

Officer: Development Engineer - Justin Crick
Direct Telephone: 07 4189 9100
Our Reference: OPW24/0005

12 February 2025

GLW Constructions
C/- Urban Engineering
60 Swan Terrace
WINDSOR QLD 4030

Dear Sir/Madam

South Burnett Regional Council

ABN 89 972 463 351

PO Box 336

Kingaroy QLD 4610

☎ 1300 789 279 or (07) 4189 9100

☎ (07) 4162 4806

✉ info@southburnett.qld.gov.au

🌐 www.southburnett.qld.gov.au

Decision Notice

Planning Act 2016

I refer to your application and advise that on 10 February 2025, Council's delegated authority decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: OPW24/0005
Street Address: 189 & 193 Crumpton Drive BLACKBUTT NORTH QLD 4314
Real Property Description: Lot 109 & 110 on RP174023
Planning Scheme: South Burnett Regional Council

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Operational Works (Roadwork, Stormwater and Earthworks).
Date of Decision: 10 February 2025

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is two (2) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

Not Applicable.

ASSESSMENT MANAGER CONDITIONS

GENERAL

ENG1. Compliance with the plans and specifications submitted with Development Application OPW24/0005, approval conditions, and all Council Planning Scheme Policies.

- ENG2. This approval extends to Roadwork, Stormwater, and Earthworks as detailed, and is conditional upon a set of "Issued for Construction" drawings, amended if required by the conditions of this approval, being submitted to Council for endorsement, prior to pre-start meeting.
- ENG3. Submit to Council, a Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements, prior to commencement of the use.
- ENG4. Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG5. Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	6.30am to 6.30pm	Noise permitted
Monday to Sunday:	6.30pm to 6.30am	No noise permitted
Sunday and Public Holidays:		No noise permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

- ENG6. Be responsible to carry out Work Health and Safety legislative requirements.
- ENG7. Ensure all work sites are maintained in a clean, orderly state at all times.
- ENG8. Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of South Burnett Regional Council by a licensed regulated waste disposal contractor.
- ENG9. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG10. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development, immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.
- ENG11. Submit to Council, a Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements, prior to Council's endorsement of the Plan of Survey/commencement of the use.

ROADWORKS

- ENG12. Submit to Council for approval, detailed design drawings for the intersection treatment at the intersection of Crumpton Drive and the new road.

Timing: Prior to a prestart meeting for commencement of the works.

- ENG13. Submit to Council for approval, final pavement designs certified by an RPEQ in accordance with Austroads' Guide to Pavement Technology Part 2 after stripping of topsoil and assessment of soaked sub-grade CBR values, and using an ESA's or design traffic based on traffic engineering predictions.

- ENG14. Ensure fill placed under the road formation in embankment situations is compacted to achieve 98% standard compaction. Testing and supervision of such fill must be in accordance with Level 2 Supervision of AS3798.
- ENG15. Ensure that backfilling of road crossings with an insitu material to subgrade level is compacted to achieve 97% standard compaction.
- ENG16. Base gravel is to be Type 3, Subtype 2 material or equivalent approved by Council. Provide recently undertaken compliance testing from the stockpile proposed to be used for the project.
- ENG17. Sub-base gravel is to be Type 3, Subtype 4 material or a natural ridge gravel where approved by Council. Provide recently undertaken compliance testing from the stockpile proposed to be used for the project.
- ENG18. Surface all new roads and road widenings with a prime and Double/Double bitumen seal designed in accordance with Austroads Guide to Pavement Technology Part 4K, and approved by Council.
- ENG19. Provide temporary signage and traffic control for construction in dedicated road reserves in accordance with AS1742.2 Manual of Uniform Traffic Control Devices (MUTCD) - Part 3 (Works on Roads).
- ENG20. Install and/or modify all street signs and linemarking to suit the new works in accordance with the MUTCD. Install new or relocated signage using V-Lok installation system. All new signage shall be Class 1 retro-reflective material to AS1743.
- ENG21. Submit to Council for approval, a Traffic Management Plan prior to commencement of any works involving closing of Council roads or working on or adjacent to existing roads.

STORMWATER

- ENG22. Ensure that earthworks and fill on the subject land do not lead to ponding of stormwater or actionable nuisance.
- ENG23. Do not concentrate stormwater onto adjoining properties.
- ENG24. Provide appropriate energy dissipation and scour protection measures at stormwater outlets.

DEVELOPMENT WORKS

- ENG25. Maintain erosion and sedimentation controls at all times during the course of the project and the ensuing defects liability period. Council Officers will inspect and assess the sediment and erosion control measures and temporary fencing implemented, and any alterations and/or supplementary works required must be incorporated.
- ENG26. Implement measures to prevent site vehicles tracking sediment and other pollutants from the site onto adjoining streets during the course of the project, and to prevent dust nuisance during construction and the ensuing defects liability period.
- ENG27. Be responsible for protecting nearby property owners from dust pollution arising from construction and maintenance of the works required by this approval, and comply with

any lawful instructions from the Assessment Manager if, in his opinion, a dust nuisance exists.

- ENG28. Waste material as a result of demolition work and excavation work must not be used as fill as described within the *Waste Reduction and Recycling Act 2011*.

EARTHWORKS

- ENG29. Supervise bulk earthworks to Level 1 or Level 2 as applicable, and have a frequency of field density testing carried out in accordance with Table 8.1 of AS3798.
- ENG30. Contain cut or fill batters wholly within the subject land. Do not place fill on adjacent properties without providing Council with written permission from the respective property owner(s).
- ENG31. Do not store plant or material on adjoining lands without written permission from the respective property owner(s).
- ENG32. Do not use contaminated material as fill on the site. Undertake any filling using inert materials only, with a maximum particle size of 75mm.
- ENG33. Ensure open drains and fill platforms are constructed with a longitudinal grade on no less than 0.1%.
- ENG34. Submit to Council, the following for approval in the event it is proposed to import material to or export material from the site, prior to commencement of the work:
- (a) details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site;
 - (b) details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site; and
 - (c) the proposed haulage route(s) and truck sizes for carting of the material.

INSPECTIONS AND TESTING

- ENG35. Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.
- ENG36. Provide Council with a minimum of two (2) clear working days notice to undertake compulsory inspections and meetings at the following stages:
- a) Pre-start meeting with Council, Contractor, Supervising Engineer and developer;
 - b) Stormwater - prior to backfilling of any stormwater drainage works;
 - c) Structural steel inspection prior to pouring of any structural concrete including cast in-situ stormwater and sewer manholes and gully pits;
 - d) following preparation and compaction of road sub-grade;
 - e) following placement and compaction of each road pavement layer and prior to laying of the next pavement layer or surfacing layer;
 - f) of the finished pavement surface prior to any bitumen primer-seal or prime or asphalt surfacing;
 - g) at the point of completion of all works before placing on-maintenance; and
 - h) at the point of requesting Council to accept the works off-maintenance.
- ENG37. Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work prior to the works being placed 'On Maintenance' Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or

where the testing previously provided is considered insufficient, as directed by Council.

- ENG38. Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.
- ENG39. Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers must be considered to be a condition of approval and undertaken by the Principal Contractor.
- ENG40. Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, Council requires by notice, works to be completed.
- ENG41. Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

- ENG42. Submit to Council, a written request to place constructed works on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved works have been completed and are ready for Council inspection.
- ENG43. Pay to Council, a maintenance bond of 5% of the cost of the operational work as estimated or accepted by Council, prior to commencement of the on-maintenance period.
- ENG44. Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity within the maintenance period.
- ENG45. The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council's satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.
- ENG46. The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:
 - (a) satisfactory completion of all works and conditions of Operational Work approval including associated Reconfiguring a Lot approval;
 - (b) provision of all necessary test and quality audit requirements;
 - (c) lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
 - (d) lodgement of a maintenance bond of 5% of the cost of the operational work as accepted by Council;
 - (e) submission of "*As Constructed*" data in the required format; and

- (f) compliance with the conditions of approval for any Operational Work and associated [Reconfiguring a Lot approval and any other approvals on the subject site.

AS CONSTRUCTED INFORMATION

ENG47. Submit to Council within 10 working days of completion of the operational work, suitable "As Constructed" drawings in pdf and AutoCAD format and on GDA Zone 56 co-ordinates. The "As Constructed" drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council.

The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by Urban Engineering Solutions and TTM Consulting as listed below:

Drawing No.	Rev	Drawing/Plan Title	Date
Urban Engineering Solutions Pty Ltd			
C0399-OW-AA-000	B	OVERALL LOCALITY PLAN AND DRAWING LIST	20/12/2024
C0399-OW-AA-001	B	OVERALL NOTES	20/12/2024
C0399-OW-AA-101	B	OVERALL LAYOUT PLAN	20/12/2024
C0399-OW-AA-102	B	OVERALL ALIGNMENT SETOUT PLAN	20/12/2024
C0399-OW-AA-103	B	OVERALL ALIGNMENT SETOUT TABLES	20/12/2024
C0399-OW-BE-101	B	BULK EARTHWORKS LAYOUT PLAN – SHEET 1	20/12/2024
C0399-OW-BE-102	B	BULK EARTHWORKS LAYOUT PLAN – SHEET 2	20/12/2024
C0399-OW-EC-001	B	EROSION AND SEDIMENT CONTROL NOTES AND TYPICAL DETAILS	20/12/2024
C0399-OW-EC-101	B	EROSION AND SEDIMENT CONTROL LAYOUT	20/12/2024
C0399-OW-RW-101	B	ROADWORKS LAYOUT PLAN - SHEET 1	20/12/2024
C0399-OW-RW-102	B	ROADWORKS LAYOUT PLAN - SHEET 2	20/12/2024
C0399-OW-RW-201	B	ROADWORKS DETAIL PLAN - SHEET 1	20/12/2024
C0399-OW-RW-301	B	ROADWORKS LONGITUDINAL SECTIONS - SHEET 1	20/12/2024
C0399-OW-RW-302	A	ROADWORKS LONGITUDINAL SECTIONS - SHEET 2	20/12/2024
C0399-OW-RW-303	A	ROADWORKS LONGITUDINAL SECTIONS - SHEET 3	20/12/2024
C0399-OW-RW-401	B	ROADWORKS CROSS SECTIONS - SHEET 1	20/12/2024
C0399-OW-RW-402	A	ROADWORKS CROSS SECTIONS - SHEET 2	20/12/2024
C0399-OW-RW-601	A	SIGNS AND LINEMARKING	20/12/2024
C0399-OW-RW-801	B	ROADWORKS SECTIONS AND DETAILS - SHEET 1	20/12/2024
C0399-OW-SD-101	B	STORMWATER LAYOUT PLAN - SHEET 1	20/12/2024
C0399-OW-SE-101	B	SEWERAGE LAYOUT PLAN	20/12/2024
TTM Consulting Pty Ltd			
24BRT0598-01	A	Crumpton Drive/Proposed New Road intersection	21/11/2024

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
C0399-OW-AA-000	B	Overall Locality Plan and Drawing List, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-AA-001	B	Overall notes, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-AA-101	B	Overall Layout Plan, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-AA-102	A	Overall Alignment Setout Plan, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-AA-103	A	Overall Alignment Setout Tables, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-BE-101	B	Bulk Earthworks Layout Plan – Sheet 1, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-BE-102	B	Bulk Earthworks Layout Plan – Sheet 2, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-EC-001	B	Erosion and Sediment Control Notes and Typical Details, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-EC-101	B	Erosion and Sediment Control Layout, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-RW-101	B	Roadworks Layout Plan – Sheet 1, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-RW-102	B	Roadworks Layout Plan – Sheet 2, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-RW-201	B	Roadworks Detail Plan – Sheet 1, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-RW-301	B	Roadworks Longitudinal Sections – Sheet 1, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-RW-302	A	Roadworks Longitudinal Sections – Sheet 2, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-RW-303	A	Roadworks Longitudinal Sections – Sheet 3, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-RW-401	B	Roadworks Cross Sections – Sheet 1, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-RW-402	A	Roadworks Cross Sections – Sheet 2, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-RW-601	A	Signs and Linemarking, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-RW-801	B	Roadworks Sections and Details – Sheet 1, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-SD-101	B	Stormwater Layout Plan – Sheet 1, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
C0399-OW-SE-101	B	Sewerage Layout Plan, prepared by Urban Engineering Solutions Pty Ltd.	20/12/2024
24BRT0598-01	A	Crumpton Drive/Proposed New Road Intersection, prepared by TTM Consulting Pty Ltd.	21/11/2024

REFERENCED DOCUMENTS

Not Applicable.

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

ADVICE NOTES

The applicant be advised that:

- (a) The applicant shall obtain a *Permit to Work on Council Roads or Footpaths Application* through South Burnett Regional Council for any construction with Councils existing road reserves.
- (b) Prior to commencement of the use or endorsement of the survey plan as applicable, the applicant shall contact Council to arrange a Development Compliance Inspection.
- (c) The applicant must ensure compliance with environmental conditions whether required to hold an Environmental Authority or not. These include, but are not limited to water quality, air quality, noise levels, waste waters, lighting and visual quality as a result of any activity or by-product or storage of materials within the confines of the building(s) and property boundaries.

Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.

