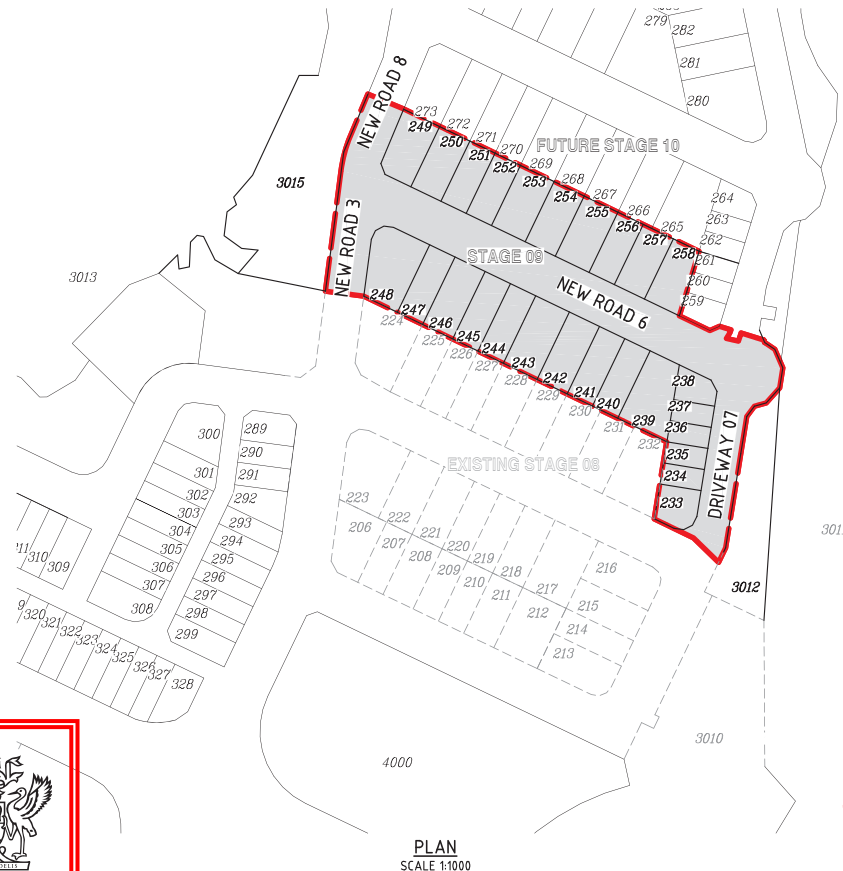




DRAWING NO.	DRAWING TITLE
24-279-01	GENERAL - LOCALITY PLAN, DRAWING INDEX AND NOTES
24-279-02	GENERAL - SETOUT PLAN
24-279-03	GENERAL - LAYOUT PLAN
24-279-04	EARTHWORKS - CONTOUR PLAN
24-279-05	EARTHWORKS - SPOT LEVELS PLAN - SHEET 1
24-279-06	EARTHWORKS - SPOT LEVELS PLAN - SHEET 2
24-279-07	ROADWORKS - LONG, AND CROSS SECTIONS - CL07
24-279-08	ROADWORKS - LONG, AND CROSS SECTIONS - CL08
24-279-09	ROADWORKS - LONG, AND CROSS SECTIONS - CL20
24-279-10	ROADWORKS - LONG, AND CROSS SECTIONS - CL23
24-279-11	ROADWORKS - CROSS SECTIONS - CL23
24-279-12	ROADWORKS - INTERSECTION DETAILS
24-279-13	ROADWORKS - LINEMARKING PLAN
24-279-14	STORMWATER - CATCHMENT PLAN
24-279-15	STORMWATER - LONG SECTIONS - SHEET 1
24-279-16	STORMWATER - LONG SECTIONS - SHEET 2
24-279-17	STORMWATER - LONG SECTIONS - SHEET 2
24-279-18	STORMWATER - MANHOLE DETAILS
24-279-19	STORMWATER - MANHOLE DETAILS
24-279-20	STORMWATER - CALCULATION TABLE - SHEET 2
24-279-21	STORMWATER - CALCULATION TABLE - SHEET 3
24-279-22	SEDIMENT AND EROSION - CONTOUR PLAN - POST CONSTRUCTION
24-279-23	SEDIMENT BASIN NOTES
24-279-24	PREFERRED BENCHING PLAN
24-279-25	SAFETY AND DESIGN

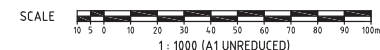


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Refer to Stormwater
Manhole / Pit Roof Water
Connections condition.

1. ALL WORK SHALL BE JOINED NEATLY TO EXISTING CONSTRUCTION.
2. WHERE REFERENCE IS MADE ON THESE DRAWINGS TO A KERB LINE, IT SHALL BE TAKEN TO MEAN THE KERB INVERT LINE.
3. LEVELS FOR KERB AND CHANNEL CONSTRUCTION ARE SHOWN AT LIP OF CHANNEL UNLESS SHOWN OTHERWISE.
4. KERB AND CHANNEL AND SPOON DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA STANDARD DWG NO SEQ R-080. SPOON DRAINS ACROSS ROAD INTERSECTIONS SHALL BE IN ACCORDANCE WITH INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA STD DWG NO SEQ R-080. THE CONCRETE SHALL BE CLASS M32 AND THE DEPTH INCREASED BY 50mm TO 175mm AT INVERT. FLUSH KERB TO BE INCREASED IN DEPTH BY 50mm TO 280mm.
5. IF MACHINE MADE KERB AND CHANNEL IS USED, EXTRA FINES AND 20mm SLUMP IS REQUIRED.
6. ALL DRAINAGE CENTRE LINES ARE TO BE 15m FROM INVERT OF KERB FOR 6.0m WIDE ROADS AND 2.0m OFF THE INVERT OF THE KERB FOR ALL OTHERS, UNLESS OTHERWISE SHOWN.
7. GULLY CONNECTIONS AND STORM WATER PIPES SHALL BE 375mm DIAMETER CLASS 3 R.C. PIPES UNLESS SHOWN OTHERWISE.
8. THE CONTRACTOR SHALL INITIALLY EXCAVATE THE PAVEMENT BOX TO 225mm BELOW THE FINISHED PAVEMENT LEVEL SHOWN ON THE DRAWINGS. HE SHALL THEN NOTIFY THE ENGINEER WHO WILL FIX THE PAVEMENT THICKNESS TO BE CONSTRUCTED FOLLOWING THE RESULTS OF SUB-GRADE TESTING.
9. NOTWITHSTANDING THE LIMITS OF CUTTING AND FILLING SHOWN ON THE DRAWINGS, THE ACTUAL LIMITS SHALL BE DETERMINED ON SITE BY THE ENGINEER AND SIMILARLY THE FINISHED SURFACE CONTOURS MAY BE ADJUSTED BY WRITTEN DIRECTION OF THE ENGINEER DURING CONSTRUCTION.
10. THE MINIMUM CLEARANCE BETWEEN OUTER WALLS OF PIPES IN MANHOLES SHALL BE 150mm.
11. SUBSURFACE DRAIN CLEANING POINTS SHALL BE INSTALLED IN ACCORDANCE WITH IPWEAQ STD DWG NO SEQ R-140.
12. CONSTRUCTION LOAD CONTROL ON THE INSTALLATION OF REINFORCED CONCRETE STORMWATER PIPE WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE RECOMMENDATIONS DEFINED IN THE CONCRETE PIPE ASSOCIATIONS OF AUSTRALASIA'S "THE INSTALLATIONS OF STEEL REINFORCED CONCRETE PIPES - MINIMUM PIPE COVER REQUIRED FOR VARIOUS COMPACTORS".
13. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ERECT A STARPICKET AND 2 STRAND WIRE FENCE TO THE PERIMETER OF VEGETATION TO BE RETAINED.

1. UPVC SEWER PIPES TO BE USED SHALL BE :-
(a) PIPES - CLASS SH (TO AS 1260)
(b) FITTINGS - CLASS MH (TO AS 1260)
2. THE MINIMUM COVER TO ALL ROOFWATER DRAINAGE LINES SHALL BE 300mm FOR FRI AND 450mm FOR UPVC. EXCEPT IN THE CASE OF 100mm DIAMETER LINES DISCHARGING THROUGH KERB INTO CHANNEL.
3. THE ENDS OF 100mm ROOFWATER CONNECTIONS FROM LOT DIRECTLY TO GULLY PIT SHALL BE CAPPED AND LOCATED WITH NOT LESS THAN 300mm AND NOT MORE THAN 450mm COVER UNLESS OTHERWISE APPROVED.
4. ALL ROOFWATER LINES TERMINATING IN THE KERB AND CHANNEL SHALL BE LAID AT A MINIMUM GRADE OF 2% AND SHALL HAVE A KAPPA CAST ALUMINUM KERB ADAPTOR OR EQUIVALENT.
5. THE ENDS OF ALL LINES SHALL BE PLUGGED WITH APPROVED FITTINGS.
6. PROVIDE 2 KERB ADAPTORS FOR ALL LOTS. ALL KERB ADAPTORS SHALL BE CAST INTO KERB AND CHANNEL UNLESS PIPED CONNECTION TO SW STRUCTURE PROVIDED.
7. WHERE THE COVER IS LESS THAN 400mm FOR ROOFWATER THE PIPE CLASS SHALL BE SEH UPVC.
8. THE KERB ADAPTOR SHALL BE LOCATED SO THAT ITS CENTRE LINE IS 300mm FROM THE PROJECTION OF THE SIDE BOUNDARY AT THE KERB LINE.

[illegible]

Project	
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RIVERMONT
PRECINCT 2
STAGE 9



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Approved Director - RPEQ 17544

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Mark Shaw RPEQ
17544
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10:03:52+10'00'

Drawing Title

GENERAL
LOCALITY PLAN,
DRAWING INDEX AND NOTES

Drawn DF	Designed JB	Checked MAS	Date APR' 26
Scale AS SHOWN			Sheet 01 of 25
A1	Drawing No 24-279-01		Revision A



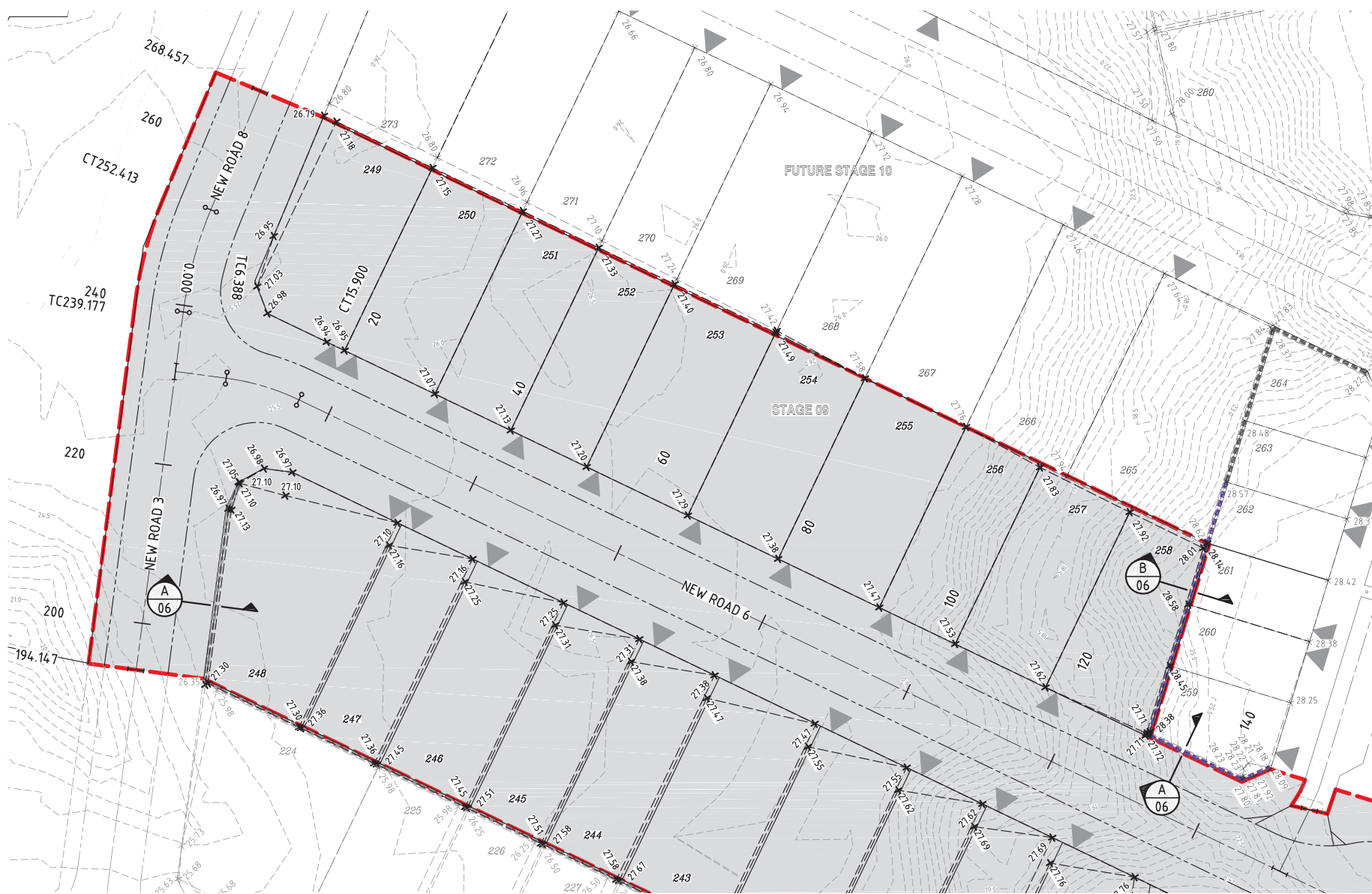
CL23 CONTROL LINE DETAILS								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	8677.176	12004.550	27.037	97°30'00.00"			
TC	6.388	8683.509	12003.716	26.929	97°30'00.00"			
IP 2	11.144	8688.265	12003.090	26.881		R = 30.000	9.512	18°10'00.00"
CT	15.900	8692.588	12001.012	26.874	115°4'0'00.00"			
IP 3	172.623	8833.847	11933.130		115°4'0'00.00"			



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Drawn DF	Designed JB	Checked MAS	Date APR' 26
Scale AS SHOWN			Sheet 02 of 25
A1	Drawing No 24-279-02		Revision A

SCALE 
1 : 500 (A1 UNREDUCED)



EARTHWORKS SPOT LEVELS PLAN
SCALE 1:250

LEGEND

- PROPOSED ROAD CENTRELINE
- M3 MOUNTABLE KERB AND CHANNEL
- B1 BARRIER KERB AND CHANNEL (300)
- FINISHED SURFACE CONTOURS
- NATURAL SURFACE CONTOURS
- CONCRETE SLEEPER RETAINING WALL
- FUTURE CONCRETE SLEEPER RETAINING WALL
- EXISTING CONCRETE SLEEPER RETAINING WALL

