

LOT 10
RP893410

LOT 119
SP316137

LOT 118
SP316137

LOT 117
SP316137

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2022/1411

Dated: 13 January 2023

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

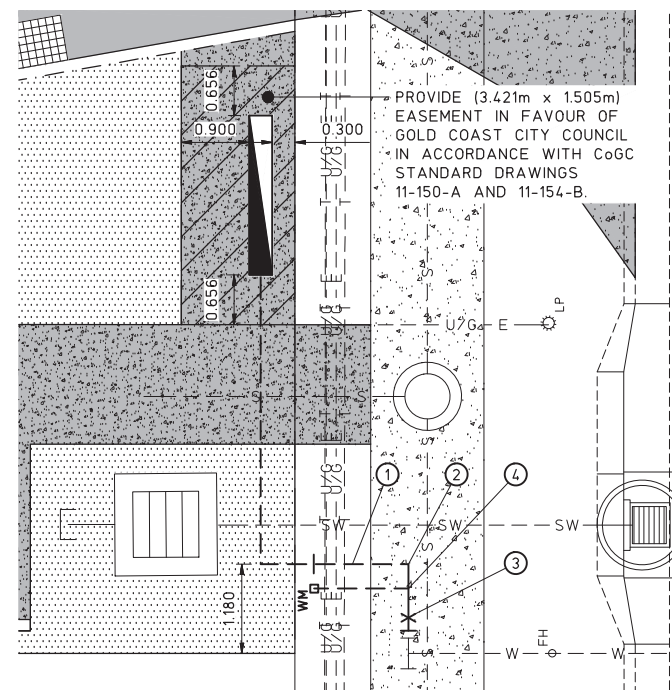
~~GOLD COAST WATER TO
CONSTRUCT NEW DN150
DICL SERVICE AT
DEVELOPERS EXPENSE.~~

~~ALLOW ALL COSTS FOR GOLD COAST
WATER TO INSTALL 150mm COMBINED
FIRE AND SPRINKLER METER IN
ACCORDANCE WITH COUNCIL
STANDARD DRG 11-153B TO SERVICE
DEVELOPMENT. REFER HYDRAULIC
CONSULTANTS DRAWINGS FOR
INTERNAL DETAILS.~~

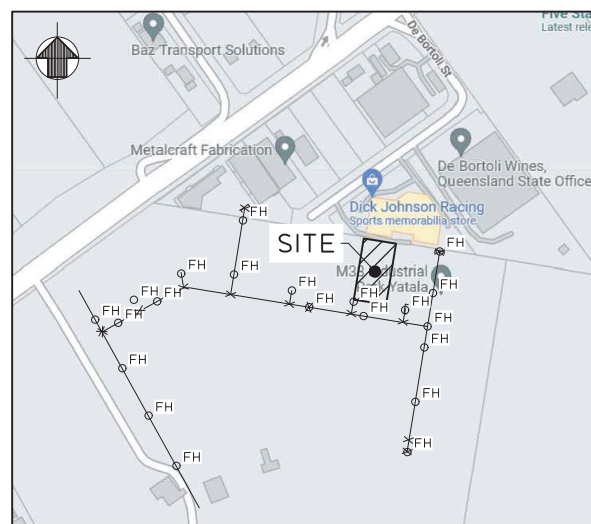
~~GOLD COAST WATER TO
CONSTRUCT NEW DN32
SERVICE AT DEVELOPERS
EXPENSE.~~

~~ALLOW ALL COSTS FOR GOLD COAST
WATER TO INSTALL DN25 DOMESTIC
METER TO SERVICE DEVELOPMENT.
REFER COUNCIL STANDARD DRG 11-138C
FOR METER DETAILS AND HYDRAULIC
CONSULTANTS DRAWINGS FOR
INTERNAL DETAILS.~~

CONNECTION 1
~~CONNECTION BY GOLD COAST WATER~~
AT DEVELOPERS EXPENSE TO
SERVICE DEVELOPMENT.
1 x DN150 90° DICL BEND
1 x DN150 45° DICL BEND
1 x DN150 DF VALVE
DN150 DICL PIPE CUT TO SUIT



DETAIL 'A'
SCALE 1:50



LOCALITY PLAN
N.T.S.

