

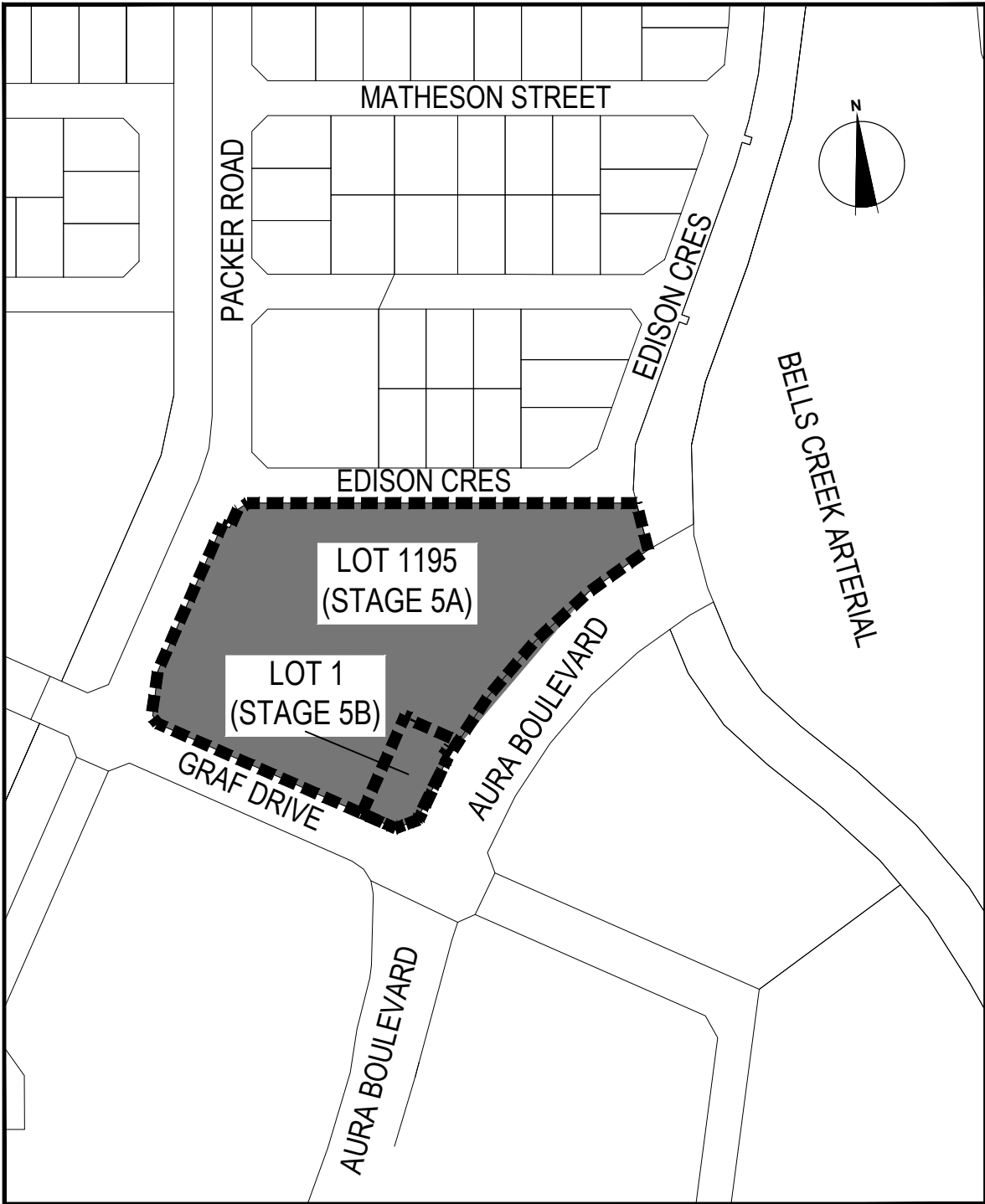
Aura Precinct 5 - Lot 1195 Carpark

Stage 1 - Lot 1195
Economic Development Queensland
Cover Sheet Drawing Index
Site Location Plan

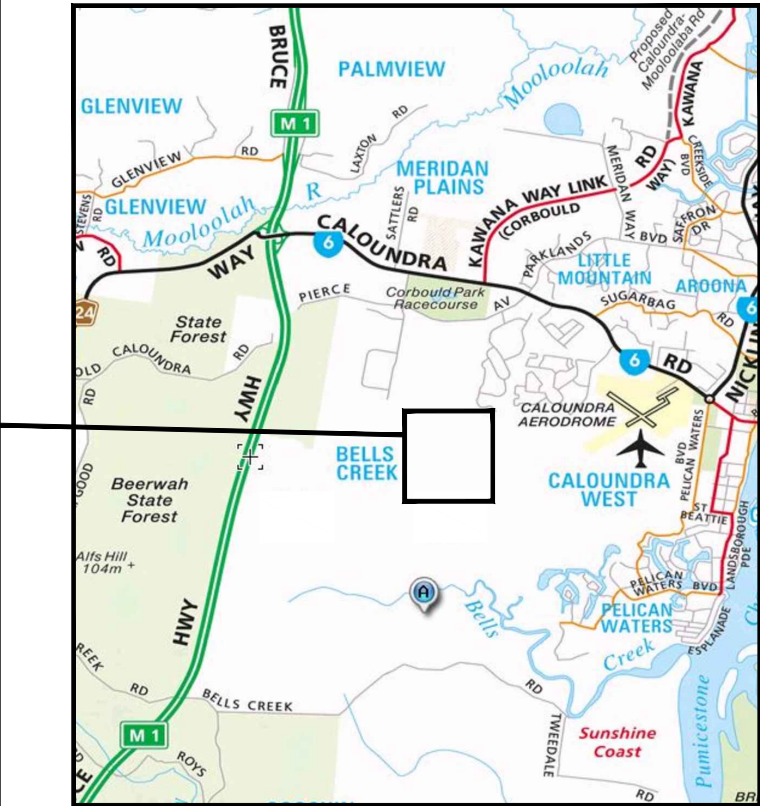
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1209
Date: 21-Oct-2021


Queensland
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SITE PLAN
Scale 1:2000



LOCALITY MAP
Not to Scale

DRAWING No.	DRAWING DESCRIPTION
30031846-1195-000	Cover Sheet Drawing Index Site Location Plan
30031846-1195-001	Existing Services Layout Plan
30031846-1195-002	Extent of Works Layout Plan
30031846-1195-003	Erosion & Sediment Control Conceptual Layout Plan
30031846-1195-004	Erosion & Sediment Control Notes & Standard Details
30031846-1195-005	Erosion & Sediment Control Notes & Standard Details
30031846-1195-006	Erosion & Sediment Control Notes & Standard Details
30031846-1195-010	Earthworks Layout Plan
30031846-1195-011	Earthworks Typical Sections & Details
30031846-1195-015	Roadworks Layout Plan
30031846-1195-016	Roadworks Details & Notes
30031846-1195-020	Roadworks Grading Plan
30031846-1195-025	Stormwater Drainage Layout Plan
30031846-1195-026	Stormwater Drainage Longitudinal Sections
30031846-1195-027	Stormwater Drainage Calculation Sheet
30031846-1195-028	Bioretention Pods Layout Plan
30031846-1195-029	Bioretention Pods Details & Notes
30031846-1195-030	Sewer Reticulation Locality Plan, Estate Details and Notes
30031846-1195-031	Sewer Reticulation Layout Plan
30031846-1195-032	Sewer Reticulation Longitudinal Sections

TO BE READ IN CONJUNCTION WITH LOT 1 DETAILED DESIGN PLANS (EDQ DA NO. 2021/1209)

REAL PROPERTY DESCRIPTION
LOT 505 ON RP884348
PARISH OF BRIBIE COUNTY OF CANNING

Principal



Member of the Surbana Jurong Group
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Canberra	+61 2 6126 1900	Traralgon	+61 3 5173 0100



The site plan illustrates the proposed development for Stage 1 Lot 1, identified by EDQ DA No. 2021/1209. The plan is bounded by Edison Crescent to the north, Packer Road to the west, Graf Drive to the south, and Aura Boulevard to the east. A large area is designated for 'BALANCE LOT 1195 FUTURE WORKS', outlined with a blue dashed line. Within this area, a specific section is marked for 'STAGE 1 INTERIM SV ACCESS' and 'STAGE 1 CARPARK', outlined with a red dashed line. The 'STAGE 1 LOT 1 EDQ DA No. 2021/1209' is outlined with a cyan dashed line. The plan also shows existing infrastructure, including stormwater (ExD), sewer (ExS), water (ExW), and electricity/streetlighting (ExE) mains, as well as existing NBN (ExT) lines. A legend in the bottom right corner defines the symbols used. A warning box in the bottom left corner advises on underground services. A red box in the top right corner contains the project title, approval number (DEV2021/1209), and date (21-Oct-2021).

PLANS AND DOCUMENTS
referred to in the PDA
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EDISON CRESCENT

PACKER ROAD

BALANCE LOT 1195
FUTURE WORKS

STAGE 1
INTERIM SV
ACCESS

STAGE 1
CARPARK

STAGE 1
LOT 1
EDQ DA No.
2021/1209

GRAF DRIVE

AURA BOULEVARD

LEGEND

- STAGE 1 CARPARK AREA OF WORK / APPROVAL
- FUTURE STAGES BOUNDARY
- STAGE 1 LOT 1 BOUNDARY (WORKS BY OTHERS)
- EXISTING STORMWATER
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING UG ELECTRICITY/STREETLIGHTING
- EXISTING NBN

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site.
No guarantee is given that all existing services are shown.
Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

	STAGE 1 CARPARK AREA OF WORK / APPROVAL
	FUTURE STAGES BOUNDARY
	STAGE 1 LOT 1 BOUNDARY (WORKS BY OTHERS)
	ExD EXISTING STORMWATER
	ExS EXISTING SEWER MAIN
	ExW EXISTING WATER MAIN
	ExE EXISTING UG ELECTRICITY/STREETLIGHTING
	ExT EXISTING NBN

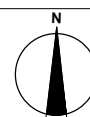
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1	Issue for Approval	30/08/21	AY/EG	2	TW
REVISION		DATE	DES/DFT	WWR	APPD

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Designed
A.Young
Drawn
J.Price
Checked
M.Figg
Authorised
T.Wood
Date
Jan 2021



