

TPC/2023/18

PUBLIC DOMAIN WORKS
CIVIL ENGINEERING PLANS
OPERATIONAL WORKS
14 EASTRIDGE STREET, STAPYLTON

GENERAL NOTES.

1.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CITY OF GOLD COAST COUNCIL'S DEVELOPMENT ENGINEERING STANDARD UNLESS OTHERWISE NOTED.
2.

ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CODE OF PRACTICE FOR EROSION AND SEDIMENTATION, AND MUST BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING OF CIVIL WORKS. THE DEVELOPER IS RESPONSIBLE FOR ONGOING MAINTENANCE OF EROSION AND SILTATION CONTROL MEASURES.
3.

ALL PUBLIC UTILITIES ARE TO BE CLEARLY IDENTIFIED IN THE FIELD PRIOR TO ANY CIVIL WORKS. COUNCIL ACCEPTS NO RESPONSIBILITY FOR DAMAGE OR RELOCATION COSTS TO UTILITIES DURING CONSTRUCTION.
4.

SUPERVISING ENGINEER IS TO BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY WORKS.
5.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE CARRIED OUT IN ACCORDANCE WITH WORK HEALTH AND SAFETY ACT 2011.
6.

PERMISSION TO ENTER, CONSTRUCT WORKS AND DISCHARGE STORMWATER ONTO ADJOINING PROPERTIES IS TO BE OBTAINED AND SUBMITTED TO COUNCIL PRIOR TO COMMENCEMENT OF ANY WORKS.
7.

ALL WORKS AS A RESULT OF THE SUBMITTED PLANS IS TO BE CARRIED OUT TO THE SUPERVISING ENGINEER'S SATISFACTION.
8.

ANY DISTURBED LANDSCAPING AREA IS TO BE SHAPED AND TURFED. APPROVED TOP SOIL & TURF IS TO BE REINSTATED TO THE SUPERVISING ENGINEER'S SATISFACTION.
9.

ALL DRAINAGE GRATES TO BE BIKE SAFE TO LOAD TYPE CLASS "D" AS PER AS3996-2006 (LOAD CLASSIFICATION). GRATES TO BE "DURHAM-MEDIUM TRAFFICABLE" OR SIMILAR.
10.

RETAINED TREES TO BE FENCED WITH A 1.8m HIGH CHAINWIRE LINK FENCE FULLY SUPPORTED AT GRADE TO MINIMISE THE DISTURBANCE TO EXISTING GROUND CONDITIONS WITHIN THE CANOPY DRIP LINE. "TREE PROTECTION ZONE" SIGNAGE TO BE ATTACHED TO PROTECTIVE FENCING.
11.

