

ATTACHMENT 6

Erosion and Sediment Control Plan

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

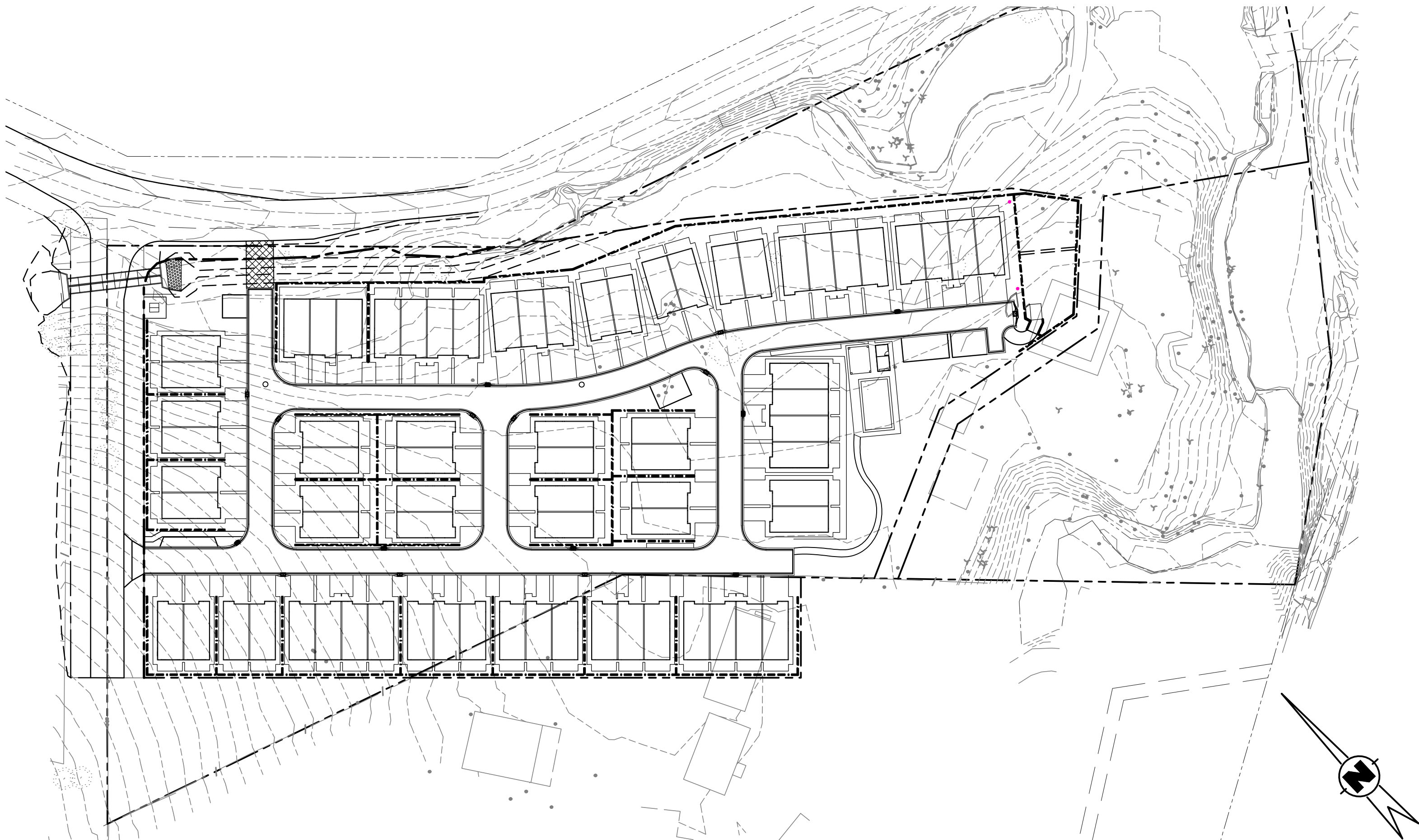
THE SITE IS SITUATED AT 202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA QLD

SITE SOILS

THE PROFILE OF SOILS ON SITE GENERALLY CONSISTS 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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JOB NO.
230094
DRAWING NO.
C02
ISSUE
P1P2P3



IMPORTANT NOTE:



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.

LEGEND

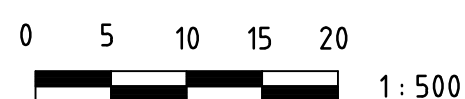
----- PROPOSED CATCHMENT AREAS

No.	DATE	ISSUE	REVISED	CHECKED
P3	06/25	PRELIMINARY ISSUE UPDATES	B.A.R.	T.W.N.
P2	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P1	03/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.

IN ASSOCIATION WITH

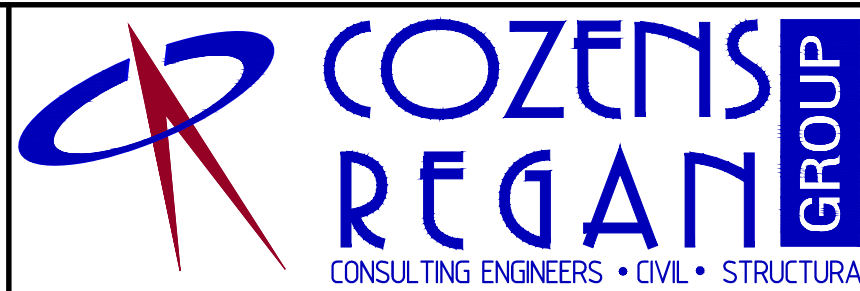
PRELIMINARY
NOT FOR CONSTRUCTION

SCALE A
SCALE B



DATUM AHD (U.N.O.)

SCALES SHOWN ARE AT A1 SIZE

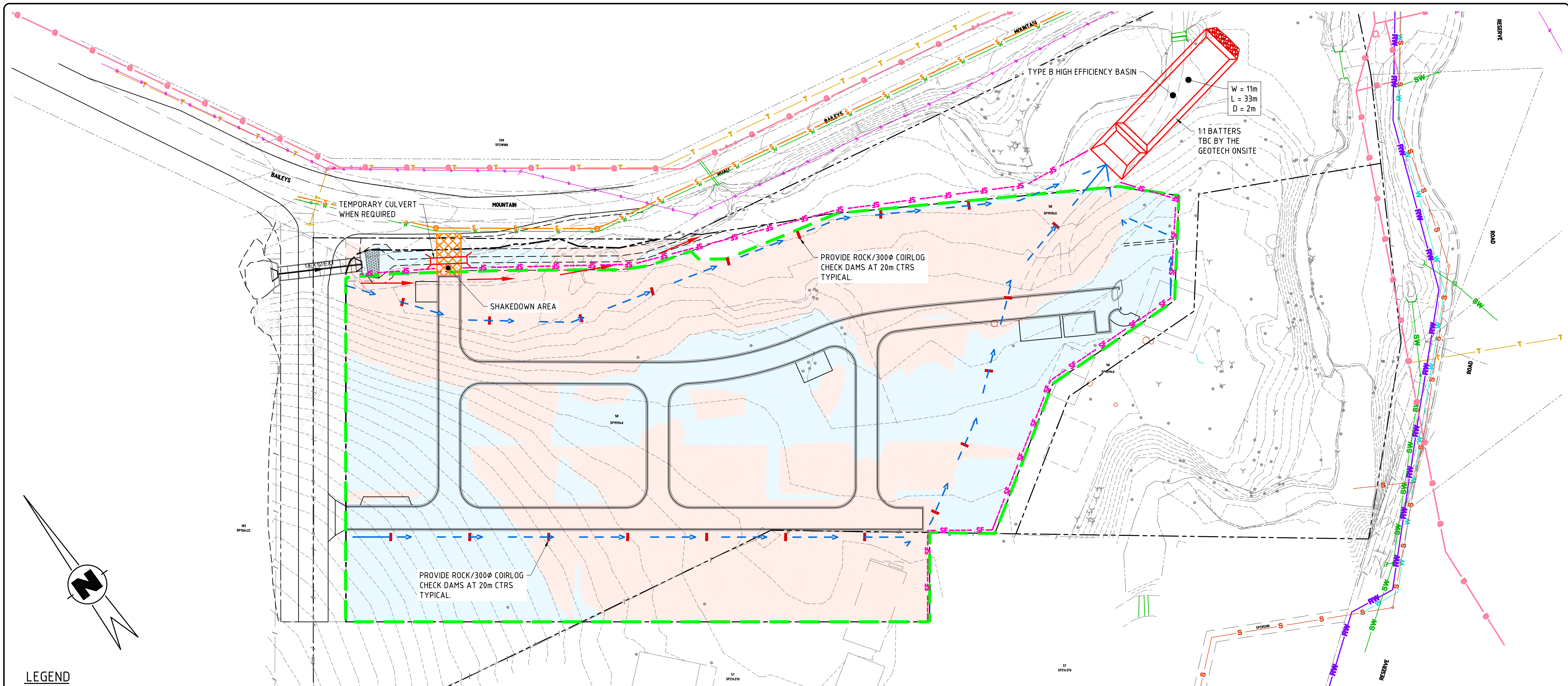


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APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(RPEQ No 157351)

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 P1P2P3



LEGEND

- 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

IMPORTANT NOTE:



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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 OUT 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 BE STABILISED WITH HEAVY POLYMER SPRAY. INSPECT THE SPRAY EVERY 6 WEEK AND TOUCH UP ANY AREAS THAT SHOW DETERIORATION.

