

29 June 2026

Enquiries: Neil Beck
Our Ref: OP 2026_5948/1 (1376238)
Your Ref: 22014

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

Far North Development Group Pty Ltd
C/- Greg Applin - Applin Consulting
19 Mullins St
WHITFIELD QLD 4870

Dear Greg

**Development Application for Operational Works
At 2 Andrews Street Newell - Lot 51 SP: 334253**

Find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: OP 2026_5948/1 in all subsequent correspondence relating to this development application.

Please note the decision for the Landscape Plans for the development will issue under separate cover.

Also find attached a 'Pre-Start' meeting template, which identifies the information that must be provided for Council approval, prior to the commencement of works.

The template also provides the Consulting Engineer with a format for conducting the meeting. An invitation to attend the meeting must be sent to Council's representative Neil Beck on telephone number 07 4099 9451, giving at least five (5) working days notification if possible.

In addition to the Decision Notice, Council provides the following 'Advice Statement' which relates to issues that are relevant to the proposed works:

1. The Consulting Engineer is to present all contractors with a copy of this Decision Notice and the Council approved plans, prior to the commencement of works.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under s 63 of the Planning Act 2016

Applicant Details

Name: Far North Development Group Pty Ltd
Postal Address: C/- Greg Applin - Applin Consulting
19 Mullins St
WHITFIELD QLD 4870
Email: greg@applinconsulting.com.au

Property Details

Street Address: 2 Andrews Street NEWELL
Real Property Description: LOT: 51 SP: 334253
Local Government Area: Douglas Shire Council

Details of Proposed Development

Development Permit for Operational Works

Decision

Date of Decision: 29 June 2026
Decision Details: Approved (subject to conditions)

Approved Drawing(s) and/or Document(s)

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing or Document	Reference	Date
COVER SHEET, LOCALITY PLAN AND DRAWING INDEX	Drawing Number: 26001-C001, Rev 0, Prepared by Applin Consulting	30/05/2026
PROJECT NOTES	Drawing Number: 26001-C002, Rev 0, Prepared by Applin Consulting	30/05/2026
ROAD AND DRAINAGE PLAN	Drawing Number: 26001-C003, Rev	30/05/2026

	0, Prepared by Applin Consulting	
TYPE CROSS SECTIONS AND CONTROL LINE SETOUT	Drawing Number: 26001-C004, Rev 0, Prepared by Applin Consulting	30/05/2026
ROAD LONGITUDINAL SECTION	Drawing Number: 26001-C005, Rev 0, Prepared by Applin Consulting	30/05/2026
ROAD CROSS SECTIONS	Drawing Number: 26001-C006, Rev 0, Prepared by Applin Consulting	30/05/2026
DRAINAGE SWALE LONGSECTIONS – SHEET 1 OF 2	Drawing Number: 26001-C007, Rev 0, Prepared by Applin Consulting	30/05/2026
DRAINAGE SWALE LONGSECTIONS – SHEET 2 OF 2	Drawing Number: 26001-C008, Rev 0, Prepared by Applin Consulting	30/05/2026
BULK EARTHWORKS PLAN – SHEET 1 OF 2	Drawing Number: 26001-C009, Rev 0, Prepared by Applin Consulting	30/05/2026
BULK EARTHWORKS PLAN – SHEET 2 OF 2	Drawing Number: 26001-C010, Rev 0, Prepared by Applin Consulting	30/05/2026
BULK EARTHWORKS SECTIONS	Drawing Number: 26001-C011, Rev 0, Prepared by Applin Consulting	30/05/2026
CUL-DE-SAC SETOU PLAN	Drawing Number: 26001-C012, Rev 0, Prepared by Applin Consulting	30/05/2026
DRAINAGE CULVERT DETAILS – SHEET 1 OF 2	Drawing Number: 26001-C013, Rev 0, Prepared by Applin Consulting	22/05/2026
DRAINAGE CULVERT DETAILS – SHEET 2 OF 2	Drawing Number: 26001-C014, Rev 0, Prepared by Applin Consulting	29/05/2026
WATER RETICULATION PLAN	Drawing Number: 26001-C015, Rev 0, Prepared by Applin Consulting	30/06/2026
EROSION & SEDIMENT CONTROL PLAN	Drawing Number: 26001-C016, Rev 0, Prepared by Applin Consulting	30/05/2026
EROSION & SEDIMENT CONTROL DETAILS – SHEET 1 OF 2	Drawing Number: 26001-C017, Rev 0, Prepared by Applin Consulting	30/05/2026
EROSION & SEDIMENT CONTROL DETAILS – SHEET 2 OF 2	Drawing Number: 26001-C018, Rev 0, Prepared by Applin Consulting	30/05/2026

Note – The plans referenced above will require amending in order to comply with conditions of this Decision Notice.

Assessment Manager Conditions & Advices

1. General

Drawings must be submitted “*For Construction*” and must be certified as approved by a Registered Professional Engineer of Queensland (RPEQ).

2. Earthworks

- a. Prior to the prestart meeting, provide updated lot grading and lot levels to drain all lots to the rear perimeter drains.
- b. Prior to the prestart meeting, provide updated drawings with additional spot levels and design contours in the borrow area to demonstrate that the finished surface will not create ponding for Swale Drain 1.

The additional information is required to include a longitudinal section along the drainage path from the proposed designed section of Swale Drain 1 to the north-south section of the swale approximately 550m to the west.

Any drain invert reprofiling required to eliminate ponding is to be shown on the updated For Construction plans. The approved drainage works are to be constructed prior to works acceptance.

- c. The applicant is to ensure that any earthworks undertaken as part of this Operational Works approval maintains a free draining surface with no ponding of standing water resulting. Any amendments proposed to the existing finished surface profiles are to be identified and reported to Council prior to being undertaken on site. Amendments shall be recorded on as constructed drawings to be submitted at the completion of the project and prior to Works Acceptance.

3. Road

- a. Construct the new roadworks generally in accordance with the Approved Plans by Applin Consulting and the FNQROC Development Manual requirements, prior to Works Acceptance.

4. Stormwater Drainage

- a. Construct the stormwater culvert generally in accordance with Revision B of Applin Consulting Drawings 26001-C013 and requirements of the FNQROC Development Manual, prior to Works Acceptance.
- b. Prior to the prestart meeting, provide additional inlet capture calculations for the post development flow depth on Coulthard Close between Lematy Close and the new crossroad culvert. The calculations must confirm that the on-road flow depth and width are compliant with the FNQROC Development Manual and Queensland Urban Drainage manual (QUDM) criteria for the minor and major rainfall events.
- c. With reference to the Applin Consulting Drawing set, provide the following amendments or further clarification prior to the prestart meeting:
 - i. Provide a longitudinal section for Drainage Swale 1 south from Chainage 416.29m to confirm the swale is free draining. Where identified as being required from the longitudinal section, the applicant is to undertake drain maintenance to achieve free draining conditions;
 - ii. Confirm the flow rate and velocity in Drainage Swale 1 during the 20% AEP and 1% AEP rainfall events at the following key points:
 - a. the rear of Lot 10;
 - b. the southwest corner behind Lot 13;
 - c. the rear of Lot 23; and

- d. downstream from the junction with Drainage Swale 2.
- iii. Provide a concrete invert in Drainage Swale 1 at the junction with Swale Drain 2 for a minimum distance of 10m upstream and downstream from the junction.
- d. Prior to the prestart meeting, clarify the 1%AEP flow depth at Chainage 40m in Drainage Swale 1 or provide additional earthworks and drainage profile details to demonstrate how flows will be prevented from entering Drainage Swale 2 and impacting the hydraulic performance of this drain and culvert crossing.

5. Sewerage,

- a. *Advice Note: Council's assessment of this Operational Works Application has not considered the on-site disposal requirements of Condition 6 ROL 2021_4160/1. Approval for civil works does not imply that Council accepts that the on-site sewerage requirement has been satisfied.*

It is recommended that the applicant undertake an On-Site Sewerage Assessment to ensure that there are no additional lot filling or grading requirements having regard to groundwater levels and the nominated flood levels.

6. Water Supply

- a. The water reticulation layout is to be constructed generally in accordance with Applin Consulting Drawing 26001-C015 and the FNQROC Development Manual Guidelines, prior to Works Acceptance.
- b. Include on the water reticulation plan (Applin Consulting Drawing 26001-C013) the location of light pole footings and confirm the clearance between the footing and the water main. The revised drawing is to be endorsed by Council prior to commencement of water reticulation works.
- c. The minimum clearance between light pole footings and water mains are to be in accordance with WSA and verified and recorded by the consulting engineer during construction.

The recorded clearances must be provided to Council prior to Works Acceptance.

7. Erosion and Sediment Control

- a. A copy of the Contractor's Erosion and Sediment Control (ESC) Plan is to be submitted to Council and endorsed by the Consulting Engineer, prior to commencement of any works.

In particular, the ESC Plan must address the Institution of Engineers Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.05, CP1.13 and D5.10 of the FNQROC Development Manual, including requirements to the Douglas Shire Council.

8. Miscellaneous

- a. The applicant is to provide a street lighting plan and show the locations of the streetlights on the relevant civil plans to confirm any conflicts between light pole locations and other services prior to the pre-start meeting.
- b. Prior to the pre-start meeting, the applicant must provide written evidence from Ergon and Telstra confirming arrangements have been made for the provision of services to this stage of the development
- c. Stormwater CCTV inspections are to be reviewed by the supervising engineer. The Engineering Report and Certification by an RPEQ must be provided to Council prior to Works Acceptance as required under FNQROC Development Manual CP1.25 Project Documentation.

Advice

1. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
2. This approval does not negate the requirement for compliance with all other relevant Council Local Laws and other statutory requirements.
3. For information relating to the *Planning Act 2016* log on to <https://planning.dsdmip.qld.gov.au/>. To access the *FNQROC Regional Development Manual*, Local Laws, the Douglas Shire Planning Scheme and other applicable Policies log on to www.douglas.qld.gov.au.

Further Development Permits

Not applicable

Concurrence Agency Response

Not applicable

Currency Period for the Approval

This approval, granted under the provisions of the *Planning Act 2016*, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

Rights to make Representations & Rights of Appeal

The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

Approved Drawing(s) and/or Document(s)

NEWELL BEACH DEVELOPMENT CIVIL DEVELOPMENT WORKS

DRAWING LIST	
DRG No.	DRAWING TITLE
26001-C001	COVER SHEET, LOCALITY PLAN AND DRAWING LIST
26001-C002	PROJECT NOTES
26001-C003	ROADWORKS AND DRAINAGE PLAN
26001-C004	TYPE CROSS SECTIONS AND CONTROL LINE SETOUT
26001-C005	ROAD LONGITUDINAL SECTIONS
26001-C006	ROAD CROSS SECTIONS
26001-C007	DRAINAGE SWALE LONGSECTIONS - SHEET 1 OF 2
26001-C008	DRAINAGE SWALE LONGSECTIONS - SHEET 2 OF 2
26001-C009	BULK EARTHWORKS PLAN - SHEET 1 OF 2
26001-C010	BULK EARTHWORKS PLAN - SHEET 2 OF 2
26001-C011	BULK EARTHWORKS SECTIONS
26001-C012	CUL-DE-SAC SETOUT PLAN
26001-C013	DRAINAGE CULVERT DETAILS - SHEET 1 OF 2
26001-C014	DRAINAGE CULVERT DETAILS - SHEET 2 OF 2
26001-C015	WATER RETICULATION PLAN
26001-C016	EROSION & SEDIMENT CONTROL STRATEGY PLAN
26001-C017	EROSION & SEDIMENT CONTROL DETAILS - SHEET 1 OF 2
26001-C018	EROSION & SEDIMENT CONTROL DETAILS - SHEET 2 OF 2



LOCALITY PLAN
NOT TO SCALE

REV	DESCRIPTION	MT	GA	30.05.2026
0	FOR APPROVAL			
		DRN	APP	DATE
THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF APPLIN CONSULTING. IT MUST ONLY BE USED BY THE NOMINATED CLIENT AND BY ANY PERSON WHO HAS BEEN AGREED TO BY APPLIN CONSULTING FOR THE PURPOSE FOR WHICH IT WAS PREPARED FOR.		CERTIFICATION	RPEQ	
		G. APPLIN	06073	

APPLIN — CONSULTING
M 0414 768 109 | E greg@applinconsulting.com.au

SCALES

CLIENT FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED M. TICKNER
DRAWN M. TICKNER
CHECKED G. APPLIN

PROJECT LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE COVER SHEET, LOCALITY PLAN AND DRAWING INDEX

STATUS FOR APPROVAL	
SCALE (AT FULL SIZE) AS SHOWN	SIZE A1
DRAWING NUMBER 26001-C001	REVISION 0

SURVEY CONTROL NOTES

- SURVEY DETAILS
 - PROJECTION: GDA94
 - HORIZONTAL MERIDIAN: MGA2020
 - LEVEL ORIGIN: PSM94 E:329838.589 N: 8183721.407
 - VERTICAL LEVEL DATUM: RL: 4.493
- THE CONTRACTOR TO LIAISE DIRECTLY WITH BRAZIER MOTTI REGARDING SITE BENCHMARKS AND SETOUT.

GENERAL NOTES

- ALL LEVELS AND DIMENSIONS ARE IN METERS, UNLESS NOTED OTHERWISE.
- ALL WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT FNQROC DEVELOPMENT MANUAL SPECIFICATIONS. WHERE DIFFERENCES EXIST BETWEEN THE PLANS AND THE DEVELOPMENT MANUAL, THESE PLANS SHALL TAKE PRECEDENCE.
- THE CONTRACTOR IS TO ENSURE A COPY OF THE OPERATIONAL WORKS APPROVAL IS AVAILABLE ON SITE. THE SITE FOREMAN IS TO ENSURE ALL WORKS ARE UNDERTAKEN IN ACCORDANCE WITH THE APPROVAL.
- ANY UNDERGROUND SERVICES SHOWN HAVE BEEN APPROXIMATED FROM THE KNOWN POSITIONS OF VALVES, MANHOLES, ETC. ALSO 'AS CONSTRUCTED' INFORMATION FROM ADJOINING STAGES AS WELL AS DESIGN INFORMATION FOR 'IN PROGRESS' WORKS HAVE BEEN USED TO COMPILE AN EXISTING SERVICES LAYOUT. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE CONTRACTOR MUST CONTACT RELEVANT AUTHORITIES FOR POSSIBLE LOCATION OF FURTHER SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
- EXISTING SERVICES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. WHERE NECESSARY THE CONTRACTOR SHALL CONFIRM THE DEPTH TO EXISTING SERVICES BY POT HOLING BEFORE COMMENCING WORKS. THE SUPERINTENDENT SHALL BE CONSULTED WHERE THE CONTRACTOR CONSIDERS SPECIFIC PROTECTION WORKS NECESSARY TO PROTECT THE SERVICE.
- WHERE REFERENCE IS MADE TO THE STANDARD DRAWINGS, THE CONTRACTOR SHALL ENSURE THAT THE LATEST VERSION ISSUED BY THE RELEVANT AUTHORITY AT THE TIME OF CONSTRUCTION, IS USED.

EROSION AND SEDIMENT CONTROL NOTES

- PRIOR TO CONSTRUCTION COMMENCING, THE CONTRACTOR MUST PREPARE AN EROSION & SEDIMENT CONTROL PLAN (ESCP) TO MANAGE THE SITE DURING CONSTRUCTION AND THE DEFECT LIABILITY PERIOD.
- THE ESCP MUST BE CONSISTENT WITH THE APPROVED EROSION & SEDIMENT CONTROL STRATEGY (ESCS) AND SHALL TAKE INTO CONSIDERATION THE CONTRACTOR'S PROPOSED CONSTRUCTION METHODOLOGY AND PROGRAM.
- AN ESCP THAT DIFFERS TO THE APPROVED ESCS MUST BE SUBMITTED TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO SUBMITTING TO COUNCIL.
- NO EARTHWORKS SHALL COMMENCE ON ANY PART OF THE SITE PRIOR TO APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES BEING INSTALLED DOWNSTREAM OF THE SITE AND IN ACCORDANCE WITH THE APPROVED ESCP.
- AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION.
- THE IMPACT ON THE ENVIRONMENT SHALL BE MINIMISED BY OBSERVING THE FOLLOWING CONSTRUCTION PRACTICES:
 - AREAS DISTURBED BY CONSTRUCTION TRAFFIC AND PROCEDURES SHALL BE MINIMISED.
 - MINIMISE TRAFFIC MOVEMENTS AND SPEEDS ON EXPOSED SURFACES.
 - REVEGETATION OF DISTURBED AREAS SHALL BE CARRIED OUT SOON AFTER THE COMPLETION OF TOPSOIL PLACEMENT.
 - FLOW DIVERSION SHALL BE CARRIED OUT BY EARLY INSTALLATION OF DRAINS ALONG TOPS OF BATTERS WITH APPROPRIATE SILTATION CONTROL DEVICES.
 - SEDIMENT INTERCEPTION BY THE PLACEMENT OF SUITABLE RETENTION SYSTEMS ACROSS DRAINAGE LINES AND AT INTERCEPTION POINTS FOR BOTH THE CONSTRUCTION AND STOCKPILE AREAS.
- ALL ACCESS TO AND FROM THE SITE SHALL BE VIA A TEMPORARY CONSTRUCTION ENTRY/EXIT. THE LOCATION OF CONSTRUCTION ENTRY/EXIT HAS BEEN SHOWN ON THE ESCS. AN ALTERNATIVE LOCATION MAY BE THE NOMINATED BY THE CONTRACTOR ON THE ESC PLAN, SUBJECT TO APPROVAL BY THE SUPERINTENDENT.
- STOCKPILES SHALL ONLY BE LOCATED IN AREAS NOMINATED ON THE PROJECT DRAWINGS OR APPROVED BY THE SUPERINTENDENT. ALL STOCKPILES MUST HAVE APPROPRIATE ESC MEASURES INSTALLED TO PREVENT SEDIMENT TRANSPORT. THE MAXIMUM HEIGHT OF ALL STOCKPILES MUST BE LIMITED TO 2.0m
- ALL PERMANENT AND TEMPORARY UNLINED SWALES AND DRAINS MUST HAVE APPROPRIATE TEMPORARY EROSION PROTECTION.
- ALL PARTIALLY CONSTRUCTED DRAINAGE STRUCTURES MUST BE PROTECTED AGAINST SEDIMENT INFILTRATION DURING CONSTRUCTION.
- ALL COMPLETED DRAINAGE STRUCTURES MUST BE PROTECTED AGAINST SEDIMENT INFILTRATION UNTIL GRASSING IS ESTABLISHED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF DUST EMANATING FROM THE SITE AT ALL TIMES FOR THE DURATION OF CONSTRUCTION. WET SUPPRESSION METHODS TO BE USED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE CHECKED FOR DAMAGE, CLEANED OUT AND FULLY REINSTATED AFTER EACH RAINFALL EVENT RESULTING IN RUNOFF.
- IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE DEFICIENT OR FAILED IN SERVICE, DUE TO UNFORESEEN CIRCUMSTANCES, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED EROSION CONTROL PLANS.
- THE INSTALLATION, REMOVAL, RELOCATION OR MODIFICATION TO EROSION AND SEDIMENT CONTROL DEVICES MAY BE MADE BY COUNCIL IF DEEMED NECESSARY AND RELEVANT.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE TREATMENT AREA IS SUITABLY STABILISED/VEGETATED.

EARTHWORKS NOTES

- ALL EARTHWORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S1 'EARTHWORKS'.
- FNQROC SPECIFICALLY REFERENCES AS3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS' IN RELATION TO ALL EARTHWORKS INCLUDING APPROPRIATE METHODS OF TESTING, FREQUENCY OF TESTING AND REPORTING PROCEDURES. GEOTECHNICAL TESTING SERVICES SHALL BE AS DETERMINED BY LEVEL 2 IN ACCORDANCE WITH AS 3798. ALL CERTIFICATION AND TEST RESULTS ARE TO BE COMPILED AND PROVIDED TO THE SUPERINTENDENT PRIOR TO WORKS ACCEPTANCE.
- DRY DENSITY RATIO AS REFERRED TO IN THESE NOTES IS THE RATIO DETERMINED IN ACCORDANCE WITH AS1289.5.4.1 OF COMPACTED DRY DENSITY IN ACCORDANCE WITH AS1289.5.3.1 OR AS1289.5.8.1 TO THE STANDARD MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH AS1259.5.1.11 (STANDARD COMPACTION).
- FINISHED SURFACE LEVELS SHOWN ON PROJECT DRAWINGS ARE AFTER ALL EARTHWORKS ARE COMPLETE INCLUDING TOPSOILING. ALL AREAS ARE TO BE GRADED EVENLY BETWEEN FINISHED SURFACE LEVELS UNLESS NOTED OTHERWISE.
- NO VEGETATION SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT UNLESS NOTED ON THE PROJECT DRAWINGS.
- ALL VEGETAL MATTER, TOPSOIL AND OTHER UNSUITABLE MATERIAL SHALL BE STRIPPED/REMOVED FROM AREAS TO BE EXCAVATED OR FILLED. ALL VEGETAL MATTER AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS ADVISED OTHERWISE BY THE SUPERINTENDENT. TOPSOIL SHALL BE STOCKPILED ON-SITE FOR REUSE. SURPLUS TOPSOIL SHALL BE DISPOSED OF OFF-SITE.
- SHOULD ANY SOFT OR UNSUITABLE MATERIAL BE IDENTIFIED, THE CONTRACTOR SHALL INFORM THE SUPERINTENDENT IMMEDIATELY AND SEEK THE ADVICE OF THE SUPERINTENDENT OR GITA.
- COMPACT FILL TO 95% DRY DENSITY RATIO IN LAYERS OF THICKNESS APPROPRIATE TO THE COMPACTION PLANT EMPLOYED BUT NOT EXCEEDING 300mm.
- ON COMPLETION OF TOPSOILING, ALL DISTURBED AREAS SHALL BE TREATED AS FOLLOWS (UNLESS NOTED OTHERWISE)

ROAD VERGE	- 2 STRIPS OF TURF BEHIND KERB
AREAS FLATTER THAN 1V:2H	- GRASS SEEDED
AREAS 1V:2H OR STEEPER	- HYDROMULCHED

ROADWORKS NOTES

- ALL ROAD PAVEMENTS AND SURFCING (INCLUDING ASSOCIATED EARTHWORKS) SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S2 'ROAD PAVEMENT'.
- ALL KERB PROFILES TO BE AS PER FNQROC STD DRAWING S1000 UNLESS NOTED OTHERWISE.
- ALL STREET SIGNS AND TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH FNQROC STD DRAWINGS S1040 AND S1041.
- PAVEMENT DESIGN STATED HEREIN IS FOR A RANGE OF SUBGRADE CBR VALUES. THE CONTRACTOR IS TO CONFIRM THE SUBGRADE CBR BY TESTING IN ACCORDANCE WITH THE SPECIFICATION AND THE RESULTS ARE TO BE PROVIDED TO THE SUPERINTENDENT FOR SELECTION AND CONFIRMATION OF FINAL PAVEMENT DESIGN.

CONCRETE NOTES

- ALL CONCRETE WORKS (INCLUDING THE SUPPLY, PLACEMENT, COMPACTION, REINFORCEMENT AND FINISHING) SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S7 'CONCRETE WORKS'.

DRAINAGE NOTES

- ALL STORMWATER DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S4 'STORMWATER DRAINAGE'.
- REINFORCED CONCRETE PIPES (RCP) SHALL BE CLASS 2, UNLESS NOTED OTHERWISE.
- POLYPROPYLENE PIPES (PP) SHALL BE CLASS S8, UNLESS NOTED OTHERWISE.
- EXCAVATION, BEDDING AND BACKFILL FOR CONCRETE PIPES SHALL BE CARRIED OUT IN ACCORDANCE WITH FNQROC STANDARD DRAWING S1046.
- THE CONTRACTOR SHALL CARRY OUT A CCTV INSPECTION THROUGH ALL DRAINAGE LINES CONSTRUCTED AS PART OF THIS DEVELOPMENT AND PROVIDE THE FOOTAGE TO THE SUPERINTENDENT FOR ASSESSMENT. ANY SECTIONS OF DRAINAGE CONSIDERED SUB-STANDARD SHALL BE RECTIFIED TO THE SATISFACTION OF COUNCIL. CCTV FILES SHALL BE PROVIDED TO COUNCIL FOR ASSESSMENT 14 DAYS PRIOR TO WORKS ACCEPTANCE INSPECTION.

WATER RETICULATION NOTES

- ALL WATER RETICULATION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S5 'WATER RETICULATION'.
- ALL PVC AND PE PIPES SHALL BE CLASS PN16. PVC PIPES SHALL BE RUBBER RING JOINTED AND DUCTILE IRON COMPATIBLE.
- DICL PIPES SHALL BE CLASS PN35 'TYTON' TYPE RUBBER RING JOINTED.
- VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS WHERE SHOWN.
- ALL WATER MAINS SHALL BE INSTALLED ON A STANDARD 2.8m ALIGNMENT MEASURED FROM THE PROPERTY BOUNDARY, UNLESS NOTED OTHERWISE.
- FOR MAIN TRENCHING AND BEDDING DETAILS REFER FNQROC STD DRAWING S2016. ENSURE COVER TO WATER MAINS IS 800mm MINIMUM UNDER ROADWAYS AND 600mm MINIMUM ELSEWHERE.
- FOR MAIN THRUST BLOCK DETAILS REFER FNQROC STD DRAWING S2015(TRC).
- FOR MAIN CONNECTION DETAILS, REFER FNQROC STD DRAWING S2020(TRC) WITHOUT THE USE OF 50 DIA VALVES. (50 DIA VALVES ARE NOT PERMITTED.)

WATER RETICULATION NOTES (cont.)

- WHERE NON-METALIC PIPES ARE LAID, A CONTINUOUS STEEL WIRE, 1.6mm MIN DIAMETER SHALL BE LAID IMMEDIATELY ABOVE THE FILL SAND TO ASSIST IN FUTURE LOCATION. THE WIRE SHALL BE WRAPPED ONCE AROUND ALL HYDRANTS AND VALVES.
- ALL VALVES AND HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH FNQROC STD DRG S2000(TRC) AND S2005(TRC).
- ALL VALVES AND HYDRANTS SHALL BE MARKED IN ACCORDANCE WITH FNQROC STD DRG S2010 AND ALL OTHER COUNCIL SPECIFIC REQUIREMENTS.
- COUNCIL MUST BE CONTACTED TO PERFORM ANY DIRECT CONNECTION OR ALTERATION TO LIVE WATER MAINS. THE CONTRACTOR SHALL LODGE WITH COUNCIL THE APPROPRIATE APPLICATION FORMS AND FEES FOR THESE WORKS TO BE COMPLETED. IT MAY BE POSSIBLE FOR SOME WORKS TO BE PERFORMED BY THE CONTRACTOR UNDER SPECIAL CIRCUMSTANCES AND SUBJECT TO APPROPRIATE CONDITIONS AGREED TO WITH COUNCIL.
- THE MINIMUM TEST PRESSURE FOR ALL PIPES SHALL BE 1250KPa. THE CONTRACTOR SHALL GIVE COUNCILS WATER OFFICER 24 HOURS MINIMUM NOTICE PRIOR TO TESTING.

NOTE

ALL INFRASTRUCTURE SETOUT OUT RELATIVE TO PROPERTY BOUNDARIES SHALL HAVE THE PROPERTY BOUNDARIES PEGGED BY A LICENSED SURVEYOR PRIOR TO SETTING OUT / INSTALLATION OF RELEVANT INFRASTRUCTURE.



