

These plans are design plans and are indicative only and parties must not make any objection, requisition or claim for compensation in relation to the plans. The final condition of lots upon completion may vary from the condition described in the plans. The Property may have been filled, raised, levelled, compacted or cut prior to the Vendor becoming registered proprietor of the Property and the condition of the Property may change after completion of works due to circumstances beyond the Vendor's control. No warranty or representation is given or to be construed in respect of such works or changes in condition. Parties should review the plans carefully, make their own inquiries and obtain independent advice before taking any action in relation to the Property.

Summerhill Stage 7



City of Casey
 Approved By: Khurshedul Alam
 File No: SEng00020/19 & PinA00146/16.A
 Date: 17/08/2020
 Subject to:
 Approval of an EMP before any works start on site.
DRAWING NO: R5464

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GENERAL NOTES

- The works shall be constructed in accordance with the current Engineering Design and Construction Manual (EDCM) standard drawings and Council specifications. Works to be carried out to the satisfaction of Council's supervising officer.
- The contractor is responsible for safety of work on site in accordance with appropriate legislation. The contractor shall ensure that the site is maintained in a safe manner at all times.
- The contractor shall:
 - Comply with the requirements of the Occupational Health and Safety Act 2007.
 - Notify Workcover of their intention to commence trenching operations where trenches are 1.5 metres or deeper.
 - Ensure that the mine manager or his deputy as required by the Act is in attendance when trenching operations are in progress.
- The contractor is to notify council and all service authorities seven (7) days prior to commencement of construction.
- The location of existing services should be determined by the contractor prior to commencing any excavation by contacting all relevant service authorities. Any existing services shown on the drawings are offered as a guide only and are not guaranteed as correct.
- Removal or retention of existing trees or vegetation must be in accordance with the approved landscape plan (otherwise approval will be required from the Landscape Approval Officer).
- Approval will be required from Conservation Officer for alteration, removal or excavation of any significant existing features, buildings, structures or vegetation.
- No surplus trees, vegetation or other materials are to be burnt on site.
- All road chainages are measured along the road centreline except kerb returns and courtheads, where lip of kerb chainages are specified. All dimensions and radii are given to the lip of kerb. Do not scale off these drawings, written dimensions only shall be used.
- All levels are to Australian Height Datum (AHD). All coordinates are to Map Grid of Australia (MGA).
- Any existing pavement or drainage works damaged during construction or the maintenance period to be reinstated to the satisfaction of the Council.
- Upon the completion of construction, the whole site shall be cleaned up and graded over. All rubbish is to be removed and the site is to be left in a clean and tidy condition to the satisfaction of the superintendent.

EARTHWORKS NOTES

- Erosion control measures must be undertaken to the satisfaction of the Council.
- Appropriate siltation control is to be carried out during the construction and maintenance periods.
- Filling in all properties & road reserves is to be carried out using approved clay fill. Topsoil & all vegetable matter to be stripped from site prior to filling. All filling is to be carried out in 150mm layers and compacted to 95% of max. dry density. All filling to comply with AS 3798-2007, Section 8.2, Level 1. A fill report must be submitted from NATA registered soil testing laboratory.
- The nature strips and cut or filled areas are to be topsoiled with 100mm of approved material. If the existing topsoil is unsuitable then approved topsoil shall be imported at the contractor's expense.
- Batters into allotments shall not be steeper than 1 in 6 unless shown otherwise. Cut batters are to be grassed and mulched with a mixture of chopped grass, straw and bitumen emulsion.
- Blocks shall be graded to ensure a minimum grade of 1 in 150 to the point of drainage, unless shown otherwise.
- No topsoil to be removed from site without the approval of council.
- If any existing substandard filling is encountered on the site it must be removed and replaced with approved fill material properly compacted to Council requirements. A geo-technical report must be submitted showing details of depth, type of material and density of the fill areas concerned.

