

LEGEND	
	SITE BOUNDARY
	6.00 EXISTING SURFACE CONTOURS
	EXISTING SEWER
	WATER MAIN, SLUICE VALVE, FIRE HYDRANT, REDUCER & END CAP
	EXISTING WATER
	EXISTING STORMWATER
	EXISTING COMMUNICATION LINES
	EXISTING ELECTRICAL LINES
	EXISTING HYDRANT & WATER METER
	EXISTING POWER & LIGHT POLE
	EXISTING ELECTRICAL PIT
	EXISTING TELSTRA PIT

- NOTES / WARNINGS**
- UNDERGROUND SERVICES EXIST IN THIS AREA.
 - CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.



ENERGY SERVICE PROVIDERS

NOTE: SERVICE LOCATIONS ARE APPROXIMATE ONLY FROM PROVIDERS PLANS. LOCATIONS ARE TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. PHONE DBYD. SERVICE LOCATIONS ON 1100 FOR DETAILS.

TELECOMMUNICATIONS SERVICE PROVIDERS

NOTE: SERVICE LOCATIONS ARE APPROXIMATE ONLY FROM PROVIDERS PLANS. LOCATIONS ARE TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. PHONE DBYD. SERVICE LOCATIONS ON 1100 FOR DETAILS.

USIL 56.379
 DSIL 56.319
 LGTH 4.844
 GDE 1.23
 DIA 375
 MAT FRC
 CLASS 3

LGTH 2.302
 USIL 56.684
 DSIL 56.619
 GDE 2.8%
 DIA 150
 MAT PVC-U
 CL SN8

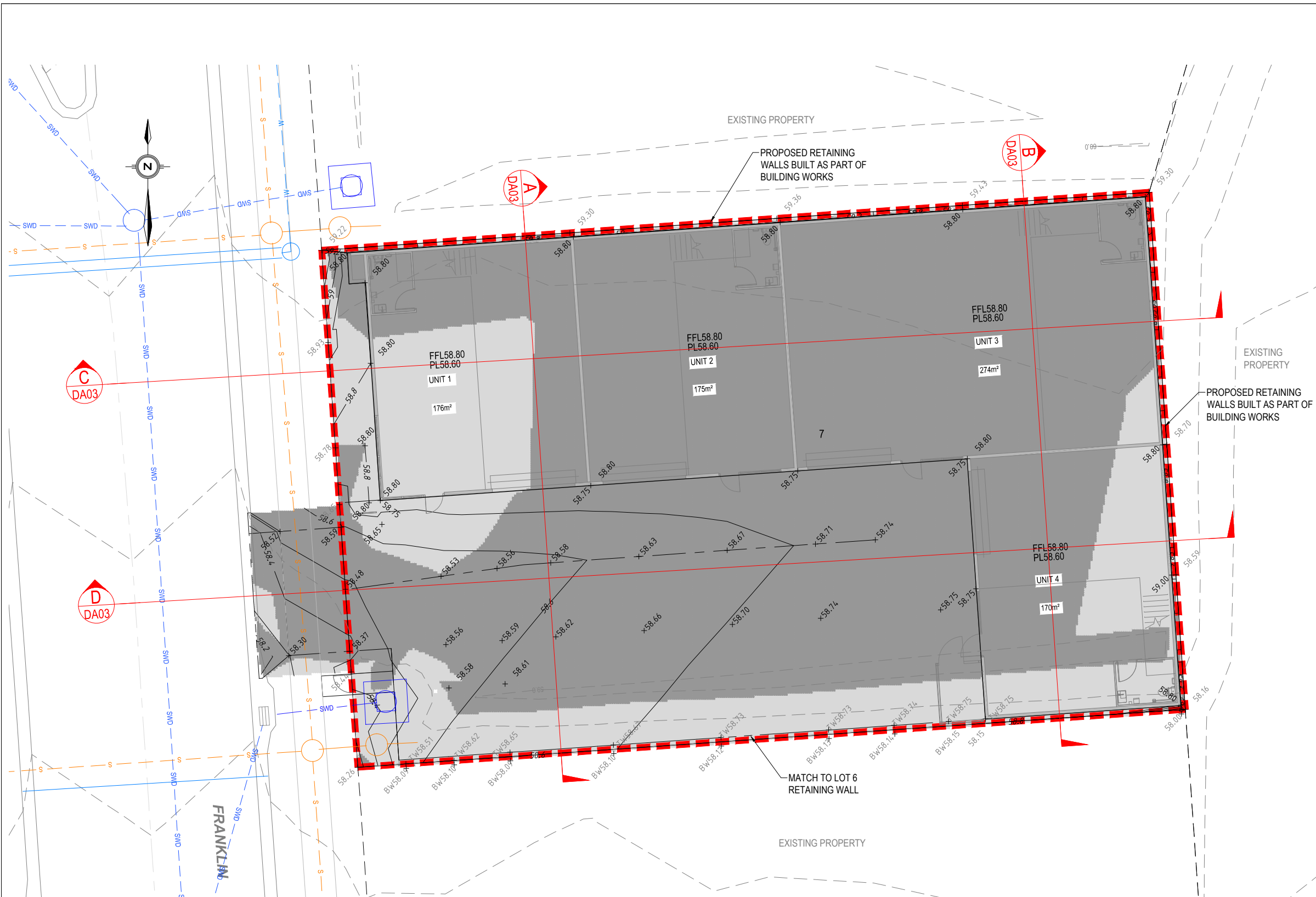
MH 01/46
 DIA 1050
 SL 58.293
 IL 56.684
 COVER CAST IRON

EXISTING FEATURES PLAN
 SCALE 1:100

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: **DEV2025/1634**
 Date: **25 July 2025**

SCALE: 1:100 1 0 1 2 3 4 5m A1 1:200 A3		CLIENT: ABC CONSTRUCTION GROUP	CONSULTANTS: 	STATUS: ISSUE FOR APPROVAL	PROJECT TITLE: DEVELOPMENT APPLICATION PLANS FOR INDUSTRIAL UNITS LOT 7 PART OF LOT 101 ON SP271601 LOT 7 FRANKLIN ST, YARRABILBA QLD
B AMENDED LAYOUT GC 17.04.25 DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK A1 A ISSUE FOR APPROVAL GC 20.12.24 COUNCIL: LCC - PDA		THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SCG URBAN PTY LTD.		CERTIFIED: RPEQ NO. 6835 JASON MARSHALL PROJECT TEAM HEIGHT DATUM AHD DESIGNER GC GRID LOCAL REVIEWED SS ORIGINAL SIZE AT THESE DRAWINGS ARE INTENDED TO BE PRINTED IN COLOUR APPROVER JM	DRAWING TITLE: EXISTING FEATURES PLAN
		SCG PROJECT NO. 830-101-ENG-DA		PHONE : 0477 300 133 EMAIL: INFO@SCGURBAN.COM.AU	
		DRAWING NO. DA01		REVISION B	