0	FOR APPROVAL	MT	GA	30.05.2026					
REV	DESCRIPTION	DRN	APP	DATE					
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		G. APPLIN	06073						

APPLIN — CONSULTING

M 0414 768 109 | E greg@applinconsulting.com.au

SCALES

CLIENT

FAR NORTH DEVELOPMENT GROUP P/L

NEWELL BEACH DEVELOPMENT

DESIGNED	M. TICKNER
DRAWN	M. TICKNER
CHECKED	G. APPLIN

PROJECT

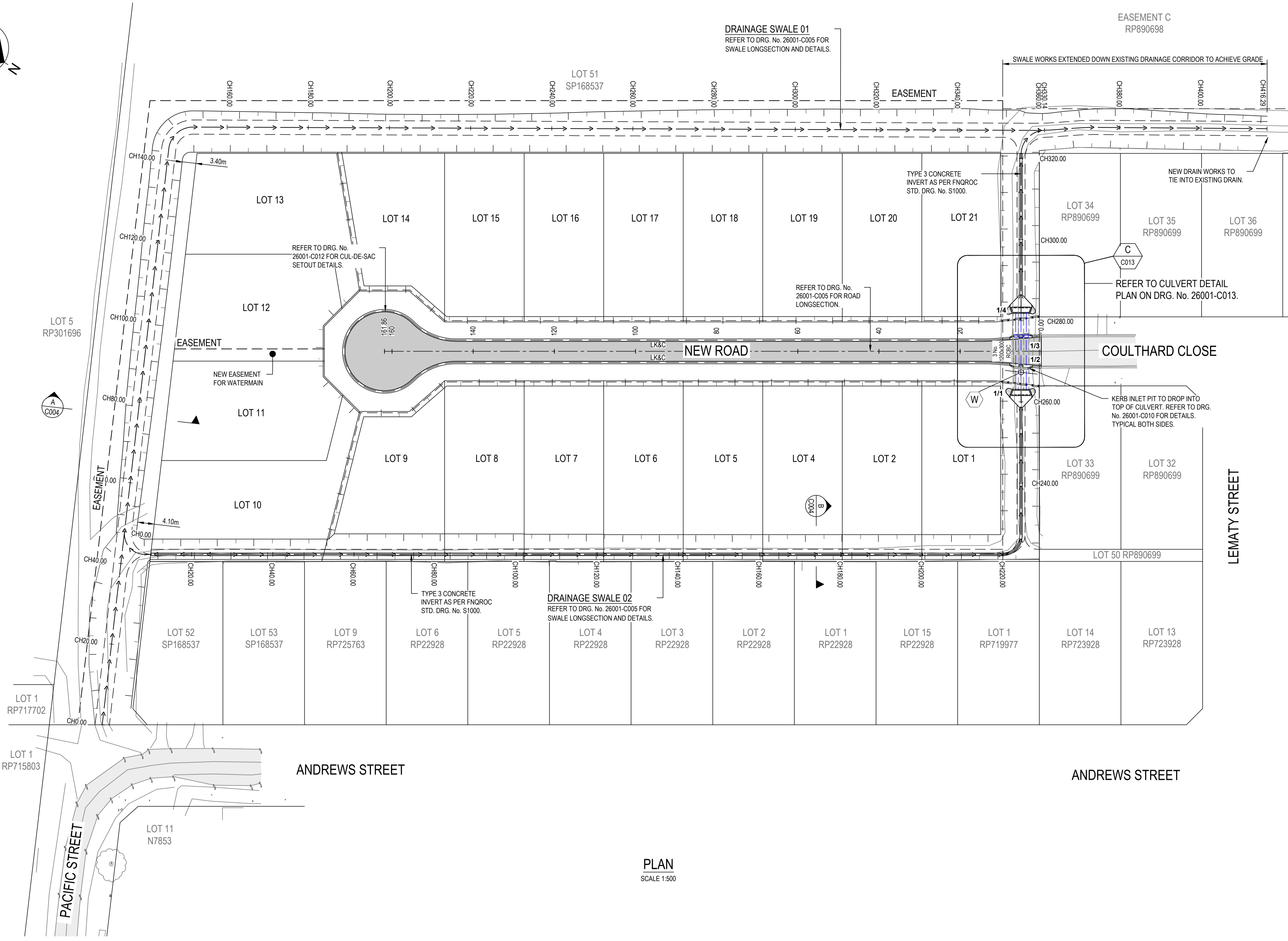
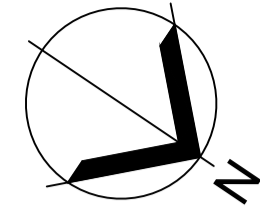
LOT 51 COULTHARD CLOSE, NEWELL BEACH

DEVELOPMENT WORKS

TITLE

PROJECT NOTES

STATUS	FOR APPROVAL	
SCALE (AT FULL SIZE)	AS SHOWN	SIZE
DRAWING NUMBER	26001-C002	REVISION
		0



LEGEND	
EXISTING	
	EXISTING LOT BOUNDARY
	EXISTING EASEMENT BOUNDARY
	EXISTING DRAINAGE PIPE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING ELECTRICAL SERVICE
	EXISTING COMMUNICATIONS SERVICE
	EXISTING SEWER RISING MAIN
	EXISTING FENCELINE
	EXISTING SEALED ROADWAY
PROPOSED	
	NEW LOT BOUNDARY
	NEW EASEMENT BOUNDARY
	TOP OF BANK
	BOTTOM OF BANK
	DRAINAGE PIPE
	NEW SEALED ROADWAY
	LAYBACK KERB & CHANNEL (FNQROC STD. DRG. No. S1000)

PLAN
SCALE 1:500

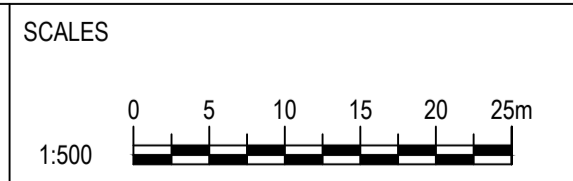
PSM:
E: 329838.589
N: 8163721.407
ON TOP OF KERB RETURN.

NOTES
1. REFER DRG 26001-C002 FOR STANDARD NOTES.



REV	DESCRIPTION	MT	GA	DATE
0	FOR APPROVAL			30.05.2026
1				

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M 0414 768 109 | E greg@applinconsulting.com.au

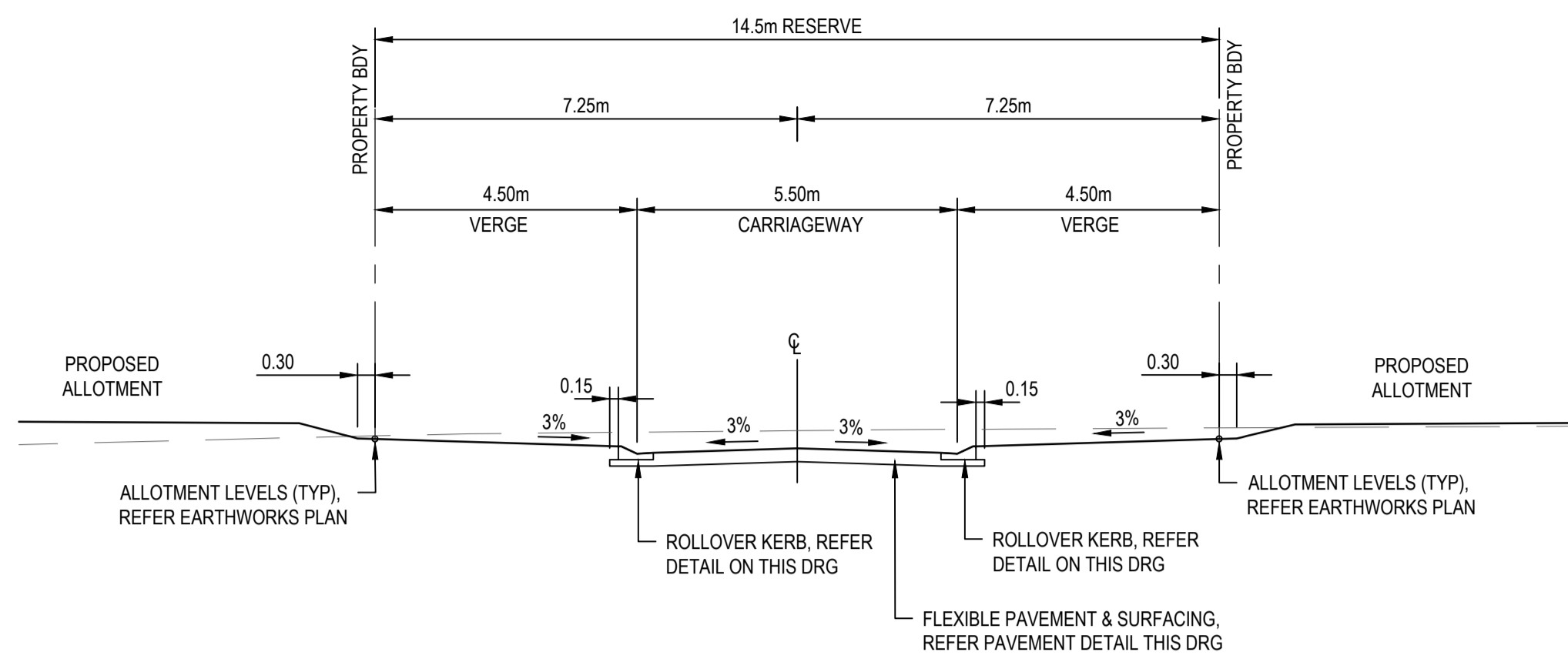


CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER
DRAWN
M. TICKNER
CHECKED
G. APPLIN

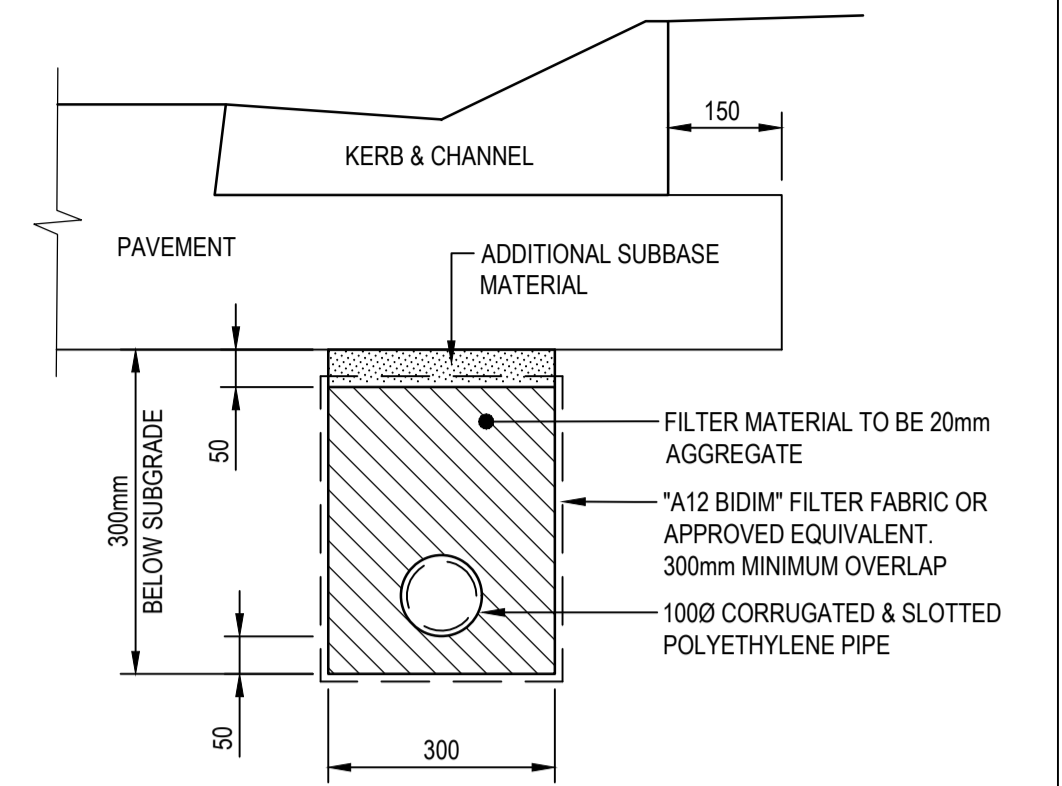
PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE
ROAD AND DRAINAGE PLAN

STATUS FOR APPROVAL	
SCALE (AT FULL SIZE) REFER PLAN	SIZE A1
DRAWING NUMBER 26001-C003	REVISION 0



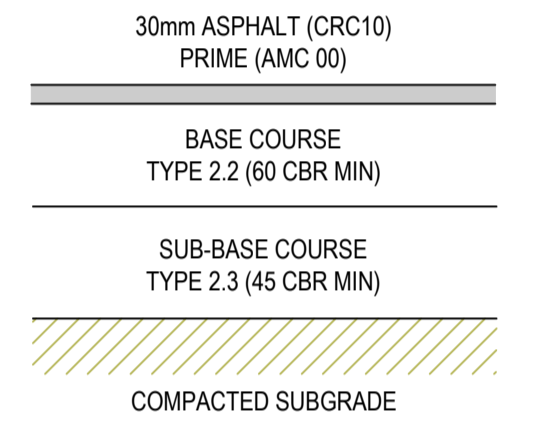
**NEW ROAD
TYPE CROSS SECTION**
SCALE 1:100

NEW ROAD SETOUT TABLE				
CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
0.000	329712.219	8183632.856	3.088	188°25'13.95"
20.000	329709.291	8183613.072	3.138	188°25'13.95"
40.000	329706.362	8183593.288	3.238	188°25'13.95"
60.000	329703.433	8183573.503	3.338	188°25'13.95"
80.000	329700.504	8183553.719	3.438	188°25'13.95"
100.000	329697.576	8183533.934	3.538	188°25'13.95"
120.000	329694.647	8183514.150	3.639	188°25'13.95"
140.000	329691.718	8183494.366	3.739	188°25'13.95"
160.000	329688.789	8183474.581	3.839	188°25'13.95"
161.859	329688.517	8183472.742	3.848	188°25'13.95"



SUBSURFACE DRAINAGE FLUSHING POINTS SHALL BE PROVIDED AT HEAD OF LINES, HIGHPOINTS AND NOT MORE THAN 50m SPACING IN ACCORDANCE WITH FNQROC STD DRG S1095.

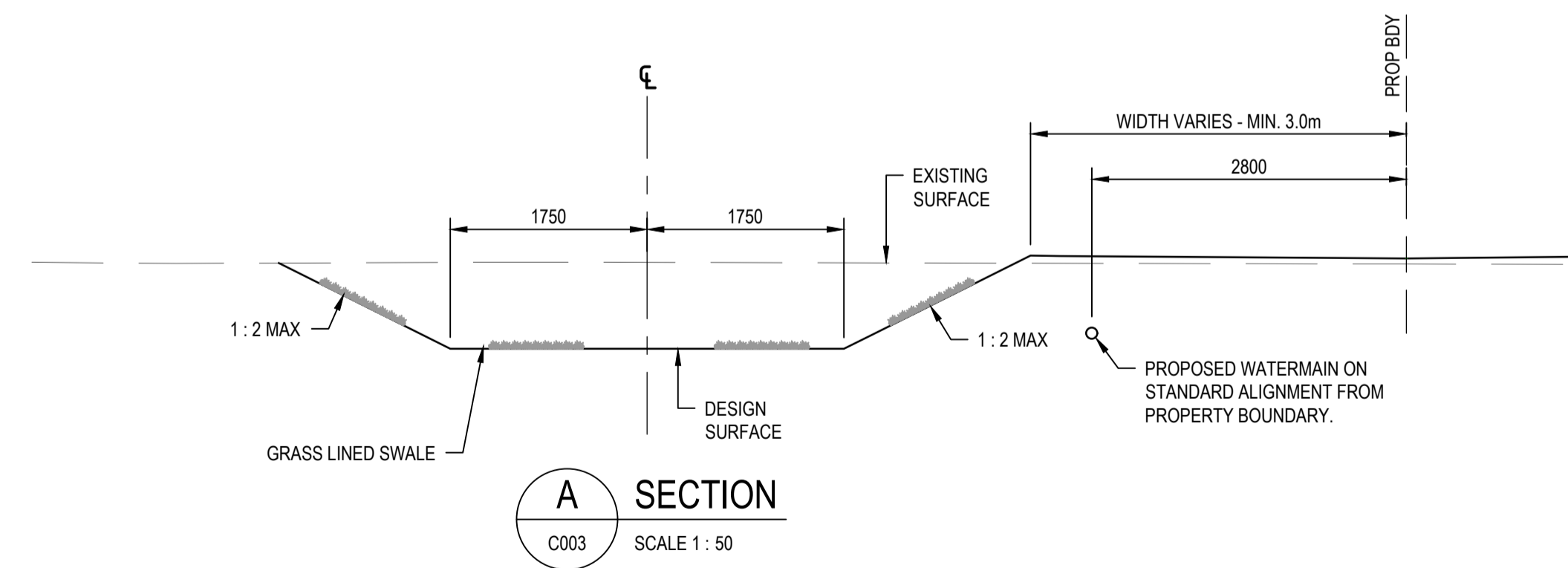
(ONLY IF ORDERED)
SUBSURFACE DRAINAGE
NOT TO SCALE



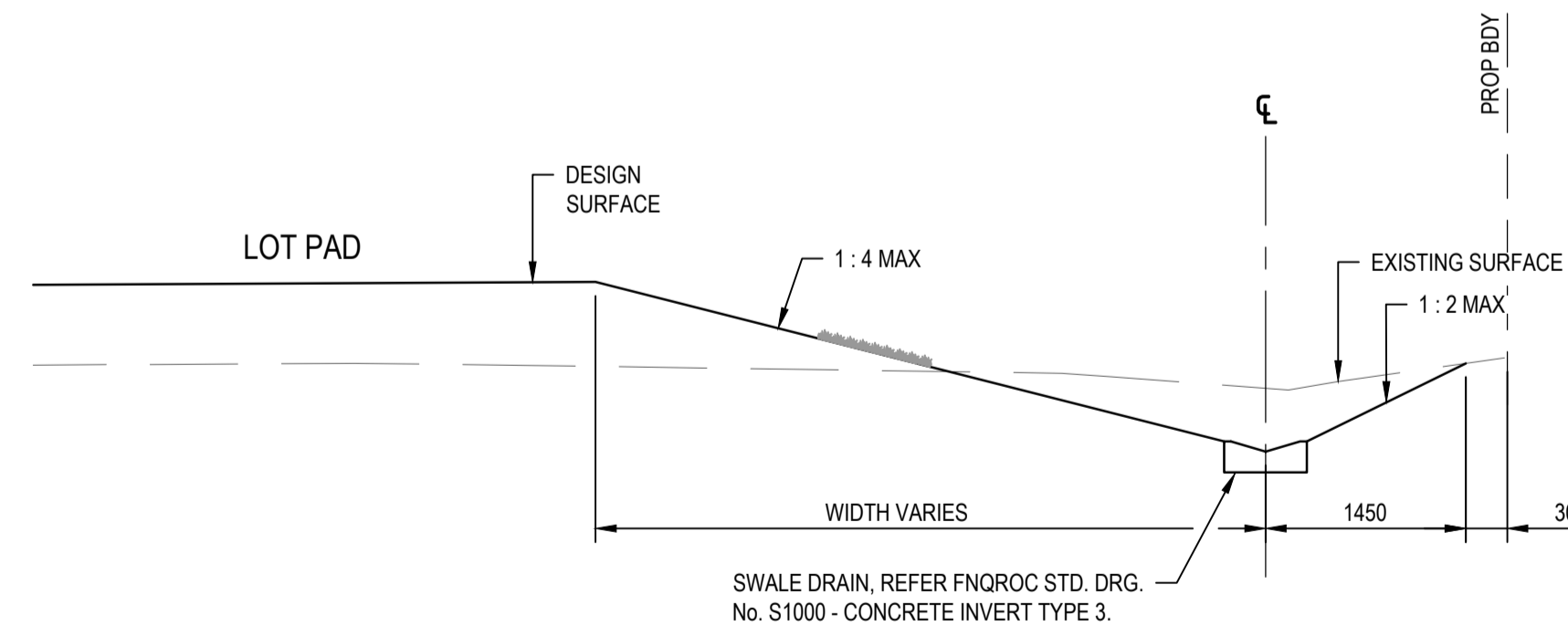
FLEXIBLE PAVEMENT DETAILS

PAVEMENT DEPTHS		
SUBGRADE CBR	BASE (mm)	SUB-BASE (mm)
5	100	200
6	100	175
7	100	150
8	100	125
10 OR GREATER	100	100

DESIGN TRAFFIC 1 x 10⁶ (ACCESS STREET)



A SECTION
C003 SCALE 1:50

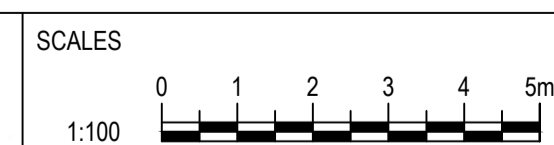


B SECTION
C003 SCALE 1:50



REV	DESCRIPTION	MT	GA	30.05.2026
0	FOR APPROVAL			
		DRN	APP	DATE
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		G. APPLIN	06073	

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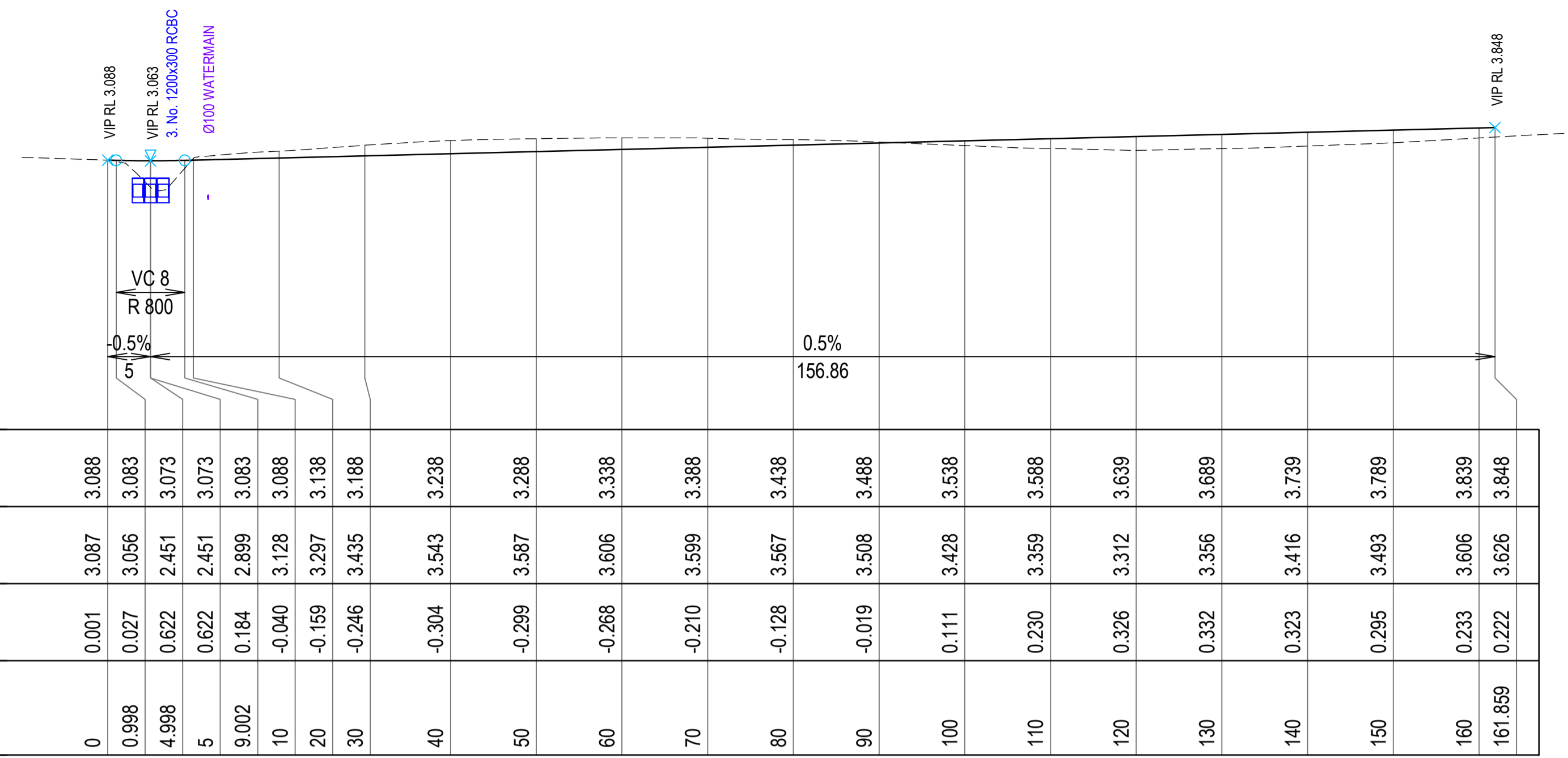
CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER
DRAWN
M. TICKNER
CHECKED
G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE
TYPE CROSS SECTIONS AND CONTROL LINE SETOUT

STATUS FOR APPROVAL	
SCALE (AT FULL SIZE) REFER PLAN	SIZE A1
DRAWING NUMBER 26001-C004	REVISION 0

HORIZONTAL CURVE DATA
 VERTICAL CURVE LENGTH (m)
 VERTICAL CURVE RADIUS (m)
 VERTICAL GEOMETRY GRADE (%)
 VERTICAL GEOMETRY LENGTH (m)
 DATUM RL = -3.200



FINISHED SURFACE LEVEL	EXISTING SURFACE LEVEL	CUT / FILL DEPTH	CONTROL LINE CHAINAGE
3.088	3.087	0.001	0
3.083	3.056	0.027	0.998
3.073	2.451	0.622	4.998
3.073	2.451	0.622	5
3.083	2.899	0.184	9.002
3.088	3.128	-0.040	10
3.138	3.297	-0.159	20
3.188	3.435	-0.246	30
3.238	3.543	-0.304	40
3.288	3.587	-0.299	50
3.338	3.606	-0.268	60
3.388	3.599	-0.210	70
3.438	3.567	-0.128	80
3.488	3.508	-0.019	90
3.538	3.428	0.111	100
3.588	3.359	0.230	110
3.639	3.312	0.326	120
3.689	3.356	0.332	130
3.739	3.416	0.323	140
3.789	3.493	0.295	150
3.839	3.606	0.233	160
3.848	3.626	0.222	161.859

A1 SCALE: H 1:500, V 1:100
 LONGITUDINAL SECTION - PROPOSED NEW ROAD

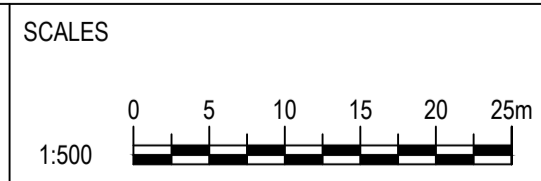
NOTES

- 1. REFER DRG 26001-C002 FOR STANDARD NOTES.



