YAMBA GARDENS

PRELIMINARY 2
ENGINEERING
No. 33801-PR2

SCHEDULE OF DRAWINGS

NUMBER	REV. NO.	TITLE
GENERAL		
33801-PR2-000	A	COVER SHEET
33801-PR2-005	A	ROAD HIERARCHY & STAGING PLAN SHEET 01
33801-PR2-006	A	ROAD HIERARCHY & STAGING PLAN SHEET 02
EXISTING		
33801-PR2-020	A	PLAN
33801-PR2-021	A	EXISTING OVERHEAD ELECTRICITY DETAILS
TREE CLEARING		
33801-PR2-030	A	PLAN SHEET 01
33801-PR2-031	A	PLAN SHEET 02
EARTHWORKS		
33801-PR2-040	A	CUT AND FILL PLAN SHEET 01
33801-PR2-041	A	CUT AND FILL PLAN SHEET 02
33801-PR2-050	A	SECTIONS SHEET 01
33801-PR2-051	A	SECTIONS SHEET 02
33801-PR2-052	A	LONGITUDINAL SECTION MILES STREET
33801-PR2-060	A	GRADING AND RETAINING WALL PLAN SHEET 01
33801-PR2-061	A	GRADING AND RETAINING WALL PLAN SHEET 02
33801-PR2-070	A	RETAINING WALL DETAILS
33801-PR2-080	A	SEDIMENT AND EROSION PLAN SHEET 01
33801-PR2-081	A	SEDIMENT AND EROSION PLAN SHEET 02
COMBINED SERVICES		
33801-PR2-090	A	OVERALL PLAN
33801-PR2-091	A	PLAN SHEET 01
33801-PR2-092	A	PLAN SHEET 02
ROADS		
33801-PR2-120	A	DETAILS SHEET 01
33801-PR2-121	A	DETAILS SHEET 02
SEWER: SEWER RETICULATION		
33801-PR2-500	A	PLAN SHEET 01
33801-PR2-501	A	PLAN SHEET 02
DRAINAGE		
33801-PR2-600	A	PLAN SHEET 01
33801-PR2-601	A	PLAN SHEET 02
33801-PR2-645	A	SWALES AND STRUCTURES INITIAL ROL EARTHWORKS
33801-PR2-646	A	SWALES AND STRUCTURES CONSTRUCTION CERTIFICATE EARTHWORKS PLAN
33801-PR2-647	A	SWALES AND STRUCTURES EARTHWORKS SECTIONS SHEET 01
33801-PR2-648	A	SWALES AND STRUCTURES EARTHWORKS SECTIONS SHEET 02
33801-PR2-660	A	TYPICAL BIO-POD PLAN SHEET 01
33801-PR2-661	A	TYPICAL BIO-POD PLAN SHEET 02
33801-PR2-663	A	TYPICAL BIO-POD DETAILS
33801-PR2-664	A	CONCEPT BIO-POD vrs END OF LINE TREATMENT
33801-PR2-665	A	DETENTION BASIN OVERALL
33801-PR2-666	A	DETENTION BASIN - WEST
33801-PR2-667	A	DETENTION BASIN - WEST SECTIONS
33801-PR2-668	A	DETENTION BASIN - EAST
33801-PR2-669	A	DETENTION BASIN - EAST SECTIONS
33801-PR2-670	A	STORMWATER EXISTING CATCHMENT PLAN
33801-PR2-671	A	STORMWATER DEVELOPED CATCHMENTS
33801-PR2-672	A	CATCHMENT PLAN MAJOR
33801-PR2-673	A	CATCHMENT MINOR SH 01
33801-PR2-674	A	CATCHMENT MINOR SH 02
33801-PR2-675	A	CATCHMENT MINOR SH 03
33801-PR2-676	A	CATCHMENT MINOR SH 04
33801-PR2-677	A	CATCHMENT WATER LEVEL RL 0.70
33801-PR2-678	A	CATCHMENT WATER LEVEL RL 0.90
33801-PR2-679	A	CATCHMENT WATER LEVEL RL 1.10
WATER		
33801-PR2-700	A	PLAN SHEET 01
33801-PR2-701	A	PLAN SHEET 02
MISCELLANEOUS		
33801-PR2-800	A	LOT LAYOUT PLAN SHEET 01
33801-PR2-801	A	LOT LAYOUT PLAN SHEET 02
33801-PR2-802	A	LOT MIX PLAN SHEET 01
33801-PR2-803	A	LOT MIX PLAN SHEET 02
33801-PR2-804	A	INDICATIVE EXAMPLE HOUSE FOR 455m² LOTS
33801-PR2-805	A	INDICATIVE EXAMPLE HOUSE FOR CORNER LOTS

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COMPASS ASSURANCE ISO 9001 QUALITY

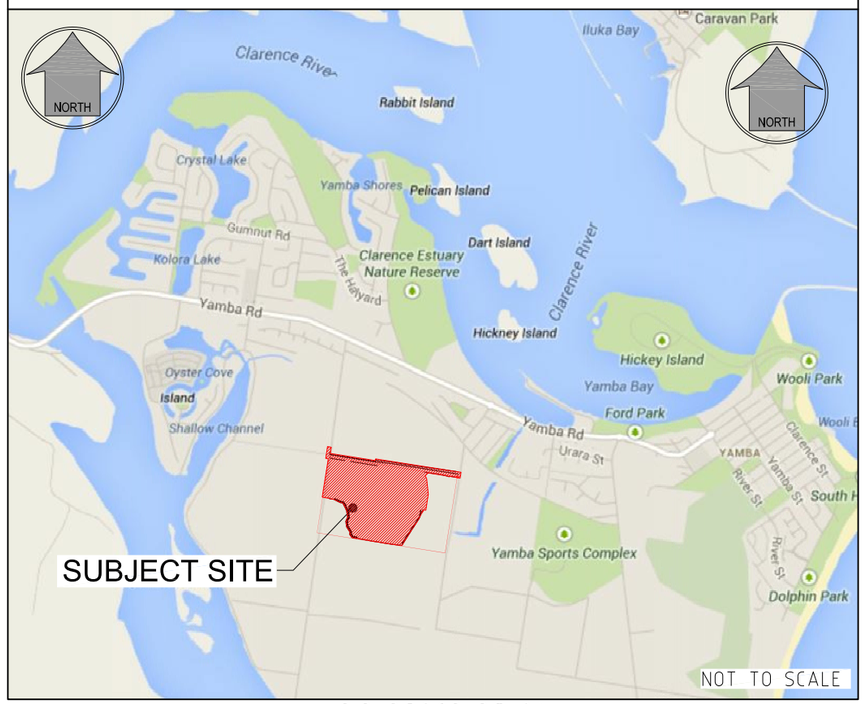
CLIENT

KAHUNA NO. 1 PTY LTD

SUB-CONSULTANTS

BIOME WATER AND ENVIRONMENTAL CONSULTING

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	A

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

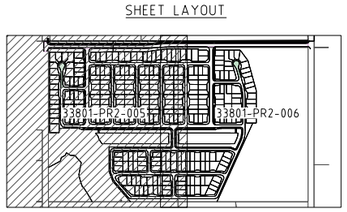
a) GEOTECHNICAL INVESTIGATION REPORTS (INCLUDING ANY ACID SULPHATE OR DISPERSIVE SOIL REPORTING)
b) VEGETATION & FAUNA MANAGEMENT PLANS
c) OTHER MANAGEMENT PLANS NOMINATED IN THE CONTRACT, AUTHORITIES APPROVAL CONDITIONS OR BY THE SUPERINTENDENT.

LEGEND

- ACCESS STREET (7m CARRIAGEWAY)
- LOCAL STREET (7.5m CARRIAGEWAY)
- COLLECTOR STREET WITH DUAL USE PATH (11m CARRIAGEWAY)
- EXISTING PROPERTY LINE
- EXISTING KERB (INVERT)
- PROPOSED PROPERTY LINE
- PROPOSED KERB (INVERT)
- SITE BOUNDARY
- STAGE BOUNDARY

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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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL		
CONSTRUCTION		

PRE	DATE	AMENDMENT
A	28-05-21	ISSUED FOR APPROVAL

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ASSOCIATED CONSULTANTS

BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

ROAD HIERARCHY, STAGING PLAN & GENERAL NOTES SHEET 01

PRELIMINARY ISSUE

MORTONS urbansolutions
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Civil Engineering
Project Coordination

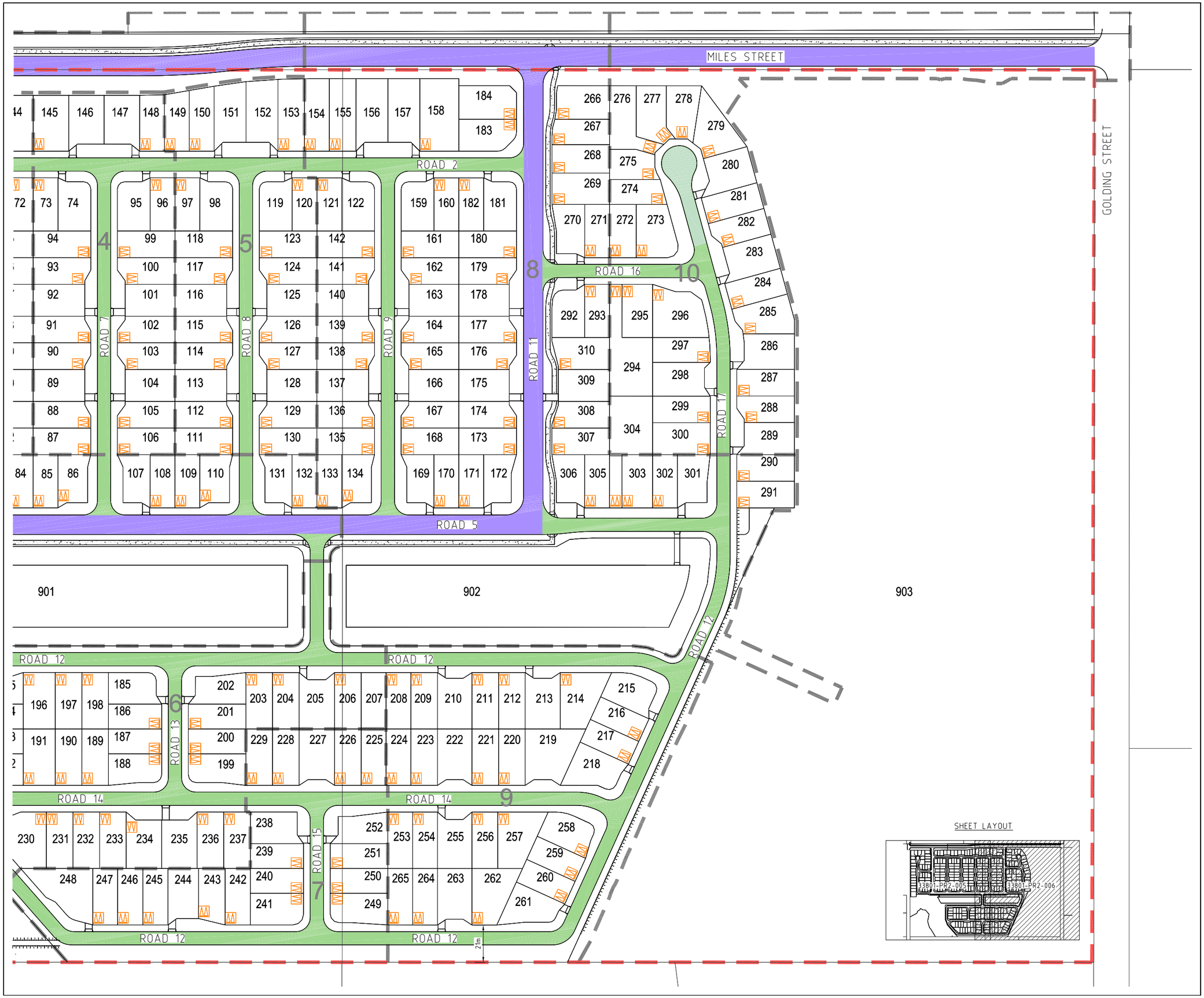
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APPROVED		RPEQ 4706	DATE 28-05-21

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33801-PR2-005	A



SHEET LAYOUT

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

RP DESCRIPTION
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MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

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NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL		
CONSTRUCTION		

PRE	DATE	AMENDMENT
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DRAWING TITLE

ROAD HIERARCHY,
STAGING PLAN
SHEET 02

PRELIMINARY ISSUE

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APPROVED		RPEQ 4706	DATE 28-05-21

