

YAMBA GARDENS

PRELIMINARY 2 ENGINEERING No. 33801-PR2

SCHEDULE OF DRAWINGS

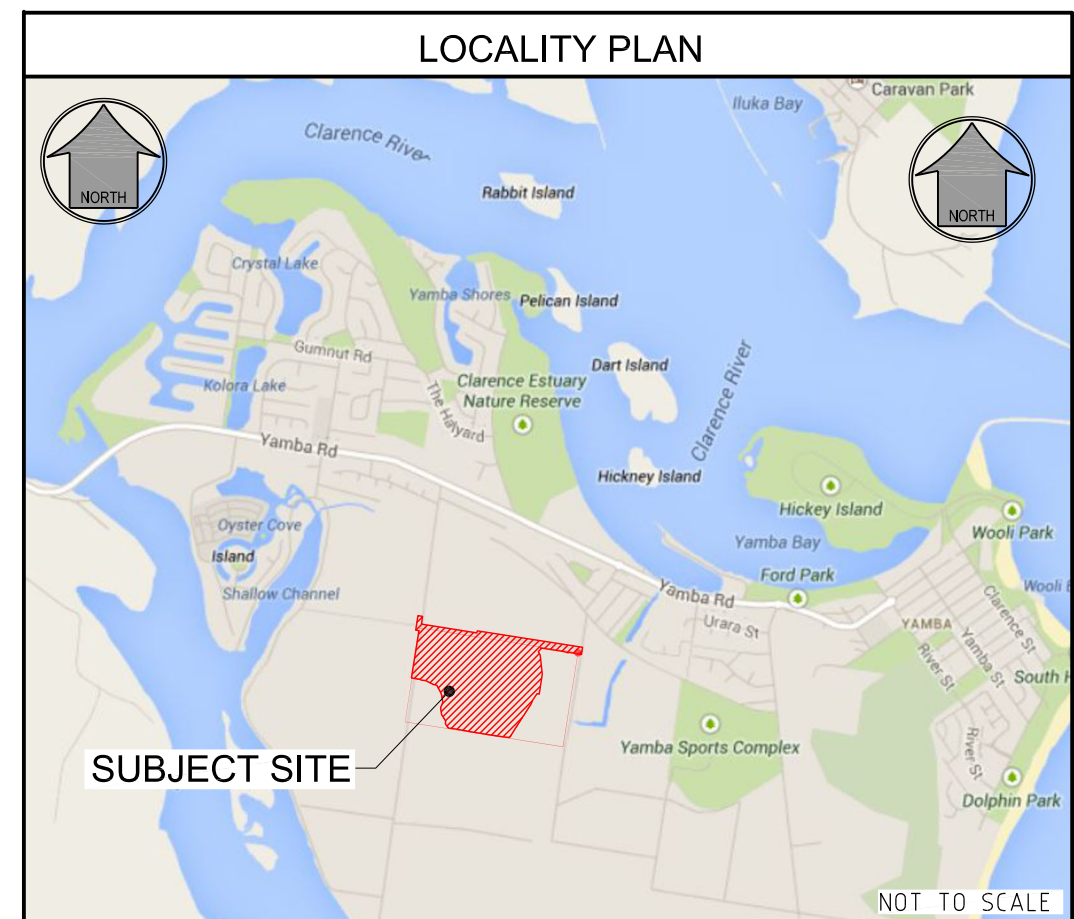
SCHEDULE OF DRAWINGS					
NUMBER	REV. NO.	TITLE	NUMBER	REV. NO.	TITLE
GENERAL			33801-PR2-646 D SWALES AND STRUCTURES CONSTRUCTION CERTIFICATE EARTHWORKS PLAN		
33801-PR2-000	F	COVER SHEET	33801-PR2-647 B SWALES AND STRUCTURES EARTHWORKS SECTIONS SHEET 01		
33801-PR2-005	D	ROAD HIERARCHY & STAGING PLAN SHEET 01	33801-PR2-648 C SWALES AND STRUCTURES EARTHWORKS SECTIONS SHEET 02		
33801-PR2-006	E	ROAD HIERARCHY & STAGING PLAN SHEET 02	33801-PR2-660 C TYPICAL BIO-POD PLAN SHEET 01		
EXISTING			33801-PR2-661 C TYPICAL BIO-POD PLAN SHEET 02		
33801-PR2-020	C	PLAN	33801-PR2-663 B TYPICAL BIO-POD DETAILS		
33801-PR2-021	C	EXISTING OVERHEAD ELECTRICITY DETAILS	33801-PR2-664 B CONCEPT BIO-POD vrs END OF LINE TREATMENT		
TREE CLEARING			33801-PR2-665 E DETENTION BASIN OVERALL		
33801-PR2-030	D	PLAN SHEET 01	33801-PR2-666 E DETENTION BASIN - WEST		
33801-PR2-031	C	PLAN SHEET 02	33801-PR2-667 C DETENTION BASIN - WEST SECTIONS		
EARTHWORKS			33801-PR2-668 E DETENTION BASIN - EAST		
33801-PR2-040	D	CUT AND FILL PLAN SHEET 01	33801-PR2-669 C DETENTION BASIN - EAST SECTIONS		
33801-PR2-041	E	CUT AND FILL PLAN SHEET 02	33801-PR2-670 C STORMWATER EXISTING CATCHMENT PLAN		
33801-PR2-050	B	SECTIONS SHEET 01	33801-PR2-671 C STORMWATER DEVELOPED CATCHMENTS		
33801-PR2-051	B	SECTIONS SHEET 02	33801-PR2-672 C CATCHMENT PLAN MAJOR		
33801-PR2-052	B	SECTIONS SHEET 03	33801-PR2-673 D CATCHMENT MINOR SH 01		
33801-PR2-053	D	LONGITUDINAL SECTION MILES STREET SHEET 1	33801-PR2-674 C CATCHMENT MINOR SH 02		
33801-PR2-054	A	LONGITUDINAL SECTION MILES STREET SHEET 2	33801-PR2-675 D CATCHMENT MINOR SH 03		
33801-PR2-060	E	GRADING AND RETAINING WALL PLAN SHEET 01	33801-PR2-676 D CATCHMENT MINOR SH 04		
33801-PR2-061	F	GRADING AND RETAINING WALL PLAN SHEET 02	33801-PR2-677 E CATCHMENT WATER LEVEL RL 0.70		
33801-PR2-070	B	RETAINING WALL DETAILS	33801-PR2-678 D CATCHMENT WATER LEVEL RL 0.90		
33801-PR2-080	E	SEDIMENT AND EROSION PLAN SHEET 01	33801-PR2-679 D CATCHMENT WATER LEVEL RL 1.10		
33801-PR2-081	E	SEDIMENT AND EROSION PLAN SHEET 02	WATER		
COMBINED SERVICES			33801-PR2-700 E PLAN SHEET 01		
33801-PR2-090	F	OVERALL PLAN	33801-PR2-701 F PLAN SHEET 02		
33801-PR2-091	E	PLAN SHEET 01	MISCELLANEOUS		
33801-PR2-092	F	PLAN SHEET 02	33801-PR2-800 F LOT LAYOUT PLAN SHEET 01		
ROADS			33801-PR2-801 F LOT LAYOUT PLAN SHEET 02		
33801-PR2-120	D	DETAILS SHEET 01	33801-PR2-802 E LOT MIX PLAN SHEET 01		
33801-PR2-121	B	DETAILS SHEET 02	33801-PR2-803 E LOT MIX PLAN SHEET 02		
SEWER SEWER RETICULATION			33801-PR2-804 C INDICATIVE EXAMPLE HOUSE FOR 504m ²		
33801-PR2-500	D	PLAN SHEET 01	33801-PR2-805 C INDICATIVE EXAMPLE HOUSE FOR CORNER LOTS		
33801-PR2-501	E	PLAN SHEET 02	33801-PR2-806 A INDICATIVE EXAMPLE HOUSE FOR 422m ² LOTS		
DRAINAGE			33801-PR2-807 A INDICATIVE EXAMPLE HOUSE FOR 420m ² LOTS		
33801-PR2-600	D	PLAN SHEET 01			
33801-PR2-601	E	PLAN SHEET 02			
33801-PR2-645	D	SWALES AND STRUCTURES INITIAL ROL EARTHWORKS			



CLIENT
**KAHUNA NO. 1
PTY LTD**



LOCALITY PLAN



R. P. DESCRIPTION
Lot 46 & 47 on DP751395
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

DRAWING NUMBER	AMEND.
33801-PR2-000	F

GENERAL

1. CONTRACT SPECIFICATIONS
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION.
2. SETOUT
SURVEY SETOUT INFORMATION HAS BEEN ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR TO ENABLE THE CONTRACTOR TO ACCURATELY SETOUT THE WORKS TO THE CO-ORDINATES SHOWN. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
LEVELS SHOWN ARE TO A.H.D.
4. TRENCH SPOIL
ALL MATERIALS ARISING FROM ROADS & SERVICES ARE TO BE COMPACTED TO FUTURE STAGES, TO LEVEL 1 IF NO SPOIL AREA IS AVAILABLE THESE MATERIALS SHALL BE TRUCKED TO A LICENSED TIP. THESE WORKS FORM PART OF THE CONTRACTED WORKS.
5. CHECK ELECTRONIC SETOUT
CONTRACTOR IS RESPONSIBLE TO ENSURE ANY ELECTRONIC DATA FILES MATCH THE DRAWINGS.
6. PRE START
a. ERECT SITE SIGNAGE, CONSTRUCT ENTRY & EXIT POINT AS INDICATED.
b. CONSTRUCT VEHICLE WASHDOWN AREA & ASSOCIATED SILT MANAGEMENT DEVICES.
c. CONSTRUCT SITE OFFICE & STORAGE COMPOUND AREA.
d. INSTALL EROSION & SEDIMENT CONTROL DEVICES AS PER THE CONTRACTOR'S EROSION & SEDIMENT CONTROL PLAN.
e. ERECT TEMPORARY TREE PROTECTION FENCING IN ACCORDANCE WITH THE APPROVED VEGETATION MANAGEMENT PLAN & AUTHORITIES APPROVAL CONDITIONS (IF REQUIRED).
7. HEALTH & SAFETY
ALL WORKS UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE WORKPLACE HEALTH & SAFETY LEGISLATION.
8. STOCKPILING
STOCKPILING OF ANY SURPLUS MATERIAL IS NOT PERMITTED

PROJECT SPECIFIC REPORTS

- THE CONTRACTOR MUST FOLLOW THE RECOMMENDATIONS & PROCEDURES OUTLINED IN THE FOLLOWING REPORTS AT ALL TIMES:
- a) GEOTECHNICAL INVESTIGATION REPORTS (INCLUDING ANY ACID SULPHATE OR DISPERSIVE SOIL REPORTING)
- b) VEGETATION & FAUNA MANAGEMENT PLANS
- c) OTHER MANAGEMENT PLANS NOMINATED IN THE CONTRACT, AUTHORITIES APPROVAL CONDITIONS OR BY THE SUPERINTENDENT.

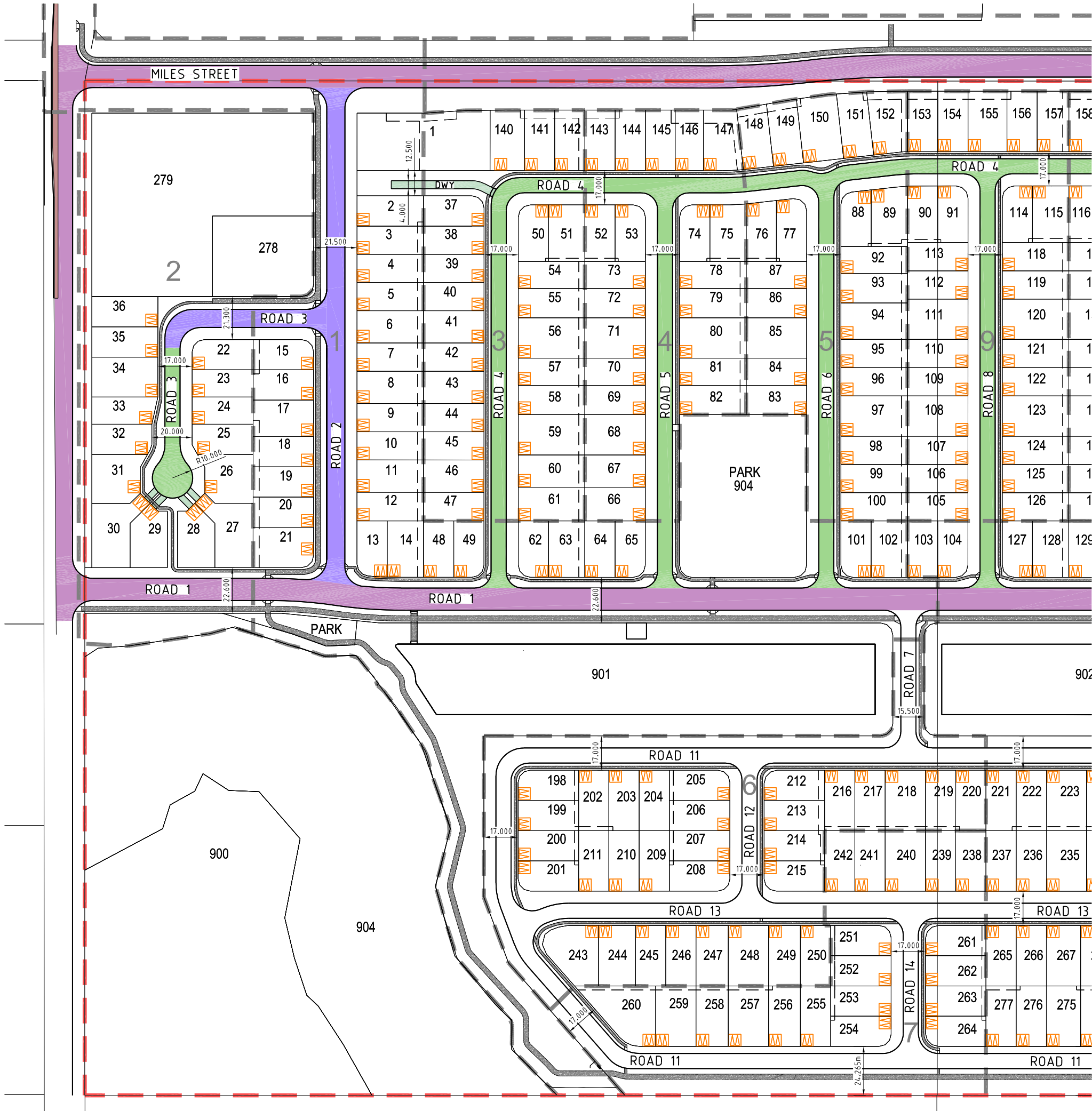
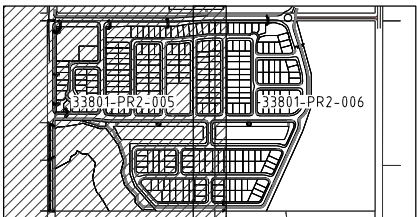
LEGEND

- PROPOSED DRIVEWAY
- GRAVEL DRIVEWAY
EMERGENCY LINK
- LOCAL STREET
(7.5m CARRIAGEWAY)
- LOCAL STREET
(9.0m CARRIAGEWAY)
- COLLECTOR STREET
WITH DUAL USE PATH
(11m CARRIAGEWAY)
- BAR
- BASIC RIGHT TURN (URBAN)

- EXISTING PROPERTY LINE
- EXISTING KERB (INVERT)
- PROPOSED PROPERTY LINE
- PROPOSED KERB (INVERT)
- SITE BOUNDARY
- STAGE BOUNDARY



SHEET LAYOUT



PROJECT NAME
YAMBA GARDENS
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
KAHUNA NO. 1 PTY LTD



0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

D	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
C	06-12-22	PARK AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
PRE DATE	AMENDMENT	

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ASSOCIATED CONSULTANTS



DRAWING TITLE

ROAD HIERARCHY,
STAGING PLAN
&
GENERAL NOTES
SHEET 01



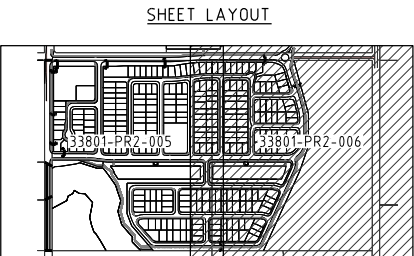
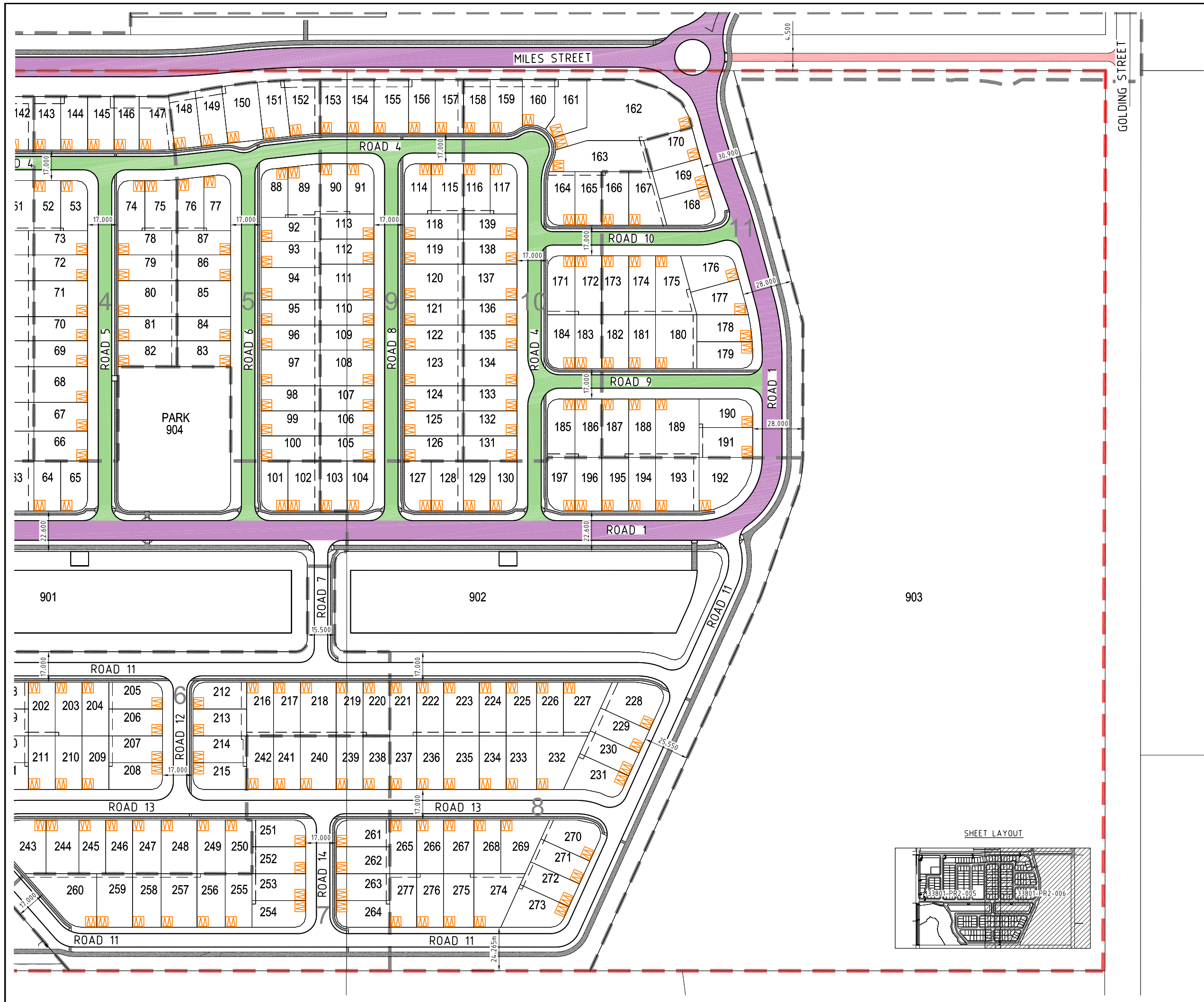
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DESIGNED PP	DRAWN SF
APPROVED	NER 906726 DATE 22-08-22
DRAWING NUMBER 33801-PR2-005	
AMEND. D	

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PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

**KAHUNA NO. 1
PTY LTD**


Scale 1:1000 - A1 (1:2000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

E	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
D	12-12-22	STAGE BDY AMENDED
C	06-12-22	PARK AND STAGE BOUNDARY AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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ASSOCIATED CONSULTANTS



DRAWING TITLE

ROAD HIERARCHY,
STAGING PLAN
SHEET 02


Urban & Regional Planning
Civil Engineering
Project Coordination

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DESIGNED	PP	DRAWN	SF
APPROVED	✓	NER 906726	DATE 22-08-22
DRAWING NUMBER		AMEND.	
33801-PR2-006		E	



GENERAL

- EXISTING SERVICES - EXTERNAL WORKS**
THE LOCATIONS OF ALL EXISTING SERVICES WITHIN THE WORK AREA SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE RELEVANT AUTHORITIES AND TO ENSURE THAT THE EXISTING SERVICES ARE NOT DAMAGED OR DISTURBED IN ANY WAY.
- EXISTING STRUCTURES**
ALL EXISTING STRUCTURES AND ASSOCIATED INFRASTRUCTURE TO BE REMOVED AND DISPOSED OF OFF SITE.
- EXISTING DAMS**
EXISTING DAMS TO BE DEWATERED. ALL SILT AND DEBRIS ARE TO BE REMOVED AND AND LAWFULLY DISPOSED OF. REPLACEMENT FILL IS TO BE LOCATED AND COMPACTED IN ACCORDANCE WITH LOCAL COUNCIL'S SPECIFICATIONS.

LEGEND

— — — — —	EXISTING PROPERTY LINE	— RM — — RM — — —	EXISTING RISING MAIN
— — — — —	EXISTING FENCE	— S — — S — — —	EXISTING SEWER
— — — — —	EXISTING KERB	— SW — — SW — — —	EXISTING STORMWATER
— — — — —	EXISTING EDGE OF BITUMEN	— W — — W — — —	EXISTING WATER
— — — — —	EXISTING EDGE OF VEGETATION	— G — — G — — —	EXISTING GAS
— — — — —	EXISTING CONTOURS MAJOR	— E — — E — — —	EXISTING UNDERGROUND ELECTRICITY
— — — — —	EXISTING CONTOURS MINOR	— E — — E — — —	EXISTING OVERHEAD ELECTRICITY
— — — — —	SITE BOUNDARY	— T — — T — — —	EXISTING TELSTRA
		— C — — C — — —	EXISTING COMMUNICATIONS

NOTE:
CONTRACTOR TO MAKE ALL NECESSARY ALLOWANCES FOR LOCATION AND PROTECTION OF EXISTING SERVICES DURING WORKS.



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LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
KAHUNA NO. 1 PTY LTD

Scale 1:2500 - A1 (1:5000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

PRE DATE	AMENDMENT
C 06-12-22	STAGE BOUNDARIES REMOVED AND RE1 ADDED
B 22-08-22	RFI AMENDMENTS
A 28-05-21	ISSUED FOR APPROVAL

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ASSOCIATED CONSULTANTS

BIOME
WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

EXISTING FEATURES PLAN

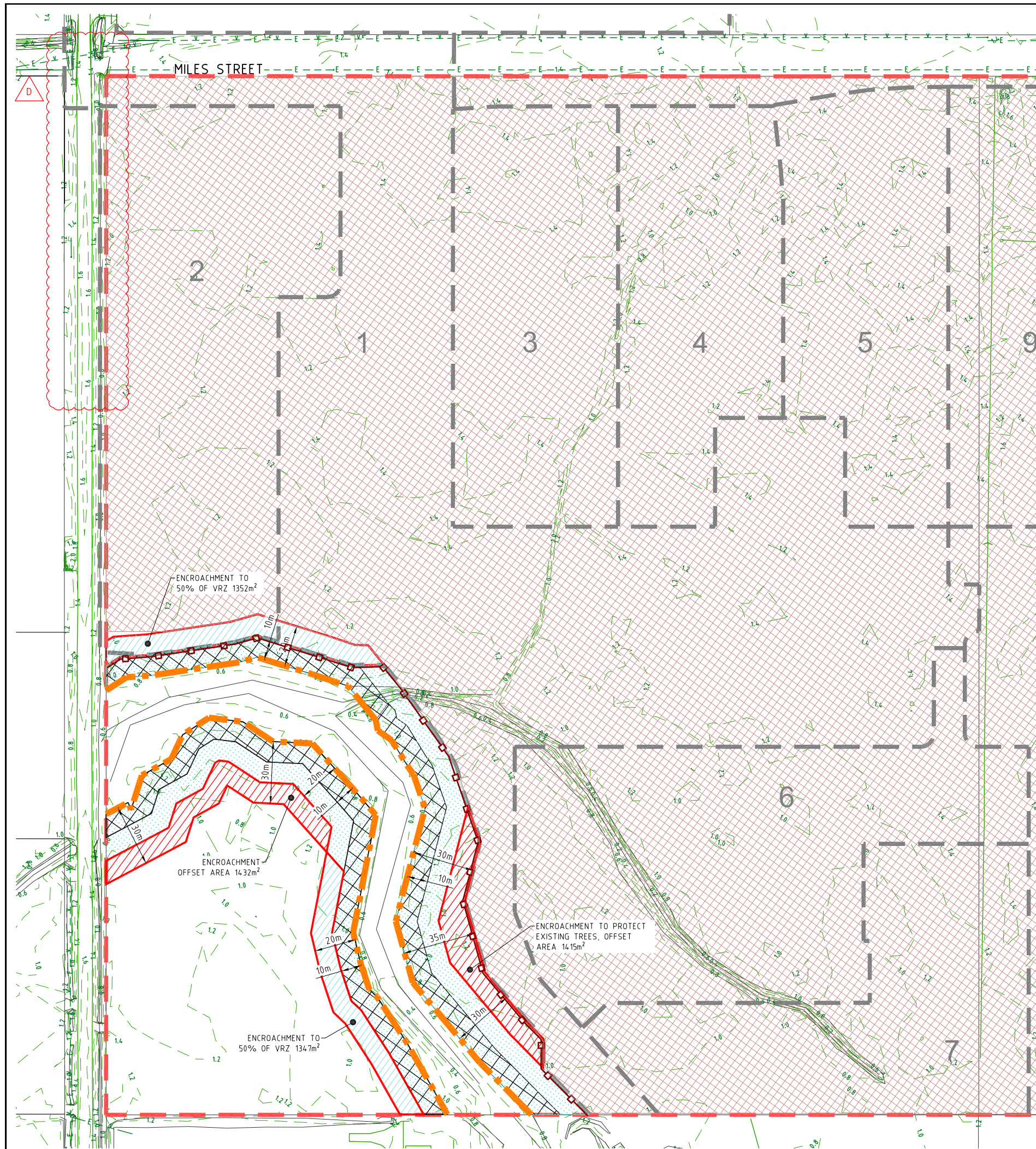
MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
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DESIGNED PP	DRAWN SF
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DRAWING NUMBER 33801-PR2-020	AMEND. C

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ALL VEGETATION CLEARING AND PROTECTION TO BE PERFORMED IN ACCORDANCE WITH THE APPROVED VEGETATION MANAGEMENT PLAN AND COUNCIL'S APPROVAL CONDITIONS.

VEGETATION CLEARING AND PRESERVATION

1. NO CLEARING OF PROTECTED SIZE VEGETATION IS TO OCCUR WITHOUT APPROVAL FROM THE RELEVANT AUTHORITY.

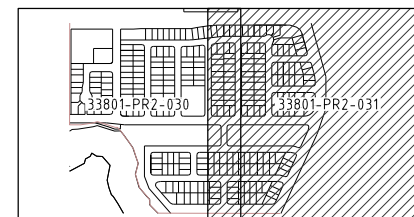
LEGEND

- EXISTING PROPERTY LINE
- EXISTING FENCE
- EXISTING KERB
- EXISTING EDGE OF BITUMEN
- EXISTING SEWER
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- EXISTING COMMUNICATIONS
- EXISTING CONTOURS MAJOR
- EXISTING CONTOURS MINOR
- SITE BOUNDARY
- STAGE BOUNDARY
- TREE PROTECTION NO GO ZONE FENCE
- PROPERTY LINE
- CONTROL LINE / CENTER OF ROAD
- CLEARING AREA
- EXISTING CONTOURS MAJOR
- EXISTING CONTOURS MINOR
- SURVEYED TOP OF BANK LINE
- 20m VRZ FROM 2ND ORDER WATERCOURSE
- AREA OF REVEGETATION WITH APPROPRIATE FULLY STRUCTURED PROVENANCE NATIVE VEGETATION
- ENCROACHMENT TO 50% OF VRZ (CLEARED)
- ENCROACHMENT OFFSET AREA (RETAINED)

NO WORKS ARE PERMITTED WITHIN THE 40m WATERCOURSE BUFFER

NOTE:
CONTRACTOR TO MAKE ALL NECESSARY ALLOWANCES FOR EXISTING SERVICES DURING ALL WORKS.

SHEET LAYOUT



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YAMBA GARDENS
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
KAHUNA NO. 1 PTY LTD



0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

D	24-05-23	ROAD NAME AMENDED
C	06-12-22	STAGING UPDATED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PREPARED BY
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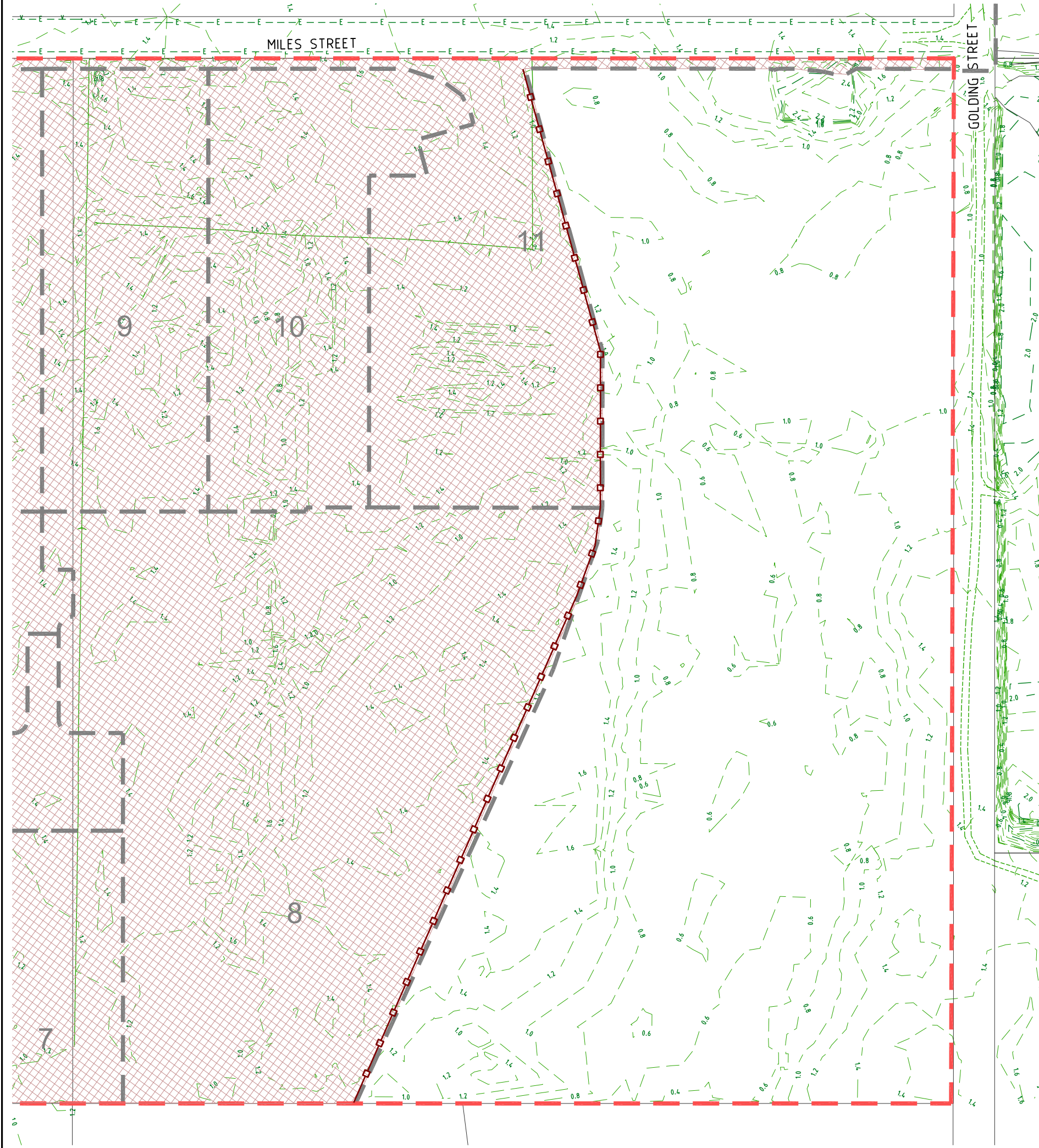
TREE CLEARING AND PRESERVATION PLAN
SHEET 01

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DESIGNED PP	DRAWN SF
APPROVED ✓	NER 906726 DATE 22-08-22
DRAWING NUMBER 33801-PR2-030	AMEND. D

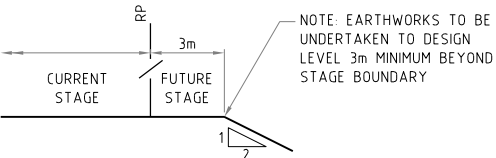
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EARTHWORKS

1. TOPSOIL STRIPPING
TOPSOIL SHALL BE STRIPPED ACROSS THE ENTIRE LIMIT OF THE EARTHWORKS CUT AND FILL AREAS AND SHALL BE STOCKPILED IN A LOCATION APPROVED BY THE SUPERINTENDENT. THE EXISTING STRATA IS TO BE TREATED IN ACCORDANCE WITH THE SPECIFICATION PRIOR TO PLACING ANY FILL.
2. EARTHWORKS LEVELS
EARTHWORKS LEVELS SHOWN ON DRAWINGS ARE TO STRUCTURAL FILL LEVEL.
3. COMPACTION STANDARD
SITE FILLING SHALL BE COMPACTED TO THE STANDARDS OUTLINED IN THE LOCAL AUTHORITY'S SPECIFICATIONS AT A MINIMUM. ALL WORK SHALL BE IN ACCORDANCE WITH AS 3798, LEVEL 1 INSPECTION AND TESTING AND NRDC.
4. TESTING AND CERTIFICATION
ALL COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY. ALL SITE FILLING SHALL BE TESTED AT LEVEL 1 REQUIREMENTS. THE CONTRACTOR IS TO PROVIDE ALL REQUIRED EARTHWORKS CERTIFICATIONS IN ACCORDANCE WITH THE APPROVAL CONDITIONS.
5. TOPSOIL REPLACEMENT
ALL FOOTPATHS, BATTERS AND ALLOTMENT CUT & FILL AREAS SHALL BE TOPSOILED WITH TOPSOIL FROM ONSITE STOCKPILES, AND AMELIORATE SOIL AS NECESSARY TO ENSURE GRASS STRIKE.
6. GRASSING
ALL CUT/FILL AREAS, DISTURBED AREAS AND TRENCHED AREAS SHALL BE GRASSED TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY.
7. ROCK
THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR EARTHWORKS RATE.
8. EARTHWORKS ZONE
THE FOLLOWING ACTIVITIES ARE PROHIBITED OUTSIDE THE EARTHWORKS ZONE - STORAGE AND MIXING OF MATERIALS, VEHICLE PARKING, LIQUID DISPOSAL, MACHINERY REPAIRS/REFUELLING, PLACEMENT OF SITE OFFICES OR SHEDS, COMBUSTION OF ANY MATERIAL, STOCKPILING OF SOIL, RUBBLE OR DEBRIS, ANY FILLING OR EXCAVATION INCLUDING TRENCHES, TOPSOIL, SKIMMING AND/OR SURFACE EXCAVATION UNLESS OTHERWISE APPROVED BY THE RELEVANT AUTHORITY.
9. CONSTRUCTION - STOCKPILING
THE CONTRACTOR SHALL NOT CREATE STOCKPILES OF SURPLUS MATERIALS UNLESS DIRECTED BY THE SUPERINTENDENT. ALL MATERIALS ARISING FROM THE WORKS SHALL BE COMPACTED TO FUTURE FILL AREAS AS NOMINATED.
10. TOPSOIL SCREENING
TOPSOIL SHALL BE SCREENED BY THE CONTRACTOR WHEN DIRECTED BY THE SUPERINTENDENT. ALL UNSUITABLE MATERIAL SCREENED FROM THE TOPSOIL WILL BE TAKEN TO AN OFFSITE TIP BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
11. RECORDS
RECORD DETAILS OF ALL EARTHWORKS, INCLUDING TEMPORARY STOCKPILE LOCATIONS, APPROXIMATE VOLUMES, TREATMENT UNDERTAKEN, IF ANY, AND MONITORING RESULTS.
THE FOLLOWING MONITORING REGIME IS RECOMMENDED:
- REGULAR VISUAL MONITORING DURING EXCAVATION TO NOTE THE PRESENCE OF ANY DARK GREY SANDS OR DARK GREY CLAYS THAT REPRESENT POTENTIAL ASS.
 - ACTION - THERE ENCOUNTERED EXCAVATION WORKS SHOULD TEMPORARILY CEASE AND AN ASSESSMENT OF THE EXCAVATION BE MADE BY A GEOTECHNICAL ENGINEER.
- IF ANY ACIDIC TOPSOIL IS TO BE TAKEN OFF SITE AND REQUIRE NEUTRALISATION TO PH 7 AT A LIMING RATE OF 6KG CaCO₃/TON DRY WEIGHT AND ASSESSMENT IN ACCORDANCE WITH NSW EPA REQUIREMENTS.