LEGEND	
	PROPOSED EDGE OF HARDSTAND
	SITE BOUNDARY
	PROPOSED SURFACE CONTOURS
	EXISTING SURFACE CONTOURS
	PROPOSED FINISH SURFACE LEVEL
	PROPOSED TOP OF WALL LEVEL
	EXISTING SURFACE LEVEL
	PROPOSED CONCRETE RETAINING WALL
	PROPOSED SWALE DRAIN
	EXISTING SEWER
	EXISTING WATER
	EXISTING STORMWATER
	EXISTING ELECTRICAL
	EXISTING COMMUNICATION LINES
	EXISTING HYDRANT & WATER METER
	EXISTING POWER & LIGHT POLE
	EXISTING ELECT. PIT & TELSTRA PITS

EARTHWORKS SCHEDULE		
CUT OR FILL	ITEM	VOLUME (m³)
CUT	TOTAL CUT	249
FILL	TOTAL FILL	13
TOTAL EXCESS CUT TO STOCKPILE FOR LOT 6 (SOLID BANK MEASURE NO COMPACTION FACTORED)		236

BULK EARTHWORKS LAYOUT PLAN
SCALE 1:100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

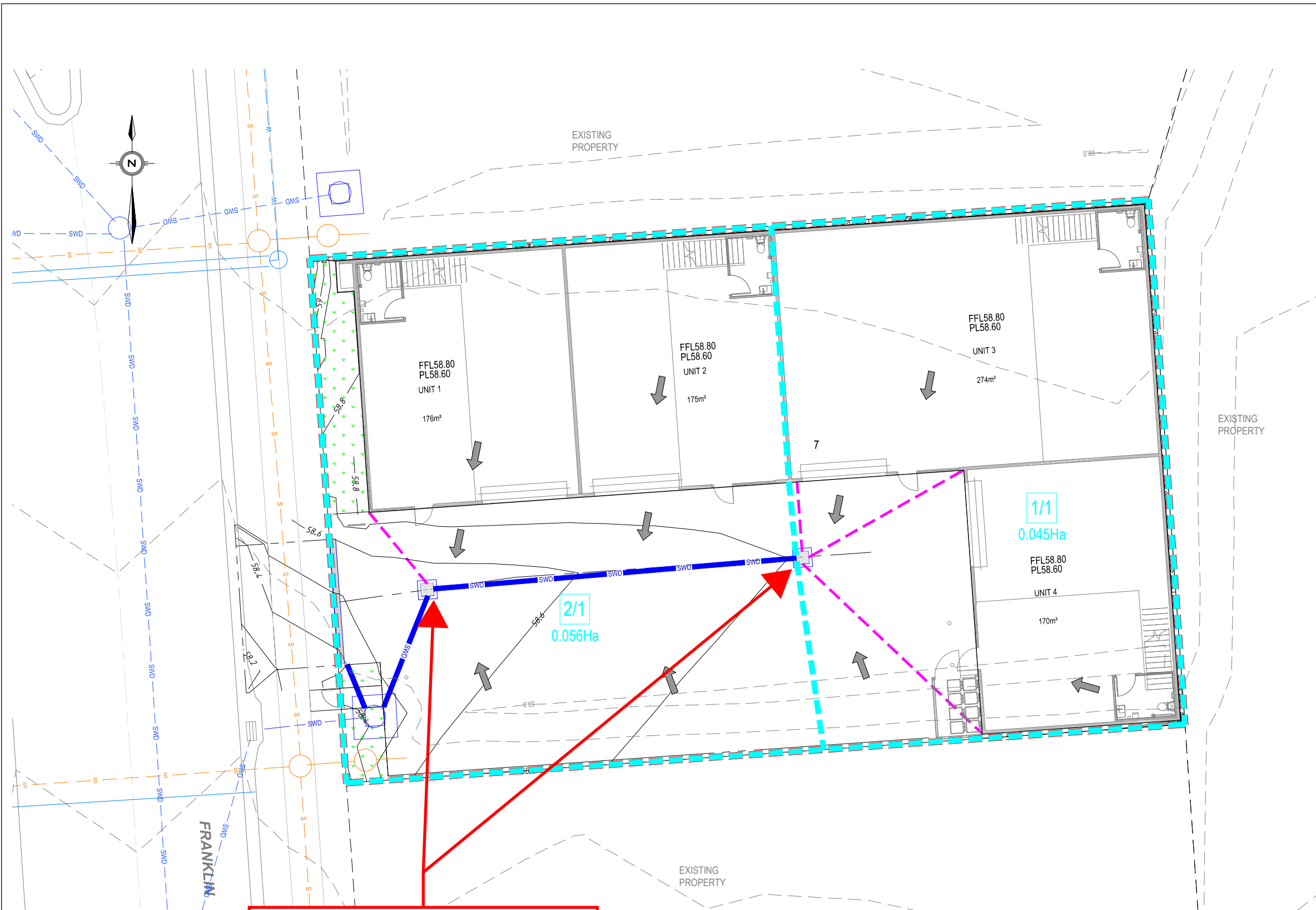
Approval no: **DEV2025/1634**
Date: **25 July 2025**

SCALE: 1 : 100 1 : 200		CLIENT: ABC CONSTRUCTION GROUP	CONSULTANTS: 	STATUS: ISSUE FOR APPROVAL	PROJECT TITLE: DEVELOPMENT APPLICATION PLANS FOR INDUSTRIAL UNITS LOT 7 PART OF LOT 101 ON SP271601 LOT 7 FRANKLIN ST, YARRABILBA QLD
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DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK A1		COUNCIL: LCC - PDA		PROJECT TEAM: JASON MARSHALL DESIGNER GC REVIEWER SS APPROVER JM	SCG PROJECT NO. 830-101-ENG-DA
A1 A3		CLIENT: ABC CONSTRUCTION GROUP		DRAWING NO. DA02	
REVISION:		CLIENT: ABC CONSTRUCTION GROUP		REVISION:	

Project Management
Urban Engineering Design
Contract Administration
Project Investigations
www.scgurban.com.au

PHONE : 0477 300 133
EMAIL: INFO@SCGURBAN.COM.AU

REVISION: **B**



LEGEND	
6.0	FINISHED SURFACE CONTOURS
	PROPOSED CATCHMENT BOUNDARY
	PROPOSED STORMWATER LINE
	DOWNPIPE CONNECTION TO INLET PIT
	PROPOSED STORMWATER MANHOLE
	PROPOSED STORMWATER PIT
	CATCHMENT NUMBER AND AREA
	PROPOSED SWALE DRAIN
	EXISTING STORMWATER
	FLOW DIRECTION

Include gross pollutant traps on all stormwater inlets to comply with State Planning Policy 2017, Appendix 2, Table A – Litter, Hydrocarbons and other contaminants. Any product specified is to be a verified product on the SQIDEP approved product list.

