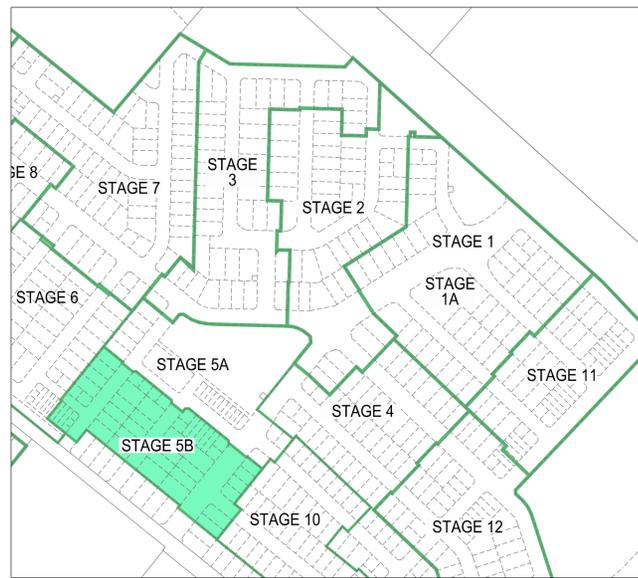


# REDSTONE ESTATE STAGE 5B VILLAWOOD PROPERTIES

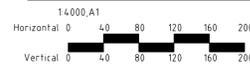
## HUME COUNCIL STANDARD NOTES:

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH VPA AND HUME CITY COUNCIL STANDARD DRAWINGS, SPECIFICATIONS, APPROVED PLANS AND TO THE SATISFACTION OF THE CHIEF EXECUTIVE OFFICER AND/OR THEIR REPRESENTATIVE.
- COUNCIL TO BE NOTIFIED SEVEN (7) CLEAR WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORKS WITH A PRECOMMENCEMENT MEETING BEING HELD BETWEEN HUME CITY COUNCIL, THE DEVELOPER'S CONSULTANT AND THE CONTRACTOR BEFORE WORKS COMMENCE. A SITE MANAGEMENT PLAN IS TO BE SUBMITTED PRIOR TO COMMENCEMENT OF WORKS AND PRIOR TO AN ONSITE PRECOMMENCEMENT MEETING.
- PRIOR TO COMMENCEMENT OF THE WORKS, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:
  - SOURCE OF QUARRY MATERIAL
  - N.A.T.A. APPROVED TEST RESULTS FOR THE F.C.R. THAT IS TO BE USED
  - IF THE SOURCE OF THE QUARRY MATERIAL IS CHANGED DURING THE COURSE OF THE WORKS, THEN NEW TEST RESULTS SHALL BE PROVIDED
- PRIOR TO COMMENCEMENT OF WORKS ON SITE, THE CONTRACTOR MUST ENSURE THAT ALL MATTERS RELATING TO THE OCCUPATIONAL HEALTH AND SAFETY ACT 2004 AND OHS REGULATIONS 2007 HAVE BEEN AND WILL BE COMPLIED WITH.
- ON COMMENCEMENT OF CONSTRUCTION WORKS, THE CONTRACTOR MUST COMPLY WITH THE RECOMMENDATIONS OF THE ENVIRONMENT PROTECTION AUTHORITY PUBLICATION "CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL" APPROPRIATE SILTATION CONTROL IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD OF THE WORKS.
- THE DISPOSAL SITE FOR SPOIL REMOVAL FROM SITE AND TRUCK ROUTE IS TO BE SUBMITTED TO AND APPROVED BY THE CHIEF EXECUTIVE OFFICER AND/OR THEIR REPRESENTATIVE IN WRITING PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- WHERE WORKS ARE IN THE VICINITY OF EXISTING SERVICES, THESE SERVICES ARE TO BE LOCATED AND EXPOSED/PROVED PRIOR TO COMMENCEMENT OF WORKS, AND THE RELEVANT AUTHORITIES NOTIFIED SEVEN (7) CLEAR DAYS PRIOR TO THE COMMENCEMENT OF THE WORKS.
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).
- ALL CO-ORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA).
- THE CONTRACTOR MUST ARRANGE THE REQUISITE INSPECTIONS OF THE WORKS WITH THE CHIEF EXECUTIVE OFFICER AND/OR THEIR REPRESENTATIVE AS PER THE HOLD POINTS IN THE VPA MANUAL AND HUME CITY COUNCIL SPECIFICATIONS.
- FILL AREAS TO BE STRIPPED OF TOPSOIL, FILLED AND TOPSOIL REPLACED TO OBTAIN FINAL FILL LEVELS AS SHOWN ON PLAN. FILLING IS TO BE CLEAN CLAY COMPACTED TO A DENSITY NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY VALUE DETERMINED BY THE STANDARD COMPACTION TEST IN ACCORDANCE WITH A S 1289 5.11-2003.
- FILLING TO COMPLY WITH A S 3798-2007, LEVEL 1 UNLESS SPECIFIED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL IMPORTED FILL MATERIAL, INCLUDING TOPSOIL, SATISFIES THE DESCRIPTION FOR CLEAN FILL MATERIAL IN EPA BULLETIN PUBLICATION NO 448 (SEPT '95) AND SUBSEQUENT REVISIONS. THE CONTRACTOR SHALL IF REQUIRED PROVIDE VERIFICATION INCLUDING TEST CERTIFICATES TO THE CHIEF EXECUTIVE OFFICER AND/OR THEIR REPRESENTATIVE.