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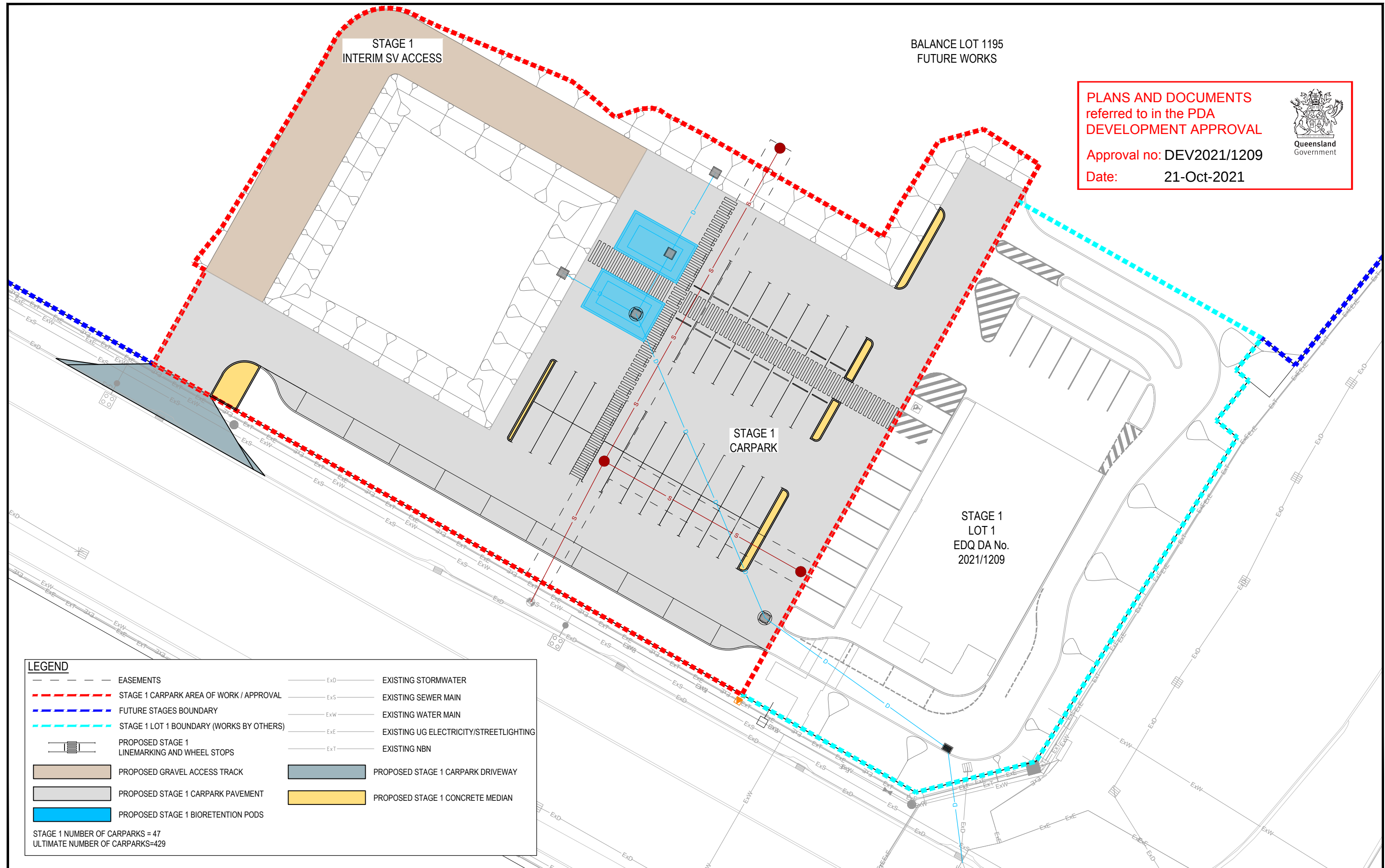
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Drawing No. 30031846-1195-001
Dev. App. No. DEV2013/439

Rev 1

BALANCE LOT 1195
FUTURE WORKS

Date: 21-Oct-2021



	EASEMENTS		EXISTING STORMWATER
	STAGE 1 CARPARK AREA OF WORK / APPROVAL		EXISTING SEWER MAIN
	FUTURE STAGES BOUNDARY		EXISTING WATER MAIN
	STAGE 1 LOT 1 BOUNDARY (WORKS BY OTHERS)		EXISTING UG ELECTRICITY/STREETLIGHTING
	PROPOSED STAGE 1 LINEMARKING AND WHEEL STOPS		EXISTING NBN
	PROPOSED GRAVEL ACCESS TRACK		PROPOSED STAGE 1 CARPARK DRIVEWAY
	PROPOSED STAGE 1 CARPARK PAVEMENT		PROPOSED STAGE 1 CONCRETE MEDIAN
	PROPOSED STAGE 1 BIORETENTION PODS		

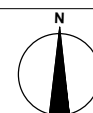
STAGE 1 NUMBER OF CARPARKS = 47
ULTIMATE NUMBER OF CARPARKS=429

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REVISION		DATE	DES/DFT	WWR	APPD

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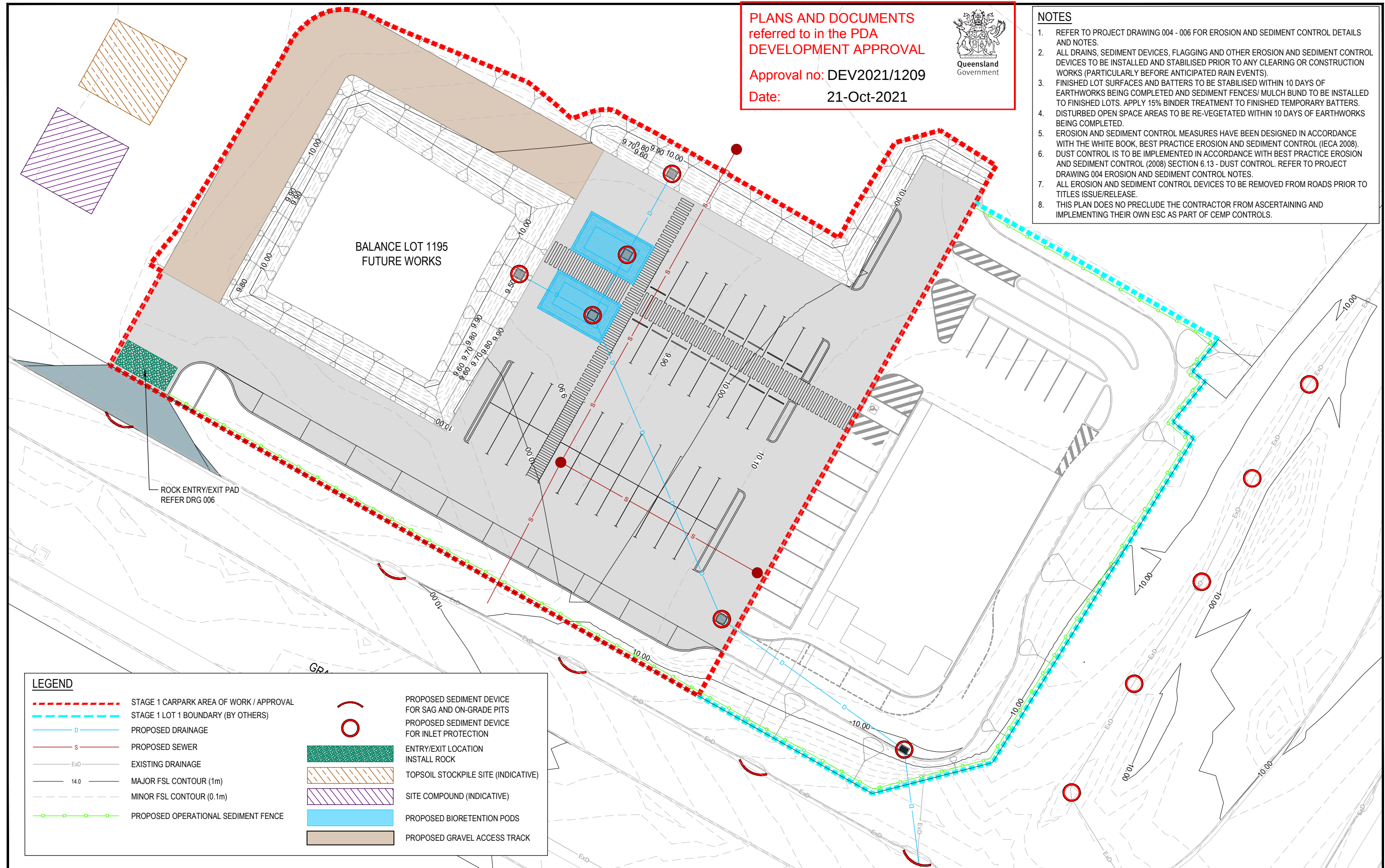
Drawing No. 30031846-1195-002
Dev. App. No. DEV2013/439

Rev 1

Approval no: DEV2021/1209
Date: 21-Oct-2021



1. REFER TO PROJECT DRAWING 004 - 006 FOR EROSION AND SEDIMENT CONTROL DETAILS AND NOTES.
2. ALL DRAINS, SEDIMENT DEVICES, FLAGGING AND OTHER EROSION AND SEDIMENT CONTROL DEVICES TO BE INSTALLED AND STABILISED PRIOR TO ANY CLEARING OR CONSTRUCTION WORKS (PARTICULARLY BEFORE ANTICIPATED RAIN EVENTS).
3. FINISHED LOT SURFACES AND BATTERS TO BE STABILISED WITHIN 10 DAYS OF EARTHWORKS BEING COMPLETED AND SEDIMENT FENCES/ MULCH BUND TO BE INSTALLED TO FINISHED LOTS. APPLY 15% BINDER TREATMENT TO FINISHED TEMPORARY BATTERS.
4. DISTURBED OPEN SPACE AREAS TO BE RE-VEGETATED WITHIN 10 DAYS OF EARTHWORKS BEING COMPLETED.
5. EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE WHITE BOOK, BEST PRACTICE EROSION AND SEDIMENT CONTROL (IECA 2008).
6. DUST CONTROL IS TO BE IMPLEMENTED IN ACCORDANCE WITH BEST PRACTICE EROSION AND SEDIMENT CONTROL (2008) SECTION 6.13 - DUST CONTROL. REFER TO PROJECT DRAWING 004 EROSION AND SEDIMENT CONTROL NOTES.
7. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE REMOVED FROM ROADS PRIOR TO TITLES ISSUE/RELEASE.
8. THIS PLAN DOES NO PRECLUDE THE CONTRACTOR FROM ASCERTAINING AND IMPLEMENTING THEIR OWN ESC AS PART OF CEMP CONTROLS.



