



Lockyer Valley Regional Council
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DECISION NOTICE

Planning Act 2016

Application ID: OW2023/0016
Enquiries: Scott Hambleton
Contact: 5462 0618

18 August 2023

Van Der Meer Consulting
51 Alfred Street
FORTITUDE VALLEY QLD 4006

Attention: Hannah Qiao

Dear Hannah

DEVELOPMENT PERMIT – OPERATIONAL WORKS FOR ROADWORKS, DRAINAGE WORK, STORMWATER, EARTHWORKS AND SIGNAGE

I wish to advise that on 17 August 2023, the application described below was approved subject to conditions.

Application Details

Description of Development: Development Permit for Operational Works (Roadworks, Drainage Work, Stormwater, Earthworks and Signage) - Parklake Estate Stages 2 & 3
Street Address: 63 Redbank Creek Road, Adare
Real Property Description: L95 CA311434 and L96 SP225226

Conditions of Approval

The conditions of approval are attached.

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

Currency Period

The currency period for this Development Permit is two (2) years starting the day this Development Permit takes effect (refer to Section 85 of the *Planning Act 2016*). The Approval will lapse unless the works are substantially started within the currency period.

Other Development Permits Necessary

A Development Permit must be obtained for the following works associated with this development prior to the development being carried out:

Development Permit for Operational Works for Landscaping for Stage 2 and 3 (Condition 35)

Representations and Rights of Appeal

You are entitled to appeal this decision or make representations in relation to the conditions of approval.

Within your appeal period (i.e. 20 business days after the Decision Notice is given), you may suspend your appeal period and make written representations to Council about the conditions of approval. If Council agrees with any of the representations, a Negotiated Decision Notice will be given. Only one Negotiated Decision Notice may be given. If a Negotiated Decision Notice is given, your 20 business day appeal period will commence again.

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about development applications are set out in chapter 6, part 1 of the *Planning Act 2016*. Attached is an extract from the *Planning Act 2016* which details your appeal rights.

Commencement of Approval

This approval takes effect in accordance with section 71 of the *Planning Act 2016*.

Yours faithfully



Michael Dargusch
COORDINATOR DEVELOPMENT ASSESSMENT

Attach: Schedule 1 – Lockyer Valley Regional Council's conditions of approval and advisory notes
Approved Plans/Documents
Appeal Rights (extracts from the *Planning Act 2016*)

CC: Urban Utilities
Development@urbanutilities.com.au

Schedule 1 – Lockyer Valley Regional Council’s Conditions of Approval and Advisory Notes

APPROVED PLANS

The following plans are Approved Plans for the development:

Approved Plans

The following plans prepared by van der Meer Consulting are Approved without amendments:

Plan No.	Rev.	Plan Name	Date
C2000	C	COVER SHEET	14/07/2023
C2001	A	STANDARD NOTES	21/03/2023
C2002	A	SITE PLAN - SHEET 1	21/03/2023
C2003	A	SITE PLAN - SHEET 2	21/03/2023
C2100	C	EROSION AND SEDIMENT CONTROL PLAN - SHEET 1	14/07/2023
C2101	B	EROSION AND SEDIMENT CONTROL PLAN - SHEET 2	20/06/2023
C2190	A	EROSION AND SEDIMENT CONTROL DETAILS	21/03/2023
C2191	A	EROSION AND SEDIMENT CONTROL NOTES	21/03/2023
C2200	C	BULK EARTHWORKS PLAN - SHEET 1	14/07/2023
C2201	B	BULK EARTHWORKS PLAN - SHEET 2	20/06/2023
C2290	B	BULK EARTHWORKS DETAILS	20/06/2023
C2300	C	PAVEMENT PLAN - SHEET 1	14/07/2023
C2301	C	PAVEMENT PLAN - SHEET 2	14/07/2023
C2400	C	ROADWORKS PLAN - SHEET 1	14/07/2023
C2401	C	ROADWORKS PLAN - SHEET 2	14/07/2023
C2430	C	SIGNS AND PAVEMENT MARKING PLAN - SHEET 1	14/07/2023
C2431	C	SIGNS AND PAVEMENT MARKING PLAN - SHEET 2	14/07/2023
C2450	B	ROAD LONGITUDINAL SECTION – NEWLAND PLACE / HOWELL CIRCUIT - SHEET 1	20/06/2023
C2451	B	ROAD LONGITUDINAL SECTION – NEWLAND PLACE / HOWELL CIRCUIT - SHEET 2	20/06/2023
C2452	B	ROAD LONGITUDINAL SECTION – NEWLAND PLACE / HOWELL CIRCUIT - SHEET 3	20/06/2023
C2453	B	ROAD LONGITUDINAL SECTION – NEWLAND PLACE / HOWELL CIRCUIT - SHEET 4	20/06/2023
C2454	B	ROAD LONGITUDINAL SECTION – NEWLAND PLACE / HOWELL CIRCUIT - SHEET 5	20/06/2023
C2455	C	ROAD CROSS SECTIONS – NEWLAND PLACE / HOWELL CIRCUIT - SHEET 1	14/07/2023
C2456	B	ROAD CROSS SECTIONS – NEWLAND PLACE / HOWELL CIRCUIT - SHEET 2	20/06/2023
C2457	B	ROAD CROSS SECTIONS – NEWLAND PLACE / HOWELL CIRCUIT - SHEET 3	20/06/2023
C2458	B	ROAD CROSS SECTIONS – NEWLAND PLACE / HOWELL CIRCUIT - SHEET 4	20/06/2023
C2459	B	ROAD CROSS SECTIONS – NEWLAND PLACE / HOWELL CIRCUIT - SHEET 5	20/06/2023
C2460	B	ROAD CROSS SECTIONS – NEWLAND PLACE / HOWELL CIRCUIT – SHEET 6	20/06/2023
C2461	B	ROAD LONGITUDINAL AND CROSS SECTIONS – AXFORD WAY	20/06/2023
C2480	B	INTERSECTION DETAILS	20/06/2023

C2490	C	ROADWORKS DETAILS	14/07/2023
C2500	C	DRAINAGE CATCHMENT PLAN	14/07/2023
C2501	C	DRAINAGE PLAN – SHEET 1	14/07/2023
C2502	C	DRAINAGE PLAN – SHEET 2	14/07/2023
C2550	C	DRAINAGE LONGITUDINAL SECTIONS – SHEET 1	14/07/2023
C2560	B	DRAINAGE CALCULATIONS	20/06/2023
C2700	B	BUSHFIRE TRAIL PLAN	20/06/2023
C2701	A	BUSHFIRE TRAIL 1 LONGITUDINAL SECTION – SHEET 1	21/03/2023
C2702	A	BUSHFIRE TRAIL 1 LONGITUDINAL SECTION – SHEET 2	21/03/2023
C2703	B	BUSHFIRE TRAIL 1 LONGITUDINAL SECTION – SHEET 3	20/06/2023
C2704	A	BUSHFIRE TRAIL 1 CROSS SECTIONS – SHEET 1	21/03/2023
C2705	A	BUSHFIRE TRAIL 1 CROSS SECTIONS – SHEET 2	21/03/2023
C2706	B	BUSHFIRE TRAIL 1 CROSS SECTIONS – SHEET 3	20/06/2023
C2707	B	BUSHFIRE TRAIL 2 LONGITUDUNAL AND CROSS SECTIONS	20/06/2023
C2708	B	BUSHFIRE TRAIL DETAILS	20/06/2023

The following plans require amendment prior to becoming Approved Plans for the development:

Amended Approved Plans

The following plans prepared by van der Meer Consulting are approved with amendments as marked:			
Plan No.	Rev.	Plan Name	Date
C2510	C	DRAINAGE BIO RETENTION BASIN DETAILS - SHEETS 1	14/07/2023
Amendments	<ol style="list-style-type: none"> Plan to be amended to increase bund RL to 101.030 The sediment forebays shown on the plans are not approved. <p>Sediment forebays must be sized in accordance with the Bioretention Technical Design Guidelines Version 1.1, October 2014.</p> <p>Equation 3 of section 3.4.3.2 must be used to determine the volume of forebay sediment storage required and equation 4 must be used to determine minimum forebay area for capturing the target sediment size (1mm).</p> <p>Updated supporting calculations should be provided.</p>		
C2511	C	DRAINAGE BIO RETENTION BASIN DETAILS - SHEETS 2	14/07/2023
Amendments	<ol style="list-style-type: none"> The sediment forebays shown on the plans are not approved. <p>Sediment forebays must be sized in accordance with the Bioretention Technical Design Guidelines Version 1.1, October 2014.</p> <p>Equation 3 of section 3.4.3.2 must be used to determine the volume of forebay sediment storage required and equation 4 must be used to</p>		

	<p>determine minimum forebay area for capturing the target sediment size (1mm).</p> <p>Updated supporting calculations should be provided.</p>
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CONDITIONS OF APPROVAL

GENERAL

1. Undertake all approved works in accordance with the approved plans as listed within this decision notice and any works required by conditions of this approval at no cost to Council.
2. Prior to commencement of work, a Works on a Road Reserve Permit for any works involving closing of Council roads or working on or adjacent to existing roads or road reserves must be obtained from Council's Infrastructure Planning and Design business unit.

Advice Notes:

- Email applications or inquiries on 'Works on a Road Reserve Permit' to iws@lvrc.qld.gov.au
 - Contact Council's IWS branch on 1300 005 872 for more details.
3. Install any new or reinstated signage in accordance with the IPWEAQ standard drawing no. RS 131. All new signage shall be coated with Class 1 retro-reflective material in accordance with AS1743: Road signs – Specifications.
 4. Where stand-up kerb is not provided along the road frontages to open space areas, install bollards at 1.5m spacings generally in accordance with IPWEAQ Standard Drawing GS-042.

BONDS AND SECURITIES

5. Submit the following to Council prior to the Pre-Start Meeting:
 - a. Priced Bill of Quantities prepared and certified by a Registered Professional Engineer Queensland (RPEQ) to substantiate the value of the security.
 - b. Security Bond equivalent to no less than 10% (minimum \$5,000) of the value of the works as security for the performance of the various construction obligations of this development approval.
 - c. Erosion and Sediment Control Bond equivalent to no less than 5% (minimum \$3000) of the value of the earthworks and subsequent stabilisation works as a security for the performance of restoration works and for achieving grass coverage at off-maintenance.
 - d. Works on a Road Reserve Permit for traffic management and any lane/footpath closures during construction.
6. Prior to acceptance of works On Maintenance, Council will retain 50% of the previously submitted Performance security bond as a security for the performance of the maintenance obligations and release the remaining amount of security bond.

Advice Note:

The maintenance security and Erosion and Sediment Control Bond will be released only after the project is accepted off-maintenance.

PRE-START MEETING REQUIREMENTS

7. Submit a written request for Council's delegated officers to attend a Pre-Start Meeting for the proposed works with the Engineer (RPEQ) and Contractor. The written request must include at a minimum the following details:
 - a. The Engineer (RPEQ), The Principal Contractor, including the name and contact details during and outside of construction hours.
 - b. The supervising engineer's office and after hours contact details.
 - c. Date of commencement of works and expected duration (programme of works).
 - d. Proposed haul route during construction works.
 - e. Pre- construction dilapidation report on existing Council infrastructure for identified local section of the haul route during construction works.
 - f. CCTV footage and an inspection report for underground stormwater drainage works along with a letter from a suitably qualified and experienced RPEQ stating that CCTV inspection report and video had been reviewed and identifying any issues.
 - g. Proposed access locations for trucks and other heavy machinery during construction phase.
 - h. Erosion and sediment control plans.
 - i. A set of "Issued for Construction" drawings, amended if required by the conditions of this approval.
 - j. Evidence of possession of site by contractor.
 - k. Public Liability Insurance to a limit of \$20,000,000 with a notation with the Local Government as an Insured Party that is current/valid for the full duration of works.
 - l. Workers' Compensation Insurance.
 - m. Evidence of Bond Payment(s) as per relevant conditions.

The Pre-Start Meeting date and time will be confirmed by Council's delegated officer.

DEVELOPMENT WORKS

8. All works associated with this approval must occur within the following times, unless otherwise approved in writing by the assessment manager:

Monday to Saturday (inclusive) - 6:30am to 6:30pm
Sunday and Public Holidays - No work permitted
9. Carry out works to ensure compliance with Work Health and Safety legislative requirements.
10. Ensure all work sites are maintained in a clean, orderly state at all times.
11. Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility by a licensed regulated waste disposal contractor.
12. All services crossings for existing or completed new roads must be carried out only using under boring technique and open cut crossing will not be permitted.

13. Ensure the re-location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
14. Repair all damages incurred to Council and public utility services infrastructure and assets to relevant authority's standards as a result of the proposed development, immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.
15. Ensure that development works on the subject land do not lead to ponding of stormwater or cause actionable nuisance to adjoining properties.
16. Protect nearby property owners from dust pollution arising from construction and maintenance of the works required by this approval in accordance with requirements of the *Environmental Protection Act 1994*.
17. In the event that bona fide complaints are received by Council in relation to dust emissions from the site or Council notices that a non-compliance exists, dust mitigation measures must be undertaken as directed by the Council.
18. Provide a minimum 100mm capping layer of good quality, non-dispersive soil on all areas disturbed during the earthworks.
19. Disturbed areas on newly created lots and balance areas (including road verge) must be seeded to achieve a minimum of 80% grass coverage, prior to on maintenance.
20. Install signage displaying the business and afterhours telephone number/s of the applicant, supervising engineer and Principal Contractor as well as the operational works application number.
21. Ensure that supervision of all construction works is carried out by a suitably qualified and experienced Engineer (RPEQ).
22. Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, rectification works must be undertaken by the Principal Contractor.

EROSION AND SEDIMENT CONTROL

23. Implement erosion and sediment control generally in accordance with the *approved drawings and* the Best Practice Erosion and Sediment Control guidelines by the International Erosion Control Association Australasia. Where the drawings and the guidelines are conflicting, the requirements of the guidelines take precedence.
24. The supervising engineer must undertake inspections of the erosion and sediment control devices after all significant rain events. Where necessary, the devices will be modified, repaired or improved to prevent any erosion or sediment discharge from the development in future rain events.

25. Implement and maintain measures to prevent the tracking of sediment to and from the site onto the adjoining street network for the duration of the construction period. Any sediment discharging from the site to the road network must be cleaned immediately at the expense of the developer.

STOCKPILING

26. All temporary stockpiles of erodible material must be:
- a. Protected from wind, rain, concentrated surface flow, and excessive up-slope stormwater surface flows; and
 - b. Located up-slope of an appropriate sediment control system; and
 - c. Provided with an appropriate protective cover (synthetic or organic) if the materials are likely to be stockpiled for more than four (4) weeks; or
 - d. Provided with an appropriate protective cover (synthetic or organic) if the materials are likely to be stockpiled for more than ten (10) days during months of high erosion risk; or
 - e. Provided with an appropriate protective cover (synthetic or organic) if the materials are likely to be stockpiled for more than five (5) days during months of extreme erosion risk.

IMPORT OR EXPORT OF MATERIALS

27. This approval does not extend to any material proposed to be imported to or exported from the site other than:
- a. from or to site(s) that have a current Development Approval enabling them to export/accept any material; or
 - b. the material is being exported to and accepted at a licensed Council refuse facility.
28. Submit to Council, the following for approval in the event it is proposed to import material to or export material from the site, prior to commencement of the work:
- a. details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site;
 - b. details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site;
 - c. the proposed haulage route(s) and truck sizes for carting of the material; and
 - d. Council approval will be required for all roads on the haul route below Collector standard.

Note: Further Development Approvals may be required for sites (e.g. Sites impacted by flooding and overland flows) proposed to import material from or export material to, prior to commencement of such work.

VEGETATION CLEARING

29. Any vegetation clearing as a result of this approval (e.g. along new boundary fence lines) is to comply with the following:
- A. Ensure that an accredited fauna spotter/wildlife consultant* is present to check all potential habitat prior to vegetation removal or earthworks. They are to:

- a. inspect vegetation approved for removal (or any dams to be removed or dewatered) and advise contractors when it is appropriate to commence works.
- b. clearly mark (flag) vegetation found to contain fauna or fauna habitat (such as tree hollows, arboreal termite mounds, stick nests or possum drays with flagging tape), and visually and verbally communicate this information to the tree feller to ensure flagged trees are not felled until authorised by the fauna spotter;
- c. Where native vertebrate animals are found, clearing must only continue in coordination with a fauna spotter. All native vertebrate animals located within, on and amongst vegetation or areas of vegetation approved for clearing, are only to be managed under the guidance of the fauna spotter.
- d. Keep and maintain accurate records of all animal captures, incidents and disposals for the site and a report prepared for Council and other relevant authorities within one month of completion of the project

*An accredited Fauna Spotter/ Wildlife Consultant is a person or company holding a current Rehabilitation Permit – Spotter Catcher issued by the Department of Environment and Science under the *Nature Conservation (Administration) Regulation 2017*.

- B. Any clearing of koala habitat trees must ensure the clearing is carried out in a way the complies with the sequential clearing conditions in Part 3 section 10 of the Nature Conservation (Koala) Conservation Plan 2017.

Note: Koala Habitat Trees are defined as

- a. a tree of the *Corymbia*, *Melaleuca*, *Lophostemon* or *Eucalyptus* genera that is edible by koalas; or
 - b. a tree of a type typically used by koalas for shelter, including, for example, a tree of the *Angophora* genus.
- C. Limit the felling of habitat and hollow bearing trees to the following methods:
- a. segmental removal of the tree, with hollow-bearing limbs being checked by the wildlife spotter and cleared of fauna using a cherry picker;
 - b. segmental removal of the tree, with hollow-bearing limbs plugged and lowered to the ground for inspection by the wildlife spotter;
 - c. use of an excavator with vertical grab to lower the main trunk; or
 - d. a combination of the above methods.
- D. Preserve valuable habitat features such as large fallen logs, log piles, rock piles or outcrops wherever practicable through the translocation and re-establishment in coordination with the wildlife spotter.
- E. Ensure compliance with AS 4970 - 2009 Protection of trees on development sites, including but not limited to the implementation of a 'Tree Protection Zone' where trees are to be retained onsite and undertake the following:
- a. install protective fencing to prevent any damage to areas not in the approved vegetation clearing area in general accordance with Section 4.3 of AS 4970 - 2009;

- b. provide signs identifying the 'Tree Protection Zone' on exclusion fencing that are clearly visible from all areas within the development site within 20 metres of the exclusion fencing; and
 - c. ensure all trees to be retained within allotments are protected from harm during works on site. Ensure activities such as traffic, stockpiling and compaction are excluded from areas of retained vegetation particularly within the tree protection zones of retained trees.
- F. Ensure vegetation and rubble piles are not left to serve as a refuge for displaced or roaming wildlife through the implementation of the following measures:
- a. immediately (within 12 hours) remove or destroy such materials; or
 - b. ensure old (>12 hours) piles of felled vegetation are treated as potential wildlife habitat and inspected by a wildlife spotter catcher prior to removal or destruction.
- G. Ensure all vegetation cleared as a result of this development approval and requiring disposal is disposed of:
- a. on the premises for landscaping and sediment and erosion control purposes (for example as mulch); and/or
 - b. at a waste disposal facility operated by Council provided that the waste is delivered to the waste disposal facility in a manner and form which allows it to be mulched at the facility; and/or
 - c. in such other environmentally responsible manner as meets with the written approval of the Council; and
 - d. ensure any vegetation cleared as a result of this development approval is not burnt or incinerated except for the purpose of domestic heating inside a dwelling on the subject site.

MANDATORY COUNCIL INSPECTIONS

30. The following inspections must be attended by Council's delegated officer, the supervising engineer (a suitably qualified RPEQ) and the Principal Contractor:
- a. Prestart meeting;
 - b. Prior to backfilling of any stormwater drainage works;
 - c. At the time of spreading topsoil;
 - d. Structural steel inspection prior to pouring of any structural concrete;
 - e. Prior to back filling road crossings (during construction of new roads, refer to condition on 'under boring' otherwise);
 - f. Following preparation and compaction of road sub-grade;
 - g. Following placement and compaction of each road pavement layer and prior to laying of the next pavement layer or surfacing layer; and
 - h. Finished pavement surface prior to any bitumen primer-seal or prime or asphalt surfacing.

A minimum two (2) business days' written notice must be provided to Council requesting attendance for above inspections.

- i. On Maintenance inspection (refer to on-maintenance requirements);

- j. Off Maintenance inspection (further to a minimum 12 months defects liability period);

A minimum five (5) business days' written notice must be provided to Council requesting attendance for maintenance inspections.

ON MAINTENANCE REQUIREMENTS

31. Ensure that following works will be completed prior to On-maintenance inspection:
 - a. Stabilise adequately all unstable or disturbed soil surfaces against erosion (minimum 80% stabilised).
 - b. Cover all dispersible soils exposed during soil disturbing activities with a minimum 100mm layer of non-dispersible soil before being covered with vegetation, mulch, erosion control blankets or infrastructure.
 - c. All areas that has erosive soils characteristics to achieve 80% grass coverage.
 - d. All approved landscaping works have been completed.
 - e. Install Kerb markers to identify the location of crossroad services e.g. water, electricity, telecommunication, gas etc.

32. Submit the following to Council prior to the on-maintenance inspection:
 - a. Completed Inspection Check Lists (ITP) and all inspection and test data in its entirety;
 - b. Originals of relevant test results;
 - c. Certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) stating that works have been undertaken in accordance with the approved plans, approval conditions and any agreed variations;
 - d. CCTV footage and an inspection report for underground stormwater drainage works along with a letter from a suitably qualified and experienced RPEQ stating that CCTV inspection report and video had been reviewed and rectification works were successful and satisfactory.
 - e. Geotechnical and structural certificates (where applicable);
 - f. Payment of any outstanding Fees and Permits;
 - g. Any other relevant document that may be required by Council;
 - h. Certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that stormwater drainage works as a part of development works for the subdivision has been constructed to enable slab on ground construction for residential dwellings in lots and areas of lot established above Q100 flood line (provide a layout plan indicating building envelopes , if required for clarity).
 - i. "As Constructed" data for stormwater drainage, roadworks and earthworks where applicable:
 - i. In digital format all construction details compatible with IPWEAQ's Asset Design and As Constructed (ADAC) version 4.1 format with all details and values (e.g. survey levels, material types) matching the associated As-Constructed drawing(s). The electronic file will conform to the ADAC requirements including an electronic signature by a suitably qualified RPEQ / Registered Cadastral Surveyor where appropriate. The levels and positions of infrastructure must be referenced to GDA 94 (Zone 56) coordinate system and AHD.

- ii. A full set of approved drawings in PDF format that are clear and legible when printed at A3 scale with red-lined marked-up (strike through the original design data where applicable) showing changes to construction materials, design levels, locational details and other amendments from approved design that may have approved during the construction of approved Operational Works.
 - iii. Each drawing marked as 'As Constructed' and signed by a suitably qualified RPEQ/ Registered Cadastral Surveyor.
 - iv. A written confirmation from a Registered Cadastral Surveyor verifying the accuracy of the locational details, relative levels, boundaries and alignments as shown on the drawing(s).
 - v. Details are to include any redundant and/or removed assets as well as the details of the immediate existing infrastructure where new works connect to an existing stormwater network.
33. Submit to Council, a written request for an on-maintenance inspection issued by the developer's certifying Engineer (RPEQ) stating that all approved works have been completed and are ready for Council inspection.
34. Rectify any defects identified by Council during the on-maintenance period. Defects must be remedied under the direction of the supervising engineer (RPEQ).
35. Upon completion of the remedial works, the supervising engineer must request Council for another inspection of remedied works.

MAINTENANCE PERIOD

36. The works that will become Council's infrastructure will be subject to a minimum twelve (12) month maintenance period, commencing from the On-Maintenance date stipulated by the assessment manager in 'On Maintenance' correspondence.

ON/OFF MAINTENANCE

37. Undertake any further inspections, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity, as directed by the Council further to the initial on/off-maintenance inspection.
38. Provide a letter from a suitably qualified and experienced RPEQ stating that report and test results had been reviewed and proposed rectification works for Council approval.
39. Undertake any rectification works further to a written approval from the Council.
40. Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality and not satisfactory by Council,
41. The applicant and supervising engineer are responsible and liable for the rectification of defects, materials and works.

42. The Council reserves the right to call on the applicant or supervising engineer to rectify any works that have been found to not comply with the Certificates received or for the safety or health of the community or protection of infrastructure where Council deems it necessary.

OFF MAINTENANCE

43. The Council reserves the right to extend the maintenance period for up to a further twelve (12) months or a period determined by the Council pending the performance of the Council infrastructure, landscaping, erosion and sediment control and earthworks during the initial maintenance period. The above performance monitoring process to continue until any matters are resolved to Council's satisfaction.
44. The Council reserves the right to extend the maintenance period to allow establishment of approved landscaping works and grass coverage (of 80% except in areas that has dispersible or erosive soils characteristics) or request to provide an alternative permanent erosion control measure acceptable to Council for affected areas;
 - a. in the event it is proposed to provide grass seeding or hydro mulching at off-maintenance inspection to address any grass coverage issues to allow establishment.
 - b. in the event the region is experiencing an unfavorable climate conditions for the establishment of approved landscaping works or grass coverage at the time of off-maintenance inspection.
45. Comply with the following conditions prior to Off-maintenance inspection:
 - a. Fill and grade the remaining unsealed verge area or reinstate any areas subject to erosion and must be either fully turfed or grassed to achieve 80% grass coverage.
 - b. All the other areas disturbed during construction works (including areas where water management works are constructed) must be either fully turfed or grassed to achieve 80% grass coverage.
46. Submit to Council a Closed Circuit Television camera (CCTV) inspection undertaken for underground stormwater drainage works no more than 2 weeks prior to the off maintenance inspection along with a letter from a suitably qualified and experienced RPEQ stating that CCTV inspection report and video had been reviewed and identifying any issues.
47. The works will be accepted Off Maintenance only where the works have been suitably maintained to engineer or manufacturer's specifications and any rectification works approved by the Council has been completed to Council's satisfaction and Council standards.
48. All works must be fully completed to RPEQ Certified design and specifications, and the assessment manager must be satisfied that the works have been properly completed and landscaping and grass cover established.
49. The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council's

satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.

50. Undertake any necessary maintenance or repairs to defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third-party activity prior to Council accepting work off-maintenance.

ADVISORY NOTES

- (i) All works associated with this approval may not start until all subsequent approvals have been obtained, and its conditions complied with.
- (ii) Any additions or modifications to the approved use (not covered in this approval) may be subject to further application for development approval.
- (iii) The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. If the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution.

(iv) **Fire ants**

Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the fire ant biosecurity zone before operational works commence. It should be noted that works involving fire ant carrier materials may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the [DAF website](#).

(v) **Biosecurity**

Ensure all prohibited and restricted biosecurity matter under the Biosecurity Act 2014 are removed appropriately prior to conducting any works on the site.

Everyone is obligated under the *Biosecurity Act 2014* to take all reasonable and practical steps to minimise the risks associated with invasive plants under their control. More information on restricted and invasive plants as well as your general biosecurity obligation (GBO) can be viewed on the [Business Queensland website](#).

(vi) **Cultural heritage**

The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the [Department of Aboriginal and Torres Strait Islander Partnerships](#) (DATSIP) website:

The DATSIP has established a [register and database](#) of recorded cultural heritage matters, which is also available on the Department's website:

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

Advice for Urban Utilities

On 1 July 2014, Urban Utilities became the assessment manager for the water and wastewater aspects of development applications. An application will need to be made directly to Urban Utilities for water supply connections for the proposed development.



Appeal Rights

Extract from the *Planning Act 2016*

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states–
 - (a) matters that may be appealed to–
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person–
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is–
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (g) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note – See the P&E Court Act for the court’s power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency’s response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about–
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund–
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government’s charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that–
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to–
 - (a) the respondent for the appeal; and

- (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The service period is–
- (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

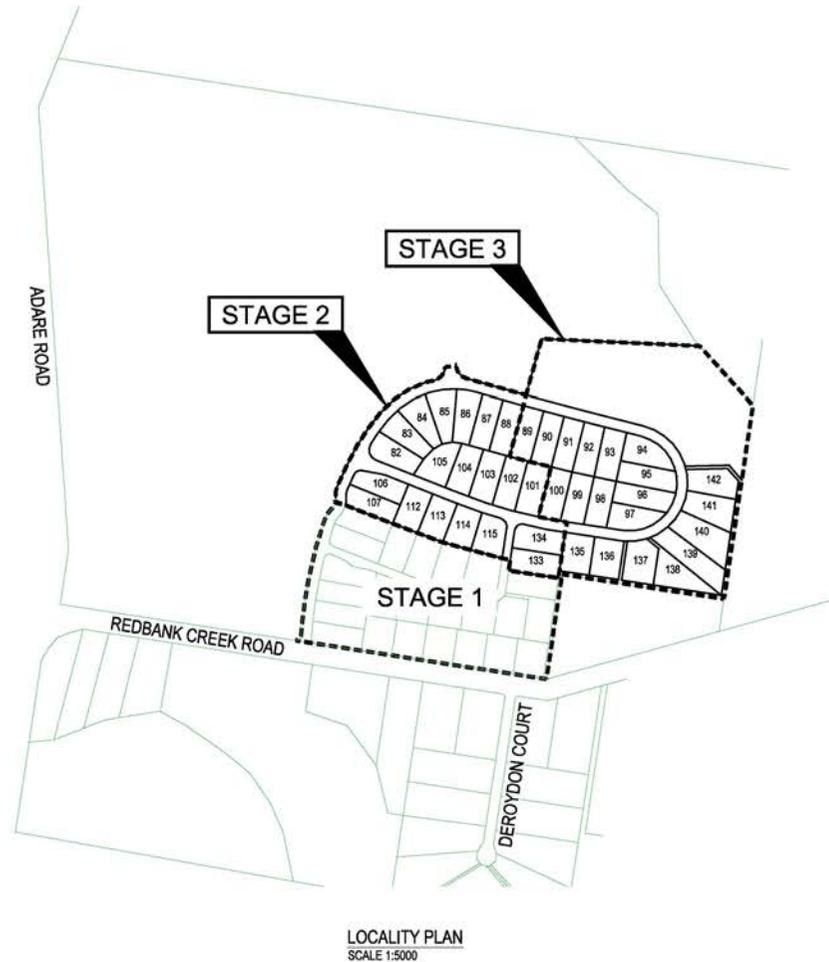
231 Other appeals

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section–
 - decision** includes–
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision ; and
 - (e) a deemed refusal.
 - non-appealable**, for a decision or matter, means the decision or matter–
 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

PROPOSED SUBDIVISION PARKLAKE, ADARE - STAGES 2 AND 3 174 ADARE ROAD, ADARE, QLD 4343



CIVIL ENGINEERING DRAWINGS		
SHEET NUMBER	SHEET TITLE	REVISION
C2000	COVER SHEET	C
C2001	STANDARD NOTES	A
C2002	SITE PLAN - SHEET 1	A
C2003	SITE PLAN - SHEET 2	A
C2100	EROSION AND SEDIMENT CONTROL PLAN - SHEET 1	C
C2101	EROSION AND SEDIMENT CONTROL PLAN - SHEET 2	B
C2190	EROSION AND SEDIMENT CONTROL DETAILS	A
C2191	EROSION AND SEDIMENT CONTROL NOTES	A
C2200	BULK EARTHWORKS PLAN - SHEET 1	C
C2201	BULK EARTHWORKS PLAN - SHEET 2	B
C2290	BULK EARTHWORKS DETAILS	B
C2300	PAVEMENT PLAN - SHEET 1	C
C2301	PAVEMENT PLAN - SHEET 2	C
C2400	ROADWORKS PLAN - SHEET 1	C
C2401	ROADWORKS PLAN - SHEET 2	C
C2430	SIGNS AND PAVEMENT MARKING PLAN - SHEET 1	C
C2431	SIGNS AND PAVEMENT MARKING PLAN - SHEET 2	C
C2450	ROAD LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 1	B
C2451	ROAD LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 2	B
C2452	ROAD LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 3	B
C2453	ROAD LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 4	B
C2454	ROAD LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 5	B
C2455	ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 1	C
C2456	ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 2	B
C2457	ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 3	B
C2458	ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 4	B
C2459	ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 5	B
C2460	ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 6	B
C2461	ROAD LONGITUDINAL AND CROSS SECTIONS - AXFORD WAY	B
C2480	INTERSECTION DETAILS	B
C2490	ROADWORKS DETAILS	C
C2500	DRAINAGE CATCHMENT PLAN	C
C2501	DRAINAGE PLAN - SHEET 1	C
C2502	DRAINAGE PLAN - SHEET 2	C
C2510	DRAINAGE BIO RETENTION BASIN DETAILS - SHEET 1	C
C2511	DRAINAGE BIO RETENTION BASIN DETAILS - SHEET 2	C
C2550	DRAINAGE LONGITUDINAL SECTIONS - SHEET 1	C
C2560	DRAINAGE CALCULATIONS	B
C2600	WATER RETICULATION COVER SHEET	A
C2601	WATER RETICULATION PLAN - SHEET 1	A
C2602	WATER RETICULATION PLAN - SHEET 2	A
C2700	BUSHFIRE TRAIL PLAN	B
C2701	BUSHFIRE TRAIL 1 LONGITUDINAL SECTION - SHEET 1	A
C2702	BUSHFIRE TRAIL 1 LONGITUDINAL SECTION - SHEET 2	A
C2703	BUSHFIRE TRAIL 1 LONGITUDINAL SECTION - SHEET 3	B
C2704	BUSHFIRE TRAIL 1 CROSS SECTIONS - SHEET 1	A
C2705	BUSHFIRE TRAIL 1 CROSS SECTIONS - SHEET 2	A
C2706	BUSHFIRE TRAIL 1 CROSS SECTIONS - SHEET 3	B
C2707	BUSHFIRE TRAIL 2 LONGITUDINAL AND CROSS SECTIONS	B
C2708	BUSHFIRE TRAIL DETAILS	B

REVISIONS:	NO.	REVISION DESCRIPTION	DRAWN	DATE
C	1	INFORMATION REQUEST RESPONSE	MP	14/07/23
B	2	INFORMATION REQUEST RESPONSE	MP	20/07/23
A	3	ISSUED FOR APPROVAL	MP	21/08/23



CLIENT
PARK LAKE ADARE PTY LTD
PO BOX 4107 SPRINGFIELD QLD 4300

SCALE
0 100 200 300 400 500m
SCALE 1:5000

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
COVER SHEET

DRAWING STATUS
ORIGINAL ISSUE FOR APPROVAL

PROJECT LEADER CK	DESIGNER MP	DATE MAR 2023	SHEET NO. A1
DRAWN/ISSUED MP	SCALE AS SHOWN	DATE MAR 2023	REVISION C

JOB NO: BR222161

PROJECT LEADER: CK
DESIGNER: MP
DATE: MAR 2023
SHEET NO: A1
JOB NO: BR222161
SCALE: AS SHOWN
DATE: MAR 2023
REVISION: C

GENERAL NOTES

- G1. ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BMS OR SSM.
- G2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- G3. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS AND THE DIRECTIONS OF THE SUPERINTENDENT.
- G4. DIMENSIONS MUST NOT BE SCALED FROM DRAWINGS.
- G5. CONTRACTOR TO ENSURE THAT ALL ROADWORKS ARE SMOOTHLY TRANSITIONED TO EXISTING LEVELS FREE FROM ABRUPT CHANGES.
- G6. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR. FURTHER, THE LOCATION OF RECOVERY MARKS SHOULD BE VERIFIED AND CONFIRMED BY THE CONTRACTOR AND ANY DISCREPANCIES SHOULD BE CLARIFIED IN WRITING WITH THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF WORK.
- G7. AT COMPLETION OF WORKS ALL ADJOINING DISTURBED AREAS ARE TO BE REINSTATED TO THE "AS FOUND" CONDITION.
- G8. THE CONTRACTOR SHALL ENSURE ALL AREAS DRAIN WITH A MINIMUM FALL OF 1% (1:100) GRADE TO OUTLETS UNLESS INDICATED OTHERWISE. NO WORK SHALL CAUSE PONDING OF STORMWATER ON UPSTREAM PROPERTIES OR CONCENTRATE RUNOFF ONTO DOWNSTREAM PROPERTIES.
- G9. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED LANDSCAPE, ARCHITECTURAL, ELECTRICAL, RETICULATION, WATER AND SEWER DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED.
- G10. THE CONTRACTOR SHALL ENSURE THAT ALL PAVEMENTS GRADE EVENLY BETWEEN NOMINATED RL'S ON PLAN AND NO POND OF WATER OCCURS.
- G11. ALL DIMENSIONS ARE IN METERS UNLESS STATED OTHERWISE. ALL LEVELS ARE EXPRESSED IN METERS.
- G12. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
- G13. WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A. CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARYED BY THE CONTRACT DOCUMENTS.
- G14. THE APPROVAL OF A SUBSTITUTION SHALL BE OBTAINED FROM THE ENGINEER. BUT NOT AN AUTHORIZATION IN AN EXTRA. ANY CHANGES INVOLVED MUST BE TAKEN UP WITH THE SUPERINTENDENT BEFORE THE WORK COMMENCES.
- G15. THE CONTRACTOR IS TO EMPLOY A QUALIFIED GEOTECHNICAL ENGINEER AS REQUIRED FOR ALL GEOTECHNICAL ASPECTS OF THE BUILDING WORKS. REFER TO FOUNDATION, GROUNDWORKS AND RETENTION/SLOPING NOTES. REFER ALSO TO THE GEOTECHNICAL REPORT FOR THIS PROJECT.
- G16. ORIGINAL SURVEY WAS COMPLETED BY BLAINED & SWEET PH:1300 275 286

SUBGRADE PREPARATION

- RW1. REMOVE ALL VEGETATION, TOPSOIL, AND DELETERIOUS MATERIAL FROM AREA OF PROPOSED SUBGRADE PLATFORM AND PAVEMENTS.
- RW2. PROOF ROLL EXPOSED SUB GRADE TO ACHIEVE A MINIMUM COMPACTION OF 98% STANDARD MAXIMUM DRY DENSITY (SMDD), DETERMINED BY THE STANDARD COMPACTION TEST IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARD 1289.5.1.1.
- RW3. REMOVE ANY SOFT, HEAVING, WET OR UNSTABLE AREAS IDENTIFIED DURING PROOF ROLLING AND REPLACE USING SELECT IMPORTED FILL COMPACTED IN LAYERS NOT EXCEEDING 200mm MEASURED LOOSE TO ACHIEVE A MINIMUM 98% STANDARD MAXIMUM DRY DENSITY.
- RW4. NOTE THAT THE SITE IS UNDERLAIN BY EXISTING SERVICES AND COMPACTION UTILISING VIBRATION MAY NOT BE SUITABLE IN THE VICINITY OF UNDERGROUND SERVICES.
- RW5. ANY FILL REQUIRED TO RAISE LEVELS TO BULK EARTHWORKS TO WITHIN 50mm OF NOMINATED LEVELS IS TO BE APPROVED GRANULAR MATERIAL COMPACTED IN LAYERS NOT EXCEEDING 300mm MEASURED LOOSE TO 98% STANDARD MAXIMUM DRY DENSITY WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC).
- RW6. THE CONTRACTOR IS TO PROVIDE CERTIFICATION TO THE EFFECT THAT EARTHWORKS COMPACTION TO 98% STANDARD MAXIMUM DRY DENSITY (AS 1289.5.1.1, 65-1) HAS BEEN ACHIEVED UNLESS OTHERWISE AGREED IN WRITING BY SITE SUPERINTENDENT.
- RW7. THE CONTRACTOR IS TO PROVIDE TO THE SITE SUPERINTENDENT A SURVEY CONFIRMATION FROM A REGISTERED SURVEYOR, CONFIRMING BULK EARTHWORKS LEVELS AS WITHIN +50mm OF LEVELS NOMINATED.
- RW8. SUBGRADE REPLACEMENT MATERIAL IS TO CONSIST OF CLEAN, UNCONTAMINATED, WELL-GRADED MATERIAL, WITH A MAXIMUM PARTICLE SIZE OF 75mm, WITH 80% LESS THAN 20mm, AND A SOAKED C.B.R. GREATER THAN 10% AND A PLASTICITY INDEX LESS THAN 12.
- RW9. BACK FILLING FOR SERVICE TRENCHES AND REMOVE SERVICES OR PITS OR FOUNDATIONS IS TO USE APPROVED WELL-GRADED GRANULAR MATERIAL, WITH MINIMUM MODS, (EITHER SELECT IMPORTED OR IMPORTED FILL), COMPACTION AS SPECIFIED ABOVE.
- RW10. ALL EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH AS3796-1996 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.

GENERAL EARTHWORKS

- E1. THE SITE OF THE WORKS SHALL BE PREPARED BY STRIPPING ALL EXISTING TOPSOIL, FILL AND VEGETATION.
- E2. COMPACT SUBGRADE TO 98% OF THE STANDARD MAXIMUM DRY DENSITY WHICH IS TESTED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 1289 TESTS E.1.1, OR E.1.2. THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR WET AREAS WHICH SHOULD BE LOCALLY EXCAVATED AND BACK FILLED WITH SELECTED MATERIAL. THE BACK FILLING MATERIAL SHALL BE IMPORTED GRANULAR FILL OF LOW PLASTICITY, PREFERABLY CRUSHED SANDSTONE, AND TO BE PLACED IN LAYERS NOT EXCEEDING 200mm LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT. SITE WORKS ARE TO BE BATTERED TO ADJACENT PROPERTY LEVELS.
- E3. NO STORMWATER IS TO POND ON ADJOINING PROPERTIES. THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING. PLATFORM STORMWATER DRAINAGE SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ALL STORMWATER RUNOFF SHALL BE GRADED AWAY FROM THE DWELLING AND DISPOSED OF VIA SURFACE CATCHDRAINS AND STORMWATER COLLECTION PITS.
- E4. ENSURE ALL RETAINING WALLS ARE CONSTRUCTED WITH ADEQUATE SUBSOIL DRAINAGE.

GROUND WORKS AND EXCAVATION

- GW1. ALL GROUND WORKS AND EXCAVATION SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT: 93323.00.R.01.Rw01.
- GW2. SEPARATE AND REMOVE ALL TOPSOIL, NON SOIL MATERIAL, CONCRETE, VEGETATION, BRICKS, TIMBER, ROOT AFFECTED SOIL, AND EXISTING FILL, STORE TOPSOIL IF REQUIRED.
- GW3. ALL EXCAVATIONS SHALL BE FINISHED CLEAN AND HORIZONTAL, AND SHALL NOT UNDERMINE FOOTINGS, WALLS ETC.
- GW4. PROOF ROLL WITH AN 8 TONNE ROLLER, REPLACE ANY SOFT MATERIAL WITH FINISHED FILL AND RE-COMPACT. GEOTECHNICAL ENGINEER TO APPROVE.
- GW5. THE FILL IS TO BE PLACED AND COMPACTED IN LAYERS OF MAXIMUM LOOSE THICKNESS 300mm.
- GW6. TOP LAYER OF PAVED AREAS IS TO BE COMPACTED TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY. GEOTECHNICAL ENGINEER TO VERIFY.
- GW7. ALL PERMANENT EMBANKMENTS TO BE COMPACTED IN 200 mm LAYERS AS PER ONE AND A HALF OF A MAXIMUM SLOPE OF 1 VERTICAL TO 2.5 HORIZONTAL UNLESS NOTED OTHERWISE. SHOULD DRAINAGE BE REQUIRED THEN SUBMIT DETAILS TO THE ENGINEER.
- GW8. ALL GROUND WORKS SHALL BE TESTED BY AN APPROVED GEOTECHNICAL ENGINEER TO A LEVEL 1 STANDARD IN ACCORDANCE WITH AS 3796-1996.
- GW9. ALL EXCAVATIONS TO BE INSPECTED AT REGULAR INTERVALS BY A GEOTECHNICAL ENGINEER.
- GW10. REFER TO ARCHITECTURAL DRAWINGS TO CONFIRM SETOUT OF BUILDINGS, CARPARKS ETC.
- GW11. THE LEVELS SHOWN ARE ONLY RELEVANT TO THE PLAN UPON WHICH THEY ARE SHOWN.
- GW12. ALL CONTOURS AND LEVELS USED TO PRODUCE EARTHWORK DETAILS HAVE BEEN BASED ON SURVEYOR AND ARCHITECTS SURVEY INFORMATION.
- GW13. ALL FINISHED FLOOR LEVELS ARE TO BE CONFIRMED BY ARCHITECT.
- GW14. ALL EXISTING SERVICES ARE TO BE CAPPED OFF PRIOR TO ANY WORKS.
- GW15. PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, THE GEOTECHNICAL ENGINEER, AND THE EARTHWORKS CONTRACTOR TO UNDERSTAND AND POTENTIAL DIFFICULTIES AND TO ORGANISE TESTING PROCEDURES. THE CONTRACTOR SHALL CONFORM TO THE ENGINEER THAT THE MEETING HAS BEEN HELD.

