

PLANS AND DOCUMENTS referred to in the  
DEVELOPMENT APPROVAL

Application No: MIN/2024/289

Dated: 25 June 2024

Development shall comply with the  
conditions of approval as detailed in the  
Decision Notice and Council's Planning  
Scheme, Local Laws and Planning Policies

# COURTNEY DRIVE UPPER COOMERA

## OPERATIONAL WORKS STAGE 01 No. 41901-01

### SCHEDULE OF DRAWINGS

| NUMBER                                                   | REV. NO. | TITLE                                       | NUMBER                                  | REV. NO. | TITLE                              |
|----------------------------------------------------------|----------|---------------------------------------------|-----------------------------------------|----------|------------------------------------|
| GENERAL                                                  |          |                                             | ROADS: INTERSECTION GRADING             |          |                                    |
| 41901-01-000                                             | J        | COVER SHEET                                 | 41901-01-400                            | C        | DETAILS                            |
| 41901-01-003                                             | A        | SAFETY IN DESIGN                            | ROADS: JOINTING DETAILS                 |          |                                    |
| 41901-01-004                                             | A        | RISK MATRIX & NOTES                         | 41901-01-410                            | B        | PLAN AND DETAILS                   |
| 41901-01-005                                             | C        | ROAD HIERARCHY STAGING PLAN & GENERAL NOTES | ROADS: LINEMARKING AND SIGNAGE          |          |                                    |
| EARTHWORKS: EXISTING FEATURES & DEMOLITION               |          |                                             | 41901-01-420                            | D        | PLAN SHEET 01                      |
| 41901-01-020                                             | B        | PLAN                                        | 41901-01-421                            | B        | PLAN SHEET 02                      |
| EARTHWORKS: BULK EARTHWORKS CUT FILL                     |          |                                             | SEWER: SEWER RETICULATION               |          |                                    |
| 41901-01-040                                             | A        | PLAN SHEET 01                               | 41901-01-500                            | C        | PLAN SHEET 01                      |
| 41901-01-041                                             | C        | PLAN SHEET 02                               | 41901-01-501                            | D        | PLAN SHEET 02                      |
| 41901-01-042                                             | A        | PLAN SHEET 03                               | 41901-01-505                            | B        | GORDON DRIVE DETAILS PLAN SHEET 01 |
| 41901-01-043                                             | B        | PLAN SHEET 04                               | 41901-01-510                            | A        | DETAILS                            |
| 41901-01-045                                             | C        | GEOTECHNICAL REQUIREMENTS PLAN              | SEWER: PROFILES                         |          |                                    |
| 41901-01-050                                             | C        | EARTHWORKS SECTION KEY PLAN                 | 41901-01-530                            | C        | SHEET 01                           |
| 41901-01-051                                             | A        | SECTIONS-SHEET 01                           | 41901-01-531                            | C        | SHEET 02                           |
| 41901-01-052                                             | A        | SECTIONS-SHEET 02                           | 41901-01-532                            | C        | SHEET 03                           |
| 41901-01-053                                             | A        | SECTIONS-SHEET 03                           | 41901-01-533                            | C        | SHEET 04                           |
| 41901-01-054                                             | A        | SECTIONS-SHEET 04                           | 41901-01-534                            | A        | SHEET 05                           |
| 41901-01-055                                             | A        | SECTIONS-SHEET 05                           | SEWER: HOUSE CONNECTION PROFILES        |          |                                    |
| EARTHWORKS: RETAINING WALL & DETAIL GRADING              |          |                                             | 41901-01-550                            | C        | SHEET 01                           |
| 41901-01-060                                             | C        | PLAN SHEET 01                               | 41901-01-551                            | C        | SHEET 02                           |
| 41901-01-061                                             | B        | PLAN SHEET 02                               | DRAINAGE: STORMWATER                    |          |                                    |
| 41901-01-062                                             | C        | PLAN SHEET 03                               | 41901-01-600                            | E        | PLAN SHEET 01                      |
| 41901-01-063                                             | B        | PLAN SHEET 04                               | 41901-01-601                            | D        | PLAN SHEET 02                      |
| 41901-01-064                                             | C        | PLAN SHEET 05                               | DRAINAGE: PROFILES                      |          |                                    |
| 41901-01-065                                             | C        | PLAN SHEET 06                               | 41901-01-620                            | C        | SHEET 01                           |
| 41901-01-070                                             | B        | DETAILS SHEET 01                            | 41901-01-621                            | B        | SHEET 02                           |
| 41901-01-070A                                            | B        | DETAILS SHEET 02                            | 41901-01-622                            | C        | SHEET 03                           |
| 41901-01-071                                             | A        | FINAL TRIM DETAILS                          | 41901-01-623                            | D        | SHEET 04                           |
| EARTHWORKS: PADMOUNT SECTIONS                            |          |                                             | DRAINAGE: PIT DETAILS & TYPICAL DETAILS |          |                                    |
| 41901-01-075                                             | A        | PADMOUNT 1                                  | 41901-01-640                            | B        | OUTLETS & TYPICAL DETAILS SHEET 01 |
| 41901-01-076                                             | C        | PADMOUNT 5                                  | 41901-01-650                            | E        | PIT DETAILS SHEET 01               |
| EARTHWORKS: FINAL SURFACE & SEDIMENT AND EROSION CONTROL |          |                                             | 41901-01-651                            | B        | PIT DETAILS SHEET 02               |
| 41901-01-080                                             | C        | PLAN SHEET 01                               | 41901-01-652                            | D        | PIT DETAILS SHEET 03               |
| 41901-01-081                                             | C        | PLAN SHEET 02                               | DRAINAGE: BASINS & CULVERTS             |          |                                    |
| ROADS: COMBINED SERVICES                                 |          |                                             | 41901-01-660                            | C        | PLAN SHEET 01                      |
| 41901-01-090                                             | G        | PLAN SHEET 01                               | 41901-01-661                            | C        | PLAN SHEET 02                      |
| 41901-01-091                                             | D        | PLAN SHEET 02                               | 41901-01-662                            | A        | SECTIONS                           |
| ROADS: ROADWORKS                                         |          |                                             | 41901-01-663                            | C        | DETAILS SHEET 01                   |
| 41901-01-100                                             | F        | PLAN SHEET 01                               | 41901-01-664                            | A        | DETAILS SHEET 02                   |
| 41901-01-101                                             | D        | PLAN SHEET 02                               | DRAINAGE: CATCHMENT                     |          |                                    |
| 41901-01-120                                             | B        | DETAILS                                     | 41901-01-670                            | C        | PLAN SHEET 01                      |
| ROADS: LONGITUDINAL SECTIONS                             |          |                                             | 41901-01-671                            | C        | PLAN SHEET 02                      |
| 41901-01-200                                             | B        | SHEET 01                                    | DRAINAGE: CALCULATION TABLES            |          |                                    |
| 41901-01-201                                             | B        | SHEET 02                                    | 41901-01-680                            | C        | MINOR TABLE                        |
| 41901-01-202                                             | B        | SHEET 03                                    | 41901-01-681                            | C        | MAJOR TABLE                        |
| 41901-01-203                                             | B        | SHEET 04                                    | WATER: WATER RETICULATION               |          |                                    |
| ROADS: CROSS SECTIONS                                    |          |                                             | 41901-01-700                            | F        | PLAN SHEET 01                      |
| 41901-01-300                                             | A        | SHEET 01                                    | 41901-01-701                            | C        | PLAN SHEET 02                      |
| 41901-01-301                                             | A        | SHEET 02                                    | 41901-01-710                            | A        | DETAILS                            |
| 41901-01-302                                             | A        | SHEET 03                                    | EARTHWORKS BORROW AREA                  |          |                                    |
| 41901-01-303                                             | A        | SHEET 04                                    | 41901-01-800                            | A        | PLAN SHEET 01                      |
| 41901-01-304                                             | A        | SHEET 05                                    |                                         |          |                                    |
| 41901-01-305                                             | B        | SHEET 06                                    |                                         |          |                                    |



