



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

EMER STREET

EASTRIDGE STREET

SITE LAYOUT PLAN

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



- ## CONTRACTOR ACCREDITATION

6. DURING ANY CONSTRUCTION ACTIVITY AT LEAST ONE PERSON ON SITE MUST HAVE COMPLETED A PIPE LAYING TRAINING COURSE APPROVED BY THE PIPE SUPPLIER OR MANUFACTURER AND APPROPRIATE TO THE PIPELINE UNDER CONSTRUCTION. THE TRAINING COURSE MUST HAVE BEEN COMPLETED WITHIN THE LAST TEN YEARS.
7. THE CONTRACTOR SHALL PROVIDE DOCUMENTED EVIDENCE OF ACCEPTABLE QUALIFICATIONS

CONSTRUCTION NOTES

8. PRIOR TO ANY EXCAVATION, CONTRACTOR IS TO LOCATE ACTUAL POSITIONS OF PUBLIC SERVICE UTILITIES BY SPOT HOLES.
9. UPON COMPLETION OF ALL WORKS, CONTRACTORS SHALL SUPPLY THE SUPERVISING RPEQ DETAILED 'AS CONSTRUCTED' INFORMATION OF THE WORK 'AS CONSTRUCTED' INFORMATION SHALL COMPLY WITH CURRENT SEQ CODE OR LOCAL AUTHORITY STANDARDS FOR PLAN AND DIGITAL INFORMATION.
10. CONSTRUCT EMBEDMENT AND TRENCHFILL TO SEQ-WAT-1200-2, 1201-1 TO SEQ-WAT-1204-1 (TYPE D SUPPORT) AND GOLD COAST CITY COUNCIL STANDARDS.

11. CONSTRUCT THRUST BLOCKS ON ALL VALVES, BENDS, TEES, TAPERS, DEAD ENDS, AND TRANSITIONS TO UNRESTRAINED PIPEWORK TO SEQ-WAT-1205-1 AND 1206-1.
12. INSTALL DETECTABLE MARKER TAPE ON ALL WATER MAINS AND PROPERTY SERVICES.
13. CONSTRUCT FIRE HYDRANTS AND STOP VALVES TO SEQ-WAT-1301-1, 1302-1, 1303-2, 1305-1, 1306-1 AND 1409-1.
14. INSTALL PAVEMENT MARKERS TO SEQ-WAT-1300-1 AND 1300-2.
15. ALL DCL PIPE AND FITTINGS TO BE SLEEVED OR RE-SLEEVED WITH POLYETHYLENE SLEEVING OR PETROLEUM TAPE SYSTEM IN ACCORDANCE WITH AS3681. TWO THICKNESSES REQUIRED BETWEEN FITTINGS AND THRUST BLOCK.
16. WRAP FLANGES AND BOLTS WITH WITH A PETROLEUM TAPE SYSTEM IN ACCORDANCE WITH SEQ-WAT-1313.
17. DCL FITTINGS SHALL BE FBE COATED AND LINED.
18. USE GASKETS IN ACCORDANCE WITH CODE FOR ALL FLANGED CONNECTIONS.
19. MARKERS FOR PROPERTY SERVICES SHALL BE IN ACCORDANCE WITH SEQ-WAT-1106 TO 1108. MARKERS FOR WATER MAIN ROAD CROSSINGS, HYDRANTS AND VALVES SHALL BE IN ACCORDANCE WITH SEQ-WAT-1300-1.

LIVE WORKS NOTES

20. EXISTING ROAD CROSSING TO BE ISOLATED AT EXISTING ISOLATION VALVE AND DRAINED.
21. EXISTING TEE TO BE LOCATED, EXPOSED AND CAP REMOVED.
22. MAKE GOOD CONNECTION TO EXISTING TEE.

SOIL

23. TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.
24. CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
25. IF ACID SULPHATE SOILS EXIST IN THE WORKS AREA THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL SHALL BE ADHERED TO.