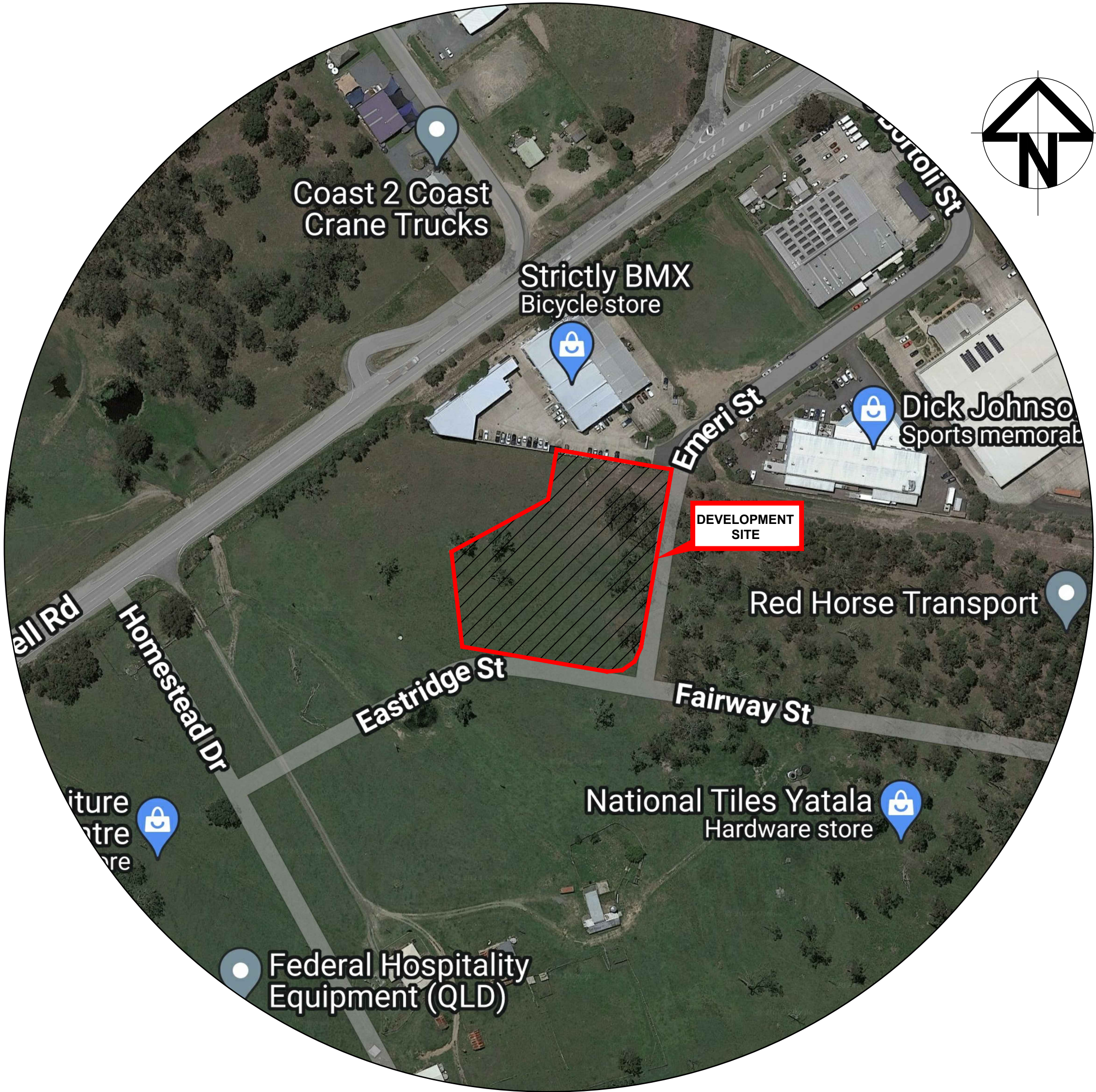
A ROAD-OPENING PERMIT SHALL BE OBTAINED FOR WORKS IN THE ROAD RESERVE PRIOR TO COMMENCEMENT OF WORK IN THE ROAD RESERVE.
12.

ALL REDUNDANT LINE MARKING SHALL BE GRIEDED OFF THE PAVEMENT AND APPROVED LINE MARKING FROM COUNCIL AND/OR TNSW SHALL BE REFLECTIVE WHITE THERMOPLASTIC OR SIMILAR.
13.

SERVICES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM INFORMATION SUPPLIED FROM THE RELEVANT AUTHORITIES VIA A "BEFORE YOU DIG AUSTRALIA" ENQUIRY DURING DESIGN. THE LOCATION OF SERVICES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED AS ACCURATELY AS POSSIBLE FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. A NEW "BEFORE YOU DIG AUSTRALIA" ENQUIRY MUST BE CARRIED OUT TO VERIFY SERVICE LOCATIONS JUST PRIOR TO CONSTRUCTION.
14.

NO CONCRETE SHALL BE POURED PRIOR THE EXCAVATION AND FORMWORK HAVE BEEN INSPECTED FROM A QUALIFIED AND PRACTICING CIVIL ENGINEER.
15.

CERTIFICATION FROM PRACTICING ENGINEER TO BE SUBMITTED TO COUNCIL.



LOCALITY PLAN
N.T.S.

DRAWING INDEX		
Drawing No.	DESCRIPTION	Rev
C000	GENERAL NOTES, LOCALITY PLAN & DRAWING SCHEDULE	A
C101	CIVIL WORKS LAYOUT PLAN	A
C201	CONSTRUCTION NOTES AND DETAILS SHEET	A

DANGER :
LOCATION OF ALL EXISTING UNDERGROUND SERVICES SHOWN ARE APPROXIMATE AS TAKEN OFF BYDA INFO. EXTREME CAUTION TO BE EXERCISED WHEN WORKING IN THE VICINITY OF AND AROUND THESE SERVICES. PLEASE CALL THE RELEVANT AUTHORITIES TWO DAYS PRIOR TO CONSTRUCTION FOR A MORE EXACT LOCATION OF THE EXISTING SERVICES.

