AVVA BROADBEACH (19-21 ANNE AVENUE, BROADBEACH)

OPERATIONAL WORKS
CITY OF GOLD COAST

DRAWING SCHEDULE	
DRAWING NUMBER	DESCRIPTION
AVA-AAP-DD-00-DRG-CI-0001	COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE
AVA-AAP-DD-00-DRG-CI-0041	ABNORMAL CIVIL RISK REGISTER
AVA-AAP-DD-00-DRG-CI-0051	MANDATORY INSPECTION AND TESTING REGISTER
EARTHWORKS	
AVA-AAP-DD-00-DRG-CI-0071	EXISTING SURVEY AND DEMOLITION PLAN
~~AVA-AAP-DD-00-DRG-CI-0101~~	~~EARTHWORKS CUT AND FILL LAYOUT PLAN~~
AVA-AAP-DD-00-DRG-CI-0171	EROSION AND SEDIMENT CONTROL PLAN
AVA-AAP-DD-00-DRG-CI-0191	EROSION AND SEDIMENT CONTROL DETAILS
CIVILWORKS	
AVA-AAP-DD-00-DRG-CI-0201	CIVIL WORKS PLAN
AVA-AAP-DD-00-DRG-CI-0361	CIVIL WORKS DETAILS SHEET 1
AVA-AAP-DD-00-DRG-CI-0362	CIVIL WORKS DETAILS SHEET 2
STORMWATER MANAGEMENT	
~~AVA-AAP-DD-00-DRG-CI-0401~~	~~STORMWATER MANAGEMENT DETAIL SHEET 1~~
~~AVA-AAP-DD-00-DRG-CI-0491~~	~~BIO-RETENTION PLAN~~
~~AVA-AAP-DD-00-DRG-CI-0492~~	~~BIO-RETENTION NOTES~~
SERVICES	
AVA-AAP-DD-00-DRG-CI-0521	SEWERAGE RETICULATION PLAN
AVA-AAP-DD-00-DRG-CI-0621	WATER CONNECTION DETAILS
AVA-AAP-DD-00-DRG-CI-0622	MASTER WATER METER DETAIL PLAN AND SECTION
AVA-AAP-DD-00-DRG-CI-0623	EXTERNAL WATER RETICULATION DETAILS

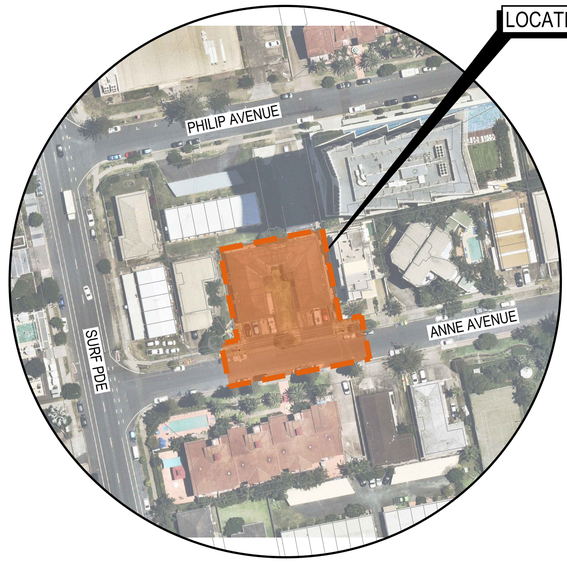
THIS OPERATIONAL WORKS APPROVAL ENDORSES THE WORKS FOR INFRASTRCUTURE (WATER (CONNECTION AND HYDRANT RELOCATION), SEWER AND STORMWATER CONNECTION AND FOOTPATH) AND VEHICLE ACCESS WORKS (2X VXO) ONLY. NO OTHER WORKS WILL FORM A PART OF THIS APPROVAL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2025/400

Dated: 16 February 2026

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



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Issue	Description	DR	CH	VE	Date
03	ISSUE FOR OPW APPROVAL	J.B	L.S	J.S	28.11.25
02	70% DESIGN ISSUE	J.B	L.S	J.S	21.11.25
01	FOR INFORMATION	J.B	L.S	J.S	27.10.25

100mm on Original

Scales

0 10 20 40 60 80 100m

1 : 1000

Surveyor: BENNETT + BENNETT

Architect: BDA ARCHITECTURE

Client: MARY ANNE DEVELOPMENTS

Status: FOR APPROVAL
CONSTRUCTION SUBJECT TO APPROVAL

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Original Issue Signatures			
Drawn	J.BONAPOS	Original Size	A1
Designed	L.SCOTT	Height Datum	AHD
Project Manager	J.STOCKWELL	Grid	MGA/20-56
Verified	R.MULLIGAN	R.P.E.Q 7850 Date: 28/11/2025	

Project: AVVA BROADBEACH
19-21 ANNE AVENUE,
BROADBEACH

Title: COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE

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SOUTHPORT QLD 4215
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Project Number: 30265222

Drawing No.: AVA-AAP-DD-00-DRG-CI-0001

Issue: 03

Date Plotted: 28 Nov 2025 - 03:12PM File Name: C:\Users\ls94340\DC\ACCDocs\Arcadis ACC AU\AAU-30265222-AVVA\Project Files\10_WIP\10_Civil\STG_00\DRG\AVA-AAP-DD-00-DRG-CI-0001-CoverSheet.dwg

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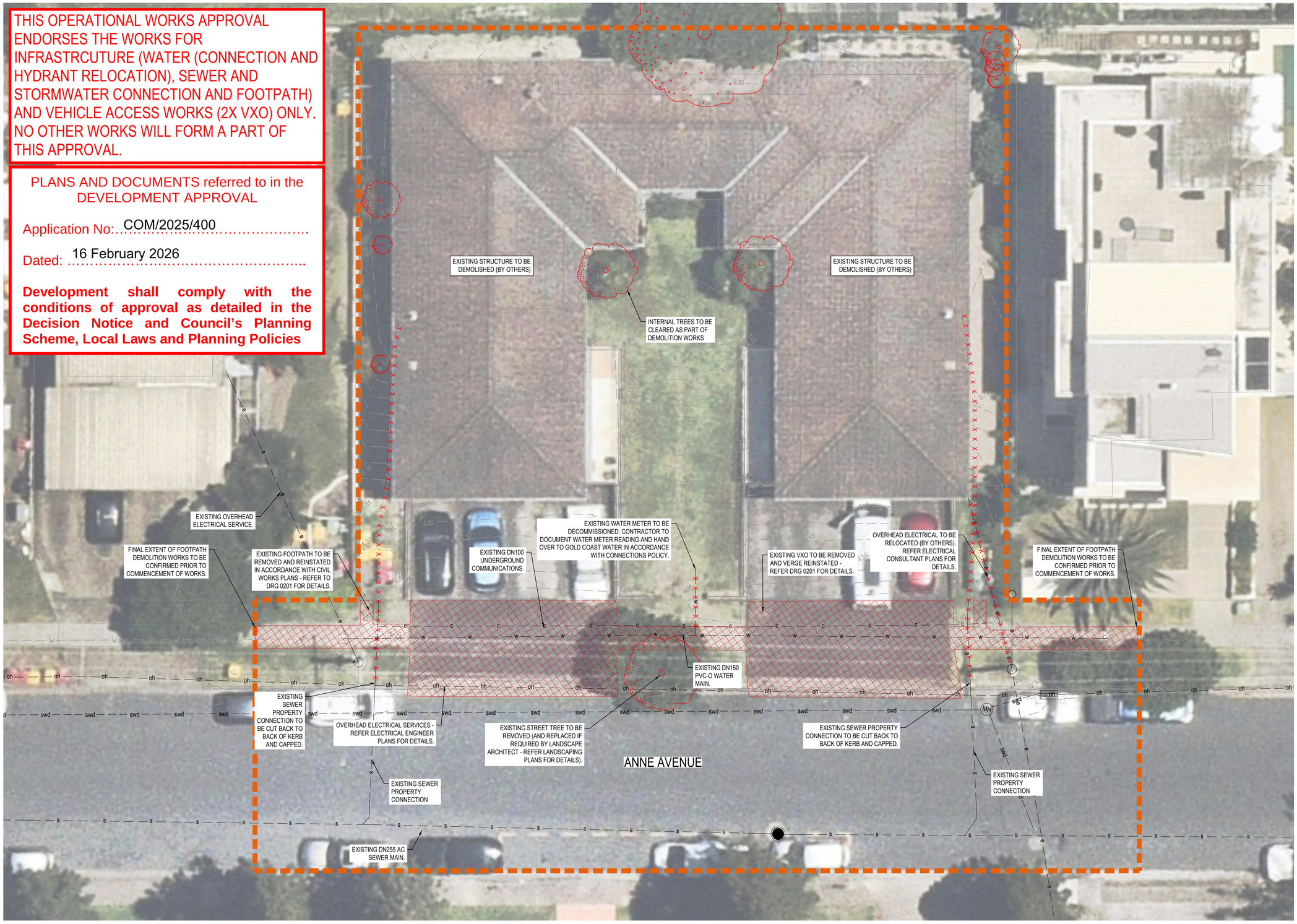

LEGEND

- EXISTING SURFACE CONTOURS
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWERAGE RETICULATION
- EXISTING WATER RETICULATION
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING COMMUNICATIONS
- EXISTING GAS
- SERVICE TO BE DECOMMISSIONED
- EXTENT OF WORK BOUNDARY
- REMOVE EXISTING VXO AND FOOTPATH
- REMOVE EXISTING VEGETATION

SERVICE CONFLICT NOTES

1. THE EXISTING UTILITY SERVICES INFORMATION SHOWN HAS BEEN COMPILED FROM SURVEY INFORMATION SUPPLIED BY THE VARIOUS SERVICE AUTHORITIES.
2. THE INFORMATION IS NOT INTENDED TO PROVIDE THE CONTRACTOR WITH COMPLETE OR ACCURATE INFORMATION CONCERNING THE LOCATION AND EXTENT OF UTILITY SERVICES.
3. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE INCURRED TO EXISTING UTILITY SERVICES OR STRUCTURES AS A RESULT OF THE EXECUTION OF WORK UNDER THE CONTRACT.
4. NO WORK SHALL BE CARRIED OUT WITHIN 5 METRES OF ANY EXISTING SERVICES WITHOUT PRIOR RECORDED CONSULTATION WITH THE RELEVANT AUTHORITY.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND EXTENT OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.
6. ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT AND WHERE RELOCATION IS REQUIRED, REFER SPECIFICATION.

WARNING : EXISTING SERVICES
EXISTING SERVICES EXIST IN THIS VICINITY. THE CONTRACTOR IS TO CONTACT THE RELEVANT AUTHORITIES TO CONFIRM EXACT LOCATION OF SERVICES ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION COMMENCING.

EXISTING SERVICES PLOTTED FROM SURVEY AND POTHOLING. PLEASE REFER TO SURVEY/POTHOLING PLAN BY LAMBERT LOCATIONS FOR FURTHER DETAILS.

ALL WORKS SUBJECT TO CITY OF GOLD COAST AND GOLD COAST WATER APPROVAL.

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Scales

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100mm on Original

Surveyor: BENNETT + BENNETT

Architect: BDA ARCHITECTURE

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19-21 ANNE AVENUE, BROADBEACH

Title: EXISTING SURVEY AND DEMOLITION PLAN

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Tel No: +61 7 5503 4800
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Project Number: 30265222

Drawing No.: AVA-AAP-DD-00-DRG-CI-0071

Issue: 03

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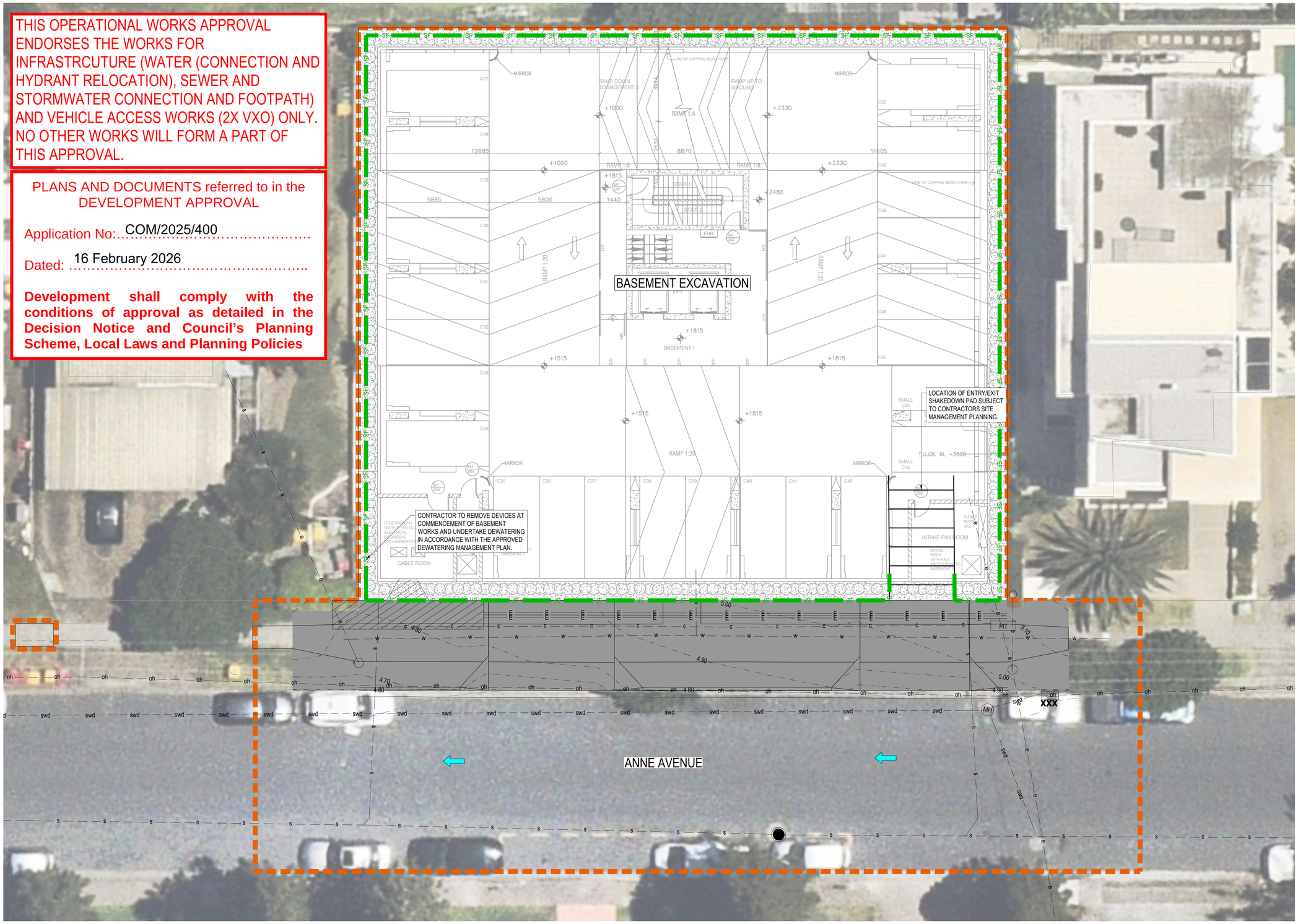

LEGEND

- EXTENT OF WORK BOUNDARY
- 5.0 PROPOSED SURFACE CONTOURS
- 5.0 EXISTING SURFACE CONTOURS
- TURF
- SF SILT FENCE
- XXX GULLY TREATMENT ON GRADE
- SAG GULLY TREATMENT
- CONSTRUCTION ENTRY/EXIT PAD
- DIRECTION OF OVERLAND FLOW

NOTES

1. FOR SEDIMENT AND EROSION CONTROL DETAILS AND NOTES REFER DRAWING No. 0191.
2. SEDIMENT AND EROSION CONTROL PLAN IS TO BE READ IN CONJUNCTION WITH THE ENVIRONMENT MANAGEMENT PLAN AND LANDSCAPING DRAWINGS.