REHABILITATION

26. SAW CUT EXISTING FOOTPATH AT EXISTING JOINT LOCATIONS AND REMOVE AS NECESSARY.
27. REINSTATE FOOTPATH, VERGE AND TURFING AS REQUIRED TO COGC STANDARD.

ASSET REGISTER - WATER RETICULATION

ESTATE / SITE					
SITE ADDRESS		20 EASTRIDGE STREET, STAPLYTON			
FILE / APPLICATION					
SP DELEGATES APP. DATE					
CLIENT		AGROBEST AUSTRALIA Pty Ltd			
DRAWING / PLAN NO.		C401			
MAINS	DIAMETER	MATERIAL DESIGN CONST.		LENGTH CONST.	
	-	-	-	-	-
SERVICES	DIAMETER	MATERIAL DESIGN CONST.		LENGTH CONST.	
	100mm	DICL	-	2.0m	-
METERS	DIAMETER	NUMBER			
	100mm	1	-		

28. PRE-DISTURBANCE SOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTITATED.
29. PRE-DISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.
30. ALL DISTURBED AREAS ASSOCIATED WITH CONSTRUCTION SHALL BE REHABILITATED. HEAVILY COMPACTED AREAS SHOULD BE RIPPED PRIOR TO TREATMENT
31. ALL DISTURBED AREAS ARE TO BE LEFT IN STABLE CONDITION
32. ALL PLANTING / RE-VEGETATION WILL NEED TO BE MAINTAINED THROUGHOUT THE MAINTENANCE PERIOD.

WORKPLACE HEALTH AND SAFETY

33. ALL CONSTRUCTION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE *QUEENSLAND WORK HEALTH AND SAFETY ACT 2011*. CONTACT THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION BY PHONE ON 1300 362 128.

SCALE 1 : 200



0 2 4 6 8 10 (m)

NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION	DATE	BY	IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER "While every care is taken by Alto Consulting Engineers Pty. Ltd. to ensure the accuracy of the data supplied by Local Authorities, Dial Before You Dig (DBYD) Records, As Constructed information and Detailed Survey, we make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of data being inaccurate or incomplete in any way and for any reason.
A	ISSUE FOR TENDER	21.06.23	JM					
B	ISSUE FOR APPROVAL	04.12.23	JM					
COPYRIGHT: This drawing is copyright and the property of the consultants and must not be retransmitted, copied or used without their authority. DIMENSIONS: Verify all dimensions on site before commencing any work. Take figured dimensions in preference to scaled dimensions.		DESIGNED: JM	DRAWN: JM	VERIFIED: EH	APPROVED: 	RPEQ. 2331	DATE: 04.12.2023	SIZE OF LAND: 5,805M²

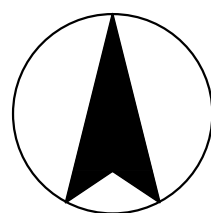


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NORTH:



SCALE: 1:200 (m)

CLIENT:

AGROBEST AUSTRALIA PTY LTD

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT AT LOT 115 EMERI STREET, STAPYLTON

TITLE: WATER CONNECTION LAYOUT PLAN

ORIG. DRG. SIZE	
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PROJECT NO. B22-314

