EXISTING SERVICES LOCATIONS

THE DESIGN DETAILED ON THIS PLAN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICES LOCATIONS AND DEPTHS

IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING (HYDROVAC EXCAVATION) PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE CONTRACTOR IS TO ENSURE THAT FOOTINGS FOR RETAINING WALLS ARE CLEAR OF THE PROPOSED SEWER AND ROOFWATER LINES.

RETAINING WALL CERTIFICATION

- 1. CIVIL CONTRACTOR TO OBTAIN DESIGN AND CONSTRUCTION RPEQ CERTIFICATION FOR ALL CONCRETE SLEEPER, SANDSTONE BOULDER & CONCRETE BLOCK RETAINING WALLS.
- 2. WALL DESIGN AND CERTIFICATION TO BE PROVIDED TO SUPERVISING ENGINEER PRIOR TO CONSTRUCTION. 3. CONSTRUCTION CERTIFICATION TO BE PROVIDED TO SUPERVISING
- ENGINEER PRIOR TO "ON MAINTENANCE" INSPECTION.

SAFETY FENCE NOTE

STAR PICKET AND SAFETY BARRIER MESH FENCE TO BE ERECTED ON TOP OF ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT

SPOT LEVELS

ALL LEVELS SHOWN ARE FINISHED SURFACE.
SUBTRACT 100mm FOR EARTHWORKS LEVELS TO
BATTERS & PARK AREAS, 150mm TO VERGES & 250mm TO ALLOTMENTS ALLOWING FOR TOPSOIL THICKNESS.

TREE LEGEND

TREES TO BE RETAINED AND PROTECTED

TREES TO BE RETAINED AND REQUIRES THE SUPERVISION OF ANY EXCAVATION OR SERVICES WORKS WITHIN THE HATCHED PROTECTION ZONE BY AN ARBORIST ON SITE.

TPZ
Tree Protection Zone
All vegetation to be protected in accordance with
AS4970 - Protection of Trees on Development Sites

LEGEND:

EXISTING CONTOURS

FINISHED CONTOURS

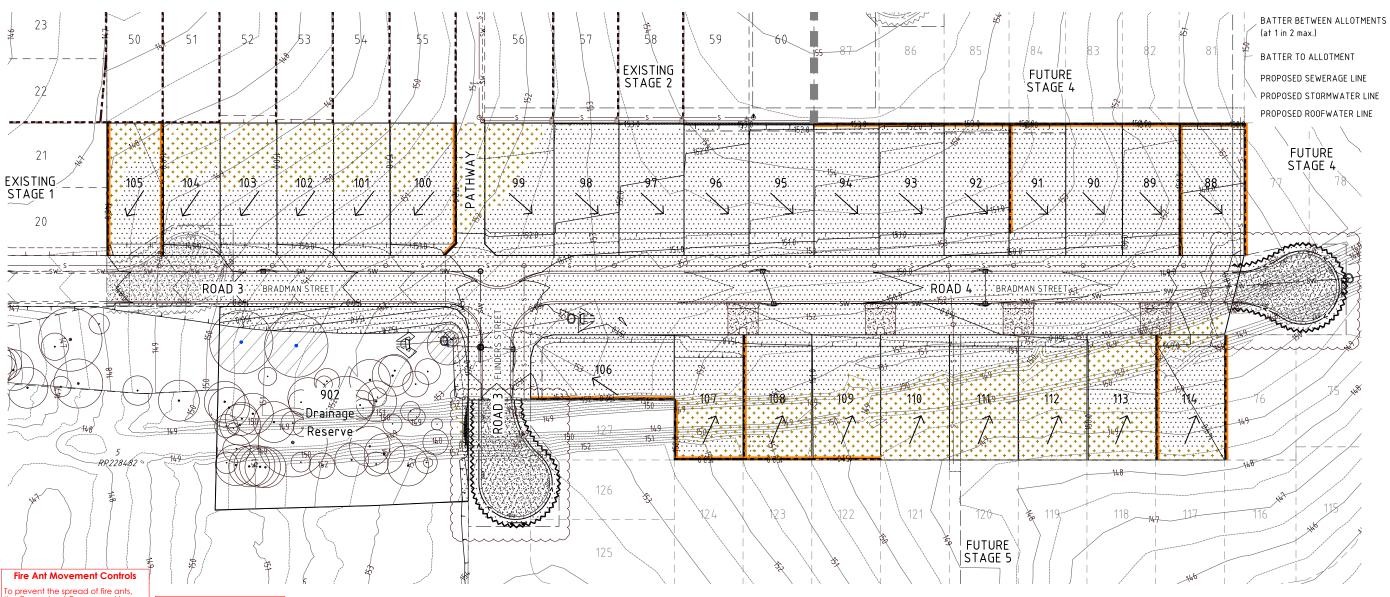
PROPOSED KERB AND CHANNEL

SPOT LEVELS (#19.62 DENOTES NATURAL SURFACE LEVEL)