- WHERE, AS A CONDITION OF THE PLANNING PERMIT OR AS A RESULT OF THE PRE-CONSTRUCTION MEETING, FENCING OF AREAS CONTAINING TREES, NATIVE GRASSES AND SHRUBS IS REQUIRED, A THREE STRAND STAR PICKET AND WIRE FENCE SHALL BE CONSTRUCTED.
- NO TREE OR NATIVE VEGETATION IS TO BE DISTURBED OR REMOVED WITHOUT PRIOR APPROVAL FROM COUNCIL'S SUSTAINABLE ENVIRONMENT DEPARTMENT. ANY TREES REMOVED, VEGETATION OR OTHER MATERIALS ARE NOT TO BE BURNT ON SITE.
- BEFORE COMMENCING WORK ON TRENCHES IN EXCESS OF 1.5M DEEP, NOTICE OF SUCH PROPOSAL IS TO BE FORWARDED BY THE CONTRACTOR TO WORKSAFE VICTORIA.
- THE CONTRACTOR IS TO OBTAIN A BUILDING PERMIT FOR ANY STRUCTURES/FENCES AND FOR ANY RETAINING WALLS OVER 10M IN HEIGHT.
- ANY INFRASTRUCTURE DAMAGE DURING THE DEFECTS LIABILITY PERIOD IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS REPRESENTATIVE AND IS TO BE REINSTATED TO THE SATISFACTION OF THE CHIEF EXECUTIVE OFFICER OR HIS REPRESENTATIVE.
- PRIOR TO STATEMENT OF COMPLIANCE ALL DISTURBED AREAS (INCLUDING NATURESTRIPS, BATTERS, ALLOTMENTS WITH GRADES OF 15 AND GREATER, AND RESERVES) ARE TO BE REINSTATED TO A CLEAN, TIDY CONDITION, TOP DRESSED (100mm LOAMY TOP SOIL FREE OF RUBBISH, DEBRIS, CLUMPS, SODS AND CLAY LUMPS) LIGHTLY COMPACTED AND HYDRO MULCHED. HYDROMULCH AND SEED MIX TO BE:
  - 40KG/HA KIKUYU
  - 200KG/HA TURF TYPE PERENNIAL RYE.
  - 100KG/HA FINE LEAF FESCUE
  - 1500KG/HA OF CELLULOSE FIBRE
  - SOIL BINDER, SPECIFICALLY MANUFACTURED FOR HYDROMULCHING, USED AT MANUFACTURERS RECOMMENDED RATES. (E.G. ORGANIC GAUR TACKFIRES @ 20-30 KG/HA, BASED ON, SITE CONDITIONS)
 GRASS IS TO BE ESTABLISHED PRIOR TO THE END OF THE MAINTENANCE PERIOD, UNLESS OTHERWISE AGREED IN WRITING.
- FOOTPATHS ARE TO BE 50mm OFFSET FROM TITLE BOUNDARIES UNLESS NOTED OTHERWISE. VEHICLE CROSSING ALIGNMENTS ARE GENERALLY TO BE PARALLEL TO THE SIDE BOUNDARY.
- ALL NEW CONCRETE WORKS SHALL BE JOINED INTO ABUTTING EXISTING CONCRETE WITH 450mm LONG Y20 DOWEL BARS @ 600 CENTRES, UNLESS OTHERWISE SPECIFIED.
- ANY EXPOSED AGGREGATE CONCRETE WORKS TO BE ACHIEVED BY SAND-BLASTING ONLY. WASHING AGGREGATE OFF WITH WATER IS NOT PERMITTED.
- SERVICE CONDUITS TRENCHES UNDER ROAD PAVEMENTS ARE TO BE BACKFILLED WITH 20mm 3% CEMENT TREATED CLASS 3 CRUSHED ROCK COMPACTED TO A DENSITY NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY VALUE DETERMINED BY THE MODIFIED COMPACTION TEST IN ACCORDANCE WITH A S 1289 5.2.1-2003. ALL SERVICE CONDUITS TRENCHES UNDER FOOTPATH, VEHICULAR CROSSINGS, PARKING BAYS AND WITHIN 750MM OF PARKING BAYS TO BE BACKFILLED WITH CLASS 3 CRUSHED ROCK.
- ALL STORMWATER DRAINS TO BE CLASS 2 R.C. OR RIGID F.R.C. PIPES WITH ADCOL FLEXIBLE COLLARS UNLESS NOTED OTHERWISE. ALL PIPES UP TO & INCLUDING 750mm DIA. ARE TO BE RUBBER RING JOINTED. INTERLOCKING/FLUSH JOINTS WITH EXTERNAL BANDS CAN ONLY BE USED ON PIPE SIZES OVER 750mm DIA.

