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23 October 2024

ATTENTION: Wasim Ahmed

To: Gold Coast City Council

Council Reference: MIN/2023/689 in relation to OPW/2021/1511

EDGE Reference: 210388

To Whom It May Concern,

RE: 9 Christensen Rd, Stapylton Qld 4207, Minor change application – Civil

This letter and a new minor change application lodged 23/10/24 proposes that the approved 2 x 375Ø stormwater outlets are to be replaced with a single 525Ø stormwater outlet as sufficient clearances are still achieved as seen by the potholing survey by JDA consultants in attachment 1. This new arrangement can be seen in the engineering plans attached in attachment 2.

Previously, an older potholing survey revealed that the existing services running through the council verge would clash with the approved connection (OPW/2021/1511). Therefore, to avoid clashes, a minor change application (MIN/2023/689) to the OPW application was approved on 08/02/24 which changed the approved 525Ø stormwater outlet to 2 x 375 outlets.

It is of the opinion of EDGE that based on past approvals and new clearances to existing services, that the proposed 525Ø outlet is considered acceptable.

Yours faithfully,

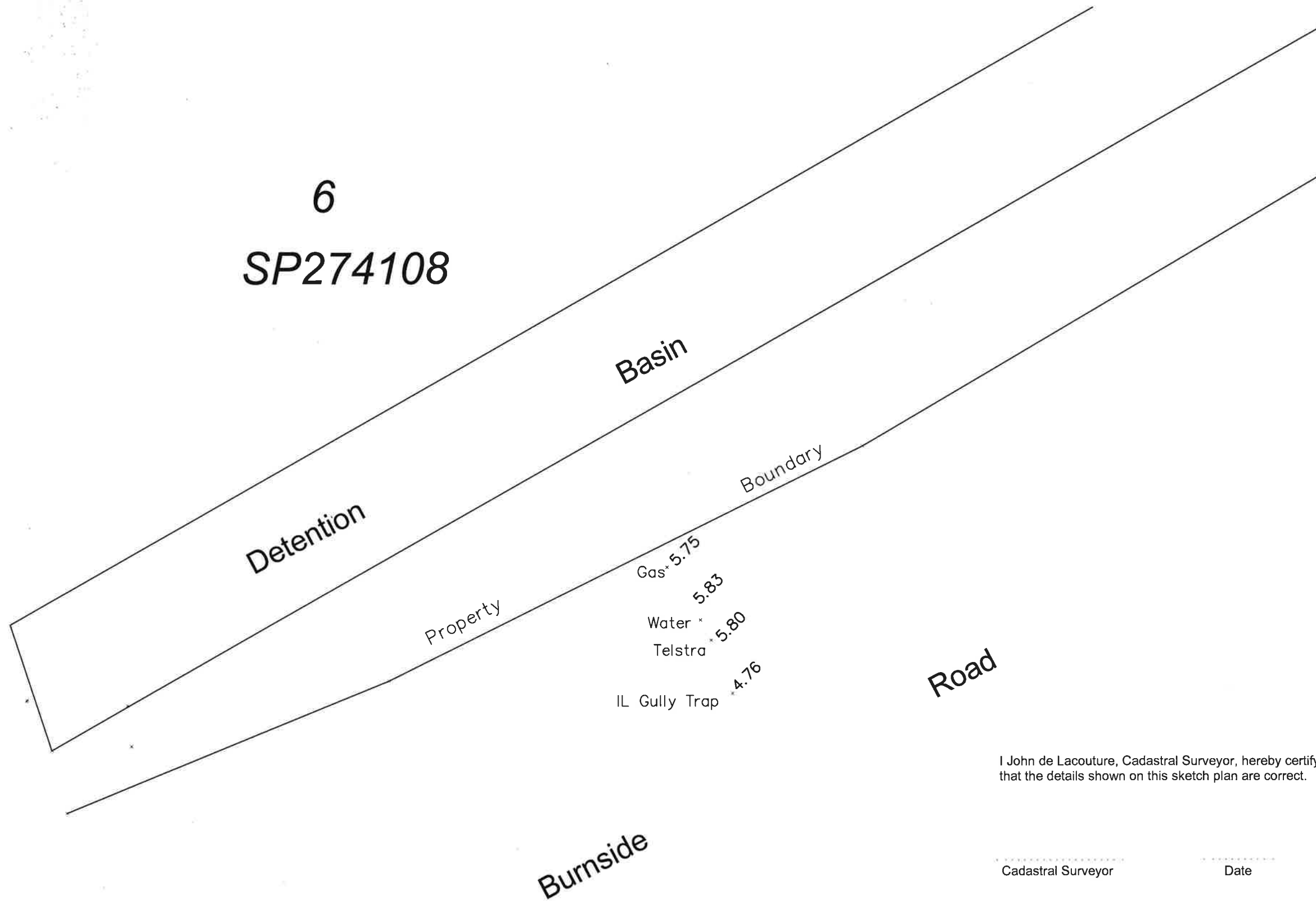
A handwritten signature in black ink, appearing to be "Kostas Oikonomou", written over a white background.

