

14 EASTRIDGE STREET, STAPYLTON QLD

PROPOSED MULTI-UNIT DEVELOPMENT

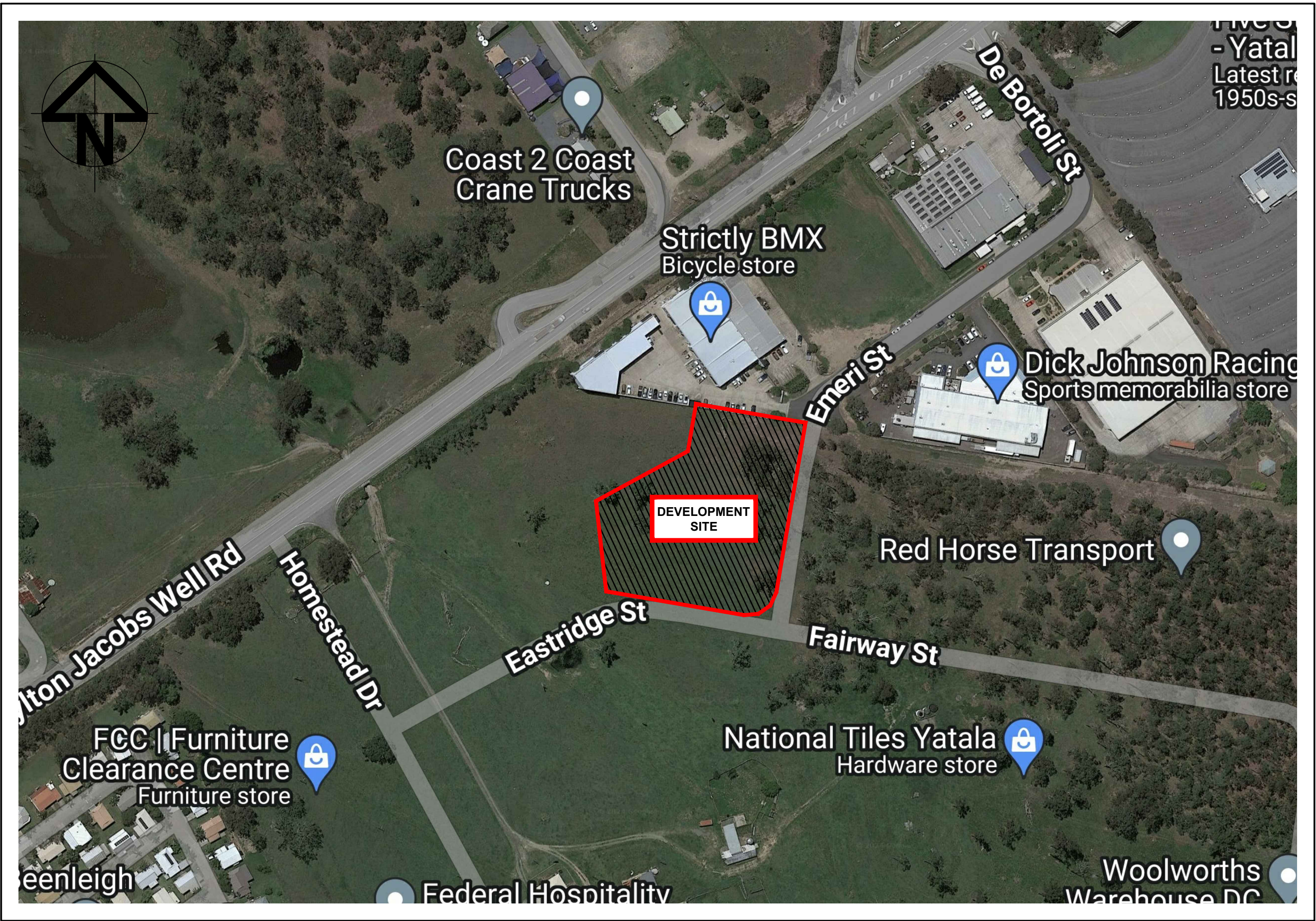
CIVIL ENGINEERING WORKS FOR CONSTRUCTION

GENERAL NOTES - SEWER

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND SEWERAGE CODE SPECIFICATIONS AND STANDARDS.
- UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORKS SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- THE CONSTRUCTION OF THE SEWERAGE WORKS SHOWN ON THIS DRAWING SHALL BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. SEWERAGE WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO THESEQ SERVICE PROVIDER SEWERAGE SYSTEM.
- ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BYTHE SEQ SERVICE PROVIDER AT THE DEVELOPERS COST.
- ALL PIPES AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE "ACCEPTED PRODUCTS AND MATERIALS" LIST.
- EACH ALLOTMENT SHALL BE SERVED BY A DN110 PE (OR DN100 PVC) PROPERTY CONNECTION. FOR ALLOTMENTS OTHER THEN SINGLE RESIDENTIAL, A DN160PE (OR DN150 PVC) PROPERTY CONNECTION SHALL BE PROVIDED.
- PROPERTY CONNECTIONS SHALL BE LOCATED WITHIN THE PROPERTY AS SHOWN ON THE DRAWINGS.
- PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 300mm AND A MAXIMUM OF 750mm.
- WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300mm (LOOSE) IN DEPTH AND SHALL BE COMPACTED UNTIL THE COMPACTION IS NOT LESS THEN 95% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH A.S. 1289 (MODIFIED COMPACTION). TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES APPROVAL OF CONSTRUCTED SEWERS WILL NOT BE ISSUED BY THE SEQ PROVIDER UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
- WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER, BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEQ CODE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
- SEWERS SHALL BE DISUSED/ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN THE SEQ CODE.
- BENCHMARK AND LEVELS TO AHD.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS & CONSTRUCTION DRAWING FOR CO-ORDINATION.

DISCLAIMER

- ALL INFRASTRUCTURE INFORMATION (MAINS, PIPES ETC.) IS DERIVED FROM COUNCIL'S "AS CONSTRUCTED" RECORDS. EVERY EFFORT WAS MADE TO ENSURE ACCURACY OF THESE RECORDS WHEN COMPLIED.
- NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.
- USERS OF THE INFORMATION IN THIS DRAWING DESIGN SHOULD TAKE ALL REASONABLE STEPS TO VERIFY THE RELEVANT INFORMATION BEFORE COMMENCING EXCAVATING OR CONSTRUCTION WORK.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'BEFORE YOU DIG AUSTRALIA' PH.1100 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE CONTRACTORS EXPENSE.
- TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE** TAKE NO RESPONSIBILITY FOR APPARENT ERRORS OR INACCURACIES IN THE INFORMATION PROVIDED.



LOCALITY PLAN

N.T.S.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'BEFORE YOU DIG AUSTRALIA' PH.1100 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTORS EXPENSE.

THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS & CONSTRUCTION DRAWING FOR CO-ORDINATION.

ALL ENVIRONMENTAL PROTECTION MEASURES SHOULD BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION WORK, INCLUDING CLEARING, COMMENCING.