PROPOSED FILL

PROPOSED CUT

PROPOSED CONCRETE SLEEPER RETAINING WALL

PROPOSED "A GRADE" SANDSTONE RETAINING WALL 

Queensland Government has plemented controls that apply to

FOR MAINTENANCE OF EXISTING VEGETATION AND REMOVAL, WHERE PERMITTED REFER TO THE APPROVED VEGETATION MANAGEMENT PLAN AND NAL PERMITS

FOR NOTES AND DETAILS REFER DWG No.M2584E 3 EW04

RFI AMENDMENTS

PRIOR TO COMMENCEMENT OF WORKS REFER TO VEGETATION MANAGEMENT PLAN.

28/10/21 CDV

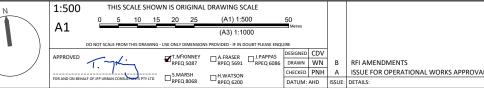




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P House - 76 Ernest Street, South Brisbane Old 4101 **P** 07 3012 0100 **W** www.jfp.com.au URBAN CONSULT ANTS JFP URBAN CONSULTANTS PTY. LTD. A.C.N. 050 414 045 URBAN DESIGNERS SURVEYORS ENGINEERS LANDSCAPE ARCHITECTS





DFC (PROJECT MANAGEMENT PTY LTD)

