

LOCALITY PLAN
SCALE 1:500



GENERAL NOTES:

- [illegible]

EXCAVATION MANAGEMENT NOTES:

1. THE LOCATION OF CUT TO BE EXPEDITED FROM THE SET LEADINGS.
2. THE CONTRACTOR SHALL ALSO ADVISE THE ENGINEER OF THE PROPOSED MAIL ROUTE TO BE TAKEN BY ALL TRUCKS REMOVED FROM THE IMPROVED DEVELOPMENT SITE.
3. IF THE PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL MATERIALS REFERENCED ON THE RANOS USED BY REMOVAL TRUCKS ARE MATERIAL REFERENCED INTO RANOS SHALL BE CLEARED AS NECESSARY TO AVOID CAUSING HARMFUL TO VEHICLE TRAFFIC.
4. ANY VEHICLE ENTERING THE DEVELOPMENT SHALL BE WASHED DOWN PRIOR TO ENTERING SET TO ENSURE NO MATERIAL IS DEPOSITED INTO RANOS.
5. EXCAVATOR WORKERS WITHIN THE SET SHALL ONLY TAKE PLACET BETWEEN THE HOURS OF 7:00AM TO 4:00PM MONDAY TO FRIDAY 7:00AM TO 4:00PM SATURDAY (NO EXCAVATION WORK ON SUNDAY) UNLESS OTHERWISE AUTHORIZED BY LOCAL AUTHORITIES.

FILL MANAGEMENT NOTES:

7. THE LOCATION OF TALL TO BE DISPOSED ON THE SITE SHALL BE AS INDICATED BY THE TABLES ON THESE DESIGN DRAWINGS.
8. THE QUANTITY OF TALL SHALL MEET THE REQUIREMENTS OUTLINED IN THE TALL PREPARATION SPECIFICATIONS WHICH ARE INCORPORATED INTO THE TALL PRICE ASSOCIATES DESIGN REQUIREMENTS AND SPECIFICATIONS FOR THIS DESIGN.
9. AT THE PRE-SITE MEETING, THE CONTRACTOR SHALL ADVISE THE ENGINEER OF THE PROPOSED SOURCE OF IMPORTED TALL TO BE DISPOSED INTO THE TAILPOND AND SHALL PROVIDE AN CERTIFICATION FROM THE SUPPLIER CERTIFICAN A CONSULTANT.
10. THE CONTRACTOR SHALL ALSO ADVISE THE ENGINEER OF THE PROPOSED HAUL ROUTE TO BE TAKEN BY ANY TRUCKS DISCHARGING TALL TO THE PREPARED TAILPOND SITE.
11. IT IS THE PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO TALL MATERIAL IS DEPOSITED INTO THE ROADWAYS USED BY FEDERAL TRUCKS, ANY MATERIAL DEPOSITED INTO ANY DRAINAGE INLET SHALL BE CLEANED AS NECESSARY TO AVOID CAUSING OBSTACLE TO VEHICLE TRAFFIC.
12. ANY VEHICLE ENTERING THE DEVELOPMENT SITE SHALL BE WASHED DOWN PRIOR TO ENTERING SITE TO ENSURE NO MATERIAL IS DEPOSITED ONTO ROADWAYS.
13. TALL SHALL BE PLACED AS TO NOT CAUSE INTERFERENCE OR POLLUTION TO ADJACENT PROPERTIES.
14. TALL WORKS WITHIN THE SITE SHALL ONLY TAKE PLACE BETWEEN THE HOURS OF 7:00am - 6:00pm WEDNESDAY TO FRIDAY 7:00am - 12:00pm SATURDAY (NO TALL WORKS ON SUNDAY).