NAME OF ESTATE		14 EASTRIDGE STREET, STAPYLTON QLD
CLIENT		-----
No. OF ALLOTS.		-
AREA IN ha.		6.224m ²
LENGTH OF SEWER	100	-
	150	2.1m
	225	-

SEWER WORKS NOTES - ENDORSED CONSULTANT

- ENDORSED CONSULTANT:**
 - THE ENDORSED CONSULTANT FOR THIS PROJECT IS AUSTRALIAN CONSULTING ENGINEERS PTY LTD.
- CONTRACTOR:**
 - THE LIVE WORKS DETAILED ON THIS PLAN MUST BE CARRIED OUT BY A PRIVATE CONTRACTOR UNDER GOLD COAST WATER SUPERVISION;
 - THE CONTRACTOR SHALL APPLY TO GOLD COAST WATER FOR ALL CONNECTION AND DISCONNECTION AND OBTAIN WRITTEN APPROVAL (1300 694 222);
 - IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE ENDORSED WATER AND SEWER CONSULTANT IDENTIFIED ON THIS PLAN TO ARRANGE INSPECTION OF THE WORKS AT ALL SPECIFIED HOLD POINTS;
 - IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL CERTIFICATION DOCUMENTATION REQUIRED BY THE ENDORSED WATER AND SEWER CONSULTANT IDENTIFIED ON THIS PLAN;
 - IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN RELEVANT PERMITS FROM AUTHORITIES TO WORK WITHIN ROADS AND FOOTPATHS;
 - DEVELOPMENT AND REGULATORY SERVICES ARE REQUIRED TO SCRUTINISE AND APPROVE ALL PERMITS. IF APPROVED - PAYMENT OF A FEE MAY BE APPLICABLE;
 - ALL SEWER CONSTRUCTION WORK UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE WORKPLACE HEALTH AND SAFETY LEGISLATION;
- INSPECTION REQUIREMENTS:**
 - THE CONTRACTOR SHALL CONFIRM THE REQUIRED CONSTRUCTION INSPECTIONS WITH THE ENDORSED CONSULTANT PRIOR TO CONSTRUCTION. INSPECTIONS GENERALLY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PRE-START MEETING;
 - INSPECTION OF SEWER/WATER LINE PRIOR TO BACKFILLING OF TRENCH
 - LIVE WORKS INSPECTION (CONTRACTOR TO INFORM GOLD COAST WATERS OF WHEN LIVEWORKS SHALL OCCUR)
 - ON-MAINTENANCE INSPECTION;
 - OFF-MAINTENANCE INSPECTION;
- PRE-START REQUIREMENTS:**
 - THE CONTRACTOR MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED PRIOR TO THE COMMENCEMENT OF WORKS;
 - CONFIRM WITH THE ENDORSED CONSULTANT THAT THEY HAVE THE MOST CURRENT RPEQ ENDORSED SEWER AND WATER PLANS;
 - CONFIRM THAT ALL NECESSARY AUTHORISATIONS HAVE BEEN OBTAINED FOR THE WORKS (SUCH AS COUNCIL APPROVALS AND ROAD CLOSURES);
 - PERMIT TO WORK APPROVED BY GOLD COAST WATER;

ENVIRONMENTAL CONDITIONS

PLACE ON YOUR DRAWING NOTES AS RECEIVED IN YOUR APPROVAL LETTER FROM THE ENVIRONMENTAL REGULATOR OR MANAGER. IF NOTES RELEVANT TO THIS ESTATE ARE NOT SPECIFIED IN YOUR APPROVAL LETTER, TYPICAL NOTES AS FOLLOWS SHALL BE PLACED ON ALL DRAWINGS.

VEGETATION PROTECTION

- TREES LOCATED ALONG THE FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
- WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD GIRDLES SHALL 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.
- TREE ROOTS SHOULD BE TUNNELLED 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.
- ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

SOIL

- TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.
- CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND THE STOCKPILES.
- ACID SULPHATE SOILS EXIST IN THE WORKS AREA. THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL REQUIRES THAT ACID SULPHATE SOILS BE MANAGED AS FOLLOWS:

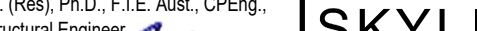
CREEK CROSSING

- SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
- APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
- NO SOIL SHALL BE STOCKPILED WITHIN 5.0m OF THE CREEK

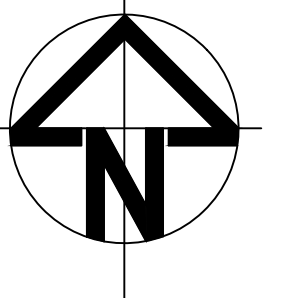
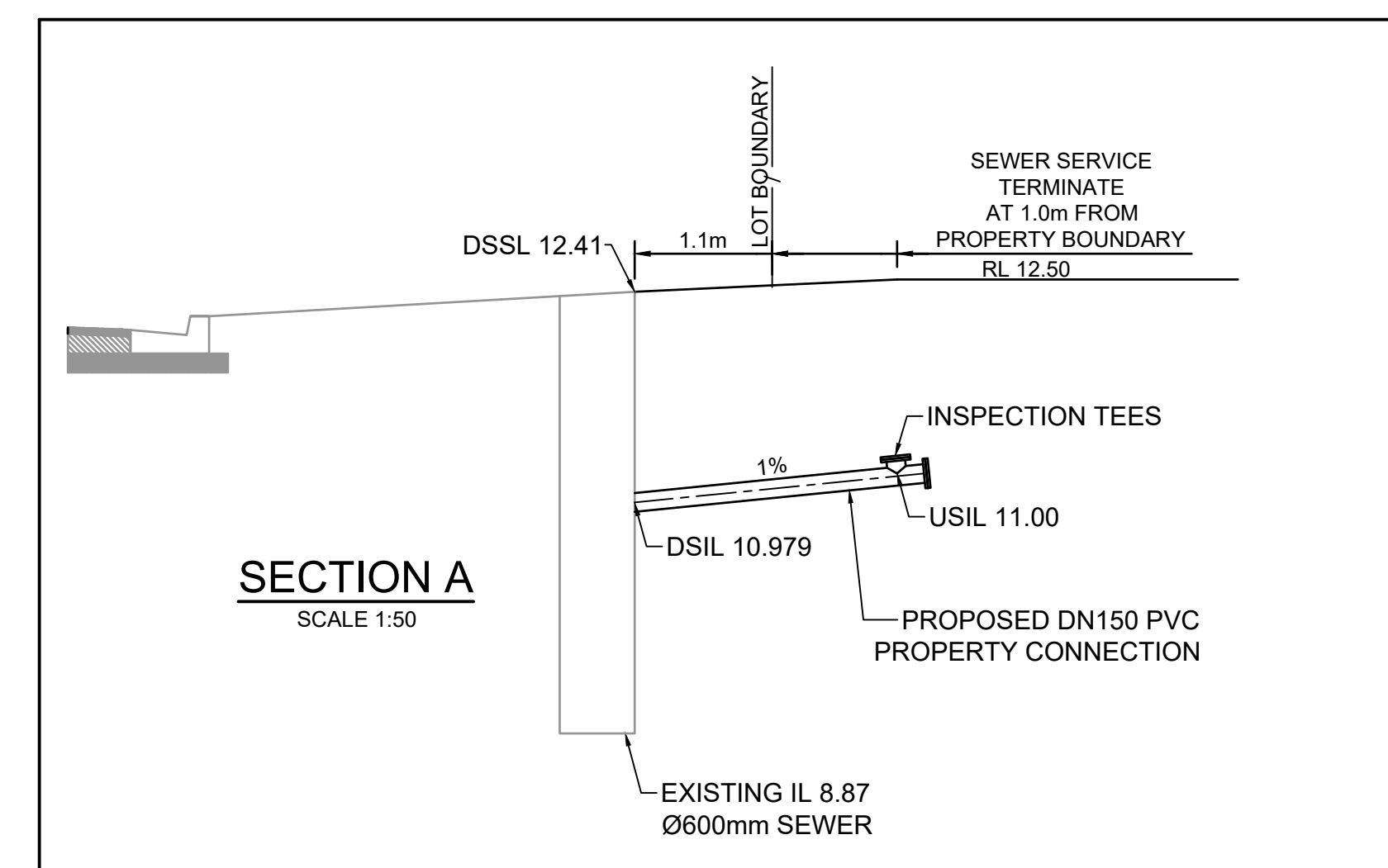
REHABILITATION

- PREDISTURBANCE SOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTATED.
- PREDISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.

