

VIRGINIA GROVE

STAGE 17

LANSER COMMUNITIES PTY LTD

GENERAL NOTES

SURVEY

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA MGA94, ZONE 54.
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES AND ARE ACCURATE TO WITHIN ±0.05m.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2124-1992 GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED MUNICIPALITY SPECIFICATIONS AND STANDARD DRAWINGS AND TO THE SATISFACTION OF THE SUPERINTENDENT AND THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE.
- ROAD CHAINAGES REFER TO ROAD CENTRELINES. CHAINAGES FOR INTERSECTIONS AND CUL-DE-SACS REFER TO THE LIP OF KERB
- THESE DRAWINGS ARE NOT CADASTRAL PLANS AND MUST NOT BE USED IN DETERMINING PRECISE DETAILS WITH RESPECT TO BOUNDARIES
- ALL DIMENSIONS AND LEVELS ARE IN METRES UNLESS NOTED OTHERWISE AND SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS
- THESE DRAWINGS MUST READ IN CONJUNCTION WITH RELEVANT DISCIPLINE SPECIFICATIONS (E.G. CIVIL / STRUCTURAL / ARCHITECTURAL) WHERE APPLICABLE, APPENDICES, ATTACHMENTS AND STANDARD DETAILS WHICH FORM PART OF THIS CONTRACT
- KERB & GUTTER CORNER RETURN SETOUT REFERENCE LINES ARE TO THE GUTTER LIP UNLESS NOTED OTHERWISE

EARTHWORKS

- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- WHERE REQUIRED ANY BUILDINGS, TROUGHS, FENCES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED AS DIRECTED BY THE ENGINEER. THE COST OF REMOVAL IS TO BE INCLUDED IN THE OVERALL EARTHWORKS FIGURE UNLESS A SPECIFIC ITEM FOR REMOVAL IS DENOTED IN THE SCHEDULE.
- ALL EXCAVATED ROCK AND SURPLUS SPOIL TO BE REMOVED AND DISPOSED OFF SITE UNLESS NOTED OTHERWISE.
- ALL FILLING ON LOTS AND WITHIN ROAD RESERVES GREATER THAN 200mm IS TO BE UNDERTAKEN USING LEVEL 1 SUPERVISION AND BE COMPLETED IN ACCORDANCE WITH AS 3798-2007. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND REPLACED WITH TOPSOIL (WHERE REQUIRED) TO OBTAIN THE FINAL LEVELS SHOWN ON THE DRAWINGS.
- FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION, AS 3798-2007 & TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
- ALL BATTERS SHALL BE 1 IN 6, UNLESS OTHERWISE SHOWN.
- NO FILL OR STOCKPILING OF MATERIAL IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.
- TBM'S TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF T.B.M.'S THEREAFTER.
- AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 150mm DEEP, A NOTIFICATION FORM MUST BE SENT TO WORKSAFE. THE CONTRACTOR IS TO COMPLY WITH WORKSAFE, THE MINES (TRENCHES) REGULATION 1982, THE MINES ACT 1958 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1985, 2004.
- WHERE REQUIRED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE BREACHED, DRAINED, DESLUGGED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. THE SURFACE SHALL BE INSPECTED, APPROVED AND LEVELED BY THE ENGINEER PRIOR TO COMMENCEMENT OF FILLING. THE FILL SHALL BE APPROVED SELECTED ON SITE MATERIAL OR APPROVED IMPORTED MATERIAL. THE FILL SHALL BE PLACED UNDER CONTROLLED MOISTURE CONDITIONS IN ACCORDANCE WITH THE SPECIFICATION
- NO BLASTING TO BE CARRIED OUT WITHIN THE MUNICIPALITY WITHOUT OBTAINING COUNCIL'S PERMISSION.
- PRIOR TO COMMENCEMENT OF ANY FILLING OPERATION, THE ALLOTMENT AREAS TO BE FILLER ARE TO BE COMPACTED TO 95.0% STANDARD COMPACTION AT THE FINAL EXCAVATED NATURAL SURFACE LEVEL AND TESTED IN ACCORDANCE WITH AS1289: 5.1.1 (1993)
- EACH SUBSEQUENT 200mm FILL LAYER SHALL BE COMPACTED 98% STANDARD AND TESTED IN ACCORDANCE WITH AS1289: 5.1.1
- STANDARD TESTING SHALL BE CARRIED AT A RATE TO SATISFY THE REQUIREMENTS OF AS 3798-LEVEL 1 OVERVIEW.
- TESTING SHALL BE EVENLY SPACED OVER THE ENTIRE SITE, AND AT RANDOM LOCATIONS.
- TESTS RESULTS SHALL BE CERTIFIED TO LEVEL 1 BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.
- REFER ALSO TECHNICAL SPECIFICATION - FOR COMPACTION REQUIREMENTS.

