

EXTERNAL WORKS PRELIMINARY OVERALL No. 37801-XWP

SCHEDULE OF DRAWINGS		
NUMBER	REV. NO.	TITLE
GENERAL		
37801-XWP-000	B	COVER SHEET
37801-XWP-005	B	ROAD HIERARCHY & STAGING PLAN
EARTHWORKS: COMBINED SERVICES		
37801-XWP-090	B	PLAN SHEET 01
ROADS: ROADWORKS		
37801-XWP-100	B	PLAN SHEET 01
37801-XWP-101	B	PLAN SHEET 02
37801-XWP-102	B	PLAN SHEET 03
37801-XWP-120	B	DETAILS SHEET 01
ROADS: LONGITUDINAL SECTIONS		
37801-XWP-200	B	FINUCANE ROAD SHEET 01
37801-XWP-201	B	FINUCANE ROAD SHEET 02
37801-XWP-202	B	FINUCANE ROAD SHEET 03
37801-XWP-203	B	DELANCEY ST
37801-XWP-204	B	ACCESS ROAD
DRAINAGE: STORMWATER		
37801-XWP-600	B	PLAN SHEET 01



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SUB-CONSULTANTS



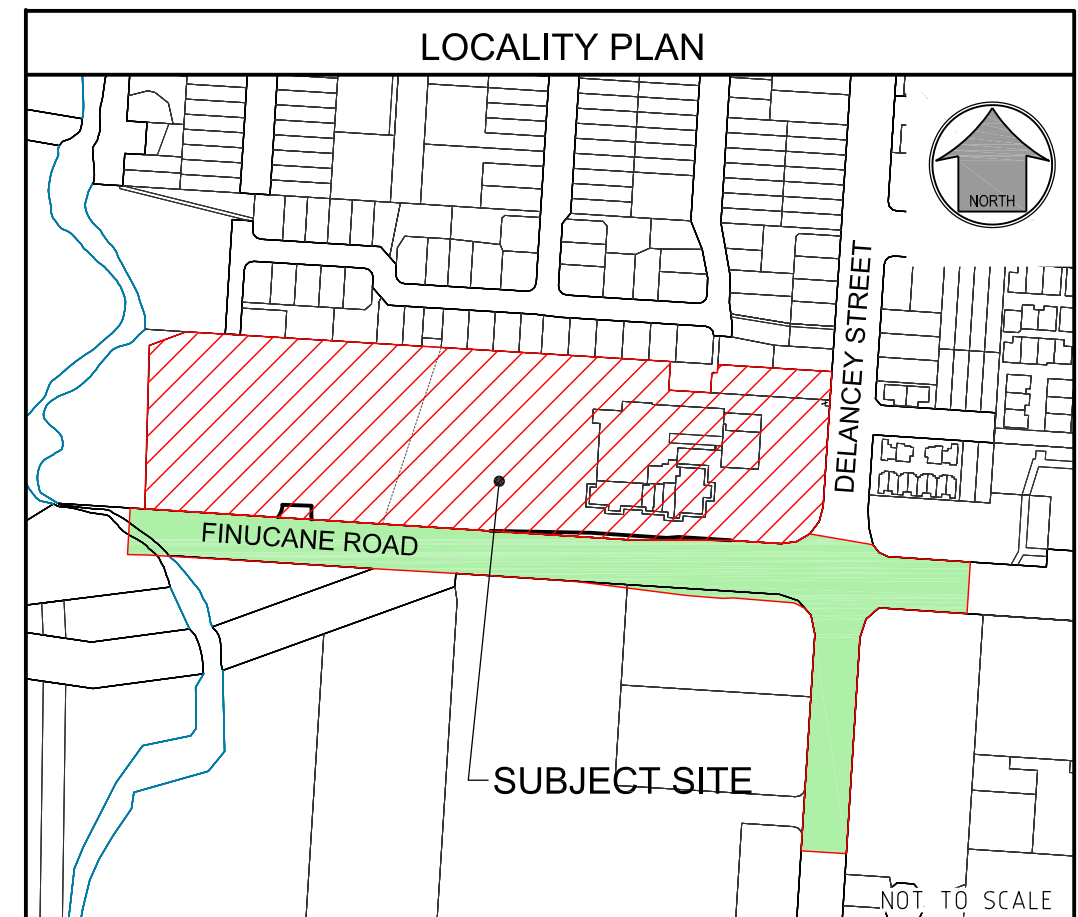
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GROUP



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WATER AND ENVIRONMENTAL CONSULTING



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R. P. DESCRIPTION
LOT 0 SP308738, LOTS 0-2 SP308739,
LOT 0 SP308740, LOT 4 SP308740,
LOTS 10-16 SP314782
58-68 DELANCEY STREET
LOCALITY OF ORMISTON

EXTERNAL WORKS PRELIMINARY

RP DESCRIPTION
 LOT 0 SP308738, LOTS 0-2 SP308739,
 LOT 0 SP308740, LOT 4 SP308740,
 LOTS 10-16 SP314782
 58-68 DELANCEY STREET
 LOCALITY OF ORMISTON

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0 10 20 30 40 50m
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CONSTRUCTION	

B	DATE	DESCRIPTION
	11.04.23	ADJUST INTERNAL REFERENCE WORKS
A	22.11.22	COUNCIL ISSUE

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DRAWING TITLE

**EXTERNAL
 FUNCTIONAL LAYOUT PLAN
 &
 GENERAL NOTES**

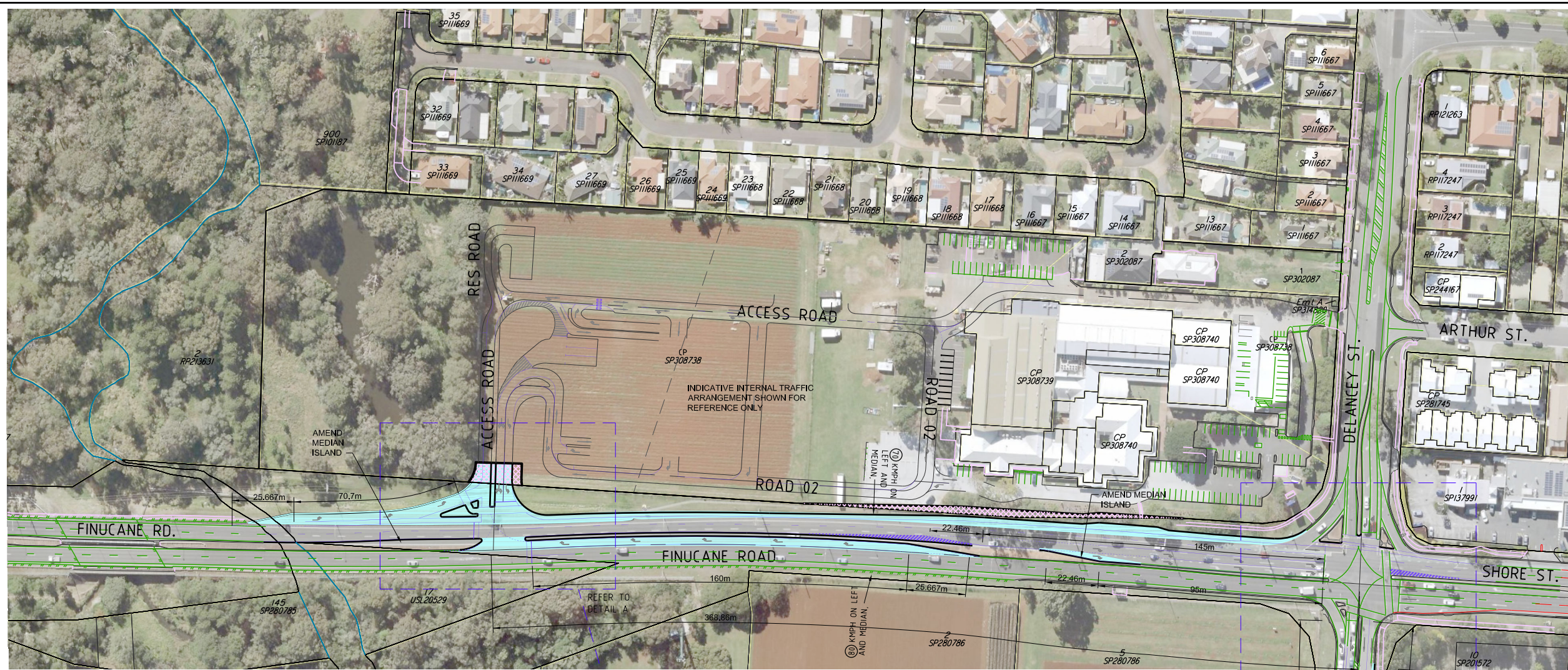


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 Gold Coast Office: Suite 9, 19 Short St, Southport QLD 4215

DESIGNED RCB	DRAWN RCB
APPROVED	DATE 22.11.22
DRAWING NUMBER 37801-XWP-005	AMEND. B



GENERAL









- CONTRACT SPECIFICATIONS**
 ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION.
- SETOUT**
 SURVEY SETOUT INFORMATION HAS BEEN ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR TO ENABLE THE CONTRACTOR TO ACCURATELY SETOUT THE WORKS TO THE CO-ORDINATES SHOWN. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
- DATUM**
 LEVELS SHOWN ARE TO A.H.D.
- TRENCH SPOIL**
 ALL MATERIALS ARISING FROM ROADS & SERVICES ARE TO BE COMPACTED TO FUTURE STAGES, TO LEVEL 1 IF NO SPOIL AREA IS AVAILABLE THESE MATERIALS SHALL BE TRUCKED TO A LICENSED TIP. THESE WORKS FORM PART OF THE CONTRACTED WORKS.
- CHECK ELECTRONIC SETOUT**
 CONTRACTOR IS RESPONSIBLE TO ENSURE ANY ELECTRONIC DATA FILES MATCH THE DRAWINGS.
- PRE START**
 - ERECT SITE SIGNAGE, CONSTRUCT ENTRY & EXIT POINT AS INDICATED.
 - CONSTRUCT VEHICLE WASHDOWN AREA & ASSOCIATED SILT MANAGEMENT DEVICES.
 - CONSTRUCT SITE OFFICE & STORAGE COMPOUND AREA.
 - INSTALL EROSION & SEDIMENT CONTROL DEVICES AS PER THE CONTRACTOR'S EROSION & SEDIMENT CONTROL PLAN.
 - ERECT TEMPORARY TREE PROTECTION FENCING IN ACCORDANCE WITH THE APPROVED VEGETATION MANAGEMENT PLAN & AUTHORITIES APPROVAL CONDITIONS (IF REQUIRED).
- HEALTH & SAFETY**
 ALL WORKS UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE WORKPLACE HEALTH & SAFETY LEGISLATION.
- STOCKPILING**
 STOCKPILING OF ANY SURPLUS MATERIAL IS NOT PERMITTED

PROJECT SPECIFIC REPORTS

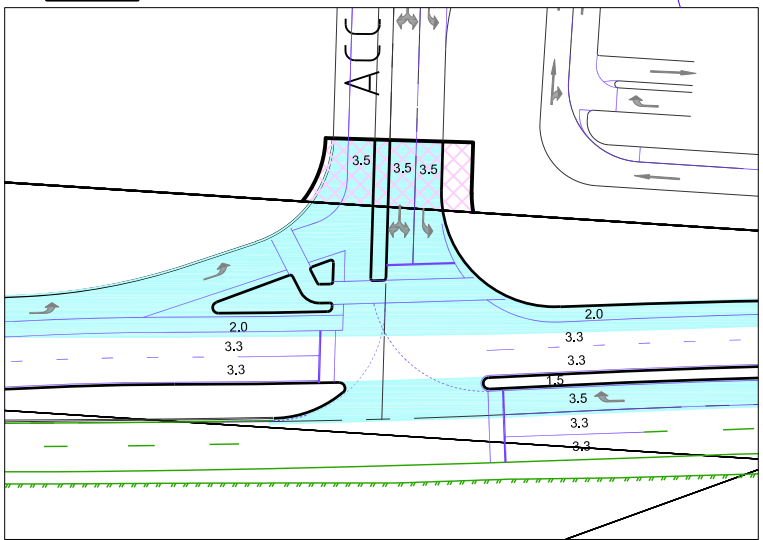
THE CONTRACTOR MUST FOLLOW THE RECOMMENDATIONS & PROCEDURES OUTLINED IN THE FOLLOWING REPORTS AT ALL TIMES:

- GEOTECHNICAL INVESTIGATION REPORTS (INCLUDING ANY ACID SULPHATE OR DISPERSIVE SOIL REPORTING)
- VEGETATION & FAUNA MANAGEMENT PLANS
- OTHER MANAGEMENT PLANS NOMINATED IN THE CONTRACT, AUTHORITIES APPROVAL CONDITIONS OR BY THE SUPERINTENDENT.