SCALE 1:250 (A1 UNREDUCED)

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LOCALITY PLAN

STAGE 9



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	14.04.2026	DF

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RIVERMONT
PRECINCT 2
STAGE 9



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17544
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10:03:09 +1000

Drawing title
EARTHWORKS
SPOT LEVELS PLAN
SHEET 1

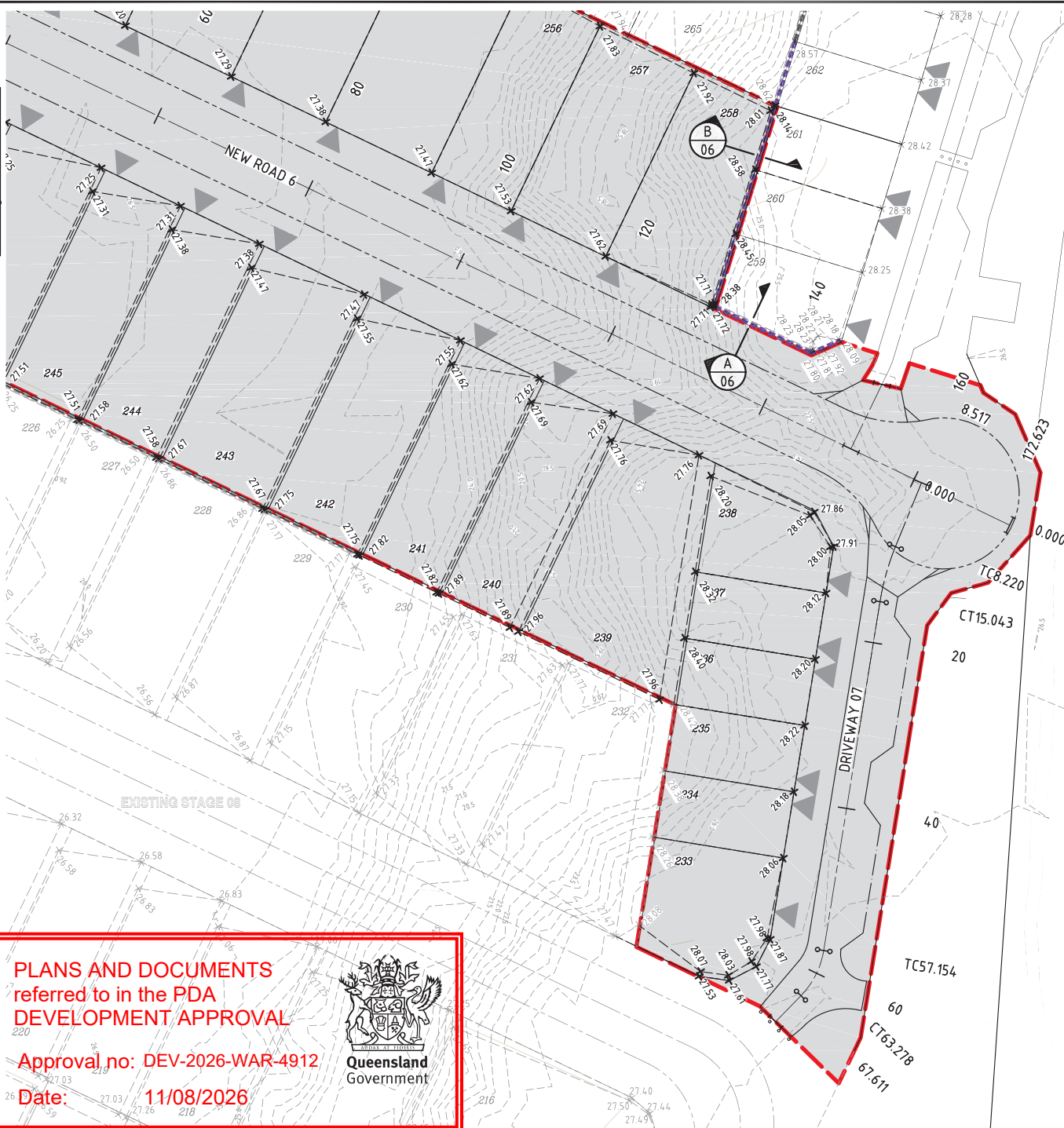
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DF	JB	MAS	APR 26
Scale	Sheet	Revision	
AS SHOWN	05 of 25		
A1	24-279-05	A	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4912

Date: 11/08/2026





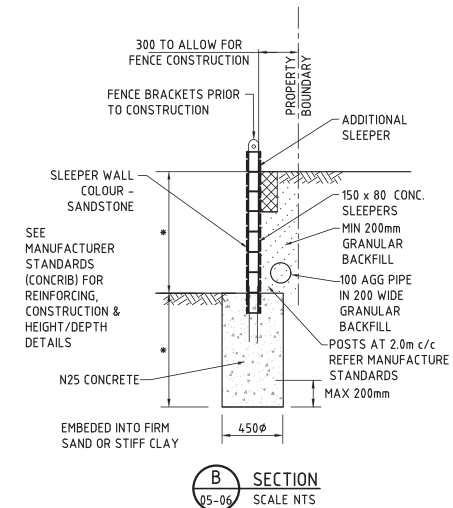
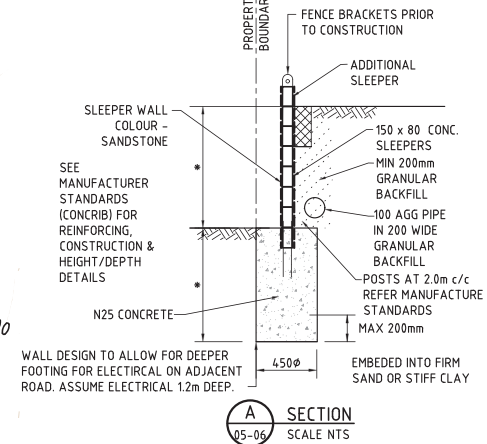
EARTHWORKS SPOT LEVELS PLAN
SCALE 1:250

LEGEND

- PROPOSED ROAD CENTRELINE
- M3 MOUNTABLE KERB AND CHANNEL
- B1 BARRIER KERB AND CHANNEL (300)
- B2 BARRIER KERB
- 36.0 FINISHED SURFACE CONTOURS
- 36.0 NATURAL SURFACE CONTOURS
- CONCRETE SLEEPER RETAINING WALL
- FUTURE CONCRETE SLEEPER RETAINING WALL
- EXISTING CONCRETE SLEEPER RETAINING WALL

ROAD RESERVE

LOT



SCALE 1:250 (A1 UNREDUCED)

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LOCALITY PLAN

STAGE 9



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No	Description	Date	By
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RIVERMONT
PRECINCT 2
STAGE 9



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Drawing Title
**EARTHWORKS
SPOT LEVELS PLAN
SHEET 2**

Drawn	Designed	Checked	Date
DF	JB	MAS	APR 26
Scale	Sheet	Revision	
AS SHOWN	06 of 25		
Drawing No	24-279-06		
A1		A	

LANEWAY RESIDENTIAL

Refer to Pavement Design Condition.

Date: 11/08/2026



LOCALITY PLAN

[illegible] Stockland

RIVERMONT
PRECINCT 2
STAGE 9



Approved Director - RPEQ 17544

M. Shaw

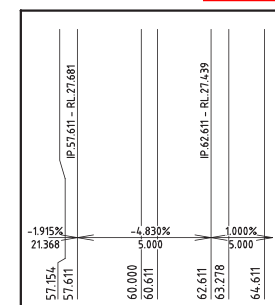
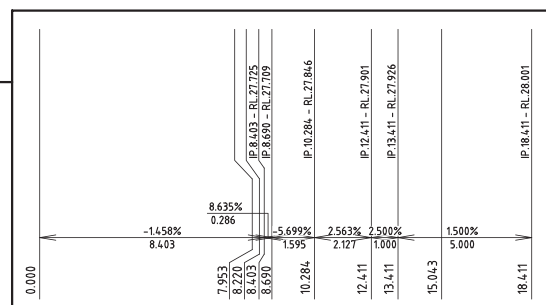
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17544
Date: 2026.04.17
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Drawn DF	Designed JB	Checked MAS	Date APR' 26
Scale AS SHOWN			Sheet 07 of 2
A1	Drawing No 24-279-07		Revision A

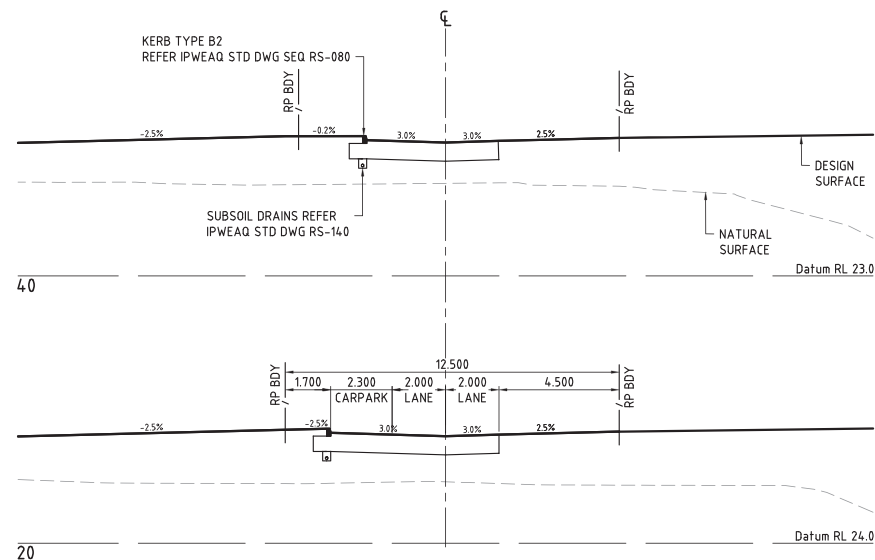
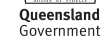


SCALE - 1:1000 (H)
1:100 (V)

 REFER
INTERSECTION DETAILS ON
KN DWG 24-279-14

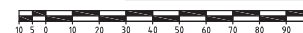


Date: 11/08/2026



CROSS SECTIONS - DRIVEWAY 07

SCALE A 1:1000
(Horiz.)



B 1:100
(Vert.)



NOMINAL PAVEMENT DETAILS

LANEWAY RESIDENTIAL

175mm 140 CONCRETE - EXPOSED AGGREGATE
 5L92 REINFORCEMENT WITH 50mm TOP COVER INCLUDING CROSS OVER
 200mm COMPACTED CBR45 GRAVEL (TYPE 2.3)
 360mm SUBGRADE REPLACEMENT (TYPE 2.5, CBR 15)
 DESIGN ESA = 2x10⁶
 COLOUR: PLAIN GREY
 FINISH: 3mm MEDIUM EXPOSURE
 AGGREGATE: HV-TEC JAFFA 90

Refer to Pavement
Design Conditions.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4912

Date: 11/08/2026



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LOCALITY PLAN

STAGE 9



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A	FOR APPROVAL	14.04.2026	DF

AMENDED IN RED

By: Mahima Reshamwala

Date: 11/08/2026



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RIVERMONT
PRECINCT 2
STAGE 9



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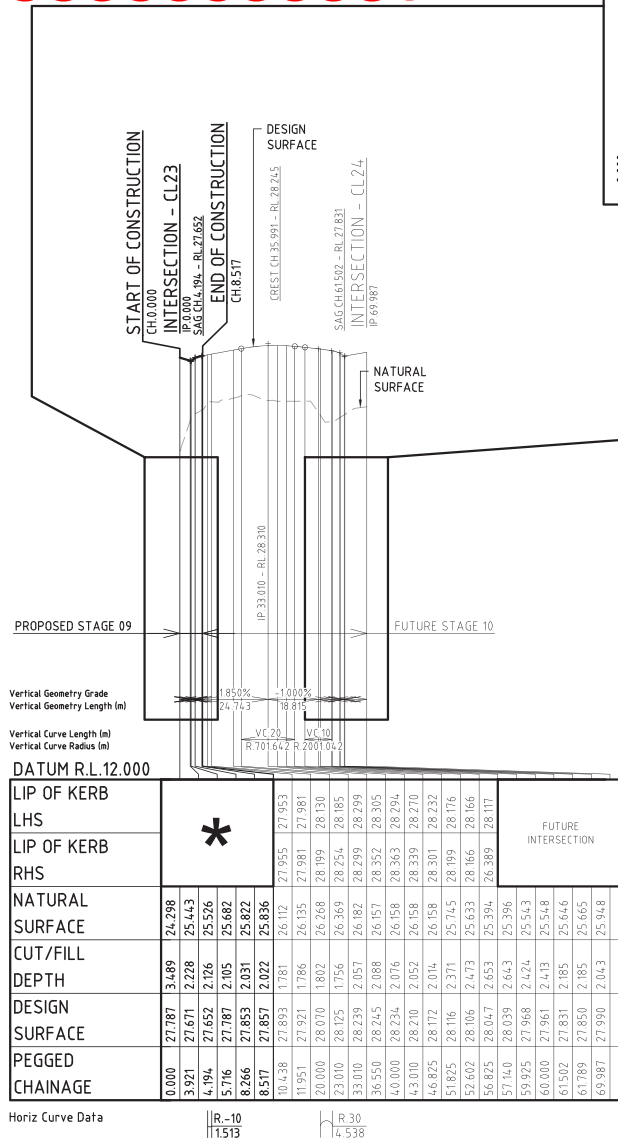
Approved Director - RPEQ 17544

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Mark Shaw RPEQ
17544
Date: 2026.04.17
10:04:00+1000

Drawing Title

ROADWORKS
LONG, AND CROSS SECTIONS
CL08

Drawn	Designed	Checked	Date
DF	JB	MAS	APR 26
Scale	Sheet	Revision	
AS SHOWN	08	of 25	
Drawing No	Revision		
A1	24-279-08		A



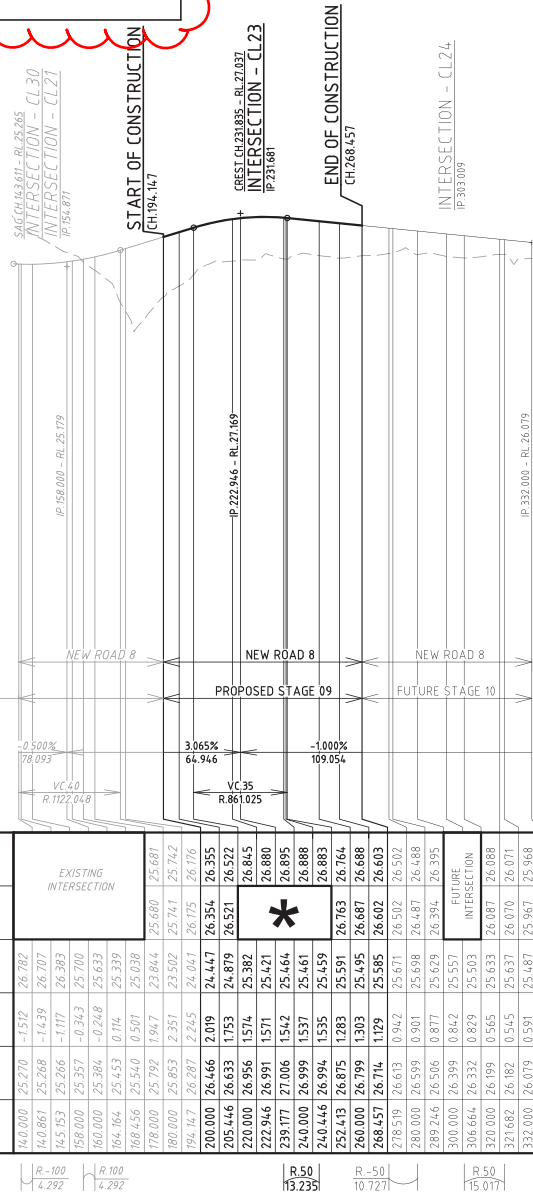
Refer to
Pavement
Design
Condition.

