

For P.A. Purposes Only

UNIT AREA CALCULATIONS.

Site Area - 2026.5m²
Proposed Site Coverage - 924.8m² (45.6%)
Proposed P.O.S. - 462.1m² (22.8%)

DRAFT OPTION 3.

All proposed drawings are to be prepared in accordance with the relevant standards and codes of practice and shall be subject to the approval of the relevant authority. The designer shall be responsible for ensuring that the drawings are in accordance with the relevant standards and codes of practice and shall be subject to the approval of the relevant authority.

Revision No:

Drawn by: M.J.

Scale: 1:125 @A2

Date: 14/10/11

Drawing No: 1477-01

Title: 17 UNIT DEVELOPMENT FOR AUSPRIME INVESTMENT GROUP P/L
20 RUFUS ST, BLACKWATER
SITE PLAN.

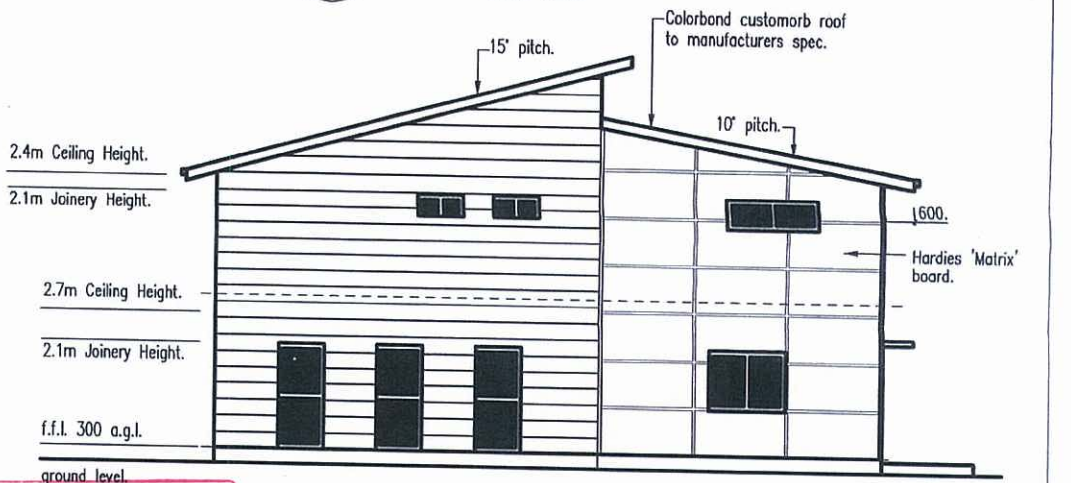
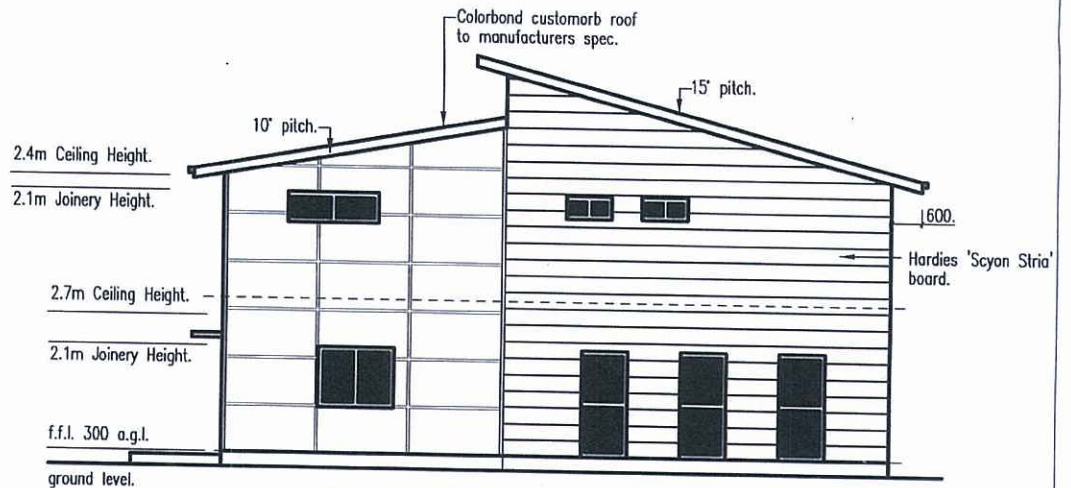
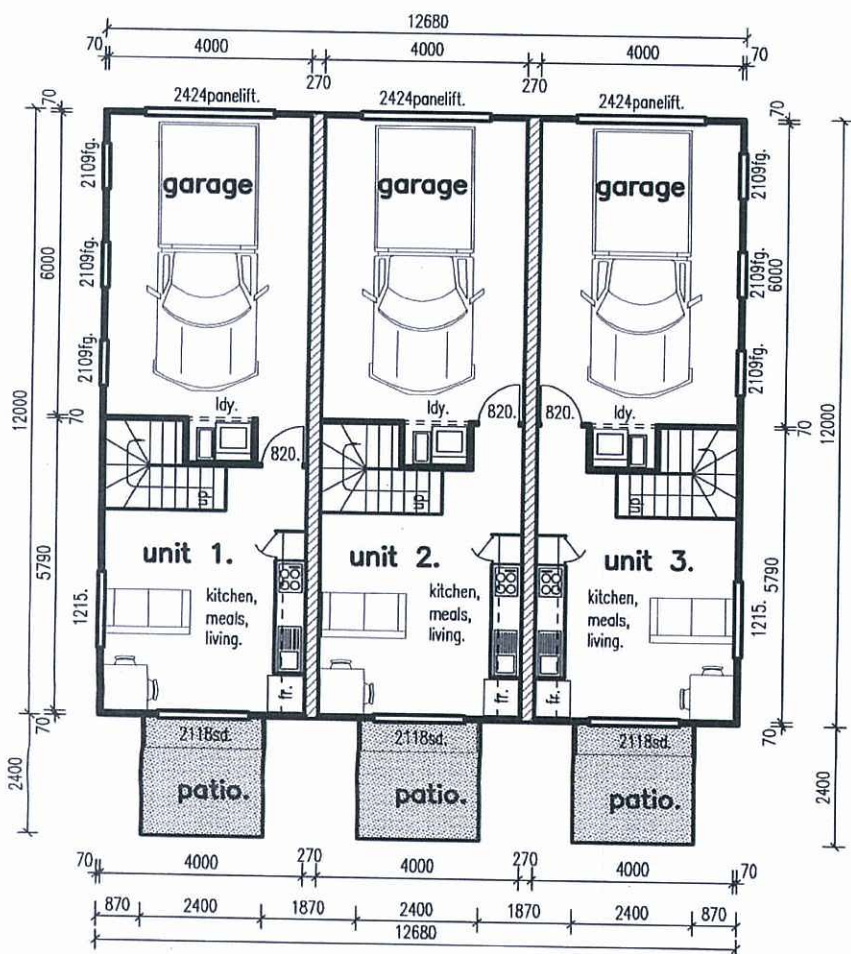
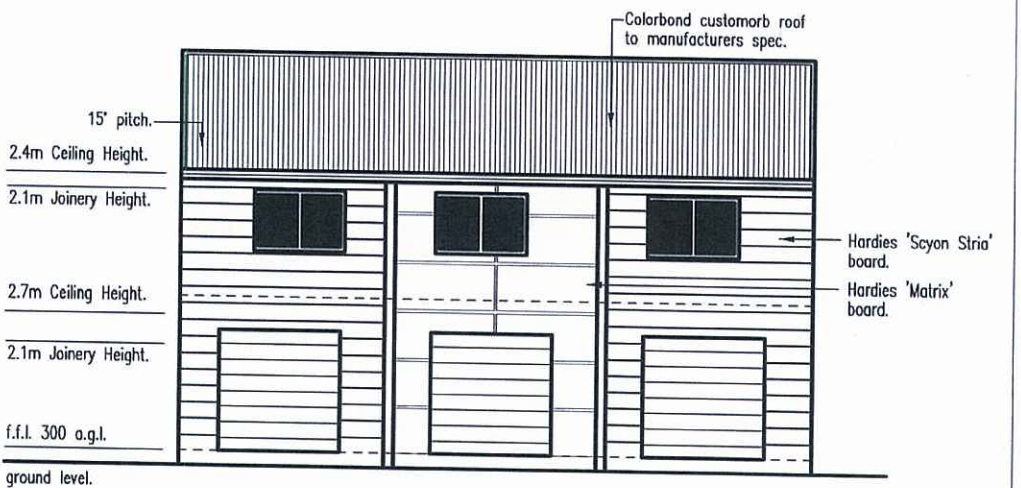
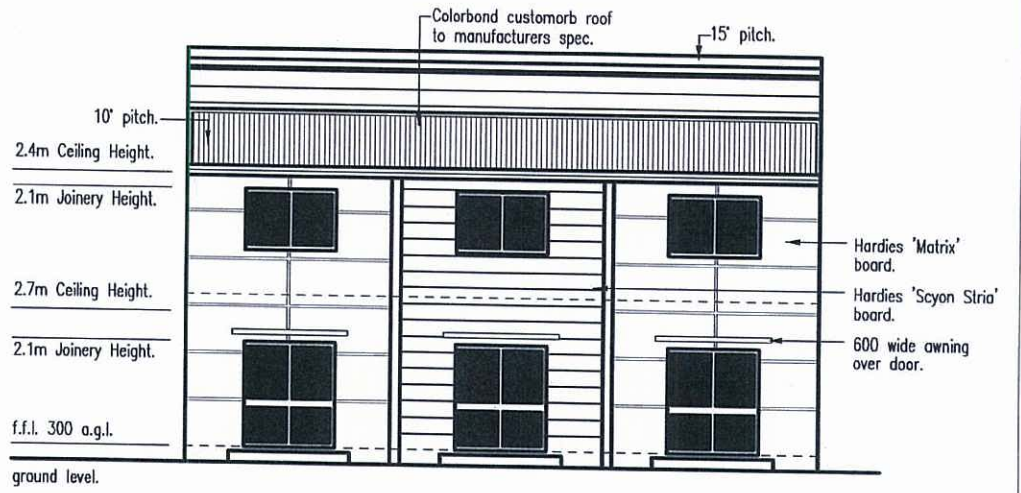
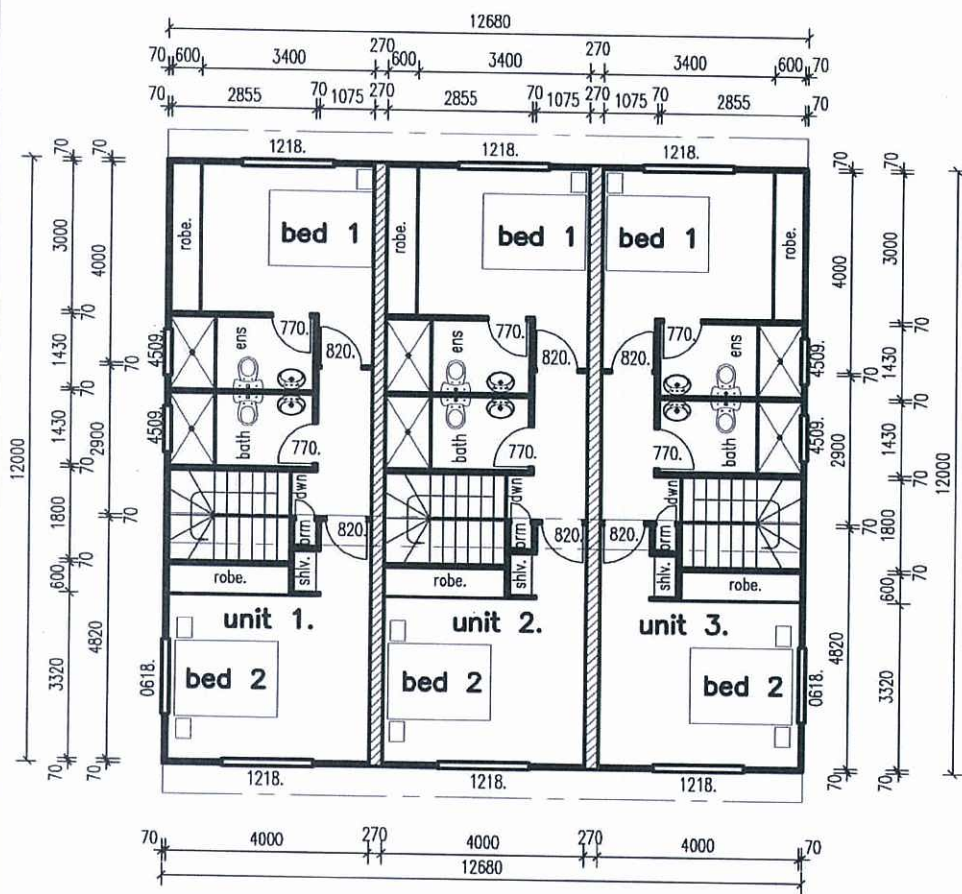
GATLEY
P.O. Box 1530 Bundaberg, 4670
Ph: (07) 41531183 Fax: (07) 41523958
Q.B.S.A. No: 1010905