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CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER
 DRAWN
M. TICKNER
 CHECKED
G. APPLIN

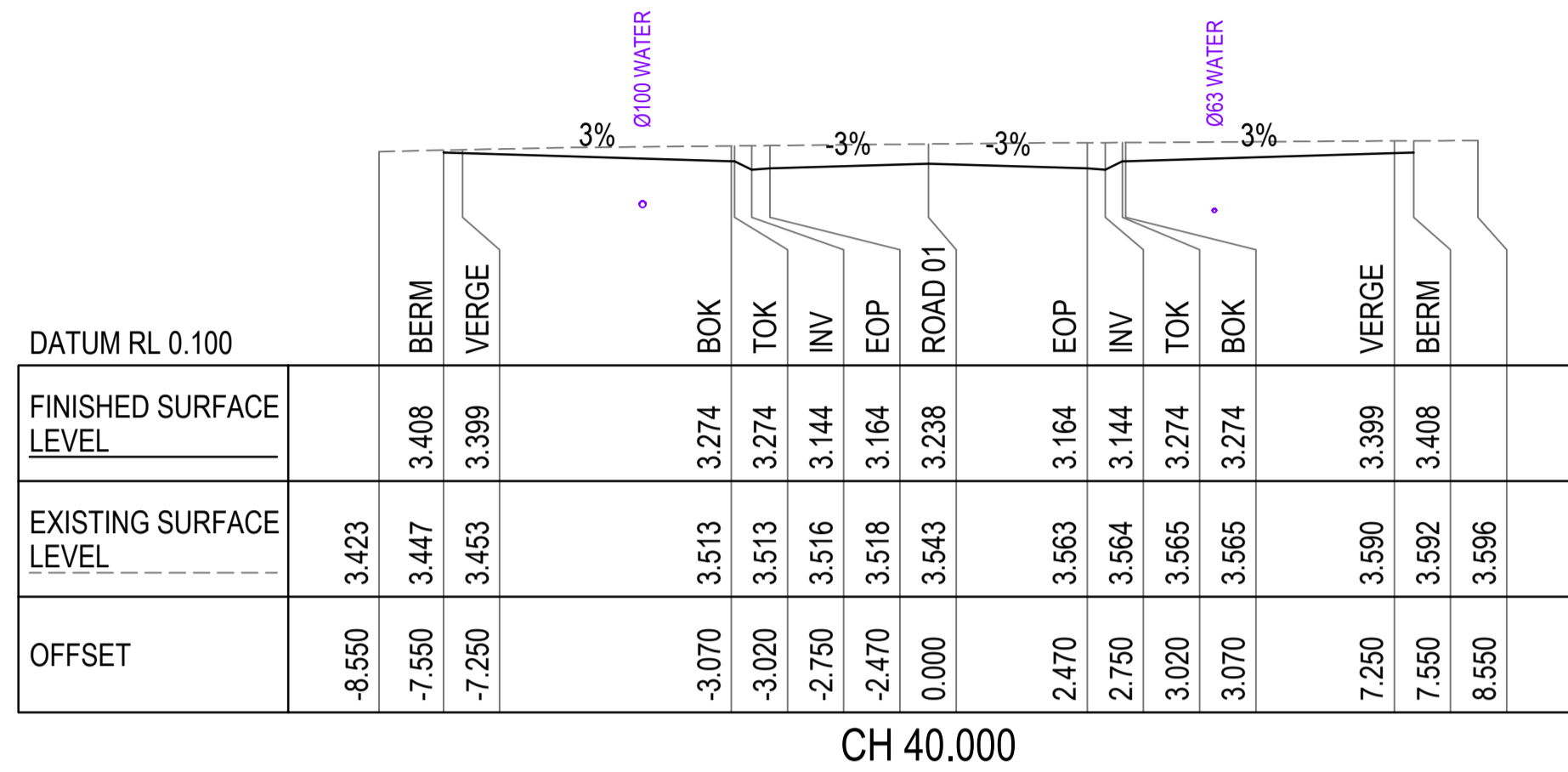
PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
 TITLE
ROAD LONGITUDINAL SECTION

STATUS
FOR APPROVAL
 SCALE (AT FULL SIZE)
 REFER PLAN
 DRAWING NUMBER
26001-C005
 SIZE
A1
 REVISION
0

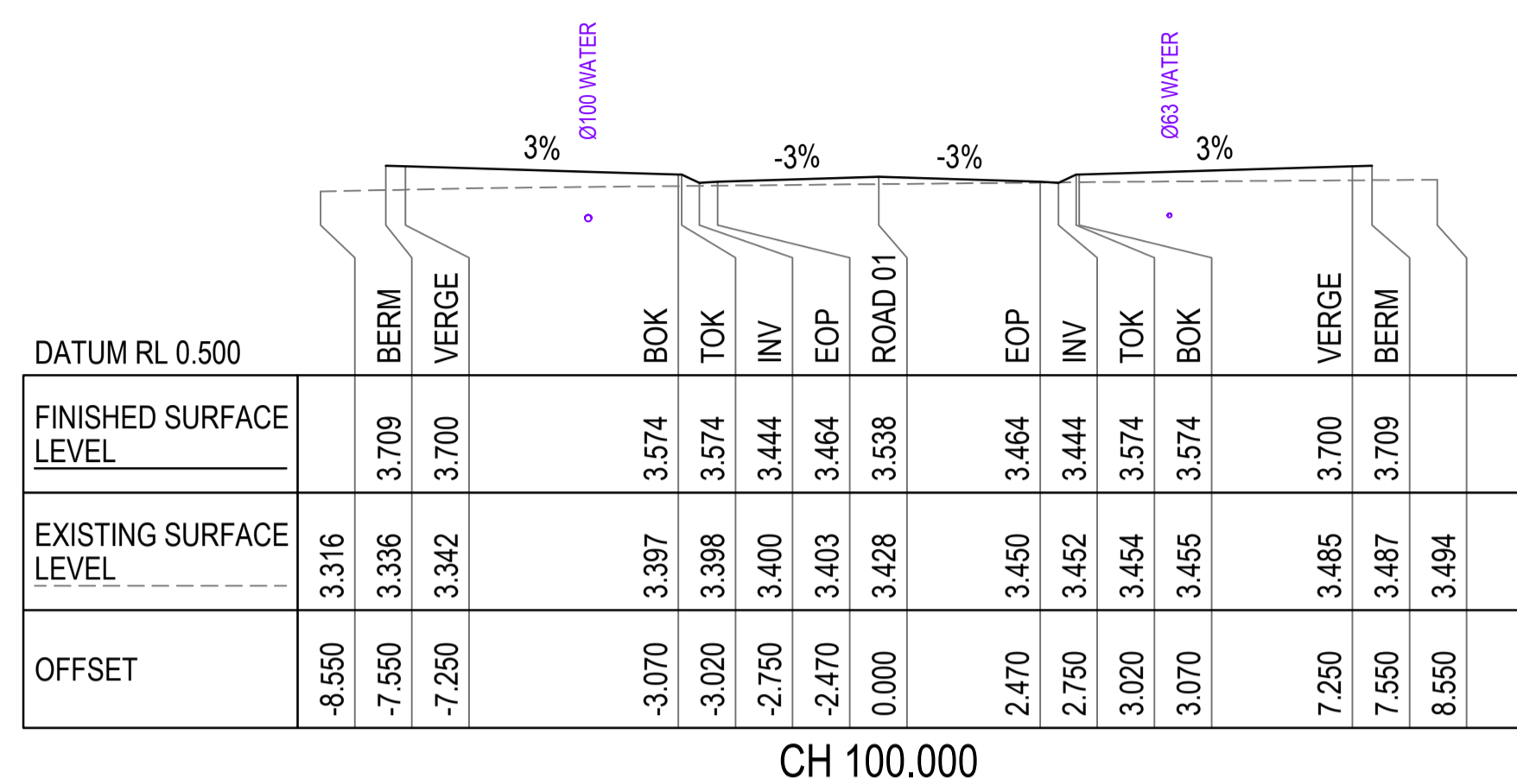
REV	DESCRIPTION	MT	GA	DRN	APP	DATE
0	FOR APPROVAL					30.05.2026

CERTIFICATION RPEQ
 G. APPLIN 06073

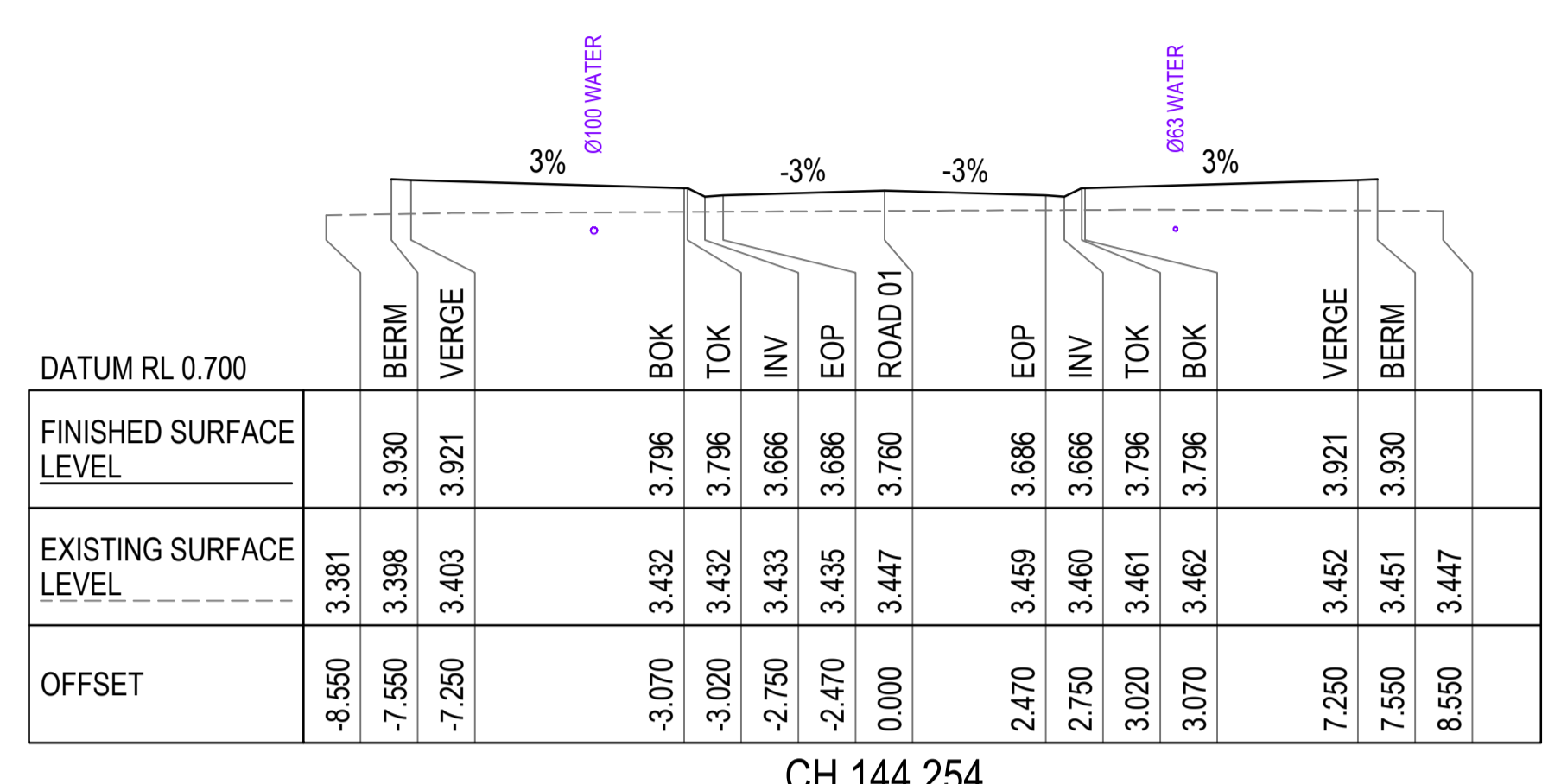
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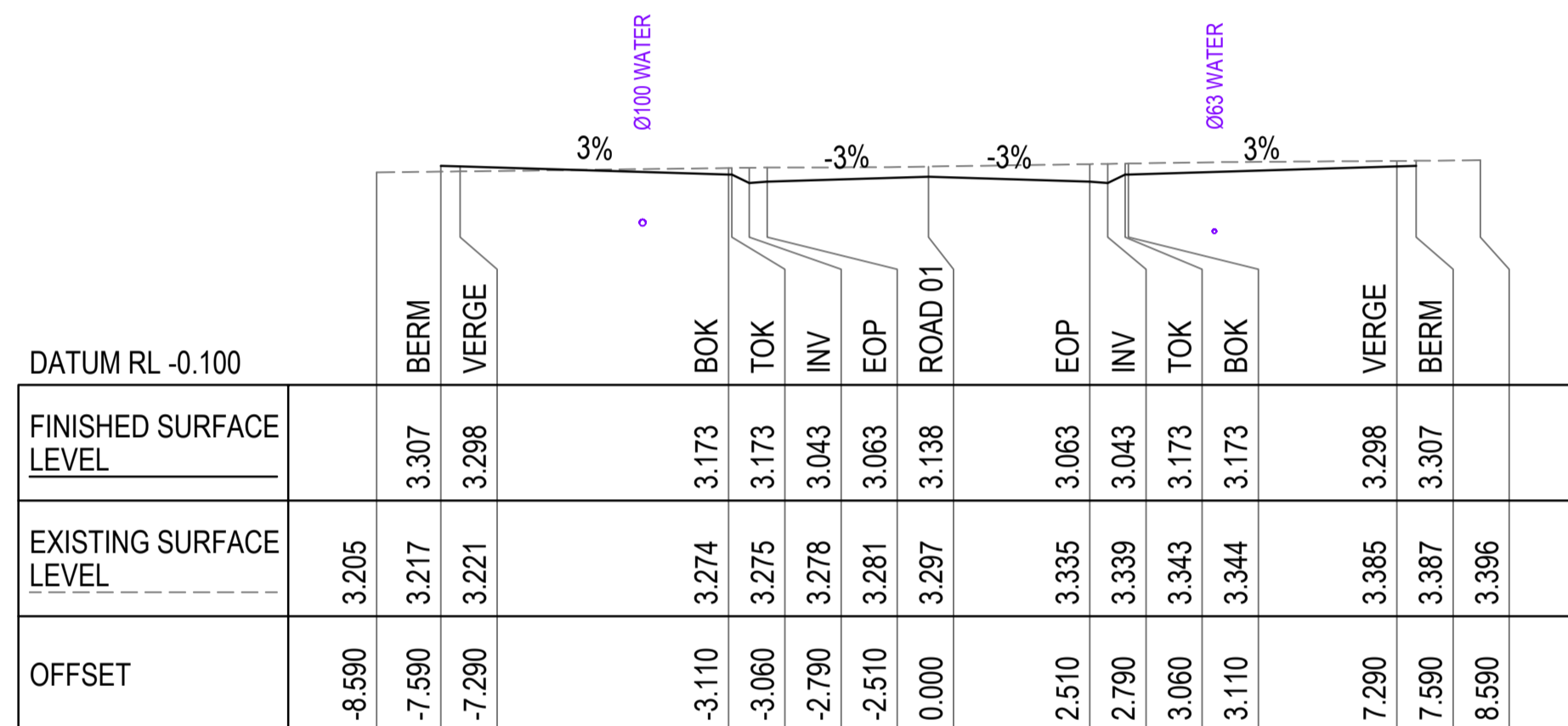
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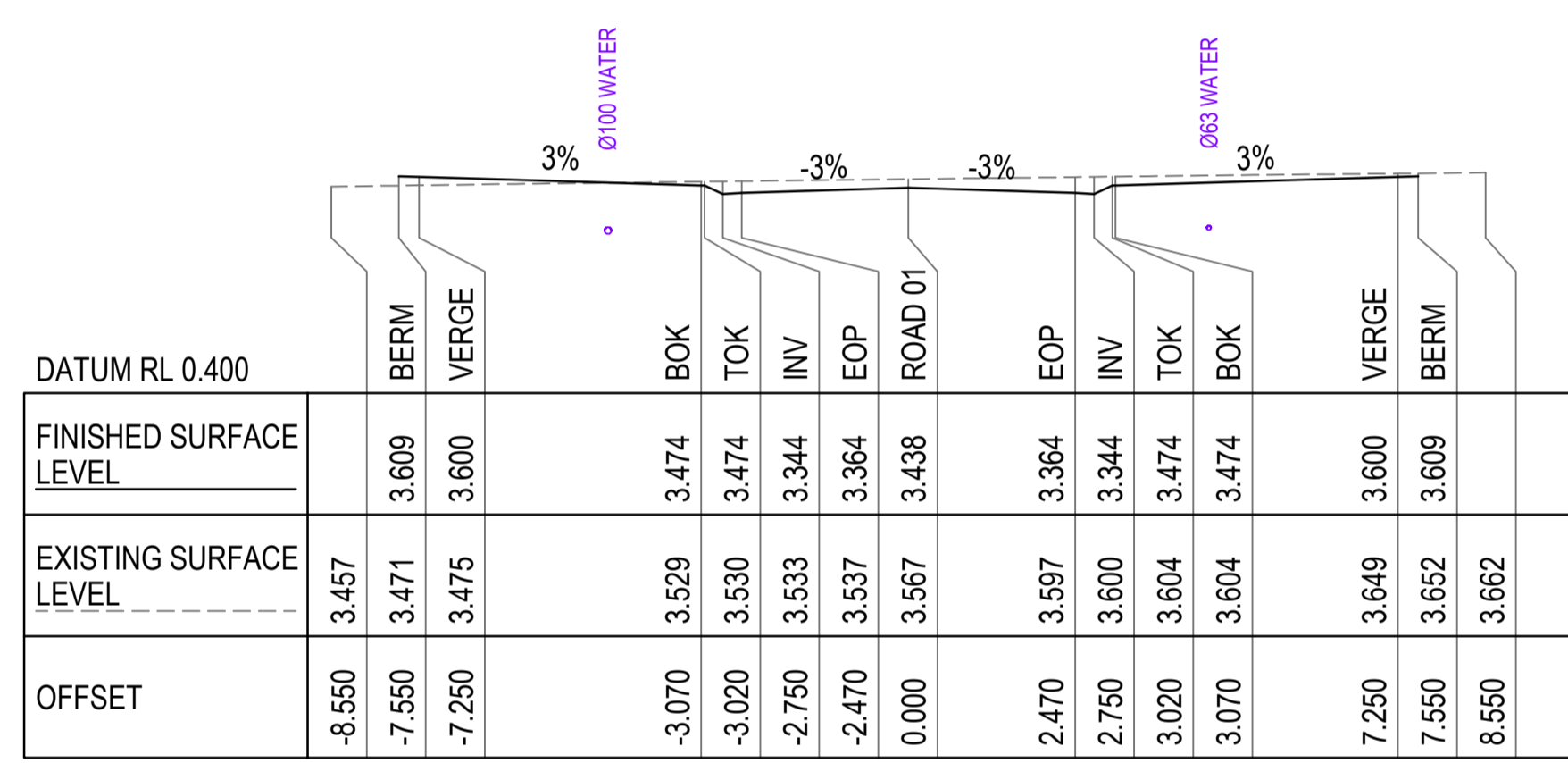
CH 100.000



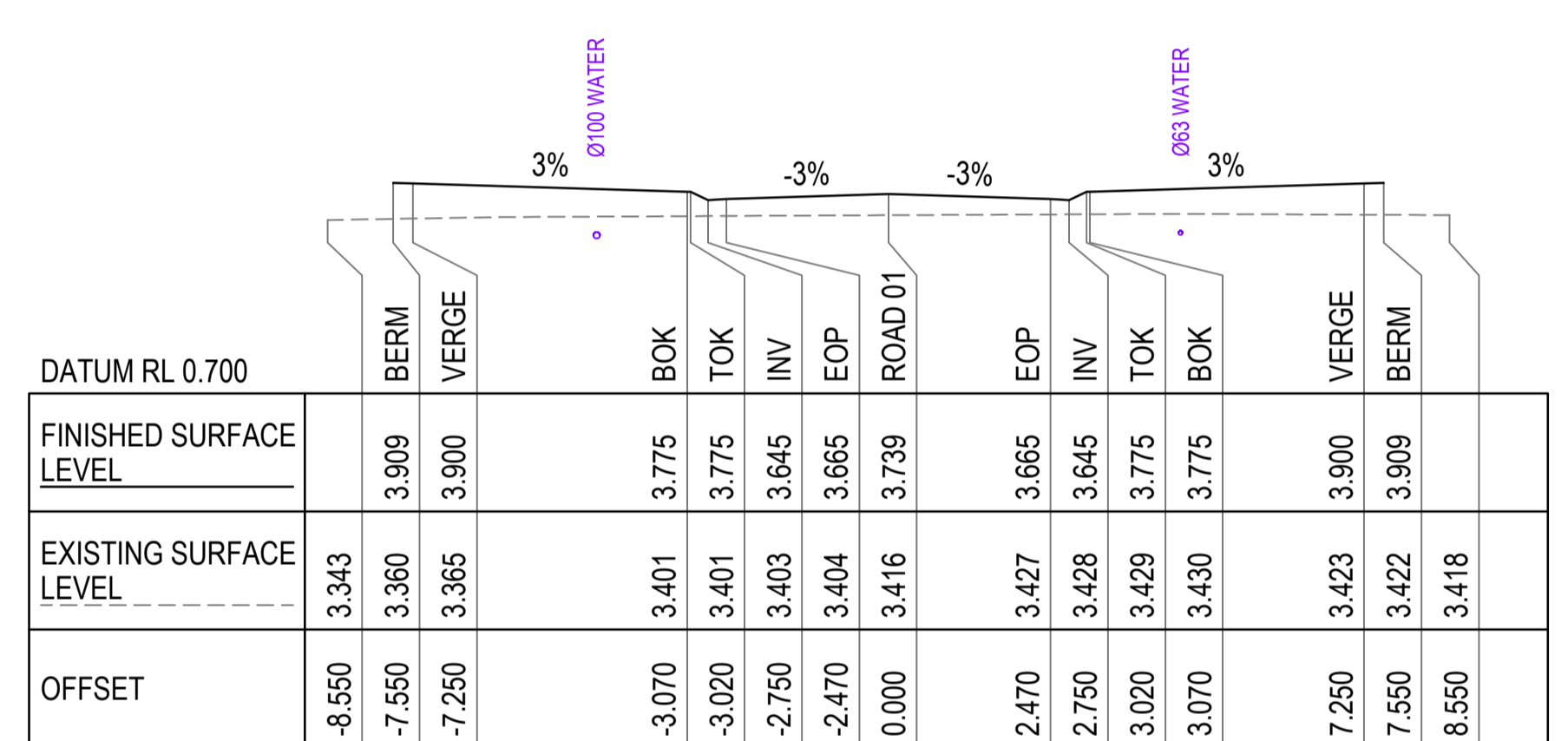
CH 144.254



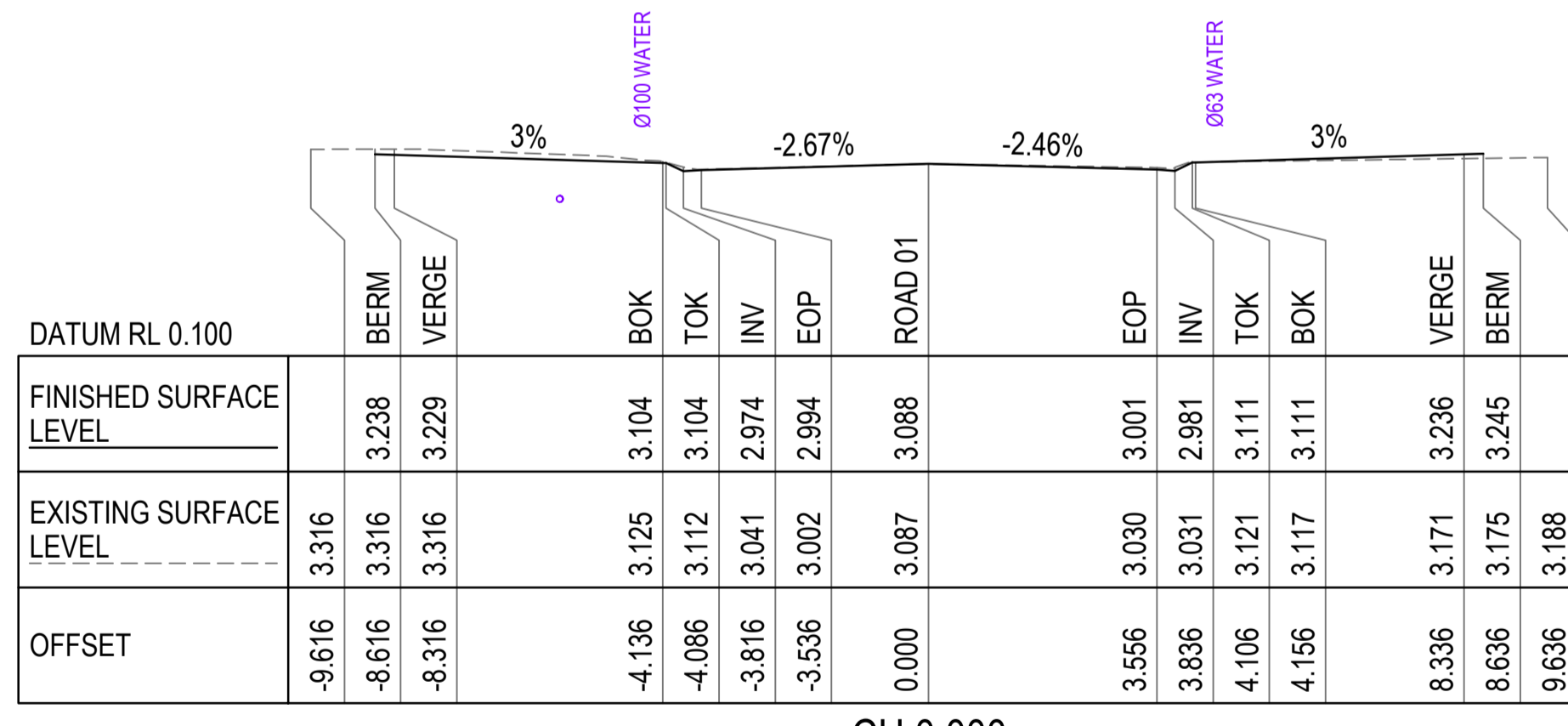
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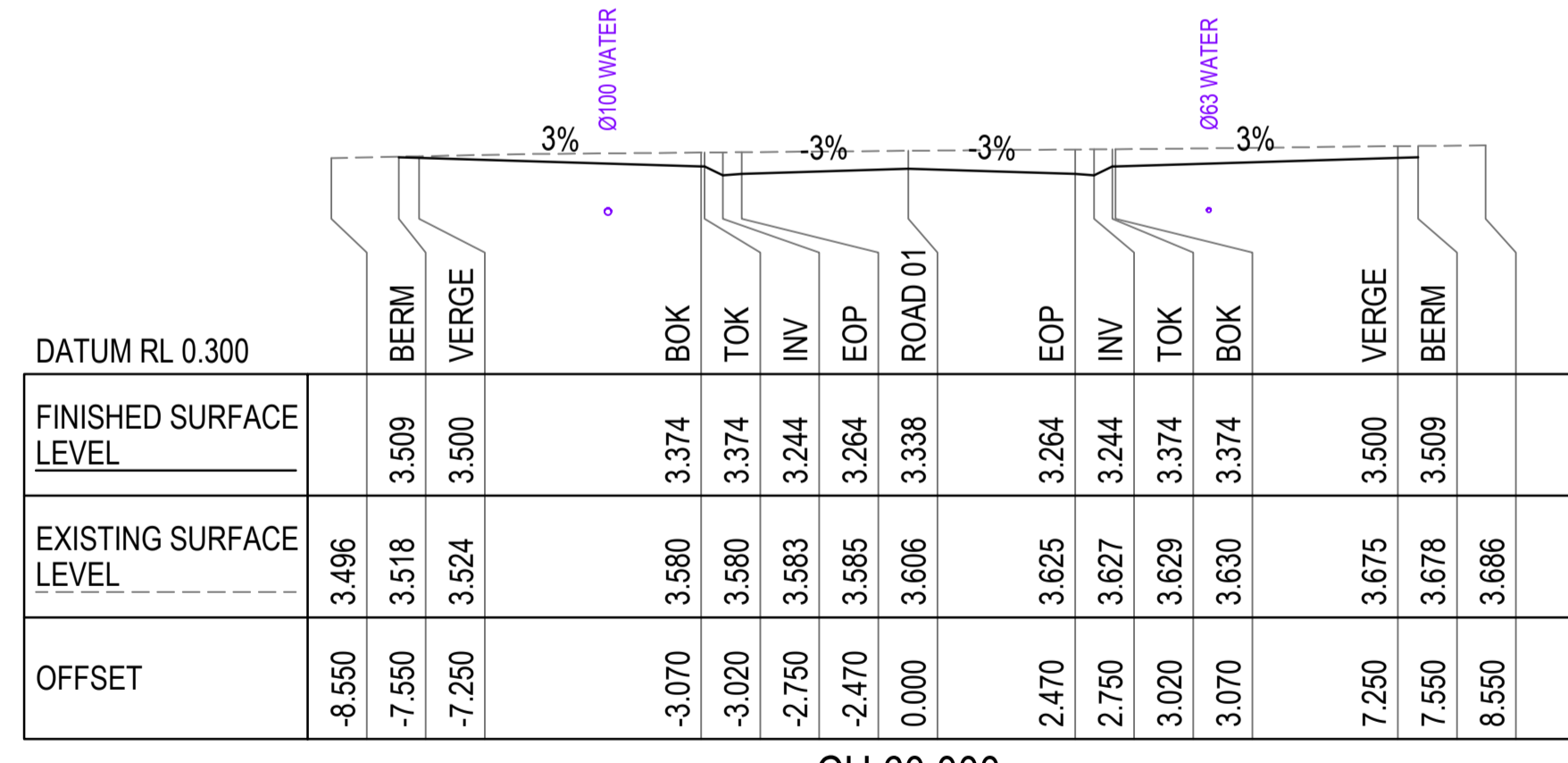
CH 80.000



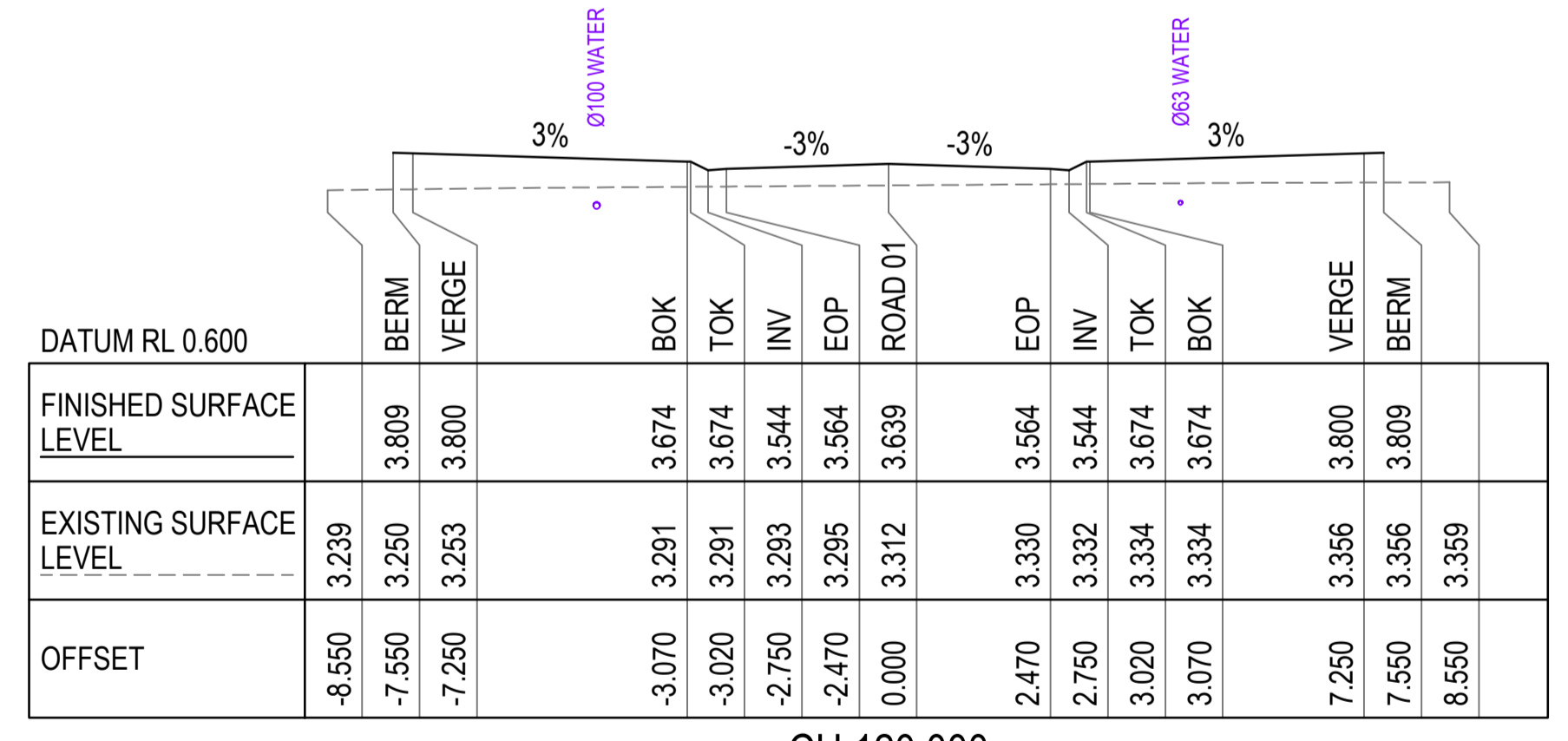
CH 140.000



CH 0.000



CH 60.000



CH 120.000

NOTES

- 1. REFER DRG 26001-C002 FOR STANDARD NOTES.