NOTE:
CONTRACTOR TO MAKE ALL NECESSARY ALLOWANCES FOR EXISTING SERVICES DURING ALL WORKS.



TEMPORARY BATTER BEYOND STAGE WORKS



LEGEND

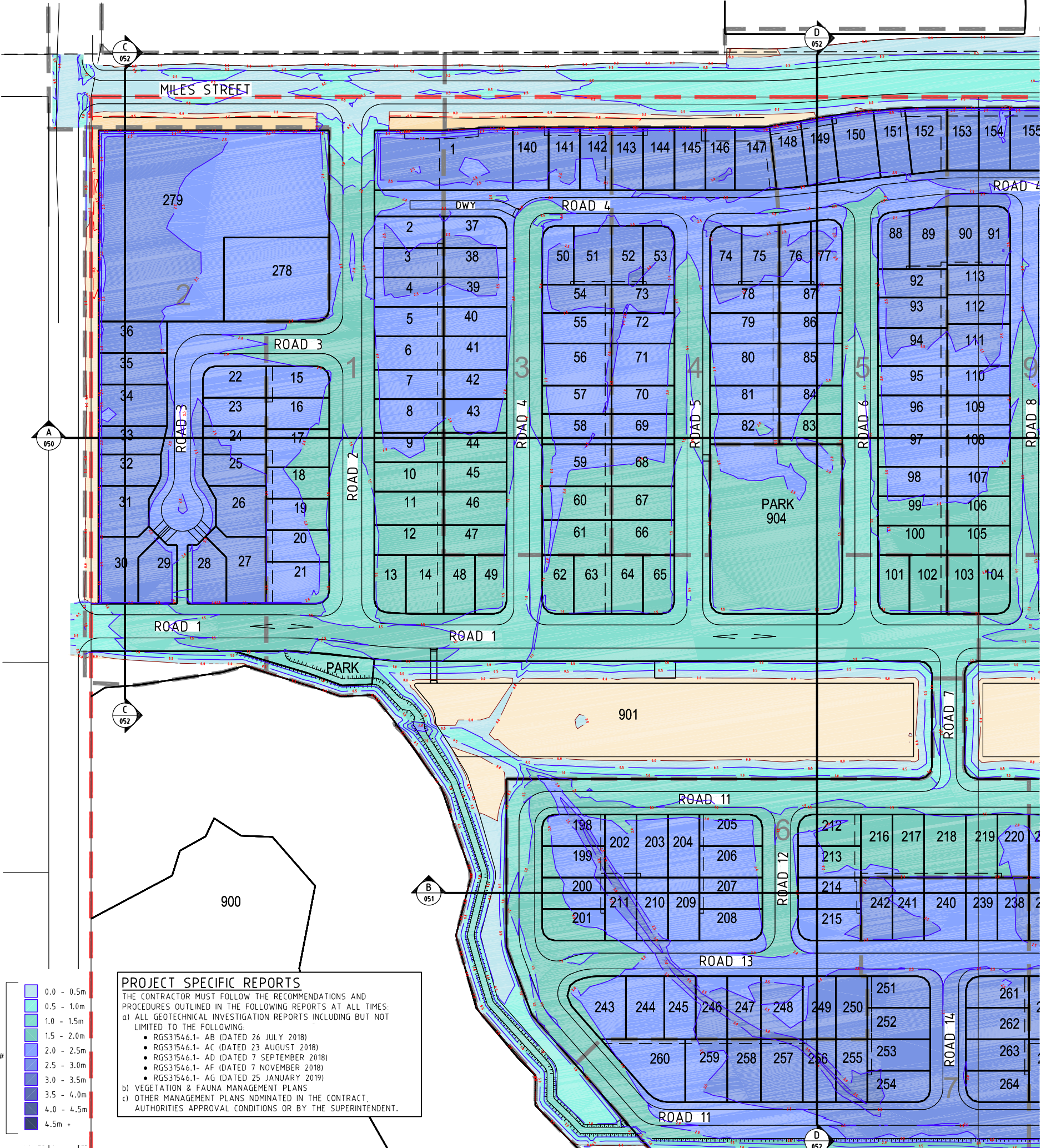
EXISTING PROPERTY LINE
SITE BOUNDARY
STAGE BOUNDARY
PROPOSED PROPERTY LINE
PROPOSED KERB (INVERT)
CUT CONTOUR
INTERFACE CONTOUR
FILL CONTOUR

BULK EARTHWORKS (EXISTING TO FINISHED SURFACE)

CUT #

FILL #

BULK EARTHWORKS (EXISTING)



PROJECT SPECIFIC REPORTS
THE CONTRACTOR MUST FOLLOW THE RECOMMENDATIONS AND PROCEDURES OUTLINED IN THE FOLLOWING REPORTS AT ALL TIMES.
a) ALL GEOTECHNICAL INVESTIGATION REPORTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
• RGS31546.1- AB (DATED 26 JULY 2018)
• RGS31546.1- AC (DATED 23 AUGUST 2018)
• RGS31546.1- AD (DATED 7 SEPTEMBER 2018)
• RGS31546.1- AE (DATED 7 NOVEMBER 2018)
• RGS31546.1- AG (DATED 25 JANUARY 2019)
b) VEGETATION & FAUNA MANAGEMENT PLANS
c) OTHER MANAGEMENT PLANS NOMINATED IN THE CONTRACT, AUTHORITIES APPROVAL CONDITIONS OR BY THE SUPERINTENDENT.

PROJECT NAME
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PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
KAHUNA NO. 1 PTY LTD

Scale 1:1000 - A1 (1:2000 - A3)

ISSUES
TENDER
COUNCIL
CONSTRUCTION

DATE
22-08-22

ISSUES
D 09-05-23 LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
C 06-12-22 LOTS AMENDED
B 22-08-22 RFI AMENDMENTS
A 28-05-21 ISSUED FOR APPROVAL

PRE DATE
AMENDMENT

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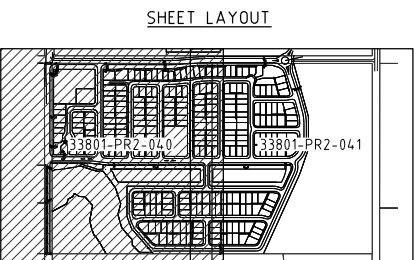
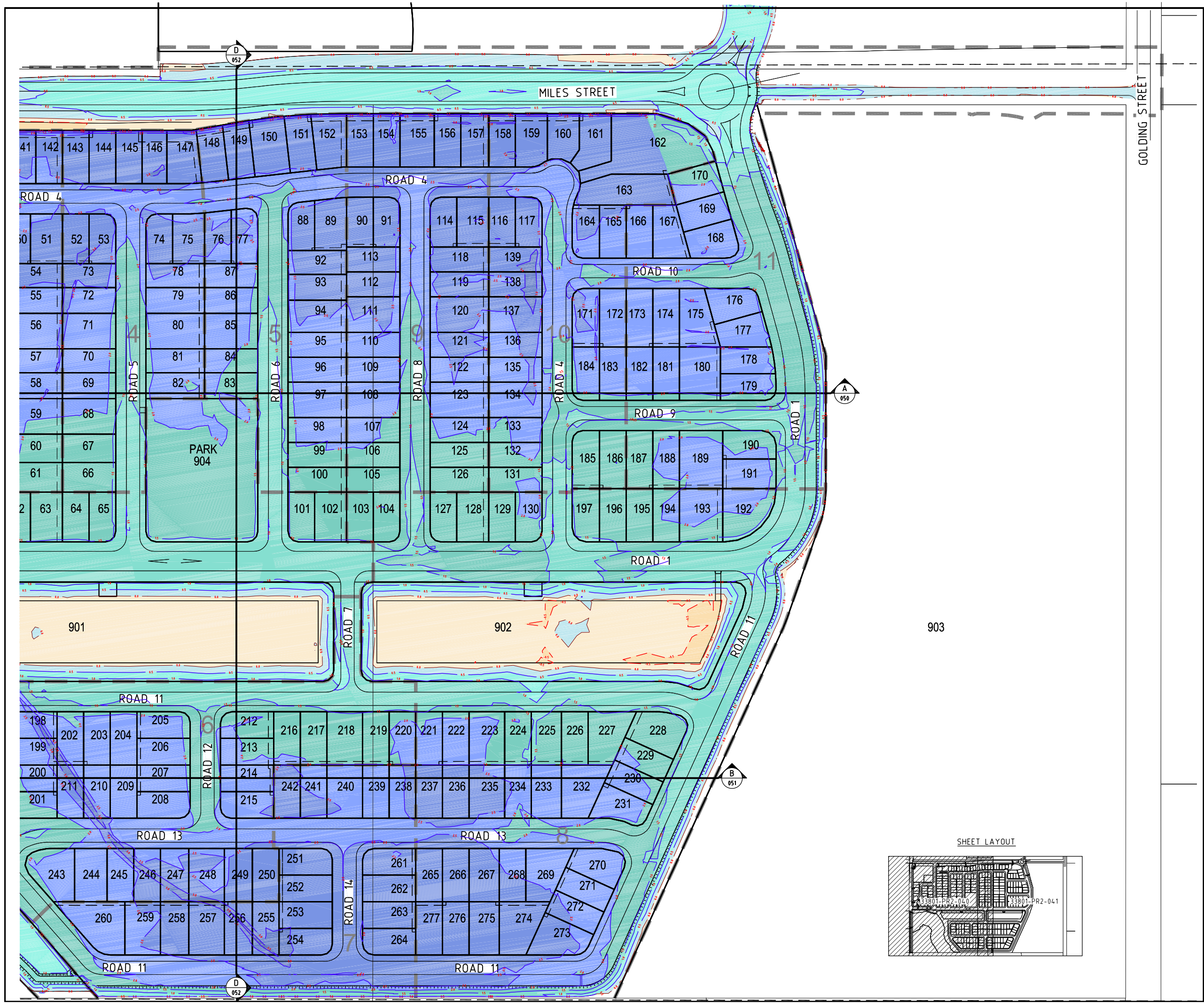
ASSOCIATED CONSULTANTS
BIOME
WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE
BULK EARTHWORKS CUT AND FILL PLAN SHEET 01

MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
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NER 906726
DATE 22-08-22
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PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395,
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

**KAHUNA NO. 1
PTY LTD**



0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

E	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
D	12-12-22	R.WALL & STAGE BDY AMENDED
C	06-12-22	LOTS AMENDED
B	22-08-22	RPI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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**BULK EARTHWORKS
CUT AND FILL
PLAN
SHEET 02**

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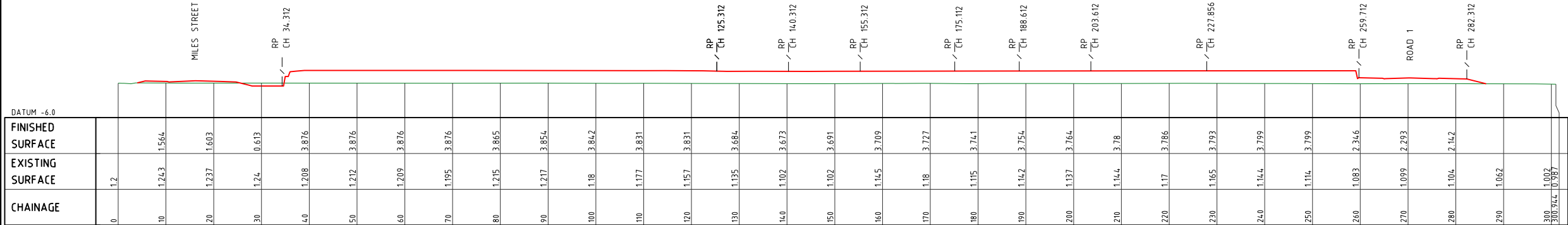
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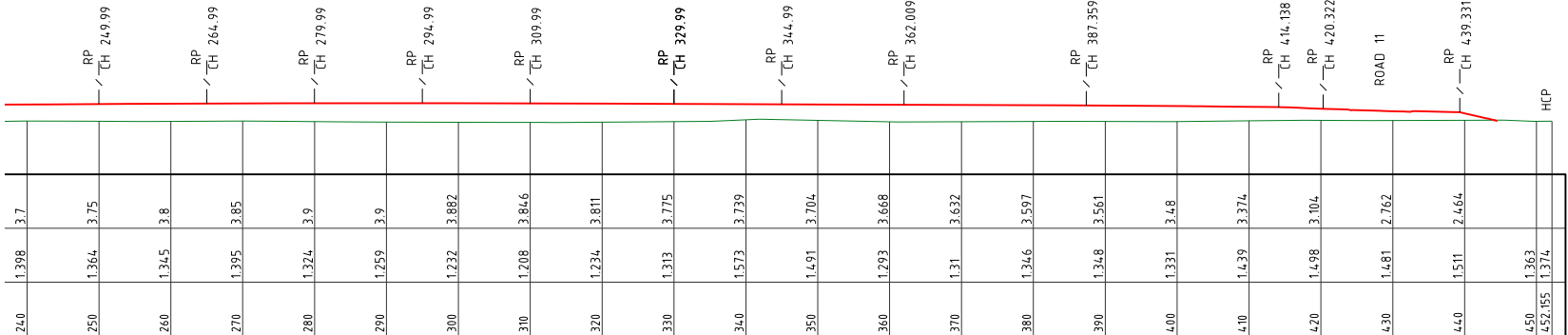
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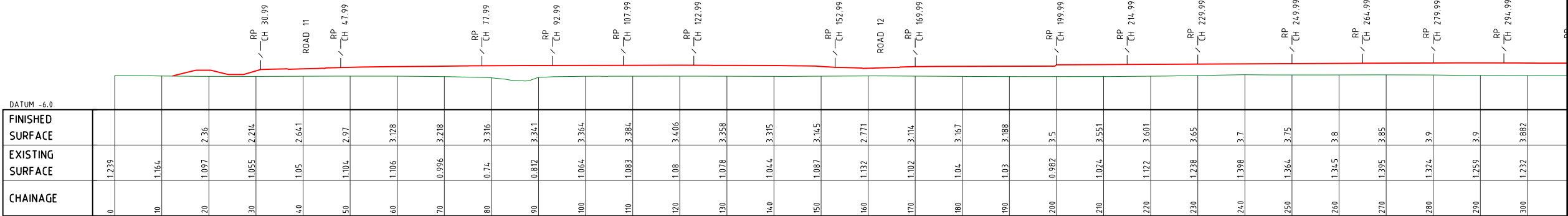
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SECTION C
SCALE: 1:500 - A1
1:1000 - A3



SECTION B (CONTINUED)
SCALE: 1:500 - A1
1:1000 - A3



SECTION B
SCALE: 1:500 - A1
1:1000 - A3

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

0 5 10 15 20 25m

Scale 1:500 - A1 (1:1000 - A3)

ISSUES		DATE
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

PRE	DATE	AMENDMENT
B	22-08-22	RFI AMENDMENTS
A	28-05-21	COUNCIL ISSUE

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DRAWING TITLE

BULK EARTHWORKS SECTIONS SHEET 02



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DATUM -6.0

FINISHED SURFACE	EXISTING SURFACE	CHAINAGE
	1.259	0
	1.214	10
	1.201	20
	1.264	30
	1.311	40
	1.408	50
	1.415	60
	1.366	70
	1.388	80
	1.42	90
	1.352	100
	1.423	110
	1.447	120
	1.328	130
	1.519	140
	1.446	150
	1.473	160
	1.501	170
	1.505	180
	1.482	190
	1.34	200
	1.353	210
	1.358	220
	1.345	230
	1.345	240
	1.343	250
	1.314	260
	1.315	270
	1.321	280
	1.357	290
	1.313	300
	1.291	310

MILES STREET

RP
CH 42.595

RP
CH 74.29

ROAD 4

RP
CH 91.397

RP
CH 121.863

RP
CH 135.363

RP
CH 149.863

RP
CH 169.863

RP
CH 183.363

RP
CH 197.863

RP
CH 217.863

RP
CH 233.863

RP
CH 250.561

RP
CH 278.561

ROAD 1

RP
CH 301.161

PARK

SECTION

SCALE: 1:500 - A1
1:1000 - A3

D
040

SECTION

SCALE: 1:500 - A1
1:1000 - A3

D
040

(CONTINUED)

DETENTION BASIN

ROAD 11

RP
CH 374.161

RP
CH 389.161

RP
CH 404.161

RP
CH 419.161

RP
CH 434.161

ROAD 13

RP
CH 451.161

RP
CH 481.161

ROAD 11

PROJECT NAME

YAMBA
GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.

MILES ST, YAMBA NSW 2464

LOCALITY OF CLARENCE VALLEY

LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1
PTY LTD

0 5 10 15 20 25m

Scale 1:500 - A1 (1:1000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

B	06-12-22	SECTION D AMENDED
A	22-08-22	RFI AMENDMENTS
PRE DATE		AMENDMENT

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DRAWING TITLE

BULK EARTHWORKS
SECTIONS
SHEET 03



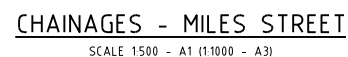
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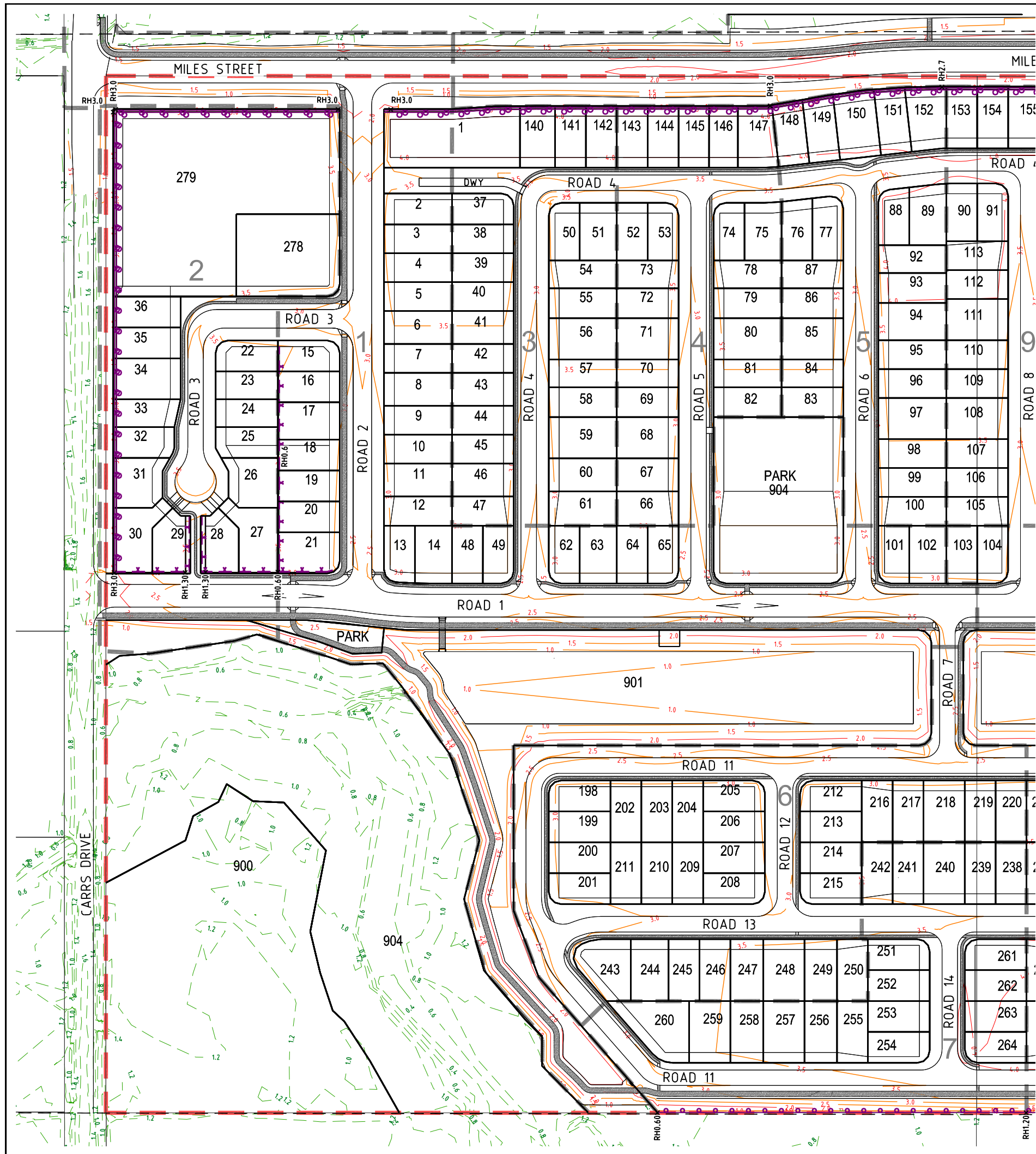
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D

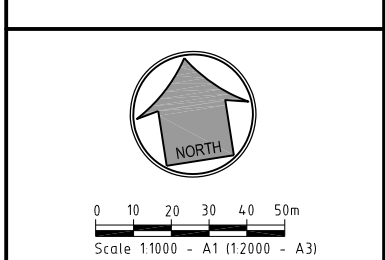


- LEGEND**
- EXISTING PROPERTY LINE
 - SITE BOUNDARY
 - STAGE BOUNDARY
 - PROPOSED PROPERTY LINE
 - PROPOSED KERB (INVERT)
 - EXISTING CONTOURS
 - DESIGN CONTOURS
 - PROPOSED SINGLE TIER RETAINING WALL
 - PROPOSED BOULDER RETAINING WALL
 - RH1.0 INDICATIVE WALL HEIGHT

- NOTES**
- PRELIMINARY EARTHWORKS ARE SUBJECT TO CHANGE DURING DETAILED DESIGN.
 - WALLS MAY BE SUBSTITUTED FOR BATTERS DURING THE DETAILED DESIGN PHASE.
 - Q100 FLOOD LEVEL R.L. 2.10m AHD.
 - FREEBOARD TO FLOOD PLANNING (RESIDENTIAL FLOOR) LEVEL OF 0.9m IN ACCORDANCE WITH CLARENCE VALLEY COUNCIL DEVELOPMENT CONTROL PLAN DCP 2011.
 - MINIMUM FLOOR LEVEL RL 3.0m AHD.
 - MINIMUM ALLOTMENT PAD FILL LEVEL RL 2.80m AHD.
 - MINIMUM INTERNAL SUBDIVISION ROAD LEVEL RL 2.10m AHD.
 - MINIMUM CARRS DRIVE AND MILES STREET ROAD LEVEL IS RL 1.70m AHD IN ACCORDANCE WITH CLARENCE VALLEY COUNCIL DEVELOPMENT CONTROL PLAN DCP 2011.

PROJECT NAME
YAMBA GARDENS
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
KAHUNA NO. 1 PTY LTD



ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

E	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
D	06-12-22	PARK AMENDED
C	22-08-22	RFI AMENDMENTS
B	07-09-21	SCALE BAR AMENDED
A	28-05-21	ISSUED FOR APPROVAL
PRE DATE		AMENDMENT

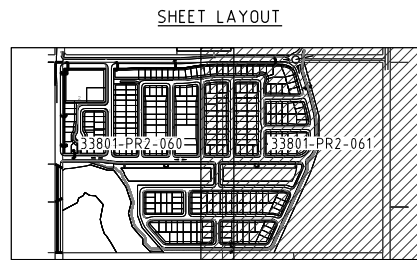
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DRAWING TITLE

GRADING AND RETAINING WALL PLAN
SHEET 01



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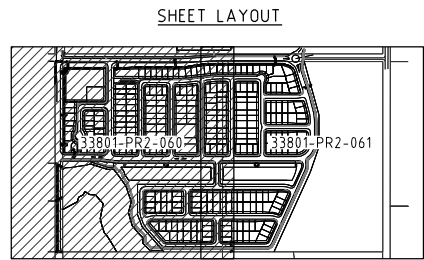
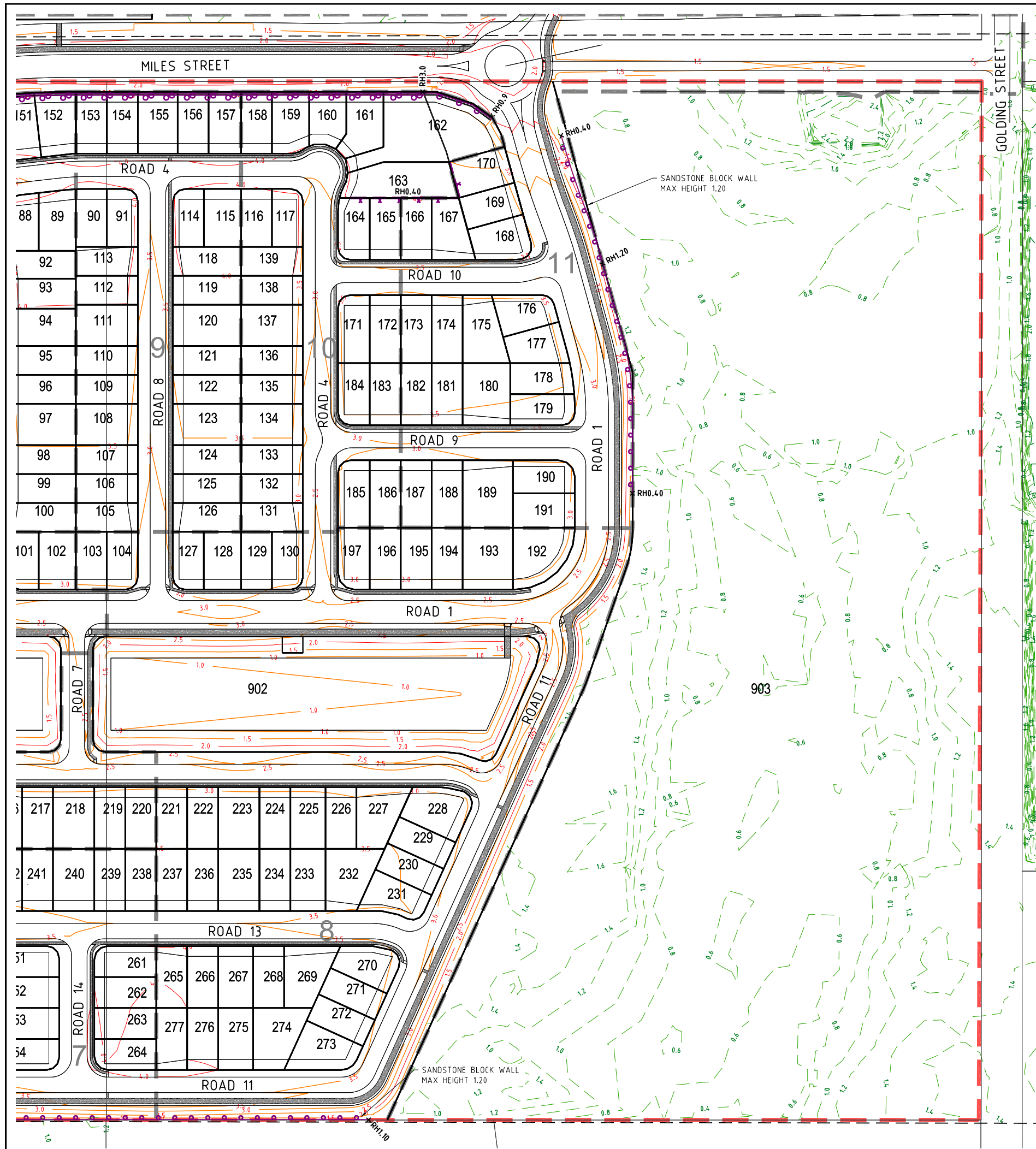
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PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD


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ISSUES		DATE
TENDER		
COUNCIL		22-08-22
CONSTRUCTION		

F	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
E	12-12-22	R.WALL & STAGE BOY AMENDED
D	06-12-22	LOTS AMENDED
C	22-08-22	RFI AMENDMENTS
B	07-09-21	SCALE BAR AMENDED
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GRADING AND RETAINING WALL PLAN
SHEET 02


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Civil Engineering
Project Coordination

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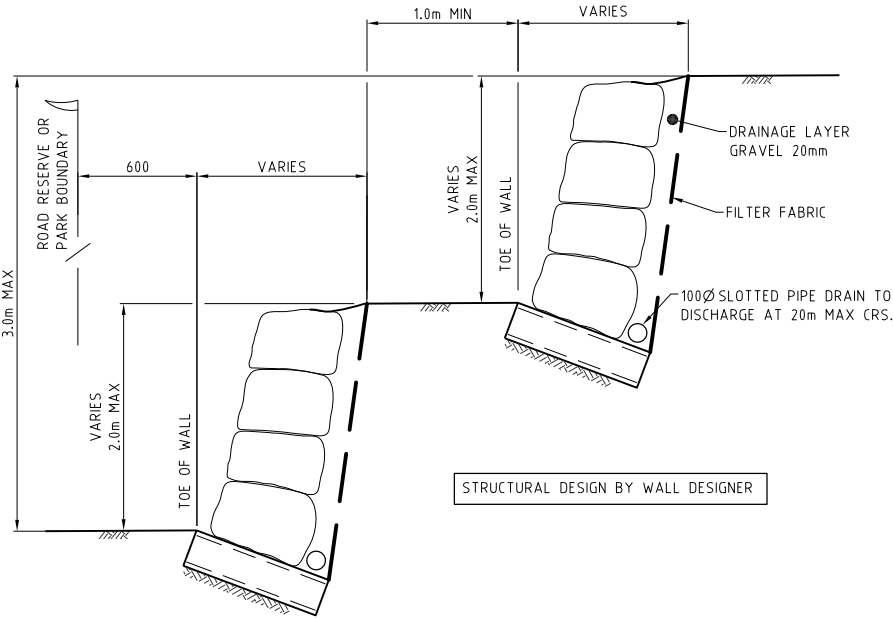
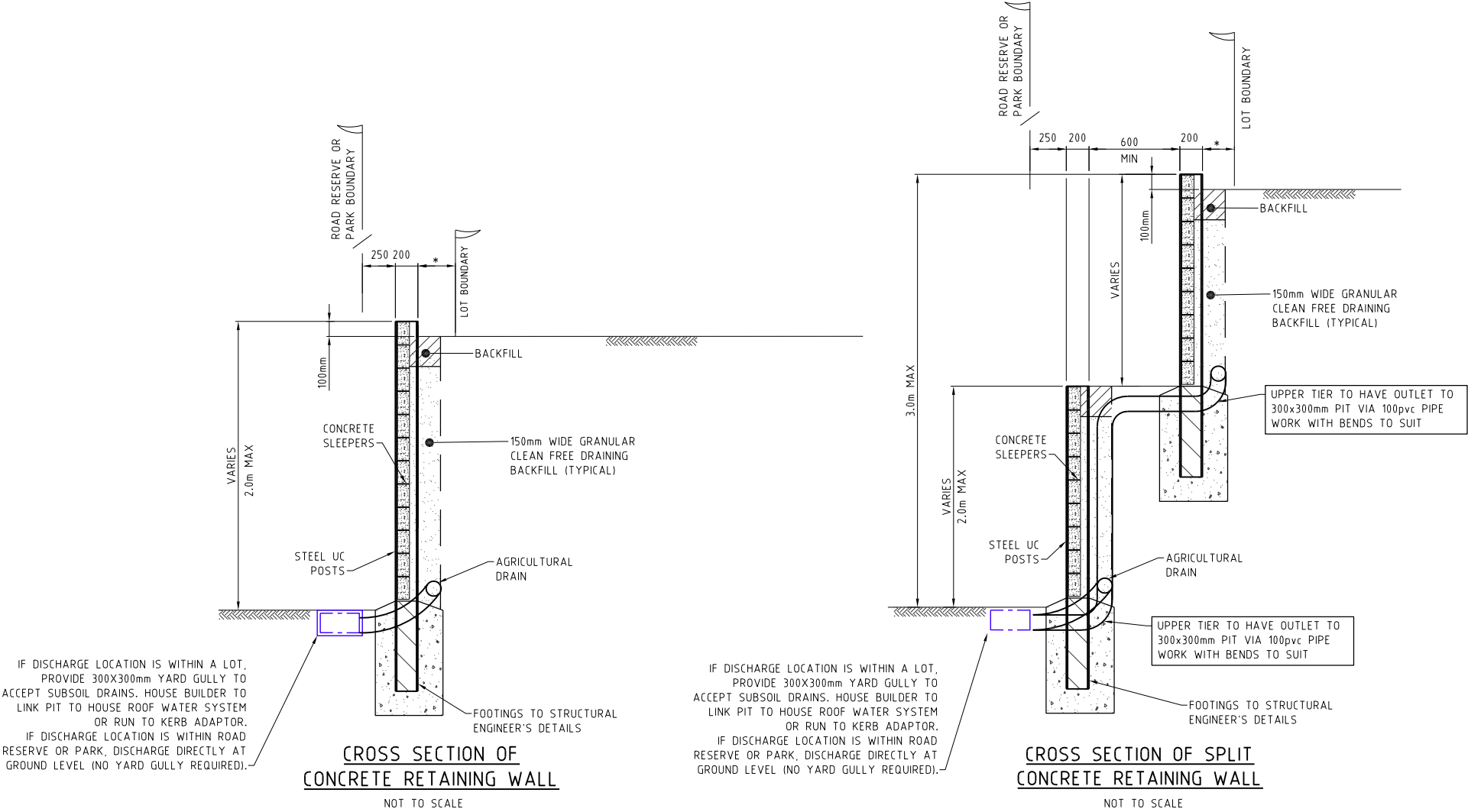
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33801-PR2-061		F

NOTES:

1. RETAINING WALL DETAILS ARE INDICATIVE ONLY.
2. CONTRACTOR TO ARRANGE FOR DESIGN & CONSTRUCTION OF WALLS BY NER STRUCTURAL ENGINEER. CONTRACTOR TO PROVIDE STRUCTURAL CERTIFICATION OF DESIGN & FINAL CONSTRUCTION.
3. ALLOW FOR 5KPa LOADING TO WALLS EXCEPT ADJACENT TO ROADS WHICH REQUIRE A 10kPa LOADING.
4. CONTRACTOR TO CONFIRM LOCATION OF LOT BOUNDARY PRIOR TO COMMENCING WALL CONSTRUCTION.
5. THE BUILDING ON THE HIGHER SIDE OF THE RETAINING WALL MUST MAINTAIN AN OFFSET OR APPROPRIATE FOUNDATION STRUCTURES (EG, PIERS) IN ORDER TO ENSURE THE ENTIRE DEPTH OF THE RETAINING WALL IS FREE FROM THE ZONE OF INFLUENCE OF THE BUILDING/OVERBURDEN LOAD UNLESS OTHERWISE SPECIFIED BY STRUCTURAL ENGINEER.
6. STRUCTURAL ENGINEER TO DESIGN SLAB & PIER.
7. AGRICULTURAL DRAIN TO DISCHARGE TO 300x300mm STORMWATER PIT. HOUSE BUILDER TO CONNECT 300x300mm STORMWATER PIT TO ROOFWATER SYSTEM.
8. RETAINING WALL DESIGN TO ALLOW FOR ALL SERVICES (ADJACENT OR BELOW) & HAVE NO IMPACT.
9. SANDSTONE & PROPRIETARY RETAINING WALLS TO BE DESIGNED & CONSTRUCTED TO HAVE VERTICAL FACE UNLESS OTHERWISE AGREED BY THE SUPERINTENDENT.
10. ANY WALL GREATER THAN 0.9M HIGH TO INSTALL A FALL BARRIER AT THE TOP OF WALL. THE FALL BARRIER IS TO BE MAINTAINED UNTIL THE END OF THE MAINTENANCE PERIOD OR THE ASSOCIATED LOT IS SOLD BY THE DEVELOPER.
11. REFER TO LANDSCAPE ARCHITECT FOR RETAINING WALL COLOUR & FINISH.
12. * SETBACK FROM BOUNDARY TO BE:
200mm SIDE BOUNDARY
400mm REAR BOUNDARY
600mm ROAD RESERVE
13. WHERE RETAINING WALLS ARE LOCATED WITHIN 2m OF A PMT SITE THE RETAINING WALL IS TO BE DESIGNED & CONSTRUCTED TO ALLOW EXCAVATION OF THE FULL PMT SITE TO A DEPTH OF 1.3m.



