N

LOCALITY PLAN

SCALE NTS @ A1

RPD

PROPERTY NAME:	YARRABILBA CALTEX & FAST FOOD
ADDRESS:	CNR YARRABILBA DRIVE & MILL ST.
PROPERTY NO.:	LOT 12
RPD:	PART SP304357
SITE AREA:	10040m^2 (DEVELOPMENT AREA 5306m^2)
LOCAL AUTHORITY:	LOGAN CITY COUNCIL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1153

Date: 4 February 2021

Queensland Government

TFA Project Group

Proj. No.: 19221

Appr.

0 10m 20 30 40 50

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REV	BY	DATE	DESCRIPTION OF CHANGE
A	DGC	25.09.20	DA ISSUE

REVISION

PROJECT
FOODARY
CNR YARRABILBA DRIVE
& MILL STREET

TITLE
SITE LOCALITY PLAN

SCALE NTS	DA ISSUE	
	APPROVED	DATE
SIZE A3	DRAWING No. 19221 -D01	REV A

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LEGEND

- PROPERTY BOUNDARY
- ADJACENT BOUNDARY

A&W	AIR & WATER POINT
BR	BICYCLE RACK
CW	DRIVE THRU COLLECTION WINDOW
IU	ICE UNIT
OP	DRIVE THRU ORDER POINT
FV	FUEL VENT STACK
PL	PLANT YARD ON ROOF
PW	DRIVE THRU PAY WINDOW
RFP	REMOTE FILL POINT
WB	WAITING BAYS
SY	SERVICE YARD
S&G	SWAP & GO CAGE

- LANDSCAPE
- PAVED PATHWAYS
- STREET FURNITURE
- EXP. AGG. CONCRETE

RPD

PROPERTY NAME:	YARRABILBA CALTEX & FAST FOOD
ADDRESS:	CNR YARRABILBA DRIVE & MILL ST
PROPERTY NO.:	LOT 12
RPD:	SP304357
SITE AREA:	10040m² (DEV. AREA 5306m²)
LOCAL AUTHORITY:	LOGAN CITY COUNCIL

NOTES: GENERAL

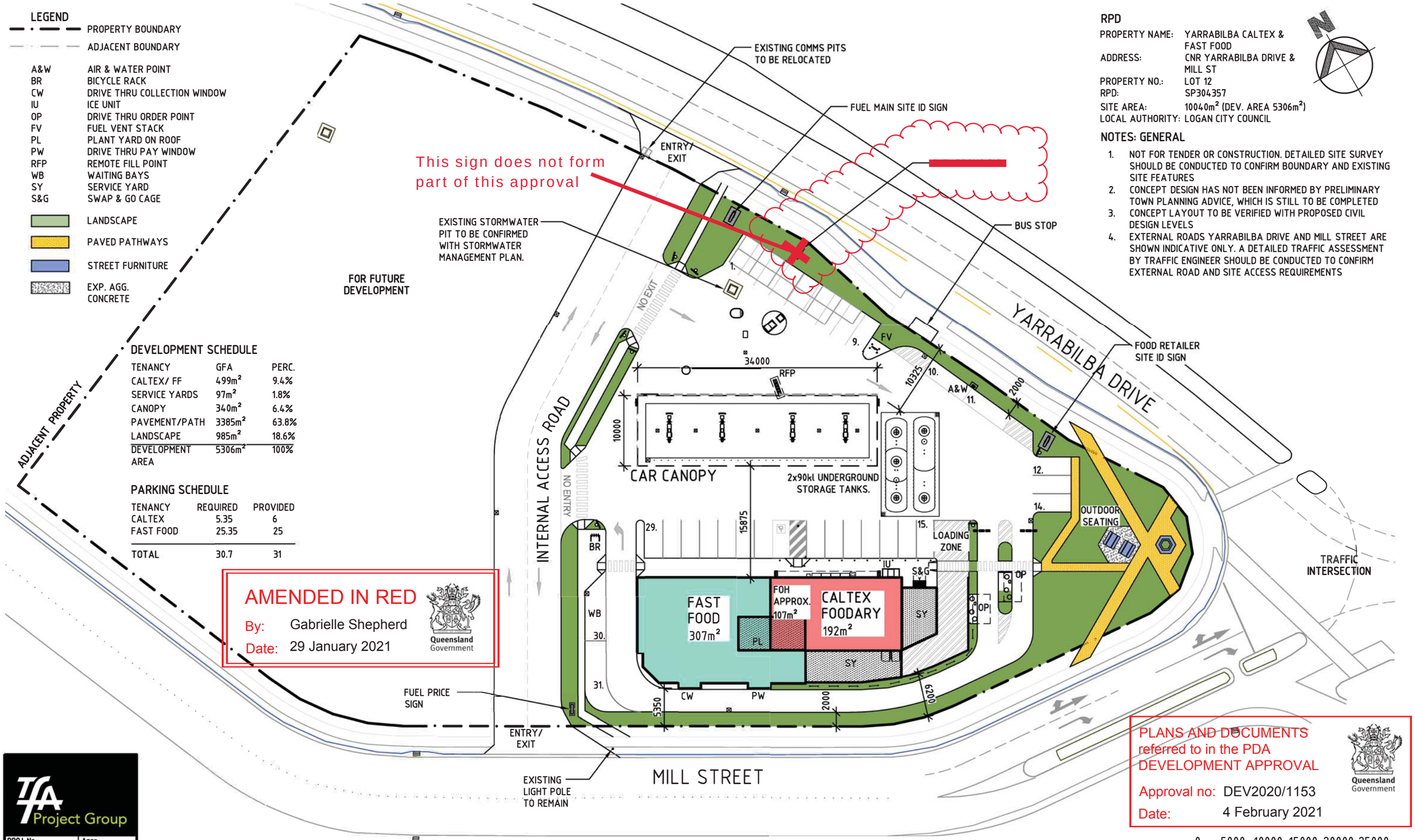
1. NOT FOR TENDER OR CONSTRUCTION. DETAILED SITE SURVEY SHOULD BE CONDUCTED TO CONFIRM BOUNDARY AND EXISTING SITE FEATURES
2. CONCEPT DESIGN HAS NOT BEEN INFORMED BY PRELIMINARY TOWN PLANNING ADVICE, WHICH IS STILL TO BE COMPLETED
3. CONCEPT LAYOUT TO BE VERIFIED WITH PROPOSED CIVIL DESIGN LEVELS
4. EXTERNAL ROADS YARRABILBA DRIVE AND MILL STREET ARE SHOWN INDICATIVE ONLY. A DETAILED TRAFFIC ASSESSMENT BY TRAFFIC ENGINEER SHOULD BE CONDUCTED TO CONFIRM EXTERNAL ROAD AND SITE ACCESS REQUIREMENTS

DEVELOPMENT SCHEDULE

TENANCY	GFA	PERC.
CALTEX/ FF	499m²	9.4%
SERVICE YARDS	97m²	1.8%
CANOPY	340m²	6.4%
PAVEMENT/PATH	3385m²	63.8%
LANDSCAPE	985m²	18.6%
DEVELOPMENT AREA	5306m²	100%

PARKING SCHEDULE

TENANCY	REQUIRED	PROVIDED
CALTEX	5.35	6
FAST FOOD	25.35	25
TOTAL	30.7	31



AMENDED IN RED
By: Gabrielle Shepherd
Date: 29 January 2021
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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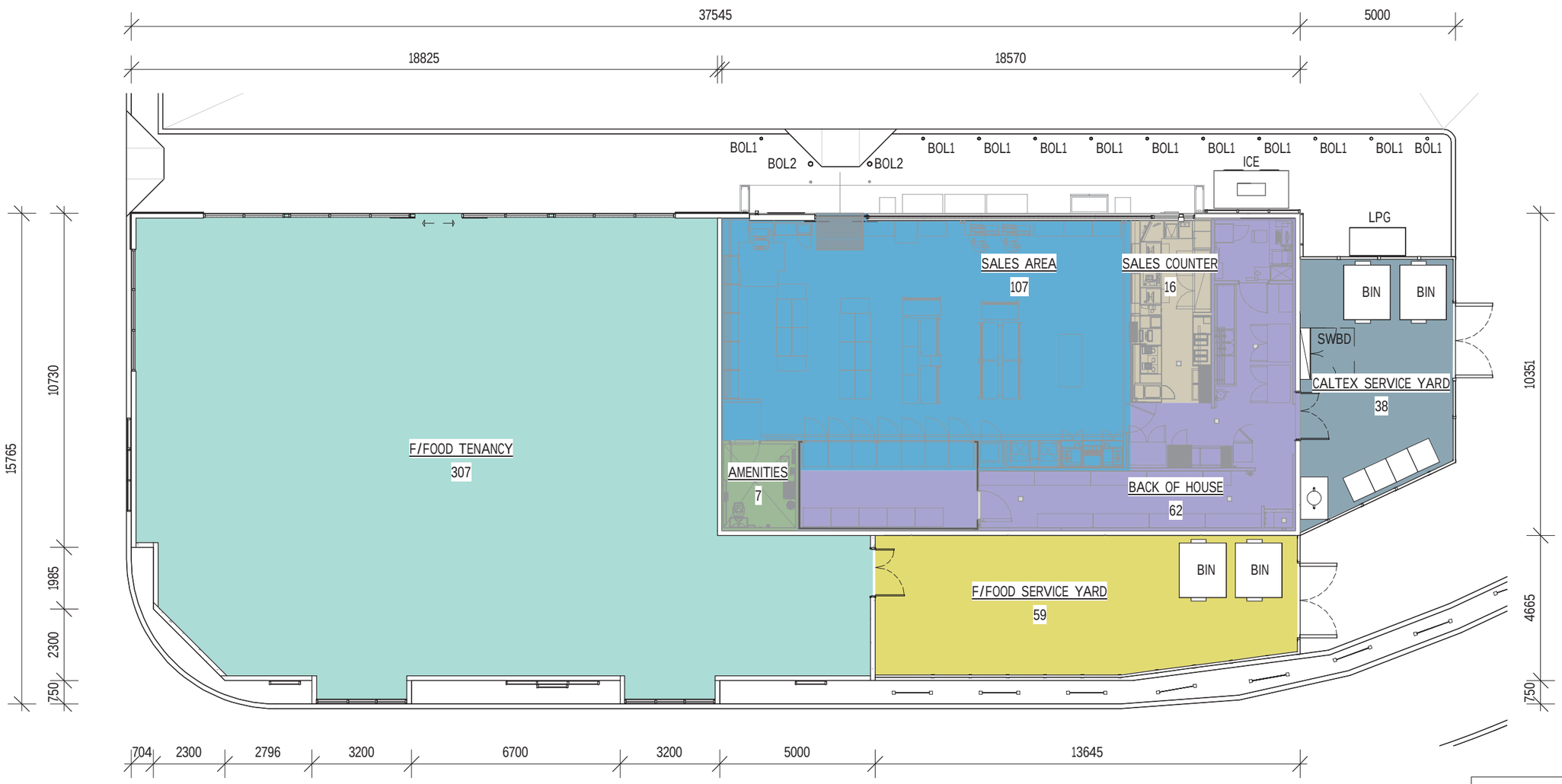
A	DGC	18.09.20	CLIENT REVIEW
B	DGC	28.09.20	DA ISSUE
C	EEK	13.11.20	DA ISSUE

REVISION

PROJECT
YARRABILBA - QLD
CNR YARRABILBA DRIVE & MILL STREET

TITLE
PROPOSED SITE PLAN

SCALE 1:500
DA ISSUE
APPROVED | DATE
SIZE A3
DRAWING No. 19221-D03
REV. C



LEGEND

CODE	DESCRIPTION
BIN	BIN - INDUSTRIAL
BOL1	BOLLARD 90 DIA.
BOL2	BOLLARD 150 DIA.
ICE	ICE BOX
LPG	SWAP & GO CAGE
SWBD	MAIN SWITCHBOARD

AREA LEGEND

- SALES AREA
- SALES COUNTER
- AMENITIES
- BACK OF HOUSE
- CALTEX SERVICE YARD
- F/FOOD TENANCY
- F/FOOD SERVICE YARD

AREA SCHEDULE

Name	Area
CALTEX	
SALES AREA	107 m²
AMENITIES	7 m²
BACK OF HOUSE	62 m²
SALES COUNTER	16 m²
	192 m²
F/FOOD TENANCY	
F/FOOD TENANCY	307 m²
	307 m²

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A	DGC	18.09.20	CLIENT REVIEW
B	DGC	25.09.20	DA ISSUE
C	EEK	03.12.20	DA ISSUE

