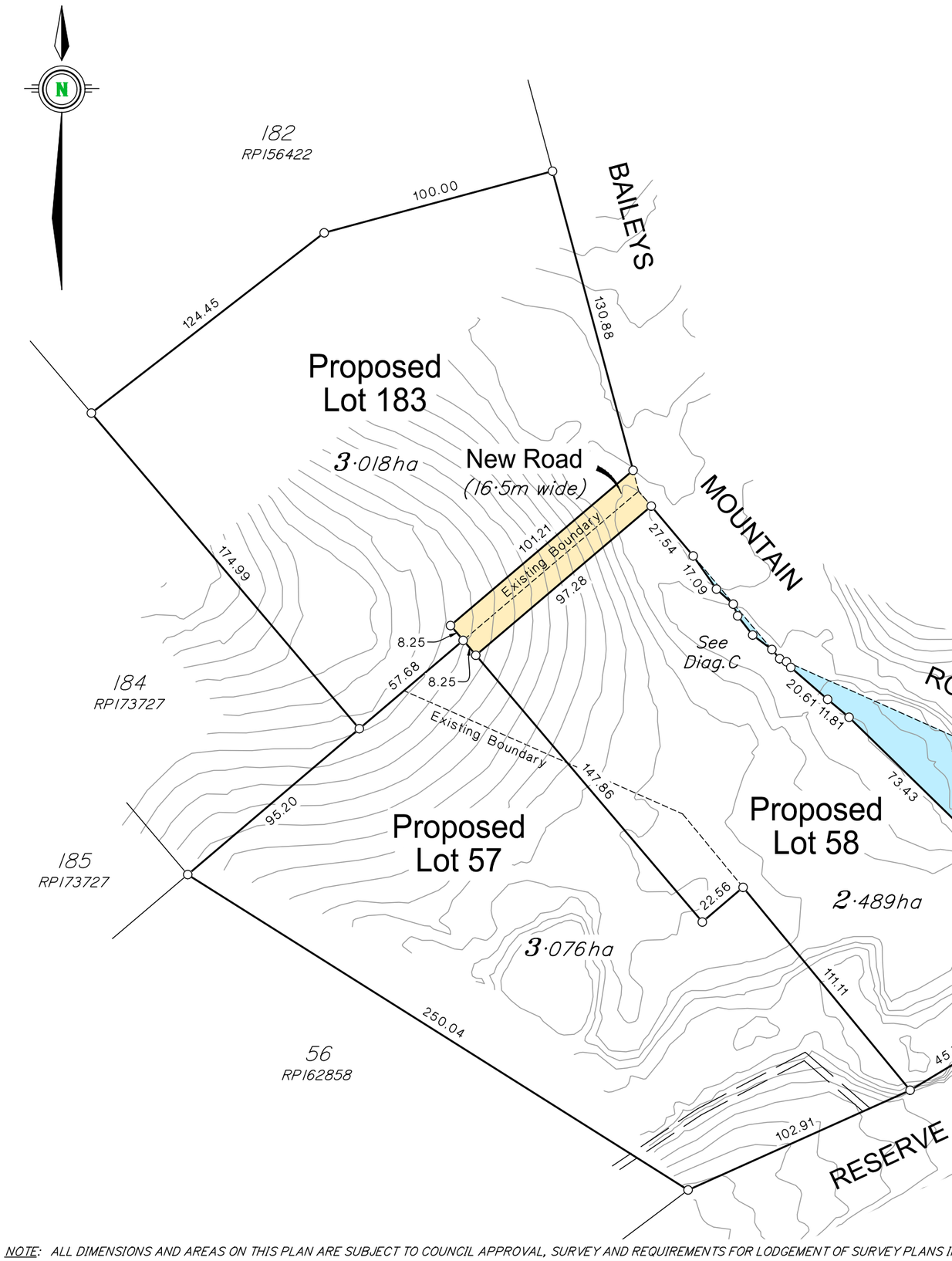
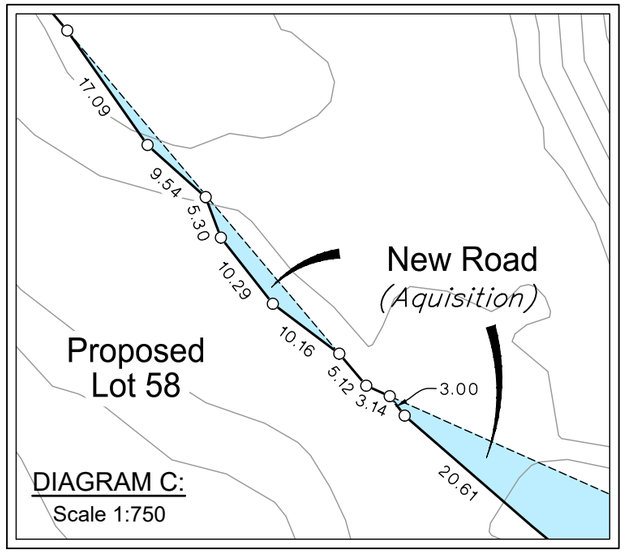
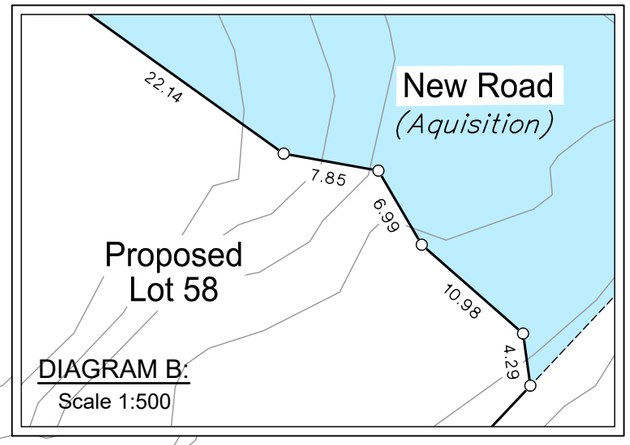
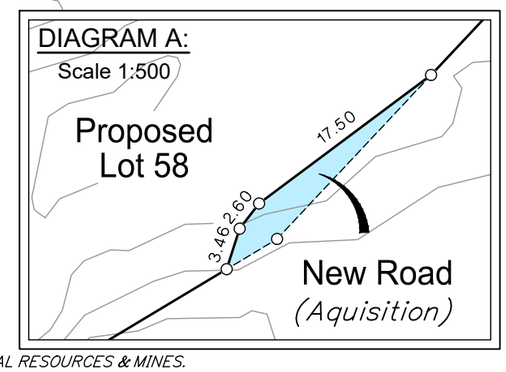








NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO COUNCIL APPROVAL, SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES & MINES.

Client

MG Land

Project

Proposed Boundary Realignment & New Road

Canceling Lot 57 on SP214370, Lot 58 on SP191940 and Lot 183 on RP156422
Baileys Mountain Road and Reserve Road, Upper Coomera

Scale: 1:1000 at A3
Datum: -
RL: -
Contour Int: 1.0m
LGA: Gold Coast City Council
Cadfile: MGH-323 RAL 01

Issue	Description	Drw	Date	Appd
A	FOR PLANNING REPORT	MP	17/10/24	MP

NOTES
(i) This plan was prepared for the purpose and exclusive use of MG LAND to accompany an application to GOLD COAST CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
Focus on Surveying Pty Ltd accepts no responsibility for any loss or damage suffered howeverso arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii),(iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included.

New Road (Aquisition) 5534m² (Total)

New Road in accordance with CoGC Land Aquisiation Plan 27144.P304 Issue A

0 60 120 m

SCALE 1:2000 (A3)

FOCUS ON SURVEYING
w www.focussurvey.com.au
e info@focussurvey.com.au ph 3338 5095
a Suite 6, 214 Waterworks Road . Ashgrove . QLD . 4060
a Unit 4b, 115a Point Cartwright . Buddina . 4575

Sheet No.
1 of 1

Dwg. No. **MGH-323 RAL 01** Issue **A**

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202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

SITE & PROPERTY SETBACKS

DRIVEWAY LENGTH: 5.5m (typical)
SIDE SETBACKS: 1.35m (typical)
REAR SETBACKS: 4.0m (typical)
dimensions are typical unless noted otherwise

INTERNAL ROADWAYS: 6.2m
PATHWAYS: 1.2m

DEVELOPMENT SUMMARY

REAL PROPERTY DESCRIPTION		
202 BAILEYS MOUNTAIN RD, UPPER COOMERA, 4209		
ON RP LOT 58 ON SP191940		
TOTAL SITE AREA	30,872m²	
DEVELOPMENT AREA	18,187m²	
SITE COVER	5,520m²	(30.3%) OF DEVELOP. AREA
TOTAL PRIVATE OPEN SPACE	2,974m²	
COMMON SPACE / PUBLIC OPEN SPACE	1,130m²	(6%) OF DEVELOP. AREA

BUILDING CLUSTER TYPES

BUILDING TYPE	CLUSTER	UNITS	BUILDING DESCRIPTION
DUPLEX	17	34	2 STOREY - 3 BEDROOM + MPR - 1 CAR
TRIPLEX	5	15	2 STOREY - 3 BEDROOM + MPR - 1 CAR
QUADPLEX	6	24	2 STOREY - 3 BEDROOM + MPR - 1 CAR
TOTAL	28	73	

GFA SUMMARY

BUILDING TYPE	TOTAL GFA	CLUSTERS	OVERALL GFA
DUPLEX	251m²	17	4,267m²
TRIPLEX	378m²	5	1,890m²
QUADPLEX	504m²	6	3,024m²
TOTAL		28	9,181m²

SITE COVER

BUILDING TYPE	SITE COVER (m²)	CLUSTERS	OVERALL SITE COVER (m²)
DUPLEX	151m²	17	2,567m²
TRIPLEX	277m²	5	1,135m²
QUADPLEX	303m²	6	8,484m²
TOTAL		28	5,520m²

DA DRAWING CONTENT

Sheet Number	Sheet Name
DA-0-000	TITLE SHEET
DA-0-010	SITE PLAN OF LAYOUT
DA-0-020	CARPARKING PLAN
DA-0-030	STAGING PLAN
DA-0-035	PRIVATE OPEN SPACE AREA PLAN
DA-0-036	COMMUNAL OPEN SPACE
DA-0-037	BUILDING FACADE TYPES
DA-0-040	FENCING PLAN
DA-0-041	FENCE TYPE DETAILS
DA-0-050	SITE SECTIONS
DA-0-051	SITE SECTIONS
DA-0-052	SITE SECTIONS
DA-0-053	SITE SECTIONS
DA-0-060	STREETSCAPES
DA-0-061	STREETSCAPES
DA-0-062	STREETSCAPES

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LEGEND

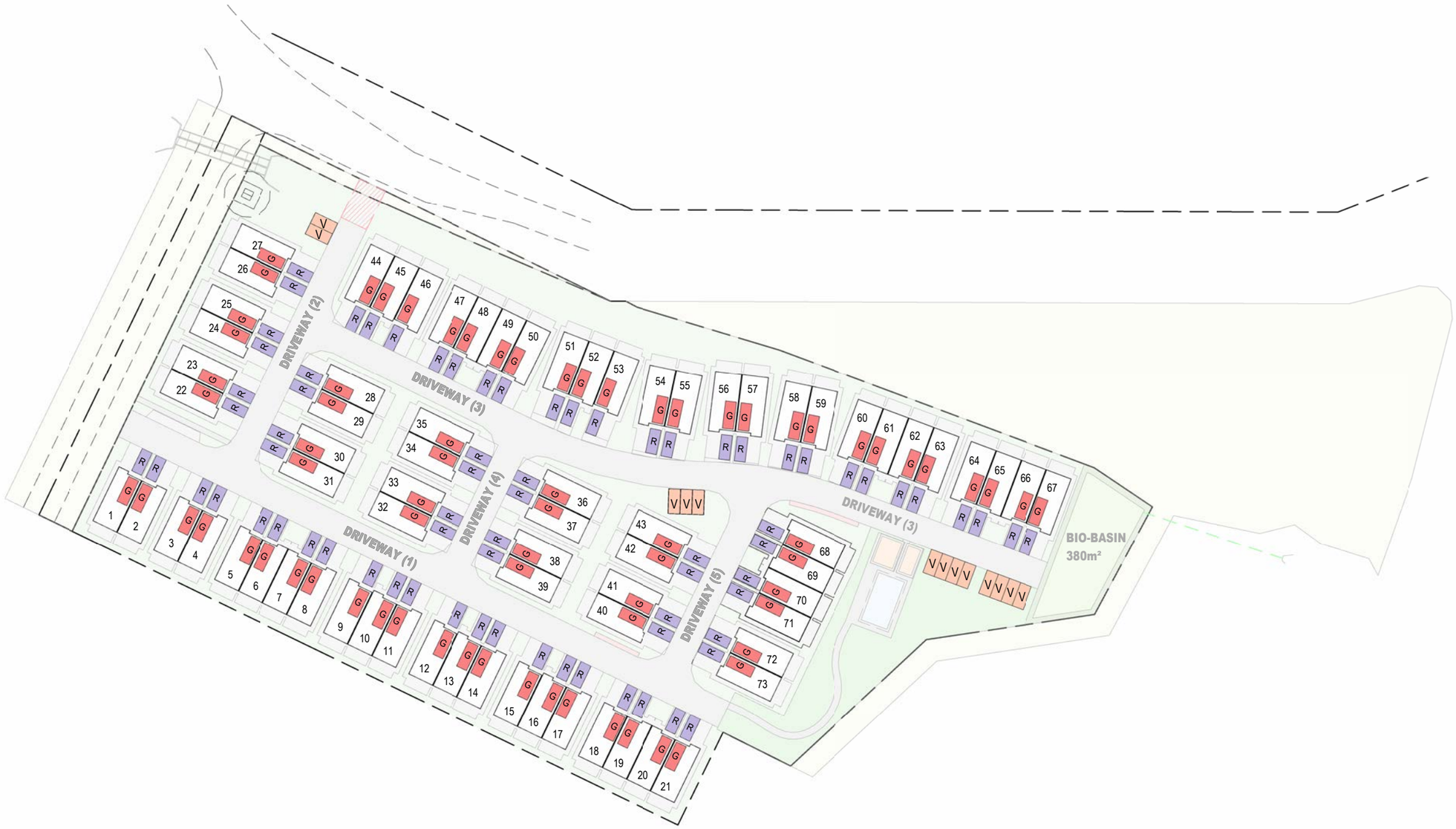
- BUSHFIRE BUFFER
- RETAINING WALL
- TEMPORARY CONSTRUCTION ACCESS
- BIN COLLECTION POINT
- POOL SHELTER

RED DOOR ARCHITECTURE

REVISION	B	18.10.24	DA ISSUE

WWW.RDARCH.COM.AU | 230008 | SCALE 1 : 1000 | 18.10.24 | 202 BAILEYS MOUNTAIN RD, UPPER COOMERA | MG LAND | DA-0-010 | SITE PLAN OF LAYOUT

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PARKING LEGEND

G RESIDENT (GARAGE)

R RESIDENT (DRIVEWAY)
5.5m x 2.4m

V VISITOR (STREET PARKING)
5.4m x 2.6m

NOTE:
VISITOR (EXCLUSIVE USE)
MEANS ADDITIONAL VISITOR PARKING THAT CAN ONLY BE USED BY VISITORS TO THE UNIT ASSOCIATED WITH THAT PARKING SPACE. NOT MARKED OR SIGNED AS VISITOR PARKING

VISITOR (STREET PARKING)
MEANS PARKING FOR VISITORS TO ANY UNIT IN THE DEVELOPMENT

CAR PARKS REQUIRED

RESIDENT = 2/ DWELLING UNIT = (146)
VISITOR = VISITOR 2+ 1/ 10 DWELLING UNITS = (9)

TOTAL CAR PARKS

RESIDENT GARAGED = (73)
RESIDENT DRIVEWAY = (73)

TOTAL RESIDENT = (146)

VISITOR (STREET PARKING)= (13)

TOTAL CAR PARKS = (159)

REDDOOR ARCHITECTURE

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STAGE 4
7 CLUSTERS
17 DWELLINGS

STAGE 3
7 CLUSTERS
15 DWELLINGS



STAGE 1
7 CLUSTERS
21 DWELLINGS
13 ALL VISITOR CAR PARKS
ALL INTERNAL ROADS
- PMT
- NEW ROAD RESERVE
- DEDICATED PARK
- ROAD DEDICATION

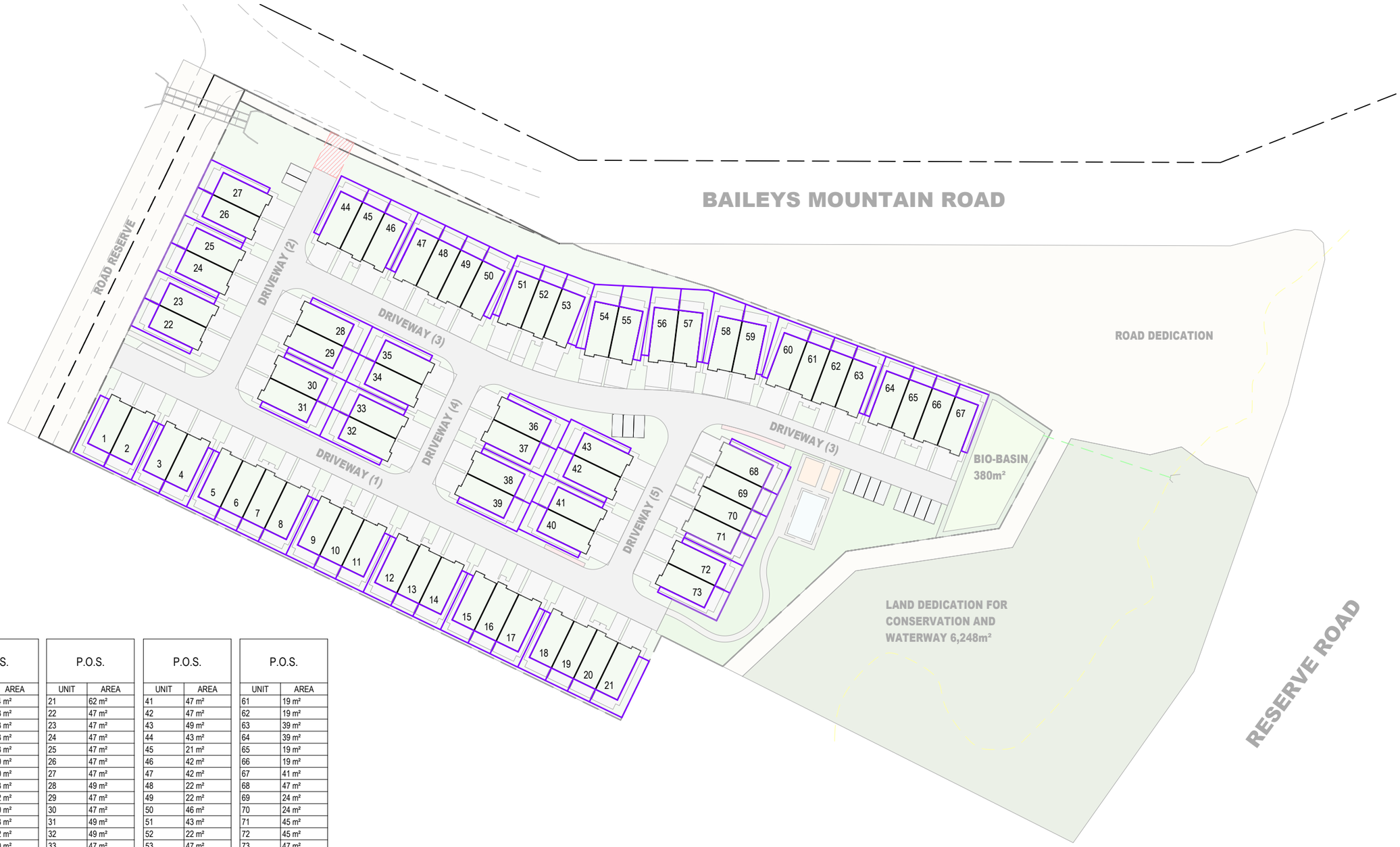
STAGE 2
7 CLUSTERS
20 DWELLINGS
1 COMMUNAL POOL AREA

REDDOOR ARCHITECTURE

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P.O.S.	
UNIT	AREA
1	54 m²
2	43 m²
3	43 m²
4	43 m²
5	43 m²
6	20 m²
7	20 m²
8	43 m²
9	42 m²
10	20 m²
11	43 m²
12	42 m²
13	20 m²
14	42 m²
15	42 m²
16	20 m²
17	42 m²
18	42 m²
19	20 m²
20	20 m²

P.O.S.	
UNIT	AREA
21	62 m²
22	47 m²
23	47 m²
24	47 m²
25	47 m²
26	47 m²
27	47 m²
28	49 m²
29	47 m²
30	47 m²
31	49 m²
32	49 m²
33	47 m²
34	47 m²
35	49 m²
36	49 m²
37	47 m²
38	47 m²
39	49 m²
40	49 m²

P.O.S.	
UNIT	AREA
41	47 m²
42	47 m²
43	49 m²
44	43 m²
45	21 m²
46	42 m²
47	42 m²
48	22 m²
49	22 m²
50	46 m²
51	43 m²
52	22 m²
53	47 m²
54	53 m²
55	58 m²
56	53 m²
57	62 m²
58	57 m²
59	52 m²
60	49 m²

P.O.S.	
UNIT	AREA
61	19 m²
62	19 m²
63	39 m²
64	39 m²
65	19 m²
66	19 m²
67	41 m²
68	47 m²
69	24 m²
70	24 m²
71	45 m²
72	45 m²
73	47 m²
	2974 m²

REDDOOR ARCHITECTURE

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WWW.RDARCH.COM.AU | 230008 | SCALE 1 : 1000 | 18.10.24 | 202 BAILEYS MOUNTAIN RD, UPPER COOMERA | MG LAND | DA-0-035 | PRIVATE OPEN SPACE AREA PLAN

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TOTAL COMMUNAL OPEN SPACE
AREA: 1130m²

REDDOOR ARCHITECTURE

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BUILDING TYPES

DUPLEX

- DUPLEX - 1.1
- DUPLEX - 1.2
- DUPLEX - 1.3
- DUPLEX - 1.4

TRIPLEX

- TRIPLEX - 1.1
- TRIPLEX - 1.2
- TRIPLEX - 1.3
- TRIPLEX - 1.4

QUADPLEX

- QUADPLEX - 1.1
- QUADPLEX - 1.2
- QUADPLEX - 1.3
- QUADPLEX - 1.4

COLOUR SCHEMES

- COLOUR SCHEME 1: 1
- COLOUR SCHEME 2: 2
- COLOUR SCHEME 3: 3
- COLOUR SCHEME 4: 4

DESIGN FEATURES

- FEATURE 1 - FEATURE CLADDING
- FEATURE 2 - EXTENDED EAVES
- FEATURE 3 - FRAMED WINDOWS
- FEATURE 4 - SIDE FEATURE

REDDOOR ARCHITECTURE

REVISION B 18.10.24 DA ISSUE

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FENCE TYPE LEGEND

REFER TO FENCE DETAILS FOR FURTHER INFORMATION

FENCE TYPE (TF)
1.8m HIGH TIMBER PALING FENCE
WITH VERTICAL BUTT JOINED PALINGS

FENCE TYPE (PF)
1.5m HIGH AL. POOL TYPE FENCE WITH
TIMBER POSTS

FENCE TYPE (BS)
1.2m HIGH VERTICAL TIMBER BATTEN SCREEN
FENCE TO BIN STORE AREA.
PAINTED FINISH TO MATCH BUILDING COLOUR

FENCE TYPE (TF-RW)
1.8m HIGH TIMBER PALING FENCE WITH
VERTICAL BUTT JOINED PALINGS, ON TOP
OF CONCRETE SLEEPER RETAINING WALL

FENCE TYPE (PF-RW)
1.2m HIGH AL. POOL TYPE FENCE WITH TIMBER
POSTS, ON TOP OF CONCRETE SLEEPER
RETAINING WALL

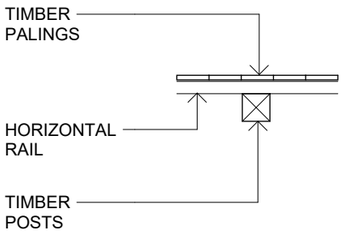
FENCE TYPE (AL)
1.8m HIGH ALUMINIUM FENCE VERTICAL POOL
TYPE FENCE WITH DOUBLE ACCESS GATE.
USED FOR SCREEING PMT

REDDOOR ARCHITECTURE

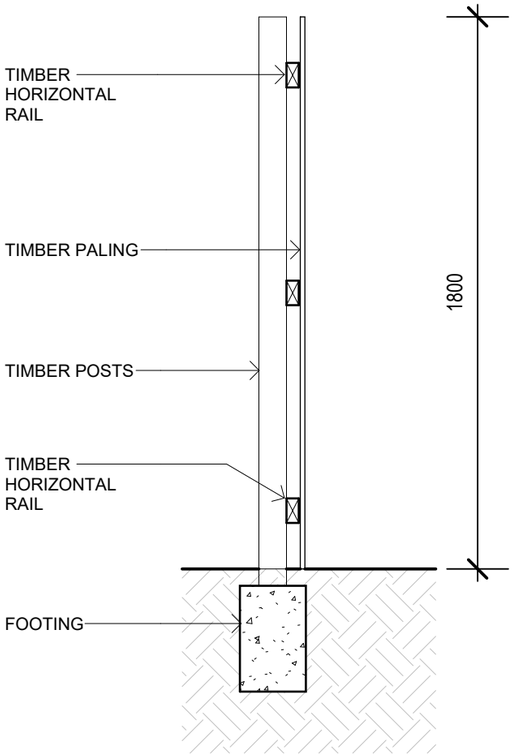
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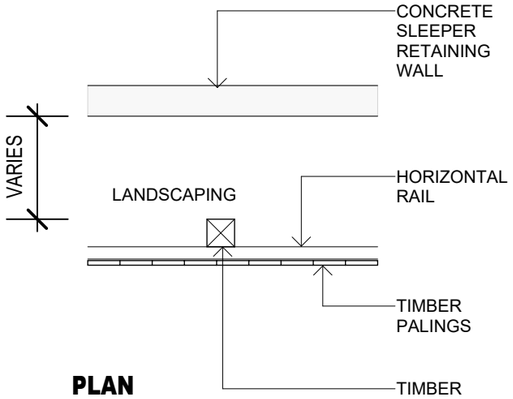


PLAN

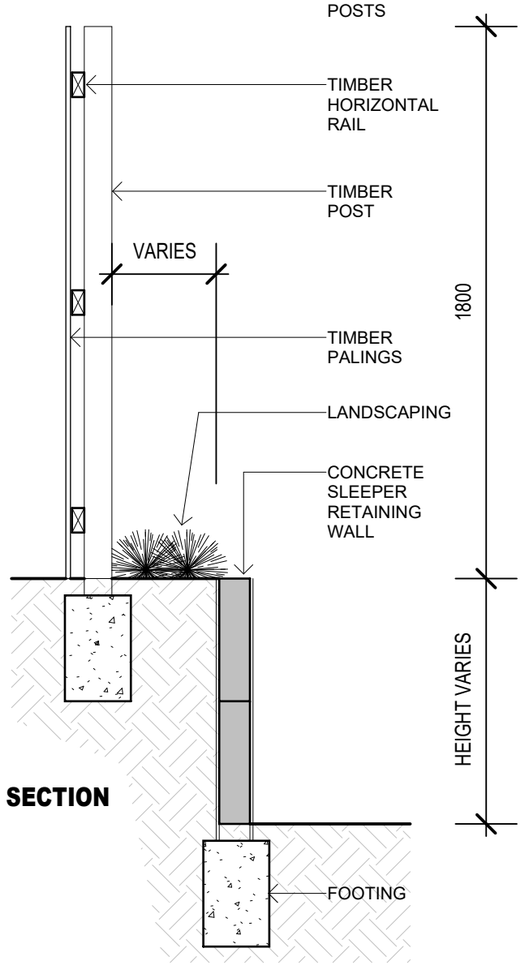


SECTION

FENCE TYPE (TF)

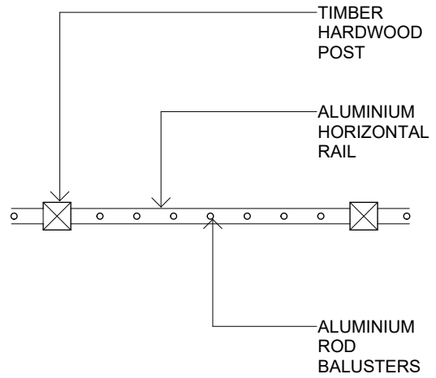


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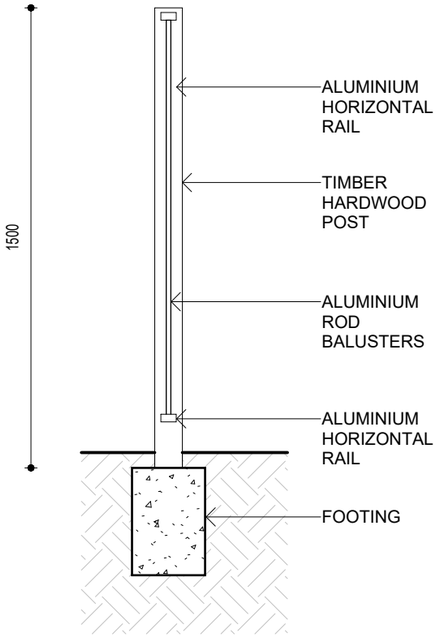


SECTION

FENCE TYPE (TF-RW)