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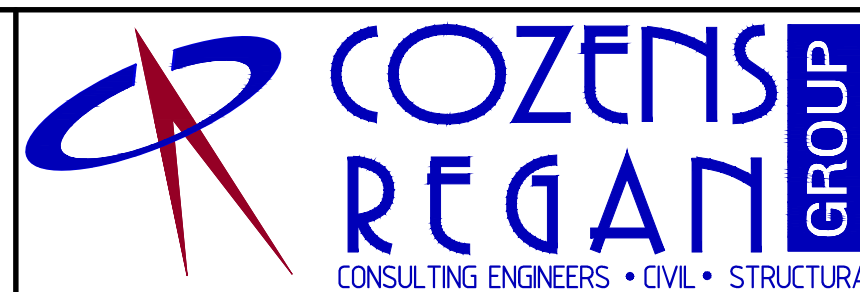
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SCALE A
SCALE B

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DATUM AHD (U.N.O.)

SCALES SHOWN ARE AT A1 SIZE



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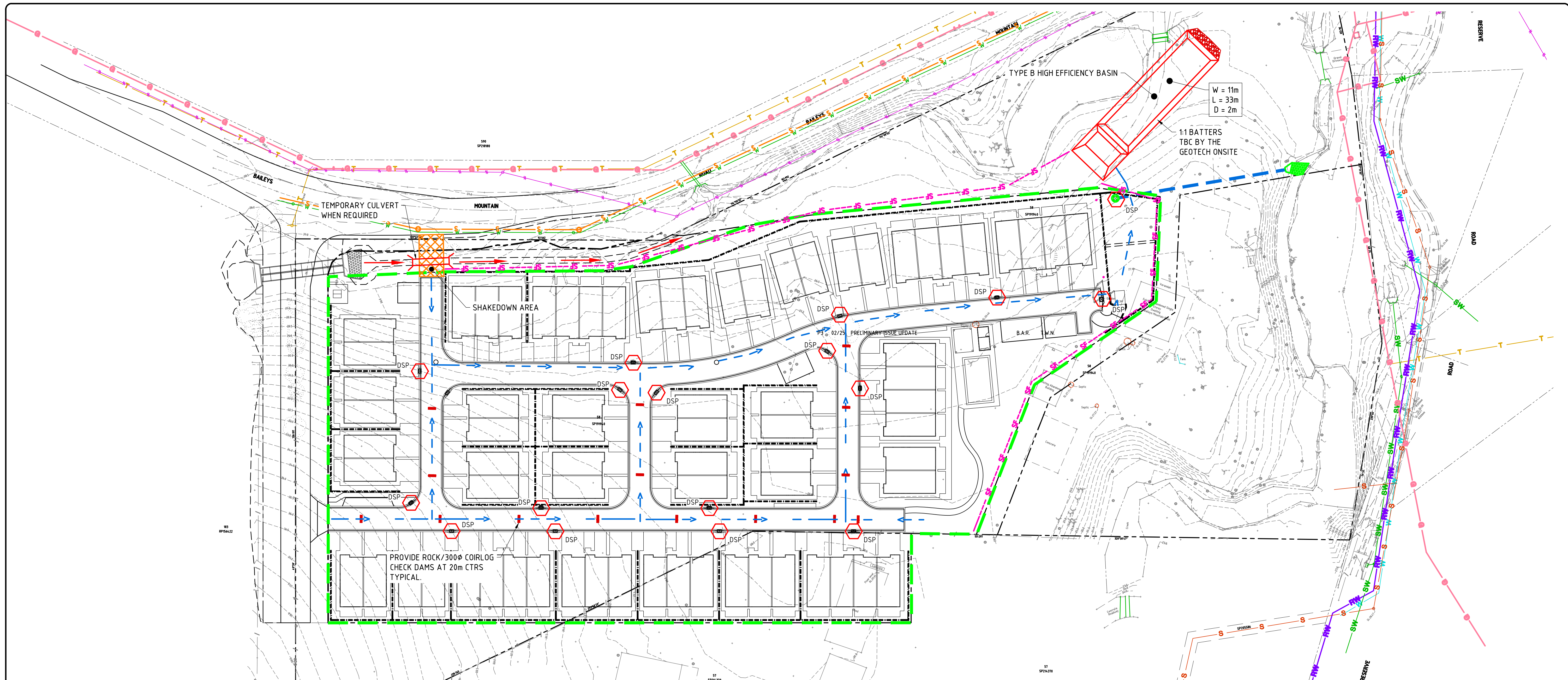
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CHECKED T.W.N.
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(RPEQ No 157351)

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
ISSUE
P1P2P3P4



LEGEND

- DENOTES SILTATION FENCE AS PER IECA STD DRG. SF.01 & 02
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- BASIN CATCHMENT AREA
- SPILLWAY AS PER IECA STD ES-1

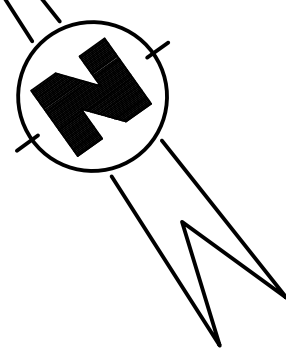
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EROSION AND SEDIMENT CONTROL SEQUENCING NOTES

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 STABILISED.

POLYMER SPRAY APPLICATION RATE:
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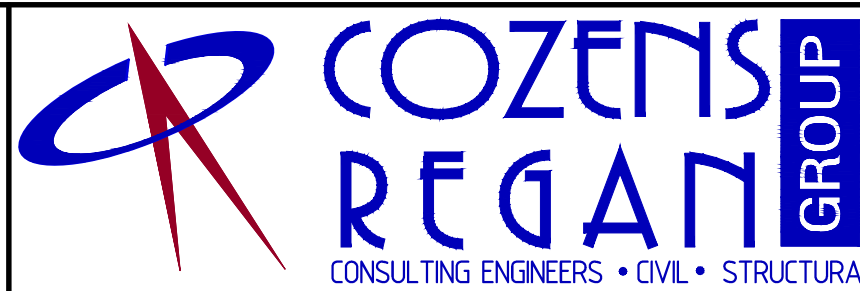
IN ASSOCIATION WITH

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SCALE A
SCALE B



DATUM AHD (U.N.O.) SCALES SHOWN ARE AT A1 SIZE

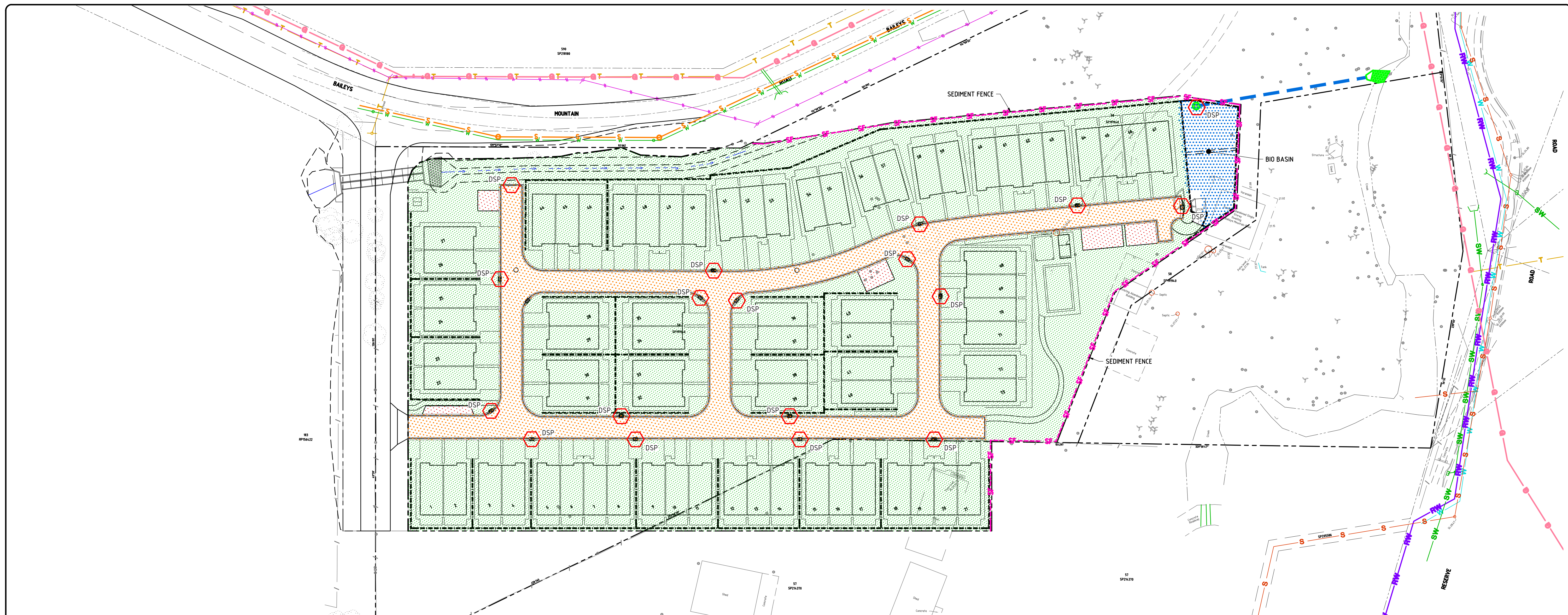


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(RPEQ No 157351)