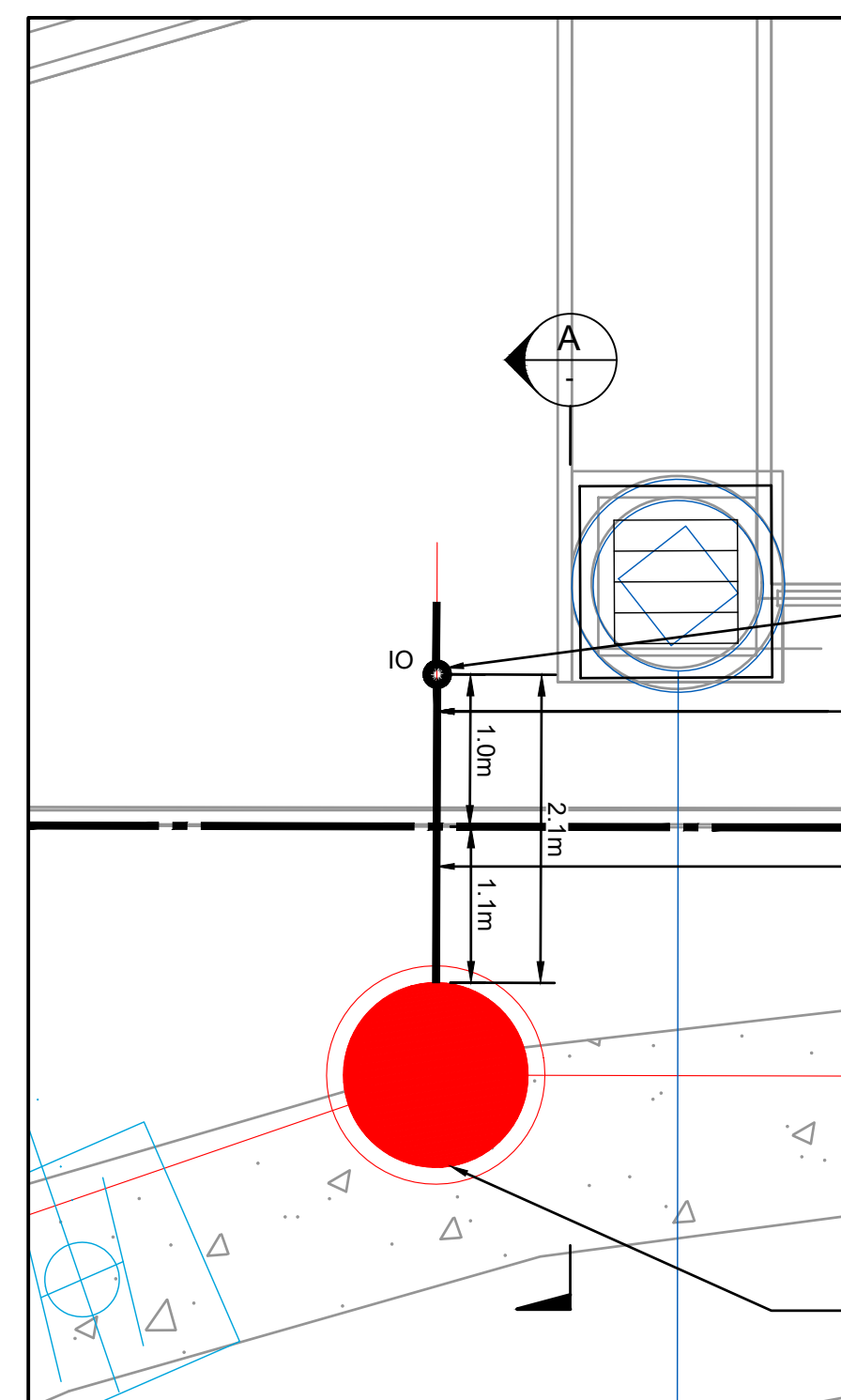


								Certification By Dr. Michel Chaya B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., Civil & Structural Engineer 				Architect SKYLINE ARCHITECTS 30 Grose Street, Parramatta NSW 2150 P: 0420 224 488 E: info@skylinearchitects.com.au				Council				Scale				Architect TELFORDCIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 14, 32 Smith Street, Parramatta NSW 2150 PO BOX 3579 Parramatta 2124 Email : info@telfordcivil.com.au Phone : 02 7809 4931 Company : Telford Consulting Pty Ltd				Project 14 EASTRIDGE STREET, STAPYLTON QLD PROPOSED WAREHOUSE CIVIL ENGINEERING PLANS FOR CONSTRUCTION				Drawing Title SEWER CONNECTION LAYOUT PLAN DETAILS AND NOTES			
A ISSUE FOR OPERATIONAL WORKS				28/03/2024				J.E.H.				J.A.B.																							
Issue		Description		Date		Design		Checked																											
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Scale		A1		Project No.		23337		Dwg. No.		C500		Issue		A																					

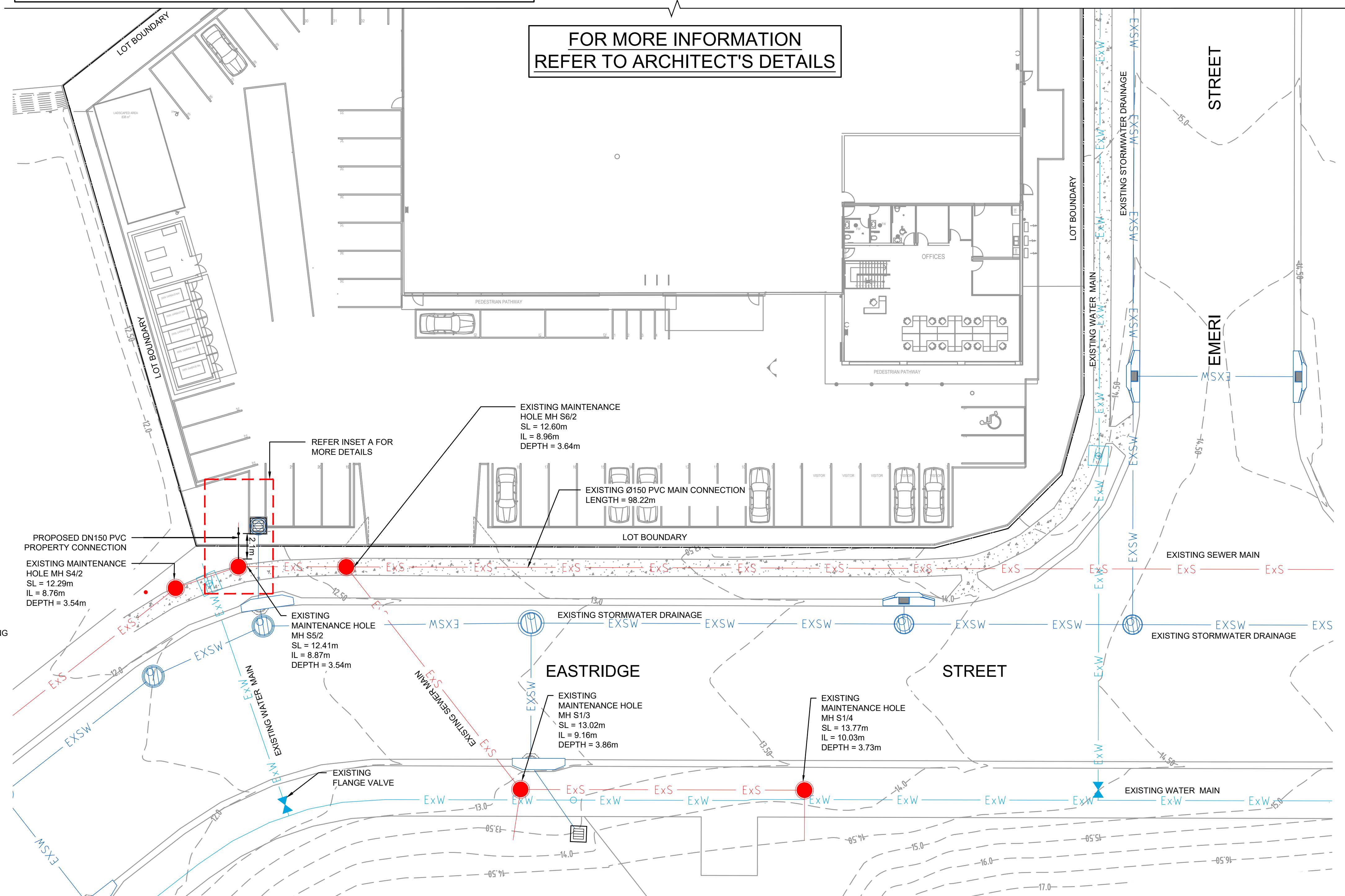
	LOT BOUNDARY
	PROPOSED NEW SEWER CONNECTION
 	EXISTING KERB & GUTTER
	EXISTING STORMWATER DRAINAGE
	EXISTING WATER MAIN
	EXISTING SEWER MAIN