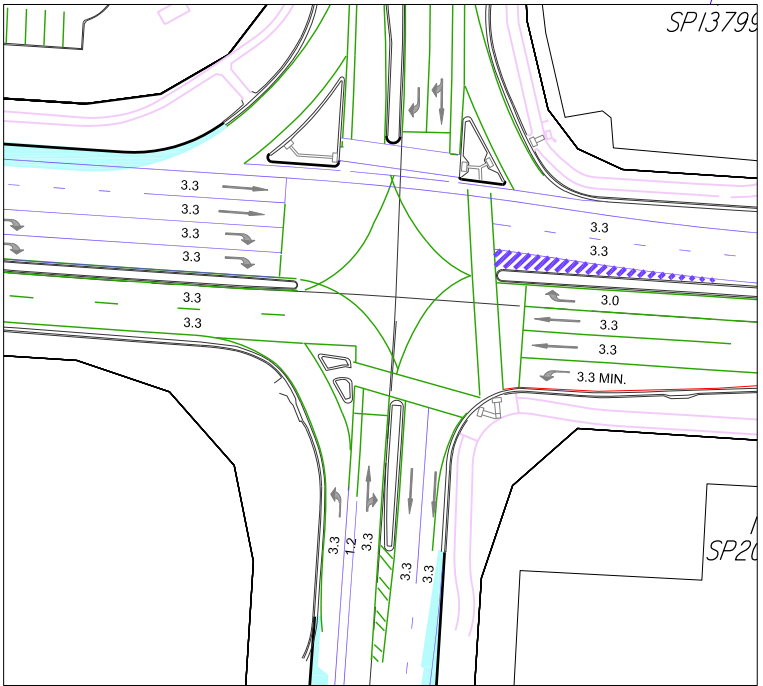
LEGEND

-  EXISTING PROPERTY LINE
-  EXISTING KERB (INVERT)
-  FUTURE PROPERTY LINE
-  FUTURE KERB (INVERT)
-  PROPOSED PROPERTY LINE
-  PROPOSED KERB (INVERT)
-  PROPOSED ROAD WORKS
-  PROPOSED RESUMPTION AREA

RESUMPTION AREA	
LOT	AREA
CP 308738	44.34m ²
ACCESS RESTRICTION STRIP	18.2m ²



DETAIL A



DETAIL B

EXTENT OF ROAD WIDENING CONSTRUCTION & EXISTING PAVEMENT RECONSTRUCTION WORKS TO BE DETERMINED AS PART OF OPERATIONAL WORKS APPLICATION.

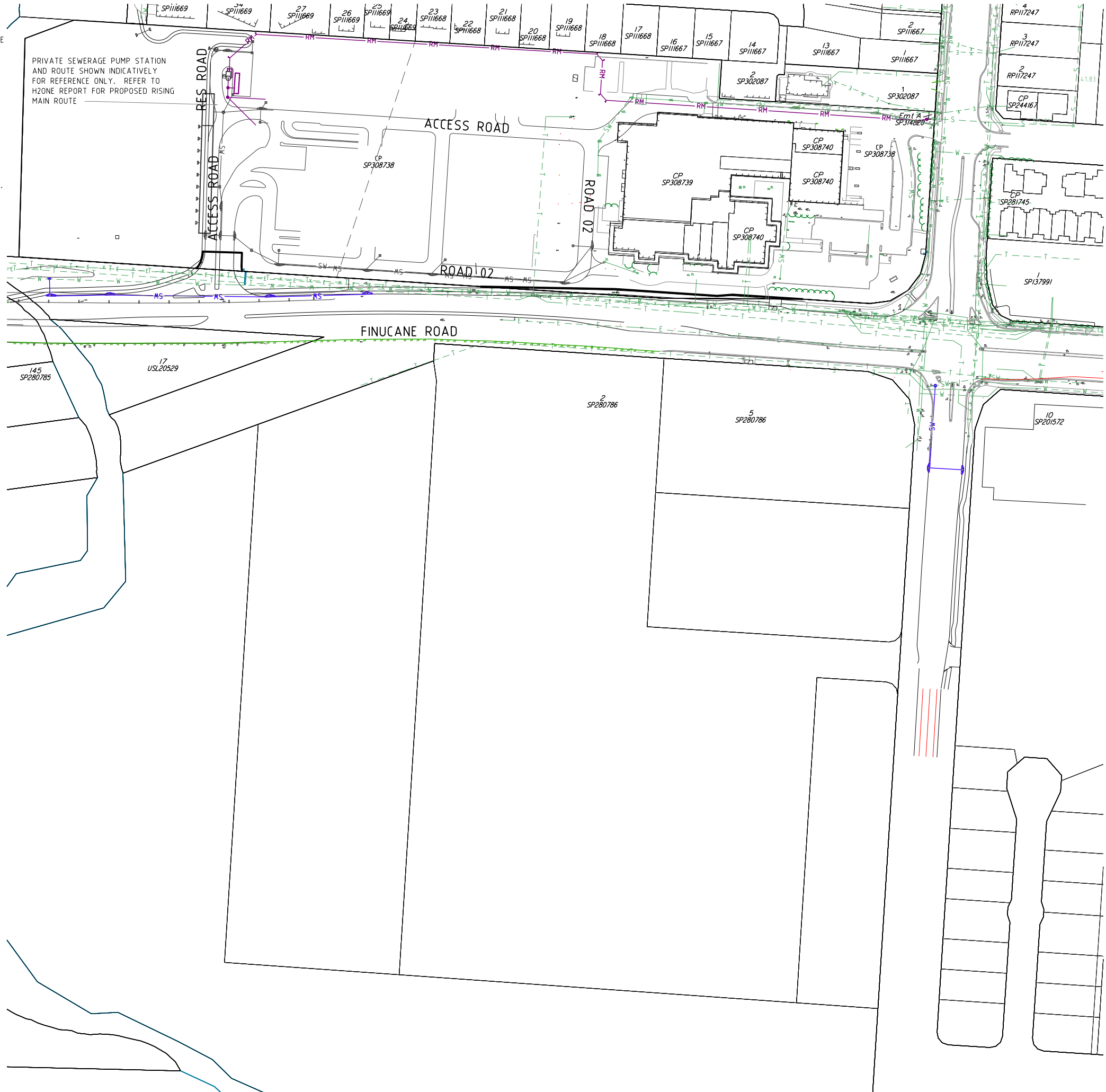


CONSTRUCTION SERVICES

- 1. CONSTRUCTION OF SEWER/ROOFWATER/STORMWATER/SERVICES**
EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH & TO PROTECT PIPE WORK & DIRECT SURFACE MATERIAL AWAY FROM EXCAVATIONS. TOPSOIL & GRASS SEED AREAS IN ALLOTMENTS IMMEDIATELY AFTER COMPLETING THE SEWER & ROOFWATER DRAINAGE CONSTRUCTION. DEPRESS GROUND AROUND TEMPORARY FIELD INLETS TO CREATE SILT POND.
- 2. TRIP HAZARD**
MANHOLES OR STRUCTURES INSTALLED IN THE ROAD, FOOTPATH OR VERGE MUST MATCH NEATLY WITH NO TRIP HAZARD.
- 3. EXISTING SERVICES - EXTERNAL WORKS**
THE LOCATIONS OF ALL EXISTING SERVICES WITHIN THE WORK AREA SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE RELEVANT AUTHORITIES & TO ENSURE THAT THE EXISTING SERVICES ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY THE CONTRACT WORKS.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING KERB (INVERT)
	EXISTING FOOTPATH
	EXISTING RISING MAIN
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING ROOFWATER
	EXISTING SUBSOIL
	EXISTING WATER
	EXISTING WATER
	EXISTING WATER
	EXISTING WATER
	EXISTING WATER
	EXISTING WATER
	PROPOSED PROPERTY LINE
	PROPOSED KERB (INVERT)
	PROPOSED FOOTPATH
	PROPOSED RISING MAIN
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED ROOFWATER
	PROPOSED SUBSOIL
	PROPOSED WATER
	PROPOSED WATER
	PROPOSED WATER
	PROPOSED WATER
	PROPOSED WATER
	PROPOSED WATER
	PROPOSED WATER CONDUIT
	FUTURE PROPERTY LINE
	FUTURE KERB (INVERT)
	FUTURE FOOTPATH
	FUTURE RISING MAIN
	FUTURE SEWER
	FUTURE STORMWATER
	FUTURE ROOFWATER
	FUTURE SUBSOIL
	FUTURE WATER
	FUTURE WATER
	FUTURE WATER
	FUTURE WATER
	FUTURE WATER
	FUTURE WATER
	FUTURE WATER CONDUIT
	SITE BOUNDARY
	STAGE BOUNDARY



PROJECT NAME

EXTERNAL WORKS PRELIMINARY

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COUNCIL	
CONSTRUCTION	

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DRAWING TITLE
**EXTERNAL
COMBINED SERVICES
PLAN
SHEET 01**

Urban & Regional Planning
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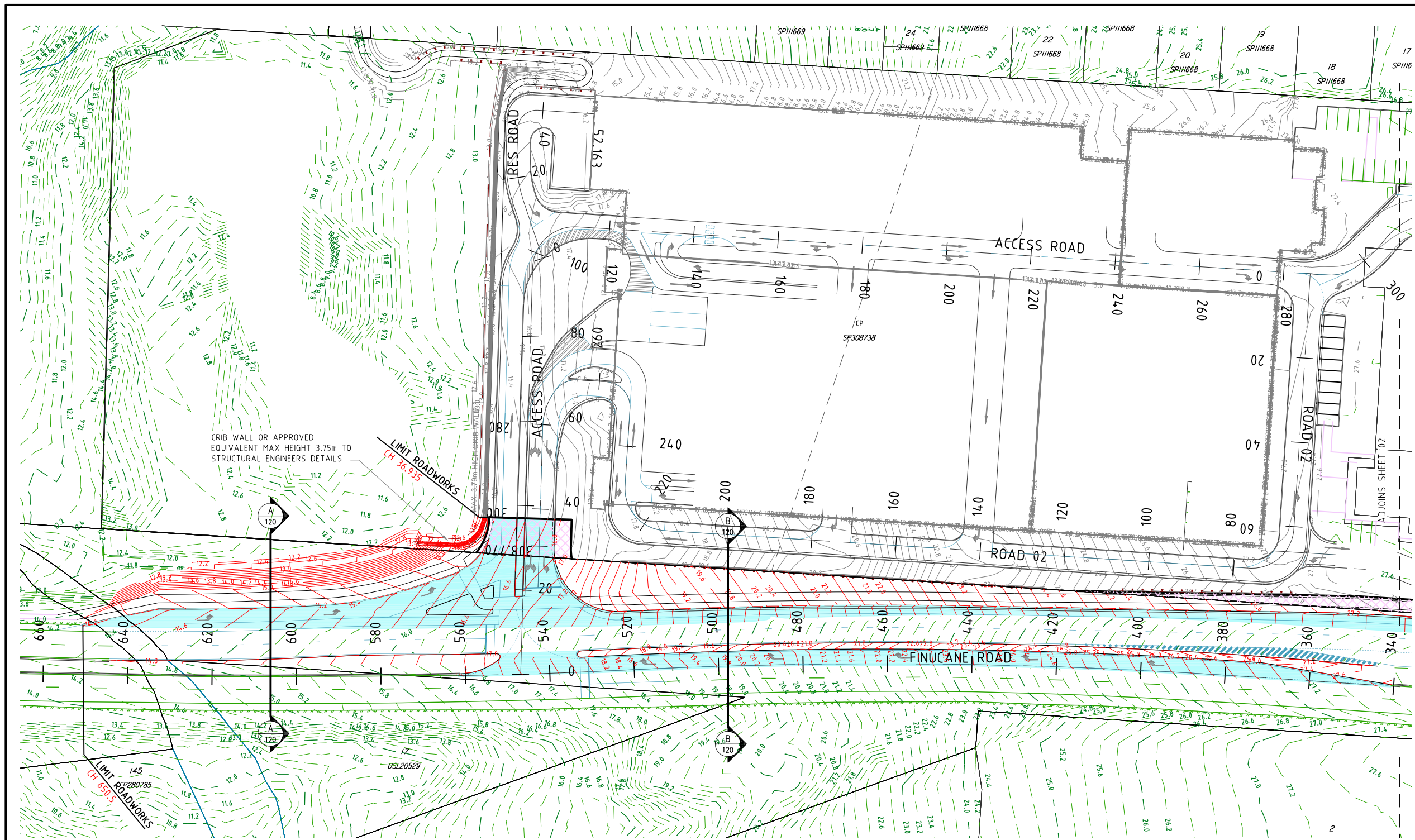
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DRAWING NUMBER
37801-XWP-090