CLIENT MG LAND PTY LTD
PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
PHASE 2 ROADWORKS AND SERVICES

JOB NO. 230094
DRAWING NO. C05
ISSUE P1P2P3



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

IMPORTANT NOTE:

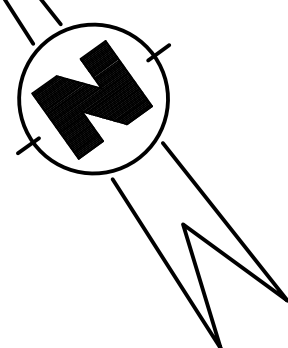


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EROSION AND SEDIMENT CONTROL SEQUENCING NOTES

PHASE 3: STABILIZATION AND MAINTENANCE

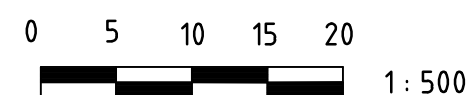
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILISED.
- REMOVE SEDIMENT BASIN.
- INSTALL DOWNSTREAM OF THE BASIN ANY SHORT TERM CONTROL MEASURES REQUIRED TO DECOMMISSION THE BASIN WITHOUT CAUSING ANY EROSION, SEDIMENT OR ENVIRONMENTAL HARM.
- REMOVE AND 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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SCALE A
SCALE B



DATUM AHD (U.N.O.)

SCALES SHOWN ARE AT A1 SIZE

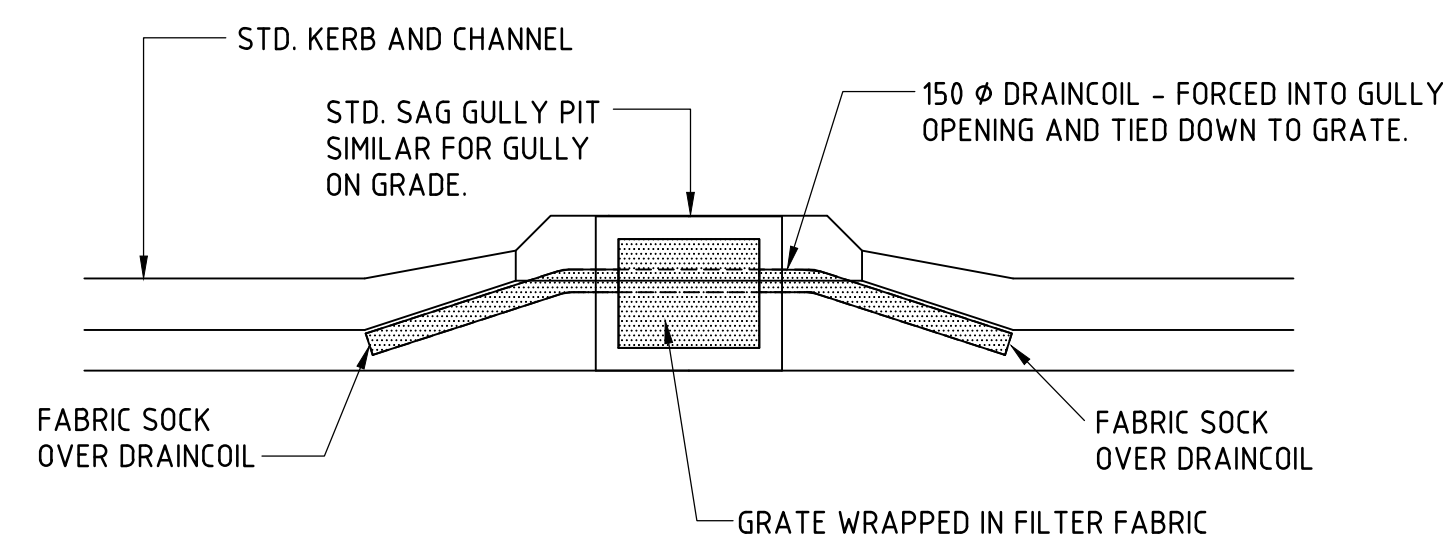


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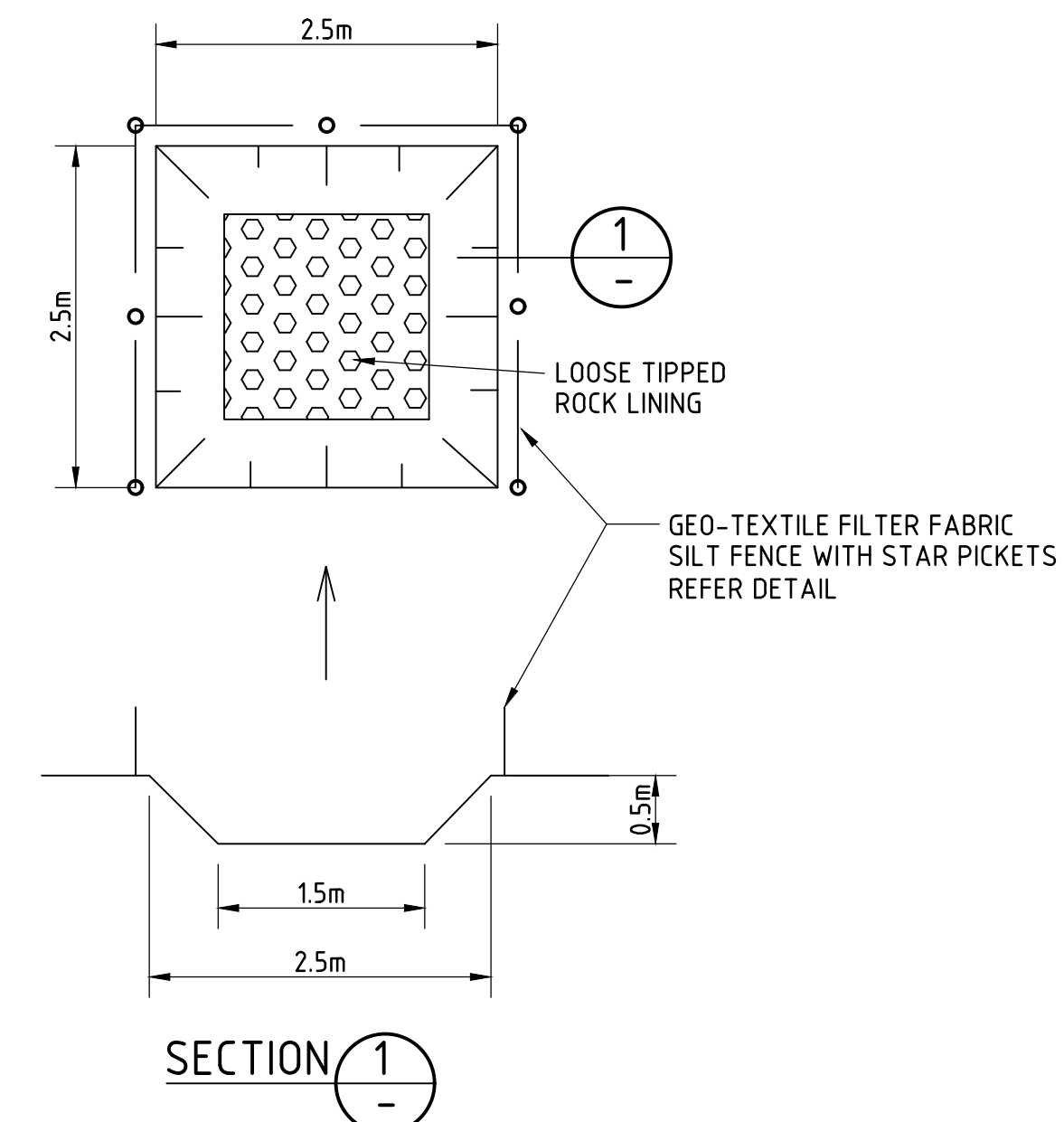
CLIENT MG LAND PTY LTD
PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
PHASE 3 STABILISATION PLAN

JOB NO. 230094
DRAWING NO. C06
ISSUE P1P2P3P4



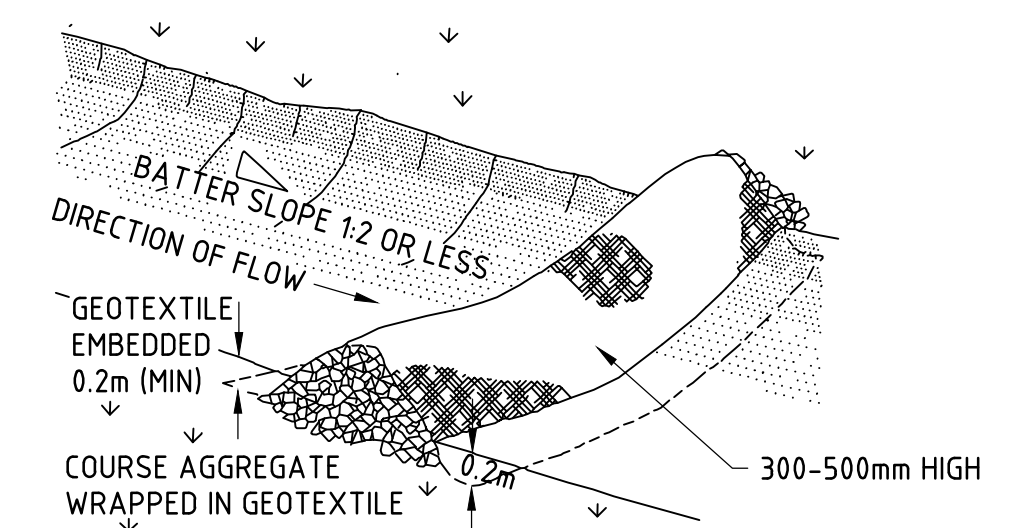
SILTATION CONTROL AT GULLY PIT (EXISTING)

SCALE 1:50
TO BE PROVIDED AT EXISTING GULLY PITS EXTERNAL TO SITE WHERE DIRECTED.

