

SITE LOCATION PLAN

SITE ADDRESS: LOT 8002 BARINGA DRIVE, BARINGA, QLD, 4551
NTS

CIVIL DRAWING INDEX

DRAWING NO.	DRAWING DESCRIPTION
C001	DRAWING INDEX AND STANDARD NOTES
C005	CONSTRUCTION MANAGEMENT PLAN
C010	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C011	EROSION AND SEDIMENT CONTROL PLAN
C020	SITWORKS AND DRAINAGE PLAN
C030	PAVEMENT PLAN
C035	PAVEMENT NOTES AND DETAILS
C040	SIGNS AND LINEMARKING PLAN
C050	SEWER PLAN
C055	SEWER NOTES AND LONGITUDINAL SECTIONS

SITE DESCRIPTION

LOT: 8002
PLAN: SP314/150
SITE AREA: 7,885m²

LEVEL DATUM

DATUM: A.H.D.
PSM:
LEVEL RL: -

GENERAL

- G1. READ THESE DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL AND OTHER ENGINEERING DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED
- G2. VERIFY SET OUT DIMENSIONS SHOWN ON THE DRAWINGS BEFORE SITE WORKS, CONSTRUCTION AND FABRICATION COMMENCES. REFER ANY DISCREPANCY TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK
- G3. DO NOT OBTAIN DIMENSIONS BY SCALING FROM THE DRAWINGS
- G4. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT S.A.A CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY
- G5. THE STRUCTURAL WORK SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR THE LOADS SET OUT IN THE TABLE BELOW IN ACCORDANCE WITH AS-1170 PARTS 1 & 2
- G6. FORTY-EIGHT (48) HOURS NOTICE MUST BE GIVEN TO THE ENGINEER PRIOR TO ANY CONCRETE POURS OR OTHER SIMILARLY CRUCIAL PHASES OF CONSTRUCTION
- G7. PROVIDE SUBSOIL DRAINS AS SHOWN ON TYPICAL SECTIONS, MAYBE OMITTED WHERE STORMWATER PIPES ARE SHOWN ON HYDRAULIC CONSULTANTS DRAWINGS
- G8. NOTIFY ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK WITHIN EXISTING ROAD RESERVES
- G9. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SERVICES WITHIN THE SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES WHETHER SHOWN ON THE DRAWINGS OR NOT
- G10. ALL WORK SHALL CONFORM WITH THE RELEVANT LOCAL AUTHORITY'S SPECIFICATIONS, STANDARD DRAWINGS AND CONDITIONS OF APPROVAL.
- G11. REFER TO ARCHITECTURAL SPECIFICATION FOR ALL SET OUT DIMENSIONS, FINISHINGS, FLASHINGS, WATERPROOFINGS, ETC.

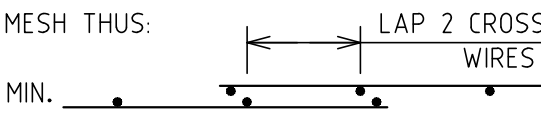
CLEARING OF VEGETATION

- V1. NO CLEARING SHALL BE CARRIED OUT BEYOND THE EXTENT OF EARTHWORKS OR WHERE NECESSARY FOR SERVICES CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE SUPERINTENDENT
- V2. MILLABLE LOGS ARE TO BE REMOVED FOR SAWMILLING
- V3. SUITABLE MATERIAL IS TO BE MULCHED FOR REUSE ON SITE
- V4. REFER ENDORSED VEGETATION MANAGEMENT PLAN BY THE PROJECT ECOLOGIST/ARBORIST.
- V5. PRIOR TO SITE WORKS COMMENCING, A FAUNA SPOTTER, QUALIFIED BY QNPWS SHALL INSPECT THE SITE TO ENSURE IDENTIFICATION OF ANY WILDLIFE (FAUNA) OR HABITAT FEATURES PRIOR TO CLEARING.
- V6. PRIOR TO ANY TREE REMOVAL WORKS, A CERTIFIED FAUNA SPOTTER/CATCHER MUST UNDERTAKE PRE-CLEARING INSPECTIONS INCLUDING FAUNA RELOCATION AND REMOVAL OR BLOCKING OF ALL VACANT HOLLOWES. CLEARING WORKS MUST AVOID NESTING TIMES OF ANIMALS AND BIRDS. A QUALIFIED WILDLIFE OFFICER MUST PROTECT AND RECOVER FAUNA (NOT PREVIOUSLY REMOVED) DURING CLEARING OPERATIONS. CO-ORDINATE STAGING AND SEQUENCE OF CLEARING WITH FAUNA PROTECTION, THE TRANSLOCATION OF ANIMALS AND RECOVERY PROCEDURES.

EARTHWORKS SPECIFICATIONS

- E1. PRIOR TO COMMENCEMENT OF ANY CUTTING OR FILLING, STRIP VEGETATION AND TOPSOIL FROM AREAS TO BE CUT OR FILLED, OR AS OTHERWISE RECOMMENDED IN THE GEOTECHNICAL REPORT
- E2. REFER TO THE GEOTECHNICAL REPORT REGARDING REMOVAL AND REPLACEMENT OF EXISTING FILLING MATERIAL. GEOTECHNICAL ENGINEER SHALL BE CALLED TO SITE TO DETERMINE THE PRESENCE OF ANY EXISTING FILL. PROVIDE A BACKHOE FOR THE TEST PIT EXPLORATION. THE ENGINEER TO DIRECT EXISTING LOOSE FILL TO BE REMOVED AND RECOMPACTED
- E3. COMPACT AND PROOF ROLL ALL PREPARED SUBGRADE AREAS PRIOR TO PLACING ANY FILLING. COMPACTION SHALL BE 98% RELATIVE COMPACTION AS MEASURED BY THE STANDARD METHOD DESCRIBED IN AS-1289
- E4. ALL FILLING SHALL BE CLEAN EXCAVATED MATERIAL FREE FROM TOPSOIL AND VEGETATION. THE EXISTING SITE WON MATERIALS MAY CONTAIN ROCKS AND COBBLES AND THESE SHALL BE EXCLUDED OVER 100mm NOMINAL SIZE IN ANY EXISTING MATERIAL USED AS FILLING
- E5. ALL IMPORTED FILL MATERIAL SHALL BE SOURCED FROM AN APPROVED SUPPLIER, BY THE SUPERINTENDENT AND SHALL COMPLY WITH THE FOLLOWING:
A. FREE FROM ORGANIC, PERISHABLE MATTER OR CONTAMINATED MATERIAL.
B. MAXIMUM PARTICLE SIZE 100mm
C. PLASTICITY INDEX MAXIMUM $\geq 2\%$, $\leq 15\%$
D. LIQUID LIMIT MAXIMUM 45%
E. MAXIMUM 25% PASSING 0.075mm SIEVE
F. MINIMUM CBR12
G. SHRINK/SWELL INDEX MAXIMUM OF 1.0%
- E6. ALL FILLING SHALL BE PLACED IN MAXIMUM 200mm LOOSE LAYER THICKNESS WITH EACH LAYER COMPACTED TO AT LEAST 98 % RELATIVE COMPACTING AS MEASURED BY THE STANDARD METHOD DESCRIBED IN AS-1289
- E7. ALL EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS-3798 WITH LEVEL 1 GEOTECHNICAL SUPERVISION AND CERTIFICATION OR AS OTHERWISE RECOMMENDED IN THE GEOTECHNICAL REPORT.
- E8. EARTHWORKS TESTING SHALL BE CARRIED OUT BY THE G.T.A. IN ACCORDANCE WITH AS-3798
- E9. THE CONTRACTOR SHALL PROVIDE CERTIFICATION FROM AN RPEQ QUALIFIED GEOTECHNICAL ENGINEER THAT THE WHOLE OF THE EARTHWORKS AND GEOTECHNICAL SUPERVISION COMPLIES WITH AS-3798 SUPERVISION
- E10. GEOTECHNICAL ENGINEER TO CERTIFY LEVEL 1 COMPACTION AS SUITABLE FOR HIGH LEVEL FOOTINGS FOR THE PROPOSED STRUCTURES ELSE ALL LOAD BEARING FOOTINGS FOR THE PROPOSED STRUCTURES TO BE PIERED TO FOUNDING DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER
- E11. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS FOR FINISHED LEVEL REQUIREMENTS AND SET-OUT
- E12. NO WORKS ARE TO COMMENCE ON SITE PRIOR TO FENCING OF THE VEGETATION TO BE PROTECTED AND INSTALLATION OF THE EROSION AND SEDIMENT CONTROL PLAN MEASURES.
- E13. TREE REMOVAL WORKS ARE TO BE UNDERTAKEN BY A SUITABLY QUALIFIED AND INSURED CONTRACTOR. TIMBER IS TO BE REMOVED, REUSED OR RECYCLED IN AN APPROPRIATE AND WHERE POSSIBLE SUSTAINABLE MANNER.

REINFORCED CONCRETE

- C1. ALL CONCRETE WORK AND REINFORCEMENT TO BE EXECUTED IN ACCORDANCE WITH THE RELEVANT S.A.A CODES AND SPECIFICATIONS. IN PARTICULAR THE CURRENT EDITION OF AS-3600
- C2. REFER DRAWINGS FOR CONCRETE COMPOSITION AND QUALITY
- C3. CONCRETE TESTING TO CONFORM WITH THE ACCEPTABILITY REQUIREMENTS OF THE CURRENT EDITION OF AS-3600
- C4. THE CONCRETE SLUMP SHALL NOT BE LESS THAN 75mm AND NOT MORE THAN 100mm
- C5. ALL CONCRETE IS TO BE VIBRATED IN A TRADESMAN LIKE MANNER; NO WATER BE ADDED ON SITE
- C6. MIN. CLEAR COVER TO ALL REINFORCEMENT (UNLESS SHOWN OTHERWISE) TO BE IN ACCORDANCE WITH REQUIREMENTS OF AS-3600 AS NOTED IN THE DWG'S
- C7. CONSTRUCTION JOINTS, WHERE NOT SHOWN, SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER
- C8. ALL CONCRETE SHALL BE ADEQUATELY VIBRATED INTO PLACE, AND CURED CONTINUOUSLY FOR NOT LESS THAN SEVEN (7) DAYS IN AN APPROVED MANNER
- C9. SYMBOLS ON DRAWINGS FOR GRADE & TYPE OF REINFORCEMENT ARE AS FOLLOWS:-
R DENOTES STRUCTURAL GRADE 230 PLAIN ROUND BAR TO AS-4671
N DENOTES HOT ROLLED GRADE 500 DEFORMED BAR TO AS-4671
SL DENOTES HARD DRAWN WIRE REINFORCING FABRIC TO AS-1304
- C10. MAXIMUM CONCRETE AGGREGATE SIZE TO BE 20mm U.N.O.
- C11. DOWEL BARS SHALL BE GROUND IF NECESSARY TO REMOVE ANY PROJECTIONS, BURRS, ETC.
- C12. MINIMUM LAP OF REINFORCEMENT TO BE AS SHOWN ON DRAWINGS
- C13. LAP MESH THUS:
MIN. 
- C14. BAR CHAIRS, DISTRIBUTION REINFORCEMENT ETC. TO BE PROVIDED TO THE SATISFACTION OF THE ENGINEER
- C15. ALL CONCRETE FALLS ARE TO BE CONFIRMED WITH HYDRAULIC CONSULTANT & ARCHITECT'S DRAWINGS
- C16. NO PENETRATIONS ARE ALLOWED GREATER THAN 1500, OR CONDUITS CAST INTO SLABS GREATER THAN 500 WITHOUT PERMISSION FROM THE ENGINEER

STORMWATER DRAINAGE

- GENERAL
- D1. ALL WORKS SHALL BE IN ACCORDANCE WITH LOCAL COUNCIL 'REFERENCE SPECIFICATIONS FOR CIVIL ENGINEERING WORK' AND LOCAL COUNCIL STANDARD DRAWINGS.
- D2. ALL ROOFWATER CONNECTIONS TO BE UPVC CLASS SCJ. FOR DOWNPIPE LOCATIONS REFER HYDRAULIC CONSULTANTS DRAWINGS.
- D3. ALL GRATES AND LIDS WITHIN TRAFFICABLE PAVEMENTS SHALL BE MINIMUM CLASS 'D' UNO.
- D4. ALL STORMWATER DOWNSTREAM OUTLETS SHALL BE CONFIRMED ON SITE WITH ENGINEER PRIOR TO COMMENCING STORMWATER CONSTRUCTION.
- D5. THE CONTRACTOR SHALL VERIFY THE DESIGN BY MEANS OF POTHOLING AND SERVICE LOCATING WITH ALL RELEVANT AUTHORITIES FOR SERVICES CROSSING STORMWATER LINES.
- D6. WHERE POSSIBLE, PAVEMENT JOINT LOCATIONS SHALL BE INLINE WITH SERVICE PIT LIDS AND GRATE FRAMES.
- D7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND INCLUDE COSTS FOR THE FOLLOWING IN THERE CONTRACT PRICE:
A. LOCAL COUNCIL INSPECTION FEES.
B. MAINTENANCE BONDS REQUIRED BY COUNCIL.
C. THE SURVEY AND PREPARATION OF AS-CONSTRUCTED DATA IN ACCORDANCE WITH LOCAL COUNCIL GUIDELINES.
D. QUALITY CONTROL AND TESTING REGIMES IN ACCORDANCE WITH LOCAL COUNCIL GUIDELINES.

