

PROPOSED COMMERCIAL DEVELOPMENT

25 SOUTH ESPLANADE, GLENELG SA

SITE WORKS PLANS

PREPARED BY

 **DMX**

CONSULTING ENGINEERS

PROJECT DRAWINGS INDEX

DRAWING No.	DESCRIPTION	REV	DATE
C1.0	COVER SHEET, DRAWING INDEX & LOCALITY PLAN	P1	15.07.2026
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C2.0	SITWORKS PLAN - GROUND FLOOR	P1	15.07.2026

REFERENCED STANDARD DRAWINGS

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SD100	TYPICAL RESIDENTIAL KERB PROFILE	IPWEA	D
SD110	KERB & WATERTABLE INSTALLATION ABUTTING EXISTING PAVEMENT	IPWEA	D
SD115	STANDARD STORMWATER KERB OUTLET DETAILS - INSTALLED DURING CONSTRUCTION	IPWEA	D
SD 120	STORMWATER KERB OUTLET DETAILS - EXISTING KERB	IPWEA	B
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SD 310	STORMWATER DEPRESSED GRATED PIT	IPWEA	C
SD 380	DRAIN STORMWATER ALLOTMENT TO KERB AND CHANNEL CONNECTION	IPWEA	C



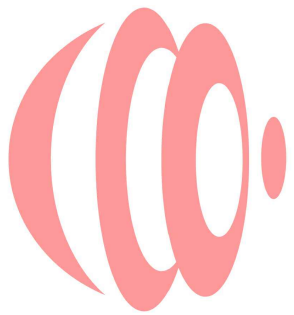
LOCALITY PLAN

NOT TO SCALE

PLANNING ISSUE

 THIS DRAWING INCLUDES
COLOURED INFORMATION
COPIES OF THIS DRAWING MUST BE
PRODUCED IN COLOUR

P1	PLANNING ISSUE	15.07.2026	M.G	H.A	M.G
A	PRELIMINARY ISSUE	01.07.2026	M.G	H.A	M.G
No.	DESCRIPTION	DATE	DES	DRW	APPROVAL
AMENDMENTS					

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PROPOSED COMMERCIAL DEVELOPMENT 25 SOUTH ESPLANADE GLENELG, SA 5045 COVER SHEET, DRAWING INDEX & LOCALITY PLAN					
PROJECT No.	SHEET No.	DRAWING No.	AMENDMENT	SHEET SIZE	
110179	1 OF 4	C1.0	P1	A1	

SPECIFICATION

1. WHERE EITHER CONTRACT SPECIFICATION OR SPECIFICATION IS REFERENCED IN THE NOTES, IT SHALL BE TAKEN TO MEAN "DIT MASTER SEPCIFICATION".

PROJECT CONTROLS:

1. GENERAL CONSTRUCTION WORKS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION:

GENERAL NOTES:

1. DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT DOCUMENTATION.
2. ALL CONSTRUCTION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION, APPROVED PLANS AND SATISFACTION OF THE SUPERINTENDENT
3. ALL WORKS WITHIN THE COURTYARD AREA ARE TO BE CONSTRUCTED UNDER A SUSPENDED SLAB, ALL BLOCKOUTS / PENETRATIONS REQUIRED ARE TO BE COORDINATED WITH THE STRUCTURAL ENGINEER
4. ALL WORKS IN THE PUBLIC ROAD RESERVE ARE TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL COUNCIL, GOVERNMENTS AND / OR OTHER ASSET OWNERS.
5. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED AND SHALL BE VERIFIED ON SITE.
6. ALL LEVELS ARE IN METERS TO THE AUSTRALIAN HEIGHT DATUM (AHD) AND SHALL BE VERIFIED ON SITE.
7. ANY DISCREPANCY ON DRAWINGS SHALL BE REPORTED TO THE SUPERINTENDENT BEFORE WORK PROCEEDS.
8. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND CURRENT AUSTRALIAN STANDARDS. PROJECT SPECIFICATION TAKES PRECEDENCE.
9. STOCKPILE SPOIL AS DIRECTED BY THE SUPERINTENDENT AND REMOVE FROM SITE EXCESS MATERIAL NOT USED.
10. GRADE FINISHED SURFACES EVENLY BETWEEN DESIGN SURFACE LEVELS.
11. DEMOLISH AND REMOVE ALL EXISTING INSTALLATIONS WHICH ARE TO BE AFFECTED BY NEW WORKS. EXTENT OF DEMOLITION TO BE CONFIRMED ON SITE WITH THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORKS.
12. ALL REDUNDANT ASSETS AND THEIR ASSOCIATED INFRASTRUCTURE (IE PIPE WORK / MANHOLE ETC.) ARE TO BE REMOVED AND DISPOSED OFF SITE AT THE CONTRACTORS EXPENSE.
13. ALL EXISTING ASSETS AFFECTED BY THE WORKS: EG SIGNS, VEHICLE CROSSINGS, FOOTPATHS, KERBS AND LINE MARKING, SHALL BE REINSTATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE WORKS TO THE SATISFACTION OF THE SUPERINTENDENT OR THEIR REPRESENTATIVE.
14. 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 SUPERINTENDENT OR THEIR REPRESENTATIVE.
15. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE AS-BUILT DRAWINGS (INCLUDING DIGITAL FORMAT) TO THE SUPERINTENDENT AT THE COMPLETION OF THE CONSTRUCTION WORKS. ANY UNAPPROVED DISCREPANCIES MUST BE RECTIFIED AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE SUPERINTENDENT OR THEIR REPRESENTATIVE.
16. ALL WORKS WITHIN THE TREE PROTECTION ZONE (TPZ) TO BE IN ACCORDANCE WITH THE ARBORISTS REPORT, REFER ARCHITECTS / LANDSCAPE DRAWINGS FOR LOCATIONS OF TPZS
17. AT ALL DOORWAYS, CONCRETE PAVEMENT TO BE DOWELED INTO STRUCTURAL BUILDING SLAB, REFER DETAIL DCJ
18. THRESHOLD RAMPS TO BE INSTALLED AT DOORWAYS, REFER ARCHITECT FOR DETAILS IF NOT SHOWN CONCRETE / PAVERS TO BE RAISED TO MATCH DOOR LEVEL INLINE WITH THRESHOLD RAMP DIMENSIONS