DRAWING NUMBER	AMEND.
33801-PR2-006	A



GENERAL

1. 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.
2. EXISTING STRUCTURES
   ALL EXISTING STRUCTURES AND ASSOCIATED INFRASTRUCTURE TO BE REMOVED AND DISPOSED OF OFF SITE.
3. 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
- EXISTING FENCE
- EXISTING KERB
- EXISTING EDGE OF BITUMEN
- EXISTING EDGE OF VEGETATION
- EXISTING CONTOURS MAJOR (1.0)
- EXISTING CONTOURS MINOR (1.5)
- SITE BOUNDARY
- STAGE BOUNDARY
- RM — EXISTING RISING MAIN
- S — EXISTING SEWER
- SW — EXISTING STORMWATER
- W — EXISTING WATER
- G — EXISTING GAS
- E — EXISTING UNDERGROUND ELECTRICITY
- E — EXISTING OVERHEAD ELECTRICITY
- T — EXISTING TELSTRA
- C — EXISTING COMMUNICATIONS

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

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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

NORTH

0 25 50 75 100 125m
Scale 1:2500 - A1 (1:5000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	----·---·----	
CONSTRUCTION		

PRE	DATE	AMENDMENT
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EXISTING FEATURES PLAN

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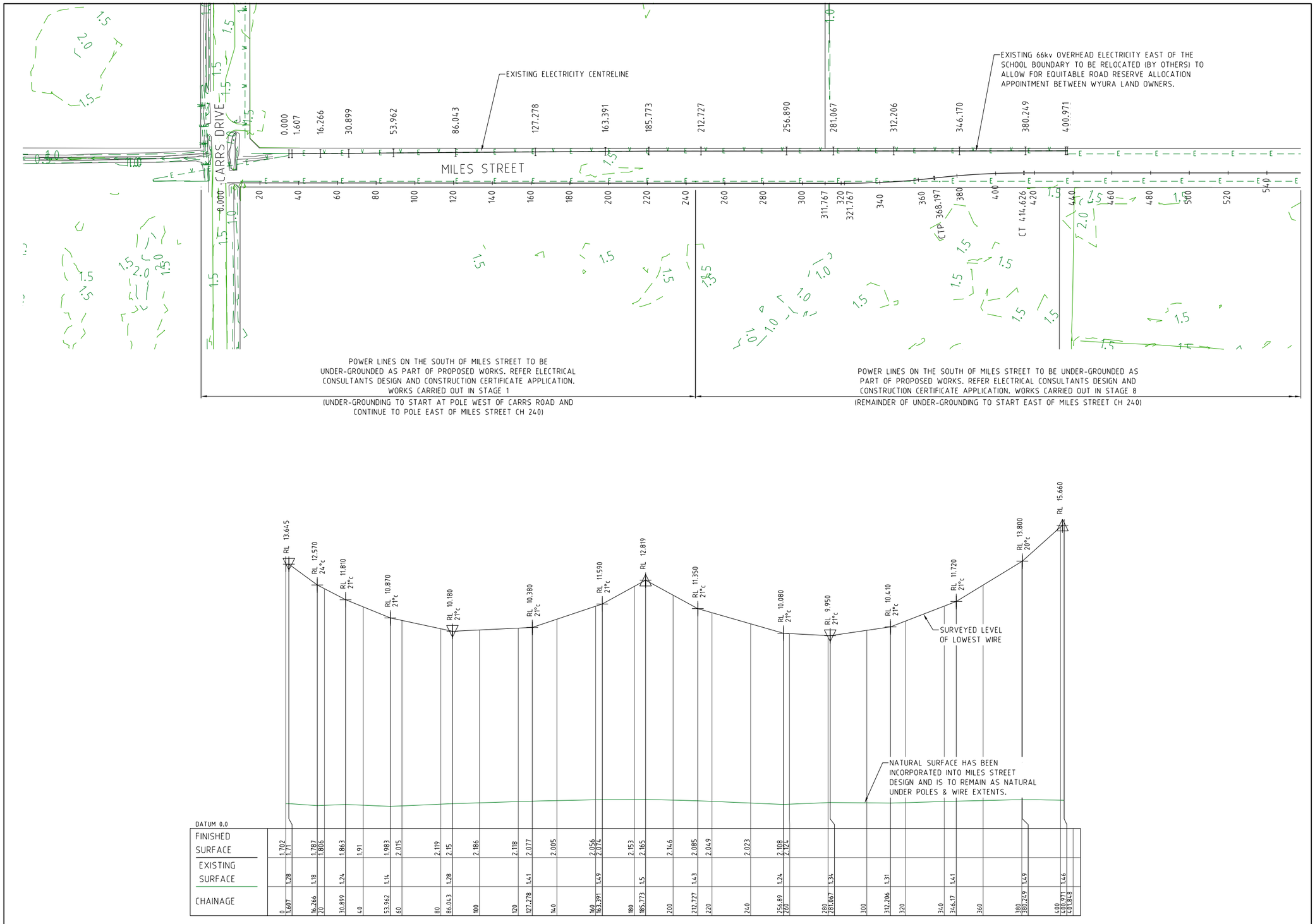
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33801-PR2-020	A



EXISTING LONGITUDINAL SECTION 66kv OVERHEAD ELECTRICITY

HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:100

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

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MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

NORTH

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

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

ISSUES	DATE	
TENDER		
COUNCIL	----·----·----	
CONSTRUCTION		

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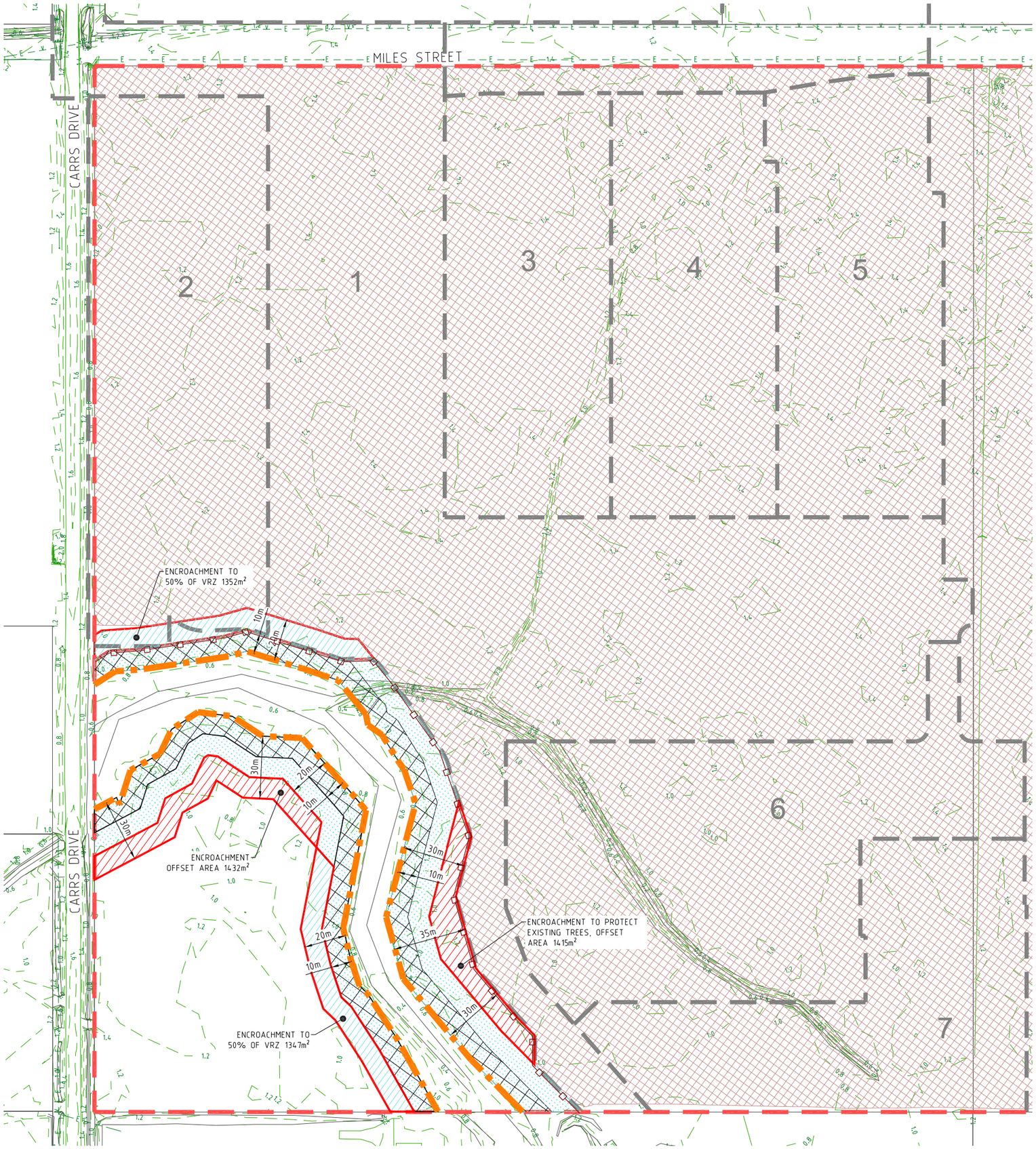
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EXISTING OVERHEAD ELECTRICITY DETAILS

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APPROVED	RPEQ 4706 DATE 28-05-21

DRAWING NUMBER: 33801-PR2-021
AMEND.: A



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.

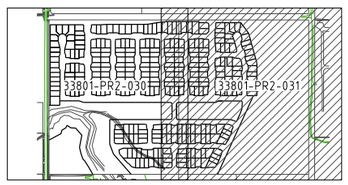
LEGEND

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

ISSUES	DATE	
TENDER		
COUNCIL	----·---·----	
CONSTRUCTION		

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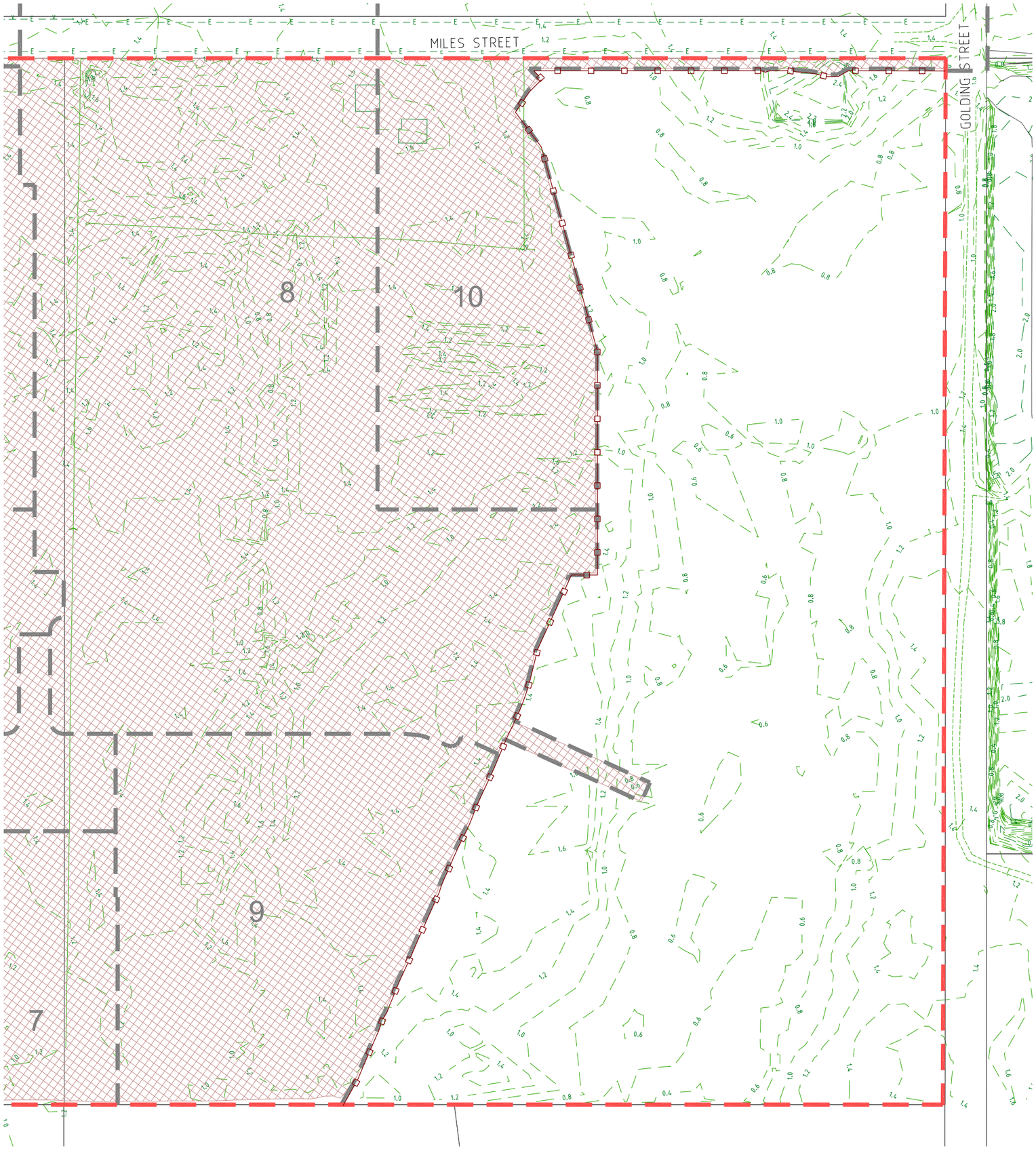
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TREE CLEARING AND PRESERVATION PLAN SHEET 01