MATERIALS

- D8. PIPES
PIPES WORK SHALL COMPLY WITH THE FOLLOWING UNLESS NOTED OTHERWISE:

SIZE	CLASS	TYPE	JOINTING
100 DIA 150 TO 225 DIA	SN10 SN8	UPVC	RRJ
300 TO 600 DIA	3	SRCP	SPIGOT AND SOCKET RRJ
≥ 675 DIA	3	SRCP	INTERNAL FLUSH JOINT WITH EXTERNAL RUBBER BANDS

STORMWATER DRAINAGE CONT.

- BEDDING AND BACKFILL
- D9. BED ZONE MATERIAL: 5mm OR 10mm SCREENINGS, OR ALTERNATIVELY WASHED SCREENED BEDDING SAND TO GRADING SPECIFIED BELOW TO BED ZONE.
- | SIEVE SIZE (mm) | PASSING (% BY WEIGHT) |
|-----------------|-----------------------|
| 9.50 | 100 |
| 4.75 | 95 - 100 |
| 2.36 | 75 - 90 |
| 1.18 | 15 - 25 |
| 0.60 | 10 - 20 |
| 0.30 | 5 - 10 |
| 0.15 | 0 - 5 |
- D10. EMBEDMENT ZONE MATERIAL: 5mm OR 10mm SCREENINGS.
- CONSTRUCTION
- D11. UNLESS NOTED OTHERWISE BEDDING TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARD DRAWINGS. FOR ALL PIPES HS2 BEDDING IS TO BE USED. FOR ALL PLASTIC PIPES THE BEDDING MATERIAL IS TO EXTEND 75mm ABOVE THE CROWN OF THE PIPE.
- D12. UNLESS DIRECTED OTHERWISE, PROVIDE PIPE STUB TO DEWATER DRAINAGE TRENCH. STUB TO BE 1000mm LONG x 100mm DIA. CORRUGATED POLYETHYLENE PIPE CLASS 400 x AS 2439 (WITH END CAP) INSTALLED ON THE UPSTREAM FACE OF MANHOLES.
- D13. WORKS UNDER EXISTING PAVEMENT (WHICH IS TO REMAIN IN USE)
D13.1 LOCAL AUTHORITY AND STATE CONTROLLED ROADS. UNLESS APPROVED OTHERWISE BY THE SUPERINTENDENT NEW WORKS ARE TO BE PLACED BY TUNNEL BORING.
D13.2 OTHER PAVEMENTS. TRENCH THROUGH EXISTING ROAD. REFER TRENCH DETAILS ON IPWEAQ STD DRG D-0030.

TESTING

- D14. ONE (1) FIELD DENSITY TEST PER TWO (2) LAYERS FOR EVERY 40 LINEAR METERS OF TRENCH OR FOR PART THEREOF.
- D15. ALLOW FOR A CCTV DILAPIDATION SURVEY BEFORE AND AFTER CONSTRUCTION TO 50m OF UPSTREAM AND DOWNSTREAM COUNCIL DRAINAGE SYSTEM.



IMPORTANT!!!!

EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT LEVELS FOR ALL SERVICES WITHIN THE VICINITY OF THE PROPOSED EXTENTS OF WORKS, BOTH WITHIN THE SITE AND ROAD RESERVE, AND PROTECT THESE SERVICES PRIOR TO COMMENCING CONSTRUCTION. ANY DIFFERENCES WITH REGARDS TO THE LOCATION, AND OR, INVERT LEVELS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO THE EXISTING SERVICES WHETHER SHOWN ON THE ENGINEERING PLANS OR NOT. SUCH REPAIR OR REINSTATEMENT TO BE CARRIED OUT IMMEDIATELY TO THE SATISFACTION OF SERVICE AUTHORITY AT CONTRACTORS EXPENSE.

AMENDED IN RED

By: Andrew McKnight
Date: 29 April 2024



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1474
Date: 08 May 2024



Issue	Amendment	Date	Dt	NOTES
A	FOR APPROVAL	29.01.24	ACR	1. This is the property of the engineer, and may not be used, copied, or reproduced wholly, or in part without the express permission of the engineer. Infringement in any way may result in legal action.
B	PLAN AMENDMENTS	07.02.24	ACR	2. Figured dimensions take precedence over scaled.
C	RPI RESPONSE	27.03.24	ACR	3. Verify all dimensions on site.



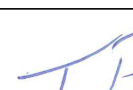
Sunshine Coast Office

12, 13 Norval Court, Maroochydore Q 4558
PO Box 102, Moscolaba Q 4557
P: 07 5477 6437
E: admin.sc@empireengineering.com.au

Bundaberg Office

9 Princess Street, Bundaberg Q 4670
PO Box 2055, Bundaberg Q 4670
P: 07 4154 4894
E: admin.cb@empireengineering.com.au

Client: PLANTATION RETIREMENT RESORTS
Project: PROPOSED RETIREMENT RESORT
8002 BARINGA DRIVE,
BARINGA

Designed: SFD
Drawn: ACR
Approved: 
TROY PAULSEN / RPEQ: 6990

Title: DRAWING INDEX AND STANDARD NOTES

Status: FOR APPROVAL

NOT FOR CONSTRUCTION


Date:	JANUARY 2024	Scale:	AS NOTED
Job Ref No:	SC-10007	Drawing No:	C001
Issue:			C