- (d) The *Aboriginal Cultural Heritage Act 2003* (ACHA) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:
 - (i) is not negated by the issuing of this development approval;
 - (ii) applies on all land and water, including freehold land;
 - (iii) lies with the person or entity conducting an activity; and
 - (iv) if breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Co-ordination Unit on telephone (07) 3224 2070 for further information on the responsibilities of developers under the ACHA.

- (e) The **relevant period** for the development approval (Operational Work) shall be **two (2) years** starting the day the approval is granted or takes effect. In accordance with Section 85(1)(c) of the *Planning Act 2016* (PA), the development approval for Operational Work lapses if the development does not substantially start within the abovementioned **relevant period**.

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 86 of PA and before the development approval lapses under Section 85 of the PA.

- (f) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- (g) The relevant Planning Scheme for this Development Permit is the South Burnett Regional Council Planning Scheme 2017. All references to the Planning Scheme and Schedules within these conditions refer to the above Planning Scheme.

PROPERTY NOTES

Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

Not Applicable.

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

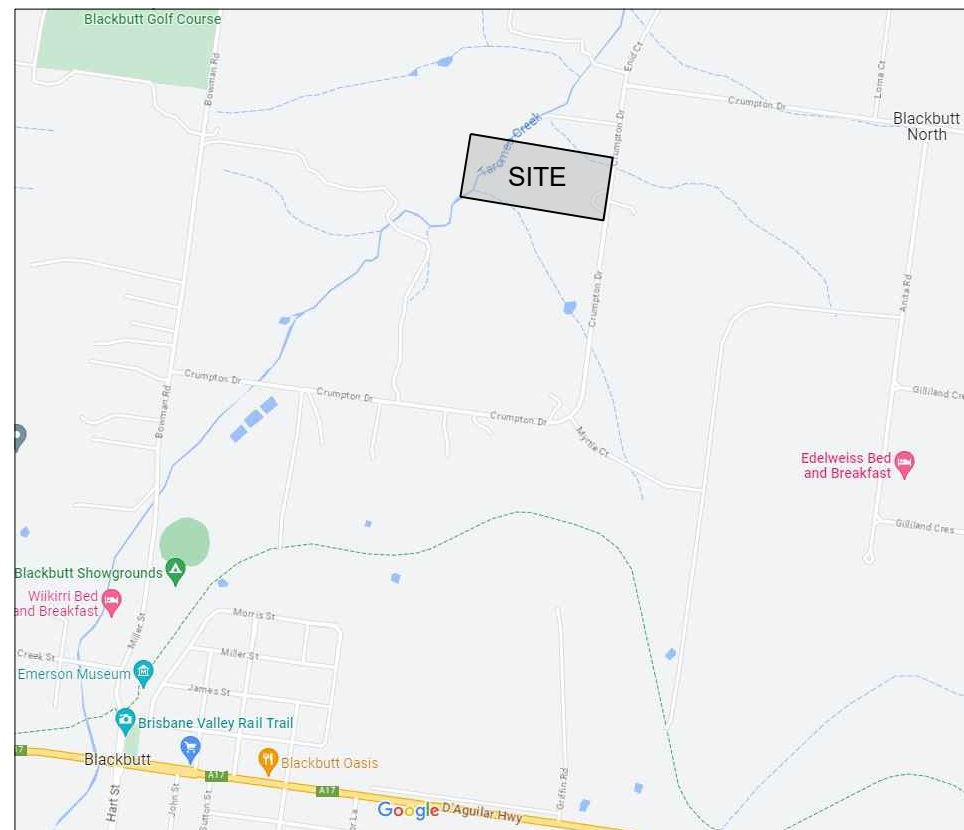
If you wish to obtain more information about Council's decision, electronic copies are available on line at www.southburnett.qld.gov.au, or at Council Offices.

Yours faithfully





DAVID HURSTHOUSE
COORDINATOR DEVELOPMENT SERVICES

Enc: Approved Plans
Appeal Rights

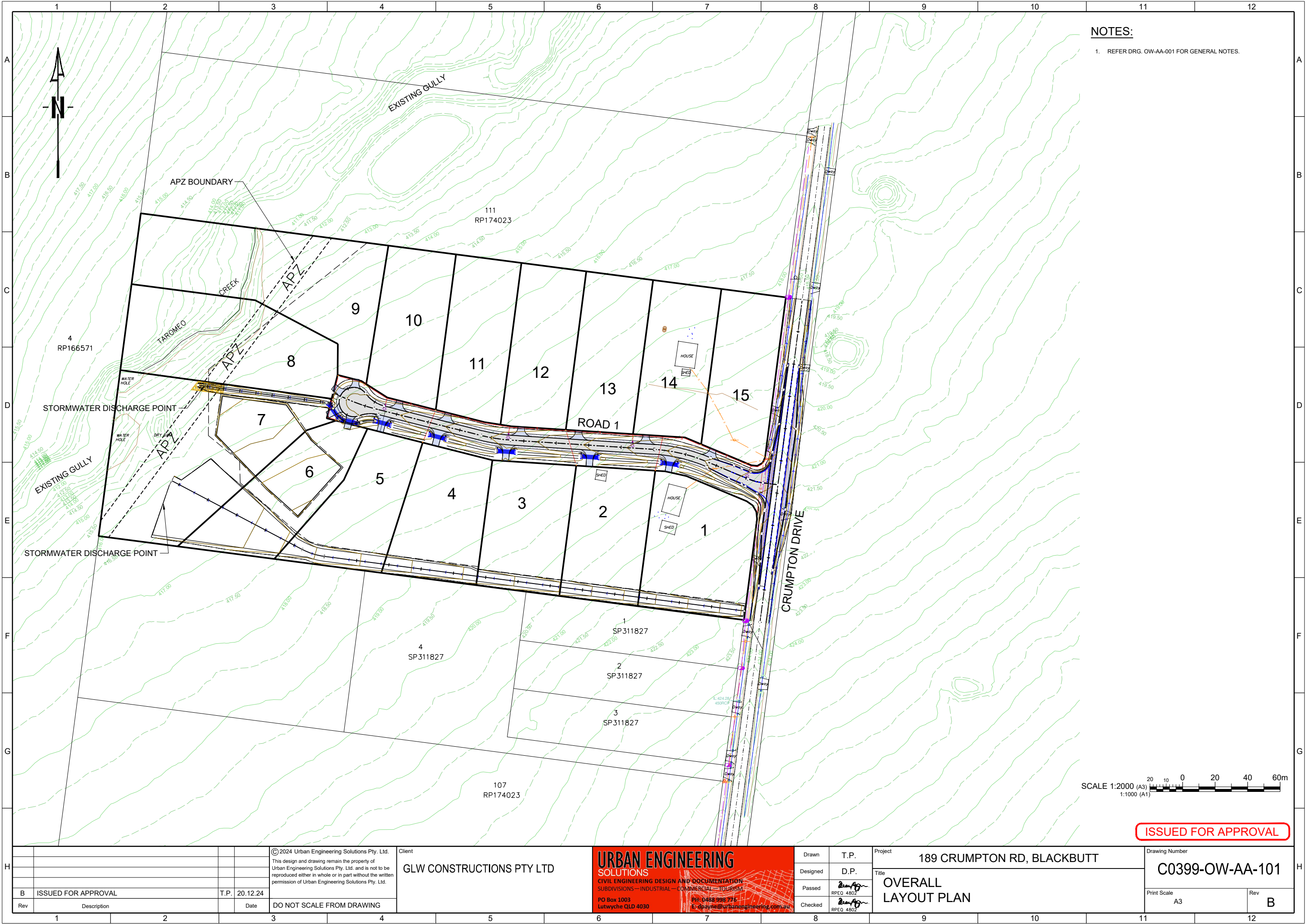


GOOGLE MAPS

ISSUED FOR APPROVAL

			© 2024 Urban Engineering Solutions Pty. Ltd. This design and drawing remain the property of Urban Engineering Solutions Pty. Ltd. and is not to be reproduced either in whole or in part without the written permission of Urban Engineering Solutions Pty. Ltd.		Client GLW CONSTRUCTIONS PTY LTD <div>URBAN ENGINEERING SOLUTIONS CIVIL ENGINEERING DESIGN AND DOCUMENTATION SUBDIVISIONS — INDUSTRIAL — COMMERCIAL — TOURISM PO Box 1003 Lutwyche QLD 4030 PH: 0488 998 776 E: dwayne@urbanengineering.com.au</div>	Drawn	T.P.	Project 189 CRUMPTON RD, BLACKBUTT Title OVERALL LOCALITY PLAN AND DRAWING LIST	Drawing Number C0399-OW-AA-000	
				Designed		D.P.				
				Passed						
				Checked						
B	ISSUED FOR APPROVAL		T.P.	20.12.24						
Rev	Description			Date	DO NOT SCALE FROM DRAWING			Print Scale A3	Rev B	

