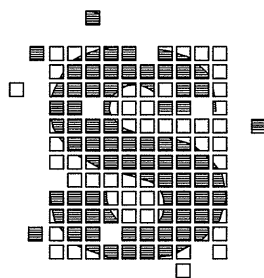


**RIVERPARKS ESTATE - PAULS  
ROAD, UPPER CABOOLTURE  
STAGE 8B2  
5 LOTS**

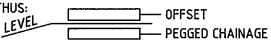


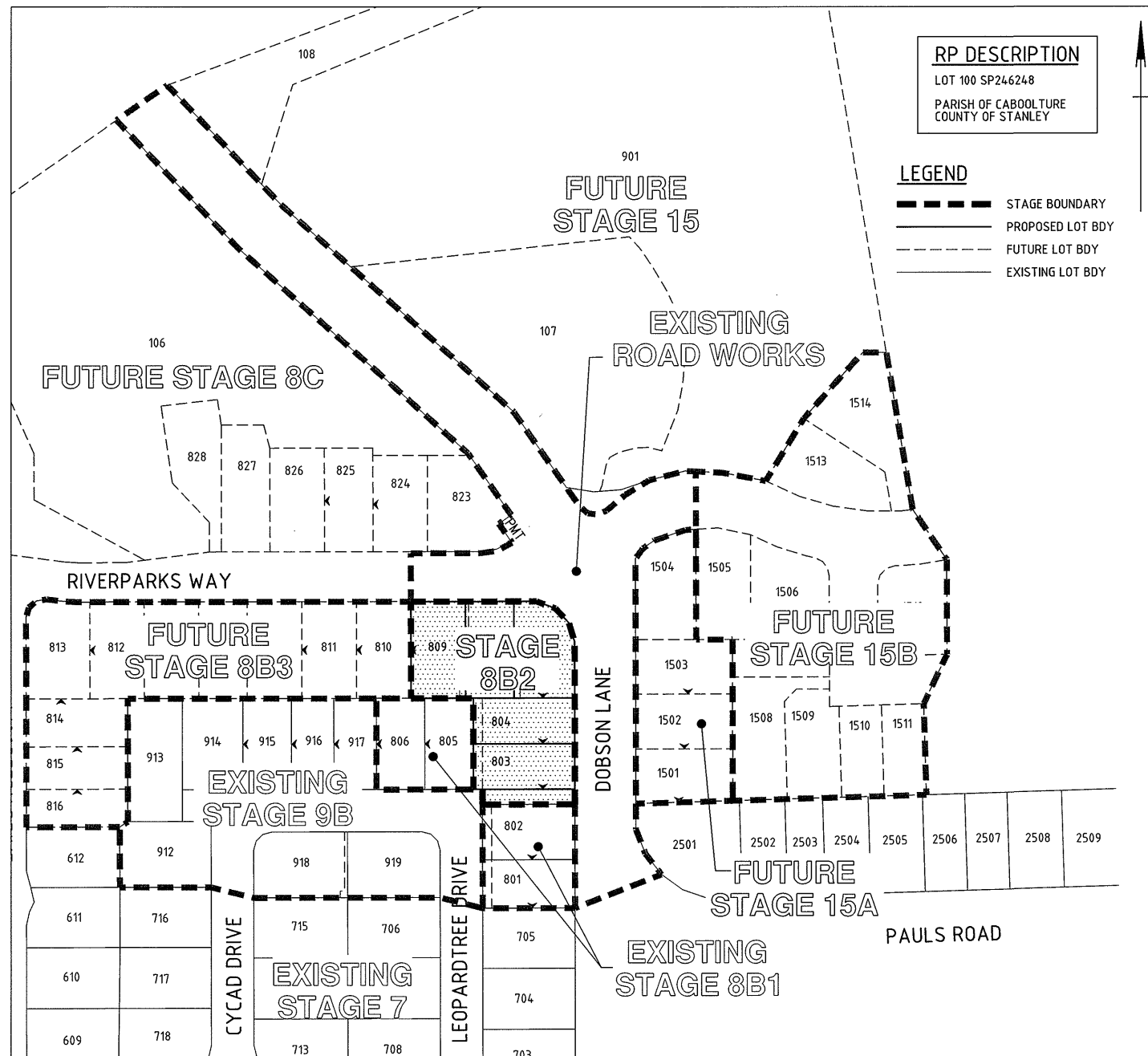
**SHEEHY &  
PARTNERS**

PTY LIMITED  
CONSULTING ENGINEERS  
STRUCTURAL AND CIVIL  
PH(07)3839 3644 FAX(07)3839 3655  
A.C.N.009 899 905

**8520**

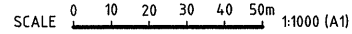
**GENERAL NOTES**

- ALL DIMENSIONS ON THESE DRAWINGS ARE IN METRES UNLESS OTHERWISE SHOWN.
- DATUM FOR LEVELS IS TO THE AUSTRALIAN HEIGHT DATUM PM NO. 108673 RL 17.338 AND LOCAL BENCHMARKS ARE AS LOCATED IN HYDE COURT CUL-DE-SAC HEAD, IN FRONT OF LOT 93.
- THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORK HEALTH AND SAFETY ACT 2011. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO "PRINCIPAL CONTRACTOR" ARE FULFILLED.
- KERB AND CHANNEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH IPWEAQ STANDARD DRAWING RS-080.
- ALL SETTING OUT INFORMATION IS GIVEN TO THE LIP LINE OF KERB AND CHANNEL AND TO THE FACE OF KERB. THIS INFORMATION IS SHOWN THUS:  