ALL WORKS SUBJECT TO CITY OF GOLD COAST AND GOLD COAST WATER APPROVAL.

WARNING : EXISTING SERVICES
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EXISTING SERVICES PLOTTED FROM SURVEY AND POTHOLING. PLEASE REFER TO SURVEY/POTHOLING PLAN BY LAMBERT LOCATIONS FOR FURTHER DETAILS.

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100mm on Original

Scales

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1 : 100

Surveyor: BENNETT + BENNETT

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Project: AVVA BROADBEACH
19-21 ANNE AVENUE, BROADBEACH

Title: EROSION AND SEDIMENT CONTROL PLAN

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Tel No: +61 7 5503 4800
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Project Number: 30265222

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Issue: 02

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SEDIMENT CONTROL

1. OPTIMUM BENEFIT MUST BE MADE OF EVERY OPPORTUNITY TO TRAP SEDIMENT WITHIN THE WORK SITE, & AS CLOSE AS PRACTICABLE TO ITS SOURCE.
2. SEDIMENT TRAPS MUST BE INSTALLED & OPERATED TO BOTH COLLECT & RETAIN SEDIMENT.
3. THE POTENTIAL SAFETY RISK OF A PROPOSED SEDIMENT TRAP TO SITE WORKERS & THE PUBLIC MUST BE GIVEN APPROPRIATE CONSIDERATION, ESPECIALLY THOSE DEVICES LOCATED WITHIN PUBLICLY ACCESSIBLE AREAS.
4. ALL REASONABLE & PRACTICABLE MEASURES MUST BE TAKEN TO PREVENT, OR AT LEAST MINIMISE, THE RELEASE OF SEDIMENT FROM THE SITE.
5. SUITABLE ALL-WEATHER MAINTENANCE ACCESS MUST BE PROVIDED TO ALL SEDIMENT CONTROL DEVICES.

SEDIMENT FENCE

1. SEDIMENT FENCE TO BE INSTALLED ALONG A LINE OF CONSTANT GROUND ELEVATION WHEREVER PRACTICAL.
2. BOTH ENDS OF THE SEDIMENT FENCE TO EXTEND UP THE SLOPE AT LEAST 1m.
3. SUPPORT POST TO BE SPACED A MAXIMUM 2m UNLESS THE FENCE IS SUPPORTED BY A TOP WIRE OR MESH BACKING, IN WHICH CASE 3m MAXIMUM SPACING.
4. FENCE 'RETURNS' SHALL BE INSTALLED AT MAXIMUM 20m SPACING IF FENCE IS INSTALLED ALONG THE CONTOUR, OTHERWISE 5 TO 10m MAXIMUM SPACING DEPENDING ON SLOPE.
5. MINIMUM 4 STAPLES OR TIE WIRES PER STAKE.

MATERIALS:

1. FABRIC: POLYPROPYLENE, POLYAMIDE, NYLON, POLYESTER, OR POLYETHYLENE WOVEN OR NON-WOVEN FABRIC, AT LEAST 700mm IN WIDTH & A MINIMUM UNIT WEIGHT OF 140GSM. ALL FABRICS TO CONTAIN ULTRAVIOLET INHIBITORS & STABILISERS TO PROVIDE A MINIMUM OF 6 MONTHS OF USEABLE CONSTRUCTION LIFE (ULTRAVIOLET STABILITY EXCEEDING 70%).
2. FABRIC REINFORCEMENTS: WIRE OR STEEL MESH MINIMUM 14-GAUGE WITH A MAXIMUM MESH SPACING OF 200mm.
3. SUPPORT POSTS/STAKES: 1500mm² (MIN.) HARDWOOD, 2500mm² (MIN.) SOFTWOOD, OR 1.5kg/m (MIN) STEEL STAR PICKETS SUITABLE FOR ATTACHING FABRIC.

INSTALLATION OF A SPILL-THROUGH WEIR:

1. LOCATE THE SPILL-THROUGH WEIR SUCH THAT THE WEIR CREST WILL BE LOWER THAN THE GROUND LEVEL AT EACH END OF THE FENCE.
2. ENSURE THE CREST OF THE SPILL-THROUGH WEIR IS AT LEAST 300mm ABOVE THE GROUND ELEVATION.
3. SECURELY TIE A HORIZONTAL CROSS MEMBER (WEIR) TO THE SUPPORT POSTS/STAKES EACH SIDE OF THE WEIR. CUT THE FABRIC DOWN THE SIDE OF EACH POST & FOLD THE FABRIC OVER THE CROSS MEMBER & APPROPRIATELY SECURE THE FABRIC.
4. INSTALL A SUITABLE SPLASH PAD &/OR CHUTE IMMEDIATELY DOWN-SLOPE OF THE SPILL-THROUGH WEIR TO CONTROL SOIL EROSION & APPROPRIATELY DISCHARGE THE CONCENTRATED FLOW PASSING OVER THE WEIR.

INSTALLATION FABRIC DROP INLET PROTECTION:

1. ENSURE THAT THE INSTALLATION OF THE SEDIMENT TRAP WILL NOT CAUSE UNDESIRABLE SAFETY OR FLOODING ISSUES.
2. WHERE POSSIBLE, EXCAVATE A 200x200mm TRENCH AROUND THE INLET STRUCTURE.
3. SPACE STAKES EVENLY AROUND THE PERIMETER OF THE STORMWATER INLET AT A MAXIMUM 1m SPACING & SECURELY DRIVE THEM INTO THE GROUND.
4. WHERE NECESSARY, INSTALL A HORIZONTAL SPILL-THROUGH WEIR TO LIMIT THE MAXIMUM HEIGHT WATER PONDING AROUND THE STRUCTURE.
5. ENSURE THE MAXIMUM POND HEIGHT WILL NOT CAUSE A SAFETY HAZARD, INCLUDING UNDESIRABLE FLOODING OF AN ADJACENT PROPERTY OR ROADWAY. WHEREVER PRACTICAL, THE SPILL-THROUGH WEIR SHOULD BE AT LEAST 300mm ABOVE GROUND LEVEL.
6. IF A SPILL THROUGH WEIR IS NOT INSTALLED, THEN FRAME THE TOP OF THE STAKES WITH HORIZONTAL CROSS MEMBERS.
7. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS.
8. PLACE THE BOTTOM 300mm OF FABRIC IN THE EXCAVATED TRENCH
9. SECURELY FASTEN THE FABRIC TO THE STAKES & CROSS MEMBERS AT THE FABRIC JOINT, OVERLAP THE FABRIC TO THE NEXT STAKE.
10. BACKFILL THE TRENCH WITH AT LEAST 200mm OF AGGREGATE OR COMPACTED SOIL. IF A TRENCH CANNOT BE EXCAVATED, LAY THE BOTTOM 300mm OF FABRIC EVENLY ON THE GROUND SURFACE & COVER WITH A 300mm LAYER OF AGGREGATE, NOT EARTH OR SOIL.
11. WHERE REQUIRED, INSTALL A FLOW CONTROL BUND TO MAINTAIN THE SPECIFIED POOL DEPTH & CONTROL THE MOVEMENT OF WATER.
12. TAKE ALL NECESSARY MEASURES TO MINIMISE THE SAFETY RISK CAUSED BY THE STRUCTURE & TO PREVENT UNSAFE ENTRY INTO THE STORMWATER INLET.

SITE ACCESS

1. PRIOR TO THE COMMENCEMENT OF SITE WORKS, THE LOCATION OF THE SITE ACCESS POINT(S) MUST BE VERIFIED WITH THE RELEVANT REGULATORY AUTHORITY.
2. SITE ACCESS MUST BE RESTRICTED TO THE MINIMUM PRACTICAL NUMBER OF LOCATIONS.
3. SITE EXIT POINTS MUST BE APPROPRIATELY MANAGED TO MINIMISE THE RISK OF SEDIMENT BEING TRACKED ONTO SEALED, PUBLIC ROADWAYS.
4. INSTALL SEDIMENT FENCING &/OR BARRIER FENCING TO CONFINE INGRESS TO & EGRESS FROM THE SITE TO STABILISED ACCESS POINTS ONLY.
5. STORMWATER RUNOFF FROM ACCESS ROADS & STABILISED ENTRY/EXIT POINTS MUST DRAIN TO AN APPROPRIATE SEDIMENT CONTROL DEVICE.

CONSTRUCTION EXIT - ROCK PAD

MATERIALS:

1. ROCK: WELL GRADED, HARD, ANGULAR, EROSION RESISTANT ROCK, NOMINAL DIAMETER OF 50 TO 75mm (SMALL DISTURBANCES) OR 100 TO 150mm (LARGE DISTURBANCES). ALL REASONABLE MEASURES MUST BE TAKEN TO OBTAIN ROCK OF NEAR UNIFORM SIZE.
2. FOOTPATH STABILISING AGGREGATE: 25 TO 50mm GRAVEL OR AGGREGATE.
3. GEOTEXTILE FABRIC: HEAVY-DUTY, NEEDLE -PUNCHED, NON-WOVEN FILTER CLOTH ('BIDIM' A24 OR EQUIVALENT).

INSTALLATION:

1. CLEAR THE LOCATION OF THE ROCK PAD, REMOVING STUMPS, ROOTS & OTHER VEGETATION TO PROVIDE A FIRM FOUNDATION SO THAT THE ROCK IS NOT PRESSED INTO SOFT GROUND. CLEAR SUFFICIENT WIDTH TO ALLOW PASSAGE OF LARGE VEHICLES, BUT CLEAR ONLY THAT NECESSARY FOR THE EXIT. DO NOT CLEAR ADJACENT AREAS UNTIL THE REQUIRED EROSION & SEDIMENT CONTROL DEVICES ARE IN PLACE.
2. IF THE EXPOSED SOIL IS SOFT, PLASTIC OR CLAYEY, PLACE A SUB-BASE OF CRUSHED ROCK OR A LAYER OF HEAVY-DUTY FILTER CLOTH TO PROVIDE A FIRM FOUNDATION.
3. PLACE THE ROCK PAD FORMING A MINIMUM 200mm THICK LAYER OF CLEAN, OPEN-VOID ROCK.
4. IF THE ASSOCIATED CONSTRUCTION SITE IS UP-SLOPE OF THE ROCKPAD, THUS CAUSING STORMWATER RUNOFF TO FLOW TOWARD THE ROCK PAD, THEN FORM A MINIMUM 300mm HIGH FLOW CONTROL BERM ACROSS THE ROCK PAD TO DIVERT SUCH RUNOFF TO A SUITABLE SEDIMENT TRAP.
5. THE LENGTH OF THE ROCK PAD SHOULD BE AT LEAST 15m WHERE PRACTICABLE, & AS WIDE AS THE FULL WIDTH OF THE ENTRY OR EXIT & AT LEAST 3m. THE ROCK PAD SHOULD COMMENCE AT THE EDGE OF THE OFF-SITE SEALED ROAD OR PAVEMENT.
6. FLARE THE END THE ROCK PAD WHERE IT MEETS THE PAVEMENT SO THAT THE WHEELS OF TURNING VEHICLES DO NOT TRAVEL OVER UNPROTECTED SOIL.
7. IF THE FOOTPATH IS OPEN TO PEDESTRIAN MOVEMENT, THEN COVER THE COARSE ROCK WITH FINE AGGREGATE OR GRAVEL, OR OTHERWISE TAKE WHATEVER MEASURES ARE NEEDED TO MAKE THE AREA SAFE.

FILTER SOCKS-CONCENTRATED FLOW

MATERIALS:

1. SOCKS: MINIMUM Ø200mm SYNTHETIC OR BIODEGRADABLE TUBES MANUFACTURED FROM NON-WOVEN OR COMPOSITE FABRIC SUITABLE FOR THE "FILTRATION" OF COURSE SEDIMENT.
2. FILL MATERIALS: STRAW, CANE MULCH, COMPOSTED MATERIAL (AS4454), COARSE SAND, OR CLEAN AGGREGATE

INSTALLATION:

1. ENSURE THE SOCKS ARE PLACED INDIVIDUALLY OR COLLECTIVELY (AS A SINGLE SEDIMENT TRAP) SUCH THAT:
   i) LEAKAGE AROUND OR UNDER THE SOCKS IS MINIMISED;
   ii) ADJOINING SOCKS ARE TIGHTLY BUTTED OR OVERLAPPED AT LEAST 450mm.
   iii) THE SURFACE AREA OF POTENTIAL WATER PONDING UP-SLOPE OF EACH SEDIMENT TRAP IS MAXIMISED.
   iv) TO THE MAXIMUM DEGREE PRACTICAL, ALL SEDIMENT-LADEN WATER WILL PASS THROUGH THE FORMED POND BEFORE FLOWING OVER THE DOWN-SLOPE END OF THE SEDIMENT TRAP.