NOMINAL PAVEMENT DETAILS	
LIVING RESIDENTIAL	
30mm	ASPHALTIC CONCRETE
5mm	PRIMER SEAL
100mm	BASE COURSE (TYPE 2.1, CBR 60)
100mm	UPPER SUB-BASE COURSE (TYPE 2.3, CBR 15)
200mm	LOWER SUB-BASE COURSE (TYPE 2.5, CBR 15)
600mm	SUBGRADE REPLACEMENT 300mm (TYPE 2.5, CBR 15)
DESIGN ESA = 1.2 X 10 ³	

AMENDED IN RED

By: Mahima Reshamwala

Date: 11/08/2026

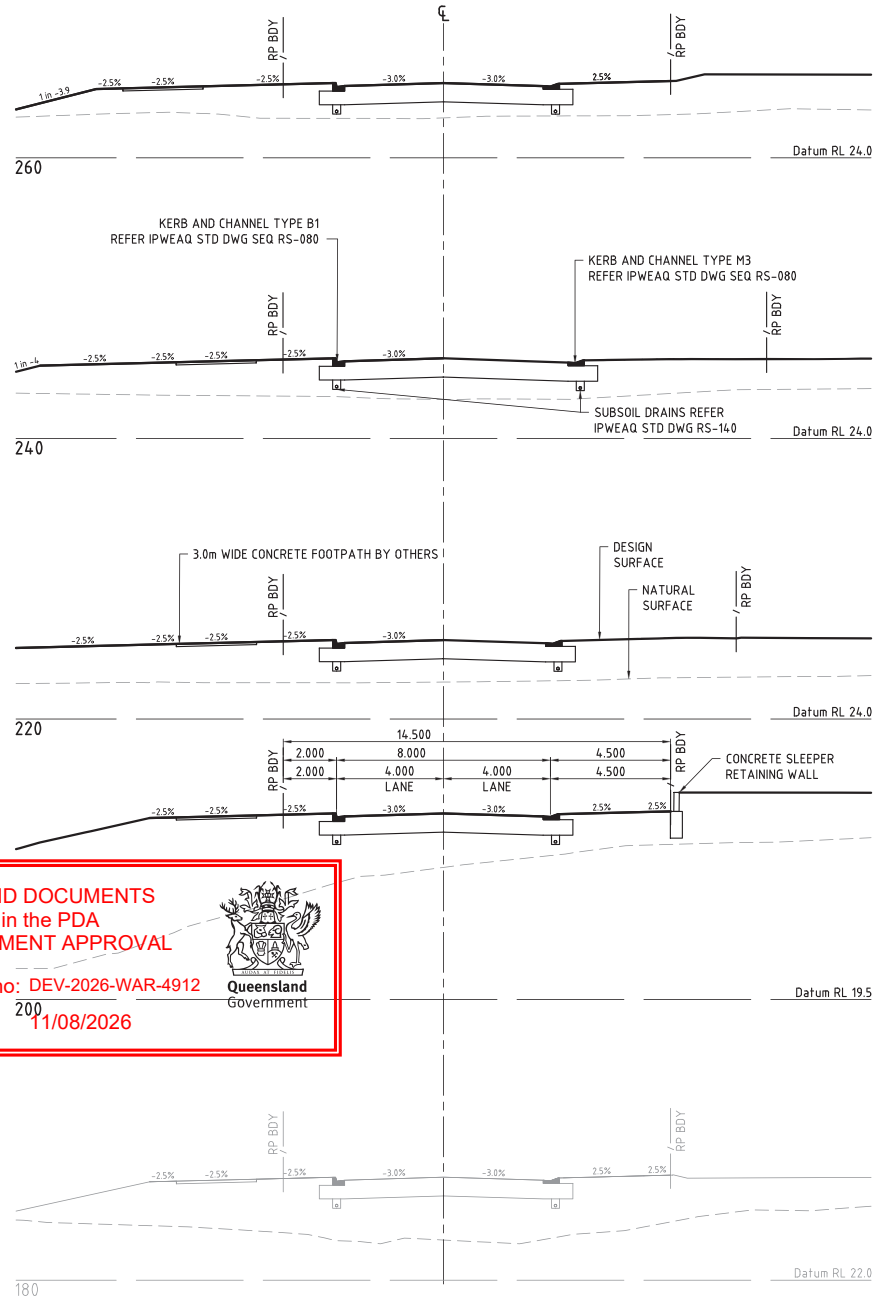


LONGITUDINAL SECTION - CL 20 - NEW ROAD 8

SCALE: 1:1000 (H)
1:100 (V)

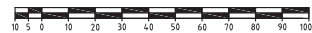


REFER
INTERSECTION DETAILS ON
KN DWG 24-279-14



CROSS SECTIONS - CL 20 - NEW ROAD 8

SCALE A 1:1000
(Horiz.)



B 1:100
(Vert.)



(A1 UNREDUCED)

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LOCALITY PLAN

STAGE 9



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RIVERMONT
PRECINCT 2
STAGE 9



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Drawing title

ROADWORKS
LONG, AND CROSS SECTIONS
CL20

Drawn	Designed	Checked	Date
DF	JB	MAS	APR 26
Scale		Sheet	
AS SHOWN		09 of 25	
Drawing No		Revision	
A1		24-279-09	
		A	

NOMINAL PAVEMENT DETAILS	
LIVING RESIDENTIAL	
30mm ASPHALTIC CONCRETE	
5mm PRIMER SEAL	
100mm BASE COURSE (TYPE 2.1, CDR 00)	
100mm UPPER SUB-BASE COURSE (TYPE 2.3, CDR 13)	
200mm LOWER SUB-BASE COURSE (TYPE 2.5, CDR 13)	
SUBGRADE REPLACEMENT 300mm (TYPE 2.5, CDR 13)	
DESIGN ESA = 1.2 X 10 ³	

Refer to Pavement
Design Conditions.

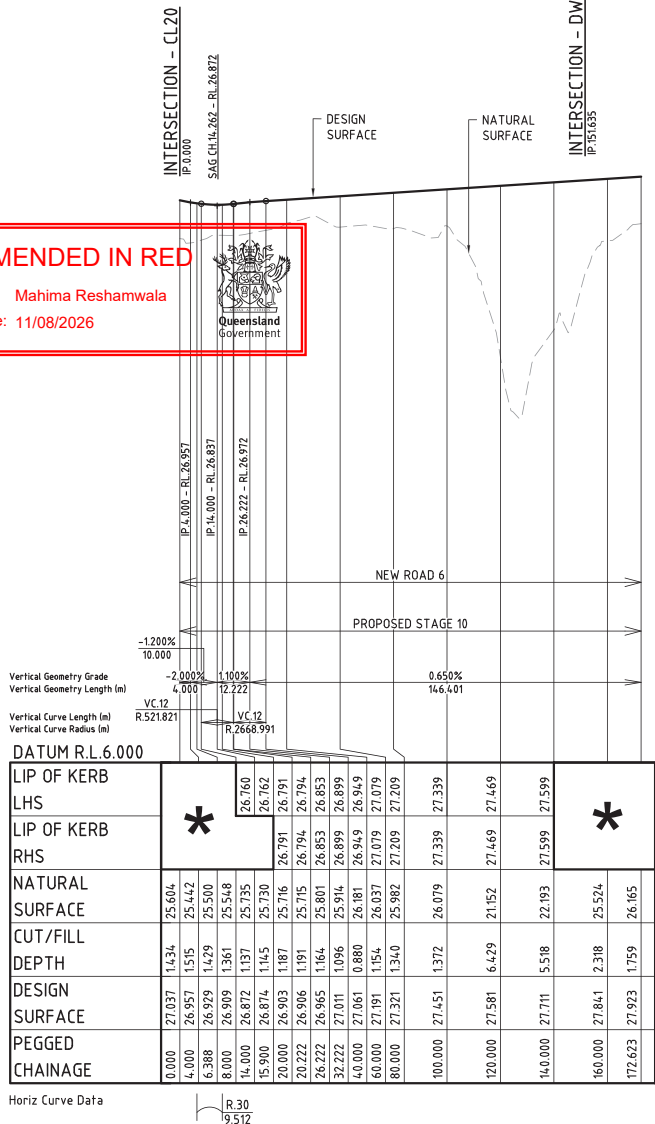
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4912
Date: 11/08/2026

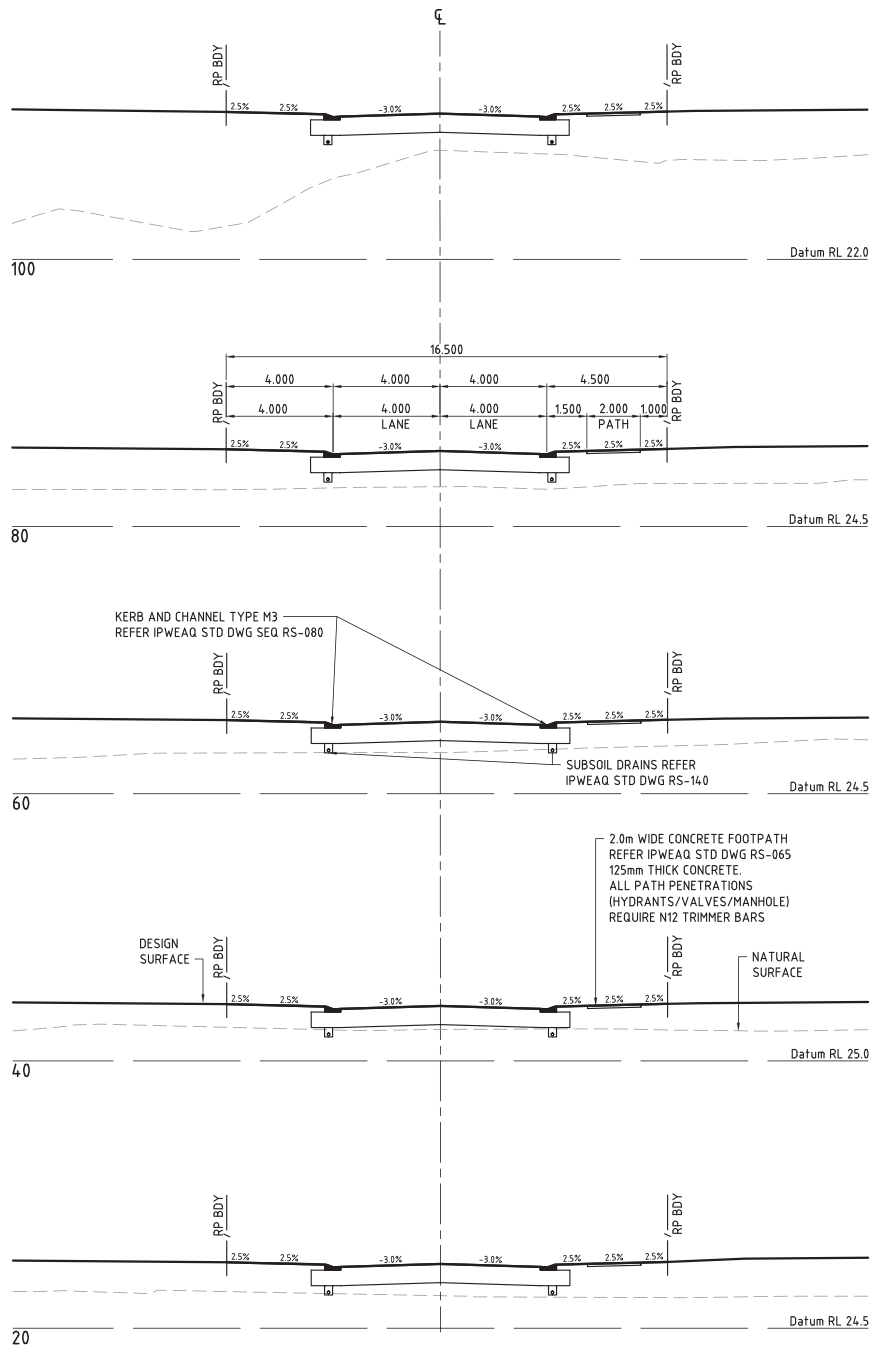


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By: Mahima Reshamwala
Date: 11/08/2026



LONGITUDINAL SECTION - CL 23 - NEW ROAD 6
SCALE - 1:1000 (H)
1:100 (V)



CROSS SECTIONS - ROAD 23 - NEW ROAD 6

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LOCALITY PLAN

STAGE 9



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	14.04.2026	DF

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Stockland

RIVERMONT
PRECINCT 2
STAGE 9

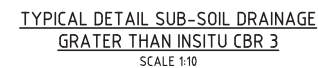
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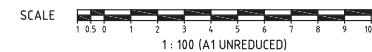
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Drawing title
ROADWORKS
LONG, AND CROSS SECTIONS
CL23

Drawn	Designed	Checked	Date
DF	JB	MAS	APR 26
Scale	Sheet	Revision	
AS SHOWN	10 of 25		
Drawing No	Revision		
A1	24-279-10		A



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Drawn DF	Designed JB	Checked MAS	Date APR' 26
Scale AS SHOWN			Sheet 11 of 2
A1	Drawing No 24-279- 11		Revision A

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Date: 11/08/2026



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SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
6	8682.771	12016.405	26.841
7	8682.624	12013.245	26.844
8	8683.674	12010.262	26.822
9	8685.768	12007.890	26.789
10	8688.576	12006.485	26.773

SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
28	8810.550	11948.763	27.611
29	8811.902	11948.114	27.621
30	8813.913	11949.144	27.771
31	8816.373	11950.404	27.913
32	8817.157	11951.619	27.936
33	8817.692	11952.588	27.955
43	8820.876	11949.388	27.934
44	8821.310	11947.192	27.816
45	8821.664	11945.403	27.677
46	8823.157	11945.545	27.685

ALONG KERB EDGE,
R16 DOWEL BAR 400mm LONG
@ 450 CRS

6.0 x 1.0 x 1.0 THICK CONC. SLAB25
CONCRETE F72 MESH 4.0 TOP COVER
REFUSE BIN PAD TO BE MARKED
WITH RECESSED NUMBERS FOR
FUTURE LOTS.

