GENERAL NOTES:

G1. READ THESE NOTES IN CONJUNCTION WITH OTHER ENGINEERING DRAWINGS, SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS ISSUED. REFER TO CIVIL DRAWINGS FOR SETTING OUT AND DETAIL DIMENSIONS. IN CASE OF DISCREPANCY, PRECEDENCE IS GIVEN TO DRAWINGS, THEN NOTES, THEN DIMENSIONS.
G2. WHEN A DISCREPANCY IS ON THE DRAWINGS, IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR AND REPORT NATURE OF DISCREPANCY.
G3. THE CONTRACTOR IS TO DEVELOP AND SUBMIT A DETAILED SAFE WORK METHOD STATEMENT OUTLINING THE CONSTRUCTION SEQUENCE AND METHODOLOGY.
G4. CARRY OUT WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE LEGISLATION, STATUTORY REGULATIONS, BY-LAWS OR RULES. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH ALL CURRENT WORK HEALTH AND SAFETY ACTS, LEGISLATIVE REQUIREMENTS, ASSOCIATED REGULATIONS AND CODES OF PRACTICE, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTICE.
G5. ALL LEVELS ARE EXPRESSED IN METRES, LEVEL DATUM IS AHD UNLESS OTHERWISE SHOWN.
G6. ALL CO-ORDINATES ARE BASED ON CADASTRAL BOUNDARY.
G7. TEMPORARY BENCHMARK DETAILS SHOWN ON DRAWINGS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION.
G8. ALL SETOUT DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
G9. THE CONTRACTOR IS TO CONTACT ALL RELEVANT SERVICE AUTHORITIES TO OBTAIN LOCATIONS OF ANY SERVICES IN THE AREA PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. (ANY REPAIRS TO DAMAGED SERVICES WILL BE AT THE CONTRACTORS COST).
G9.1 THE EXISTING SURVEY IS SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VISIT SITE AND IDENTIFY ANY CHANGES DUE TO DEMOLITION OR OTHER WORKS ONSITE.
G10. THE EXISTING SERVICE INFORMATION CONTAINED IN THESE DRAWINGS IS INDICATIVE ONLY AND REFERENCE SHOULD BE MADE TO THE RELEVANT AUTHORITIES DOCUMENTATION TO CONFIRM ACCURACY AND COMPLETENESS.
G11. WHERE INFORMATION IS AVAILABLE, EXISTING SERVICES INSTALLED BY CONTRACTORS OTHER THAN THE AUTHORITIES HAVE BEEN SHOWN, BUT ADDITIONAL UNDOCUMENTED SERVICES MAY BE PRESENT. SHOULD THE CONTRACTOR BELIEVE THAT EXISTING SERVICES ARE AT RISK OF DAMAGE DURING CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE RELEVANT AUTHORITIES AND ESTABLISH THE EXACT LOCATION OF THE SERVICES.
G12. VERIFY ON SITE SETTING OUT DIMENSIONS AND EXISTING MEMBER SIZES SHOWN ON DRAWINGS BEFORE SHOP DRAWINGS, CONSTRUCTION AND FABRICATION HAS COMMENCED. EXISTING STRUCTURES SHOWN ON DRAWINGS ARE IN APPROXIMATE LOCATIONS ONLY.
G13. TAKE CARE OF HAZARDS ASSOCIATED WITH BURIED, CONCEALED OR OVERHEAD SERVICES. TAKE PRECAUTIONS AND UNDERTAKE EXPLORATION TO ESTABLISH LOCATIONS OF, AND PROTECT, EXISTING SERVICES ON SITE. SERVICES SHOWN ON DRAWINGS ARE IN APPROXIMATE LOCATIONS ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST ON SITE. MARK LOCATIONS OF SERVICES CLEARLY ON SITE, AND ON AS-BUILT DRAWINGS. HAND EXCAVATE WITHIN ONE METRE OF IN-GROUND SERVICES.
G14. THE FINISHED SURFACE SHALL BE EVENLY GRADED BETWEEN DESIGN SURFACE LEVELS.
G15. WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CODES INCLUDING ALL AMENDMENTS AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
G16. REINSTATE ALL AREAS OUTSIDE THE LIMIT OF WORKS THAT HAVE BEEN DISTURBED AS A RESULT OF THE CONSTRUCTION OF THE WORKS. REINSTATE TO EXISTING CONDITION PRIOR TO COMMENCEMENT OF WORKS.
G16.1 ALL EXISTING SERVICE PIT COVERS TO BE ADJUSTED TO NEW SURFACE LEVELS WHERE REQUIRED
G17. FOR STORMWATER PIT AND PIPE INFORMATION, REFER TO STORMWATER MANAGEMENT PLANS OF THIS SET.
G18. SUBMIT DETAILS OF PROPOSED CHANGES TO SCOPE, WORK METHODS OR MATERIALS, ETC. FOR APPROVAL BEFORE PROCEEDING. APPROVAL DOES NOT AUTHORISE A VARIATION TO THE CONTRACT.
G19. NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE, BUT INDICATES REQUIRED PROPERTIES OF ITEM, SIMILAR ALTERNATIVES HAVING REQUIRED PROPERTIES MAY BE OFFERED FOR APPROVAL. APPROVAL DOES NOT AUTHORISE A VARIATION TO THE CONTRACT. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.
G20. OBTAIN NECESSARY PERMITS AND APPROVALS FOR RELEVANT AUTHORITIES BEFORE COMMENCING WORK ON SITE. NOTIFY RELEVANT SERVICE AUTHORITIES BEFORE COMMENCING WORK ON SITE.
G21. GIVE TWO WORKING DAYS (48 HOURS) NOTICE SO THAT INSPECTION MAY BE MADE OF CRITICAL STAGES OF WORK.
G22. INSPECTIONS AND REVIEWS UNDERTAKEN BY SUPERINTENDENT OR OTHERS DO NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS.
G23. DO NOT OBTAIN DIMENSIONS BY SCALING FROM DRAWINGS.
G24. DISPOSE OF SURPLUS MATERIAL ON SITE IN ACCORDANCE WITH THE PRINCIPAL'S DIRECTIONS.
G25. IMPLEMENT SOIL AND WATER MANAGEMENT PROCEDURES TO AVOID EROSION, CONTAMINATION AND SEDIMENTATION OF SITE, SURROUNDING AREAS AND DRAINAGE SYSTEMS.
G26. WORKMANSHIP AND MATERIALS TO COMPLY WITH REQUIREMENTS OF AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTION CODE (NCC) AND BY-LAWS AND ORDINANCES OF RELEVANT BUILDING AUTHORITIES. ALL STANDARDS REFERRED TO ARE THOSE CURRENT (AS AMENDED) AT COMMENCEMENT OF CONTRACT.
G27. HAVE TESTING PERFORMED BY AN INDEPENDENT NATA (NATIONAL ASSOCIATION OF TESTING AUTHORITIES) ACCREDITED AUTHORITY, AND PROVIDE TEST REPORTS TO SUPERINTENDENT.
G28. EXTERNAL ELEMENTS ARE THOSE EXPOSED TO WEATHER, RAIN AND WATER PENETRATION IN FINAL WORKS.
G29. SUPPLY RELEVANT DRAWINGS, NOTES AND SPECIFICATIONS ETC. TO SUB-CONTRACTORS.
G30. SUPERINTENDENT = SUPERINTENDENT NOMINATED IN CONTRACT.
G31. BUILD, FABRICATE AND PROCURE ONLY FROM DRAWINGS "ISSUED FOR CONSTRUCTION".
G32. KEEP ON SITE A COMPLETE SET OF CONTRACT DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS) AND SITE INSTRUCTIONS.
G33. THESE DRAWINGS DO NOT DETAIL TEMPORARY WORKS. CONSTRUCTION METHODS AND TEMPORARY WORKS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
G34. PROVIDE SCAFFOLDING, BARRIERS, FALL RESTRAINT, HAND-MID RAILS AND TOE BOARDS FOR WORK AT HEIGHT. ERECT ACCESS STAIRS AT EARLIEST OPPORTUNITY TO REDUCE OPEN SHAFT HAZARDS AND FACILITATE ACCESS. MAINTAIN SAFETY MESH AND BARRIERS TO ALL OPENINGS AND ELEVATED EDGES.
G35. MAINTAIN STRUCTURE IN A STABLE CONDITION DURING CONSTRUCTION AND PROVIDE TEMPORARY BRACING AND/OR SUPPORT AS REQUIRED. SHOW TEMPORARY MEMBERS ON SHOP DRAWINGS. PROVIDE SPREADERS AT LOADS AND/OR LIFTING POINTS WHERE REQUIRED. ENSURE NO PART IS OVERSTRESSED. DO NOT PLACE OR STORE BUILDING MATERIALS ON SUPPORT FORMWORK OR PROP FROM STRUCTURAL MEMBERS WITHOUT SUPERINTENDENT'S APPROVAL. PROVIDE CALCULATIONS BY SUITABLY QUALIFIED STRUCTURAL ENGINEER TO PROVE ADEQUACY OF STRUCTURE FOR PROPOSED CONSTRUCTION SEQUENCE, METHODS AND LOADS INCLUDING PROPPING, CRANE LIFTS, ETC.
G36. SITE SURVEYING AND SETTING OUT SHALL BE CARRIED OUT BY A REGISTERED SURVEYOR.
G37. SITE BOUNDARIES TO BE ESTABLISHED PRIOR TO CONSTRUCTION OF BOUNDARY FENCING.
G38. INCOMPATIBLE METALS SHALL BE SEPARATED BY CONCEALED LAYERS OF SUITABLE INERT MATERIALS AND THICKNESS.
G39. FOR INSTALLATION DETAILS REFER TO DTMR TRAFFIC AND ROAD USE MANAGEMENT MANUAL (TRUM) VOLUME 3 - SIGNAGE AND PAVEMENT MARKINGS. THIS SHALL BE READ IN CONJUNCTION WITH THE MUTCD.
G40. TREE PROTECTION REQUIREMENTS TO BE ASSESSED AT THE TIME OF CONSTRUCTION BY THE PRINCIPAL.
G41. CONTRACTOR TO CONTINUOUSLY AND PROGRESSIVELY SURVEY INSTALLED SERVICES AND OTHER CONTRACT WORKS IN ORDER TO PREPARE AS CONSTRUCTED DRAWINGS.
G42. REFERENCE SHALL BE MADE TO THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY CMW GEOSCIENCES REF BNE2022-0004AC REV1 DATE AUGUST 2022.
G43. ANY IN SITU FOUNDATION SOIL THAT IS LOOSENED, SOFTENED OR OTHERWISE DISTURBED BY THE EXCAVATION PROCESS OR BY EXPOSURE TO THE ELEMENTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL, OR ELSE SHOULD BE COMPACTED IN PLACE TO ACHIEVE A DENSITY NOT LESS THAN THAT OF THE SURROUNDING UNDISTURBED GROUND.
G44. CONSTRUCTION AND DEMOLITION FILL EXCAVATED ON THE SITE IS TO BE REMOVED PRIOR TO ANY FILLING.
G45. A VIBRATING SHEEPSFOOT ROLLER IS RECOMMENDED FOR CLAYEY BACKFILL AND A VIBRATING SMOOTH DRUM ROLLER IS RECOMMENDED FOR SANDY OR GRAVELLY BACKFILL INCLUDING IMPORTED QUARRIED MATERIALS.
G46. ONLY STRIP TOPSOIL OR SURFACE MATERIAL FROM AREAS SPECIFICALLY REQUIRED TO BE WORKED IN CONSTRUCTING THE WORKS DEFINED BY THESE DRAWINGS OR THE CONTRACT.
G47. FOLLOWING ANY REMOVAL OF FILL OR TOP SOIL THE EXPOSED NATURAL SOIL SHALL BE CONDITIONED TO NEAR THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO ACHIEVE A DRY DENSITY RATIO OF AT LEAST 98% BASED ON STANDARD COMPACTION.
G48. PLACE IMPORTED FILL IN LAYERS OF NOT MORE THAN 250MM COMPACTED THICKNESS, WITH EACH LAYER COMPACTED WITH A SUITABLE ROLLER SO AS TO ACHIEVE A DENSITY OF NOT LESS THAN 98% OF MAXIMUM MODIFIED DRY DENSITY. THE USE OF A QUARRY PRODUCT, SUCH AS DGB20 , WOULD BE SUITABLE FOR THE IMPORTED MATERIAL THAT IS TO BE PLACED AS ENGINEERED FILL. ENGINEERS APPROVAL REQUIRED FOR USE OF SITE WON MATERIAL.
G49. ALL AREAS AFFECTED BY SITE WORKS (CUT OR FILL) SHALL HAVE SURFACE VEGETATION GRUBBED AND REMOVED. 300mm LOAM TOP SOIL TO BE STRIPPED AND STOCKPILED FOR RE-SPREADING AT THE END OF THE CONSTRUCTION OF PROJECT WORKS.
G50. DESIGN ASSUMPTIONS:
DESIGN VEHICLE
B-99 - FOR CARPARK AND DRIVEWAY
G-WAGON AND TRAILER - FOR UNDERCOVER CARPARK AND DRIVEWAY
19m AV-WAREHOUSE LOADING AREA