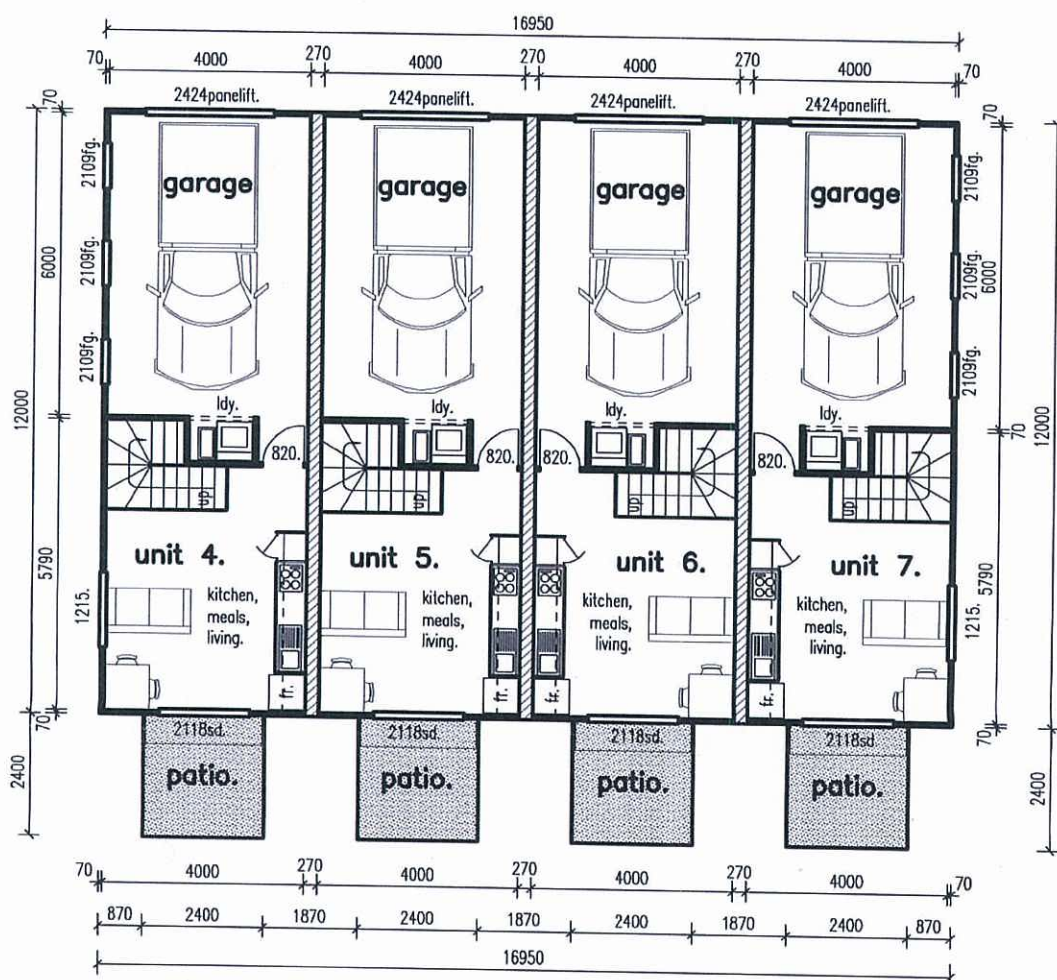
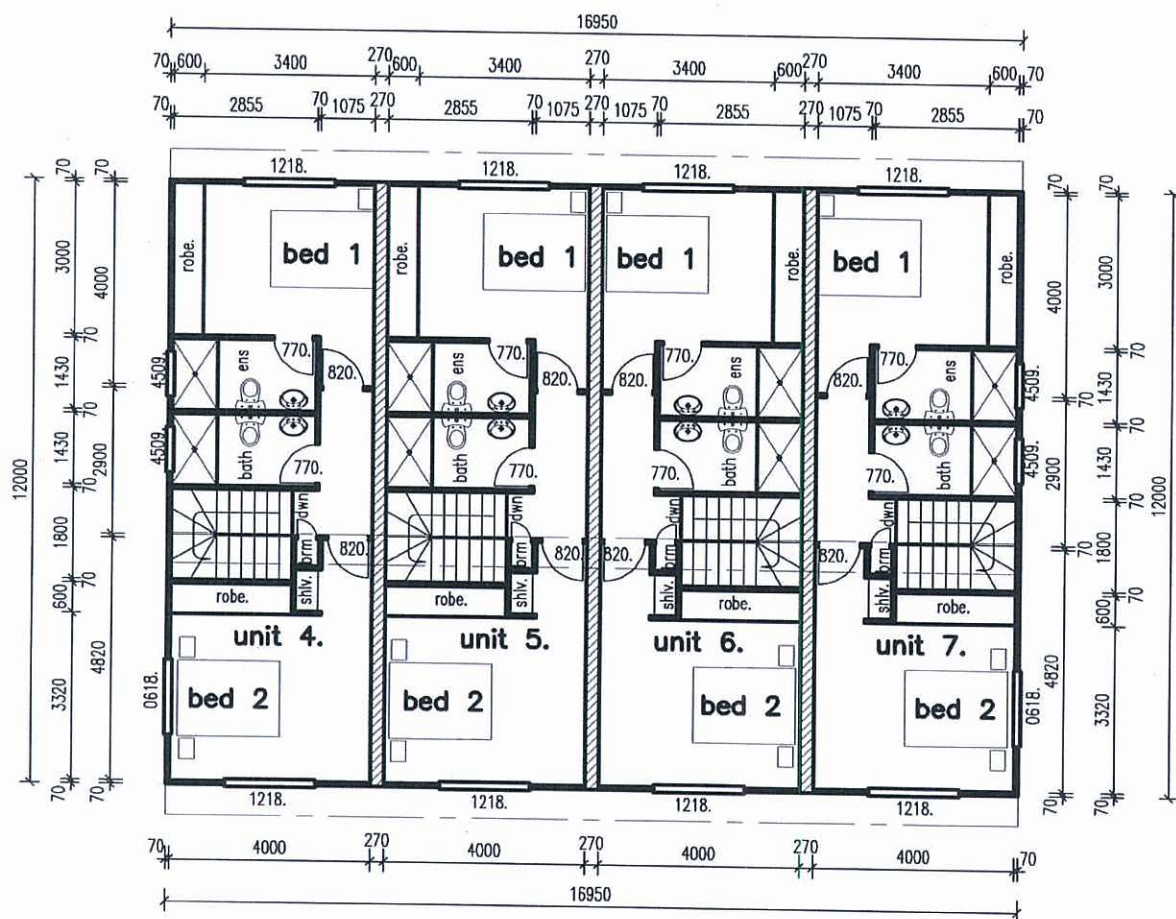
RUFUS STREET.

SITE PLAN.
scale 1:125 @A2

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/4/12



PLANS AND DOCUMENTS
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GOLLEY
P.O. Box 1530 Bundaberg, 4670
Ph: (07) 41531183 Fax: (07) 41523958

DRAFT OPTION 3.

Q.B.S.A. No: 1010905

Ph: (07) 41531183 Fax: (07) 41523958

Title:
17 UNIT DEVELOPMENT FOR AUSPRIME
INVESTMENT GROUP P/L
20 RUFUS ST, BLACKWATER
FLOOR PLANS UNITS 4-7.

Drawn by: M.J.

Scale: 1:100 @A2

Date: 14/10/11

Revision No:

Drawing No:

1477-03

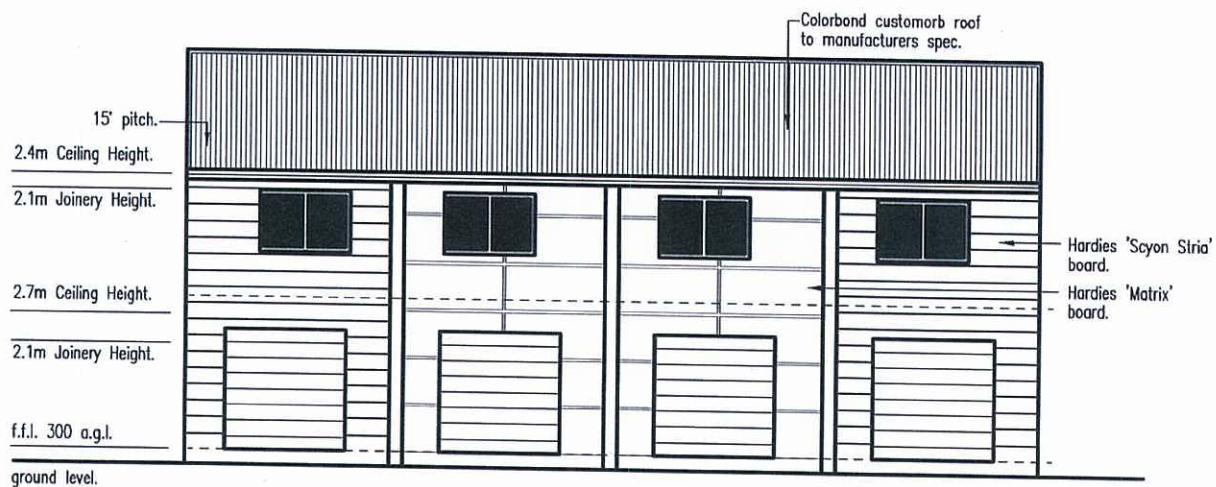
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Signed:

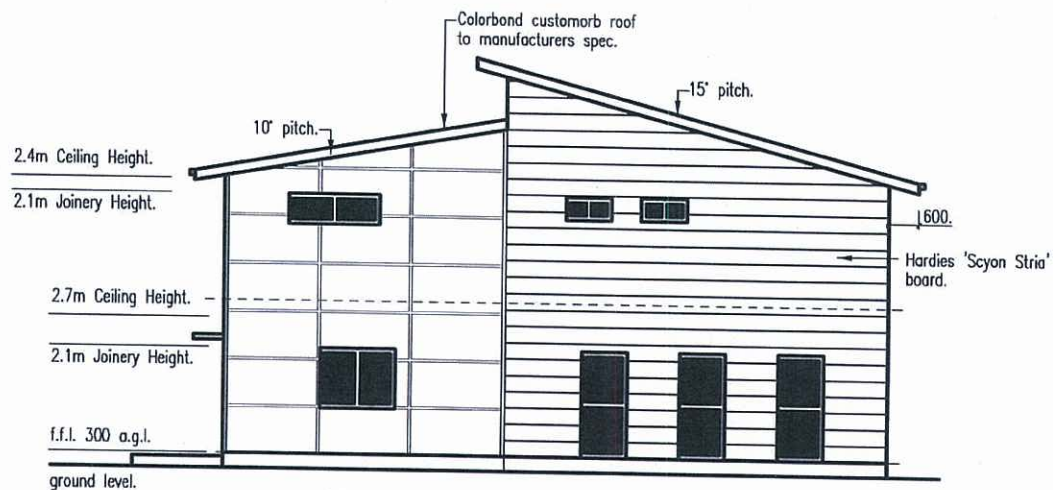
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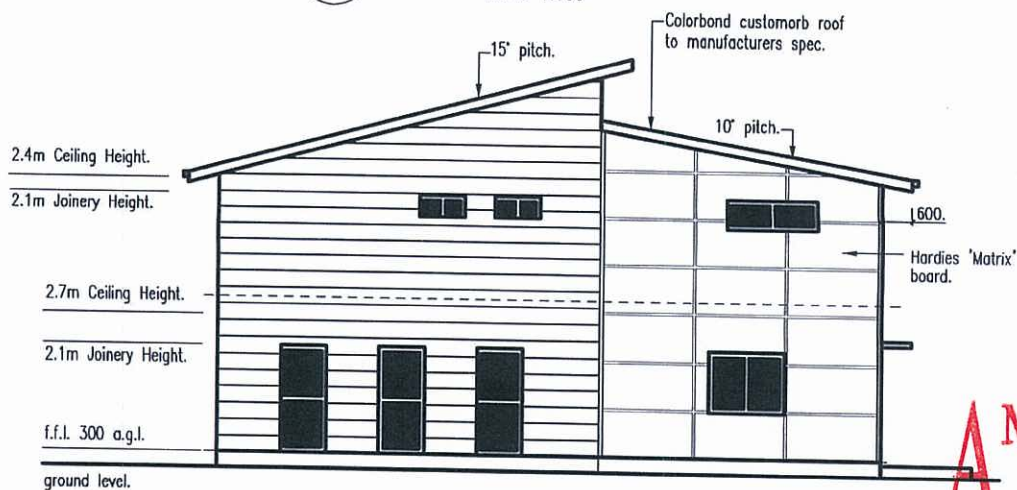
FRONT ELEVATION.
scale 1:100



REAR ELEVATION.
scale 1:100



SIDE ELEVATION.
scale 1:100

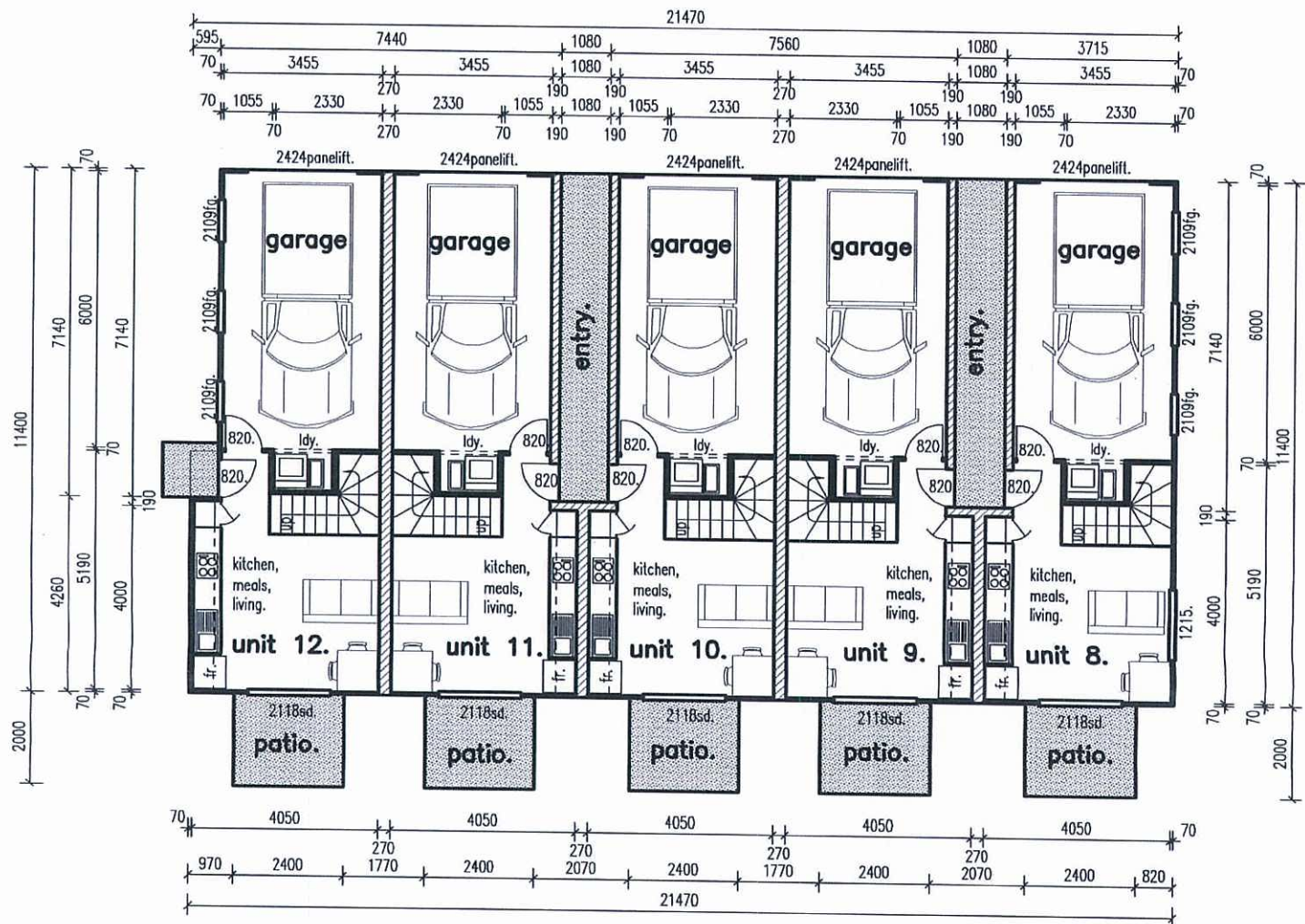
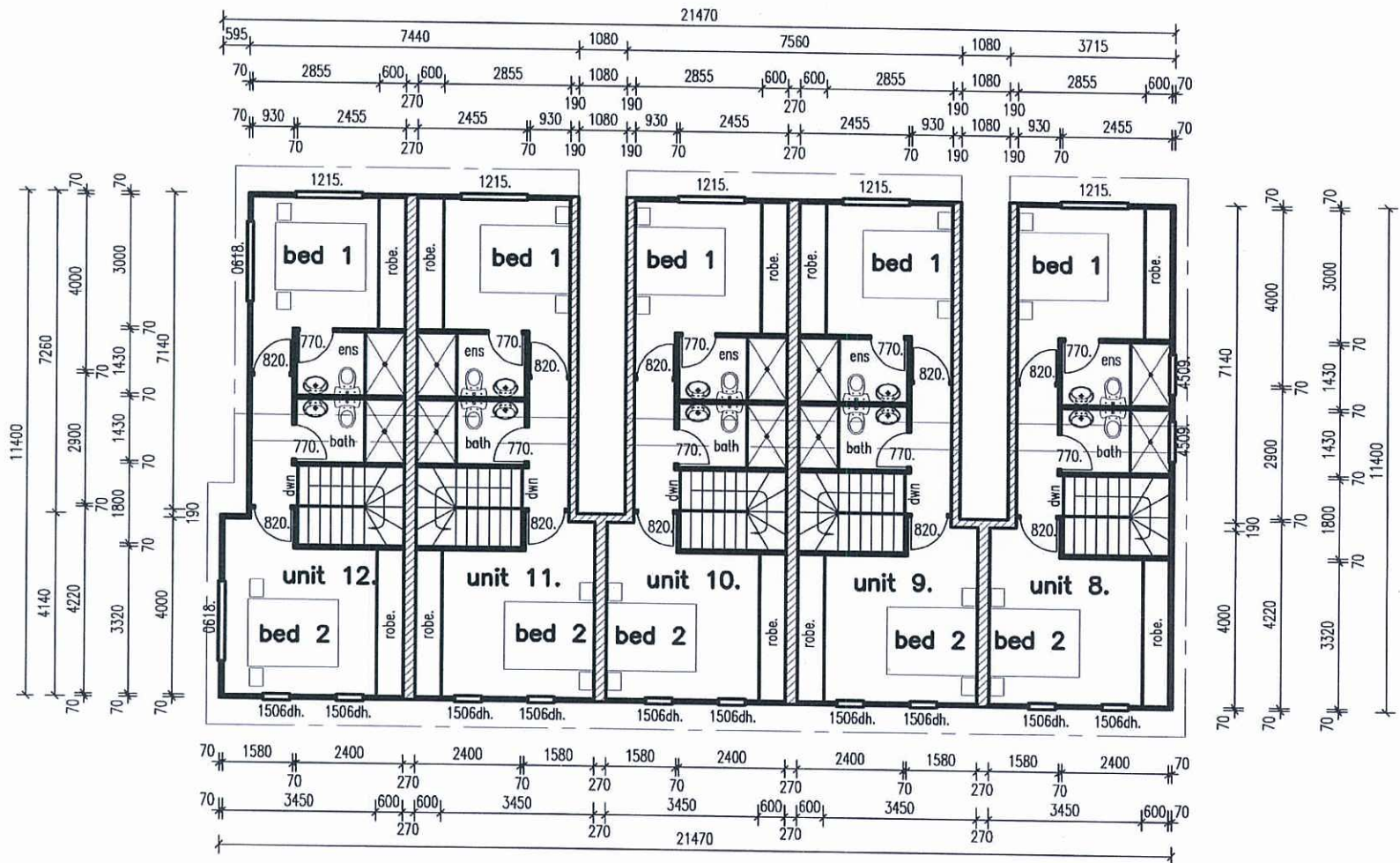


SIDE ELEVATION.
scale 1:100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 4 / 12

AMENDED IN RED
2 APR 2012
By: Matt Tuan (name)
of the ULDA

For D.A. Purposes Only.



NOTE: Units 13-17 are mirror image
Units 8-12.

For D.A. Purposes Only.

AMENDED IN RED
2 APR 2012
By: Matt Teo (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 4 / 12



DRAFT OPTION 3.

