

Enquiries: Krishna Khadka
Direct 07 5433 3296
Our Ref: DA/2022/3326
Your Ref: B21549
Date: 8 November 2022

Lambert Development Group Pty Ltd
c/- David Lenarduzzi
120 Wickham Street
FORTITUDE VALLEY QLD 4006

Dear Applicant,

Re: DEVELOPMENT APPROVAL

Planning Act 2016

Development Application No.: DA/2022/3326

Property Location:

57 Coach Road West MORAYFIELD

Property Description:

Lot 8 RP 87981

Please be advised that on 8 November 2022 the above development application was approved by Council's Delegate as the Assessment Manager in accordance with section 64 of the *Planning Act 2016* subject to conditions.

The following type of approval has been issued:

- **Development Permit - Operational Works (Roadwork, Stormwater and Earthworks)**

The development allowed by this approval must be carried out in accordance with the attached Decision package.

Attached is an extract from the *Planning Act 2016* which details your appeal rights and the appeal rights of any submitters, if applicable, regarding this decision.

Should you require any further information about this matter, please contact Krishna Khadka as referenced above.

Yours faithfully



Krishna Khadka
Engineer - (Engineering Assessment - North)
Development Services

Enclosures: Attachment 1 - Decision Notice
Attachment 2 - Assessment Manager Conditions
Attachment 3 - Approved Plans / Documents
Attachment 4 - Appeal Rights

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ATTACHMENT 1

Decision Notice

Decision Notice

Planning Act 2016, section 63

APPLICATION DETAILS

Application No: DA/2022/3326

Applicant: Lambert Development Group Pty Ltd

Street Address: 57 Coach Road West MORAYFIELD

Real Property Description: Lot 8 RP 87981

Planning Scheme: Moreton Bay Regional Council Planning Scheme

APPROVAL DETAILS

Date of Decision: 8 November 2022

The development application was approved by Council's Delegate as the Assessment Manager subject to conditions (refer Attachment 2).

Application Type	Development Permit	Preliminary Approval
Operational Works for Roadwork, Stormwater and Earthworks	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OTHER NECESSARY PERMITS

Listed below are other permit/s that are necessary to allow the development to be carried out:

- Operational Works - Development Permit - Electrical Reticulation & Street Lighting

CURRENCY PERIOD OF APPROVAL

The currency period stated in section 85 of the *Planning Act 2016* applies to this approval as outlined below:

- Operational Works - 2 years from the date of this approval starts to have effect.

DEEMED APPROVAL

Not applicable.

VARIATION APPROVAL

Not applicable.

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions under Chapter 4, section 145 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

The Conditions relevant to this development approval are listed in Attachment 2 of the Decision package.

APPROVED PLANS / DOCUMENTS

The approved plans and/or documents as listed below for this development approval are included in Attachment 3 of the Decision package.

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
General Layout, Locality Plan & Drawing Index	B21549-C001 Rev B	Lambert & Rehbein Engineers	04/10/2022
Roadworks & Drainage Layout Plan	B21549-C100 Rev B	Lambert & Rehbein Engineers	04/10/2022
Roadworks & Drainage Details & Notes	B21549-C101 Rev B	Lambert & Rehbein Engineers	04/10/2022
Road 01 Longitudinal Section	B21549-C102 Rev B	Lambert & Rehbein Engineers	04/10/2022
Road 01 Cross Sections - Sheet 1 of 2	B21549-C103 Rev B	Lambert & Rehbein Engineers	04/10/2022
Road 01 Cross Sections - Sheet 2 of 2	B21549-C104 Rev B	Lambert & Rehbein Engineers	04/10/2022
Road 02 Longitudinal Section	B21549-C105 Rev B	Lambert & Rehbein Engineers	04/10/2022
Road 02 Cross Sections - Sheet 1 of 3	B21549-C106 Rev B	Lambert & Rehbein Engineers	04/10/2022
Road 02 Cross Sections - Sheet 2 of 3	B21549-C107 Rev B	Lambert & Rehbein Engineers	04/10/2022
Road 02 Cross Sections - Sheet 3 of 3	B21549-C108 Rev B	Lambert & Rehbein Engineers	04/10/2022
Road 03 Longitudinal Section and Cross Sections	B21549-C109 Rev B	Lambert & Rehbein Engineers	04/10/2022
Road 04 (Citronella St) Longitudinal and Cross Sections	B21549-C110 Rev B	Lambert & Rehbein Engineers	04/10/2022
Coach Road Longitudinal Sections	B21549-C111 Rev B	Lambert & Rehbein Engineers	04/10/2022
Coach Road Cross Sections	B21549-C112 Rev B	Lambert & Rehbein Engineers	04/10/2022
Intersection Details - Sheet 1 of 2	B21549-C113 Rev B	Lambert & Rehbein Engineers	04/10/2022
Intersection Details - Sheet 2 of 2	B21549-C114 Rev B	Lambert & Rehbein Engineers	04/10/2022

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Signs & Linemarking Layout Plan	B21549-C115 Rev B	Lambert & Rehbein Engineers	04/10/2022
Stormwater Catchment Plan	B21549-C200 Rev B	Lambert & Rehbein Engineers	04/10/2022
Bio-Retention Basin Details	B21549-C201 Rev B	Lambert & Rehbein Engineers	04/10/2022
Stormwater Drainage Details and Notes	B21549-C202 Rev B	Lambert & Rehbein Engineers	04/10/2022
Stormwater Drainage Longitudinal Sections - Sheet 1 of 4	B21549-C203 Rev B	Lambert & Rehbein Engineers	04/10/2022
Stormwater Drainage Longitudinal Sections - Sheet 2 of 4	B21549-C204 Rev B	Lambert & Rehbein Engineers	04/10/2022
Stormwater Drainage Longitudinal Sections - Sheet 3 of 4	B21549-C205 Rev B	Lambert & Rehbein Engineers	04/10/2022
Stormwater Drainage Longitudinal Sections - Sheet 4 of 4	B21549-C206 Rev B	Lambert & Rehbein Engineers	04/10/2022
Stormwater Calculation Table - Sheet 1 of 3	B21549-C207 Rev B	Lambert & Rehbein Engineers	04/10/2022
Stormwater Calculation Table - Sheet 2 of 3	B21549-C208 Rev B	Lambert & Rehbein Engineers	04/10/2022
Stormwater Calculation Table - Sheet 3 of 3	B21549-C209 Rev B	Lambert & Rehbein Engineers	04/10/2022
Bulk Earthworks Layout Plan	B21549-C300 Rev B	Lambert & Rehbein Engineers	04/10/2022
Bulk Earthworks Typical Sections	B21549-C301 Rev B	Lambert & Rehbein Engineers	04/10/2022
Bulk Earthworks Layout Plan	B21549-C302 Rev B	Lambert & Rehbein Engineers	04/10/2022
Safety in Design Report	B21549-C900 Rev B	Lambert & Rehbein Engineers	04/10/2022

ASSESSMENT BENCHMARKS

The Assessment Benchmarks that applied to the development from the following Categorising Instruments include;

Categorising Instrument (*Planning Regulation 2017*)

State Planning Policy

- *State Planning Policy 2017*, Part E.

Regional Plan

- *South East Queensland Regional Plan 2017 (ShapingSEQ)*.

Local Categorising Instrument (*Moreton Bay Regional Planning Scheme*)

- Works Code

Local Categorising Instrument (Variation Approval)

Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

Not applicable.

OTHER RELEVANT ASSESSMENT MATTERS

Not applicable.

REASONS FOR THE DECISION

Not applicable.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not applicable.

REFERRAL AGENCY CONDITIONS

There were no Referral Agencies applicable to this development application.

SUBMISSIONS

Not applicable.

APPEAL RIGHTS

Attachment 4 of the Decision package is an extract from the *Planning Act 2016* which details your appeal rights, and the appeal rights of any submitters, if applicable, regarding this decision.

ATTACHMENT 2

Assessment Manager Conditions of Approval

CONDITION	TIMING
OPERATIONAL WORKS	
DEVELOPMENT ENGINEERING	
1	Road Classifications for Pavement Design
	<p>Design pavement in accordance with the following road classifications:</p> <p>Coach Road - Council Local Collector ESA = 3.0×10^5</p> <p>Road 01,02,03 & 04 - Living Residential ESA = 1.2×10^5</p>
2	Errors and Omissions
	<p>Where errors or omissions occur in the design or works do not conform to or meet Council standards then these works shall be rectified to comply with Council standards at no cost to Council.</p> <p>Where drawings contain insufficient detail or do not contain details of works that are either necessary or associated with the development then these works shall be designed and constructed to Council standards.</p> <p>Only the approved plans shall be used for construction.</p> <p>Note: Council reserves the right to amend the approved drawings or request further information should this become necessary.</p>
3	Works – Applicant’s Expense
	<p>All works, services, facilities and/or public utility alterations required by or as a consequence of this approval or stated condition/s, whether carried out by the Council or otherwise, shall be at the developer’s expense unless otherwise specified or agreed in writing.</p> <p>Replace existing Council infrastructure (including but not limited to street trees and footpaths) to Council’s standards.</p>
4	Works – Connection to existing works
	<p>Where existing works, including roads and drainage works, will not link up with and join smoothly to proposed works and are not more than twenty (20) metres from the nearest point of the proposed works the developer shall carry out such works as are necessary to ensure that the incomplete works, including roads and drainage, are constructed to link up with and join smoothly to the works proposed in accordance with Council’s standards.</p> <p>These works are to be undertaken at the developer’s expense unless otherwise specified or agreed in writing.</p>

CONDITION		TIMING
5	As Constructed Drawings	
A	<p>Provide, for review and approval, Council with a preliminary set of the surveyor and engineering As Constructed drawings for the approved works and a digital ADAC file.</p> <p>Note: The current design standard and relevant planning scheme policy is MBRC Planning Scheme Policy Operational Works inspection, maintenance and bonding procedures.</p>	Prior to requesting an On Maintenance inspection.
B	Submit 'As Constructed' drawings and digital ADAC file in accordance with Council's Planning Scheme, relevant Planning Scheme Policies and design standards current at the time of development.	Prior to works being accepted On Maintenance.
6	Works Through Land not owned by the Developer	
	Where any works are proposed to be undertaken on or extend into any property not owned by the developer then the other property owner's written consent must be lodged with Council. The written consent from the land owner must identify the correct drawing title and number (including revision number) for the works within or through their land.	Prior to any works commencing within those properties.
7	Works in Existing Roads	
A	Works carried out in or affecting existing Roads must be undertaken so that these roads are maintained in a safe and useable condition.	At all times.
B	<p>Provide to Council's delegated officer and receive acknowledgement of a Traffic Management Plan, with site specific Guidance Scheme, prepared and signed by an appropriately qualified person and in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for any works that will affect traffic movements or traffic safety in existing roads.</p> <p>Note:</p> <ul style="list-style-type: none"> A 'Part Road Closure Application' for Development Works form is to accompany the Traffic Management Plan submission. This submission is required to be made in addition to any Traffic Management Plan which has been submitted and/or approved as part of a Construction Management Plan for the site during the development application process for Material Change of Use or Reconfiguring a Lot or subsequent non-IDAS applications. 	At least five (5) days prior to undertaking the works in or affecting existing roads.

CONDITION		TIMING
8	Information Sign – Works in Existing Roads	
	A construction advisory road sign must be erected and regularly updated and maintained displaying the developer and contractors details and the expected completion date for works on existing roads. The sign shall be located so as be clearly legible to the public from of minimum 15m distance from the existing road on which the works are to be carried out on.	For the duration of the works from commencement to acceptance of On Maintenance.
9	Notification to Affected Premises	
A	Provide Council with a copy of an information kit for 'Notification to Affected Premises' which includes the following: <ul style="list-style-type: none"> • A layout plan of the proposed development showing adjoining lot boundaries, new and existing roads, park and open space, drainage reserves and community purposes lots as applicable; • Details of any external works with any changes to existing works highlighted for easy identification; • Scheduled start and completion dates; • Contact names and phone numbers for the Developer, Supervising Engineer, Consulting Engineer, the Contractor, Wildlife Spotter and who to contact in an emergency; and • The site working hours authorised for the site works. 	Prior to distribution of information kit to residents.
B	Provide all occupiers of premises adjoining the site, directly opposite the frontage of the site, adjacent to and directly opposite external works and residents/occupiers likely to be directly affected by the works with a copy of the 'Notification to Affected Premises' information kit. Provide Council's delegated officer with a list of premises which the information kit has been delivered to.	Not less than 14 days prior to commencing any construction works.
10	Information Sign – Development Works	
	An information sign containing the following details and after hours contact details must be provided at each entrance to the development site: <ul style="list-style-type: none"> • Developer • Supervising Consultant/ Engineers / Project Manager • Principal Contractor <p>The sign must be at least 0.9m (W) by 0.6m (H). The sign must be erected and maintained for the duration of the development works.</p>	For the duration of the development works from commencement to acceptance On Maintenance by Council.

CONDITION		TIMING
11	Prestart Meeting	
	<p>Arrange a prestart meeting with Council officers from Development Services on 32050555 or (Email- MBRC@moretonbay.qld.gov.au - Attention - Development Services - Engineering North - Construction Team - Referencing (DA/2022/3326)</p> <p>The following people will be required to attend the prestart meeting:</p> <ul style="list-style-type: none"> • Developer's Supervising Engineer • Contractor's Engineer / Project Manager • Contractor's Site Supervisor • Fauna Manager (where required). 	Not less than 7 days prior to commencing any construction works.
12	Mandatory Inspections with Council Officers	
	Submit required documentation for each mandatory inspection in accordance with MBRC Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures.	Prior to requesting inspection.
	Undertake the following inspections with Council's delegated officer (where applicable to approved works) in accordance with MBRC Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures:	As prescribed below.
A	Stormwater drainage.	Prior to backfilling stormwater trenches.
B	Subgrade / box inspection.	Prior to placement of structural pavements.
C	Preseal inspection.	Prior to priming and sealing of structural pavements.
D	For concrete slabs and concrete pavements - foundations / subgrade and pre-pour inspections.	Prior to concrete pouring.
E	On maintenance inspection for Council's acceptance of all works.	Prior to works being accepted On Maintenance.
F	<p>Off maintenance inspection of all works.</p> <p>Note: Reinspections attract a fee in accordance with Council's Fee Schedule. The fee must be paid prior to the reinspection.</p>	After maintenance period has elapsed.
G	Provide Council's delegated officer with a copy of an Engineers' Certificate Soil tester's reports demonstrating that required compaction standards, finished levels and textures of finish have been obtained in accordance with Council's Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures.	Prior to proceeding to construction of next layer or surfacing.

CONDITION		TIMING
13	Testing Frequency – General	
A	All testing of the works shall be carried to comply with the minimum testing frequencies given in MBRC Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures. Note: Council's delegated officer may vary the frequency of testing to suit site conditions but must provide written advice to the supervising engineer prior to commencement of the relevant works.	At all times during construction.
B	Provide a plan identifying locations where testing has occurred.	Prior to works being accepted On Maintenance.
14	Construction Hours Restrictions	
	Ensure hours of construction are limited to 0630 to 1830 Monday to Saturday and not at all on Sundays and public holidays. Note: Council's engineer may approve (in writing) work outside the above hours where it can be demonstrated to the satisfaction of Council that the work will not cause unreasonable interference with the amenity of adjoining premise and any person.	At all times.
15	Construction Nuisance and Annoyance	
	Ensure construction works do not cause unreasonable interference with the amenity of adjoining premise and any person by reason of noise, vibration, electrical interference, smell, fumes, vapour, steam, soot, ash, dust, silt, wastewater, waste products, grit, oil or otherwise.	At all times.
16	Construction Site Management	
	Ensure the construction site is kept in a clean and tidy state.	At all times.
17	Temporary Sedimentation, Erosion and Runoff Control	
A	Implement an Erosion and Sediment Control Plan which is prepared by an experienced Certified Professional in Erosion and Sediment Control (CPESC) in accordance with International Erosion Control Association Australasia (IECA) Best Practice and Sediment Control document and MBRC Planning Scheme current at the time of development.	Prior to commencement of works and to be maintained current at all times during construction and until the development is accepted off-maintenance.
B	The temporary erosion and sediment control measures shall be maintained and be functional until the end of the Maintenance Period for the works or earlier if Council's delegated officer considers they are no longer required. Note: Council's delegated officer may order additional measures to control silt on site at no cost to Council.	At all times during construction.

CONDITION		TIMING
18	Haul Routes	
	<p>Submit and have approved by Council's delegated officer all haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard.</p> <p>Note: Refer to MBRC Planning Scheme Values and Constraints Mapping - Road Hierarchy for details on sub-arterial and arterial roads.</p>	Prior to commencing works onsite.
19	Spillage onto Existing Roads	
	<p>Clean those parts of the access route to the site that are affected by any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site.</p> <p>Note:</p> <ul style="list-style-type: none"> • All materials must be swept up and removed from the roads and not directed into Council's stormwater drainage system. • All care must be taken to prevent sediments being deposited on roads. 	At all times during construction.
20	Dust Control – Nuisance and Annoyance	
	<p>Implement suitable dust control measures. If airborne particles are observed leaving the site, any work is to cease immediately, and satisfactory dust suppression is to be implemented.</p> <p>Note: Dust suppression measures must be in place at all times including weekends and public holidays.</p>	At all times prior to works being accepted Off Maintenance.
21	Earthworks Batters	
	<p>Where approved drawings do not include specifications for scour and erosion protection apply the following treatments to batter slopes:</p> <ul style="list-style-type: none"> • Slopes of 1:6 or flatter – topsoil and seed • Slopes between 1:6 and 1:4 – topsoil and turf • Slopes of 1:4 or greater – provide treatment recommendation from a qualified geotechnical engineer (R.P.E.Q.) for Council approval prior to undertaking batter works • Or as directed by Council. <p>Note: Batters within Open and Civic Spaces are to be treated in accordance with MBRC Planning Scheme Policy Integrated Design - Open and Civil Space Design.</p>	At all times during construction.
22	Road Crossings in Existing Roads	
	All services crossings under Existing Council Roads are to be tunnel bored unless approved otherwise by Council's delegated officer.	At all times during construction.

CONDITION	TIMING
<p>Where approval is given for open trenching, the following is to apply:</p> <ul style="list-style-type: none"> • Minor Roads - backfill shall be compacted in layers to 95% standard maximum dry density and topped with 300mm of pavement material and a 50mm AC wearing course. • Sub-arterial or Arterial roads - refer to I.P.W.E.A. Standard Drawing RS-170. • Verge - Backfill shall be compacted to 90% standard maximum dry density and topped with 75mm of sandy loam. Restoration of any vegetation shall be undertaken to a standard as near as practicable to the pre-construction standard. 	
23	
<p>Site works – Stormwater Runoff Quality</p> <p>Carry out earthworks in accordance with the State Planning Policy - Water Quality and IECA Best Practice Erosion and Sediment Control document.</p> <p>Note:</p> <ul style="list-style-type: none"> • Soil disturbances of greater than 1.0 hectares will require a site-specific Erosion & Sediment Control Plan. • Earthworks are to be undertaken to ensure that soil disturbances are staged into manageable areas of not greater than 3.5 hectares. 	<p>At all time during construction and until the site is suitably stabilised.</p>
24	
<p>Earth Retaining Structures</p> <p>A Earth retaining structures within the subject land around areas of cut that are on or near the boundaries of the site must be designed to allow for the existing live and dead loads associated with the adjoining land/premises current occupancy and use of the adjoining land including allowance for a 2m high boundary fence.</p> <p>Where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPa must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>The minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure that is specified in Table 2.1 of Australian Standard AS4678.</p>	<p>At all times.</p>
<p>B Submit for Council records copies of Forms 15 & 16 as detailed under section 254 of the Building Act 2006. The forms are to be signed by an RPEQ for all structural retaining walls.</p>	<p>Prior to works being accepted On Maintenance.</p>

CONDITION		TIMING
	Additionally, submit certification from an R.P.E.Q. that the design and construction of retaining walls comply with the requirements of this condition.	
25	Unsuitable Fill Materials	
	<p>Ensure that all fill material used on the development site is free of unsuitable materials, identified in AS3798 and the following:</p> <ul style="list-style-type: none"> • actual acid sulfate soils and potential acid sulfate soils; • organic or putrescible matter; • material imported from land which is, or has been, listed on the “Environmental Management Register” under the <i>Environmental Protection Act 1994</i>; and • building demolition material. 	At all times.
26	Compaction Requirements	
	All fill material which is intended to be load bearing, or the finished surface level of which is required to remain approximately constant, is selected, placed and compacted to the standard prescribed in Australian Standard AS3798 Guidelines on Earthworks for Commercial and Residential developments.	At all times during construction.
27	Advisory Sign – Future Road Extension	
	<p>At the end of each road that is intended to extend with future development an advisory sign shall be supplied and erected to inform residents and the public of the future road extension. The sign shall be worded as follows:</p> <p>“This road may be extended with future development of the adjoining land. For further information refer to Council’s Planning Scheme.”</p> <p>This sign must be easily read at a distance of 5 metres. The sign shall not be attached to the road end hazard sign above the sign board.</p>	Prior to works being accepted On Maintenance.
28	Pavement Design	
A	<p>All road pavements must be designed, constructed and tested in accordance with MBRC Planning Scheme Policy - Integrated Design - Street, Roads and Utilities and standard drawings current at the time of construction.</p> <p>Note:</p> <ul style="list-style-type: none"> • Council requires a primer seal placed under all asphalt surfaces. • Increased asphalt surface thicknesses for road thresholds are to be identified in the pavement design. 	At all times during construction.

CONDITION		TIMING
B	Submit, for review and approval by Council's delegated officer, a pavement design for all roads. Pavement designs are to include Soil tester's reports.	Prior to subgrade inspection.
29	Pavement Jointing Detail	
	Undertake pavement jointing in accordance with I.P.W.E.A.Q. Standard Drawings SEQ R-170.	Prior to works being accepted On Maintenance.
30	Concrete Footpaths	
	Construct concrete footpaths and kerb ramps in accordance with I.P.W.E.A. Standard Drawings SEQ R-065 and SEQ R-090.	Prior to works being accepted On Maintenance.
31	Street Signs	
	Street signs must be provided in accordance with Council's Standard Drawings and I.P.W.E.A. Standard Drawings. Note: <ul style="list-style-type: none"> House numbers required for these signs shall be obtained from Council's house numbering officer by contacting Council's Customer Service. The MBRC Logo is not to be put on the sign. 	Prior to works being accepted On Maintenance.
32	Hazard Management	
A	Undertake the hazard identification and treatment process for any additional, existing or introduced hazards identified onsite by the Consultant or by Council's delegated officer during the construction process. Undertake a review of the identified hazards and provide a copy of the completed Hazard Mitigation Worksheet found in AUSTRROADS Guide to Road Design Part 6: Roadside Design, Safety and Barriers Appendix B along with any supporting information.	Prior to works being accepted On Maintenance
B	Provide, for review and approval by Council's delegated officer, adequate design documentation for the recommended hazard management treatment in accordance with AS3845:1999 and AUSTRROADS Guide to Road Design Part 6: Roadside Design, Safety and Barriers.	Prior to construction of any hazard management treatment.
C	Construct approved hazard management treatments in accordance with Council's Planning Scheme, Planning Scheme Policies, standard drawings and any other relevant standards current at the time of development.	Prior to works being accepted On Maintenance
33	Stormwater Runoff Control – Batters and Retaining Walls	
	Provide cut-off drains at the top of the batter with turf or rock lined batter drains for all batters and/or retaining walls generally higher than 600mm in height and with a catchment greater than 1000m ² .	Prior to works being accepted On Maintenance.

CONDITION		TIMING
	Note: Where these are not detailed on the approved drawings then these works shall be in accordance with Council's current standards.	
34	Stormwater Pipe Outlets and Culvert Inlets and Outlets	
	<p>Stabilise all culvert inlets and outlets or stormwater drainage outlets in accordance with industry best practice and the following requirements:</p> <ul style="list-style-type: none"> • Rock gabion baskets/rock mattresses • Grouted rock/stone pitching with a properly designed and prepared base and constructed to the following requirements: <ul style="list-style-type: none"> ○ Mortar to be 1 part cement to 3 parts sand (by volume). ○ Open face stone pitching is to be used where the concrete is recessed 50mm behind the stone facing. ○ Select spalls to avoid sharp edges. • Other solutions as approved by Council's delegated officer. <p>Note: Dumped rock is generally not considered as an appropriate solution.</p>	At all times.
35	Stormwater Overland Flow – Site Earthworks	
	<p>Earthworks must be undertaken on the site so as not to cause nuisance and annoyance to any person or premises. The development must:</p> <ul style="list-style-type: none"> • Allow stormwater overland flow which entered the land prior to the commencement of the earthworks to continue to enter the land; and • Ensure stormwater overland flow from the development site is not discharged or diverted onto land (other than a road) adjacent to the site in a manner which: <ul style="list-style-type: none"> ○ concentrates the rate of flow at any point along the property boundary; or ○ increases the peak flow rates of stormwater discharged at any point along the property boundary; beyond that which existed prior to commencement of these earthworks. 	At all times during construction.
36	CCTV – Stormwater Pipes	
A	Undertake and provide, to the satisfaction of the Council, a high definition Closed Circuit Television (CCTV) recording of all stormwater pipes, including inter allotment roof water drainage. Recording to be undertaken within one month immediately preceding making a request for On Maintenance inspection and post road pavement construction works. CCTV to clearly display all joints (full surrounds) and any form of damage or defects, including date and time of the recording.	Prior to a request for On Maintenance Inspection

CONDITION	TIMING
<p>The recording is to include a report signed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) stating that the recording has been reviewed and all works are satisfactory.</p> <p>Where defects have been identified, consultant is to provide method of rectification to Council for approval, prior to carrying out any rectification works.</p>	
<p>B Undertake and provide, to the satisfaction of the Council, a high definition Closed Circuit Television (CCTV) recording of all stormwater pipes, including inter allotment roof water drainage. Recording to be undertaken within one month immediately preceding making a request for Off Maintenance inspection. CCTV to clearly display all joints (full surrounds) and any form of damage or defects, including date and time of the recording.</p> <p>The recording is to include a report signed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) stating that the recording has been reviewed and all works are satisfactory.</p> <p>Where defects have been identified, consultant is to provide method of rectification to Council for approval, prior to carrying out any rectification works.</p>	<p>Prior to a request for Off Maintenance inspection.</p>
<p>37 Drainage Behind Retaining Walls</p>	
<p>Design and install agricultural pipes or strip drains behind retaining walls in accordance with Q.U.D.M. to connect to:</p> <ul style="list-style-type: none"> • The proposed inter-allotment drainage systems; or • To drainage inlet structures via a stub connection in roadways; or • Directly to kerb and channel if there are no drainage structures within 10m of the frontage of the land; or • As approved in writing by Council's delegated officer. <p>Notes:</p> <ul style="list-style-type: none"> • Corrugated pipes are not to be used to connect the stormwater drainage to Council's infrastructure. • The drainage system behind retaining walls must not connect to Council's subsurface drainage system in the Council road. 	<p>Prior to works being accepted On Maintenance.</p>
<p>38 Provision of Kerb Adapters</p>	
<p>Provide a minimum of two (2) metal kerb adaptors per lot for lots that drain to the road. Where a lot has side crossfall of up to 1.5%, one (1) kerb adaptor shall be</p>	<p>Prior to works being accepted On Maintenance.</p>

CONDITION	TIMING
<p>located at each side of the lot. Where a lot has side crossfall of greater than 1.5%, both kerb adaptors shall be located at the low side of the lot.</p> <p>For lots with a concrete footpath at the frontage, the kerb adaptors shall be connected to the front boundary of the lot with Class SN8 uPVC stormwater pipe.</p>	
<p>39 Certification – Public Stormwater Management Infrastructure</p>	
<p>Provide documentation to Council from a Registered Professional Engineer (RPEQ) specialising in stormwater design certifying that the stormwater management treatment train as approved in the stormwater management plan and design drawings has been constructed in accordance with engineering best practise and is functioning as designed.</p> <p>The certification shall include the completed sign-off forms for bioretention systems prepared by Water by Design in Partnership with Healthy Waterways shall be completed. The sign-off forms are accessible from www.waterbydesign.com.au.</p>	<p>Prior to works being accepted On Maintenance.</p>
<p>40 Public Bioretention Inspections</p>	
<p>Provide Council with notice of the subsoil drains being laid and the filter media being installed.</p> <p>Note: Council's delegated officer may attend the inspection.</p>	<p>Not less than 48 hours prior to subsoil drains being laid and the filter media being installed.</p>
<p>41 Fertilisers for Grassing and Landscape Works</p>	
<p>Odorous chemicals, fertilisers, soil conditioners or mulches shall not be used on land development projects. Only a non-odorous, commercially bagged and labelled fertiliser shall be used when seeding grass areas or laying turf.</p> <p>Without limiting the above, Council's delegated officer may approve the use of suitably composed and aged organic material, such as soil conditioners, at the following locations:</p> <ul style="list-style-type: none"> • in isolated locations where existing and proposed houses are considerable distances from the work site; and • where, in the officer's opinion, their use would not adversely affect the occupiers of any nearby properties with strong odours or loose material blown from the work site. <p>Council's delegated officer will provide the approval in writing with conditions where odorous fertilisers are approved.</p>	<p>At all times during construction.</p>

CONDITION		TIMING
42	Stabilisation of Disturbed Areas	
	<p>Ensure that a grass strike rate of at least 80% cover has been attained on all disturbed areas or other approved means of stabilisation of grassed areas have been provided.</p> <p>Note: For residential and rural residential subdivisions, the road reserve between kerb and property line shall be turfed as a condition of completion.</p>	Prior to works being accepted On Maintenance.

ADVICES	
1	Development Permit
	<p>This approval shall comply with all the conditions of related approval as stipulated in Council's Decision Notice – Development Permit dated 17/05/2022 referenced as DA/2021/5255</p> <p>The Applicant needs to be aware that the Currency Period of that Decision Notice may determine the validity period of this Decision Notice.</p>
2	Extent of Checking by Council
	This approval shall not be taken to mean that the drawings have been checked in detail and Council accepts no responsibility whatsoever for the survey information, the design, or for the accuracy of any information or detail contained in the approved drawings and specifications.
3	Aboriginal Cultural Heritage Act
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. Under the Act, indigenous parties are key in assessing cultural heritage significance.</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care requirement.</p> <p>Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.</p> <p>Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>
4	Environmental Protection Act
	It remains the duty of care of the site owner not to cause Environmental Harm as defined under the <i>Environmental Protection Act 1994</i> .

ADVICES	
5	Road and Stormwater infrastructure
	<p>In respect to Road and Stormwater infrastructure, the works shall be designed and constructed in accordance with the relevant Planning scheme codes and policies;</p> <p>The current relevant planning scheme codes and policies are:</p> <ul style="list-style-type: none"> • Works code; • Reconfiguring a lot codes; • PSP- Integrated Design • PSP- Operational Works Inspection, Maintenance and Bonding Procedures. <p>All of which may be downloaded free of charge from Council's website at www.moretonbay.qld.gov.au.</p> <p>The PSP- Operational Works Inspection, Maintenance and Bonding Procedures also contains details of other requirements such as:</p> <ol style="list-style-type: none"> 1. arrangements for works going On or Off Maintenance; 2. inspection and testing; 3. checklists and certification proforma; 4. bonding procedures. <p>Should further information be required regarding the road and stormwater component of the Operational Works Application, please contact Council's Officer, Krishna Khadka on phone (07) 54333296.</p>

ATTACHMENT 3

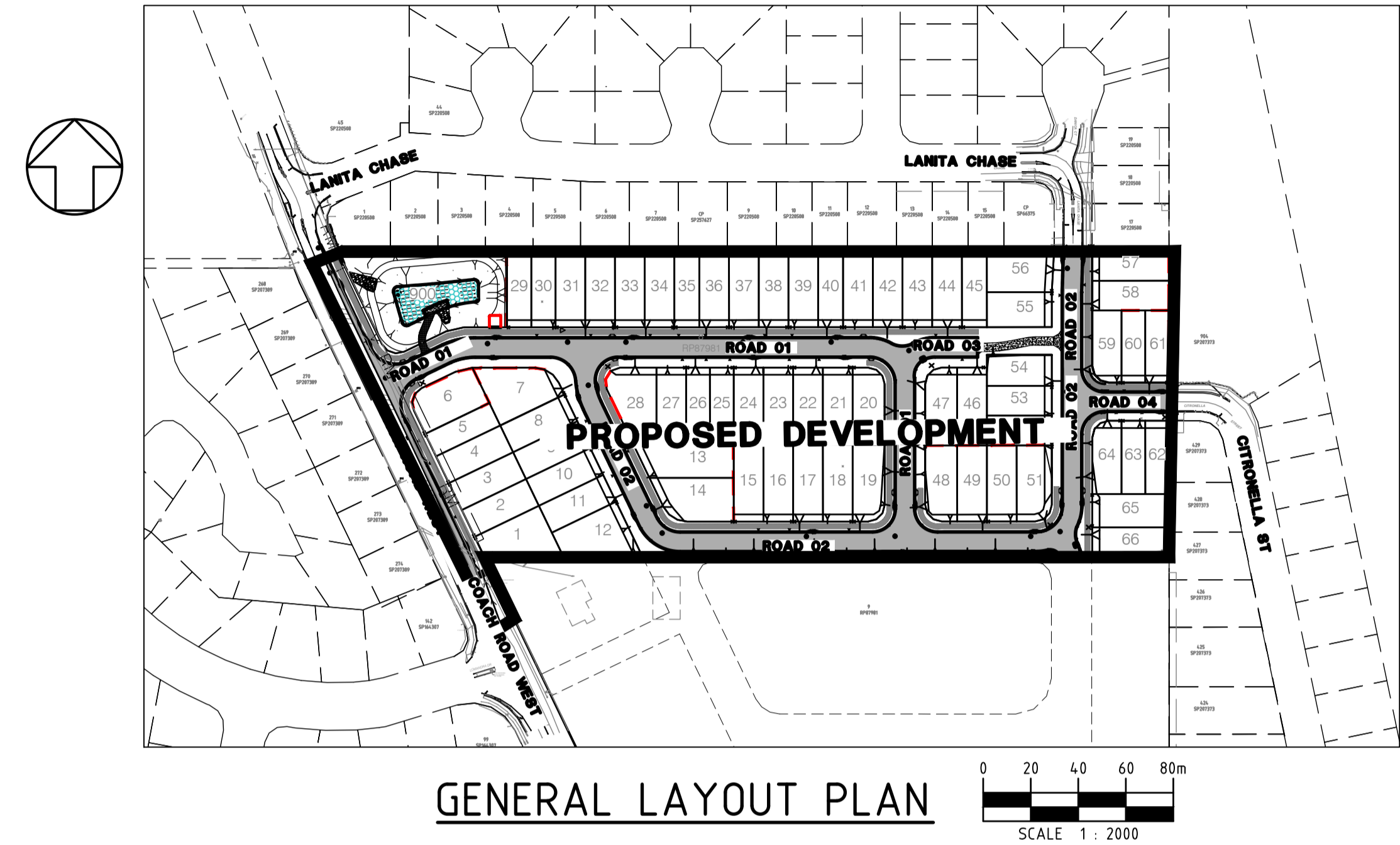
Approved Plans / Documents

PROPOSED RESIDENTIAL SUBDIVISION

57-65 COACH ROAD MORAYFIELD, QLD, 4506

DRAWING INDEX:- CIVIL ENGINEERING DRAWINGS

Sheet Number	Sheet Title
B21549-C001	GENERAL LAYOUT, LOCALITY PLAN, & DRAWING INDEX
B21549-C100	ROADWORKS & DRAINAGE LAYOUT PLAN
B21549-C101	ROADWORKS & DRAINAGE DETAILS & NOTES
B21549-C102	ROAD 01 LONGITUDINAL SECTION
B21549-C103	ROAD 01 CROSS SECTIONS - SHEET 1 OF 2
B21549-C104	ROAD 01 CROSS SECTIONS - SHEET 2 OF 2
B21549-C105	ROAD 02 LONGITUDINAL SECTION
B21549-C106	ROAD 02 CROSS SECTIONS - SHEET 1 OF 3
B21549-C107	ROAD 02 CROSS SECTIONS - SHEET 2 OF 3
B21549-C108	ROAD 02 CROSS SECTIONS - SHEET 3 OF 3
B21549-C109	ROAD 03 LONGITUDINAL AND CROSS SECTIONS
B21549-C110	ROAD 04 (CITRONELLA ST) LONGITUDINAL AND CROSS SECTIONS
B21549-C111	COACH ROAD LONGITUDINAL SECTION
B21549-C112	COACH ROAD CROSS SECTIONS
B21549-C113	INTERSECTION DETAILS - SHEET 1 OF 2
B21549-C114	INTERSECTION DETAILS - SHEET 2 OF 2
B21549-C115	SIGNS & LINEMARKING LAYOUT PLAN
B21549-C200	STORMWATER CATCHMENT PLAN
B21549-C201	BIO-RETENTION BASIN DETAILS
B21549-C202	STORMWATER DRAINAGE DETAILS & NOTES
B21549-C203	STORMWATER DRAINAGE LONGITUDINAL SECTIONS - SHEET 1 OF 4
B21549-C204	STORMWATER DRAINAGE LONGITUDINAL SECTIONS - SHEET 2 OF 4
B21549-C205	STORMWATER DRAINAGE LONGITUDINAL SECTIONS - SHEET 3 OF 4
B21549-C206	STORMWATER DRAINAGE LONGITUDINAL SECTIONS - SHEET 4 OF 4
B21549-C207	STORMWATER CALCULATION TABLE - SHEET 1 OF 3
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B21549-C300	BULK EARTHWORKS LAYOUT PLAN
B21549-C301	BULK EARTHWORKS TYPICAL SECTIONS
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B21549-C400	EROSION & SEDIMENT CONTROL LAYOUT PLAN
B21549-C401	EROSION & SEDIMENT CONTROL DETAILS - SHEET 1 OF 2
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B21549-C500	SEWERAGE RETICULATION DETAILS AND NOTES SHEET
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B21549-C502	SEWERAGE RETICULATION LONGITUDINAL SECTION - SHEET 1 OF 3
B21549-C503	SEWERAGE RETICULATION LONGITUDINAL SECTION - SHEET 2 OF 3
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B21549-C600	WATER RETICULATION DETAILS AND NOTES
B21549-C601	WATER RETICULATION LAYOUT PLAN
B21549-C602	WATER RETICULATION LIVE WORKS AND DETAILS
B21549-C603	HYDRANT COVERAGE LAYOUT PLAN
B21549-C900	SAFETY IN DESIGN REPORT



NOTES:- ASSOCIATED REFERENCE DOCUMENTATION

- CIVIL DRAWINGS MUST BE READ IN CONJUNCTION WITH ELECTRICAL RETICULATION, LANDSCAPE, HYDRAULIC SERVICES AND ALL OTHER DRAWINGS AND DOCUMENTATION PREPARED BY OTHER ASSOCIATED CONSULTANTS.
- ANY CONFLICTING INFORMATION MUST BE REFERRED TO THE SUPERINTENDENT FOR RESOLUTION PRIOR TO PROCEEDING.

GENERAL NOTES:

- ALL DIMENSIONS ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING.
- DURING CONSTRUCTION BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH S.A.A. CODES & BY-LAWS AND ORDINANCES OF THE RELEVANT LOCAL AUTHORITY AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK, FOR LOCATING ALL EXISTING SERVICES AND FOR REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
- ALL R.C.P PIPES TO BE CLASS "2" U.N.O. AND ALL U.P.V.C. PIPES SHALL BE CLASS "SN8" U.N.O.
- THE CLIENT'S SURVEYOR SHALL PEG R.P. BOUNDARIES PRIOR TO CONSTRUCTION.
- FOOTPATHS AND PRIVATE PROPERTY SHALL BE REINSTATED TO THEIR ORIGINAL CONDITION.
- CONTRACTOR TO VERIFY ALL INVERT LEVELS, SURFACE LEVELS, COVER OVER DRAINAGE LINES, AND MINIMUM FALLS ARE CORRECT & OBTAINABLE PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORKPLACE HEALTH AND SAFETY ACT 1989. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO "NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT" ARE FULFILLED.
- SHEDS AND OTHER STRUCTURES INCLUDING SEPTIC TANKS SHALL BE DEMOLISHED AND ALL MATERIAL DISPOSED OF OFF SITE.
- SHOULD FENCING BE ERECTED ALONG COMMON BOUNDARIES, IT IS NOT TO IMPEDE FAUNA MOVEMENT AND SHALL COMPLY TO THE DESIGN OPTIONS CONTAINED WITHIN COUNCIL'S "FAUNA FRIENDLY FENCING" BROCHURE.
- THE APPLICANT SHALL BE RESPONSIBLE FOR PROTECTING NEARBY PROPERTY OWNERS FROM DUST POLLUTION ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF THE WORKS, REQUIRED BY THIS APPROVAL. THE APPLICANT SHALL ALSO COMPLY WITH ANY LAWFUL INSTRUCTION FROM THE MANAGER OF ASSESSMENT SERVICES IF IN HIS OPINION A DUST NUISANCE EXISTS.
- ALL EXISTING DAMS SHALL BE DEWATERED AND FILLED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING A CERTIFICATE INDICATING THAT THE EARTHWORKS OPERATIONS HAVE BEEN COMPLETED TO A LEVEL 1 STANDARD. SATISFACTORY TESTING CERTIFICATES CONFIRMING THE LEVEL OF COMPACTION ACHIEVED SHALL SUPPORT SAID CERTIFICATION. THE TERM 'DAM' IS TAKEN TO INCLUDE ANY ASSOCIATED EARTHWORKS AND / OR STRUCTURES ASSISTING IN THE RETENTION OF WATERS.
- IF ANY OF THE ALLOTMENTS WERE TO BE FILLED IN EXCESS OF 300MM AND/OR IF ANY PART OF THE ALLOTMENT WERE TO BE SUSPECTED OF HAVING ANY CONTAMINANTS AND / OR UNCONTROLLED FILLING A REPORT SHALL BE SUBMITTED FROM A QUALIFIED GEOTECHNICAL CONSULTANT THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM SITE AND THAT ALL AREAS THAT HAVE BEEN DISTURBED HAVE BEEN COMPACTED TO COUNCIL REQUIREMENTS AND TO AS3798. ALL FILLING IN EXCESS OF 400MM IN FUTURE RESIDENTIAL / COMMERCIAL ALLOTMENTS SHALL BE TO A LEVEL 1 RESPONSIBILITY AS PER AS3798.
- ROAD BASE REPORTING ACTUAL SOLUBLE SULPHATE IN EXCESS OF 250MG/KG SO AND / OR TOTAL SULPHATE AFTER OXIDIZATION BY PEROXIDE OF 2000 MG/KG SO IS REGARDED AS HAVING SUBSTANTIAL POTENTIAL FOR CAUSING DAMAGE TO ASPHALT BY SULPHATE INDUCED BLISTERING. PRIOR TO THE USE OF ROAD BASE MATERIAL, THE DEVELOPER SHALL SUBMIT CERTIFIED EVIDENCE FROM A QUALIFIED GEOTECHNICAL CONSULTANT THAT THE PROPOSED UNBOUND MATERIAL TO BE USED DOES NOT CONTAIN SULPHATE AMOUNTS IN EXCESS OF QUANTITIES THAT MAY INDUCE SULPHATE BLISTERING IN BITUMEN, SAID CERTIFICATION MUST BE CURRENT (IE WITHIN THE LAST SIX (6) MONTHS).
- WHERE EXISTING TREES ARE TO BE RETAINED WITHIN THE PROPOSED DEDICATIONS OF ROAD RESERVE(S) AND LAND FOR TOWN PLANNING (PARK) PURPOSES, ALL DEAD WOOD AND POTENTIALLY DANGEROUS TREE(S) / TREE LIMBS ARE TO BE REMOVED. WHERE CONSTRUCTION WORKS IMPACT ON THE HEALTH OF A TREE TO INITIATE DETERIORATION AND / OR DEATH TO THE WHOLE OR PART OF THE TREE DURING THE PERIOD OF CONSTRUCTION, THE CONTRACTOR IS TO ATTEND TO THE REMOVAL OF THAT TREE OR PART THEREOF TO THE SATISFACTION OF THE PRINCIPAL OFFICER PARKS AND CONSERVATION. THIS WORK IS TO BE CARRIED OUT PRIOR TO SITE CONSTRUCTION WORKS BEING ACCEPTED ON - OFF MAINTENANCE (AS MAY BE APPLICABLE), IN CONSULTATION WITH THE PRINCIPAL OFFICER PARKS AND CONSERVATION AND TO AS4373-1996.

