

LOT 6 SP274108
9 CHRISTENSEN RD SOUTH
STAPYLTON QLD 4207

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2021/1511

Dated: 9 November 2021

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



LOCALITY PLAN
SCALE:NTS

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WARNING

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

PLAN DATE: 23/09/21

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RPEQ Name: ERIN HOGAN Sign: RPEQ No: 21411 Date: 23.09.2021	<table><tr><td>P1</td><td>23.09.21</td><td>FOR APPROVAL</td><td>MS</td><td>EH</td></tr><tr><td>Rev</td><td>Date</td><td>Description</td><td>By</td><td>Chk</td></tr></table>	P1	23.09.21	FOR APPROVAL	MS	EH	Rev	Date	Description	By	Chk	EDGE CONSULTING ENGINEERS www.edgece.com The concepts + information contained in this document are the copyright of EDGE Consulting Engineers. Use or copying of this document in whole or in part without the written permission of EDGE Consulting Engineers constitutes an infringement of copyright. DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!	Brisbane - Australia 1st Floor, 28 Adelaide Street, Woolloongabba, Queensland, 4102, Australia T: +61 7 3392 3671 E: brisbane@edgece.com	Project Name 9 CHRISTENSEN RD SOUTH STAPYLTON QLD 4207 STORMWATER WORKS Client ALISTAIR LE PLASTRIER <table><tr><td>Designed</td><td>Drawn</td><td>Checked</td><td>Scale @ A1</td></tr><tr><td></td><td>MS</td><td>EH</td><td>AS SHOWN</td></tr></table>	Designed	Drawn	Checked	Scale @ A1		MS	EH	AS SHOWN	Drawing Title LOCALITY PLAN AND DRAWING INDEX <table><tr><td>Project No.</td><td>210388</td><td rowspan="2">PRELIMINARY</td></tr><tr><td>Drawing No.</td><td>C001</td></tr><tr><td>Revision</td><td>P1</td><td></td></tr></table>	Project No.	210388	PRELIMINARY	Drawing No.	C001	Revision	P1	
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1. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM
2. ALL WORKS TO BE IN ACCORDANCE WITH GOLD COAST CITY COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS (UNO).
3. ALL SERVICE AUTHORITIES SHALL BE NOTIFIED IN WRITING SEVEN DAYS PRIOR TO COMMENCEMENT OF WORKS.
4. TBM'S TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF TBM'S THEREAFTER.
5. INSTALL ALL VEGETATION PROTECTION, EROSION AND SEDIMENT CONTROL, AND SITE SPECIFIC MEASURE PRIOR TO COMMENCEMENT OF ANY WORK.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT ANY COSTS ASSOCIATED WITH REPAIRING DAMAGE TO EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR.
7. THE LOCATION OF EXISTING SERVICES SHOWN ON THESE PLANS SHALL BE PROVEN ON SITE THE APPROPRIATE AUTHORITY SHALL BE CONTACTED AND THE SERVICES LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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