	AIR QUALITY MANAGEMENT	NOISE MANAGEMENT	VIBRATION CONTROL	ON-SITE MACHINERY SERVICING AND MAINTENANCE	STORAGE AND HANDLING OF DANGEROUS GOODS ON-SITE	WASTE MANAGEMENT	VISUAL IMPACT MANAGEMENT	SITE SECURITY AND PROTECTION OF EMPLOYEES AND THE PUBLIC
ISSUE	- INCREASED WINDBORNE SEDIMENT LOADS DURING THE CONSTRUCTION PHASE.	- PUBLIC NOISE NUISANCE FROM CONSTRUCTION VEHICLES AND EQUIPMENT. - WORKER HEALTH AND SAFETY.	- VIBRATION DAMAGE TO NEIGHBOURING STRUCTURES. - NUISANCE.	- POTENTIAL FOR SPILLAGE OR LEAKAGE OF CHEMICAL AND PETROLEUM PRODUCTS AND REGULATED WASTES TO WATERS.	- POTENTIAL FOR SPILLAGE OR LEAKAGE OF CHEMICAL AND PETROLEUM PRODUCTS AND REGULATED WASTES TO WATERS.	- APPROPRIATE DISPOSAL OF ALL CONSTRUCTION SITE WASTE.	- LOSS OF VISUAL AMENITY DUE TO CONSTRUCTION, MACHINERY AND EQUIPMENT.	- UNAUTHORISED ACCESS TO THE SITE LEADING TO VANDALISM, THEFT OR PERSONAL INJURY.
OBJECTIVE	- TO REDUCE CONSTRUCTION IMPACTS ON AIR QUALITY AND TO HELP MINIMISE INCONVENIENCE TO NEIGHBOURING PROPERTIES.	- TO UNDERTAKE ALL REASONABLE AND PRACTICABLE MEASURES TO PREVENT OR MINIMISE NOISE NUISANCE TO NEIGHBOURING PROPERTIES.	- TO ENSURE GROUND VIBRATIONS DO NOT CAUSE DAMAGE TO ADJACENT BUILDINGS OR CAUSE ANNOYANCE TO NEARBY RESIDENTS.	- TO MINIMISE THE EFFECT OF ON-SITE MACHINERY MAINTENANCE. - TO UNDERTAKE ALL REASONABLE AND PRACTICAL MEASURES TO MINIMISE CONTAMINATION OF LAND AND WATERS.	- TO MINIMISE THE RISK OF HEALTH HAZARDS CAUSED BY THE STORAGE AND TRANSPORT OF DANGEROUS GOODS. - TO UNDERTAKE ALL REASONABLE AND PRACTICAL MEASURES TO MINIMISE CONTAMINATION OF LAND AND WATERS.	- TO TAKE ALL REASONABLE AND PRACTICABLE STEPS TO REDUCE AND RECYCLE WASTE DURING THE CONSTRUCTION PHASE AND TO DISPOSE OF IT IN AN APPROPRIATE MANNER.	- TO UNDERTAKE CONSTRUCTION USING ALL REASONABLE AND PRACTICABLE MEASURES TO MINIMISE IMPACT ON VISUAL AMENITY.	- TO LIMIT ACCESS TO THE CONSTRUCTION SITE FOR AUTHORISED PERSONAL DURING WORKS HOURS ONLY.
PERFORMANCE	- STANDARD CONSTRUCTION HOURS SHALL BE LIMITED TO 7.00AM TO 6.00PM MONDAYS TO SATURDAYS UNLESS OTHERWISE AUTHORISED BY COUNCIL. - NO WORKS TO BE CARRIED OUT ON A SUNDAY OR PUBLIC HOLIDAYS. - DUST PLUMES CREATED FROM THE CONSTRUCTION SITE AND/OR HAULAGE OF MATERIALS ARE TO BE ELIMINATED - NO COMPLAINTS FROM NEIGHBOURS	- STANDARD CONSTRUCTION HOURS SHALL BE LIMITED TO 7.00AM TO 6.00PM MONDAYS TO SATURDAYS. - NO UNREASONABLE NOISE RELEASES - IN ABSENCE OF QUANTITATIVE MONITORING DURING THE CONSTRUCTION PHASE, NOISE LEVELS ARE TO BE CONTROLLED TO ACCORD WITH ACCEPTED INDUSTRY AND REGULATORY REQUIREMENTS.	- STANDARD CONSTRUCTION HOURS SHALL BE LIMITED TO 7.00AM TO 6.00PM MONDAYS TO SATURDAYS. - VIBRATION IS TO COMPLY WITH BS 6472/ PR SECTION 5.7 OF MRS 11.51 OR EQUIVALENT. - NO EXCESSIVE COMPLAINTS FROM NEIGHBOURING RESIDENCES - NO UNREASONABLE VIBRATIONS	- NO RELEASE OF CONTAMINANTS TO LAND OR WATER. - AVOID ANY ADVERSE EFFECTS ON THE CONSTRUCTION SITE DUE TO THE MAINTENANCE AND SERVICING OF MACHINERY.	- ALL DANGEROUS GOODS TO BE STORED, HANDLED AND BUNDED, ACCORDING TO AUSTRALIAN STANDARDS, INCLUDING AS2508, AS1678, AS1940, AND AS2931. - NO RELEASE OF CONTAMINANTS TO LAND AND WATER	- ABSENCE OF WASTE AND LITTER ON THE CONSTRUCTION SITE, ACCESS ROAD AND BUFFERS. - NO COMPLAINTS.	- MINIMAL ADVERSE VISUAL IMPACT - NO EXCESSIVE COMPLAINTS.	- NO UNAUTHORISED ACCESS TO THE CONSTRUCTION SITE.
CONTROL MEASURES	- PRIOR TO COMMENCEMENT OF CONSTRUCTION, NEIGHBOURING RESIDENTS AND EMERGENCY SERVICES SHALL BE NOTIFIED IN WRITING (BY LETTER DROP) OF THE CONSTRUCTION PERIOD, DESIGNATED WORKING HOURS AND CONTACTS REGARDING COMPLAINTS OF EXCESSIVE AIR QUALITY DETERIORATION - VEGETATIVE GROUND COVERS ARE TO BE MAINTAINED WHERE POSSIBLE - ACTIVITIES ARE TO ONLY BE CONDUCTED DURING SUITABLE WEATHER CONDITIONS. - A WATER TRUCK OR SPRAY APPARATUS IS TO BE PROVIDED ON SITE WHEN REQUIRED - EXPOSED AREAS SUCH AS CLEARED AREAS AND STOCKPILES, ARE TO BE WATERED AND KEPT DAMP IN ORDER TO MINIMISE EROSION OR THE POTENTIAL FOR DUST CREATION - VEHICLE SPEED IS TO BE LIMITED ON SITE TO MINIMISE DUST GENERATION - TRUCKS ENTERING OR EXITING THE SITE SHALL HAVE THEIR LOADS COVERED - ALL CONSTRUCTION VEHICLES EXITING SITE SHALL PASS THROUGH A WHEEL WASH DOWN AND/OR DRIVE OVER A SHAKE DOWN GRID WHICH WILL BE LOCATED AT THE SITE ENTRY/EXIT - HAULAGE ROUTES SHALL AVOID RESIDENTIAL AREAS AND USE SEALED ROADS WHERE POSSIBLE - MACHINERY SHALL BE FITTED DUST FILTERS - ALL EQUIPMENT AND VEHICLES ARE TO MEET RELEVANT EMISSION STANDARDS. - MAINTENANCE OF WIND BREAKS AND BARRIERS WHERE POSSIBLE - STOCKPILES HEIGHTS ARE TO BE KEPT TO MANAGEABLE HEIGHTS FOR DUST AND EROSION CONTROL PURPOSES - PROTECTION OF LONG TERM SOIL STOCK PILES WITH REVEGETATION, WATERING/MOISTURE OR HYDRO MULCHING WHERE PRACTICABLE - REVEGETATE AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION	- PRIOR TO COMMENCEMENT OF CONSTRUCTION, NEIGHBOURING RESIDENTS AND EMERGENCY SERVICES SHALL BE NOTIFIED IN WRITING (BY LETTER DROP) OF THE CONSTRUCTION PERIOD, DESIGNATED WORKING HOURS AND CONTACTS REGARDING COMPLAINTS OF EXCESSIVE NOISE. - ADJACENT RESIDENCES ARE TO BE ADVISED OF ANY WORKS TO BE CONDUCTED OUT OF THE STANDARD CONSTRUCTION HOURS - ALL CONSTRUCTION STAFF ARE TO HAVE ADEQUATE NOISE PROTECTION AS PER WORK PLACE HEALTH AND SAFETY. - ALL PLANT AND MACHINERY USED DURING CONSTRUCTION MUST BE FITTED WITH EXHAUST SILENCES OR NOISE SUPPRESSION EQUIPMENT, MUST BE IN GOOD OPERATING CONDITION AND MEET EMISSION STANDARDS. - HAULAGE ROUTES SHALL AVOID RESIDENTIAL AREAS AND USE DEDICATED ROUTES ROADS WHERE POSSIBLE	- PRIOR TO COMMENCEMENT OF CONSTRUCTION, NEIGHBOURING RESIDENTS AND EMERGENCY SERVICES SHALL BE NOTIFIED IN WRITING (BY LETTER DROP) OF THE CONSTRUCTION PERIOD, DESIGNATED WORKING HOURS AND CONTACTS REGARDING COMPLAINTS OF EXCESSIVE VIBRATION. - USE CONSTRUCTION TECHNIQUES THAT MINIMISE THE NEED FOR BLASTING, ROCK BREAKING AND PILE DRIVING. - UNDERTAKE GEOTECHNICAL INVESTIGATION AS NECESSARY TO PREDICT VIBRATION EFFECTS OF CONSTRUCTION TECHNIQUES. - UNDERTAKE ACTIVITIES LIKELY TO CAUSE VIBRATION DURING NORMAL CONSTRUCTION HOURS.	- A BUNDED SERVICE AREA IS REQUIRED FOR MAINTENANCE AND SERVICING -SIGNIFICANT VEHICLE MAINTENANCE SHALL BE CONDUCTED OFF-SITE AT APPROPRIATE FACILITIES. - LIGHT MAINTENANCE MAY BE UNDERTAKEN ON SITE, IN THE BUNDED SERVICE AREA. - THE CONTRACTOR IS TO PROVIDE SUITABLE ACCESS SURFACING FOR ALL WEATHER PURPOSES. - SAFE HANDLING TECHNIQUES AND REQUIRED REFUELING. - WASTE OILS ARE TO BE COLLECTED AND TRANSPORTED TO RECYCLERS OR DESIGNATED DISPOSAL SITES. - SERVICING OF PLANT AND EQUIPMENT SHOULD BE UNDERTAKEN OUTSIDE OF NORMAL CONSTRUCTION HOURS.	- DANGEROUS GOODS SHALL BE STORED SEPARATELY IN BUNDED AREAS NOT ASSESSABLE TO UNQUALIFIED PERSONS WITHOUT APPROPRIATE TRAINING IN ITS HANDLING AND FIRST AID PROCEDURES. - CHEMICAL DATA, HANDLING AND SAFETY SHEETS FOR ALL DANGEROUS GOODS WILL BE KEPT IN THE SITE OFFICE. - ONLY NECESSARY QUANTITIES OF CHEMICALS, FUELS AND OILS SHOULD BE KEPT ON THE CONSTRUCTION SITE AT ANY TIME. - EQUIPMENT IS TO BE AVAILABLE IN FUEL STORAGE AREAS AND IN VEHICLES TO CONTAIN AND CLEAN UP ANY SPILLS THAT MAY OCCUR. - RELEASE ANY CLEAN STORMWATER ACCUMULATED IN TEMPORARY BUNDED AREAS.	- DESIGNATE A WASTE COLLECTION AREA ON-SITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO WATER BODY. - ENSURE REGULAR COLLECTION OF ON-SITE WASTE. - DISPOSAL OF WASTE COLLECTION BINS ARE TO BE CLEARLY MARKED "CONVENTIONAL WASTE"; "RECYCLABLE" AND "REGULATED WASTE"; ENSURE THAT ALL CONTAINERS ARE FITTED WITH LIDS' - REGULATED WASTES SHALL BE SEALED IN A APPROPRIATE LICENSED TO RECEIVE SUCH WASTE. - SCHEDULE WASTE COLLECTION IS REQUIRED TO PREVENT THE CONTAINERS FROM OVERFILLING.	- RUBBISH AND WASTE TO BE COLLECTED FROM SITE - SURPLUS CONSTRUCTION MATERIAL TO BE PROMPTLY REMOVED FROM CONSTRUCTION SITE. - VEGETATION DISTURBANCE TO BE MINIMISED	- ALL ACCESS TO THE SITE IS TO BE VIA THE NOMINATED POINT ON PLAN - BARRICADES AND SAFETY FENCING SHALL BE ERECTED AROUND THE SITE AND ADJACENT TO PUBLIC ACCESS WAYS. THE SITE ACCESS IS TO BE GATED. -GENERALLY, CONSTRUCTION ACTIVATES ARE TO BE FENCED/HOARDED FROM ADJACENT PROPERTIES. - THE CONSTRUCTION SITE COMPOUND IS TO BE LOCKED AT ALL TIMES OUTSIDE OF WORK HOURS. - THE SITE SHALL BE APPROPRIATELY MAINTAINED TO PROVIDE A SAFE WORK ENVIRONMENT FOR ALL PERSONAL, VISITORS AND THE GENERAL PUBLIC. - APPROPRIATE WARNING SIGNS SHALL BE ERECTED FOR THE WORK FORCE AND THE GENERAL PUBLIC TO HIGHLIGHT HAZARDOUS ACTIVITIES WITHIN AND AROUND THE SITE INCLUDING: EXCAVATION, DEMOLITION, THE USE OF EXPLOSIVES POWER TOOLS EXPOSURE TO HIGH NOISE EMISSIONS. -STRICT HOUSEKEEPING SHALL APPLY TO ALL ENTRIES USED FOR SITE ACCESS OR EGRESS, INCLUDING ENTRY TO SITE SHEDS AND EMPLOYEES FACILITIES.
RESPONSIBILITY	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE - THE PRINCIPAL IS RESPONSIBLE FOR PUBLIC NOTIFICATION VIA A THE LETTER DROP	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE - THE PRINCIPAL IS RESPONSIBLE FOR PUBLIC NOTIFICATION VIA THE LETTER DROP	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE.	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE.	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE.	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE.	- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGNATED SITE COMPOUND SECURITY FENCING - THE PRINCIPAL IS RESPONSIBLE FOR FENCING/ HOARDING TO THE ADJACENT PROPERTIES
MONITORING	- THE CONTRACTOR SHALL CONDUCT DAILY VISUAL INSPECTIONS OF THE SITE FOR DUST PLUMES. - A COMPLAINT REGISTER IS TO BE MAINTAINED	- A COMPLAINTS REGISTER TO BE MAINTAINED. - ALL GENUINE NOISE COMPLAINTS SHALL BE INVESTIGATED AND ASSESSED TO DETERMINE IF THE NOISE IS UNREASONABLE. SUCH INVESTIGATIONS MAY REQUIRE NOISE MONITORING TO DETERMINE IF A PROBLEM OF BREACH EXISTS.	- THE CONTRACTOR IS RESPONSIBLE FOR FREQUENT INSPECTIONS OF THE SITE DURING IMPACT WORKS	- THE CONTRACTOR IS RESPONSIBLE FOR DAILY VISUAL INSPECTIONS OF THE SITE.	- THE CONTRACTOR IS RESPONSIBLE FOR DAILY VISUAL INSPECTIONS OF THE SITE. - REGULAR INSPECTIONS WILL BE UNDERTAKEN OF ALL TEMPORARY CHEMICAL AND PETROLEUM PRODUCT STORAGE AREAS FOR LEAKAGES	- DAILY VISUAL INSPECTIONS OF THE SITE ARE TO BE CONDUCTED.	- REGULAR INSPECTIONS FOR UNREASONABLE VISUAL IMPACTS. - A COMPLAINT REGISTER IS TO BE MAINTAINED	- DAILY VISUAL INSPECTIONS OF THE SITE WILL BE UNDERTAKEN FOR ADEQUACY OF SITE SECURITY
CORRECTIVE ACTIONS	- CORRECTIVE ACTIONS WILL INCLUDE A REVIEW OF EXISTING CONTROL MEASURES FOR INADEQUACIES. - SHOULD COMPLAINTS ARISE, THE CONTRACTOR SHALL ENSURE MEASURES ARE TAKEN TO MODIFY THE OFFENDING EQUIPMENT OR MODIFY CONSTRUCTION PRACTICES TO REDUCE DUST LEVELS WITHIN RELEVANT GUIDELINES	- UNREASONABLE NOISE CAUSED BY MACHINERY IS TO BE REMEDIED BY APPROPRIATE REPAIRS AND A MAINTENANCE SCHEDULE REVIEW. - THE RELEVANT ACTIVITY MAY REQUIRE MODIFICATION OR RELOCATION. - SPECIFIC MACHINERY MAY REQUIRE AN ALTERATION TO ITS HOURS OF OPERATION. - CORRECTIVE ACTIONS WILL INCLUDE A REVIEW OF EXISTING CONTROL MEASURES FOR INADEQUACIES. - IN THE EVENT THAT A NON-CONFORMANCE HAS OCCURRED AS A RESULT OF POOR WORK PRACTICES, PERSONNEL ON SITE WILL BE MADE AWARE OF THE PROBLEM AND INFORMED OF ACCEPTABLE WORK PRACTICES.	- SHOULD COMPLAINTS ARISE, MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO MODIFY THE OFFENDING EQUIPMENT OR MODIFY CONSTRUCTION PRACTICES TO ENSURE VIBRATIONS ARE WITHIN RELEVANT GUIDELINES.	- THE CONTRACTOR SHALL ENSURE ON-SITE MACHINERY IS STORED WITHIN THE SECURE DESIGNATED COMPOUND AFTER WORKING HOURS. - THE CONTRACTOR SHALL ENSURE ANY UNAUTHORISED MAINTENANCE IS CEASED IMMEDIATELY AND MOVED OFF- SITE. - THE CONTRACTOR SHALL ENSURE ANY AREA DAMAGED BY HYDROCARBONS OR HAZARDOUS CHEMICALS IS FENCED, EXCAVATED AND REMOVED FROM SITE TO A DESIGNATED DUMPING AREA AND THE AREA RE-ESTABLISHED	- IF DAMAGED GOODS ARE SPILT, THE CONTRACTOR SHALL ENSURE THAT THE AREA IS ISOLATED AND MINIMISED. - PETROLEUM OR CHEMICAL SPILLAGES ARE TO BE IMMEDIATELY, CLEANED UP WITH ADSORBENT MATERIAL. - ABSORBENT MATERIALS USED FOR CLEAN UP OR WASTE DANGEROUS GOODS ARE TO BE PLACED AND SEALED IN AN APPROPRIATE CONTAINER MARKED "REGULATED WASTE" AND CONSIGNED TO A WASTE CONTRACTOR LICENSED TO RECEIVE SUCH WASTE FOR DISPOSAL AT AN APPROVED FACILITY. - THE DAMAGED AREA IS TO BE RE-ESTABLISHED	- PROMPT DELEGATION OF CLEAN UP WORKS. - INCREASED VIGILANCE	- VISUALLY OFFENSIVE COMPONENTS OF CONSTRUCTION SHOULD BE IDENTIFIED AND IF POSSIBLE MODIFIED IN CONSULTATION WITH COMPLAINT.	- INSTALLATION OF INCREASED SECURITY MEASURES REQUIRED.
REPORTING	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN



PLANS AND DOCUMENTS referred to in the PCA DEVELOPMENT APPROVAL

Approval no: DEV2024/1474

Date: 08 May 2024



Status: **FOR APPROVAL**
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Issue	Amendment	Date	Dft	NOTES 1. This is the property of the engineer, and may not be used, copied, or reproduced wholly, or in part without the express permission of the engineer. Infringement in any way may result in legal action. 2. Figured dimensions take precedence over scaled. 3. Verify all dimensions on site.	 <div>Sunshine Coast Office L2, 13 Noval Court, Maroochydore Q 4558 PO Box 102, Moscolaba Q 4557 P: 07 5477 6437 E: admin.sc@empireengineering.com.au</div>	<div>Bundaberg Office 9 Princess Street, Bundaberg Q 4670 PO Box 2052, Bundaberg Q 4670 P: 07 4154 4894 E: admin.cb@empireengineering.com.au</div>	Client: PLANTATION RETIREMENT RESORTS Project: PROPOSED RETIREMENT RESORT 8002 BARINGA DRIVE, BARINGA	Designed: SFD Approved:  TROY PAULSEN / RPEQ: 6990	Drawn: ACR Title: CONSTRUCTION MANAGEMENT PLAN	Date: JANUARY 2024 Job Ref No: SC-10007	Scale: AS NOTED Drawing No: C005	Issue: C
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EROSION AND SEDIMENT CONTROL PROGRAM

1. THIS PROGRAM AND ASSOCIATED PLANS SHALL BE READ IN CONJUNCTION WITH THE SITE MANAGEMENT SPECIFICATION INCORPORATED IN THE CONTRACT DOCUMENTS. THE PROVISIONS OF THE SPECIFICATION ARE TO BE STRICTLY ADHERED TO.
2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR IS TO PROVIDE A DETAILED PROGRAM TO THE SUPERINTENDENT SHOWING THE TIMING FOR ALL WORKS ASSOCIATED WITH THE PROJECT, NOMINATING, IN PARTICULAR, THE PROGRAM FOR INSTALLATION OF SOIL AND EROSION CONTROL SYSTEMS.
3. EARTHWORKS SHALL BE CARRIED OUT IN SUCH A MANNER THAT THE SITE IS MAINTAINED IN A WELL DRAINED CONDITION, AREAS OF LOOSE SOIL ARE MINIMISED AND CONCENTRATIONS OF STORM WATER ARE MINIMISED.
4. THE BASIC OBJECTIVES OF THE EROSION AND SEDIMENT CONTROL ARE:

- IDENTIFY CRITICAL AREAS AND PROVIDE SPECIAL ATTENTION TO THOSE AREAS.

- PLAN SITE LAYOUT SO THAT ACCESS TO ALL REQUIRED DRAINAGE EROSION AND SEDIMENT CONTROL MEASURES IS MAINTAINED.

- LIMIT EXPOSURE TIME BY PROGRAMMING TO MINIMISE THE AREA OF LAND EXPOSED TO POTENTIALLY ADVERSE WEATHER CONDITIONS AT ANY ONE TIME.

- PROVIDE CONTROL MEASURES INCLUDING TEMPORARY AND PERMANENT DRAINAGE, EROSION AND SEDIMENT CONTROLS.
5. THE EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH LOCAL AUTHORITY EROSION AND SEDIMENT CONTROL STANDARDS, THE SOIL EROSION AND SEDIMENT CONTROL - ENGINEERING GUIDELINES FOR QUEENSLAND (CURRENT EDITIONS), AND ALL OTHER LOCAL AUTHORITY EROSION AND SEDIMENT CONTROL GUIDELINES.
6. ALL ESC MEASURES SHALL BE INSPECTED:

- AT LEAST DAILY (WHEN WORK IS OCCURRING ON SITE);

- WITHIN 24 HOURS OF EXPECTED RAIN; AND

- WITHIN 18 HOURS OF RAINFALL EVENT (ie. AN EVENT OF SUFFICIENT INTENSITY AND DURATION TO MOBILISE SEDIMENT ON SITE). MAINTENANCE OF ESC MEASURES SHALL OCCUR IN ACCORDANCE WITH THE FOLLOWING TABLE:

ESC MEASURES	MAINTENANCE TRIGGER	TIME FRAME FOR COMPLETION OF MAINTENANCE
SEDIMENT BASINS	WHEN SETTLED SEDIMENT EXCEEDS THE VOLUME OF THE SEDIMENT STORAGE ZONE (SEE COUNCIL'S SEDIMENT BASIN DESIGN GUIDELINES)	WITHIN 48 HOURS OF THE INSPECTION
OTHER ESC MEASURES	THE CAPACITY OF ESC MEASURES FALLS BELOW 75%	BY THE END OF THE DAY

7. WATER QUALITY SAMPLES MUST BE TAKEN AND ANALYSED PRIOR TO THE RELEASE OF ANY WATER FROM THE SITE. WATER QUALITY MUST SATISFY THE FOLLOWING CRITERIA: TSS<50 mg/L pH BETWEEN 6.5 AND 8.5. IF WATER QUALITY FAILS THE CRITERIA THEN USE OF A GYPSUM FLOCULANT IS TO BE APPLIED AS DIRECTED BY THE SUPERINTENDENT.
8. ALL WATER QUALITY DATA INCLUDING DATES OF RAINFALL, TESTING AND WATER RELEASE MUST BE MAINTAINED IN AN ONSITE REGISTER. THIS REGISTER IS TO BE MAINTAINED FOR THE DURATION OF THE APPROVED WORKS AND BE AVAILABLE ON SITE FOR INSPECTIONS BY COUNCIL OFFICERS ON REQUEST.
9. CONSTRUCTION ACCESS SHALL BE AT ONLY ONE NOMINATED POINT AS DETAILED ON THE PLANS. A TRUCK WASH HARD STAND AS DETAILED ON THE PLAN COMPRISING FREE DRAINING GRAVEL SHALL BE LOCATED ADJACENT TO THE POINT OF ACCESS WHERE VEHICLES CAN BE WASHED DOWN PRIOR TO EXIT TO THE STREET SYSTEM IF REQUIRED. THE WASH DOWN AREA SHALL BE KEPT FREE OF MUD.
10. FOR DETAILS OF SHAKE DOWN AREA REFER TO IPWEAQ STANDARD DRAWING D-0040.
11. SUPPLEMENTARY EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED AT THE DISCRETION OF THE SUPERINTENDENT AND/OR COUNCIL.
12. SEDIMENT CONTROL DEVICES SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL AT LEAST 70% SOIL COVERAGE UPSTREAM AND DOWNSTREAM OF THE DEVICE IS ACHIEVED AND/OR AS DIRECTED BY COUNCIL.
13. EXCAVATED MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS IN ACCORDANCE WITH THE APPROVED SPECIFICATION.
14. ANY IMPORTED FILL MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE SPECIFICATION.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL (ESC) MEASURES TO BE MAINTAINED AND FULLY OPERATIONAL DURING THE MAINTENANCE PERIOD AND ARE TO REMOVED AFTER THE SATISFACTORY COMPLETION OF AN OFF-MAINTENACE INSPECTION BY COUNCIL AND PRIOR TO FORMAL ACCEPTANCE "OFF MAINTENANCE" BY COUNCIL.

EROSION AND SEDIMENT CONTROL NOTES

TOPSOIL:

1. SEDIMENT FENCES TO BE PLACED AS SHOWN. FOR DETAILS OF SEDIMENT FENCE REFER IPWEAQ STANDARD DRAWING D-0040.
2. STRIP AND STOCKPILE AVAILABLE TOPSOIL (ASSUMED AVERAGE DEPTH 100mm) FROM ALL DISTURBED AREAS PRIOR TO BULK EARTHWORKS.
3. GRADE EVENLY BETWEEN ALLOTMENT FINISHED SURFACE LEVELS AND ENSURE LOTS ARE FREE DRAINING.
4. MINIMUM SLOPE ACROSS ALLOTMENTS TO BE 1%.
5. ALL FOOTPATHS, BATTERS AND EARTHWORKS AFFECTED ALLOTMENTS ARE TO BE TOPSOILED TO A MINIMUM DEPTH OF 100mm (LIGHTLY COMPACTED) AND TURFED WHERE SPECIFIED.

SEDIMENT FENCES:

1. SEDIMENT FENCES TO BE REPAIRED AS REQUIRED AND EXCESSIVE SEDIMENT DEPOSITS SHOULD BE REMOVED.
2. IN THE EVENT OF WET WEATHER, INSTALL KERB INLET FILTERS WITH GRAVEL RANGING FROM 50mm TO 75mm IN SIZE. REFER IPWEAQ STANDARD DRAWING D-0041. WHEREVER PRACTICABLE SEDIMENT RUNOFF SHOULD BE COLLECTED AND RETAINED WHOLLY WITHIN THE WORKSITE OR PRIOR TO ENTRY ON A ROAD SURFACE (WHETHER INSIDE OR OUTSIDE THE SITE). IF THE GRAVEL FILTER BECOMES CLOGGED WITH SEDIMENT DURING ITS USE, THE GRAVEL MUST BE PULLED AWAY FROM THE MESH AND CLEANED OR REPLACED.
3. DAILY CHECKS OF SILT FENCES IS TO BE MADE ALONG WITH A CHECK AFTER ANY SIGNIFICANT STORM EVENT TO ENSURE INTEGRITY AND PERFORMANCE.

TURFING:

1. PROVIDE TURFING TO ENTIRE WIDTH OF ALL SWALES, FOOTPATHS AND 1 IN 4 CUT AND FILL BATTERS.
2. FOOTPATH BATTERS ARE TO BE STABILISED WITH TOPSOIL (AND TURFED) AS SOON AS PRACTICAL AFTER BATTERS HAVE BEEN COMPLETED. REMAINING EXPOSED AREAS ON LOTS ARE TO BE SEEDED AND MULCHED (eg. HYDROMULCHED).
1. TOPSOIL STOCKPILE TO HAVE A SEDIMENT FENCE DOWN SLOPE AND A DIVERSION DRAIN UP SLOPE.

'A' DURING CONSTRUCTION:

2. SEDIMENT FENCES TO BE PLACED AS SHOWN.

3. INSPECT BANKS DAILY AND REPAIR ANY SLUMPS, WHEEL TRACK DAMAGE OR LOSS OF FREEBOARD.

4. REMOVE SEDIMENT TO AVOID PONDING FROM CATCH DRAINS.

5. REMOVE EXCESSIVE SEDIMENT FROM UPSTREAM OF CHECK DAM.

6. ROAD RESERVE TO BE USED AS HAUL ROAD.

7. A CATCH DRAIN/CATCH BANK IS TO BE PROVIDED ON THE TOP SIDE OF ALL CUTS AND DISCHARGE EITHER TO UNDISTURBED GRASS LANDS OR TO THE CROSS ROAD DRAINAGE.

8. SUPPLEMENTARY EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.

9. GRASS SEEDING IS TO ACHIEVE 70% COVER WITHIN 30 DAYS OF COMPLETION OF EARTHWORKS.

'B' FOLLOWING CONSTRUCTION:

1. SEDIMENTATION AND EROSION CONTROLS TO BE MAINTAINED UNTIL SITE IS 80% STABILISED WITH ESTABLISHED GRASS/TURF THEN CONTROLS CAN BE REMOVED.

HOLD POINT

1. WORK TO ROADS, DRAINAGE, SEWER, WATER OR EARTHWORKS MUST NOT PROCEED UNTIL ADEQUATE SEDIMENT CONTROL IS IN PLACE TO THE SATISFACTION OF THE SUPERINTENDENT.