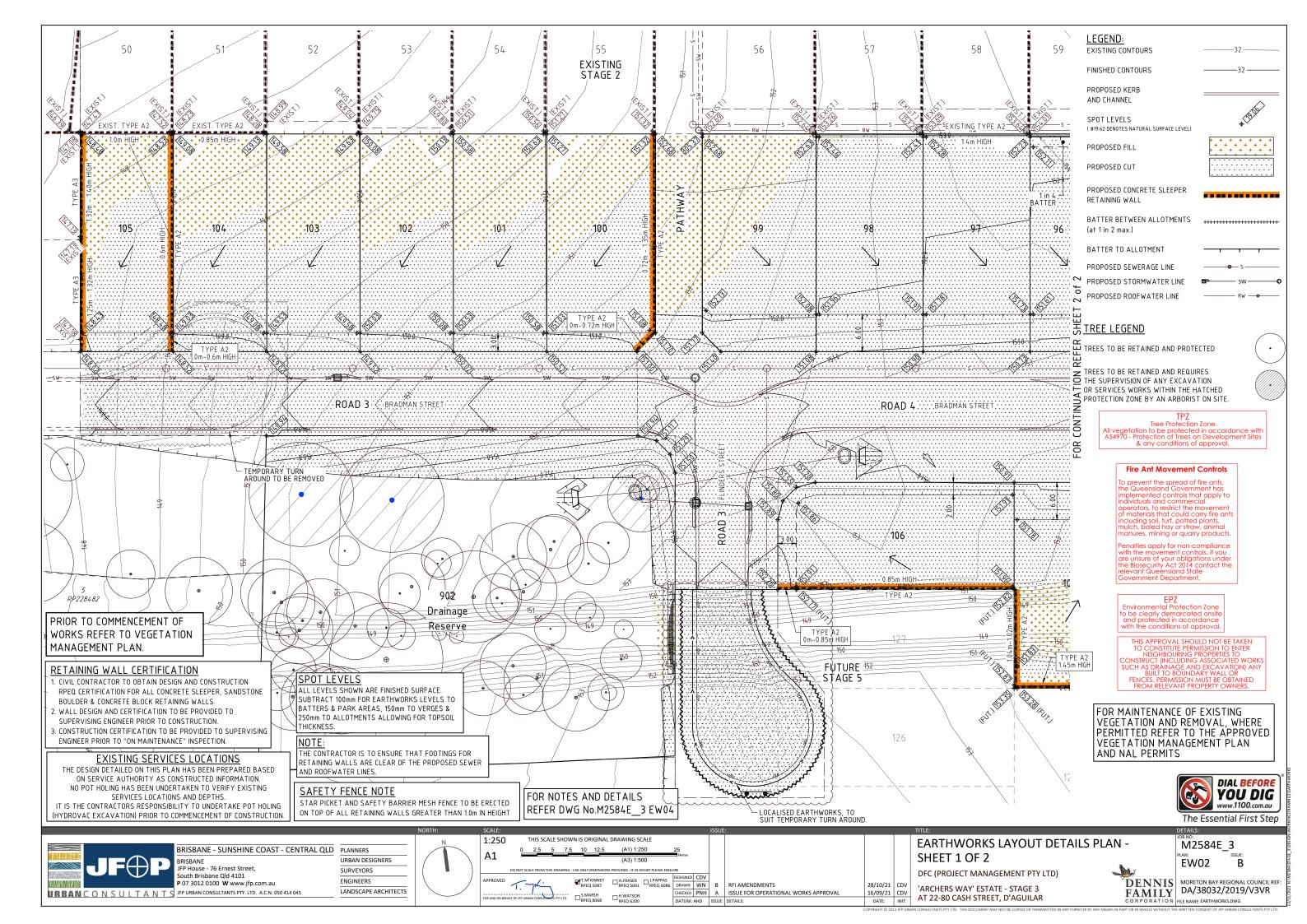
'ARCHERS WAY' ESTATE - STAGE 3

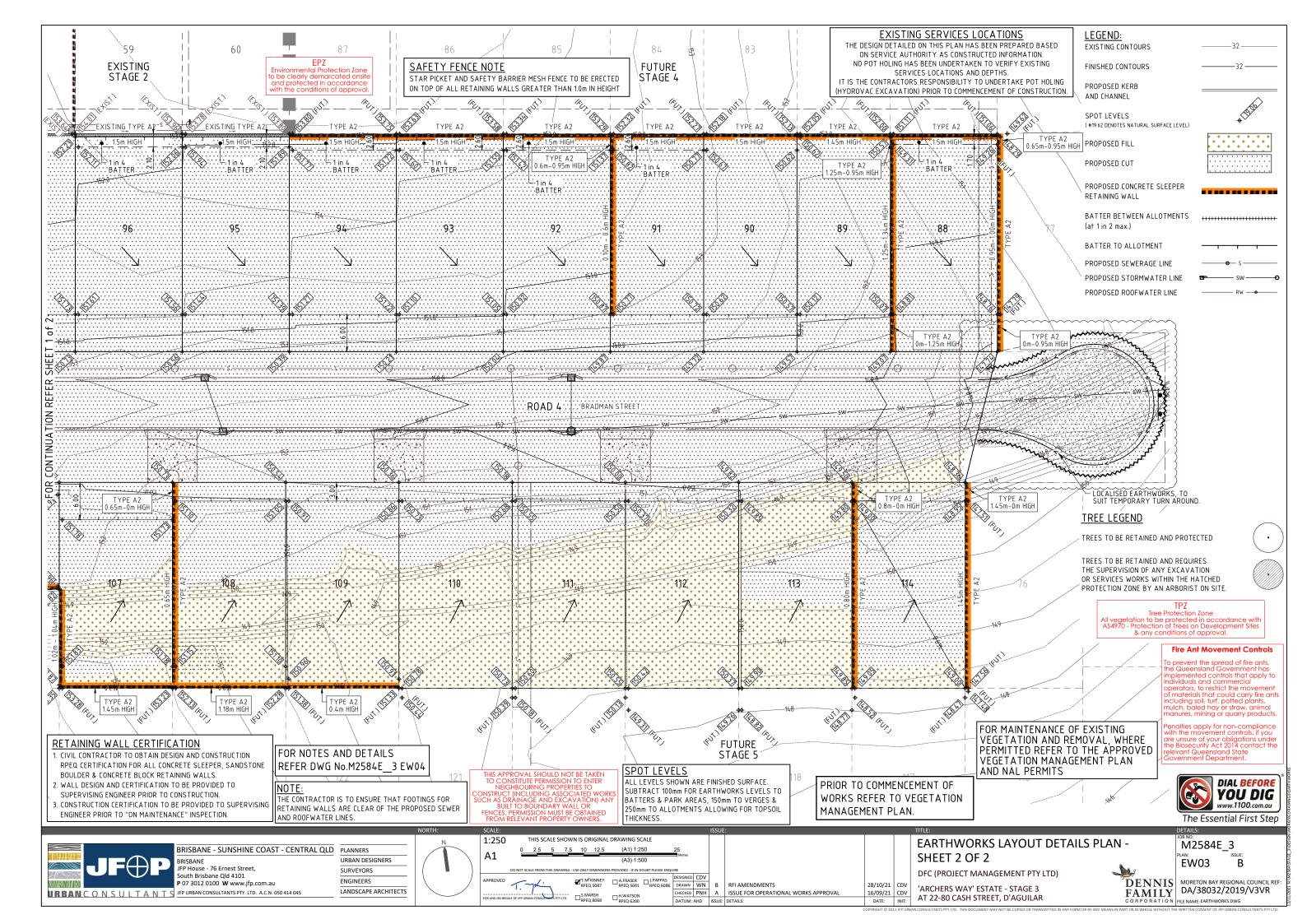
AT 22-80 CASH STREET, D'AGUILAR

EARTHWORKS LAYOUT PLAN

M2584E_3 EW01 В

MORETON BAY REGIONAL COUNCIL REF. FAMILY DA/38032/2019/V3VR CORPORATION FILE NAME: EARTHWORKS, DWG





EARTHWORKS NOTES

1. ALL LOTS TO BE FREE DRAINING TO ROOFWATER DRAINAGE OR ROADWAY

CLEARING AND GRUBBING

- 2 ANY CLEARING REQUIRED TO BE UNDERTAKEN BY THE CONTRACTOR IS TO BE STRICTLY IN ACCORDANCE WITH THE COUNCIL APPROVED VEGETATION MANAGEMENT PLAN, INCLUDING THE LIMITS OF ALLOWABLE CLEARING, TREE PROTECTION REQUIREMENTS AND THE USE OF A FAUNA SPOTTER/CATCHER, AS SPECIFIED
- UNLESS OTHERWISE SPECIFIED OR DIRECTED, THE AREA TO BE CLEARED IS THAT REQUIRED BY SITE REGRADING WORKS, INCLUDING THE AREA OCCUPIED BY THE COMPLETED ROAD FORMATION AND ASSOCIATED DRAINAGE WORKS AND EROSION AND SEDIMENTATION MEASURES, THE CONTRACTOR SHALL ENSURE THAT ONLY THE ABSOLUTE MINIMUM AREA FOR CONSTRUCTION IS CLEARED.
- THE AREA WITHIN THE LIMITS OF CLEARING SHALL BE CLEARED OF ALL VEGETATION BOTH LIVING AND DEAD, ALL MINOR MAN-MADE STRUCTURES (SUCH AS FENCES, BUILDING MATERIAL AND EXISTING DRIVEWAYS), ALL RUBBISH AND OTHER MATERIALS WHICH, IN THE OPINION OF THE SUPERINTENDENT, ARE UNSUITABLE FOR USE IN THE WORKS WITH THE EXCEPTION OF CERTAIN TREES MARKED FOR PRESERVATION.