REV	DESCRIPTION	MT	GA	DATE
0	FOR APPROVAL			30.05.2026
1	DESCRIPTION	DRN	APP	DATE

CERTIFICATION RPEQ
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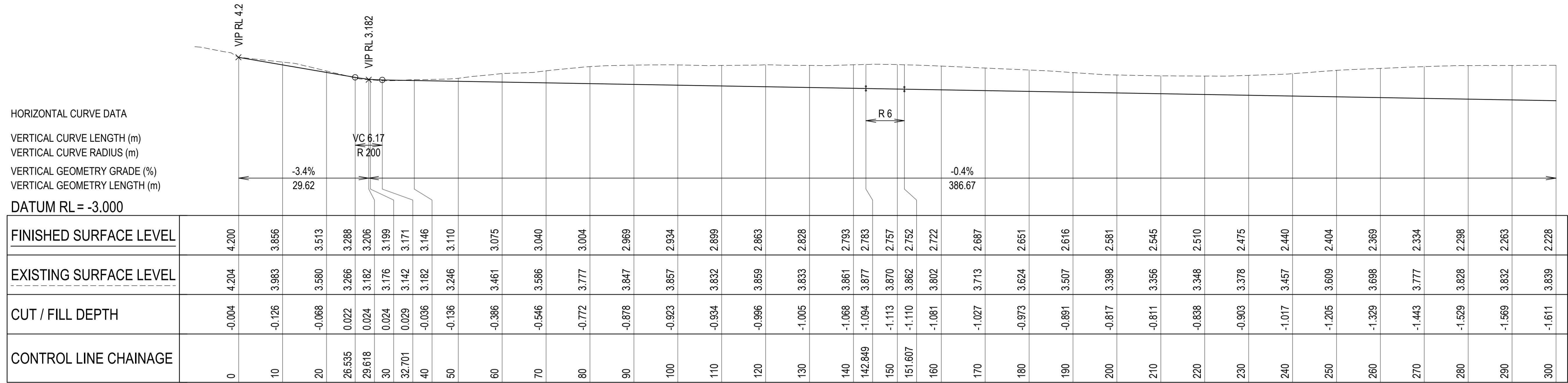
SCALES

CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER
DRAWN
M. TICKNER
CHECKED
G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE
ROAD CROSS SECTIONS

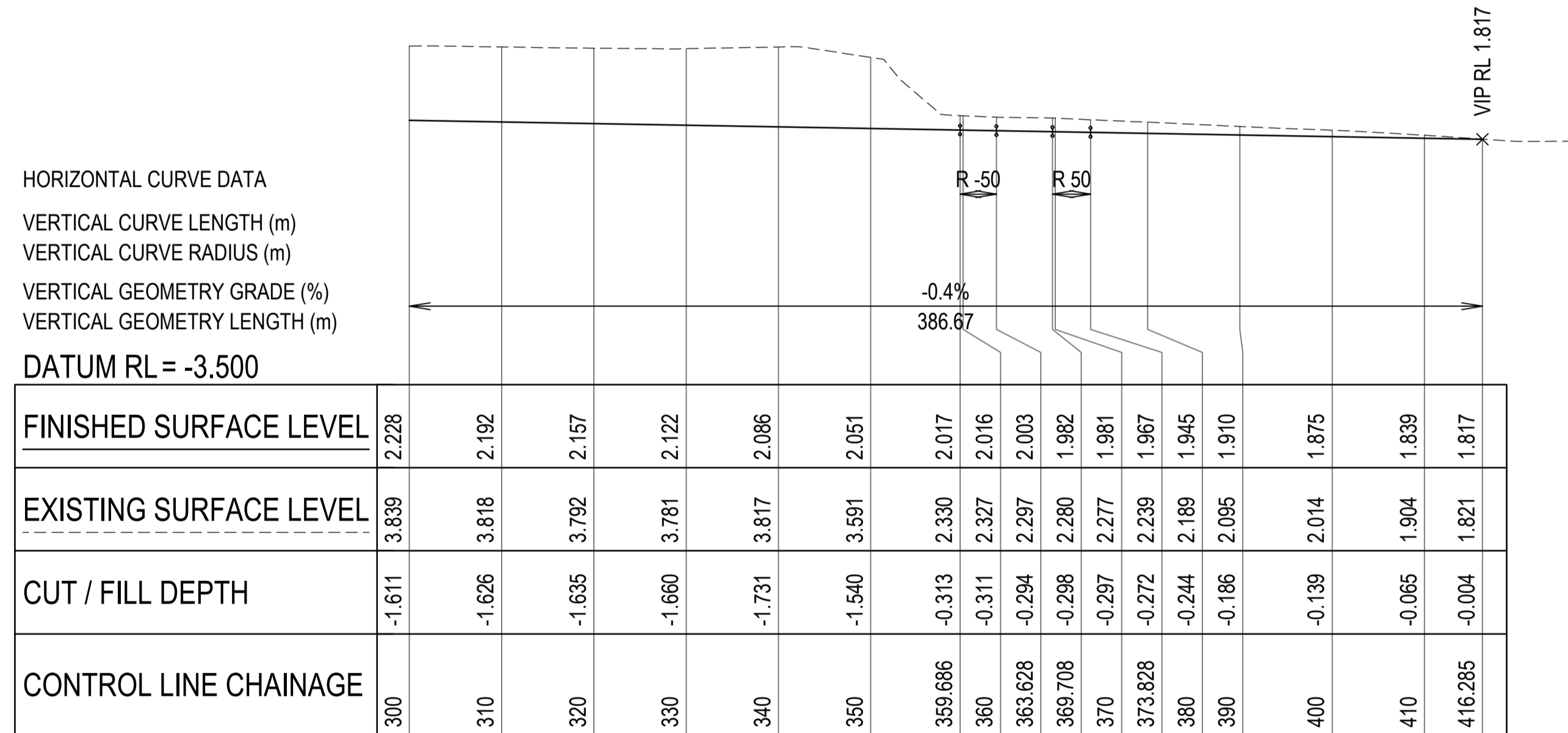
STATUS		SIZE
FOR APPROVAL		A1
SCALE (AT FULL SIZE) REFER PLAN		REVISION
DRAWING NUMBER 26001-C006		0



HORIZONTAL CURVE DATA
 VERTICAL CURVE LENGTH (m)
 VERTICAL CURVE RADIUS (m)
 VERTICAL GEOMETRY GRADE (%)
 VERTICAL GEOMETRY LENGTH (m)
 DATUM RL = -3.000

FINISHED SURFACE LEVEL	EXISTING SURFACE LEVEL	CUT / FILL DEPTH	CONTROL LINE CHAINAGE
4.200	4.204	-0.004	0
3.856	3.983	-0.126	10
3.513	3.560	-0.068	20
3.288	3.266	0.022	26.535
3.206	3.182	0.024	29.618
3.199	3.176	0.024	30
3.171	3.142	0.029	32.701
3.146	3.182	-0.036	40
3.110	3.246	-0.136	50
3.075	3.461	-0.386	60
3.040	3.566	-0.546	70
3.004	3.777	-0.772	80
2.969	3.847	-0.878	90
2.934	3.857	-0.923	100
2.899	3.832	-0.934	110
2.863	3.859	-0.996	120
2.828	3.833	-1.005	130
2.793	3.861	-1.068	140
2.763	3.877	-1.094	142.849
2.757	3.870	-1.113	150
2.752	3.862	-1.110	151.607
2.722	3.802	-1.081	160
2.687	3.713	-1.027	170
2.651	3.624	-0.973	180
2.616	3.507	-0.891	190
2.581	3.398	-0.817	200
2.545	3.356	-0.811	210
2.510	3.348	-0.838	220
2.475	3.378	-0.903	230
2.440	3.457	-1.017	240
2.404	3.609	-1.205	250
2.369	3.698	-1.329	260
2.334	3.777	-1.443	270
2.298	3.828	-1.529	280
2.263	3.832	-1.569	290
2.228	3.839	-1.611	300

A1 SCALE: H 1:500, V 1:100
 LONGITUDINAL SECTION - DRAINAGE SWALE 01



HORIZONTAL CURVE DATA
 VERTICAL CURVE LENGTH (m)
 VERTICAL CURVE RADIUS (m)
 VERTICAL GEOMETRY GRADE (%)
 VERTICAL GEOMETRY LENGTH (m)
 DATUM RL = -3.500

FINISHED SURFACE LEVEL	EXISTING SURFACE LEVEL	CUT / FILL DEPTH	CONTROL LINE CHAINAGE
2.228	3.839	-1.611	300
2.192	3.818	-1.626	310
2.157	3.792	-1.635	320
2.122	3.781	-1.660	330
2.086	3.817	-1.731	340
2.051	3.591	-1.540	350
2.017	2.330	-0.313	359.686
2.016	2.327	-0.311	360
2.003	2.297	-0.294	363.628
1.982	2.280	-0.298	369.708
1.981	2.277	-0.297	370
1.967	2.239	-0.272	373.828
1.945	2.189	-0.244	380
1.910	2.095	-0.186	390
1.875	2.014	-0.139	400
1.839	1.904	-0.065	410
1.817	1.821	-0.004	416.285

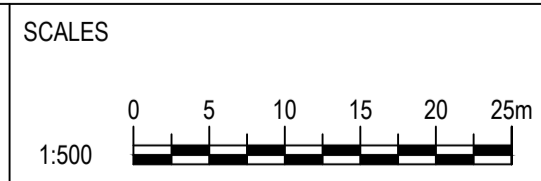
A1 SCALE: H 1:500, V 1:100
 LONGITUDINAL SECTION - DRAINAGE SWALE 01 (CONT.)

NOTES

- REFER DRG 26002-C002 FOR STANDARD NOTES.



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CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
 M. TICKNER
 DRAWN
 M. TICKNER
 CHECKED
 G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
 TITLE
DRAINAGE SWALE LONGSECTIONS SHEET 1 OF 2

STATUS
FOR APPROVAL
 SCALE (AT FULL SIZE)
 REFER PLAN
 DRAWING NUMBER
26001-C007
 SIZE
A1
 REVISION
0

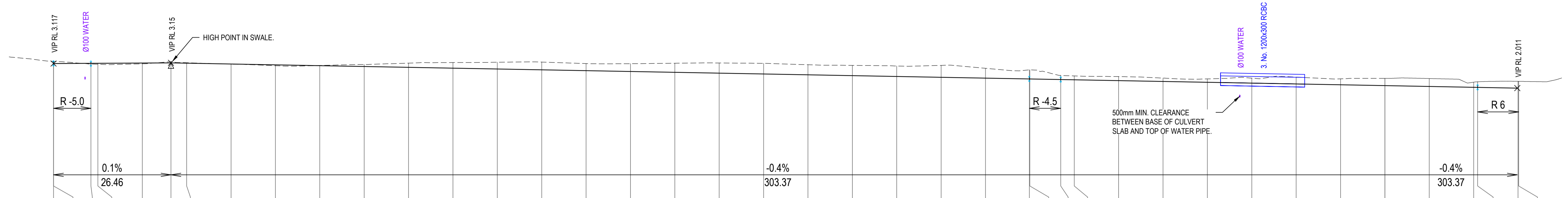
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 CERTIFICATION
 G. APPLIN
 RPEQ
 06073

HORIZONTAL CURVE DATA

VERTICAL CURVE LENGTH (m)
 VERTICAL CURVE RADIUS (m)
 VERTICAL GEOMETRY GRADE (%)
 VERTICAL GEOMETRY LENGTH (m)

DATUM RL = -3.600

FINISHED SURFACE LEVEL	3.117	3.117	3.128	3.130	3.142	3.150	3.137	3.099	3.062	3.024	2.987	2.949	2.911	2.874	2.836	2.799	2.761	2.724	2.686	2.649	2.611	2.573	2.536	2.498	2.461	2.424	2.423	2.397	2.386	2.348	2.311	2.273	2.235	2.198	2.160	2.123	2.085	2.048	2.044	2.315	2.314
EXISTING SURFACE LEVEL	3.215	3.215	3.093	3.086	3.107	3.206	3.154	3.093	3.020	3.031	3.077	3.138	3.163	3.176	3.186	3.118	3.112	3.132	3.144	3.128	3.064	3.035	3.008	3.036	2.904	2.833	2.835	2.583	2.559	2.532	2.462	2.426	2.460	2.507	2.428	2.449	2.443	2.278	2.296	2.315	2.314
CUT / FILL DEPTH	-0.097	-0.097	0.035	0.044	0.035	-0.056	-0.017	0.006	0.042	-0.007	-0.090	-0.189	-0.251	-0.302	-0.350	-0.320	-0.351	-0.409	-0.458	-0.480	-0.453	-0.462	-0.472	-0.537	-0.443	-0.409	-0.411	-0.186	-0.173	-0.184	-0.151	-0.153	-0.225	-0.309	-0.268	-0.326	-0.357	-0.230	-0.251		
CONTROL LINE CHAINAGE	0	0.011	8.424	10	20	26.464	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	219.88	220	226.948	230	240	250	260	270	280	290	300	310	320	320.902	330	330.135



A1 SCALE: H 1:500, V 1:100

LONGITUDINAL SECTION - DRAINAGE SWALE 02

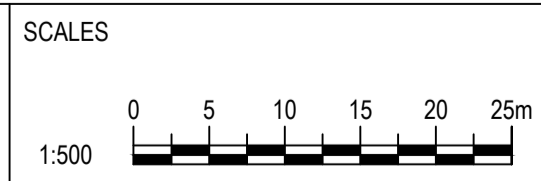
NOTES

- 1. REFER DRG 26001-C002 FOR STANDARD NOTES.



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CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

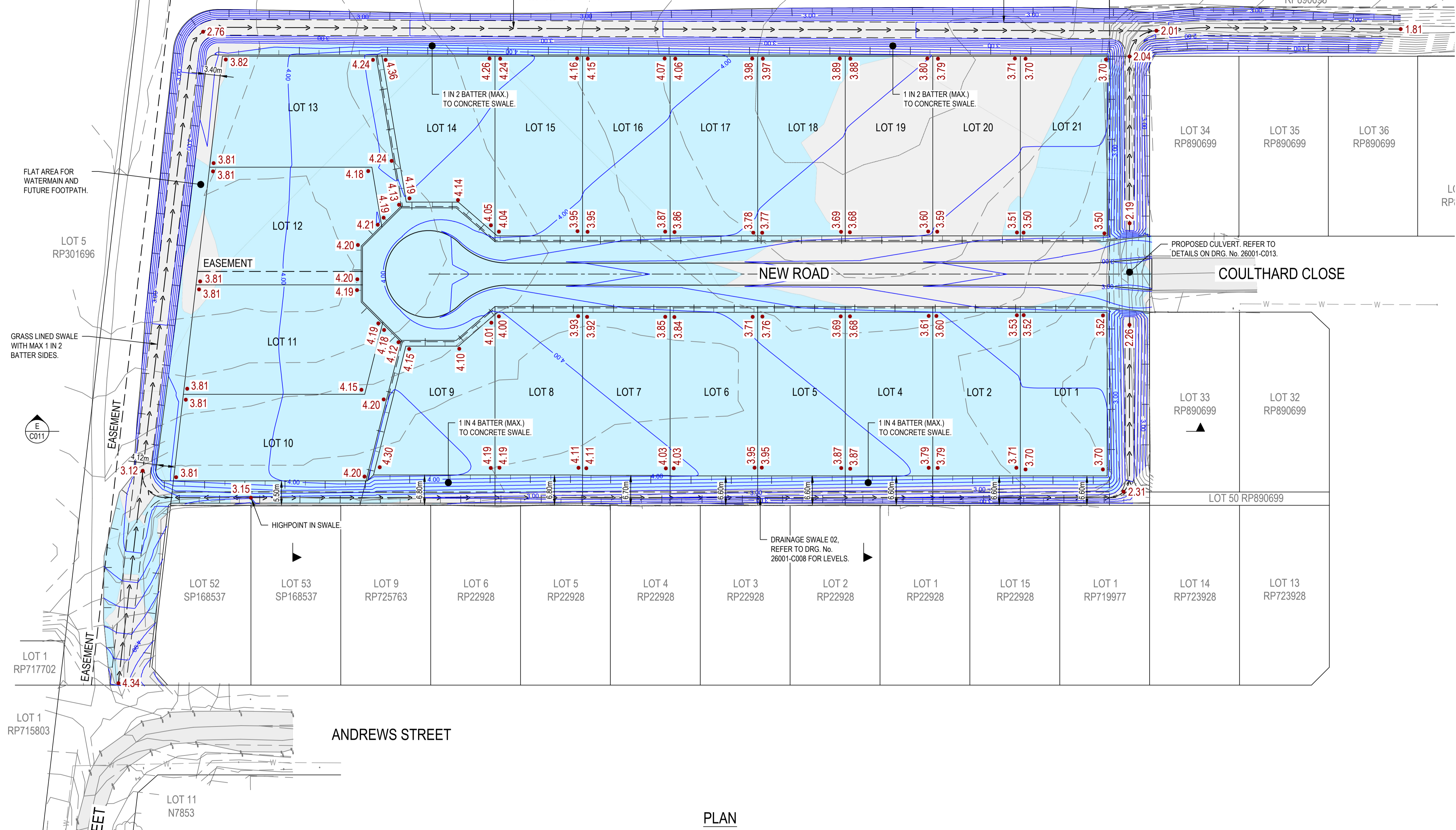
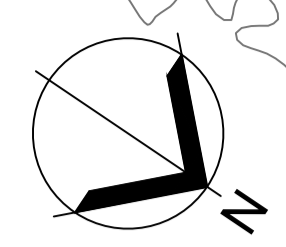
DESIGNED
 M. TICKNER
 DRAWN
 M. TICKNER
 CHECKED
 G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
 TITLE
DRAINAGE SWALE LONGSECTIONS SHEET 2 OF 2

STATUS
FOR APPROVAL
 SCALE (AT FULL SIZE)
 REFER PLAN
 DRAWING NUMBER
26001-C008
 REVISION
0

0	FOR APPROVAL	MT	GA	30.05.2026
REV	DESCRIPTION	DRN	APP	DATE
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		G. APPLIN	06073	

DATE PLOTTED: 30 May 2026 11:07 AM



LEGEND	
EXISTING	
	EXISTING LOT BOUNDARY
	EXISTING EASEMENT BOUNDARY
	EXISTING SURFACE CONTOUR (0.5m INTERVALS)
	EXISTING DRAINAGE PIPE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING ELECTRICAL SERVICE
	EXISTING COMMUNICATIONS SERVICE
PROPOSED	
	NEW LOT BOUNDARY
	NEW EASEMENT BOUNDARY
	DESIGN SURFACE CONTOUR (0.2m INTERVALS)
	DESIGN FINISHED SURFACE LEVEL (FSL)
	EXISTING SURFACE LEVEL (ESL)
	AREA OF CUT
	AREA OF FILL
	TOP OF BANK
	BOTTOM OF BANK

ANDREWS STREET
PACIFIC STREET

PLAN
SCALE 1:500

EROSION AND DRAINAGE NOTE:
REFER TO DRG. NO. 26001-C015 TO 26001-C017 FOR
EROSION & SEDIMENTATION PLAN INCLUDING
TEMPORARY SWALE AND BUNDING DETAILS.

CUT & FILL VOLUMES - DEVELOPMENT SITE		
CUT	FILL	BALANCE
2,751m ³	8,354.8m ³	5,603.8m ³

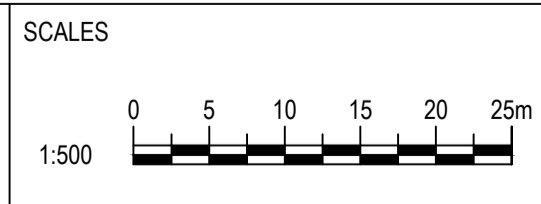
- NOTES:
- VOLUMES TAKEN AS RAW TO FINISHED SURFACE. NO BULKING FACTORS HAVE BEEN ATTRIBUTED.
 - VOLUMES TAKEN BETWEEN BULK EARTHWORKS SURFACE AND FINAL DESIGN SURFACE.

NOTES
1. REFER DRG 26001-C002 FOR STANDARD NOTES.



APPLIN CONSULTING

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CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER
DRAWN
M. TICKNER
CHECKED
G. APPLIN

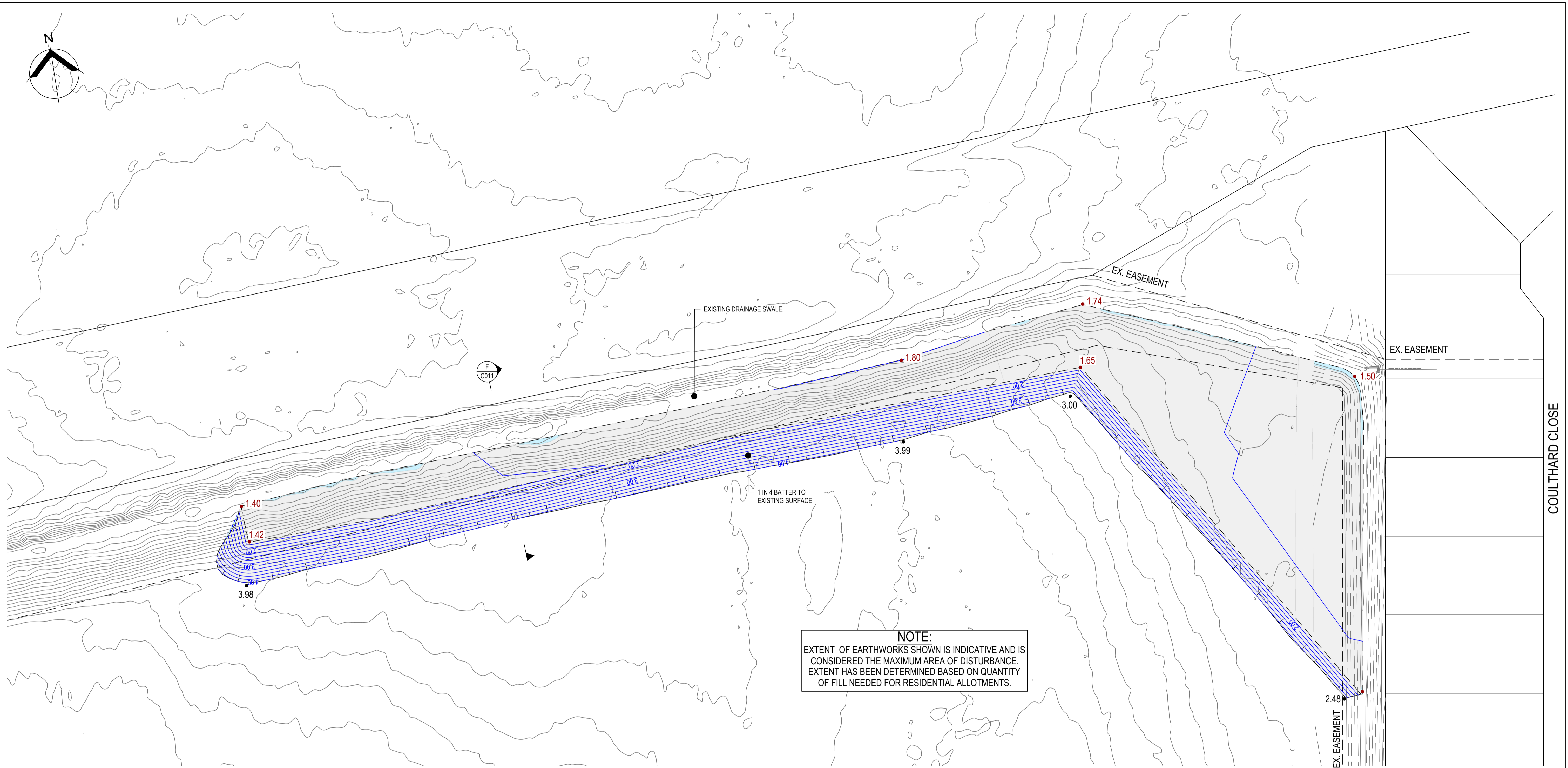
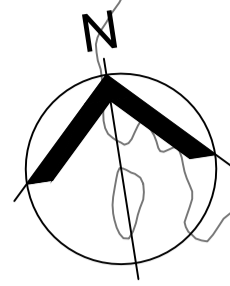
PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE
BULK EARTHWORKS PLAN SHEET 1 OF 2

STATUS
FOR APPROVAL
SCALE (AT FULL SIZE)
REFER PLAN
DRAWING NUMBER
26001-C009
REVISION
0

REV	DESCRIPTION	MT	GA	DATE
0	FOR APPROVAL			30.05.2026
1				

CERTIFICATION	RPEQ
G. APPLIN	06073

CAD File: 26002-C009-C010 [E:\MS] .dwg



NOTE:
 EXTENT OF EARTHWORKS SHOWN IS INDICATIVE AND IS CONSIDERED THE MAXIMUM AREA OF DISTURBANCE. EXTENT HAS BEEN DETERMINED BASED ON QUANTITY OF FILL NEEDED FOR RESIDENTIAL ALLOTMENTS.

