



SUPPORTING INFORMATION

for respective items considered at

General Meeting

27 August 2019

SUPPORTING INFORMATION

Ref: [A18888287](#), [A18888297](#), [A18888305](#)

The following list of supporting information is provided for:

ITEM 2.1

DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2

#1 Locality Plan

#2 Zoning Map

#3 Proposal Plans

#4 Referral Response

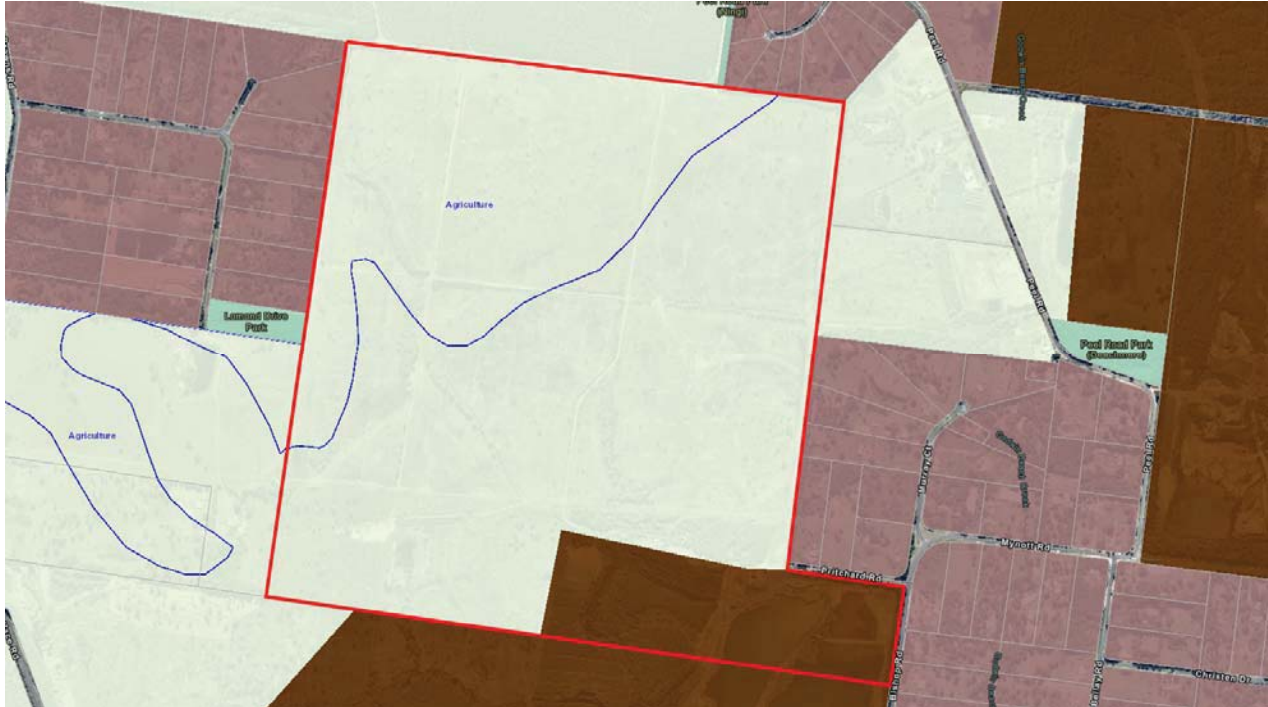
ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 (Cont.)

#1 Locality Plan



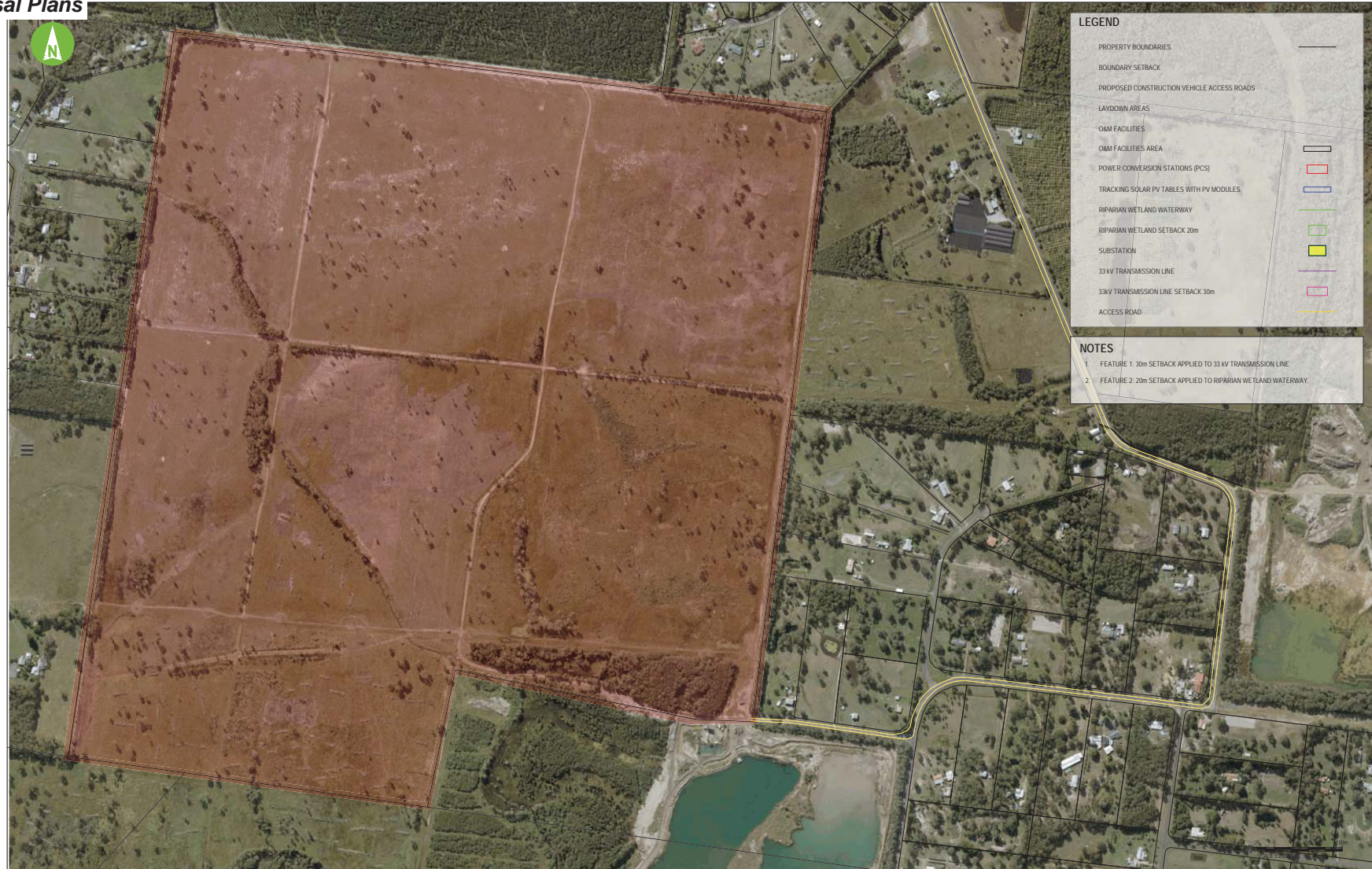
ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 (Cont.)

#2 Zoning Map



ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 (Cont.)

#3 Proposal Plans



REV	DATE	REVISION DETAILS	APPROVED	SCALE	SIZE	PRELIMINARY	PROJECT
A		ISSUED FOR REVIEW		NOT TO SCALE	A1	NOT FOR CONSTRUCTION	SPS NINGI SOLAR PV
B	14/05/19	UPDATE FOR SUBMISSION					SOLAR FARM PROPERTY AREA
				DRAWN		APPROVED	TITLE
				M.MODISANE		DATE	
				DESIGNED			
				M.MODISANE			
				REVIEWED			
				A.FIREFIREY			
DRAWING No.		PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
503637		503637	001	DRG	GA	XXX	B

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 (Cont.)