	1	2	3	4	5	6	7	8	9	10	11	12
A	OVERALL GENERAL NOTES:			EARTHWORKS NOTES:			PAVEMENT NOTES:			STORMWATER NOTES:		
	1.	THE CONTRACTOR IS TO ASCERTAIN THE EXACT LOCATION OF ALL SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE RECTIFICATION OF ANY DAMAGES TO EXISTING SERVICES WHICH MAY OCCUR. THE LOCATION OF EXISTING SERVICES ON THESE DRAWINGS IS APPROXIMATE ONLY.		1.	EARTHWORK PROCEDURES ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS 3798 - 1996 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".		1.	COMPACTION OF ROAD PAVEMENTS:		1.	ALL STORMWATER REINFORCED CONCRETE PIPES (RCP) SHALL BE RUBBER RING JOINTED CLASS '2', BEDDING TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS UNLESS NOTED OTHERWISE.	
	3.	BENCH MARK AND LEVELS TO AHD UNLESS NOTED OTHERWISE.		2.	NO BLASTING WILL BE PERMITTED.		1.1.	ROAD SUBGRADE 98% MODIFIED (<300mm FROM SUBGRADE)		2.	ALL ROOFWATER PIPES TO BE uPVC CLASS 'SN10' Ø90, 'SN8' Ø150 & Ø225, OR RCP CLASS '2' UNLESS NOTED OTHERWISE.	
	4.	ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.		3.	THE LOCATION OF SITE SHEDS, SITE OFFICE AND AMENITIES BUILDINGS WILL BE LOCATED TO SUIT TEMPORARY UTILITY SERVICES AND AS AGREED BY THE SUPERINTENDENT.		1.2.	ALL PAVEMENT GRAVELS 95% MODIFIED		3.	ALL STORMWATER PIPES TO HAVE 600mm MINIMUM COVER UNLESS NOTED OTHERWISE.	
	5.	ANY DAMAGE CAUSED TO EXISTING SERVICES AND INFRASTRUCTURE WILL BE MADE GOOD AT THE CONTRACTORS EXPENSE.		4.	TOPSOIL IS TO BE STOCKPILED ON SITE.		2.	CONSTRUCTION TOLERANCES TO FINISHED SUBGRADE LEVELS ARE +25 AND -0mm IN BOTH CUT AND FILL LOCATIONS.		4.	ALL ROOFWATER PIPES TO HAVE 500mm MINIMUM COVER UNLESS NOTED OTHERWISE.	
B	6.	PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT PROTECTION INCLUDING PROVISION OF SEDIMENT TRAPS AND FENCES TO MINIMISE DEPOSITION OF MATERIAL DOWNSTREAM OF THE PROPERTY TO LOCAL AUTHORITIES GUIDELINES.		5.	TOPSOIL AND SUBSOIL TO BE STOCKPILED SEPARATELY.		3.	LEVELS AND GRADIENTS AT JUNCTIONS WITH EXISTING WORKS MAY BE VARIED AS REQUIRED TO ACHIEVE A SATISFACTORY CONNECTION AND THE CONTRACTOR SHALL INCLUDE THE COSTS OF THIS WORK IN THE TENDER PRICE. WHERE NEW WORK JOINS EXISTING, THE EXISTING PAVEMENT IS TO BE SAW CUT BACK TO ENSURE A NEAT JOIN. THE NEW WORK SHALL TRANSITION NEATLY WITH THE PAVEMENT SO THAT THE DEVIATION FROM THE LINE OF A 3.0m STRAIGHT EDGE SHALL BE NO GREATER THAN 10mm.		5.	ALL STORMWATER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS UNLESS NOTED OTHERWISE.	
	7.	THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY DRAINAGE DURING CONSTRUCTION. THE LOCATION OF TEMPORARY DRAINS, DAMS AND SUMPS ARE TO BE AGREED WITH THE SUPERINTENDENT.		6.	ALL SCREENING OF TOPSOIL STOCKPILED ON SITE TO BE CONFINED TO THE SITE.		4.	ALL KERB TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS UNLESS NOTED OTHERWISE.		6.	ALL STORMWATER GULLY INLETS TO BE LIP IN LINE UNLESS NOTED OTHERWISE.	
	8.	TEMPORARY AND PERMANENT BATTER SLOPES SUBJECT TO ALTERATIONS ON SITE AT THE DIRECTIONS OF THE GEOTECHNICAL ENGINEER.		7.	ANY MATERIAL ON SITE DETERMINED AS SUITABLE FOR COMMON STRUCTURAL FILL WILL BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT.		5.	ALL KERB RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS UNLESS NOTED OTHERWISE.		7.	ALL CHAMBERS AND MANHOLES ARE TO BE CAST INSITU. ONLY MANHOLE LIDS AND GULLY LINTELS ARE PERMITTED TO BE PRECAST.	
	9.	CONSTRUCTION WORK UNDERTAKEN BY THE CONTRACTOR IS TO COMPLY WITH THE REQUIREMENTS OF THE WORKPLACE, HEALTH AND SAFETY ACT-2011 AND IN PARTICULAR PART 13 OF THE WORKPLACE, HEALTH AND SAFETY REGULATIONS - EXCAVATIONS, TRENCHES, CAISSONS, COFFERDAMS AND TUNNELS (REGULATIONS 125 TO 131 INCLUSIVE).		8.	THE LOCATION OF TEMPORARY STOCKPILES DURING CONSTRUCTION TO BE AGREED WITH THE SUPERINTENDENT.		6.	ALL SUBSOIL DRAINS ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND TO BE INSTALLED BENEATH ALL KERBING UNLESS NOTED OTHERWISE.		8.	ROOFWATER KERB ADAPTORS AND 100 x 75 RHS (GALV.) DRAIN LINE TO BE INSTALLED IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS UNLESS NOTED OTHERWISE. IN LOCATIONS ADJACENT TO PATHWAYS THE RHS PIPELINE SHALL EXTEND FROM THE KERB ADAPTOR UNDER THE PATHWAY TO THE PROPERTY BOUNDARY.	
	10.	UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.		9.	TEMPORARY AND PERMANENT BATTER SLOPES MAY BE SUBJECT TO ALTERATIONS ON SITE AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER.		7.	CONCRETE PAVEMENTS:		9.	EXCAVATION BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS UNLESS NOTED OTHERWISE.	
	11.	ALL LIAISON WITH LOCAL, STATE AND STATUTORY AUTHORITIES IS THE CONTRACTORS RESPONSIBILITY.		10.	CONSTRUCTION TOLERANCES TO FINISHED BULK EARTHWORKS LEVELS ARE +25 AND -0mm IN BOTH CUT AND FILL LOCATIONS.		7.1.	THE CONCRETE PAVEMENT HAS BEEN DESIGNED ON A CBR 3 AND IS SUBJECT TO CONFIRMATION UPON RECEIPT OF CBR TEST RESULTS AT TIME OF CONSTRUCTION.		10.	ALL TRENCHES UNDER THE ROAD SHALL BE BACKFILLED IN LAYERS NOT EXCEEDING 150mm COMPACTED THICKNESS.	
C	12.	ALL WORKS SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES STANDARD DRAWINGS AND SPECIFICATIONS U.N.O.		11.	COMPACTION STANDARDS:		7.2.	CONCRETE PAVEMENT SPECIFICATION. COMPRESSIVE STRENGTH: 32 MPa @ 28 DAYS FLEXURAL STRENGTH: 3.5 MPa @ 28 DAYS MAXIMUM AGGREGATE SIZE: 20mm SLUMP: 80mm +15mm MESH: REFER DRAWING BEDDING: 150mm CBR 45 BASE COURSE U.N.O. FINISH: TO LANDSCAPE ARCHITECT DETAILS				
	13.	WORKS NOT SPECIFICALLY REFERRED TO ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE LOCAL AUTHORITY.		11.1.	'MODIFIED' TO AS 1289 TEST 5.2.1.		7.3.	MATERIALS AND WORKMANSHIP SHALL COMPLY WITH AS1379, AS2600 AND AS3610.				
	14.	WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD GIRDLES SHOULD BE CONSTRUCTED WITH 1.8m BATTENS CLOSELY SPACED AND ARRANGED VERTICALLY FROM GROUND LEVEL. GIRDLES MUST BE STRAPPED TO TREES PRIOR TO CONSTRUCTION AND REMAIN UNTIL COMPLETION.		11.2.	'STANDARD' TO AS 1289 TEST 5.1.1.		7.4.	ASSESSMENT OF STRENGTH IN ACCORDANCE WITH AS3600 SHALL BE ADOPTED FOR SAMPLING AND TESTING AT THE CONTRACTORS EXPENSE.				
	15.	TREE ROOTS SHOULD BE TUNNELED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE, CONTACT COUNCIL ARBORIST FOR FURTHER ADVICE.		11.3.	SINGLE OR TWO STOREY RESIDENTIAL DWELLING SITES		7.5.	CONSTRUCTION JOINTS SHALL BE MADE AT APPROVED LOCATIONS.				
	16.	ANY TREE LOPPING REQUIRED SHALL BE UNDERTAKEN BY AN APPROVED ARBORIST.		11.3.1.	ALLOTMENT FILL 95% STANDARD		7.6.	ALL JOINTS ARE TO BE SEALED JUST PRIOR TO HANDOVER WITH DOW CORNING '888' SEALANT INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.				
D	17.	ALL TRENCHES UNDER THE ROAD SHALL BE BACKFILLED IN LAYERS NOT EXCEEDING 150mm COMPACTED THICKNESS. COMPACT TO NOT LESS THAN 98% MAXIMUM DRY DENSITY BY MODIFIED COMPACTION TEST (AS 1289). ELSEWHERE 95% MAXIMUM DRY DENSITY STANDARD COMPACTION TEST.		11.3.2.	BUILDING PAD 100% STANDARD		7.7.	JOINTS ARE TO BE INSPECTED AND SEALANT REPLACED IF REQUIRED.				
	18.	AT COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL ARRANGE FOR AN INDEPENDENT LICENSED SURVEYOR TO CARRY OUT A "WORKS AS CONSTRUCTED" SURVEY AND SUBMIT THE DETAIL PLANS TO THE SUPERINTENDENT.		11.4.	COMMERCIAL, INDUSTRIAL AND MULTI UNIT RESIDENTIAL		7.8.	DIMENSIONAL TOLERANCES OF AS3600, MODIFIED BY AS3610, SHALL APPLY UNLESS OTHERWISE NOTED. SLAB SURFACE FLATNESS TOLERANCE SHALL BE 5mm MAXIMUM DEVIATION FOR A 3m STRAIGHT EDGE.				
	19.	THE SITE IS TO BE LEFT NEAT AND TIDY AT THE COMPLETION OF THE WORKS, ALL RUBBISH AND DEBRIS SHALL BE REMOVED AND DISPOSED OF TO THE LOCAL AUTHORITY REQUIREMENTS AND SATISFACTION.		11.4.1.	ALLOTMENT FILL 100% STANDARD		7.9.	SLAB THICKNESS NOTED ARE EXCLUSIVE OF APPLIED FINISHES.				
	20.	THE CONTRACTOR IS TO ALLOW FOR ALL FEES AND HAULAGE COSTS ASSOCIATED WITH DISPOSAL OF MATERIALS FROM THE SITE.		11.4.2.	BUILDING PAD 100% STANDARD		7.10.	CURE ALL CONCRETE BY AN APPROVED METHOD FOR 7 DAYS AFTER HARDENING. PVA AND RESIN BASED CURING COMPOUNDS SHALL NOT BE USED.				
	21.	ALL COSTS ASSOCIATED WITH NOISE AND DUST SUPPRESSION FOR SITE WORKS ARE DEEMED THE CONTRACTORS RESPONSIBILITY.		11.5.	ROADS, EMBANKMENTS, FOOTPATHS, PAVED AREAS AND SHOULDERS							
E				11.5.1.	>300mm BELOW SUBGRADE 100% STANDARD							
				11.5.2.	<300mm BELOW SUBGRADE 100% STANDARD							
				11.6.	ALL OTHER AREAS eg. PARKS							
				11.6.1.	>300mm BELOW DESIGN LEVEL 90% STANDARD							
				11.6.2.	<300mm BELOW DESIGN LEVEL 95% STANDARD							
				12.	EARTHWORKS SHALL BE ASSESSED AND INSPECTED IN ACCORDANCE WITH AS 3798 SECTION 8.1 TO THE FOLLOWING STANDARD:							
				12.1.	LEVEL 1 INSPECTION AND TESTING (SECTION 8.2)							
				13.	A SUITABLE EXPERIENCED AND QUALIFIED GEOTECHNICAL INSPECTION AND TESTING AUTHORITY (GITA) COMPLYING WITH AS 3798 SECTION 8.4 SHALL BE ENGAGED BY THE CONTRACTOR TO PERFORM THE LEVEL 1 INSPECTION AND TESTING. THE GITA SHALL ENSURE THAT ALL EARTHWORKS OPERATIONS ARE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF AS 3798 AND THE ENGINEERING SPECIFICATIONS AND DRAWINGS.							
				14.	THE GITA SHALL PRODUCE AN INSPECTION AND TESTING PLAN DETAILING HOW THE LEVEL 1 SUPERVISION IS TO BE CARRIED OUT, INCLUDING TYPE AND FREQUENCY OF TESTING. PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. THE GITA SHALL PROVIDE A COPY OF THE INSPECTION AND TESTING PLAN TO THE SUPERINTENDENT, FOR APPROVAL.							
				15.	THE FREQUENCY AND LOCATION OF COMPACTION TESTS SHALL BE AT THE DISCRETION OF THE GITA, BUT UNDER NO CIRCUMSTANCES SHALL THE EXTENT OF TESTING BE LESS THAN THAT SPECIFIED IN AS 3798 TABLE 8.1.							
				16.	ALL EARTHWORKS SHALL BE COMPACTED IN ACCORDANCE WITH AS 3798 USING EQUIPMENT DEEMED APPROPRIATE TO THE TASK. SUGGESTED EQUIPMENT HAS BEEN TABULATED IN AS 3798 APPENDIX D.							
				17.	ALL FILL SHALL BE PLACED AT A MOISTURE CONTENT WITHIN +/- 2% OF THE OPTIMUM MOISTURE CONTENT (OMC) AND SHALL ACHIEVE THE FOLLOWING MINIMUM COMPACTION STANDARDS:							
				17.1.	COHESIVE SOILS - 97% DENSITY RATIO (STANDARD COMPACTIVE EFFORT)							
				17.2.	COHESIONLESS SOLID - 70% DENSITY INDEX.							
F				18.	ALL TOPSOIL AND ANY EXISTING FILL MATERIAL DEEMED TO BE UNACCEPTABLE SHALL BE STRIPPED AT LEAST TO THE LEVELS REQUIRED ON THE DRAWINGS. ALL OTHER DELETERIOUS MATERIAL SUCH AS RUBBISH AND ORGANICS SHALL ALSO BE REMOVED. ANY SPOIL MATERIAL WHICH HAS BEEN APPROVED FOR-USE IN THE GEOTECHNICAL REPORT OR BY THE GITA SHALL BE SET ASIDE IN A DESIGNATED AREA.							
				19.	WHEN ALL UNACCEPTABLE MATERIAL HAS BEEN REMOVED TO THE APPROVAL OF THE GITA, THE SITE SHALL THEN BE FILLED TO THE REQUIRED LEVELS. NO LAYER SHALL BE COVERED UP WITH SUBSEQUENT FILL WITHOUT THE APPROVAL OF THE GITA.							
				20.	ON COMPLETION OF THE EARTHWORKS, THE GITA SHALL PROVIDE A REPORT TO THE SUPERINTENDENT, SETTING OUT OF THE INSPECTIONS, SAMPLING, TESTING AND LOCATION AND RESULTS THEREOF. THE REPORT SHALL ALSO INCLUDE STATEMENTS OF OPINION CERTIFYING THAT THE WORKS COMPLY WITH THE ENGINEERING SPECIFICATIONS AND DRAWINGS.							
G												
H												
	B	ISSUED FOR APPROVAL		T.P.	20.12.24							
	Rev	Description		Date	DO NOT SCALE FROM DRAWING							
	1			2								
	2			3								
	3			4								
	4			5								
	5			6								
	6			7								
	7			8								
	8			9								
	9			10								
	10			11								
	11			12								
	12											