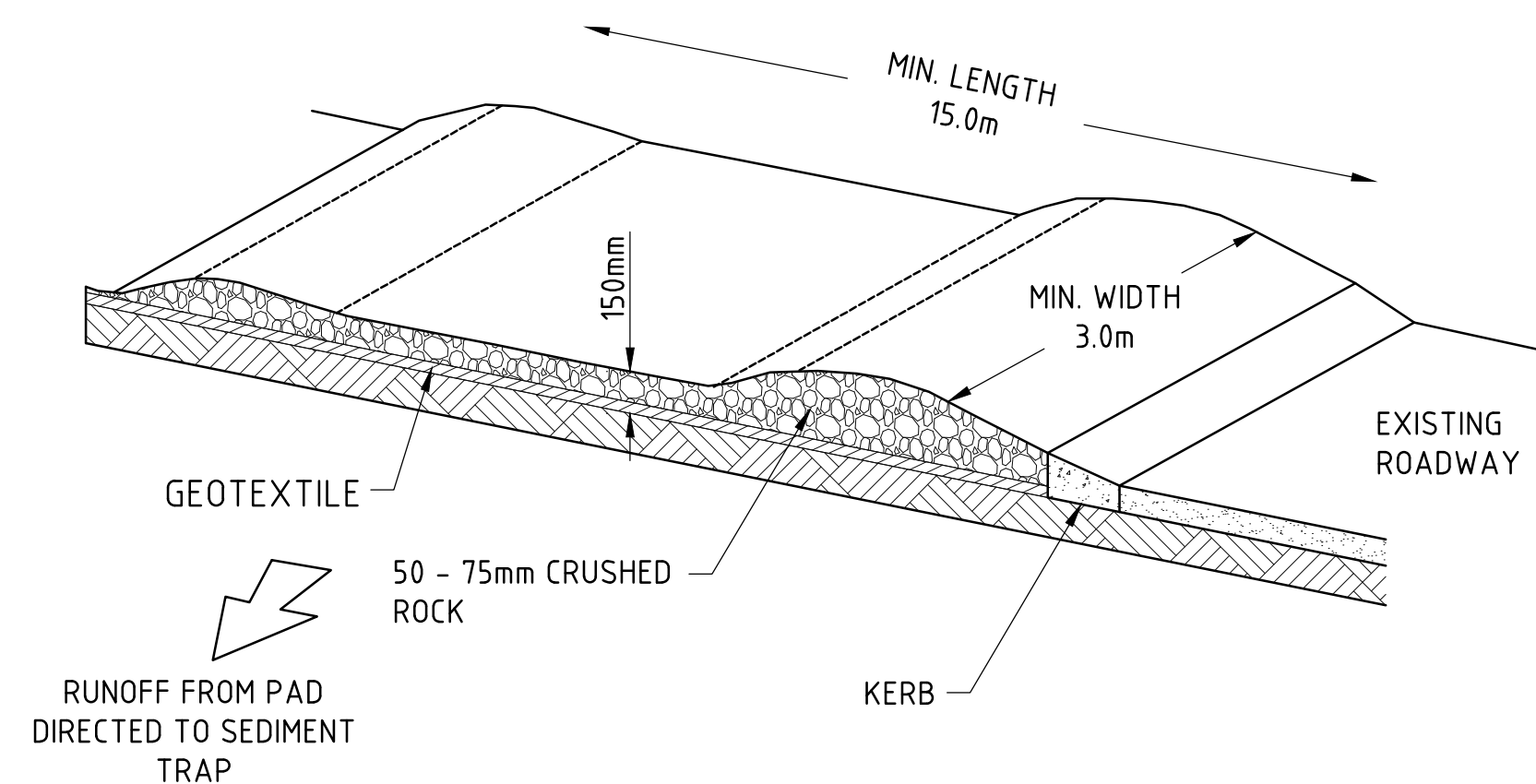


SILTATION TRAP DETAILS

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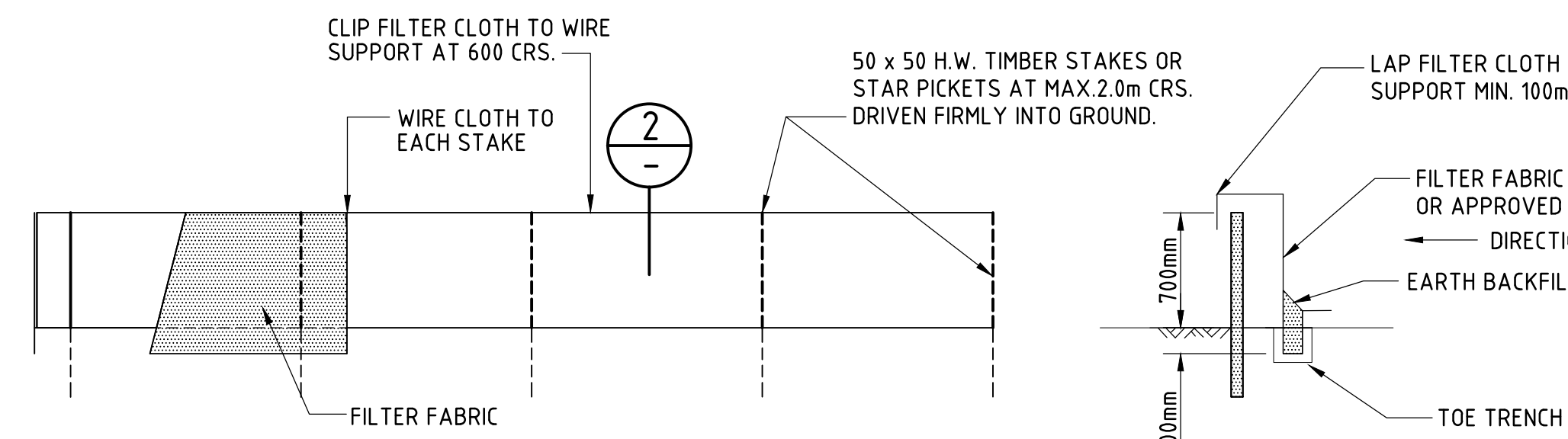


ROCK CHECK DAM



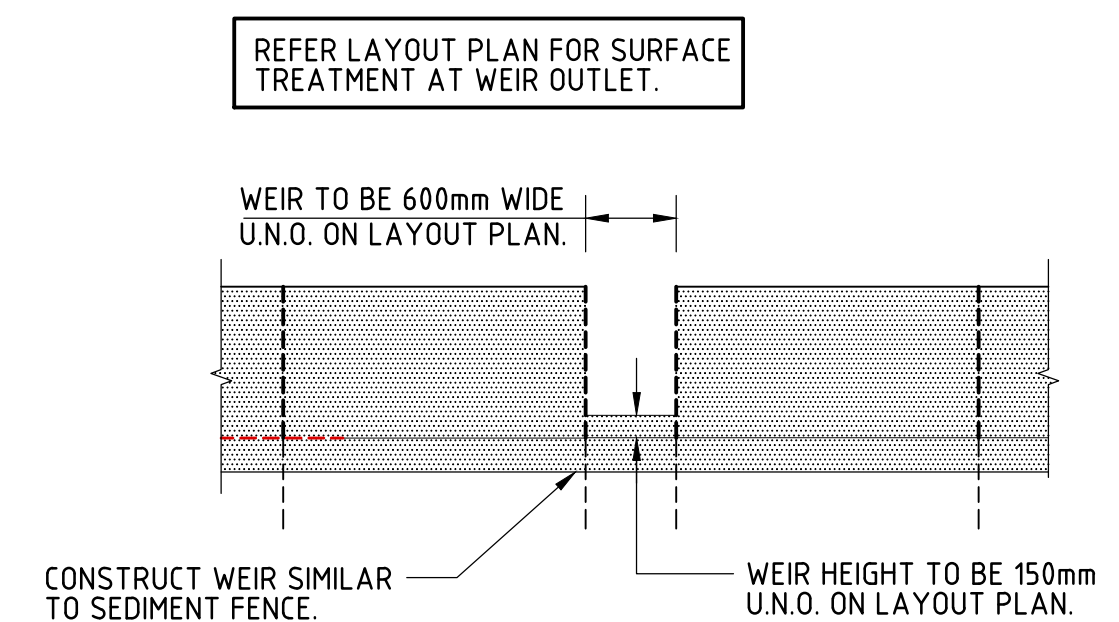
ROCK SHAKE DOWN AREA DETAIL

SCALE N.T.S.