REVISION

PROJECT
YARRABILBA-QLD
CNR YARRABILBA DRIVE
& MILL STREET

TITLE
PROPOSED BUILDING FLOOR PLAN

SCALE 1 : 150

DA ISSUE

APPROVED

DATE

SIZE A3

DRAWING No. 19221 -D04

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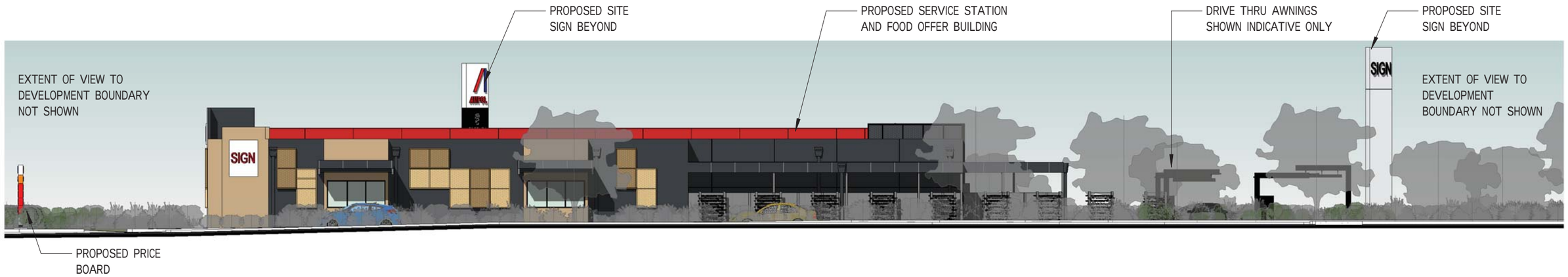
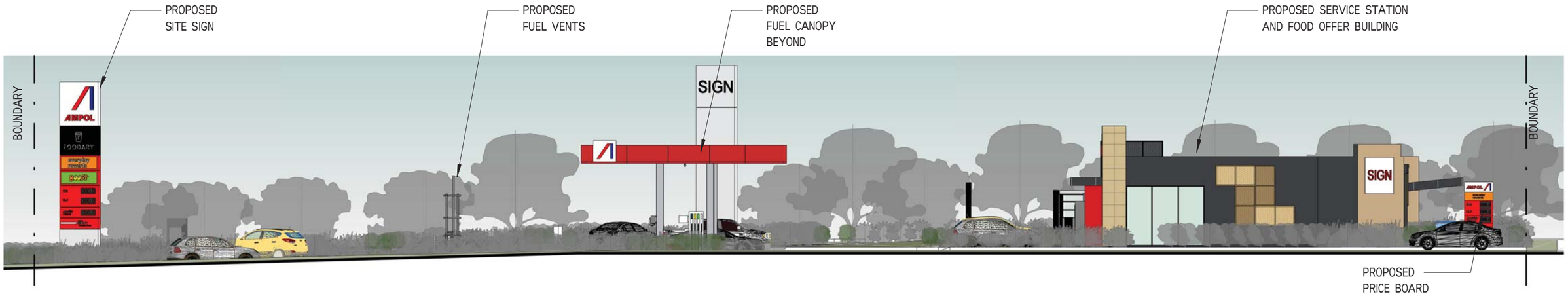


1 - SOUTH ELEVATION - MILL STREET

1 : 200



2 - WEST ELEVATION - INTERNAL ROAD

1 : 200

NOTE:

SIGNAGE COLOURS AND MATERIALS SHOWN ARE INDICATIVE ONLY. TO BE CONFIRMED WITH TENANCY REQUIREMENTS AT DETAIL DESIGN STAGE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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B	DGC	25.09.20	DA ISSUE
C	EEK	15.10.20	DA ISSUE

REVISION

PROJECT
FOODARY
CNR YARRABILBA DRIVE & MILL STREET

TITLE
SITE & BUILDING ELEVATIONS SHEET 1

SCALE 1 : 200

DA ISSUE

APPROVED

DATE

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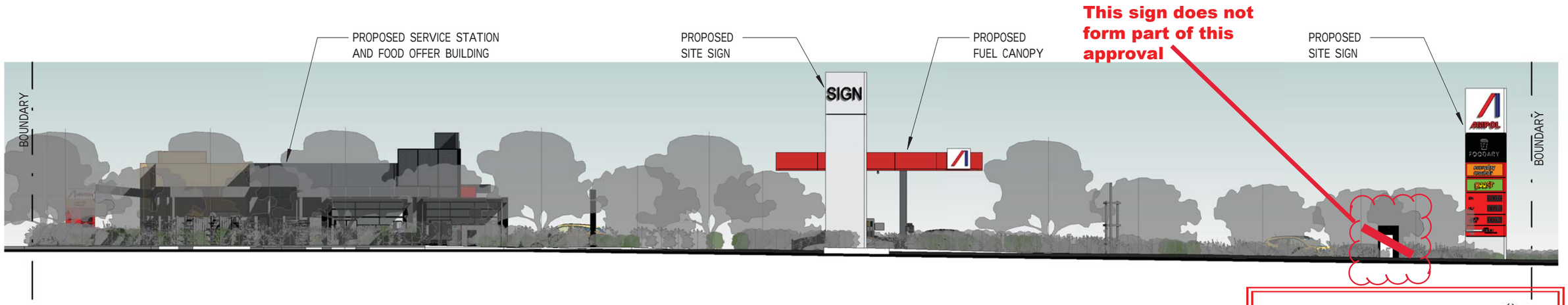
3 - NORTH ELEVATION - YARRABILBA DRIVE
1 : 200



4 - EAST ELEVATION
1 : 200

AMENDED IN RED
By: Gabrielle Shepherd
Date: 29 January 2021
Queensland Government

NOTE:
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REVISION

PROJECT
FOODARY
CNR YARRABILBA DRIVE & MILL STREET

TITLE
SITE & BUILDING ELEVATIONS SHEET 2

SCALE 1 : 200
DA ISSUE
APPROVED
DATE
SIZE A3
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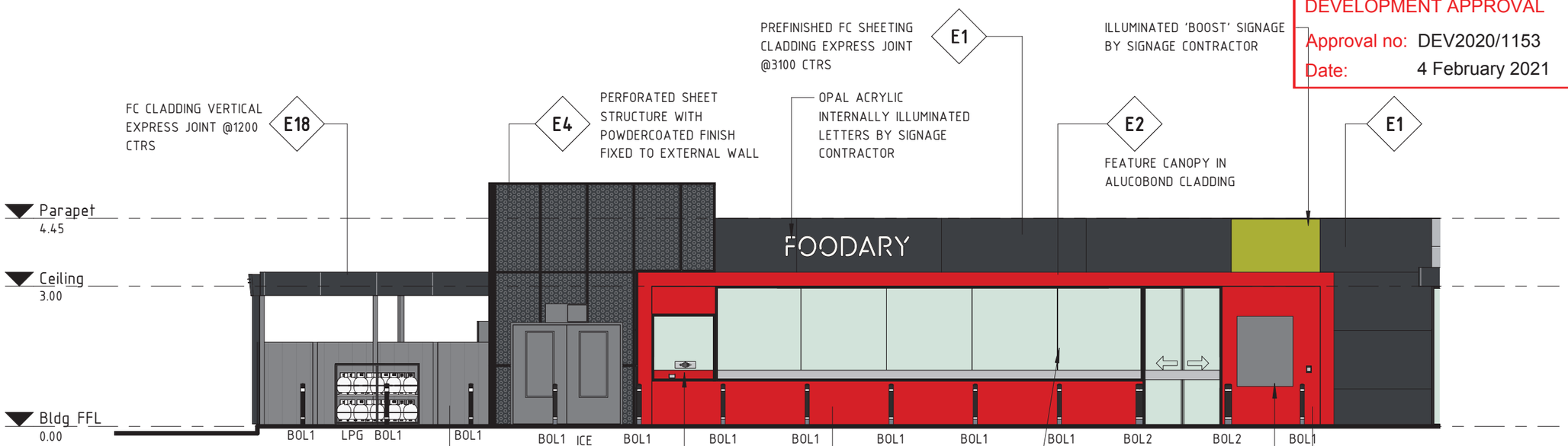
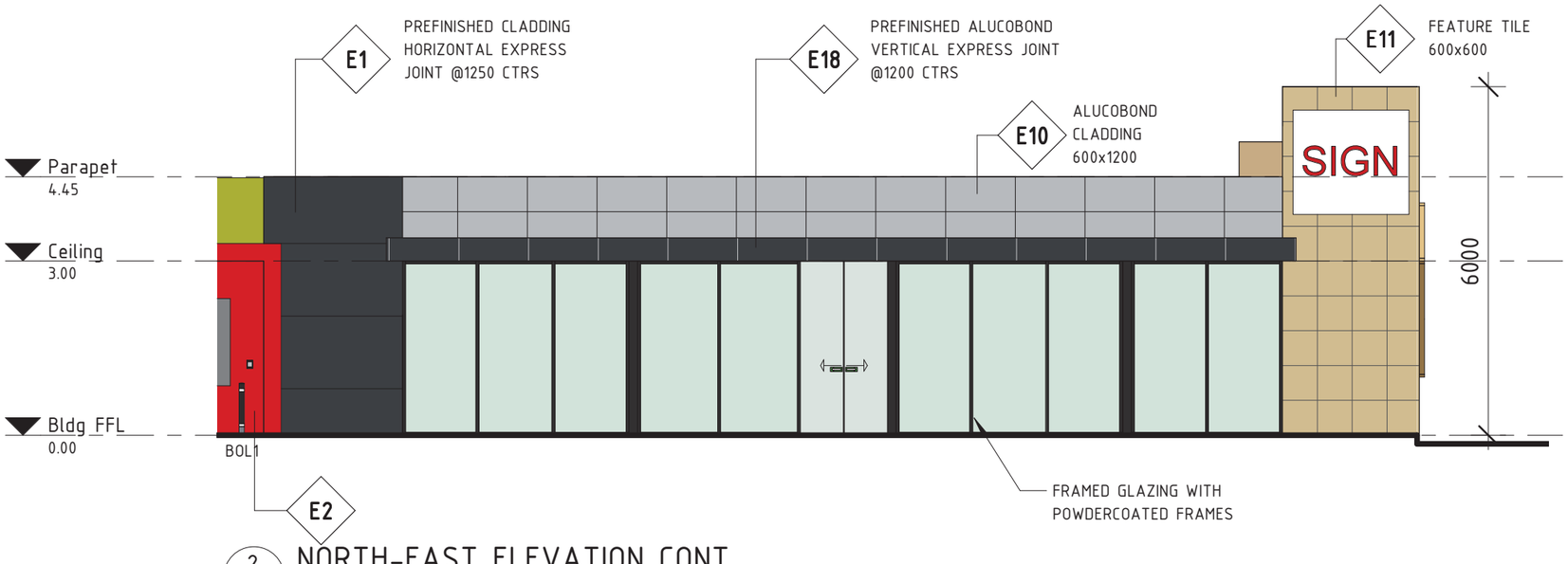


1 D01 NORTH-EAST ELEVATION
1 : 100



2 D01 NORTH-EAST ELEVATION CONT.
1 : 100

LEGEND	
CODE	DESCRIPTION
BOL1	BOLLARD 90 DIA.
BOL2	BOLLARD 150 DIA.
ICE	ICE BOX
LPG	SWAP & GO CAGE

NOTE:
SIGNAGE, COLOURS & MATERIALS SHOWN INDICATIVE ONLY. TO BE CONFIRMED WITH TENANCY REQUIREMENTS AT DETAIL DESIGN STAGE

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REVISION

PROJECT
YARRABILBA-QLD
CNR YARRABILBA DRIVE
& MILL STREET

TITLE
BUILDING ELEVATIONS SHEET 1

SCALE 1 : 100
DA ISSUE
APPROVED
DATE
SIZE A3
DRAWING No. 19221 -D07
REV B

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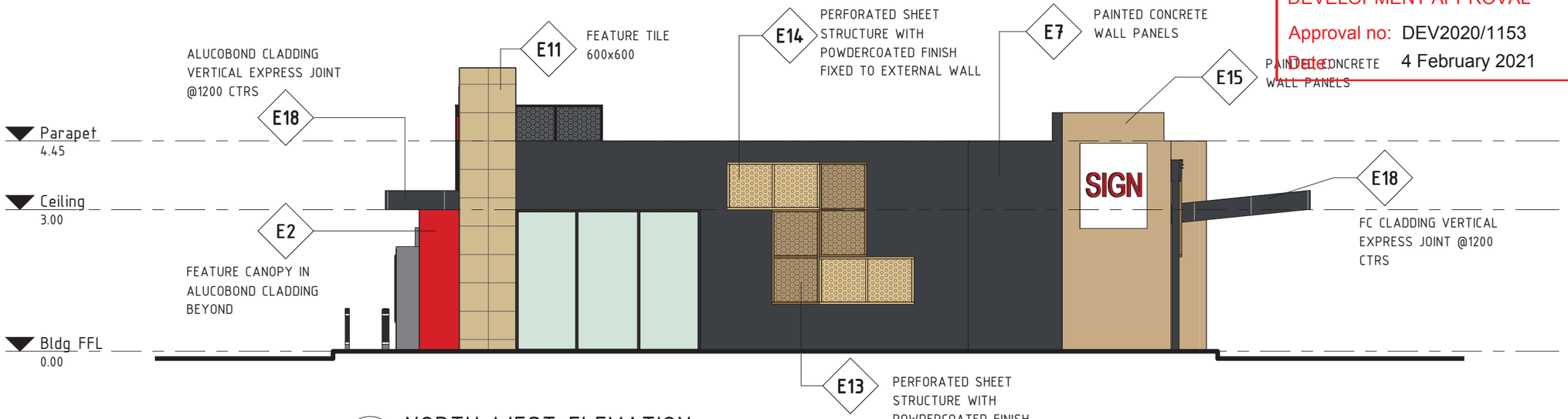
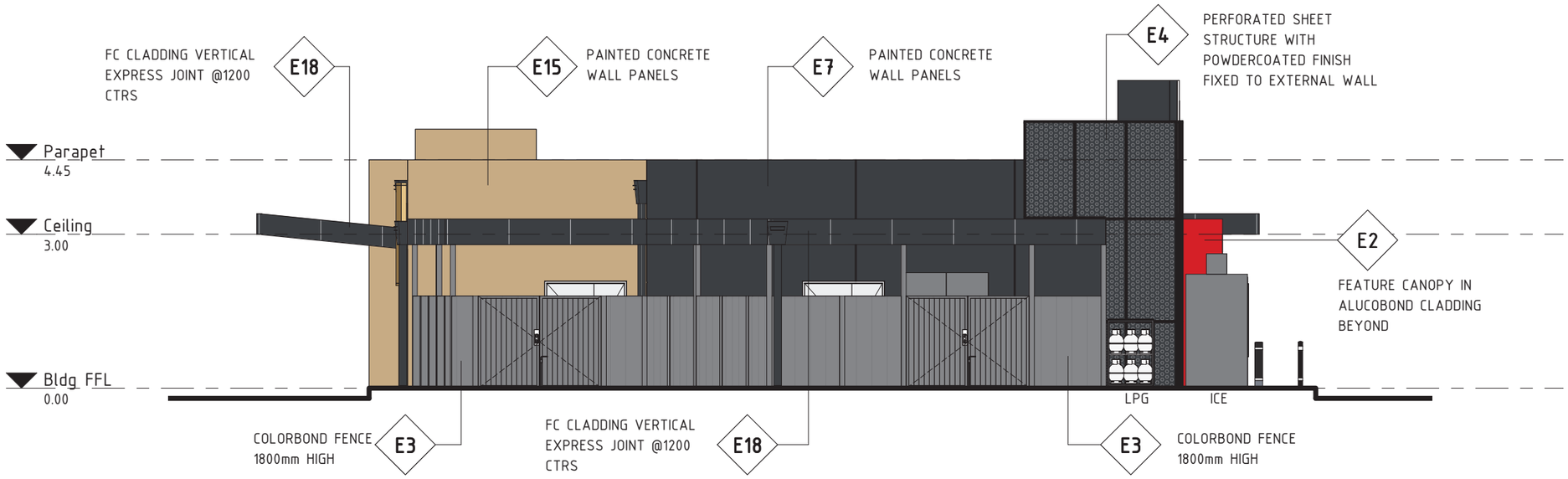


