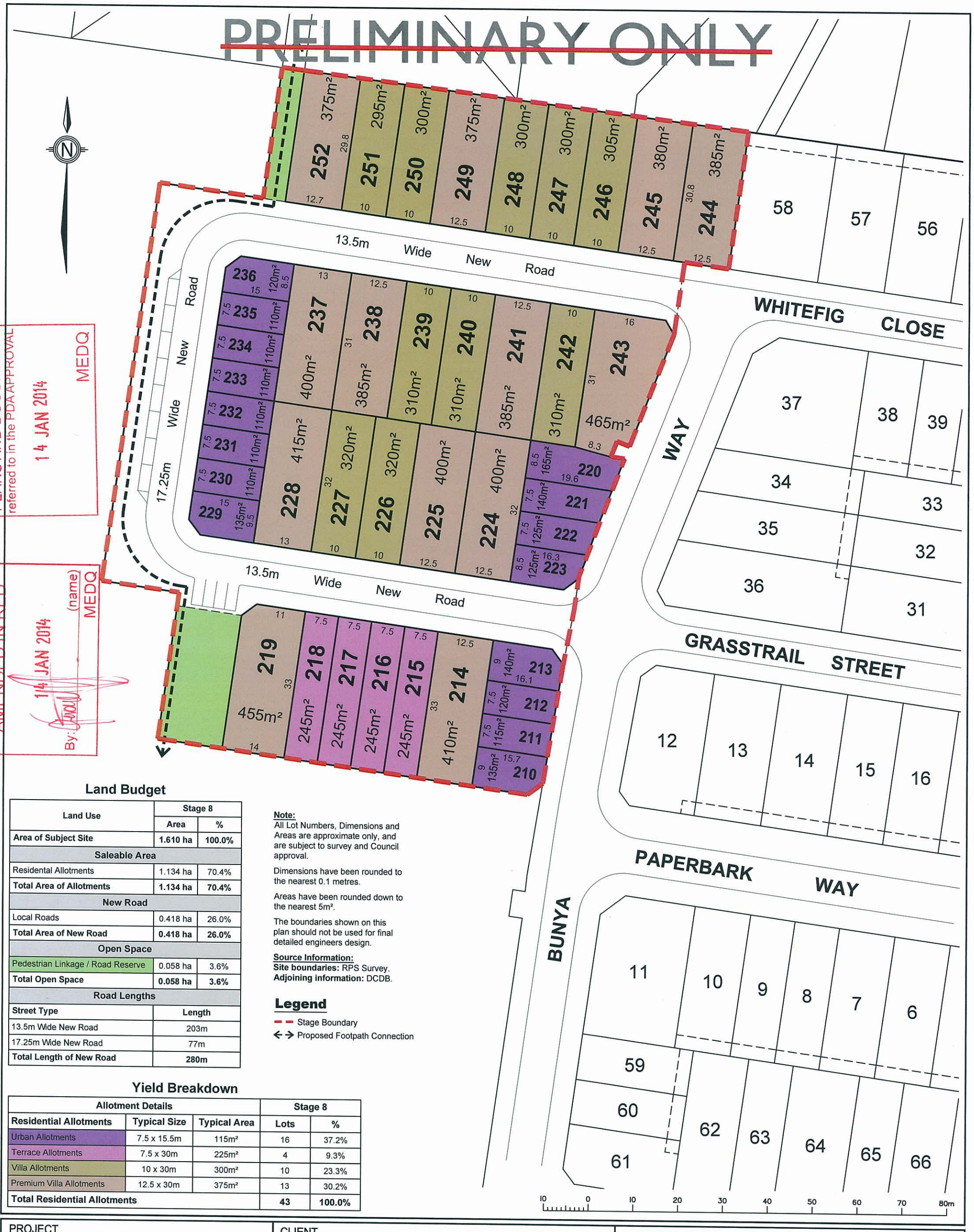
PRELIMINARY ONLY



PLANS AND DOCUMENTS referred to in the PDA APPROVAL
14 JAN 2014
MEDQ

AMENDED IN RED
14 JAN 2014
By: (name) MEDQ

Land Budget

Land Use	Stage 8	
	Area	%
Area of Subject Site	**1.610 ha**	**100.0%**
Saleable Area		
Residental Allotments	1.134 ha	70.4%
Total Area of Allotments	**1.134 ha**	**70.4%**
New Road		
Local Roads	0.418 ha	26.0%
Total Area of New Road	**0.418 ha**	**26.0%**
Open Space		
Pedestrian Linkage / Road Reserve	0.058 ha	3.6%
Total Open Space	**0.058 ha**	**3.6%**
Road Lengths		
Street Type	**Length**	
13.5m Wide New Road	203m	
17.25m Wide New Road	77m	
Total Length of New Road	**280m**	

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: DCDB.

Legend

- Stage Boundary
- Proposed Footpath Connection

Yield Breakdown

Allotment Details			Stage 8	
Residential Allotments	**Typical Size**	**Typical Area**	**Lots**	**%**
Urban Allotments	7.5 x 15.5m	115m²	16	37.2%
Terrace Allotments	7.5 x 30m	225m²	4	9.3%
Villa Allotments	10 x 30m	300m²	10	23.3%
Premium Villa Allotments	12.5 x 30m	375m²	13	30.2%
Total Residential Allotments			**43**	**100.0%**

PROJECT
WOODLANDS ANDERGROVE

CLIENT
ECONOMIC DEVELOPMENT QUEENSLAND

Job Ref. 118709	Date 11 DECEMBER 2013		
Comp By. WNW	DWG Name. 118709-02-PROP		
Checked By. DG	Locality ANDERGROVE		
Local Authority ECONOMIC DEVELOPMENT QUEENSLAND			

PLAN OF SUBDIVISION
STAGE 8
ALLOTMENT LAYOUT
CANCELLING LOT 1 ON SP255624

RPS
RPS Australia East Pty Ltd
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ABN 44 140 292 762
Urban Design
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Scale	Sheet	Plan Ref	Rev
1 : 750	A3	**118709 -02**	**C**

NOTES

General

1. All developments is to be undertaken in accordance with the development approval.
2. Maximum building height is 2 storeys.

Orientation

3. Dwelling entrances are to be clearly defined and articulated to address the Primary Street Frontage.
4. Garages are to be located on southern or western boundary of lot where possible to maximise the solar access from the north-easterly direction.