SERVICES

- ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.

STORM WATER DRAINAGE

- ALL STORMWATER DRAINS ARE TO BE CLASS '2' R.C. PIPES UNLESS OTHERWISE SHOWN. ALL R.C. JOINTS ARE TO BE RUBBER RING JOINTED (R.R.J.).
- CENTRELINES OF ALL EASEMENT DRAINS ARE OFFSET 15m FROM THE PROPERTY LINE UNLESS SHOWN OTHERWISE.
- WHERE CURVED PIPES ARE SHOWN ON THE FACE PLANS THEY ARE TO BE LAID PARALLEL TO THE BACK OF KERB, EXCEPT WHERE A RADIUS HAS BEEN SPECIFICALLY NOMINATED. CURVED PIPES ARE TO BE APPROVED BY COUNCIL AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- SIDE ENTRY PIT SET OUT LOCATIONS REFER TO THE PROJECTION OF THE CENTRE OF PIT AT THE BACK OF ADJACENT KERB.
- JUNCTION BOX AND GRATED INLET SETOUT LOCATION REFERS TO THE CENTRE OF THE PIT AT FINISHED SURFACE.
- STORMWATER DRAINAGE DESIGN IS BASED ON AN AVERAGE REOCCURRING INTERVAL OF 1 IN 5 YEARS.
- ALL STORMWATER FIXTURES AND FITTINGS SHALL BE VERIFIED BY THE CONTRACTOR WITH RESPECT TO COVER LEVEL AND INVERT LEVEL PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, OR THE MANUFACTURE OF ANY OF THESE STRUCTURES.

PAVEMENT

- PAVEMENT DEPTHS MAY BE MODIFIED AS DIRECTED BY THE SUPERINTENDENT. PAVEMENT TO BE BOXED OUT TO MINIMUM DEPTH DENOTED, INSPECTED AND IF SUBGRADE IS IN QUESTION, FURTHER TESTING CARRIED OUT TO DETERMINE FINAL PAVEMENT DEPTH.
- WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCIL. FILLING TO BE CONSTRUCTED IN LAYERS 150mm THICK WITH COMPACTION ACHIEVING 95% AUSTRALIAN STANDARD DENSITY.
- WHEN PAVEMENT EXCAVATION IS IN ROCK ALL LOOSE MATERIAL (INCLUDING ROCKS AND CLAY) MUST BE REMOVED. THE SUB-GRADE MUST THEN BE REGULATED WITH COUNCIL APPROVED MATERIAL.

SIGNAGE AND LINEMARKING

- LINEMARKING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1742 SERIES UNLESS NOTED OTHERWISE. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STANDARDS.
- ALL TEMPORARY WARNING SIGNS USED DURING CONSTRUCTION SHALL BE SUPPLIED AND MAINTAINED IN ACCORDANCE WITH AS 1742-3.
- TACTILE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DISABILITY DISCRIMINATION ACT AND RELEVANT COUNCIL STANDARD DRAWINGS.