M.B.R.C. Ref. DA/2021/5255

Associated Consultants: LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)3842 1000	R.P.D. LOT 8 ON RP87981				
	LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: IS278611				
		B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022
		A	22.08.22	H.W.	ORIGINAL ISSUE
THIS DESIGN AND DRAWING IS COPYRIGHT, NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF LAMBERT & REHBEIN PTY LTD		No.	Date	By	Amendment
					Checked

LAMBERT & REHBEIN
ENGINEERS • MANAGERS • SCIENTISTS

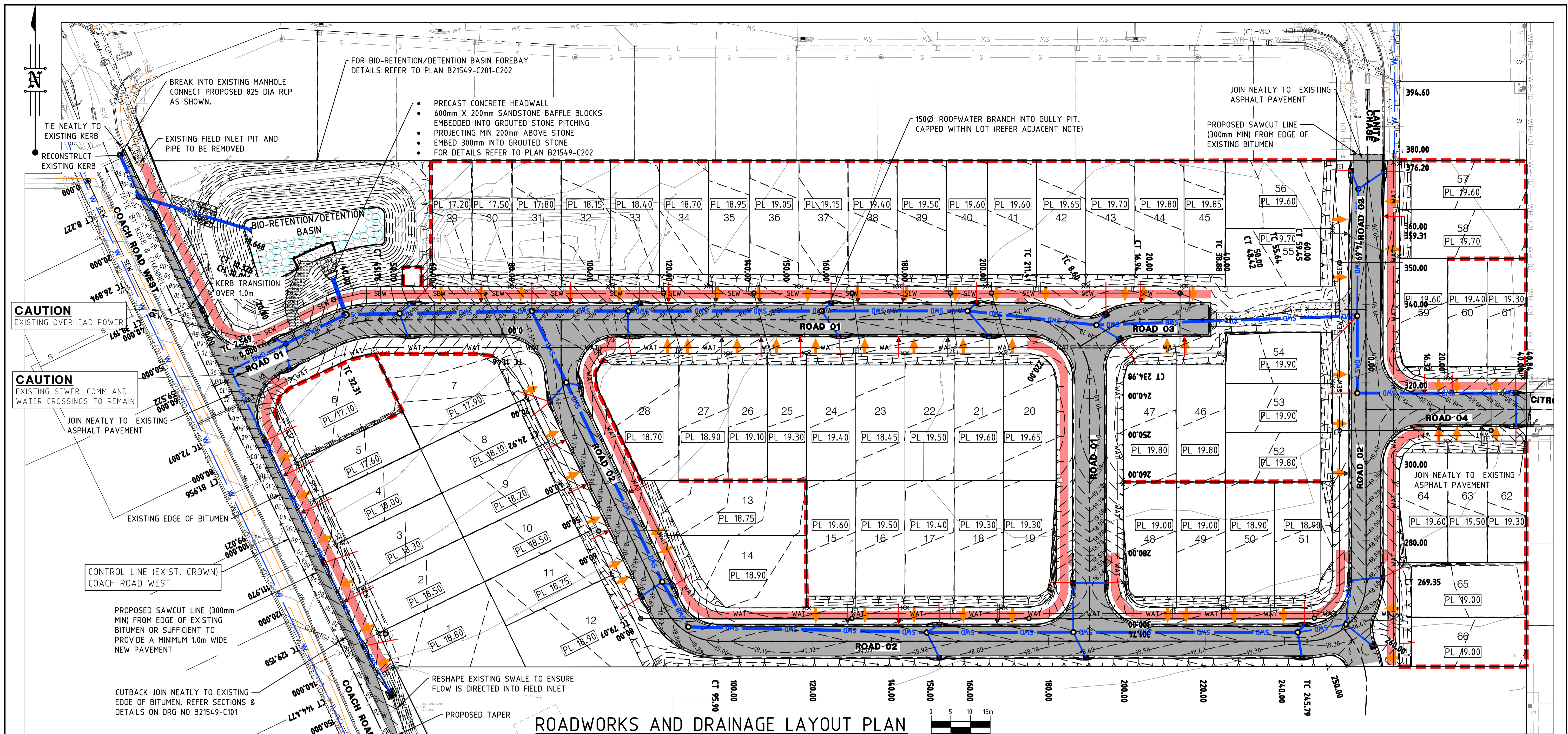
CBD HOUSE
LEVEL 3, 120 WICKHAM STREET
FORTITUDE VALLEY QLD 4006
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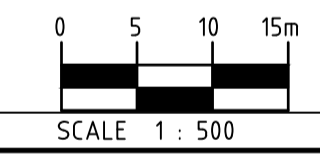
Project: **PROPOSED RESIDENTIAL SUBDIVISION**
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

Title: **GENERAL LAYOUT, LOCALITY PLAN, & DRAWING INDEX**

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W. <i>HL</i>	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C001
Designer: H.W. <i>HL</i>	Approved: A.PEZZUTTI RPEQ No: 6382		
Scale: AS SHOWN	Date: AUG 2022	A	B



ROADWORKS AND DRAINAGE LAYOUT PLAN



LEGEND - LINEWORK (proposed)

	PROPOSED A.C. SURFACED PAVEMENT
	CONCRETE FOOTPATH DRIVEWAY PAVEMENT
	TYPE 'M3' K&C (REFER IPWEA STD DRG RS-080)
	TYPE 'B1' K&C (REFER IPWEA STD DRG RS-080)
	PROPOSED ROAD CONTROL CENTRE LINE
	PROPOSED FINISHED PAD LEVEL
	2 x KERB ADAPTOR (REFER IPWEA STD DRG RS-081) (EXTEND 2x100ØPVC (SN8) ACCROSS CONCRETE FOOTPATH)
	PROPOSED STORMWATER MANHOLE (REFER STORMWATER LONGITUDINAL SECTIONS)
	PROPOSED STORMWATER GULLY PIT (REFER STORMWATER LONGITUDINAL SECTIONS)
	PROPOSED STORMWATER FIELD INLET PIT (REFER STORMWATER LONGITUDINAL SECTIONS)

LEGEND - LINEWORK (existing)

	EXIST. SURFACE MAJOR CONTOUR
	EXIST. SURFACE MINOR CONTOUR
	EXISTING KERB AND CHANNEL
	EXISTING EDGE OF BITUMEN
	EXISTING STORMWATER
	EXISTING SEWER MH & PIPE
	EXISTING OVERHEAD POWER LINE
	EXISTING COMMUNICATION
	EXISTING PORTABLE WATER MAIN
	EXISTING RECYCLE WATER MAIN

EXISTING SERVICES
 NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

Associated Consultants:

R.P.D. LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)3842 1000	LOT 8 ON RP87981
LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: IS278611	

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B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	
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Project: **PROPOSED RESIDENTIAL SUBDIVISION 57-65 COACH ROAD MORAYFIELD, QLD, 4506**

Title: **ROADWORKS & DRAINAGE LAYOUT PLAN**

Client: **LAMBERT DEVELOPMENT GROUP Pty Ltd**

Draftsperson: H.W.	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C100
Designer: H.W.	Approved: A.PEZZUTTI RPEQ No: 6382	Date: AUG 2022	
Scale: AS SHOWN			

M.B.R.C. Ref. DA/2021/5255

STANDARD MRBC ROOFWATER DRAINAGE NOTES

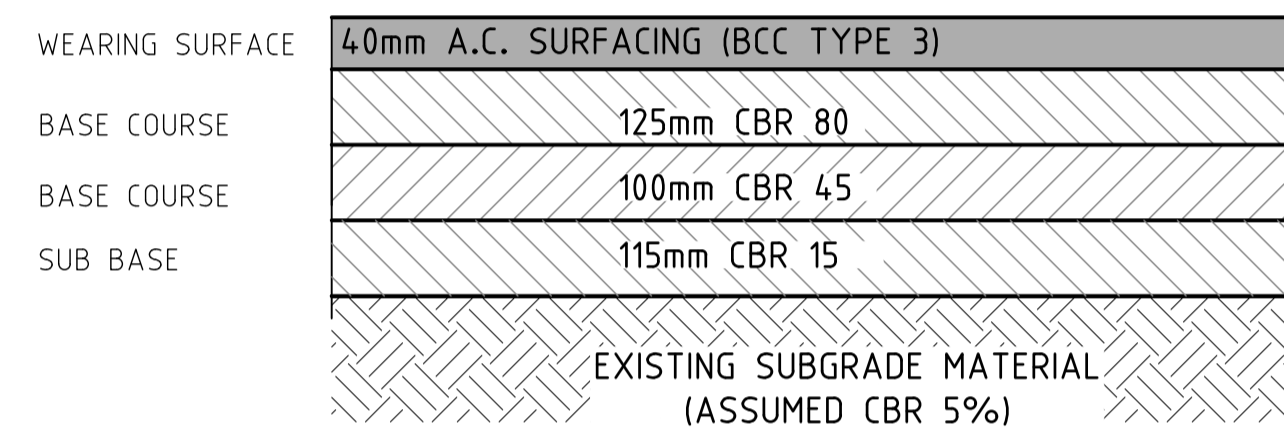
1. ROOFWATER PITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6 OF COUNCIL'S PLANNING SCHEME POLICY 9. THE BENCHING OF THE ROOFWATER PITS SHALL BE COMPLETED IN ACCORDANCE WITH IMEAQ STD. DWG. No. D-0110

MAXIMUM DEPTH TO INVERT(mm)	DIMENSIONS IN PLAN (mm)	
	BOX UNITS	PIPE UNITS
UPTO 900mm	600mm x 600mm	600mm DIAMETER
900mm-1200mm	600mm x 900mm	750mm DIAMETER
> 1200mm	NOT APPLICABLE	USE STANDARD ACCESS CHAMBERS

- STANDARD ACCESS CHAMBERS SHALL HAVE A MINIMUM DEPTH TO INVERT OF 1500mm. IN ALL INSPECTION CHAMBERS / ACCESS CHAMBERS, A MINIMUM PIPE INLET SIZE OF 150mm DIAMETER SHALL BE PROVIDED.
- WHERE ROOFWATER DRAINLINES ARE PROPOSED TO CONNECT TO THE KERB AND CHANNEL, THE CROSSING OF THE VERGE SHALL BE MADE USING GALVANISED STEEL RECTANGULAR SECTIONS (RHS) OF 100mm MAXIMUM HEIGHT OR EQUIVALENT uPVC CLASS 'SEH' PIPES COMPACTED ON COMPACTED SAND BEDDING. WHERE MORE THAN ONE SUCH RHS IS REQUIRED, EACH SHALL BE PLACED NOT LESS THAN 25mm APART AND WELDED TOGETHER, USING A STEEL SPACER BETWEEN THE SECTIONS. THE WHOLE ITEM SHALL BE GALVANISED AFTER FABRICATION.
- WHERE ROOFWATER DRAINLINES ARE DESIGNED TO DISCHARGE TO THE KERB AND CHANNEL INVERT, THE LAST ROOFWATER PIT PRIOR TO THE VERGE MAY BE LOCATED ON AN ALIGNMENT OF BETWEEN 0.5 METRES FROM THE FRONT PROPERTY BOUNDARY. IN THIS INSTANCE THE ROOFWATER DRAINLINE BETWEEN THE PIT AND THE KERB AND CHANNEL SHALL BE LOCATED PARALLEL TO THE SIDE PROPERTY BOUNDARY, UNLESS NOTED OTHERWISE.
- ALL ROOFWATER DRAINLINES SHALL BE CONSTRUCTED USING EITHER:
 - uPVC SEWER PIPE MINIMUM CLASS 'SH', OR EQUIVALENT uPVC DRAINAGE PIPE;
 - uPVC DRAINAGE PIPE PLASCOR OR EQUIVALENT, RUBBER RING JOINTED PIPE, OF EQUIVALENT CLASS TO uPVC SEWER CLASS 'SH';
 - REINFORCED CONCRETE PIPE CLASS '2'; OR
 - FRC PIPE CLASS '2'.
- ALL ROOFWATER DRAINLINE SHALL BE PROVIDED WITH MINIMUM COVER OF 500mm, EXCEPTING IN THE INSTANCE WHERE ROOFWATER DRAINLINES CROSS THE VERGE AND DISCHARGE TO THE KERB AND CHANNEL INVERT.
- ROOFWATER DRAINLINES SHALL BE LOCATED ON A 0.5m ALIGNMENT FROM ALL SIDE AND REAR BOUNDARIES, UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE MAXIMUM ROOFWATER DRAINLINE SIZE SHALL BE 225mm, UNLESS SPECIFICALLY NOTED OTHERWISE.
- ROOFWATER CONNECTION POINTS PROVIDED TO EACH ALLOTMENT SHALL BE LOCATED 4.0m UPSTREAM OF THE LOWER PROPERTY BOUNDARY. THE INDIVIDUAL CONNECTION SHALL EXTEND A MINIMUM OF 1.0m INTO THE PROPERTIES THAT THEY ARE MEANT TO SERVICE. IN THE EVENT THAT THE CONNECTION CROSSES A SEWER DRAINLINE, THE CONNECTION SHALL BE EXTENDED A FURTHER 1.0m BEYOND THE CENTRELINE OF THE SEWER DRAINLINE.
- ONE CONNECTION POINT SHALL BE PROVIDED ON THE ROOFWATER LINE FOR EACH PROPERTY. THIS CONNECTION POINT SHALL BE IN THE FORM OF AN OBLIQUE JUNCTION. IN ADDITION, AN INSPECTION OPENING SHALL BE LOCATED EITHER IN THE PROPERTY BRANCH LINE IMMEDIATELY UPSTREAM OF THE OBLIQUE JUNCTION OR THE ROOFWATER DRAINLINE AT THE JUNCTION ON TOP OF THE PIPE OR IN THE SIDE OPPOSITE THE BRANCH LINE. PROPERTY BRANCH LINES SHALL BE CLOSED OFF USING A PUSH ON CAP.
- ROOFWATER CONNECTIONS IN THE FORM OF PROPRIETARY SADDLE JOINTS SHALL NOT BE USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF COUNCIL'S MANAGER DEVELOPMENT SERVICES. WHERE PERMISSION IS GRANTED, IT SHALL PRIMARY BE FOR THE PURPOSE OF PROVIDING ROOFWATER CONNECTION POINTS WITHIN EXISTING ROOFWATER DRAINLINES.
- WHERE ROOFWATER DRAINLINES ARE PROPOSED TO CONNECT DIRECTLY TO THE STORMWATER DRAINAGE SYSTEM, CONNECTIONS SHALL BE MADE TO EITHER:
 - A GULLY BOX; OR
 - TO A STORMWATER MANHOLE
- ROOFWATER DRAINLINE SHALL NOT CONNECT DIRECTLY TO STORMWATER DRAINLINES.
- WHERE ROOFWATER CONNECTIONS ARE FROM DRAINAGE STRUCTURES, THE CONNECTION SHALL BE CONSTRUCTED OF 100mm DIAMETER uPVC CLASS 'SH' (OR EQUIVALENT), LAID AT BETWEEN 1.0% (MIN.) TO 3.0% (MAX.). THE CONNECTION SHALL BE PROVIDED WITH MINIMUM OF 1000mm COVER AND SHALL EXTEND A MINIMUM OF 1000mm INTO THE ALLOTMENT THAT IS PROPOSED TO SERVICE.
- ROOFWATER CONNECTION POINTS SHALL BE PROVIDED TO EACH ALLOTMENT. IN THIS INSTANCES WHERE A ROOFWATER CONNECTION POINT HAS NOT BEEN PROVIDED FROM A ROOFWATER DRAINLINE, PROVISION SHALL BE MADE FOR THE KERB ADAPTORS TO BE PROVIDED WITHIN THE KERB AND CHANNEL. THE KERB ADAPTORS SHALL BE INSTALLED GENERALLY 0.5m FROM THE LOWER PROPERTY BOUNDARY. WHERE AN ALLOTMENT IS PROPOSED TO BE SERVICED BY A ROOFWATER CONNECTION POINT, THE CONTRACTOR SHALL ENSURE THAT THE MID BLOCK LEVEL IS 600mm ABOVE THE LOWEST POINT OF THE KERB AND CHANNEL INVERT, FRONTING THE ALLOTMENT, AND THE ENTIRE ALLOTMENT GRADES TOWARDS THE KERB AND CHANNEL. KERB ADAPTORS SHALL NOT BE LOCATED WITHIN A DISTANCE OF 2.0m UPSTREAM OF A GULLY INLET, SHOULD THIS SITUATION ARISE, A CONNECTION POINT SHALL BE PROVIDED FROM THE GULLY BOX TO SERVICE THE LOT IN QUESTION.

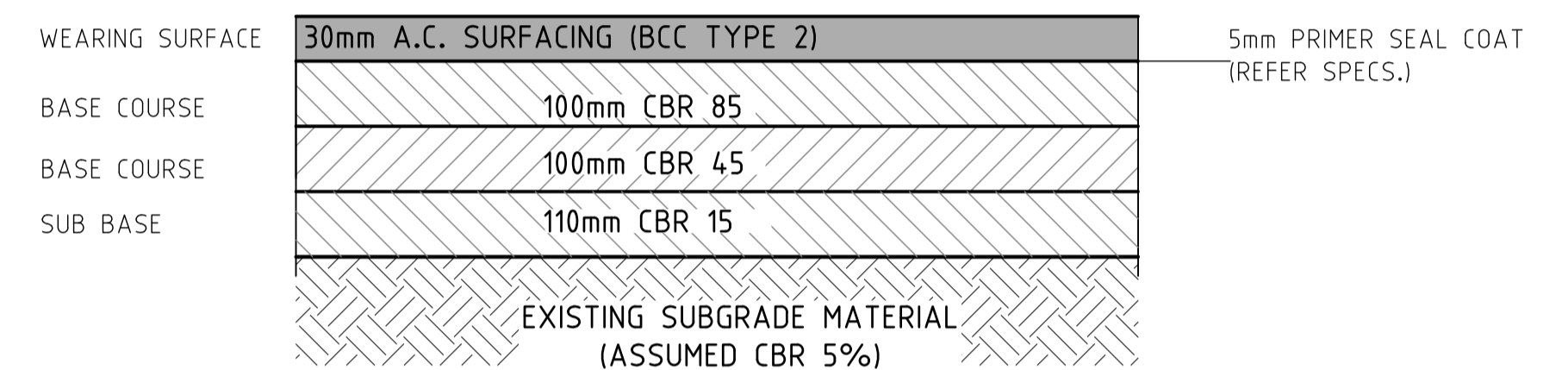
PAVEMENT CONSTRUCTION - GRANULAR

- MATERIAL EXCAVATED FROM CUT AREAS SHALL NOT BE USED AS FILLING WITHOUT THE SUPERINTENDENT'S APPROVAL.
- SELECT FILL UNDER PAVEMENT TO BE PLACED & COMPACTED IN 200mm DEEP LOOSE LAYERS TO SPECIFIED COMPACTION.
- ALL COMPACTION TO BE SUBJECTED TO TESTING IN ACCORDANCE WITH THE RELEVANT S.A.A. CODE.
- ALL WORKS ARE TO BE GRADED TO PROVIDE DRAINAGE DURING CONSTRUCTION.
- MIN. DEPTH OF COURSES TO PAVEMENTS ARE DETAILED ON TYPICAL SECTIONS. ACTUAL PAVEMENT DEPTHS ARE TO BE DETERMINED FOLLOWING SOAKED CBR TESTS ON SUBGRADE.
- PAVEMENT GRAVELS ARE TO BE COMPACTED AT OPTIMUM MOISTURE CONTENT TO ACHIEVE 95% MODIFIED COMPACTION.
- SUBGRADE IS TO BE COMPACTED AT OPTIMUM MOISTURE CONTENT TO ACHIEVE 100% STANDARD FOR THE TOP 300mm & 95% STANDARD BELOW THE TOP 300mm.
- THE EXISTING SEAL EDGE SHALL BE CUT BACK TO PROVIDE A SOUND EDGE FOR JOINING THE NEW SURFACE. REFER DETAIL THIS DRAWING.
- THE NEW SEAL SHALL JOIN SMOOTHLY WITH THE EXISTING SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES BEFORE COMMENCING WORK, FOR LOCATIONS ALL SERVICES & FOR REPAIR OF ANY DAMAGED SERVICES AS A RESULT OF THE WORK.
- ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY REQUIREMENTS.
- ALL TRENCHES IN ROADWAYS ARE TO BE BACKFILLED TO BOX LEVEL USING APPROVED MATERIAL WITH A MINIMUM CBR 15. THIS BACKFILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LOOSE AND COMPACTED UNTIL THE DRY DENSITY IS NOT LESS THAN 95% OF THE MATERIAL'S DRY DENSITY (MODIFIED COMPACTION). COMPACTION TEST ARE TO BE CARRIED OUT IN EACH LAYER OF BACKFILL, ONE TEST EVERY 50m OR PART THEREOF. ONE IN FIVE TESTS TO BE LOCATED BESIDE A MANHOLE OR GULLY.
- THE CONTRACTOR SHALL INITIALLY EXCAVATE THE PAVEMENT BOX TO MINIMUM DEPTH BELOW THE DESIGN PROFILE. FINAL PAVEMENT DEPTHS SHALL BE DETERMINED AFTER CBR (SOAKED) SUBGRADE TESTING HAS BEEN CARRIED OUT BY AN N.A.T.A. APPROVED TESTING AUTHORITY.
- SIDE DRAINS ARE TO BE CONSTRUCTED UNDER ALL EXTERNAL KERB & CHANNEL IN ACCORDANCE WITH IPWEA STD. DWG. No. RS-080.



COACH ROAD - DESIGN PAVEMENT DETAIL

NTS



INTERNAL ROADWORKS - DESIGN PAVEMENT DETAIL

NTS

NOMINAL PAVEMENT DESIGN - COACH ROAD

(NOMINAL FLEXIBLE GRANULAR A.C. SURFACED PAVEMENT DESIGN):-
 - 40mm A.C. SURFACING (BCC TYPE 3)
 - 5mm PRIMER SEAL COAT 10mm AGGREGATE (REFER SPEC'S)
 - 125mm CLASS 1 (CBR 80) BASE COURSE - DTMR TYPE 2.1
 - 110mm CLASS 2 (CBR 45) SUB-BASE COURSE - DTMR TYPE 2.3
 - 115mm CLASS 3 (CBR 15) LOWER SUB-BASE COURSE - DTMR TYPE 2.5
 TOTAL BOX DEPTH = 385mm

FLEXIBLE PAVEMENT PROFILE INDICATED ON THESE DRAWINGS IS BASED ON AN ASSUMED SOAKED CBR SUBGRADE VALUE OF 5.0% FOR A "LOCAL COLLECTOR" ROAD (3.0 x 10⁶ ESA'S) INTERPOLATED FROM AUSTRROADS "GUIDE TO PAVEMENT TECHNOLOGY PART 2 - "PAVEMENT STRUCTURAL DESIGN". REFER "FIGURE 8.4 - DESIGN CHART FOR PAVEMENTS WITH THIN BITUMINOUS SURFACING".

IT SHOULD BE NOTED THAT THIS IS A NOMINAL PAVEMENT DESIGN ONLY. ACTUAL PAVEMENT COMPOSITION SHALL BE DETERMINED BY THE SUPERINTENDENT FOLLOWING 4 DAY SOAKED C.B.R. TESTING OF SUBGRADE BY AN N.A.T.A. ACCREDITED GEOTECHNICAL CONSULTANT.

THE CONTRACTOR SHALL EXCAVATE ROAD BOX TO MINIMUM PAVEMENT DEPTH OF 220mm AND THEN UNDERTAKE 4 DAY SOAKED C.B.R. GEOTECHNICAL TESTING IN ORDER TO DETERMINE FINAL DESIGN PAVEMENT DESIGN DEPTH.

REGARDLESS OF DESIGN BOX DEPTH A MINIMUM COMPACTED ROAD BASE COURSE DEPTH OF 125mm MUST BE PROVIDED UNDER KERB & CHANNEL, AND SHALL BE EXTENDED MINIMUM 150mm BEYOND BACK OF KERB & CHANNEL.

NOMINAL PAVEMENT DESIGN - INTERNAL ROADS

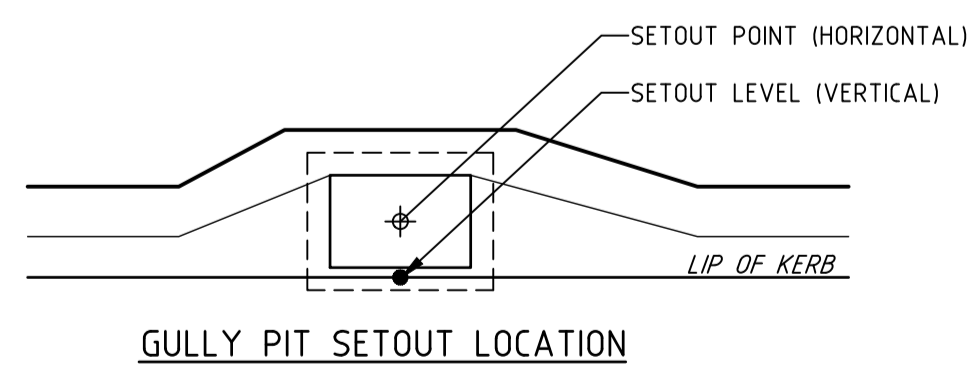
(NOMINAL FLEXIBLE GRANULAR A.C. SURFACED PAVEMENT DESIGN):-
 - 30mm A.C. SURFACING (BCC TYPE 2)
 - 5mm PRIMER SEAL COAT 10mm AGGREGATE (REFER SPEC'S)
 - 100mm CLASS 1 (CBR 80) BASE COURSE - DTMR TYPE 2.1
 - 100mm CLASS 2 (CBR 45) SUB-BASE COURSE - DTMR TYPE 2.3
 - 110mm CLASS 3 (CBR 15) LOWER SUB-BASE COURSE - DTMR TYPE 2.5
 TOTAL BOX DEPTH = 345mm

FLEXIBLE PAVEMENT PROFILE INDICATED ON THESE DRAWINGS IS BASED ON AN ASSUMED SOAKED CBR SUBGRADE VALUE OF 5.0% FOR A "LIVING RESIDENTIAL ACCESS STREET" ROAD (1.2 x 10⁶ ESA'S) INTERPOLATED FROM AUSTRROADS "GUIDE TO PAVEMENT TECHNOLOGY PART 2 - "PAVEMENT STRUCTURAL DESIGN". REFER "FIGURE 8.4 - DESIGN CHART FOR PAVEMENTS WITH THIN BITUMINOUS SURFACING".

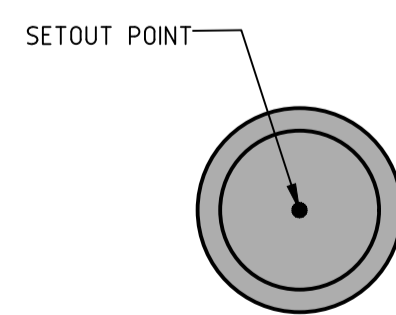
IT SHOULD BE NOTED THAT THIS IS A NOMINAL PAVEMENT DESIGN ONLY. ACTUAL PAVEMENT COMPOSITION SHALL BE DETERMINED BY THE SUPERINTENDENT FOLLOWING 4 DAY SOAKED C.B.R. TESTING OF SUBGRADE BY AN N.A.T.A. ACCREDITED GEOTECHNICAL CONSULTANT.

THE CONTRACTOR SHALL EXCAVATE ROAD BOX TO MINIMUM PAVEMENT DEPTH OF 220mm AND THEN UNDERTAKE 4 DAY SOAKED C.B.R. GEOTECHNICAL TESTING IN ORDER TO DETERMINE FINAL DESIGN PAVEMENT DESIGN DEPTH.

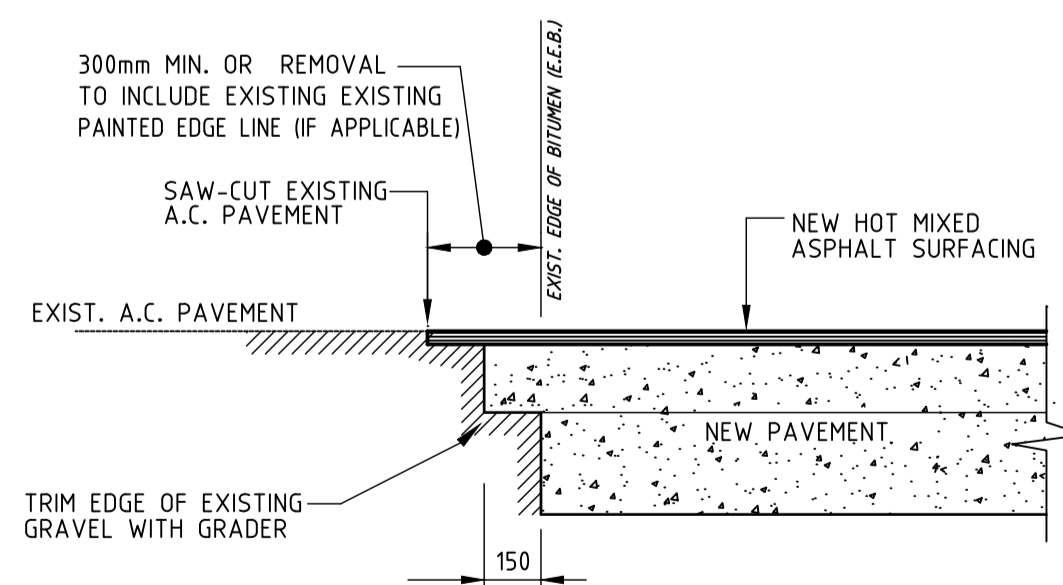
REGARDLESS OF DESIGN BOX DEPTH A MINIMUM COMPACTED ROAD BASE COURSE DEPTH OF 125mm MUST BE PROVIDED UNDER KERB & CHANNEL, AND SHALL BE EXTENDED MINIMUM 150mm



SETOUT POINTS LOCATION DETAIL

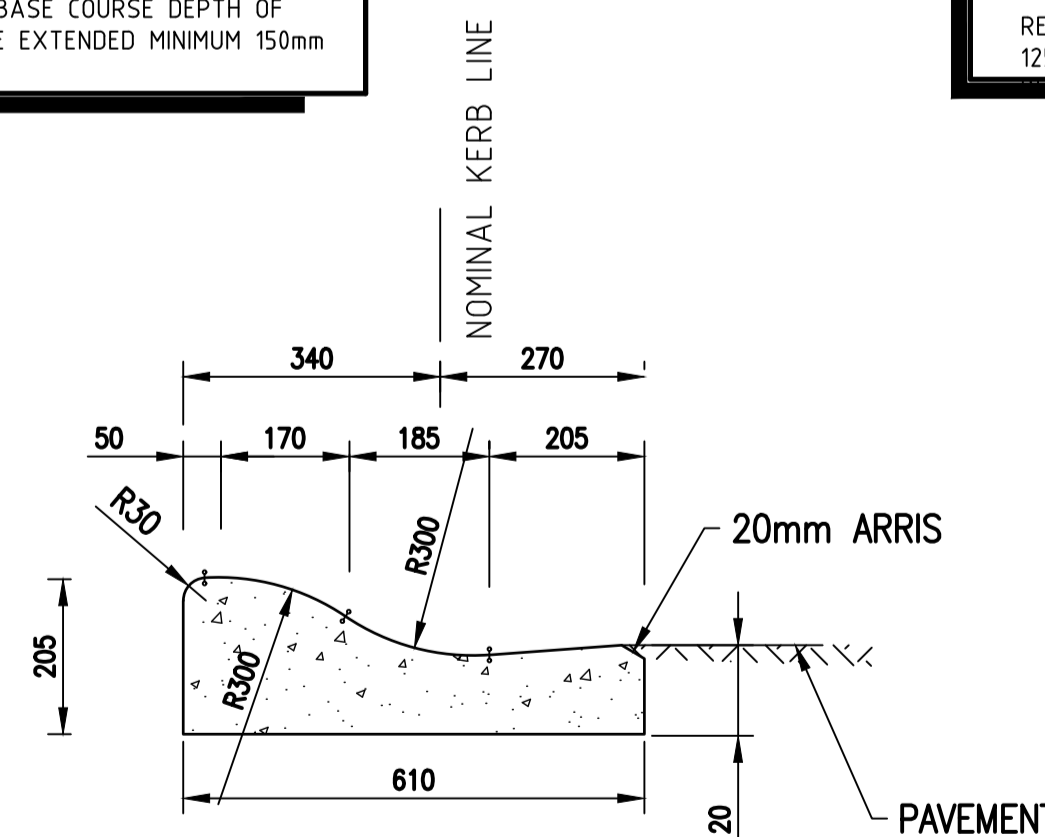


MANHOLE & ROOFWATER CHAMBER SETOUT LOCATION

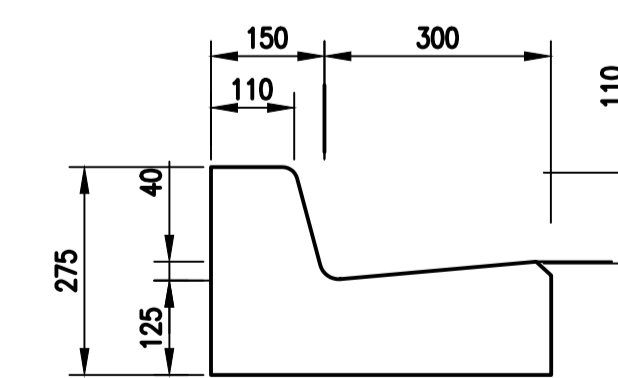
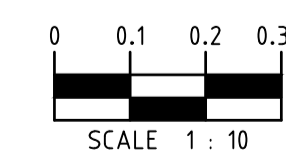


TYPICAL PAVEMENT CUT-BACK DETAIL

Scale 1:20



TYPE 'M3' KERB & CHANNEL



TYPE 'B1' BARRIER KERB & CHANNEL

M.B.R.C. Ref. DA/2021/5255

Associated Consultants: LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)13842 1000	R.P.D. LOT 8 ON RP87981				
LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: 15278611					
	B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	
	A	22.08.22	H.W.	ORIGINAL ISSUE	
	No.	Date	By	Amendment	Checked

LAMBERT & REHBEIN
ENGINEERS • MANAGERS • SCIENTISTS

CBD HOUSE
LEVEL 3, 120 WICKHAM STREET
FORTITUDE VALLEY QLD 4006
P.O. BOX 112 FORTITUDE VALLEY QLD 4006
A.C.N. 010 451 902

TELEPHONE (07) 3250 9000
FACSIMILE (07) 3250 9001
EMAIL mail@lar.net.au

Project: **PROPOSED RESIDENTIAL SUBDIVISION**
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

Title: **ROADWORKS & DRAINAGE**
DETAILS & NOTES

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W. <i>HL</i>	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C101
Designer: H.W. <i>HL</i>	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022
		A	B

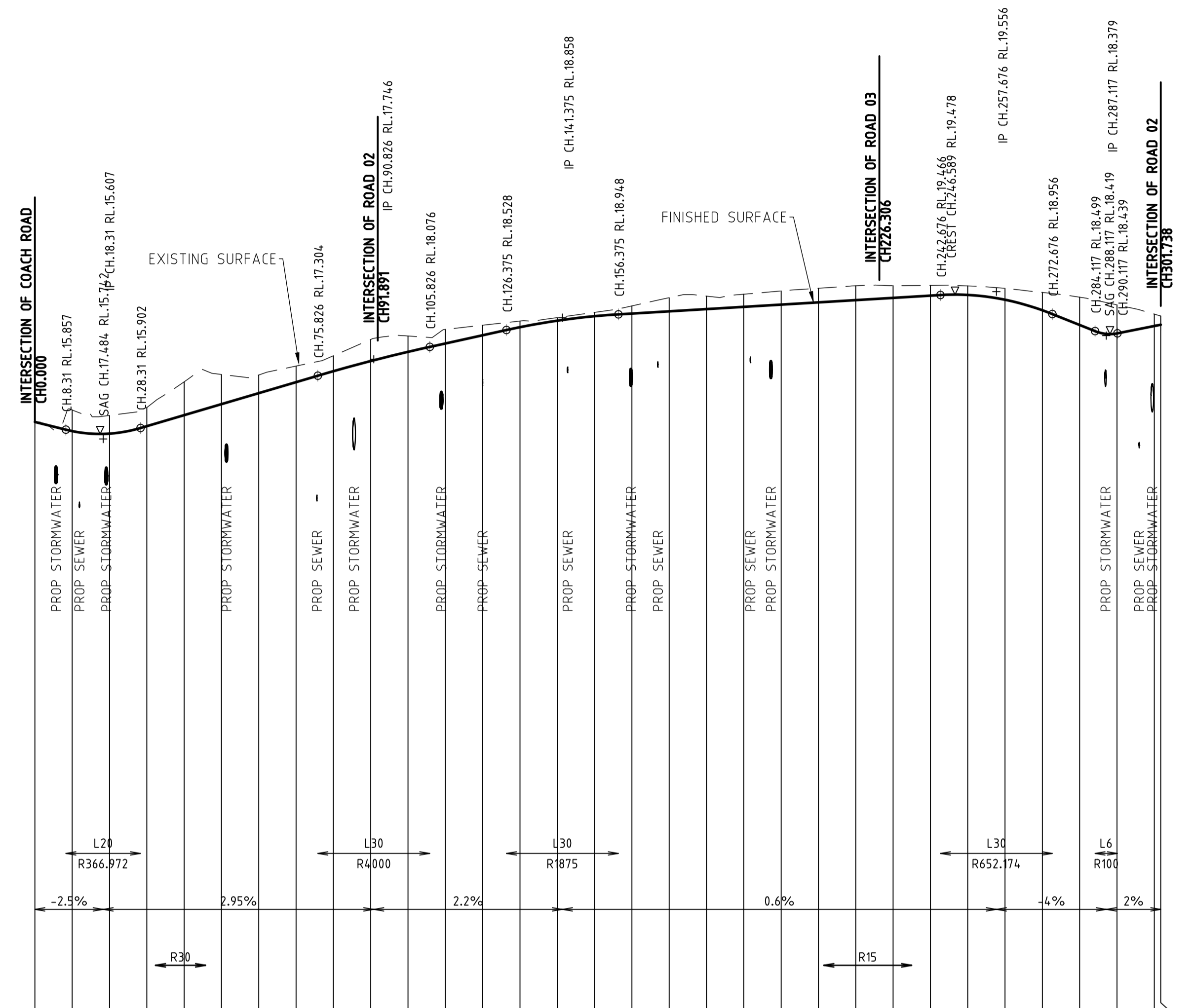
Vertical I.P. Details

Grading

Horizontal Details

DATUM R.L.0.000

LIP OF KERB (LHS)	REFER INTER DETAILS	15.639	15.840	16.135	16.430	16.725	17.020	17.313	17.595	17.832	18.056	18.276	18.493	18.667	18.787	18.858	18.918	18.978	19.038	19.098	19.164	REFER INTER DETAILS										
LIP OF KERB (RHS)	15.667	15.840	16.135	16.430	16.725	17.010	17.295	17.580	17.865	18.150	18.435	18.720	19.005	19.290	19.575	19.860	20.145	20.430	20.715	21.000	21.285	REFER INTER DETAILS										
EXISTING SURFACE LEVEL	16.064	16.385	16.706	17.027	17.348	17.669	17.990	18.311	18.632	18.953	19.274	19.595	19.916	20.237	20.558	20.879	21.200	21.521	21.842	22.163	22.484	REFER INTER DETAILS										
CONTROL LINE FINISHED LEVEL	16.065	15.819	15.751	15.952	16.247	16.542	16.837	17.132	17.427	17.722	18.017	18.312	18.607	18.902	19.197	19.492	19.787	20.082	20.377	20.672	20.967	REFER INTER DETAILS										
CONTROL LINE CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	240.000	250.000	260.000	270.000	280.000	290.000	300.000	301.738



ROAD 01 - HORIZONTAL POINTS								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	1520.073	5066.010	16.065	64°17'00.01"			
TC	32.309	1549.182	5080.029	16.020	64°17'00.01"			
IP 2	39.036	1555.346	5082.998	16.218		R = 30.000	13.454	25°41'44.97"
CT	45.763	1562.188	5083.001	16.417	89°58'44.98"			
	50.000	1566.425	5083.002	16.542	89°58'44.98"			
	100.000	1616.425	5083.021	17.944	89°58'44.98"			
	150.000	1666.425	5083.039	18.899	89°58'44.98"			
	200.000	1716.425	5083.057	19.210	89°58'44.98"			
TC	211.414	1727.839	5083.061	19.279	89°58'44.98"			
IP 3	223.195	1742.839	5083.067	19.349		R = 15.000	23.562	90°00'00.25"
CT	234.976	1742.845	5068.067	19.420	179°58'45.23"			
	250.000	1742.850	5053.043	19.469	179°58'45.23"			
	300.000	1742.868	5003.043	18.636	179°58'45.23"			
IP 4	301.738	1742.869	5001.305	18.671	179°58'45.23"			

ROAD 01 - LONGITUDINAL SECTION
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:100

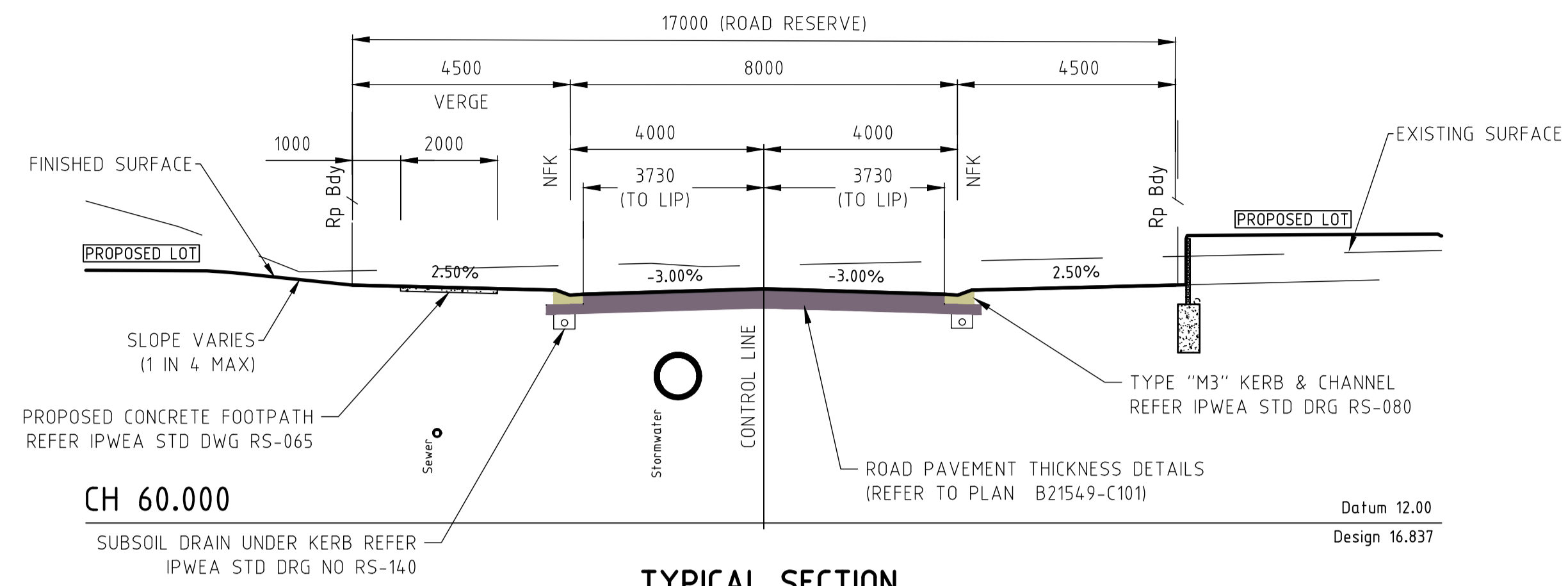


M.B.R.C. Ref. DA/2021/5255

Associated Consultants: LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)3842 1000	R.P.D. LOT 8 ON RP87981 LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: IS278611	B 04.10.22 H.W. AMENDED TO COUNCIL RFI 19 SEP 2022 A 22.08.22 H.W. ORIGINAL ISSUE	Checked: [Signature]	LAMBERT & REHBEIN ENGINEERS • MANAGERS • SCIENTISTS CBD HOUSE LEVEL 3, 120 WICKHAM STREET FORTITUDE VALLEY QLD 4006 P.O. BOX 112 FORTITUDE VALLEY QLD 4006 A.C.N. 010 451 902	TELEPHONE (07) 3250 9000 FACSIMILE (07) 3250 9001 EMAIL mail@lar.net.au	Project: PROPOSED RESIDENTIAL SUBDIVISION 57-65 COACH ROAD MORAYFIELD, QLD, 4506	Client: LAMBERT DEVELOPMENT GROUP Pty Ltd
						Title: ROAD 01 LONGITUDINAL SECTION	Draftsperson: H.W. [Signature] Designer: H.W. [Signature] Scale: AS SHOWN

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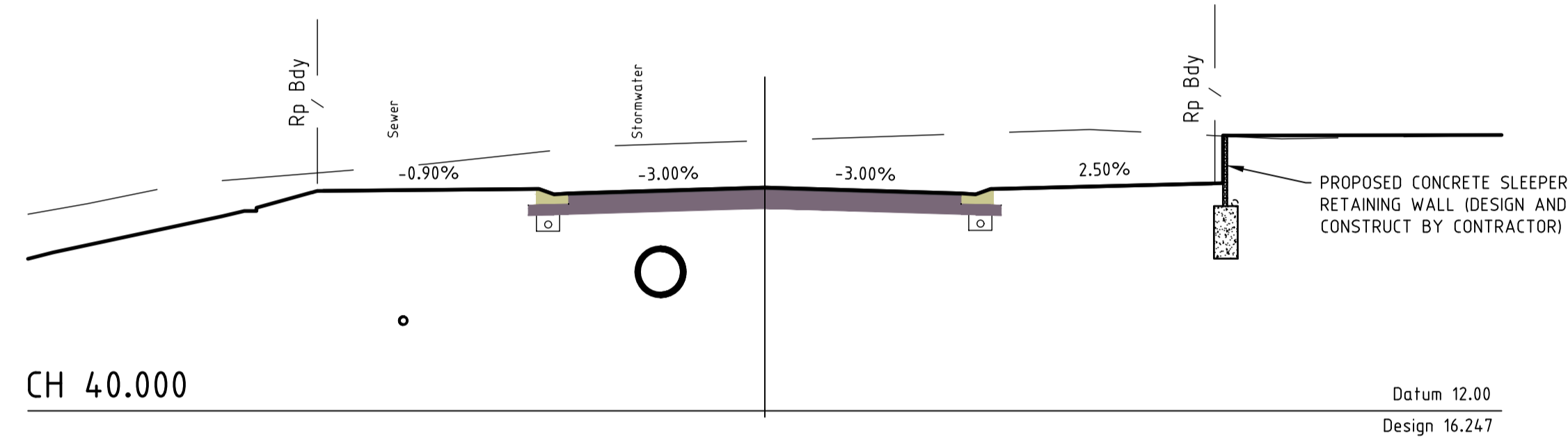


TYPICAL SECTION

CH 60.000

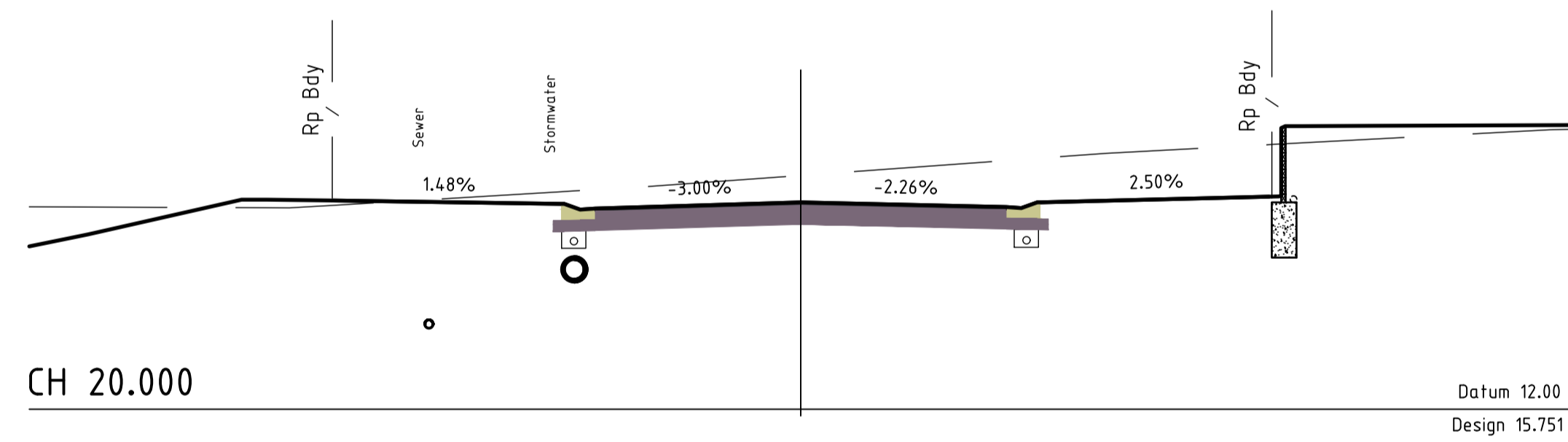
SUBSOIL DRAIN UNDER KERB REFER IPWEA STD DWG NO RS-140

Datum 12.00
Design 16.837



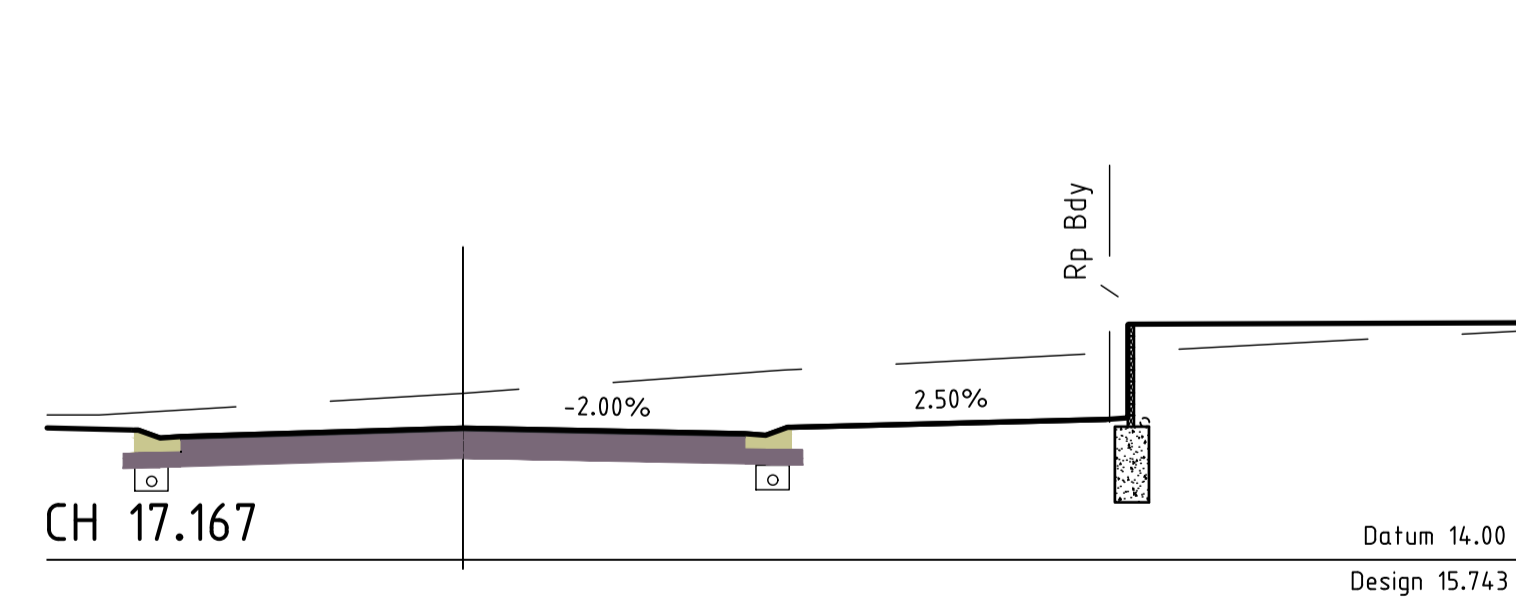
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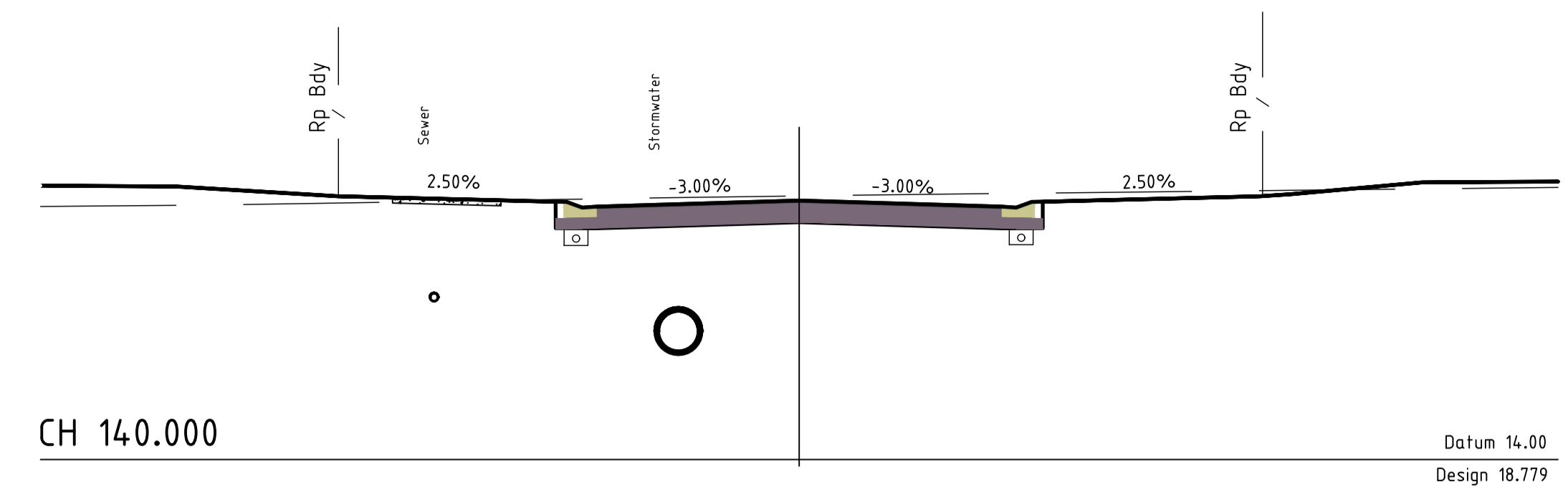
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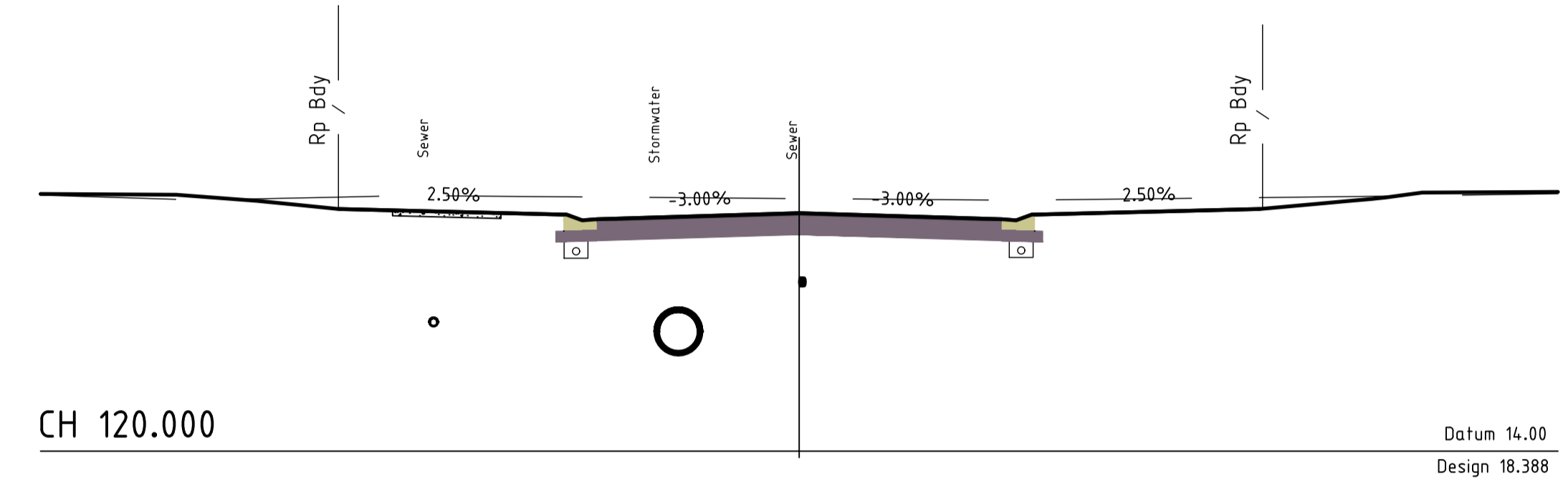
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Design 15.743