- LEVELS FOR KERB AND CHANNEL CONSTRUCTION ARE SHOWN AT LIP OF CHANNEL UNLESS OTHERWISE STATED.
- LIP LEVELS ARE GIVEN ON TURNOUTS AT INTERSECTIONS AS DETAILED.
- SERVICE CONDUITS SHALL BE INSTALLED TO CSC AND ENERXEC STANDARDS AT LOCATIONS TO BE DETERMINED BY THE RELEVANT AUTHORITY. THE ENGINEER WILL SUPPLY CONDUIT DRAWINGS TO THE CONTRACTOR DURING CONSTRUCTION.
- ALL STORMWATER PIPES SHALL BE CLASS '2' RC PIPES WITHIN ROAD BOUNDARIES AND ELSEWHERE UNLESS SHOWN OTHERWISE.
- ALL GULLIES SHALL BE KERB INLET-LIP IN LINE AS PER CABOOLTURE SHIRE COUNCIL STD DWG 02-11 & 02-18.
- FOR GULLY SETTING OUT DETAILS, REFER TO THE DRAINAGE LONGITUDINAL SECTIONS ON PLAN NO'S. 8520-14. THE SETTING OUT INFORMATION AND REFERENCE LEVEL SHOWN REFERS TO THE LIP OF KERB AND CHANNEL OPPOSITE THE SETTING OUT CHAINAGE AT THE CENTRE OF THE GULLY, UNLESS OTHERWISE SHOWN.
- ALL SETTING OUT INFORMATION AND REFERENCE LEVELS FOR MANHOLES AND CHAMBERS IS TO THE CENTRE OF THE MANHOLE AND THE LOCATION AS DETAILED FOR CHAMBERS, UNLESS SHOWN OTHERWISE.
- ALL FINISHED SURFACE LEVELS SHOWN FOR MANHOLES ARE LOCATED ON THE CAST IRON COVER OR GRATE UNLESS SHOWN OTHERWISE.
- STORMWATER DRAINAGE PIPE LINES AND STRUCTURES LOCATED IN ROADWAYS ARE TO BE BACKFILLED TO BOX LEVEL USING APPROVED MATERIAL WITH A MINIMUM CALIFORNIA BEARING RATIO OF 15, PLACED IN LAYERS NOT EXCEEDING 300mm LOOSE AND COMPACTED UNTIL THE DRY DENSITY IS NOT LESS THAN 100% OF THE MATERIAL'S DRY DENSITY WHEN TESTED IN ACCORDANCE WITH AS1289 (STANDARD COMPACTION). COMPACTION TESTING SHALL BE CARRIED OUT IN EACH LAYER OF BACKFILL WITH ONE TEST EVERY 80.0 METRES MAXIMUM OR PART THEREOF. ONE TEST IN FIVE IS TO BE LOCATED ADJACENT TO A MANHOLE OR GULLY. IN ALL SUCH CASES, APPROVAL TO SEAL THE ROADWORKS WILL NOT BE ISSUED BY MORETON BAY REGIONAL COUNCIL UNLESS TESTING RESULTS CERTIFYING COMPACTION HAVE BEEN ACHIEVED AND ARE SUBMITTED TO THE COUNCIL PRIOR TO THE BOX INSPECTION.
- THE EARTHWORKS CONTRACTOR IS TO ENSURE ALL REQUIREMENTS OF THE METROPOLITAN FIRE BRIGADE AND COUNCIL'S AREA HEALTH SURVEYOR ARE ADHERED TO DURING THE BURNING OF MATERIALS ON SITE. OPEN FIRES SHALL NOT BE PERMITTED WITHOUT THE REQUIRED PERMITS FROM THE FIRE BRIGADE AND ADVICE OF THE INTENTION TO BURN BEING GIVEN TO COUNCIL'S AREA HEALTH SURVEYOR AND ADJACENT LOCAL RESIDENCES.