DRAINAGE CONTROL

1. WHEREVER REASONABLE & PRACTICABLE, STORMWATER RUNOFF ENTERING THE SITE FROM EXTERNAL AREAS, & NON-SEDIMENT LADEN (CLEAN) STORMWATER RUNOFF ENTERING A WORK AREA OR AREA OF SOIL DISTURBANCE, MUST BE DIVERTED AROUND OR THROUGH THAT AREA IN A MANNER THAT MINIMISES SOIL EROSION & THE CONTAMINATION OF THAT WATER FOR ALL DISCHARGES UP TO THE SPECIFIED DESIGN STORM DISCHARGE.
2. DURING THE CONSTRUCTION PERIOD, ALL REASONABLE & PRACTICABLE MEASURES MUST BE IMPLEMENTED TO CONTROL FLOW VELOCITIES IN SUCH A MANNER THAT PREVENTS SOIL EROSION ALONG DRAINAGE PATHS & AT THE ENTRANCE & EXIT OF ALL DRAINS & DRAINAGE PIPES DURING ALL STORMS UP TO THE RELEVANT DESIGN STORM DISCHARGE.
3. TO THE MAXIMUM DEGREE REASONABLE & PRACTICABLE, ALL WATERS DISCHARGED DURING THE CONSTRUCTION PHASE MUST DISCHARGE ONTO STABLE LAND, IN A NON-EROSIVE MANNER, & AT A LEGAL POINT OF DISCHARGE.
4. DURING THE CONSTRUCTION PERIOD, ROOF WATER MUST BE MANAGED IN A MANNER THAT MINIMISES SOIL EROSION THROUGHOUT THE SITE, & SITE WETNESS WITHIN ACTIVE WORK AREAS.

EROSION CONTROL

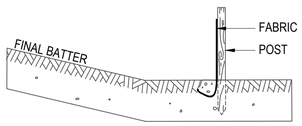
1. THE APPLICATION OF LIQUID-BASED DI
   RUNOFF RESULTING FROM SUCH MEAS
2. ALL TEMPORARY EARTH BANKS, FLOW
   CONSTRUCTED SEDIMENT BASINS MUS
   OF ESTABLISHING A TEMPORARY VEGE
3. UNPROTECTED SLOPE LENGTHS MUST
4. THE CONSTRUCTION & STABILISATION
   THAT NO MORE THAN 3 VERTICAL-MET
5. SYNTHETIC REINFORCED EROSION CO
   ADJACENT TO, RIPARIAN ZONES & WAT
   ENVIRONMENTAL HARM TO WILDLIFE C
6. A MINIMUM 60% GROUND COVER MUST
   ACCELERATED SOIL EROSION IF FURT
   TO BE SUSPENDED FOR MORE THAN 3
   LESS THAN 30mm; MINIMUM 70% COVE
   WITHIN 20 DAYS IF BETWEEN 45 & 100
   MINIMUM 80% COVER WITHIN 5 DAYS IF

EROSION CONTROL MAT LINING

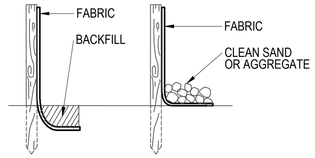
1. EROSION CONTROL MATS MUST BE ST
   ULTRAVIOLET PROTECTIVE SHEETING
2. VEHICLES & CONSTRUCTION EQUIPME
   UNLESS IT HAS BEEN COVERED WITH A
3. IF THE CHANNEL IS TO BE GRASSED, P
   SEED, FERTILISE, WATER & RAKE TO R
4. EXCAVATE A 300mm DEEP BY 150mm W
   END OF THE AREA TO BE TREATED.
5. AT LEAST 300mm OF THE MAT MUST BE
   ON THE GROUND UP-SLOPE OF THE TR
6. WHEN SPREADING THE MATS, AVOID S
   CONTACT WITH THE SOIL.
7. THE INSTALLATION PROCEDURE MUST
   THE SOIL.
8. DAMAGED MATTING MUST BE REPAIRE

TURF LINED

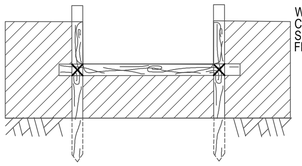
1. TURF SHOULD BE USED WITHIN 12 HOURS OF DELIVERY, OTHERWISE ENSURE THE TURF IS STORED IN CONDITIONS APPROPRIATE FOR THE WEATHER CONDITIONS (e.g. A SHADED AREA).
2. MOISTENING THE TURF AFTER IT IS UNROLLED WILL HELP MAINTAIN ITS VIABILITY.
3. TURF SHOULD BE LAID ON A MINIMUM 75mm BED OF ADEQUATELY FERTILISED TOPSOIL. RAKE THE SOIL SURFACE TO BREAK THE CRUST JUST BEFORE LAYING THE TURF.
4. DURING THE WARMER MONTHS, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY BEFORE LAYING THE TURF.
5. ENSURE THE TURF IS NOT LAID ON GRAVEL, HEAVILY COMPACTED SOILS, OR SOILS THAT HAVE BEEN RECENTLY TREATED WITH HERBICIDES.
6. ENSURE THE TURF EXTENDS UP THE SIDES OF THE DRAIN AT LEAST 100mm ABOVE THE ELEVATION OF THE CHANNEL INVERT, OR AT LEAST TO A SUFFICIENT ELEVATION TO FULLY CONTAIN EXPECTED CHANNEL FLOW.
7. ON CHANNEL GRADIENTS OF 3:1(H:V) OR STEEPER, OR IN SITUATIONS WHERE HIGH FLOW VELOCITIES (i.e. VELOCITY >1.5m/s) ARE LIKELY WITHIN THE FIRST TWO WEEK FOLLOWING PLACEMENT, SECURE THE INDIVIDUAL TURF STRIPS WITH WOODEN OR PLASTIC PEGS.
8. ENSURE THAT INTIMATE CONTACT IS ACHIEVED & MAINTAINED BETWEEN THE TURF & THE SOIL SUCH THAT SEEPAGE FLOW BENEATH THE TURF IS AVOIDED.
9. WATER UNTIL THE SOIL IS WET 100mm BELOW THE TURF. THEREAFTER, WATERING SHOULD BE SUFFICIENT TO MAINTAIN & PROMOTE HEALTHY GROWTH.



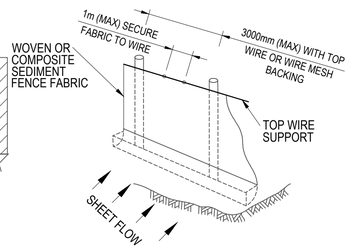
LOCATION OF FENCE RELATIVE TO BASE OF SLOPE



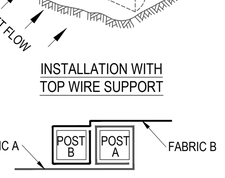
ANCHORING BASE OF FABRIC



SPILL THROUGH WEIR

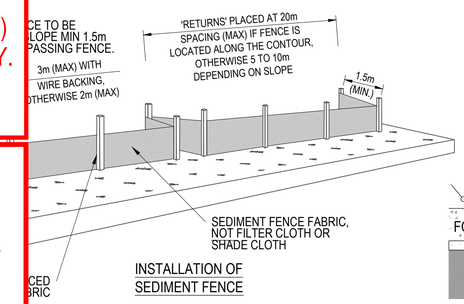


INSTALLATION WITH TOP WIRE SUPPORT



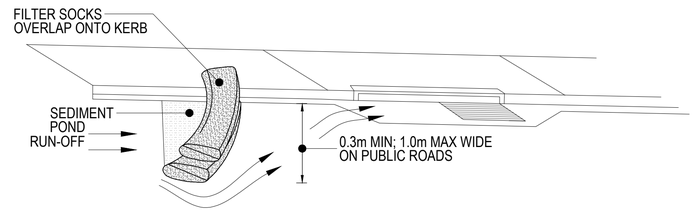
FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. STAKE B TO BE DRIVEN TIGHTLY AGAINST STAKE A. THE TOPS OF BOTH STAKES TO BE SECURED WITH WIRE.

JOINING FABRIC - METHOD 1

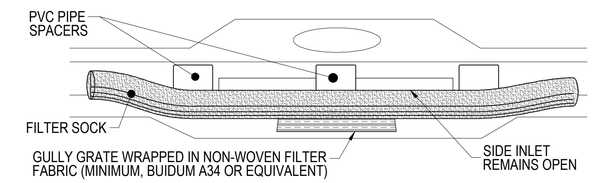


INSTALLATION OF SEDIMENT FENCE

SEDIMENT FENCE

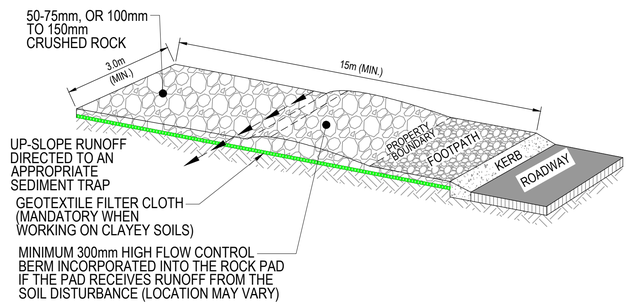


ON-GRADE KERB INLET SEDIMENT TRAP

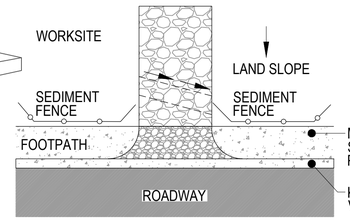


SAG INLET SEDIMENT TRAP

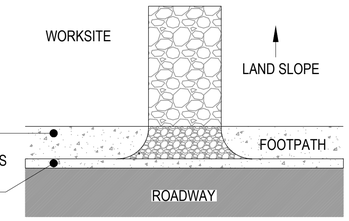
FILTER SOCKS - CONCENTRATED FLOWS



ROCK ENTRY/EXIT PAD FOR CONSTRUCTION SITES



ROCK PAD SLOPING TOWARDS THE ROAD



ROCK PAD SLOPING AWAY FROM ROAD

CONSTRUCTION EXIT - ROCK PAD
(CONSTRUCTION SITES ONLY)

THIS OPERATIONAL WORKS APPROVAL ENDORSES THE WORKS FOR INFRASTRCUTURE (WATER (CONNECTION AND HYDRANT RELOCATION), SEWER AND STORMWATER CONNECTION AND FOOTPATH) AND VEHICLE ACCESS WORKS (2X VXO) ONLY. NO OTHER WORKS WILL FORM A PART OF THIS APPROVAL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2025/400

Dated: 16 February 2026

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

Issue	Description	DR	CH	VE	Date
02	ISSUE FOR OPW APPROVAL	J.B	L.S	R.M	28.11.25
01	FOR INFORMATION	J.B	R.D	B.W	27.10.25

100mm on Original

Scales

Surveyor: BENNETT + BENNETT

Architect: BDA ARCHITECTURE

Client: MARY ANNE DEVELOPMENTS

Status: FOR APPROVAL
CONSTRUCTION SUBJECT TO APPROVAL

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Original Issue Signatures

Drawn	J.BONAPOS	Original Size	A1
Designed	L.SCOTT	Height Datum	AHD
Project Manager	J.STOCKWELL	Grid	MGA/20-56
Verified	R.MULLIGAN	R.P.E.Q 7850 Date: 28/11/2025	

Project: AVVA BROADBEACH
19-21 ANNE AVENUE, BROADBEACH

Title: EROSION AND SEDIMENT CONTROL DETAILS

ARCADIS
Arcadis Australia Pacific Pty Limited
Level 7, Seabank Building, 12-14 Marine Parade
SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

Project Number: 30265222

Drawing No.: AVA-AAP-DD-00-DRG-CI-0191

Issue: 02

Date Plotted: 28 Nov 2025 - 03:19PM File Name: C:\Users\ls94340\DC\ACCDocs\Arcadis ACC AU\AAU-30265222-AVVA\Project Files\10_WIP\10_Civil\STG_00\DRG\AVA-AAP-DD-00-DRG-CI-0191-ESCDetails.dwg

NOTES

1. NOTWITHSTANDING THE DETAILS SHOWN ON THE DRAWINGS ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COGC STANDARD SPECIFICATIONS AND DRAWINGS.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED (MINIMUM THICKNESS 100mm) AND PROVIDED WITH GRADE B TURF UNLESS OTHERWISE SPECIFIED BY PUBLIC LANDSCAPE APPROVAL.
3. SUBGRADE TEST RESULTS TO BE FORWARDED TO SUPERINTENDENT FOR DETERMINATION OF BOX DEPTHS PRIOR TO EXCAVATION. TESTS SHALL INCLUDE SOAKED C.B.R. AND/OR OTHER TESTS AS REQUESTED BY THE SUPERINTENDENT.
4. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL SERVICES AND CONFIRM ANY DISCREPANCIES WITH THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTOR SHALL PROTECT THESE SERVICES PRIOR TO WORKING IN THE VICINITY. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. TEMPORARY WARNING SIGNS TO BE ERECTED AS PER DEPARTMENT OF TRANSPORT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
6. ALL TRENCH BACK FILL MATERIAL UNDER ROAD PAVEMENT SHALL BE CBR 15 OR APPROVED EQUIVALENT.
7. REINSTATE / RECONSTRUCT ALL EXISTING WATER VALVE / TELSTRA BOXES, SEWER MANHOLES ETC. TO MATCH FINISHED SURFACE LEVELS WITHIN THE AFFECTED WORK AREAS. CONTRACTOR SHALL SEEK APPROVALS FROM AUTHORITIES WHERE REQUIRED TO CONDUCT WORKS.
8. CONTRACTOR SHALL SEEK APPROVALS FROM AUTHORITIES WHERE REQUIRED TO CONDUCT WORKS.
9. REINSTATE THE AFFECTED WORK AREA TO PRIOR CONDITION INCLUDING FENCES, GATES, DRIVEWAYS ETC. WITH EXISTING OR MATCHING MATERIALS U.N.O BY SITE ENGINEER/COUNCIL.
10. PEDESTRIAN ENTRY AND VXO FINISHES PER LANDSCAPE OPW APPROVAL.
11. THE CONTRACTOR SHALL TIE ALL NEW FOOTPATHS AND VXOS NEATLY INTO EXISTING FOOTPATHS AND VERGE FEATURES TO ENSURE NO TRIP HAZARDS OR STORMWATER PONDING.

THIS OPERATIONAL WORKS APPROVAL ENDORSES THE WORKS FOR INFRASTRCUTURE (WATER (CONNECTION AND HYDRANT RELOCATION), SEWER AND STORMWATER CONNECTION AND FOOTPATH) AND VEHICLE ACCESS WORKS (2X VXO) ONLY. NO OTHER WORKS WILL FORM A PART OF THIS APPROVAL.