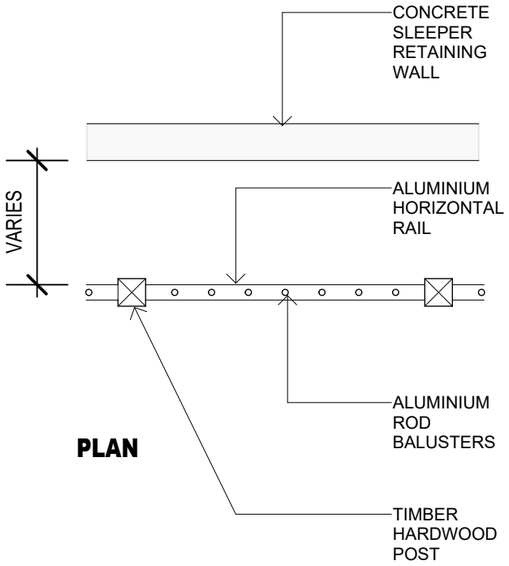


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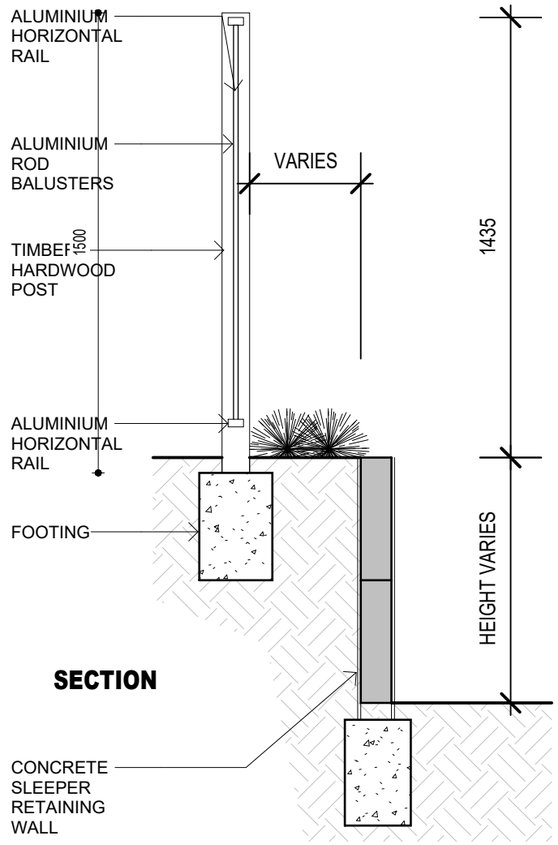


SECTION

FENCE TYPE (PF)



PLAN



SECTION

FENCE TYPE (PF-RW)

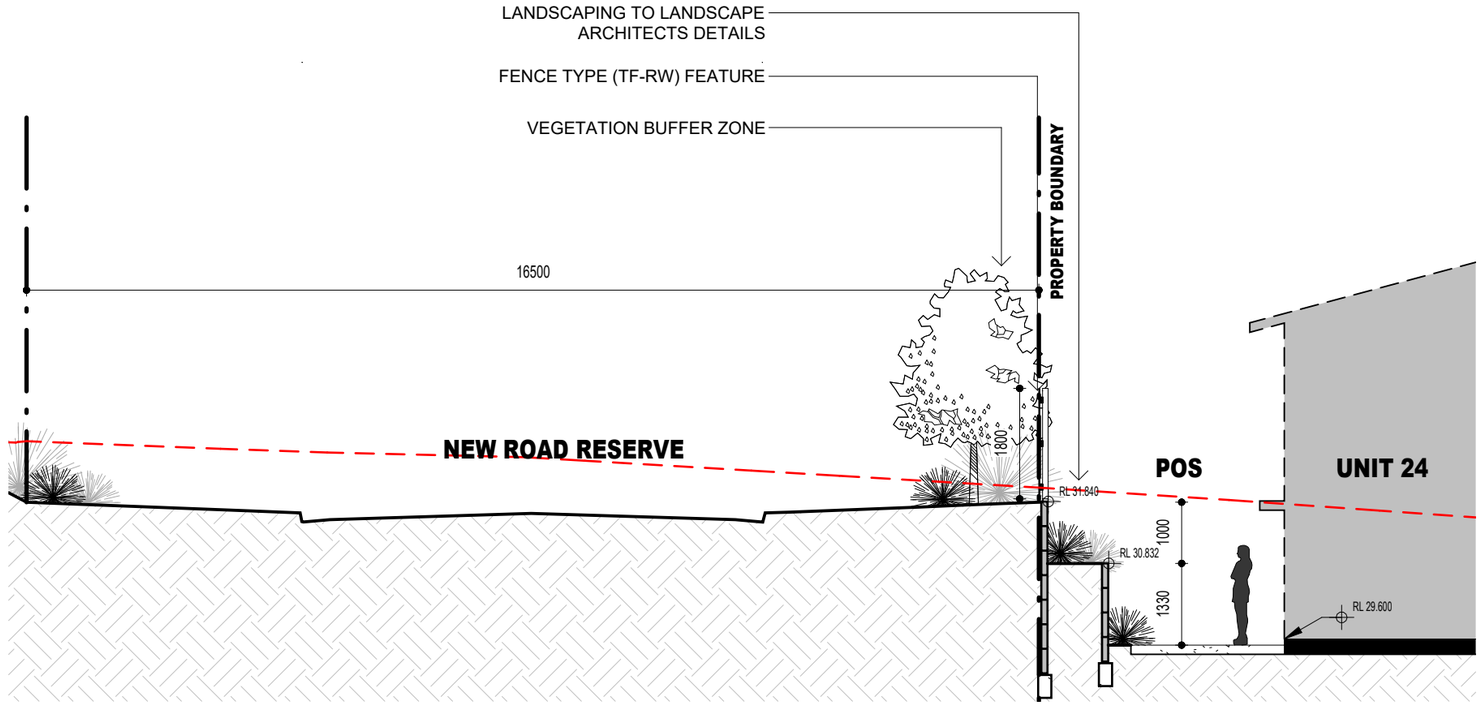
REDDOOR ARCHITECTURE

REVISION			
	A	16.10.24	DA ISSUE

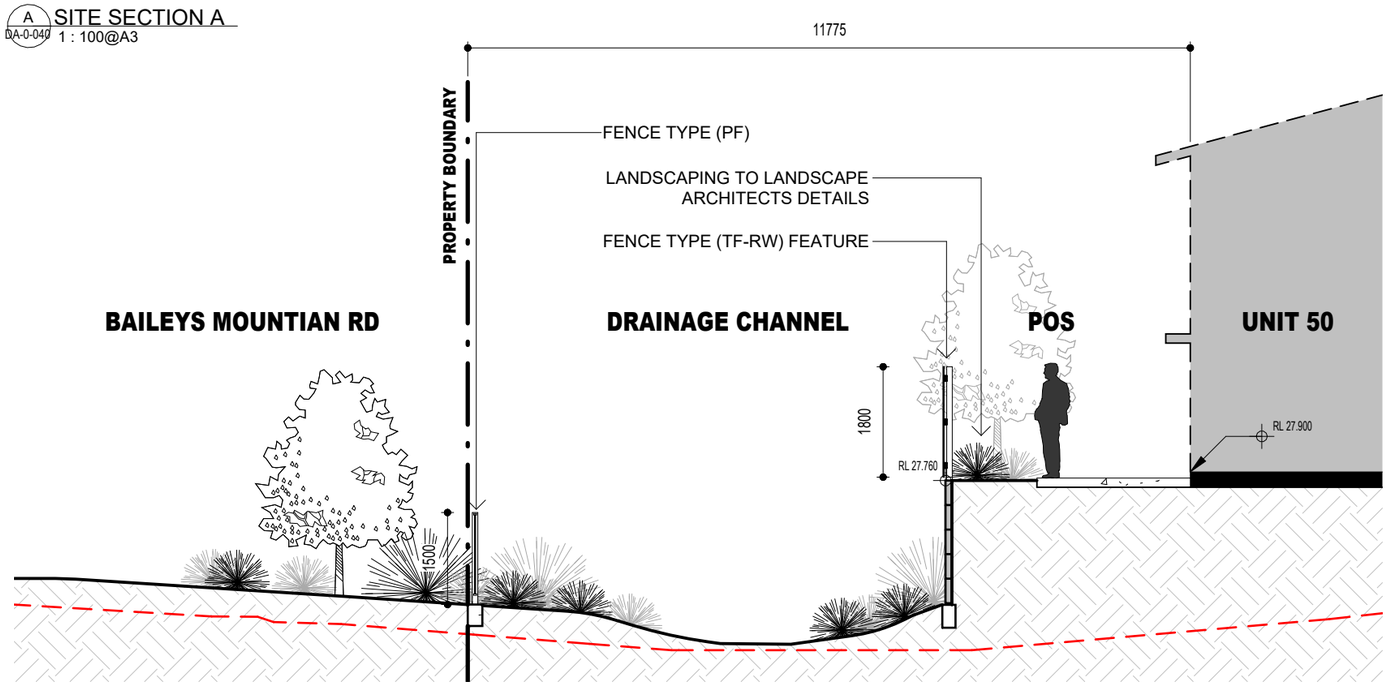
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LEGEND

NATURAL GROUND LINE



A DA-0-040 SITE SECTION A
1 : 100@A3



B DA-0-040 SITE SECTION B
1 : 100@A3

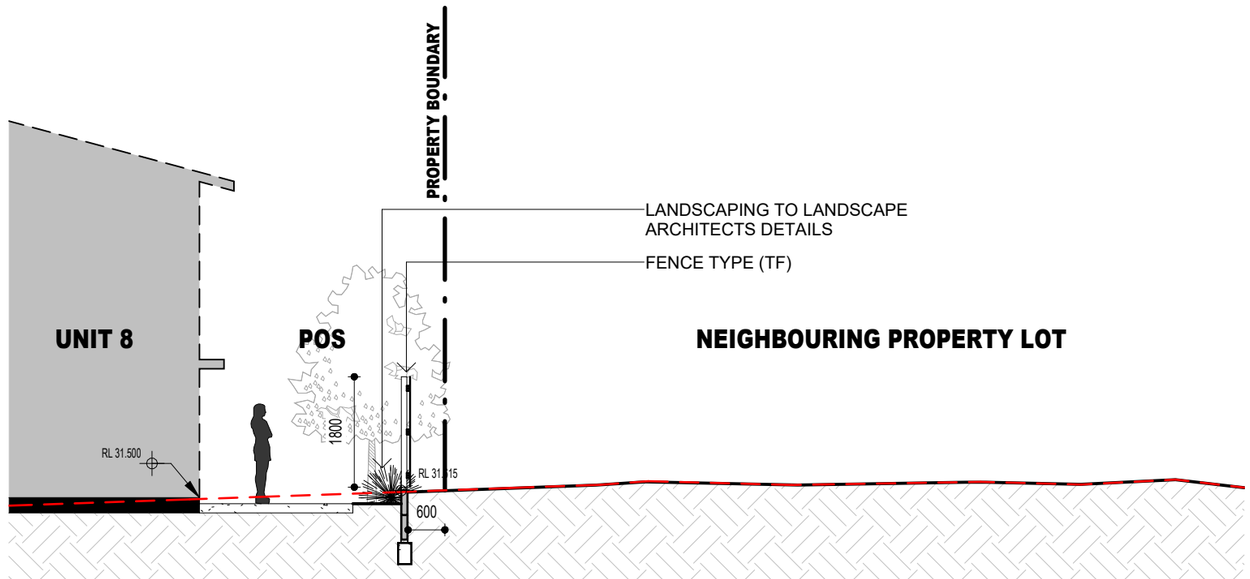
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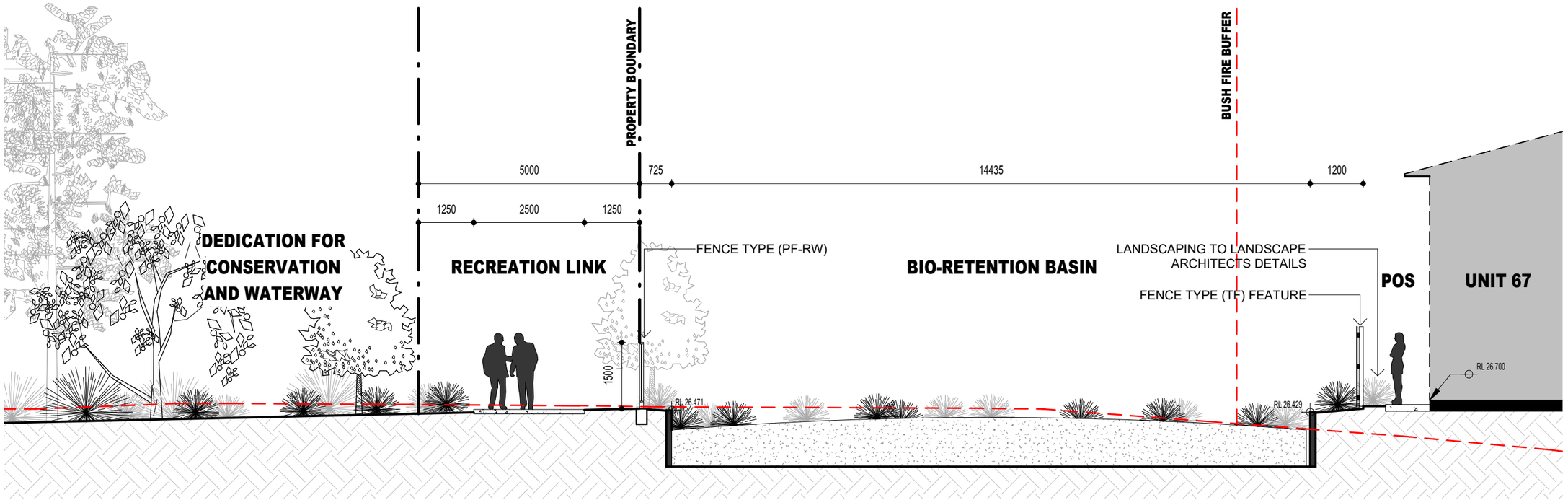
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LEGEND

NATURAL GROUND LINE



C DA-0-040 SITE SECTION C
1 : 100@A3



D DA-0-040 SITE SECTION D
1 : 100@A3

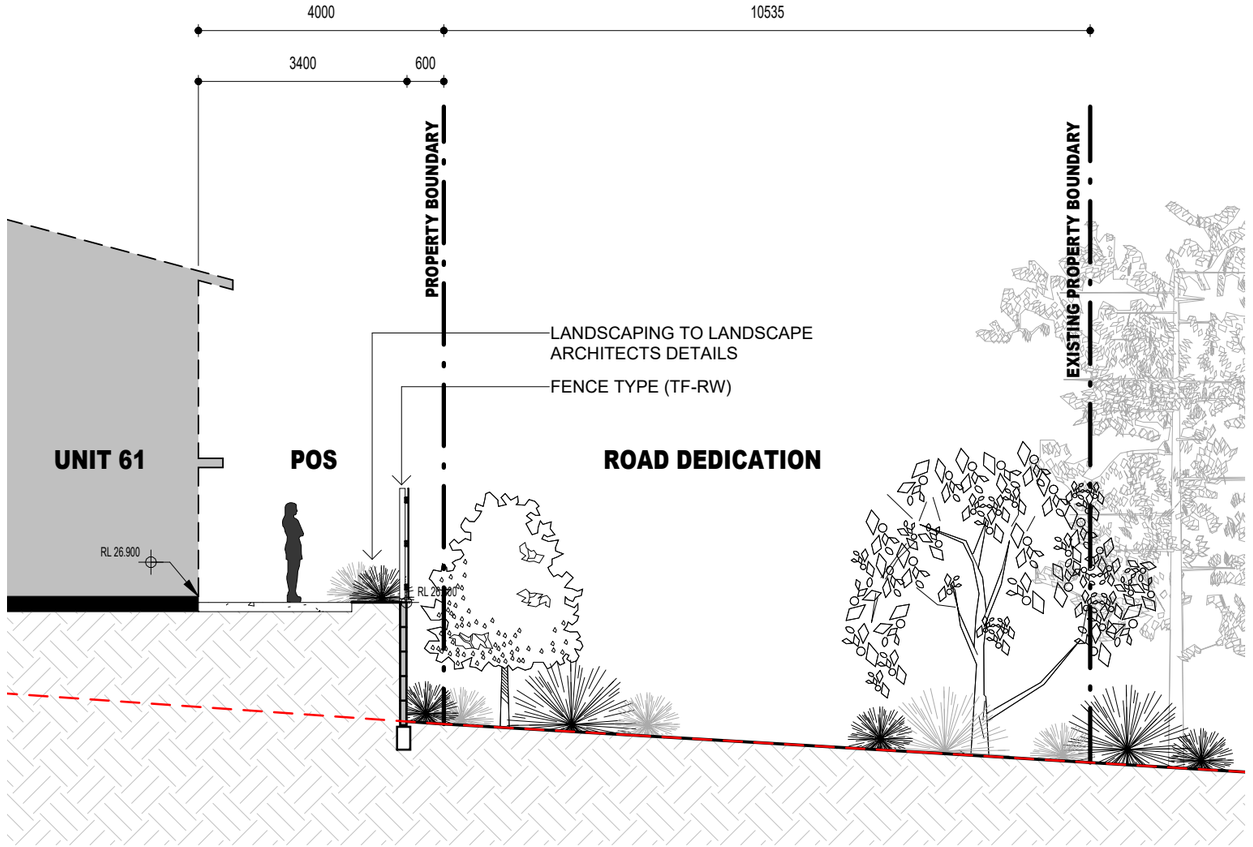
REDDOOR ARCHITECTURE

REVISION B 18.10.24 DA ISSUE

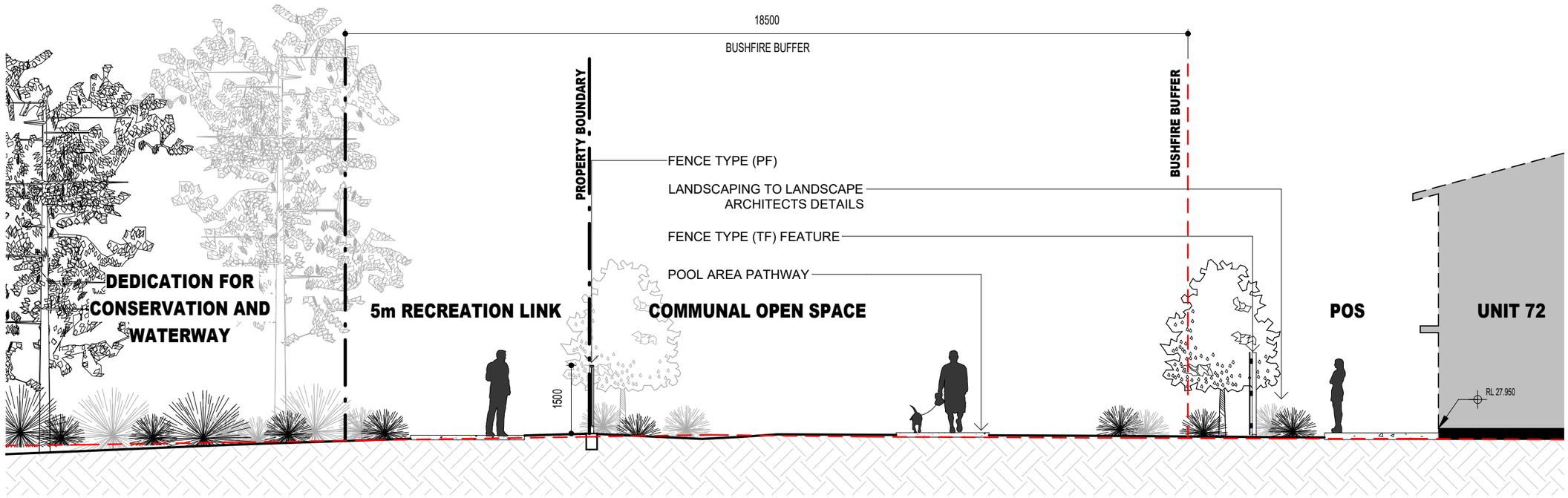
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LEGEND

NATURAL GROUND LINE



E DA-0-040 SITE SECTION E
1 : 100@A3



F DA-0-040 SITE SECTION F
1 : 100@A3

REDDOOR ARCHITECTURE

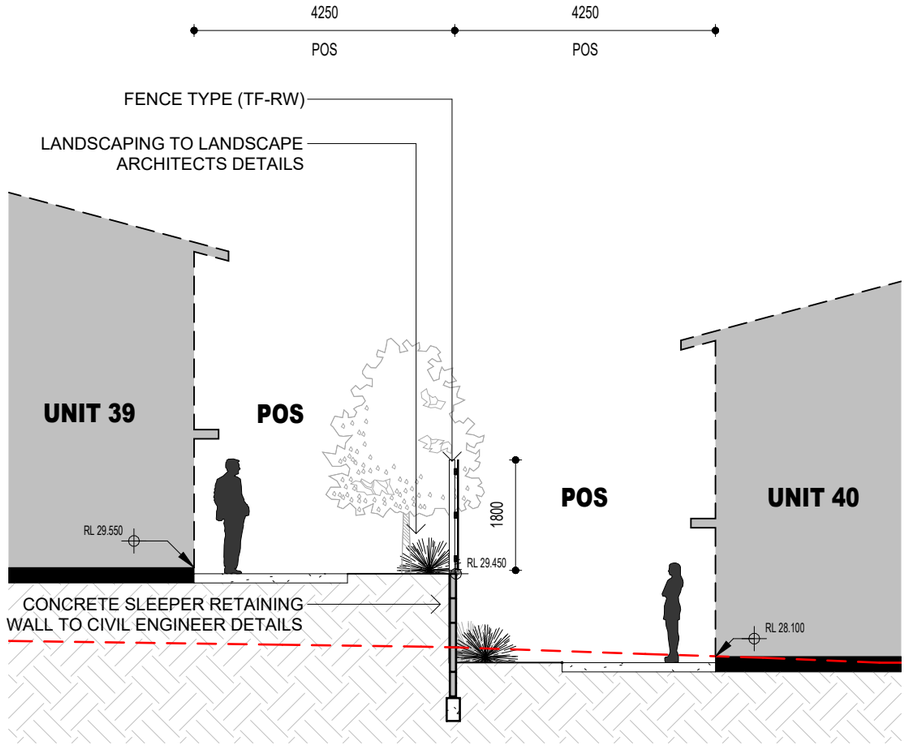
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LEGEND

— — NATURAL GROUND LINE



G DA-0-040 SITE SECTION G
1 : 100@A3

REDDOOR ARCHITECTURE

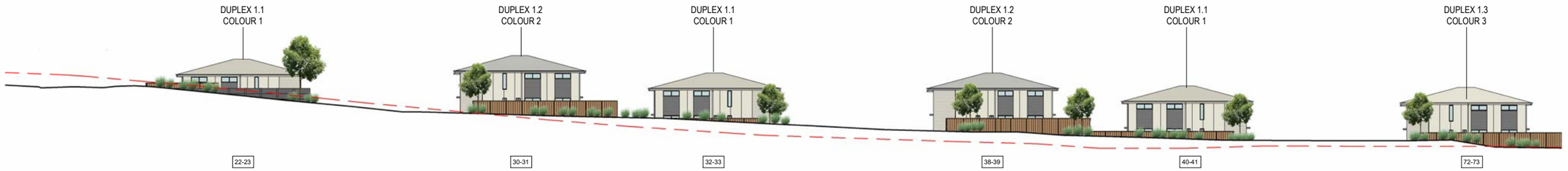
REVISION B 18.10.24 DA ISSUE

WWW.RDARCH.COM.AU 230008 SCALE As indicated 18.10.24 202 BAILEYS MOUNTAIN RD, UPPER COOMERA MG LAND DA-0-053 SITE SECTIONS

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LEGEND

NATURAL GROUND LINE

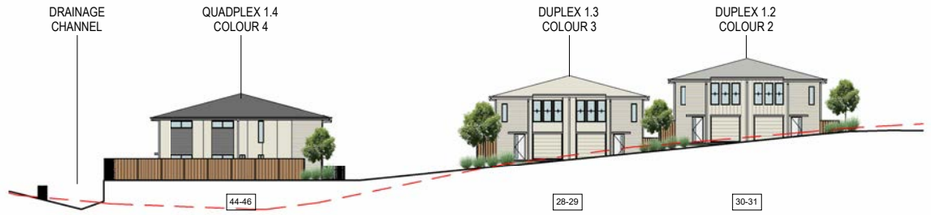


1 DRIVEWAY 1 - EAST
1 : 500@A1

2 DRIVEWAY 1 - WEST
1 : 500@A1



3 DRIVEWAY 2 - NORTH
1 : 500@A1



4 DRIVEWAY 2 - SOUTH
1 : 500@A1

REDDOOR ARCHITECTURE

REVISION A 16.10.24 DA ISSUE

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LEGEND

NATURAL GROUND LINE



5 DRIVEWAY 3 - EAST
1 : 500@A1



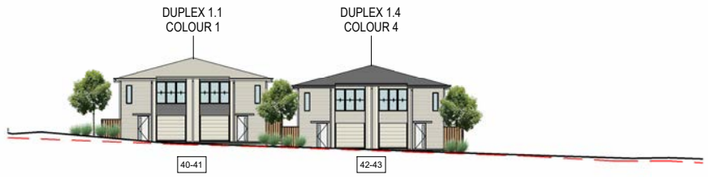
6 DRIVEWAY 3 - WEST
1 : 500@A1



7 DRIVEWAY 4 - NORTH
1 : 500@A1



8 DRIVEWAY 4 - SOUTH
1 : 500@A1



9 DRIVEWAY 5 - NORTH
1 : 500@A1



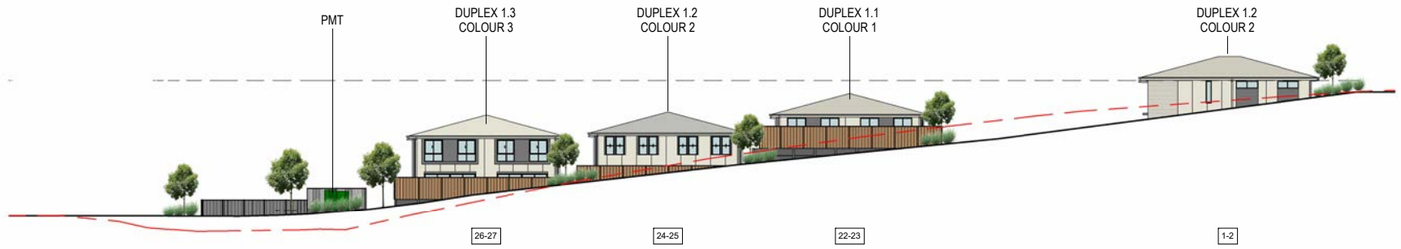
10 DRIVEWAY 5 - SOUTH
1 : 500@A1

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LEGEND

NATURAL GROUND LINE



11 ROAD RESERVE STREETSCAPE ELEVATION - NORTH
1 : 500@A3



12 BAILEYS MOUNTAIN ROAD - STREETSCAPE ELEVATION (1/2)
1 : 500@A3



13 BAILEYS MOUNTAIN ROAD - STREETSCAPE ELEVATION (2/2)
1 : 500@A3

REDDOOR ARCHITECTURE

REVISION B 18.10.24 DA ISSUE

WWW.RDARCH.COM.AU 230008 SCALE As indicated 18.10.24 202 BAILEYS MOUNTAIN RD, UPPER COOMERA MG LAND DA-0-062 STREETSCAPES

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MATERIALITY

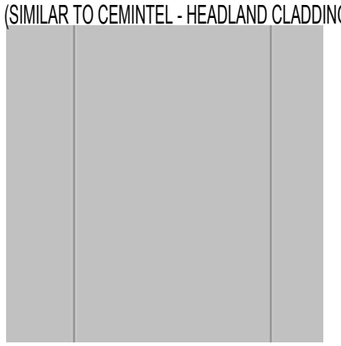




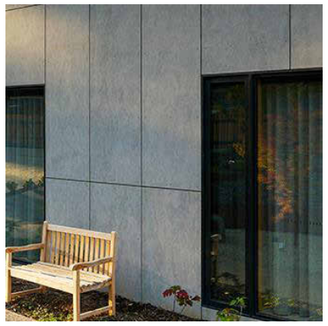




HORIZONTAL CLADDING -
(SIMILAR TO CEMINTEL - HEADLAND CLADDING)









VERTICAL JOINTS - VARIOUS WIDTHS
(SIMILAR TO CEMINTEL - SIMPLELINE CLADDING

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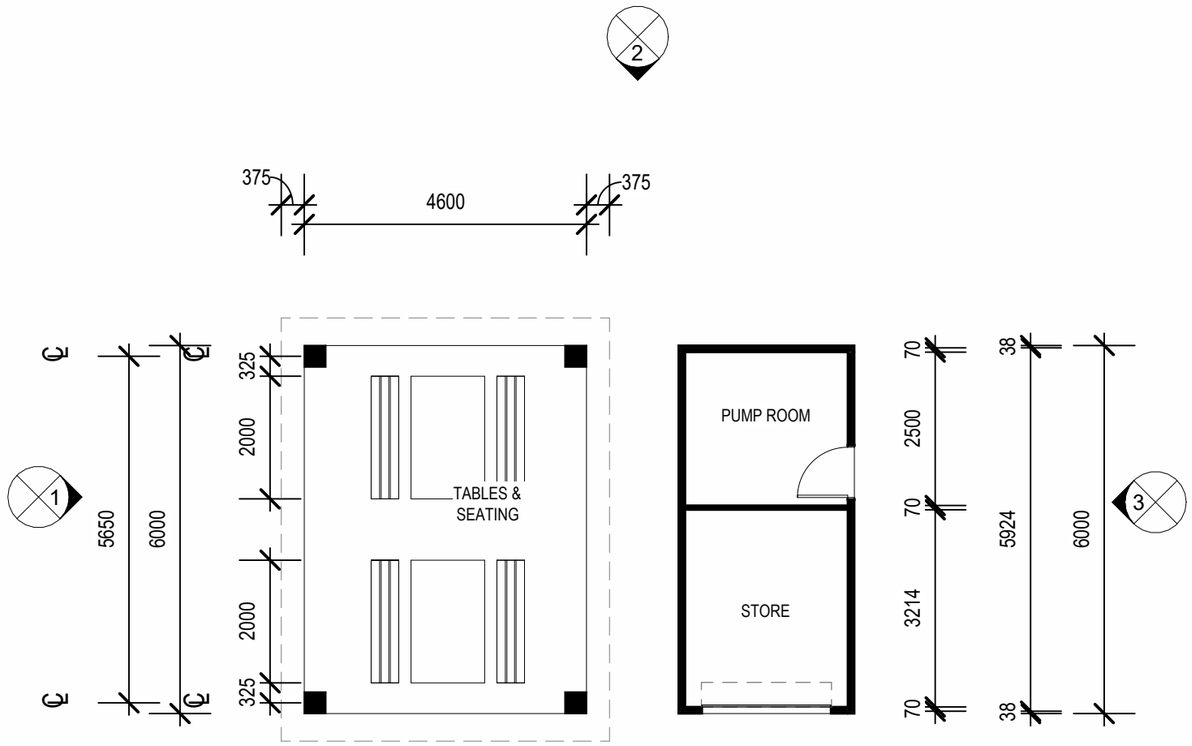
COLOUR SCHEMES