AMEND.
B

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CRIB WALL OR APPROVED EQUIVALENT MAX HEIGHT 3.75m TO STRUCTURAL ENGINEERS DETAILS

LIMIT ROADWORKS CH 36.935

LIMIT ROADWORKS CH 859.5

ROADWORKS

- PAVEMENT DEPTHS**
 - THE DESIGN PAVEMENT DEPTHS ALLOWED IN EARTHWORKS CALCULATIONS ARE BASED ON THE DEPTHS SHOWN IN THE SCHEDULE OF PAVEMENT DEPTHS ON DRAWING 120.
 - THE PAVEMENT DEPTHS GIVEN ARE DESIGN DEPTHS ONLY & MAY BE VARIED AFTER SUB-GRADE TESTS ARE TAKEN. THE CONTRACTOR IS TO PROVIDE THE SUPERINTENDENT A SUBGRADE C.B.R. REPORT PREPARED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER. THE SUPERINTENDENT WILL COORDINATE THE AUTHORITIES APPROVAL OF THE PAVEMENT DESIGN.
 - REFER TO DWG. 120 FOR TYPICAL ROAD SECTIONS.
- TESTING**

ALL COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY. ALL SITE FILLING SHALL BE TESTED AT LEVEL 1 REQUIREMENTS.
- SUBSOIL DRAINS**

SUBSOIL DRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY'S SPECIFICATIONS. SUBSOIL DRAINS SHALL BE PLACED UNDER ALL KERB STRUCTURES & ARE TO BE CONSTRUCTED TO A DEPTH GREATER THAN THAT OF THE INVERT OF THE DEEPEST SERVICE CROSSING.
- MITRE DRAINS**

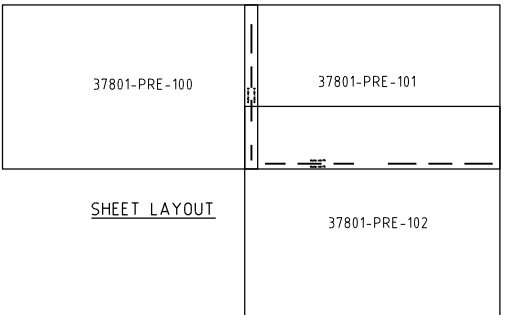
MITRE DRAINS ARE TO BE CONSTRUCTED ALONG THE CUT/FILL INTERFACE & SAG/LOW POINTS OF ALL ROADS. CONTRACTOR TO REQUEST DIRECTION FROM SUPERINTENDENT WHETHER TO INSTALL MITRE DRAIN AT ROCK ENCOUNTERED IN SUBGRADE. ALL MITRE DRAINS MUST BE FREE DRAINING & TIE INTO THE ADJACENT SUBSOIL DRAINS.
- ROCK**

THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR RATES.
- TURF**

1.0m TURF STRIP TO BE INSTALLED BEHIND THE BACK OF ALL KERBS. A PERPENDICULAR TURF STRIP AT MAXIMUM 10m INCREMENTS MUST BE INSTALLED TO FULL VERGE WIDTH FOR SEDIMENT & EROSION CONTROL PURPOSES.
- KERBS**

ALL KERBS TO BE CONSTRUCTED IN ACCORDANCE WITH AUTHORITY STANDARDS
- PAVEMENT TIE-IN**

PAVEMENT TIE-IN TO BE IN ACCORDANCE WITH DWG. 120



LEGEND

- EXISTING KERB (INVERT)
- EXISTING KERB (LIP & BACK)
- EXISTING FOOTPATH
- EXISTING PROPERTY LINE
- EXISTING CONTOURS
- FUTURE KERB
- FUTURE FOOTPATH
- FUTURE PROPERTY LINE
- FUTURE CONTOURS
- CONTROL LINE / CENTER OF ROAD
- PROPOSED KERB (INVERT)
- PROPOSED KERB (LIP & BACK)
- PROPOSED FOOTPATH
- PROPOSED PROPERTY LINE
- SITE BOUNDARY
- STAGE BOUNDARY
- DESIGN CONTOURS
- PROPOSED ROAD WORKS AREA
- PROPOSED RESUMPTION AREA
- 41.065 CENTRELINE CHAINAGE



PROJECT NAME

hub 68
CENTRE OF EXCELLENCE AGEING & WELLNESS

EXTERNAL WORKS PRELIMINARY

RP DESCRIPTION
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LOT 0 SP308740, LOT 4 SP308740,
LOTS 10-16 SP314782
58-68 DELANCEY STREET
LOCALITY OF ORMISTON

CLIENT

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0 5 10 15 20 25m
Scale 1:500 - A1 (1:1000 - A3)

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CONSTRUCTION	

B	11.04.23	ADJUST REFERENCE INTERNAL WORKS
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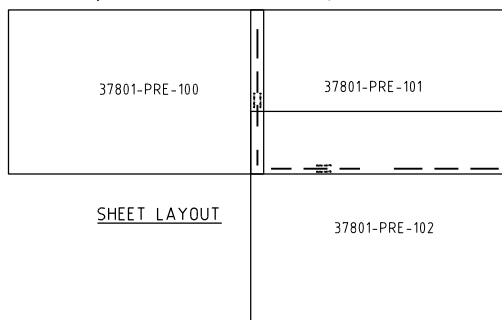
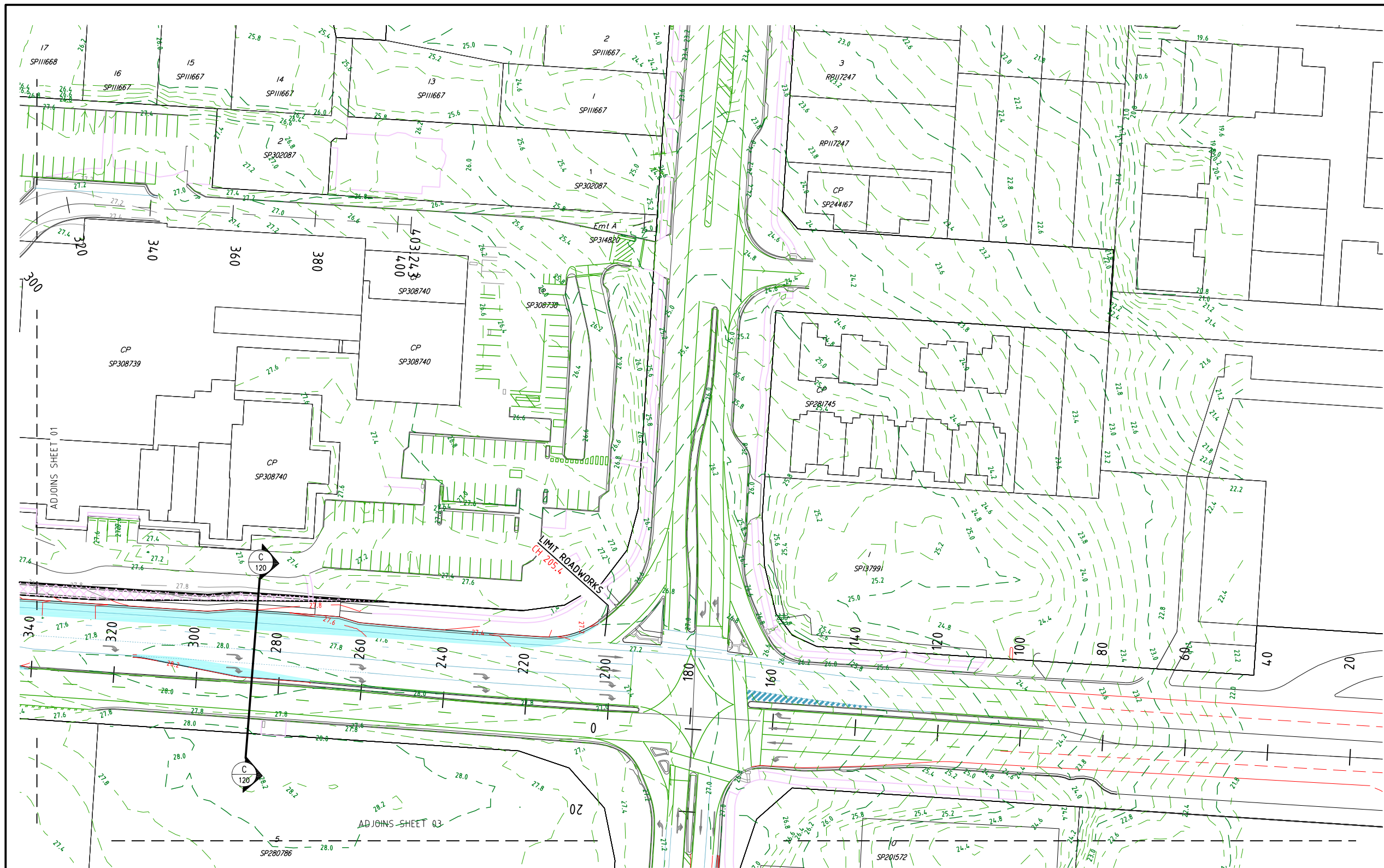
**EXTERNAL
ROADWORKS
PLAN
SHEET 1**