LEGEND

- | | | | |
|---|---|---|--|
|  | STAGE 1 CARPARK AREA OF WORK / APPROVAL |  | PROPOSED SEDIMENT DEVICE FOR SAG AND ON-GRADE PITS |
|  | STAGE 1 LOT 1 BOUNDARY (BY OTHERS) |  | PROPOSED SEDIMENT DEVICE FOR INLET PROTECTION |
|  | PROPOSED DRAINAGE |  | ENTRY/EXIT LOCATION
INSTALL ROCK |
|  | PROPOSED SEWER |  | TOPSOIL STOCKPILE SITE (INDICATIVE) |
|  | EXISTING DRAINAGE |  | SITE COMPOUND (INDICATIVE) |
|  | MAJOR FSL CONTOUR (1m) |  | PROPOSED BIORETENTION PODS |
|  | MINOR FSL CONTOUR (0.1m) |  | PROPOSED GRAVEL ACCESS TRACK |
|  | PROPOSED OPERATIONAL SEDIMENT FENCE | | |

1	Issue for Approval	30/08/21	AY/EG	2	TW
	revision	DATE	DES/DET	W/R	APP/PT

Matthew Figg
RPEQ 19245

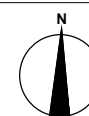
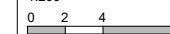
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| Project Leader

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Checked
M.Figg
Authorised
T.Wood
Date
Jan 2021

Scale @ A1
1:200



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Aura Precinct 5 - Lot 1195 Carpark

Stage 1 - Lot 1195
Economic Development Queensland
Erosion & Sediment Control
Conceptual Layout Plan
Drawing No. 30031846-1195-003
Dev. App. No. DEV2013/439
Sheet No. 1 of 1

Rev 1

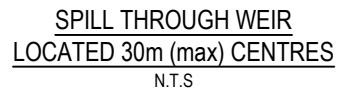
1. FABRIC: POLYPROPYLENE, POLYAMIDE, NYLON, POLYESTER, OR POLYETHYLENE WOVEN OR NON-WOVEN FABRIC, AT LEAST 700mm IN WIDTH AND A MINIMUM UNIT WEIGHT OF 140GSM. ALL FABRICS TO CONTAIN ULTRAVIOLET INHIBITORS AND STABILISERS TO PROVIDE A MINIMUM OF 6 MONTHS OF USEABLE CONSTRUCTION LIFE (ULTRAVIOLET STABILITY EXCEEDING 70%).
2. FABRIC REINFORCEMENT: WIRE OR STEEL MESH MAXIMUM 14-GAUGE WITH A MAXIMUM MESH SPACING OF 200mm.
3. SUPPORT STAKES: 1.5kg/m (MIN) STEEL STAR PICKETS SUITABLE FOR ATTACHING FABRIC.

1. REFER TO APPROVED PLANS FOR LOCATION, EXTENT, AND REQUIRED TYPE OF FABRIC (IF SPECIFIED). IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, FABRIC TYPE, OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. TO THE MAXIMUM DEGREE PRACTICAL AND WHERE THE PLANS ALLOW, ENSURE THE FENCE IS LOCATED:
 - (i) TOTALLY WITHIN THE PROPERTY BOUNDARY;
 - (ii) ALONG A LINE OF CONSTANT ELEVATION WHEREVER PRACTICAL;
 - (iii) AT LEAST 2m FROM THE TOE OF ANY FILLING OPERATIONS THAT MAY RESULT IN SHIFTING SOIL/FILL DAMAGING FENCE.
3. INSTALL RETURNS WITHIN THE FENCE AT MAXIMUM 20m INTERVALS IF THE FENCE IS INSTALLED ALONG THE CONTOUR, OR 5 TO 10m MAXIMUM SPACING (DEPENDING ON SLOPE) IF THE FENCE IS INSTALLED AT AN ANGLE TO THE CONTOUR THE 'RETURNS' SHALL CONSIST OF EITHER:
 - (i) V-SHAPED SECTION EXTENDING AT LEAST 1.5m UP THE SLOPE; OR
 - (ii) SANDBAG OR ROCK/AGGREGATE CHECKDAM A MINIMUM 1/3 AND MAXIMUM 1/2 FENCE HEIGHT, AND EXTENDING AT LEAST 1.5m UP THE SLOPE.
4. ENSURE THE EXTREME ENDS OF THE FENCE ARE TURNED UP THE SLOPE AT LEAST 1.5m, OR AS NECESSARY, TO MINIMISE WATER BYPASSING AROUND THE FENCE.
5. ENSURE THE SEDIMENT FENCE IS INSTALLED IN A MANNER THAT AVOIDS THE CONCENTRATION OF FLOW ALONG THE FENCE, AND THE UNDESIRABLE DISCHARGE OF WATER AROUND THE END OF THE FENCE.
6. IF THE SEDIMENT FENCE IS TO BE INSTALLED ALONG THE EDGE OF EXISTING TREES, ENSURE CARE IS TAKEN TO PROTECT THE TREES AND THEIR ROOT SYSTEMS DURING INSTALLATION OF THE FENCE. DO NOT ATTACH THE FABRIC TO THE TREES.
7. UNLESS DIRECTED BY THE SUPERVISOR OR THE APPROVED PLANS, EXCAVATE A 200mm WIDE BY 200mm DEEP TRENCH ALONG THE PROPOSED FENCE LINE, PLACING THE EXCAVATED MATERIAL ON THE UP SLOPE SIDE OF THE TRENCH.
8. ALONG THE LOWER SIDE OF THE TRENCH, APPROPRIATELY SECURE THE POSTS INTO THE GROUND NO GREATER THAN 3m IF SUPPORTED BY A TOP SUPPORT WIRE OR WEIR MESH BACKING, OTHERWISE NO GREATER THAN 2m.
9. IF SPECIFIED, SECURELY ATTACH THE SUPPORT WIRE OR MESH TO THE UP-SLOPE SIDE OF THE POSTS WITH THE MESH EXTENDING AT LEAST 200mm INTO THE EXCAVATED TRENCH. ENSURE THE MESH AND FABRIC IS ATTACHED TO THE UP-SLOPE SIDE OF THE POSTS EVEN WHEN DIRECTING A FENCE AROUND THE CORNER OF A SHARP CHANGE OF DIRECTION.
10. WHEREVER POSSIBLE, CONSTRUCT THE SEDIMENT FENCE FROM A CONTINUOUS ROLL OF FABRIC. TO JOIN FABRIC EITHER:
 - (i) ATTACH EACH END TO TWO OVERLAPPING POSTS WITH FABRIC FOLDING AROUND THE ASSOCIATED POST ONE TURN, AND WITH THE TWO POSTS TIED TOGETHER WITH WIRE OR
 - (ii) OVERLAP THE FABRIC TO THE NEXT ADJACENT SUPPORT POST.
11. SECURELY ATTACH THE FABRIC TO THE SUPPORT POSTS USING TIE WIRE AT MAXIMUM 150mm SPACING.
12. ENSURE THE COMPLETED SEDIMENT FENCE IS AT LEAST 450mm, BUT NOT MORE THAN 700mm HIGH. IF A SPILL-THROUGH WEIR IS INSTALLED, ENSURE THE CREST OF THE WEIR IS AT LEAST 300mm ABOVE THE GROUND LEVEL.
13. BACKFILL THE TRENCH AND TAMP THE FILL TO FIRMLY ANCHOR THE BOTTOM OF THE FABRIC AND MESH TO PREVENT WATER FROM FLOWING UNDER THE FENCE.

1. LOCATE THE SPILL-THROUGH WEIR SUCH THAT THE WEIR CREST WILL BE LOWER THAN THE GROUND LEVEL AT EACH END OF THE FENCE.
2. ENSURE THE CREST OF THE SPILL-THROUGH WEIR IS AT LEAST 300mm THE GROUND ELEVATION.
3. SECURELY TIE A HORIZONTAL CROSS MEMBER (WEIR) TO THE SUPPORT POSTS EACH SIDE OF THE WEIR. CUT THE FABRIC DOWN THE SIDE OF EACH POST AND FOLD THE FABRIC OVER THE CROSS MEMBER AND APPROPRIATELY SECURE THE FABRIC.
4. INSTALL A SUITABLE SPLASH PAD AND/OR CHUTE IMMEDIATELY DOWN-SLOPE OF THE SPILL-THROUGH WEIR TO CONTROL SOIL EROSION AND APPROPRIATELY DISCHARGE THE CONCENTRATED FLOW PASSING OVER THE WEIR.

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

1. WHEN DISTURBED AREAS UP-SLOPE OF THE SEDIMENT FENCE ARE SUFFICIENTLY STABILISED TO RESTRAIN EROSION, THE FENCE MUST BE REMOVED.
2. REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
3. REHABILITATE/REVEGETATE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.



1. SEDIMENT FENCE TO BE INSTALLED ALONG A LINE OF CONSTANT GROUND ELEVATION WHEREVER PRACTICAL.
2. BOTH END OF THE SEDIMENT FENCE TO EXTEND UP THE SLOPE AT LEAST 1m.
3. SUPPORT POST TO BE SPACED A MAXIMUM 2m UNLESS THE FENCE IS SUPPORTED BY A TOP WIRE OR WIRE MESH BACKING IN WHICH CASE 3m MAXIMUM SPACING.
4. FENCE 'RETURNS' SHALL BE INSTALLED AT MAXIMUM 20m SPACING IF FENCE IS INSTALLED ALONG THE CONTOUR, OTHERWISE 5 TO 10m MAXIMUM SPACING.
5. MINIMUM 4 TIE WIRES PER POST.

Date: 21-Oct-2021



1	Issue for Approval	30/08/21	AY/EG	2 TW
REVISION		DATE	DES/DFT	WVR APPD

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J.Price
Checked
M.Figg
Authorised
T.Wood
Date
Jan 2021

Scale @ A1
NOT TO SCALE

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Drawing No. 30031846-1195-004
Dev. App. No. DEV2013/439