EROSION AND DRAINAGE NOTE:
 REFER TO DRG. NO. 26001-C015 TO 26001-C017 FOR EROSION & SEDIMENTATION PLAN INCLUDING TEMPORARY SWALE AND BUNDING DETAILS.

LEGEND

EXISTING		PROPOSED	
	EXISTING LOT BOUNDARY		NEW LOT BOUNDARY
	EXISTING EASEMENT BOUNDARY		DESIGN SURFACE CONTOUR (0.2m INTERVALS)
	EXISTING SURFACE CONTOUR (0.5m INTERVALS)		DESIGN FINISHED SURFACE LEVEL (FSL)
	EXISTING DRAINAGE PIPE		EXISTING SURFACE LEVEL (ESL)
	EXISTING SEWER LINE		AREA OF CUT
	EXISTING WATER LINE		AREA OF FILL
	EXISTING ELECTRICAL SERVICE		TOP OF BANK
	EXISTING COMMUNICATIONS SERVICE		BOTTOM OF BANK

PLAN
 SCALE 1:500

NOTES

- REFER DRG 26001-C002 FOR STANDARD NOTES.

CUT & FILL VOLUMES - CUT AREA SITE		
CUT	FILL	BALANCE
7,203.6m ³	3.4m ³	7,200m ³

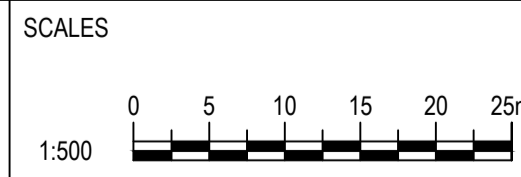
- NOTES:
- VOLUMES TAKEN AS RAW TO FINISHED SURFACE. NO BULKING FACTORS HAVE BEEN ATTRIBUTED.
 - VOLUMES TAKEN BETWEEN BULK EARTHWORKS SURFACE AND FINAL DESIGN SURFACE.



REV	DESCRIPTION	MT	GA	30.05.2026
0	FOR APPROVAL			
		DRN	APP	DATE
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		G. APPLIN	06073	

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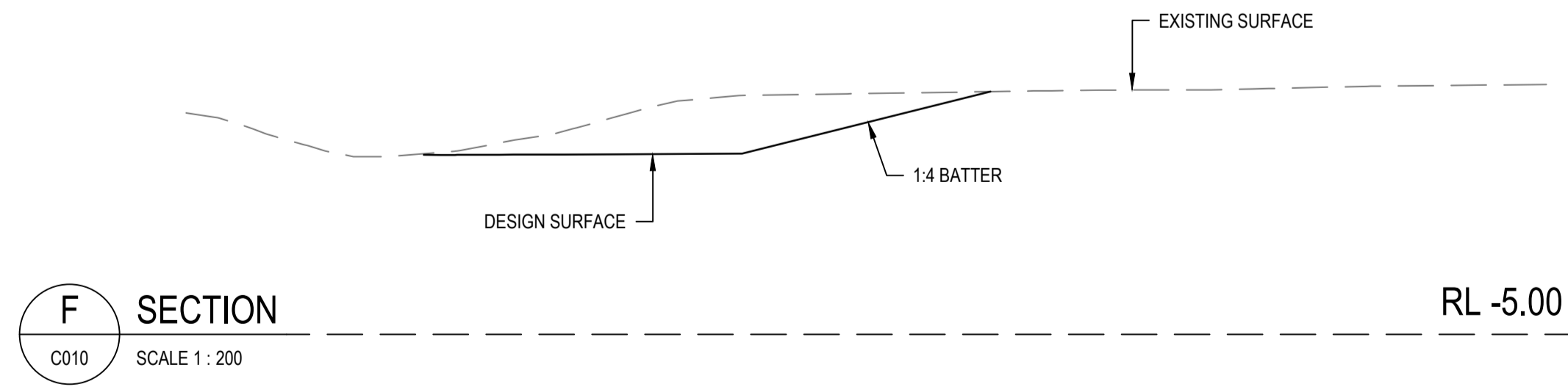
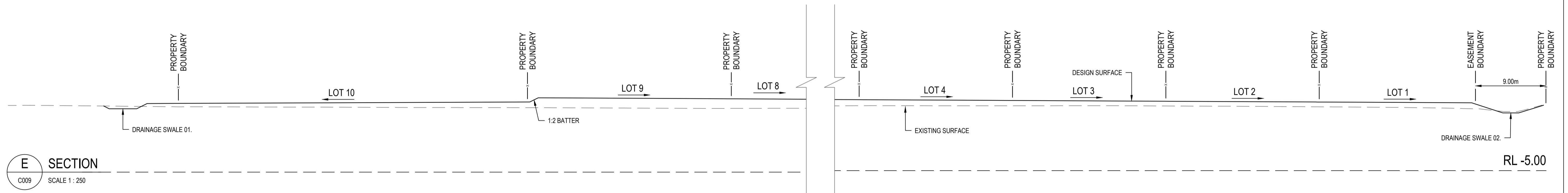
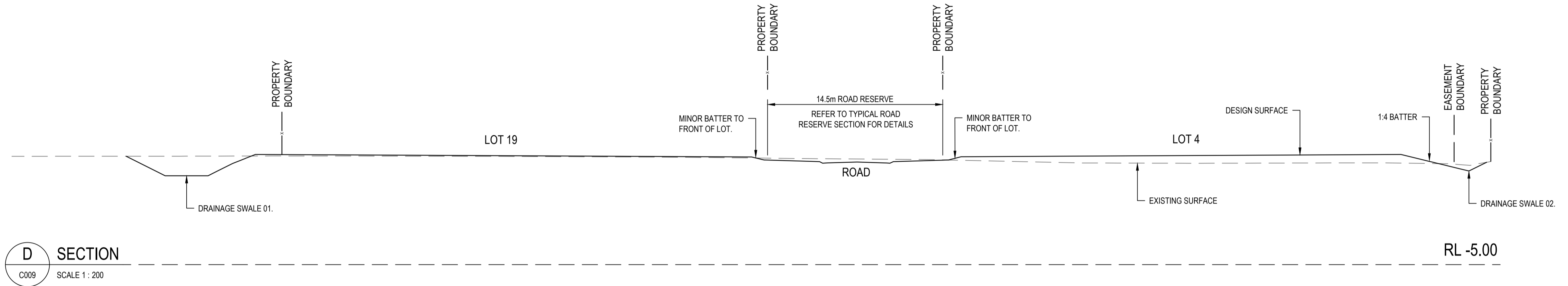
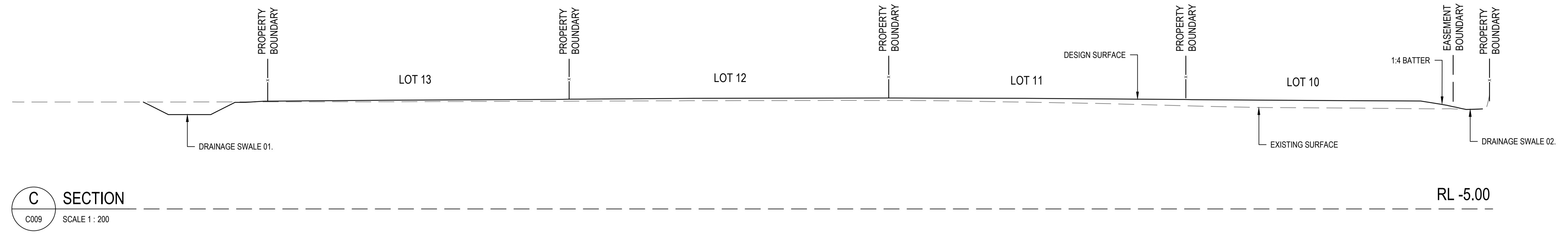


CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
 NEWELL BEACH DEVELOPMENT

DESIGNED
 M. TICKNER
 DRAWN
 M. TICKNER
 CHECKED
 G. APPLIN

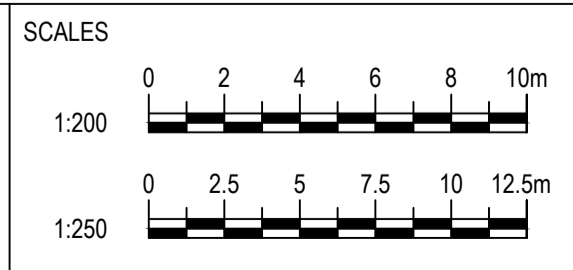
PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
 TITLE
BULK EARTHWORKS PLAN SHEET 2 OF 2

STATUS
FOR APPROVAL
 SCALE (AT FULL SIZE)
 REFER PLAN
 DRAWING NUMBER
26001-C010
 SIZE
A1
 REVISION
0



0	FOR APPROVAL	MT	GA	30.05.2026
REV	DESCRIPTION	DRN	APP	DATE
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		G. APPLIN	06073	

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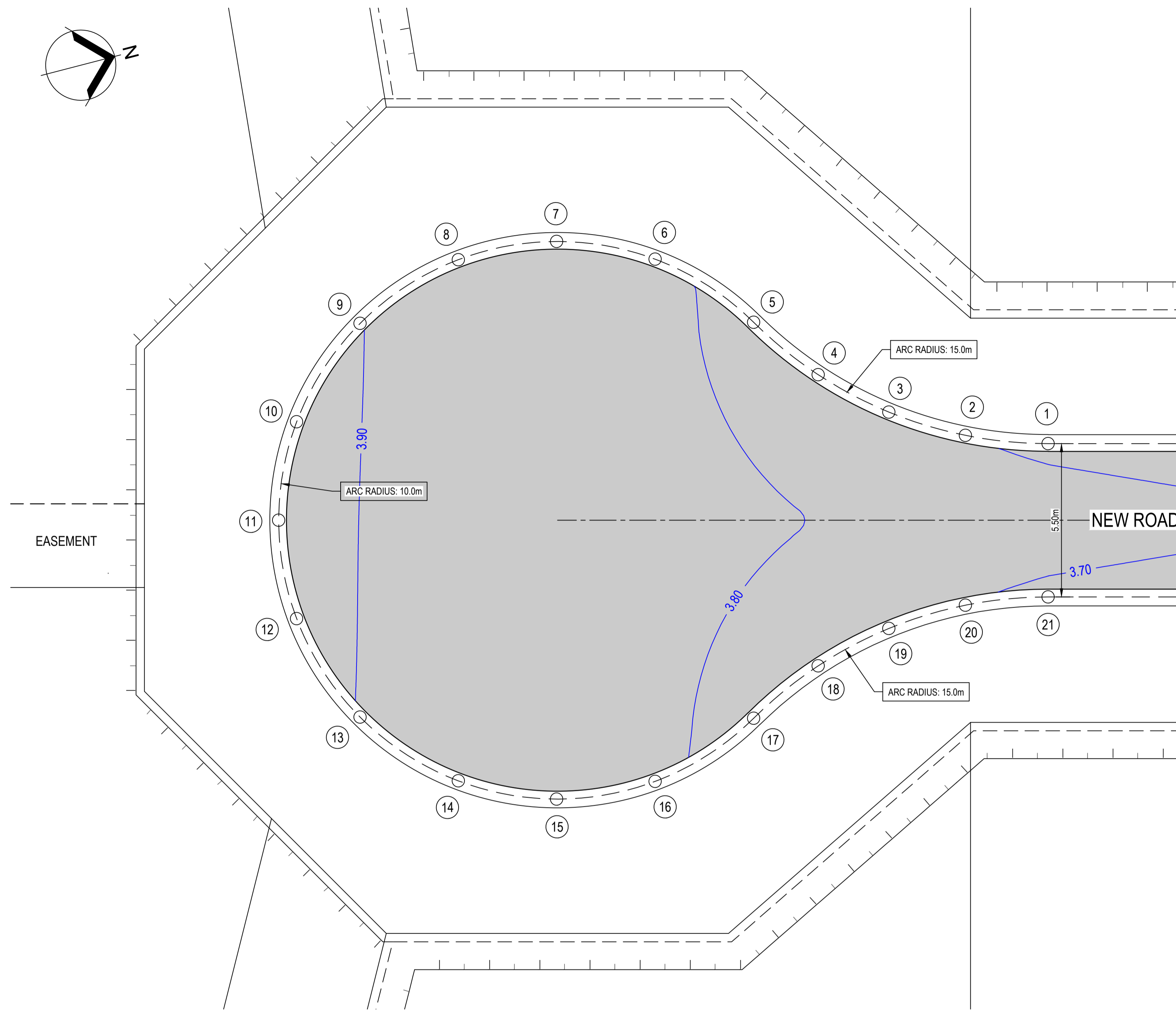
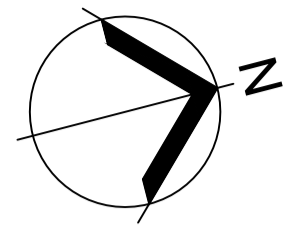


CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER
DRAWN
M. TICKNER
CHECKED
G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE
BULK EARTHWORKS SECTIONS

STATUS FOR APPROVAL	
SCALE (AT FULL SIZE) REFER PLAN	SIZE A1
DRAWING NUMBER 26001-C011	REVISION 0



ROAD EXTENSION CUL DE SAC
SCALE 1:100

SETOUT POINTS

POINT	EASTING	NORTHING	ELEVATION
1	329688.375	8183490.560	3.666
2	329687.647	8183487.669	3.690
3	329686.421	8183485.075	3.713
4	329684.722	8183482.763	3.736
5	329682.525	8183480.748	3.760
6	329679.766	8183477.581	3.794
7	329678.621	8183474.179	3.823
8	329678.751	8183470.593	3.852
9	329680.495	8183466.772	3.880
10	329683.654	8183464.004	3.895
11	329687.053	8183462.850	3.899
12	329690.640	8183462.970	3.894
13	329694.466	8183464.704	3.877
14	329697.242	8183467.856	3.848
15	329698.405	8183471.251	3.820
16	329698.295	8183474.838	3.792
17	329696.572	8183478.669	3.758
18	329695.052	8183481.234	3.735
19	329694.097	8183483.939	3.712
20	329693.674	8183486.777	3.690
21	329693.816	8183489.755	3.666

LEGEND

- EXISTING**
- EXISTING LOT BOUNDARY
 - EXISTING EASEMENT BOUNDARY
 - EXISTING SURFACE CONTOUR (0.5m INTERVALS)
 - EXISTING DRAINAGE PIPE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING ELECTRICAL SERVICE
 - EXISTING COMMUNICATIONS SERVICE
- PROPOSED**
- DESIGN SURFACE CONTOUR (0.2m INTERVALS)
 - SETOUT POINT
 - ARC TANGENT POINT
 - ARC CENTRE POINT
 - NEW PAVEMENT

NOTES

- REFER DRG 26001-C002 FOR STANDARD NOTES.
- SETOUT POINTS ARE TO INVERT OF KERB, UNLESS NOTED OTHERWISE

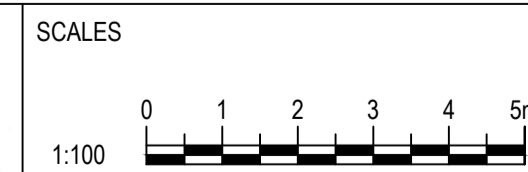


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0	FOR APPROVAL			30.05.2026
		DRN	APP	DATE

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CERTIFICATION	RPEQ
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CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER

DRAWN
M. TICKNER

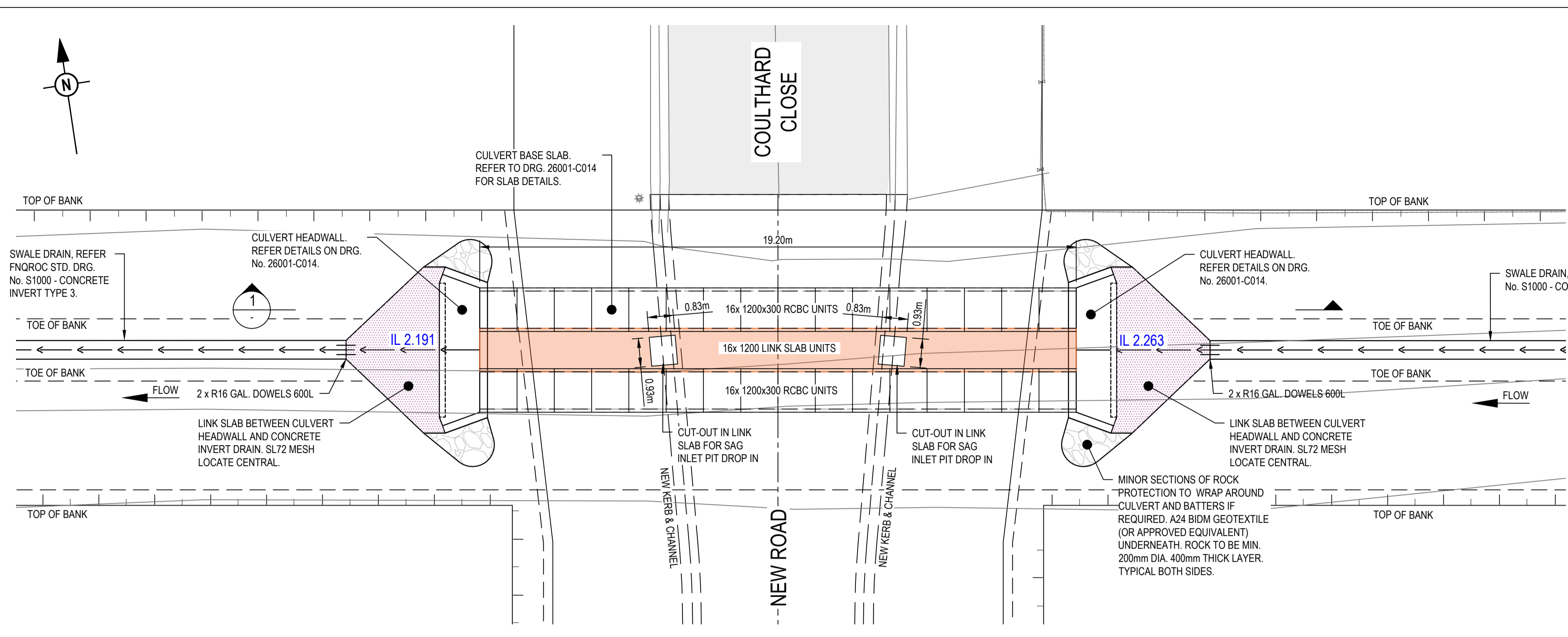
CHECKED
G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH
DEVELOPMENT WORKS

TITLE
CUL-DE-SAC SETOUT PLAN

STATUS FOR APPROVAL	SIZE A1
SCALE (AT FULL SIZE) REFER PLAN	REVISION 0
DRAWING NUMBER 26001-C012	

DATE PLOTTED: 30 May 2026 10:59 AM



DETAIL A
SCALE 1:100
C003
CULVERT DETAIL PLAN

NOTE:
REFER TO DEPARTMENT OF TRANSPORT AND MAIN ROADS DRG. No. 1260 - R.C. BOX CULVERTS AND SLAB LINK BOX CULVERTS - CULVERTS HEIGHT = 375 TO 600 FOR MORE DETAILS.

GENERAL:

1. READ THESE DRAWINGS IN CONJUNCTION WITH OTHER CONSULTANT'S DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS.
2. REFER ALL DISCREPANCIES TO THE ENGINEER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
3. VERIFY ALL DIMENSIONS BEFORE FABRICATION OR CONSTRUCTION IS COMMENCED. DO NOT SCALE THESE DRAWINGS.
4. ENSURE ALL MATERIALS, WORKMANSHIP AND PROCEDURES ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS AND RELEVANT COMMONWEALTH, STATE AND LOCAL AUTHORITY REGULATIONS.
5. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR THE USE OF ALL PRODUCTS AND MATERIALS.
6. MAINTAIN THE STRUCTURE IN A STABLE CONDITION AND DO NOT OVERSTRESS ANY PART DURING CONSTRUCTION.

CONCRETE:

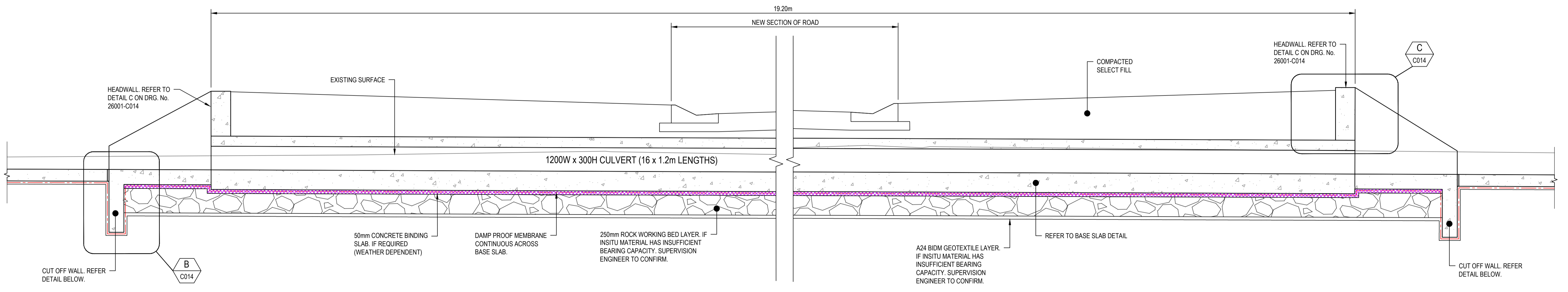
1. CONCRETE PROPERTIES

LOCATION	GRADE	SLUMP (MM)	MAX AGG (MM)
SLABS ON GROUND	N32	80	20
2. COVER TO REINFORCEMENT

LOCATION	COVER	EXPOSURE CLASS
EXTERIOR SLAB	40	B2
AGAINST MEMBRANE	50	A2
AGAINST SOIL/ROCK	50	A2
3. PROVIDE CRACK CONTROL JOINTS IN SLABS ON GROUND AT 3600mm CENTRES U.N.O.
4. REINFORCEMENT LAPS
 - N12 - 400mm N16 - 500mm
 - MESH - TWO CROSS WIRES PLUS 25mm
5. CURE CONCRETE FOR NOT LESS THAN 7 DAYS.
6. DO NOT USE CONCRETE ADMIXTURES WITHOUT WRITTEN APPROVAL FROM THE ENGINEER. DO NOT USE CALCIUM CHLORIDE.
7. SIZE OF CONCRETE ELEMENTS DOES NOT INCLUDE THE THICKNESS OF APPLIED FINISHES.
8. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.

STEELWORK:

1. MASONRY ANCHORS ARE SPECIFIED BY THE THREAD DIAMETER (NOT THE ANCHOR OR HOLE DIAMETER). ALL 'CHEMICAL ANCHORS' ARE TO BE RAMSET CHEMSET INJECTION 101 SERIES BOLTS U.N.O.
2. ELECTRICALLY ISOLATE DISSIMILAR METALS.



1 SECTION
SCALE 1:25

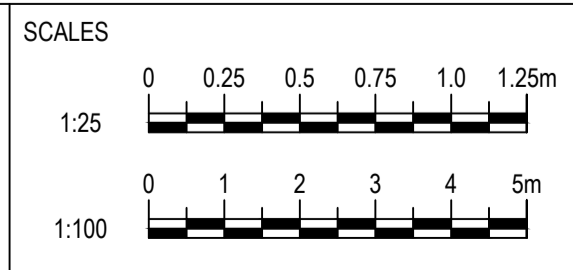
NOTES

1. REFER DRG 26001-C002 FOR STANDARD NOTES.



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CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER
DRAWN
M. TICKNER
CHECKED
G. APPLIN

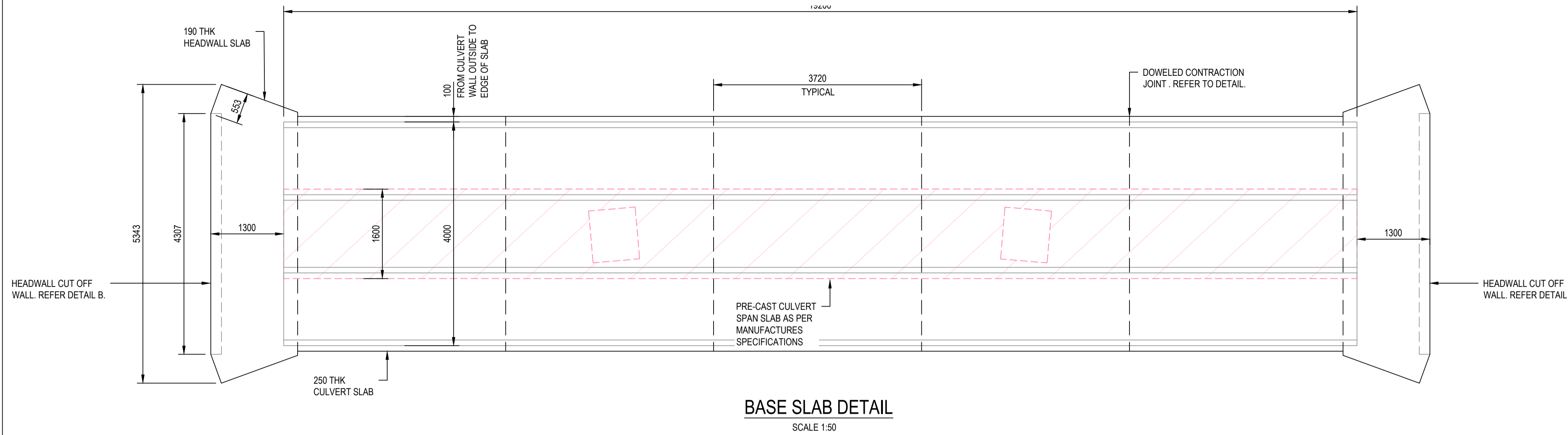
PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE
DRAINAGE CULVERT DETAILS SHEET 1 OF 2

STATUS
FOR APPROVAL
SCALE (AT FULL SIZE)
REFER PLAN
DRAWING NUMBER
26001-C013
REVISION
0

REV	DESCRIPTION	MT	GA	DATE
0	FOR APPROVAL			22.05.2026
REV	DESCRIPTION	DRN	APP	DATE

CERTIFICATION RPEQ
G. APPLIN 6073

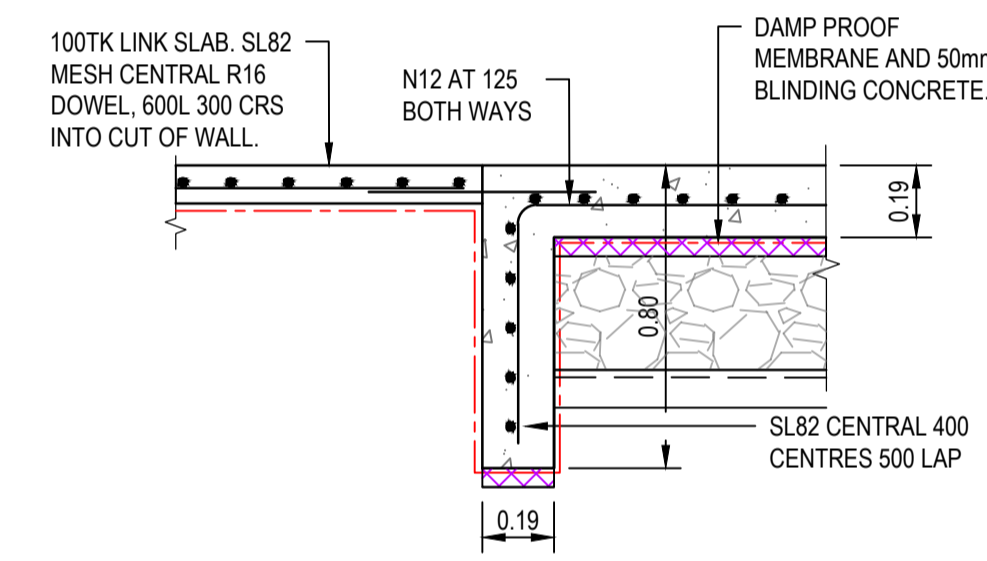
CAD File: 26002-C013-C014 (SW DETAIL).dwg



BASE SLAB DETAIL
SCALE 1:50

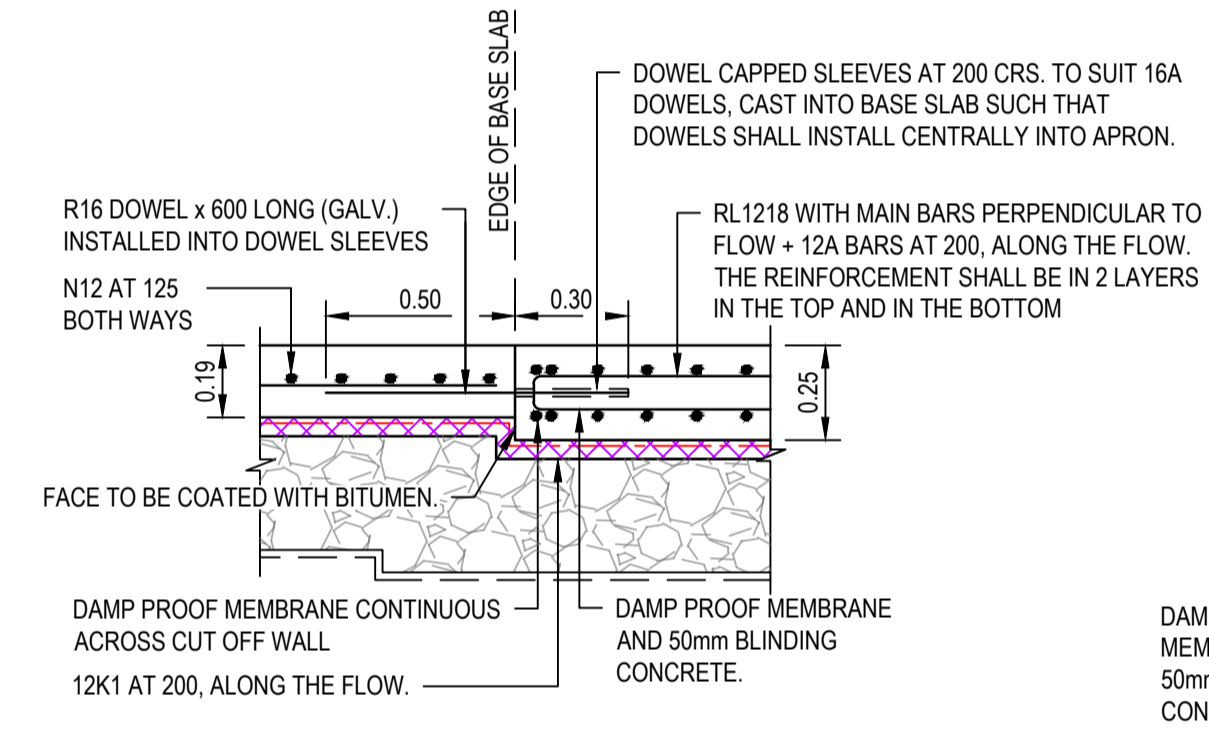
NOTE:
BLINDING CONCRETE AND 300 ROCK WORKING LAYER ONLY REQUIRED IF INSITU MATERIAL HAS INSUFFICIENT BEARING CAPACITY. SUPERVISING ENG TO CONFIRM

NOTE:
REFER TO DEPARTMENT OF TRANSPORT AND MAIN ROADS DRG. No. 1260 - R.C. BOX CULVERTS AND SLAB LINK BOX CULVERTS - CULVERTS HEIGHT = 375 TO 600 FOR MORE DETAILS.