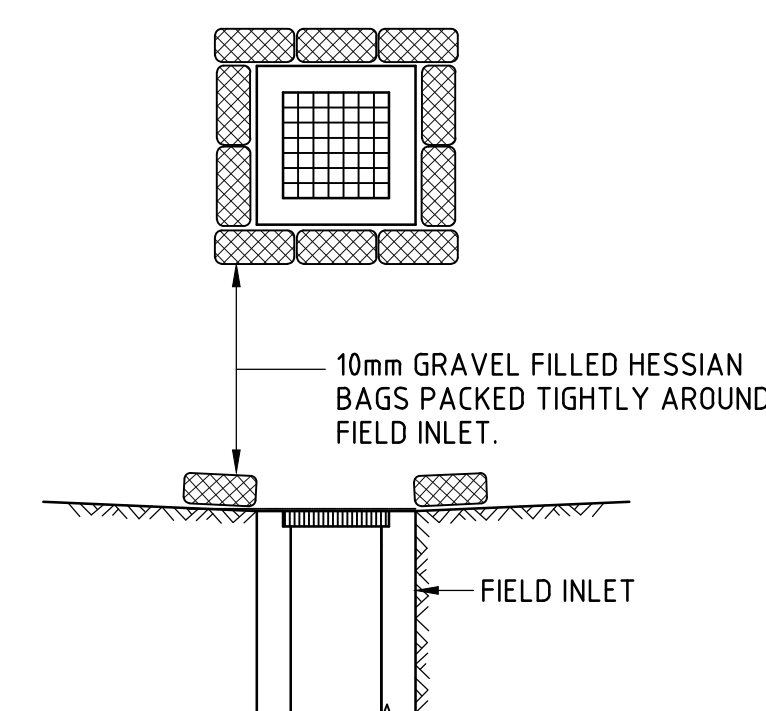
SEDIMENT FENCE DETAILS

SCALE 1:50



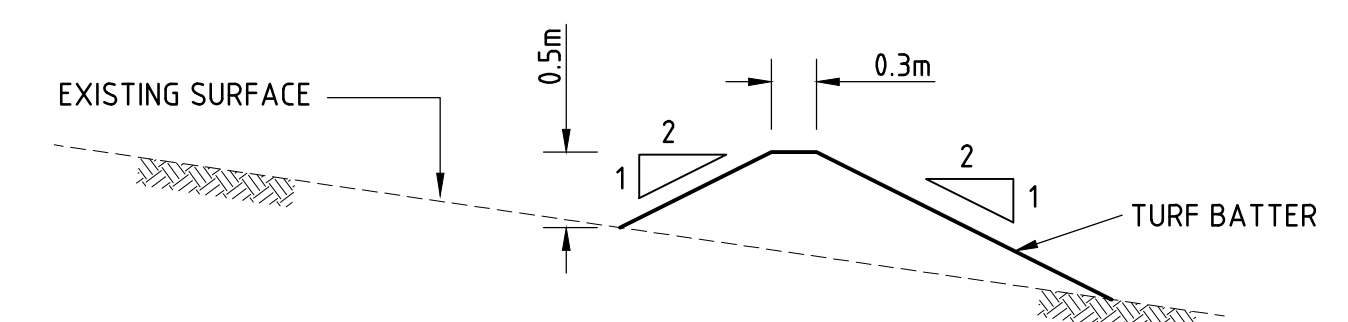
SEDIMENT FENCE WEIR

SCALE 1:50



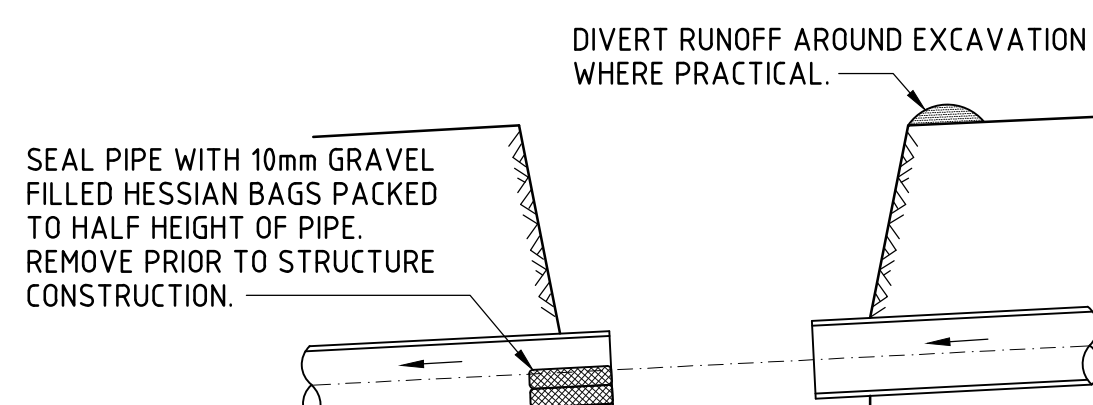
INLET STRUCTURE

1:50
(STRUCTURE COMPLETE)



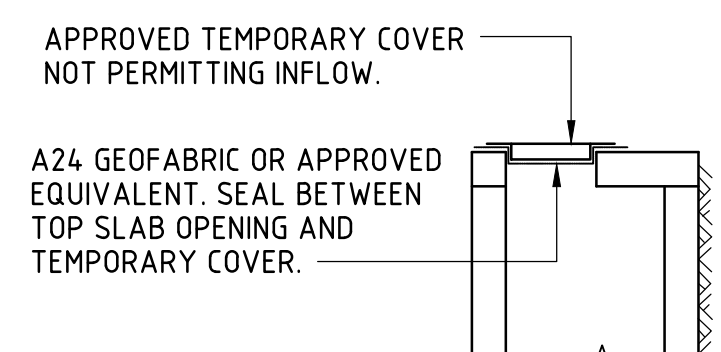
TYPICAL DIVERSION DRAIN DETAIL.

SCALE 1:50



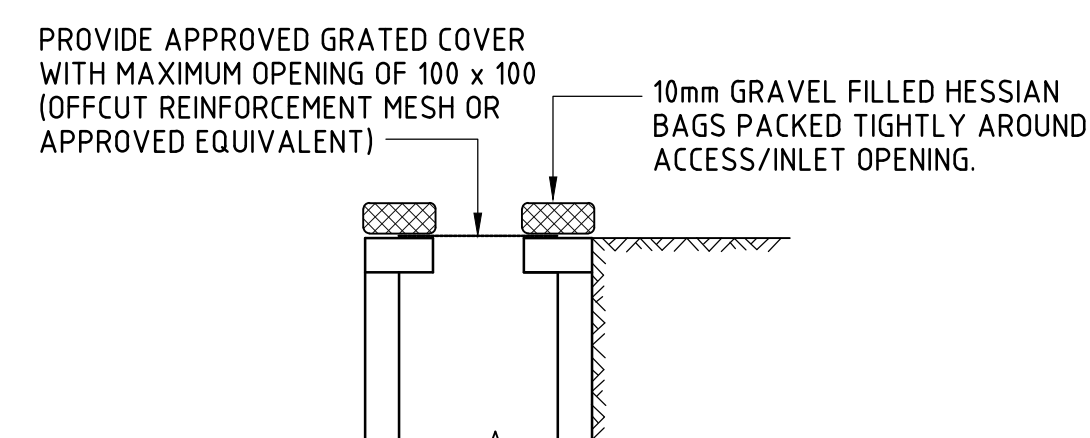
EXCAVATION

1:100
EXCAVATION AND PIPE INSTALLATION



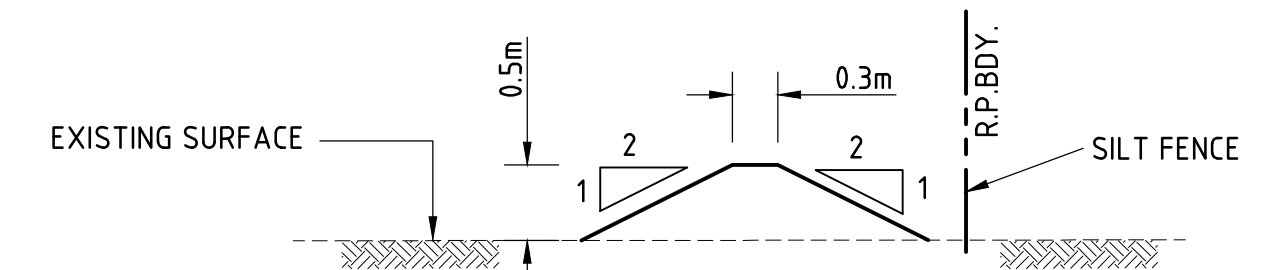
ACCESS CHAMBER

1:50



INLET STRUCTURE

1:50
(STRUCTURE COMPLETE UP TO TOP SLAB)



TYPICAL BUND DETAIL.