ENVIRONMENTAL

- ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN. IF ROAD AND DRAINAGE CONSTRUCTION NECESSITATES THEIR REMOVAL, WRITTEN PERMISSION MUST BE OBTAINED FROM THE SUPERINTENDENT.
- TREES NOT SPECIFIED FOR REMOVAL ARE TO BE PROTECTED WITH APPROPRIATE EXCLUSION FENCING PRIOR TO COMMENCEMENT OF ANY WORKS.
- REFER ALSO TECHNICAL SPECIFICATIONS RE TREE REMOVAL & TREE PROTECTION ZONES

DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CR100	GENERAL NOTES	1	D
CR200	ROAD LAYOUT PLAN	2	C
CR201	SERVICES PLAN	3	C
CR300	ROAD LONGITUDINAL SECTIONS - JUNIPER BLVD & JOSEPH ST	4	A
CR301	ROAD LONGITUDINAL SECTIONS - PATRICK ST & IRELAND AVE	5	A
CR400	TYPICAL ROAD CROSS SECTIONS	6	B
CR401	ROAD CROSS SECTIONS - JUNIPER BOULEVARD - SHEET 1	7	B
CR402	ROAD CROSS SECTIONS - JUNIPER BOULEVARD - SHEET 2	8	B
CR403	ROAD CROSS SECTIONS - JOSEPH STREET - SHEET 1	9	B
CR404	ROAD CROSS SECTIONS - JOSEPH STREET - SHEET 2	10	B
CR405	ROAD CROSS SECTIONS - PATRICK ST & IRELAND AVE	11	B
CR500	INTERSECTION DETAILS - SHEET 1	12	A
CR501	INTERSECTION DETAILS - SHEET 2	13	A
CR600	DRAINAGE LONGITUDINAL SECTIONS	14	C
CR700	PAVEMENT AND TYPICAL DETAILS - SHEET 1	15	C
CR701	PAVEMENT AND TYPICAL DETAILS - SHEET 2	16	A
CR800	SIGNAGE AND LINEMARKING PLAN	17	B

LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	--- DW ---	--- DW ---
COMMON SERVICE TRENCH	--- CST ---	--- CST ---
UNDERGROUND ELECTRICITY	--- E ---	--- E ---
ELECTRICAL PILLAR		
ELECTRICAL PIT		
LIGHT POLE		
SEWER & MAINTENANCE STRUCTURE		
CATCH DRAIN		
COUNCIL STORMWATER DRAIN AND PIT		
STORM WATER DRAINAGE PROPERTY CONNECTION		
DRINKING WATER LOT CONNECTION		
SEWER PROPERTY CONNECTION		
VEHICLE CROSSING ALLOWANCE WITH PROVISION FOR BOUNDARY BUILD		
VEHICLE CROSSING ALLOWANCE WITH OFFSET		
SURFACE CONTOUR MINOR	--- 169.00 ---	169.00
SURFACE CONTOUR MAJOR	--- 168.90 ---	168.90
SURFACE LEVEL	E123.45	F124.68
BATTER LEVEL (TOP / TOE)	T124.80	T124.80 / B124.58
RETAINING WALL LEVEL (TOP/BOTTOM)	TW112.76	TW128.50 BW126.74
KERB TRANSITION		
EARTHWORKS GRADE		
LOT FALL DIRECTION		
SIGN AND POST		
STREET SIGN		
PERMANENT SURVEY MARK		
TEMPORARY BENCH MARK		
LIMIT OF WORKS		
BATTER		
EXCAVATION (GREATER THAN 200mm)		
FILLING (GREATER THAN 200mm)		
FENCE WITH MAX 200mm RETAINING PLINTH (BY OTHERS)		
FENCE - CHAIN MESH		
TREE (& SURVEYED (CANOPY) TO BE RETAINED		
TREE TO BE REMOVED		
ROAD PAVEMENT		
CONCRETE PAVEMENT		
BLOCK PAVING		
ROCK BEACHING		



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.