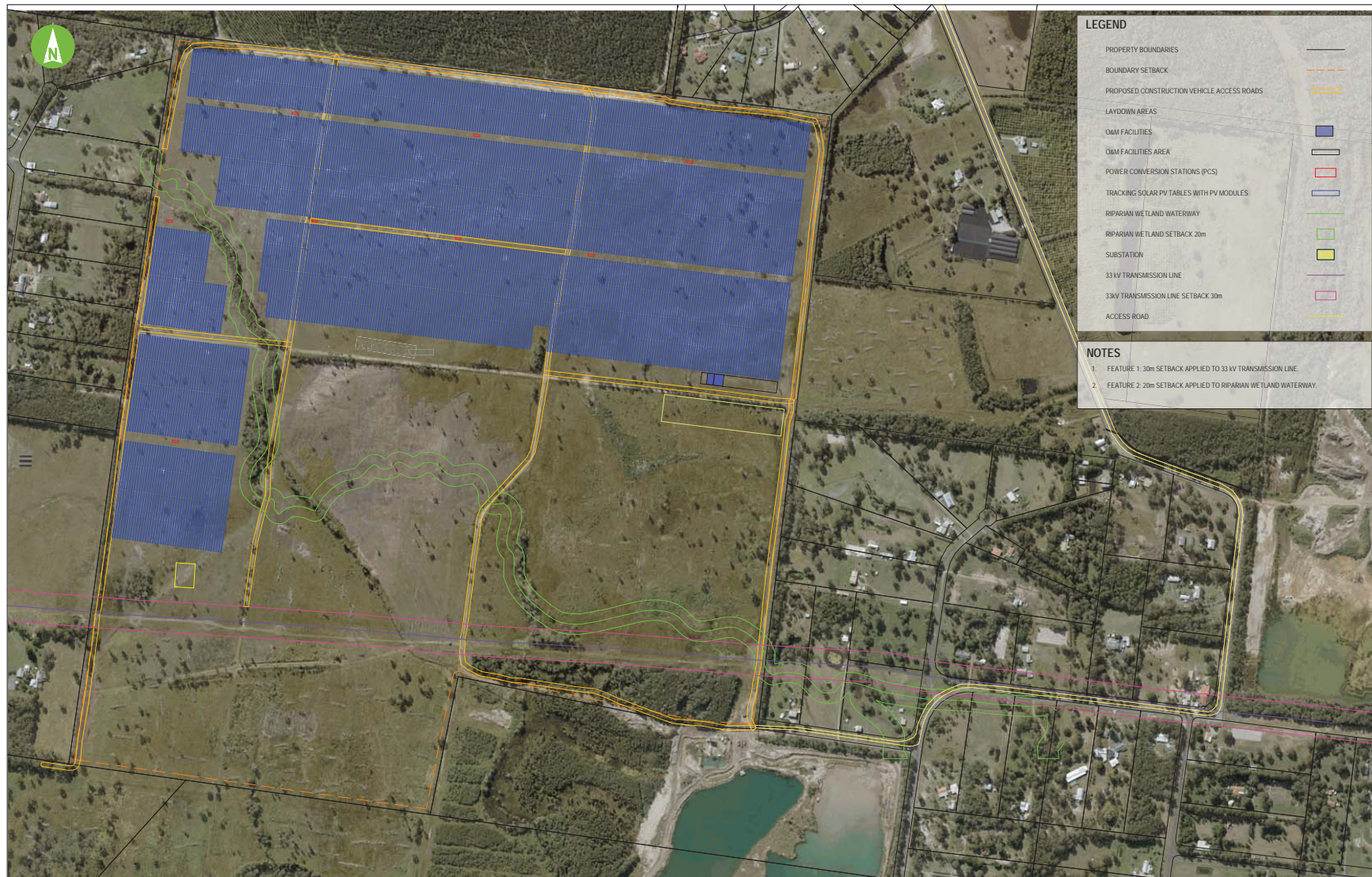
CLIENT	REV	DATE	REVISION DETAILS	APPROVED	SCALE	SIZE	PRELIMINARY	PROJECT
	A		ISSUED FOR REVIEW		NOT TO SCALE	A1	NOT FOR CONSTRUCTION	SPS NINGI SOLAR PV
	B	14/05/19	UPDATE FOR SUBMISSION		DRAWN		APPROVED	SOLAR FARM ACCESS ROADS
	C	04/09/19	UPDATE ROADS FOLLOWING ENEREX DISCUSSION		M.MODISANE		DATE	TITLE
					DESIGNED			DRAWING No.
					REVIEWED			PROJECT No.
					A.FIREEY			WBS
								001
								DRG
								GA
								NUMBER
								XXX
								REV
								C

Moreton Bay Regional Council

GENERAL MEETING - 484
27 August 2019

PAGE 7
Supporting Information

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 (Cont.)



www.aurecongroup.com

REV	DATE	REVISION DETAILS	APPROVED	SCALE	SIZE	PRELIMINARY	PROJECT	TITLE	PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
A		ISSUED FOR REVIEW		NOT TO SCALE	A1	NOT FOR CONSTRUCTION	SPS NINGI SOLAR PV							
B	14/05/19	UPDATE FOR SUBMISSION						SOLAR FARM SITE LAYOUT						
C	04/09/19	UPDATE ROADS FOLLOWING ENERGEK DISCUSSION						AERIAL VIEW						
									503637	001	DRG	GA	XXX	C

GENERAL MEETING - 484
27 August 2019

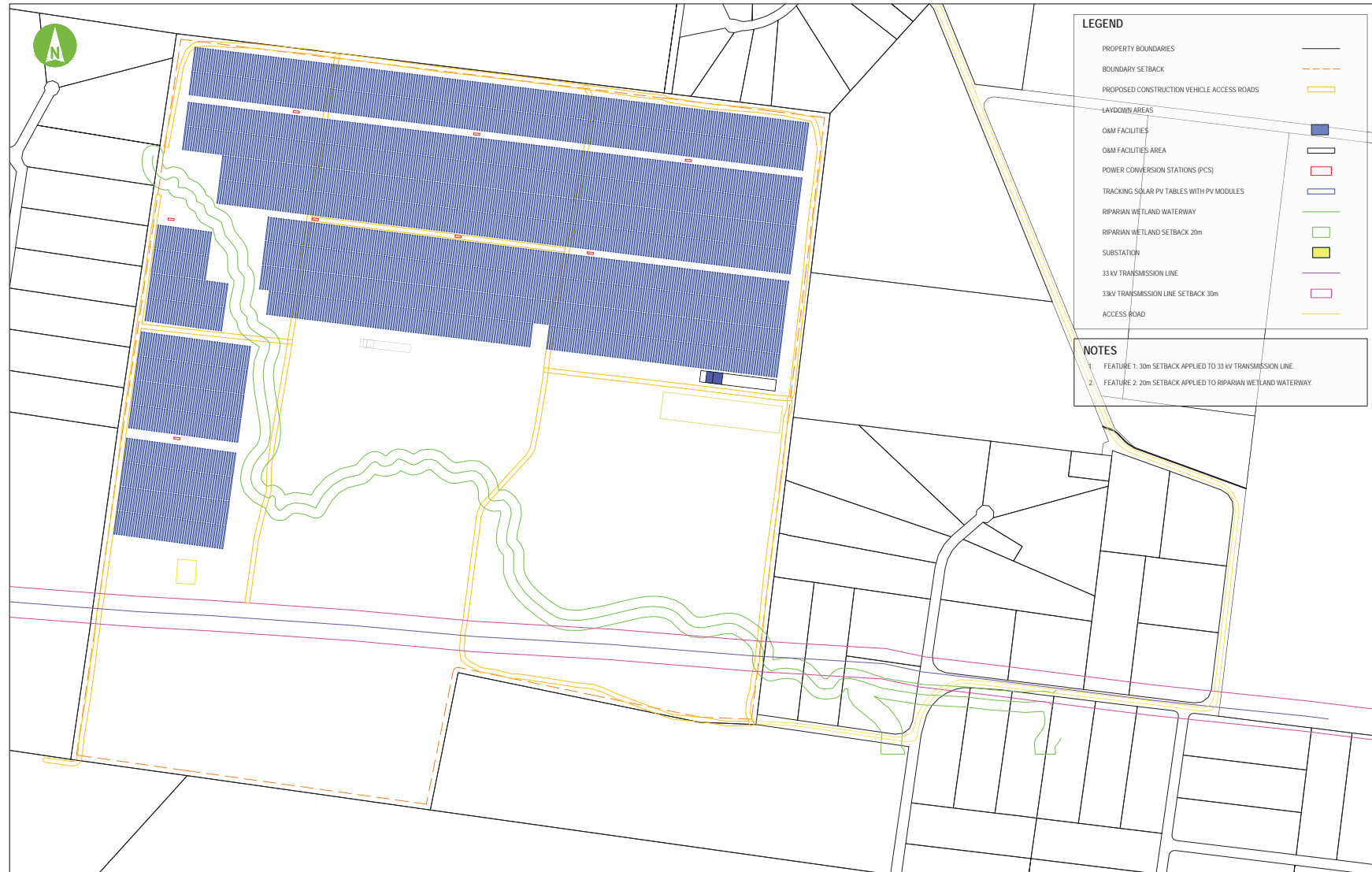
PAGE 7
Supporting Information

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 (Cont.)