6.0 x 1.0 x 1.0 THICK CONC. SLAB25
CONCRETE F72 MESH 4.0 TOP COVER
REFUSE BIN PAD TO BE MARKED
WITH RECESSED NUMBERS FOR LOTS
236, 237 and 238.

REFER TYPICAL
'DETAIL A'

SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
47	8826.931	11927.962	27.793
48	8825.432	11927.928	27.771
49	8823.608	11926.682	27.885
50	8820.525	11924.577	27.996
51	8820.134	11922.245	28.028
52	8822.038	11919.608	28.121
53	8821.003	11913.191	28.164
54	8816.419	11924.332	28.009
55	8816.845	11926.970	27.968
56	8817.077	11931.342	27.828
57	8817.225	11934.131	27.682
58	8816.363	11935.358	27.674

LEGEND

---	STAGE BOUNDARY
---	PROPOSED ROAD CENTRELINE
---	M3 MOUNTABLE KERB AND CHANNEL
---	B1 BARRIER KERB AND CHANNEL (300)
---	B2 BARRIER KERB
---	FINISHED SURFACE CONTOURS
---	OFFSET TO KERB FACE
---	DOWEL JOINT
---	SAW CUT JOINT (C.J.)

DRIVEWAY SETOUT AND LEVELS ONLY CONSTRUCTED
IN ACCORDANCE WITH IPWEAQ STANDARD DWG RS-051.
175mm THICK, SL92 MESH, N40 CONCRETE, 50mm TOP COVER.
MINIMUM 200mm CBR45 BASE.
FINISH: 3mm, MEDIUM EXPOSURE
AGGREGATE: HY-TEC - JAFFA 90
COLOUR: PLAIN GREY
JOINTING FILLER: SIKAFLEX PRO - GREY

GENERAL NOTES

1. SETOUT POINTS ARE GIVEN AT KERB LIP LEVELS.
2. KERB LIP LEVELS ARE GIVEN AT QUARTER POINTS, TP'S AND
EQUAL PARTS UNO.
3. KERB OFFSETS ARE GIVEN TO THE KERB FACE.
4. KERB RADII ARE GIVEN TO THE KERB LIP
5. EXTRA DETAIL FOR SETTING OUT IS AVAILABLE ON CAD FILE.

SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
11	8814.378	11946.624	27.659
12	8816.718	11945.728	27.672
13	8819.174	11945.226	27.684
14	8821.678	11945.133	27.697
15	8824.164	11945.451	27.709
16	8828.953	11945.119	27.741
17	8832.842	11942.306	27.800
18	8834.656	11937.862	27.884
19	8833.847	11933.130	27.923
20	8830.658	11929.542	27.884
21	8826.055	11928.182	27.800
22	8821.428	11929.461	27.741
23	8818.177	11932.992	27.709
24	8816.872	11935.132	27.697
25	8815.235	11937.029	27.684
26	8813.309	11938.633	27.672
27	8811.146	11939.901	27.659

6.0 x 1.0 x 1.0 THICK CONC. SLAB25
CONCRETE F72 MESH 4.0 TOP COVER
REFUSE BIN PAD TO BE MARKED
WITH RECESSED NUMBERS FOR LOTS
233, 234 and 235.

SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
59	8819.967	11906.774	28.178
60	8817.330	11904.869	28.102
61	8816.544	11899.998	28.065
62	8818.448	11897.361	28.107
63	8817.413	11890.944	27.997
64	8816.377	11884.527	27.872
65	8813.740	11882.623	27.749
66	8813.726	11882.536	27.747
67	8814.420	11879.967	27.723
68	8816.805	11878.786	27.791
69	8816.174	11875.278	27.688
70	8815.647	11875.381	27.672
71	8813.964	11875.503	27.621
72	8812.301	11875.220	27.573
73	8810.753	11874.548	27.548
74	8809.411	11873.525	27.550
75	8807.792	11872.158	27.566
76	8805.951	11873.952	27.489
77	8804.111	11875.745	27.566
78	8805.266	11877.109	27.549
79	8806.421	11878.474	27.560
80	8807.576	11879.838	27.600
81	8808.732	11881.202	27.665
82	8809.458	11882.343	27.712
83	8809.852	11883.637	27.760

SCALE
1:250 (A1 UNREDUCED)

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LOCALITY PLAN

STAGE 9



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	14.04.2026	DF



Project

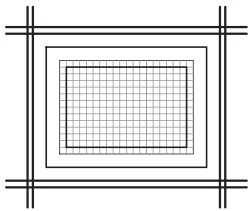
RIVERMONT
PRECINCT 2
STAGE 9



Approved Director - RPEQ 17544
Digitally signed by
Mark Shaw RPEQ
17544
Date: 2026.04.17
10:04:02 +1000

Drawing title
ROADWORKS
INTERSECTION DETAILS

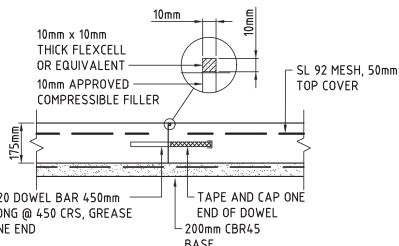
Drawn DF	Designed JB	Checked MAS	Date APR 26
Scale AS SHOWN	Sheet 12 of 25	Revision	
Drawing No A1	24-279-12	A	



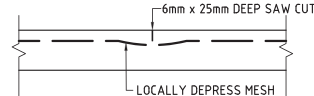
REINFORCING DETAIL AT INLETS
SCALE - NTS



DETAIL A
TYPICAL TREATMENT
N.T.S.



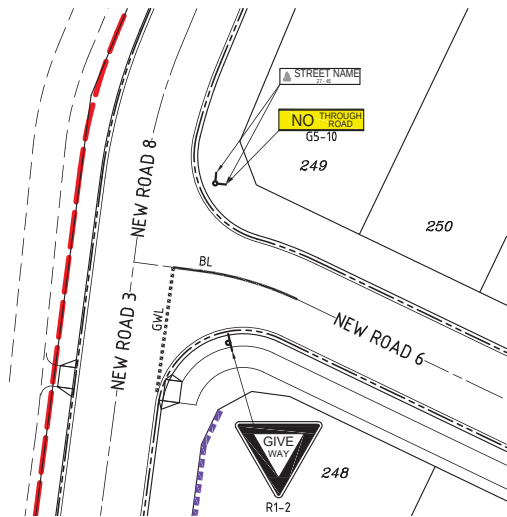
DOWEL JOINT
DENOTED 'DJ' ON PLAN
SCALE 1:10



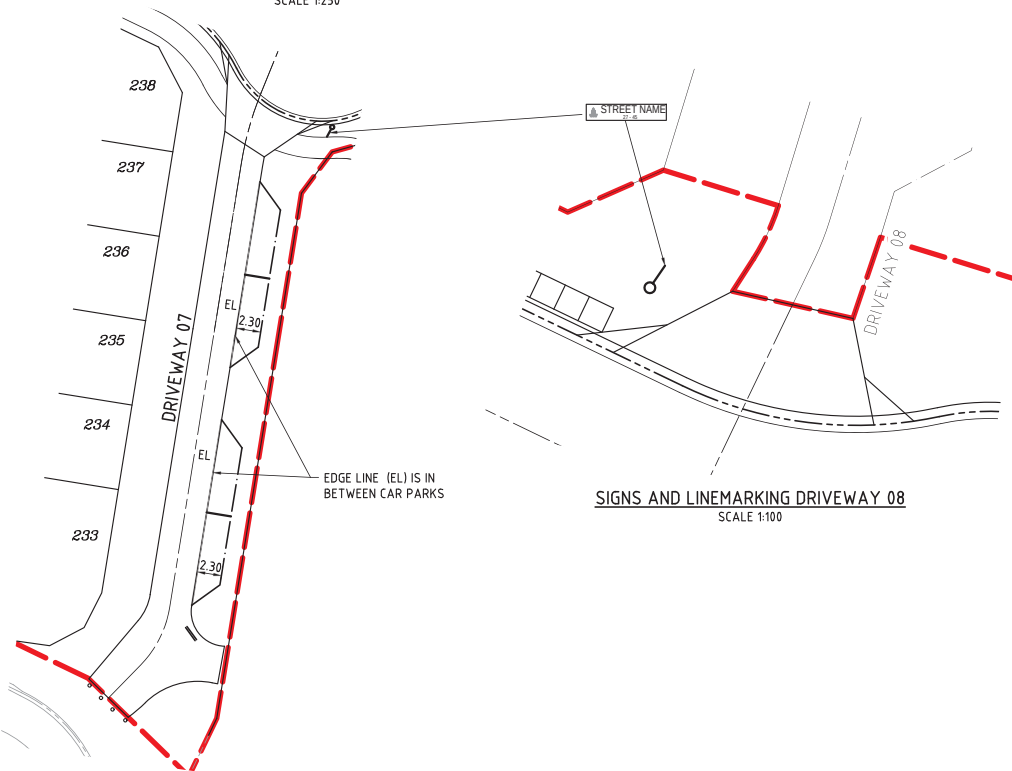
CUT JOINT
DENOTED 'CJ' ON PLAN
SCALE 1:10

INTERSECTION DETAIL - DRIVEWAY 07, DRIVEWAY 08 & NEW ROAD 6

SCALE 1:250



SIGNS AND LINEMARKING NEW ROAD 3, 4 AND 6
SCALE 1:250



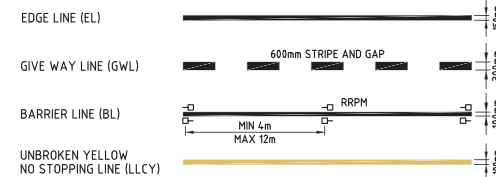
SIGNS AND LINEMARKING DRIVEWAY 07

SIGNS AND LINEMARKING DRIVEWAY 08
SCALE 1:100

LEGEND

- STAGE BOUNDARY
- PROPOSED ROAD CENTRELINE
- M3 MOUNTABLE KERB AND CHANNEL
- B1 BARRIER KERB AND CHANNEL (300)
- B2 BARRIER KERB
- FINISHED SURFACE CONTOURS
- OFFSET TO KERB FACE

LINEMARKING LEGEND



NOTE - RETROREFLECTIVE RAISED PAVEMENT MARKERS (RRPM'S) REQUIRED TO ALL LANE LANES AND ALL PERIMETER OF CHEVRONS AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4912

Date: 11/08/2026



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LOCALITY PLAN

STAGE 9



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	14.04.2026	DF



RIVERMONT
PRECINCT 2
STAGE 9



Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.04.17 10:04:02+1000

Drawing title
ROADWORKS
LINEMARKING PLAN

Drawn	Designed	Checked	Date
DF	JB	MAS	APR '26
Scale	Sheet	Revision	
AS SHOWN	13 of 25		
A1	24-279-13	A	

SCALE 1: 100 (A1 UNREDUCED)

SCALE 1: 250 (A1 UNREDUCED)

LEGEND

- PROPOSED CATCHMENT BOUNDARY
- EXTERNAL CONTRIBUTING CATCHMENT BOUNDARY
- CATCHMENT NUMBER
- BARRIER KERB AND CHANNEL
- PROPOSED STORMWATER DRAINAGE
- FINISHED SURFACE CONTOURS
- NATURAL SURFACE CONTOURS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4912

Date: 11/08/2026



CATCHMENT PLAN
SCALE 1:1000

CATCHMENT TABLE

CATCHMENT NO.	AREA (ha)	CATCHMENT NO.	AREA (ha)	CATCHMENT NO.	AREA (ha)
F114-1	0.021	G22-25	0.016	G03-52	0.034
F113-1	0.037	G21-25	0.016	G02-52	0.036
G11-1	0.050	G20-25	0.016	F101-52	0.052
G10-1	0.163	G19-25	0.012	G04-53	0.035
G09-1	0.087	F114-26	0.070	G03-53	0.025
G08-1	0.162	F113-26	0.052	G02-53	0.034
G03-1	0.025	G12-26	0.156	G01-53	0.030
F106-2	0.021	F110-26	0.051	G04-54	0.016
F105-2	0.038	F109-26	0.048	G03-54	0.034
F103-2	0.133	F108-26	0.056	G02-54	0.031
F102-2	0.057	F107-26	0.006	F101-54	0.051
G05-3	0.056	F105-26	0.056	G04-55	0.033
G04-3	0.048	F104-26	0.038	G03-55	0.035
G03-3	0.146	F103-26	0.054	G02-55	0.034
G02-3	0.147	G02-26	0.006	G01-55	0.034
G01-3	0.122	G07-27	0.037	G05-56	0.036
G03-4	0.116	G06-27	0.154	G04-56	0.037
G02-4	0.164	G05-27	0.084	G03-56	0.037
G01-4	0.032	G04-27	0.097	G02-56	0.034
G01-5	0.050	G03-27	0.084	F101-56	0.051
G01-6	0.034	G02-27	0.112	G05-57	0.021
G01-7	0.119	G01-27	0.023	G04-57	0.016
G01-8	0.122	G02-26	0.006	G03-57	0.019
G01-9	0.040	G02-28	0.039	G02-57	0.019
G01-10	0.024	G01-28	0.039	G01-57	0.019
G01-11	0.161	G02-29	0.145	F103-58	3.159
G08-11	0.162	G01-29	0.150	G07-59	0.023
G01-11	0.177	G02-30	0.147	G06-59	0.037
G10-1	0.163	G01-30	0.070	G05-59	0.036
F102-12	0.032	G01-31	0.099	G04-59	0.036
F101-12	0.033	G01-32	0.048	G03-59	0.036
G01-13	0.128	G01-33	0.058	G02-59	0.037
G09-1	0.087	G01-34	0.053	F101-59	0.037
F110-14	0.032	G05-35	0.158	F101-61	0.052
F109-14	0.052	G04-35	0.042	G26-25	0.016
G08-14	0.012	G01-36	0.062	G01-62	0.190
G07-14	0.025	G01-38	0.136	G01-27	0.023
G06-14	0.181	F104-39	0.027	F102-63	9.038
G05-14	0.197	F103-39	0.058	F103-64	0.101
G02-14	0.038	F102-39	0.069	F102-64	0.019
G02-15	0.180	F101-39	0.038	F101-64	0.023
G01-15	0.036	G03-40	0.129	F103-65	0.111
G02-14	0.038	G02-40	0.107	F102-65	0.014
G01-16	0.088	G04-52	0.017	G02-14	0.038
F101-17	0.066	G03-41	0.059	G01-66	0.075
G02-18	0.025	G02-41	0.044	G01-67	0.127
G01-18	0.044	G01-41	0.051	G03-1	0.025
G01-19	0.251	F103-42	0.763	G01-69	0.039
G06-20	0.188	G02-42	0.061	G03-27	0.084
G05-20	0.052	G01-42	0.108	G01-70	0.128
G04-20	0.134	G01-43	0.112	G02-3	0.147
G03-20	0.202	G02-42	0.061	G01-71	0.187
G01-21	0.145	F101-44	2.559	G03-3	0.146
G06-14	0.207	G01-45	0.082	G01-72	0.040
G01-22	0.029	G01-46	0.132	G11-1	0.050
G01-23	0.127	F101-47	0.268	G01-73	0.099
G01-24	0.123	G01-48	0.137	G07-14	0.025
G03-20	0.202	G01-49	0.106	G02-74	0.206
G27-25	0.018	IN4-50	0.134	G01-74	0.144
G26-25	0.016	G03-50	0.326	G01-75	0.185
G25-25	0.017	G01-50	0.081	G01-76	0.029
G24-25	0.016	IN2-51	0.135		
G23-25	0.016	G01-51	0.030		
G01-40	0.110	F101-65	0.018		