STORMWATER CATCHMENT PLAN
SCALE 1:100

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2025/1634
Date: 25 July 2025



AMENDED IN RED
By: Chessa Lao
Date: 2 July 2025



REV.	DESCRIPTION	ISSUE	DATE
B	AMENDED LAYOUT	GC	17.04.25
A	ISSUE FOR APPROVAL	GC	20.12.24

SCALE:	1:100	1:200	A1	A3
DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK COUNCIL - LCC - PDA				
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CLIENT: ABC CONSTRUCTION GROUP



STATUS: ISSUE FOR APPROVAL			
CERTIFIED: JASON MARSHALL			
RPEQ NO. 6835	PROJECT TEAM	DESIGNER	GC
HEIGHT DATUM AHD	REVIEWED	SS	
GRID LOCAL	APPROVER	JM	
ORIGINAL SIZE	AT THESE DRAWINGS ARE INTENDED TO BE PRINTED IN COLOUR		

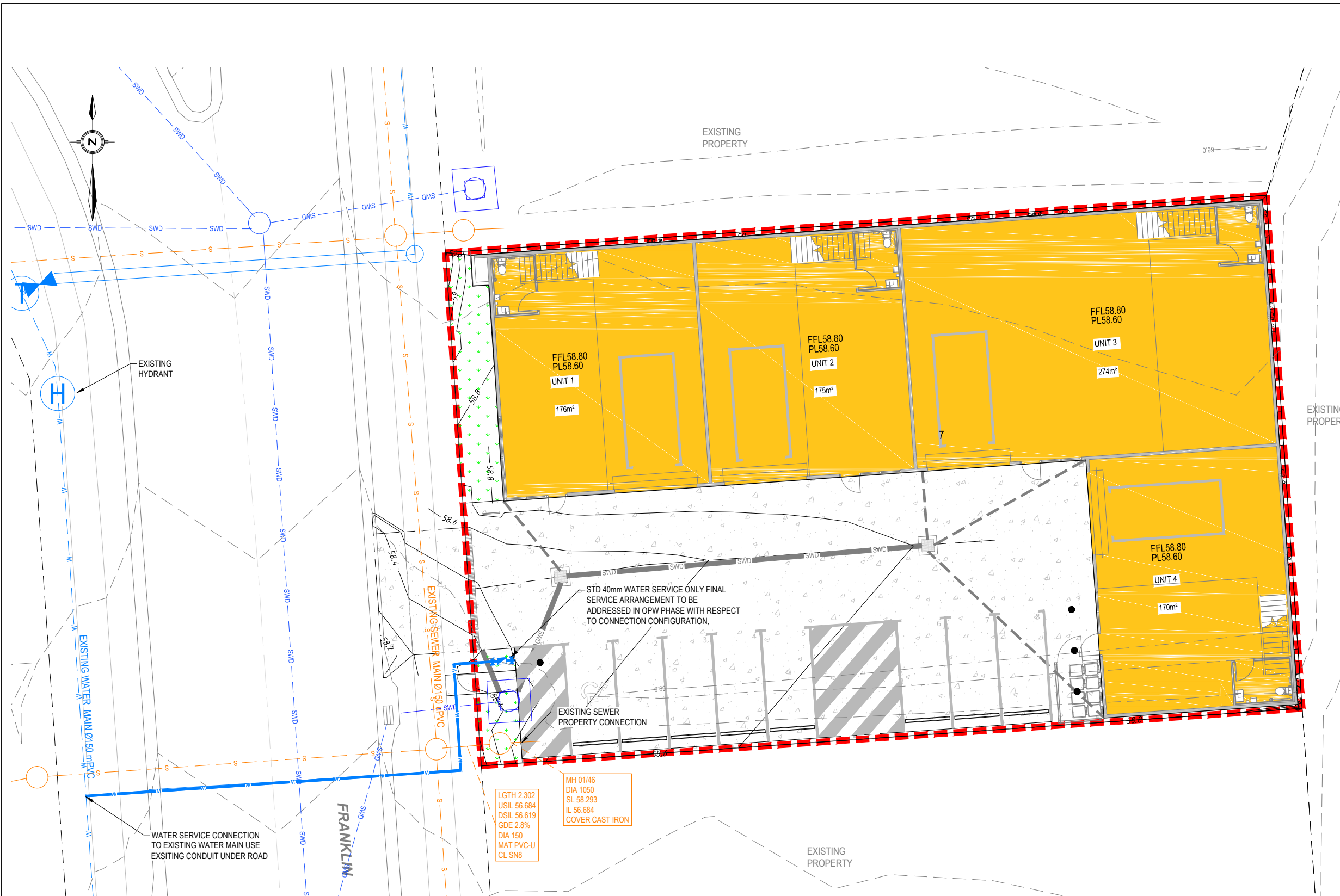
PROJECT TITLE: DEVELOPMENT APPLICATION PLANS FOR INDUSTRIAL UNITS
LOT 7 PART OF LOT 101 ON SP271601
LOT 7 FRANKLIN ST, YARRABILBA QLD

DRAWING TITLE: STORMWATER CATCHMENT PLAN

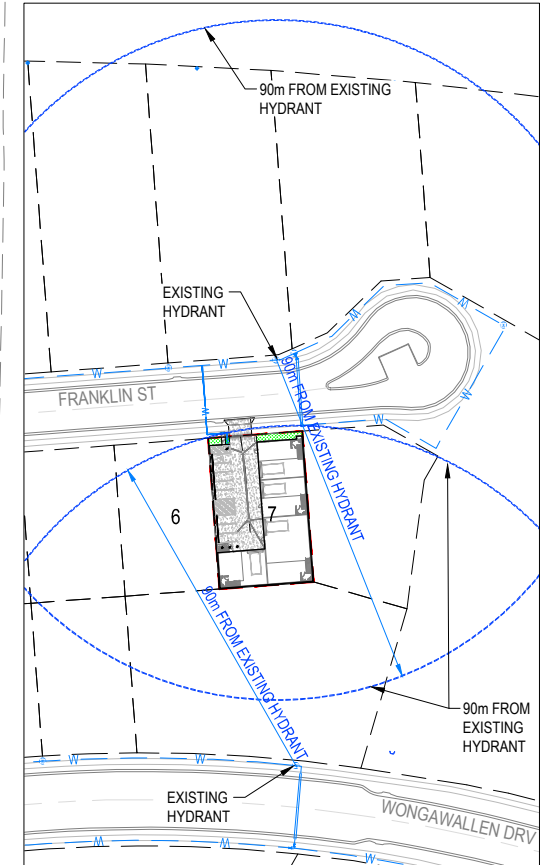
Project Management
Urban Engineering Design
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EMAIL: INFO@SCGURBAN.COM.AU

SCG PROJECT NO. 830-101-ENG-DA	DRAWING NO. DA05	REVISION B
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LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LANDSCAPING
	PROPOSED BUILDING
	EXISTING WATER MAIN
	EXISTING SEWER
	DUCK FOOT HYDRANT, SLUICE VALVE, SCOUR VALVE, FIRE HYDRANT, REDUCER & END CAP
	PROPOSED WATER SERVICE MAIN (DEVELOPER ASSET)
	PROPOSED WATER MAIN (COUNCIL ASSET)
	PROPOSED FIRE SERVICE MAIN
	PROPOSED DN50 ROAD CROSSING
	PROPOSED SEWER LINE & MANHOLE
	PROPOSED SURFACE CONTOURS (0.10m INTERVALS)