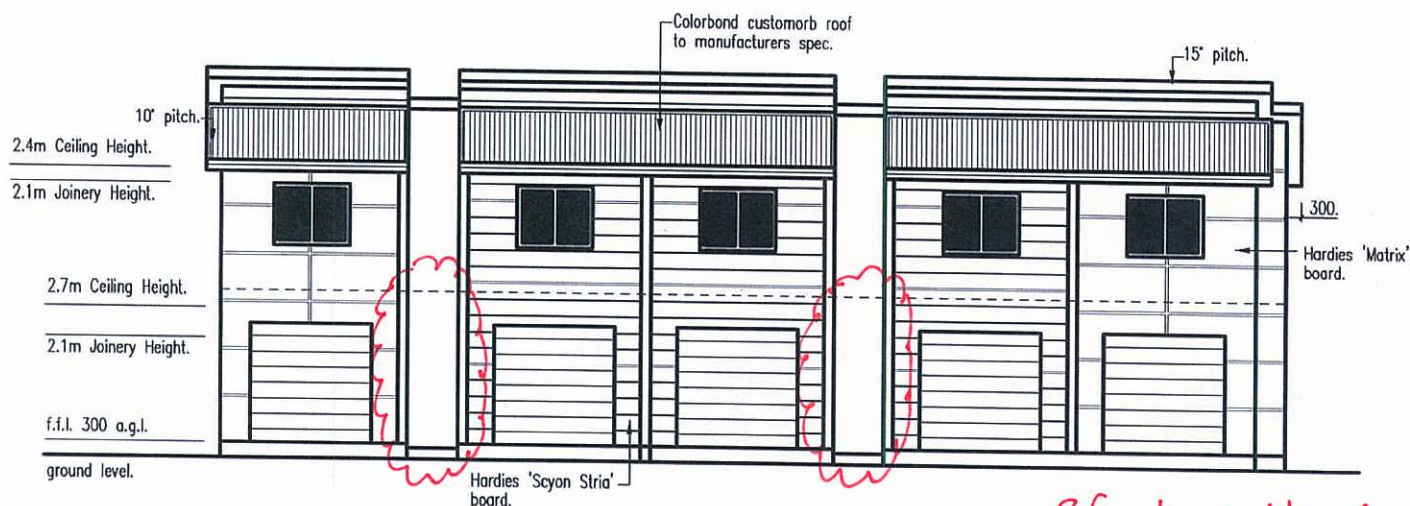
Q.B.S.A. No: 1010905

Title:
17 UNIT DEVELOPMENT FOR AUSPRIME
INVESTMENT GROUP P/L
20 RUFUS ST, BLACKWATER
FLOOR PLANS UNITS 8-12. + 13-17

Drawn by: M.J.
Scale: 1:100 @A2
Date: 14/10/11

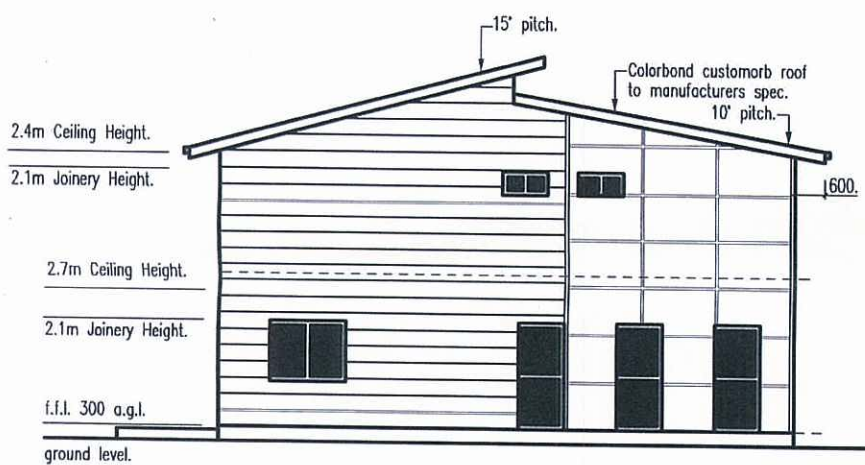
Revision No:
Drawing No: 1477-05

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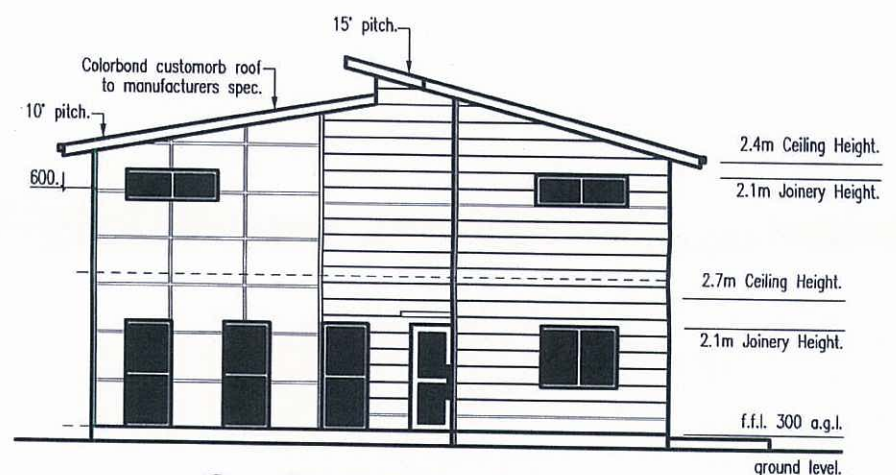


○ SIDE ELEVATION.
scale 1:100

Refer to condition 4.
Entry to units must be further emphasised
with a permeable door or gates, outdoor
lighting and unit numbers.

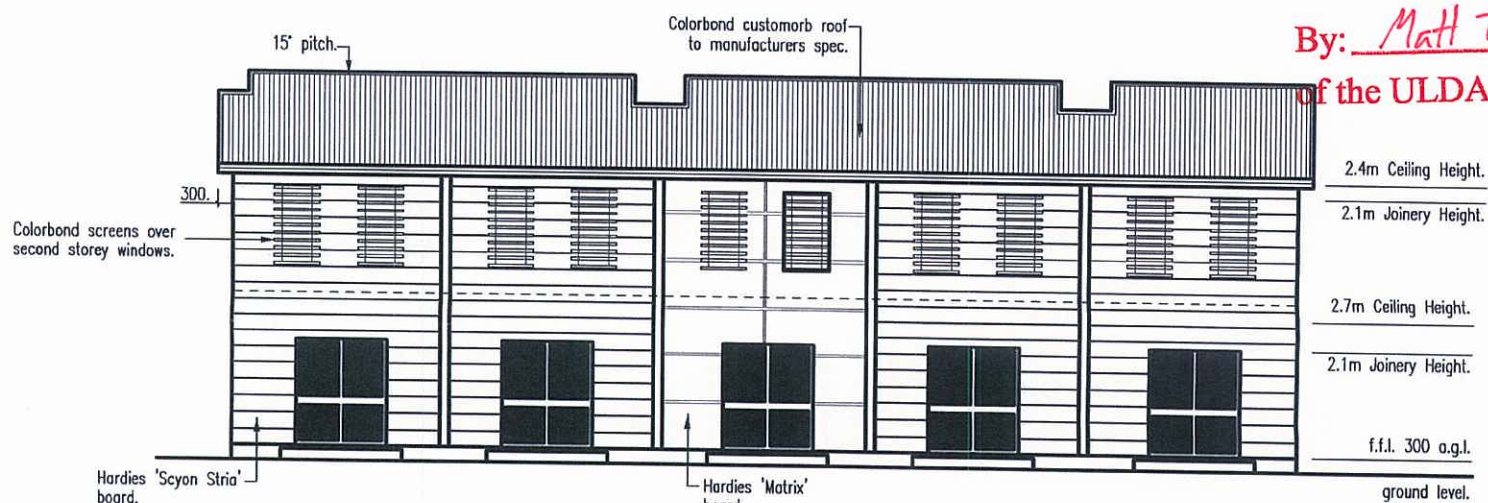


○ FRONT ELEVATION.
scale 1:100



○ REAR ELEVATION.
scale 1:100

A MENDED IN RED
2 APR 2012
By: Math Toon (name)
of the ULDA



○ SIDE ELEVATION.
scale 1:100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 4 / 12

NOTE: Units 13-17 are mirror image
Units 8-12.

For D.A. Purposes Only.

DRAFT OPTION 3.



P.O. Box 1530 Bundaberg, 4670
Ph: (07) 41531183 Fax: (07) 41523958

Title:
17 UNIT DEVELOPMENT FOR AUSPRIME
INVESTMENT GROUP P/L
20 RUFUS ST, BLACKWATER
ELEVATIONS UNITS 8-12. + 13-17

Drawn by: M.J.
Scale: 1:100 @A2
Date: 14/10/11

Revision No:
Drawing No:
1477-06

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Signed:

This architectural floor plan depicts a building layout with four yellow-colored rooms arranged in a 2x2 grid. A central corridor, shown in grey, provides access to these rooms. The building is surrounded by a green outdoor area, which includes a path and a small circular feature labeled 'PP'. The plan is annotated with various symbols and text, including 'WM' (likely for window or wall), 'OR' (possibly for opening or door), and 'PP' (possibly for point or post). A scale bar at the bottom indicates distances in meters, with markings for 0, 10, and 20. A north arrow is located in the top right corner, pointing towards the upper right. The plan also shows a central vertical corridor with a dashed orange line, and a horizontal corridor with a dashed orange line. The rooms are divided into smaller sections by walls and doors. The outdoor area is marked with a green stippled pattern. The plan includes a detailed section line with a break symbol, indicating a continuation of the building beyond the shown area.

Architectural floor plan of a building with four yellow rooms, a central corridor, and a green outdoor area. The plan includes various annotations such as 'WM', 'OR', 'PP', and elevation markers like '30.2', '30.5', '30.75', and '30.50'. A dashed orange line runs vertically through the center, and a dashed black line runs horizontally. The bottom of the plan is divided into sections labeled 'visitor 5.', 'visitor 6.', 'visitor 7.', and 'visitor 8.'

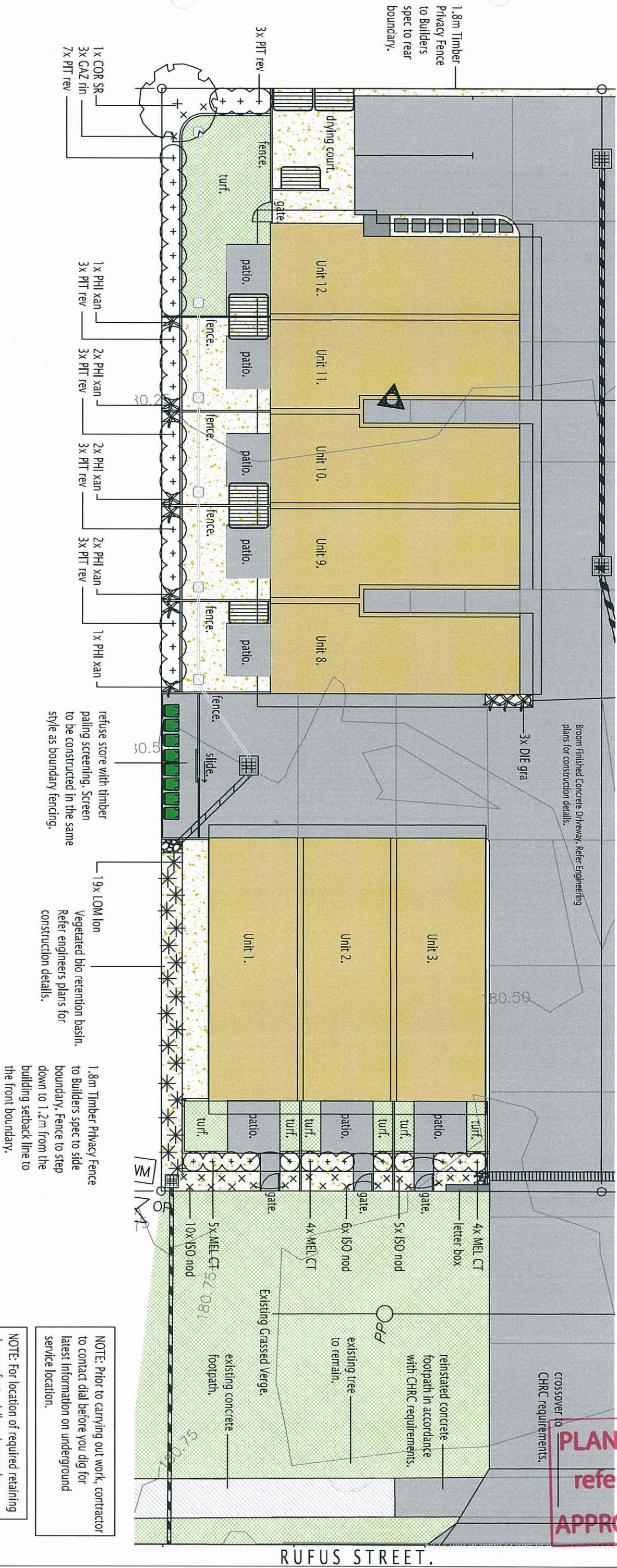
17 Unit Development Lots 17-18 Rufus St, Blackwater.