EXISTING SERVICES:

1. THESE DRAWINGS ARE A SCHEMATIC REPRESENTATION OF SERVICES INFORMATION CONTAINED IN DRAWINGS ISSUED BY THE RELEVANT AUTHORITIES. THE INFORMATION CONTAINED IN THESE DRAWINGS IS INDICATIVE ONLY, AND REFERENCE SHOULD BE MADE TO THE RELEVANT AUTHORITIES DOCUMENTATION TO CONFIRM ACCURACY AND COMPLETENESS. WHERE INFORMATION IS AVAILABLE, THE SUBSURFACE SERVICES INSTALLED BY CONTRACTORS OTHER THAN THE AUTHORITIES HAVE BEEN SHOWN, BUT ADDITIONAL UNDOCUMENTED SERVICES MAY BE PRESENT. SHOULD THE CONTRACTOR BELIEVE THAT SUBSURFACE SERVICES ARE AT RISK OF DAMAGE DURING CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE RELEVANT AUTHORITIES AND ESTABLISH THE EXACT LOCATION OF THE SERVICES.
2. OTHER SERVICES AND APPURTENANCES MAY EXIST ON THE SITE.
3. BEFORE COMMENCEMENT OF DEMOLITION, EARTHWORKS AND CONSTRUCTION CONTRACTOR SHALL:
- a. CONSULT WITH SERVICES AUTHORITIES AND SUPERINTENDENT AND OBTAIN INFORMATION REGARDING EXISTING UNDERGROUND SERVICES IN THE WORK AREAS.
- b. IDENTIFY, LOCATE AND UNCOVER AS NECESSARY ALL EXISTING UNDERGROUND SERVICES IN VICINITY OF ALL DEMOLITION, EXCAVATION AND CONSTRUCTION TO BE UNDERTAKEN FOR THE WORKS.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING SERVICES THAT ARE TO REMAIN THROUGHOUT THE CURRENCY OF THE CONTRACT.
5. CONTRACTOR SHALL ALLOW FOR FINDING OF EXISTING STORMWATER DRAINS AND APPROPRIATE POINTS OF CONNECTION, BREAKING IN, CONNECTING AND MAKING GOOD.
6. MAINTAIN EXISTING STORMWATER DRAINAGE SERVICES THAT ARE TO REMAIN.
7. CONTRACTOR TO ADJUST LIDS OF EXISTING SERVICE PITS TO MATCH FINISHED SURFACE LEVEL. PROVIDE HEAVY DUTY COVER IF IN PAVED AREA TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY, IF APPLICABLE. RELOCATE SERVICE AS REQUIRED.

SURVEY / SETOUT:

1. PRIOR TO COMMENCEMENT OF WORKS, CONFIRM CURRENCY AND ACCURACY OF SURVEY INFORMATION WITH THE SUPERINTENDENT.
2. CONTRACTOR SHALL VERIFY ALL SET OUT COORDINATES, DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCEMENT OF WORKS.
3. REFER ARCHITECTS PLANS FOR SETOUT OF WORKS
4. THESE DRAWINGS ARE NOT CADASTRAL PLANS AND MUST NOT BE USED FOR DETERMINING LOCATION OF BOUNDARIES.
5. 3D CAD FILES OR 12d MODEL CAN BE PROVIDED ON REQUEST FOR CIVIL WORK SET OUT.
6. SURVEY DATA
- | | |
|------------------------|-------------------------------------|
| 6.1. SURVEY BY | FYFE |
| 6.2. SURVEY DATE: | 31.03.2025 |
| 6.3. HEIGHT DATUM: | AUSTRALIAN HEIGHT DATUM (AHD) |
| 6.4. HORIZONTAL DATUM: | MGA2020 BASED ON PSM 6628 04/022019 |