WATER & SEWER CONNECTION LAYOUT PLAN
SCALE 1:100

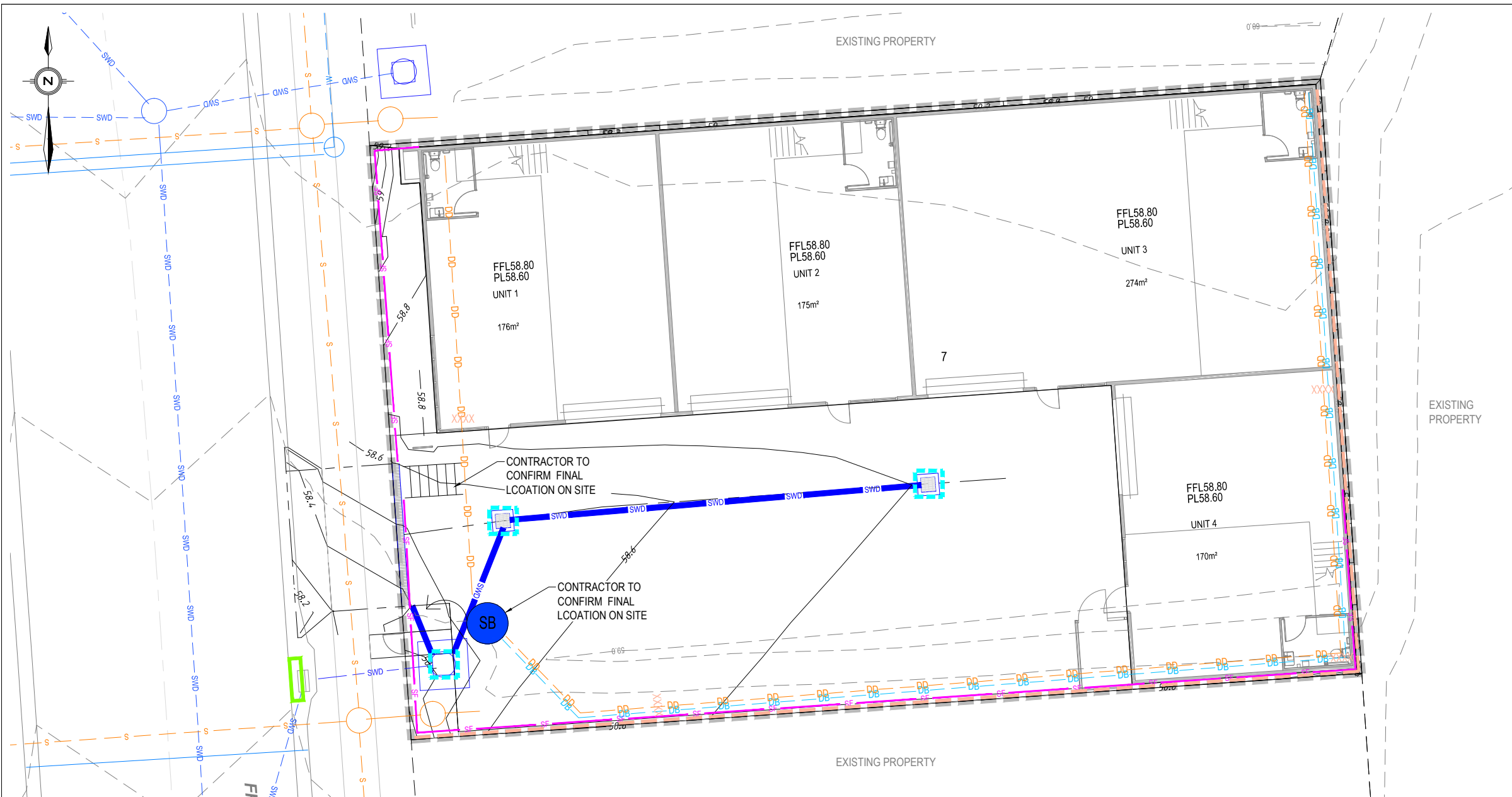
WATER HYDRANT SPACING PLAN
SCALE 1:1000

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: **DEV2025/1634**
Date: **25 July 2025**

Queensland Government

	<p>SCALE:</p> <p>1:100 1 0 1 2 3 4 5m A1</p> <p>1:200 1 2 3 4 5m A3</p> <p>1:1000 10 0 10 20 30 40 50m A1</p> <p>1:2000 10 20 30 40 50m A3</p>	<p>CLIENT:</p> <p>ABC CONSTRUCTION GROUP</p>	<p>CONSULTANTS:</p> <p>bruc design BUILDING DESIGN</p>	<p>STATUS:</p> <p style="text-align: center;">ISSUE FOR APPROVAL</p> <p>CERTIFIED:</p> <p style="text-align: center;">JASON MARSHALL PROJECT TEAM</p>	<p>PROJECT TITLE:</p> <p style="text-align: center;">DEVELOPMENT APPLICATION PLANS FOR INDUSTRIAL UNITS LOT 7 PART OF LOT 101 ON SP271601 LOT 7 FRANKLIN ST, YARRABILBA QLD</p>												
	<p>DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK A1</p> <p>COUNCIL: LCC - PDA</p> <p>THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SCG URBAN PTY LTD.</p>			<p>RPEQ NO: 6835</p> <p>HEIGHT DATUM: AHD</p> <p>GRID: LOCAL</p> <p>ORIGINAL SIZE</p>	<p>DRAWING TITLE:</p> <p style="text-align: center;">WATER AND SEWER CONNECTION LAYOUT PLAN</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>ISSUE</th> <th>DATE</th> </tr> <tr> <td>B</td> <td>AMENDED LAYOUT</td> <td>GC</td> <td>17.04.25</td> </tr> <tr> <td>A</td> <td>ISSUE FOR APPROVAL</td> <td>GC</td> <td>20.12.24</td> </tr> </table>	REV.	DESCRIPTION	ISSUE	DATE	B	AMENDED LAYOUT	GC	17.04.25	A	ISSUE FOR APPROVAL	GC	20.12.24				<p>PHONE : 0477 300 133 EMAIL: INFO@SCGURBAN.COM.AU</p>	<p>SCG PROJECT NO: 830-101-ENG-DA</p> <p>DRAWING NO: DA06</p> <p>REVISION: B</p>
REV.	DESCRIPTION	ISSUE	DATE														
B	AMENDED LAYOUT	GC	17.04.25														
A	ISSUE FOR APPROVAL	GC	20.12.24														