- NOTWITHSTANDING THE LIMITS OF CUTTING AND FILLING SHOWN ON THESE DRAWINGS, THE ACTUAL LIMITS MAY BE VARIED ON SITE BY THE ENGINEER.
- FOOTPATH AND BATTER SLOPES ARE TO BE VARIED UNIFORMLY BETWEEN CROSS SECTIONS.
- THE CONTRACTOR SHALL INITIALLY EXCAVATE THE PAVEMENT BOX TO NOMINAL DEPTH BELOW THE FINISHED PAVEMENT LEVEL SHOWN FOR ALL ROADS. FINAL PAVEMENTS SHALL BE FIXED AFTER SUBGRADE TESTING. SUBGRADE TESTS SHALL BE TO CALIFORNIA BEARING RATIO (CBR) TESTS CARRIED OUT BY AN APPROVED TESTING AUTHORITY AND TAKEN AT THE NOMINAL SUBGRADE DEPTH. THE DESIGN PAVEMENT SHALL BE BASED ON THE TRAFFIC VOLUMES SHOWN ON THE JOB DRAWINGS.
- THE EARTHWORKS QUANTITIES SHOWN ON THESE DRAWING ARE CALCULATED ON THE BASIS OF THE NOMINAL PAVEMENT SHOWN FOR EACH ROAD.
- THE EARTHWORKS QUANTITIES SHOWN ON THESE DRAWING ARE NETT, BUT IN CALCULATING THE QUANTITY OF EARTHWORKS ON LEADS SHOWN IN THE SCHEDULE, A REDUCTION OF 15% HAS BEEN MADE FOR COMPACTION.
- THE CUT AND FILL DEPTHS SHOWN IN THE LONGITUDINAL SECTIONS ARE THE DEPTHS TO THE FINISHED SURFACE LEVELS SHOWN FOR EACH ROAD.
- THE AREAS TO BE FILLED SHALL BE STRIPPED OF TOPSOIL AND PROOFROLLED AS SPECIFIED AND ALL SATURATED MATERIAL SHALL BE REMOVED DOWN TO AN APPROVED BASE. THIS SATURATED MATERIAL AFTER EXCAVATION, SHALL BE REMOVED TO SPOIL OR STOCKPILED UNDER "EARTHWORKS" IN THE JOB SPECIFICATION. AFTER APPROVAL IS GIVEN, THE AREAS SHALL BE FILLED WITH MATERIAL FROM ROADWORKS AND COMPACTED AS SPECIFIED.
- WHERE SEWER PIPES ARE TO BE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300mm LOOSE IN DEPTH AND SHALL BE COMPACTED UNTIL THE DRY DENSITY IS NOT LESS THAN 95% OF THE MATERIAL'S DRY DENSITY WHEN TESTED IN ACCORDANCE WITH AS1289 (STANDARD COMPACTION). COMPACTION TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES, APPROVAL OF THE CONSTRUCTED SEWERS WILL NOT BE ISSUED BY MORETON BAY REGIONAL COUNCIL UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED. PLACING OF FILLING USING THE ABOVE METHOD WILL BE CARRIED OUT BY THE ROADWORKS AND STORMWATER DRAINAGE CONTRACTOR TO THE INVERT LEVEL OF THE SEWER PIPE. THE WORK WILL THEN BE APPROVED BY THE ENGINEER PRIOR TO THE SEWERAGE CONTRACTOR COMMENCING ANY WORK IN THE AREA.
- ANY AREAS WHERE CUTTING HAS TAKEN PLACE, SHALL BE PROOFROLLED WHEN FINAL LEVEL HAS BEEN REACHED AS SPECIFIED.