TYPICAL STEPPED BOULDER WALL DETAIL
NOT TO SCALE

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

B	22-08-22	RFI AMENDMENTS
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BIOME
WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

RETAINING WALL DETAILS

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urban solutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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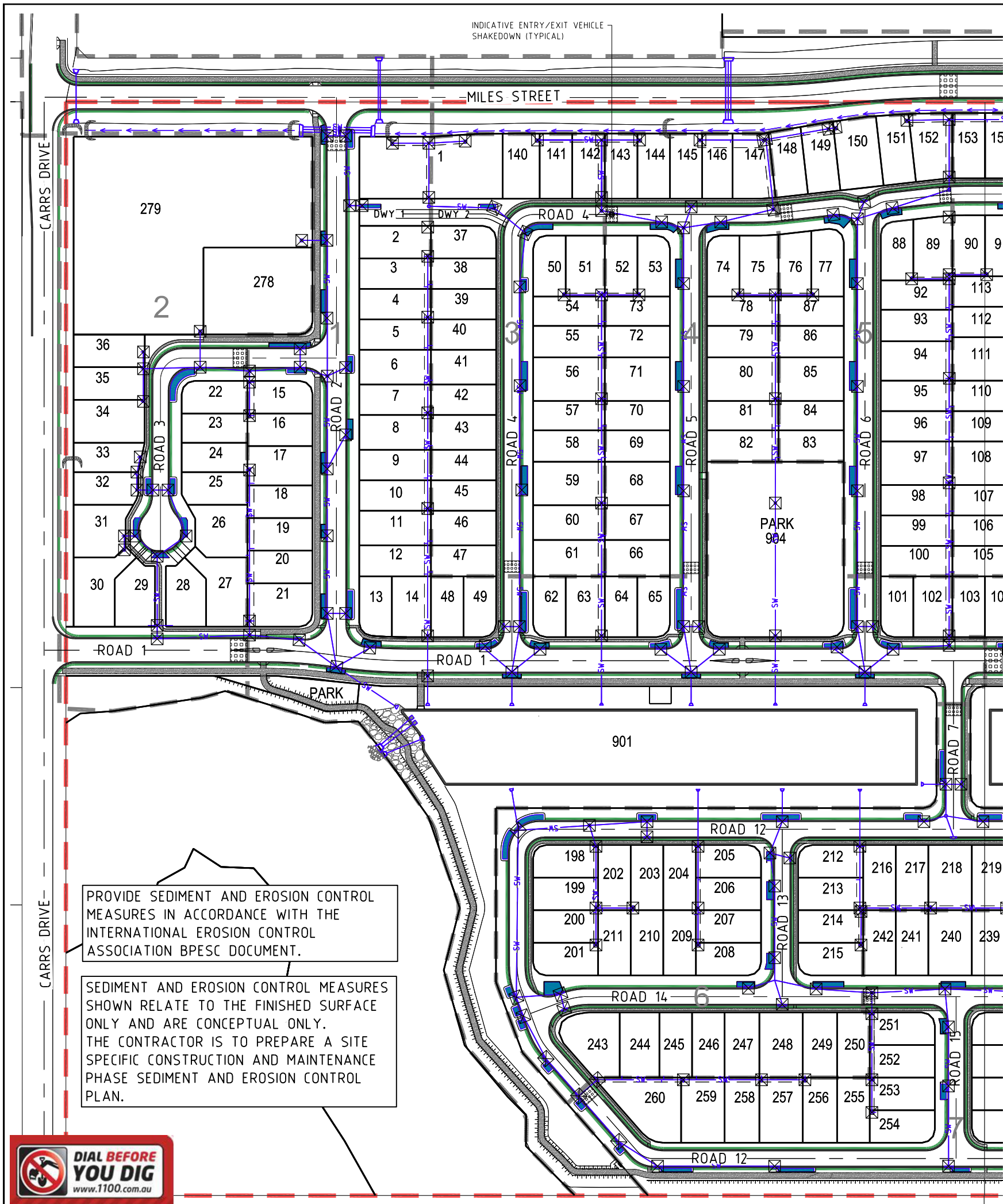
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SEDIMENT AND EROSION

- THE EROSION & SEDIMENT CONTROL DEVICES SHOWN ON THESE DRAWINGS ARE INDICATIVE & PROVIDED FOR SUBMISSION TO LOCAL AUTHORITY ONLY. NOTWITHSTANDING THE EROSION & CONTROL DEVICES SHOWN ON THESE DRAWINGS, THE CONTRACTOR MUST PREPARE & FOLLOW A SITE SPECIFIC EROSION & SEDIMENT CONTROL PLAN TO MEET ALL LOCAL & STATE GOVERNMENT LEGISLATION INCLUDING BUT NOT LIMITED TO:
 - ENVIRONMENTAL PROTECTION ACT WITH SPECIFIC REFERENCE TO PARTS S440G & S319
 - STATE PLANNING POLICYPRESCRIBED WATER CONTAMINANTS (AS DEFINED IN THE ENVIRONMENTAL PROTECTION ACT 1994) MUST NOT BE RELEASED FROM THE SITE OR TO WATERS WITHIN THE SITE, OR BE LIKELY TO BE RELEASED SHOULD RAINFALL OCCUR, UNLESS ALL REASONABLE & PRACTICABLE MEASURES ARE TAKEN TO PREVENT OR MINIMISE THE RELEASE & CONCENTRATION OF CONTAMINATION. THE ESC PLAN MUST BE DESIGNED, IMPLEMENTED & MAINTAINED IN ACCORDANCE WITH "BEST PRACTICE EROSION & SEDIMENT CONTROL" PUBLISHED BY THE INTERNATIONAL EROSION CONTROL ASSOCIATION (AUSTRALASIAN CHAPTER) (IECA, 2008).
- TO COMPLY WITH THE REQUIREMENTS OF THE EP ACT & BEST PRACTICE DESIGN, THE SEDIMENT BASINS ON THE SITE MUST BE DESIGNED & IMPLEMENTED TO ACHIEVE THE FOLLOWING:

SEDIMENT BASINS ARE TO BE DESIGNED, IMPLEMENTED & MAINTAINED TO A STANDARD WHICH WOULD ACHIEVE AT LEAST 80% OF THE AVERAGE ANNUAL RUNOFF VOLUME OF THE CONTRIBUTING CATCHMENT TREATED (I.E. 80% HYDROLOGIC EFFECTIVENESS) TO 50MG/L TSS OR LESS & PH IN THE RANGE 6.5-8.5

THIS WILL REQUIRE THE INSTALLATION & OPERATION OF A HIGH-EFFICIENCY SEDIMENT BASIN(S) DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE "BEST PRACTICE EROSION & SEDIMENT CONTROL - APPENDIX B SEDIMENT BASIN DESIGN & OPERATION" PUBLISHED BY THE INTERNATIONAL EROSION CONTROL ASSOCIATION (AUSTRALASIAN CHAPTER) (IECA, 2016, DRAFT)
- THE EROSION & SEDIMENT CONTROL PLAN MUST BE PREPARED & CERTIFIED BY A CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL & FOLLOW THE REQUIREMENTS OUTLINED IN IECA'S BEST PRACTICE EROSION & SEDIMENT CONTROL DOCUMENT & THE QUEENSLAND URBAN DRAINAGE MANUAL.
- PRIOR TO THE COMMENCEMENT OF WORKS ONSITE THE CONTRACTOR MUST MAKE THEMSELVES AWARE OF ALL PREVIOUS GEOTECHNICAL REPORTS & DETERMINE THE DISPERSIVE CHARACTERISTICS OF THE SOIL (INCLUDING PERFORMING ANY SOIL TESTS IF REQUIRED). THE RESULTS OF THIS REVIEW & ANY TESTS MUST BE INCLUDED IN THE CONTRACTOR'S EROSION & SEDIMENT CONTROL PLAN. A COPY OF ALL TEST RESULTS MUST BE PROVIDED TO THE SUPERINTENDENT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION & DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION (INCLUDING THE MAINTENANCE PERIOD). NOTWITHSTANDING THE CONTROL MEASURES OR FINISHED EARTHWORKS DESIGN SHOWN ON THESE DRAWINGS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ADDITIONAL OR ALTERNATIVE EROSION & SEDIMENT CONTROL MEASURES TO MINIMISE SEDIMENT ACROSS OR LEAVING THE SITE.
- AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS (INCLUDING WEEKENDS & PUBLIC HOLIDAYS) & AT ALL TIMES REMAINS RESPONSIBLE TO:
 - CLEAN & REPAIR CONTROL DEVICES WHENEVER THE ACCUMULATED SEDIMENT REDUCES THEIR CAPACITY BY 50%.
 - MAINTAIN POSITIVE GRADES OF ALL PERIMETER BANKS & SWALES TO AN OUTLET.
 - PROTECT ANY DOWNSTREAM CONSTRUCTION.
 - CONTROLLING DUST.
 - MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH DETAILS OUTLINED IN THEIR EROSION & SEDIMENT CONTROL PLAN & AS DIRECTED BY THE SUPERINTENDENT.
- THE CONTRACTOR'S PLAN SHALL ALLOW FOR SUITABLE ACCESS TO ALLOW MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES. NO ADDITIONAL VEGETATION CLEARING IS PERMITTED FOR GAINING ACCESS UNLESS APPROVED BY THE SUPERINTENDENT.
- THE CONTRACTOR MAY REQUEST APPROVAL FROM THE SUPERINTENDENT TO REUSE THE STOCKPILED MULCH FOR STABILISING BATTERS ONLY IN LOCATIONS WHERE THE APPROVED LANDSCAPE OPW DESIGN REQUIRES MULCH ULTIMATELY.
- CONSTRUCTION STOCKPILING
 - TOPSOIL SHALL BE STRIPPED & STOCKPILED IN LOCATIONS NOMINATED ON THE CONSTRUCTION DRAWINGS OR IN LOCATIONS AGREED WITH THE SUPERINTENDENT.
 - ADDITIONAL VEGETATION CLEARING IS NOT PERMITTED TO FACILITATE THE STOCKPILING OF MATERIALS UNLESS SHOWN ON THE APPROVED VEGETATION MANAGEMENT PLAN.
 - ANY STOCKPILE SITE MUST BE CLEAR OF ADJACENT PROPERTY BOUNDARIES SO AS NOT TO CAUSE A NUISANCE TO ADJOINING PROPERTIES.
 - NO STOCKPILES ARE TO BE LOCATED WITHIN THE TREE PROTECTION ZONE OF VEGETATION.
 - A TEMPORARY SILT FENCE IS TO BE ERRECTED APPROXIMATELY 5m FROM TOE OF BATTER ON LOW SIDE OF STOCKPILING.
- NOTWITHSTANDING THE DETAILS SHOWN IN THE CONTRACTOR'S EROSION & SEDIMENT CONTROL PLAN, DURING CONSTRUCTION THE CONTRACTOR MUST:
 - SIZE ALL TEMPORARY SEDIMENT BASINS APPROPRIATELY TO TREAT THE UPSTREAM CATCHMENT. NOTE THAT THE PERMANENT BIO BASINS SHOWN ON THESE DRAWINGS ARE SIZED FOR THE ULTIMATE CATCHMENT NOT FOR THE CONSTRUCTION PHASE.
 - PLACE A ROCK BUND AROUND ALL HEADWALLS DURING CONSTRUCTION.
 - PROVIDE KERB INLET PROTECTION TO ALL GULLIES.
 - PLACE A MINIMUM 1.0m WIDE TURF STRIP BEHIND ALL KERBS & IN A HERRINGBONE LAYOUT WITHIN THE ROAD VERGE.
 - MAINTENANCE (INCLUDING FLOCCULATION IF REQUIRED & PUMP OUT) OF ALL CONSTRUCTION SEDIMENT BASINS (WHETHER EXISTING OR NEW).
 - CLEAN OUT OF ALL GROSS POLLUTANT TRAPS, SEDIMENT FOREBAYS & ALL OTHER PERMANENT SEDIMENT CONTROL DEVICES AT BOTH ON & OFF MAINTENANCE.
- CONTRACTOR TO CONFIRM THE EXTENTS OF REQUIRED GRASSING TREATMENTS WITH THE SUPERINTENDENT AT LEAST 7 DAYS PRIOR TO FINAL TRIMMING.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT GRASSING STRIKE RATES ARE ACHIEVED AT THE ON & OFF MAINTENANCE INSPECTIONS IN ACCORDANCE WITH COUNCIL REQUIREMENTS. THIS INCLUDES THE SUPPLY & INSTALLATION OF ANY REQUIRED CHEMICAL/FERTILISER AMELIORATION TO ACHIEVE THE SPECIFIED GRASS STRIKE RATES.
- GEOFABRIC LINING OF CHANNELS & CHECK DAMS MAY BE REQUIRED SUBJECT TO THE SITE CONDITIONS. BATTERS WITHIN PUBLIC OPEN SPACE TO BE VEGETATED IN ACCORDANCE WITH APPROVED OPEN SPACE MANAGEMENT PLAN & LANDSCAPING OPW. CONTRACT DOCUMENTATION WILL SPECIFY WHETHER THIS IS THE CIVIL CONTRACTOR OR THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO SUPPLY & INSTALL. THE CIVIL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUITABLE ACCESS FOR THE LANDSCAPE CONTRACTOR TO PERFORM THEIR WORKS.
- MAINTENANCE PERIOD (PRE TO POST CONSTRUCTION)
 - ALL PROTECTION MEASURES ARE TO BE INSPECTED & MAINTAINED REGULARLY
 - REPAIRS ARE TO BE EFFECTED IMMEDIATELY.
 - SILT AFTER RAIN IS TO BE CLEANED FROM STREETS & ALLOTMENTS IMMEDIATELY & CORRECTIVE ACTION TAKEN TO AVOID A RE-OCCURRENCE.
 - AT OFF-MAINTENANCE & ONLY WHEN DIRECTED BY COUNCIL, REMOVE & DISPOSE OFFSITE ALL TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.

LEGEND

- 1.0 EXISTING CONTOURS
- 1.0 SITE BOUNDARY
- STAGE BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED STORMWATER
- 1.0 DESIGN CONTOURS
- TURF STRIP
- STORMWATER INLET FILTER
- ROCK CHECK DAM
- VEHICLE SHAKEDOWN (AT ALL SITE ENTRANCES MIN.)

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.

MILES ST, YAMBA NSW 2464

LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

0 10 20 30 40 50m

Scale 1:1000 - A1 (1:2000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

E	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
D	07-12-22	LOTS AMENDED
C	23-09-22	NOTE REMOVED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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DRAWING TITLE

FINAL SURFACE AND SEDIMENT AND EROSION PLAN

SHEET 01

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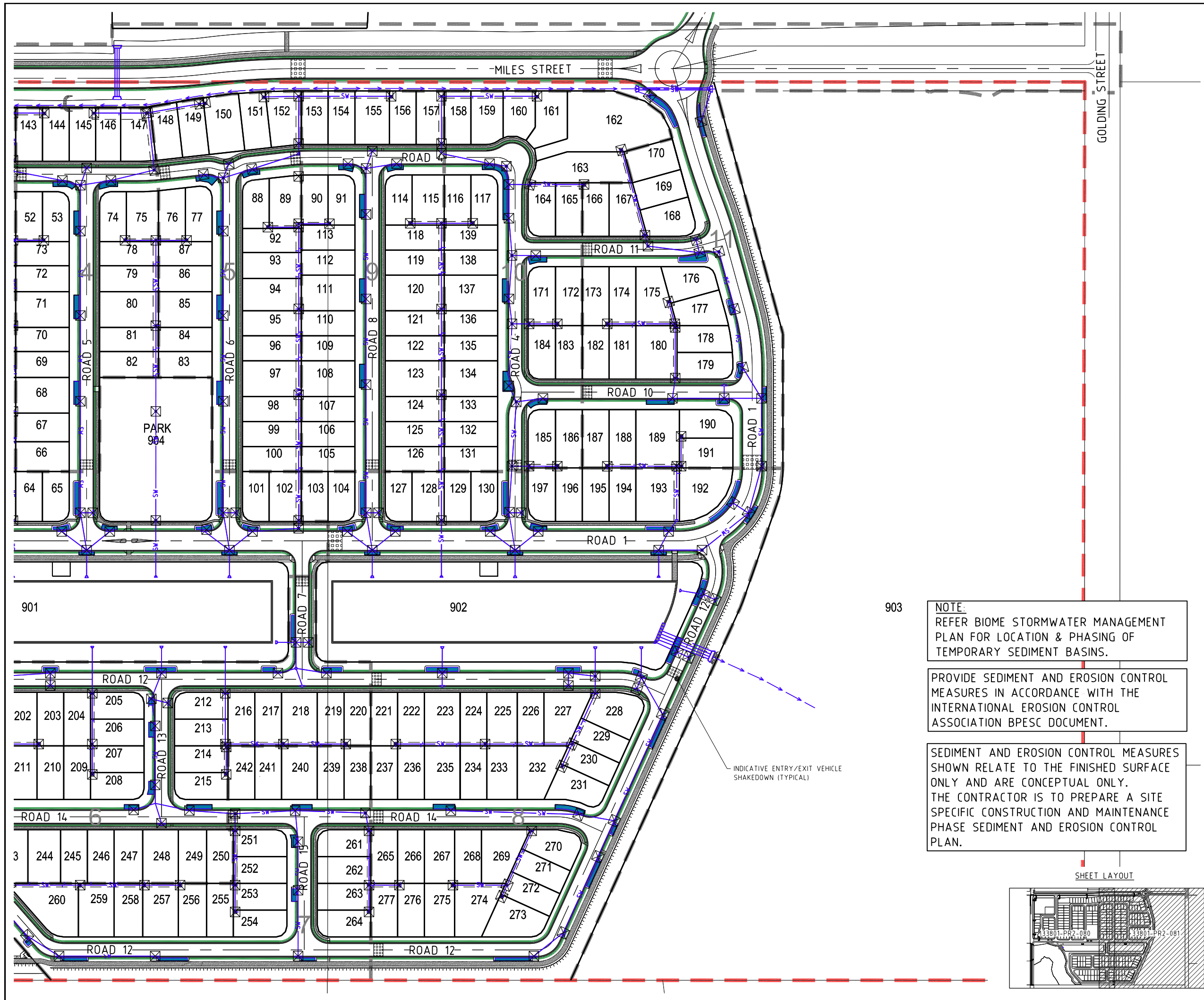
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DATE 22-08-22	

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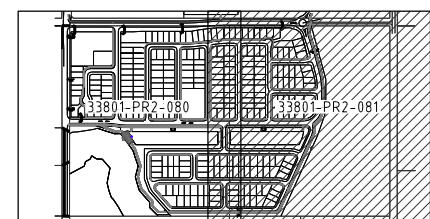
903

NOTE:
REFER BIOME STORMWATER MANAGEMENT
PLAN FOR LOCATION & PHASING OF
TEMPORARY SEDIMENT BASINS.

PROVIDE SEDIMENT AND EROSION CONTROL
MEASURES IN ACCORDANCE WITH THE
INTERNATIONAL EROSION CONTROL
ASSOCIATION BPESC DOCUMENT.

SEDIMENT AND EROSION CONTROL MEASURES
SHOWN RELATE TO THE FINISHED SURFACE
ONLY AND ARE CONCEPTUAL ONLY.
THE CONTRACTOR IS TO PREPARE A SITE
SPECIFIC CONSTRUCTION AND MAINTENANCE
PHASE SEDIMENT AND EROSION CONTROL
PLAN.

SHEET LAYOUT



PROJECT NAME

YAMBA
GARDENS

PRELIMINARY

RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1
PTY LTD

0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES		DATE
TENDER		
COUNCIL		22-08-22
CONSTRUCTION		

E	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
D	12-12-22	STAGE BDY AMENDED
C	07-12-22	LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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BIOME
WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

FINAL SURFACE AND
SEDIMENT AND EROSION
PLAN
SHEET 02

MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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EXISTING SEWER

EXISTING STORMWATER

EXISTING WATER

EXISTING SWALE

PROPOSED RISING MAIN

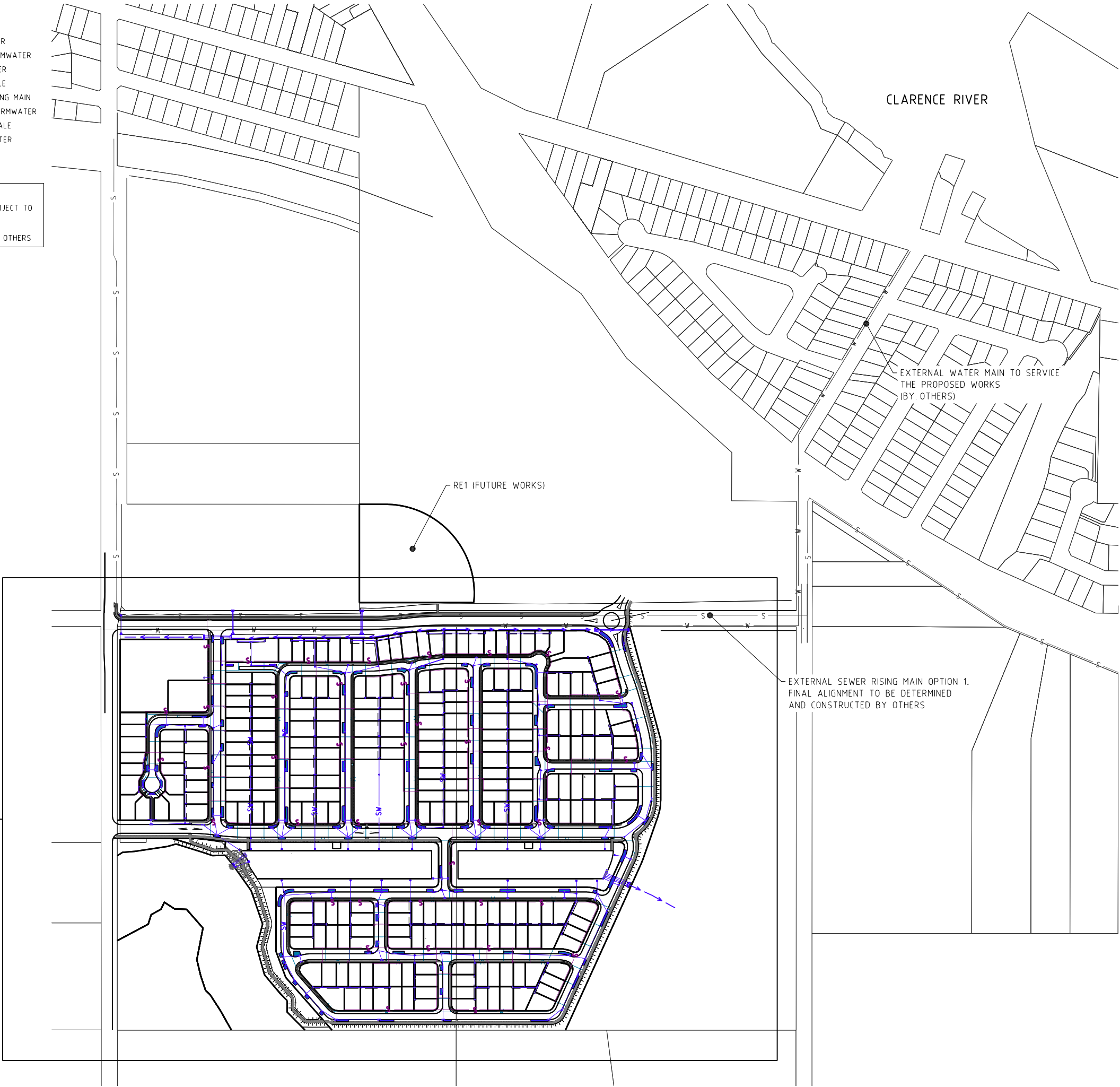
PROPOSED STORMWATER

PROPOSED SWALE

PROPOSED WATER

NOTE:

1. PRELIMINARY SERVICE LAYOUTS ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AT CONSTRUCTION CERTIFICATE STAGE.
2. EXTERNAL SEWER & WATER SUPPLY BY OTHERS



REFER DWGS 33801-PR2-091
& 33801-PR2-092 FOR
DETAILS IN THIS AREA

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395,
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

**KAHUNA NO. 1
PTY LTD**

NORTH

0 25 50 75 100 125m

Scale 1:2500 - A1 (1:5000 - A3)

ISSUES		DATE
TENDER		
COUNCIL		22-08-22
CONSTRUCTION		

F	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
E	13-12-22	WATER AMENDED
D	07-12-22	PARK AND LOTS AMENDED
C	22-08-22	RFI AMENDMENTS
B	07-09-21	SCALE BAR AMENDED
A	28-05-21	ISSUED FOR APPROVAL

PRE	DATE	AMENDMENT
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DRAWING TITLE

**COMBINED SERVICES
PLAN
OVERALL PLAN**

PRELIMINARY ISSUE

MORTONS
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Urban & Regional Planning
Civil Engineering
Project Coordination

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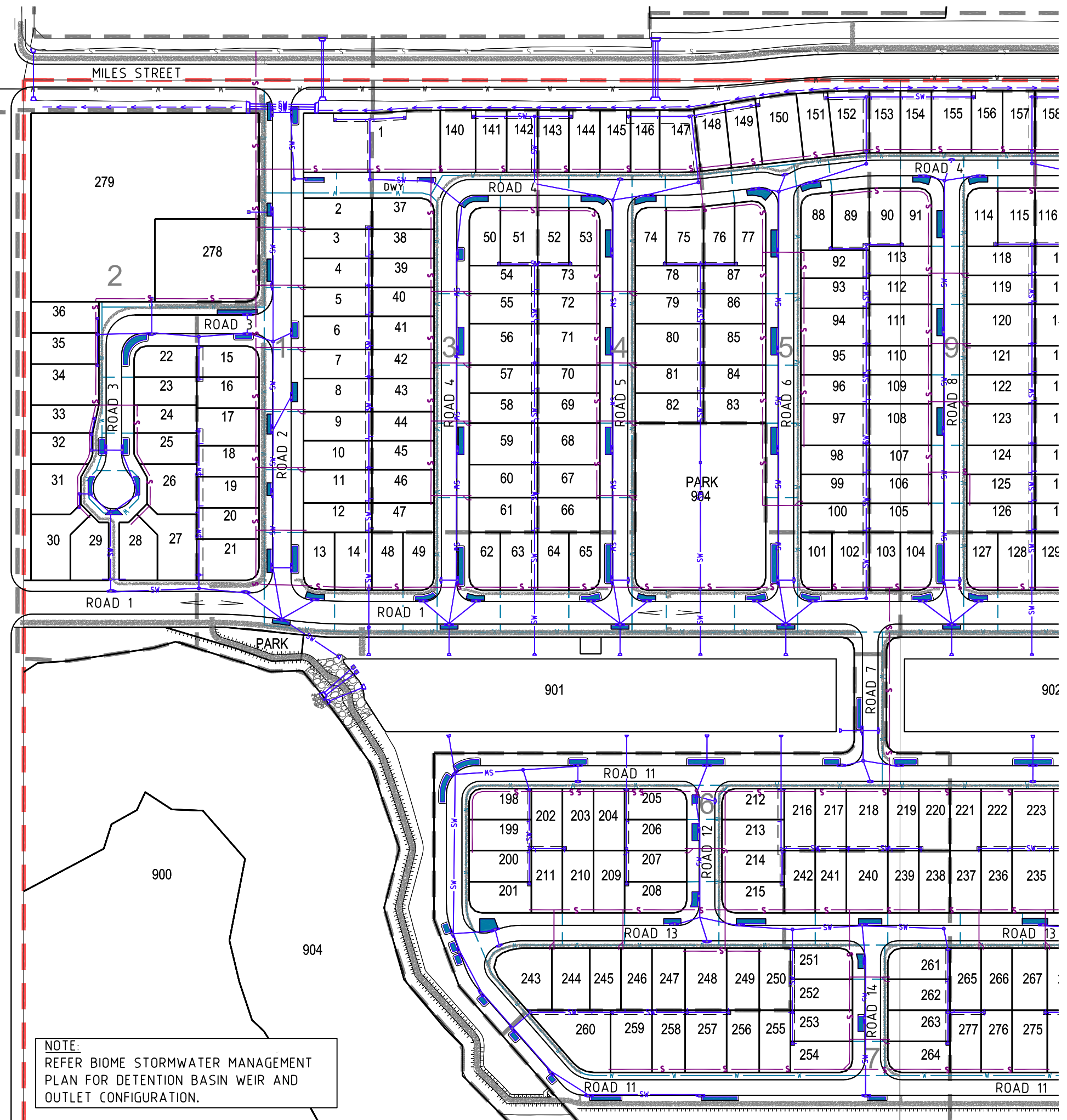
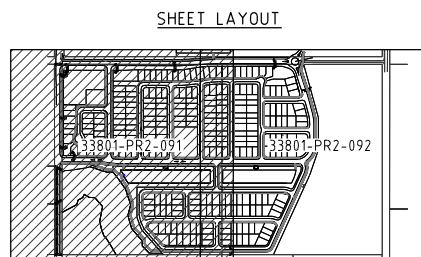
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DRAWING NUMBER	AMEND.
33801-PR2-090	F

1. **CONSTRUCTION OF
SEWER/ROOFWATER/STORMWATER/SERVICES**
EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE
OF TRENCH & TO PROTECT PIPE WORK & DIRECT
SURFACE MATERIAL AWAY FROM EXCAVATIONS.
TOPSOIL & GRASS SEED AREAS IN ALLOTMENTS
IMMEDIATELY AFTER COMPLETING THE SEWER &
ROOFWATER DRAINAGE CONSTRUCTION.
DEPRESS GROUND AROUND TEMPORARY FIELD
INLETS TO CREATE SILT POND.
2. **TRIP HAZARD**
MANHOLES OR STRUCTURES INSTALLED IN THE
ROAD, FOOTPATH OR VERGE MUST MATCH NEATLY
WITH NO TRIP HAZARD.
3. **EXISTING SERVICES - EXTERNAL WORKS**
THE LOCATIONS OF ALL EXISTING SERVICES WITHIN
THE WORK AREA SHALL BE CONFIRMED BY THE
CONTRACTOR PRIOR TO CONSTRUCTION COMMENCING.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO
CONTACT THE RELEVANT AUTHORITIES & TO
ENSURE THAT THE EXISTING SERVICES ARE NOT
DAMAGED OR DISTURBED IN ANY WAY BY THE
CONTRACT WORKS.

1. PRELIMINARY SERVICE LAYOUTS ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AT CONSTRUCTION CERTIFICATE STAGE.
2. EXTENSION TO SERVICE ADJACENT DEVELOPMENT SITES BY OTHERS.

EXISTING SEWER
 EXISTING STORMWATER
 EXISTING WATER
 EXISTING SWALE
 PROPOSED SEWER
 PROPOSED STORMWATER
 PROPOSED SWALE
 PROPOSED WATER
 PROPOSED WATER CONDUIT
 SITE BOUNDARY
 STAGE BOUNDARY



NOTE:
REFER BIOME STORMWATER MANAGEMENT
PLAN FOR DETENTION BASIN WEIR AND
OUTLET CONFIGURATION.

PROJECT NAME

**YAMBA
GARDENS**

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
OCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

**KAHUNA NO. 1
PTY LTD**



0 10 20 30 40 50m
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ISSUES		DATE	
TENDER			
COUNCIL		22-08-22	
CONSTRUCTION			
E	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED	
D	13-12-22	WATER AMENDED	
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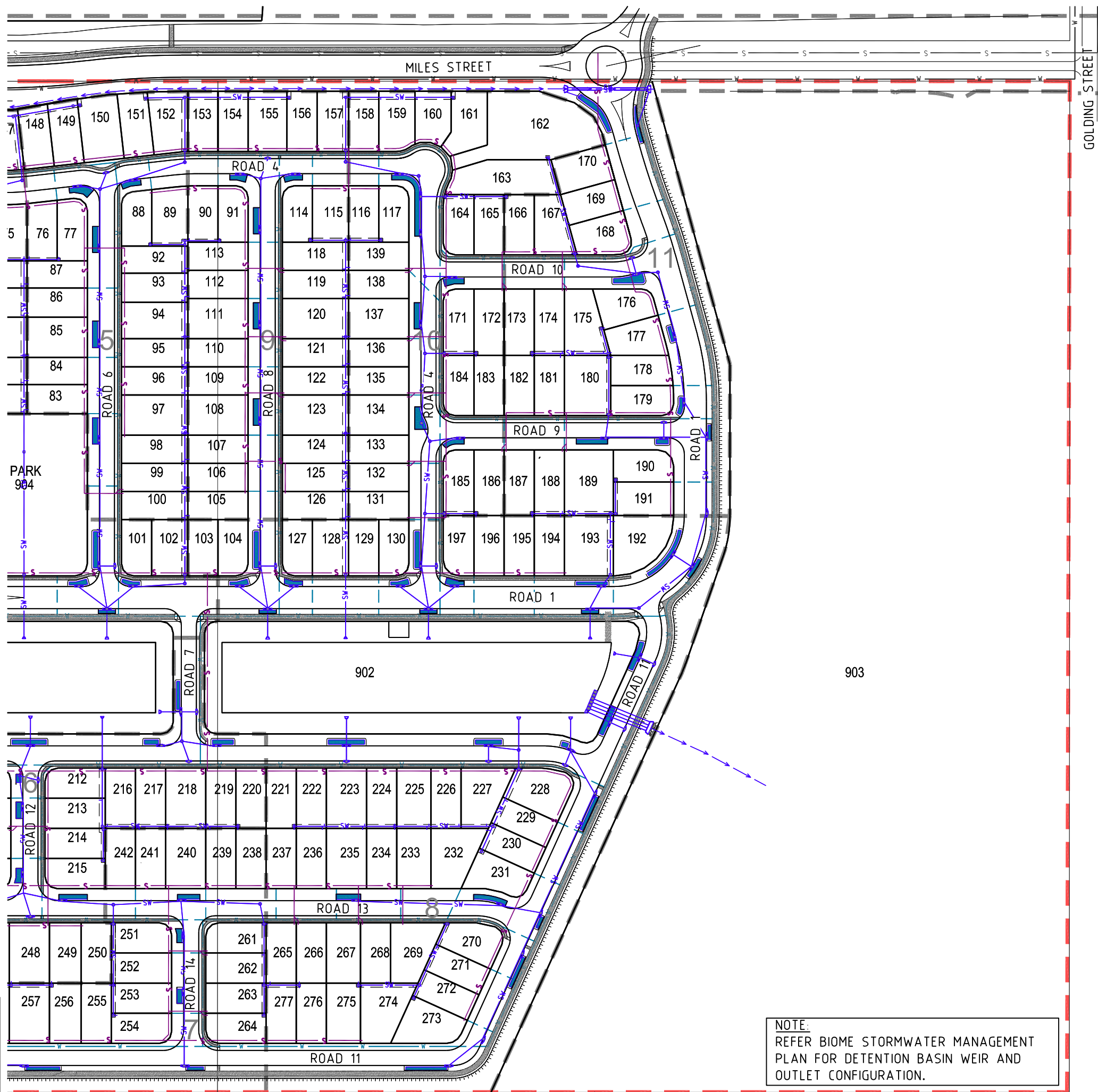
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PLAN
SHEET 01

PRELIMINARY ISSUE

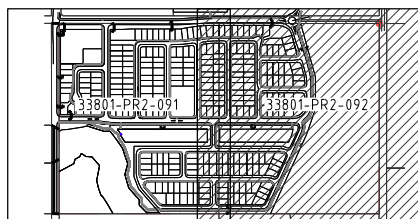


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SHEET LAYOUT



NOTE:
REFER BIOME STORMWATER MANAGEMENT
PLAN FOR DETENTION BASIN WEIR AND
OUTLET CONFIGURATION.