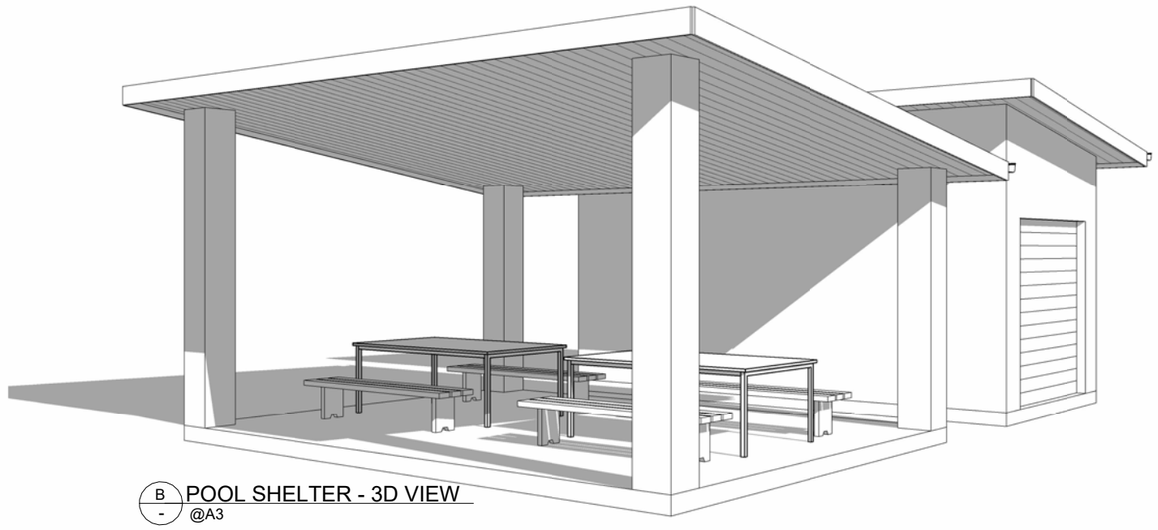
	ROOF	MAIN WALL	FEATURE	GARAGE DOOR
COLOUR SCHEME 1	DULUX COLOURBOND - SURFMIST C1 CB2	DULUX COLOURBOND - SURFMIST C1 PO1	DULUX COLOURBOND - MONUMENT C29 CB1	DULUX COLOURBOND - SURFMIST C1 CB2
COLOUR SCHEME 2	DULUX COLORBOND - SHALE GREY C4 CB3	DULUX COLOURBOND - SURFMIST C1 PO1	DULUX TIMELESS GREY GR23 / SN4G4 PO2	DULUX COLOURBOND - SURFMIST C1 CB2
COLOUR SCHEME 3	DULUX COLOURBOND - SURFMIST C1 CB2	DULUX COLOURBOND - SURFMIST C1 PO1	DULUX RAKU GR11 / SN4H7 PO3	DULUX COLOURBOND - SURFMIST C1 CB2
COLOUR SCHEME 4	DULUX COLORBOND - BASALT C30 CB4	DULUX COLOURBOND - SURFMIST C1 PO1	DULUX COLORBOND - BASALT C30 CB4	DULUX COLOURBOND - SURFMIST C1 CB2

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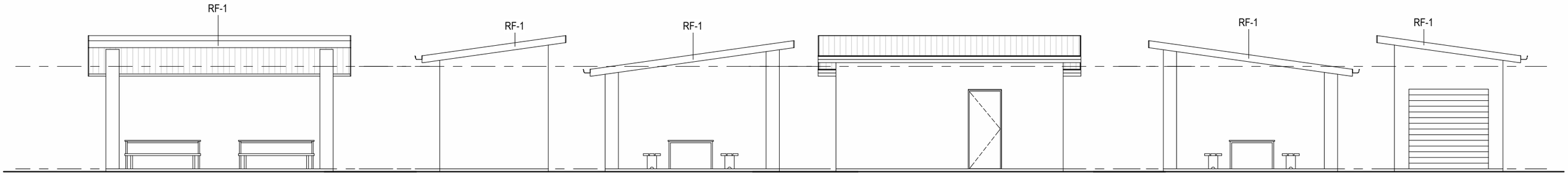


B - POOL SHELTER - 3D VIEW @A3

NOTES LEGEND:

EG-1	METAL FASCIA AND EAVES GUTTER
RF-1	METAL SHEET OR CONCRETE TILE ROOF
RM-1	RENDERED MASONRY - PAINTED FINISH
RMC-1	RENDERED MASONRY COLUMN - PAINTED FINISH
RS	ROLLER SHUTTER

A - 0.1 POOL SHELTER FLOOR PLAN
1 : 100@A3



1 - POOL SHELTER - ELEVATION 1
1 : 100@A3

2 - POOL SHELTER - ELEVATION 2
1 : 100@A3

3 - POOL SHELTER - ELEVATION 3
1 : 100@A3

4 - POOL SHELTER - ELEVATION 4
1 : 100@A3

REDDOOR ARCHITECTURE

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WWW.RDARCH.COM.AU | 230008 | 16.10.24 | 202 BAILEYS MOUNTAIN RD, UPPER COOMERA | MG HOMES | DA-1-150 | POOL SHELTER

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DUPLEX (D5 - DESIGN)

1.1



1.2



1.3



1.4



REDDOOR ARCHITECTURE

WWW.RDARCH.COM.AU	230008	SCALE 1 : 200	202 BAILEYS MOUNTAIN RD, UPPER COOMERA	MG HOMES	DA-2-500	DUPLEX (D5 - DESIGN)

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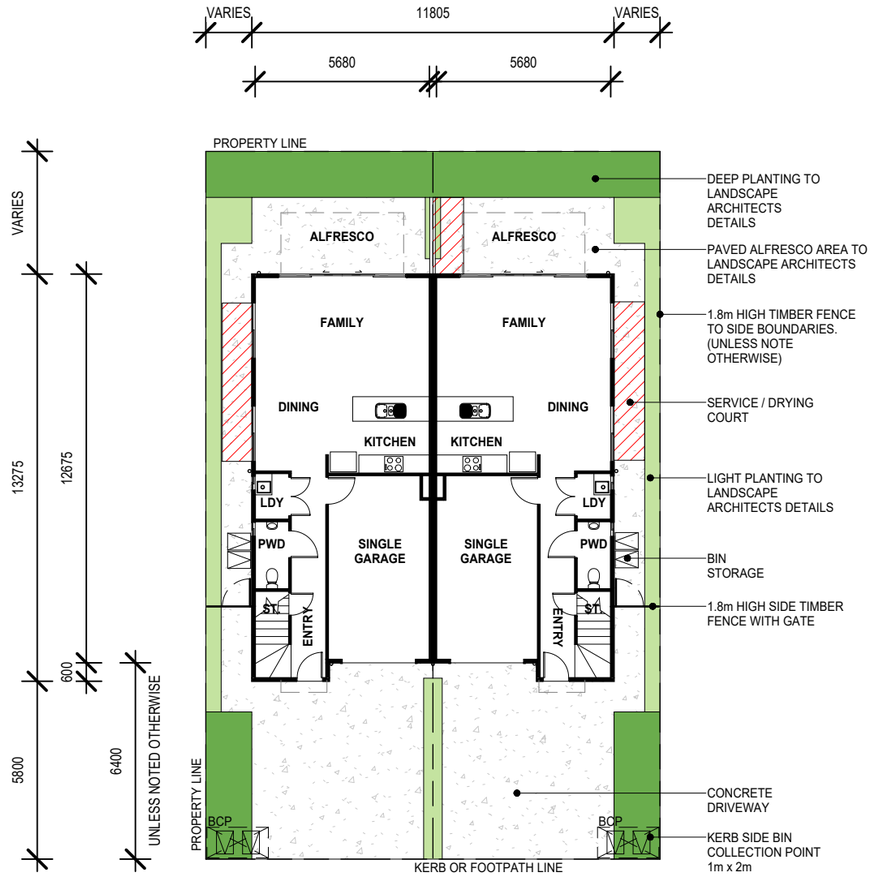
DUPLEX (D5 - DESIGN)

AREA SUMMARY	
SITE COVER	151m²
GROUND FLOOR:	109m²
FIRST FLOOR:	142m²
TOTAL:	**251m²**
GARAGE:	41m²

NOTES:

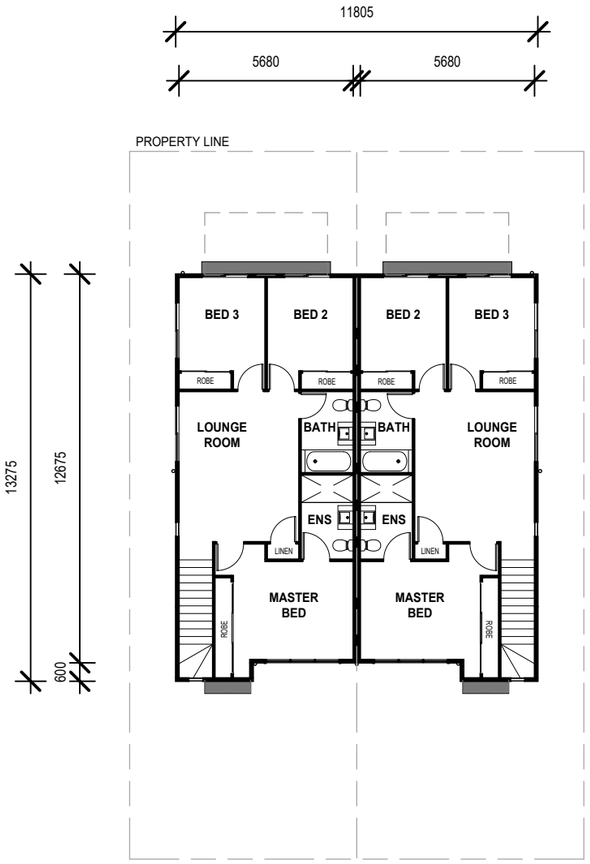
REFER TO SITE PLAN FOR SETBACK DIMENSIONS.

FIRST FLOOR DIMENSIONS ARE TO THE EXTERIOR CLADDING OF THAT LEVEL.



GROUND FLOOR PLAN

1 : 200@A3



FIRST FLOOR PLAN

1 : 200@A3

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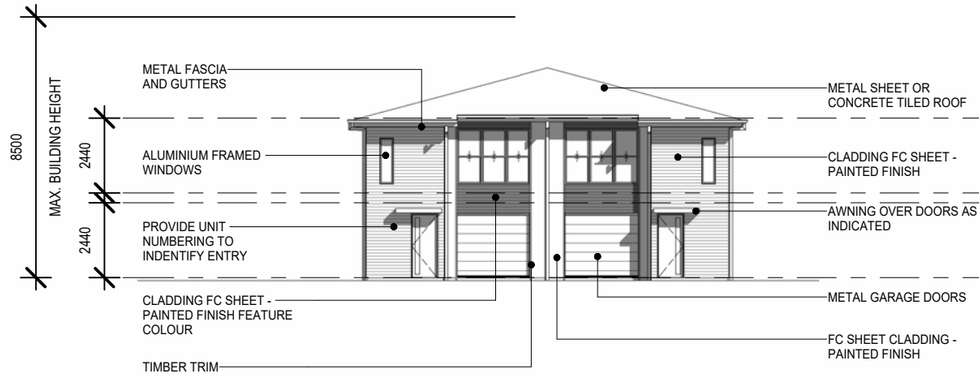
DUPLEX (D5 - DESIGN 1.1)

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

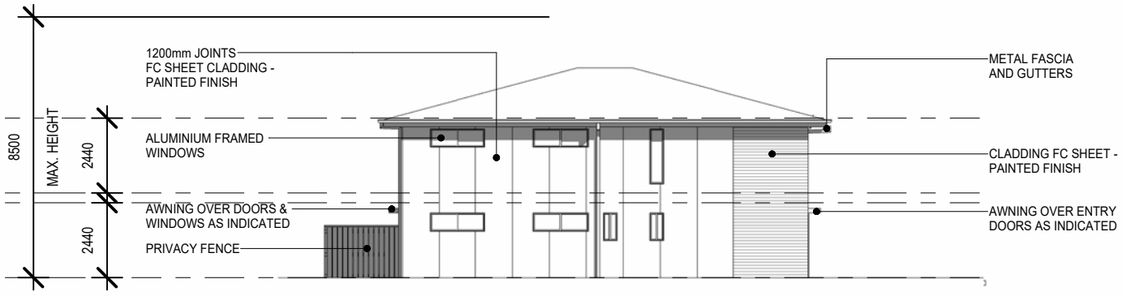
THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETSCAPE ELEVATIONS (DA-0--) FROM MORE DETAILS.

MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.



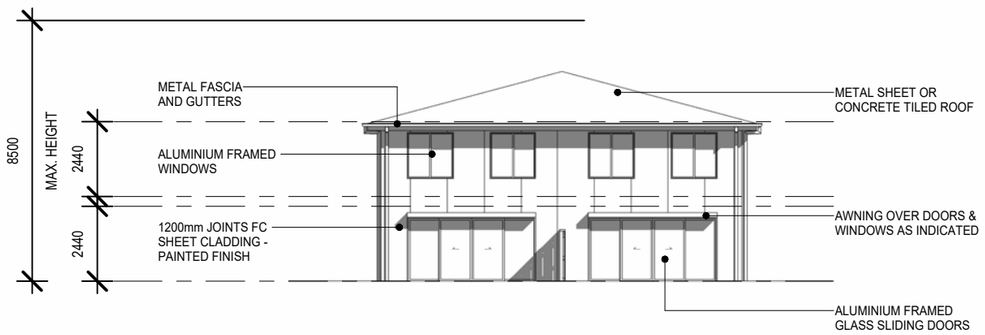
FRONT ELEVATION

1 : 200@A3



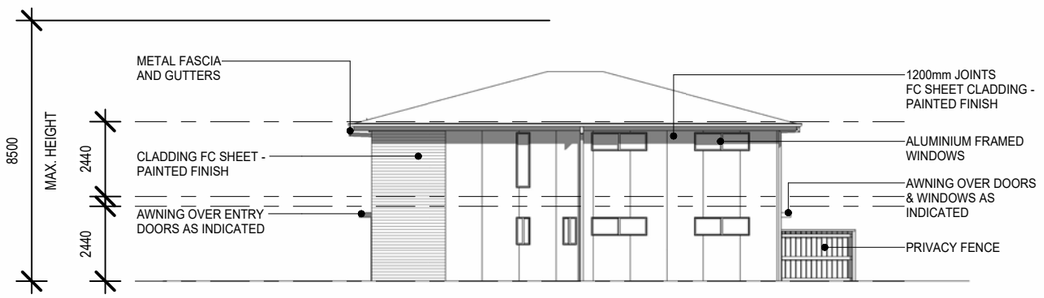
LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

1 : 200@A3

REDDOOR ARCHITECTURE

REVISION			
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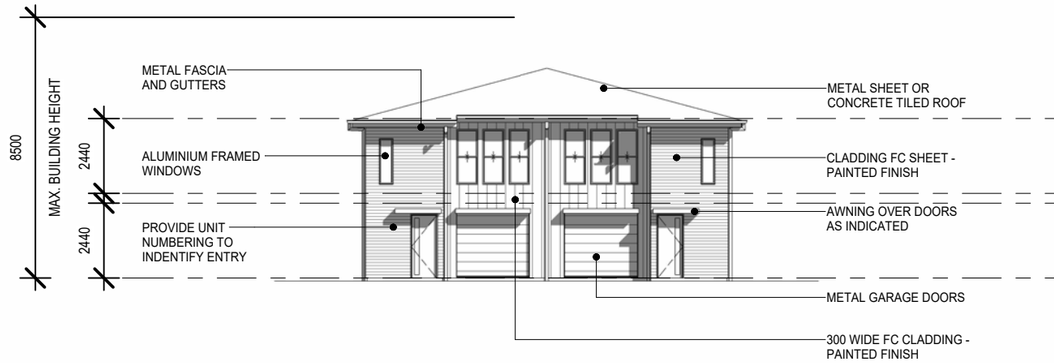
DUPLEX (D5 - DESIGN 1.2)

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

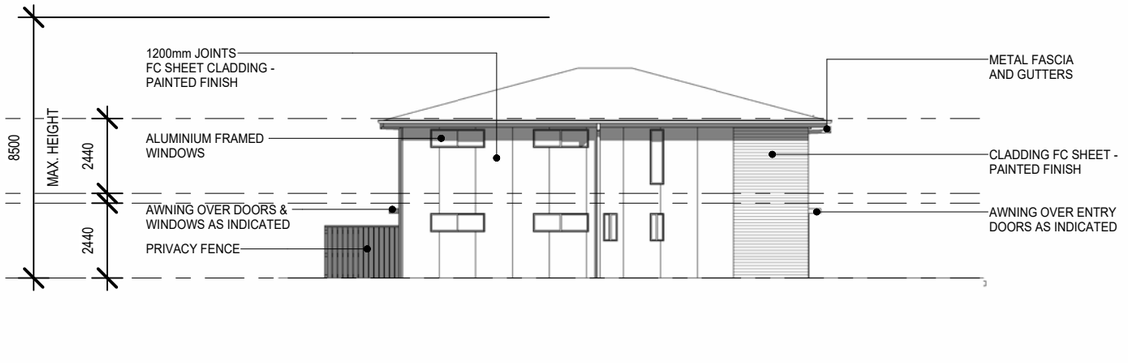
THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETSCAPE ELEVATIONS (DA-0--) FROM MORE DETAILS.

MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.



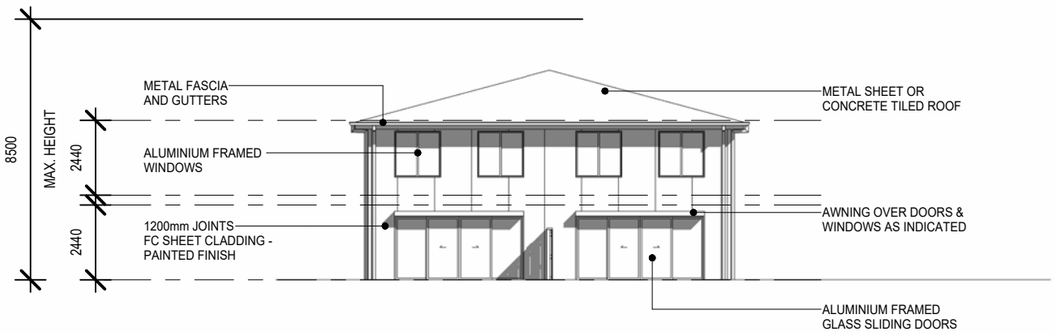
FRONT ELEVATION

1 : 200@A3



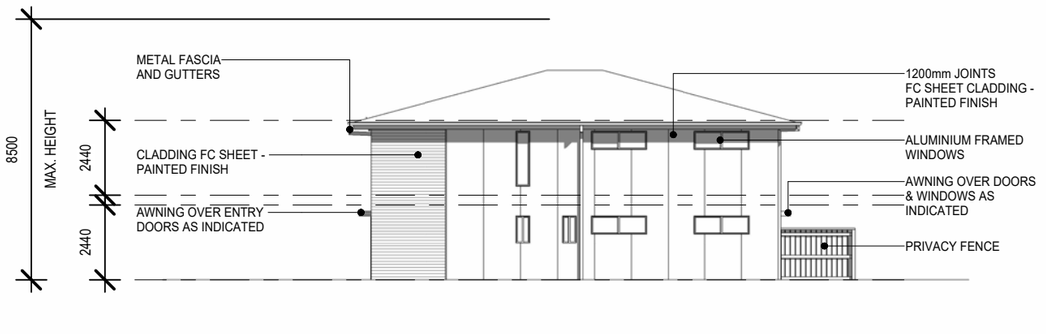
LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

1 : 200@A3

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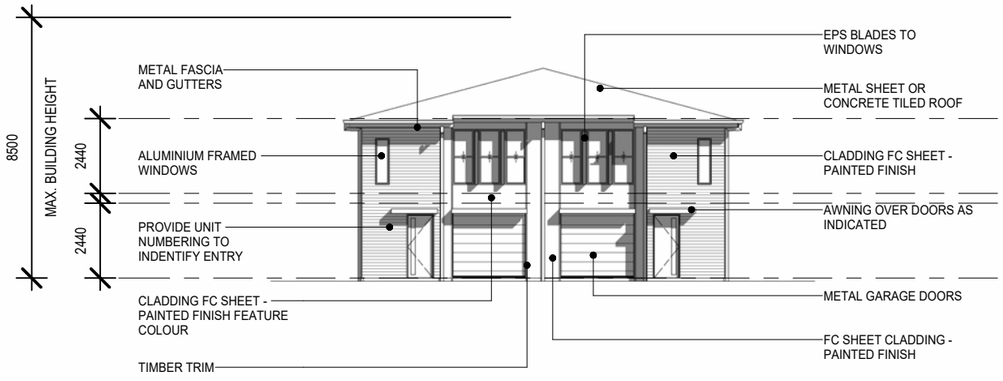
DUPLEX (D5 - DESIGN 1.3)

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

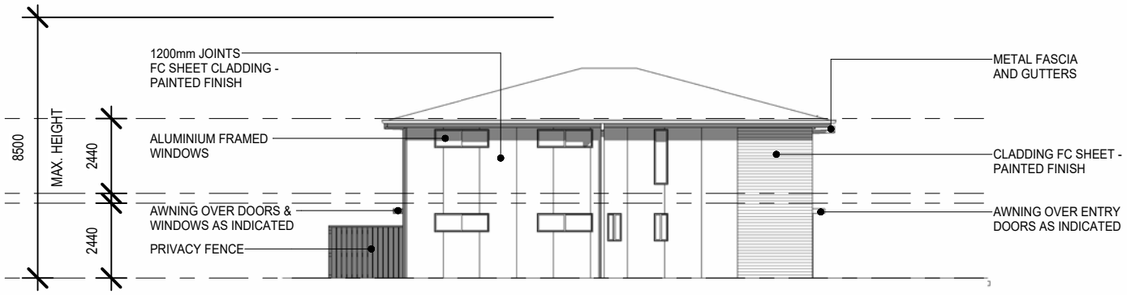
THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETSCAPE ELEVATIONS (DA-0--) FROM MORE DETAILS.

MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.



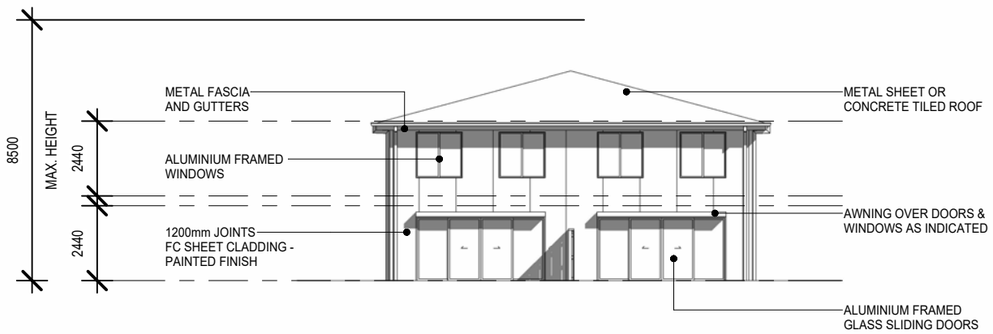
FRONT ELEVATION

1 : 200@A3



LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

1 : 200@A3

REDDOOR ARCHITECTURE

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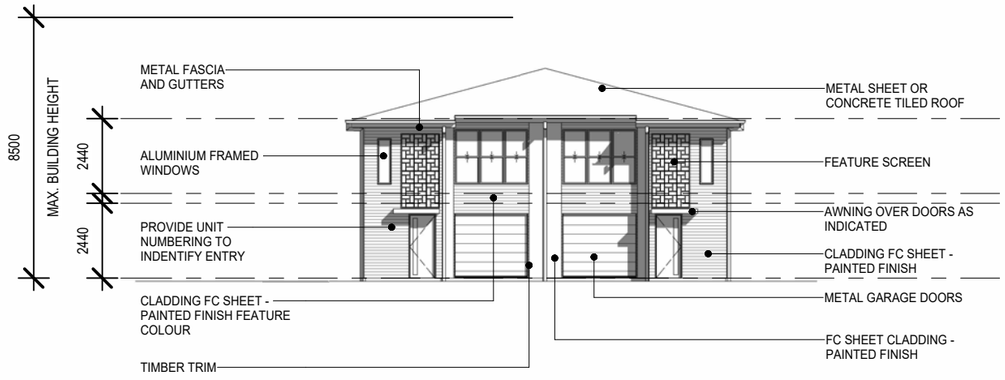
DUPLEX (D5 - DESIGN 1.4)

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

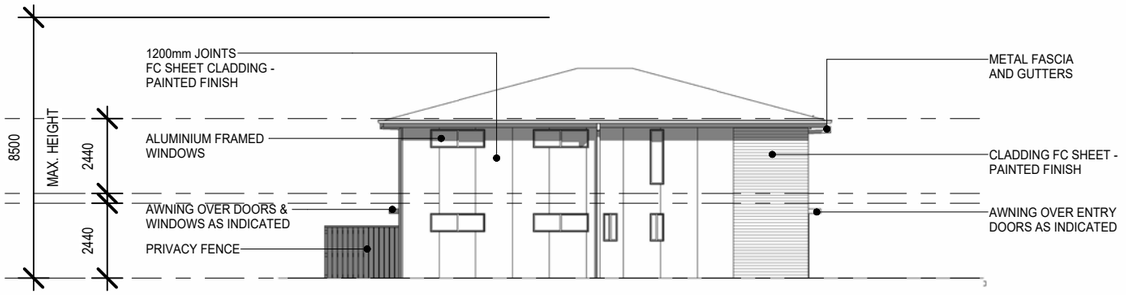
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MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.



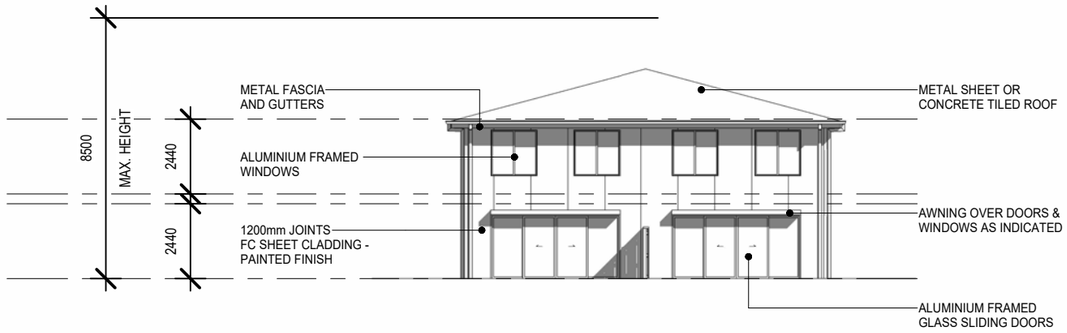
FRONT ELEVATION

1 : 200@A3



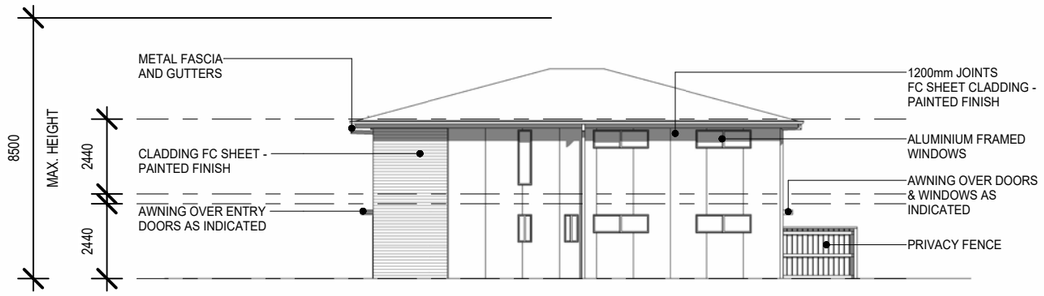
LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

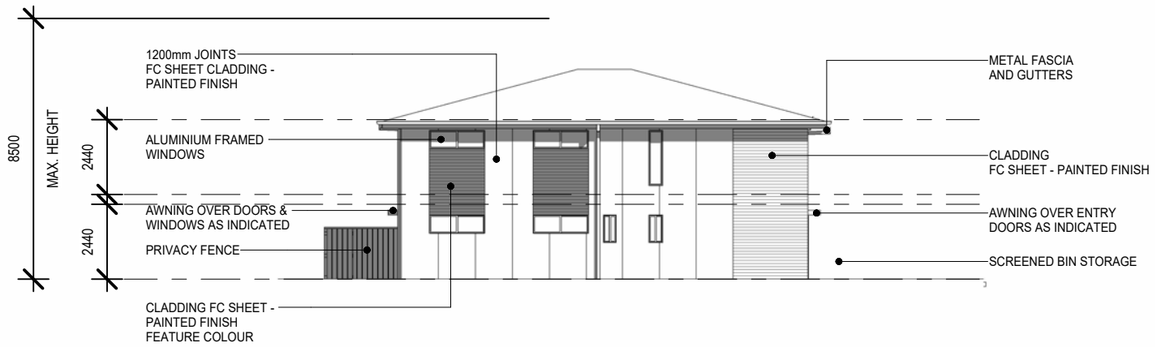
1 : 200@A3

REDDOOR ARCHITECTURE

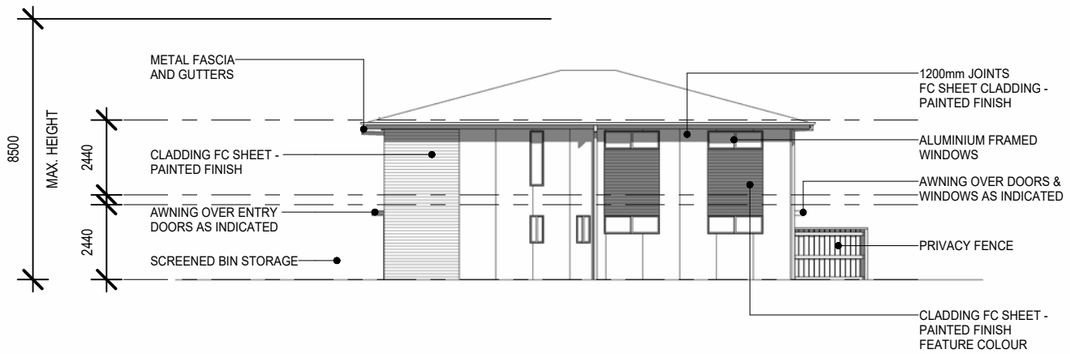
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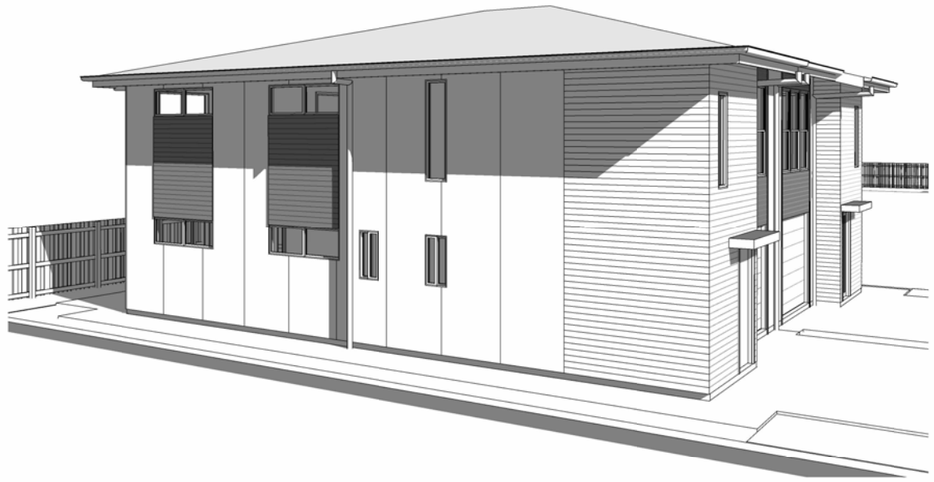
DUPLEX (D5 - DESIGN) - SIDE FEATURE