- EARTHWORKS AND PAVEMENT TESTING SHALL GENERALLY BE UNDERTAKEN AS DIRECTED BY THE ENGINEER EXCEPT FOR THE BACKFILLING OF STORMWATER DRAINLINES AND WHERE THE PROPOSED SEWERAGE LINES ARE TO BE LAID IN FILL.
- UPON COMPLETION OF THE INITIAL EARTHWORKS AS SHOWN ON THE CROSS SECTIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO TOPSOILING OF ALLOTMENTS.
- GRAVEL PAVEMENTS, IN ACCORDANCE WITH THE SPECIFICATION, SHALL EXTEND UNDER THE KERB AND CHANNEL FOR THE FULL DEPTH OF THE PAVEMENT AND A DISTANCE OF NOT LESS THAN 150mm BEHIND THE BACK OF THE KERB AND CHANNEL. SIDE DRAINS SHALL BE PROVIDED BENEATH ALL KERB AND CHANNEL, UNLESS NOTED OTHERWISE BY COUNCIL'S DESIGNATED REPRESENTATIVE.
- WHERE ROOFWATER AND SEWERAGE RETICULATION CONNECTIONS ARE LOCATED IN THE SAME GENERAL LOCATION WITHIN AN ALLOTMENT THE CONTRACTOR SHALL ENSURE THAT THE ENDS OF THE CONNECTIONS ARE LOCATED NO CLOSER THAN 500mm FROM EACH OTHER IN THE HORIZONTAL PLANE, WHILE MAINTAINING THE SPECIFIED MAXIMUM AND MINIMUM OFFSETS FROM PROPERTY BOUNDARIES TO THE CONNECTIONS.
- WHERE SLASHING OF VEGETATION IS TO OCCUR, VEGETATION SHALL BE SLASHED TO A MINIMUM HEIGHT OF 75mm.
- DISTURBED AREAS WITHIN ALLOTMENTS AND/OR PARKS SHALL BE TOPSOILED & GRASSED WITHIN SEVEN (7) DAYS OF FINAL ALLOTMENT EARTHWORKS.
- DURING CONSTRUCTION & THE MAINTENANCE PERIOD, SHOULD COUNCIL'S DESIGNATED REPRESENTATIVE REQUEST TO THE SUPERINTENDENT THAT ADDITIONAL EROSION & SEDIMENT CONTROL (ESC) MEASURES BE IMPLEMENTED, SAID MEASURES SHALL BE IMPLEMENTED AT THE EARLIEST POSSIBLE TIME BY THE CONTRACTOR UPON INSTRUCTION FROM THE SUPERINTENDENT. NOT WITHSTANDING THE ABOVE, THE ESC MEASURES SHALL BE IMPLEMENTED WITHIN 24 HOURS OF THE SUPERINTENDENT'S INSTRUCTION.
- THE CONSULTING ENGINEER RESPONSIBLE FOR THE PREPARATION AND SUBMISSION OF THE 'AS CONSTRUCTED' DRAWINGS AND ASSOCIATED DOCUMENTATION SHALL ENSURE THAT THE LOCATION OF ANY DAMS, BORES AND/OR WELLS WHICH EXISTED ON THE SITE PRIOR TO THE DEVELOPMENT ARE CLEARLY IDENTIFIED ON THE 'AS CONSTRUCTED' DRAWINGS TOGETHER WITH A BRIEF DESCRIPTION OF WHAT ACTIONS HAVE BEEN TAKEN IN RESPECT OF THE IDENTIFIED STRUCTURE(S).
- THE APPLICANT SHALL BE RESPONSIBLE FOR PROTECTING THE NEARBY PROPERTY OWNERS FROM DUST POLLUTION ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF THE WORKS, REQUIRED BY THIS APPROVAL. THE APPLICANT SHALL ALSO COMPLY WITH ANY LAWFUL INSTRUCTION FROM COUNCIL'S REPRESENTATIVE IF IN HIS OPINION A DUST NUISANCE EXISTS.