MORTONS urbansolutions
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DESIGNED	PP	DRAWN	SF
APPROVED		RPEQ 4706	DATE 28-05-21

DRAWING NUMBER	AMEND.
33801-PR2-030	A



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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	----.----.----	
CONSTRUCTION		

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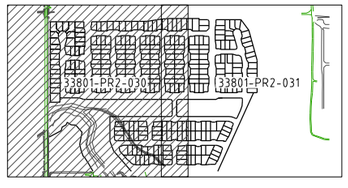
ASSOCIATED CONSULTANTS

BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

TREE CLEARING
AND PRESERVATION
PLAN
SHEET 02

SHEET LAYOUT



MORTONS urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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DESIGNED PP	DRAWN SF	
APPROVED	RPEQ 4706	DATE 28-05-21

DRAWING NUMBER	AMEND.
33801-PR2-031	A

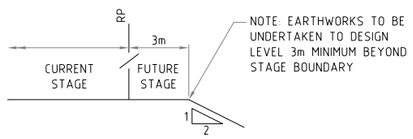
EARTHWORKS

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/REFUELING, 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 PF 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 LATE OF 6KG $CaCO_3$/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

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LEGEND

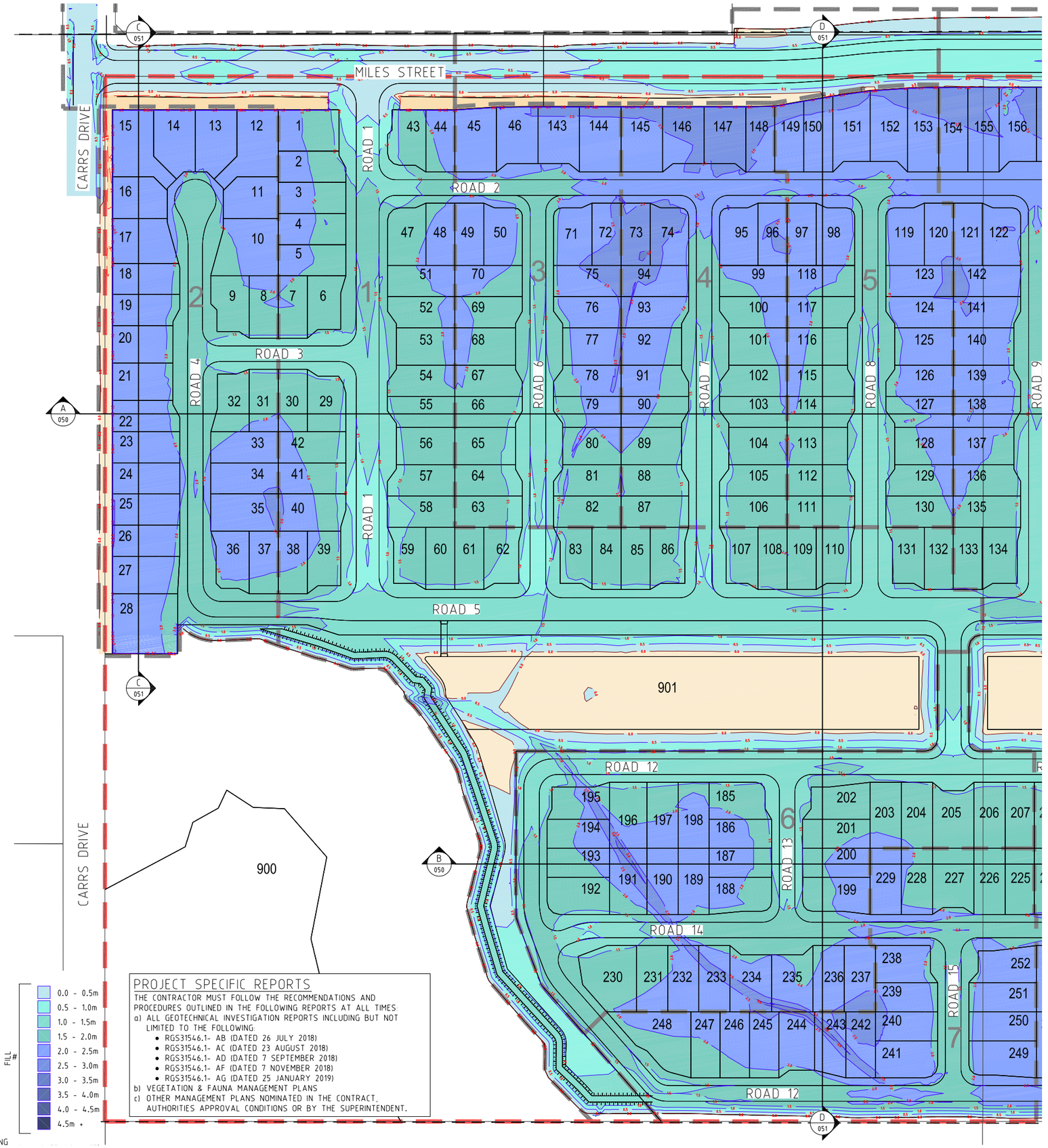
- EXISTING PROPERTY LINE
- SITE BOUNDARY
- STAGE BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED KERB (INVERT)
- # -0.5 CUT CONTOUR
- # 0.0 INTERFACE CONTOUR
- # 0.5 FILL CONTOUR

BULK EARTHWORKS (EXISTING TO FINISHED SURFACE)

CUT #
- 4.5m +
- 4.0 - 4.5m
- 3.5 - 4.0m
- 3.0 - 3.5m
- 2.5 - 3.0m
- 2.0 - 2.5m
- 1.5 - 2.0m
- 1.0 - 1.5m
- 0.5 - 1.0m
- 0.0 - 0.5m

FILL #
- 0.0 - 0.5m
- 0.5 - 1.0m
- 1.0 - 1.5m
- 1.5 - 2.0m
- 2.0 - 2.5m
- 2.5 - 3.0m
- 3.0 - 3.5m
- 3.5 - 4.0m
- 4.0 - 4.5m
- 4.5m +

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- AF (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

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

ISSUES	DATE	
TENDER		
COUNCIL	----.---.----	
CONSTRUCTION		

A	28-05-21	ISSUED FOR APPROVAL
PRE	DATE	AMENDMENT

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BIOME WATER AND ENVIRONMENTAL CONSULTING

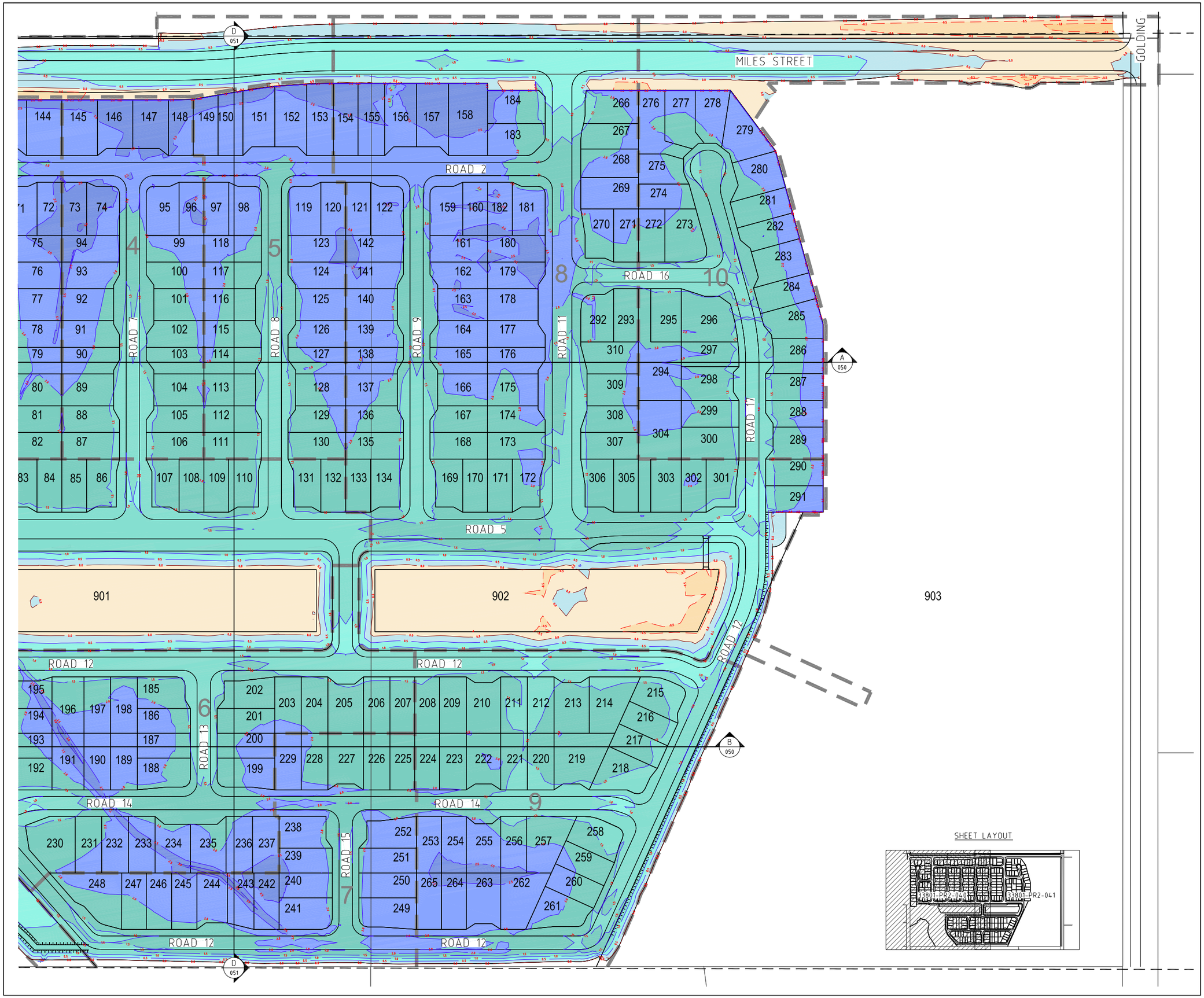
DRAWING TITLE

BULK EARTHWORKS
CUT AND FILL
PLAN
SHEET 01

MORTONS urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination
MUS Pty Ltd T/As:
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DESIGNED	PP	DRAWN	SF
APPROVED		RPEQ 4706	DATE 28-05-21

DRAWING NUMBER 33801-PR2-040 | AMEND. A



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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	---.---.----	
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BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

BULK EARTHWORKS
CUT AND FILL
PLAN
SHEET 02

MORTONS urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination
MUS Pty Ltd T/As:
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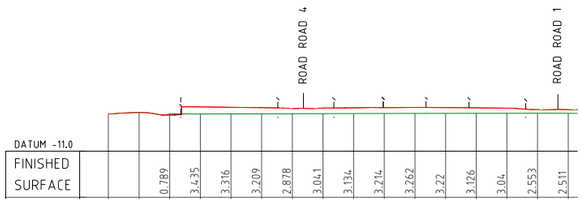


