

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	EXISTING SWALE DRAIN WORKS
26001-C017	EROSION & SEDIMENT CONTROL STRATEGY PLAN
26001-C018	EROSION & SEDIMENT CONTROL DETAILS - SHEET 1 OF 2
26001-C019	EROSION & SEDIMENT CONTROL DETAILS - SHEET 2 OF 2



LOCALITY PLAN
NOT TO SCALE

2	ISSUE FOR CONSTRUCTION	MT	GA	30.06.2026
1	FOR APPROVAL - AMENDED	MT	GA	26.06.2026
0	FOR APPROVAL	MT	GA	30.05.2026
REV	DESCRIPTION	DRN	APP	DATE
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		G. APPLIN	06073	

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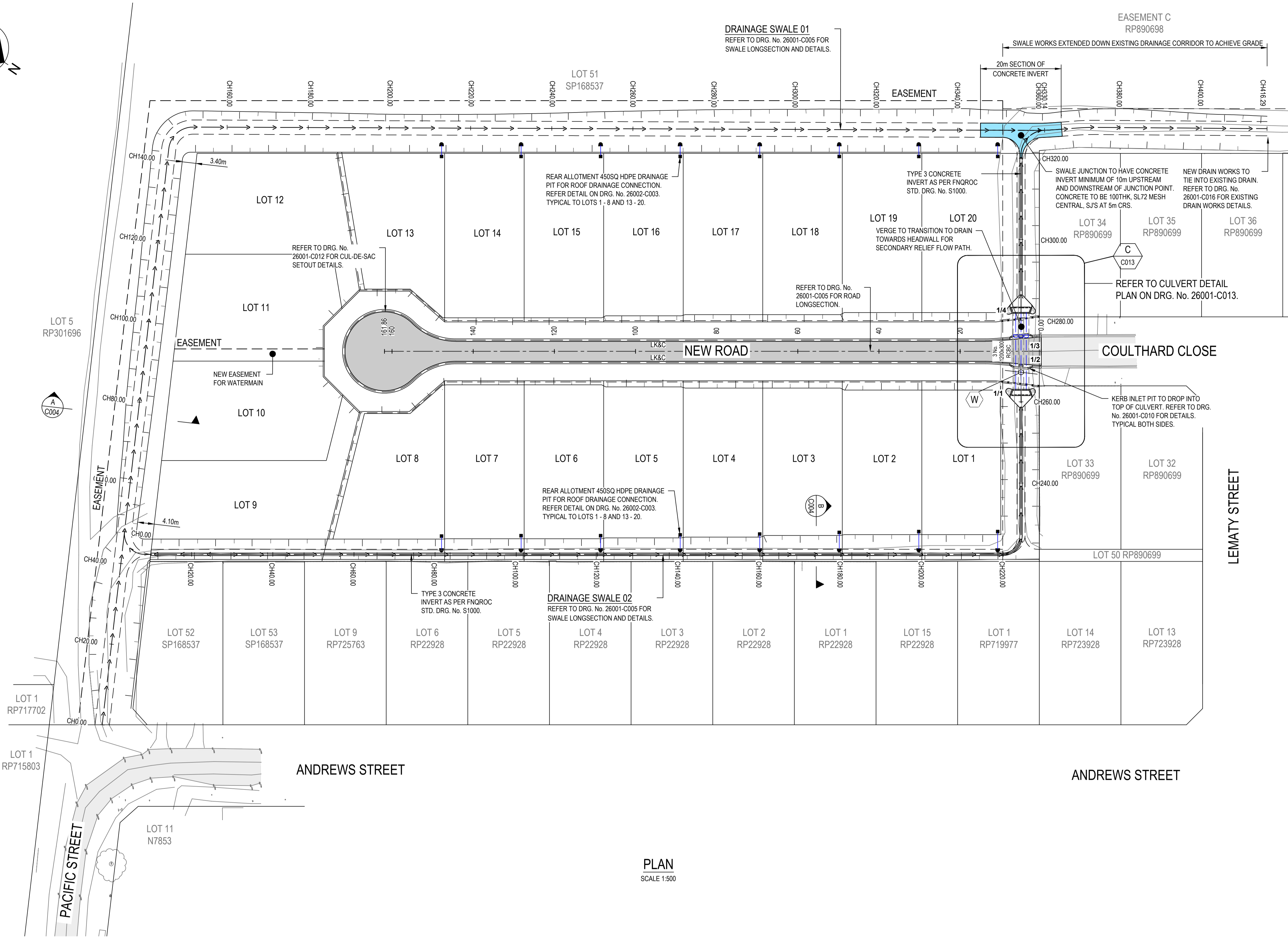
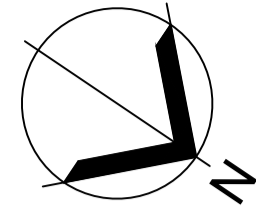
SCALES

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 COVER SHEET, LOCALITY PLAN AND DRAWING INDEX
--

STATUS FOR CONSTRUCTION	
SCALE (AT FULL SIZE) AS SHOWN	SIZE A1
DRAWING NUMBER 26001-C001	REVISION 2



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.

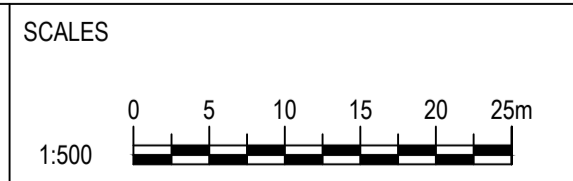
- NOTES**
- REFER DRG 26001-C002 FOR STANDARD NOTES.



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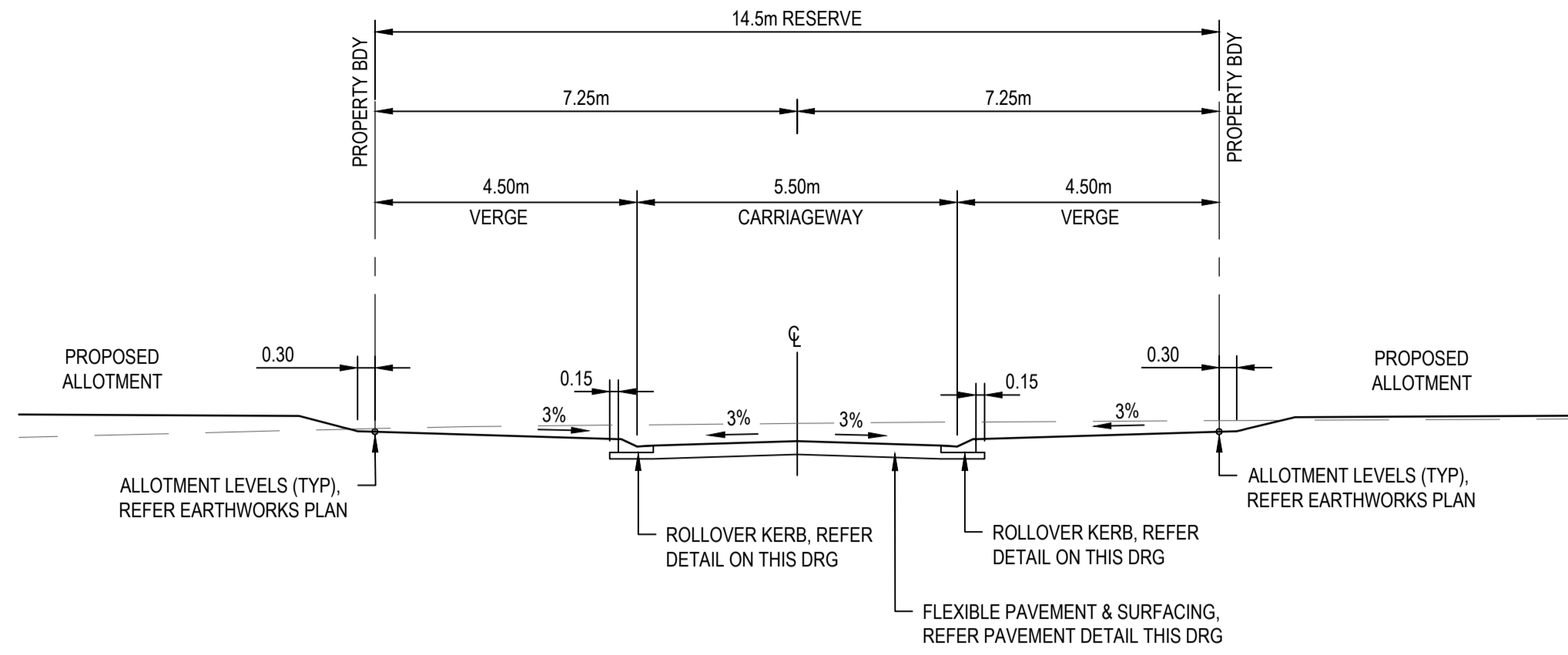


CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

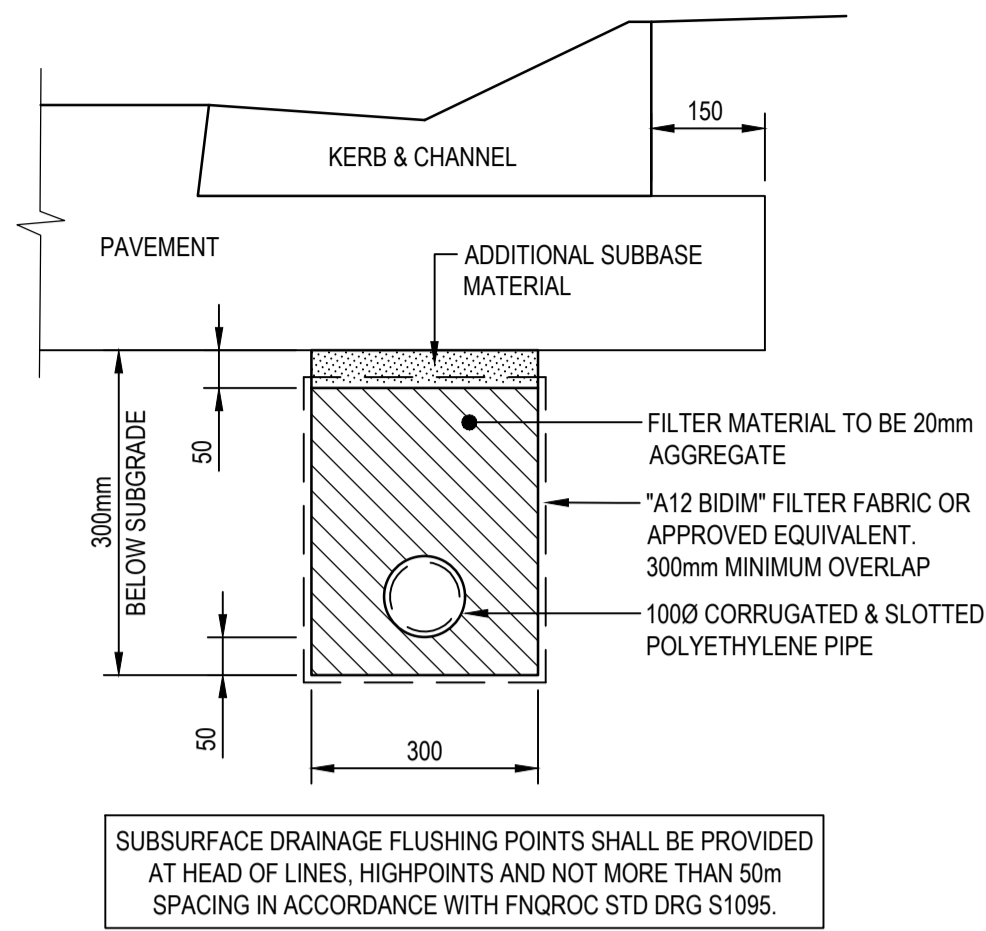
DESIGNED
M. TICKNER
DRAWN
M. TICKNER
CHECKED
G. APPLIN

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

STATUS FOR CONSTRUCTION	
SCALE (AT FULL SIZE) REFER PLAN	SIZE A1
DRAWING NUMBER 26001-C003	REVISION 2

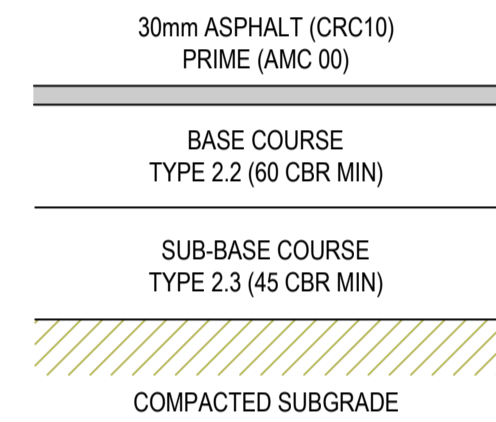


**NEW ROAD
TYPE CROSS SECTION**
SCALE 1:100



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

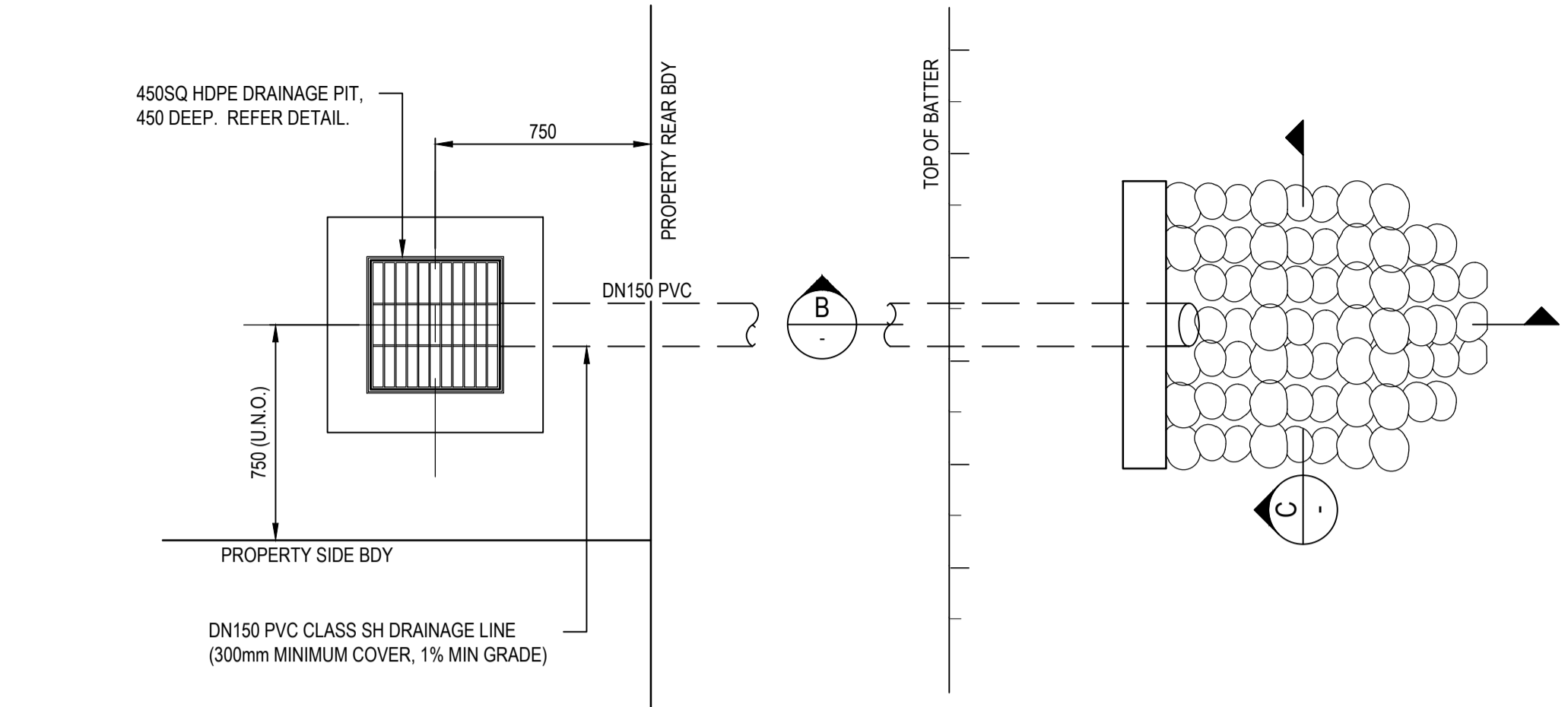


FLEXIBLE PAVEMENT DETAILS

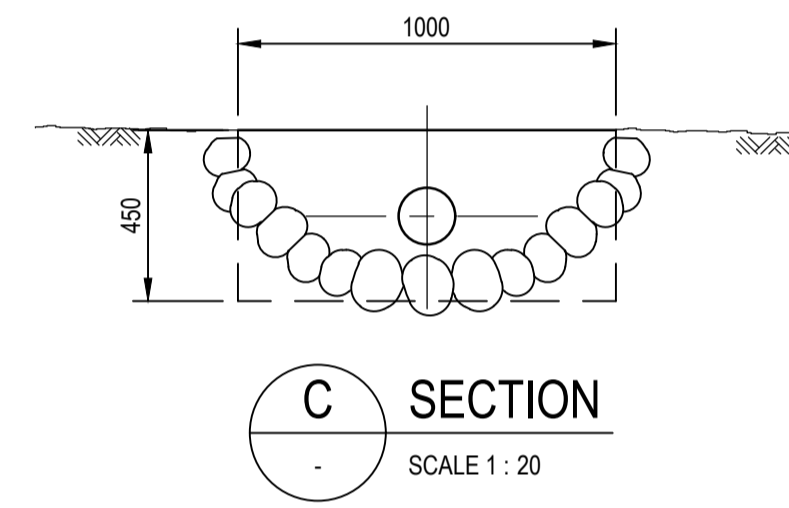
PAVEMENT DEPTHS		
SUBGRADE CBR	BASE (mm)	SUB-BASE (mm)
5	100	200
6	100	175
7	100	150
8	100	125
10 OR GREATER	100	100

DESIGN TRAFFIC 1×10^6 (ACCESS STREET)

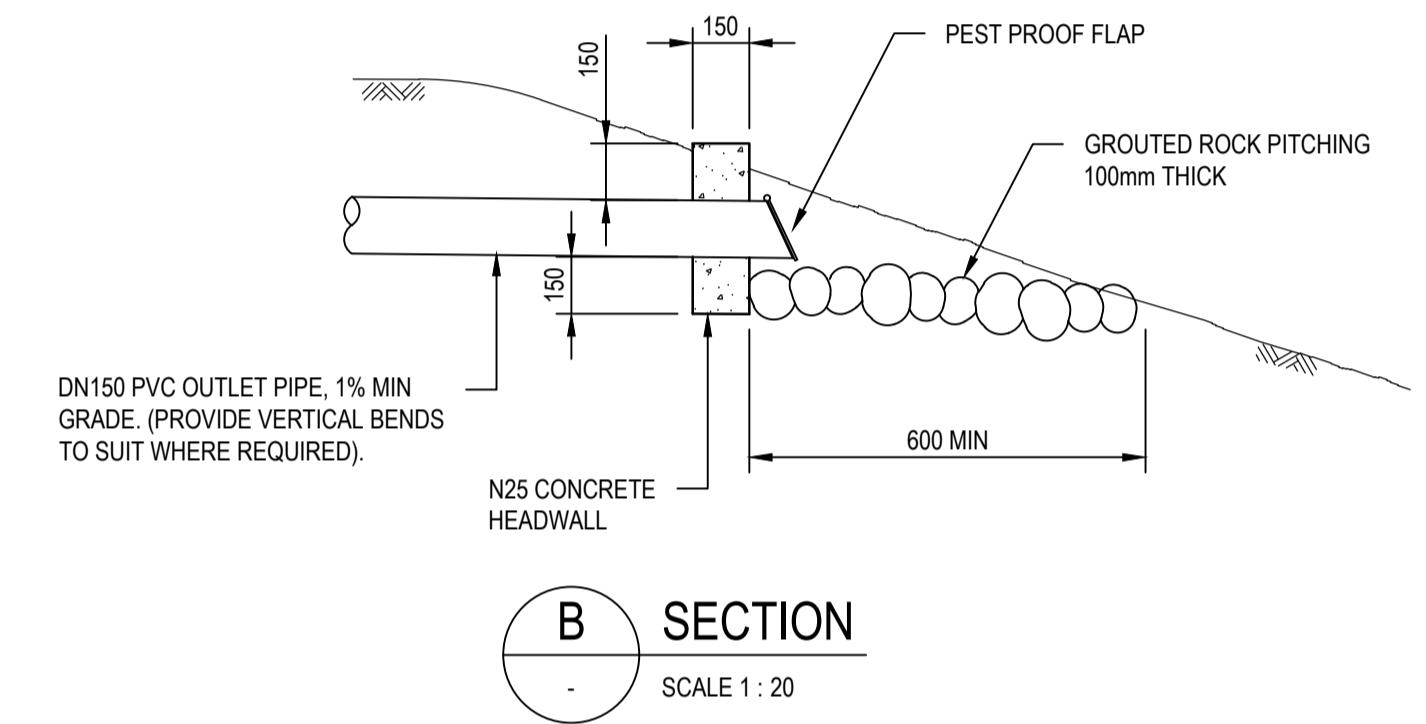
NEW ROAD SETOUT TABLE				
CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
0.000	329712.219	8183632.856	3.088	188°25'13.95"
20.000	329709.291	8183613.072	3.138	188°25'13.95"
40.000	329706.362	8183593.288	3.238	188°25'13.95"
60.000	329703.433	8183573.503	3.338	188°25'13.95"
80.000	329700.504	8183553.719	3.438	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"