- ALL TREES AND STUMPS ON OR WITHIN THE LIMITS OF CLEARING, THAT ARE TO BE REMOVED BY GRUBBING OPERATION SHALL BE CARRIED OUT TO A DEPTH OF 0.5m BELOW THE NATURAL SURFACE OR 1.5 METRES BELOW THE FINISHED SURFACE LEVEL,

TOPS0II

ALL TOPSOIL ON ROADWORKS AREAS SHALL BE STRIPPED AND STOCKPILED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS OPERATIONS. A TOPSOIL DEPTH OF 150mm HAS BEEN USED TO DETERMINE TOPSOIL AND EARTHWORK QUANTITIES. THE CONTRACTOR IS TO SATISFY HIMSELF OF THE ACCURACY OF THESE QUANTITIES AND TO MAKE ANY NECESSARY ALLOWANCE IF HE DISAGREES WITH QUANTITIES.

EARTHWORKS

- 7. EARTHWORKS ARE TO BE IN ACCORDANCE WITH AS 3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS"
- (LATEST ISSUE INCLUDING ALL AMENDMENTS). ALL FILLING SHALL BE COMPLETED TO A LEVEL 1 ARRANGEMENT, UNDER THE SUPERVISION OF THE PRINCIPAL'S APPOINTED GEOTECHNICAL ENGINEER.
- THE EARTHWORKS QUANTITIES FOR ROADWORKS ARE CALCULATED USING THE MINIMUM ALLOWABLE TOTAL PAVEMENT THICKNESS (NOMINAL PAVEMENT). VARIATIONS TO THE PAVEMENT DEPTHS WILL BE PAYABLE AT THE RATES SHOWN IN THE PRICED SCHEDULE OF RATES.
- "CUT" AND "FILL" QUANTITIES HAVE BEEN CALCULATED TO THE UNDERSIDE OF THE TOPSOIL LAYER
- ALL EARTHWORK QUANTITIES HAVE BEEN CALCULATED AND BILLED IN THE CONTRACT AS "NETT" QUANTITIES, THAT IS NO ALLOWANCE FOR BULKING OR COMPACTION HAS BEEN MADE
- 12. ALL FILL PLACED ON THIS SITE IS TO COMPRISE OF ONLY NATURAL EARTH AND ROCK AND IS TO BE FREE OF ALL CONTAMINANTS (REFER TO THE ENVIRONMENTAL PROTECTION ACT 1994 SECTION 11.), NO DEMOLITION MATERIAL IS TO BE USED.