LEFT SIDE ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3



3D VIEW - SIDE FEATURE
@A3

REDDOOR ARCHITECTURE

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DUPLEX (D5 - DESIGN) - FRAMED WINDOWS



REAR ELEVATION
1 : 200@A3



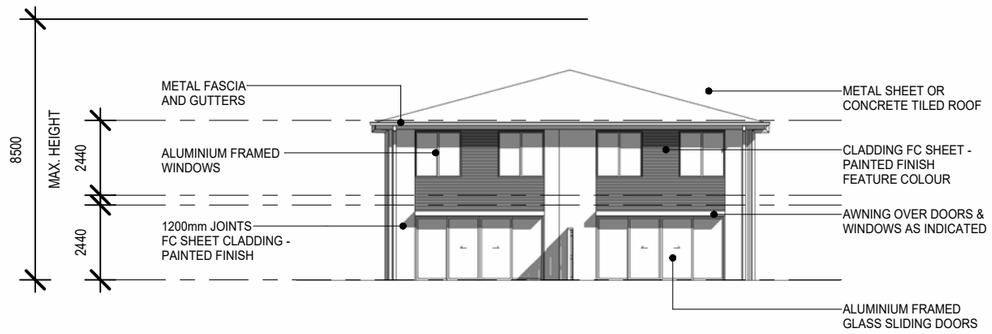
3D VIEW - FRAMED WINDOWS
@A3

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DUPLEX (D5 - DESIGN) - FEATURE CLADDING



REAR ELEVATION
1 : 200@A3



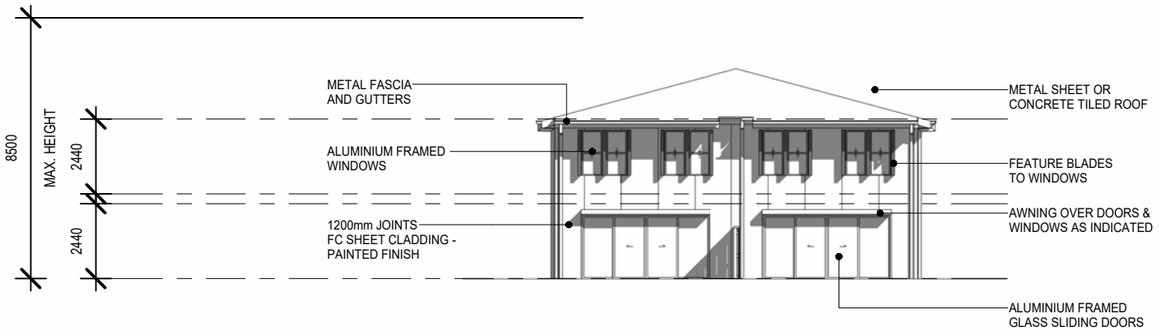
3D VIEW - FEATURE CLADDING
@A3

REDDOOR ARCHITECTURE

REVISION	A	16.10.24	DA ISSUE			
WWW.RDARCH.COM.AU	230008	SCALE 1 : 200	202 BAILEYS MOUNTAIN RD, UPPER COOMERA	MG HOMES	DA-2-512	DUPLEX (D5 - DESIGN) - FEATURE CLADDING

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DUPLEX (D5 - DESIGN) - EXTENDED EAVES



REAR ELEVATION
1 : 200@A3



3D VIEW - EXTENDED EAVES
@A3

REDDOOR ARCHITECTURE

WWW.RDARCH.COM.AU	230008	SCALE 1 : 200	202 BAILEYS MOUNTAIN RD, UPPER COOMERA	MG HOMES	DA-2-513	DUPLEX (D5 - DESIGN) - EXTENDED EAVES

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TRIPLEX (D5 - DESIGN)

1.1



1.2



1.3



1.4



REDDOOR ARCHITECTURE

REVISION	A	16.10.24	DA ISSUE			
WWW.RDARCH.COM.AU	230008	SCALE 1 : 200	202 BAILEYS MOUNTAIN RD, UPPER COOMERA	MG HOMES	DA-3-500	TRIPLEX (D5 - DESIGN)

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TRIPLEX (D5 - DESIGN)

AREA SUMMARY	
SITE COVER	227m²
GROUND FLOOR:	165m²
FIRST FLOOR:	213m²
TOTAL:	**378m²**
GARAGE:	61m²

NOTES:

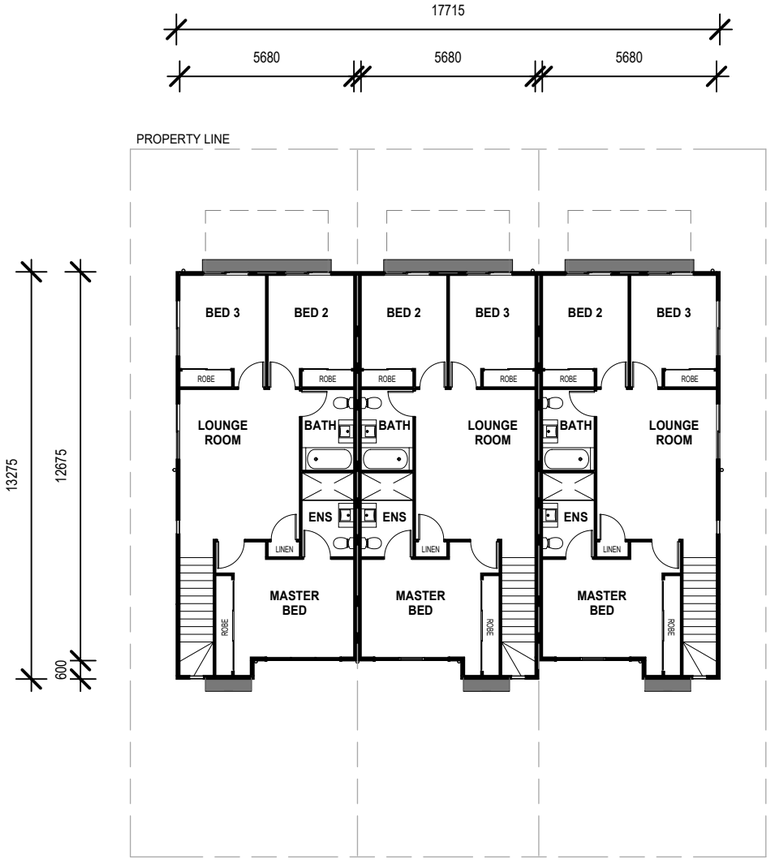
REFER TO SITE PLAN FOR SETBACK DIMENSIONS.

FIRST FLOOR DIMENSIONS ARE TO THE EXTERIOR CLADDING OF THAT LEVEL.



GROUND FLOOR PLAN

1 : 200@A3



FIRST FLOOR PLAN

1 : 200@A3

REDDOOR ARCHITECTURE

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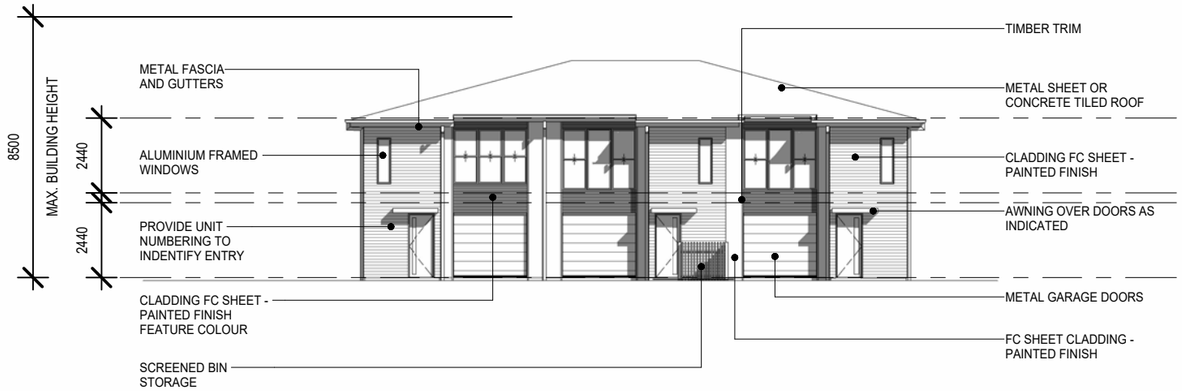
TRIPLEX (D5 - DESIGN 1.1) - ELEVATIONS

ELEVATION NOTES:

MG LAND USES A STANDARD RANGE OF DULUX AND COLORBOND MATCHED COLOURS.

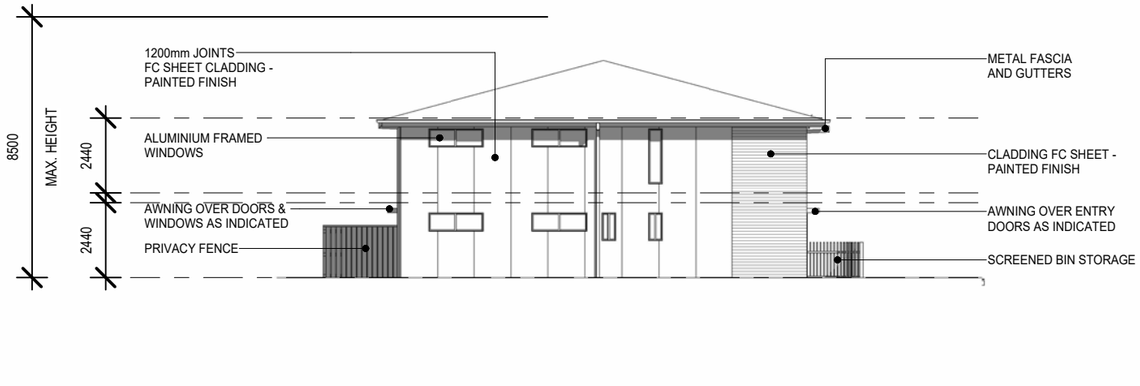
THE TYPICAL ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. REFER TO THE STREETSCAPE ELEVATIONS (DA-0--) FROM MORE DETAILS.

MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 8.5m ABOVE NATURAL GROUND LEVEL.



FRONT ELEVATION

1 : 200@A3



LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

1 : 200@A3

REDDOOR ARCHITECTURE

REVISION			
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TRIPLEX (D5 - DESIGN 1.2) - ELEVATIONS

ELEVATION NOTES:

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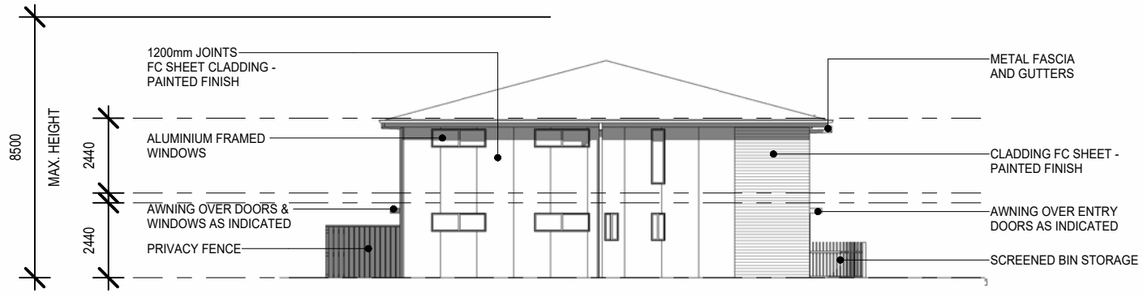
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FRONT ELEVATION

1 : 200@A3



LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

1 : 200@A3

REDDOOR ARCHITECTURE

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TRIPLEX (D5 - DESIGN 1.3) - ELEVATIONS

ELEVATION NOTES:

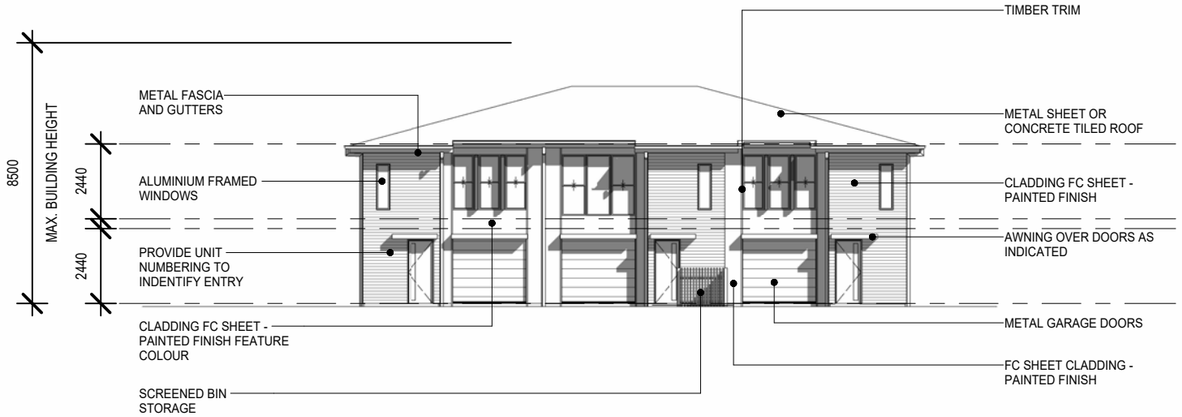
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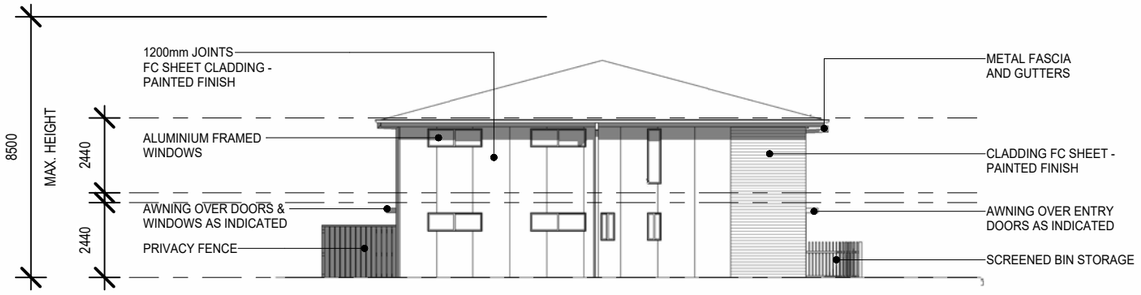
FRONT ELEVATION

1 : 200@A3



LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

1 : 200@A3



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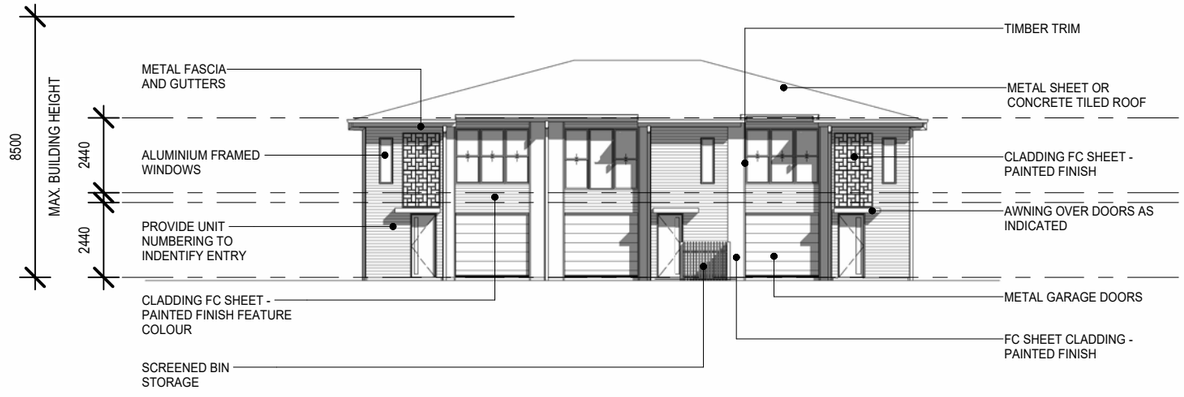
TRIPLEX (D5 - DESIGN 1.4) - ELEVATIONS

ELEVATION NOTES:

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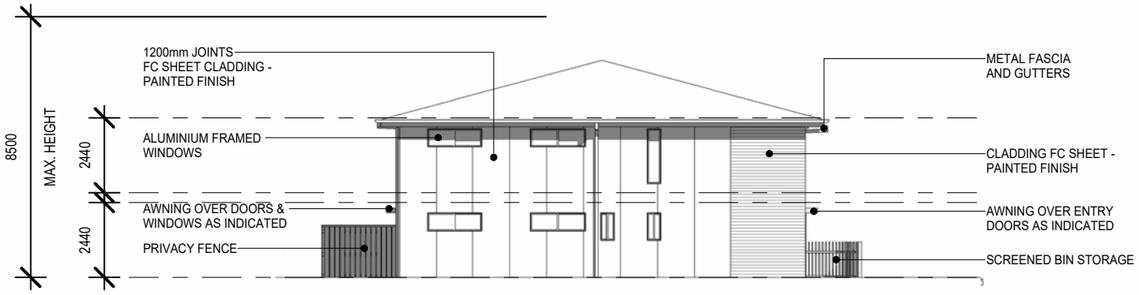
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FRONT ELEVATION

1 : 200@A3



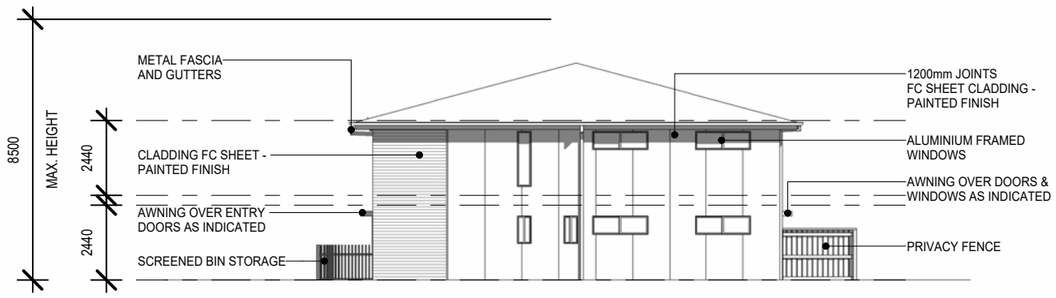
LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

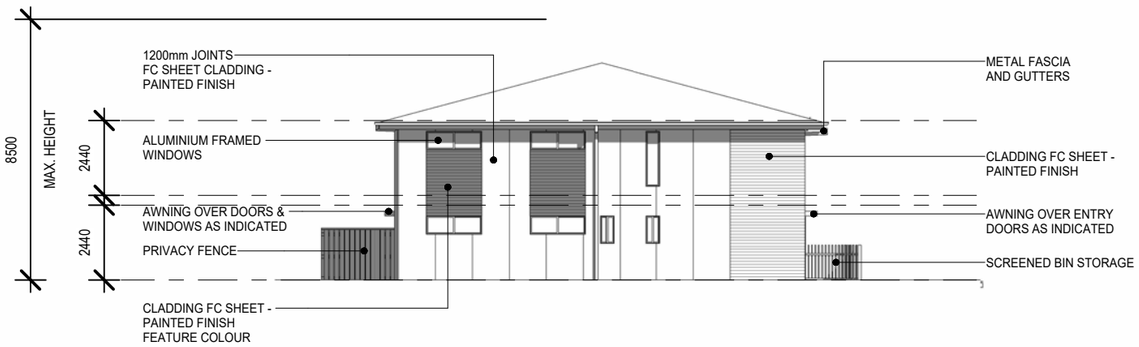
1 : 200@A3

REDDOOR ARCHITECTURE

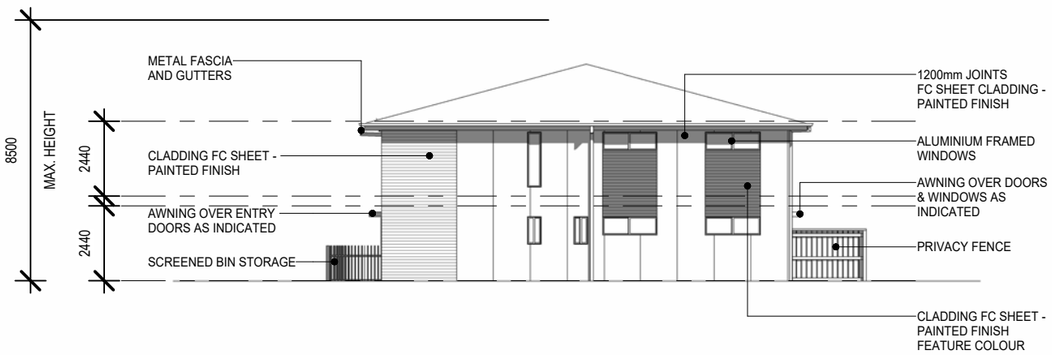
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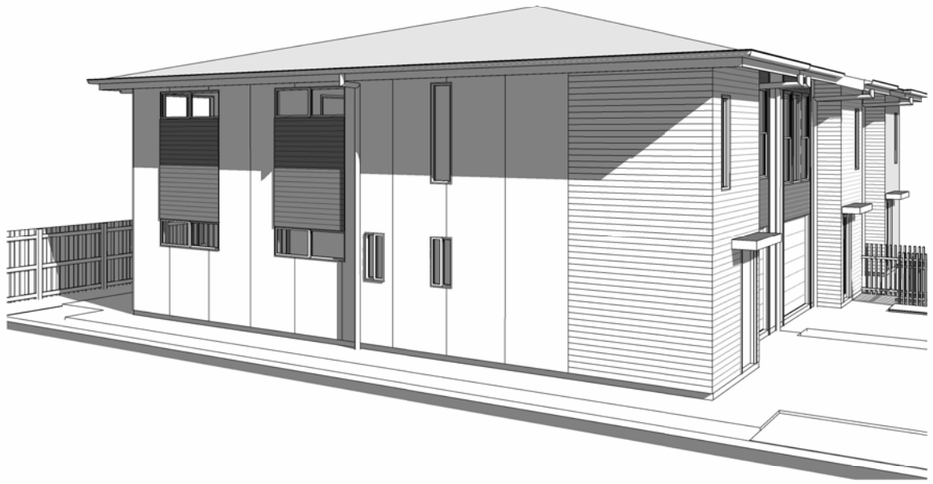
TRIPLEX (D5 - DESIGN) - SIDE FEATURE



LEFT SIDE ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3



3D VIEW - SIDE FEATURE
@A3

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TRIPLEX (D5 - DESIGN) - FEATURE CLADDING



REAR ELEVATION
1 : 200@A3



3D VIEW - FEATURE CLADDING
@A3

REDDOOR ARCHITECTURE

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TRIPLEX (D5 - DESIGN) - EXTENDED EAVES



REAR ELEVATION
1 : 200@A3



3D VIEW - EXTENDED EAVES
@A3

REDDOOR ARCHITECTURE

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QUADPLEX (D5 - DESIGN)

1.1



1.2



1.3



1.4



REDDOOR ARCHITECTURE

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QUADPLEX (D5 - DESIGN)

AREA SUMMARY	
SITE COVER	303m²
GROUND FLOOR:	220m²
FIRST FLOOR:	284m²
TOTAL:	**504m²**
GARAGE:	82m²

NOTES:

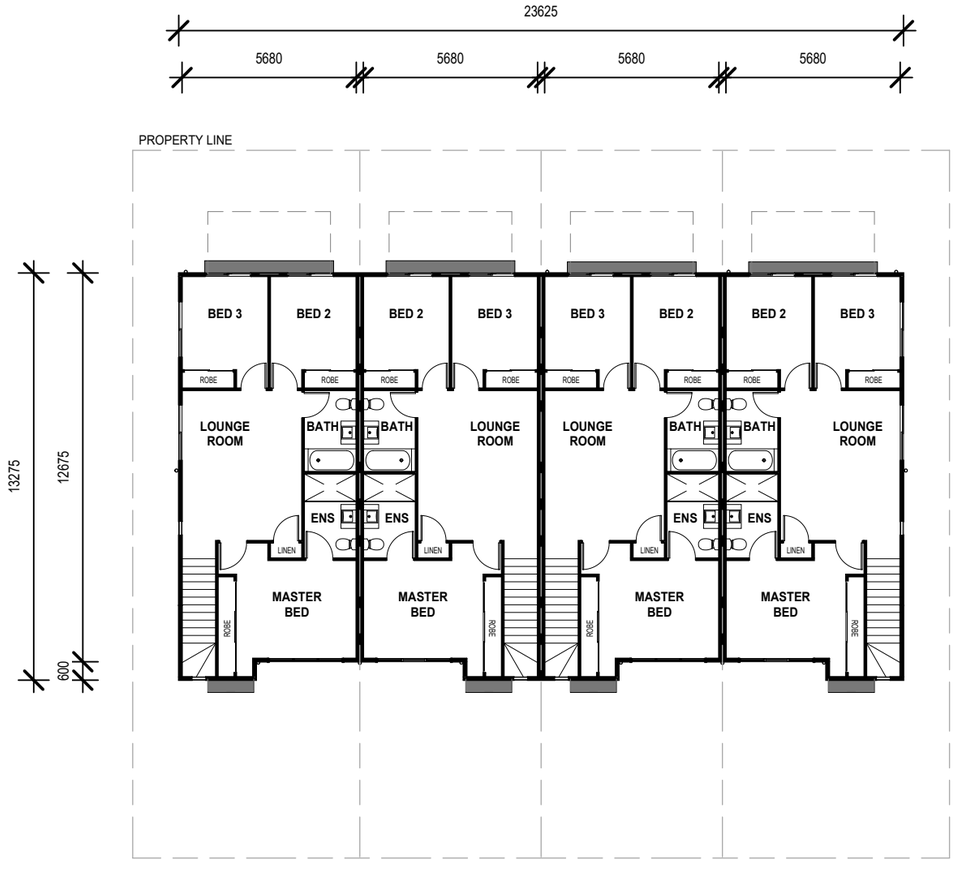
REFER TO SITE PLAN FOR SETBACK DIMENSIONS.

FIRST FLOOR DIMENSIONS ARE TO THE EXTERIOR CLADDING OF THAT LEVEL.