Kostas Oikonomou
BEng(Civil&Env) | NER | RPEQ
Gold Coast Civil Manager

- 1) Attachment / Pothole survey – JDA consultants – Ref 039/20 – dated 11/10/24
- 2) Attachment / Revised Engineering plans

Attachment 1 – Pothole survey – JDA consultants – Ref
039/20 – dated 11/10/24

6
SP274108



I John de Lacouture, Cadastral Surveyor, hereby certify
that the details shown on this sketch plan are correct.

Cadastral Surveyor

Date

0 2 4 6 8 10 12 14 16 18 20
Scale 1:200 Lengths are in Metres

Prepared By : JDA Consultants Pty Ltd. CONSULTING SURVEYORS TOWN PLANNERS ACN 010 272 090 50 Prospect Street Fortitude Valley, 4006 ph : (07) 3252 3777 fax : (07) 3252 1291 Email : jda@jdaconsultants.net.au	
Client: A Plaisterer	
Project: Infrastructure Location Burnside Road Staplyton	
Level Datum: AHD derived from PSM 99762 RL. 17.406m AHDderived	
Description of Property: Lot 6 on SP17406	
Locality: Staplyton LGA: Gold Coast City	
Scale: 1 : 200	Date: 11/10/24
Drawn: jd	Surveyed: jd
Job No. 039/20	Drawing No. 03920_revision
North: 	
Note:	
Comp No. 1	

Attachment 2 – Revised Engineering plans

LOT 6 SP274108
9 CHRISTENSEN RD SOUTH
STAPYLTON QLD 4207



LOCALITY PLAN
SCALE:NTS

Sheet List Table	
Sheet Number	Sheet Title
C001	LOCALITY PLAN AND DRAWING INDEX
C001	SPECIFICATION NOTES
C401	STORMWATER LAYOUT PLAN
C402	STORMWATER SECTION & DETAILS
C404	STORMWATER LONGITUDINAL SECTIONS

WARNING
THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

REVISION
DATE



0mm 10 20 30 40 50

RPEQ Name: KOSTAS OIKONOMOU Sign: RPEQ No: 30,847 Date: 23.10.24		EDGE CONSULTING ENGINEERS www.edgece.com The concepts + information contained in this document are the copyright of EDGE Consulting Engineers. Use or copying of this document in whole or in part without the written permission of EDGE Consulting Engineers constitutes an infringement of copyright. DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!		Brisbane - Australia 131 Floor, 28 Adelaide Street, Woolloongabba, Queensland, 4102, Australia T: +61 7 3392 3671 E: brisbane@edgece.com		Project Name 9 CHRISTENSEN RD SOUTH STAPYLTON QLD 4207 STORMWATER WORKS Client ALISTAIR LE PLASTRIER Designed AK Drawn AK Checked KO Scale © A1 AS SHOWN		Drawing Title LOCALITY PLAN AND DRAWING INDEX Project No. 210388 Drawing No. C001 Revision P2	
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PRELIMINARY

1. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM
2. ALL WORKS TO BE IN ACCORDANCE WITH GOLD COAST CITY COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS (UNO).
3. ALL SERVICE AUTHORITIES SHALL BE NOTIFIED IN WRITING SEVEN DAYS PRIOR TO COMMENCEMENT OF WORKS.
4. 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 TBM'S THEREAFTER.
5. INSTALL ALL VEGETATION PROTECTION, EROSION AND SEDIMENT CONTROL, AND SITE SPECIFIC MEASURE PRIOR TO COMMENCEMENT OF ANY WORK.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT ANY COSTS ASSOCIATED WITH REPAIRING DAMAGE TO EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR.
7. THE LOCATION OF EXISTING SERVICES SHOWN ON THESE PLANS SHALL BE PROVEN ON SITE THE APPROPRIATE AUTHORITY SHALL BE CONTACTED AND THE SERVICES LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- ALL PIPES LESS THAN OR EQUAL TO Ø225mm ARE TO BE SOLVENT WELD-JOINTED SEWER GRADE uPVC CLASS SH, OR (min) CLASS 2 RUBBER-RING JOINTED RCP (UNO).
2. PIPES GREATER THAN OR EQUAL TO Ø300mm ARE TO BE (min) CLASS 2 RUBBER-RING JOINTED RCP (UNO).
3. FRC PIPES EQUIVALENT TO THE STEEL REINFORCED CONCRETE PIPE CLASS SPECIFIED ON THE DRAWINGS MAY BE USED - OBTAIN SUPERINTENDENTS APPROVAL.
4. ALL PIPES ARE TO BE LAID AT (min) 1.0% GRADE (UNO)
5. THE USE OF PRE-CAST STORMWATER DRAINAGE PITS IS NOT ACCEPTED WITHOUT CONFIRMATION BETWEEN EDGE AND THE CONTRACTOR REGARDING QUALITY CONTROL, AND CERTIFICATION OF FINISHES.
6. COVERS
 - 6.1. USE HOT DIPPED GALVANISED COVERS AND GRATES COMPLYING WITH RELEVANT AUSTRALIAN AND COUNCIL STANDARDS.
 - 6.2. ALL COVERS AND GRATES TO BE POSITIONED IN A FRAME AND MANUFACTURE AS A UNIT
 - 6.3. ALL COVERS AND GRATES TO BE FITTED WITH POSITIVE COVER LIFTING KEYS.
 - 6.4. OBTAIN SUPERINTENDENT'S APPROVAL FOR THE USE OF CAST IRON SOLID COVERS AND GRATES. CAST IRON SOLID COVERS (IF APPROVED) TO CONSIST OF CROSS-WEBBED, CELLULAR CONSTRUCTION WITH THE RIBS UPPERMOST TO ALLOW INFILLING WITH CONCRETE. INSTALL POSITIVE COVER LIFTING KEYS AND PLASTIC PLUGS.
 - 6.5. UNLESS DETAILED OR SPECIFIED OTHERWISE COVERS AND GRATES TO BE CLASS "C" IN VEHICULAR PAVEMENTS AND CLASS "B" ELSEWHERE.
7. ALL PIPE BENDS, JUNCTIONS, ETC. ARE TO BE PROVIDED USING PURPOSE MADE FITTINGS OR STORMWATER PITS.
8. ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT PIPE PENETRATIONS SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
9. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTERS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
10. U.N.O. MATERIAL USED FOR BEDDING OF PIPES SHALL BE APPROVED NON-COHESIVE GRANULAR MATERIAL HAVING HIGH PERMEABILITY AND HIGH STABILITY WHEN SATURATED AND FREE OF ORGANIC AND CLAY MATERIAL.
11. WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50mm CONCRETE BED (OR 75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR ON THE ROCK.
12. BEDDING SHALL BE (UNO) TYPE HS2 UNDER ROADS; H2 GENERAL AREAS, IN ACCORDANCE WITH CURRENT RELEVANT INDUSTRY STANDARDS AND GUIDELINES.
13. THE WEATHER PROOFING OF THE BUILDING IS THE ARCHITECT'S /BUILDER'S RESPONSIBILITY. THIS INCLUDES THE SPECIFICATION AND FIXING DETAILS OF CLADDINGS, SHEETING, FLASHING AND MEMBRANES.
14. THE CONTRACTOR SHALL ENSURE AND PROTECT THE INTEGRITY OF ALL STORMWATER PIPES DURING CONSTRUCTION. ANY AND ALL DAMAGE TO THESE PIPES AS A RESULT OF THESE WORKS SHALL BE REPAIRED BY THE CONTRACTOR UNDER THE DIRECTION OF THE SUPERINTENDENT, AND AT NO EXTRA COST.
15. NOTE THAT THE PIT COVER LEVEL NOMINATED IN GUTTERS ARE TO THE INVERT OF THE GUTTER WHICH ARE 40mm LOWER THAN THE PAVEMENT LEVEL AT LIP OF GUTTER.
16. Ø100mm SUB-SOIL DRAINAGE LINES WITH NON-WOVEN GEOTEXTILE SOCK SURROUND SHALL BE CONNECTED TO A STORMWATER DRAINAGE PIT (AT min. 1% LONGITUDINAL GRADE) AND PROVIDED IN THE FOLLOWING LOCATIONS:
 - 17.1 THE HIGH SIDE OF PROPOSED TRACKFACED AND CARPARK PAVEMENT AREAS.
 - 17.2 ALL PLANTER AND TREE BEDS PROPOSED ADJACENT TO PAVEMENT AREAS.
 - 17.3 BEHIND RETAINING WALLS (IN ACCORDANCE WITH DRAWINGS).
 - 17.4 ALL OTHER AREAS SHOWN ON THE DRAWINGS.
17. THE CONTRACTOR SHALL INSTALL INSPECTION OPENINGS TO ALL SUBSOIL DRAINAGE LINES AND DOWNPIPE LINES AS SPECIFIED ON DRAWINGS, AT MAXIMUM 60m CENTERS AND AT ALL UPSTREAM ENDPOINTS.
18. WHERE SUBSOIL DRAINAGE LINES PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS SEALED uPVC SEWER GRADE PIPE SHALL BE USED.
19. PROVIDE 3.0m LENGTH OF Ø100 SUBSOIL DRAINAGE PIPE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC, TO THE UPSTREAM SIDE OF STORMWATER PITS, LAID IN STORMWATER PIPE TRENCHES AND CONNECTED TO THE DRAINAGE PIT.
20. ALL RECTANGULAR HOLLOW SECTIONS (RHS) SPECIFIED AS STORMWATER CONDUITS TO BE HOT DIPPED GALVANISED AND HAVE (MINIMUM) 5mm WALL THICKNESS.