NORTH:									
AMENDMENTS									
ISSUE	DATE	DESCRIPTION	ISSUED BY						
A	14/05/21	Original issue	ML						
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 greenscape DESIGN LANDSCAPE SOLUTIONS FOR THE DEVELOPMENT INDUSTRY Member of the Australian Institute of Landscape Designers & Managers				PO BOX 2417, Bunnaberg, Qld, 4670 29 Princess St, Bunnaberg NT 087415132/5 F: (07) 41523938 greenscape@optusnet.com.au					
Project:				Proposed 17 Unit Development, Lots 17-18 Rufus St, Blackwater.					
Client:				Bowman Bash Group Pty Ltd.					
Principal Consultant:				John Gailer Building Designs.					
Drawing Title:				LANDSCAPE CONSTRUCTION PLANS.					
Design By:				ML	Drawn By:	ML	Date:	Feb 12	Scale:
Job No.:				GOBB 7012	Sheet No.:	02 of 06	Issues:	A	MA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 4 / 12

- LEGEND:
- Proposed Tree Planting.
 - Proposed Shrub & Understorey Planting.
 - Stormwater pits & pipes. Refer engineers plans for details.
 - Proposed lawn areas or existing grassed area.
 - Proposed Pebble Mulch refer spec for details.

DETAIL 01.



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 4 / 12

RUFUS STREET.

SH03 - LANDSCAPE PLAN

17 Unit Development Lots 17-18 Rufus St, Blackwater.

AMENDMENTS			Project: Proposed 17 Unit Development, Lots 17-18 Rufus St, Blackwater.		
DATE	DESCRIPTION	REASON	Client:	Client:	Client:
14/02/21	Optimisation	ML	Principal Consultant:	John Gailley Building Designs.	
			Drawing Title:	LANDSCAPE CONSTRUCTION PLANS.	
			Design By:	ML	Drawn By:
			Job No.:	GDBB 7012	Sheet No.:
					03 of 06
					Issue:
					A
					Scale:
					1/4

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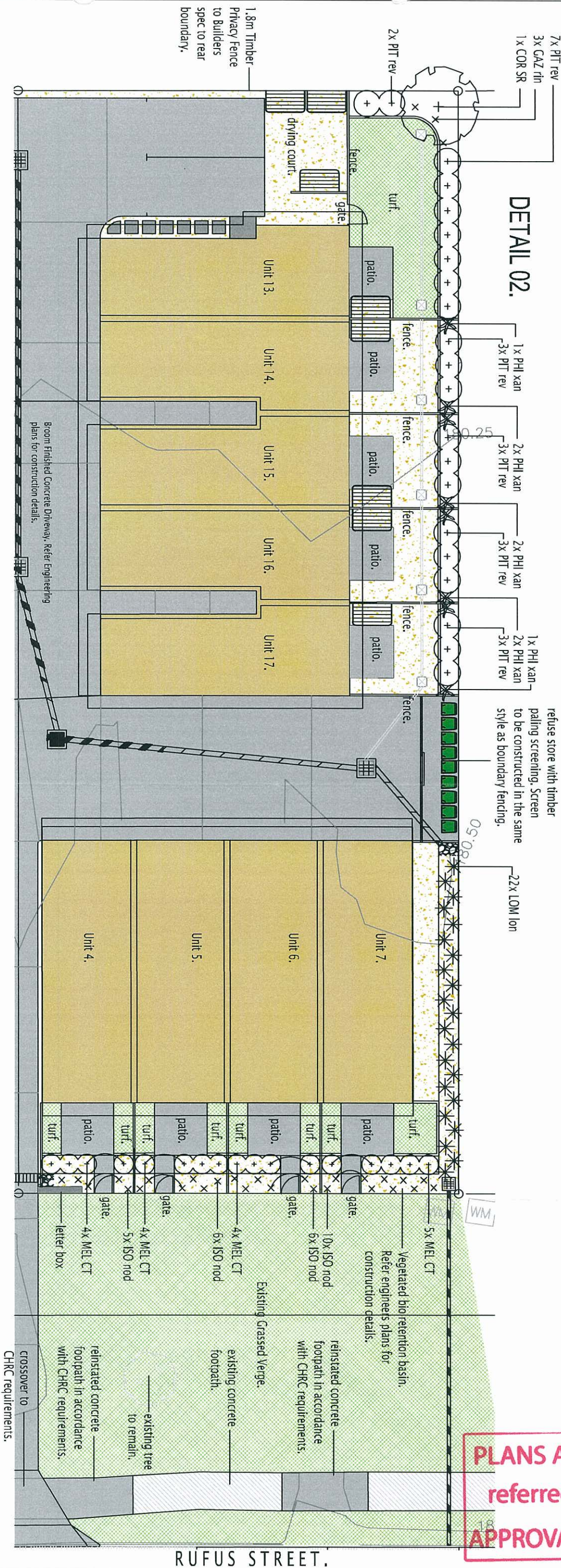
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PO Box 2417, Bundaberg, Qld, 4670
t: (07) 41513275
f: (07) 41523558
e: greenscapemall@optusnet.com.au

LEGEND:

-
- The diagram illustrates different types of landscape mulch and their uses. At the top, there are three icons: a cloud-like shape with a plus sign, two circles each with a plus sign, and a square with a cross. Below these are four rectangular boxes representing different mulch types: a green checkered pattern, a green grid pattern, a blue grid pattern, and a brown pebble pattern. To the right of these boxes, there is a large asterisk followed by the word "Planting".
- Proposed Tree Planting.**
- Proposed Shrub & Understorey Planting.**
- Summertime pits & pipes. Refer engineers plans for details.**
- Proposed lawn areas or existing grassed area.**
- Processed Pebble Mulch refer spec for details.**

DETAIL 02.



PLANS AND DOCUMENTS
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SH04 - LANDSCAPE PLAN

17 Unit Development Lots 17-18 Rufus St, Blackwater.

NORTH:

AMENDMENTS



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a: 9 Princess St, Bundaberg
t: (07) 4151325
f: (07) 4152398
e: greenscape@mail@optusnet.com.au

Project:	Proposed 17 Unit Development, Lots 17-18 Rufus St, Blackwater.
----------	--

Client: Bowen Basin Group Pty Ltd.

Consultant: **John Gately Building Designs.**

LANDSCAPE CONSTRUCTION PLANS.

Project:	Proposed 17 Unit Development, Lots 17-18 Rufus St, Blackwater.
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Client: Bowen Basin Group Pty Ltd.

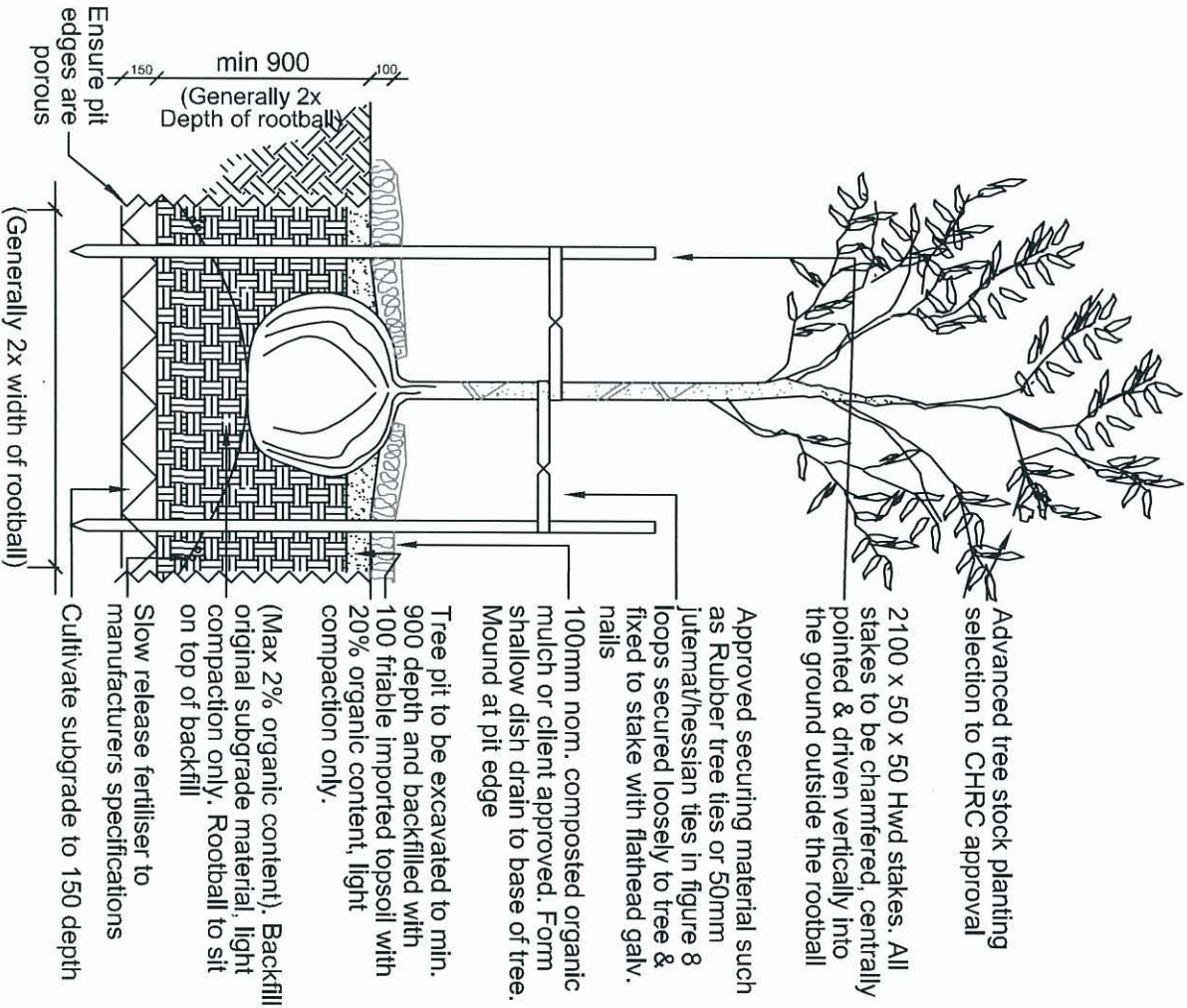
Consultant: **John Gately Building Designs.**

LANDSCAPE CONSTRUCTION PLANS.

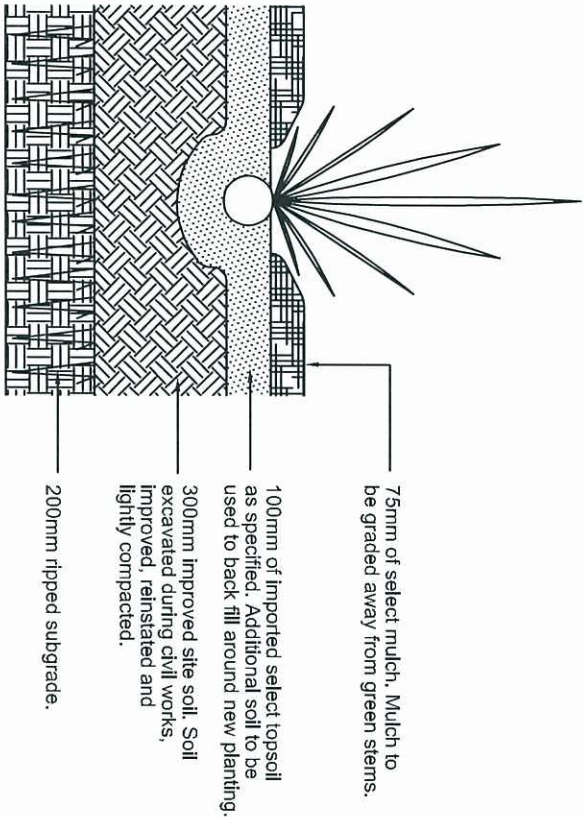
1.8m Timber Privacy Fence to Builders spec to side boundary, Fence to step down to 1.2m from the building setback line to the front boundary.