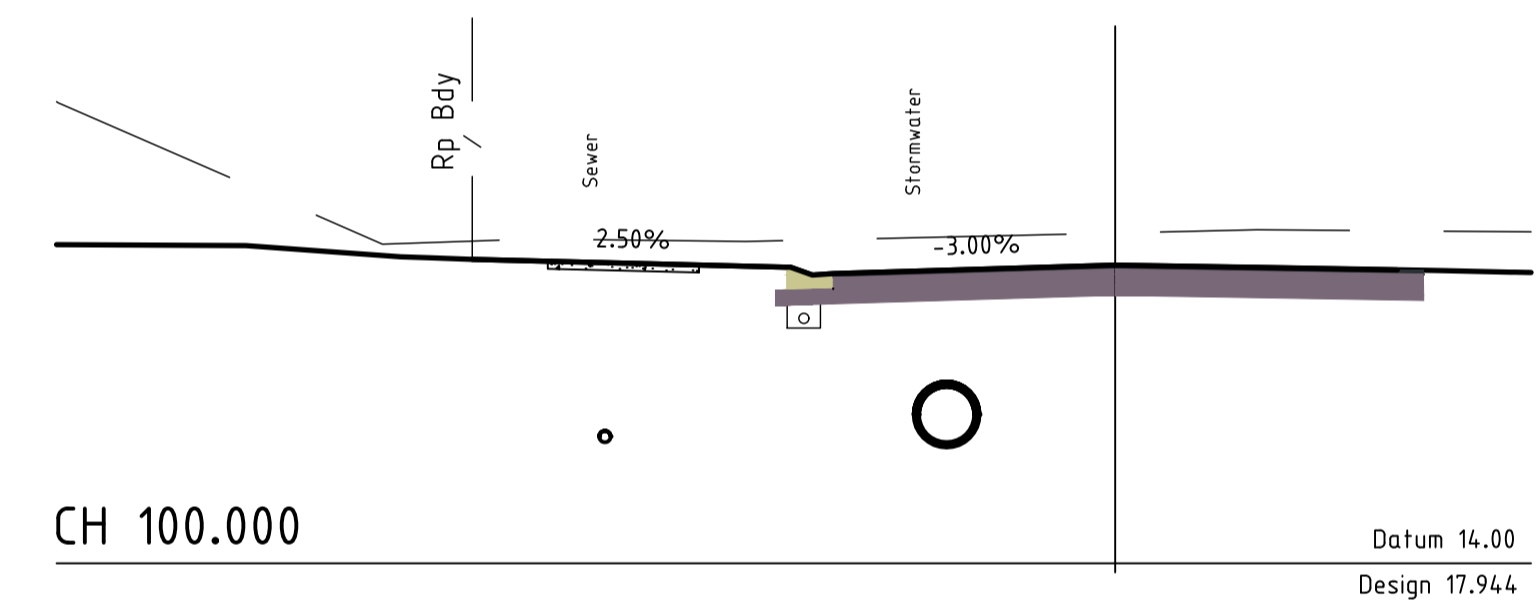
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Design 18.779



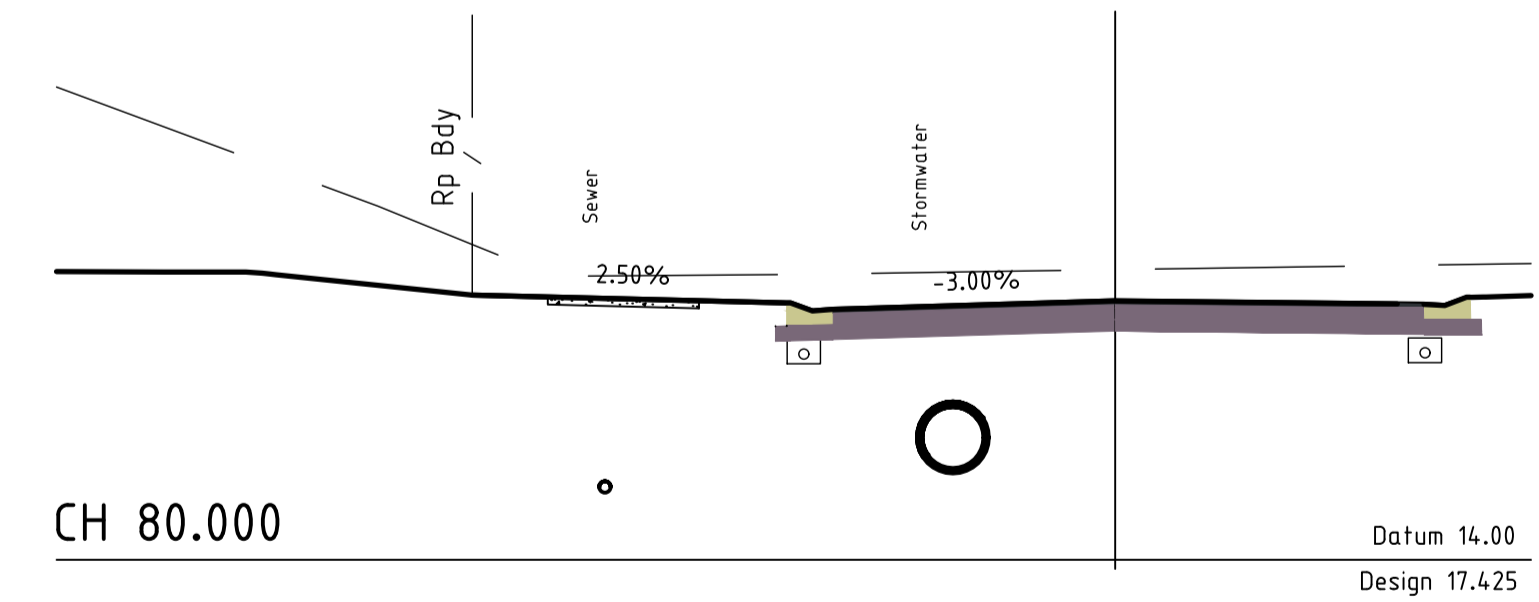
CH 120.000

Datum 14.00
Design 18.388



CH 100.000

Datum 14.00
Design 17.944



CH 80.000

Datum 14.00
Design 17.425

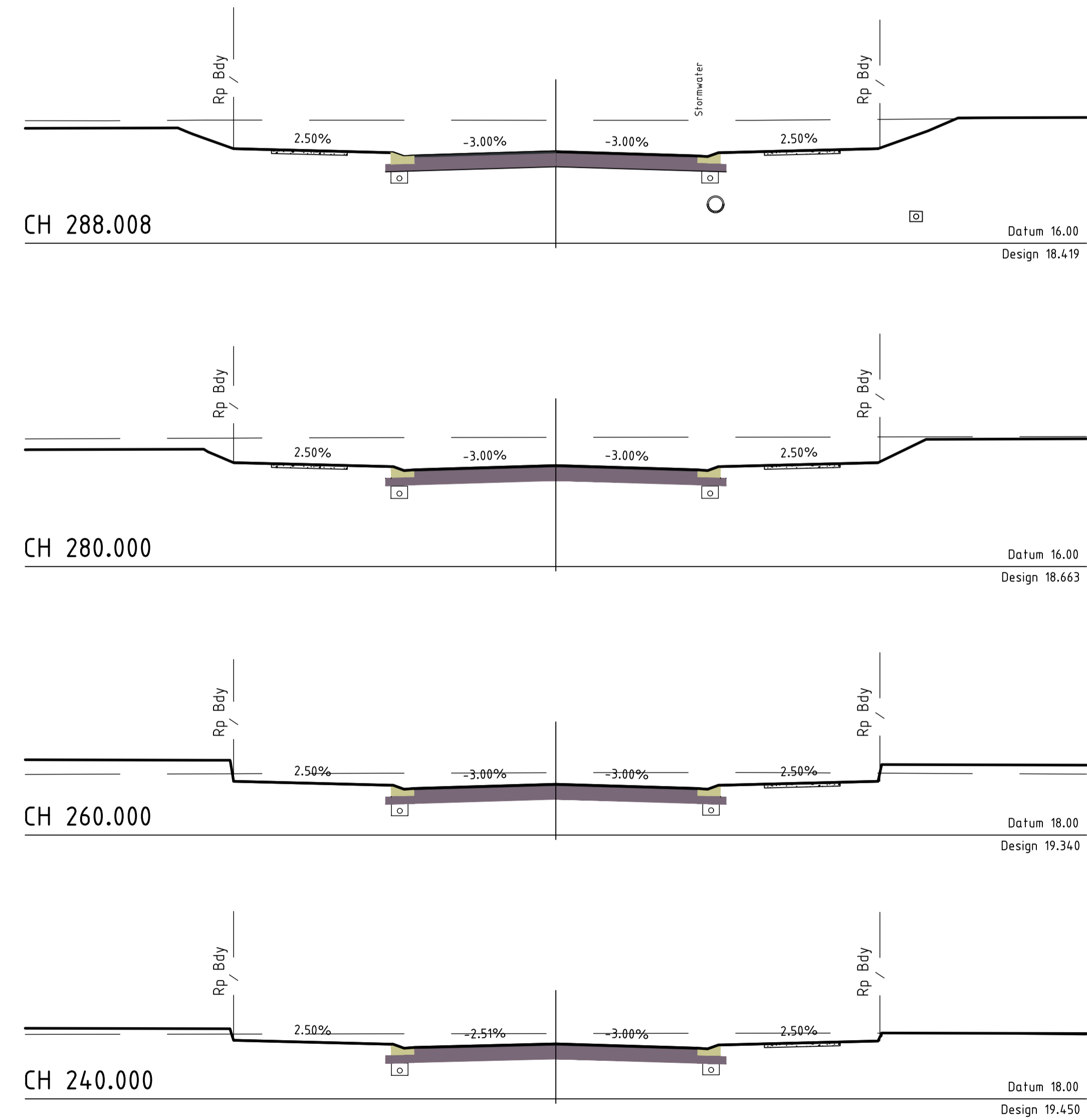
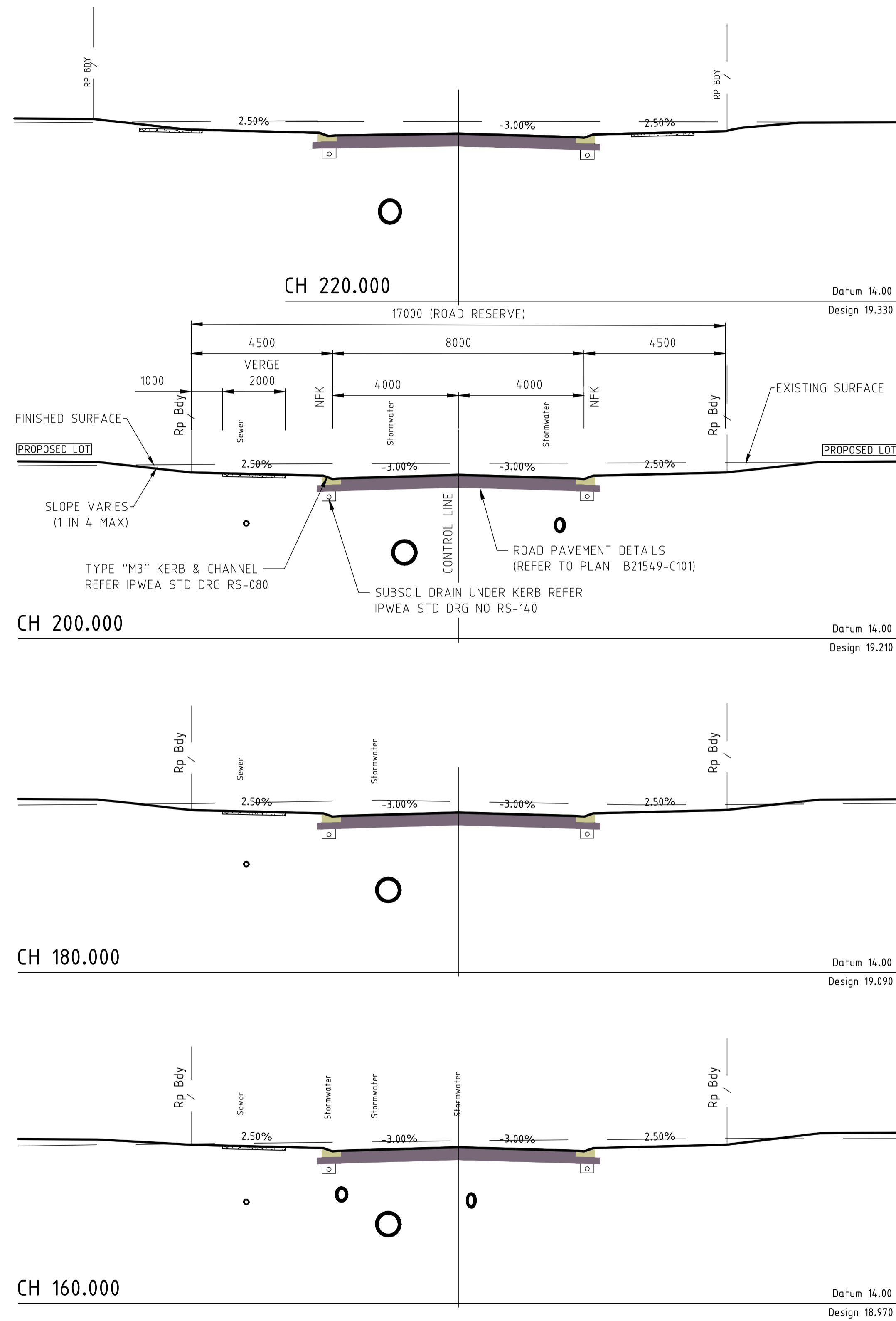
ROAD 01 - CROSS SECTIONS - SHEET 1 OF 2



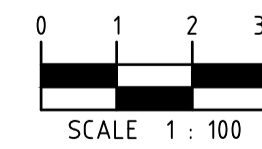
M.B.R.C. Ref. DA/2021/5255

Associated Consultants: LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)3842 1000	R.P.D. LOT 8 ON RP87981 LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: IS278611	<table border="1"> <tr> <td>No.</td> <td>Date</td> <td>By</td> <td>Amendment</td> <td>Checked</td> </tr> <tr> <td>B</td> <td>04.10.22</td> <td>H.W.</td> <td>AMENDED TO COUNCIL RFI 19 SEP 2022</td> <td><i>[Signature]</i></td> </tr> <tr> <td>A</td> <td>22.08.22</td> <td>H.W.</td> <td>ORIGINAL ISSUE</td> <td></td> </tr> </table>	No.	Date	By	Amendment	Checked	B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	<i>[Signature]</i>	A	22.08.22	H.W.	ORIGINAL ISSUE		 LAMBERT & REHBEIN ENGINEERS • MANAGERS • SCIENTISTS CBD HOUSE LEVEL 3, 120 WICKHAM STREET FORTITUDE VALLEY QLD 4006 P.O. BOX 112 FORTITUDE VALLEY QLD 4006 A.C.N. 010 451 902 TELEPHONE (07) 3250 9000 FACSIMILE (07) 3250 9001 EMAIL mail@lar.net.au	Project: PROPOSED RESIDENTIAL SUBDIVISION 57-65 COACH ROAD MORAYFIELD, QLD, 4506	Client: LAMBERT DEVELOPMENT GROUP Pty Ltd
			No.	Date	By	Amendment	Checked													
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	<i>[Signature]</i>																
A	22.08.22	H.W.	ORIGINAL ISSUE																	
Title: ROAD 01 CROSS SECTIONS - SHEET 1 OF 2	Designer: <i>[Signature]</i> H.W.	Checked: A.A. Approved: A.PEZZUTTI RPEQ No: 6382	Sheet Size: A1 Drawing No.: B21549-C103	Scale: AS SHOWN Date: AUG 2022																





ROAD 01 - CROSS SECTIONS - SHEET 2 OF 2



M.B.R.C. Ref. DA/2021/5255

Associated Consultants:
LANDPARTNERS Surveyors & Planners
 info@landpartners.com.au
 Ph (07)3842 1000

R.P.D.
 LOT 8 ON RP87981

LEVEL DATUM
 PSM 139927
 RL: 16.843
 MERIDIAN: IS278611

No.	Date	By	Amendment	Checked
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	<i>[Signature]</i>
A	22.08.22	H.W.	ORIGINAL ISSUE	

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CBD HOUSE
 LEVEL 3, 120 WICKHAM STREET
 FORTITUDE VALLEY QLD 4006
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 A.C.N. 010 451 902

TELEPHONE (07) 3250 9000
 FACSIMILE (07) 3250 9001
 EMAIL mail@lar.net.au

Project: **PROPOSED RESIDENTIAL SUBDIVISION
 57-65 COACH ROAD
 MORAYFIELD, QLD, 4506**

Title: **ROAD 01 CROSS SECTIONS - SHEET 2 OF 2**

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd		Sheet Size A1	Drawing No. B21549-C104
Draftsperson: H.W. <i>[Signature]</i>	Checked: A.A.	Designer: H.W. <i>[Signature]</i>	Approved: A.PEZZUTTI RPEQ No: 6382
Scale: AS SHOWN	Date: AUG 2022	A B	

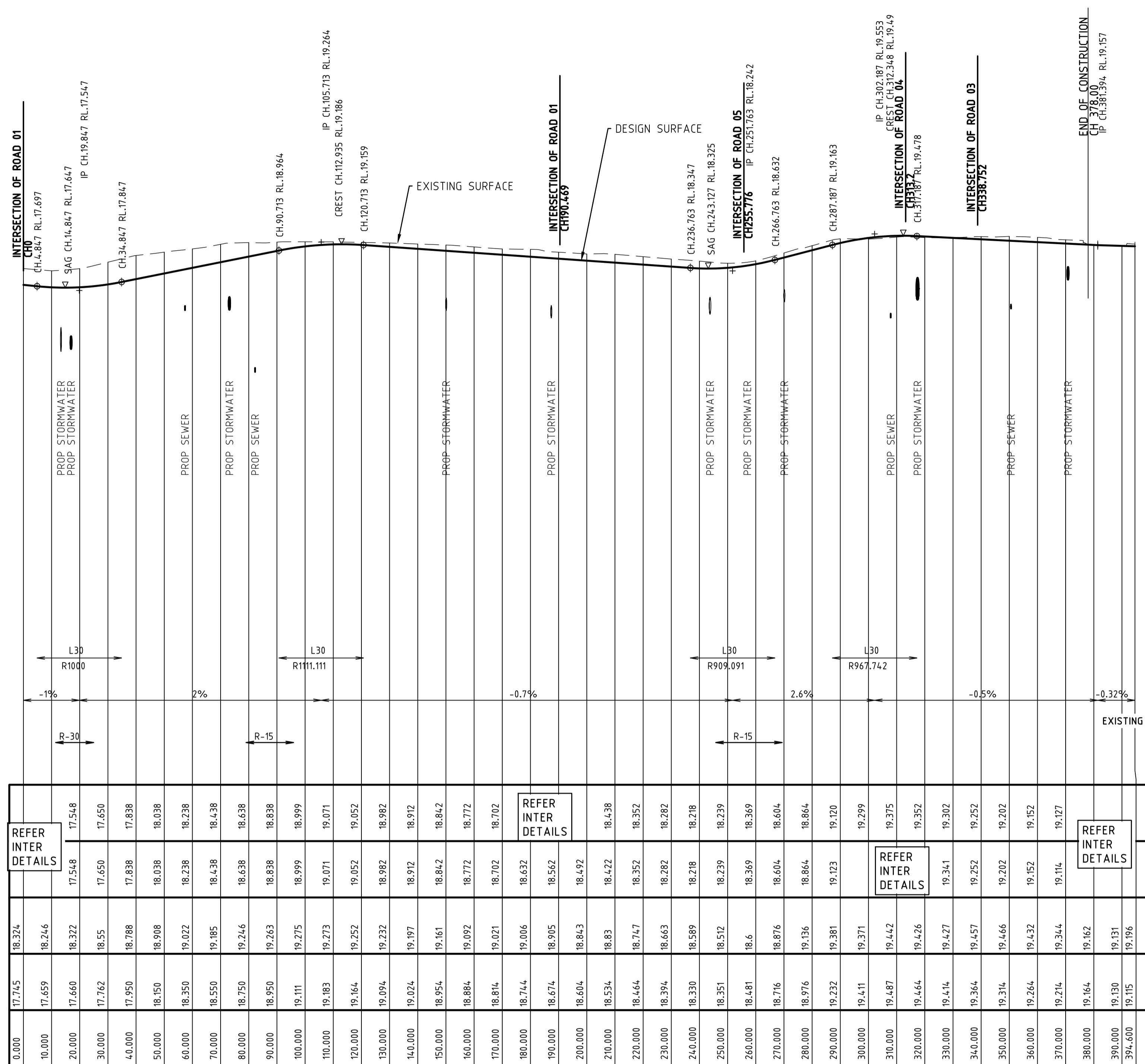
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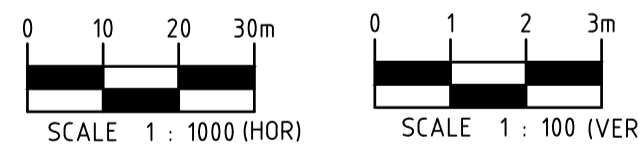
Vertical I.P. Details
Grading
Horizontal Details

DATUM R.L.0.000

LIP OF KERB (LHS)	REFER INTER DETAILS
LIP OF KERB (RHS)	REFER INTER DETAILS
EXISTING SURFACE LEVEL	
CONTROL LINE FINISHED LEVEL	
CONTROL LINE CHAINAGE	



ROAD 02 - LONGITUDINAL SECTION
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:100



ROAD 01 - HORIZONTAL POINTS								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	1608.316	5083.018	17.745	180°00'00.00"			
TC	11.458	1608.316	5071.560	17.653	180°00'00.00"			
IP 2	18.190	1608.316	5064.712	17.653		R = -30.000	13.465	25°42'59.87"
CT	24.923	1611.287	5058.542	17.698	154°17'00.13"			
	50.000	1622.169	5035.949	18.150	154°17'00.13"			
TC	79.067	1634.781	5009.762	18.731	154°17'00.13"			
IP 3	87.484	1638.872	5001.267	18.900		R = -15.000	16.835	64°18'15.16"
CT	95.901	1648.301	5001.270	19.056	89°58'44.97"			
	100.000	1652.399	5001.272	19.111	89°58'44.97"			
	150.000	1702.399	5001.290	18.954	89°58'44.97"			
TC	245.789	1798.189	5001.325	18.329	89°58'44.97"			
	250.000	1802.344	5001.913	18.351	73°53'46.01"			
IP 4	257.570	1813.189	5001.330	18.439		R = -15.000	23.562	89°59'59.91"
CT	269.351	1813.183	5016.330	18.699	359°58'45.07"			
	300.000	1813.172	5046.979	19.411	359°58'45.07"			
	350.000	1813.154	5096.979	19.314	359°58'45.07"			
IP 5	359.313	1813.151	5106.292	19.267				
IP 6	376.195	1813.632	5123.167	19.183				
IP 7	394.600	1813.593	5141.572	19.115	359°52'39.88"			

Associated Consultants: LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)13842 1000		R.P.D. LOT 8 ON RP87981	
LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: IS278611			
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B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022
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A.C.N. 010 451 902

TELEPHONE (07) 3250 9000
FACSIMILE (07) 3250 9001
EMAIL mail@lar.net.au

Project: **PROPOSED RESIDENTIAL SUBDIVISION**
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

Title: **ROAD 02 LONGITUDINAL SECTION**

Client: **LAMBERT DEVELOPMENT GROUP Pty Ltd**

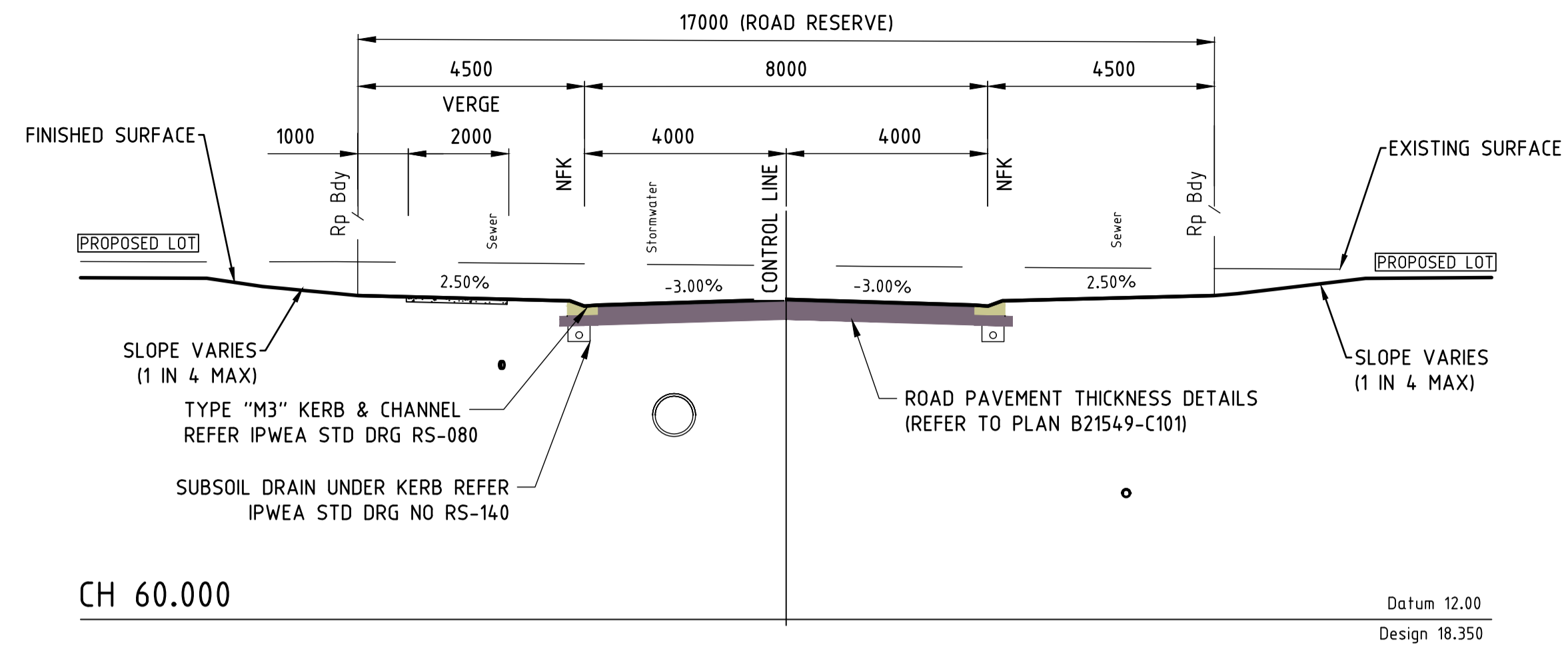
Draftsperson: H.W. [Signature]
Checked: A.A.
Designer: H.W. [Signature]
Approved: A. PEZZUTTI
RPEQ No: 6382

Scale: AS SHOWN
Date: AUG 2022

Sheet Size: **A1**
Drawing No.: **B21549-C105**

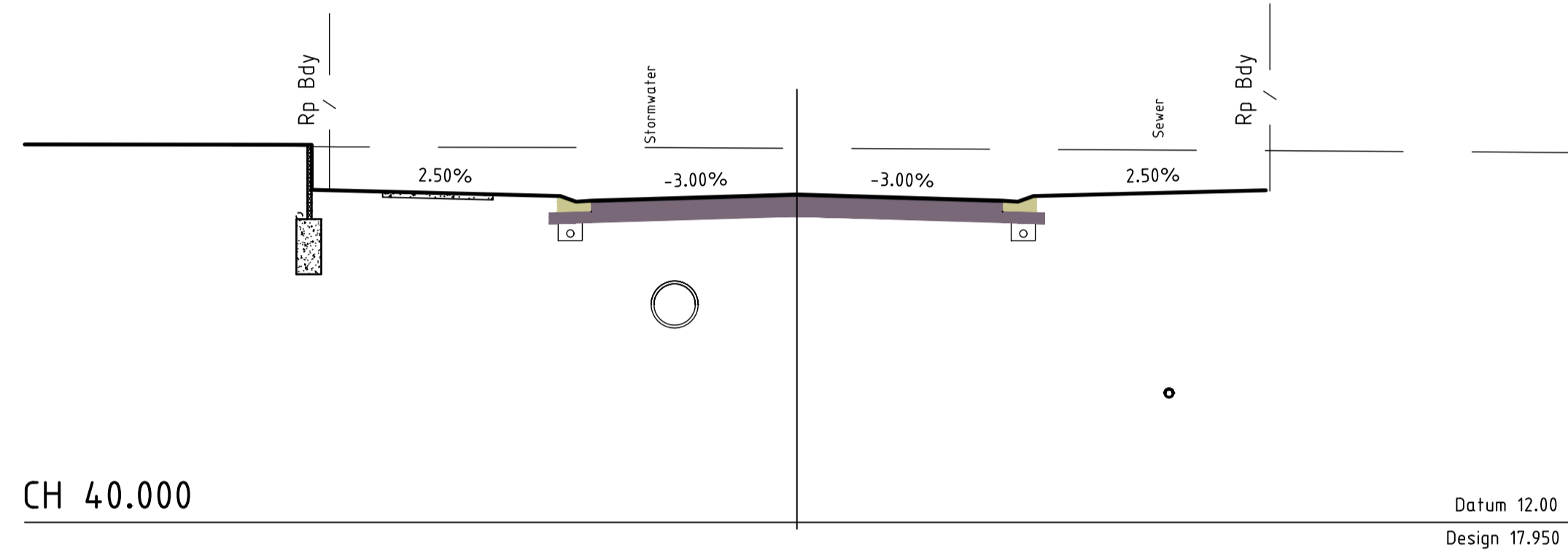
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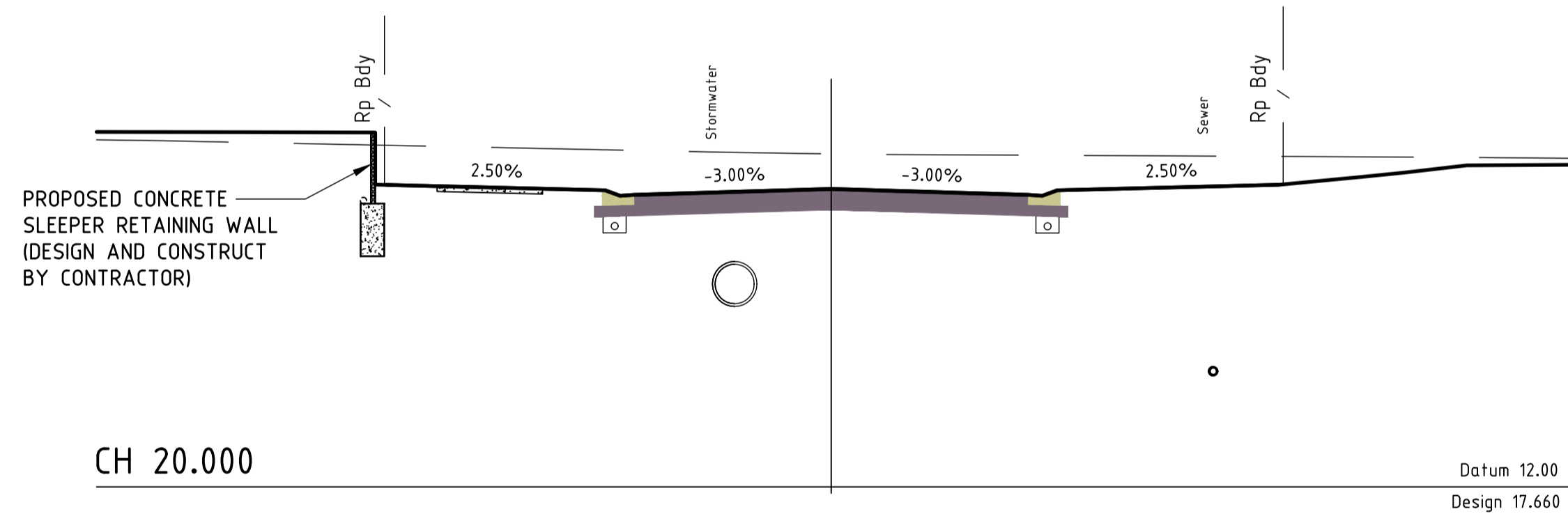
CH 60.000

Datum 12.00
Design 18.350



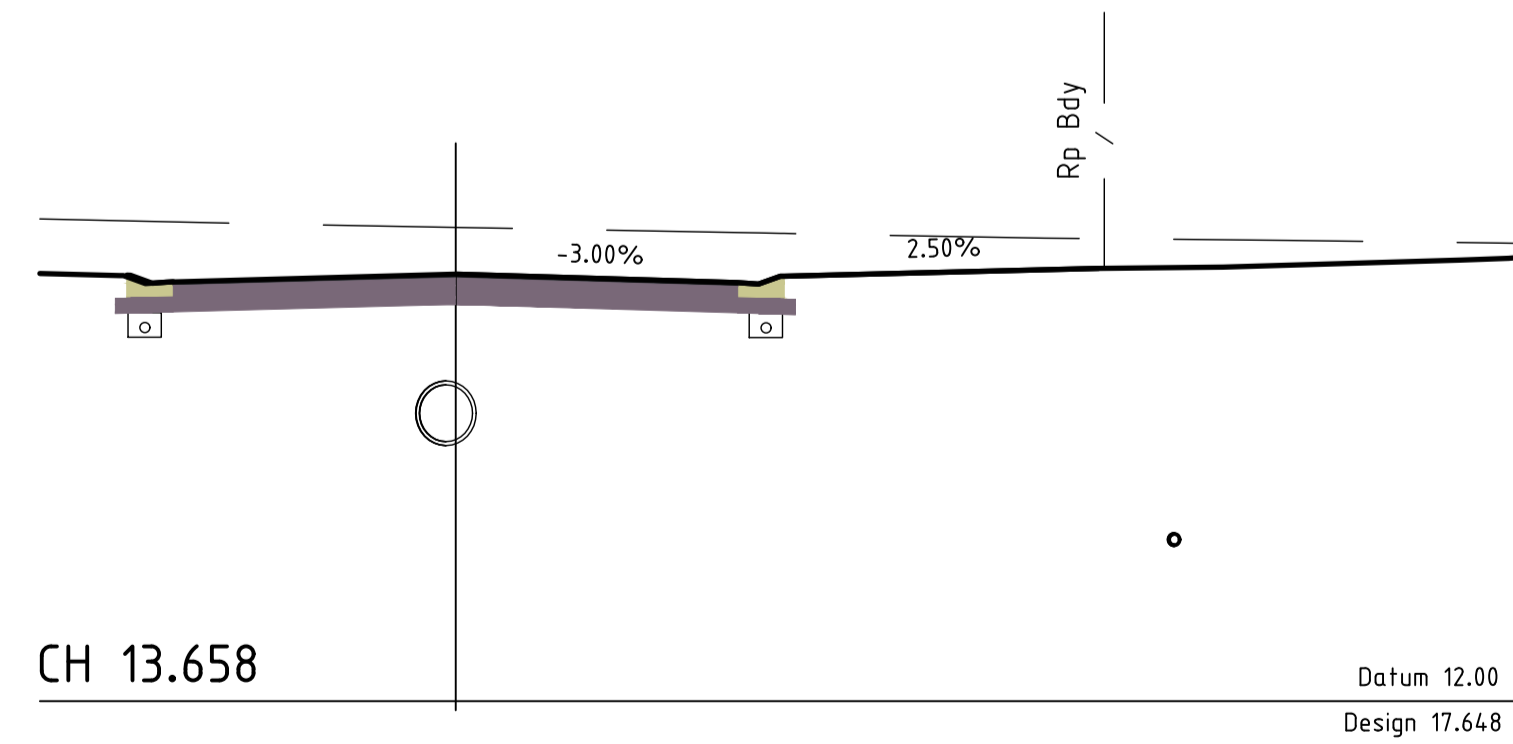
CH 40.000

Datum 12.00
Design 17.950



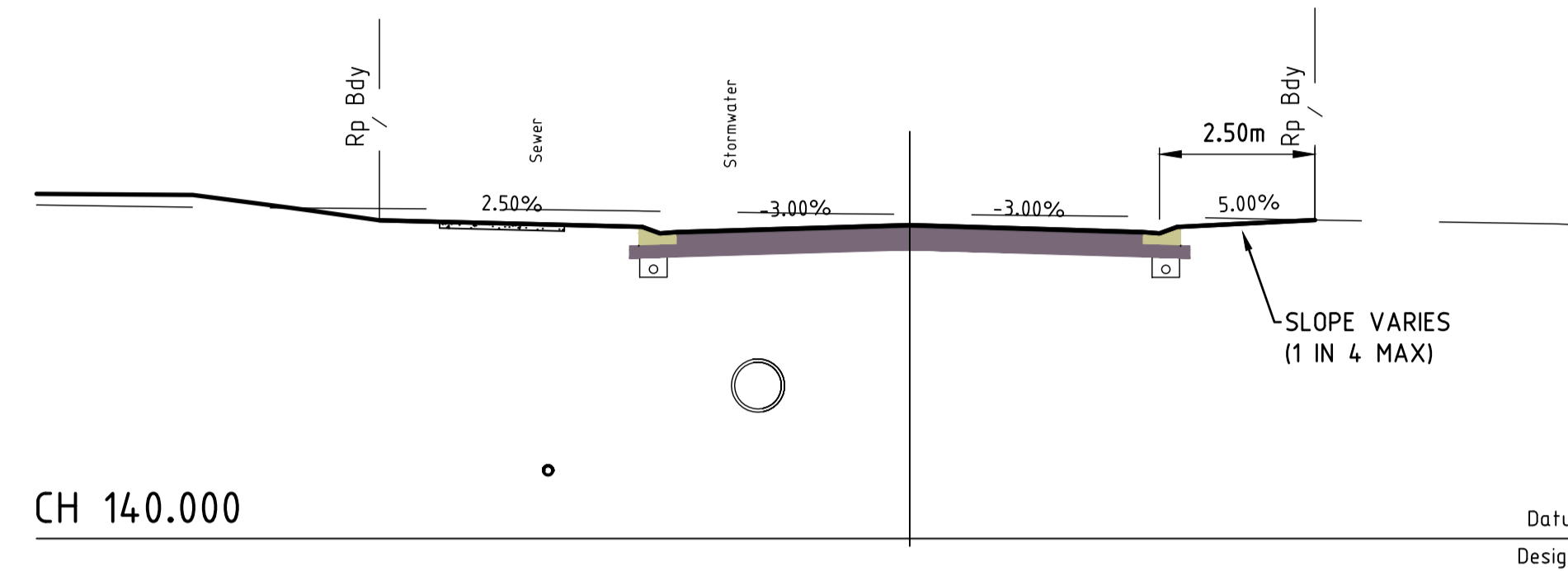
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Datum 12.00
Design 17.660



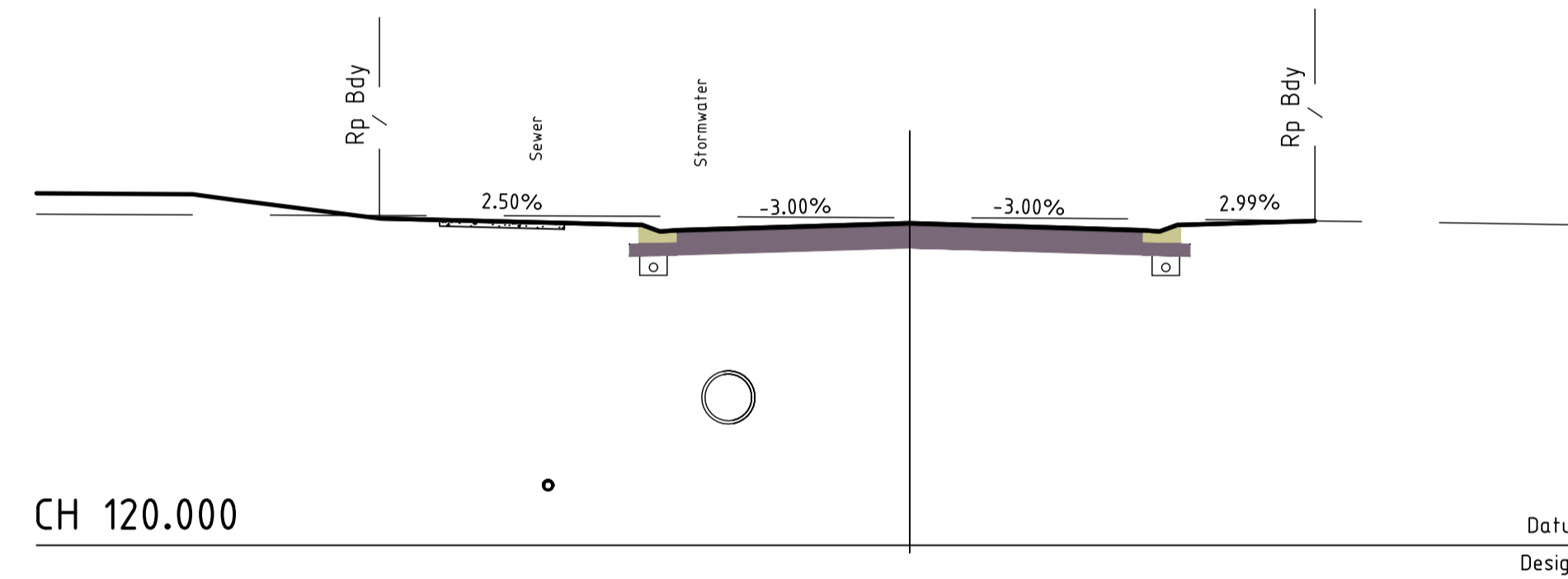
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Datum 12.00
Design 17.648



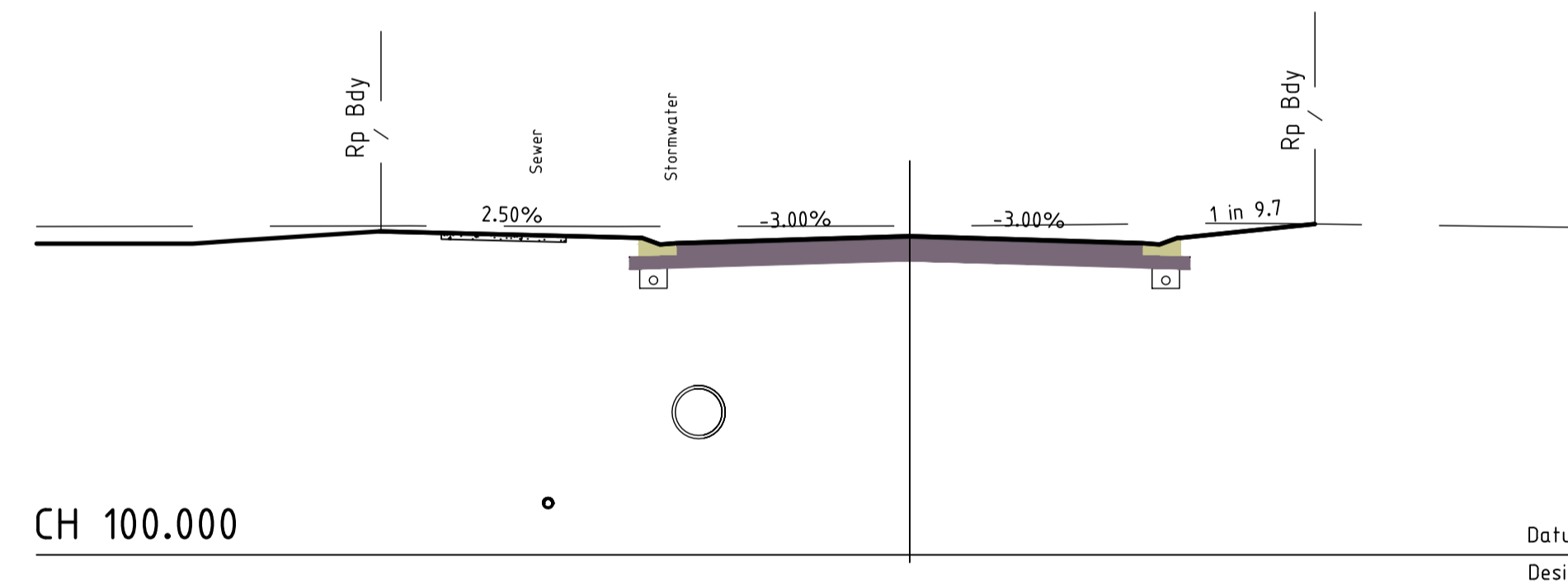
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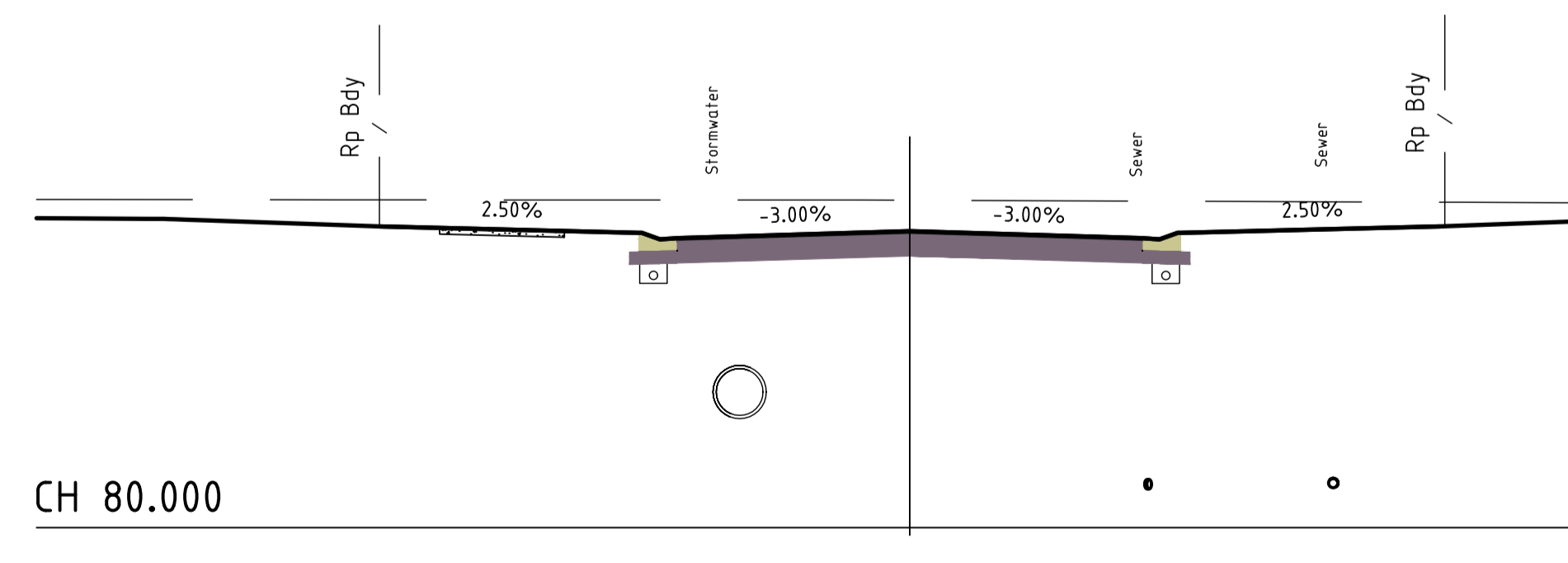
CH 120.000

Datum 14.00
Design 19.164



CH 100.000

Datum 14.00
Design 19.111



CH 80.000

Datum 14.00
Design 18.750

ROAD 02- CROSS SECTIONS - SHEET 1 OF 3



M.B.R.C. Ref. DA/2021/5255

Associated Consultants:
LANDPARTNERS Surveyors & Planners
info@landpartners.com.au
Ph 10713842 1000

R.P.D.
LOT 8 ON RP87981

LEVEL DATUM
PSM 139927
RL: 16.843
MERIDIAN: IS278611

No.	Date	By	Amendment	Checked
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	
A	22.08.22	H.W.	ORIGINAL ISSUE	

LAMBERT & REHBEIN
ENGINEERS • MANAGERS • SCIENTISTS

CBD HOUSE
LEVEL 3, 120 WICKHAM STREET
FORTITUDE VALLEY QLD 4006
P.O. BOX 112 FORTITUDE VALLEY QLD 4006
A.C.N. 010 451 902