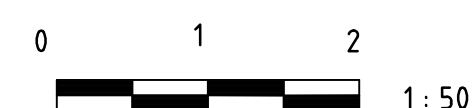
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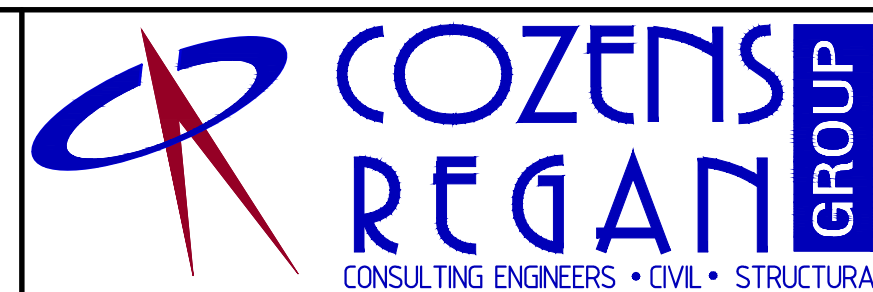
PRELIMINARY
NOT FOR CONSTRUCTION

SCALE A
SCALE B



DATUM AHD (U.N.O.)

SCALES SHOWN ARE AT A1 SIZE

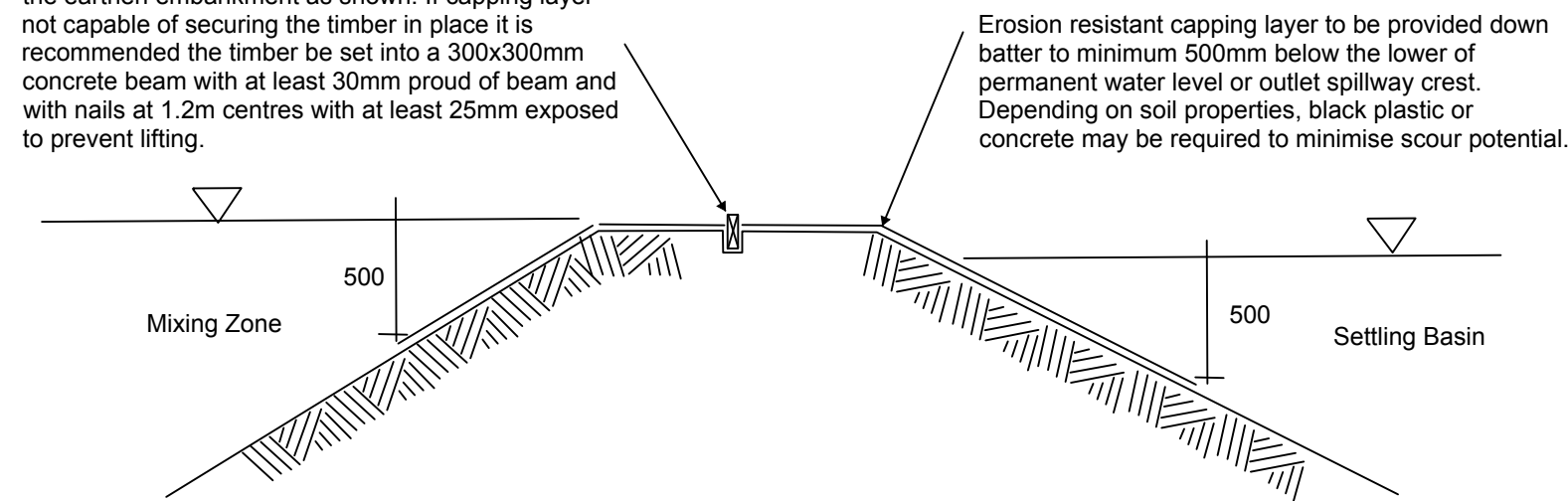
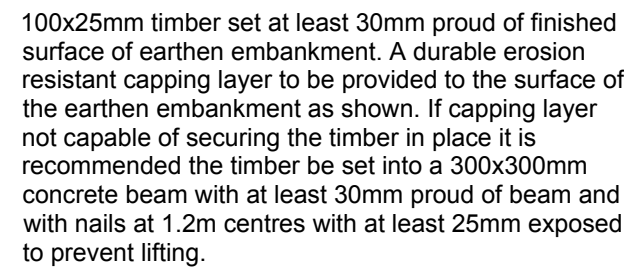


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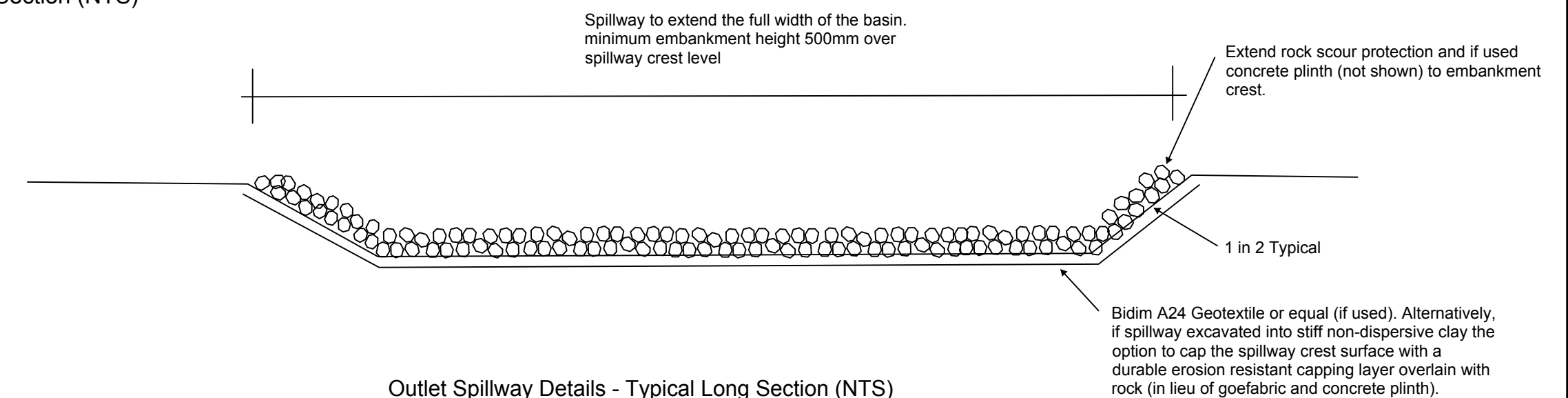
DESIGNED TWN
DRAWN BAR
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COZENS REGAN GROUP PTY LTD
(IRPEQ No 15735)

CLIENT MG LAND PTY LTD
PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
EROSION & SEDIMENT CONTROL DETAILS

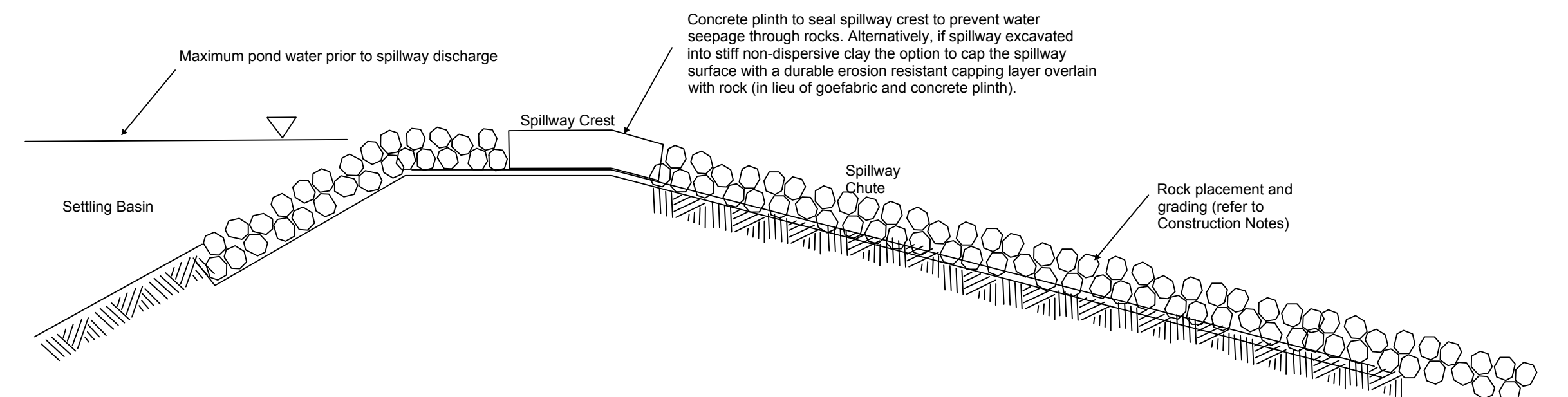
JOB NO. 230094
DRAWING NO. C07
ISSUE P1



Level Spreader Details - Typical Long Section (NTS)



Outlet Spillway Details - Typical Long Section (NTS)



Outlet Spillway Details - Typical Cross Section (NTS)

Table 1 - Settling Zone Volume

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.

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.

