

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 02

No. 41901-02

Change to Ground Level (earthworks and retaining walls), roadworks, stormwater drainage works & sewer and water reticulation are the only aspects of works approved by OPW/2023/1202.

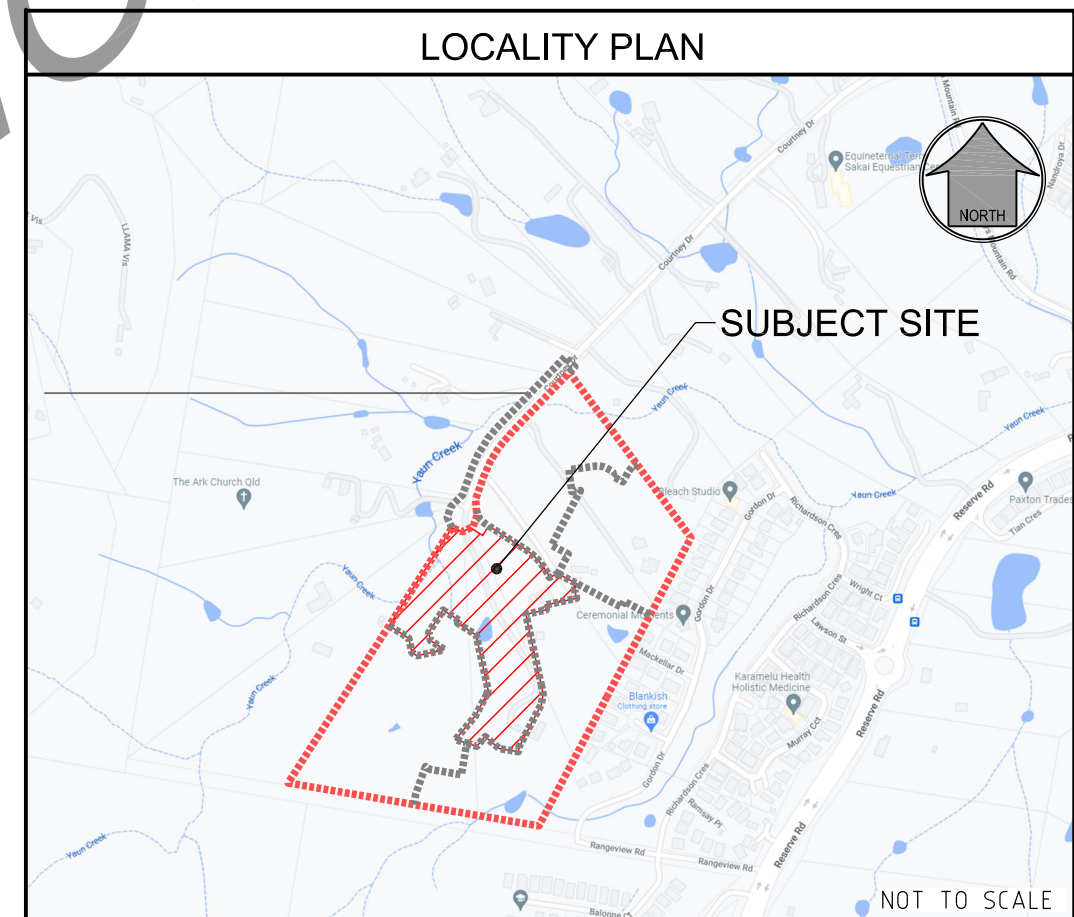
SCHEDULE OF DRAWINGS					
NUMBER	REV. NO.	TITLE	NUMBER	REV. NO.	TITLE
GENERAL			ROADS: LINEMARKING AND SIGNAGE		
41901-02-000	G	COVER SHEET	41901-02-420	B	PLAN SHEET 01
41901-02-003	A	SAFETY IN DESIGN	41901-02-421	B	PLAN SHEET 02
41901-02-004	A	RISK MATRIX & NOTES	SEWER: SEWER RETICULATION		
41901-02-005	C	ROAD HIERARCHY & STAGING PLAN SHEET 01	41901-02-500	D	PLAN SHEET 01
41901-02-006	A	ROAD HIERARCHY & STAGING PLAN SHEET 02	41901-02-501	C	PLAN SHEET 02
EARTHWORKS: EXISTING FEATURES & DEMOLITION			41901-02-502	A	PLAN SHEET 03
41901-02-020	C	PLAN SHEET 01	41901-02-510	A	DETAILS
41901-02-021	A	PLAN SHEET 02	SEWER: PROFILES		
EARTHWORKS: BULK EARTHWORKS CUT FILL			41901-02-530	C	SHEET 01
41901-02-040	C	PLAN SHEET 01	41901-02-531	B	SHEET 02
41901-02-041	A	PLAN SHEET 02	41901-02-532	B	SHEET 03
41901-02-042	A	PLAN SHEET 03	41901-02-533	B	SHEET 04
41901-02-045	B	GEOTECHNICAL REQUIREMENTS PLAN	41901-02-534	B	SHEET 05
41901-02-050	C	EARTHWORKS SECTION KEY PLAN	41901-02-535	B	SHEET 06
41901-02-051	B	SECTIONS-SHEET 01	SEWER: HOUSE CONNECTION PROFILES		
41901-02-052	C	SECTIONS-SHEET 02	41901-02-550	B	SHEET 01
EARTHWORKS: RETAINING WALL & DETAIL GRADING			41901-02-551	B	SHEET 02
41901-02-060	C	PLAN SHEET 01	DRAINAGE: STORMWATER		
41901-02-060A	B	PLAN SHEET 01 A	41901-02-600	C	PLAN SHEET 01
41901-02-061	C	PLAN SHEET 02	41901-02-601	B	PLAN SHEET 02
41901-02-062	B	PLAN SHEET 03	41901-02-602	A	PLAN SHEET 03
41901-02-063	B	PLAN SHEET 04	DRAINAGE: PROFILES		
41901-02-070	B	DETAILS	41901-02-620	D	SHEET 01
41901-02-071	A	FINAL TRIM DETAILS	41901-02-621	B	SHEET 02
EARTHWORKS: PADMOUNT SECTIONS			41901-02-622	B	SHEET 03
41901-02-076	C	PADMOUNT 6 SHEET 01	41901-02-623	B	SHEET 04
EARTHWORKS: FINAL SURFACE & SEDIMENT AND EROSION CONTROL			41901-02-624	A	SHEET 05