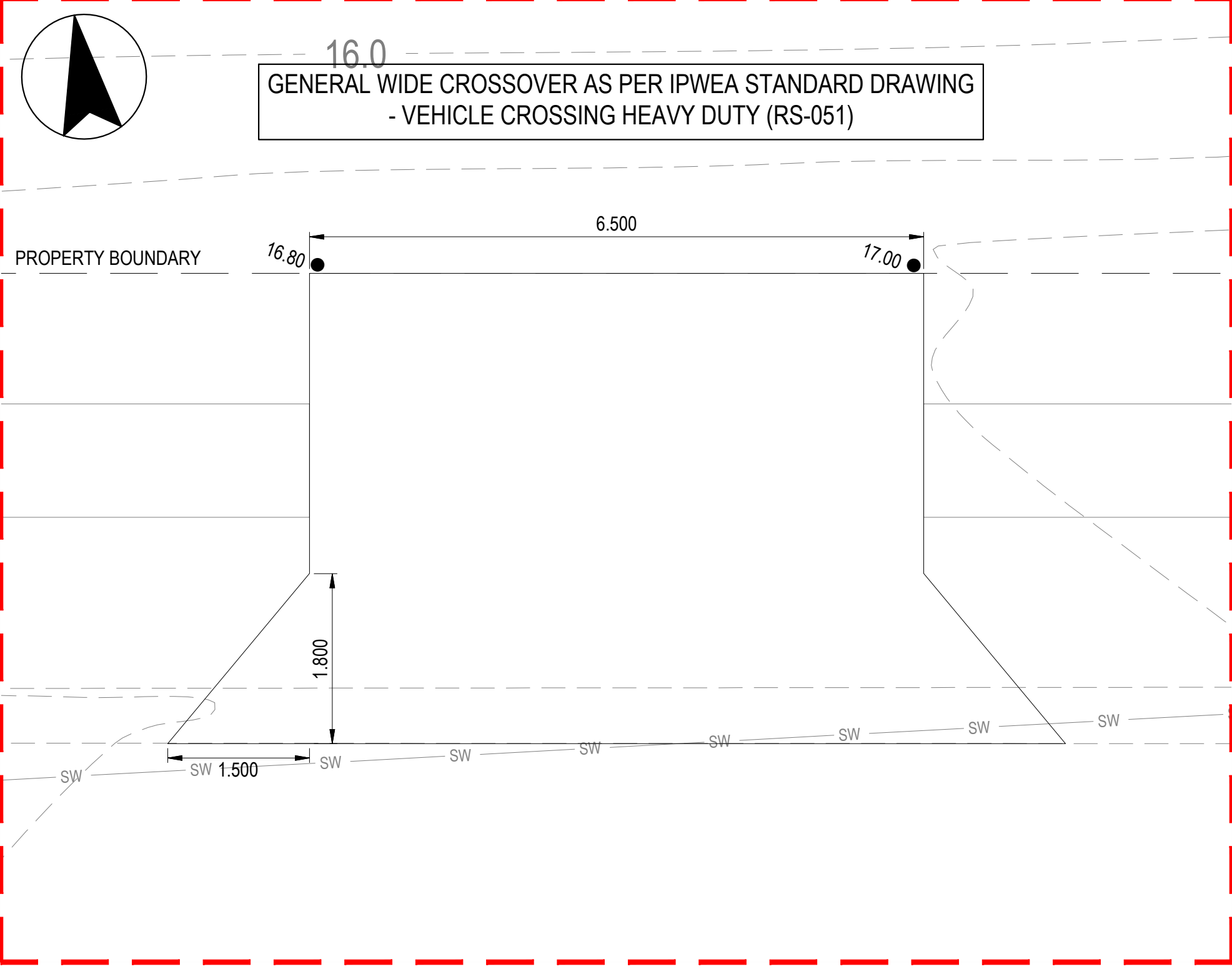