STORMWATER NOTES:

STORMWATER MANAGEMENT BASED ON MINOR FLOWS, 20 YEAR ARI, BEING COLLECTED AND DISPOSED THROUGH UNDERGROUND DRAINAGE SYSTEM, WITH MAJOR FLOWS BEING DIRECTED ALONG OVERLAND FLOW PATHS THROUGH THE SITE TO EXISTING DRAINAGE INFRASTRUCTURE.
S1. PIPES EQUAL TO AND UP TO Ø300 LOCATED WITHIN PROPOSED DEVELOPMENT SHALL BE SEWER GRADE UPVC WITH SOLVENT WELDED JOINTS.
S2. EQUIVALENT STRENGTH VCP OR FRP PIPES MAY BE USED SUBJECT TO APPROVAL.
S3. PRECAST PITS MAY BE USED EXTERNAL TO THE BUILDING SUBJECT TO APPROVAL BY SUPERINTENDENT.
S4. ENLARGERS, CONNECTIONS AND JUNCTIONS TO BE MANUFACTURED FITTINGS WHERE PIPES ARE LESS THAN Ø300.
S5. WHERE SUBSOIL DRAINS PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED UPVC SEWER GRADE PIPE IS TO BE USED.
S6. GRATES AND COVERS SHALL CONFORM WITH AS 3996-2006, AND AS 1428.1 FOR ACCESS REQUIREMENTS.
S7. PIPES ARE TO BE INSTALLED IN ACCORDANCE WITH AS 3725. ALL BEDDING TO BE TYPE H2 U.N.O.
S8. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT APPROVAL.
S9. ALL uPVC STORMWATER PIPES LOCATED WITHIN PROPOSED DEVELOPMENT TO BE AT 1.0% MIN FALL U.N.O.
S10. SUBSOIL DRAINS TO BE SLOTTED FLEXIBLE UPVC U.N.O.
S11. ADOPT INVERT LEVELS FOR PIPE INSTALLATION (GRADES SHOWN ARE ONLY NOMINAL).
S12. PIT COVER AND FRAME CLASSES TO BE IN ACCORDANCE WITH AS3996:2006. ALL PIT COVERS SUBJECT TO VEHICLE TRAFFIC TO BE CLASS 'D' AND ALL PIT COVERS SUBJECT TO PEDESTRIAN TRAFFIC AND IN LANDSCAPE AREAS TO BE CLASS 'B' U.N.O.
S13. PIPES TO BE REINFORCED CONCRETE, APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS U.N.O.
S14. PRECAST PITS MAY BE USED SUBJECT TO APPROVAL BY SUPERINTENDENT/ENGINEER.
S15 ALL ACCESS COVERS ARE TO COMPLY WITH AS3996 AND BE OF CLASS G 900kN RATING. FRAMES SUPPORTING ACCESS COVERS ARE TO HAVE ALL CONTACT SURFACES COATED WITH A THICK LAYER OF GREASE PRIOR TO PLACEMENT OF THE ACCESS COVER. COVERS ARE TO BE FIXED TO THE SUPPORT FRAMES TO PREVENT MOVEMENT.
S16. PIPES ARE TO BE INSTALLED IN ACCORDANCE WITH AS 3725.
S17. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT APPROVAL.
S18. PIT COVER AND FRAME CLASSES TO BE IN ACCORDANCE WITH AS3996:2019. ALL PIT COVERS TO BE CLASS 'G' U.N.O.
S19. ALL STORMWATER PIPES TO BE 375 DIA RCP AT 0.33% MIN FALL U.N.O.
S20. ADOPT INVERT LEVELS FOR PIPE INSTALLATION (GRADES SHOWN ARE ONLY NOMINAL).
S21. THE CONTRACTOR IS TO ADVISE THE ENGINEER FOR INSPECTION OF ALL STORMWATER WORKS, PIPES AND PITS PRIOR TO COVERING. PROVIDE AS BUILT SURVEY UPON COMPLETION.
S22. ALL WORKS TO BE IN ACCORDANCE WITH AS 3500 'NATIONAL PLUMBING AND DRAINAGE CODE' U.N.O.
S23. PITS DEEPER THAN 1200mm ARE TO BE FITTED WITH STEP IRONS AT 300mm CENTRES.
S24. SERVICE CROSSINGS SHOWN ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED UPON.
S25. STORMWATER PIPES ARE DESIGNED FOR IN SERVICE LOADS ONLY. CONTRACTOR SHALL ENSURE ADEQUATE PROTECTION FROM CONSTRUCTION TRAFFIC/VEHICLE LOADS.

PAVEMENT NOTES:

PAVEMENT THICKNESS DESIGNS ARE BASED ON SUBGRADE CBR 5%, EXPOSED SUBGRADES AND FILL MATERIAL NOT ACHIEVING THIS ARE TO BE REMOVED AND REPLACED WITH COMPLYING MATERIAL.

CONCRETE:

CONCRETE FOOTPATH PAVEMENT, REFER TO IPWEA STANDARD DRAWING RS-065 FOR DETAILS AND SPECIFICATIONS

PRECAST CONCRETE:

P1. PRECAST DRAINAGE STRUCTURES ARE TO BE DE-SIGNED IN ACCORDANCE WITH AS 5100.5 AND COMPLY WITH THE REQUIREMENTS OF AS3850 PREFABRICATED CONCRETE ELEMENTS CODE, NCC, CONCRETE NOTES AND SPECIFICATION. COMPLIANCE WITH AS 3735 IN LIEU OF AS5100.5 MAY BE CONSIDERED ON REQUEST.
P2. COMPLY WITH REQUIREMENTS OF AS3850 PREFABRICATED CONCRETE ELEMENTS CODE, NATIONAL CONSTRUCTION CODE (NCC), CONCRETE NOTES AND SPECIFICATION.
P2. PRECAST UNITS TO BE SUPPLIED BY A SPECIALIST CONTRACTOR.
P3. SUPPLIER TO DESIGN PRECAST CONCRETE UNITS, PROPS, CONNECTIONS, FIXING DETAILS AND JOINTS ETC TO PROVIDE SATISFACTORY PERFORMANCE FOR STABILITY, FIRE RESISTANCE (WHERE REQUIRED AS NOTED IN DRAWINGS), SERVICEABILITY AND STRENGTH REQUIREMENTS DURING MANUFACTURE, STRIPPING, HANDLING, LIFTING, STACKING, TRANSPORT, ERECTION AND INSTALLATION OPERATIONS. PROVIDE TEMPORARY PROPPING AND ADDITIONAL REINFORCEMENT AS REQUIRED.
P4. USE FORMWORK BOND BREAKERS AND STRONG BACKS AS REQUIRED.
P5. LOCATE CONNECTIONS TO FACILITATE CONCRETE PLACEMENT, EASE OF ACCESS DURING INSTALLATION AND FINAL AESTHETICS.
P6. DO NOT USE REBARS OR STRESSING TENDONS AS LIFTING LOOPS. DO NOT USE FIXINGS FOR LIFTING. USE PROPRIETARY LIFTING INSERTS WITH PUBLISHED LOAD RATINGS. LIFT OR SUPPORT PRECAST UNITS ONLY AT SPECIFIED POINTS. LOCATE LIFTING POINTS TO SUIT CENTER OF GRAVITY OF UNIT.
P7. SUBMIT NAME, CONTACT DETAILS AND CREDENTIALS OF PROPOSED MANUFACTURER OF PRECAST UNITS.
P8. PROVIDE TEMPORARY BRACING TO AS3850 AND AS/NZS1170.2 AS REQUIRED TO ENSURE STABILITY DURING CONSTRUCTION.
P9. DO NOT PLACE LIFTING ATTACHMENTS, HOLES, OTHER TEMPORARY FIXINGS, ETC. ON VISIBLE FACES OF UNITS.
P10. ENSURE THAT PRECAST UNITS REMAIN UNCRACKED AND UNDAMAGED DURING MANUFACTURE, HANDLING, ERECTION AND INSTALLATION OPERATIONS. PROVIDE PROTECTION TO AVOID CRUSHING AND/OR CHAFING. PROTECT UNITS FORM STAINING, DISCOLOURATION AND OTHER DAMAGE.
P11. HOT DIP GALVANISE CAST IN STEELWORK INCLUDING LIFTING INSERTS, FERRULES, DOWEL BARS, ANGLE CLEATS, BOLTS, NUTS WASHERS AND PACKER ETC. MINIMUM GALVANISED COATING THICKNESS 900 g/m².
P12. USE RIGID FORMWORK AND INTENSE COMPACTION, SUCH AS VIBRATING TABLES TO FORM VIBRATORS TO AS3600.
P13. PRECAST UNIT TOLERANCES TO BE TO AS3600 EXCEPT WHERE VARIED BY SPECIFICATION.
P14. SET ASIDE DAMAGED UNITS (CRACKED, SPALLED, INADEQUATE COVER) FOR INSPECTION BY SUPERINTENDENT. REPAIR OR RE-CAST AS INSTRUCTED.
P15. ALLOW FOR DEPARTMENT OF LABOUR OR OTHER REQUIREMENTS GOVERNING HANDLING, LIFTING, ROTATION OR TRANSPORT OF PRECAST UNITS.
P16. WHERE PRECAST UNITS ARE TO BE SUPPORTED BY CONCRETE MEMBERS, DO NOT ERECT UNITS UNTIL 28 DAY STRENGTH HAS BEEN ACHIEVED.
P17. RECESS LIFTING INSERTS, REMOVE TEMPORARY ATTACHMENTS AFTER ERECTION, MAKE GOOD AND SEAL.
P18. SEAL GAPS BEFORE GROUTING. USE NON-SHRINK, NON-STAINING GROUT WITH A 28 DAY CHARACTERISTIC STRENGTH OF 65MPa. SUBMIT DETAILS FOR APPROVAL.
P19. JOINTS BETWEEN UNITS TO BE AS SPECIFIED ON DRAWINGS. TOLERANCE ON WIDTH +5, -0mm. PROVIDE JOINTS IN WALL FINISHES AT JOINTS BETWEEN UNITS UNO. PLACE POLYSTYRENE IN JOINTS DURING CONSTRUCTION TO ENSURE HARD MATERIALS AND OTHER DEBRIS DOES NOT FALL INTO OR REMAIN IN JOINTS. REMOVE POLYSTYRENE PRIOR TO FILLING JOINTS, OR AT COMPLETION. MAINTAIN JOINTS FOR UNIFORM PLACEMENT OF SEALANTS.