DEMOLITION:

1. ALL STRUCTURES TO BE DEMOLISHED ARE TO BE REMOVED AND DISPOSED OF OFF SITE IN AN AREA AGREED WITH THE SUPERINTENDENT AT THE CONTRACTOR EXPENSE.
2. ALL TREES AND SHRUBS ARE TO BE RETAINED UNLESS OTHERWISE SHOWN ON THE DRAWINGS TO BE REMOVED OR DIRECTED BY THE SUPERINTENDENT OR THEIR REPRESENTATIVE. UNDER NO CIRCUMSTANCES SHALL WORKS BE CARRIED OUT, MATERIAL STORED OR CONSTRUCTION VEHICLES BE PARKED WITHIN THE CANOPY OF EXISTING TREES WITHOUT APPROVAL OF THE SUPERINTENDENT
3. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE SUPERINTENDENT ANY TREES THAT ARE IN CONFLICT WITH THE PROPOSED WORKS AND SEEK DIRECTION ON HOW TO PROCEED.

SITE PREPARATION:

1. REFER SPECIFICATION - EARTHWORKS :
2. WATER SEEPAGE MAY BE ENCOUNTERED AND THE CONTRACTOR SHOULD MAKE PROVISIONS FOR WATER INGRESS DURING CONSTRUCTION

EARTHWORKS NOTES:

1. EARTHWORKS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION AND AS 3798
2. CONTRACTOR SHOULD MAKE PROVISIONS FOR WATER INGRESS DURING CONSTRUCTION.
3. INSPECTIONS AND TESTING TO BE COMPLETED IN LINE WITH AS3798 2007, SECTION 8.2 LEVEL 1 INSPECTION AND TESTING UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS
4. FILL MATERIAL TO BE TYPE A
5. PLACE 100mm ORGANIC TOP SOIL AND PLANT GRASS TO SUPERINTENDENT REQUIREMENTS. GRASS TO BE MAINTAINED UNTIL FIRST CUT. TYPE OF GRASS TO BE CONFIRMED BY SUPERINTENDENT PRIOR TO ORDERING. GRASS COVERAGE TO BE UNIFORM AND COVER A MINIMUM OF 98% OF TOTAL AREA. REFER LANDSCAPE PLANS FOR GRASSING / PLANTING DETAILS.

PAVEMENT NOTES:

1. PAVEMENTS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION
2. INSPECTIONS AND TESTING TO BE COMPLETED IN LINE WITH AS3798 2007, SECTION 8.3 LEVEL 2 SAMPLING AND TESTING UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS

ASPHALT SEAL LAYER NOTES:

1. ASPHALT PAVEMENTS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION,
2. WHERE NOT SPECIFIED ON DRAWINGS, THE ASPHALT PROPERTIES ARE TO BE AS FOLLOWS:
- 2.1. USE DENSE MIX ASPHALT GRADE AC10 MIX PLACED TO ACHIVE A 50mm COMPACTED THICKNESS.
3. SUPERINTENDENT TO CONFIRM EXACT RATE OF PRIME OR TACK COAT PRIOR TO WORKS COMMENCING BASED ON TEST RESULT PROVIDED AS PER CONTRACT SPECIFICATION.
4. APPLICATION RATES FOR FIRST AND SECOND COAT SEAL TO BE PROVIDED TO SUPERINTENDENT FOR APPROVAL PRIOR TO PROCEEDING.
5. WHERE NOT SPECIFIED ON DRAWINGS USE AC00 @ 1L/M2 TO PRIME BASECOURSE LAYER
6. WHERE NOT SPECIFIED ON DRAWINGS USE POLYMER MODIFIED BINDER TYPE S10E FOR SPRAY SEALING
7. WHERE NOT SPECIFIED ON DRAWINGS USE POLYMER MODIFIED BINDER TYPE A15E FOR ASPHALT

DRAINAGE NOTES:

1. DRAINAGE WORKS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION
2. WORKS WITHIN COUNCIL VERGE / STORMWATER CONNECTION (INC KERB CONNECTION) TO BE COMPLETED TO COA DESIGN REQUIREMENTS WITH APPROVED PERMIT TO WORKS
3. COVERS AND GRATES USED IN PEDESTRIAN AREAS SHALL HAVE A SLIP RESISTANCE SURFACE AND SHALL HAVE EQUAL SLIP RESISTANCE TO THE SURROUNDING PAVERS OR MEET THE SPECIFICATION AS SPECIFIED IN THE TABLE BELOW WHEN TESTED IN ACCORDANCE WITH AS 4586, WHICHEVER IS THE GREATEST STANDARD