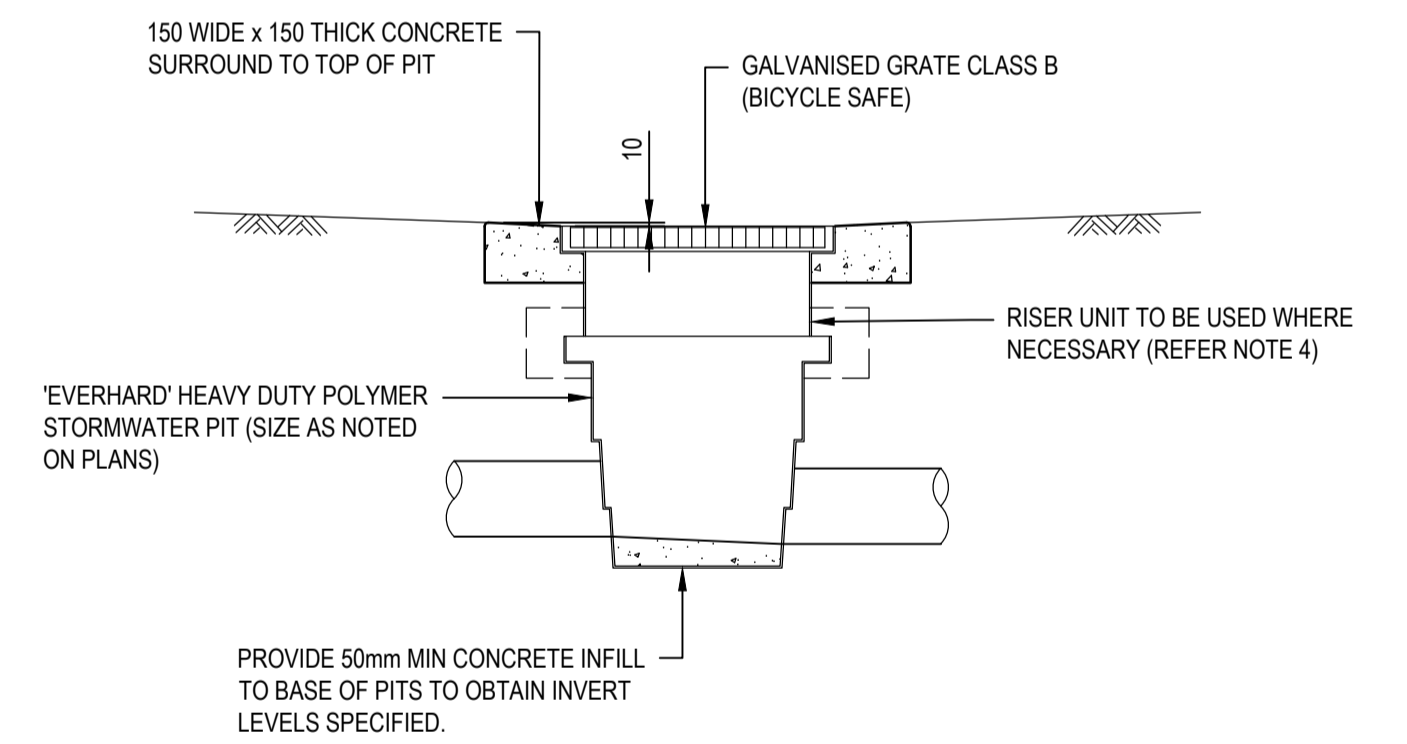
ROOFWATER COLLECTION PIT
SCALE 1:20



SECTION C
SCALE 1:20



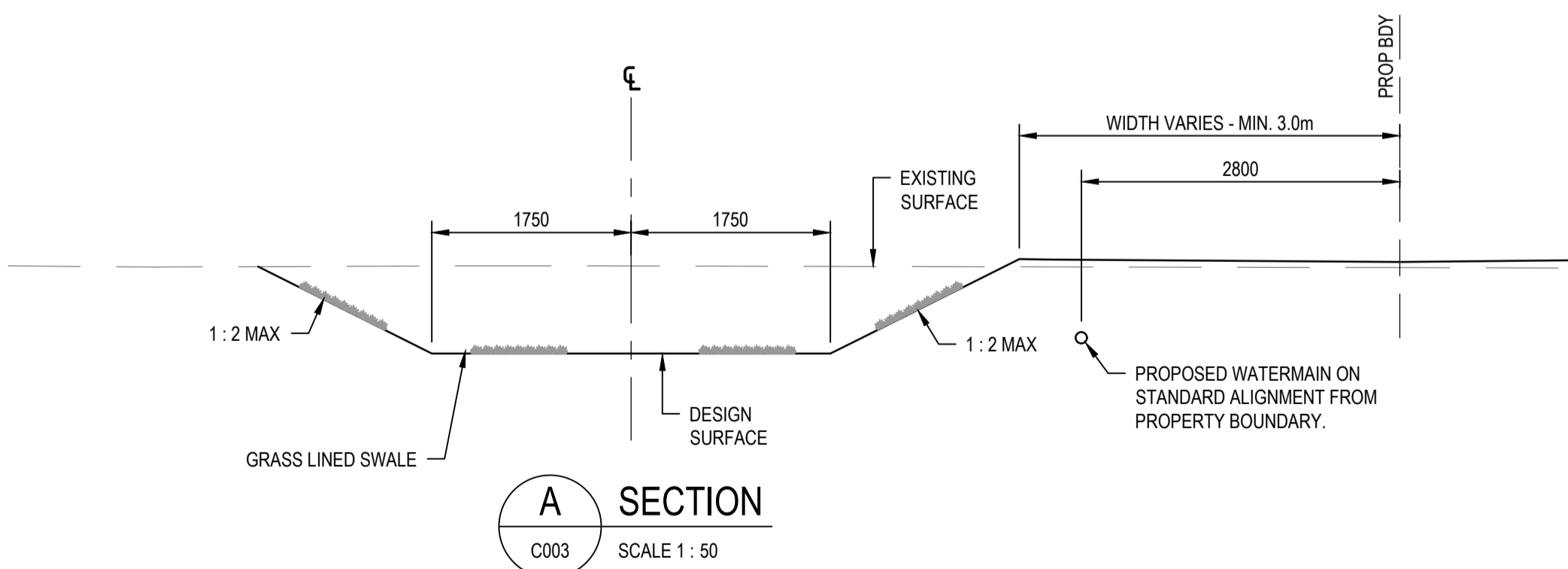
SECTION B
SCALE 1:20



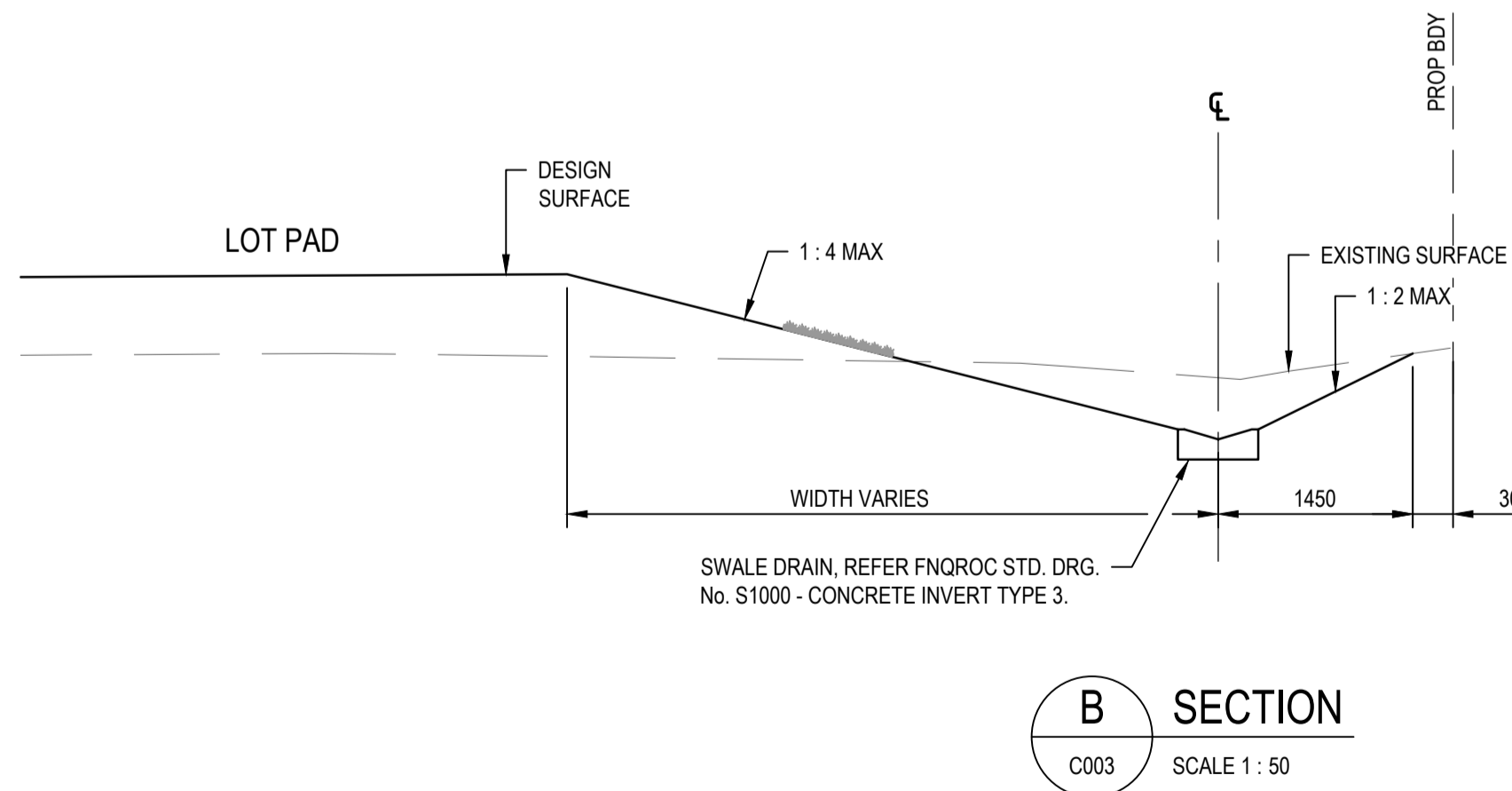
**DRAINAGE PIT
450/600 SQ GRATE**
SCALE 1:20

NOTES

- ALL PIPES FITTED THROUGH PIT WALL TO BE SEALED WITH A SUITABLE SILICON BASED ADHESIVE/SEALANT.
- PIPE DIAMETERS DN225 OR GREATER TO HAVE MASS CONCRETE BACKFILL 150mm MINIMUM THICKNESS OUTSIDE OF PIT WALL.
- BACKFILL AROUND PIT WITH MODERATELY COMPACTED CLEAN STABILISED SOIL AND SAND.
- A MAXIMUM OF 1 RISER UNIT MAY BE USED. PIT TO RISER CONNECTION TO BE SUPPORTED BY CONCRETE POURED IN THE BACKFILL TO ENVELOPE THE PIT RIM.



SECTION A
C003 SCALE 1:50



SECTION B
C003 SCALE 1:50

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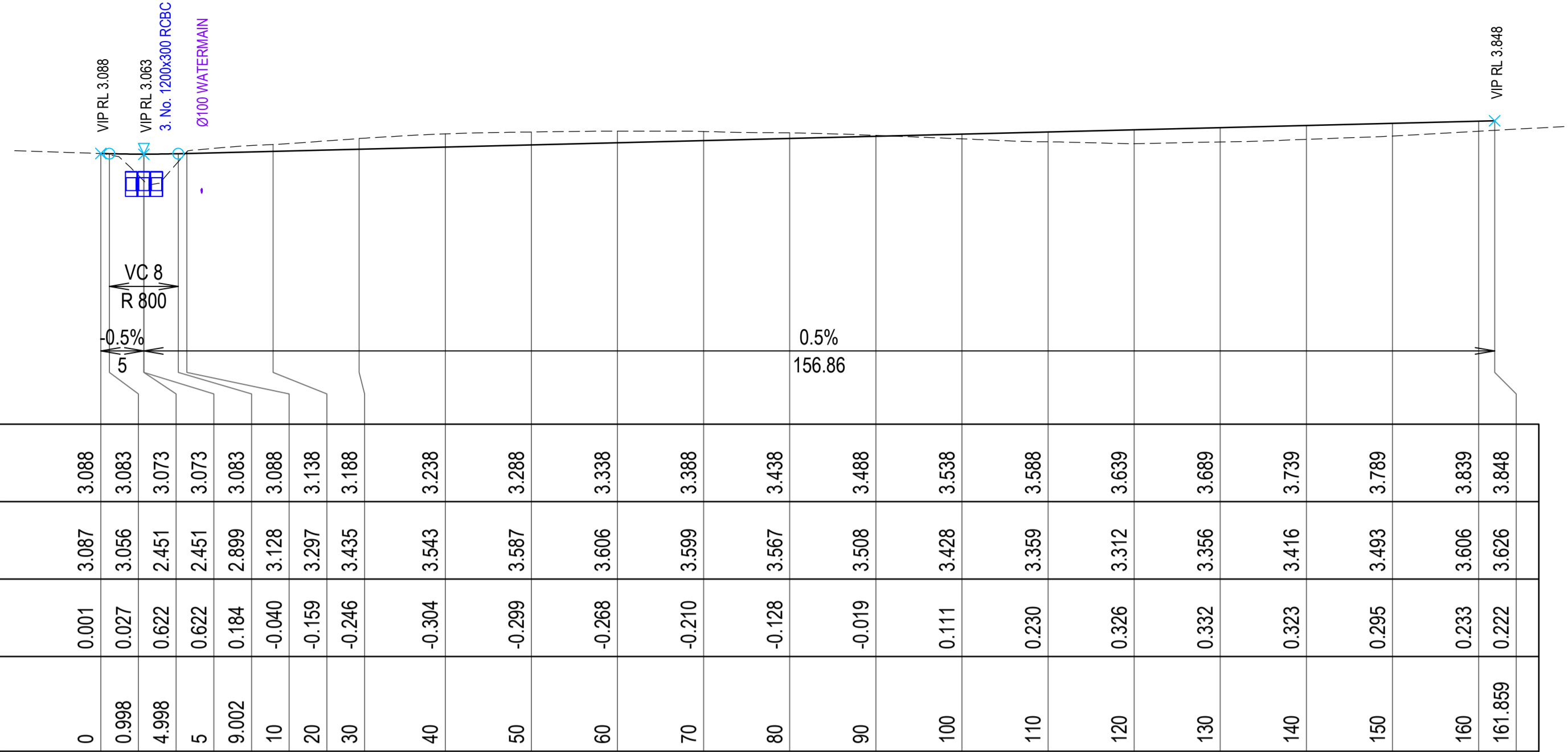
CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

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

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

STATUS
FOR CONSTRUCTION
SCALE (AT FULL SIZE)
REFER PLAN
DRAWING NUMBER
26001-C004
REVISION
2

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



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

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

NOTES

- REFER DRG 26001-C002 FOR STANDARD NOTES.

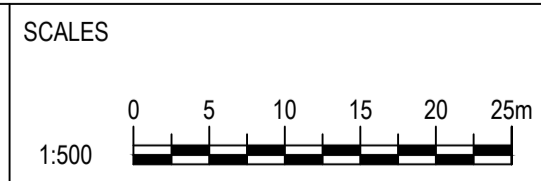


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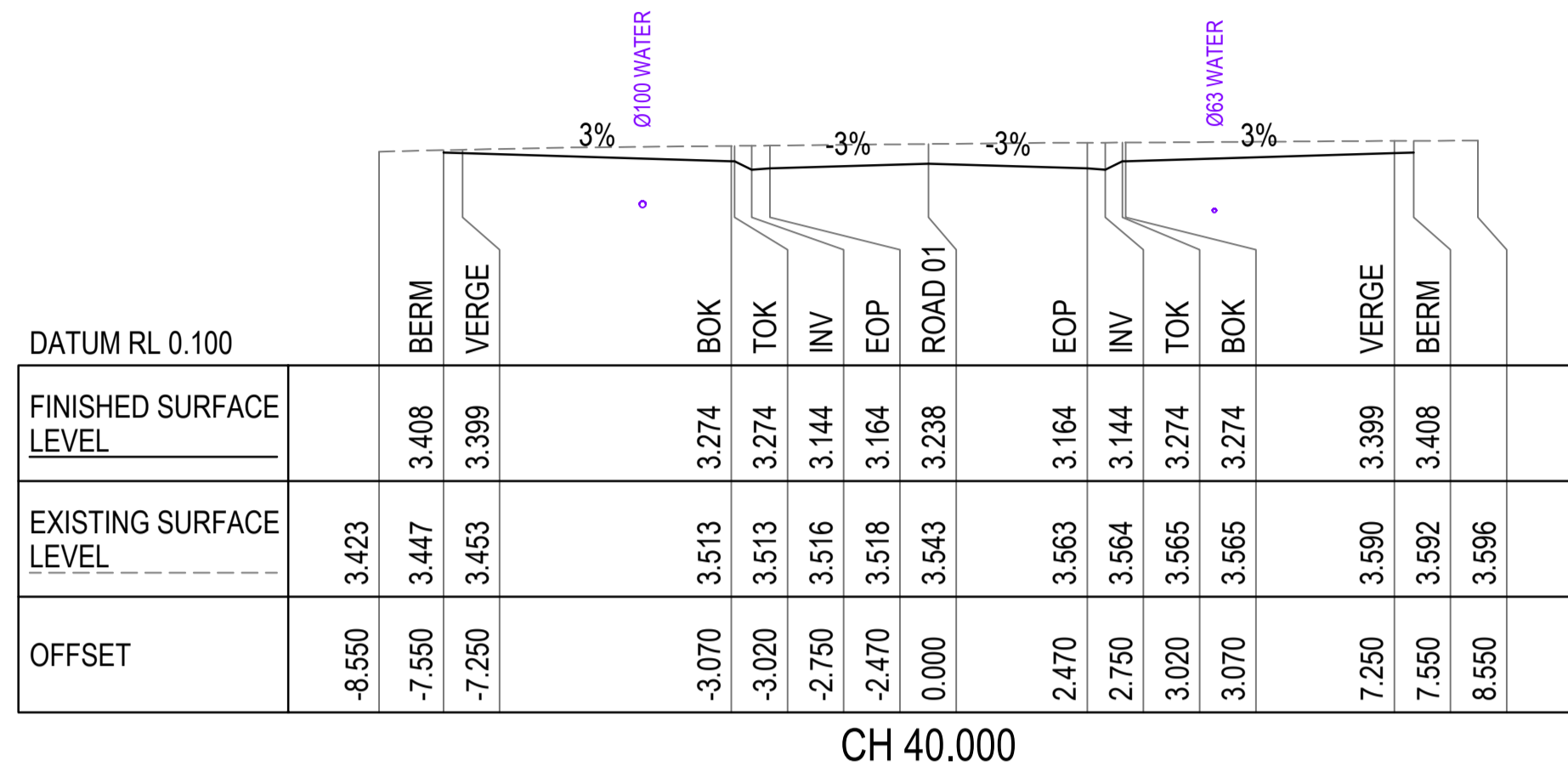


CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

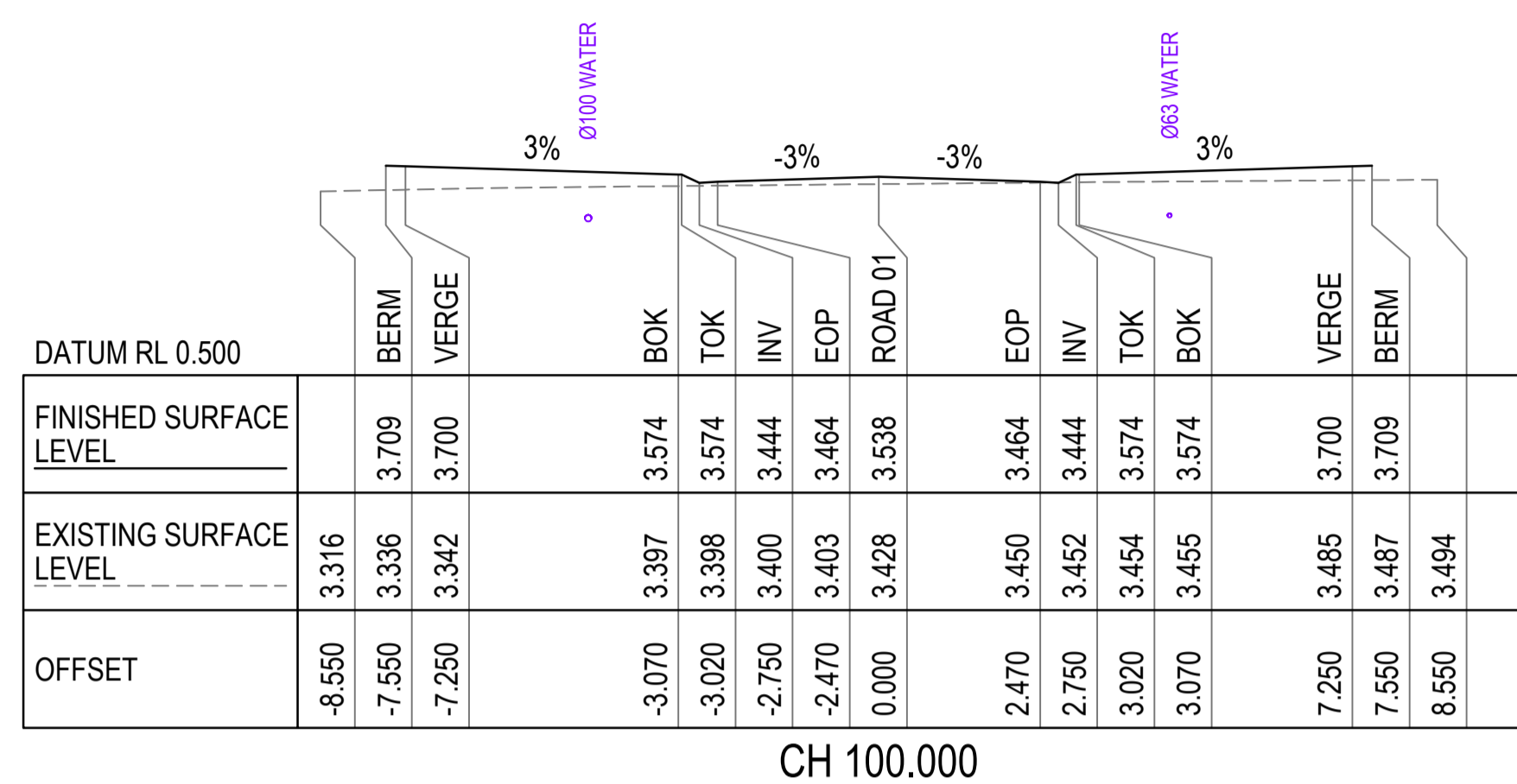
DESIGNED
 M. TICKNER
 DRAWN
 M. TICKNER
 CHECKED
 G. APPLIN

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

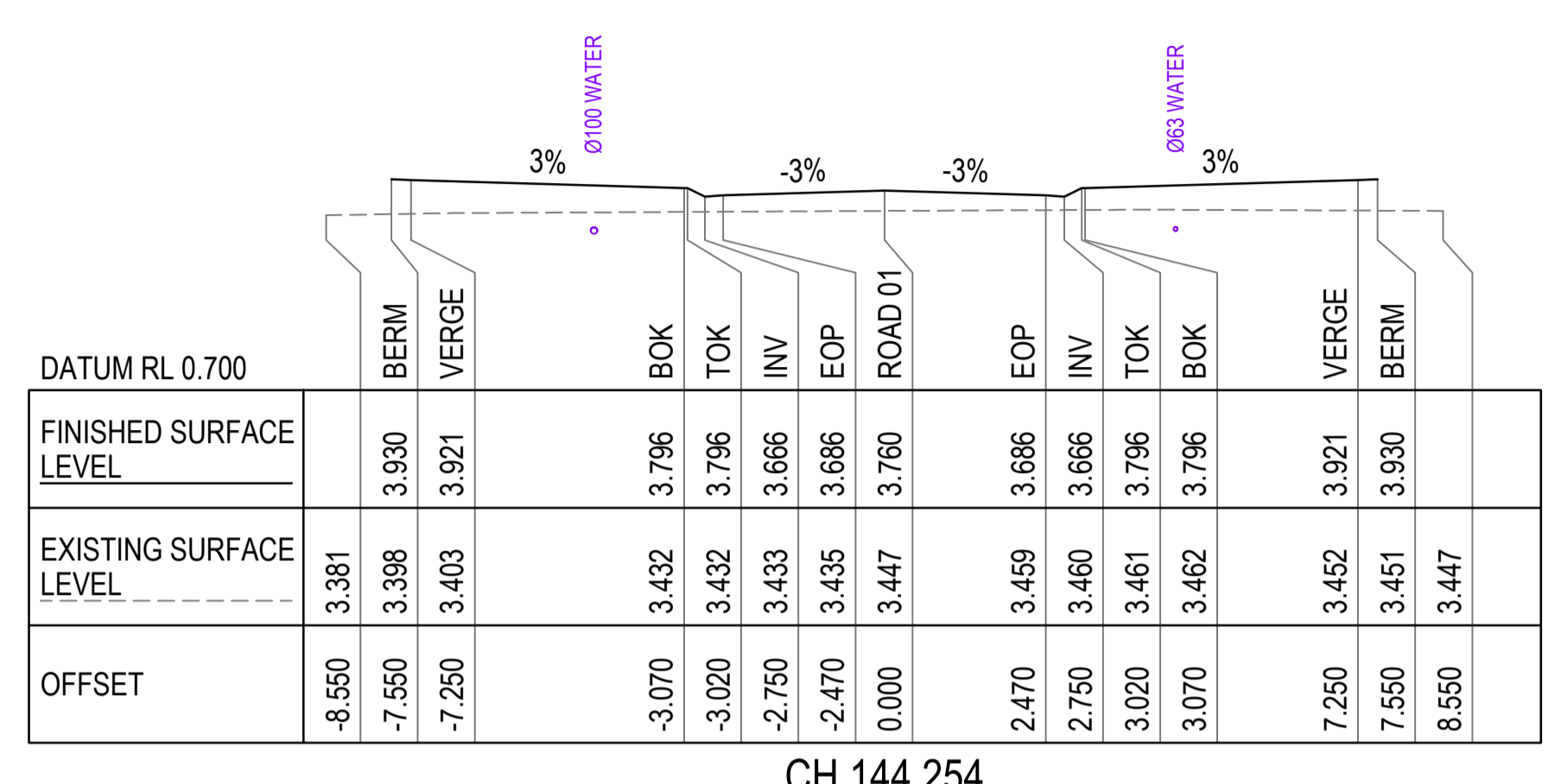
STATUS	SIZE
FOR CONSTRUCTION	A1
SCALE (AT FULL SIZE) REFER PLAN	REVISION
DRAWING NUMBER 26001-C005	2