PROJECT NAME
**YAMBA
GARDENS**
PRELIMINARY
RP DESCRIPTION
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LOCALITY OF CLARENCE VALLEY
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COUNCIL	22-08-22
CONSTRUCTION	

ISSUES	DATE
F	09-05-23 LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
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SHEET 02

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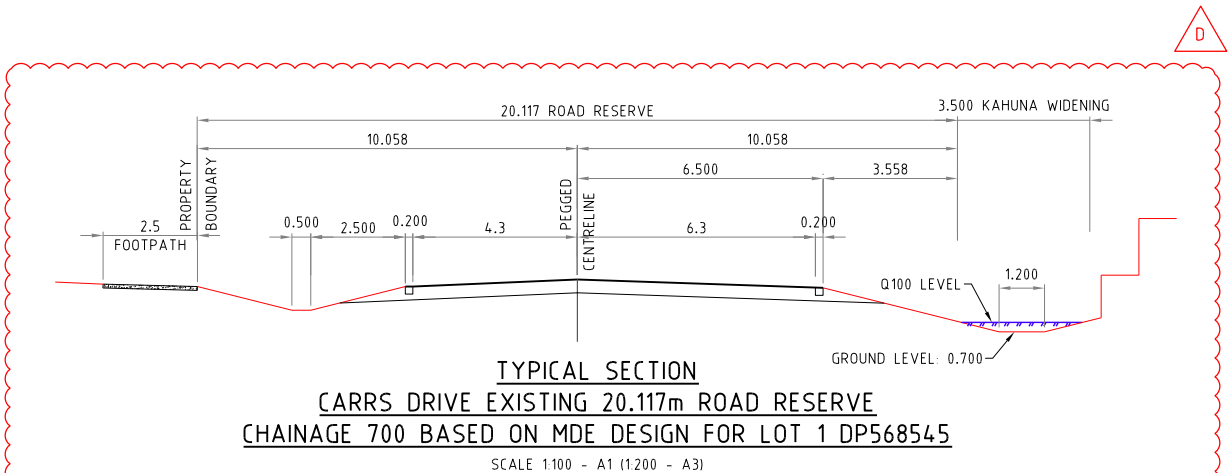
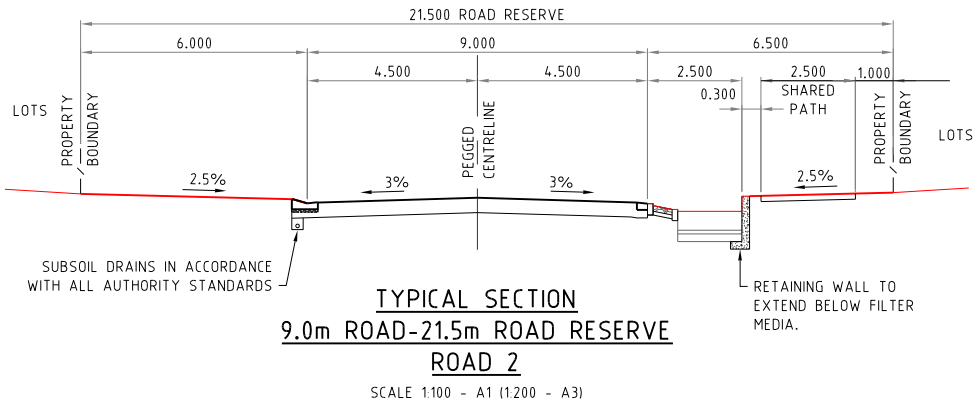
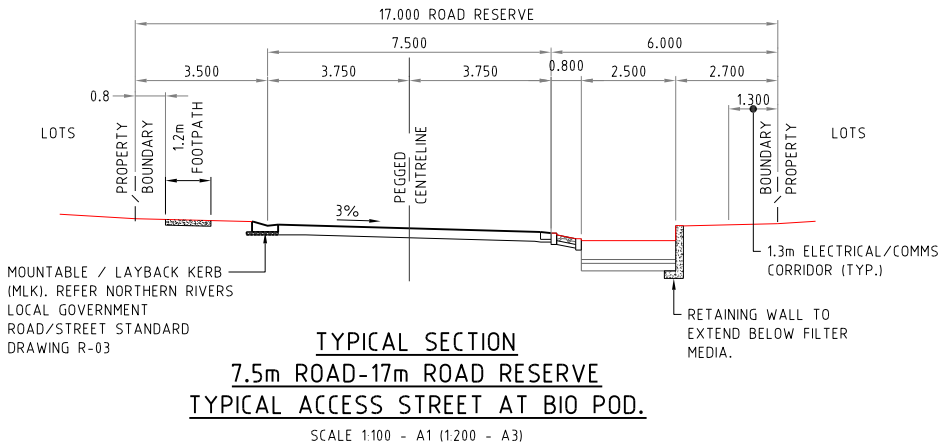
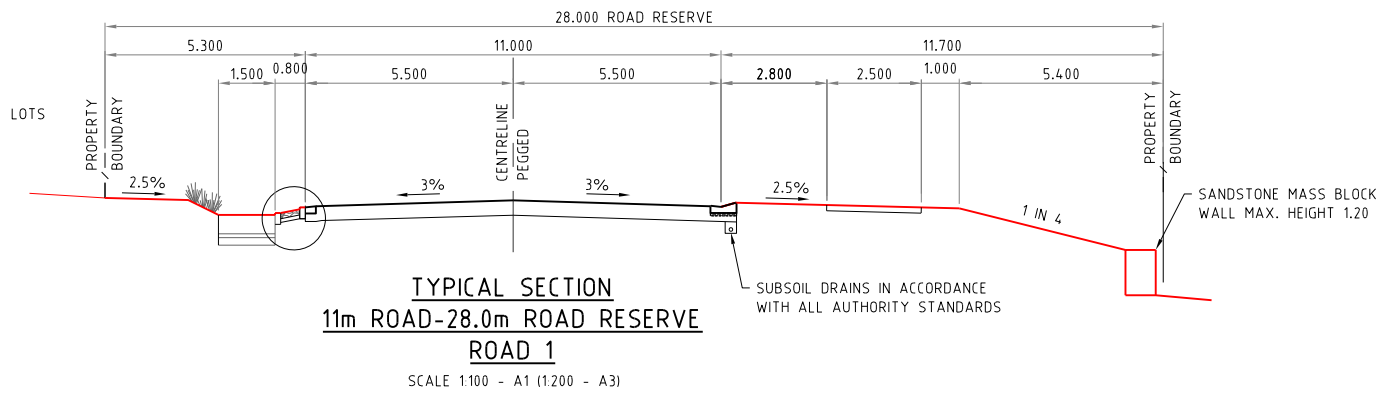
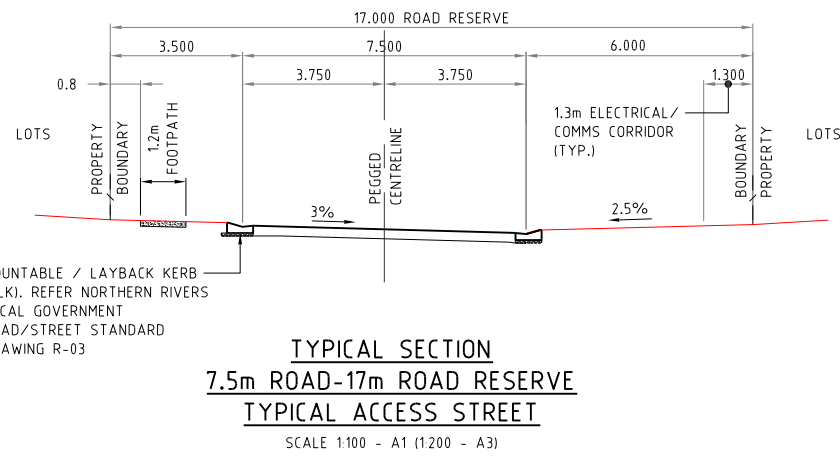
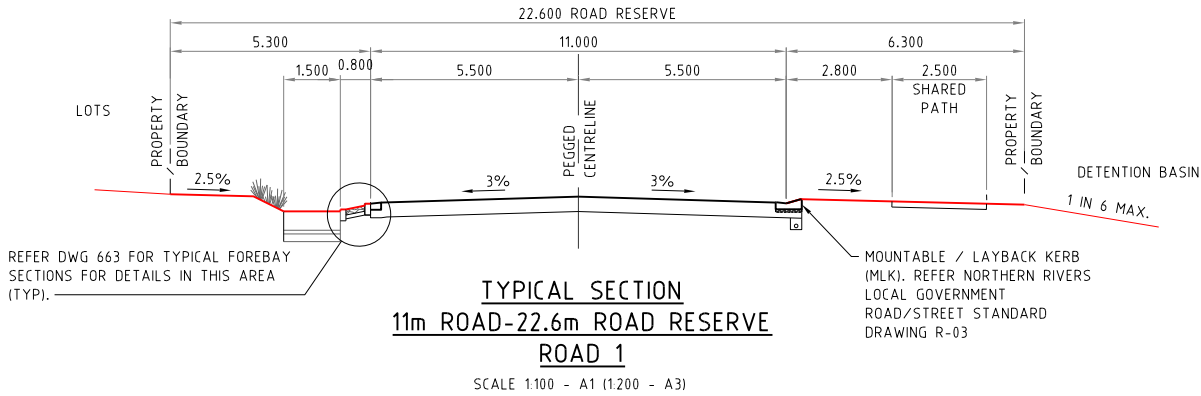
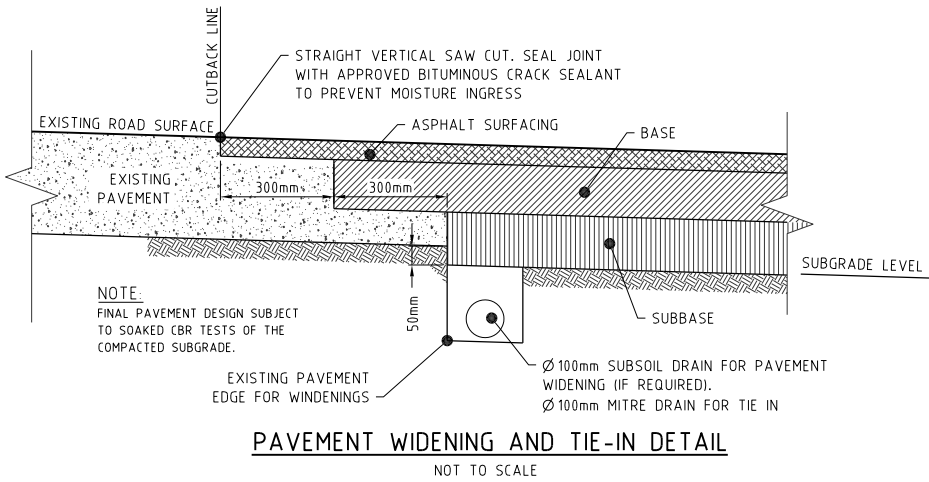
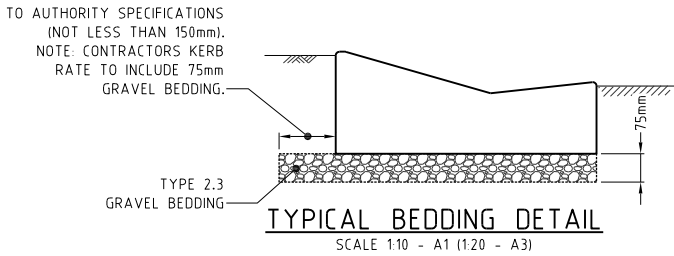
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SCHEDULE OF KERB TYPES		
KERB TYPE	IMAGE	REFERENCE
MLK		NORTHERN RIVERS LOCAL GOVERNMENT ROAD/STREET STANDARD DWG R-03
ERZ		
DG		NOTE: SUBSOIL DRAINS TO BE PLACED UNDER ALL KERBS.



PROJECT NAME
YAMBA GARDENS
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
KAHUNA NO. 1 PTY LTD

0 0.1 0.2 0.3 0.4 0.5m
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0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

D	22-05-23	SECTION ADDED
C	12-12-22	FOOTPATH ADDED
B	22-08-22	RFI AMENDMENTS
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ROADWORKS DETAILS SHEET 01

PRELIMINARY ISSUE

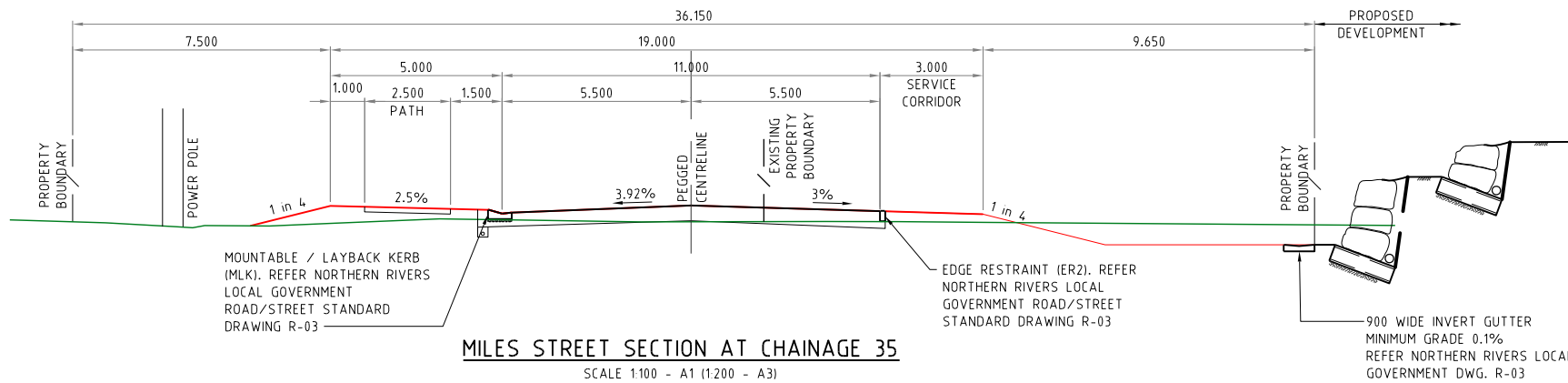
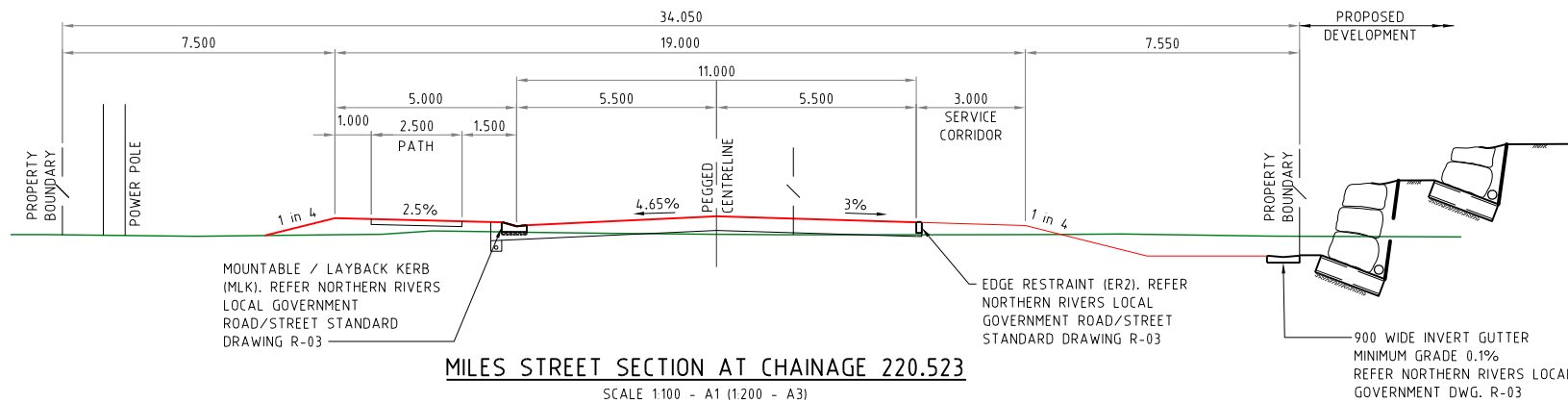
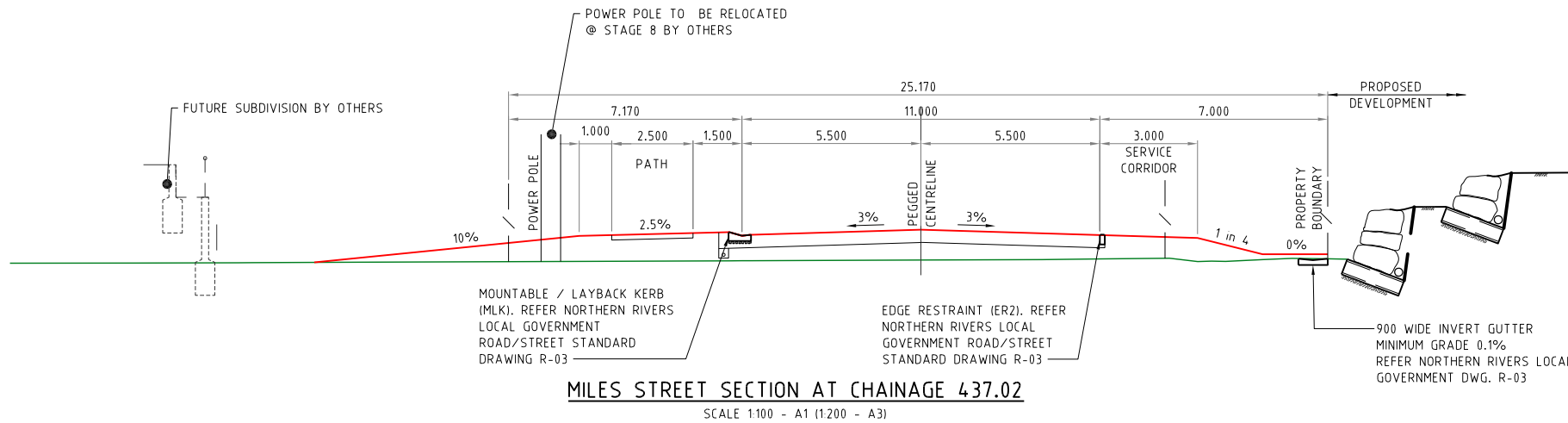
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PROJECT NAME
YAMBA GARDENS
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
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Scale 1:100 - A1 (1:200 - A3)

ISSUES	DATE	
TENDER		
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CONSTRUCTION		

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DRAWING TITLE

ROADWORKS
DETAILS
SHEET 02

PRELIMINARY ISSUE

MORTONS
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B

SEWER NOTES

VEGETATION PROTECTION

- TREES LOCATED ALONG THE FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
- WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD GIRDLES SHALL BE CONSTRUCTED WITH 1.8 m BATTENS CLOSELY SPACED & ARRANGED VERTICALLY FROM GROUND LEVEL. GIRDLES SHALL BE STRAPPED TO TREES PRIOR TO CONSTRUCTION & REMAIN UNTIL COMPLETION.
- TREE ROOTS SHALL BE TUNNELLED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT RELEVANT COUNCIL ARBORIST FOR FURTHER ADVICE.
- ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

SOIL

- TOPSOIL & SUBSOIL SHALL BE STOCKPILED SEPARATELY.
- CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
- IF ACID SULPHATE SOILS EXIST IN THE WORKS AREA, THE CONTRACTOR MUST PREPARE A RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL & MANAGE THE ACID SULPHATE SOILS AS PER THE MANUAL.

CREEK CROSSINGS

- SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
- APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
- NO SOIL SHALL BE STOCKPILED WITHIN 5 m OF THE CREEK.

REHABILITATION

- PREDISTURBANCE SOIL PROFILES & COMPACTION LEVELS SHALL BE REINSTATED.
- PREDISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.

SAFETY

- THE DESIGN & CONSTRUCTION OF THE WORKS SHALL COMPLY WITH ALL QUEENSLAND LEGISLATION.

GENERAL

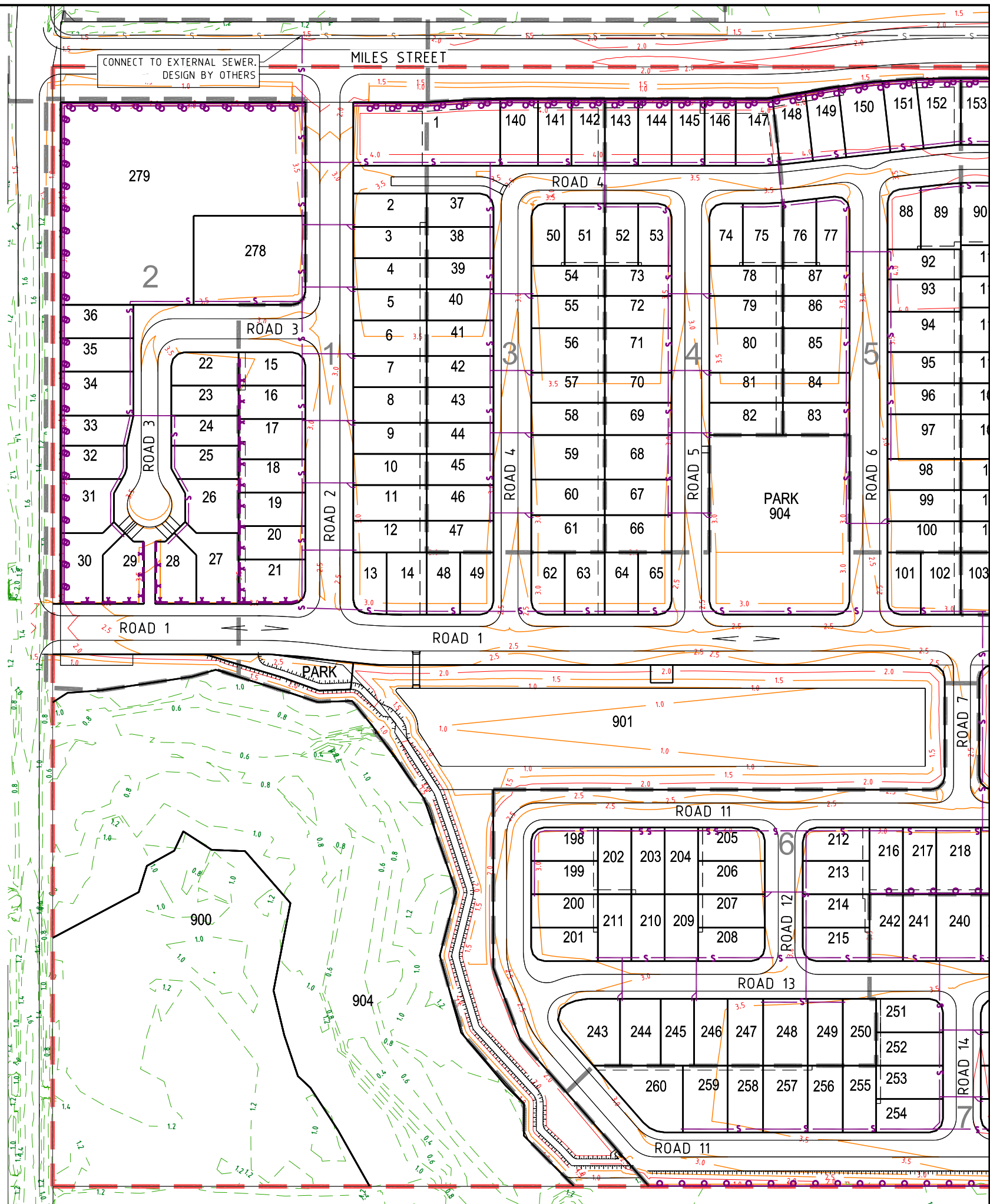
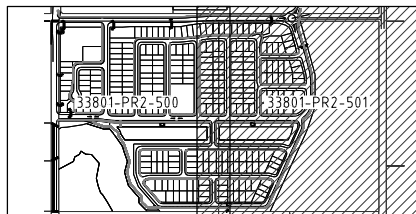
- ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH CLARENCE VALLEY COUNCIL DEVELOPMENT DESIGN SPECIFICATIONS D12 AND WEST YAMBA URBAN RELEASE AREA WATER SUPPLY AND SEWER SERVICING STRATEGY REPORT.
- UNLESS SPECIFIED OTHERWISE ALL MATERIALS & WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- THE CONSTRUCTION OF THE SEWERAGE WORK SHOWN ON THIS DRAWING SHALL BE SUPERVISED BY AN APPROPRIATELY CERTIFIED ENGINEER IN ACCORDANCE WITH CLARENCE VALLEY COUNCIL DEVELOPMENT DESIGN SPECIFICATIONS D12. SEWERAGE WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO THE SERVICE PROVIDER SEWERAGE SYSTEM.
- ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY DEVELOPER'S APPROVED CONTRACTOR UNDER THE SUPERVISION OF CLARENCE VALLEY COUNCIL'S AGENT AT THE DEVELOPER'S COST.
- ALL PIPES & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE "ACCEPTED PRODUCTS & MATERIALS" LIST.
- WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300 mm (LOOSE) IN DEPTH & SHALL BE COMPACTED UNTIL THE COMPACTION IS NOT LESS THAN 95% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH A.S. 1289 (MODIFIED COMPACTION). TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES APPROVAL OF CONSTRUCTED SEWERS WILL NOT BE ISSUED BY THE SERVICE PROVIDER UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
- BENCH MARK & LEVELS TO AHD.
- EXISTING ALLOTMENTS REQUIRING A PROPERTY CONNECTION FROM EXISTING SEWERS SHALL BE PROVIDED BY THE SERVICE PROVIDER AT THE DEVELOPERS COST.
- SEWER TO BE A LOW PRESSURE SEWER IN ACCORDANCE WITH CLARENCE VALLEY COUNCIL DEVELOPMENT DESIGN SPECIFICATIONS D12 AND CURRENT WATER SERVICE ASSOCIATION OF AUSTRALIA (W.S.A.A.) SEWER GUIDELINES.
- INTERNAL SEWER DESIGN TO BE LOW PRESSURE SEWER MAIN SYSTEM. DESIGN AND CONSTRUCTION TO BE UNDERTAKEN BY SPECIALIST DESIGN CONSULTANT AT CONSTRUCTION CERTIFICATE & APPLICATION.

ALL ENVIRONMENT PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION WORK, INCLUDING CLEARING, COMMENCING.

LEGEND

- EXISTING SEWER
- EXISTING RISING MAIN
- EXISTING KERB (INVERT)
- EXISTING PROPERTY LINE
- EXISTING RETAINING WALL
- EXISTING CONTOURS
- FUTURE SEWER
- FUTURE RISING MAIN
- FUTURE KERB (INVERT)
- FUTURE PROPERTY LINE
- FUTURE RETAINING WALL
- FUTURE CONTOURS
- SITE BOUNDARY
- STAGE BOUNDARY
- PROPOSED KERB (INVERT)
- PROPOSED PROPERTY LINE
- PROPOSED RETAINING WALL
- PROPOSED BOULDER RETAINING WALL
- DESIGN CONTOURS
- PROPOSED SEWER
- PROPOSED RISING MAIN
- SEWER MANHOLE
- SEWER RODDING END
- SEWER BEND
- SEWER MAINTENANCE SHAFT
- SEWER END CAP
- SEWER PUMP STATION

SHEET LAYOUT



PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD



0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

D	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
C	07-12-22	PARKS AND LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT
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DRAWING TITLE

SEWER RETICULATION PLAN SHEET 01

PRELIMINARY ISSUE



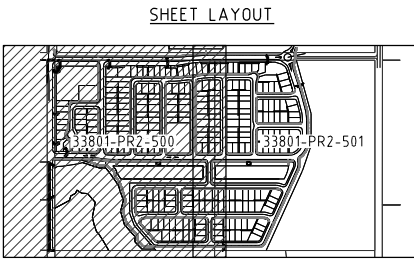
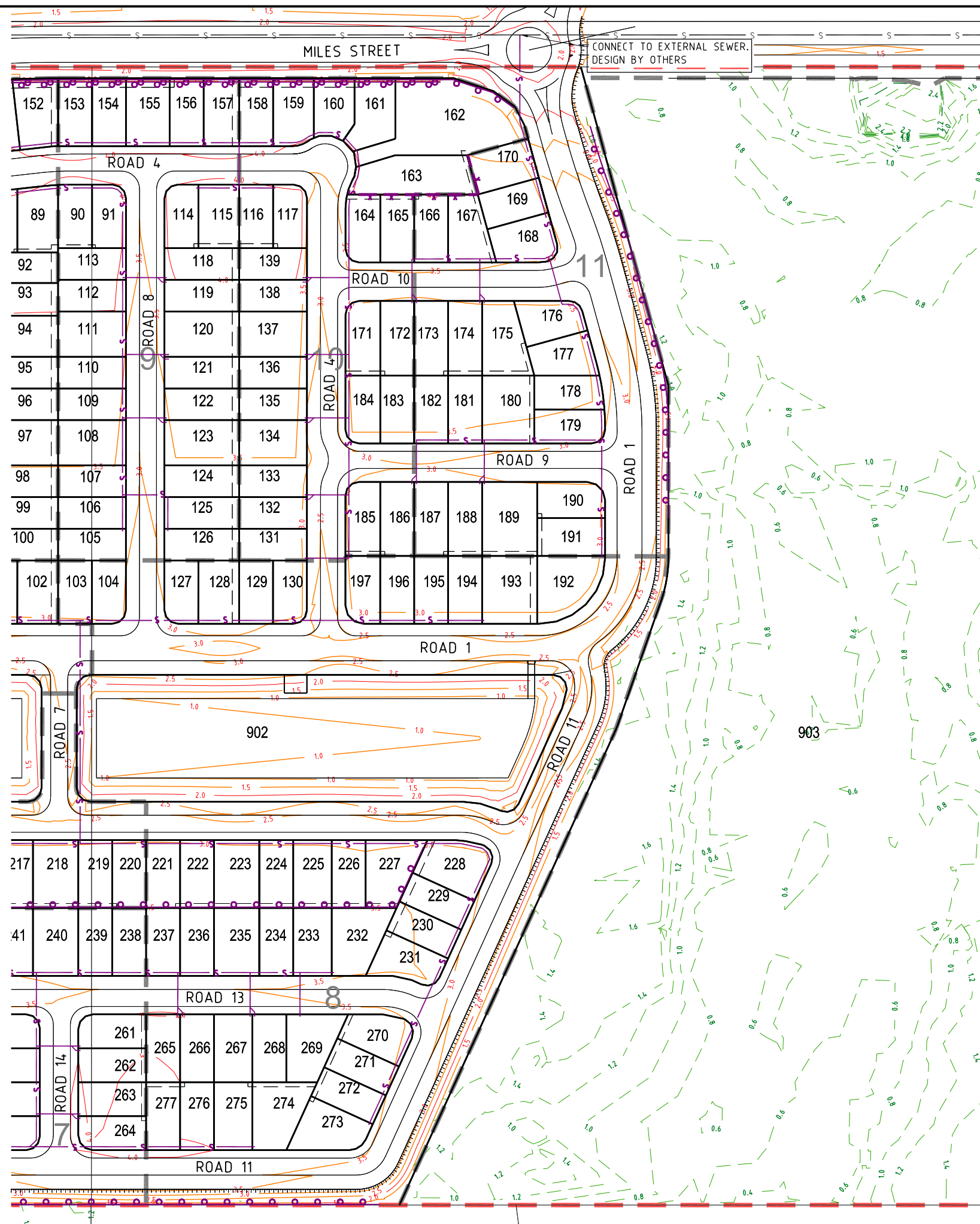
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PROJECT NAME
YAMBA GARDENS
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
KAHUNA NO. 1 PTY LTD

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ISSUES		DATE
TENDER		
COUNCIL		22-08-22
CONSTRUCTION		

E	09-05-23 LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
D	12-12-22 R.WALL & STAGE BOY AMENDED
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B	22-08-22 RFI AMENDMENTS
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PRE DATE	AMENDMENT

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BIOME
WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

**SEWER RETICULATION PLAN
SHEET 02**

PRELIMINARY ISSUE

MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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STORMWATER

- ALL FIELD GULLIES SHALL CONTAIN A 150mm DIA STUB 600mm BELOW GRADE LEVEL FOR FUTURE ROOFWATER DRAINAGE.
- MANHOLES TO BE IN ACCORDANCE WITH IPWEAQ STANDARD DRAWING No DS-010, DS-015, DS-018, DS-019, DS-020, DS-021 OR STRUCTURAL DRAWINGS (STRUCTURAL DRAWINGS TAKE PRECEDENCE).
- OUTLET HEADWALLS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARD DRAWINGS.
- ALL HEADWALLS WITH A FALL GREATER THAN 900mm HIGH REQUIRE INSTALLATION OF PEDESTRIAN SAFETY FENCES.
- PIPE JOINT TYPES TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- ALL ALLOTMENTS TO BE GRADED SUCH THAT FUTURE ROOFWATER DRAINAGE DISCHARGES TO KERB OR TO PIPED DRAINAGE SYSTEM.
- ALL PIPE 300mm DIA & GREATER SHALL BE CONSTRUCTED USING SRC. ALL ROAD PIPES WITHIN ROAD RESERVE TO BE MINIMUM 375mm DIA. CONTRACTOR MAY ELECT TO USE PVC PIPES WITHIN ALLOTMENTS FOR PIPES SMALLER THAN 300mm DIA.
- FOR SETOUT DETAILS REFER TO 640 SERIES DRAWINGS (PROFILES & PIT DETAILS).
- GULLY PITS TO BE IN ACCORDANCE WITH IPWEAQ STANDARD DRAWING No DS-060, DS-061, DS-062, DS-063. WHERE PITS ARE CONSTRUCTED AS DRAINWAY PITS, TO BE IN ACCORDANCE WITH IPWEAQ STANDARD DRAWINGS No 05-068.
- LOTS WHICH CAN DRAIN OVERLAND FLOW TO THE STREET SWALE / DRAINAGE WITHOUT FLOWING THROUGH ADJOINING PROPERTIES NEED TO PROVIDE FOR Q100 OVERLAND FLOW TO THE ROAD
- LOT EARTHWORKS DURING BUILDING CONSTRUCTION MUST NOT CHANGE FLOW PATH DIRECTION UNLESS IT IS REPLACED WITH ANOTHER FLOW PATH DRAINING TO THE ROAD SWALE / DRAINAGE.
- THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR STORMWATER RATE.
- PIPE CLASS - PIPE CLASSES/TRENCH BEDDING SHOWN ON THE DRAWINGS ARE SUBJECT TO THE CONTRACTORS PREFERRED INSTALLATION METHOD. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE APPROPRIATE PIPE CLASSES & BEDDING, & CONSIDERING CONSTRUCTION LOADING.
- KERB ADAPTORS ARE TO BE INSTALLED TO AUTHORITIES REQUIREMENTS.
- ALL RCBC SLABS ARE TO BE CAST INSITU.

