

PROPOSED WAREHOUSE

STORMWATER MANAGEMENT PLANS



LOCALITY PLAN
N.T.S.

DRAWING INDEX	
Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORMWATER LAYOUT PLAN GROUND FLOOR
102	SEDIMENT AND EROSION CONTROL PLAN
103	MISCELLANEOUS DETAILS SHEET
104	SITE / LOCALITY PLAN

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2024/968

Dated: 2 October 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

				Certification By Dr. Michel Chaaya B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., Civil & Structural Engineer				Architect SKYLINE ARCHITECTS Business Address: 30 Grose Street, PARRAMATTA NSW 2150 Postal Address: 30 Grose Street, PARRAMATTA NSW 2150 Phone Number: 0420 224 488 Email: info@skylinearchitects.com.au		Council Council Of The City Of Gold Coast		Scale		Project 14 EASTRIDGE STREET, STAPYLTON PROPOSED WAREHOUSE STORMWATER MANAGEMENT PLANS COMPLYING DEVELOPMENT CERTIFICATE				Drawing Title COVER SHEET PLAN			
C	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE			14/08/2024	MJT	SBF															
B	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE			21/03/2024	MJT	SBF															
A	ISSUE FOR DEVELOPMENT APPLICATION			31/08/2023	MJT	JSF															
Issue	Description			Date	Design	Checked															
																					

	PROPOSED STORMWATER DRAINAGE PIPE
	Ø100 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
	Ø65 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
	Ø50 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
	PROPOSED STORMWATER PIPE TO RAINWATER TANK
	Ø100 SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34
	RISER PIPE
	DOWNPIPE Ø150 U.N.O
	VERTICAL DROP Ø100
	VERTICAL DROP FROM SLAB
	PLANTER GRATE Ø150
	FLOOR GRATE Ø150
	FLOOR GRATE 200x200 (ALLOW MINIMUM 1.0% FALL TO FG)
	FLOOR GRATE 300x300 (ALLOW MINIMUM 1.0% FALL TO FW)
	RAINWATER OUTLET Ø260 SPS (ALLOW MINIMUM 1.0% FALL TO RWO)
	SUSPENDED PLANTER BOX RAINWATER OUTLET
	AC CONDENSER TUNDISH TO MANUFACTURER'S DETAILS
	Ø50mm EMERGENCY OVERFLOW SPITTERS/PIPES U.N.O.
	RAINWATER TANK
	INVERT LEVEL
	DESIGN SURFACE LEVEL
	EXISTING SURFACE LEVEL
	EXISTING STORMWATER DRAINAGE
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING TELESTRA
	EXISTING ELECTRICAL
	EXISTING ELECTRICAL UNDERGROUND
	EXISTING OVERHEAD ELECTRICAL
	EXISTING GAS
	EXISTING HOUSE DRAINAGE
	EXISTING OPTIC FIBER

GENERAL NOTES

1. ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
2. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
5. PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
9. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
10. ALL DPS TO HAVE LEAF GUARDS
11. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
12. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
13. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
14. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
15. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
16. CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES AND RETAINING WALLS WATER LEVELS.
17. ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.

NOTE:
REFER ARCHITECTURAL DRAWINGS
FOR FINAL SET-OUT LEVELS.

NOTE:
ALL STORMWATER DRAINAGE PIPES ARE
Ø100 PVC AT MIN 1.0% SLOPE U.N.O.

NOTE:
IT IS CONTRACTOR'S RESPONSIBILITY
TO ENSURE MINIMUM PONDING IS
ACHIEVED OVER THE FLOOR WASTES
BY GRADING CATCHMENTS' SURFACES
AT MINIMUM 1.0% FALL.

NOTE:
MAXIMUM CAR PARK GRADES TO BE
5% FOR CONVENTIONAL CAR PARKS
& 2.5% FOR DISABLED CAR PARKS.
CARPARK / DRIVEWAY WORKS TO
COMPLY WITH AS 2890

NOTE:

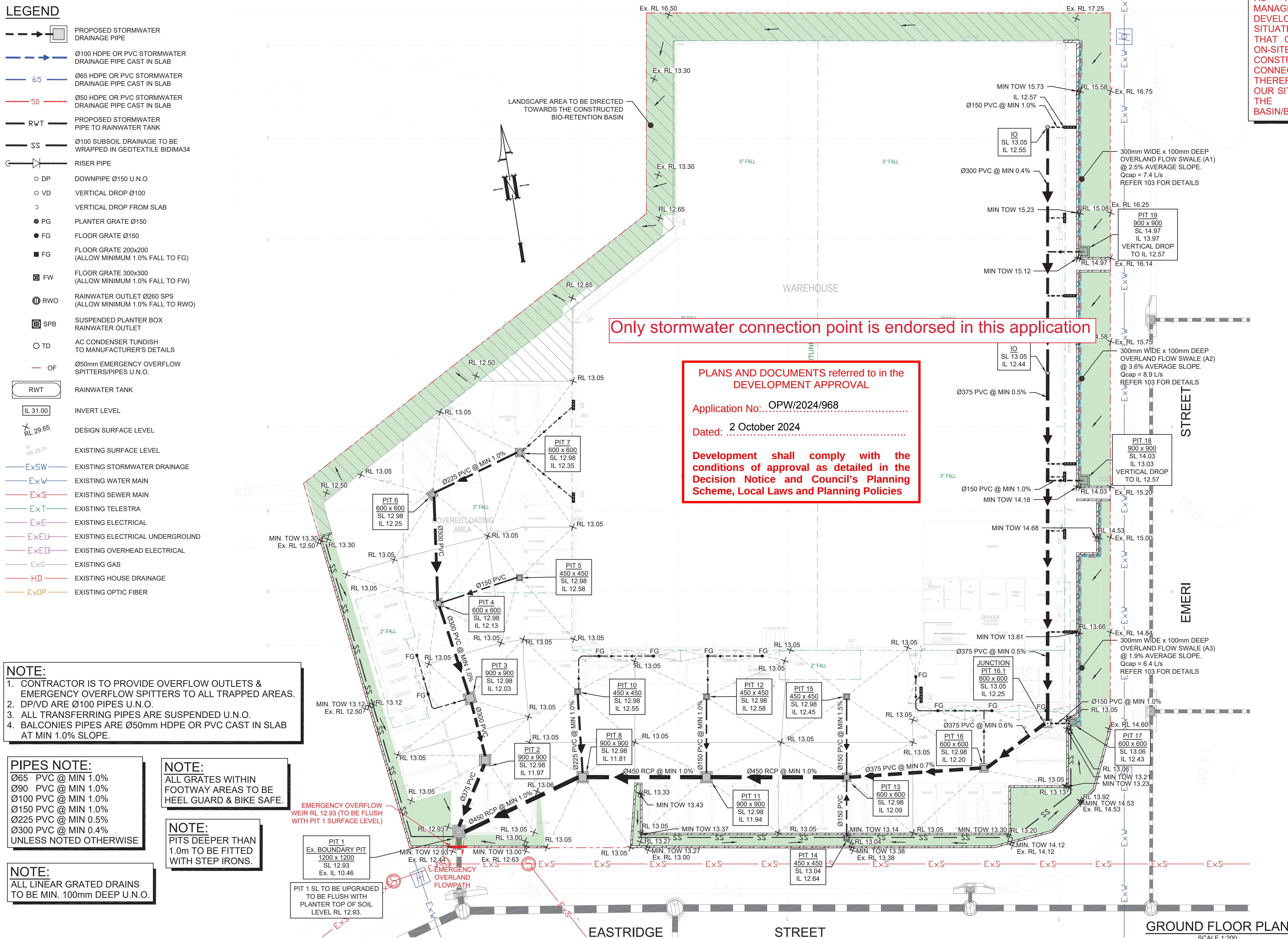
1. CONTRACTOR IS TO PROVIDE OVERFLOW OUTLETS & EMERGENCY OVERFLOW SPITTERS TO ALL TRAPPED AREAS.
2. DP/VD ARE Ø100 PIPES U.N.O.
3. ALL TRANSFERRING PIPES ARE SUSPENDED U.N.O.
4. BALCONIES PIPES ARE Ø50mm HDPE OR PVC CAST IN SLAB AT MIN 1.0% SLOPE.

PIPES NOTE:	
Ø65	PVC @ MIN 1.0%
Ø90	PVC @ MIN 1.0%
Ø100	PVC @ MIN 1.0%
Ø150	PVC @ MIN 1.0%
Ø225	PVC @ MIN 0.5%
Ø300	PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE	