GROUND FLOOR PLAN

1 : 200@A3



FIRST FLOOR PLAN

1 : 200@A3

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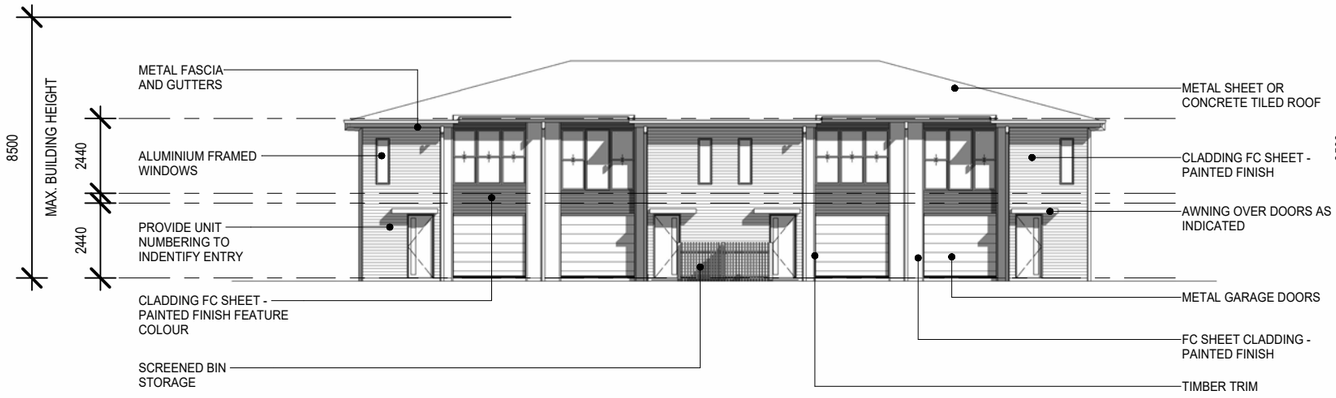
QUADPLEX (D5 - DESIGN 1.1) - ELEVATIONS

ELEVATION NOTES:

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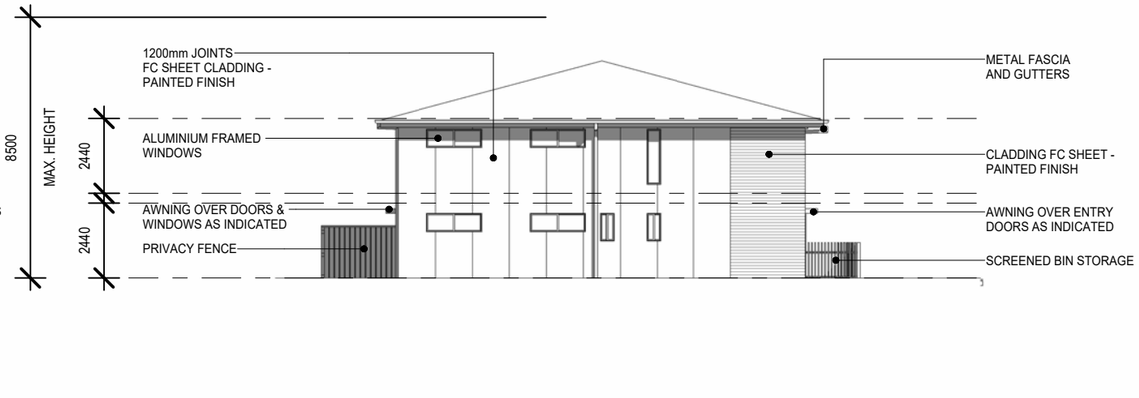
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FRONT ELEVATION

1 : 200@A3



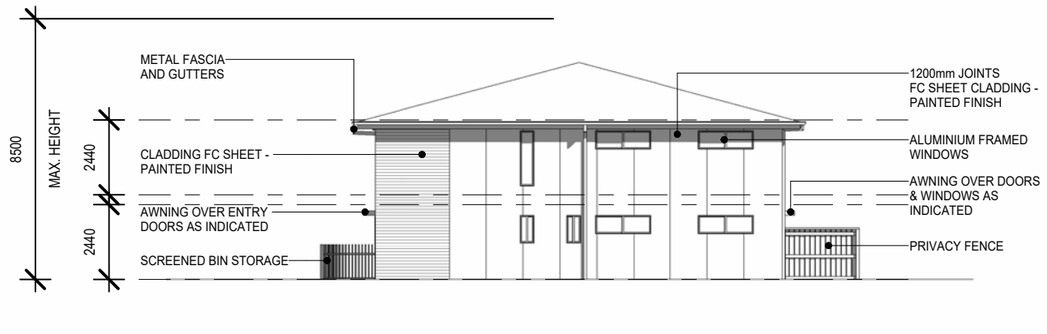
LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

1 : 200@A3

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QUADPLEX (D5 - DESIGN 1.2) - ELEVATIONS

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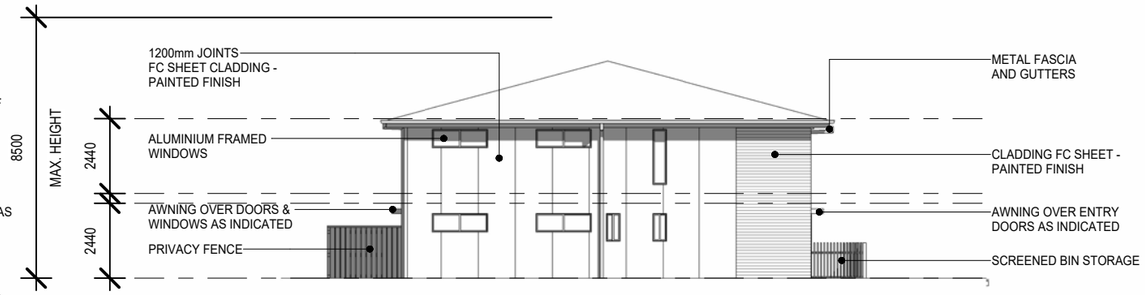
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FRONT ELEVATION

1 : 200@A3



LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

1 : 200@A3

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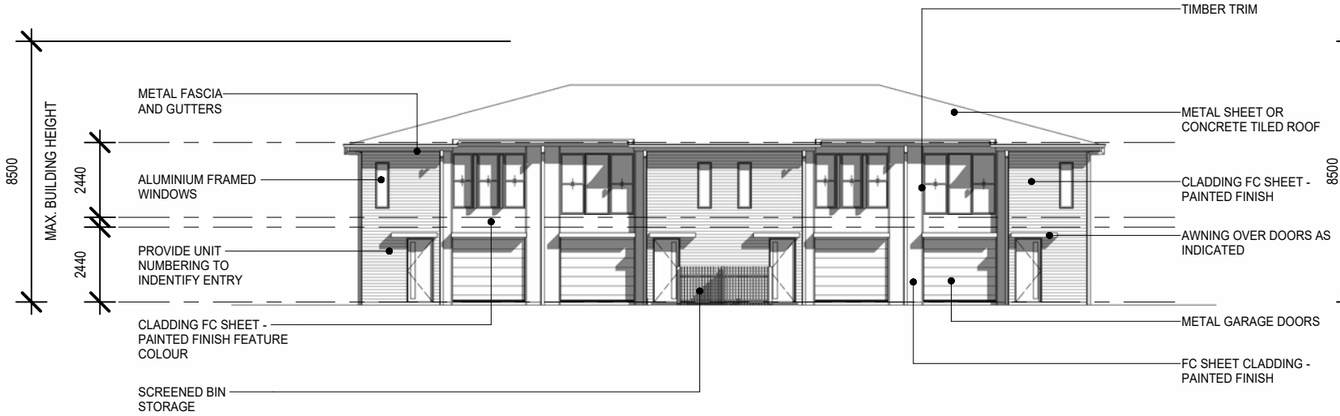
QUADPLEX (D5 - DESIGN 1.3) - ELEVATIONS

ELEVATION NOTES:

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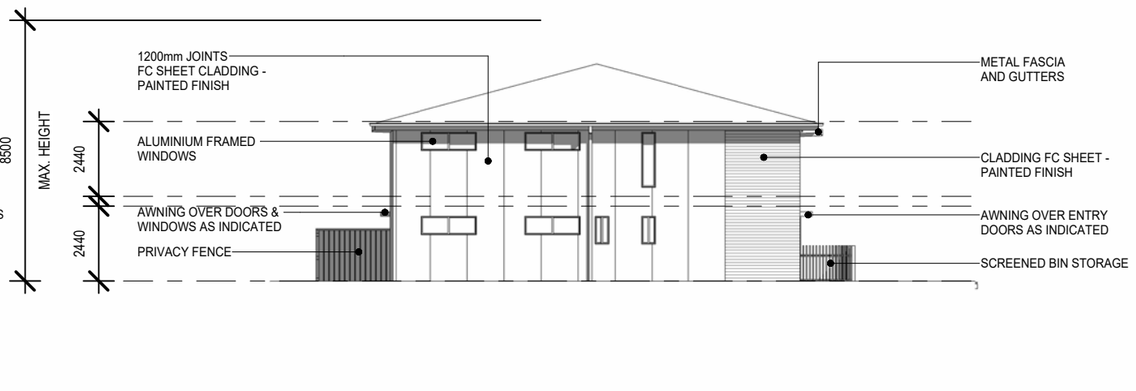
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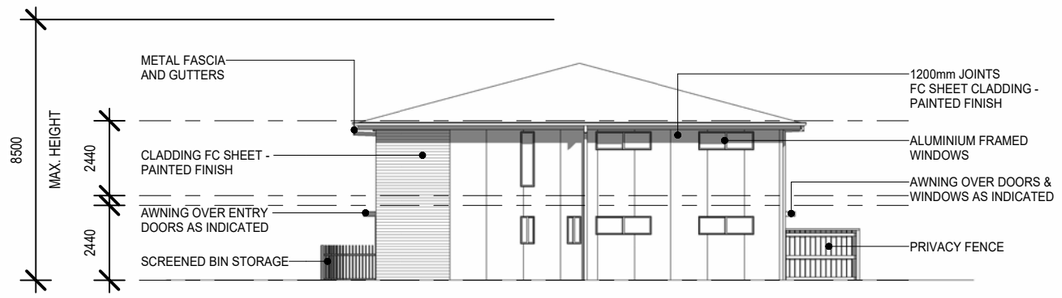
LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

1 : 200@A3

REDDOOR ARCHITECTURE

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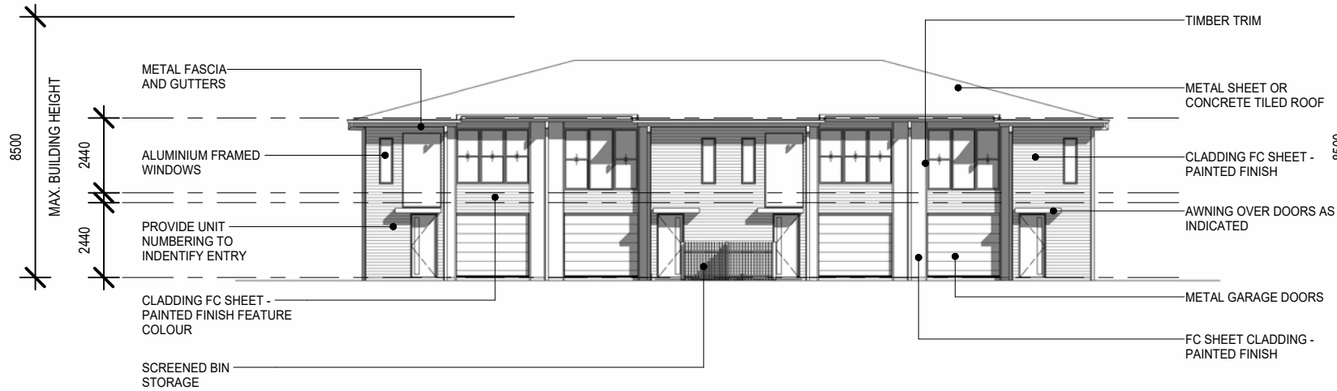
QUADPLEX (D5 - DESIGN 1.4) - ELEVATIONS

ELEVATION NOTES:

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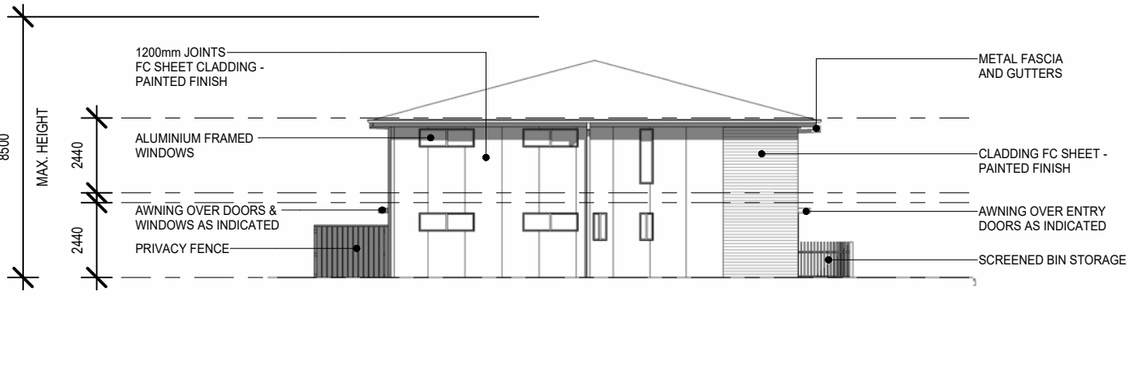
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FRONT ELEVATION

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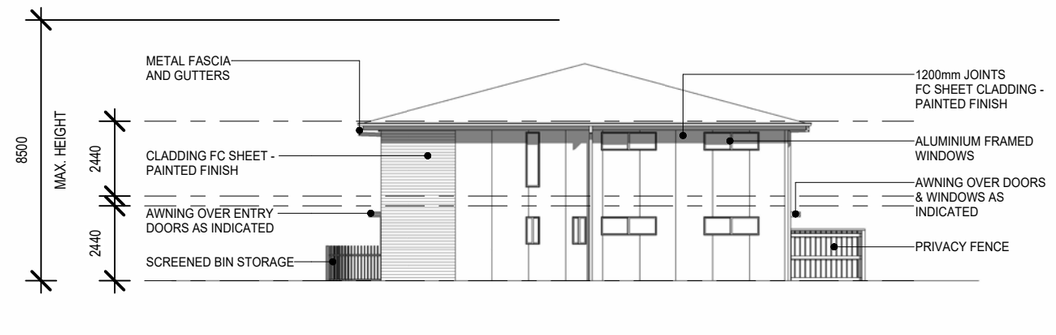
LEFT SIDE ELEVATION

1 : 200@A3



REAR ELEVATION

1 : 200@A3



RIGHT SIDE ELEVATION

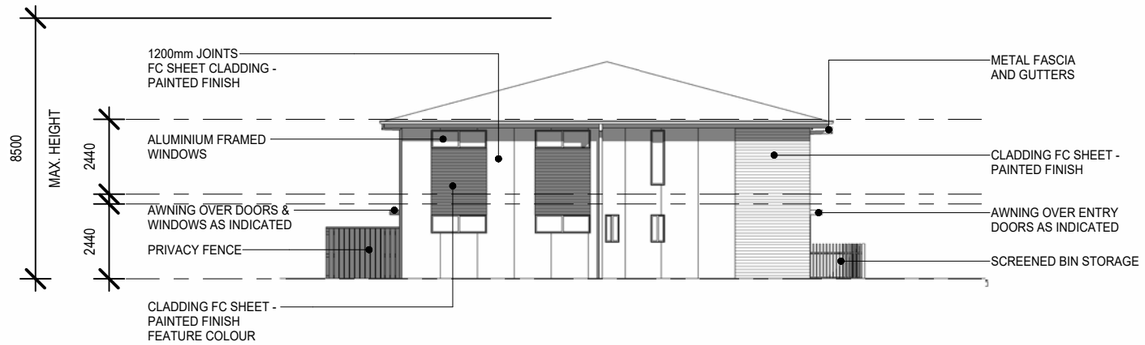
1 : 200@A3

REDDOOR ARCHITECTURE

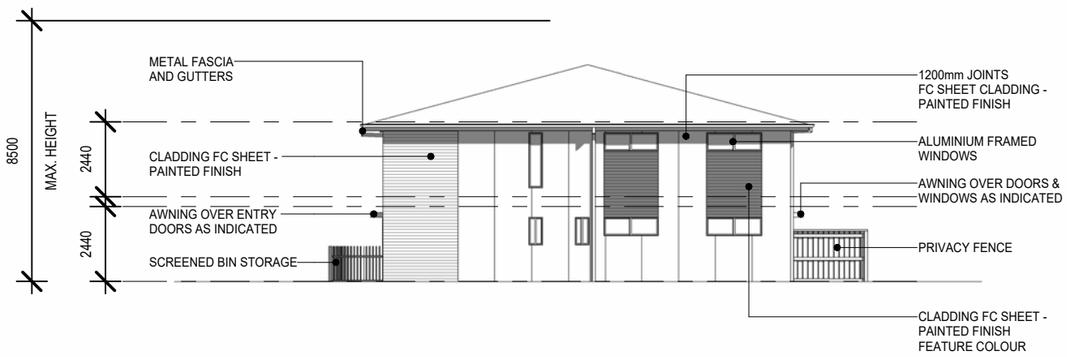
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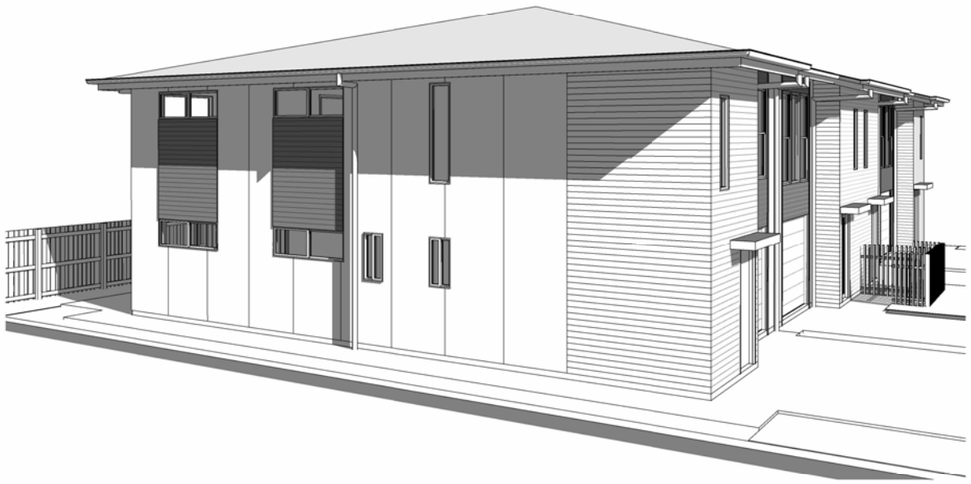
QUADPLEX (D5 - DESIGN) - SIDE FEATURE



LEFT SIDE ELEVATION
1 : 200@A3



RIGHT SIDE ELEVATION
1 : 200@A3



3D VIEW - SIDE FEATURE
@A3

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QUADPLEX (D5 - DESIGN) - FRAMED WINDOWS



REAR ELEVATION
1 : 200@A3



3D VIEW - FRAMED WINDOWS
@A3

REDDOOR ARCHITECTURE

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QUADPLEX (D5 - DESIGN) - FEATURE CLADDING



REAR ELEVATION
1 : 200@A3



3D VIEW - FEATURE CLADDING
@A3

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QUADPLEX (D5 - DESIGN) - EXTENDED EAVES



REAR ELEVATION
1 : 200@A3



3D VIEW - EXTENDED EAVES
@A3

REDDOOR ARCHITECTURE

REVISION	A	16.10.24	DA ISSUE

GENERAL NOTES

1. FILLING TO ALLOTMENTS TO HAVE MINIMUM FALL 0.70% TO ROAD ALIGNMENT, OR TO PIPED DRAINAGE SYSTEM AT REAR .
2. ALL EXPOSED CLAY AND BARE SOIL ARE TO BE TOPSOILED AND GRASSED AS SPECIFIED, WITH MINIMUM SOIL DEPTH OF 100mm. A CATCH DRAIN IS TO BE CUT TO PROTECT SUCH GRASSED AREAS FROM SCOUR DURING INITIAL GROWTH.
3. SERVICE CONDUITS FOR WATER, ENERGEX , GAS AND TELSTRA/OPTUS ARE TO BE INSTALLED AS DIRECTED, AND IN ACCORDANCE WITH THE LOCAL GOVERMENTS STANDARD DRAWING AND STANDARD SPECIFICATION.
6. CONSTRUCTION SETOUT TO BE BASED ON CONTROL DATA AND COMPUTER DESIGN DISKS TO BE PROVIDED BY THE PRINCIPALS SURVEYOR.

EXISTING SERVICES AND FEATURES

1. THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA OR AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT.
2. THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
3. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN APPROVAL OF HIS PROGRAM FOR THE RELOCATION/CONSTRCUTION OF TEMPORARY SERVICES.
4. CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REMAINING IN OPERATION DURING THE WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.
5. INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO THE PRINCIPAL. CONTRACTOR TO GAIN APPROVAL FROM THE SUPERINTENDENT FOR TIME OF INTERRUPTION.
6. EXISTING SERVICES, BUILDINGS, EXTERNAL STRUCTURES AND TREES SHOWN ON THESE DRAWINGS ARE EXISTING FEATURES PRIOR TO ANY DEMOLITION WORKS.
7. EXISTING SERVICES UNLESS SHOWN ON THE SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE A 'DIAL BEFORE YOU DIG' SEARCH AND TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
8. ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS AND BRICK PAVING SHALL BE LOCATED IN Ø80 uPVC SEWER GRADE CONDUITS EXTENDING A MINIMUM OF 500mm BEYOND EDGE OF PAVING.

ENVIRONMENTAL SITE MANAGEMENT

1. VEGETATION PROTECTION
   A) TREES LOCATED ALONG THE FOOTPATH SHOULD BE, WHERE POSSIBLE TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
   B) WHEN WORKING WITHIN 4.00m OF TREES, RUBBER OR HARDWOOD GIRDLES SHOULD 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.
   C) WHERE POSSIBLE TREE ROOTS SHOULD BE TUNNELED UNDER, RATHER THAN SEVERED. IF TREE ROOTS ARE SEVERED THE DAMAGED AREA SHOULD BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT ARBORIST FOR ADVICE. PH 3403 2958
   D) ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY COUNCIL'S METROPOLITAN TREE SERVICE. PH 3403 2955
2. SOIL
   A) TOPSOIL AND SUBSOIL SHOULD BE STOCKPILED SEPARATELY.
   B) CARE SHOULD BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
3. REHABILITATION
   A) PRE DISTURBANCE SOIL PROFILES AND COMPACTION LEVELS ARE TO BE REINSTATED.
   B) PRE DISTURBANCE VEGETATION PATTERNS SHOULD BE RESTORED. FOR FURTHER INFORMATION CONTACT COUNCIL ECOLOGICAL ASSESSMENT OFFICER PH. 34038888

EARTHWORKS

1. THE CONTRACTOR IS TO STRIP THE CONSTRUCTION AREA OF ALL GRASS, SHRUBS, RUBBISH, AND DELETERIOUS MATERIAL AS NOMINATED BY THE ENGINEER AND DISPOSE OF THIS UNSUITABLE MATERIAL OFF SITE.
2. LOCATION AND DEPTH OF EXISTING UNDERGROUND SERVICES IS TO BE VERIFIED ON SITE PRIOR TO COMMENCING EXCAVATION.
3. STRIP APPROXIMATELY 100mm TOPSOIL TO EXTENT OF EARTHWORKS AND STOCKPILE ONSITE FOR RE-USE AS DIRECTED.
4. BULK EARTHWORKS IS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL STANDARDS AND THE REQUIREMENTS OF AS3798. GEOTECHNICAL SUPERVISION OF EARTHWORKS IS TO BE CARRIED OUT IN ACCORDANCE WITH THE LEVEL 1 REQUIREMENTS OF AS3798 BY A N.A.T.A. REGISTERED GEOTECHNICAL TESTING AUTHORITY AT THE CONTRACTORS COST. THE CONTRACTOR SHALL PROVIDE DETAILS OF ALL TESTING TO THE ENGINEER PROGRESSIVELY THROUGH THE WORKS AND NOTIFY THE ENGINEER OF ANY NON-CONFORMANCES. ALL NON CONFORMING WORK IS TO BE RECTIFIED. THE INSPECTION AND TESTING AUTHORITY IS TO PROVIDE A COMPLIANCE CERTIFICATE AND REPORT BY AN RPEQ. INCLUDING THE INSPECTIONS, SAMPLING AND TESTING CARRIED OUT DURING THE EARTHWORKS.
5. PRIOR TO FILL OPERATIONS AND IN THE PRESENCE OF THE CONTRACTOR'S GEOTECHNICAL ENGINEER, PROOF ROLL THE FILL AREA SUBGRADE. REMOVE SOFT AND OR COMPRESSIBLE ZONES AND REPLACE WITH SELECT SITE MATERIAL COMPACTED TO A DENSITY CONSISTENT WITH THAT NOTED FOR THE PROPOSED FILLING.
6. PROOF ROLLING NOMINATED SHALL BE CARRIED OUT USING A SINGLE AXLE HIGHWAY TRUCK WITH A REAR AXLE LOAD NOT LESS THAN 10 TONNES TYRES INFLATED TO 550kPa OR APPROVED EQUIVALENT. EQUIPMENT, LABOUR AND LOADING REQUIRED FOR PROOF ROLLING IS TO BE PROVIDED BY THE CONTRACTOR.
7. THE MAJORITY OF MATERIAL WON FROM PROPOSED EXCAVATIONS SHOULD BE SUITABLE FOR USE AS FILL MATERIAL. SUITABLE MATERIALS FOR FILLING SHOULD GENERALLY HAVE A MAXIMUM PARTICLE SIZE NOT EXCEEDING 150mm. OVERSIZE MATERIAL IS TO BE EITHER CRUSHED TO A PARTICLE SIZE =/< 150mm FOR REUSE AS FILL MATERIAL OR BE DISPOSED OF OFF SITE.
8. ALL FILL UNDER FOOTINGS AND SLABS SHALL BE COMPACTED IN LAYERS NOT GREATER THAN 150mm TO 100% STANDARD COMPACTION FOR COHESIVE MATERIALS OR A DENSITY INDEX OF NOT LESS THAN 70% FOR NON COHESIVE MATERIALS. TESTS SHALL BE CONDUCTED ON FILL AS REQUIRED BY QUALIFIED SOIL TEST CONSULTANT TO CONFIRM COMPACTION.
9. FOLLOWING COMPLETION OF BULK EARTHWORKS OPERATIONS THE CONTRACTOR IS TO NOTIFY THE SUPERINTENDENT. THE FINISHED SURFACE IS TO BE PROOF ROLLED IN THE PRESENCE OF THE CONTRACTOR'S GEOTECHNICAL ENGINEER PRIOR TO TOPSOILING/BUILDING.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT THE SITE AND SURROUNDING AREAS FROM DAMAGE RESULTING FROM STORMWATER RUNOFF. TEMPORARY DIVERSION DRAINS AND OR OTHER DRAINAGE CONTROL DEVICES ARE TO BE IMPLEMENTED BY THE CONTRACTOR DURING CONSTRUCTION TO MINIMIZE THE EFFECTS OF WEATHER.
11. CONTRACTOR TO MAKE UP ANY DEFICIENCIES IN EARTHWORKS WITH APPROVED IMPORTED FILL MATERIAL.
12. IMPORTED FILL MATERIAL IF ORDERED, SHALL BE LOW PLASTICITY GRANULAR FILL HAVING THE FOLLOWING CHARACTERISTICS:
    MINIMUM CBR 15 %, PLASTICITY INDEX <15%, % PASSING 0.0075mm SIEVE <25%
13. EXCESS SPOIL MATERIAL GENERATED DURING CONSTRUCTION IS TO BE DISPOSED OF OFF SITE.
14. ALL FILL MATERIAL PLACED ON THE SITE COMPRISING ONLY NATURAL EARTH AND ROCK IS TO BE FREE OF CONTAMINANTS (AS DEFINED BY SECTION 11 OF THE ENVIROMENTAL PROTECTION ACT (EPA) 1994), NOXIOUS, HAZARDOUS, DELETERIOUS AND ORGANIC MATERIALS. SUITABLE FILL MATERIAL IS DEEMED TO COMPLY WITH THE REQUIREMENTS OF CLAUSE 4.3, AS3798, GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
15. THE MOVEMENT OF MATERIAL TO AND FROM THE SITE IS TO BE IN ACCORDANCE WITH RELEVANT EPA POLICIES, IN PARTICULAR THOSE ADDRESSING PRESENCE AND TREATMENT OF FIRE ANTS.

SUBSOIL DRAINAGE NOTES

1. GENERAL: PROVIDE SUBSOIL DRAINS TO INTERCEPT GROUND WATER SEEPAGE AND PREVENT WATER BUILD-UP BEHIND WALLS AND UNDER FLOORS AND PAVEMENT. CONNECT SUBSOIL TO SURFACE DRAINS OR TO THE STORMWATER DRAINAGE SYSTEM AS APPLICABLE.
2. PIPE DEPTH: PROVIDE THE FOLLOWING MINIMUM CLEAR DEPTH, MEASURED TO THE CROWN OF THE PIPE, WHERE THE PIPE PASSES BELOW THE FOLLOWING ELEMENTS:
   - 100mm BELOW FORMATION LEVEL OF THE PAVEMENT, KERB OR CHANNEL
   - 100mm BELOW THE AVERAGE GRADIENT OF THE BOTTOM OF FOOTINGS
3. JOINTING: AT JUNCTIONS OF SUBSOIL PIPES PROVIDE TEES, COUPLINGS OR ADAPTORS TO AS2439.1
4. TRENCH WIDTH MINIMUM 300mm
5. PIPE UNDERLAY GENERAL: GRADE THE TRENCH FLOOR EVENLY TO THE GRADIENT OF THE PIPELINE. IF THE TRENCH FLOOR IS ROCK, CORRECT ANY IRREGULARITIES WITH COMPACTED BEDDING MATERIAL. BED PIPING ON CONTINUOUS UNDERLAY OF BEDDING MATERIAL, AT LEAST 75mm THICK AFTER COMPACTION. LAY THE PIPE WITH ONE LINE OF PERFORATIONS AT THE BOTTOM.
6. PIPE UNDERLAY CHASES: IF NECESSARY TO PREVENT PROJECTIONS SUCH AS SOCKETS AND FLANGES FROM BEARING ON THE TRENCH BOTTOM OR UNDERLAY.
7. PIPE SURROUNDS GENERAL: PLACE THE MATERIAL IN THE PIPE SURROUND IN LAYERS SMALLER THAN OR EQUAL TO 200mm LOOSE THICKNESS, AND COMPACT WITHOUT DAMAGING OR DISPLACING PIPING.
8. PIPE SURROUNDS DEPTH OF OVERLAY TO THE UNDERSIDE OF THE BASE OF OVERLYING STRUCTURES SUCH AS PAVEMENTS, SLABS AND CHANNELS TO WITHIN 150mm OF THE FINISHED SURFACE OF UNPAVED OR LANDSCAPED AREAS.
9. FILTER SOCKS: PROVIDE POLYESTER PERMEABLE SOCKS CAPABLE OF RETAINING PARTICLES OF 0.25mm SIZES. SECURELY FIT OR JOIN THE SOCK AT EACH JOINT.

FLEXIBLE PAVEMENT NOTES

BASE, SUB BASE AND SELECT MATERIAL

1. GENERAL:
   PAVEMENT "BASE" (IE THE HIGHEST COURSE OF THE PAVEMENT BELOW THE SURFACING) SHALL BE CONSTRUCTED OF FINE CRUSHED ROCK (EXCEPT CONCRETE PAVEMENT. WHERE THE CONCRETE IS THE BASE)
   PAVEMENT "SUB-BASE" (IE THE IMMEDIATE OR LOWER COURSE OF THE PAVEMENT BELOW THE BASE) SHALL BE CONSTRUCTED OF CRUSHED ROCK OR NATURAL GRAVELS.
   PAVEMENT"SELECT MATERIAL LAYER" (IE THE LOWER COURSE OF THE PAVEMENT BELOW THE SUB-BASE). SHALL BE CONSTRUCTED OF CRUSHED ROCK, NATURAL GRAVELS OR SUITABLE SOILS. THE SUBGRADE SURFACE SHALL BE THE SURFACE THAT UNDERLIES EITHER:
   - THE SELECT MATERIAL LAYER WHEN SELECT MATERIAL LAYER IS PRESENT OR
   - THE SUB-BASE WHEN SELECT MATERIAL LAYER IS ABSENT FROM THE PAVEMENT CONSTRUCTION, OR
   - THE BASE WHEN BOTH SELECT MATERIAL LAYER AND SUB-BASE ARE ABSENT FROM THE PAVEMENT CONSTRUCTION.
2. MATERIALS:
   PRIOR TO THE DELIVERY OF ANY MATERIAL TO THE SITE, THE SOURCE OF ALL MATERIALS AND CERTIFICATES THAT THE MATERIAL SATISFIES THE SPECIFIED REQUIREMENTS SHALL BE PROVIDED FOR APPROVAL. ADDITIONALLY FOR EACH MATERIAL SOURCE, COMPLIANCE WITH THE APPROVED QUALITY ASSURANCE PROGRAM FOR INDIVIDUAL MATERIALS SHALL BE PROVIDED TO THE SUPERINTENDENT AS REQUIRED IN THE QUALITY SYSTEM REQUIREMENTS. TESTING OF PAVEMENT MATERIALS WILL NORMALLY BE PERFORMED ON SAMPLES TAKEN AT THE SOURCE PRIOR TO DELIVERY TO THE SITE AND IN THEIR FINAL CONDITIONS AFTER PLACEMENT AND COMPACTION IN THE PAVEMENT. FINAL ACCEPTANCE WILL BE CONDITIONAL ON NO SIGNIFICANT CHANGE IN PROPERTIES DUE TO SEGREGATION OR CONTAMINATION DURING SUBSEQUENT PAVEMENT WORKS.
   FINE CRUSHED ROCK MATERIALS
   FINE CRUSHED ROCK SHALL CONFORM TO THE REQUIREMENTS OF TYPE 2.1 MATERIAL AS SPECIFIED IN TMR SPECIFICATION MRTS05 AND SHALL BE HARD, DURABLE STONE FREE OF CLAY LUMPS, ORGANIC MATTER AND OBJECTIONABLE QUANTITIES OF DELETERIOUS SUBSTANCES. THE MATERIAL MAY BE CRUSHER RUN OR SCREENED AND RECOMBINED. ALL THE MATERIAL REQUIREMENTS APPLY BOTH PRIOR TO AND AFTER PLACEMENT IN THE PAVEMENT.
   SUB-BASE MATERIALS
   SUB-BASE MATERIALS SHALL BE CRUSHED ROCK SUB-BASE OR SUITABLE NATURAL GRAVELS AND CONFORM TO THE REQUIREMENTS OF TYPE 2.3 AS PER TMR SPECIFICATION MRTS05. STONE SHALL BE HARD, DURABLE AND THE MATERIALS SHALL BE FREE OF CLAY LUMPS, ORGANIC MATTER AND OBJECTIONABLE QUANTITIES OF DELETERIOUS SUBSTANCES. ALL THE MATERIAL REQUIREMENTS APPLY BOTH PRIOR TO AND AFTER PLACEMENT IN THE PAVEMENT.