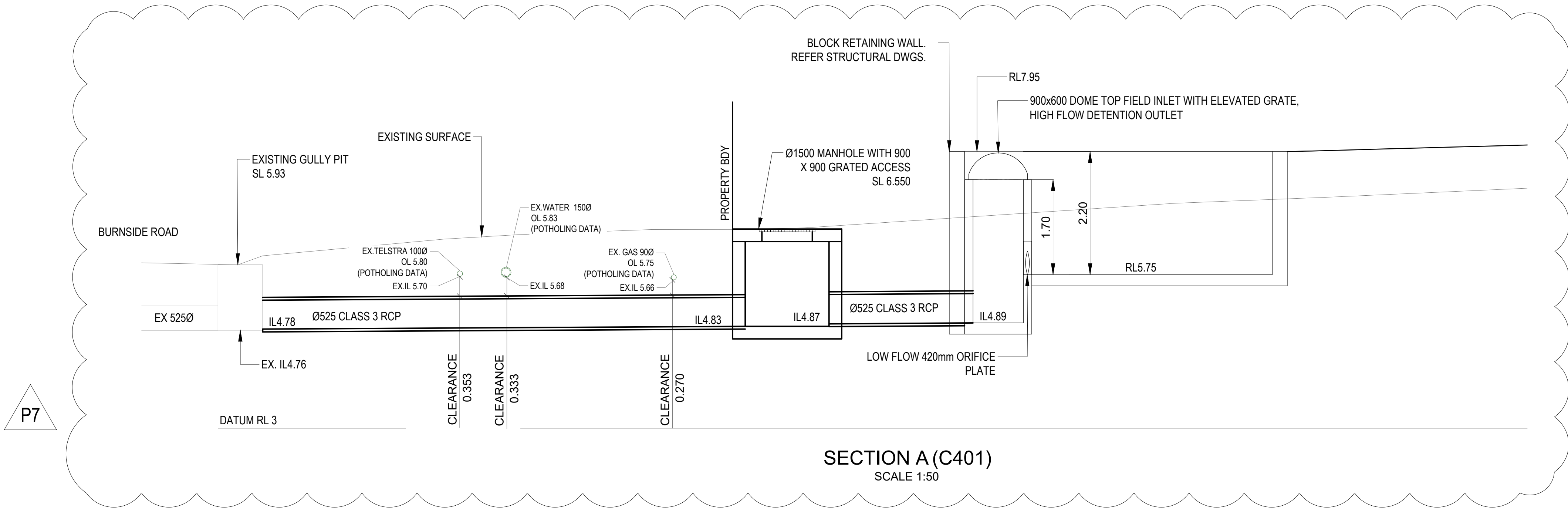
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RPEQ Name: KOSTAS OIKONOMOU		Sign: 		 Brisbane, Australia 1st Floor, 28 Balaclava Street, Woolloongabba, Queensland, 4102, Australia T: +61 7 3392 3671 E: brsborne@edgeco.com		Project Name 9 CHRISTENSEN RD SOUTH STAPYLTON QLD 4207 STORMWATER WORKS		Drawing Title SPECIFICATION NOTES	
RPEQ No: 30.847		Date: 23.10.24		P3 23.10.24 ISSUE FOR APPROVAL P2 20.12.23 FOR APPROVAL P1 23.09.21 FOR APPROVAL		AK KO AK KO MS EH		Project No. 210388	
Rev Date		Description		By Chk		DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!		Client ALISTAIR LE PLASTRIER	
						Designed AK		Drawn KO	
						Checked AS		Scale @ A1 AS SHOWN	
								Drawing No. C002	
								Revision P2	