41901-02-080	C	PLAN SHEET 01	41901-02-625	A	SHEET 06
41901-02-081	B	PLAN SHEET 02	41901-02-626	C	SHEET 07
41901-02-082	B	PLAN SHEET 03	DRAINAGE: PIT OUTLETS & TYPICAL DETAILS		
41901-02-083	A	PLAN SHEET 04	41901-02-640	C	OUTLETS & TYPICAL DETAILS SHEET 01
ROADS: COMBINED SERVICES			41901-02-641	B	RBCB OUTLET
41901-02-090	D	PLAN SHEET 01	41901-02-642	C	STABILISATION PLAN
41901-02-091	C	PLAN SHEET 02	DRAINAGE: PIT DETAILS		
41901-02-092	B	PLAN SHEET 03	41901-02-650	B	PIT DETAILS SHEET 01
ROADS: ROADWORKS			41901-02-651	B	PIT DETAILS SHEET 02
41901-02-100	E	PLAN SHEET 01	41901-02-652	B	PIT DETAILS SHEET 03
41901-02-101	B	PLAN SHEET 02	DRAINAGE: BASINS & CULVERTS		
41901-02-102	A	PLAN SHEET 03	41901-02-660	B	PLAN SHEET 01
41901-02-120	A	DETAILS	41901-02-661	B	PLAN SHEET 02
ROADS: LONGITUDINAL SECTIONS			41901-02-662	A	SECTIONS SHEET 01
41901-02-200	B	COURTNEY DRIVE-ROAD 01 SHEET 01	41901-02-663	A	SECTIONS SHEET 02
41901-02-201	B	COURTNEY DRIVE-ROAD 01 (Cont.) SHEET 02	41901-02-664	B	DETAILS SHEET 01
41901-02-202	A	ROAD 03	41901-02-665	B	DETAILS SHEET 02
41901-02-203	B	ROAD 04 & ROAD 07	DRAINAGE: CATCHMENT		
41901-02-204	A	ROAD 10 & ACCESS BASIN 01	41901-02-670	C	PLAN SHEET 01
ROADS: CROSS SECTIONS			41901-02-671	A	PLAN SHEET 02
41901-02-300	A	COURTNEY DRIVE-ROAD 01 SHEET 01	DRAINAGE: CALCULATION TABLES		
41901-02-301	B	COURTNEY DRIVE-ROAD 01 (Cont.) SHEET 02	41901-02-680	C	MINOR CALC TABLE SHEET 01
41901-02-302	C	COURTNEY DRIVE-ROAD 01 (Cont.) SHEET 03	41901-02-680A	B	MINOR CALC TABLE SHEET 02
41901-02-303	A	ROAD 03 SHEET 01	41901-02-681	C	MAJOR CALC TABLE SHEET 01
41901-02-304	A	ROAD 03 (Cont.) SHEET 02	WATER: WATER RETICULATION		
41901-02-305	A	ROAD 04	41901-02-700	C	PLAN SHEET 01
41901-02-306	B	ROAD 07 & ROAD 10	41901-02-701	B	PLAN SHEET 02
41901-02-307	A	ACCESS BASIN 01	41901-02-702	B	PLAN SHEET 03
ROADS: INTERSECTION GRADING			41901-02-710	A	DETAILS
41901-02-400	C	DETAILS			
ROADS: JOINTING DETAILS					
41901-02-410	B	DETAILS SHEET 01			
41901-02-411	C	DETAILS SHEET 02			