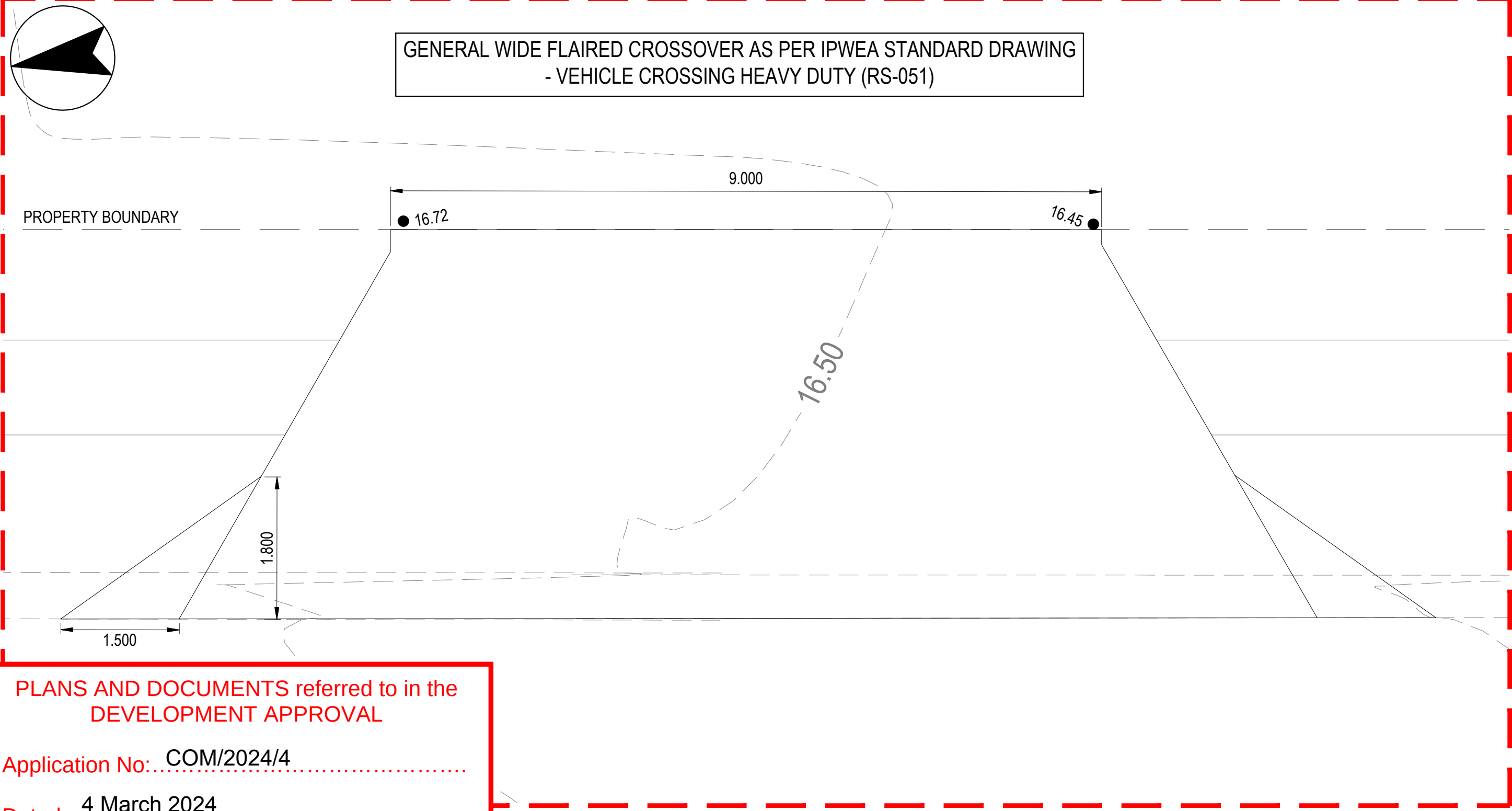
DRAWING NO
C401