Rev 1

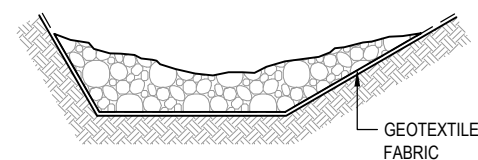
INSTALLATION

- ## MAINTENANCE

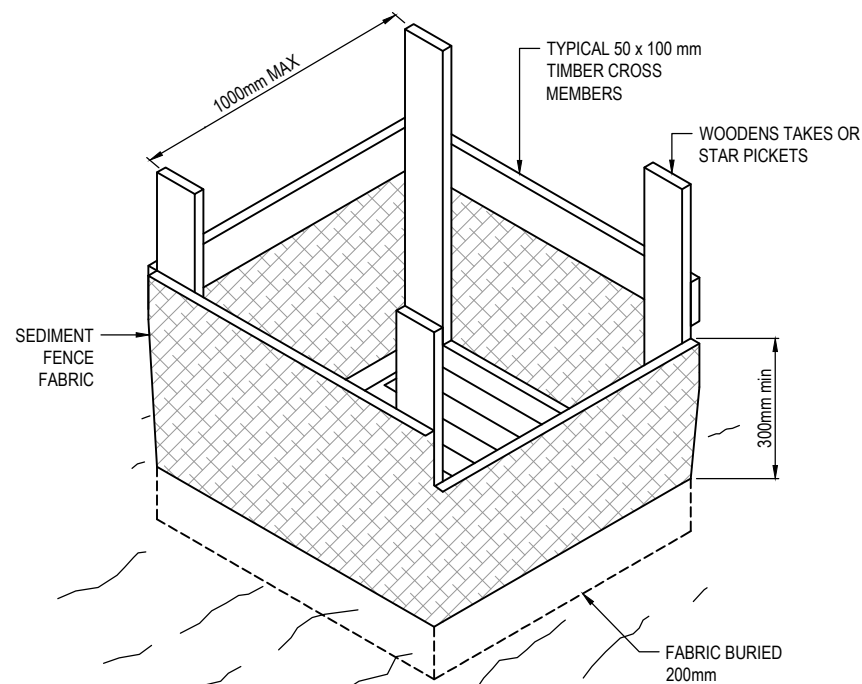
- REMOVAL

- ## DIMENSIONS - CHECK DAMS

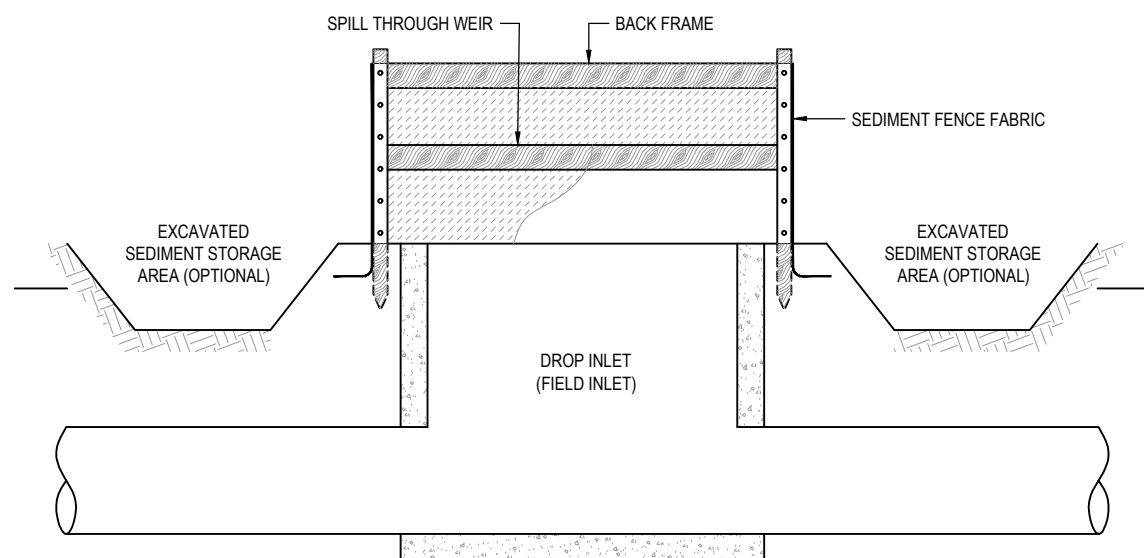
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SECTION A
NTS -



DETAILS OF SUPPORT FRAME WITH
SPILL - THROUGH WEIR
N.T.S



FABRIC DROP INLET PROTECTION WITH OPTIONAL EXCAVATED
SEDIMENT STORAGE AREA AND SETTLING POND
N.T.S

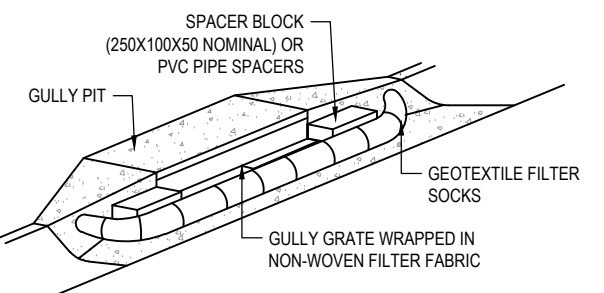
MATERIAL

- ## INSTALLATION

- ## MAINTENANCE

- REMOVAL

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



SAG INLET (SA) SEDIMENT TRAP
GEOTEXTILE FILTER SOCK
N.T.S



Queensland
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Stockland Development Pty Ltd

Project Leader

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Stage 1 - Lot 1195
Economic Development Queensland
Erosion & Sediment Control
Notes & Standard Details

Drawing No. 30031846-1195-005
Dev. App. No. DEV2013/439

Rev 1

CONSTRUCTION EXIT - VIBRATION GRID (SHAKE DOWN) NOTES:

INSTALLATION

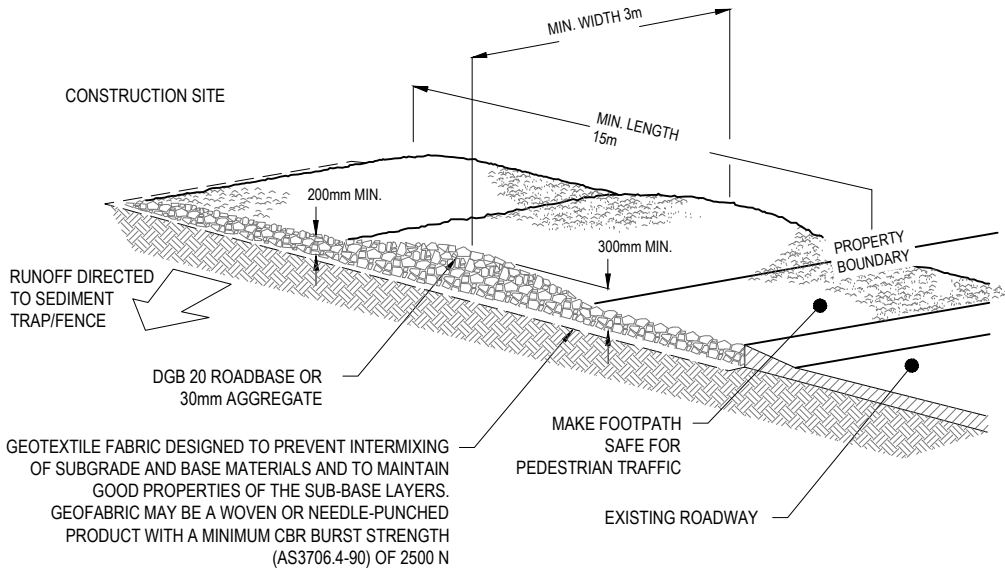
- REFER TO APPROVED PLANS FOR LOCATION AND DIMENSIONAL DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE APPOINTED ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- CLEAR THE LOCATION OF THE VIBRATION GRID, REMOVING STUMPS, ROOTS AND OTHER VEGETATION TO PROVIDE FIRM FOUNDATION SO THAT THE ROCK IS NOT PRESSED INTO SOFT GROUND. CLEAR SUFFICIENT WIDTH TO ALLOW PASSAGE OF LARGE VEHICLES, BUT CLEAR ONLY THAT NECESSARY FOR EXIT. DO NOT CLEAR ADJACENT AREAS UNTIL THE REQUIRED EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE.
- GRADE THE LOCATION OF THE VIBRATION GRID SO THAT RUNOFF FROM THE UNIT WILL NOT FLOW INTO THE STREET OR ADJOINING PROPERTIES, BUT WILL FLOW TOWARDS AN APPROPRIATE-TRAPPING DEVICE.
- ENSURE THAT INSTALLATION OF THE VIBRATION GRID HAS ADEQUATE SEDIMENT STORAGE VOLUME UNDER THE GRID. WHERE NECESSARY, INSTALL SUITABLE PRECAST SEDIMENT COLLECTION CHAMBERS.
- PLACE A ROCK PAD/RAMP FORMING A MINIMUM 200mm THICK LAYER OF CLEAN, OPEN-VOID ROCK OVER THE ROADWAY BETWEEN THE VIBRATION GRID AND THE SEALED STREET TO PREVENT TYRES FROM PICKING UP MORE SOIL AFTER THEY HAVE BEEN CLEANED.
- THE TOTAL LENGTH OF THE VIBRATION GRID AND ROCK RAMPS SHOULD BE AT LEAST 15m WHERE PRACTICABLE, AND AS WIDE AS THE FULL WIDTH OF THE ENTRY OR EXIT AND AT LEAST 3m. THE ROCK RAMP SHOULD COMMENCE AT THE EDGE OF THE OFF-SITE SEALED ROAD OR PAVEMENT.
- FLARE THE END OF THE ROCK PAD WHERE IT MEETS THE PAVEMENT SO THAT THE WHEELS OF TURNING VEHICLES DO NOT TRAVEL OVER UNPROTECTED SOIL.

MAINTENANCE

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

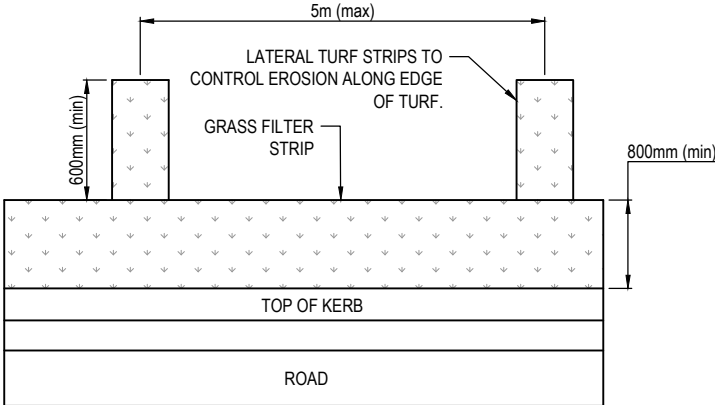
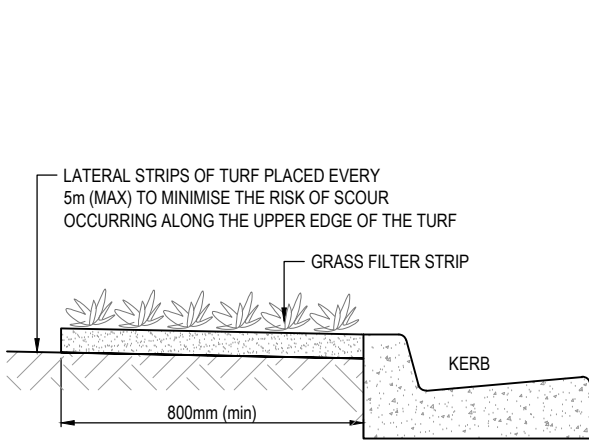
REMOVAL

- THE VIBRATION GRID SHOULD BE REMOVED ONLY AFTER IT IS NO LONGER NEEDED AS A SEDIMENT CONTROL DEVICE.
- REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
- RE-GRADE AND STABILISE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.