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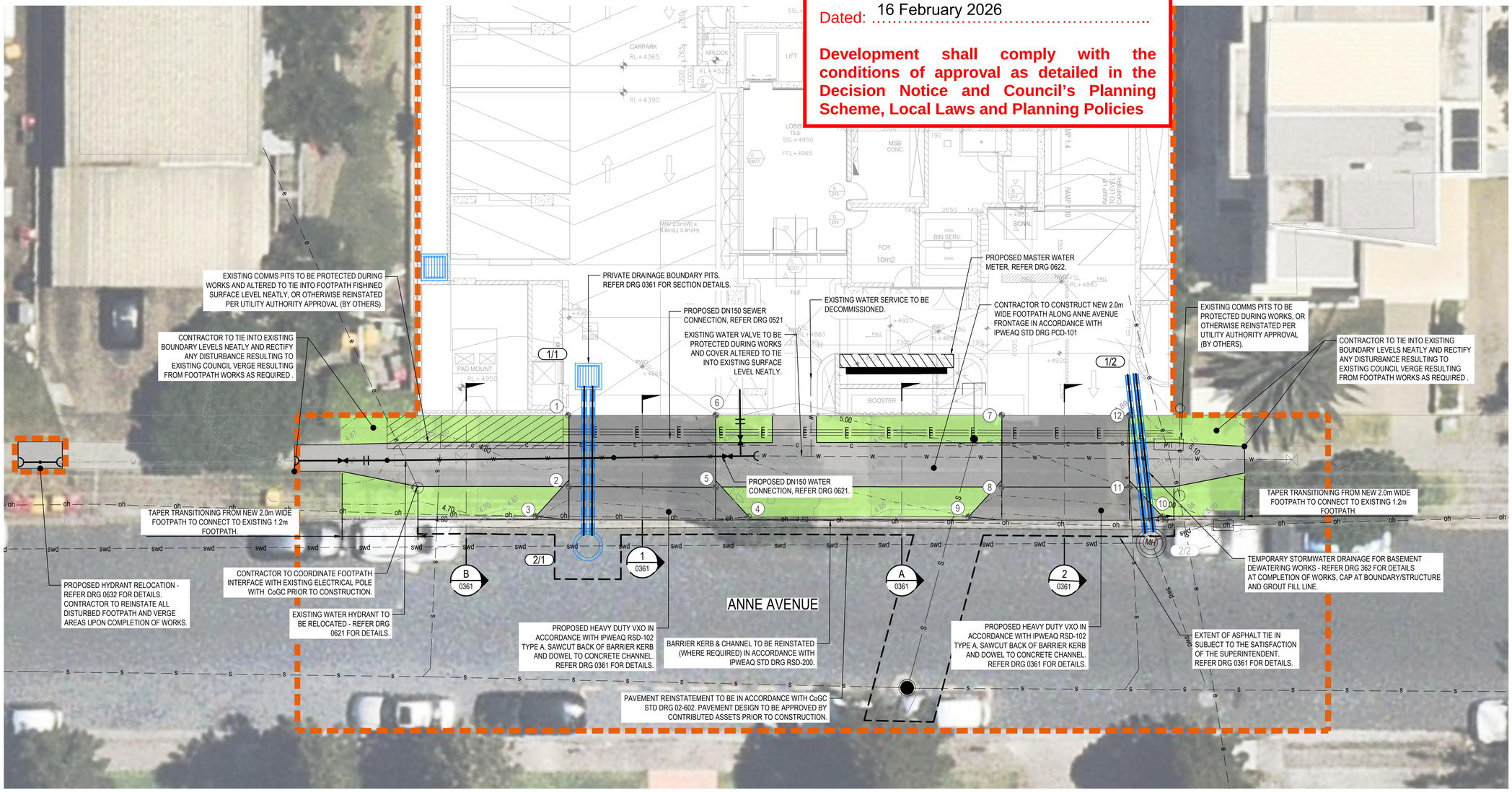
VERGE SPOT LEVELS

POINT	EASTING	NORTHING	LEVEL
1	542505.718	6899132.409	4.890
2	542509.342	6899129.233	4.778
3	542505.129	6899127.625	4.726
4	542514.600	6899129.464	4.816
5	542512.861	6899130.499	4.835
6	542512.234	6899133.691	4.954
7	542524.940	6899136.191	5.062
8	542525.566	6899133.002	4.950
9	542542.355	6899131.388	4.899
10	542532.969	6899131.038	4.975
11	542531.231	6899134.119	5.002
12	542530.591	6899137.303	5.114

LEGEND

- 5.0 — PROPOSED SURFACE CONTOURS
- 5.0 — EXISTING SURFACE CONTOURS
- PROPOSED BARRIER KERB & CHANNEL
- SWD — PROPOSED STORMWATER PIPE & PIT (CIVIL WORKS)
- SWD — PROPOSED STORMWATER PIPE & PIT (REFER BUILDING HYDRAULICS)
- S — PROPOSED SEWERAGE RETICULATION & INSPECTION OPENING (CIVIL WORKS)
- S — PROPOSED SEWERAGE RETICULATION (REFER BUILDING HYDRAULICS)
- W — PROPOSED WATER RETICULATION (CIVIL WORKS)
- W — PROPOSED WATER RETICULATION (REFER BUILDING HYDRAULICS)
- E — UNDERGROUND ELECTRICAL (REFER ELECTRICAL ENGINEER)
- swd — EXISTING STORMWATER DRAINAGE
- s — EXISTING SEWERAGE RETICULATION
- w — EXISTING WATER RETICULATION
- e — EXISTING UNDERGROUND ELECTRICAL
- oh — EXISTING OVERHEAD ELECTRICAL
- c — EXISTING COMMUNICATIONS
- g — EXISTING GAS
- SERVICE TO BE DECOMMISSIONED
- EXTENT OF WORK BOUNDARY
- EDGE OF BASEMENT WALL
- PAVEMENT CUTBACK LINE
- PROPOSED ASPHALT RECTIFICATION REFER TO COGC STD DRG 02-602 FOR SERVICES AND DRG 00211 ELSEWHERE
- PROPOSED CONCRETE FOOTPATH. REFER TO IPWEA STD DRG PCD-101
- PROPOSED CONCRETE VXO. REFER TO IPWEA STD DRG RSD-102
- PROPOSED TOP SOIL AND TURF/ LANDSCAPE REFER NOTE 2



ALL WORKS SUBJECT TO CITY OF GOLD COAST AND GOLD COAST WATER APPROVAL.

WARNING : EXISTING SERVICES
EXISTING SERVICES EXIST IN THIS VICINITY. THE CONTRACTOR IS TO CONTACT THE RELEVANT AUTHORITIES TO CONFIRM EXACT LOCATION OF SERVICES ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION COMMENCING.

EXISTING SERVICES PLOTTED FROM SURVEY AND POTHOLING. PLEASE REFER TO SURVEY/POTHOLING PLAN BY LAMBERT LOCATIONS FOR FURTHER DETAILS.

Issue	Description	DR	CH	VE	Date
03	ISSUE FOR OPW APPROVAL	J.B	L.S	R.M	28.11.25
02	70% DESIGN ISSUE	J.B	L.S	R.M	21.11.25
01	FOR INFORMATION	J.B	L.S	J.S	27.10.25

100mm on Original

Scales

0 1 2 4 6 8 10m

1 : 100

Surveyor: BENNETT + BENNETT

Architect: BDA ARCHITECTURE

Client: MARY ANNE DEVELOPMENTS

Status: FOR APPROVAL
CONSTRUCTION SUBJECT TO APPROVAL

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Original Issue Signatures			
Drawn	J.BONAPOS	Original Size	A1
Designed	L.SCOTT	Height Datum	AHD
Project Manager	J.STOCKWELL	Grid	MGA/20-56
Verified	R.MULLIGAN	R.P.E.Q 7850 Date: 28/11/2025	

Project: AVVA BROADBEACH 19-21 ANNE AVENUE, BROADBEACH

Title: CIVIL WORKS PLAN

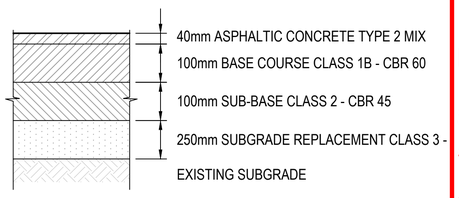
ARCADIS
Arcadis Australia Pacific Pty Limited
Level 7, Seabank Building, 12-14 Marine Parade
SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

Project Number: 30265222

Drawing No.: AVA-AAP-DD-00-DRG-CI-0201

Issue: 03

Date Plotted: 28 Nov 2025 - 03:06PM File Name: C:\Users\ls94340\DC\ACCDocs\Arcadis ACC AU\AAU-30265222-AVVA\Project Files\10_WIP\10_Civil\STG_00\DRG\AVA-AAP-DD-00-DRG-CI-0201-CIWorksPlan.dwg



TYPICAL PAVEMENT SPECIFICATION

COLLECTOR STREET - ASSUMED CBR 3.0
TO BE CONFIRMED ON SITE ONCE PAVEMENT EXPOSED AND
TO THE SATISFACTION OF COUNCIL.
ALL TRENCH RESTORATION IN ACCORDANCE
WITH CoGC STD DWG 02-602 UNLESS OTHERWISE APPROVED

THIS OPERATIONAL WORKS APPROVAL ENDORSES THE WORKS FOR INFRASTRCUTURE (WATER (CONNECTION AND HYDRANT RELOCATION), SEWER AND STORMWATER CONNECTION AND FOOTPATH) AND VEHICLE ACCESS WORKS (2X VXO) ONLY. NO OTHER WORKS WILL FORM A PART OF THIS APPROVAL.

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Application No: COM/2025/400

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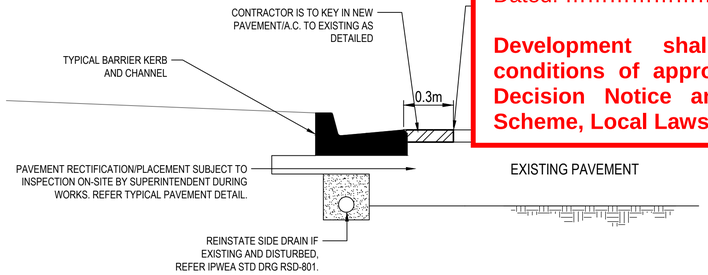
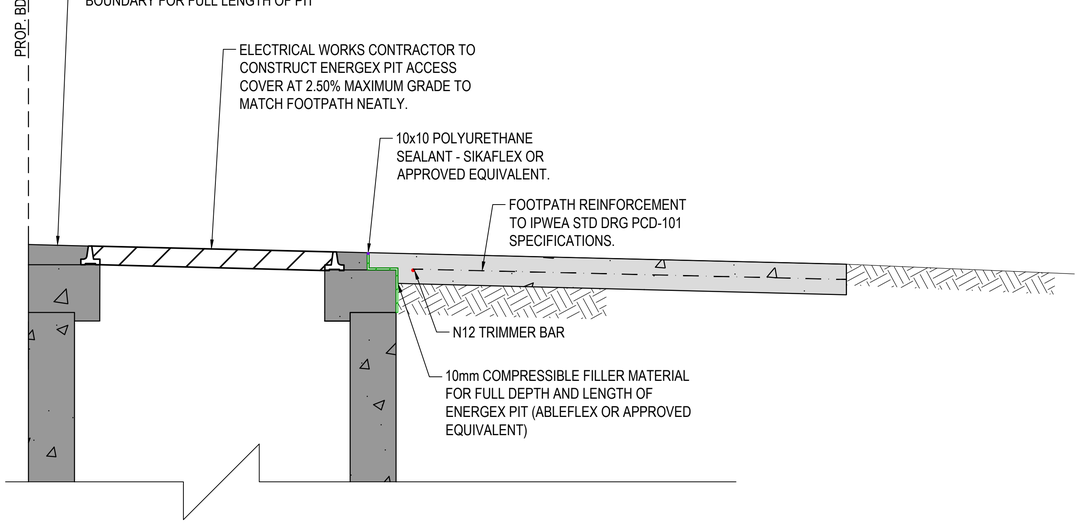