CHAINAGE	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400	410	420	430	440	450	452.155
EXISTING SURFACE	1.239	1.164	1.097	1.055	1.05	1.104	1.106	0.996	0.74	0.812	1.064	1.083	1.08	1.078	1.044	1.087	1.132	1.102	1.04	1.03	0.982	1.024	1.122	1.238	1.398	1.364	1.345	1.395	1.324	1.259	1.232	1.208	1.234	1.313	1.573	1.491	1.293	1.31	1.346	1.348	1.331	1.439	1.498	1.481	1.511	1.363	1.374
FINISHED SURFACE			2.36	1.95	2.736	2.93	2.999	3.051	3.103	3.15	3.199	3.248	3.297	3.267	3.145	2.922	2.475	2.675	3.043	3.102	3.144	3.144	3.144	3.137	3.137	3.137	3.144	3.144	3.144	3.144	3.144	3.137	3.137	3.137	3.144	3.144	3.137	3.137	3.137	3.13	3.072	3.002	2.843	2.602	2.543		

DATUM -11.0

SECTION B

HORIZONTAL SCALE 1:1000 - A1 (1:2000 - A3)
VERTICAL SCALE 1:1000 - A1 (1:2000 - A3)

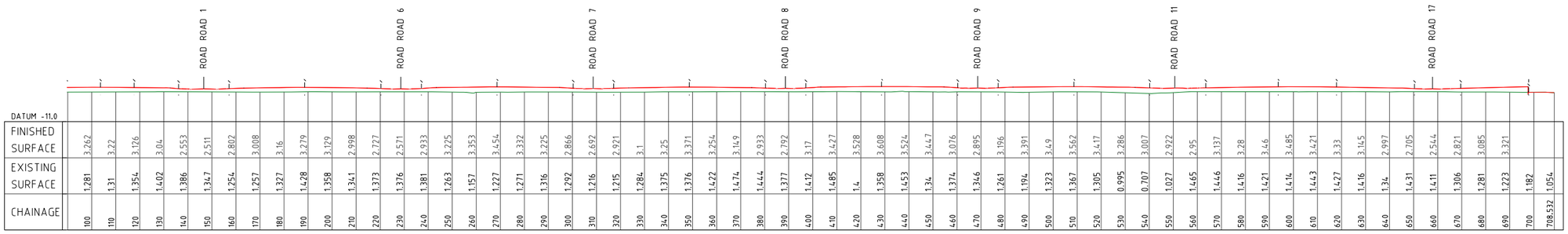


CHAINAGE	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
EXISTING SURFACE	1.18	1.63	1.12	1.111	1.139	1.188	1.239	1.231	1.257	1.255	1.281	1.31	1.354	1.402	1.386	1.347
FINISHED SURFACE			0.789	3.435	3.316	3.209	2.878	3.041	3.134	3.214	3.262	3.22	3.126	3.04	2.553	2.511

DATUM -11.0

SECTION A (CONTINUED)

HORIZONTAL SCALE 1:1000 - A1 (1:2000 - A3)
VERTICAL SCALE 1:1000 - A1 (1:2000 - A3)



CHAINAGE	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400	410	420	430	440	450	460	470	480	490	500	510	520	530	540	550	560	570	580	590	600	610	620	630	640	650	660	670	680	690	700	708.532
EXISTING SURFACE	1.281	1.31	1.354	1.402	1.386	1.347	1.254	1.257	1.327	1.428	1.358	1.341	1.373	1.376	1.381	1.263	1.157	1.227	1.271	1.316	1.292	1.216	1.215	1.284	1.375	1.376	1.422	1.474	1.444	1.377	1.412	1.485	1.4	1.358	1.453	1.34	1.374	1.346	1.261	1.194	1.323	1.367	1.305	0.995	0.707	1.027	1.465	1.446	1.416	1.421	1.414	1.443	1.427	1.416	1.34	1.431	1.411	1.306	1.281	1.223	1.182	1.054
FINISHED SURFACE	3.262	3.22	3.126	3.04	2.553	2.511	2.802	3.008	3.16	3.279	3.129	2.998	2.727	2.571	2.933	3.225	3.353	3.454	3.332	3.225	2.866	2.692	2.921	3.1	3.25	3.371	3.254	3.149	2.933	2.792	3.17	3.427	3.528	3.608	3.524	3.447	3.076	2.895	3.196	3.391	3.49	3.562	3.417	3.286	3.007	2.922	2.95	3.137	3.28	3.446	3.485	3.421	3.33	3.345	2.997	2.705	2.544	2.821	3.085	3.321		

DATUM -11.0

SECTION A

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

ISSUES	DATE	
TENDER		
COUNCIL		
CONSTRUCTION	"	

PRE	DATE	AMENDMENT
A	28-05-21	COUNCIL ISSUE

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DRAWING TITLE

BULK EARTHWORKS
SECTIONS
SHEET 01

MORTONS urbansolutions
Urban & Regional Planning
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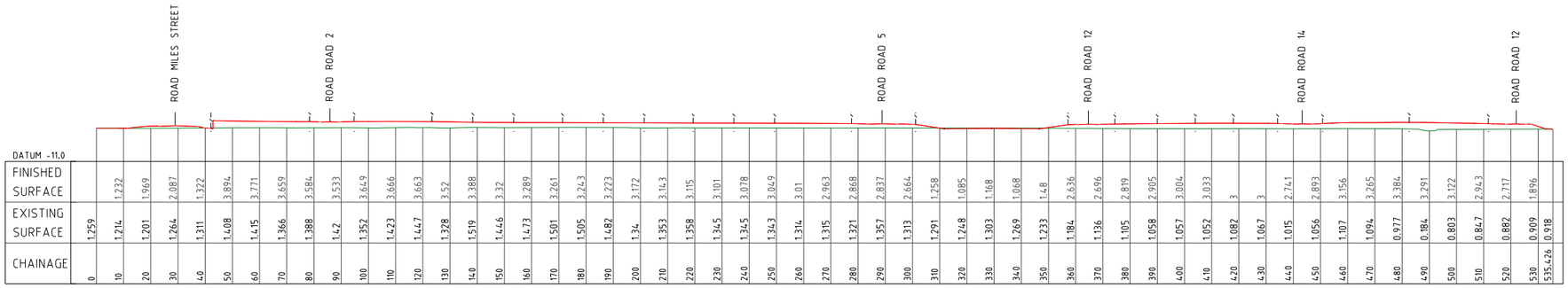
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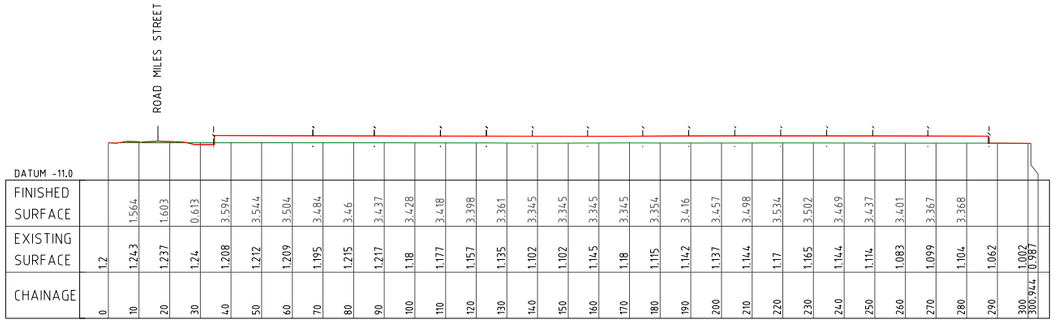
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APPROVED		RPEQ 4706	DATE 28-05-21

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SECTION D

HORIZONTAL SCALE 1:1000 - A1 (1:2000 - A3)
VERTICAL SCALE 1:1000 - A1 (1:2000 - A3)



SECTION C

HORIZONTAL SCALE 1:1000 - A1 (1:2000 - A3)
VERTICAL SCALE 1:1000 - A1 (1:2000 - A3)

PROJECT NAME

YAMBA GARDENS

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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		
CONSTRUCTION	..	

PRE	DATE	AMENDMENT
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DRAWING TITLE

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ABN 39 116 375 065

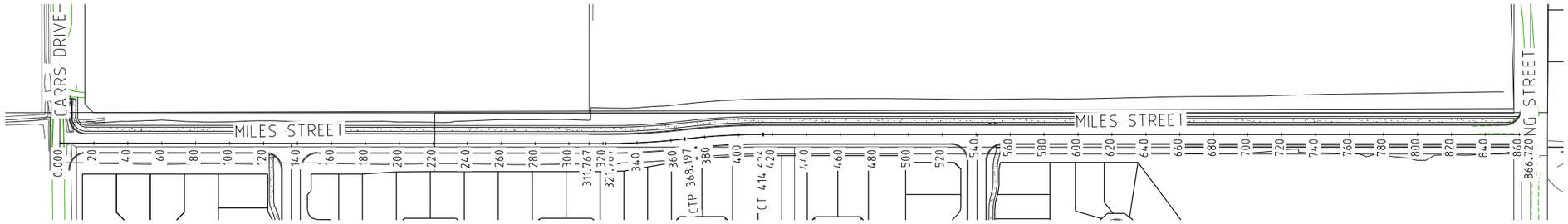
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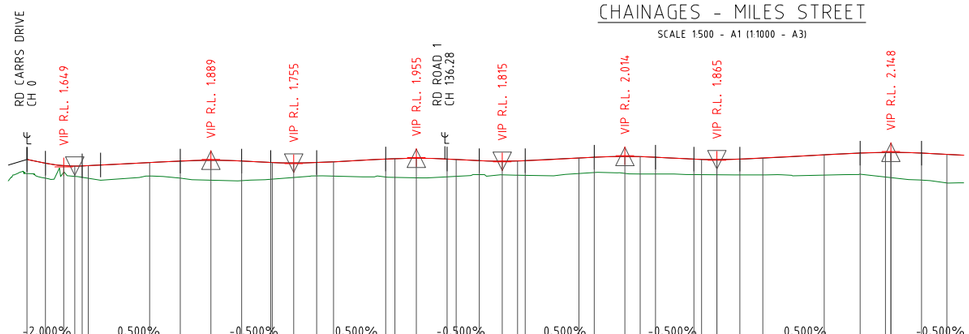
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33801-PR2-051	A

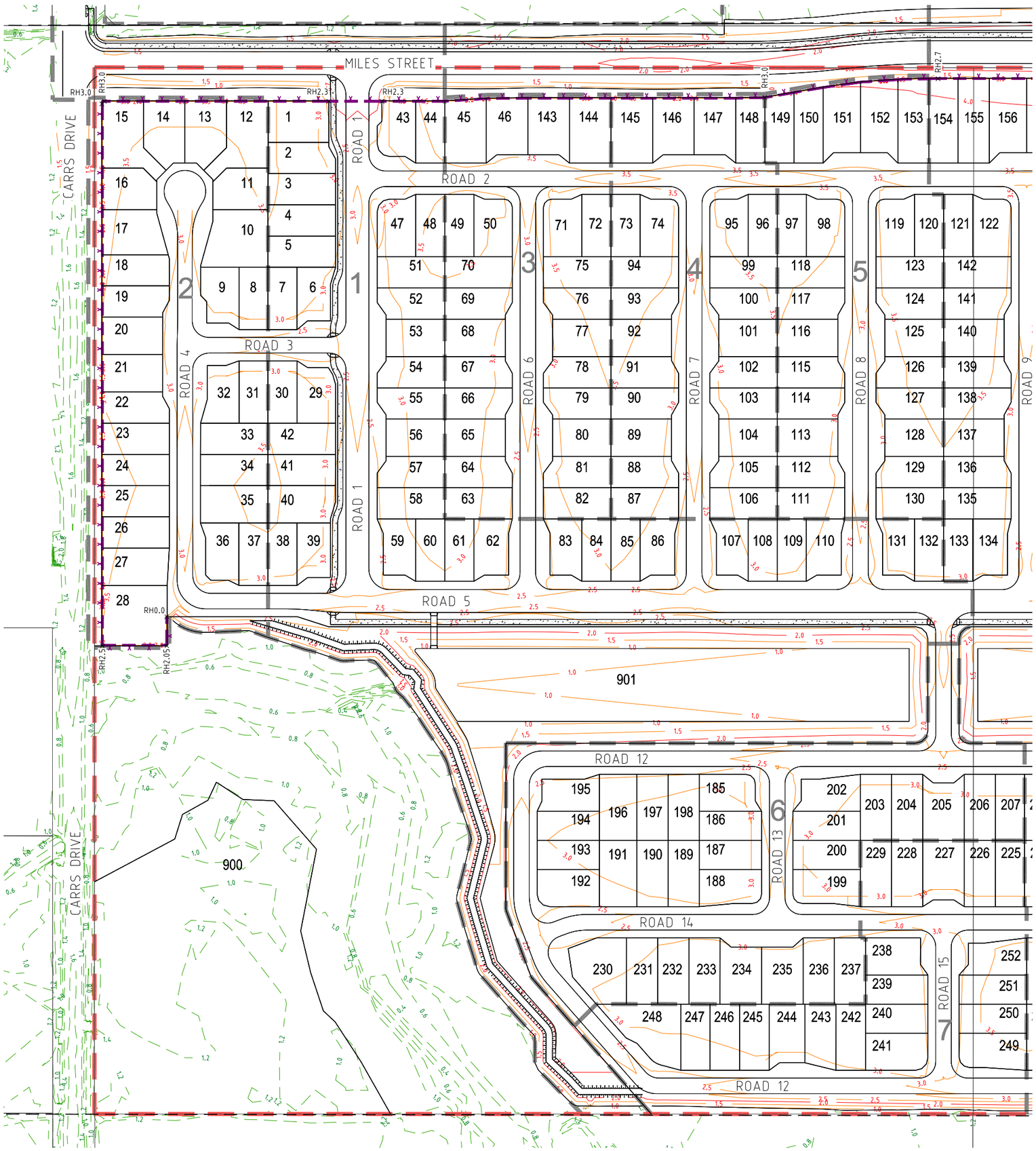


CHAINAGES - MILES STREET

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



| | | |



LEGEND

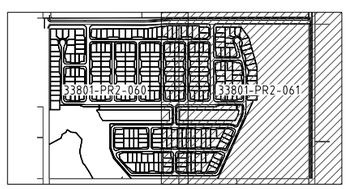
- EXISTING PROPERTY LINE
- SITE BOUNDARY
- STAGE BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED KERB (INVERT)
- EXISTING CONTOURS
- DESIGN CONTOURS
- PROPOSED SINGLE TIER RETAINING WALL