PAVEMENT NOTES

- Where road pavement or paths are above stripped surface, they are to be filled with approved structural material to the bottom of the boxing.
- Where pavement excavation is in rock, all loose material (including rocks and clay) are to be removed and subgrade regulated with approved structural material.
- Pavement sub-base and bedding to kerb and channel is to extend 300mm behind the back of kerb as per EDCM 202 for non-expansive subgrades.
- Pavement depths to be modified during construction depending on the onsite conditions as directed by Council's construction engineer or works supervisor.
- Single driveways are to be 3.5m wide and located 0.75m from side boundary or easement unless noted otherwise. They are to be constructed in accordance with standard drawing Figure 010. Double driveways are to be constructed in accordance with standard drawing Figure 011.
- All footpaths are to be 125mm thick reinforced concrete using SL72 mesh as per EDCM 401.
- Pram crossings in accordance with EDCM 403 are to include tactile pavers in accordance with Australian Standards AS1428. Design for access and mobility Part 4.1 and Vicroads road design note 06-06, Guidelines for the placement of Tactile Ground Surface Indicators.

DRAINAGE NOTES

- Pits within the road reserve are not to be setout using digital information.
- Stormwater drains under road pavements, driveways, footpaths, parking bays and behind kerb and channel to be backfilled with crushed rock as specified.
- Stormwater drains less than or equal to 750mm are to be Class 2 RCP with rubber ring joints unless noted otherwise. All other drains are to be Class 2 RCP with flush joints and external sealing bands unless noted otherwise.
- Terra firma or fibre glass type pit lids are required for all drainage pits (refer S-302). All grates for drainage pits are to be 'Class D' to comply with AS 3996-2006.
- House drains and property inlets are to be constructed in accordance with EDCM 701 to 704.
- House drains are to be offset 5.50m from the low side boundary (or driveway side for lots narrower than 11.0m) unless noted otherwise. They are to be constructed at a minimum depth of 600mm below the lowest corner level. The house drain location to be inscribed with a 50mm high "H" on the back of kerb.
- Property inlets are to be offset 1.00m from low side boundary unless noted otherwise. They are to be constructed at a minimum depth of 600mm below finished surface level.
- Subsoil drains shall be installed behind all kerb and channel in accordance with standard drawing EDCM 202 for non-expansive subgrades.
- No stormwater drainage pipes shall be subjected to construction traffic loading during construction unless the pipe strength characteristics have been computed and approved by the contractors engineer. Computations are to accord with AS3725-1989 Loads on Buried Pipes.
- Concrete pipes damaged due to construction loads shall be repaired at the contractors cost.

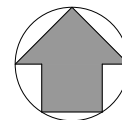
SERVICES NOTES

- The contractor shall co-operate with all service authorities and shall ensure that all services are installed prior to the final pavement course.
- All service trenches under road pavements, vehicle crossings and footpaths to be backfilled with crushed rock in accordance with Council's specification.
- The contractor shall check with the superintendent the exact location of all services prior to the installation of conduits.
- Conduit locations are subject to amendment and conduits shall not be laid until written approval is given by the superintendent.
- Gas conduits are to be 50mm PVC and water conduits are to be 100mm PVC laid at a minimum depth of 600mm below road finished surface levels to the satisfaction of the superintendent. Water conduits are to end in the road reserve 300mm from the title boundary.
- Gas mains, fittings and marker tape are to be supplied by the gas authority. Excavation, supply and placement of required backfill to be by others.
- Two weeks notification of commencement of excavation works shall be given to the gas authority.
- Communications conduits and pits are to be provided in accordance with the approved FTTP plans.
- Both kerbs are to be marked with the letters G, W, E and T above the conduit locations.

SIGNS AND PAVEMENT MARKINGS

- All pavement markings, signing & traffic control devices for this project to be in accordance with Australian Standard AS1742.
- All line marking to be long life road marking, with longitudinal lines in thermoplastic and transverse markings in cold applied.
- All street signs are to be in accordance with standard drawing S-803.
- Street numbers to be painted in yellow road marking paint on kerb face in front of each allotment. Numbers to be a minimum 100mm in height.
- Install blue raised reflective pavement marker (BRRPM) on road centre line and 'ground ball' marker post to indicate location of fire hydrants.