- GW16. SPREAD BACKFILL IN UNIFORM LIFTS OF 200mm UNCOMPACTED THICKNESS. COMPACT TO MINIMUM 98% OF SMDD. COMPACT WITHIN 1.0m BEHIND THE WALL. SHALL BE ACCOMPLISHED BY USING A HAND OPERATED COMPACTOR AND SHALL BEGIN BY RUNNING THE PLATE DIRECTLY ON THE BLOCK, THEN COMPACTING IN PARALLEL PATHS, PROGRESSIVELY AWAY FROM THE WALL FACE.
- GW17. WHERE ROADWAYS OR BUILDING STRUCTURES ARE LOCATED ABOVE THE REINFORCED ZONE, COMPACT TO 98% SMDD WITHIN 2% OF SOMC DETERMINED BY THE STANDARD CONTRACTIVE TEST IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARD 1289.5.1.1. COMPACTION TESTING SHALL BE TAKEN AT 1.2m BEHIND THE WALL.

DRAINAGE NOTES

- D1. PIT LEVELS SHOWN ON STORMWATER DRAINAGE PLANS ARE FOR INFORMATION. EXACT PIT LEVELS TO BE ADJUSTED TO SUIT FALLS IN PAVEMENT, LANDSCAPED AREA.
- D2. PITS GREATER THAN 1.2m DEEP TO BE FITTED WITH STEP IRONS.
- D3. DRAINAGE PIPES SHALL BE BACKFILLED WITH COMPACTED CLEAN SHARP SAND TO 200 ABOVE PIPE OVERT. ADDITIONAL BACKFILL UNDER ROADS SHALL CONSIST OF CLASS 2 F.C.K. MATERIAL COMPACTED IN 200mm LAYERS TO 98% SMDD. UNDER LANDSCAPED AREAS ADDITIONAL BACKFILL SHALL CONSIST OF GRANULAR MATERIAL COMPACTED 200mm LAYERS TO 98% SMDD. A 3m LENGTH OF 100 SLOTTED AGRICULTURAL LINE SURROUNDED BY GEOTEX STOCKING SHALL BE PROVIDED ON THE UPSTREAM SIDE OF ALL PITS.
- D4. CONCRETE STORMWATER PIPES TO BE CLASS 3 UNDER ROADS AND CLASS 2 IN NON-TRAFFICED AREAS. ALL PIPES GREATER THAN 3000 ARE TO BE RUBBER RING JOINTS UNO.
- D5. CONCRETE PITS GREATER THAN 1.0m DEEP TO BE REINFORCED WITH N12-200 EACH WAY CENTRED, MIN. 300 LAP, CONCRETE - FC 25MPa
- D6. 1500, 2250 AND 3000 UPVC PIPES TO BE SEWER GRADE PIPE UNDER TRAFFICABLE PAVEMENT, MIN. 400 COVER UNDER NON-TRAFFICABLE PAVEMENT.
- D7. PIT COVERS AND GRATED DRAINS IN TRAFFICABLE PAVEMENT TO BE AS 3996 CLASS D 'HEAVY DUTY' AND IN NON-TRAFFICABLE AREAS TO BE AS 3996 CLASS C 'LIGHT DUTY'.

UTILITY SERVICES

- S1. CONDUITS TO BE PROVIDED FOR WATER AND ENERGY AUTHORITIES, TELSTRA AND OTHER SERVICES AS REQUIRED.
 - S2. THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THESE DRAWINGS ARE TO BE CHECKED FROM SURVEY AND AUTHORITY INFORMATION. THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICES AND MAY NOT BE AS CONSTRUCTED OR ACCURATE.
 - S3. VAN DER MEER CANNOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS, ACCURATELY INDICATES THE PRESENCE OR ABSENCE OF SERVICES OR THEIR LOCATION AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN ARISING FROM ANY CAUSE WHATSOEVER.
 - S4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR 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. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
 - S5. CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ON SITE INCLUDING HAND EXCAVATION WHERE NECESSARY.
 - S6. CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION OR FUTURE WORKS.
 - S7. CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.
- TELSTRA - DUTY OF CARE NOTE:
TELSTRA'S PLANS SHOW ONLY THE PRESENCE OF CABLES AND PLANT, THEY ONLY SHOW THEIR POSITION RELATIVE TO ROAD BOUNDARIES, PROPERTY FENCES ETC. AT THE TIME OF INSTALLATION AND TELSTRA DOES NOT WARRANT OR IMPLY THAT SUCH PLANS ARE ACCURATE THEREAFTER DUE TO CHANGES THAT MAY OCCUR OVER TIME. DO NOT ASSUME DEPTH OR ALIGNMENT OF CABLES OR PLANT AS THESE VARY SIGNIFICANTLY.
- THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR TELSTRA CABLES AND PLANT. BEFORE USING MACHINE EXCAVATORS TELSTRA PLANT MUST FIRST BE PHYSICALLY DEPOSED OF SITE NOT INCLUDING TO IDENTIFY ITS LOCATION. TELSTRA WILL SEEK COMPENSATION FOR DAMAGES CAUSED TO ITS PROPERTY AND LOSSES CAUSED TO TELSTRA AND ITS CUSTOMERS.
- ELECTRICAL AND GAS NETWORK:
A MINIMUM OF 30 DAYS PRIOR TO COMMENCEMENT OF EXCAVATION WORKS THE SUBCONTRACTOR MUST CONTACT DAL BEFORE YOU DIG.

RETAINING WALL GENERAL

- GR1. BASE MATERIAL SHALL BE COMPACTED TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY (SMDD) WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT. THE STANDARD CONTRACTIVE TEST IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARD 1289.5.1.1. MINIMUM ALLOWABLE BEARING CAPACITY OF 150 kPa. GEOTECHNICAL ENGINEER EMPLOYED BY CONTRACTOR TO INSPECT AND CONFIRM.
- GR2. DRAINAGE MATERIAL WITHIN AND IMMEDIATELY BEHIND THE WALL SHALL BE 15-20mm CLEAN AGGREGATE. DRAINAGE MATERIAL TO EXTEND A MINIMUM 300mm BEHIND WALL. COMPACT DRAINAGE MATERIAL. ALTERNATIVELY, USE NO FINES CONCRETE, AS FOLLOWS:
 - CONCRETE STRENGTH CLASS 25MPa
 - 210kg/m³ PORTLAND CEMENT
 - MAXIMUM AGGREGATE SIZE 20 mm.
 - W/C RATIO 0.45 TO 0.55.
 - DENSITY 2400 TO 2500 kg/m³.
- GR3. INFILL SOIL SHALL BE CLASS 1 CONTROLLED FILL TO AS4878, OR AS SPECIFIED ON DRAWINGS. UNSUITABLE SOILS, SUCH AS HEAVY CLAYS OR ORGANIC SOILS WITH HIGH PLASTICITY, SHALL NOT BE USED IN THE REINFORCED SOIL MASS.
- GR4. SPREAD BACKFILL IN UNIFORM LIFTS OF 200mm UNCOMPACTED THICKNESS. COMPACT TO MINIMUM 98% OF SMDD. COMPACT WITHIN 1.0m BEHIND THE WALL. SHALL BE ACCOMPLISHED BY USING A HAND OPERATED COMPACTOR AND SHALL BEGIN BY RUNNING THE PLATE DIRECTLY ON THE BLOCK, THEN COMPACTING IN PARALLEL PATHS, PROGRESSIVELY AWAY FROM THE WALL FACE.
- GR5. WHERE ROADWAYS OR BUILDING STRUCTURES ARE LOCATED ABOVE THE REINFORCED ZONE, COMPACT TO 98% SMDD WITHIN 2% OF SOMC DETERMINED BY THE STANDARD CONTRACTIVE TEST IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARD 1289.5.1.1. COMPACTION TESTING SHALL BE TAKEN AT 1.2m BEHIND THE WALL.

PAVEMENT

- F1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
- F2. PAVEMENT MATERIAL SHALL CONSIST OF APPROVED OR RIPPED SANDSTONE, NATURAL GRAVEL OR FINE CRUSH ROCK AS PER COUNCIL SPECIFICATION.
- F3. PAVEMENT MATERIALS SHALL BE SPREAD IN LAYERS NOT EXCEEDING 150mm AND NOT LESS THAN 75mm COMPACTED THICKNESS. PAVEMENT MATERIALS SHALL BE SIZED AND OF A STANDARD OUTLINED IN AS1141.
- F4. CRUSHED OR RIPPED SANDSTONE SHALL BE MINUS 15mm NOMINAL SIZE DERIVED FROM SOUND, CLEAN SANDSTONE FREE FROM OVERBURDEN, CLAY SEAMS, SHALE AND OTHER DELETERIOUS MATERIAL.
- F5. PAVEMENT MATERIALS SHALL BE COMPACTED BY SUITABLE MEANS TO SATISFY THE FOLLOWING MINIMUM SPECIFICATIONS (AS PER AS1289.22):

DESCRIPTION	MODIFIED DENSITY RATIO
SUB-BASE	98% MDD
BASE COURSE	98% MDD
ASPHALTIC CONCRETE	97% MDD
- F6. TESTING FOR EACH LAYER SHALL BE UNDERTAKEN BY A N.A.T.A. REGISTERED LABORATORY IN ACCORDANCE WITH AS1288, AT NOT MORE THAN 50m INTERVALS AND A MINIMUM OF TWO PER LAYER. FURTHER FREQUENCY OF TESTING SHALL BE NO LESS THAN THAT REQUIRED BY AS3796-1996.
- F7. A MINIMUM GRAVEL LAYER 150-200mm ABOVE THE GEOSGRID SHALL BE ADHERED TO AS PER SUPPLIER (GLOBAL SYNTHETICS) REQUIREMENTS AND SPECIFICATIONS.

AS CONSTRUCTED

PRIVATE WORKS (SITE CIVIL WORKS)

- THE CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTATION TO VAN DER MEER PRIOR TO PRACTICAL COMPLETION OF CIVIL WORKS:
- PW01. A COMPLETE SURVEY OF COMPLETED SURFACE INCLUDING SURFACE LEVELS OF ALL STRUCTURES INCLUDING BUT NOT LIMITED TO:
- STORMWATER MANHOLES AND PITS.
 - BULK-RETENTION AREAS, INCLUDING BASE AND TOP OF FILTER TRENCH MATERIAL AND AREA INSTALLED, IF APPLICABLE.
 - WATER SERVICE CONNECTION INCLUDING FITTINGS AND METERS.
 - SEWERAGE PROPERTY CONNECTIONS INCLUDING MANHOLES.
 - SEWER PUMP STATIONS, IF APPLICABLE.
- PW02. COPIES OF NATA TEST CERTIFICATE RESULTS IN RESPECT OF:
- THE COMPACTION OF FILL INCLUDING COMPACTION OF TRENCH BACKFILL.
 - EARTHWORKS CERTIFICATION FROM GEOTECHNICAL REPORT INCLUDING LEVEL 1 CERTIFICATION WHERE REQUIRED.
 - THE SUB-GRADE COR.
 - THE SUB-GRADE COMPACTION.
 - THE LOWER SUBBASE (CBR 15) MATERIAL QUALITY.
 - THE LOWER SUBBASE (CBR 15) COMPACTION.
 - THE SUB-BASE COURSE (CBR 45) MATERIAL QUALITY.
 - THE SUB-BASE COURSE (CBR 45) COMPACTION.
 - THE BASE COURSE (CBR 80) MATERIAL QUALITY.
 - THE BASE COURSE (CBR 80) COMPACTION.
 - THE PRIME OR PRIMER SEAL SPRAY AND APPLICATION RATES.
 - THE AC CORE TESTS.
 - ANY CONCRETE TESTING REQUIRED.
 - CCTV VIDEO FOR UNDERGROUND STORMWATER INFRASTRUCTURE WORK.
- PW03. DURING CONSTRUCTION, DIGITAL PHOTOGRAPHS MUST:
- BE TAKEN OF COMPLEX CONSTRUCTIONS OR INSTALLATIONS WHICH WILL BE BELOW GROUND LEVEL, OR NOT VISIBLY AFTER CONSTRUCTION COMPLETION OR AS REQUESTED ON SITE.
 - BE TAKEN PRIOR TO BACKFILLING.
 - INCLUDE A CHANGE OR EXACT LOCATION REFERENCE IN THE TITLE OF THE DIGITAL PHOTO FILE.
 - BE DATE STAMPED.

COUNCIL WORKS

- CW01. TO PROVIDE AS CONSTRUCTED INFORMATION AS PER LOCAL COUNCIL SUBMISSION GUIDELINE REQUIREMENTS.

REINFORCED CONCRETE BLOCKWORK

- M1. CONCRETE BLOCKS SHALL BE BORAL 'CORE FILL' BLOCKS, DOUBLE U-TYPE, OR SIMILAR APPROVED.

M2. MINIMUM DURABILITY REQUIREMENTS:

LOCATION	SALT ATTACK RESISTANCE	MORTAR CLASS	DURABILITY CLASS OF WALL, TIES AND COMPONENTS
INTERIOR MASONRY	GENERAL PURPOSE	M3	R3
EXTERIOR MASONRY ABOVE DAMP PROOF COURSE	GENERAL PURPOSE	M3	R3
BELOW DAMP PROOF COURSE OR IN CONTACT WITH GROUND	EXPOSURE	M4	R4

M3. MINIMUM STRENGTH REQUIREMENTS:

ELEMENT	STRENGTH OF MASONRY UNIT	MORTAR CLASS #
CONCRETE BLOCKWORK (REINF)	$f_{bc} = 15 \text{ MPa}$	M3

- # UNLESS A HIGHER CLASSIFICATION IS REQUIRED FOR DURABILITY (REFER NOTE M2)
- M4. LAY BOTTOM COURSE OF BLOCKS ON FILL. MORTAR BEHIND ALL PERPENDS SHALL BE FILLED WITH MORTAR, EXCEPT VEEHOLES.
- M5. ALL CORERS SHALL BE FINISHED UNLESS NOTED OTHERWISE.
- M6. GROUT FOR CORE FILLING SHALL BE IN ACCORDANCE WITH AS3600, WITH THE FOLLOWING PROPERTIES:
- STRENGTH GRADE 20
 - MAX AGGREGATE SIZE 10mm
 - SLUMP 230mm ± 20mm
 - MIN. CEMENT CONTENT 300kg/m³ M7. PROVIDE VERTICAL CONTROL JOINTS IN MASONRY WALLS AS FOLLOWS:

WALL TYPE	JOINT WIDTH	MAX. JOINT SPACING
CONCRETE BLOCKWORK (REINF)	15mm	12m

- M7. AT CORNERS, CONTROL JOINTS SHALL BE WITHIN HALF THE SPECIFIED JOINTS SPACING FROM THE CORNER. JOINTS SHALL BE SEALED WITH AN APPROVED FLEXIBLE SEALANT. PROVIDE JOINTS TO MATCH JOINTS IN SUPPORTING SLABS.
- M8. PROVIDE CLEANOUT OPENINGS AT THE BASE OF ALL REINFORCED CORES AND REMOVE ALL MORTAR PROTRUSIONS BEFORE GROUTING. ADDITIONAL CLEANOUT OPENINGS SHALL BE PROVIDED ABOVE EACH HORIZONTAL POUR BREAK.
- M9. MAXIMUM HEIGHT OF POUR FOR GROUTING SHALL NOT EXCEED 1.5m FOR 100 LITREWORK, AND 0.8m FOR 40 LITREWORK. STOP POUR 50mm BELOW TOP OF BLOCK TO PROVIDE KEY FOR SUBSEQUENT POUR.
- M10. GROUT SHALL BE THOROUGHLY COMPACTED IN THE CORES BY RODDING OR MECHANICAL VIBRATION.

CONCRETE

- C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 AND OTHER RELEVANT AUSTRALIAN STANDARDS.
- C2. CONCRETE SHALL BE SUPPLIED BY AN APPROVED MANUFACTURER IN ACCORDANCE WITH AS1378.
- C3. CONCRETE SHALL HAVE THE FOLLOWING PARAMETERS:

ELEMENT	SLUMP (mm)	AGGREGATE	f _c (MPa)	OTHER REQ
EXTERNAL VEHICLE SLAB	+ 80	20	N32	(1)
- C4. DENOTES SLUMP AT PLANT
- C5. DENOTES MAXIMUM BASE SHRINKAGE STRAIN 600 x 10⁻⁶ @ 98 DAYS (TO AS 1012 PART 13)
- C6. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C7. BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
- C8. HOLES, CHASES OR EMBEDMENT ITEMS, INCLUDING PIPES AND CONDUITS SHALL NOT BE PLACED IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- C9. CONDUITS, PIPES AND LIKE SHALL NOT BE PLACED WITHIN THE CONCRETE COVER, NOR DISPLACE THE REINFORCEMENT LAYERS.
- C10. CONSTRUCTION JOINTS (C/J) SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY THE ENGINEER. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY SCABBLED.
- C11. THE MAXIMUM HEIGHT OF POUR FOR CONCRETE ELEMENTS SHALL BE 3m UNLESS METHOD OF PLACEMENT HAS BEEN APPROVED BY THE ENGINEER. COLUMNS SHALL NOT BE POURED WITH THE SLAB OVER.
- C12. CONCRETE SHALL BE THOROUGHLY COMPACTED IN THE FORMS BY MEANS OF MECHANICAL VIBRATION.
- C13. WHEN THE SHADE TEMPERATURE EXCEEDS 30°C, THE EXPOSED SURFACE OF CONCRETE SHALL BE SPRAYED WITH A FINE FILM OF APPROVED ALIPHATIC ALCOHOL DURING CONCRETE PLACEMENT AND FINISHING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, ENSURING ADEQUATE SUPPLY OF ALIPHATIC ALCOHOL ON SITE BEFORE COMMENCING CONCRETE WORK.
- C14. CURING OF CONCRETE SHALL COMMENCE WITHIN 2 HOURS OF FINISHING OPERATIONS AND SHALL BE MAINTAINED FOR A MINIMUM OF 7 DAYS USING AN APPROVED PROPRIETARY CURING COMPOUND IN ACCORDANCE WITH AS 2796 AND COMPATIBLE WITH THE PROPOSED FINISH OR CONTINUOUS FORMING WITH POTABLE WATER. THE CONTRACTOR TO SUBMIT PROPOSED CURING PROCEDURE FOR APPROVAL OF THE ENGINEER.
- C15. ALL CONCRETE DELIVERED TO SITE SHALL BE SUBJECT TO PROJECT ASSESSMENT IN ACCORDANCE WITH AS 1378.
- C16. THE CONTRACTOR SHALL NOMINATE A CONCRETE DELIVERY SUPERVISOR WHO SHALL BE A SUITABLE EXPERIENCED PERSON FOR THE APPROVAL OF THE ENGINEER. TO MONITOR THE DELIVERY AND PLACING OF THE CONCRETE FOR EACH POUR ON THE PROJECT. IN ADDITION, THE MANUFACTURER SHALL SAMPLE AND TEST FOR DRYING SHRINKAGE EACH TYPE OF CONCRETE SUPPLIED, AT LEAST EVERY MONTH DURING THE COURSE OF THE PROJECT OR FOR EVERY 1000 CUBIC METRE PLACED. NATA TEST CERTIFICATES SHALL BE FORWARDED TO THE ENGINEER. THE RESULTS OF THESE TESTS SHALL ALSO BE KEPT ON SITE.

CONCRETE SAMPLES AND TESTS

- ARRANGE FOR A NATA REGISTERED TESTING LABORATORY TO TAKE SAMPLES OF AND TEST CONCRETE FOR COMPRESSION, FLEXURAL, TENSILE STRENGTH (SLABS ON GROUND ONLY) AND SLUMP.
- COMPRESSION TEST SAMPLES SHALL CONSIST OF 3 STANDARD CYLINDERS (4 STANDARD CYLINDERS FOR POST-TENSIONED CONCRETE), TESTED FOR COMPRESSION STRENGTH AS FOLLOWS:
- ONE (1) CYLINDER AT 3 DAYS FOR POST-TENSIONED CONCRETE ONLY.
ONE (1) CYLINDER AT 7 DAYS.
TWO (2) CYLINDERS AT 28 DAYS.
- THE MINIMUM NUMBER OF DAILY SAMPLES SHALL BE AS FOLLOWS:

IN COLUMNS/WALLS	1 SAMPLE PER TRUCK
ALL OTHER CONCRETE OF ANY ONE TYPE AS FOLLOWS:	
1 TRUCK PER DAY	- 1 SAMPLE
2 TO 5 TRUCKS PER DAY	- 2 SAMPLES
6 TO 10 TRUCKS PER DAY	- 3 SAMPLES
10 TO 20 TRUCKS PER DAY	- 4 SAMPLES
FOR EACH ADDITIONAL 10 TRUCKS PER DAY	- 1 SAMPLE

SLUMP: 1 SAMPLE PER TRUCK AT TIME OF POURING.

- C16. REFER TO TYPICAL STRIPPING AND PROPPING DETAIL.

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
Subject to conditions of
CWA2023/0016
Date of Decision: 17/8/2023

Coordinator Development Assessment

<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>ISSUED FOR APPROVAL</th> <th>REVISION DESCRIPTION</th> <th>MP</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUED FOR APPROVAL</td> <td></td> <td>MP</td> <td>21/03/23</td> </tr> </tbody> </table>	NO.	ISSUED FOR APPROVAL	REVISION DESCRIPTION	MP	DATE	A	ISSUED FOR APPROVAL		MP	21/03/23		<p>van der Meer Consulting LEVEL 1, 51 ALFRED STREET FORTITUDE VALLEY QLD 4006 Telephone +61 7 3021 6600</p>	<p>THIS DOCUMENT IS CONTROLLED AND THE PROPERTY OF VAN DER MEER CONSULTING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, DISSEMINATED OR USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF VAN DER MEER CONSULTING. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p>	<p>PARK LAKE ADARE PTY LTD PO BOX 4107 SPRINGFIELD QLD 4300</p>	<p>PROJECT TITLE PROPOSED SUBDIVISION 174 ADARE ROAD, ADARE, QLD 4343 STAGES 2 AND 3</p>	<p>DRAWING STATUS ORIGINAL ISSUE FOR APPROVAL</p>
NO.	ISSUED FOR APPROVAL	REVISION DESCRIPTION	MP	DATE												
A	ISSUED FOR APPROVAL		MP	21/03/23												
<p>PROJECT LEADER CK</p> <p>DESIGNER MP</p> <p>DATE AS SHOWN</p> <p>DATE MAR 2023</p> <p>DRAWING NO. BR222161</p> <p>DRAWING NAME C2001</p>	<p>STANDARD NOTES</p>		<p>SHEET NO. A1</p> <p>REVISION A</p>													



CONTROL LINE SETOUT - NEWLAND PLACE / HOWELL CIRCUIT							
PT	CHAINAGE	EASTING	NORTHING	BEARING	RAD/SPRAL	A.LENGTH	DEFL.ANGLE
IP 5	303.631	429943.369	6954311.485				
IP 8	303.631	429943.369	6954311.485				
TC	308.590	429944.402	6954317.352				
IP 7	311.899	429944.804	6954319.633	9°59'18.21"	R = -26.370	4.619	10°02'09.55"
CT	314.209	429944.802	6954321.948	359°57'06.66"			
TC	320.317	429944.797	6954328.057	359°57'06.66"			
IP 8	329.043	429944.789	6954336.924		R = 40.000	17.452	24°59'52.58"
CT	337.769	429945.530	6954344.983	24°59'58.24"			
TC	350.669	429945.628	6954363.859	24°59'58.24"			
IP 9	428.639	429986.103	6954425.724		R = 400.000	91.941	13°10'10.23"
CT	472.609	430014.606	6954462.050	38°07'09.47"			
TC	486.314	430023.096	6954472.832	38°07'09.47"			
IP 10	585.476	430094.539	6954563.822		R = 174.000	204.324	87°16'51.64"
CT	690.638	430208.164	6954533.175	105°24'01.02"			
TC	771.374	430284.001	6954511.734	105°24'01.02"			
IP 11	778.689	430289.096	6954510.331		R = -1000.000	10.570	0°36'20.31"
CT	781.944	430294.206	6954508.981	104°47'40.70"			
TC	894.815	430403.335	6954480.159	104°47'40.70"			
IP 12	901.217	430409.526	6954478.534		R = -1000.000	12.805	0°44'01.13"
CT	907.820	430415.736	6954476.989	104°03'38.57"			
IP 13	1015.374	430520.262	6954450.789				
IP 14	1091.343	430612.039	6954428.802		R = 101.268	151.938	85°57'48.99"
CC	1167.312	430596.969	6954335.705	189°26'10.82"			
IP 15	1243.280	430581.093	6954242.607		R = 101.268	151.938	85°57'48.99"
IP 16	1319.249	430487.138	6954251.489				
TC	1457.484	430350.433	6954271.998	278°31'55.73"			
IP 17	1469.050	430338.989	6954273.715		R = 300.000	23.132	4°25'04.27"
CT	1480.616	430327.712	6954276.308	282°57'00.00"			
TC	1508.227	430320.851	6954282.486	282°57'00.00"			
IP 18	1580.123	430230.607	6954298.637		R = 970.000	143.792	8°29'36.60"
CT	1652.019	430163.565	6954324.989	291°26'36.60"			
TC	1787.157	430037.782	6954374.373	291°26'36.60"			
IP 19	1797.091	430028.505	6954378.017		R = -100.000	19.868	11°22'59.69"
IP 20	1807.025	430018.692	6954379.758				
IP 21	1837.377	429988.808	6954385.081				
IP 22	1840.307	429985.898	6954385.542		R = 17.221	5.860	19°29'51.00"
IP 23	1843.238	429983.295	6954386.970				
IP 24	1856.913	429971.046	6954393.053	298°24'39.79"			

CONTROL LINE SETOUT - AXFORD WAY							
PT	CHAINAGE	EASTING	NORTHING	BEARING	RAD/SPRAL	A.LENGTH	DEFL.ANGLE
CT	367.904	430262.872	6954153.274	8°32'37.00"			
TC	484.420	430267.710	6954248.715	8°32'37.00"			
IP 9	479.929	430268.516	6954284.070		R = 300.000	31.019	5°55'26.79"
CT	495.438	430273.395	6954278.100	14°28'03.79"			
IP 9	505.233	430276.842	6954288.585	14°28'03.79"			



FOR CONTINUATION REFER DWG No. C2003

REVISIONS:			
NO.	ISSUED FOR APPROVAL	REVISION DESCRIPTION	DATE
A	ISSUED FOR APPROVAL		21/03/23



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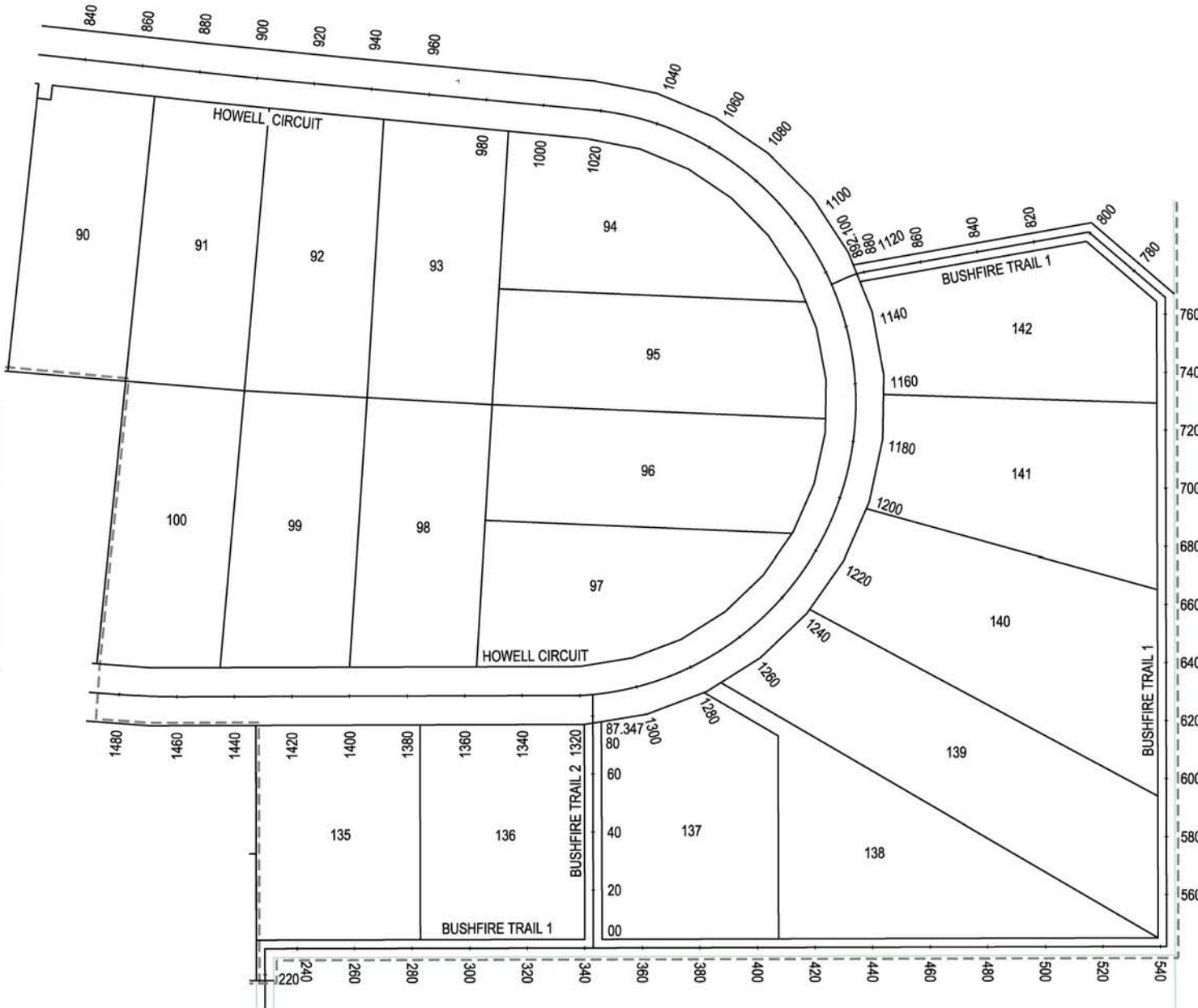
PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
SITE PLAN SHEET 1

DRAWING STATUS
ORIGINAL ISSUE FOR APPROVAL

PROJECT LEADER CK	DESIGNER MP	SIGNATURE G. HEN	DATE MAR 2023
DRAWING NO. BR222161	SCALE AS SHOWN	DRAWING NO. C2002	SHEET SIZE A1
			REVISION A

FOR CONTINUATION REFER DWG No. C2002



CONTROL LINE SETOUT - BUSHFIRE TRAIL 1						
PT	CHAINAGE	EASTING	NORTHING	BEARING	RAD/SPIRAL	DEFL ANGLE
IP 1	0.000	430331.367	6953955.482	8°32'36.49"		
IP 2	228.840	430385.364	6954181.762			
IP 3	542.127	430675.174	6954135.220			
IP 4	785.742	430708.521	6954356.335			
IP 5	800.620	430685.690	6954382.701			
TC	878.724	430607.606	6954380.952	268°42'59.30"		
IP 6	882.535	430603.778	6954380.956		R = -32.000	7.821
CT	886.345	430600.078	6954379.850	255°04'14.65"		13°38'44.65"
IP 7	892.100	430594.518	6954378.397	255°04'14.65"		

CONTROL LINE SETOUT - BUSHFIRE TRAIL 2						
PT	CHAINAGE	EASTING	NORTHING	BEARING	RAD/SPIRAL	DEFL ANGLE
IP 1	0.000	430478.199	6954164.811	8°32'37.00"		
IP 2	87.347	430491.175	6954251.188	8°32'37.00"		

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
Subject to conditions of
OW2023/0016
Date of Decision: 17/8/2023

[Signature]

Coordinator Development Assessment

REVISIONS:	
NO.	REVISION DESCRIPTION
A	ISSUED FOR APPROVAL



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SCALE
0 7.5 15 22.5 30 37.5m 75m
SCALE 1:750

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
SITE PLAN SHEET 2

DRAWING STATUS			
ORIGINAL ISSUE FOR APPROVAL			
PROJECT LEADER	DESIGNER	SIGNATURE	DATE
CK	MP	<i>[Signature]</i>	MAR 2023
DRAWN BY	SCALE	DRAWING NO.	SHEET SIZE
MP	AS SHOWN	BR222161	A1
JOB NO.	DRAWING NO.	REVISION	
	C2003	A	

GENERAL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND SEDIMENTATION DURING ALL STAGES OF THE CONSTRUCTION ACTIVITIES UNTIL COMPLETION OF THE WORKS.
2. THE ADOPTED EROSION AND SEDIMENT CONTROL MEASURES ARE APPROPRIATELY AMENDED IF SITE CONDITIONS OR SCOPE OF WORKS SIGNIFICANTLY CHANGES, OR ARE EXPECTED TO SIGNIFICANTLY CHANGE FROM THOSE CONDITIONS ASSUMED DURING DEVELOPMENT OF THE ESCP.
3. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S AND THE INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA) GUIDELINES 2008.
4. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO GRUBBING WORKS.
5. WHERE KERB AND CHANNEL OR KERB ONLY IS INSTALLED, AN 800mm WIDE CONTINUOUS STRIP OF TURF WITH ADDITIONAL FILTER STRIPS AT 5.0m SPACING SHALL BE LAID BEHIND ALL KERBS. THE REMAINING UNSEALED VERGE AREA SHALL BE FILLED, GRADED AND GRASS SEED TO ACHIEVE 80% GRASS COVERAGE AT OFF MAINTENANCE. (UNLESS NOTED OTHERWISE)

CUT FILL	
	0.00m - 0.25m
	0.25m - 0.50m
	0.50m - 1.00m
	1.00m - 2.00m
	> 2.00m

LAND CLEARING AND VEGETATION MANAGEMENT:

1. CLEARING EXTENTS IS NOT TO EXCEED A DISTANCE OF 5.0m OUTSIDE OF THE CUT AND FILL HATCH EXTENTS. ALL VEGETATION IS TO BE REMOVED TO FACILITATE THE IDENTIFIED BULK EARTHWORKS.
2. LAND CLEARING SHOULD NOT OCCUR UNLESS PRECEDED BY THE INSTALLATION OF ALL NECESSARY DRAINAGE AND EROSION SEDIMENT CONTROL MEASURES.
3. WHEREVER PRACTICAL, RETAIN VEGETATION COVER ON SITE. LAND CLEARING IS TO BE STAGED TO MINIMISE THE EXTENT AND DURATION OF SOIL EXPOSURE. TIMING OF WORKS MUST BE CONSIDERED WHEN LAND CLEARING - BULK EARTHWORKS SHOULD BE CARRIED OUT DURING THE DRY SEASON WHEN POSSIBLE.
4. RESTRICT MOVEMENT OF CONSTRUCTION EQUIPMENT TO AVOID UNNECESSARY SOIL COMPACTION.
5. AS WORKS PROCEED, DISTURBED AREAS SHOULD BE STABILISED, REHABILITATED, AND REVEGETATED AS SOON AS POSSIBLE AFTER EARTHWORKS HAVE BEEN COMPLETED.
6. CLEARING TO BE UNDERTAKEN NO MORE THAN 8 WEEKS AHEAD OF EARTHWORKS IN ACCORDANCE WITH TABLE 4.4.7 OF IECA GUIDELINE.
7. DISTURBED SOILS SURFACES TO BE STABILISED WITH 70% COVER WITHIN 30 DAYS (TABLE 4.4.7 OF IECA MANUAL).
8. REVEGETATION AND LANDSCAPING WORKS IS TO BE CARRIED OUT IN ACCORDANCE WITH DOCUMENTED PLANS.

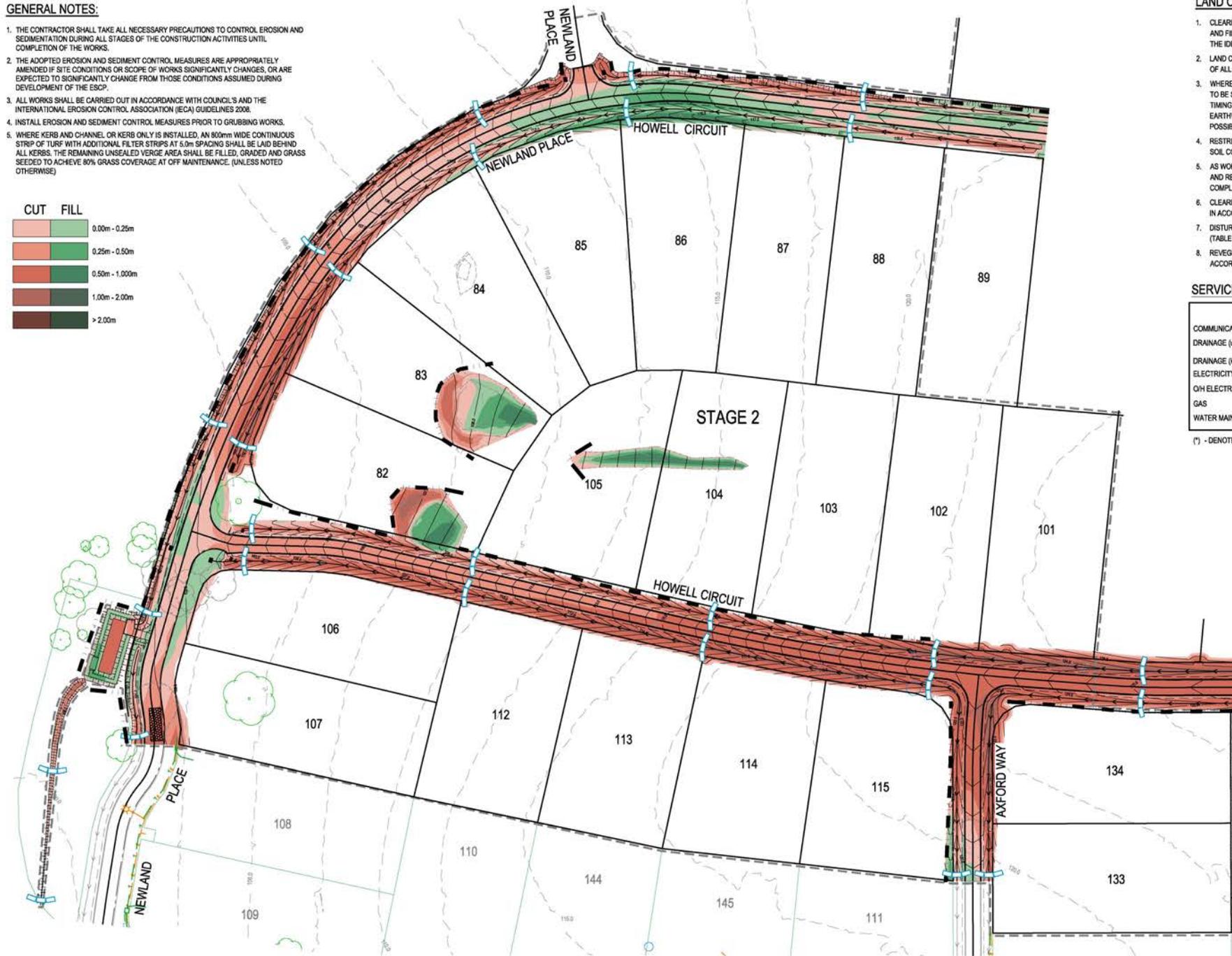
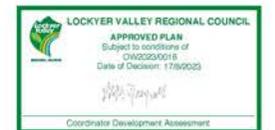
SERVICES (PUP) LEGEND

	EXISTING	PROPOSED
COMMUNICATIONS	C(*)	
DRAINAGE (unknown dia.)	D(*)	
DRAINAGE (known dia.)		
ELECTRICITY	E(*)	
OH ELECTRICITY & POLE		
GAS	G(*)	
WATER MAIN	W(*)	

(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.