RH1.0 INDICATIVE WALL HEIGHT

NOTES

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

SHEET LAYOUT



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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

NORTH

0 5 10 15 20 25m
Scale 1:500 - A1 (1:1000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	----.---.----	
CONSTRUCTION		

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BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

GRADING AND
RETAINING WALL PLAN
SHEET 01

MORTONS urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

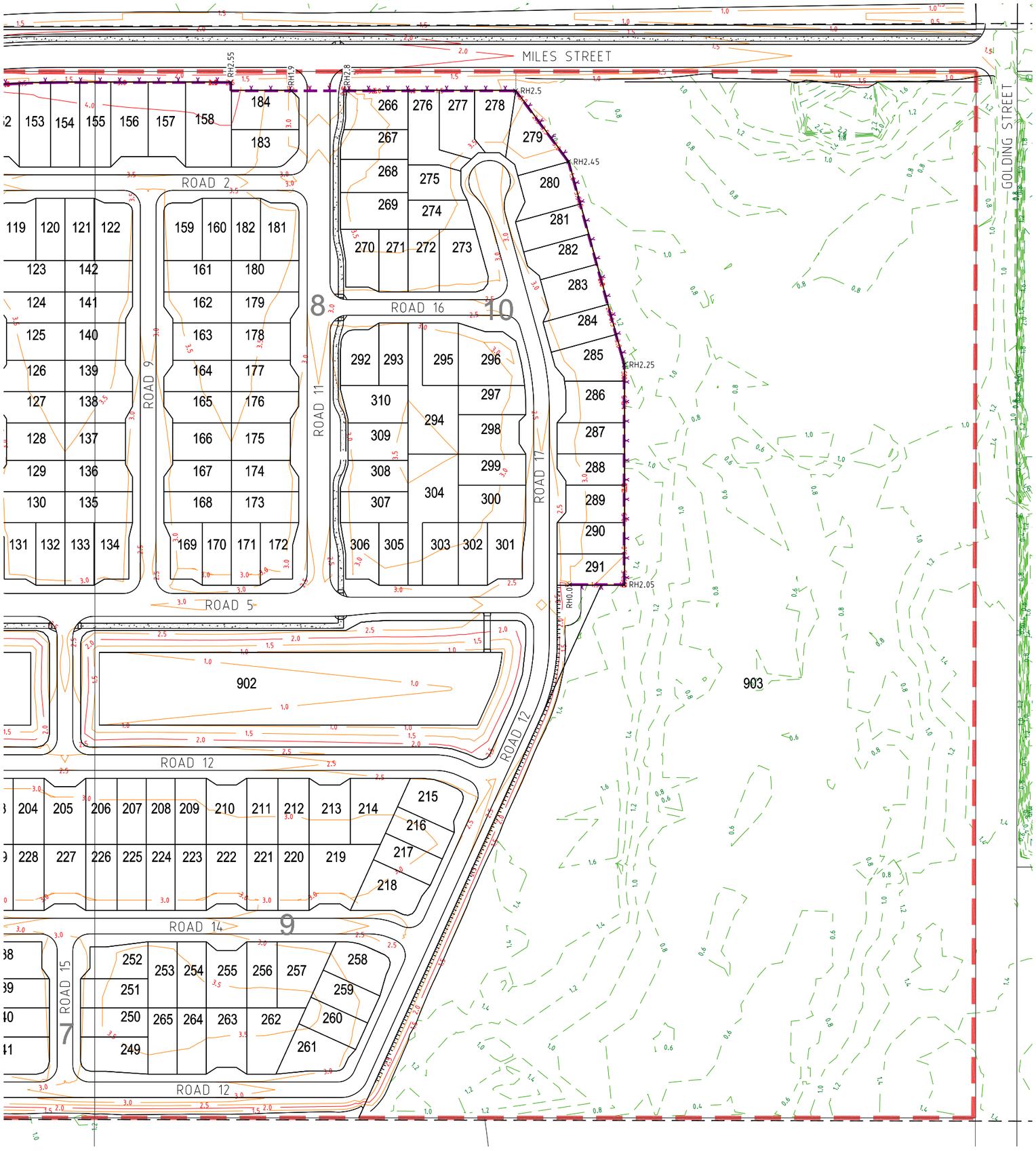
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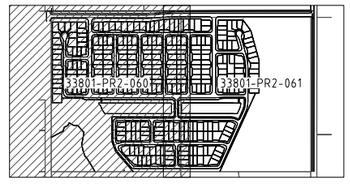
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Southport QLD 4215

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SHEET LAYOUT



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DRAWING TITLE

GRADING AND
RETAINING WALL PLAN
SHEET 02

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Civil Engineering
Project Coordination

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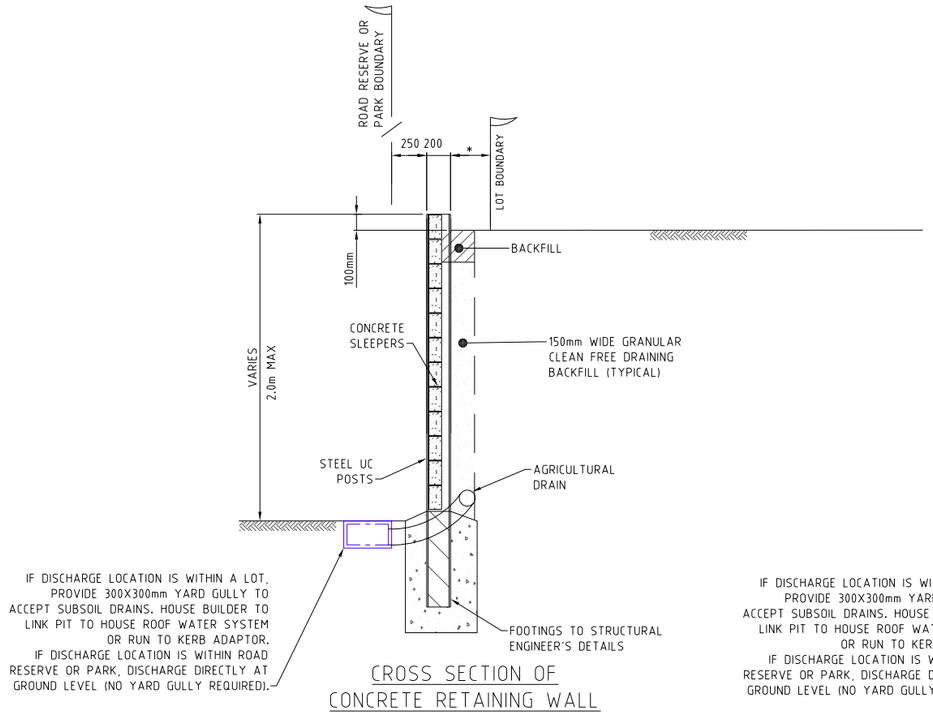
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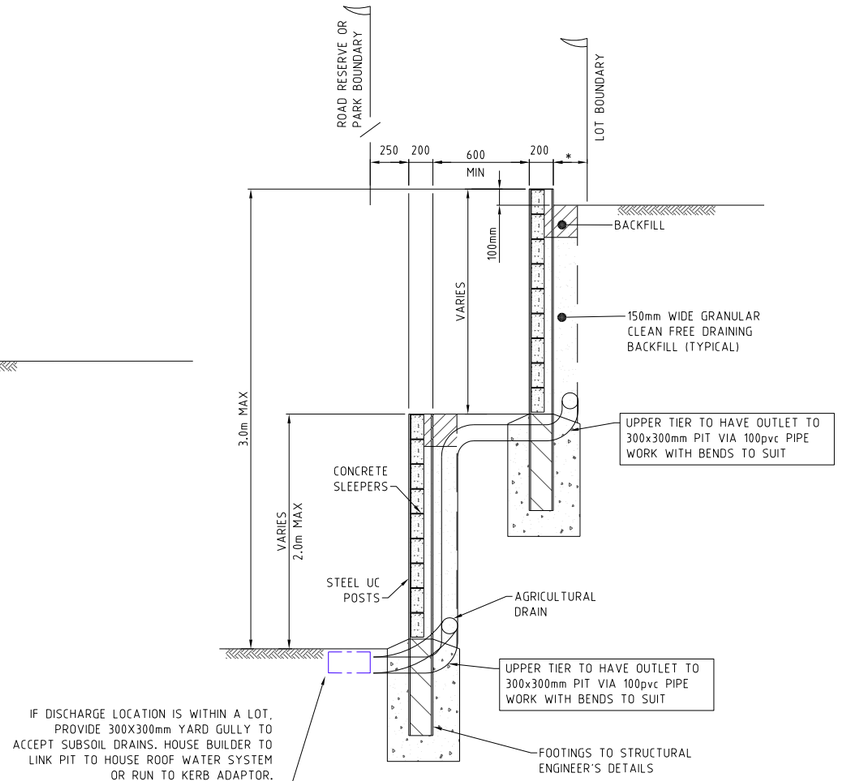
NOTES:

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.



CROSS SECTION OF CONCRETE RETAINING WALL

NOT TO SCALE



CROSS SECTION OF SPLIT CONCRETE RETAINING WALL

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	. . .	
CONSTRUCTION	..	