Rev	Amendment	Des/Dft	App'd	Date
A	Initial Issue	GP/AW	MG	20/12/18
B	Bandicoot Boulevard removed	GP/DP	MG	08/05/19
C	Stage boundary amendments	GP/DP	MG	22/08/19
D	Notes 24, 26 & 27 amended	GP/DP	MG	10/10/19



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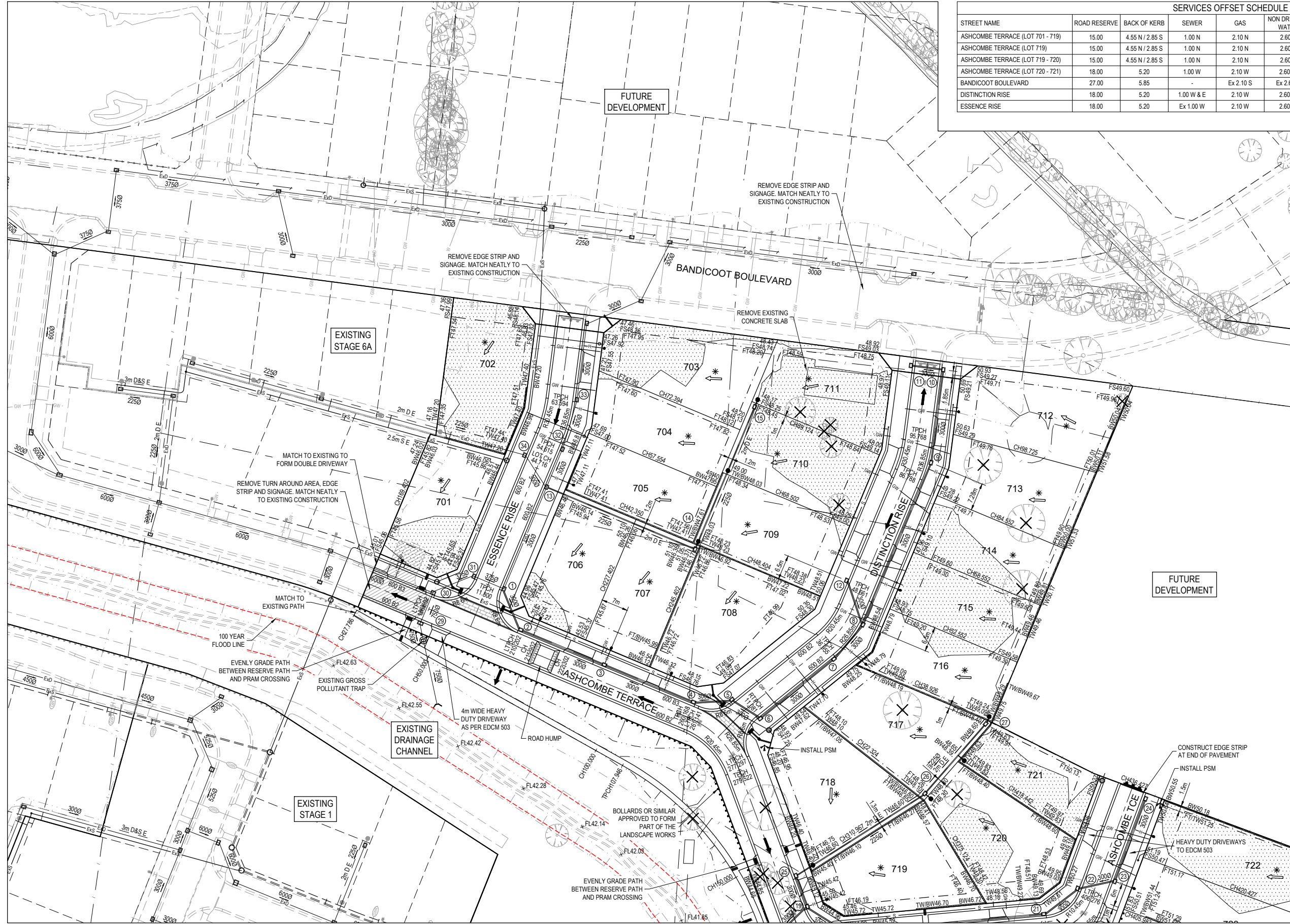
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Council		City of Casey		Scale @ A1: 1:5000	
Project		Summerhill Stage 7			
Title		Locality Plan, Drawing Index & General Notes		Drawing No. 0099-07-R01	
Designed: G.Pratt	Authorised: M.Graham	Sheet	01 of 21	Rev	D
Drafted: A.Wilkins	Date: December 2018				