LEGEND	
	VEHICLE SHAKE DOWN
	CHECK DAM
	OVERLAND STORMWATER FLOW
	TEMPORARY SEDIMENT BASIN
	GULLY PIT SEDIMENT BARRIER
	FIELD PIT SEDIMENT BARRIER
	CLEAR WATER DIVERSION DRAIN
	DUST FENCE
	PROPOSED TEMPORARY SWALE
	SILT FENCE TO BE INSTALLED
	DIVERSION BUND
	DIRTY WATER DIVERSION DRAIN
	LIMIT OF WORKS
	EXISTING SURFACE CONTOURS
	DESIGN SURFACE CONTOURS
	PROPOSED HARDSTAND EDGE
	PROPOSED CONCRETE RETAINING WALL
	PROPOSED STORMWATER
	EXISTING SEWER
	EXISTING WATER
	EXISTING STORMWATER
	EXISTING ELECTRICAL
	EXISTING COMMUNICATION LINES
	EXISTING HYDRANT & WATER METER
	EXISTING POWER & LIGHT POLE
	EXISTING ELECT. PIT & TELSTRA PITS

NOTES:	
1.	THE MEASURES SHOWN ON THIS PLAN ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CARRY OUT ALL WORKS IN ACCORDANCE WITH THE CONTRACTOR'S SEDIMENT AND EROSION CONTROL PLAN. ALL RESPONSIBILITY FOR SEDIMENT AND EROSION CONTROL IS DELEGATED TO THE CONTRACTOR BY THE APPLICANT AND THE LAND OWNERS UNTIL THE ON MAINTENANCE INSPECTION.
2.	THE CONTRACTOR AT A MINIMUM IS TO COMPLY WITH HEALTHY WATERWAYS "CONTROLLING STORMWATER POLLUTION ON YOUR BUILDING SITE" AND ALL ASSOCIATED DOCUMENTATION AND CHECKLISTS.
3.	REFER TO DWG DA08 FOR NOTES AND DETAILS.

STOCKPILE NOTES:	
1.	ALL STOCKPILES MUST BE SURROUNDED BY A SILT FENCE.
2.	STOCKPILES MUST BE COVERED, IF NECESSARY, TO PREVENT DUST OR CONTAMINATION OF WATERS.

STABILISATION NOTES:	
1.	TOP SOIL AND SEED MUST BE PLACED ON COMPLETED AREAS WITHIN 7 DAYS OF THAT AREA BEING COMPLETED.
2.	HYDROMULCHING MAY BE ORDERED BY THE SUPERINTENDENT.
3.	ALL BATTERS GREATER THAN 1 IN 4 TO BE MULCHED WITH ONSITE MULCH.
4.	90% STRIKE MUST OCCUR WITHIN 4 WEEKS. AFTER THIS PERIOD RE-SEEDING MAY BE ORDERED AT THE CONTRACTOR'S COST.

PHASE 1 PRE-START NOTE:

- MEASURES SHOWN ON THIS PLAN ARE TO BE IMPLEMENTED PRIOR TO PRE-START MEETING WITH COUNCIL.
- THE CONTRACTOR MUST INFORM THEMSELVES OF AND COMPLY WITH THE STATE PLANNING POLICY FOR HEALTHY WATERS".
- SEDIMENT FENCES TO BE INSTALLED DOWNSTREAM OF ALL WORKS AND EXPOSED SOILS
- IN ADDITION TO THE ABOVE SILT FENCING TO BE INSTALLED ACROSS SITE AT MINIMUM 30m SPACINGS WHERE AREAS HAVE BEEN EXPOSED.
- MINIMISE THE NUMBER OF SITE ACCESS LOCATIONS (PREFERENCE FOR ONE ONLY) AND PROVIDE STABILISED SITE ACCESS AND SHAKEDOWN TO EACH ACCESS TO MINIMISE TRANSPORT OF SEDIMENT OF SITE.
- ALL DUST GENERATING ACTIVITIES TO CEASE WHEN WIND SPEED REACHES 35km/hr AND ABOVE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A CALIBRATED WIND METER ON SITE.
- INCREASED WATERING ON SITE TO PREVENT DUST GENERATION, INCLUDING THE TEMPORARY SPRINKLERS (AS REQUIRED).
- ALL SEDIMENT AND EROSION CONTROL STRUCTURES, TRENCHES ETC SHALL BE REGULARLY MAINTAINED AND INSPECTED FOR EFFECTIVENESS.

PHASE 1 MEASURES:

- INSTALL SHAKEDOWN
- INSTALL SEDIMENT AND EROSION CONTROL FENCES
- CUT CLEAN WATER CATCH DRAIN
- LINE CLEAN WATER CATCH DRAIN BASE WITH SYNTHETIC EROSION CONTROL MATTING OR ROCK AS VELOCITY > 0.5m/s

PHASE 2 NOTES:

PHASE 2 - DURING CONSTRUCTION
THIS PHASE IS TO BE IN ACCORDANCE WITH THE CONTRACTOR'S SEDIMENT AND EROSION CONTROL PLAN. THE CONTRACTOR IS TO ENGAGE A STORMWATER QUALITY CONSULTANT TO UNDERTAKE STORMWATER QUALITY AND EVENT MONITORING DURING THE "CONSTRUCTION" PHASE, INCLUDING BUT NOT LIMITED TO REMEDIAL ACTION FOLLOWING EVENT MONITORING RESULTS.

THE MONTHLY ALLOWANCE IN THE SCHEDULE WILL NOT BE CLAIMABLE IF TESTS SHOW A RELEASE OF GREATER THAN 50mg/L OF SUSPENDED SOLIDS AND THE RAIN EVENTS DO NOT EXCEED 75TH PERCENTILE OF A 5 DAY EVENT (ON THIS SITE 40mm OVER 5 DAYS). ALL OTHER COSTINGS NOT SCHEDULED ARE DEEMED INCLUDED.

MEASURES SHOWN ON THIS PLAN ARE TO BE IMPLEMENTED PRIOR TO PRE-START MEETING WITH COUNCIL.

THE CONTRACTOR MUST INFORM THEMSELVES OF AND COMPLY WITH "THE STATE PLANNING POLICY FOR HEALTHY WATERS".

PHASE 2 MEASURES:

- MAINTAIN SEDIMENT FENCE AND REPLACE AS REQUIRED.
- MAINTAIN CLEAN WATER CATCH DRAINS AND LINER
- INSTALL CHECK DAMS AS SHOWN
- SEDIMENT BASINS TO DESIGNED AND INSTALLED TO ACHIEVE 80% HYDRAULIC EFFECTIVENESS WITH CAPTURED RUNOFF TREATED SUCH THAT DISCHARGE CONTAINS < TOTAL SUSPENDED SOLIDS AND IS WITHIN A PH RANGE OF 6.5-8.5.
- INSTALL GULLY PIT SEDIMENT BARRIERS.
- INSTALL FIELD INLET SEDIMENT BARRIERS.