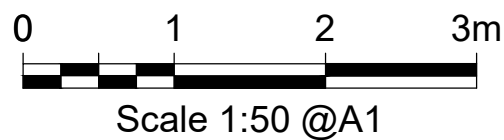
NOTE

LEVELS OF EXISTING SERVICES HAVE BEEN IDENTIFIED AND MARKED BASED ON FIELD SURVEY AND POTHOLING. THE INVESTIGATION HAS BEEN CARRIED OUT BY JDA CONSULTANTS, REFERENCE No. 039-20, DATED 11/10/24. THIS REPORT MUST BE READ IN ITS ENTIRETY PRIOR TO CONSTRUCTION BEING UNDERTAKEN.



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Sign: 		P6 19.12.23 FOR APPROVAL		ND	KO		Client ALISTAIR LE PLASTRIER		Project No. 210388		PRELIMINARY	
RPEQ No: 30,847		P5 13.11.23 FOR APPROVAL		KW	KO		Designed		Drawing No. C402			
Date: 23.10.24		P4 18.08.22 MINOR UPDATES AS PER CLIENT REQUEST		MS	MS		Drawn		Revision P7			
		P3 23.09.21 FOR APPROVAL		MS	EH		Checked		Scale @ A1 AS SHOWN			
		P2 27.08.21 FOR CLIENT REVIEW		MS	EH		PH					
		P1 22.03.21 FOR CLIENT REVIEW		PH	EH							
		Rev	Date	Description	By	Chk	DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!					