NOTE: Prior to carrying out work, contractor to contact dial before you dig for latest information on underground service location.

NOTE: For location of required retaining please refer to civil engineers plans.



PLANTING DETAILS - ADVANCED STOCK NTS



UNDERSTORY PLANTING - Typical Detail

nts.

Plants Schedule - Issue A.

GDDB 7012 : Proposed 17 Unit Development Lots 17 - 18 Rufus St, Blackwater.
From the Office of Greenscape Design, Bundaberg.

TREES & PALMS

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MAT HT	QTY
COR SR	Corymbia Summer Red'	Summer Red	25L bag	6.0m	02
(grafted onto Cor. intermedia root stock.)					

SHRUBS & FEATURE PLANTS

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MAT HT	QTY
DIE gra	Dietes grandiflora	Wild Iris	140 pot	0.6m	03
ISO nod	Isolepis nodosa	Knobby Club Rush	tube	0.5m	48
LOM lon	Lomandra longifolia	Spikey Matt Rush	41	0.6m	41
MEL CT	Melaleuca 'Claret Tops'	Claret Tops	140pot	1.2m	30
PHI xan	Philodendron xanadu	Xanadu	140pot	0.6m	15
PIT rev	Pittosporum revolutum	Yellow Pittosporum	200pot	2.2m	43

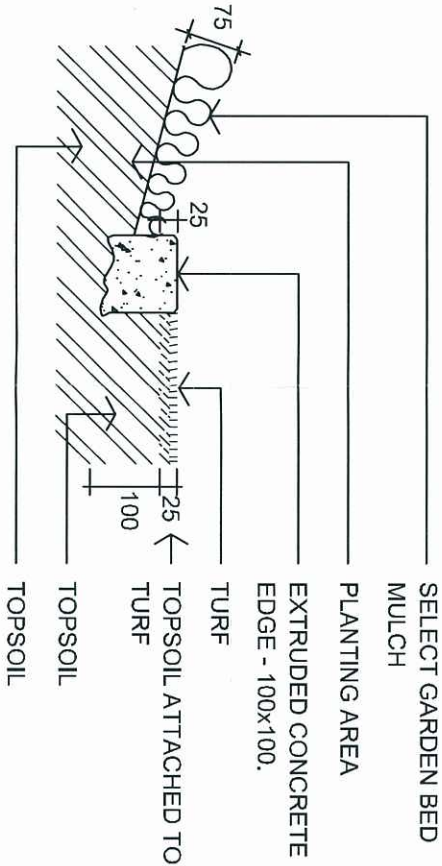
GROUNDCOVERS / EDGE PLANTING					
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MAT HT	QTY
GAZ rin	Gazania ringins	Gazania	140 pot	0.3m	06
TOTAL					180

NOTE: Contractor to verify plant numbers prior to ordering.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 4 / 12

SH05 - LANDSCAPE PLAN

17 Unit Development Lots 17-18 Rufus St, Blackwater.



EXTRUDED CONCRETE EDGE DETAIL NTS

AMENDMENTS				Project			
ISSUE	DATE	DESCRIPTION	DRAWN	Client	Proposed 17 Unit Development, Lots 17-18 Rufus St, Blackwater.		
A	14/02/2012	Optimisation	ML	Principal Consultant	John Gailley Building Designs.		
				Drawing Title:	LANDSCAPE CONSTRUCTION PLANS.		
				Design By:	ML	Drawn By:	ML
				Job No.:	GDDB 7012	Sheet No.:	05 of 06
				Issue:			A
				Date:			Feb '12
				Scale:			N/A

NORTH:



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Member of the Australian Institute of Landscape Designers & Managers
P.O. Box 2417, Bundaberg, Qld. 4670
t: (07) 41513275
f: (07) 41523558
e: greenscapemal@optusnet.com.au

SPECIFICATION Issue A

GDBB 7012: Proposed 17 Unit Development, Lots 17 & 18 Rufus St, Blackwater.
From the office of Greenscape Design - Bundaberg.

EXTENT OF WORKS

Contractor should take full account of documentation of Civil Engineering, Hydraulic Engineering and Electrical Engineering Works. Landscape works are to include the following:

- 1. Excavation and Drainage of Planting Areas
- 2. Topsoil - Supply and Incorporation
- 3. Edging to Planting Areas
- 4. Irrigation
- 5. Shaping of Garden Areas
- 6. Containerised Plant Material Supply and installation
- 7. Garden Mulch - Supply and Spread
- 8. Boulders
- 9. Turf - Supply and Lay
- 10. Maintenance of Landscape Works (90days)

EXCAVATION AND DRAINAGE

Break up and remove any asphalt, roadbase material or excess concrete slurry from curbing works to a chieve required planting depths. Excavate site soil to a depth of 100mm. Break up remaining subgrade to a depth of 300mm. Drainage is to be incorporated to all planting areas that are enclosed by hard edging and not otherwise drained. Contractor should allow for overland gravel drains through mulched areas to stormwater catchment pit.

TOPSOIL - SUPPLY AND INCORPORATION

Planting areas are to be progressively filled with blended organic garden soil mix with an allowance made for 100mm. Soil to be in accordance with AS4419 Soils for Landscaping. Soil is to be mounded to facilitate good drainage to hardstand areas (max. 1:3 grade) and is to finish 50mm below edging after settlement. Organic additive "dynamic lifter" is to be incorporated throughout the soil mix at the recommended rate to achieve high nitrogen levels for spring growth. A slow release fertiliser "osmocote" or its equivalent is also to be incorporated with individual plantings in accordance with the manufacturers recommendations.

EDGING TO PLANTING AREAS

Edging to planting beds to be a flat profile 100x100 extruded concrete as detailed. Line of edging to be set out and approved by site superintendent prior to installing. Edging can be substituted with suitable treated hardwood alternative if required.

IRRIGATION SYSTEM

No formal irrigation is intended to be installed. It is proposed to manually water the plantings and lawn areas during the establishment period by way of hose. Plantings to be constantly monitored for moisture stress. Plantings are to initially watered in accordance with the following regime:

- 1. 4 times in the first & second week.
- 2. 3 times in the third & fourth week.
- 3. 2 times in the fifth & sixth week.
- 4. 1 time for each successive week during the 'On Maintenance' period or until determined that it is not required. At this point the contractor is to monitor and water as required.

The above is a guide only and supplementary watering may be required during extended dry periods to maintain plant health and vigor.

SHAPING OF GARDEN AREAS & COURTYARDS

Planting areas are to be finished in a gently mounded fashion to facilitate drainage of excess water and to show planting to best advantage. Contractor is to seek confirmation of finished levels prior to final plantings and application of mulch.

Note: Where required, profile gardens & courtyards to drain to onsite gully pits.

CONTAINERISED PLANT MATERIAL

Plant material is to be approved by superintendent prior to planting. Planting is to be carried out in a manner consistent with good horticultural practice. All 300mm and larger plant material is to be staked using double stakes with hessian straps (as per Detail - Advanced Container Planting). Smaller plant stock is to be staked as necessary. Stakes shall not pass through rootball of plant at time of planting or any time thereafter.

NOTES

Container sizes are noted with Pots in millimetres and Bags in litres.

Stock may be rejected if plants are:

- a) Undersized proportional to specified container size or if the root system is underdeveloped
- b) Oversized proportional to specified container size or severely root bound
- c) Unbalanced or uncharacteristic of normal or specified growth pattern for the species
- d) Not suitably acclimatised for the specific environment
- e) diseased, infested with pests or suffering from other form of significant stress

GARDEN MULCH

Organic Mulch : Mulch shall be 25mm Slash Pine Bark or approved alternative, to predominant depth of 75 mm. Mulch is to be graded to avoid placement against green plant stems and overflow from purpose formed edges, kerbs and pathways.

Mulch to be in accordance with AS4454.

Inorganic Mulch : Mulch to court areas shall be 20-40mm River pebble. It is recommended that a geofabric underlay be placed down prior to installing pebble mulch to act as a weed suppressant. Pebble to bio-retention basins to be 50 - 75mm river pebble. Larger scour protection boulders are to be placed at the inlet areas of the basins. These are to range in size from 150 - 300mm in diameter.

TURF - SUPPLY AND LAY - where required

- a. 'A' Grade Green Couch min. sod depth of - 25mm
- b. Turf to be laid within 24 hours of being cut.
- c. Allow for ground preparation and deposition of 50 mm imported garden loam topsoil.
- d. Turf to be close butted and rolled in accordance with accepted practice to ensure a smooth even surface.

MAINTENANCE OF LANDSCAPE WORKS - 90 DAYS

- a. Maintenance inspection frequencies are minimum
- b. Monitor plant performance and stress constantly and take appropriate remedial action. Soil moisture levels are critical during early establishment.
- c. Mow turf every 2 weeks or as required
- d. Prune and shape all shrubs and trees as required
- e. Remove all stakes at 90 day inspection
- f. Fertilise all garden beds at 90 days

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 19 / 4 / 12

SH06 - LANDSCAPE PLAN

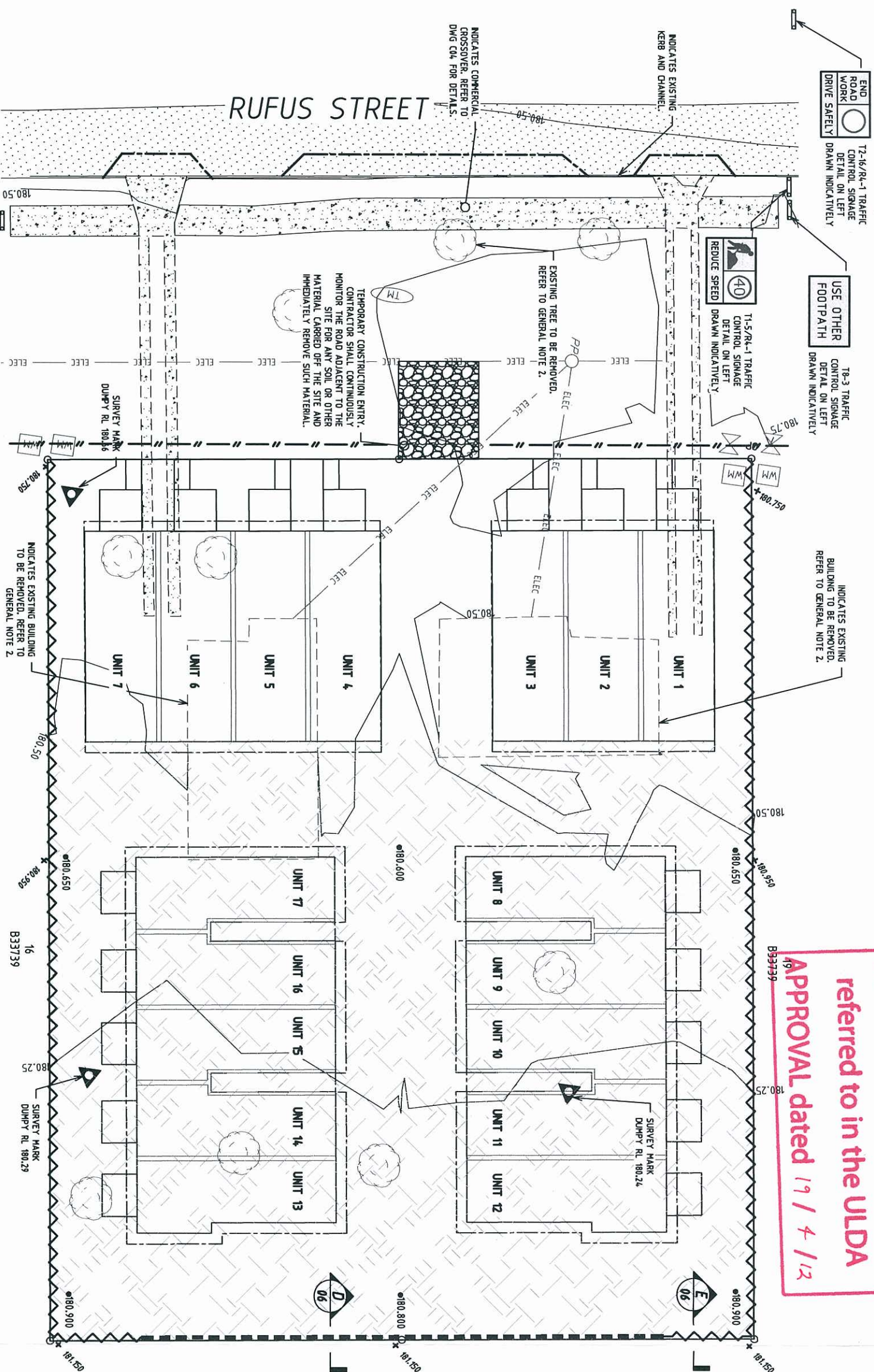
17 Unit Development Lots 17-18 Rufus St, Blackwater.