- WHERE NEW ASPHALT, CONCRETE K & C, PATHS AND DRIVEWAYS MATCH INTO EXISTING, THE EXISTING SURFACE IS TO BE SAW CUT AND MATCHED NEATLY.
- ALL REDUNDANT ASSETS ARE TO BE REMOVED AND DISPOSED OFF SITE.
- ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN OR DIRECTED BY THE CHIEF EXECUTIVE OFFICER AND/OR THEIR REPRESENTATIVE.
- AT THE COMPLETION OF ALL WORKS, ALL RUBBISH, DEBRIS AND SURPLUS SPOIL SHALL BE REMOVED AND THE SITE SHALL BE CLEARED TO THE SATISFACTION OF THE CHIEF EXECUTIVE OFFICER AND/OR THEIR REPRESENTATIVE.
- ALL DRAINS BEHIND KERB AND CHANNEL SHALL BE BACKFILLED TO MATCH PAVEMENT SUBGRADE LEVEL WITH 20mm CLASS 3 F.C.R. COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY VALUE DETERMINED BY THE MODIFIED COMPACTION TEST IN ACCORDANCE WITH A S 1289 5.2.1-2003. ALL DRAINS, SEWERS, GAS & WATER MAINS LAID THROUGH THE ROAD PAVEMENT (EXCEPT CONDUITS) ARE TO BE BACKFILLED WITH 20mm CLASS 2 F.C.R. COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY VALUE DETERMINED BY THE MODIFIED COMPACTION TEST IN ACCORDANCE WITH A S 1289 5.2.1-2003.
- PAVEMENT DEPTH SPECIFIED IS A MINIMUM DEPTH AND MAY BE VARIED BY THE CHIEF EXECUTIVE OFFICER AND/OR THEIR REPRESENTATIVE. SOFT SPOTS SHALL BE EXCAVATED TO A PROOF ROLLED BASE AND BACKFILLED WITH APPROVED MATERIAL COMPACTED IN 150mm LAYERS TO ACHIEVE TO A DENSITY NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY VALUE DETERMINED BY THE STANDARD COMPACTION TEST IN ACCORDANCE WITH A S 1289 5.11-2003.
- ALL EXISTING ASSETS AFFECTED BY THE WORKS, EG SIGNS, VEHICLE CROSSINGS, FOOTPATHS, KERB AND LINEMARKING SHALL BE REINSTATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE WORKS TO THE SATISFACTION OF THE CHIEF EXECUTIVE OFFICER AND/OR THEIR REPRESENTATIVE.
- PRIOR TO THE COMPLETION OF THE WORKS ALL FIRE HYDRANTS ARE TO BE MARKED IN ACCORDANCE WITH "IDENTIFICATION OF STREET HYDRANTS FOR FIREFIGHTING PURPOSES" PUBLICATION (DEVELOPED BY C.F.A., M.F.B. & E.S.B.) MARKINGS TO BE VIA BLUE PAVEMENT MARKER AND A (RED TOPPED) WHITE POST.
- AGRICULTURAL DRAINS ARE TO BE PLACED BEHIND ALL KERB AND CHANNEL, KERB ONLY AND EDGE STRIPS IN ACCORDANCE WITH EDCM STANDARD DRAWING 202.
- ALL TABLE DRAINS AND VERRGES ARE TO BE REINSTATED UPON COMPLETION OF WORKS TO THE SATISFACTION OF THE CHIEF EXECUTIVE OFFICER AND/OR THEIR REPRESENTATIVE.