SERVICES OFFSET SCHEDULE									
STREET NAME	ROAD RESERVE	BACK OF KERB	SEWER	GAS	NON DRINKING WATER	DRINKING WATER	COMMS.	ELECTRICITY	LIGHT POLES
ASHCOMBE TERRACE (LOT 701 - 719)	15.00	4.55 N / 2.85 S	1.00 N	2.10 N	2.60 N	3.10 N	1.00 S	1.60 S	2.05 S
ASHCOMBE TERRACE (LOT 719)	15.00	4.55 N / 2.85 S	1.00 N	2.10 N	2.60 N	3.10 N	1.25 S	1.75 S	2.05 S
ASHCOMBE TERRACE (LOT 719 - 720)	15.00	4.55 N / 2.85 S	1.00 N	2.10 N	2.60 N	3.10 N	1.50 S	2.00 S	3.75 N
ASHCOMBE TERRACE (LOT 720 - 721)	18.00	5.20	1.00 W	2.10 W	2.60 W	3.10 W	1.85 E	2.60 E	4.40 E
BANDICOOT BOULEVARD	27.00	5.85	-	Ex 2.10 S	Ex 2.60 S	Ex 3.10 S	Ex 1.85 N	Ex 2.60 N	Ex 5.05 N
DISTINCTION RISE	18.00	5.20	1.00 W & E	2.10 W	2.60 W	3.10 W	1.85 E	2.60 E	4.40 E
ESSENCE RISE	18.00	5.20	Ex 1.00 W	2.10 W	2.60 W	3.10 W	1.85 E	2.60 E	4.40 E



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 File No: SEng0020/19 & PInA00146/16.A
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DRAWING NO: R5464

- NOTE: DRIVEWAYS**
- DRIVEWAY TO LOT 709 IS TO BE 5.5m WIDE.
 - DRIVEWAY TO LOT 703 IS TO HAVE A 0.8m WIDE SPALL ON THE NORTH SIDE.
 - DRIVEWAY TO LOTS 718 AND 721 ARE TO HAVE A 0.8m SPALL ON THE SOUTH SIDE.
 - DRIVEWAY TO LOT 720 IS TO HAVE A 0.8m SPALL ON THE EAST SIDE.

NOTE: TREES
 EXISTING TREE TO BE REMOVED. (Symbol)

- NOTE: CULTURAL HERITAGE RESERVE**
- NO WORKS OR ACCESS IS PERMITTED WITHIN THE CULTURAL HERITAGE RESERVE.
 - EXCLUSION FENCING IS TO BE PROVIDED AROUND THE CULTURAL HERITAGE RESERVE AS DIRECTED BY THE SUPERINTENDENT. THE FENCE IS TO BE MAINTAINED FOR THE DURATION OF THE WORKS.

- NOTE: HOUSE DRAINS**
- HOUSE DRAIN TO LOTS 701 AND 703 TO 705 TO BE CONNECTED TO EXISTING DRAIN.
 - HOUSE DRAIN TO LOT 705 & 716 IS TO BE OFFSET 2.0m FROM SIDE BOUNDARY.
 - HOUSE DRAIN TO LOTS 701, 703, 712, 717 & 722 ARE TO BE OFFSET 6.0m FROM SIDE BOUNDARY.

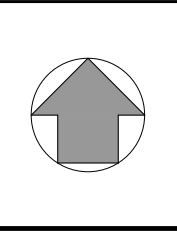
- NOTE: FENCING**
- CONSTRUCT FENCE ALONG COMMON BOUNDARY OF LOTS 722 & 723 WITH THE RESERVE AS PER STANDARD DRAWING S-706.
 - ALL FARM FENCING WITHIN THE WORKS AREA IS TO BE REMOVED.
 - VEHICLE EXCLUSION MEASURES WHERE ROADS ABOUT A RESERVE ARE TO FORM PART OF THE LANDSCAPE WORKS.