SIGNAGE AND LINEMARKING NOTES

SL1. PAVEMENT MARKING AND SIGNAGE POSTING TO BE IN ACCORDANCE WITH THE LATEST EDITION OF DTMR GUIDELINES AND AS1742.2.
SL2. CONTRACTOR IS TO PROVIDE GUIDE POSTS, SPACED IN ACCORDANCE WITH AS1742.2. THEY ARE TO BE LOCATED NEAR ALL HEAD WALLS AND PIPE OUTLETS.
SL3. ANY RAISED PAVEMENT MARKERS TO BE IN ACCORDANCE WITH AS1742.2
SL4. WHERE EXISTING PAVEMENT MARKING CONFLICTS WITH PROPOSED, IT IS TO BE REMOVED.
SL5. LANE WIDTHS DO NOT INCLUDE WIDTH OF GUTTER.
SL6. LINE MARKING PLAN DOES NOT DEFINE BOUNDARIES.
SL7. ERECT TEMPORARY SIGN 'CHANGED TRAFFIC CONDITIONS AHEAD' 120M AHEAD OF NEW WORK IN BOTH DIRECTIONS.
SL8. CONTRACTOR TO ESTABLISH THE LOCATION OF THE EXISTING SERVICES AND INSTALL POSTS CLEAR OF THESE SERVICES
SL9. ANY DESIGN OF MAJOR DIRECTIONAL SIGNAGE POSTING TO BE PREPARED AND ASSESSED BY DTMR.
SL10. MASH TL3 W-BEAM TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND DTMR REQUIREMENTS

DEMOLITION NOTES:

1. ALL DEMOLITION SHALL COMPLY WITH AS2601, AND ALL RELEVANT WORKCOVER PUBLICATIONS AND REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE WORKS DURING DEMOLITION. THEY ARE REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS TO CARRY OUT THE WORK. SUBMIT SAFE WORK METHOD STATEMENTS FOR REVIEW BY THE SUPERINTENDENT FOR ALL DEMOLITION WORKS.
3. PROPPING SHOWN ON THE DOCUMENTS IS THAT REQUIRED TO BE IN PLACE AT THE COMPLETION OF THE DEMOLITION WORKS. THIS IS THE MINIMUM PROPPING REQUIRED TO SUPPORT THE STRUCTURE SELF WEIGHT TOGETHER WITH A NOMINAL LIVE LOAD ONLY. ADDITIONAL PROPS MAY BE REQUIRED TO SUPPORT DEMOLITION EQUIPMENT DEBRIS etc.
4. UNLESS OTHERWISE SHOWN, DEMOLITION SHALL INCLUDE THE FOLLOWING:-
REMOVAL OF ALL ABOVE GROUND BUILDING ELEMENTS
REMOVAL OF ALL SLABS ON GRADE
REMOVAL OF ALL COLUMNS AND WALLS TO A DEPTH OF 300MM BELOW GROUND LEVEL
REMOVAL OF RETAINING WALLS (INCLUDING FOOTINGS) AS DOCUMENTED AND SUBJECT TO APPROVAL BY THE SUPERINTENDENT PRIOR TO DEMOLITION.
5. REFER TO ARCHITECTURAL DOCUMENTATION AND SPECIFICATION FOR FULL SCOPE OF DEMOLITION WORKS.
6. ENSURE ALL EXISTING STRUCTURE TO REMAIN ARE PROTECTED APPROPRIATELY DURING DEMOLITION & CONSTRUCTION. CONTRACTOR TO REMEDIATE ANY DAMAGE & BEAR COST.
7. REFER TO ARCHITECTURAL DRAWINGS FOR THE FULL EXTENT OF DEMOLITION.

IMPORTANT NOTE:

DESIGN LOCATION, DIMENSIONS AND LEVELS ARE CRITICAL TO THE HYDRAULIC PERFORMANCE OF THE SYSTEM AND SHALL NOT BE VARIED WITHOUT PRIOR APPROVAL OF DESIGN ENGINEER.

WARNING!

UNDERGROUND SERVICES IN THE VICINITY OF WORKS INCLUDING, BUT NOT LIMITED TO:
- **COMMUNICATION CABLES**
- **OPTICAL FIBRE CABLES**
- **DRAINAGE PIPES**
- **ELECTRICAL CABLES**
- **HIGH VOLTAGE ELECTRICAL CABLES**
- **GAS PIPES**
- **SEWER PIPES**
- **WATER MAINS**

EXERCISE EXTREME CAUTION DURING EXCAVATION

WARNING!

POSSIBLE DANGER TO PEDESTRIANS DURING CONSTRUCTION STAGE. PROVIDE & MAINTAIN FENCING & SAFE PEDESTRIAN ACCESS AROUND WORK

WARNING!

POSSIBLE DANGER TO VEHICULAR TRAFFIC. PROVIDE & MAINTAIN BARRICADES DURING CONSTRUCTION.

WARNING!
SHORING/BENCHING WOULD BE REQUIRED FOR TRENCH EXCAVATION WORKS. REFERENCE MUST BE TAKEN TO GEOTECHNICAL REPORT FOR EARTHWORKS.

WARNING!
CONFINED SPACES IDENTIFIED IN EXISTING AND PROPOSED PIT AND PIPE NETWORK.

WARNING!
DANGEROUS UNDERGROUND SERVICES EXIST WITHIN AREA OF WORKS. COPY OF ALL SERVICE UTILITY DIAGRAMS REQUIRED ON SITE

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, DETAILS, AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1435
Date: 31 October 2023
Queensland Government

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

SHEET SIZE
A1

100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.
C	AMENDED TO SUIT ARCHITECTURAL CHANGE	24.10.23	DC	DC
B	ISSUED FOR APPROVAL	29.08.23	DC	DC
A	ISSUED FOR COORDINATION	18.08.23	DC	DC

COORDS:
DATUM:
SCALE:
SURVEYED:
SURVEY DATE:
APPROVED / PROJECT LEADER
TOM OLIVER

PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.

tonkin
tonkin.com.au

NOT FOR CONSTRUCTION

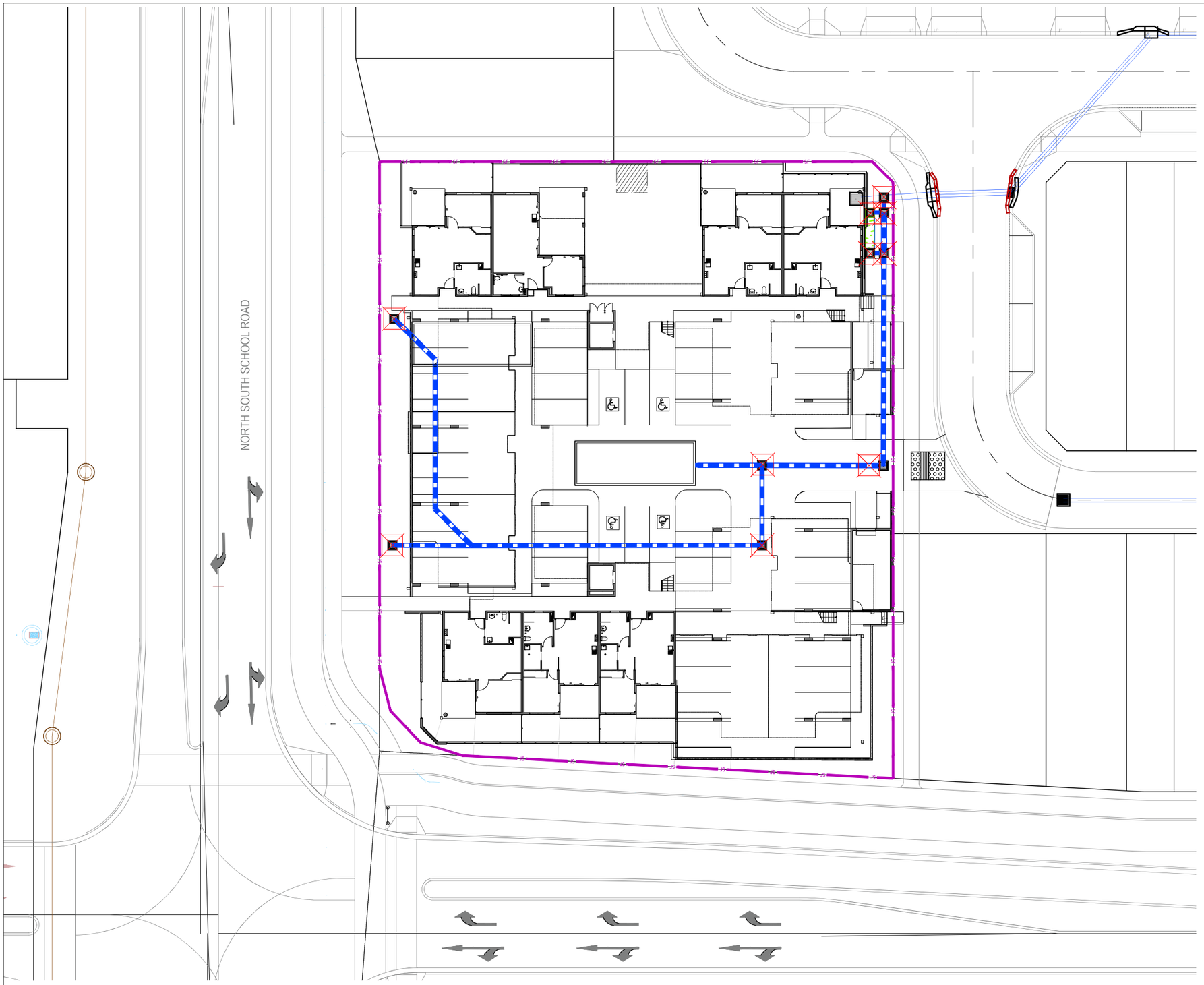
COAST2BAY

BANYA SOCIAL HOUSING
GENERAL NOTES

FILENAME:	PROJECT NUMBER	DRAWING NUMBER	REVISION
230845-NOTES.DWG	230845	C005	C

© TONKIN CONSULTING

T:\2023\230845 BANYA SOCIAL HOUSING DEVELOPMENT - COAST2BAY HOUSING GROUP\4_WORKING\1 CAD\230845-NOTES.DWG -C005 NOTES- (25-10-23 9:15:43AM)



