

LOT 6 SP274108
9 CHRISTENSEN RD SOUTH
STAPYLTON QLD 4207



Sheet List Table	
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C001	LOCALITY PLAN AND DRAWING INDEX
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LOCALITY PLAN
SCALE:NTS

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2023/689

Dated: 8 February 2024

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conditions of approval as detailed in the
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LOCATION OF ALL EXISTING SERVICES ON AND
EXTERIOR TO THE SITE INCLUDING WATER MAINS,
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TELECOMMUNICATIONS CABLES, ELECTRICAL
CABLES, AND STORMWATER PIPES. ANY DAMAGE
TO EXISTING SERVICES SHALL BE REPAIRED AT
THE CONTRACTORS EXPENSE.

REVISION
DATE



0mm 10 20 30 40 50

RPEQ Name: ERIN HOGAN Sign: RPEQ No: 21411 Date: 20/12/23		EDGE CONSULTING ENGINEERS www.edgece.com 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		Drawing Title LOCALITY PLAN AND DRAWING INDEX Project No. 210388 Drawing No. C001					
P2 20.12.23 FOR APPROVAL P1 23.09.21 FOR APPROVAL Rev Date Description By Chk		AK KO MS EH		Designed AK		Checked KO		Scale © A1 AS SHOWN		Revision P2	
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GENERAL NOTES

- 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.

STORMWATER

- 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 GUIDELINES.
- 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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Application No:..MIN/2023/689.....

Dated: ..8 February 2024.....

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

RENAME
ROT DATE

0mm 10 20 30 40 50

RPEQ Name: ERIN HOGAN Sign:  RPEQ No: 21411 Date: 20/12/23		<table><tr><td>P2</td><td>20.12.23</td><td>FOR APPROVAL</td><td>AK</td><td>KO</td></tr><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>		P2	20.12.23	FOR APPROVAL	AK	KO	P1	23.09.21	FOR APPROVAL	MS	EH	Rev	Date	Description	By	Chk	EDGECONSULTING ENGINEERSwww.edgece.com Brisbane , Australia1st Floor, 26 Bolaclova Street, Woolloongabba, Queensland, 4102, AustraliaT: +61 7 3392 3671E: brisbane@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 Designed AK Drawn AK Checked KO Scale @ A1 AS SHOWN		Drawing Title SPECIFICATION NOTES Project No. 210388 Drawing No. C002 Revision P2	
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PRELIMINARY

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LOT 5
SP256149

LOT 6
SP274108

LOT 7
SP260820

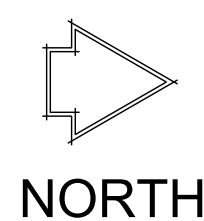
LOT 6
SP274108

LOT 7
SP260820

NOTE
FINISHED DESIGN SURFACE LEVELS
TO BE CONFIRMED ON SITE.

	EXISTING MINOR/MAJOR CONTOUR
	EXISTING STORMWATER
	EXISTING WATER
	EXISTING SEWER
	EXISTING GAS
	EXISTING TELECOMMUNICATIONS
	PROPOSED MINOR/MAJOR CONTOUR (0.250m/0.500m)
	PROPOSED RETAINING WALL
	PROPOSED STORMWATER PIPE

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0 10 20 30m

Scale 1:500 @A1

RPEQ Name: ERIN HOGAN
Sign: 
RPEQ No: 21411
Date: 19.12.23

P7	19.12.23	FOR APPROVAL	ND	KO	 EDGE CONSULTING ENGINEERS www.edgecon.com Brisbane, Australia 1st Floor, 28 Broockwater Street, Woollongabba, Queensland, 4102, Australia T: +61 7 3392 3671 E: brisbane@edgecon.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!
P6	13.11.23	FOR APPROVAL	KW	KO	
P5	18.08.22	MINOR UPDATES AS PER CLIENT REQUEST	MS	MS	
P4	16.08.22	MINOR UPDATES AS PER CLIENT REQUEST	MS	MS	
P3	23.09.21	FOR APPROVAL	MS	EH	
P2	27.08.21	FOR CLIENT REVIEW	MS	EH	
P1	22.03.21	FOR CLIENT REVIEW	PH	EH	
Rev	Date	Description	By	Chk	

Brisbane . Australia
1st Floor, 28 Balaclava Street,
Woolloongabba,
Queensland, 4102,
Australia