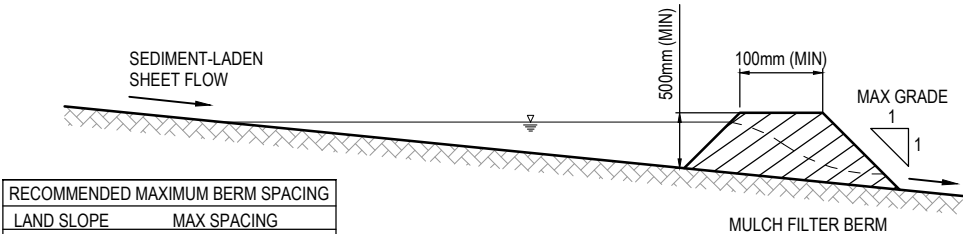
ROCK ENTRY/EXIT PAD FOR CONSTRUCTION SITE

N.T.S



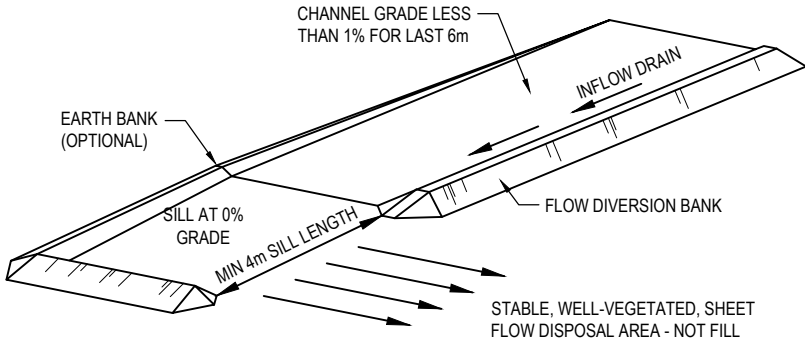
PLACEMENT OF GRASS FILTER STRIPS
ALONG EDGE OF IMPERVIOUS SURFACE

N.T.S



TYPICAL PLACEMENT OF MULCH BERM

RECOMMENDED MAXIMUM BERM SPACING	
LAND SLOPE	MAX SPACING
<2%	30m
5%	25m
10%	15m
20%	8m



TYPICAL LAYOUT OF LEVEL SPREADER

N.T.S

MULCH FILTER BERMS:
MATERIALS

- MULCH MUST COMPLY WITH THE REQUIREMENTS OF AS4454.
- MAXIMUM SOLUBLE SALT CONCENTRATION OF 5ds/m.
- MOISTURE CONTENT OF 30 TO 50% PRIOR TO APPLICATION.

INSTALLATION

- REFER TO APPROVED PLANS FOR LOCATION, EXTENT, AND REQUIRED TYPE OF FABRIC (IF SPECIFIED). IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, FABRIC TYPE, OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- WHEN SELECTING THE LOCATION OF A MULCH FILTER BERM, TO THE MAXIMUM DEGREE PRACTICAL, ENSURE THE BERM IS LOCATED:
 - TOTALLY WITHIN THE PROPERTY BOUNDARIES;
 - ALONG A LINE OF CONSTANT ELEVATION (PREFERRED, BUT NOT ALWAYS PRACTICAL);
 - AT LEAST 1m, IDEALLY 3m, FROM THE TOE OF A FILL EMBANKMENT;
 - AWAY FROM AREAS OF CONCENTRATED FLOW.
- ENSURE THE BERM IS INSTALLED IN A MANNER THAT AVOIDS THE CONCENTRATION OF FLOW ALONG THE BERM, OR THE UNDESIRABLE DISCHARGE OF WATER AROUND THE END OF THE BERM.
- ENSURE THE BERM HAS BEEN PLACED SUCH THAT PONDING UP -SLOPE OF THE BERM IS MAXIMISED.
- ENSURE BOTH ENDS OF THE BERM ARE ADEQUATELY TURNED UP THE SLOPE TO PREVENT FLOW BYPASSING PRIOR TO WATER PASSING OVER THE BERM.
- ENSURE 100% CONTACT WITH THE SOIL SURFACE.
- WHERE SPECIFIED, TAKE APPROPRIATE STEPS TO VEGETATE THE BERM.

MAINTENANCE

- DURING THE CONSTRUCTION PERIOD, INSPECT ALL BERMS AT LEAST WEEKLY AND AFTER ANY SIGNIFICANT RAIN. MAKE NECESSARY REPAIRS IMMEDIATELY.
- REPAIR OR REPLACE ANY DAMAGED SECTIONS.
- WHEN MAKING REPAIRS, ALWAYS RESTORE THE SYSTEM TO ITS ORIGINAL CONFIGURATION UNLESS AN AMENDED LAYOUT IS REQUIRED OR SPECIFIED.
- REMOVE ACCUMULATED SEDIMENT IF THE SEDIMENT DEPOSIT EXCEEDS A DEPTH OF 100mm OR 1/3 THE HEIGHT OF THE BERM.
- DISPOSE OF SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

REMOVAL (IF REQUIRED)

- WHEN DISTURBED AREAS UP-SLOPE OF THE BERM ARE SUFFICIENTLY STABILISED TO RESTRAIN EROSION, THE BERM MAYBE REMOVED.
- REMOVE ANY COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER TTHAT WILL NOT CAUSE AN ERISION OR POLLUTION HAZARD.
- REHABILITATE/ REVEGETATE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1209

Date: 21-Oct-2021



Queensland
Government

Matthew Figg
RPEQ 19245

Stockland Development Pty Ltd

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Project Leader

Designed
A.Young
Drawn
J.Price
Checked
M.Figg
Authorised
T.Wood
Date
Jan 2021

Scale @ A1
NOT TO SCALE

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Aura Precinct 5 - Lot 1195 Carpark

Stage 1 - Lot 1195
Economic Development Queensland
Erosion & Sediment Control
Notes & Standard Details

Drawing No. 30031846-1195-006
Dev. App. No. DEV2013/439

Rev 1

Sheet No. 3 of 3

REVISION	DATE	DES/OFT	WVR	APPD
1 Issue for Approval	30/08/21	AY/EG	2	TW

EARTHWORKS VOLUMES

STAGE 1 CARPARK

- CUT -1159m³
- FILL 50m³
- BALANCE -1109m³ SPOIL:
 - 464m³ - TO LOT 1
 - 645m³ - TO STOCKPILE
- AREA 3904m²

STAGE 1 LOT 1 (BY OTHERS)

- CUT -41m³
 - FILL 505m³
 - BALANCE 464m³ IMPORT
 - AREA 2252m²
- NOTE: EARTHWORKS VOLUMES ARE FROM EXISTING SURFACE TO DESIGN SURFACE AND DO NOT TAKE INTO ACCOUNT STRIPPING OR BULKING FACTORS.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1209

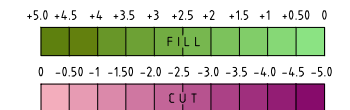
Date: 21-Oct-2021



BALANCE LOT 1195
FUTURE WORKS

LEGEND

- STAGE 1 CARPARK AREA OF WORK / APPROVAL
- FUTURE STAGES BOUNDARY
- STAGE 1 LOT 1 BOUNDARY (WORKS BY OTHERS)
- MAJOR FSL CONTOUR (1m)
- MINOR FSL CONTOUR (0.1m)

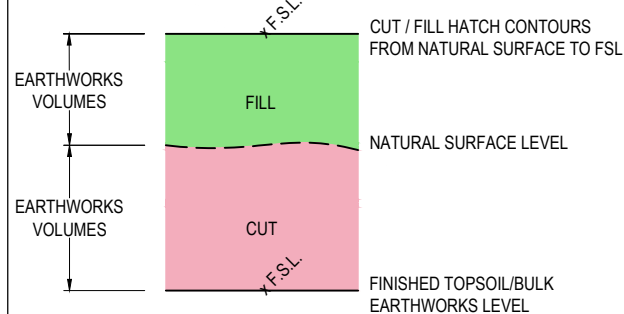


NOTES

- FOR EARTHWORKS NOTES AND DETAILS, REFER TO DRG 1195-011.

LEGEND - EARTHWORKS

- CUT AREA
- FILL AREA



EARTHWORKS PAYLINES

N.T.S.

REVISION	DATE	DES/OFT	WVR	APPD
1 Issue for Approval	30/08/21	AY/EG	2	TW

Matthew Figg
RPEQ 19245

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Project Leader

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A.Young
Drawn
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M.Figg
Authorised
T.Wood
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Jan 2021

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1:200

0 2 4 8



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Aura Precinct 5 - Lot 1195 Carpark

Stage 1 - Lot 1195
Economic Development Queensland
Earthworks
Layout Plan

Drawing No. 30031846-1195-010
Dev. App. No. DEV2013/439

Sheet No. 1 of 1

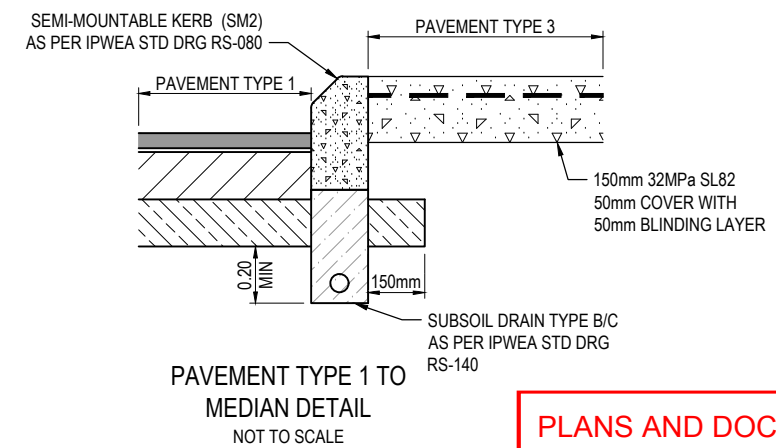
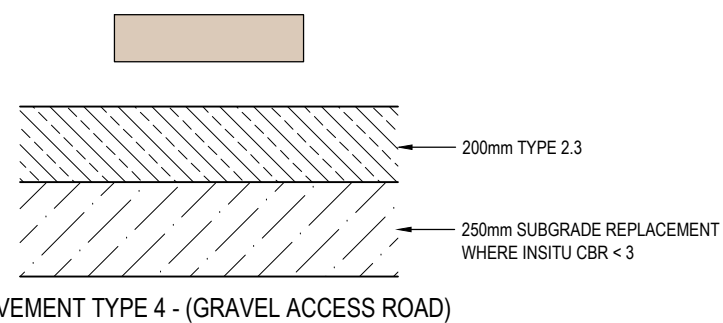
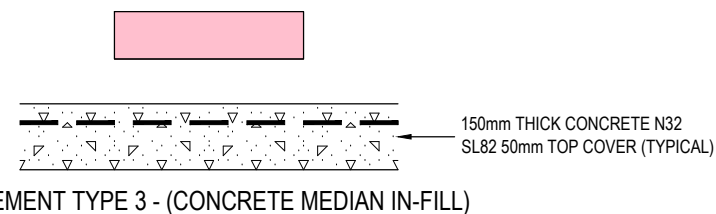
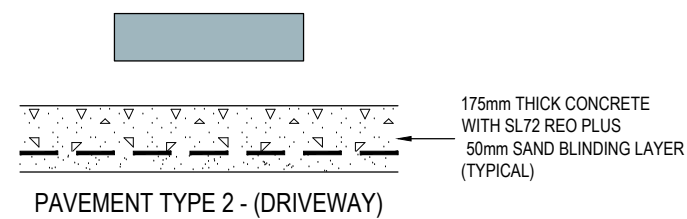
Rev 1