EARTHWORKS PROCEDURES:

1. CLEANING, STRIPPING AND GRADING SHOULD BE ORDERED OUT IN PHASES SUITABLE TO THE DEMANDS OF LOCAL SITES AND TO THE SEASONAL VARIATIONS IN THE AVAILABILITY OF THE CONSTRUCTION AREA. THE CONSTRUCTION SHALL BE CONCENTRATED SUITABLE FOR USE AS STRUCTURAL FILL.
2. THE TOP 30% OF EXISTING SOIL IS TO BE CUT UNDER ALL FADMENTS & EXISTING PATIWAYS & REDUCED WITH IMPROVED COMPACTION FILL AS SPECIFIED UNDER 15.
3. REPRESSIONS COMPLETED BY REMOVAL OF VEGETATION, UNDESIRABLE ELEMENTS SOIL, SHOULD HAVE ALL CUT/UNDESIRABLE ELEMENTS SOIL CLEANED OFF AND BE BACKFILLED WITH COMPACTED SELECT MATERIAL. THE 10% OF EXISTING IMPERVIOUS FILLING, THE REMOVAL OF ANY EXISTING STRUCTURES AND FOUNDATIONS.
4. AFTER CLEANING, GRADING, REMOVAL OF EXISTING CONCRETE FOUNDATIONS, AND STRIPPING, THE EXPOSED SURFACE IN THE CONSTRUCTION AREA SHOULD BE PROOF ROLLED TO DETERMINE ANY SOIL ON LOOSE MATERIAL. TOP SOIL ARE TO BE REMOVED.
5. THE BULKY SOLIDS, FREE OF ORGANIC AND GLENNES MATERIAL, MAY BE USED FOR STRUCTURAL FILL PROVIDED THE WETNESS (CONTENT OF THE SOILS ON PLACEMENT MEASUREMENT) IS OPTIMAL. HOWEVER, IF IT SHOULD BE NOTED THAT PLASTIC CLAY SOILS COULD BE DIRECTED TO PRESENT DRAINAGE, IN HANDING, PLACEMENT AND COMPACTION OF THE PERFORMANCE WETNESS CONTENT IS NOT TO BE ACHIEVED. PARTICULARLY IF THE LOADS ARE OVER 100'S.
6. IMPROVED FILL MUST HAVE A SLOPED GRS OF NOT LESS THAN 1:1.5 AND A MINIMUM AVERAGE SELECT OF NOT GREATER THAN 75mm, max. $d_{10} = 40$ mm, $F_{15} = 15$, max. F_{60} = 45%.

- FIELD QUOTA TESTING SHOULD BE CARRIED OUT TO CHECK THE STABILITY OF CONCENTRATION, pH AND THE PLACEMENT OF THE SAMPLES. THE FREQUENCY AND PLACEMENT OF TESTING SHOULD BE AS PER GUIDELINES IN AS 3798-1996.
- BACPLASTING FOR SERVICE TERRACES, ETC. SHOULD USE GOOD QUALITY MATERIAL. PLACED IN ORGANIC MATERIALS, THE BACPLAST SHOULD BE PLACED IN ORGANIC MATERIALS NOT EXCEEDING 200mm (THE THICKNESS, LOOSELY PLACED, THE MATERIAL SHOULD BE COMPACTED TO THE REQUIRED THICKNESS. ELECTRICITY OF BATTERED EXCAVATIONS SHOULD BE UNDERSTAND WHEN BACPLASTING.
- BACPLASTING FOR SERVICE TERRACES UNDER RAINWAYS SHALL BE, WITH A QUANTITY MATERIAL OF NOT LESS THAN 150 GR (ISSUED) TO THE UNDERSTANDING OF COMPACTED AT OPTIMUM MOISTURE CONTENT TO ACHIEVE 98% COMPACTION.
- ALL UNDER-BUILDING PLATFORMS TO CONTROLLED FILL. FILL UNDER-BUILDING PLATFORMS WITH AS 3536-8 AS 2620.
- FILL UNDER-BUILDING PLATFORMS OR ROAD PAVEMENTS TO BE COMPACTED IN LAYERS NOT EXCEEDING 200MM. A MINIMUM 100MM GRAY QUOTA IN ACCORDANCE WITH