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PROJECT NAME



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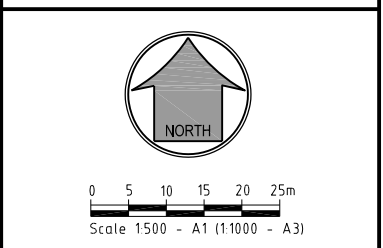
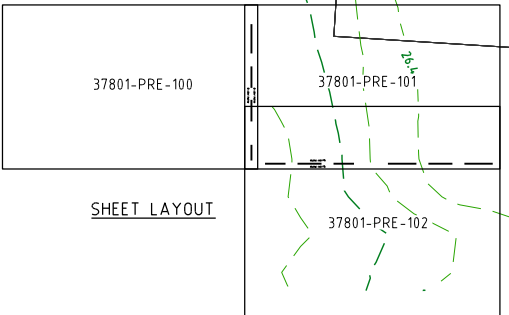
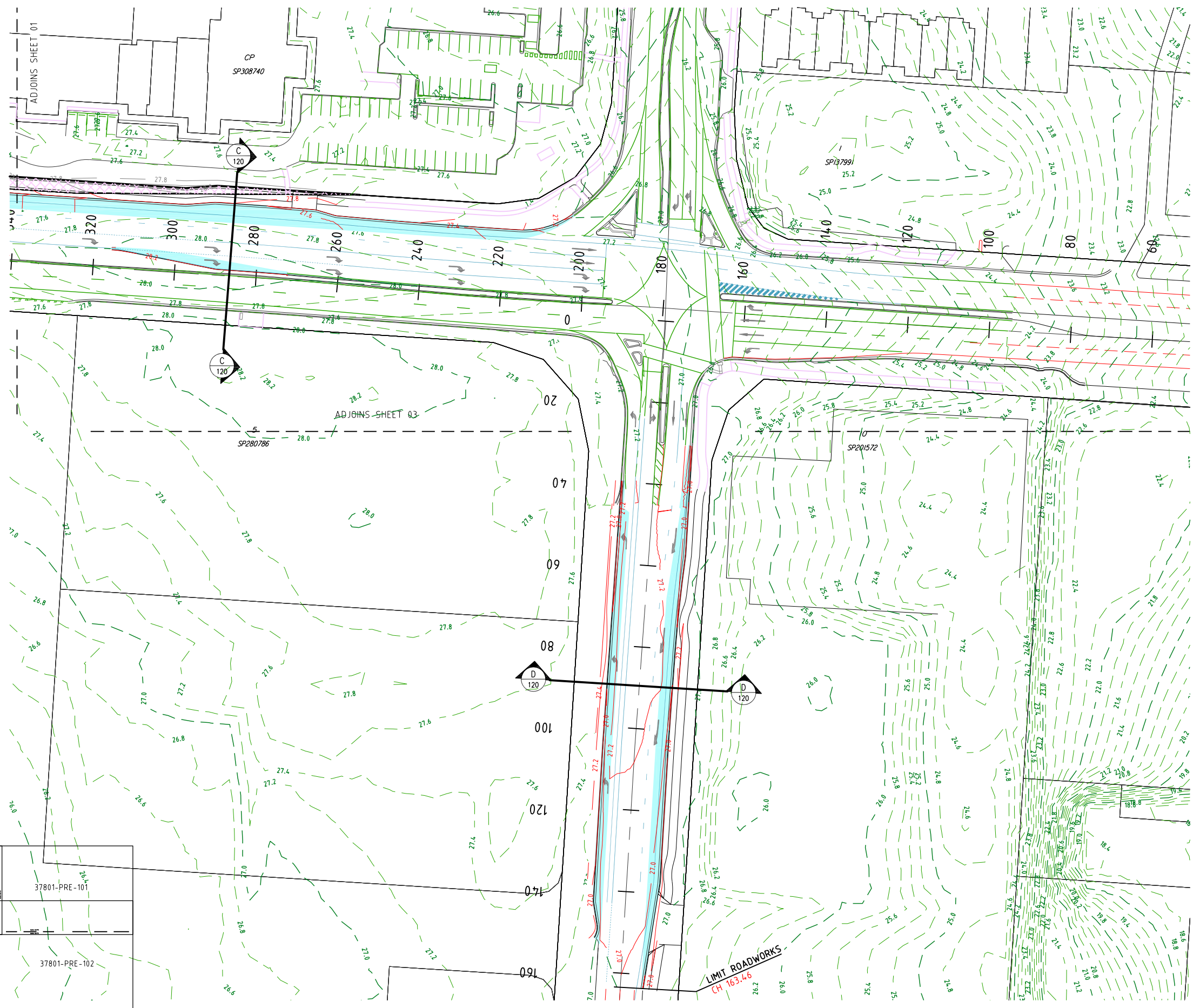
EXTERNAL
 ROADWORKS
 PLAN
 SHEET 2



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 EXTERNAL ROADWORKS PLAN SHEET 3



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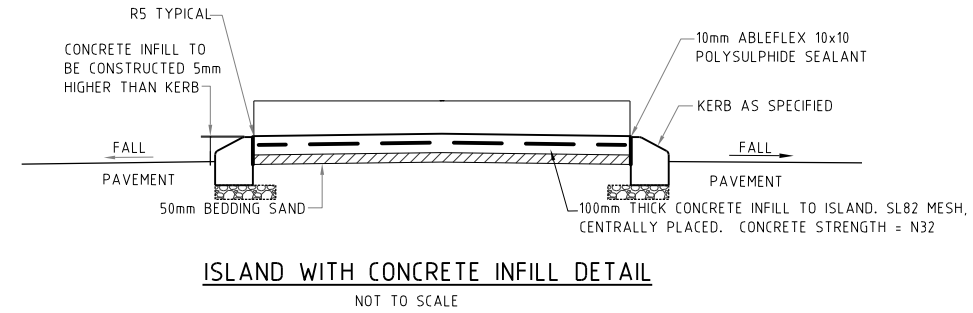
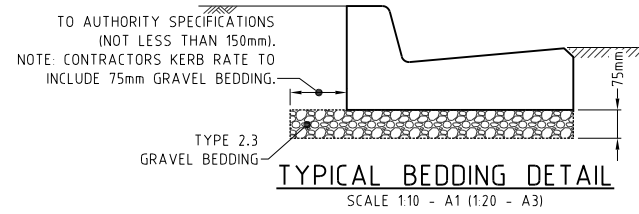
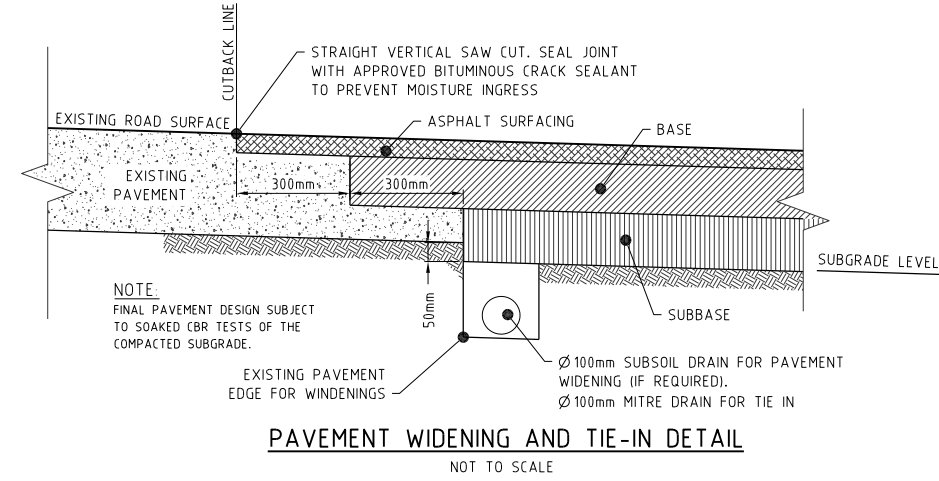
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37801-XWP-102			B



SCHEDULE OF PAVEMENT DESIGN		
ROAD NAME	RELEVANT AUTHORITY	DESIGN GUIDE
FINUCANE ROAD	TMR	TO COMPLY WITH AUTHORITY REQUIREMENT
DELANCEY STREET	REDLAND CITY COUNCIL	TO COMPLY WITH AUTHORITY REQUIREMENT

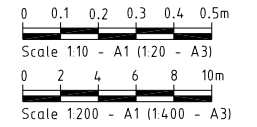
SCHEDULE OF KERB TYPES		
KERB TYPE	IMAGE	REFERENCE
B1		IPWEA DWG. RS-080
B2		NOTE: SUBSOIL DRAINS TO BE PLACED UNDER ALL KERBS.
SM3		



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**EXTERNAL
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DETAILS
SHEET 01**