LEGEND

	SEDIMENT FENCING
	CONSTRUCTION ENTRY / EXIT
	SANDBAG CHECK DAM
	STAGE BOUNDARY



FOR CONTINUATION REFER DWG No. C2101

NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	14/07/23
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/05/23



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PO BOX 4107 SPRINGFIELD QLD 4300

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PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

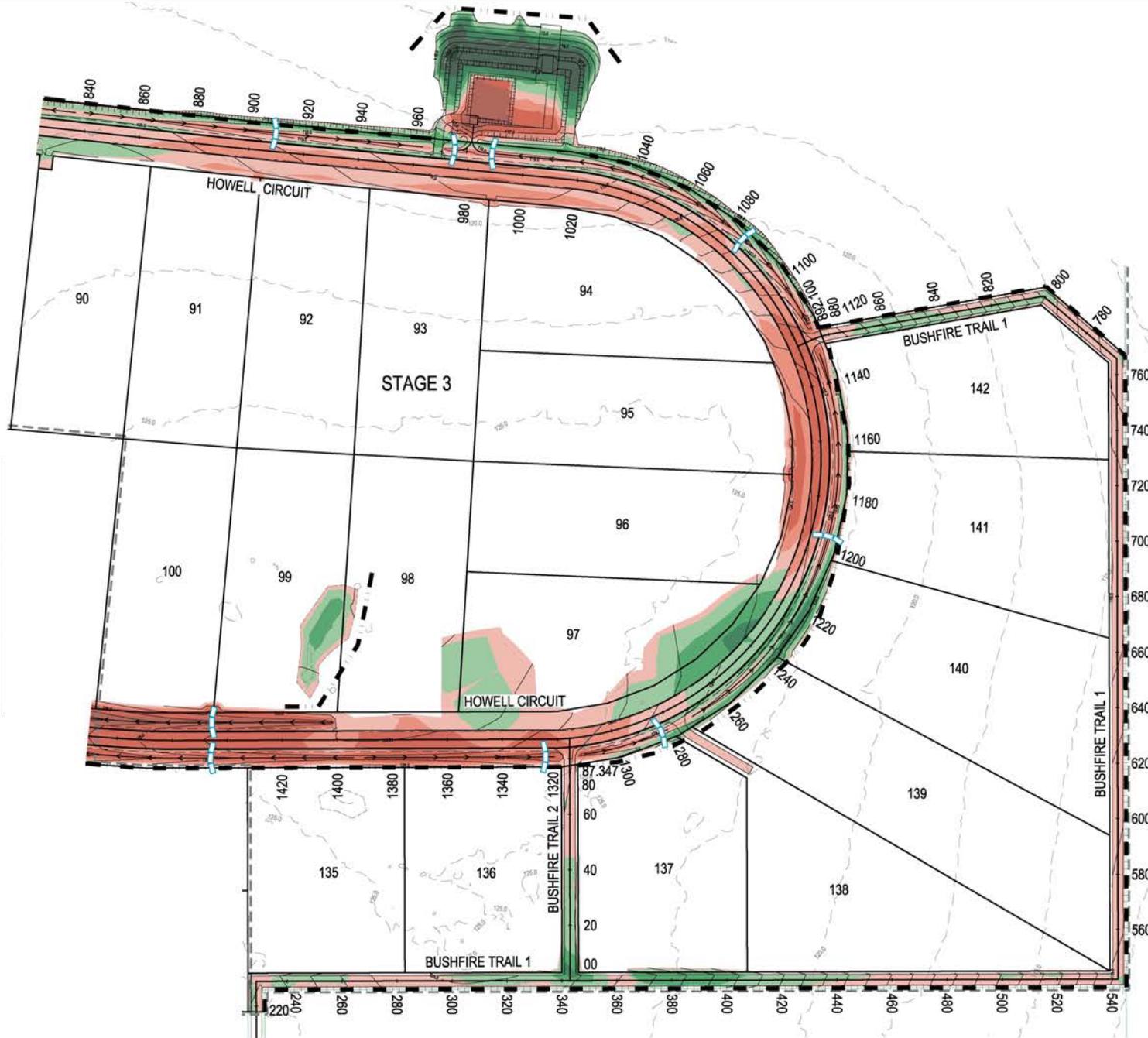
DRAWING TITLE
EROSION AND SEDIMENT CONTROL
PLAN - SHEET 1

DRAWING STATUS
ORIGINAL ISSUE
FOR APPROVAL

PROJECT LEADER	DESIGNER	SENIOR DESIGNER	DATE	SHEET SIZE
CK	MP	MP	MAR 2023	A1

JOB NO. BR222161
DRAWING NO. C2100
REVISION C

FOR CONTINUATION REFER DWG No. C2100



LAND CLEARING AND VEGETATION MANAGEMENT:

- CLEARING EXTENTS IS NOT TO EXCEED A DISTANCE OF 5.0m OUTSIDE OF THE CUT AND FILL HATCH EXTENTS. ALL VEGETATION IS TO BE REMOVED TO FACILITATE THE IDENTIFIED BULK EARTHWORKS.
- LAND CLEARING SHOULD NOT OCCUR UNLESS PRECEDED BY THE INSTALLATION OF ALL NECESSARY DRAINAGE AND EROSION SEDIMENT CONTROL MEASURES.
- WHEREVER PRACTICAL, RETAIN VEGETATION COVER ON SITE. LAND CLEARING IS TO BE STAGED TO MINIMISE THE EXTENT AND DURATION OF SOIL EXPOSURE. TIMING OF WORKS MUST BE CONSIDERED WHEN LAND CLEARING - BULK EARTHWORKS SHOULD BE CARRIED OUT DURING THE DRY SEASON WHEN POSSIBLE.
- RESTRICT MOVEMENT OF CONSTRUCTION EQUIPMENT TO AVOID UNNECESSARY SOIL COMPACTION.
- AS WORKS PROCEED, DISTURBED AREAS SHOULD BE STABILISED, REHABILITATED, AND REVEGETATED AS SOON AS POSSIBLE AFTER EARTHWORKS HAVE BEEN COMPLETED.
- CLEARING TO BE UNDERTAKEN NO MORE THAN 8 WEEKS AHEAD OF EARTHWORKS IN ACCORDANCE WITH TABLE 4.4.7 OF IECA GUIDELINE.
- DISTURBED SOILS SURFACES TO BE STABILISED WITH 70% COVER WITHIN 30 DAYS (TABLE 4.4.7 OF IECA MANUAL).
- REVEGETATION AND LANDSCAPING WORKS IS TO BE CARRIED OUT IN ACCORDANCE WITH DOCUMENTED PLANS.

SERVICES (PUP) LEGEND

	EXISTING	PROPOSED
COMMUNICATIONS	C(*)	
DRAINAGE (unknown dia.)	D(*)	
DRAINAGE (known dia.)		
ELECTRICITY	E(*)	
OH ELECTRICITY & POLE		
GAS	G(*)	
WATER MAIN	W(*)	

(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.

LEGEND

- SEDIMENT FENCING
- CONSTRUCTION ENTRY / EXIT
- SANDBAG CHECK DAM
- STAGE BOUNDARY

LOCKYER VALLEY REGIONAL COUNCIL
APPROVED PLAN
 Subject to conditions of
 OIW2023.0016
 Date of Decision: 17/8/2023

[Signature]
 Coordinator Development Assessment

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/03/23



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 4. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.
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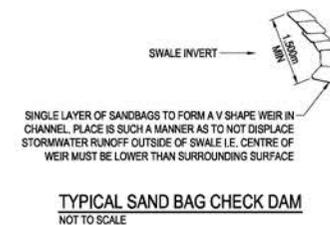
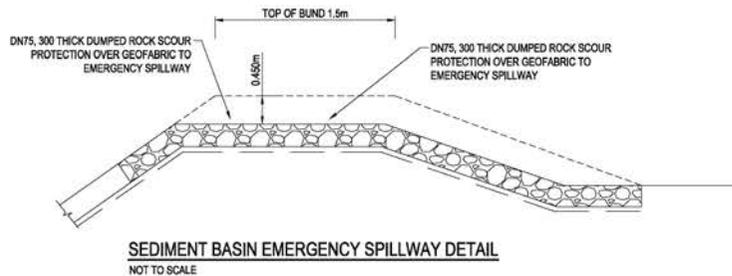
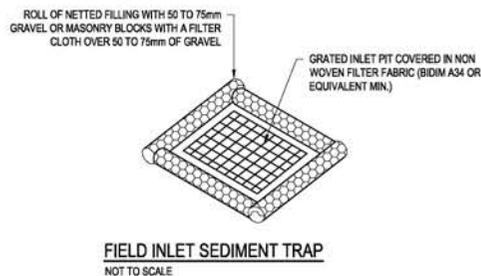
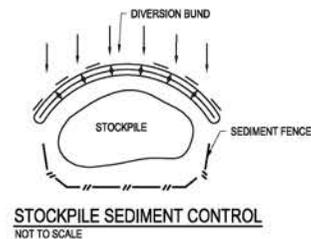
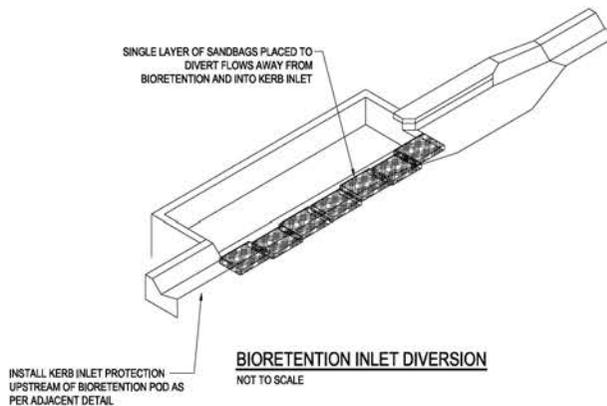
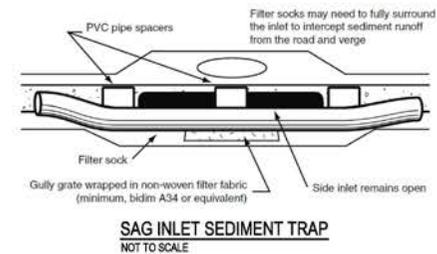
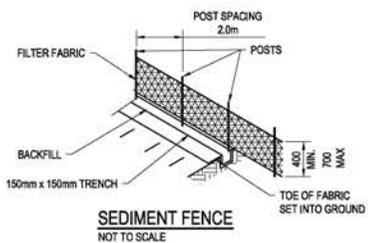
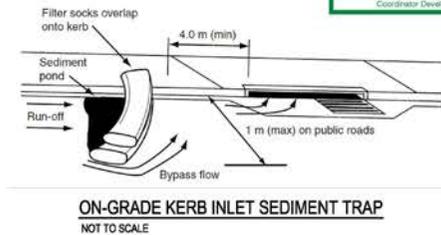
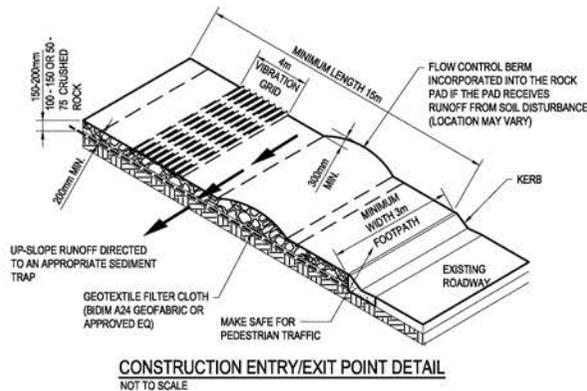
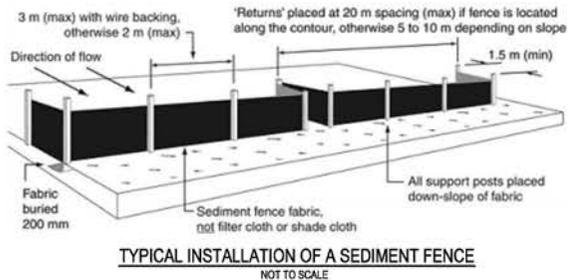
SCALE
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 SCALE 1:750

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
EROSION AND SEDIMENT CONTROL
 PLAN - SHEET 1

DRAWING STATUS
ORIGINAL ISSUE
 FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	DATE	REVISION
CK	MP			
MP	AS SHOWN		MAR 2023	A1
BR222161	C2101			B



NO.	REVISION DESCRIPTION	DATE
A	ISSUED FOR APPROVAL	21/03/23



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SCALE

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
EROSION AND SEDIMENT CONTROL DETAILS

DRAWING STATUS			
ORIGINAL ISSUE FOR APPROVAL			
PROJECT LEADER	DESIGNER	SIGNATURE	DATE
CK	MP		
DRAWN BY	SCALE	DATE	SHEET SIZE
MP	AS SHOWN	MAR 2023	A1
JOB NO.	DRAWING NO.	REVISION	
BR222161	C2190	A	

SEDIMENT FENCE

MATERIALS

1. FABRIC: POLYPROPYLENE, POLYAMIDE, NYLON, POLYESTER OR POLYETHYLENE WOVEN OR NON-WOVEN FABRIC, AT LEAST 700mm IN WIDTH AND A MINIMUM UNIT WEIGHT OF 140GSM.
2. SUPPORT POSTS/STAKES AND STEEL STAR PICKETS SUITABLE FOR ATTACHING FABRIC.

INSTALLATION

1. WHERE POSSIBLE INSTALL SEDIMENT FENCE AT LEAST 2m FROM THE TOE OF ANY FILLING OPERATIONS THAT MAY RESULT IN SHIFTING SOIL/FILL DAMAGING THE FENCE.
2. ENSURE THE EXTREME ENDS OF THE FENCE ARE TURNED UP THE SLOPE AT LEAST 1.5m OR AS NECESSARY TO MINIMISE WATER BYPASSING AROUND THE FENCE.
3. ENSURE THE SEDIMENT FENCE IS INSTALLED IN A MANNER THAT AVOIDS THE CONCENTRATION OF FLOW ALONG THE FENCE AND THE UNDESIRABLE DISCHARGE OF WATER AROUND THE ENDS OF THE FENCE.
4. IF THE SEDIMENT FENCE IS TO BE INSTALLED ALONG THE EDGE OF THE EXISTING TREES, ENSURE CARE IS TAKEN TO PROTECT THE TREES AND THEIR ROOT SYSTEMS DURING INSTALLATION OF THE FENCE.
5. UNLESS DIRECTED BY THE SITE SUPERVISOR OR THE APPROVED PLANS, EXCAVATE A 200mm WIDE BY 200mm DEEP TRENCH ALONG THE PROPOSED FENCE LINE, PLACING THE EXCAVATED MATERIAL ON THE UP-SLOPE SIDE OF THE TRENCH.
6. ALONG THE LOWER SIDE OF THE TRENCH, APPROPRIATELY SECURE THE STAKES INTO THE GROUND SPACED NO GREATER THAN 3m IF SUPPORTED BY A TOP SUPPORT WIRE OR WEIR MESH BACKING, OTHERWISE NO GREATER THAN 2m.
7. WHEREVER POSSIBLE, CONSTRUCT THE SEDIMENT FENCE FROM A CONTINUOUS ROLL OF FABRIC TO JOIN FABRIC AT EACH END OF TWO OVERLAPPING STAKES WITH THE FABRIC FOLDING AROUND THE ASSOCIATED STAKE ONE TURN AND WITH TWO STAKES TIED TOGETHER WITH THE WIRE METHOD OR OVERLAP THE FABRIC TO THE NEXT ADJACENT SUPPORT POST.
8. SECURELY ATTACH THE FABRIC TO THE SUPPORT POSTS USING 25 X 12.5mm STAPLES, OR THE WIRE AT MAXIMUM 150mm SPACING.
9. SECURELY ATTACH THE FABRIC TO THE SUPPORT WIREMESH (IF ANY) AT A MAXIMUM SPACING OF 1m.
10. ENSURE THE COMPLETED SEDIMENT FENCE IS AT LEAST 450mm, BUT NOT MORE THAN 700mm HIGH. IF A SPILL THROUGH WEIR IS INSTALLED, ENSURE THE CREST OF THE WEIR IS AT LEAST 300mm ABOVE GROUND LEVEL.
11. BACKFILL THE TRENCH AND TAMP THE FILL TO FIRMLY ANCHOR THE BOTTOM OF THE FABRIC AND MESH TO PREVENT WATER FROM FLOWING UNDER THE FENCE.
12. IF IT IS NOT POSSIBLE TO ANCHOR THE FABRIC IN AN EXCAVATED TRENCH, THEN USE A CONTINUOUS LAYER OF SAND OR AGGREGATE TO HOLD THE FABRIC FIRMLY ON THE GROUND.

MAINTENANCE

1. INSPECT THE SEDIMENT FENCE AT LEAST WEEKLY AND AFTER ANY SIGNIFICANT RAIN. MAKE NECESSARY REPAIRS IMMEDIATELY.
2. REPAIR ANY TORN SECTIONS WITH A CONTINUOUS PIECE OF FABRIC FROM POST TO POST.
3. WHEN MAKING REPAIRS, ALWAYS RESTORE THE SYSTEM TO ITS ORIGINAL CONFIGURATION UNLESS AN AMENDED LAYOUT IS REQUIRED OR SPECIFIED.
4. IF THE FENCE IS SAGGING BETWEEN STAKES, INSTALL ADDITIONAL SUPPORT POSTS.
5. REMOVE ACCUMULATED SEDIMENT IF THE SEDIMENT DEPOSIT EXCEEDS A DEPTH OF 1/3 THE HEIGHT OF THE FENCE.
6. DISPOSE OF SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

SEDIMENT BASINS

GENERAL

1. SEDIMENT BASIN TO BE LOCATED ABOVE THE SVR FLOOD LINE. INSTALL SEDIMENT BASINS FOR ALL CATCHMENTS ACROSS THE PROJECT AREA.
2. MATERIALS USED IN THE CONSTRUCTION OF SEDIMENT BASINS SHOULD NOT HAVE AN EMERSON NUMBER OF 7 OR ABOVE (I.E. DISPENSIVE SOILS SUCH AS THE SUBSOILS THAT CAN BE ENCOUNTERED AT THE SITE CANNOT BE USED TO CONSTRUCT SEDIMENT BASINS).
3. A "FULL OF SEDIMENT" MARKER MUST BE PLACED IN THE SEDIMENT BASIN TO SHOW THE DEPTH OF THE SOIL STORAGE ZONE VOLUME AND TO INDICATE WHEN REMOVAL OF THE SEDIMENT IS TO BE CARRIED OUT.
4. CONSTRUCTED SEDIMENT BASINS TO BE FULLY OPERATIONAL THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE BASINS CATCHMENT AREA ACHIEVES 70% GROUND COVER ON ALL SOIL SURFACES.
5. FLOCCULATION REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE B17 OF THE IECA GUIDELINES. IN GENERAL 32kg OF GYPSUM TO BE ADDED TO 100m³ OF STORED WATER.

MAINTENANCE

1. INSPECT THE SEDIMENT BASIN DURING THE FOLLOWING PERIODS AS STATED WITHIN PAGE B.02 OF THE IECA GUIDELINES:
 1. DURING CONSTRUCTION TO DETERMINE WHETHER MACHINERY, FALLING TREES OR CONSTRUCTION ACTIVITY HAS DAMAGED ANY COMPONENT OF THE SEDIMENT BASIN. IF DAMAGE HAS OCCURRED, REPAIR IT.
 2. AFTER EACH RUNOFF EVENT, INSPECT THE EROSION DAMAGE AT FLOW ENTRY AND EXIT POINTS, IF DAMAGE HAS OCCURRED, MAKE THE NECESSARY REPAIRS.
 3. AT LEAST WEEKLY DURING THE NOMINATED WET SEASON (IF ANY) OTHERWISE AT LEAST FORTNIGHTLY.
 4. PRIOR TO, AND IMMEDIATELY AFTER, PERIODS OF "STOP WORK" OR SITE "SHUTDOWN".
2. CLEAN OUT ACCUMULATED SEDIMENT WHEN IT REACHES THE MARKER BOARD/POST, AND RESTORE THE ORIGINAL STORAGE VOLUME. PLACE SEDIMENT IN A DISPOSAL AREA OR, IF APPROPRIATE, MIX WITH DRY SOIL ON THE SITE.
3. DO NOT DISPOSE OF SEDIMENT IN A MANNER THAT WILL CREATE AN EROSION OR POLLUTION HAZARD.
4. CHECK ALL VISIBLE PIPE CONNECTIONS FOR LEAKS, AND REPAIR AS NECESSARY.
5. CHECK FILL MATERIAL IN THE DAM FOR EXCESSIVE SETTLEMENT, SLUMPING OF THE SLOPES OR PIPING BETWEEN THE CONDUIT AND THE EMBANKMENT; MAKE ALL NECESSARY REPAIRS.
6. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE BASIN AND RISER.
7. SUBMERGED INFLOW PIPES MUST BE INSPECTED AND DE-SILTED (AS REQUIRED) AFTER EACH INFLOW EVENT.

REMOVAL OR CONVERSION OF SEDIMENT BASIN

1. WHEN GRADING AND CONSTRUCTION IN THE DRAINAGE AREA ABOVE A TEMPORARY SEDIMENT BASIN IS COMPLETED AND THE DISTURBED AREAS ARE ADEQUATELY STABILISED, THE BASIN MUST BE REMOVED OR OTHERWISE INCORPORATED INTO THE PERMANENT STORMWATER DRAINAGE SYSTEM. IN EITHER CASE, SEDIMENT SHOULD BE CLEARED AND PROPERLY DISPOSED OF AND THE BASIN AREA STABILISED.
2. BEFORE STARTING ANY MAINTENANCE WORK ON THE BASIN OR SPILLWAY, INSTALL ALL NECESSARY SHORT-TERM SEDIMENT CONTROL MEASURES DOWNSTREAM OF THE SEDIMENT BASIN.
3. ALL WATER AND SEDIMENT MUST BE REMOVED FROM THE BASIN PRIOR TO THE DAM'S REMOVAL. DISPOSE OF SEDIMENT AND WATER IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.
4. BRING THE DISTURBED AREA TO A PROPER GRADE, THEN SMOOTH, COMPACT AND STABILISE OR REVEGETATE AS REQUIRED TO ESTABLISH A STABLE LAND SURFACE.

MATERIAL STOCKPILING:

1. THE CONSTRUCTION CONTRACTOR IS TO ADHERE TO THE FOLLOWING SOIL AND STOCKPILE MANAGEMENT PRACTISES. STOCKPILES OF ERODIBLE MATERIAL THAT HAS THE POTENTIAL TO CAUSE ENVIRONMENTAL HARM IF DISPLACED MUST BE:
 1. APPROPRIATELY PROTECTED FROM WIND, RAIN, CONCENTRATED SURFACE FLOW AND EXCESSIVE UP-SLOPE STORMWATER SURFACE FLOWS.
 2. LOCATED AT LEAST 2m FROM ANY HAZARDOUS AREA, RETAINED VEGETATION, OR CONCENTRATED DRAINAGE LINE.
 3. LOCATED UP-SLOPE OF AN APPROPRIATE SEDIMENT CONTROL SYSTEM.
 4. PROVIDED WITH AN APPROPRIATE PROTECTIVE COVER (SYNTHETIC, MULCH OR VEGETATIVE) IF THE MATERIALS ARE LIKELY TO BE STOCKPILED FOR MORE THAN 28 DAYS.
 5. PROVIDED WITH AN APPROPRIATE PROTECTIVE COVER (SYNTHETIC, MULCH OR VEGETATIVE) IF THE MATERIALS ARE LIKELY TO BE STOCKPILED FOR MORE THAN 10 DAYS DURING THOSE MONTHS THAT HAVE A HIGH EROSION RISK.
 6. PROVIDED WITH AN APPROPRIATE PROTECTIVE COVER (SYNTHETIC, MULCH OR VEGETATIVE) IF THE MATERIALS ARE LIKELY TO BE STOCKPILED FOR MORE THAN 5 DAYS DURING THOSE MONTHS THAT HAVE A HIGH EROSION RISK.
2. A SUITABLE FLOW DIVERSION SYSTEM MUST BE ESTABLISHED IMMEDIATELY UP-SLOPE OF A STOCKPILE OF ERODIBLE MATERIAL THAT HAS THE POTENTIAL TO CAUSE ENVIRONMENTAL HARM IF DISPLACED, IF THE UP-SLOPE CATCHMENT AREA DRAINING TO THE STOCKPILE EXCEEDS 1500m².

STABILISED ENTRY/EXIT NOTES

MATERIALS

- ROCK: WELL GRADED, HARD, ANGULAR, EROSION RESISTANT ROCK, NOMINAL DIAMETER OF 50mm TO 75mm (SMALL DISTURBANCES) OR 100 TO 150mm (LARGE DISTURBANCES). ALL REASONABLE MEASURES MUST BE TAKEN TO OBTAIN ROCK OF NEAR UNIFORM SIZE.
- ROCKPATH STABILISING AGGREGATE: 25 TO 50mm GRAVEL OR AGGREGATE.
- GEOTEXTILE FABRIC: HEAVY-DUTY, NEEDLE-PUNCHED, NON-WOVEN FILTER CLOTH (BIDIM A24 OR EQUIVALENT).

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION AND DIMENSIONAL 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.
2. CLEAR THE LOCATION OF THE VIBRATION GRID, REMOVING STUMPS, ROOTS AND OTHER VEGETATION TO PROVIDE A FIRM FOUNDATION SO THAT THE ROCK IS NOT PRESSED INTO SOFT GROUND. CLEAR SUFFICIENT WIDTH TO ALLOW PASSAGE OF LARGE VEHICLES, BUT CLEAR ONLY THAT NECESSARY FOR THE EXIT. DO NOT CLEAR ADJACENT AREAS UNTIL THE REQUIRED EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE.
3. IF THE EXPOSED SOIL IS SOFT, PLASTIC OR CLAYEY, PLACE A SUB-BASE OF CRUSHED ROCK OR A LAYER OF HEAVY-DUTY FILTER CLOTH TO PROVIDE A FIRM FOUNDATION.
4. ENSURE THAT THE INSTALLATION OF THE VIBRATION GRID INCLUDES ADEQUATE SEDIMENT STORAGE VOLUME UNDER THE GRID, WHERE NECESSARY, INSTALL SUITABLE PRECAST SEDIMENT COLLECTION CHAMBERS.
5. PLACE A ROCK PAD/RAMP FORMING A MINIMUM 200mm THICK LAYER OF CLEAN, OPEN-VOID ROCK OVER THE ROADWAY BETWEEN THE VIBRATION GRID AND THE SEALED STREET TO PREVENT TYRES FROM PICKING UP MORE SOIL AFTER THEY HAVE BEEN CLEANED.
6. IF THE ASSOCIATED CONSTRUCTION SITE IS UP-SLOPE OF THE ROCK PAD, THUS CAUSING STORMWATER RUNOFF TO FLOW TOWARDS THE ROCK PAD, THEN FORM A MINIMUM 300mm HIGH FLOW CONTROL BERM ACROSS THE ROCK PAD TO DIVERT SUCH RUNOFF TO A SUITABLE SEDIMENT TRAP.
7. THE TOTAL LENGTH OF THE VIBRATION GRID AND ROCK RAMPS SHOULD BE AT LEAST 15m WHERE PRACTICABLE, AND AS WIDE AS THE FULL WIDTH OF THE ENTRY OR EXIT AND AT LEAST 3m. THE ROCK RAMP SHOULD COMMENCE AT THE EDGE OF THE OFF-SITE SEALED ROAD OR PAVEMENT.
8. FLARE THE END OF THE ROCK PAD WHERE IT MEETS THE PAVEMENT SO THAT THE WHEELS OF TURNING VEHICLES DO NOT TRAVEL OVER UNPROTECTED SOIL.

MAINTENANCE

1. INSPECT VIBRATION GRID PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER SIGNIFICANT RUNOFF-PRODUCING RAINFALL, OR OTHERWISE AT FORTNIGHTLY INTERVALS.
2. IF SAND, SOIL, SEDIMENT OR MUD IS TRACKED OR WASHED ONTO THE ADJACENT SEALED ROADWAY, THEN SUCH MATERIAL MUST BE PHYSICALLY REMOVED, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM, AND THEN BY A MECHANICAL VACUUM UNIT, IF AVAILABLE.
3. IF NECESSARY FOR SAFETY REASONS, THE ROADWAY SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIAL FROM THE ROADWAY.
4. WHEN THE VOIDS BETWEEN THE ROCK BEDDIMS FILLED WITH MATERIAL AND THE EFFECTIVENESS OF THE ROCK RAMPS ARE REDUCED TO A POINT WHERE SEDIMENT IS BEING TRACKED OFF THE SITE, A NEW 100mm LAYER OF ROCK MUST BE ADDED AND/OR THE ROCK PAD MUST BE EXTENDED.
5. ENSURE ANY ASSOCIATED DRAINAGE CONTROL MEASURES ARE MAINTAINED IN ACCORDANCE WITH THEIR DESIRED OPERATIONAL CONDITION.
6. DISPOSE OF SEDIMENT AND DEBRIS IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.

CHECK DAM SEDIMENT TRAPS

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. PRIOR TO PLACEMENT OF THE SEDIMENT TRAP, ENSURE THE DRAINAGE CHANNEL IS DEEP ENOUGH TO PREVENT WATER BEING UNSAFELY DIVERTED OUT OF THE DRAIN ONCE THE CHECK DAMS ARE INSTALLED.
3. LOCATE EACH CHECK DAM SEDIMENT TRAP AS DIRECTED WITHIN THE APPROVED PLANS, OR OTHERWISE AT SUCH A SPACING TO ACHIEVE THE REQUIRED SEDIMENT TRAPPING OUTCOMES.
4. IF THE CHECK DAMS ARE ALSO BEING USED TO CONTROL EROSION WITHIN THE DRAINAGE CHANNEL, THEN LOCATE EACH SUCCESSIVE CHECK DAM SUCH THAT THE CREST OF THE IMMEDIATE DOWNSTREAM DAM IS LEVEL WITH THE CHANNEL INVERT AT THE IMMEDIATE UPSTREAM CHECK DAM.
5. ENSURE SAND BAGS EXTEND UP THE CHANNEL BANKS (WHERE PRACTICAL) TO A LEVEL AT LEAST 100mm ABOVE THE CREST LEVEL OF THE CHECK DAM.

MAINTENANCE

1. INSPECT EACH CHECK DAM AND THE DRAINAGE CHANNEL AT LEAST WEEKLY AND AFTER RUNOFF-PRODUCING RAINFALL.
2. CORRECT ALL DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN ANY OF THE CHECK DAMS, THEN CHECK THE SPACING OF THE DAMS AND WHERE NECESSARY INSTALL INTERMEDIATE CHECK DAMS OR A SUITABLE CHANNEL LINER.
3. CHECK FOR DISPLACEMENT OF THE CHECK DAMS.
4. CHECK FOR SOIL SCOUR AROUND THE ENDS OF EACH CHECK DAM. IF SUCH EROSION IS OCCURRING, CONSIDER EXTENDING THE WIDTH OF THE CHECK DAM TO AVOID SUCH PROBLEMS.
5. IF SEVERE SOIL EROSION OCCURS EITHER UNDER OR AROUND THE CHECK DAMS, THEN SEEK EXPERT ADVICE ON AN ALTERNATIVE TREATMENT MEASURE.
6. DE-SILT SEDIMENT TRAP IF THE SEDIMENT LEVEL EXCEEDS 1/3 THE CREST HEIGHT.
7. DISPOSE OF COLLECTED SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

KERB INLET SEDIMENT TRAPS

FROM IECA (INTERNATIONAL EROSION SEDIMENT ASSOCIATION) AUSTRALASIA STANDARD DRAWING ESC-03 (DEC 09).

MATERIALS

1. SOCKS: MINIMUM 200mm DIAMETER SYNTHETIC OR BIODEGRADABLE TUBES MANUFACTURED FROM NON-WOVEN OR COMPOSITE FABRIC SUITABLE FOR THE FILTRATION OF COARSE SEDIMENTS.
2. FILL MATERIAL: STRAW, CANE MULCH, COMPOSITE MATERIAL (AS4454), COARSE SAND, OR CLEAN AGGREGATE.
3. STAKES: MINIMUM 25 x 25mm TIMBER.

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION AND INSTALLATION 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.
2. ENSURE THE SOCKS ARE PLACED INDIVIDUALLY OR COLLECTIVELY (AS A SINGLE SEDIMENT TRAP) SUCH THAT:
 - (i) LEAKAGE AROUND OR UNDER THE SOCKS IS MINIMISED.
 - (ii) ADJOINING SOCKS ARE TIGHTLY BUTTED OR OVERLAPPED AT LEAST 450mm.
 - (iii) THE SURFACE AREA OF POTENTIAL WATER PONDING UP-SLOPE OF EACH SEDIMENT TRAP IS MAXIMISED.
 - (iv) TO THE MAXIMUM DEGREE PRACTICAL, ALL SEDIMENT-ADEN WATER WILL PASS THROUGH THE FORMED POND BEFORE FLOWING OVER THE DOWN-SLOPE END OF THE SEDIMENT TRAP.
3. WHEN PLACED ACROSS THE INVERT OF MINOR DRAINS, ENSURE THE SOCKS ARE PLACED SUCH THAT:
 - (i) THE CREST OF THE DOWNSTREAM SOCK IS LEVEL WITH THE CHANNEL INVERT AT THE IMMEDIATE UPSTREAM SOCK (IF ANY);
 - (ii) EACH SOCK EXTENDS UP THE CHANNEL BANKS SUCH THAT THE CREST OF THE SOCK AT ITS LOWEST POINT IS LOWER THAN GROUND LEVEL AT EITHER END OF THE SOCK.
4. IF STAKES ARE REQUIRED TO ANCHOR THE SOCKS, THEIR SPACING DOES NOT EXCEED 1.2m OR SIX TIMES THE SOCK DIAMETER (WHICHEVER IS THE LESSER), A MAXIMUM STAKE SPACING OF 0.3m APPLIES WHEN USED TO FORM CHECK DAMS.

MAINTENANCE

1. INSPECT ALL FILTER SOCKS PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER SIGNIFICANT RUNOFF PRODUCING STORMS OR OTHERWISE AT WEEKLY INTERVALS.
2. REPAIR OR REPLACE DAMAGED SOCKS.
3. THE BULK OF THE SEDIMENT COLLECTED BEHIND THE FILTER SOCKS SHOULD BE REMOVED BY SHOVEL AFTER EACH STORM EVENT.
4. REMOVE COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

REMOVAL

1. ALL SAND, SOIL, SEDIMENT OR MUD MUST BE PHYSICALLY REMOVED FROM SEALED SURFACES, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM, AND THEN BY A MECHANICAL VACUUM UNIT, IF AVAILABLE.
2. IF NECESSARY FOR SAFETY REASONS, THE SEALED SURFACE SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIAL FROM THE SURFACE.
3. DISPOSE OF COLLECTED SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
4. ALL SYNTHETIC (PLASTIC) MESH OR OTHER NON READILY BIODEGRADABLE MATERIAL MUST BE REMOVED FROM THE SITE ONCE THE SLOPE OR DRAIN IS STABILISED, OR THE SOCKS HAVE DETERIORATED TO A POINT WHERE THEY ARE NO LONGER PROVIDING THEIR INTENDED DRAINAGE OR SEDIMENT CONTROL FUNCTION.

REVISIONS:			
NO.	ISSUED FOR APPROVAL	REVISION DESCRIPTION	DATE
A			



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CLIENT
PARK LAKE ADARE PTY LTD
PO BOX 4107 SPRINGFIELD QLD 4300

SCALE

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
EROSION AND SEDIMENT CONTROL NOTES

DRAWING STATUS					
ORIGINAL ISSUE FOR APPROVAL					
PROJECT LEADER	DESIGNER	SIGNATURE	C. NO.	INFO. NO.	INFO. DATE
MP	MP				
DATE	SCALE	DATE	SCALE	DATE	SCALE
BR222161	AS SHOWN	MAR 2023	A1		
JOB NO.	DRAWING NO.	REVISION			
	C2191				A

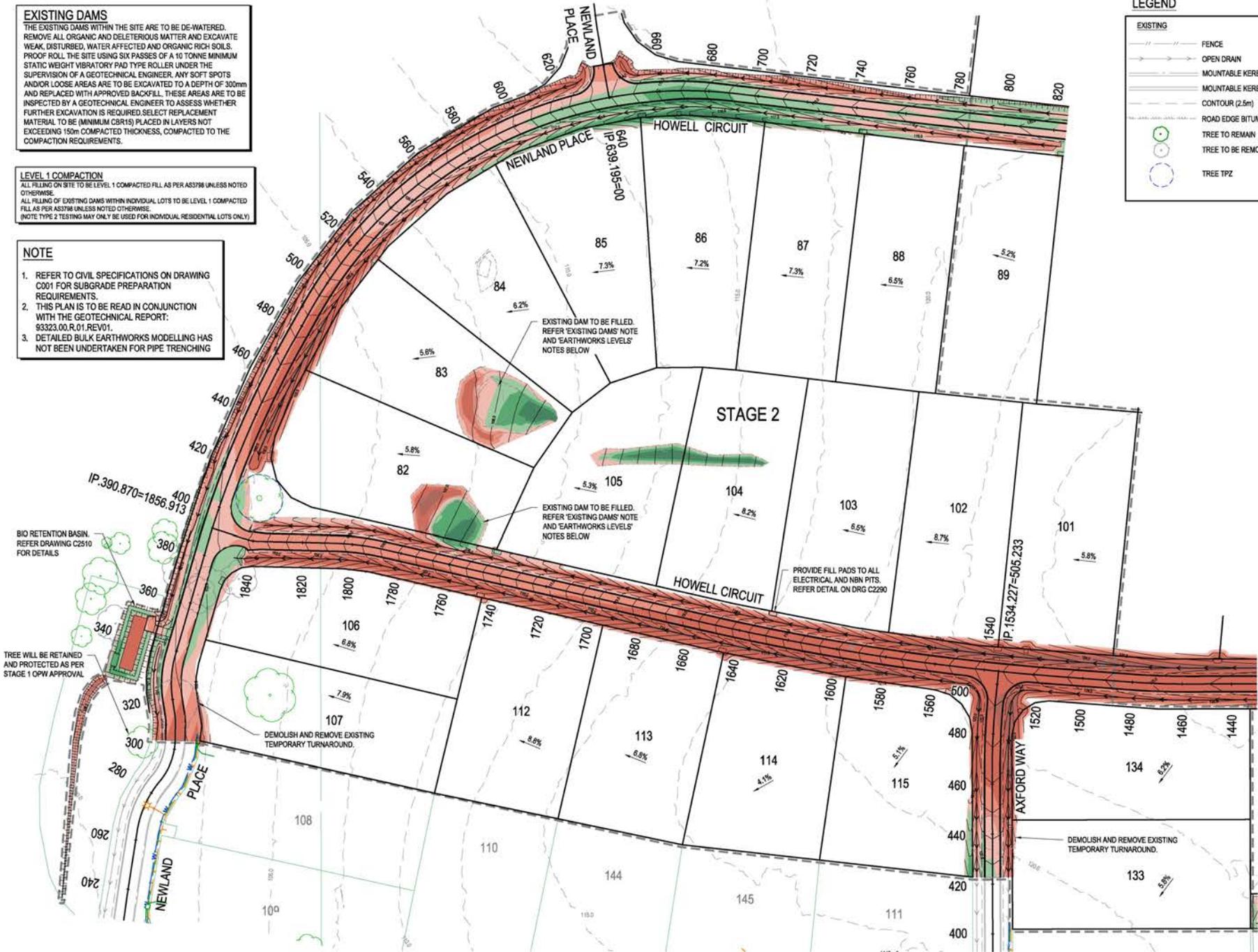


EXISTING DAMS
 THE EXISTING DAMS WITHIN THE SITE ARE TO BE DE-WATERED. REMOVE ALL ORGANIC AND DELETERIOUS MATTER AND EXCAVATE WEAK, DISTURBED, WATER AFFECTED AND ORGANIC RICH SOILS. PROOF ROLL THE SITE USING SIX PASSES OF A 10 TONNE MINIMUM STATIC WEIGHT VIBRATORY PAD TYPE ROLLER UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER. ANY SOFT SPOTS AND/OR LOOSE AREAS ARE TO BE EXCAVATED TO A DEPTH OF 300mm AND REPLACED WITH APPROVED BACKFILL. THESE AREAS ARE TO BE INSPECTED BY A GEOTECHNICAL ENGINEER TO ASSESS WHETHER FURTHER EXCAVATION IS REQUIRED. SELECT REPLACEMENT MATERIAL TO BE (MINIMUM CBR15) PLACED IN LAYERS NOT EXCEEDING 150mm COMPACTED THICKNESS, COMPACTED TO THE COMPACTION REQUIREMENTS.

LEVEL 1 COMPACTION
 ALL FILLING ON SITE TO BE LEVEL 1 COMPACTED FILL AS PER AS3798 UNLESS NOTED OTHERWISE.
 ALL FILLING OF EXISTING DAMS WITHIN INDIVIDUAL LOTS TO BE LEVEL 1 COMPACTED FILL AS PER AS3798 UNLESS NOTED OTHERWISE.
 (NOTE TYPE 2 TESTING MAY ONLY BE USED FOR INDIVIDUAL RESIDENTIAL LOTS ONLY)

NOTE

- REFER TO CIVIL SPECIFICATIONS ON DRAWING C001 FOR SUBGRADE PREPARATION REQUIREMENTS.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT: 93323.00.R.01.REV01.
- DETAILED BULK EARTHWORKS MODELLING HAS NOT BEEN UNDERTAKEN FOR PIPE TRENCHING



LEGEND

EXISTING	PROPOSED
[Symbol]	[Symbol] FENCE
[Symbol]	[Symbol] OPEN DRAIN
[Symbol]	[Symbol] MOUNTABLE KERB TYPE M4
[Symbol]	[Symbol] MOUNTABLE KERB TYPE M6
[Symbol]	[Symbol] CONTOUR (2.5m)
[Symbol]	[Symbol] ROAD EDGE BITUMEN
[Symbol]	[Symbol] TREE TO REMAIN
[Symbol]	[Symbol] TREE TPZ
[Symbol]	[Symbol] OPEN DRAIN
[Symbol]	[Symbol] KERB AND CHANNEL TYPE B1
[Symbol]	[Symbol] MOUNTABLE KERB TYPE M4
[Symbol]	[Symbol] MOUNTABLE KERB TYPE M6
[Symbol]	[Symbol] CONTOUR (0.5m)
[Symbol]	[Symbol] ROAD EDGE BITUMEN
[Symbol]	[Symbol] ROAD SHOULDER
[Symbol]	[Symbol] DRAINAGE
[Symbol]	[Symbol] STAGE BOUNDARY

SERVICES (PUP) LEGEND

EXISTING	
[Symbol] C(*)	COMMUNICATIONS
[Symbol] D(*)	DRAINAGE (unknown dia.)
[Symbol] E(*)	DRAINAGE (known dia.)
[Symbol] E(*)	ELECTRICITY
[Symbol] W(*)	OH ELECTRICITY & POLE
[Symbol] G(*)	GAS
[Symbol] W(*)	WATER MAIN

(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.