EXISTING SERVICES

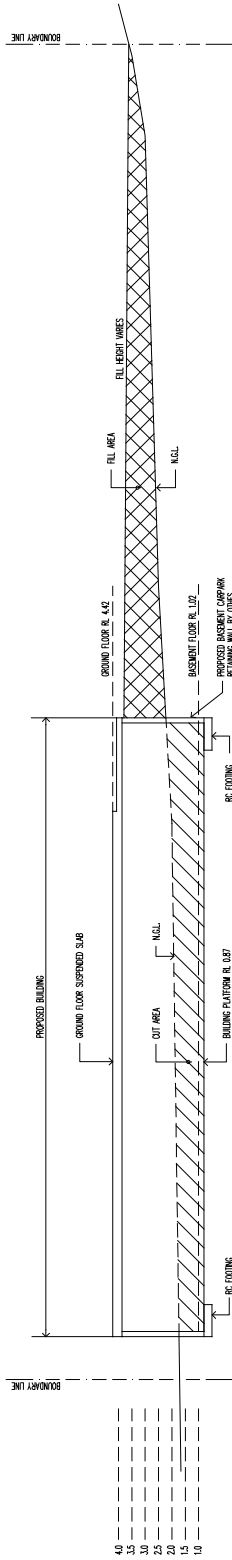
EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

LOAD-BEARING MASONRY NOTES

- M1. All masonry is to comply with the provisions and recommendations of the SAA masonry code AS3700—2001.
- M2. Masonry units are to have an unconfined compressive strength (f_{cu}) of 12 MPa or greater and comply with relevant Australian Standards.
- M3. Mortar to be class M4.
- M4. Bed & exposed joints to be mortared across full width of brick or full width of shell for hollow units.
- M5. All joints shall be tuckered on external faces.
- M6. Bond pattern to be stretcher bond unless indicated otherwise.
- M7. Where required, hollow masonry units to be filled with 15 MPa block grout.

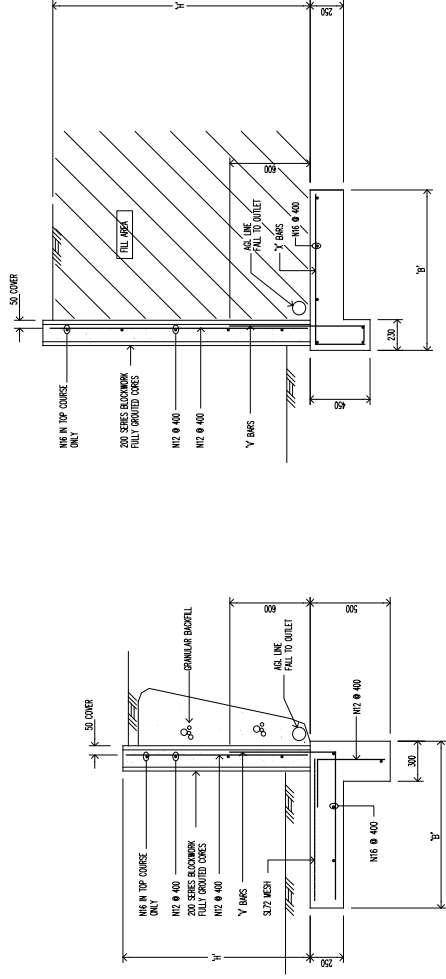
NOTE: IT IS THE BUILDER RESPONSIBILITY TO CHECK AND ENSURE ALL LEVELS AND SET OUT DIMENSIONS ARE CORRECT PRIOR TO COMMENCING ANY WORKS. NO RESPONSIBILITY IS TAKEN FOR ERROR OR OMISSIONS ON THIS DRAWING. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS.