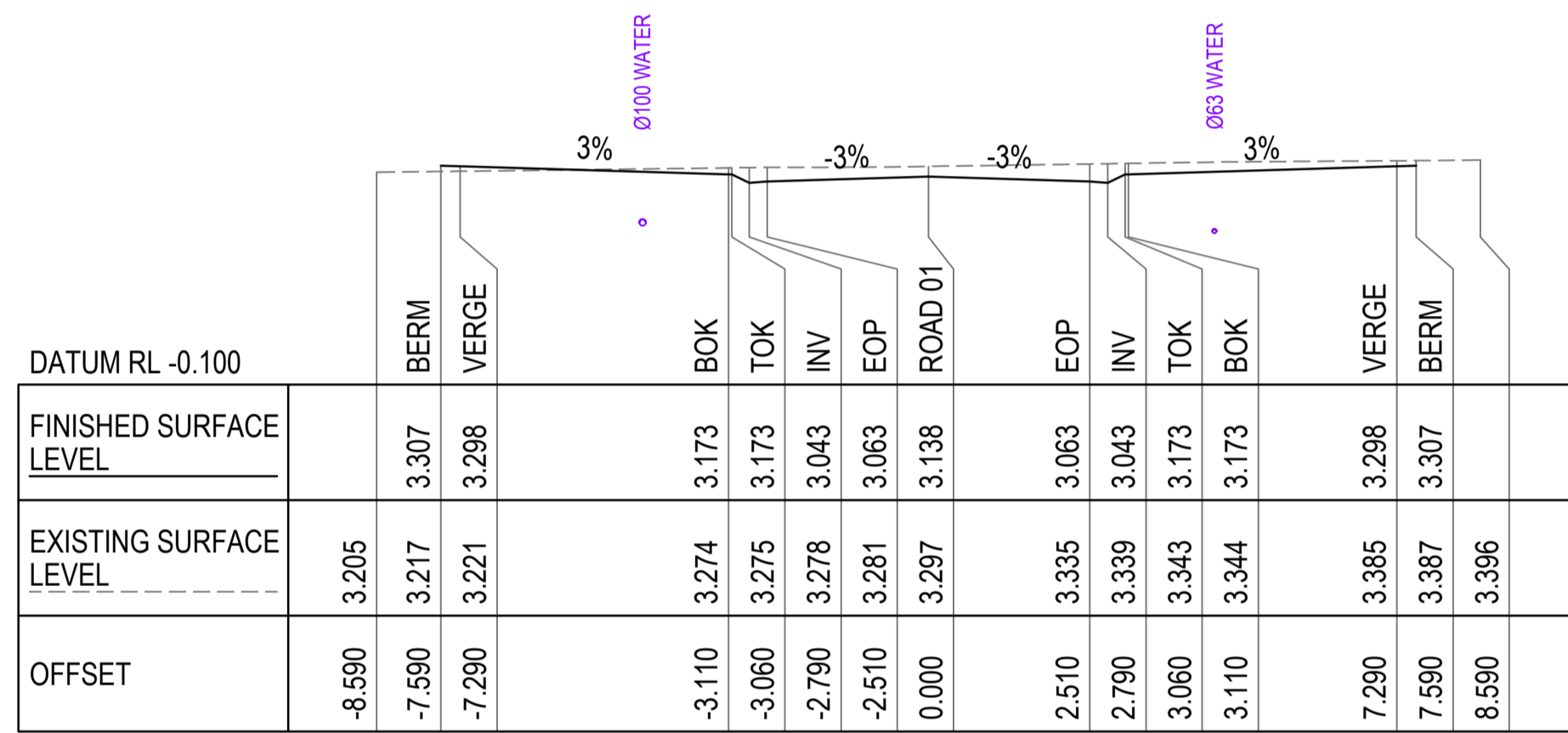
CH 40.000



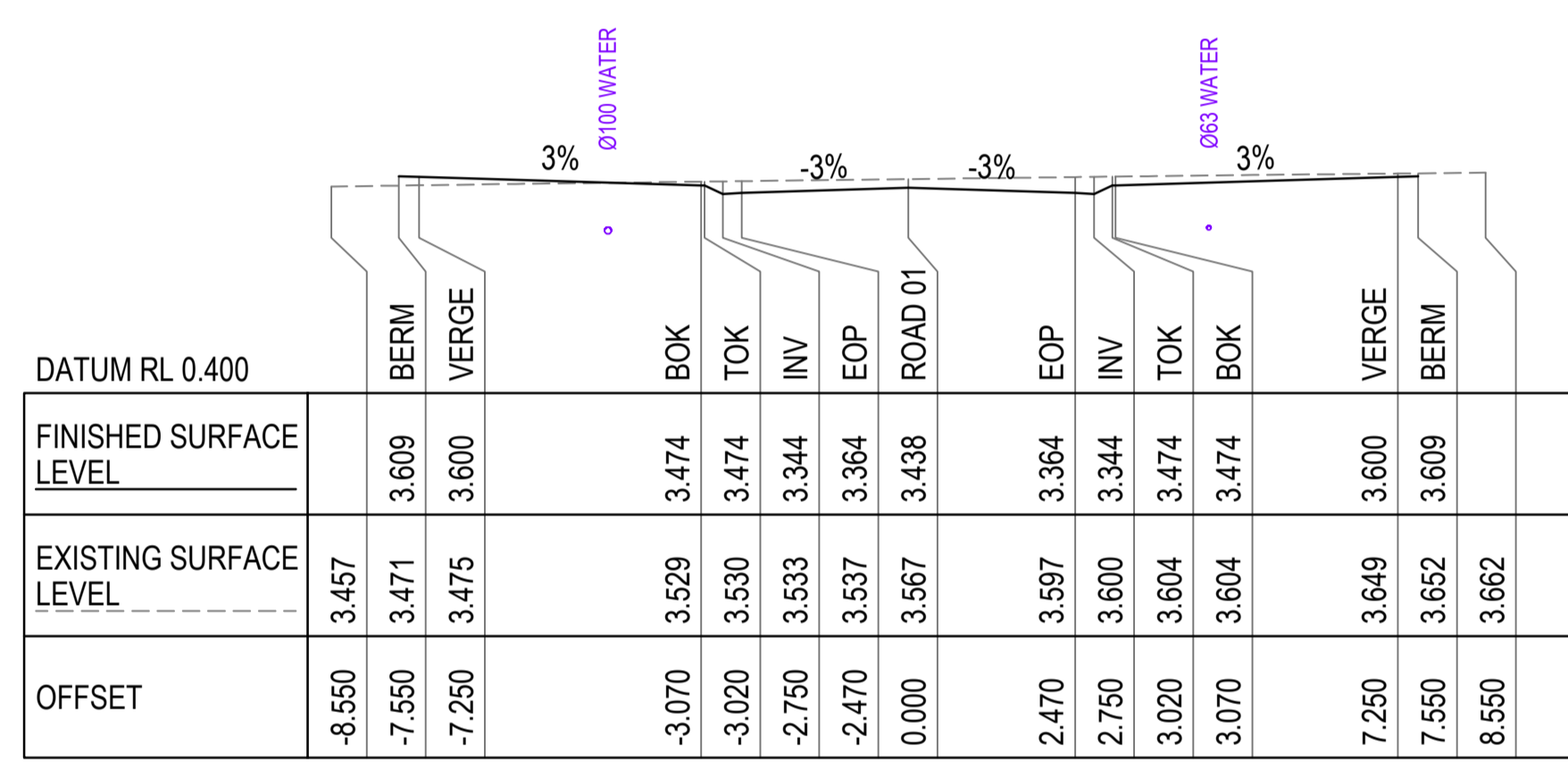
CH 100.000



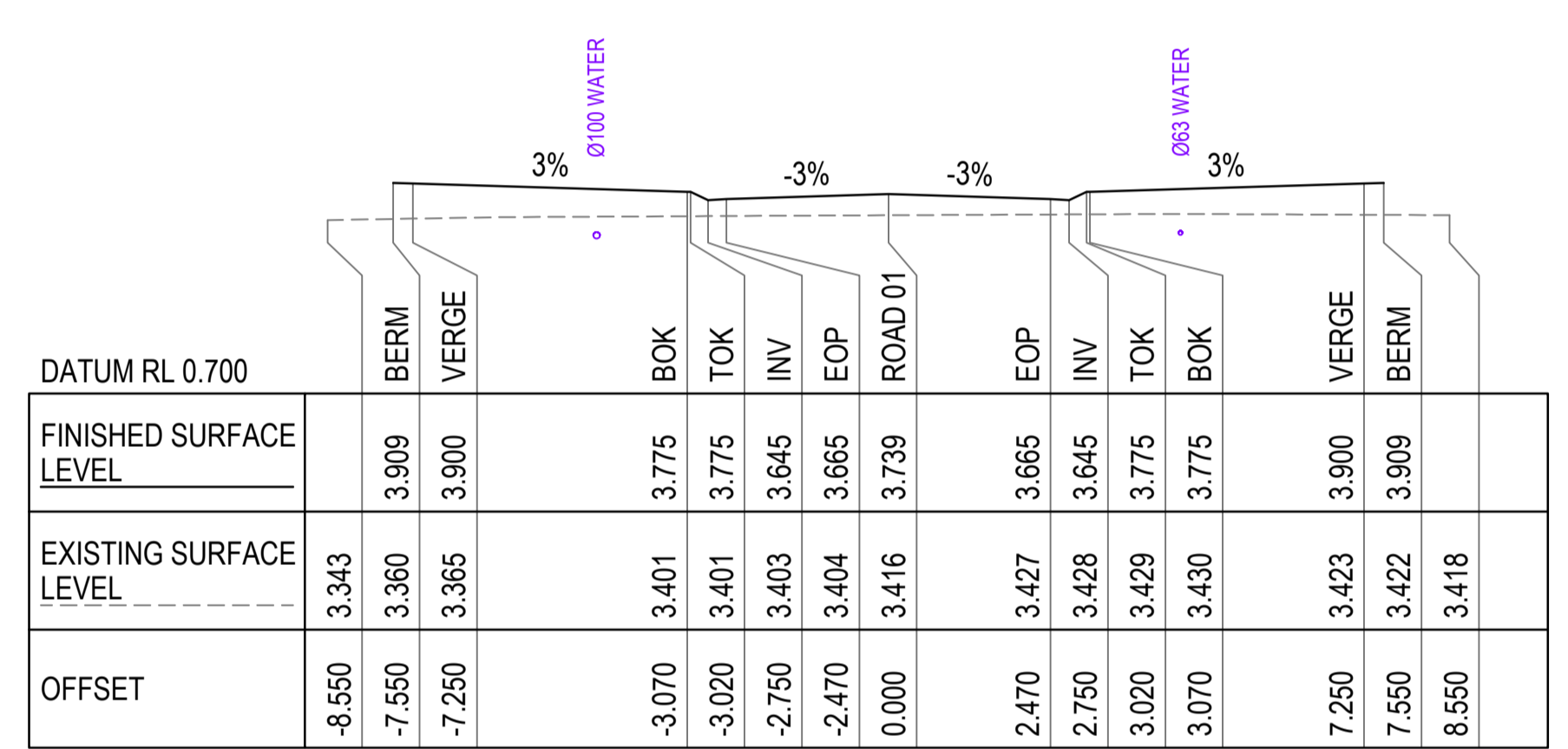
CH 144.254



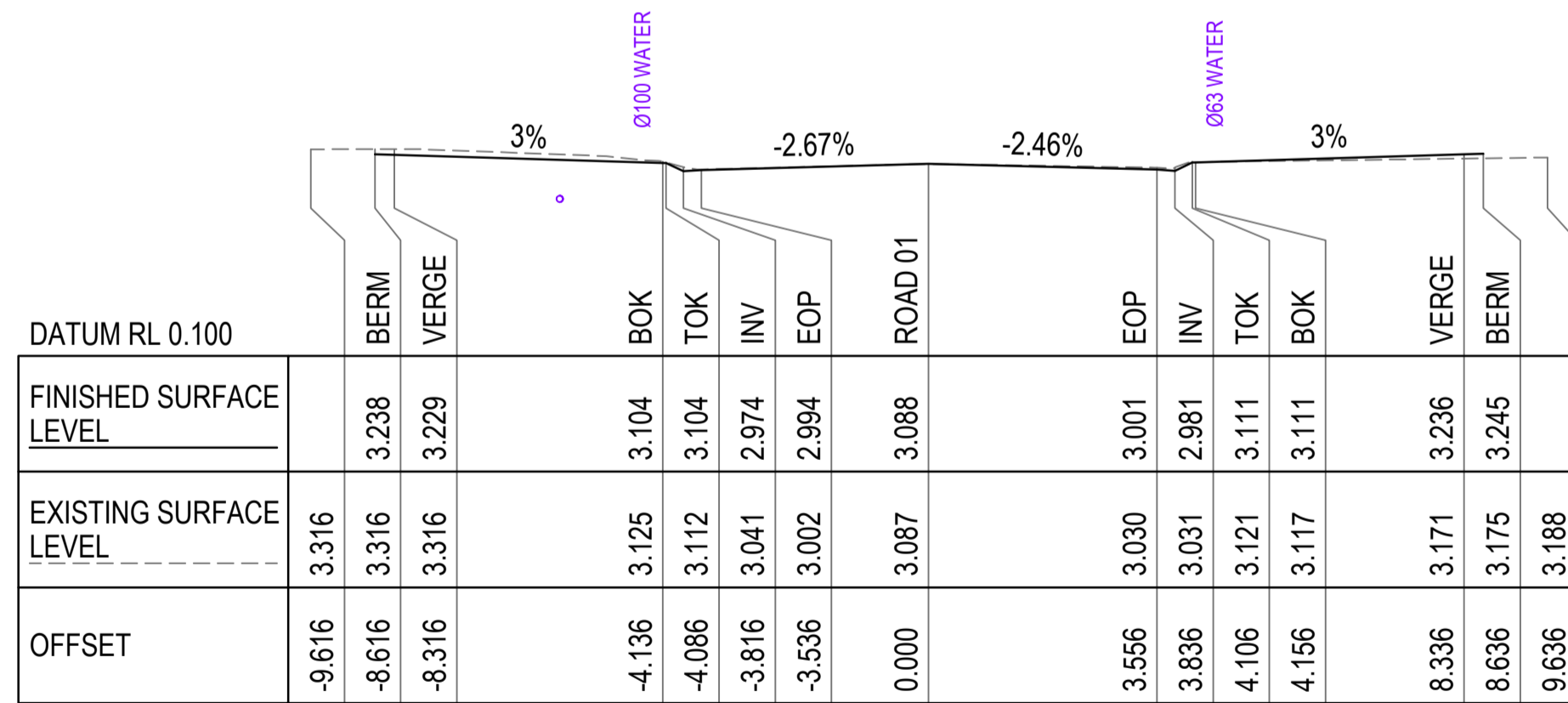
CH 20.000



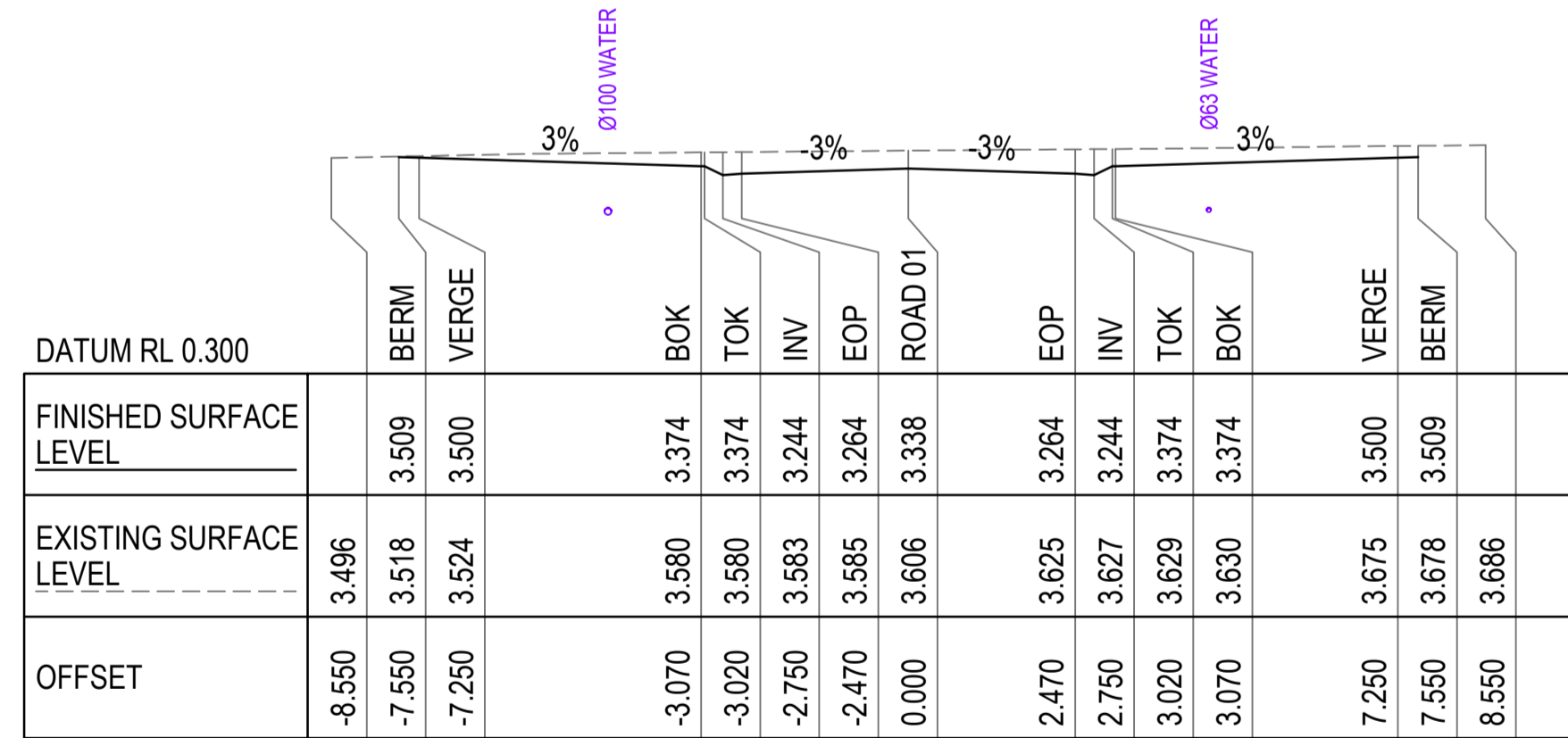
CH 80.000



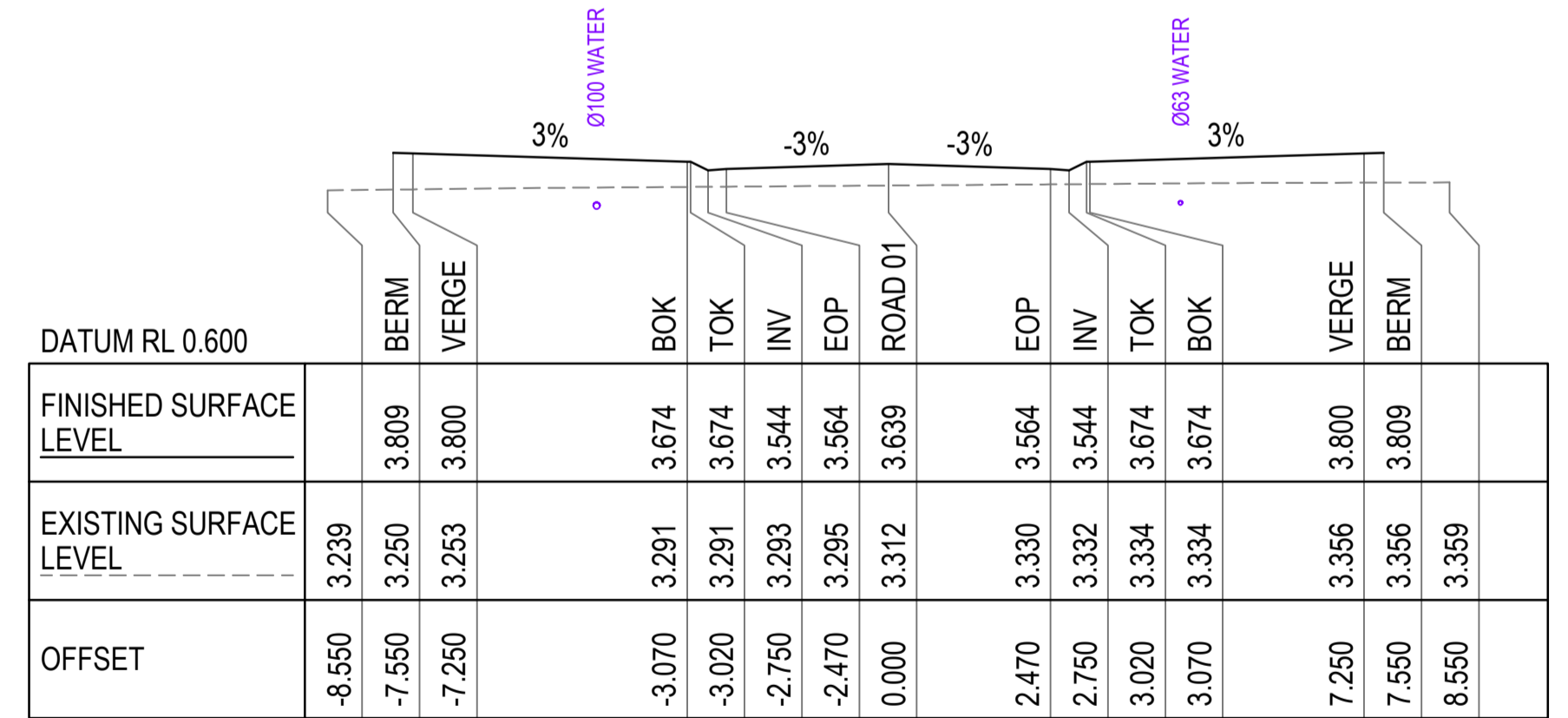
CH 140.000



CH 0.000



CH 60.000



CH 120.000

NOTES

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



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REVISION	DESCRIPTION	DRN	APP	DATE

CERTIFICATION	RPEQ
G. APPLIN	06073

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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	
FOR CONSTRUCTION	
SCALE (AT FULL SIZE)	SIZE
REFER PLAN	A1
DRAWING NUMBER	REVISION
26001-C006	2

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	4.200	3.856	3.513	3.288	3.206	3.199	3.171	3.146	3.110	3.075	3.040	3.004	2.969	2.934	2.899	2.863	2.828	2.793	2.763	2.757	2.752	2.722	2.687	2.651	2.616	2.581	2.545	2.510	2.475	2.440	2.404	2.369	2.334	2.298	2.263	2.228
EXISTING SURFACE LEVEL	4.204	3.983	3.560	3.266	3.182	3.176	3.142	3.182	3.246	3.461	3.586	3.777	3.847	3.857	3.832	3.859	3.833	3.861	3.877	3.870	3.862	3.802	3.713	3.624	3.507	3.398	3.356	3.348	3.378	3.457	3.609	3.698	3.777	3.828	3.832	3.839
CUT / FILL DEPTH	-0.004	-0.126	-0.068	0.022	0.024	0.024	0.029	-0.036	-0.136	-0.386	-0.546	-0.772	-0.878	-0.923	-0.934	-0.996	-1.005	-1.068	-1.094	-1.113	-1.110	-1.081	-1.027	-0.973	-0.891	-0.817	-0.811	-0.838	-0.903	-1.017	-1.205	-1.329	-1.443	-1.529	-1.569	-1.611
CONTROL LINE CHAINAGE	0	10	20	26.535	29.618	30	32.701	40	50	60	70	80	90	100	110	120	130	140	142.849	150	151.607	160	170	180	190	200	210	220	230	240	250	260	270	280	290	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	2.228	2.192	2.157	2.122	2.086	2.051	2.017	2.016	2.003	1.982	1.981	1.967	1.945	1.910	1.875	1.839	1.817
EXISTING SURFACE LEVEL	3.839	3.818	3.792	3.781	3.817	3.591	2.330	2.327	2.297	2.280	2.277	2.239	2.189	2.095	2.014	1.904	1.821
CUT / FILL DEPTH	-1.611	-1.626	-1.635	-1.660	-1.731	-1.540	-0.313	-0.311	-0.294	-0.298	-0.297	-0.272	-0.244	-0.186	-0.139	-0.065	-0.004
CONTROL LINE CHAINAGE	300	310	320	330	340	350	359.686	360	363.628	369.708	370	373.828	380	390	400	410	416.285

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

LONGITUDINAL SECTION - DRAINAGE SWALE 01 (CONT.)