SLIP RESISTANCE TEST REQUIREMENTS	
TEST CONDITION	REQUIRED CLASS
WET PENDULUM	P5

4. ALL DRAINAGE GRATES AND PITS COVERS TO BE CAST IRON ACO OR APPROVED EQUIVALENT, IN ACCORDANCE WITH AS 1428, CHECKER PLATES SHALL NOT BE USED
5. COVERS TO BE AS PER DRAWING, IF NOT SHOWN AT A MINIMUM AS FOLLOWS:
- 5.1. CLASS B: PEDESTRIAN ONLY
- 5.2. CLASS C: LIGHT VEHICLE AREA
- 5.3. CLASS D: TRAFFICABLE / HEAVY VEHICLE
6. GRATES IN PEDESTRIAN AREAS SHALL BE HEAL SAFE AND SLIP RESISTANT
7. PIT LIDS SHALL BE SET FLUSH WITH AND MATCH GRADE OF ADJACENT FINISHED SURFACE LEVELS UNLESS NOTED OTHERWISE
8. COVER TYPES TO BE APPROVED BY ARCHITECT, BUT GENERALLY IF NOT GRATED THEY ARE TO BE PAVER INFILL WITH MINIMAL COVER FRAME SHOWING
9. GRAVITY STORMWATER PIPES TO BE AS PER DRAWINGS, AS A MINIMUM TO BE EITHER uPVC SN6 OR RCP CLASS 4 (TRAFFICABLE AREAS)
10. TRENCH SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH RELEVANT STANDARD AND SPECIFICATION
11. ALL OPEN DRAINS TO BE COVERED WITH 100mm TOPSOIL AND GRASSED, UNLESS SHOWN OTHERWISE ON DRAWINGS.
12. PIPE JOINTS TO BE SPIGOT - SOCKET RUBBER RING JOINT (RRJ) OR SOLVENT CEMENT (EXCEPT RCP)
13. MAKE GOOD ALL DISTURBED GROUNDS AND REINSTATE TO MATCH EXISTING SURFACE LEVELS AND FINISH
14. AG DRAINS TO BE INSTALLED BEHIND ALL RETAINING WALLS AND DISCHARGE INTO THE NEAREST STORMWATER PIT
15. ALL DOWNSTREAM STORMWATER PITS AND PIPES TO BE CONFIRMED, CLEANED OUT AND CHECKED TO ENSURE FLOWING AT FULL CAPACITY
16. MANUFACTURER / SUPPLIER OF PROPRIETARY PRODUCTS TO BE CONTACTED TO PROVIDE DETAILED SHOP DRAWINGS OF STORMWATER ITEMS. DRAWINGS TO BE PROVIDED TO ENGINEER FOR REVIEW PRIOR TO PROCUREMENT. ALL PRODUCTS TO BE INSTALLED AND MAINTAINED AS PER MANUFACTURERS INSTRUCTIONS.

ROOF DRAINAGE NOTES (WHERE FLOW IS VIA CHARGED SYSTEM IE PRIOR TO CONNECTION TO TANKS):

1. REFER TO HYDRAULIC DRAWINGS FOR ROOF DRAINAGE REQUIREMENTS
2. PIPES, JOINTS & FITTINGS TO BE STORMPRO SN8 TO AS/NZS 5065, WITH RUBBER RING JOINTS. INSTALLED & BACKFILLED TO AS/NZS 3500.3 & MANUFACTURER'S REQUIREMENTS
3. CONNECTIONS BETWEEN ROOF DOWNPIPES (REFER HYDRAULIC PLANS) AND INGROUND PIPES (STORMPRO SN8) TO BE WITH VINIDEX TRANSITIONS / FITTINGS WITH EQUAL TO GREATER INTERNAL PRESSURE RATING / PERFORMANCE.
4. MIN COVER FROM UNDERSIDE OF CONCRETE SLAB TO BE 600mm, 750mm TO SURFACE IN OTHER AREAS.
5. PIPES SHALL NOT BE BENT. ALL CHANGES IN DIRECTION MUST BE MADE USING MANUFACTURED FITTINGS OR SPECIFIED JOINT ANGLES.
6. CONNECTION TO DETENTION DEVICE TO BE AS PER MANUFACTURERS REQUIREMENTS.
7. ALL DOWN PIPES AS PER HYDRAULIC DRAWINGS CONNECTIONS TO MAIN PIPE ARE TO BE 45 DEGREE JUNCTIONS.
8. MAIN PIPE RUN SIZES SHOWN IN PLAN.
9. IOS ARE TO BE INSTALLED AT BASE OF DOWN PIPES WITH PRESSURE RATED COVERS TO PROVIDE ACCESS FOR CLEANING
10. PIPES TO FALL AT MIN. 0.0% TO 0.5% TO DETENTION SYSTEM
11. SYSTEM TO BE PRESSURE TESTED AS PER AS 3500.3 PRIOR TO COMMISSIONING
12. PIPES ADJACENT SLAB, ADHERE TO STRUCTURAL UNDERMINING REQUIREMENTS
13. REFER HYDRAULIC DRAWINGS FOR OVERFLOW PIPES
14. REFER HYDRAULIC ROOF PLANS FOR EXACT LOCATION AND NUMBER OF DOWNPIPES

STORMWATER QUANTITY INCLUDING DETENTION & BASIN NOTES:

1. ALL PUMP SYSTEMS, DETENTION DEVICES & STORAGE BASINS TO BE INSTALLED IN ACCORDANCE WITH AS 3500.3 AND THE MANUFACTURER'S INSTALLATION REQUIREMENTS.
2. CONTRACTOR TO VERIFY INVERT LEVELS, ORIENTATION & HYDRAULIC GRADE ON SITE PRIOR TO INSTALLATION.
3. PROVIDE WATERTIGHT CONNECTIONS, ISOLATION AND NON-RETURN VALVES TO PUMP DISCHARGE PIPEWORK.
4. PROVIDE LINK-SEAL OR PUDDLE FLANGE PENETRATION SEALS FOR ALL PIPE AND CABLE ENTRIES THROUGH STRUCTURAL WALLS.
5. ALL PUMP WELLS TO BE:
- 5.1. WATERTIGHT AND PROVIDED WITH VENTS, ELECTRICAL CONDUITS, ACCESS COVERS AND CONCRETE INFILL LIDS TO MATCH SURFACE FINISH
- 5.2. FITTED WITH CLASS D GRATED LID WITH CLEAR OPENING TO ALLOW FOR SAFE ACCESS AND MAINTENANCE.
- 5.3. BE OF SUFFICIENT DEPTH TO ALLOW FOR MIN. 3m3 OF WET WELL STORAGE TO BE PROVIDED BETWEEN THE TOP WATER LEVEL (100mm BELOW THE INVERT LEVEL OF THE LOWEST INLET PIPE) AND PUMP STOP LEVEL (~300mm FROM BASE OF PUMPWELL AS SET BY THE MANUFACTURER/SUPPLIER).
- 5.4. FITTED WITH A CONTROL PANEL TO BE LOCATED IN A PROMINENT LOCATION WITH EASY ACCESS AND EXPOSURE AND FITTED WITH ALL NECESSARY AUDIBLE AND VISUAL ALARMS TO ALERT THE BUILDING OPERATIONS MANAGER OF PUMP OR ELECTRICAL FAIL AS REQUIRED BY AS3500.3.
6. TEST AND COMMISSION ALL SYSTEMS IN ACCORDANCE WITH AS 3500.3 PRIOR TO HANDOVER.
7. WHERE BASINS OR DEVICES ARE INSTALLED UNDER PAVEMENT, PROVIDE CLASS D TRAFFICABLE COVERS AND LEVEL 1 SUPERVISION TO AS 3798 FOR BACKFILL COMPACTION
8. REFER TO HYDRAULIC DRAWINGS FOR PUMP DUTY, CONTROL PANEL AND OVERFLOW ARRANGEMENT
9. PROVIDE FULL COMMISSIONING AND O&M MANUALS FOR ALL PROPRIETARY SYSTEMS
10. SET COVER FLUSH WITH FINISHED LEVELS (CLASS D WHERE TRAFFICABLE)

STORMWATER QUALITY NOTES:

1. INSTALL WATER QUALITY TREATMENT DEVICES IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND AS 3500.3.
2. ENSURE CORRECT INVERT LEVELS, FLOW DIRECTION, AND DEVICE ORIENTATION PRIOR TO INSTALLATION.
3. PROVIDE CONCRETE SURROUND OR PAD, COVERS MATCHING SURFACE LEVELS, AND ACCESS FOR MAINTENANCE / SEDIMENT REMOVAL.
4. SEAL ALL PIPE CONNECTIONS WATERTIGHT AND COORDINATE INLET / OUTLET LEVELS WITH ADJACENT STORMWATER SYSTEM.
5. BACKFILL AND COMPACT TO AS 3798 LEVEL 1 STANDARD AND MAINTAIN STRUCTURAL SUPPORT TO ADJACENT SLABS OR PAVEMENTS.
6. COMMISSION AND HAND OVER IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
10. SET COVER FLUSH WITH FINISHED LEVELS (CLASS D WHERE TRAFFICABLE, CLASS C ALL OTHER AREAS)
11. PIT LIDS TO BE AS PER ARCHITECT SPECIFICATION, INCLUDING PAVER OR CONCRETE INFILL IF REQUESTED

CONCRETE NOTES - CIVIL ONLY (KERBS / FOOTPATHS / POSTS / BOLLARDS ETC.):

1. CIVIL CONCRETE WORKS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION
2. FORTECON PLASTIC LINER OR SIMILAR TO BE PLACED UNDER ALL CONCRETE POURS
3. REFER STRUCTURAL DRAWINGS FOR CONCRETE JOINT LAYOUT, SPACING & DETAILS, IF NOT SPECIFIED ALLOW THE FOLLOWING:
- 3.1. DOWELED EXPANSION JOINTS - MAX 12m IN EACH DIRECTION
- 3.2. CONTRACTION / CONSTRUCTION JOINTS - MAX 4m IN EACH DIRECTION
- 3.3. ISOLATION JOINTS - AT ALL EDGES OF PAVEMENT AND ADJACENT ANY STRUCTURES
4. THRESHOLD RAMPS TO BE INSTALLED AT DOORWAYS, REFER ARCHITECT FOR DETAILS IF NOT SHOWN CONCRETE / PAVERS TO BE RAISED TO MATCH DOOR LEVEL INLINE WITH THRESHOLD RAMP DIMENSIONS