FOR MORE INFORMATION
REFER TO ARCHITECT'S DETAILS



INSET A
SCALE 1:50



NOTE:
ALL EXISTING SERVICES TO BE
ADJUSTED TO MATCH
PROPOSED SURFACE LEVELS.

A	ISSUE FOR OPERATIONAL WORKS	28/03/2024	J.E.H.	J.A.B.	
Issue	Description	Date	Design	Check	

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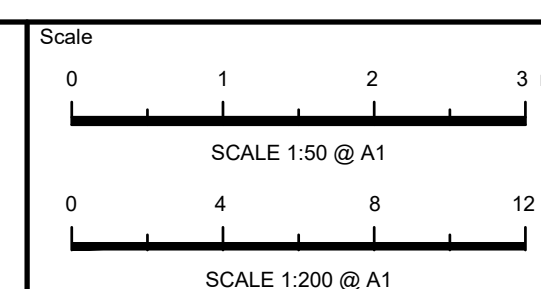
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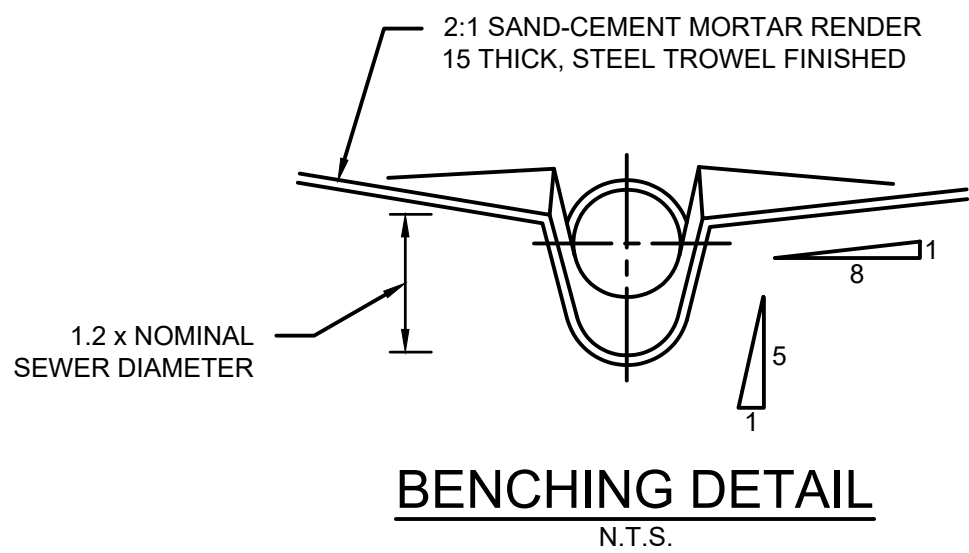
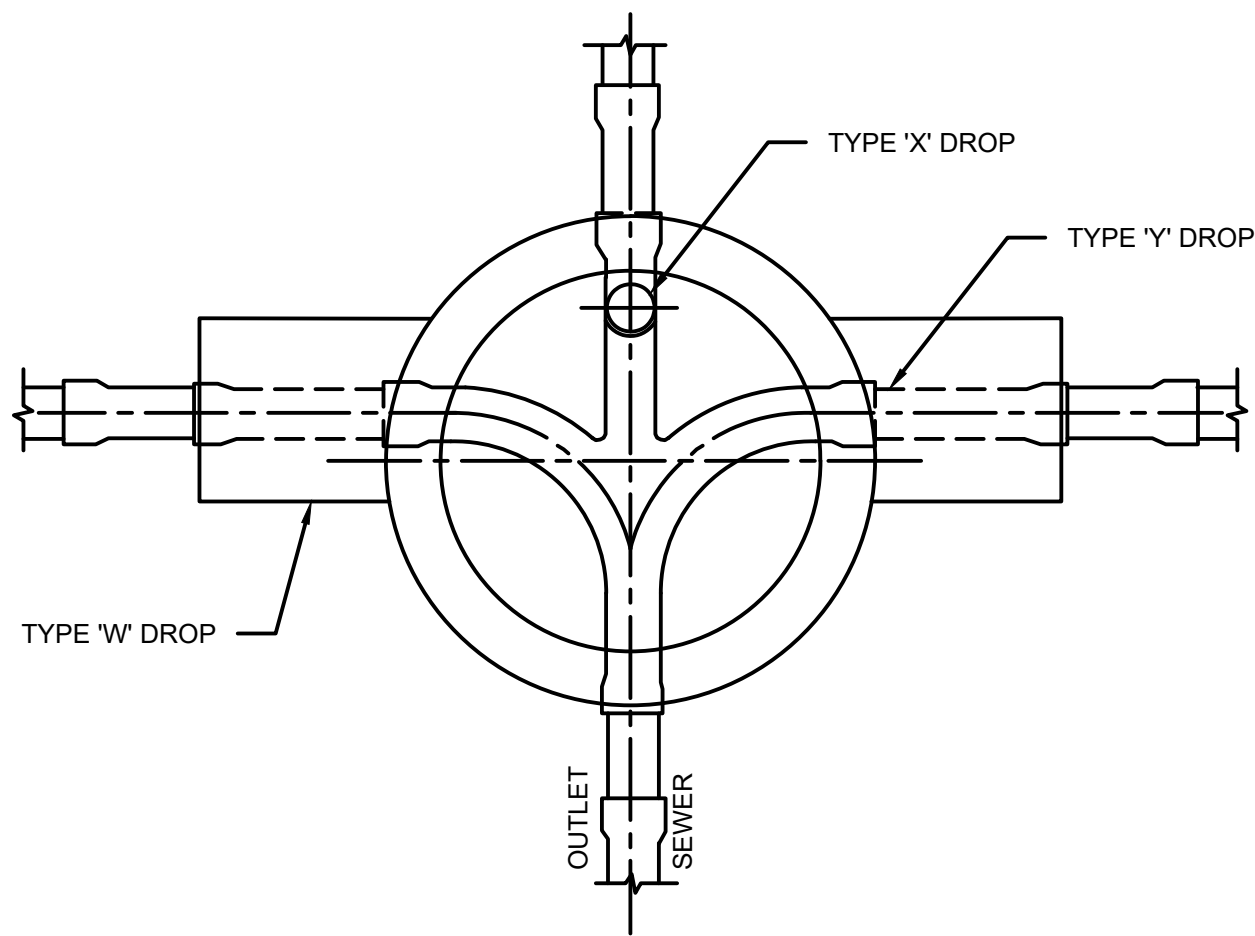
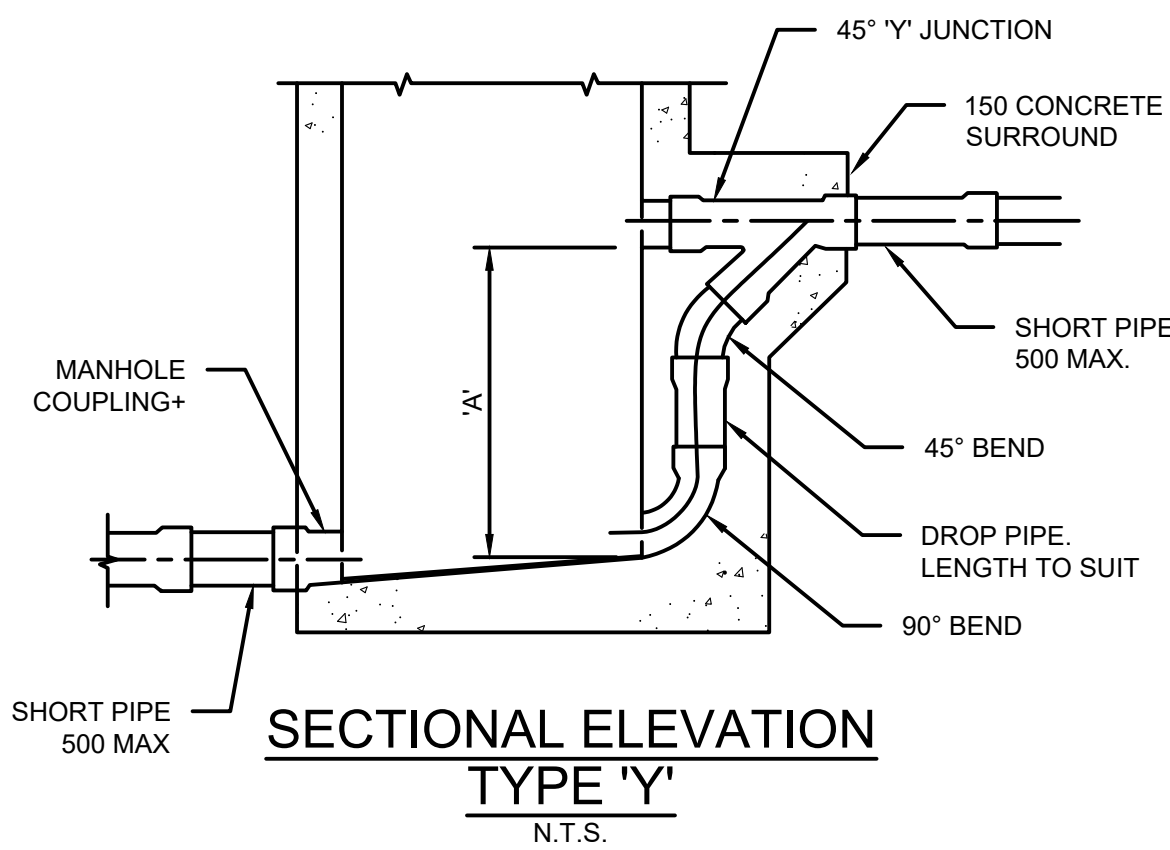
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Project