3 D01 NORTH-WEST ELEVATION

1 : 100



4 D01 SOUTH-EAST ELEVATION

1 : 100

LEGEND	
CODE	DESCRIPTION
ICE	ICE BOX
LPG	SWAP & GO CAGE

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A	DGC	18.09.20	CLIENT REVIEW
B	DGC	25.09.20	DA ISSUE

REVISION

PROJECT: YARRABILBA-QLD CNR YARRABILBA DRIVE & MILL STREET

TITLE: BUILDING ELEVATIONS SHEET 2

SCALE: 1 : 100

DA ISSUE

APPROVED | DATE

SIZE: A3

DRAWING No.: 19221 -D08

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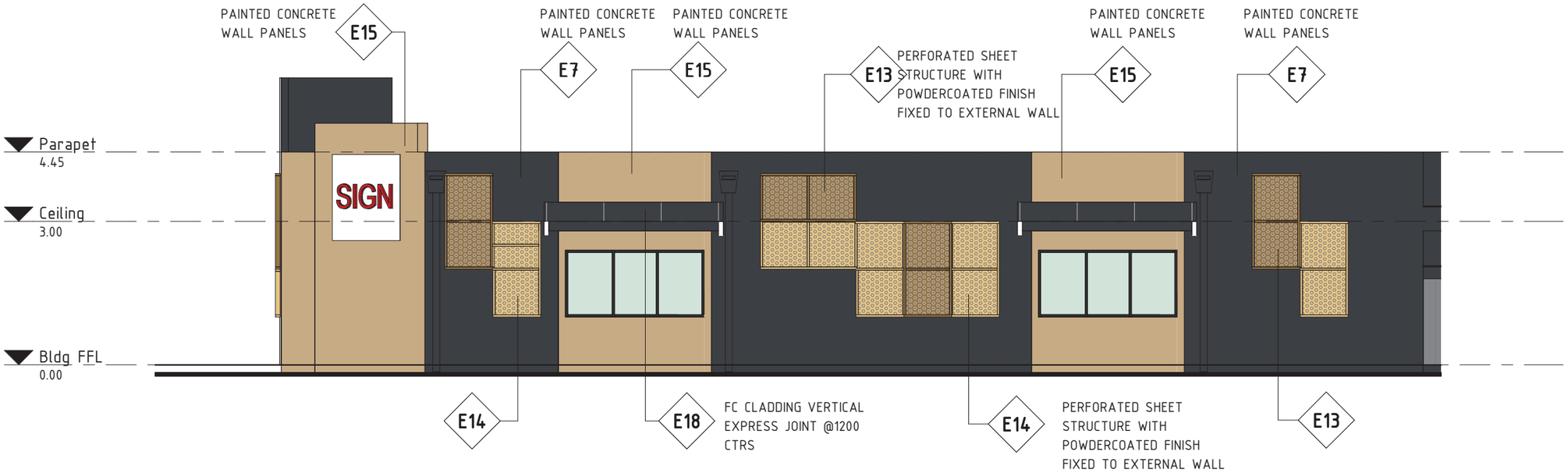

5 D01 SOUTH-WEST ELEVATION
1 : 100

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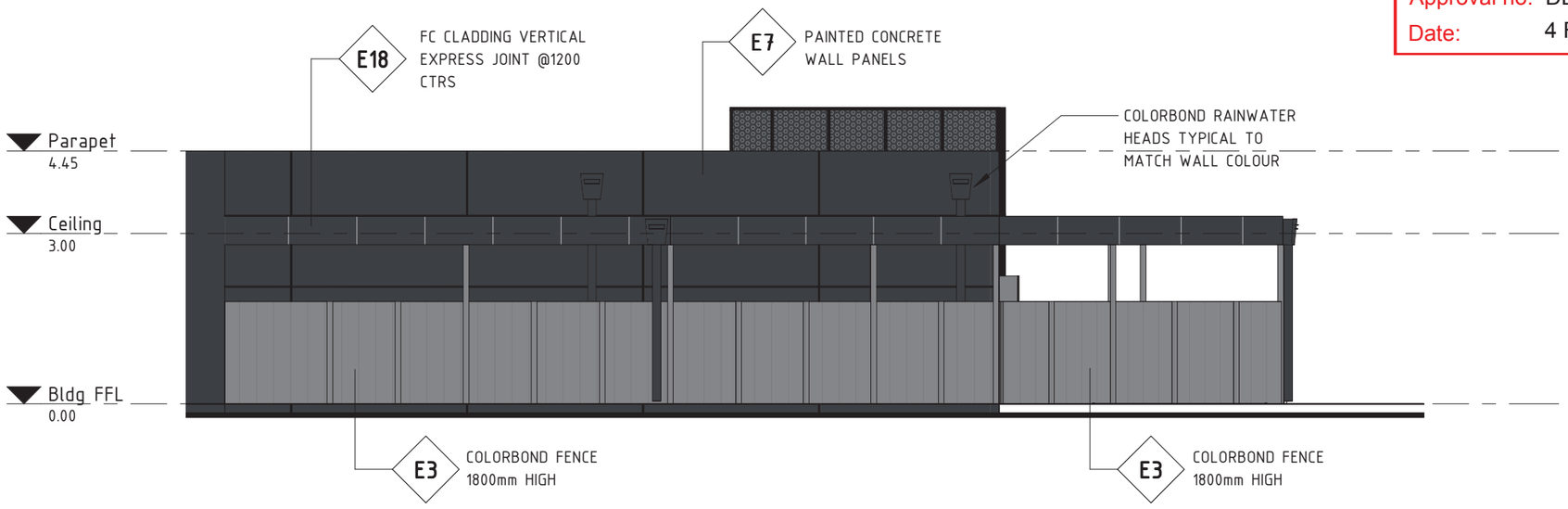

6 D01 SOUTH-WEST ELEVATION CONT.
1 : 100

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REVISION

PROJECT
YARRABILBA-QLD
CNR YARRABILBA DRIVE
& MILL STREET

TITLE
BUILDING ELEVATIONS SHEET 3

SCALE 1 : 100
DA ISSUE
APPROVED
DATE
SIZE A3
DRAWING No. 19221 -D09
REV B

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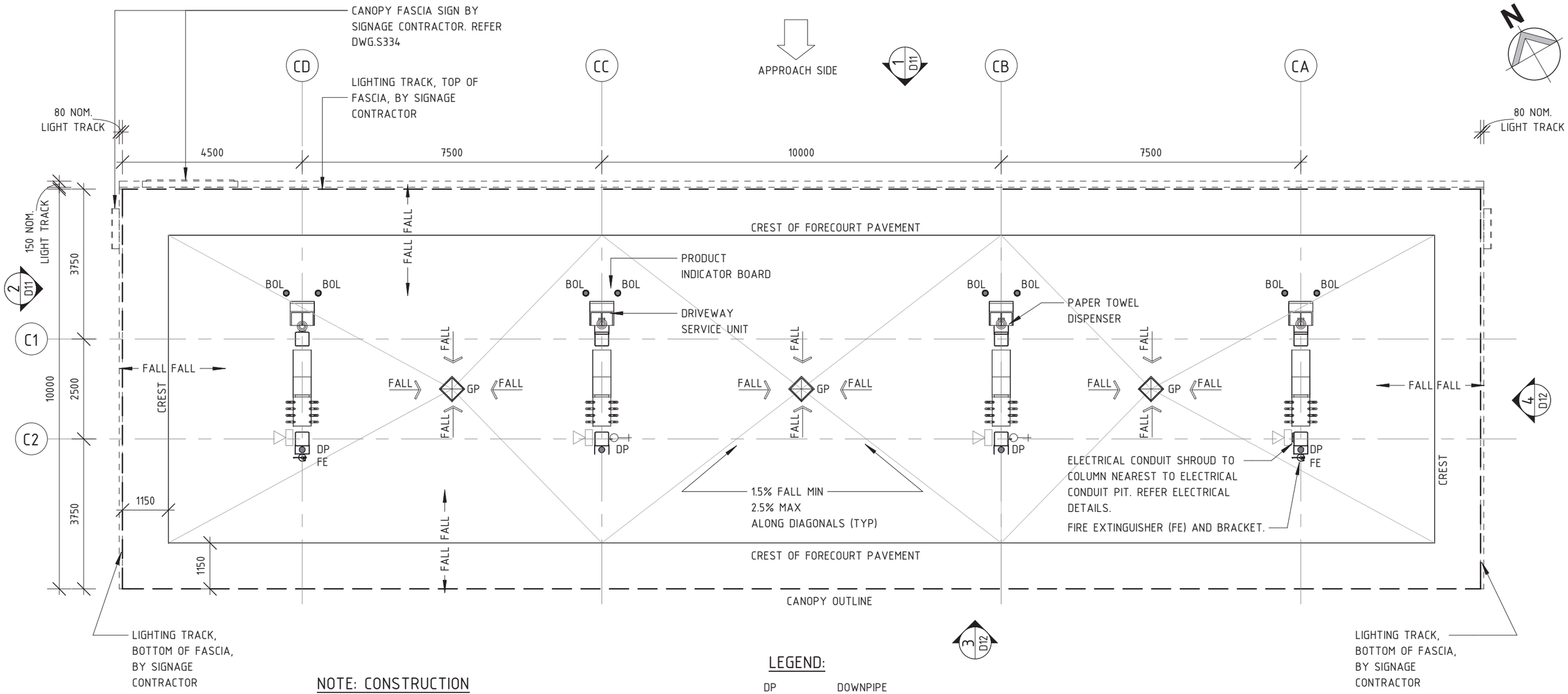

NOTE: CONSTRUCTION

C.01 2 FIRE EXTINGUISHERS REQUIRED BY AS1940- PLACE ON COLUMNS EACH SIDE OF CANOPY FACING SALESROOM

C.02 ADDITIONAL FIRE EXTINGUISHERS MAY BE REQUIRED TO SUIT SITE SPECIFIC CONDITIONS

C.03 PUMP POSITION TO BE CONFIRMED ON SITE TO SUIT CANOPY COLUMN SIZE

C.04 FOR FLOOR WASTE/ FORECOURT DRAINAGE, DOWNPIPE AND CANOPY BOX GUTTER DETAILS, REFER TO THE HYDRAULIC ENGINEERS DOCUMENTATION

LEGEND:

DP	DOWNPIPE
GP	GULLY PIT
BOL.	METAL BOLLARD 165DIA x 1200mm HIGH TYPICAL
	SPEAKER
	FALL IN FORECOURT PAVING
	DISPENSER
	WATER POINT

NOTE:
DIMENSIONS TO O/S FACE OF STRUCTURAL TRUSS TYPICAL

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REVISION

PROJECT
YARRABILBA - QLD
CNR YARRABILBA DRIVE & MILL STREET

TITLE
CANOPY FLOOR PLAN

SCALE 1 : 100
DA ISSUE
APPROVED
DATE
SIZE A3
DRAWING No. 19221 -D10
REV A

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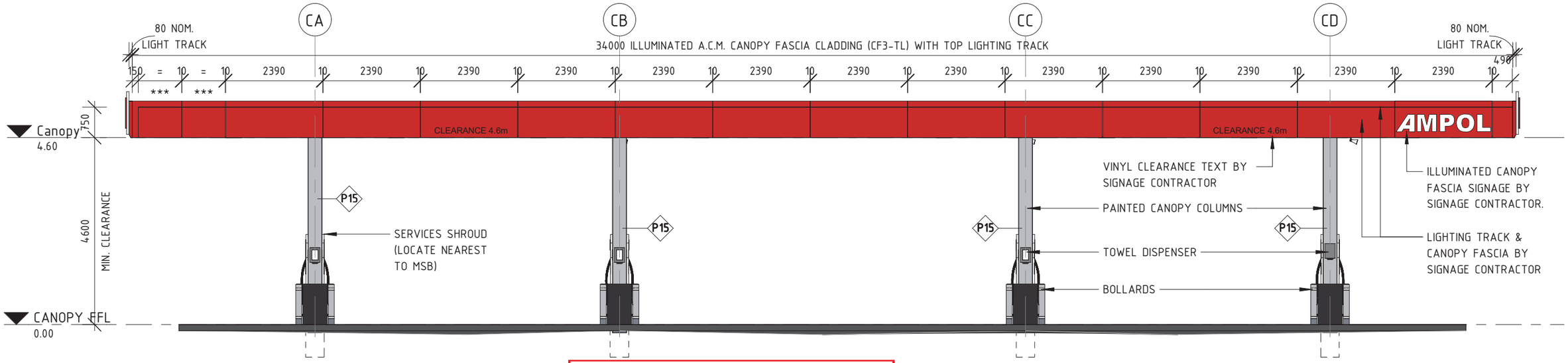