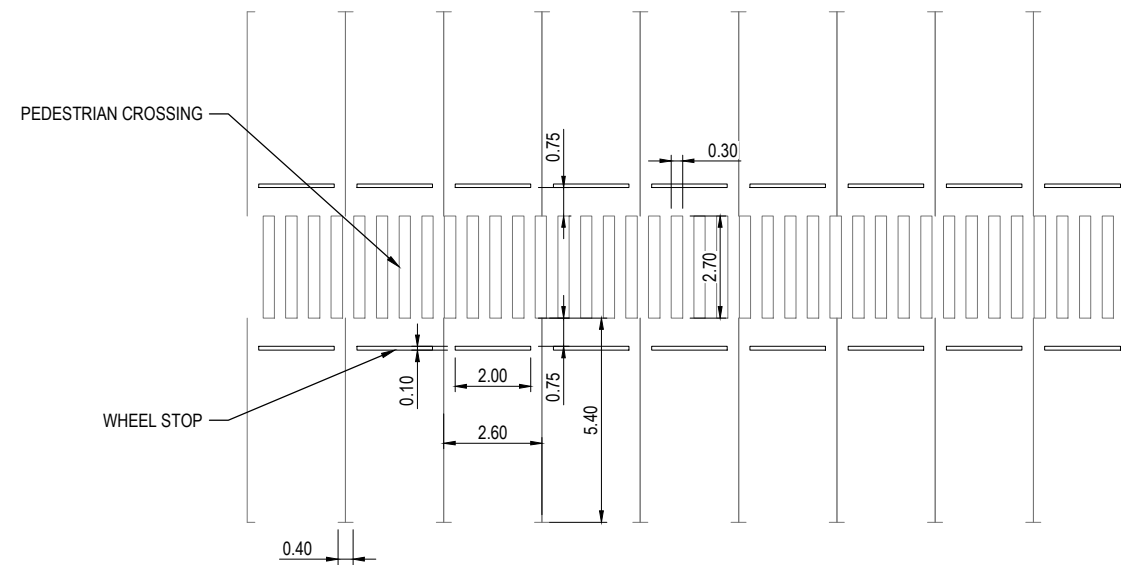
1. CARRY OUT EARTHWORKS IN ACCORDANCE WITH AS3798-2007 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS
2. ALL EARTHWORKS CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE SUNSHINE COAST COUNCIL DEVELOPMENT GUIDELINES AND STANDARD DRAWINGS. THE CONTRACTOR SHALL REFER SPECIFICALLY TO EARTHWORKS REQUIREMENT UNDER ROADS.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ROADWORKS DRAWINGS AND THE SPECIFICATION.
4. DESIGN LEVELS SHOWN SHALL BE ON THE FINISHED SURFACE INCLUDING TOPSOIL.
5. CLEARED VEGETATION SHALL BE MULCHED AND STOCKPILED FOR RESPREADING AS DIRECTED BY SUPERINTENDENT.
6. THE CONTRACTOR SHALL ALLOW, TO REMOVE TOPSOIL TO A DEPTH OF 100mm MINIMUM, FROM WORK AREAS AND STOCKPILE ON SITE.
7. FOLLOWING THE COMPLETION OF EARTHWORKS THE CONTRACTOR SHALL RESPREAD TOPSOIL AS DIRECTED BY THESE DOCUMENTS OR BY THE SUPERINTENDENT.
8. THE CONTRACTOR SHALL LIMIT THE MOVEMENT OF EQUIPMENT AND MANPOWER TO THE MINIMUM AREA NECESSARY FOR EARTHWORKS AND PROTECT ALL VEGETATION OUTSIDE THE WORKS BOUNDARY.
9. FOR DESIGN DETAILS OF EARTHWORKS WITHIN THE ROAD RESERVES REFER TO THE ROADWORKS LONGITUDINAL AND CROSS SECTION DRAWINGS.
10. CONSIDERATION SHALL BE GIVEN TO ADJACENT LANDOWNERS DURING THE CONSTRUCTION WORKS. REFER TO SPECIFICATION FOR CONTRACTOR NOTIFICATIONS.
11. THE CONTRACTOR SHALL ALLOW FOR ALL DUST CONTROL MEASURES IN ACCORDANCE WITH THE WHITE BOOK, BEST PRACTICE EROSION AND SEDIMENT CONTROL (IECA 2008).
12. THE CONTRACTOR SHALL ALLOW FOR HYDROMULCHING FOR ALL DISTURBED AREAS AS DIRECTED ON SITE IN ACCORDANCE WITH THE SPECIFICATION.
13. ALL NEW WORKS TO MATCH NEATLY TO EXISTING.

Aura Precinct 5 - Lot 1195 Carpark
 Stage 1 - Lot 1195
 Economic Development Queensland
 Earthworks
 Typical Sections & Details
Drawing No. 30031846-1195-011 **Rev** 1
Dev. App. No. DEV2013/439
 Sheet No. 1 of 1

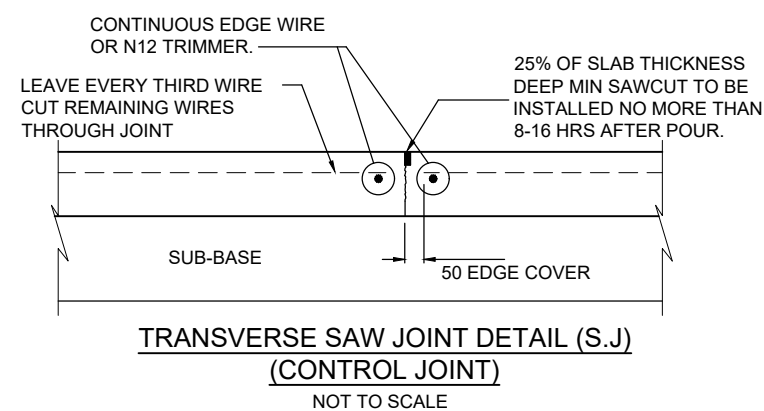
(ASSUMED SUBGRADE CBR3- REFER NOTE 3)



Date: 21-Oct-2021



TYPICAL PARKING BAY WITH WHEEL STOPS
AND PEDESTRIAN CROSSING
SCALE 1: 100



1. MINIMUM PAVEMENT DESIGN BASED ON ASSUMED SUBGRADE CBR 3. ACTUAL PAVEMENT DESIGN TO BE BASED ON TEST RESULTS TAKEN AFTER STRIPPING HAS BEEN COMPLETED. CONTRACTOR TO VERIFY SUBGRADE CBR AND VALIDATE PAVEMENT DEPTH DETAILS WITH SUPERINTENDENT.

2. WHERE TOTAL PAVEMENT DEPTH (BASED ON ACTUAL CBR TEST) EXCEEDS NOMINAL DEPTH, PAVEMENT GRAVEL TO EXTEND UNDER THE KERB.

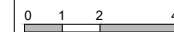
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Jan 2021

Scale @ A1
1:100



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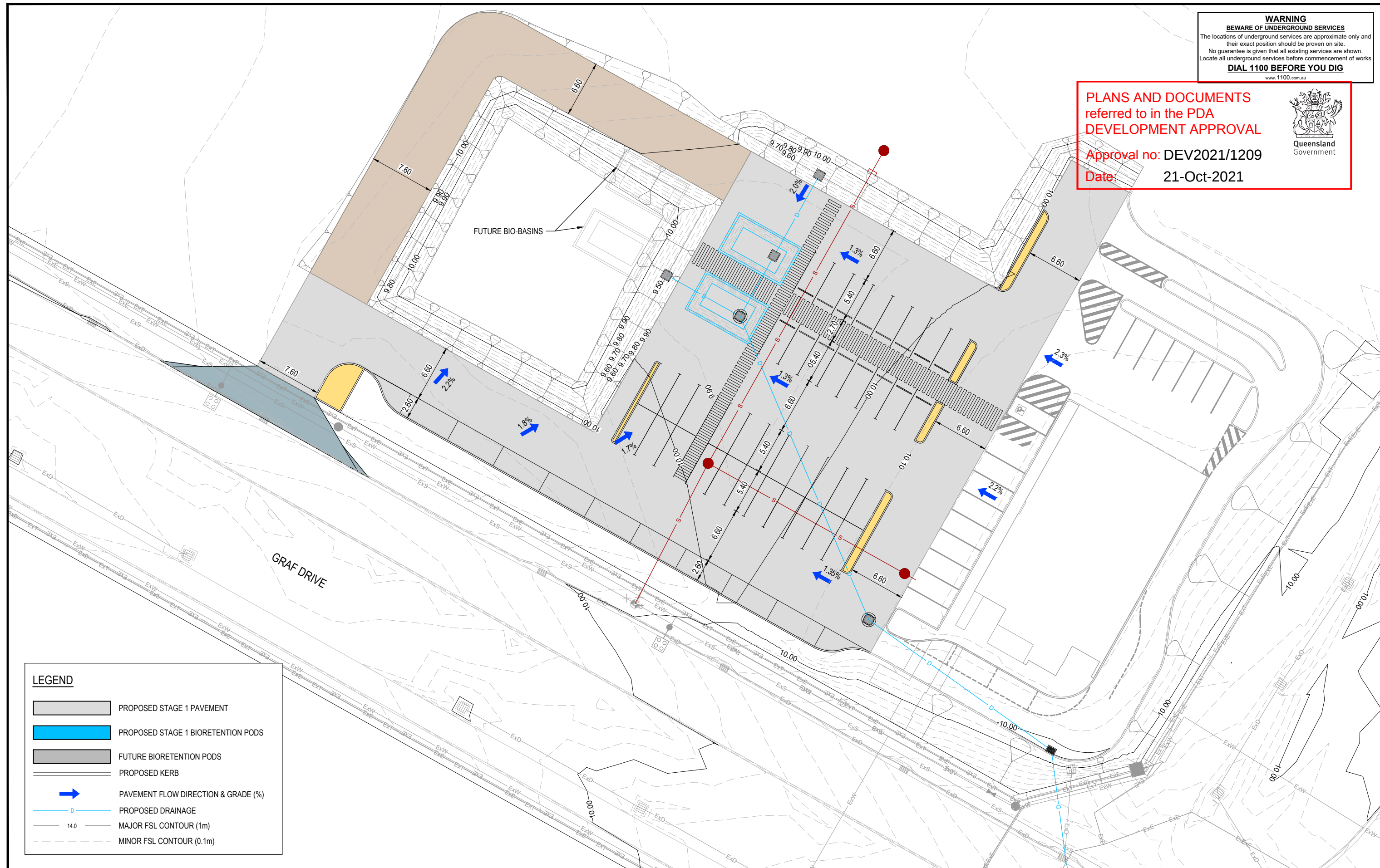
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Aura Precinct 5 - Lot 1195 Carpark
 Stage 1 - Lot 1195
 Economic Development Queensland
 Roadworks
 Details & Notes
Drawing No. 30031846-1195-016 **Rev 1**
Dev. App. No. DEV2013/439
 Sheet No. 1 of 1