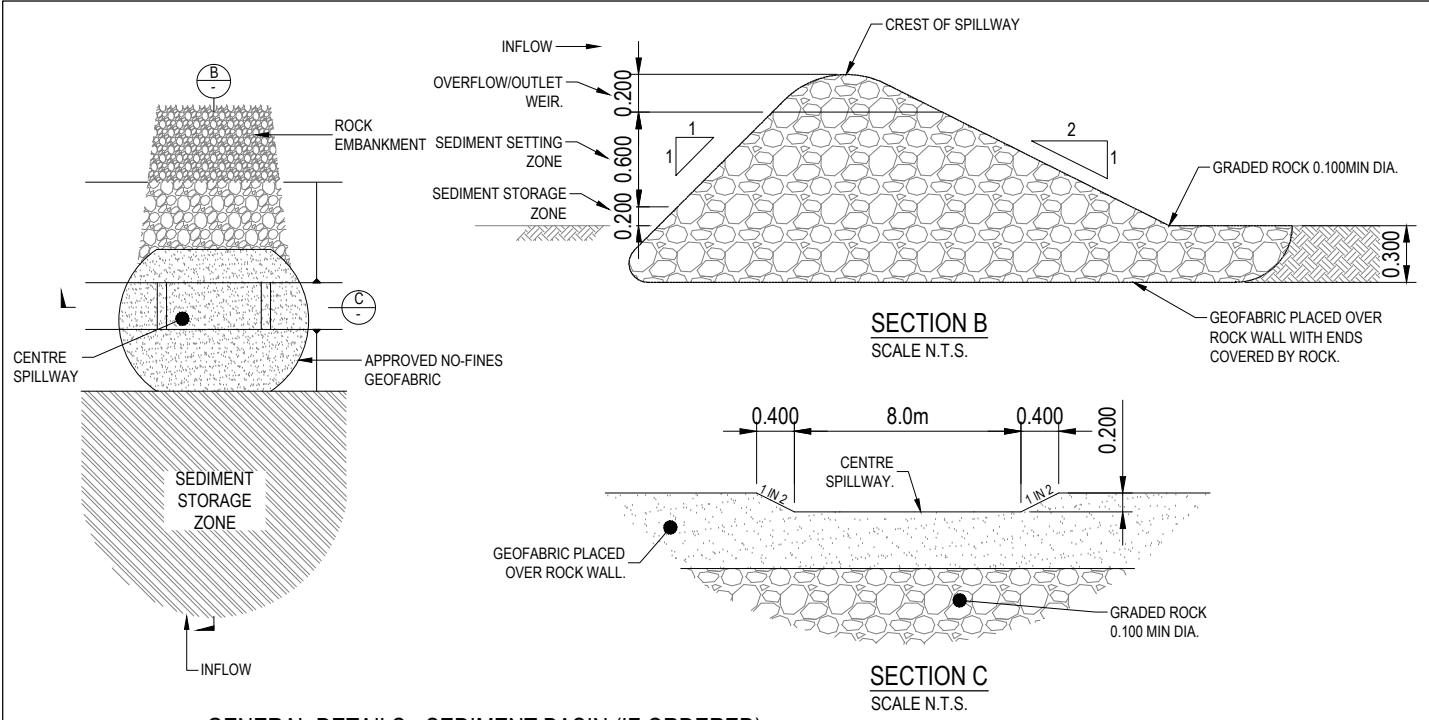
SEDIMENT AND EROSION CONTROL PLAN
SCALE 1:100

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

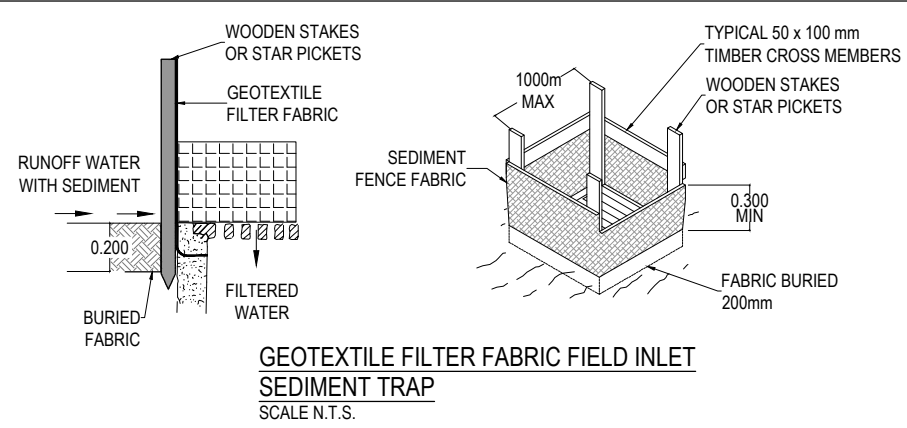
Approval no: DEV2025/1634

Date: 25 July 2025

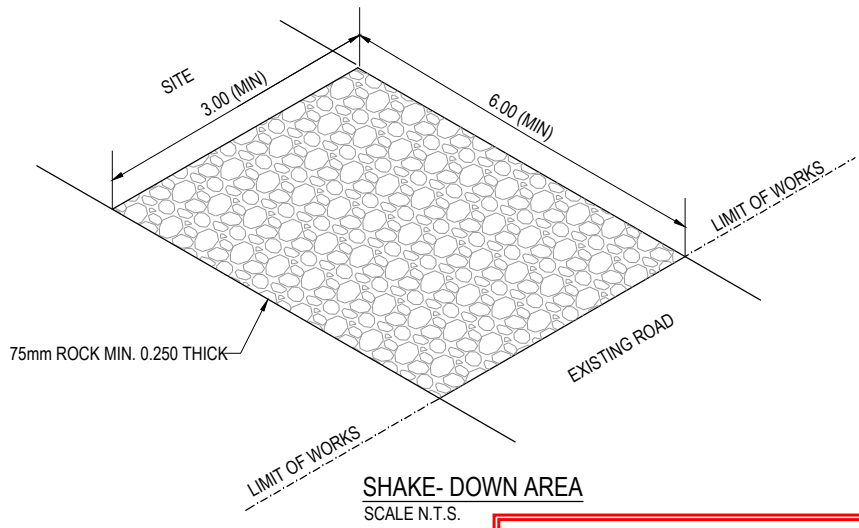
SCALE: 1:100 1 0 1 2 3 4 5m A1 1:200		CLIENT: ABC CONSTRUCTION GROUP	CONSULTANTS:	STATUS: ISSUE FOR APPROVAL	PROJECT TITLE: DEVELOPMENT APPLICATION PLANS FOR INDUSTRIAL UNITS LOT 7 PART OF LOT 101 ON SP271601 LOT 7 FRANKLIN ST, YARRABILBA QLD	Project Management Urban Engineering Design Contract Administration Project Investigations www.scgurban.com.au PHONE : 0477 300 133 EMAIL: INFO@SCGURBAN.COM.AU
B AMENDED LAYOUT GC 17.04.25 A ISSUE FOR APPROVAL GC 20.12.24	DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK A1 COUNCIL: LCC - PDA	THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SCG URBAN PTY LTD.	JASON MARSHALL PROJECT TEAM	DRAWING TITLE: SEDIMENT AND EROSION CONTROL LAYOUT PLAN	SCG PROJECT NO: 830-101-ENG-DA DRAWING NO: DA07 REVISION: B	



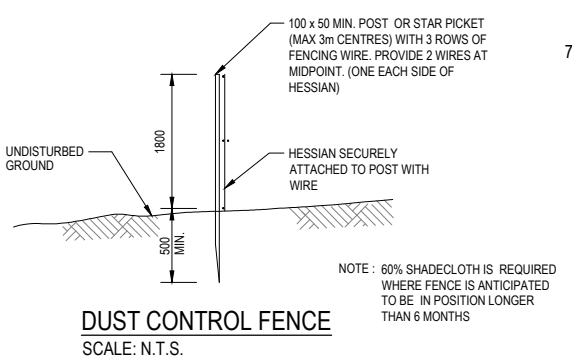
GENERAL DETAILS - SEDIMENT BASIN (IF ORDERED)
SCALE N.T.S.