LEGEND

- TEMPORARY SILT FENCE FOR SEDIMENT CONTROL
- SANDBAGS
- GEOTEXTILE SEDIMENT TRAPS AT PROPOSED STORMWATER PIT
- TEMPORARY CONSTRUCTION ACCESS AND SHAKEDOWN GRID

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1435
Date: 31 October 2023
Queensland Government

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

0 2 4 8 12
1:200 (A1); 1:400 (A3)
100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

SHEET SIZE
A1

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.
C	AMENDED TO SUIT ARCHITECTURAL CHANGE	24.10.23	DC	DC
B	ISSUED FOR APPROVAL	29.08.23	DC	DC
A	ISSUED FOR COORDINATION	18.08.23	DC	DC

COORDS:
DATUM:
SCALE:
SURVEYED:
SURVEY DATE:
APPROVED / PROJECT LEADER
TOM OLIVER

PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.

tonkin
tonkin.com.au

NOT FOR CONSTRUCTION

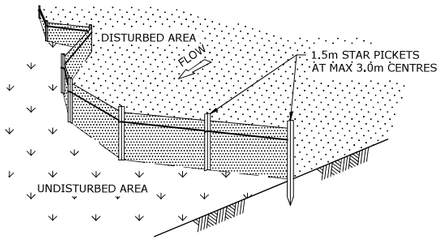
COAST2BAY

BANYA SOCIAL HOUSING
CONCEPT EROSION AND SEDIMENT CONTROL PLAN

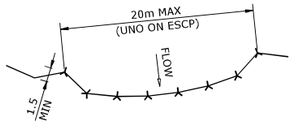
FILENAME: 230845-ESC PLAN.DWG
PROJECT NUMBER 230845
DRAWING NUMBER C010
REVISION C

© TONKIN CONSULTING

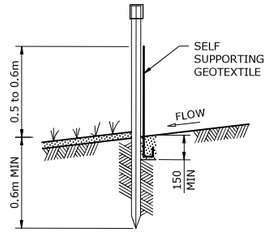
T:\2023\230845 BANYA SOCIAL HOUSING DEVELOPMENT - COAST2BAY HOUSING GROUP\4_WORKING\1 CAD\230845-ESC PLAN.DWG -C010 CONCEPT ESC PLAN- (25-10-23 9:15:56AM)



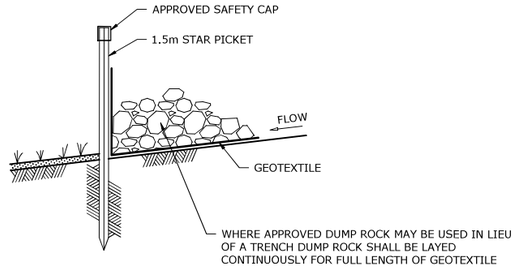
DETAIL - 1



DETAIL - 2



STANDARD FENCE INSTALLATION & ANCHOR DETAIL



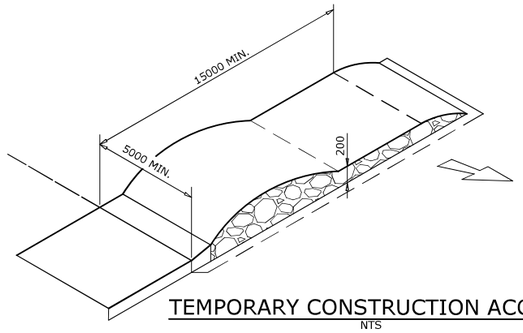
ALTERNATIVE FENCE INSTALLATION AND ANCHOR DETAIL

SEDIMENT FENCE INSTALLATION DETAILS

NTS

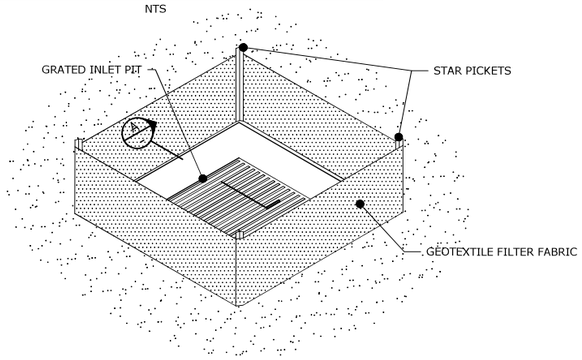
SEDIMENT FENCE CONSTRUCTION NOTES:

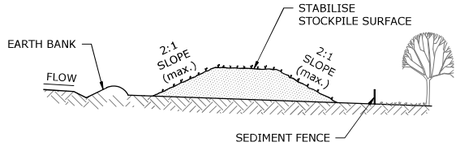
1. CONSTRUCT ALL SEDIMENT CONTROL FENCES ALONG THE CONTOUR WHERE POSSIBLE.
2. WHERE SEDIMENT CONTROL FENCES ARE NOT CONSTRUCTED ALONG THE CONTOUR INCORPORATE RETURN PANELS AT REGULAR INTERVALS NOT EXCEEDING 20m.
3. ALL STAR PICKETS SHALL INCORPORATE APPROVED SAFETY CAPS.
4. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED. BACKFILL TRENCH OVER BASE FABRIC, FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BE GEOTEXTILE MANUFACTURER. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
5. WHERE APPROVED BY THE SUPERINTENDENT DUMP ROCK MAY BE USED TO ANCHOR THE GEOTEXTILE IN LIEU OF A TRENCH.



TEMPORARY CONSTRUCTION ACCESS

NTS



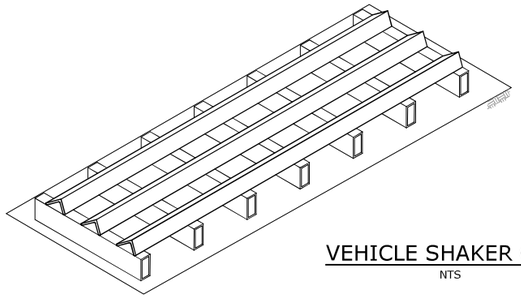


STOCKPILE

NTS

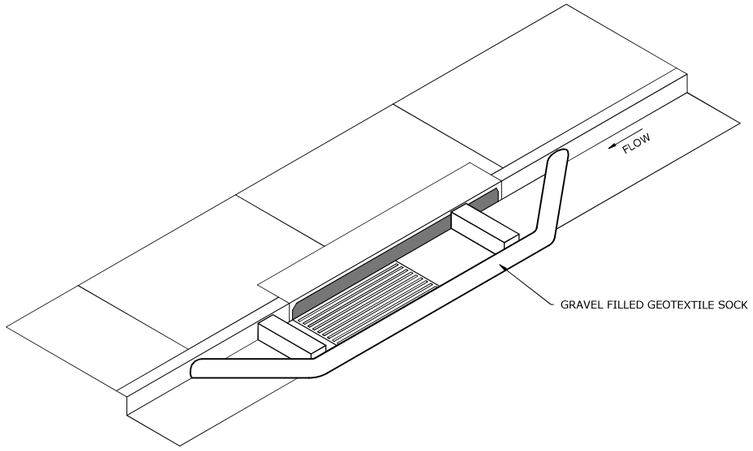
NOTES

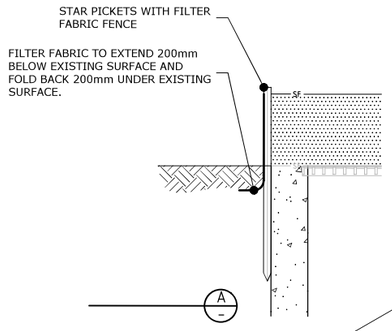
1. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS AND SUNSHINE COAST COUNCIL GUIDELINES.
2. EROSION AND SEDIMENT CONTROL DRAWINGS AND NOTES ARE PROVIDED FOR THE WHOLE OF THE EXTENT OF WORKS. STAGING THESE WORKS MAY REQUIRE THE DESIGN TO BE MODIFIED AND VARIATION TO THESE DETAILS MAY REQUIRE APPROVAL BY RELEVANT AUTHORITIES.
3. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE MAINTAINED TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
4. ALL VEHICLES SHALL ONLY ENTER AND EXIT THE SITE VIA THE NOMINATED TEMPORARY CONSTRUCTION ACCESS.
5. ALL EXITING VEHICLES SHALL BE CLEANED AND INSPECTED BEFORE EXITING.
6. ATTEMPT TO BE MADE TO MINIMISE THE AREA OF SITE BEING DISTURBED AT ANY ONE TIME.
7. FOLLOWING CONSTRUCTION OF STORMWATER PITS, PREVENT SITE RUNOFF ENTERING THE PITS UNLESS SILT FENCES ARE ERECTED AROUND PITS.
8. ALL STOCKPILES OF MATERIALS TO BE PROTECTED FROM SCOUR AND EROSION. STOCKPILES OF LOOSE MATERIALS SHOULD BE AVOIDED NEAR ANY DRAINAGE PITS, ROADWAYS AND NEAR IN WATERCOURSES.
9. CONTRACTOR TO ENSURE ALL NOMINATED DEVICES TO BE REINSTALLED FOLLOWING CLOSURE OF WORKING DAY, MODIFIED AS REQUIRED TO SUIT THE BEST SITE CONDITIONS AT THE TIME.
10. WATER FROM UPSTREAM OF THE SITE TO BE CONTROLLED SUCH THAT IT DOES NOT ENTER THE DISTURBED SITE.
11. MAINTAIN ALL STORMWATER PIPES AND PITS CLEAR OF DEBRIS AND SEDIMENT.
12. STORMWATER SYSTEM AND ALL DEVICES TO BE INSPECTED AND CLEANED OUT AS REQUIRED AFTER EACH STORM EVENT.
13. WATER QUALITY TESTING MUST BE UNDERTAKEN BY SUITABLY QUALIFIED ENVIRONMENTAL CONSULTANT PRIOR TO ANY DISCHARGE OF SITE STORMWATER, GROUNDWATER AND SEEPAGE WATER:
    - 13.1. ENVIRONMENTAL CONSULTANT TO OUTLINE PROPOSED AND ONGOING MONITORING MEASURES THAT WILL BE MONITORING THE QUALITY OF WATER DISCHARGED FROM THE SITE. FREQUENCY, VALIDATION, AND ALL CONTINGENCIES TO BE OUTLINED BY CONSULTANT.
    - 13.2. ALL REMEDIAL MEASURES AS NOMINATED BY ENVIRONMENTAL CONSULTANT TO BE APPLIED BY CONTRACTOR.
    - 13.3. TESTING AND REPORTING TO BE IN COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND GUIDELINES.