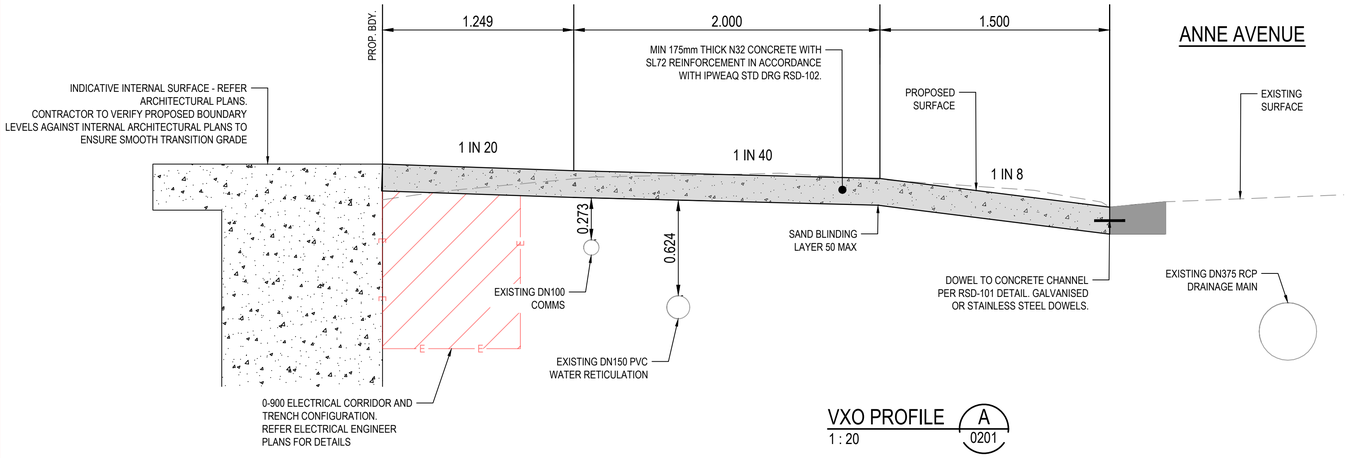
TYPICAL CONNECTION TO EXISTING PAVEMENT ADJACENT TO KERB

SHOWING LONGITUDINAL CONSTRUCTION DETAIL
FOR CONNECTION TO EXISTING PAVEMENT/A.C.
SCALE 1:20

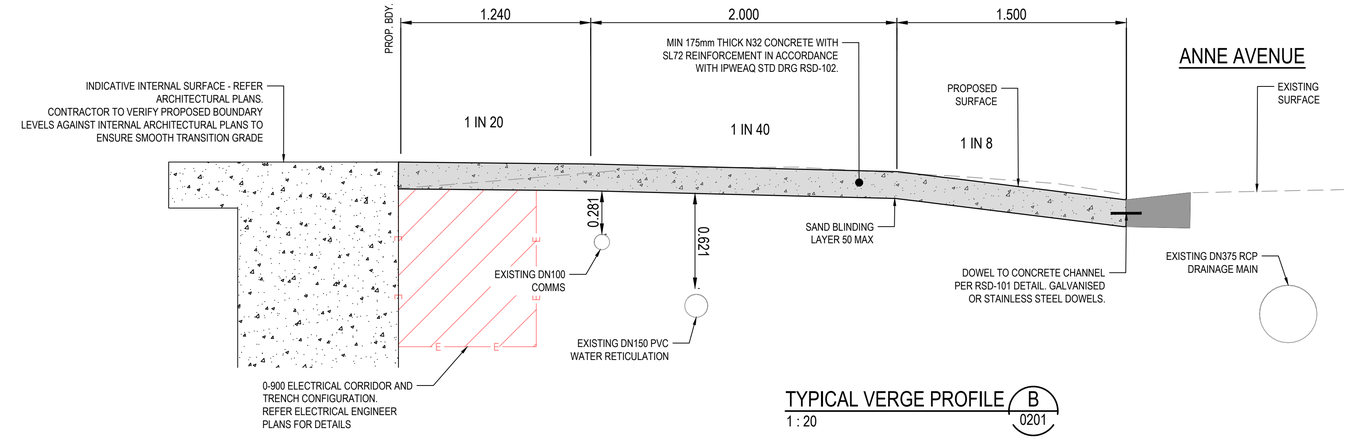


TYPICAL JUNCTION DETAIL - COUNCIL FOOTPATH TO ENERGEX PIT

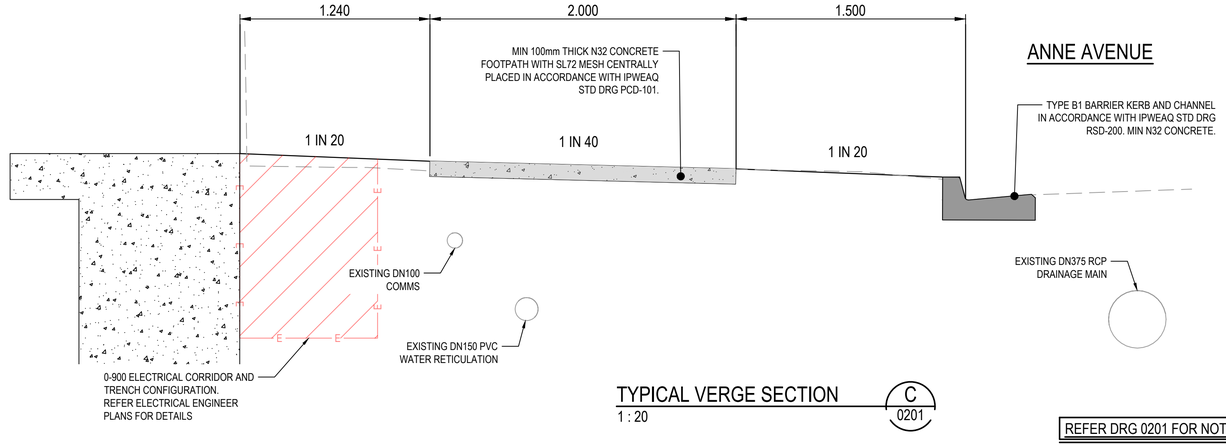
N.T.S



VXO PROFILE A 0201
1 : 20



TYPICAL VERGE PROFILE B 0201
1 : 20



TYPICAL VERGE SECTION C 0201
1 : 20

REFER DRG 0201 FOR NOTES.

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Scales
0 0.5 1 1.5 2m
1 : 20

100mm on Original

Surveyor: BENNETT + BENNETT

Architect: BDA ARCHITECTURE

Client: MARY ANNE DEVELOPMENTS

Status: FOR APPROVAL
CONSTRUCTION SUBJECT TO APPROVAL

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Original Issue Signatures			
Drawn	J.BONAPOS	Original Size	A1
Designed	L.SCOTT	Height Datum	AHD
Project Manager	J.STOCKWELL	Grid	MGA/20-56
Verified	R.MULLIGAN	R.P.E.Q 7850 Date: 28/11/2025	

Project: AVVA BROADBEACH 19-21 ANNE AVENUE, BROADBEACH

Title: CIVIL WORKS DETAILS SHEET 1

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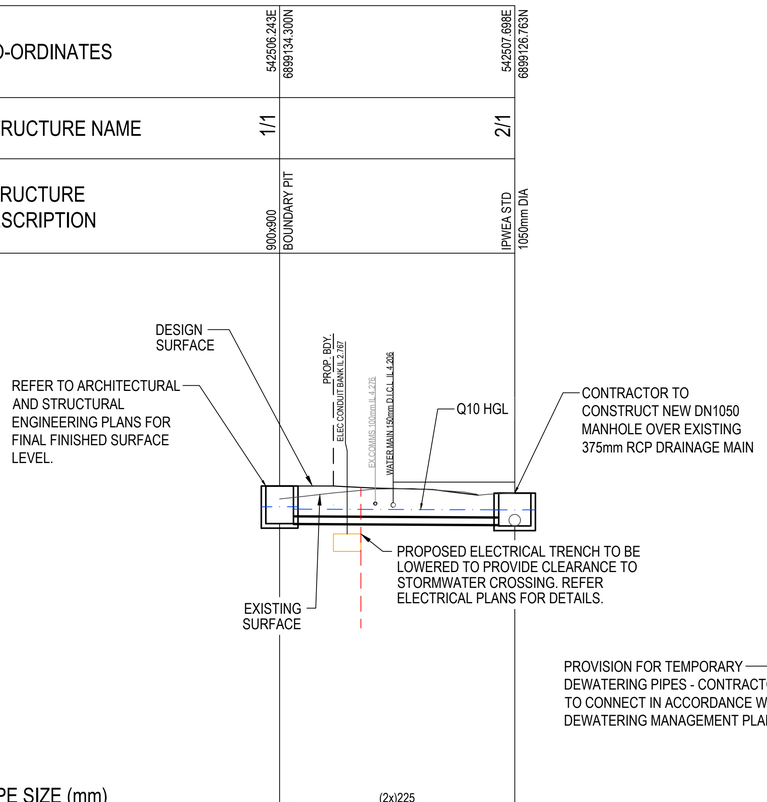
Tel No: +61 7 5503 4800
www.arcadis.com/au

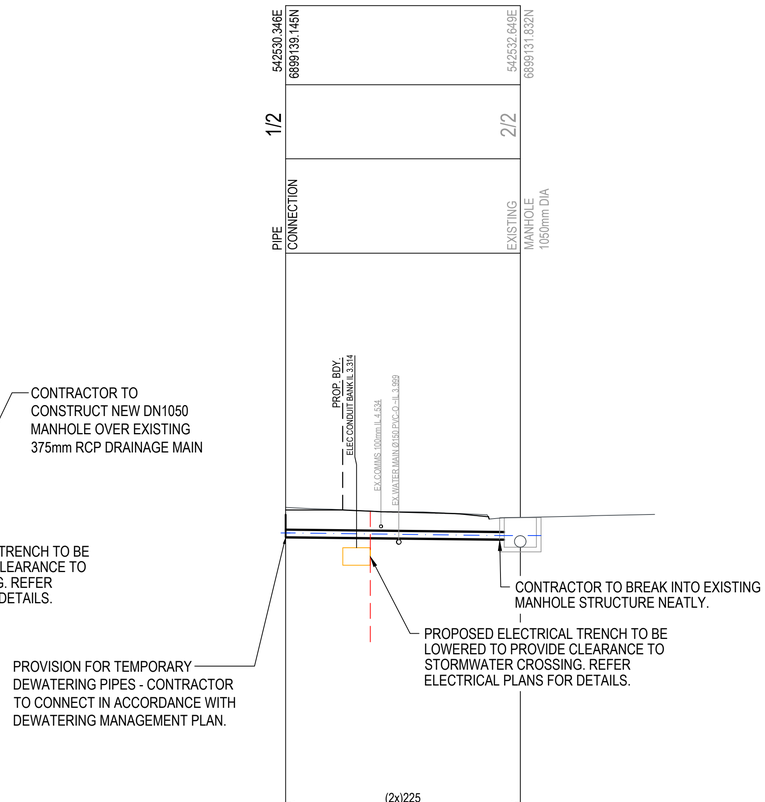
Project Number: 30265222

Drawing No.: AVA-AAP-DD-00-DRG-CI-0361

Issue: 03

Date Plotted: 28 Nov 2025 - 02:11PM File Name: C:\Users\ls94340\DC\ACCDocs\Arcadis ACC AU\AAU-30265222-AVVA\Project Files\10_WIP\10_Civil\STG_00\DRG\AVA-AAP-DD-00-DRG-CI-0361-CIWDetails.dwg





CO-ORDINATES	542506.243E 6899134.300N				542507.698E 6899126.763N	542530.346E 6899139.145N			542532.649E 6899131.832N
STRUCTURE NAME	1/1				2/1	1/2			2/2
STRUCTURE DESCRIPTION	900x900 BOUNDARY PIT				IPWEA STD 1050mm DIA	PIPE CONNECTION			EXISTING MANHOLE 1050mm DIA
PIPE SIZE (mm)	(2x)225					(2x)225			
PIPE CLASS	PVC SN8					PVC SN8			
PIPE GRADE (%)	0.50%					1.00%			
PIPE SLOPE (1 in X)	200.0					100.0			
FULL PIPE FLOW VELOCITY (m/s)	0.63					0.63			
PART PIPE FLOW VELOCITY (m/s)	0.88					1.16			
DATUM RL	-10.000					-9.000			
HYDRAULIC GRADE LEVEL	4.224	4.146			4.122	4.370			4.282
PIPE FLOW (cumecs)	0.050					0.050			
PIPE CAPACITY AT GRADE (cumecs)	0.064					0.090			
DEPTH TO INVERT	1.226			1.030	1.070	0.225		0.711	0.971
INVERT LEVEL OF DRAIN	3.674			3.636	3.596	4.239		4.162	3.902
DESIGN (& EXISTING) SURFACE LEVEL	4.900			4.666		4.464 (5.202)		4.873	
CHAINAGES	0.000	7.676		7.676		0.000	7.666		7.666
LINE	1					2			

PVC IS NOT PERMITTED FOR PERMANENT STORMWATER INFRASTRUCTURE TO BE LAID UNDER ROAD PAVEMENT. ENSURE PIPES ARE AN APPROVED MATERIAL TO COUNCIL STANDARDS TO CONSTRUCTION IN ROAD PAVEMENT.

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Scales: 0 0.5 1 1.5 2m — 1 : 20

100mm on Original

Surveyor: BENNETT + BENNETT

Architect: BDA ARCHITECTURE

Client: MARY ANNE DEVELOPMENTS

Status: FOR APPROVAL
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Original Issue Signatures			
Drawn	J.BONAPOS	Original Size	A1
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Project: AVVA BROADBEACH
19-21 ANNE AVENUE,
BROADBEACH

Title: CIVIL WORKS DETAILS
SHEET 2

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Tel No: +61 7 5503 4800
www.arcadis.com/au

Project Number: 30265222

Drawing No.: AVA-AAP-DD-00-DRG-CI-0362

Issue: 02

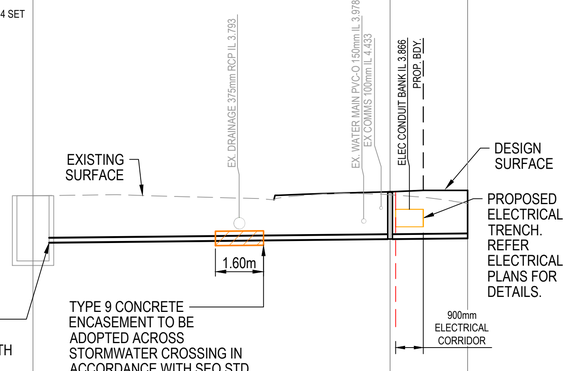
Date Plotted: 28 Nov 2025 - 02:10PM File Name: C:\Users\ls94340\DC\ACCDocs\Arcadis ACC AU\AAU-30265222-AVVA\Project Files\10_WIP\10_Civil\STG_00\DRG\AVA-AAP-DD-00-DRG-CI-0361-CIWDetails.dwg

STRUCTURE CO-ORDINATES		E542523.142 N6899123.253		E542520.968 N6899134.305	E542520.485 N6899136.755
MANHOLE NO.		1/S1		2/S1	3/S1
MANHOLE TYPE		EX.	DN1050	I/O	PC
LID TYPE					
JUNCTION LINE					
DROP TYPE			X	V	
DEPTH TO HC					1.513
HC INVERT LEVEL					3.494
HC TYPE					A
HC LOT No					
CH. FROM D/S MH					2.532

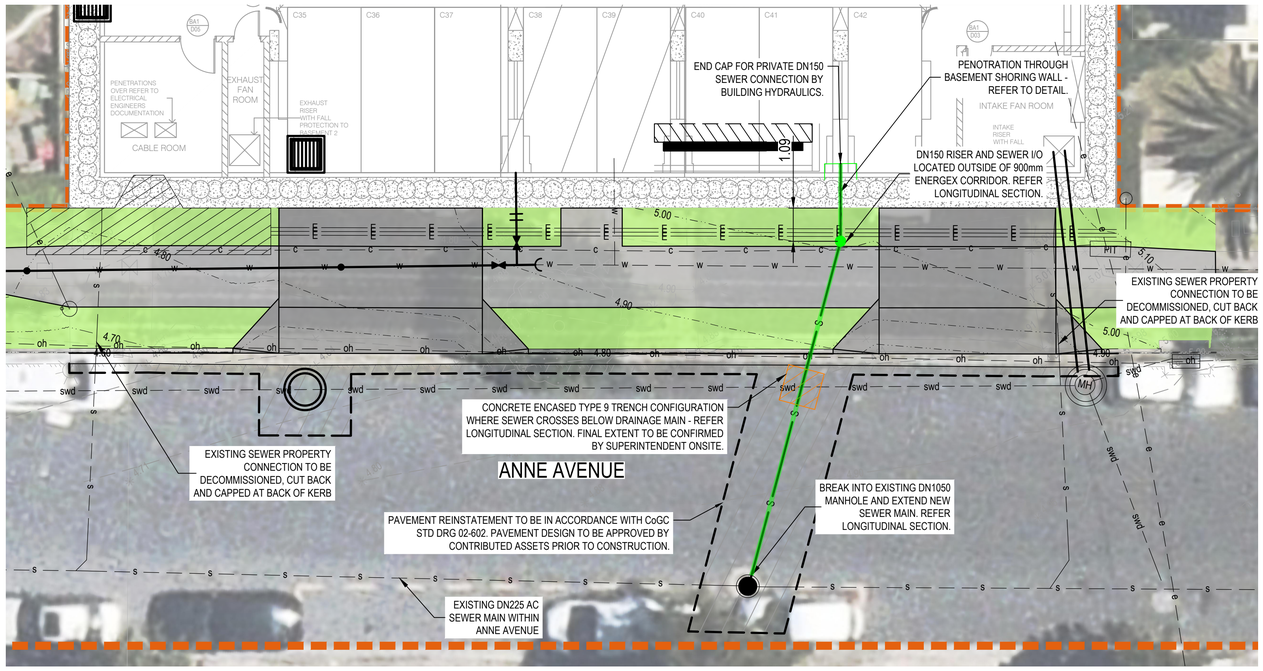
MAINTENANCE HOLE TYPES:
P1-P3 = PRE-CAST CONCRETE
A = CAST IN-SITU CONCRETE 1.050Ø
B = CAST IN-SITU CONCRETE 1.200Ø
C = CAST IN-SITU CONCRETE 1.500Ø
G = uPVC MAINTENANCE SHAFT 0.300Ø
FOR MAINTENNANCE SHAFT TYPES REFER SEQ-SEW-1314 SET
FOR MH COVER TYPES REFER SEQ-SEW-1308 SET