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SECTION 1/100

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DE/2020/0983
Date: 18 December 2020

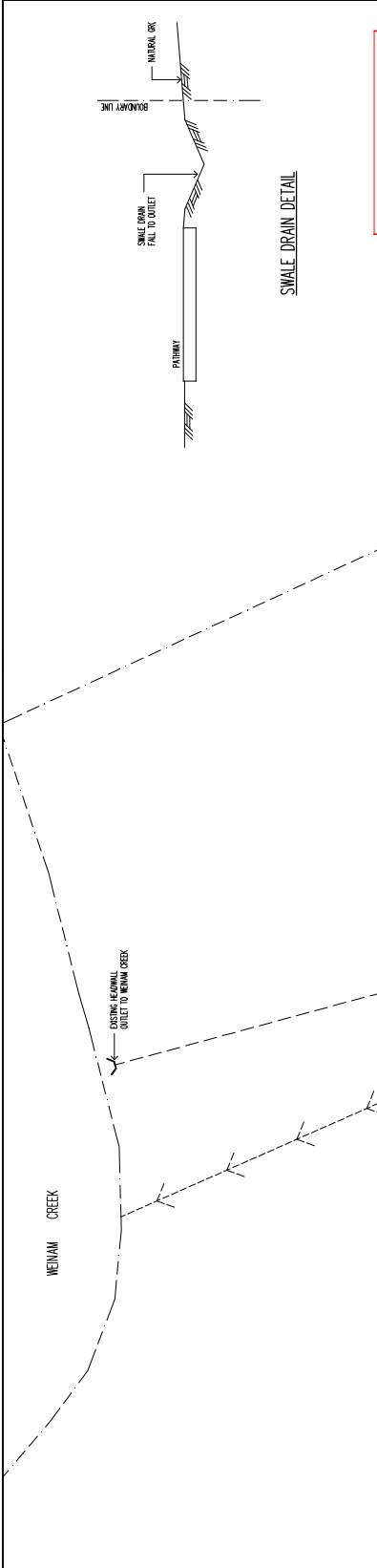
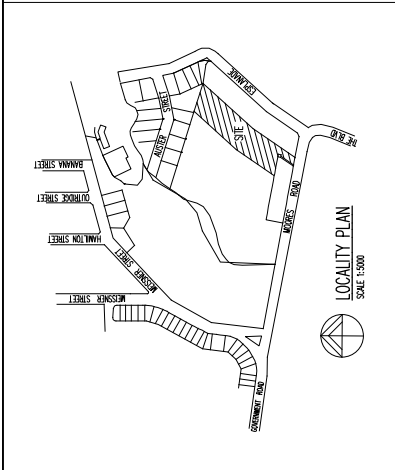


Y	B	Y BARS
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1000	700	N16/400
1200	800	N16/400
1400	900	N16/400
1600	1000	N16/400

Y	B	Y & X BARS
800	600	N16/400
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1200	800	N16/400
1400	900	N16/400
1600	1000	N16/400

TYPICAL SITE FREE STANDING RETAINING WALL DETAIL

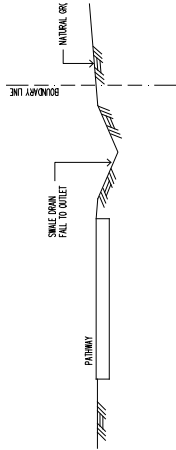
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						APPROVED		1:100 1:20		REVISION NUMBER B	
								SCALE		DRAWING NUMBER	
								DRAWN		CHECKED	
								CHECKED		DESIGNED	
								DESIGNED		APPROVED	
								APPROVED		DATE	
								DATE		MARK 20	
								14/6989 SANDGATE ROAD CLAYFIELD, QLD 4011 PHONE: (07) 3862 1886 FAX: (07) 3862 1397			
								18/11/20			
								04/06/20			
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2020/1093 Date: 18 December 2020