PAVERS / TILES:

1. MIN 80mm THICK PAVERS TO BE USED IN TRAFFICABLE AREAS FOR PAVER AND TILE SPECIFICATIONS REFER ARCHITECTURE AND LANDSCAPE ARCHITECTURE DETAILS

LANDSCAPE AREAS:

1. WHERE LANDSCAPE AREAS ARE SHOWN ABUTTING BUILDINGS OR PAVEMENTS, THE LANDSCAPE AREA IS TO BE PROVIDED WITH 1.5m DEEP WATER PROOFING LAYER FOR THE FULL EXTENT OF THE LANDSCAPE PERIMETER.
2. WATER PROOFING DETAIL TO BE PROVIDED BY LANDSCAPE ARCHITECT, IF NONE PROVIDED AS A MINIMUM A PLASTIC MEMBRANE (FORTECON OR SIMILAR), DOUBLE LAYERED AND TAPPED AT THE JOINTS IS TO BE PROVIDED.
3. WHERE LANDSCAPE AREAS ARE SHOWN ABUTTING PAVEMENTS, A CONCRETE PERIMETER (K, K&G OR FK) IS REQUIRED TO CONTAIN THE ASPHALT PAVEMENT.
4. REFER LANDSCAPE DRAWINGS FOR LANDSCAPE AREA DRAINAGE REQUIREMENTS.

LOT BOUNDARY / FENCES:

1. REFER ARCHITECTURAL PLANS FOR LOT BOUNDARY / FENCE DETAILS
2. DETAILED SET OUT OF WORKS ADJACENT LOT BOUNDARIES AND FENCES IS TO BE CONFIRMED ON SITE TO SUITE FENCE LOCATION AND DETAIL
3. ADVISE ENGINEER OF ANY DISCREPANCIES

TRAFFIC MANAGEMENT:

1. TRAFFIC MANAGEMENT WORKS ARE TO BE CONSTRUCTED IN LINE WITH THE SPECIFICATION
2. TRAFFIC CONTROL DEVICES TO BE INSTALLED AS PER AS 1742.1 - 15 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. UNLESS SPECIFIED OTHERWISE, TRAFFIC SIGNS TO BE SIZE B.

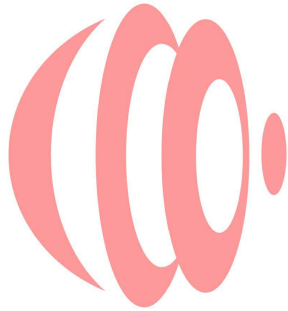
SAFETY IN DESIGN NOTES:

1. IF NOT INCLUDED AS PART OF THE DRAWING SET OR CONTRACT DOCUMENTATION THE CONTRACTOR IS TO REQUEST THE SAFETY IN DESIGN (SID) DOCUMENT FROM THE SUPERINTENDENT FOR REVIEW PRIOR TO WORKS COMMENCING.
2. CONTRACTOR TO MANAGE RISKS / HAZARDS IN LINE WITH CURRENT WHS LEGISLATION.
3. HIGH RISK OR NON STANDARD RISKS IDENTIFIED
- 3.1. UNDERGROUND SERVICES
- 3.2. WORK ADJACENT MAIN ROAD
4. REFER SAFETY IN DESIGN DOCUMENTATION FOR SUGGESTED RISK MITIGATION CONTROLS