CLIENT



SUB-CONSULTANTS



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

DRAWING NUMBER	AMEND.
41901-02-000	G

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

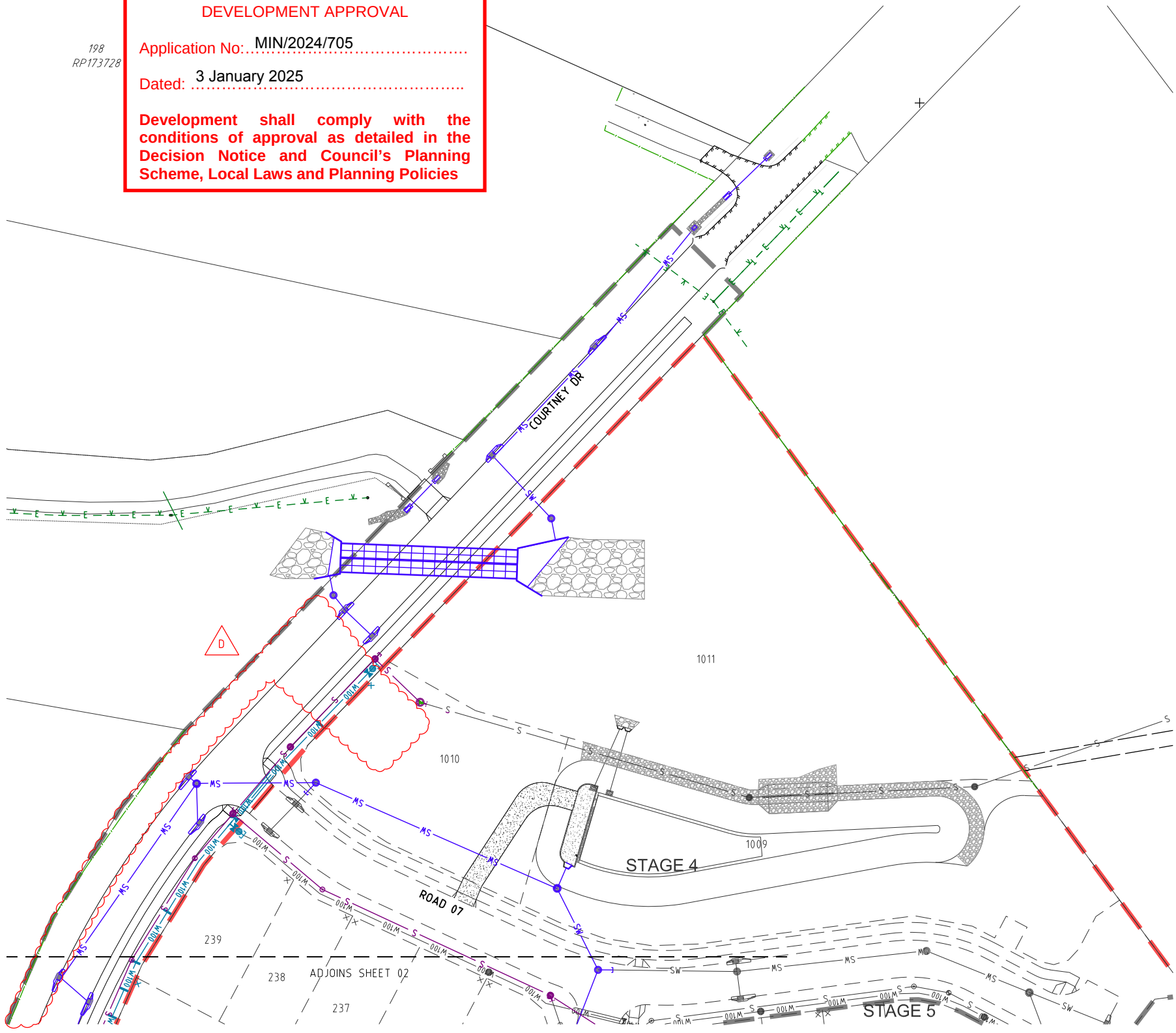
---	EXISTING PROPERTY LINE
---	EXISTING KERB (INVERT)
---	EXISTING FOOTPATH
RM	EXISTING RISING MAIN
S	EXISTING SEWER
SW	EXISTING STORMWATER
RW	EXISTING ROOFWATER
SS	EXISTING SUBSOIL
W100	EXISTING WATER
W150	EXISTING WATER
W200	EXISTING WATER
W225	EXISTING WATER
W250	EXISTING WATER
W300	EXISTING WATER
---	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

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2024/705

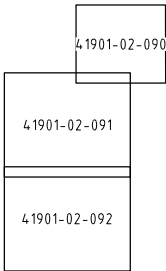
Dated: 3 January 2025

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Change to Ground Level (earthworks and retaining walls), roadworks, stormwater drainage works & sewer and water reticulation are the only aspects of works approved by OPW/2023/1202.

SHEET LAYOUT



PROJECT NAME

**COURTNEY DR
UPPER COOMERA**

STAGE 02

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 1:500 - A1 (1:1000 - A3)

D	27-11-24	PUMP STATION & RISING MAIN REMOVED	BL
C	13-06-24	STORMWATER AMENDED	RK
B	29-11-23	WATERMAIN LINETYPE AMENDED	BL
A	13-10-23	COUNCIL ISSUE	EP

REV DATE DESCRIPTION INT

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ASSOCIATED CONSULTANTS

BIOME
WATER AND ENVIRONMENTAL CONSULTING

Robin Russell
& ASSOCIATES PTY. LTD.

BENNETT · BENNETT

DRAWING TITLE

COMBINED SERVICES
PLAN
SHEET 01

MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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DESIGNED RB	DRAWN EP
APPROVED <i>[Signature]</i>	DATE 13-10-23
DRAWING NUMBER 41901-02-090	REV D