NOTES

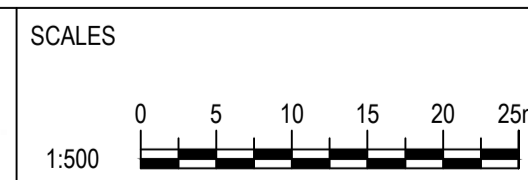
- REFER DRG 26002-C002 FOR STANDARD NOTES.



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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

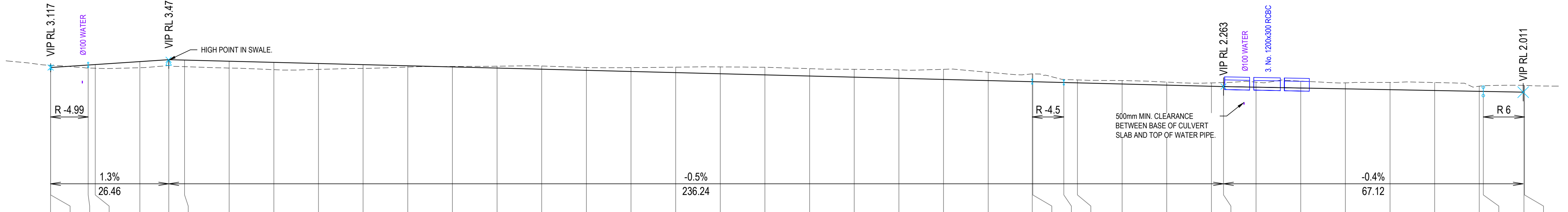
STATUS
FOR CONSTRUCTION
 SCALE (AT FULL SIZE)
 REFER PLAN
 DRAWING NUMBER
26001-C007
 REVISION
2

HORIZONTAL CURVE DATA

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

DATUM RL = -3.800

FINISHED SURFACE LEVEL	EXISTING SURFACE LEVEL	CUT / FILL DEPTH	CONTROL LINE CHAINAGE
3.117	3.215	-0.097	0
3.118	3.215	-0.097	0.011
3.230	3.093	0.137	8.424
3.251	3.086	0.165	10
3.384	3.107	0.277	20
3.470	3.206	0.264	26.464
3.452	3.154	0.298	30
3.401	3.093	0.308	40
3.350	3.020	0.330	50
3.299	3.031	0.268	60
3.248	3.077	0.171	70
3.196	3.138	0.058	80
3.145	3.163	-0.017	90
3.094	3.176	-0.082	100
3.043	3.186	-0.143	110
2.992	3.118	-0.126	120
2.941	3.112	-0.171	130
2.890	3.132	-0.242	140
2.839	3.144	-0.305	150
2.788	3.128	-0.341	160
2.737	3.064	-0.328	170
2.685	3.035	-0.350	180
2.634	3.008	-0.374	190
2.583	3.036	-0.452	200
2.532	2.904	-0.372	210
2.482	2.833	-0.351	219.88
2.481	2.835	-0.354	220
2.446	2.583	-0.138	226.948
2.430	2.559	-0.129	230
2.379	2.532	-0.163	240
2.328	2.462	-0.134	250
2.277	2.426	-0.149	260
2.263	2.441	-0.178	262.709
2.235	2.460	-0.225	270
2.198	2.507	-0.309	280
2.160	2.428	-0.268	290
2.123	2.449	-0.326	300
2.085	2.443	-0.357	310
2.048	2.278	-0.230	320
2.044	2.296	-0.251	320.902
2.315	2.315		330
2.314	2.314		330.135



NOTES

- REFER DRG 26001-C002 FOR STANDARD NOTES.

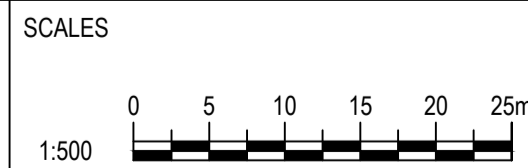


REV	DESCRIPTION	DRN	APP	DATE
2	ISSUE FOR CONSTRUCTION	MT	GA	30.06.2026
1	FOR APPROVAL - AMENDED	MT	GA	26.06.2026
0	FOR APPROVAL	MT	GA	30.05.2026

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		G. APPLIN	06073

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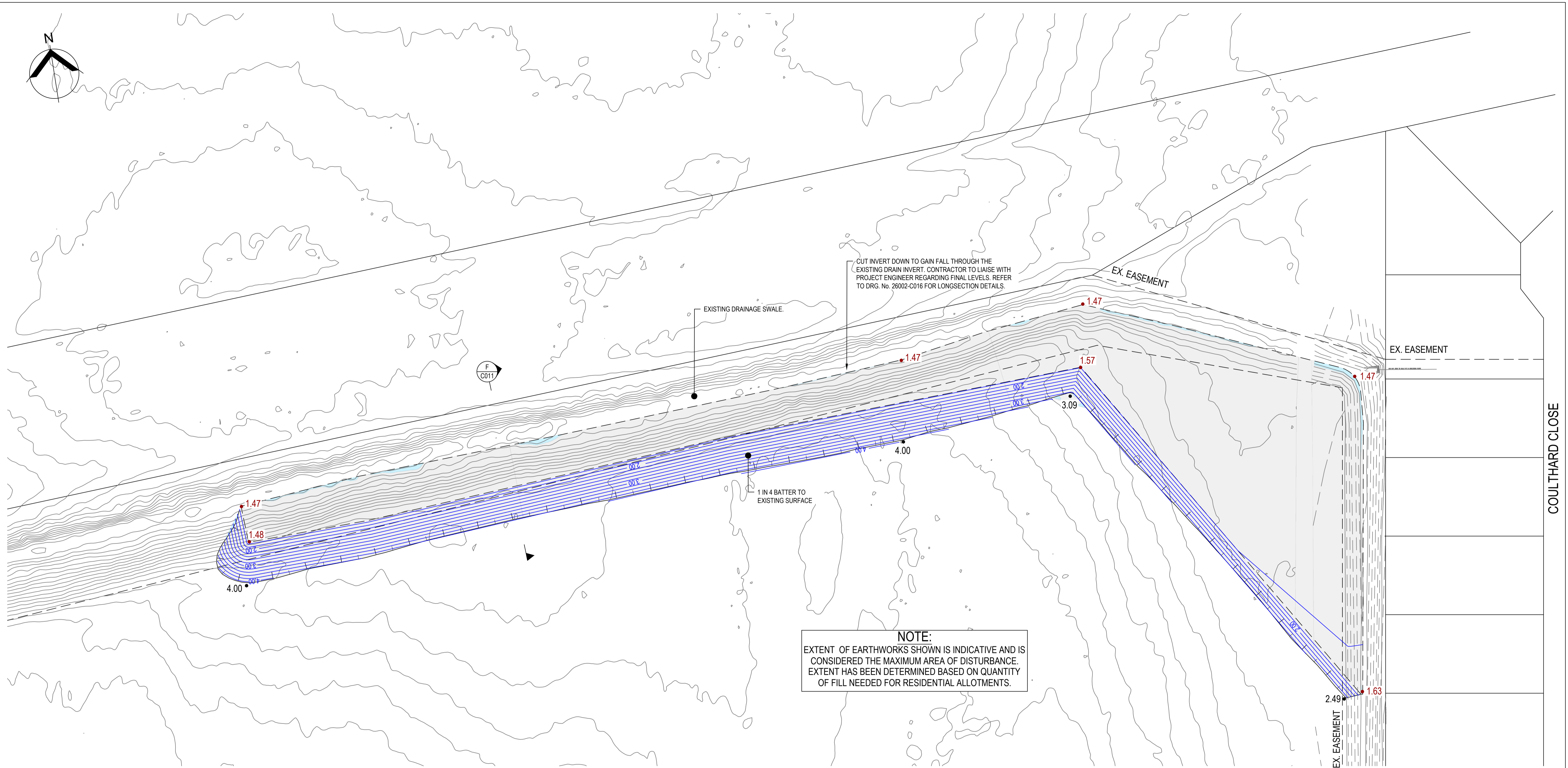
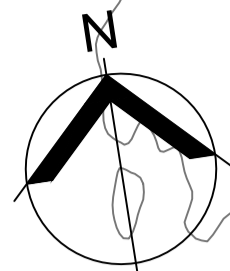


CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

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

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

STATUS
FOR CONSTRUCTION
 SCALE (AT FULL SIZE)
 REFER PLAN
 DRAWING NUMBER
26001-C008
 REVISION
2



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-C017 TO 26001-C019 FOR EROSION & SEDIMENTATION PLAN INCLUDING TEMPORARY SWALE AND BUNDING DETAILS.

LEGEND

EXISTING		PROPOSED	
	EXISTING LOT BOUNDARY		NEW LOT BOUNDARY
	EXISTING EASEMENT BOUNDARY		NEW EASEMENT BOUNDARY
	EXISTING SURFACE CONTOUR (0.5m INTERVALS)		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
7,865.6m³	1.7m³	7,863.8m³

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

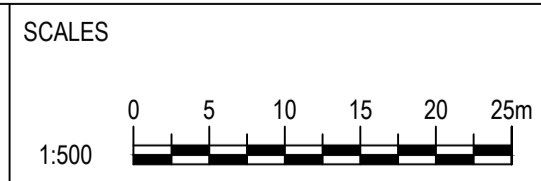


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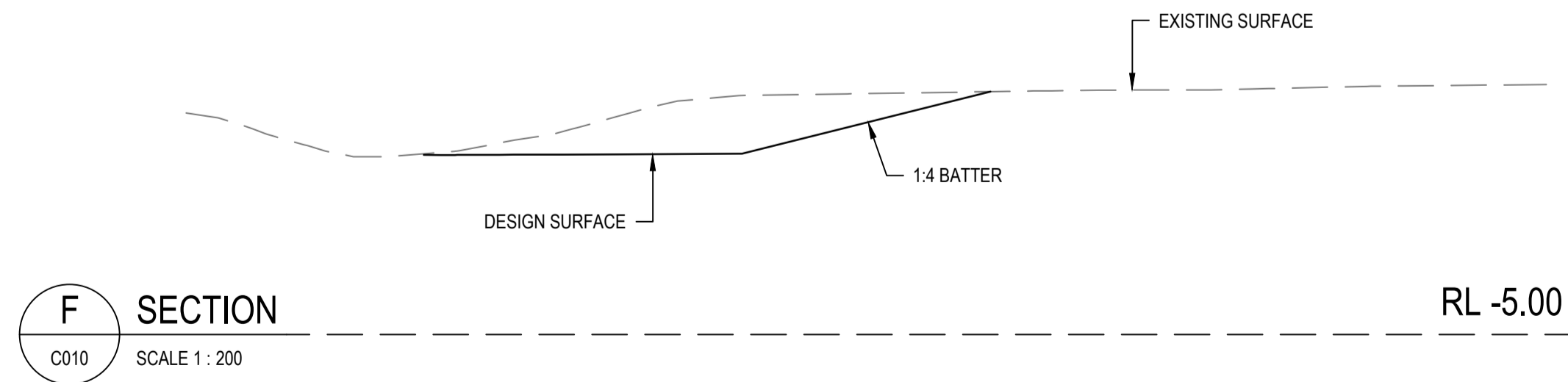
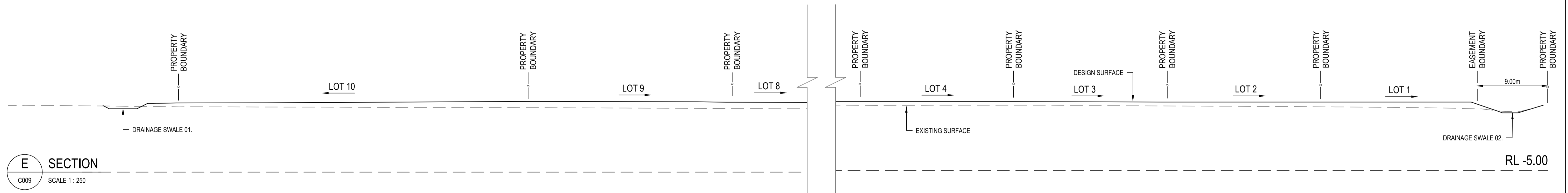
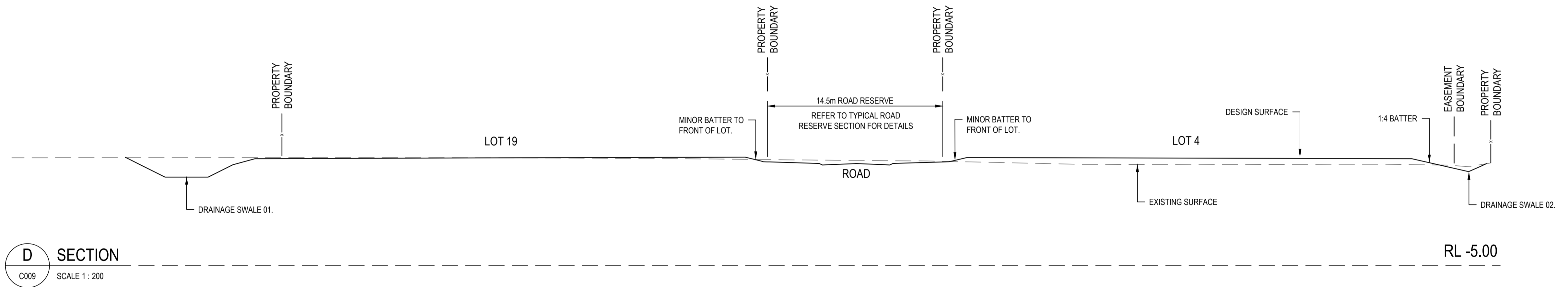
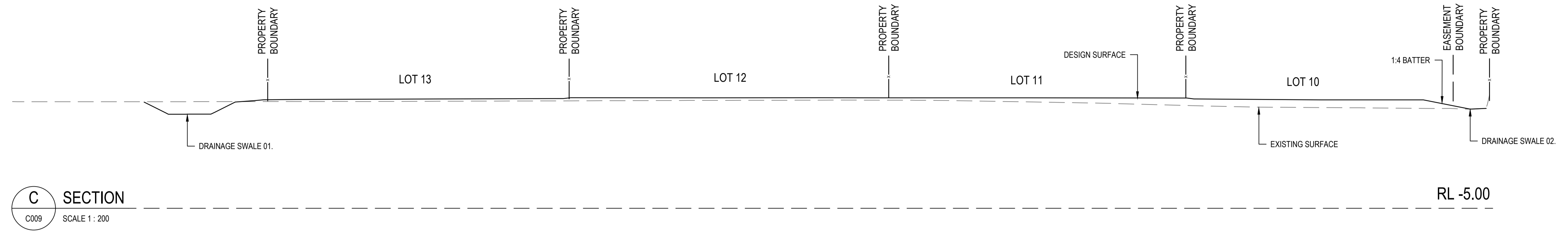


CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

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

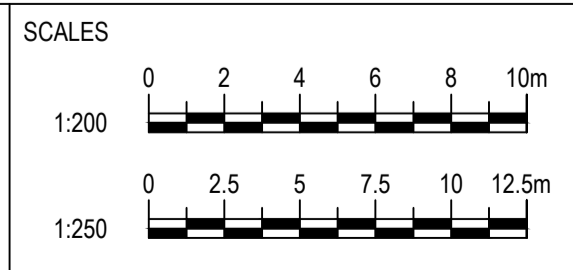
STATUS
FOR CONSTRUCTION
 SCALE (AT FULL SIZE)
 REFER PLAN
 DRAWING NUMBER
26001-C010
 REVISION
2



REV	DESCRIPTION	DRN	APP	DATE
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		G. APPLIN	06073

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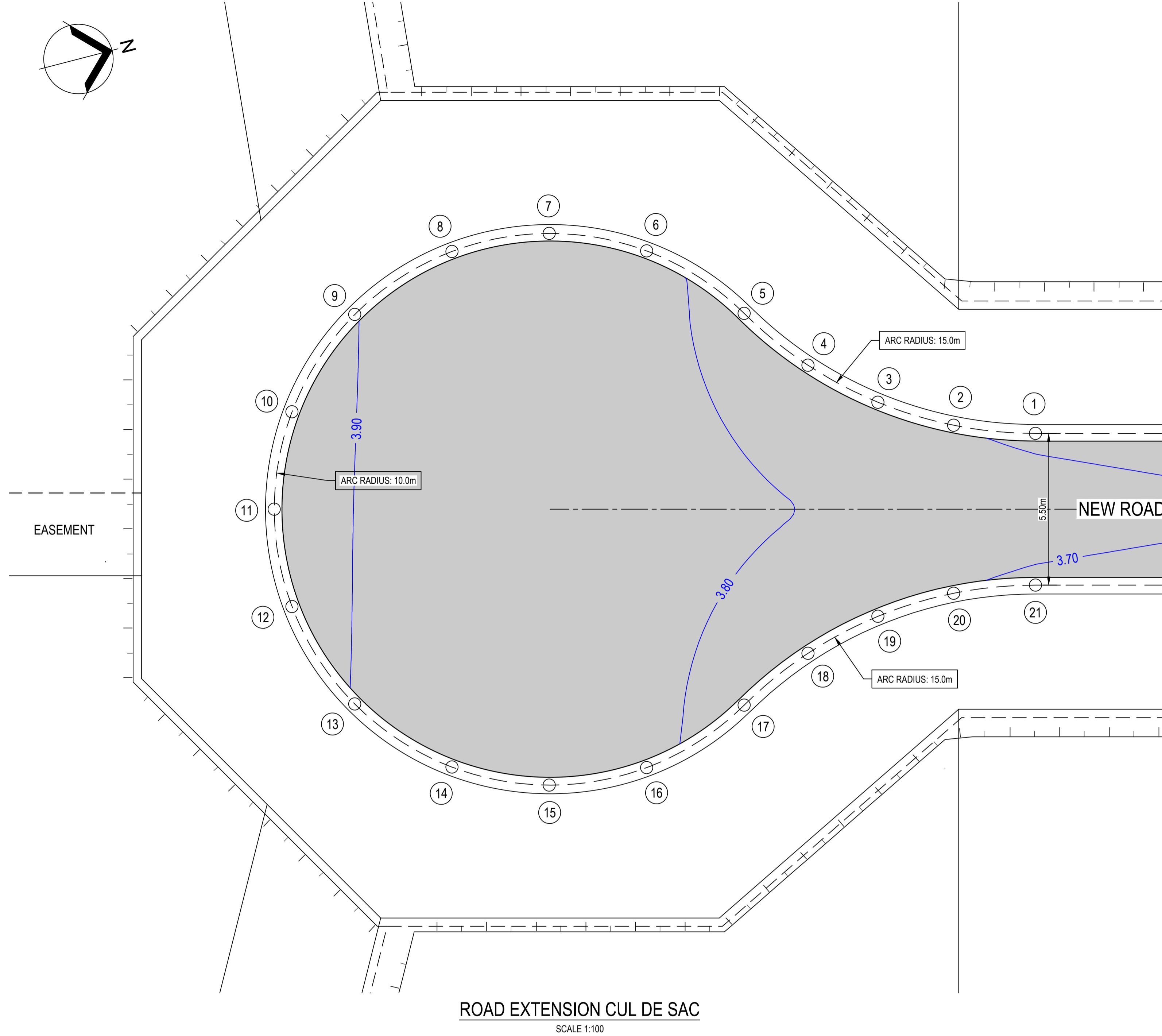
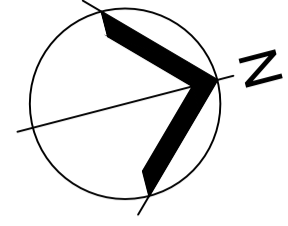


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FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

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

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

STATUS FOR CONSTRUCTION	
SCALE (AT FULL SIZE) REFER PLAN	SIZE A1
DRAWING NUMBER 26001-C011	REVISION 2



ROAD EXTENSION CUL DE SAC
SCALE 1:100

SETOUT POINTS

POINT	EASTING	NORTHING	
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**
- 24.0 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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SCALES