Setbacks

5. Setbacks are as per the Building Setback Table unless otherwise specified.
6. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
7. Built to boundary walls are recommended where road frontage widths are less than 15 metres. Built to boundary walls are optional for lots with road frontage widths equal or in excess of 15 metres, unless identified as mandatory on the POD. Where Built to Boundary walls are not adopted, side setbacks shall be in accordance with the Building Setback Table.
8. Built to boundary walls are to have a maximum length of 9 metres and a maximum height of 3.5 metres unless where located on a terrace or urban allotment. Built to boundary walls for Urban and Terrace allotments are to be no more than 75% of lot boundary length.
9. Boundary setbacks are measured to the walls of the structure.
10. Eaves should not encroach closer than 300mm to the lot boundary (other than where buildings are built to a zero lot line).
11. For allotments adjacent to a park the side / rear setback is to be 1.0metre to a verandah / balcony or 2.4metres to wall.
12. For Urban Allotments typologies, open balconies may project forward of the minimum front setback to 0.5m from the front property boundary.

Car Parking & Driveways

13. ~~Minimum of 1 covered on-site car parking space is to be provided for each dwelling.~~

For one room, one bedroom or two bedroom house/ dwelling unit 1 covered space is to be provided per dwelling
For three or more bedroom house/ dwelling unit 2 spaces are to be provided per dwelling, one capable of being covered - may be provided in tandem.

14. Garages are to be recessed behind the main building line.
15. For all allotments the following applies:
    - Double garages will not be permitted on single storey dwellings on a lot less than 12.5m wide.
    - Double garages will not be permitted on any lot less than 10.0m wide.
    - Double garages may be permitted on a lot greater than 10.0m in width and less than 12.5m in width where the:
        a. The garage is setback at least 1m behind the main face, excluding balconies, of the dwelling; AND
        b. The garage doors are articulated, comprise a mix of materials and colours, or are staggered
    - The maximum width of a driveway:
        a. Serving a double garage shall be: 4.8m at the front boundary
        b. Serving a single garage shall be 3.0m at the front boundary
    - On lots with a frontage of less than 12.5 metres the maximum width of a garage shall be no more than 40% of the lot frontage.
16. A maximum of one driveway per dwelling is permitted.
17. Driveways must avoid on-street servicing such as dedicated parking bays, drainage pits and service pillars.
18. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

Site Cover and Amenity

19. Site cover of each lot is not to exceed 60% at the ground level and 50% at the second level. Urban allotments should not exceed 85% of the lot area at ground level.
20. Private open space is to be provided in accordance with the following requirements:
    - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
    - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m; and
    - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
21. Second storey verandas and windows are screened or obscured when overlooking a side or rear boundary or where within 9m of another residence or overlooking Private Open Space.

Fencing & Landscaping

22. Private Open Space on each lot is generally located for access to northern, north-easterly or eastern sunlight where possible.
23. Fencing of primary frontage is to be 50% transparent with a maximum height of 1.5m; OR solid fencing with a maximum height of 1.2m;
24. Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence). Where adjoining a residential boundary, side boundary fences are to extend from the rear boundary to align with the front facade of the building but shall not extend beyond the front boundary building setback. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8m in height and constructed from timber.

Buildings

25. Carports and garages should be compatible with the main building design in terms of height, roof form, detailing,materials and colours.
26. All buildings must incoporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
    - Verandahs / Porch
    - Roof Overhangs
    - Window Hoods/Screens
    - Awnings and Shade Structures

~~Infrastructure Contributions~~ Not part of this Approval

~~27. Infrastructure Contributions for Reconfiguring a lot will be calculated in accordance with Mackay Regional Council's Planning Scheme Infrastructure Charges Policy. The payment will be made to the EDQ prior to survey plan endorsement.~~

For Allotments less than 250m²

~~28. Specified below are the approved typical house plans for options for the lots <250m² Lots 210-213, 220-223 & 229-236: Types Urban S101 & Urban S201, as per MEDQ Innovative Housing Designs;~~
~~These house plans can be mirrored where the driveway location and built to boundary walls are consistent with the approved POD.~~

