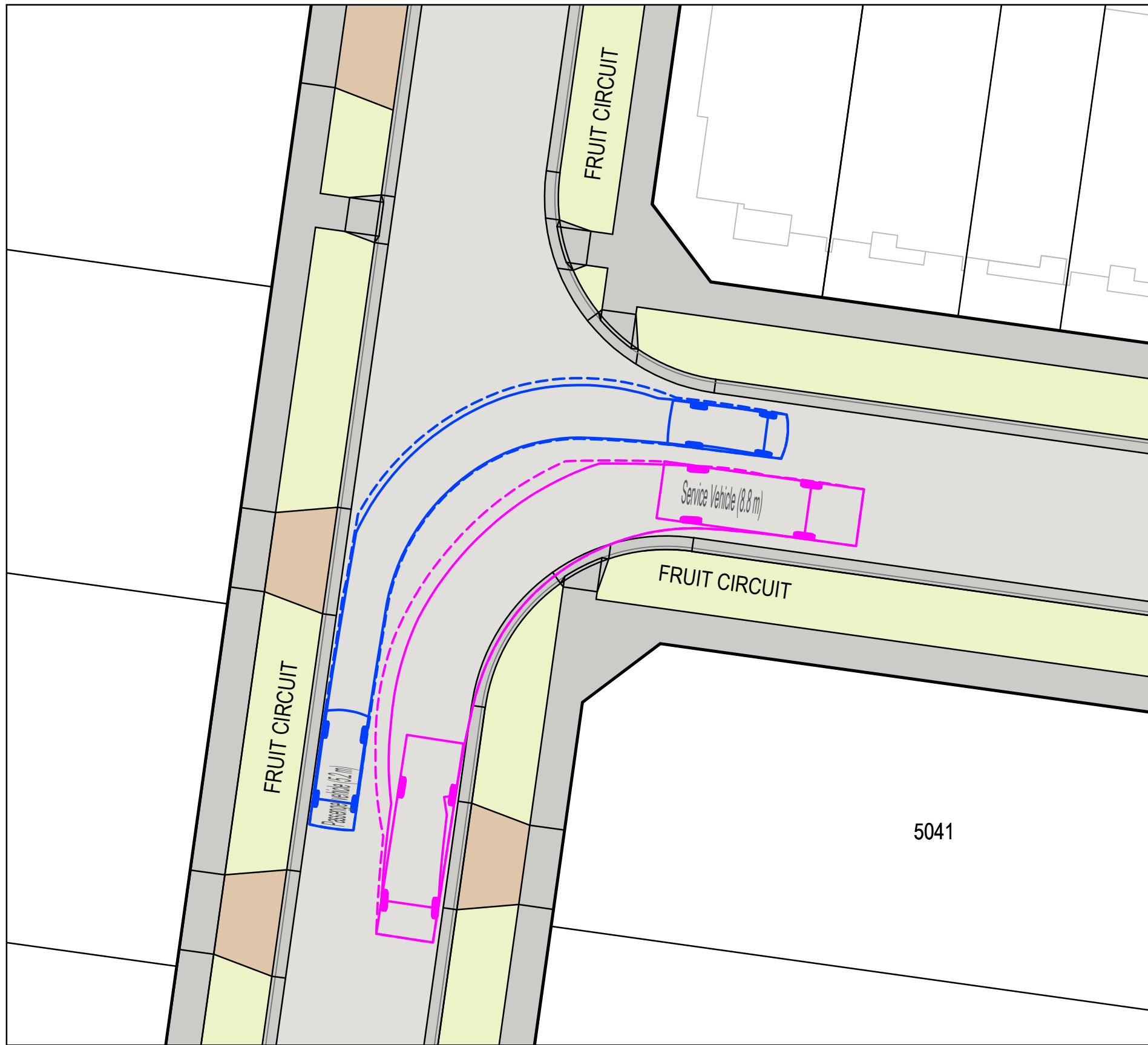
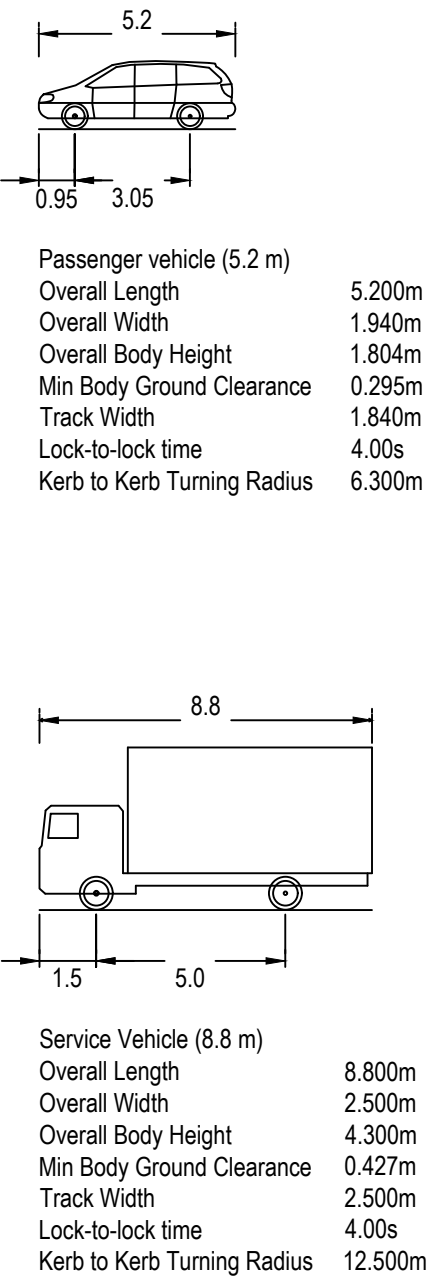
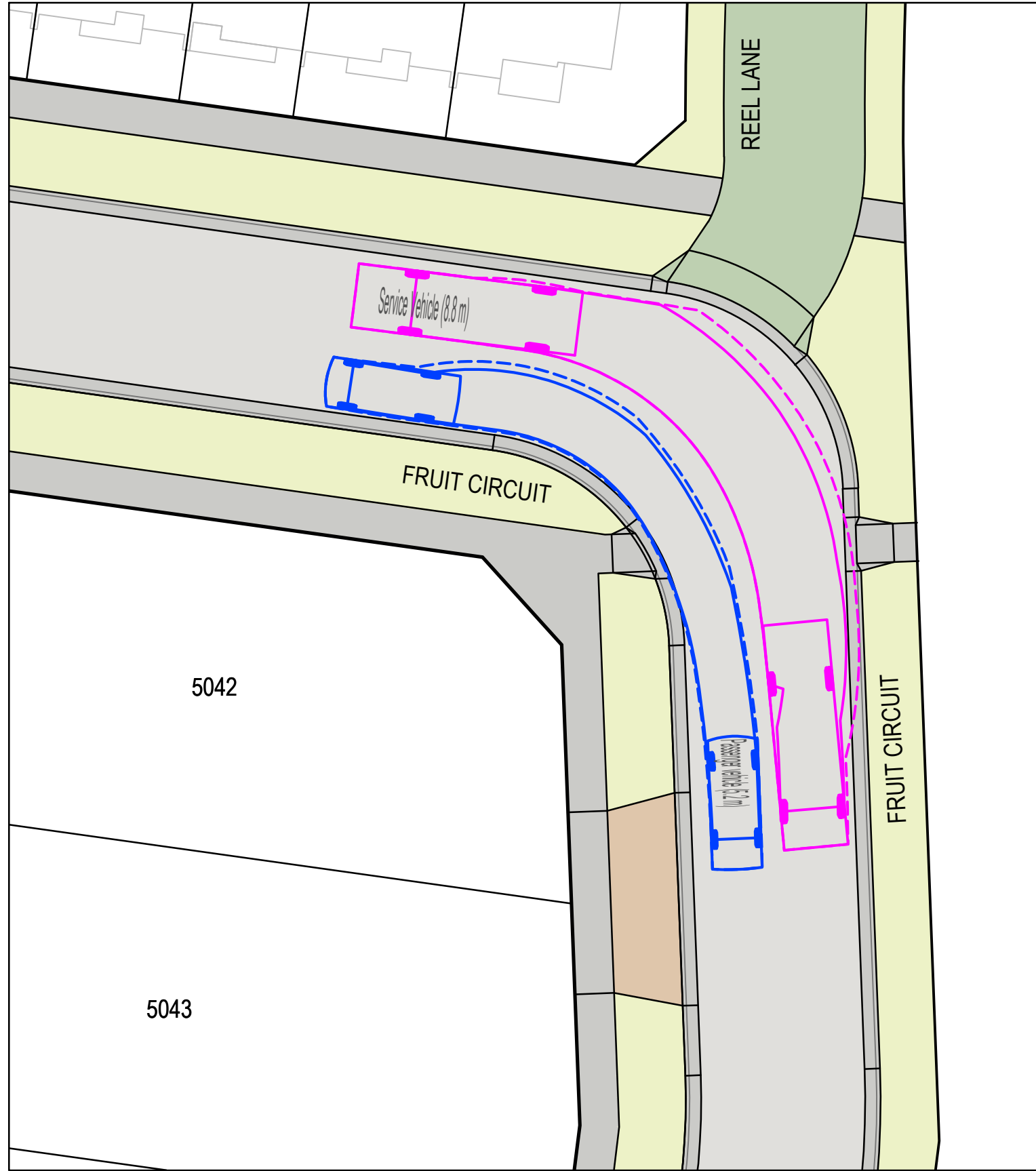