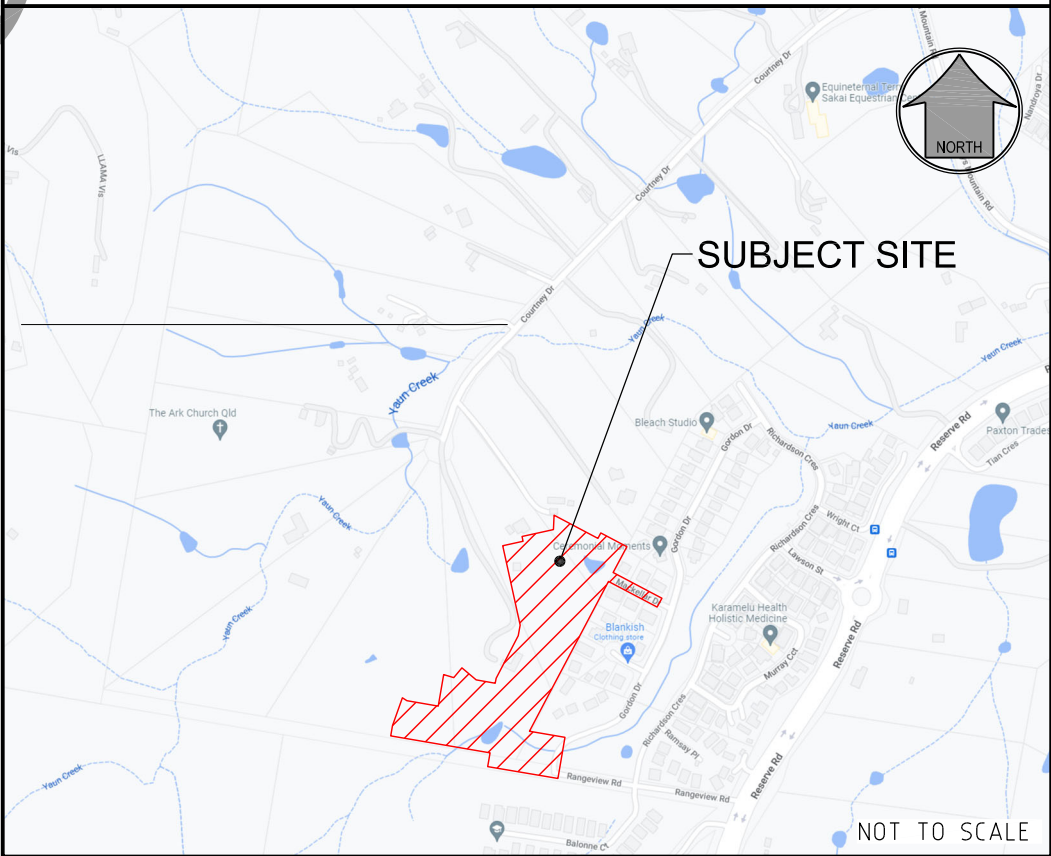
CLIENT



SUB-CONSULTANTS



### LOCALITY PLAN



R.P. DESCRIPTION  
LOT 188, 189, 190, 191 & 192 ON RP173728  
COURTNEY DRIVE  
LOCALITY OF UPPER COOMERA  
LOCAL AUTHORITY - GOLD COAST CITY COUNCIL