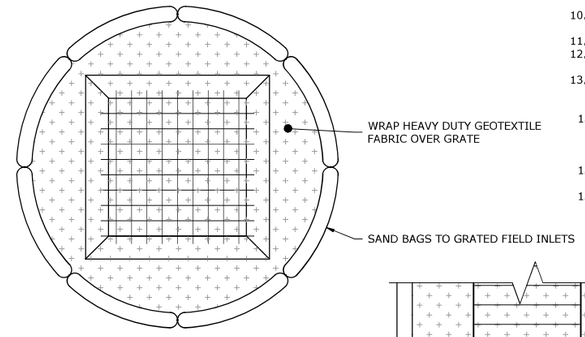


VEHICLE SHAKER GRID

NTS

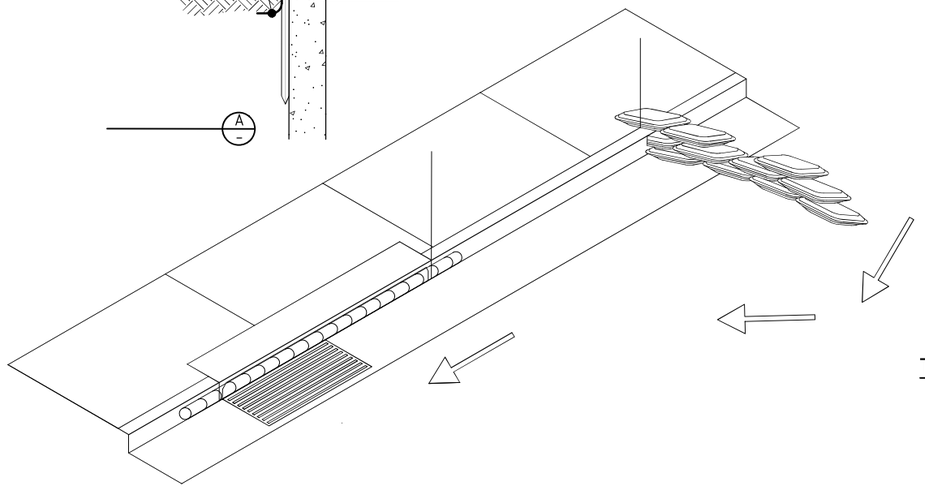


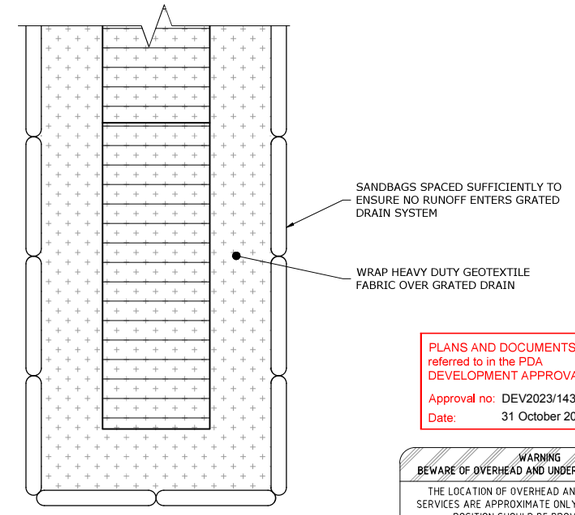




INLET GRATED SEDIMENT BARRIER

NTS





TYPICAL INLET GRATED DRAINS SEDIMENT BARRIER

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1435
Date: 31 October 2023
Queensland Government

WARNING
BEWARE OF OVERHEAD AND UNDERGROUND SERVICES
THE LOCATION OF OVERHEAD AND UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE
NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN
REFER TO ASSET OWNER FOR THEIR CLEARANCE AND APPROACH REQUIREMENTS

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

SHEET SIZE
A1

100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.
C	AMENDED TO SUIT ARCHITECTURAL CHANGE	24.10.23	DC	DC
B	ISSUED FOR APPROVAL	29.08.23	DC	DC
A	ISSUED FOR COORDINATION	18.08.23	DC	DC

COORDS:
DATUM:
SCALE:
SURVEYED:
SURVEY DATE:
APPROVED / PROJECT LEADER
TOM OLIVER

PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.

tonkin
tonkin.com.au

NOT FOR CONSTRUCTION

COAST2BAY

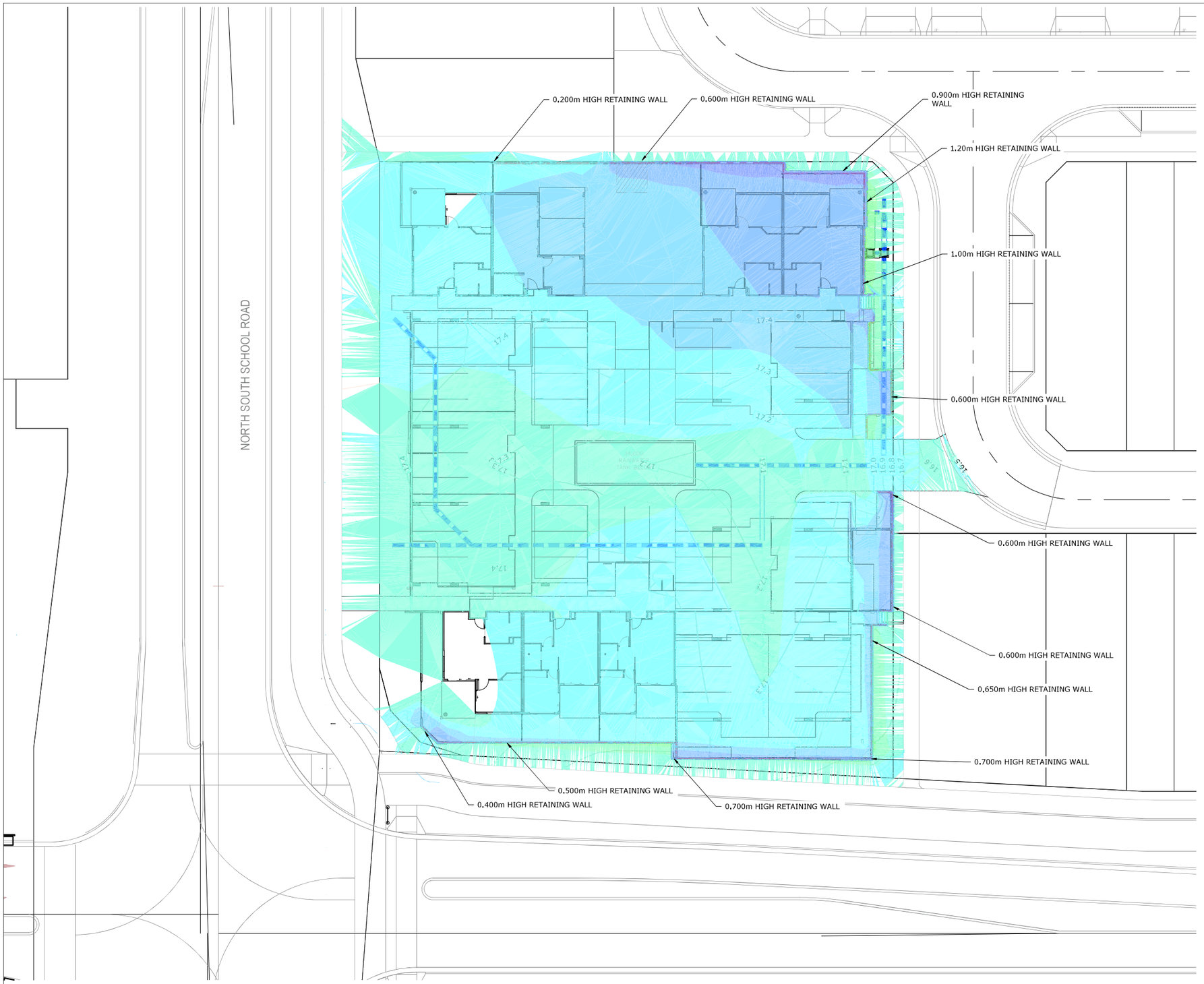
BANYA SOCIAL HOUSING
CONCEPT EROSION AND SEDIMENT CONTROL
NOTES & DETAILS

FILENAME: 230845-ESC NOTES AND DETAILS.DWG

PROJECT NUMBER	DRAWING NUMBER	REVISION
230845	C011	C

© TONKIN CONSULTING

T:\2023\230845 BANYA SOCIAL HOUSING DEVELOPMENT - COAST2BAY HOUSING GROUP\4_WORKING\1 CAD\230845-ESC NOTES AND DETAILS.DWG -C011 CONCEPT ESC NOTES AND DETAILS- (25-10-23 9:16:01AM)



LEGEND

PROPOSED RETAINING WALL

LEGEND - CUT / FILL	Lower_value		Upper_value		Colour
	-1.4	to	-1.2	m	
	-1.2	to	-1.0	m	
	-1.0	to	-0.8	m	
	-0.8	to	-0.6	m	
	-0.6	to	-0.4	m	
	-0.4	to	-0.2	m	
	-0.2	to	0.0	m	
	0.0	to	0.2	m	
CUT / FILL	0.2	to	0.4	m	
	0.4	to	0.6	m	
	0.6	to	0.8	m	
	0.8	to	1.0	m	
	1.0	to	1.2	m	
	1.2	to	1.4	m	
	1.4	to	1.6	m	

EARTHWORKS NOTES

INDICATIVE CUT & FILL VOLUMES:

TOTAL CUT	-67 m^3
TOTAL FILL	343m^3
TOTAL BALANCE	276 m^3 (FILL)

1. VOLUMES HAVE BEEN CALCULATED TO THE FINISHED SURFACE.
2. VOLUMES DO NOT TAKE INTO ACCOUNT ANY BULKING OR COMPACTION OF ANY SOILS.
3. VOLUMES DO NOT TAKE INTO ACCOUNT CONTRACTIBILITY.
4. VOLUMES DO NOT TAKE INTO ACCOUNT SERVICE TRENCHES.
5. VOLUMES DO NOT TAKE INTO ACCOUNT CLEARING AND GRUBBING OF SITE.
6. CONTRACTOR TO MAKE AN ALLOWANCE AS REQUIRED TO SUIT MATERIAL AND COMPACTION METHODOLOGY.
7. CONTRACTOR TO COORDINATE TRANSFER AND STOCKPILING OF EXCESS CUT WITH THE PRINCIPAL.
8. REFER TO TECHNICAL SPECIFICATION FOR SITE PREPARATION AND EARTHWORKS REQUIREMENTS.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADEQUATE SEDIMENT AND EROSION CONTROL FOR THE DURATION OF CONSTRUCTION WORKS.
10. VOLUMES ARE CALCULATED BASED ON DESIGN INFORMATION FOR SUB-DIVISION CIVIL WORKS.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1435
Date: 31 October 2023
Queensland Government