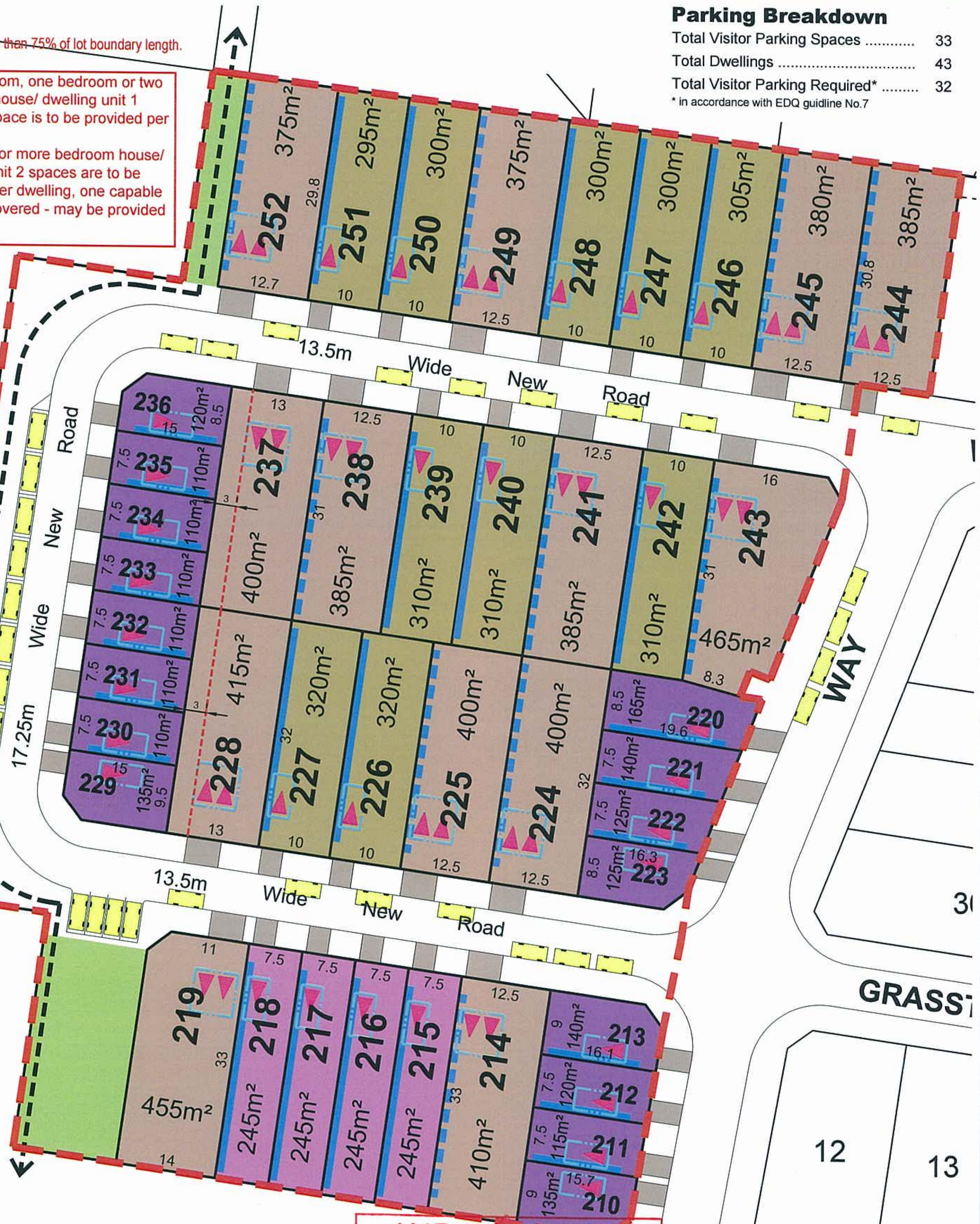
29. Houses on lots less than 250m² to include the following:
    a. All second storey windows where within 9 meters of a habitable room or private open space of an adjoining lot are to have fixed external privacy screens or fixed opaque glazing at a sill height less than 1.5m above floor level on the side elevations of the buildings.
    b. Any proposed front fencing where solid is no more than 1.2m in height unless approved on the POD or house plans.
    c. For adjoining residential boundaries, a screen fence is to be erected along common boundaries. Side boundary fences are to extend from the rear boundary to align with the front facade of the dwelling, but shall not extend beyond the front boundary building setback. Unless an alternative design for the fence is agreed to with the owner of the adjoining land, the screen fence is to be 1.8m in height and constructed from timber.
    d. All balustrades that are visible from the street are to be 50% visually permeable.
    e. Landscaping at the front of each lot/dwelling is to be provided at a minimum depth of 500mm along the front boundary and is to reinforce the dwelling entry and positively contribute to the streetscape.
    f. Windows to be provided with adequate sun shading and weather protection.

Plan of Development Table	Urban Allotment		Terrace Allotments		Villa Allotments		Premium Villa Allotments	
	7.5 - 10m Wide		7.5 - 9.9m Wide		10 - 12.4m Wide		12.5 - 14.9m Wide	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Garage	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - General Lots								
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Mandatory		Mandatory		Mandatory		Optional	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m

Parking Breakdown

Total Visitor Parking Spaces	33
Total Dwellings	43
Total Visitor Parking Required*	32

* in accordance with EDQ guidline No.7



AMENDED IN RED
14 JAN 2014
By: (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
14 JAN 2014
MEDQ

Legend

- Stage Boundary
- Proposed Footpath Connection
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- Increased Setbacks
- Indicative Driveway Location
- Indicative On Street Car Park Location
- Preferred Garage Location

10 0 10 20 30 40 50 60m

PROJECT	WOODLANDS ANDERGROVE
CLIENT	ECONOMIC DEVELOPMENT QUEENSLAND
Job Ref.	118709
Date	11 DECEMBER 2013
Comp By.	WNW
DWG Name.	118709-02-PROP
Checked By.	DG
Locality	ANDERGROVE
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND

PLAN OF DEVELOPMENT
STAGE 8

RPS

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Scale	Sheet	Plan Ref	Rev
1 : 750	A3	118709 -03	C