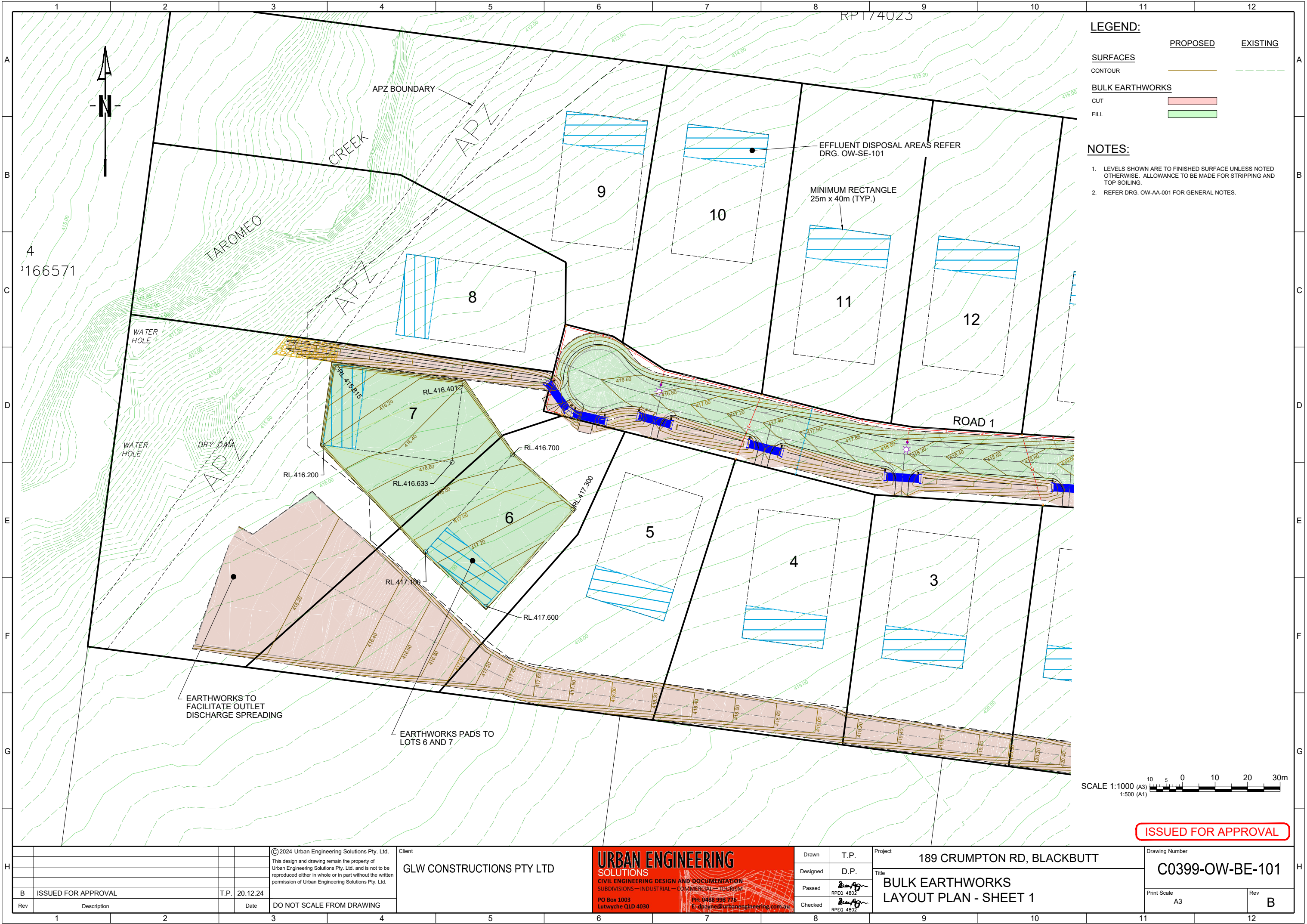
NOTES:
1. REFER DRG. OW-AA-001 FOR GENERAL NOTES.



ISSUED FOR APPROVAL

H																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

	1	2	3	4	5	6	7	8	9	10	11	12											
A	ROAD 1						CRUMPTON WIDEN LHS						CHANNEL 1										
	TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT	TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT	TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT		
	L1	0.000 9.328	5723.887 5714.632	3083.946 3085.110	9.328			L10	0.000 15.024	5712.080 5713.213	3021.879 3036.860	15.024			L27	0.000 260.173	5702.871 5444.870	3006.366 3039.922	260.173				
	C3	TP.9.328 IP. TP.18.804	5714.632 5709.902 5705.504	3085.110 3085.705 3087.544	9.476	35.0	4.767	L11	15.024 32.094	5713.213 5713.899	3036.860 3053.917	17.071			C12	TP.260.173 IP. TP.274.402	5444.870 5437.740 5431.380	3039.922 3040.850 3044.202	14.228	40.0	7.190		
B	L2	18.804 46.236	5705.504 5680.194	3087.544 3098.124	27.432			L12	32.094 81.687	5713.899 5720.319	3053.917 3103.092	49.593			L26	274.402 365.000	5431.380 5351.231	3044.202 3086.443	90.598				
	C4	TP.46.236 IP. TP.79.377	5680.194 5664.764 5648.075	3098.124 3104.573 3105.651	33.141	100.0	16.724	L13	81.687 100.270	5720.319 5724.623	3103.092 3121.169	18.582			CHANNEL 2								
	L3	79.377 168.161	5648.075 5559.475	3105.651 3111.376	88.785			L14	100.270 121.700	5724.623 5727.383	3121.169 3142.421	21.430			TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT		
C	C2	TP.168.161 IP. TP.186.400	5559.475 5550.349 5541.482	3111.376 3111.965 3114.200	18.239	100.0	9.145	L15	121.700 136.703	5727.383 5729.680	3142.421 3157.248	15.004			C13	TP.0.000 IP. TP.8.848	5476.522 5472.066 5467.818	3123.076 3123.951 3122.347	8.848	15.9	4.541		
	L4	186.400 254.307	5541.482 5475.635	3114.200 3130.797	67.907			INTERSECTION KR NORTH						C14	TP.8.848 IP. TP.30.615	5467.818 5454.510 5450.414	3122.347 3117.298 3130.929	21.768	13.3	14.233			
	C1	TP.254.307 IP. TP.272.190	5475.635 5466.941 5458.776	3130.797 3132.988 3136.691	17.883	100.0	8.965	TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT	C15	TP.30.615 IP. TP.36.334	5450.414 5449.487 5446.299	3130.929 3134.010 3134.444	5.718	5.0	3.218		
	L5	272.190 281.363	5458.776 5450.422	3136.691 3140.479	9.173			L16	0.000 0.497	5682.152 5682.611	3100.557 3100.365	0.497			L28	36.334 116.000	5446.299 5367.359	3134.444 3145.177	79.666				
D	CRUMPTON DRIVE							L17	0.497 15.553	5682.611 5696.952	3100.365 3095.779	15.056											
	TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT	L18	15.553 20.553	5696.952 5701.565	3095.779 3093.851	5.000											
	L6	0.000 200.004	5712.817 5738.807	2999.479 3197.787	200.004			L19	20.553 26.327	5701.565 5707.016	3093.851 3091.947	5.774			C9	TP.26.327 IP. TP.42.054	5707.016 5716.847 5719.259	3091.947 3088.514 3098.645	15.727	9.4	10.414		
								L20	42.054 47.626	5719.259 5720.550	3098.645 3104.065	5.572			L20	42.054 47.626	5719.259 5720.550	3098.645 3104.065	5.572				
E	CUL-DE-SAC							INTERSECTION KR SOUTH															
	TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT	TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT	L21	0.000 1.000	5715.712 5715.841	3067.799 3068.790	1.000				
	C5	TP.0.000 IP. TP.12.223	5478.321 5472.203 5466.307	3127.026 3128.568 3126.321	12.223	20.0	6.309	L22	12.610 21.075	5711.090 5703.839	3078.676 3083.045	8.465			C10	TP.1.000 IP. TP.12.610	5715.841 5716.707 5711.090	3068.790 3075.291 3078.676	11.610	10.0	6.559		
	C6	TP.12.223 IP. TP.32.244	5466.307 5449.271 5454.475	3126.321 3119.825 3137.299	20.021	9.0	18.232	C11	TP.21.075 IP. TP.23.630	5703.839 5702.744 5701.597	3083.045 3083.705 3084.269	2.555	30.0	1.278	L23	23.630 32.357	5701.597 5693.636	3084.269 3087.844	8.727				
	C7	TP.32.244 IP. TP.52.265	5454.475 5459.680 5470.386	3137.299 3154.773 3140.015	20.021	9.0	18.232	L24	32.357 47.413	5693.636 5680.298	3087.844 3094.829	15.056			L25	47.413 47.913	5680.298 5679.837	3094.829 3095.021	0.500				
	C8	TP.52.265 IP. TP.66.190	5470.386 5474.648 5481.686	3140.015 3134.140 3132.366	13.926	20.0	7.258	ISSUED FOR APPROVAL															
F	CRUMPTON WIDEN RHS							ISSUED FOR APPROVAL															
	TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT	ISSUED FOR APPROVAL															
	L7	0.000 38.123	5720.703 5728.438	3031.392 3068.722	38.123			ISSUED FOR APPROVAL															
	L8	38.123 88.124	5728.438 5734.938	3068.722 3118.299	50.001			ISSUED FOR APPROVAL															
	L9	88.124 126.211	5734.938 5737.077	3118.299 3156.326	38.087			ISSUED FOR APPROVAL															
G	CRUMPTON WIDEN RHS							ISSUED FOR APPROVAL															
	TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT	ISSUED FOR APPROVAL															
	L7	0.000 38.123	5720.703 5728.438	3031.392 3068.722	38.123			ISSUED FOR APPROVAL															
	L8	38.123 88.124	5728.438 5734.938	3068.722 3118.299	50.001			ISSUED FOR APPROVAL															
	L9	88.124 126.211	5734.938 5737.077	3118.299 3156.326	38.087			ISSUED FOR APPROVAL															
H	CRUMPTON WIDEN RHS							ISSUED FOR APPROVAL															
	TAG	CHAINAGE	EASTING	NORTHING	LENGTH	RADIUS	TANGENT	ISSUED FOR APPROVAL															
	L7	0.000 38.123	5720.703 5728.438	3031.392 3068.722	38.123			ISSUED FOR APPROVAL															
	L8	38.123 88.124	5728.438 5734.938	3068.722 3118.299	50.001			ISSUED FOR APPROVAL															
	L9	88.124 126.211	5734.938 5737.077	3118.299 3156.326	38.087			ISSUED FOR APPROVAL															
ISSUED FOR APPROVAL																							
							© 2024 Urban Engineering Solutions Pty. Ltd. This design and drawing remain the property of Urban Engineering Solutions Pty. Ltd. and is not to be reproduced either in whole or in part without the written permission of Urban Engineering Solutions Pty. Ltd.		Client GLW CONSTRUCTIONS PTY LTD				Drawn T.P.	Project 189 CRUMPTON RD, BLACKBUTT		Drawing Number C0399-OW-AA-103							
													Designed D.P.	Title OVERALL ALIGNMENT SETOUT TABLES		Rev A							
													Passed 										
													Checked 										
	1	2	3	4	5	6	7	8	9	10	11	12											



LEGEND:

SURFACES

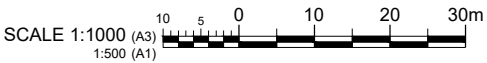
CONTOUR

BULK EARTHWORKS

CUT

FILL

- NOTES:**
- 1. LEVELS SHOWN ARE TO FINISHED SURFACE UNLESS NOTED OTHERWISE. ALLOWANCE TO BE MADE FOR STRIPPING AND TOP SOILING.
 - 2. REFER DRG. OW-AA-001 FOR GENERAL NOTES.



ISSUED FOR APPROVAL

© 2024 Urban Engineering Solutions Pty. Ltd. This design and drawing remain the property of Urban Engineering Solutions Pty. Ltd. and is not to be reproduced either in whole or in part without the written permission of Urban Engineering Solutions Pty. Ltd.			Client GLW CONSTRUCTIONS PTY LTD			Drawn T.P.			Project 189 CRUMPTON RD, BLACKBUTT			Drawing Number C0399-OW-BE-101		
B ISSUED FOR APPROVAL			T.P. 20.12.24			Designed D.P.			Title BULK EARTHWORKS LAYOUT PLAN - SHEET 1			Print Scale A3		
Rev			Date			Checked RPEQ 4802			Rev B					
1			2			3			4			5		
6			7			8			9			10		
11			12											

URBAN ENGINEERING SOLUTIONS
CIVIL ENGINEERING DESIGN AND DOCUMENTATION
SUBDIVISIONS—INDUSTRIAL—COMMERCIAL—TOURISM
PO Box 1003
Lutwyche QLD 4030
PH: 0488 998 775
E: dposyne@urbanengineering.com.au



LEGEND:

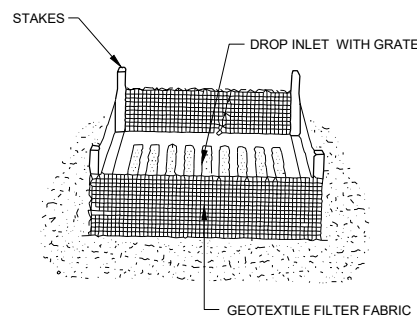
	PROPOSED	EXISTING
SURFACES		
CONTOUR		
BULK EARTHWORKS		
CUT		
FILL		

NOTES:

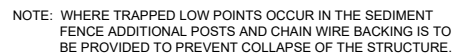
- LEVELS SHOWN ARE TO FINISHED SURFACE UNLESS NOTED OTHERWISE. ALLOWANCE TO BE MADE FOR STRIPPING AND TOP SOILING.
- REFER DRG. OW-AA-001 FOR GENERAL NOTES.



ISSUED FOR APPROVAL



FIELD INLET SEDIMENT TRAP
N.T.S.