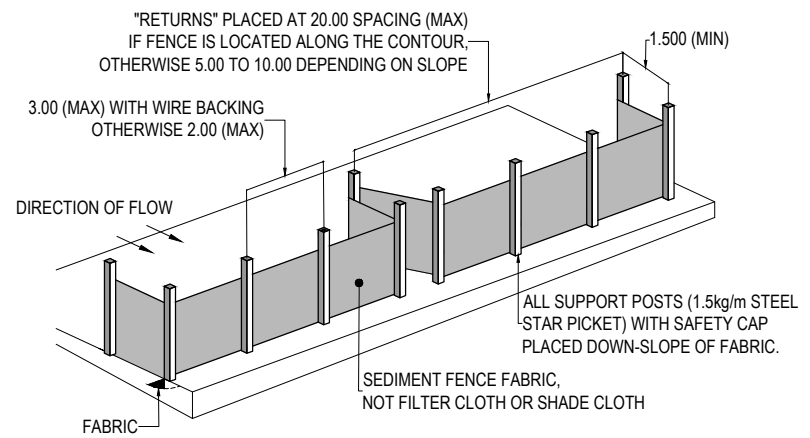
GEOTEXTILE FILTER FABRIC FIELD INLET SEDIMENT TRAP
SCALE N.T.S.



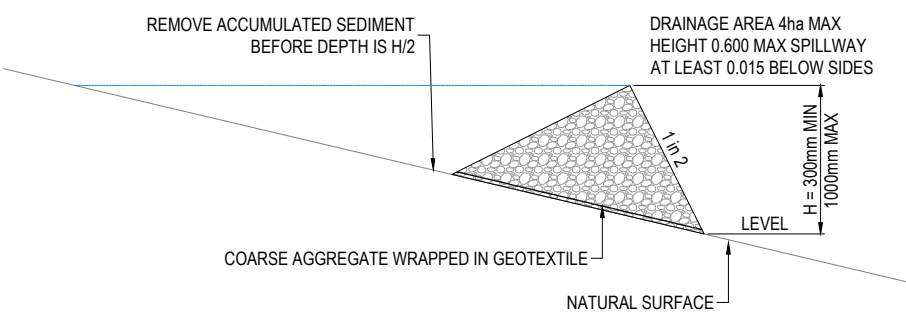
SHAKE-DOWN AREA
SCALE N.T.S.



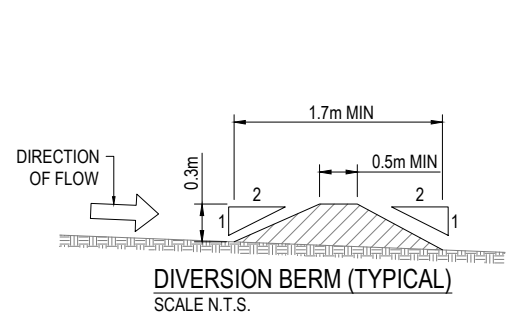
DUST CONTROL FENCE
SCALE: N.T.S.



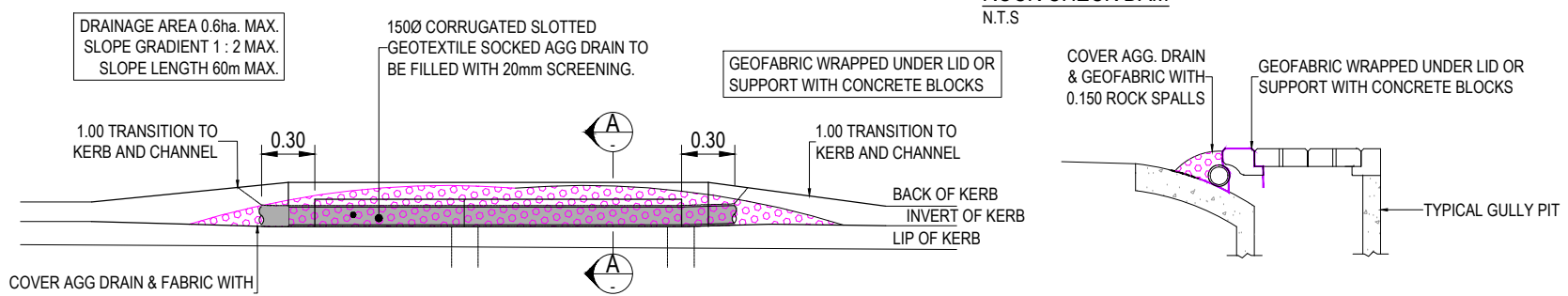
GEOTEXTILE SEDIMENT FENCE
SCALE N.T.S.



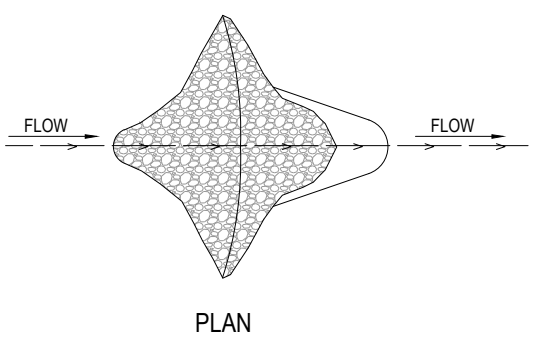
ROCK CHECK DAM
N.T.S.



DIVERSION BERM (TYPICAL)
SCALE N.T.S.



GULLY PIT SEDIMENT BARRIER DETAIL
N.T.S.