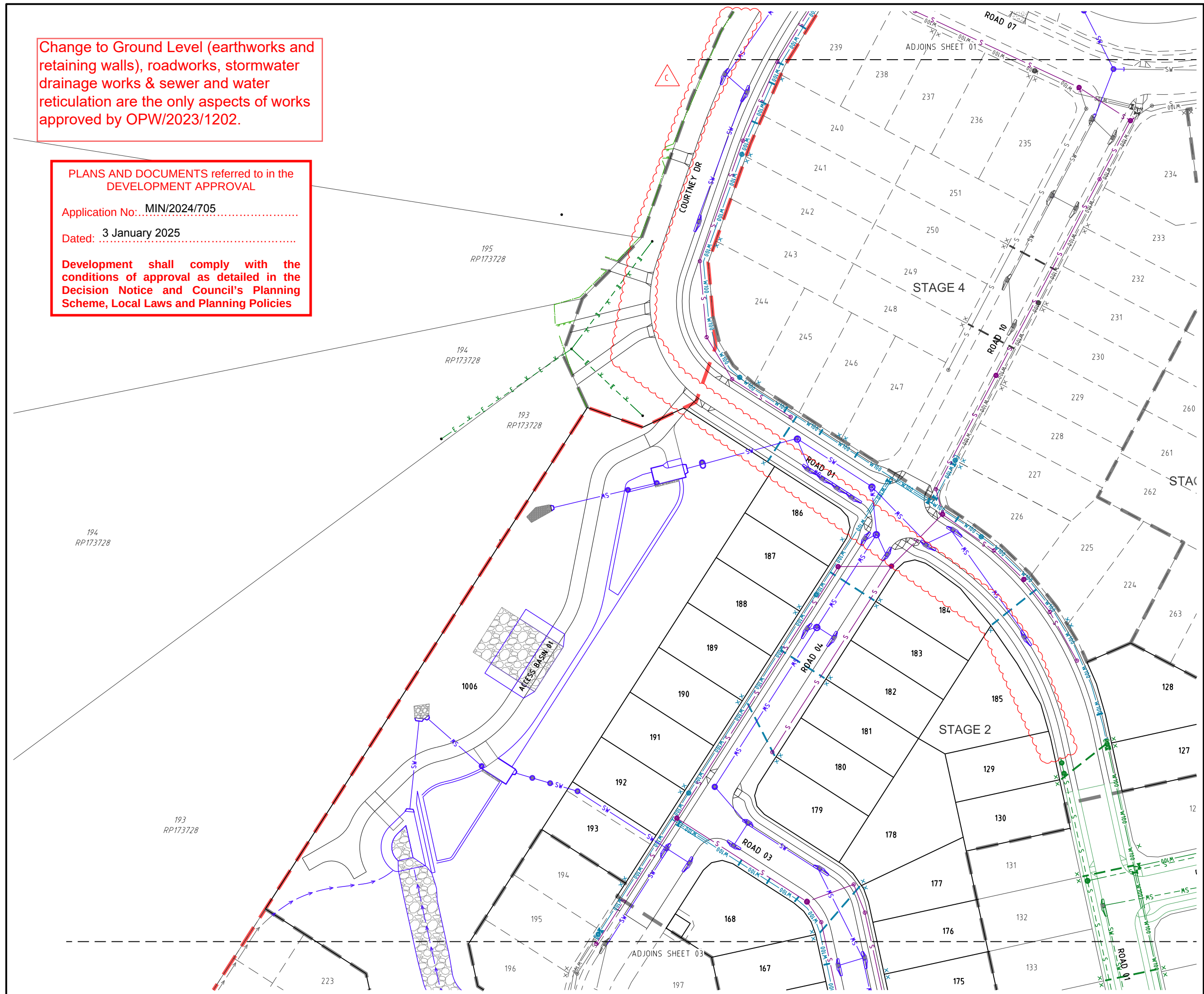
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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2024/705

Dated: 3 January 2025

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PROJECT NAME
**COURTNEY DR
UPPER COOMERA**

STAGE 02

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)

C	27-11-24	RISE MAIN REMOVED	BL
B	29-11-23	WATERMAIN LINETYPE AMENDED	BL
A	13-10-23	COUNCIL ISSUE	EP
REV	DATE	DESCRIPTION	INT

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ASSOCIATED CONSULTANTS



DRAWING TITLE

COMBINED SERVICES
PLAN
SHEET 02



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DESIGNED RB	DRAWN EP
APPROVED <i>AK</i>	DATE 13-10-23
DRAWING NUMBER 41901-02-091	REV C

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

LEGEND

- EXISTING KERB (INVERT)
- EXISTING KERB (LIP & BACK)
- EXISTING FOOTPATH
- EXISTING PROPERTY LINE
- EXISTING CONTOURS
- 1.0
- 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