Scale



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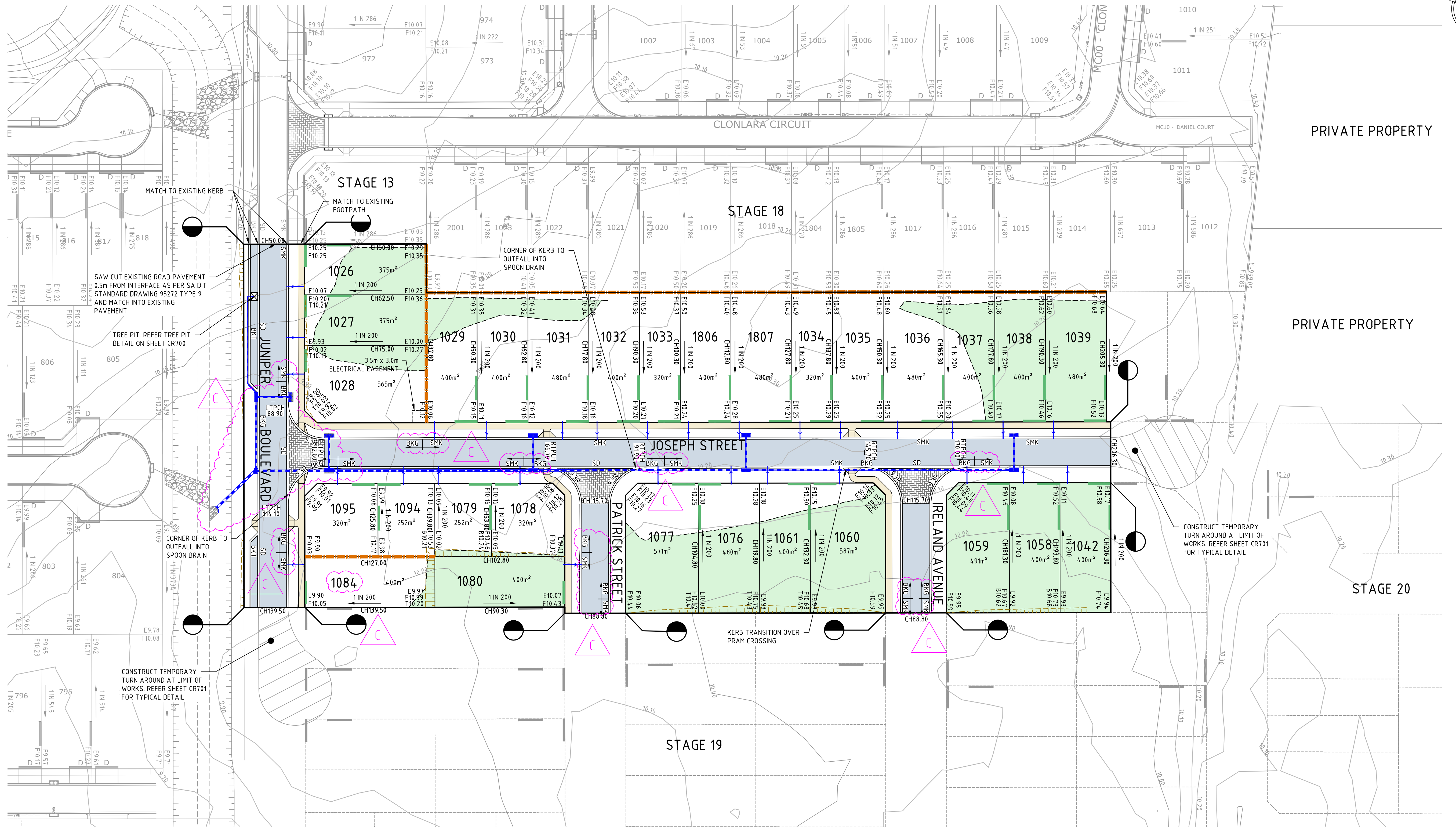
Designed
G. KOHLMAN
Authorised
J. PRENTICE



Checked
J. POYNER
Date
04/08/2023

VIRGINIA GROVE
STAGE 17
ROAD AND DRAINAGE
GENERAL NOTES
CITY OF PLAYFORD
LANSER COMMUNITIES PTY LTD

PRELIMINARY Drg No **321014-017CR100** Rev **D**

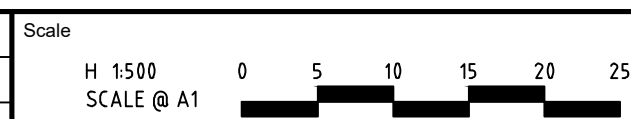


NOTES:

1. ALL BUILDING SLAB LEVELS TO BE CONSTRUCTED 300mm ABOVE LOT BOUNDARY LEVEL (LOWEST F VALUE)
2. ALL KERB TRANSITIONS TO OCCUR 1m EITHER SIDE OF KERB TRANSITION MARKER (UNLESS NOTED OTHERWISE)
3. ALL FOOTPATHS TO BE AN UNCOLOURED MIX WITH BRUSHED SURFACE AND EDGE TROWEL FINISH, MATCHING FOOTPATH INSTALLED IN ADJACENT STAGES AS PER IPWEA SA STANDARD DRAWING SD205 & SD210 (UNLESS NOTED OTHERWISE). COUNCIL IS TO BE INVITED TO SITE TO INSPECT FIRST POUR OF PANELS TO CONFIRM QUALITY IS ACCEPTABLE.
3. ALL PRAM CROSSINGS TO BE AS PER IPWEA SA STANDARD DRAWING SD125 & SD130 (UNLESS NOTED OTHERWISE). ALL TACTILE GROUND SURFACE INDICATORS (TGSIs) ARE TO BE YELLOW, CAST IN-SITU AND NOT THE PEEL AND STICK VARIETY. CONCRETE TILE/PAVER TYPES ARE NOT SUPPORTED AND ONLY THE PLASTIC TYPES ARE TO BE USED.

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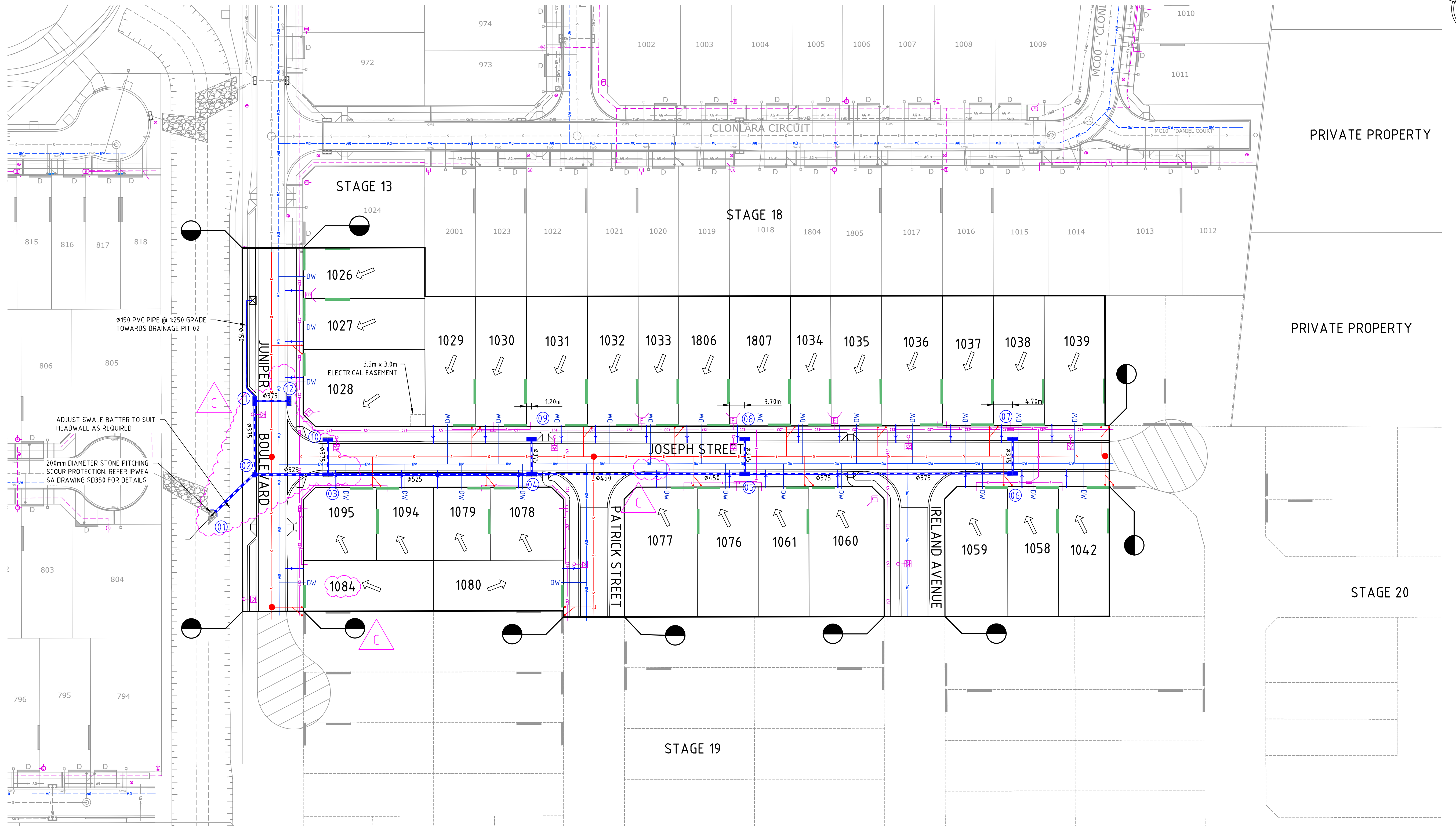