DRAWING NUMBER  
41901-01-000

AMEND.  
J

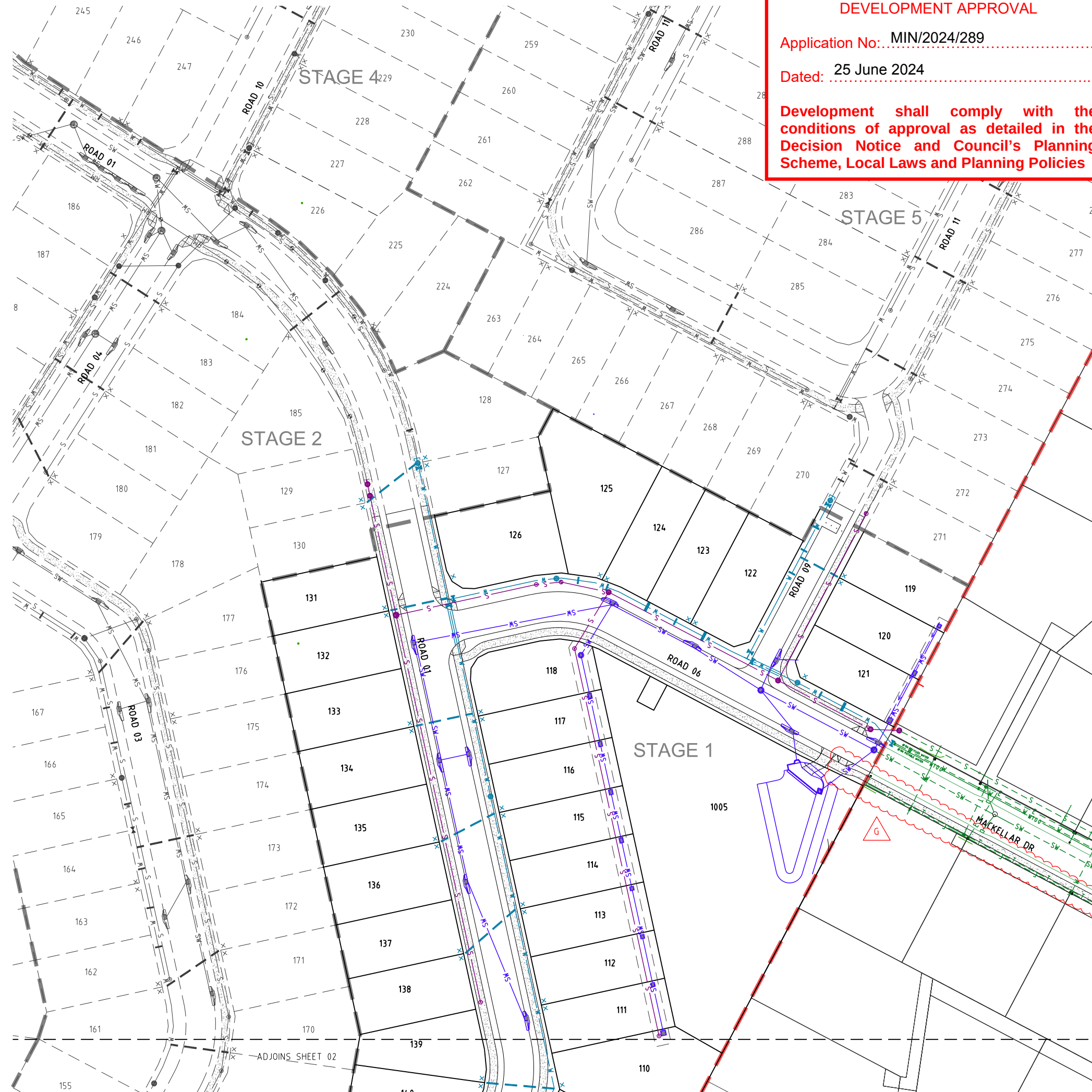
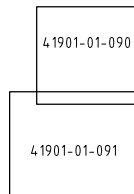
CONSTRUCTION SERVICES

1. CONSTRUCTION OF SEWER/ROOFWATER/STORMWATER/SERVICES EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH & TO PROTECT PIPE WORK & DIRECT SURFACE MATERIAL AWAY FROM EXCAVATIONS. TOPSOIL & GRASS SEED AREAS IN ALLOTMENTS IMMEDIATELY AFTER COMPLETING THE SEWER & ROOFWATER DRAINAGE CONSTRUCTION. DEPRESS GROUND AROUND TEMPORARY FIELD INLETS TO CREATE SILT POND.
2. TRIP HAZARD MANHOLES OR STRUCTURES INSTALLED IN THE ROAD, FOOTPATH OR VERGE MUST MATCH NEATLY WITH NO TRIP HAZARD.
3. EXISTING SERVICES - EXTERNAL WORKS THE LOCATIONS OF ALL EXISTING SERVICES WITHIN THE WORK AREA SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE RELEVANT AUTHORITIES & TO ENSURE THAT THE EXISTING SERVICES ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY THE CONTRACT WORKS.

LEGEND

|      |                        |
|------|------------------------|
| ---  | EXISTING PROPERTY LINE |
| ---  | EXISTING KERB (INVERT) |
| ---  | EXISTING FOOTPATH      |
| RM   | EXISTING RISING MAIN   |
| S    | EXISTING SEWER         |
| SW   | EXISTING STORMWATER    |
| RW   | EXISTING ROOFWATER     |
| SS   | EXISTING SUBSOIL       |
| W100 | EXISTING WATER         |
| W150 | EXISTING WATER         |
| W200 | EXISTING WATER         |
| W225 | EXISTING WATER         |
| W250 | EXISTING WATER         |
| W300 | EXISTING WATER         |
| ---  | EXISTING WATER CONDUIT |
| ---  | PROPOSED PROPERTY LINE |
| ---  | PROPOSED KERB (INVERT) |
| ---  | PROPOSED FOOTPATH      |
| RM   | PROPOSED RISING MAIN   |
| S    | PROPOSED SEWER         |
| SW   | PROPOSED STORMWATER    |
| RW   | PROPOSED ROOFWATER     |
| SS   | PROPOSED SUBSOIL       |
| W100 | PROPOSED WATER         |
| W150 | PROPOSED WATER         |
| W200 | PROPOSED WATER         |
| W225 | PROPOSED WATER         |
| W250 | PROPOSED WATER         |
| W300 | PROPOSED WATER         |
| ---  | PROPOSED WATER CONDUIT |
| ---  | FUTURE PROPERTY LINE   |
| ---  | FUTURE KERB (INVERT)   |
| ---  | FUTURE FOOTPATH        |
| RM   | FUTURE RISING MAIN     |
| S    | FUTURE SEWER           |
| SW   | FUTURE STORMWATER      |
| RW   | FUTURE ROOFWATER       |
| SS   | FUTURE SUBSOIL         |
| W100 | FUTURE WATER           |
| W150 | FUTURE WATER           |
| W200 | FUTURE WATER           |
| W225 | FUTURE WATER           |
| W250 | FUTURE WATER           |
| W300 | FUTURE WATER           |
| ---  | FUTURE WATER CONDUIT   |
| ---  | SITE BOUNDARY          |
| ---  | STAGE BOUNDARY         |

SHEET LAYOUT



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2024/289

Dated: 25 June 2024

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

PROJECT NAME

COURTNEY DR  
UPPER COOMERA

STAGE 01

RP DESCRIPTION

LOT 188, 189, 190, 191 & 192 ON RP173728  
COURTNEY DRIVE  
LOCALITY OF UPPER COOMERA  
LOCAL AUTHORITY - GOLD COAST CITY COUNCIL

CLIENT



0 5 10 15 20 25m  
Scale 1:500 - A1 (1:1000 - A3)

|     |          |                                 |     |
|-----|----------|---------------------------------|-----|
| G   | 17-06-24 | FOOTPATH WIDTH AMENDED          | EP  |
| F   | 31-05-24 | FOOTPATH ROAD 06 CHANGED        | JB  |
| E   | 28-12-23 | STORMWATER LINE REMOVED         | BL  |
| D   | 16-10-23 | WM LOT 126, FH & TS MOVED       | JB  |
| C   | 14-07-23 | RFI AMENDMENTS                  | EP  |
| B   | 20-03-23 | STORMWATER BASIN ACCESS AMENDED | JB  |
| A   | 03-03-23 | COUNCIL ISSUE                   | JB  |
| REV | DATE     | DESCRIPTION                     | INT |