ASPHALTIC CONCRETE SURFACING NOTES

1. ASPHALT (HOT MIXED) TO AS2150
2. BITUMEN EMULSION TO AS1160
3. BASECOURSE SURFACE TO BE FIRM, FREE OF SURFACE WATER, OILS, GREASE, RETARDERS, LOOSE MATERIAL AND DUST. APPLY TACK COAT IMMEDIATELY BEFORE PLACING ASPHALT.
4. TACK COAT: BITUMINOUS EMULSION SPRAY TO THE RECOMMENDATION OF AS2150
5. ASPHALT: MIXING LAYING AND COMPACTION TO THE RECOMMENDATION OF AS2150
   TACK COAT: BITUMINOUS EMULSION SPRAY TO THE RECOMMENDATION OF AS2150
6. MIXES:
   - AC10 - 10mm NOMINAL MAXIMUM AGGREGATE SIZE
   - AC7 - 7mm NOMINAL MAXIMUM AGGREGATE SIZE
   - AC5 - 5mm NOMINAL MAXIMUM AGGREGATE SIZE
7. BITUMEN BINDER CLASS 170
8. SURFACE FINISH: DENSE, SMOOTH, FREE OF ROLLER MARKS AND LOOSE MATERIAL. COMPACTION: WHILST THE MIX TEMPERATURE IS ABOVE 140°C. SITE DENSITY (MINIMUM):95% OF THE 50 BELOW MARSHALL DENSITY OF THE LABORATORY COMPACTED MIX.
9. JOINTS:
   - THE NUMBER OF JOINTS, BOTH LONGITUDINAL AND TRAVERSE, SHALL BE KEPT TO A MINIMUM.
   - THE DENSITY AND SURFACE FINISH AT JOINTS SHALL BE SIMILAR TO THOSE OF THE REMAINDER OF THE LAYER.
   - FORM JOINTS AND STAGGER 300mm MINIMUM IN SUCCESSIVE LAYERS
10. FINISHED PAVEMENT PROPERTIES:
    FINISHED SURFACES SHALL BE SMOOTH, DENSE AND TRUE TO SHAPE AND SHALL NOT VARY MORE THAN 10mm FROM SPECIFIED PLAN LEVEL AT ANY POINT AND SHALL NOT DEVIATE FROM THE BOTTOM OF A 3mm STRAIGHT EDGE LAID IN ANY DIRECTION BY MORE THAN 5mm.
11. REFER PAVEMENT PLAN FOR ADDITIONAL NOTES WHERE REQUIRED.

FLEXIBLE PAVEMENT NOTES cont'd

RIGID CONCRETE PAVEMENT NOTES

GENERAL:
1. CARRY OUT ALL CONCRETE WORK IN ACCORDANCE WITH AS3600 AND THE SPECIFICATION. KEEP A COPY OF THESE DOCUMENTS ON SITE.
2. VERIFY ALL SETTING OUT DIMENSIONS WITH THE ARCHITECT AND OR THE SURVEYOR.
3. DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS.
4. IN CASE OF DOUBT - ASK.

CONCRETE:
1. PLACE CONCRETE OF THE FOLLOWING CHARACTERISTIC COMPRESSIVE STRENGTH F'C AS DEFINED IN AS3600 OR RTA FROM 609. ADD WATER REDUCING ADMIXTURE EQUAL TO WRDA.

	AS3600 F'C MPA AT 28 DAYS	SPECIFIED SLUMP (mm)	NOMINAL AGG. SIZE (mm)
ALL KERBS, PITS ETC	25	80	20
VEHICULAR PAVING	REFER TO CONCRETE PAVEMENT NOTES BELOW		

2. USE TYPE GP CEMENT IN ACCORDANCE WITH AS36972
3. ALL CONCRETE SHALL BE SUBJECT TO PROJECT CONTROL SAMPLE AND TESTING TO AS3600.
4. CONSOLIDATE BY VIBRATION. CURE SURFACES BY COVERING WITH PLASTIC AND KEEPING MOIST FOR MIN. 7 DAYS.

RIGID CONCRETE PAVEMENT NOTES

REINFORCEMENT:
1. FIX REINFORCEMENT AS SHOWN ON DRAWINGS. THE TYPE AND GRADE IS INDICATED BY A SYMBOL AS SHOWN BELOW.
   - N. HOT ROLLED DEFORMED BAR. GRADE 500
   - R. PLAIN ROUND BAR. GRADE 250
   -SL OR RL. HARD DRAWN WIRE FABRIC SQUARE OR RECTANGULAR.
2. PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING CONCRETE COVER TO ALL REINFORCEMENT UNLESS NOTED OTHERWISE.
   - FOOTINGS: 75 BOTTOM, 65 TOP AND SIDE 40
   - SLABS: 40 WHEN EXPOSED TO WEATHER
   - DRAINAGE STRUCTURES: 30 WHEN CAST IN FORMS BUT LATER EXPOSED TO WEATHER OR GROUND. 65 WHEN CAST DIRECTLY IN CONTACT WITH GROUND.
3. FOR ALL PITS LOCATED IN CONCRETE PROVIDE 2N16 TRIMMER BARS AROUND 1200mm LONG AROUND ALL CORNERS OF PITS UNLESS SHOWN OTHERWISE.

REINFORCEMENT:
1. FIX REINFORCEMENT AS SHOWN ON DRAWINGS. THE TYPE AND GRADE IS INDICATED BY A SYMBOL AS SHOWN BELOW.
   - N. HOT ROLLED DEFORMED BAR. GRADE 500
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   -SL OR RL. HARD DRAWN WIRE FABRIC SQUARE OR RECTANGULAR.
2. PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING CONCRETE COVER TO ALL REINFORCEMENT UNLESS NOTED OTHERWISE.
   - FOOTINGS: 75 BOTTOM, 65 TOP AND SIDE 40
   - SLABS: 40 WHEN EXPOSED TO WEATHER
   - DRAINAGE STRUCTURES: 30 WHEN CAST IN FORMS BUT LATER EXPOSED TO WEATHER OR GROUND. 65 WHEN CAST DIRECTLY IN CONTACT WITH GROUND.
3. FOR ALL PITS LOCATED IN CONCRETE PROVIDE 2N16 TRIMMER BARS AROUND 1200mm LONG AROUND ALL CORNERS OF PITS UNLESS SHOWN OTHERWISE.

CONCRETE VEHICULAR PAVEMENT NOTES:
1. CONCRETE MIX PARAMTERTERS:
   - MAXIMUM AGGREGATE SIZE = 20mm
   -FLEXURAL STRENGTH AT 28 DAYS = 3.5 MPa (F'c=32MPa)
   - FLEXURAL STRENGTH AT 90 DAYS = 3.85 MPa
   - MAXIMUM WATER / CEMENT RATIO = 0.45
   - MAXIMUM SHRINKAGE LIMIT = 600 MICROSTRAINS (AS1012.13) AFTER 8 WEEKS OF DRYING.
   - MINIMUM CEMENT CONTENT = 300kg/m^3
   - CEMENT TO BE TYPE GP (NORMAL CEMENT) TO AS3972
   - SLUMP = 50mm
2. SAWN JOINTS ARE TO BE CUT BETWEEN 2-4 HOURS AFTER CONCRETE POUR USING SOFT SAW CUT TO AVOID DAMAGING THE SURFACE DURING SAWCUT.
3. THE BUILDER SHALL PROVIDE CONSTANT SUPERVISION OF CONCRETE POURS EXECUTED BY SUB-CONTRACTORS TO ENSURE:
   - REINFORCEMENT DISPLACED OFF CHAIRS ARE REPLACED PRIOR TO CONCRETE PLACEMENT.
   -NO SITE WATER IS ADDED TO CONCRETE OR CONCRETE IN WAITING TRUCKS. (REQUIRED SLUMP FOR PLACEMENT SHALL BE ACHIEVED USING SUPER PLASTICISER)
   - ALL CONCRETE IS FULLY COMPACTED USING A POKER VIBRATOR.
   - NO POURS ARE EXECUTED WHEN WHEN THE AMBIENT TEMPERATURE EQUALS OR EXCEEDS 35° C.
4. CURING: THE FINISHED CONCRETE SHALL BE CURED FOR A MINIMUM OF SEVEN DAYS USING AT LEAST ONE OF THE FOLLOWING METHODS:
   -PONDING OR CONTINUOUS SPRINKLING OF WATER.
   - THE USE OF AN ABSORBENT COVER KEPT CONSTANTLY WET. (WHEN THE AMBIENT TEMPERATURE EXCEEDS 32°C CURING MAY ONLY BE ACHIEVED USING ABOVE 2 METHODS.
   - THE USE OF AN IMPERMEABLE SHEET MEMBRANE OVER A MOISTENED SURFACE. (THE MEMBRANE SHALL BE FIXED AND LAPPED SO THAT NO AIR CIRCULATION CAN OCCUR AT THE CONCRETE SURFACE.)
   - THE USE OF A CURING COMPOUND COMPLYING WITH AS3799, APPLIED UNIFORMLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, AND WHEN DRY THE COAT SHOULD BE CONTINUOUS, FLEXIBLE AND WITHOUT VISIBLE BREAKS OR PIN HOLES FOR SEVEN DAYS.
5. BROOM CONCRETE FINISH UNLESS SPECIFIED OTHERWISE TO ARCHITECTS REQUIREMENTS.

CONCRETE

C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS.3600, CURRENT EDITION WITH AMENDMENTS.

C2 CONCRETE QUALITY (UNLESS SHOWN OTHERWISE):
CEMENT SHALL BE TYPE 'A' NORMAL PORTLAND CEMENT.
SIZE OF COARSE AGGREGATE SHALL BE 20 mm. U.N.O.
CONCRETE SHALL HAVE THE FOLLOWING SLUMP DURING PLACING:
- BEAMS, SLABS AND FOOTINGS _ _ _ _ _ _ _ 80 mm.
- COLUMNS AND WALLS _ _ _ _ _ _ _ _ _ _ _ 80 mm.

ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

ELEMENT	CONCRETE STRENGTH	SPECIAL REQUIREMENTS
FOOTINGS	N25 U.N.O.	
SLAB ON GROUND	N32 U.N.O.	

STRENGTH SHALL BE VERIFIED BY PROJECT CONTROL TESTING IN ACCORDANCE WITH AS. 3600 AND AS. 1379.

C3 CLEAR CONCRETE COVER TO REINFORCEMENT INCLUDING TIES AND STIRRUPS, UNLESS SHOWN OTHERWISE, SHALL BE:

ELEMENT	FORMED & SHELTERED	FORMED & EXPOSED	NO FORMWORK
SLABS	30mm	45mm	40mm
FOOTINGS	50mm	50mm	50mm

COVER TO REINFORCEMENT SHALL BE OBTAINED BY THE USE OF CONCRETE OR PLASTIC BAR CHAIRS FOR BOTTOM REINFORCEMENT AND PLASTIC TIPPED WIRE BAR CHAIRS FOR TOP REINFORCEMENT. ALL CHAIRS SHALL BE SPACED AT MAXIMUM 800mm CENTRES EACH WAY. U.N.O. ALL BAR CHAIRS SHALL BE PLASTIC IN ALL EXTERNAL SLABS. ALL BAR CHAIRS DIRECTLY PLACED ON SUBGRADE SHALL BE SUPPORTED BY METAL PANS.

C4 REINFORCEMENT QUALITY AND NOTATION:

SYMBOL	BAR SHAPE	STRENGTH GRADE (MPa)	DUCTILITY CLASS	TO COMPLY WITH AUST. STANDARD
S	STRUCTURAL GRADE DEFORMED RIB BAR	250	NORMAL	AS. 1302
N	HOT ROLLED DEFORMED RIB BAR	500	NORMAL	AS. 4671
R	PLAIN ROUND BAR	250	NORMAL	AS. 4671
RL	RECTANGULAR MESH OF DEFORMED RIB BAR	500	LOW	AS. 4671
SL	SQUARE MESH OF DEFORMED RIB BAR	500	LOW	AS. 4671
L-TM	TRENCH MESH	500	LOW	AS. 4671
W	COLD DRAWN WIRE	500	LOW	AS. 4671

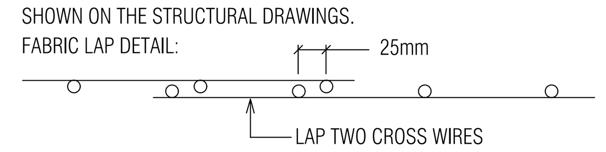
C5 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.

C6 SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN. THE WRITTEN APPROVAL OF THE ENGINEER SHALL BE OBTAINED FOR ANY OTHER SPLICES. WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCMENT.
LAP LENGTHS: (MINIMUM U.N.O.)

BAR SIZE	LAP LENGTH	BAR SIZE	LAP LENGTH
N10	375	N24	900
N12	500	N28	1050
N16	600	N32	1200
N20	750	N36	1350

C7 WELDING OF THE REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

C8 FABRIC LAP DETAIL:



C9 SLAB REINFORCEMENT SHALL EXTEND AT LEAST 65mm ONTO MASONRY SUPPORT WALLS UNLESS SHOWN OTHERWISE.

C10 CONCRETE SIZES SHOWN ARE MINIMUM AND NO REDUCTIONS BY DUCTS, PIPES, ETC., SHALL BE MADE WITHOUT THE APPROVAL OF THE SUPERVISING OFFICER. SIZES DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

C11 TRIM ALL PENETRATION GREATER THAN 300 mm WITH 2/N12 BARS EACH SIDE TOP AND BOTTOM EXTENDING 600 PAST OPENINGS AND DISPLACE REINFORCEMENT EITHER SIDE.

C12 PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER. PIPES OR CONDUITS CAST WITHIN THE SLAB SHALL BE PLACED IN MIDDLE THIRD OF SLAB. PIPES/CONDUITS SHALL NOT BE BUNDLED.

C13 NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

C14 CONSTRUCTION JOINTS, WHERE NOT SHOWN, SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.

C15 ALL CONCRETE SHALL BE COMPACTED USING HIGH FREQUENCY VIBRATORS.

C16 ALL SLABS SHALL BE PLACED AT THE SAME TIME AS BEAMS OF WHICH THEY FORM PART.

C17 CURINGS OF ALL CONCRETE SURFACES SHALL COMMENCE IMMEDIATELY AFTER SURFACES ARE FINISHED AND SHALL CONTINUE FOR A MINIMUM OF 7 DAYS. CURING METHODS SHALL BE EITHER CHEMICAL,WATER SATURATED CONCRETE SEALED IN CLEAR PLASTIC OR FLOODING.

C18 SLABS WITH SPECIFIED ROUGH FINISH ARE TO BE KEPT FREE OF BLEED WATER AND FLOATED TO PREVENT THE FORMATION OF PLASTIC SHRINKAGE CRACKS.

C19 AN ALIPHATIC ALCOHOL EVAPORATION RETARDANT SHALL BE USED ON ALL SLABS IMMEDIATELY AFTER FIRST SCREED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. AN ALIPAHTIC ALCOHOL SHALL BE USED TO AID THE FINISHING OF THE CONCRETE SURFACE, WATER SHALL NOT BE USED. THIS IS AN ADDITIONAL REQUIREMENT TO CURING.

C20 SLAB, BEAM AND COLUMN FORMWORK FINISH SHALL BE MINIMUM CLASS 2. PATCH AS REQUIRED TO SUIT ARCHITECTURAL FINISHES.

C21 ALL DRILL & EPOXY REBARS SHALL BE APPROVED BY INSPECTING ENGINEER U.N.O. EPOXY SHALL BE RAMSET "CHEMSET REO 502" EPOXY SERIES OR HILTI "HIT - RE 500 INJECTION ADHESIVE" OR APPROVED EQUIVALENT.

C22 SITE BENDING OF REINFORCEMENT BARS SHALL BE DONE WITHOUT HEATING USING A RE-BENDING TOOL. THE BARS SHALL BE RE-BENT AGAINST A FLAT SURFACE OR A PIN WITH A DIAMETER NOT LESS THAN THE MINIMUM PIN SIZE PRESCRIBED IN AS. 3600.

CONCRETE cont'd

C23 ALL REINFORCEMENT INCLUDING STARTER BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION AND INSPECTED BY THE STRUCTURAL ENGINEER PRIOR TO CONCRETE PLACING.

C24 HOLD DOWN BOLTS SHALL BE HOT DIP GALVANISED UNO.

C25 FORM CONSTRUCTION JOINTS WHERE ONLY APPROVED BY SUPERINTENDENT. TO ACHIEVE ADEQUATE BOND ENSURE ENTIRE SURFACE IS CLEAN AND ROUGHENED TO A FULL AMPLITUDE OF NOT LESS THAN 5mm WITH COARSE AGGREGATE EXPOSED. PRIME EXISTING CONCRETE WITH MASTER BUILDERS "CONCRESIVE 2525" IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND PLACE ADJACENT FRESH CONCRETE WITHIN 30 MINUTES OF PRIMING. DAMPEN EXISTING CONCRETE PRIOR TO PLACING ADJACENT FRESH CONCRETE. COAT EXISTING CONCRETE WITH NEAT CEMENT SLURRY PRIOR TO PLACING ADJACENT FRESH CONCRETE.

C26 WHERE SLAB OR BEAM DEPTH EXCEEDS 350mm AND DOCUMENTED REINF. SPACING EXCEEDED FALL PROTECTION REQUIREMENTS, SAFTEY MESH SHALL BE OVERLAID AS FALL PROTECTION IN ACCORDANCE WITH WORK PLACE HEALTH & SAFTEY REGULATIONS.

C27 SAFTEY MESH NOT SHOWN ON DRAWINGS.
THE BUILDER SHALL PROVIDE SAFTY MESH TO OCCUPATIONAL HEALTH AND SAFTEY REQUIREMENTS AND ALLOW FOR ALL COSTS IN THE CONTRACT SUM.

REINFORCED MASONRY

RM1 ALL CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF AS.4455. STANDARD BLOCKS SHALL NOT BE USED. ALL BLOCKS SHALL HAVE THICKENED INTERIOR WEBS TO ALLOW CORES TO LINE UP, AND SHALL HAVE TOP GROOVES FOR REINFORCEMENT.

RM2 ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS OF AS.3700.

RM3 THE DESIGN STRENGTH OF THE CONCRETE MASONRY SHALL BE:

ELEMENT	GRADE	MORTAR MIX-CEMENT:LIME:SAND
GENERAL	GRADE 12	1 : 1 : 6
RETAINING WALLS	GRADE 12	1 : 0.1 : 3

RM4 WORKMANSHIP INVOLVED IN PLACING CONCRETE MASONRY UNITS SHALL COMPLY WITH AS.3700 AND THE UNITS SHALL HAVE FULLY BEDDED FACE SHELLS AND CROSS WALLS.

RM5 CLEAN OUT HOLES SHALL BE PROVIDED AT THE BASE OF ALL CONCRETE FILLED CORES TO EACH POUR LIFT. CLEAN OUT ALL CORES AT THE END OF EACH DAY'S LAYING. POUR LIFTS SHALL NOT EXCEED THE FOLLOWING :
290 BLOCKS - 3000 MAXIMUM POUR LIFT.
190 BLOCKS - 2800 MAXIMUM POUR LIFT.
140 BLOCKS - 2400 MAXIMUM POUR LIFT.

RM6 ALL MORTAR DROPPINGS SHALL BE CLEANED FROM CORES AND REMOVED FROM BOTTOM OF CAVITY THROUGH CLEAN OUT HOLES BEFORE CONCRETE FILLING.

RM7 CONCRETE QUALITY OF CONCRETE USED TO FILL CORES SHALL HAVE (UNLESS SHOWN OTHERWISE):
CHARACTERISTIC CONCRETE STRENGTH AT 28 DAYS OF 20 MPa.
A SLUMP OF 230mm WHEN BEING POURED.
MAXIMUM COARSE AGGREGATE SIZE OF 10mm.

RM8 THE CONCRETE FILLING SHALL BE THOROUGHLY COMPACTED.

RM9 MORTAR ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

RM10 REINFORCING SHALL HAVE 12mm CLEAR COVER FROM INSIDE FACE OF BLOCKS.

RM11 ' H ' BLOCKS SHALL BE USED FOR ALL FULLY CONCRETE FILLED WALLS U.N.O.

RM12 ALL CONCRETE FILLED MASONRY SHALL BE THOROUGHLY SATURATED INTERNALLY IMMEDIATELY PRIOR TO POUR.

RM13 ALL MASONRY BLOCK RETAINING WALLS SHALL CONTAIN AN APPROVED EXTERNAL WATERPROOF MEMBRANE TO THE RETAINING FACE IN ACCORDANCE WITH ARCHITECTS AND MANUFACTURER'S SPECIFICATIONS. U.N.O.

RM14 ALL CANTILEVERED MASONRY BLOCK RETAINING WALLS SHALL BE ADEQUATELY PROPPED FOR A MINIMUM OF 28 DAYS FROM TIME OF CORE FILLING. IN ADDITION, RETAINING WALLS SUPPORTED BY A SLAB OVER SHALL BE ADEQUATELY PROPPED PRIOR TO BACKFILLING AND REMAIN PROPPED UNTIL 14 DAYS AFTER SLAB OVER IS POURED.

RM15 ALL FREE STANDING MASONRY BLOCK WALLS SHALL BE ADEQUATELY PROPPED WITH PUSH/PULL PROPS UNTIL SUPPORTING STRUCTURE IS COMPLETED.

RM16 BLOCK CONTROL JOINTS SHALL BE PROVIDED IN ALL WALLS AT 6.0m MAX. CRS. U.N.O. JOINTS SHALL BE FREE OF MORTAR AND SEALED WITH APPROVED SEALANT.

RM17 ALL SILLS AND TOP COURSE OF WALLS SHALL BE CONSTRUCTED WITH KNOCKOUT BLOCKS TO PROVIDE A CONTINUOS BOND BEAM. HORIZONTAL REINFORCEMENT TO ALL SILLS SHALL EXTEND A MINIMUM OF 600 PAST OPENINGS.

RM18 NO CHASES/ PENETRATIONS SHALL BE CUT INTO LOAD BEARING MASONRY WITHOUT THE APPROVAL OF THE ENGINEER.

IMPORTANT NOTE:

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'WORK AS EXECUTED' REPORTING REQUIREMENTS

WORK AS EXECUTED INFORMATION MUST BE PROVIDED BY THE CONTRACTOR AS A PART OF THIS WORK, UNLESS NOTED OTHERWISE.

CONCRETE TESTING

CT1 REQUIREMENT:
- PRODUCTION ASSESSMENT - TESTING CARRIED OUT BY THE BATCHING PLANT.
- PROJECT ASSESSMENT - TESTING OF SAMPLES TAKEN ON SITE AT DISCHARGE POINT.

CT2 PROVIDE EVIDENCE OF PRODUCTION ASSESSMENT TO AS. 1379 PRIOR TO POURING.

CT3 CONCRETE SHRINKAGE AND CONCRETE FOR SLABS (UP TO 110mm THICK) ON GROUND, TO BE VERIFIED BY PRODUCTION ASSESSMENT.

CT4 CARRY OUT PROJECT ASSESSMENT FOR REMAINDER OF CONCRETE AS FOLLOWS:
i) SUPPLY OF CONCRETE SHALL BE FROM A CONCRETE BATCHING PLANT THAT CARRIES OUT PRODUCTION ASSESSMENT, FOR THE GRADES OF CONCRETE SPECIFIED FOR THIS PROJECT.
ii) CONCRETE SHALL BE SUPPLIED AND TESTED IN ACCORDANCE WITH AS. 1379 AND AS.1012.
iii) THE ORGANISATION(S) RESPONSIBLE FOR SAMPLING AND TESTING OF CONCRETE TO HAVE RELEVANT 'NATA' LABORATORY REGISTRATION, BE INDEPENDENT, AND USE TRAINED, COMPETENT PERSONNEL FOR THE TAKING OF SAMPLES AND SPECIMENS AND THE PREPARATION OF MATERIALS AND WORK FOR TESTING.
iv) SLUMP AT TIME OF POURING TO BE WITHIN THE PERMISSIBLE TOLERANCE IN AS. 1379 FOR NOMINAL SLUMP SPECIFIED.
v) AT LEAST 1 SAMPLE FOR EVERY 50m3 SHALL BE TAKEN AT THE SITE, BUT NOT LEAST THAN 3 SAMPLES SHALL BE TAKEN PER POUR. FIRST AND LAST BATCH PER DAY TO BE SAMPLED, THE OTHER TAKEN PROGRESSIVELY DURING THE POUR, RECORDING LOCATION IN POUR WHERE SAMPLE WAS TAKEN.
vi) IT IS PERMISSIBLE TO REDUCE THE NUMBER OF SAMPLES TO 2 FOR POURS LESS THAN 30m3, AND 1 FOR POURS LESS THAN 10m3.
vii) A SAMPLE CONSISTS OF AT LEAST 3 CYLINDERS. ONE CYLINDER SHALL BE TESTED AT 7 DAYS. TWO CYLINDERS SHALL BE TESTED AT 28 DAYS. 7 AND 28 DAY TEST RESULTS TO BE SENT IMMEDIATELY TO STRUCTURAL ENGINEER.
viii) AS. 1379 CLAUSE B2 SHALL NOT APPLY UNLESS THE SAMPLE CONSISTS OF 6 CYLINDERS MINIMUM AT EACH TEST AGE.
iv) IF MORE THAN ONE STRENGTH GRADE IS BEING USED IN A POUR, EACH STRENGTH GRADE SHALL BE CONSIDERED A SEPERATE POUR FOR THE PURPOSES OF TESTING.

CONSTRUCTION INSPECTION REQUIREMENTS

IF CERTIFICATION OF THE WORKS IS REQUIRED TO BE PROVIDED BY COZENS REGAN GROUP THE FOLLOWING INSPECTIONS (TO BE UNDERTAKEN BY COZENS REGAN GROUP DURING CONSTRUCTION) ARE MANDATORY.
NOTE: ALL INSPECTIONS REQUIRE 24 HOURS MINIMUM NOTICE.

EARTHWORKS:-
1. SUBGRADE PROOF ROLL. MIN. 10 TONNE WATER TRUCK REQUIRED.
2. RETAINING WALL PRE-POUR INSPECTION FOR REINFORCED CONCRETE WALLS.
3. RETAINING WALL PRE-PLACEMENT OF ROCKS OR FOOTING FOR GRAVITY WALLS.

ROADWORKS:-
4. PRE-EXCAVATION INSPECTION (IF ORDERED).
5. SUBGRADE PROOF ROLL (BOTTOM OF BOX). MIN. 10 TONNE WATER TRUCK REQUIRED.
6. PRE KERB VISUAL INSPECTION
7. RECTIFIED SUBGRADE PROOF ROLL (IF ORDERED). MIN. 10 TONNE WATER TRUCK REQUIRED.
8. PRE-SEAL INSPECTION/PROOF ROLL. MIN. 10 TONNE WATER TRUCK REQUIRED.
9. REINFORCEMENT INSPECTION (CONCRETE PAVEMENT ONLY).
10. FINAL PRACTICAL COMPLETION INSPECTION.

STORMWATER:-
11. PRE-EXCAVATION INSPECTION (IF ORDERED).
12. PRE-BACKFILL PIPE INSPECTION.
13. STRUCTURE/PIT INSPECTION (PRIOR TO FINISH SURFACE APPLICATION).
14. FINAL PRACTICAL COMPLETION INSPECTION.

WATER SUPPLY & SEWER:-
15. PRE-EXCAVATION INSPECTION (IF ORDERED).
16. PRE-BACKFILL INSPECTION.
17. STRUCTURE/PIT INSPECTION (PRIOR TO FINISH SURFACE APPLICATION).
18. FINAL PRACTICAL COMPLETION INSPECTION.

IMPORTANT

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CLIENT MG LAND PTY LTD
PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
NOTES SHEET

JOB NO. 230094
DRAWING NO. C01
ISSUE P1

TOWNHOUSE RESIDENTIAL DEVELOPMENT

AT - 202 BAILEYS MOUNTAIN RD, UPPER COOMERA

FOR - MG LAND PTY LTD

EROSION AND SEDIMENT CONTROL

PRELIMINARY ISSUE

JOB NUMBER 230094

DRAWING SCHEDULE

C02 EROSION & SEDIMENT CONTROL COVER SHEET AND SITE NOTES
C03 EROSION & SEDIMENT CONTROL SITE CATCHMENTS
C04 PHASE 1 BULK EARTHWORKS PLAN
C05 PHASE 2 ROADWORKS & DRAINAGE PLAN
C06 PHASE 3 STABILISATION PHASE PLAN
C07 EROSION AND SEDIMENT CONTROL DETAILS
C08 TYPE B DEEMED TO COMPLY SEDIMENT BASIN DETAILS

E&SC PLAN OBJECTIVE

DESIGN AND CERTIFICATION OF THE EROSION AND SEDIMENT CONTROLS REQUIRED TO COMPLY WITH THE STATE, LOCAL GOVERNMENT AND BEST PRACTICE EROSION AND SEDIMENT CONTROLS FOR ALL THE PHASES OF CONSTRUCTION DURING THE CIVIL WORKS.