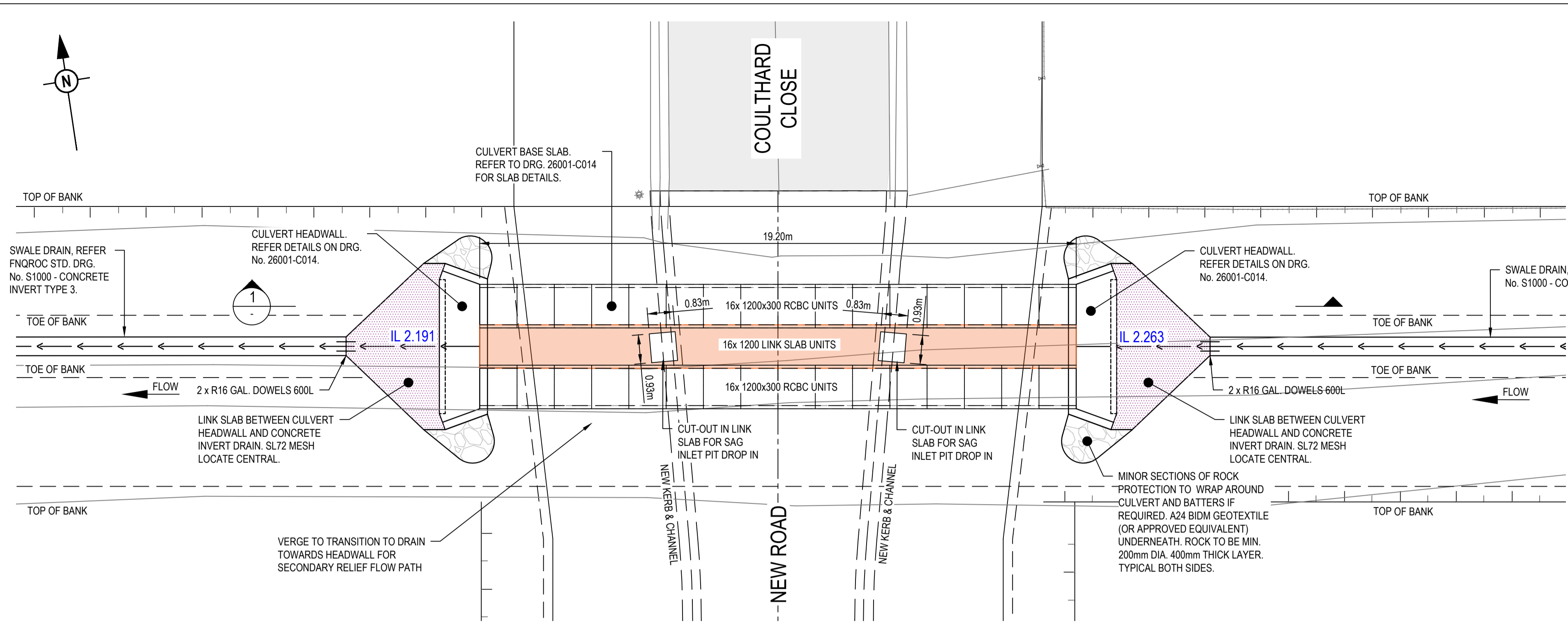


CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

DESIGNED
M. TICKNER
DRAWN
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G. APPLIN

PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH
DEVELOPMENT WORKS
TITLE
CUL-DE-SAC SETOUT PLAN

STATUS
FOR CONSTRUCTION
SCALE (AT FULL SIZE)
REFER PLAN
DRAWING NUMBER
26001-C012
SIZE
A1
REVISION
2



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:

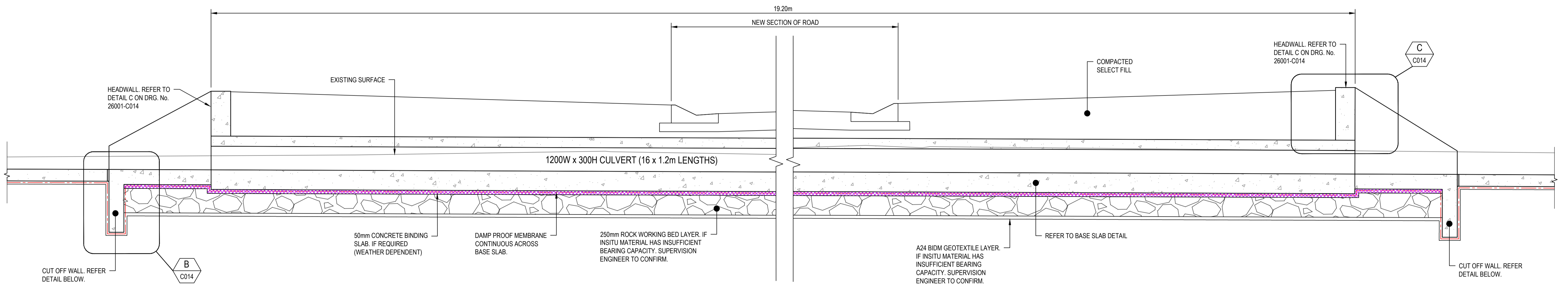
1. CONCRETE PROPERTIES

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.



SECTION 1
SCALE 1:25

NOTES

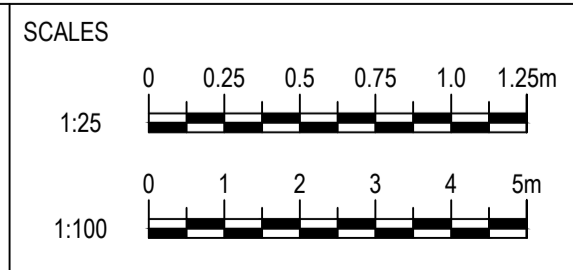
1. REFER DRG 26001-C002 FOR STANDARD NOTES.



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CERTIFICATION	RPEQ
G. APPLIN	6073

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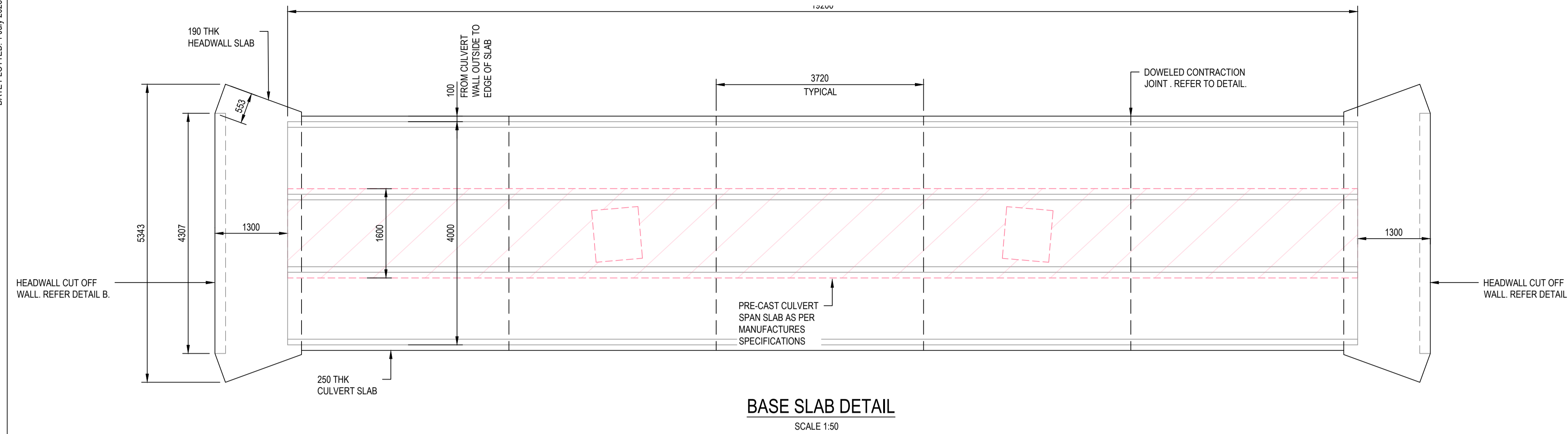


CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

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

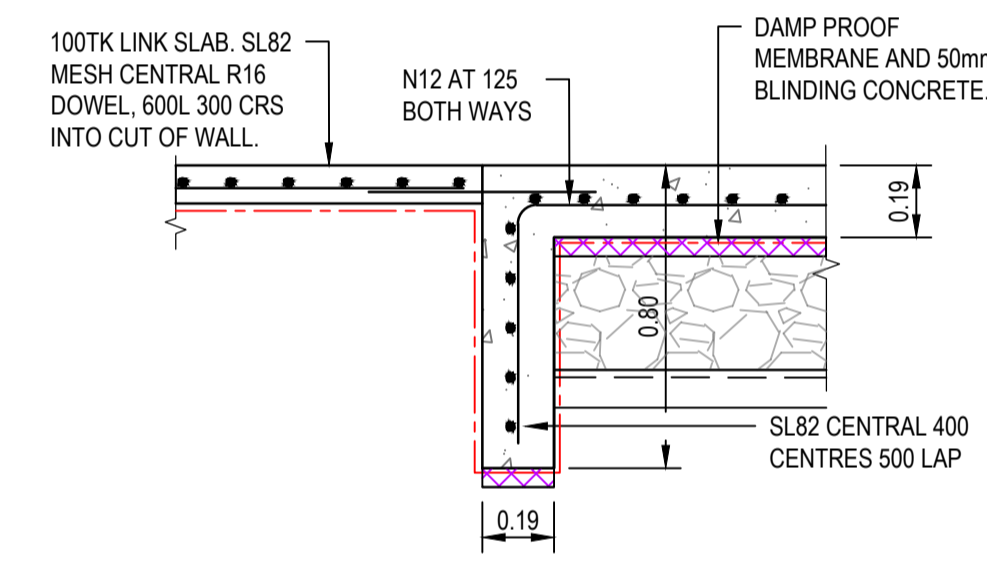
STATUS
FOR CONSTRUCTION
SCALE (AT FULL SIZE)
REFER PLAN
DRAWING NUMBER
26001-C013
REVISION
2



BASE SLAB DETAIL
SCALE 1:50

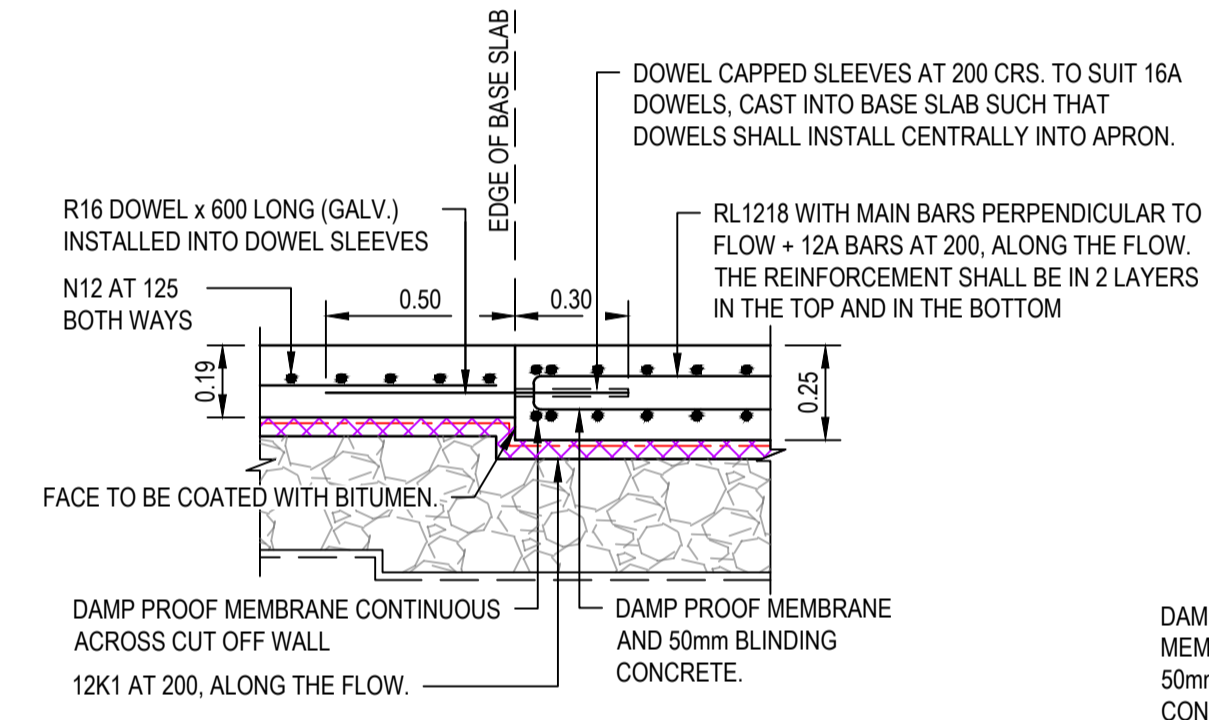
NOTE:
BLINDING CONCRETE AND 300 ROCK WORKING LAYER ONLY REQUIRED IF INSITU MATERIAL HAS INSUFFICIENT BEARING CAPACITY. SUPERVISING ENG TO CONFIRM

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.

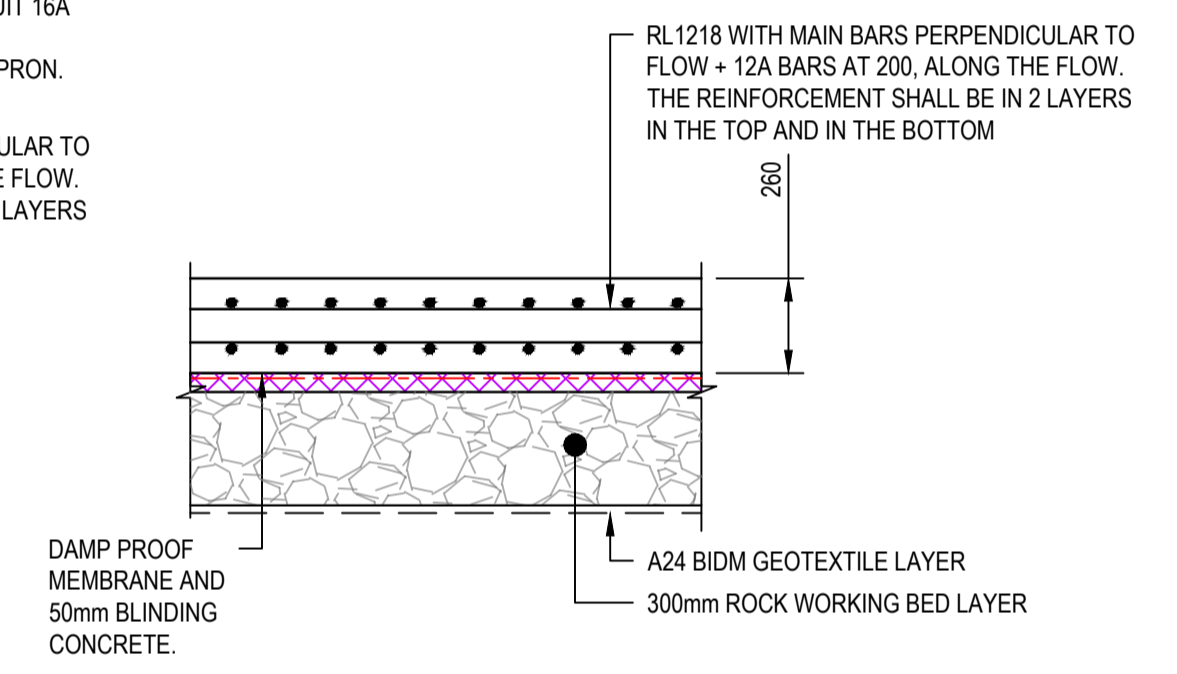


CUT-OFF WALL
SCALE 1:20

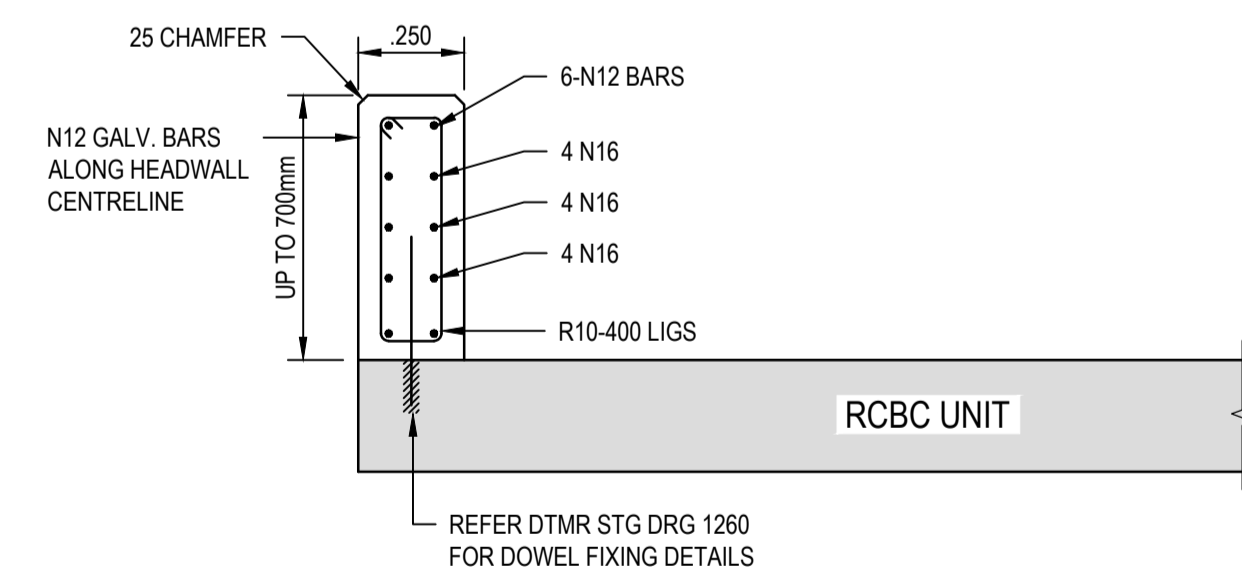
DETAIL B
SCALE 1:20



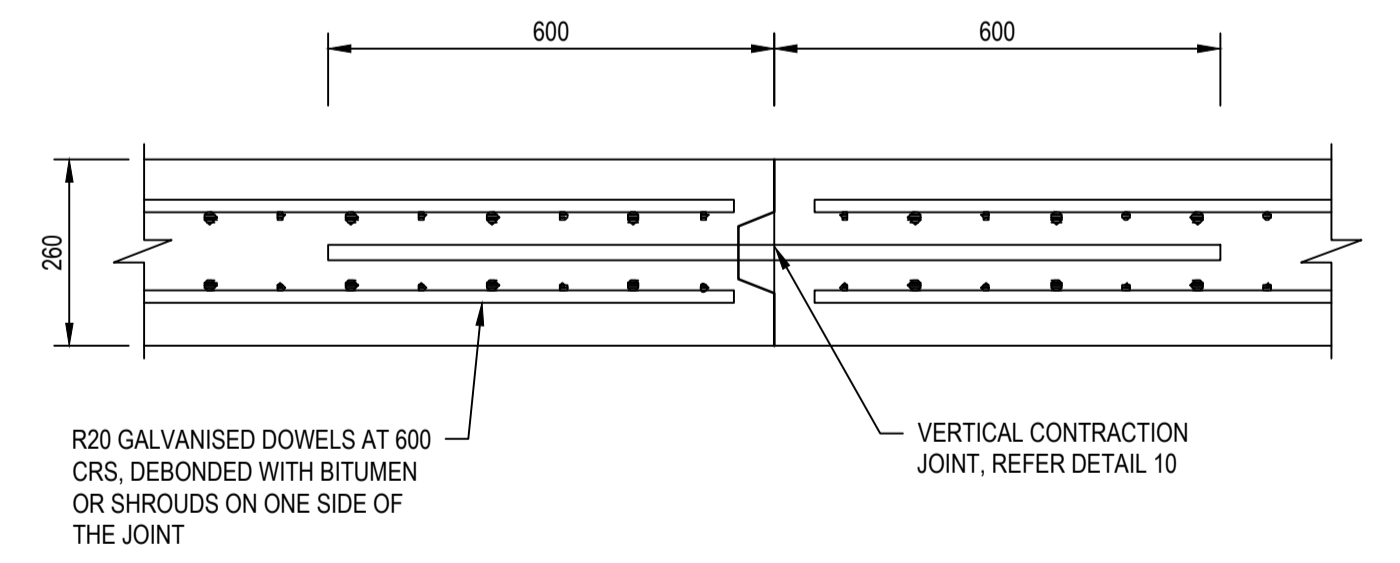
BASE SLAB TO APRON JOINT DETAIL
SCALE 1:20



BASE SLAB DETAIL
SCALE 1:20



HEADWALL
DETAIL C
SCALE 1:20



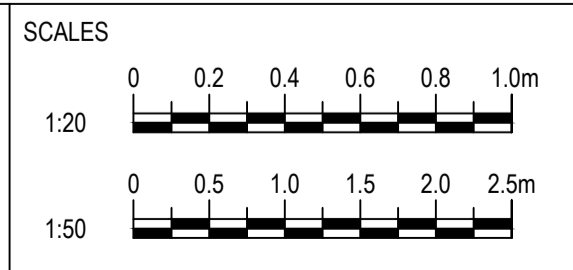
DOWELED CONTRACTION JOINT
SCALE 1:20

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



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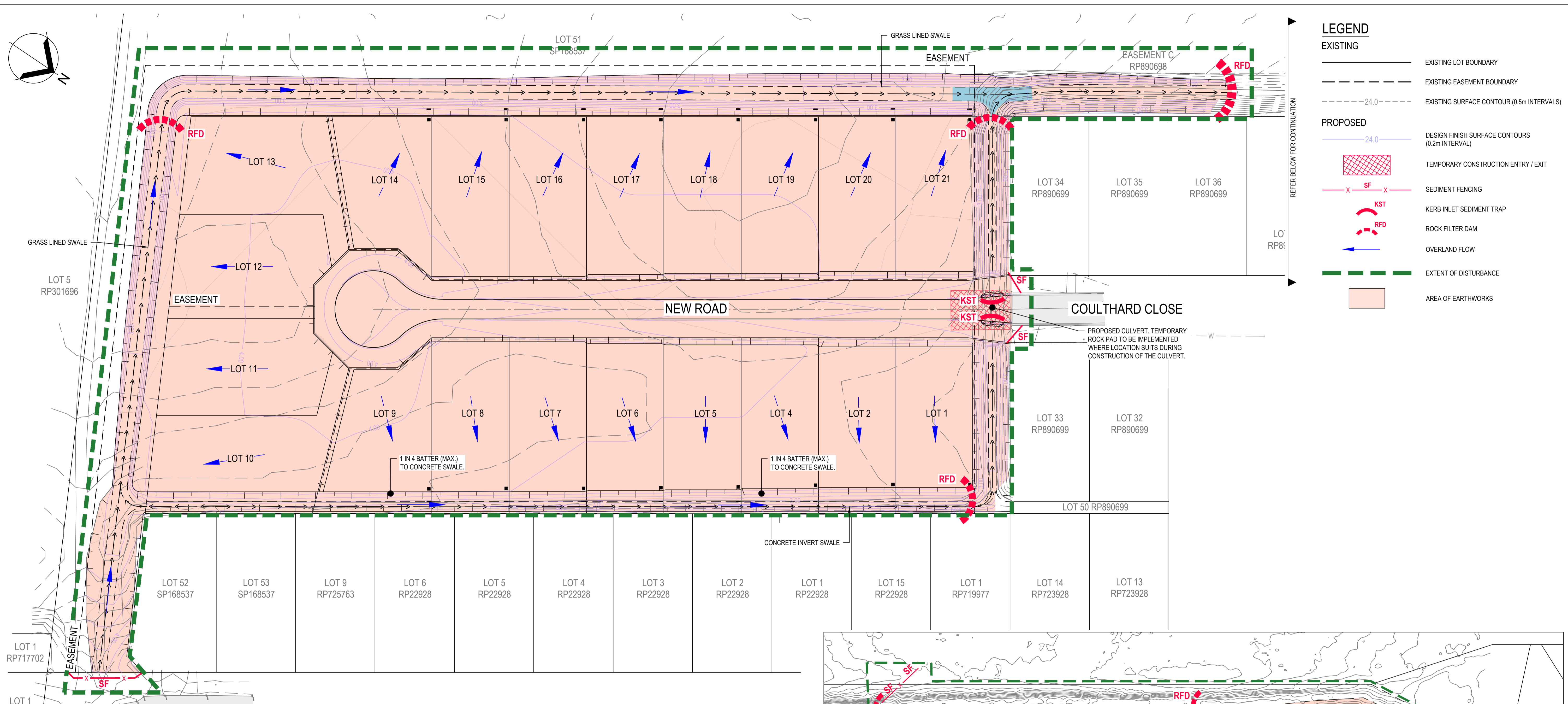
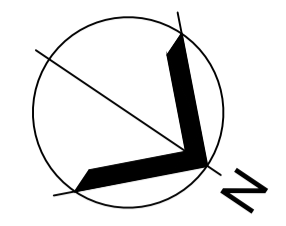