B1 BARRIER KERB & CHANNEL

REFER TO DRG. 120 FOR KERB TYPES

SHEET LAYOUT

41901-02-100

41901-02-101

41901-02-102

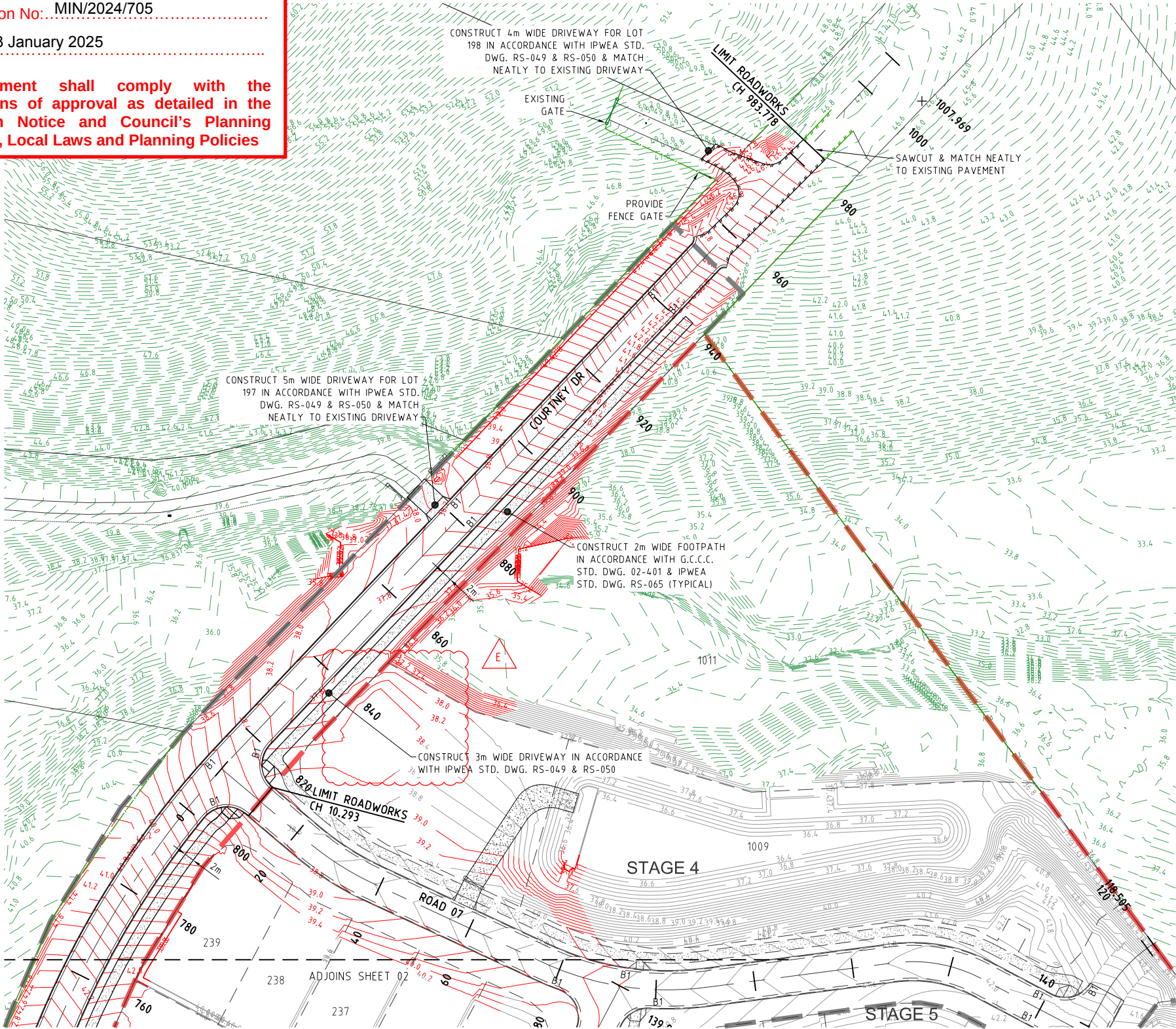


PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2024/705

Dated: 3 January 2025

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PROJECT NAME

COURTNEY DR
UPPER COOMERA

STAGE 02

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 1500 - A1 (1:1000 - A3)

E	27-11-24	PUMP STATION REMOVED	BL
D	14-06-24	CONTOURS & DRIVEWAY AMENDED	RR
C	15-01-24	CONTOURS & LIMIT OF WORKS AMENDED	BL
B	29-11-23	FOOTPATH DIMENSIONS AMENDED	BL
A	13-10-23	COUNCIL ISSUE	EP
REV	DATE	DESCRIPTION	INT

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ASSOCIATED CONSULTANTS



DRAWING TITLE

ROADWORKS
PLAN
SHEET 01



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DESIGNED RB	DRAWN EP
APPROVED A.K.M.	REQ 4706 DATE 13-10-23

DRAWING NUMBER	REV
41901-02-100	E

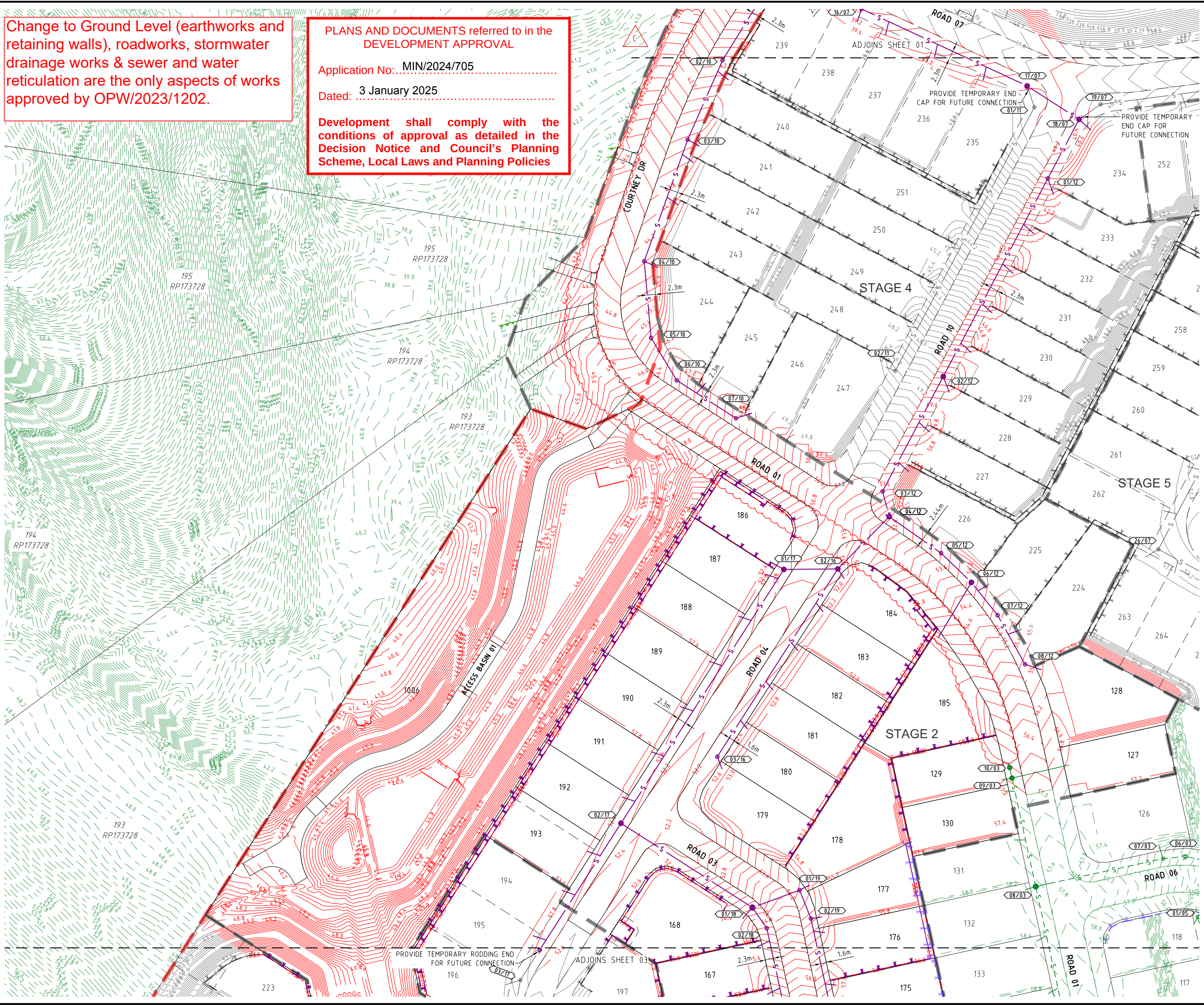
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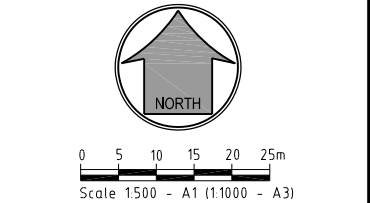
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COURTNEY DRIVE
LOCALITY OF UPPER COOMERA
LOCAL AUTHORITY - GOLD COAST CITY COUNCIL