DISCHARGE QUALITY NOTES

1. CONTRACTOR TO MEET THE FOLLOWING WATER QUALITY CRITERIA PRIOR TO SUMP PUMP DISCHARGE FROM SITE:

• SUSPENDED SOLIDS

50mg/L (75 NTU TURBIDITY)

• TOTAL IRON

0.3mg/L

• TOTAL ALUMINIUM

0.2mg/L

• pH

6.5-8.5 GENERALLY (MATCH pH OF INSITU GROUNDWATER)

• VISUAL AMENITY

NO VISIBLE PLUME

2. FLOCCULATION AND EMPTYING OF SEDIMENT BASIN TO OCCUR WITHIN 48 HOURS AFTER RAINFALL EVENT

3. FLOCCULATION DOSAGE AS SPECIFIED BY INDEPENDENT GEOTECHNICAL ENGINEER'S SPECIFICATION. ALLOW DOSAGE RATE OF 4-8L "TURBICLEAR" PER 100m³ DIRTY WATER

4. CONTRACTOR MAY OPT TO DISCHARGE TO CERTIFIED TANKER TRUCK DISPOSAL CONTRACTORS IN LIEU OF THE ABOVE TREATMENT REQUIREMENTS
- ORDER OF CONSTRUCTION
1. ESTABLISH STABILISED SITE ACCESS/SHAKER GRID (2)

2. ERECT SITE BARRIER/NO-GO FENCING

3. CLEAN WATER DIVERSION DRAINS

4. ERECT SEDIMENT FENCES

5. EXCAVATE SEDIMENTATION BASINS

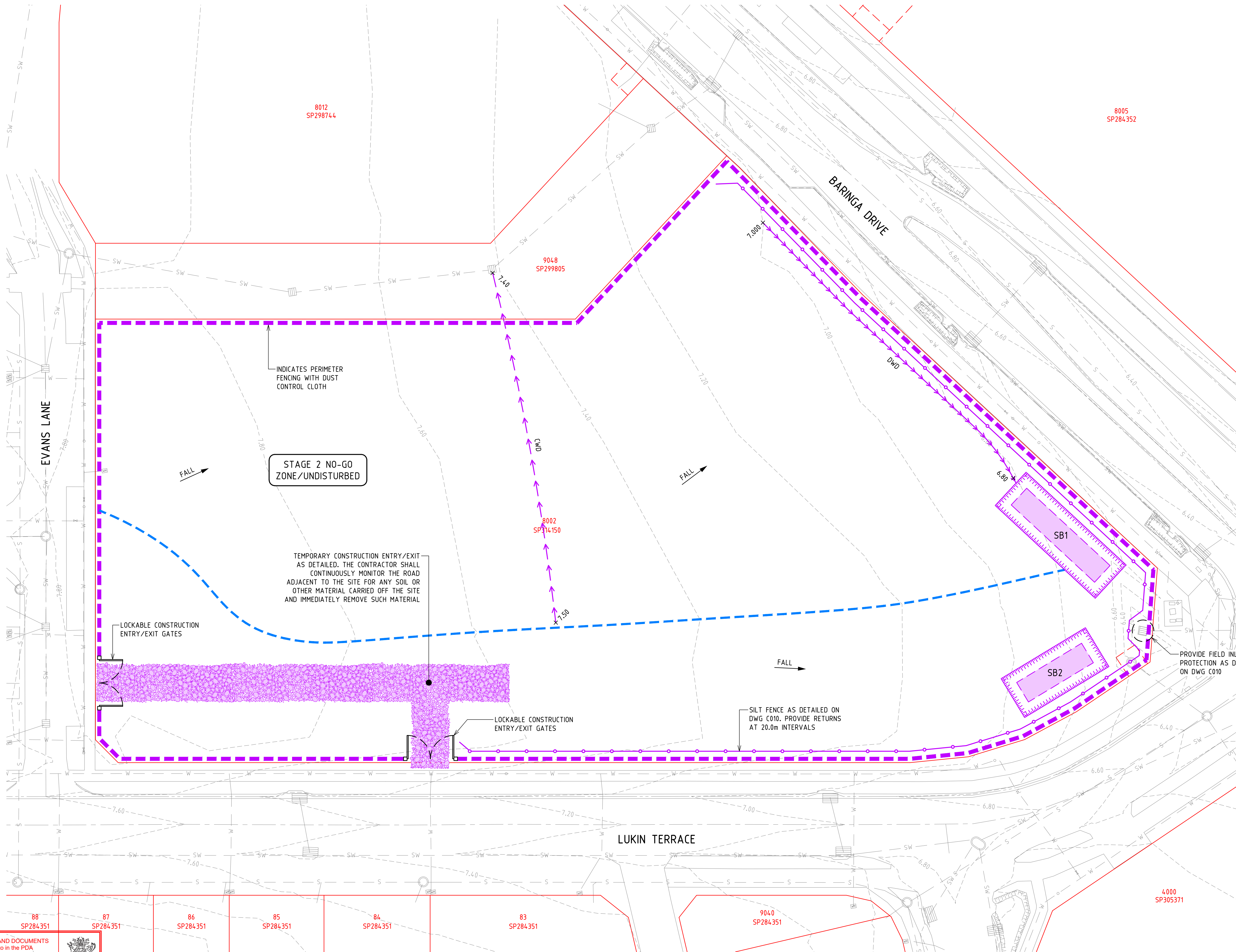
6. DIRTY WATER DIVERSION DRAINS

7. PROTECTION OF INSTALLED STORMWATER SYSTEM

8. PROGRESSIVE STABILISATION (TURFING, SEEDING, GROUND COVER ETC.)

9. DECOMMISSIONING OF EROSION AND SEDIMENT CONTROLS SHALL NOT TAKE PLACE UNTIL ALL EXPOSED SOIL AREAS ARE STABILISED AGAINST EROSION AND RESPONSIBILITY FOR THE SITE NO LONGER LIES WITH THE CONTRACTOR.
- WARNING
- THE LOCATION OF EXISTING TELSTRA, ELECTRICITY, SEWERAGE & WATER ARE NOT SHOWN ON THE DRAWINGS. PRIOR TO AND DURING CONSTRUCTION OBTAIN THE PRECISE LOCATION OF ALL SERVICES (UNDERGROUND & OVERHEAD) FROM THE RELEVANT AUTHORITY RESPONSIBLE FOR EACH SERVICE
-
- TEMPORARY CONSTRUCTION ENTRY/EXT SEDIMENT TRAP
NTS
-
- TYPICAL SILT FENCE DETAIL
NTS
-
- ELEVATION
- PLAN
- FIELD INLET PROTECTION
NTS
-
- GULLY INLET PROTECTION
NTS
-
- CLEAN WATER CUTOFF DRAIN DETAIL (CWD)
NTS
-
- DIRTY WATER CUTOFF DRAIN DETAIL (DWD)
NTS
- CUTOFF DRAINS - MAINTENANCE PROGRAM
1. INSPECTIONS TO BE CARRIED OUT AFTER EACH RUNOFF EVENT.

2. SEDIMENT BUILD UP TO BE REMOVED DURING CONSTRUCTION AS REQUIRED BY THE SUPERINTENDENT.
- NOTE: DRAIN TO BE CIRCULAR PARABOLIC OR TRAPEZOIDAL, V SHAPED IS NOT ACCEPTABLE. GRADIENT BETWEEN 1.0% TO 5.0%
- PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
- Approval no: DEV2024/1474
Date: 08 May 2024
-
- | Issue | Amendment | Date | Dt | NOTES |
|-------|--------------|----------|-----|--|
| A | FOR APPROVAL | 28.02.24 | ACR | 1. This is the property of the engineer, and may not be used, copied, or reproduced wholly, or in part without the express permission of the engineer. Infringement in any way may result in legal action. |
| B | RFI RESPONSE | 27.03.24 | ACR | 2. Figured dimensions take precedence over scaled. |
| | | | | 3. Verify all dimensions on site. |
-
- Sunshine Coast Office
L2, 13 Norval Court, Maroochydore Q 4558
PO Box 102, Moscolaba Q 4557
P: 07 5477 6437
E: admin.sc@empireengineering.com.au
- Bundaberg Office
9 Princess Street, Bundaberg Q 4670
PO Box 2052, Bundaberg Q 4670
P: 07 4154 4894
E: admin.cb@empireengineering.com.au
- Client: PLANTATION RETIREMENT RESORTS
Project: PROPOSED RETIREMENT RESORT
8002 BARINGA DRIVE,
BARINGA
- Designed: SFD
Drawn: ACR
Approved:
TROY PAULSEN / RPEQ: 6990
- EROSION AND SEDIMENT CONTROL
NOTES AND DETAILS
- Status: **FOR APPROVAL**
NOT FOR CONSTRUCTION
- Date: JANUARY 2024
Job Ref No: SC-10007
Scale: AS NOTED
Drawing No: C010
Issue: B



LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
---	---	PROPERTY EASEMENT
---	---	KERB AND CHANNEL
---	---	KERB ONLY
---	---	INVERT KERB
---	---	ROAD CROWN
---	---	DRAINAGE
---	---	SEWER
---	---	WATER
---	---	CONTOURS
---	---	BATTERS
---	---	SEDIMENT FENCE
---	---	PERIMETER FENCING
---	---	CLEAN WATER DIVERSION
---	---	DIRTY WATER DIVERSION
---	---	CATCHMENT BOUNDARY
---	---	DIRECTION OF FALL

NOTE: REFER DWG C010 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SEDIMENT BASIN TABLE

BASIN	LENGTH (m)	WIDTH (m)	DEPTH (m)	BATTER SLOPE	MIN. VOLUME (m ³)
SB1	15.0	3.0	1.5	1 IN 1	40
SB2	10.0	3.0	1.5	1 IN 1	20

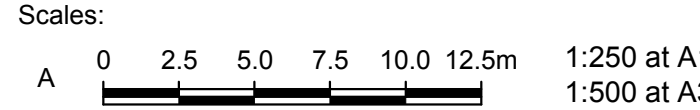
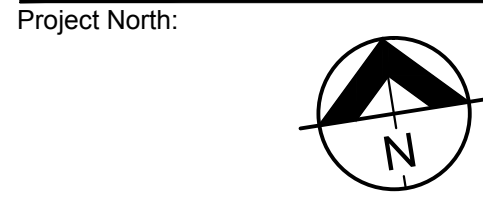
THE EROSION AND SEDIMENT CONTROL PLAN IS A CONCEPT PLAN DEMONSTRATING AN APPROACH TO EROSION AND SEDIMENT CONTROL FOR THIS SITE. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE AN EROSION AND SEDIMENT CONTROL DESIGN WITH CERTIFICATION PRIOR TO COMMENCEMENT OF WORKS. CERTIFICATION MUST BE UNDERTAKEN BY A REGISTERED CPESC.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2024/1474
Date: 08 May 2024



EROSION AND SEDIMENT CONTROL PLAN

SCALE A



Status: **FOR APPROVAL**
NOT FOR CONSTRUCTION

Issue	Amendment	Date	Dt	NOTES	Client: PLANTATION RETIREMENT RESORTS	Designed: SFD	Drawn: ACR	Title: EROSION AND SEDIMENT CONTROL PLAN	Date: JANUARY 2024	Scale: AS NOTED
A	FOR APPROVAL	28.02.24	ACR	1. This is the property of the engineer, and may not be used, copied, or reproduced wholly, or in part without the express permission of the engineer. Infringement in any way may result in legal action.	Project: PROPOSED RETIREMENT RESORT 8002 BARINGA DRIVE, BARINGA	Approved: [Signature]			Job Ref No: SC-10007	Drawing No: C011
B	RFI RESPONSE	27.03.24	ACR	2. Figured dimensions take precedence over scaled.					Issue: B	
				3. Verify all dimensions on site.						