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ASSOCIATED CONSULTANTS



DRAWING TITLE

COMBINED SERVICES  
PLAN  
SHEET 01



MUS Pty Ltd T/As:  
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Tel: 07 5571 1099

Postal Address  
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Southport QLD 4215

Gold Coast Office  
Suite 9, 19 Short St  
Southport QLD 4215

|                 |               |
|-----------------|---------------|
| DESIGNED RB     | DRAWN EMH     |
| APPROVED A.R.M. | DATE 03-03-23 |
| DRAWING NUMBER  | REV           |
| 41901-01-090    | G             |

ROADWORKS

1. PAVEMENT DEPTHS
- a) THE DESIGN PAVEMENT DEPTHS ALLOWED IN EARTHWORKS CALCULATIONS ARE BASED ON THE DEPTHS SHOWN IN THE SCHEDULE OF PAVEMENT DEPTHS ON DRAWING 120.
- b) THE PAVEMENT DEPTHS GIVEN ARE DESIGN DEPTHS ONLY & MAY BE VARIED AFTER SUB-GRADE TESTS ARE TAKEN. THE CONTRACTOR IS TO PROVIDE THE SUPERINTENDENT A SUBGRADE C.B.R. REPORT PREPARED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.
- THE SUPERINTENDENT WILL COORDINATE THE AUTHORITIES APPROVAL OF THE PAVEMENT DESIGN.
- c) REFER TO DWG. 120 FOR TYPICAL ROAD SECTIONS.
2. TESTING
- ALL COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY. ALL SITE FILLING SHALL BE TESTED AT LEVEL 1 REQUIREMENTS.
3. SUBSOIL DRAINS
- SUBSOIL DRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY'S SPECIFICATIONS. SUBSOIL DRAINS SHALL BE PLACED UNDER ALL KERB STRUCTURES & ARE TO BE CONSTRUCTED TO A DEPTH GREATER THAN THAT OF THE INVERT OF THE DEEPEST SERVICE CROSSING.
4. MITRE DRAINS
- MITRE DRAINS ARE TO BE CONSTRUCTED ALONG THE CUT/FILL INTERFACE & SAG/LOW POINTS OF ALL ROADS. CONTRACTOR TO REQUEST DIRECTION FROM SUPERINTENDENT WHETHER TO INSTALL MITRE DRAIN AT ROCK ENCOUNTERED IN SUBGRADE. ALL MITRE DRAINS MUST BE FREE DRAINING & TIE INTO THE ADJACENT SUBSOIL DRAINS.
5. ROCK
- THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR RATES.
6. TURF
- 1.0m TURF STRIP TO BE INSTALLED BEHIND THE BACK OF ALL KERBS. A PERPENDICULAR TURF STRIP AT MAXIMUM 10m INCREMENTS MUST BE INSTALLED TO FULL VERGE WIDTH FOR SEDIMENT & EROSION CONTROL PURPOSES.
7. KERBS
- ALL KERBS TO BE CONSTRUCTED IN ACCORDANCE WITH AUTHORITY STANDARDS.
8. PAVEMENT TIE-IN
- PAVEMENT TIE-IN TO BE IN ACCORDANCE WITH DWG. 120
9. FOOTPATH IN MACKELLAR DRIVE
- FOOTPATH EXTERNAL TO STAGE 1 WORKS (APPROX 90m) IS TO BE 1.5m WIDE. PLEASE ENSURE THAT FOOTPATHS TIE NEATLY INTO EXISTING DRIVEWAYS (x3) AND MINIMISE IMPACT TO EXISTING LANDOWNERS OF LOTS 91-93 SP174234.

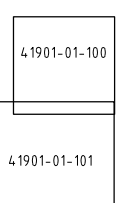
LEGEND

- EXISTING KERB (INVERT)
- EXISTING KERB (LIP & BACK)
- EXISTING FOOTPATH
- EXISTING PROPERTY LINE
- 1.0 EXISTING CONTOURS
- FUTURE KERB
- FUTURE FOOTPATH
- FUTURE PROPERTY LINE
- 1.0 FUTURE CONTOURS
- CONTROL LINE / CENTER OF ROAD
- PROPOSED KERB (INVERT)
- PROPOSED KERB (LIP & BACK)
- PROPOSED FOOTPATH
- PROPOSED PROPERTY LINE
- SITE BOUNDARY
- STAGE BOUNDARY
- 1.0 DESIGN CONTOURS