CLIENT



C	27-11-24	SEWER RISING MAIN REMOVED	BL
B	29-11-23	NOTE ADDED	BL
A	13-10-23	COUNCIL ISSUE	EP
REV	DATE	DESCRIPTION	INT

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ASSOCIATED CONSULTANTS



DRAWING TITLE

SEWER RETICULATION
PLAN
SHEET 02



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DRAWING NUMBER 41901-02-501	REV C

k:\outlook client\419 - hb lane\01 - courtney drive\prelim-stage 02\engineering drawings\Current\41901-02-530.dwg, SHEET 01, 29/11/2024 11:54:10 AM.

SEWER STRUCTURE LIDS	
D	TRAFFICABLE LID
B	NON-TRAFFICABLE LID
M	'M' PREFIX DESIGNATES BOLT DOWN LID

RIGS STRUCTURE TYPES	
P(x)	PRECAST CONCRETE SEWER MAINTENANCE STRUCTURE REFER TO SEQ STD DWG SEQ-SEW-1300-1
A	TYPE 'A' 1050mm DIA. MAINTENANCE STRUCTURE REFER TO SEQ STD DWGS SEQ-SEW-1307-1
B	TYPE 'B' 1200mm DIA. MAINTENANCE STRUCTURE REFER TO SEQ STD DWGS SEQ-SEW-1307-1
C	TYPE 'C' 1500mm DIA. MAINTENANCE STRUCTURE REFER TO SEQ STD DWGS SEQ-SEW-1307-1
J1	TYPE 'J1' MAINTENANCE STRUCTURE REFER TO SEQ STD DWGS SEQ-SEW-1314-2
BND	BEND REFER TO SEQ STD DWGS SEQ-SEW-1314-3
RE	RODDING END MAINTENANCE STRUCTURE REFER TO SEQ STD DWGS SEQ-SEW-1314-1
END	PROPRIETARY END CAP
PS	SEWER PUMP STATION REFER TO RELEVANT SEQ STD DWGS
RCM	RECEIVING MAINTENANCE STRUCTURE REFER TO RELEVANT SEQ STD SEWER PUMP STATION DWGS
G6	TYPE 'G6' TERMINAL MAINTENANCE SHAFT REFER TO SEQ STD DWGS SEQ-SEW-1314-1

RIGS STRUCTURE DROPS	
V	STRAIGHT THROUGH SEWER REFER TO SEQ STD DWG SEQ-SEW-1303-1
W	OBLIQUE BACKDROP REFER TO SEQ STD DWG SEQ-SEW-1303-1
X	INTERNAL BACKDROP REFER TO SEQ STD DWG SEQ-SEW-1303-1
Y	EXTERNAL BACKDROP REFER TO SEQ STD DWG SEQ-SEW-1303-1

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STRUCTURE TYPE LID CLASS DROP TYPE

* CONSTRUCT BRIDGING
STRUCTURE SPANNING THE
SEWER TRENCH REFER
TYPICAL SECTIONS &
DETAILS FOR BRIDGING
STRUCTURE DETAILS
TRENCHSTOPS,
BULKHEADS & CONCRETE
ENCASEMENTS TO BE
INSTALLED IN
ACCORDANCE WITH SEQ
SEWER CODE

NOTES

1.IF SHOWN, WATER AND
ELECTRICAL CROSSING
LOCATIONS ARE
INDICATIVE ONLY.
REFER TO PLANS TO
DETERMINE CROSSING
LOCATIONS. WHERE
SERVICE INDICATES
CLASH WITH SEWER,
SEWER TO TAKE
PRECEDENCE, SERVICE
TO BE CONSTRUCTED
OVER OR UNDER SEWER
ACCORDING TO
SUPERINTENDENTS
INSTRUCTION