- LEGEND
- PROPERTY BOUNDARY LINE
 - EXISTING CONTOUR LINE (5m INTERVALS)
 - EXISTING SEWER LINE
 - PROPOSED 900 x 900 RFD DOLLY WITH INLET GATE
 - PROPOSED STORMWATER PPE
 - PROPOSED STORMWATER INSPECTION PIT
 - PROPOSED FILL DIRECTION
 - EXISTING WATER MAIN
 - PROPOSED WATER LINE

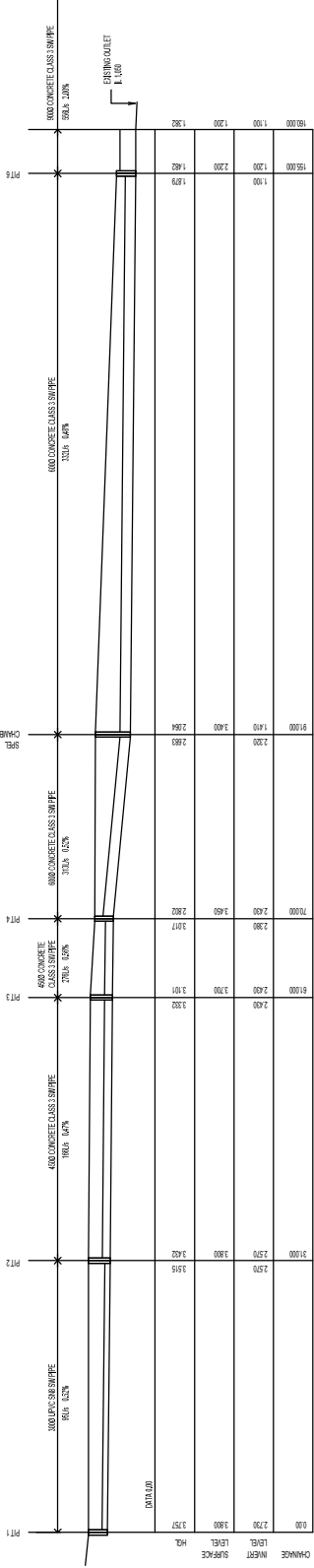
SWALE DRAIN DETAIL



NOTE: GRADED STORMWATER PITS TO BE 900 x 900 WITH SPIR STORMWATER LITTER BASKETS INSTALLED

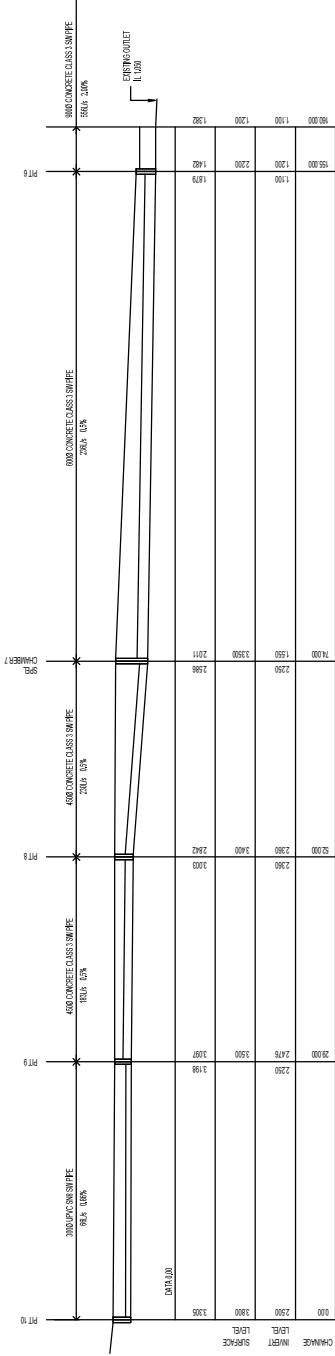
STORMWATER DRAINAGE LAYOUT PLAN

				APPROVED		NEIL MCKENZIE & ASSOCIATES PTY. LTD. CONSULTING ENGINEERS		JOB DESCRIPTION RESIDENTIAL DEVELOPMENT 3 MOORES ROAD REDLAND BAY		DRAWING TITLE STORMWATER DRAINAGE LAYOUT PLAN	