SCALE 1:1000 (A1 UNREDUCED)

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LOCALITY PLAN

STAGE 9



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	14.04.2026	DF

Client



Project

RIVERMONT
PRECINCT 2
STAGE 9



L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.knigroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.04.17 10:04:02 +1000

Drawing Title
STORMWATER
CATCHMENT PLAN

Drawn	Designed	Checked	Date
DF	AL	MAS	APR 26
Scale	Sheet	Revision	
AS SHOWN	14 of 25		
A1	24-279-14	A	

STRUCTURE NAME	
STRUCTURE DESCRIPTION	

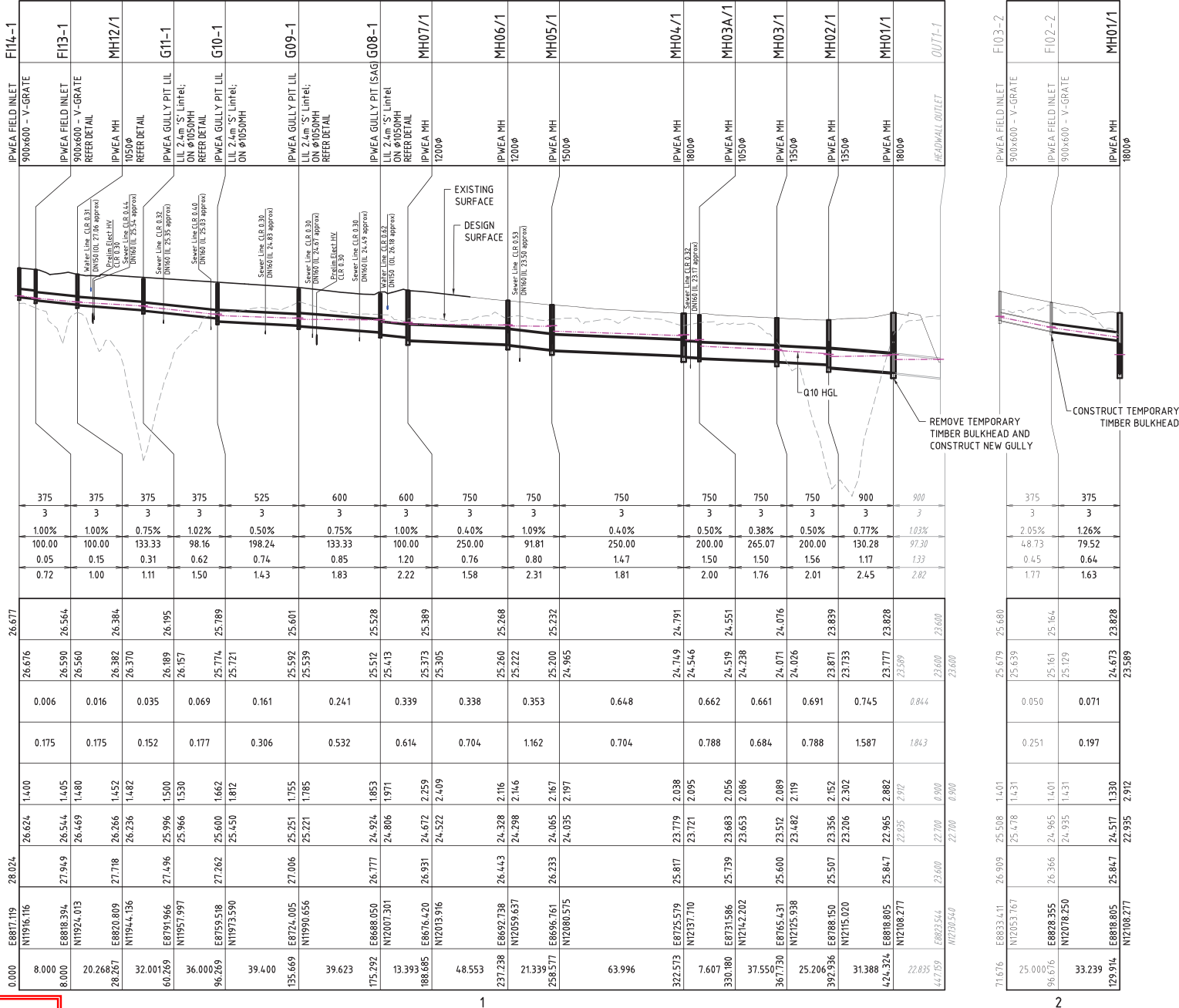
NOTE:
F512 CONTRACTOR TO PROVIDE FORM 15 AND 12 FOR ALL MAINTENANCE HOLES GREATER THAN 3m DEPTH.

PIPE SIZE (mm)
 PIPE CLASS
 PIPE GRADE %
 PIPE SLOPE 1 in X
 FULL PIPE FLOW VELOCITY (m/s)
 PART FULL FLOW VELOCITY (m/s)
 DATUM RL. 12.0

WATER LEVEL IN STRUCTURE	HYDRAULIC GRADE LEVEL	PIPE FLOW (Cumecs)	PIPE CAPACITY AT GRADE (Cumecs)	DEPTH TO INVERT	INVERT LEVEL OF DRAIN	DESIGN SURFACE LEVEL	SETOUT CO-ORDINATE	RUNNING CHAINAGE
26.677	26.676	0.006	0.175	1.400	26.624	28.024	E8877.119	0.000
	26.590			1.405	26.544		N11916.116	8.000
	26.560			1.480	26.469		E8818.394	20.268
	26.384			1.452	26.266		N11924.013	28.267
	26.370			1.482	26.236		E8820.809	32.001
	26.189			1.500	25.996		N11944.136	36.000
	26.157			1.530	25.966		E8751.966	40.000
	25.774			1.662	25.600		N11957.997	44.000
	25.721			1.812	25.450		E8759.518	48.000
	25.601			1.755	25.251		N11973.590	52.000
	25.539			1.785	25.221		E8724.005	56.000
	25.512			1.853	24.924		N11990.656	60.000
	25.413			1.971	24.806		E8688.050	64.000
	25.373			2.259	24.672		N12007.301	68.000
	25.305			2.409	24.522		E8676.420	72.000
	25.260			2.116	24.328		N12013.916	76.000
	25.222			2.146	24.298		E8692.738	80.000
	25.200			2.167	24.065		N12059.637	84.000
	24.965			2.197	24.035		E8696.761	88.000
	24.749			2.038	23.779		N12080.575	92.000
	24.546			2.095	23.721		E8725.579	96.000
	24.519			2.056	23.683		N12137.710	100.000
	24.238			2.086	23.653		E8731.586	104.000
	24.071			2.089	23.512		N12142.202	108.000
	24.026			2.119	23.482		E8765.431	112.000
	23.871			2.452	23.356		N12125.938	116.000
	23.733			2.302	23.206		E8788.150	120.000
	23.777			2.882	22.965		N12155.020	124.000
	23.589			2.942	22.935		E8788.150	128.000
	23.600			0.900	22.700		N12108.277	132.000
	23.600			0.900	22.700		E8818.805	136.000
	23.600			0.900	22.700		N1208.277	140.000

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4912
 Date: 11/08/2026



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REVISIONS			
No	Description	Date	By
A	FOR APPROVAL	14.04.2026	DF



RIVERMONT PRECINCT 2 STAGE 9



Approved Director - RPEQ 17544
 Digitally signed by Mark Shaw RPEQ 17544
 Date: 2026.04.17 10:04:03 +1000

Drawing Title			
Drawn	Designed	Checked	Date
DF	AL	MAS	APR 26
Scale			
AS SHOWN			
Sheet			
15 of 25			
Drawing No			
A1			
Revision			
A			

STORMWATER LONG SECTIONS SHEET 1

SCALE A 1:1000 (Horiz.)



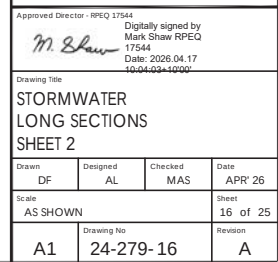
B 1:100 (Vert.)



(A1 UNREDUCED)

NOTE:
F1512 CONTRACTOR TO PROVIDE FORM 15 AND 12 FOR ALL MAINTENANCE HOLES GREATER THAN 3m DEPTH.

WATER LEVEL IN STRUCTURE
HYDRAULIC GRADE LEVEL
PIPE FLOW (Cumecs)
PIPE CAPACITY AT GRADE (Cumecs)
DEPTH TO INVERT
INVERT LEVEL OF DRAIN
DESIGN SURFACE LEVEL
SETOUT CO-ORDINATE
RUNNING CHAINAGE



NOTE:
F1512 CONTRACTOR TO PROVIDE FORM 15 AND 12 FOR ALL MAINTENANCE HOLES GREATER THAN 3m DEPTH.

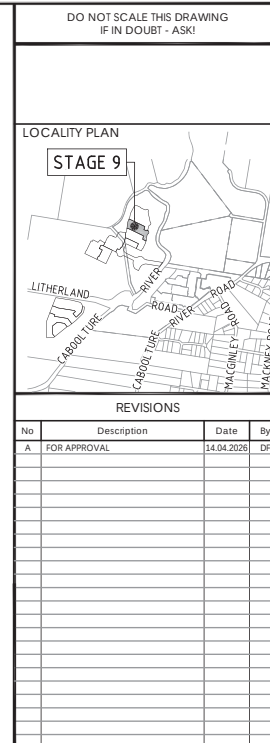
WATER LEVEL IN STRUCTURE
HYDRAULIC GRADE LEVEL
PIPE FLOW (Cumecs)
PIPE CAPACITY AT GRADE (Cumecs)
DEPTH TO INVERT
INVERT LEVEL OF DRAIN
DESIGN SURFACE LEVEL
SETOUT CO-ORDINATE
RUNNING CHAINAGE

[illegible][illegible]

	0.000	E884.563	28.065	26.732		FIO-14
	N19190.275		26.665	14.00		IPWEA FIELD INLET 900X600 - V-GRATE REFER DETAIL
	24.517	E8808.688	27.456	26.213	12.43	
	N181676.556		25.943	15.10		IPWEA FIELD INLET TYPICAL 900X600 REFER DETAIL
	21.865	N181676.556	25.943	15.10		
	46.386	N181676.556	25.943	15.10		G008-14

[illegible][illegible][illegible]

E8188.447		25.465		24.842		24.842		IPWEA GULLY PIT (SAG) G01-79	
N12120.640	5.662	24.087	1.378	24.509	8.0	1.67	0.97	100.00	3
				0.107			1.00%		375
				0.175					
E8188.150	25.507	24.031	1.476	24.488	24.547				
N12115.020	23.206	23.202		24.206					
								IPWEA MH	
								1350φ	
								MH02/1	

[illegible]

The image shows a large, empty rectangular area, likely a placeholder for a drawing or image. In the top left corner, there is a small logo consisting of a stylized sunburst or starburst shape. To the right of the logo, the word "Stockland" is written in a large, bold, sans-serif font. Below the logo and the word "Stockland", the text "Project" is written in a smaller, bold, sans-serif font. In the bottom right corner, the text "RIVERMONT
PRECINCT 2
STAGE 9" is written in a bold, sans-serif font, arranged in three lines.

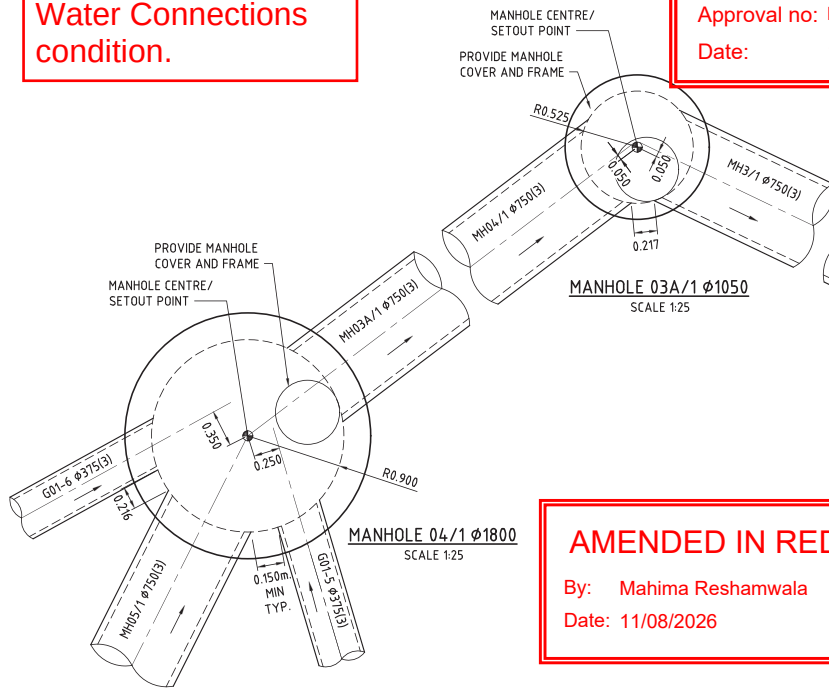


Approved Director - /RPEQ 17544		Digitally signed by Mark Shaw RPEQ 17544 Date: 2026.04.17 10:04:04+10000	
			
Drawing Title			
STORMWATER LONG SECTIONS SHEET 2			
Drawn	Designed	Checked	Date
DF	AL	MAS	APR' 26
Scale			Sheet
AS SHOWN			17 of 25
A1	Drawing No		Revision
	24-279-17		A

Refer to Stormwater
Manhole / Pit Roof
Water Connections
condition.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4912
Date: 11/08/2026