Queensland
Government

Approval no: DEV2021/1209
Date: 21-Oct-2021

[illegible]

LOCATION			SUB-CATCHMENT RUNOFF					INLET DESIGN								DRAIN DESIGN										HEAD LOSSES										PART FULL		DESIGN LEVELS									
DESIGN ARI	STRUCTURE No.	DRAIN SECTION	Tc	I	A	CA	Qc	Qa							Qg	Qb		Tc	I	CA	Qrat	Q	L	S				Qcap	Vcap & Vt	CHART(S) USED	V2/2g	Ku	hu	Kw	hw	Sf	hf	dn	Vn								
yrs			min	mm/h	ha	ha	L/s	L/s	L/s	m	m	%	%		L/s	L/s		min	mm/hr	ha	L/s	L/s	m	%	mm		L/s	m/s		m		m		m		m	m/s	m	m	m	m	m	m	m	STRUCTURE No.		
10	5-1	5-1 to 4-1	5	221	0.081	0.073	45	45	519	0	0.06	0	0	SF1	SAG	45	0	4-1	5	221	0.073	45	45	8.101	0.5	375	3	124	1.12	G1	0.008	3.57	0.03	0	0.03	0.06	0.005	0.156	1.03	8.242	8.201	9.207	9.201	9.236	9.55	5-1	
100	5-1	5-1 to 4-1	5	319	0.081	0.081	72	72	260	0	0.131	0	0	SF1	SAG	72	0	4-1	5	319	0.081	72	72	8.101	0.5	375	3	124	1.12	G1	0.021	2.85	0.061	0	0.061	0.17	0.014	0.205	1.16	8.242	8.201	9.464	9.45	9.525	9.55	5-1	
10	4-1	4-1 to 3-1	5	221	0.158	0.142	87	87	519	0	0.095	0	0	SF1	SAG	87	0	3-1	5.13	219	0.215	131	131	18.659	0.5	450	3	202	1.27	G1/T10	0.035	2.72	0.094	2.93	0.101	0.21	0.039	0.264	1.35	8.181	8.088	9.107	9.068	9.209	9.45	4-1	
100	4-1	4-1 to 3-1	5	319	0.158	0.158	140	140	0	0	0.35	0	0	SF1	SAG	-68	208	3-1	5.07	318	0.239	211	3	18.659	0.5	450	3	202	1.27	T10	0	1.72	0	2.09	0	0	0	0.037	0.45	8.181	8.088	9.45	9.45	9.45	9.45	4-1	
10	3-1	3-1 to 2-1	5	221	0.168	0.151	93	93	519	0	0.099	0	0	SF1	SAG	93	0	LOST	5.54	213	0.93	552	552	38.429	0.5	675	3	595	1.66	T6/T9	0.121	2.04	0.248	2.45	0.297	0.43	0.165	0.514	1.89	8.068	7.876	8.82	8.655	9.117	9.55	3-1	
100	3-1	3-1 to 2-1	5	319	0.168	0.168	149	512	260	0	0.35	0	0	SF1	SAG	260	252	LOST	5.54	308	1.041	892	640	38.429	0.5	675	3	595	1.66	T6/T9	0	1.88	0	2.15	0	0	0	0.675	1.79	8.068	7.876	9.45	9.45	9.45	9.55	3-1	
10	2-1	2-1 to 1-1	0	0	0	0	0	0	0	0	0	0	0	MH1050	0	0	0	0	5.88	209	0.93	541	541	26.118	0.5	675	3	595	1.66	T2/T4	0.117	0.4	0.046	0	0.046	0.41	0.108	0.505	1.88	7.856	7.725	8.609	8.5	8.655	10.173	2-1	
100	2-1	2-1 to 1-1	0	0	0	0	0	0	0	0	0	0	0	MH1050	0	0	0	0	5.86	303	1.041	875	623	26.118	0.5	675	3	595	1.66	T2/T4	0.001	0.4	0	0	0	0	0.001	0.588	1.88	7.856	7.725	9.45	9.449	9.45	10.173	2-1	
10	1-1	1-1 to EX1-1	5	221	0.089	0.08	49	49	124	0	0.071	0	0	SF2	SAG	49	0	LOST	6.12	207	1.01	580	580	12.705	0.54	675	3	620	1.73	T4/T8	0.134	1.06	0.142	1.08	0.144	0.41	0.055	0.518	1.97	7.705	7.636	8.359	8.306	8.503	9.945	1-1	
100	1-1	1-1 to EX1-1	5	319	0.089	0.089	79	79	62	0	0.134	0	0	SF2	SAG	62	17	LOST	6.07	299	1.13	938	669	12.705	0.54	675	3	620	1.73	T4/T8	0.115	0.94	0.107	0.95	0.108	0.41	0.052	0.675	1.87	7.705	7.636	9.342	9.29	9.45	9.945	1-1	
10	EX1-1	0	0	0	0	0	0	0	0	0	0	0	0	ExPIT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8.306	9.018	EX1-1				
100	EX1-1	0	0	0	0	0	0	0	0	0	0	0	0	ExPIT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9.29	9.018	EX1-1				
10	4-2	4-2 to 3-2	5	221	0.081	0.073	45	45	579	0	0.06	0	0	SF1	SAG	45	0	3-2	5	221	0.073	45	45	8.103	0.5	450	3	202	1.27	G1	0.004	3.69	0.015	0	0.015	0.02	0.002	0.144	1.02	8.394	8.354	9.528	9.526	9.543	9.55	4-2	
100	4-2	4-2 to 3-2	5	319	0.081	0.081	72	72	2	0	0.437	0	0	SF1	SAG	2	69	3-2	5	319	0.081	72	2	8.103	0.5	450	3	202	1.27	G1	0	3.67	0	0	0	0	0	0.033	0.42	8.394	8.354	9.55	9.55	9.55	9.55	4-2	
10	3-2	3-2 to 2-2	5	221	0.081	0.073	45	45	527	0	0.06	0	0	SF1	SAG	45	0	2-2	5.13	219	0.146	89	89	18.659	0.5	450	3	202	1.27	T10	0.016	1.62	0.026	2.04	0.032	0.1	0.018	0.209	1.23	8.334	8.24	9.5	9.482	9.533	9.625	3-2	
100	3-2	3-2 to 2-2	5	319	0.081	0.081	72	141	264	0	0.207	0	0	SF1	SAG	141	0	2-2	5.07	318	0.162	143	143	18.659	0.5	450	3	202	1.27	G1/T10	0	3.45	0	3.46	0	0	0	0.28	1.37	8.334	8.24	9.55	9.55	9.55	9.625	3-2	
10	2-2	2-2 to 1-2	5	221	0.118	0.106	65	65	526	0	0.076	0	0	SF1	SAG	65	0	1-2	5.08	220	0.457	279	279	29.395	0.3	525	3	236	1.09	T3/T6	0.085	1.59	0.135	1.82	0.154	0.42	0.124	0.525	1.29	8.22	8.132	9.348	9.224	9.501	9.625	2-2	
100	2-2	2-2 to 1-2	5	319	0.118	0.118	104	197	263	0	0.26	0	0	SF1	SAG	197	0	1-2	5.22	315	0.515	450	450	29.395	0.3	525	3	236	1.09	T6/T9	0	1.69	0	1.87	0	0	0	0.525	2.08	8.22	8.132	9.55	9.55	9.55	9.625	2-2	
10	1-2	1-2 to 2-1	5	221	0.119	0.108	66	66	519	0	0.077	0	0	SF1	SAG	66	0	3-1	5.46	215	0.564	336	336	8.099	0.3	525	3	236	1.09	T1	0.123	0.87	0.107	0	0.107	0.61	0.049	0.525	1.55	8.112	8.088	9.118	9.068	9.224	9.55	1-2	
100	1-2	1-2 to 2-1	5	319	0.119	0.119	106	106	0	0	0.35	0	0	SF1	SAG	-49	155	3-1	5.47	310	0.635	546	391	8.099	0.3	525	3	236	1.09	T1	0.166	0.2	0.033	0	0.033	0.82	0.067	0.525	1.8	8.112	8.088	9.517	9.45	9.55	9.55	1-2	
10	3-1	0	5	221	0.168	0.151	93	93	519	0	0.099	0	0	SF1	SAG	93	0	LOST	0	0	0	0	0	0	0	0	0	0	T6/T9	0	2.04	0.248	2.45	0.297	0	0	0	0	0	0	0	9.117	9.55	3-1			
100	3-1	0	5	319	0.168	0.168	149	512	260	0	0.35	0	0	SF1	SAG	260	252	LOST	0	0	0	0	0	0	0	0	0	0	T6/T9	0	1.88	0	2.15	0	0	0	0	0	0	0	0	9.45	9.55	3-1			

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2021/1209

Date: 21-Oct-2021

Matthew Figg
RPEQ 19245

Stockland Development Pty Ltd

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Project Leader

Designed
A.Young
Drawn
J.Price
Checked
M.Figg
Authorised
T.Wood
Date
Jan 2021

Scale @ A1

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Aura Precinct 5 - Lot 1195 Carpark

Stage 1 - Lot 1195
Economic Development Queensland
Stormwater Drainage
Calculation Sheet

Drawing No. 30031846-1195-027
Dev. App. No. DEV2013/439

Rev 1

Sheet No. 1 of 1

1	Issue for Approval	30/08/21	AY/EG	2	TW
REVISION	DATE	DES/OFT	WVR	APPD	

ENVIRONMENTAL

- A. ALL ENVIRONMENT PROTECTION MEASURES SHOULD BE IMPLEMENTED PRIOR TO COMMENCING ANY CONSTRUCTION WORK, INCLUDING CLEARING.
- B. TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.
- C. CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES .
- A. SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
- B. APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
- C. NO SOIL SHALL BE STOCKPILED WITHIN 5m OF THE CREEK.