- ANY EXISTING DAMS SHALL BE DEWATERED AND FILLED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING A CERTIFICATE INDICATING THAT THE EARTHWORKS OPERATIONS HAVE BEEN COMPLETED TO A LEVEL 1 STANDARD. SATISFACTORY TESTING CERTIFICATES CONFIRMING THE LEVEL OF COMPACTION SHALL SUPPORT SAID CERTIFICATION. THE TERM 'DAM' IS TAKEN TO INCLUDE ANY ASSOCIATED EARTHWORKS AND/OR STRUCTURES ASSISTING IN THE RETENTION OF WATERS.
- IF ANY ALLOTMENTS WERE TO BE FILLED IN EXCESS OF 300mm AND/OR IF ANY PART OF THE ALLOTMENT WERE TO BE SUSPECTED OF HAVING ANY CONTAMINANTS AND/OR UNCONTROLLED FILLING A REPORT SHALL BE SUBMITTED FROM A QUALIFIED GEOTECHNICAL CONSULTANT THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM SITE AND THAT ALL AREAS THAT HAVE BEEN DISTURBED HAVE BEEN COMPACTED TO COUNCIL'S REQUIREMENTS AND TO AS 3798. ALL FILLING IN EXCESS OF 400mm IN FUTURE RESIDENTIAL/COMMERCIAL ALLOTMENTS SHALL BE TO LEVEL 1 RESPONSIBILITY AS PER AS 3789.
- ROAD BASE REPORTING ACTUAL SOLUBLE SULPHATE IN EXCESS OF 250MG/KG SO<sub>4</sub> AND/OR TOTAL SULPHATE AFTER OXIDISATION BY PEROXIDE OF 2000 MG/KG SO<sub>4</sub> IS REGARDED AS HAVING SUBSTANTIAL POTENTIAL FOR CAUSING DAMAGE TO ASPHALT BY SULPHATE INDUCED BLISTERING. PRIOR TO THE USE OF ROAD BASE MATERIAL, THE DEVELOPER SHALL SUBMIT CERTIFIED EVIDENCE FROM A QUALIFIED GEOTECHNICAL CONSULTANT THAT THE PROPOSED UNBOUND MATERIAL TO BE USED DOES NOT CONTAIN SULPHATE AMOUNTS IN EXCESS OF QUANTITIES THAT MAY INDUCE SULPHATE BLISTERING IN BITUMEN. SAID CERTIFICATION MUST BE CURRENT (IE WITHIN THE LAST SIX(6) MONTHS)
- WHERE EXISTING TREES ARE TO BE RETAINED WITHIN THE PROPOSED DEDICATIONS OF ROAD RESERVE(S) AND LAND FOR TOWN PLANNING (PARK) PURPOSES, ALL DEAD WOOD AND POTENTIALLY DANGEROUS TREE(S)/TREE LIMBS ARE TO BE REMOVED. WHERE CONSTRUCTION WORKS IMPACT ON THE HEALTH OF A TREE TO INITIATE DETERIORATION AND OR DEATH TO THE WHOLE OR PART OF THE TREE DURING THE PERIOD OF CONSTRUCTION, THE CONTRACTOR IS TO ATTEND TO THE REMOVAL OF THAT TREE, OR PART THEREOF TO THE SATISFACTION OF THE PRINCIPAL OFFICER PARKS AND CONSERVATION AND TO AS 4373-1996. THIS WORK IS TO BE CARRIED OUT PRIOR TO SITE CONSTRUCTION WORKS BEING ACCEPTED "ON-OFF MAINTENANCE" (AS MAY BE APPLICABLE).
- THESE NOTES SHALL APPLY FOR ALL SECTIONS OF WORK WITHIN THE LIMITS OF THE CONTRACT.