14 EASTRIDGE STREET, STAPYLTON QLD
PROPOSED WAREHOUSE
CIVIL ENGINEERING PLANS
FOR CONSTRUCTION

Drawing Title
SEWER CONNECTION LAYOUT PLAN

Scale	A1	Project No.	Dwg. No.	Issue
AS SHOWN		23337	C501	A



DIMENSION 'A' TABLE

NOM DIA	TYPE 'V'		TYPE 'W'		TYPE 'X'		TYPE 'Y'	
	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
100	*	200	200	460	460	-	460	-
150	*	250	250	600	600	-	600	-
225	*	280	280	700	700	-	700	-
300	*	330	-	-	-	-	-	-

* MINIMUM DROP THROUGH MANHOLE AS TABLED.

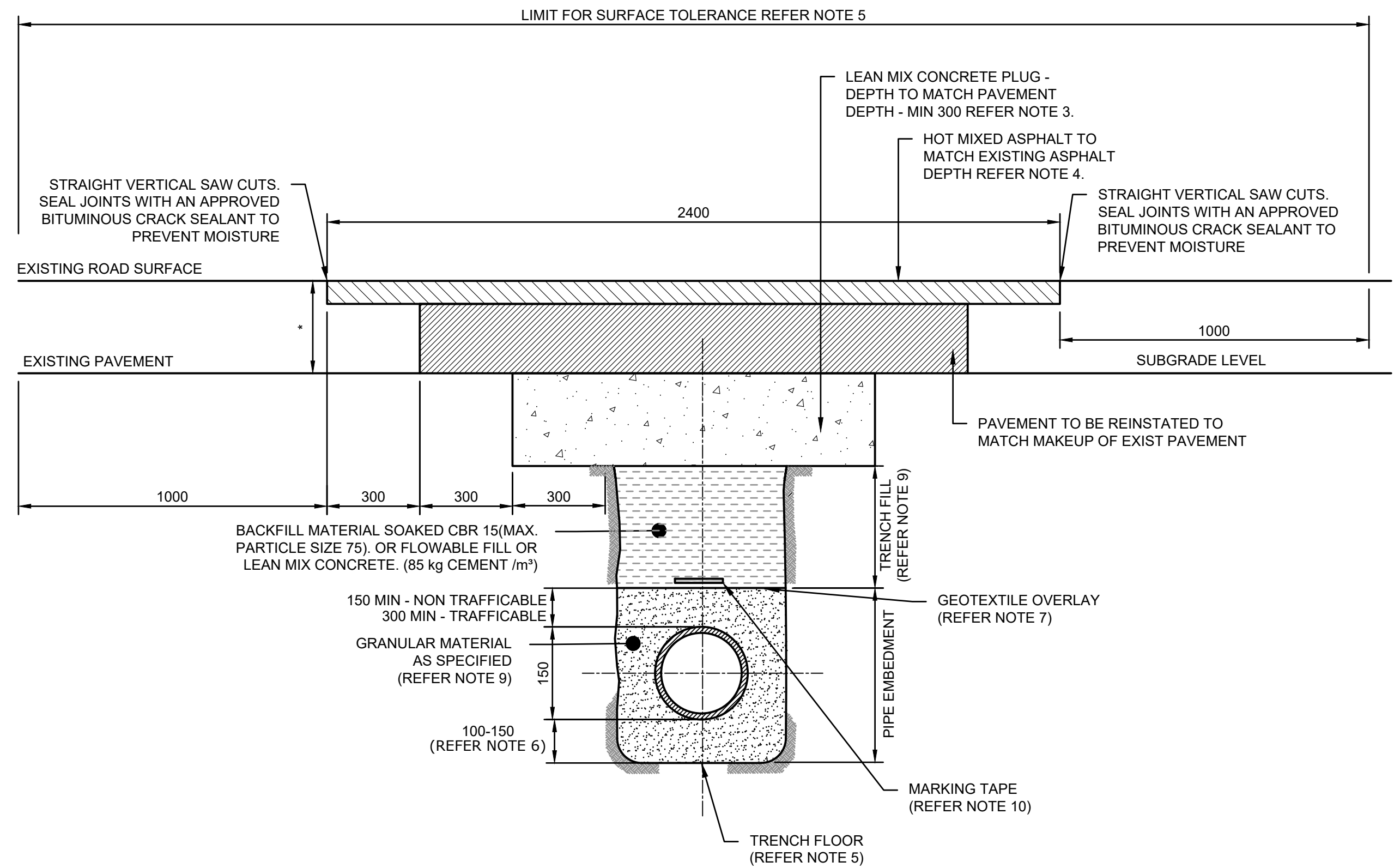
MIN DROP THROUGH MANHOLE

MANHOLE DESCRIPTION SAME DIA's		DIAGRAM	MIN
STRAIGHT THROUGH			20
ANGLES UP TO 45°			30
ANGLES UP TO 45° TO 90°			40
BRANCH AT ANGLE	LESS THAN 30°		30
	30° TO 60°		50
	60° TO 90°		80

* SEWERS CHANGING DIAMETER SHALL BE GRADED OBVERT TO OBVERT.