2.ALL GRAVITY uPVC
SEWER PIPE TO BE
CLASS SN8 U.N.O.
3.ALL PRESSURE MAINS
PE100 PN16 SDR11
4.ALL EMBEDMENT TYPE
IS TO BE TYPE 3 U.N.O
5.ALL BENDS TO BE
LONG RADIUS BEND,
1.2m RADIUS MIN.
6.CONTRACTOR TO
VERIFY DOWNSTREAM
EXISTING PIPE LEVELS
PRIOR TO
COMMENCEMENT OF
PIPEWORK
7.PROTECTIVE COATING IS
TO BE INSTALLED TO
MAINTENANCE
STRUCTURES (WHERE
REQUIRED) IN
ACCORDANCE WITH
CLAUSE 4.7.2 OF SEQ
SEWERAGE CODE.
8.TRENCHSTOPS IN
ACCORDANCE
WITH SEQ-WAT-1209-1

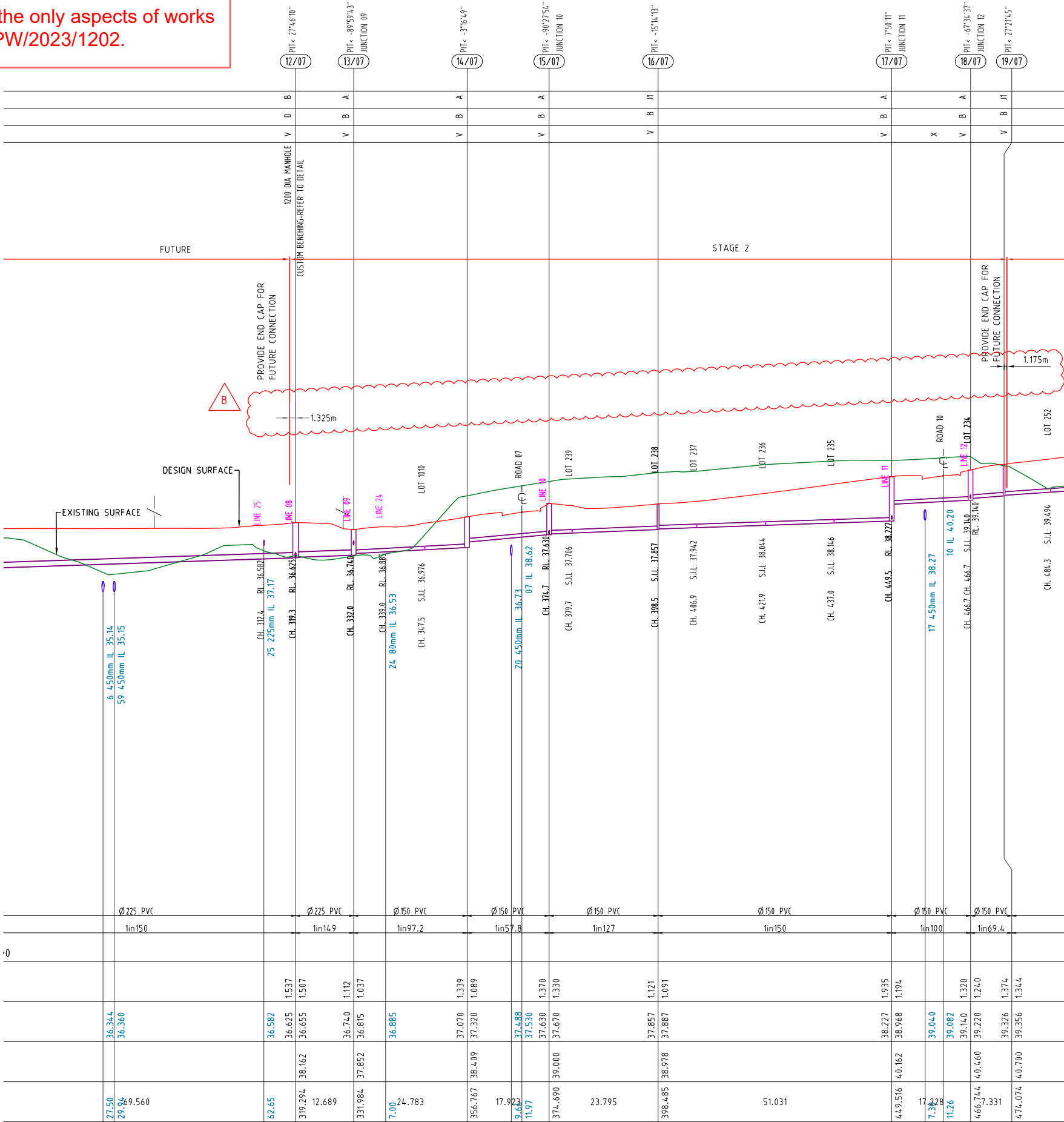
PIPE DIAMETER (mm)

PIPE GRADE

DATUM R.L.

DEPTH TO INVERT
PIPE INVERT LEVELS
DESIGN SURFACE LEVELS
CHAINAGE

LINE NO.



PROJECT NAME

COURTNEY DR
UPPER COOMERA

STAGE 02

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
Horiz. Scale 1:500 - A1 (1:1000 - A3)

0 1 2 3 4 5m
Vert. Scale 1:100 - A1 (1:200 - A3)

C	27-11-24	DIMENSIONS AMENDED	BL
B	17-01-24	PROFILE AMENDED	EP
A	13-10-23	COUNCIL ISSUE	EP
REV	DATE	DESCRIPTION	INT

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ASSOCIATED CONSULTANTS

DRAWING TITLE

SEWER RETICULATION
PROFILES
SHEET 01

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Civil Engineering
Project Coordination
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DESIGNED RB	DRAWN EP
APPROVED	DATE 13-10-23
DRAWING NUMBER	REV
41901-02-530	C