ALLOTMENT FILLING COMPACTION/TESTING

FOR MAINTENANCE OF EXISTING

VEGETATION MANAGEMENT PLAN

AND NAL PERMITS

AND RODEWATER LINES

NOTE:

VEGETATION AND REMOVAL, WHERE

PERMITTED REFER TO THE APPROVED

THE CONTRACTOR IS TO ENSURE THAT FOOTINGS FOR

RETAINING WALLS ARE CLEAR OF THE PROPOSED SEWER

- 13. MATERIAL TO BE PLACED IN 300mm(MAXIMUM) LAYERS AND COMPACTED TO A MINIMUM OF 95% AS. 1289(STANDARD) OF THE MAXIMUM DRY DENSITY. THE INSITU DENSITY OF THE FILL MATERIAL SHALL BE TESTED AT THE RATE OF ONE LOCATION PER ALLOTMENT AT THE FOLLOWING INTERVALS
 - TOTAL DEPTH LESS THAN 300mm: -NO TEST REQUIRED
 - TOTAL DEPTH OF FILL 300mm 600mm: -ONE(1) TEST PER ALLOTMENT
 - TOTAL DEPTH EXCEEDING 600mm: -ONE(1) TEST IN THE FIRST LAYER THEN -ONE(1) TEST ON EACH ALTERNATIVE LAYER PLACED OVER THE FIRST LAYER

be clearly demarcated onsite and protected in accordance

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO

FENCE POST BRACKETS SHALL BE ATTACHED TO UB POSTS FOR FUTURE 1.8m HIGH LAPPED PALING

PROPERTY FENCE IF ORDERED

UB POST

PROPOSED

ALLOTMENT

STEEL UB POST

AT 2.0m CENTRES

FINISHED

SURFACE

PAD LEVEL

FOOTING TO BE LOCATED

ENTIRELY IN PROPOSED ALLOTMENT

CENTRE OF WALL FOOTING CONCRETE N25

225mm MIN

(BACK EDGE OF

WALL FOOTING

ROAD RESERVE/

PROPOSED ALLOTMENT

COMPACTED CLAY

GEOTEXTILE FABRIC

CONCRETE SLEEPER

Ø100 SLOTTED DRAINAGE

PIPE TO DISCHARGE TO

DRAINAGE SYSTEM

ERFE DRAINING

GRANULAR FILL

BACK OF STEEL

MATERIAL 150mm THICK

SURFACE

UB POST

PANELS

WHEN ADJOINING PRIVATE

PROPERTY OR COUNCIL

ALLOTMENT BATTER TO

BE CONTAINED WITHIN

PROPOSED ALLOTMENT

ROAD RESERVE

TYPICAL SECTION - TYPE A2

CONCRETE SLEEPER/UB POST RETAINING WALL

SCALE 1:20 NOTE: RETAINING WALL DESIGN (INCLUDING FENCE

POST BRACKETS AND FITTINGS) AND CONSTRUCTION

CERTIFICATION TO INCORPORATE LOADING FROM

FUTURE 1.8m HIGH LAPPED PALING PROPERTY FENCE

EXISTING LEVEL

EXISTING LEVEL

BATTER TREATMENT WITH EXTERAL PROPERTIES

N.T.S

SAFETY FENCE NOTE STAR PICKET AND SAFETY BARRIER MESH FENCE TO BE ERECTED ON TOP OF ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT

EXISTING SERVICES LOCATIONS

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IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING (HYDROVAC EXCAVATION) PRIOR TO COMMENCEMENT OF CONSTRUCTION

Fire Ant Movement Controls

nanures, mining or quarry products

re unsure of your obligations unde ne Biosecurity Act 2014 contact the

PAD LEVEL PAD LEVEL 1/12 BATTER TREATMENT BETWEEN LOTS

PRIOR TO COMMENCEMENT OF WORKS REFER TO VEGETATION MANAGEMENT PLAN.