1 D10 NORTH-EAST ELEVATION
1 : 100

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Date: 4 February 2021

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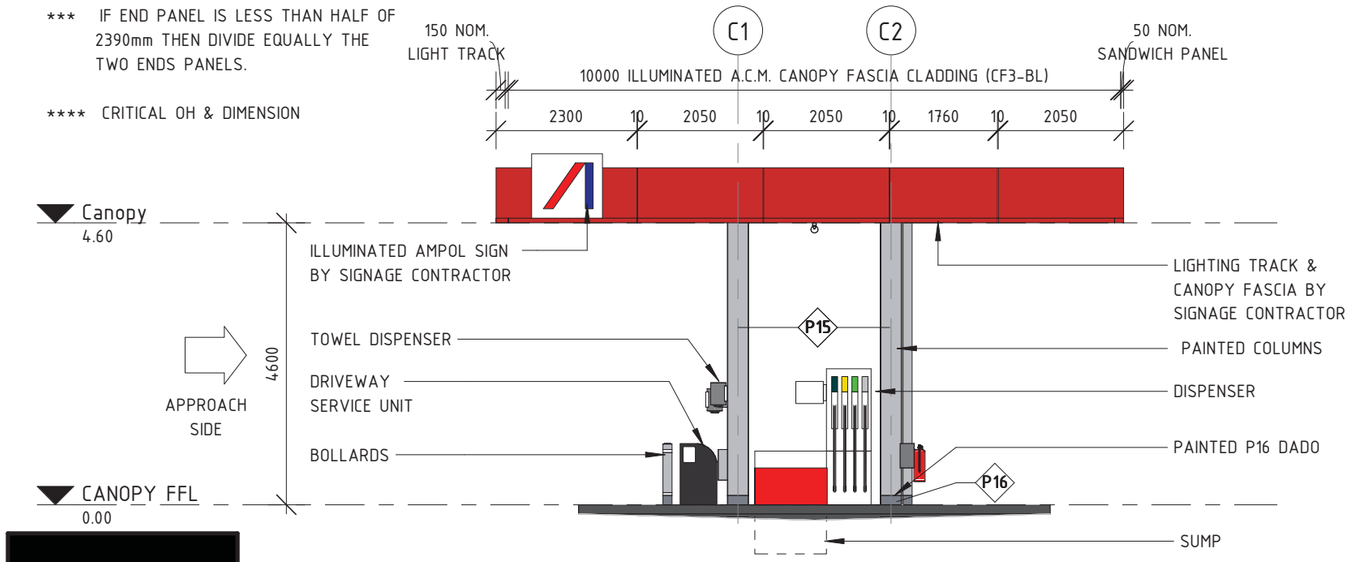
NOTE: CONSTRUCTION

C.01 PRODUCT INDICATOR BOARDS NOT SHOWN FOR CLARITY

** MAKE UP PANEL

*** IF END PANEL IS LESS THAN HALF OF 2390mm THEN DIVIDE EQUALLY THE TWO ENDS PANELS.

**** CRITICAL OH & DIMENSION



2 D10 NORTH-WEST ELEVATION
1 : 100

CANOPY FINISHES SCHEDULE

KEY	MATERIAL	MANUFACTURER	REF. No.	FINISH	COLOUR
A.C.M. FASCIA	ALUMINIUM COMPOSITE SHEET	SIGNAGE SUPPLIER	CF3-TL	SATIN	RED
SANDWICH PANEL TOP FLASHING	STEEL	BLUSCOPE LYSAGHT	-	DULUX PAINT FINISH-SATIN	DULUX 'CALTEX' CANOPY RED
ROOF	STEEL	BLUSCOPE LYSAGHT	KLIPLOK 700 HI-STRENGTH 0.48 BMT	'COLORBOND' SATIN	SURFMIST
SOFFIT LINING AND TRIM	STEEL	BLUSCOPE LYSAGHT	EASYCLAD 2PF300	'COLORBOND' SATIN	SURFMIST
BOLLARDS	METAL	LEDA	HIG150RCAL + FULL STOP RING	VARIOUS	VARIOUS

KEY	ITEM/SUBGRADE	COLOUR/CODE	SPECIFICATION	ITEM/SUBGRADE
P15	CANOPY - METAL COLUMNS - METAL BOLLARDS	SPIDERS WEB DULUX 84645 (DELTA LIGHT GREY)	AU_SD08562 1ST COAT 2ND COAT 3RD COAT	DULUX SUPER ENAMEL HIGH GLOSS ON NEW ZINC COATED STEEL / GALVANISED STEEL (COMMERCIAL) [EXTERIOR / COASTAL] AUDD0156 DULUX PROFESSIONAL GALVANISED IRON PRIMER AUDD0026 SUPER ENAMEL HIGH GLOSS AUDD0026 SUPER ENAMEL HIGH GLOSS
P16	CANOPY - METAL COLUMNS DADO	DULUX 84599 MEDIUM GREY	AU_SD08562 1ST COAT 2ND COAT 3RD COAT	DULUX SUPER ENAMEL HIGH GLOSS ON NEW ZINC COATED STEEL / GALVANISED STEEL (COMMERCIAL) [EXTERIOR / COASTAL] AUDD0156 DULUX PROFESSIONAL GALVANISED IRON PRIMER AUDD0026 SUPER ENAMEL HIGH GLOSS AUDD0026 SUPER ENAMEL HIGH GLOSS
P17	CANOPY - INSULATED ALUMINIUM SANDWICH PANEL	DULUX 'CALTEX' CANOPY RED - A4010	AUS13768 1ST COAT 2ND COAT 3RD COAT	DULUX WEATHERSHIELD GLOSS ON PREVIOUSLY POWDER COATED ALUMINIUM (EXTERIOR) AUD10540 DULUX LUXEPOXY 4 WHITE PRIMER TWO PACK PRIMER AUDD0054 DULUX WEATHERSHIELD GLOSS AUDD0054 DULUX WEATHERSHIELD GLOSS

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PROJECT
YARRABILBA - QLD
CNR YARRABILBA DRIVE
& MILL STREET

TITLE
CANOPY ELEVATIONS AND FINISHES SCHEDULE

SCALE 1 : 100

DA ISSUE

APPROVED

DATE

SIZE A3

DRAWING No. 19221 -D11

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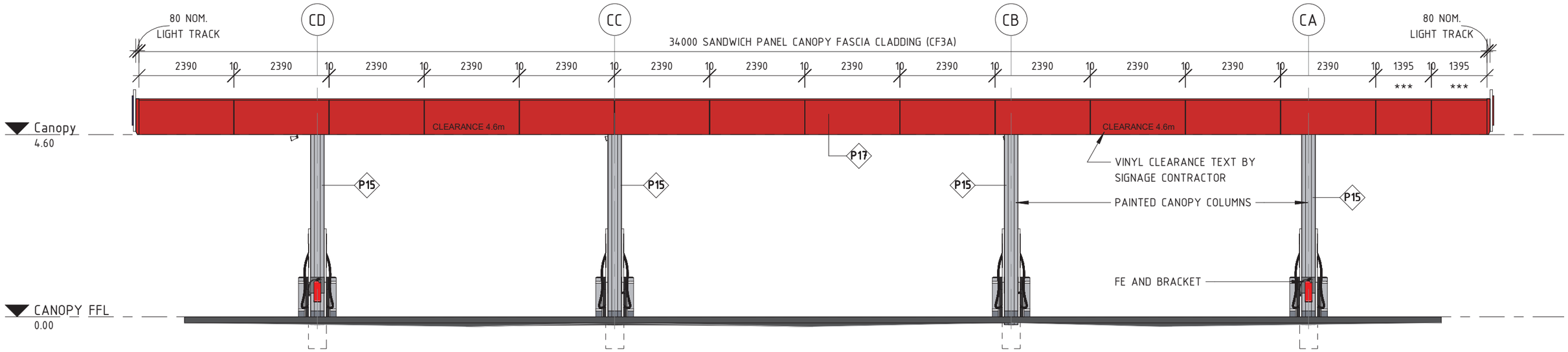

3 D10 SOUTH-WEST ELEVATION
1 : 100

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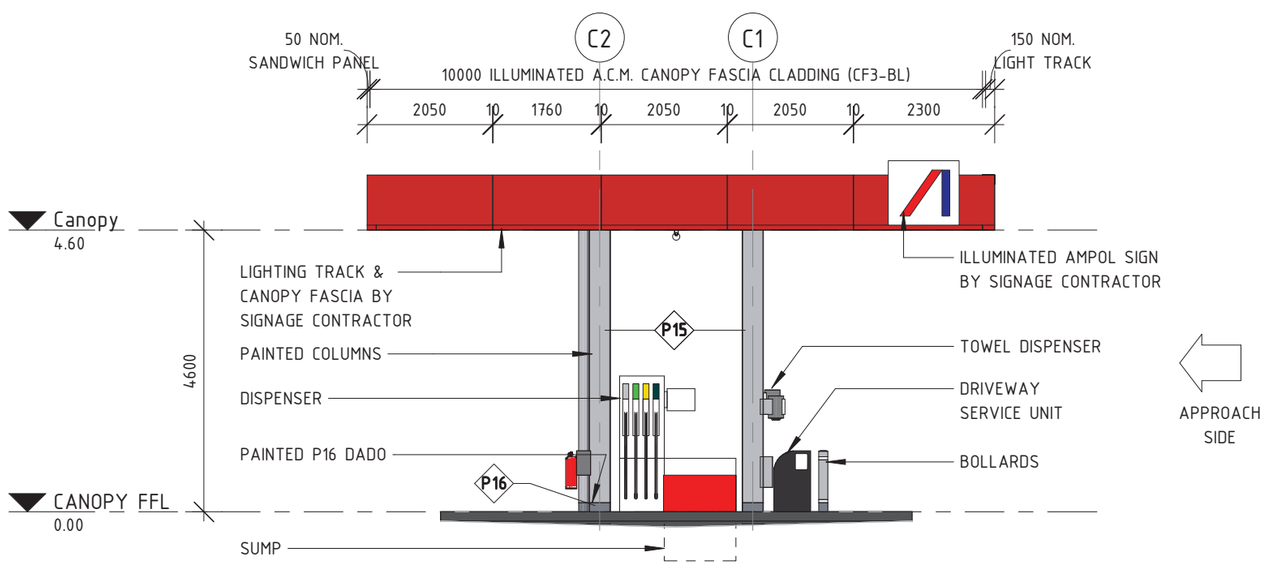

4 D10 SOUTH-EAST ELEVATION
1 : 100

NOTE: CONSTRUCTION

C.01 PRODUCT INDICATOR BOARDS NOT SHOWN FOR CLARITY

** MAKE UP PANEL

*** IF END PANEL IS LESS THAN HALF OF 2390mm THEN DIVIDE EQUALLY THE TWO ENDS PANELS.

**** CRITICAL OH & DIMENSION

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REV	BY	DATE	DESCRIPTION OF CHANGE
A	DGC	25.09.20	DA ISSUE

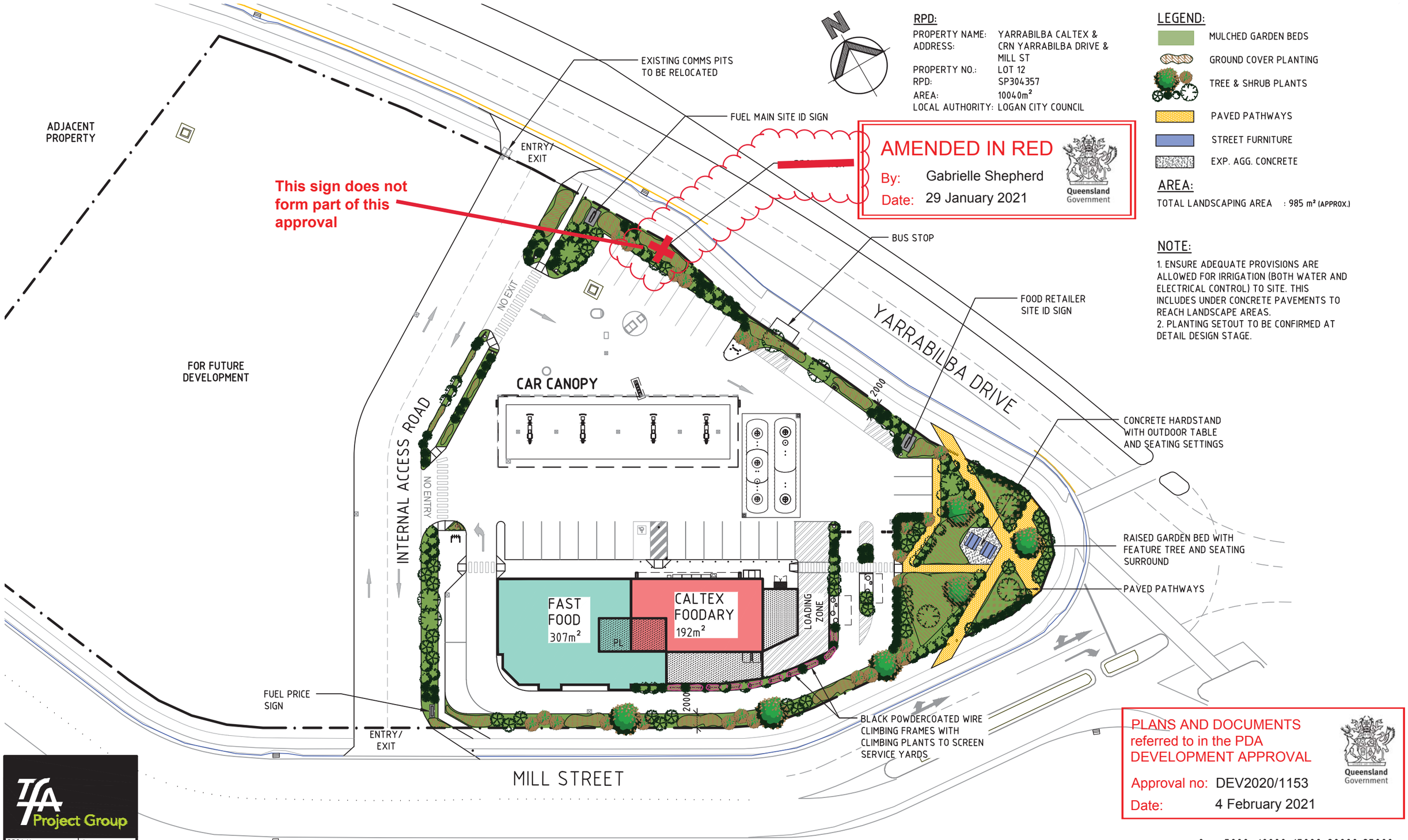
REVISION

PROJECT
YARRABILBA - QLD
CNR YARRABILBA DRIVE
& MILL STREET

TITLE
CANOPY ELEVATIONS

SCALE 1 : 100
DA ISSUE
APPROVED
DATE
SIZE A3
DRAWING No. 19221 -D12
REV A

29/09/2020 11:20:27 AM



RPD:

PROPERTY NAME: YARRABILBA CALTEX &
ADDRESS: CRN YARRABILBA DRIVE & MILL ST
PROPERTY NO.: LOT 12
RPD: SP304357
AREA: 10040m²
LOCAL AUTHORITY: LOGAN CITY COUNCIL

AMENDED IN RED
By: Gabrielle Shepherd
Date: 29 January 2021
Queensland Government

LEGEND:

- MULCHED GARDEN BEDS
- GROUND COVER PLANTING
- TREE & SHRUB PLANTS
- PAVED PATHWAYS
- STREET FURNITURE
- EXP. AGG. CONCRETE

AREA:

TOTAL LANDSCAPING AREA : 985 m² (APPROX.)