A	28-05-21	COUNCIL ISSUE
PRE	DATE	AMENDMENT

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BIOME WATER AND ENVIRONMENTAL CONSULTING

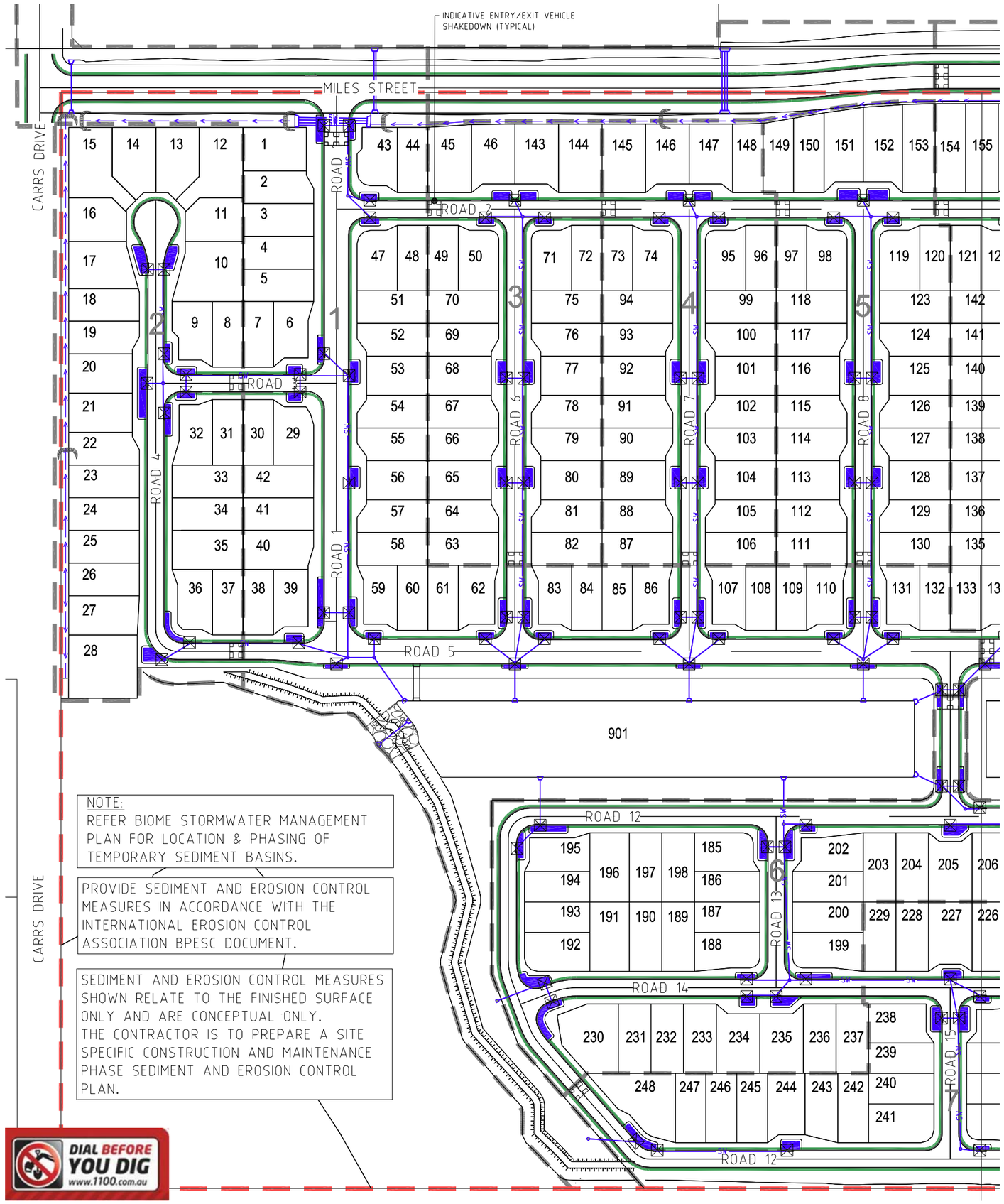
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RETAINING WALL DETAILS

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APPROVED	RPEQ 4706	DATE 12-05-21

DRAWING NUMBER	AMEND.
33801-PR2-070	A



SEDIMENT AND EROSION

1. THE EROSION & SEDIMENT CONTROL DEVICES SHOWN ON THESE DRAWINGS ARE INDICATIVE & PROVIDED FOR SUBMISSION TO LOCAL AUTHORITY ONLY. NOTWITHSTANDING THE EROSION & CONTROL DEVICES SHOW 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:
   a. ENVIRONMENTAL PROTECTION ACT WITH SPECIFIC REFERENCE TO PARTS S440G & S319
   b. STATE PLANNING POLICY

   PRESCRIBED 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).
2. 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)
3. 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.
4. 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.
5. 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.
6. AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS (INCLUDING WEEKENDS & PUBLIC HOLIDAYS) & AT ALL TIMES REMAINS RESPONSIBLE TO:
   a) CLEAN & REPAIR CONTROL DEVICES WHENEVER THE ACCUMULATED SEDIMENT REDUCES THEIR CAPACITY BY 50%.
   b) MAINTAIN POSITIVE GRADES OF ALL PERIMETER BANKS & SWALES TO AN OUTLET.
   c) PROTECT ANY DOWNSTREAM CONSTRUCTION.
   d) CONTROLLING DUST.
   e) MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH DETAILS OUTLINED IN THEIR EROSION & SEDIMENT CONTROL PLAN & AS DIRECTED BY THE SUPERINTENDENT.
7. 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.
8. 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.
9. CONSTRUCTION STOCKPILING
   a) TOPSOIL SHALL BE STRIPPED & STOCKPILED IN LOCATIONS NOMINATED ON THE CONSTRUCTION DRAWINGS OR IN LOCATIONS AGREED WITH THE SUPERINTENDENT.
   b) ADDITIONAL VEGETATION CLEARING IS NOT PERMITTED TO FACILITATE THE STOCKPILING OF MATERIALS UNLESS SHOWN ON THE APPROVED VEGETATION MANAGEMENT PLAN.
   c) ANY STOCKPILE SITE MUST BE CLEAR OF ADJACENT PROPERTY BOUNDARIES SO AS NOT TO CAUSE A NUISANCE TO ADJOINING PROPERTIES.
   d) NO STOCKPILES ARE TO BE LOCATED WITHIN THE TREE PROTECTION ZONE OF VEGETATION.
   e) A TEMPORARY SILT FENCE IS TO BE ERECTED APPROXIMATELY 5m FROM TOE OF BATTER ON LOW SIDE OF STOCKPILING.
10. NOTWITHSTANDING THE DETAILS SHOWN IN THE CONTRACTOR'S EROSION & SEDIMENT CONTROL PLAN, DURING CONSTRUCTION THE CONTRACTOR MUST:
    a) 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.
    b) PLACE A ROCK BUND AROUND ALL HEADWALLS DURING CONSTRUCTION.
    c) PROVIDE KERB INLET PROTECTION TO ALL GULLIES.
    c) PLACE A MINIMUM 1.0m WIDE TURF STRIP BEHIND ALL KERBS & IN A HERRINGBONE LAYOUT WITHIN THE ROAD VERGE.
    d) MAINTENANCE (INCLUDING FLOCCULATION IF REQUIRED & PUMP OUT) OF ALL CONSTRUCTION SEDIMENT BASINS (WHETHER EXISTING OR NEW).
    e) CLEAN OUT OF ALL GROSS POLLUTANT TRAPS, SEDIMENT FOREBAYS & ALL OTHER PERMANENT SEDIMENT CONTROL DEVICES AT BOTH ON & OFF MAINTENANCE.
11. CONTRACTOR TO CONFIRM THE EXTENTS OF REQUIRED GRASSING TREATMENTS WITH THE SUPERINTENDENT AT LEAST 7 DAYS PRIOR TO FINAL TRIMMING.
12. 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.
13. GEOFABRIC LINING OF CHANNELS & CHECK DAMS MAY BE REQUIRED SUBJECT TO THE SITE CONDITIONS.
14. 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.
15. MAINTENANCE PERIOD (PRE TO POST CONSTRUCTION)
    a) ALL PROTECTION MEASURES ARE TO BE INSPECTED & MAINTAINED REGULARLY
    b) REPAIRS ARE TO BE EFFECTED IMMEDIATELY.
    c) SILT AFTER RAIN IS TO BE CLEANED FROM STREETS & ALLOTMENTS IMMEDIATELY & CORRECTIVE ACTION TAKEN TO AVOID A RE-OCCURRENCE.
    d) AT OFF-MAINTENANCE & ONLY WHEN DIRECTED BY COUNCIL, REMOVE & DISPOSE OFFSITE ALL TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.

LEGEND

- 1.0 — EXISTING CONTOURS
- SITE BOUNDARY
- STAGE BOUNDARY
- PROPOSED PROPERTY LINE
- SW — 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
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL		
CONSTRUCTION		

PRE	DATE	AMENDMENT
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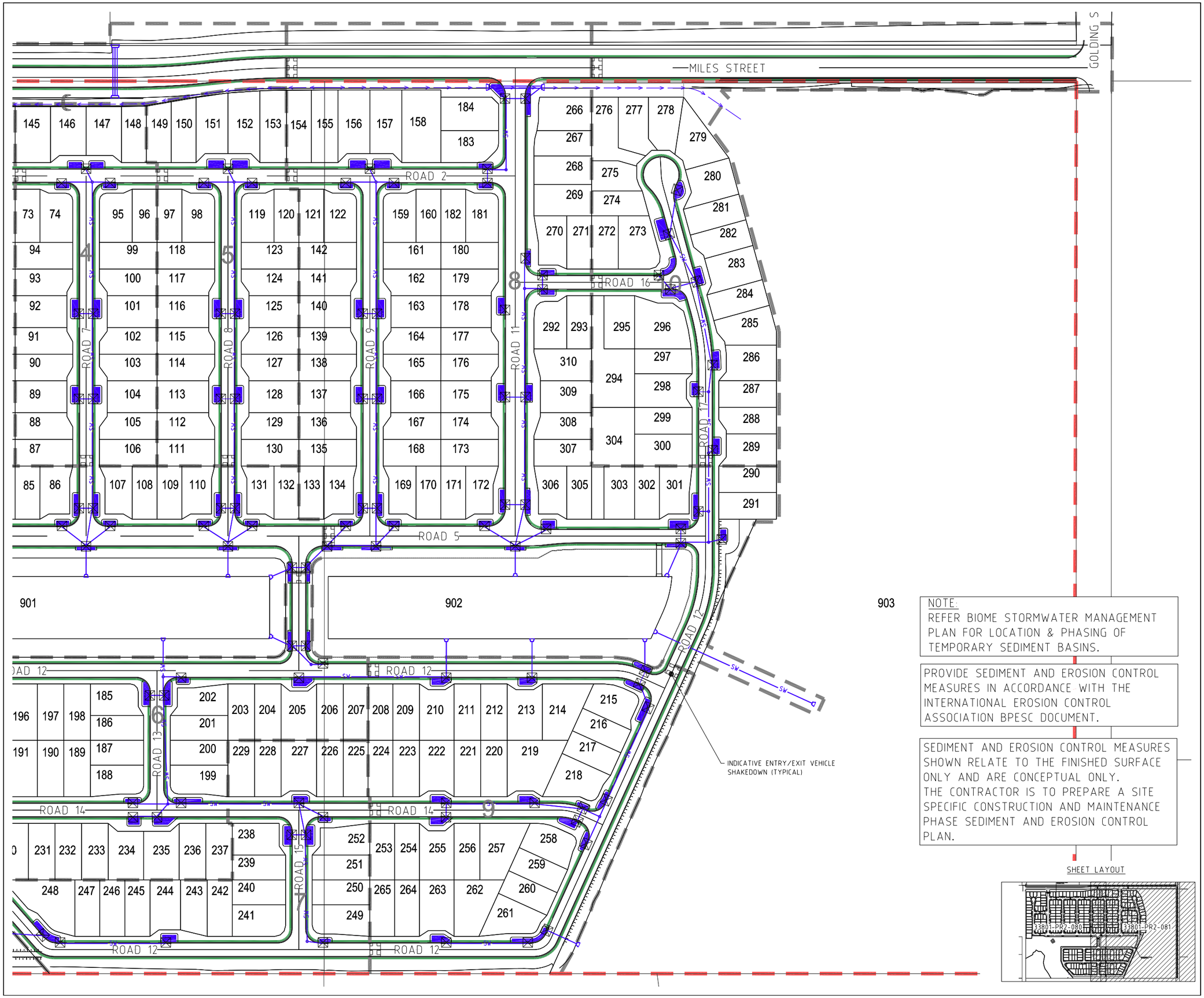
DRAWING TITLE

FINAL SURFACE AND SEDIMENT AND EROSION PLAN
SHEET 01

MORTONS urbansolutions
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APPROVED		RPEQ 4706	DATE 28-05-21

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33801-PR2-080	A



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

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LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