AMENDMENTS			Project: Proposed 17 Unit Development, Lots 17-18 Rufus St, Blackwater.			
NO:	DATE	DESCRIPTION	ISSUE	Client: Bowen Basin Group Pty Ltd.	Principal Consultant: John Gailley Building Designs.	
A	14/04/12	Objektive	ML	Drafting Title: LANDSCAPE CONSTRUCTION PLANS.	Design By: M.L.	Date: Feb '12
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LANDSCAPE SOLUTIONS FOR THE DEVELOPMENT INDUSTRY Members of the Australian Institute of Landscape Designers & Managers					Scale: N/A	

referred to in the ULDA
APPROVAL dated 19 / 4 / 12



THE LOCATION OF EXISTING TELESTRA, WATER, ELECTRICITY & SEWERAGE ARE SHOWN INDICATIVE ONLY ON DRAWINGS. PRIOR TO AND DURING CONSTRUCTION OBTAIN PRECISE LOCATION OF ALL SERVICES (UNDERGROUND/OVERHEAD) FROM RELEVANT AUTHORITY RESPONSIBLE FOR SERVICE



1:125 at A1
1:250 at A3

0 1.25 2.5 3.75 5 6.25m

1. ALL AREAS OF CUT & FILL INCLUDING ROAD VERGES TO BE SEEDED TO ACHIEVE 80% STRIKE WITHIN TWO WEEKS AND 80% COVERAGE WITHIN SIX MONTHS.

2. ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798.
3. ALL TESTING TO BE CARRIED OUT BY CONTRACTOR IN ACCORDANCE WITH AS3798 LEVEL 2 GEOTECHNICAL TESTING.

ENSURE ROAD WORKS SIGNS ARE POSITIONED:

- **50m ZONE** - T1-5/R4-1 = 40-50m
 - T2-16/R4-1 = 10-5m
 - **60m ZONE** - T1-5/R4-1 = 50-70m
 - T2-16/R4-1 = 15-45m
- DISTANCES AWAY FROM AREA OF ROAD WORK UNLESS NOTED OTHERWISE OR DIRECTED BY SUPERINTENDENT / ROAD AUTHORITY REP.

1. PROVIDE SILT FENCES AT THE TOE OF A
FILL BATTERS

2. PROVIDE TEMPORARY SILT TRAPS AS DIRECTED
3. SILT MANAGEMENT MEASURES ARE TO BE MAINTAINED UNTIL ACCEPTANCE OF MAINTENANCE & ARE DESIGNED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL BY THE IEA AND MAY VARY BY THE COUNCIL'S REPRESENTATIVE TO SUIT SITE CONDITIONS
4. TURNING AND SEEDING ARE TO BE CARRIED OUT AS SOON AS PRACTICABLE.

OBJECTIVE/TARGET
COMPLY WITH ALL STATUTORY REGULATIONS AND MAINTAIN THE BUILDING CONSTRUCTION AND THE

MANAGEMENT STRATEGY	SITE FOREMAN TO IDENTIFY AND CHECK DIRECTION OF STORMWATER LAND FLOWS AS SHOWN ON THE PLAN. PROVIDE BARRIERS AND OTHER MEASURES SHOWN ON THE PLAN TO PREVENT STORMWATER FLOWS OVER EMBANKMENTS AND SEDIMENTS INTO CATCHMENTS
TASKS/ACTIONS	ERECT SEDIMENT BARRIERS AT THE TOP OF EMBANKMENTS AS SHOWN ON THE DRAWING. STRATEGICALLY PLACE CHECK DAMS AROUND GULLY PITS
PERFORMANCE INDICATORS	SITE FOREMAN TO CHECK EROSION AND SEDIMENT FLOW/SLASH AT THE BASE OF EMBANKMENTS AFTER RAIN. CHECK THAT CHECK DAMS ARE WORKING DURING RAIN PERIODS
FREQUENCY/ DEADLINE	SITE FOREMAN TO MONITOR PERFORMANCE AFTER EVERY HEAVY DOWNFALL
ORGANISATION	SITE FOREMAN TO BE RESPONSIBLE FOR INSPECTIONS
REPORTING/REVIEW	SITE WORKERS TO ADVISE FOREMAN IF THEY NOTICE ANY BARRIER NEEDING REPAIR
CORRECTIVE ACTIONS	SITE FOREMAN TO REPORT AND ORDER THROUGH SUPERVISOR, EXTRA BARRIER OR CHECK DAMS AS REQUIRED

1. CONTOURS SHOWN DEPICT THE EXISTING SURFACE AND ARE AT 0.25m INTERVALS.
2. EXISTING TREES AND BUILDINGS TO BE APPROPRIATELY REMOVED FROM SITE. DISTURBED GROUND TO BE APPROPRIATELY BACKFILLED AND COMPACTED TO COMPLY WITH RELEVANT STANDARDS AND REQUIREMENTS.