LOCATION:
OP = OPEN SPACE RD = ROAD
PP = PRIVATE PROPERTY FP = FOOTPATH/VERGE

FOR SEWER EMBEDMENT SUPPORT TYPE 3 DETAILS REFER SEQ WATER DWG SEQ-SEW-1201-1. UNLESS OTHERWISE DIRECTED ON SITE



DATUM R.L.		-3.0			
LOCATION		RD	FP		PP
DIAMETER		DN150PVC SN8			
GRADE (1 IN ...)		100			100
LENGTH		11.659m			2.532m
JUNCTION INVERT LEVEL					
DEPTH TO INVERT	2.128	1.528		1.541	1.516
INVERT LEVEL	2.752	3.352		3.469	3.494
FINISHED SURFACE LEVEL				5.010	5.010
NATURAL SURFACE LEVEL	4.880			4.913	4.626
CHAINAGE		0.000	11.659	11.659	2.532 14.191
LINE NUMBER		LINE S1			



SEWER LAYOUT PLAN
1 : 100

SHORING WALL PENETRATION TYPICAL DETAIL
SCALE 1:20

LEGEND

- PROPOSED SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED STORMWATER PIPE & PIT (CIVIL WORKS)
- PROPOSED STORMWATER PIPE & PIT (REFER BUILDING HYDRAULICS)
- PROPOSED SEWERAGE RETICULATION & INSPECTION OPENING (CIVIL WORKS)
- PROPOSED SEWERAGE RETICULATION (REFER BUILDING HYDRAULICS)
- PROPOSED WATER RETICULATION (CIVIL WORKS)
- PROPOSED WATER RETICULATION (REFER BUILDING HYDRAULICS)
- UNDERGROUND ELECTRICAL (REFER ELECTRICAL ENGINEER)
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWERAGE RETICULATION
- EXISTING WATER RETICULATION
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING COMMUNICATIONS
- EXISTING GAS
- SERVICE TO BE DECOMMISSIONED
- EXTENT OF WORK BOUNDARY
- EDGE OF BASEMENT WALL
- PAVEMENT CUTBACK LINE
- PROPOSED ASPHALT RECTIFICATION REFER TO COGC STD DRG 02-602 FOR SERVICES AND DRG 00211 ELSEWHERE
- PROPOSED CONCRETE FOOTPATH. REFER TO IPWEA STD DRG PCD-101
- PROPOSED CONCRETE VXO. REFER TO IPWEA STD DRG RSD-102
- PROPOSED TOP SOIL AND TURF/ LANDSCAPE REFER NOTE 2
- STORMWATER TREATMENT DEVICE

SCHEDULE OF LIVE SEWER WORKS - SITE PROPERTY CONNECTIONS (PRELIMINARY)

METHODOLOGY TO BE DISCUSSED AND AGREED WITH COUNCIL'S CONTRIBUTED ASSETS TEAM AT THE PRE-START MEETING / THROUGHOUT CONSTRUCTION

DESCRIPTION
1. CONTRACTOR TO ESTABLISH LIVE WORKS METHODOLOGY WITH CoGC W& W (i.e. NIGHT WORKS AND TEMPORARY PLUGGING UPSTREAM, OR TEMPORARY BYPASS, ETC.).
2. CONTRACTOR TO IMPLEMENT PRE-WORK MEASURES
3. CONTRACTOR TO EXPOSE EXISTING SEWER AND CONNECTION POINT, REMOVE REDUNDANT PIPEWORK, CONFIRM GROUND CONDITIONS AND CONNECT FLEXIBLE COUPLING TO EXISTING PROPERTY CONNECTION FOR REUSE.
4. CONTRACTOR TO CONSTRUCT DN150 PROPERTY CONNECTION UP TO SEWER I/O AND TERMINATE WITH END CAP.
5. CONTRACTOR SHALL CONSIDER TIMING OF WORKS TO AVOID PEAK SEWAGE FLOW.

GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL SERVICES AND PROTECT THESE SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO ADVISE ANY DISCREPANCIES OF THE LOCATION OF SERVICES TO THE SUPERVISING ENGINEER.
2. THE CONTRACTOR SHALL ADVISE THE SUPERINTENDENT IMMEDIATELY IF MIN. & MAX. DEPTHS AS DEFINED BY SEQ WATER ARE EXCEEDED DURING CONSTRUCTION.
3. ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SEQ SEWERAGE CODE SPECIFICATIONS & STANDARDS.
4. THE CONSTRUCTION ON THE SEWERAGE WORK SHOWN ON THIS DRAWING SHALL BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. SEWERAGE WORKS NOT COMPLYING WITH THE REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO THE SEQ SERVICE PROVIDER SEWERAGE SYSTEM.
5. ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY THE CONTRACTOR UNDER SUPERVISION OF WATER & WASTE.
6. SEWER SHALL BE DISUSED / ABANDONED IN ACCORDANCE WITH PREOCEDURES SET OUT IN THE SEQ SEWER CODE.
7. THE CONTRACTOR IS TO COMPLETE AND OBTAIN APPROVAL FOR COUNCIL'S APPLICATION TO WORK ON THE CITY'S INFRASTRUCTURE.
8. BENCH MARK & LEVELS TO AHD.

SAFETY

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

WARNING : EXISTING SERVICES
EXISTING SERVICES EXIST IN THIS VICINITY.
THE CONTRACTOR
RELEVANT AUTHOR
LOCATION OF SERV
ANY EXCAVATION
COMMENCING.

ALL WORKS SUBJECT TO CITY OF GOLD COAST AND GOLD COAST WATER APPROVAL.

THIS OPERATIONAL WORKS APPROVAL ENDORSES THE WORKS FOR INFRASTRCUTURE (WATER (CONNECTION AND HYDRANT RELOCATION), SEWER AND STORMWATER CONNECTION AND FOOTPATH) AND VEHICLE ACCESS WORKS (2X VXO) ONLY. NO OTHER WORKS WILL FORM A PART OF THIS APPROVAL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No:..COM/2025/400.....

Dated: 16 February 2026

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

Issue	Description	DR	CH	VE	Date
03	ISSUE FOR OPW APPROVAL	J.B	L.S	R.M	28.11.25
02	70% DESIGN ISSUE	J.B	L.S	R.M	21.11.25
01	FOR INFORMATION	J.B	L.S	J.S	27.10.25

Scales
0 0.5 1 1.5 2m
1 : 20
0 1 2 4 6 8 10m
1 : 100

Surveyor
Architect

Status: FOR APPROVAL
CONSTRUCTION SUBJECT TO APPROVAL
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Original Issue Signatures			
Drawn	J.BONAPOS	Original Size	A1
Designed	L.SCOTT	Height Datum	AHD
Project Manager	J.STOCKWELL	Grid	MGA/20-56
Verified	R.MULLIGAN	R.P.E.Q 7850 Date: 28/11/2025	

Project: AVVA B… 19-21 A… BRO…
Title: SEWERAGE R…
AVA-AAP-DD-00-DRG-CI-0521 | 03

100mm on Original

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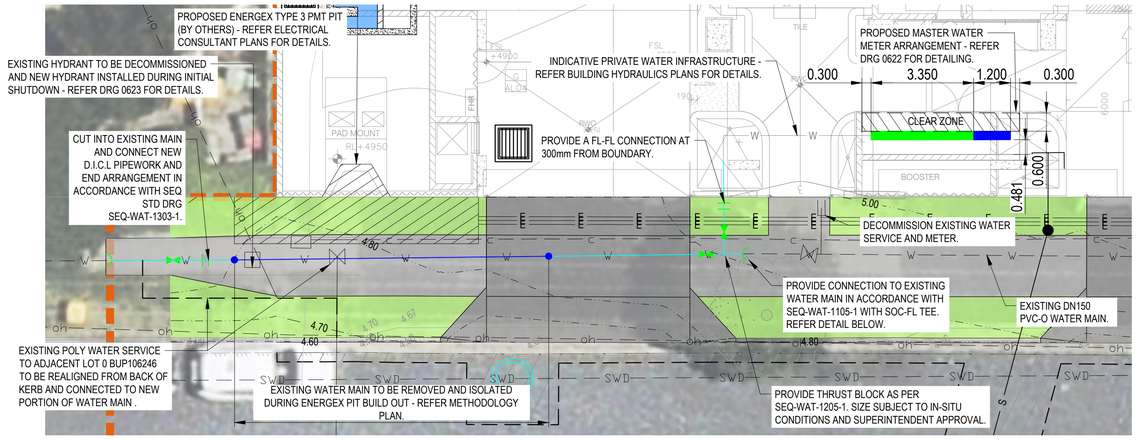
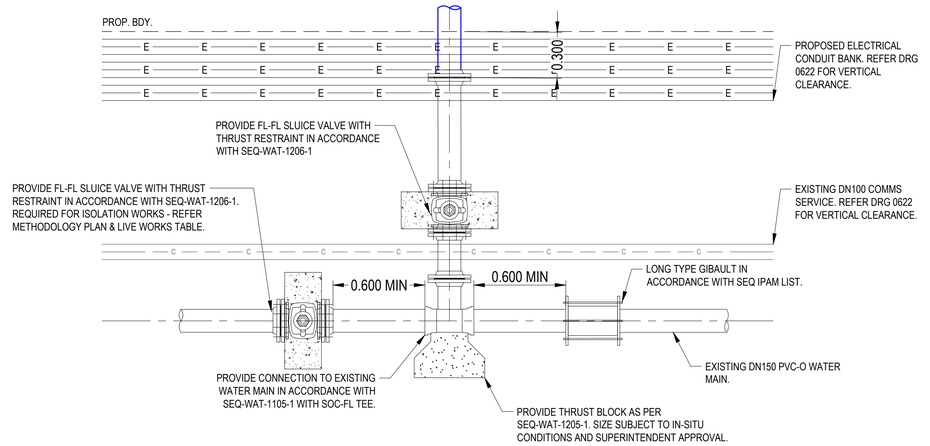
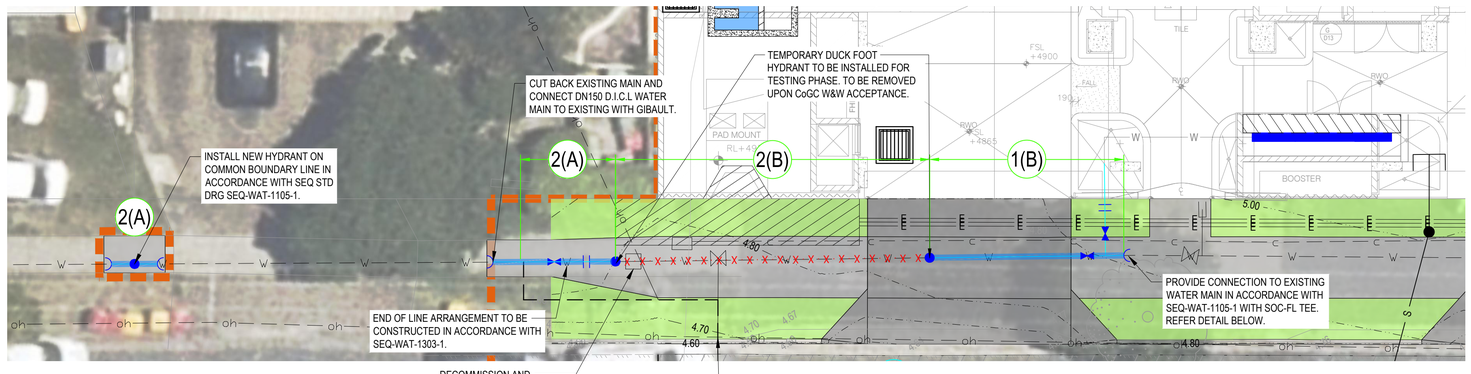


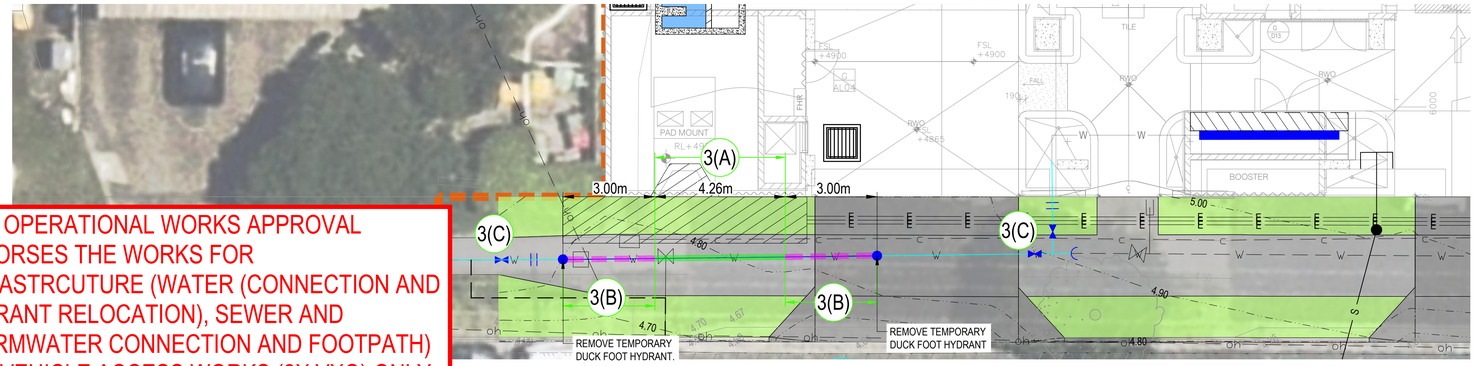
WATER LAYOUT PLAN
1 : 100



WATER CONNECTION - DETAIL SECTION A
1 : 20



METHODOLOGY PLAN - PHASE 1
1 : 100



METHODOLOGY PLAN - PHASE 2
1 : 100

PHASING KEY

- PHASE 1 - LIVE CONNECTION WORKS
- PHASE 2A - REPLACEMENT MAIN
- PHASE 2B - LIVENING WORKS

ALL PIPE TO BE PRECHLORINATED PN35 D.I.C.L IN ACCORDANCE WITH SEQ CODE IPAM LIST

EXISTING SERVICES PLOTTED FROM SURVEY AND POTHOLING. PLEASE REFER TO SURVEY/POTHOLING PLAN BY BENNETT + BENNETT FOR FURTHER DETAILS.