EARTHWORKS NOTES

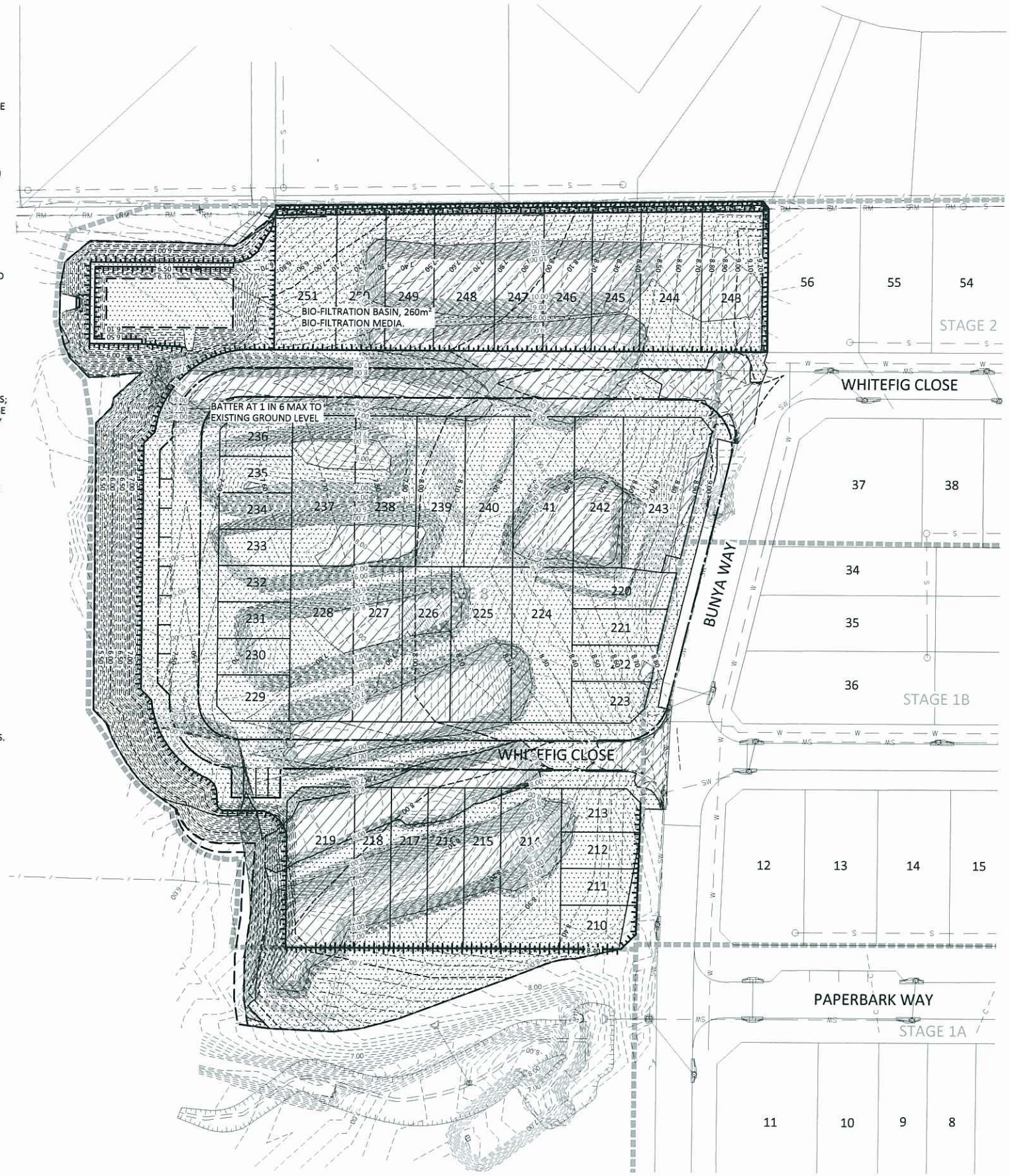
1. NOTWITHSTANDING THE LIMITS OF CUTTING & FILLING SHOWN ON THE DRAWINGS, THE ACTUAL LIMITS SHALL BE DETERMINED ON SITE BY THE SUPERINTENDENT AT THE PRE-START MEETING, ALTERATIONS TO THE EARTHWORKS MAY BE INSTRUCTED BY THE SUPERINTENDENT DURING CONSTRUCTION. FINISHED SURFACE CONTOURS MAY BE ADJUSTED BY THE WRITTEN DIRECTION OF THE SUPERINTENDENT DURING CONSTRUCTION.
2. REFER TO THE SPECIFICATION FOR COMPACTION DETAILS. ALL FILL MATERIALS WILL BE PLACED IN ACCORDANCE WITH THE APPROVED SPECIFICATION.
3. EXCAVATED MATERIAL NOT REQUIRED FOR ROADWORKS OR NOMINATED SITE FILLING SHALL BE LOCATED ON SITE AS DIRECTED BY THE SUPERINTENDENT.
4. ALL SITE PREPARATION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3798-2007, "GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS".
5. WHERE UNSUITABLE MATERIAL IN AREAS TO BE FILLED IS ENCOUNTERED, THIS WILL BE TREATED AS SET OUT IN THE SPECIFICATION.
6. LEVEL 1 INSPECTION & TESTING IS TO BE IMPLEMENTED ON THE SITE IN ACCORDANCE WITH AS 3798-2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS". THE INSPECTION & TESTING AUTHORITY IS TO PROVIDE A COMPLIANCE CERTIFICATE & REPORT SETTING OUT THE INSPECTIONS, SAMPLING & TESTING CARRIED OUT DURING THE BULK EARTHWORKS.
7. THE TOTAL COST OF THE GEOTECHNICAL INSPECTION & TESTING AUTHORITY (GITA) FOR THE LEVEL 1 INSPECTION & TESTING IS TO BE INCLUDED IN THE LUMP SUM OF THE TENDER. THE GITA IS TO MAINTAIN DAILY SITE RECORD SHEETS AS SET OUT IN AS 3798-2007.
8. UNLESS NOTED OTHERWISE THE FREQUENCY OF TESTING IS TO BE IN ACCORDANCE WITH TABLE 8.1 OF AS 3798-2007.
9. THE CONTRACTOR IS TO COMPLY WITH ALL REGULATIONS CONCERNING WORK HOURS, WARNING SIGNS, FENCING OR SECURITY & EMISSIONS FROM THE SITE INCLUDING DUST, WATER, SILT, NOISE & SMOKE.
10. FILL BATTER SLOPES ARE TO BE OVERFILLED & TRIMMED BACK TO PROFILE.
11. THE EARTHWORKS FOR RETAINING WALLS IN FILL IS TO BE OVERFILLED & CUT BACK TO SUIT THE RETAINING WALL & CONSTRUCTION METHODS.
12. ALL VEHICLES EXITING FROM THE SITE WILL DO SO VIA THE TEMPORARY CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP. VEHICLES WILL BE CLEANED & TREATED AS TO PREVENT MATERIAL BEING TRACKED OR DEPOSITED ON THE ADJOINING PUBLIC ROADS. REFER EROSION & SEDIMENT DRAWINGS FOR FURTHER DETAILS OF EROSION & SEDIMENT CONTROLS.

EARTHWORKS PERFORMANCE NOTES

1. THESE NOTES AR TO BE READ IN CONJUNCTION WITH AS3798 (2007) - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, MRTS04 - MAIN ROADS SPECIFICATION FOR GENERAL EARTHWORKS AND THE BUILDING EARTHWORKS SPECIFICATION PROVIDED FOR THIS PROJECT.
2. FILL MATERIAL GENERALLY IS TO BE INORGANIC, NON-PERISHABLE CLEAN
   FILL MATERIAL WITH NO CONTAMINANTS.

   (SULPHUR CONTENT: DO NOT PROVIDE FILLING WITH SULPHUR CONTENT EXCEEDING 0.5% WITHIN 500 MM OF CEMENT BOUND ELEMENTS (FOR EXAMPLE CONCRETE STRUCTURES OR MASONRY) UNLESS SUCH ELEMENTS ARE PROTECTED BY IMPERMEABLE MEMBRANES OR EQUIVALENT MEANS).
3. STRUCTURAL FILL SHALL EXCLUDE MATERIALS SUCH AS;
   - ORGANIC SOILS;
   - MATERIALS CONTAMINATED THROUGH PAST SITE USAGE;
   - MATERIALS WHICH CONTAIN SUBSTANCES WHICH CAN BE DISSOLVED OR LEACHED OUT, OR WHICH UNDERGO VOLUME CHANGE OR LOSS OF STRENGTH WHEN DISTURBED AND EXPOSED TO MOISTURE;
   - SILTS OR SILT-LIKE MATERIALS;
   - CLAY MATERIALS OR MATERIALS CONTAINING TRACES OF CLAY
   - FILL CONTAINING WOOD, METAL, PLASTIC, BOULDERS OR OTHER DELETERIOUS MATERIAL.
4. ALL FILL IMPORTED ONTO THE SITE IS TO BE FROM SUITABLE SOURCES AS APPROVED BY THE SUPERVISING GEOTECHNICAL ENGINEER AND SUPER-INTENDENT.
5. FILL RESULTING FROM SPOIL RECOVERED FROM SITE EXCAVATIONS; OR BORROW MATERIAL FROM DESIGNATED BORROW PITS IS TO BE CONFIRMED BY THE GEOTECHNICAL ENGINEER ON ITS SUITABILITY AS FILL MATERIAL.
6. FILL TYPES