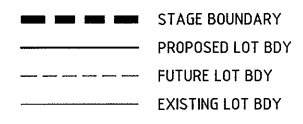


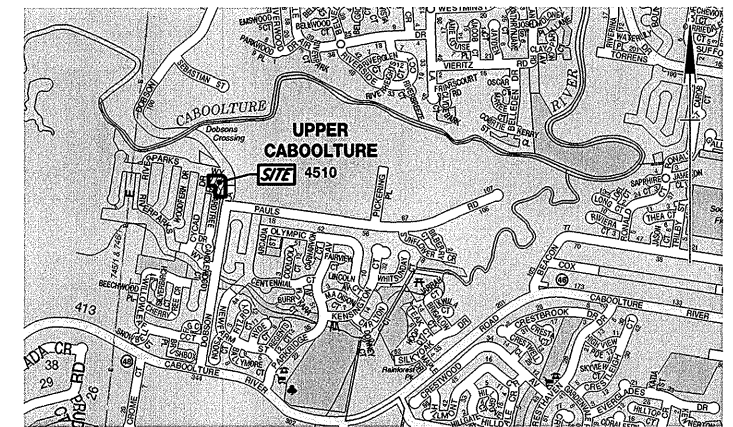
**STAGE 8B2**

5 LOTS



**RP DESCRIPTION**  
 LOT 100 SP246248  
 PARISH OF CABOOLTURE  
 COUNTY OF STANLEY

**LEGEND**  




**DRAWING INDEX**

DRAWING NUMBER	DRAWINGS SHEETS
ROADWORKS & STORMWATER DRAINAGE	
8520-100	COVER SHEET
8520-101	SITE PLAN, LOCALITY PLAN, GENERAL NOTES & DRAWING INDEX
8520-102	LAYOUT PLAN
8520-103	CUT AND FILL LAYOUT PLAN
SEWERAGE RETICULATION	
8520-110	LOCALITY PLAN AND GENERAL NOTES
8520-111	LAYOUT PLAN


**NOTE:**  
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DOBSON LANE EXTERNAL WORKS 8520-00 TO 8520-20 & 8520-35 TO 8520-36