BULK EARTHWORKS QUANTITIES

150mm STRIPPING: 6,649m³
 CUT VOLUME: 8,083m³
 FILL VOLUME: 5,843m³
 DAM FILL: 1,295m³ (ASSUMPTION)
 (2.0m DEPTH BENEATH WATER LEVEL)

CUT FILL

[Color]	[Color]	0.00m - 0.25m
[Color]	[Color]	0.25m - 0.50m
[Color]	[Color]	0.50m - 1.00m
[Color]	[Color]	1.00m - 2.00m
[Color]	[Color]	> 2.00m

LOCKYER VALLEY REGIONAL COUNCIL
 APPROVED PLAN
 Subject to conditions of C220230016
 Date of Decision: 17/8/2023
 Coordinator Development Assessment

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	14/07/23
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/05/23



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PARK LAKE ADARE PTY LTD
 PO BOX 4107 SPRINGFIELD QLD 4300
 SCALE: 1:750
 0 7.5 15 22.5 30 37.5m

PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3
BULK EARTHWORKS PLAN
 SHEET 1

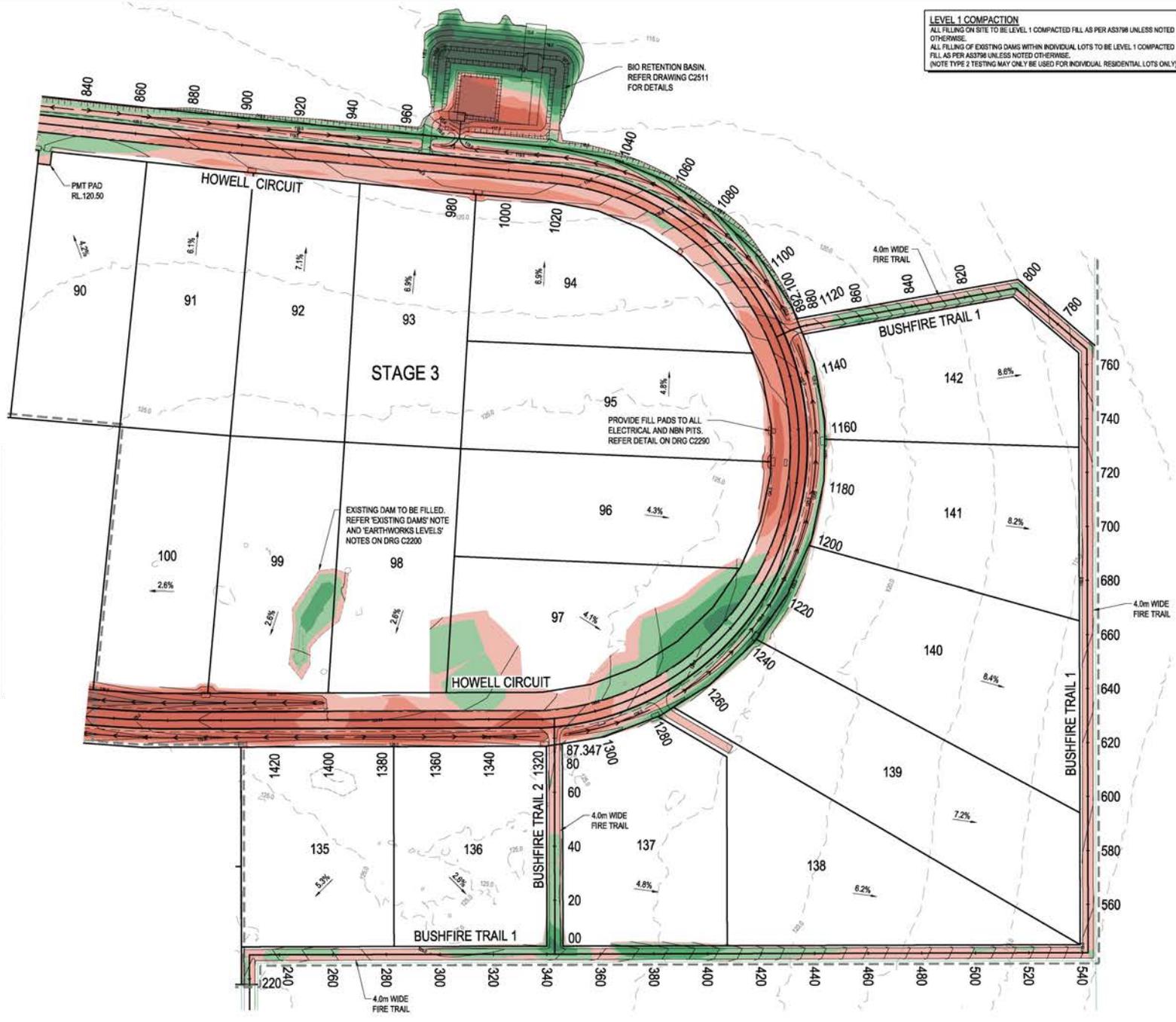
ORIGINAL ISSUE FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	DATE	SHEET SIZE
CK	MP	[Signature]	MAR 2023	A1
MP	AS SHOWN			

JOB NO. BR222161 DRAWING NO. C2200 REVISION C

FOR CONTINUATION REFER DWG No. C2201

FOR CONTINUATION REFER DWG No. C2200



LEVEL 1 COMPACTION
 ALL FILLING ON SITE TO BE LEVEL 1 COMPACTED FILL AS PER AS3798 UNLESS NOTED OTHERWISE.
 ALL FILLING OF EXISTING DAMS WITHIN INDIVIDUAL LOTS TO BE LEVEL 1 COMPACTED FILL AS PER AS3798 UNLESS NOTED OTHERWISE.
 (NOTE TYPE 2 TESTING MAY ONLY BE USED FOR INDIVIDUAL RESIDENTIAL LOTS ONLY)

LEGEND

EXISTING	PROPOSED
FENCE	OPEN DRAIN
OPEN DRAIN	KERB AND CHANNEL TYPE B1
MOUNTABLE KERB TYPE M4	MOUNTABLE KERB TYPE M4
MOUNTABLE KERB TYPE M6	MOUNTABLE KERB TYPE M6
CONTOUR (2.5m)	CONTOUR (0.5m)
ROAD EDGE BITUMEN	ROAD EDGE BITUMEN
TREE TO REMAIN	ROAD SHOULDER
TREE TO BE REMOVED	DRAINAGE
TREE TPZ	STAGE BOUNDARY

SERVICES (PUP) LEGEND

	EXISTING
COMMUNICATIONS	C(*)
DRAINAGE (unknown dia.)	D(*)
DRAINAGE (known dia.)	D(*)
ELECTRICITY	E(*)
OH ELECTRICITY & POLE	E(*)
GAS	G(*)
WATER MAIN	W(*)

(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.

CUT FILL

CUT	FILL	DEPTH
		0.00m - 0.25m
		0.25m - 0.50m
		0.50m - 1.00m
		1.00m - 2.00m
		> 2.00m

LOCKYER VALLEY REGIONAL COUNCIL
 APPROVED PLAN
 Subject to conditions of
 OW2023/0016
 Date of Decision: 17/8/2023
 Coordinator Development Assessment

- NOTE**
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 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT: 93323.00.R.01 REV01.
 - DETAILED BULK EARTHWORKS MODELLING HAS NOT BEEN UNDERTAKEN FOR PIPE TRENCHING

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/03/23



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CLIENT
PARK LAKE ADARE PTY LTD
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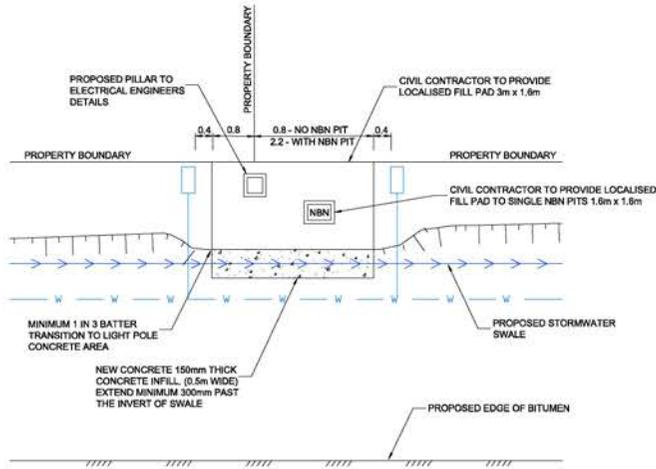
PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
BULK EARTHWORKS PLAN
SHEET 2

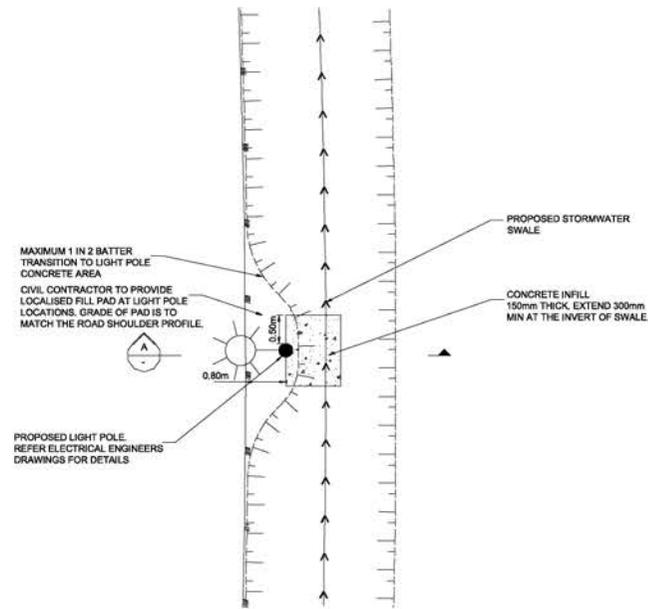
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ORIGINAL ISSUE
 FOR APPROVAL

PROJECT LEADER	DESIGNER	SCALE	DATE	SHEET SIZE
CK	MP	AS SHOWN	MAR 2023	A1

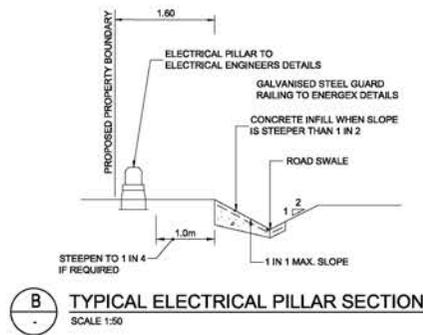
JOB NO.	DRAWING NO.	REVISION
BR222161	C2201	B



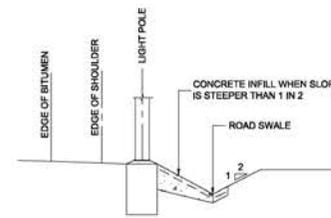
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 SCALE 1:50



TYPICAL LIGHT POLE PROTECTION DETAIL
 SCALE 1:50



TYPICAL ELECTRICAL PILLAR SECTION B
 SCALE 1:50



TYPICAL LIGHT POLE SECTION A
 SCALE 1:50

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/03/23



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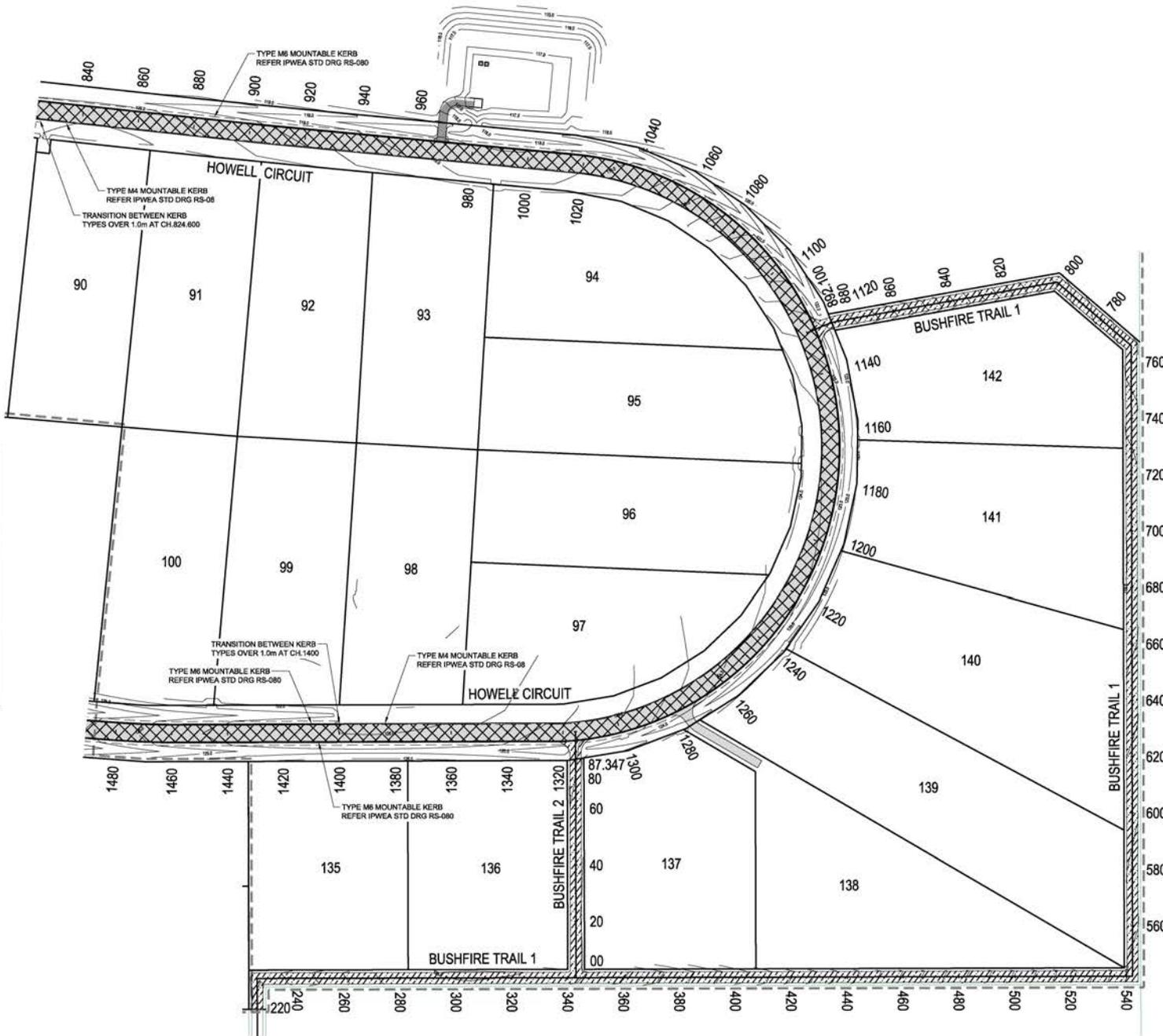
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PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
BULK EARTHWORKS DETAILS

DRAWING STATUS			
ORIGINAL ISSUE FOR APPROVAL			
PROJECT LEADER CK	DESIGNER MP	SIGNATURE G. NBN	REQD. SIGN NBN-38003
DRAWN BY MP	SCALE AS SHOWN	DATE MAR 2023	SHEET SIZE A1
JOB NO. BR222161	DRAWING NO. C2290	REVISION B	

FOR CONTINUATION REFER DWG No. C2301



LEGEND	
EXISTING	PROPOSED

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
Subject to conditions of
OW2023/0016
Date of Decision: 17/8/2023

[Signature]

Coordinator Development Assessment

SURFACE TREATMENT LEGEND:

	PAVEMENT 1 - ACCESS STREET - 1x10 ³ ASPHALT - 30mm @ DG10, CLASS 320 BITUMEN BINDER WITH EMULSION PRIME BASE COURSE - TYPE 2.1 (CBR 80) SUB-BASE - TYPE 2.3 (CBR 45) TOTAL PAVEMENT DEPTH = 330mm
	DRIVEWAY REFER IPWEA STD DRG RS-056
	HEAVY DUTY DRIVEWAY REFER IPWEA STD DRG RS-051

PAVEMENT NOTES

- FOR ANY PARTIALLY BUILT ASPHALT PAVEMENT, THE PAVEMENT SHOULD NOT BE LOADED (BY EITHER NON-ESSENTIAL CONSTRUCTION OR GENERAL TRAFFIC) UNTIL THE PARTIALLY BUILT ASPHALT PAVEMENT IS ≤ 60mm BELOW THE FINISHED SURFACE LEVEL.
- GENERAL TRAFFIC USE OF A PARTIALLY BUILT ASPHALT PAVEMENT SHOULD BE LIMITED, AS PROLONGED USE WILL RESULT IN A CONSIDERABLY REDUCED PAVEMENT LIFE.
- THE PROPOSED WORK SHOULD BE CUT IN TO EXPOSE THE EDGE OF THE EXISTING PAVEMENT AND NOT SIMPLY BUTTED AGAINST THE EDGE OF THE EXISTING SURFACE.

NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	14/07/23
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/05/23



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3. THE CLIENT ACCEPTS RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.
4. THE CLIENT ACCEPTS RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.
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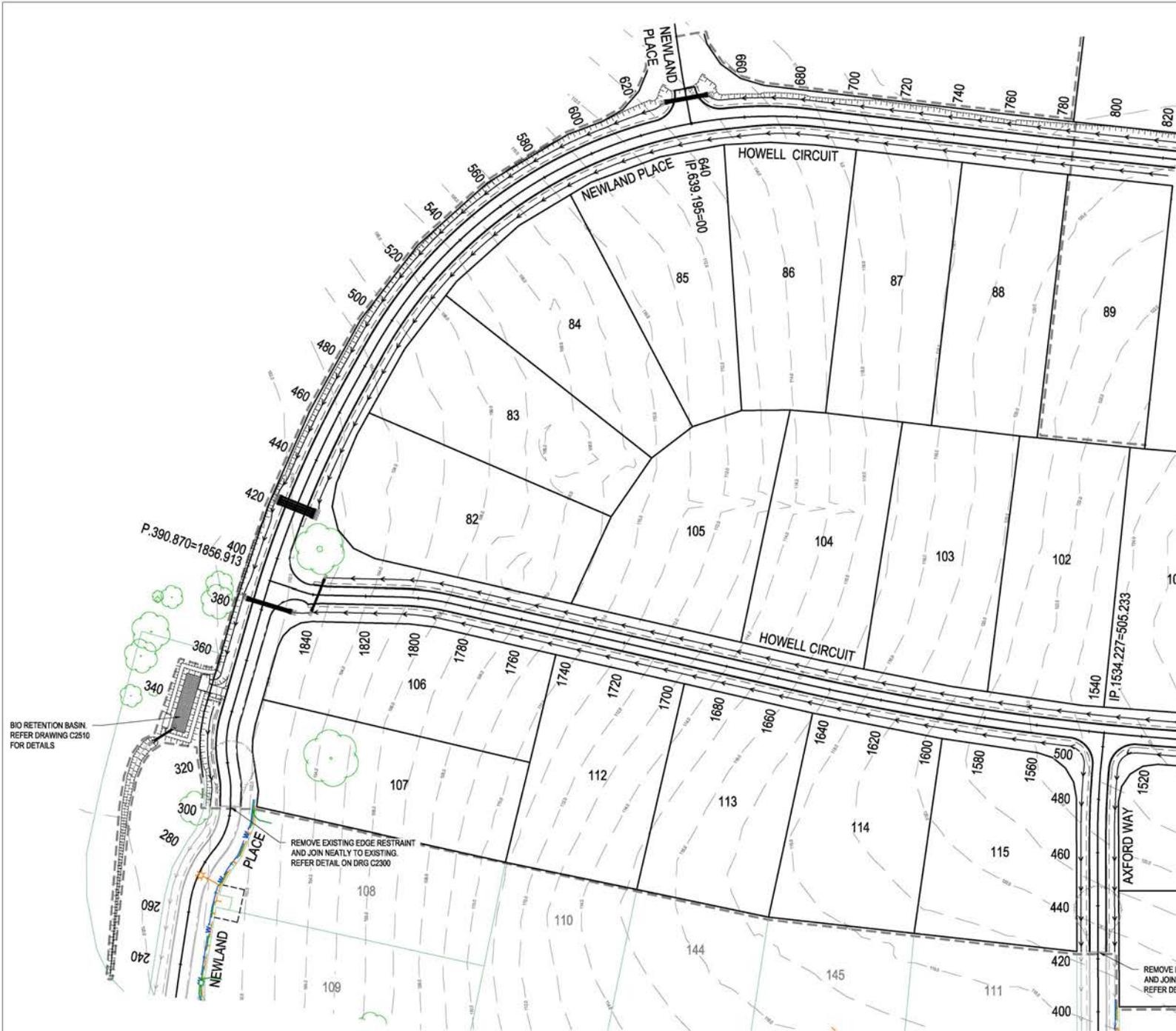
CLIENT
PARK LAKE ADARE PTY LTD
PO BOX 4107 SPRINGFIELD QLD 4300

SCALE
0 7.5 15 22.5 30 37.5m
SCALE 1:750

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
PAVEMENT PLAN
SHEET 2

DRAWING STATUS		ORIGINAL ISSUE	
FOR APPROVAL			
PROJECT LEADER	DESIGNER	SIGNATURE	DATE
CK	MP	<i>[Signature]</i>	MAR 2023
DRAWN BY	SCALE	DATE	SHEET SIZE
MP	AS SHOWN	MAR 2023	A1
JOB NO.	DRAWING NO.	REVISION	
BR222161	C2301		C



EXISTING		PROPOSED	
	FENCE		OPEN DRAIN
	OPEN DRAIN		KERB AND CHANNEL TYPE B1
	KERB AND CHANNEL		MOUNTABLE KERB TYPE M4
	KERB ONLY		MOUNTABLE KERB TYPE M6
	CONTOUR (1.0m)		ROAD EDGE BITUMEN
	ROAD EDGE BITUMEN		ROAD SHOULDER
	TREE TO REMAIN		DRAINAGE
	TREE TO BE REMOVED		

SERVICES (PUP) LEGEND	
EXISTING	PROPOSED
	COMMUNICATIONS
	DRAINAGE (unknown dia.)
	DRAINAGE (known dia.)
	ELECTRICITY
	OH ELECTRICITY & POLE
	GAS
	WATER MAIN

(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.

NOTE
THE NATURAL SLOPE OF ALL LOTS IS FLATTER THAN 1% FOR A MINIMUM OF 80% OF THE TOTAL LOT AREA.

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
Subject to conditions of
OW2023.0016
Date of Decision: 17/8/2023

M.A. Traynor

Coordinator Development Assessment

BIO RETENTION BASIN
REFER DRAWING C2510
FOR DETAILS

REMOVE EXISTING EDGE RESTRAINT
AND JOIN NEATLY TO EXISTING.
REFER DETAIL ON DRG C2300

REMOVE EXISTING EDGE RESTRAINT
AND JOIN NEATLY TO EXISTING.
REFER DETAIL ON DRG C2300

FOR CONTINUATION REFER DWG No. C2401

NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	14/07/23
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/05/23



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CLIENT
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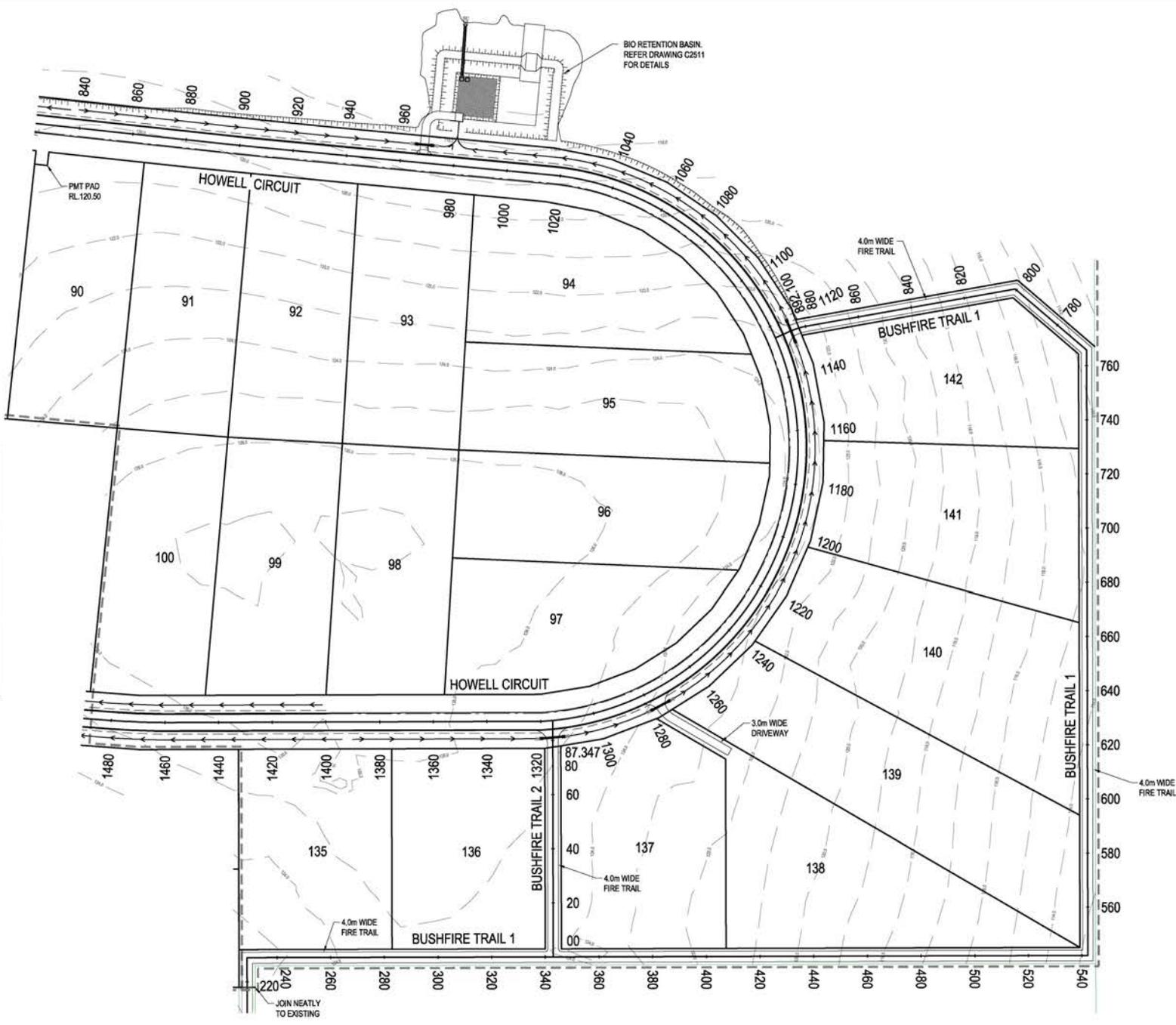
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PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
ROADWORKS PLAN
SHEET 1

DRAWING STATUS				ORIGINAL ISSUE FOR APPROVAL			
PROJECT LEADER	DESIGNER	SIGNATURE	C. NBN	DATE	SHEET SIZE	REVISION	
CK	MP	<i>AS SHOWN</i>		MAR 2023	A1		
DRAWING NO.	DRAWING NO.						
BR222161	C2400						C

FOR CONTINUATION REFER DWG No. C2400



EXISTING		PROPOSED	
	FENCE		OPEN DRAIN
	OPEN DRAIN		KERB AND CHANNEL TYPE B1
	KERB AND CHANNEL		MOUNTABLE KERB TYPE M4
	KERB ONLY		MOUNTABLE KERB TYPE M6
	CONTOUR (1.0m)		ROAD EDGE BITUMEN
	ROAD EDGE BITUMEN		ROAD SHOULDER
	TREE TO REMAIN		DRAINAGE
	TREE TO BE REMOVED		

SERVICES (PUP) LEGEND	EXISTING	PROPOSED
	COMMUNICATIONS	
DRAINAGE (unknown dia.)		
DRAINAGE (known dia.)		
ELECTRICITY		
OH ELECTRICITY & POLE		
GAS		
WATER MAIN		

(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.

NOTE
THE NATURAL SLOPE OF ALL LOTS IS FLATTER THAN 10% FOR A MINIMUM OF 80% OF THE TOTAL LOT AREA.

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
Subject to conditions of
CW2023/0016
Date of Decision: 17/8/2023

[Signature]
Coordinator Development Assessment

NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	14/07/23
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/05/23



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4. THE CLIENT IS ADVISED THAT THIS PLAN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE TITLE BLOCK.
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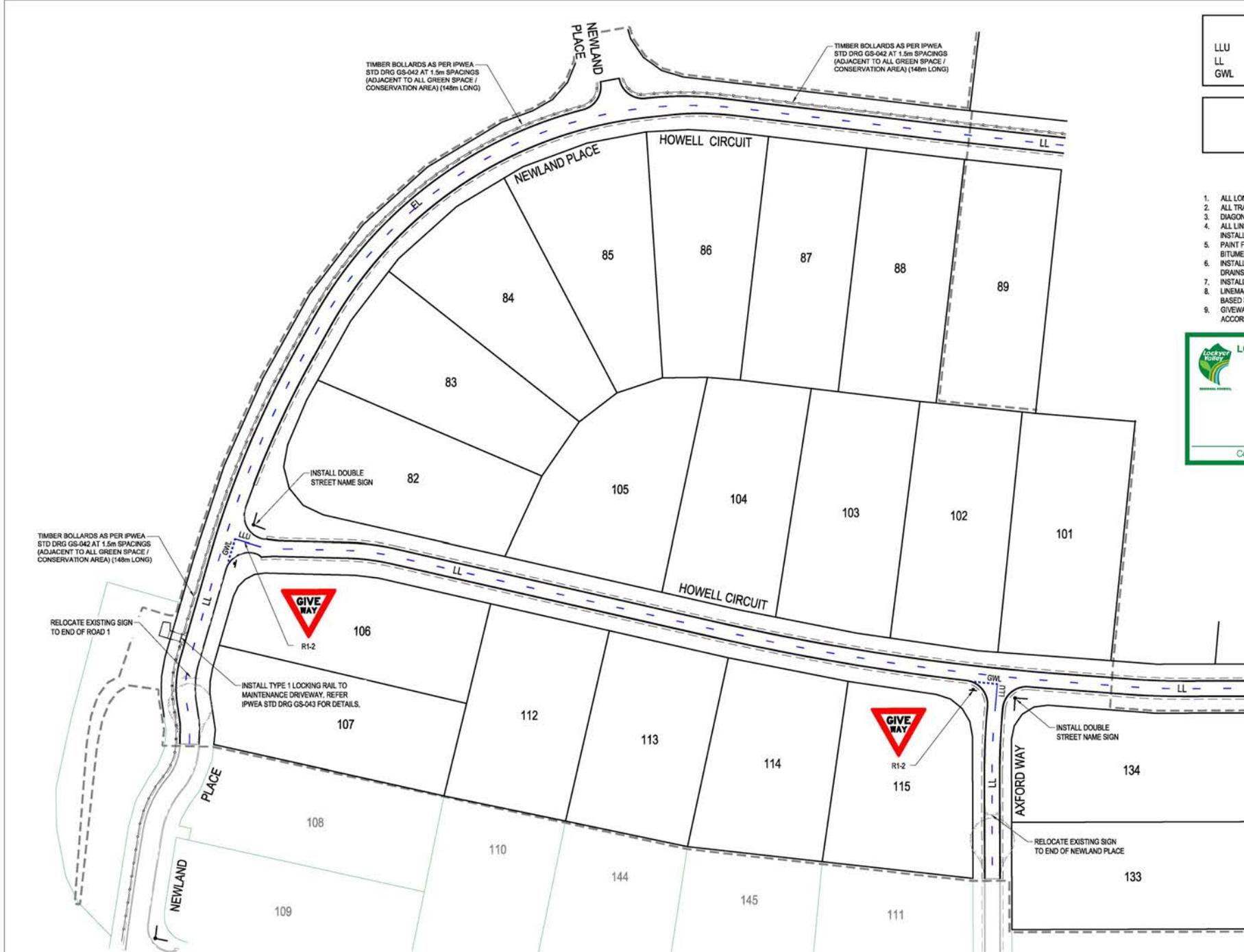
CLIENT
PARK LAKE ADARE PTY LTD
PO BOX 4107 SPRINGFIELD QLD 4300

SCALE
0 7.5 15 22.5 30 37.5m
SCALE 1:750

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
ROADWORKS PLAN
SHEET 2

DRAWING STATUS			
ORIGINAL ISSUE FOR APPROVAL			
PROJECT LEADER	DESIGNER	SIGNATURE	REQD SIGN
CK	MP		
DRAWN BY	SCALE	DATE	SHEET SIZE
MP	AS SHOWN	MAR 2023	A1
JOB NO.	DRAWING NO.	REVISION	
BR222161	C2401	C	



PAVEMENT MARKING LEGEND	
LLU	SEPARATION LINE UNBROKEN (150mm)
LL	LANE LINE BROKEN (150mm) 3m LINE, 9m GAP
GWL	GIVE WAY LINE (300mm)



- PAVEMENT MARKING NOTES**
- ALL LONGITUDINAL LINES AS PER MUTCD SECTION 5.2
 - ALL TRANSVERSE LINES AS PER MUTCD SECTION 5.4
 - DIAGONAL AND CHEVRONS AS PER MUTCD SECTION 5.5
 - ALL LINWORK TO HAVE RAISED REFLECTIVE MARKERS INSTALLED AS PER MUTCD SECTION 5.6
 - PAINT FULL WIDTH EDGE LINE (EL) 200mm FROM EDGE OF BITUMEN AS SHOWN
 - INSTALL GUIDE POSTS TO EDGE OF BITUMEN ALONG TABLE DRAINS IN ACCORDANCE WITH TMR STD DRG SD1266
 - INSTALL GUIDE POSTS TO BOTH SIDES OF ALL DRIVEWAYS
 - LINEMARKING SHALL BE DULUX ROADMASTER WATER BASED PAVEMENT MARKING OR APPROVED EQUIVALENT
 - GIVEWAY PAVEMENT MARKING LOCATIONS TO BE IN ACCORDANCE WITH MUTCD.

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
 Subject to conditions of
 CW2023/0016
 Date of Decision: 17/8/2023

M. J. [Signature]
 Coordinator Development Assessment

REVISIONS:			
NO.	REVISION DESCRIPTION	DATE	BY
C	INFORMATION REQUEST RESPONSE	14/07/23	MP
B	INFORMATION REQUEST RESPONSE	20/06/23	MP
A	ISSUED FOR APPROVAL	21/05/23	MP



van der Meer Consulting

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 FORTITUDE VALLEY QLD 4006
 Telephone +61 7 3021 8800

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 van der Meer (QLD) Pty Ltd
 A.B.N. 63 609 912 915

CLIENT: **PARK LAKE ADARE PTY LTD**
 PO BOX 4107 SPRINGFIELD QLD 4300

SCALE: 0 7.5 15 22.5 30 37.5m
 SCALE 1:750

PROJECT TITLE: **PROPOSED SUBDIVISION**
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE: **SIGNS AND PAVEMENT MARKING PLAN - SHEET 1**

DRAWING STATUS: ORIGINAL ISSUE FOR APPROVAL					
PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR.	REQ. 1008	REQ. 1009
CK	MP				
DRAWN BY: MP	SCALE: AS SHOWN	DATE: MAR 2023	SHEET SIZE: A1		
JOB NO: BR222161	DRAWING NO: C2430	REVISION: C			

FOR CONTINUATION REFER DWG No. C2431

TIMBER BOLLARDS AS PER IPWEA STD DRG GS-042 AT 1.5m SPACINGS (ADJACENT TO ALL GREEN SPACE / CONSERVATION AREA) (77.0m LONG)

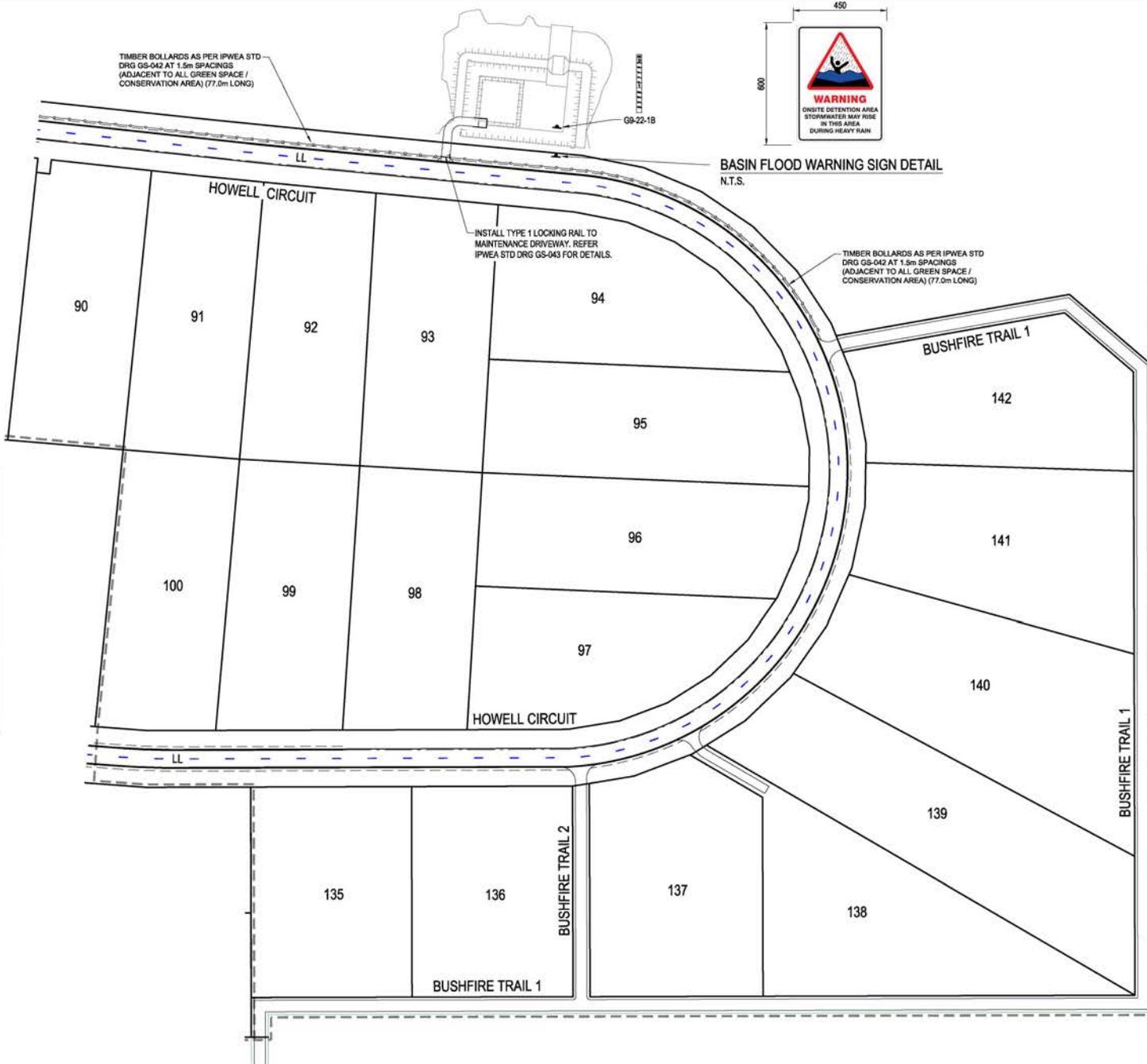
INSTALL TYPE 1 LOCKING RAIL TO MAINTENANCE DRIVEWAY. REFER IPWEA STD DRG GS-043 FOR DETAILS.

BASIN FLOOD WARNING SIGN DETAIL
N.T.S.



TIMBER BOLLARDS AS PER IPWEA STD DRG GS-042 AT 1.5m SPACINGS (ADJACENT TO ALL GREEN SPACE / CONSERVATION AREA) (77.0m LONG)

FOR CONTINUATION REFER DWG No. C2430



PAVEMENT MARKING LEGEND	
LLU	SEPARATION LINE UNBROKEN (150mm)
LL	LANE LINE BROKEN (150mm) 3m LINE, 9m GAP
GWL	GIVE WAY LINE (300mm)

SIGNS LEGEND	
	NEW SIGN

- PAVEMENT MARKING NOTES**
- ALL LONGITUDINAL LINES AS PER MUTCD SECTION 5.2
 - ALL TRANSVERSE LINES AS PER MUTCD SECTION 5.4
 - DIAGONAL AND CHEVRONS AS PER MUTCD SECTION 5.5
 - ALL LINework TO HAVE RAISED REFLECTIVE MARKERS INSTALLED AS PER MUTCD SECTION 5.6
 - PAINT FULL WIDTH EDGE LINE (EL) 200mm FROM EDGE OF BITUMEN AS SHOWN
 - INSTALL GUIDE POSTS TO EDGE OF BITUMEN ALONG TABLE DRAINS IN ACCORDANCE WITH TMR STD DRG SD1356
 - INSTALL GUIDE POSTS TO BOTH SIDES OF ALL DRIVEWAYS
 - LINEMARKING SHALL BE DULUX ROADMASTER WATER BASED PAVEMENT MARKING OR APPROVED EQUIVALENT
 - GIVEWAY PAVEMENT MARKING LOCATIONS TO BE IN ACCORDANCE WITH MUTCD.

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
Subject to conditions of
OW2023/0016
Date of Decision: 17/8/2023

M. J. [Signature]

Coordinator Development Assessment

REVISIONS:			
NO.	REVISION DESCRIPTION	DATE	BY
C	INFORMATION REQUEST RESPONSE	14/07/23	MP
B	INFORMATION REQUEST RESPONSE	20/06/23	MP
A	ISSUED FOR APPROVAL	21/05/23	MP



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6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.
7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.
8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.
9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.