   IMPORTED SELECT FILL: GRANULAR MATERIAL COMPLYING WITH MAIN ROADS SPECIFICATION FOR EARTHWORKS MRTS04 AND THE FOLLOWING:
   a. MAXIMUM PARTICLE SIZE: 75 MM.
   b. PROPORTION PASSING 0.075 MM SIEVE: 25%MAXIMUM.
   c. PLASTICITY INDEX: 2%, 12%.
   d. WEIGHTED PLASTICITY <140 (WPI)
   e. MINIMUM CBR 15
   f. SHRINK-SWELL INDEX ISS = 1%.
7. COMPACTION - ALL FILL MATERIAL PLACED UNDER STRUCTURES AND PAVEMENTS ARE TO BE COMPACTED IN ACCORDANCE WITH AS3798 AND THE "BUILDING EARTHWORKS SPECIFICATION" PROVIDED FOR THIS PROJECT. NOTWITHSTANDING THE ABOVE;
   - COMPACT ALL MATERIAL TO A MINIMUM 98% STANDARD COMPACTION WITH A MOISTURE CONTENT WITHIN +/-5% OMC.
   - FILL IS TO BE COMPACTED IN LAYERS NOT EXCEEDING 250mm IN DEPTH.
   - PLACEMENT AND COMPACTION OF STRUCTURAL FILL MATERIAL UNDER BUILDING ZONES IS TO ENSURE A MINIMUM BEARING CAPACITY OF 100 kPa UNDER ALL FOOTINGS AND GROUND BEAMS.



PLAN
SCALE A

LEGEND

EXISTING	PROPOSED	
		KERB AND CHANNEL
		KERB ONLY
		PROPERTY BOUNDARY
SW		STORMWATER DRAINAGE
TOP OF BATTER / TOE OF BATTER	TOP OF BATTER / TOE OF BATTER	BATTER
		FENCE
S		SEWER
RM		SEWER RISING MAIN
W		WATER
T		TELSTRA
E		UNDER GROUND POWER
		FOOTPATH
		STAGE BOUNDARY
	7.00	FINISHED LEVELS
		CUT
		FILL

NOTE:
ALLOW APPROX 400mm OF CUT FOR PAVEMENT AREAS.

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
14 JAN 2014
MEDQ

PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES — A1 UNREDUCED / A3 REDUCED

SCALES — UNREDUCED / REDUCED
A — 0 5 10 15 20 25m — 1 : 500 / 1 : 1000

STATUS
PRELIMINARY

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REV.	DATE	AMENDMENT / ISSUE	DWN	DES	CHK	APP
E	13.12.13	AMENDED LOT CONFIGURATION				
D	30.10.13	DA RE-ISSUE				
C	23.10.13	DA ISSUE				
B	13.06.12	DA ISSUE	LRA	JT	BB	JH
A	08.06.12	PRELIMINARY ISSUE	AY	JT		

ASSOCIATED CONSULTANTS

APPROVED — RPEQ — DATE

CHECKED — DATE

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CONSULTING ENGINEERS
CIVIL AND STRUCTURAL
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A.C.N. 010 151 354 A.B.N. 78 010 151 354
CONSULT AUSTRALIA Member Firm