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BIOME WATER AND ENVIRONMENTAL CONSULTING

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FINAL SURFACE AND SEDIMENT AND EROSION PLAN
SHEET 02

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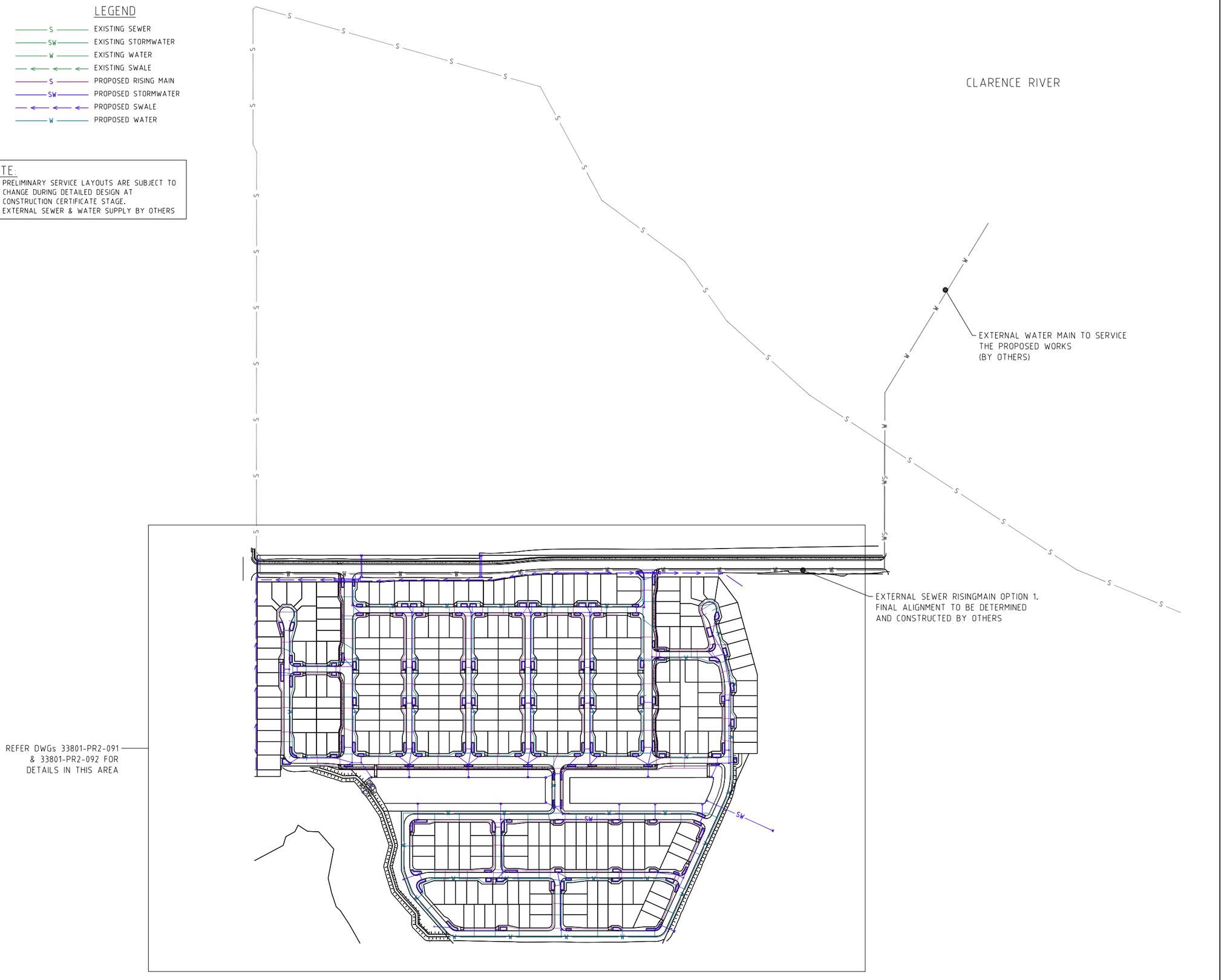
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DRAWING NUMBER	AMEND.
33801-PR2-081	A

LEGEND

- S — EXISTING SEWER
- SW — EXISTING STORMWATER
- W — EXISTING WATER
- EXISTING SWALE
- S — PROPOSED RISING MAIN
- SW — PROPOSED STORMWATER
- PROPOSED SWALE
- W — 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



PROJECT NAME

YAMBA GARDENS

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CLIENT

KAHUNA NO. 1 PTY LTD

NORTH

0 125 250 375 500 625m
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DRAWING TITLE

COMBINED SERVICES PLAN
OVERALL PLAN

PRELIMINARY ISSUE

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AMEND.: A

CONSTRUCTION SERVICES

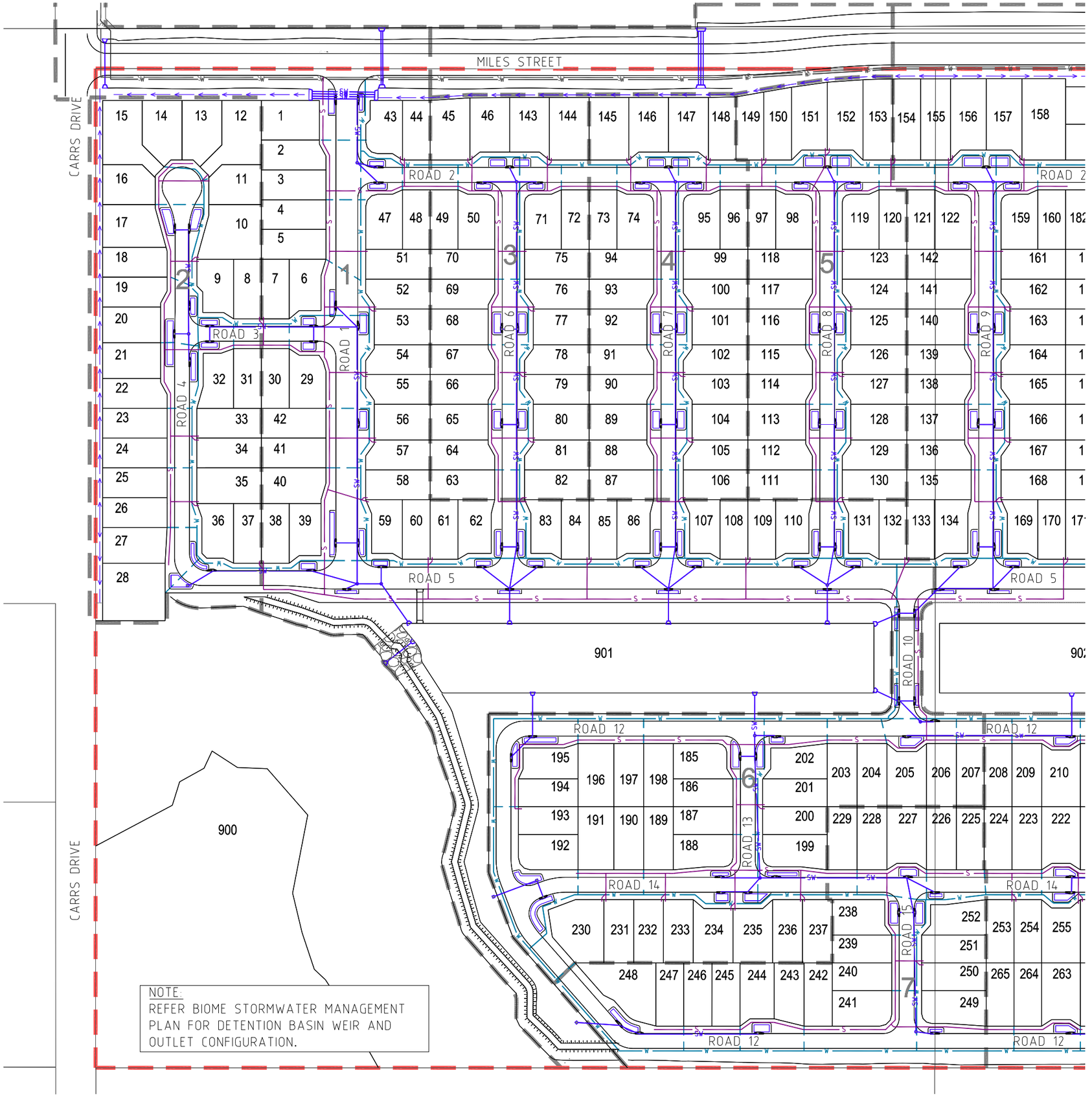
1. CONSTRUCTION OF SEWER/ROOFWATER/STORMWATER/SERVICES EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH & TO PROTECT PIPE WORK & DIRECT SURFACE MATERIAL AWAY FROM EXCAVATIONS. TOPSOIL & GRASS SEED AREAS IN ALLOTMENTS IMMEDIATELY AFTER COMPLETING THE SEWER & ROOFWATER DRAINAGE CONSTRUCTION. DEPRESS 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.

NOTE:

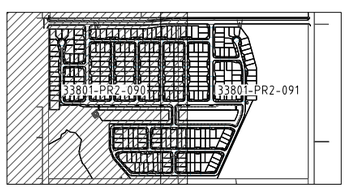
1. PRELIMINARY SERVICE LAYOUTS ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AT CONSTRUCTION CERTIFICATE STAGE.
2. EXTENSION TO SERVICE ADJACENT DEVELOPMENT SITES BY OTHERS.

LEGEND

- S — EXISTING SEWER
- SW — EXISTING STORMWATER
- W — EXISTING WATER
- EXISTING SWALE
- S — PROPOSED SEWER
- SW — PROPOSED STORMWATER
- PROPOSED SWALE
- W — PROPOSED WATER
- PROPOSED WATER CONDUIT
- SITE BOUNDARY
- STAGE BOUNDARY



SHEET LAYOUT



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PROJECT NAME

YAMBA GARDENS

PRELIMINARY

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LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

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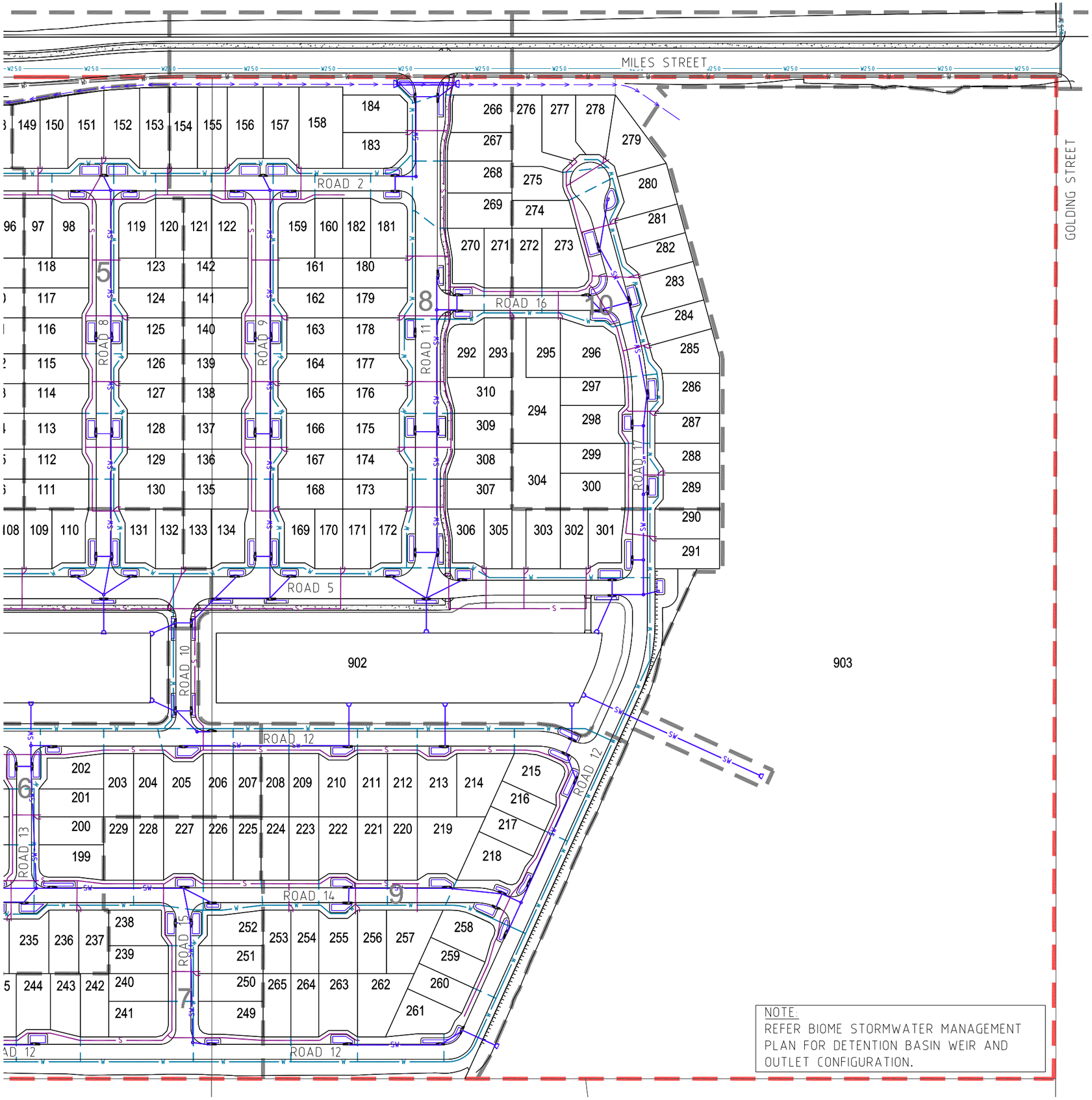
COMBINED SERVICES PLAN
SHEET 01