PLANNING ISSUE



P1	PLANNING ISSUE	15.07.2026	M.G	H.A	M.G
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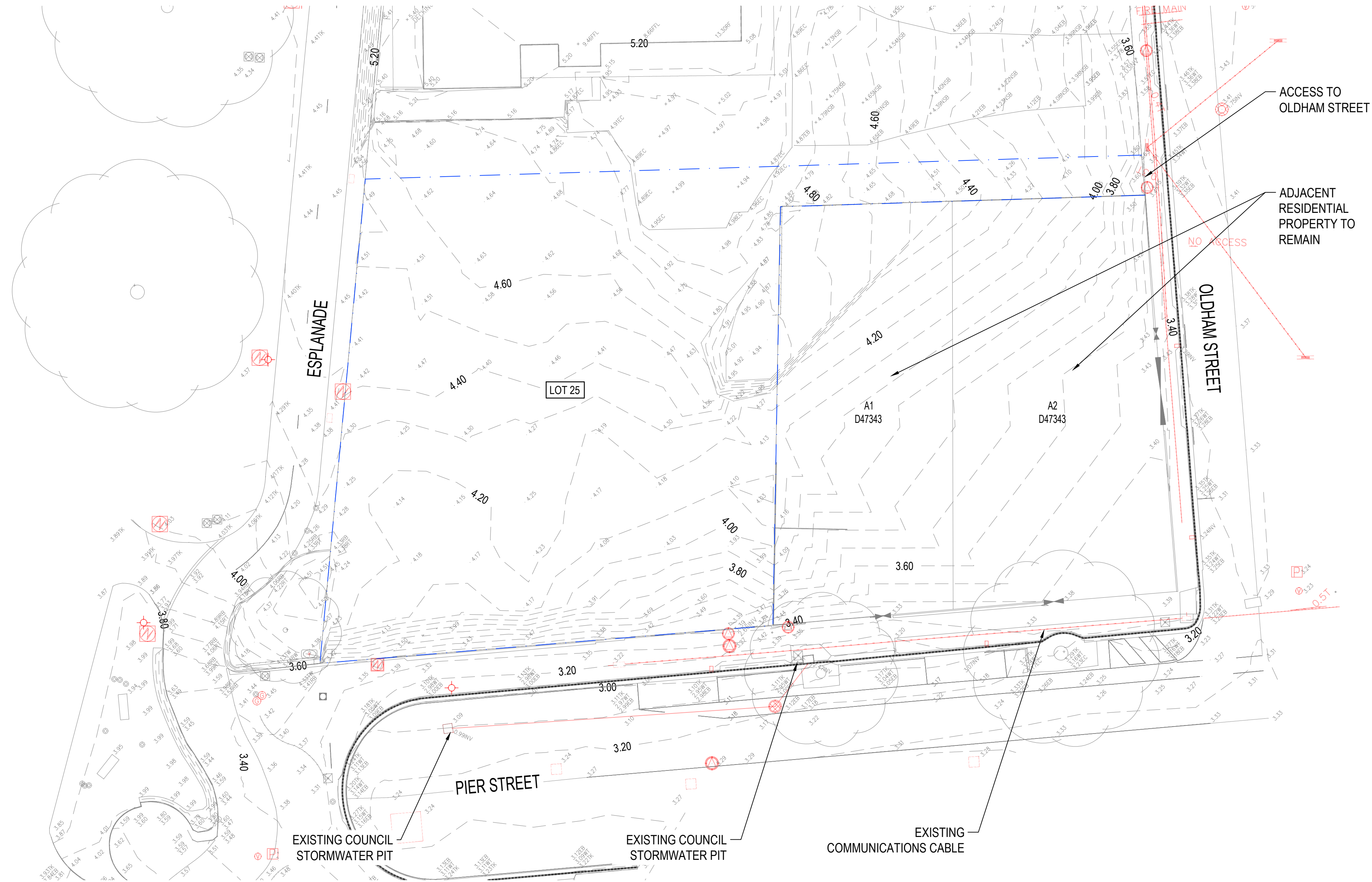
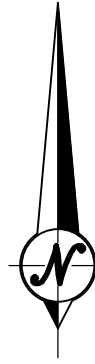
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PROPOSED COMMERCIAL DEVELOPMENT
25 SOUTH ESPLANADE
GLENELG, SA 5045
GENERAL NOTES

PROJECT No.	SHEET No.	DRAWING No.	AMENDMENT	SHEET SIZE
110179	2 OF 4	C1.1	P1	A1



LEGEND

EXISTING - SERVICES

	FENCE
	COMMS CABLE (QL-D)
	LIGHT POLE
	INSPECTION PIT
	INSPECTION PIT
TK	TOP OF KERB
WT	KERB WATER TABLE
EB	EDGE OF BITUMEN
INV	PIPE INVERT

EXISTING - GENERAL

	PROPERTY BOUNDARY
	CONTOURS (0.1m)
	OVERLAND FLOW PATH
	TREES

ABBREVIATIONS

RCP	REINFORCED CONCRETE PIPE
CIP	CORRUGATED IRON PIPE
RCBC	REINFORCED CONCRETE BOX CULVERT
BYDA	BEFORE YOU DIG AUSTRALIA
IL (US)	INVERT LEVEL - UPSTREAM
IL (DS)	INVERT LEVEL - DOWNSTREAM
OH	OVER HEAD

NOTES

- THIS PLAN IS INDICATIVE ONLY AND HAS BEEN PREPARED FROM THE DETAILED SURVEY PROVIDED (REFER NOTES) IT DOES NOT FULLY REPRESENT EXISTING SITE CONDITIONS - REFER TO THE SURVEY PLAN FOR COMPLETE AND ACCURATE SURVEY DETAIL.
- ALL EXISTING LEVELS, FEATURES AND SERVICES SHOWN ARE DERIVED FROM FIELD SURVEY, BYDA AND / OR SUPPLIED INFORMATION
- ARROW INDICATE EXISTING OVERLAND FLOW DIRECTIONS BASED ON CONTOUR DATA
- ALL DIMENSIONS AND LEVELS IN M
- LEVELS ARE REFERENCED TO A.H.D
- BOUNDARY INFORMATION SHOWN HAS NOT BEEN VERIFIED BY CADASTRAL SURVEY, BOUNDARY SHOWN BASED ON AVAILABLE ONLINE DATA ONLY
- CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND FEATURES ON SITE PRIOR TO COMMENCEMENT OF WORKS
- ALL SERVICES MUST BE LOCATED AND CONFIRMED ON SITE PRIOR TO EXCAVATION OR CONSTRUCTION
- THE CONTRACTOR SHALL COORDINATE WITH RELEVANT AUTHORITIES TO CONFIRM POSITION AND DEPTH OF SERVICES AND OBTAIN APPROVAL TO WORK NEARBY