IT IS THE CONTRACTOR RESPONSIBILITY TO CONTACT "BEFORE YOU DIG AUSTRALIA" FOR THE LOCATION OF EXISTING PUBLIC UTILITIES, PRIOR TO EXCAVATION.

DISCLAIMER
ALL INFRASTRUCTURE INFORMATION (MAINS, SEWER, PIPES ETC.) IS DERIVED FROM BEFORE YOU DIG AUSTRALIA RECORDS.

EVERY EFFORT WAS MADE TO ENSURE ACCURACY OF THESE RECORDS WHEN COMPILED.

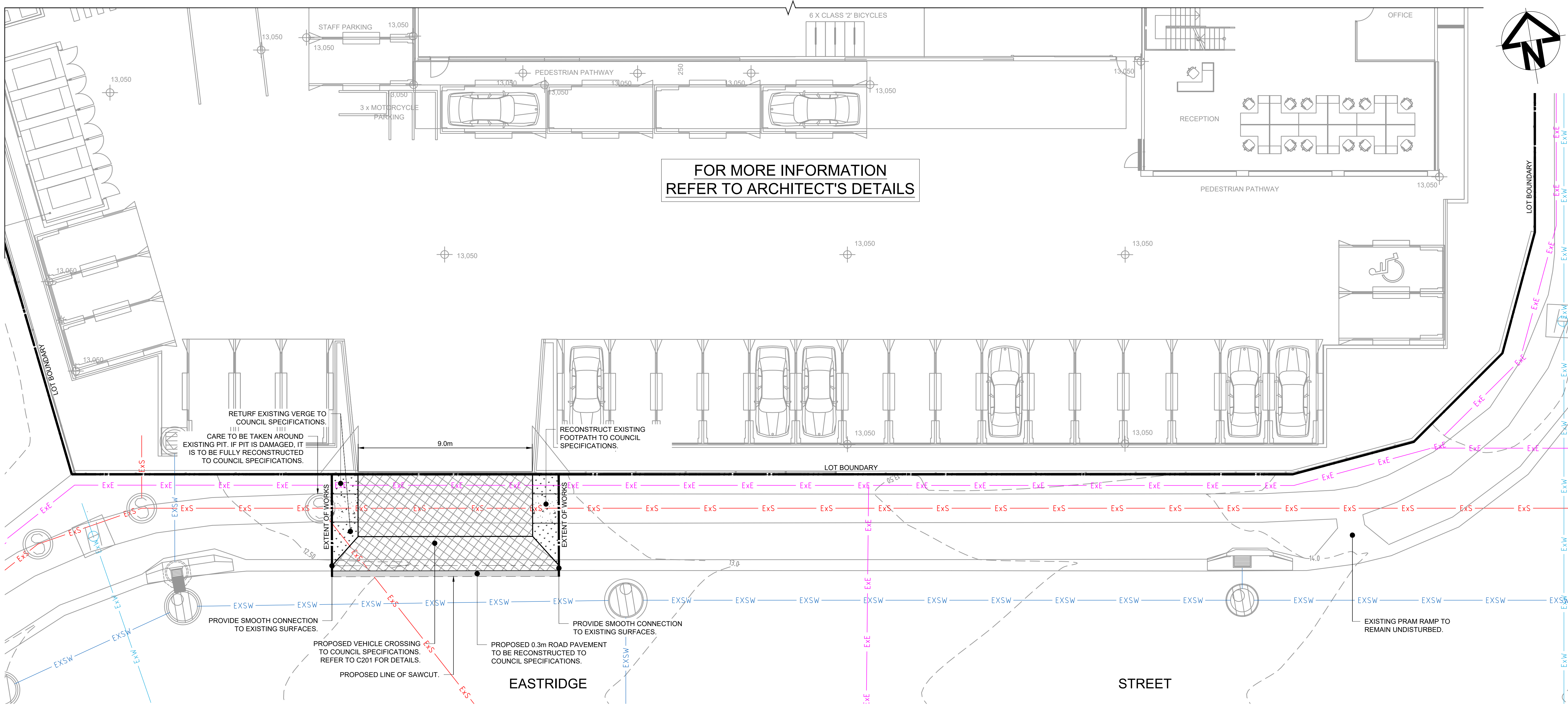
NO WARRANTY IS GIVEN TO CURRENCY OF DEPTHS AND LEVELS DUE TO THE POSSIBILITY OF SUBSEQUENT ALTERATION OF LEVELS THROUGH FILLING OR EXCAVATION. USERS OF THE INFORMATION IN THIS DRAWING/DESIGN SHOULD TAKE ALL REASONABLE STEPS TO VERIFY THE RELEVANT INFORMATION BEFORE COMMENCING EXCAVATING OR CONSTRUCTION WORK.