LEGEND

- | | |
|---------------------------------|---------------------------|
| EXISTING KERB (INVERT) | MANHOLE |
| EXISTING KERB (LIP & BACK) | FIELD INLET |
| EXISTING PROPERTY LINE | KERB INLET (ON GRADE) PIT |
| EXISTING RETAINING WALL | KERB INLET (SAG) PIT |
| EXISTING STORMWATER | HEADWALL |
| EXISTING ROOFWATER | SCOUR PROTECTION |
| EXISTING SUBSOIL | BIO PODS |
| EXISTING CONTOURS | |
| FUTURE KERB | |
| FUTURE PROPERTY LINE | |
| FUTURE RETAINING WALL | |
| FUTURE STORMWATER | |
| FUTURE ROOFWATER | |
| FUTURE SUBSOIL | |
| SITE BOUNDARY | |
| STAGE BOUNDARY | |
| CONTROL LINE / CENTER OF ROAD | |
| PROPOSED KERB (INVERT) | |
| PROPOSED KERB (LIP & BACK) | |
| PROPOSED PROPERTY LINE | |
| PROPOSED RETAINING WALL | |
| PROPOSED BOULDER RETAINING WALL | |
| DESIGN CONTOURS | |
| PROPOSED STORMWATER | |
| PROPOSED ROOFWATER | |
| PROPOSED SWALE | |
| PROPOSED SUBSOIL | |

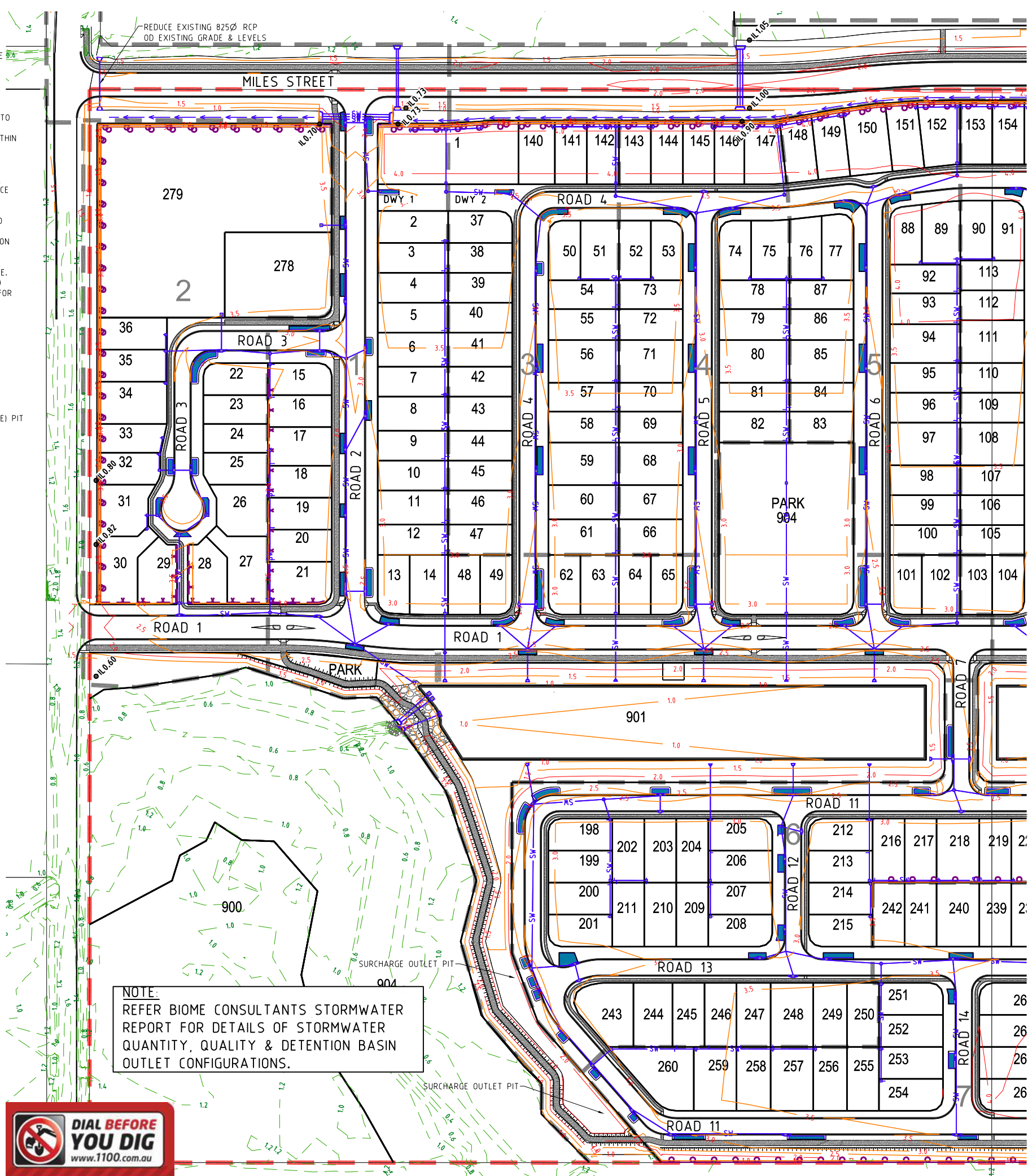
NOTE:

- PRELIMINARY SERVICE LAYOUTS ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AT CONSTRUCTION CERTIFICATE STAGE.
- EXTENSION TO SERVICE ADJACENT DEVELOPMENT SITES BY OTHERS.

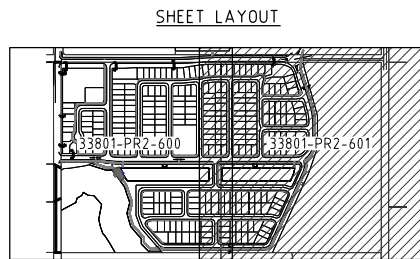
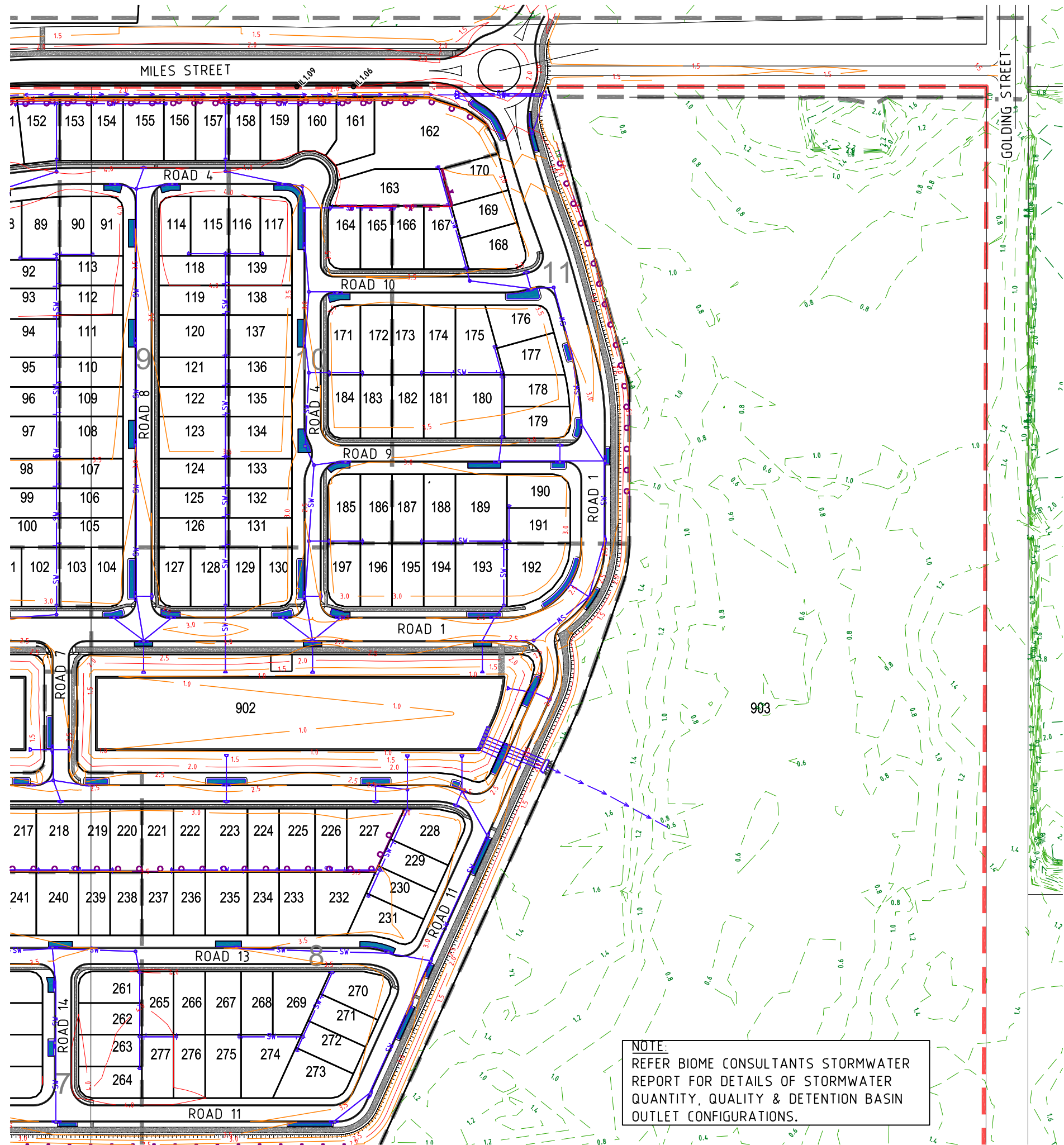
REFERENCE POINT LOCATION FOR DRAINAGE STRUCTURES

STRUCTURE TYPE	HORIZONTAL CONTROL (Reference Point Location)	VERTICAL CONTROL (Reference Level)
MANHOLE / GRATED PIT	CENTRE OF MANHOLE / PIT	FINISHED SURFACE LEVEL
GULLY PIT	LIP AT CENTRE OF PIT	FINISHED SURFACE LEVEL (LIP OF CHANNEL)
HEADWALL	INTERSECTION OF HEADWALL FACE & PIPE CENTRELINE	INVERT LEVEL

REFER TO DWG SERIES 640 FOR ALL DRAINAGE STRUCTURE SETOUT AND/OR CUSTOM DETAILS.



Y:\338 - Kahuna No. 1 Pty Ltd (Yamba)\01 - West Yamba Subdivision\Overall Engineering Drawings\Preliminary 2\CURRENT\33801-PR2-600.dwg, 31/05/2023 9:56:34 AM, 1:2



NOTE:
REFER BIOME CONSULTANTS STORMWATER
REPORT FOR DETAILS OF STORMWATER
QUANTITY, QUALITY & DETENTION BASIN
OUTLET CONFIGURATIONS.

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1
PTY LTD



0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES		DATE
TENDER		
COUNCIL		22-08-22
CONSTRUCTION		

E	09-05-23 LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
D	12-12-22 R.WALL & STAGE BOY AMENDED
C	07-12-22 PARK AND LOTS AMENDED
B	22-08-22 RFI AMENDMENTS
A	28-05-21 ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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DRAWING TITLE

STORMWATER
DRAINAGE
PLAN
SHEET 02

PRELIMINARY ISSUE



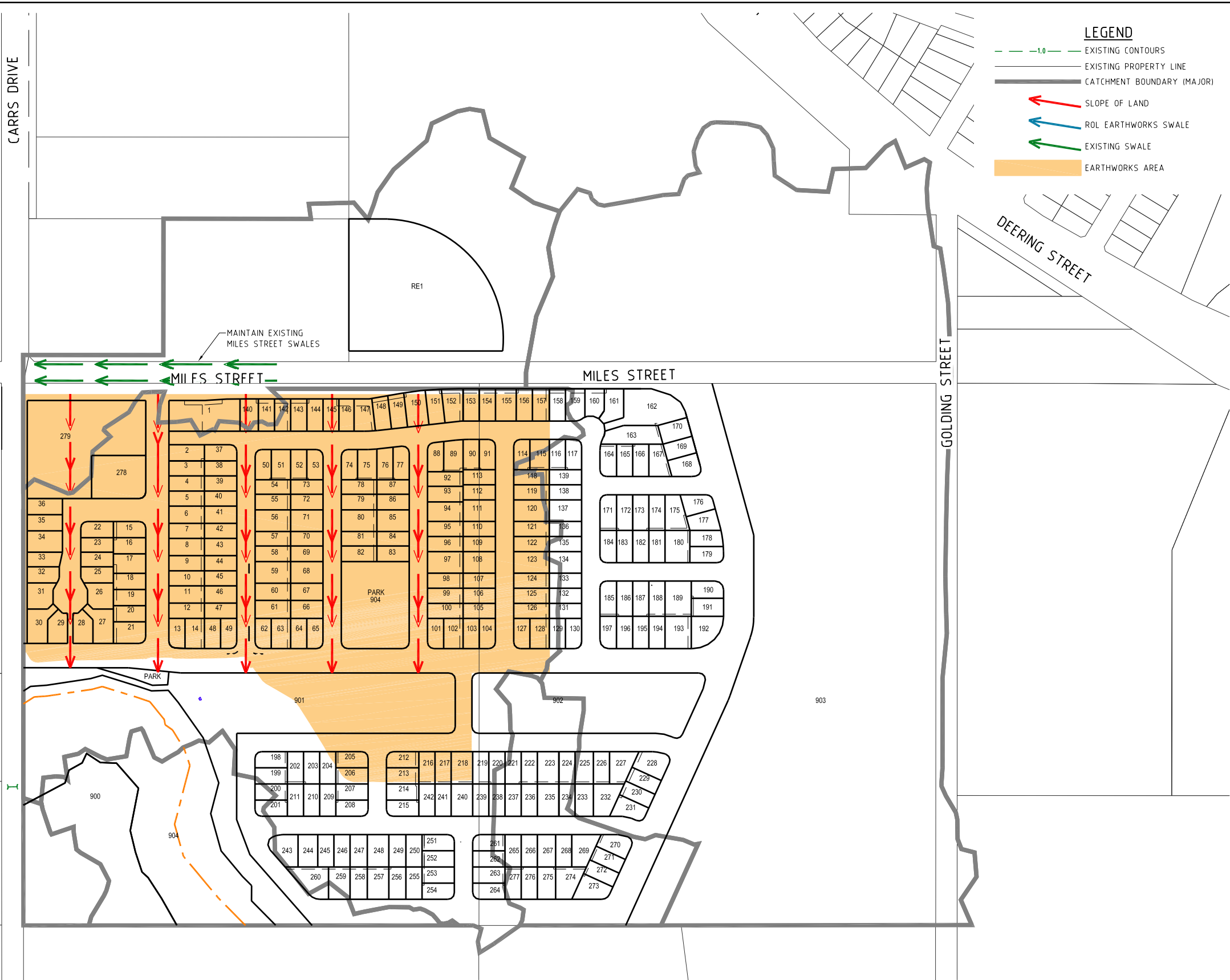
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NOTE:
REFER BIOME STORMWATER MANAGEMENT PLAN FOR CONSTRUCTION PHASING AND SEDIMENT & EROSION CONTROL.

NOTES:
1. PHASE 1 EARTHWORKS FILLED TO APPROX FULL BULK EARTHWORKS LEVEL.
2. EARTHWORKS SHAPED TO FALL TO EXISTING

NOTE:
REFER BIOME CONSULTANTS STORMWATER REPORT FOR DETAILS OF STORMWATER QUANTITY, QUALITY & DETENTION BASIN OUTLET CONFIGURATIONS.

- NOTES**
- Q100 FLOOD LEVEL R.L. 2.10m AHD.
 - FREEBOARD TO FLOOD PLANNING (RESIDENTIAL FLOOR) LEVEL OF 0.9m IN ACCORDANCE WITH CLARENCE VALLEY COUNCIL DEVELOPMENT CONTROL PLAN DCP 2011.
 - MINIMUM FLOOR LEVEL RL 3.0m AHD.
 - MINIMUM ALLOTMENT PAD FILL LEVEL RL 2.80m AHD.
 - MINIMUM INTERNAL SUBDIVISION ROAD LEVEL RL 2.10m AHD.
 - MINIMUM CARRS DRIVE AND MILES STREET ROAD LEVEL IS RL 1.70m AHD IN ACCORDANCE WITH CLARENCE VALLEY COUNCIL DEVELOPMENT CONTROL PLAN DCP 2011.

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD


Scale 1:2000 - A1 (1:4000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

D	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
C	07-12-22	PARK AND LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT
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ASSOCIATED CONSULTANTS



DRAWING TITLE

STORMWATER SWALES AND STRUCTURES INITIAL ROL BULK EARTHWORKS


Urban & Regional Planning
Civil Engineering
Project Coordination

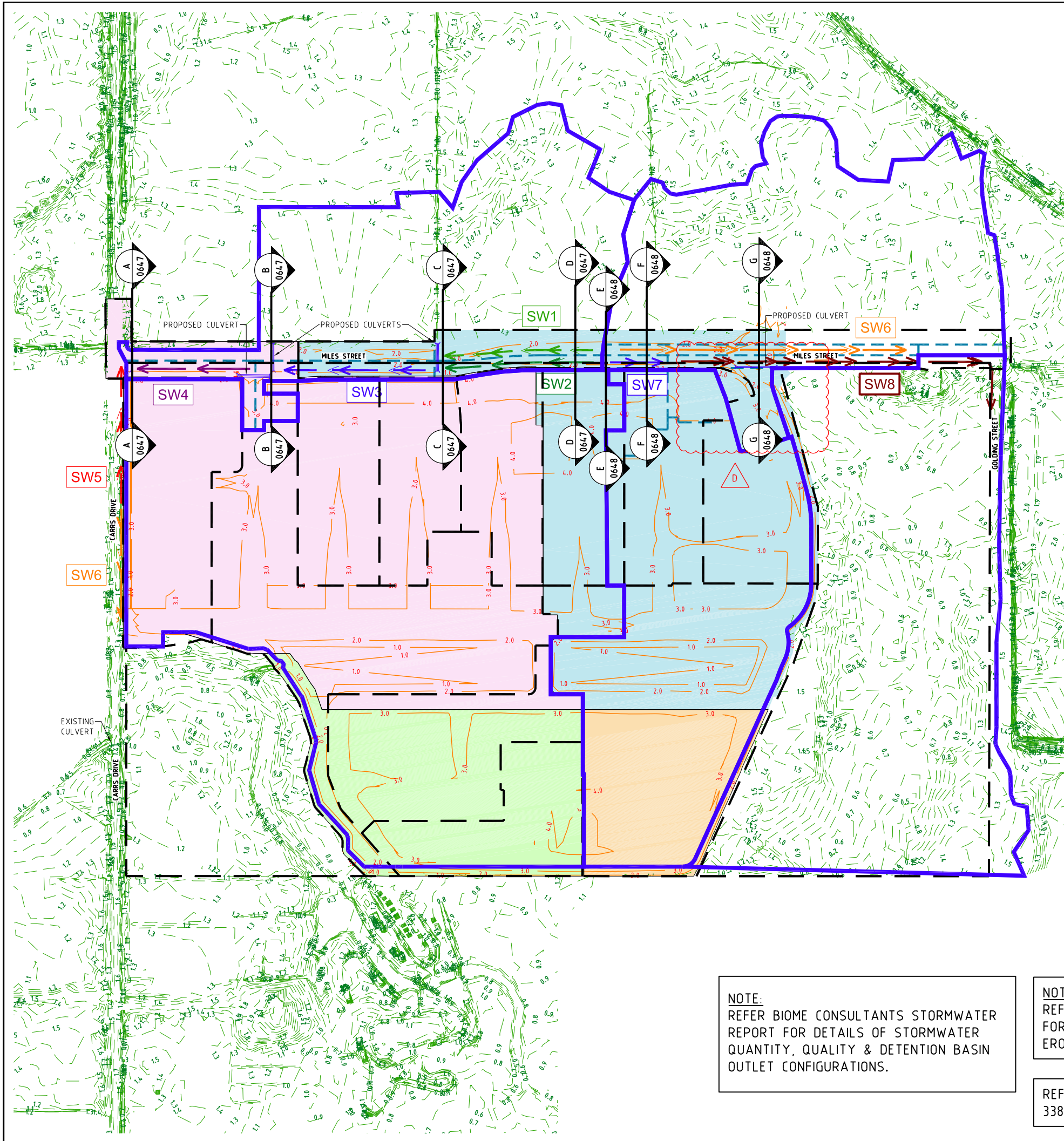
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33801-PR2-645	D



- LEGEND**
- 1.0--- EXISTING CONTOURS
 - EXISTING PROPERTY LINE
 - CATCHMENT BOUNDARY (MAJOR)
 - 1.0--- PROPOSED CONTOURS
 - PROPOSED SW1
 - PROPOSED SW2
 - PROPOSED SW3
 - PROPOSED SW4
 - PROPOSED SW5
 - PROPOSED SW6
 - PROPOSED SW7
 - PROPOSED SW8
 - PHASE 1 CONSTRUCTION CERTIFICATE EARTHWORKS
 - PHASE 2 CONSTRUCTION CERTIFICATE EARTHWORKS
 - PHASE 3 CONSTRUCTION CERTIFICATE EARTHWORKS
 - PHASE 4 CONSTRUCTION CERTIFICATE EARTHWORKS
 - (A) REFERENCE NODE

NOTE:
REFER BIOME CONSULTANTS STORMWATER REPORT FOR DETAILS OF STORMWATER QUANTITY, QUALITY & DETENTION BASIN OUTLET CONFIGURATIONS.

NOTE:
REFER BIOME STORMWATER MANAGEMENT PLAN FOR CONSTRUCTION PHASING AND SEDIMENT & EROSION CONTROL.

REFER DWG 33801-PR2-647 &
33801-PR2-648 FOR SWALE SECTIONS.

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

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Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

Scale 1:2000 - A1 (1:4000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

D	12-12-22	STAGE BDY AMENDED
C	07-12-22	PARK AND LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

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ASSOCIATED CONSULTANTS

BIOME
WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

STORMWATER SWALES AND STRUCTURES CONSTRUCTION CERTIFICATE EARTHWORKS PLAN

MORTONS
urban solutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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Southport QLD 4215

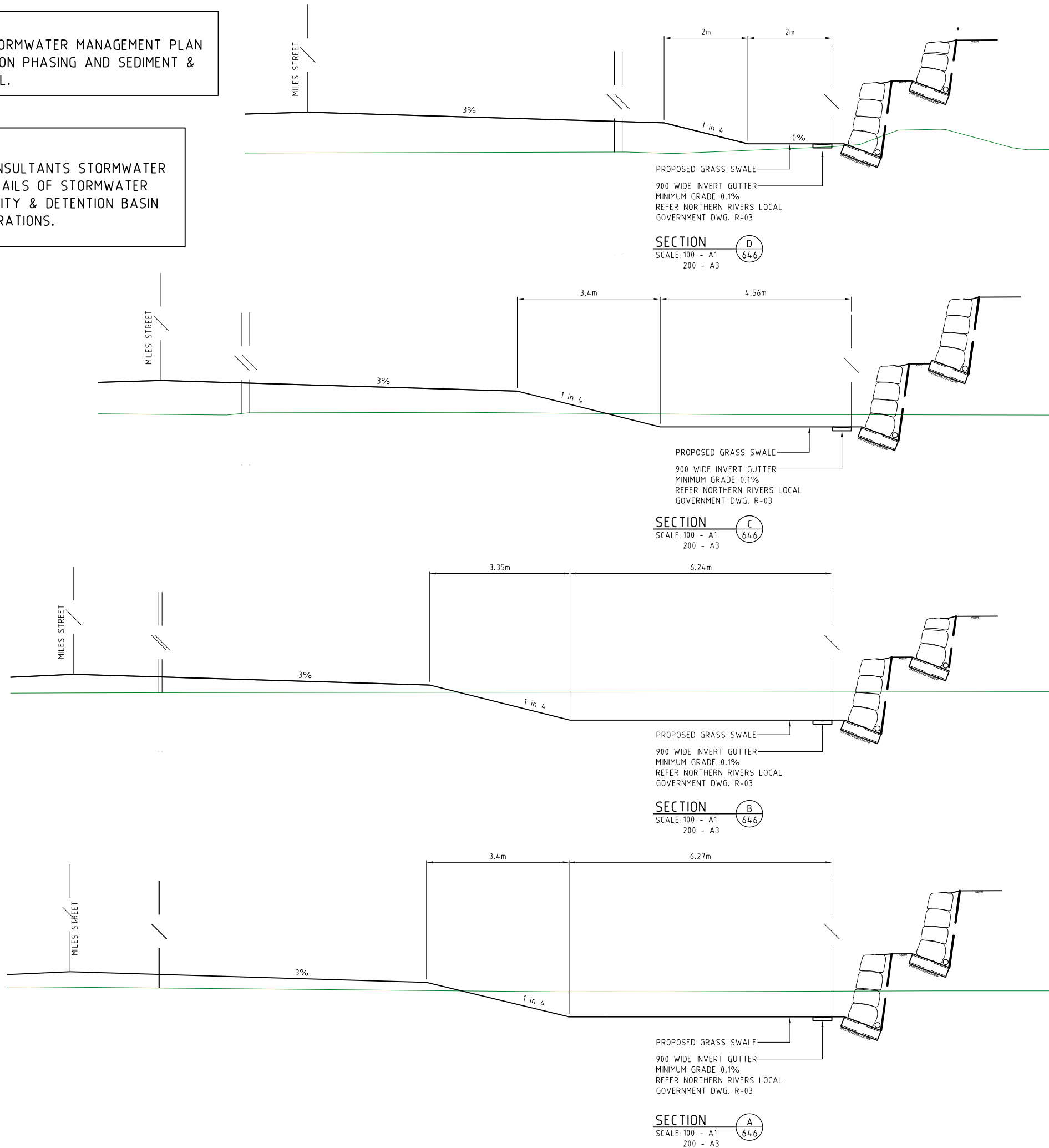
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NOTE:
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FOR CONSTRUCTION PHASING AND SEDIMENT &
EROSION CONTROL.

NOTE:
REFER BIOME CONSULTANTS STORMWATER
REPORT FOR DETAILS OF STORMWATER
QUANTITY, QUALITY & DETENTION BASIN
OUTLET CONFIGURATIONS.



PROJECT NAME
**YAMBA
GARDENS**
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
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LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
**KAHUNA NO. 1
PTY LTD**

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ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
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DRAWING TITLE

STORMWATER
SWALES AND STRUCTURES
CONSTRUCTION CERTIFICATE
EARTHWORKS
SECTIONS SHEET 01



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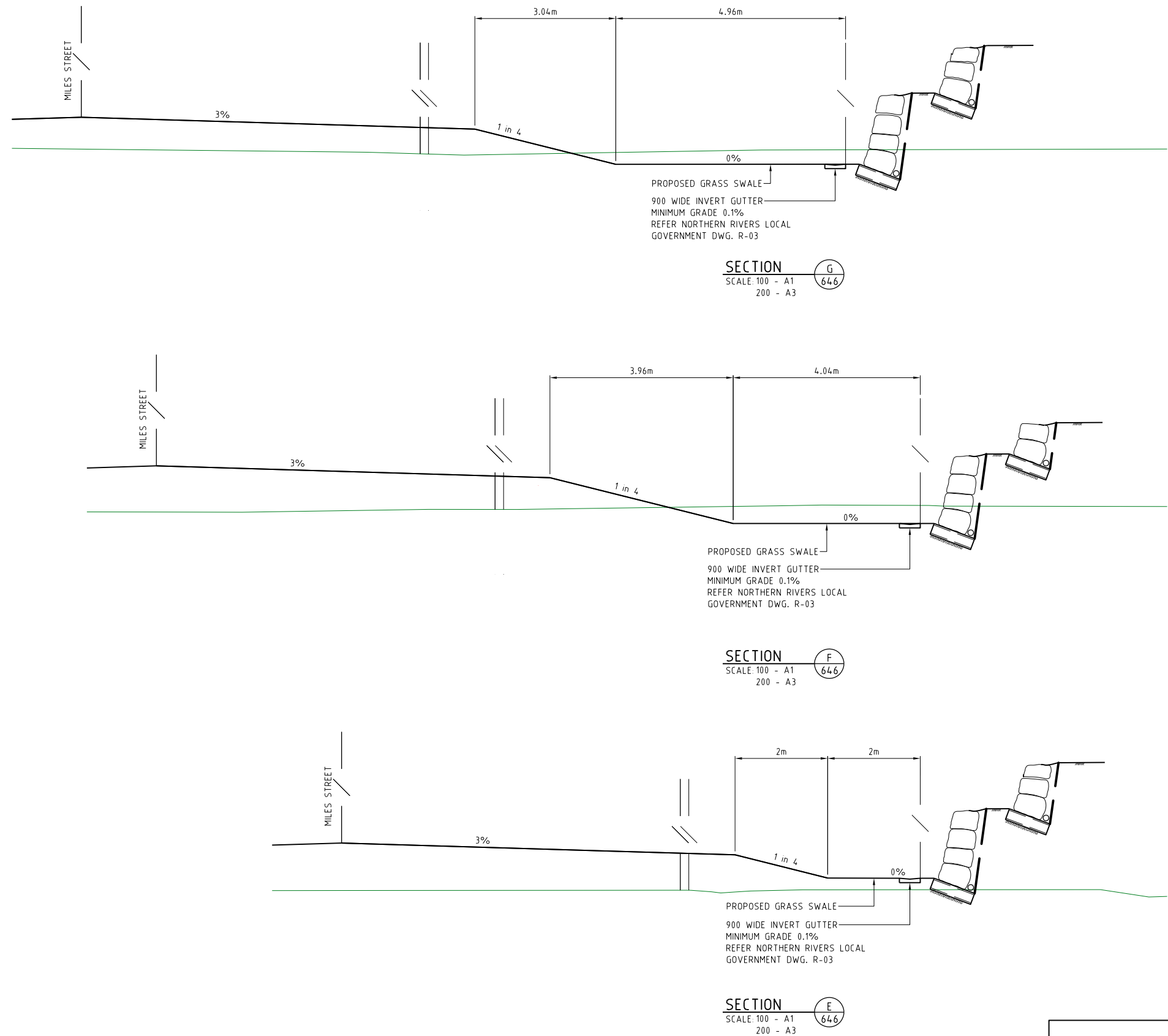
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Southport QLD 4215

DESIGNED PP	DRAWN SF	
APPROVED	NER 906726	DATE 22-08-22

DRAWING NUMBER
33801-PR2-647

AMEND.
B



NOTE:
REFER BIOME STORMWATER MANAGEMENT PLAN
FOR CONSTRUCTION PHASING AND SEDIMENT &
EROSION CONTROL.

NOTE:
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REPORT FOR DETAILS OF STORMWATER
QUANTITY, QUALITY & DETENTION BASIN
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PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

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LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

0 1 2 3 4 5m

Scale 1:100 - A1 (1:200 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

C	07-12-22	SECTION E GUTTER AMENDED
B	22-08-22	RFI AMENDMENTS
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BIOME
WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

STORMWATER
SWALES AND STRUCTURES
CONSTRUCTION CERTIFICATE
EARTHWORKS
SECTIONS SHEET 02

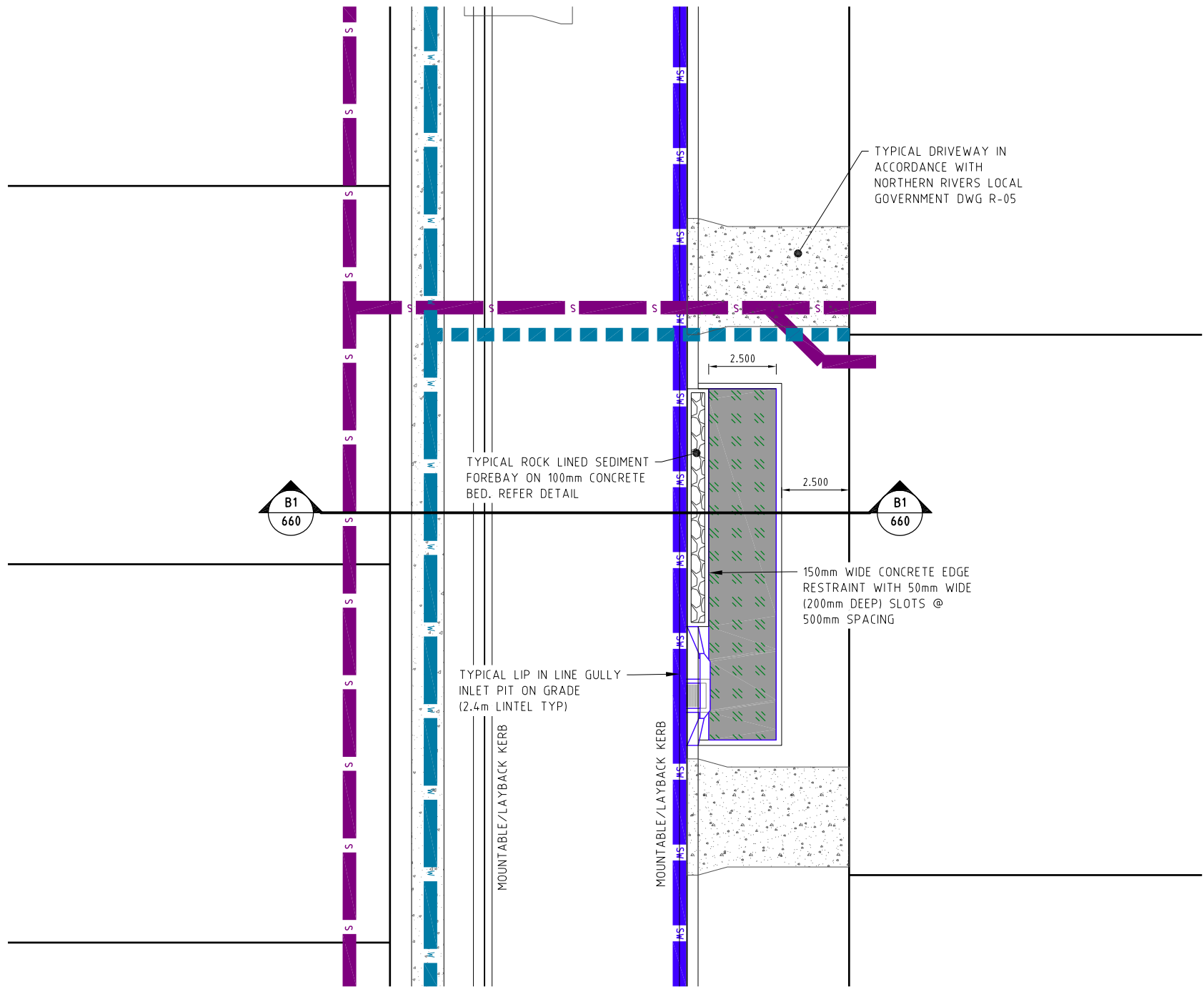


MORTONS
urban solutions
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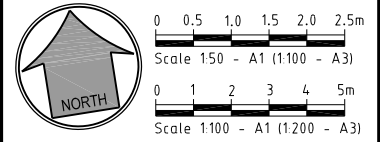
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APPROVED	✓	NER 906726	DATE 22-08-22
DRAWING NUMBER		AMEND.	
33801-PR2-648		C	



- LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED RISING MAIN (S)
 - PROPOSED STORMWATER (SW)
 - PROPOSED WATER (W)
 - SERVICE CONDUIT
 - PROPOSED ROCK SCOUR PROTECTION
 - PROPOSED FILTER MATERIAL
 - PROPOSED LANDSCAPED BATTER
 - PROPOSED CONCRETE
 - PROPOSED FLOW DIRECTION

BIO FILTRATION NOTES

- BIO FILTRATION BASIN TO BE EXCAVATED TO LEVEL BELOW FILTRATION MEDIA
- UNSUITABLE MATERIAL TO BE REMOVED OFF SITE AND BASIN TRIMMED TO FINAL PROFILE PRIOR TO PLACEMENT OF FILTER MEDIA AT 80% COMPLETION OF HOUSING



ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

C	12-12-22	TREE & FOOTPATH ADDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
PRE DATE	AMENDMENT	

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DRAWING TITLE

STORMWATER
TYPICAL BIO-POD
PLAN
SHEET 01



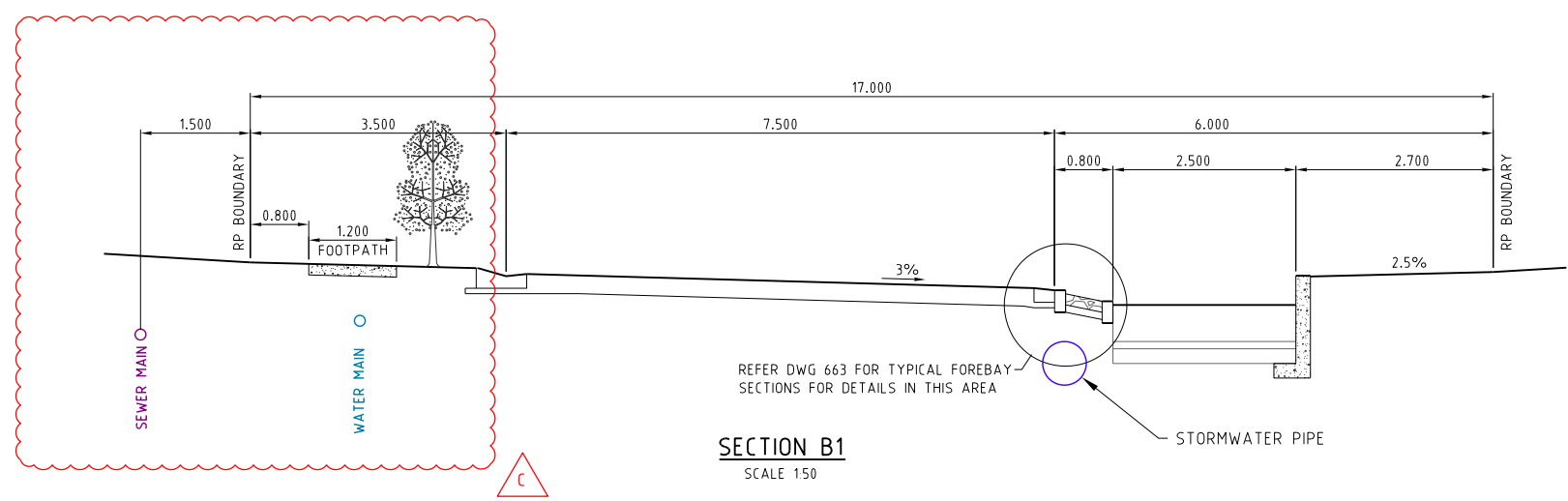
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ABN: 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel: 07 5571 1099