ALL WORKS SUBJECT TO CITY OF GOLD COAST AND GOLD COAST WATER APPROVAL.

WARNING : EXISTING SERVICES
EXISTING SERVICES EXIST IN THIS VICINITY. THE CONTRACTOR IS TO CONTACT THE RELEVANT AUTHORITIES TO CONFIRM EXACT LOCATION OF SERVICES ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION COMMENCING.

MINIMUM COVER TO WATER MAINS

LOCATION	≦Ø200mm NB
NON-ROADWAYS	600mm
SEALED ROADS	600mm
MAJOR ROADS / EMBANKMENT	750mm
FREEWAYS	1200mm

SCHEDULE OF LIVE WATER WORKS (PRELIMINARY)

METHODOLOGY TO BE DISCUSSED AND AGREED WITH COUNCIL'S CONTRIBUTED ASSETS TEAM AT THE PRE-START MEETING / THROUGHOUT CONSTRUCTION

NO.	WORKS DESCRIPTION	WATER DIA	CONNECTION DEPTH
1(A)	CONTRACTOR TO ARRANGE NECESSARY LIVE WORKS PERMITS AND TRAFFIC CONTROL PRIOR TO PRESTART MEETING.	150mm	850mm
1(B)	CONTRACTOR TO COORDINATE TO ARRANGE SHUTDOWN OF WORKABLE SECTION OF EXISTING MAIN AND EXPOSE IN PREPARATION. ONCE SHUTDOWN IS COMMENCED, CONTRACTOR TO MAKE CONNECTION IN ACCORDANCE WITH CUT-IN VALVE METHODOLOGY AS OUTLINED IN SEQ STD DRG SEQ-WAT-1105-1 AND EXTEND CONNECTION MAIN INTO DEVELOPMENT.		
2(A)	DURING 1(B) SHUTDOWN, CONTRACTOR TO CUT BACK EXISTING MAIN AND INSTALL END OF LINE ARRANGEMENT VALVE, PUDDLE FLANGE AND TERMINATING TEMPORRARY DUCKFOOT HYDRANT GENERALLY IN ACCORDANCE WITH SEQ-WAT-1303-1.		
2(B)	ONCE VALVING INSTALLED, CONTRACTOR TO REMOVE REDUNDANT WATER MAIN AND COMMENCE ENERGEX PIT CONSTRUCTION.		
3(A)	UPON COMPLETION OF ELECTRICAL PIT WORKS, CONTRACTOR TO LAY REPLACEMENT PORTION OF WATER MAIN AS SHOWN. .CONTRACTOR TO NOTIFY SUPERINTENDENT/CoGC W&W FOR PRACTICAL COMPLETION INSPECTION. NOTE - TESTING METHODOLOGY TO BE CONFIRMED AT PRESTART MEETING.		
3(B)	UPON ACCEPTANCE BY CoGC W&W, CONTRACTOR TO REMOVE TEMPORARY HYDRANTS AND CONNECT UP REPLACEMENT MAIN TO INSTALLED VALVES UNDER CoGC W&W SUPERVISION.		
3(C)	UPON ACCEPTANCE BY LOCAL AUTHORITY, SWITCH VALVES ON AND LIVEN WATER MAIN.		

LEGEND

- PROPOSED SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- PROPOSED BARRIER KERB & CHANNEL
- SWD — PROPOSED STORMWATER PIPE & PIT (CIVIL WORKS)
- SWD — PROPOSED STORMWATER PIPE & PIT (REFER BUILDING HYDRAULICS)
- S — PROPOSED SEWERAGE RETICULATION & INSPECTION OPENING (CIVIL WORKS)
- S — PROPOSED SEWERAGE RETICULATION (REFER BUILDING HYDRAULICS)
- W — PROPOSED WATER RETICULATION (CIVIL WORKS)
- W — PROPOSED WATER RETICULATION (REFER BUILDING HYDRAULICS)
- E — UNDERGROUND ELECTRICAL (REFER ELECTRICAL ENGINEER)
- swd — EXISTING STORMWATER DRAINAGE
- s — EXISTING SEWERAGE RETICULATION
- w — EXISTING WATER RETICULATION
- e — EXISTING UNDERGROUND ELECTRICAL
- oh — EXISTING OVERHEAD ELECTRICAL
- c — EXISTING COMMUNICATIONS
- g — EXISTING GAS
- SERVICE TO BE DECOMMISSIONED
- EXTENT OF WORK BOUNDARY
- EDGE OF BASEMENT WALL
- PAVEMENT CUTBACK LINE
- PROPOSED ASPHALT RECTIFICATION REFER TO COGC STD DRG 02-602 FOR SERVICES AND DRG 00211 ELSEWHERE
- PROPOSED CONCRETE FOOTPATH. REFER TO IPWEA STD DRG PCD-101
- PROPOSED CONCRETE VXO. REFER TO IPWEA STD DRG RSD-102
- PROPOSED TOP SOIL AND TURF/ LANDSCAPE REFER NOTE 2
- STORMWATER TREATMENT DEVICE

GENERAL NOTES

1. ALL FITTINGS SHALL BE D.I.CLASS PN16 FL-FL TO AS 2280-1986 UNLESS NOTED OTHERWISE.
2. ANCHOR BLOCKS SHALL BE INSTALLED AT ALL BENDS, JUNCTIONS AND DEAD ENDS.
3. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL SERVICES AND PROTECT THESE SERVICES PRIOR TO WORKING IN THE VICINITY. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. ADOPT LIP OF KERB OR SHOULDER OF ROAD AS PERMANENT LEVEL.
5. COVER ON MAINS FROM PERMANENT LEVEL TO BE AS SHOWN IN SEQ-WAT-1200-2.
6. ALL MATERIALS USED IN THE WORKS SHALL COMPLY WITH THE SEQ-SP'S ACCEPTED PRODUCTS AND MATERIALS LIST OR BE APPROPRIATELY SHOWN, LISTED & DEFINED IN THE ENGINEERING SUBMISSION SO THAT THE ALTERNATIVE PRODUCT OR MATERIAL CAN BE ASSESSED AND IF APPROPRIATE, APPROVED BY SEQ-SP.
7. TEST / CHLORINATION POINTS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING NO.SEQ-WAT-1410-1.
8. 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.
9. CONTRACTOR TO PROVIDE KERB MARKERS TO SEQ-CODE REQUIREMENT. REFER DRG 0381.
10. THE CONTRACTOR IS TO COMPLETE AND OBTAIN APPROVAL FOR COUNCIL'S APPLICATION TO WORK ON THE CITY'S INFRASTRUCTURE.
11. EXISTING REDUNDANT WATER METERS MUST BE DISCONNECTED TO SATISFACTION OF GOLD COAST WATER & WASTE (GCWW).

SAFETY

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

THIS OPERATIONAL WORKS APPROVAL ENDORSES THE WORKS FOR INFRASTRCUTURE (WATER (CONNECTION AND HYDRANT RELOCATION), SEWER AND STORMWATER CONNECTION AND FOOTPATH) AND VEHICLE ACCESS WORKS (2X VXO) ONLY. NO OTHER WORKS WILL FORM A PART OF THIS APPROVAL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2025/400

Dated: 16 February 2026

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

Scales

0 0.5 1 1.5 2m
1 : 20
0 1 2 4 6 8 10m
1 : 100

100mm on Original

Surveyor: BENNETT + BENNETT

Architect: BDA ARCHITECTURE

Client: MARY ANNE DEVELOPMENTS

Status: FOR APPROVAL
CONSTRUCTION SUBJECT TO APPROVAL

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Original Issue Signatures

Drawn	J.BONAPOS	Original Size	A1
Designed	L.SCOTT	Height Datum	AHD
Project Manager	J.STOCKWELL	Grid	MGA/20-56
Verified	R.MULLIGAN	R.P.E.Q 7850 Date: 28/11/2025	

Project: AVVA BROADBEACH
19-21 ANNE AVENUE, BROADBEACH

Title: WATER CONNECTION DETAILS

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Arcadis Australia Pacific Pty Limited
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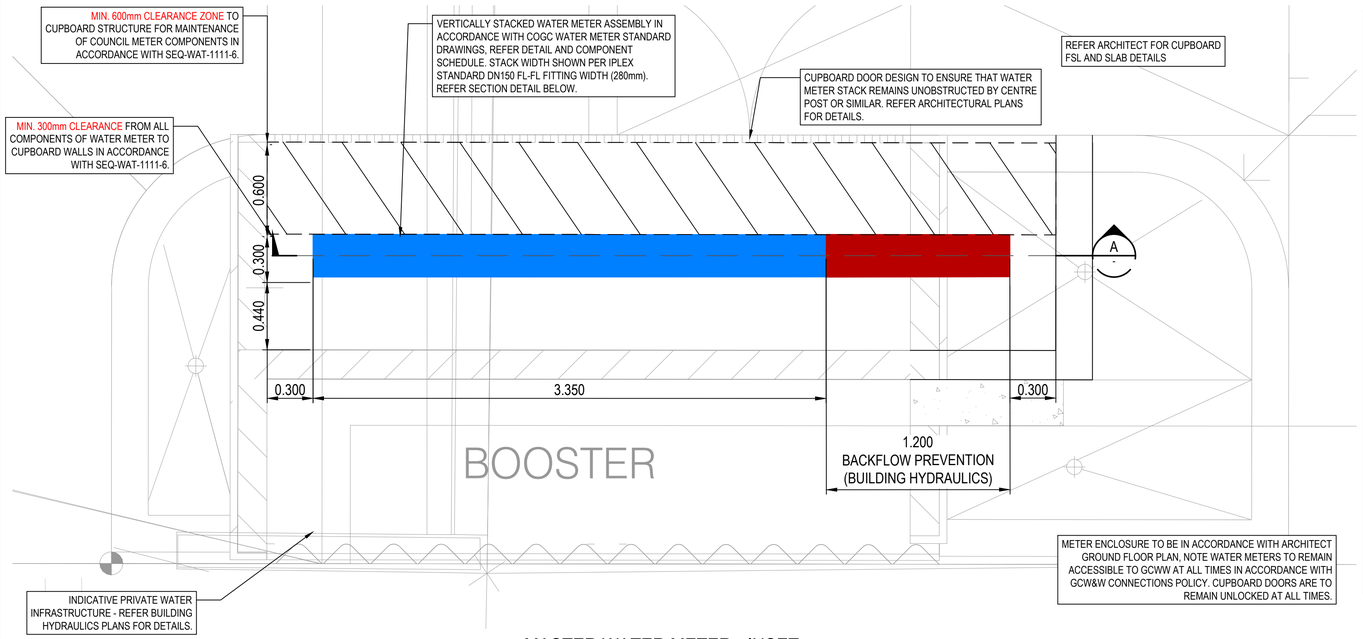
SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

Project Number: 30265222

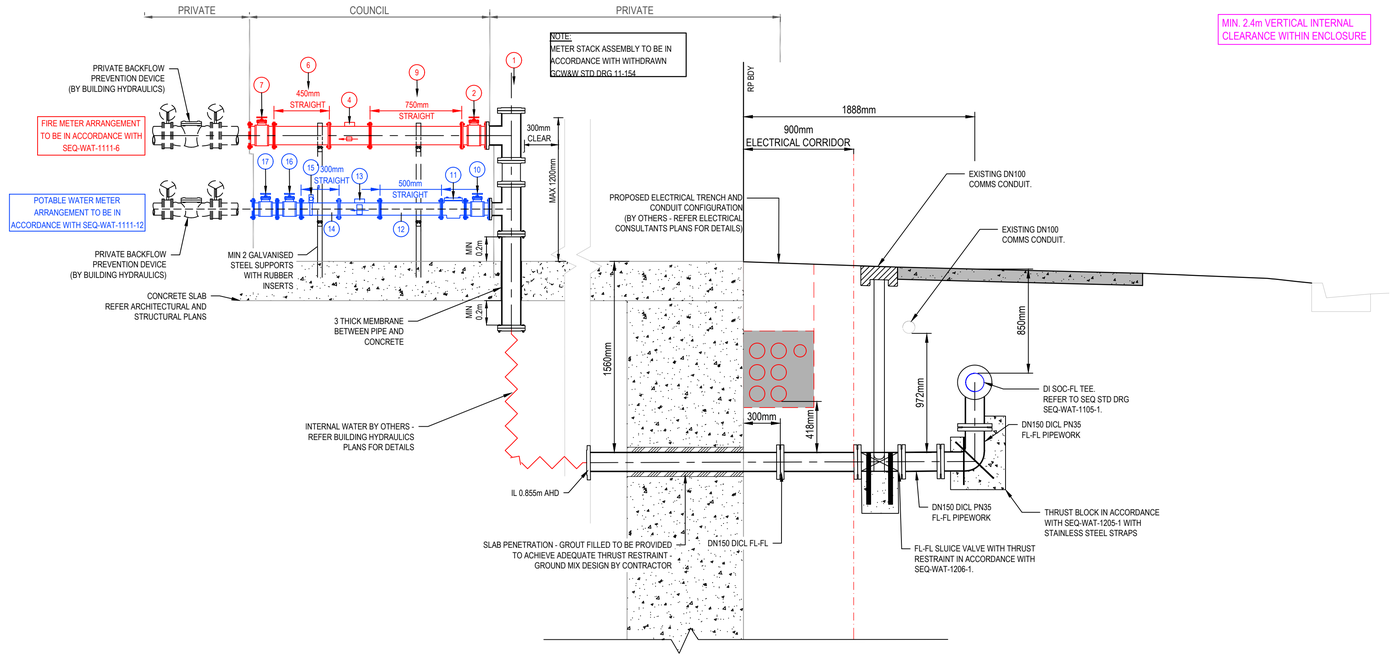
Drawing No.: AVA-AAP-DD-00-DRG-CI-0621

Issue: 03

Date Plotted: 28 Nov 2025 - 03:25PM File Name: C:\Users\ls94340\DC\ACCDocs\Arcadis ACC AU\AAU-30265222-AVVA\Project Files\10_WIP\10_Civil\STG_00\DRG\AVA-AAP-DD-00-DRG-CI-0621-WaterDetails.dwg



MASTER WATER METER - INSET
1 : 20



MASTER WATER METER - DETAIL SECTION A
1 : 25

COMPONENT SCHEDULE

ALL COMPONENTS TO BE IN ACCORDANCE WITH SEQ IPAM LIST AND SEQ STANDARD DRAWINGS METER ASSEMBLY SPECIFICATIONS AND COMPONENTS SECHEDULE FOR PROPERTY SERVICE INSTALLATIONS AND METER STANDARD DRAWINGS NOMINATED BELOW. FURTHER SPECIFICATIONS ARE PROVIDED ON THESE STANDARD DRAWINGS.