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EXISTING SEALED ROAD

EXISTING CONCRETE FOOTPATH / DRIVEWAY

- INDICATES SECTION OF SITE TO BE STRIPPED
OF TOP-SOIL AND FILLED WITH CLEAN
UNIFORM MATERIAL TO BULK EARTHWORKS
LEVELS SHOWN.
- ELEC — EXISTING ELECTRICAL SERVICE
- — — — — TRAFFIC DELINEATION/BARRIER, REFER
SUPERINTENDENT/MUTCD FOR OPTIONS
- — — — — SILT FENCE REFER TO DETAIL
- — — — — PROPOSED BLOCKWORK RETAINING
WALL. REFER DETAIL DWG COS.
- ~~~~~ PROPOSED TIMBER RETAINING WALL.
REFER DETAIL DWG COS.
- *160,300 PROPOSED TOP OF RETAINING WALL
LEVEL.
- 0.000 PROPOSED BULK EARTHWORKS LEVEL.
REFER EARTHWORKS NOTES.

ENGINEERING
SUNSHINE COAST OFFICE
25 Birkdale Road, Birkdale QLD 4175
T: (07) 5471 6611 F: (07) 5444 4216 E: info@sunshineeng.com.au
ACN: 112761310 ABN: 21112761310

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SUNSHINE COAST OFFICE
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T: (07) 5471 6611 F: (07) 5444 4216 E: info@sunshineeng.com.au
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Client: BOWEN BASIN GROUP
Project: PROPOSED UNIT DEVELOPMENT
LOT 17 & 18 (No. 20) RUFUS STREET
BLACKWATER

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Project: PROPOSED UNIT DEVELOPMENT
LOT 17 & 18 (No. 20) RUFUS STREET
BLACKWATER

Designed: TLH	Drawn: TLH	Checked: RAW
Approved: 		
ROSS WEGNER / RPEQ: 8042		

Designed: TLH	Drawn: TLH	Checked: RAW
Approved: 		
ROSS WEGNER / RPEQ: 8042		

**CONSTRUCTION MANAGEMENT &
BULK EARTHWORKS PLAN**

**CONSTRUCTION MANAGEMENT &
BULK EARTHWORKS PLAN**

Date	JANUARY 2012	Scale:	AS SHOWN
Job Ref No:		Drawing No:	Issue:
CC-1701		C 02	

Date	JANUARY 2012	Scale:	AS SHOWN
Job Ref No:		Drawing No:	Issue:
CC-1701		C 02	



WARNING

THE LOCATION OF EXISTING TELSTRA WATER, ELECTRICITY & SEWERAGE ARE SHOWN INDICATIVE ONLY ON DRAWINGS. PRIOR TO AND DURING CONSTRUCTION OBTAIN PRECISE LOCATION OF ALL SERVICES UNDERGROUND/OVERHEAD FROM RELEVANT AUTHORITY RESPONSIBLE FOR SERVICE

LEGEND	
	EXISTING SEALED ROAD
	EXISTING CONCRETE FOOTPATH / DRIVEWAY
	PROPOSED UNITS
	PROPOSED REINFORCED CONCRETE DRIVEWAY
	PROPOSED BIO-RETENTION BASIN AREA
	EXISTING ELECTRICAL SERVICE
	DIRECTION OF CARPARK / LAND FALL
	PROPOSED SAW CUT JOINT
	PROPOSED DOWEL CONTROL JOINT
	PROPOSED CHANGE OF GRADE
	PROPOSED FINISHED SURFACE LEVEL
	PROPOSED 600sq INLET PIT
	PROPOSED STORMWATER PIPE. REFER DWG C05 FOR DETAILS.
	PROPOSED 450sq INTERALLOTMENT PIT
	PROPOSED 500 INTERALLOTMENT PIPE

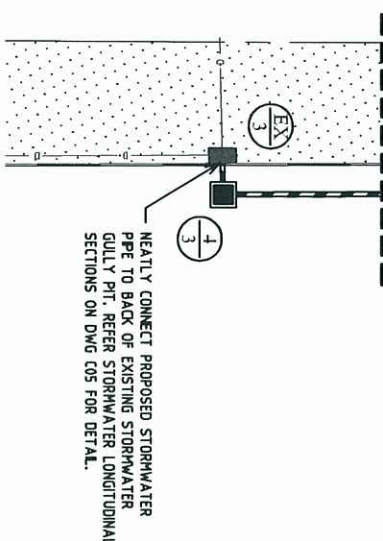
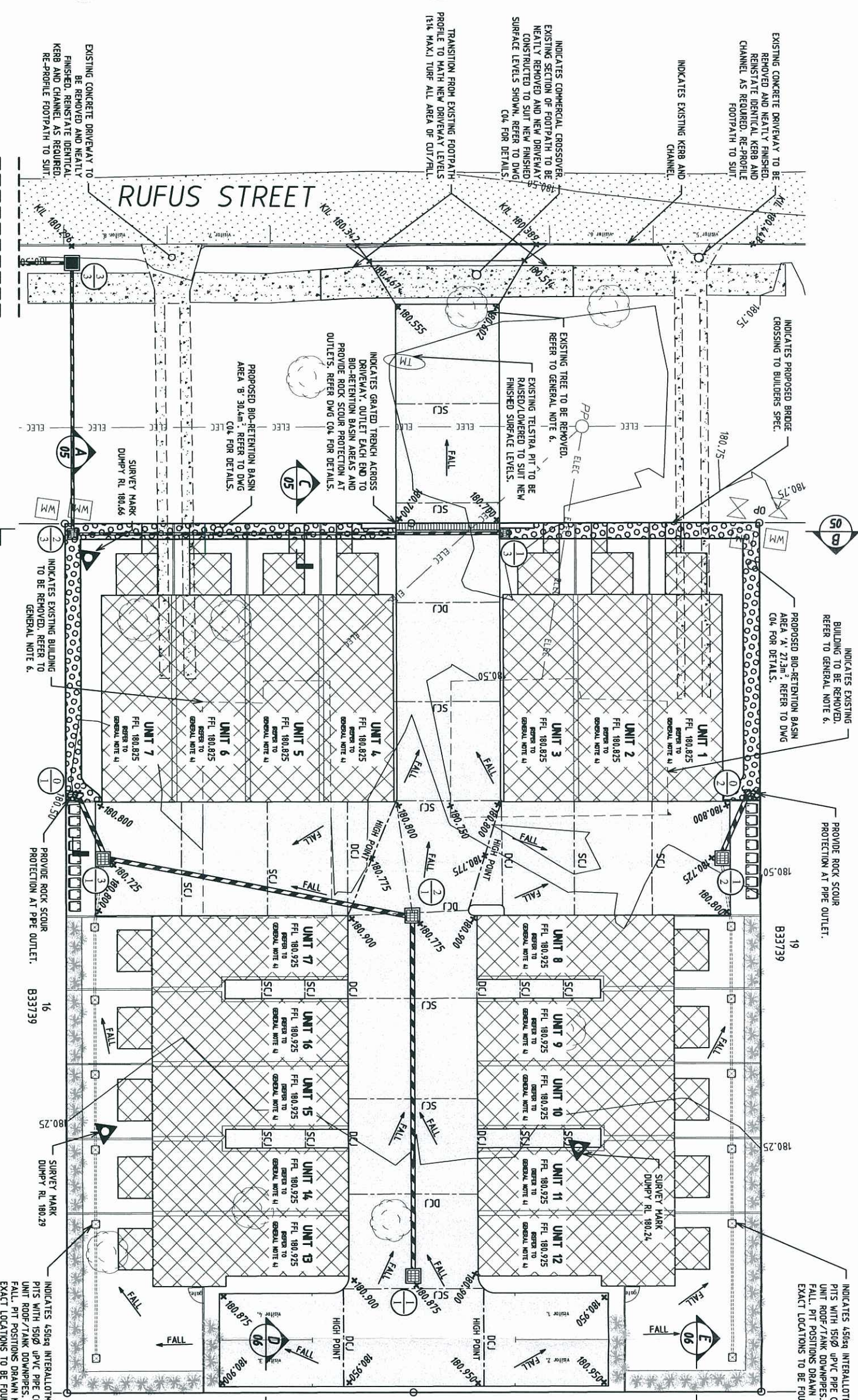
INDICATES 450sq INTERALLOTMENT INLET PITS WITH 1500 UPVC PIPE COMPLETE WITH UNIT ROOF/TANK DOWNPIPES. 0.5% MIN. FALL. PIT POSITIONS DRAWN NOMINALLY. EXACT LOCATIONS TO BE FOUND ON SITE.

GENERAL NOTES

1. CONTOURS SHOWN DEPICT THE EXISTING SURFACE AND ARE AT 0.25m INTERVALS.
2. CONTAIN ALL SURFACE WATER ON SITE & DISCHARGE TO STREET FRONTAGE.
3. ENSURE SITE STORMWATER DOES NOT CROSS NEIGHBOURING PROPERTIES.
4. F.F.L. (FINISH FLOOR LEVEL) FOR EACH BUILDING MUST BE STRICTLY FOLLOWED.
5. ALL LEVELS SHOWN ARE FINISHED SURFACE LEVELS. UNO.
6. EXISTING SERVICES EFFECTED BY A PROPOSED DRIVEWAY OR FOOTPATH MAY NEED A TRAFFICABLE LID & LEVEL ADJUSTMENT FOR THE PROPOSED SURFACE.
7. EXISTING TREES AND BUILDINGS TO BE APPROPRIATELY REMOVED FROM SITE. DISTURBED GROUND TO BE APPROPRIATELY BACKFILLED AND COMPACTED TO COMPLY WITH RELEVANT STANDARDS AND REQUIREMENTS.
8. EXISTING WATER AND SEWER CONNECTIONS TO BE MADE REDUNDANT. REFER HYDRAULIC CONSULTANT DRAWINGS FOR NEW CONNECTION DETAILS.

SEWERAGE NOTES

1. HOUSE CONNECTION BRANCHES TO BE RAISED TO A MAX OF 1.2m BELOW FINISHED SURFACE LEVELS AND TO BE TAKEN INSIDE THE REAL PROPERTY BOUNDARY OF EACH ALLOTMENT SERVICED.
2. HOUSE CONNECTION BRANCHES TO BE MARKED WITH YELLOW TAPE BURIED VERTICALLY IN THE GROUND AND A YELLOW MARKER PEG POSITIONED OVER THE CONNECTION POINT.
3. METALLIC MARKER TAPE SHALL BE INSTALLED ABOVE ALL SEWER AND HOUSE CONNECTION BRANCHES. THE MAXIMUM DEPTH FOR INSTALLATION OF THE MARKER TAPE SHALL BE 600mm AND THE TAPE SHALL NOT DEVIATE FROM THE LINE OF THE SEWER OR HOUSE CONNECTION BY MORE THAN 200mm.
4. PRIOR TO THE COMMENCEMENT OF WORKS WITHIN PRIVATE PROPERTY, WRITTEN NOTIFICATION OF INTENTION TO ENTER IS TO BE GIVEN IN ACCORDANCE WITH THE "SEWERAGE AND WATER SUPPLY ACT 1949-1982" AND BCC BY-LAWS AND POLICIES.



DETAIL LAYOUT PLAN

1:125 at A1
1:250 at A3

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 19/4/12

Drawn: TJH	Checked: RAV	Date: JANUARY 2012	Scale: AS SHOWN
Approved: [Signature]	Reviewed: RUSS WEGNER / RECD: 8043	Job Ref No: CC-1701	Drawing No: C 03
The: DETAIL LAYOUT PLAN			
Client: BOWEN BASIN GROUP			
Project: PROPOSED UNIT DEVELOPMENT LOT 17 & 18 (No. 20) RUFUS STREET BLACKWATER			
EMPIRE ENGINEERING			
17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1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FLOW/VELOCITY	DIAMETER/LENGTH/GRADE	Datum RL 178.000	HGL	DEPTH TO INVERT	INVERT ELEVATION	SURFACE ELEVATION
	0.017 - 0.473	225mmØ UPVC - 20.74m - 0.50%	180.755	0.405	180.470	180.880
	0.039 - 0.966	225mmØ UPVC - 18.29m - 0.50%	180.690	0.405 0.430	180.370 180.345	180.770
	0.415 - 1.080	225mmØ UPVC - 3.45m - 0.19%	180.490 180.490	0.475 0.500	180.250 180.225	180.730
			180.410	0.590	180.210	180.800

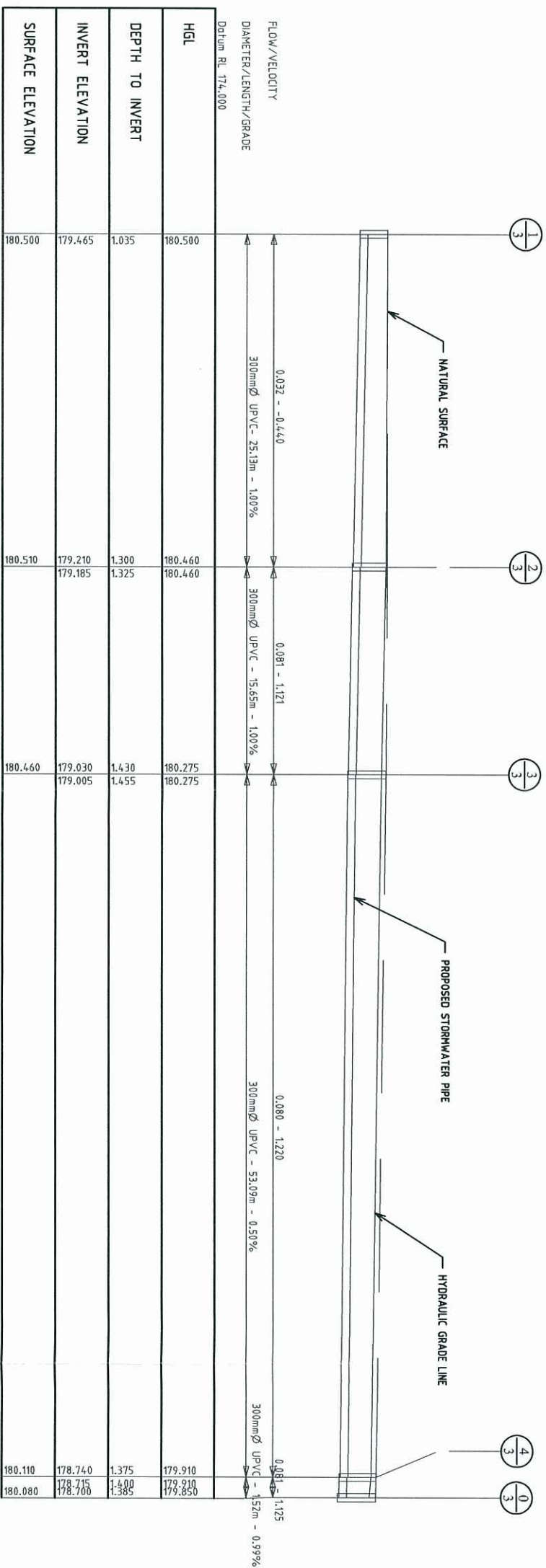
DRAIN LONGITUDINAL SECTION

LINE 1
Horizontal scale 1:200 @ A1
Vertical scale 1:100 @ A1

FLOW/VELOCITY	DIAMETER/LENGTH/GRADE	DATA	HGL	DEPTH TO INVERT	INVERT ELEVATION	SURFACE ELEVATION
0.006 - 0.235	150mm ID IPVC - 2.99m - 0.507%		180.570	0.255	180.470	180.730
			180.550	0.350	180.450	180.800

DRAIN LONGITUDINAL SECTION

LINE 2
Horizontal scale 1:200 @ A1
Vertical scale 1:100 @ A1



DRAIN LONGITUDINAL SECTION

LINE 3
Horizontal scale 1:200 @ A1
Vertical scale 1:100 @ A1

[illegible]

NOTES

1. This is the property of the engineer, and may not be used, copied or reproduced wholly, or in part without the express permission of the engineer. Infringement in any way may result in legal action.
2. Figured dimensions taken precedences over scaled.
3. Verify all dimensions on site.

**EMPIRE
ENGINEERING**

SUNSHINE COAST OFFICE

Phantom Creek Road, QLD PO Box 7173, Brisbane, QLD 4002
T 07 4129 4094 F 07 428 4214 E info@empireengineering.com.au

44 Barkham Road, Nudgee, QLD PO Box 176, Nudgee, QLD 4001
T 07 017 0017 F 07 5544 4210 E info@empireengineering.com.au

Client: BOWEN BASIN GROUP
Project: PROPOSED UNIT DEVELOPMENT
LOT 17 & 18 (No. 20) RUFUS STREET
BLACKWATER

Designed: TLH	Drawn: TLH	Checked: RAW
Approved: 		
ROSS WEGNER / RPEQ: 8042		

THA: STORMWATER LONGITUDINAL SECTIONS

Date	JANUARY 2012	Scale:	AS SHOWN
Job Ref No:		Drawing No:	Issue:
CC-1701		C 04	

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 4 / 12