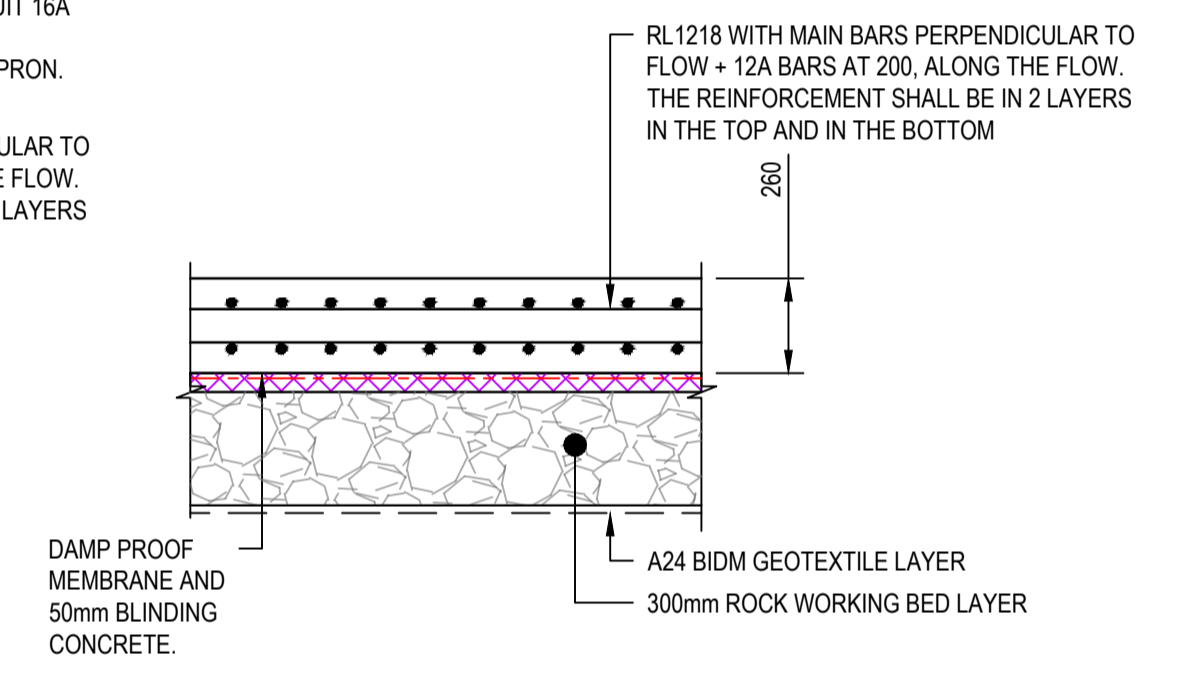


CUT-OFF WALL
SCALE 1:20

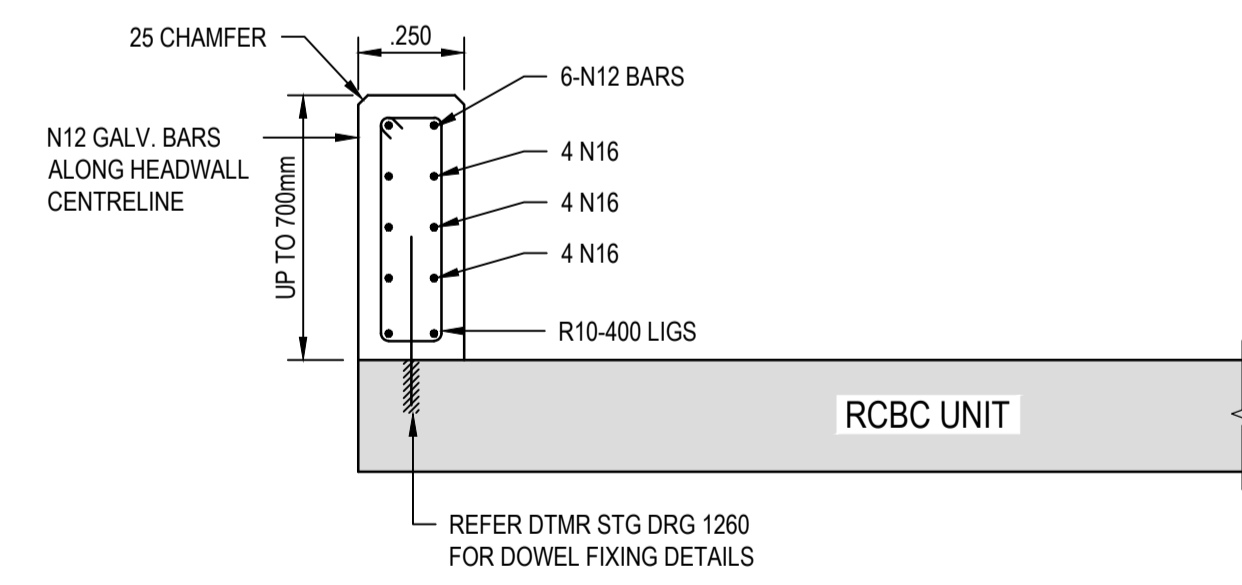
DETAIL B
SCALE 1:20



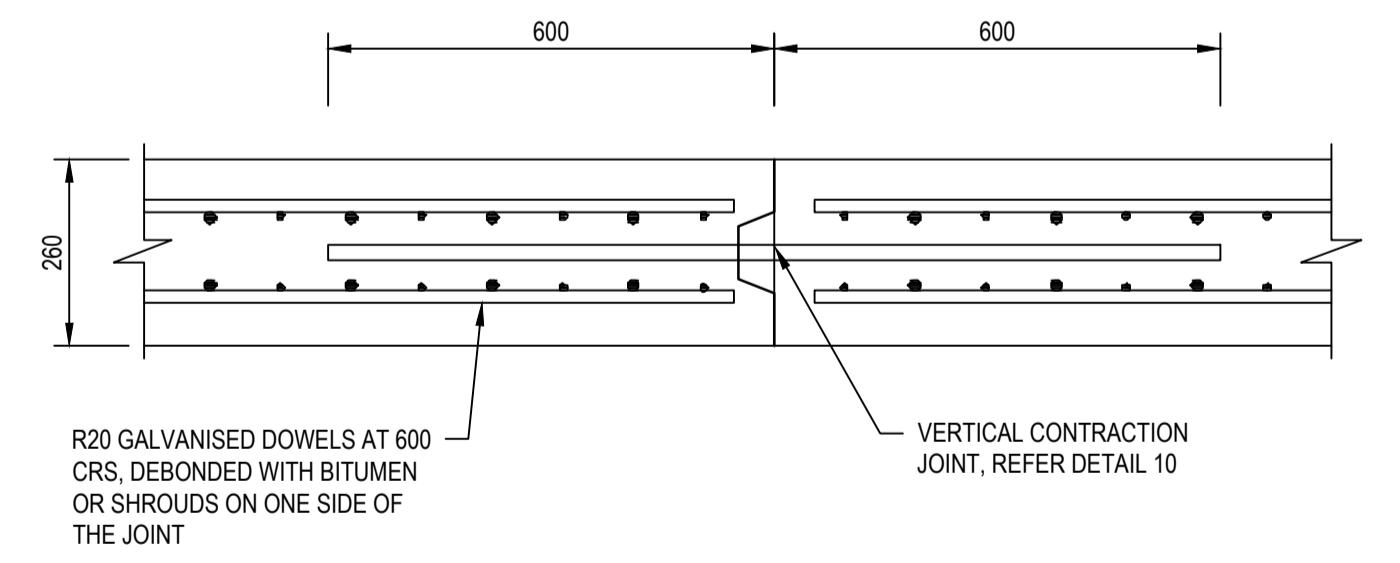
BASE SLAB TO APRON JOINT DETAIL
SCALE 1:20



BASE SLAB DETAIL
SCALE 1:20



HEADWALL
DETAIL C
SCALE 1:20

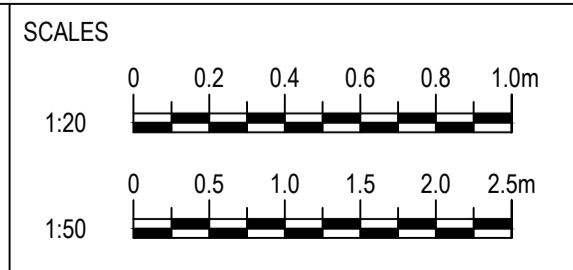


DOWELED CONTRACTION JOINT
SCALE 1:20

NOTES
1. REFER DRG 26001-C002 FOR STANDARD NOTES.



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CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

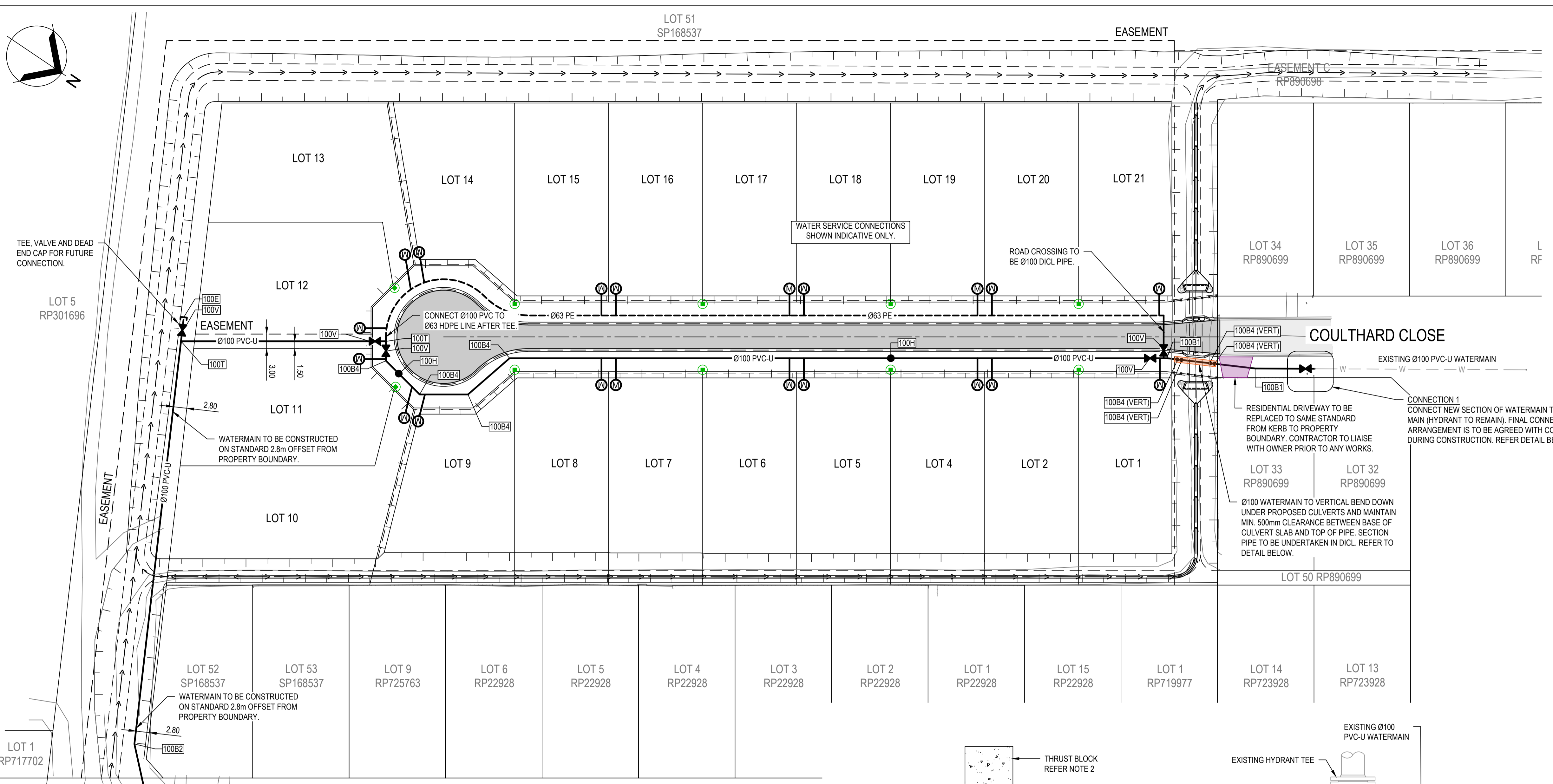
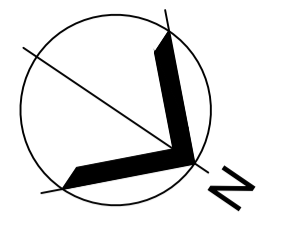
DESIGNED
M. TICKNER
DRAWN
M. TICKNER
CHECKED
G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE
DRAINAGE CULVERT DETAILS
SHEET 2 OF 2

STATUS
FOR APPROVAL
SCALE (AT FULL SIZE)
REFER PLAN
SIZE
A1
DRAWING NUMBER
26001-C014
REVISION
0

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DATE PLOTTED: 30 May 2026 10:55 AM



LEGEND

EXISTING

- EXISTING LOT BOUNDARY
- - - EXISTING EASEMENT BOUNDARY
- W - EXISTING WATER MAIN

PROPOSED

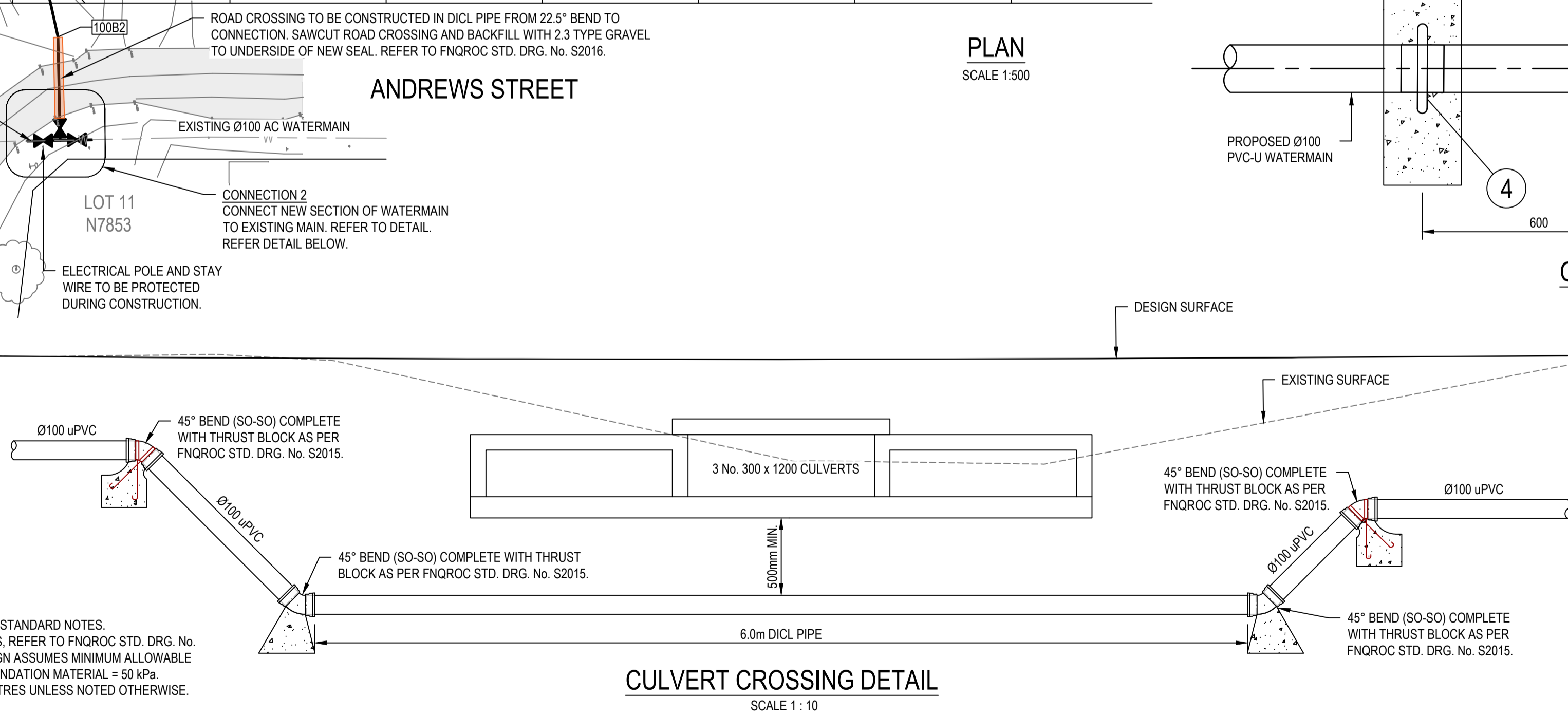
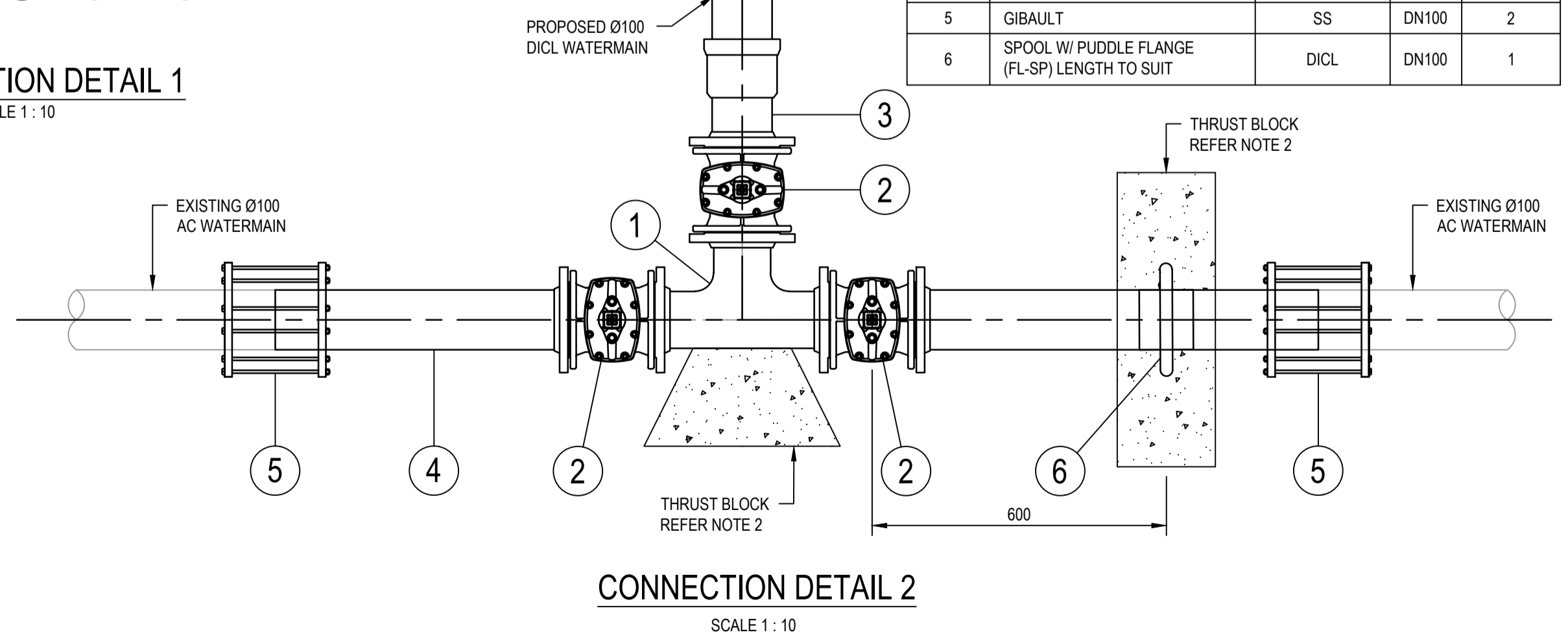
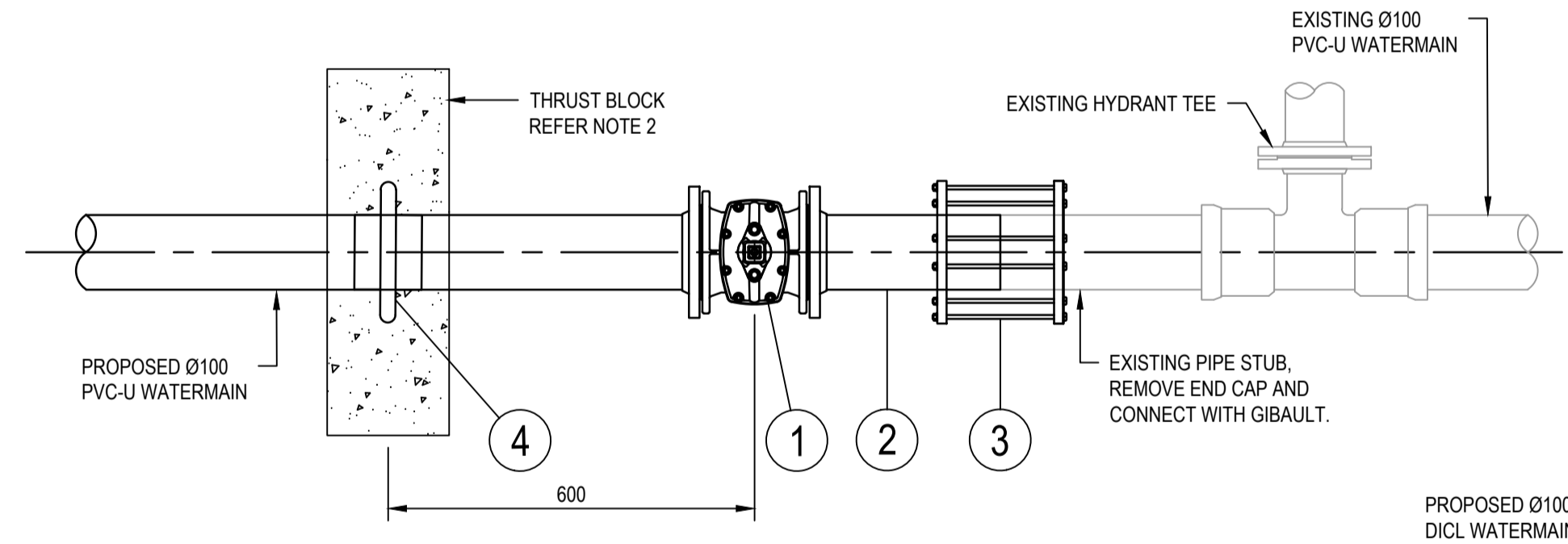
- 63 --- NEW WATER MAIN DN63 PE100 PN20
- 100 --- NEW WATER MAIN DN100 PVC PN16 (DICL PN35 WHERE NOTED)
- SECTION OF PIPE TO BE DICL
- (M) NEW WATER SERVICE CONNECTION
- * WATER SERVICE CONDUIT UNDER PATH
- FIRE HYDRANT
- ⊗ VALVE
- ⊘ REDUCER
- 100MC WATER FITTING CODE
- FITTING TYPE
- V - VALVE
- H - HYDRANT
- T - TEE
- E - ENDCAP
- B1 - BEND 11 1/2 DEG
- B2 - BEND 22 1/2 DEG
- B4 - BEND 45 DEG
- B9 - BEND 90 DEG
- MC - SERVICE MAIN CONNECTION WITH VALVE
- xRx- REDUCER (x=PIPE SIZE)
- NEW SEALED ROADWAY
- LOCATION OF ELECTRICAL PILLAR
- AREA OF DRIVEWAY REPLACEMENT

CONNECTION DETAIL 1 - FITTING SCHEDULE

ITEM	DESCRIPTION	MATERIAL	SIZE	QTY
1	GATE VALVE (FL-FL)	DICL	DN100	1
2	SPOOL (FL-SP) LENGTH TO SUIT	DICL	DN100	1
3	GIBAULT	SS	DN100	1
4	SPOOL W/ PUDDLE FLANGE (FL-SP) LENGTH TO SUIT	DICL	DN100	1

CONNECTION DETAIL 2 - FITTING SCHEDULE

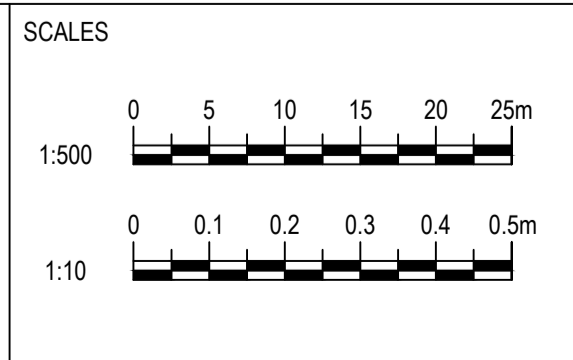
ITEM	DESCRIPTION	MATERIAL	SIZE	QTY
1	TEE (FL-FL-FL)	DICL	DN100	1
2	GATE VALVE (FL-FL)	DICL	DN100	3
3	CONNECTOR (FL-SOC)	DICL	DN100	1
4	SPOOL (FL-SP) LENGTH TO SUIT	DICL	DN100	1
5	GIBAULT	SS	DN100	2
6	SPOOL W/ PUDDLE FLANGE (FL-SP) LENGTH TO SUIT	DICL	DN100	1



- ### NOTES
- REFER DRG 26001-C002 FOR STANDARD NOTES.
 - FOR THRUST BLOCK DETAILS, REFER TO FNQROC STD. DRG. No. S2015. THRUST BLOCK DESIGN ASSUMES MINIMUM ALLOWABLE BEARING PRESSURE OF FOUNDATION MATERIAL = 50 kPa.
 - ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.