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.
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 www.1100.com.au

FOR CONTINUATION REFER 0099-07-R03

Rev	Amendment	Des/Dft	App'd	Date
A	Initial Issue	GP/AW	MG	20/12/18
B	Bandicoot Boulevard removed	GP/DP	MG	08/05/19
C	Stage boundary amendments	GP/DP	MG	22/08/19
D	Council amendments	GP/DP	MG	10/10/19
E	Driveways to lots 703, 709, 718, 720 & 721 amended and fencing removal added	GP	MG	14/08/20

Legend	
Existing Drain	Drain & Property Inlet
Existing House Drain	House Drain
Existing Sewer	Sewer
Existing Gas	Swale Drain
Existing Electricity U/G	Gas & Water Conduits
Existing Electricity OH	Retaining Wall
Existing Communications	PSM / TBM
Existing Drinking Water	Direction of Overland Flow
Existing Swale Drain	Allotment to be Evenly Graded
	Vehicle Crossings
	Concrete Infill
	Existing Surface Level at Title
	Finished Surface at Title
	Level at Top/Toe of Batter/Ridge
	Centreline Chaining

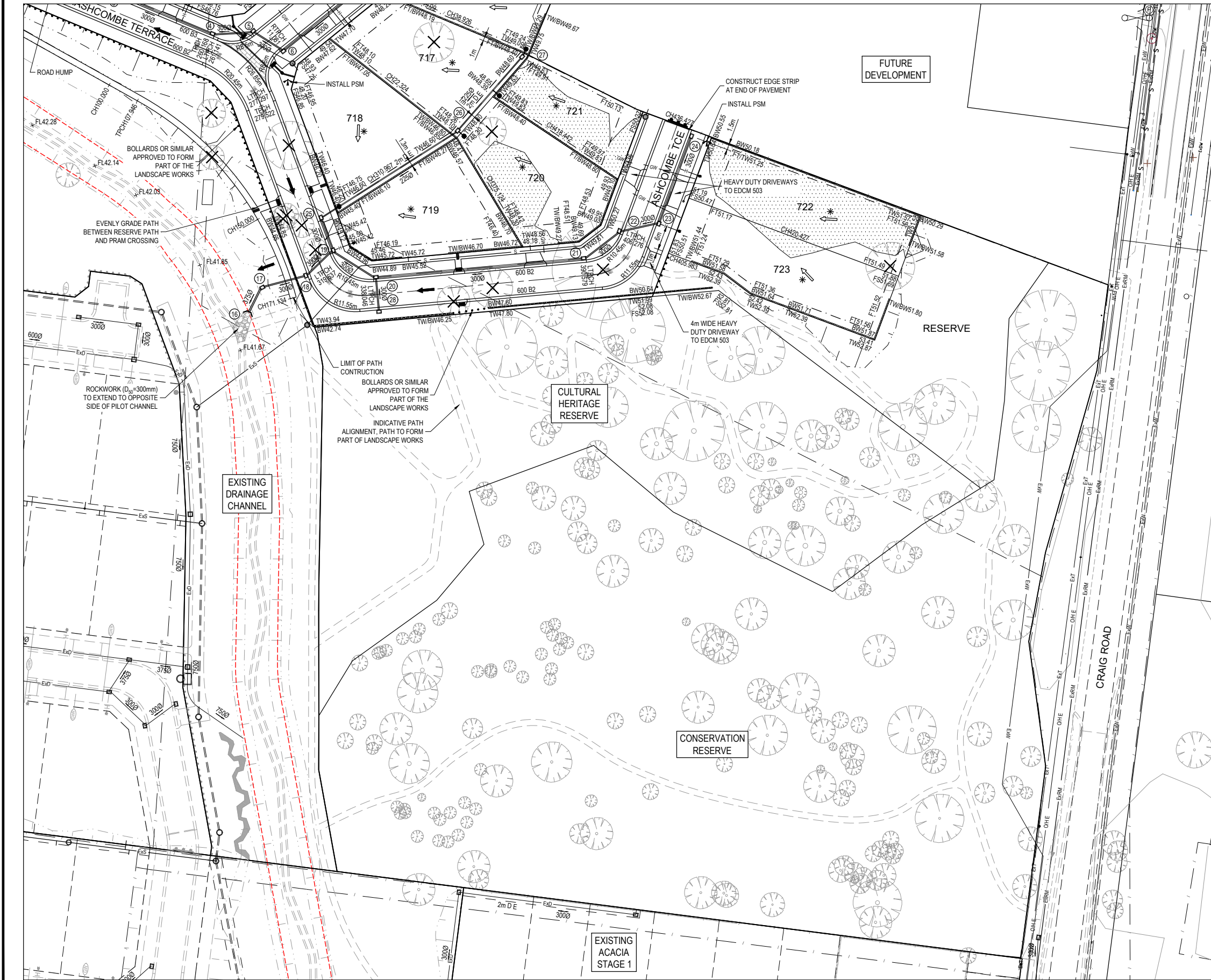


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Council City of Casey
 Project **Summerhill Stage 7**
 Title **Layout Plan Sheet 1 of 2**
 Designed: G.Pratt
 Drafted: A.Wilkins
 Authorised: M.Graham
 Date: December 2018

Scale @ A1: 1:500
 0 5 10 15 20 25
 Drawing No. **0099-07-R02**
 Sheet 02 of 21
 Rev **E**



City of Casey
 Approved By: Khurshedul Alam
 File No: SEng0020/19 & PinA00146/16.A
 Date: 17/08/2020
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DRAWING NO: R5464

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 4. DRIVEWAY TO LOT 720 IS TO HAVE A 0.8m SPALL ON THE EAST SIDE.

- NOTE: TREES**