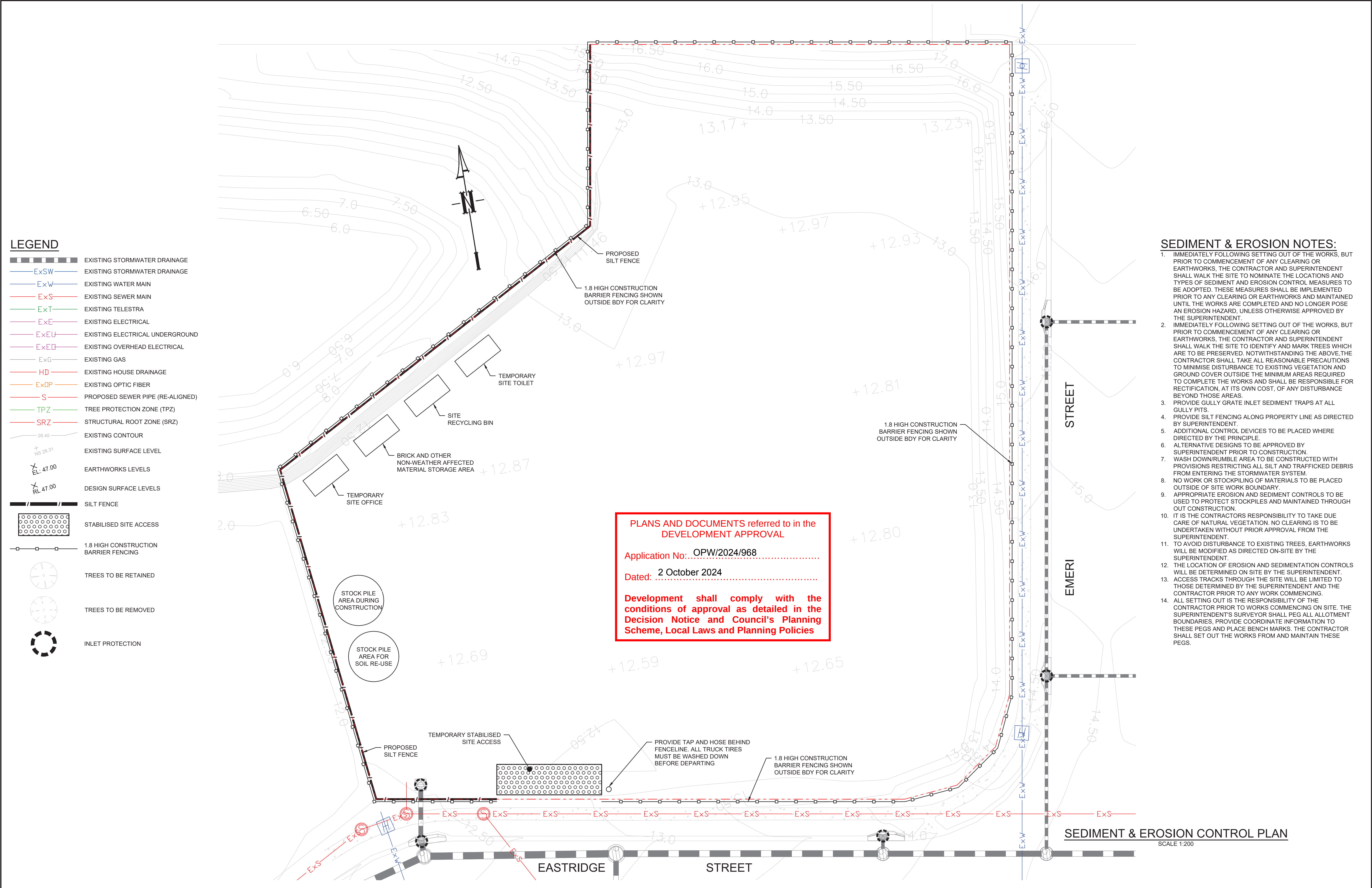
NOTE:
ALL GRATES WITHIN
FOOTWAY AREAS TO BE
HEEL GUARD & BIKE SAFE.

NOTE:
PITS DEEPER THAN 1.0m TO BE FITTED WITH STEP IRONS.

NOTE:
ALL LINEAR GRATED DRAINS
TO BE MIN. 100mm DEEP U.N.O.



H	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE	01/07/2024	MJT	SBF	Certification By Dr. Michel Chaaya B.E. M.E. (Res), Ph.D, F.I.E. Aust., CPEng., Civil & Structural Engineer 	Architect SKYLINE ARCHITECTS Business Address: 30 Grose Street, PARRAMATTA NSW 2150 Postal Address: 30 Grose Street, PARRAMATTA NSW 2150 Phone Number: 0420 224 488 Email: info@skylinearchitects.com.au	Council Council Of The City Of Gold Coast	Scale 	TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 14, 32 Smith Street, Parramatta NSW 2150 PO BOX 3579 Parramatta 2124 Email: info@telfordcivil.com.au Phone: 02 7809 4931 Company: Telford Consulting Pty Ltd	Project 14 EASTRIDGE STREET, STAPYLTON PROPOSED WAREHOUSE STORMWATER MANAGEMENT PLANS COMPLYING DEVELOPMENT CERTIFICATE	Drawing Title STORMWATER LAYOUT PLAN GROUND FLOOR	
G	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE	14/06/2024	MJT	SBF								
F	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE	25/03/2024	MJT	SBF								
E	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE	21/03/2024	MJT	SBF								
D	ISSUE FOR DEVELOPMENT APPLICATION	10/01/2024	MJT	SBF								
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