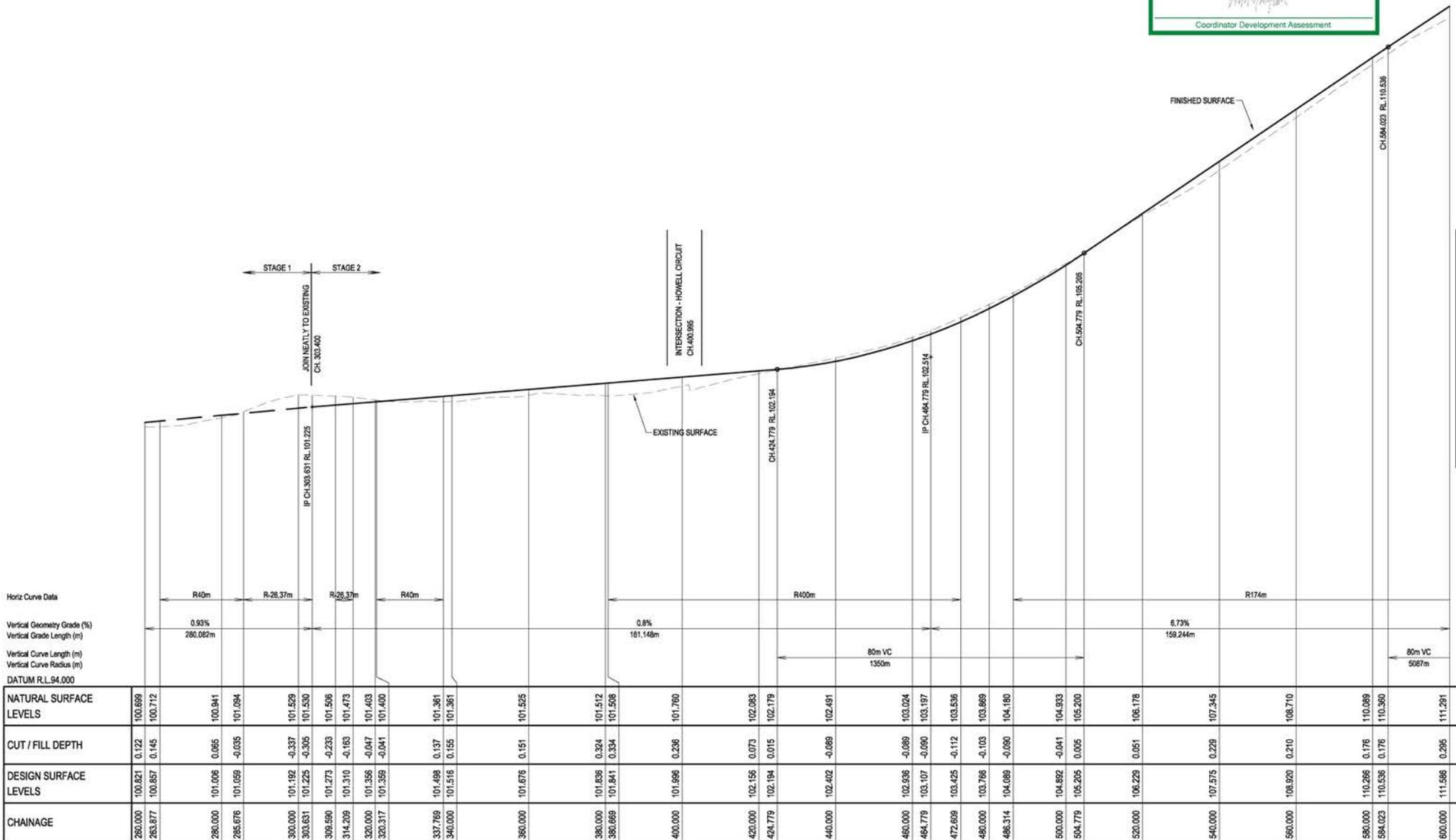
CLIENT
PARK LAKE ADARE PTY LTD
PO BOX 4107 SPRINGFIELD QLD 4300

SCALE
0 7.5 15 22.5 30 37.5m
SCALE 1:750

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
SIGNS AND PAVEMENT
MARKING PLAN - SHEET 2

DRAWING STATUS					
ORIGINAL ISSUE FOR APPROVAL					
PROJECT LEADER	DESIGNER	SIGNATURE	C. NO.	REQ. NO.	REQ. DRESS
CK	MP				
DRAWN BY	SCALE	DATE	SHEET NO.	SHEET SIZE	REVISION
MP	AS SHOWN	MAR 2023	A1		
JOB NO.	DRAWING NO.	REVISION			
BR222161	C2431	C			



Horiz Curve Data
 Vertical Geometry Grade (%)
 Vertical Grade Length (m)
 Vertical Curve Length (m)
 Vertical Curve Radius (m)
 DATUM R.L.94.000

NATURAL SURFACE LEVELS	260.000	263.877	280.000	285.676	300.000	303.631	309.590	314.209	320.000	320.317	337.769	340.000	360.000	380.000	380.669	400.000	420.000	424.779	440.000	460.000	464.779	472.609	480.000	488.314	500.000	504.779	520.000	540.000	560.000	580.000	584.023	600.000	
CUT / FILL DEPTH		0.122	0.145	0.065	-0.035	-0.337	-0.233	-0.163	-0.047	-0.041	0.137	0.155	0.151	0.324	0.334	0.236	0.073	0.015	-0.089	-0.089	-0.090	-0.112	-0.103	-0.090	-0.090	-0.041	0.005	0.051	0.229	0.210	0.176	0.176	0.295
DESIGN SURFACE LEVELS	100.659	100.712	100.941	101.094	101.529	101.530	101.506	101.473	101.403	101.400	101.361	101.361	101.525	101.512	101.508	101.760	102.063	102.179	102.491	103.024	103.197	103.536	103.869	104.180	104.933	105.200	106.178	107.345	108.710	110.089	110.360	111.291	
CHAINAGE	260.000	263.877	280.000	285.676	300.000	303.631	309.590	314.209	320.000	320.317	337.769	340.000	360.000	380.000	380.669	400.000	420.000	424.779	440.000	460.000	464.779	472.609	480.000	488.314	500.000	504.779	520.000	540.000	560.000	580.000	584.023	600.000	

LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:50



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/03/23



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 A.B.N. 63 609 912 915

CLIENT
PARK LAKE ADARE PTY LTD
 PO BOX 4107 SPRINGFIELD QLD 4300

SCALE

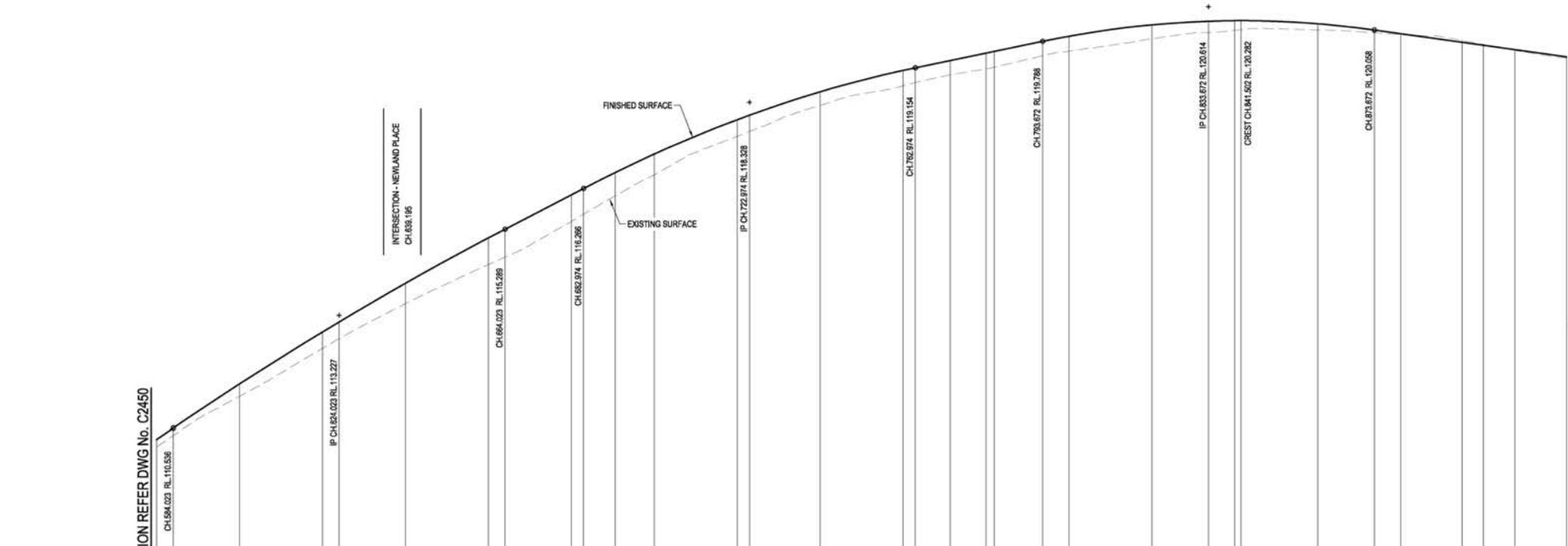
PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
ROAD LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 1

DRAWING STATUS
ORIGINAL ISSUE
 FOR APPROVAL

PROJECT LEADER CK	DESIGNER MP	SIGNATURE G. HEN	ISSUE NO. 20/06/23
DRAWN BY MP	SCALE AS SHOWN	DATE MAR 2023	SHEET NO. A1
JOB NO. BR222161	DRAWING NO. C2450	REVISION B	

FOR CONTINUATION REFER DWG NO. C2451



Horiz Curve Data

Vertical Geometry Grade (%)	8.73%	5.15%	2.07%	-1.39%
Vertical Grade Length (m)	159.244m	98.951m	110.697m	166.570m
Vertical Curve Length (m)	80m VC	80m VC	80m VC	80m VC
Vertical Curve Radius (m)	113.227	5087m	2590m	2316m
DATUM R.L.105.000				

NATURAL SURFACE LEVELS	580.000	584.023	600.000	620.000	624.023	640.000	660.000	664.023	680.000	682.974	690.638	700.000	720.000	722.974	740.000	760.000	762.974	771.974	780.000	781.944	793.672	800.000	820.000	833.672	840.000	841.502	860.000	873.672	880.000	894.615	900.000	907.620	920.000
CUT / FILL DEPTH	0.176	0.176	0.295	0.391	0.400	0.489	0.638	0.697	0.638	0.616	0.558	0.496	0.386	0.392	0.323	0.369	0.353	0.342	0.378	0.378	0.347	0.359	0.332	0.266	0.231	0.215	0.147	0.085	0.025	-0.043	-0.020	0.013	0.028
DESIGN SURFACE LEVELS	110.266	110.536	111.586	112.829	113.070	113.994	115.080	115.289	116.113	116.266	116.650	117.087	117.910	118.019	118.577	119.091	119.154	119.327	119.505	119.546	119.788	119.910	120.162	120.268	120.281	120.292	120.208	120.058	119.970	119.765	119.693	119.587	119.415
CHAINAGE	580.000	584.023	600.000	620.000	624.023	640.000	660.000	664.023	680.000	682.974	690.638	700.000	720.000	722.974	740.000	760.000	762.974	771.974	780.000	781.944	793.672	800.000	820.000	833.672	840.000	841.502	860.000	873.672	880.000	894.615	900.000	907.620	920.000

LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:50



FOR CONTINUATION REFER DWG No. C2450

FOR CONTINUATION REFER DWG No. C2451

REVISIONS:

B	INFORMATION REQUEST RESPONSE	MP	20/06/23
A	ISSUED FOR APPROVAL	MP	21/03/23



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CLIENT
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 PO BOX 4107 SPRINGFIELD QLD 4300

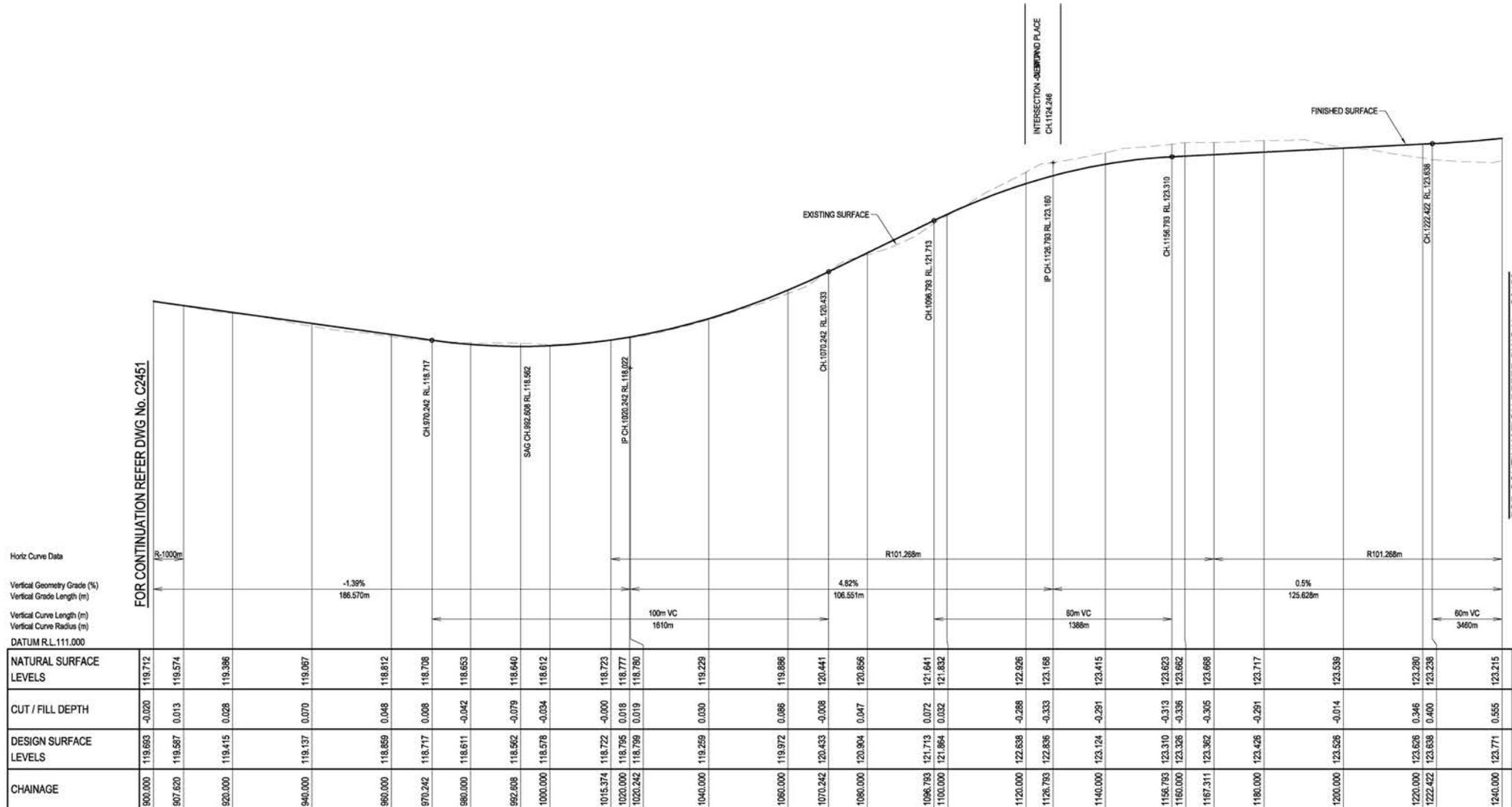
SCALE

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
ROAD LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 2

DRAWING STATUS
ORIGINAL ISSUE
 FOR APPROVAL

PROJECT LEADER CK	DESIGNER MP	SIGNATURE G. MRS	REC'D 1008 18/03/2023
DRAWN BY MP	SCALE AS SHOWN	DATE MAR 2023	SHEET SIZE A1
DRAWING NO. BR222161	DRAWING NO. C2451	REVISION B	



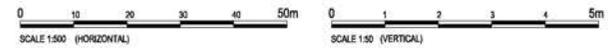
FOR CONTINUATION REFER DWG No. C2451

FOR CONTINUATION REFER DWG No. C2453

Horiz Curve Data
 Vertical Geometry Grade (%)
 Vertical Grade Length (m)
 Vertical Curve Length (m)
 Vertical Curve Radius (m)
 DATUM R.L.111.000

CHAINAGE	900.000	907.620	920.000	940.000	960.000	970.242	980.000	992.698	1000.000	1015.374	1020.000	1022.242	1040.000	1060.000	1070.242	1080.000	1096.793	1100.000	1120.000	1126.793	1140.000	1156.793	1160.000	1167.311	1180.000	1200.000	1220.000	1222.422	1240.000
NATURAL SURFACE LEVELS	119.712	119.574	119.386	119.067	118.812	118.708	118.653	118.640	118.612	118.723	118.777	118.780	119.229	119.886	120.441	120.856	121.641	121.832	122.926	123.168	123.415	123.623	123.662	123.668	123.717	123.538	123.280	123.236	123.215
CUT / FILL DEPTH	-0.020	0.013	0.028	0.070	0.046	0.008	-0.042	-0.079	-0.034	-0.000	0.016	0.019	0.030	0.086	-0.008	0.047	0.072	0.032	-0.288	-0.333	-0.291	-0.313	-0.336	-0.305	-0.291	-0.014	0.346	0.400	0.555
DESIGN SURFACE LEVELS	119.693	119.587	119.415	119.137	118.859	118.717	118.611	118.562	118.578	118.722	118.795	118.799	119.259	119.972	120.433	120.904	121.713	121.864	122.638	122.836	123.124	123.310	123.326	123.362	123.426	123.526	123.626	123.638	123.771
CHAINAGE	900.000	907.620	920.000	940.000	960.000	970.242	980.000	992.698	1000.000	1015.374	1020.000	1022.242	1040.000	1060.000	1070.242	1080.000	1096.793	1100.000	1120.000	1126.793	1140.000	1156.793	1160.000	1167.311	1180.000	1200.000	1220.000	1222.422	1240.000

LONGITUDINAL SECTION - HOWELL CIRCUIT
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:50



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/06/23



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CLIENT
PARK LAKE ADARE PTY LTD
 PO BOX 4107 SPRINGFIELD QLD 4300

SCALE

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

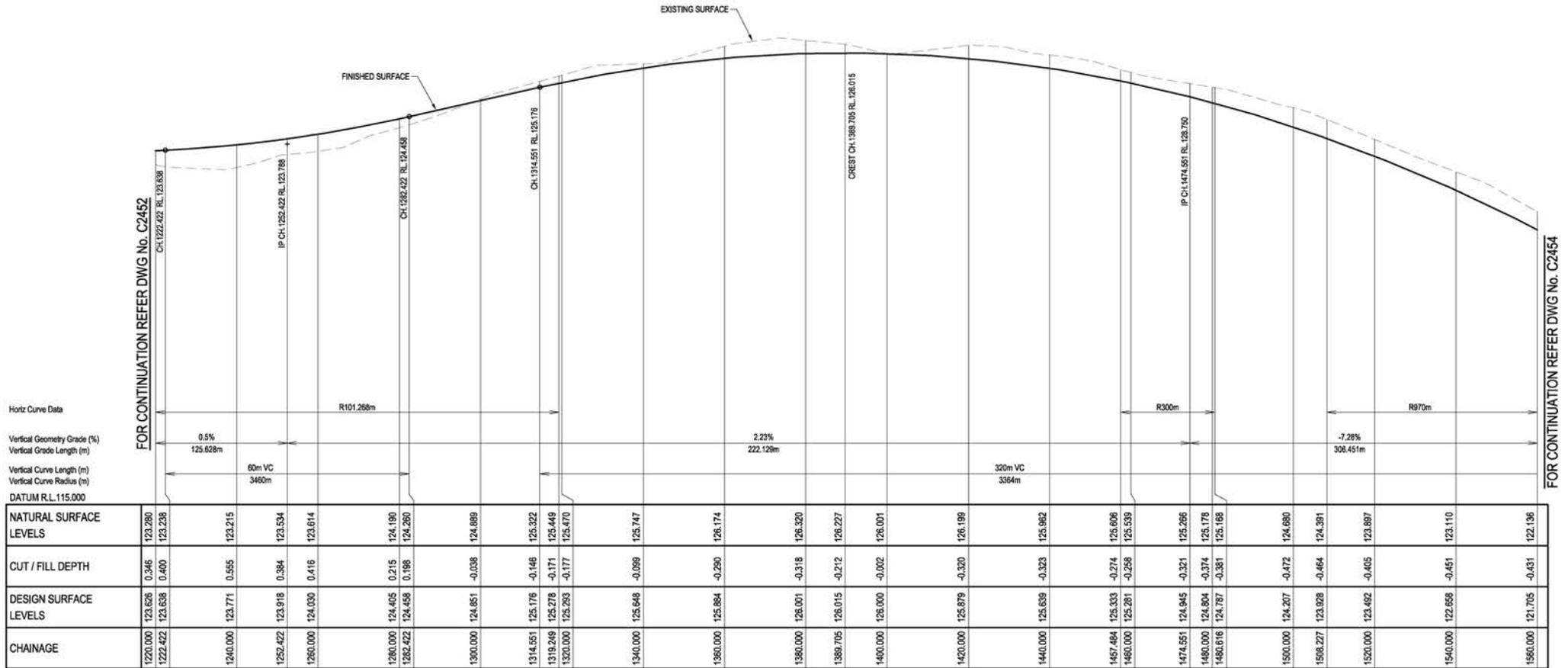
DRAWING TITLE
ROAD LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 3

DRAWING STATUS
ORIGINAL ISSUE
 FOR APPROVAL

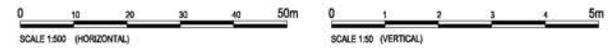
PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR.	REC'D 1008
MP	MP			

DATE REVISION	SCALE	DATE	SHEET SIZE
MP	AS SHOWN	MAR 2023	A1

JOB NO. BR222161 DRAWING NO. C2452 REVISION B



LONGITUDINAL SECTION - HOWELL CIRCUIT
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:50



NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/03/23



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van der meer
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CLIENT
PARK LAKE ADARE PTY LTD
PO BOX 4107 SPRINGFIELD QLD 4300

SCALE

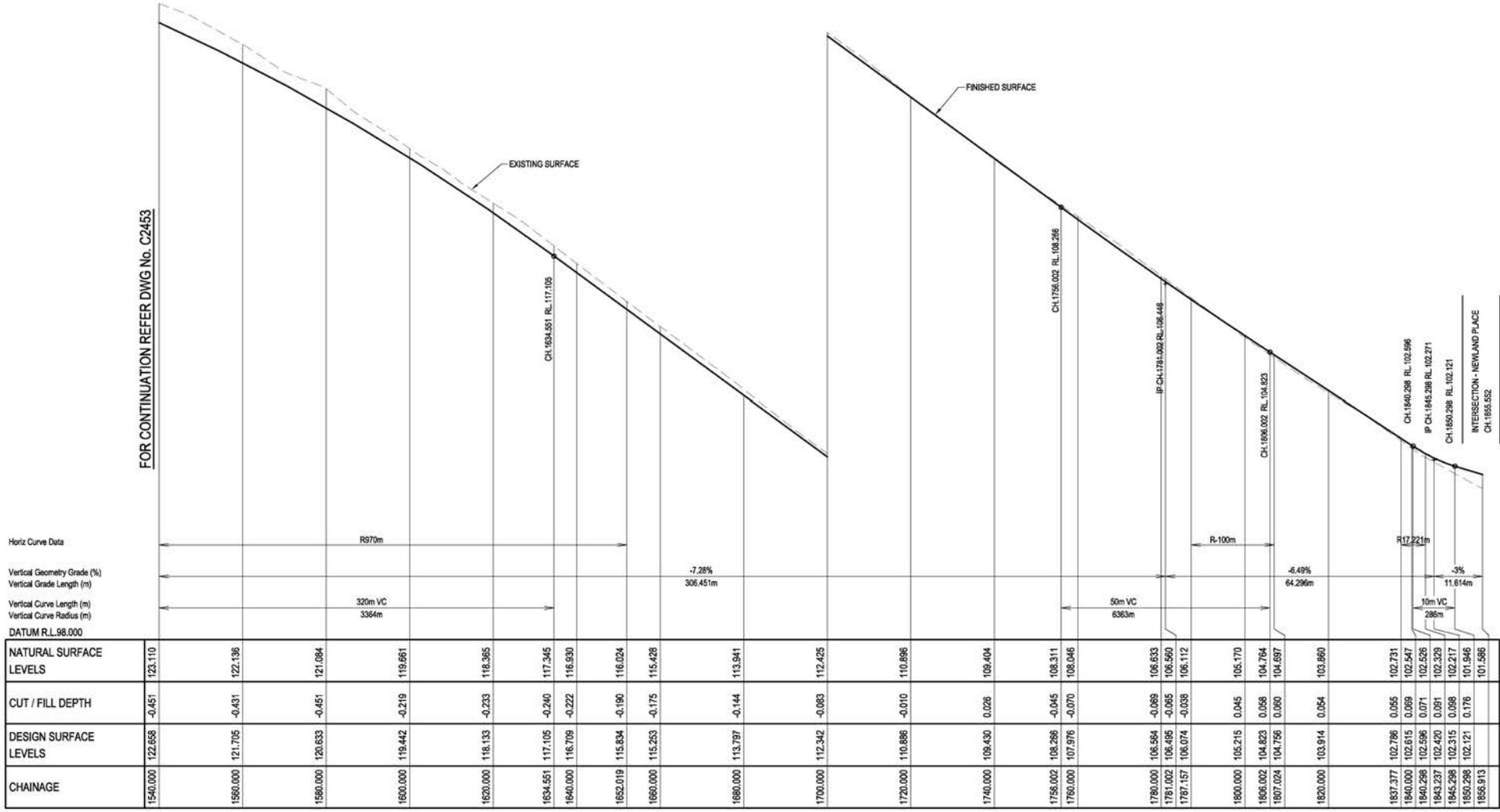
PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
ROAD LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 4

DRAWING STATUS
ORIGINAL ISSUE
FOR APPROVAL

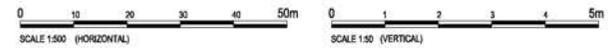
PROJECT LEADER CK	DESIGNER MP	SIGNATURE G. HEN	REVISION 1000
DRAWN BY MP	SCALE AS SHOWN	DATE MAR 2023	SHEET SIZE A1
JOB NO. BR222161	DRAWING NO. C2453	REVISION B	

FOR CONTINUATION REFER DWG No. C2453



CHAINAGE	NATURAL SURFACE LEVELS	CUT / FILL DEPTH	DESIGN SURFACE LEVELS
1540.000	122.658	-0.451	122.658
1580.000	121.705	-0.431	121.705
1590.000	120.633	-0.451	120.633
1600.000	119.442	-0.219	119.661
1620.000	118.133	-0.233	118.365
1634.551	117.105	-0.240	117.345
1640.000	116.709	-0.222	116.930
1652.019	115.834	-0.190	116.024
1660.000	115.253	-0.175	115.428
1680.000	113.797	-0.144	113.941
1700.000	112.342	-0.093	112.425
1720.000	110.886	-0.010	110.896
1740.000	109.430	0.026	109.404
1755.002	108.266	-0.045	108.311
1750.000	107.976	-0.070	108.046
1760.000	106.564	-0.069	106.633
1761.002	106.495	-0.065	106.560
1767.157	106.074	-0.038	106.112
1800.000	105.215	0.045	105.170
1806.002	104.823	0.056	104.764
1807.024	104.756	0.060	104.697
1820.000	103.914	0.054	103.860
1837.377	102.786	0.055	102.731
1840.000	102.615	0.069	102.547
1840.268	102.596	0.071	102.526
1843.237	102.420	0.091	102.329
1845.298	102.315	0.098	102.217
1850.298	102.121	0.176	101.946
1855.013	101.586		101.586

LONGITUDINAL SECTION - HOWELL CIRCUIT
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:50



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/06/23



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SCALE

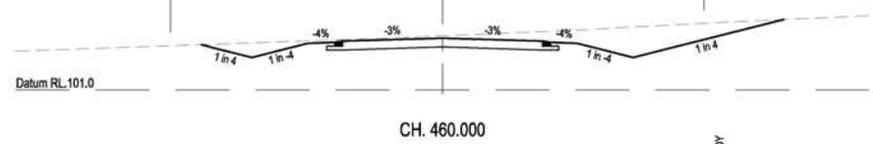
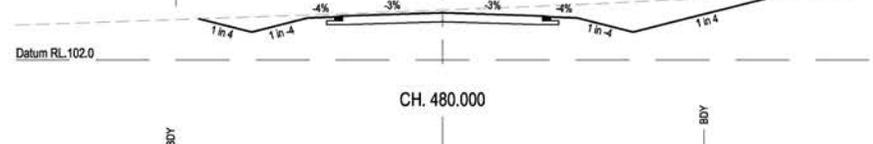
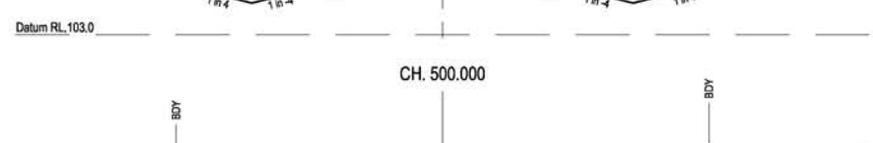
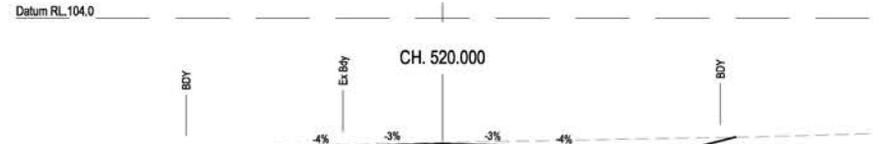
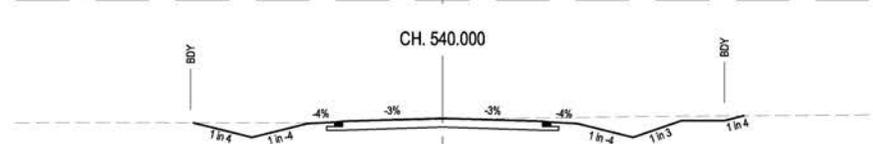
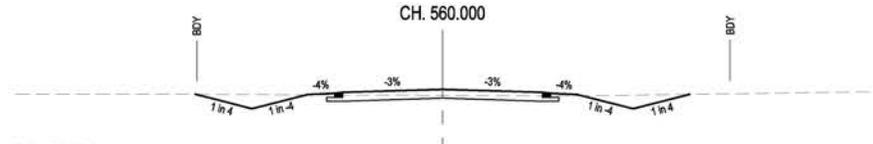
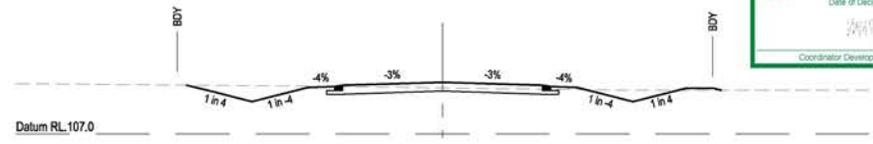
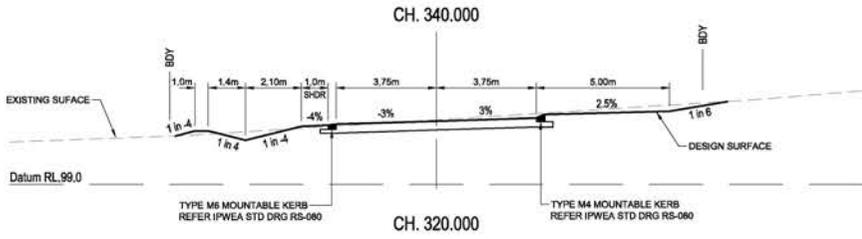
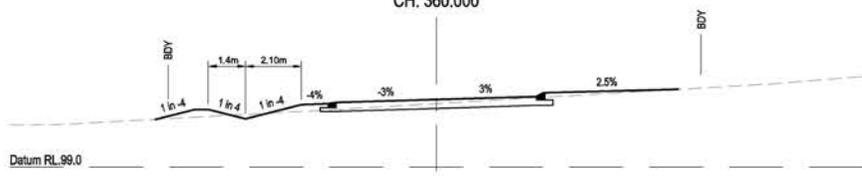
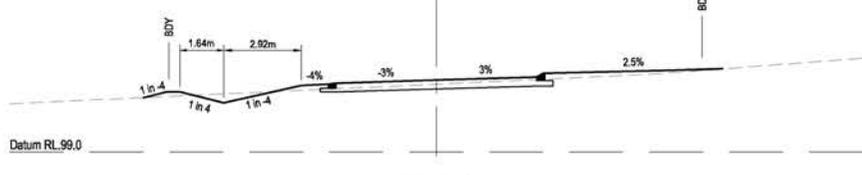
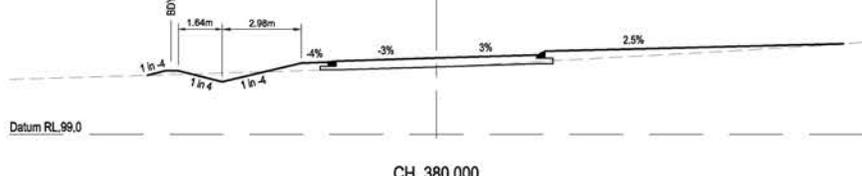
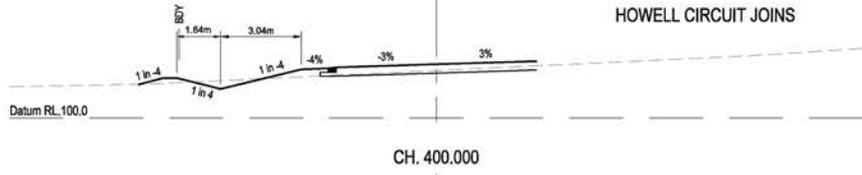
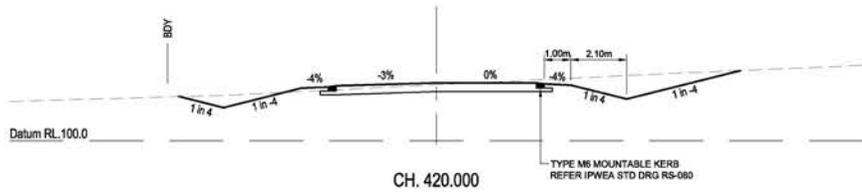
PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
ROAD LONGITUDINAL SECTION - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 5

DRAWING STATUS
ORIGINAL ISSUE FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	DATE	SHEET SIZE
MP	MP	[Signature]	MAR 2023	A1

BR222161 C2454 B



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	MP 14/07/23
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/03/23



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 3. THE DESIGNER ACCEPTS NO LIABILITY FOR THE CONSTRUCTION OF ANY WORKS THEREON.
 4. THE DESIGNER ACCEPTS NO LIABILITY FOR THE CONSTRUCTION OF ANY WORKS THEREON.
 5. THE DESIGNER ACCEPTS NO LIABILITY FOR THE CONSTRUCTION OF ANY WORKS THEREON.

CLIENT
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SCALE
 0 1 2 3 4 5m
 SCALE 1:100

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

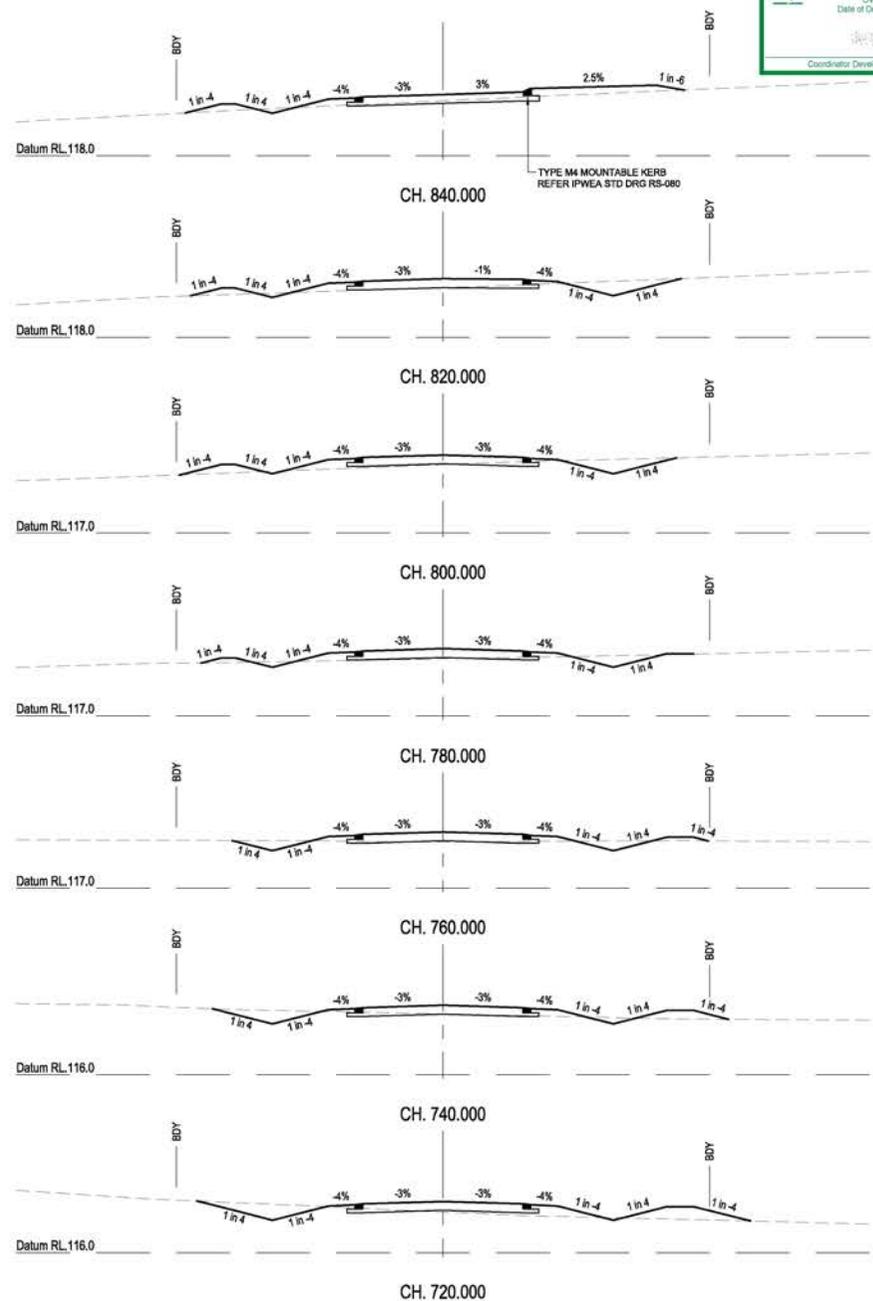
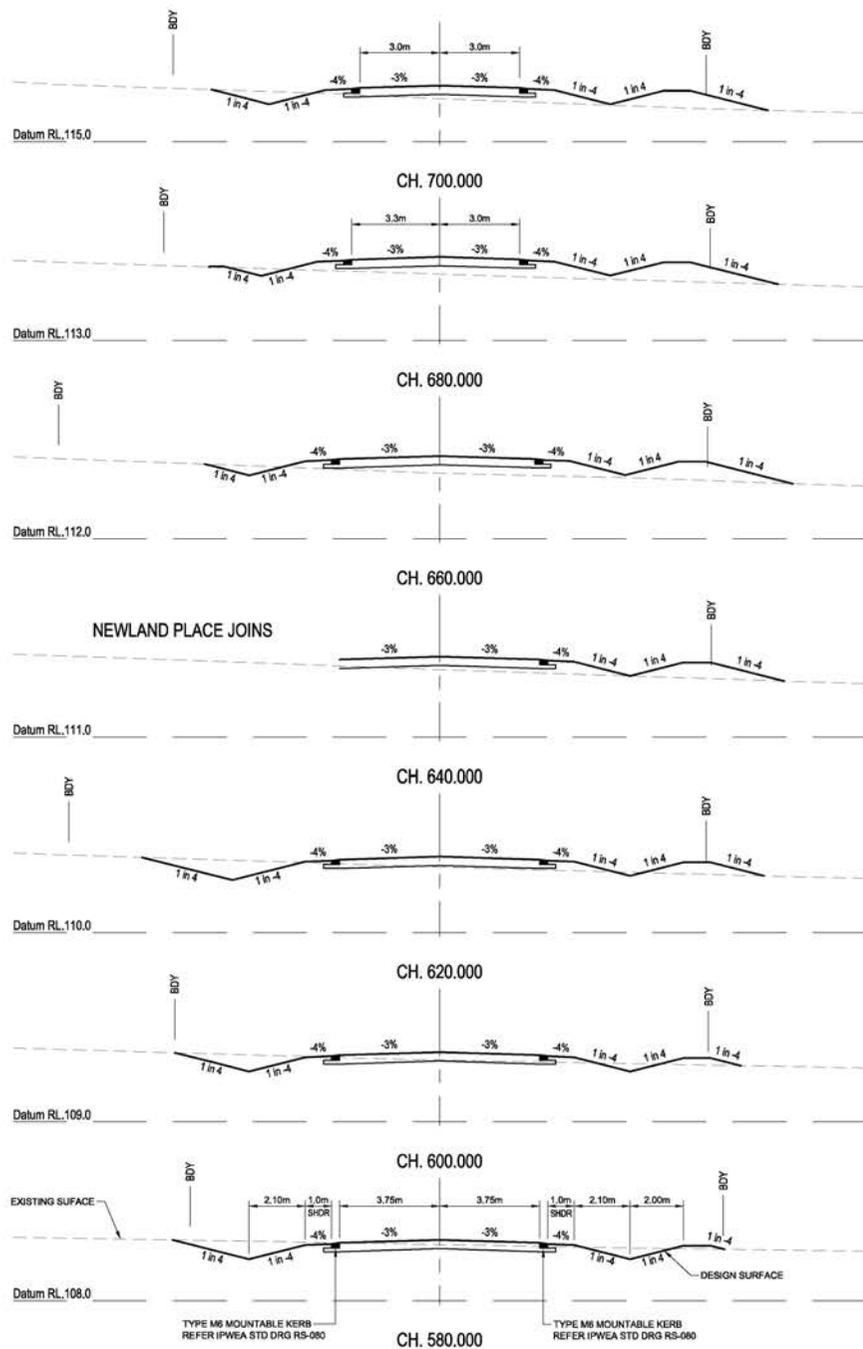
DRAWING TITLE
ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 1

DRAWING STATUS
ORIGINAL ISSUE FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR.	REQ. 1008
CK	MP			

DATE	SCALE	SHEET SIZE
MAR 2023	AS SHOWN	A1

DRAWING NO.	REVISION
BR222161	C



REVISIONS:			
NO.	REVISION DESCRIPTION	DATE	BY
B	INFORMATION REQUEST RESPONSE	20/06/23	MP
A	ISSUED FOR APPROVAL	21/05/23	MP



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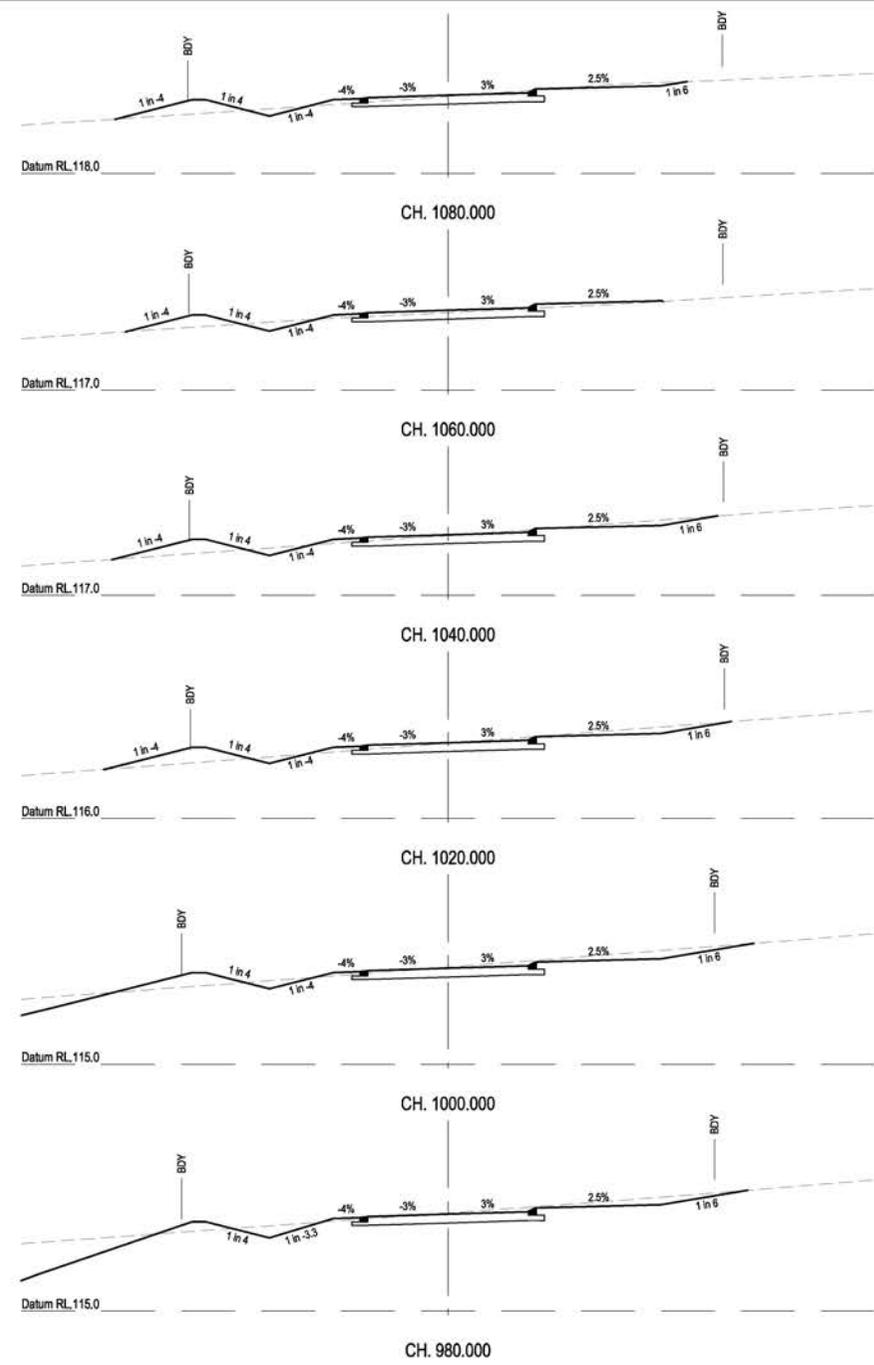
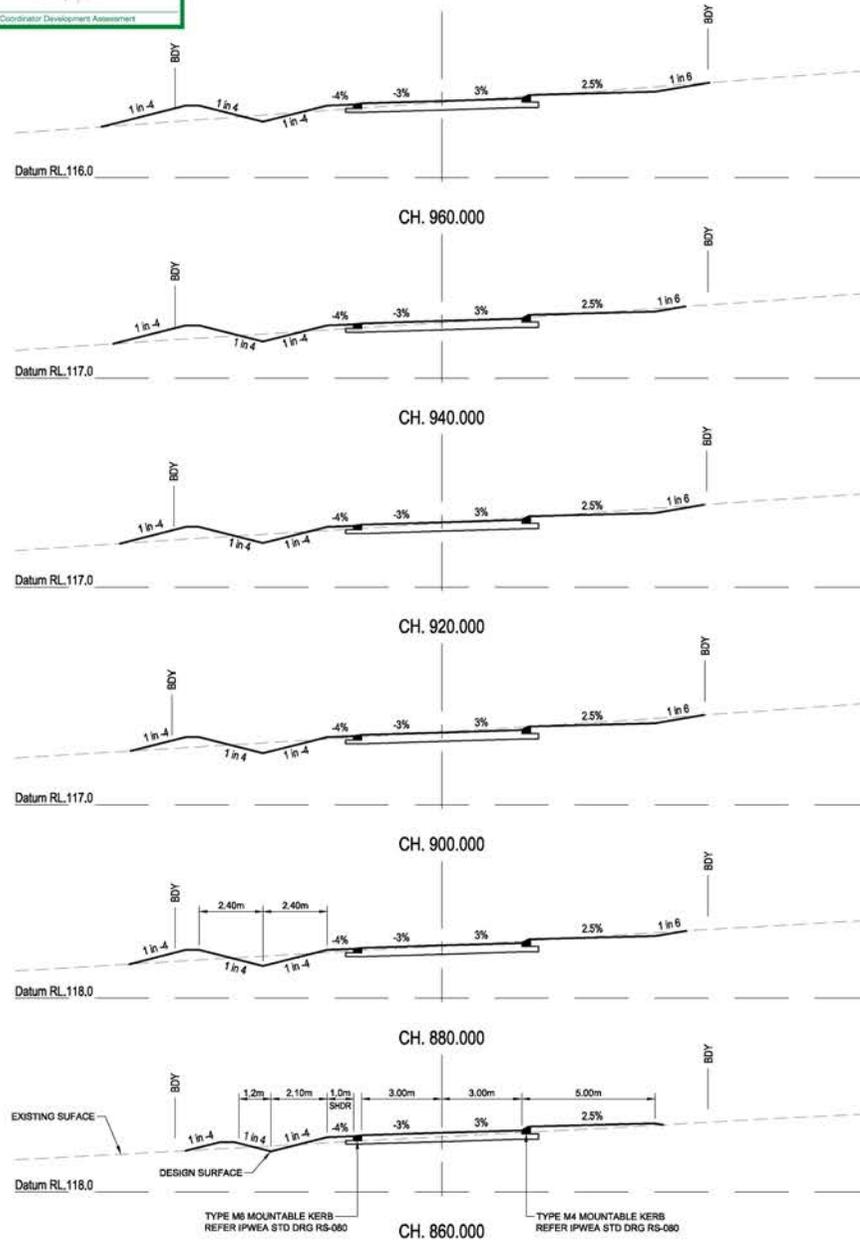
CLIENT:
PARK LAKE ADARE PTY LTD
 PO BOX 4107 SPRINGFIELD QLD 4300