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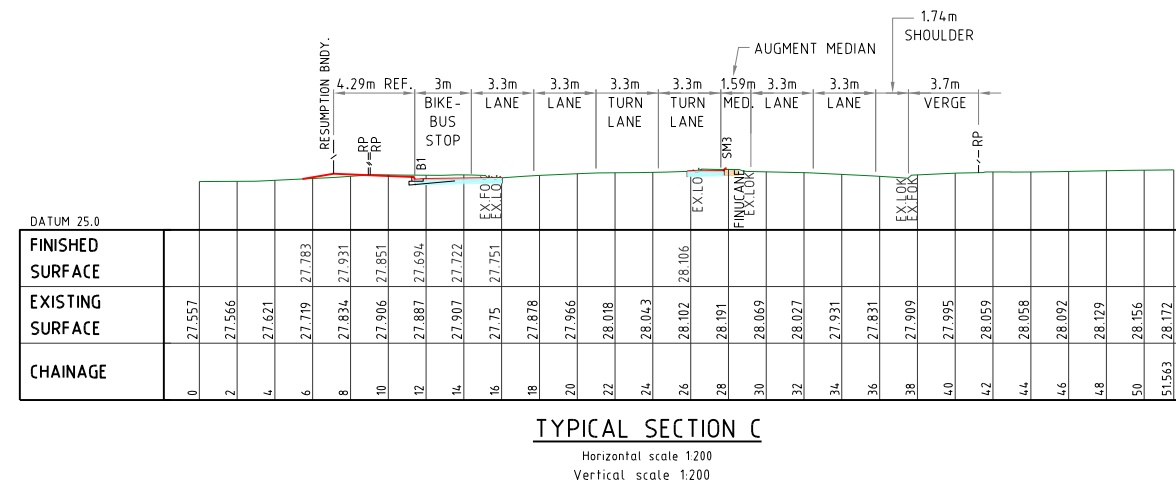
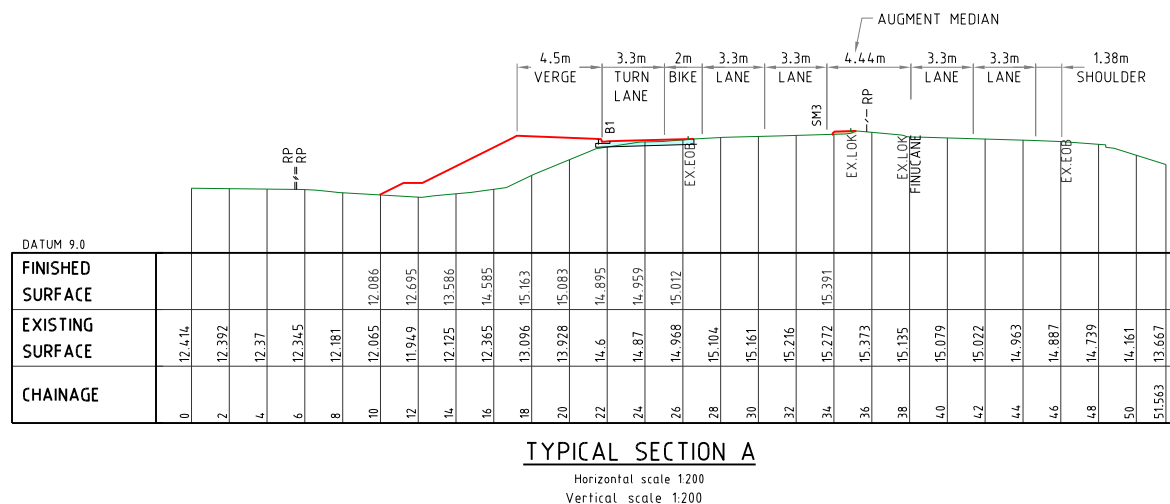
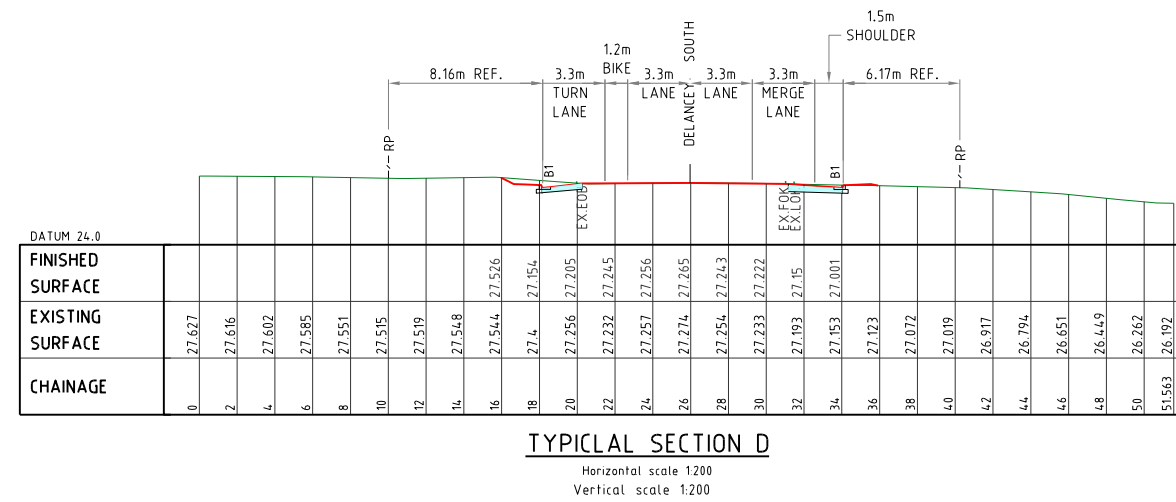
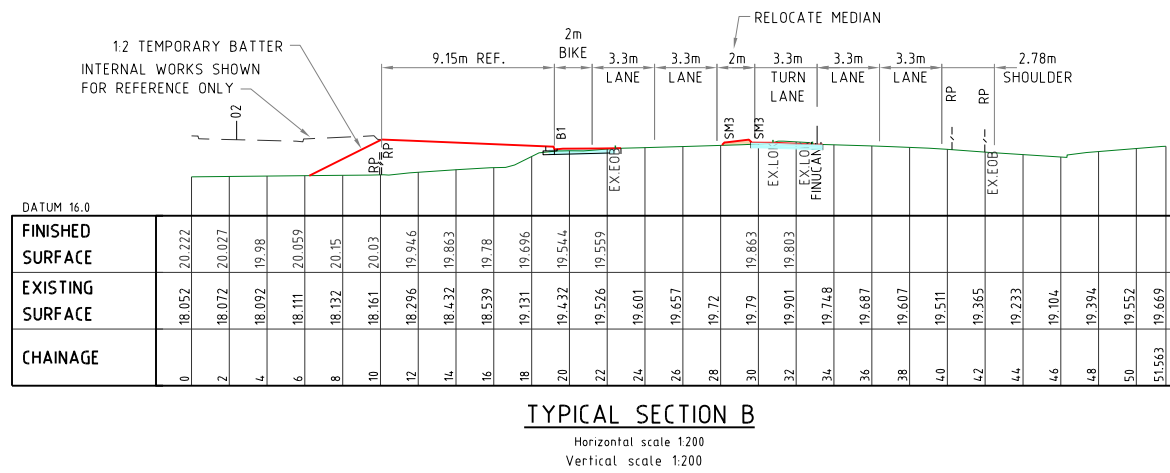
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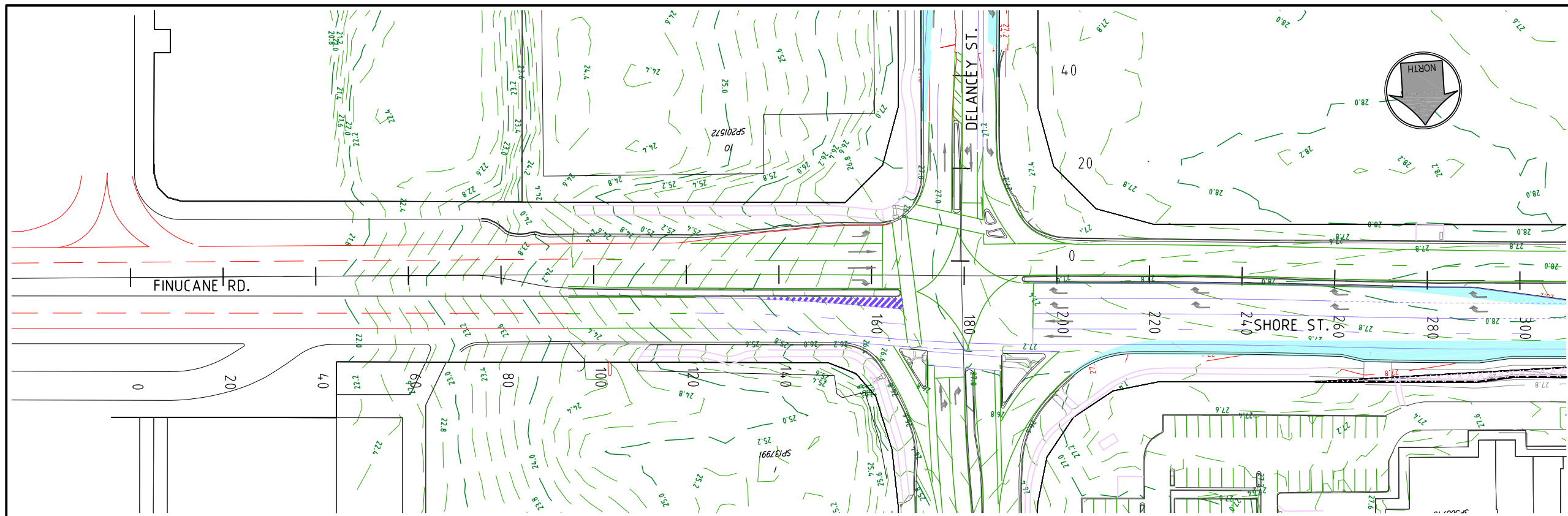
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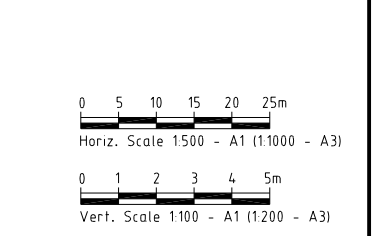
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37801-XWP-120 B





PROJECT NAME
hub 68
 CENTRE OF EXCELLENCE AGEING & WELLNESS
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DRAWING TITLE
**EXTERNAL
 LONGITUDINAL SECTIONS
 FINUCANE ROAD
 SHEET 1**

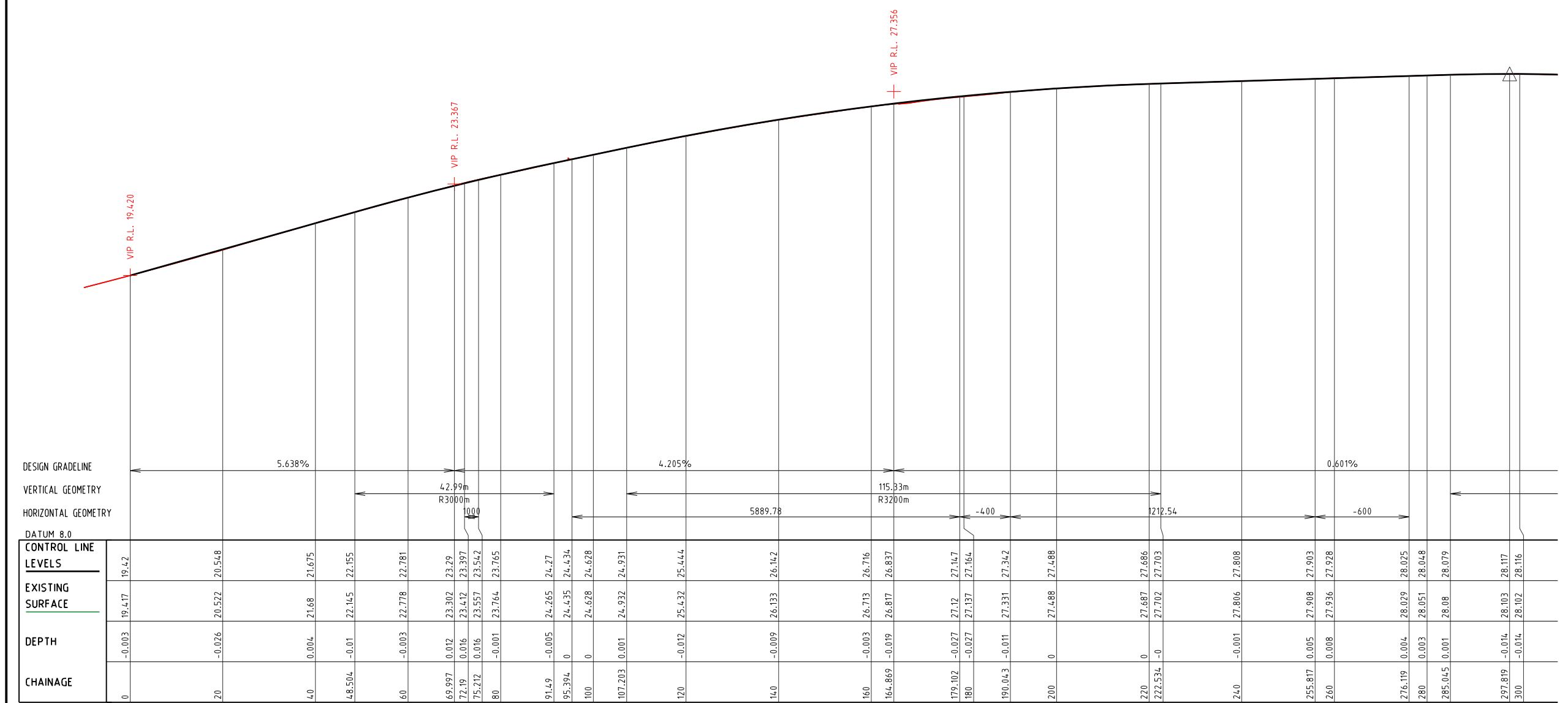
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 urbansolutions
 Urban & Regional Planning
 Civil Engineering
 Project Coordination

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 mortons@urbansolutions.net.au
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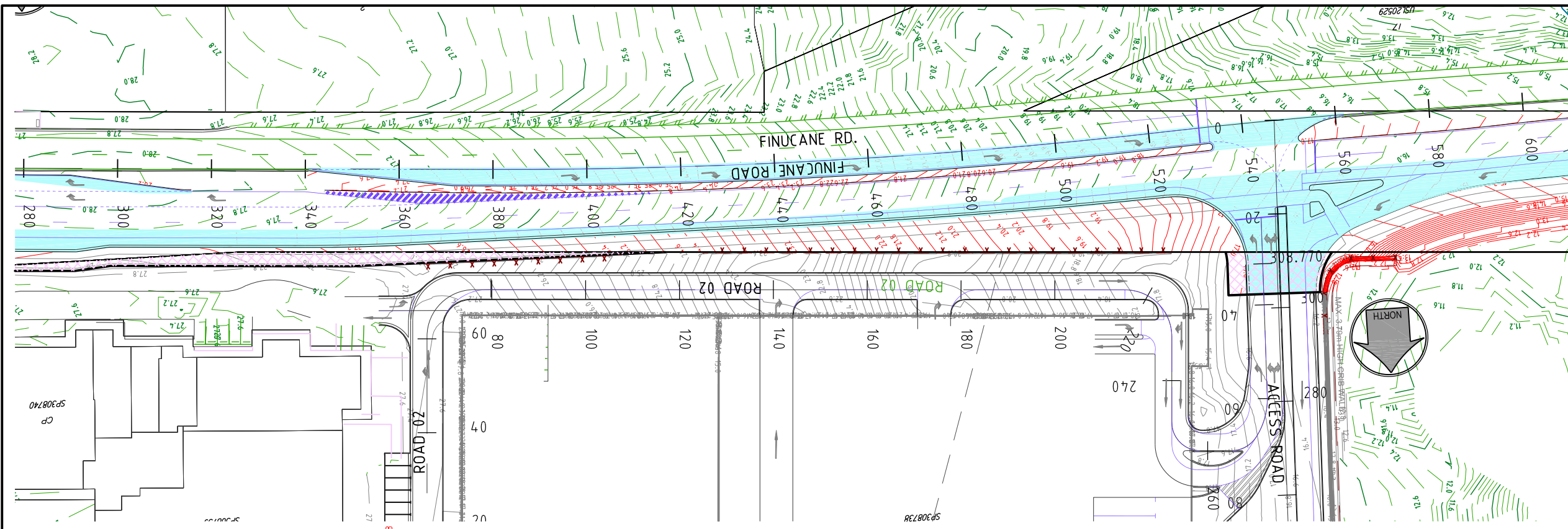
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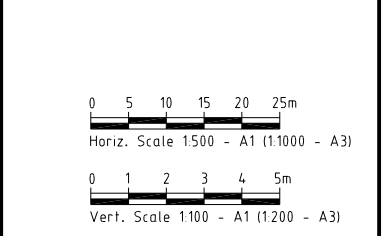
LONGITUDINAL SECTION 10 SHORE STREET // FINUCANE ROAD