 EXISTING TREE TO BE REMOVED.

- NOTE: CULTURAL HERITAGE RESERVE**
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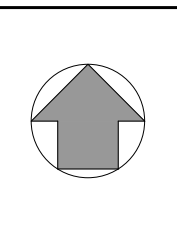
- NOTE: HOUSE DRAINS**
1. HOUSE DRAIN TO LOTS 701 AND 703 TO 705 TO BE CONNECTED TO EXISTING DRAIN.
 2. HOUSE DRAIN TO LOT 705 & 716 IS TO BE OFFSET 2.0m FROM SIDE BOUNDARY.
 3. HOUSE DRAIN TO LOTS 701, 703, 712, 717 & 722 ARE TO BE OFFSET 6.0m FROM SIDE BOUNDARY.

- NOTE: FENCING**
1. CONSTRUCT FENCE ALONG COMMON BOUNDARY OF LOTS 722 & 723 WITH THE RESERVE AS PER STANDARD DRAWING S-706.
 2. ALL FARM FENCING WITHIN THE WORKS AREA IS TO BE REMOVED.
 3. VEHICLE EXCLUSION MEASURES WHERE ROADS ABOUT A RESERVE ARE TO FORM PART OF THE LANDSCAPE WORKS.

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Rev	Amendment	Des/Dft	App'd	Date
A	Initial Issue	GP/AW	MG	20/12/18
B	Bandicoot Boulevard removed	GP/DP	MG	08/05/19
C	Stage boundary amendments	GP/DP	MG	22/08/19
D	Council amendments	GP/DP	MG	10/10/19
E	Driveways to lots 703, 709, 718, 720 & 721 amended and fencing removal added	GP	MG	14/08/20

Legend	
Existing Drain	Drain & Property Inlet
Existing House Drain	House Drain
Existing Sewer	Sewer
Existing Gas	Swale Drain
Existing Electricity U/G	Gas & Water Conduits
Existing Electricity OH	Direction of Lot Fall
Existing Communications	Direction of Overland Flow
Existing Drinking Water	Allotment to be Evenly Graded
Existing Swale Drain	Vehicle Crossings
Existing Surface Level at Title	Finished Surface at Title
Level at Top/Toe of Batter/Ridge	Centreline Chaining
Retaining Wall	PSM / TBM
Pavement Treatment	Structural Fill > 200mm
Concrete Infill	