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

0 2 4 8 12
1:200 (A1); 1:400 (A3)
100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

SHEET SIZE
A1

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.
C	AMENDED TO SUIT ARCHITECTURAL CHANGE	24.10.23	DC	DC
B	ISSUED FOR APPROVAL	29.08.23	DC	DC
A	ISSUED FOR COORDINATION	18.08.23	DC	DC

COORDS:
DATUM:
SCALE:
SURVEYED:
SURVEY DATE:
APPROVED / PROJECT LEADER
TOM OLIVER

PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.

tonkin
tonkin.com.au

NOT FOR CONSTRUCTION

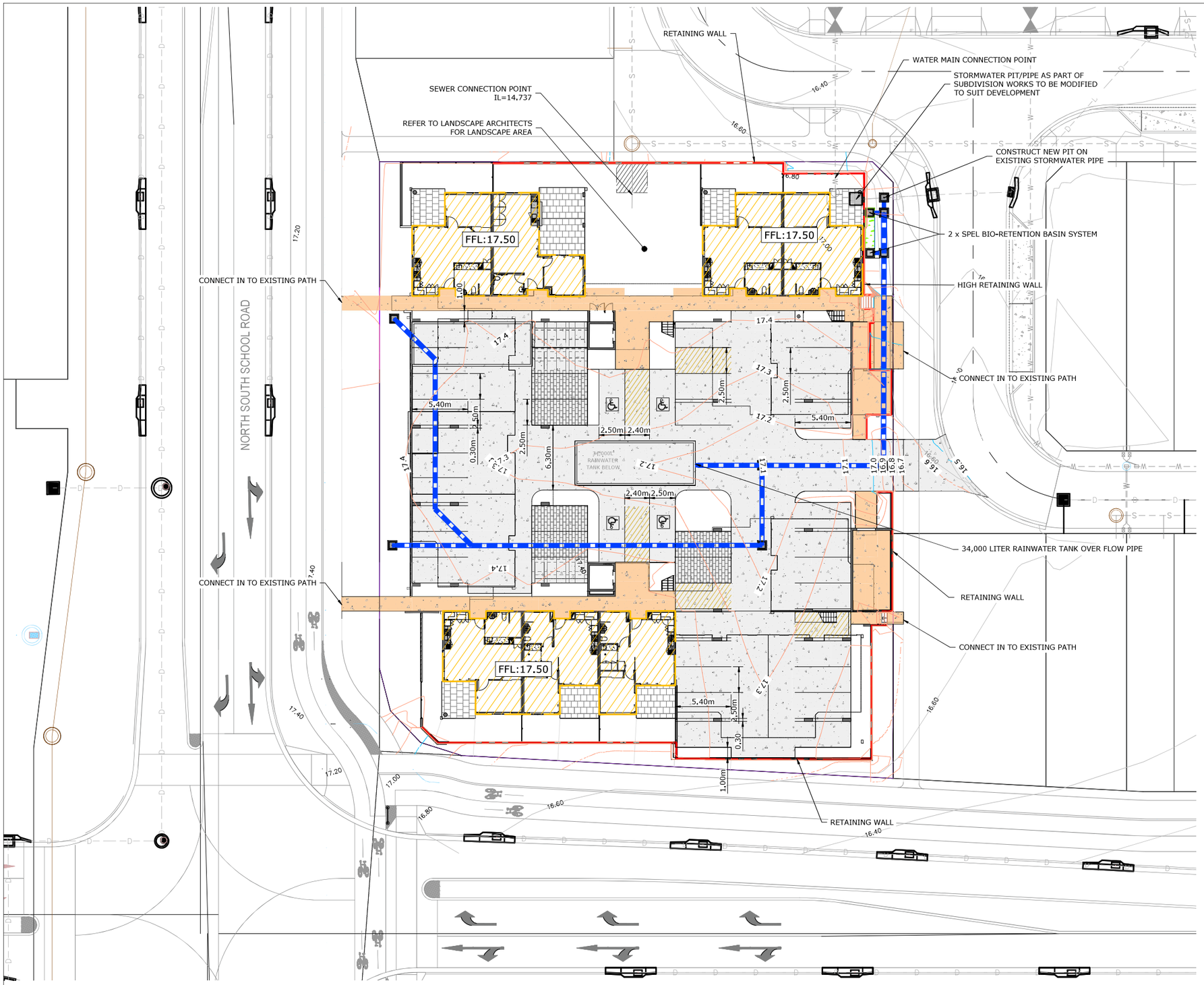
COAST2BAY

BANYA SOCIAL HOUSING
BULK EARTHWORKS LAYOUT PLAN

FILENAME:	PROJECT NUMBER	DRAWING NUMBER	REVISION
230845-BULK EARTHWORKS.DWG	230845	C050	C

© TONKIN CONSULTING

T:\2023\230845 BANYA SOCIAL HOUSING DEVELOPMENT - COAST2BAY HOUSING GROUP\4_WORKING\1 CAD\230845-BULK EARTHWORKS.DWG -C050 BULK EARTHWORKS LAYOUT PLAN- (25-10-23 9:16:25AM)



LEGEND

- PROPOSED RETAINING WALL
- CONCRETE PAVEMENT
- CONCRETE FOOTPATH PAVEMENT
- PERMEABLE PAVER PAVEMENT
- PROPOSED BUILDING PAD
- PROPOSED STORMWATER DRAINAGE
- PROPOSED STORMWATER PIT
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORMWATER DRAINAGE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1435
Date: 31 October 2023
Queensland Government

NOTE:
ALL ROOF WATER TO BE DIRECTED INTO RAIN WATER TANK

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

0 2 4 8 12
1:200 (A1); 1:400 (A3)
100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

SHEET SIZE
A1

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.
C	AMENDED TO SUIT ARCHITECTURAL CHANGE	24.10.23	DC	DC
B	ISSUED FOR APPROVAL	29.08.23	DC	DC
A	ISSUED FOR COORDINATION	18.08.23	DC	DC

COORDS:
DATUM:
SCALE:
SURVEYED:
SURVEY DATE:
APPROVED / PROJECT LEADER
TOM OLIVER

PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.

tonkin
tonkin.com.au

NOT FOR CONSTRUCTION

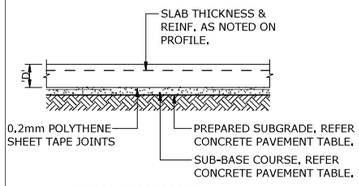
COAST2BAY

BANYA SOCIAL HOUSING
GENERAL CONSTRUCTION LAYOUT PLAN

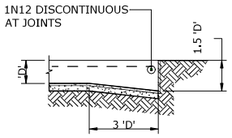
FILENAME: 230845-GENCON.DWG
PROJECT NUMBER 230845
DRAWING NUMBER C100
REVISION C

© TONKIN CONSULTING

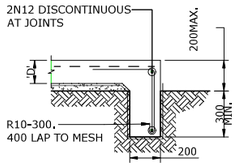
T:\2023\230845 BANYA SOCIAL HOUSING DEVELOPMENT - COAST2BAY HOUSING GROUP\4_WORKING\1 CAD\230845-GENCON.DWG -C100 GENERAL CONSTRUCTION LAYOUT PLAN- (25-10-23 9:16:41AM)



TYPICAL SLAB PROFILE

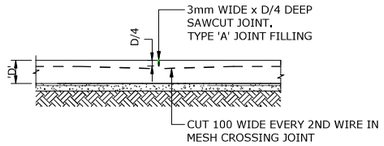


TYPICAL SLAB EDGE THICKENING (ET1)



TYPICAL SLAB EDGE THICKENING (ET2)

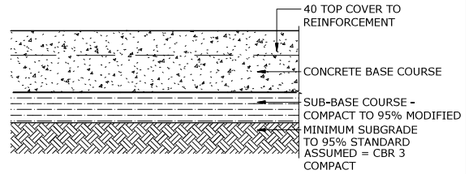
(ALTERNATIVE TO RETAINING WALL WHERE LEVELS ALLOW)



TYPICAL SAWCUT JOINT (S.J.) DETAIL

PAVEMENT SCHEDULE		
PAVEMENT TYPE:		DRIVEWAY
PAVEMENT HATCH ON PLAN:		
CONCRETE BASE COURSE	THICKNESS (mm):	150 MIN
	CONCRETE GRADE (MPa):	32
	REINFORCEMENT:	SL82
SUB-BASE COURSE	THICKNESS (mm):	100
	CBR:	15

1. ALL THICKNESSES QUOTED ARE COMPACTED.
2. SUBGRADE DESIGN CBR
3. PROVIDE ET1 JOINTING TO ALL SLAB EDGES TYPICAL UNLESS NOTED OTHERWISE
4. REFER LANDSCAPE ARCHITECT FOR FINISHES
5. PROVIDE EJ JOINT TO ALL DOOR THRESHOLDS TO BUILDINGS. PROVIDE IJ ELSEWHERE.

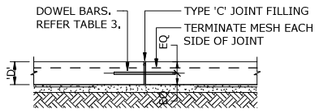


SCALE 1:5

CONCRETE PATHWAY PAVEMENT PROFILE

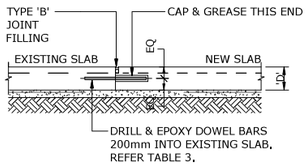
PAVEMENT SCHEDULE		
PAVEMENT TYPE:		PEDESTRIAN
PAVEMENT HATCH ON PLAN:		
CONCRETE BASE COURSE	THICKNESS (mm):	100
	CONCRETE GRADE (MPa):	25
	REINFORCEMENT:	SL72
SUB-BASE COURSE	THICKNESS (mm):	50
	CBR:	CRUSHER DUST/SAND BED

1. ALL THICKNESSES QUOTED ARE COMPACTED.
2. SUBGRADE DESIGN CBR
3. PROVIDE ET1 JOINTING TO ALL SLAB EDGES TYPICAL UNLESS NOTED OTHERWISE
4. REFER LANDSCAPE ARCHITECT FOR FINISHES
5. PROVIDE EJ JOINT TO ALL DOOR THRESHOLDS TO BUILDINGS. PROVIDE IJ ELSEWHERE.