F:\a\client\378 - CLEVELAND RURAL 01 - Delancey St\Overall\Engineering Drawings\Prelim external\Council\37801-Pre-200.dwg, 13/04/2023 1:16:39 PM, 1:2



EXTERNAL WORKS PRELIMINARY
 RP DESCRIPTION
 LOT 0 SP308738, LOTS 0-2 SP308739,
 LOT 0 SP308740, LOT 4 SP308740,
 LOTS 10-16 SP314782
 58-68 DELANCEY STREET
 LOCALITY OF ORMISTON

CLIENT
**THE HUB
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 PTY LTD**



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TENDER	
COUNCIL	
CONSTRUCTION	

PRE DATE	AMENDMENT
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 FINUCANE ROAD
 SHEET 2**



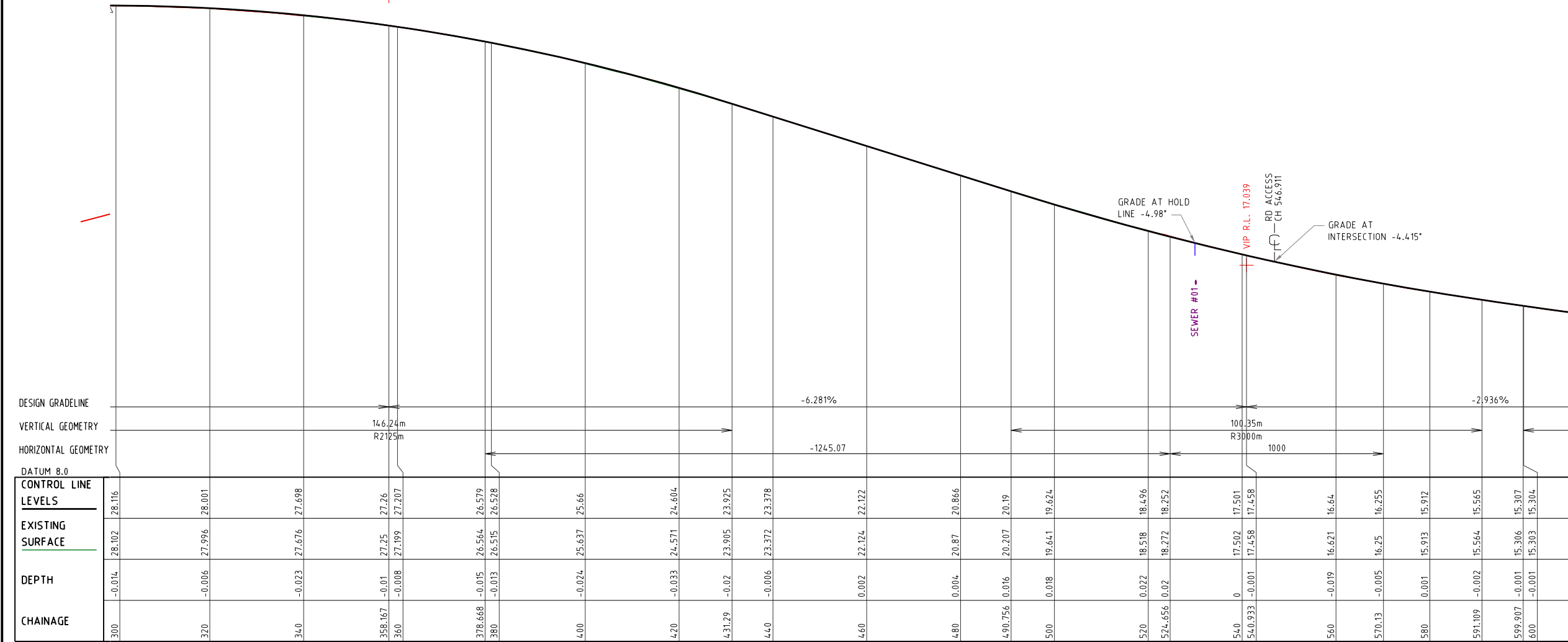
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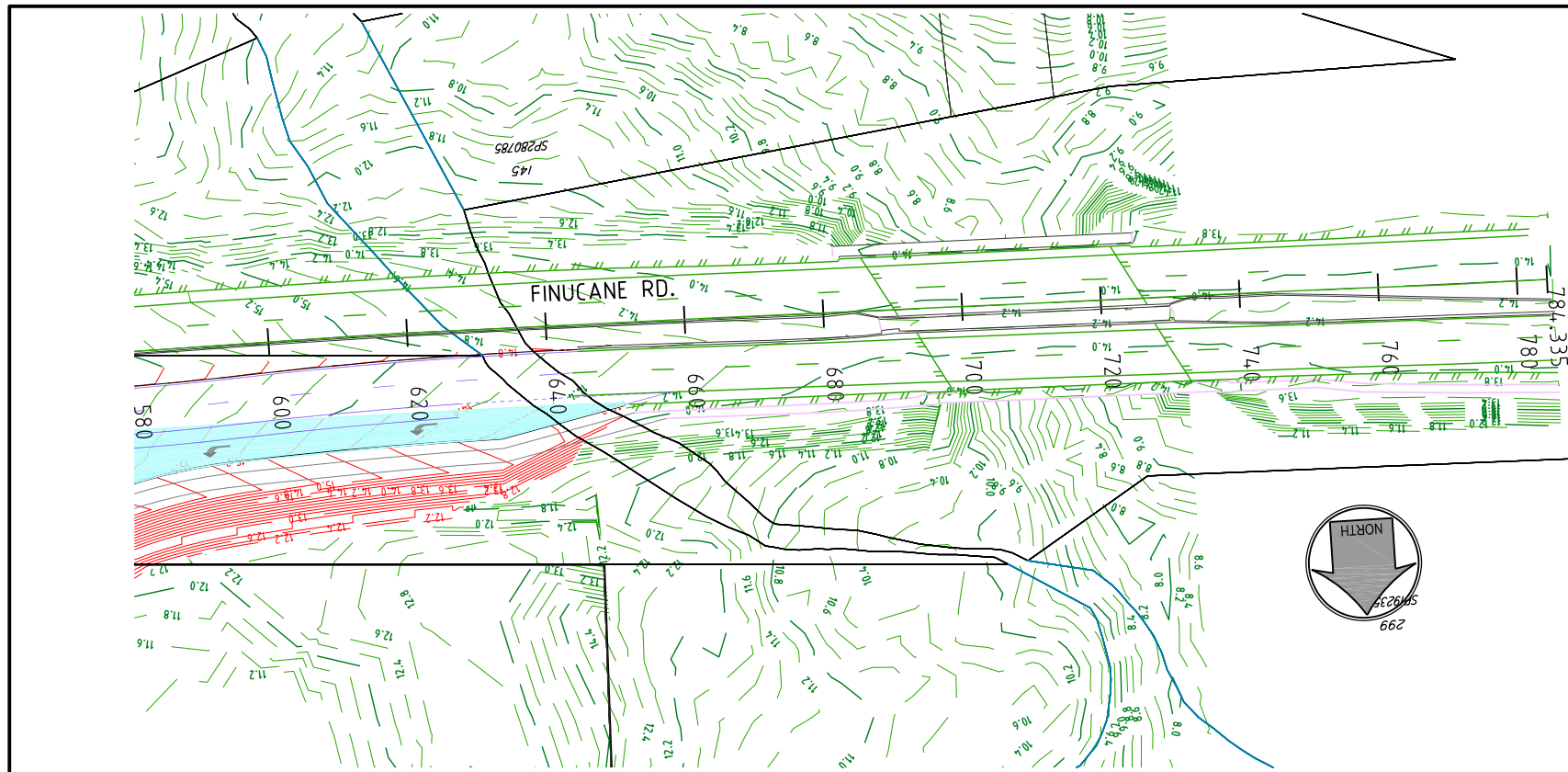
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APPROVED	DATE 22.11.22
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37801-XWP-201	B



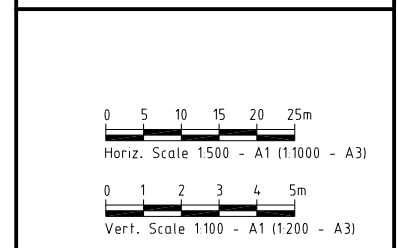
CONTROL LINE LEVELS	EXISTING SURFACE	DEPTH	CHAINAGE
28.116	28.102	-0.014	300
28.001	27.996	-0.006	320
27.698	27.676	-0.023	340
27.26	27.25	-0.01	358.167
27.207	27.199	-0.008	360
26.579	26.564	-0.015	378.668
26.528	26.515	-0.013	380
25.66	25.637	-0.024	400
24.604	24.571	-0.033	427
23.925	23.905	-0.02	431.29
23.378	23.372	-0.006	447
22.122	22.124	0.002	497
20.866	20.87	0.004	480
20.19	20.207	0.016	490.756
19.624	19.641	0.018	500
18.496	18.518	0.022	520
18.252	18.272	0.02	524.656
17.458	17.458	0	540
17.501	17.458	-0.001	540.833
16.64	16.621	-0.019	560
16.255	16.25	-0.005	570.13
15.972	15.973	0.001	580
15.565	15.564	-0.002	591.109
15.307	15.306	-0.001	599.907
15.304	15.303	-0.001	600

FINUCANE ROAD LONGITUDINAL SECTION FINUCANE



PROJECT NAME
hub 68
 CENTRE OF EXCELLENCE AGEING & WELLNESS
 EXTERNAL WORKS PRELIMINARY
 R P DESCRIPTION
 LOT 0 SP308738, LOTS 0-2 SP308739,
 LOT 0 SP308740, LOT 4 SP308740,
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 LOCALITY OF ORMISTON

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CONSTRUCTION	..