Empire Engineering
ACN 112761510 ABN 21112761510

Sunshine Coast Office
12, 13 Norval Court, Maroochydore Q 4558
PO Box 102, Moscolaba Q 4567
P: 07 5477 6437
E: admin.sc@empireengineering.com.au

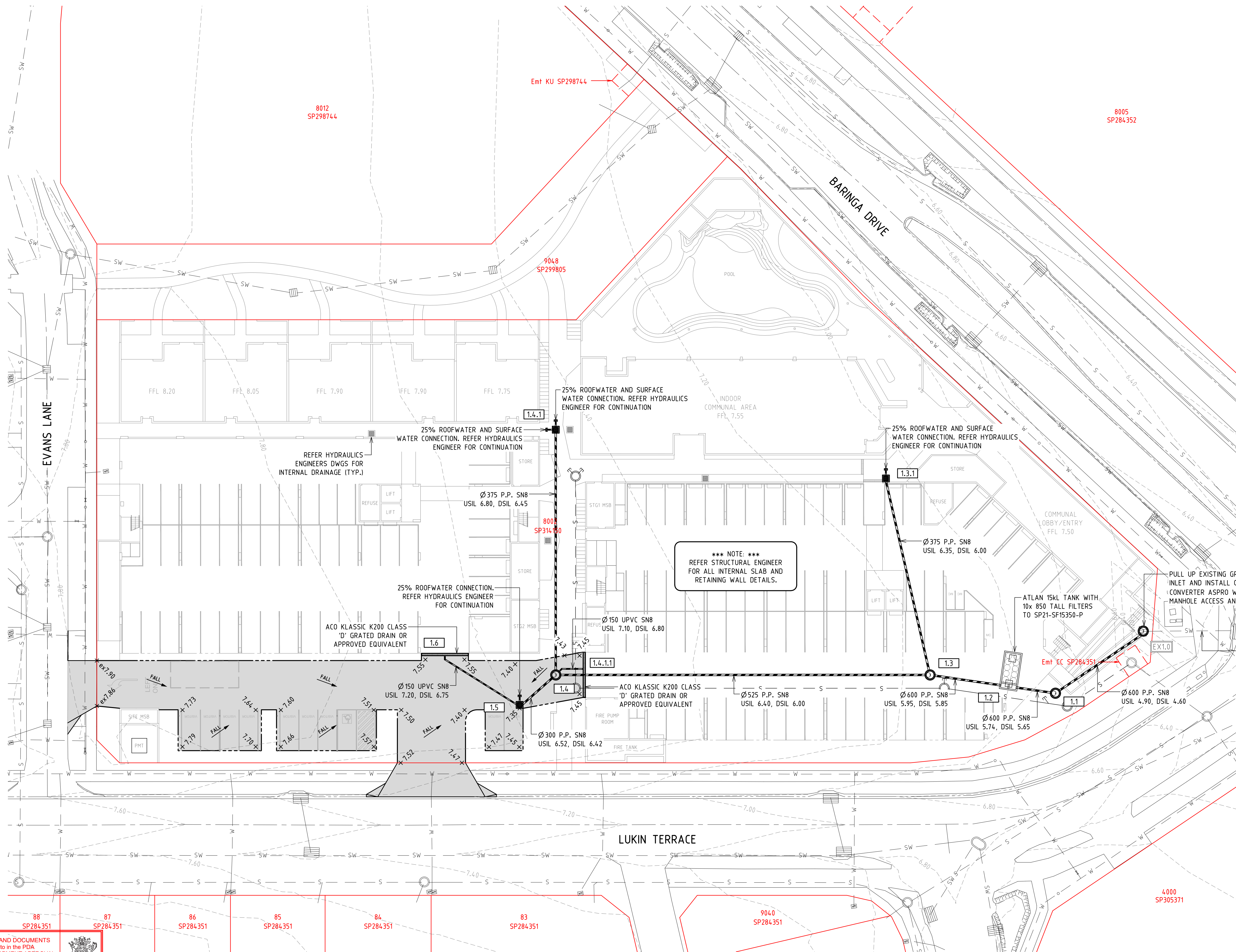
Bundaberg Office
9 Princess Street, Bundaberg Q 4670
PO Box 2052, Bundaberg Q 4670
P: 07 4154 4894
E: admin.cb@empireengineering.com.au

Client: PLANTATION RETIREMENT RESORTS
Project: PROPOSED RETIREMENT RESORT 8002 BARINGA DRIVE, BARINGA

Designed: SFD
Drawn: ACR
Approved: [Signature]
TROY PAULSEN / RPEQ: 6990

Title: EROSION AND SEDIMENT CONTROL PLAN

Date: JANUARY 2024
Scale: AS NOTED
Job Ref No: SC-10007
Drawing No: C011
Issue: B



LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
---	---	PROPERTY EASEMENT
---	---	KERB AND CHANNEL
---	---	KERB ONLY
---	---	EDGE OF CONCRETE
---	---	INVERT KERB
---	---	ROAD CROWN
---	---	DRAINAGE
---	---	SEWER
---	---	WATER
---	---	CONTOURS
---	---	BATTERS
---	---	RETAINING WALL
---	---	CONCRETE PAVEMENT. REFER DWG C030
---	---	SURFACE LEVEL
---	---	STRUCTURE NUMBER
---	---	DIRECTION OF FALL
---	---	600x600 TYPE 2 FIELD INLET U.N.O.
---	---	STD. CONC. Ø1050 MANHOLE U.N.O.

NOTE: REFER DWG C001 FOR STORMWATER NOTES AND C025 FOR SECTIONS AND DETAILS

ALL PITS TO BE FITTED WITH ATLAN GROSS POLLUTANT TRAP BASKETS 'STORMSACK' OR APPROVED EQUIVALENT.

Project North:

Scales:

0 2.5 5.0 7.5 10.0 12.5m

1:250 at A1
1:500 at A3

Status: **FOR APPROVAL**
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2024/1474
Date: 08 May 2024

Issue	Amendment	Date	Dt
A	FOR APPROVAL	29.01.24	ACR
B	PLAN AMENDMENTS	07.02.24	ACR
C	RFI RESPONSE	27.03.24	ACR

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Sunshine Coast Office
12, 13 Norval Court, Maroochydore Q 4558
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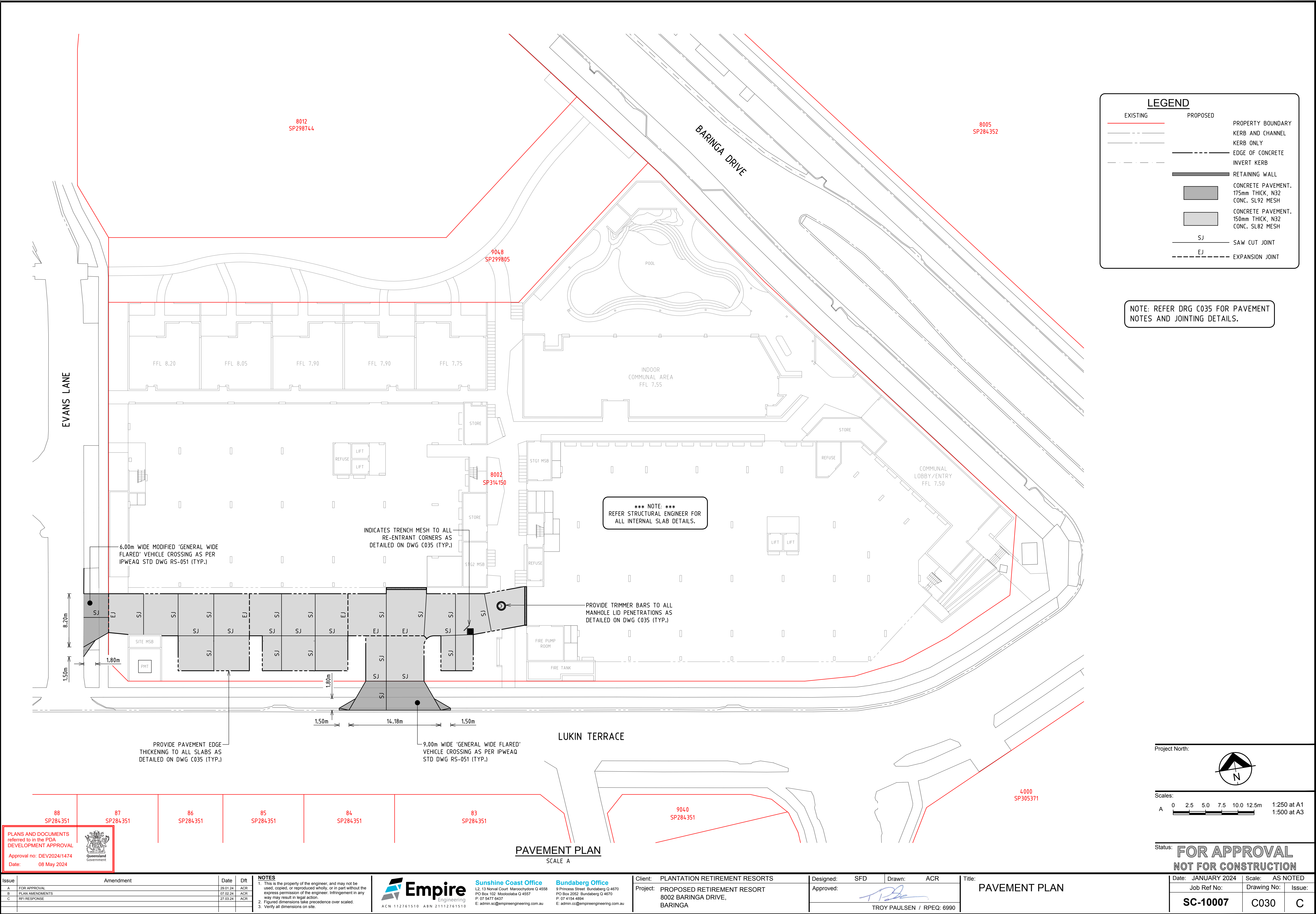
Bundaberg Office
9 Princess Street, Bundaberg Q 4670
PO Box 2052, Bundaberg Q 4670
P: 07 4154 4894
E: admin.cb@empireengineering.com.au

Client: PLANTATION RETIREMENT RESORTS
Project: PROPOSED RETIREMENT RESORT
8002 BARINGA DRIVE,
BARINGA

Designed: SFD
Drawn: ACR
Approved:
TROY PAULSEN / RPEQ: 6990

Title: SITWORKS AND DRAINAGE PLAN

Date: JANUARY 2024	Scale: AS NOTED
Job Ref No: SC-10007	Drawing No: C020
	Issue: C



LEGEND

EXISTING

PROPOSED

PROPERTY BOUNDARY

KERB AND CHANNEL

KERB ONLY

EDGE OF CONCRETE

INVERT KERB

RETAINING WALL

CONCRETE PAVEMENT.
175mm THICK, N32
CONC. SL92 MESH

CONCRETE PAVEMENT.
150mm THICK, N32
CONC. SL82 MESH

SJ

EJ

SAW CUT JOINT

EXPANSION JOINT

NOTE: REFER DRG C035 FOR PAVEMENT NOTES AND JOINTING DETAILS.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1474

Date: 08 May 2024

88
SP284.351

87
SP284.351

86
SP284.351

85
SP284.351

84
SP284.351

83
SP284.351

9040
SP284.351

4000
SP305371

PAVEMENT PLAN

SCALE A

Client: PLANTATION RETIREMENT RESORTS

Project: PROPOSED RETIREMENT RESORT
8002 BARINGA DRIVE,
BARINGA

Designed: SFD

Drawn: ACR

Approved:

Title: PAVEMENT PLAN

TROY PAULSEN / RPEQ: 6990

Date: JANUARY 2024

Scale: AS NOTED

Job Ref No: SC-10007

Drawing No: C030

Issue: C

Issue

Amendment

Date

Dt

NOTES

A

FOR APPROVAL

29.01.24

ACR

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B

PLAN AMENDMENTS

07.02.24

ACR

2. Figured dimensions take precedence over scaled.

C

RFI RESPONSE

27.03.24

ACR

3. Verify all dimensions on site.

Sunshine Coast Office

L2, 13 Norval Court, Maroochydore Q 4558

PO Box 102, Moscolaba Q 4557

P: 07 5477 6437

E: admin.sc@empireengineering.com.au

Bundaberg Office

9 Princess Street, Bundaberg Q 4670

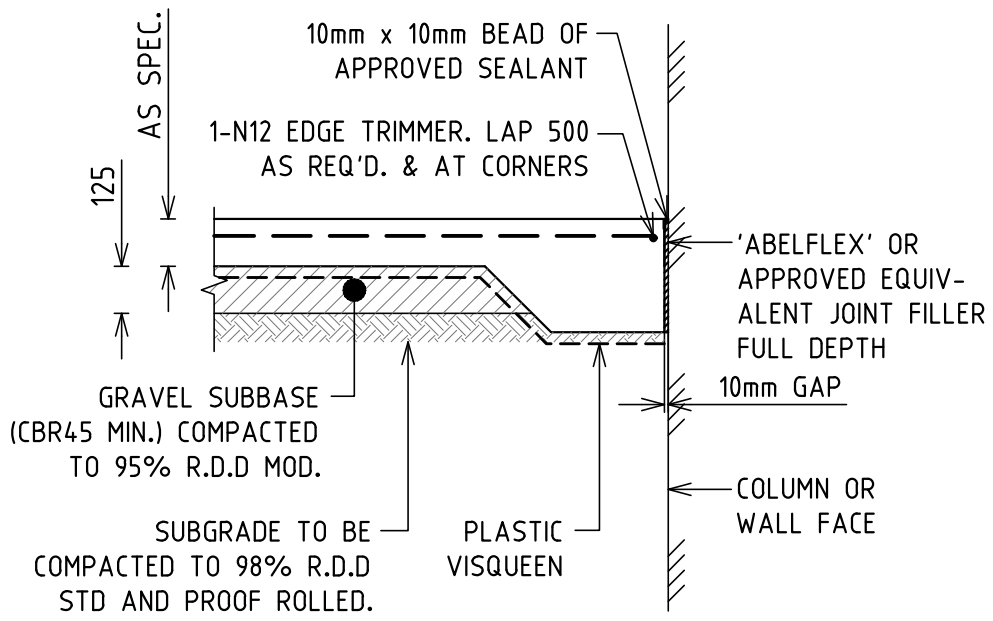
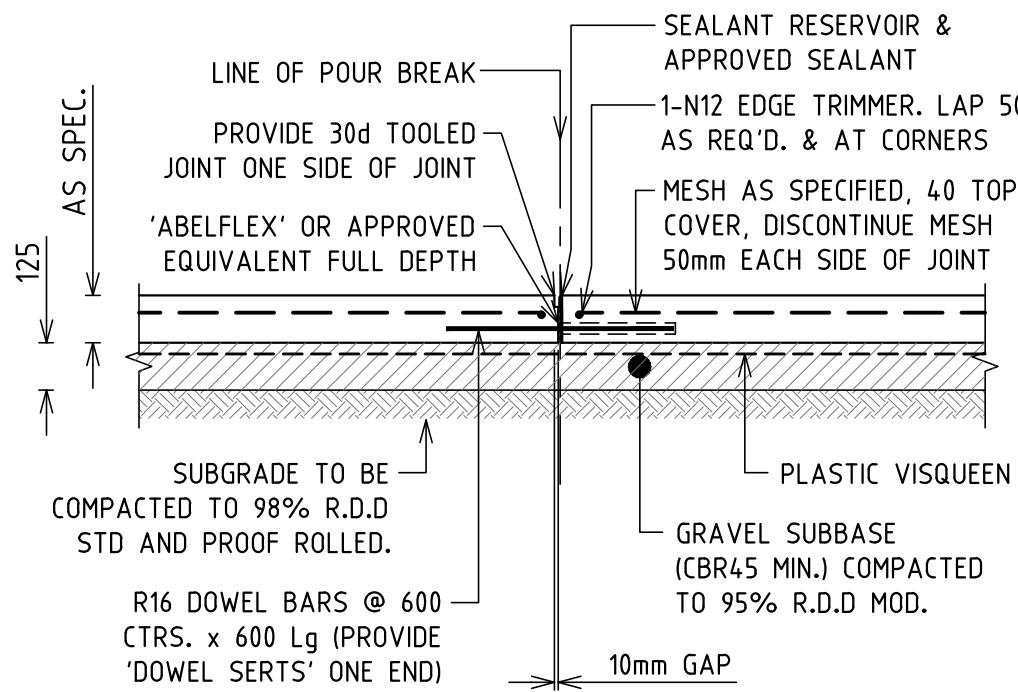
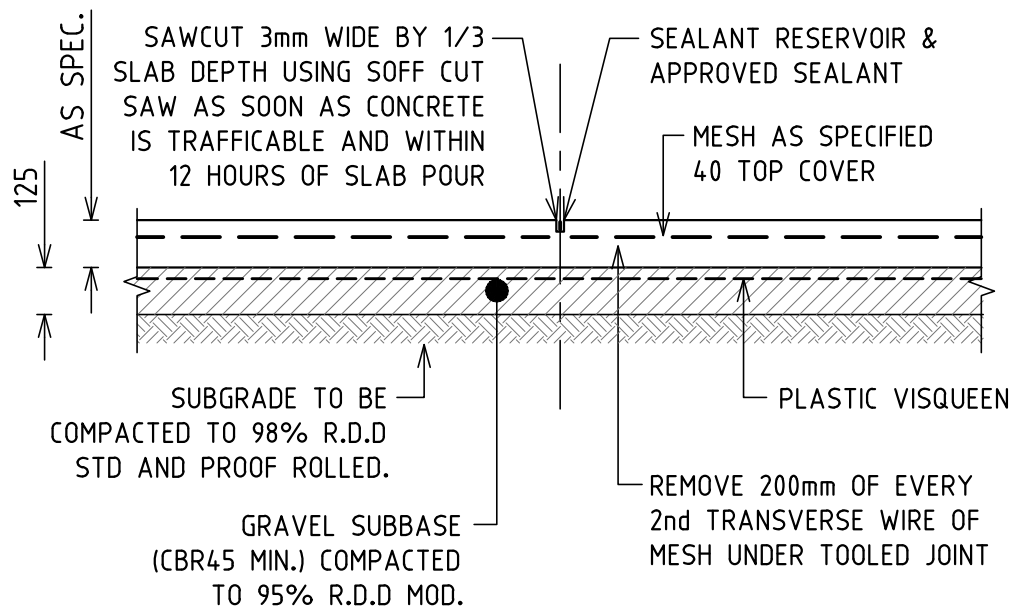
PO Box 2055, Bundaberg Q 4670

P: 07 4154 4894

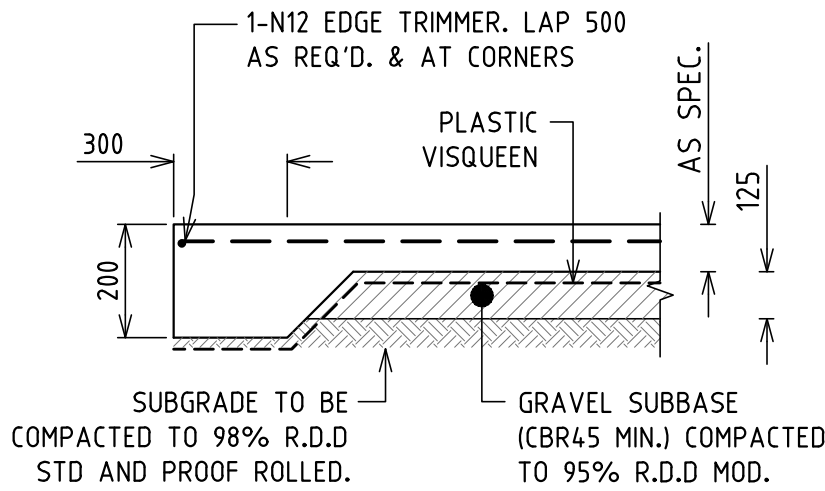
E: admin.cb@empireengineering.com.au

DRIVEWAY NOTES

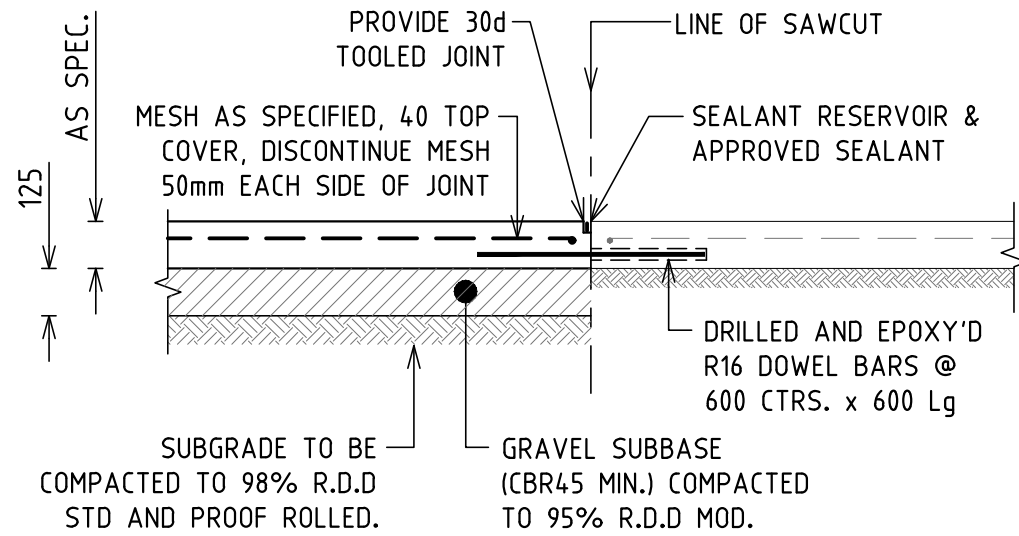
- PERMITS RELATING TO ROAD AND FOOTPATH CLOSURES MUST BE OBTAINED FROM COUNCIL. CONTRACTOR IS TO ALLOW FOR TRAFFIC CONTROL AND PRODUCE AN ENDORSED TRAFFIC MANAGEMENT PLAN PRIOR TO COUNCIL PRE-START MEETING
- CONCRETE TO BE 32MPa IN ACCORDANCE WITH AS-1379 & AS-3600 UNO.
- CONCRETE SURFACE TOLERANCE TO BE +5mm OVER 3 METRE SECTIONS. -0mm
- COMPACTION OF SUBGRADE TO 98% STANDARD TO AS1289.5.1.1. WHERE SUBGRADE IS LESS THAN CBR 5 EXCAVATE UNSUITABLE AND PROVIDE IMPORTED MATERIAL TO SATISFACTION OF THE SUPERINTENDENT
- ALL CONCRETE TO BE BROOM FINISHED. FINISHES OTHER THAN BROOM CONCRETE ARE TO BE SPECIFICALLY APPROVED BY ENGINEER, WITH REGARDS TO LONG TERM SKID RESISTANCE AND DURABILITY
- PATTERN LINES TO BE SQUARE TO SIDES AND FINISHED WITH AN APPROVED GROOVING TOOL
- EXPANSION JOINTS TO BE 10 THICK, FULL DEPTH CLOSED CELL CROSS LINKED POLYETHYLENE FOAM (85-150 KG/M³) OR 10mm THICK COMPRESSED GRANULATED CORKBOARD. INSTALLATION TO MANUFACTURERS INSTRUCTIONS.
- 3-L12 TRENCH MESH x 2000 LONG TO BE PLACED AT ALL RE-ENTRANT CORNERS
- REINFORCEMENT FABRIC TO AS-1304, 40 TOP AND EDGE COVER, LAP FABRIC 250.
- GRADE NOT TO EXCEED 1 IN 40 WHERE DISABILITY ACCESS IS REQUIRED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCH. & HYDRAULIC CONSULTANTS DWGS FOR ALL LEVELS, FALLS, GRADES, DRAINAGE, ETC.
- REFER TO COUNCIL'S STANDARD DRAWINGS FOR DRIVEWAY CROSS-OVER TYPES, DIMENSIONS AND FLARES. A COPY OF THESE DRAWINGS CAN BE OBTAINED FROM COUNCIL'S WEBSITE, OR CONTACT EMPIRE ENGINEERING.