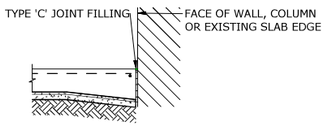
TYPICAL DOWELLED EXPANSION JOINT

(E.J.) IN PEDESTRIAN PAVEMENT DETAIL

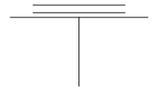


TYPICAL RETROFIT DOWELLED JOINT

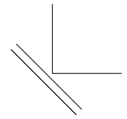
(R.D.J.) DETAIL



TYPICAL ISOLATION JOINT (I.J.) DETAIL



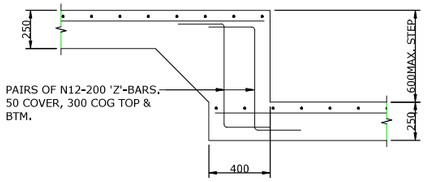
TYPICAL AT JOIN AT INTERSECTIONS



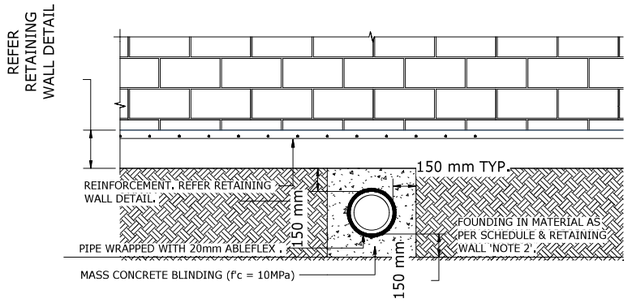
TYPICAL RE-ENTRANT CORNER

PAVEMENT NOTE

THE CONTRACTOR IS TO COMPLETE SUBGRADE CBR TESTING IN ORDER TO CONFIRM THAT THIS PAVEMENT IS APPROPRIATE. THE EXISTING SUBGRADE WILL NEED TO BE COMPACTED AND PASS AN APPROPRIATE PROOF ROLL AS PER SPECIFICATIONS ON DRAWING C001. ANY SOFT SPOTS WOULD NEED TO BE REPLACED.

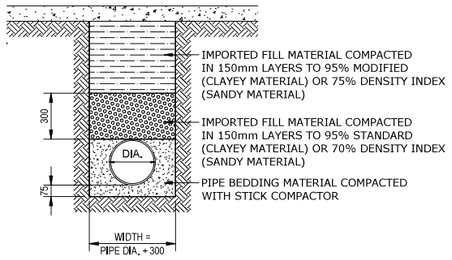


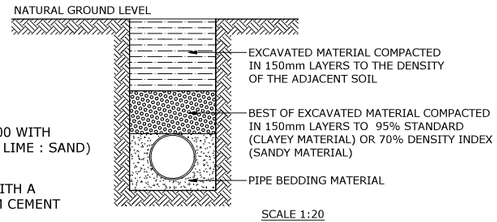
RETAINING WALL FOOTING STEP DETAIL (RW1)



RETAINING WALL BRIDGING DETAIL

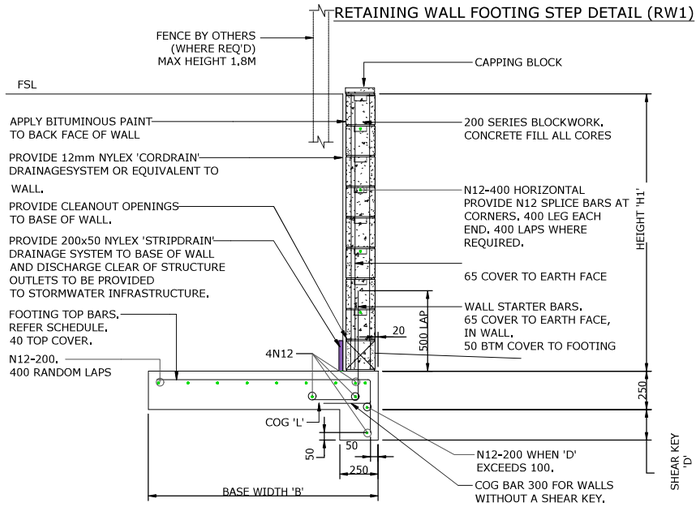
TYPICAL SLAB ON GROUND TRIMMER





SCALE 1:20

TYPICAL STORMWATER DETAILS



SCALE 1:20

RETAINING WALL TYPE 1A

TYPICAL RETAINING WALL DETAILS

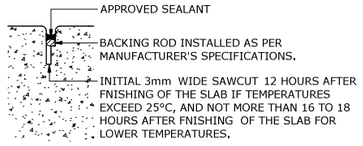
RETAINING WALL NOTES

DESIGN ASSUMPTIONS.
- MAXIMUM SURCHARGE LOADING ON BACKFILL: 5kPa
- MAXIMUM BACKFILL SLOPE BEHIND & IN FRONT OF WALLS: 1 IN 25
- MAXIMUM FENCE HEIGHT: 1.8M
- WIND DESIGN CRITERIA REGION B, IMPORTANCE FACTOR 2, TERRAIN CATEGORY 2.5

REFER SCHEDULE FOR MINIMUM SAFE ALLOWABLE BEARING PRESSURE (SABP) TO U/S OF FOOTING. ENGAGE A GEOTECHNICAL ENGINEER TO VERIFY BEARING PRESSURE CAN BE ACHIEVED
CONCRETE SHALL BE GRADE N25

4. BLOCKS SHALL BE GRADE 15
5. MORTAR SHALL BE CLASS M3 TO AS3700 WITH MIX PROPORTIONS 1 : 1 : 6 (CEMENT : LIME : SAND) USE EFFLORESCENCE INHIBITOR
6. FILL ALL CORES WITH 20MPa GROUT WITH A FLOWABLE CONSISTENCY & A MINIMUM CEMENT CONTENT OF 300kg PER CUBIC METRE
7. PROVIDE BLOCKWORK CONTROL JOINTS AT MAX. 8m CRS U.N.O
8. TOLERANCE ON POSITION OF VERTICAL BARS IN WALL IS ± 5 mm

RETAINING WALL SCHEDULE FOR TYPE 1A									
WALL TYPE	HEIGHT 'H1' (mm)	HEIGHT 'H2' 300 SERIES (mm)	BASE WIDTH 'B' (mm)	SHEAR 'KEY' DEPTH 'D' (mm)	WALL STARTER BARS	COG 'L'	WALL VERTICAL BARS	FOOTING TOP BARS	MINIMUM SABP (kPa)
1A	1000	-	1050	-	N12-400	300	N12-400	N12-200	100
1A	1200	-	1100	-	N12-400	300	N12-400	N12-200	100
1A	1400	-	1150	-	N16-400	300	N12-400	N12-200	100
1A	1600	-	1200	300	N16-400	300	N12-400	N12-200	125



TYPE A

TYPE B

TYPE C

(JOINT SPACING <6m)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1435
Date: 31 October 2023
Queensland Government

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

SHEET SIZE A1

100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.
C	AMENDED TO SUIT ARCHITECTURAL CHANGE	24.10.23	DC	DC
B	ISSUED FOR APPROVAL	29.08.23	DC	DC
A	ISSUED FOR COORDINATION	18.08.23	DC	DC

COORDS:
DATUM:
SCALE:
SURVEYED:
SURVEY DATE:
APPROVED / PROJECT LEADER
TOM OLIVER

PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.

tonkin
tonkin.com.au

NOT FOR CONSTRUCTION

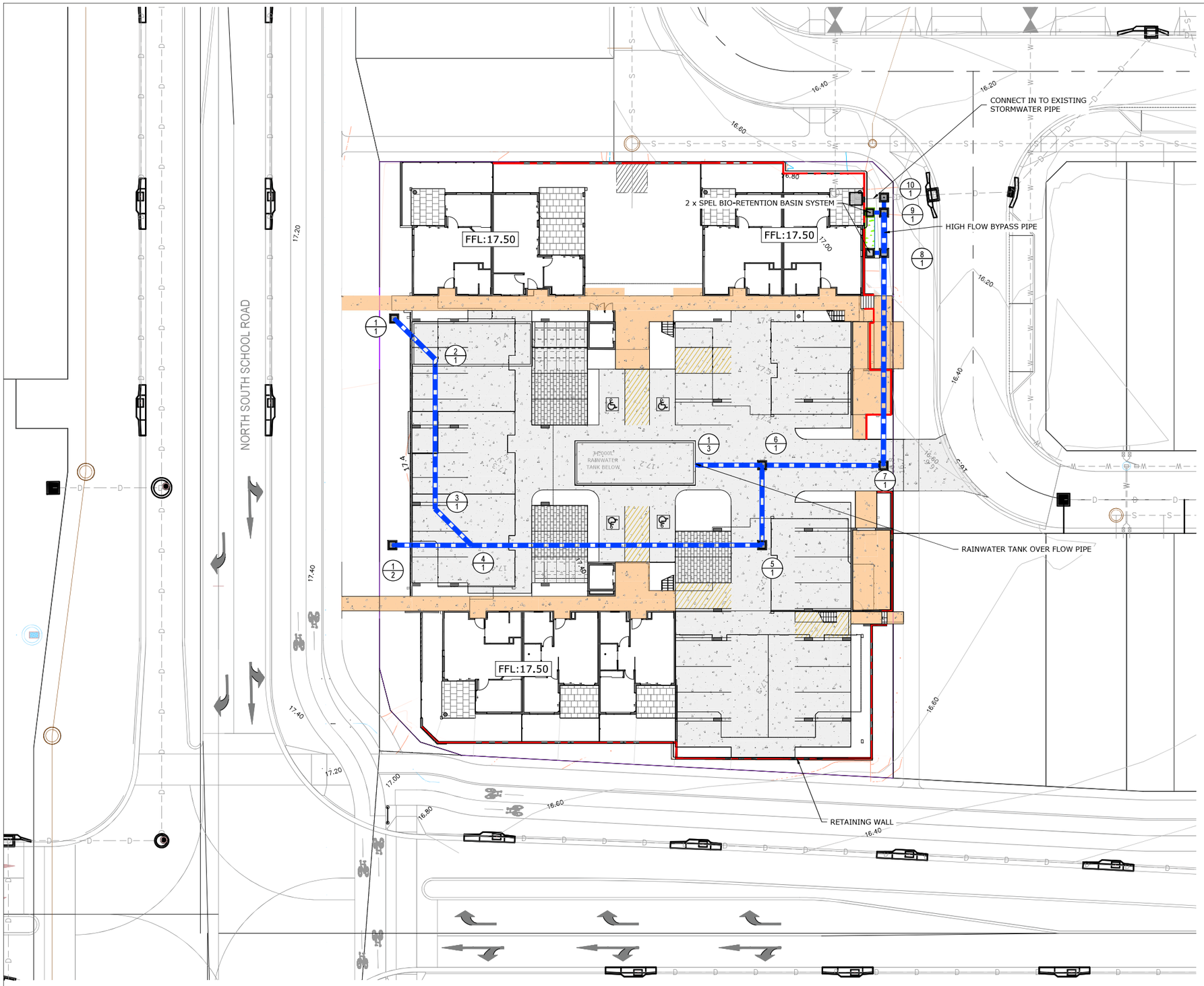
COAST2BAY

BANYA SOCIAL HOUSING
GENERAL CONSTRUCTION NOTES & DETAILS

FILENAME: 230845-CON DETAILS.DWG
PROJECT NUMBER 230845
DRAWING NUMBER C110
REVISION C

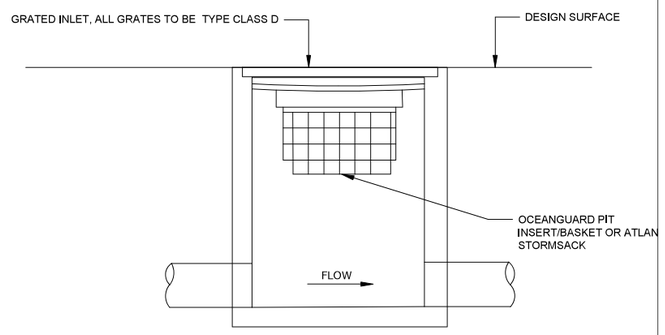
© TONKIN CONSULTING

T:\2023\230845 BANYA SOCIAL HOUSING DEVELOPMENT - COAST2BAY HOUSING GROUP\4_WORKING\1 CAD\230845-CON DETAILS.DWG -C110 GENERAL CONSTRUCTION NOTES AND DETAILS- (25-10-23 9:16:45AM)