CLIENT
FAR NORTH DEVELOPMENT GROUP P/L
NEWELL BEACH DEVELOPMENT

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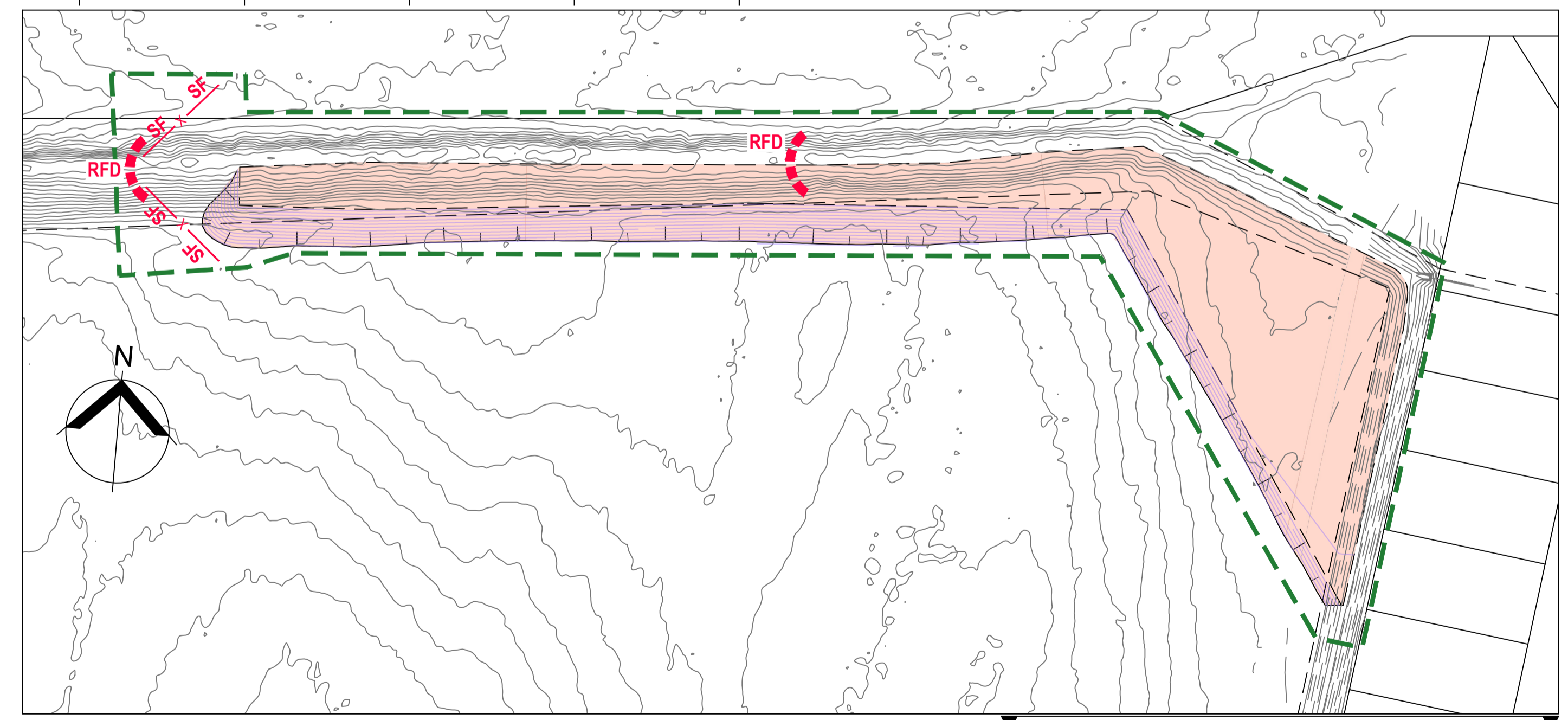
PROJECT
LOT 51 COULTHARD CLOSE, NEWELL BEACH DEVELOPMENT WORKS
TITLE
DRAINAGE CULVERT DETAILS SHEET 2 OF 2

STATUS
FOR CONSTRUCTION
SCALE (AT FULL SIZE)
REFER PLAN
DRAWING NUMBER
26001-C014
SIZE
A1
REVISION
2



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

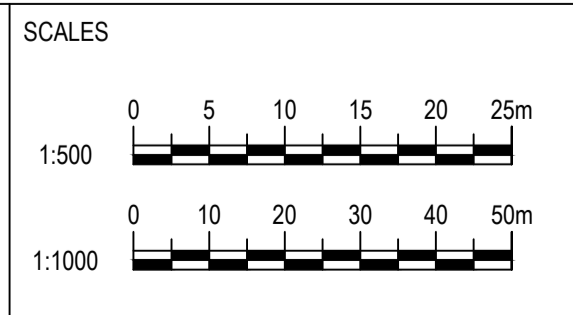
REFER ABOVE FOR CONTINUATION

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

STATUS
FOR CONSTRUCTION
SCALE (AT FULL SIZE)
REFER PLAN
DRAWING NUMBER
26001-C017
REVISION
2

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

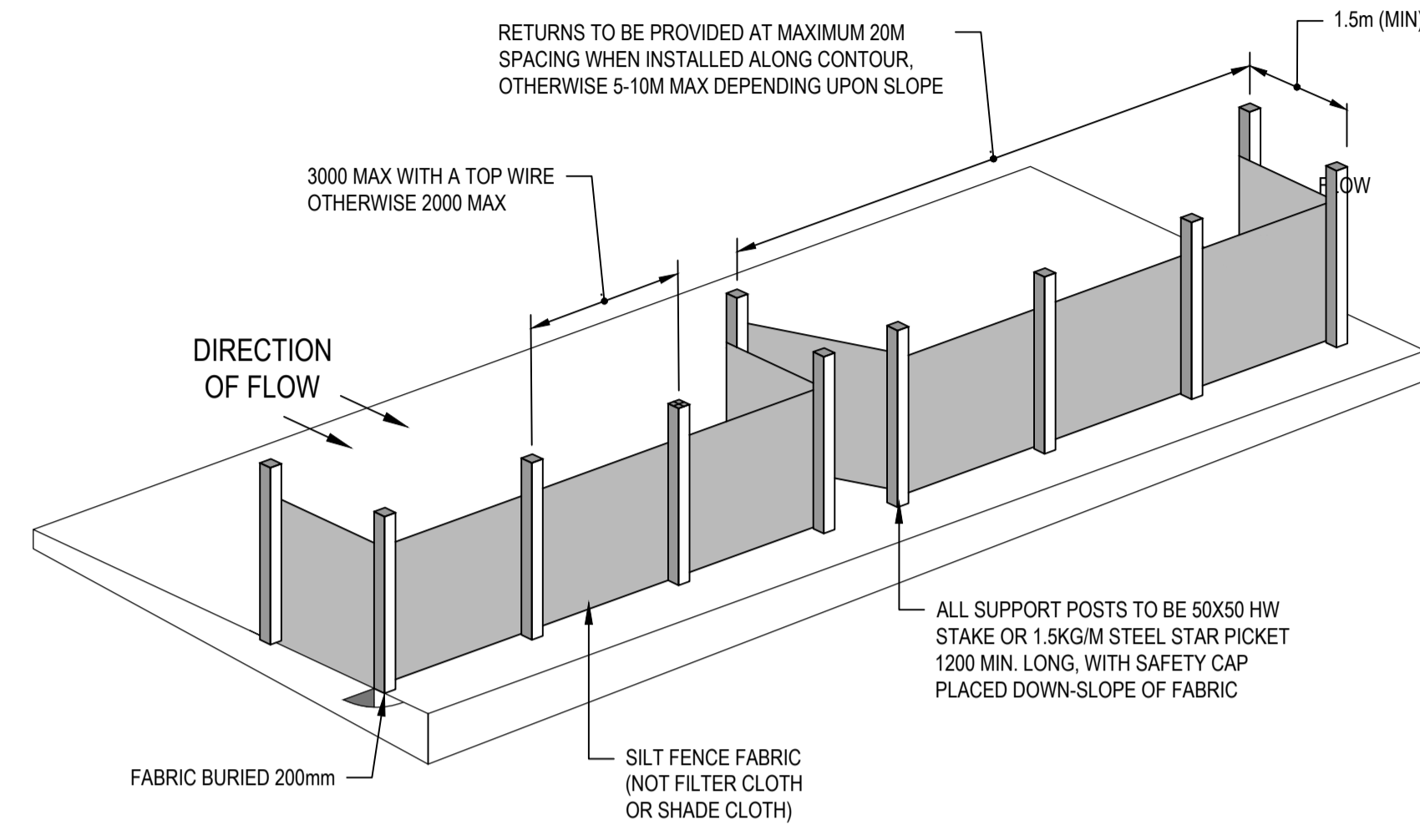
- LOCATE THE SPILL-THROUGH WEIR SUCH THAT THE WEIR CREST WILL BE LOWER THAN THE GROUND LEVEL AT EACH END OF THE FENCE.
- ENSURE THE CREST OF THE SPILL-THROUGH WEIR IS AT LEAST 300mm THE GROUND ELEVATION.
- SECURELY TIE A HORIZONTAL CROSS MEMBER (WEIR) TO THE SUPPORT POSTS/STAKES EACH SIDE OF THE WEIR. 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.

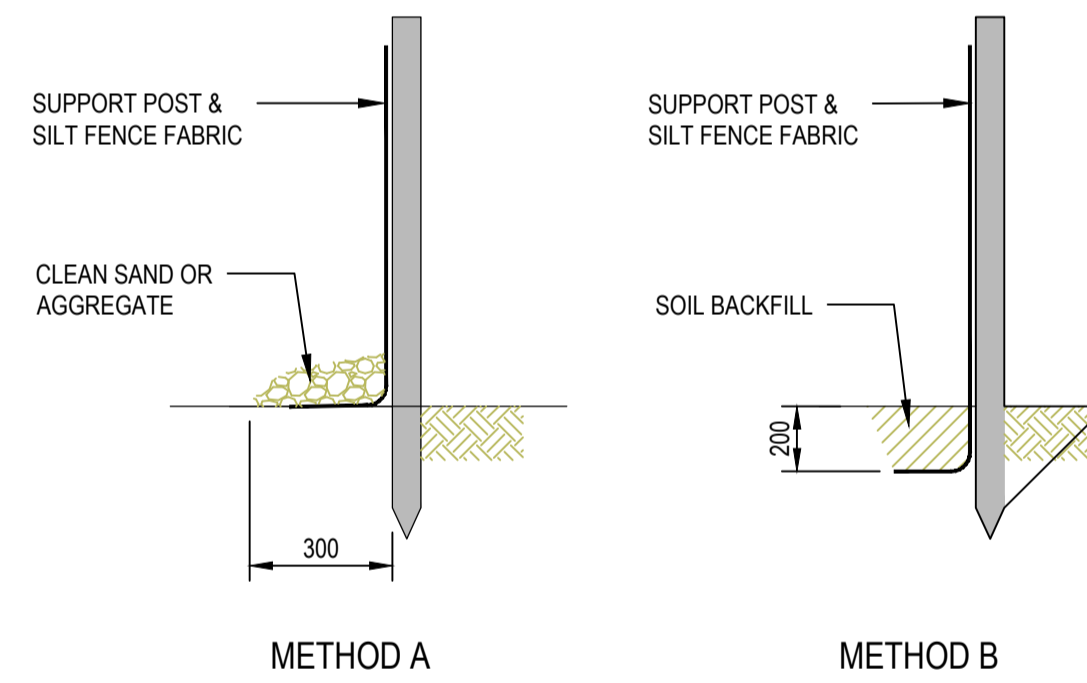
REMOVAL

- 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.



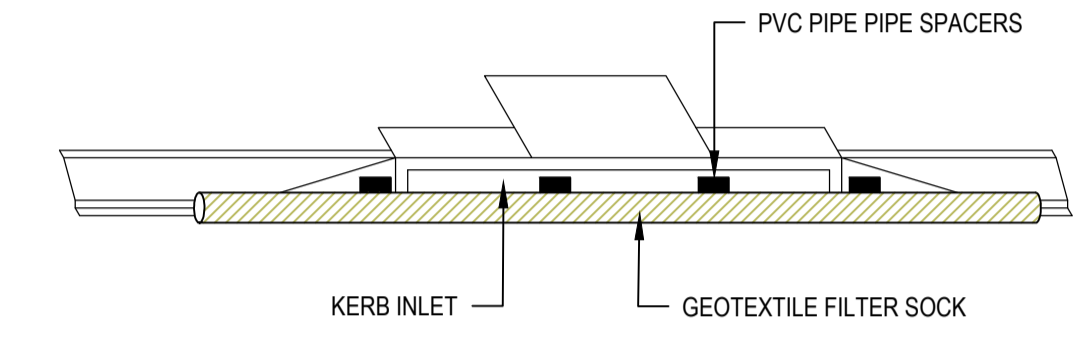
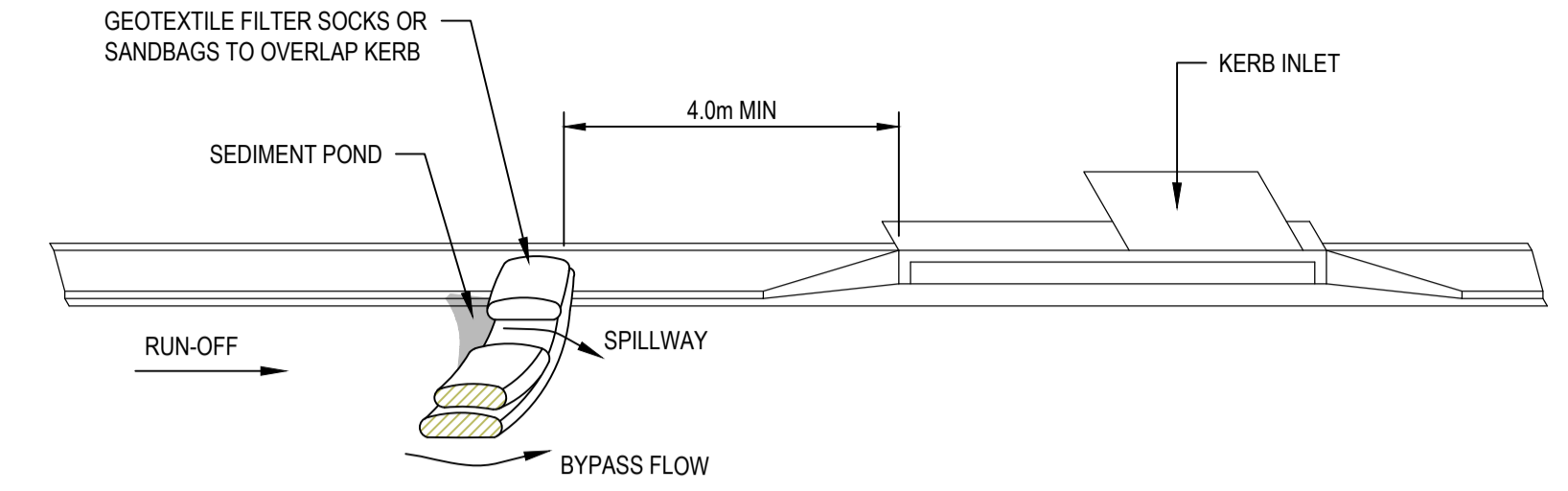
SEDIMENT FENCE

NOT TO SCALE



ANCHORING BASE OF FABRIC

NOT TO SCALE



KARB INLET SEDIMENT TRAP

NOT TO SCALE

KARB 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.

2	ISSUE FOR APPROVAL	MT	GA	30.07.2026
1	FOR APPROVAL - AMENDED	MT	GA	26.06.2026
0	FOR APPROVAL	MT	GA	30.05.2026
REV	DESCRIPTION	DRN	APP	DATE
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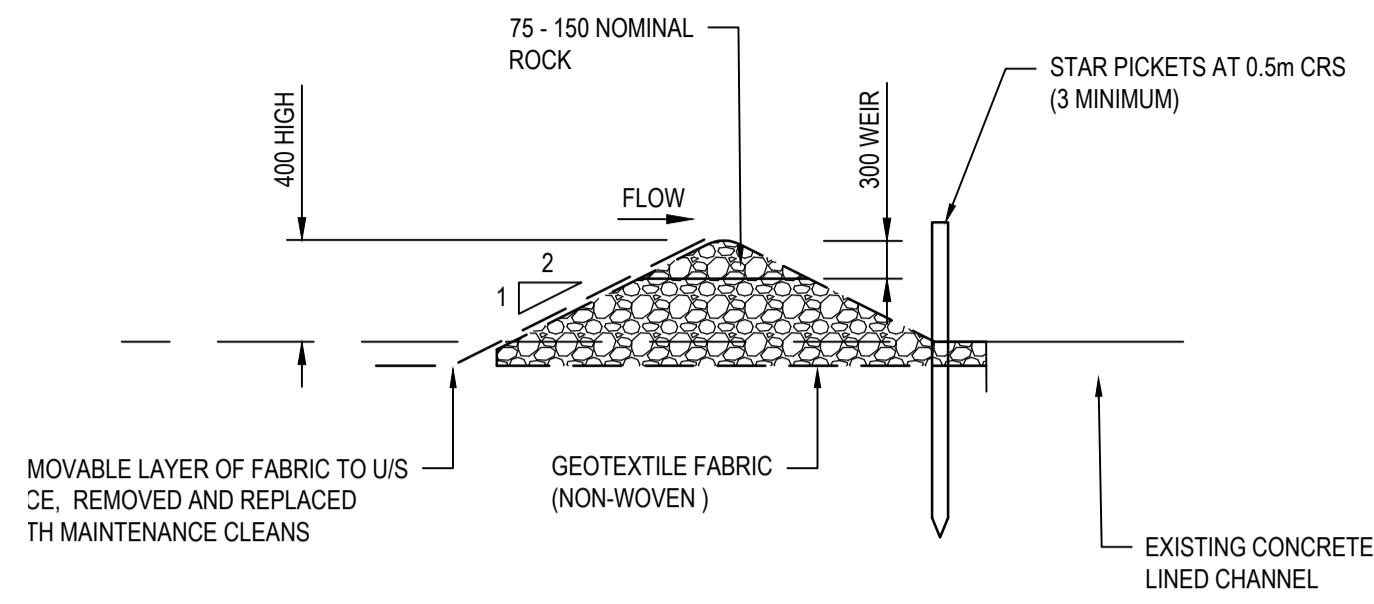
SCALES

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 CONSTRUCTION
SCALE (AT FULL SIZE)
REFER PLAN
DRAWING NUMBER
26001-C018
REVISION
2



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

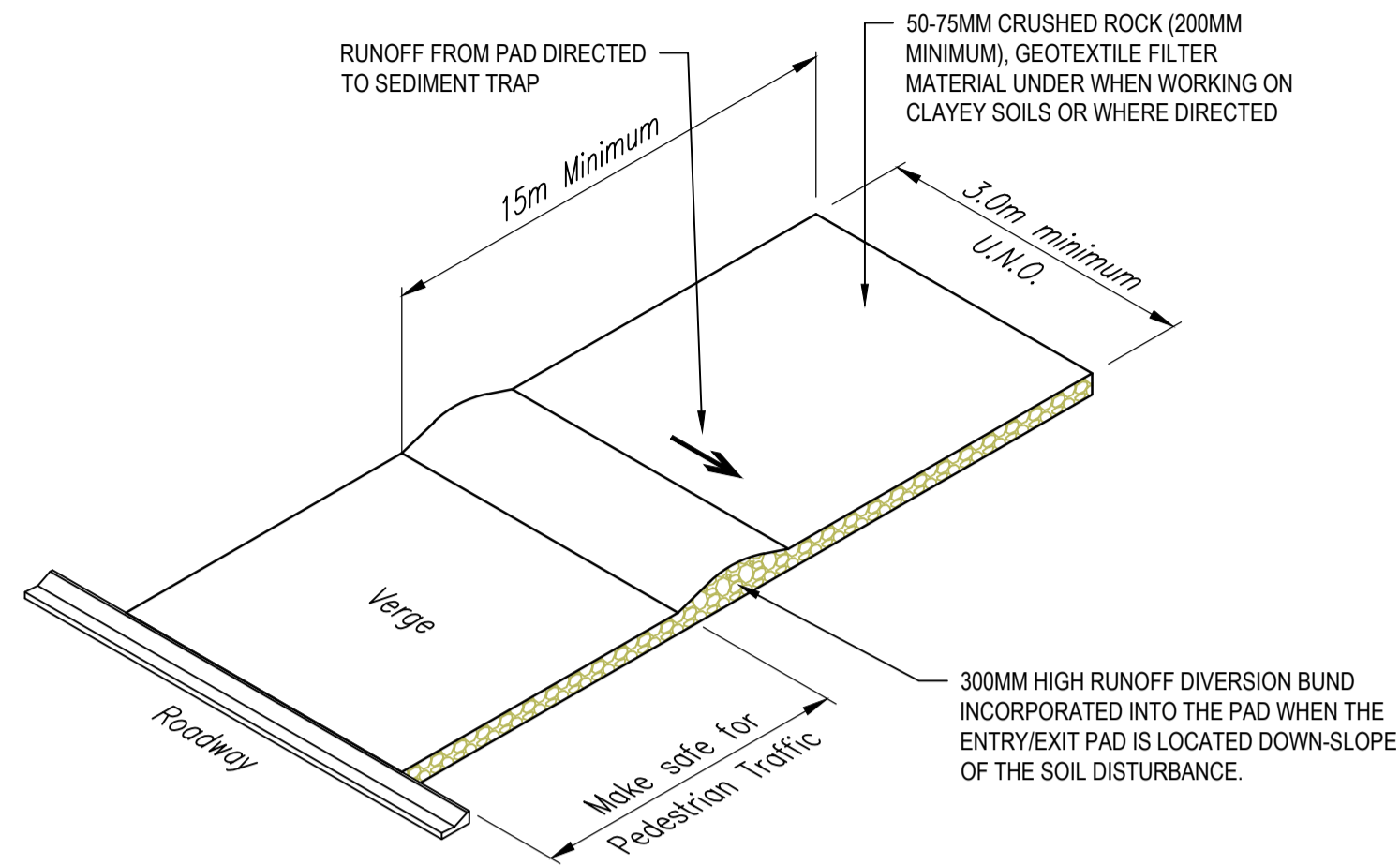
- REFER TO APPROVED PLANS FOR LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- PRIOR TO PLACEMENT OF THE FILTER DAM, ENSURE THE TYPE AND SIZE OF EACH CHECK DAMS WILL 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

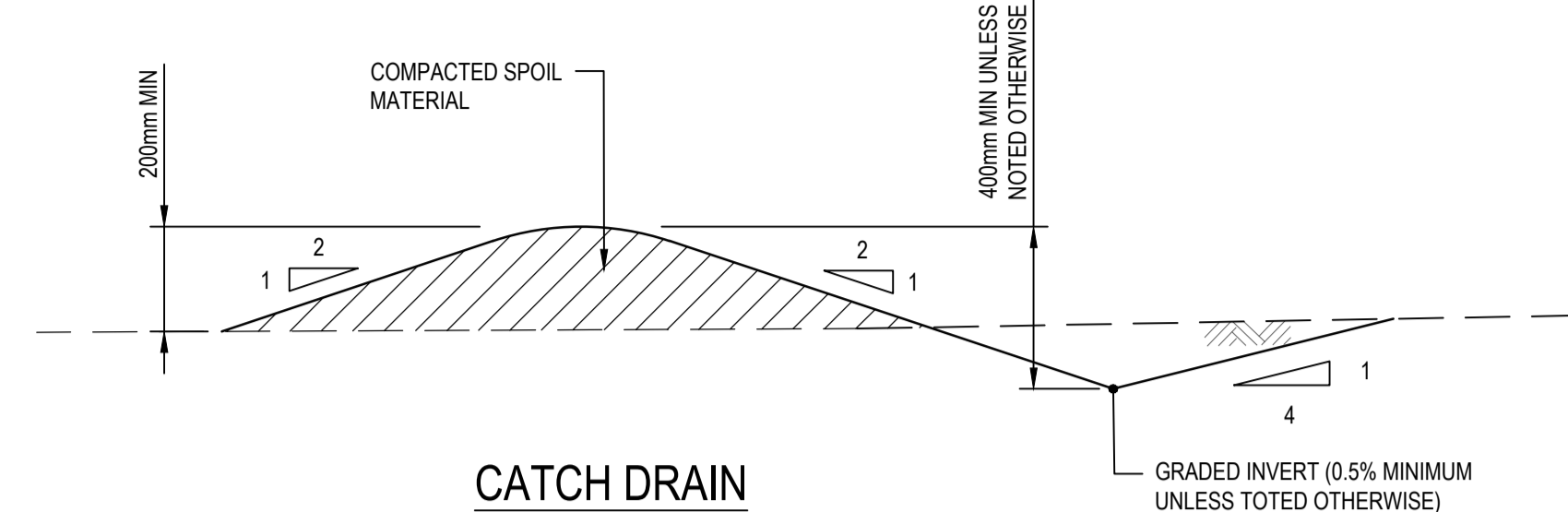
- REFER TO APPROVED PLANS FOR LOCATION AND DIMENSIONAL DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- CLEAR THE LOCATION OF THE ROCK PAD, REMOVING STUMPS, ROOTS AND OTHER VEGETATION 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 WISE 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.