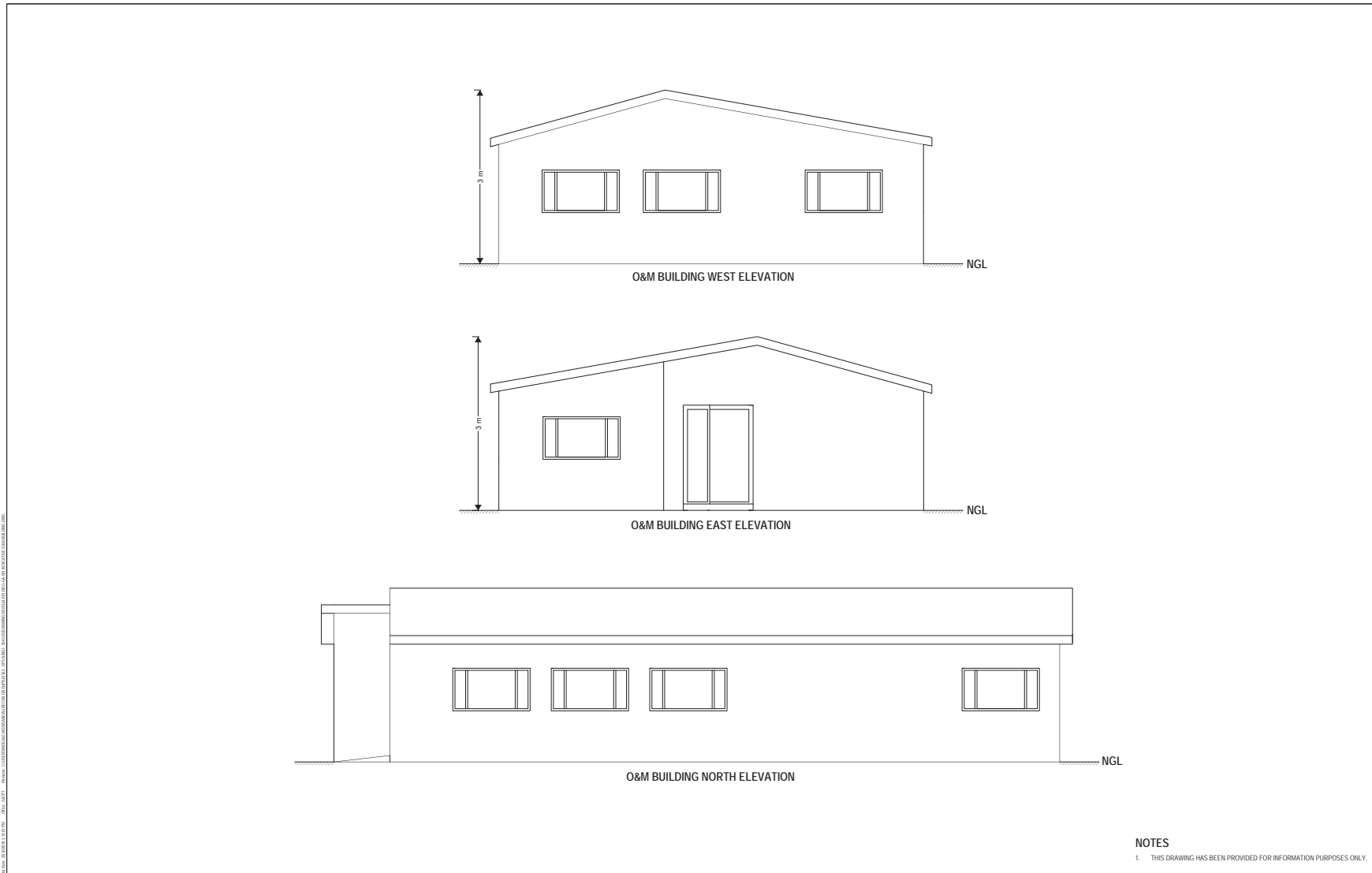
REV	DATE	REVISION DETAILS	APPROVED	SCALE	SIZE	PRELIMINARY	PROJECT
A		ISSUED FOR REVIEW		NOT TO SCALE	A1	NOT FOR CONSTRUCTION	SPS NINGI SOLAR PV
B	14/05/19	UPDATE FOR SUBMISSION		DRAWN		APPROVED	SOLAR FARM SITE LAYOUT
				M.MODISANE		DATE	TITLE
				DESIGNED			PROJECT No.
				M.MODISANE			WBS
				REVIEWED			TYPE
				A.FIREFIREY			DISC
							NUMBER
							REV
							B

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 (Cont.)



CLIENT	REV	DATE	REVISION DETAILS	APPROVED	SCALE	SIZE	PRELIMINARY	PROJECT
	A		ISSUED FOR REVIEW		NOT TO SCALE	A1	NOT FOR CONSTRUCTION	SPS NINGI SOLAR PV
	B	14/05/19	UPDATE FOR REVIEW		DRAWN		APPROVED	SOLAR FARM SITE LAYOUT WITH EXISTING FEATURES
	C	04/09/19	UPDATE ROADS FOLLOWING ENERXEX DISCUSSION		M.MODISANE		DATE	TITLE
					DESIGNED			DRAWING No.
					M.MODISANE			PROJECT No.
					REVIEWED			WBS
					A.FIREFIREY			TYPE
								DISC
								GA
								NUMBER
								XXX
								REV
								C

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 (Cont.)



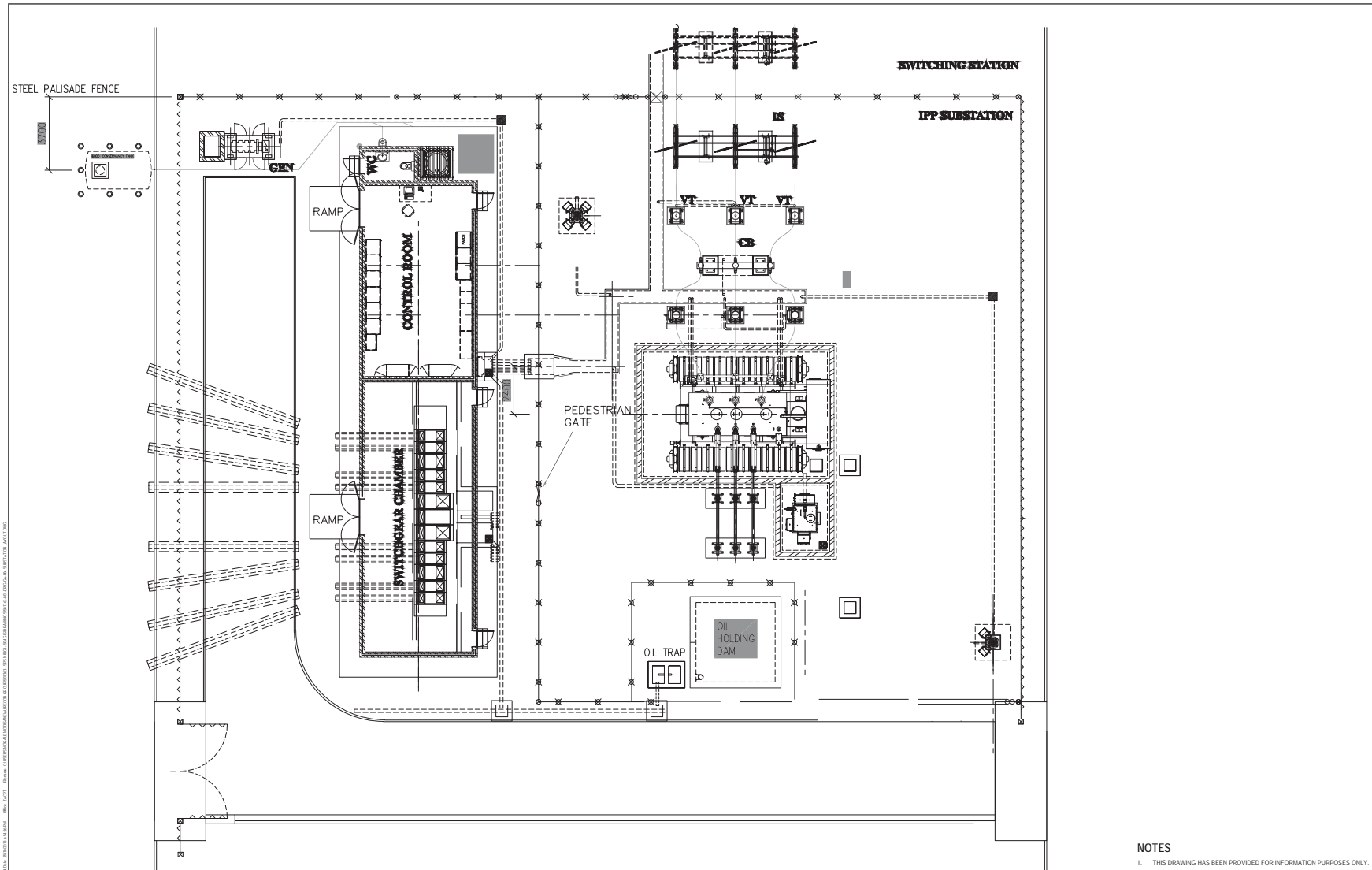
NOTES

1. THIS DRAWING HAS BEEN PROVIDED FOR INFORMATION PURPOSES ONLY.



REV	DATE	REVISION DETAILS	APPROVED	SCALE	SIZE	FOR INFORMATION ONLY NOT FOR CONSTRUCTION	PROJECT	SPS NINGI SOLAR PV					
A		ISSUED FOR REVIEW		NOT TO SCALE	A1			SOLAR FARM O&M BUILDING ELEVATION DIAGRAM					
				DRAWN		APPROVED	TITLE	PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
				M/MOD/SAME		DATE	DRAWING No.	501363	001	DRG	GA	002	A
				DESIGNED									
				REVIEWED									

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 (Cont.)