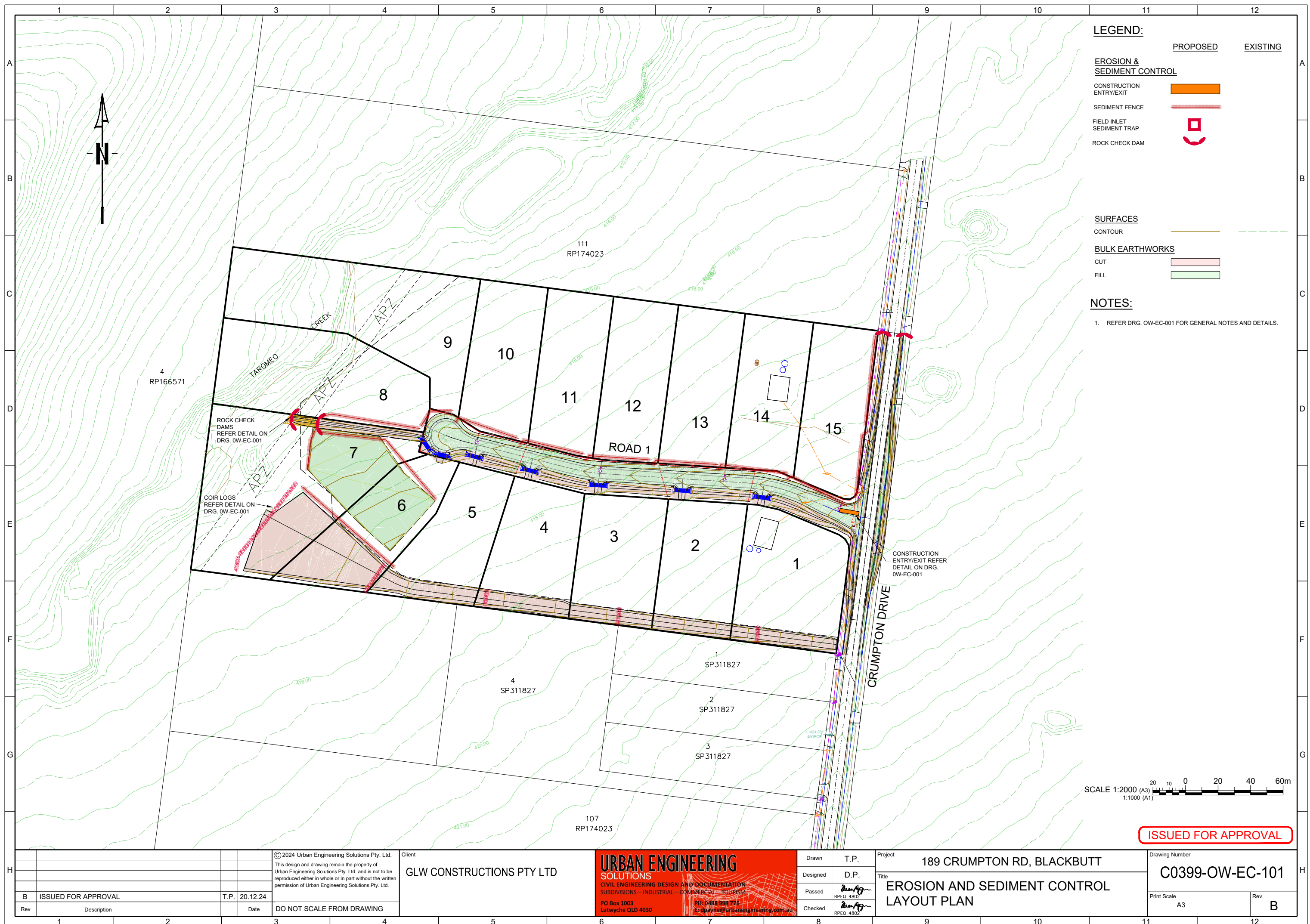
ROCK CHECK DAM
N.T.S.

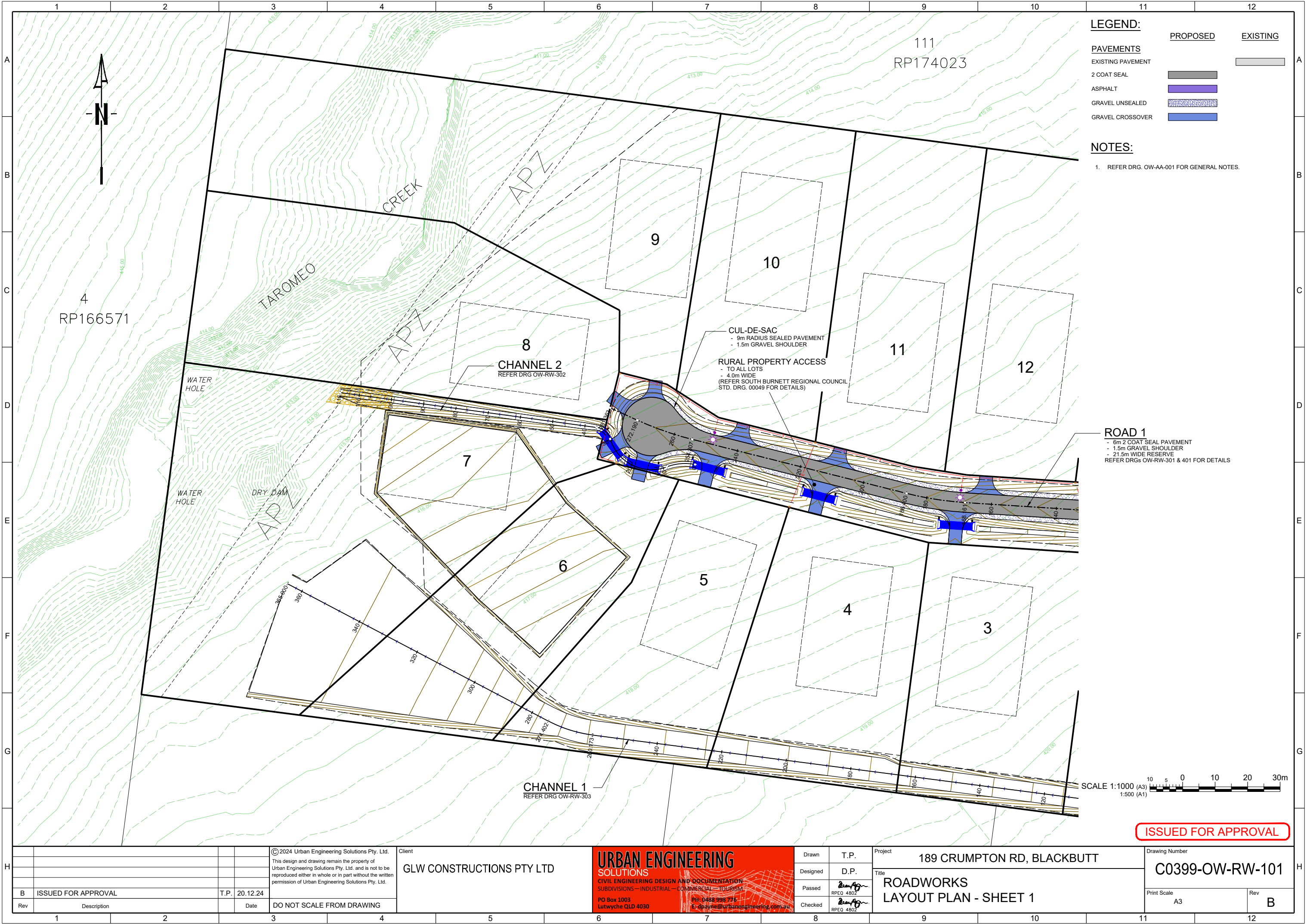
MANAGEMENT PROGRAM:

1. CLEARING
 - 1.1. INSTALL APPROPRIATE SAFETY FENCING AND SIGNAGE.
 - 1.2. SEDIMENT FENCE, SEDIMENT BASINS AND DIVERSION DRAINS TO BE CONSTRUCTED AS REQUIRED.
 - 1.3. EXISTING GRASSED AREAS TO REMAIN WHERE POSSIBLE.
 - 1.4. TEMPORARY CONSTRUCTION ENTRY / EXIT AS REQUIRED.
 - 1.5. CONSTRUCT UPSTREAM CLEAN WATER DIVERSION DRAINS IF REQUIRED.
 - 1.6. SUPERINTENDENT TO CONFIRM EXTENT OF CLEARING TO CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.
2. EARTHWORKS
 - 2.1. SEDIMENT FENCES AND DIVERSION DRAINS TO BE CONSTRUCTED AS REQUIRED.
 - 2.2. TEMPORARY LATERAL CONTOUR DRAINS TO BE INSTALLED IF SPECIFIED.
3. SEWER / ROOFWATER / STORMWATER / SERVICES
 - 3.1. EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH AND TO PROTECT PIPE WORK AND DIRECT SURFACE RUNOFF AWAY FROM EXCAVATIONS.
 - 3.2. TOPSOIL AND HYDROMULCH AREAS IN ALLOTMENTS IMMEDIATELY AFTER COMPLETING THE SEWER AND ROOFWATER DRAINAGE CONSTRUCTION AND TURF OVER TRENCHES WHERE ADJACENT TO EXISTING PROPERTIES.
 - 3.3. DEPRESS GROUND AROUND TEMPORARY FIELD INLETS TO CREATE SEDIMENT POND.
 - 3.4. TURF OPEN DRAINS WHERE SHOWN.
4. STOCKPILE
 - 4.1. SEDIMENT FENCE TO BE ERECTED 5m FROM TOE OF BATTER ON LOW SIDE OF STOCKPILE.
 - 4.2. CUT OFF DRAIN ON HIGH SIDE TO DIRECT SURFACE RUNOFF AROUND STOCKPILE.
5. ROADWORKS
 - 5.1. SEDIMENT FENCES TO ALLOTMENTS TO BE ERECTED.
 - 5.2. KERB INLET PROTECTION TO BE PROVIDED TO ALL GULLIES UNLESS NOTED OTHERWISE.
 - 5.3. PLACE TURF FILTER STRIPS BEHIND KERB AND CHANNEL.
6. ALLOTMENTS
 - 6.1. MULCH, TOPSOIL AND HYDROMULCH ALLOTMENTS AS DIRECTED.
 - 6.2. SEDIMENT FENCES TO ALLOTMENTS TO BE ERECTED.
 - 6.3. COVERS TO GULLY GRATES TO BE REMOVED IF THE SUPERINTENDENT INDICATES THE GRASS STRIKE IS SUFFICIENT.

ISSUED FOR APPROVAL

Drawing Number	
C0399-OW-EC-001	
Print Scale	Rev
A3	B





LEGEND:

PAVEMENTS

EXISTING PAVEMENT

2 COAT SEAL

ASPHALT

GRAVEL UNSEALED

GRAVEL CROSSOVER

PROPOSED

EXISTING

NOTES:

1. REFER DRG. OW-AA-001 FOR GENERAL NOTES.

ROAD 1

- 6m 2 COAT SEAL PAVEMENT
 - 1.5m GRAVEL SHOULDER
 - 21.5m WIDE RESERVE
- REFER DRGs OW-RW-301 & 401 FOR DETAILS

SCALE 1:1000 (A3)
1:500 (A1)

ISSUED FOR APPROVAL

© 2024 Urban Engineering Solutions Pty. Ltd.
This design and drawing remain the property of Urban Engineering Solutions Pty. Ltd. and is not to be reproduced either in whole or in part without the written permission of Urban Engineering Solutions Pty. Ltd.

Client
GLW CONSTRUCTIONS PTY LTD

URBAN ENGINEERING SOLUTIONS
CIVIL ENGINEERING DESIGN AND DOCUMENTATION
SUBDIVISIONS—INDUSTRIAL—COMMERCIAL—TOURISM
PO Box 1003 Lutwyche QLD 4030
PH: 0488 998 775
E: d@urbanengineering.com.au