0	ISSUE FOR CONSTRUCTION	MT	GA	30.06.2026
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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 CONSTRUCTION
SCALE (AT FULL SIZE)	SIZE
REFER PLAN	A1
DRAWING NUMBER	REVISION
26001-C019	0

STATUS	FOR CONSTRUCTION
SCALE (AT FULL SIZE)	SIZE
REFER PLAN	A1
DRAWING NUMBER	REVISION
26001-C019	0

FAR NORTH DEVELOPMENT GROUP P/L

51 COULTHARD CLOSE
NEWELL BEACH

LANDSCAPE PLANS TO BE READ IN COLOUR

LANDSCAPE DOCUMENTATION FOR OPERATIONAL WORKS

ISSUE: 2

DATE: 17 JUNE 2026

JOB NO: 2601504

SHEET INDEX

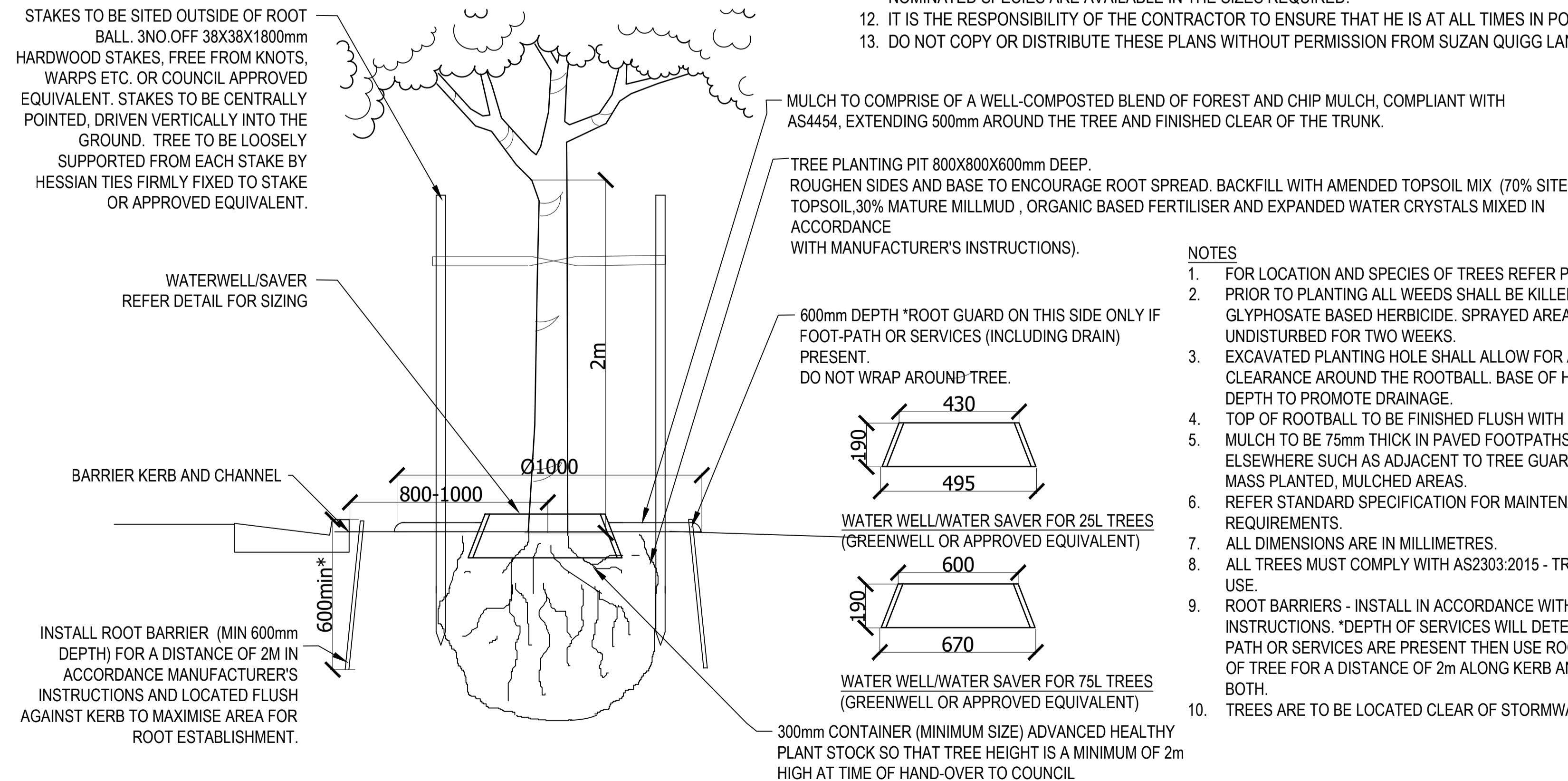
SHEET	DESCRIPTION
L00	COVER SHEET AND GENERAL DETAILS
L01	LANDSCAPE PLAN
L02	SPECIFICATION PART 1
L03	SPECIFICATION PART 2

GENERAL NOTES:

- REFER TO DRAWINGS AND REPORTS BY OTHERS FOR INFORMATION ON SITE SUCH AS SERVICE LOCATION. NOTE LIVE POWER IN THE AREA. DETERMINE THE POSITION OF ALL UNDERGROUND AND OVERHEAD SERVICES ON SITE PRIOR TO COMMENCING CONSTRUCTION. DO NOT RELY SOLELY UPON LIMITED SERVICES INFORMATION PROVIDED ON LANDSCAPE PLANS.
- ALL LANDSCAPE WORK WILL BE CARRIED OUT IN ACCORDANCE WITH FNQROC GUIDELINES, CAIRNS REGIONAL COUNCIL LANDSCAPE POLICIES, OTHER RELEVANT CODES AND ANY RELEVANT AUSTRALIAN STANDARDS AND NATSPEC RECOMMENDATIONS. STREET TREES AND SHRUBS SHOULD BE PLANTED IN ACCORDANCE WITH FNQROC GUIDELINES AND ADJUSTED TO SUIT STRUCTURES SUCH AS LIGHTS AND POWER POLES (SUMMARIZED ON THE DETAIL SHEETS OF THESE PLANS).
- ANY CHANGES TO THE SUGGESTED SPECIES, INCLUDING SIZES, SHOULD BE AGREED WITH SUZAN QUIGG LANDSCAPE DESIGNS AND COUNCIL IN WRITING PRIOR TO MAKING SUBSTITUTIONS.
- REFER TO PLANS BY OTHERS FOR PATH AND CROSSOVER SETOUT, SERVICE LOCATIONS, JOINTING AND CONDUIT IN PAVEMENTS, ALL STRUCTURAL FIXINGS AND REINFORCEMENTS TO PAVEMENTS AND WALLS ETC., LIGHTING AND HYDRAULIC ELEMENTS.
- REFER TO PLANS BY OTHERS FOR FINISHED SURFACE LEVELS. ALL NEW FINISHED SURFACES SHOULD ALIGN FLUSH WITH EXISTING SURFACE LEVELS AND RETAIN EXISTING LEVELS TO ADJACENT SURFACES UNLESS OTHERWISE INSTRUCTED BY SUPERINTENDENT.
- THE FINAL SETOUT FOR ALL LANDSCAPING SHOULD BE CONFIRMED ON SITE BY THE SUPERINTENDENT.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CHECK ALL PLANT QUANTITIES FOR THEMSELVES ON THE PLANS. WHERE PLANT NUMBERS OR SPECIES IN THE SCHEDULES DIFFER FROM THOSE ON THE PLANS, THE PLANS HAVE PRECEDENCE OVER THE SCHEDULES. THE CONTRACTOR SHOULD IMMEDIATELY CONTACT THE LANDSCAPE DESIGNER FOR CLARIFICATION IF THEY IDENTIFY ANY DISCREPANCIES AND SHOULD NOT QUOTE ON OR PLACE ORDERS BASED SOLELY ON THE SCHEDULES.
- THE LANDSCAPE CONTRACTOR IS SUBCONTRACTING TO A MAIN CONTRACTOR, THEN THE SUB-CONTRACT FOR THE LANDSCAPING MUST BE AWARDED EARLY ENOUGH FOR THE LANDSCAPER TO BE ABLE TO PROVIDE ALL THE SPECIES NOMINATED IN THE SIZES ADVISED.
- THE CONTRACTOR MAY NEED TO SOURCE THESE PLANTS FROM SEVERAL NURSERIES WELL IN ADVANCE OF THE PLANTING TIMES TO ENSURE THAT THE NOMINATED SPECIES ARE AVAILABLE IN THE SIZES REQUIRED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT HE IS AT ALL TIMES IN POSSESSION OF THE LATEST REVISIONS TO THE PLANS.
- DO NOT RELY UPON THE ACCURACY OF THESE PLANS AS THEY MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT TO THAT NOMINATED ON THE PLANS. VERIFY THE SCALE BY CHECKING AGAINST THE SCALE BAR SHOWN ON THE PLANS AND DO NOT USE THESE PLANS FOR ACCURATE MEASUREMENTS WITHOUT FIRST CHECKING AGAINST OTHER PLANS SUCH AS ENGINEERING AND BUILDING PLANS.
- IF THE LANDSCAPE CONTRACTOR IS SUBCONTRACTING TO A MAIN CONTRACTOR, THEN THE SUB-CONTRACT FOR THE LANDSCAPING MUST BE AWARDED EARLY ENOUGH FOR THE LANDSCAPER TO BE ABLE TO PROVIDE ALL THE SPECIES NOMINATED IN THE SIZES ADVISED.
- THE CONTRACTOR MAY NEED TO SOURCE THESE PLANTS FROM SEVERAL NURSERIES WELL IN ADVANCE OF THE PLANTING TIMES TO ENSURE THAT THE NOMINATED SPECIES ARE AVAILABLE IN THE SIZES REQUIRED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT HE IS AT ALL TIMES IN POSSESSION OF THE LATEST REVISIONS TO THE PLANS.
- DO NOT COPY OR DISTRIBUTE THESE PLANS WITHOUT PERMISSION FROM SUZAN QUIGG LANDSCAPE DESIGNS



Site Location Map (Courtesy Google)



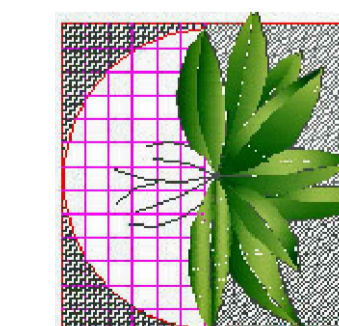
FNQROC - ALIGNMENT AND PLACEMENT OF STREET TREES (MEASURED FROM THE TREE AT THE ESTIMATED ULTIMATE SIZE):

- MINIMUM OF 800mm AND MAXIMUM OF 1000mm FROM BACK OF KERB
- AT INTERSECTION A MINIMUM OF 10m BACK FROM FACE OF KERB OF ADJOINING STREET
- LOCATE SO AS NOT TO OBSTRUCT ANY SERVICES OR SIGNAGE
- LOCATE SO AS NOT TO OBSTRUCT PEDESTRIAN OR VEHICULAR TRAFFIC, NOR CREATE TRAFFIC HAZARD OR CAUSE DAMAGE TO EXISTING TREES
- GREATER THAN 4.0m FROM ELECTRICITY OR TELECOMMUNICATION POLES OR PILLARS
- GREATER THAN 7.5m FROM STREETLIGHTS
- GREATER THAN 4.0m RADIUS FROM HIGH VOLTAGE TRANSMISSION LINES
- GREATER THAN 2.0m FROM STORMWATER DRAINAGE PITS.
- MINIMUM OF 3m FROM DRIVEWAY
- MAXIMUM SPACING 20m OR ONE PER LOT WHERE ACHIEVABLE

NOTES

- FOR LOCATION AND SPECIES OF TREES REFER PROJECT DRAWINGS.
- PRIOR TO PLANTING ALL WEEDS SHALL BE KILLED BY SPRAYING A SUITABLE GLYPHOSATE BASED HERBICIDE. SPRAYED AREA SHALL REMAIN UNDISTURBED FOR TWO WEEKS.
- EXCAVATED PLANTING HOLE SHALL ALLOW FOR A MINIMUM 100mm CLEARANCE AROUND THE ROOTBALL. BASE OF HOLE TO BE RIPPED TO 150mm DEPTH TO PROMOTE DRAINAGE.
- TOP OF ROOTBALL TO BE FINISHED FLUSH WITH EXISTING GROUND LEVEL.
- MULCH TO BE 75mm THICK IN PAVED FOOTPATHS. 100mm THICKNESS ELSEWHERE SUCH AS ADJACENT TO TREE GUARDS, TRAFFIC ISLANDS AND MASS PLANTED, MULCHED AREAS.
- REFER STANDARD SPECIFICATION FOR MAINTENANCE AND WATERING REQUIREMENTS.
- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL TREES MUST COMPLY WITH AS2303:2015 - TREE STOCK FOR LANDSCAPE USE.
- ROOT BARRIERS - INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. *DEPTH OF SERVICES WILL DETERMINE BARRIER TYPE. IF PATH OR SERVICES ARE PRESENT THEN USE ROOT BARRIER ON BOTH SIDES OF TREE FOR A DISTANCE OF 2m ALONG KERB AND FOOTPATH 300mm FROM BOTH.
- TREES ARE TO BE LOCATED CLEAR OF STORMWATER INFRASTRUCTURE.

Issue	Date	Item
1	03/06/2026	Plans to Client
2	17/06/2026	REVISIONS TO LOT NOS



Suzan Quigg Landscape Design

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NOTE: THIS PLAN IS PROTECTED BY COPYRIGHT AND INTELLECTUAL PROPERTY LAWS AND ANY REPRODUCTION, ALTERATION OR OTHER UNAUTHORISED USE BY ANY PARTY WITHOUT THE WRITTEN PERMISSION OF SUZAN QUIGG LANDSCAPE DESIGN.

1 STREET TREE PLANTING S4210 COMPLIANT DSC
NTS

L00 COVER SHEET AND
GENERAL NOTES

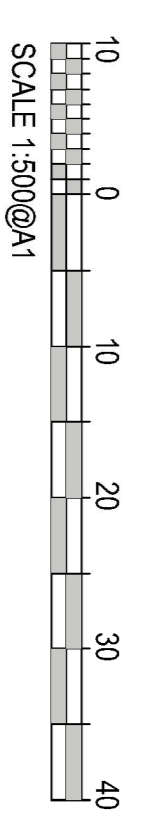
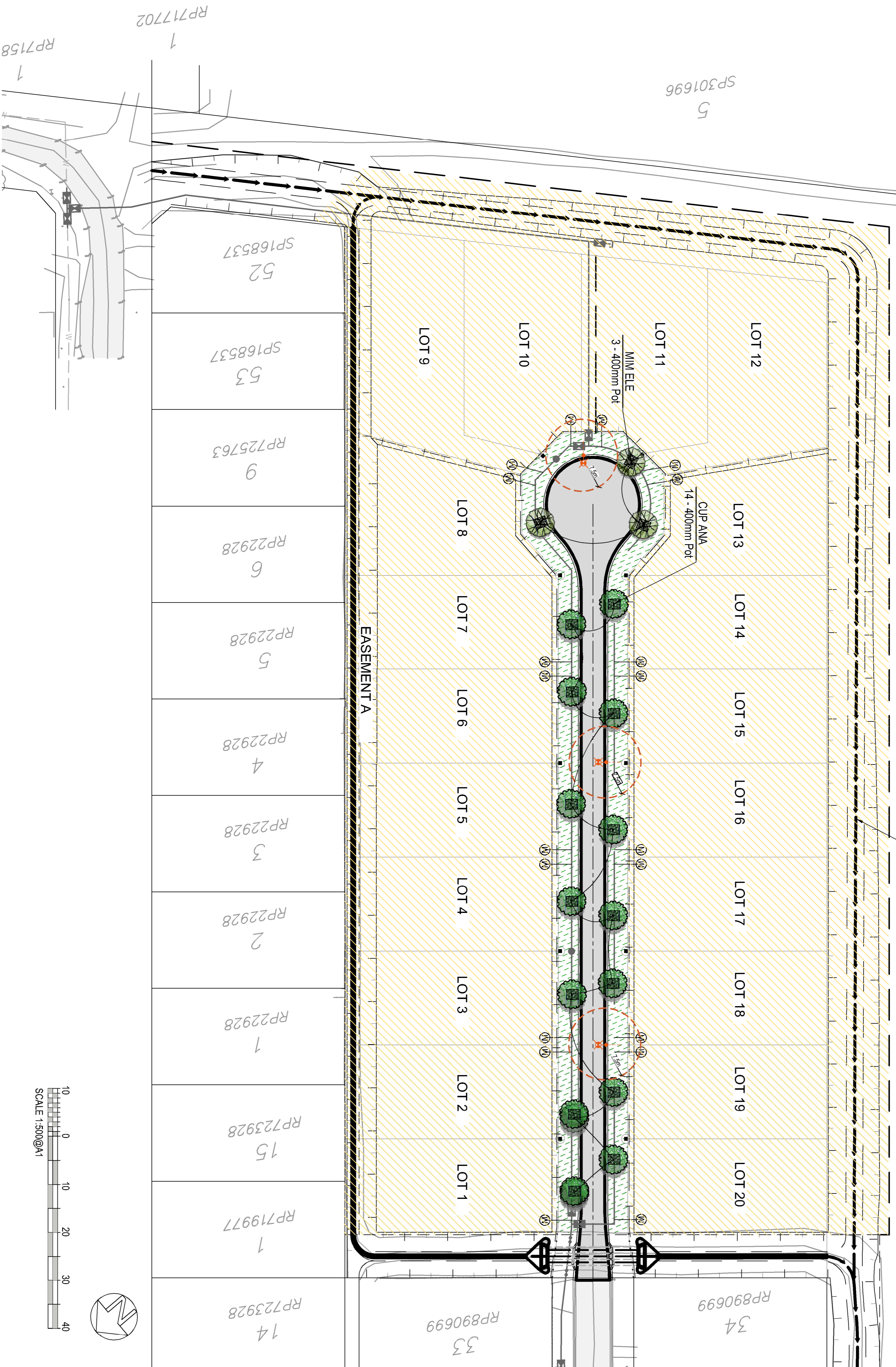
LANDSCAPE PLANS TO BE READ IN COLOUR

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	TREES			
	CUP ANA	CUPANIOPSIS ANACARDIODES / CARROT WOOD	400MM POT	16
	MIM ELE	MIMUSOPS ELENGI / SPANISH CHERRY	400MM POT	3

NOTE: REFER TO PLANTING DETAIL. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH FNQROC REQUIREMENTS AS A MINIMUM STANDARD. REFER TO NOTES AND DETAILS ADJUST LOCATION OF TREES TO SUIT SERVICES AND OTHER RESTRICTIONS LISTED IN FNQROC ON SITE.

GRASS LINED DRAINAGE SWALE WITH MAX 1 IN 2 BATTERS BOTH SIDES. REFER TO CIVIL PLANS



LEGEND

- PROPOSED VERGE TREATMENT GENERALLY IN ACCORDANCE WITH FNQROC SPECIFICATIONS - REFER ALSO TO NOTES AND DETAIL PAGES
- EXTENT OF NEW LOTS AND DRAINS TO BE GRASSED AS PART OF CIVIL WORKS

THE CONTRACTOR IS TO IDENTIFY ALL LOCATE ALL SERVICES PRIOR TO STARTING ON SITE.
DO NOT ATTEMPT ANY WORK ON THIS SITE WITHOUT FIRST ESTABLISHING THE EXACT LOCATION OF ALL SERVICES. REFER TO CIVIL PLANS FOR LIMITED INFORMATION ON WHERE SERVICES ARE EXPECTED TO BE. NOTE ERGON RESTRICTIONS FOR WORKING IN THE VICINITY OF ENERGISED CABLE. CONTACT ERGON ENERGY 131046.

NOTE:

- ALL STOCK IS TO BE SOURCED FROM SEED OR OTHER PROPAGATION MATERIAL COLLECTED AND GROWN LOCALLY.
- DO NOT SCALE OFF THIS PLAN. ANNOTATED MEASUREMENTS TAKE PRECEDENCE OVER ANY MEASURED SCALES.
- CRITICAL MEASUREMENTS ONLY ARE NOTED ON PLAN. CONTRACTOR IS TO ADJUST OTHER MEASUREMENTS TO SUIT SITE CONDITIONS.
- BRING TO THE ATTENTION OF SUZAN QUIGG LANDSCAPE DESIGN ANY DISCREPANCIES FOUND DURING CONSTRUCTION.
- REFER TO GENERAL NOTES ON PAGE 100 (COVER SHEET), DETAILS AND LANDSCAPE NOTES
- GRASSED AREAS
- REFER TO CIVIL PLANS AND NOTES FOR EXTENT OF COVER FOR ALL BARE AREAS (LOTS, DRAINS, ROAD RESERVES, VERGES, ETC WHICH SHALL BE GRASSED, AS A MINIMUM AND UNLESS OTHERWISE NOMINATED THESE AREAS WILL BE DRILL SEEDED WITH APPROVED GRASSED SPECIES (SEE SPECIFICATION AND FNQROC MANUAL) FOR SLOPES UP TO AND INCLUDING 1 IN 4. FOR SLOPES GREATER THAN 1 IN 4, AREAS ARE TO BE HYDROMULCHED AS A MINIMUM TREATMENT.
- ALL AREAS ARE TO BE MAINTAINED AND WATERED UNTIL ESTABLISHED AND THEN FOR FOR THE REQUIRED MAINTENANCE PERIOD.
- VERGES (NOT PART OF SCOPE OF WORKS OF LANDSCAPE CONTRACTOR) - REFER TO DETAIL 2. (REFER TO FNQROC MANUAL D9.06) ALL VERGES ARE TO BE COVERED FULL WIDTH WITH TOPSOIL TO A DEPTH OF NOT LESS THAN 40MM AND LIGHTLY COMPACTED AND GRASSED AS SHOWN ON DETAIL WITH EITHER DRILL SEEDING OR HYDROMULCHING AND IN ACCORDANCE WITH COUNCIL'S MINIMUM STANDARDS AND SPECIFICATIONS. ALL VERGES SHALL BE LEFT IN A MOWABLE CONDITION, FREE FROM ROCKS AND LOOSE STONES AND GRADED TO EVEN-RUNNING CONTOURS.
- THE DEVELOPER MAY OPT TO TURF AREAS IN LIEU OF OTHER METHODS OF GRASSING.