CLIENT: URBAN LAND DEVELOPMENT AUTHORITY

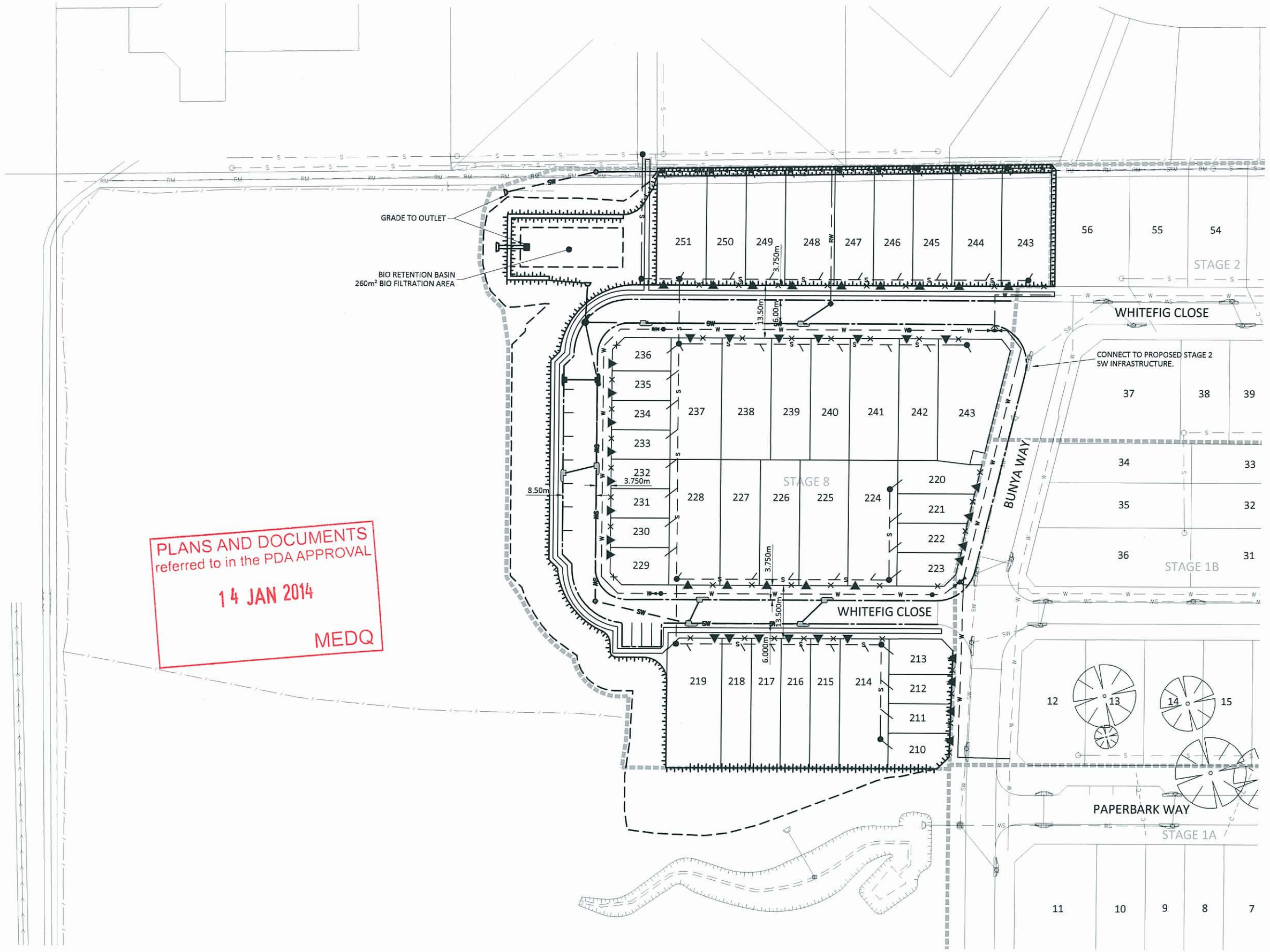
PROJECT: ANDERGROVE, MACKAY

SUBJECT: STAGE 8 BULK EARTHWORKS LAYOUT PLAN

PROJECT No. 12121

DRAWING No. SK-C011 — REVISION E

A1



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
14 JAN 2014
MEDQ

LEGEND

EXISTING	PROPOSED	
		KERB AND CHANNEL
		KERB ONLY
		KERB INVERT
		PROPERTY BOUNDARY
SW	SW	STORMWATER DRAINAGE
TOP OF BATTER	TOP OF BATTER	BATTERS
TOE OF BATTER	TOE OF BATTER	
		OPEN CHANNEL
		FENCE
S	S	SEWER
RM	RM	SEWER RISING MAIN
W	W	WATER
T		TELSTRA
		FOOTPATH
		STAGE BOUNDARY

PLAN
SCALE A

PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

SCALES — UNREDUCED / REDUCED

A 0 5 10 15 20 25m 1 : 500 / 1 : 1000

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ASSOCIATED CONSULTANTS

APPROVED
RPEQ
DATE

CHECKED
DATE

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CONSULT AUSTRALIA Member Firm

CLIENT
URBAN LAND DEVELOPMENT AUTHORITY

PROJECT
ANDERGROVE, MACKAY

SUBJECT
STAGE 8 ROADWORKS AND DRAINAGE LAYOUT PLAN

PROJECT No. 12121

DRAWING No. SK-C032 REVISION E

A1

SEWERAGE NOTES

1. GENERAL

1.1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH RELEVANT AUTHORITY SPECIFICATIONS AND STANDARDS.

1.2. WHERE NEW WORK IS TO JOIN TO EXISTING, THE CONTRACTOR SHALL CONFIRM EXISTING LEVELS PRIOR TO CONSTRUCTION.

1.3. ALL WORK ASSOCIATED WITH LIVE SEWERS OR MANHOLES ARE TO BE CARRIED OUT BY THE RELEVANT AUTHORITY UNLESS NOTED OTHERWISE.

1.4. THE CONSTRUCTION OF SEWERAGE WORK SHOWN ON THIS DRAWING MUST BE SUPERVISED BY A CONSULTING ENGINEER WHO HAS BEEN APPROVED BY THE CHIEF ENGINEER OF THE SEWERAGE DEPARTMENT OF RELEVANT AUTHORITY TO CARRY OUT SEWERAGE WORKS WITHIN THE LOCAL AREA. SEWERAGE WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO THE COUNCIL'S SEWERAGE SYSTEM.

1.5. THE CONTRACTOR SHALL VERIFY FINISHED SURFACE LEVELS ON SITE BEFORE CONSTRUCTION OF SEWERS & HOUSE CONNECTION BRANCHES.

2. SEWER

2.1. ALL SEWERS SHALL BE uPVC CLASS 'SN8' UNLESS SHOWN OTHERWISE.

2.2. AIR TESTS OF SEWERS SHALL BE CARRIED OUT TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY.

2.3. TEST EVIDENCE IS REQUIRED FOR ALL SEWER PIPES & SPECIALS & C.I. FITTINGS.

2.4. WHERE SEWERS HAVE A GRADE OF 1 ON 6 OR STEEPER, BULKHEADS SHALL BE CONSTRUCTED AT 2m CENTRES.

3. HOUSE CONNECTIONS

3.1. HOUSE CONNECTIONS (100mm) SHALL BE PROVIDED INTO EACH ALLOTMENT WHERE SHOWN AT SUCH A LEVEL THAT ALL OF THE BUILDING AREA OF THE ALLOTMENT CAN BE DRAINED IN ACCORDANCE WITH THE STANDARD SEWERAGE BYLAWS.

3.2. NOTWITHSTANDING HOUSE CONNECTION LEVELS SHOWN ON THE PLANS, THE MAXIMUM DEPTH OF RESIDENTIAL HOUSE CONNECTIONS SHALL BE 1.8m.