SCALE:
 0 1 2 3 4 5m
 SCALE 1:100

PROJECT TITLE:
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE:
ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 2

DRAWING STATUS			
ORIGINAL ISSUE FOR APPROVAL			
PROJECT LEADER	DESIGNER	SIGNATURE	DATE
CK	MP		
DATE	SCALE	DRAWING NO.	REVISION
MAR 2023	AS SHOWN	C2456	B



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/05/23



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SCALE
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 SCALE 1:100

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

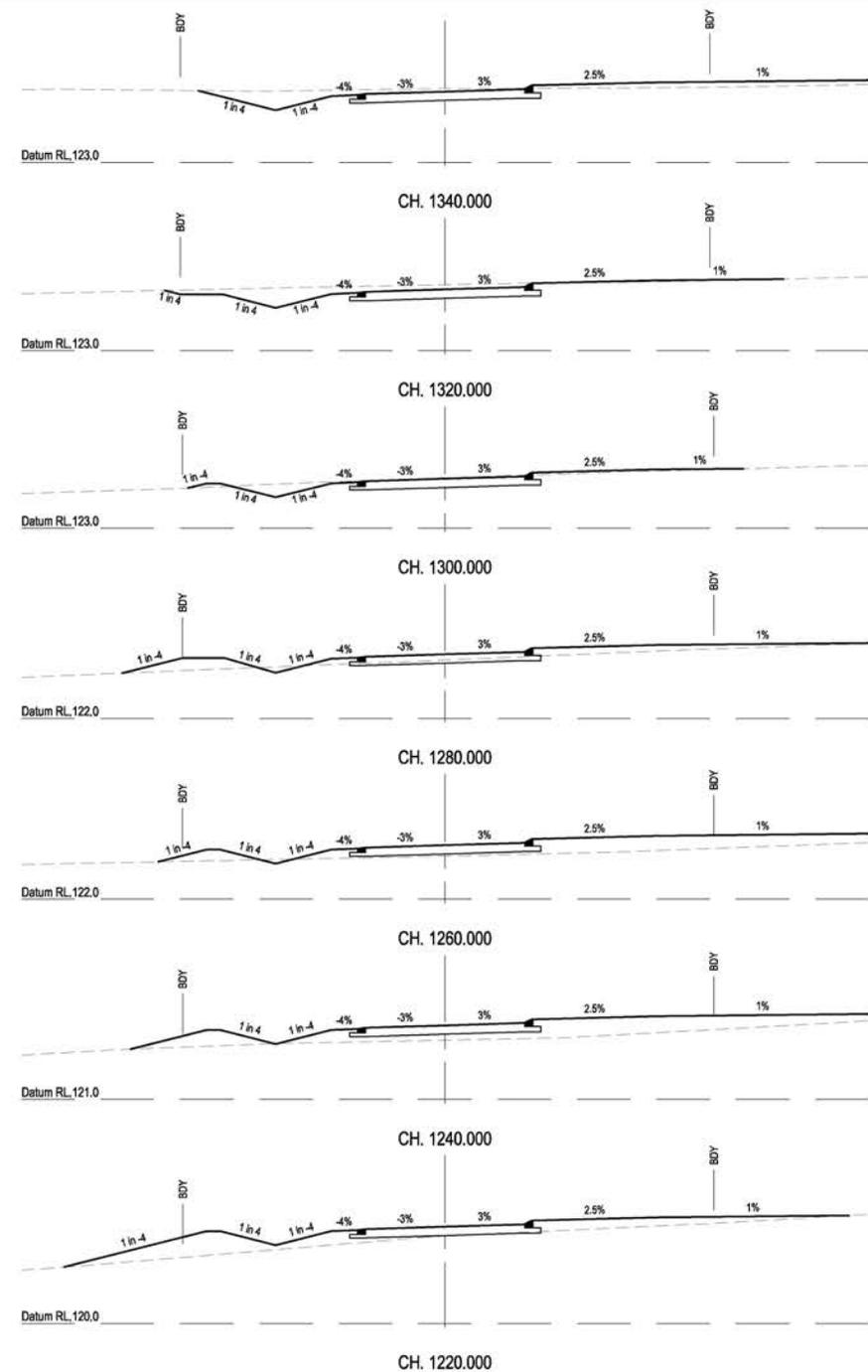
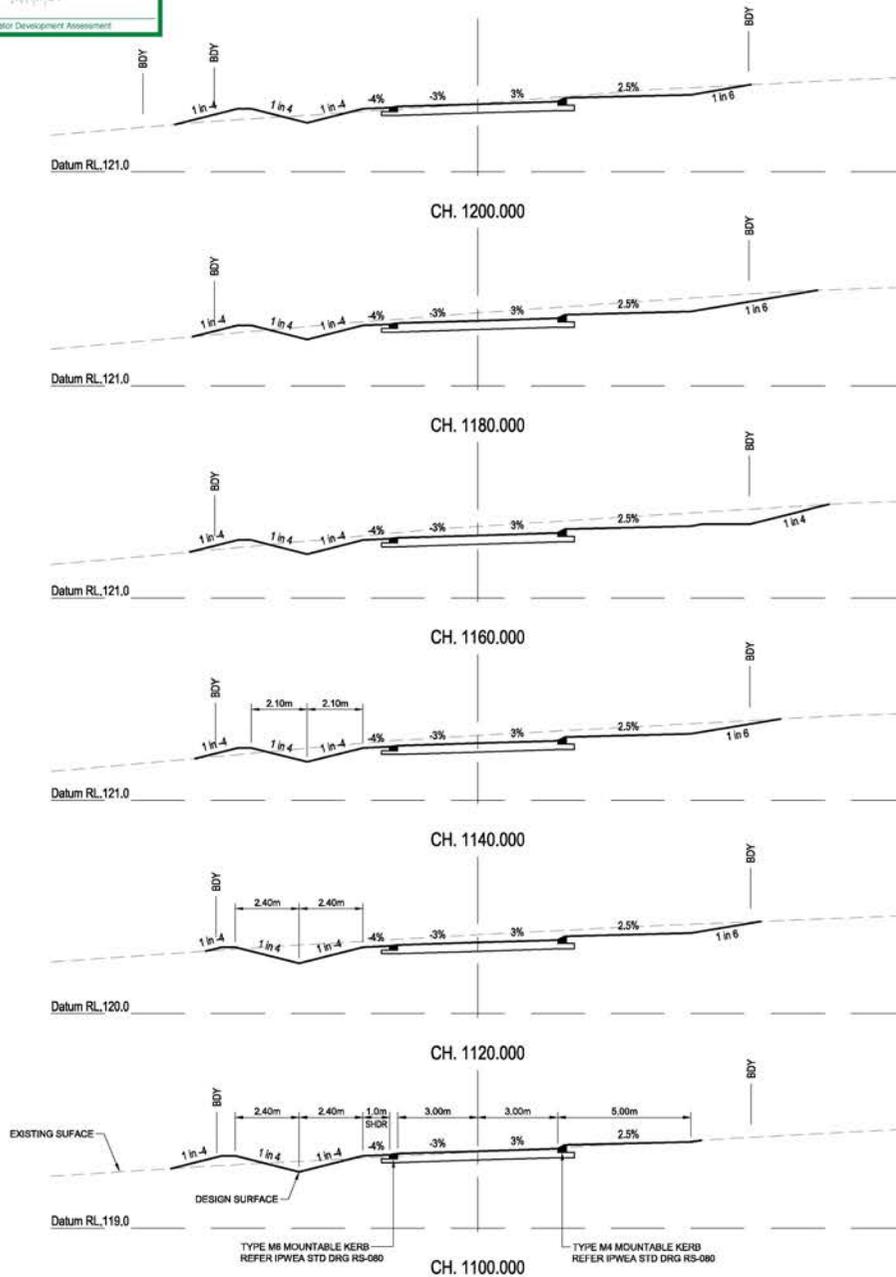
DRAWING TITLE
ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 3

DRAWING STATUS
ORIGINAL ISSUE FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR.	REQ. 1008
CK	MP			

DRAWING NO.	SCALE	DATE	SHEET SIZE
BR222161	AS SHOWN	MAR 2023	A1

DRAWING NO.	REVISION
C2457	B



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/06/23



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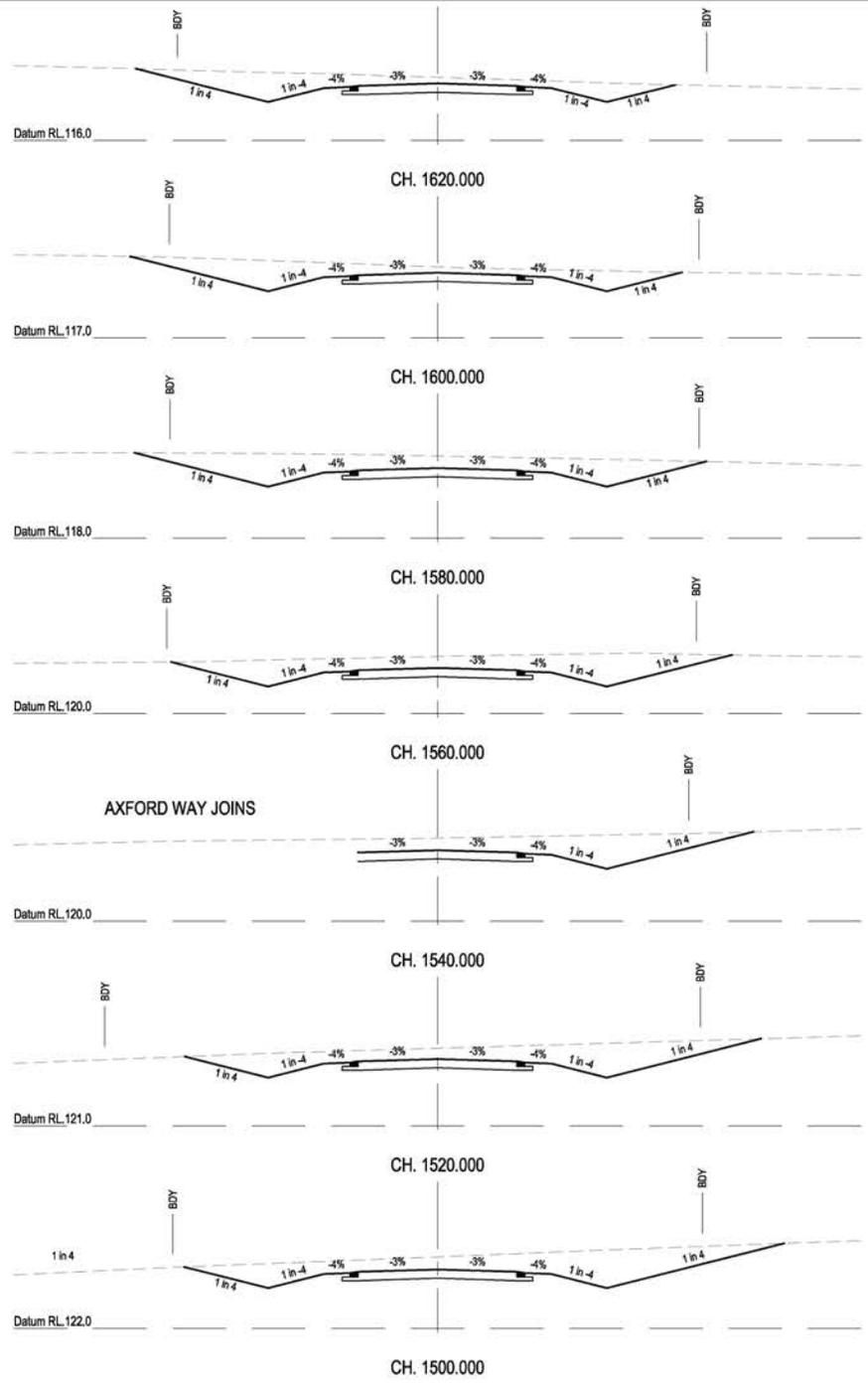
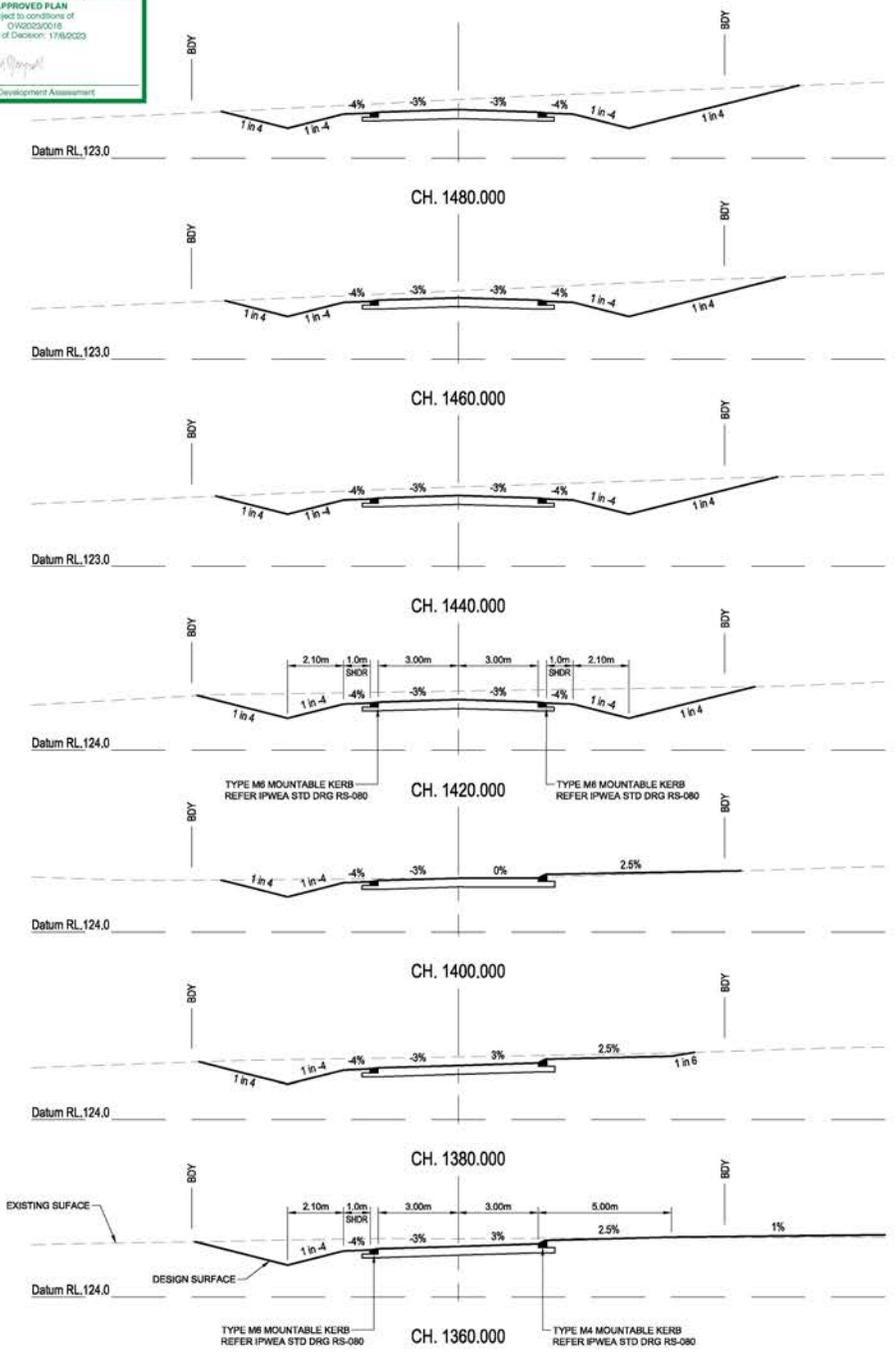
SCALE
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 SCALE 1:100

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 4

DRAWING STATUS: **ORIGINAL ISSUE FOR APPROVAL**

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR.	REQD. 100% FOR APPROVAL
CK	MP			
MP	AS SHOWN			
JOB NO.	DRAWING NO.	DATE	SHEET SIZE	REVISION
BR222161	C2458	MAR 2023	A1	B



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/06/23



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SCALE
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 10m
 SCALE 1:100

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

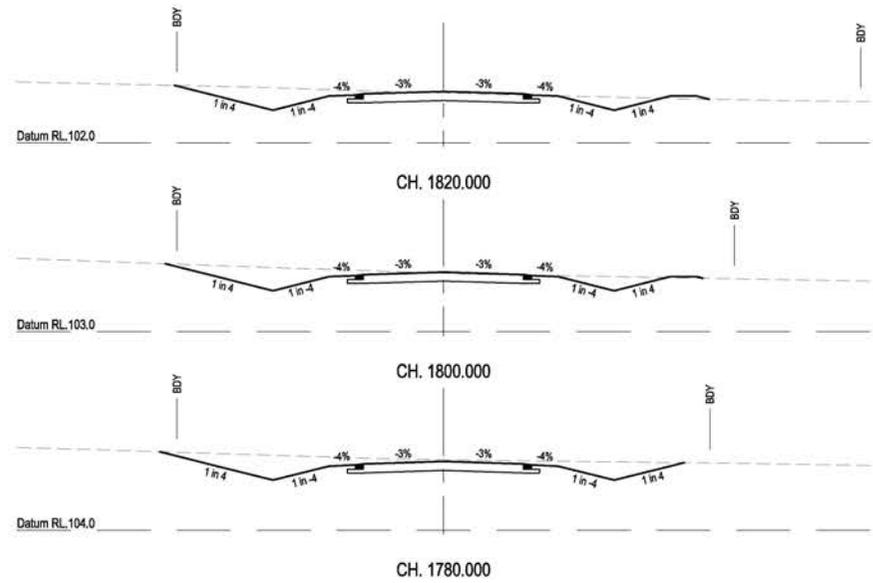
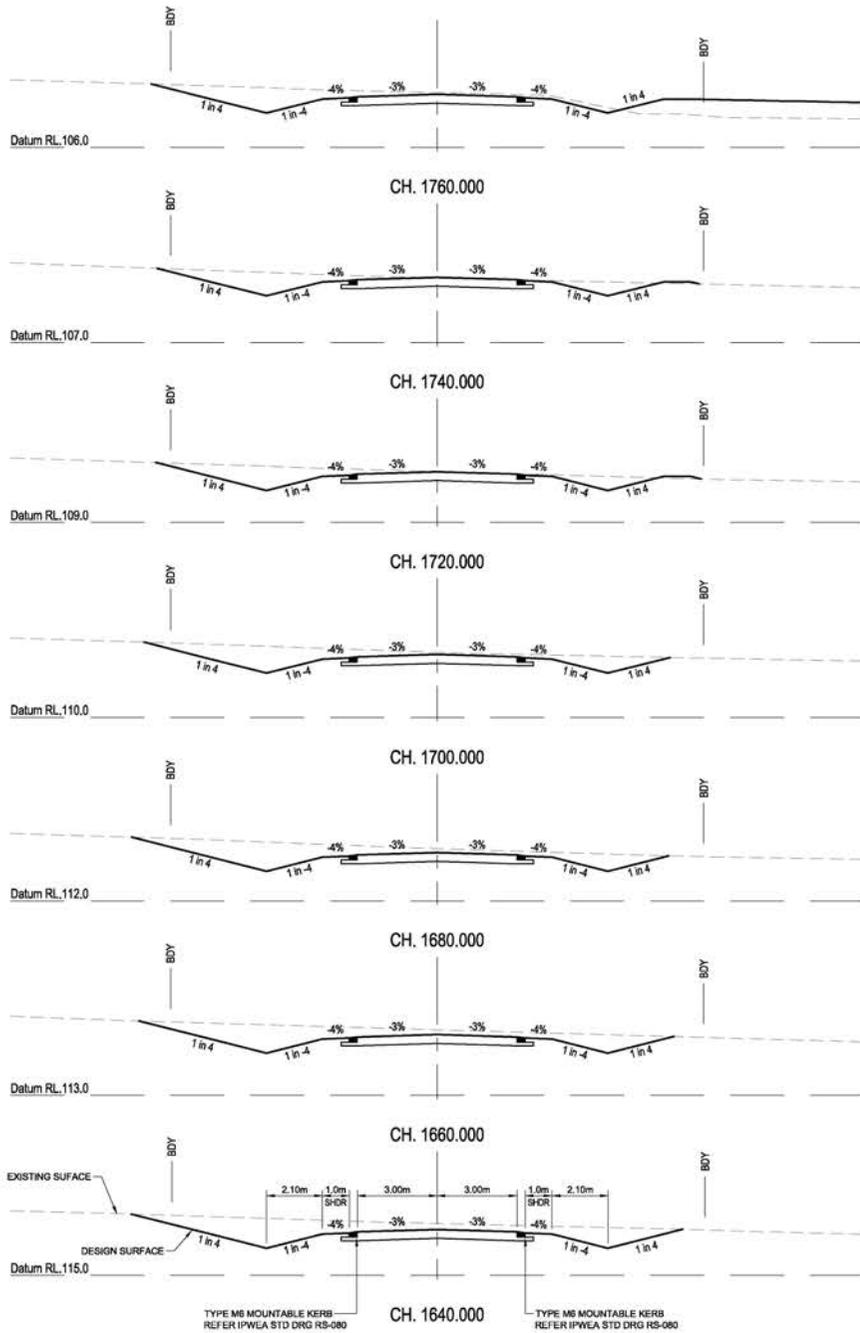
DRAWING TITLE
ROAD CROSS SECTIONS - NEWLAND PLACE / HOWELL CIRCUIT - SHEET 5

DRAWING STATUS
ORIGINAL ISSUE FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR.	REQ. 100M
CK	MP			NO. 20003

DRAWING PERSON	SCALE	DATE	SHEET SIZE
MP	AS SHOWN	MAR 2023	A1

JOB NO.	DRAWING NO.	REVISION
BR222161	C2459	B

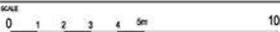


REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/03/23




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 SCALE

 SCALE 1:100

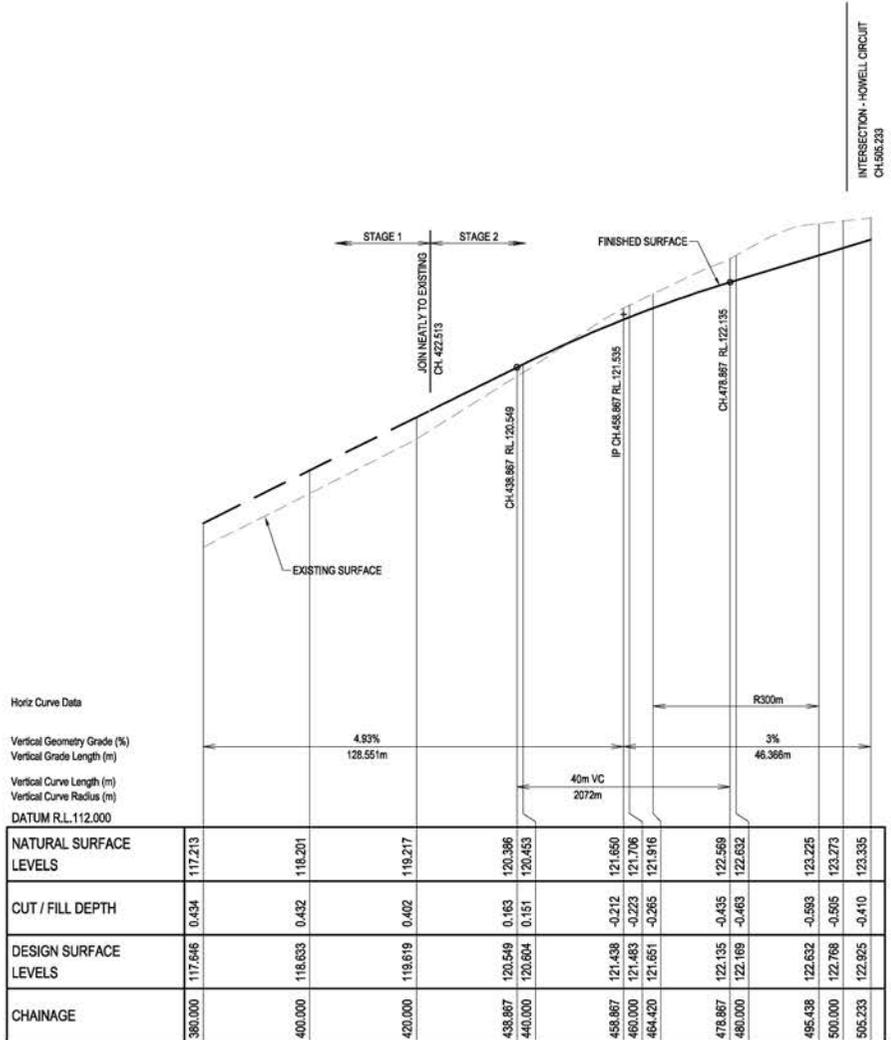
PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3
 DRAWING TITLE
ROAD CROSS SECTIONS - NEWLAND
 PLACE / HOWELL CIRCUIT - SHEET 6

DRAWING STATUS: **ORIGINAL ISSUE FOR APPROVAL**

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR.	REQD. SIGN.
CK	MP			

DRAWN BY	SCALE	DATE	SHEET SIZE
MP	AS SHOWN	MAR 2023	A1

JOB NO.	DRAWING NO.	REVISION
BR222161	C2460	B



Horiz Curve Data

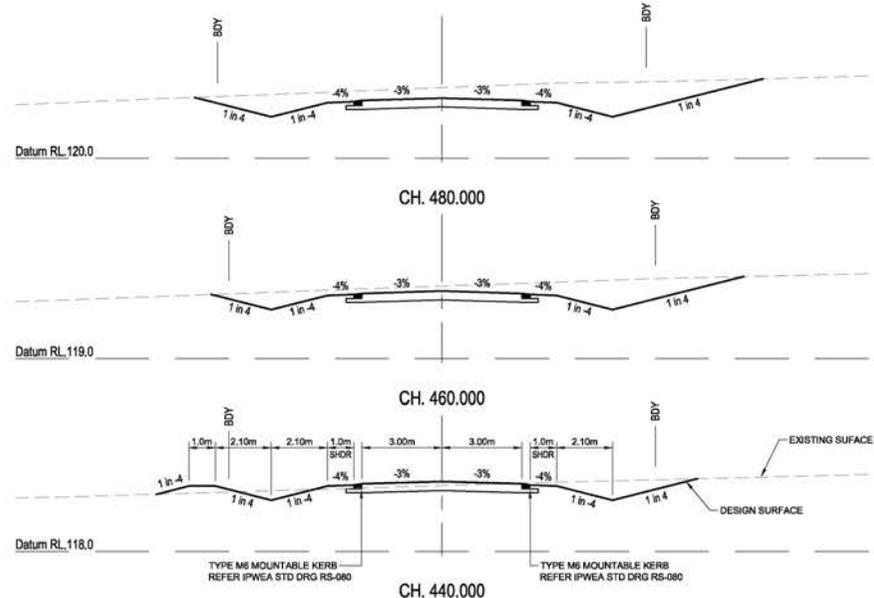
Vertical Geometry Grade (%)
 Vertical Grade Length (m)

Vertical Curve Length (m)
 Vertical Curve Radius (m)

DATUM RL.112.000

CHAINAGE	117.213	118.201	118.217	120.386	120.453	121.650	121.706	121.916	122.569	122.632	123.225	123.273	123.335
NATURAL SURFACE LEVELS													
CUT / FILL DEPTH	0.434	0.432	0.402	0.163	0.151	-0.212	-0.223	-0.265	-0.435	-0.463	-0.593	-0.565	-0.410
DESIGN SURFACE LEVELS	117.646	118.633	118.619	120.549	120.604	121.438	121.483	121.651	122.135	122.169	122.632	122.768	122.925
CHAINAGE	360.000	400.000	420.000	438.867	440.000	458.867	460.000	464.420	478.867	480.000	495.438	500.000	505.233

LONGITUDINAL SECTION - AXFORD WAY
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:50



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/03/23



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CLIENT
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 PO BOX 4107 SPRINGFIELD QLD 4300

SCALE
 0 1 2 3 4 5m
 SCALE 1:100

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
ROAD LONGITUDINAL AND CROSS SECTIONS - AXFORD WAY

DRAWING STATUS
ORIGINAL ISSUE FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR.	REQD. 100% FOR APPROVAL
CK	MP			

DRAWN BY	SCALE	DATE	SHEET SIZE
MP	AS SHOWN	MAR 2023	A1

JOB NO.	DRAWING NO.	REVISION
BR222161	C2461	B

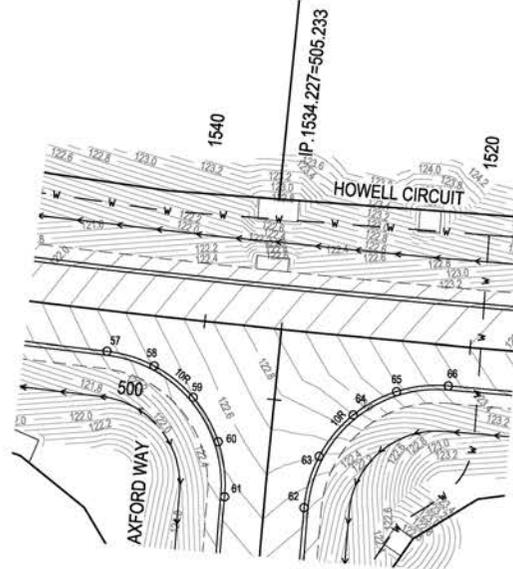
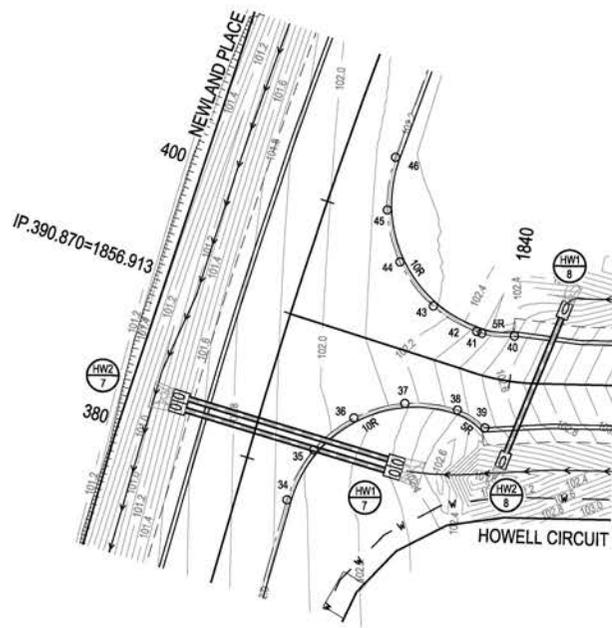
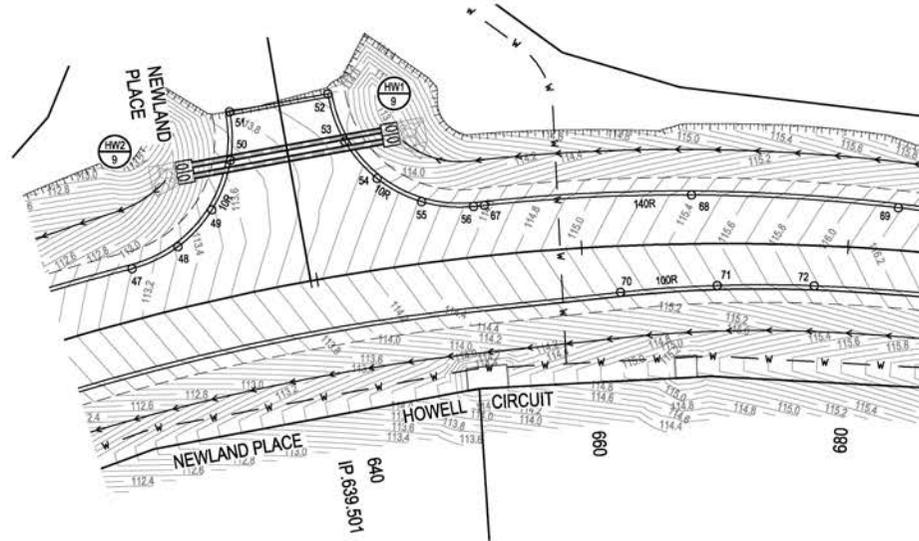
LEGEND

EXISTING	PROPOSED

SERVICES (PUP) LEGEND

	EXISTING	PROPOSED
COMMUNICATIONS		
DRAINAGE (unknown dia.)		
DRAINAGE (known dia.)		
ELECTRICITY		
O/H ELECTRICITY & POLE		
GAS		
WATER MAIN		

(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.



KERBS LIP SETOUT / LEVELS

POINT	EASTING	NORTHING	LEVEL
35	429971.236	6954382.771	101.978
36	429974.678	6954384.672	102.026
37	429978.519	6954385.182	102.149
38	429982.340	6954384.080	102.350
39	429984.179	6954382.453	102.452
40	429987.397	6954388.884	102.521
41	429985.009	6954389.454	102.353
42	429984.651	6954389.647	102.326
43	429981.723	6954391.998	102.155
44	429979.755	6954395.624	102.120
45	429979.401	6954399.601	102.122
46	429980.598	6954403.339	102.144
47	430142.182	6954542.281	113.100
48	430145.830	6954543.377	113.316
49	430148.761	6954545.708	113.487
50	430150.693	6954549.143	113.665
51	430151.170	6954552.729	113.809
52	430158.672	6954552.931	114.033
53	430159.392	6954549.245	113.948
54	430161.365	6954546.143	114.078
55	430164.402	6954543.927	114.315
56	430168.208	6954542.980	114.539
57	430262.669	6954288.973	122.260
58	430265.994	6954287.360	122.407
59	430268.538	6954284.999	122.500
60	430269.892	6954281.055	122.524
61	430269.750	6954276.922	122.452
62	430275.510	6954275.221	122.445
63	430277.222	6954278.632	122.620
64	430280.209	6954281.453	122.901
65	430283.660	6954282.709	123.164
66	430287.589	6954282.543	123.361
67	430169.020	6954542.943	114.582
68	430184.486	6954541.358	115.384
69	430199.700	6954538.067	116.185
70	430178.141	6954535.011	115.106
71	430185.389	6954534.409	115.496
72	430192.573	6954533.283	115.881

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
 Subject to conditions of
 CW2023/0016
 Date of Decision: 17/8/2023

[Signature]
 Coordinator Development Assessment

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/06/23



van der Meer Consulting

van der meer

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CLIENT
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 PO BOX 4107 SPRINGFIELD QLD 4300

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

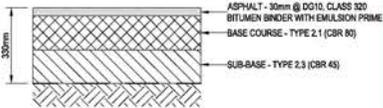
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DRAWING STATUS
ORIGINAL ISSUE
 FOR APPROVAL

PROJECT LEADER CK
DESIGNER MP
SCALE AS SHOWN
DATE MAR 2023
SHEET SIZE A1

DRAWING NO. C2480
REVISION B

PROJECT LEADER	DESIGNER	SCALE	DATE	SHEET SIZE
CK	MP	AS SHOWN	MAR 2023	A1

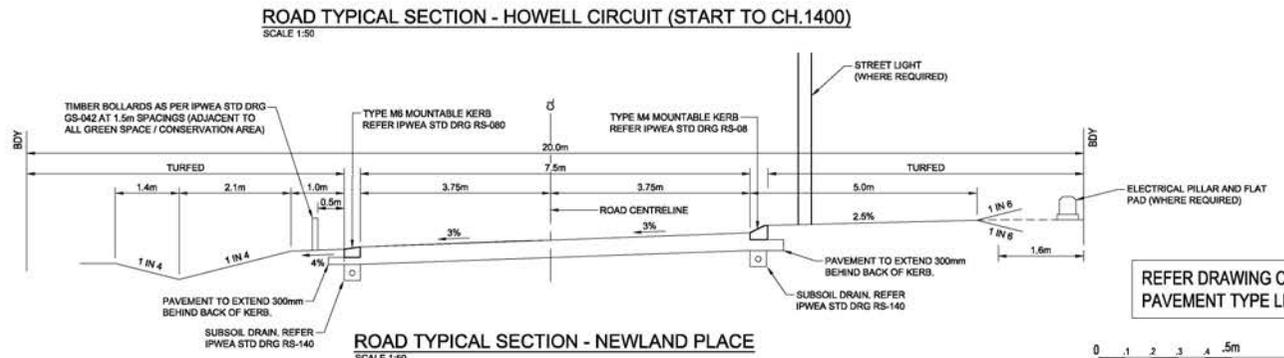
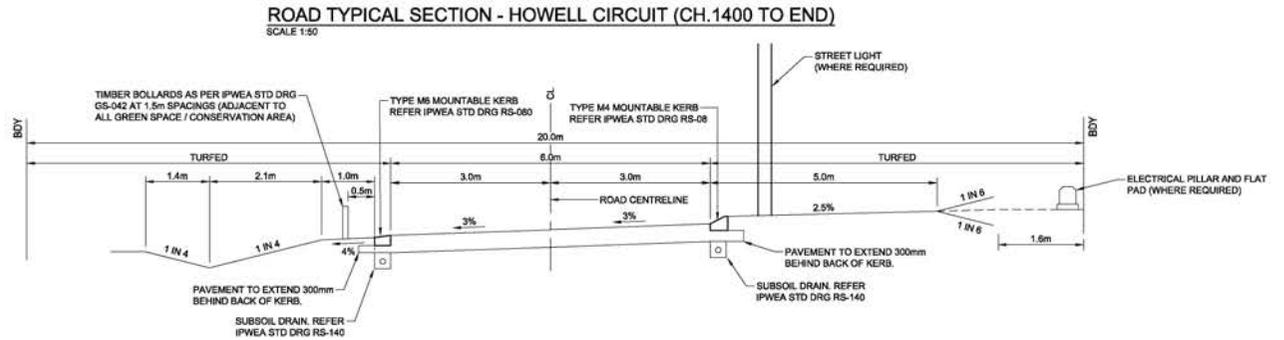
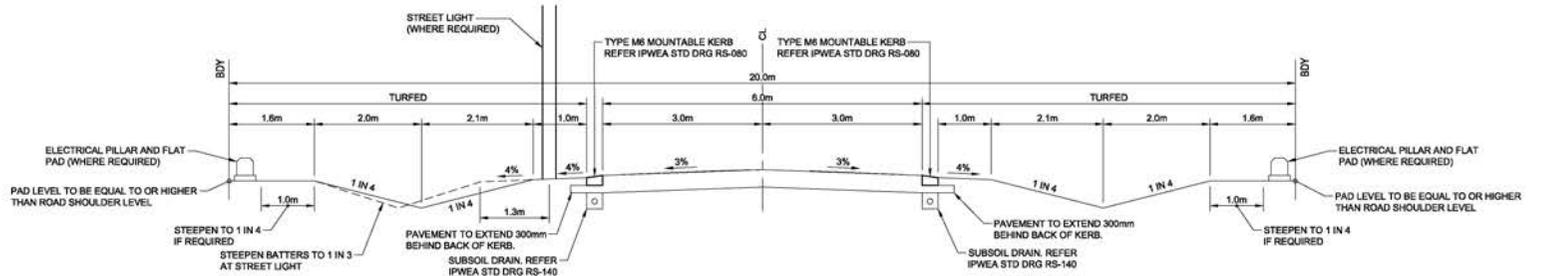
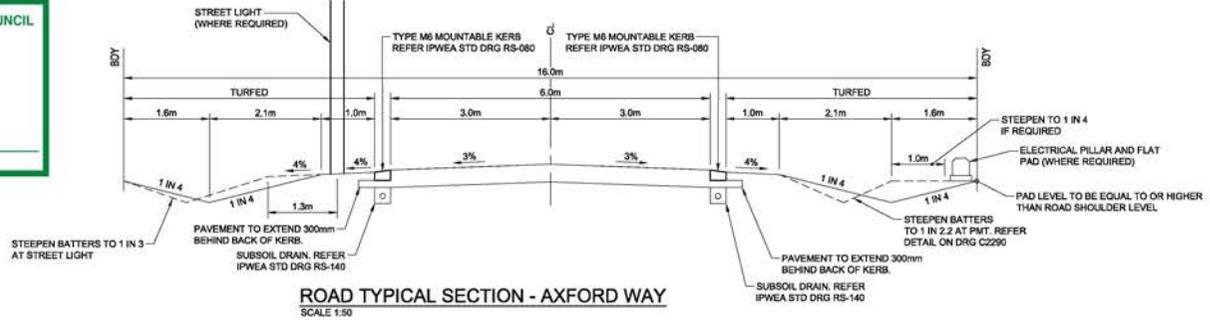


PAVEMENT 1 ACCESS STREET - 1 x 10⁴
NEWLAND PLACE / HOWELL CIRCUIT
500mm THICKNESS
SCALE 1:10



LOCKYER VALLEY REGIONAL COUNCIL
APPROVED PLAN
Subject to conditions of
CW2023/0016
Date of Decision: 17/8/2023

Coordinator Development Assessment



REFER DRAWING C2300 FOR PAVEMENT TYPE LEGEND



NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	MP 14/07/23
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/05/23



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PARK LAKE ADARE PTY LTD
PO BOX 4107 SPRINGFIELD QLD 4300

SCALE 1:50

PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

ROADWORKS DETAILS

DRAWING STATUS				
ORIGINAL ISSUE FOR APPROVAL				
PROJECT LEADER	DESIGNER	SIGNATURE	C. NO.	REQ. NO.
CK	MP			
DRAWN BY	SCALE	DATE	SHEET SIZE	
MP	AS SHOWN	MAR 2023	A1	
JOB NO.	DRAWING NO.	REVISION		
BR222161	C2490	C		