- ALL TRAFFIC CONTROL MEASURES, SIGNS AND LINEMARKING SHALL BE IN ACCORDANCE WITH A S 1742 - 1, 2 & 3 STREET NAME SIGNS ARE TO BE IN ACCORDANCE WITH STANDARD DRAWING SD408.
- ALL LINEMARKING PAINT SHALL BE LONG LIFE TYPE IN ACCORDANCE WITH SECTION 95C OF THE HUME CITY COUNCIL SPECIFICATIONS. LATERAL WORKS AND ARROWS BEING COLD APPLIED PLASTIC TROWELLED INTO PLACE (MATERIAL DEGADUR PLASTELINE) AND LONGITUDINAL LINES BEING EXTRUDED THERMOPLASTIC MATERIAL.
- ALL SIGNS TO BE CLASS 1 HIGH INTENSITY TYPE AND TO COMPLY WITH THE REQUIREMENTS OF A S 1743-2001.
- HOUSE DRAIN CONNECTIONS TO 150mm DIAMETER PIPES TO BE VIA A MANUFACTURED JUNCTION PIECE. 150mm DIAMETER STORMWATER PIPES ARE TO BE HEAVY DUTY SEWER GRADE. PVC PIPES SHALL BE BACKFILLED WITH 10mm MINUS F.C.R. TO 150mm ABOVE TOP OF PIPE IN ALL LOCATIONS.
- 100mm HOUSE DRAIN CONNECTIONS TO BE LAID AT AN OFFSET OF 5.5m FROM THE LOW SIDE OF TITLE BOUNDARY ROAD FRONTAGE AND PROPERTY INLETS 1.0m FROM THE LOW SIDE OF TITLE BOUNDARY REAR EASEMENTS UNLESS OTHERWISE SHOWN.
- BLASTING GENERALLY IS NOT ENCOURAGED, HOWEVER, BLASTING MAY BE REQUIRED AS A LAST RESORT DEPENDING ON GROUND CONDITIONS. COUNCIL IS TO BE NOTIFIED IN WRITING IF ANY BLASTING IS NECESSARY. RESIDENTS LIKELY TO BE AFFECTED BY THE BLASTING AND ALL SERVICE AUTHORITIES SHALL BE NOTIFIED IN WRITING PRIOR TO WORKS COMMENCING. COPIES OF THESE NOTIFICATIONS ARE TO BE SUBMITTED TO COUNCIL. RESIDENT NOTIFICATION LETTER IS TO INCLUDE BLASTING GUIDELINES, FIRING AND MISFIRE PROCEDURES AND CONTRACTOR AND CONSULTANT CONTACT NAMES AND PHONE NUMBERS. ALL BLASTING IS TO BE WITHIN THE LIMITS FOR AIR AND GROUND VIBRATION LEVELS AS SET DOWN IN A S 2187 2 1993. ALL BLASTS SHALL BE MONITORED FOR AIR AND NOISE VIBRATION AT POTENTIALLY AFFECTED RESIDENCES. "FORM A" FROM AS2187 2-1993, AND WAVE TRACE COPIES ARE TO BE SUBMITTED TO COUNCIL FOR EACH BLAST. BLASTING IS TO BE RESTRICTED TO BETWEEN 9:00am AND 3:30pm. BLASTING IS NOT TO OCCUR ON WEEKENDS OR PUBLIC HOLIDAYS. BLASTING AREA SIGNS ARE TO BE PLACED AT ALL ENTRANCES TO THE SITE.
- FENCING TO BE PROVIDED ALONG LOT BOUNDARIES ABUTTING RESERVES TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- WHERE SODIC SOILS ARE ENCOUNTERED, SODIC SOIL INVESTIGATIONS SHOULD BE CARRIED OUT BY A QUALIFIED SOIL SCIENTIST AND THE RECOMMENDATIONS OF THE REPORT SHOULD BE APPLIED DURING ROAD & DRAINAGE DESIGN AND CONSTRUCTION.