NOTES:

- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH G.C.C.C. STD. DWG. NOS. 08-07-101 & 08-07-109 TO 08-07-113.
- CONCRETE TO BE GRADE N32.
- THE COVER, FRAME AND CONCRETE SURROUND SHALL BE FINISHED TO THE DETAILS SHOWN ON G.C.C.C. STD. DWG. No 08-07-112.
- TYPE 'B' OR 01200 PRE-CAST MANHOLES SHALL BE USED WHERE MORE THAN ONE (1) TYPE 'X' DROP ENTERS A MANHOLE OR WHERE SHOWN ON THE DRAWINGS.
- FOR IRON INSPECTION BEND DETAILS REFER G.C.C.C. STD. DWG. 08-07-120.
- FOR TYPE W & Y DROPS ALL PIPES AND FITTINGS WITH CONCRETE SURROUNDS SHALL BE MADE WATERTIGHT.
- FLEXIBLE JOINTS SHALL BE CLEAR OF ALL CONCRETE.
- TYPE 'A' AND 'B' MANHOLES ARE SUITABLE FOR DEPTHS TO 6000. FOR DEPTHS GREATER THAN 6000 REFER TO THE DETAILS ON THE APPROVED DRAWINGS.
- MANHOLE DROP TYPES 'V', 'W', 'X' AND 'Y' SHALL ONLY BE USED IN SEWERS FROM 0 100 TO 0225.
- INTERNAL DROPS ARE NOT PERMITTED WITHOUT THE USE OF AN EXTERNAL L.R BEND WHERE THE SEWER GRADIENT EXCEEDS 1 IN 10 (10%).
- DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.



TYPE 3 SUPPORT
FOR FLEXIBLE & RIGID PIPES

NOTES:

- ALL DIMENSIONS IN MILLIMETRES.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH SEQ-SEW-1200 SERIES DRAWINGS.
- PIPE CLASSIFICATION
(a) RIGID PIPES: VC AND RC
(b) FLEXIBLE PIPES: PVC, GRP, STEEL, DI AND PE.
- PLACEMENT OF EMBEDMENT, TRENCHFILL & COMPACTION TO MEET THE REQUIREMENTS OF THE CODE.
- EXCAVATE OR COMPACT TRENCH FLOOR TO PROVIDE A FLAT FIRM BASE TO SUPPORT BEDDING MATERIAL AND MINIMISE PIPELINE SETTLEMENT. WHEN EXCAVATED, REPLACE WITH GRANULAR MATERIAL AS SPECIFIED FOR BEDDING OR ADOPT TYPE 5, 6, 7 OR 8 SUPPORT AS REQUIRED.
- ENSURE BEDDING IS DEEP ENOUGH THAT PIPE JOINT PROJECTIONS (SOCKETS, FLANGES) DO NOT TOUCH TRENCH FLOOR.
- GEOTEXTILE TO BE USED WHERE TRENCH FILL IS A MIGRATORY NATIVE SOIL OR SAND OR FINE CLAY MATERIAL.
- TYPE 4 SUPPORT TO BE USED WHERE MIGRATORY NATIVE SOILS (SANDS & CLAYS) ARE ENCOUNTERED SIZE AGGREGATE IS USED.
- PROVIDE A MINIMUM OF 250 OVERLAP AT ALL FABRIC JOINTS.
- PURCHASE SPECIFICATIONS FOR EMBEDMENT MATERIAL ARE DETAILED IN THE SEQ CODE ACCEPTED PRODUCTS AND MATERIALS LIST. TRENCH FILL SHALL COMPLY WITH SEQ-SEW-1200-2.
- DETECTABLE MARKER TAPE SHALL BE PROVIDED EITHER ABOVE THE EMBEDMENT ZONE OR 1000 BELOW THE F.S.L, WHICHEVER IS CLOSEST TO F.S.L.

CIRCULAR SEWERAGE MANHOLE DROPS
AND BENCHING DETAILS
N.T.S.

A	ISSUE FOR OPERATIONAL WORKS	28/03/2024	J.E.H.	J.A.B.
Issue	Description	Date	Design	Checked
1	1cm at full size	10cm		20cm

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Scale

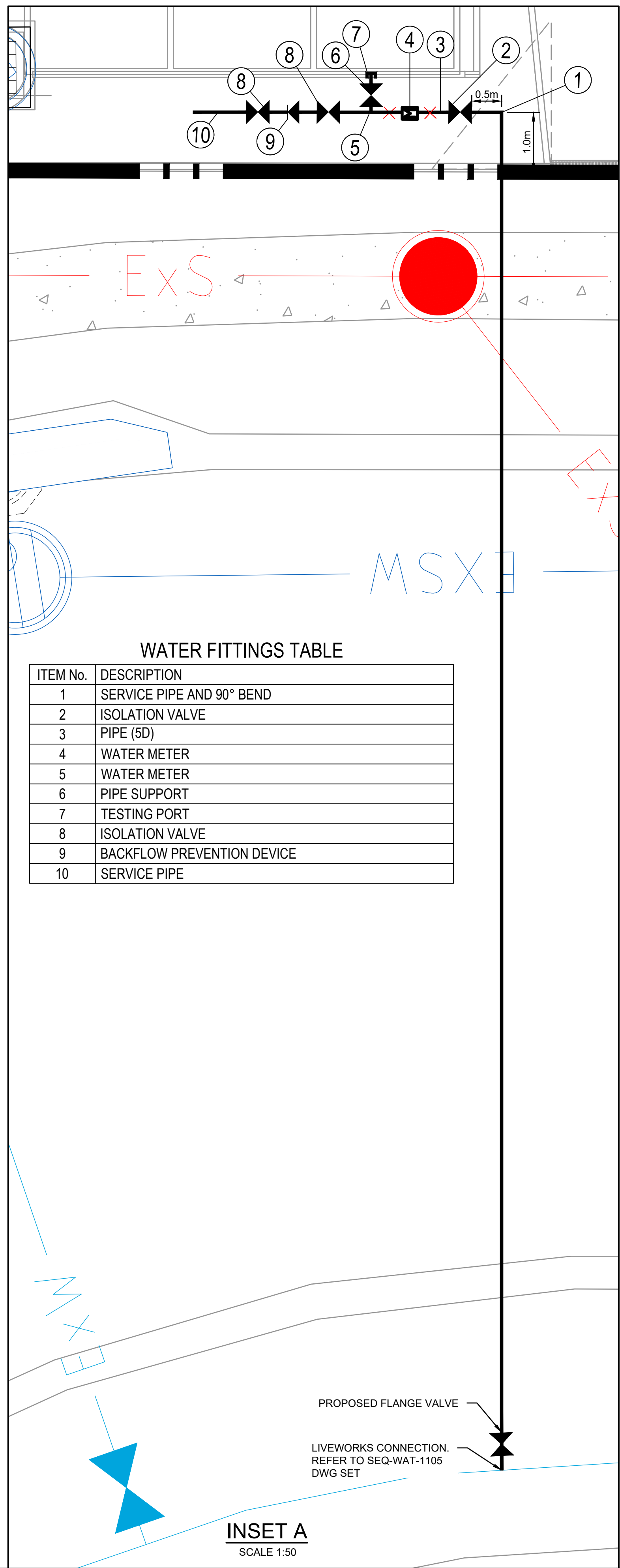
Project

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14 EASTRIDGE STREET, STAPYLTON QLD
PROPOSED WAREHOUSE
CIVIL ENGINEERING PLANS
FOR CONSTRUCTION