EASTRIDGE STREET

DETAIL 'A'

EXISTING

	BUILDING EXTENT
	KERB AND CHANNEL
	LOT BOUNDARY
	STORMWATER
	SEWER
	WATER
	FIRE HYDRANT
	VALVE
	WATER METER
	TELSTRA
	UNDERGROUND ELECTRICITY
	FOOTPATH

PROPOSED

	BUILDING EXTENT
	LOT BOUNDARY
	WATER SERVICE
	WATER METER
	WATER METER
	VALVE
	EASEMENT
	STORMWATER
	CROSSOVER
	FOOTPATH
	CONCRETE PAVEMENT
	RETAINING WALL
	LANDSCAPE

WATER FITTING TABLE

1	DN150 45.00° BEND	16.23kN
2	DN150 90.00° BEND	41.70kN
3	DN150 DF VALVE	21.21kN
4	DN32 TAPPING BAND	-

NOTE:
REFER DRG 21149/C31 FOR WATER
RETICULATION DETAILS AND NOTES.

0 1 2 3
SCALE 1:50 (A1 SIZE)

0 2 4 6 8 10
SCALE 1:200 (A1 SIZE)

CONNECTION 1

STREET	EASTRIDGE STREET
LENGTH	1.0m
TYPE OF MAIN	150 DICL PN35
DATE COMMENCED	DATE COMPLETED
SIGNATURE	

E	RFI RESPONSE	28.11.22	VK				
D	FOR CONSTRUCTION	17.10.22	VK				
C	FOR APPROVAL	15.11.21	VK				
B	FOR APPROVAL	14.10.21	VK				
A	PRELIMINARY ISSUE	01.10.21	VK				
CODE	REVISION	DATE	BY	CODE	REVISION	DATE	BY

Client
BENSTEAD HOLDAWAY

MORGAN
CONSULTING ENGINEERS

•STRUCTURAL•CIVIL•HOUSING•FORENSIC•
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Scales (at A1)	AS SHOWN
Designed	HM
Checked	HM
Drawn	VK
Date	SEP 21
Authorised	
RPEQ	

