

300 BURNS BAY ROAD, LANE COVE. PUBLIC DOMAIN CIVIL CONCEPT DESIGN



LOCALITY PLAN
NOT TO SCALE
COPYRIGHT OF NEARMAP

DRAWING INDEX			
SHEET No.	DWG. No.	DRAWING TITLE	REV.
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03	S02-C301	GENERAL ARRANGEMENT PLAN	B
04	S02-C401	DETAILS SHEET	B
05	S02-C402	DETAILS SHEET	B

PREPARED BY



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ARCHITECT



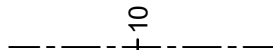
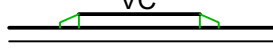
CLIENT

LANE COVE DEVELOPMENTS
NO.1 PTY LTD

LGA



SITEWORKS LEGEND

	PROPOSED BOUNDARY LINE
	EXISTING BOUNDARY LINE
	DESIGN LEVEL (BULK EARTHWORK SPOT HEIGHT) NATURAL SURFACE
	ROAD CONTROL LINE
	KERB & GUTTER
	INTEGRAL KERB
	VEHICULAR CROSSING
	PROPOSED CONCRETE COUNCIL FOOTPATH (REFER C501 FOR SECTIONAL DETAILS)
	PROPOSED SAW CUT
	AUTHORITY ELECTRICITY LINE
	AUTHORITY TELSTRA LINE
	AUTHORITY WATER
	AUTHORITY GAS
	AUTHORITY NBN
	AUTHORITY OPTUS FIBER
	AUTHORITY SEWER
	AUTHORITY WATERMAIN
	PROPOSED CONTOURS
	LIMIT OF WORKS
	DENOTES EXPANSION JOINT
	DENOTES SAWCUT JOINT
	DENOTES ISOLATION JOINT

GENERAL

- G1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CONSTRUCTION SPECIFICATIONS (REFER BELOW), BUILDING CODE OF AUSTRALIA, NSW CODE OF PRACTICE AND THE TO THE RELEVANT SERVICE CODES.
- G2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- G3. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS (U.N.O.), DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- G4. BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN LINE AND LEVEL.
- G5. SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.
- G6. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.
- G7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIVERSIONS AND THE LIKE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY SAFETY REQUIREMENTS.
- G8. NO TREES SHALL BE REMOVED, CUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTION FROM THE SUPERINTENDENT.
- G9. WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
- G10. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND THESE SPECIFICATIONS.
- G11. DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL. (TOPSOIL DEPTH VARIES)
- G12. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A N.A.T.A. REGISTERED SURVEYOR.
- G13. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
- G14. THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITIES OWN USE AND MAY NOT NECESSARILY BE UPDATED OR ACCURATE.
- G15. THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION.
- G16. S&G CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THE DRAWING SHOWS MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.
- G17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGES TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE DEVELOPERS EXPENSE.
- G18. VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDER PRICE TO ASSESS 'ON SITE' CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.
- G19. THE CONTRACTOR SHALL PREPARE ACCURATE WORK-AS-EXECUTED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.
- G20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE & MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.
- G21. A ROAD OCCUPANCY APPLICATION SHALL BE APPROVED BY COUNCIL'S TRAFFIC SECTION PRIOR TO COMMENCEMENT OF WORKS WITHIN GREAT WESTERN HWY & ETALLOAN ROAD.

NOTE

1. ALL DRAINAGE AND SERVICE PIT LIDS THROUGHOUT THE PUBLIC DOMAIN SHALL BE INFILL PIT LID TYPE AND BICYCLE SAFE, FINISH FLUSH WITH THE ADJACENT PAVEMENT TO AVOID TRIP HAZARDS AND BE CLEAR OF OBSTRUCTIONS FOR EASY CLEANING AND OPENING.
2. REFER LANDSCAPE ARCHITECT, LIGHTING TECHNICIAN AND TRAFFIC ENGINEER FOR PROPOSED WORKS RELATING TO LANDSCAPING LIGHTING AND TRAFFIC CONTROL.
3. SERVICES SHOWN ON PLAN ARE INDICATIVE, EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.
4. RELOCATION/ADJUSTMENTS OF THE SERVICES SHALL BE UNDERTAKEN AT THE COST OF THE APPLICANT/DEVELOPER OF THE SITE.

SETTING OUT NOTES

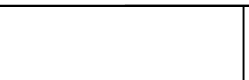
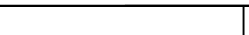
SE1. THE CONTRACTOR SHALL USE A SUITABLY QUALIFIED SURVEYOR TO SET OUT ALL WORKS. THE SURVEYOR SHALL ISSUE A CERTIFICATE TO THE PRINCIPAL CERTIFYING AUTHORITY CERTIFYING THAT THE WORKS HAVE BEEN SET OUT IN ACCORDANCE WITH THE APPROVED DRAWINGS PRIOR TO THE WORKS BEING CONSTRUCTED.