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 all fill material used to form the embankment meets the specifications certified by a soil scientist or 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.

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. If 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 area. 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.

SCALE B



WN ARE AT A1 SIZE



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DRAWING NO.

C08

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P1	03/24	PRELIMINARY ISSUE		B.A.R.	T.W.N.
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Elevations Table					
No.	From Depth	To Depth	Colour	Depth Range	Volume
1	-4.000	-3.500		0.01m ³	
2	-3.500	-3.000		5.25m ³	
3	-3.000	-2.500		44.85m ³	
4	-2.500	-2.000		180.10m ³	
5	-2.000	-1.500		418.08m ³	
6	-1.500	-1.000		696.06m ³	
7	-1.000	-0.500		1586.38m ³	
8	-0.500	0.000		4140.38m ³	
9	0.000	0.500		3785.15m ³	
10	0.500	1.000		2461.65m ³	
11	1.000	1.500		1331.14m ³	
12	1.500	2.000		676.45m ³	
13	2.000	2.500		349.04m ³	
14	2.500	3.000		92.95m ³	
15	3.000	3.500		0.64m ³	

CUT	FILL
7,071m ³	8,697m ³

NET = 1,626m³ (FILL)

IMPORTANT NOTE:



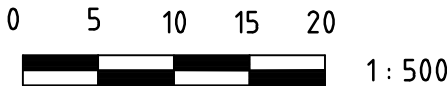
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BY RELEVANT AUTHORITIES
BEFORE ANY WORK IS COMMENCED.

No.	DATE	ISSUE	REVISED	CHECKED
P6	06/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P5	06/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P4	02/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
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
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COZENS REGAN GROUP PTY LTD
(RPEQ No 157351)

CLIENT: MG LAND PTY LTD

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

JOB NO: 230094
DRAWING NO: C09
ISSUE: P1P2P3P4P5P6

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

CUT 7,071m³
FILL 8,697m³
NET = 1,626m³ (FILL)

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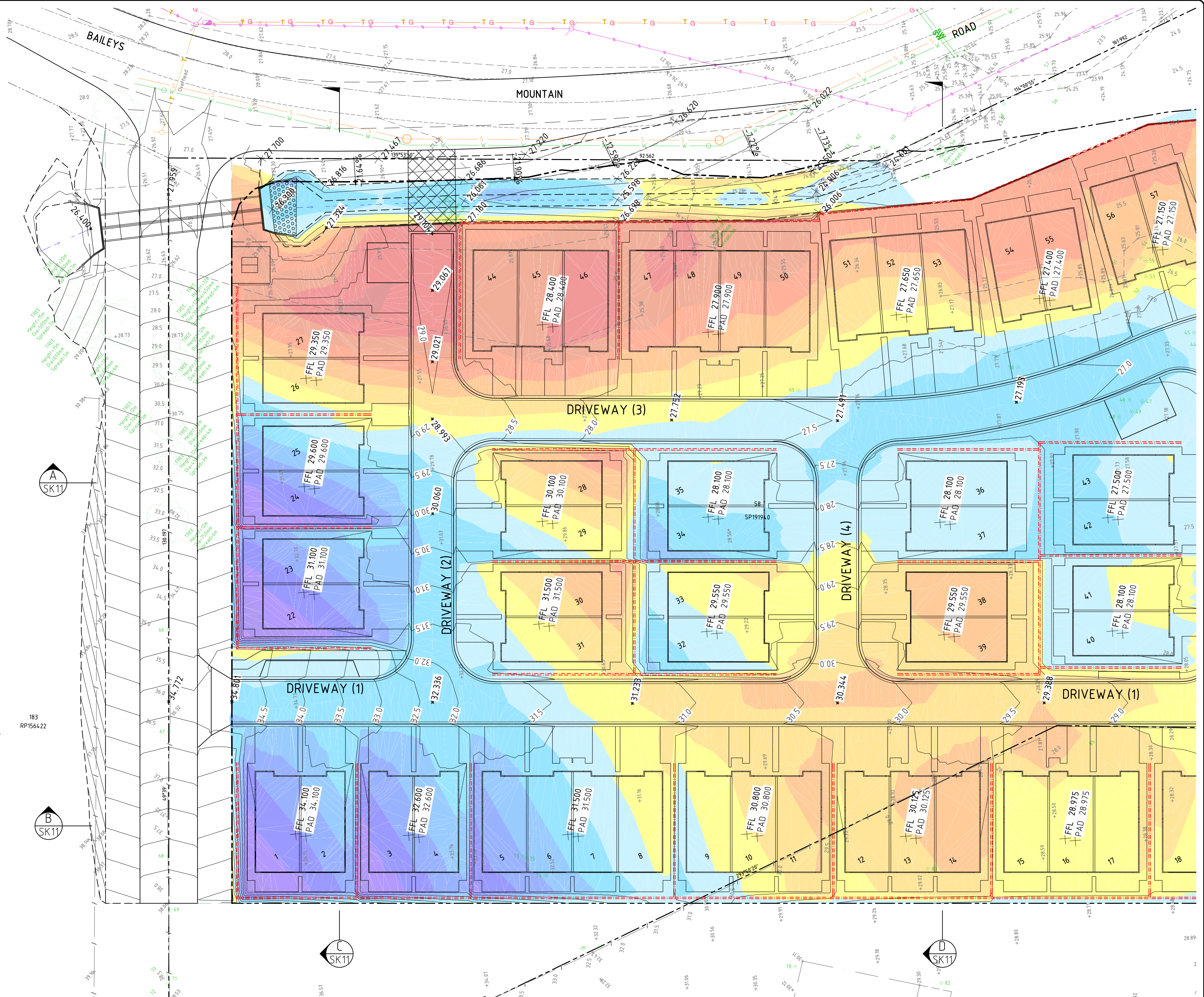
UNDER QUEENSLAND LEGISLATION, THE GENERAL BIOSECURITY OBLIGATION REQUIRES ALL REASONABLE STEPS TO BE TAKEN TO PREVENT THE SPREAD OF FIRE ANTS.

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 TOP OF WALL SURFACE LEVEL
- BW 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
P5	06/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P4	02/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
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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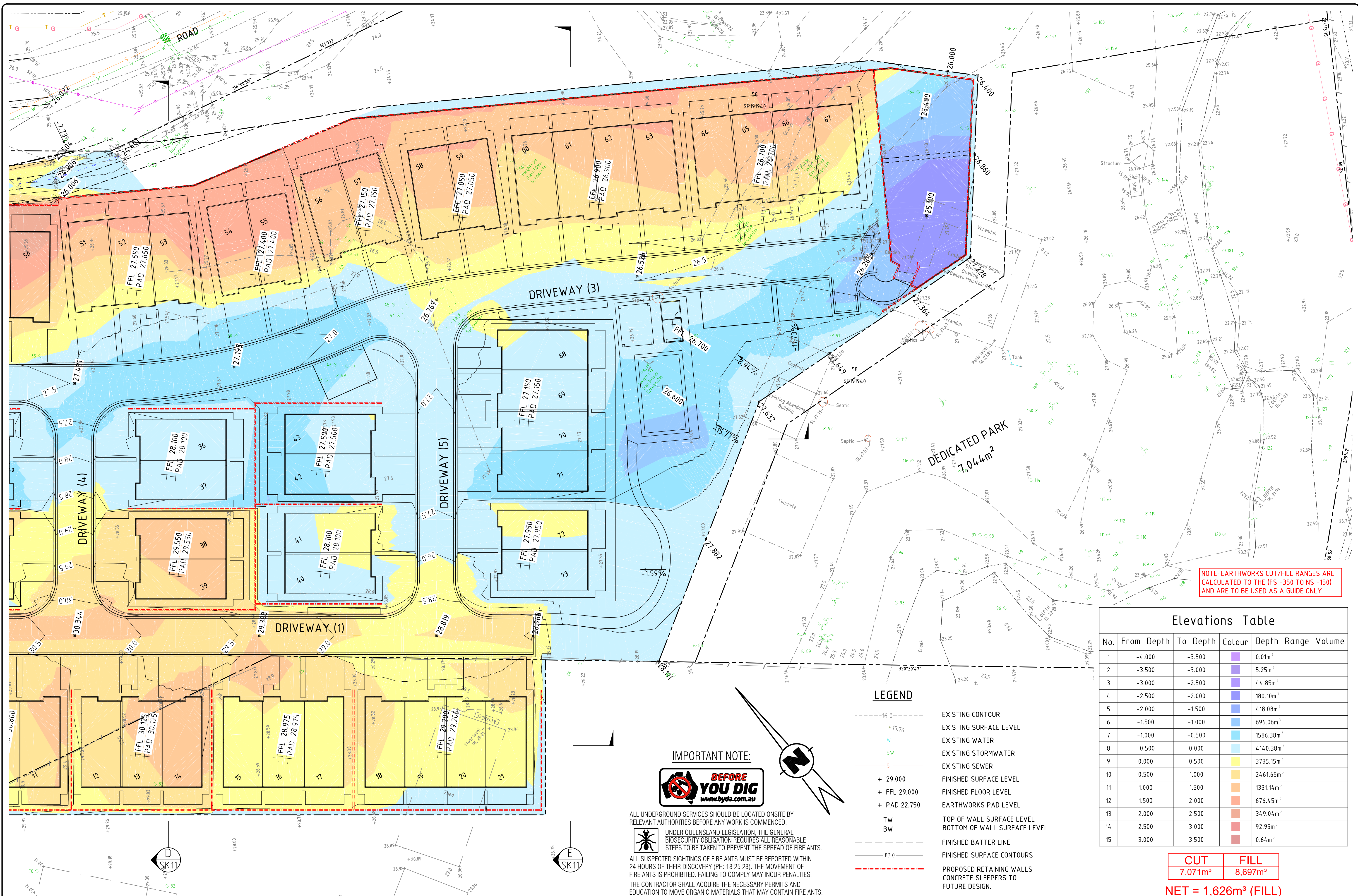
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CLIENT MG LAND PTY LTD