PROPOSED CONCRETE

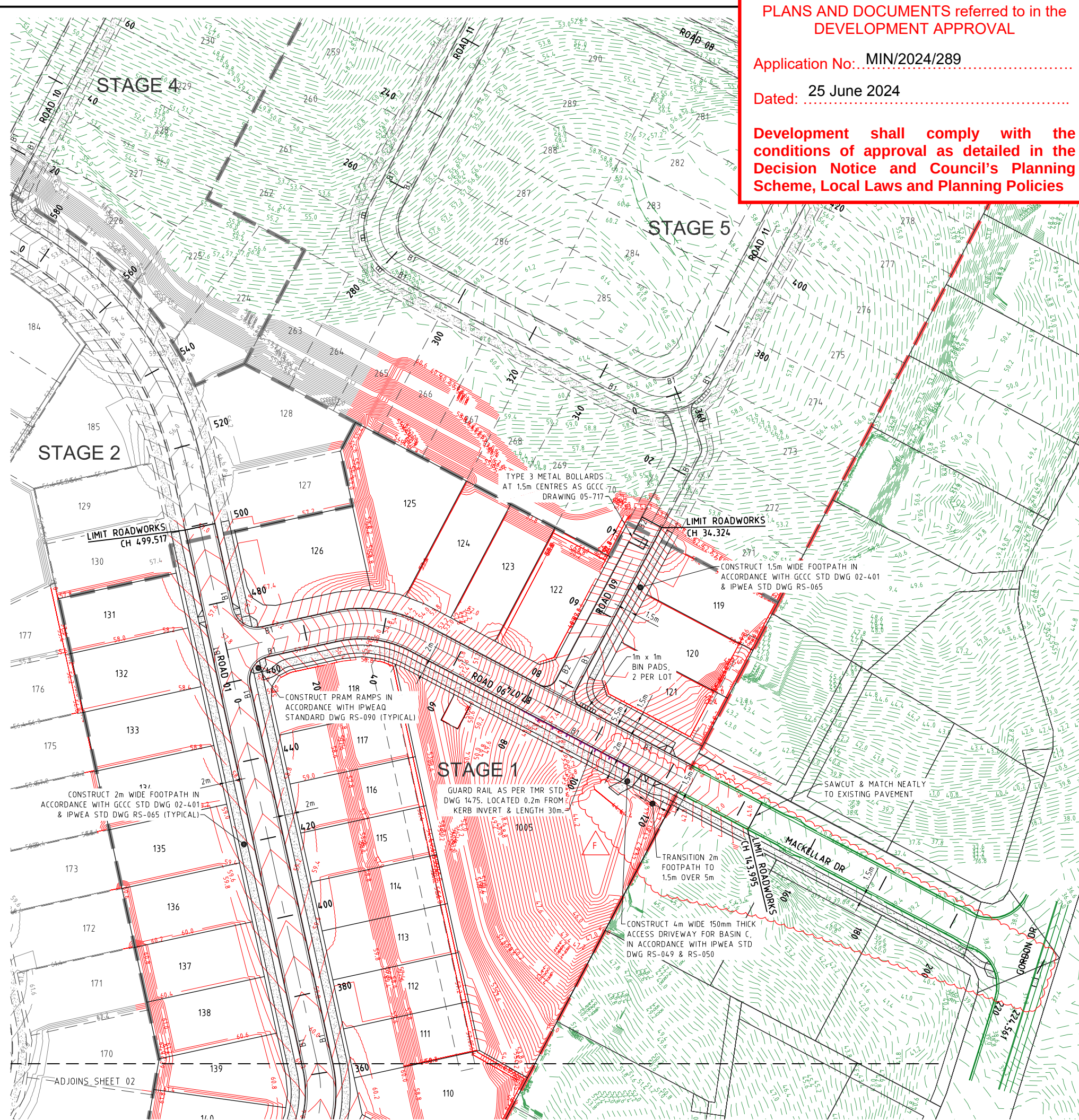
41.065 CENTRELINE CHAINAGE

SHEET LAYOUT



REFER TO DRG. 120 FOR KERB TYPES

B1 BARRIER KERB & CHANNEL



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PROJECT NAME

COURTNEY DR  
UPPER COOMERA

STAGE 01

RP DESCRIPTION

LOT 188, 189, 190, 191 & 192 ON RP173728

COURTNEY DRIVE

LOCALITY OF UPPER COOMERA

LOCAL AUTHORITY - GOLD COAST CITY COUNCIL

CLIENT

HB Land

NORTH

0 5 10 15 20 25m

Scale 1500 - A1 (1:1000 - A3)

|     |          |                                         |     |
|-----|----------|-----------------------------------------|-----|
| F   | 17-06-24 | FOOTPATH EXT TO STAGE 1 CHANGED TO 1.5m | EP  |
| E   | 31-05-24 | FOOTPATH ROAD 06 CHANGED                | EP  |
| D   | 23-02-24 | CONTOURS LOT 110 AMENDED                | BL  |
| C   | 16-07-23 | RFI AMENDMENTS                          | EP  |
| B   | 20-03-23 | DRIVEWAY ACCESS LOCATION AMENDED        | JB  |
| A   | 03-03-23 | COUNCIL ISSUE                           | JB  |
| REV | DATE     | DESCRIPTION                             | INT |

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ASSOCIATED CONSULTANTS

BIOME  
WATER AND ENVIRONMENTAL CONSULTING

Robin Russell  
& ASSOCIATES PTY. LTD.

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DRAWING TITLE

ROADWORKS  
PLAN  
SHEET 01

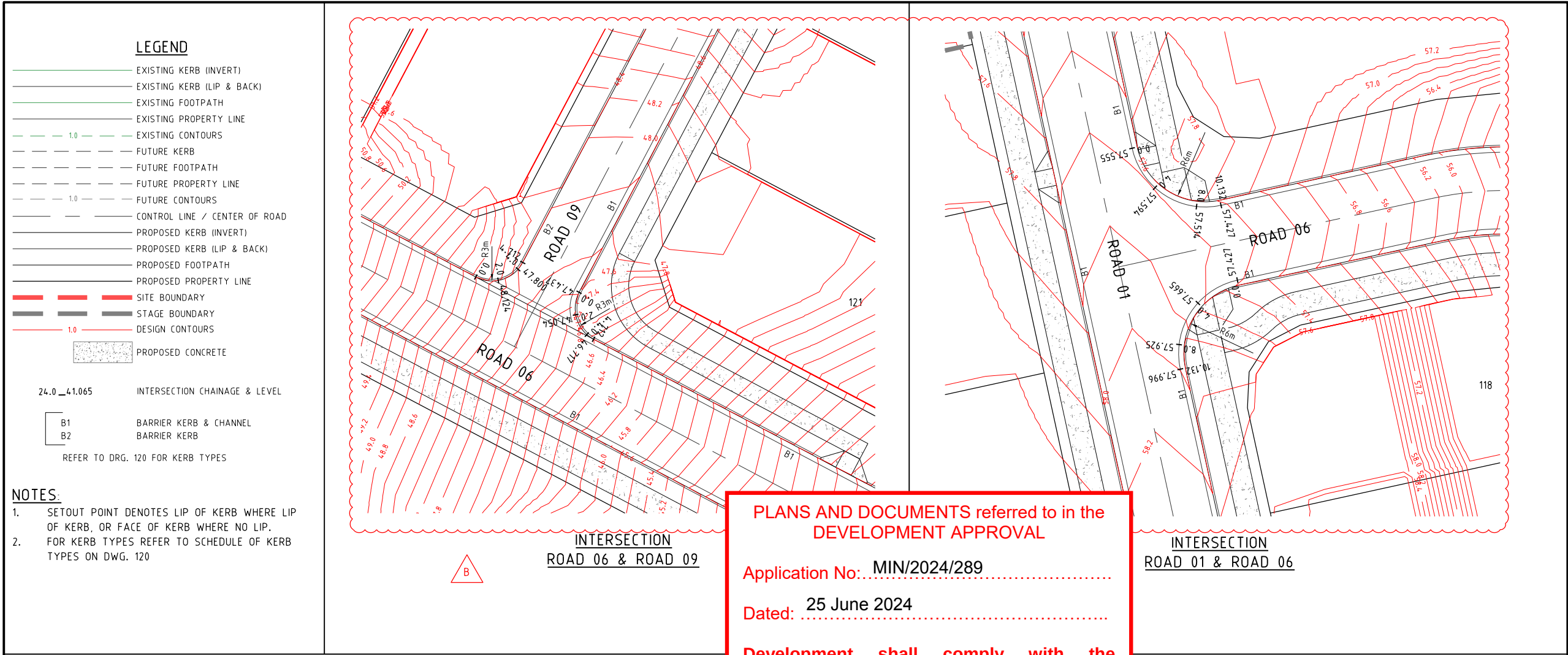
MORTONS  
urbansolutions  
Urban & Regional Planning  
Civil Engineering  
Project Coordination