NOTES

1. THIS DRAWING HAS BEEN PROVIDED FOR INFORMATION PURPOSES ONLY.



REV	DATE	REVISION DETAILS
A		ISSUED FOR REVIEW

CLIENT	APPROVED	SCALE	SIZE
		NOT TO SCALE	A1
		DRAWN	
		M/MODISANE	
		DESIGNED	
		REVIEWED	

PRELIMINARY	APPROVED
NOT FOR CONSTRUCTION	DATE

PROJECT	TITLE
SPS NINGI SOLAR PV	SOLAR FARM GENERAL ARRANGEMENT SUBSTATION EQUIPMENT DETAIL
DRAWING No.	PROJECT No.
501363	501363
001	001
DRG	DRG
GA	GA
004	004
REV	REV
A	A

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2(Cont.)

#4 Referral Response

6 June 2019



Southern Pacific Sands
C/- Aurecon Australasia
Via email: Hannah.Nolan@aurecongroup.com

Attention: Hannah Nolan

cc Moreton Bay Regional Council
Via email: mbrc@moretonbay.qld.gov.au

Attention: Doug Payne

Dear Hannah,

Development Application – Material Change of Use for a Renewable Energy Facility located at 260-262 Wallace Road, Beachmere, described as L2 RP92020.

**Applicant Ref: 501363
Council Ref: DA/38582/2019/V2U
Our Ref: HBD 6641383**

We refer to the above referenced Development Application which has been referred to Energex Limited in accordance with the *Planning Act 2016*.

In accordance with Schedule 10, Part 9, Division 2 of the *Planning Regulation 2017*, the application has been assessed against the purposes of the *Electricity Act 1994* and *Electrical Safety Act 2002*. The below response is provided in accordance with section 56(1) of the *Planning Act 2016*.

Should the Assessment Manager decide to approve the proposed Material Change of Use for a Renewable Energy Facility, as an Advice Agency for the Application, Energex requires that the assessment manager impose the following conditions:

1. This application is approved in accordance with the below referenced plans. Any alterations to these plans before the development application is decided are to be resubmitted to Energex for comment:

Approved Plans			
Title	Plan Number	Issue	Date
SOLAR FARM ACCESS ROADS	-	C	04/06/19
SOLAR FARM SITE LAYOUT AERIAL VIEW	-	C	04/06/19
SOLAR FARM SITE LAYOUT	-	B	14/05/19

Reference: HBD 6641383



Enquiries
Angela Collins
Telephone
(07) 3664 5057
Facsimile
(07) 3664 9829
Email
angela.collins@energyq.com.au

Corporate Office
26 Reddacliff Street,
Newstead QLD 4006
GPO Box 1461
Brisbane Qld 4001
Telephone (07) 3664 4000
Facsimile (07) 3025 8301
www.energex.com.au

Energex Limited
ABN 40 078 849 055

Moreton Bay Regional Council

GENERAL MEETING - 484
27 August 2019

PAGE 17
Supporting Information

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2(Cont.)

2

Approved Documents/Report			
Title	Plan Number	Issue	Date
Ningi Solar Farm Ecological Assessment Report	501363	0	2019-9-01
Ningi Solar Farm Conceptual Stormwater Management Plan	501363	0	2019-04-19

2. All easement conditions must be maintained.
3. No vehicular traffic is permitted to traverse along the east-west access road/s contained within Easement B on RP174765.
4. Natural ground level on the easement cannot be disturbed without Energex approval. (*Note: Energex is triggered as a referral agency for any Operational Works Development Application where filling or excavation is proposed wholly or partly within the Easement*).
5. Stormwater flows and scour design across the Energex easement must be adequate to ensure there is no impact to Energex's existing structures.
6. The applicant is required to undertake a risk assessment and contact Energex to obtain Safety Advice prior to the commencement of any works in proximity to the powerlines.

All works should be in accordance with Energex Standard Guidelines WP1323 for general conditions when considering works either on an Energex easement or in the vicinity of Energex assets. These are available online for your reference: <http://thesource.ed/TechnicalInformation/WorkPractices/Documents/WP1323%20-%20Working%20Near%20Overhead%20and%20Underground%20Electric%20Lines.pdf>.

Any further works should be in accordance with Energex Standard Guidelines OH-03/12 for general conditions when considering works either on an Energex easement or in the vicinity of Energex assets. These are attached for your reference.

We tell the Council to treat this response as a **properly made submission**.

Should you require any further information on the above matter, please contact Angela Collins on (07) 3664 5057.

Yours faithfully,



Angela Collins
Senior Planner

Reference: HBD 6641383

Did you know Energex has a referral website?

<https://www.energex.com.au/home/our-services/connections/development-application-referrals>

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2(Cont.)

3

Standard Guidelines OH-03/12

When considering Works, either on Energex easements or in the vicinity of Energex assets, please be aware of the following general conditions:

- Satisfactory clearance from your proposed structure to the existing (and/or future) electricity wires must be maintained in accordance with the Electrical Safety Regulations 2002.
- No civil works are to occur within 5 metres of any part of an ENERGEX Structure (e.g.- tower base, pole or stay) without Energex approval.
- If the minimum 5m horizontal separation to the Energex structure cannot be achieved, the Developer must consult Energex with regards to allowable construction methods. This may include full depth shoring of the excavation sides for a minimum of 5 metres either side of the structure.
- Any excavations deeper than 5m must have a minimum horizontal separation from the excavation to any tower, base or pole at least equal to the excavation depth. The excavation is not to be left open overnight and backfill is to be compacted in 150mm layers in the immediate vicinity of the structure.
- 10 metres clear access must be provided around all towers and pole structures after the completion of any works on the easement.
- Natural ground level on the easement should not be disturbed without Energex approval.
- Final ground levels should slope gently to the edge of the easement, surrounding area or kerb such that pooling of water on the easement is avoided and conductor ground clearances are not decreased.
- Stockpiling of spoil on the easement is prohibited.
- Proposed underground services such as stormwater, sewerage, water and the like are to be kept to the outer edge of the easement. Services crossing the easement should be as near as practicable to right angles to the overhead conductor direction and not within 10 metres of any tower, pole or stay. **Pipelines and crossings are to be clearly marked.** Please submit the relevant design drawings to the Principal Mains Design Engineer for review.

NOTE: The identification, assessment and mitigation of any possible hazards in the service due to electromagnetically induced voltages, is the responsibility of the Developer.

- Any cut in the vicinity of a structure or between a structure and the road kerb will need to be stabilised by a retaining wall. The retaining wall design and location is to be submitted to Energex for approval.
- Any costs incurred by Energex as a result of the works on the easement are to be met by the property Developer / owner.

Reference: HBD 6641383

Did you know Energex has a referral website?

<https://www.energex.com.au/home/our-services/connections/development-application-referrals>

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2(Cont.)