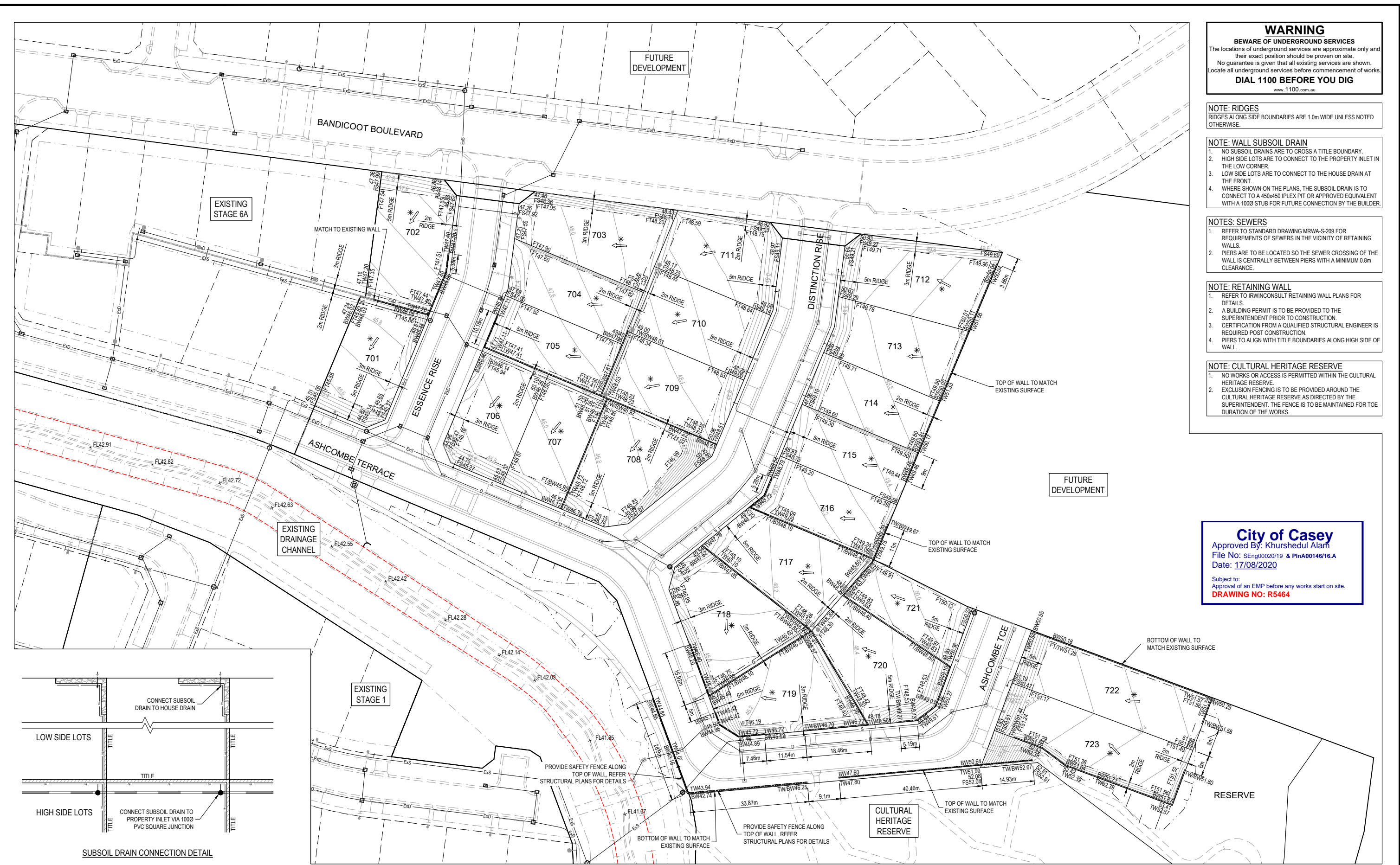


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Council	City of Casey
Project	Summerhill Stage 7
Title	Layout Plan Sheet 2 of 2
Designed: G.Pratt	Authorised: M.Graham
Drafted: A.Wilkins	Date: December 2018

Scale @ A1: 1:500
Drawing No. 0099-07-R03
Sheet 03 of 21
Rev E



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NOTE: RIDGES
 RIDGES ALONG SIDE BOUNDARIES ARE 1.0m WIDE UNLESS NOTED OTHERWISE.