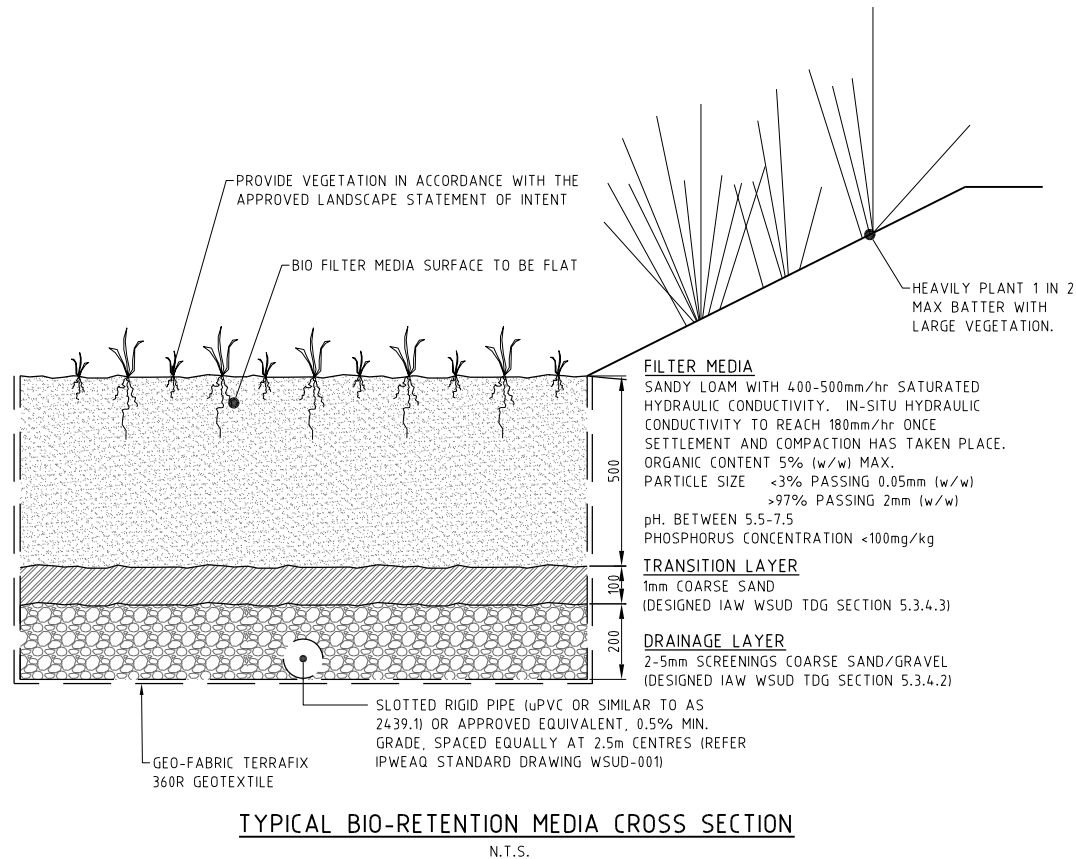
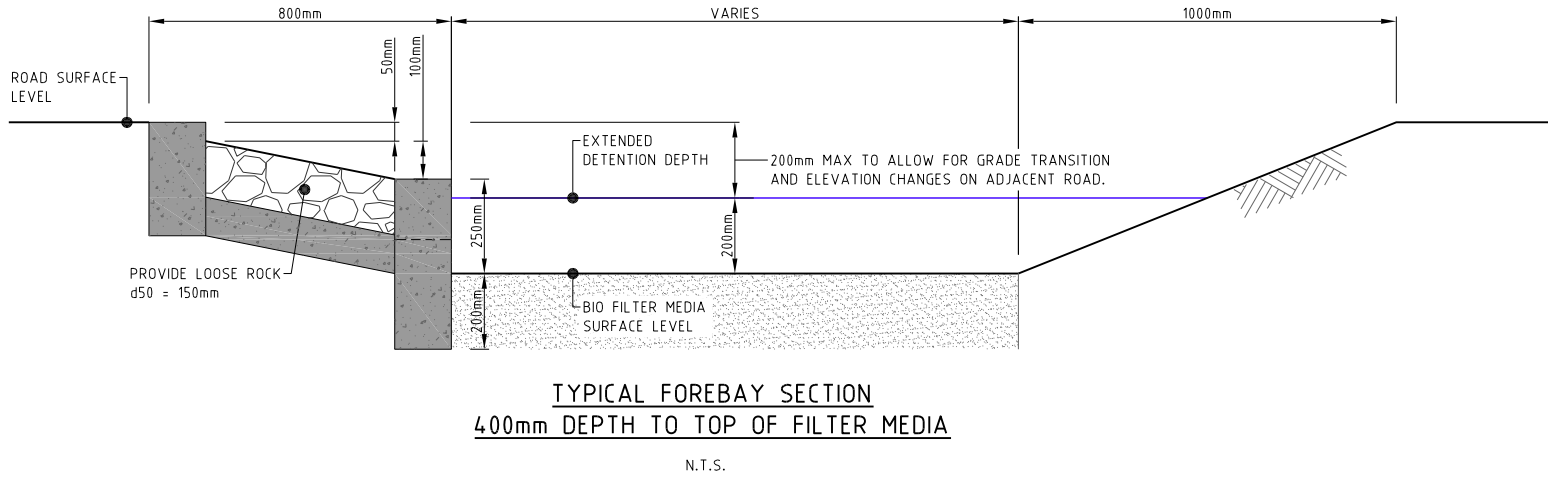
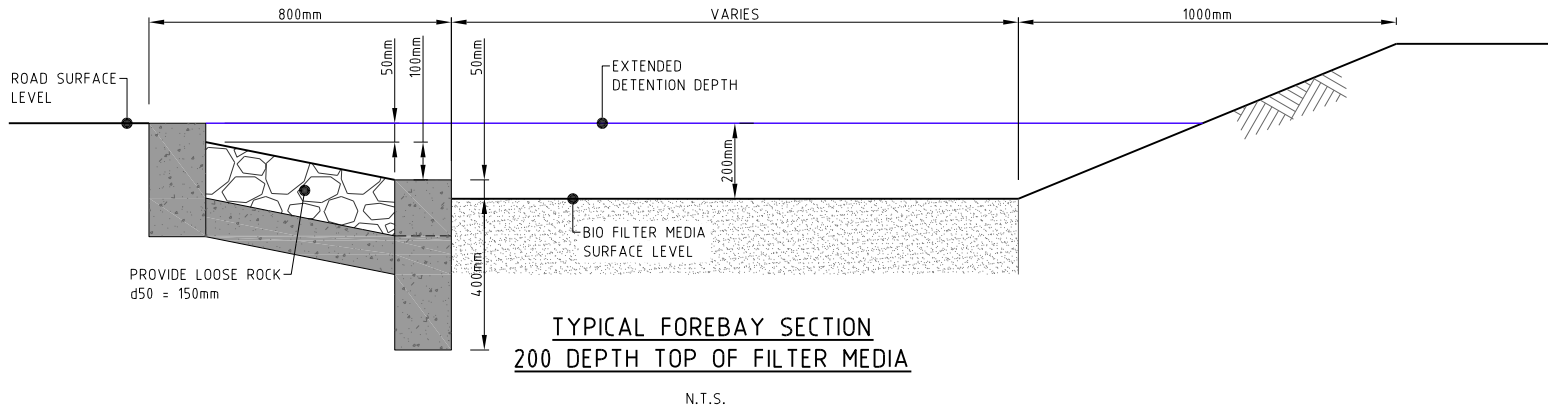
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Southport QLD 4215

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APPROVED ✓	NER 906726 DATE 22-08-22

DRAWING NUMBER	AMEND.
33801-PR2-660	C





PROJECT NAME
YAMBA GARDENS
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
KAHUNA NO. 1 PTY LTD

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
PRE DATE		AMENDMENT

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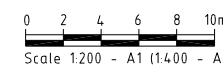
DRAWING TITLE
STORMWATER TYPICAL BIO-POD DETAILS

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Urban & Regional Planning
Civil Engineering
Project Coordination
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APPROVED	DATE 22-08-22	
DRAWING NUMBER	AMEND.	
33801-PR2-663	B	

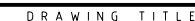
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

KAHUNA NO. 1
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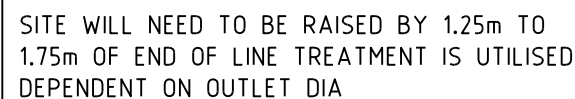
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Gold Coast Office:
Suite 9, 19 Short St
Southport QLD 4215

DRAWING NUMBER	AMEND
33801-PR2-664	B



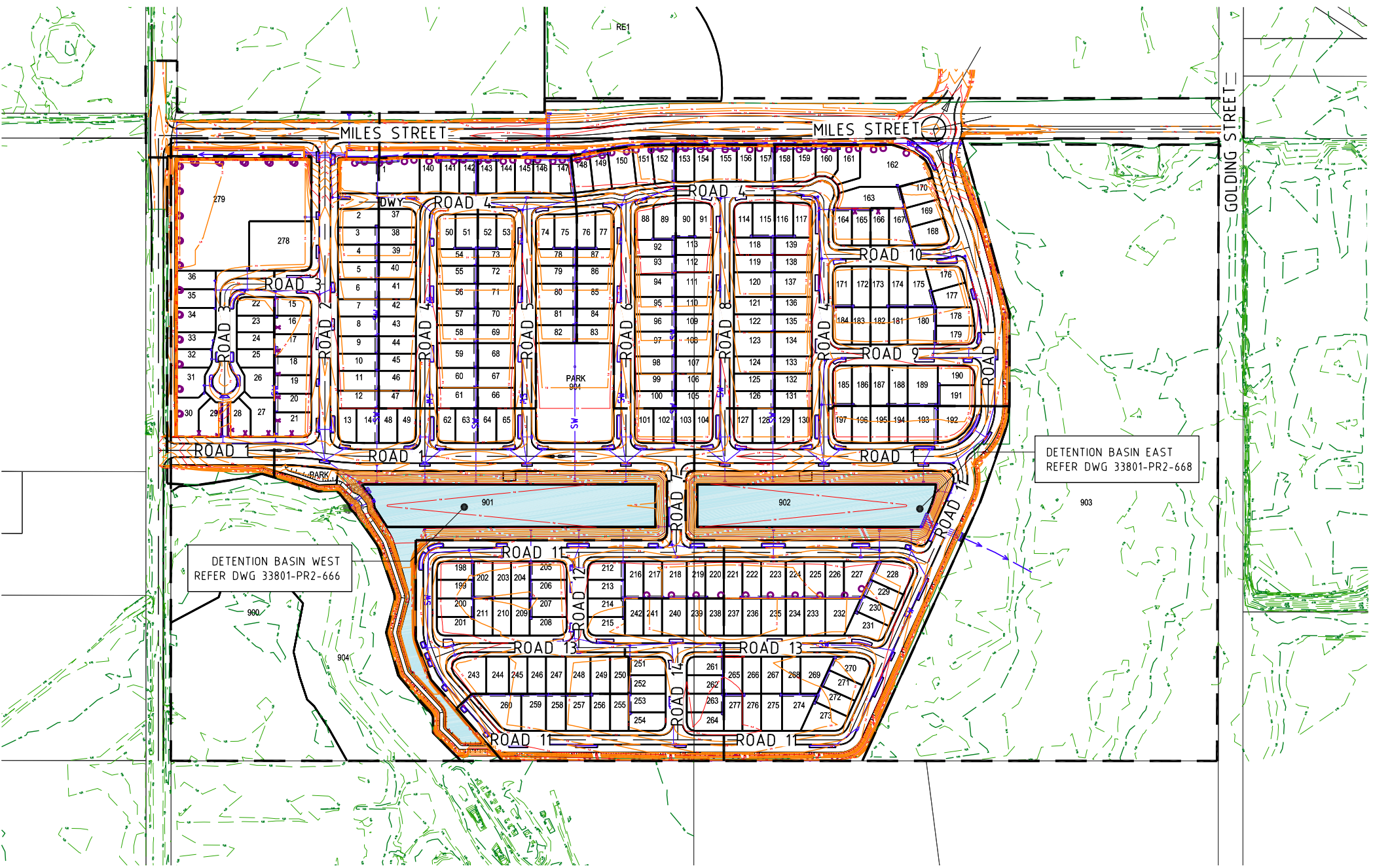
Q100 MINIMUM ROAD LEVEL WITHIN ESTATE IS
2.10m WITH END OF LINE TREATMENT ROAD
WOULD START AT APPROX 3.425



300 DROP REQUIRED BY BIORETENTION GUIDELINES

TREATMENT OCCURS
BELOW I.L. OF LOWEST
AND LARGEST END OF
LINE OUTLET PIPE

61338 - Kahuna No. 1 Pty Ltd (Yamba)01 - West Yamba Subdivision\Overall\Engineering Drawings\Preliminary 2\CURRENT\33801-PR2-664.dwg, 31/05/2023 9:57:35 AM, 1,2



NOTE:
REFER BIOME CONSULTANTS STORMWATER
REPORT FOR DETAILS OF STORMWATER
QUANTITY, QUALITY & DETENTION BASIN
OUTLET CONFIGURATIONS.

- LEGEND**
- 1.0— EXISTING CONTOURS
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - 1.0— DESIGN CONTOURS
 - SW — CATCHMENT BOUNDARY (MAJOR)
 - SW — PROPOSED STORMWATER
 - DETENTION BASIN

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD


0 20 40 60 80 100m
Scale 1:2000 - A1 (1:4000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

E	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
D	12-12-22	R.WALL & STAGE BOY AMENDED
C	07-12-22	PARK AND LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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BIOME
WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

DETENTION BASINS
OVERALL PLAN

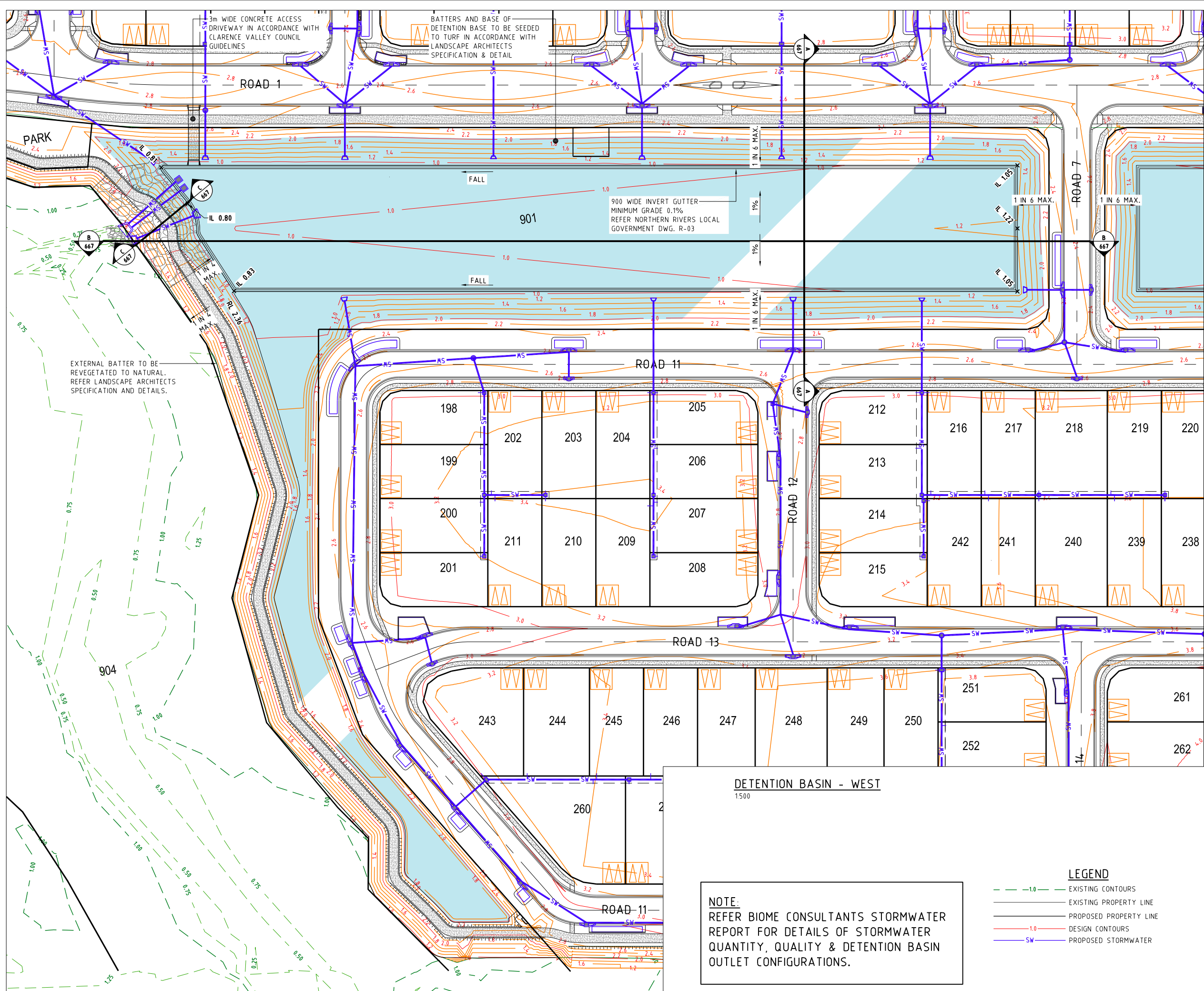

MORTONS
urban solutions
Urban & Regional Planning
Civil Engineering
Project Coordination

MUS Pty Ltd T/As:
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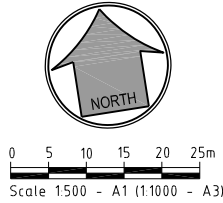
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Suite 9, 19 Short St
Southport QLD 4215

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APPROVED	✓	NER 906726	DATE 22-08-22
DRAWING NUMBER		AMEND.	
33801-PR2-665		E	



PROJECT NAME
YAMBA GARDENS
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
KAHUNA NO. 1 PTY LTD



ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

E	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
D	12-12-22	SECTION MARKERS AMENDED
C	07-12-22	LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
PRE DATE		AMENDMENT

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DRAWING TITLE

DETENTION BASIN WEST
PLAN & DETAILS



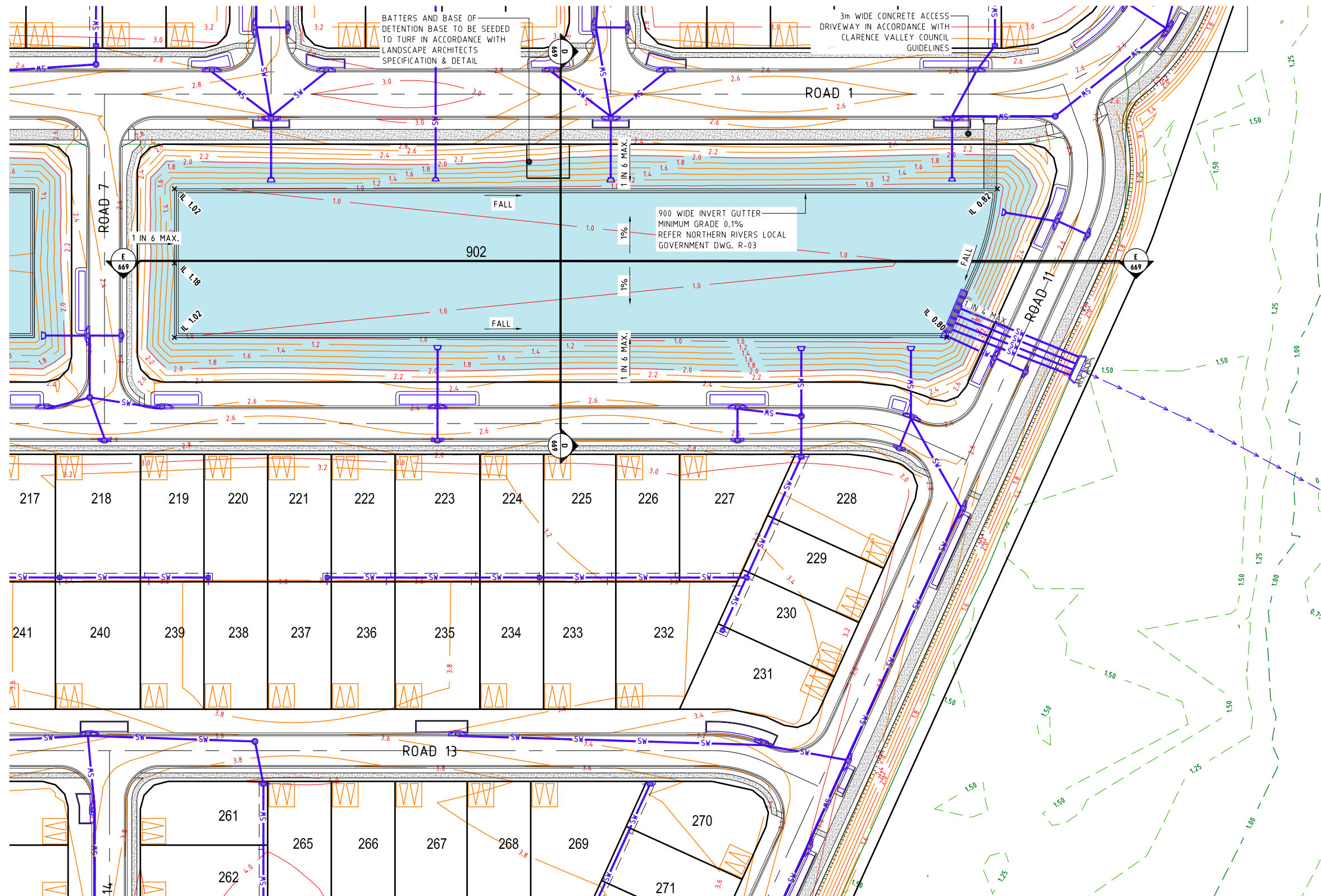
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DESIGNED PP	DRAWN SF
APPROVED ✓	NER 906726 DATE 22-08-22
DRAWING NUMBER 33801-PR2-666	AMEND. E

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DETENTION BASIN - EAST
1:500

NOTE:
REFER BIOME CONSULTANTS STORMWATER
REPORT FOR DETAILS OF STORMWATER
QUANTITY, QUALITY & DETENTION BASIN
OUTLET CONFIGURATIONS.

- LEGEND**
- 1.0 — EXISTING CONTOURS
 - — EXISTING PROPERTY LINE
 - — PROPOSED PROPERTY LINE
 - 1.0 — DESIGN CONTOURS
 - SW — PROPOSED STORMWATER

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

E	09-05-23 LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
D	12-12-22 SECTION MARKERS AMENDED
C	07-12-22 LOTS AMENDED
B	22-08-22 RFI AMENDMENTS
A	28-05-21 ISSUED FOR APPROVAL
PRE DATE	AMENDMENT

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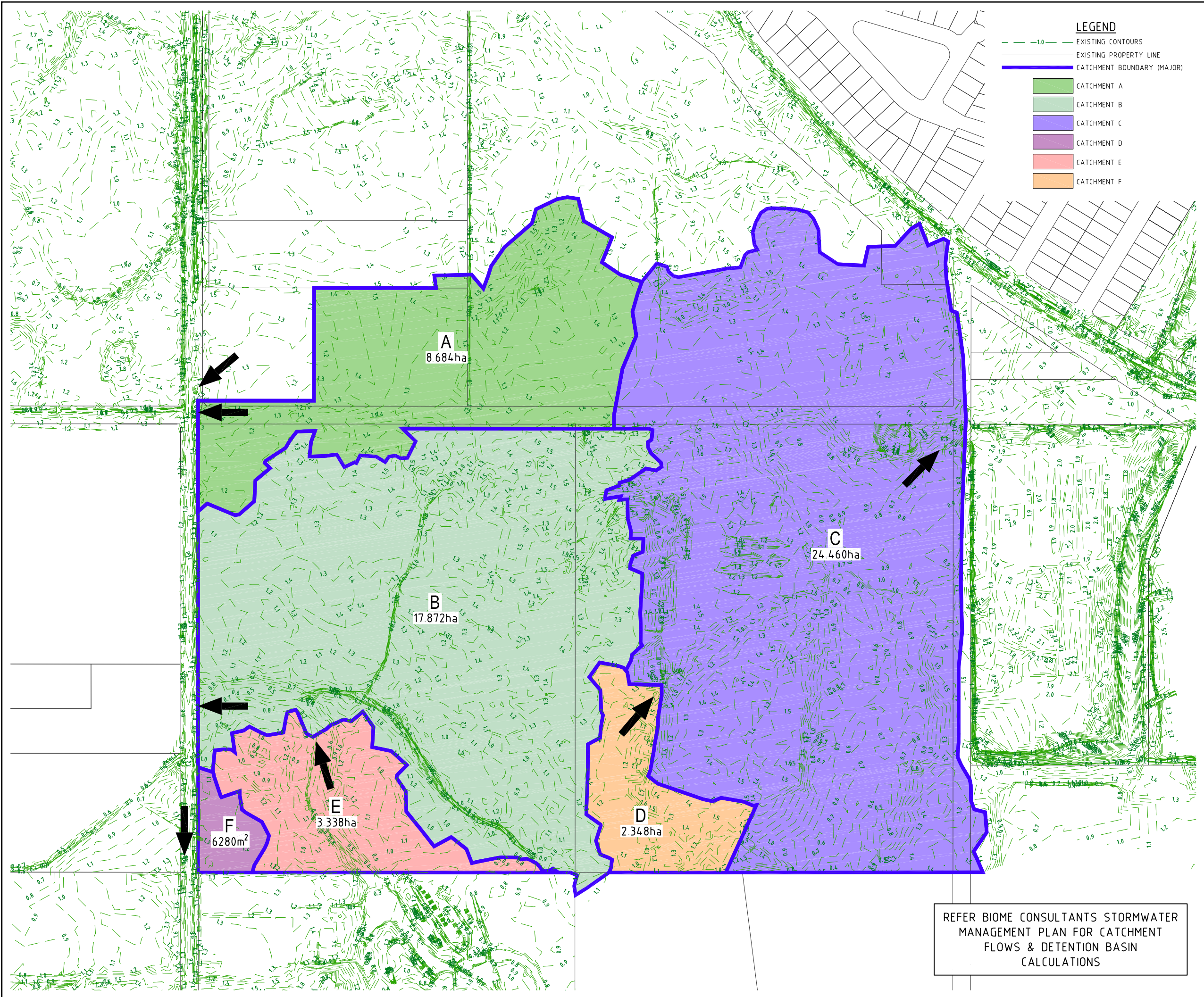
DETENTION BASIN EAST PLAN & DETAILS

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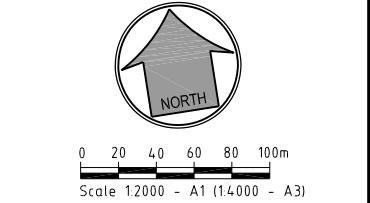
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APPROVED	✓	NER 906726	DATE 22-08-22
DRAWING NUMBER		AMEND.	
33801-PR2-668		E	



REFER BIOME CONSULTANTS STORMWATER
MANAGEMENT PLAN FOR CATCHMENT
FLOWS & DETENTION BASIN
CALCULATIONS

PROJECT NAME
**YAMBA
GARDENS**
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
**KAHUNA NO. 1
PTY LTD**



ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

C	24-05-23	ARROWS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
PRE DATE	AMENDMENT	

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DRAWING TITLE

STORMWATER
EXISTING
CATCHMENT PLAN

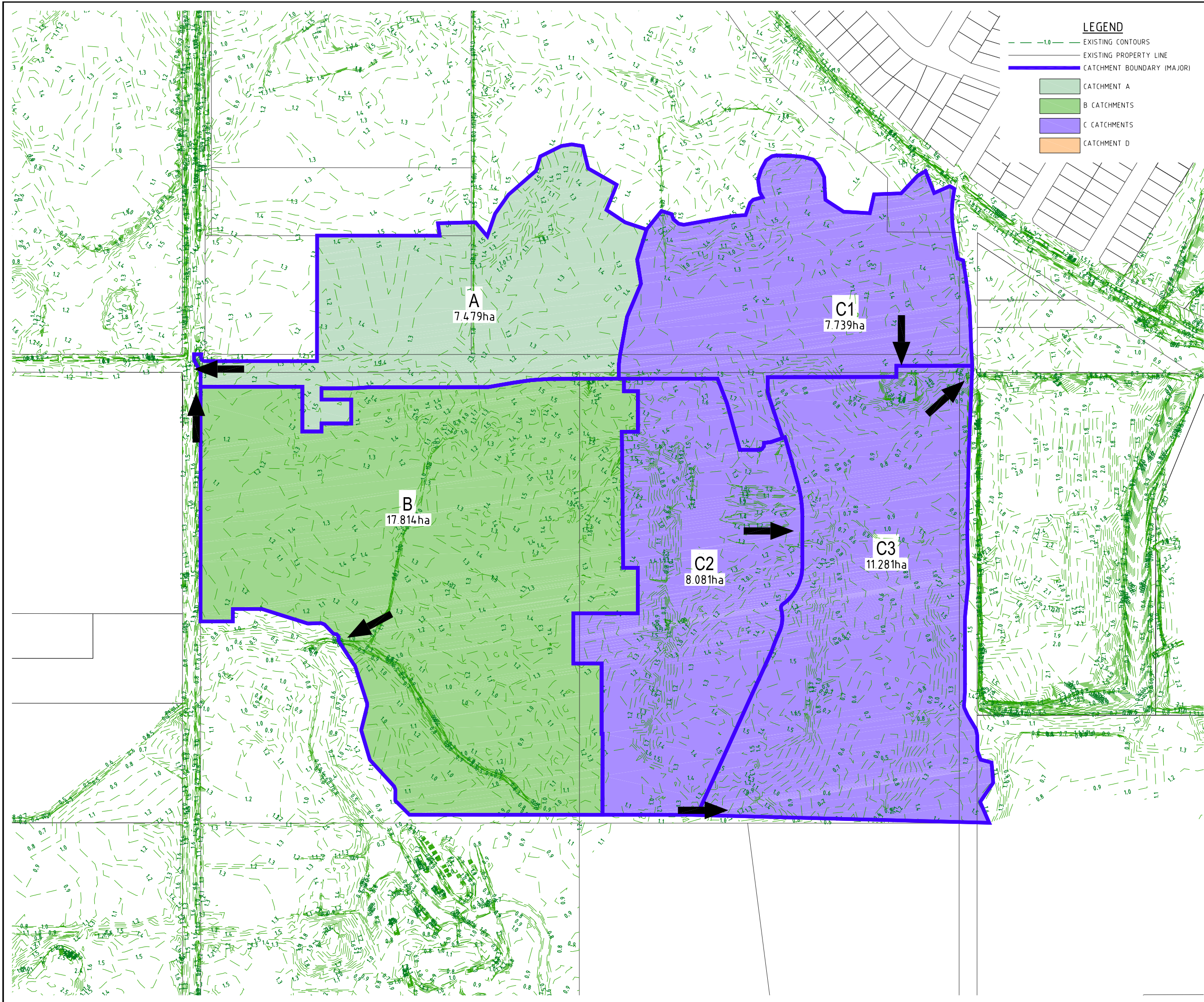
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Urban & Regional Planning
Civil Engineering
Project Coordination

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APPROVED ✓	NER 906726 DATE 22-08-22
DRAWING NUMBER	AMEND.
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PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD


Scale 1:2000 - A1 (1:4000 - A3)

ISSUES		DATE
TENDER		
COUNCIL		22-08-22
CONSTRUCTION		

C	24-05-23	ARROW AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

STORMWATER DEVELOPED CATCHMENTS


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Civil Engineering
Project Coordination

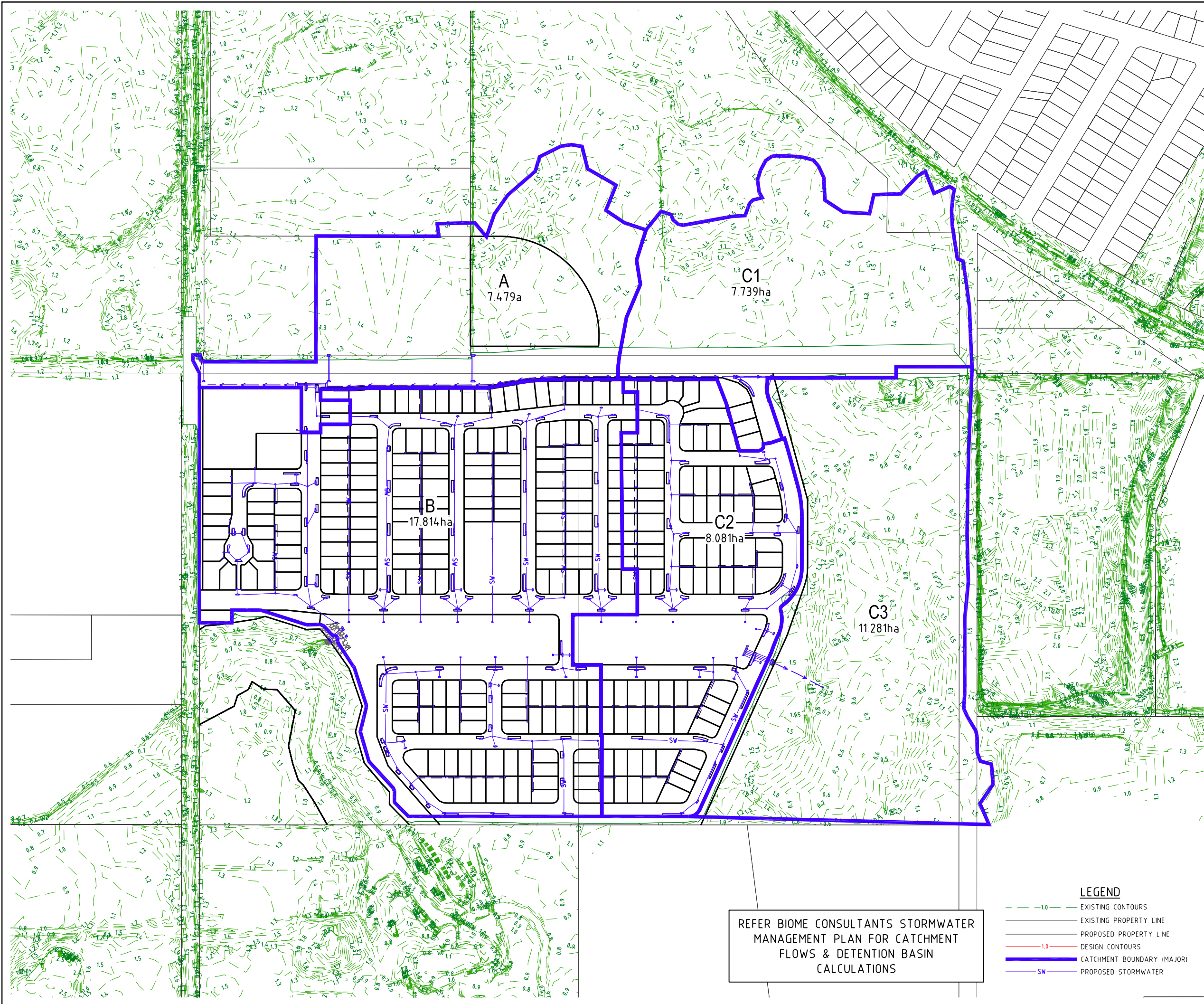
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DRAWING NUMBER	AMEND.
33801-PR2-671	C



PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

0 20 40 60 80 100m
Scale 1:2000 - A1 (1:4000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

C	07-12-22	LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

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STORMWATER CATCHMENT PLAN MAJOR

Urban & Regional Planning
Civil Engineering
Project Coordination

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Southport QLD 4215

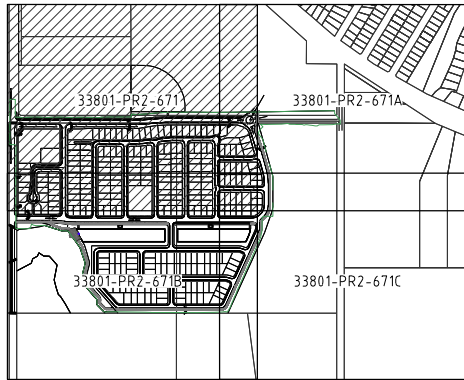
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APPROVED ✓	NER 906726 DATE 22-08-22
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33801-PR2-672

C

SHEET LAYOUT

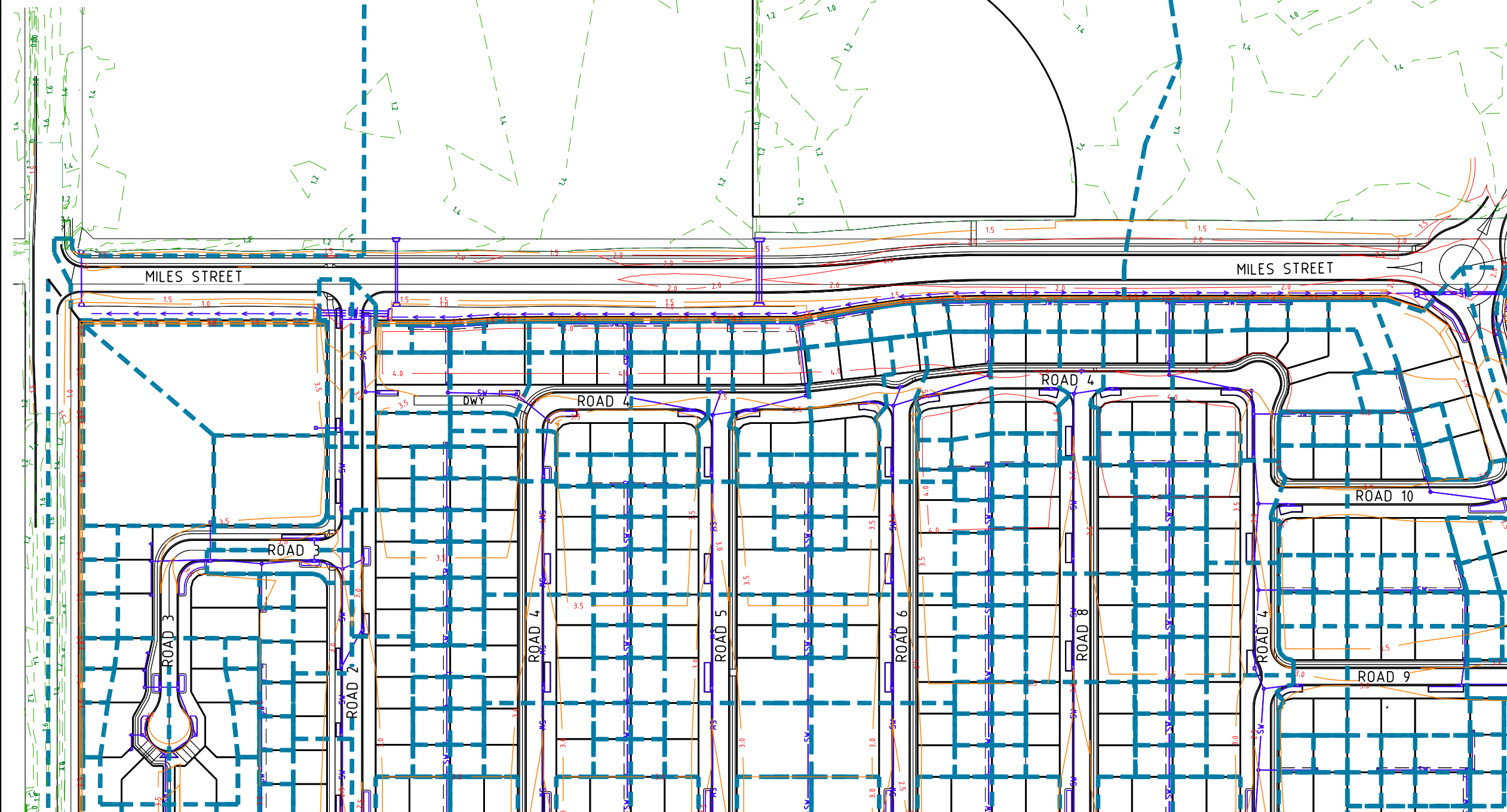


NOTE:
REFER BIOME STORMWATER MANAGEMENT PLAN
FOR CONSTRUCTION PHASING AND SEDIMENT &
EROSION CONTROL.