REVISION:
B

APPROVAL

NOTES

- ALL GRADES AS PER (IPWEA STANDARD DRAWING RS-051 TYPICAL SECTION - CHANNEL RETAINED)
- ALL DIMENSIONS IN mm UNLESS NOTED OTHERWISE



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/4

Dated: 4 March 2024

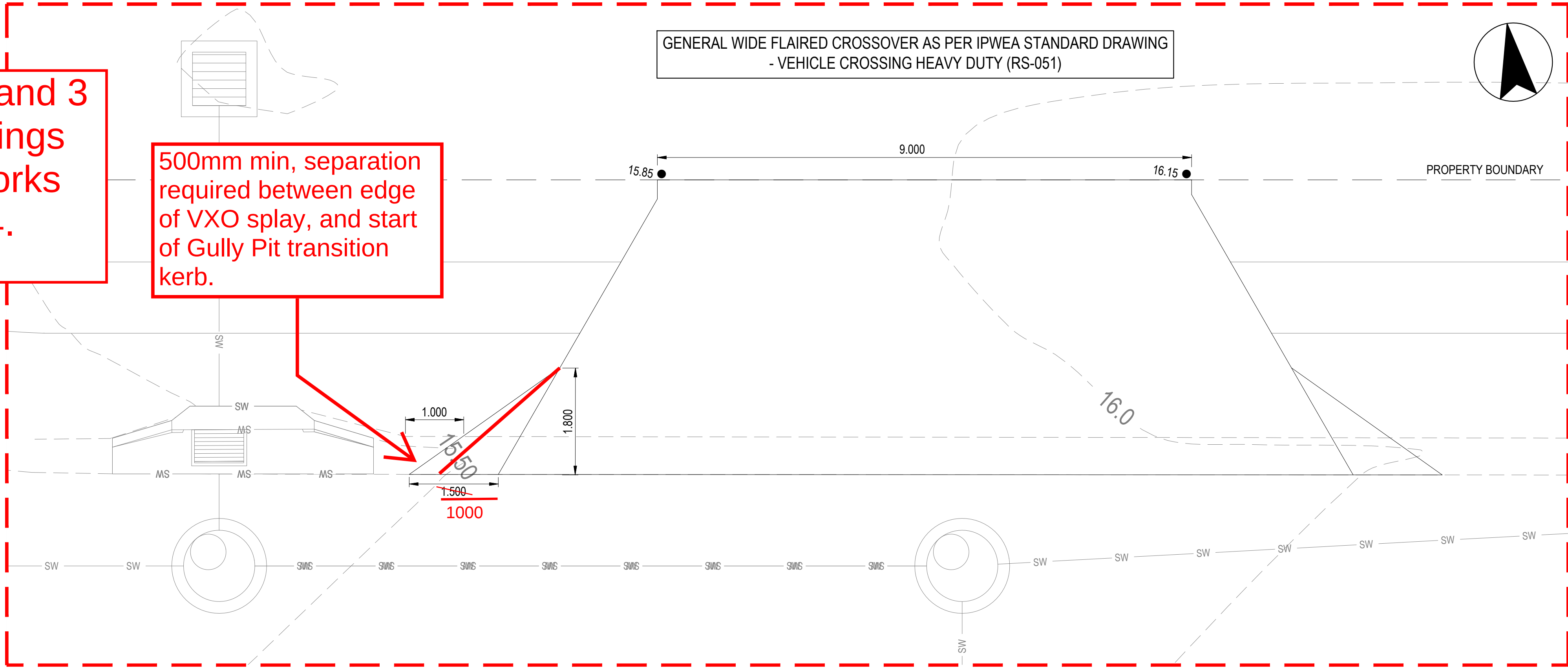
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EMERI STREET CROSSOVER C1