PLANNING ISSUE

15 0 15 30 45 60 75
SCALE 1:150

**THIS DRAWING INCLUDES
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P1	PRELIMINARY ISSUE	18.06.2026	M.G	T.N	M.G
No.	DESCRIPTION	DATE	DES	DRW	APPROVAL
AMENDMENTS					



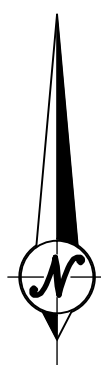
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PROPOSED COMMERCIAL DEVELOPMENT
25 SOUTH ESPLANADE
GLENELG, SA 5045
EXISTING CONDITIONS

PROJECT No.	SHEET No.	DRAWING No.	AMENDMENT	SHEET SIZE
110179	3 OF 4	C1.2	P1	A1



LEGEND - EXISTING

- PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING KERB
- EXISTING SPOON DRAIN
- EXISTING TREE

LEGEND DESIGN

- DESIGN CONTOUR (0.1m)
- SITE LEVELS
- BUILDING LEVELS
- FALL %
- OVERLAND FLOW PATH
- PROPOSED BUILDING

MISCELLANEOUS CONCRETE

- KERB, REFER DETAIL

PAVEMENTS (REFER TO LANDSCAPE FOR PAVEMENT SELECTIONS)

- COUNCIL FOOTPATH
- PEDESTRIAN PAVEMENT
- CONCRETE CROSSOVER
- LANDSCAPE AREA (REFER LANDSCAPE PLANS)
- ASPHALT PAVEMENT
- CONCRETE RAMP, REFER STRUCTURAL DRAWINGS

STORMWATER

- CL XX.XXX = COVER LEVEL
IL XX.XXX = INVERT LEVEL
- STORMWATER PITS, COVER TYPE BY ARCHITECT
- GRAVITY STORMWATER PIPES & TRENCH
- ROOF STORMWATER PIPES / DOWNPIPES, REFER HYDRAULIC PLANS
- TRENCH GRATE, CAST IRON
- DETENTION: RAINWATER STORAGE / DETENTION TANKS, 7KL (7,000L) EACH, WITH LOW FLOW 65mm ORIFICE RELEASE TO GRAVITY NETWORK.
- REFER HYDRAULIC PLANS FOR BASEMENT PUMP REQUIREMENTS, PUMP TO DISCHARGE INTO THE GRAVITY NETWORK, UPSTREAM OF THE WATER TREATMENT DEVICE
- RISING MAIN

NOTES

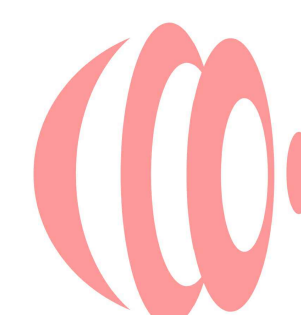
- SURVEY OF EXISTING COUNCIL STORMWATER PIPE AT LPD IS REQUIRED TO CONFIRM TIE IN LEVEL
- NO COUNCIL OR PLANNING APPROVALS HAVE BEEN PROVIDED AT THIS STAGE
- DRIVEWAY CROSSOVER AND WORK IN COUNCIL VERGE SUBJECT TO COUNCIL PERMIT, WHICH IS TO BE OBTAINED BY CONTRACTOR
- USE OF STORMWATER TREATMENT AND DETENTION DEVICE SUBJECT TO COUNCIL APPROVAL
- THESE DRAWINGS ARE ISSUED FOR PLANNING APPROVAL PURPOSES ONLY, THE DESIGN IS SUBJECT TO FURTHER DEVELOPMENT AND CHANGE
- BASEMENT TO BE TANKED, REFER HYDRAULIC DRAWINGS FOR ANY BASEMENT INTERNAL DRAINAGE PUMP REQUIREMENTS

PLANNING ISSUE

SCALE 1:150

THIS DRAWING INCLUDES
COLOURED INFORMATION
COPIES OF THIS DRAWING MUST BE
PRODUCED IN COLOUR

P1	PLANNING ISSUE	15.07.2026	M.G	H.A	M.G
A	PRELIMINARY ISSUE	04.07.2026	M.G	H.A	M.G
No.	DESCRIPTION	DATE	DES	DRW	APPROVAL
AMENDMENTS					



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CHASECROWN

PROPOSED COMMERCIAL DEVELOPMENT
25 SOUTH ESPLANADE
GLENELG, SA 5045
SITWORKS PLAN - GROUND FLOOR

PROJECT No.	SHEET No.	DRAWING No.	AMENDMENT	SHEET SIZE
110179	4 OF 4	C2.0	P1	A1