MUS Pty Ltd T/As:  
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Gold Coast Office  
Suite 9, 19 Short St  
Southport QLD 4215

|                 |           |
|-----------------|-----------|
| DESIGNED RB     | DRAWN EMH |
| APPROVED A.K.M. | PERQ4706  |
| DRAWING NUMBER  | REV       |
| 41901-01-100    | F         |



PROJECT NAME

**COURTNEY DR  
UPPER COOMERA**

STAGE 01

RP DESCRIPTION

LOT 188, 189, 190, 191 & 192 ON RP173728

COURTNEY DRIVE

LOCALITY OF UPPER COOMERA

LOCAL AUTHORITY - GOLD COAST CITY COUNCIL

CLIENT

**HB Land**

**NORTH**

0 2 4 6 8 10m

Scale 1:200 - A1 (1:400 - A3)

|     |          |                          |     |
|-----|----------|--------------------------|-----|
| C   | 31-05-24 | FOOTPATH ROAD 06 CHANGED | EP  |
| B   | 14-07-23 | RFI AMENDMENTS           | EP  |
| A   | 03-03-23 | COUNCIL ISSUE            | JB  |
| REV | DATE     | DESCRIPTION              | INT |

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ASSOCIATED CONSULTANTS

**BIOME**  
WATER AND ENVIRONMENTAL CONSULTING

**Robin Russell**  
& ASSOCIATES PTY. LTD.

**BENNETT - BENNETT**

DRAWING TITLE

**INTERSECTION  
GRADING DETAILS**

**MORTONS**  
urbansolutions  
Urban & Regional Planning  
Civil Engineering  
Project Coordination

MUS Pty Ltd T/As:  
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|                    |           |
|--------------------|-----------|
| DESIGNED RB        | DRAWN EMH |
| APPROVED <i>AK</i> | REQ 4706  |
| DRAWING NUMBER     | REV       |
| 41901-01-400       | C         |

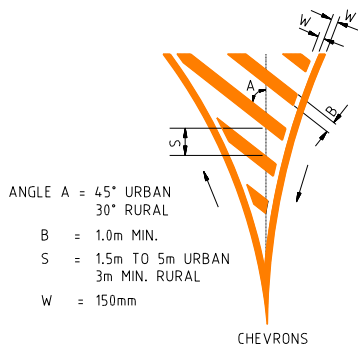
NOTES

1. LINEMARKING & SIGNAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". ALL SIGNAGE SHOWN IS DIAGRAMMATIC ONLY, & MUST BE INSTALLED AT THE HEIGHT, ORIENTATION & WITH APPROPRIATE POLE SUPPORT AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL SIGN POSTS & SIGN RAILS TO BE GALVANISED UNLESS NOTED OTHERWISE.

PAVEMENT MARKING LEGEND

- EXISTING EDGE LINE - EL  
EXISTING EDGE LINE YELLOW - EL(Y)  
EXISTING CONTINUITY LINE - CL  
EXISTING TURN LINE - TL  
EXISTING BARRIER LINE - BL(B)  
EXISTING BARRIER LINE - BL  
EXISTING LANE LINE - LL  
EXISTING LANE LINE - LL(B)  
EXISTING GIVE WAY LINE - GWL  
EXISTING STOP LINE - SL  
EDGE LINE - EL  
EDGE LINE YELLOW - EL(Y)  
CONTINUITY LINE - CL  
TURN LINE - TL  
BARRIER LINE - BL(B)  
BARRIER LINE - BL  
LANE LINE - LL  
LANE LINE - LL(B)  
GIVE WAY LINE - GWL  
STOP LINE - SL

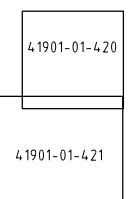
NOTE: REFER TO: MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ALL LINEMARKING AND SIGN STANDARDS



LEGEND

- EXISTING KERB (INVERT)  
EXISTING PROPERTY LINE  
EXISTING FOOTPATH  
FUTURE KERB (INVERT)  
FUTURE FOOTPATH  
FUTURE PROPERTY LINE  
PROPOSED KERB (INVERT)  
PROPOSED FOOTPATH  
PROPOSED PROPERTY LINE  
SITE BOUNDARY  
STAGE BOUNDARY  
SIGN POST  
SIGN POST  
SIGN POST

SHEET LAYOUT



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UPPER COOMERA

STAGE 01

RP DESCRIPTION

LOT 188, 189, 190, 191 & 192 ON RP173728  
COURTNEY DRIVE  
LOCALITY OF UPPER COOMERA  
LOCAL AUTHORITY - GOLD COAST CITY COUNCIL

CLIENT



0 5 10 15 20 25m  
Scale 1:500 - A1 (1:1000 - A3)

|     |          |                          |     |
|-----|----------|--------------------------|-----|
| D   | 17-06-24 | FOOTPATH WIDTH AMENDED   | EP  |
| C   | 31-05-24 | FOOTPATH ROAD 06 CHANGED | EP  |
| B   | 14-07-23 | RFI AMENDMENTS           | EP  |
| A   | 03-03-23 | COUNCIL ISSUE            | JB  |
| REV | DATE     | DESCRIPTION              | INT |

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ASSOCIATED CONSULTANTS



DRAWING TITLE

LINEMARKING & SIGNAGE  
PLAN  
SHEET 01



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|                    |                        |
|--------------------|------------------------|
| DESIGNED RB        | DRAWN EMH              |
| APPROVED <i>RB</i> | REVIEWED DATE 03-03-23 |
| DRAWING NUMBER     | REV                    |
| 41901-01-420       | D                      |

SEQ CODE WATER NOTES

SEQ CODE NOTES COPIED DIRECTLY FROM DRAWING SEQ-WAT-1101-3.