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CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER

DRAWN
M. TICKNER

CHECKED
G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS

TITLE
WATER RETICULATION PLAN

STATUS
FOR APPROVAL

SCALE (AT FULL SIZE)
REFER PLAN

DRAWING NUMBER
26001-C015

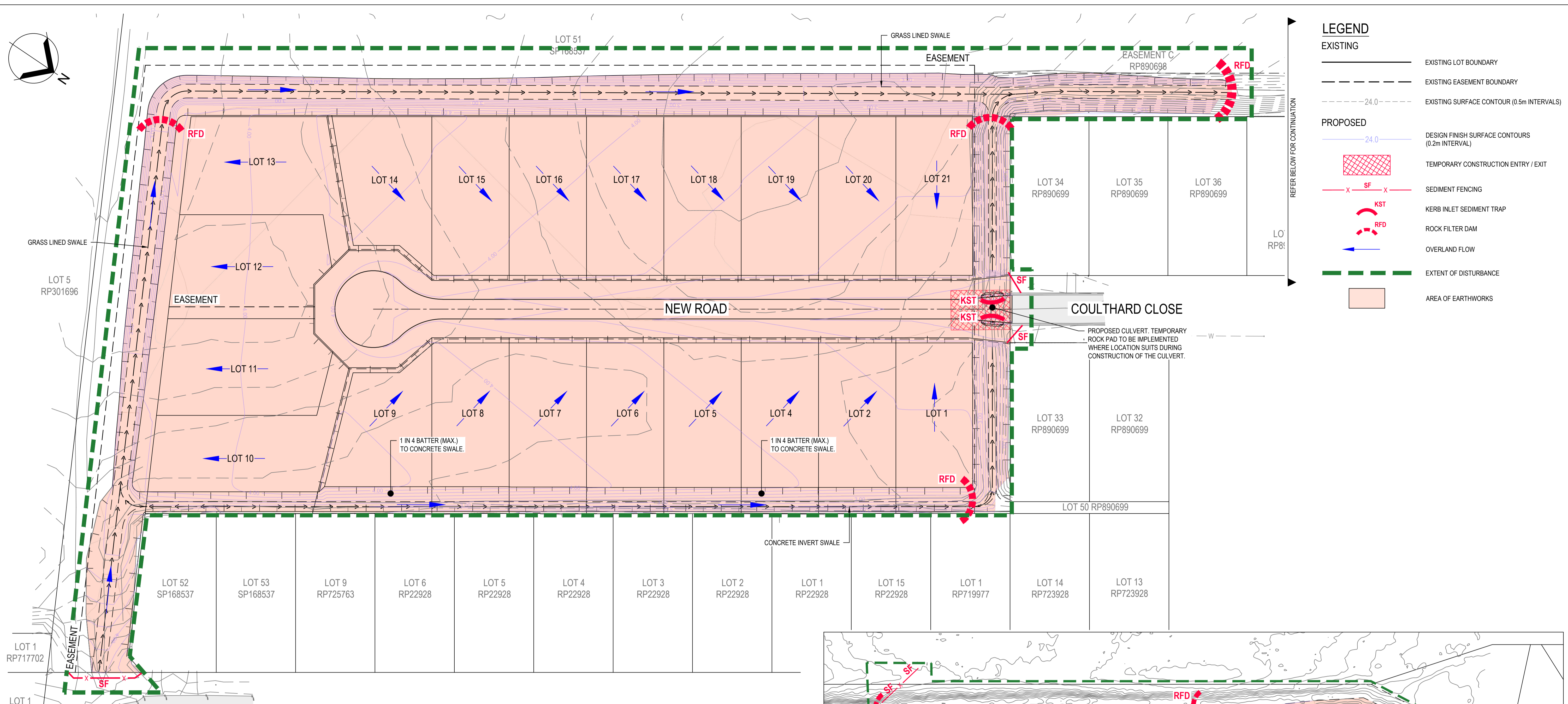
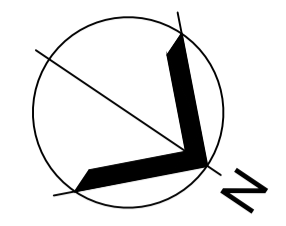
REVISION
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REV	DESCRIPTION	DRN	APP	DATE

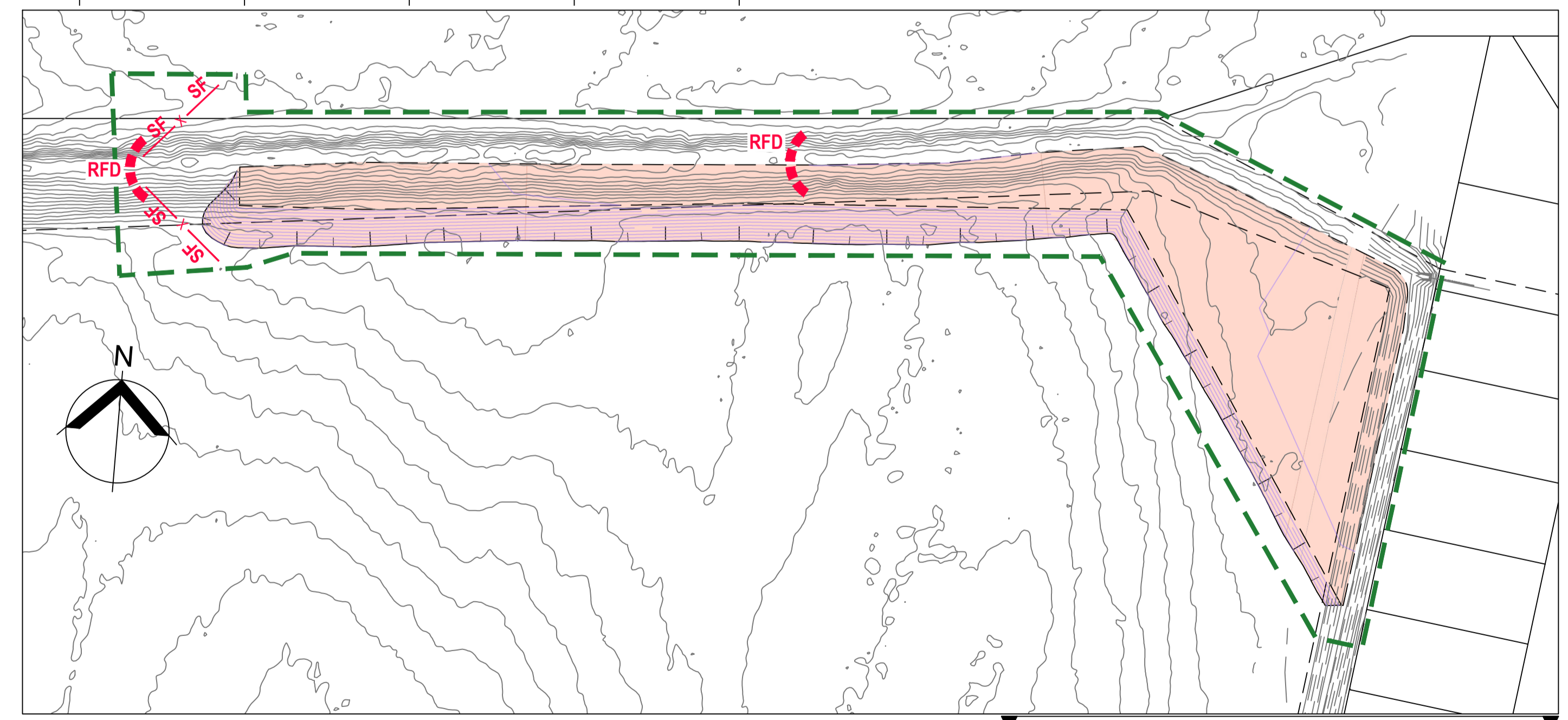
CERTIFICATION RPEQ
G. APPLIN 06073

DATE PLOTTED: 30 May 2026 10:56 AM



LEGEND	
EXISTING	
	EXISTING LOT BOUNDARY
	EXISTING EASEMENT BOUNDARY
	EXISTING SURFACE CONTOUR (0.5m INTERVALS)
PROPOSED	
	DESIGN FINISH SURFACE CONTOURS (0.2m INTERVAL)
	TEMPORARY CONSTRUCTION ENTRY / EXIT
	SEDIMENT FENCING
	KERB INLET SEDIMENT TRAP
	ROCK FILTER DAM
	OVERLAND FLOW
	EXTENT OF DISTURBANCE
	AREA OF EARTHWORKS

REFER BELOW FOR CONTINUATION

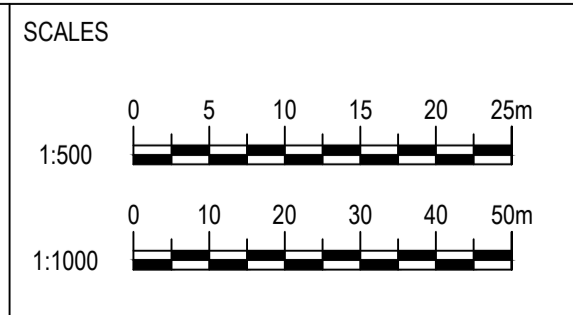


PLAN (CONT.)
SCALE 1:1000

REFER ABOVE FOR CONTINUATION

- NOTES**
- REFER DRG 26001-C002 FOR STANDARD NOTES.
 - REFER DRG 26001-C017 & C018 FOR TYPICAL EROSION AND SEDIMENT CONTROL DETAILS.

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CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER
DRAWN
M. TICKNER
CHECKED
G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE
EROSION & SEDIMENT CONTROL PLAN

STATUS
FOR APPROVAL
SCALE (AT FULL SIZE)
REFER PLAN
DRAWING NUMBER
26001-C016
REVISION
0

CAD File: 26002-C016_ESC1.dwg

REV	DESCRIPTION	MT	GA	DATE
0	FOR APPROVAL			30.05.2026
1				

CERTIFICATION	RPEQ
G. APPLIN	06073

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SEDIMENT FENCE

MATERIAL

FABRIC:
POLYPROPYLENE, POLYAMIDE, NYLON, POLYESTER, OR POLYETHYLENE WOVEN OR NON-WOVEN FABRIC, AT LEAST 700mm IN WIDTH AND A MINIMUM UNIT WEIGHT OF 140GSM. ALL FABRICS TO CONTAIN ULTRAVIOLET INHIBITORS AND STABILISERS TO PROVIDE A MINIMUM OF 6 MONTHS OF USEABLE CONSTRUCTION LIFE (ULTRAVIOLET STABILITY EXCEEDING 70%).

FABRIC REINFORCEMENT:
WIRE OR STEEL MESH MINIMUM 14-GAUGE WITH A MAXIMUM MESH SPACING OF 200mm.

SUPPORT POSTS/STAKES:
1500mm² (MIN) HARDWOOD, 2500mm² (MIN) SOFTWOOD, OR 1.5kg/m (MIN) STEEL STAR PICKETS SUITABLE FOR ATTACHING FABRIC.

INSTALLATION

- REFER TO APPROVED PLANS FOR LOCATION, EXTENT AND REQUIRED TYPE OF FABRIC (IF SPECIFIED), IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, FABRIC TYPE, OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- TO THE MAXIMUM DEGREE PRACTICAL, AND WHERE THE PLANS ALLOW, ENSURE THE FENCE IS LOCATED:
 - TOTALLY WITHIN THE PROPERTY BOUNDARIES;
 - ALONG A LINE OF CONSTANT ELEVATION WHEREVER PRACTICAL;
 - AT LEAST 2m FROM THE TOE OF ANY FILLING OPERATIONS THAT MAY RESULT IN SHIFTING SOIL/FILL DAMAGING THE FENCE.
- INSTALL RETURNS WITHIN THE FENCE AT MAXIMUM 20m INTERVALS IF THE FENCE IS INSTALLED ALONG THE CONTOUR, OR 5 TO 10m MAXIMUM SPACING (DEPENDING ON SLOPE) IF THE FENCE IS INSTALLED AT AN ANGLE TO THE CONTOUR. THE 'RETURNS' SHALL CONSIST OF EITHER:
 - V-SHAPED SECTION EXTENDING AT LEAST 1.5m UP THE SLOPE; OR
 - SANDBAG OR ROCK/AGGREGATE CHECK DAM A MINIMUM 1/3 AND MAXIMUM 1/2 FENCE HEIGHT, AND EXTENDING AT LEAST 1.5m UP THE SLOPE.
- ENSURE THE EXTREME ENDS OF THE FENCE ARE TURNED UP THE SLOPE AT LEAST 1.5m, OR AS NECESSARY, TO MINIMISE WATER BYPASSING AROUND THE FENCE.
- ENSURE THE SEDIMENT FENCE IS INSTALLED IN A MANNER THAT AVOIDS THE CONCENTRATION OF FLOW ALONG THE FENCE, AND THE UNDESIRABLE DISCHARGE OF WATER AROUND THE ENDS OF THE FENCE.
- IF THE SEDIMENT FENCE IS TO BE INSTALLED ALONG THE EDGE OF EXISTING TREES, ENSURE CARE IS TAKEN TO PROTECT THE TREES AND THEIR ROOT SYSTEMS DURING INSTALLATION OF THE FENCE. DO NOT ATTACH THE FABRIC TO THE TREES.
- UNLESS DIRECTED BY THE SITE SUPERVISOR OR THE APPROVED PLANS, EXCAVATE A 200mm WIDE BY 200mm DEEP TRENCH ALONG THE PROPOSED FENCE LINE, PLACING THE EXCAVATED MATERIAL ON THE UP-SLOPE SIDE OF THE TRENCH.
- ALONG THE LOWER SIDE OF THE TRENCH, APPROPRIATELY SECURE THE STAKES INTO THE GROUND SPACED NO GREATER THAN 3m IF SUPPORTED BY A TOP SUPPORT WIRE OR WEIR MESH BACKING, OTHERWISE NO GREATER THAN 2m.
- IF SPECIFIED, SECURELY ATTACH THE SUPPORT WIRE OR MESH TO THE UP-SLOPE SIDE OF THE STAKES WITH THE MESH EXTENDING AT LEAST 200mm INTO THE EXCAVATED TRENCH, ENSURE THE MESH AND FABRIC IS ATTACHED TO THE UP-SLOPE SIDE OF THE STAKES EVEN WHEN DIRECTING A FENCE AROUND A CORNER OR SHARP CHANGE OF DIRECTION.
- WHEREVER POSSIBLE, CONSTRUCT THE SEDIMENT FENCE FROM A CONTINUOUS ROLL OF FABRIC. TO JOIN FABRIC EITHER:
 - ATTACH EACH END TO TWO OVERLAPPING STAKES WITH THE FABRIC FOLDING AROUND THE ASSOCIATED STAKE ONE TURN, AND WITH THE TWO STAKES TIED TOGETHER WITH WIRE; OR
 - OVERLAP THE FABRIC TO THE NEXT ADJACENT SUPPORT POST.
- SECURELY ATTACH THE FABRIC TO THE SUPPORT POSTS USING 25 X 12.5mm STAPLES, OR TIE WIRE AT MAXIMUM 150mm SPACING.
- SECURELY ATTACH THE FABRIC TO THE SUPPORT WIRE/MESH (IF ANY) AT A MAXIMUM SPACING OF 1m.
- ENSURE THE COMPLETED SEDIMENT FENCE IS AT 450mm, BUT NOT MORE THAN 700mm HIGH. IF A SPILL-THROUGH WEIR IS INSTALLED, ENSURE THE CREST OF THE WEIR IS AT LEAST 300mm ABOVE GROUND LEVEL.
- BACKFILL THE TRENCH AND TAMP THE FILL TO FIRMLY ANCHOR THE BOTTOM OF THE FABRIC AND MESH TO PREVENT WATER FROM FLOWING UNDER THE FENCE.

ADDITIONAL REQUIREMENTS FOR THE INSTALLATION OF SPILL-THROUGH WEIR

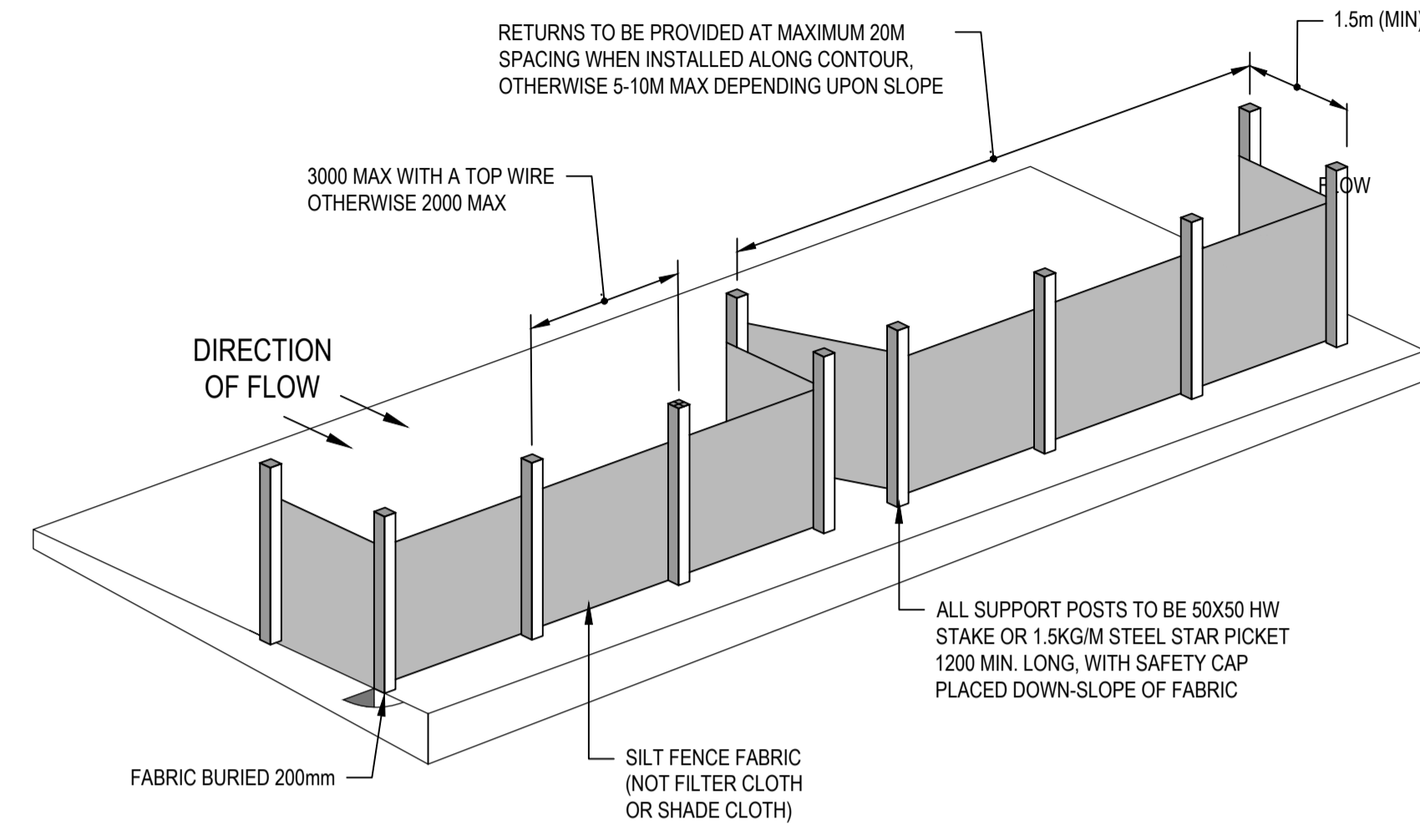
- LOCATE THE SPILL-THROUGH WEIR SUCH THAT THE WEIR CREST WILL BE LOWER THAN THE GROUND LEVEL AT EACH END OF THE FENCE.
- ENSURE THE CREST OF THE SPILL-THROUGH WEIR IS AT LEAST 300mm THE GROUND ELEVATION.
- SECURELY TIE A HORIZONTAL CROSS MEMBER (WEIR) TO THE SUPPORT POSTS/STAKES EACH SIDE OF THE WEIR. CUT THE FABRIC DOWN THE SIDE OF EACH POST AND FOLD THE FABRIC OVER THE CROSS MEMBER AND APPROPRIATELY SECURE THE FABRIC.
- INSTALL A SUITABLE SPLASH PAD AND/OR CHUTE IMMEDIATELY DOWN-SLOPE OF THE SPILL-THROUGH WEIR TO CONTROL SOIL EROSION AND APPROPRIATELY DISCHARGE THE CONCENTRATED FLOW PASSING OVER THE WEIR.

MAINTENANCE

- INSPECT THE SEDIMENT FENCE AT LEAST WEEKLY AND AFTER ANY SIGNIFICANT RAIN. MAKE NECESSARY REPAIRS IMMEDIATELY.
- REPAIR ANY TORN SECTIONS WITH A CONTINUOUS PIECE OF FABRIC FROM POST TO POST.
- WHEN MAKING REPAIRS, ALWAYS RESTORE THE SYSTEM TO ITS ORIGINAL CONFIGURATION UNLESS AN AMENDED LAYOUT IS REQUIRED OR SPECIFIED.
- IF THE FENCE IS SAGGING BETWEEN STAKES, INSTALL ADDITIONAL SUPPORT POSTS.
- REMOVE ACCUMULATED SEDIMENT IF THE SEDIMENT DEPOSIT EXCEEDS A DEPTH OF 1/3 THE HEIGHT OF THE FENCE.
- DISPOSE OF SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
- REPLACE THE FABRIC IS THE SERVICE LIFE OF THE EXISTING FABRIC EXCEEDS 6 MONTHS.

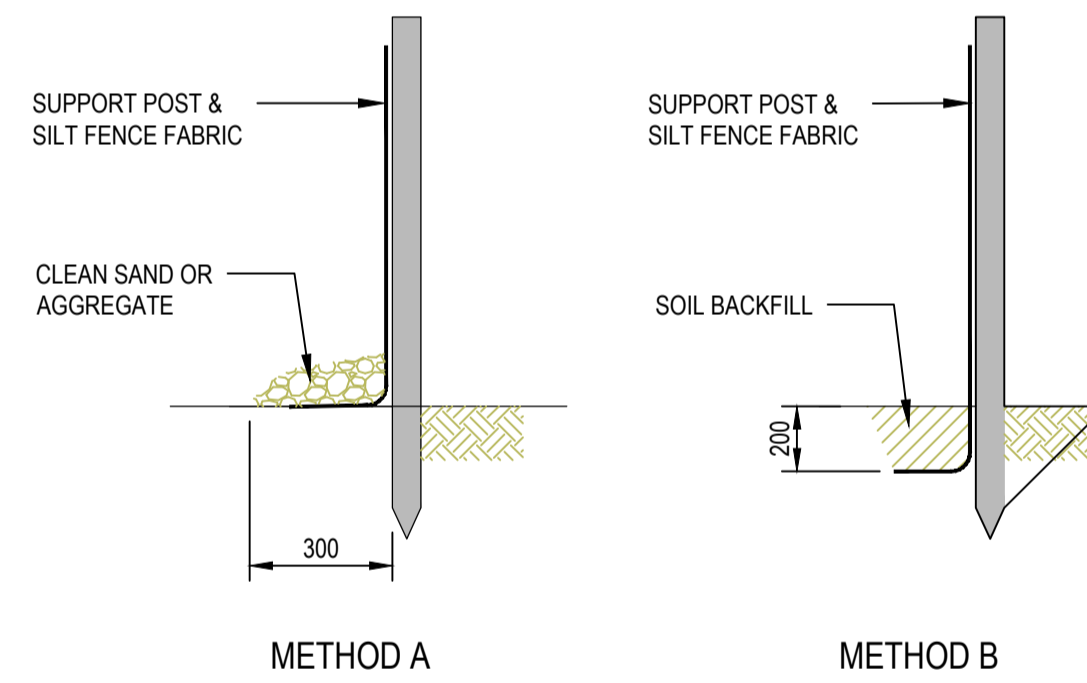
REMOVAL

- WHEN DISTURBED AREAS UP-SLOPE OF THE SEDIMENT FENCE ARE SUFFICIENTLY STABILISED TO RESTRAIN EROSION, THE FENCE MUST BE REMOVED.
- REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
- REHABILITATE/REVEGETATE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.



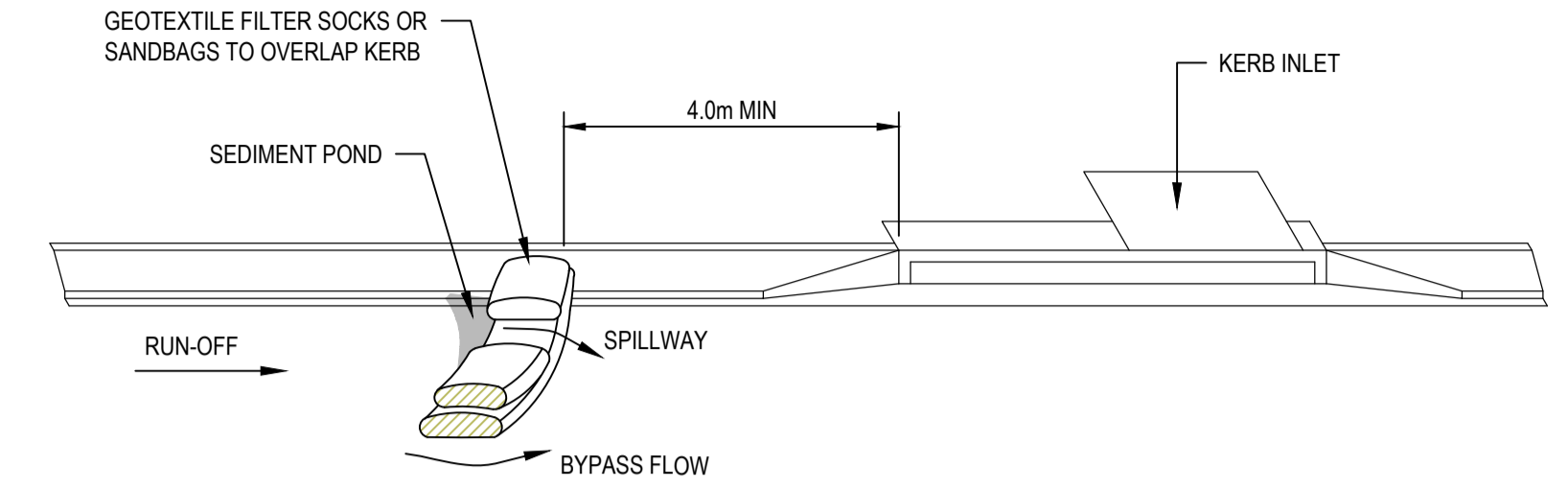
SEDIMENT FENCE

NOT TO SCALE

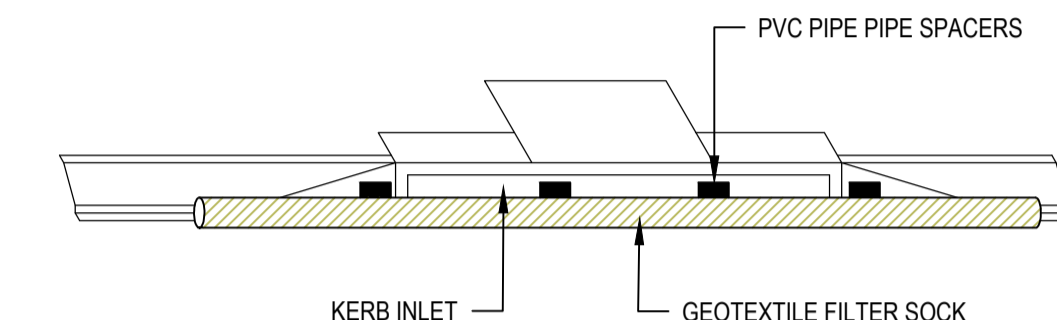


ANCHORING BASE OF FABRIC

NOT TO SCALE



ON-GRADE INLET



SAG INLET

KERB INLET SEDIMENT TRAP

NOT TO SCALE

KERB INLET SEDIMENT TRAP

MATERIAL

SOCKS:
MINIMUM 200mm DIAMETER SYNTHETIC OR BIODEGRADABLE TUBES MANUFACTURED FROM NON-WOVEN OR COMPOSITE FABRIC SUITABLE FOR THE FILTRATION OF COARSE SEDIMENT.