TELFORD CONSULTING ENGINEERS TAKE NO RESPONSIBILITY FOR APPARENT ERRORS OR INACCURACIES IN THE INFORMATION PROVIDED.



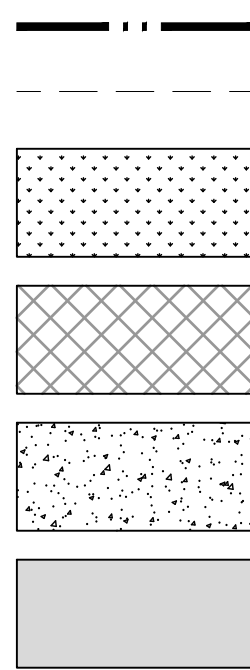
				Certification By Dr. Michel Chaaya B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., Civil & Structural Engineer		Architect	Council		Scale	Project		Drawing Title	
						SKYLINE ARCHITECTS 30 Grose Street, Parramatta NSW 2150 P: 02 8660 3850 E: info@skylinearchitects.com.au	CITY OF GOLD COAST COUNCIL			14 EASTRIDGE STREET, STAPYLTON PUBLIC DOMAIN WORKS CIVIL ENGINEERING PLANS OPERATIONAL WORKS		GENERAL NOTES, LOCALITY PLAN AND DRAWING SCHEDULE	
A				24/01/2025		T.M.S.	J.A.B.					Scale	A1
Issue				Description		Date	Design	Checked				Project No.	23337
0				1cm at full size								Dwg. No.	C000
												Issue	A

NOT FOR CONSTRUCTION



FOR MORE INFORMATION
REFER TO ARCHITECT'S DETAILS

LEGEND



- LOT BOUNDARY
- PROPOSED LINE OF SAWCUT
- RESTORATION OF VERGE AREA
- PROPOSED DRIVEWAY
- RESTORATION OF CONCRETE FOOTPATH
- RESTORATION OF ROAD PAVEMENT

- EXISTING CONTOUR
- EXISTING ROLL KERB
- EXISTING STORMWATER DRAINAGE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING ELECTRICAL UNDERGROUND MAIN

NOTE:
ALL EXISTING SERVICES TO BE
ADJUSTED TO MATCH
PROPOSED SURFACE LEVELS.



A	ISSUE FOR OPERATIONAL WORKS			24/01/2025	T.M.S.	J.A.B.
Issue	Description			Date	Design	Checked
0	1cm at full size		10cm			20cm

Certification By Dr. Michel Chaaya
B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng.,
Civil & Structural Engineer

Architect
SKYLINE ARCHITECTS
30 Grose Street, Parramatta NSW 2150
P: 02 8660 3850
E: info@skylinearchitects.com.au