NOTE:

1. ENSURE ADEQUATE PROVISIONS ARE ALLOWED FOR IRRIGATION (BOTH WATER AND ELECTRICAL CONTROL) TO SITE. THIS INCLUDES UNDER CONCRETE PAVEMENTS TO REACH LANDSCAPE AREAS.
2. PLANTING SETOUT TO BE CONFIRMED AT DETAIL DESIGN STAGE.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1153
Date: 4 February 2021
Queensland Government

TFA Project Group
PROJ. No.: 19221 Appr.

0 5000 10000 15000 20000 25000

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REV.	BY	DATE	DESCRIPTION OF CHANGE
B	DGC	28.09.20	DA ISSUE
C	EEK	12.10.20	DA ISSUE REVISED
D	EEK	13.11.20	DA ISSUE REVISED

REVISION

PROJECT
YARRABILBA - QLD
CNR YARRABILBA DRIVE & MILL STREET

TITLE
LANDSCAPE CONCEPT SITE PLAN

SCALE 1:500
DA ISSUE
APPROVED
DATE
SIZE A3
DRAWING No. 19221-D13
REV. D

PLANT PALETTE/SCHEDULE:

CUPANIOPSIS anacardioides

TUCKEROO
5.0m-15.0m H x 6.0m W
45 Lt 80%
Qty 6

ELAEOCARPUS reticulatus

BLUEBERRY ASH
10.0m H x 5.0m W
5 Lt 80%
QTY 10

GREVILLEA 'HONEY GEM'

GREVILLEA
4.0m H x 2.0m W
35 Lt 80%
QTY 33

MELALEUCA BRACTEATA

REVOLUTION GOLD
3.0m H x 2.0m W
200mm 50%
QTY 34

WESTRINGA FRUTICOSA

NATIVE ROSEMARY
1.5m H x 1.5m W
200mm 50%
QTY 76

SYZYGIUM 'BUSH CHRISTMAS'

LILLI PILLY
2.0m H x 1.5m W
200mm 50%
QTY 61

DIANELLA CAERULEA

LITTLE JESS
0.4m H x 0.4m W
140mm 50%
QTY 92

LOMANDRA LONGIFOLIA

MAT RUSH
0.6m H x 0.6m W
140mm 50%
QTY 92

CISSUS OBLONGA

KANGAROO VINE
N/A
140mm 80%
QTY 10

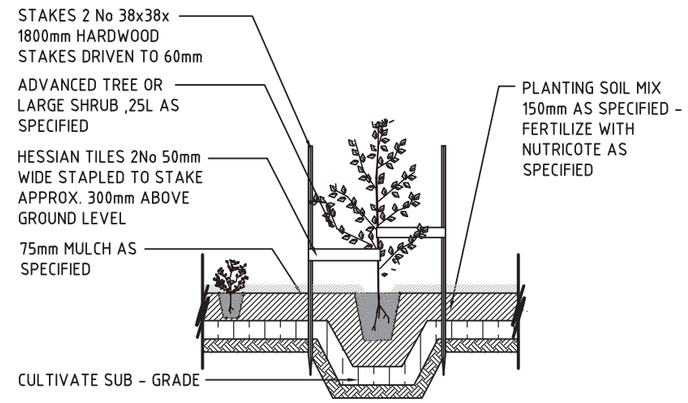
LOMANDRA hystrix

CREEK MATRUSH
1.0m H x 1.0m W
150mm 50%
Qty 100

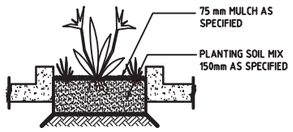
MYOPORUM ellipticum

COASTAL BOOBIALLA
0.2m - 0.3m H x 1.5m - 5.0m W
150mm 50%
Qty 100

NOTE:
SPECIES NOMINATED TO BE CONFIRMED AT DETAIL DESIGN STAGE



01 / - **PLANTING DETAIL**
SCALE N.T.S.



02 / - **TYPICAL GARDEN BED SECTION**
SCALE N.T.S.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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A	EEK	12.10.20	DA ISSUE
B	EEK	13.11.20	DA ISSUE

REVISION

PROJECT
YARRABILBA - QLD
CNR YARRABILBA DRIVE & MILL STREET

TITLE
LANDSCAPE
PLANT SCHEDULE & DETAILS

SCALE	DA ISSUE	
NTS	APPROVED	DATE
SIZE	DRAWING No.	REV.
A3	19221-D13.1	B

CONTEXT PLAN

IMPORTANT NOTE

REFER TO CIVIL ENGINEER'S DRAWINGS FOR FINISHED SURFACE LEVELS UNLESS SHOWN ON LANDSCAPE DRAWINGS. RETAIN EXISTING LEVELS TO BUILDINGS AND ADJACENT SURFACES EXCEPT WHERE INSTRUCTED BY THE LANDSCAPE ARCHITECT. ALL NEW FINISHED SURFACES ARE TO ALIGN FLUSH WITH THE EXISTING SURFACE LEVELS. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PATH AND KERB CROSSOVER SETTING OUT.

REFER TO CIVIL ENGINEER'S DRAWINGS FOR SERVICE LOCATIONS. ALL SERVICES ARE TO BE VERIFIED ON SITE PRIOR TO ANY EXCAVATION / CONSTRUCTION. TREES TO BE LOCATED MINIMUM 1m FROM SERVICES. ALL SERVICES ARE INDICATIVE ONLY.

FINAL SET-OUT FOR ALL LANDSCAPE TREATMENTS TO BE CONFIRMED ON SITE BY THE LANDSCAPE ARCHITECT.

UNLESS SHOWN ON THE LANDSCAPE DRAWINGS, REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR JOINTING, REINFORCEMENT, STRUCTURAL FIXINGS ETC. FOR ALL WALLS AND PAVEMENTS.

ALL TREES MARKED WITHIN / ADJACENT TO VEHICLE SIGHTINGS ARE TO BE SET OUT PRIOR TO INSTALLATION AND APPROVED BY THE LANDSCAPE ARCHITECT AND TRAFFIC ENGINEER.
FOR LIGHTING REQUIREMENTS REFER ELECTRICAL ENGINEERS DRAWINGS.

THE CONTRACTOR SHALL REVIEW THE PLANT SCHEDULE TO ENSURE THAT DRAWINGS AND SCHEDULES CONCUR. WHERE INSUFFICIENT DETAIL OR DISCREPANCIES MAY EXIST ON EITHER THE PLANS OR THE SCHEDULE, IT IS THE CONTRACTORS RESPONSIBILITY TO RESOLVE IMMEDIATELY WITH THE LANDSCAPE ARCHITECT AND PRIOR TO PROVIDING CONSTRUCTION PRICING, SIGNING WORK CONTRACTS OR COMMENCEMENT OF WORKS.

SPECIFICATION

1. SITE PREPARATION
   1.1. WEED ERADICATION - ALL WEED GROWTH SHALL BE ELIMINATED FROM THE PLANTING AREAS BY APPLYING ROUNDUP (R) STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
   1.2. MOUNDING - THE MOUND SHALL BE AS REQUIRED. THE MOUNDS SHALL BE EVENLY GRADED AND FREE FROM BUMPS EDGES AND HOLLOWS. WITH A SMOOTH TRANSITION OF GRADIENTS AT THE BASE.

2. SOIL WORKS
   2.1. TO PLANTED AREAS
   2.1.1. ALLOW TO REMOVE TO CLEAR EXISTING MATERIALS TO ENSURE THAT THE GARDEN NED HAS BEEN EXCAVATED TO A LEVEL 250mm FROM TOP OF ADJOINING KREBS.
   2.1.2. PREPARE THE PROPOSED GARDEN BED AREAS BY LIGHT CULTIVATION AND INSTALLATION OF A SUB-BASE OF SOIL, COMBINATION MOUNTAIN SOIL AND MUSHROOM COMPOST MIX. RATIO 1:1, THICKNESS 150mm
   2.1.3. "WEED CONTROL MAT" EQUAL TO THAT PRODUCED BY "SARLON INDUSTRIES" (PH 02-9699-2099) FOR THE FULL EXTENT OF ALL NEW GARDEN AREAS, OR SIMILAR APPROVED.
   2.2. TO TURFED AREAS (IF SHOWN ON DRAWING)
   2.2.1. PREPARE THE PROPOSED LAWN AREA BY PROVIDING A SOIL SUB-BASE OF "SANDY LOAM" 600mm THICK.

3. PLANT MATERIAL
   3.1. MATERIALS SHALL BE NEW AND BEST QUALITY OF THEIR RESPECTIVE KINDS EXCEPT WHERE OTHERWISE INDICATED. ALL PLANTS, SOIL, SOIL CONDITIONER AND MULCH MATERIALS SUPPLIED BY THE LANDSCAPER SHALL BE FREE FROM WEED PESTS.

4. PLANTING AND STAKING
   4.1. PLANT AND STAKE AS SPECIFIED IN THE DETAIL. PROVIDE STAKES TO PLANTS SCHEDULED AS FOLLOWS:
   5 LITRE 1 X (25mm X 25mm X 1200mm)
   10 LITRE 1 X (38mm X 38mm X 1800mm)
   25 LITRE 1 X (50mm X 50mm X 2400mm)
   PLANT LAYOUT SHALL BE CARRIED OUT IN ACCORDANCE WHIT THE PLANTING PLAN.
   FERTILIZE WITH "NUTRICOTE" OR APPROVE EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILIZER WITH PLANTING SOIL MIX AT THE MANUFACTURERS RECOMMENDED RATE.

5. MULCH
   5.0.1. TO MASS PLANTED AREAS - PROVIDE 75mm THICK LAVA STONE MULCH 20-40mm dia. APPROX.
   5.0.2. TO PERIMETER PLANTING AREAS - PROVIDE 30+mm. LAVA STONE MULCH 20-40mm dia. APPROX. ALL MULCH SHALL FINISH 25mm ABOVE ADJACENT LEVELS AS DETAILED. SPREAD MULCH IMMEDIATELY AFTER PLANTING.

6. SPRINKLER SYSTEM
PROVIDE SPRINKLER SYSTEM IN ACCORDANCE WITH SPECIFICATION VOL. 1 & VOL. 2 TECHNICAL SPECIFICATION.
ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH RELEVANT SUPPLY AUTHORITY OF THE AREA OR REGION AND BY PERSONS SUITABLY QUALIFIED AND LICENSED. ALL MATERIALS AND WORKMANSHIP SHALL BE COVERED BY A FULL WARRANTY FOR A PERIOD OF TWELVE (12) MONTHS FORM DATE OF PRACTICAL COMPLETION.
INSPECTION FEES AND APPROVALS FOR THE SYSTEM ARE THE RESPONSIBILITY OF THE INSTALLER. THE SYSTEM IS TO BE SUPPLIED FROM THE METERED WATER SUPPLY

   6.1. AUTO SYSTEMS
   THE SYSTEM IS TO BE FULLY AUTOMATIC ONLY WHERE SO INDICATED IN VOLUME 1 SCOPE OF WORKS. IN THE CASE, IT SHALL BE CONTROLLED BY A MAINS POWERED SOLID STATE ELECTRONIC TIMER, WITH RAIN SENSOR AS MANUFACTURED BY TORO OR OTHER, AS APPROVED
   6.2. CONNECT IRRIGATION PIPEWORK FROM MAINS LINE TO ALL GARDEN BEDS VIA CONDUITS UNDER PAVEMENT.
   6.3. PIPEWORK
   ALL ABOVE GROUND PIPEWORK SHALL BE OF TYPE B COPPER PIPE. SILVER SOLDERED AT JOINTS. WHEN PIPES ARE LAID UNDER DRIVEWAYS. CONDUITS MUST BE USED AND THE END OF THE CONDUITS SEALED WITH A GEOTEXTILE FABRIC IN ORDER TO AVOID SUBSIDENCE OF SOIL WORKS.
   ALL CONNECTIONS BETWEEN PLASTIC PIPE AND COPPER TUBING WILL BE MADE USING PLASTIC MALE ADAPTORS TO FEMALE BRASS ADAPTORS AND SEALED USING A TEFLON TAPE. ALL PIPEWORK TO BE THOROUGHLY
   6.4. IRRIGATION SYSTEM
   THE IRRIGATION PIPEWORK MUST BE LAID ON TOP OF AN NOT COVERED BY SOIL. IT MUST BE PINNED TO THE GROUND USING GALVANISED METAL PINS AND THEN COVERED BY EITHER SCORIA OR PINE BARK. THE IRRIGATION SYSTEM SHALL CONSIST OF "HARDIE" DRIP-IN-TUBING OF 16mm NOMINAL DIAMETER AND SHALL HAVE AN INBUILT DRIP EMITTER DELIVERING 4.3 LITRES/HR AT 300mm SPACING.
   6.5. BACKFLOW PREVENTION VALVE
   A BACKFLOW PREVENTION VALVE COMPLYING WITH WATER BOARD OR SUPPLY AUTHORITY REQUIREMENTS MUST BE FITTED.
   THE BACKFLOW PREVENTION VALVE MUST BE INSTALLED IN A VANDAL RESISTANT ENCLOSURE, IF ACCESSIBLE TO THE GENERAL PUBLIC.
   FOR AUTOMATIC SYSTEM, THIS WILL BE EITHER:
   A PRESSURE VACUUM BREAKER (SUCH AS TORO MODEL PVB, OR FABCO MODEL 765-BV), WHERE THE VALVE CAN BE MOUNTED IN A POSITION AT LEAST 300mm ABOVE THE HIGHEST SPRINKLER OUTLET AND AT LEAST 150mm ABOVE FLOOD LEVEL, OR, WHERE THIS IS NOT POSSIBLE/FEASIBLE, A REDUCED PRESSURE ZONE DEVICE (SUCH AS FABCO MODEL 825-YBV).
   6.6. SYSTEM CONTROLS
   THE CONTROLLER MUST BE INSTALLED IN A LOCKABLE LOCATION WITH NO GENERAL PUBLIC ACCESS. THE RAIN SENSOR MUST BE INSTALLED IN A POSITION EXPOSED TO FULL WEATHER FROM ALL DIRECTIONS, IF POSSIBLE, AND SHOULD BE PROTECTED FROM VANDALISM AS MUCH AS POSSIBLE.