AMENDED IN RED

By: Mahima Reshamwala
Date: 11/08/2026



CONSTRUCTION EQUIPMENT	PIPE CLASS	MINIMUM COMPACTION COVER TO PIPE OBVERT								
		375Ø	450Ø	525Ø	600Ø	675Ø	750Ø	825Ø	900Ø	1050Ø-1500Ø
VIBRATORY RAMMER (UP TO 75kg)	2	0.450	0.400	0.400	0.350	0.350	0.300	0.300	0.250	0.250
	3	0.300	0.300	0.3000	0.250	0.250	0.200	0.200	0.200	0.200
VIBRATORY TRENCH ROLLER (UP TO 2t)	2	0.400	0.400	0.350	0.250	0.250	0.200	0.200	0.200	0.200
	3	0.250	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
VIBRATORY SMOOTH DRUM (UP TO 7t)	2	0.700	0.700	0.650	0.650	0.650	0.600	0.600	0.400	0.400
	3	0.450	0.450	0.450	0.350	0.350	0.200	0.200	0.200	0.200
VIBRATORY SMOOTH DRUM (UP TO 10t)	2	0.850	0.850	0.800	0.800	0.800	0.750	0.750	0.750	0.750
	3	0.550	0.550	0.500	0.500	0.500	0.200	0.200	0.200	0.200
EXCAVATOR & COMPACTION WHEEL (15t)	2	0.700	0.650	0.650	0.650	0.650	0.600	0.600	0.550	0.550
	3	0.450	0.450	0.450	0.450	0.450	0.350	0.350	0.250	0.250
EXCAVATOR & COMPACTION WHEEL (25t)	2	1.050	1.000	0.950	0.900	0.900	0.850	0.850	0.750	0.750
	3	0.650	0.650	0.650	0.650	0.650	0.600	0.600	0.500	0.500
GRADER (CAT120H) (14.5t)	2	0.600	0.600	0.450	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.600	0.450	0.450	0.200	0.200	0.200	0.200	0.200	0.200
GRADER (CAT140H) (17.0t)	2	0.600	0.600	0.600	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.600	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
SCRAPER (CAT613C1) (27.2t)	2	0.600	0.600	0.600	0.600	0.600	0.600	0.600	0.200	0.200
	3	0.600	0.600	0.600	0.600	0.600	0.200	0.200	0.200	0.200
SCRAPER (CAT62F) (53.8t)	2	0.700	0.700	0.650	0.650	0.600	0.600	0.600	0.600	0.600
	3	0.650	0.650	0.600	0.600	0.600	0.600	0.600	0.600	0.600
DOZER (CATD7 G)	2	0.600	0.600	0.600	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
DOZER (CATD9 R)	2	0.600	0.600	0.600	0.600	0.600	0.600	0.600	0.600	0.200
	3	0.600	0.600	0.600	0.600	0.600	0.200	0.200	0.200	0.200
EXCAVATOR (CAT317) (17.3t)	2	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
EXCAVATOR (CAT325H) (25.9t)	2	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200

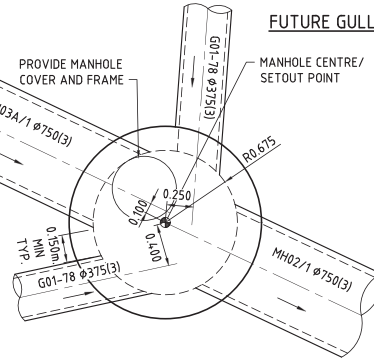
FUTURE GULLY G01-9 2.4m LINTEL

SCALE 1:25



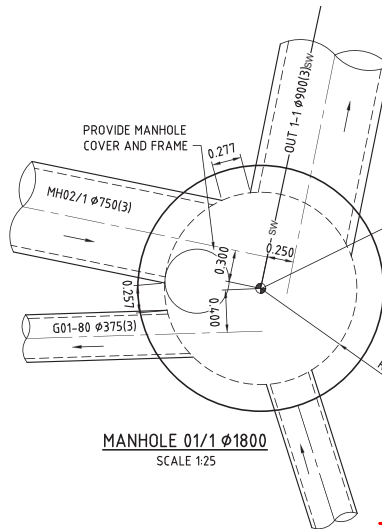
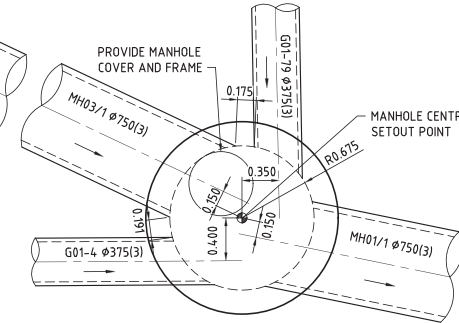
MANHOLE 03/1 1500

SCALE 1:25



MANHOLE 02/1 1500

SCALE 1:25



MANHOLE 01/1 1800

SCALE 1:25

NOTE:
ALL MANHOLE LIDS TO BE LOCATED
IN CENTRE OF CARRIAGEWAY

SCALE
0.5 1 1.5 2.0 2.5m
1: 25 (A1 UNREDUCED)

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LOCALITY PLAN

STAGE 9



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	14.04.2026	DF

Client



Project

RIVERMONT
PRECINCT 2
STAGE 9



Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.04.17 10:04:04+1000

Drawing Title
STORMWATER
MANHOLE DETAILS

Drawn DF	Designed AL	Checked MAS	Date APR 26
Scale AS SHOWN	Drawing No A1	Sheet 19 of 25	Revision A

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4912

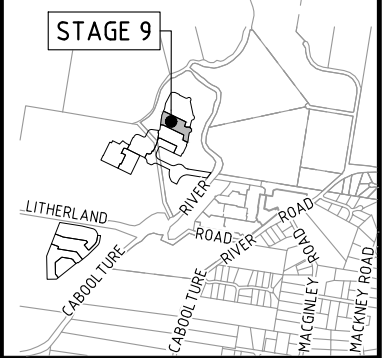
Date: 11/08/2026



CALCULATIONS TABLE

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LOCALITY PLAN



REVISIONS

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STAGE 9



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Drawing Title

STORMWATER
CALCULATION TABLE
SHEET 2

Drawn DF	Designed AL	Checked MAS	Date APR' 26
Scale AS SHOWN			Sheet 20 of 25
A1	Drawing No 24-279- 20		Revision A

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LOCATION			TIME		SUB-CATCHMENT RUNOFF				INLET DESIGN				DRAIN DESIGN										HEADLOSSES										PART FULL		DESIGN LEVELS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Date: 11/08/2026

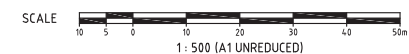


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RIVERMONT PRECINCT 2
BIO BASIN 03



DRAWING NO.	DRAWING TITLE
24-284-200	LOCALITY PLAN, DRAWING INDEX
24-284-201	GENERAL - LAYOUT PLAN
24-284-202	BIO BASIN - SECTIONS
24-284-203	BIO BASIN - DETAILS
24-284-204	BIO BASIN - NOTES - SHEET 1
24-284-205	BIO BASIN - NOTES - SHEET 2
24-284-206	STORMWATER - CALCULATION AND GULLY TABLES
24-284-207	STORMWATER - LONGITUDINAL SECTIONS
24-284-208	STORMWATER - MANHOLE DETAILS
24-284-209	SEDIMENT & EROSION - LAYOUT PLAN AND NOTES
24-284-210	SAFETY IN DESIGN



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LOCALITY PLAN



REVISIONS

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RIVERMONT
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BIO BASIN 03



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M. Shaw

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17544
Date: 2026.04.27
10:22:32+10:00

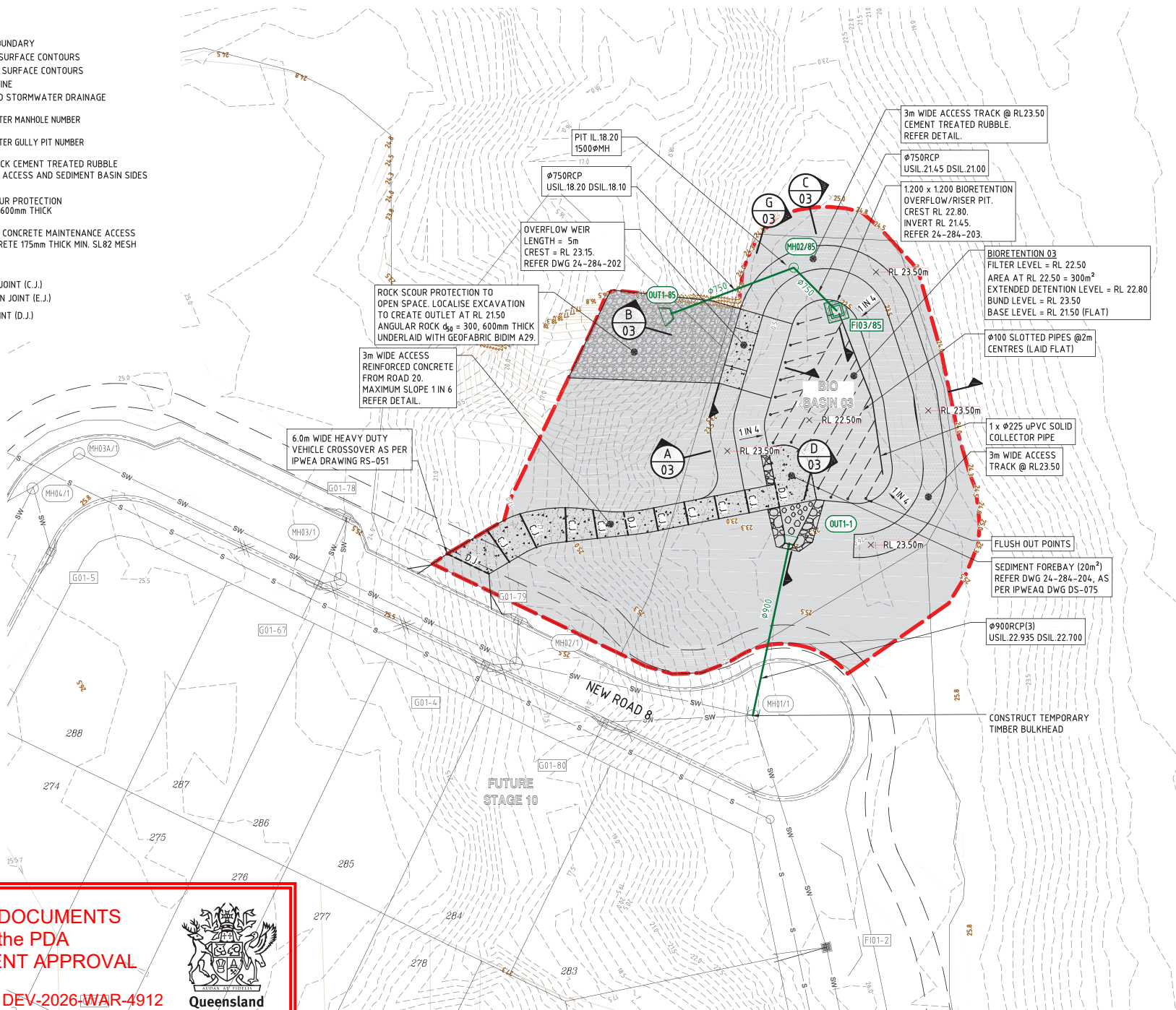
Drawing Title

LOCALITY PLAN,
DRAWING INDEX

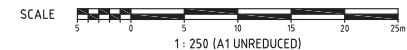
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Scale AS SHOWN			Sheet 01 of 11
A1	Drawing No 24-284-200		Revision A

LEGEND

- STAGE BOUNDARY
- FINISHED SURFACE CONTOURS
- NATURAL SURFACE CONTOURS
- BATTER LINE
- PROPOSED STORMWATER DRAINAGE
- STORMWATER MANHOLE NUMBER
- STORMWATER GULLY PIT NUMBER
- 170mm THICK CEMENT TREATED RUBBLE
3.0m WIDE ACCESS AND SEDIMENT BASIN SIDES
- ROCK SCOUR PROTECTION
 $\phi_{50} = 300, 600\text{mm}$ THICK
- 3.0m WIDE CONCRETE MAINTENANCE ACCESS
N32 CONCRETE 175mm THICK MIN. SL82 MESH
- SAW CUT JOINT (C.J.)
- EXPANSION JOINT (E.J.)
- DOWEL JOINT (D.J.)



**BIO-RETENTION BASIN
LAYOUT PLAN**
SCALE 1:250



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LOCALITY PLAN



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BIO BASIN 03



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Date: 2026.04.27 10:23:33 +1000

Drawing Title
**GENERAL
LAYOUT PLAN**

Drawn	Designed	Checked	Date
DF	JB	MS	APR 26
Scale	Sheet	Revision	
AS SHOWN	02 of 11		
Drawing No	Revision		
A1	24-284-201	A	

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: **DEV-2026-WAR-4912**

Date: **11/08/2026**



NORTH

BIO 03

[illegible]

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17544
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Drawing Title
BIO BASIN
SECTIONS

Drawn DF	Designed JB	Checked MS	Date APR' 26
Scale AS SHOWN			Sheet 03 of 1
A1	Drawing No 24-284-202		Revision A

BIORETENTION BASIN

Labels and Dimensions:

- 170mm THICK CEMENT TREATED RUBBLE 3.0m WIDE ACCESS RL23.50
- 100mm GENERAL SITE MULCH SECURED IN PLACE WITH OPEN WEAVE TEC MAT 4 PINNED DOWN AT 500 CENTRES TO TOP OF BUND
- NATURAL SURFACE
- GEOFABRIC AND 25mm SAND OR FILTER MEDIA OVERLAID WITH TURF ACROSS FULL AREA OF FILTER MEDIA.
- GEOFABRIC TO BE TRIMMED TO TOE OF BATTER
- 170mm THICK CEMENT TREATED RUBBLE 3.0m WIDE ACCESS
- 1 IN 4
- 200mm TOP SOIL
- SL 22.50
- BASE RL. 21.50
- φ100 SLOTTED PVC PIPE @2m NOM. CRS
- φ225 uPVC SOLID COLLECTOR PIPE
- 300mm THICK CLAY LINER OR APPROVED EQUIVALENT
- SECTION A 02 SCALE 1:50

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4912

Queensland

Date: 11/08/2026



PRE-CAST HEADWALL

FENCE REFER LANDSCAPE DRAWING FOR DETAILS

PIPE FLOW

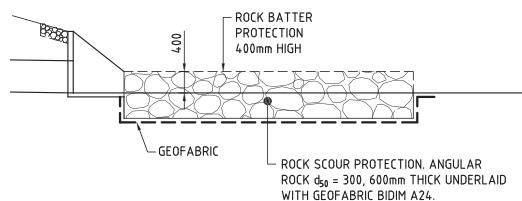
MIN 1.0m WIDE ROCK PROTECTION AROUND HEADWALL AND BATTERS.

ROCK SCOUR PROTECTION: ANGULAR ROCK $\phi_{50} = 300, 600\text{mm}$ THICK UNDERLAID WITH GEOFABRIC BIDIM A24.

