

Summerhill Stage 5



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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.

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 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 as directed by the engineer.
- 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.
- Footpath to be 125mm depth reinforced concrete in accordance with standard drawing EDCM 401.
- Pram crossings to include tactile pavers in accordance with Australian Standards. 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.

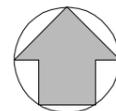
SERVICES NOTES

- 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/Dt	App'd	Date
A	Initial Issue	GP/AW	MG	28/09/17



Principal

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BOTANIC RIDGE

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Council City of Casey

Project **Summerhill Stage 5**

Title **Locality Plan, Drawing Index & General Notes**

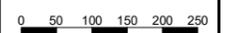
Designed: G.Pratt

Authorised: M.Graham

Drafted: A.Wilkins

Date: September 2017

Scale @ A1: 1:5000



Drawing No. **0099-05-R01**

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Rev **A**

SERVICES OFFSET SCHEDULE										
STREET NAME	ROAD RESERVE	BACK OF KERB	SEWER	GAS	NON DRINKING WATER	DRINKING WATER	COMMUNICATIONS	ELECTRICITY	LIGHT POLES	
ALTITUDE DRIVE (LOT 509)	18.00	5.20	-	2.10W	2.60W	3.10W	1.85E	2.60E	4.40E	
ALTITUDE DRIVE (LOT 509 TO 511)	15.00	VARIES	-	2.10S	2.50S	3.00S	0.50N	1.10N	0.80N (BOK)	
ELDRIDGE CLOSE	15.00	VARIES	-	2.10S	2.50S	3.00S	0.50N	1.10N	0.80N (BOK)	
VILLERMONT DRIVE	15.00	VARIES	-	2.10E	2.50E	3.00E	0.50W	1.10W	0.80W (BOK)	



- NOTE: FENCING**
VEHICLE EXCLUSION MEASURES WHERE ROADS ADJACENT TO A RESERVE ARE TO FORM PART OF THE LANDSCAPE WORKS.
- NOTE: RESERVE**
PATHS WITHIN THE RESERVE ARE INDICATIVE ONLY AND WILL BE CONSTRUCTED AS PART OF THE LANDSCAPE WORKS.
- NOTE: HOUSE DRAINS**
HOUSE DRAIN TO LOTS 503, 504, 506 TO 508 & 510 ARE TO BE OFFSET 6.0m FROM THE SIDE BOUNDARY.
- NOTE: OPEN DRAINS**
EXISTING OPEN DRAINS ARE TO BE EXCAVATED TO A SOUND BASE AND FILLED AS SPECIFIED.
- 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
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Rev	Amendment	Des/Dt	App'd	Date	Legend	
A	Initial Issue	GP/AW	MG	28/09/17	Existing Drain	Ex D
					Existing House Drain	H
					Existing Sewer	Ex S
					Existing Gas	Ex G
					Existing Electricity UG	Ex E
					Existing Electricity OH	OH E
					Existing Communications	Ex T
					Existing Drinking Water	Ex DW
					Existing Sewage Drain	Ex SD
					Drain & Property Inlet	DI
					House Drain	H
					Sewer	S
					Swale Drain	SD
					Gas & Water Conduits	GW
					Direction of Lot Fall	DF
					Direction of Overland Flow	DOF
					Allotment to be Evenly Graded	AG
					Vehicle Crossings	VC
					Finished Surface Level at Title	FSL
					Level at Top/Toe of Batter/Ridge	LTR
					Centreline Chainage	CH
					Retaining Wall	RW
					PSM / TBM	PSM
					Pavement Treatment	PT
					Structural Fill > 200mm	SF
					Concrete Infill	CI

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Council

City of Casey

Project

Summerhill Stage 5

Title

Layout Plan

Designed: G.Pratt
Drafted: A.Wilkins

Authorised: M.Graham
Date: September 2017

Scale @ A1: 1:500

Drawing No.