						14/6989 SANDGATE ROAD CLAYFIELD, QLD 4011 PHONE: (07) 3862 1866 FAX: (07) 3862 1397		SCALE 1:400 1:20	DRAWING NUMBER Q19-323-C04		
								DRAWN d	REVISION NUMBER B		
								CHECKED NW			
								DESIGNED NW			
								APPROVED NW			
								DATE MARCH 20			
B					18.11.20	d					
A					04.03.20	d					
No.					DATE	REVISION					
							THIS DRAWING REMAINS THE PROPERTY OF NEIL MCKENZIE & ASSOCIATES © Copyright				



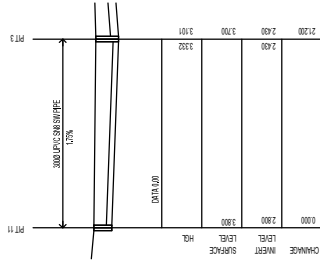
LINE 1 LONGITUDINAL SECTION

SCALE: 1:100 HORIZONTALLY
1:100 VERTICALLY



LINE 2 LONGITUDINAL SECTION

SCALE: 1:100 HORIZONTALLY
1:100 VERTICALLY



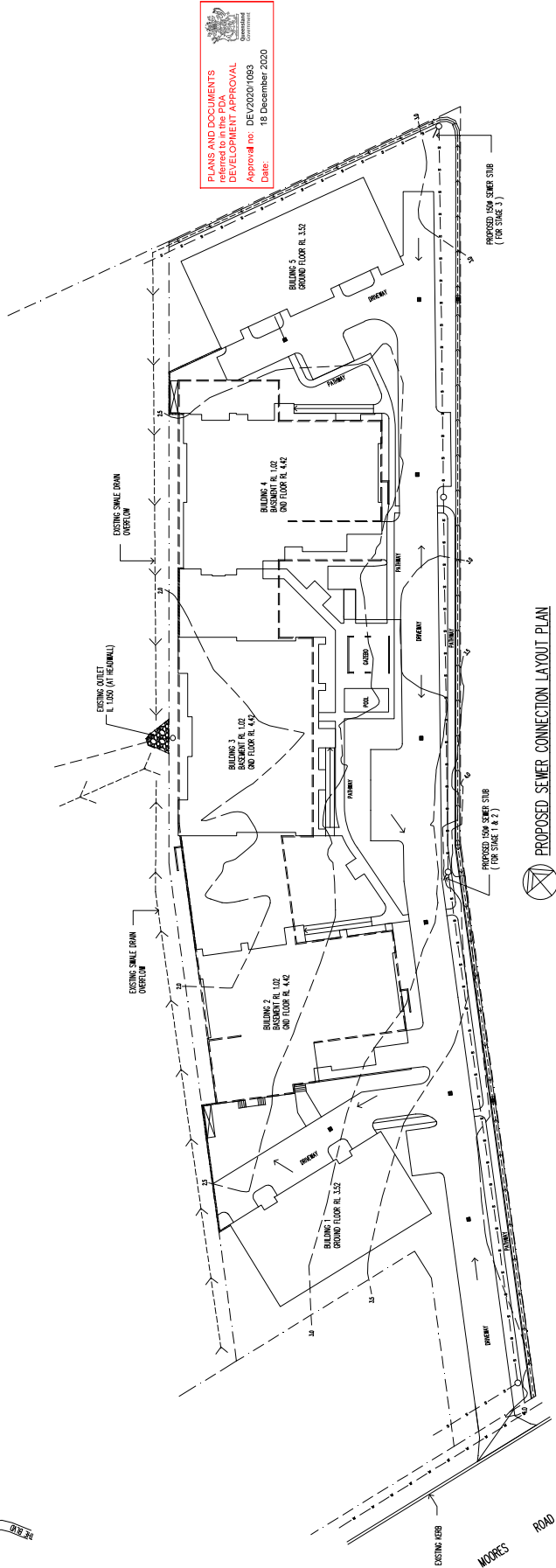
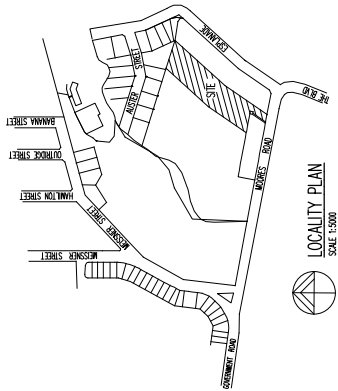
LINE 3 LONGITUDINAL SECTION