7. MAINTENANCE
   DURING TH E12 WEEKS ESTABLISHMENT PERIOD AS SPECIFIED PREVIOUSLY. THE LANDSCAPER SHALL ON A FOURTEEN DAY (14) ROTATION BASIS FROM THE DATE OF PRACTICAL COMPLETION UNDERTAKE THE FOLLOWING ITEMS:
   a. REMOVAL OF WEEDS, PAPERS, BOTTLES AND ANY FOREIGN MATERIAL TO THE COMPLETED LAWN AND GARDEN AREA:
   b. MOWING AND EDGING OF LANDS
   c. TRIMMING OF PLANTS WHICH ARE COVERING SITE
   d. PLACING OF TIME RELEASE FERTILIZERS TO EACH PLANT IN GARDENS
   e. WATERING OF GARDENS AND LAWNS ON EACH MAINTENANCE CALL;
   f. RESTAKING OF PLATS IF THEY THEY DIE OF NATURAL CAUSES, LACK OF MAINTENANCE OR THEFT;
   g. REPLACEMENT OF PLANTS IF THEY DIE OF NATURAL CAUSES, LACK OF MAINTENANCE OR THEFT,
   h. REMOVAL OF DEAD OR DYING FLOWER HEADS.
   i. TEST THE SPRINKLER SYSTEM IS FUNCTIONING CORRECTLY

8. HANDOVER OF LANDSCAPING
   ON COMPLETION OF THE 12 WEEKS ESTABLISHMENT PERIOD A SITE MEETING SHALL BE HELD SPECIFICALLY TO HANDOVER THE RESPONSIBILITY OF THE LANDSCAPING MAINTENANCE TO THE SITE OPERATOR.
   THIS WILL ONLY APPLY IF THE CONDITION OF THE LANDSCAPING IS SATISFACTORY TO THE COMPANY SUPERVISOR.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1153
Date: 4 February 2021
Queensland Government

TFA Project Group
PROJ. No.: 19221 | Appr.

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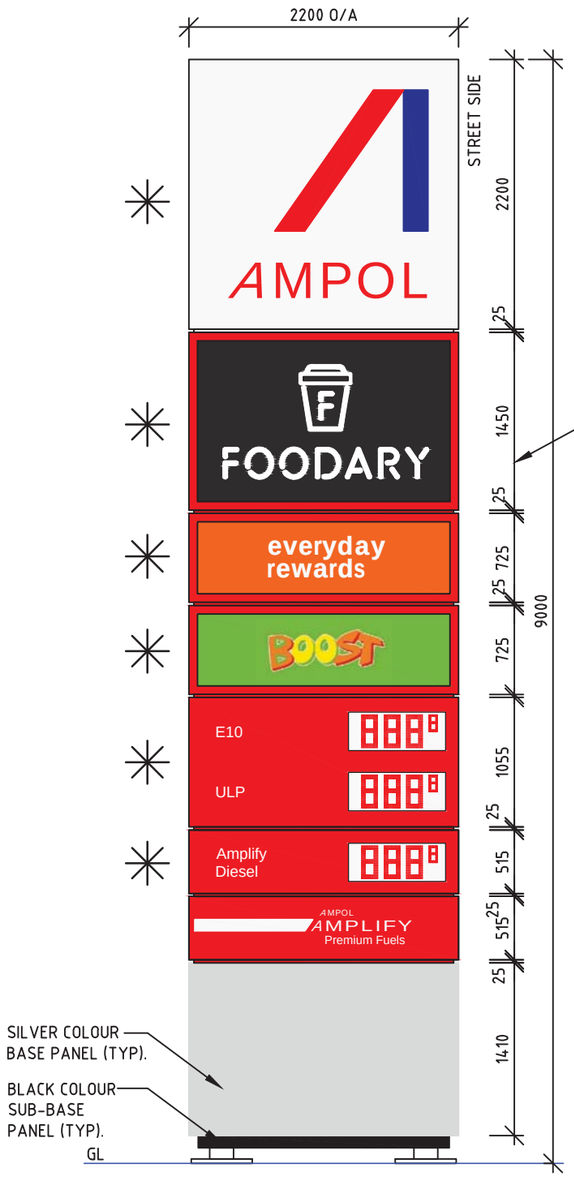
REV.	BY	DATE	DESCRIPTION OF CHANGE
A	-	12.10.20	DA ISSUE

REVISION

PROJECT
YARRABILBA - QLD
CNR YARRABILBA DRIVE
& MILL STREET

TITLE
LANDSCAPE
NOTES & SPECIFICATION

SCALE	DA ISSUE	
NTS	APPROVED	DATE
SIZE	DRAWING No.	REV.
A3	19221-D13.2	A



1 9.0m SITE I.D. SIGN
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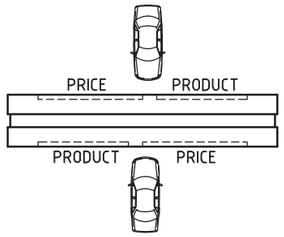
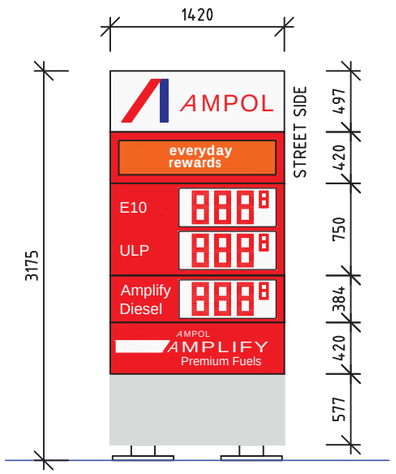


SIGN ORIENTATION-ID/PRICE BOARD
(ID/PRICE SIGNS TO READ LEFT TO RIGHT-PRODUCT THEN PRICE)



3 PRICE SIGN
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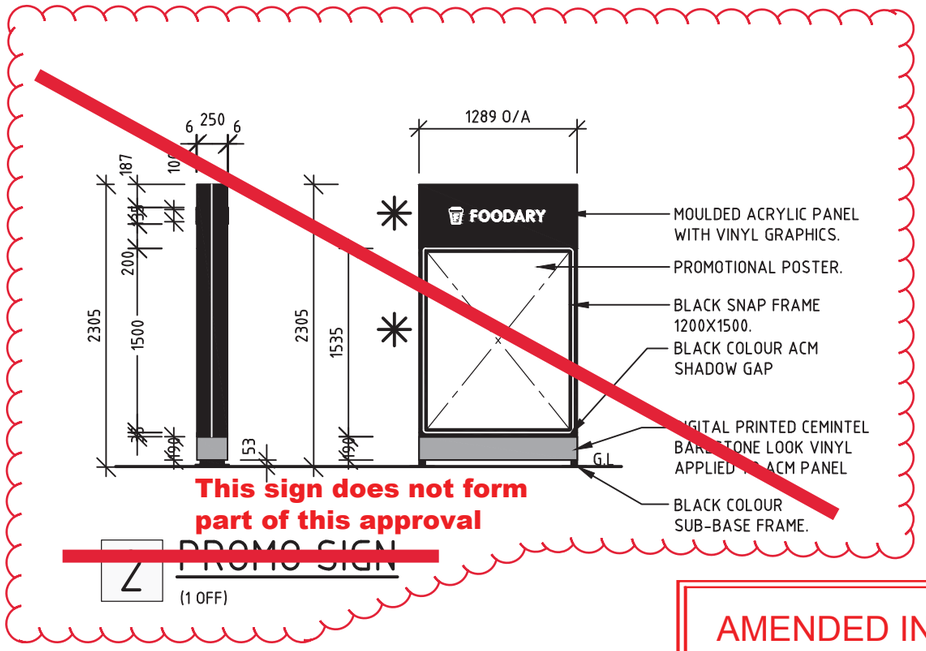

2 PROMO SIGN
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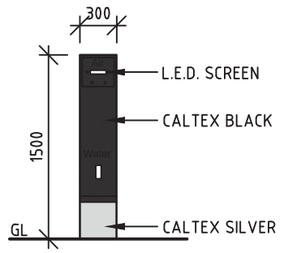

4 AIR & WATER SIGN
(1 OFF)

AMENDED IN RED
By: Gabrielle Shepherd
Date: 29 January 2021
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1153
Date: 4 February 2021
Queensland Government

NOTES:
SIGNAGE CONTRACTOR TO PROVIDE ALL FOODARY STANDARD PUMP AND NUDGE DRESSINGS TO DISPENSERS, SUCH AS
- MOVE FORWARD SIGN,
- SURVEILLANCE CAMERA SIGN,
- CREDIT CARD FEE SIGN &
- SUPERMARKET REDEMPTION VOUCHER, ETC.

SIGN MANUFACTURER NOTE:
SIGNAGE PANEL SIZES & GRAPHICS ARE INDICATIVE ONLY. CONFIRM MEASUREMENTS ON SITE BEFORE MANUFACTURE. FOR FINAL DETAILS REFER TO APPROVED SIGNAGE ARTWORK SHOWING PANEL DETAILS & GRAPHICS ISSUED WITH SUPPLY CONTRACT.

INTERNALLY ILLUMINATED ACRYLIC SIGN BOX

0 500 1000 1500 2000 2500

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A	DGC	28.09.20	DA ISSUE

REVISION

PROJECT
YARRABILBA - QLD
CNR YARRABILBA DRIVE & MILL STREET

TITLE
SITE SIGNAGE DETAILS
SHEET 1

SCALE 1:50
DA ISSUE
APPROVED
DATE
SIZE A3
DRAWING No. 19221-D17
REV. A

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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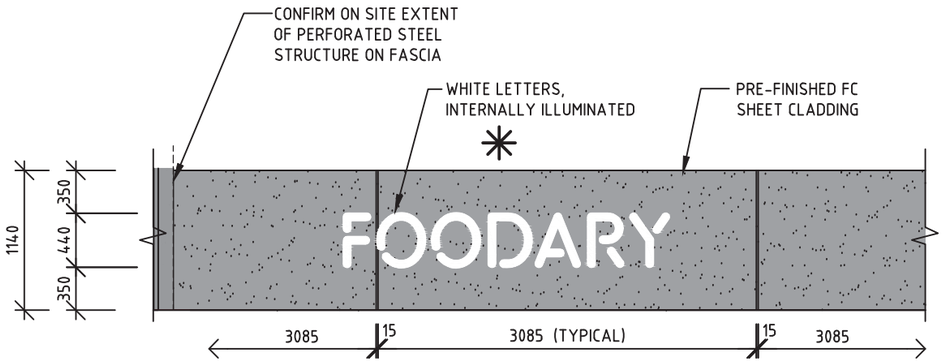

8 "FOODARY" FASCIA SIGNAGE
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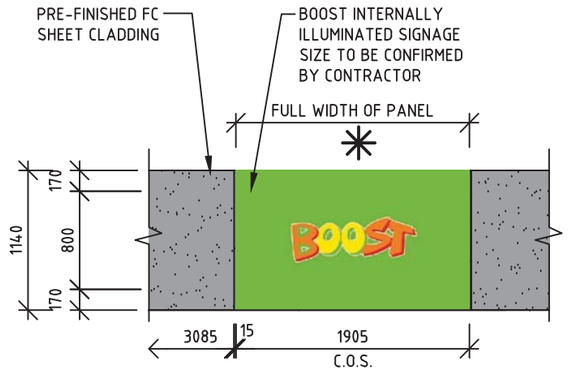
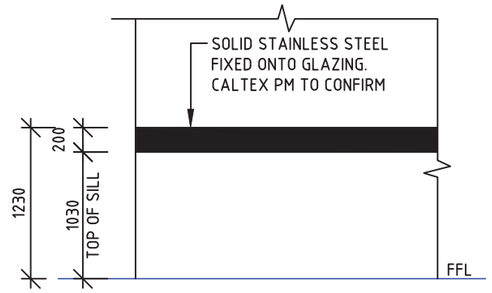
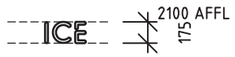


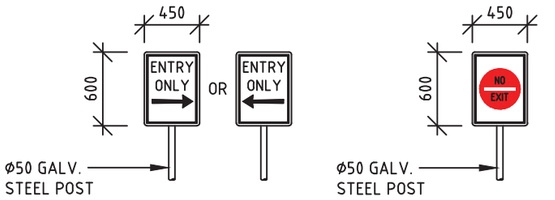
9 "BOOST" FASCIA SIGNAGE
(INTERNALLY ILLUMINATED)