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VIRGINIA GROVE
STAGE 17
ROAD AND DRAINAGE
ROAD LAYOUT PLAN
CITY OF PLAYFORD
LANSER COMMUNITIES PTY LTD

PRELIMINARY Drg No **321014-017CR200** Rev **C**

Rev	Amendments	Approved	Date
C	REVISED DRAINAGE DESIGN, LEVELS AND NOTES	H.S	27/09/23
B	PRELIMINARY ISSUE	H.S	04/08/23
A	PRELIMINARY ISSUE	H.S	17/07/23



PRIVATE PROPERTY

PRIVATE PROPERTY

STAGE 20

STAGE 19

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		SEWER		COMMON SERVICE TRENCH	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
JUNIPER BOULEVARD	E	6.00	E	7.80	E	0.95
JOSEPH STREET	S	5.70	S	7.50	N	0.95
PATRICK STREET	W	5.70	W	7.50	W	0.95
IRELAND AVENUE	W	5.70	-	-	W	0.95

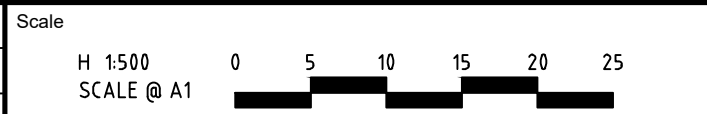
1. GAS MAINS, TELECOMMUNICATIONS CABLES AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRG'S.

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.



NOTES:
1. FOR EACH LOT WHERE THE FOOTPATH IS ADJACENT THE LOT BOUNDARY, A Ø100mm PVC IRRIGATION CONDUIT SHOULD BE PROVIDED IN ADDITION TO THE Ø100mm PVC STORMWATER KERB OUTLET. THE IRRIGATION CONDUIT SHOULD EXTEND 300mm EACH SIDE OF THE FOOTPATH AND BE CAPPED AT EACH END. PLACE CONDUIT 1m OFFSET FROM WATER METER. IF WATER METER IS ADJACENT DRIVEWAY, PLACE CONDUIT 1m OFFSET FROM DRIVEWAY EDGE (CONFIRM ON SITE).
2. PROVIDE Ø100mm PVC IRRIGATION CONDUITS UNDER FUTURE DRIVEWAY LOCATIONS WHERE SHOWN EXTENDING 300mm EACH SIDE OF FUTURE DRIVEWAY, CAP EACH END.
3. ELECTRICAL, POTABLE WATER AND SEWER SERVICES SHOWN ON THESE PLANS ARE INDICATIVE ONLY. CONTRACTOR TO REFER TO THEIR RESPECTIVE ELECTRICAL, WATER AND SEWER PLANS FOR FURTHER DETAILS.

Rev	Amendments	Approved	Date
C	REVISED DRAINAGE DESIGN, ELECTRICAL DESIGN AND NOTES	H.S	27/09/23
B	PRELIMINARY ISSUE	H.S	04/08/23
A	PRELIMINARY ISSUE	H.S	17/07/23



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VIRGINIA GROVE

STAGE 17
ROAD AND DRAINAGE
SERVICES PLAN
CITY OF PLAYFORD
LANSER COMMUNITIES PTY LTD

PRELIMINARY

Drg No
321014-017CR201

Rev
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