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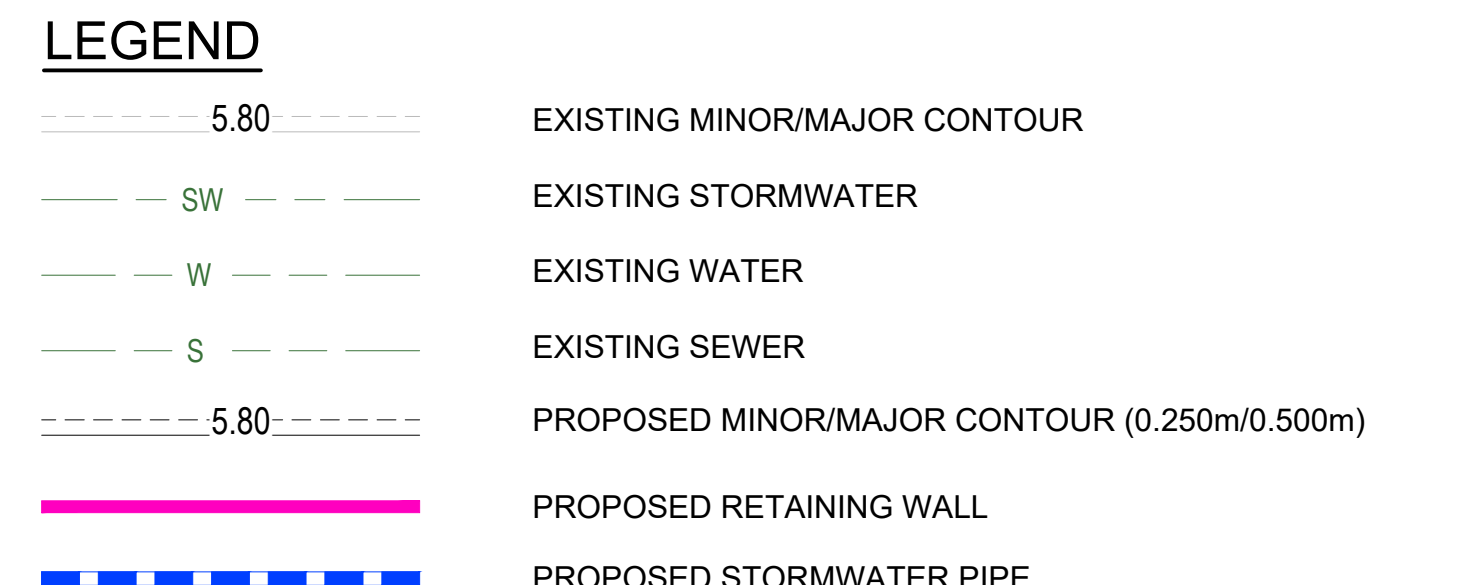
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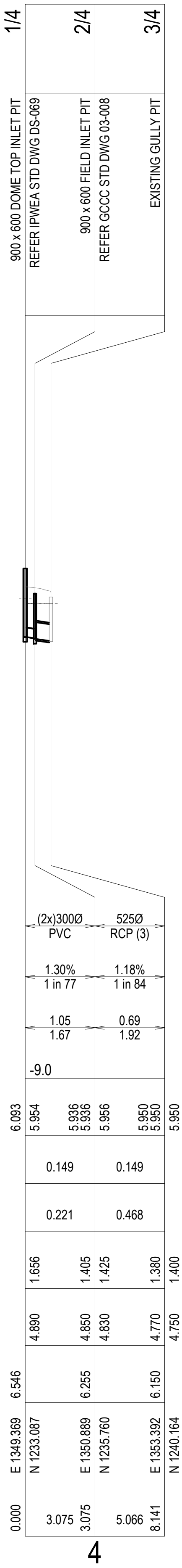
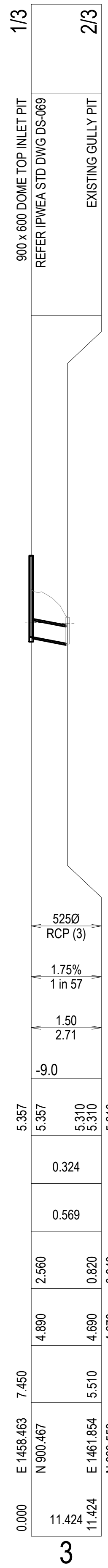
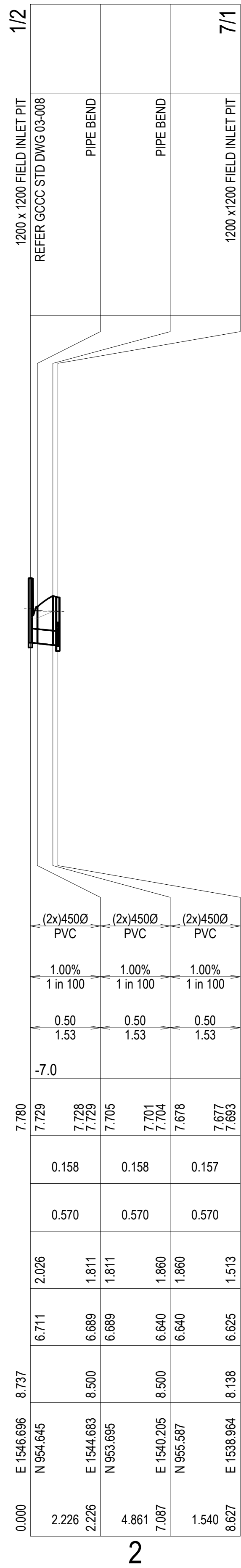
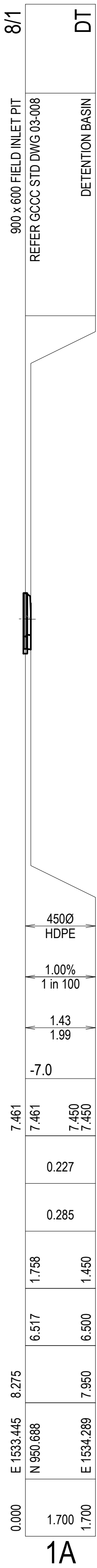
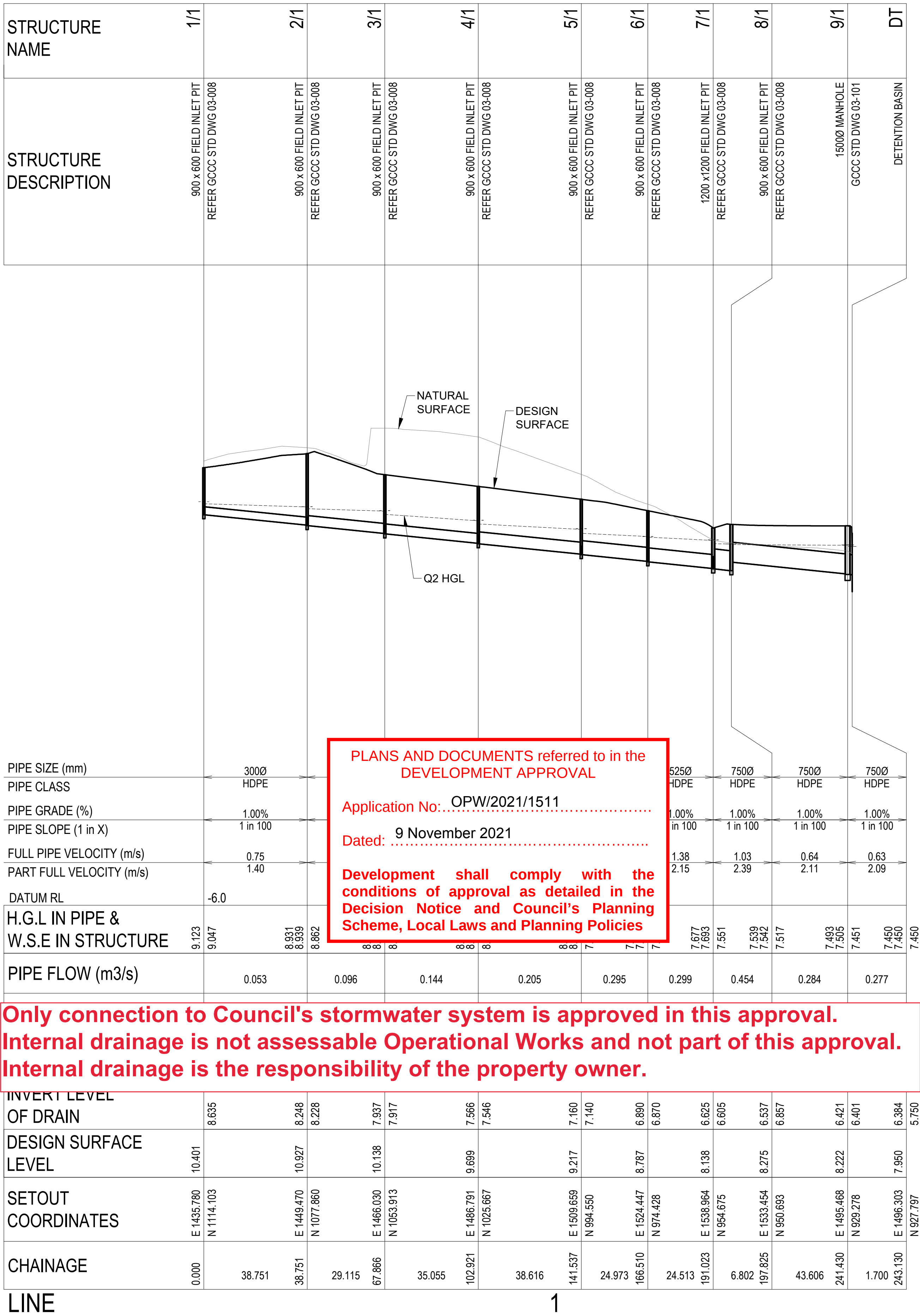
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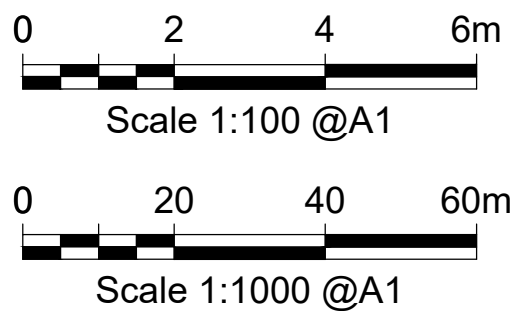
Drawing Title	
STORMWATER LAYOUT PLAN	
Project No. 210388	PRELIMINARY
Drawing No. C401	Revision P3

FILE NAME: PLOT DATE:



VERTICAL

HORIZONTAL



RPEQ Name: ERIN HOGAN Sign: RPEQ No: 21411 Date: 23.09.2021	EDGE CONSULTING ENGINEERS Brisbane, Australia 1st Floor, 26 Bolaclova Street, Woolloongabba, Queensland, 4102, Australia T: +61 7 3392 3671 E: brisbane@edgece.com www.edgece.com The concepts + information contained in this document are the copyright of EDGE Consulting Engineers. Use or copying of this document in whole or in part without the written permission of EDGE Consulting Engineers constitutes an infringement of copyright. DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!	Project Name: 9 CHRISTENSEN RD SOUTH STAPYLTON QLD 4207 STORMWATER WORKS Client: ALISTAIR LE PLASTRIER Drawn: MS Checked: EH Scale: @ A1 AS SHOWN	Drawing Title: STORMWATER LONGITUDINAL SECTIONS Project No: 2103388 Drawing No: C404 Revision: P1 PRELIMINARY
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