APPLICABLE GUIDELINES

STATE PLANNING POLICY 2017
BEST PRACTICE EROSION AND SEDIMENT CONTROL (IECA, 2008)
APPENDIX B – SEDIMENT BASIN DESIGN (IECA 2018)

SITE LOCATION & DESCRIPTION

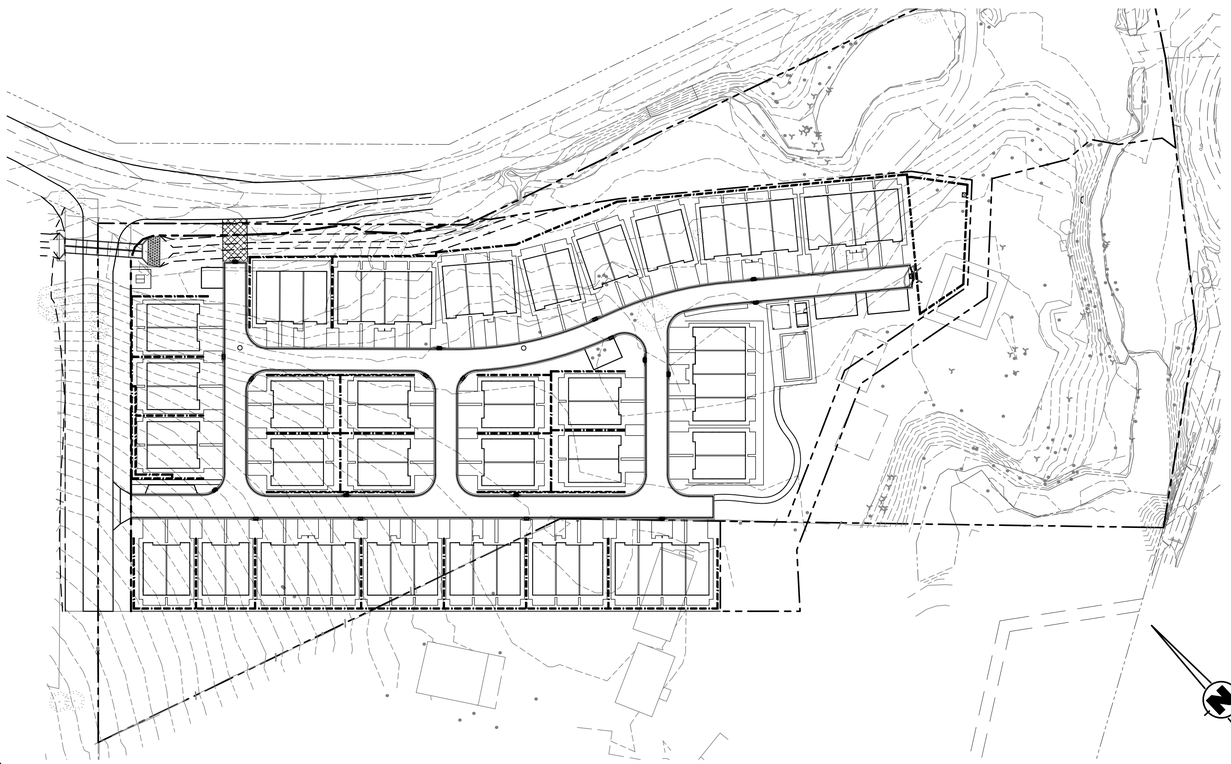
THE SITE IS SITUATED AT 202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA QLD

SITE SOILS

THE PROFILE OF SOILS ON SITE GENERALLY CONSITS OF 0–400mm OF SILT, UNDELAIRD BY 400–1600mm CLAY FOUNDED ON ROCK. PLEASE REFER TO AW GEOTECHNICS REPORT DATED 27/03/2023

MAINTENANCE SCHEDULE

Control	IECA Standard Drawing Reference	IECA Construction Phase Maintenance Frequency	Responsible
Erosion control blankets	ECB-01	Fortnightly or after runoff producing events	Contractor
Light mulching	M-01	Fortnightly or after run off producing events	Contractor
Site entry and exit point	Exit-02	Prior to forecast rain, daily during extended periods of rainfall, after runoff producing rainfall or otherwise fortnightly	Contractor
Fibre rolls	FR-01	Prior to forecast rain, daily during extended periods of rainfall, after runoff producing rainfall or otherwise weekly	Contractor
Sediment fence	SF-02	Weekly and after significant rain, make necessary repairs immediately	Contractor
Kerb sediment inlet traps	ESC-03	Prior to forecast rain, daily during extended periods of rainfall, after runoff producing rainfall or otherwise weekly	Contractor
Grated stormwater inlet sediment trap	ESC-02	Prior to forecast rain, daily during extended periods of rainfall, after runoff producing rainfall or otherwise weekly	Contractor
Sediment basin	Sediment basin design factsheet page 22	Prior to forecast rain, daily during extended periods of rainfall, after runoff producing rainfall or otherwise weekly	
Diversion Drains & Channels	CD-02, DC-01	Weekly and after runoff producing rain fall	Contractor
Check Dams	RCD-01	Weekly and after runoff producing rain fall	Contractor





LOCALITY PLAN

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LEGEND

PROPOSED CATCHMENT AREAS

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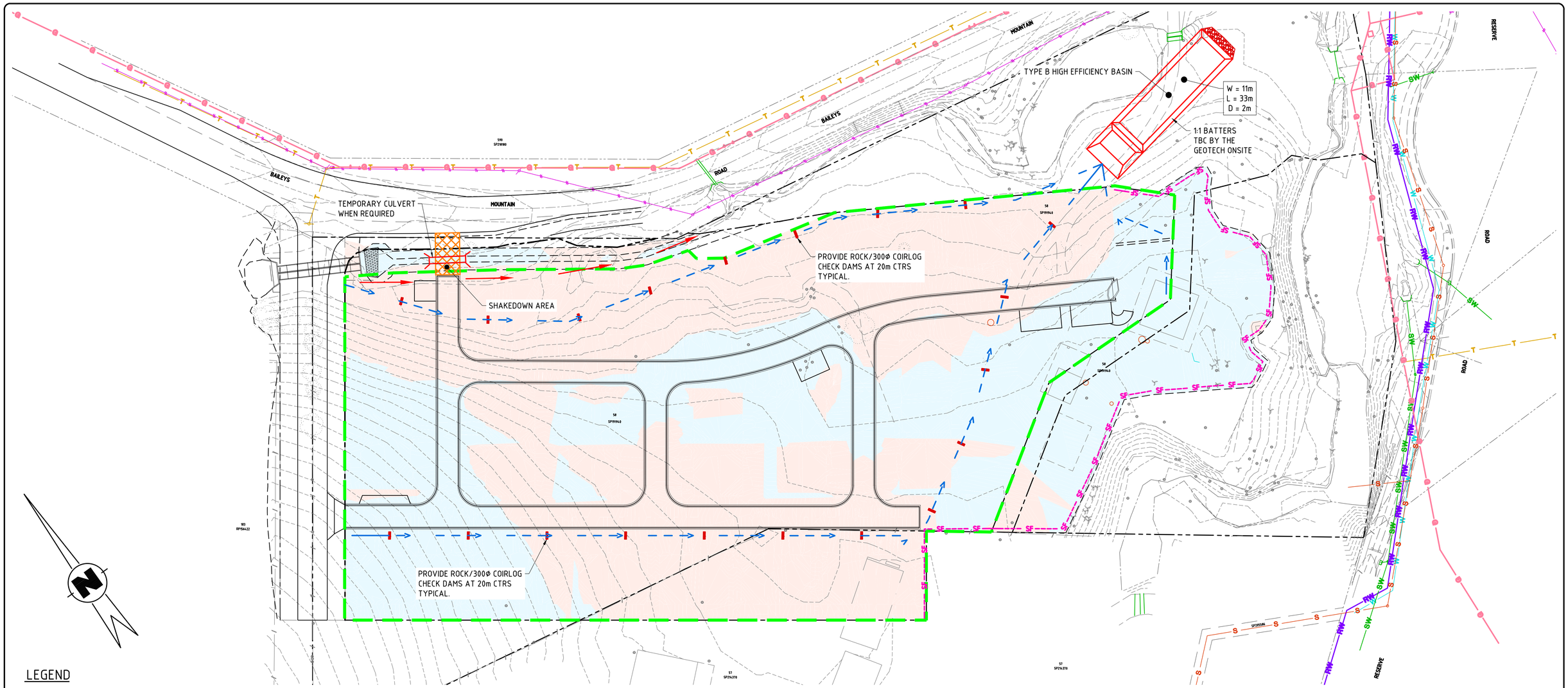
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CLIENT MG LAND PTY LTD

PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA

EROSION & SEDIMENT CONTROL SITE CATCHMENTS

JOB NO. 230094
DRAWING NO. C03
ISSUE P1P2



LEGEND

- SF — DENOTES SILTATION FENCE AS PER IECA STD DRG. SF.01 & 02
- SHAKE DOWN AREA AS PER IECA STD DRG. EXIT - 01
- DWD - DIVERSION DRAIN FLOW PATH WITH A14 GEOTEXTILE LINER/OR VITAL BOND MATT HR @ 20 DILUTION AND COIRLOG CHECK DAMS
- CLEAN WATER DIVERSION CHANNEL. GEOTEXTILE LINED AND ROCK CHECK DAMS AT 25m SPACING.
- HIGH EFFICIENCY 'TYPE B' SEDIMENT BASIN INSTALLED & MAINTAINED GENERALLY AS PER 'TYPE B DEEMED TO COMPLY' PROPOSED IN APPENDIX A OF WATER BY DESIGN DOCUMENT TITLED SEDIMENT MANAGEMENT ON CONSTRUCTION SITES AND AS SHOWN ON DRG C06.
- BASIN CATCHMENT AREA
- SPILLWAY AS PER IECA STD ES-1
- AREA OF FILL
- AREA OF CUT

POLYMER SPRAY APPLICATION RATE: 100L OF POLYMER 1000L OF WATER = 10% POLYMER/WATER SOLUTION.

LOCATION OF ALL SEDIMENT BASIN TO BE CONFIRMED ON SITE WITH RPEQ/CPESC

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HIGH EFFICIENCY BASIN No.1 PARAMETER (DEEMED TO COMPLY)

	BASIN
CATCHMENT SIZE	1.70 HA
SETTLING VOLUME ($330m^3$/HA)	$561m^3$
SETTLING DEPTH TO SPILLWAY CREST (1-2m)	2.0m
SEDIMENT STORAGE (30% OF SETTLING VOLUME)	$163m^3$
SPILLWAY WIDTH	11; 1:1 BATTERS 0.5m FREE BOARD
FOREBAY SIZE (10% SETTLING)	$56m^3$

CHECK DAMS SPACING

DRAIN SLOPE %	CHECK DAM HEIGHT (mm)	CHECK DAM MIN SPACING (m)
1%	500	50
2%	500	25
3%	500	17
4%	500	13
5%	500	10
6%	500	8
7%	500	7
8%	500	6
9%	500	6
10%	500	5

EROSION AND SEDIMENT CONTROL SEQUENCING NOTES

PHASE 1A: INSTALLATION OF PRIMARY AND PERIMETER SEDIMENT CONTROLS

- CONSTRUCT SITE ENTRY AND EXIT POINT
- ERECT VEGETATION PROTECTION FENCING AND SURVEY CLEARING LIMITS.
- CARRY OF VEGETATION REMOVAL OF THE SEDIMENT BASIN AND DIVERSION/CATCH DRAINS AREAS ONLY.
- CONSTRUCT SEDIMENT BASINS AS DETAILED. VOLUME OF THE SEDIMENT BASINS TO BE CONFIRMED TO RPEQ/CPESC VIA SURVEY PICK UP.
- CONSTRUCT SILT FENCES
- CONSTRUCT DIVERSION DRAINS AS DETAILED. DRAINS TO BE ADJUSTED TO NEW LEVELS AS THE SITE CHANGES THROUGHOUT THE PHASE.

PHASE 1B: VEGETATION REMOVAL AND EARTHWORKS

- COMPLETE THE REMAINING VEGETATION REMOVAL AND GRUBBING FOR THE SITE.
- STRIP AND STOCKPILE TOPSOIL ENSURING UPSTREAM DIVERSION BUNDS AND DOWNSTREAM SILT FENCES AROUND THE STOCKPILE AREAS ARE IN PLACE.
- CARRY OUT BULK EARTHWORKS IN ACCORDANCE WITH PROJECT DRAWINGS.
- ONCE EARTHWORKS HAVE BEEN COMPLETED ALL DISTURBED ARE TO STABILISED WITH HEAVY POLYMER SPRAY. INSPECT THE SPRAY EVERY 6 WEEK AND TOUCH UP ANY AREAS THAT SHOW DETERIORATION.

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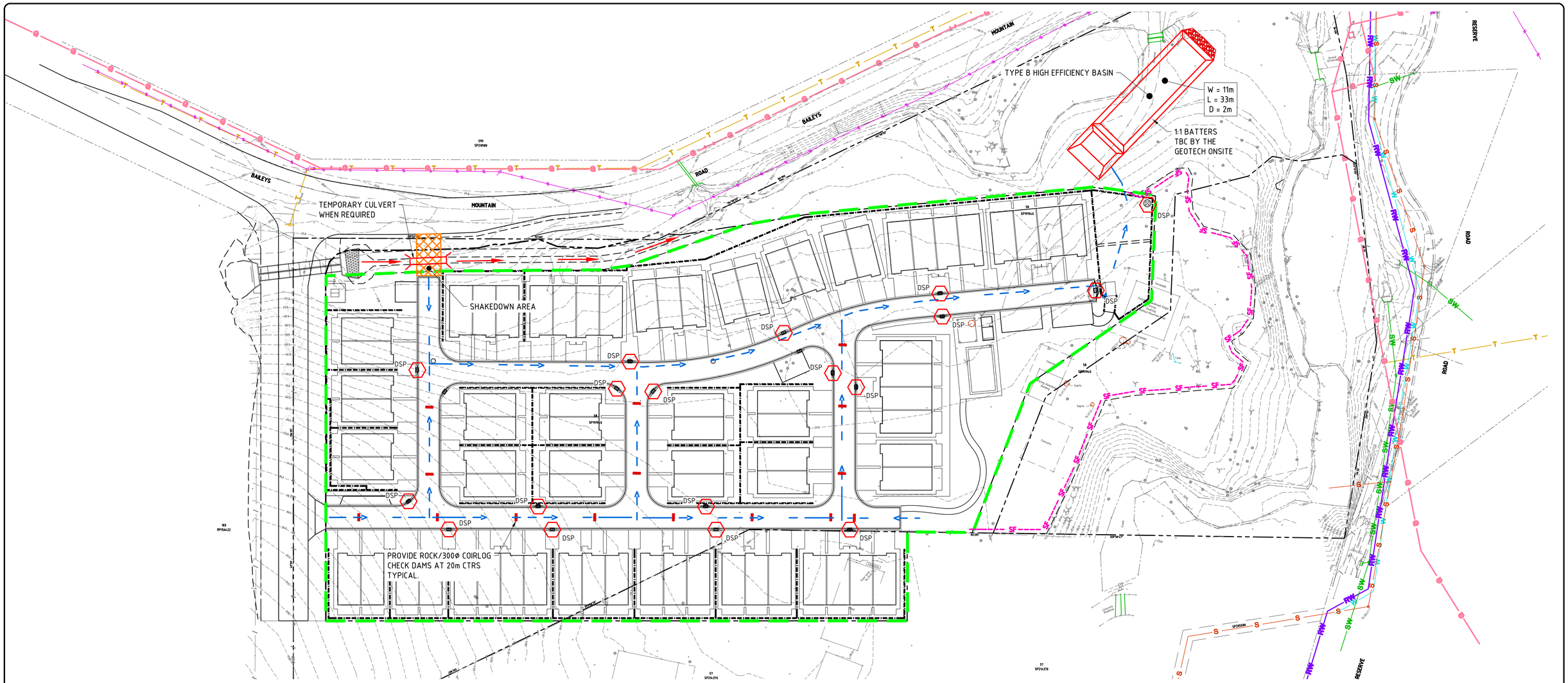
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CLIENT: MG LAND PTY LTD

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA

PHASE 1A & 1B PRELIMINARIES, VEGETATION REMOVAL & EARTHWORKS

JOB NO. 230094
DRAWING NO. C04
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LEGEND

- SF — DENOTES SILTATION FENCE AS PER IECA STD DRG. SF.01 & 02
- SHAKE DOWN AREA AS PER IECA STD DRG. EXIT - 01
- DWD - DIVERSION DRAIN FLOW PATH WITH A14 GEOTEXTILE LINER/OR VITAL BOND MATT HR @ 20 DILUTION AND COIRLOG CHECK DAMS
- CLEAN WATER DIVERSION CHANNEL. GEOTEXTILE LINED AND ROCK CHECK DAMS AT 25m SPACING.
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- BASIN CATCHMENT AREA
- SPILLWAY AS PER IECA STD ES-1

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EROSION AND SEDIMENT CONTROL SEQUENCING NOTES

PHASE 2 - BALANCE OF BULK EARTHWORKS, ROADWORKS AND UNDERGROUND SERVICES INSTALLATION

- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, CHECK DAMS, CLEAN WATER DIVERSION DRAIN) DURING THE CONSTRUCTION OF THE UNDERGROUND SERVICES AND ROADWAY.
- ONCE THE CONSTRUCTION OF THE UNDERGROUND SERVICES AND ROADWAY HAS BEEN COMPLETED ALL DISTURBED AREA ARE TO BE STABILISED VIA HEAVY POLYMER SPRAY AND WITHIN 6 WEEK TIMEFRAME.
- CONNECT ANY SEALED PAVEMENTS TO THE STORMWATER SYSTEM AND INSTALL KERB INLET PROTECTIONS ONCE ALL GULLY PITS ARE CONSTRUCTED AND BASE COURSE HAS BEEN LAID.
- HES BASINS TO REMAIN UNTIL 70% OF THE SITE HAS BEEN STABILSED.

POLYMER SPRAY APPLICATION RATE:
100L OF POLYMER 1000L OF WATER =
10% POLYMER/WATER SOLUTION.

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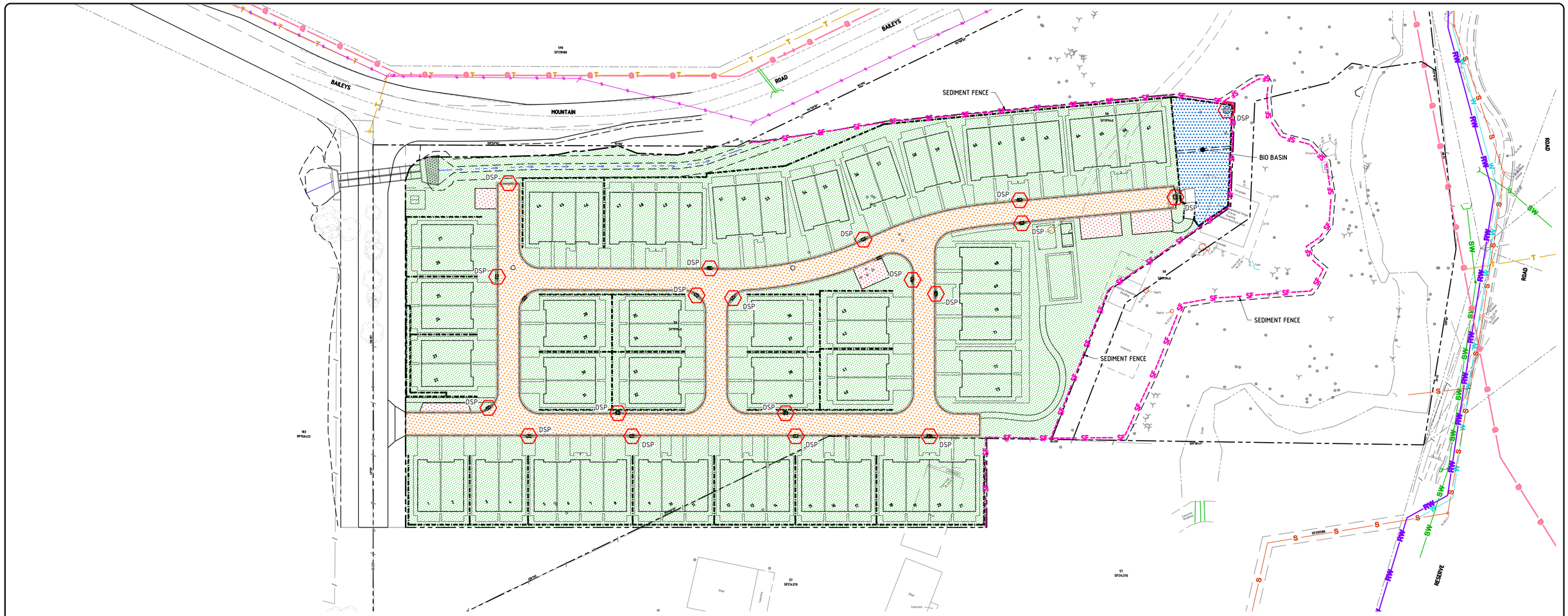
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PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
PHASE 2 ROADWORKS AND SERVICES

JOB NO. 230094
DRAWING NO. C05
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LEGEND

- POLYMER SPRAY
- DSP — DENOTES DRAINAGE STRUCTURE PROTECTION
- PROPOSED AC PAVEMENT
- PROPOSED CONCRETE PAVEMENTS
- SF — DENOTES SILTATION FENCE AS PER IECA STD DRG. SF.01 & 02
- PROPOSED BIO RETENTION BASIN

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EROSION AND SEDIMENT CONTROL SEQUENCING NOTES

PHASE 3: STABILIZATION AND MAINTENANCE

- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILISED.
- REMOVE SEDIMENT BASIN:
- INSTALL DOWNSTREAM OF THE BASIN ANY SHORT TERM CONTROL MEASURES REQUIRED TO DECOMMISSION THE BASIN WITHOUT CAUSING ANY EROSION, SEDIMENT OR ENVIRONMENTAL HARM.
- REMOVE AND DISPOSE OF PONDED WATER AND STORED SEDIMENT WITHOUT CAUSING ANY EROSION, SEDIMENT OR ENVIRONMENTAL HARM.
- REMOVE SITE ENTRY AND EXIT POINT.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES TO BE ERECTED AND MAINTAINED AS DIRECTED BY RPEQ/CPESC.
- DISTURBED AREAS TO BE PERIODICALLY STABILISED WITH HEAVY POLYMER SPRAY PRIOR TO RAIN EVENTS AT THE DIRECTION OF THE RPEQ/CPESC. THE CONTRACTOR MUST INFORM THE RPEQ/CPESC OF UPCOMING SIGNIFICANT RAIN EVENTS ASAP SO THE RPEQ/CPESC CAN ASSIST IN PREPARING THE SITE FOR SUCH EVENTS.

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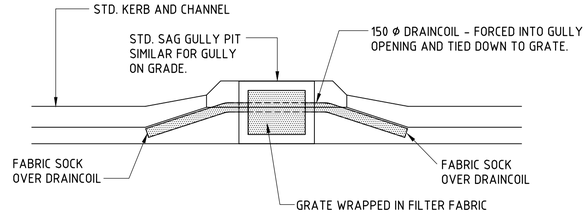
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CLIENT: MG LAND PTY LTD

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
PHASE 3 STABILISATION PLAN

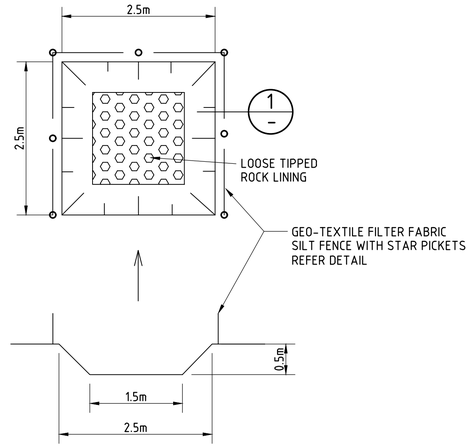
JOB NO. 230094
DRAWING NO. C06
ISSUE P1P2



SILTATION CONTROL AT GULLY PIT (EXISTING)

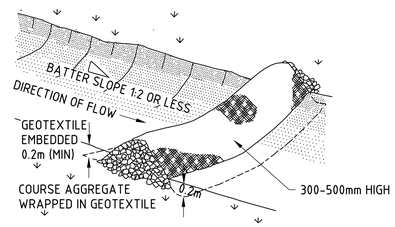
SCALE 1 : 50

TO BE PROVIDED AT EXISTING GULLY PITS EXTERNAL TO SITE WHERE DIRECTED.

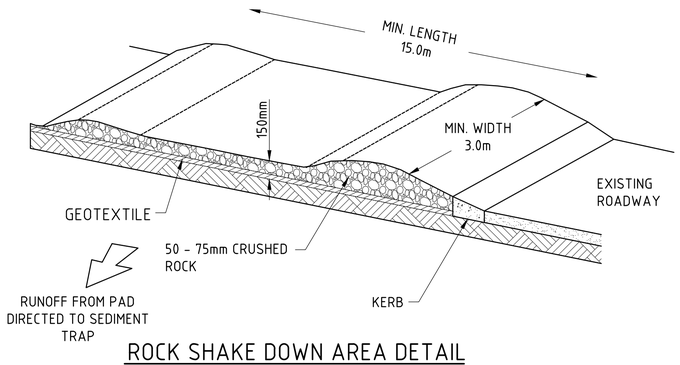


SILTATION TRAP DETAILS

SCALE 1 : 50



ROCK CHECK DAM



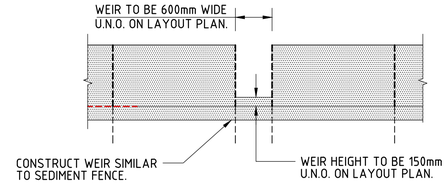
ROCK SHAKE DOWN AREA DETAIL

SCALE N.T.S.

SEDIMENT FENCE DETAILS

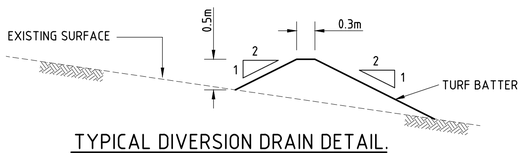
SCALE 1 : 50

REFER LAYOUT PLAN FOR SURFACE TREATMENT AT WEIR OUTLET.



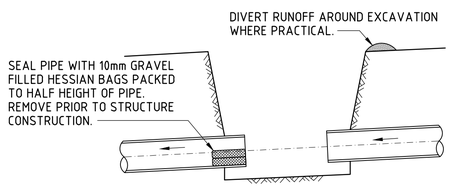
SEDIMENT FENCE WEIR

SCALE 1 : 50



TYPICAL DIVERSION DRAIN DETAIL.

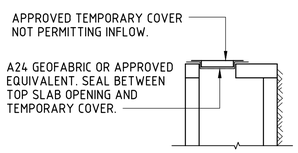
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EXCAVATION

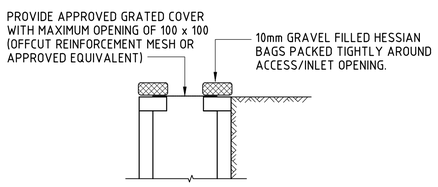
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EXCAVATION AND PIPE INSTALLATION



ACCESS CHAMBER

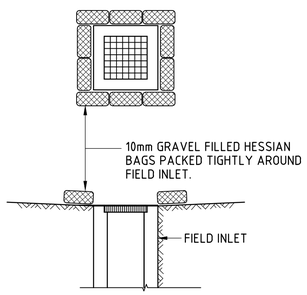
1:50



INLET STRUCTURE

1:50

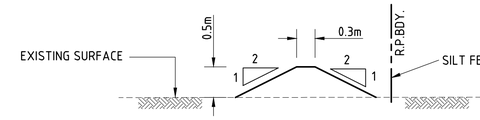
(STRUCTURE COMPLETE UP TO TOP SLAB)



INLET STRUCTURE

1:50

(STRUCTURE COMPLETE)



TYPICAL BUND DETAIL.

SCALE 1:50

STAGE 1

STAGE 2

STAGE 3

No.	DATE	ISSUE	REVISED	CHECKED
P1	03/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.

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SCALE A 0 1 2 1 : 50

SCALE B

DATUM AHD (U.N.O.)