SCALE: 1:100 HORIZONTALLY
1:100 VERTICALLY

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV20201093
Date: 18 December 2020



DRAWING TITLE		STORMWATER DRAINAGE LONG. SECTIONS	
JOB DESCRIPTION		RESIDENTIAL DEVELOPMENT 3 MOORES ROAD REDLAND BAY	
SCALE	AS SHOWN	DATE	APPROVED
	1:100	18 DEC 2020	18 DEC 2020
	1:100	18 DEC 2020	18 DEC 2020
	1:100	18 DEC 2020	18 DEC 2020
DRAWING NUMBER		Q19-323-035	
REVISION NUMBER		A	

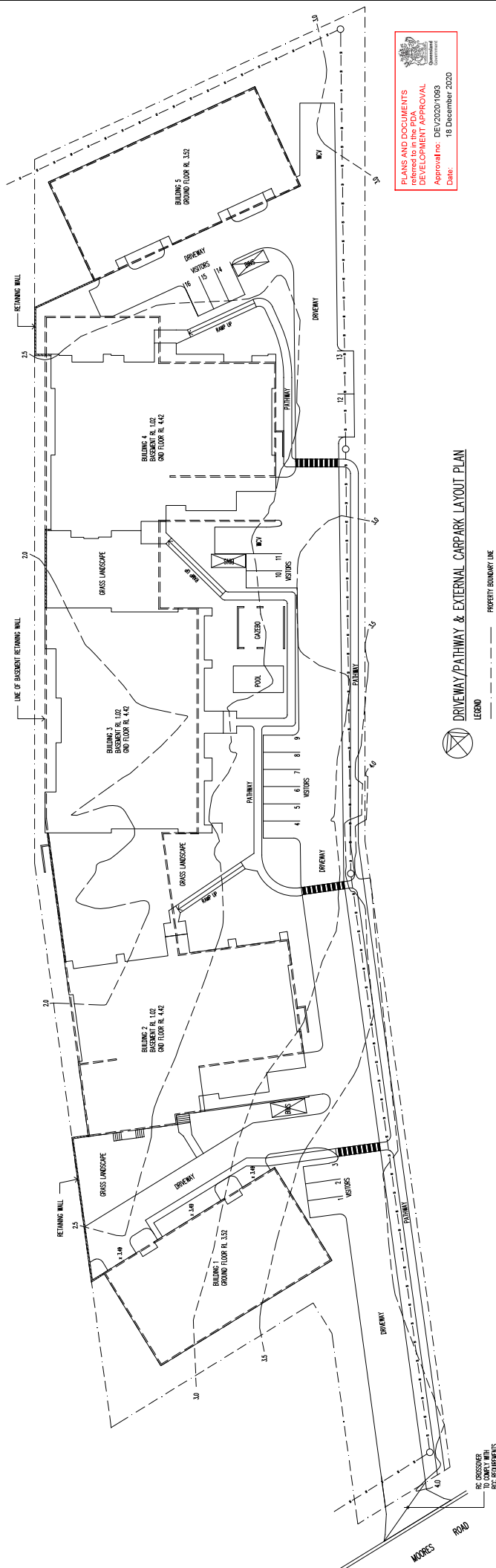


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV20201083
Date: 18 December 2020