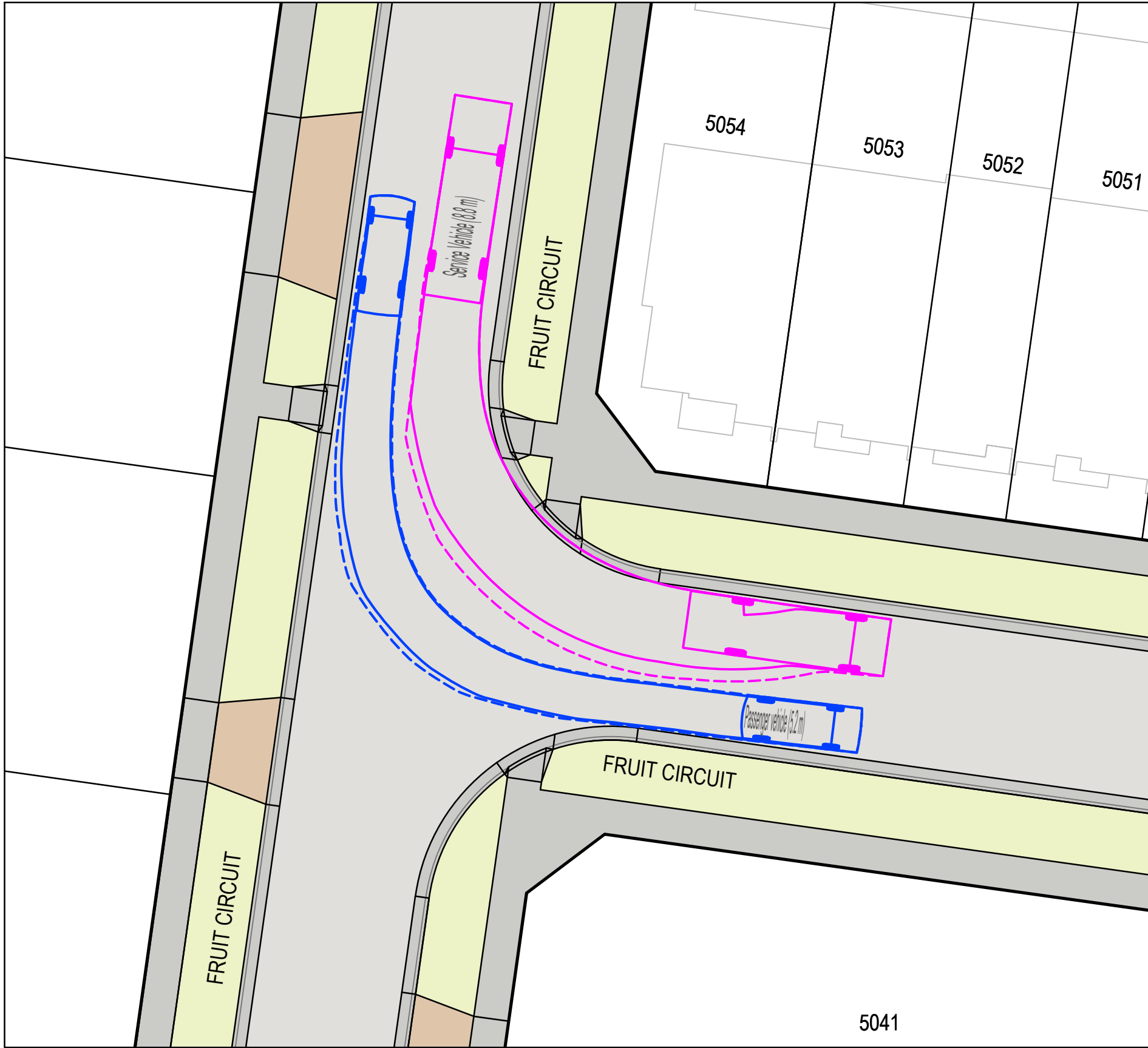
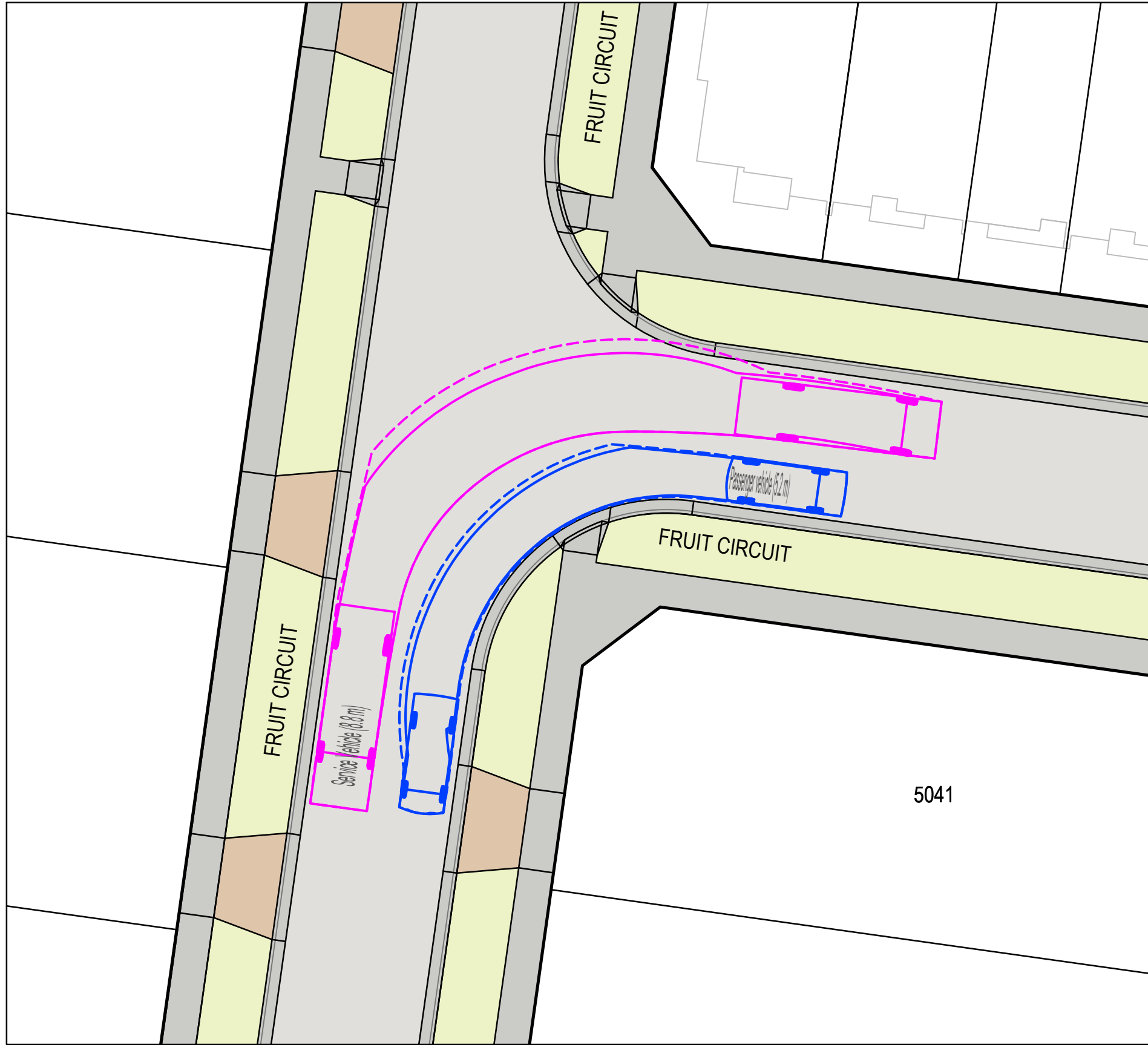
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16m ACCESS STREET
FRUIT CIRCUIT (LOTS 5014 - 5042)
ACCESS LANE - RESIDENTIAL