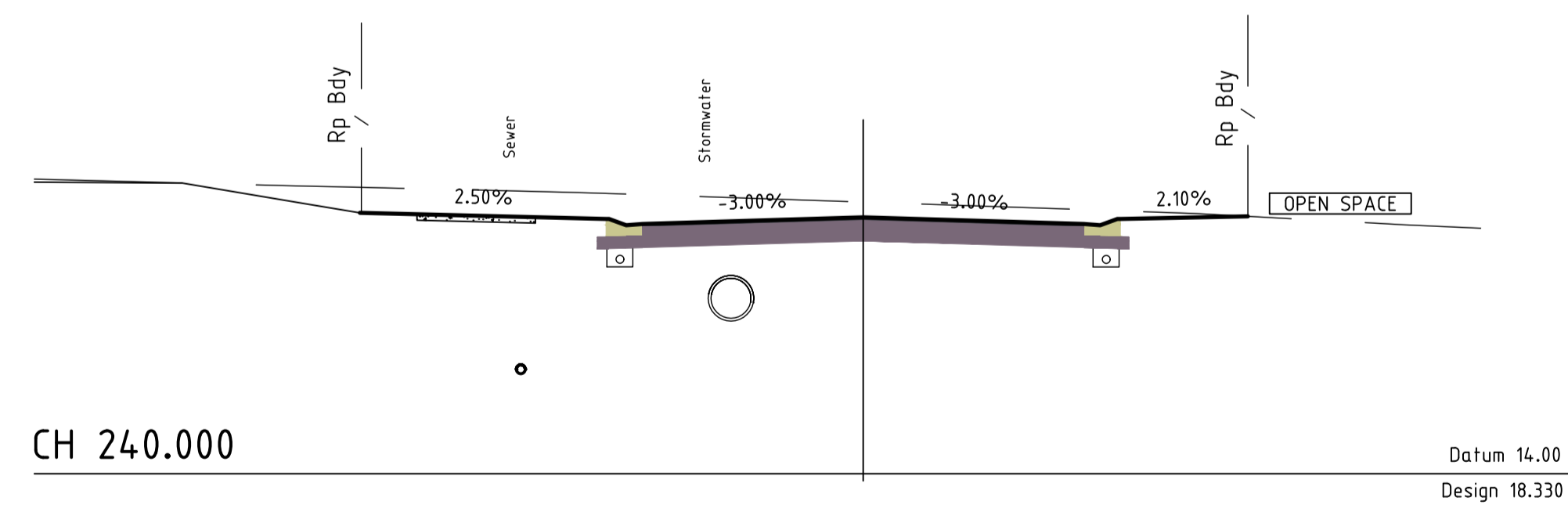
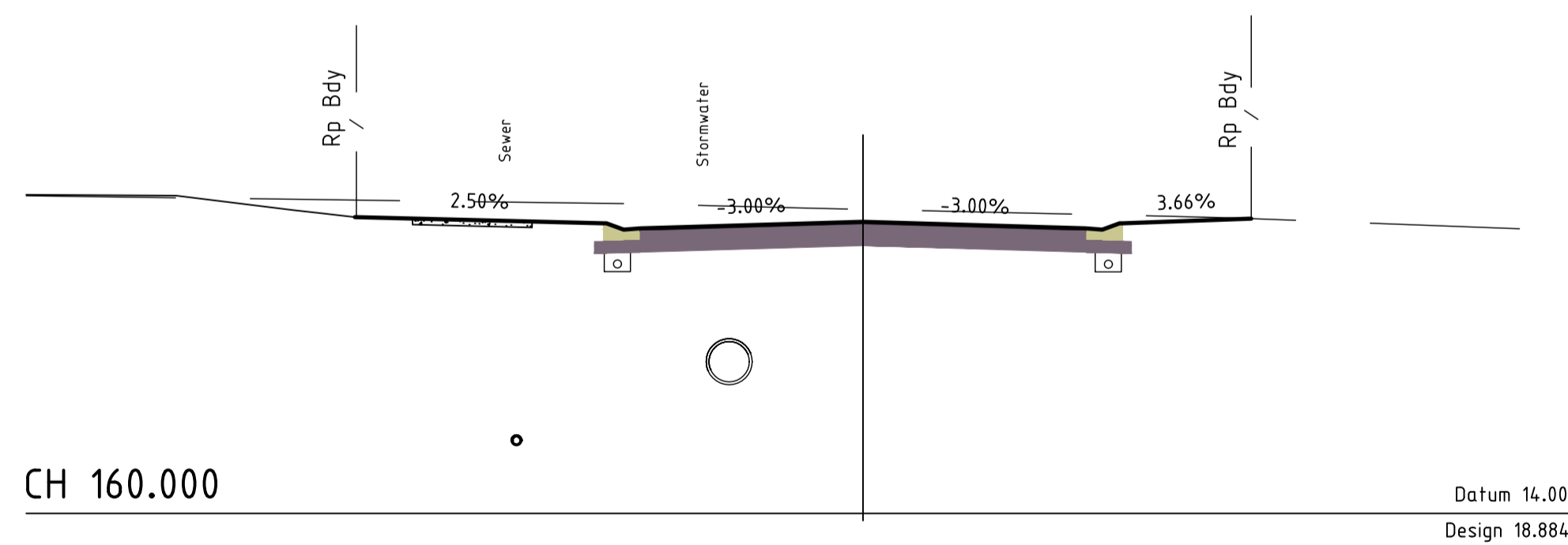
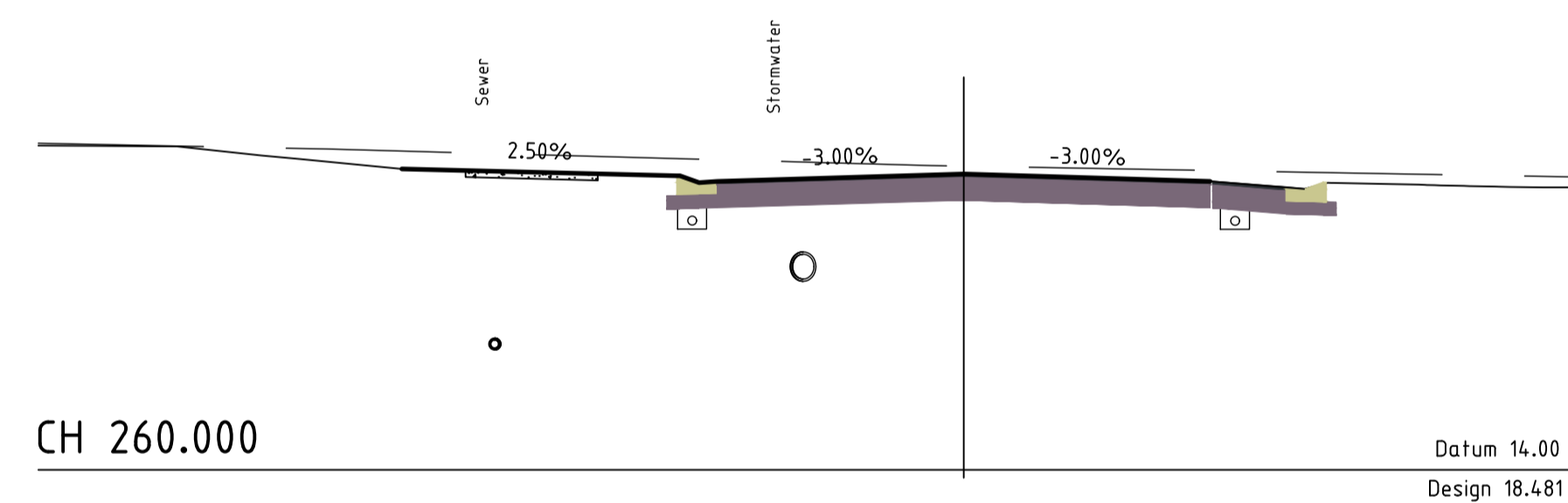
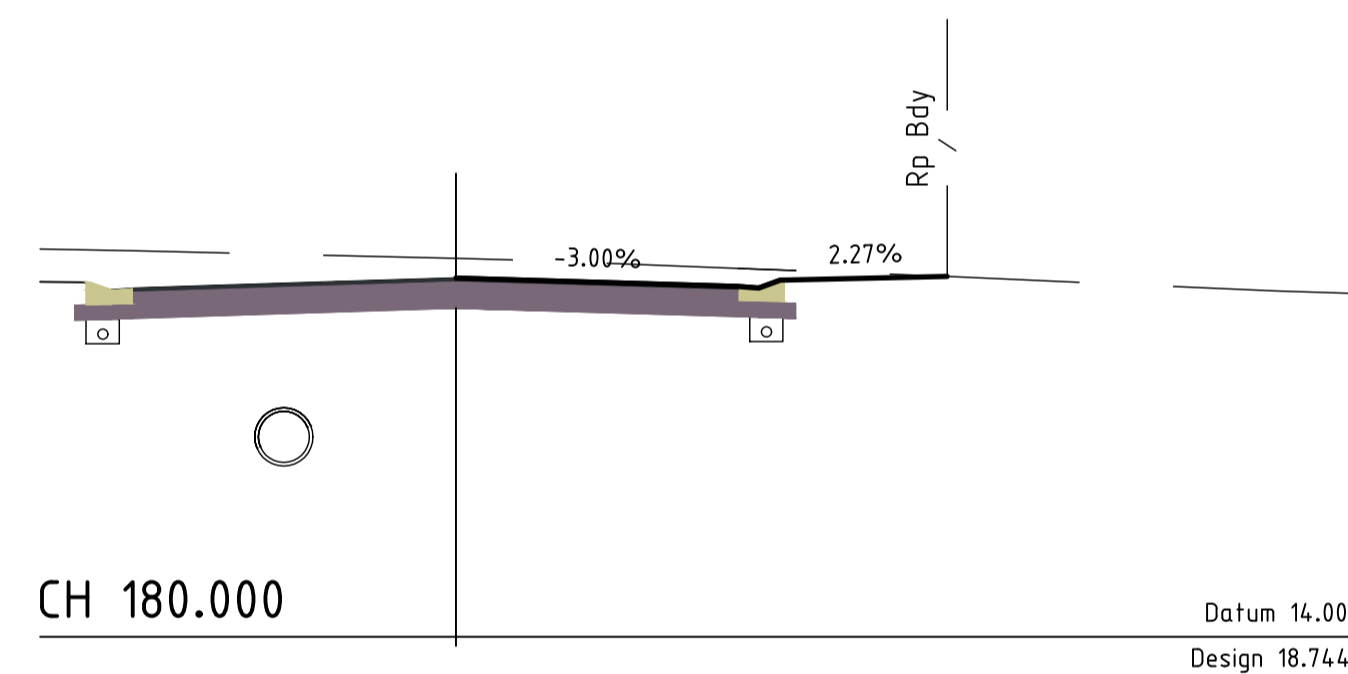
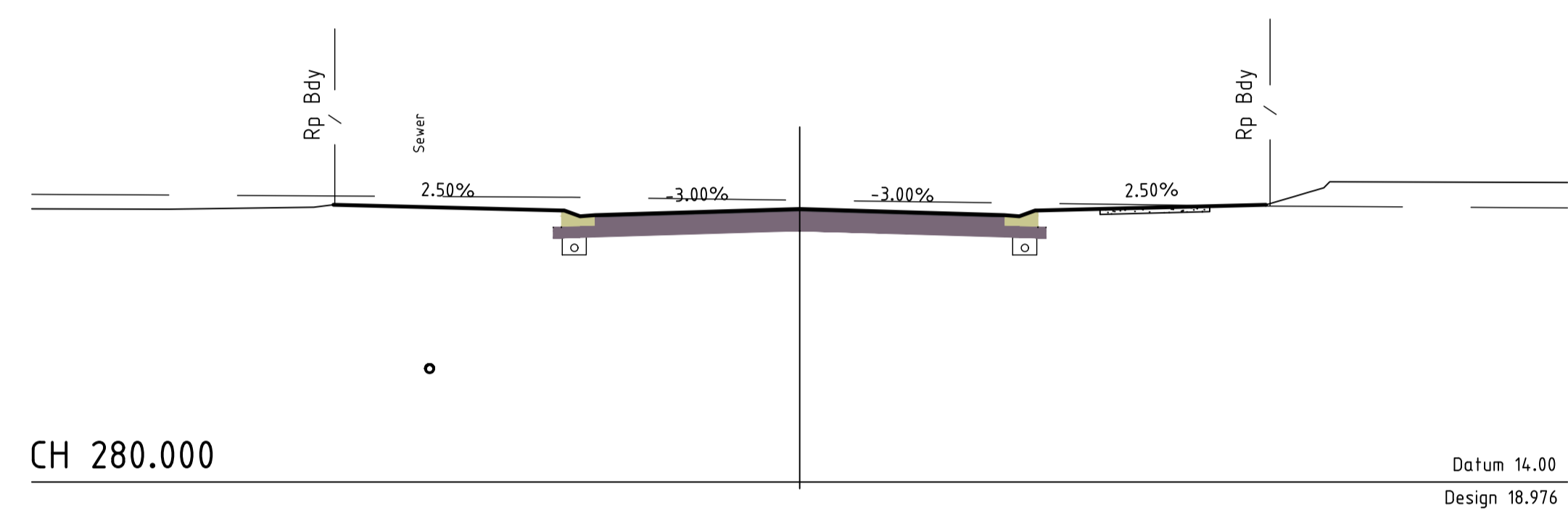
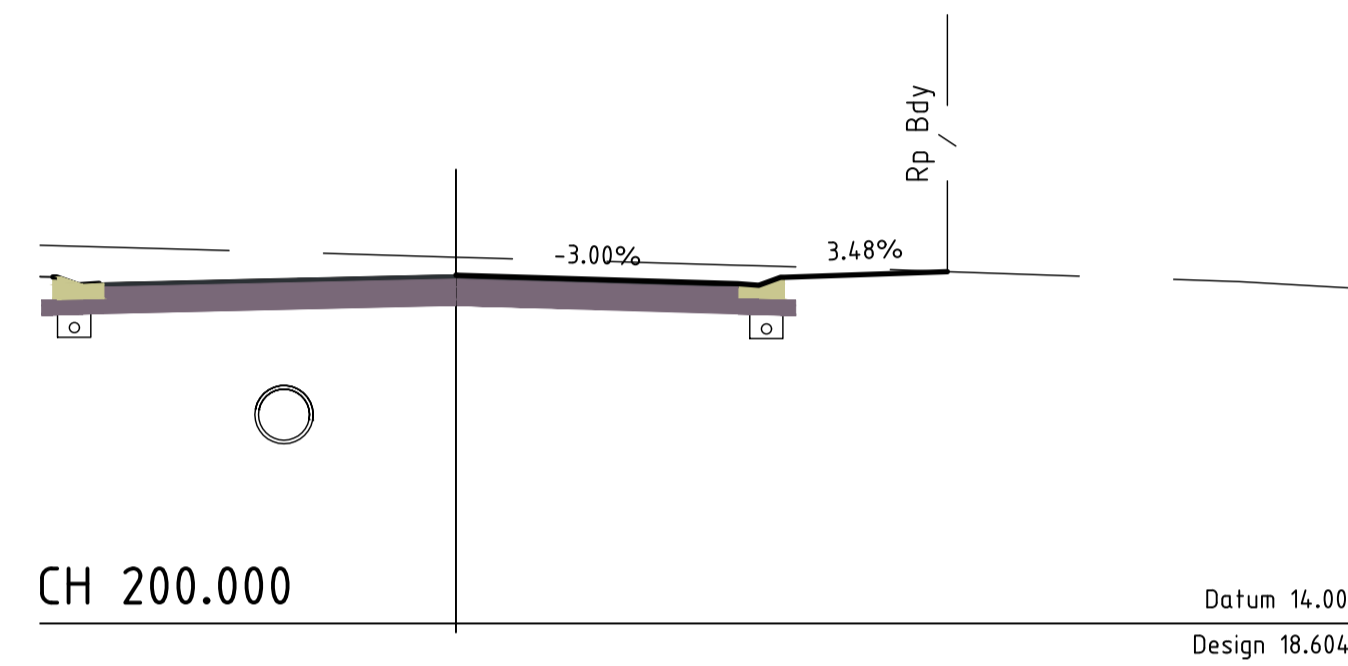
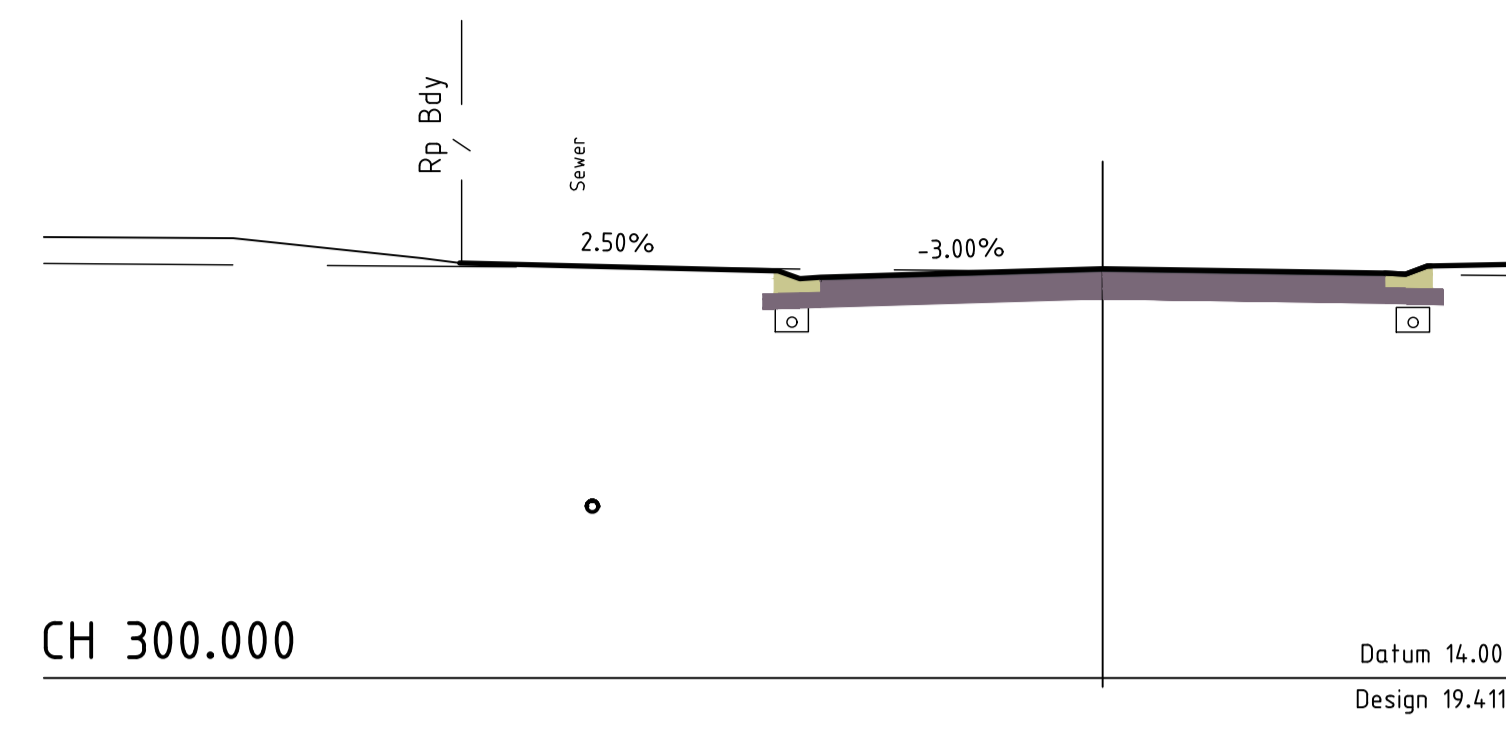
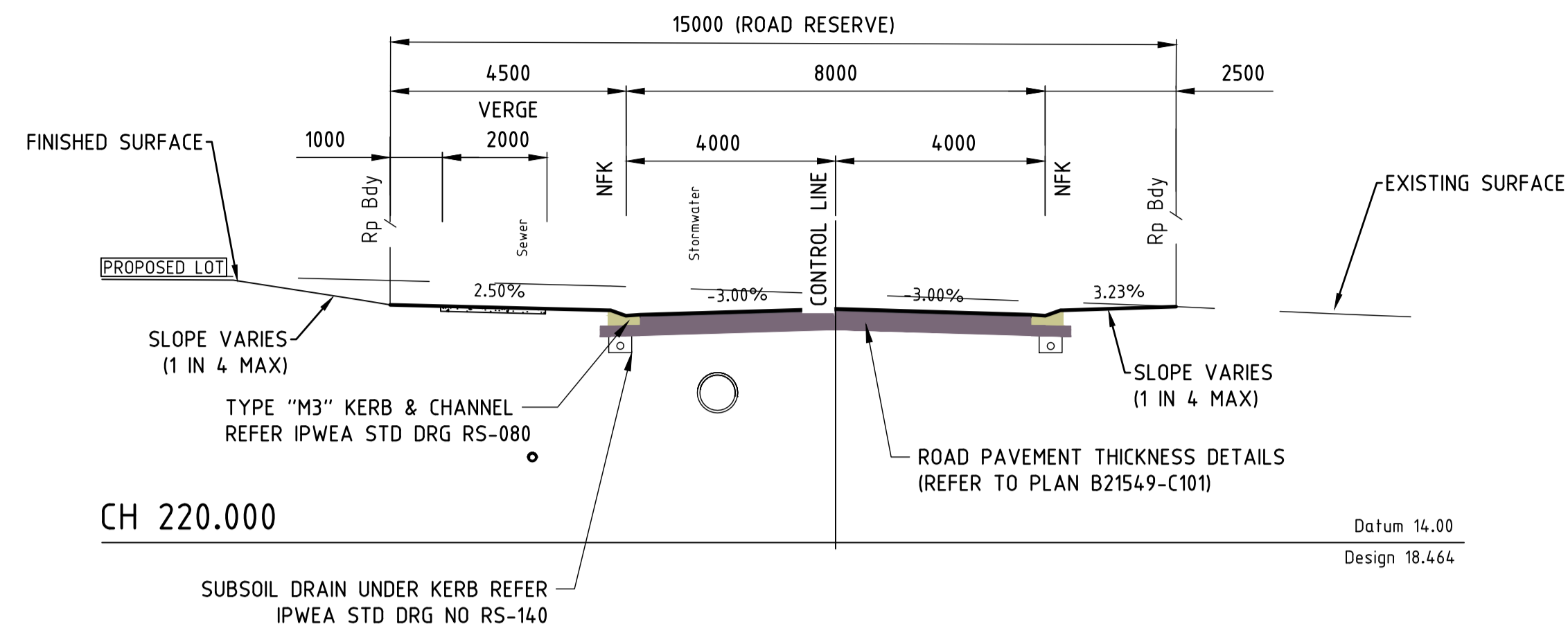
TELEPHONE (07) 3250 9000
FACSIMILE (07) 3250 9001
EMAIL mail@lar.net.au

Project: PROPOSED RESIDENTIAL SUBDIVISION
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

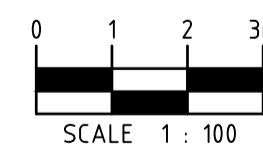
Title: ROAD 02 CROSS SECTIONS - SHEET 1 OF 3

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W. <i>HW</i>	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C106
Designer: H.W. <i>HW</i>	Approved: A.PEZZUTTI RPEQ No: 6382		
Scale: AS SHOWN	Date: AUG 2022	A	B





ROAD 02- CROSS SECTION - SHEET 2 OF 3



M.B.R.C. Ref. DA/2021/5255

Associated Consultants:
LANDPARTNERS Surveyors & Planners
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 Ph (07)3842 1000

R.P.D.
 LOT 8 ON RP87981

LEVEL DATUM
 PSM 139927
 RL: 16.843
 MERIDIAN: IS278611

No.	Date	By	Amendment	Checked
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	
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 LEVEL 3, 120 WICKHAM STREET
 FORTITUDE VALLEY QLD 4006
 P.O. BOX 112 FORTITUDE VALLEY QLD 4006
 A.C.N. 010 451 902

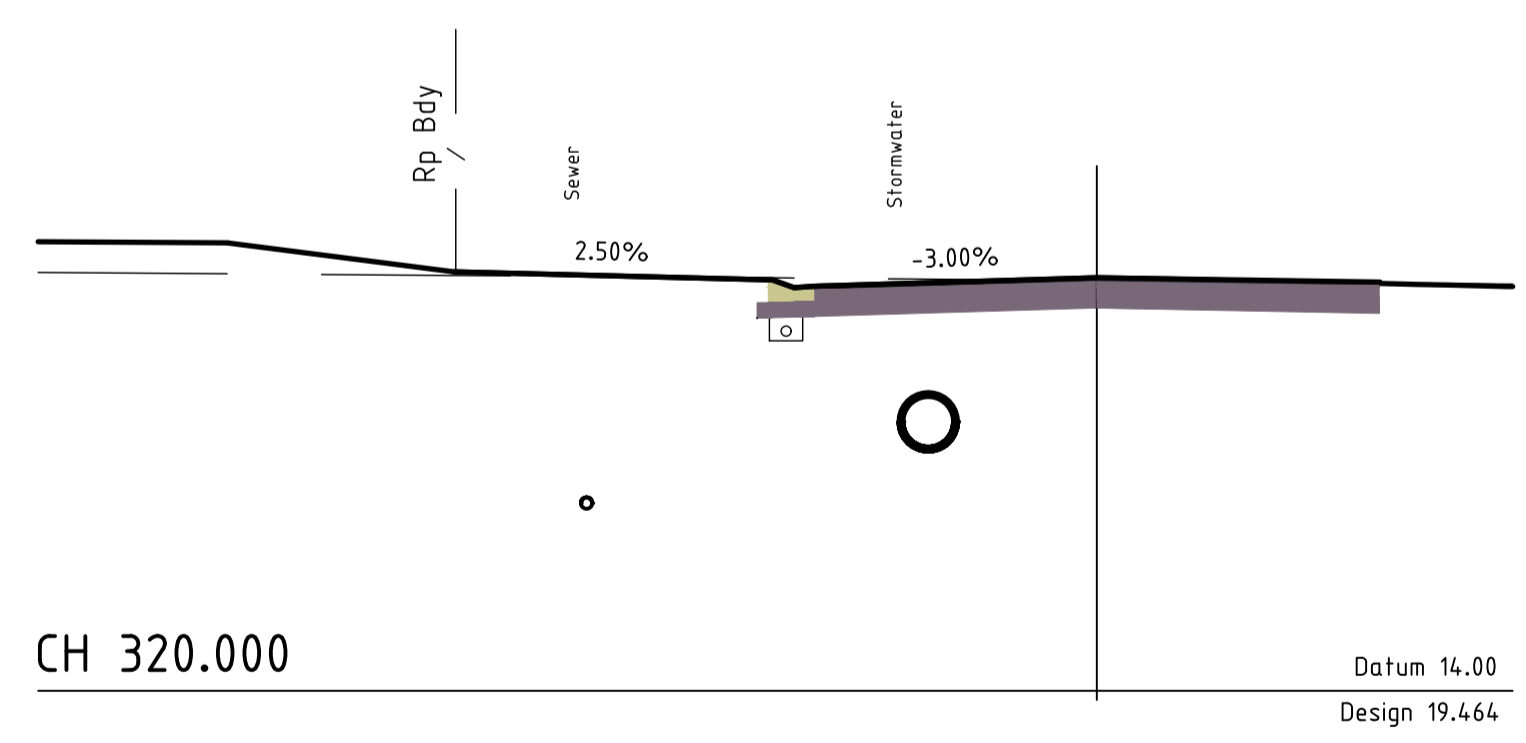
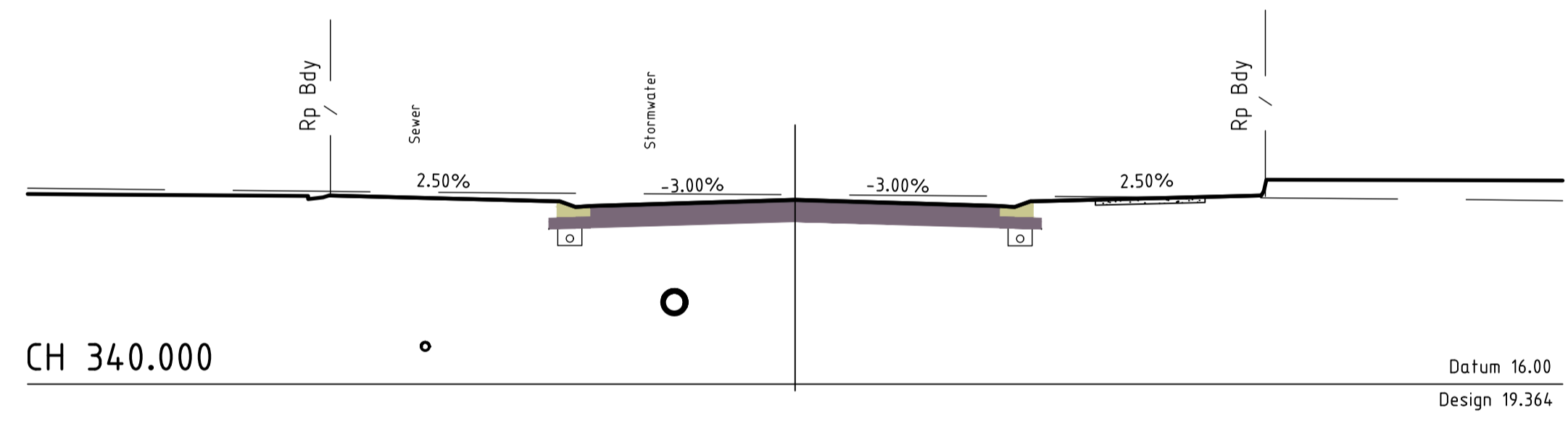
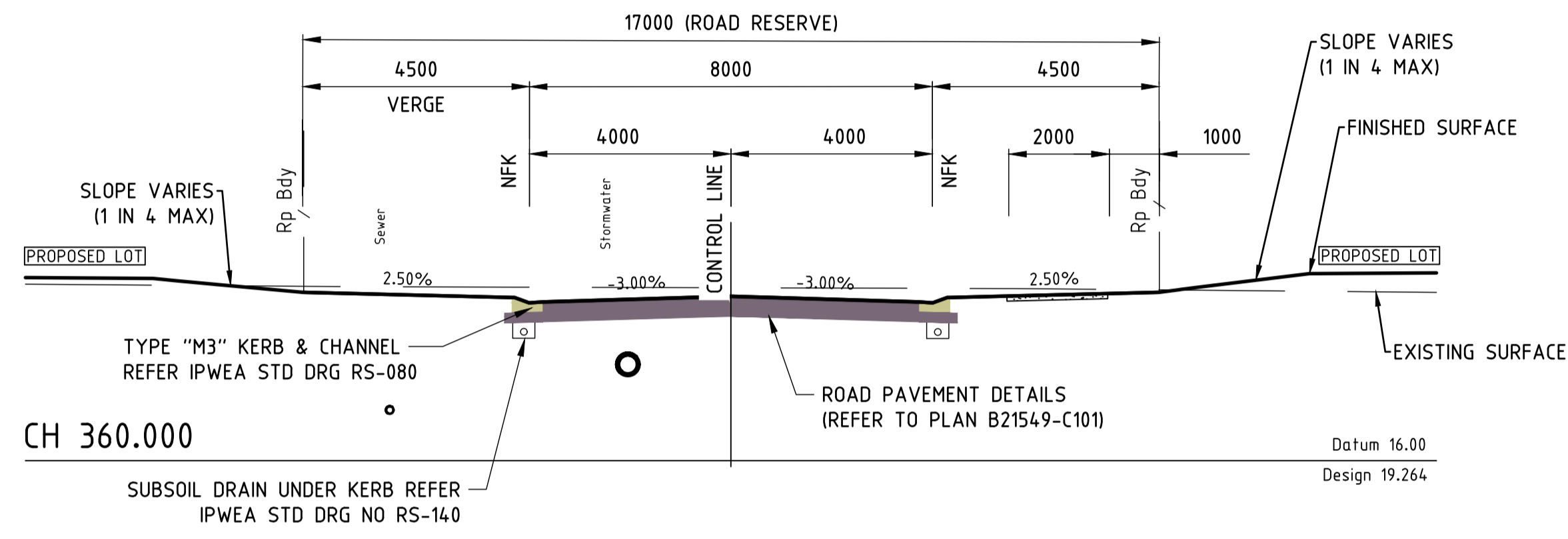
TELEPHONE (07) 3250 9000
 FACSIMILE (07) 3250 9001
 EMAIL mail@lar.net.au

Project: PROPOSED RESIDENTIAL SUBDIVISION
 57-65 COACH ROAD
 MORAYFIELD, QLD, 4506

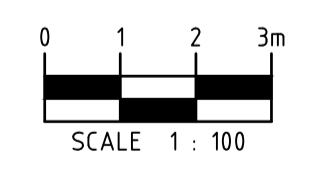
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Client: LAMBERT DEVELOPMENT GROUP Pty Ltd		Sheet Size A1	Drawing No. B21549-C107
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Scale: AS SHOWN	Date: AUG 2022	A B	





ROAD 02 - CROSS SECTION - SHEET 3 OF 3



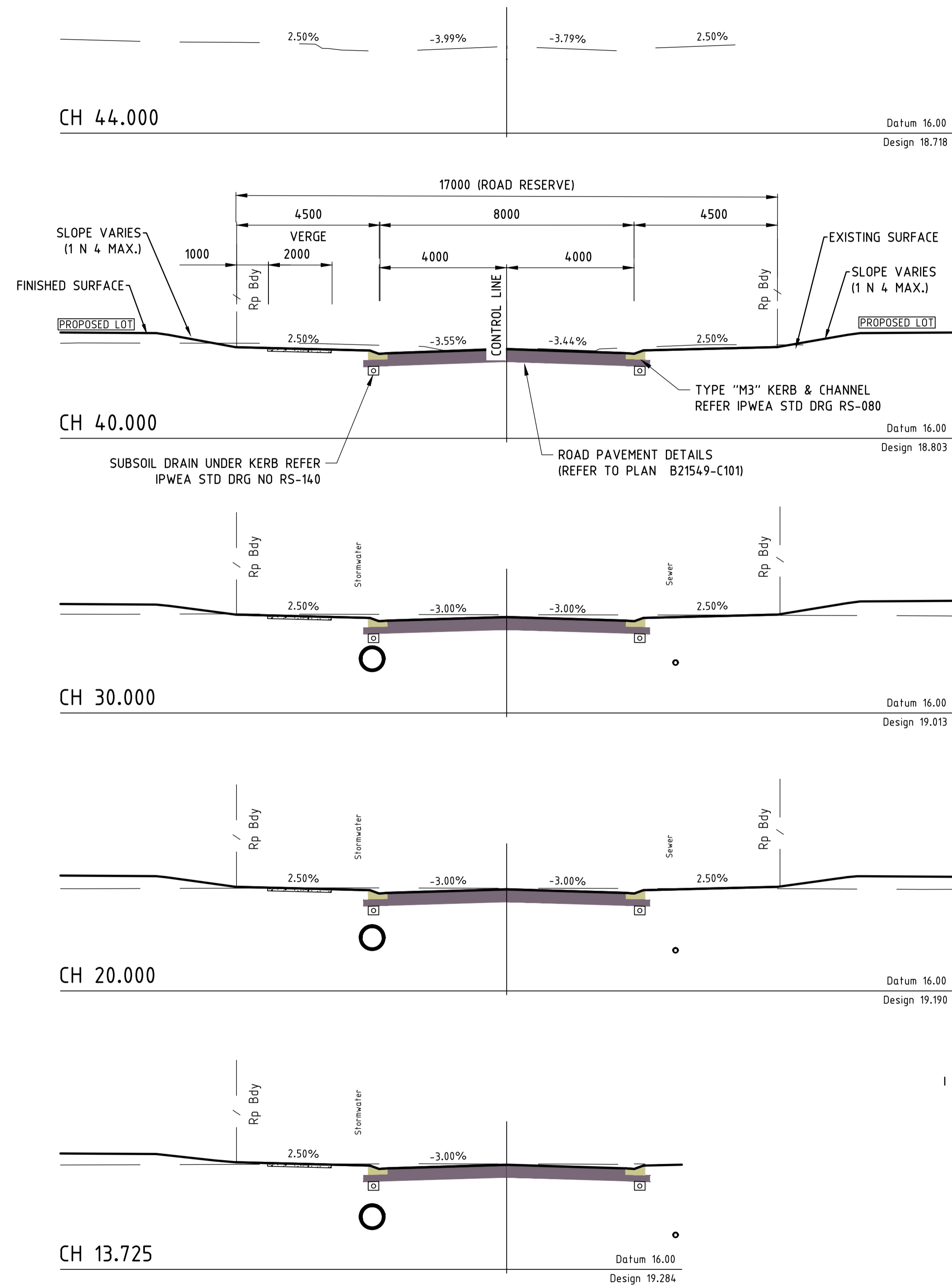
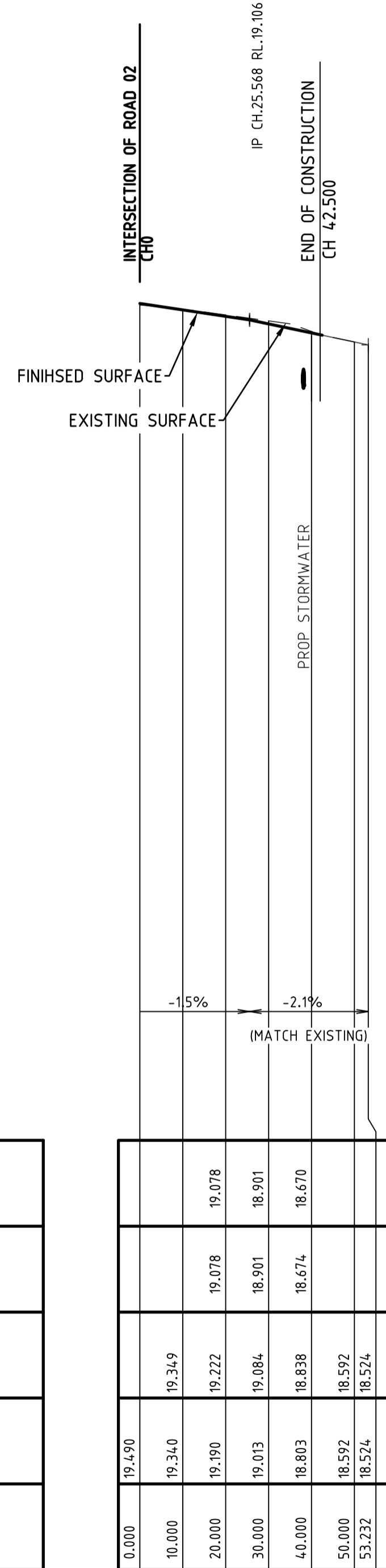
M.B.R.C. Ref. DA/2021/5255

Associated Consultants: LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph 10713842 1000	R.P.D. LOT 8 ON RP87981	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>B</td> <td>04.10.22</td> <td>H.W.</td> <td>AMENDED TO COUNCIL RFI 19 SEP 2022</td> <td rowspan="2"> </td> </tr> <tr> <td>A</td> <td>22.08.22</td> <td>H.W.</td> <td>ORIGINAL ISSUE</td> </tr> <tr> <td>No.</td> <td>Date</td> <td>By</td> <td>Amendment</td> <td>Checked</td> </tr> </table>						B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022		A	22.08.22	H.W.	ORIGINAL ISSUE	No.	Date	By	Amendment	Checked	LAMBERT & REHBEIN ENGINEERS • MANAGERS • SCIENTISTS CBD HOUSE LEVEL 3, 120 WICKHAM STREET FORTITUDE VALLEY QLD 4006 P.O. BOX 112 FORTITUDE VALLEY QLD 4006 A.C.N. 010 451 902 TELEPHONE (07) 3250 9000 FACSIMILE (07) 3250 9001 EMAIL mail@lar.net.au	Project: PROPOSED RESIDENTIAL SUBDIVISION 57-65 COACH ROAD MORAYFIELD, QLD, 4506	Client: LAMBERT DEVELOPMENT GROUP Pty Ltd	Draftsperson: H.W.	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C108
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022																									
A	22.08.22	H.W.	ORIGINAL ISSUE																									
No.	Date	By	Amendment	Checked																								
LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: IS278611	Title: ROAD 02 CROSS SECTIONS - SHEET 3 OF 3	Designer: H.W.	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022	A B																						

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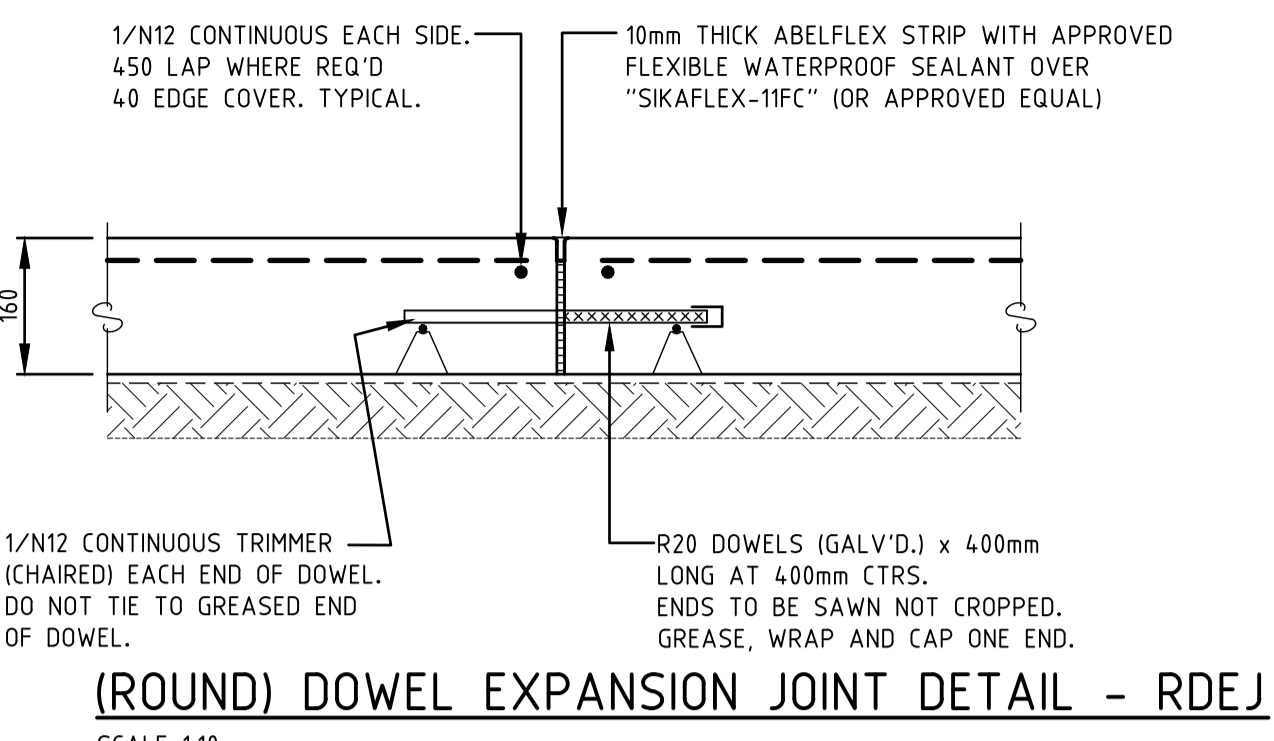


ROAD 04 - HORIZONTAL SETOUT POINTS					
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.000	1813.168	5060.179	19.490	90°00'00.00
IP 2	16.323	1829.490	5060.179	19.245	
IP 3	40.836	1854.003	5060.188	18.785	
	50.000	1863.168	5060.160	18.592	90°10'38.97
IP 4	53.232	1866.399	5060.150	18.524	90°10'38.97

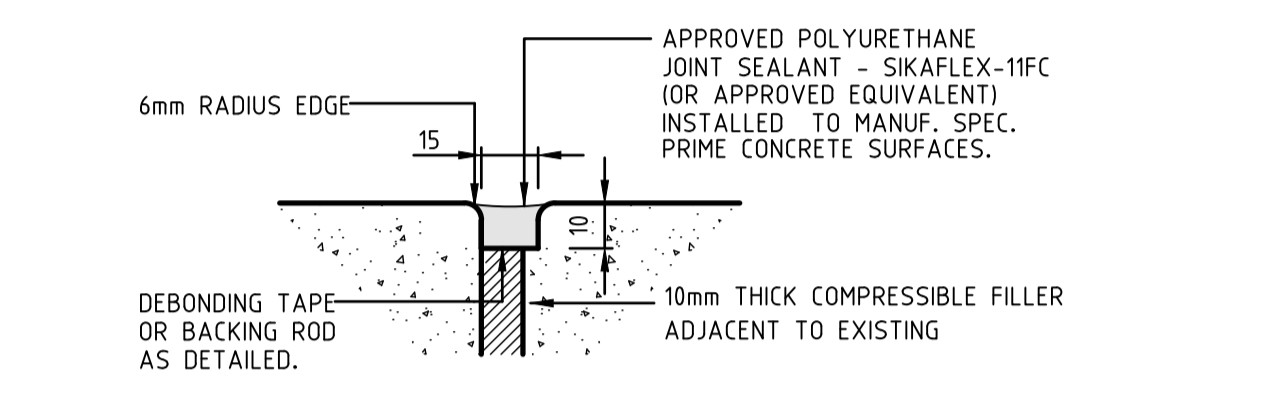


REINFORCED CONCRETE NOTES:

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.
- CONCRETE QUALITY U.N.O.: CEMENT SHALL BE TYPE 'A' NORMAL CLASS PORTLAND CEMENT. CONCRETE SHALL HAVE 80 mm SLUMP DURING PLACEMENT. MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 20 mm.
- THICKNESS OF CONCRETE SHOWN ON PLANS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE SUPERINTENDENT.
- NO HOLES OR CHASES OTHER THAN THAT SHOWN ON THE STRUCTURAL DRAWING SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT.
- PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE SUPERINTENDENT.
- THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT 24 HOURS BEFORE REINFORCEMENT IS COMPLETED. THE CONTRACTOR SHALL ALLOW AFTER COMPLETION OF THE REINFORCEMENT, TWO HOURS FOR THE SUPERINTENDENTS INSPECTION.
- CONCRETE SHALL NOT BE ORDERED UNTIL REINFORCEMENT IS APPROVED BY THE SUPERINTENDENT.
- CONCRETE CURING AND STRIPPING TO BE IN ACCORDANCE WITH THE RELEVANT S.A.A. CODES. ALL CONCRETE SURFACES ARE TO BE CURED FOR SEVEN (7) DAYS AFTER CASTING USING A CURING COMPOUND THAT CONFORMS TO THE RELEVANT AUSTRALIAN STANDARDS AND IS COMPATIBLE WITH THE SPECIFIED FINISHES.
- REINFORCEMENT SYMBOLS:
S - DENOTES GRADE 250S HOT ROLLED DEFORMED BAR TO AS1302.
Y - DENOTES GRADE 400Y HOT ROLLED DEFORMED BAR TO AS1302.
R - DENOTES 250R HOT ROLLED PLAIN BAR TO AS1303.
W - DENOTES HARD-DRAWN PLAIN WIRE TO AS1303.
RF - DENOTES HARD-DRAWN RIBBED WIRE FABRIC TO AS1304.
N - DENOTES GRADE 500N HOT ROLLED DEFORMED BAR TO AS4671 (DRAFT). (AS4671 WILL AMALGAMATE AS1302, AS1303 & AS1304 INTO A SINGLE STANDARD)
- CONCRETE SHALL BE COMPACTED USING HIGH FREQUENCY VIBRATORS.
- SLABS WITH SPECIFIED ROUGH FINISH SHALL BE KEPT FREE OF BLEED WATER AND FLOATED TO PREVENT THE FORMATION OF PLASTIC SHRINKAGE CRACKS UNTIL INITIAL SET TAKES PLACE.
- CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE AS INDICATED.
- CONCRETE TESTING AS PER REQUIREMENTS OF AS 3600 ARE TO BE CARRIED OUT AND THE RESULTS OF THE 7 DAY AND 28 DAY TEST ARE TO BE FORWARDED TO THE SUPERINTENDENT FOR REVIEW.
- CONDUITS CAST INTO CONCRETE MEMBERS SHALL BE SPACED AT MAXIMUM DISTANCE POSSIBLE AND UNDER NO CIRCUMSTANCES CLOSER THAN A CLEAR SPACING OF TWICE THE LARGER CONDUIT DIAMETER FROM PARALLEL REINFORCEMENT OR ANY OTHER CONDUIT.
- ALL REINFORCEMENT TO BE IN ACCORDANCE WITH AS1302, 1303 AND 1304.
- MESH LAPS TO SLABS ON GROUND SHALL BE 220mm (i.e. 2 CROSS WIRES + 20mm)
- CHAIR UP ALL REINFORCING AT 800mm (MAXIMUM) CENTRES TO ENSURE CORRECT COVERS DURING CONCRETE POUR.
- REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- DO NOT CUT REINFORCEMENT ON SITE TO CLEAR PENETRATIONS, DISPLACE REINFORCEMENT SLIGHTLY AS NECESSARY TO CLEAR BLOCKOUTS.
- WELDING OF REINFORCEMENT IS NOT PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
- ALL OPENINGS AND RE-ENTRANT ANGLES IN THE CONCRETE SHALL HAVE 2/N16 x 1500 LONG TIED TO UNDERSIDE OF SLAB TOP REINFORCEMENT.



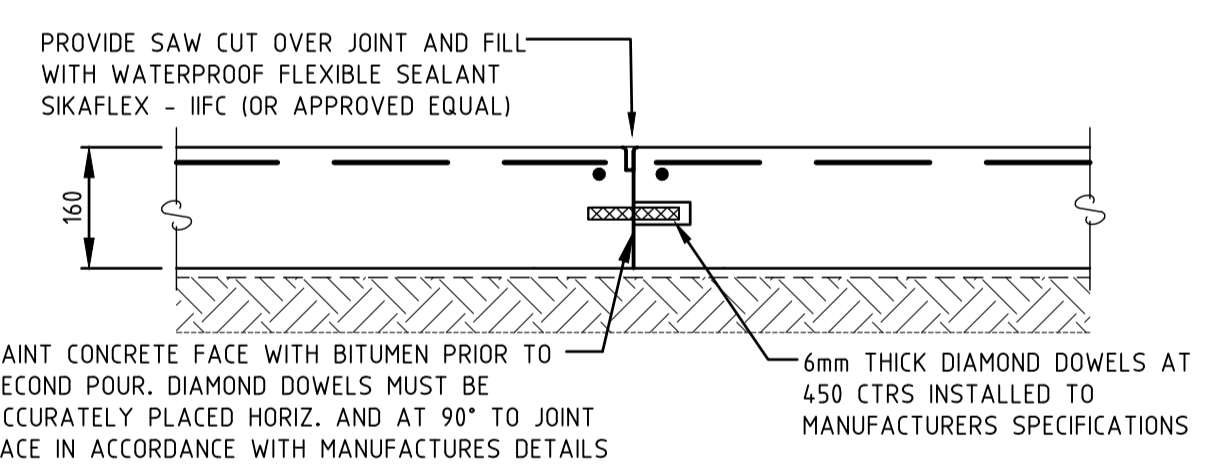
(ROUND) DOWEL EXPANSION JOINT DETAIL - RDEJ
SCALE 1:10
(NOTE:- THIS IS A CONSTRUCTION JOINT REQUIRING SEPARATE POURS)



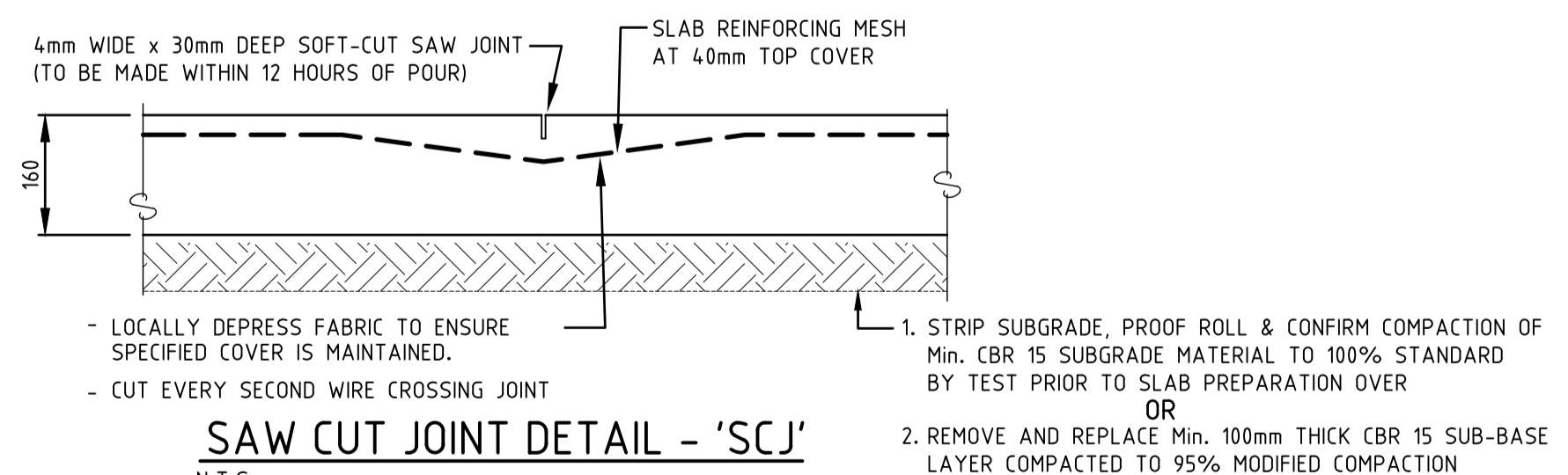
TYPICAL JOINT SEALANT DETAIL

CONCRETE ACCESS DRIVEWAY AND FOREBAY RAMP

- 160mm THICK DRIVEWAY SLAB WITH SL82 FABRIC WITH 40 TOP COVER. N40 CONCRETE (THICKNESS DOES NOT INCLUDE ANY APPLIED FINISHES).
- THE CONTRACTOR SHALL SUBMIT A JOINTING LAYOUT PROPOSAL TO THE ENGINEER FOR APPROVAL PRIOR TO FORMING. DISTANCE BETWEEN ANY JOINTS IN ANY DIRECTION SHALL BE 5.0m MAX.
- DOWEL CONSTRUCTION JOINTS SHALL BE INSTALLED AT MAXIMUM 15.0m CRS. (i.e. EVERY THIRD JOINT)
- PAVEMENT HAS BEEN DESIGNED FOR PNEUMATIC TYRE MEDIUM TRUCK LOAD. (8 TONNE MAXIMUM DISTRIBUTED AXLE LOAD) IF HEAVIER OR ALTERNATE LOADINGS ARE PROPOSED THE PAVEMENT DESIGN MUST BE VERIFIED BY AN ENGINEER.
- ANY APPLIED FINISH TO CONCRETE (IF APPLICABLE) ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE ARCHITECT'S DOCUMENTATION FOR THE DETAILS OF ANY APPLIED FINISH



DIAMOND DOWEL JOINT - "DDJ"
N.T.S.