PROJECT

PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
BULK EARTHWORKS PLAN - 1 OF 2

JOB NO. 230094
DRAWING NO. C10
ISSUE P1P2P3P4P5



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

Elevations Table

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3	-3.000	-2.500		44.85m ³	
4	-2.500	-2.000		180.10m ³	
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14	2.500	3.000		92.95m ³	
15	3.000	3.500		0.64m ³	

CUT 7,071m³ FILL 8,697m³

NET = 1,626m³ (FILL)

LEGEND

- EXISTING CONTOUR
- EXISTING SURFACE LEVEL
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING SEWER
- FINISHED SURFACE LEVEL
- FINISHED FLOOR LEVEL
- EARTHWORKS PAD LEVEL
- TOP OF WALL SURFACE LEVEL
- BOTTOM OF WALL SURFACE LEVEL
- FINISHED BATTER LINE
- FINISHED SURFACE CONTOURS
- PROPOSED RETAINING WALLS
- CONCRETE SLEEPERS TO FUTURE DESIGN.

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P4	02/25	PRELIMINARY ISSUE UPDATE		
P3	10/24	PRELIMINARY ISSUE		
P2	10/24	PRELIMINARY ISSUE		
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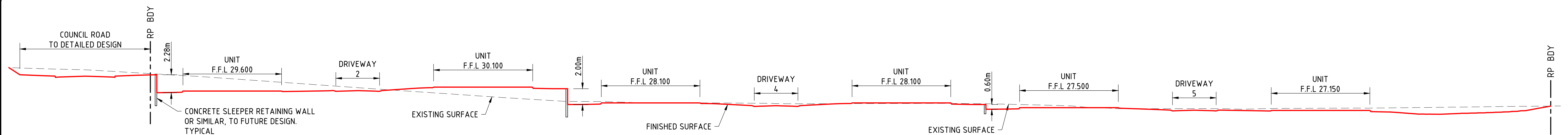
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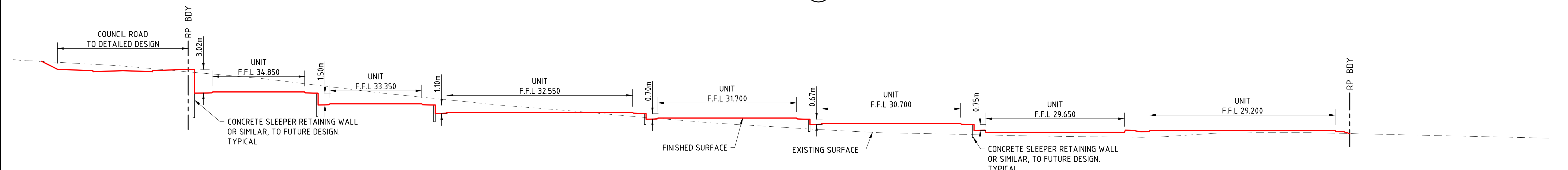
PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA

BULK EARTHWORKS PLAN - 2 OF 2

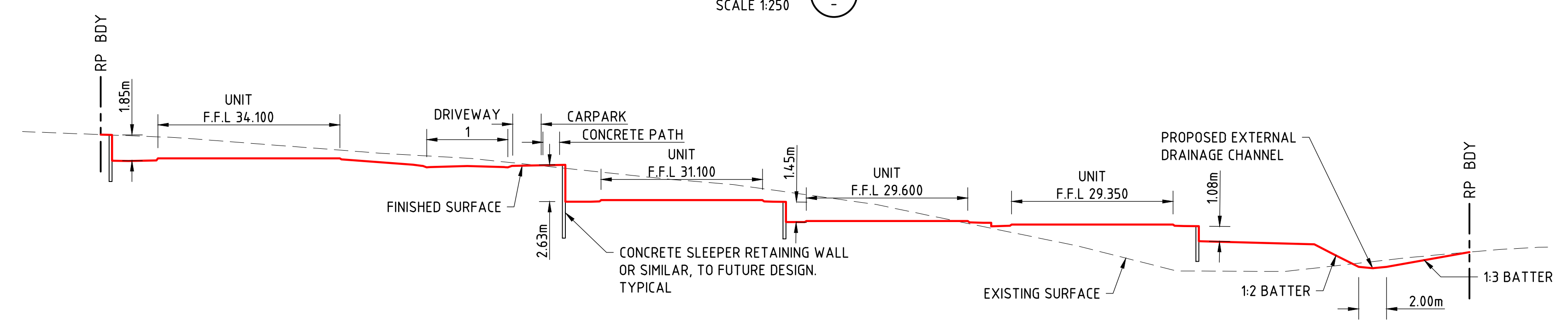
JOB NO. 230094
DRAWING NO. C11
ISSUE P1P2P3P4P5P6



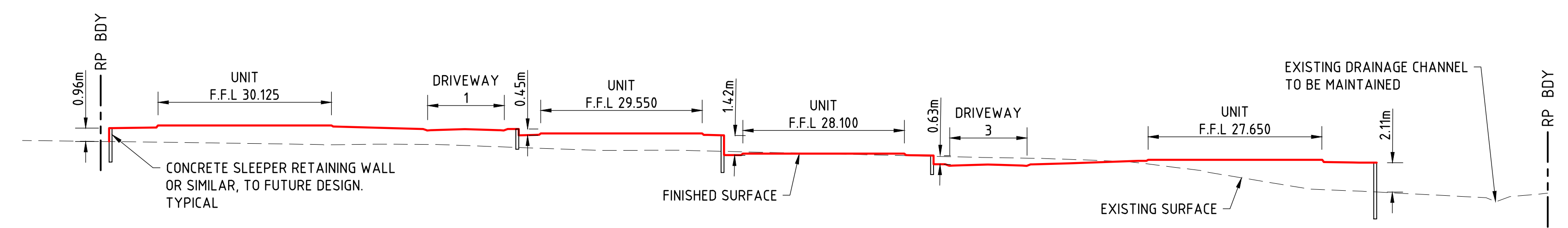
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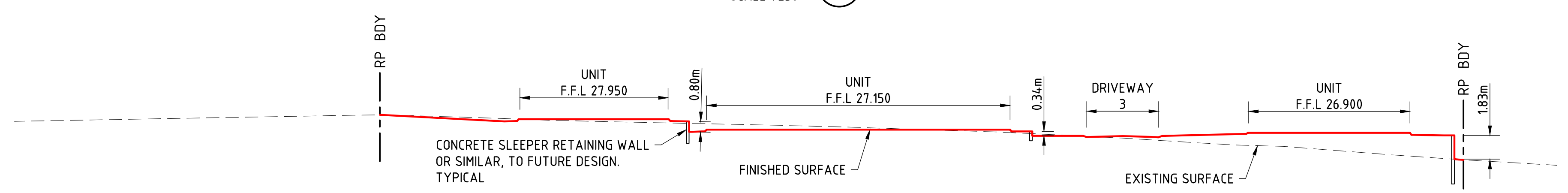
SECTION B
SCALE 1:250



SECTION C
SCALE 1:250



SECTION D
SCALE 1:250



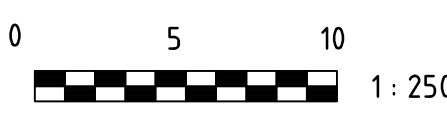
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No.	DATE	ISSUE	REVISED	CHECKED
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P3	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P2	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P1	04/24	ORIGINAL ISSUE	B.A.R.	T.W.N.

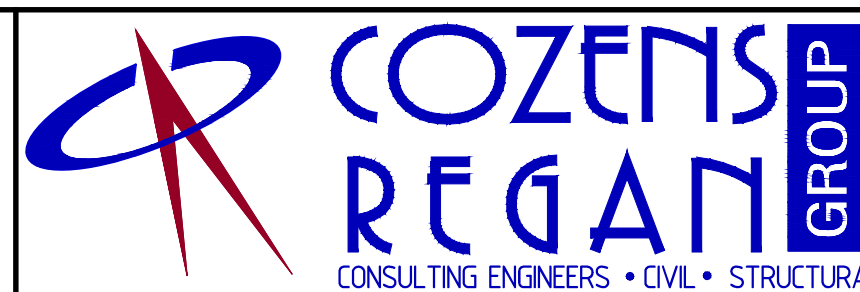
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PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
SITE SECTIONS

JOB NO. 230094
DRAWING NO. C12
ISSUE P1P2P3P4P5