Project
PROPOSED INDUSTRIAL
DEVELOPMENT
Address
LOT 118 EASTRIDGE STREET,
STAPYLTON

Drawing title
WATER RETICULATION PLAN

Drawing No
21149/C30

Revision Code
F

WATER RETICULATION NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND WATER SUPPLY CODE SPECIFICATIONS AND STANDARDS.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORKS SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. ADOPT TOP 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. EMBEDMENT TO BE IN ACCORDANCE WITH SEQ CODE 1200 SERIES STANDARD DRAWINGS. EMBEDMENT TYPE TO BE CONFIRMED WITH GEOTECHNICAL ENGINEER. MINIMUM TYPE C REQUIRED.
6. REFER WSA WATER SUPPLY CODE OF AUSTRALIA APPENDIX C, SECTION C3.3 FOR SPACING OF CUT IN CONNECTION HOLES AND LOCATION OF OFF-TAKES.
7. CONDUITS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWINGS.
8. 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.
9. ALL MATERIALS USED IN THE WORKS SHALL COMPLY WITH THE SEQ-SP's ACCEPTED PRODUCTS AND MATERIALS LIST OR BE APPROPRIATELY SHOWN, LISTED AND DEFINED IN THE ENGINEERING SUBMISSION SO THAT THE ALTERNATIVE PRODUCT OR MATERIAL CAN BE ASSESSED AND IF APPROPRIATE, APPROVED BY THE SEQ-SP.
10. ALL CONCRETE FOOTPATHS TO BE CLEAR OF WATER MAINS.
11. TEST/CHLORINATION POINTS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING NO.SEO-WAT-1410-1.
12. 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 INTO COUNCIL'S RETICULATION SYSTEM.
13. REFER SEQ-WAT-1301-1, 1302-1, 1303-1, 1305-1, 1306-1 AND 1409-1 FOR HYDRANT AND STOP VALVE CONSTRUCTION REQUIREMENTS, AND SEQ-WAT-1307-2 FOR SCOUR VALVE CONSTRUCTION REQUIREMENTS.
14. ALL WATER SUPPLY VALVES, HYDRANTS AND SERVICES ARE TO BE LOCATED CLEAR OF EXISTING AND PROPOSED VEHICLE CROSSINGS.
15. ALL TRENCHES IN TRAFFICABLE AND NON TRAFFICABLE ZONES SHALL BE BACKFILLED TO DENSITY RATIOS, FREQUENCIES AND LAYER INTERVALS IN ACCORDANCE WITH THE CURRENT COUNCIL STANDARDS. ALL TEST RESULTS SHALL BE MADE AVAILABLE TO THE SUPERINTENDENT AS THEY BECOME AVAILABLE.
16. ALL DISTURBED AREAS TO BE TOPSOILED AND TURFED.
17. PROPOSED AND EXISTING WATER METER BOXES TO BE CLEANED OF DIRT AND DEBRIS PRIOR TO PLAN SEALING.
18. PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL ARRANGE FOR AN APPROVED TRAFFIC PLAN AND SEEK APPROVAL FROM PLANNING AND TRAFFIC BRANCH. WORK MAY BE REQUIRED TO BE CARRIED OUT DURING WEEKENDS AND/OR LATE AT NIGHT ONLY.

VEGETATION PROTECTION

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

SOIL

1. TOPSOIL AND SUBSOIL SHOULD BE STOCKPILED SEPARATELY.
2. CARE SHOULD BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
3. ACID SULPHATE SOILS ARE NOT LIKELY TO BE ENCOUNTERED IN THE WORKS AREA. HOWEVER IF ACID SULPHATE SOILS ARE ENCOUNTERED, SUITABLE REMEDIATION MEASURES WILL BE IMPLEMENTED.

CREEK CROSSINGS

1. SILTATION CONTROL MEASURES SHOULD BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
2. APPROPRIATE SEDIMENT CONTROLS SHOULD BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
3. NO SOIL SHOULD BE STOCKPILED WITHIN 5m OF A CREEK.

REHABILITATION

1. PREDISTURBANCE SOIL PROFILES AND COMPACTION LEVELS ARE TO BE REINSTATED.
2. PREDISTURBANCE VEGETATION PATTERNS SHOULD BE RESTORED.

SAFETY

1. THE DESIGN AND CONSTRUCTION OF THE WORKS SHALL COMPLY WITH ALL QUEENSLAND LEGISLATION.

NOTE:

SOIL CLASSIFICATION TO BE CONFIRMED WITH GEOTECHNICAL ENGINEER TO CONFIRM THRUST BLOCK DETAILS. THRUST BLOCK DETAILS TO BE IN ACCORDANCE WITH THE SEQ-WAT-1205-1, 1206-1 & 1207-1.

GENERAL NOTES

1. WHERE CONNECTION IS TO BE MADE TO EXISTING CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION AND LEVEL OF THIS CONSTRUCTION PRIOR TO COMMENCING WORK ON ANY CRITICAL SECTION. THE ENDORSED CONSULTANT MAY VARY LEVELS AND GRADIENTS OF NEW WORKS TO ACHIEVE A SATISFACTORY CONNECTION.
2. LEVEL DATUM IS AHD.
3. ALL DIMENSIONS ARE IN METRES U.N.O.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY BENCH MARK LEVELS AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCIES.