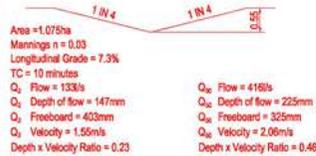
TABLE DRAIN CALCULATIONS - LOCATION A
DESIGN STORM AS PER QUDM TABLE 7.3.1



TABLE DRAIN CALCULATIONS - LOCATION B
DESIGN STORM AS PER QUDM TABLE 7.3.1



TABLE DRAIN CALCULATIONS - LOCATION C
DESIGN STORM AS PER QUDM TABLE 7.3.1



LEGEND:

- STORMWATER CATCHMENT
- HW1/2**
1.2713ha
 STORMWATER CATCHMENT NAME
- TABLE DRAIN FLOW CALCULATION LOCATION



TABLE DRAIN CALCULATIONS - LOCATION D
DESIGN STORM AS PER QUDM TABLE 7.3.1

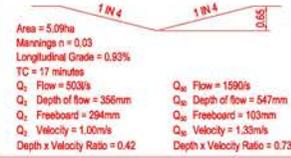


TABLE DRAIN CALCULATIONS - LOCATION F
DESIGN STORM AS PER QUDM TABLE 7.3.1

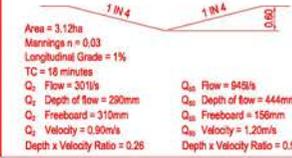
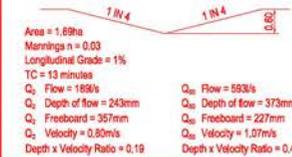


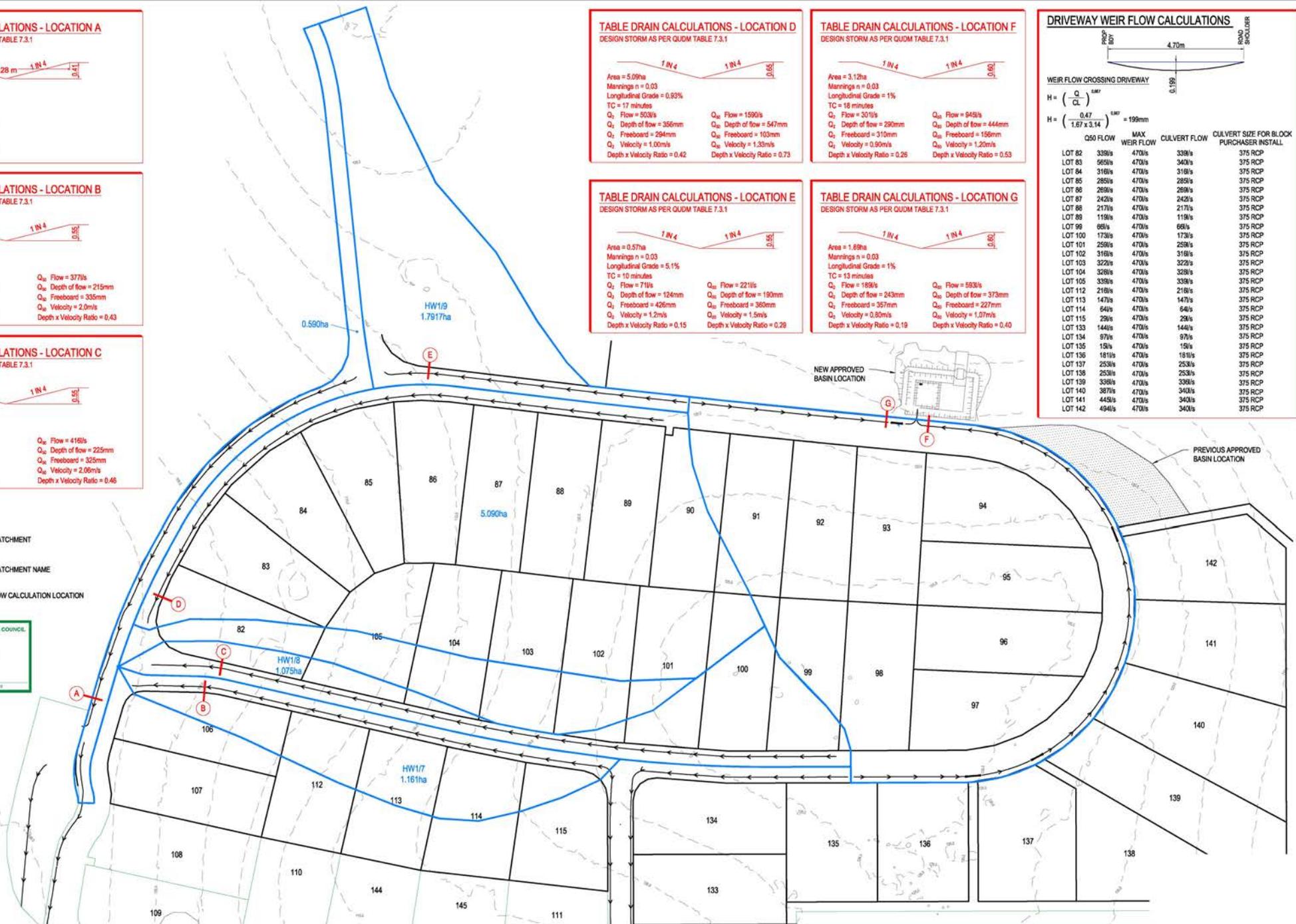
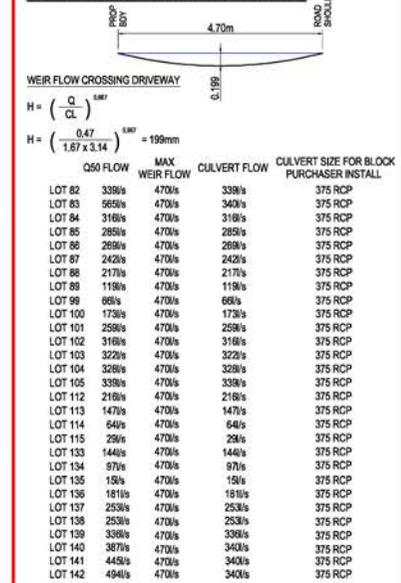
TABLE DRAIN CALCULATIONS - LOCATION E
DESIGN STORM AS PER QUDM TABLE 7.3.1



TABLE DRAIN CALCULATIONS - LOCATION G
DESIGN STORM AS PER QUDM TABLE 7.3.1



DRIVEWAY WEIR FLOW CALCULATIONS



NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	14/07/23
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/06/23



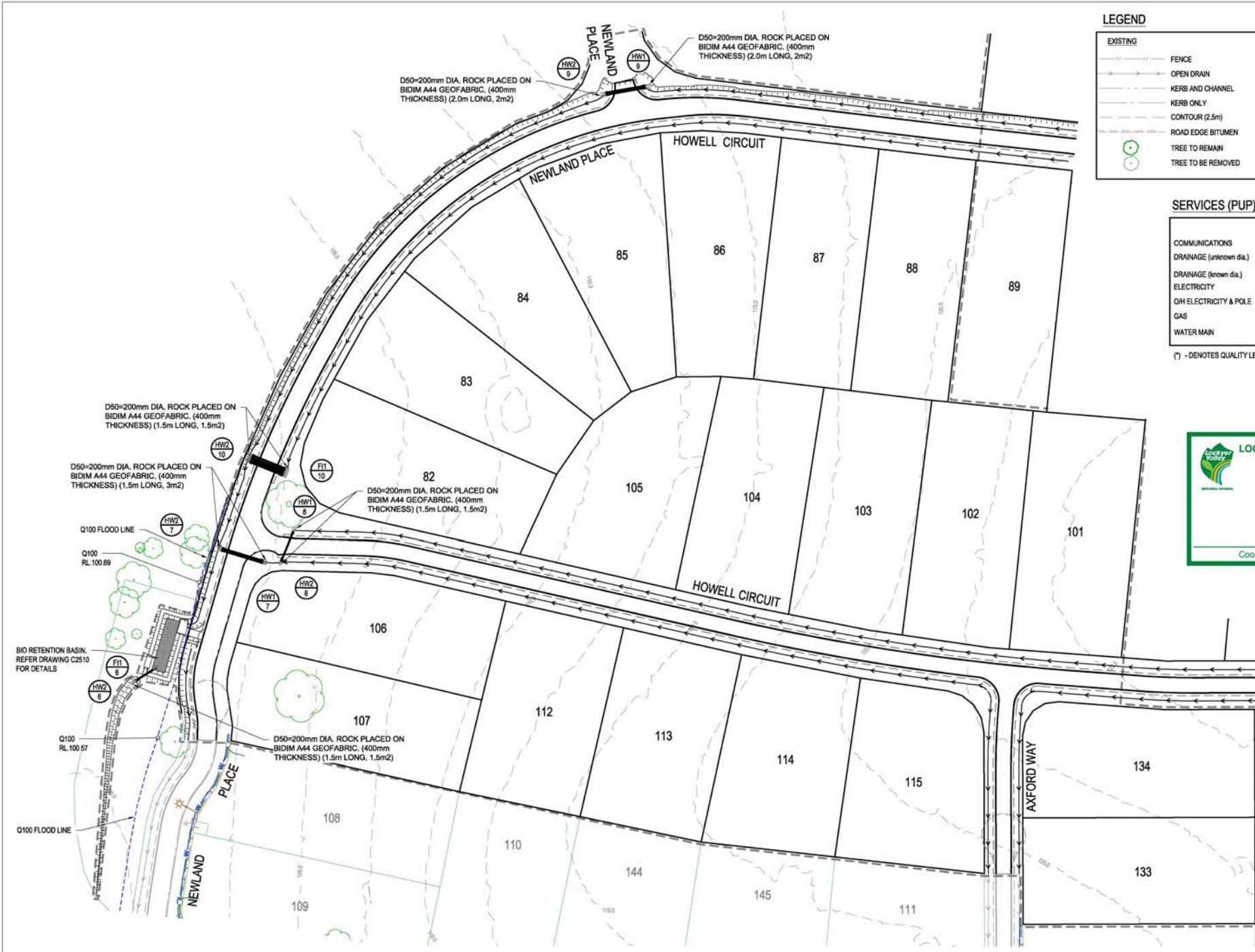
CLIENT
PARK LAKE ADARE PTY LTD
PO BOX 4107 SPRINGFIELD QLD 4300

SCALE
0 10 20 30 40 50m
100m
SCALE 1:1000

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
DRAINAGE CATCHMENT PLAN

DRAWING STATUS				ORIGINAL ISSUE FOR APPROVAL			
PROJECT LEADER	CK	DESIGNER	MP	SIGNATURE	C NBN	DATE	14/07/23
DRAWING DESIGN	MP	SCALE	AS SHOWN	DATE	MAR 2023	SHEET SIZE	A1
DRAWING NO.	BR222161	DRAWING NO.	C2500	REVISION			C



LEGEND	
EXISTING	PROPOSED

SERVICES (PUP) LEGEND		
	EXISTING	PROPOSED
COMMUNICATIONS		
DRAINAGE (unknown dia.)		
DRAINAGE (known dia.)		
ELECTRICITY		
OH ELECTRICITY & POLE		
GAS		
WATER MAIN		

(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.

NOTE
 PROVIDE A WEIR SHAPE TO ALL DRIVEWAYS AS DETAILED ON DRAWING C250

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
 Subject to conditions of
 OW2023/0016
 Date of Decision: 17/8/2023

[Signature]
 Coordinator Development Assessment

FOR CONTINUATION REFER DWG No. C2502

REVISIONS:			
NO.	REVISION DESCRIPTION	DATE	BY
C	INFORMATION REQUEST RESPONSE	14/07/23	MP
B	INFORMATION REQUEST RESPONSE	20/06/23	MP
A	ISSUED FOR APPROVAL	21/05/23	MP



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 PO BOX 4107 SPRINGFIELD QLD 4300

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

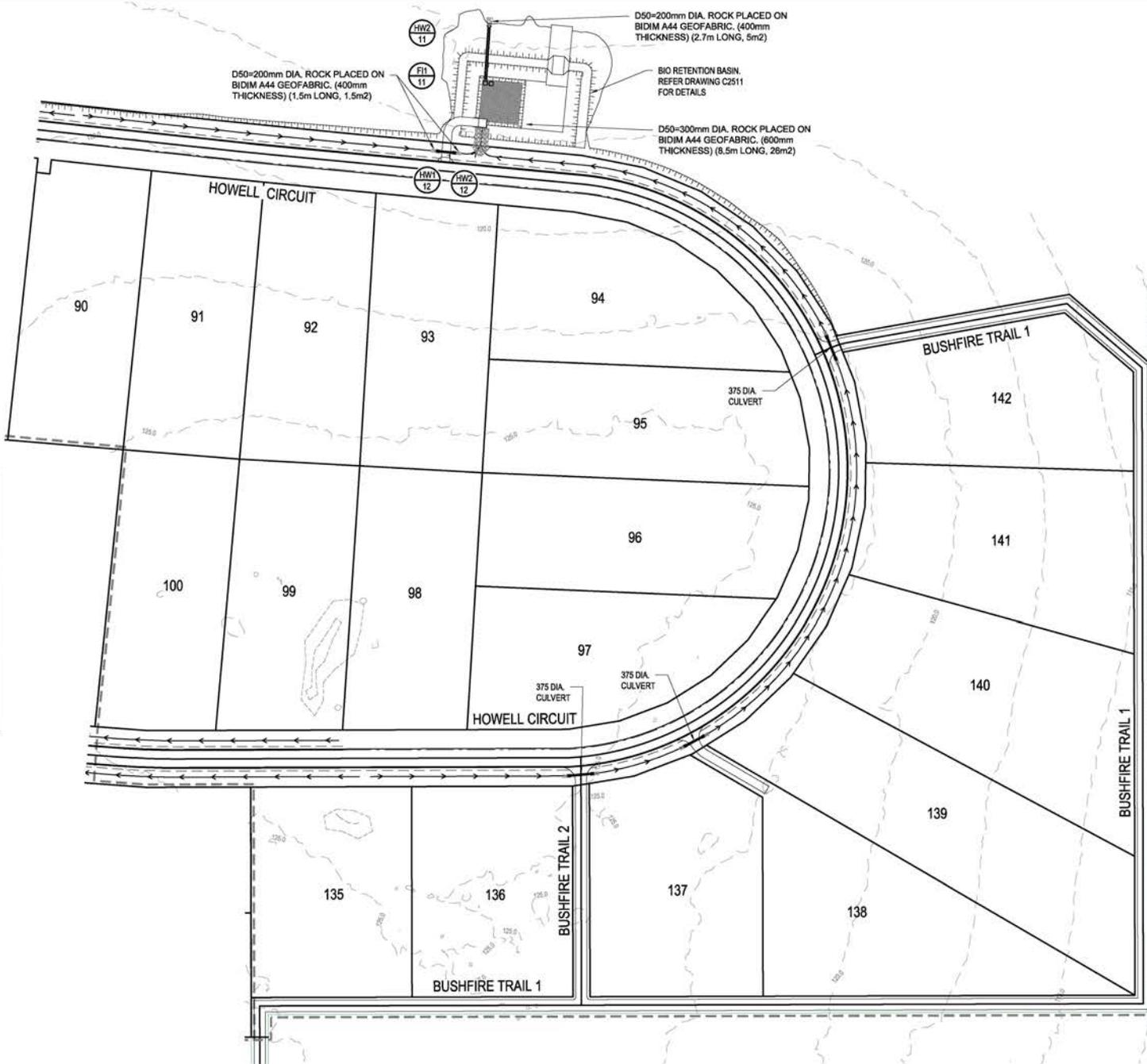
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PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
DRAINAGE PLAN
SHEET 1

DRAWING STATUS					
ORIGINAL ISSUE FOR APPROVAL					
PROJECT LEADER	DESIGNER	SIGNATURE	CHECK	DATE	SCALE
MP	MP	<i>[Signature]</i>	MP	MAR 2023	A1
DRAWING NO.	DRAWING TITLE	DATE	SCALE	BY	REVISION
BR222161	C2501	MAR 2023	AS SHOWN	MP	C

FOR CONTINUATION REFER DWG No. C2501



LEGEND	
EXISTING	PROPOSED

SERVICES (PUP) LEGEND		
	EXISTING	PROPOSED
COMMUNICATIONS		
DRAINAGE (unknown dia.)		
DRAINAGE (known dia.)		
ELECTRICITY		
OH ELECTRICITY & POLE		
GAS		
WATER MAIN		

(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.

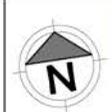
NOTE
PROVIDE A WEIR SHAPE TO ALL DRIVEWAYS AS DETAILED ON DRAWING C2500

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
Subject to conditions of
CW2023/0016
Date of Decision: 17/8/2023

[Signature]
Coordinator Development Assessment

NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	MP 14/07/23
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/05/23



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van der meer

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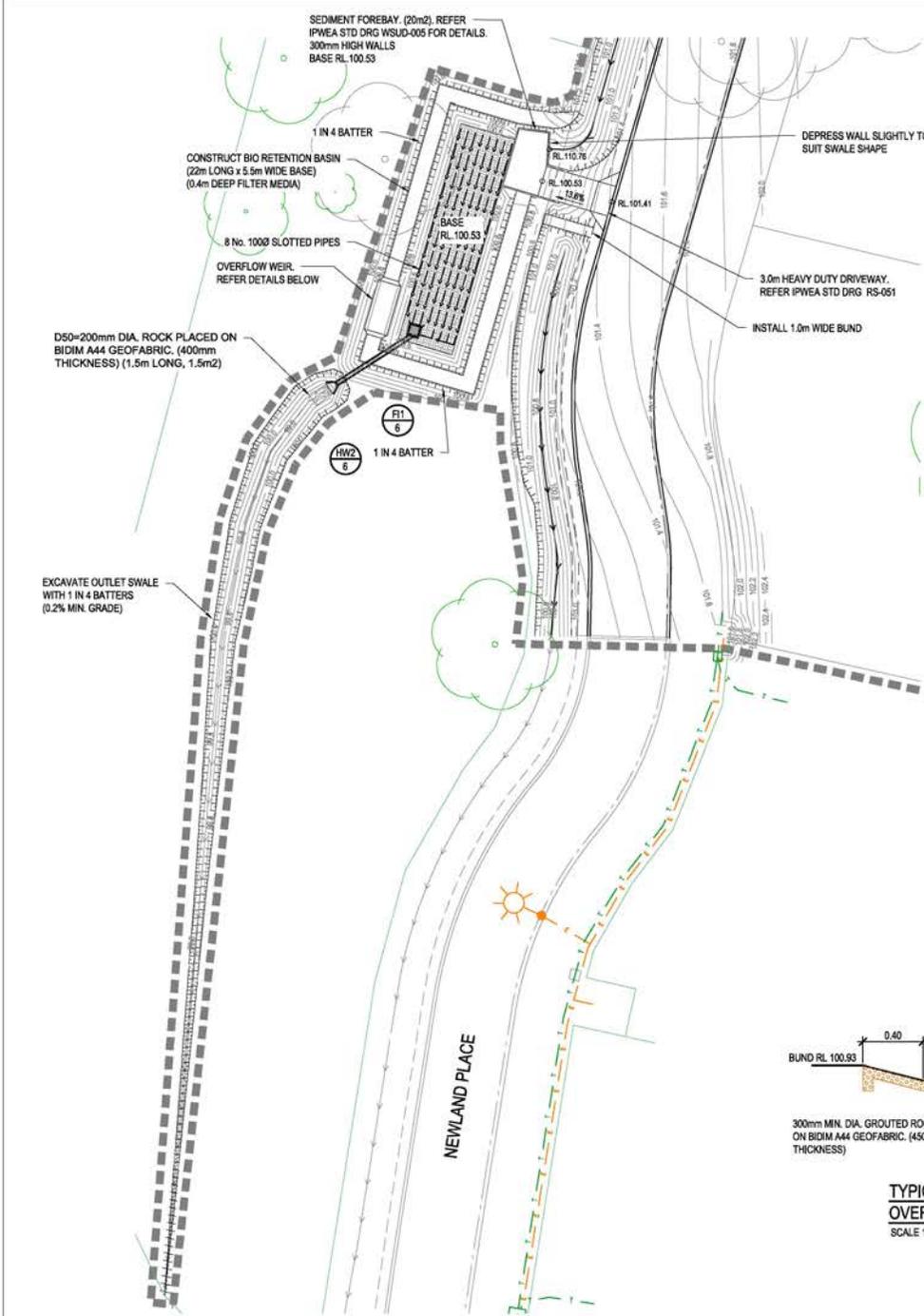
CLIENT
PARK LAKE ADARE PTY LTD
PO BOX 4107 SPRINGFIELD QLD 4300

SCALE
0 7.5 15 22.5 30 37.5m
SCALE 1:750

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
DRAINAGE PLAN
SHEET 2

DRAWING STATUS					
ORIGINAL ISSUE FOR APPROVAL					
PROJECT LEADER	CK	DESIGNER	MP	SIGNATURE	G. HEN
DRAWN BY	MP	SCALE	AS SHOWN	DATE	MAR 2023
JOB NO.	BR222161	DRAWING NO.	C2502	REVISION	C



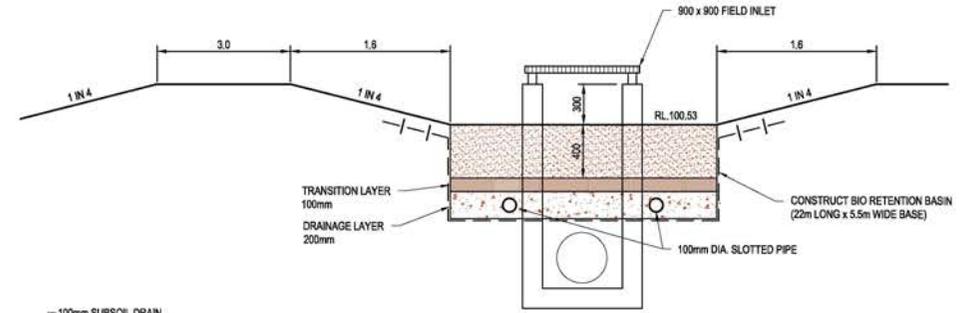
SERVICES (PUP) LEGEND

	EXISTING	PROPOSED
COMMUNICATIONS	C(*)	
DRAINAGE (unknown dia.)	D(*)	
DRAINAGE (known dia.)		
ELECTRICITY	E(*)	
O/H ELECTRICITY & POLE		
GAS	G(*)	
WATER MAIN	W(*)	

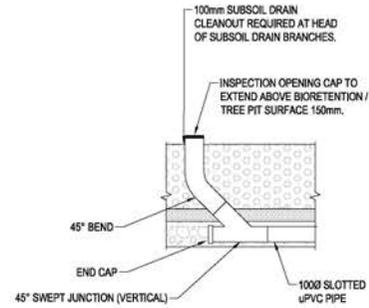
(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.

LEGEND

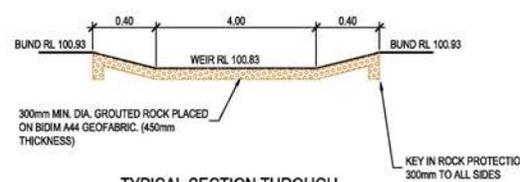
EXISTING	PROPOSED
FENCE	OPEN DRAIN
OPEN DRAIN	KERB AND CHANNEL TYPE B1
MOUNTABLE KERB TYPE M4	MOUNTABLE KERB TYPE M4
MOUNTABLE KERB TYPE M6	MOUNTABLE KERB TYPE M6
ROAD EDGE BITUMEN	CONTOUR (0.1m)
TREE TO REMAIN	ROAD EDGE BITUMEN
TREE TO BE REMOVED	ROAD SHOULDER
	DRAINAGE



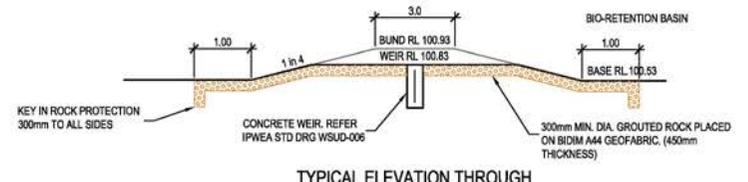
TYPICAL BIORETENTION BASIN SECTION
SCALE 1:20



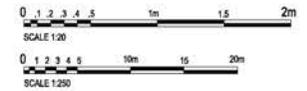
TYPICAL CLEAROUT TO SURFACE DETAIL
NTS



TYPICAL SECTION THROUGH OVERFLOW WEIR
SCALE 1:50



TYPICAL ELEVATION THROUGH OVERFLOW WEIR
SCALE 1:50



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	MP 14/07/23
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/05/23



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CLIENT
PARK LAKE ADARE PTY LTD
PO BOX 4107 SPRINGFIELD QLD 4300

SCALE
0 1 2 3 4 5 10m 15 20m
SCALE 1:250

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
DRAINAGE BIO RETENTION
BASIN DETAILS - SHEET 1

DRAWING STATUS
ORIGINAL ISSUE
FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR	REQ. NBR
CK	MP			

DRAWING NO. BR222161
SCALE AS SHOWN
DATE MAR 2023
SHEET SIZE A1
REVISION C

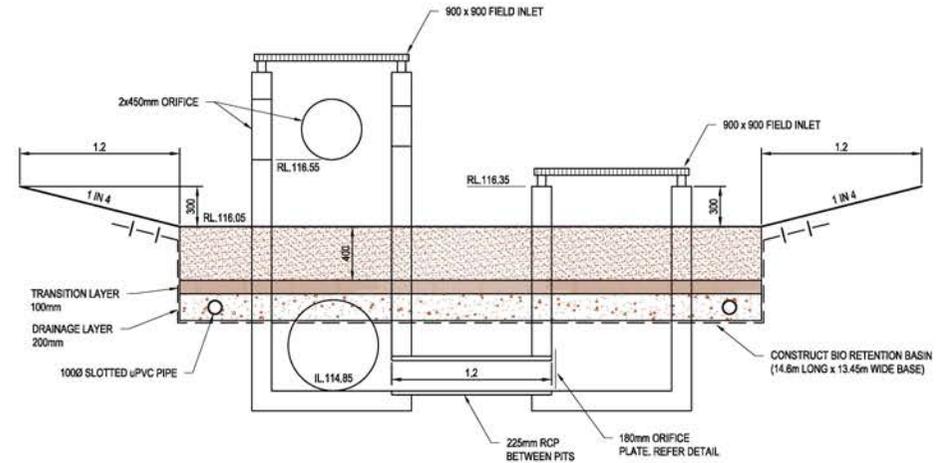
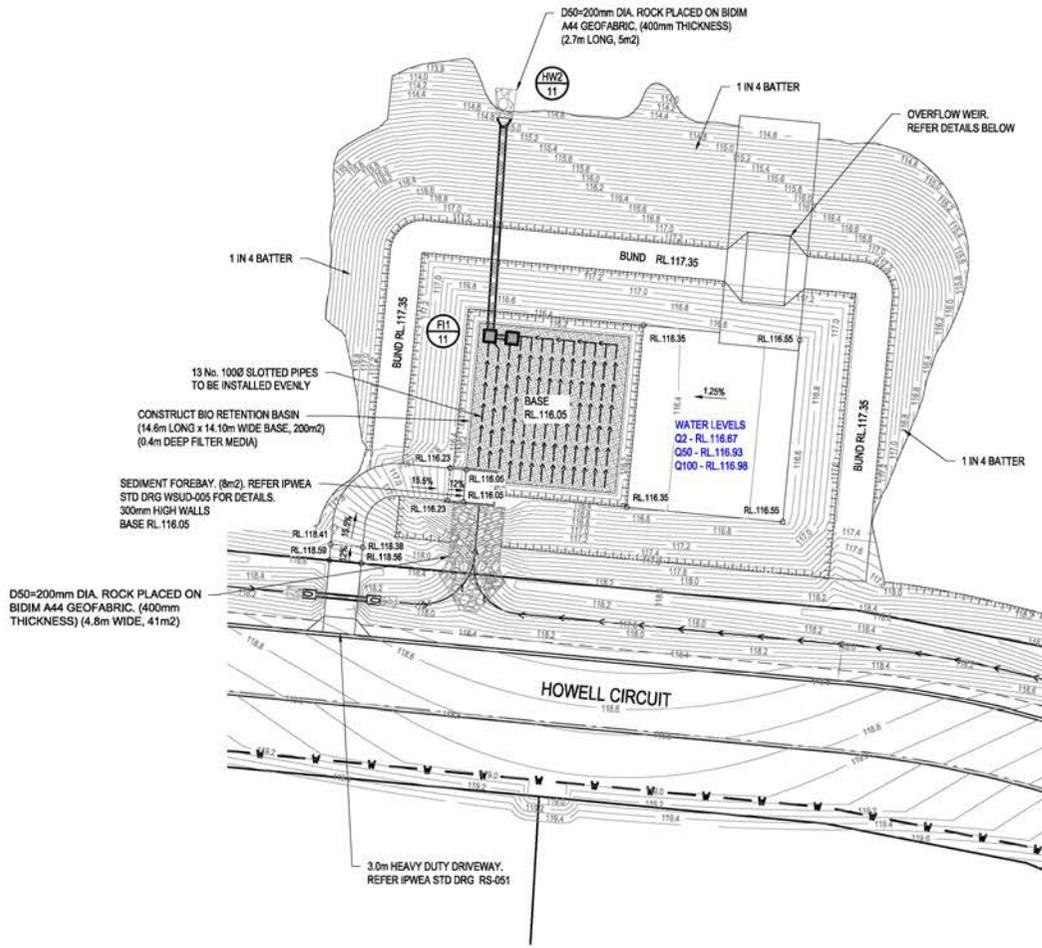
SERVICES (PUP) LEGEND

	EXISTING	PROPOSED
COMMUNICATIONS	C(*)	
DRAINAGE (unknown dia.)	D(*)	
DRAINAGE (known dia.)		
ELECTRICITY	E(*)	
OH ELECTRICITY & POLE		
GAS	G(*)	
WATER MAIN	W(*)	

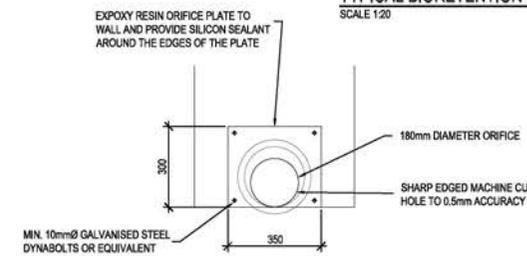
(*) - DENOTES QUALITY LEVEL AS PER A.S. 5488-2013.

LEGEND

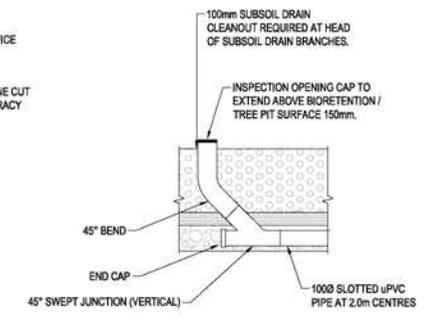
EXISTING	PROPOSED
FENCE	OPEN DRAIN
OPEN DRAIN	KERB AND CHANNEL TYPE B1
MOUNTABLE KERB TYPE M4	MOUNTABLE KERB TYPE M4
MOUNTABLE KERB TYPE M6	MOUNTABLE KERB TYPE M6
ROAD EDGE BITUMEN	CONTOUR (0.1m)
TREE TO REMAIN	ROAD EDGE BITUMEN
TREE TO BE REMOVED	ROAD SHOULDER
	DRAINAGE



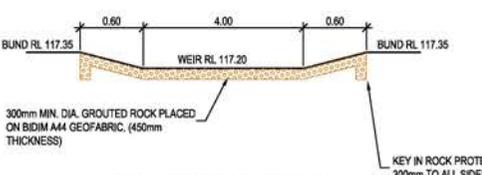
TYPICAL BIORETENTION BASIN SECTION
SCALE 1:20



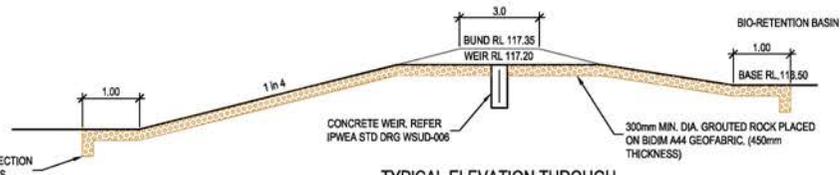
ORIFICE PLATE DETAIL
OVER 225 DIA. OUTLET PIPE
SCALE 1:10



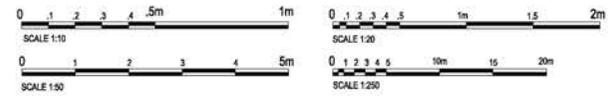
TYPICAL CLEAROUT TO SURFACE DETAIL
NTS



TYPICAL SECTION THROUGH OVERFLOW WEIR
SCALE 1:50



TYPICAL ELEVATION THROUGH OVERFLOW WEIR
SCALE 1:50



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	MP 14/07/23
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/05/23



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SCALE 0 1 2 3 4 5 10m 15 20m
SCALE 1:250

PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3
DRAINAGE BIO RETENTION BASIN DETAILS - SHEET 1

ORIGINAL ISSUE FOR APPROVAL
PROJECT LEADER: CK
DESIGNER: MP
SCALE: AS SHOWN
DATE: MAR 2023
SHEET SIZE: A1
DRAWING NO: C2511
REVISION: C

STRUCTURE NAME	F1/16
STRUCTURE DESCRIPTION	900 x 900 FIELD INLET WITH DOMED TOP GRATED CONCRETE HEADWALL
	HW2/16

- ALL PIPEWORK TO BE FIBRE REINFORCED CONCRETE TO THE SIZES NOMINATED.
- ALL BEDDING AND BACKFILLING OF PIPE TRENCHES AS PER IPWEAQ STANDARD DRAWING DS-030
- ALL DRAINAGE FIELD INLETS AS PER IPWEAQ STANDARD DRAWING DS-050

PIPE SIZE (mm)	5250
PIPE CLASS	2
PIPE GRADE (%)	0.32%
PIPE SLOPE (1 in X)	1 in 313
FULL PIPE VELOCITY (m/s)	1.12
PART FULL VELOCITY (m/s)	1.78
DATUM RL	88.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	100.834 100.396
PIPE FLOW (Cumecs)	0.380
PIPE CAPACITY AT GRADE (Cumecs)	0.243
DEPTH TO INVERT	1.000 0.785
INVERT LEVEL OF DRAIN	99.830 99.605
DESIGN SURFACE LEVEL	100.830 100.565
SETOUT COORDINATES	E 429827.015 N 895434.309
	E 429818.623 N 895430.096
CHAINAGE	0.000 9.390

LINE 6

STRUCTURE NAME	HW1/7
STRUCTURE DESCRIPTION	CONCRETE SLOPED HEADWALL
	HW2/7

PIPE SIZE (mm)	(2x)3750
PIPE CLASS	4
PIPE GRADE (%)	1.92%
PIPE SLOPE (1 in X)	1 in 52
FULL PIPE VELOCITY (m/s)	2.20
PART FULL VELOCITY (m/s)	2.45
DATUM RL	89.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	101.866 101.520
PIPE FLOW (Cumecs)	0.395
PIPE CAPACITY AT GRADE (Cumecs)	0.522
DEPTH TO INVERT	0.990 0.625
INVERT LEVEL OF DRAIN	101.200 100.900
DESIGN SURFACE LEVEL	101.520 100.800
SETOUT COORDINATES	E 429816.451 N 895430.833
	E 429862.361 N 895438.548
CHAINAGE	0.000 15.600

7

STRUCTURE NAME	HW1/8
STRUCTURE DESCRIPTION	CONCRETE SLOPED HEADWALL
	HW2/8

PIPE SIZE (mm)	4500
PIPE CLASS	4
PIPE GRADE (%)	1.80%
PIPE SLOPE (1 in X)	1 in 56
FULL PIPE VELOCITY (m/s)	2.40
PART FULL VELOCITY (m/s)	2.53
DATUM RL	90.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	102.520 102.281
PIPE FLOW (Cumecs)	0.235
PIPE CAPACITY AT GRADE (Cumecs)	0.382
DEPTH TO INVERT	0.700 0.700
INVERT LEVEL OF DRAIN	101.540 101.725
DESIGN SURFACE LEVEL	102.640 102.435
SETOUT COORDINATES	E 429816.256 N 8954308.938
	E 429865.345 N 895438.190
CHAINAGE	0.000 11.400

8

STRUCTURE NAME	HW1/9
STRUCTURE DESCRIPTION	CONCRETE SLOPED HEADWALL
	HW2/9

PIPE SIZE (mm)	(2x)4500
PIPE CLASS	4
PIPE GRADE (%)	3.12%
PIPE SLOPE (1 in X)	1 in 32
FULL PIPE VELOCITY (m/s)	3.17
PART FULL VELOCITY (m/s)	3.02
DATUM RL	101.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	113.644 113.442
PIPE FLOW (Cumecs)	0.417
PIPE CAPACITY AT GRADE (Cumecs)	1.008
DEPTH TO INVERT	0.705 0.705
INVERT LEVEL OF DRAIN	113.120 112.870
DESIGN SURFACE LEVEL	114.020 113.375
SETOUT COORDINATES	E 430162.224 N 8954348.204
	E 430147.626 N 8954348.816
CHAINAGE	0.000 14.400

9

STRUCTURE NAME	HW1/10
STRUCTURE DESCRIPTION	CONCRETE SLOPED HEADWALL
	HW2/10

PIPE SIZE (mm)	(4x)4500
PIPE CLASS	4
PIPE GRADE (%)	1.12%
PIPE SLOPE (1 in X)	1 in 89
FULL PIPE VELOCITY (m/s)	1.90
PART FULL VELOCITY (m/s)	2.12
DATUM RL	89.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	101.627 101.653
PIPE FLOW (Cumecs)	1.008
PIPE CAPACITY AT GRADE (Cumecs)	1.208
DEPTH TO INVERT	0.543 0.735
INVERT LEVEL OF DRAIN	101.300 101.160
DESIGN SURFACE LEVEL	101.843 101.665
SETOUT COORDINATES	E 429800.631 N 8954415.962
	E 429829.869 N 8954422.327
CHAINAGE	0.000 12.488

10

STRUCTURE NAME	F1/11
STRUCTURE DESCRIPTION	2 x 900 x 900 FIELD INLET REFER DETAILS ON DRG C2311
	HW2/11

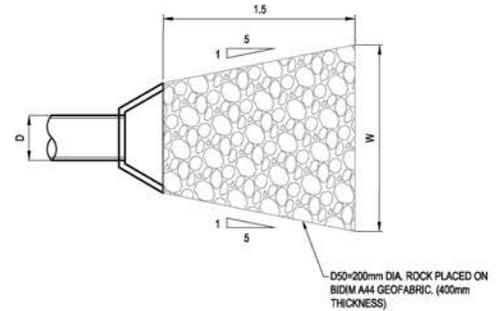
PIPE SIZE (mm)	6750
PIPE CLASS	2
PIPE GRADE (%)	0.61%
PIPE SLOPE (1 in X)	1 in 163
FULL PIPE VELOCITY (m/s)	1.84
PART FULL VELOCITY (m/s)	2.03
DATUM RL	103.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	115.977 115.427
PIPE FLOW (Cumecs)	0.507
PIPE CAPACITY AT GRADE (Cumecs)	0.658
DEPTH TO INVERT	2.380 0.925
INVERT LEVEL OF DRAIN	114.620 114.700
DESIGN SURFACE LEVEL	117.200 115.625
SETOUT COORDINATES	E 430493.548 N 8954490.662
	E 430497.777 N 8954509.810
CHAINAGE	0.000 19.610

11

STRUCTURE NAME	HW1/12
STRUCTURE DESCRIPTION	CONCRETE SLOPED HEADWALL
	HW2/12

PIPE SIZE (mm)	(2x)6500/375
PIPE CLASS	BC
PIPE GRADE (%)	1.04%
PIPE SLOPE (1 in X)	1 in 98
FULL PIPE VELOCITY (m/s)	1.86
PART FULL VELOCITY (m/s)	2.14
DATUM RL	106.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	118.547 118.299
PIPE FLOW (Cumecs)	0.893
PIPE CAPACITY AT GRADE (Cumecs)	0.837
DEPTH TO INVERT	0.845 0.625
INVERT LEVEL OF DRAIN	117.975 117.605
DESIGN SURFACE LEVEL	118.620 116.550
SETOUT COORDINATES	E 430473.797 N 8954469.333
	E 430478.454 N 8954468.167
CHAINAGE	0.000 4.800

12



INLET / OUTLET PROTECTION DETAIL
PROVIDE TO ALL OUTLETS
N.T.S.