-CONCRETE SLEEPER RETAINING WALL 2000mm CENTRES POSTS AS PER TYPICAL RETAINING WALL SECTION FOR RETAINING WALL DETAILS RFFFR 200mm THICK BRIDGING SLAB-FINISHED = POURED AS PART OF POST LEVEL FOOTINGS - 25 MPa CONCRETE SEWER TO BE GENERALLY - SI 81 MESH LOCATED CENTRALLY BETWEEN (50 BOTTOM COVER) RETAINING WALL FOOTINGS 500mm MIN RETAINING WALL FOOTING AS CLEAR PER CERTIFIED RPEQ DESIGN AND CONSTRUCTION -MINIMUM DEPTH 1.50m FOR EITHER SIDE Ø160 PF OF SEWER. SEWER PIPE Ø450 NOMINAL FOR PIPE GRADING AND LEVEL DETAILS FOOTING REFER SEWER LONGITUDINAL SECTIONS TYPICAL DETAIL - SEWER CROSSING UNDER

- FINISHED LEVEL CONCRETE **SLEEPERS** POSTS FINISHED SURFACE BRIDGING SLAB (25MPa CONCRETE, SL81 800 MESH, 50 BOTTOM COVER) φ450 NOMINAL RETAINING WALL FOOTING - MINIMUM DEPTH 1.50m FOR EITHER SIDE OF SEWER ∟φ160 PF SEWER PIPE

SECTION A-A

SCALE 1: 20

CONCRETE SLEEPER RETAINING WALL

SCALE 1: 20 FENCE POST BRACKETS SHALL BE ATTACHED TO UB POSTS FOR FUTURE 1.8m HIGH LAPPED PALING PROPERTY FENCE IF ORDERED WALL FOOTING) **PROPOSED** ALLOTMENT FINISHED CENTRE DE UB POST COMPACTED CLAY MATERIAL 150mm THICK BACK OF STEEL UB POST GEOTEXTILE FABRIC ROAD RESERVE/ PROPOSED ALLOTMENT CONCRETE SLEEPER STEEL UB POST PANELS AT 20m CENTRES FREE DRAINING GRANULAR FILL Ø100 SLOTTED DRAINAGE PIPE TO DISCHARGE TO DRAINAGE SYSTEM FOOTING TO BE LOCATED

NOTE: FOR ALL OTHER WALL DETAILS REFER TO THE SPECIFIC WALL DETAIL AS ADVISED ON THE PROJECT DRAWINGS CONCRETE SLEEPER PANELS TO BE STEPPED POSTS AT 1.0m CENTRES TO SUIT SLOPE 0.225m ROAD RESERVE **FINISHED** SURFACE FOOTING TO BE LOCATED ENTIRELY IN PROPOSED ALLOTMEN⁻

TYPICAL SECTION - TYPE A3 CONCRETE SLEEPER/UB POST RETAINING WALL SCALE 1:20 NOTE: RETAINING WALL DESIGN (INCLUDING FENCE POST BRACKETS AND FITTINGS) AND CONSTRUCTION

CERTIFICATION TO INCORPORATE LOADING FROM

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ENTIRELY IN PROPOSED
ALLOTMENT

CENTRE OF WALL FOOTING CONCRETE N25

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TYPICAL END OF SLEEPER WALL DETAIL BETWEEN INTERNAL ADJACENT LOTS

SCALE 1:20

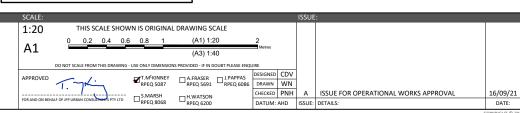


FINISHED SURFACE



BRISBANE - SUNSHINE COAST - CENTRAL QLD PLANNERS

BRISBANE outh Brisbane Old 4101 **P** 07 3012 0100 **W** www.jfp.com.au URBAN DESIGNERS SURVEYORS ENGINEERS LANDSCAPE ARCHITECTS



EARTHWORKS DETAILS PLAN & NOTES

DFC (PROJECT MANAGEMENT PTY LTD)

'ARCHERS WAY' ESTATE - STAGE 3 AT 22-80 CASH STREET, D'AGUILAR



CENTRALLY UNDER PROPERTY BOUNDARY

OR AS NOTED

EW04 Α MORETON BAY REGIONAL COUNCIL REF. DA/38032/2019/V3VR

M2584E_3