LEGEND

- PROPOSED RETAINING WALL
- CONCRETE PAVEMENT
- CONCRETE FOOTPATH PAVEMENT
- BIO-RETENTION BASIN
- STORMWATER STRUCTURE ID (10/1)
- PROPOSED STORMWATER DRAINAGE
- PROPOSED STORMWATER PIT
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORMWATER DRAINAGE



GTP STORMWATER PIT
REFER TO OCEANGUARD TECHNICAL MANUAL FOR DETAILS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1435
Date: 31 October 2023
Queensland Government

NOTE:
1. ALL STORMWATER PITS TO BE INSTALLED WITH OCEAN GUARD PIT INSERT/BASKET.REFER TO OCEAN PROTECT FOR DETAILS.
2. REFER ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL DRAWINGS FOR ALL DETAIL LEVELS AND SURFACE FINISHES
3. ALL ROOF WATER TO BE DIRECTED INTO RAIN WATER TANK

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

0 2 4 8 12
1:200 (A1); 1:400 (A3)
100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

SHEET SIZE
A1

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.
C	AMENDED TO SUIT ARCHITECTURAL CHANGE	24.10.23	DC	DC
B	ISSUED FOR APPROVAL	29.08.23	DC	DC
A	ISSUED FOR COORDINATION	18.08.23	DC	DC

COORDS:
DATUM:
SCALE:
SURVEYED:
SURVEY DATE:
APPROVED / PROJECT LEADER
TOM OLIVER

PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.

tonkin
tonkin.com.au

NOT FOR CONSTRUCTION

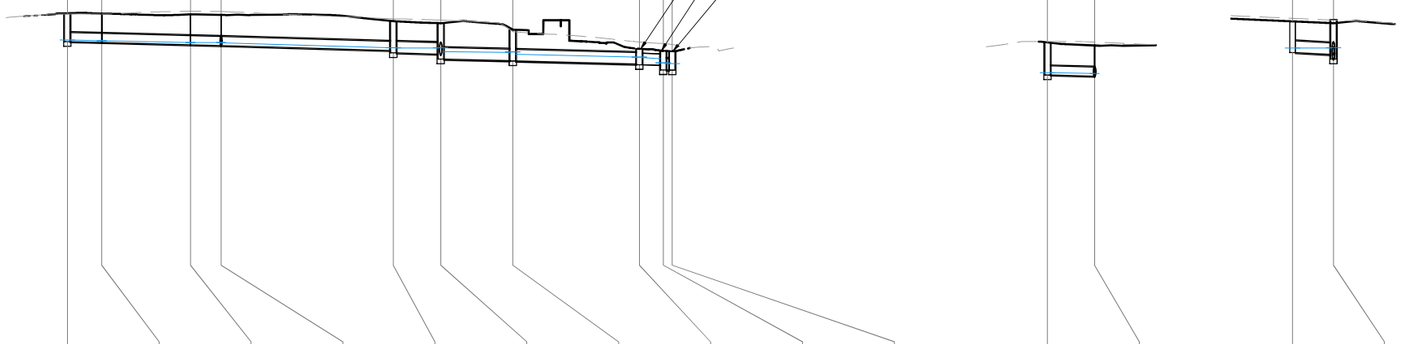
COAST2BAY

BANYA SOCIAL HOUSING
STORMWATER DRAINAGE LAYOUT PLAN

FILENAME: 230845-DRAINAGE.DWG
PROJECT NUMBER 230845
DRAWING NUMBER C200
REVISION C

© TONKIN CONSULTING

T:\2023\230845 BANYA SOCIAL HOUSING DEVELOPMENT - COAST2BAY HOUSING GROUP\4_WORKING\1 CAD\230845-DRAINAGE.DWG -C200 STORMWATER DRAINAGE LAYOUT PLAN- (25-10-23 9:16:59AM)



STRUCTURE NAME	1-1	2-1	3-1	4-1	5-1	6-1	7-1	8-1	9-1	10-1
STRUCTURE DESCRIPTION	IPWEA FIELD INLET 900x900 TYPE 1	PIPE CONNECTION - 45° BEND	PIPE CONNECTION - 45° BEND	PIPE CONNECTION - Y JOINT	IPWEA FIELD INLET 900x900 TYPE 1	IPWEA FIELD INLET 900x900 TYPE 1	IPWEA FIELD INLET 900x900 TYPE 1	IPWEA FIELD INLET 900x600 TYPE 2	IPWEA FIELD INLET 900x900 TYPE 1	IPWEA FIELD INLET 900x900 TYPE 1
PIPE SIZE (mm)	300	300	300	300	375	375	375	375	375	375
PIPE CLASS	3	3	3	3	3	3	3	uPVC SN10	3	3
PIPE GRADE (%)	0.50%	0.50%	0.50%	0.57%	0.50%	0.44%	0.50%	0.50%	0.50%	
PIPE SLOPE (1 in X)	200.0	200.0	200.0	175.1	200.0	227.1	200.8	200.0	198.4	
PIPE FLOW (cumecs)	0.005	0.005	0.005	0.014	0.025	0.081	0.081	0.087	0.087	
CAPACITY FLOW (cumecs)	0.068	0.068	0.068	0.073	0.124	0.116	0.124	0.124	0.125	
FULL PIPE VELOCITY (m/s)	0.07	0.07	0.07	0.20	0.23	0.74	0.73	0.79	0.79	
NORMAL DEPTH VELOCITY (m/s)	0.57	0.57	0.57	0.80	0.88	1.14	1.19	1.22	1.22	
DATUM RL	0.000									
HGL ELEVATION	16.555 16.553	16.526 16.525	16.465 16.465	16.464 16.460	16.299 16.297 16.290	16.289 16.285 16.174	16.147 16.122 16.089	15.995 15.976	15.842 15.809 15.803	15.785
DEPTH TO INVERT	0.927	0.948 0.948	0.991 0.991	1.003 1.004	0.956 1.033	1.007 1.173	1.011 1.019	0.500 0.520	0.472 0.622	0.620 0.620
INVERT LEVEL OF DRAIN	16.497	16.469 16.469	16.396 16.396	16.371 16.370	16.209 16.132	16.094 15.928	15.876 15.868	15.765 15.745	15.726 15.576	15.568 15.568
DESIGN (& EXISTING) SURFACE LEVEL	17.424	17.416	17.387	17.374	17.166	17.101	16.887	16.266	16.198	16.188
SETOUT COORDINATES	2010.145E 22479.476N	2013.382E 22474.896N	2010.874E 22460.624N	2013.741E 22456.535N	2041.441E 22451.696N	2042.781E 22459.324N	2054.347E 22457.197N	2057.977E 22477.535N	2058.652E 22481.376N	2058.901E 22482.823N
CHAINAGE	0.000	5.609 5.609	14.490 20.100	4.993 25.093	28.119 53.212	7.744 60.956	11.760 72.716	20.660 93.376	3.900 97.276	1.468 98.744
LINE	1									

STRUCTURE NAME	1-2	4-1
STRUCTURE DESCRIPTION	IPWEA FIELD INLET 900x900 TYPE 1	PIPE CONNECTION - Y JOINT
PIPE SIZE (mm)	300	
PIPE CLASS	3	
PIPE GRADE (%)	0.50%	
PIPE SLOPE (1 in X)	200.0	
PIPE FLOW (cumecs)	0.009	
CAPACITY FLOW (cumecs)	0.068	
FULL PIPE VELOCITY (m/s)	0.13	
NORMAL DEPTH VELOCITY (m/s)	0.67	
DATUM RL	1.000	
HGL ELEVATION	16.488 16.482	16.464 16.460
DEPTH TO INVERT	1.063	1.004 1.004
INVERT LEVEL OF DRAIN	16.408	16.370 16.370
DESIGN (& EXISTING) SURFACE LEVEL	17.471	17.374
SETOUT COORDINATES	2006.175E 22457.893N	2013.741E 22456.535N
CHAINAGE	0.000	7.686 7.686
LINE	2	

STRUCTURE NAME	1-3	6-1
STRUCTURE DESCRIPTION	DETENTION TANK	IPWEA FIELD INLET 900x900 TYPE 1
PIPE SIZE (mm)	375	
PIPE CLASS	3	
PIPE GRADE (%)	1.00%	
PIPE SLOPE (1 in X)	100.0	
PIPE FLOW (cumecs)	0.000	
CAPACITY FLOW (cumecs)	0.175	
FULL PIPE VELOCITY (m/s)	0.00	
NORMAL DEPTH VELOCITY (m/s)	0.00	
DATUM RL	0.000	
HGL ELEVATION	16.289	16.289 16.295 16.174
DEPTH TO INVERT	1.014	1.022 1.173
INVERT LEVEL OF DRAIN	16.146	16.079 15.928
DESIGN (& EXISTING) SURFACE LEVEL	17.160	17.101
SETOUT COORDINATES	2036.202E 22460.480N	2042.781E 22459.324N
CHAINAGE	0.000	6.680 6.680
LINE	3	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1435
Date: 31 October 2023
Queensland Government

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

SHEET SIZE
A1

100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.
C	AMENDED TO SUIT ARCHITECTURAL CHANGE	24.10.23	DC	DC
B	ISSUED FOR APPROVAL	29.08.23	DC	DC
A	ISSUED FOR COORDINATION	18.08.23	DC	DC

COORDS:
DATUM:
SCALE:
SURVEYED:
SURVEY DATE:
APPROVED / PROJECT LEADER
TOM OLIVER

PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.

tonkin
tonkin.com.au

NOT FOR CONSTRUCTION

COAST2BAY

BANYA SOCIAL HOUSING
DRAINAGE LONGITUDINAL SECTIONS

FILENAME: 230845-DRAINAGE LONGS.DWG
PROJECT NUMBER: 230845
DRAWING NUMBER: C210
REVISION: C

© TONKIN CONSULTING

T:\2023\230845 BANYA SOCIAL HOUSING DEVELOPMENT - COAST2BAY HOUSING GROUP\4_WORKING\1 CAD\230845-DRAINAGE LONGS.DWG -C210 DRAINAGE LONGITUDINAL SECTIONS- (25-10-23 9:17:04AM)