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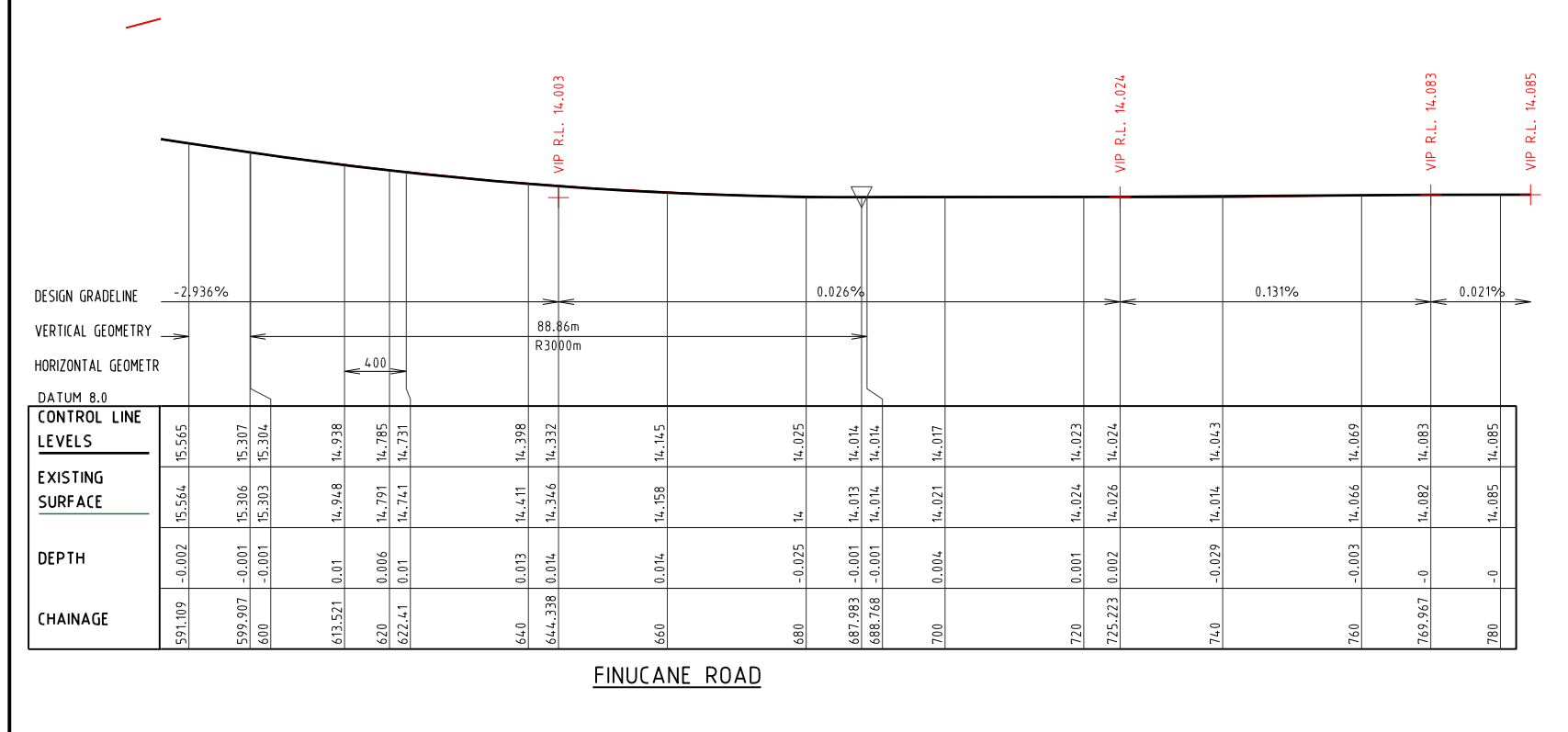
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**EXTERNAL
 LONGITUDINAL SECTIONS
 FINUCANE ROAD
 SHEET 3**

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 Civil Engineering
 Project Coordination

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 www.urbansolutions.net.au Gold Coast Office
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 Southport QLD 4215



PROJECT NAME

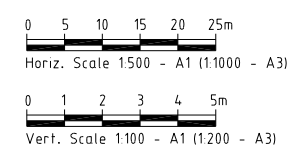


EXTERNAL WORKS PRELIMINARY

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 LOTS 10-16 SP314782
 58-68 DELANCEY STREET
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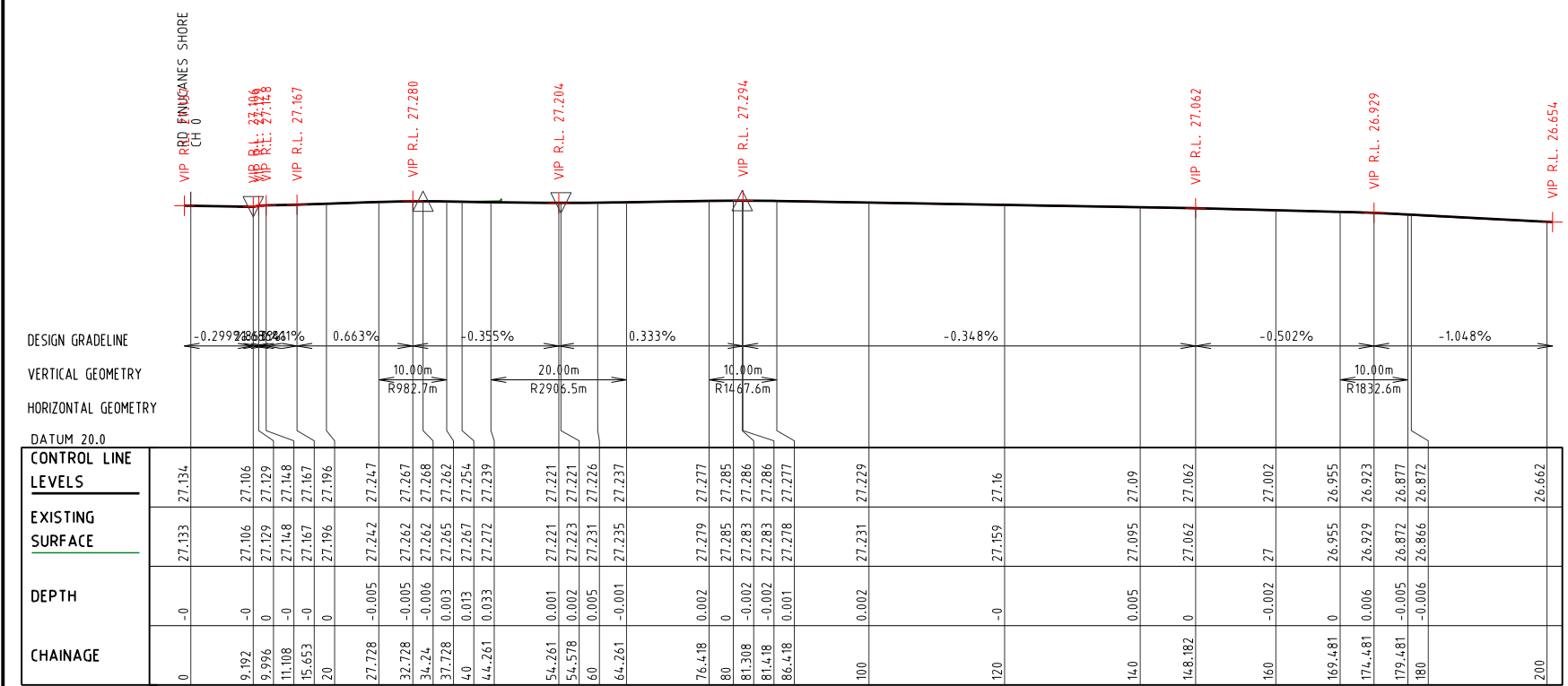
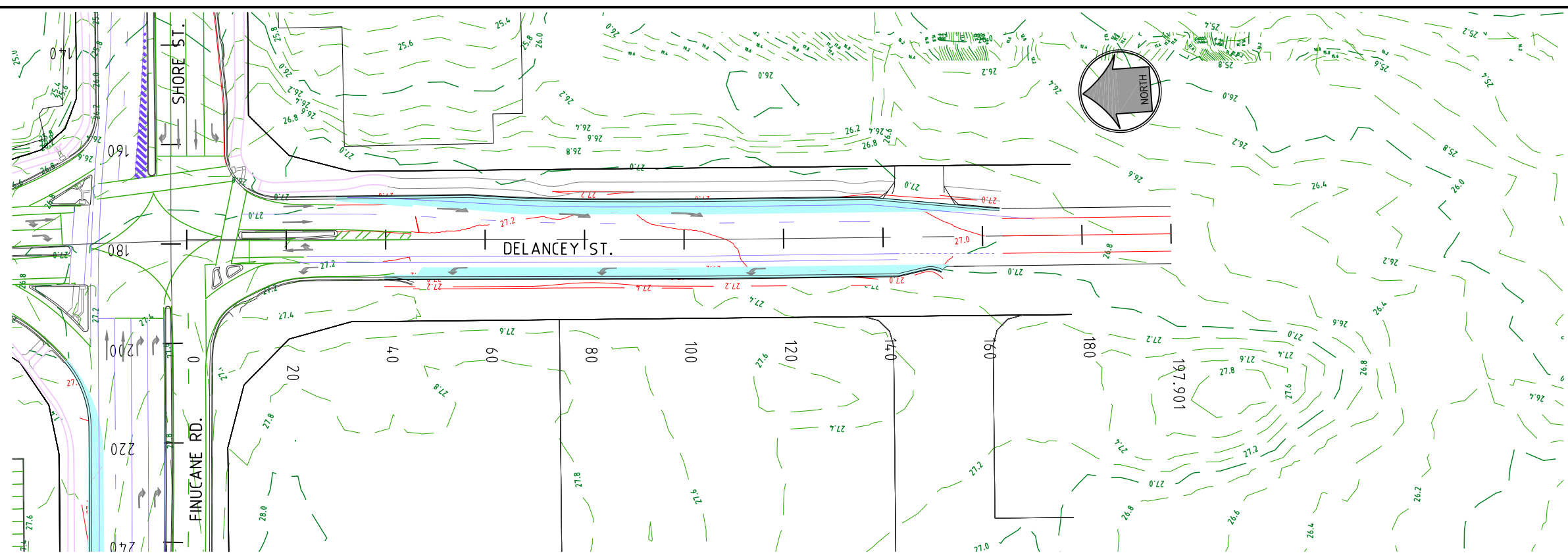
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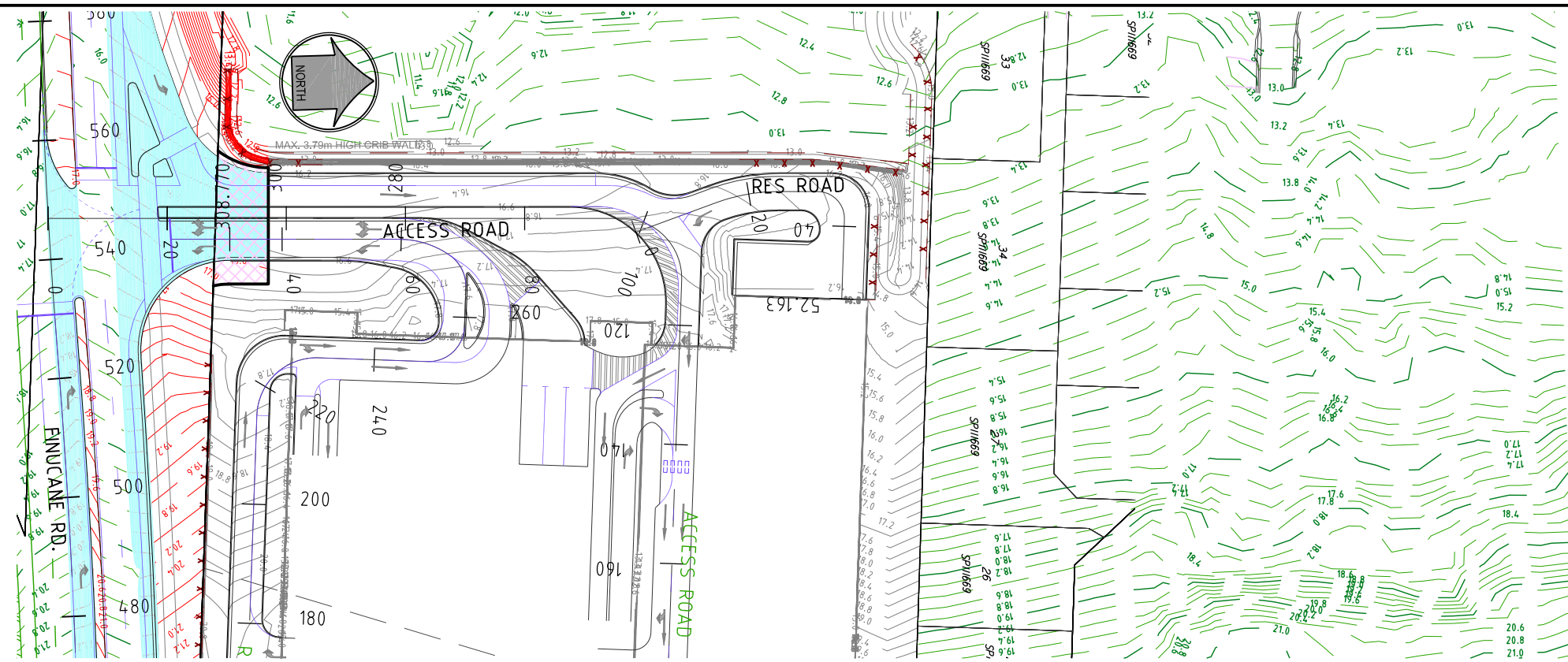
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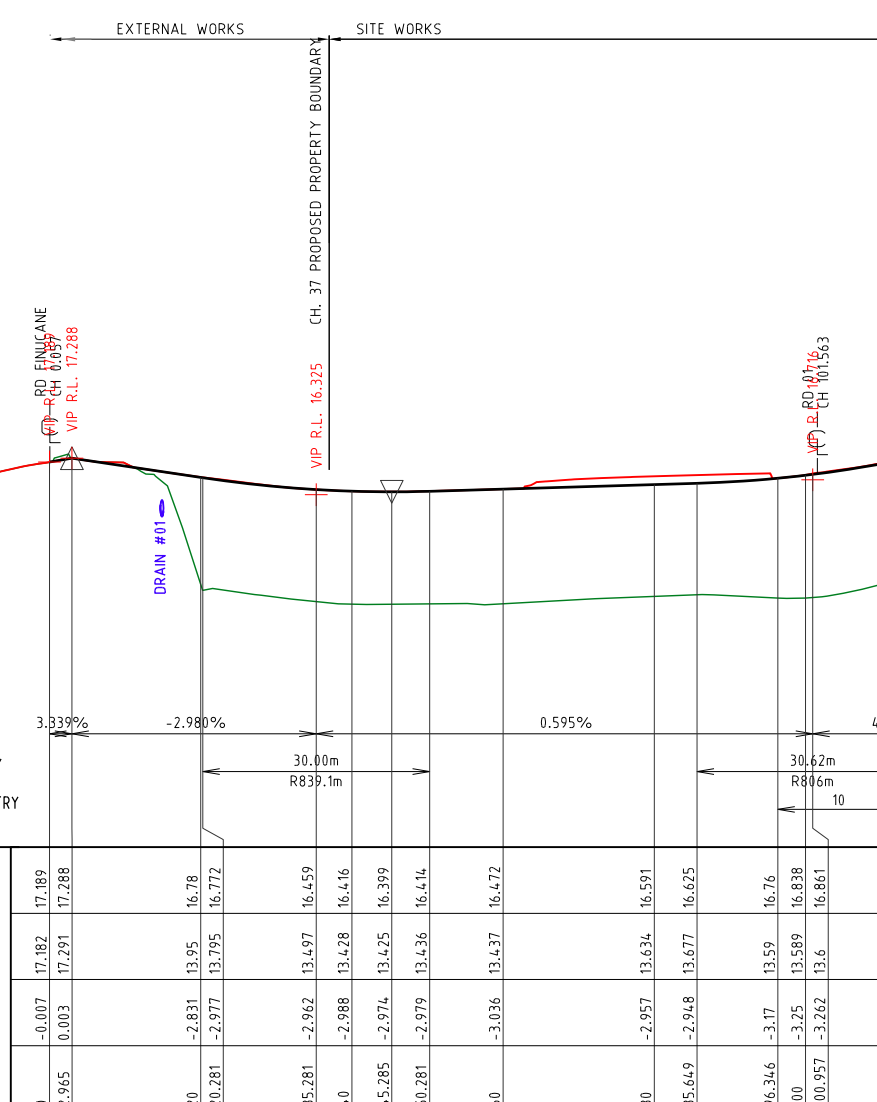