AS CONSTRUCTED RECEIVED		
BY		
UTILITY/DELEGATE		
DATE	/ /	/ /
ON MAINTENANCE DETAILS		
START	/ /	FINISH / /
UTILITY/DELEGATE'S COMMENTS		
FUNDING		
PRIVATE BOOSTER REQUIRED? YES/NO		
FUNDED BY UTILITY () COUNCIL ()		
FED GOV'T () STATE ()		
DEVELOPER () OTHER ()		
DRS OFFICER		
DATE RELEASED / /		
PLAN CUSTODIAN		
OFFICER/REC'D / /		
DATE RELEASED / /		
LIVE CONNECTION(S)/PASSED(W)		
REFERENCE		
DATE / /		
GIS CAPTURE		
JOB NUMBER		
OFFICER		
DATE / /		
GIS COMMENTS		

ASSET REGISTER - WATER RETICULATION

ESTATE/STAGE		GOLD COAST CITY COUNCIL			
SITE ADDRESS		LOT 118 Eastridge Street, Stapylton			
FILE/APPLICATION		OPW/2022/1411			
GCCC DELEGATES APP. DATE		01/11/2022			
CLIENT		BENSTEAD HOLDAWAY			
	DIAMETER	MATERIAL		LENGTH	
		DESIGN	CONST	DESIGN	CONST
MAINS	63	-	-	-	-
	100	-	-	-	-
	150	-	-	-	-
	200	-	-	-	-
	DIAMETER	MATERIAL		LENGTH	
		DESIGN	CONST	DESIGN	CONST
SERVICES	32	PE100 PN16	-	1500	-
	100	-	-	-	-
	150	DICL	-	2.280	-
	DIAMETER	NUMBER			
		1 (NOT PART OF THIS OPW APPLICATION)			
METERS	25				
	50	-			
	150	1			