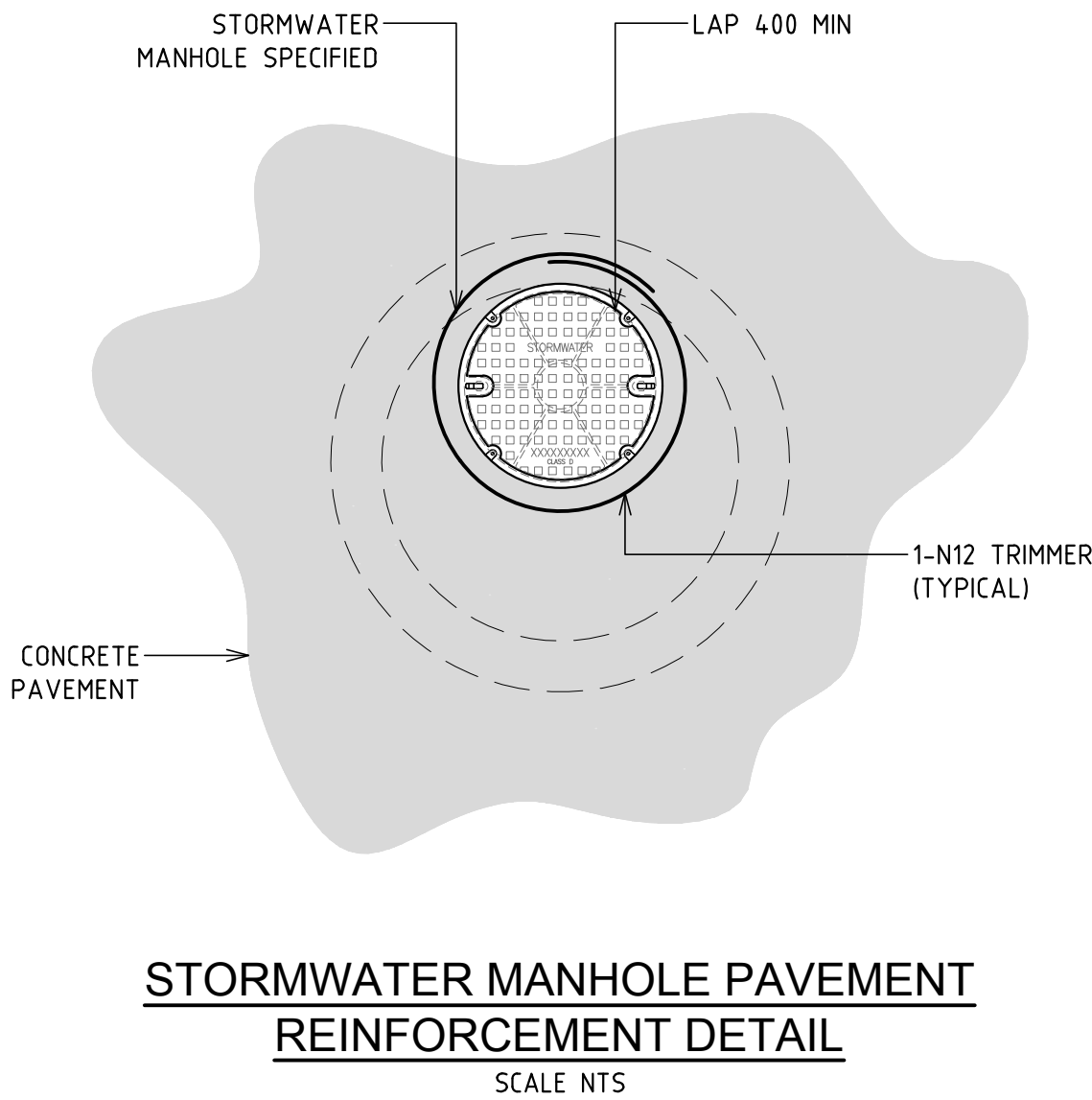
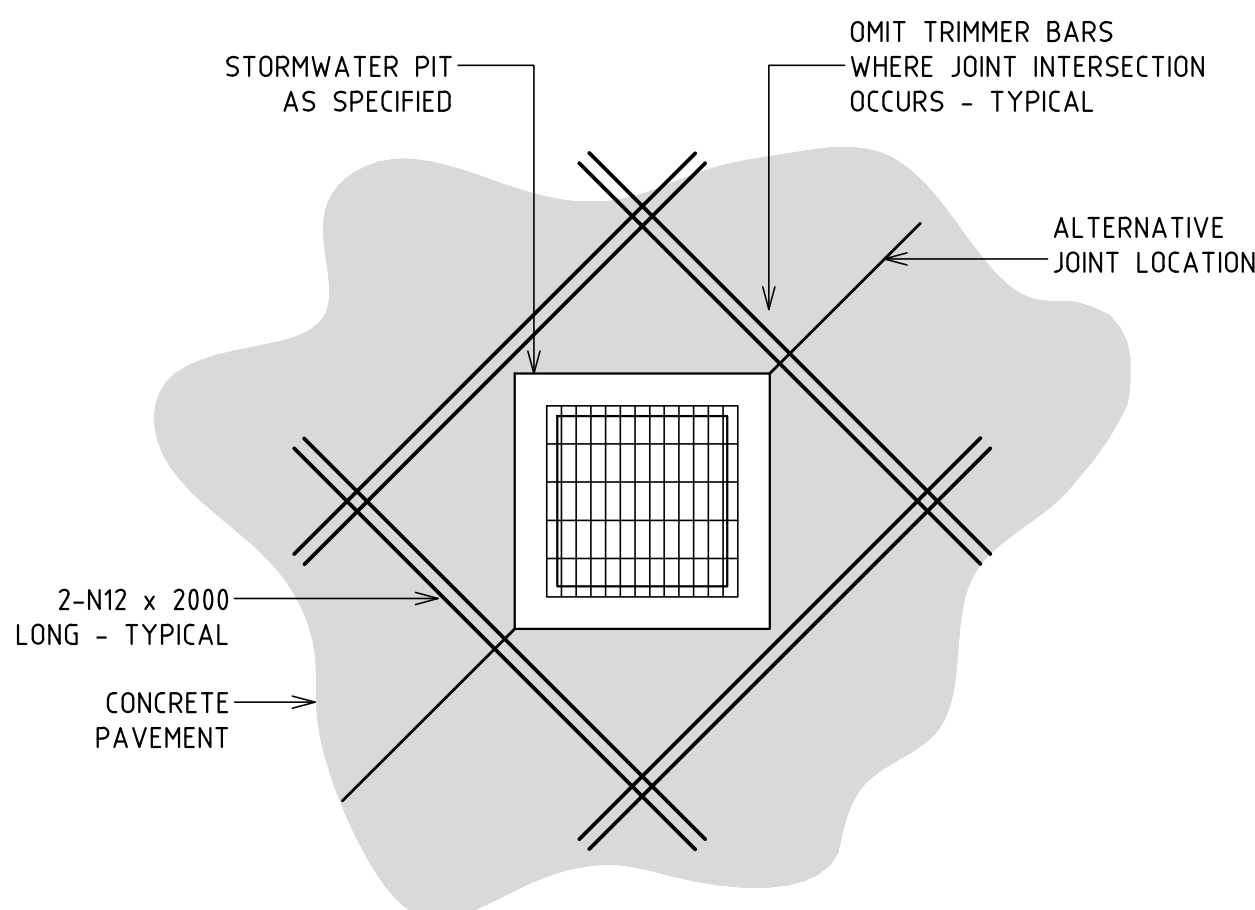
ISOLATION JOINT DETAIL (IJ)
SCALE 1:20



EDGE THICKENING DETAIL (ET)
SCALE 1:20



DOWELLED JOINT DETAIL TO EXISTING PAVEMENT (DJ)
SCALE 1:20



PLANS AND DOCUMENTS referred to in the POA DEVELOPMENT APPROVAL
Approval no: DEV2024/1474
Date: 08 May 2024



Status: **FOR APPROVAL**
NOT FOR CONSTRUCTION

Issue	Amendment	Date	Dt
A	FOR APPROVAL	29.01.24	ACR
B	PLAN AMENDMENTS	07.02.24	ACR
C	RFI RESPONSE	27.03.24	ACR

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 - Verify all dimensions on site.



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P: 07 4154 4894
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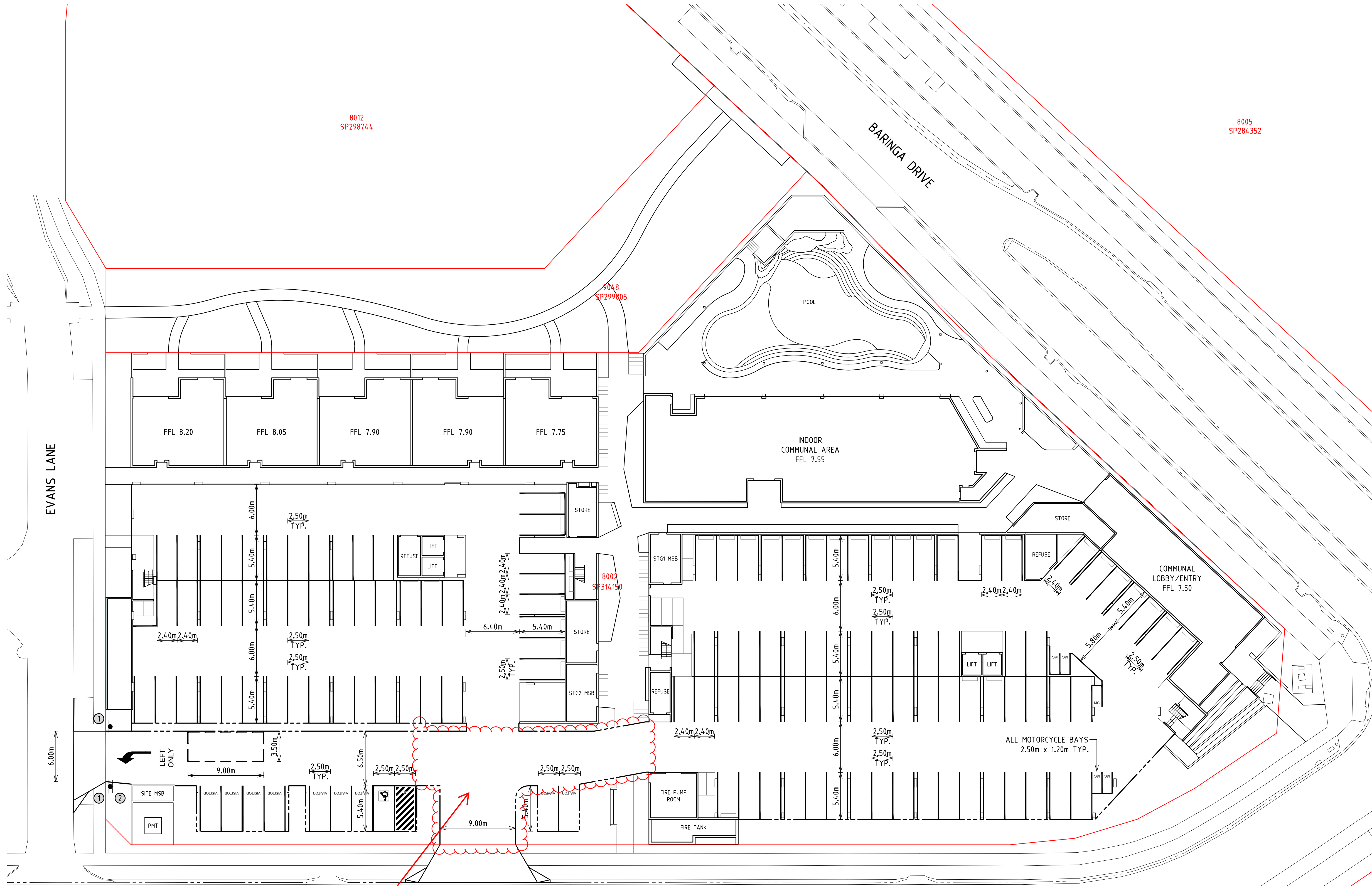
Client: PLANTATION RETIREMENT RESORTS
Project: PROPOSED RETIREMENT RESORT
8002 BARINGA DRIVE,
BARINGA

Designed: SFD
Drawn: ACR
Approved:

TROY PAULSEN / RPEQ: 6990

Title: PAVEMENT NOTES AND DETAILS

Date:	JANUARY 2024	Scale:	AS NOTED
Job Ref No:	SC-10007	Drawing No:	C035
Issue:			C



LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
---	---	KERB AND CHANNEL
---	---	KERB ONLY
---	---	EDGE OF CONCRETE
---	---	INVERT KERB
---	---	RETAINING WALL
---	---	SIGN

- SIGNAGE AND LINEMARKING NOTES**
- ALL SIGNAGE AND LINEMARKING TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD CURRENT EDITION).
 - ALL CARPARK LINEMARKING TO BE IN ACCORDANCE WITH THE DIMENSIONAL REQUIREMENTS OF AS/NZ 2890.1 2004.
 - ALL LINEMARKING ON AC PAVEMENTS SHALL BE WHITE, TYPE 1 ROAD MARKING PAINT 80-100mm WIDE, REFER MRS 11.45 SPECIFICATIONS (U.N.O.).
 - ALL LINEMARKING ON CONCRETE PAVEMENTS SHALL BE GOLDEN YELLOW, COLOUR NO. Y14 PER AS 2700 AND 80-100mm WIDE (U.N.O.).
 - EXISTING LINEMARKING TO BE REMOVED BY EITHER MACHINE GRINDING OR SAND BLASTING METHODS
 - DISABILITY CARPARK LINEMARKING TO AS2890.6 (YELLOW CHEVRON AND OUTLINE, YELLOW BOLLARD, BLUE SYMBOL)
 - WHEEL STOP SETOUT TO AS2890.1
 - ALL SIGNS TO BE REFLECTORISED CLASS 1 TO AS1743 UNLESS NOTED OTHERWISE
 - SIGNS ARE TO BE INSTALLED WITH THE FOLLOWING CLEARANCES TO EDGE OF SIGN:
 - NO KERB = 600mm BEHIND GUIDE POSTS
 - BARRIER KERB = 300mm FROM FACE OF KERB
 - MOUNTABLE KERB = 500mm FROM FACE OF KERB

SIGNAGE REGISTER

DESCRIPTION	CODE NO.	SIZE WxH (mm)	QUANTITY
① NO ENTRY	R2-4A	450 x 450	2
② ALL TRAFFIC TURN LEFT	R2-14A	600 x 800	1

AMENDED IN RED

By: Andrew McKnight
Date: 29 April 2024

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1474
Date: 08 May 2024

Appropriate give-way and stop sign line marking to be advised by engineer

88 SP284351

87 SP284351

86 SP284351

85 SP284351

84 SP284351

83 SP284351

9040 SP284351

4000 SP305371

SIGNS AND LINEMARKING PLAN
SCALE A

Project North:

Scales:
A 0 2.5 5.0 7.5 10.0 12.5m 1:250 at A1
1:500 at A3

Status: **FOR APPROVAL**
NOT FOR CONSTRUCTION

Date: JANUARY 2024	Scale: AS NOTED
Job Ref No:	Drawing No: Issue:
SC-10007	C040 C