SAW CUT JOINT DETAIL - 'SCJ'
N.T.S.

TYPICAL CONCRETE VEHICULAR DRIVEWAY PAVEMENT CONSTRUCTION DETAILS

NOTE: DANLEY PLATE DOWEL MAY BE UTILISED IN IEU OF DIAMOND DOWEL

M.B.R.C. Ref. DA/2021/5255

Vertical I.P. Details

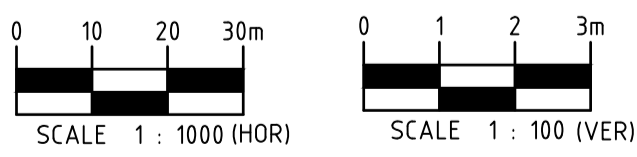
Grading

Horizontal Details

DATUM R.L.0.000

LIP OF KERB (LHS)			19.078	18.901	18.670
LIP OF KERB (RHS)			19.078	18.901	18.674
EXISTING SURFACE LEVEL	19.340	19.222	19.084	18.838	18.592
CONTROL LINE FINISHED LEVEL	19.490	19.190	19.013	18.803	18.592
CONTROL LINE CHAINAGE	0.000	10.000	20.000	30.000	40.000

ROAD 04 - LONGITUDINAL SECTION
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:100



ROAD 04 - CROSS SECTIONS



Associated Consultants:
LANDPARTNERS Surveyors & Planners
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Ph (07)13842 1000

R.P.D.
LOT 8 ON RP87981

LEVEL DATUM
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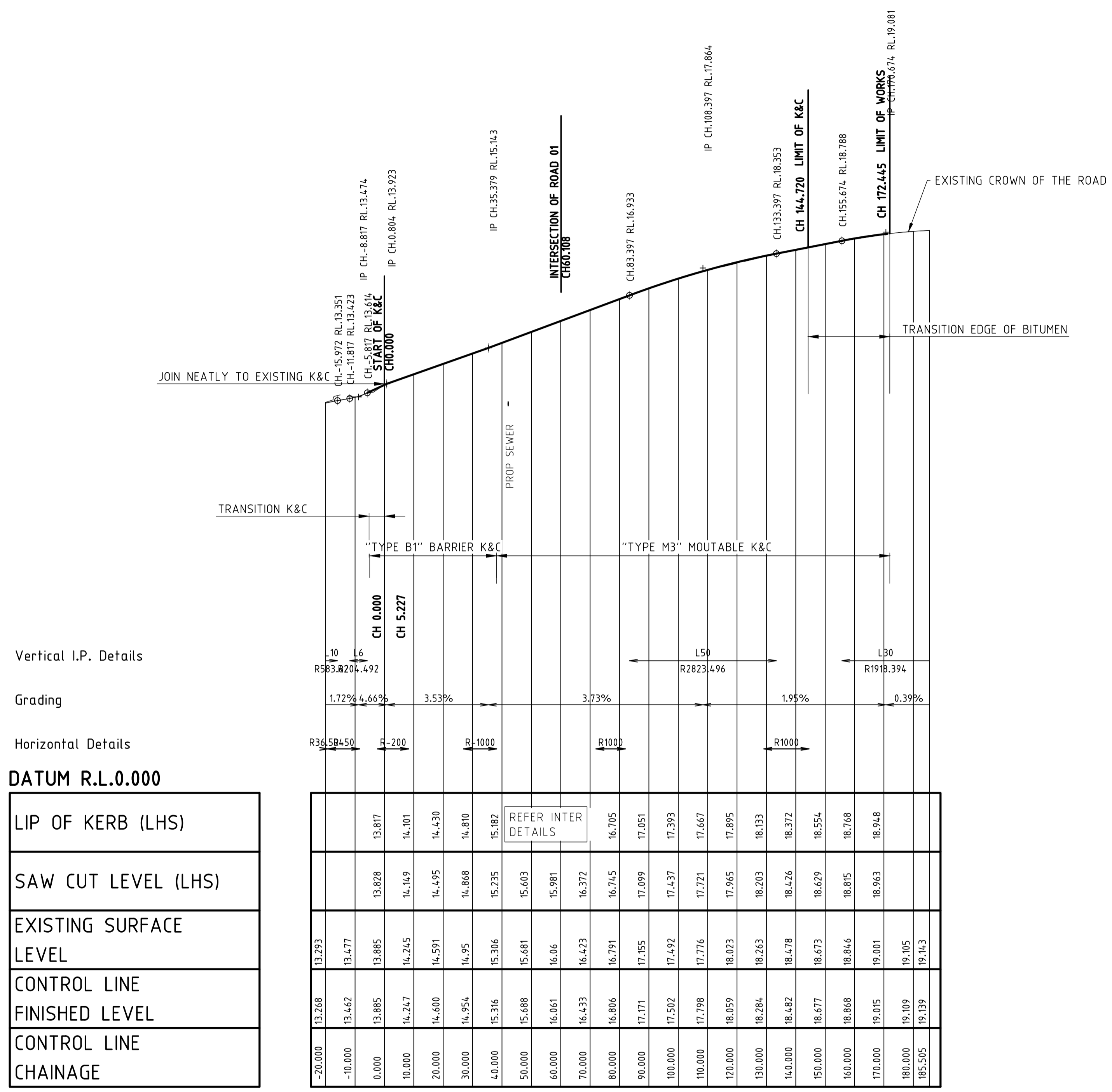
Project: **PROPOSED RESIDENTIAL SUBDIVISION**
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

Title: **ROAD 04 (CITRONELLA ST)**
LONGITUDINAL AND CROSS SECTIONS

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W.	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C110
Designer: H.W.	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022

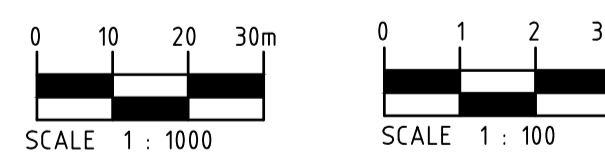
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COACH ROAD (EXIST CROWN) - LONGITUDINAL SECTION

HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:100

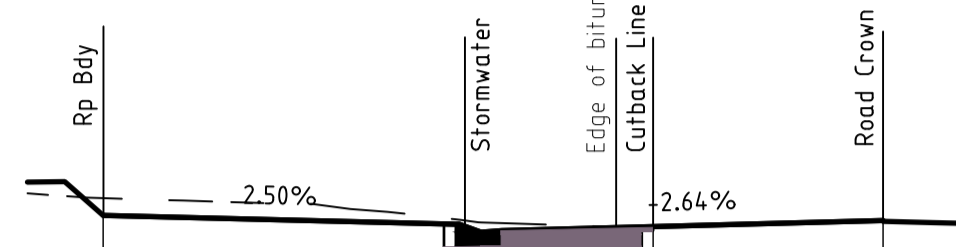


M.B.R.C. Ref. DA/2021/5255

Associated Consultants: LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)3842 1000	R.P.D. LOT 8 ON RP87981 LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: 15278811				LAMBERT & REHBEIN ENGINEERS • MANAGERS • SCIENTISTS CBD HOUSE LEVEL 3, 120 WICKHAM STREET FORTITUDE VALLEY QLD 4006 P.O. BOX 112 FORTITUDE VALLEY QLD 4006 A.C.N. 010 451 902	Telephone (07) 3250 9000 Facsimile (07) 3250 9001 Email mail@lar.net.au	Project: PROPOSED RESIDENTIAL SUBDIVISION 57-65 COACH ROAD MORAYFIELD, QLD, 4506	Client: LAMBERT DEVELOPMENT GROUP Pty Ltd
		B 04.10.22 H.W. AMENDED TO COUNCIL RFI 19 SEP 2022					Title: COACH ROAD LONGITUDINAL SECTION	Draftsperson: H.W. [Signature] Designer: H.W. [Signature] Scale: AS SHOWN
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CONTROL LINE
X = 1511.463
Y = 5084.181
Z = 15.316

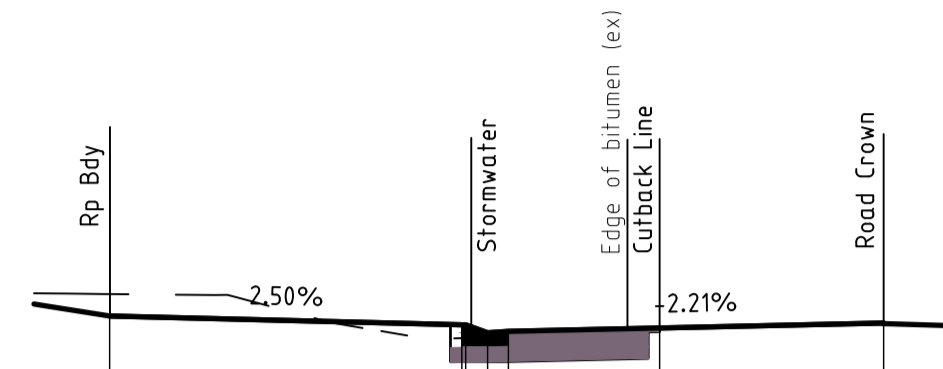


Datum 14.00

	Offset	Design Surface	Existing Surface
DESIGN SURFACE	15.384	15.267	15.332
EXISTING SURFACE	15.612	15.267	15.327
OFFSETS	-10.317	15.162	15.291
		15.182	15.282
		15.235	15.235
	0.000	15.316	15.306

CHAINAGE 40.000

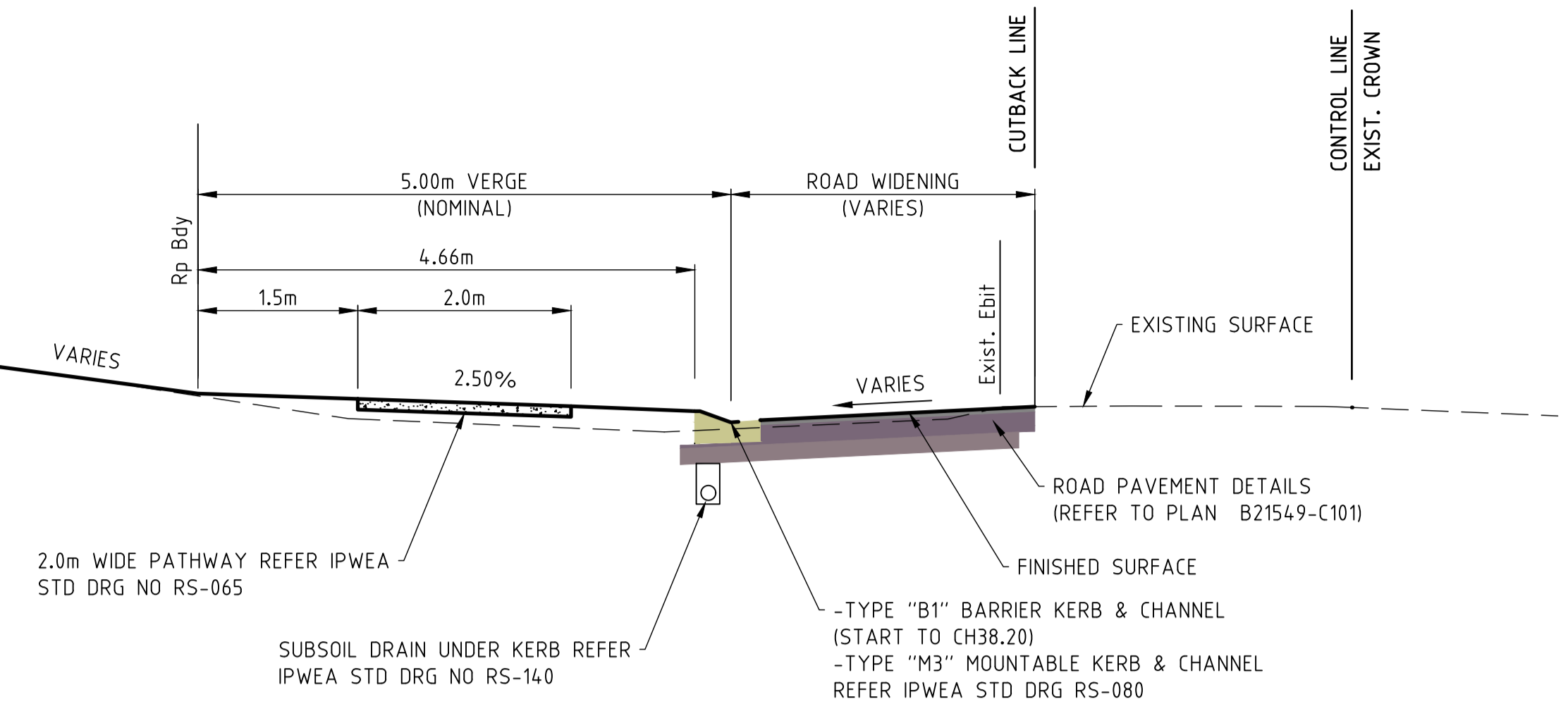
CONTROL LINE
X = 1537.567
Y = 5030.159
Z = 17.502



Datum 16.00

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DESIGN SURFACE	17.594	17.478	17.303
EXISTING SURFACE	17.884	17.478	17.305
OFFSETS	-10.240	17.373	17.321
		17.393	17.337
		17.437	17.437
	0.000	17.502	17.492

CHAINAGE 100.000



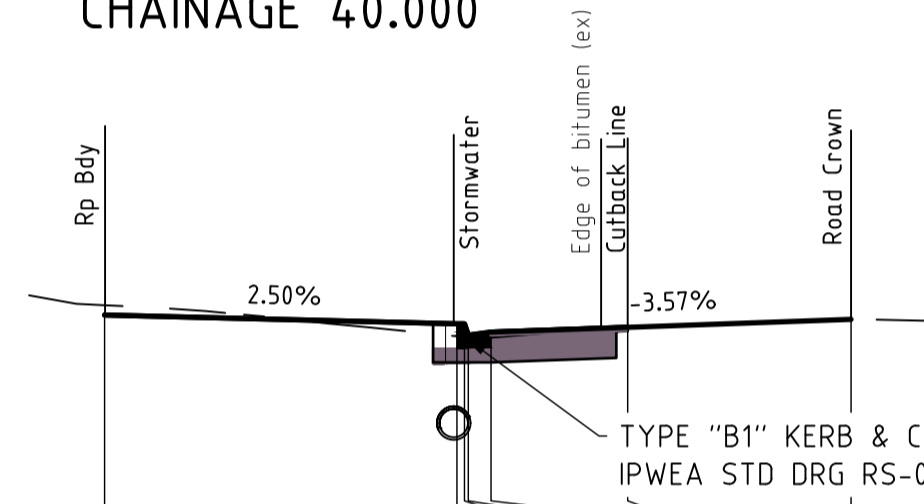
COACH ROAD WIDENING TYPICAL SECTION

SCALE 1:50

NOTE:- PAVEMENT CROSSFALL

- PRIOR TO CASTING KERB & CHANNEL THE CONTRACTOR MUST ESTABLISH DESIGN LIP LEVEL BY SURVEY & VERIFY THAT CROSSFALL (AS DETAILED) WILL BE ACHIEVED.
- ANY DEVIATION FROM DESIGN PAVEMENT WIDENING CROSSFALL SHALL ENSURE THAT MINIMUM 2.0% AND MAXIMUM 5.0% CROSSFALL IS ACHIEVED.
- IF REQUIRED IN ORDER TO ACHIEVE CROSSFALL WITHIN THE ABOVE MENTIONED RANGE - THE CONTRACTOR SHALL CUT BACK EXISTING AC SURFACING AS NECESSARY.

CONTROL LINE
X = 1503.037
Y = 5102.319
Z = 14.600

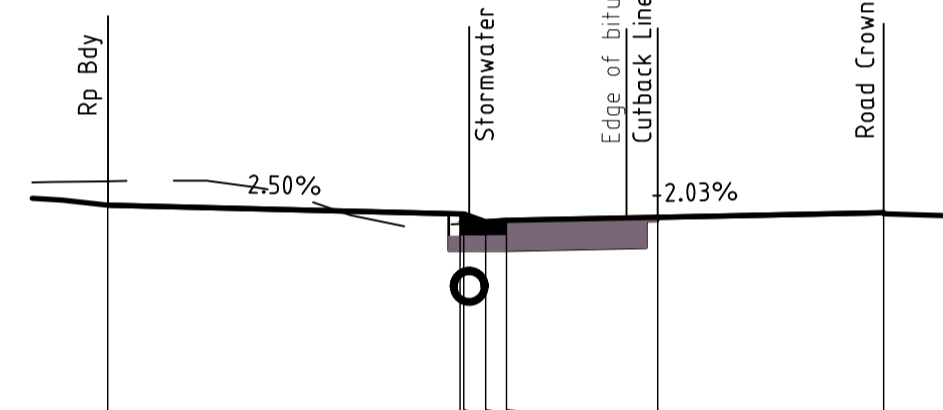


Datum 12.00

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EXISTING SURFACE	14.787	14.540	14.365
OFFSETS	-9.873	14.390	14.360
		14.430	14.430
		14.495	14.495
	0.000	14.600	14.591

CHAINAGE 20.000

CONTROL LINE
X = 1528.866
Y = 5048.167
Z = 16.806

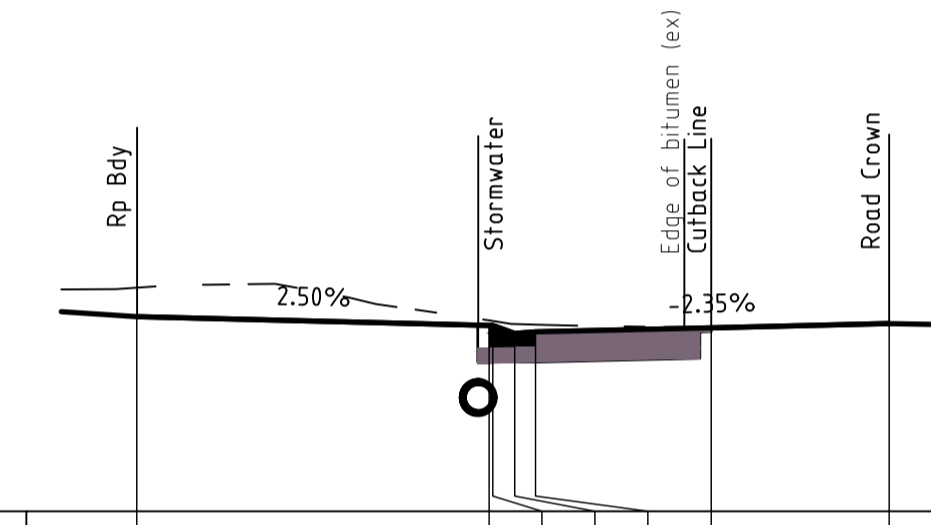


Datum 14.00

	Offset	Design Surface	Existing Surface
DESIGN SURFACE	16.906	16.790	16.658
EXISTING SURFACE	17.222	16.790	16.660
OFFSETS	-10.264	16.685	16.676
		16.705	16.690
		16.745	16.745
	0.000	16.806	16.791

CHAINAGE 80.000

CONTROL LINE
X = 1555.181
Y = 4994.246
Z = 18.482

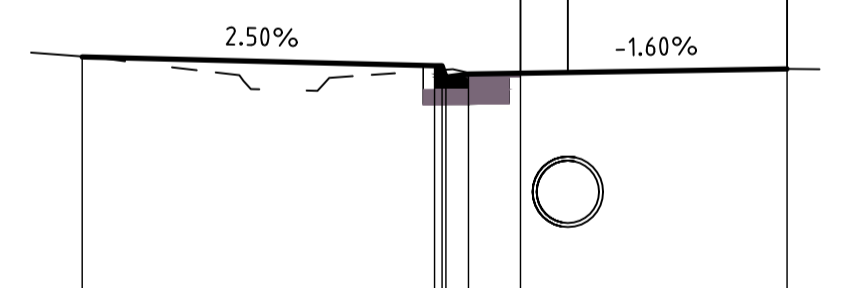


Datum 16.00

	Offset	Design Surface	Existing Surface
DESIGN SURFACE	18.573	18.457	18.524
EXISTING SURFACE	18.956	18.457	18.516
OFFSETS	-9.953	18.352	18.475
		18.372	18.468
		18.426	18.426
	0.000	18.482	18.478

CHAINAGE 14.000

CONTROL LINE
X = 1494.843
Y = 5120.562
Z = 13.885

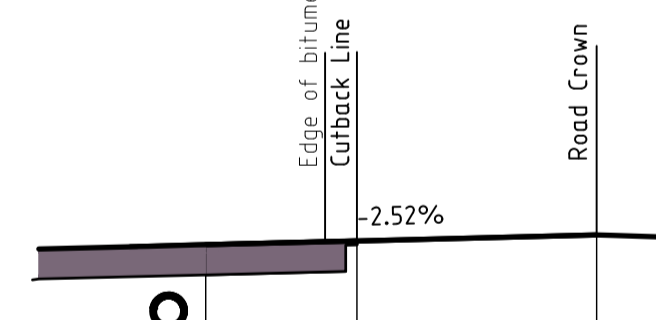


Datum 10.00

	Offset	Design Surface	Existing Surface
DESIGN SURFACE	14.044	13.927	13.864
EXISTING SURFACE	14.050	13.927	13.871
OFFSETS	-9.323	13.874	13.874
		13.817	13.834
		13.829	13.835
	0.000	13.885	13.885

CHAINAGE 0.000

CONTROL LINE
X = 1520.025
Y = 5066.106
Z = 16.061

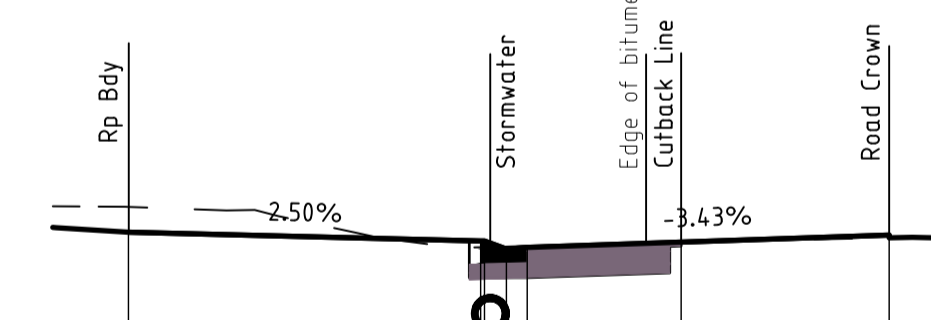


Datum 14.00

	Offset	Design Surface	Existing Surface
DESIGN SURFACE	16.061	15.981	15.834
EXISTING SURFACE	16.060	15.981	15.834
OFFSETS	0.000	15.981	15.981
		15.981	15.981
		15.981	15.981
	0.000	16.061	16.061

CHAINAGE 60.000

CONTROL LINE
X = 1546.403
Y = 5012.216
Z = 18.059

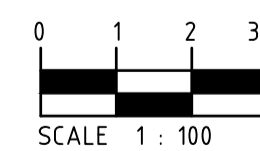


Datum 16.00

	Offset	Design Surface	Existing Surface
DESIGN SURFACE	18.096	17.980	17.898
EXISTING SURFACE	18.431	17.980	17.899
OFFSETS	-10.065	17.875	17.907
		17.895	17.914
		17.964	17.964
	0.000	18.059	18.023

CHAINAGE 120.000

COACH ROAD WIDENING CROSS SECTIONS



Associated Consultants: LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)13842 1000	R.P.D. LOT 8 ON RP87981			
LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: 15278811				
	B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022
	A	22.08.22	H.W.	ORIGINAL ISSUE
	No.	Date	By	Amendment
				Checked

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Project: **PROPOSED RESIDENTIAL SUBDIVISION**
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

Title: **COACH ROAD CROSS SECTIONS**

Client: **LAMBERT DEVELOPMENT GROUP Pty Ltd**

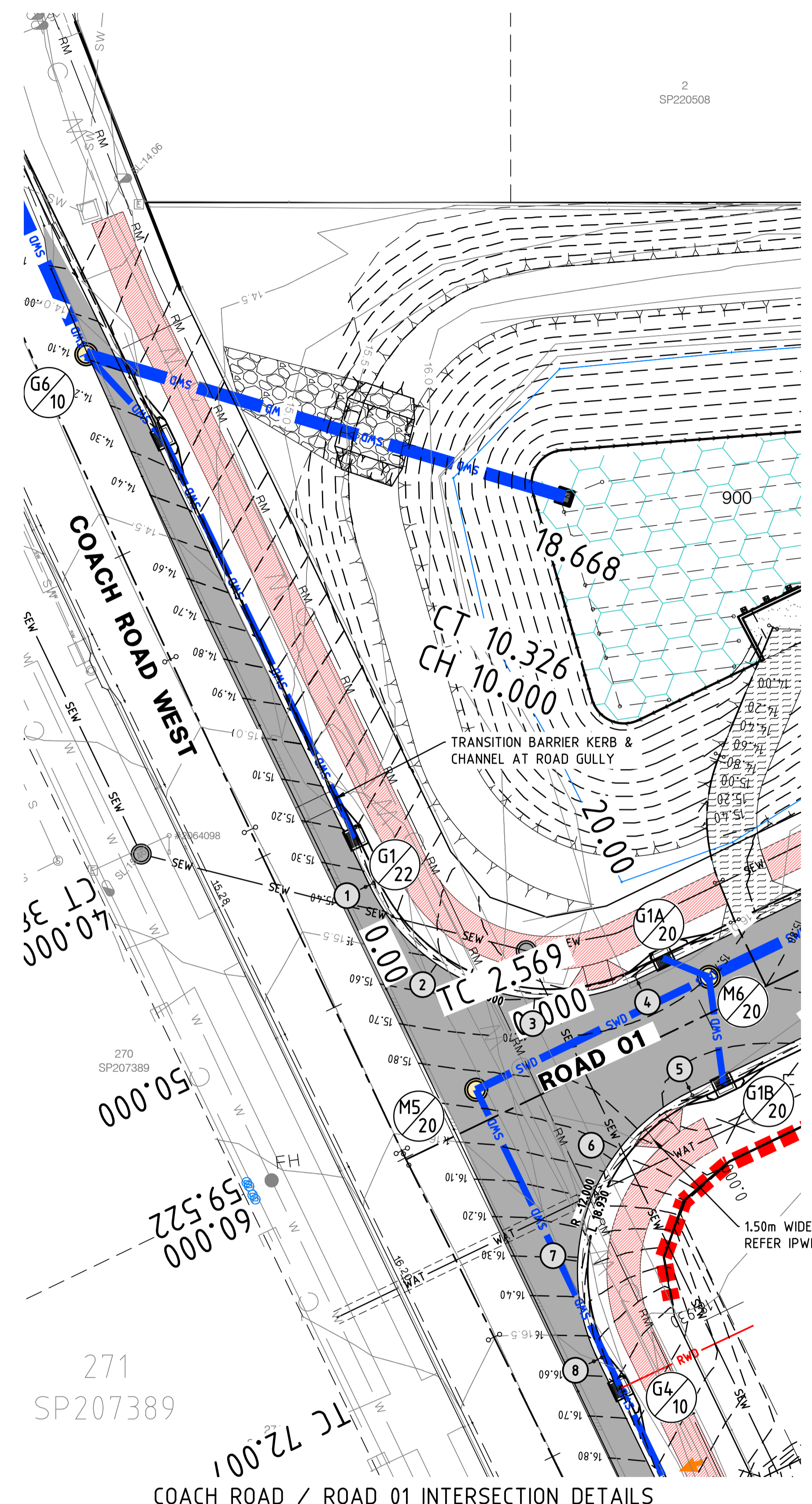
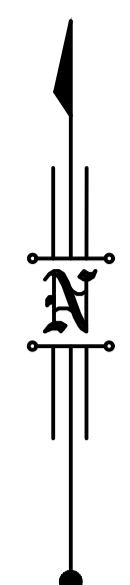
Draftsperson: H.W. [Signature]
Checked: A.A.
Sheet Size: A1
Drawing No.: B21549-C112

Designer: H.W. [Signature]
Approved: A. PEZZUTTI
RPEQ No: 6382

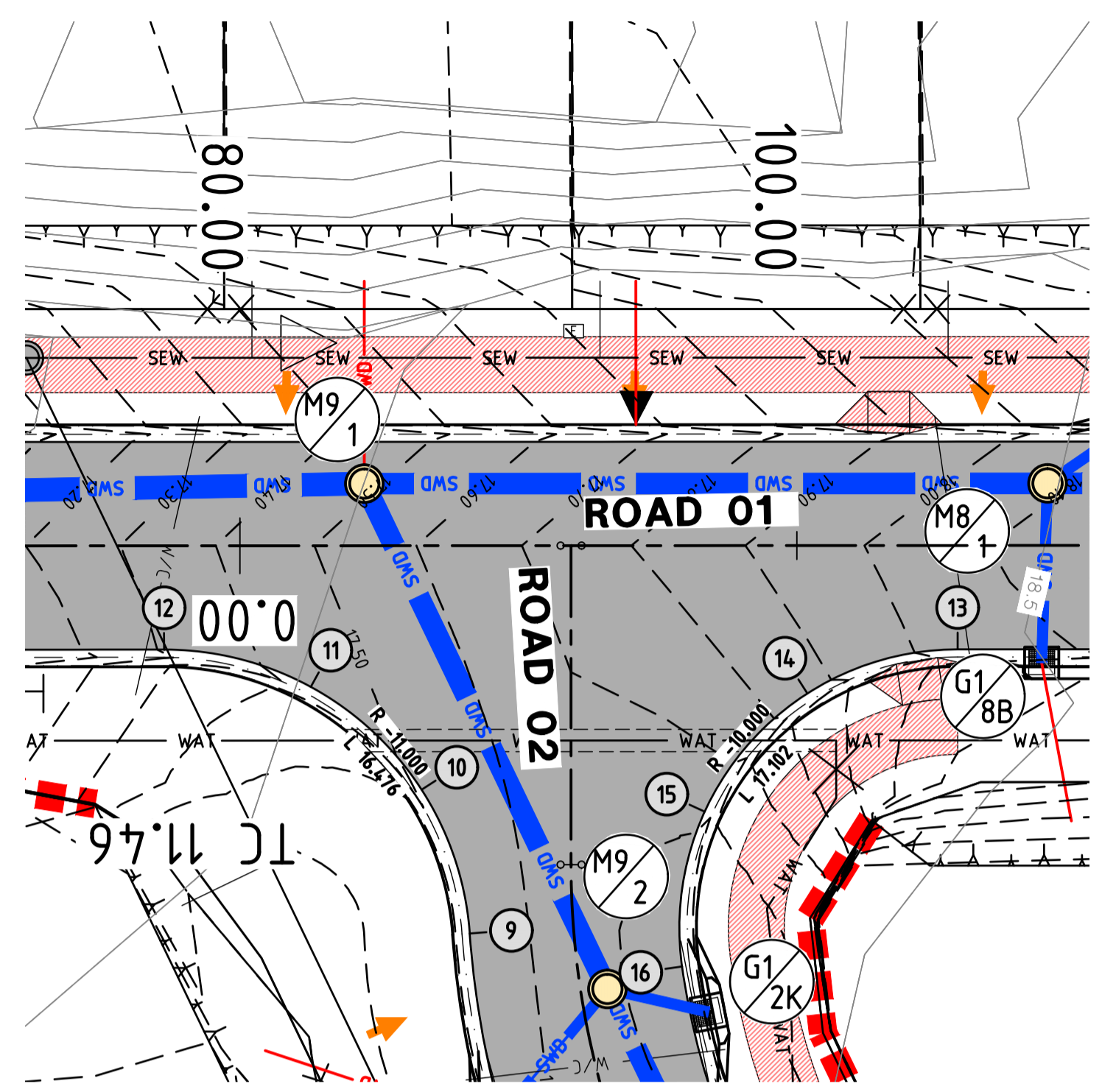
Scale: AS SHOWN
Date: AUG 2022

M.B.R.C. Ref. DA/2021/5255

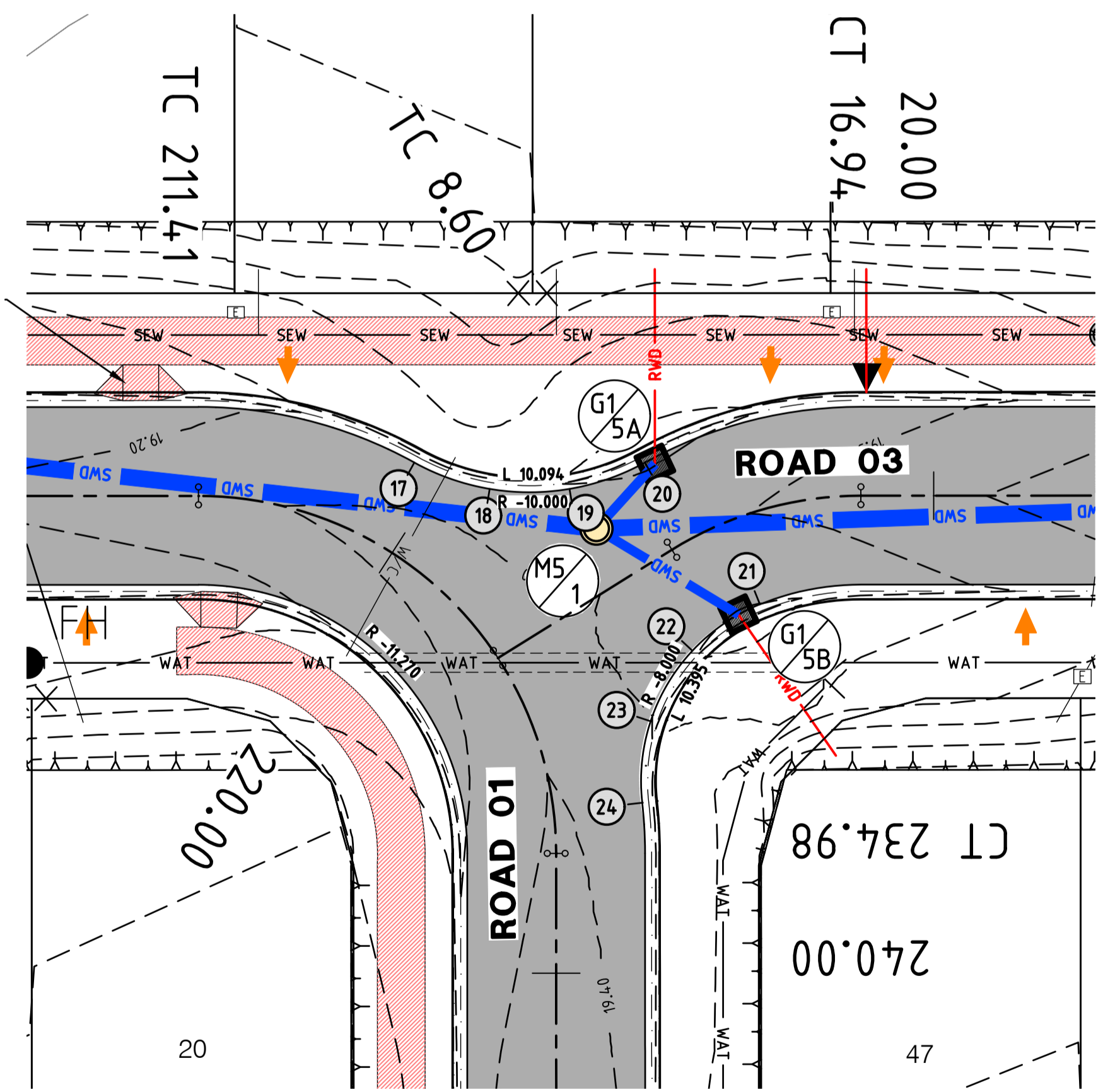




COACH ROAD / ROAD 01 INTERSECTION DETAILS



ROAD 01 / 02 INTERSECTION DETAILS



ROAD 01 / ROAD 03 INTERSECTION DETAILS

KERB LIP SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
1	1517.869	5082.499	15.336
2	1521.911	5077.748	15.518
3	1527.792	5075.667	15.602
4	1533.923	5076.820	15.631
5	1537.158	5070.098	15.668
6	1532.435	5066.024	15.948
7	1530.394	5060.129	16.289
8	1531.589	5054.007	16.560
9	1604.476	5069.088	17.536
10	1602.951	5074.242	17.515
11	1598.969	5077.941	17.440
12	1593.702	5079.282	17.309
13	1622.201	5079.293	18.038
14	1616.804	5077.709	17.863
15	1613.116	5073.464	17.624
16	1612.302	5067.899	17.538
17	1736.896	5084.459	19.268
18	1740.058	5083.354	19.262
19	1743.407	5083.356	19.215
20	1746.567	5084.462	19.191
21	1751.394	5078.515	19.199
22	1748.560	5076.568	19.219
23	1746.805	5073.611	19.305
24	1746.453	5070.191	19.354
25	1729.138	5005.030	18.655
26	1734.137	5006.371	18.558
27	1737.796	5010.033	18.375
28	1739.134	5015.033	18.307
29	1746.594	5015.036	18.307
30	1747.936	5010.037	18.390
31	1751.597	5006.378	18.491
32	1756.598	5005.040	18.500
33	1816.893	5073.906	19.373
34	1818.234	5068.907	19.357
35	1821.894	5065.248	19.267
36	1826.893	5063.909	19.172
37	1826.903	5056.449	19.180
38	1821.901	5055.109	19.268
39	1818.241	5051.447	19.359
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43	1815.670	4999.127	18.158
44	1816.800	4994.831	18.270
45	1808.680	4994.829	18.289
46	1807.392	4996.891	18.362
47	1805.285	4998.104	18.266
48	1802.855	4998.187	18.235

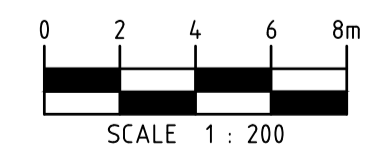
LEGEND - LINEWORK (proposed)

- PROPOSED A.C. SURFACED PAVEMENT
- CONCRETE DRIVEWAY PAVEMENT
- TYPE 'M3' K&C (REFER IPWEA STD DRG RS-080)
- PROPOSED ROAD CONTROL CENTRE LINE
- PROPOSED FINISHED PAD LEVEL
- 2 x KERB ADAPTOR (REFER IPWEA STD DRG RS-081) (EXTEND 2x100ØPVC (5N8) ACCROSS CONCRETE FOOTPATH)
- PROPOSED STORMWATER MANHOLE (REFER STORMWATER LONGITUDINAL SECTIONS)
- PROPOSED STORMWATER GULLY PIT (REFER STORMWATER LONGITUDINAL SECTIONS)
- PROPOSED STORMWATER FIELD INLET PIT (REFER STORMWATER LONGITUDINAL SECTIONS)
- PROPOSED ROOFWATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE CONDUIT ROAD CROSSING
- PROPOSED CONCRETE SLEEPER RETAINING WALL. (REFER GENERAL ARRANGEMENT DETAIL ON DWG. B21549-C3)
- PROPOSED EARTHWORKS BATTER SLOPE (Max. 1 in 4 SLOPE u.n.o.)
- PROPOSED DRIVEWAY LOCATIONS
- PROPOSED BIO-RETENTION BASIN FILTER MEDIA
- PROPOSED MAINTENANCE ACCESS RAMP
- PROPOSED CONCRETE FOOTPATH

LEGEND - LINEWORK (existing)

- EXIST. SURFACE MAJOR CONTOUR
- EXIST. SURFACE MINOR CONTOUR
- EXISTING KERB AND CHANNEL
- EXISTING EDGE OF BITUMEN
- EXISTING STORMWATER
- EXISTING SEWER MH & PIPE
- EXISTING OVERHEAD POWER LINE
- EXISTING COMMUNICATION
- EXISTING PORTABLE WATER MAIN
- EXISTING RECYCLE WATER MAIN

EXISTING SERVICES
 NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.



M.B.R.C. Ref. DA/2021/5255

Associated Consultants:
LANDPARTNERS Surveyors & Planners
 info@landpartners.com.au
 Ph (07)13842 1000

R.P.D.
 LOT 8 ON RP87981

LEVEL DATUM
 PSM 139927
 RL: 16.843
 MERIDIAN: 15278611

No.	Date	By	Amendment	Checked
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	
A	22.08.22	H.W.	ORIGINAL ISSUE	

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 EMAIL mail@lar.net.au

Project: PROPOSED RESIDENTIAL SUBDIVISION
 57-65 COACH ROAD
 MORAYFIELD, QLD, 4506

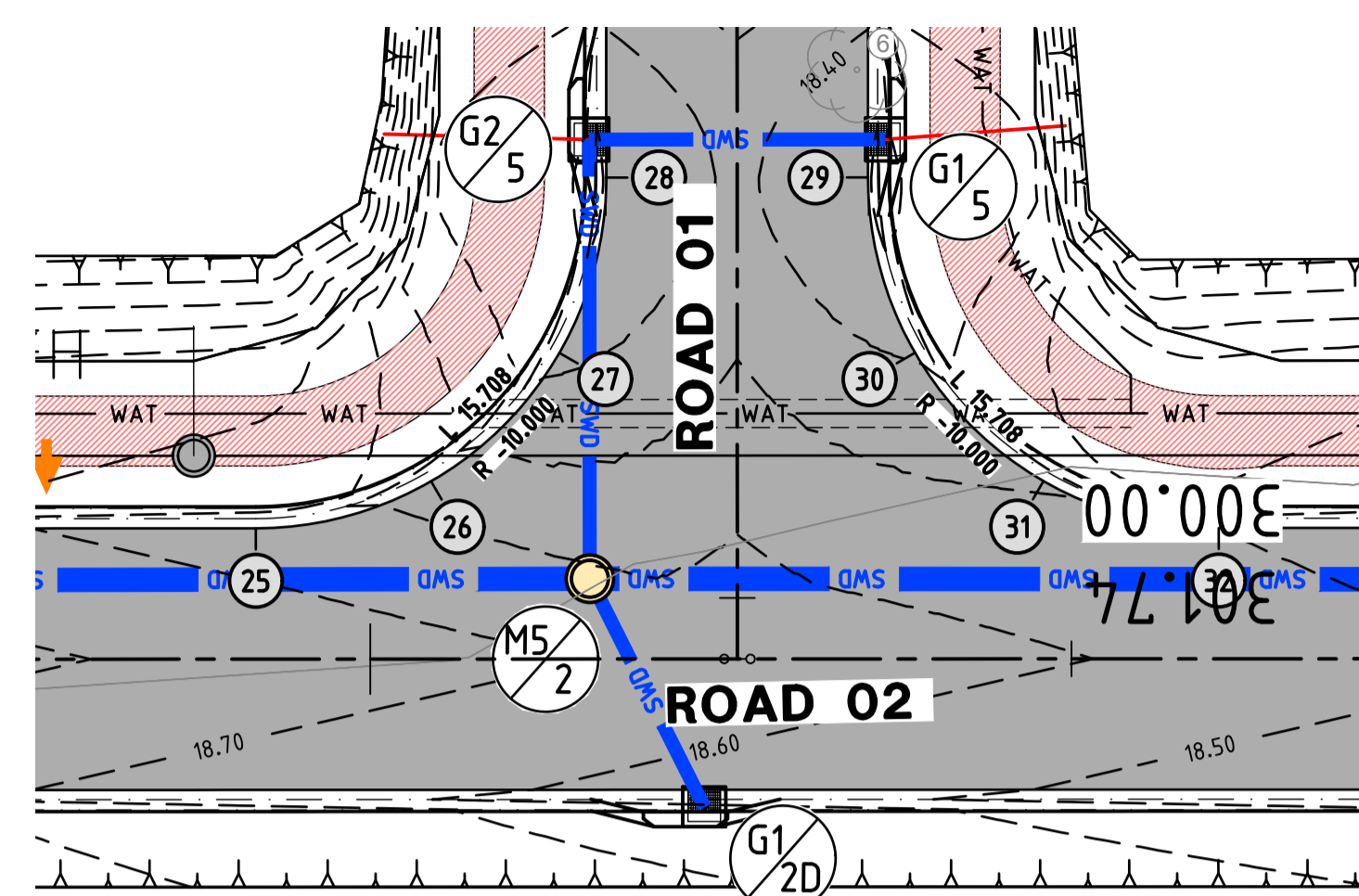
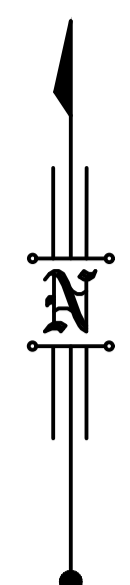
Title: INTERSECTION DETAILS - SHEET 1 OF 2

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd

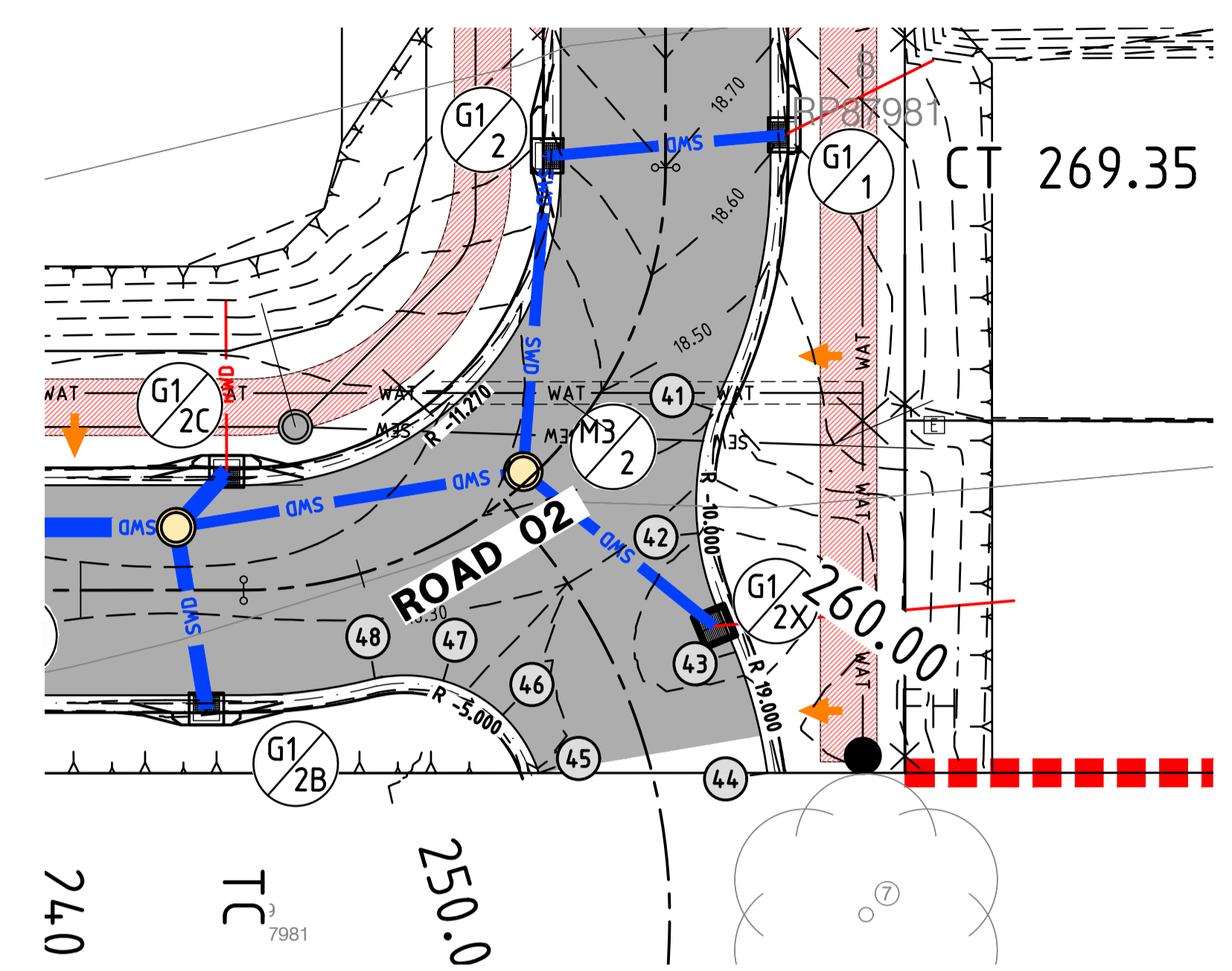
Draftsperson: H.W.	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C113
Designer: H.W.	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022