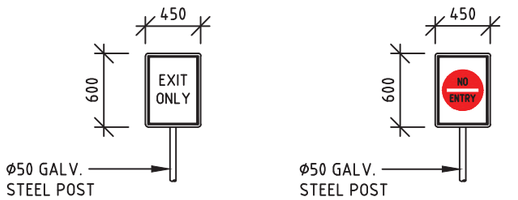
SHOPFRONT SAFETY DECAL



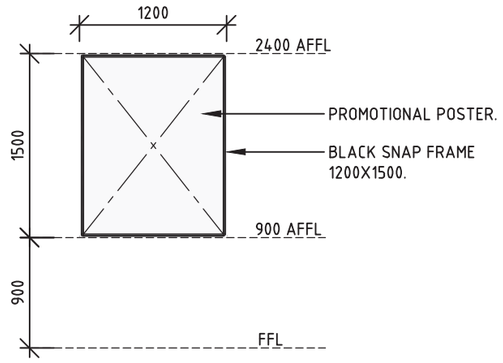
5 ICE SIGN



6 FRONT BACK



7 FRONT BACK



10 WALL PROMO SIGN
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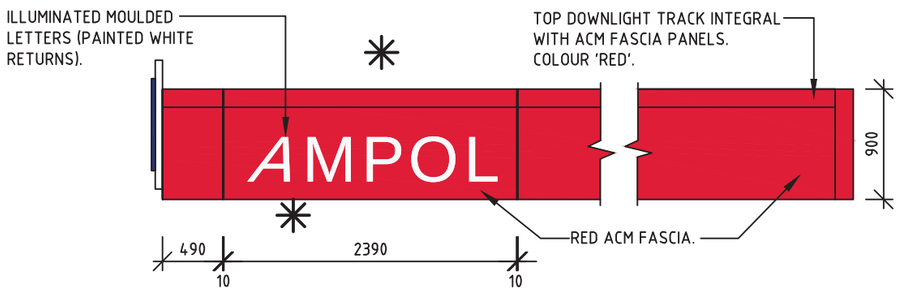
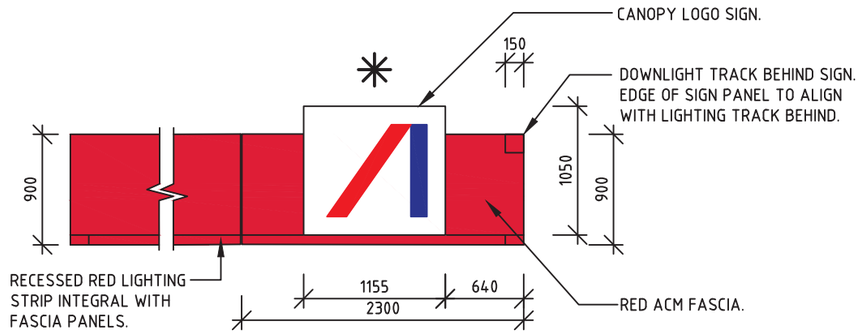


11 CAR CANOPY FASCIA SIGN
FRONT OF CANOPY
1 OFF



12 CAR CANOPY FASCIA SIGN
SIDE OF CANOPY
2 OFF

SIGN MANUFACTURER NOTE:
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INTERNALLY ILLUMINATED ACRYLIC SIGN BOX

0 500 1000 1500 2000 2500

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A	DGC	25.09.20	DA ISSUE

REVISION

PROJECT
YARRABILBA - QLD
CNR YARRABILBA DRIVE & MILL STREET

TITLE
SITE SIGNAGE DETAILS
SHEET 2

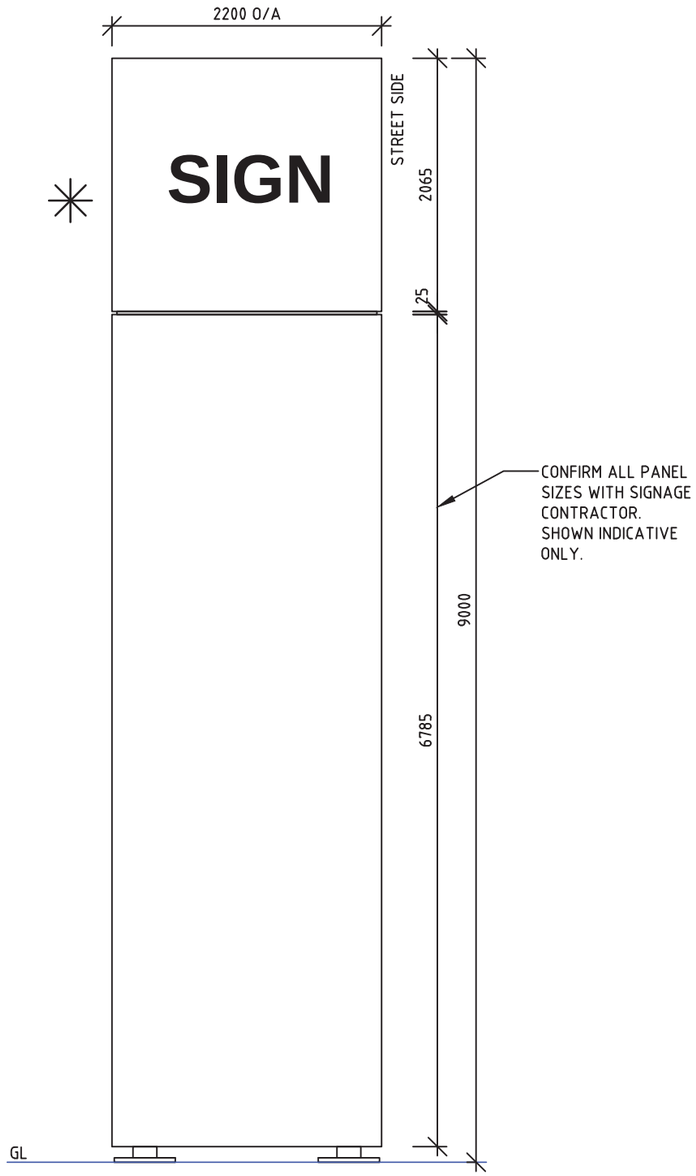
SCALE 1:50
DA ISSUE
APPROVED
DATE
SIZE A3
DRAWING No. 19221-D18
REV. A

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1153

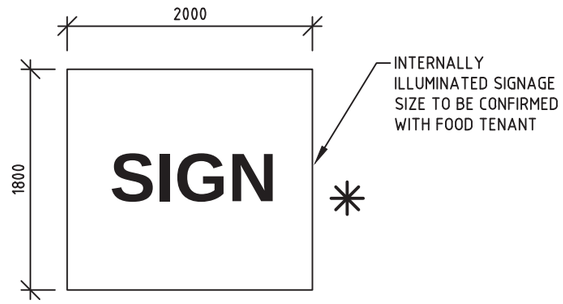
Date: 4 February 2021

Queensland Government



23 9.0m SITE I.D. SIGN

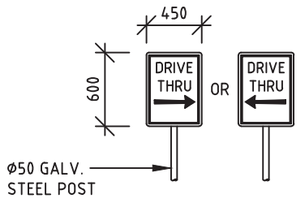
(1 OFF)



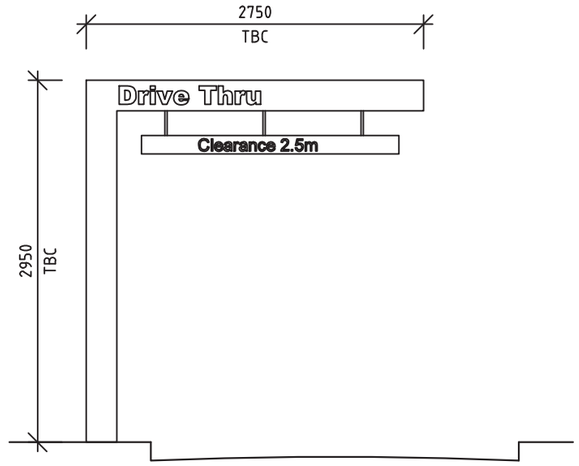
20 FOOD TENANT SIGNAGE

(INTERNALLY ILLUMINATED)

2 OFF



21 DRIVE THRU DIRECTIONAL



22 DRIVE THRU HEIGHT BAR

SIGN MANUFACTURER NOTE:

SIGNAGE PANEL SIZES & GRAPHICS ARE INDICATIVE ONLY. CONFIRM MEASUREMENTS ON SITE BEFORE MANUFACTURE. FOR FINAL DETAILS REFER TO APPROVED SIGNAGE ARTWORK SHOWING PANEL DETAILS & GRAPHICS ISSUED WITH SUPPLY CONTRACT.

✳ INTERNALLY ILLUMINATED ACRYLIC SIGN BOX

0 500 1000 1500 2000 2500

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REV.	BY	DATE	DESCRIPTION OF CHANGE
A	DGC	28.09.20	DA ISSUE

REVISION

PROJECT: YARRABILBA - QLD, CNR YARRABILBA DRIVE & MILL STREET

TITLE: SITE SIGNAGE DETAILS SHEET 3

SCALE: 1:50

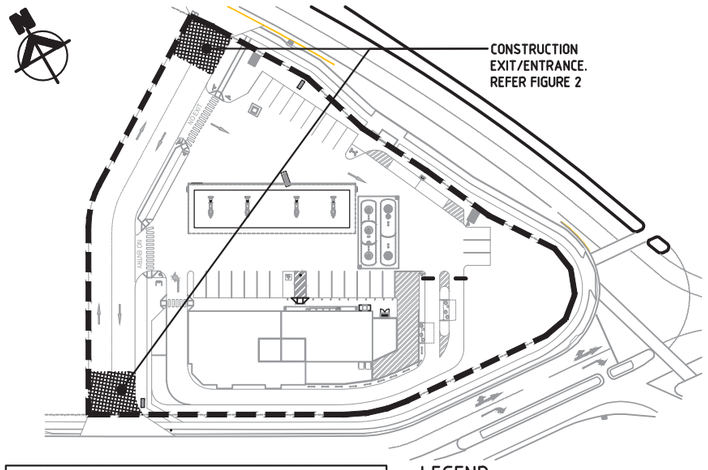
DA ISSUE

APPROVED | DATE

SIZE: A3

DRAWING No.: 19221-D19

REV.: A



EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE DESIGNED AND PROVIDED IN ACCORDANCE WITH THE INTERNATIONAL EROSION CONTROL ASSOCIATION AUSTRALIASIA - "BEST PRACTICE FOR EROSION AND SEDIMENT CONTROL"

LEGEND

AREA DEFINING EXTENT OF WORKS TO HAVE SEDIMENT AND EROSION CONTROLS INSTALLED

NOTES

1. BUNDING TO BE POSITIONED AS REQUIRED TO SUIT WORKING & COUNCIL REQUIREMENTS SO AS NOT TO CAUSE NUISANCE & POLLUTION TO COUNCIL FOOTWAYS & ASSOCIATED AREAS.
2. SECURE & CLEAN ALL WORK AREAS AT COMPLETION OF EACH DAY.
3. SITE ACCESS POINTS ARE TO BE CONTROLLED BY THE BUILDER WHO IS TO ENSURE TEMPORARY REMOVAL & REPLACEMENT OF SILTATION CONTROL METHODS AREA SUFFICIENT TO ENSURE COMPLIANCE WITH THESE CONTROLS.

SPECIFICATION

1. SILT FENCE SHALL NOT BE REMOVED UNTIL SITE HAS BEEN PAVED & SURFACED.
2. BUNDWALLS SHALL BE LOCATED AROUND ALL PITS & MAINTAINED UNTIL THE CATCHMENT AREA HAS BEEN PAVED.
3. KERB DRAIN EXCLUDER SHALL INCORPORATE TRAFFIC CONTROL BARRICADES IN ACCORDANCE WITH AS1742.3 - 1985, & SHALL NOT BE PLACED UNTIL WORKS ARE BEING CARRIED OUT ON THE FOOTPATH AREA, OR AS OTHERWISE DIRECTED BY COUNCIL.
4. ALL SEDIMENT TRAPS, EXCLUDERS, BUNDWALLS SHALL BE INSPECTED & CLEANED AFTER EACH STORM EVENT. DAMAGED OR CLOGGED BUNDING ARE TO BE REMOVED AND REPLACED.
5. THE BUILDER SHALL CARRY OUT ANY ADDITIONAL WORKS DEEMED NECESSARY AND DIRECTED BY COUNCIL TO BE CARRIED OUT.
6. THE SEDIMENT CONTROL PLAN SHALL BE IMPLEMENTED PRIOR TO ANY WORKS BEING CARRIED OUT ON SITE.

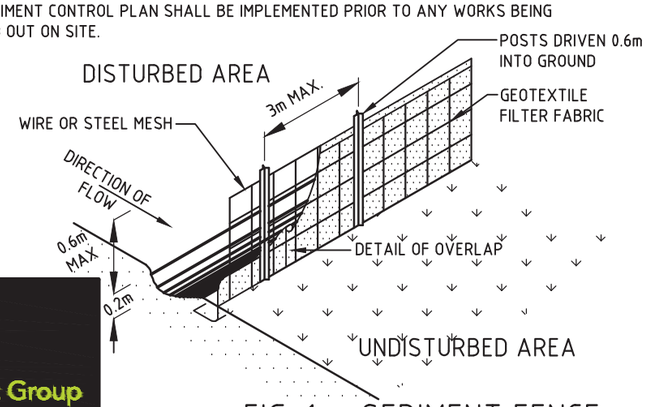


FIG. 1. - SEDIMENT FENCE

SEDIMENT AND EROSION CONTROL NOTES:GENERAL

1. ALL SEDIMENT & EROSION CONTROL MEASURES TO BE IN ACCORDANCE WITH LOCAL COUNCIL'S GUIDE LINES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

1. AVOID STRIPPING & EXCAVATING UNTIL READY TO BUILD.
2. INSTALL SEDIMENT FENCES.

BULK EARTHWORKS

1. AVOID STRIPPING & EXCAVATING UNTIL READY TO BUILD.
2. CONSTRUCTION OF AN ENTRY/EXIT POINT TO THE SITE SHOULD BE MANAGED SO THAT SEDIMENT IS NOT TRACKED OFF THE SITE.
3. TOPSOIL SHOULD BE STOCKPILED ON SITE FOR LATER USE.
4. WHERE PRACTICABLE MAINTAIN KERB VEGETATION IN A HEALTHY STATE DURING THE CONSTRUCTION PROCESS.
5. WHEN UP SLOPE WATER IS DIVERTED AROUND A WORK SITE IT IDEALLY SHOULD BE DISCHARGED AS SHEET FLOW THROUGH AN UNDISTURBED AREA BESIDE THE WORKS.