3.3. O.B'S SHALL BE LOCATED GENERALLY BETWEEN 1.0m AND 1.2m FROM THE DOWNSTREAM PROPERTY ALIGNMENT.

3.4. HOUSE CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 300mm AND A MAXIMUM OF 750mm PAST ROOFWATER.

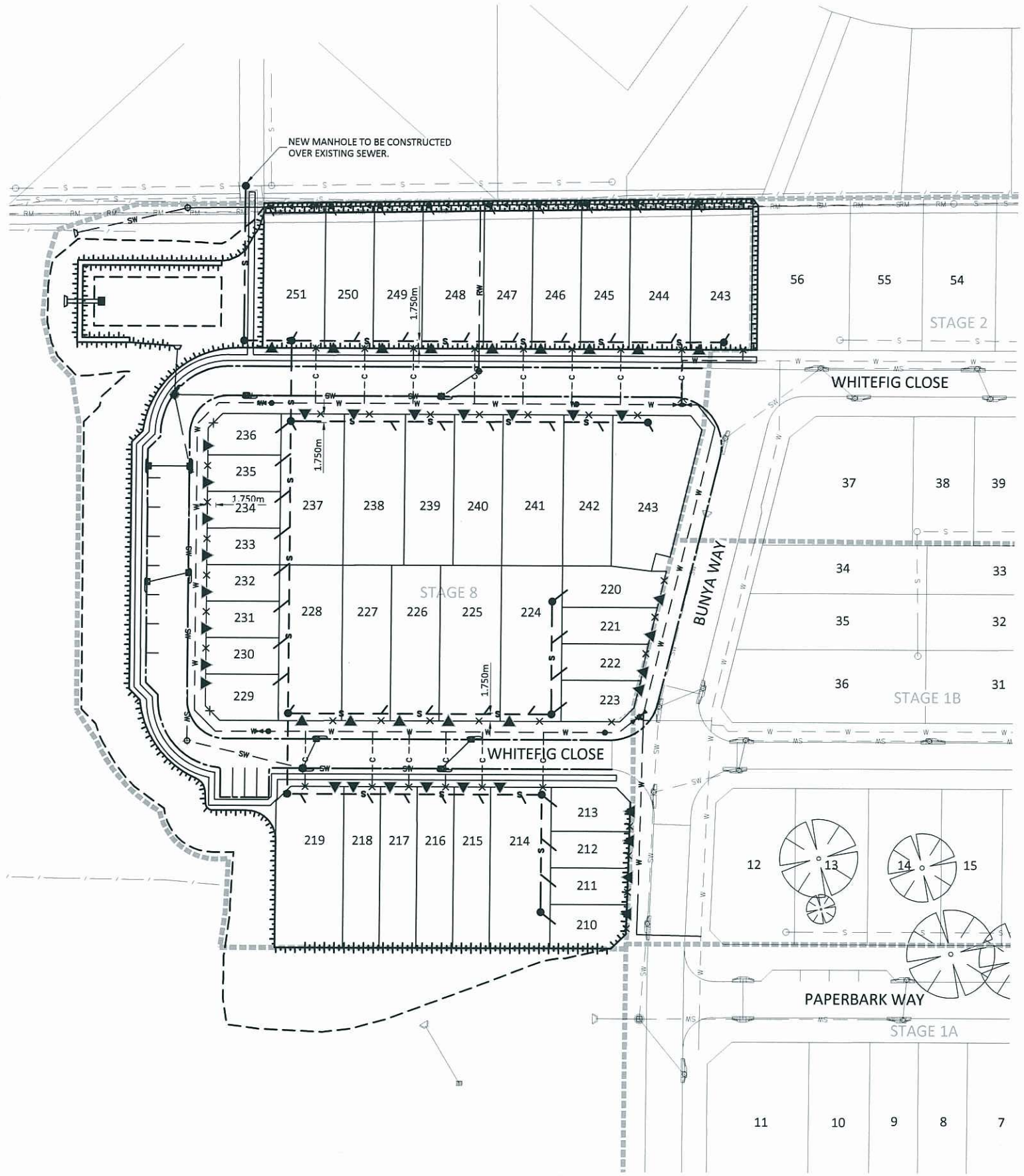
3.5. HOUSE CONNECTIONS CROSSING UNDERGROUND ELECTRICITY ALLOCATION TO HAVE A MINIMUM OF 1.10m COVER.

3.6. ROOFWATER CONNECTIONS TO BE EXTENDED 0.5m PAST SEWER.

4. WORKPLACE HEALTH AND SAFETY

4.1. ALL WATER & SEWER CONSTRUCTION WORK SHALL COMPLY WITH THE REQUIREMENTS OF QUEENSLAND WORKPLACE HEALTH & SAFETY ACT 1995. CONTACT NEAREST OFFICE OF THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION. PH: (07) 3247 9478(NTH) OR (07) 3896 3368(STH)

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
14 JAN 2014
MEDQ



PLAN
SCALE A

LEGEND

EXISTING	PROPOSED	
		KERB AND CHANNEL
		KERB ONLY
		PROPERTY BOUNDARY
SW	SW	STORMWATER DRAINAGE
		OPEN CHANNEL
TOP OF BATTER / TOE OF BATTER	TOP OF BATTER / TOE OF BATTER	BATTER
		FENCE
S		SEWER
RM		SEWER RISING MAIN
W	W	WATER
	C	WATER CONDUIT
T		TELSTRA
E		UNDER GROUND POWER
		STAGE BOUNDARY

PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

SCALES — UNREDUCED / REDUCED

A — 0 5 10 15 20 25m — 1 : 500 / 1 : 1000

STATUS
PRELIMINARY

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REV.	DATE	AMENDMENT / ISSUE	DWN	DES	CHK	APP
E	13.12.13	AMENDED LOT CONFIGURATION				
D	30.10.13	DA RE-ISSUE				
C	23.10.13	DA ISSUE				
B	13.06.12	DA ISSUE	LRA	JT	BB	JH
A	08.06.12	PRELIMINARY ISSUE	AY	JT		

ASSOCIATED CONSULTANTS

APPROVED
RPEQ
DATE

CHECKED
DATE

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CONSULT AUSTRALIA Member Firm