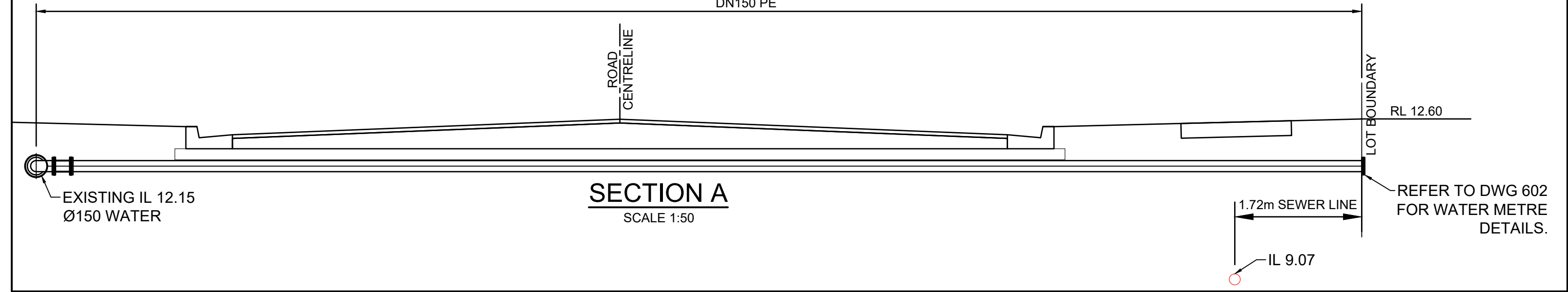
Drawing Title
**CONSTRUCTION
DETAILS SHEET**

Scale	A1	Project No.	Dwg. No.	Issue
N.T.S.		23337	502	A

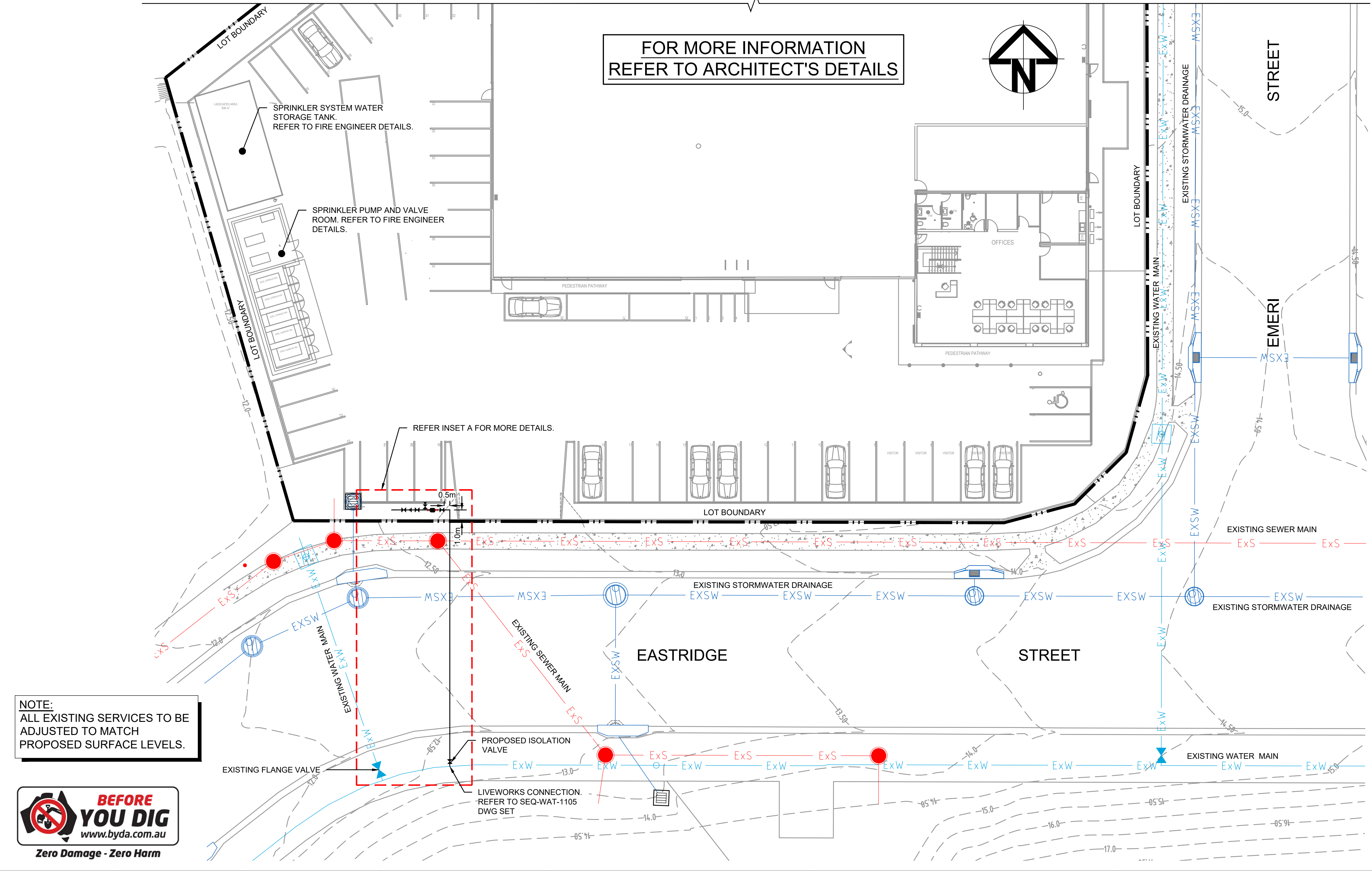
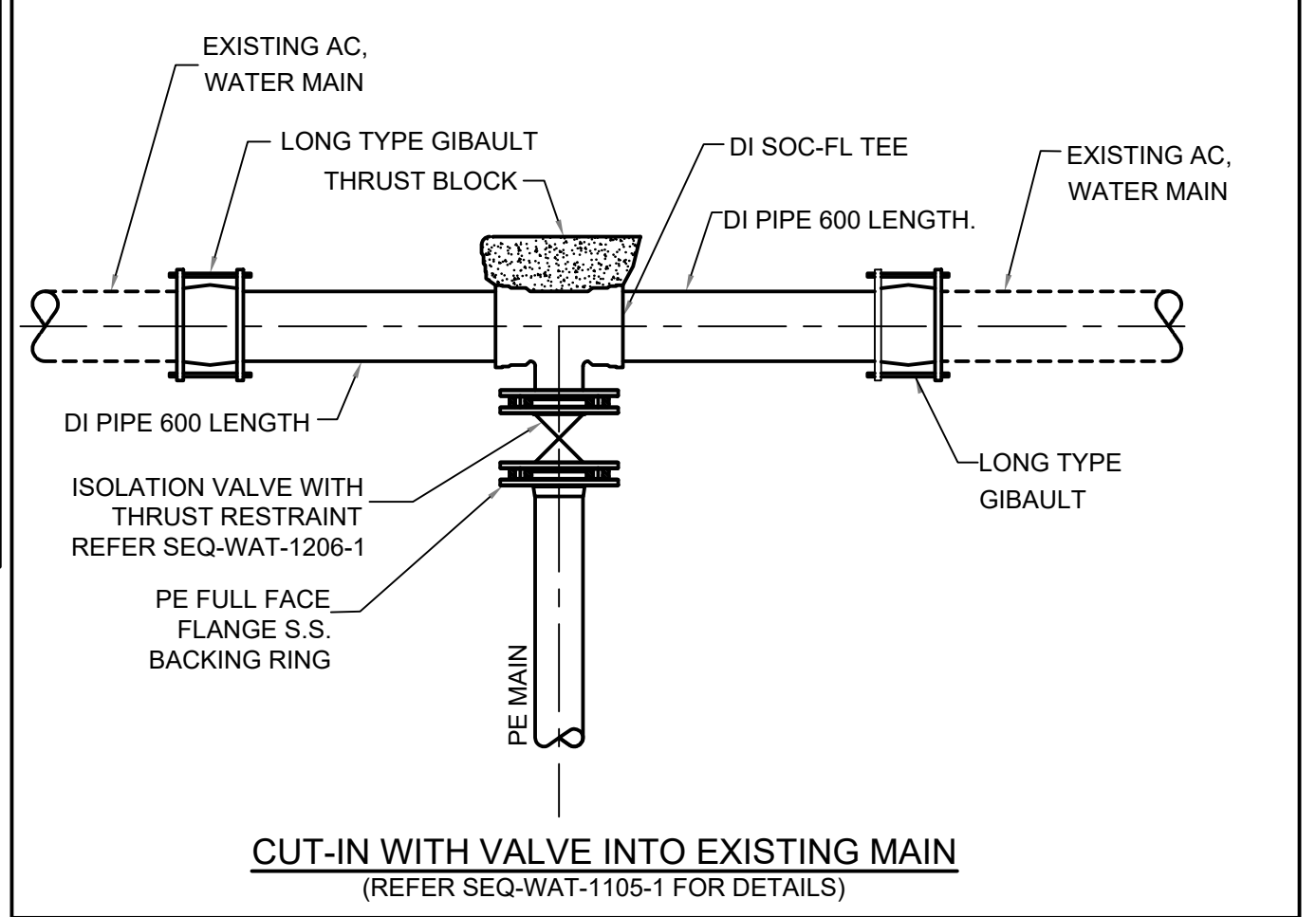