SERVICES TRENCHES

1. TO AVOID UNNECESSARY SOIL EROSION, SERVICE TRENCHES SHOULD BE BACK FILLED, CAPPED AND COMPACTED TO A LEVEL AT LEAST 75-100mm ABOVE THE ADJOINING GROUND LEVEL.

BUILDING OPERATIONS

1. ERODABLE MATERIAL MISTAKENLY PLACED WITHIN THE ROAD RESERVE (INCLUDING ACCIDENTAL SPILLAGE AND TRACKING OF SUCH MATERIALS ONTO THE ROAD) THAT CANNOT BE PREVENTED THROUGH REASONABLE MEANS, MUST BE
   (a) REMOVED IMMEDIATELY IF RAINFALL IS IMMINENT OR OCCURRING.
   (b) REMOVED PRIOR TO THE END OF THE DAY'S WORK IF RAINFALL IS NOT EXPECTED.
   MATERIALS SHOULD BE SWEPT FROM THE ROAD, NOT WASHED DOWN THE GUTTER.
2. ALL SOLID WASTE SHOULD BE STORED ON SITE IN SUCH A MANNER THAT IT IS PREVENTED FROM LEAVING THE SITE EITHER BY THE ACTION OF WIND OR WATER.
3. SMALLER MATERIALS, SUCH AS LITTER, SHOULD BE CONTAINED IN COVERED BINS OR LITTER TRAPS FORMED ON THREE SIDES BY A GEOTEXTILE WIND BREAK.
4. CONCRETE WASTE WASHED FROM TRUCKS AND MIXERS UNITS SHALL BE CONTAINED ON SITE AND SHALL NOT BE PLACED IN A POSITION WHERE IT COULD REASONABLY BE EXPECTED TO WASH FROM THE SITE AND HARM THE ENVIRONMENT.

SITE REHABILITATION

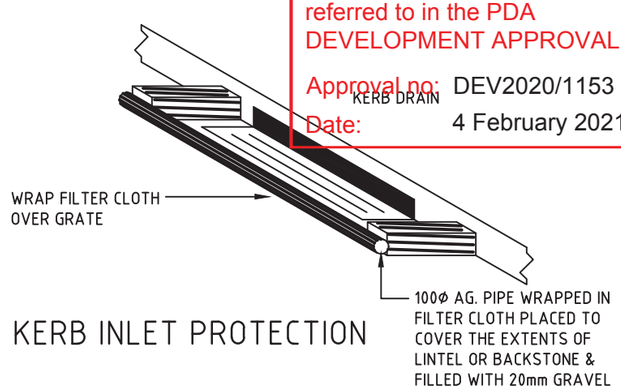
1. ALL GROUND DISTURBED BY THE CONSTRUCTION ACTIVITY SHOULD BE PROMPTLY AND PROGRESSIVELY STABILISED SO IT CAN NO LONGER ACT AS A SOURCE OF SEDIMENT.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1153

Date: 4 February 2021

Queensland Government



KERB INLET PROTECTION

STOCKPILES

1. STOCKPILES ARE NOT TO BE STORED ON THE FOOTPATH OR THE ROAD RESERVE, UNLESS APPROVED BY COUNCIL.
2. WHERE NECESSARY STOCKPILE LOSSES CAN BE MINIMISED WITH THE USE OF COVERS.
3. ALL STOCKPILES AND BUILDING MATERIAL SHOULD BE LOCATED WITHIN THE SEDIMENT CONTROL ZONE.
4. TO MINIMISE EROSION AND THE LOSS OF SAND AND SOIL, STOCKPILES SHOULD NOT BE LOCATED WITHIN AN OVERLAND FLOW PATH. IF IT IS IMPRACTICAL TO AVOID STORMWATER RUNOFF BEING DIRECTED TO A STOCKPILE, THEN A PERIMETER BANK SHOULD BE CONSTRUCTED UP SLOPE OF THE STOCKPILE TO DIRECT RUNOFF IN A CONTROLLED MANNER AROUND THE STOCKPILE.

SEDIMENT BARRIERS

SEDIMENT FENCE

- INSTALL SEDIMENT FENCE(S) ALONG THE LOW SIDE OF THE SITE, AND IDEALLY ALONG A LINE OF CONSTANT LAND LEVEL TO PREVENT THE CONCENTRATION OF STORMWATER RUNOFF.
  IN AREAS WHERE IT IS EITHER UNDESIRABLE OR IMPRACTICAL TO BURY THE LOWER EDGE OF THE SEDIMENT FENCE, THE LOWER 200mm (MIN) PORTION OF THE FABRIC SHOULD BE PLACED ON THE GROUND UP SLOPE OF THE FENCE AND BURIED UNDER A 100mm (MIN) LAYER OF AGGREGATE.
  SEDIMENT FENCES ON BUILDING SITES CAN BE STAPLED TO APPROXIMATELY 40mm SQUARE HARDWOOD POSTS OR WIRE TIED TO STEEL POSTS.

FIELD INLET GULLIES

- SEDIMENT CONTROLS FOR STORMWATER INLETS LOCATED WITHIN THE PROPERTY BOUNDARIES MAY CONSIST OF GEOTEXTILE FABRIC PLACED EITHER DIRECTLY OVER THE GRATED INLET OR AROUND THE INLET SUPPORT BY A TIMBER FRAME. FIELD INLET PROTECTION IS NECESSARY WHERE INLETS DRAIN AREAS OF BARE AND UNPROTECTED SOIL. DURING STORMS, PONDING SHOULD BE ALLOWED TO OCCUR AROUND THE STORMWATER INLET TO ASSIST IN THE SETTLING OUT OF SEDIMENTS.

PAVEMENT INLET GULLY

- A ROADSIDE INLET BARRIER IS TO BE INSTALLED, SO THAT IT SHOULD NOT BE ALLOWED TO FULLY BLOCK THE INLET STRUCTURE.
  ON A HILLSIDE, SEDIMENT BARRIERS MAY CONSIST OF A TEMPORARY DAM CONSTRUCTED FROM SAND AND GRAVEL BAGS AT LEAST 4 METRES UP SLOPE FROM THE GULLY INLET.

MAINTENANCE

1. SEDIMENT FENCES SHOULD BE REPLACED IF THE FABRIC IS RIPPED OR OTHERWISE DAMAGED. THE MAINTENANCE OF THE SEDIMENT FENCES INCLUDES THE REMOVAL OF SEDIMENT DEPOSITED UP SLOPE OF THE FENCE AND RETRENCHING THE FABRIC WHEN THE FENCE IS 25% FULL.
2. FOLLOWING STORM EVENTS, THE ROAD RESERVE AND ALL SEDIMENT BARRIERS SHOULD BE INSPECTED AND ANY EXCESSIVE SEDIMENT RESIDUE SHOULD BE APPROPRIATELY REMOVED.

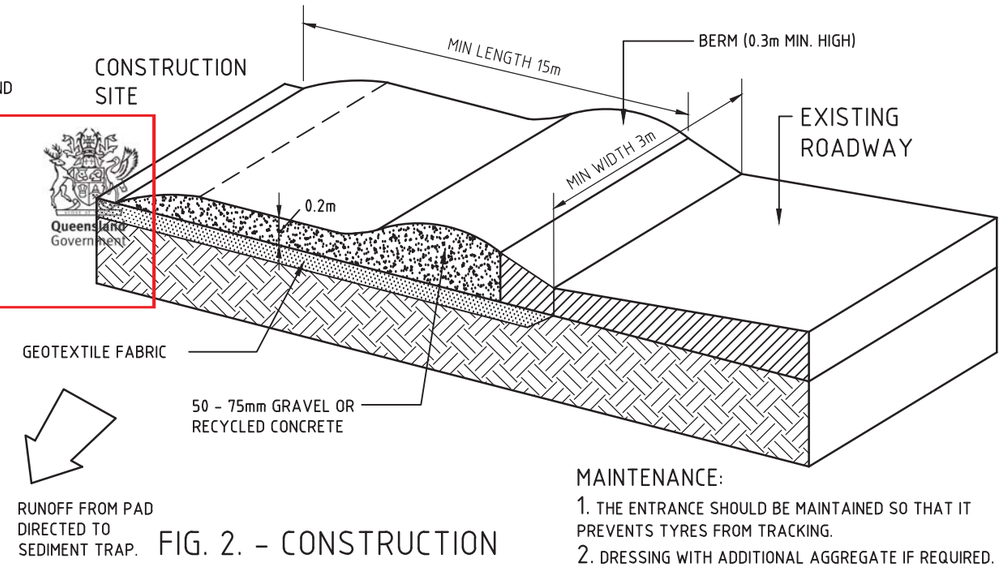


FIG. 2. - CONSTRUCTION EXIT/ENTRY

MAINTENANCE:

1. THE ENTRANCE SHOULD BE MAINTAINED SO THAT IT PREVENTS TYRES FROM TRACKING.
2. DRESSING WITH ADDITIONAL AGGREGATE IF REQUIRED.
3. REGULARLY REMOVE SEDIMENT FROM ROADWAY.

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REV.	BY	DATE	DESCRIPTION OF CHANGE
A	DGC	25.09.20	DA ISSUE

REVISION

PROJECT: YARRABILBA - QLD
CNR YARRABILBA DRIVE & MILL STREET

TITLE: EROSION & SEDIMENT CONTROL PLAN

SCALE: NTS

DA ISSUE

APPROVED | DATE

SIZE: A3

DRAWING No.: 19221-D23

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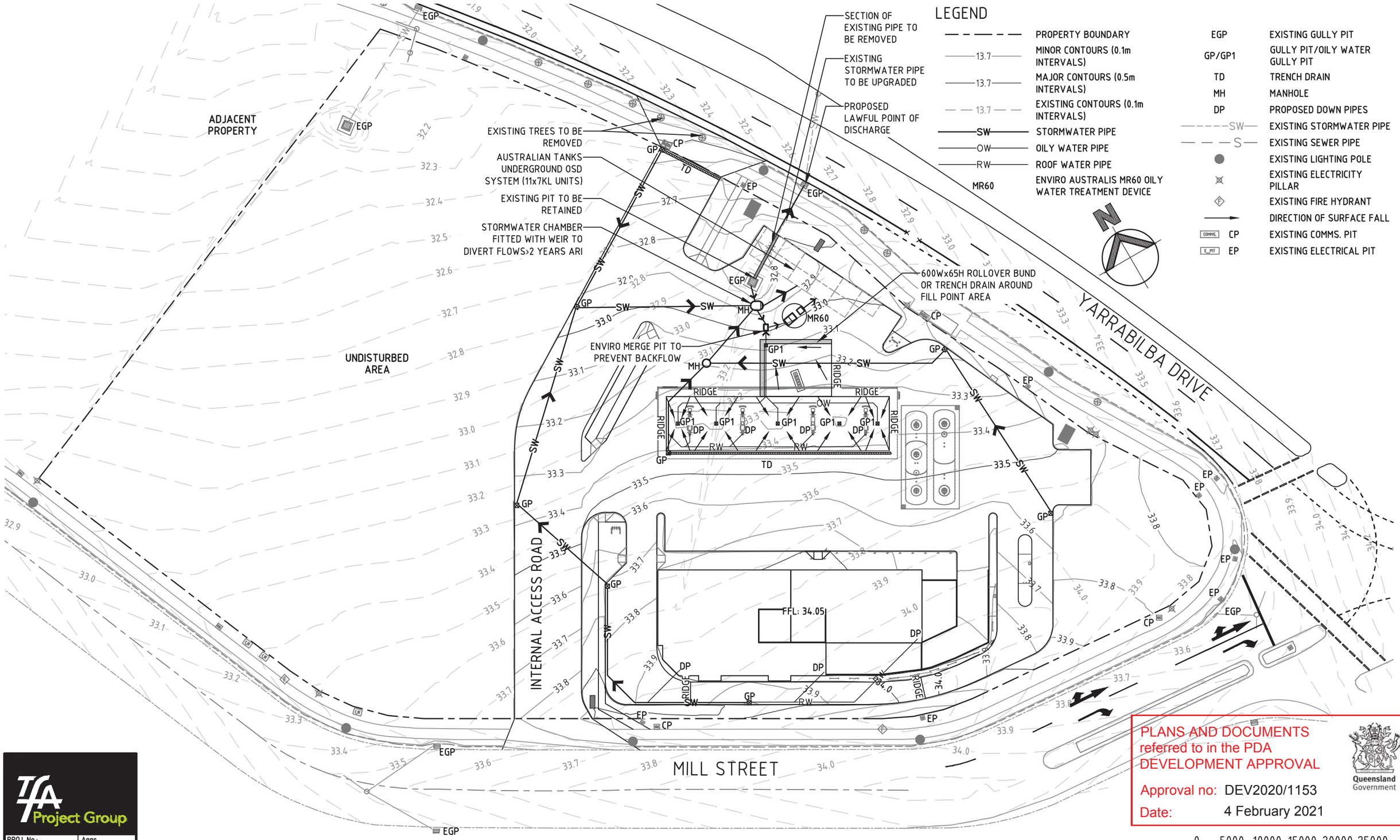

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1153

Date: 4 February 2021

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A	HD	25.09.20	DA ISSUE

REVISION

PROJECT
YARRABILBA - QLD
CNR YARRABILBA DRIVE & MILL STREET

TITLE
CONCEPTUAL SITE GRADING & DRAINAGE PLAN

0 5000 10000 15000 20000 25000

SCALE 1:500

DA ISSUE

APPROVED JA

DATE 15.10.2020

SIZE A3

DRAWING No. 19221-D24

REV. A