Approved subject to conditions of Decision Notice DA/2022/3326

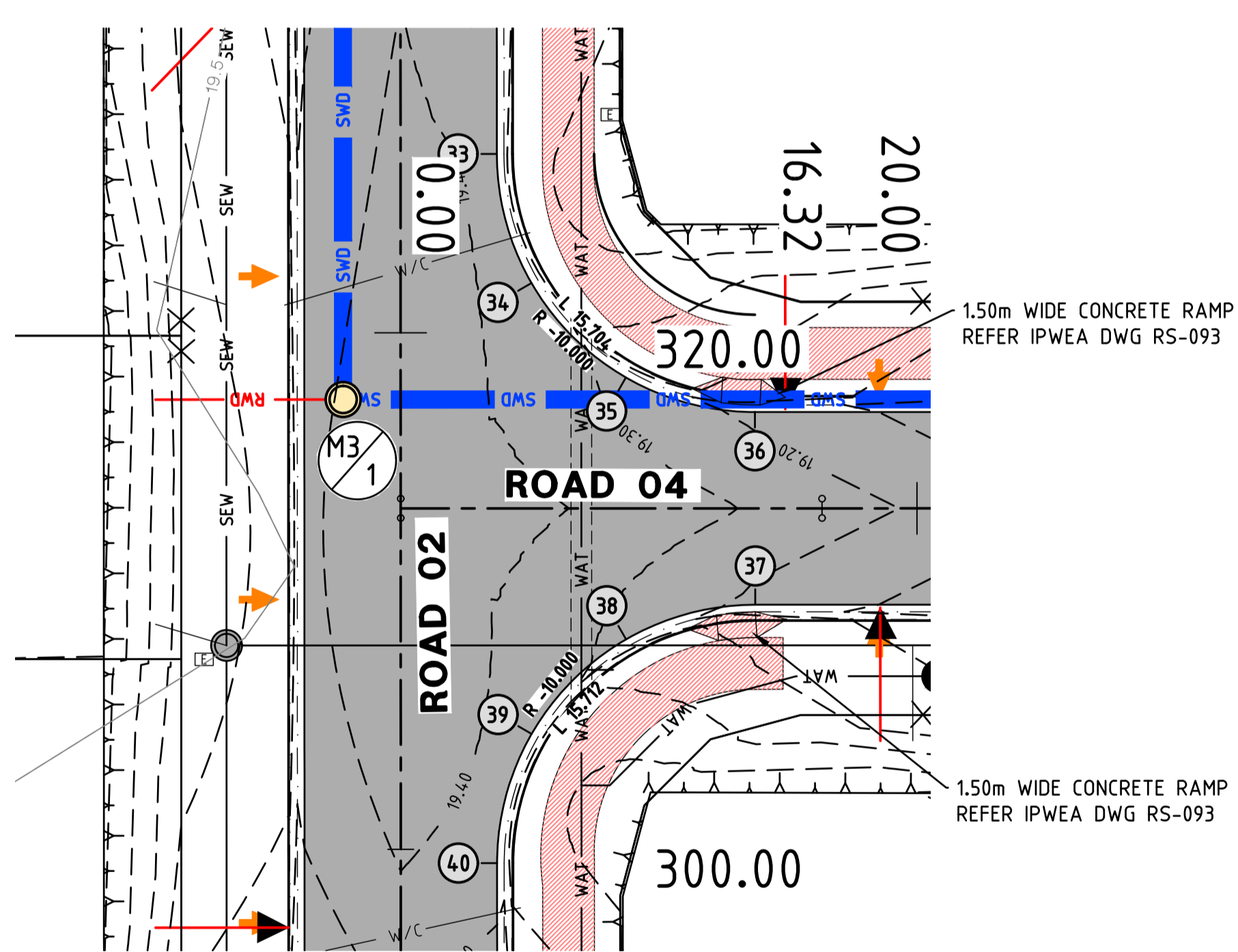
08/11/2022



ROAD 01 / ROAD 02 INTERSECTION DETAILS



ROAD 02 INTERSECTION DETAILS



ROAD 02 / ROAD 04 INTERSECTION DETAILS

KERB LIP SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
1	1517.869	5082.499	15.336
2	1521.911	5077.748	15.518
3	1527.992	5075.667	15.602
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5	1537.158	5070.098	15.668
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7	1530.394	5060.129	16.289
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9	1604.676	5069.088	17.536
10	1602.951	5074.242	17.515
11	1598.969	5077.941	17.440
12	1593.702	5079.282	17.309
13	1622.201	5079.293	18.038
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16	1612.302	5067.899	17.538
17	1736.896	5084.459	19.268
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46	1807.392	4996.891	18.362
47	1805.285	4998.104	18.266
48	1802.855	4998.187	18.235

LEGEND - LINEWORK (proposed)

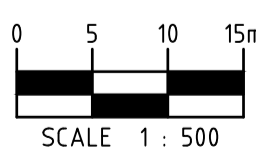
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- CONCRETE DRIVEWAY PAVEMENT
- TYPE 'M3' K&C (REFER IPWEA STD DRG RS-080)
- PROPOSED ROAD CONTROL CENTRE LINE
- FFL 16.30 PROPOSED FINISHED PAD LEVEL
- 2 x KERB ADAPTOR (REFER IPWEA STD DRG RS-081) (EXTEND 2x100ØPVC (SN8) ACCROSS CONCRETE FOOTPATH)
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- PROPOSED STORMWATER GULLY PIT (REFER STORMWATER LONGITUDINAL SECTIONS)
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- PROPOSED DRIVEWAY LOCATIONS
- PROPOSED BIO-RETENTION BASIN FILTER MEDIA
- PROPOSED MAINTENANCE ACCESS RAMP
- PROPOSED CONCRETE FOOTPATH

LEGEND - LINEWORK (existing)

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- EXIST. SURFACE MINOR CONTOUR
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- EXISTING EDGE OF BITUMEN
- EXISTING STORMWATER
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ROADWORKS AND DRAINAGE LAYOUT PLAN



M.B.R.C. Ref. DA/2021/5255

Associated Consultants:
LANDPARTNERS Surveyors & Planners
 info@landpartners.com.au
 Ph (07)13842 1000

R.P.D.
 LOT 8 ON RP87981

LEVEL DATUM
 PSM 139927
 RL: 16.843
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No.	Date	By	Amendment	Checked
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Project: PROPOSED RESIDENTIAL SUBDIVISION
 57-65 COACH ROAD
 MORAYFIELD, QLD, 4506

Title: INTERSECTION DETAILS - SHEET 2 OF 2

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W.	Checked: A.A.	Sheet Size: A1	Drawing No.: B21549-C114
Designer: H.W.	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022

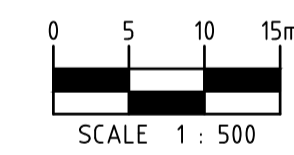




LINE MARKING NOTES

- PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAINTED MARKINGS SHALL BE APPROVED REFLECTORISED WHITE U.N.O.
- EXISTING CONFLICTING LINE MARKINGS ARE TO BE GROUND OFF BY METHODS APPROVED BY THE DISTRICT ENGINEER.
- ANY EXISTING LINE MARKINGS DAMAGED BY THE PROPOSED WORKS SHALL BE REINSTATED U.N.O.
- LOCATION OF SIGNS SHOWN ARE INDICATIVE ONLY. CARE AND CONSIDERATION IS TO BE GIVEN TO SITE CONDITIONS TO AVOID ANY VISUAL OBSTRUCTION OF THE SIGN ALONG THE INTENDED COURSE OF APPROACHING TRAFFIC.
- SIGNS SHOULD BE ORIENTATED AT APPROXIMATELY RIGHT ANGLES TO, AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE.
- RETRO-REFLECTIVE RAISED PAVEMENT MARKERS (RRPM's) SHALL BE PLACED 25mm TO 50mm FROM THE PAINTED LINEMARKING AND ORIENTATED SO THAT FULL REFLECTIVE EFFECT IS ACHIEVED BY AIMING THE REFLECTIVE FACE IN THE DIRECTION OF APPROACHING TRAFFIC.
- GENERALLY THE NORMAL SPACING BETWEEN RRPM's IS TO BE 6.0m UNLESS NOTED OTHERWISE.
- WHITE UNIDIRECTIONAL RETRO-REFLECTIVE RAISED PAVEMENT MARKERS (RRPM's) ARE TO BE USED UNLESS NOTED OTHERWISE. WHERE INDICATED EXISTING LINEMARKING TO BE REMOVED BY "BLACKING OUT" IN ACCORDANCE WITH MBRC & DTMR REQUIREMENTS.
- ANY EXISTING LINEMARKING NOT SHOWN ON THIS DRAWING WHICH CONFLICTS OR IS INCOMPATIBLE WITH THE NEW LINEMARKING SHALL BE REMOVED BY THE CONTRACTOR.
- SIGNAGE & LINEMARKING SHALL BE IN ACCORDANCE WITH:-
 - A.S.1742 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
 - A.S.1743 ROAD SIGNS SPECIFICATION.
- STREET NAME SIGNS ARE TO BE INSTALLED WITH THE RELEVANT HOUSE NUMBERS IN ACCORDANCE WITH COUNCIL STANDARD DRAWINGS.
- KERBS TO PERIMETER OF ALL MEDIANS SHALL BE PAINTED WITH APPROVED WHITE REFLECTIVE PAINT.

SIGNS AND LINEMARKING LAYOUT PLAN



TYPICAL LINE MARKING DIMENSIONS

DIMENSIONS ARE IN MILLIMETERS
 (ALL LINE MARKING DIMENSIONS TO BE IN ACCORDANCE WITH MBRC STANDARDS & GUIDELINES)

LEGEND FOR PAVEMENT MARKINGS
 (Unlabelled dimensions are in millimetres.)

Edge Line	EL		150
Continuity Line	CL		200
Hold Line	HL		200
Give Way Line	GWL		300
Lane Line	LL		100
SEPARATION LINE			100
Unbroken Lane Line	ULL		100

LEGEND - LINEWORK (proposed)

	PROPOSED A.C. SURFACED PAVEMENT
	CONCRETE FOOTPATH DRIVEWAY PAVEMENT
	TYPE 'M3' K&C (REFER IPWEA STD DRG RS-080)
	PROPOSED BIO-RETENTION MAINTENANCE RAMP

EXISTING SERVICES
 NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

M.B.R.C. Ref. DA/2021/5255

Associated Consultants: LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)3842 1000		R.P.D. LOT 8 ON RP87981	
LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: IS278611			
No.	Date	By	Amendment
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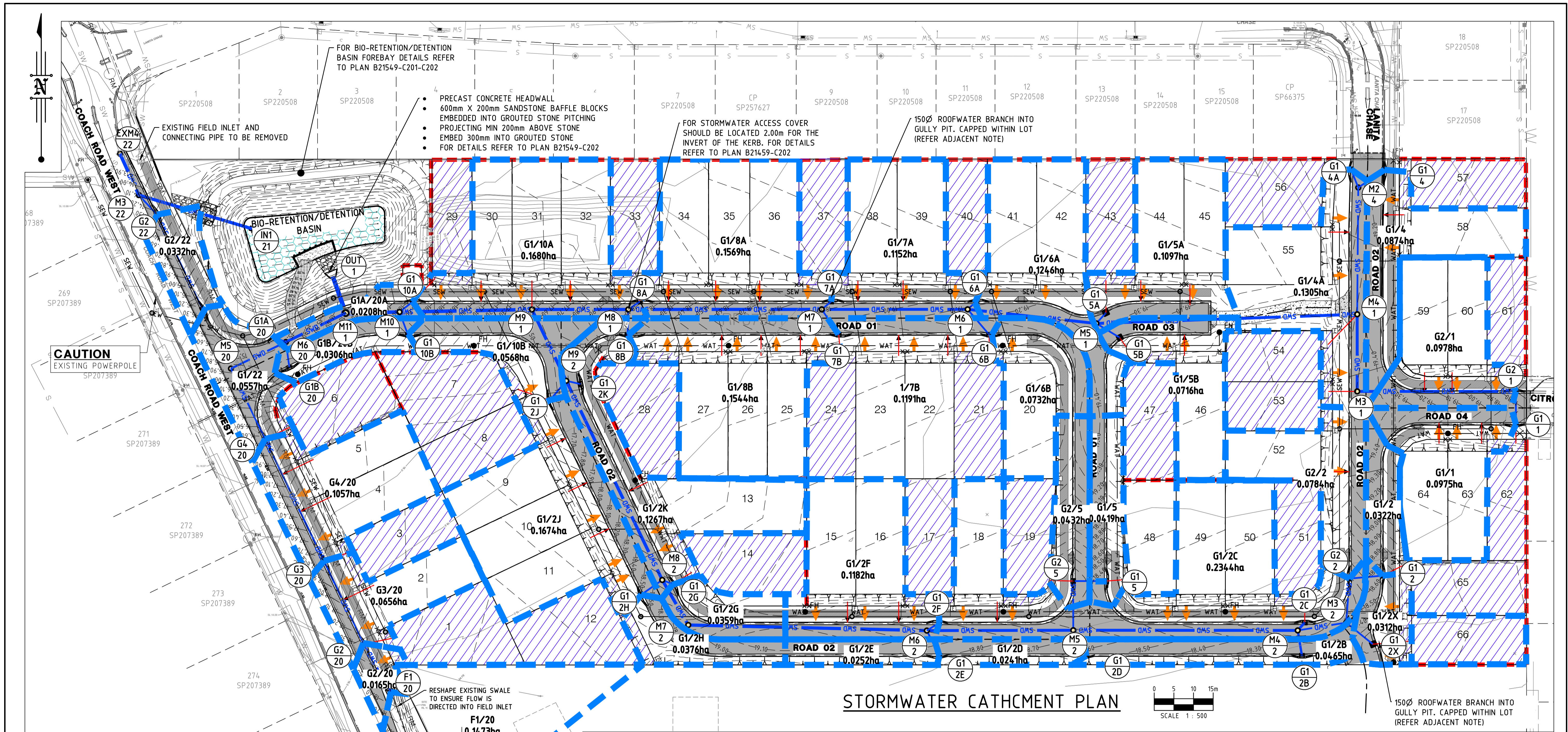
TELEPHONE (07) 3250 9000
 FACSIMILE (07) 3250 9001
 EMAIL mail@lar.net.au

Project: PROPOSED RESIDENTIAL SUBDIVISION
 57-65 COACH ROAD
 MORAYFIELD, QLD, 4506

Title: SIGNS & LINEMARKING LAYOUT PLAN

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W. <i>HW</i>	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C115
Designer: H.W. <i>HW</i>	Approved: A.PEZZUTTI RPEQ No: 6382		
Scale: AS SHOWN	Date: AUG 2022	A	B





STORMWATER DRAINAGE DESIGN BASIS NOTES

1. THE DESIGN BASIS IS IN ACCORDANCE WITH THE MORETON BAY REGIONAL COUNCIL STANDARDS SUPPLEMENT TO THE Q.U.D. MANUAL (SUBDIVISION & DEVELOPMENT GUIDELINES) AND Q.U.D. MANUAL.
2. DESIGN FREQUENCY:-
 - MINOR PIPED SYSTEM (DRAINLINES AND GULLIES) - 10 YEARS, U.N.O.
 - MAJOR OVERLAND FLOW (ROADWAY FLOW) - 100 YEARS, U.N.O.

NOTES:- ROOFWATER CONNECTIONS

1. LOTS SHOWN AS SHADED SHALL BE PROVIDED WITH 150Ø PVC ROOFWATER BRANCH CONNECTED INTO ROADWAY GULLY PITS AND EXTENDED 1.0m INTO LOTS. PROVIDE END CAP AND INSPECTION OPENING TO SURFACE.
2. ALL OTHER LOTS SHALL BE PROVIDED WITH KERB ADAPTOR INSTALLED INTO KERB & CHANNEL IN ACCORDANCE WITH MBRC STD DRG IPWEA-RS-081.
3. WHERE CONCRETE FOOTPATH IS PROPOSED ACROSS LOT FRONTAGE - EACH KERB ADAPTOR SHALL EXTENDED ACROSS BERGE INTO LOT WITH 100Ø PVC (CN8) CAPPED BRANCH.

LEGEND - LINEWORK (proposed)

- PROPOSED A.C. SURFACED PAVEMENT
- STORMWATER CATCHMENT BOUNDARY
- TYPE 'M3' K&C (REFER IPWEA STD DRG RS-080)
- PROPOSED ROAD CONTROL CENTRE LINE
- PROPOSED FINISHED PAD LEVEL
F.F.L. 16.30
- 2 x KERB ADAPTOR (REFER IPWEA STD DRG RS-081) (EXTEND 2x100ØPVC (SN8) ACCROSS CONCRETE FOOTPATH)
- PROPOSED STORMWATER MANHOLE (REFER STORMWATER LONGITUDINAL SECTIONS)
- PROPOSED STORMWATER GULLY PIT (REFER STORMWATER LONGITUDINAL SECTIONS)
- PROPOSED STORMWATER FIELD INLET PIT (REFER STORMWATER LONGITUDINAL SECTIONS)

LEGEND - LINEWORK (existing)

- 150Ø RWD - PROPOSED ROOFWATER MAIN
- SEW - PROPOSED SEWER MAIN
- WAT - PROPOSED WATER MAIN
- W/C - PROPOSED WATER SERVICE CONDUIT ROAD CROSSING
- PROPOSED CONCRETE SLEEPER RETAINING WALL. (REFER GENERAL ARRANGEMENT DETAIL ON DWG C21549-C302.)
- PROPOSED EARTHWORKS BATTER SLOPE (Max. 1 in 4 SLOPE u.n.o.)
- PROPOSED DRIVEWAY LOCATIONS
- PROPOSED BIO-RETENTION BASIN FILTER MEDIA
- ALLOTMENTS WITH PIPED ROOFWATER CONNECTION (REFER NOTES)
- EXIST. SURFACE MAJOR CONTOUR
- EXIST. SURFACE MINOR CONTOUR
- EXISTING KERB AND CHANNEL
- EXISTING EDGE OF BITUMEN
- EXISTING STORMWATER
- EXISTING SEWER MH & PIPE
- EXISTING OVERHEAD POWER LINE
- EXISTING COMMUNICATION
- EXISTING PORTABLE WATER MAIN
- EXISTING RECYCLE WATER MAIN

Associated Consultants:		R.P.D.	
LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph 10713842 1000		LOT 8 ON RP87981	
LEVEL DATUM			
PSM 139927			
RL: 16.843			
MERIDIAN: 15278611			
No.	Date	By	Amendment
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022
A	22.08.22	H.W.	ORIGINAL ISSUE

Checked		Checked	

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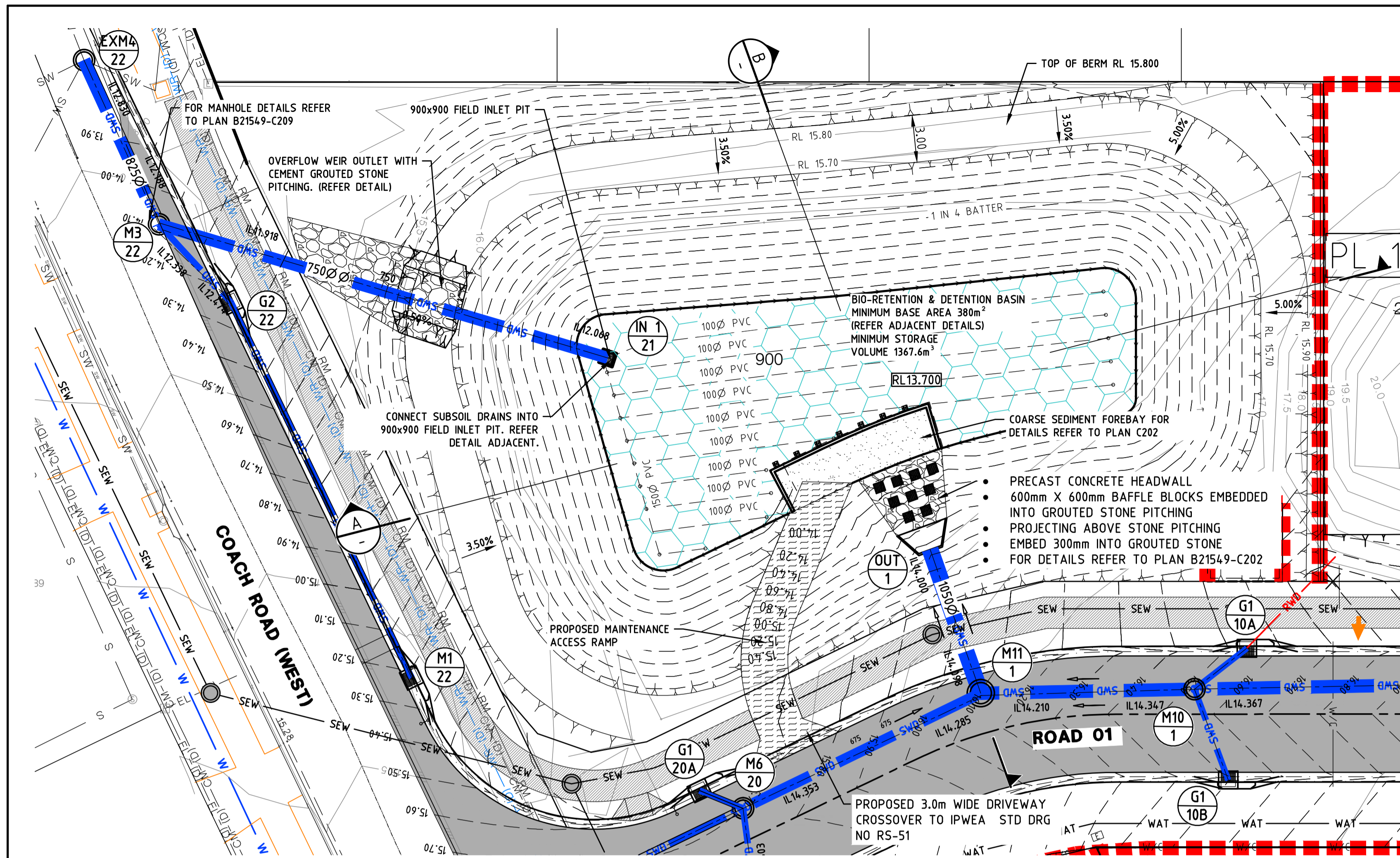
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Project: PROPOSED RESIDENTIAL SUBDIVISION
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

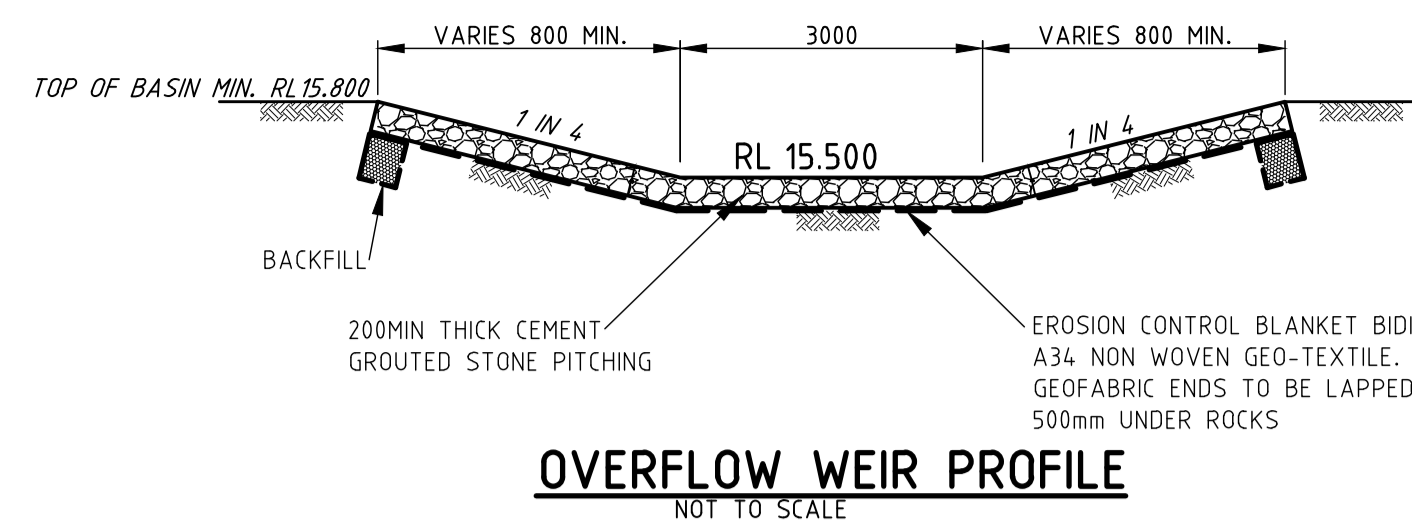
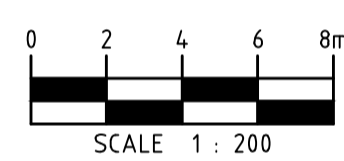
Title: STORMWATER CATCHMENT PLAN

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W.	Checked: A.A.	Sheet Size: A1	Drawing No.: B21549-C200
Designer: H.W.	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022
		A	B

M.B.R.C. Ref. DA/2021/5255

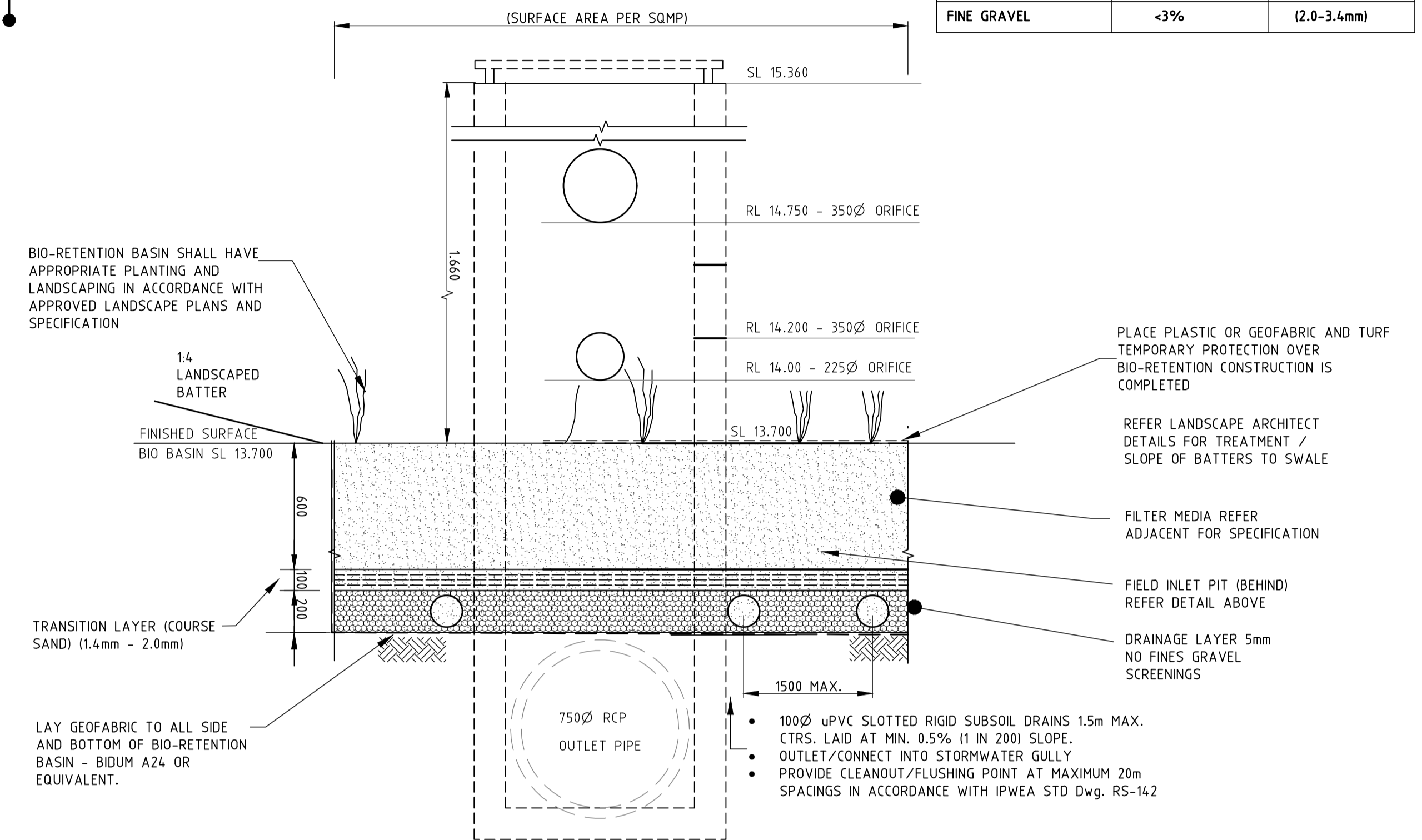


BIO-RETENTION / DETENTION BASIN - LAYOUT PLAN



OVERFLOW WEIR PROFILE

NOT TO SCALE
(SURFACE AREA PER SUMP)



TYPICAL SECTION - BIO-RETENTION BASIN

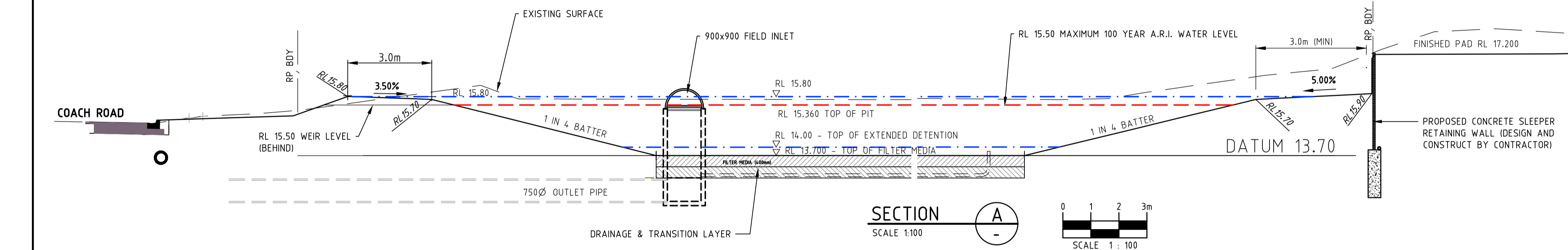
NT.S.

NOTES - BIO-RETENTION BASIN

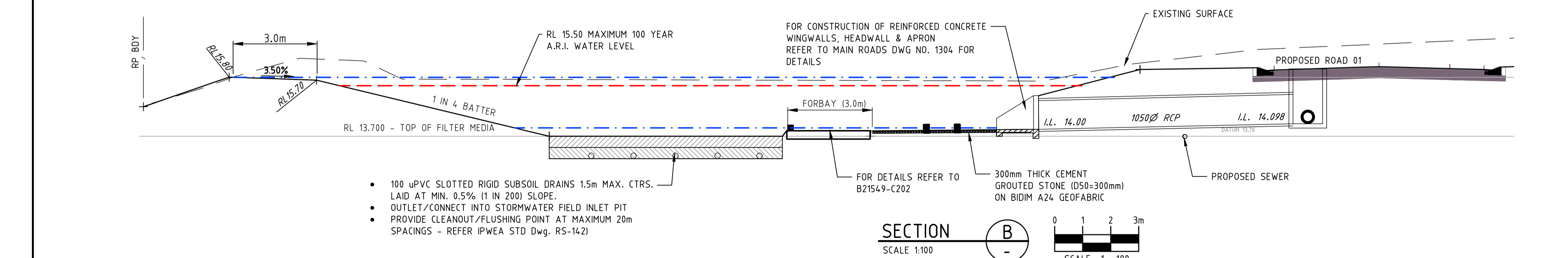
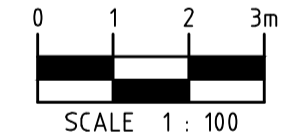
1. LOCATION AND AREA OF BIO-RETENTION TRENCH SHALL BE AS INDICATED, TO BE IN ACCORDANCE WITH THE APPROVED STORMWATER QUALITY MANAGEMENT PLAN PREPARED BY LAMBERT & REHBEIN (SEQ) PTY LTD DOCUMENT NO. B21549CR002.
2. ALL BIO-RETENTION CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH FACILITY FOR ADVANCING WATER BIO-FILTRATION (FAWB) GUIDELINES & PUBLICATIONS AND MORETON BAY REGIONAL COUNCIL RECOMMENDATIONS.
3. PLANTINGS WITHIN BIO-RETENTION BASIN SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS AND SHALL BE GRASSES AND LOW SHRUBS IN ACCORDANCE WITH THE FAWB RECOMMENDATIONS.
4. ALL BIO-RETENTION TRENCHES AND FIELD INLET ARRANGEMENTS SHALL BE IN ACCORDANCE WITH MORETON BAY REGIONAL COUNCIL.

LEGEND - LINEWORK (proposed)

- PROPOSED A.C. SURFACED PAVEMENT
- CONCRETE FOOTPATH DRIVEWAY PAVEMENT
- TYPE 'M3' K&C (REFER IPWEA STD DRG RS-080)
- PROPOSED STORMWATER GULLY PIT (REFER STORMWATER LONGITUDINAL SECTIONS)
- PROPOSED STORMWATER MANHOLE (REFER STORMWATER LONGITUDINAL SECTIONS)
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE CONDUIT ROAD CROSSING
- PROPOSED CONCRETE SLEEPER RETAINING WALL. (REFER GENERAL ARRANGEMENT DETAIL ON DWG C21549-C302.)
- PROPOSED EARTHWORKS BATTER SLOPE (Max. 1 in 4 SLOPE u.n.o.)
- PROPOSED BIO-RETENTION BASIN FILTER MEDIA



SECTION A



SECTION B



- 100 uPVC SLOTTED RIGID SUBSOIL DRAINS 1.5m MAX. CTRS. LAID AT MIN. 0.5% (1 IN 200) SLOPE.
- OUTLET/CONNECT INTO STORMWATER FIELD INLET PIT
- PROVIDE CLEANOUT/FLUSHING POINT AT MAXIMUM 20m SPACINGS - REFER IPWEA STD DWG. RS-142)
- FOR DETAILS REFER TO B21549-C202
- 300mm THICK CEMENT GROUTED STONE (D50=300mm) ON BIDIM A24 GEOTEXTILE

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Project: **PROPOSED RESIDENTIAL SUBDIVISION**
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

Title: **BIO-RETENTION BASIN DETAILS**

Client: **LAMBERT DEVELOPMENT GROUP Pty Ltd**

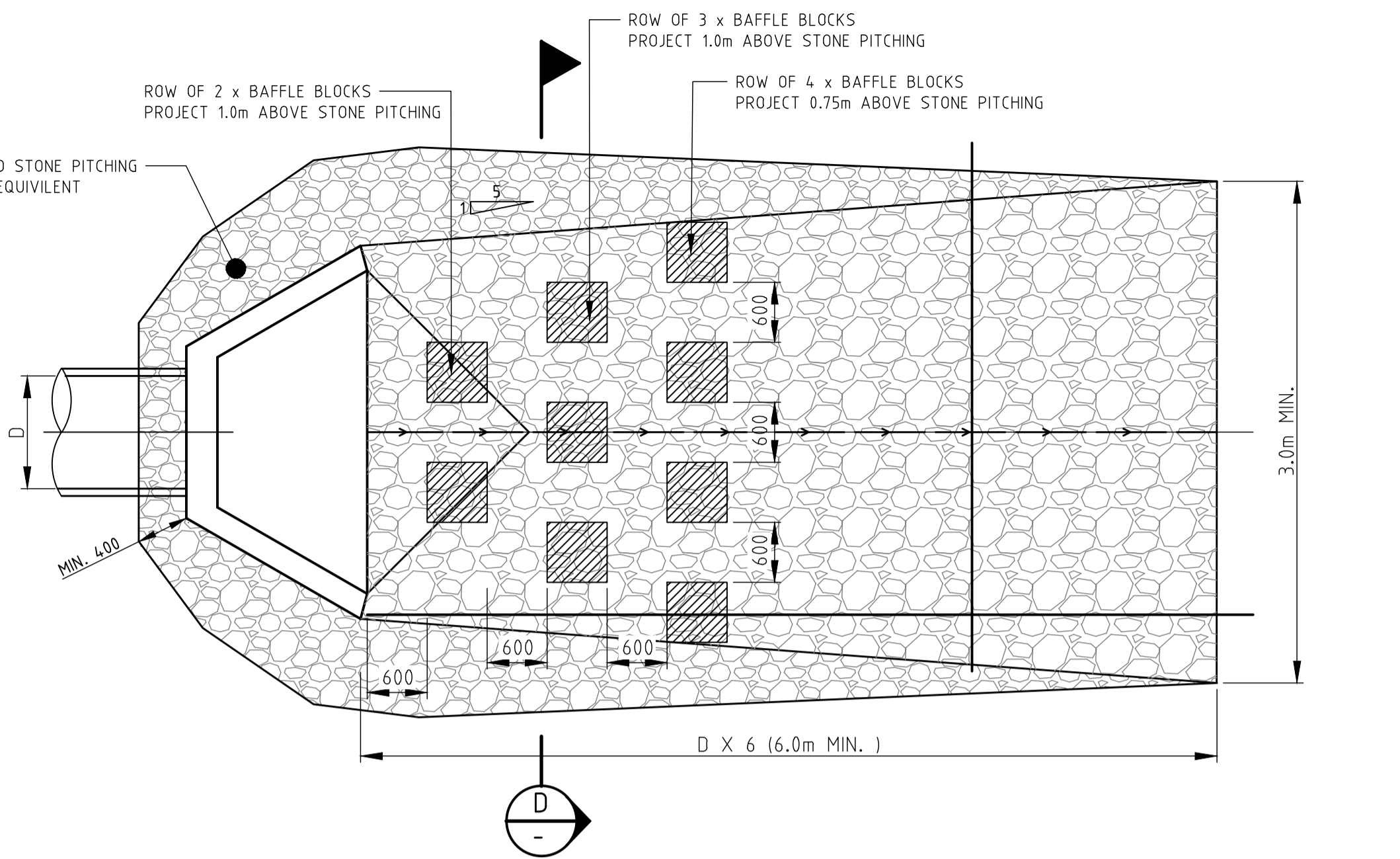
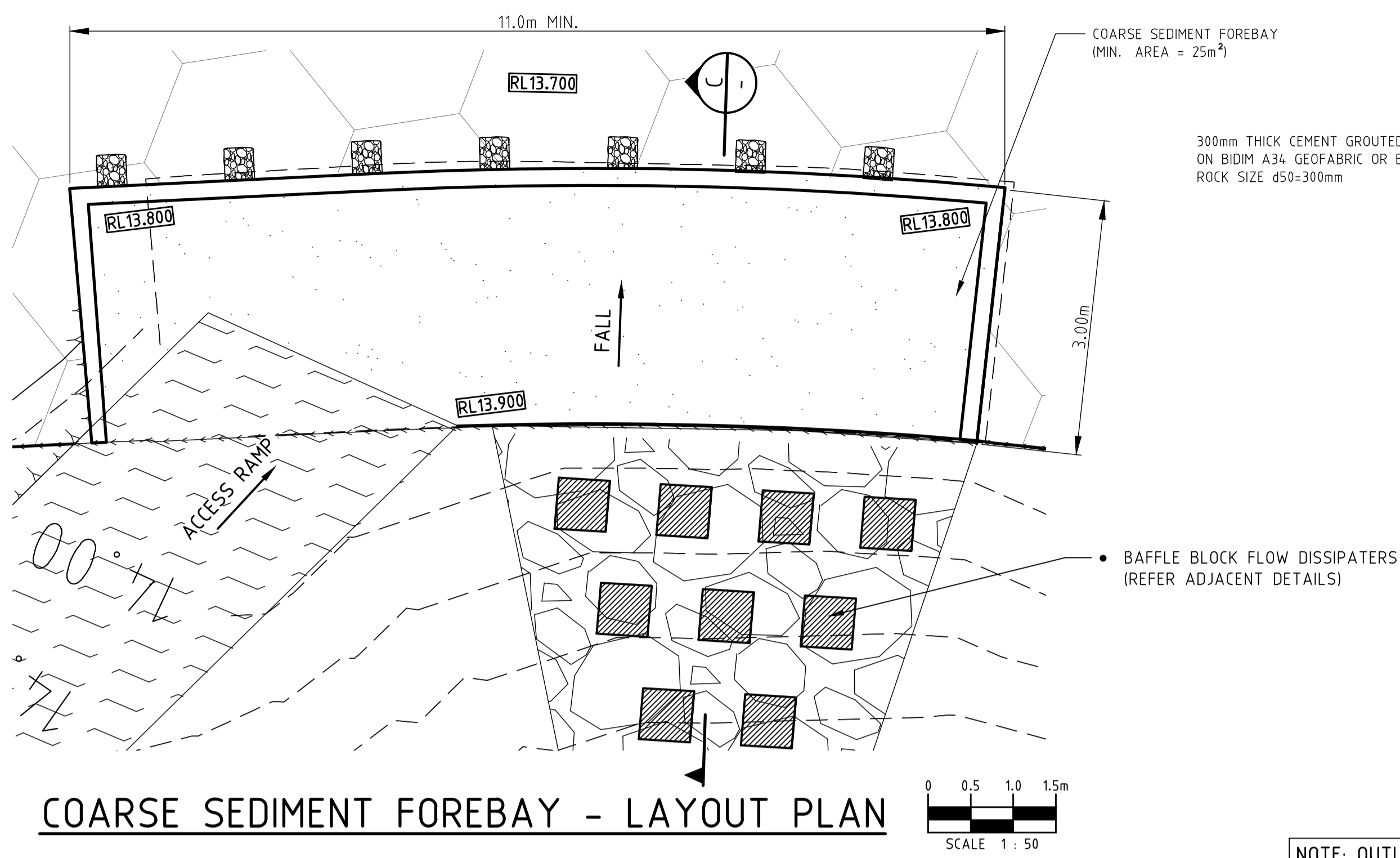
Draftsperson: **H.W.**
Checked: **A.A.**
Sheet Size: **A1**
Drawing No.: **B21549-C201**

Designer: **H.W.**
Approved: **A.PEZZUTTI**
RPEQ No: 6382

Scale: **AS SHOWN**
Date: **AUG 2022**

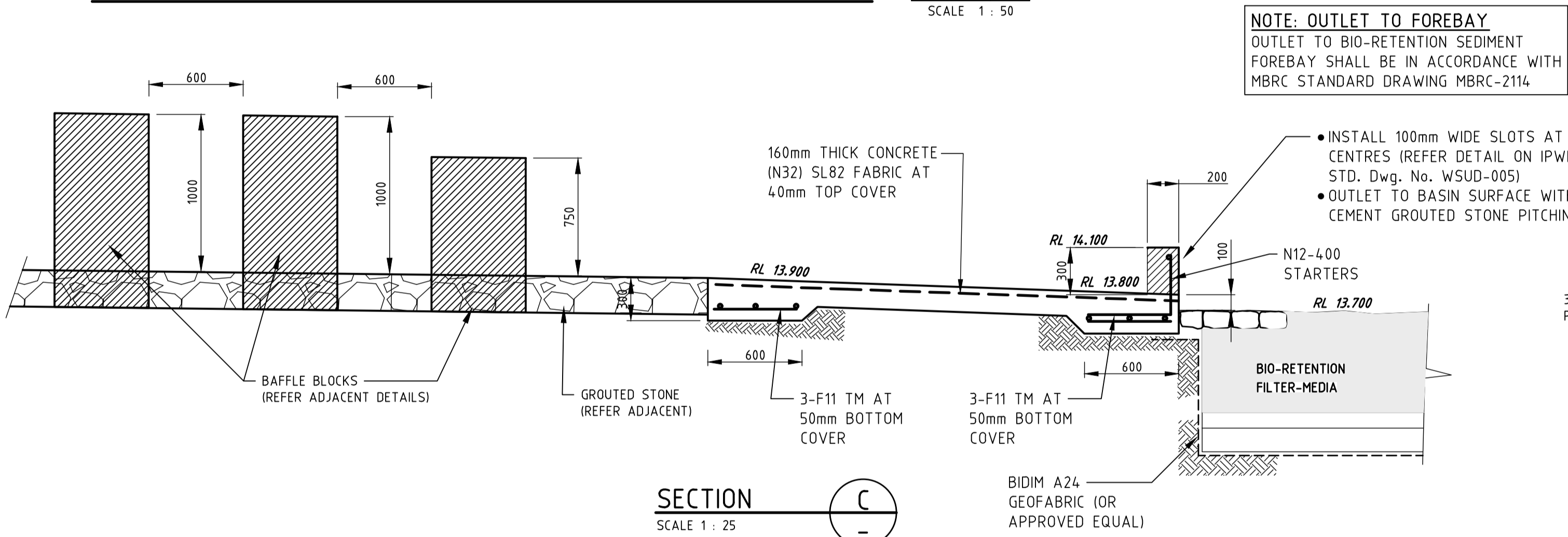
Sheet	Size	Drawing No.
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M.B.R.C. Ref. DA/2021/5255



STORMWATER OUTLET SCOUR PROTECTION DETAIL - TYPICAL
N.T.S.

COARSE SEDIMENT FOREBAY - LAYOUT PLAN
SCALE 1 : 50

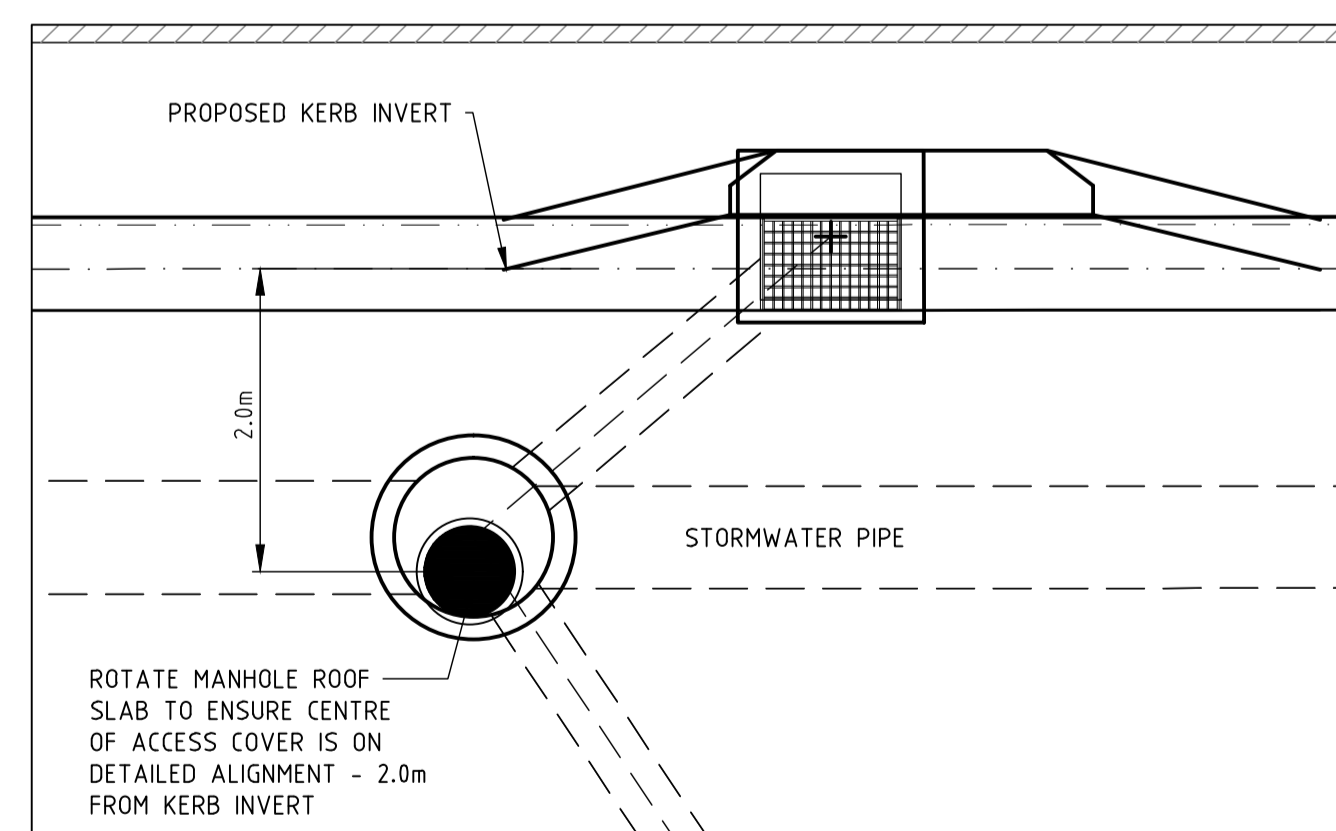


TYPICAL DETAILS - COARSE SEDIMENT FOREBAY
SCALE 1 : 25

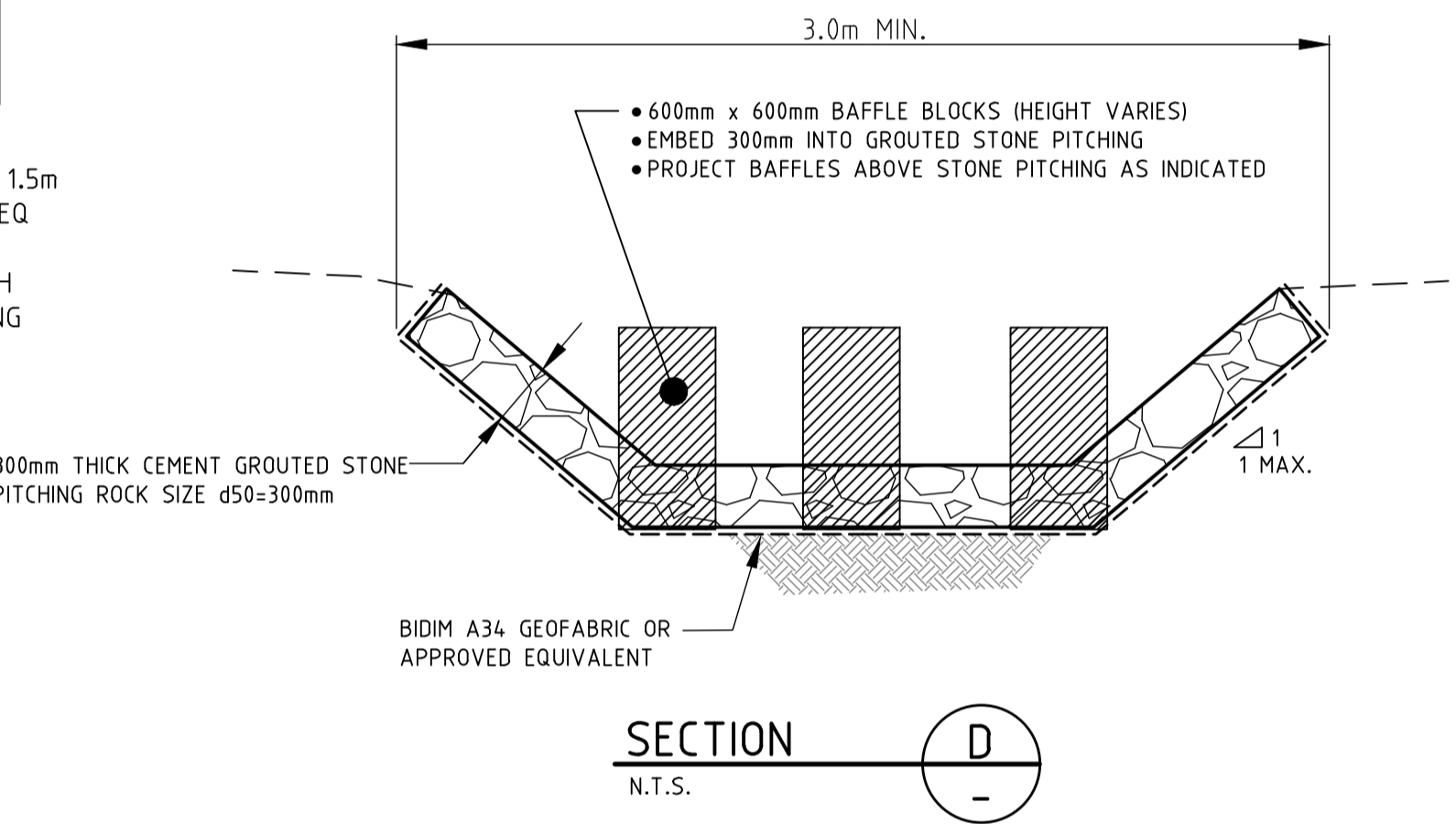
NOTE: OUTLET TO FOREBAY
OUTLET TO BIO-RETENTION SEDIMENT FOREBAY SHALL BE IN ACCORDANCE WITH MBRC STANDARD DRAWING MBRC-2114

NOTES:- COARSE SEDIMENT FOREBAY

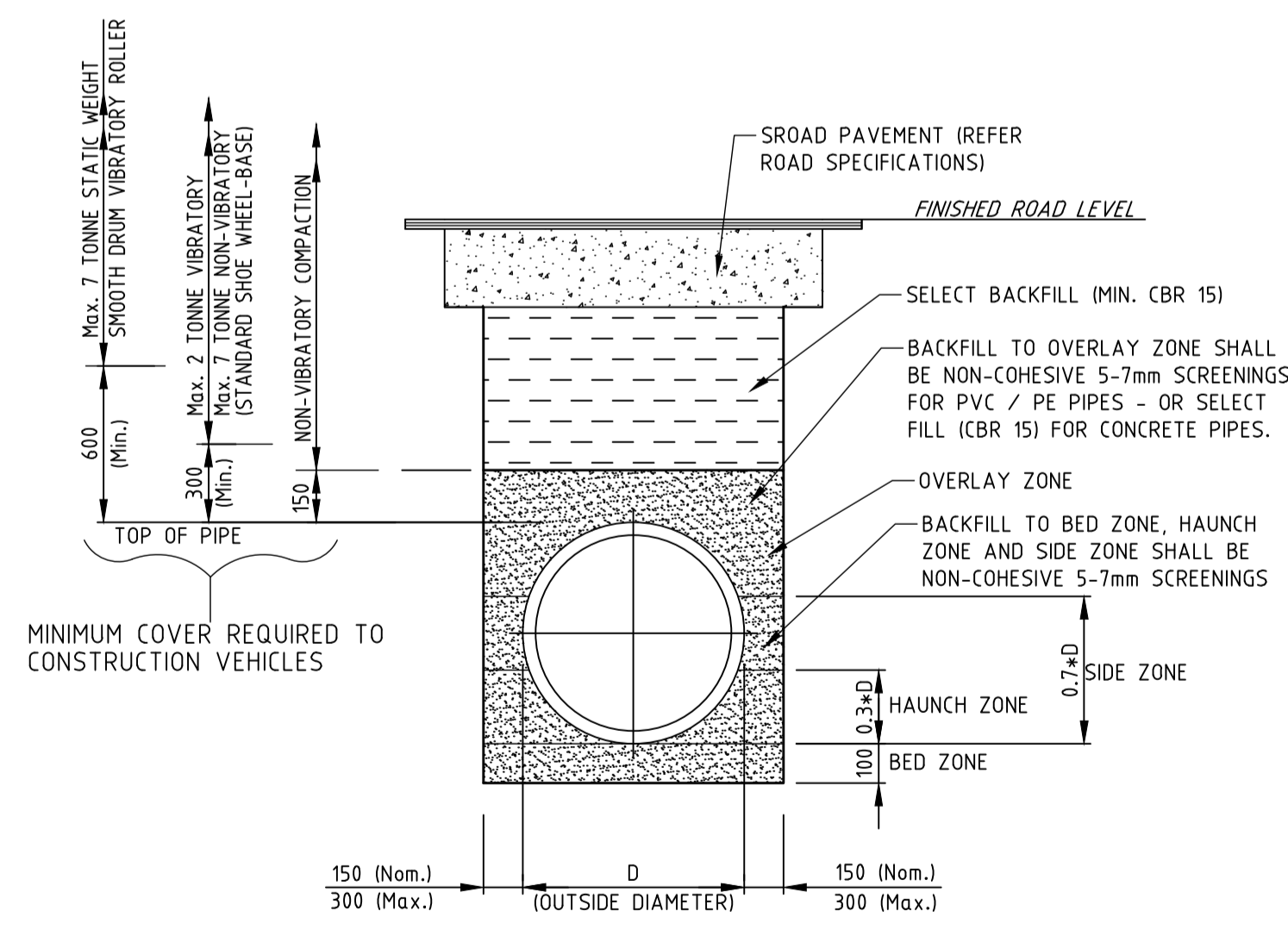
- SEDIMENT FOREBAYS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH MBRC, OR ANY EXTERNAL GUIDELINES OR REFERENCE DOCUMENTATION REFERENCED BY THE COUNCIL.
- ALL FOREBAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH IPWEA STANDARD DRAWING No. WSUD-005 AND ANY OTHER DOCUMENTATION REFERENCED WITHIN THE IPWEA SPECIFICATIONS.
- ANY PROPOSED MODIFICATIONS TO THESE DETAILS MUST BE APPROVED BY THE CERTIFYING ENGINEER AND COUNCIL'S INSPECTION OFFICER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL SUBMIT ANY REVISED PROPOSAL IN WRITING TO ENGINEER.