VEGETATION PROTECTION

- A. TREES LOCATED ALONG THE FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
- B. WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD GIRDLES SHALL BE CONSTRUCTED WITH 1.8m BATTENS CLOSELY SPACED & ARRANGED VERTICALLY FROM GROUND LEVEL. GIRDLES SHALL BE STRAPPED TO TREES PRIOR TO CONSTRUCTION & REMAIN UNTIL COMPLETION.
- C. TREE ROOTS SHALL BE TUNNELLED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT RELEVANT COUNCIL ARBORIST FOR FURTHER ADVICE.
- D. ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

SOIL

- A. TOPSOIL & SUBSOIL SHALL BE STOCKPILED SEPARATELY.
- B. CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
- C. IF ACID SULPHATE SOILS EXIST IN THE WORKS AREA. THE CONTRACTOR MUST PREPARE A RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL & MANAGE THE ACID SULPHATE SOILS AS PER THE MANUAL.

CREEK CROSSINGS

- A. SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
- B. APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
- C. NO SOIL SHALL BE STOCKPILED WITHIN 5m OF THE CREEK.

REHABILITATION

- A. PREDISTURBANCE SOIL PROFILES & COMPACTION LEVELS SHALL BE REINSTATED.
- B. PREDISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.

GENERAL NOTES

1. ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND WATER SUPPLY CODE SPECIFICATIONS & STANDARDS.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS & WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. ADOPT LIP OF KERB OR SHOULDER OF ROAD AS PERMANENT LEVEL.
4. COVER ON MAINS FROM PERMANENT LEVEL TO BE AS SHOWN IN SEQ-WAT-1200-2.
5. CONDUITS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWINGS.
6. A WATER METER SUPPLIED AT THE DEVELOPER'S COST, IS TO BE INSTALLED AT THE SERVICE POINT OF EACH LOT IN ACCORDANCE WITH THE STANDARD DRAWING FOR THE SEQ-SP.
7. ALL MATERIALS USED IN THE WORKS SHALL COMPLY WITH THE SEQ-SP'S ACCEPTED PRODUCTS & MATERIALS LIST OR BE APPROPRIATELY SHOWN, LISTED & DEFINED IN THE ENGINEERING SUBMISSION SO THAT THE ALTERNATIVE PRODUCT OR MATERIAL CAN BE ASSESSED & IF APPROPRIATE, APPROVED BY THE SEQ-SP.
8. ALL CONCRETE FOOTPATHS TO BE CLEAR OF WATER MAINS.
9. TEST/CHLORINATION POINTS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING NO. SEQ-WAT-1410-1.
10. THE CONSTRUCTION OF THE WATER RETICULATION WORK SHOWN ON THIS DRAWING MUST BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT TO THE RETICULATION SYSTEM.

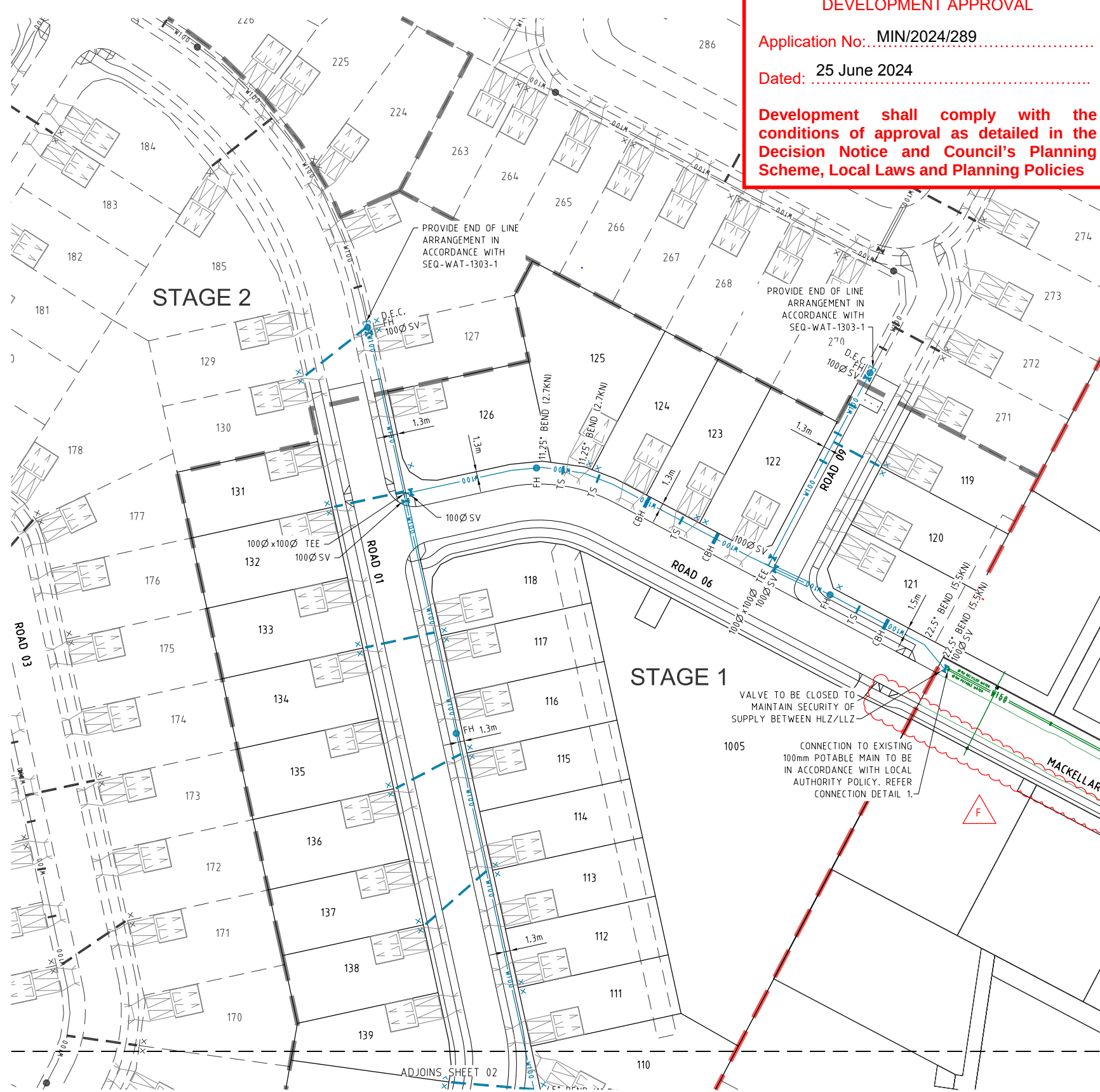
ALL ENVIRONMENT PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION WORK, INCLUDING CLEARING, COMMENCING.