### LOCALITY PLAN



### DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
309820F01	FACE SHEET	1	A
309820F02	DETAIL PLAN	2	C
309820F03	LOT LEVEL PLAN	3	B

### SERVICES OFFSETS AND LOCATION TABLE

Location	WATER		ELECTRICITY		TELECOM
	DW	CABLES	POLE		
ORIGIN DRIVE	2.75 W	2.30 E	0.90 BOK	1.80 E	
FEATHER AVENUE	2.60 W	2.30 E	0.90 BOK	1.80 E	
SPINEBILL STREET	2.75 W	2.30 E	0.90 BOK	1.80 E	
ZOE STREET	2.75 S	2.30 N	0.90 BOK	1.80 N	
CRIMSON LANE	1.50 N	3.00 N	0.90 BOK	2.50 N	

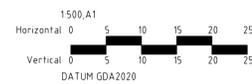
### LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT	DW	DW
WATER RECYCLED	NDW	NDW
UNDERGROUND ELECTRICITY	E	E
OVERHEAD ELECTRICITY & POLE	OE	OE
TELECOMMUNICATIONS & SERVICE PIT	T	T
OPTIC FIBRE	OF	OF
OVERHEAD TELECOMMUNICATIONS	OT	OT
BRANCH SEWER & MAINTENANCE STRUCTURE	S	S
SEWER & MAINTENANCE STRUCTURE	S	S
SEWER RISING MAIN	S	S
CENTRAL INVERT	S	S
COUNCIL STORMWATER DRAIN AND PIT	S	S
STORM WATER DRAINAGE PROPERTY INLETS	S	S
COUNCIL STORM WATER PITS	S	S
HOUSE DRAIN	H	H
AG DRAIN AND FLUSHER	H	H
MW STORM WATER DRAIN & PIT	H	H
MWC STORM WATER PITS	H	H
STORM WATER DRAINAGE PIT NUMBER	1	1
GAS & WATER CONDUITS	Gw	Gw
CONCRETE VEHICLE CROSSING	VC	VC
PAVEMENT SAWCUT LINE	VC	VC
RIDGE / CHANGE OF GRADE LINE	169.00	169.00
SURFACE CONTOUR MINOR	168.90	168.90
SURFACE CONTOUR MAJOR	123.45	F124.68
SURFACE LEVEL	T124.80	T124.80
BATTER LEVEL (TOP / TOE)	TW112.76	TW128.50 BW126.74
RETAINING WALL LEVEL (TOP/BOTTOM)	1 in 150	1 in 150
EARTHWORKS GRADE	1 in 150	1 in 150
SIGN AND POST	SP	SP
LIGHT & POLE (BY OTHERS)	LP	LP
STREET SIGN	SS	SS
PERMANENT SURVEY MARK	SM	SM
TEMPORARY BENCH MARK	SBM	SBM
BOLLARD	B	B
ROAD CHAINAGES	CH116 57 (L/R)TP CH116 57	CH116 57 (L/R)TP CH116 57
LOT CHAINAGES	CH20 06	CH20 06
SETOUT POINT	SP	SP
LIMIT OF WORKS	SP	SP
BATTER	SP	SP
EXCAVATION GREATER THAN 0.20m	SP	SP
FILLING GREATER THAN 0.20m	SP	SP
ROCK BEACHING	SP	SP
RETAINING WALL	SP	SP
FENCE - TREE PROTECTION	SP	SP
FENCE - VEHICLE EXCLUSION	SP	SP
FENCES	SP	SP
GUARD RAIL	SP	SP
TREE (8 SURVEYED CANOPY) TO BE RETAINED	SP	SP
TREE TO BE PROTECTED	SP	SP
TREE TO BE REMOVED	SP	SP
VEGETATION LINE	SP	SP
FOOTPATH	SP	SP
TACTILE GROUND SURFACE INDICATOR	SP	SP
KERB TRANSITION	B2 SM2	B2 SM2



**WARNING**  
BEWARE OF UNDERGROUND/OVERHEAD SERVICES  
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

Rev	Amendments	Approved	Date
A	FIRST ISSUE	M.T.S	07/03/22



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Redstone. Your world awaits

Designed  
R. WEINBER

Checked  
D. CAMERON

Authorised  
M. TOOMER-SMITH

Date  
07/03/22

**REDSTONE ESTATE STAGE 5B FACE SHEET**

VILLAWOOD PROPERTIES  
HUME CITY COUNCIL

**PRELIMINARY**

Drg No  
**309820F01**

Rev  
**A**



Rev	Amendments	Approved	Date
C	DRIVEWAYS FOR LOTS 583, 584, 520-524 & 586-589 UPDATED	M.T.S	07/03/22
B	RETAINING WALLS ADDED	M.T.S	02/10/22
A	FIRST ISSUE	M.T.S	07/01/22