STORMWATER MANHOLE ACCESS COVER LOCATION DETAIL
SCALE 1 : 50



SECTION D
N.T.S.



TYPICAL STORMWATER TRENCH DETAIL TYPE 'HS2' SUPPORT - SINGLE BARREL
N.T.S.

- STORMWATER DRAINAGE NOTES**
- ALL DRAINAGE MATERIALS, EXCAVATION AND CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE LOCAL AUTHORITY SPECIFICATIONS AND DETAILS AND THE FOLLOWING PUBLICATIONS (AS APPLIES TO THE TYPE OF PIPELINE):-
 - QUEENSLAND URBAN DRAINAGE MANUAL (QUDM)
 - CONCRETE PIPE ASSOCIATION OF AUSTRALIA TECHNICAL ADVISORY PUBLICATIONS
 - AS 3725 "DESIGN FOR THE INSTALLATION OF BURIED CONCRETE PIPES"
 - AS 4058 "PRE-CAST CONCRETE PIPES (PRESSURE AND NON-PRESSURE)"
 - AS 4139 "FIBRE REINFORCED CONCRETE PIPES AND FITTINGS"
 - AS 2566 "BURIED FLEXIBLE PIPELINES"
 - AS 3500 "NATIONAL PLUMBING CODE"
 - AS 1254 "PVC PIPES AND FITTINGS FOR STORM & SURFACE WATER APPLICATIONS"
 - AS 1273 "UNPLASTICIZED PVC (UPVC) DOWNPIPE AND FITTINGS FOR RAINWATER"
 - WHERE THE DEPTH OF FILL OVER THE PIPE IS BETWEEN Min. 600mm AND Max. 1.5m HIGH:-
 - ALL UPVC PIPES SHALL BE CLASS "SN8" FOR 150Ø - 225Ø AND "SN6" FOR 100Ø
 - ALL CONCRETE PIPES SHALL BE MINIMUM CLASS "2"
 - SHOULD THE DEPTH OF COVER OVER THE PIPE BE OUTSIDE THE ABOVE MAXIMUM AND MINIMUM LIMITS, OR ANY LOADING OTHER THAN NORMAL EARTH LOADS BE APPLICABLE (INCLUDING CONSTRUCTION TRAFFIC LOADS) THE DESIGN ENGINEER MUST BE CONTACTED FOR SPECIFIC DESIGN OF PIPE CLASS.
 - UNLESS DETAILED OTHERWISE PIPE CLASSES SPECIFIED ON PROJECT DRAWINGS ARE BASED ON SINGLE PIPE BARREL ONLY - WHERE MULTIPLE PIPE BARRELS ARE PROPOSED THE PIPE CLASS MUST BE REFERRED TO THE DESIGN ENGINEER FOR CONFIRMATION.
 - UNLESS SPECIFIED OTHERWISE DESIGN LOADING ON ALL PIPELINES REQUIRE "TRENCH" TYPE BEDDING AND BACKFILL INSTALLATION IN ACCORDANCE WITH AS 3725. "EMBANKMENT" TYPE INSTALLATION WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL. STABILITY OF TRENCH BASE AND SIDES MUST BE ADEQUATE TO PROVIDE REQUIRED SUPPORT TO THE BEDDING, HAUNCH AND SIDES OF THE TRENCH - IF ANY DOUBT EXISTS THE CONTRACTOR MUST OBTAIN GEOTECHNICAL CONSULTANT CONFIRMATION.
 - THE WIDTH OF TRENCH OUTSIDE THE PIPE SHALL BE IN ACCORDANCE WITH AS 3725 (NOMINAL 300mm Max.). ANY FURTHER WIDENING OF THE TRENCH WILL INCREASE LOAD ONTO PIPE, AND WILL REQUIRE REVIEW OF PIPE CLASS AND INSTALLATION SPECIFICATIONS. ANY ADDITIONAL ASSOCIATED PIPE OR SUPPORT COSTS WILL BE AT CONTRACTOR'S EXPENSE.
 - UNLESS SPECIFIED OTHERWISE PIPE BEDDING AND SUPPORT SHALL BE INSTALLED IN ACCORDANCE WITH AS 3725 AND SHALL BE GENERALLY AS FOLLOWS:-
 - "HS2" UNDER ROADWAYS
 - "H2" UNDER NON-TRAFFIC / NON-LOADED AREAS
 - ANY CIRCUMSTANCES OUTSIDE THESE MUST BE REFERRED TO THE DESIGN ENGINEER FOR PIPE SUPPORT SPECIFICATIONS.
 - THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC LOADING ONTO PIPELINES IS LIMITED TO MAXIMUM VEHICLE LOADINGS AND ACHIEVES BACKFILL COVER IN ACCORDANCE WITH AS 3725 (OR ALTERNATIVELY PROVIDE ADEQUATE TEMPORARY AND PERMANENT BRIDGING). REFER C.P.A.A. PIPE CLASS SELECTION CRITERIA / SOFTWARE FOR ACCEPTABLE LOADING APPLICATIONS.
 - ANY DRAINLINE BEING INSTALLED WITH ANY PORTION OF THE DRAINLINE BELOW THE MAXIMUM TIDAL LEVEL SHALL HAVE SALT WATER EXPOSURE COVER CLASS PIPES OR CULVERTS INSTALLED. FOR ANY DEVELOPMENT WITHIN 1 KILOMETRE OF THE COASTLINE, OR WITH PIPEWORK THE HIGHEST ASTRONOMICAL TIDE (H.A.T.) THE CONTRACTOR MUST VERIFY THIS REQUIREMENT WITH THE SUPERVISING ENGINEER.
 - WHERE DRAINLINES ARE TO BE INSTALLED IN "AGGRESSIVE" PERMEABLE SOILS AS DEFINED IN AS 3600, OR ACID SULPHATE SOILS (pH <4.0) THEY MUST BE REFERRED TO THE SUPERVISING ENGINEER FOR REVIEW OF PIPE / EXPOSURE COVER CLASS. THE CONTRACTOR SHALL VERIFY SOIL CONDITION (BY TESTING) AND UNDERTAKE SOIL REMEDIATION TREATMENT (WHERE REQUIRED) PRIOR TO DRAINLINE CONSTRUCTION.
 - MINIMUM AND MAXIMUM PIPE GRADES SHALL BE IN ACCORDANCE WITH Q.U.D.M. SPECIFICATIONS. (N.B. 150Ø=1% Min. AND 375Ø=0.4% Min.)
 - ANY PIPE DOWNSTREAM OF INLETS CAPTURING ALLOTMENTS GROUND RUNOFF SHALL BE Min. 150Ø.
 - WHERE PIPES AND STRUCTURES ARE TO BE LAID WITHIN THE ZONE OF INFLUENCE OF STRUCTURAL ELEMENTS (e.g. BUILDING FOOTINGS, RETAINING WALLS . . . etc.) THE BUILDER SHALL PROVIDE ADEQUATE BRIDGING / PROTECTION TO ENSURE NO UNDUE LOADING ONTO STORMWATER PIPES AND STRUCTURES. WHERE ANY DOUBT MAY EXIST REFERENCE SHALL BE MADE TO THE DESIGNER OF THE STRUCTURE AND THE STORMWATER DESIGN ENGINEER.
 - CONTRACTOR MUST VERIFY THAT ALL PIPE LEVELS AND GRADES CAN BE ACHIEVED PRIOR TO CONSTRUCTING DRAINLINES. ANY CONFLICT SHALL BE REFERRED TO THE SUPERINTENDENT FOR RE-DESIGN PRIOR TO ANY PIPELINE CONSTRUCTION.
 - BENCHING OF PIT STRUCTURES SHALL HAVE A SMOOTH FINISHED SURFACE, AND PIPES SHALL NOT PROJECT INSIDE THE SHAFT OF THE PIT.
 - WHERE RECTANGULAR PITS OR STRUCTURES ARE CONSTRUCTED, PIPES MUST NOT CONNECT INTO THE STRUCTURE AT CORNERS.
 - ALL CONSTRUCTION AND EXCAVATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT WORKPLACE HEALTH AND SAFETY ACT INCLUDING AMENDMENTS SUBSEQUENT TO THE ORIGINAL PUBLICATION.
 - BASE AND SHAFT OF ALL STORMWATER STRUCTURES SHALL BE "CAST IN-SITU" CONCRETE UNLESS OTHERWISE APPROVED IN WRITING BY THE SUPERVISING ENGINEER.
 - ALL GRATED INLETS SHALL BE MINIMUM "CLASS D" TRAFFICABLE, AND SHALL BE BOLTED DOWN UNLESS OTHERWISE APPROVED BY THE SUPERVISING ENGINEER.
 - WHERE A BRANCH CONNECTION IS INDICATED DIRECTLY ONTO THE RECEIVING PIPELINE (I.E. WITHOUT JUNCTION PIT) - A PROPRIETARY OBLIQUE BRANCH FITTING SHALL BE INSTALLED ONTO RECEIVING PIPELINE SIZE UP TO 300MM, OR APPROVED SADDLE BRANCH INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS FOR PIPES FOR RECEIVING PIPELINE SIZE 375MM OR GREATER. THE MAXIMUM SIZE OF THE CONNECTING BRANCH LINE (WITHOUT JUNCTION PIT) SHALL BE 150MM U.N.O.
 - ALL PIPED OUTLETS AND INLETS MUST BE PROVIDED WITH CEMENT GROUTED STONE PITCHING SCOUR PROTECTION IN ACCORDANCE WITH IPWEA STANDARD DRAWING NUMBER D-0081. ALL VOIDS BETWEEN STONES MUST BE CEMENT GROUTED - NO SHALL NOT BE LOOSE STACKED. ALL STONE PITCHING SHALL BE PLACED OVER GEOFABRIC - BIDIM A24 OR EQUIVALENT.

M.B.R.C. Ref. DA/2021/5255

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R.P.D.
LOT 8 ON RP87981

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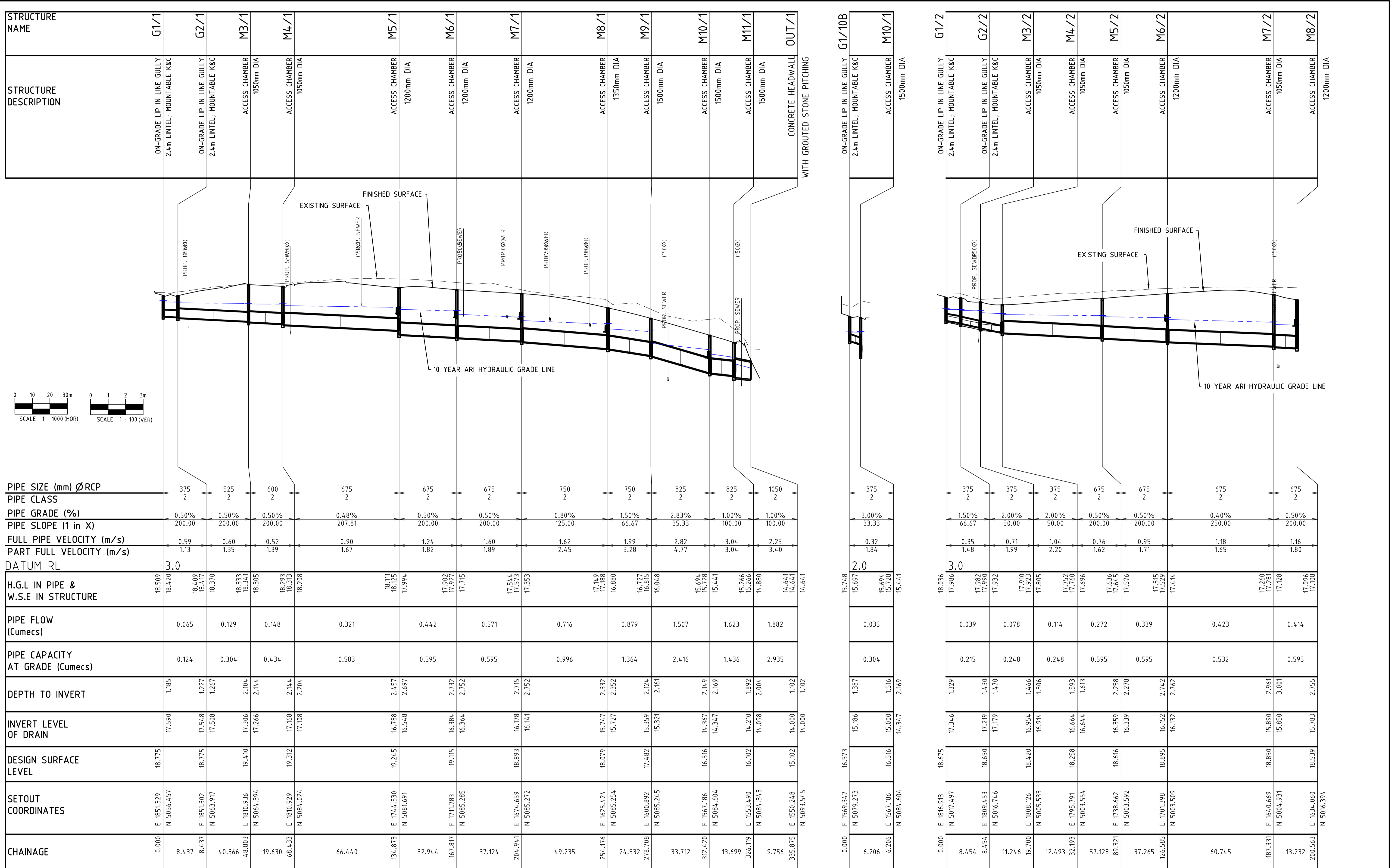
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EMAIL mail@lr.net.au

Project: **PROPOSED RESIDENTIAL SUBDIVISION 57-65 COACH ROAD MORAYFIELD, QLD, 4506**

Title: **STORMWATER DRAINAGE DETAILS & NOTES**

Client: **LAMBERT DEVELOPMENT GROUP Pty Ltd**

Drafter: H.W.	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C202
Designer: H.W.	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022



LINE 1 LINE 10B LINE 2 M.B.R.C. Ref. DA/2021/5255

Associated Consultants: LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)384 2000		R.P.D. LOT 8 ON RP87981	
LEVEL DATUM PSM 139927 RL: 16.843 MERIDIAN: 15278611		AMENDED TO COUNCIL RFI 19 SEP 2022	
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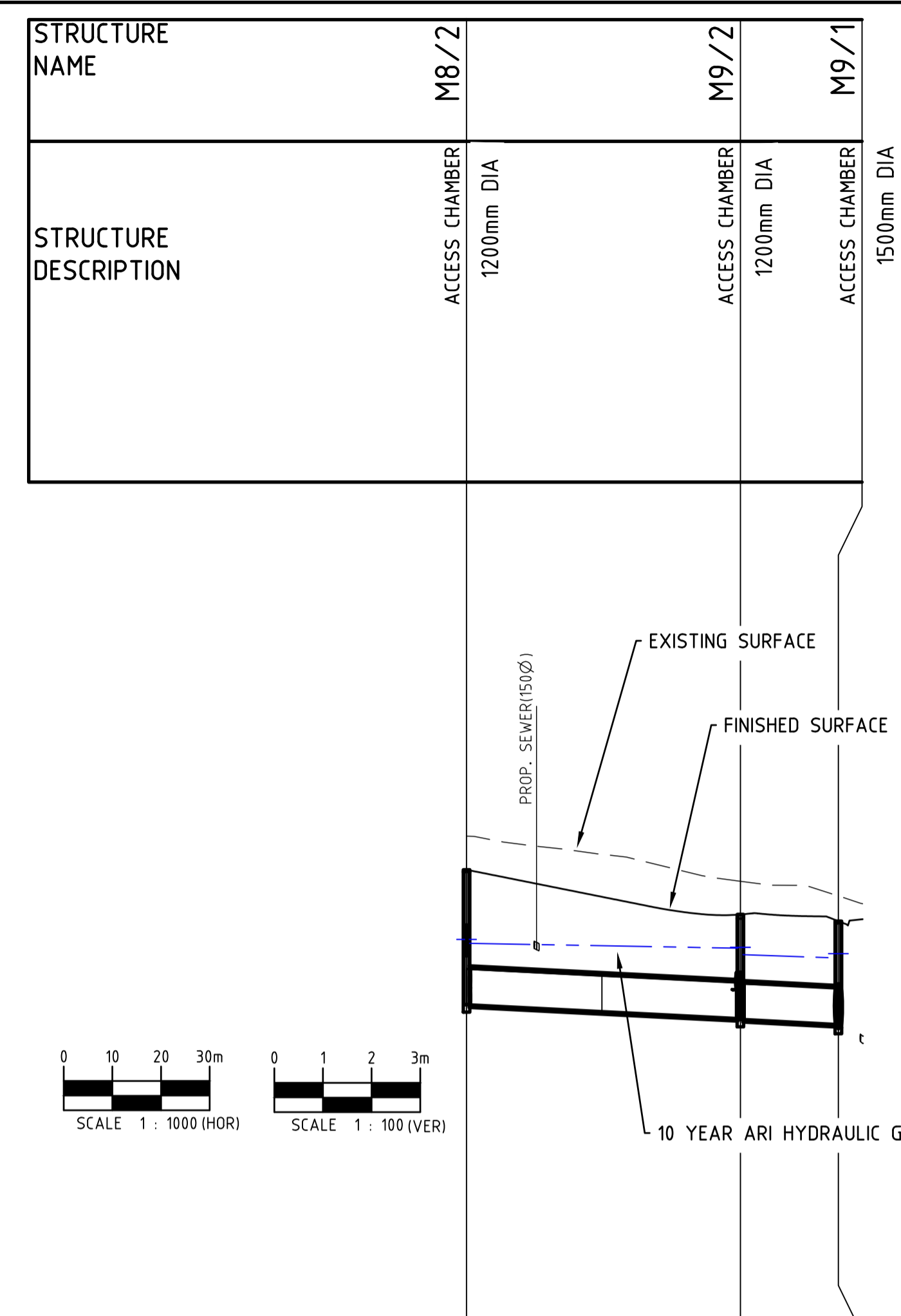
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Project: **PROPOSED RESIDENTIAL SUBDIVISION**
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

Title: **STORMWATER DRAINAGE LONGITUDINAL**
SECTIONS - SHEET 1 OF 4

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W.	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C203
Designer: H.W.	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022





STRUCTURE NAME	M8/2	M9/2	M9/1
STRUCTURE DESCRIPTION	ACCESS CHAMBER 1200mm DIA	ACCESS CHAMBER 1200mm DIA	ACCESS CHAMBER 1500mm DIA
PIPE SIZE (mm) ØRCP	750	750	
PIPE CLASS	2	2	
PIPE GRADE (%)	0.50%	0.50%	
PIPE SLOPE (1 in X)	200.00	200.00	
FULL PIPE VELOCITY (m/s)	1.07	1.44	
PART FULL VELOCITY (m/s)	1.86	1.98	
DATUM RL	4.0		
H.G.L. IN PIPE & W.S.E IN STRUCTURE	17.096 17.108 17.028	16.927 16.945 16.793	16.727 16.815 16.048
PIPE FLOW (Cumecs)		0.471	0.637
PIPE CAPACITY AT GRADE (Cumecs)		0.788	0.788
DEPTH TO INVERT	2.755 2.775	2.137 2.157	2.121 2.161
INVERT LEVEL OF DRAIN	15.783 15.763	15.482 15.462	15.361 15.321
DESIGN SURFACE LEVEL	18.539	17.619	17.482
SETOUT COORDINATES	E 1634.060 N 5016.394	E 1609.621 N 5067.094	E 1600.892 N 5085.245
CHAINAGE	200.563	56.283	20.140

LINE LINE 2

STRUCTURE NAME	F1/20	G2/20	G3/20	G4/20	M5/20	M6/20	M11/1
STRUCTURE DESCRIPTION	IPWEA DWG DS-050	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL, MOUNTABLE R&C	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL, MOUNTABLE R&C	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL, MOUNTABLE R&C	ACCESS CHAMBER 1050mm DIA	ACCESS CHAMBER 1050mm DIA	ACCESS CHAMBER 1500mm DIA
PIPE SIZE (mm) ØRCP		375	375	375	375	450	675
PIPE CLASS		2	2	2	2	2	2
PIPE GRADE (%)		1.50%	2.50%	3.20%	3.20%	0.50%	0.40%
PIPE SLOPE (1 in X)		66.67	40.00	31.25	31.25	200.00	250.00
FULL PIPE VELOCITY (m/s)		0.65	0.98	1.45	2.14	1.48	0.78
PART FULL VELOCITY (m/s)		1.75	2.36	2.85	3.12	1.48	1.50
DATUM RL	3.0						
H.G.L. IN PIPE & W.S.E IN STRUCTURE	17.456 17.304 17.165 17.168 17.119	16.695 16.695 16.695	16.566 16.566 16.566	16.176 16.176 16.176	15.948 15.948 15.948	15.607 15.607 15.607	15.266 15.266 15.266
PIPE FLOW (Cumecs)		0.072	0.108	0.160	0.236	0.235	0.278
PIPE CAPACITY AT GRADE (Cumecs)		0.215	0.277	0.314	0.314	0.202	0.532
DEPTH TO INVERT	1.387	1.466	1.486	1.498	1.518	1.341	1.401
INVERT LEVEL OF DRAIN	17.108	16.897	16.877	16.271	15.168	14.510	14.450
DESIGN SURFACE LEVEL	18.495	18.363	17.789	16.697	15.448	15.851	15.701
SETOUT COORDINATES	E 1565.026 N 4987.892	E 1557.662 N 4999.875	E 1547.492 N 5020.992	E 1532.527 N 5052.063	E 1524.285 N 5070.198	E 1538.267 N 5076.970	E 1553.490 N 5084.343
CHAINAGE	0.000	14.023	23.438	37.461	34.487	71.949	91.864

LINE 20

STRUCTURE NAME	G1A/20A	M6/20
STRUCTURE DESCRIPTION	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL, MOUNTABLE R&C	ACCESS CHAMBER 1050mm DIA
PIPE SIZE (mm) ØRCP	375	
PIPE CLASS	2	
PIPE GRADE (%)	0.50%	
PIPE SLOPE (1 in X)	200.00	
FULL PIPE VELOCITY (m/s)	0.27	
PART FULL VELOCITY (m/s)	0.93	
DATUM RL	2.0	
H.G.L. IN PIPE & W.S.E IN STRUCTURE	15.331 15.311 15.310 15.315	15.285
PIPE FLOW (Cumecs)	0.030	
PIPE CAPACITY AT GRADE (Cumecs)	0.124	
DEPTH TO INVERT	1.281	1.309
INVERT LEVEL OF DRAIN	14.408	14.393
DESIGN SURFACE LEVEL	15.688	15.701
SETOUT COORDINATES	E 1535.699 N 5077.676	E 1538.267 N 5076.970
CHAINAGE	-8.434	2.999

LINE 20A

STRUCTURE NAME	G1/22	G2/22	M3/22	EXISTING ACCESS CHAMBER
STRUCTURE DESCRIPTION	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL, MOUNTABLE R&C	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL, MOUNTABLE R&C	ACCESS CHAMBER 1500mm DIA	
PIPE SIZE (mm) ØRCP	375	375	825	
PIPE CLASS	2	2	2	
PIPE GRADE (%)	3.50%	3.00%	0.50%	
PIPE SLOPE (1 in X)	28.57	33.33	200.00	
FULL PIPE VELOCITY (m/s)	0.25	0.40	2.76	
PART FULL VELOCITY (m/s)	1.81	1.96	2.76	
DATUM RL	0.0			
H.G.L. IN PIPE & W.S.E IN STRUCTURE	13.937 13.915 13.250 13.253 13.235	13.231 13.357 12.726	12.551 12.551	12.551
PIPE FLOW (Cumecs)	0.028	0.044	1.474	
PIPE CAPACITY AT GRADE (Cumecs)	0.328	0.304	1.015	
DEPTH TO INVERT	1.491	1.443	1.463	1.849
INVERT LEVEL OF DRAIN	13.795	12.862	12.842	11.830
DESIGN SURFACE LEVEL	15.287	14.305	14.089	13.679
SETOUT COORDINATES	E 1516.601 N 5085.132	E 1505.028 N 5109.161	E 1500.856 N 5114.365	E 1496.054 N 5124.883
CHAINAGE	0.000	26.670	6.798	11.562

LINE 22

STRUCTURE NAME	G1/2B	M4/2
STRUCTURE DESCRIPTION	SAG LIP IN LINE GULLY 2.4m LINTEL, MOUNTABLE R&C	ACCESS CHAMBER 1050mm DIA
PIPE SIZE (mm) ØRCP	375	
PIPE CLASS	2	
PIPE GRADE (%)	3.50%	
PIPE SLOPE (1 in X)	28.57	
FULL PIPE VELOCITY (m/s)	0.21	
PART FULL VELOCITY (m/s)	1.72	
DATUM RL	4.0	
H.G.L. IN PIPE & W.S.E IN STRUCTURE	17.766 17.753	17.752 17.760
PIPE FLOW (Cumecs)	0.023	
PIPE CAPACITY AT GRADE (Cumecs)	0.328	
DEPTH TO INVERT	1.358	1.573
INVERT LEVEL OF DRAIN	16.913	16.684
DESIGN SURFACE LEVEL	18.271	18.258
SETOUT COORDINATES	E 1796.867 N 4997.594	E 1795.791 N 5003.554
CHAINAGE	0.000	6.537

LINE 2B

STRUCTURE NAME	G1/2C	M4/2
STRUCTURE DESCRIPTION	SAG LIP IN LINE GULLY 2.4m LINTEL, MOUNTABLE R&C	ACCESS CHAMBER 1050mm DIA
PIPE SIZE (mm) ØRCP	525	
PIPE CLASS	2	
PIPE GRADE (%)	3.00%	
PIPE SLOPE (1 in X)	33.33	
FULL PIPE VELOCITY (m/s)	0.63	
PART FULL VELOCITY (m/s)	2.62	
DATUM RL	4.0	
H.G.L. IN PIPE & W.S.E IN STRUCTURE	17.884 17.754	17.752 17.760
PIPE FLOW (Cumecs)	0.136	
PIPE CAPACITY AT GRADE (Cumecs)	0.745	
DEPTH TO INVERT	1.507	1.573
INVERT LEVEL OF DRAIN	16.765	16.684
DESIGN SURFACE LEVEL	18.272	18.258
SETOUT COORDINATES	E 1797.588 N 5005.055	E 1795.791 N 5003.554
CHAINAGE	0.000	2.680

LINE 2C

STRUCTURE NAME	G1/2D	M5/2
STRUCTURE DESCRIPTION	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL, MOUNTABLE R&C	ACCESS CHAMBER 1050mm DIA
PIPE SIZE (mm) ØRCP	375	
PIPE CLASS	2	
PIPE GRADE (%)	5.00%	
PIPE SLOPE (1 in X)	20.00	
FULL PIPE VELOCITY (m/s)	0.11	
PART FULL VELOCITY (m/s)	1.60	
DATUM RL	4.0	
H.G.L. IN PIPE & W.S.E IN STRUCTURE	17.642 17.637	17.636 17.645
PIPE FLOW (Cumecs)	0.012	
PIPE CAPACITY AT GRADE (Cumecs)	0.392	
DEPTH TO INVERT	1.572	1.930
INVERT LEVEL OF DRAIN	17.050	16.686
DESIGN SURFACE LEVEL	18.623	18.616
SETOUT COORDINATES	E 1741.926 N 4997.574	E 1738.662 N 5003.592
CHAINAGE	0.000	7.278

LINE 2D

STRUCTURE NAME	G1/2E	M6/2
STRUCTURE DESCRIPTION	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL, MOUNTABLE R&C	ACCESS CHAMBER 1200mm DIA
PIPE SIZE (mm) ØRCP	375	
PIPE CLASS	2	
PIPE GRADE (%)	5.00%	
PIPE SLOPE (1 in X)	20.00	
FULL PIPE VELOCITY (m/s)	0.11	
PART FULL VELOCITY (m/s)	1.62	
DATUM RL	4.0	
H.G.L. IN PIPE & W.S.E IN STRUCTURE	17.557 17.551	17.515 17.529
PIPE FLOW (Cumecs)	0.013	
PIPE CAPACITY AT GRADE (Cumecs)	0.392	
DEPTH TO INVERT	1.413	1.782
INVERT LEVEL OF DRAIN	17.471	17.112
DESIGN SURFACE LEVEL	18.884	18.895
SETOUT COORDINATES	E 1704.585 N 4997.561	E 1701.398 N 5003.509
CHAINAGE	0.000	7.182

LINE 2E

M.B.R.C. Ref. DA/2021/5255

Associated Consultants:
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 info@landpartners.com.au
 Ph (07)3842 1000

R.P.D.
 LOT 8 ON RP87981

LEVEL DATUM
 PSM 139927
 RL: 16.843
 MERIDIAN: 15278811

No.	Date	By	Amendment	Checked
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	
A	22.08.22	H.W.	ORIGINAL ISSUE	

No.	Date	By	Amendment	Checked
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	
A	22.08.22	H.W.	ORIGINAL ISSUE	

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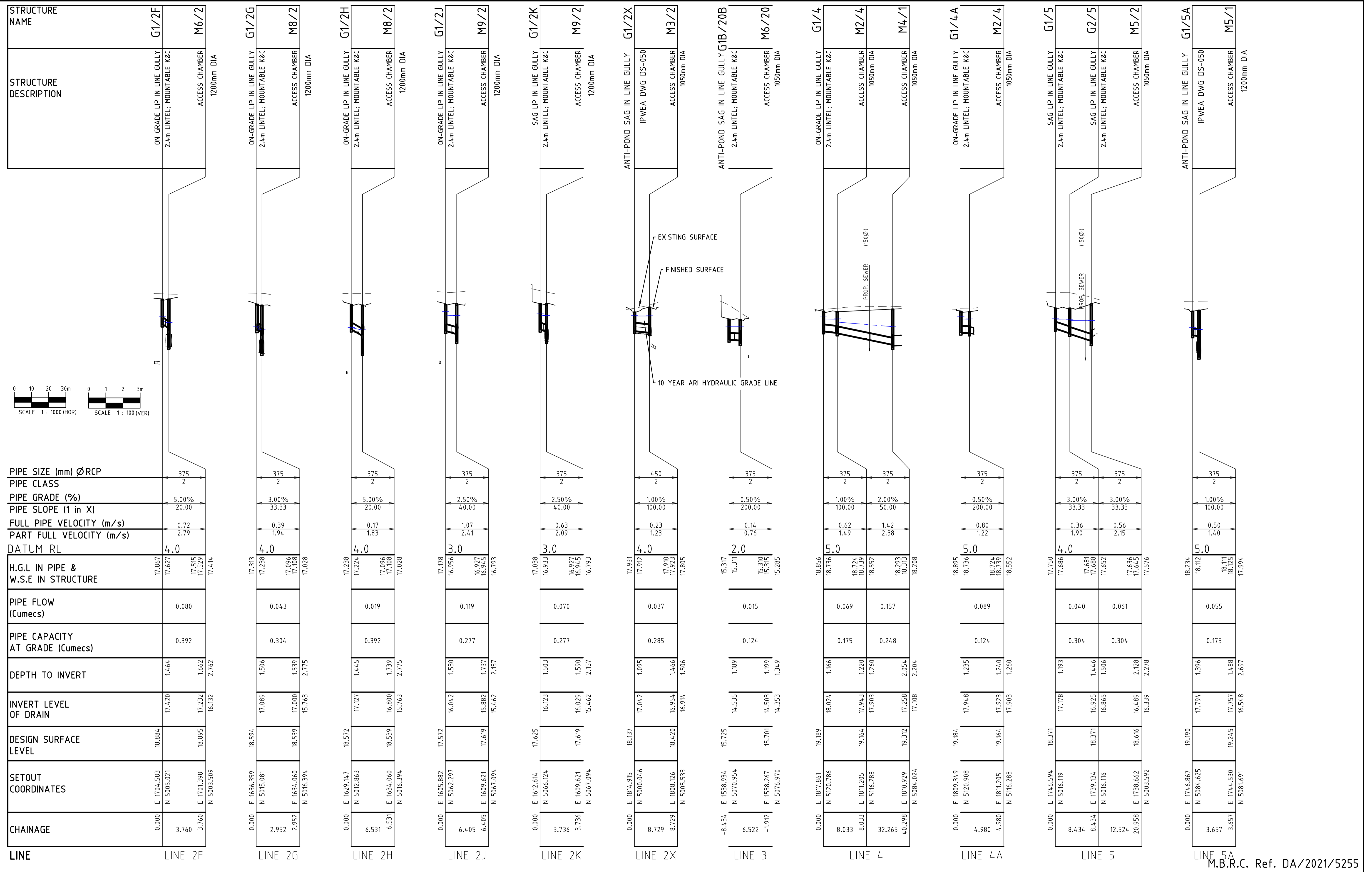
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 EMAIL mail@lr.net.au

Project: **PROPOSED RESIDENTIAL SUBDIVISION**
 57-65 COACH ROAD
 MORAYFIELD, QLD, 4506

Title: **STORMWATER DRAINAGE LONGITUDINAL**
 SECTIONS - SHEET 2 OF 4

Client: **LAMBERT DEVELOPMENT GROUP Pty Ltd**

Draftsperson: H.W.	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C204
Designer: H.W.	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022



Associated Consultants:		R.P.D.	
LANDPARTNERS Surveyors & Planners info@landpartners.com.au Ph (07)3842 1000		LOT 8 ON RP78981	
LEVEL DATUM		PSM 139927	
RL: 16.843		MERIDIAN: 15278611	
No.	Date	By	Amendment
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022
A	22.08.22	H.W.	ORIGINAL ISSUE

Checked		[Signature]	
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Project: PROPOSED RESIDENTIAL SUBDIVISION
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

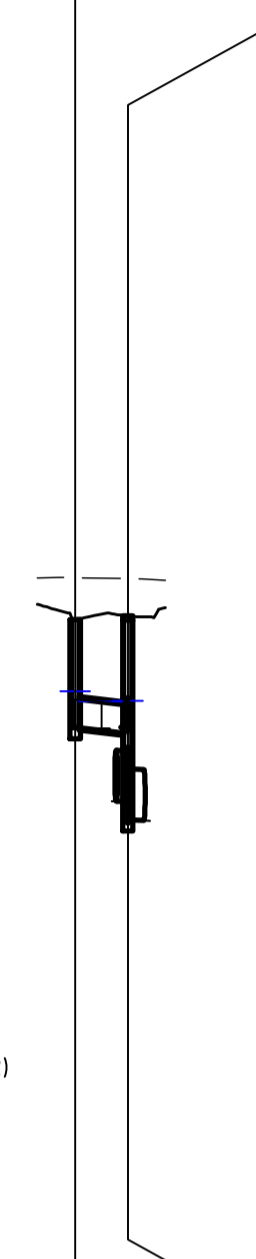
Title: STORMWATER DRAINAGE LONGITUDINAL
SECTIONS - SHEET 3 OF 4

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W. [Signature]	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C205
Designer: H.W. [Signature]	Approved: A. PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022

M.B.R.C. Ref. DA/2021/5255



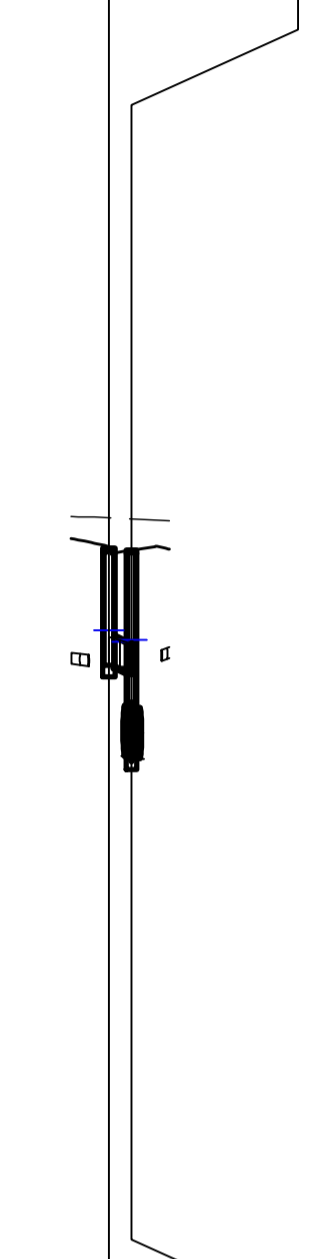
STRUCTURE NAME	G1/5B
STRUCTURE DESCRIPTION	ANTI-POND SAG IN LINE GULLY IPWEA DWG DS-050 ACCESS CHAMBER 1200mm DIA



PIPE SIZE (mm) ØRCP	375
PIPE CLASS	2
PIPE GRADE (%)	1.00%
PIPE SLOPE (1 in X)	100.00
FULL PIPE VELOCITY (m/s)	0.51
PART FULL VELOCITY (m/s)	1.42
DATUM RL	5.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	18.248 18.117 18.111 18.125 17.994
PIPE FLOW (Cumecs)	0.057
PIPE CAPACITY AT GRADE (Cumecs)	0.175
DEPTH TO INVERT	1.428
INVERT LEVEL OF DRAIN	17.768
DESIGN SURFACE LEVEL	19.196
SETOUT COORDINATES	E 1751.394 N 5078.515 E 1744.530 N 5081.691
CHAINAGE	0.000 6.970

LINE LINE 5B

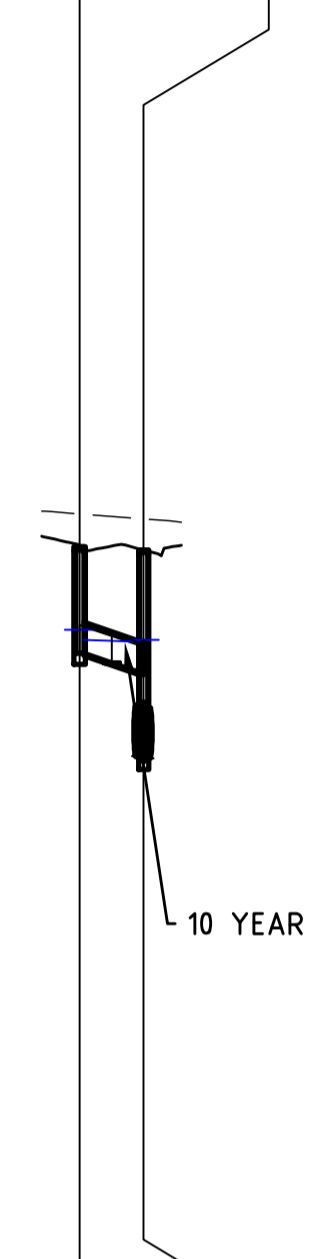
STRUCTURE NAME	G1/6A
STRUCTURE DESCRIPTION	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL; MOUNTABLE K&C ACCESS CHAMBER 1200mm DIA



PIPE SIZE (mm) ØRCP	375
PIPE CLASS	2
PIPE GRADE (%)	3.00%
PIPE SLOPE (1 in X)	33.33
FULL PIPE VELOCITY (m/s)	0.56
PART FULL VELOCITY (m/s)	2.16
DATUM RL	4.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	18.055 17.901 17.902 17.927 17.715
PIPE FLOW (Cumecs)	0.062
PIPE CAPACITY AT GRADE (Cumecs)	0.304
DEPTH TO INVERT	1.551
INVERT LEVEL OF DRAIN	17.589
DESIGN SURFACE LEVEL	19.141
SETOUT COORDINATES	E 1714.005 N 5086.786 E 1711.783 N 5085.285
CHAINAGE	0.000 2.982

LINE 6A

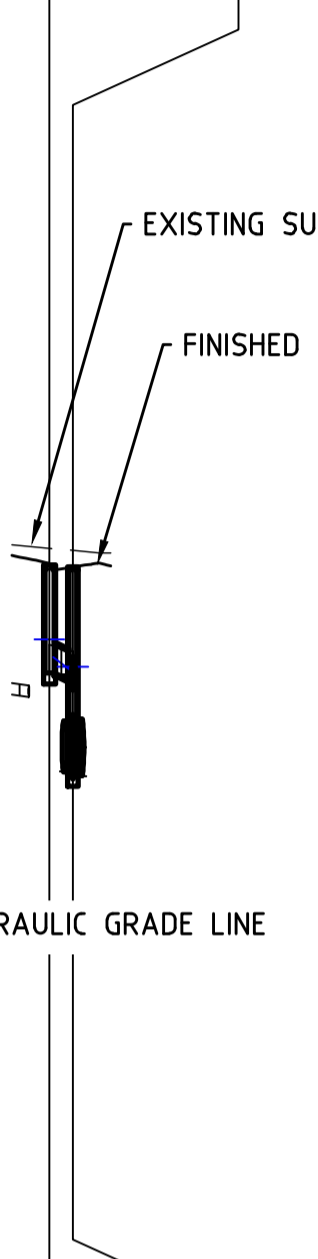
STRUCTURE NAME	G1/6B
STRUCTURE DESCRIPTION	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL; MOUNTABLE K&C ACCESS CHAMBER 1200mm DIA



PIPE SIZE (mm) ØRCP	375
PIPE CLASS	2
PIPE GRADE (%)	3.00%
PIPE SLOPE (1 in X)	33.33
FULL PIPE VELOCITY (m/s)	0.52
PART FULL VELOCITY (m/s)	2.11
DATUM RL	4.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	18.062 17.928 17.902 17.927 17.715
PIPE FLOW (Cumecs)	0.058
PIPE CAPACITY AT GRADE (Cumecs)	0.304
DEPTH TO INVERT	1.407
INVERT LEVEL OF DRAIN	17.754
DESIGN SURFACE LEVEL	19.160
SETOUT COORDINATES	E 1717.263 N 5079.327 E 1711.783 N 5085.285
CHAINAGE	0.000 8.461

LINE 6B

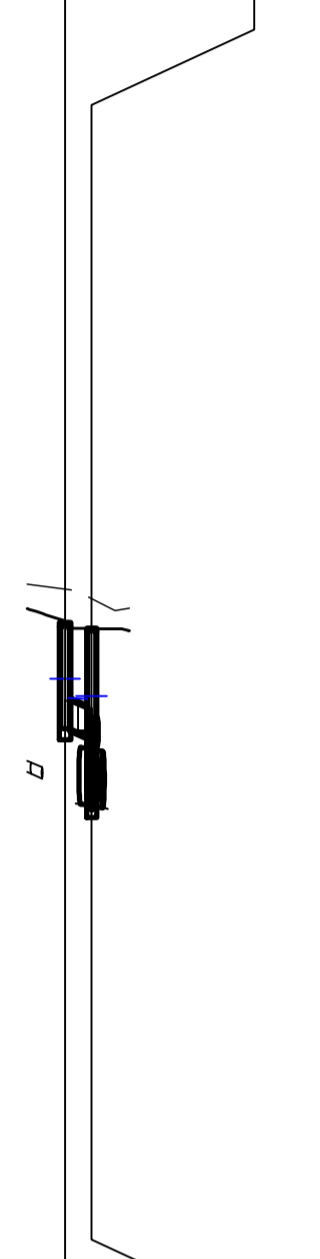
STRUCTURE NAME	G1/7A
STRUCTURE DESCRIPTION	ON-GRADE LIP IN LINE GULLY 3.6m LINTEL; MOUNTABLE K&C ACCESS CHAMBER 1200mm DIA



PIPE SIZE (mm) ØRCP	375
PIPE CLASS	2
PIPE GRADE (%)	3.00%
PIPE SLOPE (1 in X)	33.33
FULL PIPE VELOCITY (m/s)	0.72
PART FULL VELOCITY (m/s)	2.31
DATUM RL	4.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	17.935 17.698 17.544 17.573 17.353
PIPE FLOW (Cumecs)	0.079
PIPE CAPACITY AT GRADE (Cumecs)	0.304
DEPTH TO INVERT	1.426
INVERT LEVEL OF DRAIN	17.493
DESIGN SURFACE LEVEL	18.919
SETOUT COORDINATES	E 1677.023 N 5086.773 E 1674.659 N 5085.272
CHAINAGE	0.000 3.089 3.089

LINE 7A

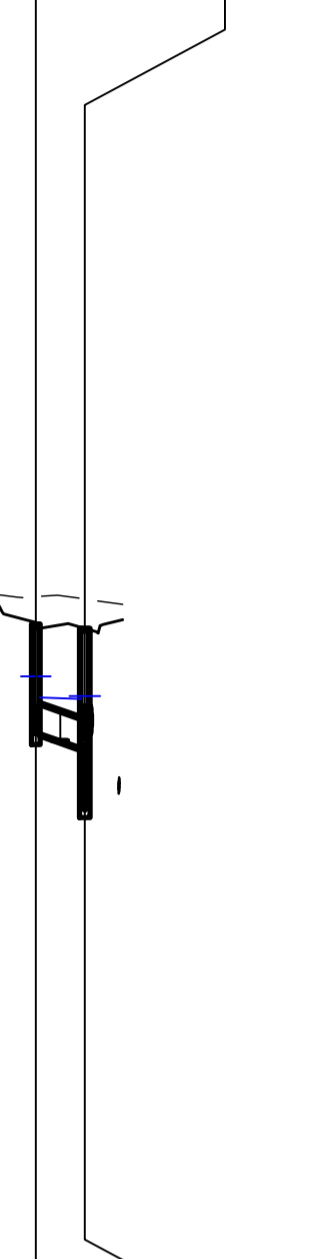
STRUCTURE NAME	G1/8A
STRUCTURE DESCRIPTION	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL; MOUNTABLE K&C ACCESS CHAMBER 1350mm DIA



PIPE SIZE (mm) ØRCP	375
PIPE CLASS	2
PIPE GRADE (%)	3.00%
PIPE SLOPE (1 in X)	33.33
FULL PIPE VELOCITY (m/s)	0.78
PART FULL VELOCITY (m/s)	2.37
DATUM RL	4.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	17.416 17.158 17.149 17.188 16.880
PIPE FLOW (Cumecs)	0.086
PIPE CAPACITY AT GRADE (Cumecs)	0.304
DEPTH TO INVERT	1.400
INVERT LEVEL OF DRAIN	16.756
DESIGN SURFACE LEVEL	18.155
SETOUT COORDINATES	E 1628.336 N 5086.755 E 1625.424 N 5085.254
CHAINAGE	0.000 3.526 3.526

LINE 8A

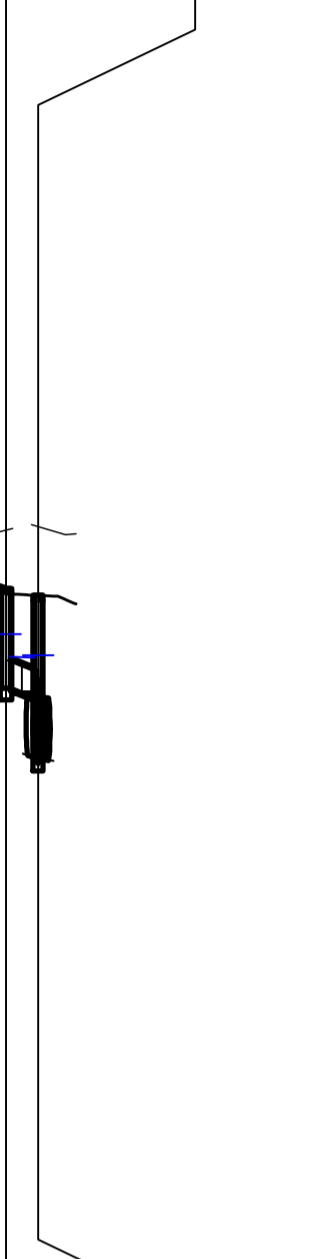
STRUCTURE NAME	G1/8B
STRUCTURE DESCRIPTION	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL; MOUNTABLE K&C ACCESS CHAMBER 1350mm DIA



PIPE SIZE (mm) ØRCP	375
PIPE CLASS	2
PIPE GRADE (%)	3.00%
PIPE SLOPE (1 in X)	33.33
FULL PIPE VELOCITY (m/s)	0.88
PART FULL VELOCITY (m/s)	2.45
DATUM RL	4.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	17.447 17.169 17.149 17.188 16.880
PIPE FLOW (Cumecs)	0.098
PIPE CAPACITY AT GRADE (Cumecs)	0.304
DEPTH TO INVERT	1.445
INVERT LEVEL OF DRAIN	16.694
DESIGN SURFACE LEVEL	18.139
SETOUT COORDINATES	E 1625.217 N 5079.294 E 1625.424 N 5085.254
CHAINAGE	0.000 6.451 6.451

LINE 8B

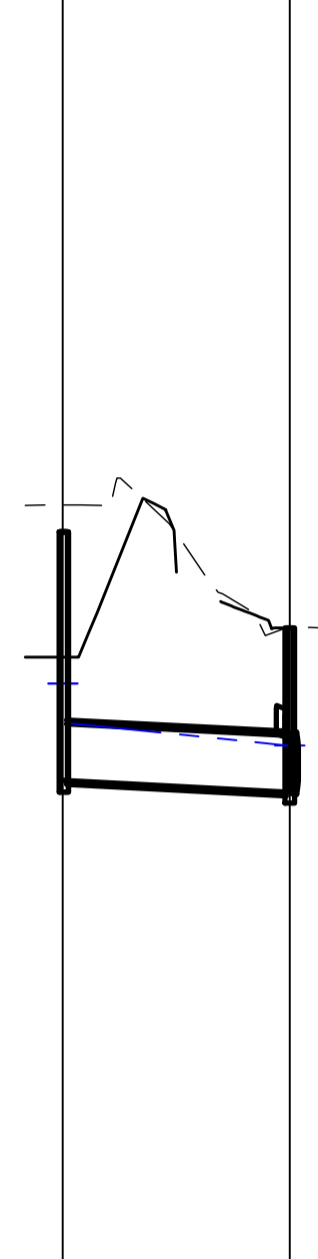
STRUCTURE NAME	G1/10A
STRUCTURE DESCRIPTION	ON-GRADE LIP IN LINE GULLY 2.4m LINTEL; MOUNTABLE K&C ACCESS CHAMBER 1500mm DIA



PIPE SIZE (mm) ØRCP	375
PIPE CLASS	2
PIPE GRADE (%)	3.00%
PIPE SLOPE (1 in X)	33.33
FULL PIPE VELOCITY (m/s)	0.89
PART FULL VELOCITY (m/s)	2.45
DATUM RL	2.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	16.007 15.707 15.694 15.728 15.441
PIPE FLOW (Cumecs)	0.098
PIPE CAPACITY AT GRADE (Cumecs)	0.304
DEPTH TO INVERT	1.322
INVERT LEVEL OF DRAIN	15.287
DESIGN SURFACE LEVEL	16.608
SETOUT COORDINATES	E 1570.535 N 5086.734 E 1567.186 N 5084.604
CHAINAGE	0.000 4.251 4.251

LINE 9A

STRUCTURE NAME	IN1/21
STRUCTURE DESCRIPTION	900x900 FIELD INLET "TYPE 1" IPWEA DWG DS-050 ON-GRADE LIP IN LINE GULLY 1500mm DIA



PIPE SIZE (mm)	750
PIPE CLASS	2
PIPE GRADE (%)	0.50%
PIPE SLOPE (1 in X)	200.00
FULL PIPE VELOCITY (m/s)	2.26
PART FULL VELOCITY (m/s)	2.26
DATUM RL	0.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	13.353 12.830 12.634 12.534 12.534
PIPE FLOW (Cumecs)	1.000
PIPE CAPACITY AT GRADE (Cumecs)	0.788
DEPTH TO INVERT	3.292
INVERT LEVEL OF DRAIN	12.068
DESIGN SURFACE LEVEL	15.360
SETOUT COORDINATES	E 1529.600 N 5105.816 E 1500.856 N 5114.365
CHAINAGE	0.000 29.989 29.989

LINE LINE 21 (DETENTION)

M.B.R.C. Ref. DA/2021/5255

Associated Consultants:
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R.P.D.
LOT 8 ON RP87981

LEGAL DATUM
PSM 139927
RL: 16.843
MERIDIAN: 15278811

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No.	Date	By	Amendment	Checked
C	19.10.22	H.W.	AMENDED TO COUNCIL RFI 18.10.22	
B	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022	
A	22.08.22	H.W.	ORIGINAL ISSUE	

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Project: PROPOSED RESIDENTIAL SUBDIVISION
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

Title: STORMWATER DRAINAGE LONGITUDINAL
SECTIONS - SHEET 4 OF 4

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd

Draftsperson: H.W. [Signature]

Checked: A.A.