PROJECT SPECIFIC WATER NOTES

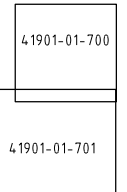
- a. ALL PROPERTY CONNECTION ROAD CROSSINGS TO BE SLEEVED WITH DN100 uPVC PN12 CONDUIT IN ACCORDANCE WITH SEQ-WAT-1106-1.
- b. ALL MATERIALS ARE TO BE SUPPLIED & CONSTRUCTED IN ACCORDANCE WITH SEQ CODE.
- c. WATER METERS ARE TO BE SUPPLIED & INSTALLED AT ALL WATER SERVICE / CONNECTION POINTS IN ACCORDANCE WITH SEQ-WAT-1106-1.
- d. THRUST BLOCKS TO BE LOCATED & INSTALLED BY CONTRACTOR IN ACCORDANCE WITH SEQ CODE.
- e. TRENCH STOPS & BULKHEADS TO BE IN ACCORDANCE WITH WATER AUTHORITY REQUIREMENTS.
- f. THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR WATER RATES UNLESS SCHEDULED OTHERWISE WITHIN THE CONTRACT.
- g. FOOTPATHS SHOWN FOR INFORMATION PURPOSES ONLY.
- h. ALL WATER CONSTRUCTION WORK UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE WORKPLACE HEALTH & SAFETY LEGISLATION.
- i. MINIMUM WATERMAIN COVER TO BE IN ACCORDANCE WITH SECTION 7.4.2 TABLE 7.2 OF THE SEQ AMENDMENT TO WATER SUPPLY CODE OF AUSTRALIA.
- j. CONTRACTOR TO PAY ALL FEES & CHARGES ASSOCIATED WITH CONNECTIONS.
- k. END OF LINE ARRANGEMENTS (EG. CUL-DE-SAC HEADS) TO BE CONSTRUCTED IN ACCORDANCE WITH SEQ-WAT-1104-1.
- l. TEMPORARY CONSTRUCTION HYDRANTS TO BE PROVIDED IN ACCORDANCE WITH SEQ-WAT-1303-1 AT ALL CONNECTIONS.
- m. ALL LIVE CONNECTIONS ARE TO BE ORGANISED BY THE CIVIL CONTRACTOR & UNDERTAKEN BY COUNCIL AT THE DEVELOPERS EXPENSE.

LEGEND

- W100 - EXISTING 100Ø WATER MAIN
- W150 - EXISTING 150Ø WATER MAIN
- W200 - EXISTING 200Ø WATER MAIN
- W225 - EXISTING 225Ø WATER MAIN
- W250 - EXISTING 250Ø WATER MAIN
- W300 - EXISTING 300Ø WATER MAIN
- EXISTING FOOTPATH
- EXISTING KERB (INVERT)
- EXISTING PROPERTY LINE
- W100 - FUTURE 100Ø WATER MAIN
- W150 - FUTURE 150Ø WATER MAIN
- W200 - FUTURE 200Ø WATER MAIN
- FUTURE KERB (INVERT)
- FUTURE PROPERTY LINE
- FUTURE FOOTPATH
- PROPOSED KERB (INVERT)
- PROPOSED PROPERTY LINE
- PROPOSED FOOTPATH
- SITE BOUNDARY
- STAGE BOUNDARY
- W100 - PROPOSED 100Ø WATER MAIN
- W150 - PROPOSED 150Ø WATER MAIN
- W200 - PROPOSED 200Ø WATER MAIN
- HYDRANT (FH)
- + TEE
- > REDUCER
- ✕ SCOUR VALVE
- └ ENDCAP
- ✕ SLUICE VALVE
- ✕ AIR VALVE
- ✕ METER LOCATION
- TRENCH STOP (TS)
- CONCRETE BULKHEAD (CBH)
- SERVICE CONDUIT
- DICI ROAD CROSSING

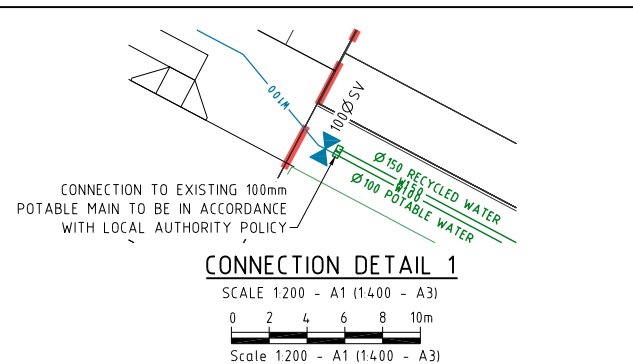


SHEET LAYOUT



WATER PIPE SPECIFICATIONS

| WATER MAIN LOCATION | PIPE MATERIAL SPECIFICATION |
|---------------------|-----------------------------|
| FOOTPATH VERGE      | PVC-M SERIES 2 PN16         |
| ROAD CROSSING       | DICI PN35                   |



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2024/289

Dated: 25 June 2024

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

PROJECT NAME

COURTNEY DR  
UPPER COOMERA

STAGE 01

RP DESCRIPTION

LOT 188, 189, 190, 191 & 192 ON RP173728  
COURTNEY DRIVE  
LOCALITY OF UPPER COOMERA  
LOCAL AUTHORITY - GOLD COAST CITY COUNCIL

CLIENT



0 5 10 15 20 25m  
Scale 1:500 - A1 (1:1000 - A3)

| REV | DATE     | DESCRIPTION              | INT |
|-----|----------|--------------------------|-----|
| F   | 17-06-24 | FOOTPATH WIDTH AMENDED   | EP  |
| E   | 31-05-24 | FOOTPATH ROAD 06 CHANGED | EP  |
| D   | 16-10-23 | WM LOT 126 MOVED         | EP  |
| C   | 20-09-23 | FH & TS MOVED            | EP  |
| B   | 14-07-23 | RFI AMENDMENTS           | EP  |
| A   | 03-03-23 | COUNCIL ISSUE            | JB  |

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ASSOCIATED CONSULTANTS



DRAWING TITLE

WATER  
RETICULATION  
PLAN  
SHEET 01



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| APPROVED RB    | PEQ4706   |
| DRAWING NUMBER | REV       |
| 41901-01-700   | F         |