LOCKYER VALLEY REGIONAL COUNCIL

APPROVED PLAN
Subject to conditions of
CW2023/0016
Date of Decision: 17/8/2023

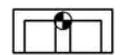
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Coordinator Development Assessment



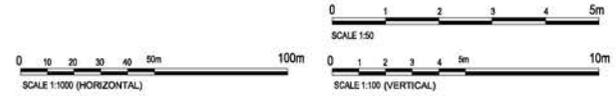
TYPICAL FIELD INLET SETOUT
SCALE 1:50

⊕ DENOTES SETOUT POINT



TYPICAL HEADWALL SETOUT
SCALE 1:50

⊕ DENOTES SETOUT POINT



NO.	REVISION DESCRIPTION	DATE
C	INFORMATION REQUEST RESPONSE	MP 14/07/23
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/05/23



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PO BOX 4107 SPRINGFIELD QLD 4300

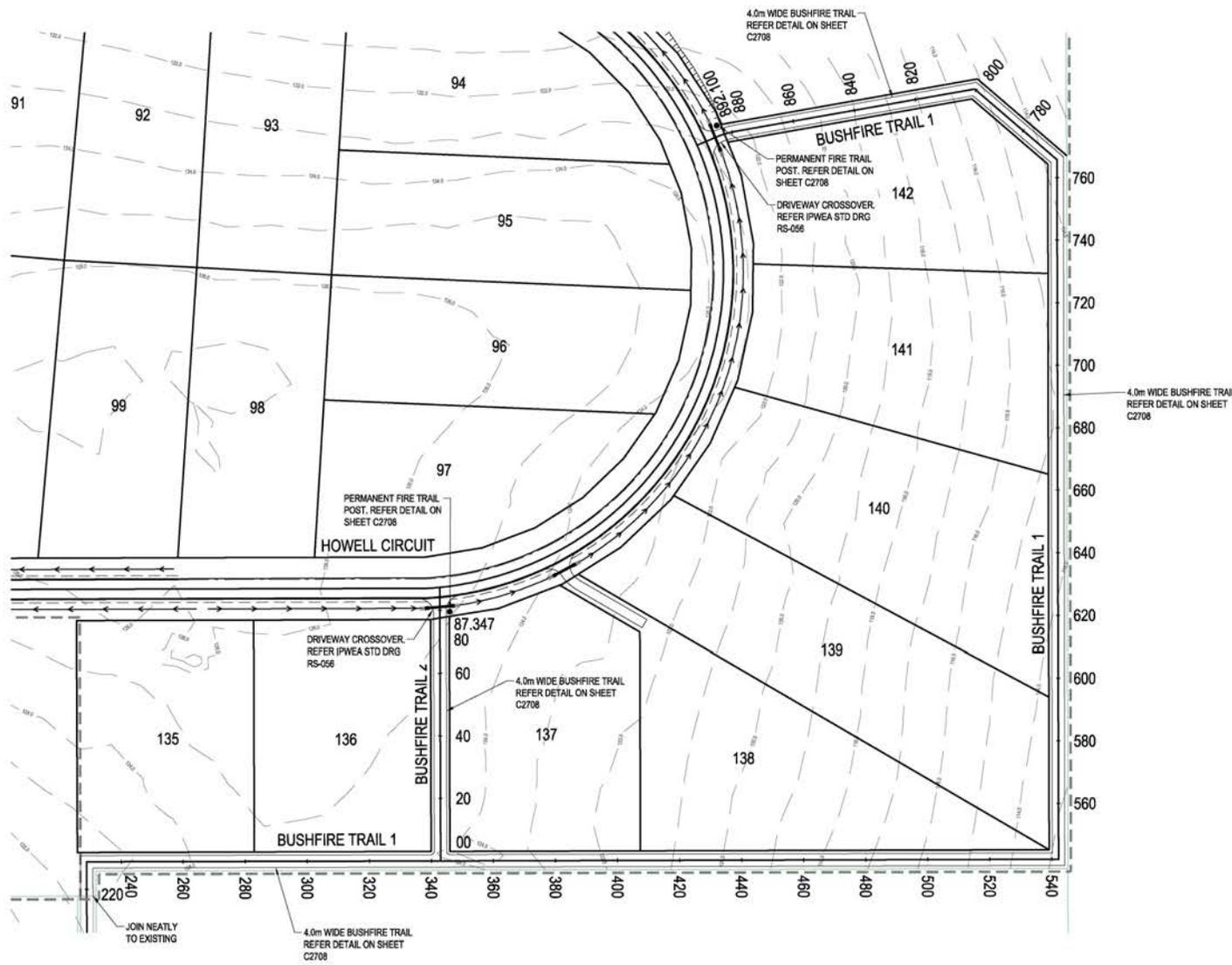
SCALE

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
DRAINAGE LONGITUDINAL SECTIONS
SHEET 1

DRAWING STATUS
ORIGINAL ISSUE FOR APPROVAL

PROJECT LEADER CK	DESIGNER MP	SIGNATURE G. HEN	INSTRUMENTED MEO 1808 PDC 28003
DRAWN BY MP	SCALE AS SHOWN	DATE MAR 2023	SHEET SIZE A1
JOB NO. BR222161	DRAWING NO. C2550	REVISION C	



LEGEND

EXISTING	PROPOSED

LOCKYER VALLEY REGIONAL COUNCIL
APPROVED PLAN
 Subject to conditions of
 OW2023/0015
 Date of Decision: 17/8/2023

[Signature]
 Coordinator Development Assessment

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/06/23



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CLIENT
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 PO BOX 4107 SPRINGFIELD QLD 4300

SCALE
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 SCALE 1:750

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

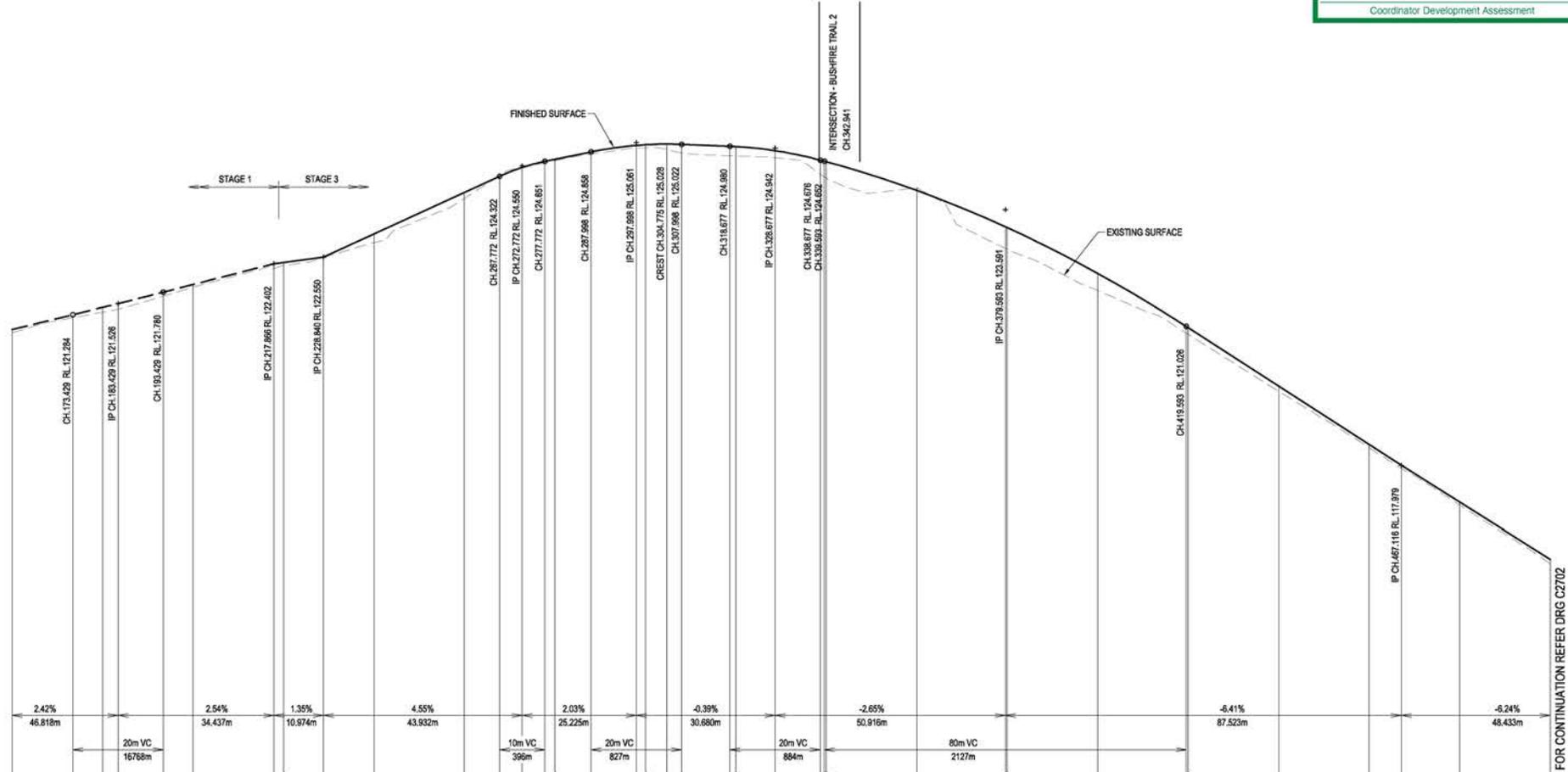
DRAWING TITLE
BUSHFIRE TRAIL PLAN

DRAWING STATUS
ORIGINAL ISSUE
 FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR.	REQD. 100% NOD. 100%
CK	MP			

DRAWN BY	SCALE	DATE	SHEET SIZE
MP	AS SHOWN	MAR 2023	A1

JOB NO.	DRAWING NO.	REVISION
BR222161	C2700	B



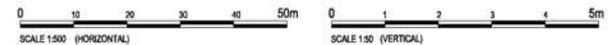
Horiz Curve Data

Vertical Geometry Grade (%)
 Vertical Grade Length (m)
 Vertical Curve Length (m)
 Vertical Curve Radius (m)
 DATUM R.L.111,000

CHAINAGE	160.000	173.429	180.000	183.429	193.429	200.000	217.866	220.000	228.840	240.000	260.000	267.772	272.772	277.772	280.000	287.968	297.968	300.000	304.175	307.968	318.677	320.000	328.877	338.877	339.893	340.000	360.000	379.893	380.000	400.000	419.893	420.000	440.000	460.000	467.116	480.000	500.000
NATURAL SURFACE LEVELS	120.888	121.217	121.336	121.404	121.682	121.887	122.300	122.396	122.543	122.865	123.941	124.338	124.512	124.616	124.684	124.809	125.001	125.015	125.028	125.022	124.771	124.767	124.730	124.374	124.308	124.279	124.088	122.740	122.720	121.816	120.878	120.853	119.066	118.589	117.508	117.111	115.533
CUT / FILL DEPTH	0.070	0.067	0.108	0.125	0.088	0.061	0.102	0.065	0.007	0.193	0.128	-0.016	0.006	0.035	0.032	0.049	0.057	0.067	0.119	0.169	0.210	0.207	0.155	0.303	0.344	0.362	-0.055	0.475	0.477	0.377	0.148	0.147	0.112	0.066	0.071	0.064	0.064
DESIGN SURFACE LEVELS	120.958	121.284	121.444	121.529	121.780	121.948	122.402	122.431	122.550	123.058	123.968	124.322	124.518	124.651	124.696	124.858	125.001	125.015	125.028	125.022	124.974	124.974	124.885	124.676	124.652	124.641	124.013	123.215	123.197	122.193	121.026	121.000	119.718	118.435	117.979	117.175	115.928
VERTICAL GRADE LENGTH (m)	46.818m					34.437m	10.974m			43.932m			10m VC 396m		25.225m		20m VC 827m			30.680m			20m VC 884m			50.916m		80m VC 2127m			87.523m					48.433m	

LONGITUDINAL SECTION - BUSHFIRE TRIAL 1

HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:50



NO.	REVISION DESCRIPTION	DATE
A	ISSUED FOR APPROVAL	21/03/23



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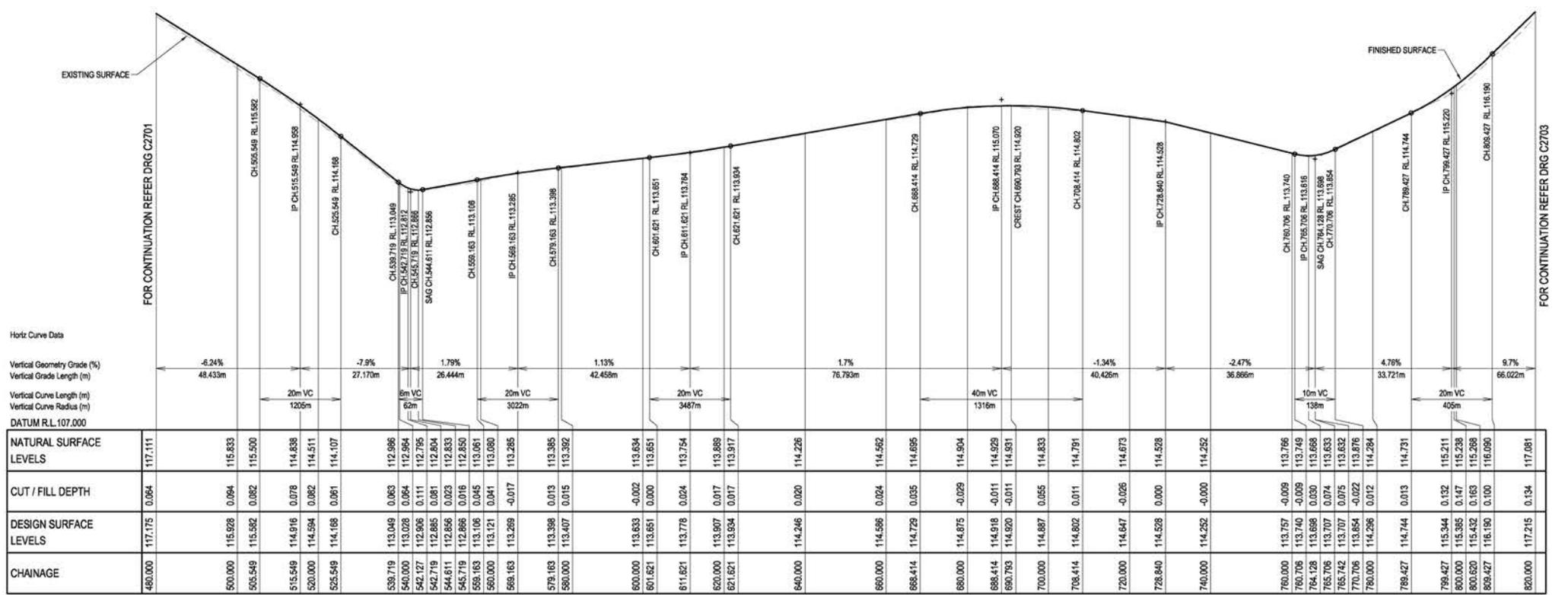
PARK LAKE ADARE PTY LTD
 PO BOX 4107 SPRINGFIELD QLD 4300
 SCALE

PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3
BUSHFIRE TRAIL 1 LONGITUDINAL SECTION - SHEET 1 OF 3

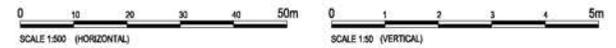
ORIGINAL ISSUE FOR APPROVAL

PROJECT LEADER CK	DESIGNER MP	SIGNATURE G. HEN	REC'D 18/03/2023
DRAWN BY MP	SCALE AS SHOWN	DATE MAR 2023	SHEET SIZE A1
JOB NO. BR222161	DRAWING NO. C2701	REVISION A	

FOR CONTINUATION REFER DRG C2702

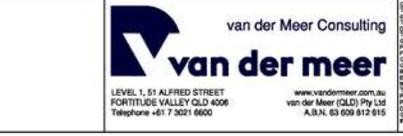


LONGITUDINAL SECTION - BUSHFIRE TRIAL 1
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:50



REVISIONS:

NO.	ISSUED FOR APPROVAL	MP	21/03/23
1	ISSUED FOR APPROVAL	MP	21/03/23



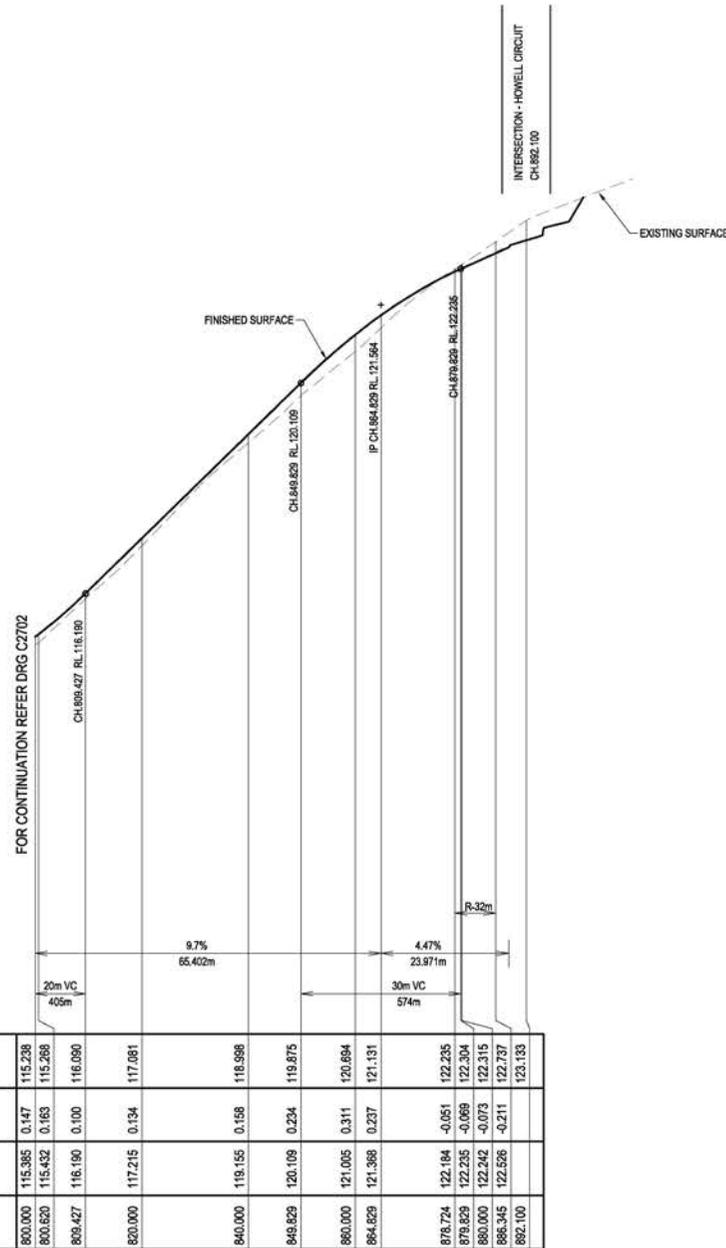
CLIENT
PARK LAKE ADARE PTY LTD
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PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

DRAWING TITLE
BUSHFIRE TRIAL 1 LONGITUDINAL SECTION - SHEET 2 OF 3

DRAWING STATUS
ORIGINAL ISSUE
 FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBN	REC'D 16/08/2023
CK	MP			
DRAWN BY	SCALE	DATE	SHEET SIZE	REVISION
MP	AS SHOWN	MAR 2023	A1	
DRAWING NO.	C2702			
BR222161				A

Horiz Curve Data

Vertical Geometry Grade (%)
Vertical Grade Length (m)

Vertical Curve Length (m)
Vertical Curve Radius (m)

DATUM R.L. 108.000

	800.000	800.020	809.427	820.000	840.000	849.829	860.000	864.829	878.724	879.829	886.345	892.100
NATURAL SURFACE LEVELS	115.238	115.268	116.090	117.081	118.598	119.875	120.694	121.131	122.235	122.304	122.315	122.737
CUT / FILL DEPTH	0.147	0.163	0.100	0.134	0.158	0.234	0.311	0.237	-0.051	-0.069	-0.211	
DESIGN SURFACE LEVELS	115.385	115.432	116.190	117.215	119.155	120.109	121.005	121.368	122.184	122.235	122.526	
CHAINAGE	800.000	800.020	809.427	820.000	840.000	849.829	860.000	864.829	878.724	879.829	886.345	892.100

LONGITUDINAL SECTION - BUSHFIRE TRIAL 1

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:50



NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	20/06/23
A	ISSUED FOR APPROVAL	21/03/23



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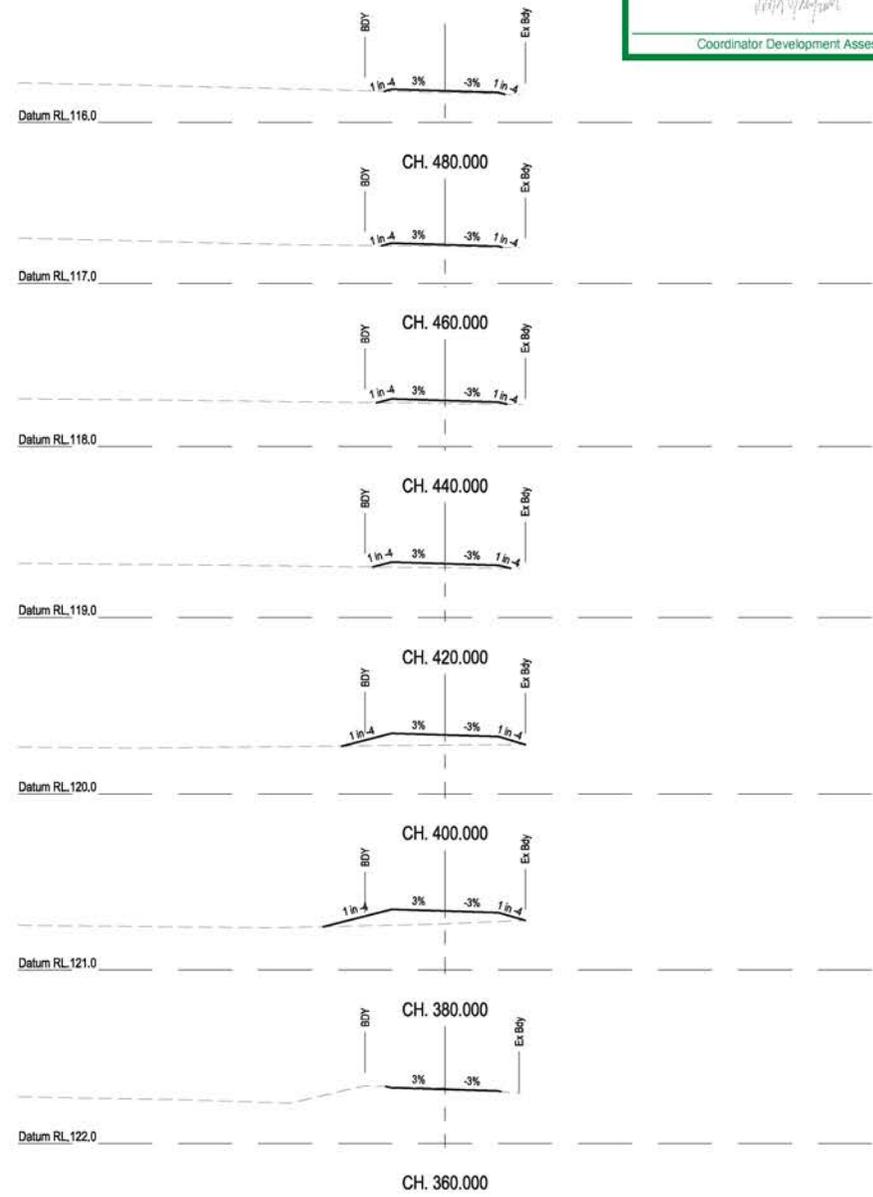
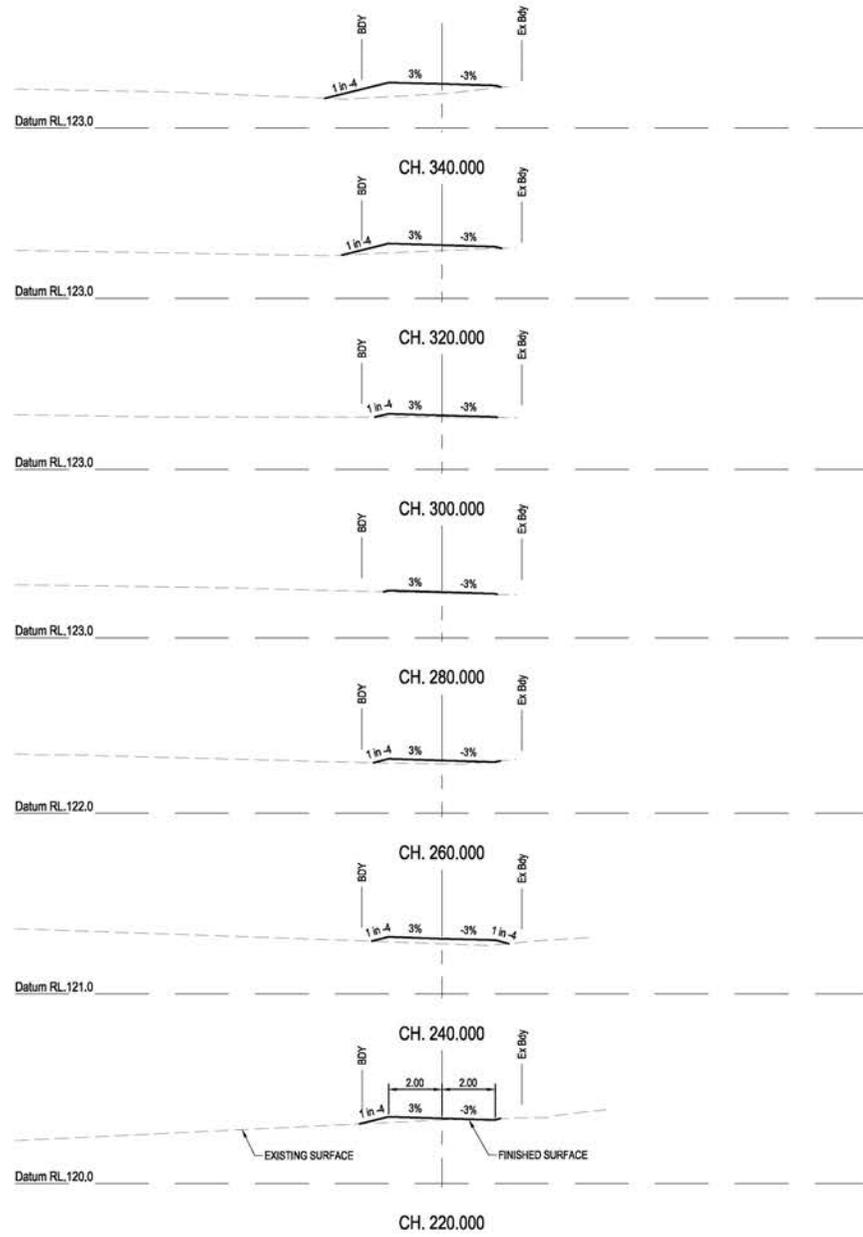
CLIENT
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PO BOX 4107 SPRINGFIELD QLD 4300

SCALE

PROJECT TITLE
PROPOSED SUBDIVISION
174 ADARE ROAD, ADARE, QLD 4343
STAGES 2 AND 3

DRAWING TITLE
BUSHFIRE TRIAL 1 LONGITUDINAL SECTION - SHEET 3 OF 3

DRAWING STATUS			
ORIGINAL ISSUE FOR APPROVAL			
PROJECT LEADER	DESIGNER	SIGNATURE	DATE
CK	MP		MAR 2023
DRAWING NO.	SCALE	DRAWING NO.	SHEET SIZE
BR222161	AS SHOWN	C2703	A1
JOB NO.	REVISION		
	B		



REVISIONS:			
NO.	ISSUED FOR APPROVAL	REVISION DESCRIPTION	DATE
A	ISSUED FOR APPROVAL		21/03/23



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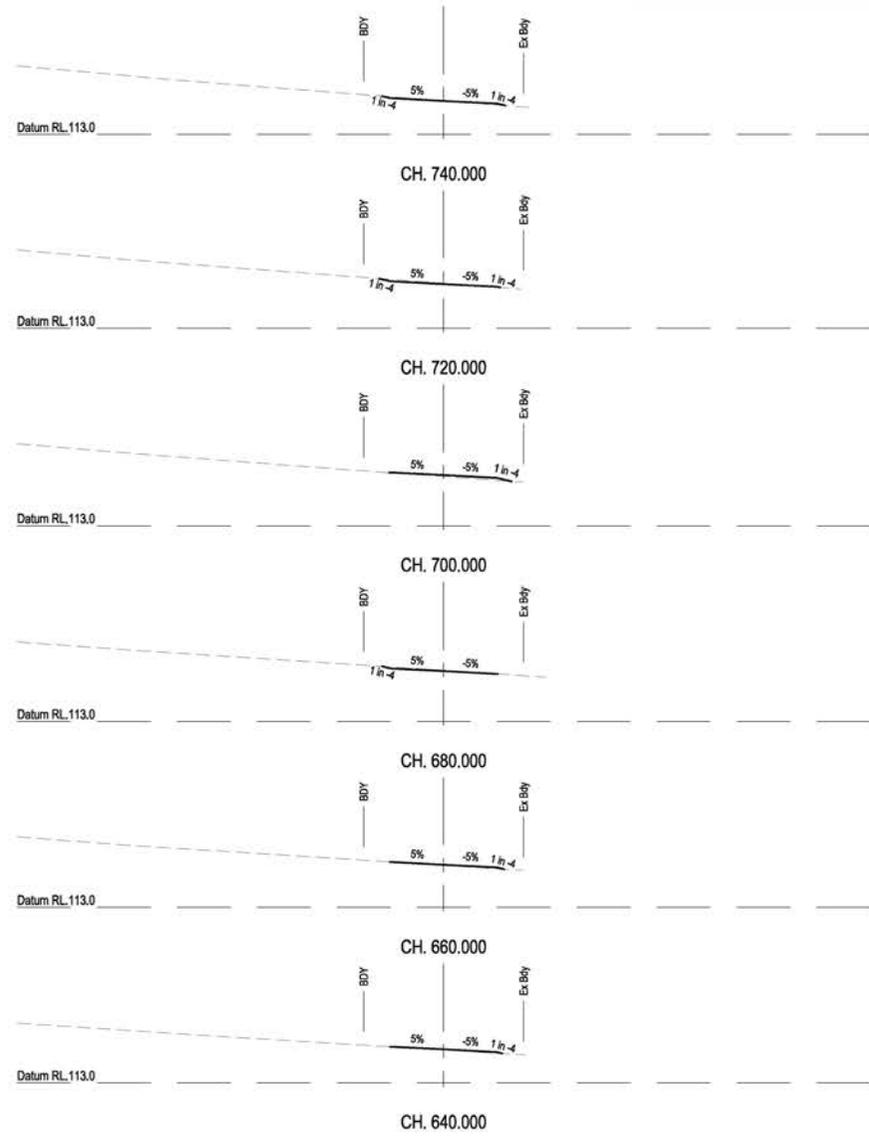
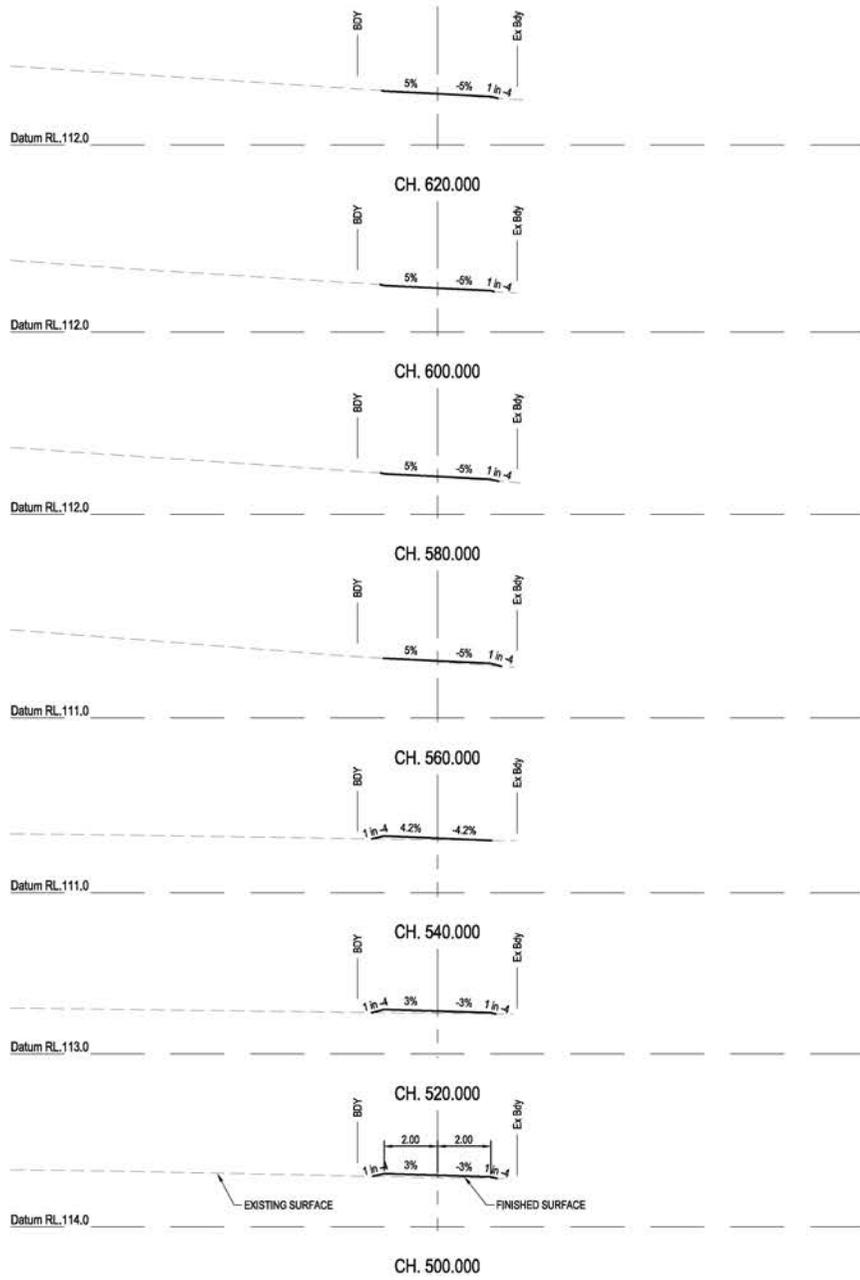
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SCALE
 0 1 2 3 4 5m 10m
 SCALE 1:100

PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3

BUSHFIRE TRAIL 1
 CROSS SECTIONS - SHEET 1

DRAWING STATUS			
ORIGINAL ISSUE FOR APPROVAL			
PROJECT LEADER CK	DESIGNER MP	SIGNATURE G. HEN	REQD. SIGN. REQD. APPROV.
DRAWN BY MP	SCALE AS SHOWN	DATE MAR 2023	SHEET SIZE A1
JOB NO. BR222161	DRAWING NO. C2704	REVISION A	



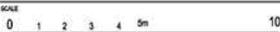
REVISIONS:

No.	ISSUED FOR APPROVAL	MP	21/03/23




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 Telephone +61 7 3021 8800
 www.vandermeer.com.au
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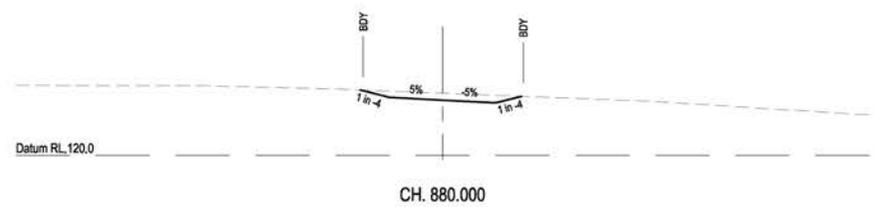
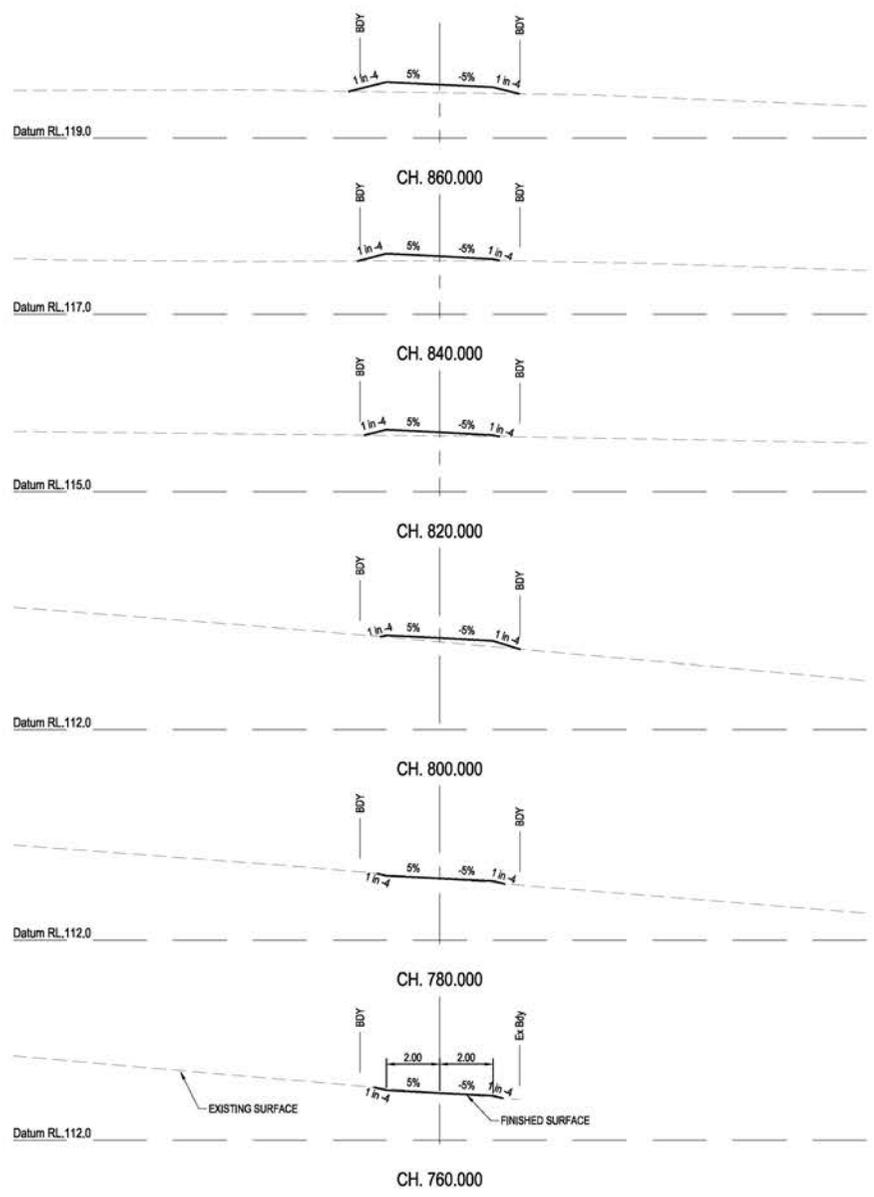
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 SCALE

 SCALE 1:100

CLIENT
PARK LAKE ADARE PTY LTD
 PO BOX 4107 SPRINGFIELD QLD 4300
 PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3
 DRAWING TITLE
BUSHFIRE TRAIL 1
CROSS SECTIONS - SHEET 2

DRAWING STATUS: **ORIGINAL ISSUE FOR APPROVAL**

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBN	REQD. SIGN.
CK	MP			
DRAWN BY	SCALE	DATE	SHEET SIZE	
MP	AS SHOWN	MAR 2023	A1	
JOB NO.	DRAWING NO.	REVISION		
BR222161	C2705	A		

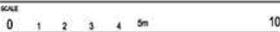


REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/03/23



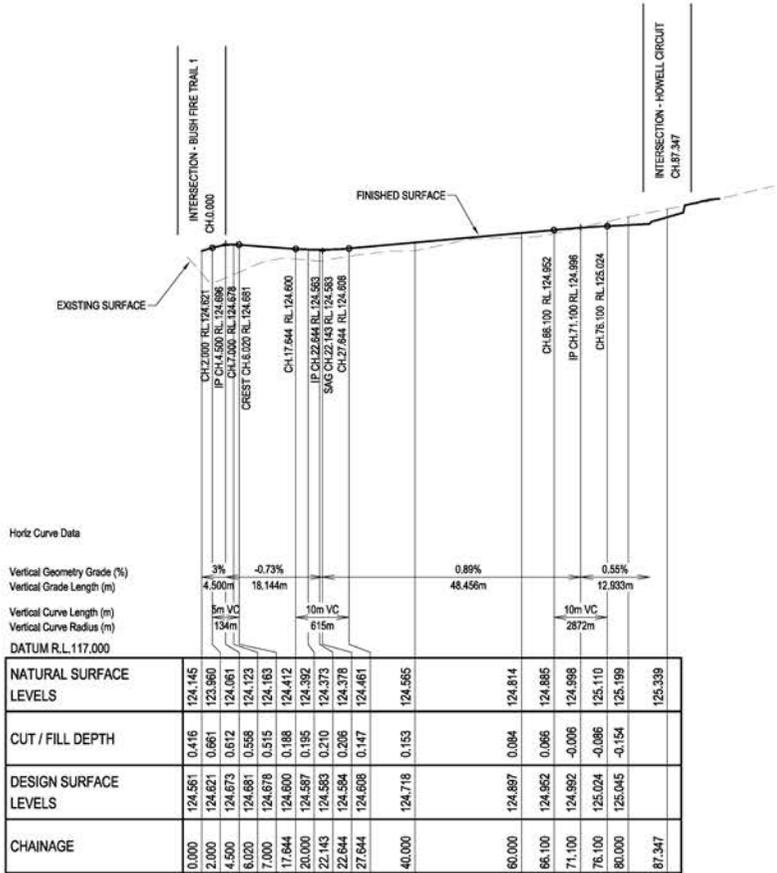

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 A.B.N. 63 609 912 915

CLIENT
PARK LAKE ADARE PTY LTD
 PO BOX 4107 SPRINGFIELD QLD 4300
 SCALE

 SCALE 1:100

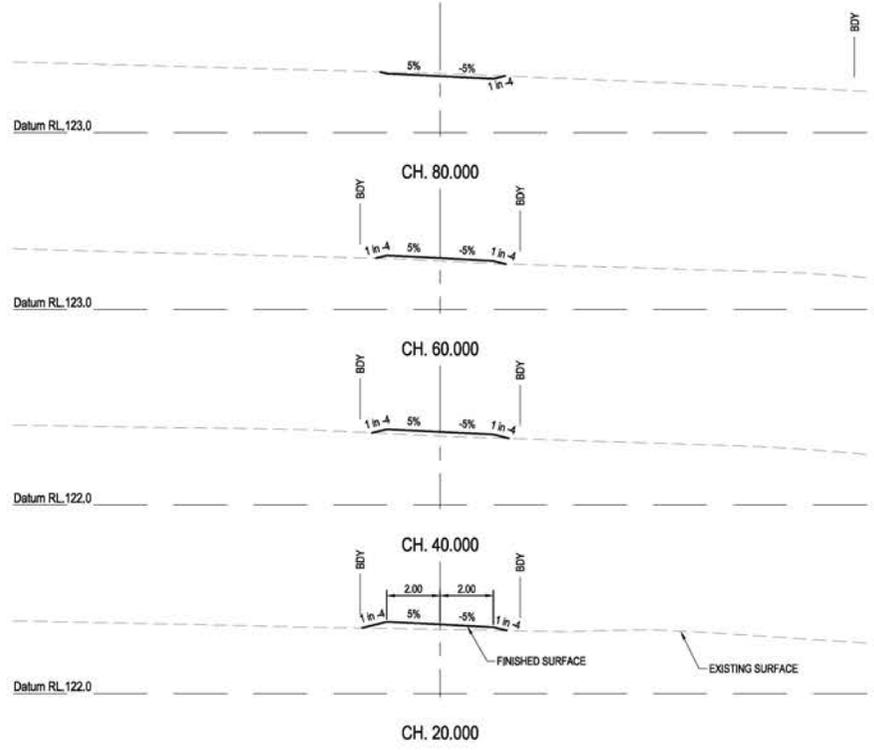
PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3
 DRAWING TITLE
BUSHFIRE TRAIL 1
CROSS SECTIONS - SHEET 3

DRAWING STATUS
ORIGINAL ISSUE
 FOR APPROVAL

PROJECT LEADER	DESIGNER	SIGNATURE	C. NBR.	REQD. 100M HIGH BUSHFIRE
CK	MP			
DRAWN BY	SCALE	DATE	SHEET SIZE	
MP	AS SHOWN	MAR 2023	A1	
JOB NO.	DRAWING NO.	REVISION		
BR222161	C2706	B		



LONGITUDINAL SECTION - BUSHFIRE TRIAL 2
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:50



REVISIONS:

NO.	REVISION DESCRIPTION	DATE
B	INFORMATION REQUEST RESPONSE	MP 20/06/23
A	ISSUED FOR APPROVAL	MP 21/03/23




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CLIENT
PARK LAKE ADARE PTY LTD
 PO BOX 4107 SPRINGFIELD QLD 4300
SCALE
 0 1 2 3 4 5m 10m
 SCALE 1:100

PROJECT TITLE
PROPOSED SUBDIVISION
 174 ADARE ROAD, ADARE, QLD 4343
 STAGES 2 AND 3
DRAWING TITLE
BUSHFIRE TRIAL 2
LONGITUDINAL AND CROSS SECTIONS

DRAWING STATUS

ORIGINAL ISSUE FOR APPROVAL			
PROJECT LEADER CK	DESIGNER MP	SIGNATURE G. HEN	REQ 100% NOT APPROVED
DRAWN BY MP	SCALE AS SHOWN	DATE MAR 2023	SHEET SIZE A1
JOB NO. BR222161	DRAWING NO. C2707	REVISION B	