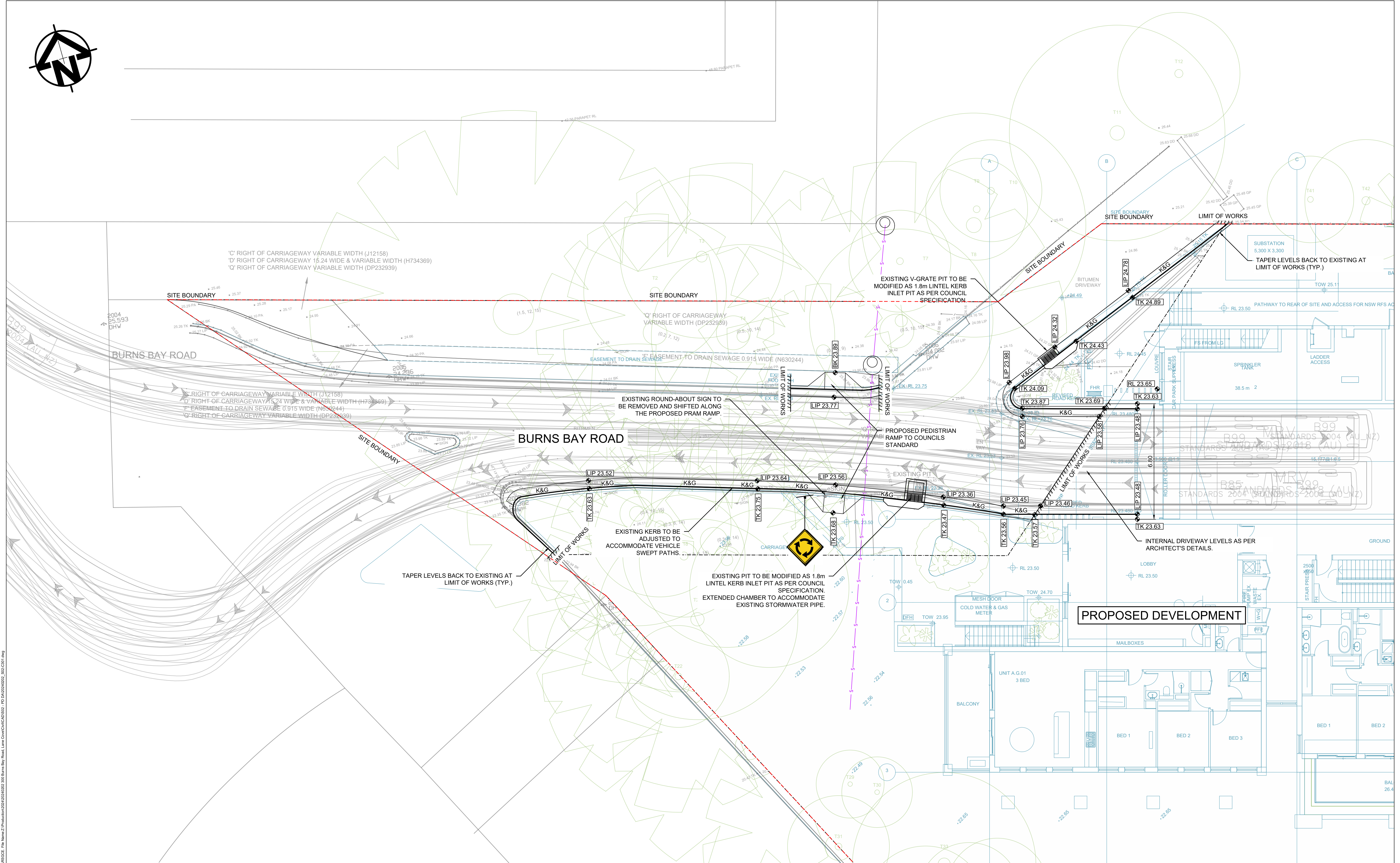
SE2. THE SURVEY WORK ASSOCIATED WITH THE CONTRACT SHALL INCLUDE SETTING OUT THE FOLLOWING COMPONENTS OF THE WORK:

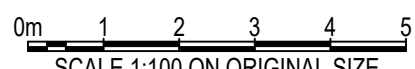
- ROADS AND KERBS
- DRAINAGE STRUCTURES

SURVEY LEGEND

	EXISTING GRATED SURFACE INLET PIT
	EXISTING JUNCTION PIT
	EXISTING KERB INLET PIT
	EXISTING TELSTRA PIT
	EXISTING HYDRANT
	EXISTING STOP VALVE
	EXISTING GAS VALVE
	EXISTING POWER POLE
	EXISTING BOUNDARY TRAP
	EXISTING SEWER MANHOLE

										Reference Coordination Drawing				 ENGINEERS AUSTRALIA Chartered Professional Engineer MEMBER		Scales		Client		Architect		 S&G CONSULTANTS PTY LTD SUITE 311, LEVEL 3 480 PACIFIC HIGHWAY ST. LEONARDS, N.S.W. 2065 T: +61 2 8883 4239 Email: office@sgce.com.au Web: www.sgce.com.au A.B.N. 21 118 222 530		PROJECT 300 BURNS BAY ROAD, LANE COVE. PUBLIC DOMAIN CIVIL CONCEPT DESIGN			Status ISSUE FOR APPROVAL		
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