4

- Access to the easement and access along the easement must be available to Energex personnel, including vegetation crews and regular routine line inspection crews, and heavy equipment, such as Heavy Trucks, Machinery and Cranes for construction, maintenance and emergency services, at all times.
- Existing access tracks must be re-instated, repaired or maintained if they are damaged during construction or other activities.
- Energex will require the Developer / owner to supply and install gates where fencing prohibits access to and along the easement area. To enable travel along the easement at anytime the gates must be series locked with an Energex padlock. Both the padlock and a design drawing of an acceptable gate will be provided by Energex.
- Lighting structures are not permitted in the easement without prior written consent of Energex. Lighting designs for proposed developments (e.g. road, carparks etc) on the easement are likely to require reduced height structures. Please submit detailed design to Energex for approval. These drawings must clearly show the following;
 - a. Proposed height of the lighting structures and the ground level at the structure base,
 - b. Relative (to lighting structures) ground levels at Energex structures (towers, pole etc) either side of the lighting structures, and
 - c. The location of the Energex structures in relation to the proposed lighting
- Pools and structures (including lighting structures) or metal fences are not permitted to be installed on or near Energex easement without prior approval or notification.
- Rubbish, materials and / or tall equipment such as cranes and excavators are not permitted to be stored or used on the easement.
- Excavations or mounding of material under or close to conductors or Energex structures is not permitted.
- Energex must be notified of construction on or near the easement, conductors or structures prior to commencement of construction.
- All construction work must be clear of the easement unless construction risk hazard is identified. High voltage clearances must be maintained prior to construction commencing.
- Warning signs may be required during and after construction.
- Consideration must be given to the type of vegetation planted in Park Areas within and near the Energex easement. Any proposal for landscaping on the easement must have prior approval from Energex. Please submit the relevant landscaping design to Energex for approval. When considering landscape designs the planting of trees must be kept to the edges of the easement and not under any overhead conductors. When mature, plants or trees must not grow in excess of 3.5 metres in height. Please visit <https://www.energex.com.au/home/safety/safety-around-the-network/safetree-plants> for a full list of safetree plants.

Reference: HBD 6641383

Did you know Energex has a referral website?

<https://www.energex.com.au/home/our-services/connections/development-application-referrals>

ITEM 2.1 - DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2(Cont.)

5

- At all times the following clearance must be maintained from the top of any machinery moving in the vicinity of energised conductors:
 - 132kV and 110kV conductors – 4.5m minimum clearance
 - 33kV and 11kV conductors – 3m minimum clearance

Should it be necessary to transport equipment or extend any equipment, such that these clearances cannot be confidently maintained, you are required to contact our office to ascertain whether a Safety Officer is required on-site. All operators of machinery are to be made aware of the presence of high voltage conductors.

- All easement conditions must be maintained
- All previous conditions must be adhered to and Energex may, at its discretion, audit the finished development to check that it conforms to the conditions of the development.
- Detailed civil design drawings showing any proposed cut and fill levels on the easement and the location of the Energex assets in relation to the proposed development must be approved by Energex before any works can commence on site.

Reference: HBD 6641383

Did you know Energex has a referral website?

<https://www.energex.com.au/home/our-services/connections/development-application-referrals>

SUPPORTING INFORMATION

Ref: [A18888287](#), [A18888297](#), [A18888305](#)

The following list of supporting information is provided for:

ITEM 2.2

DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2

#1 Locality Plan

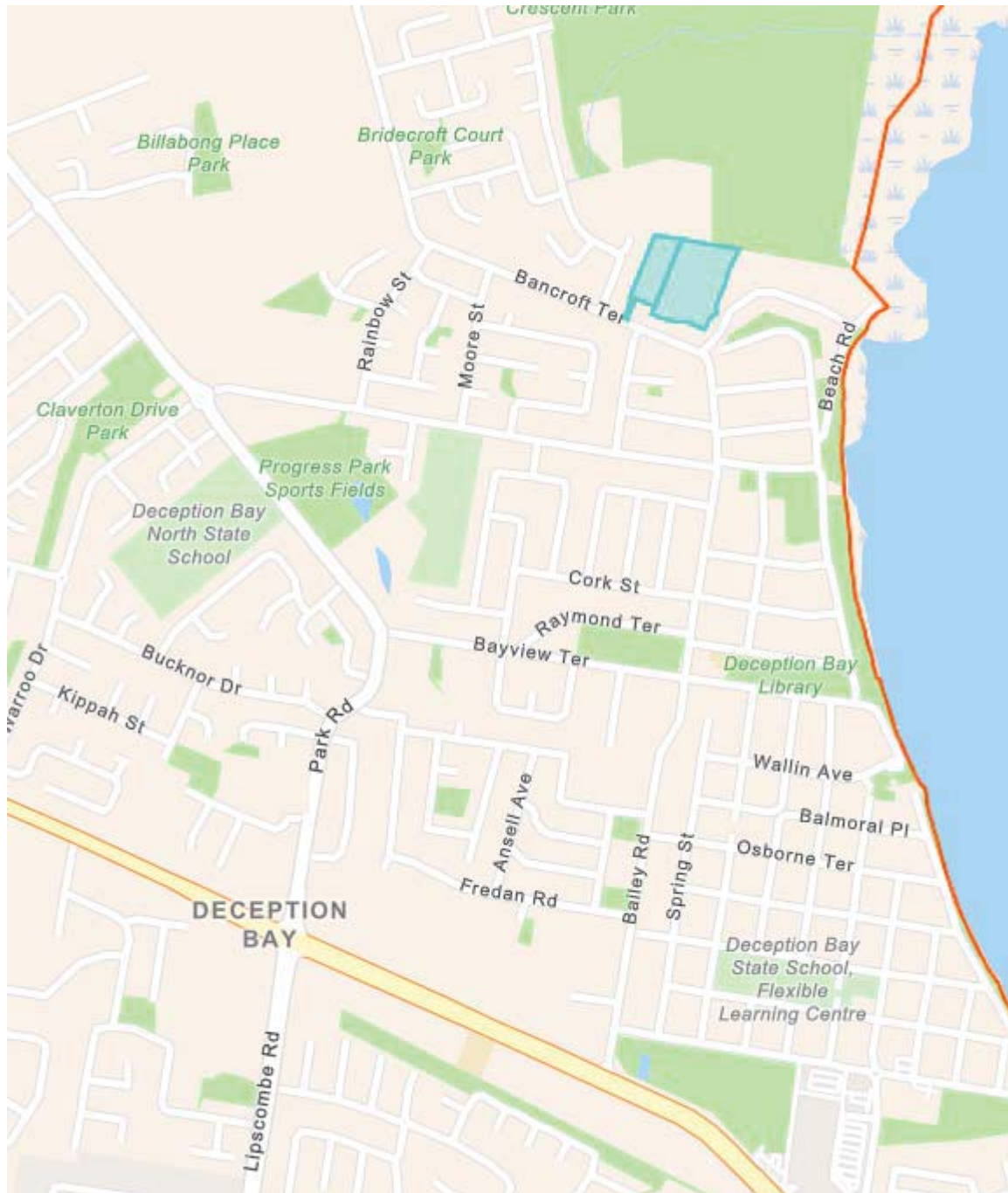
#2 Zoning Map

#3 Aerial Photograph

#4 Proposal Plans

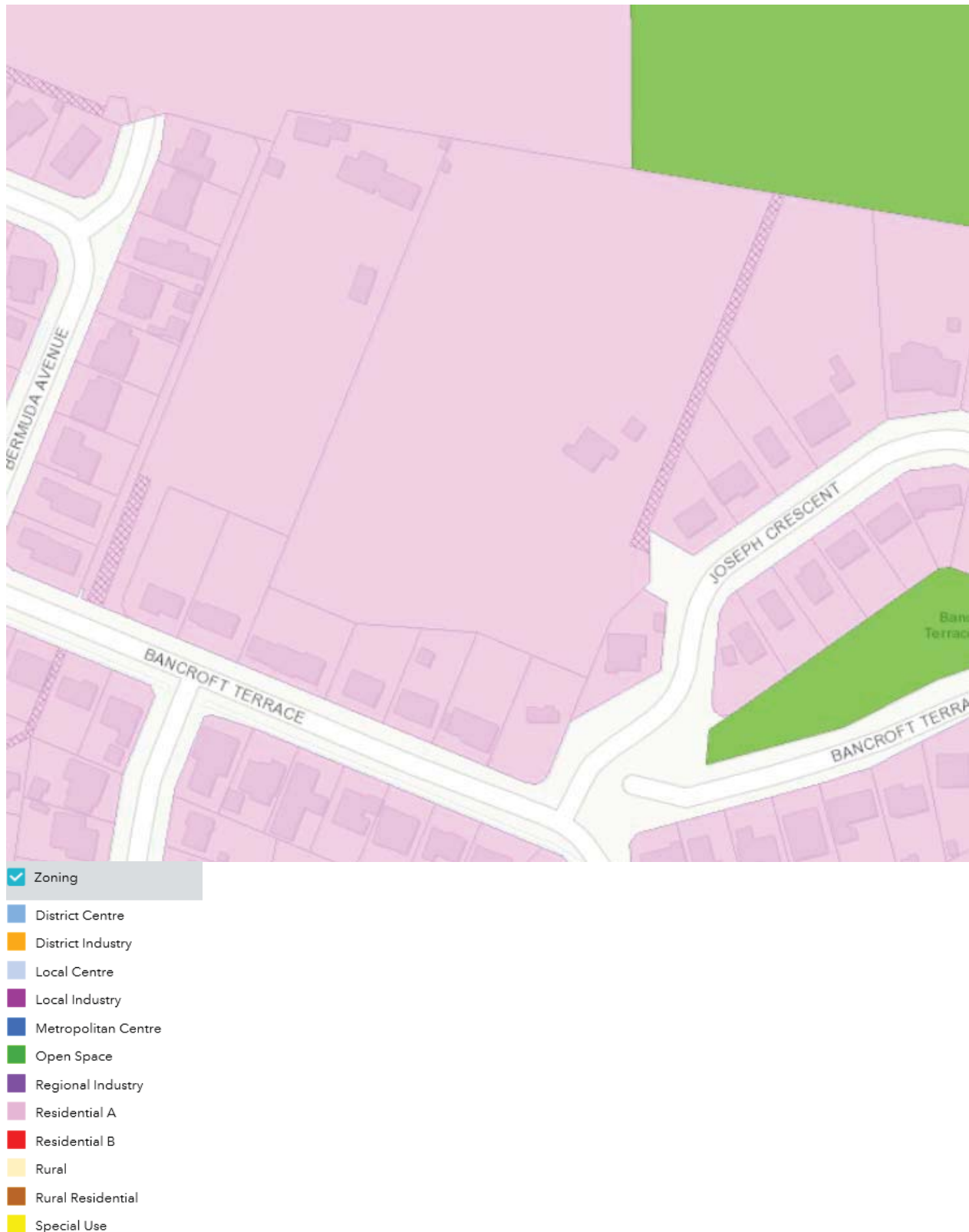
ITEM 2.2 - DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2 (Cont.)