**SHEEHY & PARTNERS**  
 SIGNED:  DATE: 07/06/2017  
 NAME OF SIGNATORY (PRINT): SCOTT McDONALD  
 RPEQ NO. 8023

COUNCIL REFERENCE No. DA/314/80/2016/VCH6/1

PLOT DATE: 07 Jun 2017 4:48pm CAD FILE: \\N:\B00048\8520\ACAD\8520-101.dwg

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**SURVEYOR:**  **CLIENT:** **NORTHERLY PROJECTS PTY LTD**

**PROJECT:** **RIVERPARKS ESTATE - PAULS ROAD, UPPER CABOOLTURE STAGE 8B2**

**BROSBANE** 075 966 1100 **PROSERPINE** 075 418 1724  
**MACKAY** 075 948 2511 **CAIRNS** 075 499 8232

AMENDMENTS	DATE	INITIALS

SCALES: AS SHOWN  
 DESIGNED: FI  
 CHECKED: PM  
 DRAWN: BJ  
 CHECKED: PM  
 DATE: MAY '17

 **CONSULT AUSTRALIA**  
 Member Firm

**SHEEHY & PARTNERS**  
 PTY LIMITED  
 CONSULTING ENGINEERS  
 STRUCTURAL AND CIVIL  
 PH(07)3839 3644 FAX(07)3839 3650  
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**ROADWORKS & STORMWATER DRAINAGE**

SITE PLAN, LOCALITY PLAN, GENERAL NOTES & DRAWING INDEX

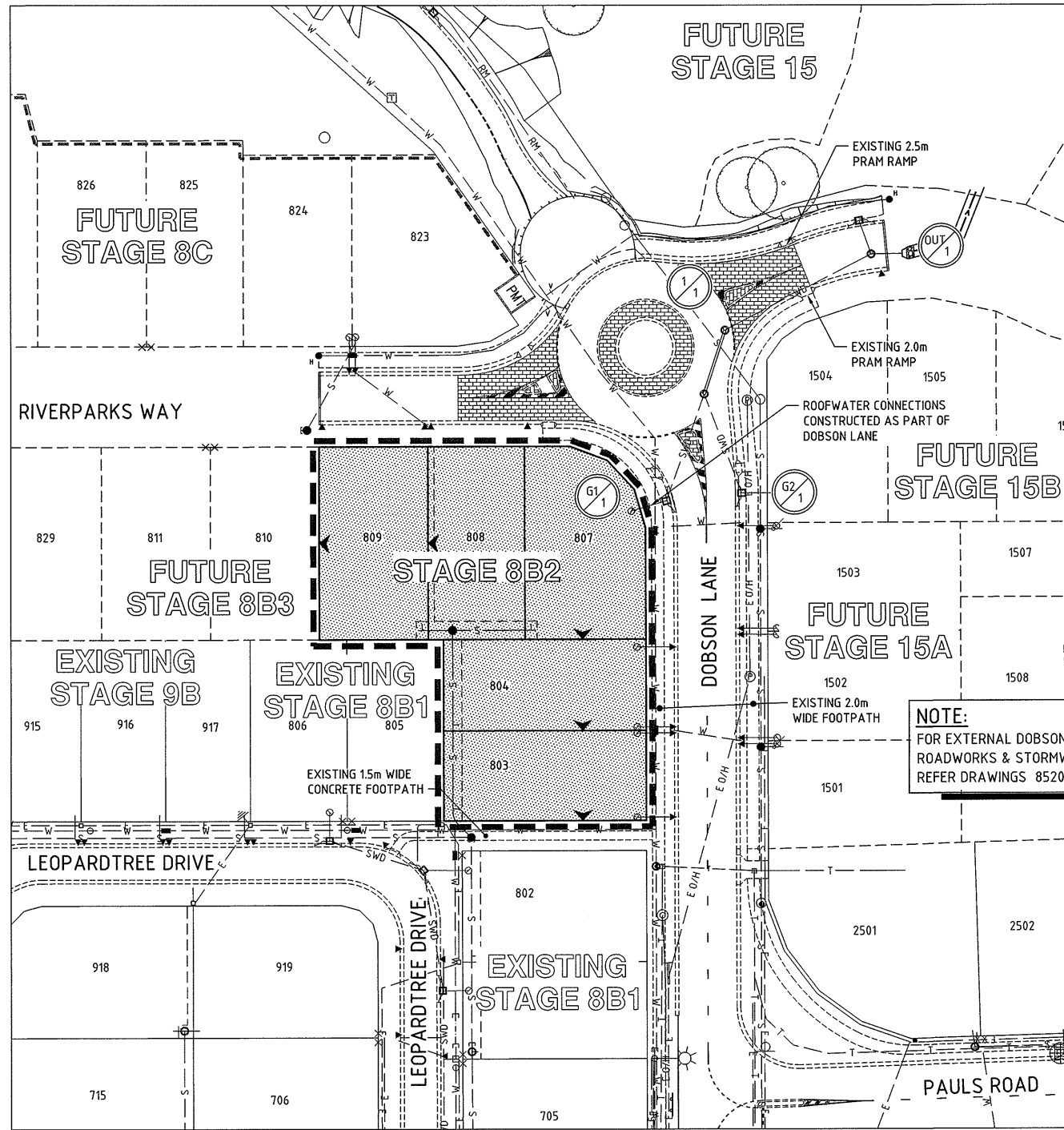
DRAWING NUMBER: **8520-101**  
 FULL SIZE A1  
 No. OF DRAWINGS:

**LEGEND**

- — — — — DEVELOPMENT BOUNDARY
- — — — — EASEMENT BOUNDARY
- SWD — — — — — EXISTING STORMWATER
- ⊙ — — — — — EXISTING STORMWATER STRUCTURE NO.
- S — — — — — PROPOSED SEWER
- S — — — — — EXISTING SEWER
- RM — — — — — EXISTING SEWER RISING MAIN
- W — — — — — PROPOSED WATER
- W — — — — — EXISTING WATER
- E — — — — — EXISTING ELECTRICAL
- E — — — — — EXISTING ELECTRICAL
- E O/H — — — — — EXISTING OVERHEAD ELECTRICAL
- T — — — — — EXISTING OVERHEAD TELSTRA
- ▼ — — — — — BUILD TO BOUNDARY LINE
- ▼ — — — — — KERB ENTRY ADAPTOR
- ⊙ — — — — — 100φ uPVC ROOFWATER PIPE & INSPECTION OPENING
- - - - -22.8- - - - - EXISTING SURFACE CONTOUR
- — — — — PROPOSED FUTURE RETAINING WALL
- ▨ — — — — — STAGE 8B2 ALLOTMENTS
- — — — — EXISTING KERB & CHANNEL

**NOTES:**

1. ALL CIVIL WORKS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS. THE CONCERNING CONSULTANT IS TO BE CONTACTED IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN CORRELATING DRAWINGS.



**LAYOUT PLAN**  
SCALE 0 5 10 15 20 25m 1:500 (A1)

**NOTE:**  
FOR EXTERNAL DOBSON LANE ROUNDABOUT ROADWORKS & STORMWATER DRAWINGS REFER DRAWINGS 8520-00 TO 8520-20

**CAUTION:**  
EXISTING OVERHEAD ELECTRICAL WITHIN THE VICINITY OF PROPOSED WORKS. CARE IS TO BE TAKEN WHEN EXCAVATING IN THIS AREA. REFER ELECTRICAL CONSULTANTS PLANS FOR LOCATION.

NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THE JOB DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ANY UNDERGROUND SERVICES IN THIS AREA AND SHALL BE RESPONSIBLE FOR MAKING GOOD ANY DAMAGE THERETO.

**SHEEHY & PARTNERS**  
SIGNED: [Signature] DATE: 07/06/2017  
NAME OF SIGNATORY (PRINT): SCOTT McDONALD  
RPEQ NO.: 8023

COUNCIL REFERENCE No. DA/316/80/2016/VCH6/1

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AMENDMENTS	DATE	INITIALS													

PLOT DATE: 07 Jun 2017 4:48pm CAD FILE: \\N:\B6006\8520\ACAD\8520-102.dwg