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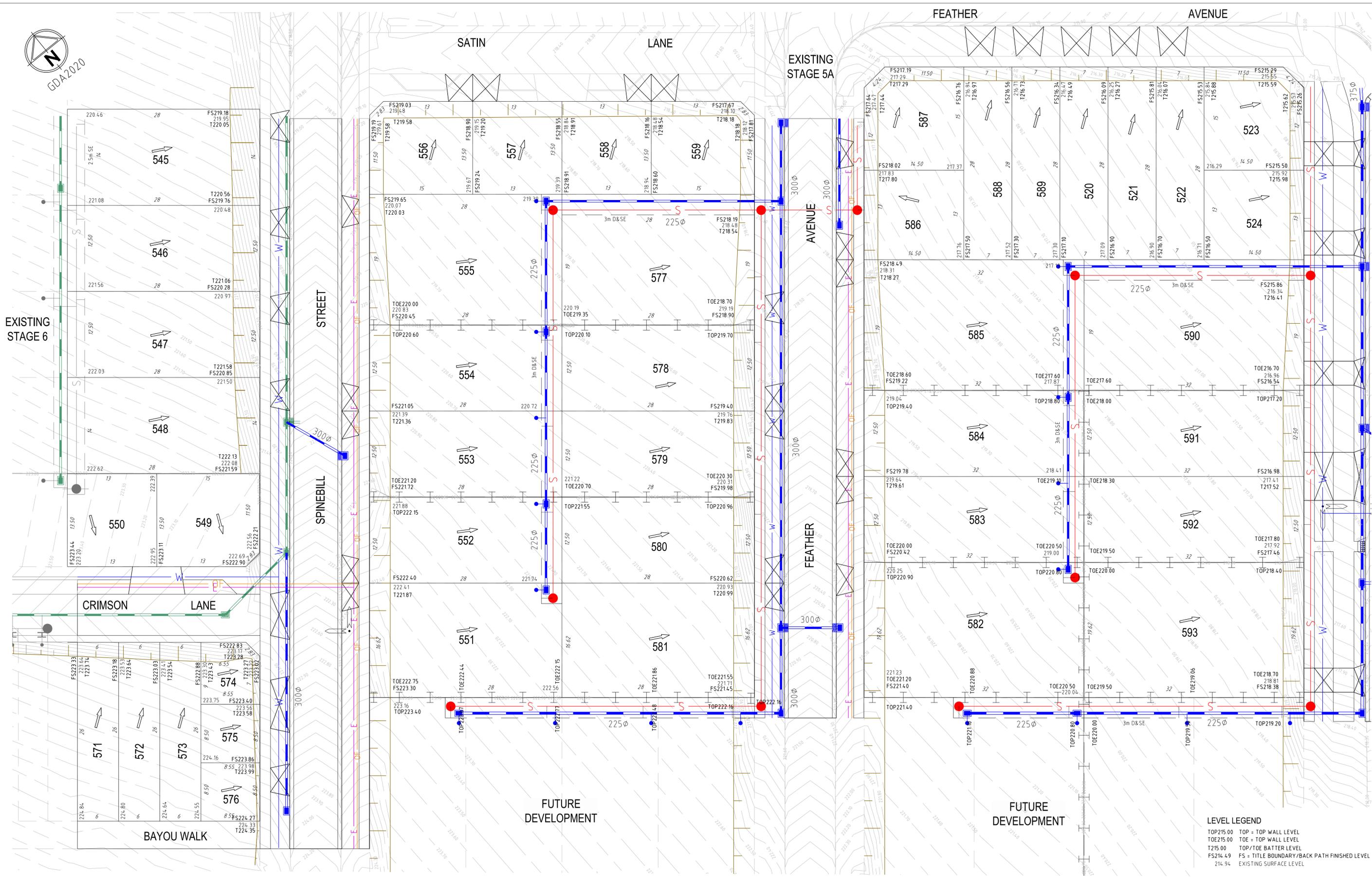
Communities Designed for Living  
 Designed  
 R. WEINBER  
 Authorised  
 M. TOOMER-SMITH

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 Checked  
 D. CAMERON  
 Date  
 28/07/22

**REDSTONE ESTATE  
 STAGE 5B  
 DETAILPLAN**

VILLAWOOD PROPERTIES  
 HUME CITY COUNCIL

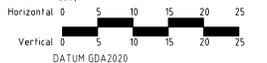
**PRELIMINARY** Drg No **309820F02** Rev **C**



**LEVEL LEGEND**

TOP215.00	TOP = TOP WALL LEVEL
TOE215.00	TOE = TOP WALL LEVEL
T215.00	TOP/TOE BATTER LEVEL
FS214.49	FS = TITLE BOUNDARY/BACK PATH FINISHED LEVEL
214.94	EXISTING SURFACE LEVEL

Rev	Description	Approved	Date
B	RETAINING WALLS ADDED	M.T.S	02/10/22
A	FIRST ISSUE	M.T.S	07/01/22
	Amendments		



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**28/07/22**

**REDSTONE ESTATE**  
**STAGE 5B**  
**LOT LEVEL PLAN**
  
 VILLAWOOD PROPERTIES  
 HUME CITY COUNCIL
   
**PRELIMINARY**    Drg No **309820F03**    Rev **B**