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2022/1411

Dated: 13 January 2023

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

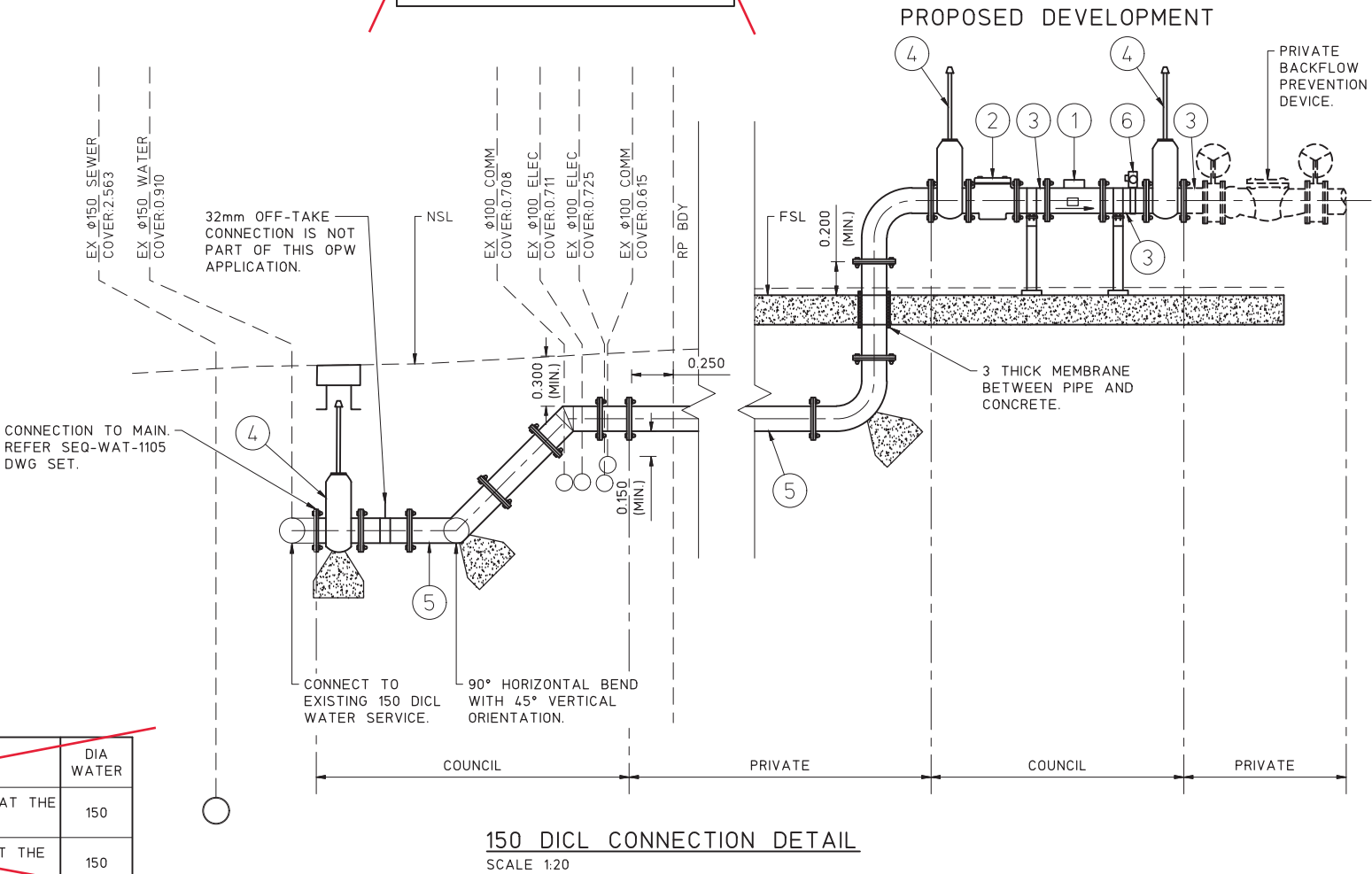
COMPONENTS LIST	
ITEM	DESCRIPTION
1	DN150 MASTER METERS
2	DN150 TOP ENTRY DIRT BOX/STRAINER
3	DUCTILE IRON OR STAINLESS STEEL FI-FI SHORT PIPE
4	RESILIENT SEATED GATE VALVE - RSGV
5	DUCTILE IRON WATER SERVICE PIPE
6	TEST PORT

NOTE:**
REFER CITY OF GOLD COAST WATER, WASTE AND ENERGY DRG 11-133 FOR COMPLETE COMPONENTS LISTS.

NOTE:
REFER DRG 21149/C30 FOR WATER RETICULATION PLAN.

WATER LIVE WORKS TABLE

No.	DESCRIPTION	DIA WATER
1(A)	GOLD COAST WATER TO CONSTRUCT DN150 SERVICE WITH 150mm METER TO SERVICE LOT 118 AT THE DEVELOPERS EXPENSE.	150
2(A)	GOLD COAST WATER TO CONSTRUCT DN32 SERVICE WITH 25mm METER TO SERVICE LOT 118 AT THE DEVELOPERS EXPENSE.	150



E	RFI RESPONSE	28.11.22	VK				
D	FOR CONSTRUCTION	17.10.22	VK				
C	FOR APPROVAL	15.11.21	VK				
B	FOR APPROVAL	14.10.21	VK				
A	PRELIMINARY ISSUE	01.10.21	VK	F	DETAIL AMENDMENTS	10.01.23	VK
CODE	REVISION	DATE	BY	CODE	REVISION	DATE	BY

Client	BENSTEAD HOLDAWAY
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Scales (at A1)	AS SHOWN
Designed	HM
Checked	HM
Drawn	VK
Date	SEP 21
Authorised	
RPEQ	

Project	PROPOSED INDUSTRIAL DEVELOPMENT
Address	LOT 118 Eastridge Street, STAPYLTON

Drawing title	WATER RETICULATION DETAILS
Drawing No	21149/C31
Revision Code	F