#1 Locality Plan



ITEM 2.2 - DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2 (Cont.)

#2 Zoning Map



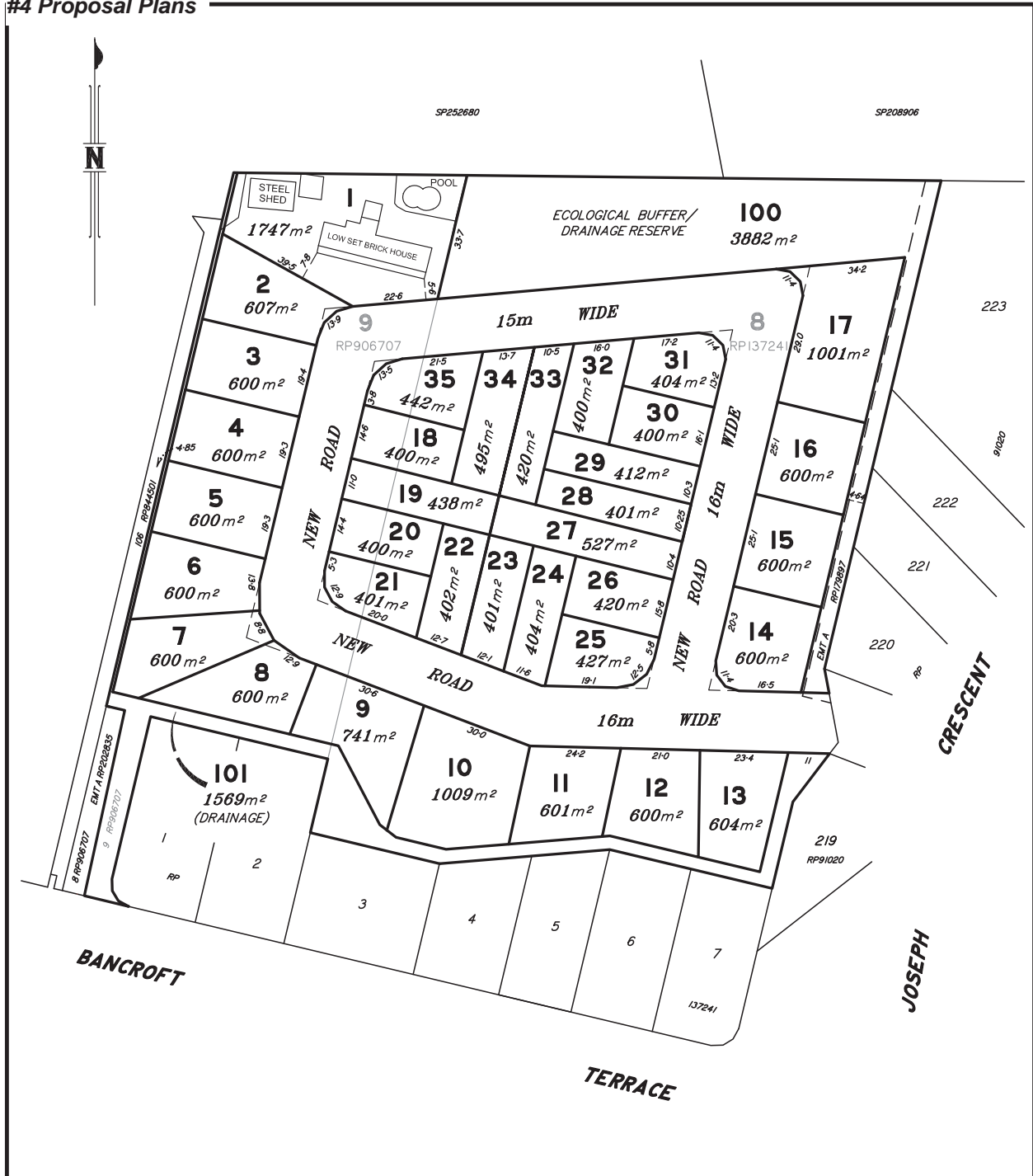
ITEM 2.2 - DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2 (Cont.)

#3 Aerial Photograph

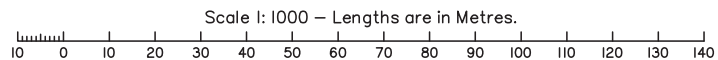


ITEM 2.2 - DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2 (Cont.)