SCALES SHOWN ARE AT A1 SIZE

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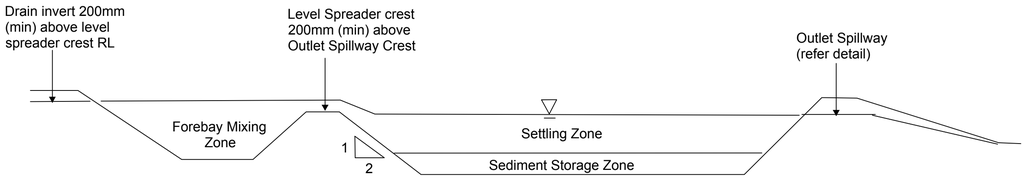
PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA

EROSION & SEDIMENT CONTROL DETAILS

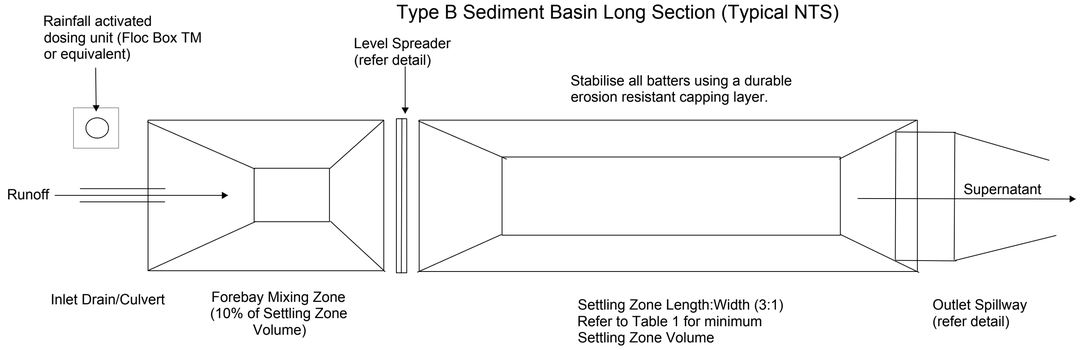
JOB NO. 230094

DRAWING NO. C07

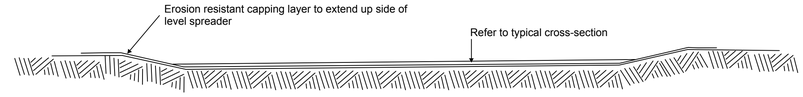
ISSUE P1



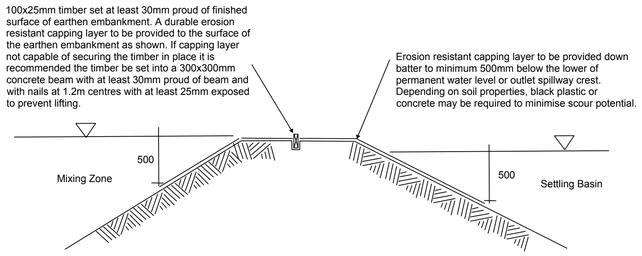
Type B Sediment Basin Long Section (Typical NTS)



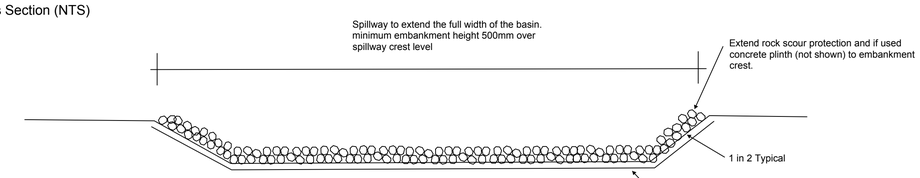
Type B Sediment Basin Plan View (Typical NTS)



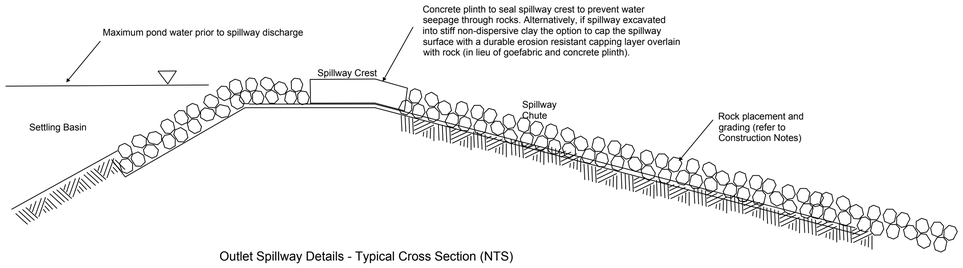
Level Spreader Details - Typical Long Section (NTS)



Level Spreader Details - Typical Cross Section (NTS)



Outlet Spillway Details - Typical Long Section (NTS)



Outlet Spillway Details - Typical Cross Section (NTS)

Basin Perspective (looking downstream)

Basin Perspective (looking upstream)

Notes:

Auto Doser
1. Installed to manufacturers specification.
2. Doser and supply of flocculant to be provided on level pad within 10m of dosing point.
3. All-weather access track to be provided to doser.

Basin construction:

Materials-

5. Earth Fill: clean soil with Emerson Class 2(1), 3, 4 or 5 and free of roots, woody vegetation, rocks and other unsuitable material. Soil with Emerson Class 4 and 5 may not be suitable depending on particle size distribution and degree of dispersion. Class 2(1) should only be used upon recommendation from geotechnical specialist.
6. Spillway rock: hard, angular, durable, weather resistant and evenly graded rock with 50% by weight larger than the specified nominal (d50) rock size. Large rock should dominate, with sufficient small rock to fill the voids between larger rock. the diameter of the largest rock should be no larger than 1.5 times the nominal rock size. The specific gravity should be at least 2.5.
7. Durable erosion resistant capping to manufacturers specifications. if Geotextile fabric used it is to be heavy duty, needle-punched, non-woven cloth, minimum 'bidim' A24 or equivalent.

Construction-

8. Notwithstanding any description contained with approved plans or specifications, the Contractor shall be responsible for satisfying themselves as to the nature and extent of the specified works and the physical and legal conditions under which the works will be carried out. This shall include means of access, extent of clearing, nature of the materials to be excavated, type and size of mechanical plant required, location and suitability of water supply for construction and testing purposes, and any other likely matters affecting the construction of the works.
9. Refer to approved plans for location, dimensions, and construction details. If there are questions or problems with the location, dimensions, or method of installation, contact the engineer or responsible on-site officer for assistance.
10. Before starting any clearing or construction, ensure all the necessary materials and components are on the site to avoid delays in completing the sediment basin once works begin.
11. Install requires short term sediment control measures downstream of the proposed earthworks to control sediment runoff during construction of the basin.
12. The area to be covered by the embankment, borrow pits and incidental works, together with an area extending beyond the limits of each for a distance not exceeding five (5) metres all around must be cleared of all trees, scrub, stumps, roots, dead timber and rubbish and disposed of in a suitable manner. Delay clearing the main basin area until the embankment is complete.
13. Ensure all holes made by grubbing within the embankment footprint are filled with sound material, adequately compacted, and finished flush with the natural surface.

Cut-off Trench-

14. Before construction of the cut-off trench or any ancillary works within the embankment footprint, all grass growth and topsoil must be removed from the area to be occupied by the embankment and must be deposited clear of this area and reserved for topdressing the completed embankment.
15. Excavate a cut-off trench along the centre line of the earth fill embankment. Cut the trench to stable soil material, but in no case make it less than 600mm deep. the cut-off trench must extend into both abutments to at least the elevation of the outlet spillway crest. Make the minimum bottom width wide enough to permit operation of the excavation and compaction equipment, but in no case less than 600mm. Make the side slopes of the trench no steeper than 1:1 (H:V).
16. Ensure all water, loose soil, and rock are removed from the trench before backfilling commences. The cut-off trench must be backfilled with select earth-fill of the type specified for the embankment, and this soil must have a moisture content and degree of compaction the same as specified for the core zone.
17. Material excavated from the cut-off trench may be used in the construction of the embankment provided it is suitable and it is placed in the correct zone according to its classification.

Embankment-

18. Scarify areas on which fill is to be placed before placing the fill.
19. Ensure al fill material used to form the embankment meets the specifications certified by a soil scientist of geotechnical specialist.
20. The fill material must contain sufficient moisture so it can be formed by hand into a ball without crumbling. If water can be squeezed out of the ball, it is too wet for proper compaction. Place fill material in 150 to 200mm continuous layers over the entire length of the fill area and then compact before placement of further fill.
21. Unless specified on the approved plans, compact the soil at about 1% to 2% wet optimum and to 95% modified or 100% standard compaction.embankment to an elevation 10% higher than the design height to allow for settling
22. Where both dispersive and non-dispersive classified earth-fill materials are available, non-dispersive earth-fill must be used in the core zone. the remaining classified earth-fill materials must only be used as directed by the site superintendent.
23. Where specified, construct the embankment to an elevation 10% higher than the design height to allow for settling; otherwise finished dimensions of the embankment after application of the durable erosion resistant capping layer must conform to the drawing with a tolerance of 75mm from specified dimensions.
24. Ensure debris and other unsuitable building waste is not placed within the earth embankment.
25. After completion of the embankment all loose uncompacted earth-fill material on the upstream and downstream batter must be removed prior to applying the durable erosion resistant capping layer.
26. Apply durable erosion resistant capping layer to all exposed earth as directed within the approved plans.

Spillway construction-

27. The spillway must be excavated as shown on the plans, and the excavated material if classified as suitable, must be used in the embankment, and if not suitable it must be disposed of into spoil heaps.
28. Ensure excavated dimensions allow adequate boxing-out such that the specified elevations, grades, chute width, and entrance and exit slopes for the emergency spillway will be achieved after placement of the rock or other scour protection measures as specified in the plans.
29. Place specified scour protection measures on the emergency spillway. Ensure the finished grade blends with the surrounding area to allow a smooth flow transition from spillway to downstream channel.
30. If a synthetic filter fabric underlay is specified, place the fabric directly on the prepared foundation. if more than 1 sheet of filter fabric is required, overlap the edges by at least 300mm and place anchor pins at minimum 1m spacing along the overlap. bury the upstream end of the filter fabric a minimum 300mm below ground and where necessary, bury the lower end of the fabric or overlap a minimum 300mm over the next downstream section as required. Ensure the filter fabric extends at least 1000mm upstream of the spillway crest.
31. Take care not to damage the fabric during or after placement. If damage occurs, remove the rock and repair the sheet by adding another layer of fabric with a minimum overlap of 300mm around the damaged area.3If extensive damage is suspected, remove and replace the entire sheet.
32. where large rock is used, or machine placement is difficult, a minimum 100mm layer of fine gravel, aggregate, or sand may be needed to protect the fabric.
33. Placement of rock should follow immediately after placement of the filter fabric. Place rock so that it forms a dense, well graded mass of rock with a minimum of voids. the desired distribution of rock throughout the mass may be obtained by selective loading at the quarry and controlled dumping during final placement.
34. The finished slope should be free of pockets of small rock or clusters of large rocks. Hand placing may be necessary to achieve the proper distribution of rock sizes to produce a relatively smooth, uniform surface. the finished grade of the rock should blend with the surrounding are. No overfall or protrusion of rock should be apparent.
35. Ensure that the final arrangement of the spillway crest will not promote excessive flow through the rock such that the water can be retained within the settling basin at the elevation no less than 50mm above of below the nominated spillway crest elevation.

Establishing the settling pond-

36. The area to be covered by the stored water outside of the limits of the borrow pits must be cleared of rubbish. Trees must be cut down stump high and removed from the immediate vicinity of the work.
37. Establish all required inflow chutes and inlet baffles, if specified, to enable water to discharge into the basin in a manner that will not cause soil erosion or the re-suspension of settled sediment.
38. Install a sediment storage level marker post with a cross member set just below the top of the sediment storage zone (as specified on the approved plans). Use at least a 75mm wide post firmly set into the basin floor.
39. If specified, install internal settling pond baffles. Ensure the crest of these baffles is set level with, or just below, the elevation of the emergency spillway.
40. Install all appropriate measures to minimise safety risk to on-site personnel and the public caused by the presence of the settling pond. Avoid steep, smooth internal slopes. Appropriately fence the settling pond and post warning signs if unsupervised public access is likely or there is considered to be an unacceptable risk to the public.

Table 1 - Settling Zone Volume

Standard Type B High Efficiency Sediment Basin for Small Catchments (<2ha)

No.	DATE	ISSUE	REVISED	CHECKED
P1	03/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.

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SCALE A 0 1 2 3 4 5 1 : 100

SCALE B

DATUM AHD (U.N.O.)

SCALES SHOWN ARE AT A1 SIZE

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PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA

TYPE 'B' DEEMED TO COMPLY SEDIMENT BASIN DETAILS

JOB NO. 230094
DRAWING NO. C08
ISSUE P1





IMPORTANT NOTE:

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ALL UNDERGROUND SERVICES SHOULD BE LOCATED ONSITE BY RELEVANT AUTHORITIES BEFORE ANY WORK IS COMMENCED.

Elevations Table

No.	From Depth	To Depth	Colour	Depth Range Volume
1	-4.000	-3.500		0.01m³
2	-3.500	-3.000		5.25m³
3	-3.000	-2.500		44.85m³
4	-2.500	-2.000		180.10m³
5	-2.000	-1.500		418.08m³
6	-1.500	-1.000		696.06m³
7	-1.000	-0.500		1586.38m³
8	-0.500	0.000		4140.38m³
9	0.000	0.500		3785.15m³
10	0.500	1.000		2461.65m³
11	1.000	1.500		1331.14m³
12	1.500	2.000		676.45m³
13	2.000	2.500		349.04m³
14	2.500	3.000		92.95m³
15	3.000	3.500		0.64m³

CUT	FILL
7,071m³	8,697m³

NET = 1,626m³ (FILL)

No.	DATE	ISSUE	REVISED	CHECKED
P3	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P2	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P1	04/24	ORIGINAL ISSUE	B.A.R.	T.W.N.

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SCALE A 0 5 10 15 20 1:500

SCALE B

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PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA

OVERALL EARTHWORKS PLAN

JOB NO. 230094

DRAWING NO. C09

ISSUE P1 P2 P3

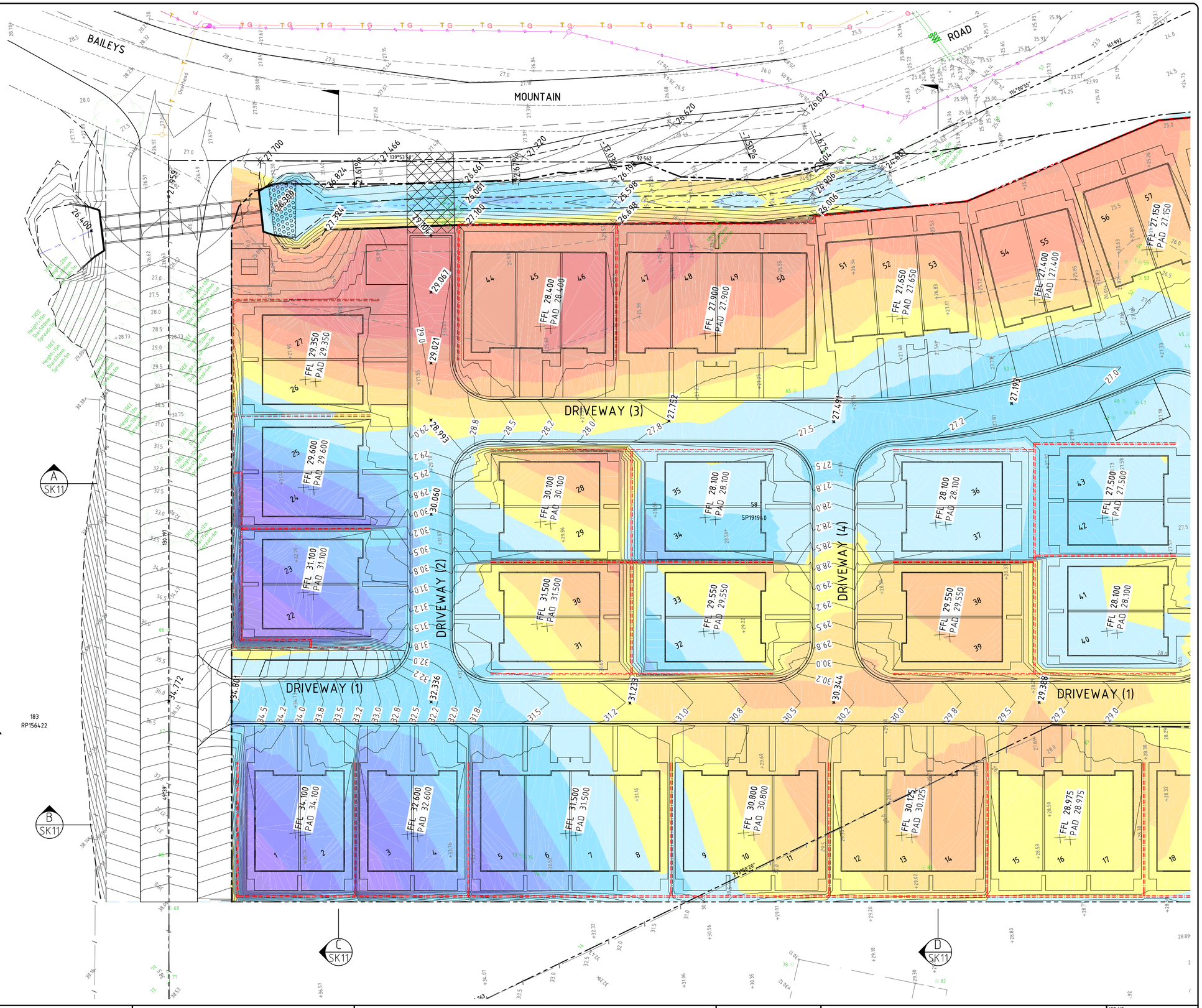
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2	-3.500	-3.000		5.25m³
3	-3.000	-2.500		44.85m³
4	-2.500	-2.000		180.10m³
5	-2.000	-1.500		418.08m³
6	-1.500	-1.000		696.06m³
7	-1.000	-0.500		1586.38m³
8	-0.500	0.000		4140.38m³
9	0.000	0.500		3785.15m³
10	0.500	1.000		2461.65m³
11	1.000	1.500		1331.14m³
12	1.500	2.000		676.45m³
13	2.000	2.500		349.04m³
14	2.500	3.000		92.95m³
15	3.000	3.500		0.64m³

CUT	FILL
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NOTE: EARTHWORKS CUT/FILL RANGES ARE CALCULATED TO THE (FS -350 TO NS -150) AND ARE TO BE USED AS A GUIDE ONLY.



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UNDER QUEENSLAND LEGISLATION, THE GENERAL BIOSECURITY OBLIGATION REQUIRES ALL REASONABLE STEPS TO BE TAKEN TO PREVENT THE SPREAD OF FIRE ANTS.

ALL SUSPECTED SIGHTINGS OF FIRE ANTS MUST BE REPORTED WITHIN 24 HOURS OF THEIR DISCOVERY (PH: 13 25 23). THE MOVEMENT OF FIRE ANTS IS PROHIBITED. FAILING TO COMPLY MAY INCUR PENALTIES.

THE CONTRACTOR SHALL ACQUIRE THE NECESSARY PERMITS AND EDUCATION TO MOVE ORGANIC MATERIALS THAT MAY CONTAIN FIRE ANTS.

LEGEND

16.0	EXISTING CONTOUR
+ 15.76	EXISTING SURFACE LEVEL
W	EXISTING WATER
SW	EXISTING STORMWATER
S	EXISTING SEWER
+ 29.000	FINISHED SURFACE LEVEL
+ FFL 29.000	FINISHED FLOOR LEVEL
+ PAD 22.750	EARTHWORKS PAD LEVEL
TW BW	TOP OF WALL SURFACE LEVEL BOTTOM OF WALL SURFACE LEVEL
	FINISHED BATTER LINE
83.0	FINISHED SURFACE CONTOURS
	PROPOSED RETAINING WALLS CONCRETE SLEEPERS TO FUTURE DESIGN.

No.	DATE	ISSUE	REVISED	CHECKED
P3	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P2	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P1	02/24	ORIGINAL ISSUE	B.A.R.	T.W.N.

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SCALE A 0 5 10 1 : 250

SCALE B

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DESIGNED	T.W.N.
DRAWN	B.A.R.
CHECKED	T.W.N.
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CLIENT: MG LAND PTY LTD

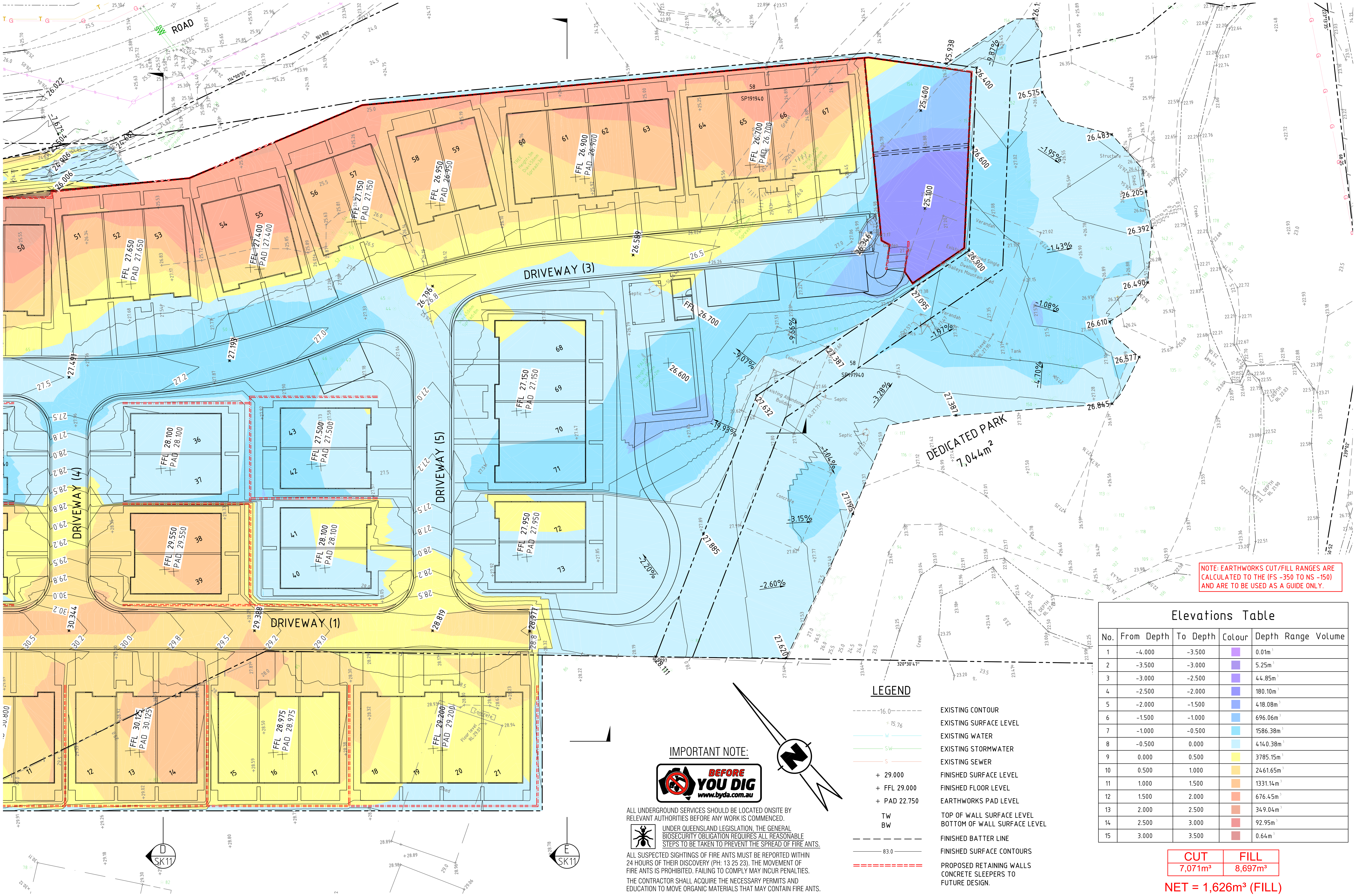
PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA

BULK EARTHWORKS PLAN - 1 OF 2

JOB NO. 230094

DRAWING NO. C10

ISSUE P1 P2 P3



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4	-2.500	-2.000		180.10m³
5	-2.000	-1.500		418.08m³
6	-1.500	-1.000		696.06m³
7	-1.000	-0.500		1586.38m³
8	-0.500	0.000		4140.38m³
9	0.000	0.500		3785.15m³
10	0.500	1.000		2461.65m³
11	1.000	1.500		1331.14m³
12	1.500	2.000		676.45m³
13	2.000	2.500		349.04m³
14	2.500	3.000		92.95m³
15	3.000	3.500		0.64m³

CUT	FILL
7,071m³	8,697m³

NET = 1,626m³ (FILL)

LEGEND

16.0	EXISTING CONTOUR
+ 15.76	EXISTING SURFACE LEVEL
W	EXISTING WATER
SW	EXISTING STORMWATER
S	EXISTING SEWER
+ 29.000	FINISHED SURFACE LEVEL
+ FFL 29.000	FINISHED FLOOR LEVEL
+ PAD 22.750	EARTHWORKS PAD LEVEL
TW BW	TOP OF WALL SURFACE LEVEL BOTTOM OF WALL SURFACE LEVEL
— — — —	FINISHED BATTER LINE
83.0	FINISHED SURFACE CONTOURS
==========	PROPOSED RETAINING WALLS CONCRETE SLEEPERS TO FUTURE DESIGN.

IMPORTANT NOTE:

BEFORE YOU DIG www.byda.com.au

ALL UNDERGROUND SERVICES SHOULD BE LOCATED ONSITE BY RELEVANT AUTHORITIES BEFORE ANY WORK IS COMMENCED.

UNDER QUEENSLAND LEGISLATION, THE GENERAL BIOSECURITY OBLIGATION REQUIRES ALL REASONABLE STEPS TO BE TAKEN TO PREVENT THE SPREAD OF FIRE ANTS.

ALL SUSPECTED SIGHTINGS OF FIRE ANTS MUST BE REPORTED WITHIN 24 HOURS OF THEIR DISCOVERY (PH: 13 25 23). THE MOVEMENT OF FIRE ANTS IS PROHIBITED. FAILING TO COMPLY MAY INCUR PENALTIES.

THE CONTRACTOR SHALL ACQUIRE THE NECESSARY PERMITS AND EDUCATION TO MOVE ORGANIC MATERIALS THAT MAY CONTAIN FIRE ANTS.

No.	DATE	ISSUE	REVISED	CHECKED
P3	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P2	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P1	04/24	ORIGINAL ISSUE	B.A.R.	T.W.N.

IN ASSOCIATION WITH

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE A 0 5 10 1 : 250
SCALE B
DATUM AHD (U.N.O.)
SCALES SHOWN ARE AT A1 SIZE

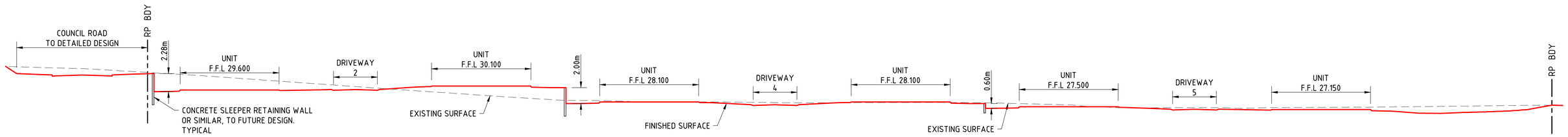
COZENS REGAN GROUP
CONSULTING ENGINEERS • CIVIL • STRUCTURAL
SUITE 7 ADVANCE BUSINESS CENTRE
39 LAWRENCE DRIVE NERANG
PO BOX 2711 NERANG QLD 4211
P: (07) 5578 4100
F: (07) 5578 4092
E: mail@cozreg.com.au
W: www.cozreg.com.au
CONSULT AUSTRALIA Member Firm

DESIGNED T.W.N.
DRAWN B.A.R.
CHECKED T.W.N.
APPROVED FOR AND ON BEHALF OF COZENS REGAN GROUP PTY LTD (RPEQ No 15735)

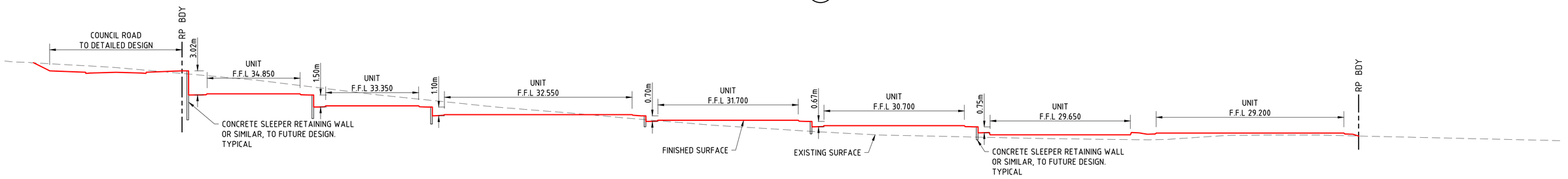
CLIENT MG LAND PTY LTD

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
BULK EARTHWORKS PLAN - 2 OF 2

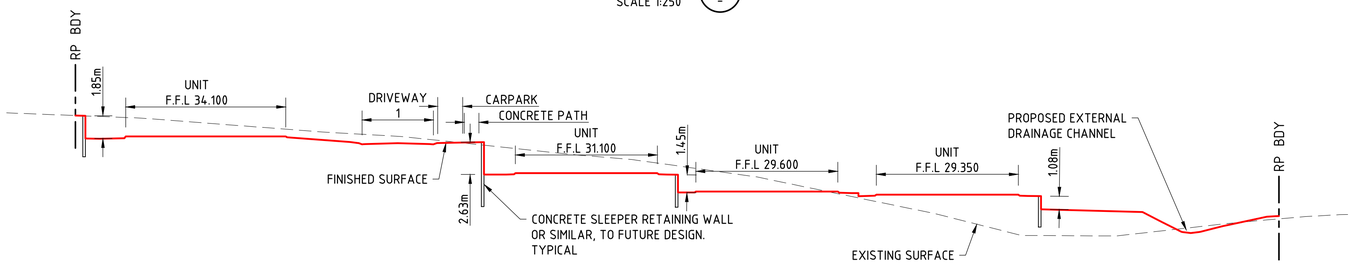
JOB NO. 230094
DRAWING NO. C11
ISSUE P1 P2 P3



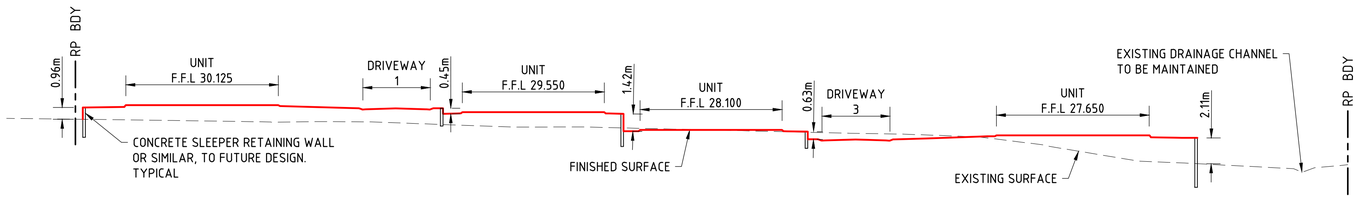
SECTION A
SCALE 1:250



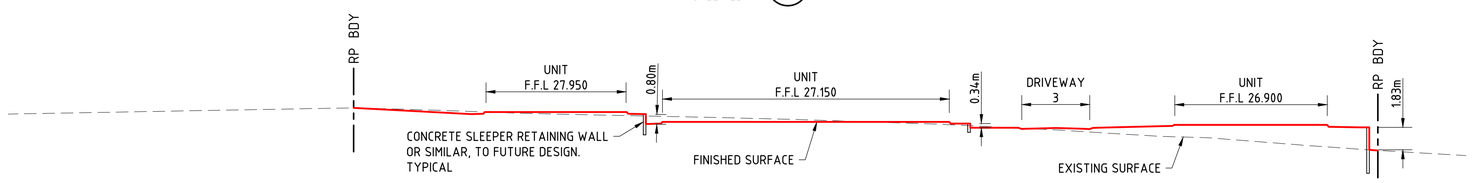
SECTION B
SCALE 1:250



SECTION C
SCALE 1:250



SECTION D
SCALE 1:250



SECTION E
SCALE 1:250

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SCALE B

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CONSULT AUSTRALIA Member Firm

DESIGNED	TWN
DRAWN	B.A.R.
CHECKED	TWN

APPROVED FOR AND ON BEHALF OF COZENS REGAN GROUP PTY LTD
(RPEQ No 15735)

CLIENT: MG LAND PTY LTD

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA

SITE SECTIONS

JOB NO. 230094

DRAWING NO. C12

ISSUE P1P2P3