Council
CITY OF GOLD COAST COUNCIL

Scale
0 2 4 6 m
SCALE 1:100 @ A1

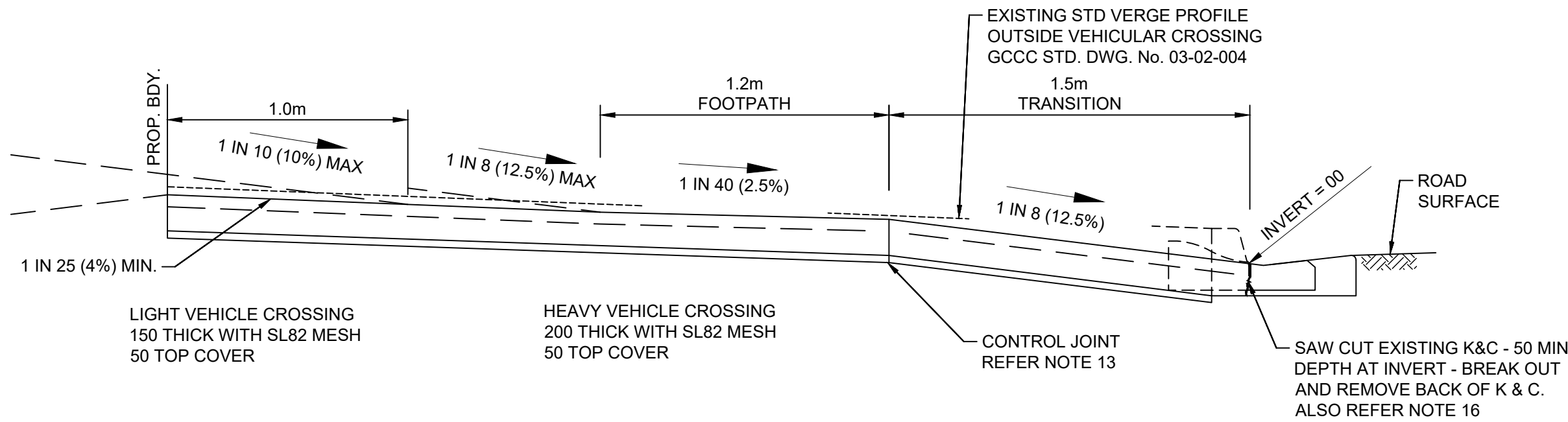
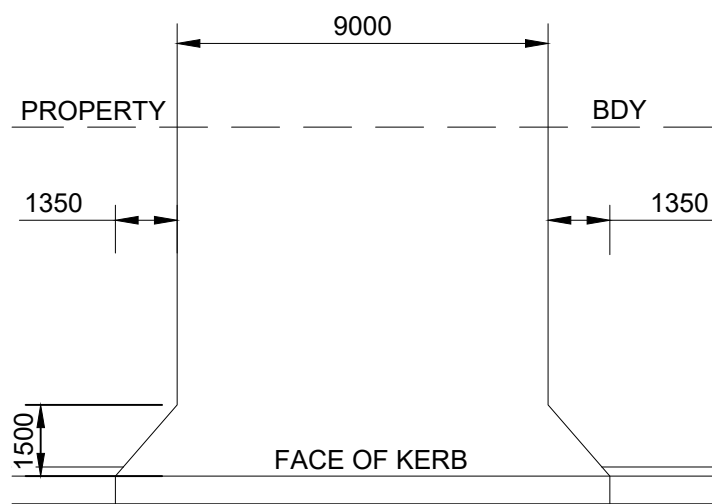
TELFORD CIVIL
CONSULTING ENGINEERS
Level 14, 32 Smith Street,
Parramatta NSW 2150
PO BOX 3579 Parramatta 2124
Email : info@telfordcivil.com.au
Phone : 02 7809 4931
Company : Telford Consulting Pty Ltd

Project
**14 EASTRIDGE STREET, STAPYLTON
PUBLIC DOMAIN WORKS
CIVIL ENGINEERING PLANS
OPERATIONAL WORKS**

Drawing Title CIVIL WORKS LAYOUT PLAN		Dwg. No. C101		Issue A
Scale 1:100	A1	Project No. 23337		

NOT FOR CONSTRUCTION

290	250	218	188	0.0	HEIGHT ABOVE INVERT OF CHANNEL (mm)
4.5	3.5	2.7	1.5	0.0	DISTANCE FROM INVERT OF CHANNEL (m)



TYPICAL SECTION
SCALE N.T.S.