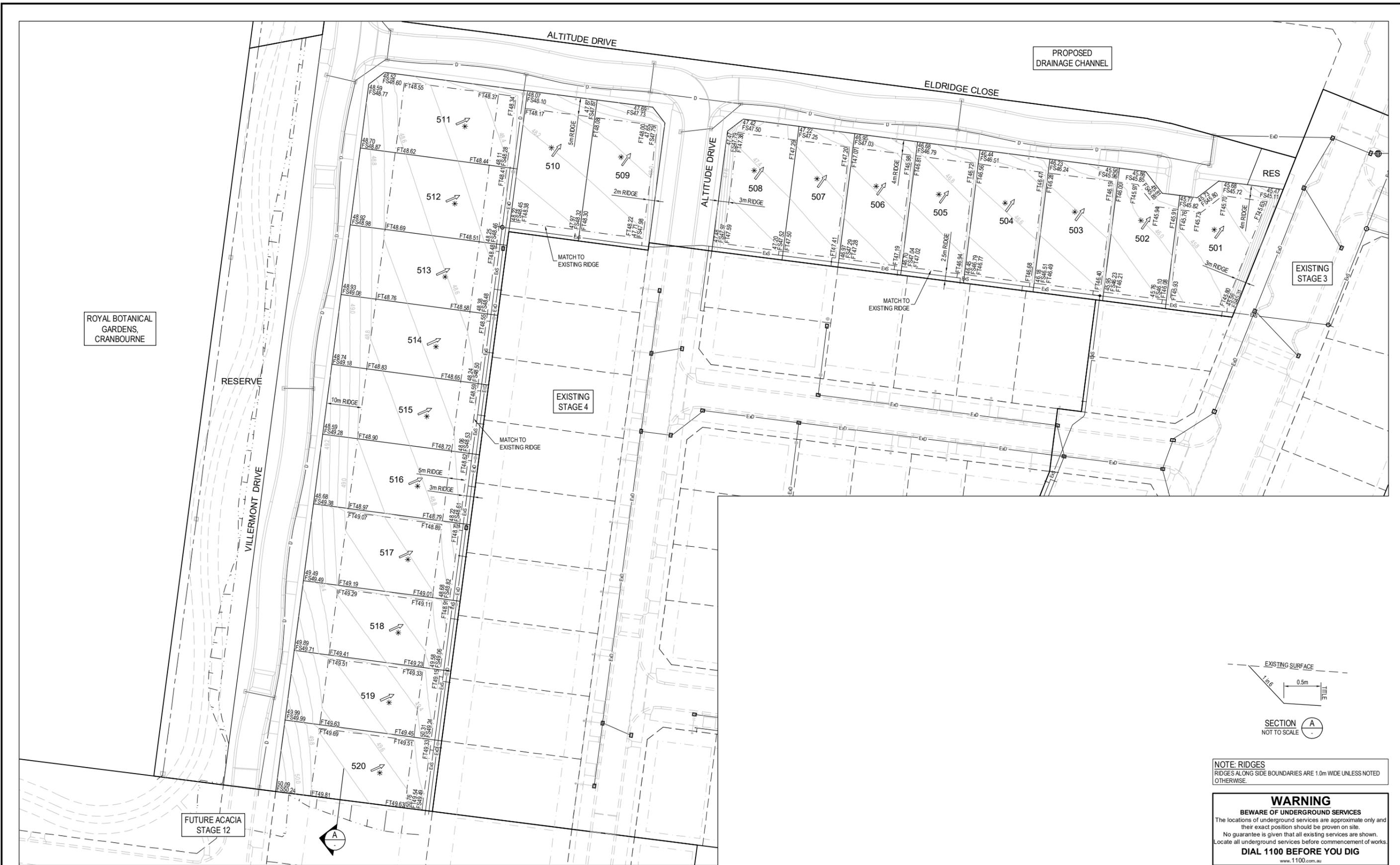
0099-05-R02

Sheet

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Rev

A



ROYAL BOTANICAL GARDENS, CRANBOURNE

RESERVE

VILLERMONT DRIVE

ALTITUDE DRIVE

ELDRIDGE CLOSE

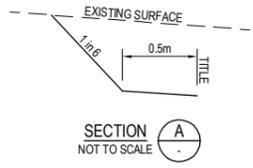
PROPOSED DRAINAGE CHANNEL

RES

EXISTING STAGE 3

EXISTING STAGE 4

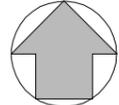
FUTURE ACACIA STAGE 12



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

WARNING
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Rev	Amendment	Des/Dt	App'd	Date	Legend		
A	Initial Issue	GP/AW	MG	28/09/17	Drain & Property Inlet	Existing Surface Level at Title	47.01
					House Drain	Finished Surface at Title	FS47.01
					Sewer	Level at Top Toe of Batter/Ridge	FT47.01
					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	
						Sloper Retaining Wall	
						Rock Retaining Wall	
						Direction of Lot Fall	
						Allotment to be Evenly Graded	*



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Council City of Casey
Project **Summerhill Stage 5**
Title Allotment Benching Plan
Designed: G.Pratt
Drafted: A.Wilkins
Authorised: M.Graham
Date: September 2017

Scale @ A1: 1:500
0 5 10 15 20 25
Drawing No. **0099-05-R03**
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Rev **A**