WATER FITTINGS TABLE	
ITEM No.	DESCRIPTION
1	SERVICE PIPE AND 90° BEND
2	ISOLATION VALVE
3	PIPE (5D)
4	WATER METER
5	WATER METER
6	PIPE SUPPORT
7	TESTING PORT
8	ISOLATION VALVE
9	BACKFLOW PREVENTION DEVICE
10	SERVICE PIPE

INSET A
SCALE 1:50



- LEGEND**
- Ex. K&G LOT BOUNDARY
 - EXISTING KERB & GUTTER
 - EXSW EXISTING STORMWATER DRAINAGE
 - ExW EXISTING WATER MAIN
 - ExS EXISTING SEWER MAIN
 - EXISTING ISOLATION VALVE
 - PROPOSED ISOLATION VALVE
 - PROPOSED WATER METER
 - PROPOSED NEW WATER CONNECTION



NOTE:
ALL EXISTING SERVICES TO BE
ADJUSTED TO MATCH
PROPOSED SURFACE LEVELS.

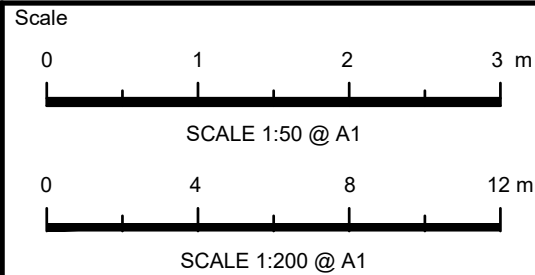


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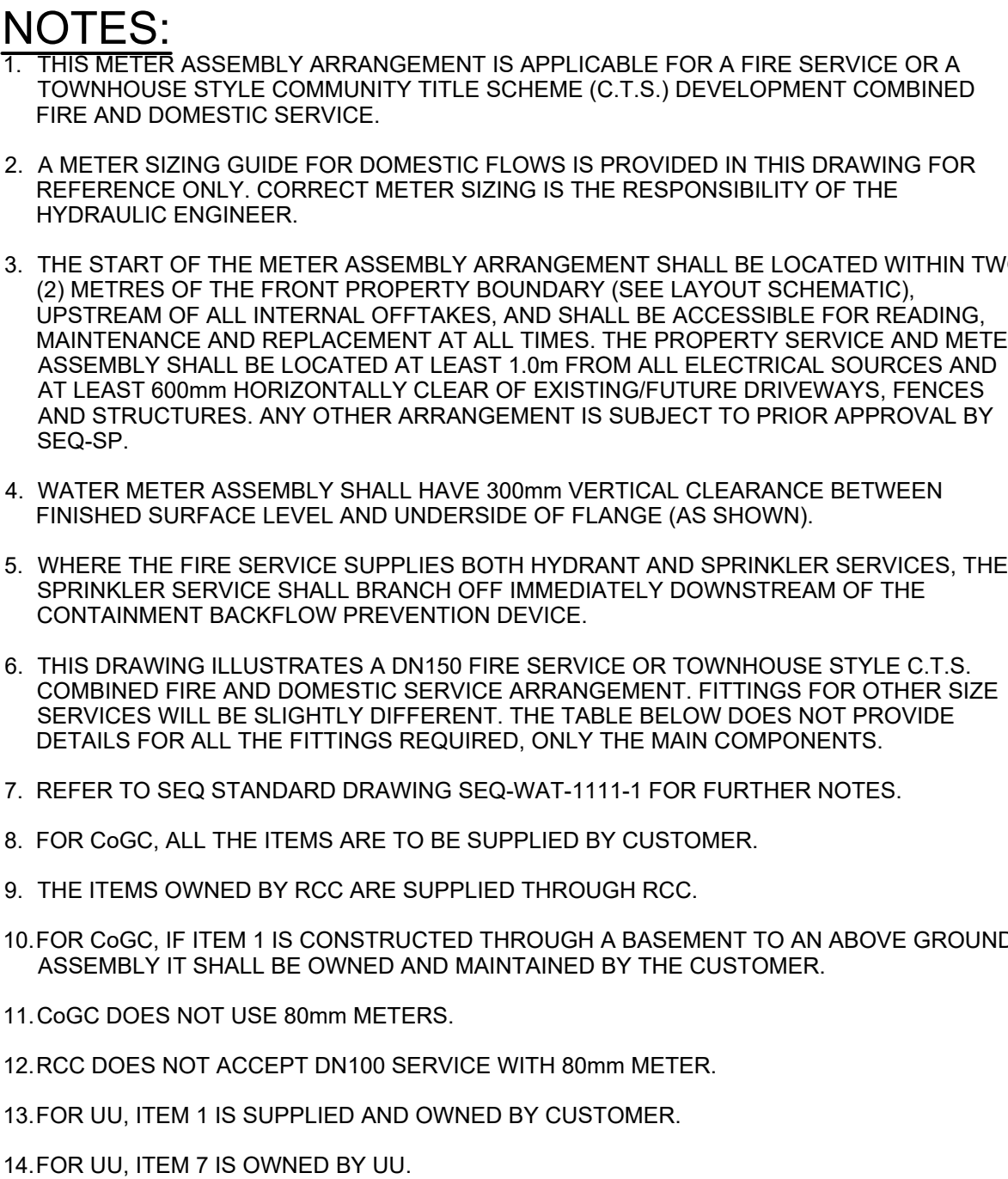
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Project
14 EASTRIDGE STREET, STAPYLTON QLD
PROPOSED WAREHOUSE
CIVIL ENGINEERING PLANS
FOR CONSTRUCTION

Drawing Title		Scale	Project No.	Dwg. No.	Issue
WATER CONNECTION LAYOUT PLAN		AS SHOWN	23337	C601	A



WATER NETWORK

CONNECTION ISOLATION VALVE

PROPERTY TITLE BOUNDARY

REFER NOTES 11 & 14

1

2

3

4

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7

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8

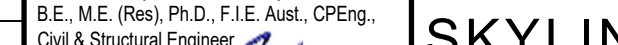
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REFER NOTE 5
REFER NOTE 15

≤ 2 METRES

LAYOUT SCHEMATIC

N.T.S.

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A				ISSUE FOR OPERATIONAL WORKS				28/03/2024				J.E.H.				J.A.B.																											
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