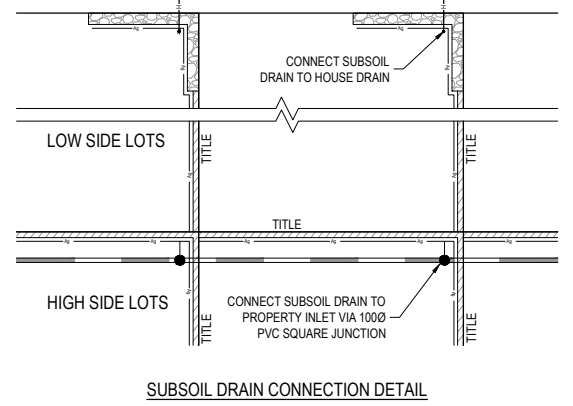
NOTE: WALL SUBSOIL DRAIN
 1. NO SUBSOIL DRAINS ARE TO CROSS A TITLE BOUNDARY.
 2. HIGH SIDE LOTS ARE TO CONNECT TO THE PROPERTY INLET IN THE LOW CORNER.
 3. LOW SIDE LOTS ARE TO CONNECT TO THE HOUSE DRAIN AT THE FRONT.
 4. WHERE SHOWN ON THE PLANS, THE SUBSOIL DRAIN IS TO CONNECT TO A 450x450 IPEX PIT OR APPROVED EQUIVALENT WITH A 1000 STUB FOR FUTURE CONNECTION BY THE BUILDER.

NOTES: SEWERS
 1. REFER TO STANDARD DRAWING MRWA-S-209 FOR REQUIREMENTS OF SEWERS IN THE VICINITY OF RETAINING WALLS.
 2. PIERS ARE TO BE LOCATED SO THE SEWER CROSSING OF THE WALL IS CENTRALLY BETWEEN PIERS WITH A MINIMUM 0.8m CLEARANCE.

NOTE: RETAINING WALL
 1. REFER TO IRWINCONSULT RETAINING WALL PLANS FOR DETAILS.
 2. A BUILDING PERMIT IS TO BE PROVIDED TO THE SUPERINTENDENT PRIOR TO CONSTRUCTION.
 3. CERTIFICATION FROM A QUALIFIED STRUCTURAL ENGINEER IS REQUIRED POST CONSTRUCTION.
 4. PIERS TO ALIGN WITH TITLE BOUNDARIES ALONG HIGH SIDE OF WALL.

NOTE: CULTURAL HERITAGE RESERVE
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 File No: sEng0020/19 & PinA00146/16.A
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DRAWING NO: R5464



Rev	Amendment	Des/Dft	App'd	Date	Legend		
A	Initial Issue	GP/AW	MG	20/12/18	Drain & Property Inlet	Existing Surface Level at Title	47.01
B	Bandicoot Boulevard removed	GP/DP	MG	08/05/19	House Drain	Finished Surface at Title	FS47.01
C	Stage boundary amendments	GP/DP	MG	22/08/19	Sewer	Level at Top/Toe of Batter/Ridge	FT47.01
D	Driveways to lots 703, 709, 718, 720 & 721 amended	GP	MG	14/08/20	Swale Drain	Top of Wall Level	TW47.01
					Existing Drain	Bottom of Wall Level	BW47.01
					Existing House Drain	Design Contours	47.01
					Existing Sewer	Existing Contours	47.01
					Existing Swale Drain	Batter	
					Vehicle Crossings	Ridge	

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Council: City of Casey
 Project: **Summerhill Stage 7**
 Title: Allotment Benching Plan
 Designed: G.Pratt
 Drafted: A.Wilkins

Scale @ A1: 1:500

 Drawing No. **0099-07-R04**
 Sheet 04 of 21
 Rev **D**

Authorised: M.Graham
 Date: December 2018