NOTE:
REFER BIOME CONSULTANTS STORMWATER
REPORT FOR DETAILS OF STORMWATER
QUANTITY, QUALITY & DETENTION BASIN
OUTLET CONFIGURATIONS.

LEGEND

- 1.0— EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 1.0— DESIGN CONTOURS
- - - CATCHMENT BOUNDARY (MINOR)
- CATCHMENT BOUNDARY (MAJOR)
- SW PROPOSED STORMWATER



PROJECT NAME

YAMBA
GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1
PTY LTD

0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

D	09-05-23 LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
C	07-12-22 LOT BOUNDARIES AMENDED
B	22-08-22 RFI AMENDMENTS
A	28-05-21 ISSUED FOR APPROVAL
PRE DATE	AMENDMENT

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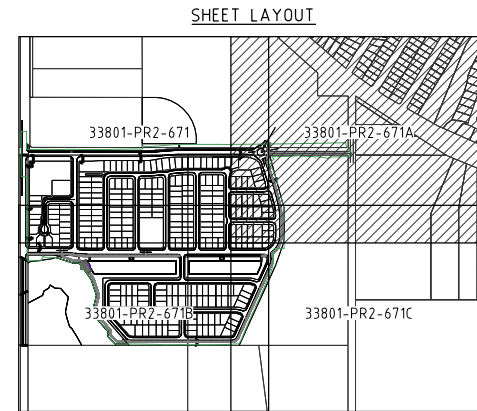
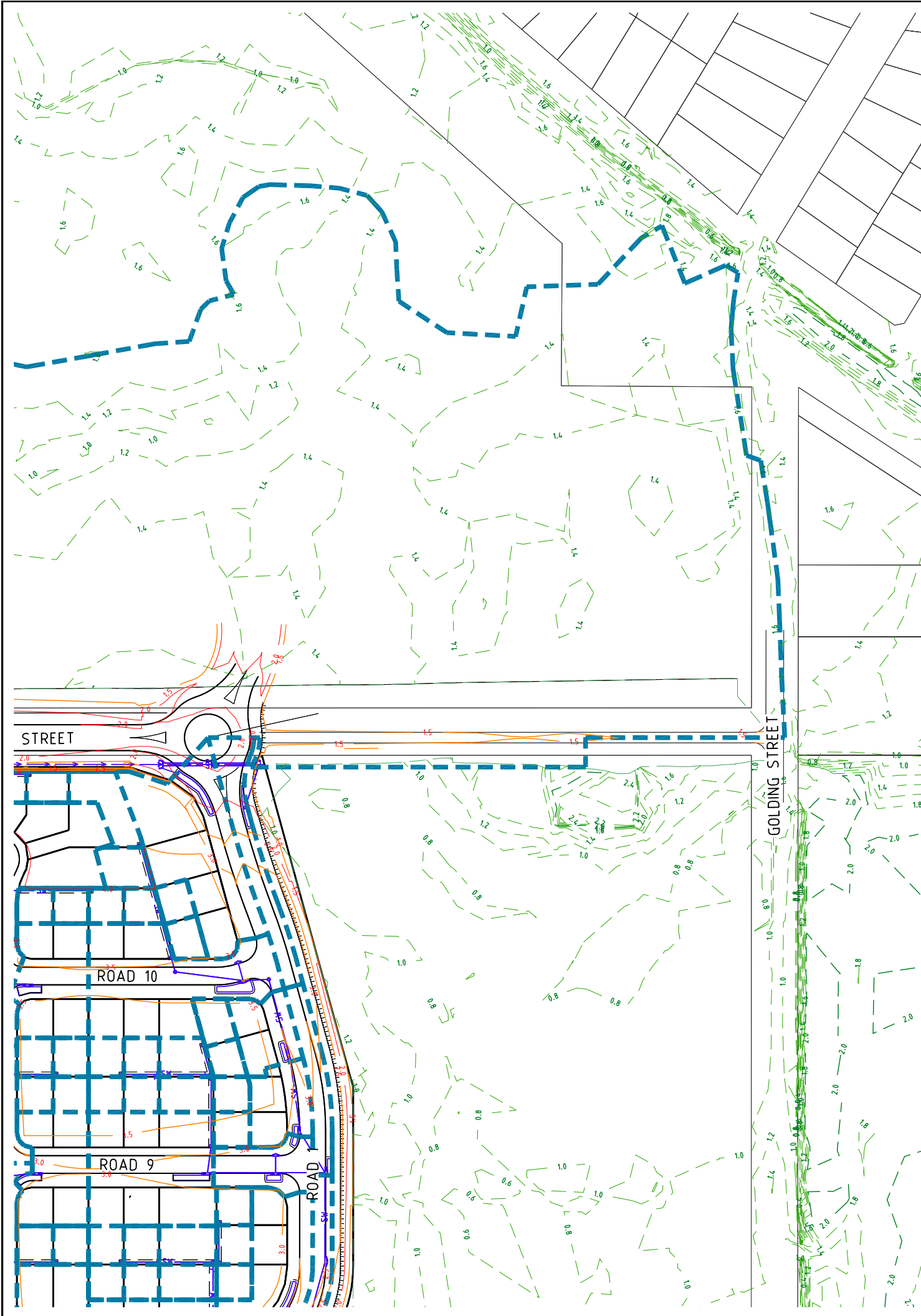
STORMWATER
CATCHMENT PLAN
MINOR
SHEET 01

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mortons@urbansolutions.net.au
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Southport QLD 4215

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APPROVED ✓	NER 906726 DATE 22-08-22
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33801-PR2-673	D



- LEGEND
- 1.0--- EXISTING CONTOURS
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - 1.0--- DESIGN CONTOURS
 - CATCHMENT BOUNDARY (MINOR)
 - CATCHMENT BOUNDARY (MAJOR)
 - SW--- PROPOSED STORMWATER



0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

C	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
PRE DATE		AMENDMENT

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STORMWATER
CATCHMENT PLAN
MINOR
SHEET 02



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Southport QLD 4215

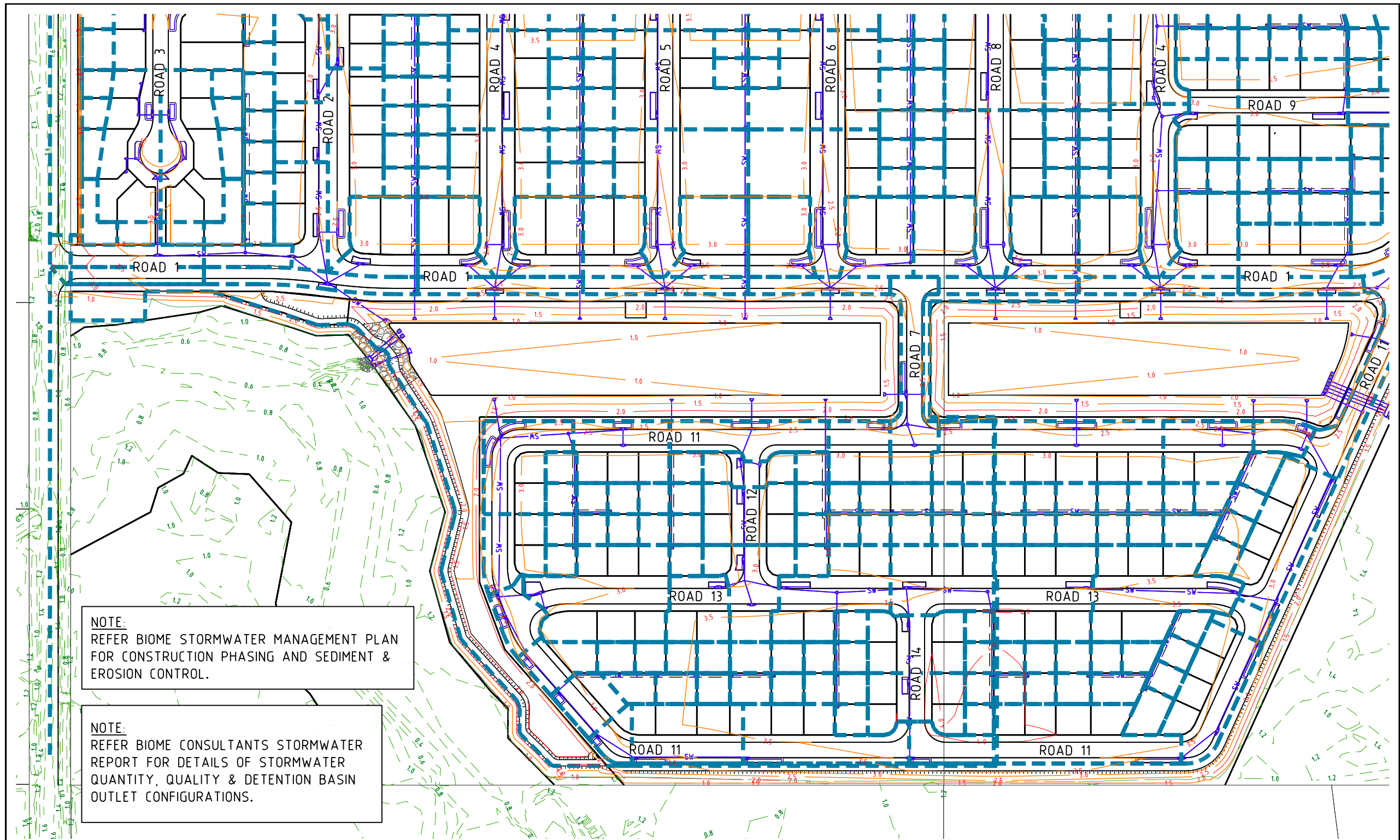
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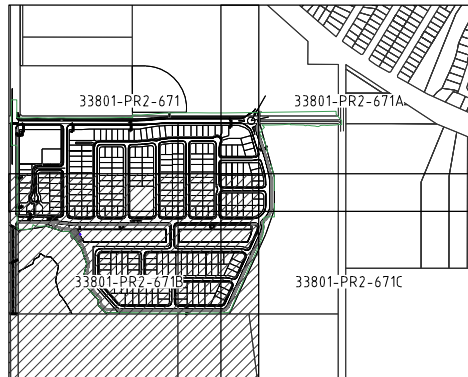
NOTE:
REFER BIOME STORMWATER MANAGEMENT PLAN
FOR CONSTRUCTION PHASING AND SEDIMENT &
EROSION CONTROL.

NOTE:
REFER BIOME CONSULTANTS STORMWATER
REPORT FOR DETAILS OF STORMWATER
QUANTITY, QUALITY & DETENTION BASIN
OUTLET CONFIGURATIONS.

Y:\338 - Kahuna No. 1 Pty Ltd (Yamba)\01 - West Yamba Subdivision\Overall Engineering Drawings\Preliminary 2\CURRENT\33801-PR2-675.dwg, 31/05/2023 9:56:52 AM, 1:2



SHEET LAYOUT



LEGEND

- 1.0- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 1.0- DESIGN CONTOURS
- CATCHMENT BOUNDARY (MINOR)
- CATCHMENT BOUNDARY (MAJOR)
- SW PROPOSED STORMWATER

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1
PTY LTD



0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

D	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
C	07-12-22	LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT
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DRAWING TITLE

STORMWATER
CATCHMENT PLAN
MINOR
SHEET 03

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Urban & Regional Planning
Civil Engineering
Project Coordination

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www.urbansolutions.net.au
Tel: 07 5571 1099

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PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

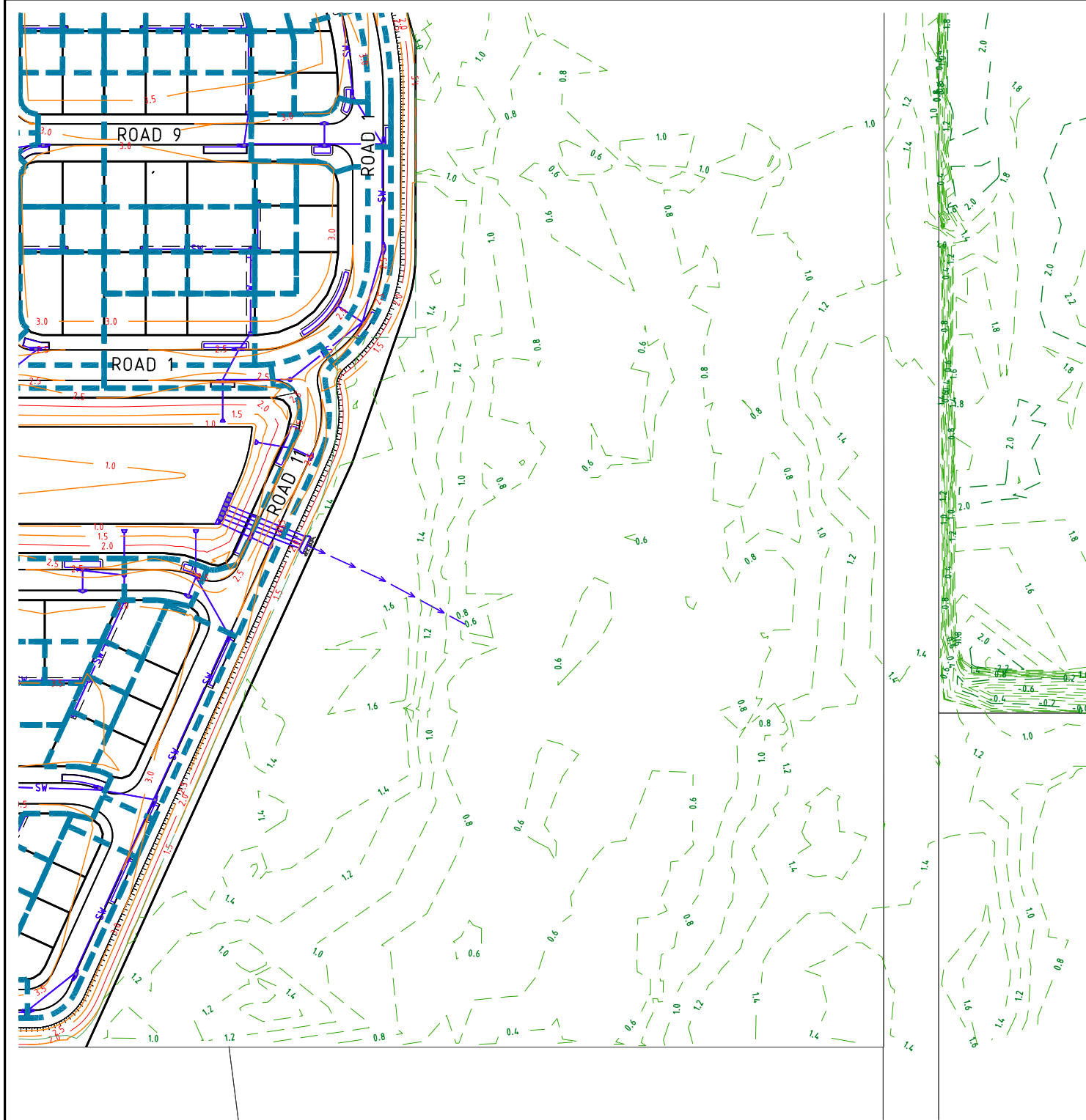
DESIGNED PP	DRAWN SF
APPROVED ✓	NER 906726 DATE 22-08-22

DRAWING NUMBER	AMEND.
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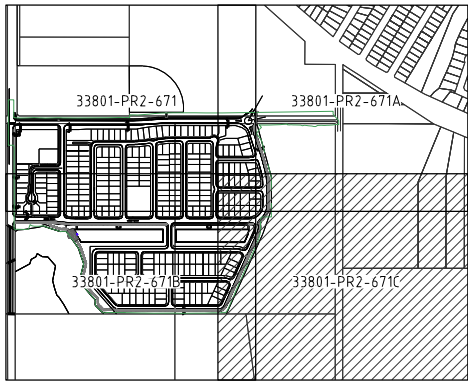
33801-PR2-675

D

Y:\3338 - Kahuna No. 1 Pty Ltd (Yamba)\01 - West Yamba Subdivision\Overall Engineering Drawings\Preliminary 2\CURRENT\33801-PR2-676.dwg, 31/05/2023 10:00:10 AM, 1:2



SHEET LAYOUT



LEGEND

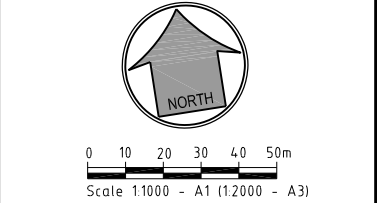
- 1.0--- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 1.0--- DESIGN CONTOURS
- - - - - CATCHMENT BOUNDARY (MINOR)
- ===== CATCHMENT BOUNDARY (MAJOR)
- SW ----- PROPOSED STORMWATER

NOTE:
REFER BIOME STORMWATER MANAGEMENT PLAN
FOR CONSTRUCTION PHASING AND SEDIMENT &
EROSION CONTROL.

NOTE:
REFER BIOME CONSULTANTS STORMWATER
REPORT FOR DETAILS OF STORMWATER
QUANTITY, QUALITY & DETENTION BASIN
OUTLET CONFIGURATIONS.

PROJECT NAME
**YAMBA
GARDENS**
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
**KAHUNA NO. 1
PTY LTD**



ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

D	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
C	07-12-22	LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
PRE DATE		AMENDMENT

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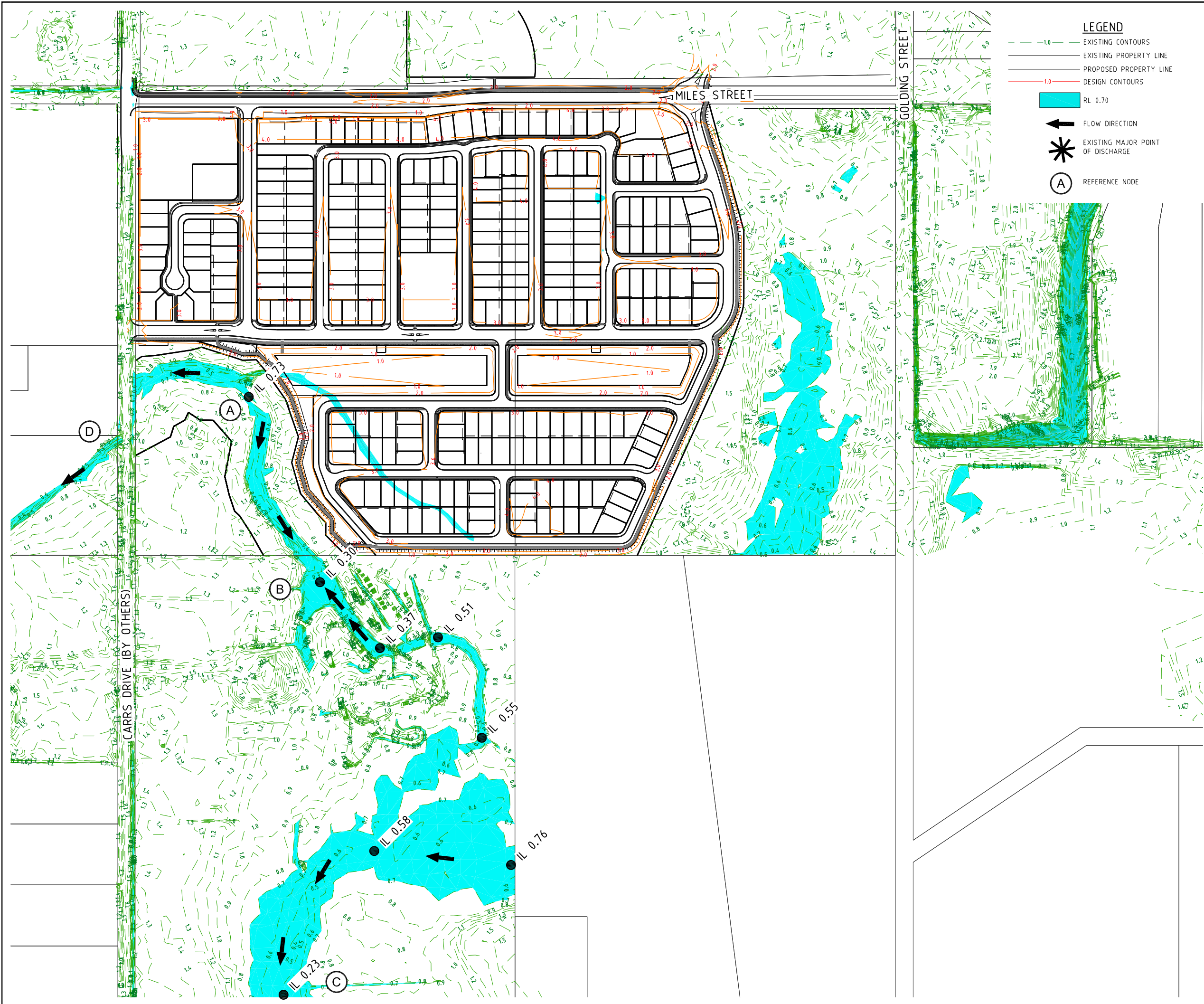
DRAWING TITLE

STORMWATER
CATCHMENT PLAN
MINOR
SHEET 04

MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

MUS Pty Ltd T/As:
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APPROVED	NER 906726 DATE 22-08-22
DRAWING NUMBER	AMEND.
33801-PR2-676	D



PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.

MILES ST, YAMBA NSW 2464

LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD


0 20 40 60 80 100m
Scale 1:2000 - A1 (1:4,000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	22-08-22
CONSTRUCTION	

E	09-05-23	LAYOUT (FOOTPATH, DECK) ADDED
D	07-12-22	LOTS AMENDED
C	22-08-22	RFI AMENDMENTS
B	07-09-21	SCALE BAR AMENDED
A	28-05-21	ISSUED FOR APPROVAL

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DRAWING TITLE

STORMWATER
NATURAL FLOW PATHS
@ RL 0.70

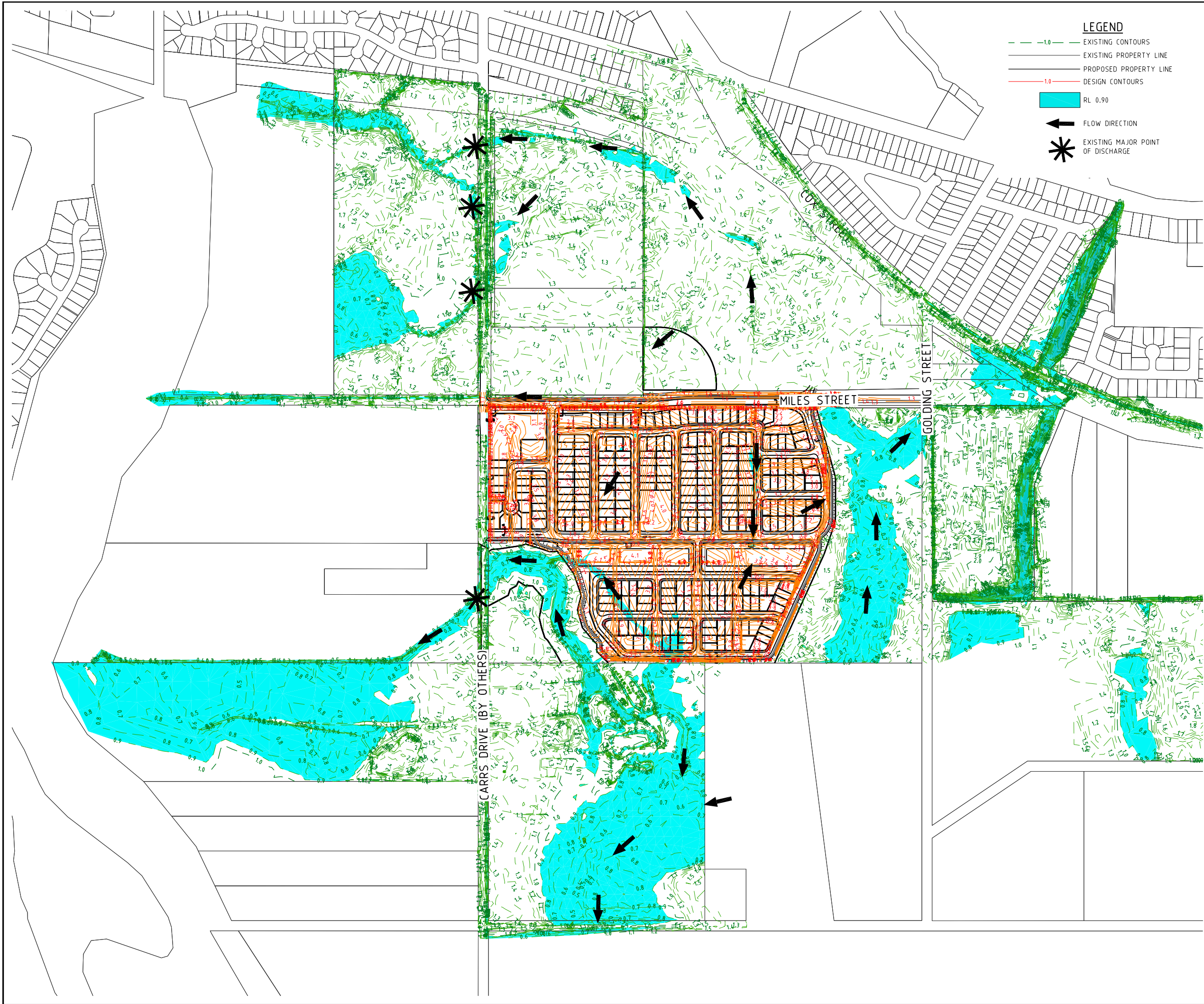

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Urban & Regional Planning
Civil Engineering
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33801-PR2-677	E



LEGEND

- - -1.0- - - EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- - -1.0- - - DESIGN CONTOURS
- RL 0.90
- ← FLOW DIRECTION
- * EXISTING MAJOR POINT OF DISCHARGE

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

0 35 70 105 140 175m
Scale 1:3500 - A1 (1:7000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

D	09-05-23	LAYOUT, FLOW ARROWS (FOOTPATH, DECK) ADDED
C	07-12-22	LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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BIOME
WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

STORMWATER NATURAL FLOW PATHS @ RL 0.90

MORTONS
urban solutions
Urban & Regional Planning
Civil Engineering
Project Coordination

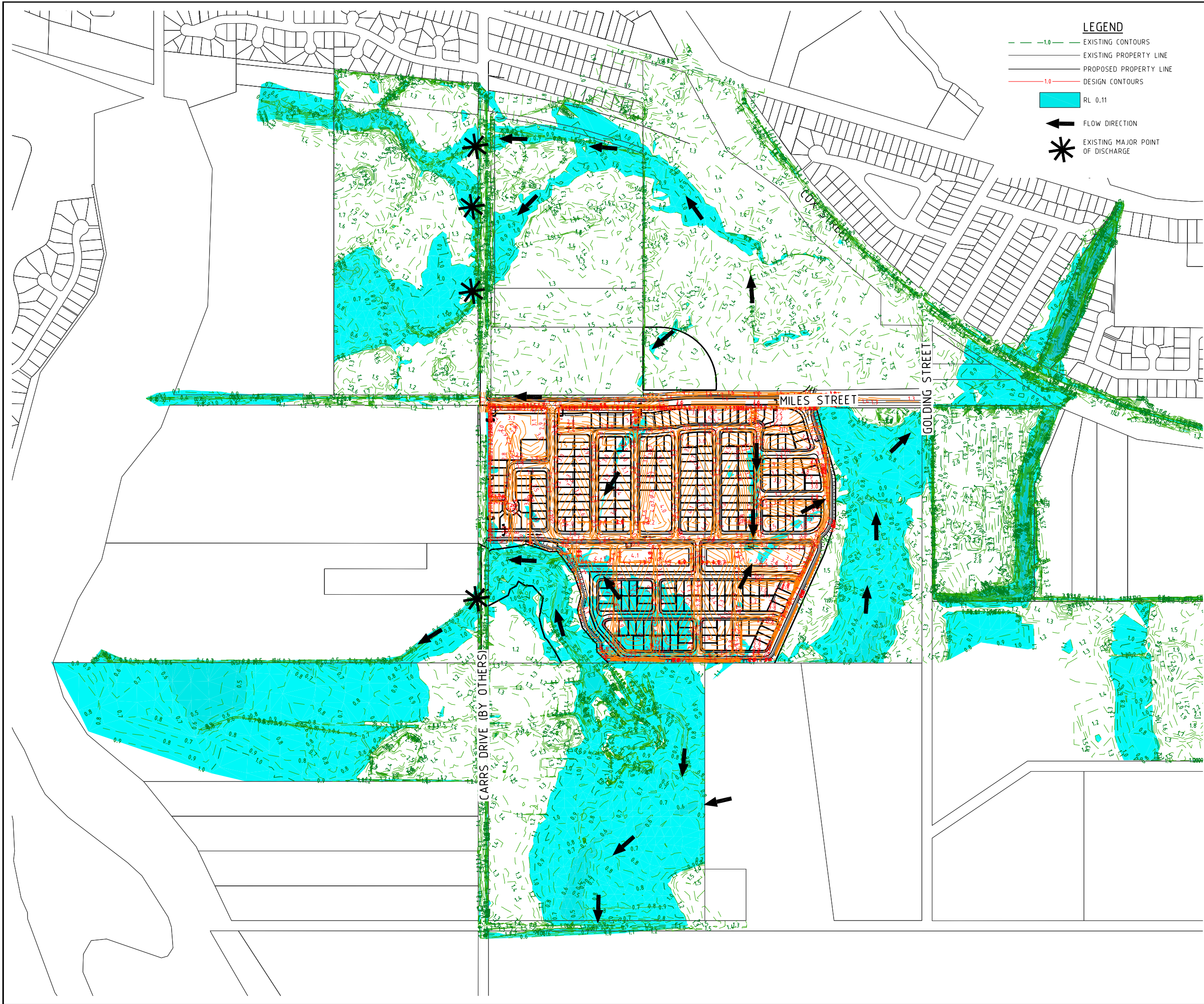
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APPROVED ✓	NER 906726	DATE 22-08-22

DRAWING NUMBER	AMEND.
33801-PR2-678	D



LEGEND

- 1.0--- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 1.0--- DESIGN CONTOURS
- RL 0.11
- ← FLOW DIRECTION
- * EXISTING MAJOR POINT OF DISCHARGE

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

0 35 70 105 140 175m
Scale 1:3500 - A1 (1:7000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