8.5m LANEWAY
REEL LANE (LOTS 5001 - 5014)
ACCESS LANE - RESIDENTIAL



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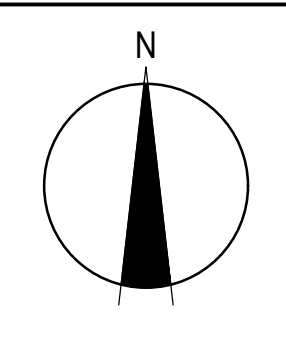
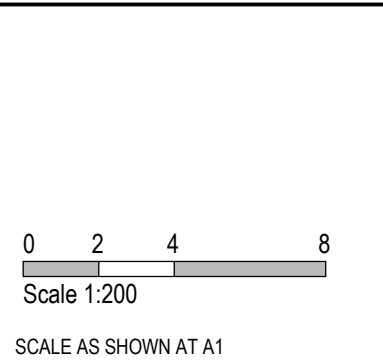



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SMEC
Member of the Surlana Jurong Group
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Ph 03 9514 1500



**FRASERS
PROPERTY**

The Grove West - Stage 50
Wyndham City Council
Functional Design
Vehicle Turning Movements - 1

MELWAYS REF
234 F9

PROJECT / DRAWING No.
2190E-050-041

SHEET No.
03 of 04

REVISION
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