CLIENT
URBAN LAND DEVELOPMENT AUTHORITY

PROJECT
ANDERGROVE, MACKAY

SUBJECT
STAGE 8 SEWER RETICULATION LAYOUT PLAN

PROJECT No. 12121

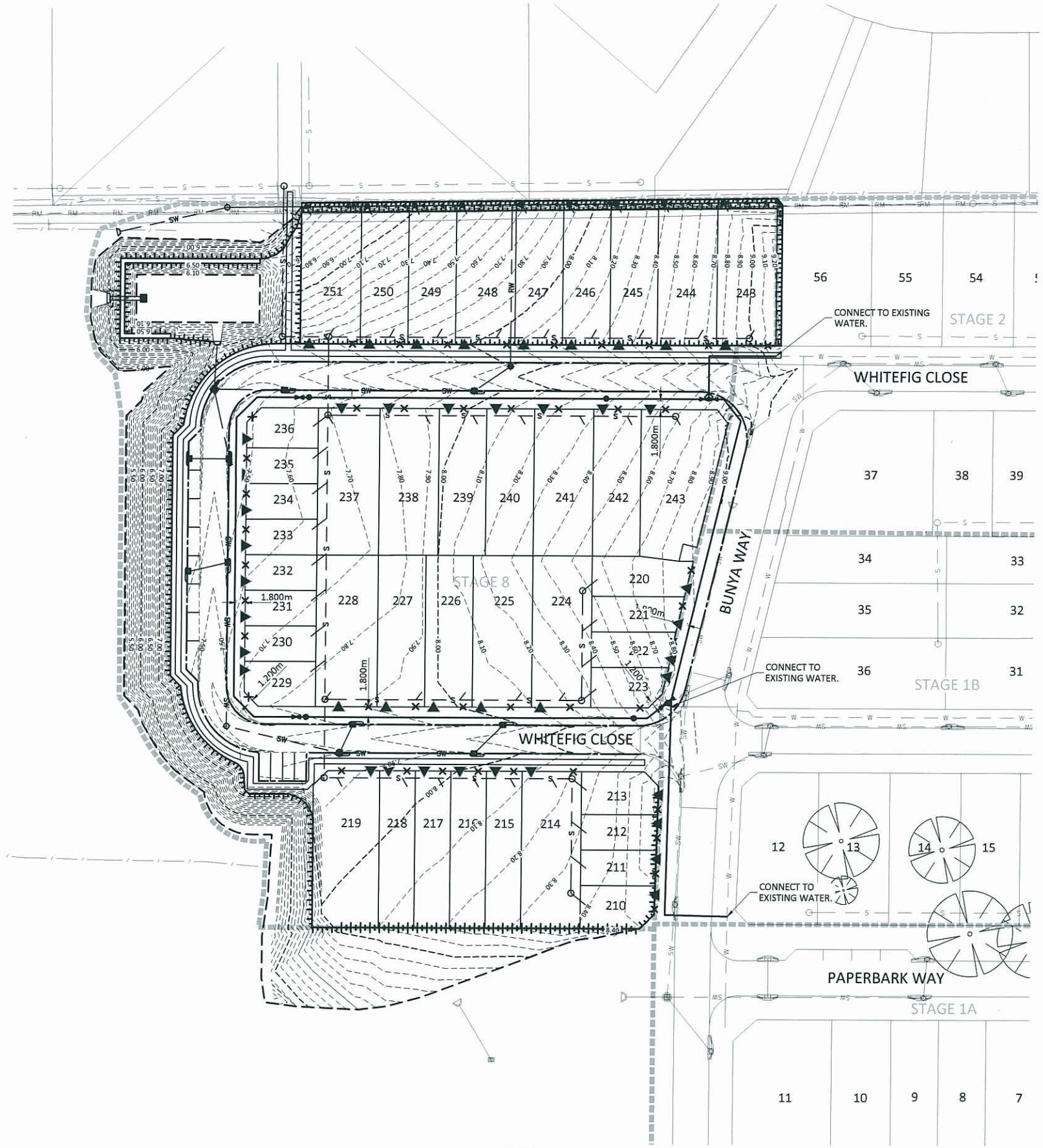
DRAWING No. SK-C062 REVISION E

A1

WATER NOTES

1. WATER MAIN MATERIALS 100mm & 150mm MAINS - WATER MAINS SHALL BE uPVC RUBBER RING JOINTED THICK WALL CLASS 16 PIPES WITH OUTSIDE DIAMETER COMPATIBLE WITH DUCTILE IRON & AC PIPES.
2. NEW WATER MAINS SHALL BE LOCATED IN THE VERGE
3. MINIMUM COVER TO ALL PIPES SHALL BE:
   100mm & 150mm DIA. - 600mm COVER IN THE VERGE
   - 900mm COVER UNDER ROADS & TRAFFICABLE AREAS
   - 750mm TO TOP OF PIPE
4. CONCRETE (GRADE S32) THRUST BLOCKS SHALL BE PLACED AT ALL BENDS, TEES & DEAD ENDS.
5. THE DEPTH OF ALL HYDRANTS BELOW FINISHED SURFACE LEVEL SHALL BE BETWEEN 150mm & 375mm.
6. ALL SERVICE CONDUITS SHALL BE 100mm uPVC DIA. CLASS 12.
7. ALL CONNECTIONS TO EXISTING MAINS SHALL BE CARRIED OUT BY LOCAL AUTHORITY AT THE DEVELOPER'S COST.
8. ALL HYDRANTS SHALL HAVE A FUSION BOND EPOXY (FBE) COATING OR EQUIVALENT.
9. ALL VALVES SHALL HAVE A FUSION BOND EPOXY (FBE) COATING & SHALL BE RESILIENT SEATED. REFER TO RELEVANT AUTHORITY STANDARD DRAWINGS FOR DETAILS
10. WATER SERVICES (EXCLUDING METER) TO BE CONSTRUCTED TO LOTS WHERE THE WATER MAINS ARE LOCATED UNDER CONCRETE FOOTPATHS & LANEWAY'S UNLESS NOTED OTHERWISE. BRASS MARKERS ARE TO BE PLACE IN THE CONCRETE FOOTPATHS & DRIVEWAY'S UNLESS NOTED OTHERWISE.
11. A BLUE, BI-DIRECTIONAL RAISED REFLECTIVE PAVEMENT MARKER (RRPM) SHALL BE PROVIDED ON THE ROAD CENTERLINE OPPOSITE TO ALL HYDRANTS. THE MARKER SHALL BE INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF MAIN ROADS FIRE HYDRANT INDICATION SYSTEM TECHNICAL GUIDELINE.
12. REFER SPECIFICATION FOR TEST CRITERIA.

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
14 JAN 2014
MEDQ



PLAN
SCALE A

LEGEND

EXISTING	PROPOSED	
		KERB AND CHANNEL
		KERB ONLY
		PROPERTY BOUNDARY
		STORMWATER DRAINAGE
		OPEN CHANNEL
		FENCE
		SEWER
		SEWER RISING MAIN
		WATER
		WATER CONDUIT
		TELSTRA
		UNDER GROUND POWER
		STAGE BOUNDARY

FITTINGS

EXISTING	PROPOSED	
		VALVE
	FH	FIRE HYDRANT
WMT	WMT	WATER METER
		REDUCER
		END CAP
×	×	PROPERTY CONNECTION

PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES — A1 UNREDUCED, A3 REDUCED

SCALES — UNREDUCED / REDUCED
A — 0 5 10 15 20 25m — 1 : 500 / 1 : 1000

STATUS
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CLIENT: URBAN LAND DEVELOPMENT AUTHORITY

PROJECT: ANDERGROVE, MACKAY

SUBJECT: STAGE 8 WATER RETICULATION LAYOUT PLAN

PROJECT No. 12121

DRAWING No. SK-C072 — REVISION E

A1