LONGITUDINAL SECTION 01

LONGITUDINAL SECTION DELANCEY SOUTH



20



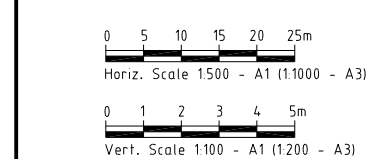
LONGITUDINAL SECTION ACCESS

EXTERNAL WORKS PRELIMINARY

R P DESCRIPTION
 LOT 0 SP308738, LOTS 0-2 SP308739,
 LOT 0 SP308740, LOT 4 SP308740,
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 ACCESS ROAD

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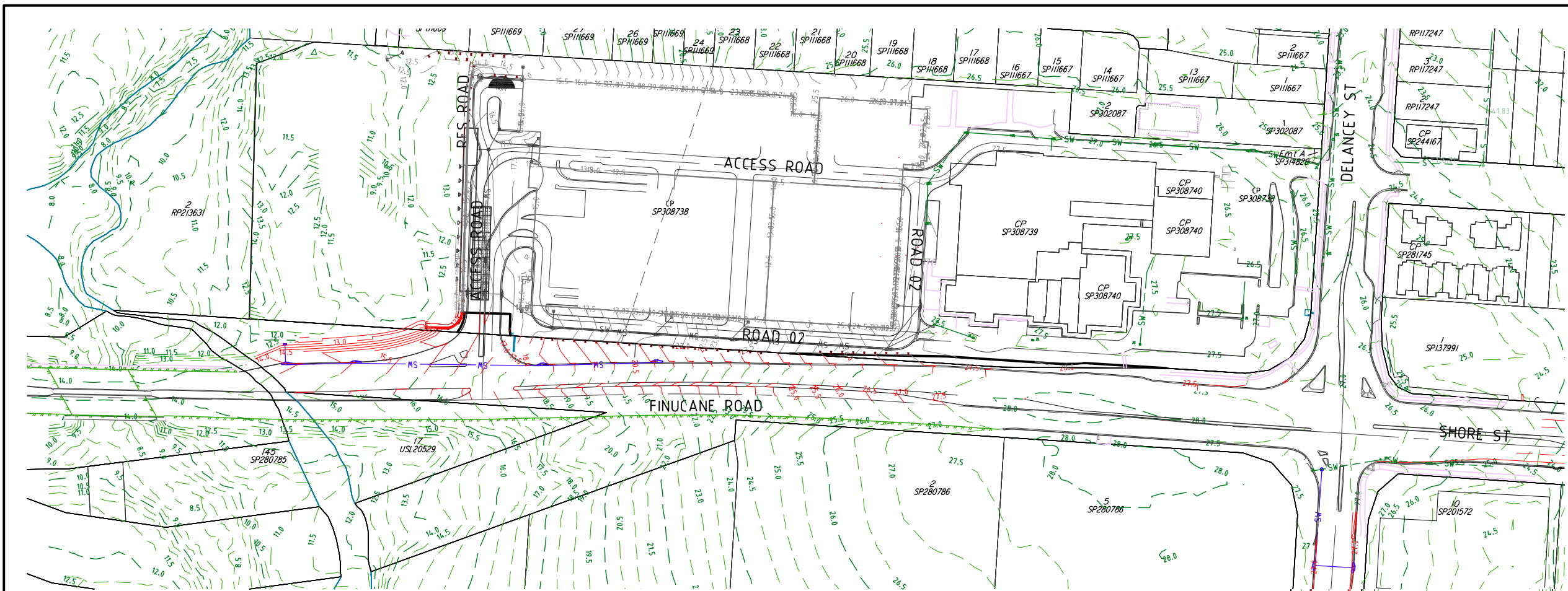
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 B



STORMWATER

- ALL FIELD GULLIES SHALL CONTAIN A 150mm DIA STUB 600mm BELOW GRADE LEVEL FOR FUTURE ROOFWATER DRAINAGE.
- MANHOLES TO BE IN ACCORDANCE WITH IPWEAQ STANDARD DRAWING No DS-010, DS-015, DS-018, DS-019, DS-020, DS-021 OR STRUCTURAL DRAWINGS (STRUCTURAL DRAWINGS TAKE PRECEDENCE).
- OUTLET HEADWALLS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARD DRAWINGS.
- ALL HEADWALLS WITH A FALL GREATER THAN 900mm HIGH REQUIRE INSTALLATION OF PEDESTRIAN SAFETY FENCES.
- PIPE JOINT TYPES TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- ALL ALLOTMENTS TO BE GRADED SUCH THAT FUTURE ROOFWATER DRAINAGE DISCHARGES TO KERB OR TO PIPED DRAINAGE SYSTEM.
- ALL PIPE 300mm DIA & GREATER SHALL BE CONSTRUCTED USING SRC OR FRC PIPES. CONTRACTOR MAY ELECT TO USE PVC PIPES WITHIN ALLOTMENTS FOR PIPES SMALLER THAN 300mm DIA.
- FOR SETOUT DETAILS REFER TO 640 SERIES DRAWINGS (PROFILES & PIT DETAILS).
- GULLY PITS TO BE IN ACCORDANCE WITH IPWEAQ STANDARD DRAWING No DS-060, DS-061, DS-062, DS-063, WHERE PITS ARE CONSTRUCTED AS DRAINWAY PITS, TO BE IN ACCORDANCE WITH IPWEAQ STANDARD DRAWINGS No DS-068.
- LOTS WHICH CAN DRAIN OVERLAND FLOW TO THE STREET SWALE / DRAINAGE WITHOUT FLOWING THROUGH ADJOINING PROPERTIES NEED TO PROVIDE FOR Q100 OVERLAND FLOW TO THE ROAD
- LOT EARTHWORKS DURING BUILDING CONSTRUCTION MUST NOT CHANGE FLOW PATH DIRECTION UNLESS IT IS REPLACED WITH ANOTHER FLOW PATH DRAINING TO THE ROAD SWALE / DRAINAGE.
- THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR STORMWATER RATE.
- PIPE CLASS - PIPE CLASSES/TRENCH BEDDING SHOWN ON THE DRAWINGS ARE SUBJECT TO THE CONTRACTORS PREFERRED INSTALLATION METHOD. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE APPROPRIATE PIPE CLASSES & BEDDING, & CONSIDERING CONSTRUCTION LOADING.
- KERB ADAPTORS ARE TO BE INSTALLED TO AUTHORITIES REQUIREMENTS.
- ALL REBC SLABS ARE TO BE CAST INSITU.

LEGEND	
	EXISTING KERB (INVERT)
	EXISTING KERB (LIP & BACK)
	EXISTING PROPERTY LINE
	EXISTING RETAINING WALL
	EXISTING STORMWATER
	EXISTING ROOFWATER
	EXISTING SUBSOIL
	EXISTING CONTOURS
	FUTURE KERB
	FUTURE PROPERTY LINE
	FUTURE RETAINING WALL
	FUTURE STORMWATER
	FUTURE ROOFWATER
	FUTURE SUBSOIL
	SITE BOUNDARY
	STAGE BOUNDARY
	CONTROL LINE / CENTER OF ROAD
	PROPOSED KERB (INVERT)
	PROPOSED KERB (LIP & BACK)
	PROPOSED PROPERTY LINE
	PROPOSED RETAINING WALL
	DESIGN CONTOURS
	PROPOSED STORMWATER
	PROPOSED ROOFWATER
	PROPOSED SUBSOIL
	MANHOLE
	FIELD INLET
	KERB INLET (ON GRADE) PIT
	KERB INLET (SAG) PIT
	HEADWALL
	SCOUR PROTECTION

REFERENCE POINT LOCATION FOR DRAINAGE STRUCTURES

STRUCTURE TYPE	HORIZONTAL CONTROL (Reference Point Location)	VERTICAL CONTROL (Reference Level)
MANHOLE / GRATED PIT		FINISHED SURFACE LEVEL
GULLY PIT		FINISHED SURFACE LEVEL (LIP OF CHANNEL)
HEADWALL		INVERT LEVEL

REFER TO DWG SERIES 640 FOR ALL DRAINAGE STRUCTURE SETOUT AND/OR CUSTOM DETAILS.

EXTERNAL WORKS PRELIMINARY

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 58-68 DELANEY STREET
 LOCALITY OF ORMISTON

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0 10 20 30 40 50m
 Scale 1:1000 - A1 (1:2000 - A3)

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CONSTRUCTION	

B	DATE	DESCRIPTION
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EXTERNAL
 STORMWATER
 DRAINAGE
 PLAN
 SHEET 01

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