PLAN

- NOTES - SEDIMENT MANAGEMENT**
- ALL WORK TO BE IN ACCORDANCE WITH INTERNATIONAL EROSION CONTROL ASSOCIATION - AUSTRALASIA BEST PRACTICE MANAGEMENT GUIDELINES.
- CONSTRUCTION OF ALL SEDIMENT MANAGEMENT DEVICES TO THE SATISFACTION OF COUNCIL'S REPRESENTATIVE. SHALL BE COMPLETED AND EFFECTIVE PRIOR TO:
 - STRIPPING OF TOPSOIL AND GRASS.
 - BULK EARTHWORKS TO THE SITE.
 - SERVICES INSTALLATION.
 - PAVEMENT CONSTRUCTION.
 - ALL SEDIMENT MANAGEMENT MEASURES ARE TO REMAIN IN PLACE UNTIL INSTRUCTION IS RECEIVED FROM THE COUNCIL REPRESENTATIVE OR SUPERINTENDENT TO REMOVE ALL OR PART OF THE SILT CONTROL APPLICATIONS.
 - BOTH TEMPORARY AND PERMANENT SEDIMENT MANAGEMENT/EROSION CONTROL DEVICES SHALL BE MAINTAINED AT A SUITABLE LEVEL/CONDITION THROUGHOUT CONSTRUCTION TO THE SATISFACTION OF THE COUNCIL'S REPRESENTATIVE. SEDIMENT FENCES ARE TO BE CLEANED OUT WHEN CAPACITY IS REDUCED BY 30%.
 - SEDIMENT MANAGEMENT MEASURES ARE TO BE MAINTAINED THROUGHOUT THE MAINTENANCE PERIOD AS DIRECTED.
 - PRIOR TO COMMENCEMENT OF CONSTRUCTION APPROVAL IS TO BE OBTAINED FROM COUNCIL FOR THE LOCATION OF THE SITE ACCESS POINT AND SHAKE DOWN AREA WHICH ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 - IF SEDIMENT AND EROSION CONTROL DEVICES HAVE BEEN FOUND TO BE DEFECTIVE IN SERVICE, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED SEDIMENT AND EROSION CONTROL PLANS.
 - ANY SILT OR SEDIMENT ON EXISTING ROADS CAUSED BY THE MOVEMENT OF CONSTRUCTION TRAFFIC IS TO BE REMOVED DAILY BY APPROVED METHODS.
 - TEMPORARY DRAINAGE CONTROL FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
 - ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING "UP-SLOPE" EARTHWORKS.
 - ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
 - CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% OF PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
 - IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
 - STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.

- NOTES - SEDIMENT CONTROL**
- SEDIMENT FENCE**
- NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
 - NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.6ha PER 100m LENGTH OF FENCE.
 - WOVEN FABRICS ARE PREFERRED, NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, I.E. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITES WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
 - WHERE FENCES NEED TO BE LOCATED ACROSS THE CONTOUR THE LAYOUT SHALL CONFORM TO TYPICAL LAYOUT ACROSS GRADE.
 - FENCES ARE REQUIRED 2m MIN. FROM TOE OF CUT OR FILL BATTERS, WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1m MIN. AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE. TEMP CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP.
 - ADJACENT STORMWATER RUNOFF TO BE DIVERTED AWAY FROM ENTRY/EXIT.
 - WHEEL-WASH OR SPRAY UNIT MAY BE REQUIRED DURING WET WEATHER.
- FIELD INLET**
- A STABILISED BYPASS OVERLAND FLOW PATH SHOULD EXIST ADJACENT TO THE FIELD INLET.
 - WATER LEVEL CONTROL PERIMETER BANKS MAY BE REQUIRED.
 - BLOCKS TO BE RESTRAINED BY A HORIZONTAL TIMBER RAIL AT BLOCK JOINT HEIGHT FIXED TO TIMBER STAKES AT CORNERS.
- CHECK DAMS**
- CATCHMENT AREA LIMITED TO 2000sqm USE IN MINOR OPEN DRAINS ONLY, (VELOCITY CONTROL), SEDIMENT COLLECTION IS A SECONDARY PURPOSE.
- SEDIMENT BASIN**
- THE CONTRACTOR SHALL CONDUCT MAINTENANCE INSPECTIONS DURING CONSTRUCTION TO DETERMINE WHETHER MACHINERY, FALLING TREES, OR CONSTRUCTION ACTIVITY HAS DAMAGED ANY COMPONENTS OF THE BASINS. IF DAMAGE HAS OCCURRED THE CONTRACTOR SHALL REPAIR THE BASIN/BASINS TO THEIR ORIGINAL REQUIREMENTS. INSPECTIONS SHALL ALSO BE CARRIED OUT BY THE CONTRACTOR AFTER EACH RAINFALL EVENT AND REPAIR BASINS WERE NECESSARY.
 - THE CONTRACTOR SHALL PLACE A POST OR STAKE WITHIN EACH BASIN TO INDICATE THE DEPTH AT WHICH ACCUMULATED SEDIMENT MUST BE REMOVED TO RESTORE THE ORIGINAL STORAGE VOLUME.
 - DURING ANY INSPECTIONS THE CONTRACTOR SHALL CHECK ALL VISIBLE PIPE CONNECTIONS FOR LEAKS, CHECK EMBANKMENTS FOR EXCESSIVE SETTLEMENT, AND CHECK SUBMERGED INFLOW PIPES FOR SILT AND REPAIR AS NECESSARY. ALL TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM BASIN AND RISER.
 - CONTRACTOR TO CONFIRM FINAL LOCATION OF SEDIMENT BASIN ON SITE.
 - ALL FINE SEDIMENTS (DISPERSIVE SOILS) ARE TO BE TREATED IN TEMPORARY BASINS ON SITE. THE CONTRACTOR MUST TREAT AND DECANT THE WATER AT COUNCIL AND SPECIFIED WATER QUALITY STANDARDS USUALLY 50mg/L, AS SOON AS POSSIBLE AFTER EACH EVENT.
 - ALL COMMERCIAL FLOCCULANTS SHOULD BE INITIALLY BE APPLIED IN ACCORDANCE WITH SITE SPECIFIC SOIL INVESTIGATIONS, OR OTHERWISE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS IF SITE SPECIFIC TESTING HAS NOT OCCURRED. FLOCCULATING AGENTS MUST BE SPREAD EVENLY OVER THE ENTIRE POND SURFACE OR OTHERWISE INCORPORATED UNIFORMLY THROUGHOUT THE SEDIMENT BASIN.
 - GYPSUM MAY BE PLACED THROUGHOUT THE DRAINAGE LINES TO FACILITATE FLOCCULATION AND REDUCE THE TIME TO ACHIEVE THE WATER QUALITY CRITERIA FOR DISCHARGE.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: **DEV2025/1634**

Date: **25 July 2025**

SCALE: 1:100 1:200		CLIENT: ABC CONSTRUCTION GROUP	CONSULTANTS: 	STATUS: ISSUE FOR APPROVAL	PROJECT TITLE: DEVELOPMENT APPLICATION PLANS FOR INDUSTRIAL UNITS LOT 7 PART OF LOT 101 ON SP271601 LOT 7 FRANKLIN ST, YARRABILBA QLD
B AMENDED LAYOUT GC 17.04.25 DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK A1		A ISSUE FOR APPROVAL GC 20.12.24 COUNCIL: LCC - PDA		CERTIFIED: RPEQ NO: 6835 JASON MARSHALL PROJECT TEAM HEIGHT DATUM: AHD DESIGNER GC GRID: LOCAL REVIEWER SS ORIGINAL SIZE: AT THESE DRAWINGS ARE INTENDED TO BE PRINTED IN COLOUR APPROVER JM	DRAWING TITLE: SEDIMENT AND EROSION CONTROL LAYOUT PLAN
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