NOTES:

1. THIS DRAWING APPLIES TO INDUSTRIAL, COMMERCIAL AND MULTIUNIT RESIDENTIAL DOMAINS.
2. ENTRANCES AND EXITS FOR OFF STREET PARKING TO BE DESIGNED IN ACCORDANCE WITH AS 2890 AND AUSTRROADS - GUIDE TO TRAFFIC ENGINEERING PRACTICE PARKING PART 11, CLAUSE 8.2.3.
3. DRIVEWAYS FOR HEAVY VEHICLES TO BE DESIGNED IN ACCORDANCE WITH AS 2890 OFF STREET PARKING, PART 2 COMMERCIAL VEHICLE FACILITIES.
4. ADEQUATE SIGHT DISTANCES TO BE PROVIDED IN ACCORDANCE WITH AS 2890 PART 1 OFF STREET CARPARKING FIGURES 3.2 & 3.3.
5. COUNCIL MAY APPROVE THE USE OF KERB RETURNS INSTEAD OF SPLAYS SUBJECT TO THE PROVISIONS OF AS 2890 PART 2, SECTION 33.
6. DRIVEWAYS TO BE CONSTRUCTED SQUARE TO THE STREET ALIGNMENT AND WHOLLY CONTAINED WITHIN THE SITE FRONTAGE.
7. FOR WATER SENSITIVE URBAN DESIGN VERGES, THE PROFILE OF THE VEHICULAR CROSSING IS TO FOLLOW THE EXISTING VERGE PROFILE.
8. CROSSINGS TO BE LOCATED CLEAR OF EXISTING GULLY PITS, WHERE THIS CANNOT BE ACHIEVED, THE GULLY PIT AND ANY CONNECTING PIPEWORK SHALL BE RELOCATED AT THE PROPERTY OWNER'S EXPENSE TO THE SATISFACTION OF COUNCIL.
9. PROOF ROLL SUBGRADE TO 200 BEYOND CONCRETE EDGE WITH 3 PASSES OF A CC10 ROLLER (OR EQUIVALENT), NO DEFLECTION ON LAST PASS.
10. LIGHT VEHICLE CROSSING CONCRETE TO BE MINIMUM GRADE N20 HEAVY VEHICLE CROSSING CONCRETE TO BE MINIMUM GRADE N32. CONTROL JOINT SPACING MAXIMUM 3m x 3m.
11. PLAIN CONCRETE SURFACES TO BE TRANSVERSE HEAVY BROOM FINISHED.
12. DECORATIVE SURFACES, WHERE APPROVED, TO HAVE A 10mm MAX. DEPTH VARIATION IN THE FINISHED SURFACE PROFILE.
13. CONTROL JOINTS ARE TO BE SEALED WITH A LOW MODULUS SELF PRIMING SEALANT TO THE MANUFACTURERS SPECIFICATION REFER STD DWG No 05-02-205.
14. ALL FINISHED SURFACES OF CROSSINGS TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3661.1 SLIP RESISTANCE OF PEDESTRIAN SURFACES.
15. CROSSINGS TO BE LOCATED CLEAR OF WATER AND SEWER MAIN FITTINGS AND MANHOLES WHERE A CROSSING INCREASES OR DECREASES THE COVER OVER A MAIN THEN THE STANDARD COVER WILL BE REINSTATED. REFER LAND DEVELOPMENT GUIDELINES 4.2.10(B), 5.2.12(C)(ii). MINIMUM COVER TO OTHER SERVICES IS TO BE IN ACCORDANCE WITH THE SERVICE AUTHORITIES' REQUIREMENTS.
16. A 15mm NIB IS TO BE PROVIDED WHERE THE LONGITUDINAL GRADE OF THE CHANNEL IS LESS THAN 1 IN 100.
17. ALL CONCRETE CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF AS 3600, CONCRETE CODE.
18. DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

VEHICULAR CROSSING INDUSTRIAL, COMMERCIAL AND MULTI UNIT RESIDENTIAL
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TELFORD_{CIVIL}
CONSULTING ENGINEERS

Level 14, 32 Smith Street,
Parramatta NSW 2150
PO BOX 3579 Parramatta 2124
Email : info@telfordcivil.com.au
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Drawing Title
**CONSTRUCTION NOTES
AND DETAILS SHEET**

Scale	A1	Project No.	Dwg. No.	Issue
N.T.S.		23337	C201	A