Designer: H.W. [Signature]

Approved: A. PEZZUTTI
RPEQ No: 6382

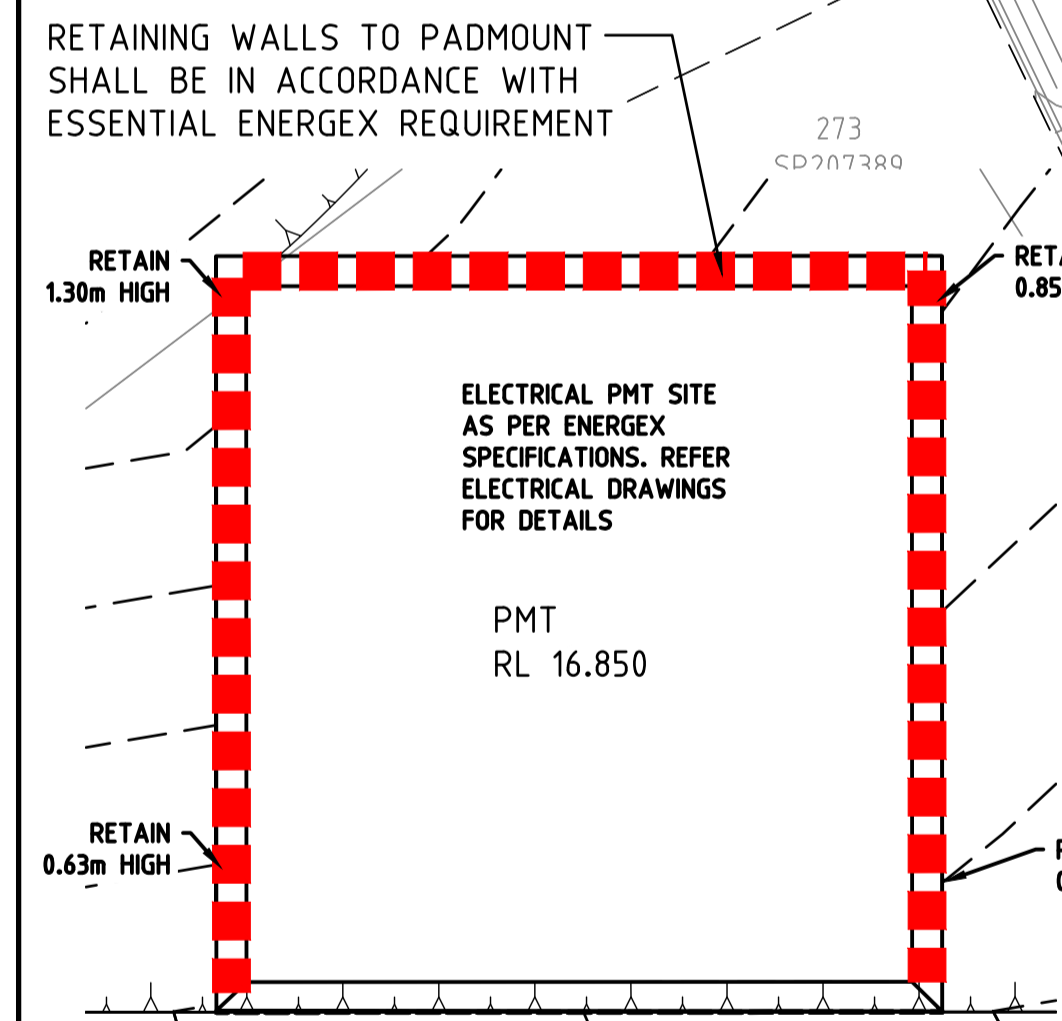
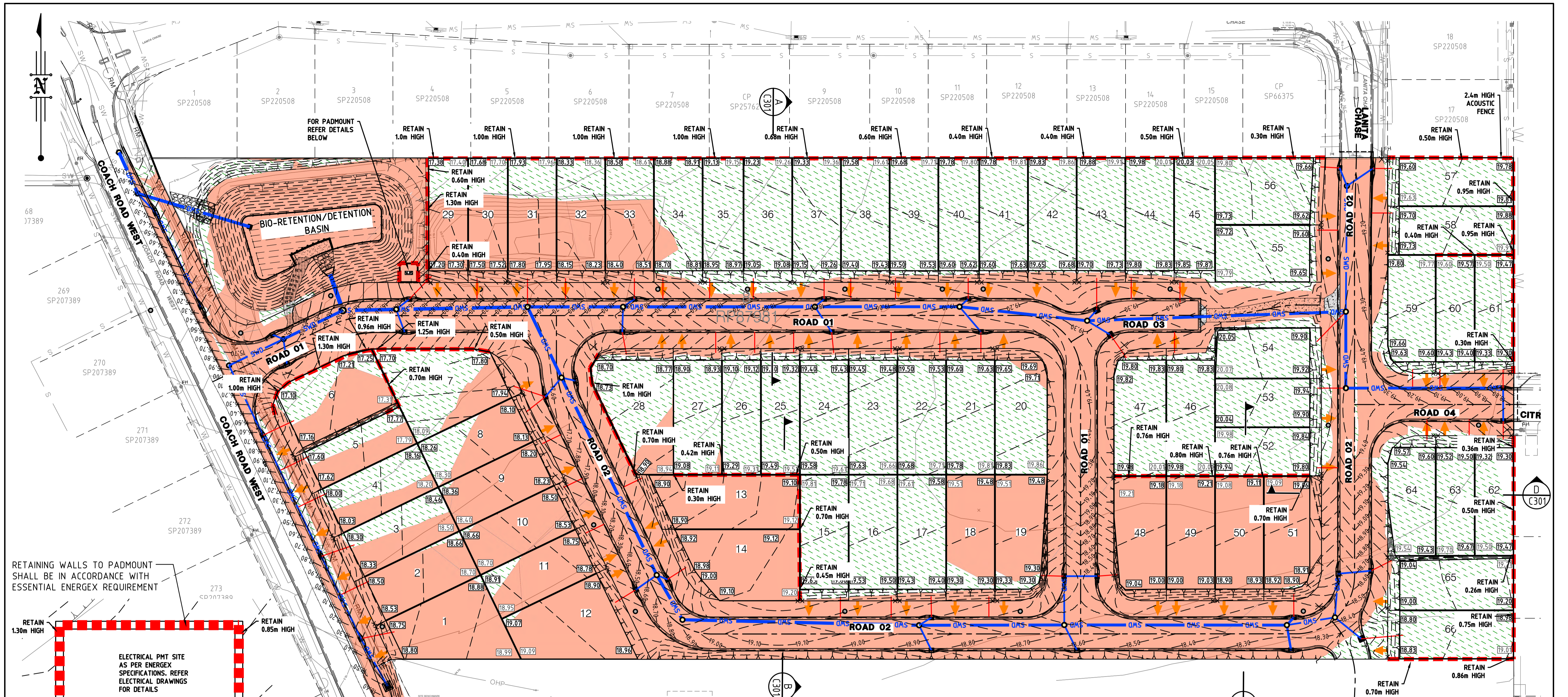
Scale: AS SHOWN

Date: AUG 2022

Sheet Size: A1

Drawing No: B21549-C206

Grid: A B C



BULK EARTHWORKS LAYOUT PLAN



LEGEND - PROPOSED	
	EXTENT OF PROPOSED CUT
	EXTENT OF PROPOSED FILLING
	NOMINAL RETAINING WALL HEIGHT TO FINISHED SURFACE (DOES NOT INCORPORATE ANY ADDITIONAL HEIGHT ABOVE OR BELOW FSL WHICH MAY BE REQUIRED TO SUIT CONSTRUCTION METHODOLOGY)
	FINISHED LOT EARTHWORKS LEVEL
	PROPOSED FINISHED SURFACE CONTOUR
	PROPOSED STORMWATER DRAINAGE
	PROPOSED TOP OF THE BATTER
	PROPOSED TOE OF THE BATTER
	PROPOSED CONCRETE SLEEPER RETAINING WALL
	PROPOSED DRIVEWAY LOCATIONS

LEGEND - LINEWORK (existing)	
	EXIST. SURFACE MAJOR CONTOUR
	EXIST. SURFACE MINOR CONTOUR
	EXISTING KERB AND CHANNEL
	EXISTING EDGE OF BITUMEN
	EXISTING STORMWATER
	EXISTING SEWER MH & PIPE
	EXISTING OVERHEAD POWER LINE
	EXISTING COMMUNICATION
	EXISTING PORTABLE WATER MAIN
	EXISTING RECYCLE WATER MAIN

EXISTING SERVICES
 NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

Associated Consultants:		R.P.D.	
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LEVEL DATUM		PSM 139927	
RL: 16.843		MERIDIAN: 15278611	
No.	Date	By	Amendment
C	04.10.22	H.W.	AMENDED TO COUNCIL RFI 19 SEP 2022
B	18.08.22	H.W.	MINOR EARTHWORKS AMENDMENTS
A	22.08.22	H.W.	ORIGINAL ISSUE

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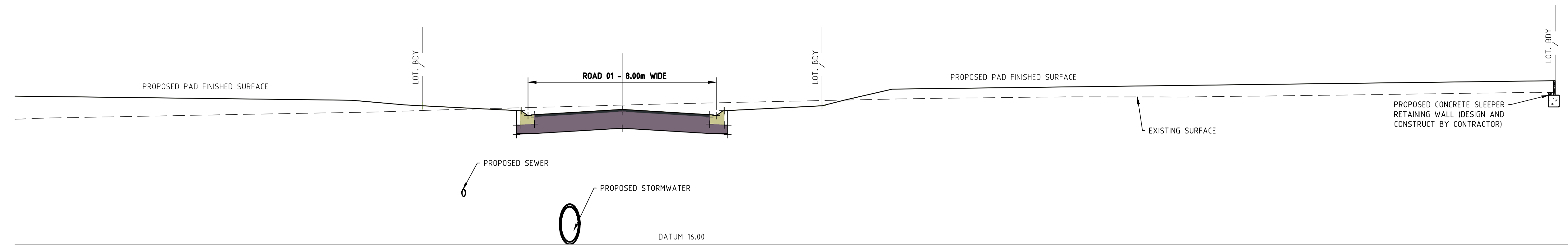
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Project: PROPOSED RESIDENTIAL SUBDIVISION
 57-65 COACH ROAD
 MORAYFIELD, QLD, 4506

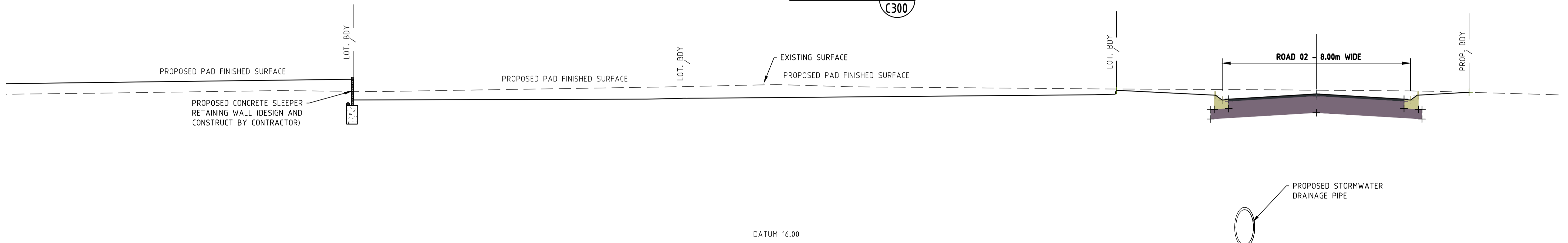
Title: BULK EARTHWORKS LAYOUT PLAN

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W.	Checked: A.A.	Sheet Size: A1	Drawing No.: B21549-C300
Designer: H.W.	Approved: A.PEZZUTTI	RPEQ No: 6382	
Scale: AS SHOWN	Date: AUG 2022		

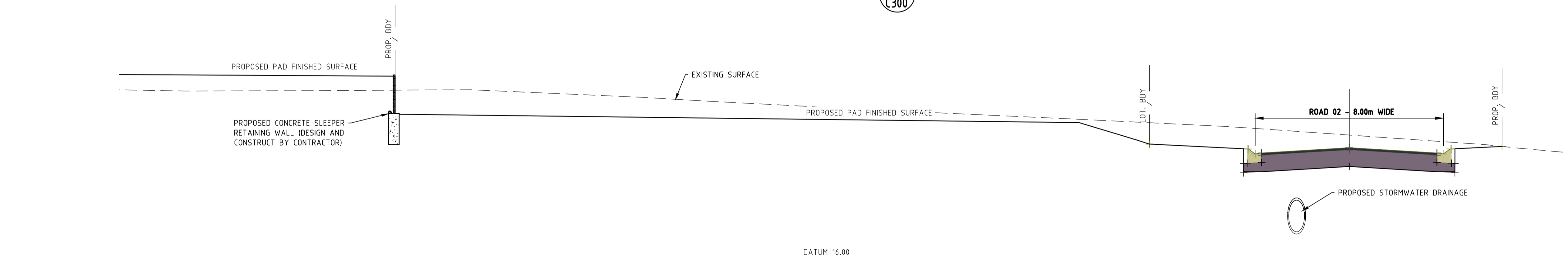
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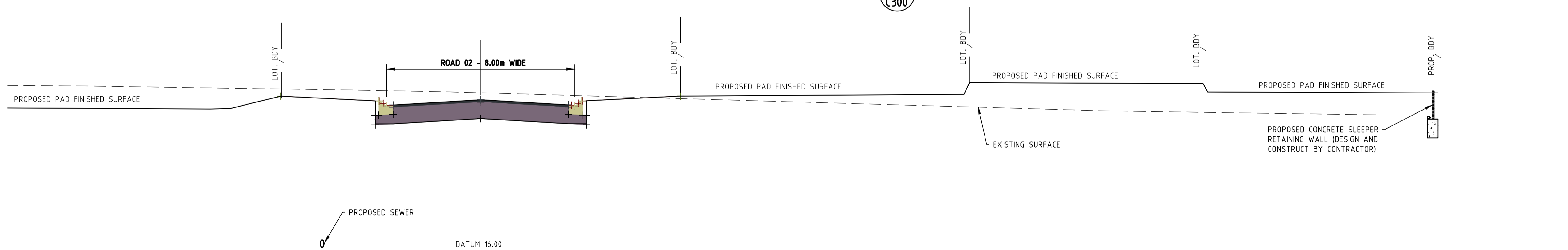
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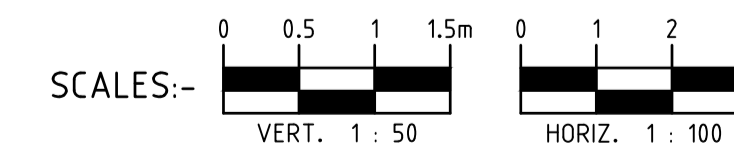
SECTION B
C300



SECTION C
C300



SECTION D
C300



M.B.R.C. Ref. DA/2021/5255

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LEVEL DATUM
PSM 139927
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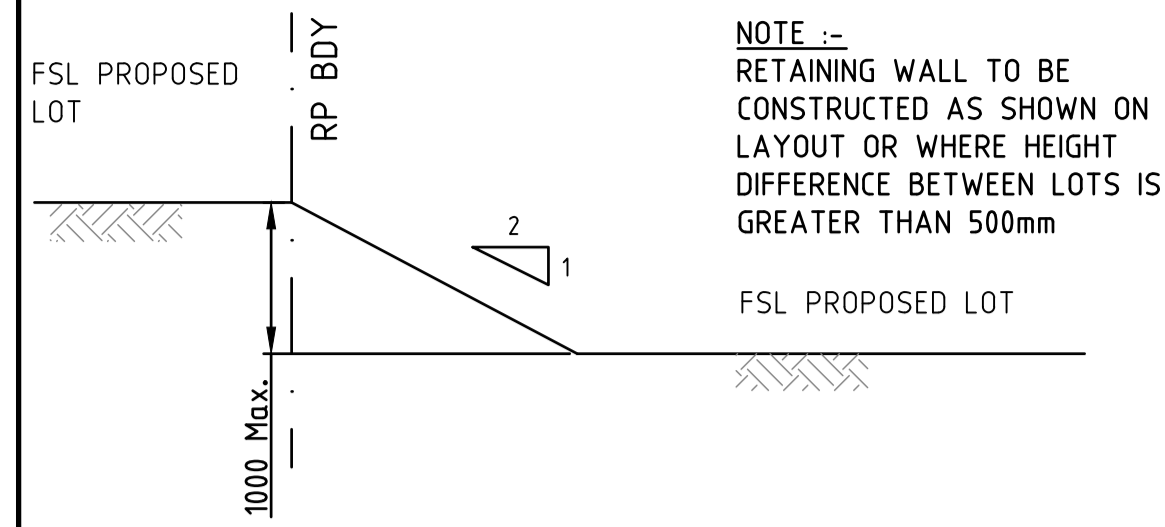
Project: **PROPOSED RESIDENTIAL SUBDIVISION**
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

Title: **BULK EARTHWORKS TYPICAL SECTIONS**

Client: **LAMBERT DEVELOPMENT GROUP Pty Ltd**

Designperson: H.W. <i>[Signature]</i>	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C301
Designer: H.W. <i>[Signature]</i>	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022

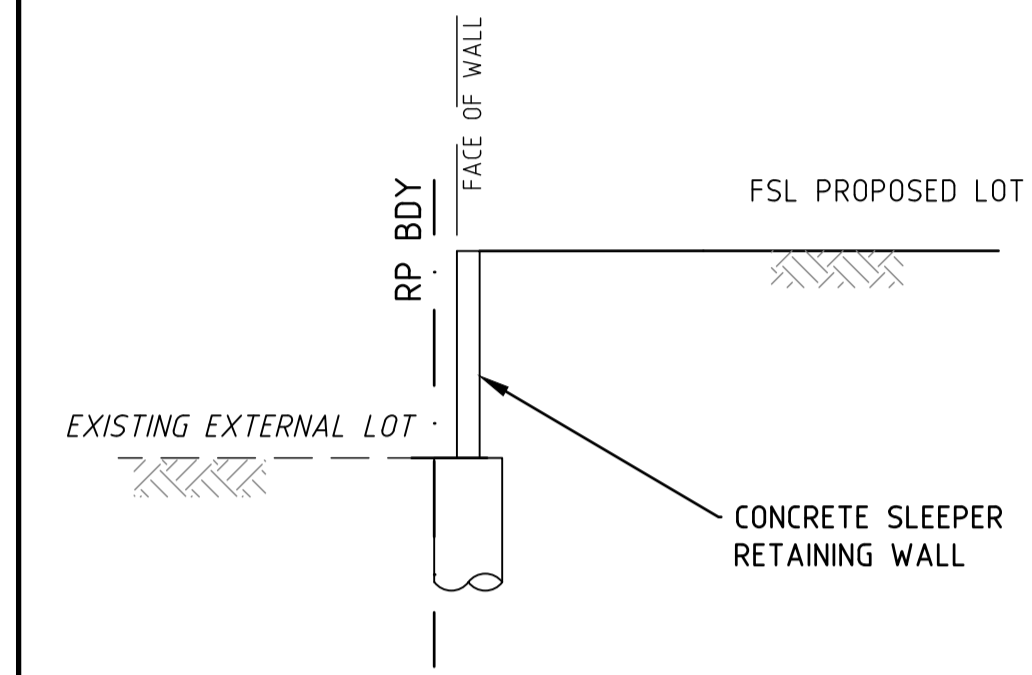




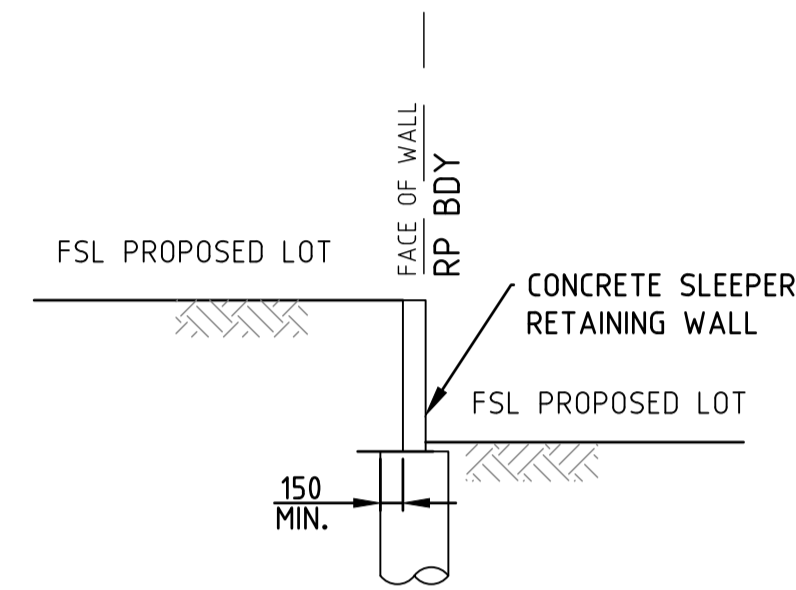
ALLOTMENT BATTER - TYPICAL SECTION
(BOTH LOTS OWNED BY DEVELOPER)

- NOTES:**
- SECTIONS SHOWN ON THIS DRAWING ARE INTENDED FOR THE PURPOSE OF INDICATING GENERAL RETAINING WALL ARRANGEMENT/ DETAILS AND GROUND PROFILES. NO SAFETY, ACOUSTIC OR OTHER FENCING OR OTHER SERVICES HAVE BEEN SHOWN - REFER RELEVANT CONSULTANT DETAILS FOR THESE SPECIFICATIONS. ANY RETAINING WALL GREATER THAN 900mm HIGH MUST HAVE SAFETY FENCING INSTALLED.
 - INTERIM BATTERS ON LOTS SHALL ONLY REMAIN IN PLACE UNTIL BUILDINGS ARE CONSTRUCTED ON THAT LOT. INTERIM BATTERS SHALL BE REPLACED WITH RETAINING WALL OR PERMANENT BATTER AT BUILDING CONSTRUCTION STAGE. ANY PERMANENT BATTERS SHALL BE MAXIMUM 1 IN 4 SLOPE, AND SHALL BE TURFED OR LANDSCAPED.
 - NO LANDSCAPING DETAILS HAVE BEEN SHOWN ON THIS DRAWING -REFER LANDSCAPE ARCHITECT'S DETAILS FOR FINISHED LANDSCAPE SPECIFICATIONS.

- IMPORTANT NOTES:- RETAINING WALLS/PROPERTY BOUNDARY**
- RETAINING WALL STRUCTURE (INCLUDING FOOTING) MUST NOT ENCROACH BEYOND PROPERTY BOUNDARY ONTO EXTERNAL PROPERTY OWNED BY OTHERS, OR COUNCIL PROPERTY.
 - FOOTING OF RETAINING WALL IS ONLY PROPOSED TO ENCROACH OVER BOUNDARY ONTO OTHER LOTS WITHIN PROPOSED DEVELOPMENT - WHICH ARE PROPOSED TO HAVE COVENANT (OR EASEMENT) WHICH PERMITS SUCH ENCROACHMENT



RETAINING WALL ABUTTING ADJOINING (EXTERNAL) PROPERTY - TYPICAL SECTION
(LOWER PROPERTY OWNED BY OTHERS)



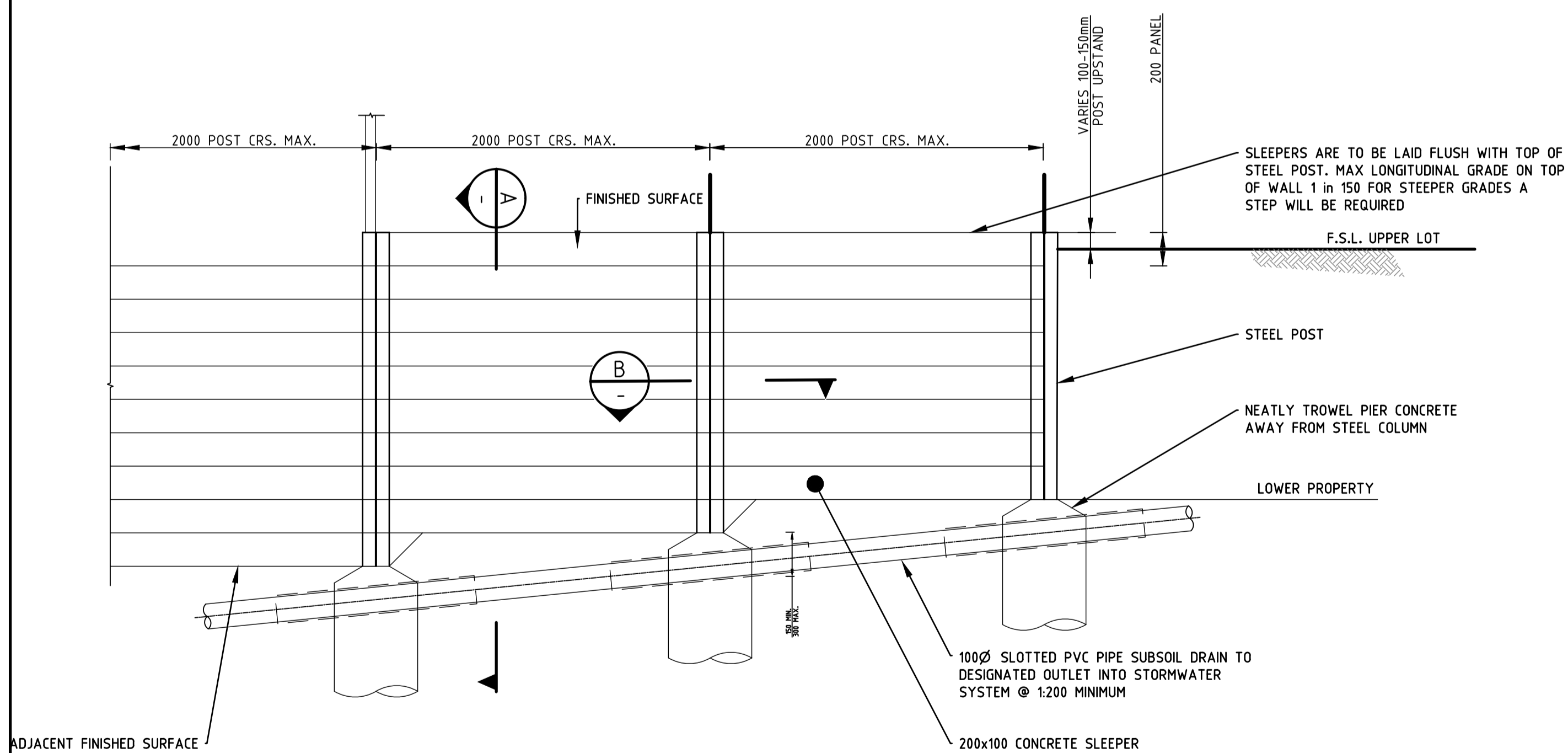
ALLOTMENT RETAINING - TYPICAL SECTION
(BOTH LOTS OWNED BY DEVELOPER)

RETAINING WALLS (TYPICAL) -
RETAINING WALLS SHOWN ON THESE CIVIL DRAWINGS INDICATE ONLY THE RETAINING WALL TYPE, LOCATION, HEIGHT AND RELATIVITY TO BOUNDARIES OR OTHER KNOWN ELEMENTS. ALL RETAINING WALL STRUCTURAL AND OTHER SPECIFICATION SHALL BE DETAILED ON THE STRUCTURAL DRAWINGS. THE APPOINTED CONTRACTOR SHALL REVIEW ALL DEVELOPMENT APPROVAL CONDITIONS, PLANS AND SPECIFICATIONS TO ENSURE THAT ALL RETAINING WALL LOADS, ANCILLARY DRAINAGE (SUBSOIL & SURFACE DRAINAGE) AND CONSTRAINTS ARE ACCOMMODATED (INCLUDING ANY FUTURE FENCES WHICH MAY BE ATTACHED), AND SHALL SUPPLY THE SUPERVISING ENGINEER ALL POST-CONSTRUCTION CERTIFICATIONS NECESSARY FOR RELEVANT LOCAL AUTHORITY ACCEPTANCE. FOR WORKS WITHIN QUEENSLAND THIS SHALL INCLUDE (BUT NOT LIMITED TO) QUEENSLAND GOVERNMENT - DEPARTMENT OF LOCAL GOVERNMENT AND PLANNING IDAS "FORM 15" AND "FORM 16" CERTIFIED BY AN R.P.E.Q. ENGINEER.

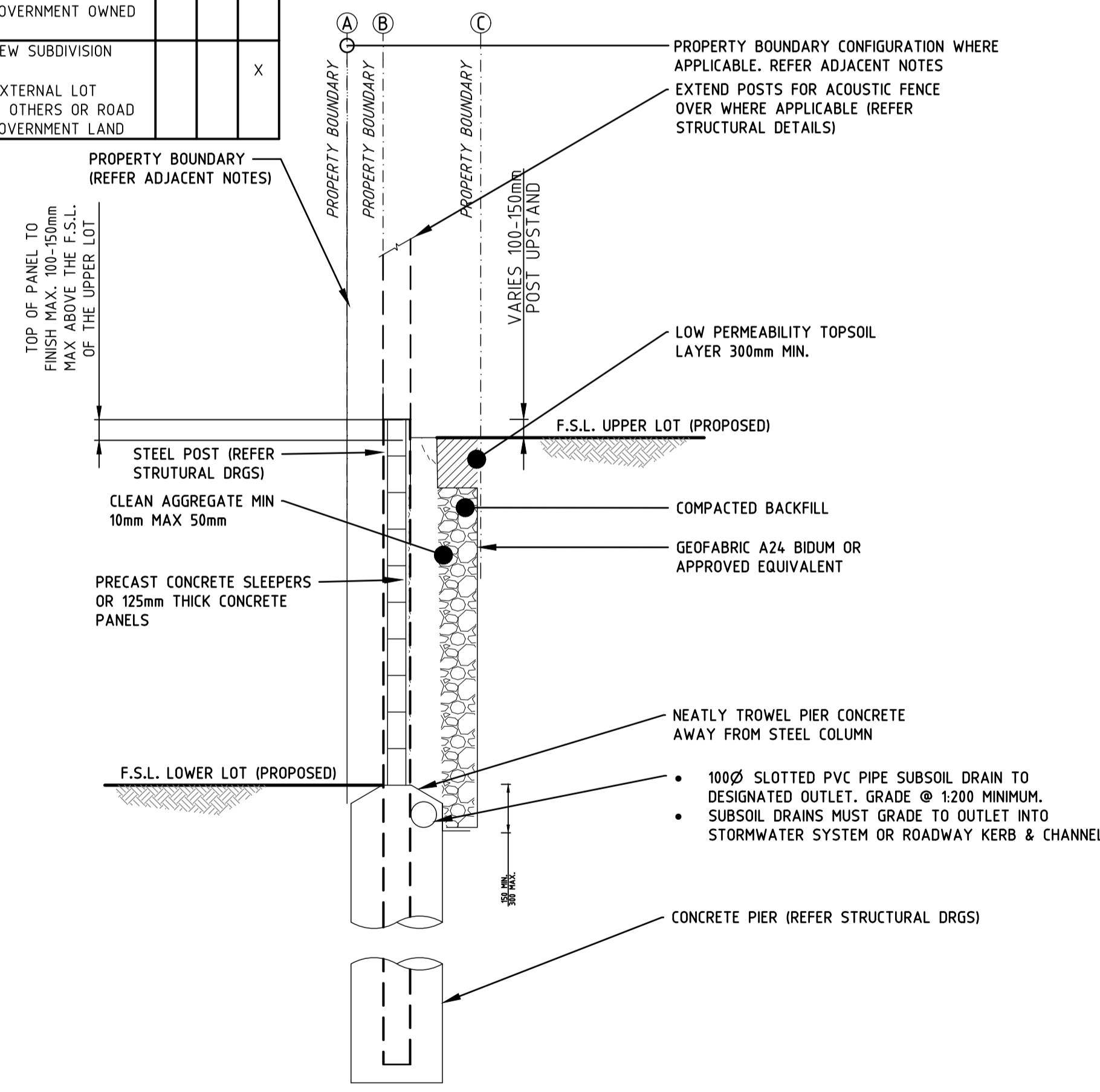
PROPERTY BOUNDARY LOCATION RELATIVE TO RETAINING WALL / FOOTING

BOUNDARY CONFIGURATION	(A)	(B)	(C)
• ALL LOTS ARE INTERNAL DEVELOPMENT LOTS. (i.e NO ROAD RESERVE OR EXTERNAL PROPERTIES)		X	
• HIGH SIDE LOT IS NEW SUBDIVISION DEVELOPMENT LOT	X		
• LOW SIDE LOT IS EXTERNAL LOT PRIVATELY OWNED BY OTHERS (OR ROAD RESERVE OR OTHER GOVERNMENT OWNED LAND)			X
• LOW SIDE LOT IS NEW SUBDIVISION DEVELOPMENT LOT			X
• HIGH SIDE LOT IS EXTERNAL LOT PRIVATELY OWNED BY OTHERS (OR ROAD RESERVE OR OTHER GOVERNMENT LAND)			X

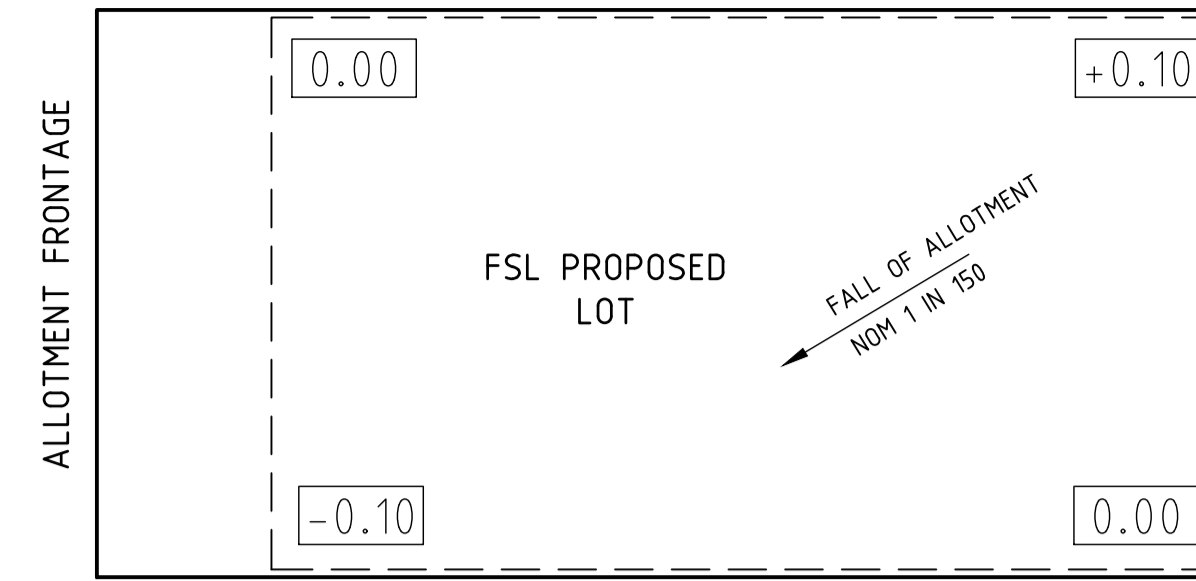
- IMPORTANT NOTES:-**
- THE CONTRACTOR SHALL ENSURE THAT PROPERTY BOUNDARIES ARE PEGGED ON-SITE AND RETAINING WALL LOCATIONS VERIFIED WITH THE SUPERINTENDENT PRIOR TO CONSTRUCTION.
 - THE BOUNDARY / RETAINING WALL CONFIGURATIONS DETAILS SHOWN ARE TYPICAL DETAILS ONLY. THE CONTRACTOR MUST ASCERTAIN WHICH CONFIGURATION APPLIES AT ALL LOCATIONS.
 - SHOULD ANY DOUBT EXIST TO THE REQUIRED LOCATION OF RETAINING WALL - THE CONTRACTOR SHALL SEEK DIRECTION FROM THE SUPERINTENDENT.



TYPICAL CONCRETE SLEEPER RETAINING WALL PART ELEVATION
Scale 1: 25



TYPICAL SECTION
Scale 1: 25



INTERIM ALLOTMENT TYPICAL GRADING
(UNLESS LEVELS SHOWN OTHERWISE)

GENERAL EARTHWORKS PROCEDURES:
(NOT APPLICABLE FOR FOUNDATIONS UNDER BUILDINGS - REFER SITE SPECIFIC GEOTECHNICAL REPORT)

- CLEARING, STRIPPING AND GRUBBING SHOULD BE CARRIED OUT IN AREAS SUBJECT TO EARTHWORKS. ALSO ALL SOILS CONTAINING ORGANIC MATTER SHOULD BE STRIPPED FROM THE CONSTRUCTION AREA. THIS MATERIAL IS NOT CONSIDERED SUITABLE FOR USE AS STRUCTURAL FILL.
- DEPRESSIONS FORMED BY REMOVAL OF VEGETATION, UNDERGROUND ELEMENTS etc. SHOULD HAVE ALL DISTURBED WEAKENED SOIL CLEANED OUT AND BE BACKFILLED WITH COMPACTED SELECT MATERIAL. THIS IS OF PARTICULAR IMPORTANCE FOLLOWING THE REMOVAL OF THE EXISTING DWELLINGS AND FOUNDATIONS
- AFTER CLEARING, GRUBBING AND STRIPPING THE EXPOSED SURFACE IN THE ROAD CONSTRUCTION AREAS, SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR LOOSE MATERIAL. WEAK SOILS, PARTICULARLY LOOSE SURFACE CLAYEY SANDS SHOULD BE COMPACTED TO THE APPROPRIATE REQUIREMENTS WHERE POSSIBLE. WEAK, OVERLY MOIST SOILS, PARTICULARLY CLAY SOILS, SHOULD BE PREFERABLY REMOVED. PROOF ROLLING OF CUT AREAS SHOULD BE DEFERRED UNTIL AFTER EXCAVATION.
- THE INSITU SOILS, WHERE FREE OF ORGANIC AND DELETERIOUS MATERIAL, MAY BE USED FOR STRUCTURAL FILL PROVIDED THE MOISTURE CONTENT OF THE SOILS ON PLACEMENT APPROXIMATES THE OPTIMUM MOISTURE CONTENT REQUIRED FOR COMPACTION. THIS MAY REQUIRE CONDITIONING TO BRING THE SOILS TO OPTIMUM. HOWEVER, IT SHOULD BE NOTED THAT PLASTIC CLAY SOILS COULD BE EXPECTED TO PRESENT DIFFICULTIES IN HANDLING, PLACEMENT AND COMPACTION IF THE APPROPRIATE MOISTURE CONTENT COULD NOT BE ACHIEVED, PARTICULARLY IF THE CLAYS WERE OVERLY MOIST.
- ANY IMPORTED FILL, IF NEEDED TO MAKE UP EARTHWORK DEFICIENCIES, SHOULD HAVE A SOAKED CBR OF NOT LESS THAN 15% AND A MAXIMUM AGGREGATE SIZE OF NOT GREATER THAN 75mm. MAX. LIQUID LIMIT = 40 MAX. P.L. = 15, MAX. P.L. x % PASSING 425µm = 450
- GUIDELINES FOR MINIMUM RELATIVE COMPACTION VALUES FOR INSITU SOILS AND IMPORTED FILL FOR THE PAVEMENTS ARE PRESENTED IN THE TABLE BELOW.

LOCATION	MINIMUM DRY DENSITY RATIO (%)
BUILDING PADS	REFER SITE SPECIFIC GEOTECHNICAL REPORT RECOMMENDATIONS
ROADWAYS	
a) >0.3m BELOW PAVEMENT SUBGRADE	95 (Std.)
b) <0.3m BELOW PAVEMENT SUBGRADE	100 (Std.)

NOTE: THE RECOMMENDED COMPACTIONS ARE PERCENTAGES OF THE MAXIMUM DRY DENSITY DETERMINED BY AUSTRALIAN STANDARD 1289

- FIELD DENSITY TESTING SHOULD BE CARRIED OUT TO CHECK THE STANDARD OF COMPACTION ACHIEVED AND THE PLACEMENT MOISTURE CONTENT. THE FREQUENCY AND EXTENT OF TESTING SHOULD BE AS PER GUIDELINES IN AS.3798-1996.
- BACKFILLING FOR SERVICE TRENCHES, ETC SHOULD USE GOOD QUALITY MATERIAL FREE OF ORGANIC MATERIAL. THE BACKFILL SHOULD BE PLACED IN UNIFORM LAYERS OVER THE FULL WIDTH OF THE EXCAVATIONS WITH THE LAYERS NOT EXCEEDING 200mm THICKNESS. LOOSELY PLACED, THE BACKFILL MATERIAL SHOULD BE COMPACTED TO THE SPECIFICATIONS OUTLINED ABOVE FOR INSITU OR IMPORTED COHESIVE MATERIAL. BENCHING OF BATTERED EXCAVATIONS SHOULD BE UNDERTAKEN WHEN BACKFILLING.
- BACKFILLING FOR SERVICE TRENCHES UNDER ROADWAYS SHALL BE WITH A QUALITY MATERIAL OF NOT LESS THAN CBR 15% (Soaked) TO THE UNDERSIDE OF PAVEMENT, COMPACTED AT OPTIMUM MOISTURE CONTENT TO ACHIEVE 95% MODIFIED COMPACTION.

FILL MANAGEMENT NOTES:

- THE LOCATION OF FILL TO BE IMPORTED ONTO THE SITE SHALL BE AS INDICATED BY THE LEVELS ON THESE DESIGN DRAWINGS.
- THE QUALITY OF FILL SHALL MEET THE REQUIREMENTS OUTLINED IN THE EARTHWORKS SPECIFICATIONS WHICH ARE INCORPORATED INTO THE LAMBERT & REHBEIN DESIGN DRAWINGS AND SPECIFICATIONS FOR THIS DEVELOPMENT.
- AT THE PRE-START MEETING THE CONTRACTOR SHALL ADVISE THE COUNCIL INSPECTOR OF THE PROPOSED SOURCE OF IMPORTED FILL TO BE BROUGHT ONTO THE DEVELOPMENT SITE AND PROVIDE ANY CERTIFICATION (IF REQUESTED BY COUNCIL) FROM THE SUPPLIER / GEOTECHNICAL CONSULTANT.
- THE CONTRACTOR SHALL ALSO ADVISE THE COUNCIL INSPECTOR OF THE PROPOSED HAUL ROUTE TO BE TAKEN BY ANY TRUCKS DELIVERING FILL TO THE PROPOSED DEVELOPMENT SITE.
- IT IS THE PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO FILL MATERIAL IS DEPOSITED ONTO THE ROADS USED BY DELIVERY TRUCKS. ANY MATERIAL DEPOSITED ONTO ROADWAYS SHALL BE CLEANED AS NECESSARY TO AVOID CAUSING NUISANCE TO VEHICLE TRAFFIC.
- ANY VEHICLE EXITING THE DEVELOPMENT SITE SHALL BE WASHED DOWN PRIOR TO EXITING SITE IN THE NOMINATED WASH DOWN AREA TO ENSURE NO MATERIAL IS DEPOSITED ONTO ROADWAYS.
- FILL SHALL BE PLACED ONTO THE SITE ONLY OUTSIDE THE AREA OF THE NOMINATED FLOOD REGULATION LINE (WHERE APPLICABLE), AND SHALL BE PLACED SO AS TO NOT CAUSE NUISANCE OR PONDING TO ADJOINING PROPERTIES.
- FILLING WORKS WITHIN THE SITE SHALL ONLY TAKE PLACE BETWEEN THE HOURS OF:-
7.00am - 6.00pm MONDAY TO FRIDAY
7.00am - 12.00 noon SATURDAY
(NO FILLING WORKS ON SUNDAY)

EXISTING SERVICES
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Project: **PROPOSED RESIDENTIAL SUBDIVISION**
57-65 COACH ROAD
MORAYFIELD, QLD, 4506

Title: **BULK EARTHWORKS LAYOUT PLAN**

Client: LAMBERT DEVELOPMENT GROUP Pty Ltd			
Draftsperson: H.W. <i>[Signature]</i>	Checked: A.A.	Sheet Size A1	Drawing No. B21549-C302
Designer: H.W. <i>[Signature]</i>	Approved: A.PEZZUTTI RPEQ No: 6382	Scale: AS SHOWN	Date: AUG 2022
		A	B

ATTACHMENT 4

Appeal Rights

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.
- (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 an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) 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
- (f) 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
- (g) 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.

-
- (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
 - (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.

- (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.

-
- (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