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JOB No: 2601504
 DWG No: LOT1
 ISSUE: 2

DRAWN: SJQ
 DATE: 17 JUNE 2026
 SCALE: 1:500@A1

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT:
**Lot 51 COULTHARD CLOSE
 NEWELL BEACH**

CLIENT:
**FAR NORTH DEVELOPMENT GROUP P/L
 NEWELL BEACH DEVELOPMENT**

MULCHING

- MULCH FOR STREET TREES SHOULD BE FOREST BARK OR SIMILAR (NO FINES) INSTALLED TO A MINIMUM DEPTH OF 75mm. MULCH FOR THE SEEDLINGS CAN BE HAY.
- MULCH SHOULD BE KEPT CLEAR OF THE PLANT STEM.
- USE PARTICLE MASKS WHEN SPREADING ORGANIC MULCH TO AVOID BREATHING IN MOULD SPORES.

VERGES

- REPAIR ANY DAMAGE DONE TO EXISTING VERGES DURING CONSTRUCTION AND REINSTATE TO AN ACCEPTABLE STANDARD.
- ALL VERGES SHALL BE COVERED FULL WIDTH WITH TOPSOIL TO A DEPTH OF NOT LESS THAN 40mm AND SHALL BE LIGHTLY COMPACTED AND GRASSED IN ACCORDANCE WITH COUNCILS GUIDELINES AND SPECIFICATIONS.
- IN ORDER TO GUARANTEE A HIGH STANDARD OF MAINTENANCE ALL GRASSED AREAS ARE TO BE IN A MOWABLE CONDITION, FREE FROM ROCKS AND LOOSE STONES AND GRADED TO EVEN-RUNNING CONTOURS.
- ALL GRASSED AREAS ARE TO BE TURFED.

TURF SPECIES

- TURF SHOULD BE *AXONOPUS COMPRESSUS* (BROAD LEAF BUFFALO) AND COUCH MIX. IT SHOULD BE FREE FROM ANY TOXIC MATERIAL, NOXIOUS WEEDS, SEEDS OR ROOTS INCLUDING NUT GRASS AND OXALIS. THE SOIL TO THE TURF SHALL BE FREE FROM RUBBISH, STICKS OR OTHER DELETERIOUS MATERIAL, CUT WITH A FULL 25MM REMAINING BELOW THE THATCH OF THE TURF.
- THE MOISTURE LEVEL IN THE TURF SHOULD BE KEPT RELATIVELY CONSISTENT SO THAT IT IS NOT SATURATED OR SEVERELY DRIED OUT WHEN LAYING.

GROUND PREPARATION

- CULTIVATE THE AREA TO A DEPTH OF 150MM BELOW FINISHED SURFACE LEVELS AND GRADE TO EVEN-RUNNING CONTOURS.
- CULTIVATE THE SOIL TO A FINE TILTH, FREE OF CLODS, ROCKS, STICKS AND THE LIKE. ANY STOCK-PILED TOPSOIL SHOULD BE SPREAD TO A MINIMUM DEPTH OF 25MM AND PREPARED AS ABOVE.
- ANY CONTAMINATED SOIL SHOULD BE EXCAVATED AND REMOVED FROM SITE.
- BEFORE LAYING TURF A SLOW RELEASE FERTILISER SHALL BE PLACED ON TOP OF THE PREPARED TOPSOIL RATE OF 35G/M2. THIS SHOULD BE AN APPROVED LAWN FERTILISER WITH AN N:P:K RATION OF 12:12:8 AND RAKED INTO THE TOPSOIL.

LAYING

- SECTIONS TO BE TURFED SHALL BE WATERED WITHIN TWENTY FOUR HOURS PRIOR TO TURFING AT AN APPROXIMATE RATE OF 10MM OF WATER IN

NOT LESS THAN ONE HOUR.

- WATERING IS TO BE CARRIED OUT IN SUCH A WAY AS NOT TO CAUSE ANY SCOURING OR EROSION.

WATERING

- WATERING IS THE APPLICATION OF 10MM OF WATER TO THE TOTAL AREA IN NOT LESS THAN ONE HOUR AND SHALL INCLUDE ANY NATURAL RAINFALL.
- ALL PLANTS SHALL BE THOROUGHLY WATERED IMMEDIATELY ON ARRIVAL AT SITE AND AGAIN PRIOR TO PLANTING.
- WATER DURING AND IMMEDIATELY AFTER PLANTING.
- ALL LANDSCAPED AREAS ARE TO BE RIGOROUSLY WATERED DURING CONSTRUCTION AND DURING THE MAINTENANCE PERIOD UNTIL THE PLANTS ARE ESTABLISHED.
- THE FREQUENCY OF WATERING SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

PERIODS AFTER GRASSING/PLANTING WATERING

IMMEDIATELY
ONCE

WEEK 1
TWICE/DAY DURING HOT DRY, WINDY PERIODS

ONCE/DAY DURING COOL/OVERCAST PERIODS

WEEK 2
ONCE/DAY

WEEKS 3 & 4
ONCE EVERY SECOND DAY

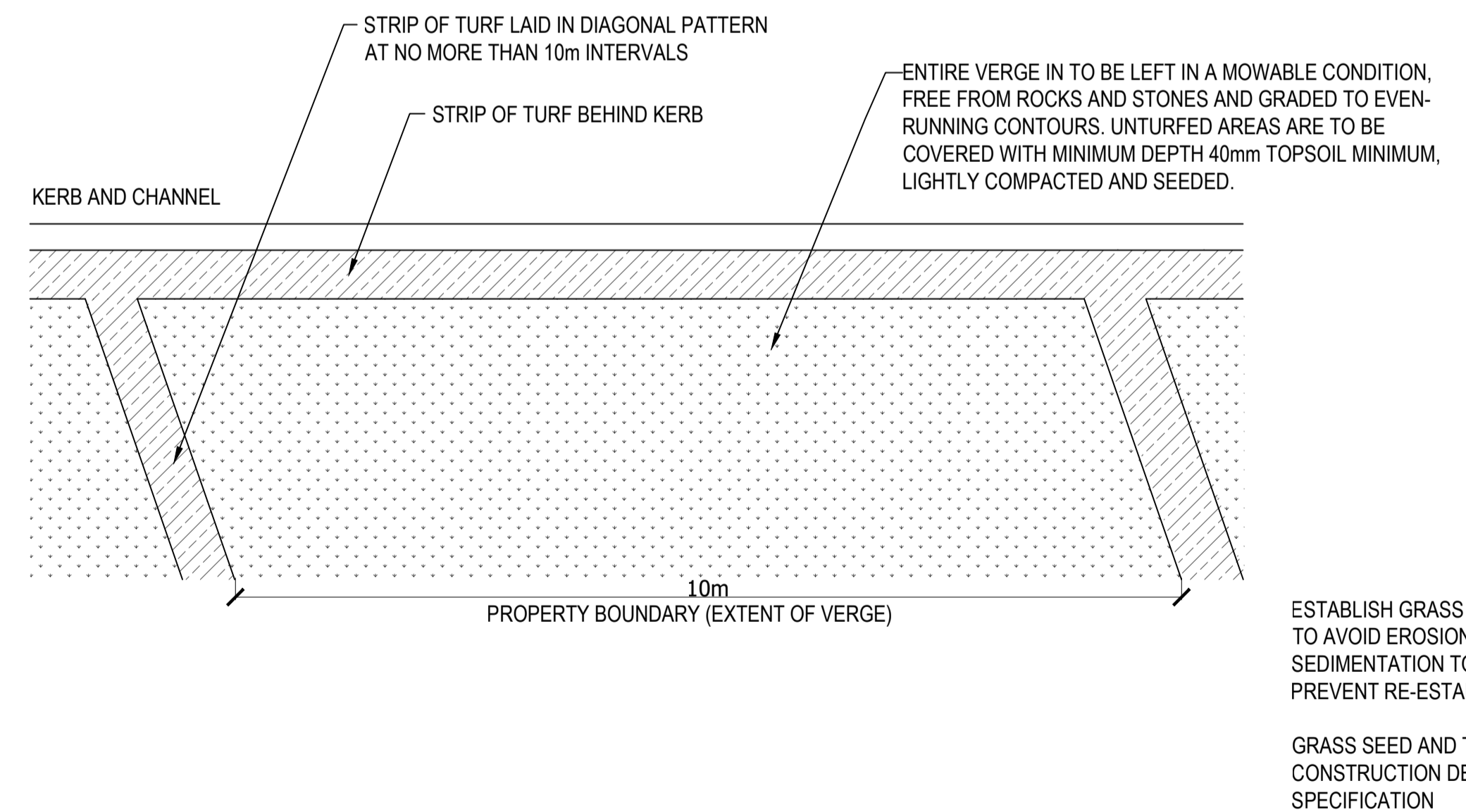
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MINIMUM

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PLANT ESTABLISHMENT AND MAINTENANCE

- THE STREET TREES DO NOT NEED TO BE PLANTED UNTIL 13 WEEKS BEFORE FINAL INSPECTION AND HANDOVER TO COUNCIL AT WHICH POINT THEY MUST BE ESTABLISHED IN GROWTH AND MEET THE STANDARDS OF FNQROC. A MAINTENANCE AND ESTABLISHMENT PERIOD OF 13 WEEKS IS REQUIRED FOR ON-STREET (TREE-PLANTING) WORKS.
- THE MAINTENANCE PERIOD SHOULD BE IMPLEMENTED IMMEDIATELY FOLLOWING PLANTING AND IF THIS IS STARTED MORE THAN 13 WEEKS BEFORE THE DATE OF WORKS ACCEPTANCE THEN THE DEVELOPER WILL NEED TO CONTINUE MAINTENANCE UNTIL FINAL HANDOVER.
- THE REVEGETATION WORKS IN THE AGRICULTURAL BUFFER AND THE VERGE GRASSING NEED TO BE COMPLETED PRIOR TO COUNCIL ENDORSING THE SURVEY PLANS FOR THE LOTS. AT THIS TIME THE REVEGETATION WORKS NEED TO BE ACCEPTED BY COUNCIL AS BEING REASONABLY MATURE.

- ONCE ENDORSEMENT OF THE REVEGETATION WORKS HAS OCCURRED THEN THE DEVELOPER IS TO MAINTAIN THE BUFFER FOR A PERIOD OF 2 YEARS.
- DURING THE MAINTENANCE PERIOD, THE CONTRACTOR IS TO ENSURE ALL WORK IS DONE TO ENSURE PLANTS AND GRASS ARE HEALTHY AND GROWING WELL.
- REMOVE AND REPLACE AS NECESSARY ANY DEAD, DISEASED OR UNHEALTHY GROWTH SO THAT ALL VEGETATION IS THRIVING BY THE TIME THAT THE COUNCIL ACCEPTS RESPONSIBILITY FOR THE LANDSCAPE WORKS.
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- MOW, MULCH, PRUNE, FERTILISE AND WATER AS REQUIRED.
- AT THE END OF THE HANDOVER PERIOD, THE CLIENT SHOULD ISSUE AN 'OFF-MAINTENANCE CERTIFICATE'.
- WITH THE EXCEPTION OF ALMOST DAILY WATERING, MAINTENANCE VISITS SHOULD BE AT APPROXIMATELY 1 WEEKLY INTERVALS.



2 VERGE TREATMENT SUBDIVISIONS
N.T.S.

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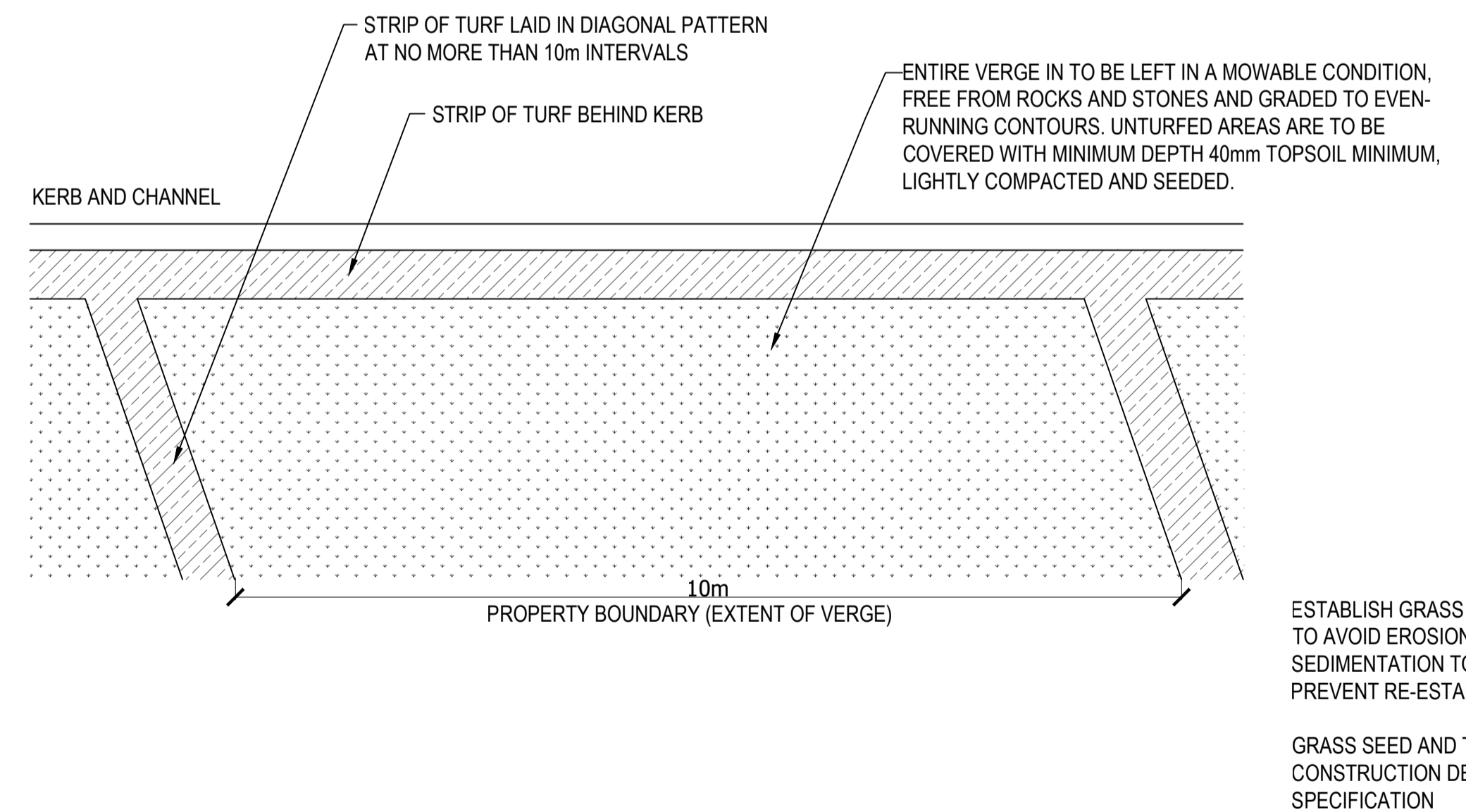
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2 VERGE TREATMENT SUBDIVISIONS
N.T.S.

FNQROC DEVELOPMENT MANUAL

Council Douglas Shire Council
(INSERT COUNCIL NAME)

STATEMENT OF COMPLIANCE OPERATIONAL WORKS DESIGN

This form duly completed and signed by an authorised agent of the Designer shall be submitted with the Operational Works Application for Council Approval.

Name of Development Coulthard Close Newell Beach

Location of Development 51 Coulthard Close (Lot 51 on SP168537)

Applicant Far North Development Group Pty Ltd

Designer Suzan Quigg Landscape Design

It is hereby certified that the Calculations, Drawings, Specifications and related documents submitted herewith have been prepared, checked and amended in accordance with the requirements of the FNQROC Development Manual and that the completed works comply with the requirements therein, **except** as noted below.

Compliance with the requirements of the Operational Works Design Guidelines	Non-Compliance refer to non-compliance report / drawing number
Plan Presentation	Yes
Geotechnical requirements	Refer Civil Plans
Geometric Road Design	Refer Civil Plans
Pavements	Refer Civil Plans
Structures / Bridges	Refer Civil Plans
Subsurface Drainage	Refer Civil Plans
Stormwater Drainage	Refer Civil Plans
Site Re-grading	Refer Civil Plans
Erosion Control and Stormwater Management	Refer Civil Plans
Pest Plant Management	Yes
Cycleway / Pathways	Refer Civil Plans

Landscaping	Yes
Water Source and Disinfection/Treatment Infrastructure (if applicable)	N/A
Water Reticulation, Pump Stations and water storages	Refer Civil Plans
Sewer Reticulation and Pump Stations	Refer Civil Plans
Electrical Reticulation and Street Lighting	Initial Light poles only
Public Transport	N/A
Associated Documentation/ Specification	Yes
Priced Schedule of Quantities	N/A
Referral Agency Conditions	N/A
Supporting Information (AP1.08)	N/A
Other	

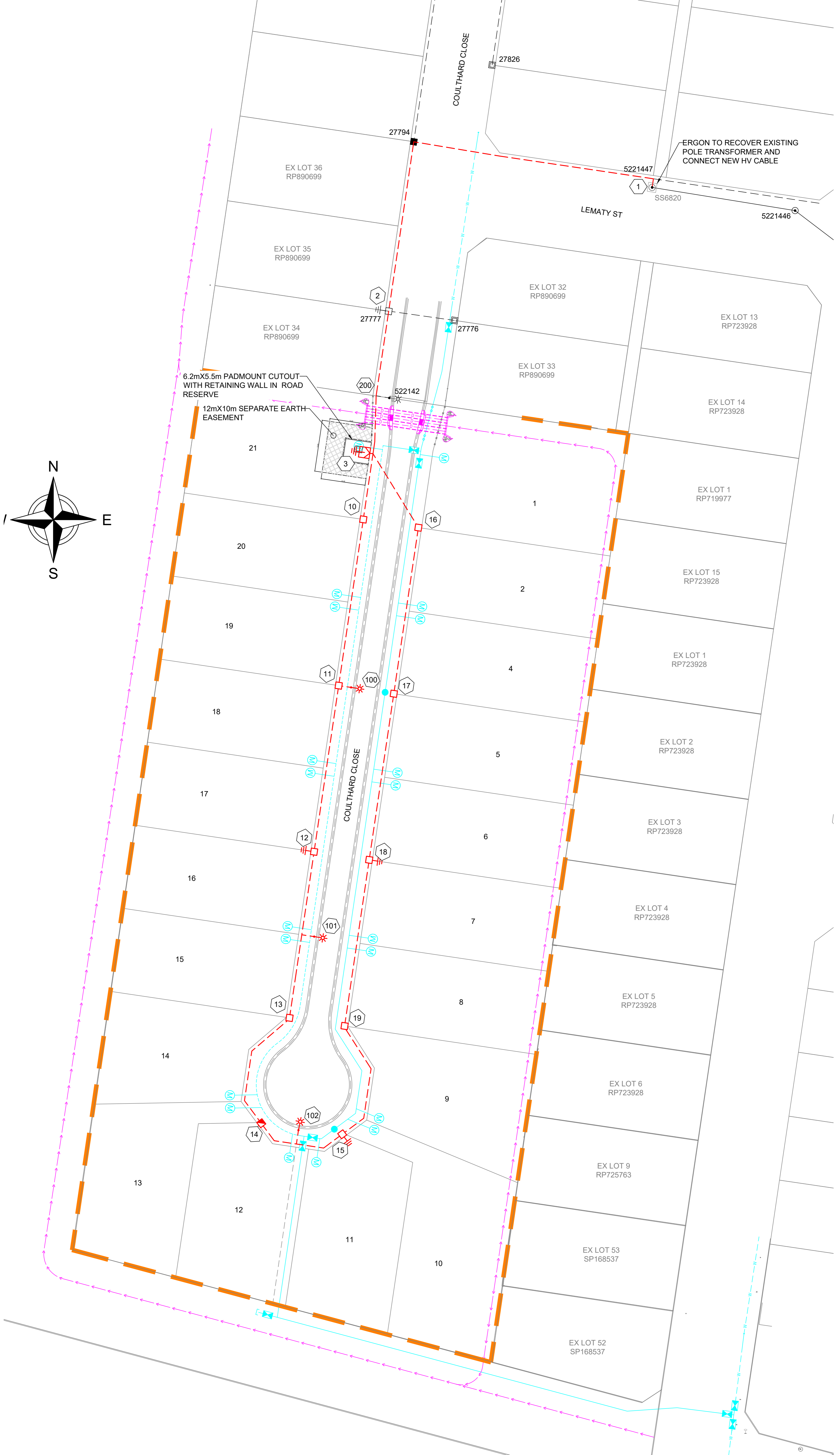
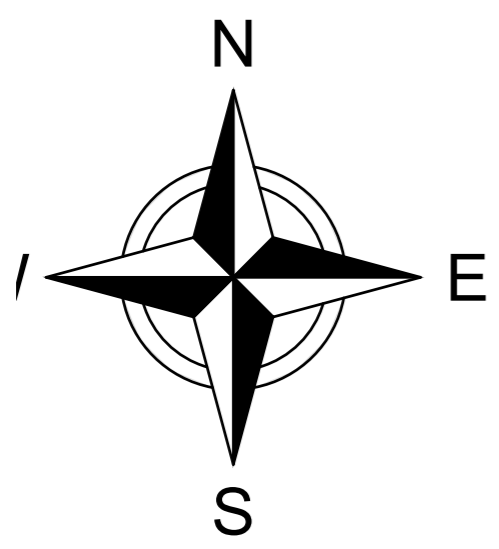
Conscientiously believing the above statements to be true and correct, signed on behalf of:

Designer Suzan Quigg **RPEQ No** N/A

Name in Full Suzan Jane Quigg

Signature SUZAN J QUIGG **Date**

Digitally signed by SUZAN J QUIGG
 DN: cn=SUZAN J QUIGG, c=AU, o=SUZAN QUIGG
 LANDSCAPE DESIGN, email=suzanj@bigpond.com
 Date: 2026.06.04 09:54:29 +1000



6.2mX5.5m PADMOUNT CUTOUT WITH RETAINING WALL IN ROAD RESERVE

12mX10m SEPARATE EARTH EASEMENT

ERGON TO RECOVER EXISTING POLE TRANSFORMER AND CONNECT NEW HV CABLE

COULTHARD CLOSE

LEMATY ST

EX LOT 36 RP890699

EX LOT 35 RP890699

EX LOT 34 RP890699

EX LOT 32 RP890699

EX LOT 33 RP890699

EX LOT 13 RP723928

EX LOT 14 RP723928

EX LOT 1 RP719977

EX LOT 15 RP723928

EX LOT 1 RP723928

EX LOT 2 RP723928

EX LOT 3 RP723928

EX LOT 4 RP723928

EX LOT 5 RP723928

EX LOT 6 RP723928

EX LOT 9 RP725763

EX LOT 53 SP168537

EX LOT 52 SP168537

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