1:5

L=2m

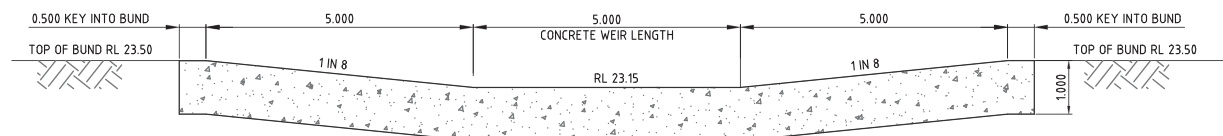
TYPICAL STORMWATER OUTLET ROCK PROTECTION
N.T.S.



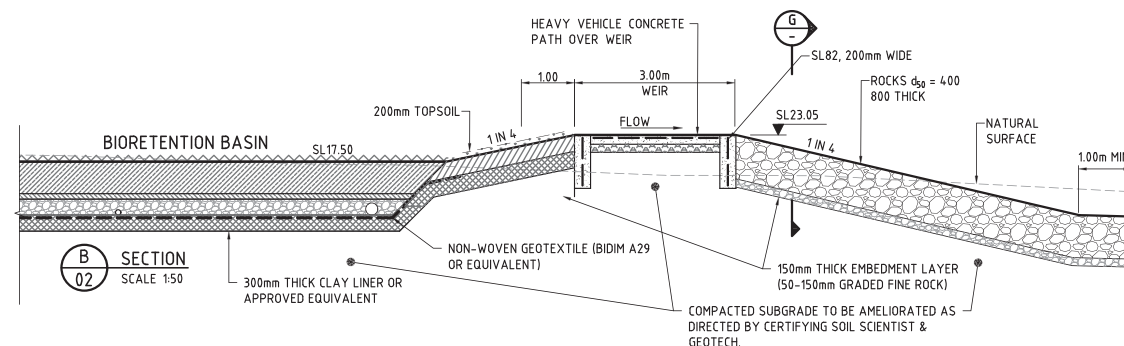
TYPICAL SECTION L-L
N.T.S.

EQUIVALENT SPHERICAL DIAMETER	% BY WEIGHT OF ROCK SMALLER SIZE
1.5-2.0D50	100
D50	50
0.3-0.4D50	10-20

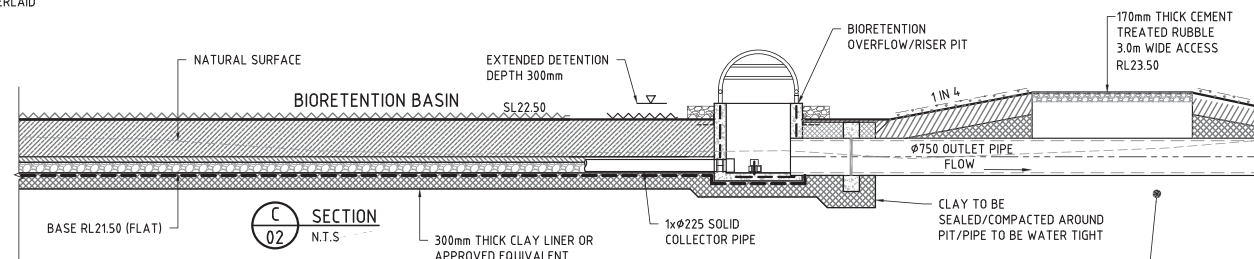
1. CONSTRUCTION OF SPILLWAY TO PROCEED FROM TOE ROCK UPWARDS
2. ROCKS TO BE HAND PLACED AND INTERLOCKED WITH A RANGE OF SIZES
3. ROCK VOIDS TO BE FILLED WITH SOIL AND PLANTED WITH SEDGES AND GRASSES
4. PLACE ROCKS TO FINISH FLUSH WITH FINISHED EARTH LEVELS



SECTION - WEIR



SECTION
SCALE 1:50



C SECTION
02 NTS

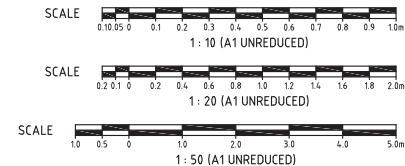
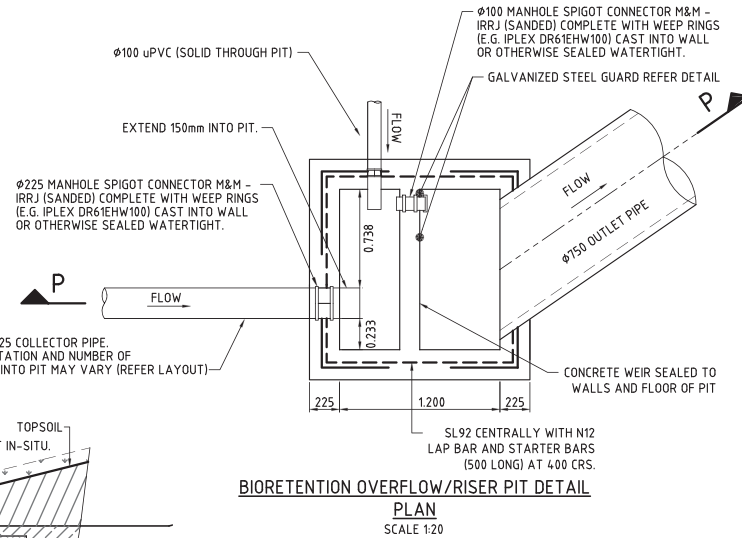
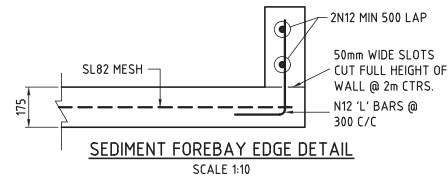
COMPACTED SUBGRADE TO BE AMELIORATED AS
DIRECTED BY CERTIFYING SOIL SCIENTIST &
GEOTECH.

SCALE  1: 50 (A1 UNREDUCED)

1. PVC PIPE GUARD TO BE FABRICATED
2. ALTERNATIVELY, SECTIONS MAY BE CUT FROM SUITABLE PROPRIETARY DOWN PIPE PROTECTOR FOLLOWING APPROVAL FROM SUPERINTENDANT AND BIOTENTION DESIGNER
3. ALL CUT EDGES TO BE SPRAYED IMMEDIATELY WITH CORROSION PROTECTION



Date: 11/08/2026



BIO 03

[illegible]

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M. Shaw

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Mark Shaw RPEQ
17544
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10:22:33+10'00'

Drawing Title

**BIO BASIN
DETAILS**

Drawn DF	Designed JB	Checked MS	Date APR' 26
Scale AS SHOWN			Sheet 04 of 11
A1	Drawing No 24-284-203		Revision A

City Of Moreton Bay Standards.

ENGINEERING SPECIFICATIONS

1. ALL EARTHWORKS AND CIVIL WORKS TO OCCUR IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND MANAGEMENT PLANS:
THOSE CONSTRUCTION NOTES
SUNSHINE COAST REGIONAL COUNCIL STANDARDS AND SPECIFICATIONS
- CALDERE ENGINEERING SPECIFICATIONS GENERAL WORKS, EARTHWORKS, STORMWATER AND DRAINAGE, EROSION AND SEDIMENT CONTROL AND WQUD
- RELEVANT CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR AURA PRECINCTS 6 - 10
- IPWEAQ DWG DS-078

GENERAL NOTES

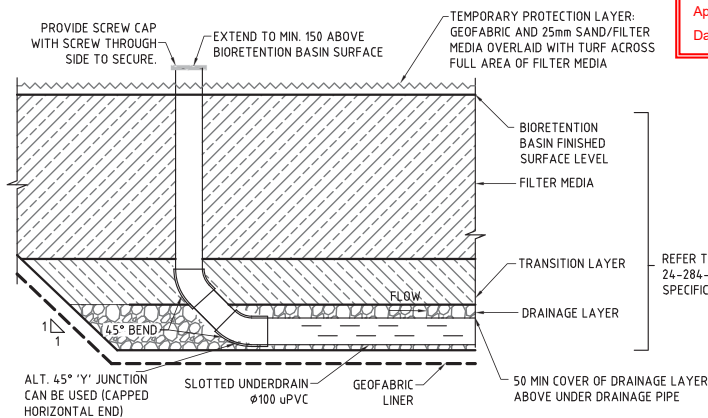
1. WSD SYSTEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THESE NOTES AND THE "WATER SENSITIVE URBAN DESIGN CONSTRUCTION AND ESTABLISHMENT GUIDELINES – SWALES, BIORETENTION SYSTEMS AND WETLANDS" (WATER BY DESIGN, 2010 OR LATER VERSION) HEREAFTER REFERRED TO AS THE WSD CONSTRUCTION AND ESTABLISHMENT GUIDELINE (WATER BY DESIGN, CURRENT VERSION).
2. CONSTRUCTION SHOULD BE DELAYED AS LONG AS PRACTICAL UNTIL THE MAJORITY OF THE EARTHWORKS AND INFRASTRUCTURE WITHIN THE CONTRIBUTING CATCHMENT HAS BEEN COMPLETED.
3. WSD SYSTEMS ARE TO BE PROTECTED FROM CONSTRUCTION PHASE SEDIMENT LOADS IN ACCORDANCE WITH THE WSD CONSTRUCTION AND ESTABLISHMENT GUIDELINE (WATER BY DESIGN, CURRENT VERSION). PROTECTIVE MEASURES TO BE REGULARLY CHECKED FOR INTEGRITY.
4. ALL DESIGN LEVELS SHOWN ARE FINISHED SURFACE LEVELS. BULK EARTHWORKS TO ALLOW FOR PLACEMENT OF TOPSOIL, CONCRETE AND GRAVEL AS SHOWN ON DRAWINGS.
5. ANY VARIATION TO THE DETAILS SHOWN ON THE DRAWING MUST BE AUTHORISED BY THE SUPERINTENDENT PRIOR TO FABRICATION AND/OR CONSTRUCTION.
6. ALL PROPRIETARY AND PRE-CAST PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
7. NOMINAL ROCK SIZE (D50) REFERS TO THE EQUIVALENT DIAMETER FOR WHICH 50% OF THE ROCKS (BY VOLUME) ARE EQUAL TO OR SMALLER THAN. MAXIMUM ROCK SIZE TO BE NO GREATER THAN 15 X D50.
8. FOR ALL VEGETATION AND LANDSCAPE DETAILS, REFER TO LANDSCAPE DRAWINGS.
9. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
10. ALL R.L.'s, I.L.'s AND F.S.L.'s ARE IN METRES AHD.

CONSTRUCTION INSPECTIONS

1. CONSTRUCTION HOLD-POINTS, COMPLIANCE INSPECTIONS AND SIGN-OFF FORMS ARE TO BE COMPLETED WITH THE APPROPRIATE PARTIES IN ATTENDANCE AS IDENTIFIED IN THE CONSTRUCTION SPECIFICATION AND THE WSUD CONSTRUCTION AND ESTABLISHMENT GUIDELINE (WATER BY DESIGN, CURRENT VERSION).
2. CRITICAL HOLD-POINTS FOR CONSTRUCTION ARE:
 - A. EARTHWORKS AND FUNCTIONAL STRUCTURES
 - B. IMPERMEABLE LINER
 - C. HYDRAULIC STRUCTURES
 - D. UNDERDRAINAGE INSTALLATION
 - E. BIORETENTION MEDIA
 - F. FINISHED LEVELS (INCLUDING TOPSOIL)
3. THE CONTRACTOR IS RESPONSIBLE FOR COMMISSIONING AN INDEPENDENT SURVEYOR TO PROVIDE ALL AS-CONSTRUCTED SURVEY TO COMPLY WITH THE CONSTRUCTION TOLERANCES TO DESIGN LEVEL. AS CONSTRUCTION SURVEY TO BE PROVIDED BY AN INDEPENDENT SURVEYOR AT ALL HOLD POINTS IDENTIFIED IN THESE CONSTRUCTION NOTES. FINAL AS CONSTRUCTED TO BE PROVIDED IN ACAD AND ADAC FORMAT TO BE SUBMITTED TO EDQ AND COUNCIL

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AN EROSION AND SEDIMENT CONTROL PLAN FOR THESE PLANS. THE PLAN IS TO BE CERTIFIED BY A CPESC.
2. CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE CERTIFIED EROSION AND SEDIMENT CONTROL PLAN AND THE CPESC IS TO CERTIFY THE WORK ON A FORTNIGHTLY BASIS.
3. IMMEDIATELY FOLLOWING EARTHWORKS ALL EXPOSED SURFACES SHALL EITHER MULCHED OR BE CHEMICALLY STABILISED (VITA BOND OR EQUIVALENT). LANDSCAPE WORKS SHOULD COMMENCE AS SOON AS PRACTICALLY POSSIBLE FOLLOWING STABILISATION. THE STABILISATION MUST BE CERTIFIED BY A CPESC BEFORE THE CONTRACTOR LEAVES THE SITE. WHERE LANDSCAPE WORKS ARE DELAYED THEN RESTABILISATION WILL NEED TO OCCUR UNDER THE INSTRUCTION OF CPESC.
4. FOLLOWING THE FIRST FEW RAINFALL EVENTS, THE INLET TO THE SEDIMENT PONDS OR SEDIMENT FOREBAYS MUST BE INSPECTED TO ENSURE EROSION PROTECTION MEASURES ARE SUFFICIENT.



UNDERDRAIN/COLLECTOR PIPE CLEANOUT RISER
SCALE NTS

EARTHWORKS

1. ALL EARTHWORKS TO MEET THE "ENGINEERING SPECIFICATIONS"
2. ALL EARTHWORKS (INCLUDING EMBANKMENTS AND IMPERMEABLE LINER CONSTRUCTION) TO BE UNDERTAKEN UNDER SUPERVISION OF GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO PROVIDE LEVEL 1 CERTIFICATION THAT THE EARTHWORKS (AND IMPERMEABLE LINER) MEET THESE CONSTRUCTION NOTES AND ENGINEERING SPECIFICATIONS.