FILL MATERIAL:
STRAW CANE MULCH, COMPOSITE MATERIAL (A54454), COURSE SAND OR CLEAN AGGREGATE.

INSTALLATION

- REFER TO APPROVED PLANS FOR THE LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- ENSURE THE SOCKS ARE PLACED INDIVIDUALLY OR COLLECTIVELY (AS A SINGLE SEDIMENT TRAP) SUCH THAT:
 - LEAKAGE AROUND OR UNDER THE SOCKS IS MINIMISED;
 - ADJOINING SOCKS ARE TIGHTLY BUTTED OR OVERLAPPED AT LEAST 450mm;
 - THE SURFACE AREA OF POTENTIAL WATER PONDING UP-SLOPE OF EACH SEDIMENT TRAP IS MAXIMISED;
 - TO THE MAXIMUM DEGREE PRACTICAL, ALL SEDIMENT-LADEN WATER WILL PASS THROUGH THE FORMED POND BEFORE FLOWING OVER THE DOWN-SLOPE END OF THE SEDIMENT TRAP.
- WHEN PLACED ACROSS THE INVERT OF MINOR DRAINS, ENSURE THE SOCKS ARE PLACED SUCH THAT:
 - THE CREST OF THE DOWNSTREAM SOCK IS LEVEL WITH THE CHANNEL INVERT AT THE IMMEDIATE UPSTREAM SOCK (IF ANY);
 - EACH SOCK EXTENDS UP THE CHANNEL BANKS SUCH THAT THE CREST OF THE SOCK AT ITS LOWEST POINT IS LOWER THAN GROUND LEVEL AT EITHER END OF THE SOCK.
- IF STAKES ARE REQUIRED TO ANCHOR THE SOCKS, THEIR SPACING DOES NOT EXCEED 1.2m OR SIX TIMES THE SOCK DIAMETER (WHICHEVER IS THE LESSER). A MAXIMUM STAKE SPACING OF 0.3m APPLIES WHEN USED TO FORM CHECK DAMS.

MAINTENANCE

- INSPECT ALL FILTER SOCKS PRIOR TO FORECAST RAIN DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER SIGNIFICANT RUNOFF PRODUCING STORMS OR OTHERWISE AT WEEKLY INTERVALS.
- REPAIR OR REPLACE DAMAGED SOCKS.
- THE BULK OF THE SEDIMENT COLLECTED BEHIND THE FILTER SOCKS SHOULD BE REMOVED BY SHOVEL AFTER EACH STORM EVENT.
- REMOVE COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

REMOVAL

- ALL SAND, SOIL, SEDIMENT OR MUD MUST BE PHYSICALLY REMOVED FROM SEALED SURFACES, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM, AND THEN BY A MECHANICAL VACUUM UNIT, IF AVAILABLE.
- IF NECESSARY FOR SAFETY REASONS, THE SEALED SURFACE SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIALS FROM THE SURFACE.
- DISPOSE OF COLLECTED SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
- ALL SYNTHETIC (PLASTIC) MESH OR OTHER NON READILY BIODEGRADABLE MATERIALS MUST BE REMOVED FROM THE SITE ONCE THE SLOPE OR DRAIN IS STABILISED, OR THE SOCKS HAVE DETERIORATED TO A POINT WHERE THEY ARE NO LONGER PROVIDING THEIR INTENDED DRAINAGE OR SEDIMENT CONTROL FUNCTION.

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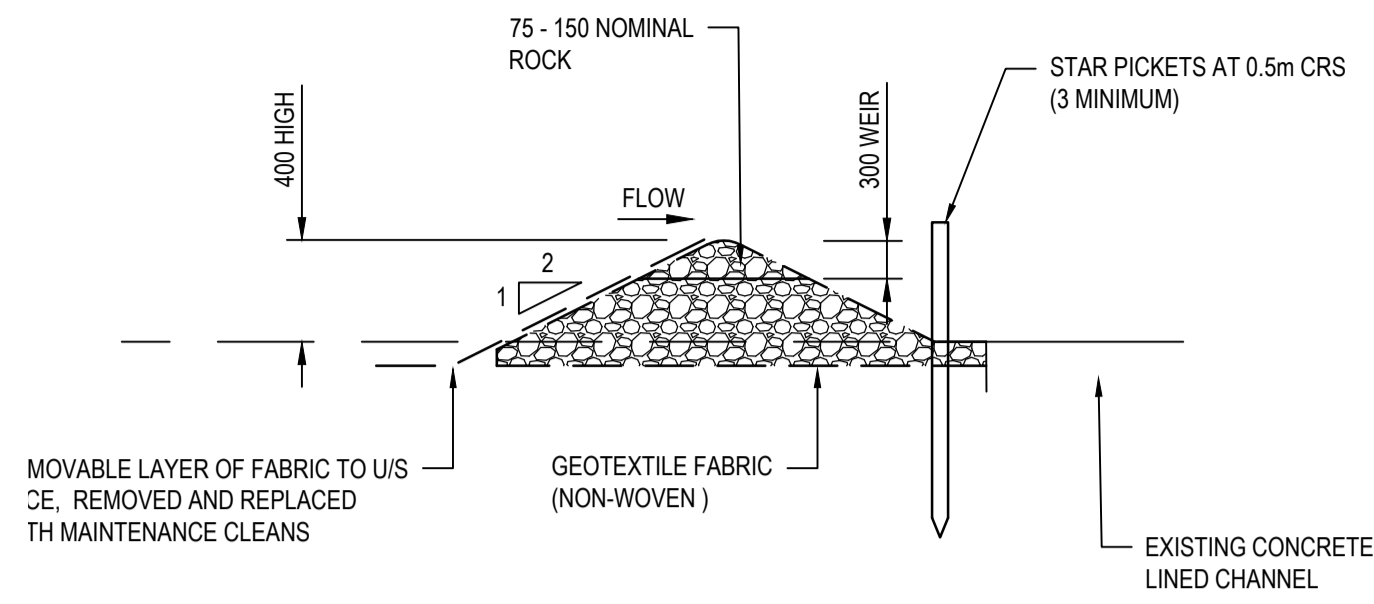
SCALES

CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER
DRAWN
M. TICKNER
CHECKED
G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE
EROSION & SEDIMENT CONTROL DETAILS SHEET 1 OF 2

STATUS
FOR APPROVAL
SCALE (AT FULL SIZE)
REFER PLAN
DRAWING NUMBER
26001-C017
REVISION
0



ROCK FILTER DAM
NOT TO SCALE

ROCK FILTER DAM

MATERIALS

ROCK:
75 TO 100mm NOMINAL DIAMETER, HARD, EROSION RESISTANT ROCK.

GEOTEXTILE FABRIC:
HEAVY-DUTY, NEEDLE-PUNCHES, NON-WOVEN FILTER CLOTH (BIDIM A24 OR EQUIVALENT).

INSTALLATION

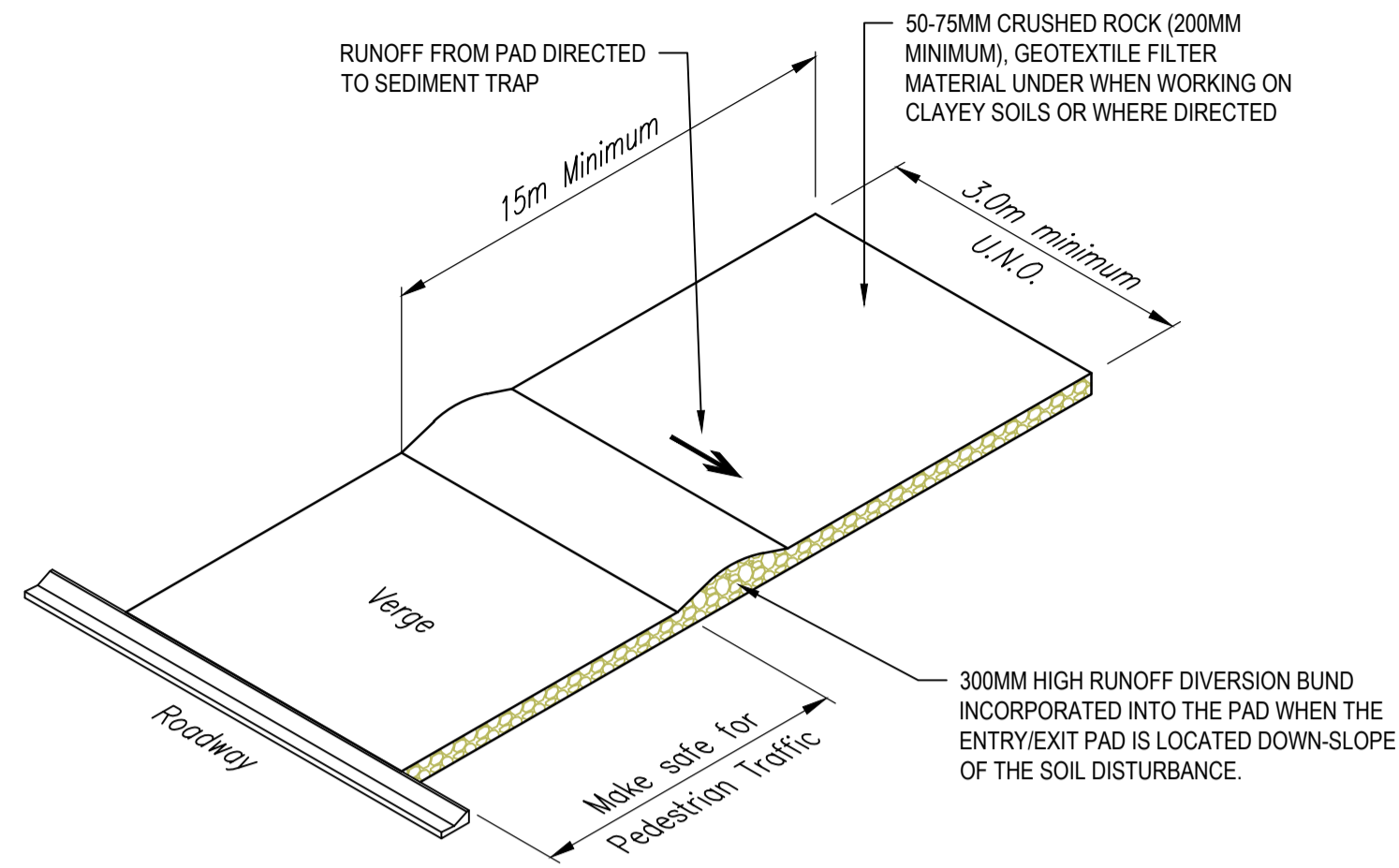
- REFER TO APPROVED PLANS FOR LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- PRIOR TO PLACEMENT OF THE FILTER DAM, ENSURE THE TYPE AND SIZE OF EACH CHECK DAMS WILL NOT CAUSE A SAFETY HAZARD OR CAUSE WATER TO SPILL OUT OF THE DRAIN.
- CONSTRUCT THE FILTER DAM TO THE DIMENSIONS AND PROFILE SHOWN WITHIN THE APPROVED PLAN.
- WHERE SPECIFIED, THE FILTER DAM SHALL BE CONSTRUCTED ON A SHEET OF GEOTEXTILE FABRIC USED AS A DOWNSTREAM SPLASH PAD.

MAINTENANCE

- INSPECT EACH FILTER DAM AND THE DRAINAGE CHANNEL AT LEAST WEEKLY AND AFTER RUNOFF-PRODUCING RAINFALL.
- CHECK FOR DISPLACEMENT OF THE FILTER DAM.
- CHECK FOR SOIL SCOUR AROUND THE ENDS OF THE FILTER DAM. IF SUCH EROSION IS OCCURRING, CONSIDER EXTENDING THE WIDTH OF THE FILTER DAM TO AVOID SUCH PROBLEMS.
- IF SEVERE SOIL EROSION OCCURS EITHER UNDER OR AROUND THE FILTER DAM, THEN SEEK EXPERT ADVICE ON AN ALTERNATIVE TREATMENT MEASURE.
- REMOVE AND SEDIMENT ACCUMULATED BY THE FILTER DAM, UNLESS IT IS INTENDED THAT THIS SEDIMENT WILL REMAIN WITHIN THE CHANNEL.
- DISPOSE OF COLLECTED SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
- REPLACE GEOTEXTILE LAYER ON UPSTREAM FACE WITH A CLEAN LAYER AS REQUIRED.

REMOVAL

- WHEN CONSTRUCTION WORK WITHIN THE DRAINAGE AREA ABOVE THE FILTER DAM HAS BEEN COMPLETED, AND THE DISTURBED AREAS AND THE DRAINAGE CHANNEL ARE SUFFICIENTLY STABILISED TO RESTRAIN EROSION, ALL TEMPORARY CHECK DAMS MUST BE REMOVED.
- REMOVE THE FILTER DAM AND ASSOCIATED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.



TEMPORARY CONSTRUCTION ENTRY / EXIT
NOT TO SCALE

TEMPORARY CONSTRUCTION ENTRY / EXIT

MATERIAL

ROCK:
WELL GRADED, HARD, ANGULAR, EROSION RESISTANT ROCK, NOMINAL DIAMETER OF 50 TO 75mm (SMALL DISTURBANCES) OR 100 TO 150mm (LARGE DISTURBANCES). ALL REASONABLE MEASURES MUST BE TAKEN TO OBTAIN ROCK OF NEAR UNIFORM SIZE.

FOOTPATH STABILISING AGGREGATE:
25 TO 50mm GRAVEL OR AGGREGATE.

GEOTEXTILE FABRIC:
HEAVY-DUTY, NEEDLE-PUNCHES, NON-WOVEN FILTER CLOTH (BIDIM A24 OR EQUIVALENT).

INSTALLATION

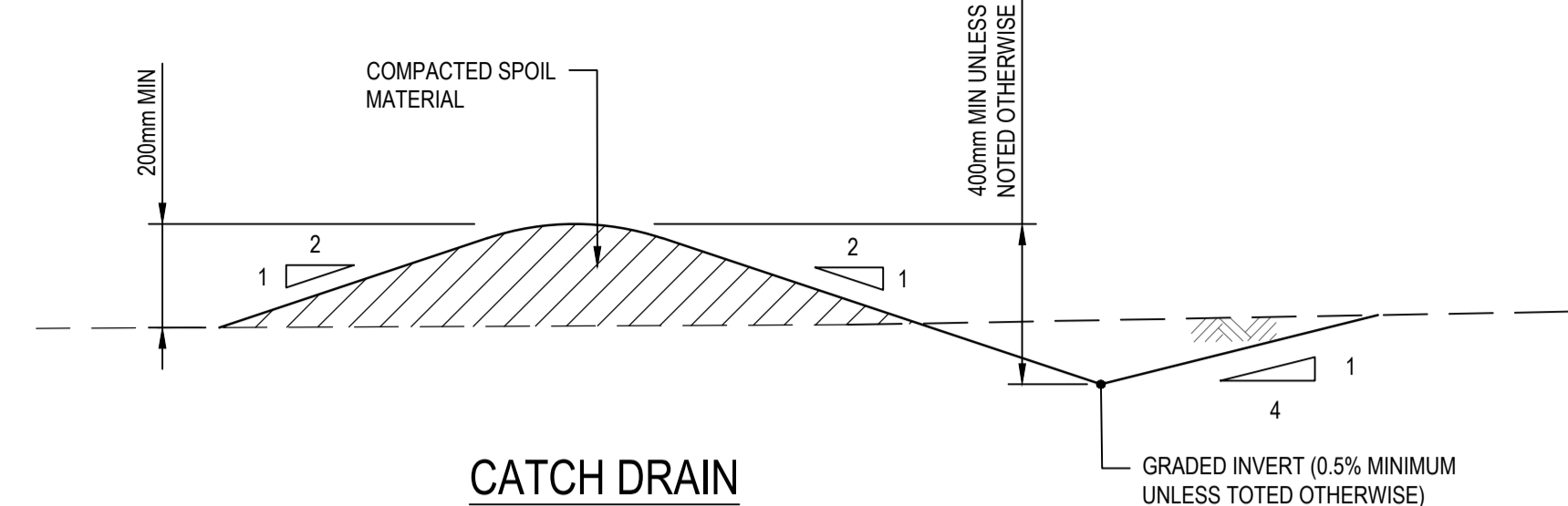
- REFER TO APPROVED PLANS FOR LOCATION AND DIMENSIONAL DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- CLEAR THE LOCATION OF THE ROCK PAD, REMOVING STUMPS, ROOTS AND OTHER VEGETATION TO PROVIDE A FIRM FOUNDATION SO THAT THE ROCK IS NOT PRESSED INTO SOFT GROUND. CLEAR SUFFICIENT WIDTH TO ALLOW PASSAGE OF LARGE VEHICLES, BUT CLEAR ONLY THAT NECESSARY FOR THE EXIT. DO NOT CLEAR ADJACENT AREAS UNTIL THE REQUIRED EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE.
- IF THE EXPOSED SOIL IS SOFT, PLASTIC OR CLAYEY, PLACE A SUB-BASE OF CRUSHED ROCK OR A LAYER OF HEAVY-DUTY FILTER CLOTH TO PROVIDE A FIRM FOUNDATION.
- PLACE THE ROCK PAD FORMING A MINIMUM 200mm THICK LAYER OF CLEAN, OPEN-VOID ROCK.
- IF THE ASSOCIATED CONSTRUCTION SITE IS UP-SLOPE OF THE ROCK PAD, THUS CAUSING STORMWATER RUNOFF TO FLOW TOWARDS THE ROCK PAD, THEN FORM A MINIMUM 300mm HIGH FLOW CONTROL BERM ACROSS THE ROCK PAD TO DIVERT SUCH RUNOFF TO A SUITABLE SEDIMENT TRAP.
- THE LENGTH OF THE ROCK PAD SHOULD BE AT LEAST 15M WHERE PRACTICABLE, AND AS WIDE AS THE FULL WIDTH OF THE ENTRY OR EXIT AND AT LEAST 3m. THE ROCK PAD SHOULD COMMENCE AT THE EDGE OF THE OFF-SITE SEALED ROAD OR PAVEMENT.
- FLARE THE END OF THE ROCK PAD WHERE IT MEETS THE PAVEMENT SO THAT THE WHEELS OF TURNING VEHICLES DO NOT TRAVEL OVER UNPROTECTED SOIL.
- IF THE FOOTPATH IS OPEN TO PEDESTRIAN MOVEMENT, THE COVER THE COARSE ROCK WITH FINE AGGREGATE OR GRAVEL, OR OTHERWISE TAKE WHATEVER MEASURES ARE NEEDED TO MAKE THE AREA SAFE.

MAINTENANCE

- INSPECT ALL SITE ENTRY AND EXIT POINTS PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER RUNOFF-PRODUCING RAINFALL, OR OTHERWISE AT FORTNIGHTLY INTERVALS.
- IF SAND, SOIL, SEDIMENT OR MUD IS TRACKED OR WASHED ONTO THE ADJACENT SEALED ROADWAY, THEN SUCH MATERIAL MUST BE PHYSICALLY REMOVED, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM, AND THEN BY A MECHANICAL VACUUM UNIT, IF AVAILABLE.
- IF NECESSARY FOR SAFETY REASONS, THE ROADWAY SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIAL FROM THE ROADWAY.
- WHEN THE VOIDS BETWEEN THE ROCK BECOMES FILLED WITH MATERIAL AND THE EFFECTIVENESS OF THE ROCK PAD IS REDUCED TO A POINT WHERE SEDIMENT IS BEING TRACKED OFF THE SITE, A NEW 100mm LAYER OF ROCK MUST BE ADDED AND/OR THE ROCK PAD MUST BE EXTENDED.
- ENSURE ANY ASSOCIATED DRAINAGE CONTROL MEASURES (e.g. FLOW CONTROL BERM) ARE MAINTAINED IN ACCORDANCE WITH THEIR DESIRED OPERATIONAL CONDITIONS.
- DISPOSE OF SEDIMENT AND DEBRIS IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.

REMOVAL

- THE ROCK PAD SHOULD BE REMOVED ONLY AFTER IT IS NO LONGER NEEDED AS A SEDIMENT TRAP.
- REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
- RE-GRADE AND STABILISE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.



CATCH DRAIN
NOT TO SCALE

CATCH DRAIN

INSTALLATION

- REFER TO APPROVED PLANS FOR LOCATION, EXTENT, AND CONSTRUCTION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- CLEAR THE LOCATION FOR THE CATCH DRAIN, CLEARING ONLY WHAT IS NEEDED TO PROVIDE ACCESS FOR PERSONNEL AND EQUIPMENT FOR INSTALLATION.
- REMOVE ROOTS, STUMPS, AND OTHER DEBRIS AND DISPOSE OF THEM PROPERLY. DO NOT USE DEBRIS TO BUILD THE BANK.
- GRADE THE DRAIN TO THE SPECIFIED SLOPE AND FORM THE ASSOCIATED EMBANKMENT WITH COMPACTED FILL.
- ENSURE THE SIDES OF THE CUT DRAIN ARE NO STEEPER THAN A 1.5:1(H:V) SLOPE AND THE EMBANKMENT FILL SLOPES NO STEEPER THAN 2:1.
- ENSURE THE COMPLETED DRAIN HAS SUFFICIENT DEEP (AS SPECIFIED FOR THE TYPE OF DRAIN) MEASURED FROM THE DRAIN INVERT TO THE TOP OF THE EMBANKMENT.
- ENSURE THE DRAIN HAS A CONSTANT FALL IN THE DESIRED DIRECTION FREE OF OBSTRUCTIONS.
- ENSURE THE DRAIN DISCHARGES TO A STABLE OUTLET SUCH THAT SOIL EROSION WILL BE PREVENTED FROM OCCURRING. SPECIFICALLY, ENSURE THE DRAIN DOES NOT DISCHARGE TO AN UNSTABLE FILL.

MAINTENANCE

- INSPECT ALL CATCH DRAINS AT LEAST WEEKLY AND AFTER RUN OFF-PRODUCING STORM EVENTS AND REPAIR ANY SLUMPS, BANK DAMAGE, OR LOSS OF FREEBOARD.
- ENSURE FILL MATERIAL OR SEDIMENT IS NOT PARTIALLY BLOCKING THE DRAIN. WHERE NECESSARY, REMOVE ANY DEPOSITED MATERIAL TO ALLOW FREE DRAINAGE.
- DISPOSE OF ANY SEDIMENT OR FILL IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.

REMOVAL

- WHEN THE SOIL DISTURBANCE ABOVE THE CATCH DRAIN IS FINISHED AND THE AREA IS STABILISED, THE TEMPORARY DRAIN AND ANY ASSOCIATED BANKS SHOULD BE REMOVED. UNLESS IT IS TO REMAIN AS A PERMANENT DRAINAGE FEATURE.
- DISPOSE OF ANY SEDIMENT OR EARTH IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.
- GRADE THE AREA AND SMOOTH IT OUT IN PREPARATION FOR STABILISATION.
- STABILISE THE AREA BY GRASSING OR AS SPECIFIED WITHIN THE APPROVED SITE REHABILITATION PLAN.

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SCALES	CLIENT
	FAR NORTH DEVELOPMENT GROUP P/L
	NEWELL BEACH DEVELOPMENT

DESIGNED	M. TICKNER
DRAWN	M. TICKNER
CHECKED	G. APPLIN

PROJECT	LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE	EROSION & SEDIMENT CONTROL DETAILS SHEET 2 OF 2

STATUS	FOR APPROVAL
SCALE (AT FULL SIZE)	SIZE
REFER PLAN	A1
DRAWING NUMBER	REVISION
26001-C018	0

Planning Act 2016
Chapter 3 Development assessment

[s 74]

relevant preliminary approval means a preliminary approval given under the old Act by an entity other than a private certifier.

Division 2 Changing development approvals

Subdivision 1 Changes during appeal period

74 What this subdivision is about

- (1) This subdivision is about changing a development approval before the applicant's appeal period for the approval ends.
- (2) This subdivision also applies to an approval of a change application, other than a change application for a minor change to a development approval.
- (3) For subsection (2), sections 75 and 76 apply—
 - (a) as if a reference in section 75 to a development approval were a reference to an approval of a change application; and
 - (b) as if a reference in the sections to the assessment manager were a reference to the responsible entity; and
 - (c) as if a reference in section 76 to a development application were a reference to a change application; and
 - (d) as if the reference in section 76(3)(b) to section 63(2) and (3) were a reference to section 83(4); and
 - (e) with any other necessary changes.

75 Making change representations

- (1) The applicant may make representations (*change representations*) to the assessment manager, during the applicant's appeal period for the development approval, about changing—

-
- (a) a matter in the development approval, other than—
 - (i) a matter stated because of a referral agency's response; or
 - (ii) a development condition imposed under a direction given by the Minister under part 6, division 2; or
 - (iii) a development condition imposed under a direction given by the chief executive under section 106ZF(2); or
 - (b) if the development approval is a deemed approval—the standard conditions taken to be included in the deemed approval under section 64(8)(d).
- (2) If the applicant needs more time to make the change representations, the applicant may, during the applicant's appeal period for the approval, suspend the appeal period by a notice given to the assessment manager.
- (3) Only 1 notice may be given.
- (4) If a notice is given, the appeal period is suspended—
- (a) if the change representations are not made within a period of 20 business days after the notice is given to the assessment manager—until the end of that period; or
 - (b) if the change representations are made within 20 business days after the notice is given to the assessment manager, until—
 - (i) the applicant withdraws the notice, by giving another notice to the assessment manager; or
 - (ii) the assessment manager gives the applicant the decision notice for the change representations; or
 - (iii) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (5) If the applicant makes the change representations during the appeal period without giving a notice under subsection (2),

- the appeal period is suspended from the day the representations are made until—
- (a) the applicant withdraws the change representations by notice given to the assessment manager; or
 - (b) the assessment manager gives the applicant the decision notice for the change representations; or
 - (c) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (6) Despite subsections (4) and (5), if the decision notice mentioned in subsection (4)(b)(ii) or (5)(b) is a negotiated decision notice, the appeal period starts again on the day after the negotiated decision notice is given.

76 Deciding change representations

- (1) The assessment manager must assess the change representations against and having regard to the matters that must be considered when assessing a development application, to the extent those matters are relevant.

Note—

For change representations for a development approval for development requiring social impact assessment, see also section 106ZL.

- (2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—
- (a) the applicant; and
 - (b) if the assessment manager agrees with any of the change representations—
 - (i) each principal submitter; and
 - (ii) each referral agency; and
 - (iii) if the assessment manager is not a local government and the development is in a local

-
- government area—the relevant local government;
and
- (iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and
 - (v) another person prescribed by regulation.
- (3) A decision notice (a *negotiated decision notice*) that states the assessment manager agrees with a change representation must—
- (a) state the nature of the change agreed to; and
 - (b) comply with section 63(2) and (3).
- (4) A negotiated decision notice replaces the decision notice for the development application.
- (5) Only 1 negotiated decision notice may be given.
- (6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.

Subdivision 2 Changes after appeal period

77 What this subdivision is about

This subdivision is about changing a development approval, other than the currency period, after all appeal periods in relation to the approval end.

78 Making change application

- (1) A person may make an application (a *change application*) to change a development approval.

Note—

For the making of a change application for a development approval that was a PDA development approval, see also the *Economic Development Act 2012*, sections 51AM, 51AN and 51AO.

Planning Act 2016
Chapter 6 Dispute resolution

[s 229]

- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.
- (3) In this section—
 - conduct** means an act or omission.
 - representative** means—
 - (a) of a corporation—an executive officer, employee or agent of the corporation; or
 - (b) of an individual—an employee or agent of the individual.
 - state of mind**, of a person, includes the person's—
 - (a) knowledge, intention, opinion, belief or purpose; and
 - (b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter;
and
- (iv) who may elect to be a co-respondent in an appeal
of the matter.

Note—

For limitations on appeal rights in relation to a development approval for development requiring social impact assessment, see section 106ZJ.

- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against a decision of the Minister, under chapter 7, part 4, to amend the registration of premises to include additional land in the affected area for the premises—20 business days after the day a notice is published under section 269A(2)(a); or
 - (e) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (f) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (g) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and*

Drainage Act 2018, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or

- (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) otherwise—20 business days after the day the notice is given; or
- (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.

- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

decision includes—

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and

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- (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the ***appointer***) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—