PROPOSED SEWER CONNECTION LAYOUT PLAN

- LEGEND
- PROPERTY BOUNDARY LINE
 - EXISTING CONTOUR LINE (5m INTERVALS)
 - EXISTING SEWER LINE
 - EXISTING WATER MAIN
 - PROPOSED 600 x 600 FIELD GULLY WITH INLET GRATE
 - PROPOSED FALL DIRECTION
 - PROPOSED STORMWATER FILTRATION SYSTEM

DRAWING TITLE		SEWER CONNECTION LAYOUT PLAN		DRAWING NUMBER		SECTION NUMBER	
JOB DESCRIPTION		RESIDENTIAL DEVELOPMENT 3 MOORES ROAD REDLAND BAY		Q19-323-C06		B	
SCALE		1:400 1:20		DATE		MARCH 20	
DESIGNED		NM		CHECKED		NM	
APPROVED		NM		DATE		MARCH 20	
NEIL MCKENZIE & ASSOCIATES PTY. LTD. CONSULTING ENGINEERS 14/689a SANDGATE ROAD CLAYFIELD QLD 4011 PHONE: (07) 3862 1397 FAX: (07) 3862 1397		APPROVED		DATE		DATE	
REVISION		No.		DATE		DATE	
A		18.11.20		18.11.20		18.11.20	
B		BUILDING 2, 3 & 4 FLOOR LEVEL CHANGED		18.11.20		18.11.20	
C		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
D		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
E		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
F		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
G		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
H		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
I		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
J		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
K		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
L		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
M		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
N		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
O		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
P		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
Q		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
R		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
S		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
T		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
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V		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
W		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
X		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
Y		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	
Z		THIS DRAWING FORMS PART OF THE PROJECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NEIL MCKENZIE & ASSOCIATES		18.11.20		18.11.20	



PLANS AND DOCUMENTS
FOR THE DEVELOPMENT OF
RESIDENTIAL DEVELOPMENT APPROVAL
Approval No. DE/2020/1093
Date: 18 December 2020

DRIVEWAY/PATHWAY & EXTERNAL CARPARK LAYOUT PLAN

- LEGEND
- PROPERTY BOUNDARY LINE
 - EXISTING CONTOUR LINE (0.5m INTERVALS)
 - EXISTING SEWER LINE
 - 3.0m ENCLOSURES
 - 2 x 100L GROUND WASTE BINS
 - 2 x 100L RECYCLING WASTE BINS
 - CARPARK
 - 16 x VISITOR SPACES

DRAWING TITLE		JOB DESCRIPTION		SCALE		DATE	
DRIVEWAY/PATHWAY & CARPARK LAYOUT PLAN		RESIDENTIAL DEVELOPMENT 3 MOORES ROAD REDLAND BAY		1:200 @ A1			
No.	C	BUILDING 2, 3 & 4 LEVEL CHANGED	18.11.20	DE	DRAWN	1:200 @ A1	
	B		26.06.20	DE	CHECKED		
	A		04.06.20	DE	DESIGNED		
		REVISION			APPROVED		
DRAWING NUMBER		Q19-323-C08		SECTION NUMBER		C	

NEIL MCKENZIE & ASSOCIATES PTY. LTD.
CONSULTING ENGINEERS
14/689a SANDGATE ROAD
CLAYFIELD QLD 4011
PHONE: (07) 3862 1397
FAX: (07) 3862 1397

APPROVED

DATE: 18.11.20

BY: JAMES MCKENZIE

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