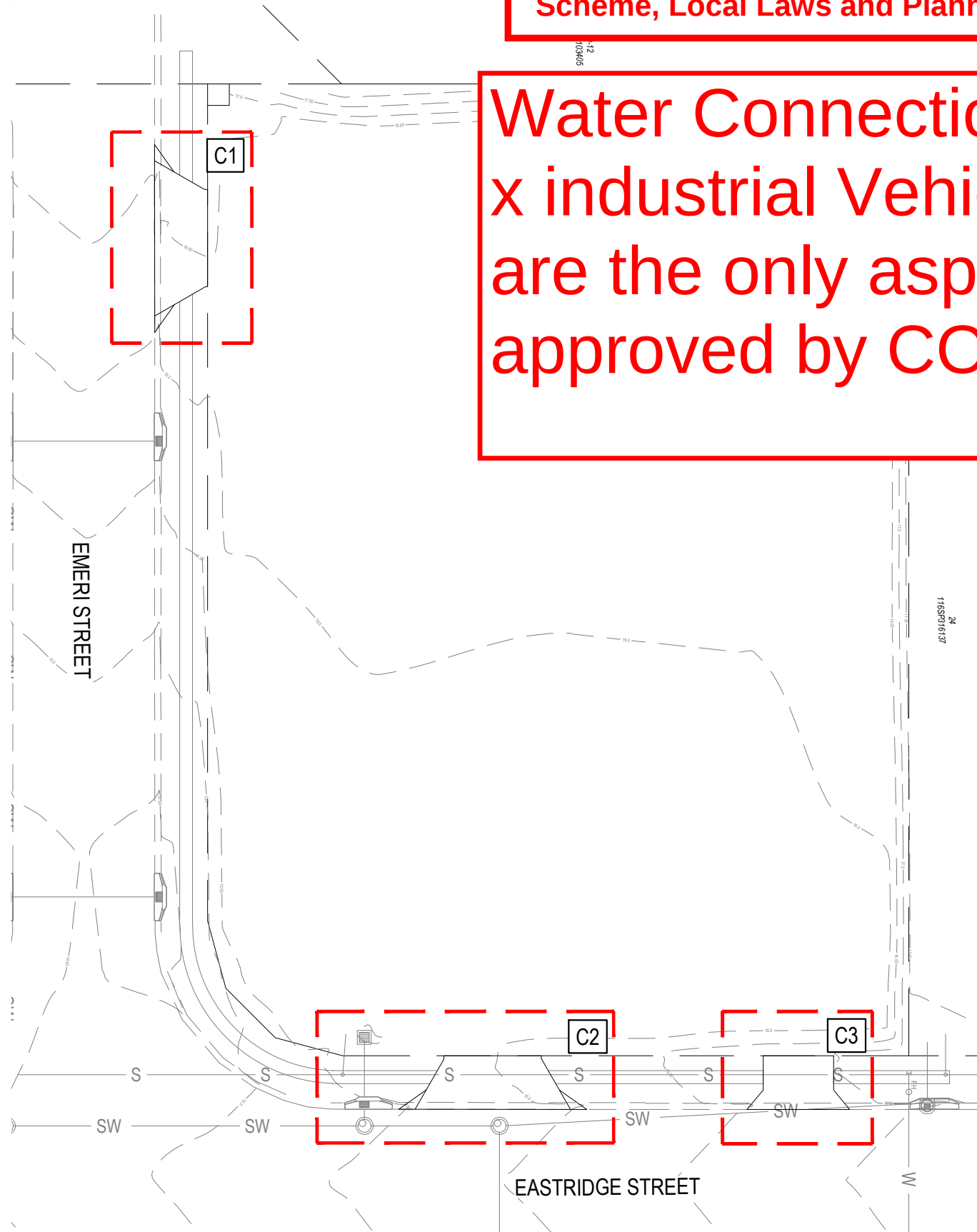
EASTRIDGE STREET CROSSOVER C3

Water Connection works and 3 x industrial Vehicle Crossings are the only aspects of works approved by COM/2024/4.

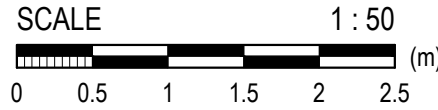
500mm min, separation required between edge of VXO splay, and start of Gully Pit transition kerb.



EASTRIDGE STREET CROSSOVER C2



KEY PLAN
1:500 (A1)



NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION	DATE	BY	IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER	NORTH:	CLIENT:
A	APPROVAL	11.12.23	JMo					"While every care is taken by Alto Consulting Engineers Pty. Ltd. to ensure the accuracy of the data supplied by Local Authorities, Our Before You Dig (BVD) Records, As Constructed information and detailed Survey, we make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of data being inaccurate or incomplete in any way and for any reason.		AGROBEST AUSTRALIA PTY LTD
										PROJECT:
										PROPOSED INDUSTRIAL DEVELOPMENT AT LOT 115 EMERI STREET, STAPYLTON
										TITLE:
										VEHICLE CROSSOVER DETAILS
									SCALE:	ORIG. DRG. SIZE
									1:50 (m)	A1
										PROJECT NO.
										B22-314
										DRAWING NO.
										C601
										REVISION:
										A

APPROVAL