IMPERMEABLE LINER (CLAY)

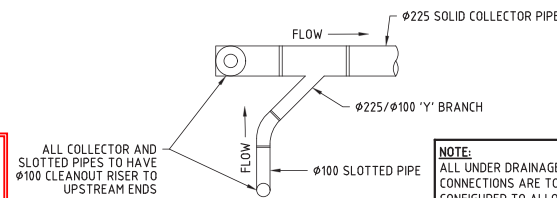
1. THE IMPERMEABLE LINER FOR THE WSUD SYSTEMS MUST ACHIEVE THE REQUIREMENTS OF THESE SPECIFICATION. LEVEL 1 GEOTECH SUPERVISION AND CERTIFICATION OF IMPERMEABLE LINERS MUST OCCUR. THAT THE INSTALLED LINER MEETS THE SPECIFICATIONS ACCORDING TO THE FULL LINER EXIST IN THE DESIGN.
2. THE CLAY LINER WILL BE 300 MM THICK COMPACTED TO 95% SMDD AS PER AS1289 METHOD 5.1.1 (+/- 2% FROM OPTIMUM MOISTURE CONTENT) AND SHALL ACHIEVE A MAXIMUM PERMEABILITY OF 1×10^{-9} M/SEC IN ACCORDANCE WITH AS1289 6.7.1. THE CLAY MUST BE NON-DISPERSIVE (EMERSON CLASS -5).
3. FURTHER MORE THE CLAY SHOULD GENERALLY MEET THE FOLLOWING:
 - CONSIST OF PREDOMINATELY CLAYEY SOILS
 - FREE OF ORGANIC MATERIAL (INCLUDING VEGETATION AND TOPSOIL)
 - FREE OF RUBBLE AND DELETERIOUS MATERIAL
 - GREATER THEN 40% PASSING THE 75 MICRON SIEVE, PREDOMINATELY CONSISTING CLAY FRACTION LIQUID LIMIT - $\geq 30\%$ WHEN TESTED IN ACCORDANCE WITH AS1289 3.1.2
 - PLASTICITY INDEX - $\geq 20\%$ WHEN TESTED IN ACCORDANCE WITH AS1289 3.2.1
3. THE CONTRACTOR IS TO SEEK SUPPORT OF A QUALIFIED GEOTECHNICAL ENGINEER TO COMPLETE TESTING OF IN-SITU SOILS. IF THE TESTING CONFIRMS THE IN-SITU CLAY MEETS THIS SPECIFICATION (WITH COMPACTION OR OTHER AMENDMENTS) THEN THE IN-SITU CLAYS CAN BE USED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS ADVICE (AND LEVEL 1 CERTIFICATION PROVIDED BY THE GEOTECHNICAL ENGINEER). IF THE INSITU SOILS DO NOT MEET THIS SPECIFICATION THEN AN IMPORTED CLAY LINER IS REQUIRED TO THE BASE OF WSUD SYSTEMS AS SHOWN ON DRAWINGS.
4. THE CLAY LINER IS TO BE CONSTRUCTED IN TWO LAYERS EACH OF 150mm MINIMUM THICKNESS OR AS ADVISED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER.
5. GEOTECHNICAL TESTING AND CERTIFICATION MUST CONFIRM THAT SPECIFICATIONS HAVE BEEN MET, COMPACTED 300MM THICKNESS HAVE BEEN ACHIEVED ON ALL FLOORS AND WALLS (INCLUDING UNDER EXCAVATIONS FOR CONCRETE STRUCTURES) TO THE EXTENT SHOWN ON THE DRAWINGS. THE CERTIFICATION MUST INCLUDE THE FINAL TRIM OF THE LINER FOLLOWING COMPLETION OF ALL EARTHWORKS OPERATIONS.
6. ALTERNATIVE LINER PRODUCTS/MATERIALS (EG. ECOSOAL, BENTOFIX OR SIMILAR) ARE TO BE INSTALLED IN ACCORDANCE WITH SUPPLIERS SPECIFICATIONS AND APPROPRIATELY TESTED TO ENSURE WATERTIGHT. THE LINER IS TO BE KEYED/ANCHORED INTO BATTERS IN ACCORDANCE WITH SUPPLIER'S SPECIFICATIONS. CERTIFICATION FROM A QUALIFIED GEOTECHNICAL ENGINEER IS REQUIRED TO SHOW THE LINER IS INSTALLED CORRECTLY AND WATERTIGHT (WITH MAXIMUM PERMEABILITY OF 1×10^{-9} m/sec).
7. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM SOURCE OF CLAY OR ALTERNATIVE AS PART OF THE TENDER AND INCLUDE QUANTITIES AND COST.
8. ALL PIPE PENETRATIONS THROUGH CLAY LINER HAVE CONCRETE COLLARS AND COMPACTED CLAY BACKFILLING OF CLAY AGAINST COLLARS (ALL SIDES). PARTICULAR ATTENTION TO BE GIVEN TO THE UNDERSIDE OF PIPES WHEN COLLARING AND COMPACTING CLAY BACKFILL AS THIS IS THE MOST LIKELY POINT OF LEAKAGE. NO BEDDING GRAVEL IS TO REMAIN IN PLACE AT CLAY LINER/COLLAR INTERFACE. ALL PIPES TO HAVE HYDROTITE SEAL (FULL CIRCUMFERENCE) PRIOR TO CONCRETING. INSPECTION MUST OCCUR WITH ENGINEER PRIOR TO CONCRETE POURING OF COLLARS.
9. THE CLAY LINER IS TO BE CONSTRUCTED IN TWO LAYERS EACH OF 150mm MINIMUM THICKNESS WITH COMPACTION OR AS ADVISED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER.

TOPSOIL

1. SITE TOPSOIL IS TO BE AMELIORATED FOR USE. THE CONTACTOR MUST CONSULT WITH A SOIL SCIENTIST / AGRONOMIST TO CONFIRM THE CONDITION OF THE STOCKPILED TOPSOIL AND THE AMELIORATION REQUIRED. SOIL SCIENTIST / AGRONOMIST IS TO CONFIRM THE SUITABILITY OF THE AMELIORATED TOPSOIL PRIOR TO PLACEMENT AND CERTIFY THE FINAL TOPSOIL QUALITY IS FIT FOR PURPOSE.
2. TOPSOIL GENERALLY TO CONFORM TO AS4419 - 2018 'SOILS FOR LANDSCAPING AND GARDEN USE'. I.E. TOPSOIL SHALL BE FREE OF ANY DELETERIOUS MATTER INCLUDING SUB-SOIL, TURF, WEEDS, STICKS AND ROOTS, STONES OVER 25 mm DIAMETER AND ANY MATERIAL TOXIC TO PLANT GROWTH. ACIDITY RANGE SHALL BE PH 6-7 OR AS RECOMMENDED BY AN AGRONOMIST. USE OF EXISTING (OR AMELIORATED) SITE TOPSOIL IS SUBJECT TO APPROVAL BY AGRONOMIST AND SITE SUPERINTENDENT.
3. LIVE SOIL - THROUGH THE PROCESS THE CIVIL CONTRACTOR WILL STOCKPILE "LIVE SOIL" FROM PREVIOUS WETLAND OR FROG HABITAT ZONES THAT HAVE SUBSEQUENTLY BEEN REMOVED. IT IS THE INTENTION THAT THIS SOIL BE USED IN THE MARGINAL AND REVEGETATION ZONES OF THE PROJECTS - ESPECIALLY THE EMBANKMENTS OF DRAINS, WETLANDS, AND BIO-BASINS. THIS NEED TO OCCUR UNDER THE SUPERVISION OF THE SOIL SCIENTIST / AGRONOMIST AND THE FINAL WORKS CERTIFIED BY THE SOIL SCIENTIST / AGRONOMIST.
4. PLACED TOPSOIL SHALL BE LIGHTLY COMPACTED SO THAT THE FINISHED SURFACE IS SMOOTH AT THE REQUIRED LEVELS READY FOR PLANTING.

ACCESS ROADS

1. ACCESS TRACKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT STANDARD SPECIFICATIONS (QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS AND SCI).
2. ROAD BASE MATERIAL SHALL BE TYPE 2.3 WITH 2% CROSSFALL.
3. WHERE DIRECTED, ROAD BASE MATERIAL SHALL BE CEMENT STABILISED OR APPROVED EQUIVALENT.



Ø100 SLOTTED PIPE CONNECTION TO Ø225 COLLECTOR
SCALE NTS

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



LOCALITY PLAN



REVISIONS

[illegible]

Client	
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RIVERMONT
PRECINCT 2
BIO BASIN 03



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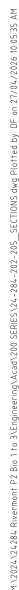
M. Shaw

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Mark Shaw RPEQ
17544
Date: 2026.04.27
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Drawing Title

BIO BASIN
NOTES
SHEET 1

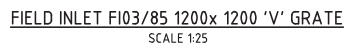
Drawn DF	Designed JB	Checked MS	Date APR' 26
Scale AS SHOWN			Sheet 05 of 11
A1	Drawing No 24-284-204		Revision A



M:\2024\24284- Rivermont P2 Bio 1 to 3\Engineering\Acad\200 SERIES\24-284-206_SW_CALC.dwg Plotted by AL on 29/07/2026 12:25 PM

LOCATION			TIME		SUB-CATCHMENT RUNOFF					INLET DESIGN					DRAIN DESIGN										HEADLOSSES										PART FULL		DESIGN LEVELS																			
DESIGN ARI	STRUCTURE No.	DRAIN SECTION	Sub-Catchment Time of Conc.	Rainfall Intensity	Co-efficient of Runoff	Sub-Catchment Area	Equivalent Area	Sum of (C+A)	Sub-Catchment Discharge	Flow in K&C (Inc. Bypass)	Road Grade at Inlet	Minor Flow Road Capacity	Inlet Type	Flow into Inlet	Bypass Flow	Bypass Structure No.	Critical Time of Conc.	Rainfall Intensity	Total (C+A)	Major Total Flow	Major Surface Flow Capacity	Major Surface Flow	Pipe Flow	Reach Length	Pipe Grade	Pipe/Box Dimensions (Class)	Flow Velocity Full (Pipe Grade Velocity)	Time of Flow in Reach	Structure Chart No.	Structure Ratios for 'K' Value Calculations	V2/2g	Ku	hu	Kl	hl	Kw	hw	sF	HF	Depth	Velocity	Pipe U/S IL	Pipe D/S IL	Pipe U/S H.G.L	Pipe D/S H.G.L	W.S.E	Surface or K&C Invert Level	Structure No.								
Yrs			min	mm/h		ha	ha	ha	l/s	l/s	%	l/s		l/s	l/s		min.	mm/h	ha	l/s	l/s	l/s	l/s	m	%	mm	m/s	min			m		m	m	m	m	m	%	m	m/s	m	m	m	m	m	m	m	m	m	m	m					
10	FI14-1	FI14-1 to FI13-1	15	140	0.85	0.021	0.018	0.018	7	7	0.5	1721	IPWEAQ FI 900x600 ONGRADE	6	1	FI13-1	15	140	0.018	12	1721	12	6	8	1	375	0.1	0.007	FI14-1	G1	0	7	0.001					0.001	108	0.078	0.046	0.7	26.62	26.54	26.68	26.59	26.68	28.02	FI14-1							
100			15	204	1	0.021	0.021	0.021	12	12									0.021	12																																				
10	FI13-1	FI13-1 to MH12/1	15	140	0.85	0.037	0.032	0.032	12	14	1.22	1904	IPWEAQ FI 900x600 ONGRADE	11	3	G01-72	15.18	139	0.049	33	1904	23	16	20.27	1	375	0.2	0.051	FI13-1	G1/T1/T3	0.001	3.64	0.004				3.68	0.004	0.88	0.194	0.077	10	26.47	26.27	26.56	26.38	26.56	27.95	FI13-1							
100			15	204	1	0.037	0.037	0.037	21	23									0.058	33																																				
10	MH12/1	MH12/1 to G11-1											IPWEA-MH1050				15.52	138	0.105	69			35	32	0.75	375	0.3	0.165	MH12/1	T9/T10	0.005	2.25	0.011				2.71	0.014	0.57	0.212	0.122	1.1	26.24	26	26.37	26.19	26.38	27.72	MH12/1							
100																																																								
10	G11-1	G11-1 to G10-1	15	140	0.85	0.05	0.043	0.043	17	19	0.65	209	IPWEA-LIL-S	19	0	G10-1	16	136	0.182	118	209	33	69	36	1.02	375	0.6	0.372	G11-1	T1/T3	0.02	1.61	0.032				1.91	0.038	106	0.364	0.162	15	25.97	25.6	26.16	25.77	26.2	27.5	G11-1							
100			15	204	1	0.05	0.05	0.05	28	33									0.214	118																																				
10	G10-1	G10-1 to G09-1	15	140	0.85	0.117	0.099	0.099	39	39	0.65	209	IPWEA-LIL-S	39	0	G09-1	16.4	134	0.432	278	209	66	161	39.4	0.5	525	0.7	0.486	G10-1	T3/T6	0.028	1.9	0.054				2.4	0.068	0.33	0.173	0.271	14	25.45	25.25	25.72	25.59	25.79	27.26	G10-1							
100			15	204	1	0.117	0.117	0.117	66	66									0.508	278																																				
10	G09-1	G09-1 to G08-1	15	140	0.85	0.133	0.113	0.113	44	44	0.65	209	IPWEA-LIL-S	44	0	G08-1	16.86	133	0.654	417	209	75	241	39.62	0.75	600	0.9	0.561	G09-1	T1/T3	0.037	1.42	0.052				1.67	0.062	0.07	0.118	0.283	18	25.22	24.92	25.54	25.51	25.6	27.01	G09-1							
100			15	204	1	0.133	0.133	0.133	75	75									0.769	417																																				
10	G08-1	G08-1 to MH07/1	15	140	0.85	0.162	0.138	0.138	54	54	0.61	128	IPWEA-LIL-SAG-S	54	0	G01-8	17.22	131	0.928	585	128	211	339	13.39	1	600	1.2	0.268	G08-1	T1/T3	0.073	1.34	0.098				1.57	0.115	0.3	0.041	0.318	2.2	24.81	24.67	25.41	25.37	25.53	26.78	G08-1							
100			15	204	1	0.162	0.162	0.162	92	211									1.092	585																																				
10	MH07/1	MH07/1 to MH06/1											IPWEA-MH1200				17.32	131	0.928	585			338	48.55	0.4	750	0.8	0.615	MH07/1	T9/T10	0.03	2.27	0.068				2.81	0.084	0.09	0.045	0.366	16	24.52	24.33	25.31	25.26	25.39	26.93	MH07/1							
100																																																								
10	MH06/1	MH06/1 to MH05/1											IPWEA-MH1200				17.83	129	0.983	610			353	2134	1.09	750	0.8	0.285	MH06/1	T1/T3	0.033	1.18	0.039				14.2	0.046	0.1	0.021	0.284	2.3	24.3	24.07	25.22	25.2	25.27	26.44	MH06/1							
100																			1.155	610																																				
10	MH05/1	MH05/1 to MH04/1											IPWEA-MH1500				17.99	129	1.801	1118			648	64	0.4	750	15	15.68	MH05/1	T6/T9	0.11	2.14	0.235				2.43	0.267	0.34	0.217	0.567	18	24.04	23.78	24.97	24.75	25.23									

[illegible]



Refer to Stormwater
Manhole / Pit Roof
Water Connections
condition.

SCALE  1: 25 (A1 UNREDUCED)

Drawn DF	Designed JB	Checked MS	Date APR' 26
Scale AS SHOWN			Sheet 09 of 11
A1	Drawing No 24-284-208		Revision A