METER	No.	ITEM	DESCRIPTION
FIRE METER (SEQ-WAT-1111-6)	1.	SERVICE PIPE AND OFFTAKE	DN150 FL-FL DI, THERMAL BONDED EPOXY COATED
	2.	ISOLATION VALVE	DN150 FL-FL GATE VALVE,THERMAL BONDED EPOXY COATED.
	4.	FIRE SERVICE WATER METER	150MM ULTRASONIC / ELECTROMAGNETIC METER
	6.	PIPE (3D)	DN150 DI FL-FL, 450MM LONG
	7.	ISOLATION VALVE	DN150 FL-FL GATE VALVE
	8.	BACKFLOW PREVENTION DEVICE (REFER SEQ STD DRG SEQ-WAT-1111-6 NOTE 5&6 AND AS 3500 SECTION 4)	AS/NZS 2845.1 COMPLIANT
	9.	PIPE (5D)	DN150 DI FL-FL, 750MM LONG
WATER METER (SEQ-WAT-1111-12)	10.	ISOLATION VALVE	DN100 FL-FL GATE VALVE, THERMAL BONDED EPOXY COATED
	11.	STRAINER	DN100 FL-FL SWING CHECK VALVE
	12.	PIPE (5D)	DN100 FL-FL, 500MM LONG
	13.	WATER METER	100MM MECHANICAL METER (REFER SEQ STD DRG SEQ-WAT-1111-12)
	14.	PIPE (3D)	DN100 FL-FL, 300MM LONG WITH 25MM TAPPING
	15.	TESTING PORT	DN25 BSP BALL VALVE
	16.	NON RETURN VALVE	DN100 FL-FL SWING CHECK VALVE
	17.	CUSTOMER ISOLATION VALVE	DN100 FL-FL GATE VALVE THERMAL BONDED EPOXY COATED.

MIN. 2.4m VERTICAL INTERNAL CLEARANCE WITHIN ENCLOSURE

THIS OPERATIONAL WORKS APPROVAL ENDORSES THE WORKS FOR INFRASTRCUTURE (WATER (CONNECTION AND HYDRANT RELOCATION), SEWER AND STORMWATER CONNECTION AND FOOTPATH) AND VEHICLE ACCESS WORKS (2X VXO) ONLY. NO OTHER WORKS WILL FORM A PART OF THIS APPROVAL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2025/400

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LEGEND

- PROPOSED SURFACE CONTOURS
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- PROPOSED BARRIER KERB & CHANNEL
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- PROPOSED WATER RETICULATION (REFER BUILDING HYDRAULICS)
- UNDERGROUND ELECTRICAL (REFER ELECTRICAL ENGINEER)
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWERAGE RETICULATION
- EXISTING WATER RETICULATION
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- EXISTING OVERHEAD ELECTRICAL
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- PROPOSED TOP SOIL AND TURF/ LANDSCAPE REFER NOTE 2
- STORMWATER TREATMENT DEVICE

ALL WORKS SUBJECT TO CITY OF GOLD COAST AND GOLD COAST WATER APPROVAL.

WARNING : EXISTING SERVICES
EXISTING SERVICES EXIST IN THIS VICINITY. THE CONTRACTOR IS TO CONTACT THE RELEVANT AUTHORITIES TO CONFIRM EXACT LOCATION OF SERVICES ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION COMMENCING.

EXISTING SERVICES PLOTTED FROM SURVEY AND POTHOLING. PLEASE REFER TO SURVEY/POTHOLING PLAN BY LAMBERT LOCATIONS FOR FURTHER DETAILS.

THE CONTRACTOR IS TO COMPLETE AND OBTAIN APPROVAL FOR COUNCIL'S APPLICATION TO WORK ON THE CITY'S INFRASTRUCTURE.

Issue	Description	DR	CH	VE	Date
03	ISSUE FOR OPW APPROVAL	J.B	L.S	R.M	28.11.25
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100mm on Original

Scales
0 0.5 1 1.5 2m
1 : 20
0 0.5 1 1.5 2 2.5m
1 : 25

Surveyor: BENNETT + BENNETT

Architect: BDA ARCHITECTURE

Client: MARY ANNE DEVELOPMENTS

Status: FOR APPROVAL
CONSTRUCTION SUBJECT TO APPROVAL

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Verified	R.MULLIGAN	R.P.E.Q 7850 Date: 28/11/2025	

Project: AVVA BROADBEACH
19-21 ANNE AVENUE,
BROADBEACH

Title: MASTER WATER METER
DETAIL PLAN
AND SECTION

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SOUTHPORT QLD 4215
ABN 76 104 485 289
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Project Number: 30265222

Drawing No.: AVA-AAP-DD-00-DRG-CI-0622

Issue: 03

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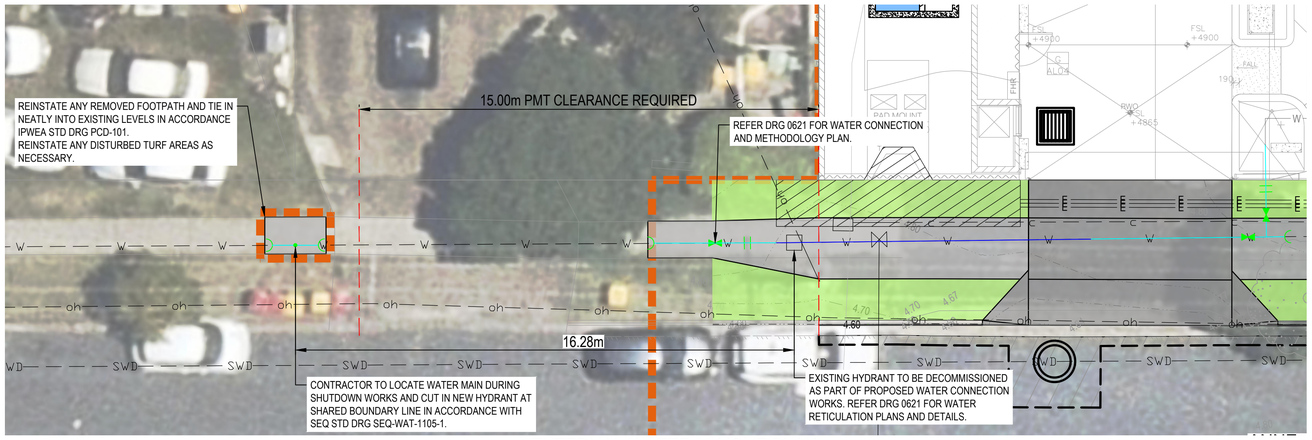
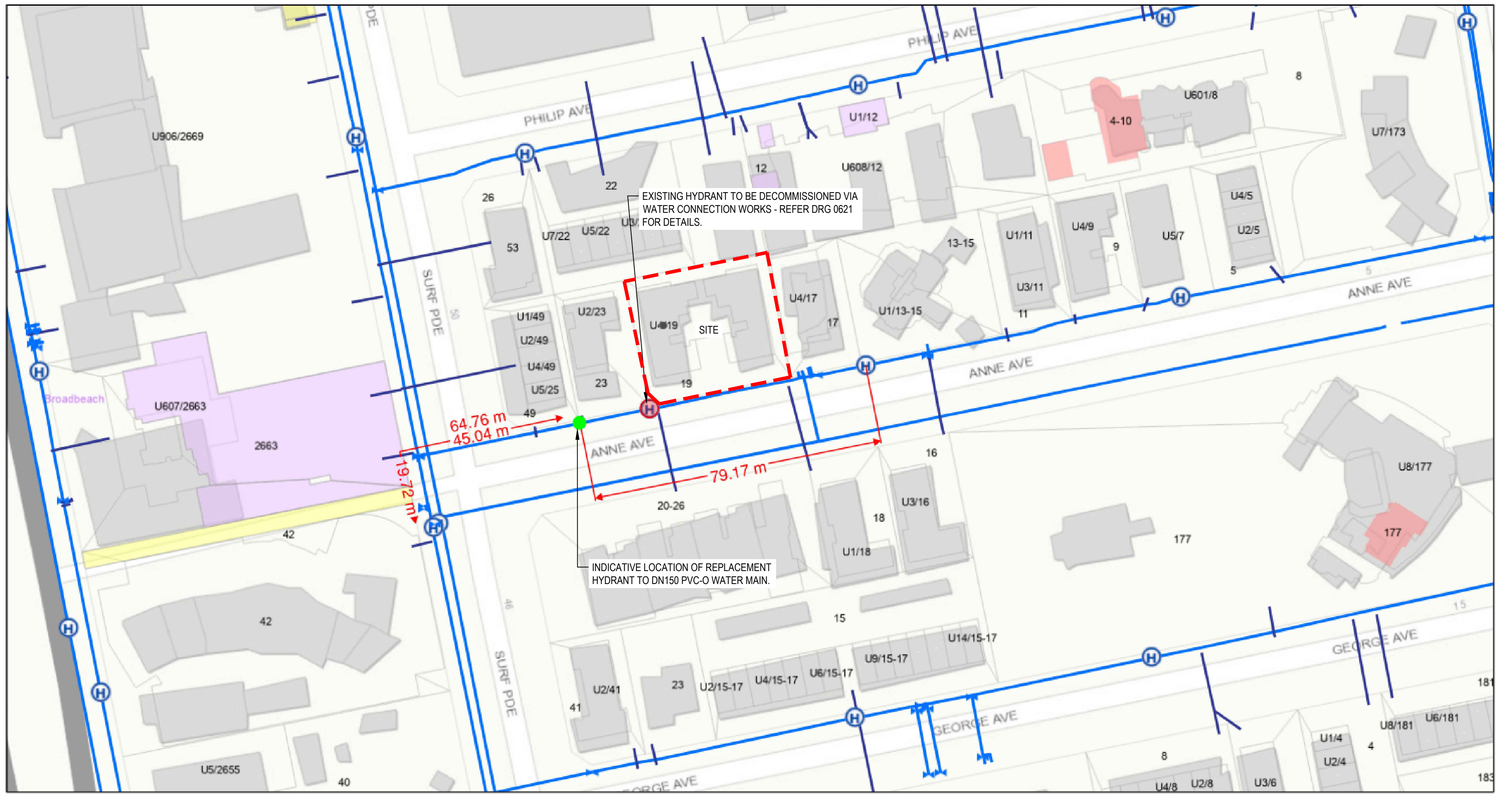


EXTERNAL WATER LAYOUT PLAN
1 : 100



EXISTING COUNCIL INFRASTRUCTURE MAPPING
N.T.S

CoGC MAPPING LEGEND

- LGA_Boundary
- Water Valve
- Water Hydrant Potable
- Water Service Connection Potable
- Potable Water Pipe
- Locality Boundaries
- Cadastral parcels
- Base
- Easement
- Strata (Lot)
- Volumetric
- Addresses

THIS OPERATIONAL WORKS APPROVAL ENDORSES THE WORKS FOR INFRASTRCUTURE (WATER (CONNECTION AND HYDRANT RELOCATION), SEWER AND STORMWATER CONNECTION AND FOOTPATH) AND VEHICLE ACCESS WORKS (2X VXO) ONLY. NO OTHER WORKS WILL FORM A PART OF THIS APPROVAL.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2025/400

Dated: 16 February 2026

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

LEGEND

- PROPOSED SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED STORMWATER PIPE & PIT (CIVIL WORKS)
- PROPOSED STORMWATER PIPE & PIT (REFER BUILDING HYDRAULICS)
- PROPOSED SEWERAGE RETICULATION & INSPECTION OPENING (CIVIL WORKS)
- PROPOSED SEWERAGE RETICULATION (REFER BUILDING HYDRAULICS)
- PROPOSED WATER RETICULATION (CIVIL WORKS)
- PROPOSED WATER RETICULATION (REFER BUILDING HYDRAULICS)
- UNDERGROUND ELECTRICAL (REFER ELECTRICAL ENGINEER)
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWERAGE RETICULATION
- EXISTING WATER RETICULATION
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING COMMUNICATIONS
- EXISTING GAS
- SERVICE TO BE DECOMMISSIONED
- EXTENT OF WORK BOUNDARY
- EDGE OF BASEMENT WALL
- PAVEMENT CUTBACK LINE

EXISTING SERVICES PLOTTED FROM SURVEY AND POTHOLING. PLEASE REFER TO SURVEY/POTHOLING PLAN BY BENNETT + BENNETT FOR FURTHER DETAILS.

ALL WORKS SUBJECT TO CITY OF GOLD COAST AND GOLD COAST WATER APPROVAL.

WARNING : EXISTING SERVICES
EXISTING SERVICES EXIST IN THIS VICINITY. THE CONTRACTOR IS TO CONTACT THE RELEVANT AUTHORITIES TO CONFIRM EXACT LOCATION OF SERVICES ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION COMMENCING.

SAFETY

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

Issue	Description	DR	CH	VE	Date
01	ISSUE FOR OPW APPROVAL	J.B	L.S	R.M	28.11.25

Scales
0 0.5 1 1.5 2m
1 : 20
0 1 2 4 6 8 10m
1 : 100

Surveyor: BENNETT + BENNETT

Architect: BDA ARCHITECTURE

Client: MARY ANNE DEVELOPMENTS

Status: FOR APPROVAL
CONSTRUCTION SUBJECT TO APPROVAL

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Original Issue Signatures

Drawn	J.BONAPOS	Original Size	A1
Designed	L.SCOTT	Height Datum	AHD
Project Manager	J.STOCKWELL	Grid	MGA/20-56
Verified	R.MULLIGAN	R.P.E.Q 7850 Date: 28/11/2025	

Project: AVVA BROADBEACH
19-21 ANNE AVENUE,
BROADBEACH

Title: EXTERNAL WATER RETICULATION DETAILS

ARCADIS
Arcadis Australia Pacific Pty Limited
Level 7, Seabank Building, 12-14 Marine Parade
SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

Project Number: 30265222

Drawing No.: AVA-AAP-DD-00-DRG-CI-0623

Issue: 01

100mm on Original

Date Plotted: 28 Nov 2025 - 03:10PM File Name: C:\Users\ls94340\DC\ACCDocs\Arcadis ACC AU\AAU-30265222-AVVA\Project Files\10_WIP\10_Civil\STG_00\DRG\AVA-AAP-DD-00-DRG-CI-0623-ExternalWaterDetails.dwg