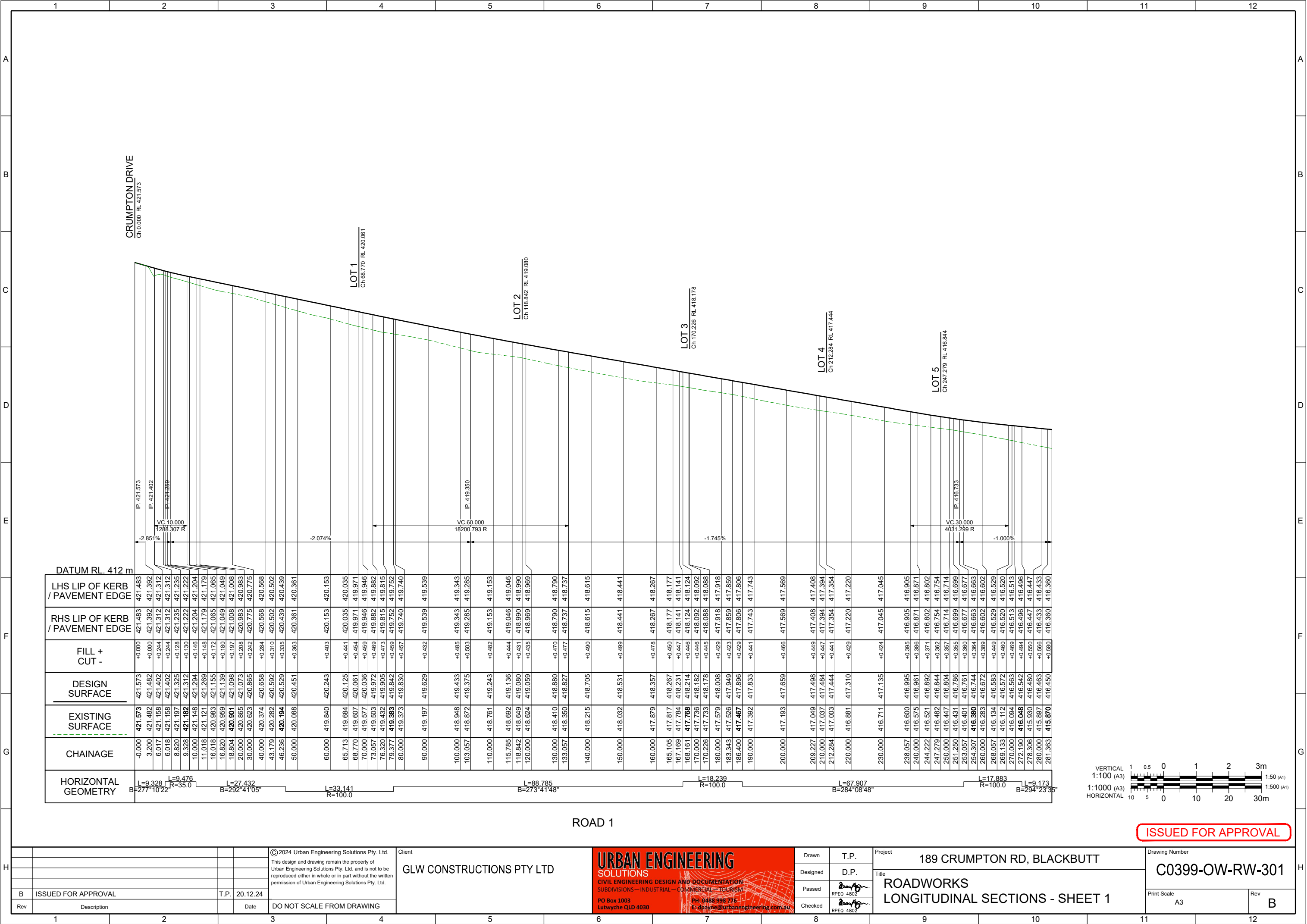
Drawn T.P.
Designed D.P.
Passed RPEQ 4802
Checked RPEQ 4802

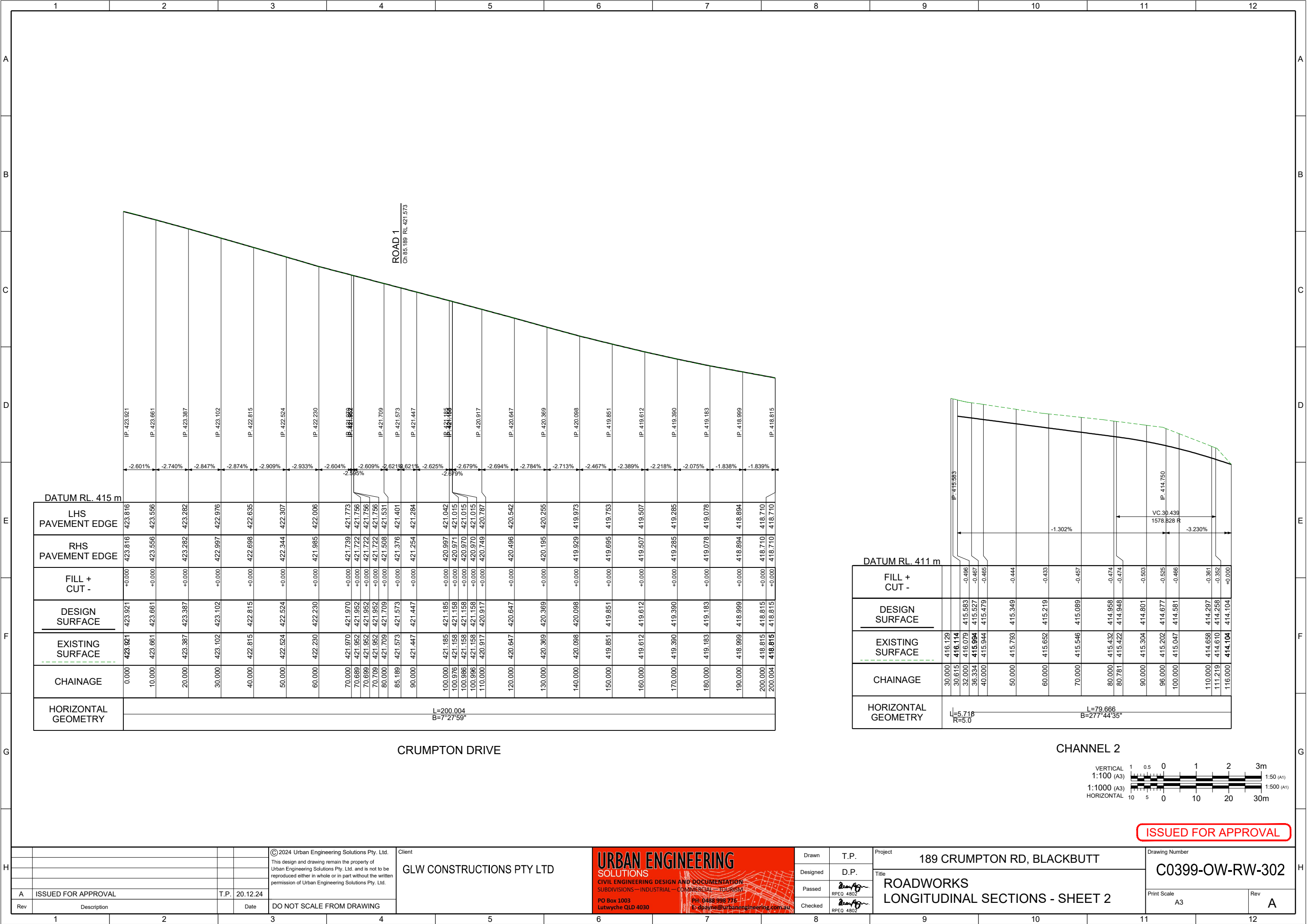
Project
189 CRUMPTON RD, BLACKBUTT
Title
ROADWORKS LAYOUT PLAN - SHEET 1

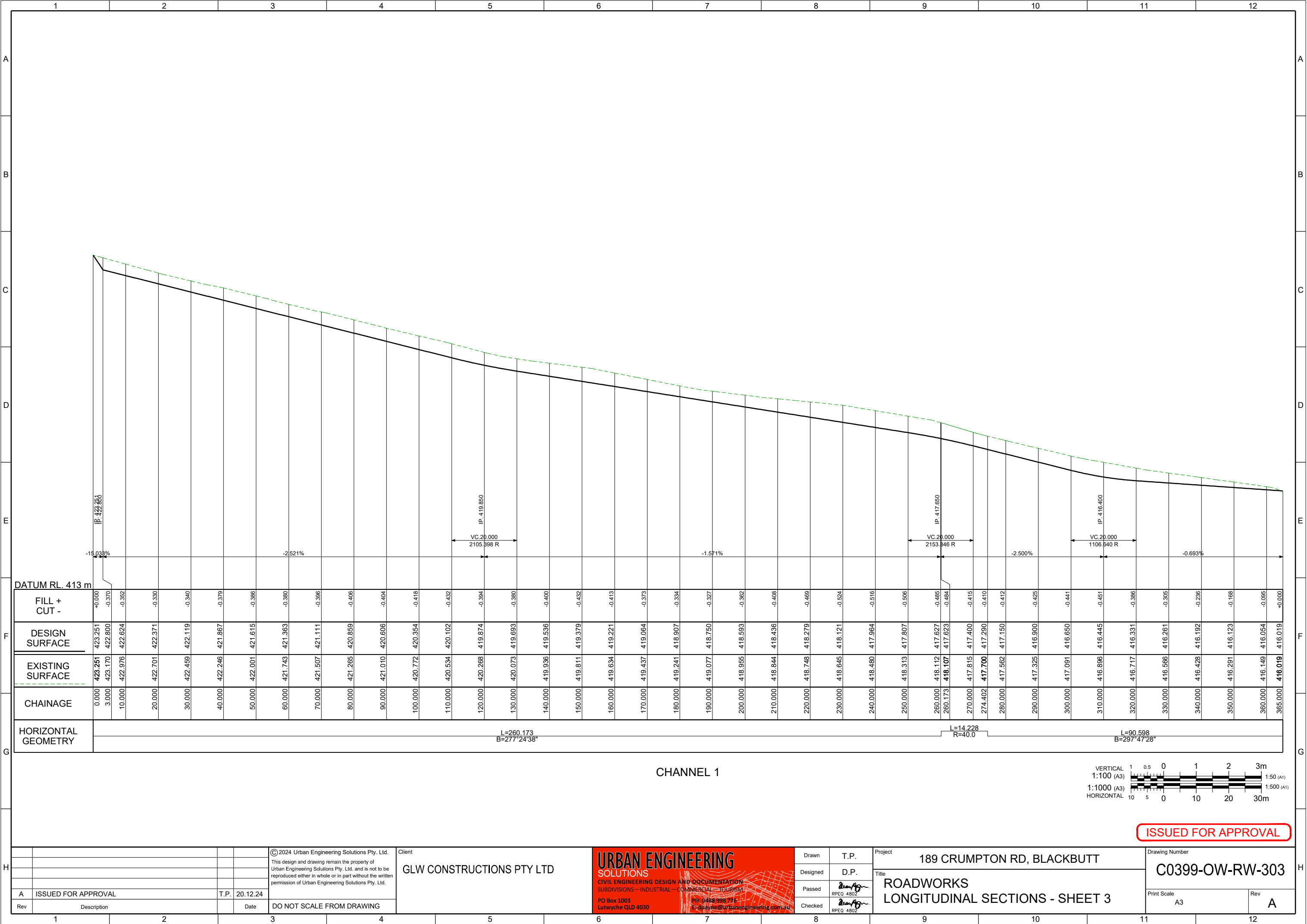
Drawing Number
C0399-OW-RW-101
Print Scale
A3
Rev
B

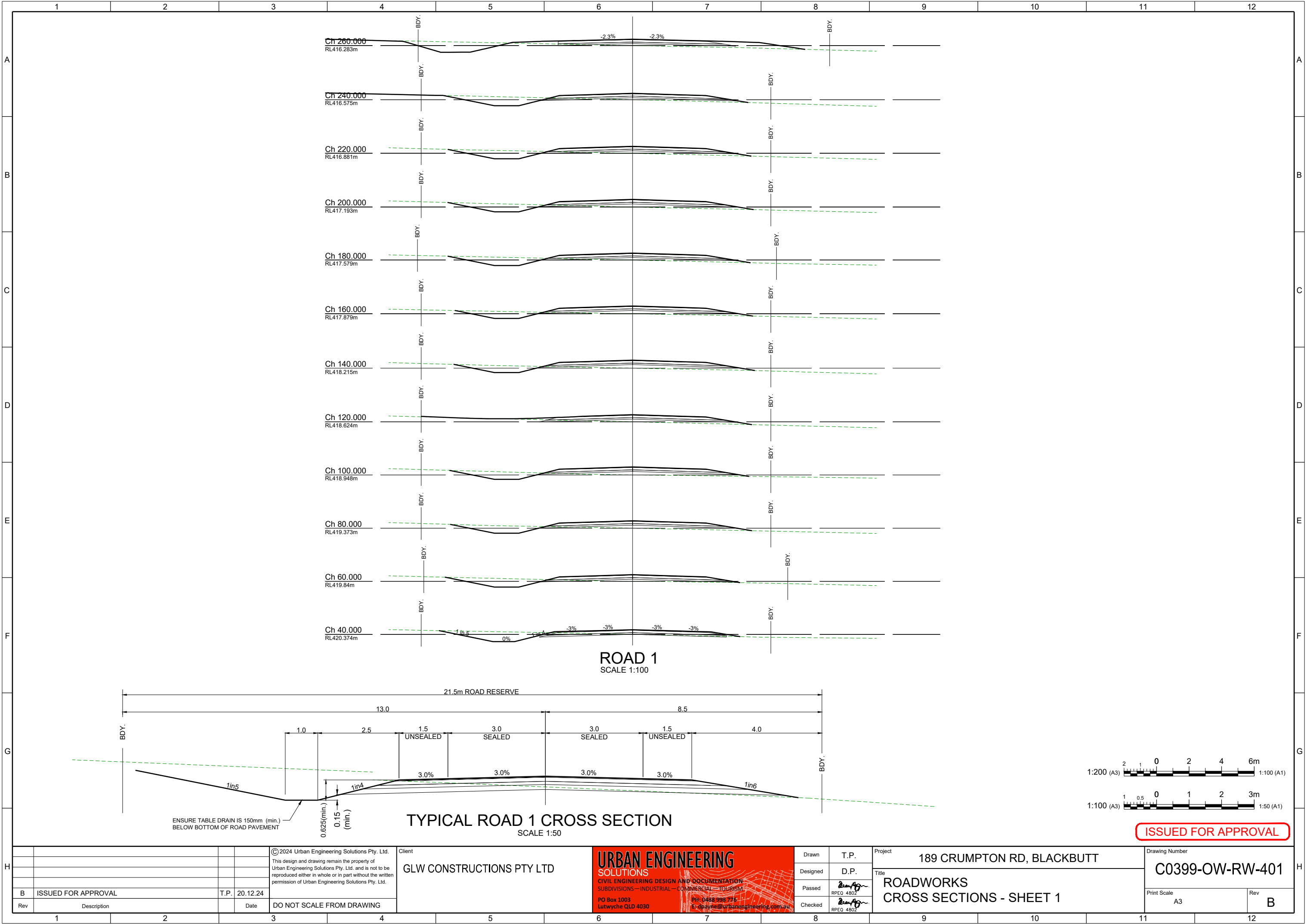
Rev	Description	Date
B	ISSUED FOR APPROVAL	T.P. 20.12.24