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 CONDUIT.
- 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. READYTAPS ARE CURRENTLY NOT ACCEPTED BY C.O.G.C. TAPPING BANDS TO BE INSTALLED WITH MIN. DISTANCE OF 600mm BETWEEN EACH TAPPING BAND IS REQUIRED.
- 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
- W225 — FUTURE 225Ø WATER MAIN
- W250 — FUTURE 250Ø WATER MAIN
- W300 — FUTURE 300Ø 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
- W225 — PROPOSED 225Ø WATER MAIN
- W250 — PROPOSED 250Ø WATER MAIN
- W300 — PROPOSED 300Ø WATER MAIN
- HYDRANT
- TEE
- > REDUCER
- SLUICE VALVE
- ENDCAP
- SCOUR VALVE
- AIR VALVE
- METER LOCATION
- TRENCH STOP
- — — SERVICE CONDUIT
- — — DICI ROAD CROSSING

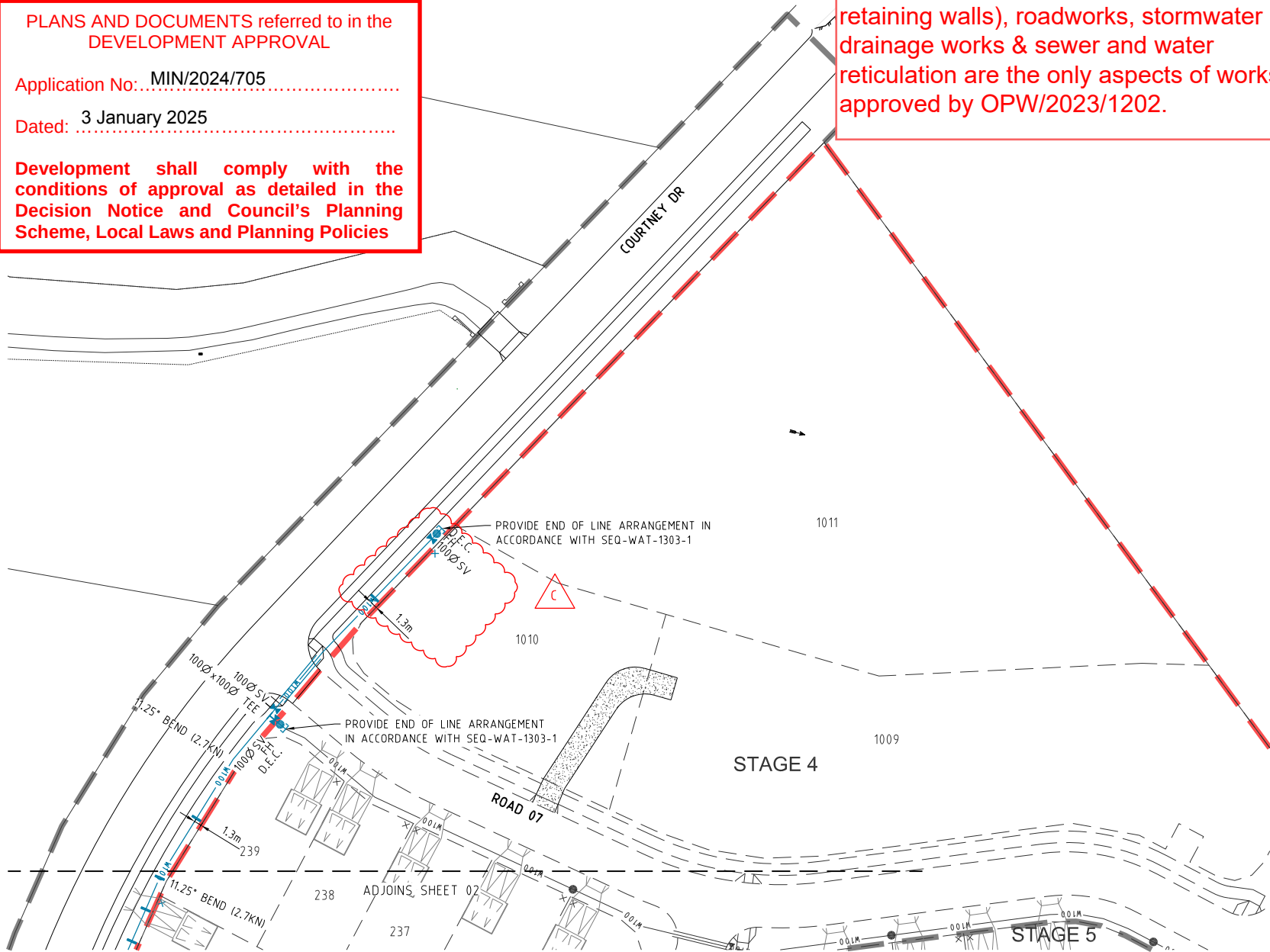
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2024/705

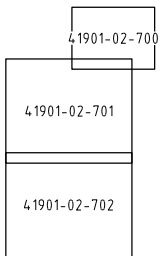
Dated: 3 January 2025

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

Change to Ground Level (earthworks and retaining walls), roadworks, stormwater drainage works & sewer and water reticulation are the only aspects of works approved by OPW/2023/1202.



SHEET LAYOUT



WATER PIPE SPECIFICATIONS

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



PROJECT NAME

COURTNEY DR
UPPER COOMERA

STAGE 02

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)

C	27-11-24	WATER IN PUMP STATION & PUMP STATION REMOVED	BL
B	29-11-23	TRENCHSTOPS ADDED & NOTE AMENDED	BL
A	13-10-23	COUNCIL ISSUE	EP
REV	DATE	DESCRIPTION	INT

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ASSOCIATED CONSULTANTS



DRAWING TITLE

WATER
RETICULATION
PLAN
SHEET 01



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APPROVED <i>AK</i>	RPEQ 706 DATE 13-10-23
DRAWING NUMBER 41901-02-700	REV C