D	09-05-23	LAYOUT, FLOW ARROWS (FOOTPATH, DECK) ADDED
C	07-12-22	LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

STORMWATER NATURAL FLOW PATHS @ RL1.10

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Southport QLD 4215

DESIGNED PP	DRAWN	SF
✓	✓	✓

APPROVED	NER 906726	DATE 22-08-22
✓	✓	✓

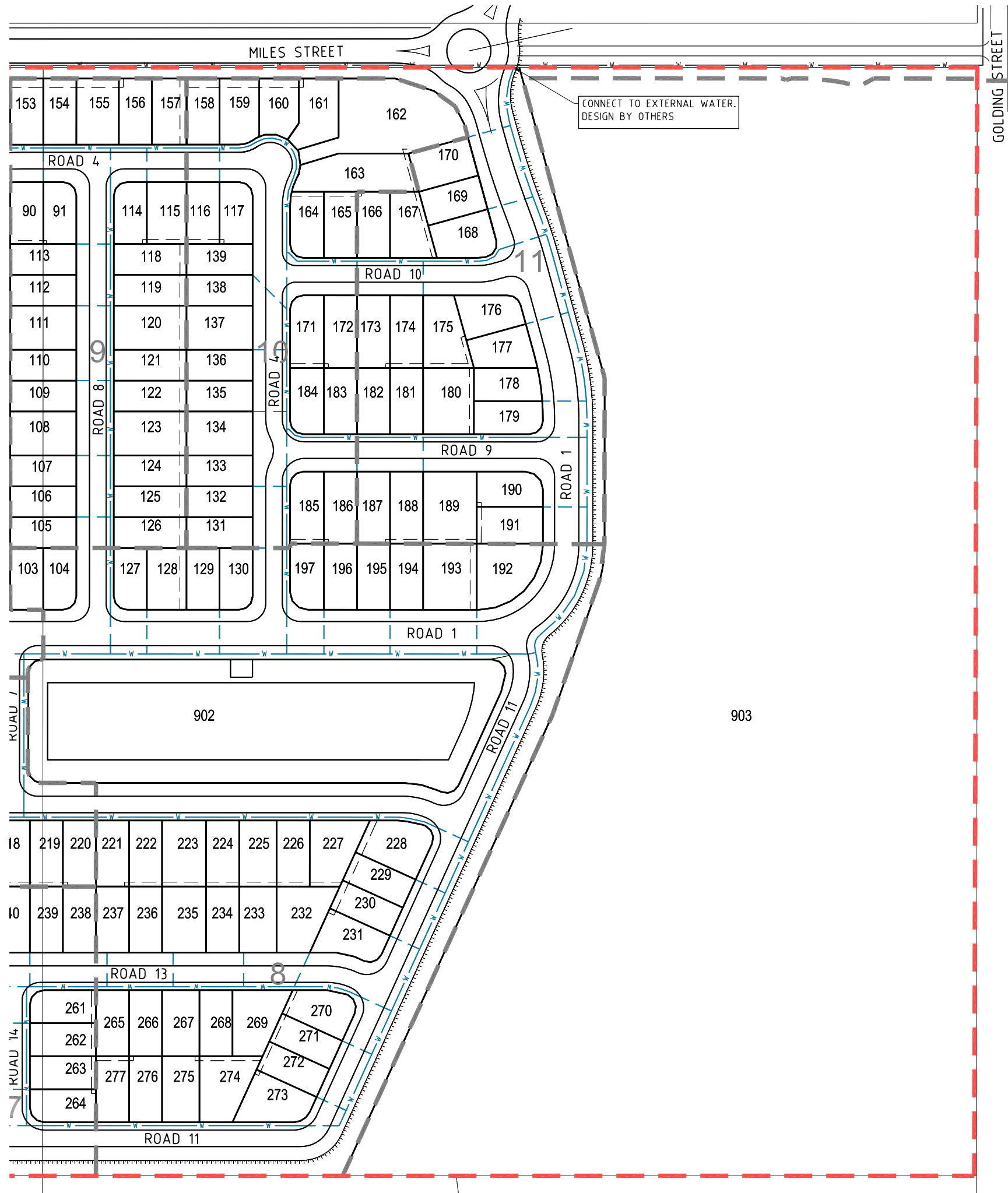
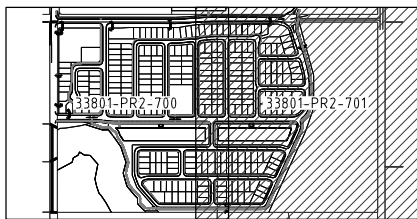
DRAWING NUMBER	AMEND.
33801-PR2-679	D

Y:\338 - Kahuna No. 1 Pty Ltd (Yamba)\01 - West Yamba Subdivision\Overall Engineering Drawings\Preliminary 2\CURRENT\33801-PR2-700.dwg, 31/05/2023 10:22:11 AM, 12

LEGEND

- EXISTING 100Ø WATER MAIN
- EXISTING FOOTPATH
- EXISTING KERB (INVERT)
- EXISTING PROPERTY LINE
- FUTURE WATER MAIN
- FUTURE KERB (INVERT)
- FUTURE PROPERTY LINE
- FUTURE FOOTPATH
- PROPOSED KERB (INVERT)
- PROPOSED PROPERTY LINE
- PROPOSED FOOTPATH
- SITE BOUNDARY
- STAGE BOUNDARY
- PROPOSED WATER MAIN
- HYDRANT
- TEE
- REDUCER
- SLUICE VALVE
- ENDCAP
- SCOUR VALVE
- AIR VALVE
- METER LOCATION
- TRENCH STOP
- SERVICE CONDUIT
- DICL ROAD CROSSING

SHEET LAYOUT



PROJECT NAME
YAMBA GARDENS
PRELIMINARY
RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT
KAHUNA NO. 1 PTY LTD



0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

F	09-05-23	LAYOUT (FOOTPATH, DECK & DRIVEWAY) ADDED
E	13-12-22	WATER AMENDED
D	12-12-22	STAGE BDY AMENDED
C	07-12-22	LOTS AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
PRE DATE		AMENDMENT

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DRAWING TITLE

WATER
RETICULATION
PLAN
SHEET 02

PRELIMINARY ISSUE

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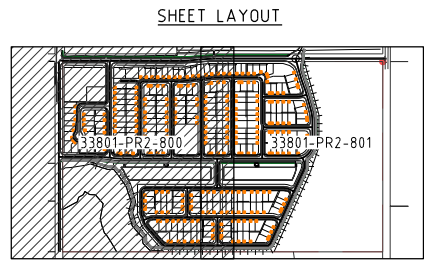
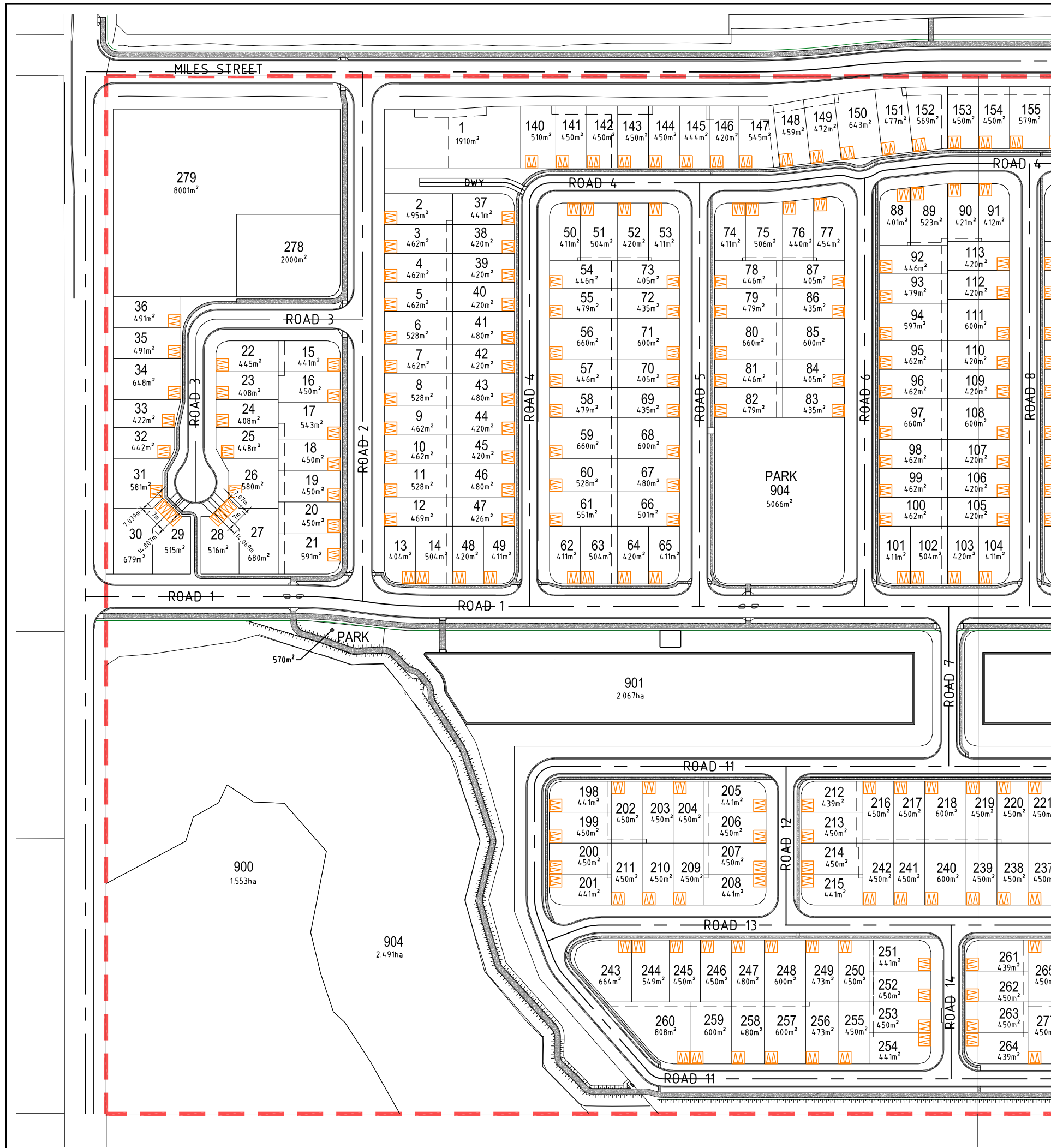
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33801-PR2-701	F

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PROJECT NAME

YAMBA GARDENS

PRELIMINARY

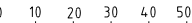
RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD




Scale 1:1000 - A1 (1:2000 - A3)

ISSUES		DATE
TENDER		
COUNCIL		22-08-22
CONSTRUCTION		

F	31-03-23	DRIVEWAY, FOOTPATHS AND TEXT ADDED
E	12-12-22	DIMS ADDED, TIMBER DECKS REMOVED, PARK AREA AMENDED
D	07-12-22	PARK AND LOT NUMBERS AMENDED
C	16-09-22	LOT 1 AND 153 AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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DRAWING TITLE

PROPOSAL PLAN
LOT LAYOUT
SHEET 01



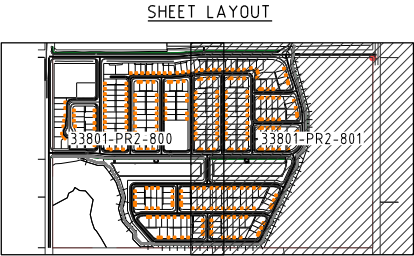
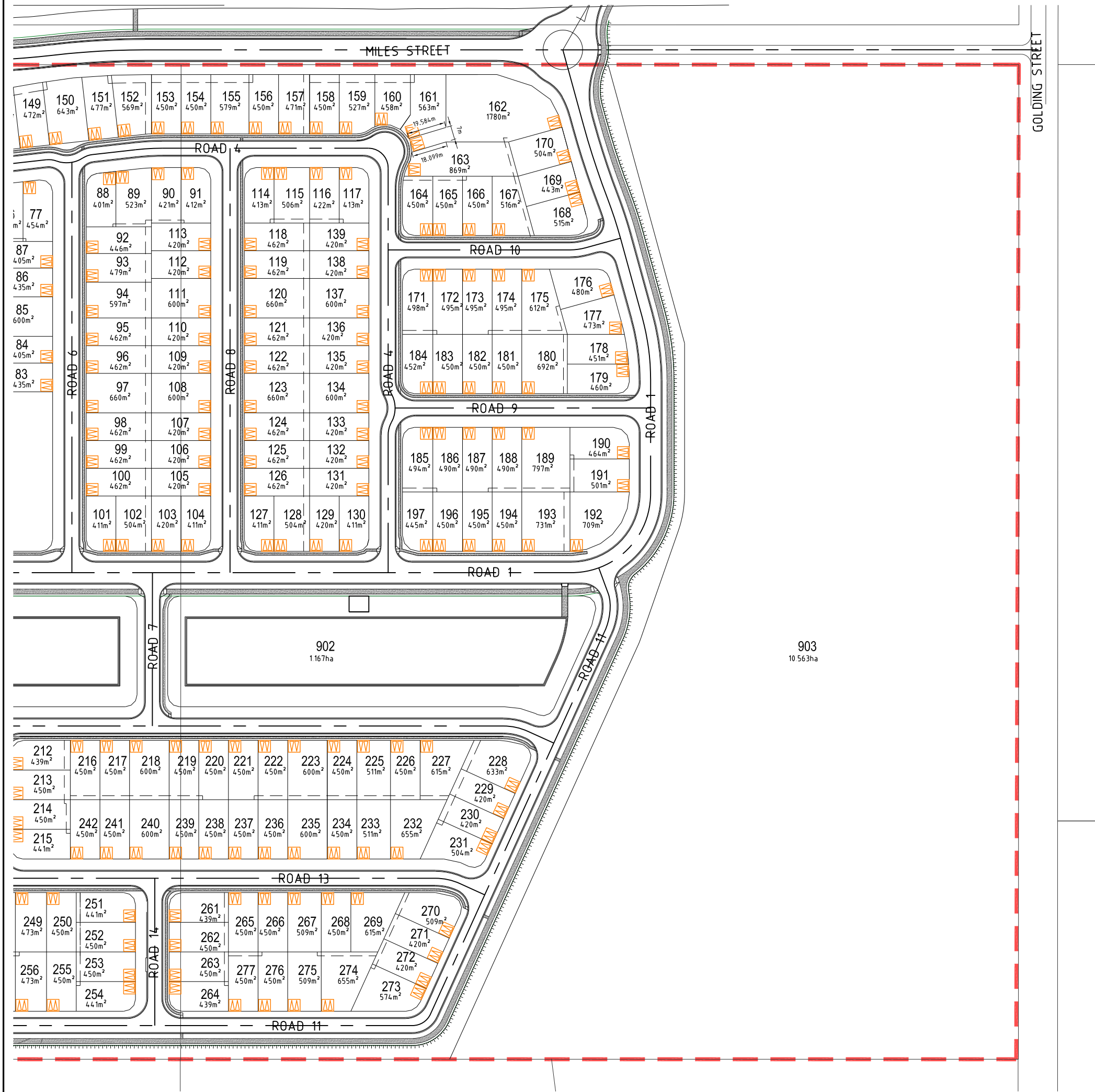
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mortons@urbansolutions.net.au
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Postal Address
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Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
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DRAWING NUMBER	
33801-PR2-800	
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F	

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PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD


0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

ISSUES		DATE
TENDER		
COUNCIL		22-08-22
CONSTRUCTION		

F	31-03-23	FOOTPATH AND DECK ADDED
E	12-12-22	DIMENSIONS ADDED, TIMBER DECKS REMOVED
D	07-12-22	LOTS AND PARK AMENDED
C	16-09-22	LOT 175 AND 284 AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

PROPOSAL PLAN
LOT LAYOUT
SHEET 02


MORTONS
urban solutions
Urban & Regional Planning
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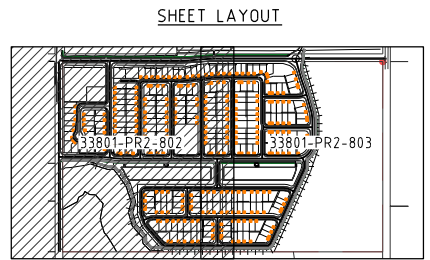
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APPROVED 	NER 906726 DATE 22-08-22
DRAWING NUMBER	
33801-PR2-801	
AMEND.	
F	

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LEGEND

- SITE BOUNDARY
- SHARED PATH
- < 450m²
- < 480m²
- > 480m² TO < 600m²
- > 600m²
- COMMERCIAL
- MEDIUM DENSITY
- DRAINAGE RESERVE
- VEGETATED RIPARIAN ZONE
- PUBLIC / OPENSOURCE



PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION
Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

Scale 1:1000 - A1 (1:2000 - A3)

ISSUES		DATE
TENDER		
COUNCIL		22-08-22
CONSTRUCTION		

E	12-12-22	TIMBER DECKS REMOVED
D	07-12-22	LOTS AND PARKS AMENDED
C	16-09-22	LEGEND AND LOT SIZES AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL

PRE DATE	AMENDMENT

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WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

PROPOSAL PLAN LOT MIX SHEET 01

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Urban & Regional Planning
Civil Engineering
Project Coordination

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Postal Address
PO Box 2484
Southport QLD 4215

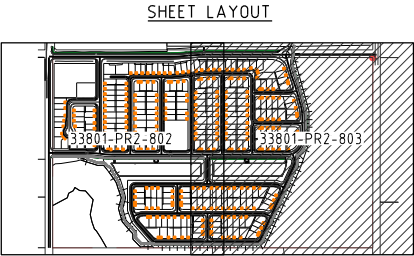
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APPROVED ✓	NER 906726	DATE 22-08-22
DRAWING NUMBER		AMEND.
33801-PR2-802		E

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903



PROJECT NAME

YAMBA GARDENS

PRELIMINARY

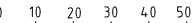
RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD




Scale 1:1000 - A1 (1:2000 - A3)

ISSUES		DATE
TENDER		
COUNCIL		22-08-22
CONSTRUCTION		

E	12-12-22	TIMBER DECKS REMOVED
D	07-12-22	LOTS AND PARK AMENDED
C	16-09-22	LEGEND AND LOT SIZES AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
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DRAWING TITLE

PROPOSAL PLAN
LOT MIX
SHEET 02


Urban & Regional Planning
Civil Engineering
Project Coordination

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Southport QLD 4215

DESIGNED	PP	DRAWN	SF
APPROVED		NER 906726	DATE 22-08-22
DRAWING NUMBER			AMEND.
33801-PR2-803			E

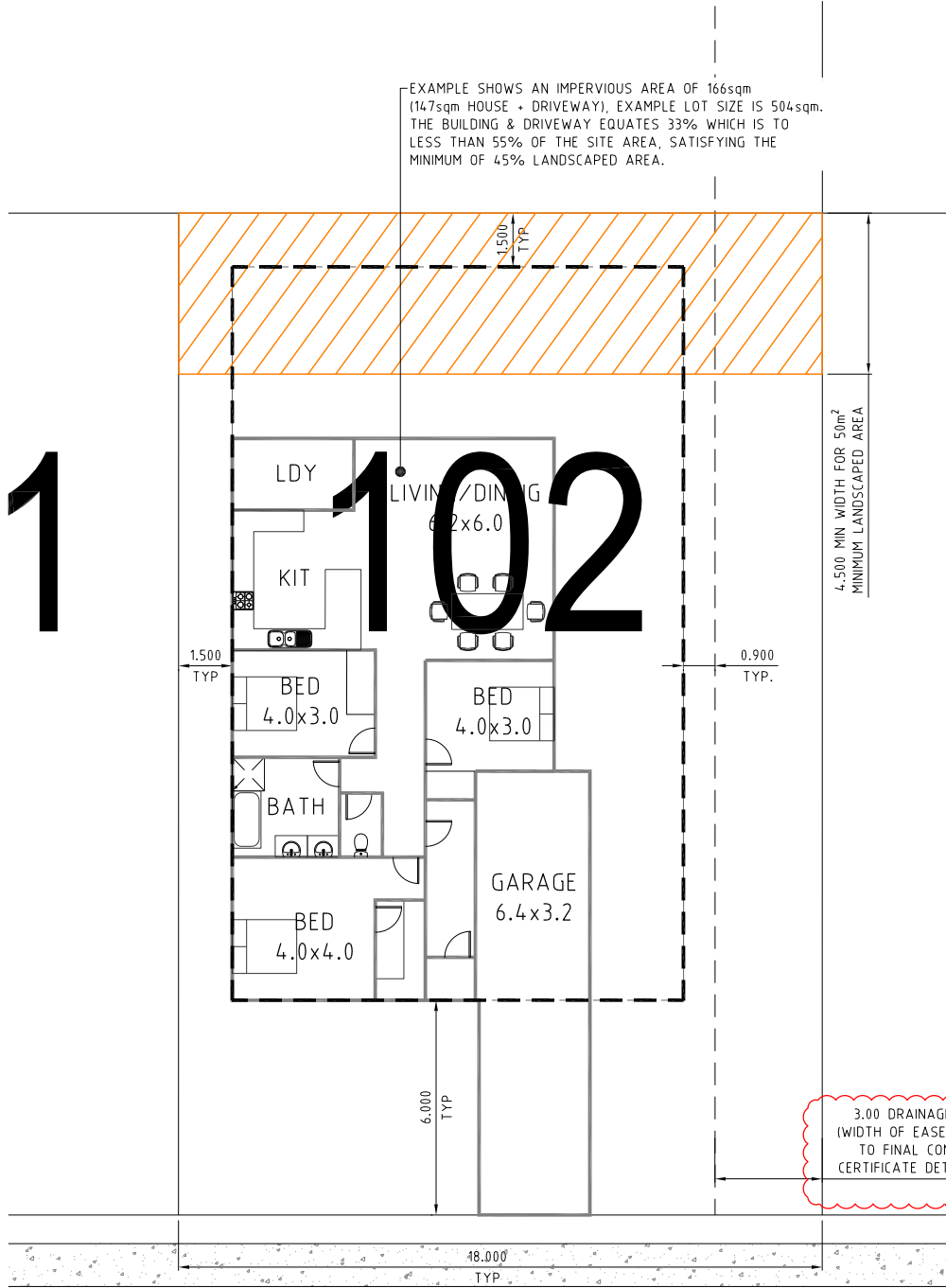
[] ALLOWABLE BUILDING ENVELOPE

SIDE AND REAR SETBACK TABLE

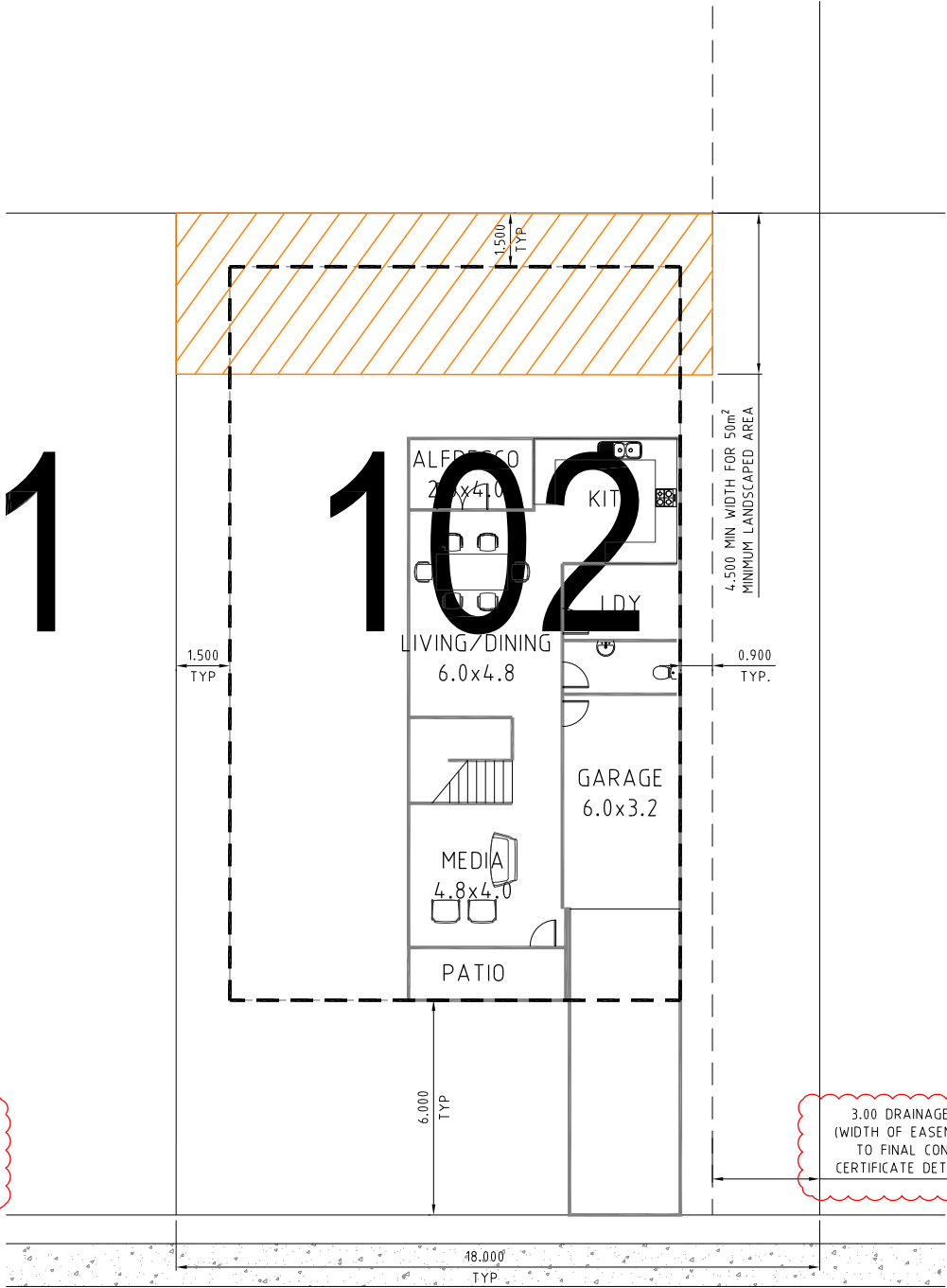
MAXIMUM HEIGHT OF BUILDING (METRES)	SIDE & REAR SETBACKS
UP TO 6.5m	900mm
OVER 6.5m AND UP TO 9m	1.5 METRES
OVER 9m AND UP TO 12m	3 METRES

C19.1. OF CLARENCE VALLEY COUNCIL DEVELOPMENT CONTROL PLAN 2011 STATES THAT "ALL DEVELOPMENT ON LAND IN THE R1 AND R2 LOW DENSITY RESIDENTIAL ZONE MUST HAVE A MINIMUM OF 45% OF THE SITE AREA AS LANDSCAPED AREA" THIS CLAUSE MUST BE CONSIDERED IN LOT BUILDING DESIGN.

EXAMPLE SHOWS AN IMPERVIOUS AREA OF 166sqm (147sqm HOUSE + DRIVEWAY), EXAMPLE LOT SIZE IS 504sqm. THE BUILDING & DRIVEWAY EQUATES 33% WHICH IS TO LESS THAN 55% OF THE SITE AREA, SATISFYING THE MINIMUM OF 45% LANDSCAPED AREA.



INDICATIVE EXAMPLE SINGLE STOREY BUILDING SUITABLE FOR A 504m² LOT
SCALE 1:100 - DO NOT SCALE



INDICATIVE EXAMPLE TWO STOREY BUILDING SUITABLE FOR A 504m² LOT
SCALE 1:100 - DO NOT SCALE

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1
PTY LTD



0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

C	24-05-23	NOTE AMENDED
B	22-08-22	RFI AMENDMENTS
A	28-05-21	ISSUED FOR APPROVAL
PRE DATE		AMENDMENT

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DRAWING TITLE

MISCELLANEOUS
INDICATIVE EXAMPLE HOUSE
FOR 455m² LOTS



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mortons@urbansolutions.net.au
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Tel: 07 5571 1099

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Southport QLD 4215

Gold Coast Office:
Suite 9, 19 Short St
Southport QLD 4215

DESIGNED PP	DRAWN SF
APPROVED ✓	NER 906726 DATE 22-08-22

DRAWING NUMBER
33801-PR2-804

AMEND.
C

 ALLOWABLE BUILDING ENVELOPE

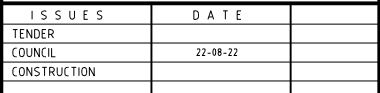
PROJECT NAME

**YAMBA
GARDENS**

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395,
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL



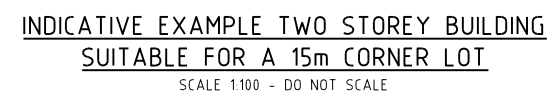
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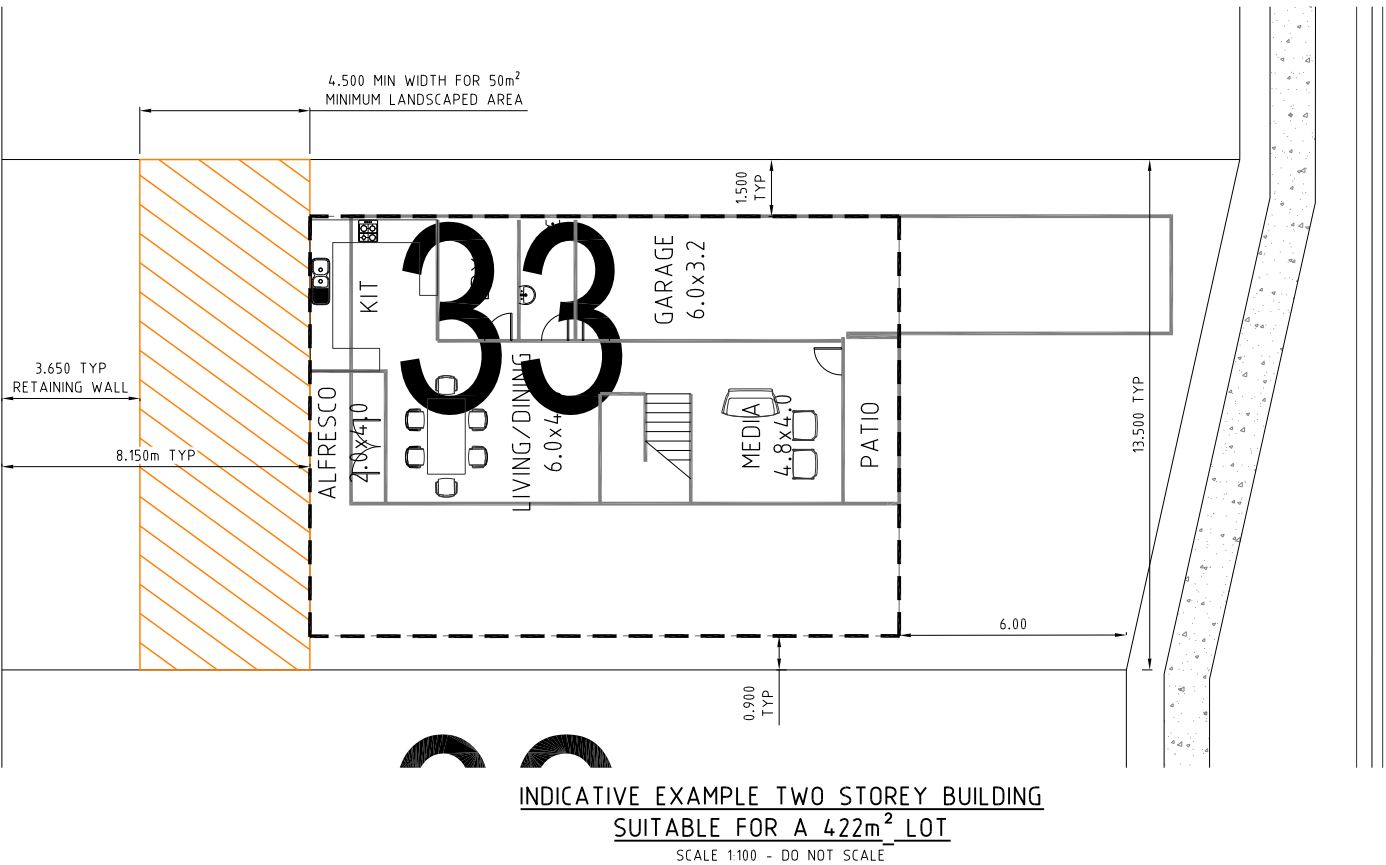


MORTONS
urban**solutions**
Urban & Regional Planning
Civil Engineering
Project Coordination

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APPROVED <i>[Signature]</i>	NER 906726 DATE 22-08-22

N D.





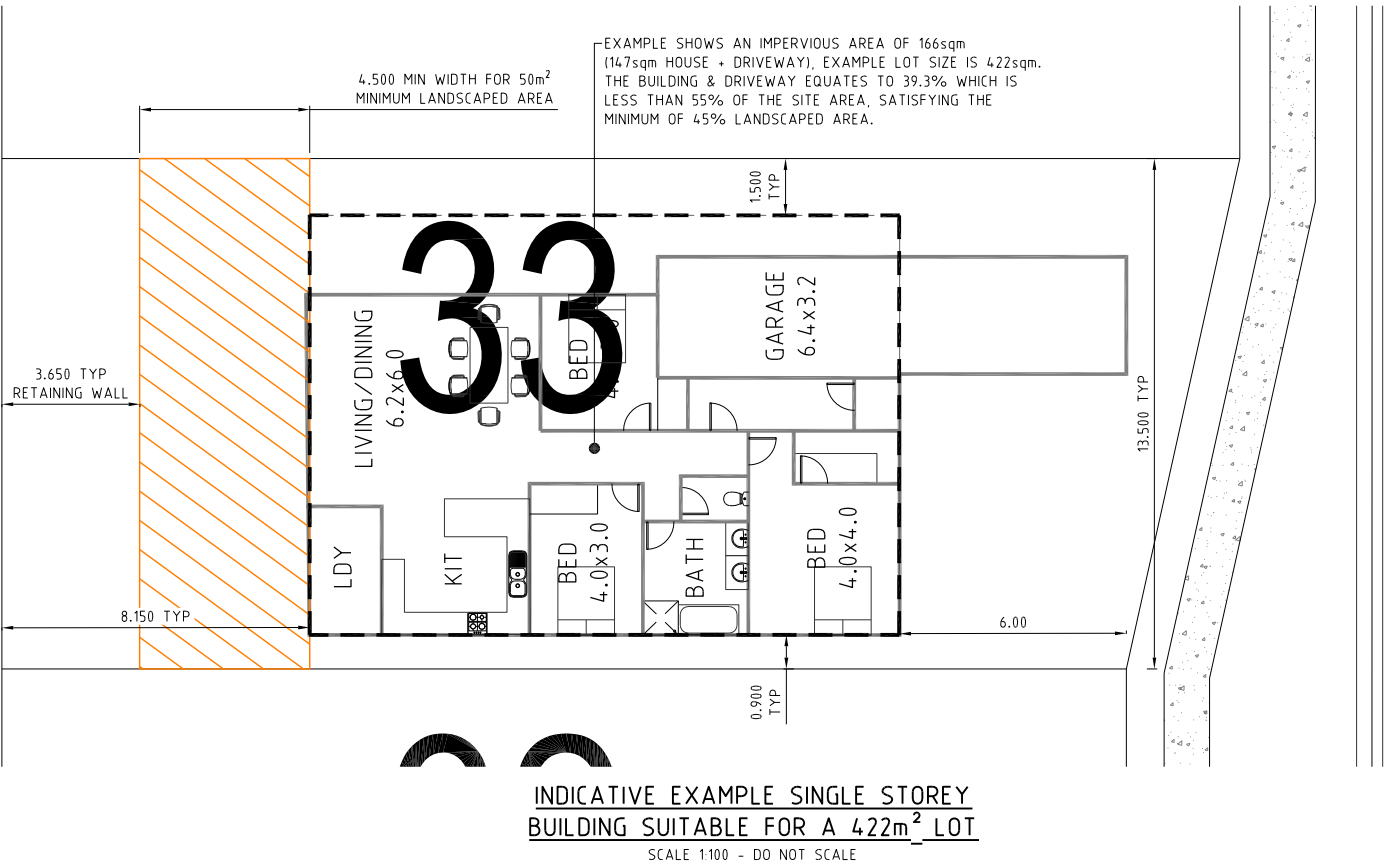
INDICATIVE EXAMPLE TWO STOREY BUILDING
SUITABLE FOR A 422m² LOT
SCALE 1:100 - DO NOT SCALE

C19.1. OF CLARENCE VALLEY COUNCIL DEVELOPMENT CONTROL PLAN 2011 STATES THAT "ALL DEVELOPMENT ON LAND IN THE R1 AND R2 LOW DENSITY RESIDENTIAL ZONE MUST HAVE A MINIMUM OF 45% OF THE SITE AREA AS LANDSCAPED AREA" THIS CLAUSE MUST BE CONSIDERED IN LOT BUILDING DESIGN.

SIDE AND REAR SETBACK TABLE

MAXIMUM HEIGHT OF BUILDING (METRES)	SIDE & REAR SETBACKS
UP TO 6.5m	900mm
OVER 6.5m AND UP TO 9m	1.5 METRES
OVER 9m AND UP TO 12m	3 METRES

[] ALLOWABLE BUILDING ENVELOPE



INDICATIVE EXAMPLE SINGLE STOREY
BUILDING SUITABLE FOR A 422m² LOT
SCALE 1:100 - DO NOT SCALE

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION

Lot 46 & 47 on DP751395.
MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	22-08-22	
CONSTRUCTION		

A	29-05-23	ISSUED FOR APPROVAL
PRE DATE		AMENDMENT

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ASSOCIATED CONSULTANTS

DRAWING TITLE

MISCELLANEOUS
INDICATIVE EXAMPLE HOUSE
FOR 422m² LOTS

MUS Pty Ltd T/As:
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mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel: 07 5571 1099

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