DO NOT SCALE FROM DRAWING









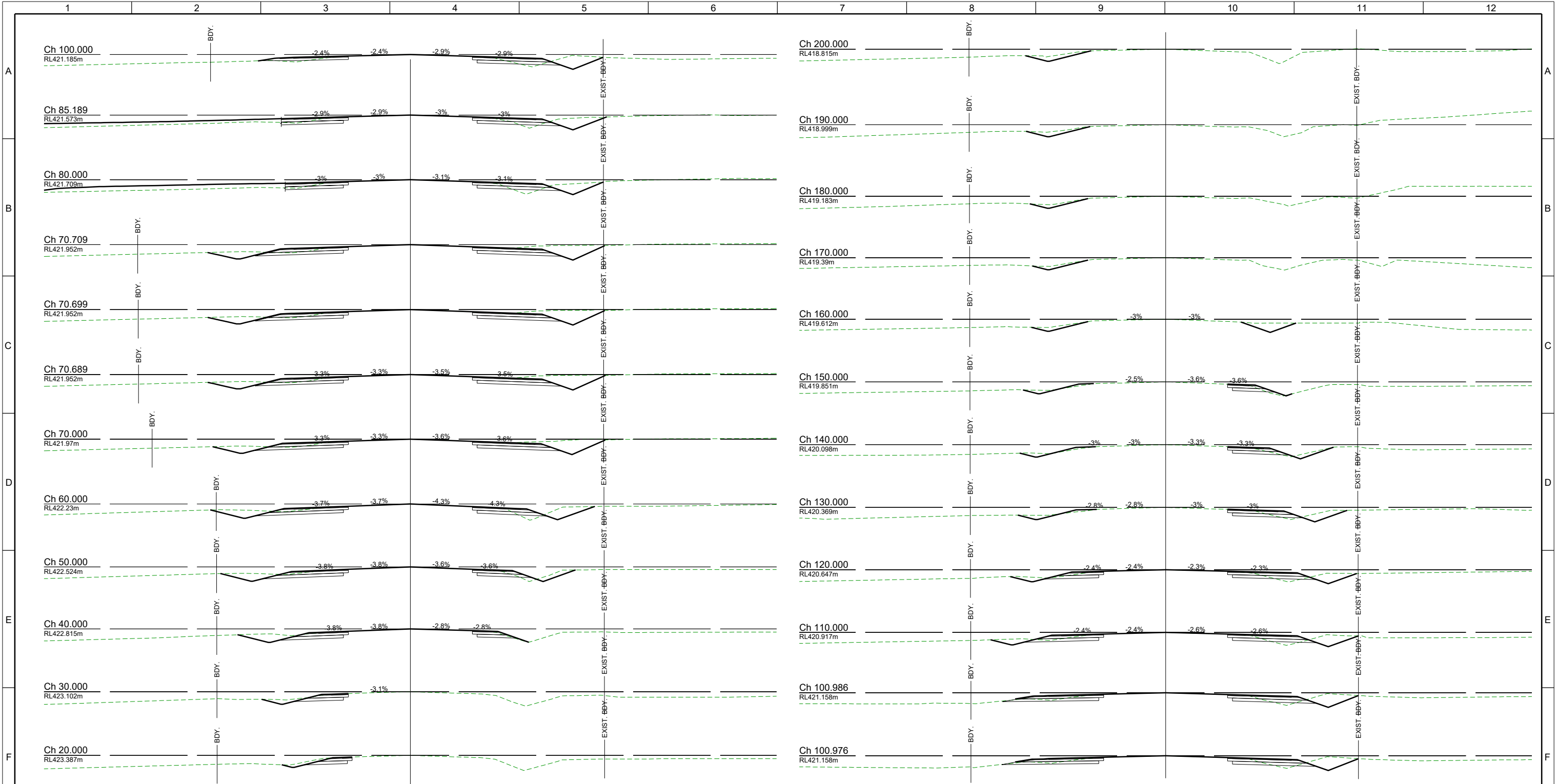
© 2024 Urban Engineering Solutions Pty. Ltd.		Client	
This design and drawing remain the property of Urban Engineering Solutions Pty. Ltd. and is not to be reproduced either in whole or in part without the written permission of Urban Engineering Solutions Pty. Ltd.		GLW CONSTRUCTIONS PTY LTD	
Rev	Description	Date	DO NOT SCALE FROM DRAWING
B	ISSUED FOR APPROVAL	T.P. 20.12.24	

Urban Engineering Solutions	
CIVIL ENGINEERING DESIGN AND DOCUMENTATION	
SUBDIVISIONS—INDUSTRIAL—COMMERCIAL—TOURISM	
PO Box 1003 Lutwyche QLD 4030	
PH: 0488 998 775 E: d@urbanengineering.com.au	

Drawn	T.P.
Designed	D.P.
Passed	RPEQ 4802
Checked	RPEQ 4802

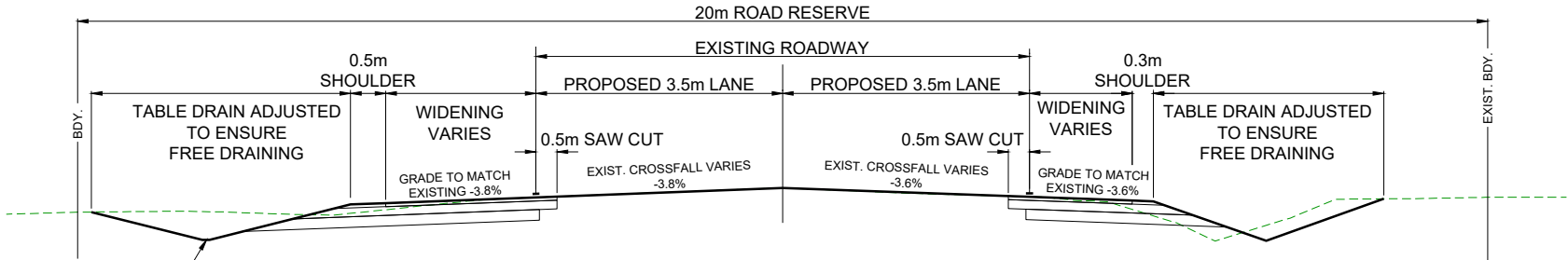
Project		189 CRUMPTON RD, BLACKBUTT	
Title		ROADWORKS CROSS SECTIONS - SHEET 1	