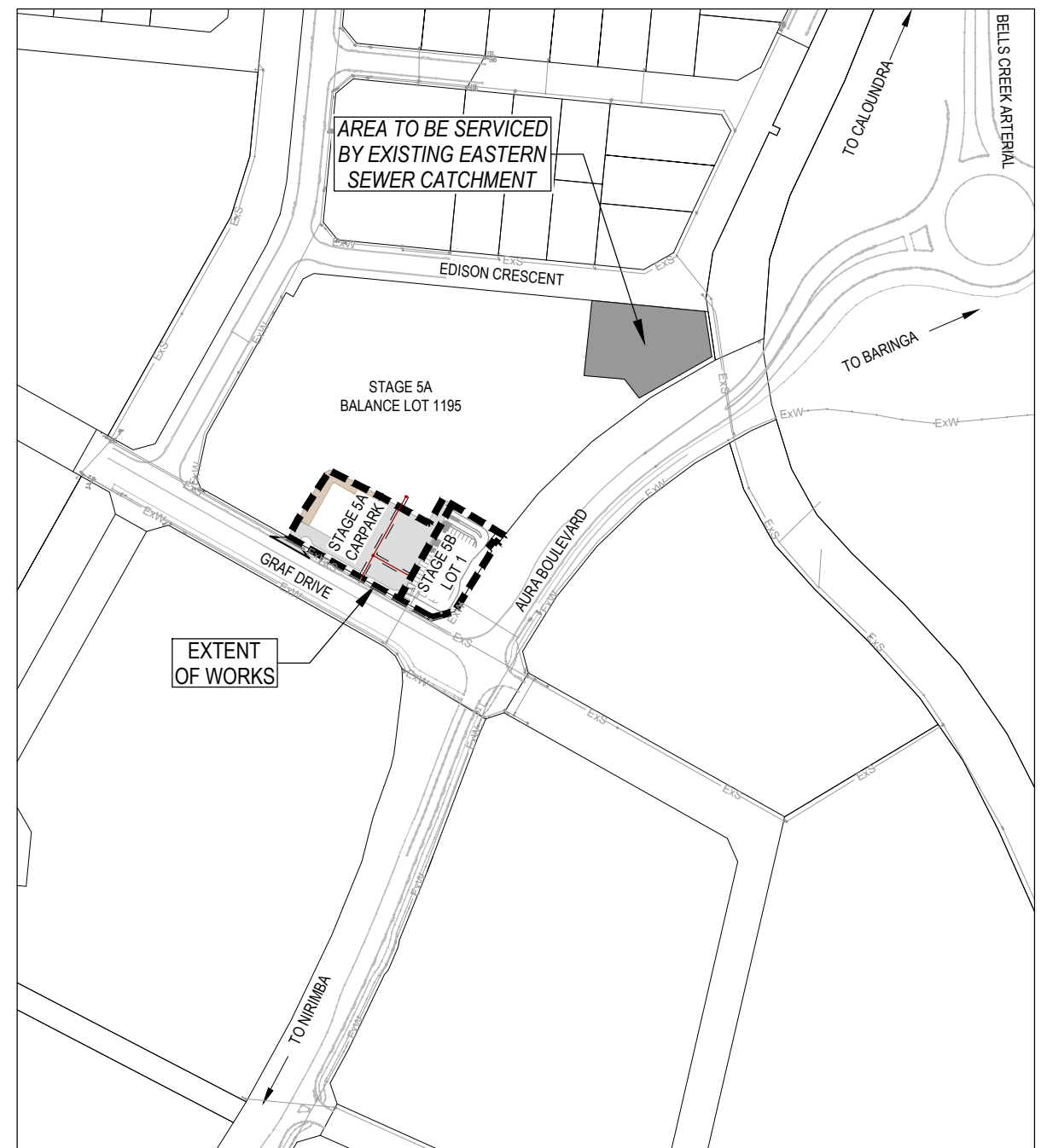
REHABILITATION

- A. PREDISTURBANCE SPOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTATED.
- B. PREDISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.

SAFETY

- A. ALL WATER AND SEWER DESIGN CONSTRUCTION WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011. CONTACT THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION PHONE 1300 362 128.

- A. ALL WORK AND MATERIALS SHALL COMPLY WITH UNITYWATER'S CONNECTIONS POLICY AND THE SOUTH-EAST QUEENSLAND (SEQ) WATER SUPPLY AND SEWERAGE DESIGN AND CONSTRUCTION CODE.
- B. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- C. ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH RELEVANT WORKPLACE HEALTH AND SAFETY STANDARDS, INCLUDING CONFINED SPACE ENTRY, TRENCH SHORING ETC.
- D. ALL DESIGN OF GRAVITY SEWERAGE NETWORK WORKS SHALL BE IN ACCORDANCE WITH THE GRAVITY SEWERAGE CODE OF AUSTRALIA, SOUTH EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 2.0 (JULY 2019), PART 1: PLANNING AND DESIGN AND PART 3: DRAWINGS.
- E. ALL CONSTRUCTION OF GRAVITY SEWERAGE NETWORK WORKS SHALL BE IN ACCORDANCE WITH THE GRAVITY SEWERAGE CODE OF AUSTRALIA, SOUTH EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 2.0 (JULY 2019), PART 2: CONSTRUCTION AND PART 3: DRAWINGS.
- F. ALL PRODUCTS AND MATERIALS USED IN CONSTRUCTION OF GRAVITY SEWERAGE NETWORK WORKS SHALL BE IN ACCORDANCE WITH THE SOUTH EAST QUEENSLAND CODE ACCEPTED CIVIL INFRASTRUCTURE PRODUCTS AND MATERIAL LIST, AND THE MOST RECENT VERSION OF THE LIST IN EFFECT AT THE DATE OF THE CONSTRUCTION PRE-START MEETING.
- G. CONSTRUCTION WORKS SHALL BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO UNITYWATER'S SEWERAGE NETWORK.
- H. ALL LIVE WORKS ASSOCIATED WITH THE SEWERAGE NETWORK SHALL BE CARRIED OUT AT THE DEVELOPER'S COST, EITHER:
 - H.A. BY THE CONSTRUCTOR, FOR 'MINOR' SEWERAGE CONNECTION WORKS, DEFINED IN THE A & C MANUAL UNDER SECTION PRE-START MEETING, UNDER THE INSPECTION OF THE CONSTRUCTION CERTIFIER WHO SHALL FOLLOW THE PLANNED NETWORK INTERVENTION PROCESS, OR
 - H.B. BY QUOTATION REQUEST TO UNITYWATER PRIVATE WORKS, FOR SEWERAGE CONNECTION WORKS NOT MEETING THE CRITERIA FOR CLASSIFICATION AS 'MINOR'.
- I. THE CONSTRUCTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT ASSET OWNERS AND AUTHORITIES BEFORE COMMENCING WORKS.
- J. THE CONSTRUCTOR SHALL VERIFY LEVELS OF EXISTING WATER/SEWER SERVICES AND CONNECTION POINTS PRIOR TO COMMENCING CONSTRUCTION.
- K. PRIOR TO COMMENCEMENT OF ANY VARIATION WORKS, THE CONSTRUCTOR MUST FIRST OBTAIN APPROVAL FROM THE REGISTERED MAJOR CONNECTIONS CERTIFIER.
- D. WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300mm (LOOSE) IN DEPTH AND SHALL BE COMPACTED UNTIL THE COMPACTION IS NOT LESS THAN 95% OF MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH A.S. 1289 (MODIFIED COMPACTION). TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES APPROVAL OF CONSTRUCTED SEWERS WILL NOT BE ISSUED BY UNITYWATER UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ARCHIVED.
- E. WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER, BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEQ SEWER CODE. CONSTRUCT BULKHEADS AND TRENCHSTOPS TO SEQ-SEW-1206-1 AND 1207-1.
- F. SEWERS SHALL BE DISUSED/ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN THE SEQ GRAVITY SEWERAGE CODE.
- G. BENCH MARK AND LEVELS TO AHD.
- H. CONSTRUCT EMBEDMENT AND TRENCHFILL TO SEQ-SEW-1200-2, 1201-1 (TYPE 3 SUPPORT) AND ROAD CROSSINGS TO 1205-1 (TYPE 14 CONSTRUCTION) AND UNITYWATER STANDARDS.
- I. INSTALL DETECTABLE MARKER TAPE ON ALL WATER & SEWER MAINS AND PROPERTY CONNECTIONS.



LOCALITY PLAN
SCALE 1:2000

 EXTENT OF WORKS BOUNDARY
 PROPOSED EASEMENT
 PROPOSED DN160 SEWER MAIN
 EXISTING SEWER MAIN
 EXISTING WATER MAIN

Approval no: DEV2021/1209
Date: 21-Oct-2021



SERVICE PROVIDER AND CONSTRUCTOR LIVE WORKS TABLE

NO.	DESCRIPTION	SEW DIA	MH No.	MH/MS TYPE	COVER TYPE	LOT No.	F.S.L.	I.L.	DEPTH
1	CONTRACTOR TO LAY AWAY FROM EXISTING STUB AT STRUCTURE 3-1 & ALLOW 3m CLEARANCE FOR PROPOSED LIVE CONNECTION	DN160	-	TEMP. END	-	-	10.17	5.380	4.791
2	CONTRACTOR TO INSTALL ALL PROPOSED SEWER. AFTER CLEANSING AND TESTING NOTIFY UNITYWATER FOR PRIVATE WORKS CONNECTION OR SUPERVISION	DN160	-	-	-	-	-	-	-

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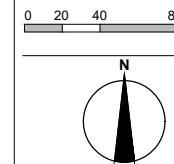
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| Project Leader

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1:2000



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Aura Precinct 5 - Lot 1195 Carpark

Stage 1 - Lot 1195
Unitywater
Sewer Reticulation
Locality Plan, Estate Details and Notes
Drawing No. 30031846-1195-030
Dev. App. No. DEV2013/439
Sheet No. 1 of 1

Rev 1

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site.
No guarantee is given that all existing services are shown.
Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

CARPARK STAGE 1 INTERIM
GRAVEL ACCESS TRACK &
TURFED SWALE DRAINS FOR
SERVICE VEHICLE ACCESS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1209

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STAGE 1 & FUTURE BIORETENTION PODS

STAGE 5A
CARPARK - STAGE 1

STAGE 5B
LOT 1
EDQ DA No.
2021/1209

LEGEND

- | | |
|---|---|
|  | EXTENT OF WORKS BOUNDARY |
|  | PROPOSED EASEMENT |
|  | FUTURE STORMWATER DRAINAGE |
|  | PROPOSED STORMWATER DRAINAGE |
|  | EXISTING SEWER MAIN |
|  | FUTURE SEWER MAIN |
|  | PROPOSED WATER SERVICE CONNECTION |
|  | PROPOSED SEWER MAIN, MANHOLE
AND HOUSE CONNECTION |
|  | PROPOSED SEWER STRUCTURE LABEL
(TYPE / PIT No. / LINE No.) |

TYPES:

- MH - MAINTENANCE HOLE
MS - MAINTENANCE SHAFT
TEP - TERMINAL ENTRY POINT
END - END PIPE
HB - HORIZONTAL BEND
VB - VERTICAL BEND
CB - COMPOUND BEND

NOTE

1. REFER TO DRAWING NO. 1195-032 FOR SEWER LONGITUDINAL SECTIONS.

Matthew Figg
RPEQ 19245

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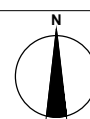
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Jan 2021

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1:500

0 5 10 20



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Aura Precinct 5 - Lot 1195 Carpark

Stage 1 - Lot 1195
Unitywater
Sewer Reticulation
Layout Plan

Drawing No. 30031846-1195-031
Dev. App. No. DEV2013/439

Rev 1

1	Issue for Approval	30/08/21	AY/EG	2	TW
REVISION		DATE	DES/DFT	WVR	APPR