#4 Proposal Plans

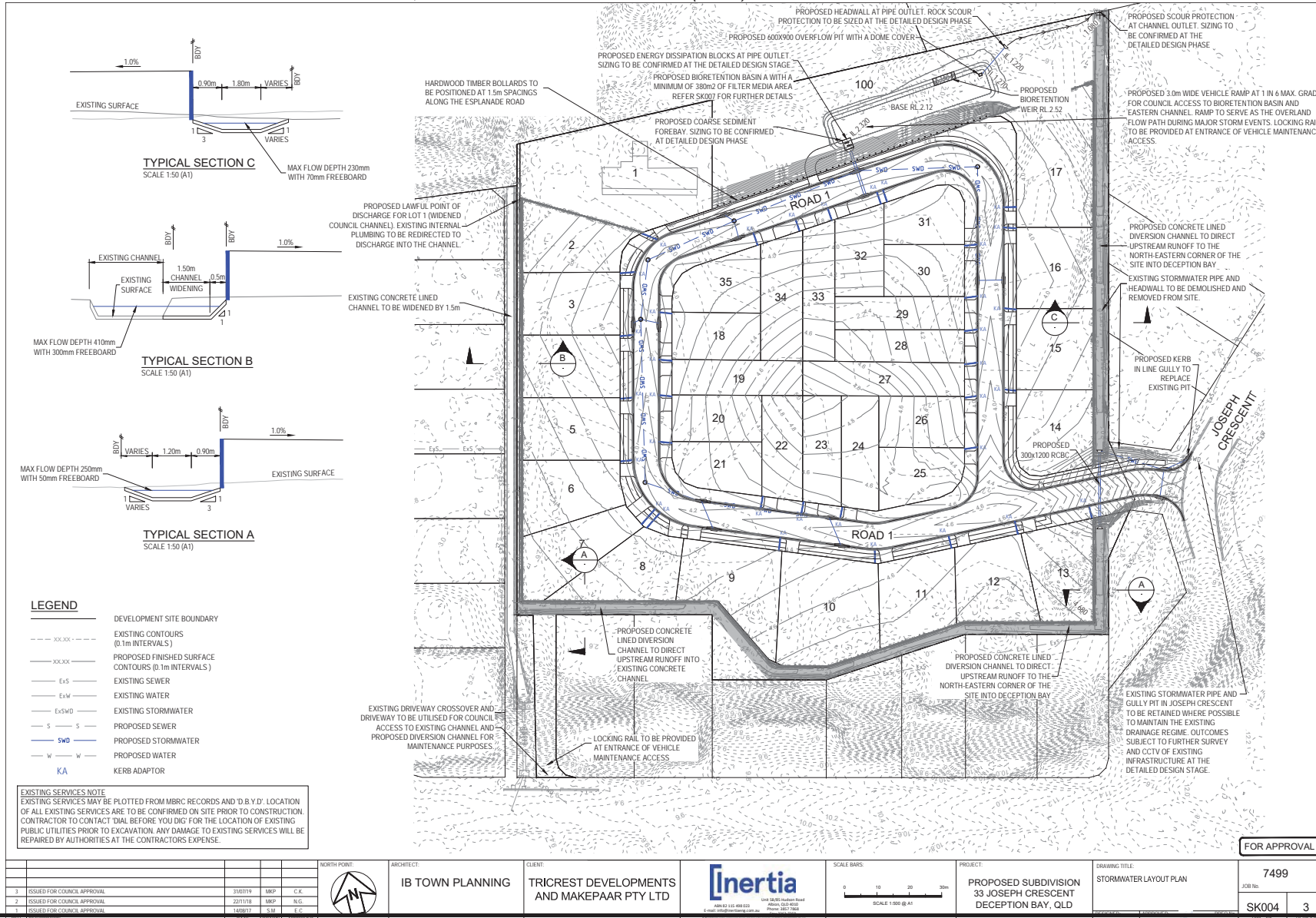


The allotment boundaries shown on this plan are the original, deed boundaries. An identification survey would be required to establish the exact location of the boundaries. The features shown on this plan have been located to an accuracy suitable for a detail survey and hence should not be used for exact measurements. Only underground services that are apparent on the surface have been located.

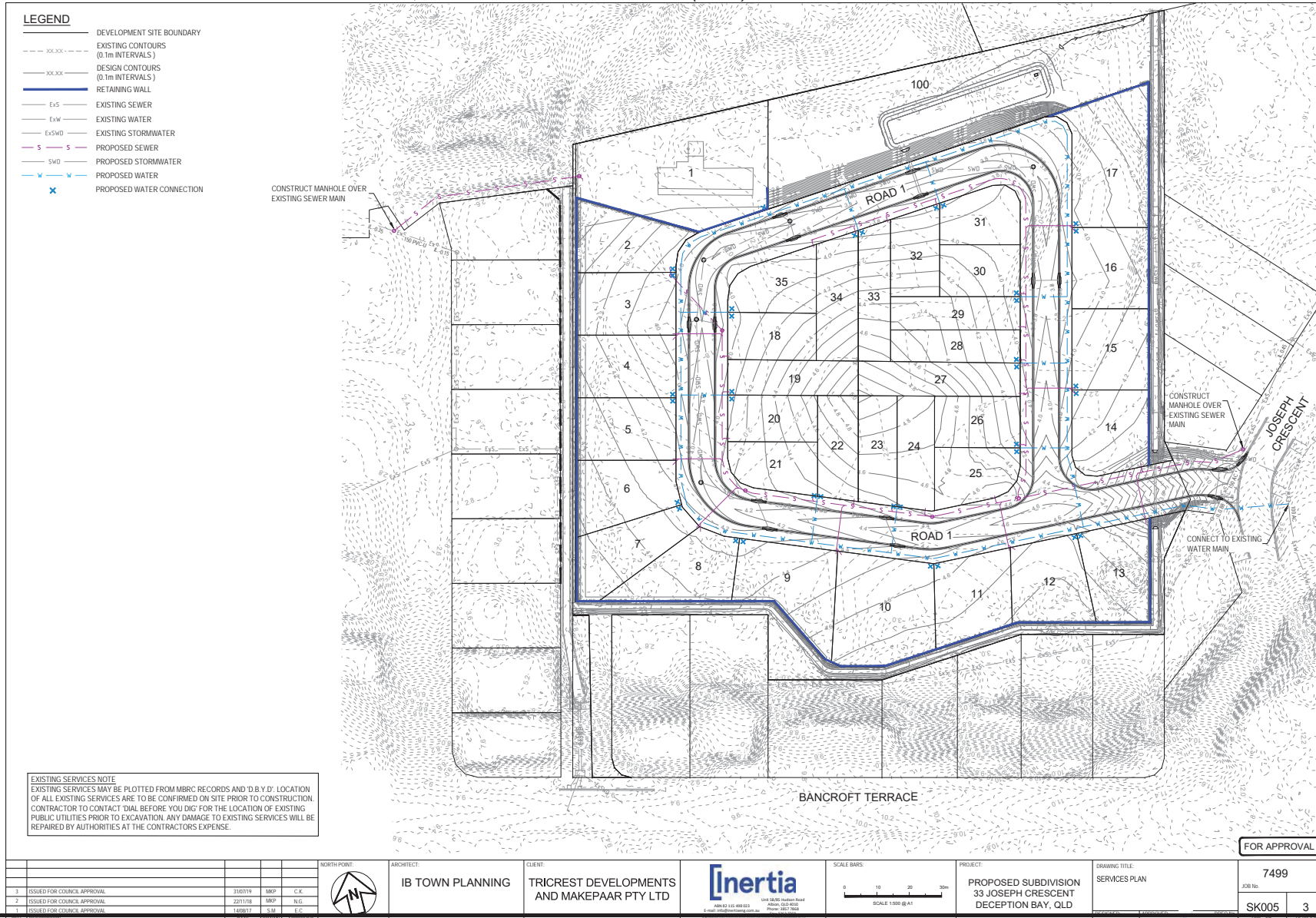


<p>PROPOSED SUBDIVISION</p> <p>of LOTS 1 - 35, 100 & 101 Cancelling Lot 9 on RP906707 and Lot 8 on RPI37241</p> <p>PARISH OF BURPENGARY County of Stanley</p> <p>SCALE @ A3 1:1000 Date 17/7/19</p> <p>E Drawing revised.....25.07.19</p>	<p>Origin for Levels</p> <p>Approved</p> <p>Cadastral Surveyor Date</p>	<p>WD Surveys</p> <p>LICENSED SURVEYORS and DEVELOPMENT CONSULTANTS</p> <p>Level 1/27 ANZAC AVE REDCLIFFE 4020 P.O.Box 2327 REDCLIFFE NTH 4020</p> <p>Ph: (07) 32841466 Fax: (07) 32847062 Email mail@wdsurveys.com.au</p> <p>File PSI3735-6E</p> <p>Dwg No. 19/PSI3735/6E</p>
--	---	--

ITEM 2.2 - DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2 (Cont.)



ITEM 2.2 - DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2 (Cont.)



ITEM 2.2 - DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2 (Cont.)

LEGEND

---	DEVELOPMENT SITE BOUNDARY
---	EXISTING CONTOURS (0.1m INTERVALS)
---	DESIGN CONTOURS (0.1m INTERVALS)
---	RETAINING WALL
---	EXISTING SEWER
---	EXISTING WATER
---	EXISTING STORMWATER
---	PROPOSED SEWER
---	PROPOSED STORMWATER
---	PROPOSED WATER
---	AREA OF CUT
---	AREA OF FILL

EARTHWORKS NOTES

- FOR INTERNAL RETAINING WALL HEIGHTS REFER SPOT LEVELS ON C-F5001
- CONSTRUCTION ACCESS SHALL BE KEPT TO A MINIMUM & AVOIDED WHERE POSSIBLE THROUGH COUNCIL LAND AT THE REAR OF THE SITE DURING THESE WORKS
- RETAINING WALL HEIGHTS SHOWN ARE TO FINISHED SURFACE LEVELS
- STRIP SITE OF ALL TOPSOIL, VEGETATION, EXISTING ASPHALT AND ANY OTHER DELETERIOUS MATTER TO A MINIMUM DEPTH OF 150mm.
- PROOF ROLL SUBGRADE TO REVEAL SOFT SPOTS. SOFT SPOTS TO BE REMOVED AND BACKFILLED. ALL NATURAL SUBGRADE IS TO BE COMPACTED TO 98% STANDARD COMPACTION IN ACCORDANCE WITH AS1289 PRIOR TO PLACEMENT OF FILL MATERIAL.
- UNLESS SPECIFIED OTHERWISE ANY EXISTING FILL MATERIAL IS TO BE REMOVED AND RE-COMPACTED TO 98% STANDARD COMPACTION IN ACCORDANCE WITH AS1289
- MATERIAL WON FROM THE SITE TO BE INSPECTED BY GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO USE AS FILL. ANY IMPORTED FILL TO HAVE A MINIMUM CBR VALUE OF 15%. ALL FILL TO BE COMPACTED TO 98% STANDARD COMPACTION IN 200mm MAXIMUM THICK LAYERS IN ACCORDANCE WITH AS1289.
- VOLUMES DO NOT INCLUDE SOIL COMPACTION FACTORS OR TOPSOIL STRIPPING VOLUMES.
- RETAINING WALL FINISHES THAT PRESENT TO ADDING LAND ARE OF HIGH QUALITY APPEARANCE AND COMPATIBLE WITH SURROUNDING DEVELOPMENT.
- IF DURING EARTHWORKS OPERATIONS UNSUITABLE MATERIAL IS ENCOUNTERED, AS DEFINED IN SECTION 4 OF AS3798, THEN REMOVE THIS MATERIAL PRIOR TO ANY FILLING OPERATION.
- IF DURING EARTHWORKS OPERATIONS UNSUITABLE MATERIAL IS ENCOUNTERED, AS DEFINED IN SECTION 4 OF AS3798, THEN REMOVE THIS MATERIAL PRIOR TO ANY FILLING OPERATION.
- ALL EARTHWORKS TO BE CARRIED OUT AS PER LOCAL AUTHORITY EARTHWORKS SPECIFICATIONS, IN LIEU OF LOCAL AUTHORITY SPECIFICATIONS EARTHWORKS COMPACTION TO BE MONITORED BY FIELD DENSITY TESTS CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS OF AS3798. ALL EARTHWORKS UNDER BUILDING PADS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 APPENDIX B. GEOTECHNICAL TESTING AUTHORITY, LEVEL 1 (U.N.O) REQUIREMENTS. DRY DENSITY RATION IS DETERMINED IN ACCORDANCE WITH AS1289.
- THE CONTRACTOR IS TO ENSURE THAT THE SITE IS SELF-DRAINING THROUGHOUT THE EARTHWORKS OPERATIONS. DAMAGE RESULTING FROM EXPOSURE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL FILL MATERIAL PLACED ON THE SITE TO BE NATURAL EARTH AND ROCK, FREE OF CONTAMINANTS, NOXIOUS, HAZARDOUS, DELETERIOUS AND ORGANIC MATERIALS.

EARTHWORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH MORETON BAY REGIONAL COUNCIL SPECIFICATIONS, APPROVED ACID SULFATE SOIL INVESTIGATIONS / MANAGEMENT PLANS (IF NECESSARY) AND APPROVED VEGETATION MANAGEMENT PLAN

EXISTING SERVICES NOTE
EXISTING SERVICES MAY BE PLOTTED FROM MBRC RECORDS AND 'D.B.Y.D.' LOCATION OF ALL EXISTING SERVICES ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT DIAL BEFORE YOU DIG FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE TO EXISTING SERVICES WILL BE REPAIRED BY AUTHORITIES AT THE CONTRACTORS EXPENSE.

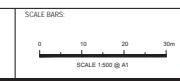


3	ISSUED FOR COUNCIL APPROVAL	31/03/19	MKP	C.K.
2	ISSUED FOR COUNCIL APPROVAL	22/11/18	MKP	N.G.
1	ISSUED FOR COUNCIL APPROVAL	14/02/17	SKB	
REV	DESCRIPTION	DATE	ISSUED	APPROVED



ARCHITECT: IB TOWN PLANNING

CLIENT: TRICREST DEVELOPMENTS AND MAKEPAAR PTY LTD



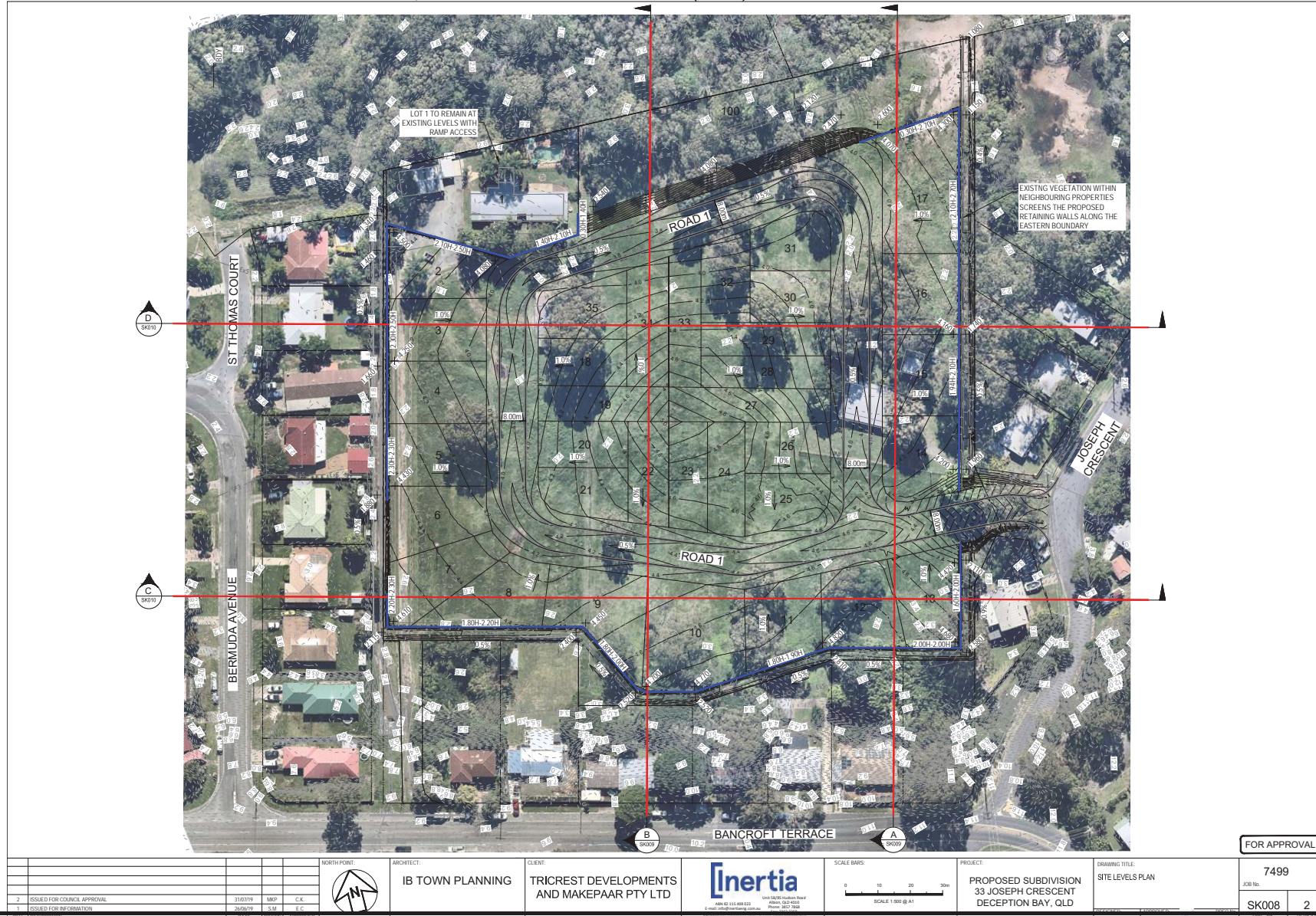
PROJECT: PROPOSED SUBDIVISION 33 JOSEPH CRESCENT DECEPTION BAY, QLD

DRAWING TITLE: BULK EARTHWORKS PLAN

7499
JOB No.
SK006 3

FOR APPROVAL

ITEM 2.2 - DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2 (Cont.)



FOR APPROVAL

<table border="1"> <tr> <td>2</td> <td>ISSUED FOR COUNCIL APPROVAL</td> <td>31/03/19</td> <td>MKP</td> <td>C.K.</td> </tr> <tr> <td>1</td> <td>ISSUED FOR INFORMATION</td> <td>26/02/19</td> <td>SKB</td> <td>C.K.</td> </tr> <tr> <td>REV</td> <td>DESCRIPTION</td> <td>DATE</td> <td>DESIGNER</td> <td>APPROVED</td> </tr> </table>		2	ISSUED FOR COUNCIL APPROVAL	31/03/19	MKP	C.K.	1	ISSUED FOR INFORMATION	26/02/19	SKB	C.K.	REV	DESCRIPTION	DATE	DESIGNER	APPROVED	NORTH POINT: 	ARCHITECT: IB TOWN PLANNING	CLIENT: TRICREST DEVELOPMENTS AND MAKEPAAR PTY LTD	<p>488 02 411 688 03 488 02 411 688 04 488 02 411 688 05</p>	SCALE BARS: SCALE 1:500 @ A1	PROJECT: PROPOSED SUBDIVISION 33 JOSEPH CRESCENT DECEPTION BAY, QLD	DRAWING TITLE: SITE LEVELS PLAN	7499 JOB No.
2	ISSUED FOR COUNCIL APPROVAL	31/03/19	MKP	C.K.																				
1	ISSUED FOR INFORMATION	26/02/19	SKB	C.K.																				
REV	DESCRIPTION	DATE	DESIGNER	APPROVED																				
								SK008	2															