Drawing Number		C0399-OW-RW-401	
Print Scale		A3	
Rev		B	



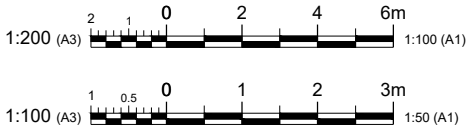
CRUMPTON DRIVE

CRUMPTON DRIVE



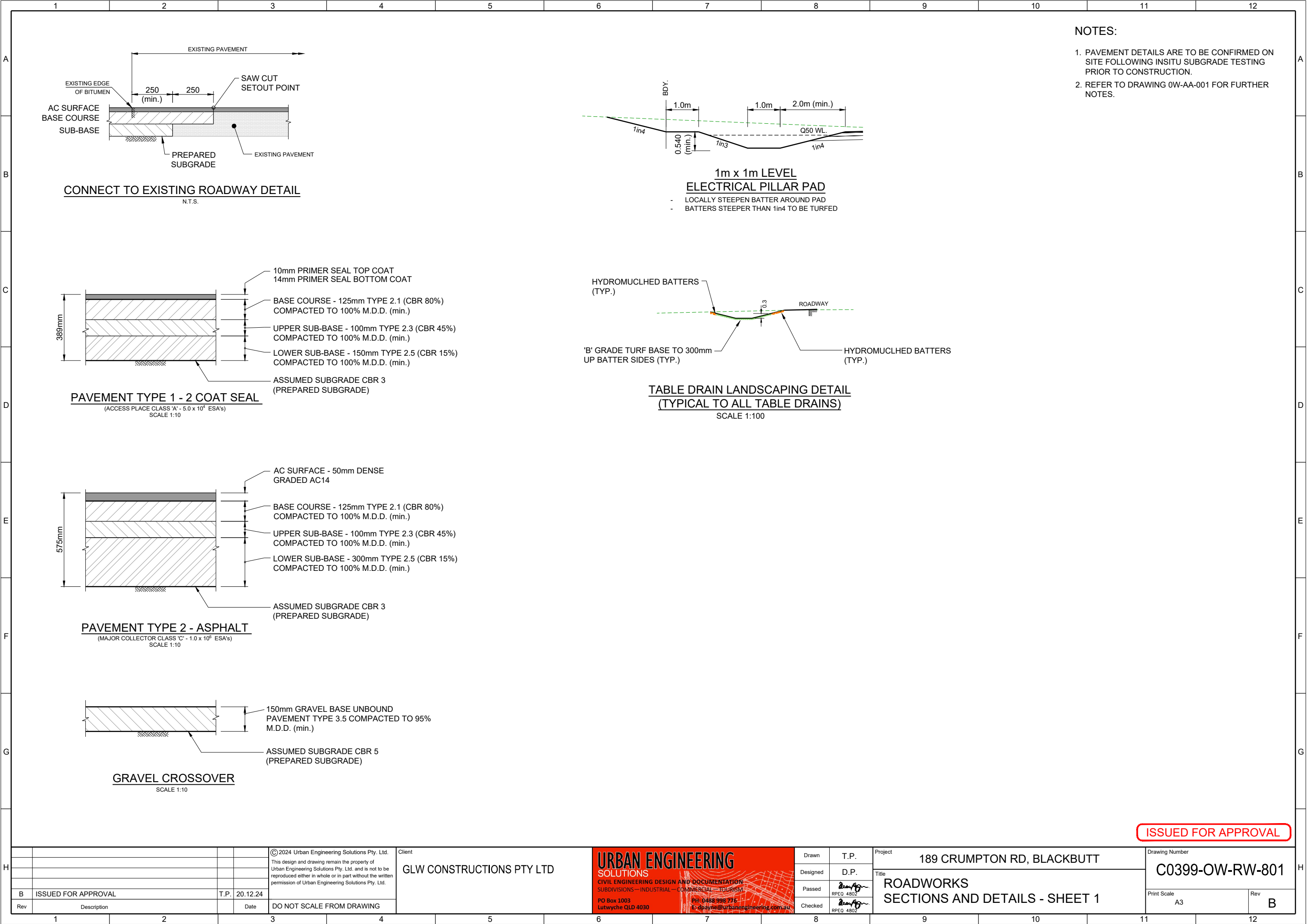
TYPICAL CRUMPTON DRIVE CROSS SECTION

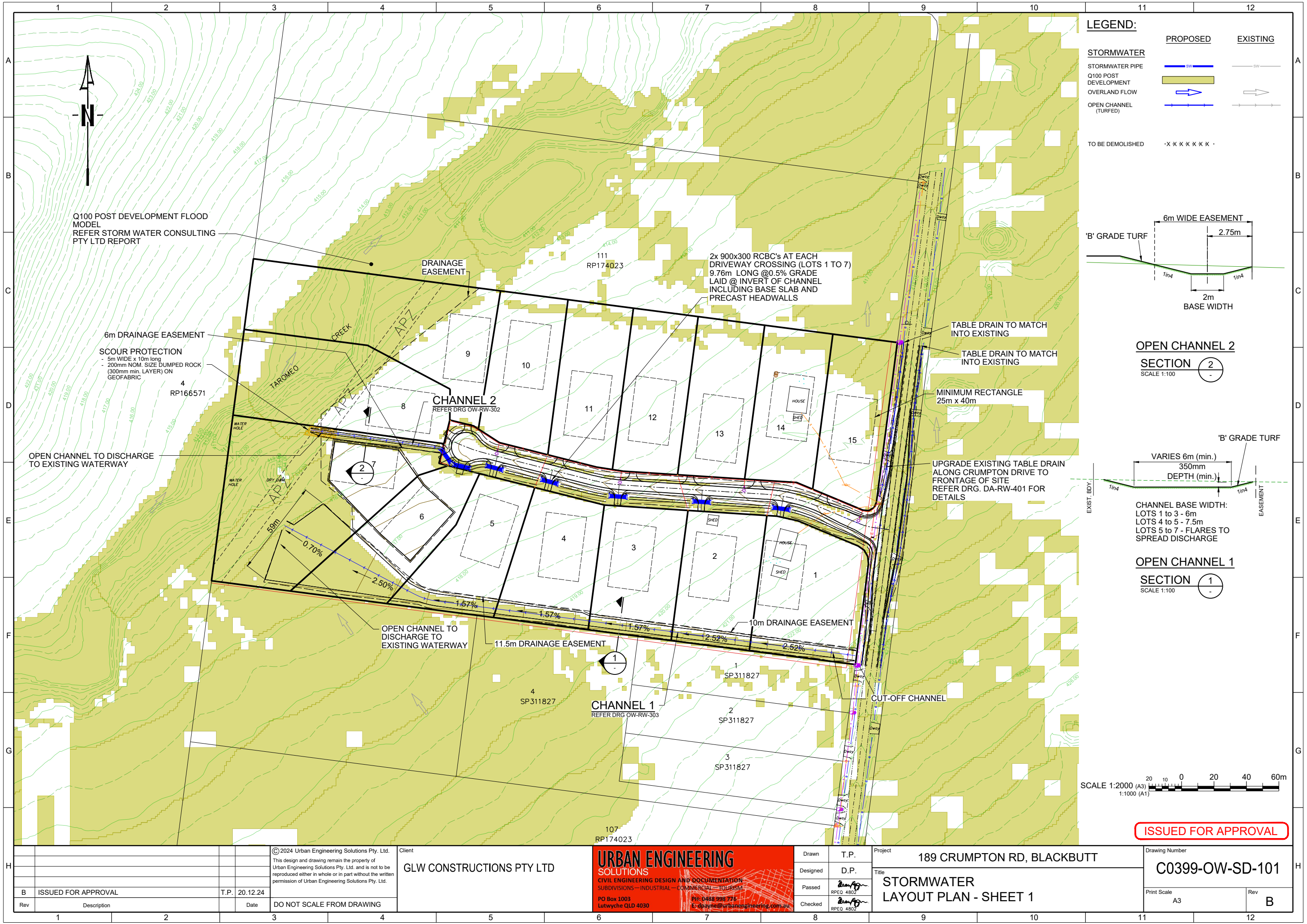
SCALE 1:50



ISSUED FOR APPROVAL

		© 2024 Urban Engineering Solutions Pty. Ltd. This design and drawing remain the property of Urban Engineering Solutions Pty. Ltd. and is not to be reproduced either in whole or in part without the written permission of Urban Engineering Solutions Pty. Ltd.		Client GLW CONSTRUCTIONS PTY LTD		URBAN ENGINEERING SOLUTIONS CIVIL ENGINEERING DESIGN AND DOCUMENTATION SUBDIVISIONS—INDUSTRIAL—COMMERCIAL—TOURISM PO Box 1003 Lutwyche QLD 4030 PH: 0488 998 775 E: d@urbanengineering.com.au	Drawn T.P. Designed D.P. Passed RPEQ 4802 Checked RPEQ 4802	Project 189 CRUMPTON RD, BLACKBUTT Title ROADWORKS CROSS SECTIONS - SHEET 2	Drawing Number C0399-OW-RW-402	
Rev	Description		Date	DO NOT SCALE FROM DRAWING					Print Scale A3	Rev A



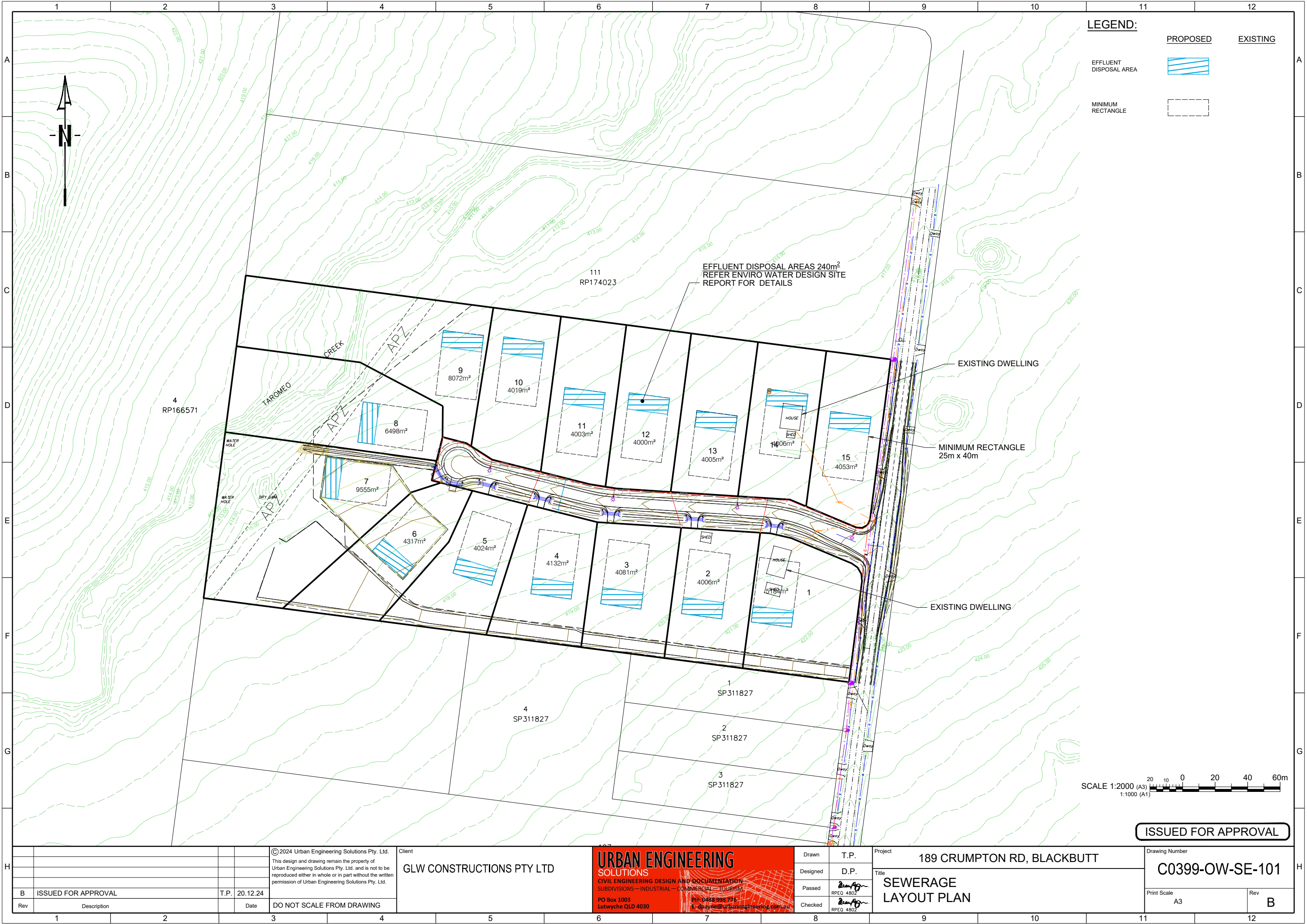


© 2024 Urban Engineering Solutions Pty. Ltd.		Client	
This design and drawing remain the property of Urban Engineering Solutions Pty. Ltd. and is not to be reproduced either in whole or in part without the written permission of Urban Engineering Solutions Pty. Ltd.		GLW CONSTRUCTIONS PTY LTD	
B	ISSUED FOR APPROVAL	T.P.	20.12.24
Rev	Description	Date	DO NOT SCALE FROM DRAWING

Urban Engineering Solutions	
CIVIL ENGINEERING DESIGN AND DOCUMENTATION	
SUBDIVISIONS—INDUSTRIAL—COMMERCIAL—TOURISM	
PO Box 1003	
Lutwyche QLD 4030	
PH: 0488 998 775	
E: dwayne@urbanengineering.com.au	

Drawn	T.P.	Project	189 CRUMPTON RD, BLACKBUTT
Designed	D.P.	Title	STORMWATER LAYOUT PLAN - SHEET 1
Passed	RPEQ 4802	Checked	RPEQ 4802

Drawing Number		C0399-OW-SD-101	
Print Scale		A3	
Rev		B	



LEGEND:

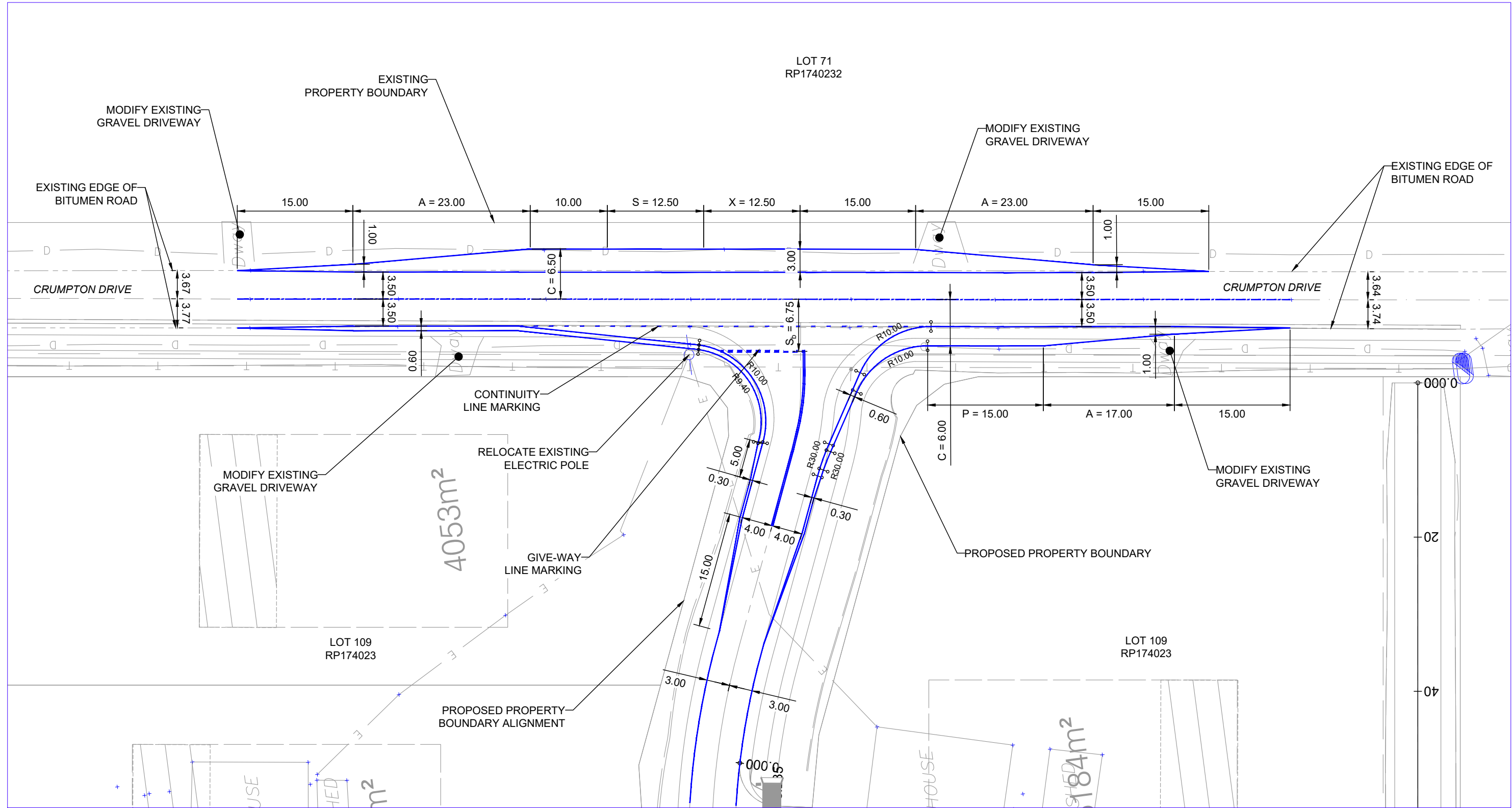
	PROPOSED	EXISTING
EFFLUENT DISPOSAL AREA		
MINIMUM RECTANGLE		



ISSUED FOR APPROVAL

H

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



**PRELIMINARY
ADVICE ONLY**
21 November 2024

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
A	21-11-24	ORIGINAL ISSUE	TK	DG	DG

SCALE
0 5 10 15 20 25m
SCALE 1:500 AT ORIGINAL SIZE

NORTH

CLIENT
GLW CONSTRUCTIONS PTY LTD

ttm
Colliers

TTM CONSULTING PTY LTD
ABN 65 010 868 621
LEVEL 8, 369 Ann Street, BRISBANE QLD 4000
P.O. BOX 12015, BRISBANE QLD 4003
T: (07) 3327 9500 F: (07) 3327 9501
E: ttmbri@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT
189 CRUMPTON DRIVE, BLACKBUTT NORTH

DRAWING TITLE
PRELIMINARY CONCEPT LAYOUT PLAN
CRUMPTON DRIVE / PROPOSED NEW ROAD INTERSECTION

PROJECT NUMBER 24BRT0598	ORIGINAL SIZE A3
DRAWING NUMBER 24BRT0598-01	REVISION A
DATE 21 Nov 2024	SHEET 1 OF 1

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 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.

(Refer to Schedule 1 of the Planning Act 2016)

- (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 any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

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

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

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and

- (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); 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 has 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 by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

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

decision includes-

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or 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, a tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a 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. However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.