Project Name
9 CHRISTENSEN RD SOUTH
STAPYLTON QLD 4207
STORMWATER WORKS

Client	ALISTAIR LE PLASTRIER	
Designed	Drawn	Checked
	PH	EH

Drawing Title

STORMWATER LAYOUT PLAN

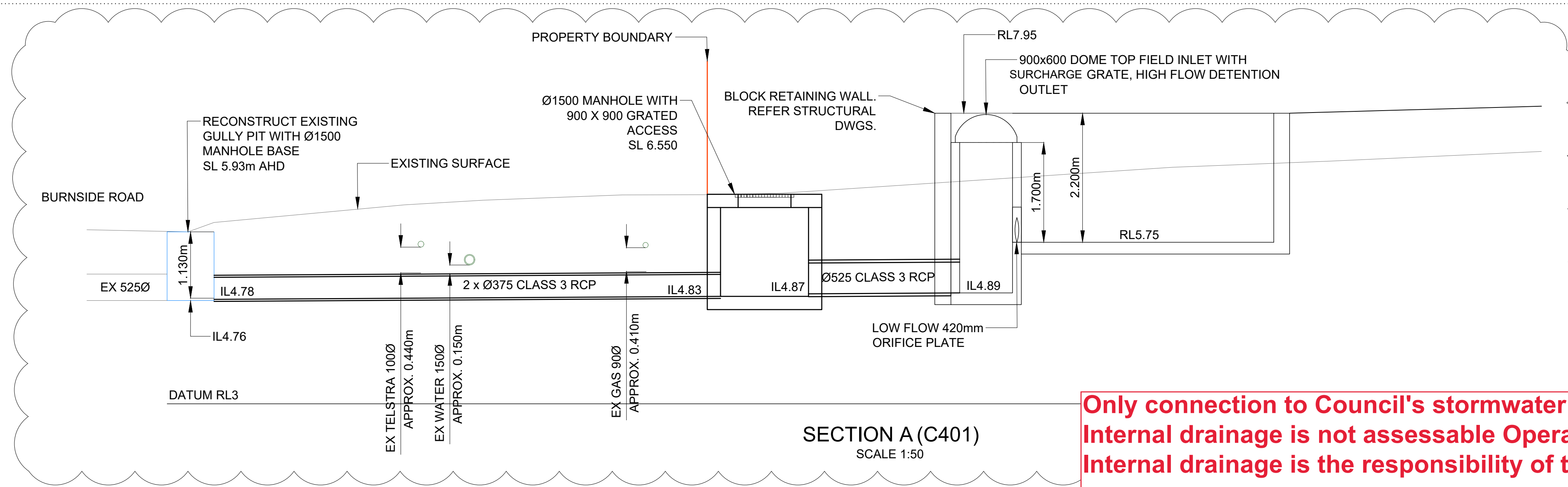
Project No.
210388

Drawing No.
C401

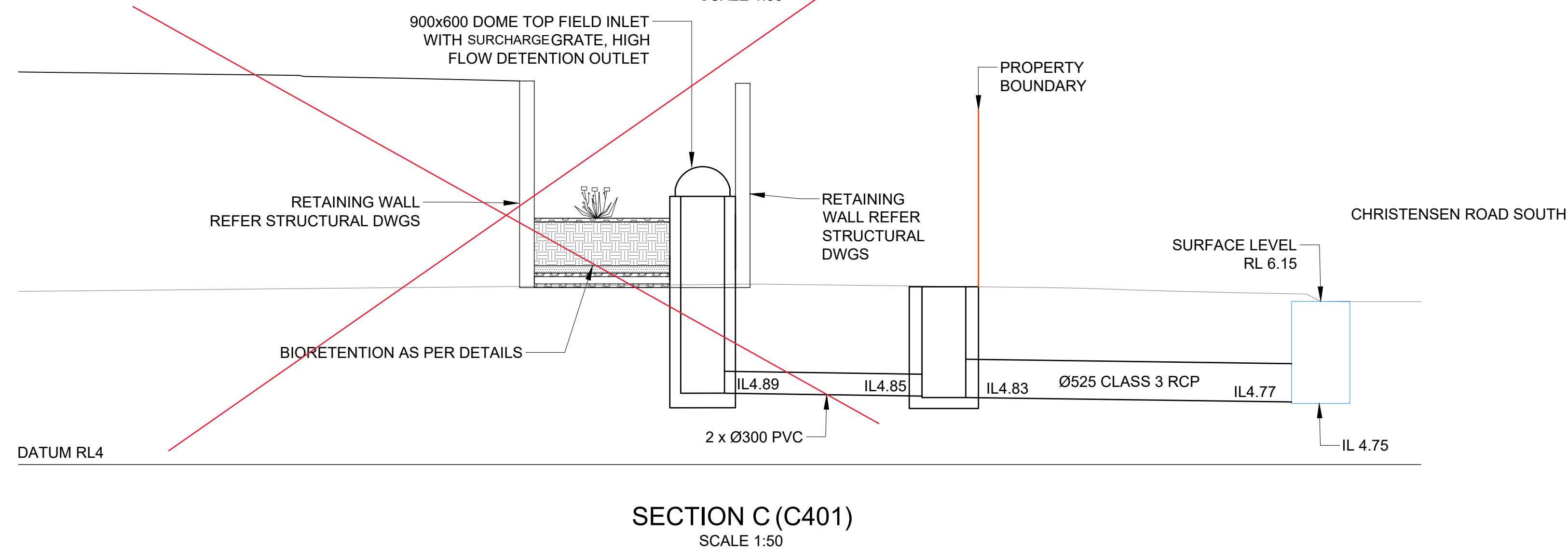
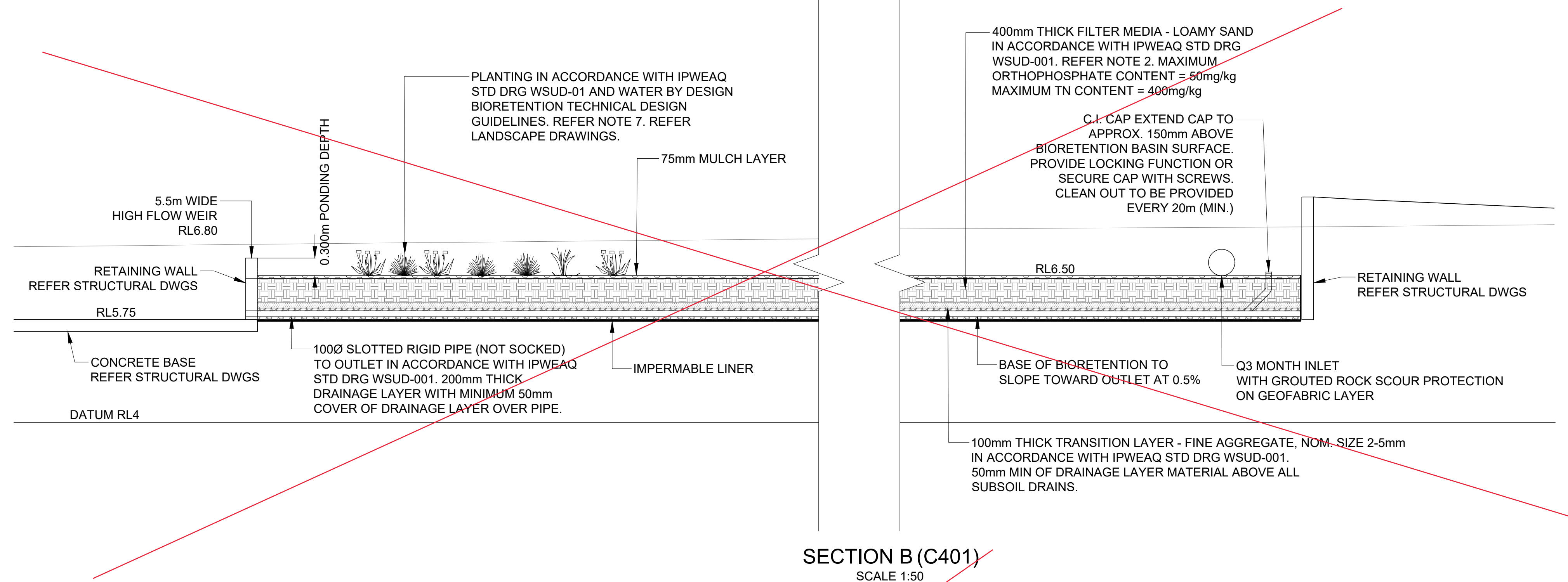
PRELIMINARY

on

P6



Only connection to Council's stormwater system is approved in this approval.
Internal drainage is not assessable Operational Works and not part of this approval.
Internal drainage is the responsibility of the property owner.



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Scale 1:50 @A1

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