PRELIMINARY ISSUE

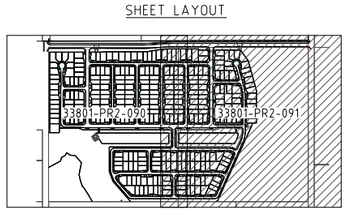
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33801-PR2-091	A



SHEET LAYOUT



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

PROJECT NAME

YAMBA GARDENS

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COMBINED SERVICES PLAN
SHEET 02

PRELIMINARY ISSUE

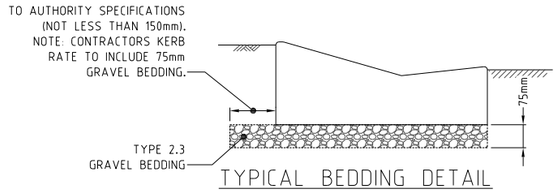
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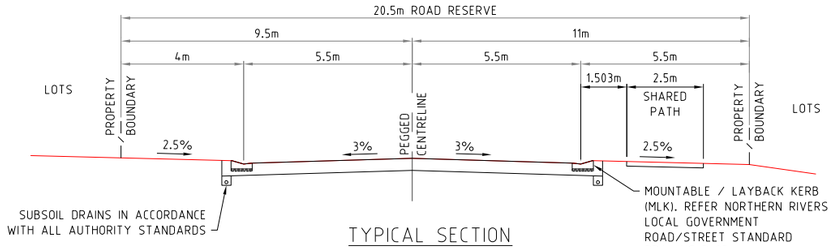
SCHEDULE OF KERB TYPES

KERB TYPE	IMAGE	REFERENCE
MLK		NORTHERN RIVERS LOCAL GOVERNMENT ROAD/STREET STANDARD DWG R-03
ER2		NOTE: SUBSOIL DRAINS TO BE PLACED UNDER ALL KERBS.
DG		



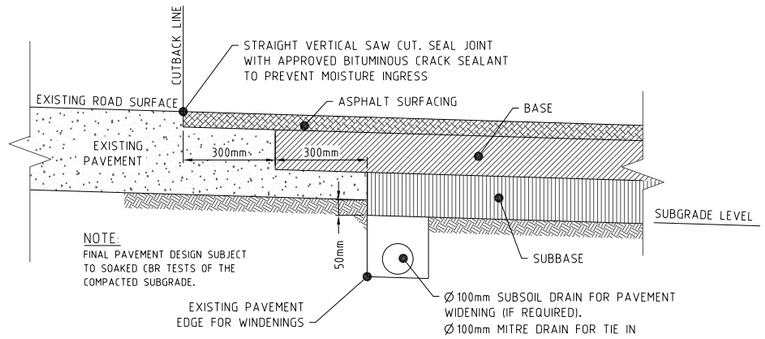
TYPICAL BEDDING DETAIL

SCALE 1:10 - A1 (1:20 - A3)



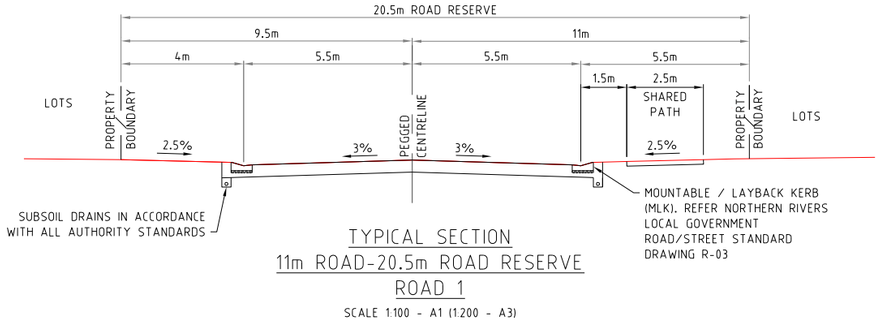
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ROAD 5

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



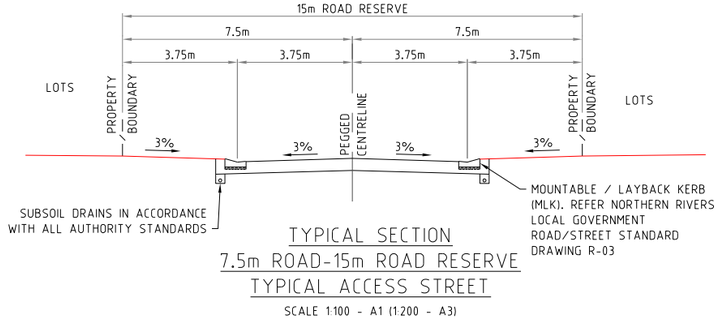
PAVEMENT WIDENING AND TIE-IN DETAIL

NOT TO SCALE



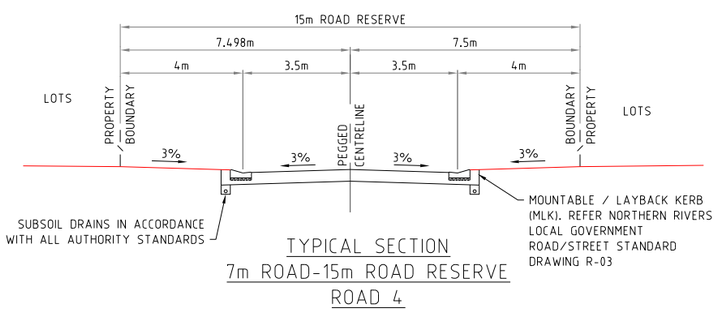
TYPICAL SECTION
11m ROAD-20.5m ROAD RESERVE
ROAD 1

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



TYPICAL SECTION
7.5m ROAD-15m ROAD RESERVE
TYPICAL ACCESS STREET

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



TYPICAL SECTION
7m ROAD-15m ROAD RESERVE
ROAD 4

SCALE 1:100 - A1 (1:200 - 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 0.1 0.2 0.3 0.4 0.5m
Scale 1:10 - A1 (1:20 - A3)
0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	----/----/----	
CONSTRUCTION		

PRE	DATE	AMENDMENT
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ASSOCIATED CONSULTANTS

BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

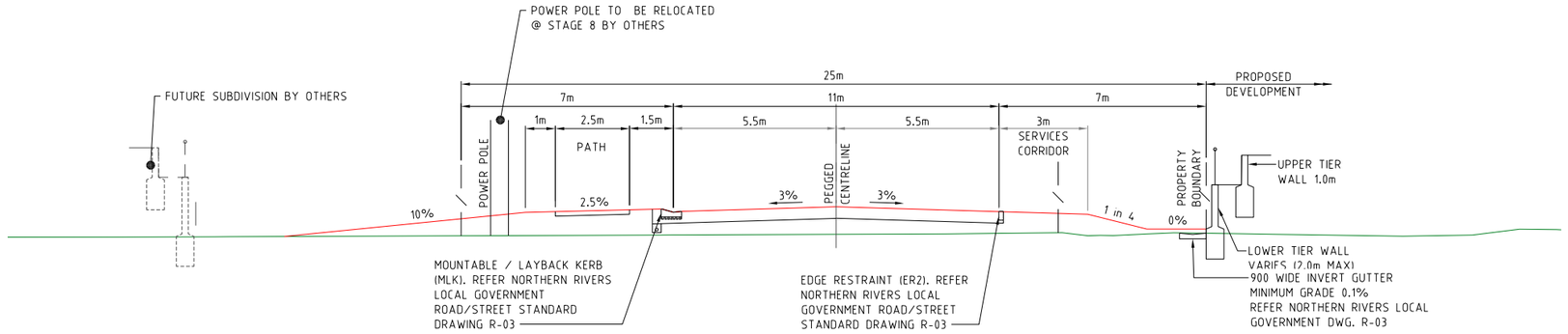
ROADWORKS
DETAILS
SHEET 01

PRELIMINARY ISSUE

MORTONS urbansolutions
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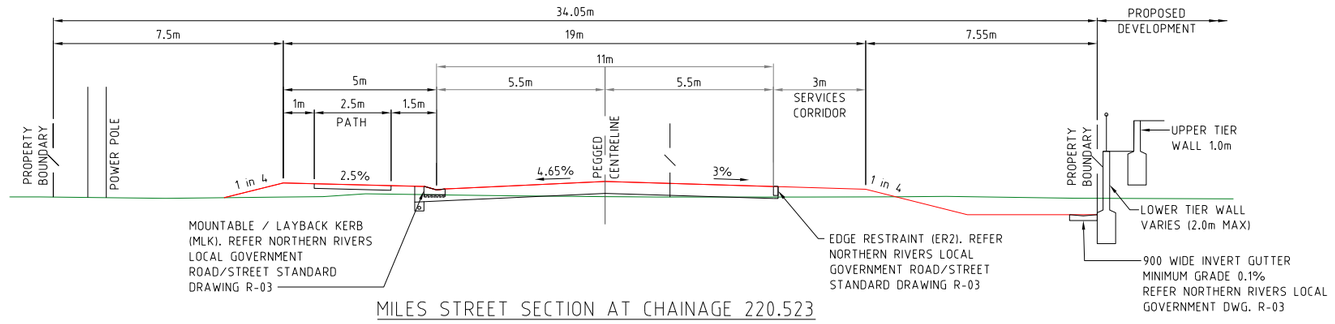
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DRAWING NUMBER: 33801-PR2-120
AMEND.: A



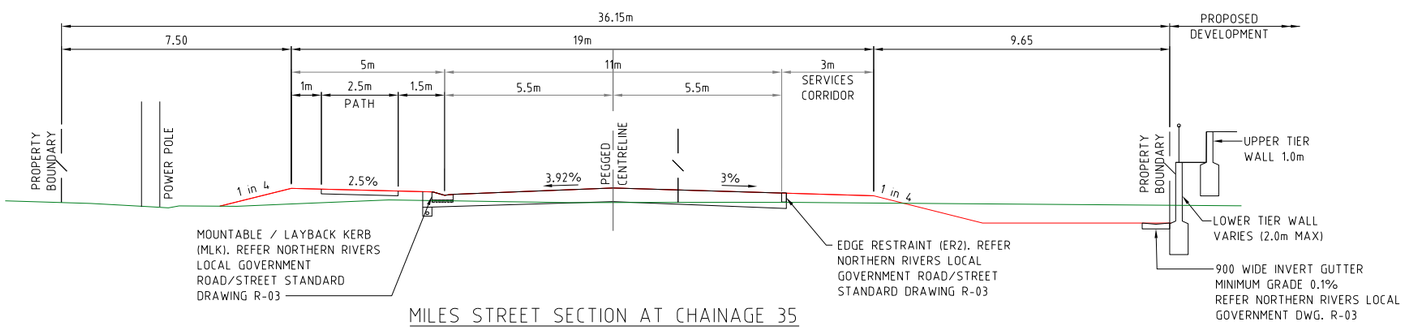
MILES STREET SECTION AT CHAINAGE 437.02

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



MILES STREET SECTION AT CHAINAGE 220.523

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



MILES STREET SECTION AT CHAINAGE 35

SCALE 1:100 - A1 (1:200 - 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 1 2 3 4 5m

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

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TENDER		
COUNCIL	---.---.----	
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BIOME WATER AND ENVIRONMENTAL CONSULTING

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ROADWORKS
DETAILS
SHEET 02

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MORTONS urbansolutions
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33801-PR2-121	A

SEWER NOTES

VEGETATION PROTECTION

A. TREES LOCATED ALONG THE FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
B. 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.
C. 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.
D. ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

SOIL

A. TOPSOIL & SUBSOIL SHALL BE STOCKPILED SEPARATELY.
B. CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
C. 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

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

REHABILITATION

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

SAFETY

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

GENERAL

1. 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.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS & WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. 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.
4. 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.
5. ALL PIPES & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE "ACCEPTED PRODUCTS & MATERIALS" LIST.
6. 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.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
8. BENCH MARK & LEVELS TO AHD.
9. EXISTING ALLOTMENTS REQUIRING A PROPERTY CONNECTION FROM EXISTING SEWERS SHALL BE PROVIDED BY THE SERVICE PROVIDER AT THE DEVELOPERS COST.
10. 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.
11. INTERNAL SEWER DESIGN TO BE LOW PRESSURE SEWER MAIN SYSTEM. DESIGN AND CONSTRUCTION TO BE UNDERTAKEN BY SPECIALIST DESIGN CONSULTANT AT CONSTRUCTION CERTIFICATE & APPLICATION.

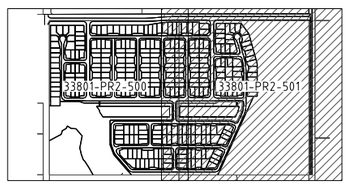
ALL ENVIRONMENT PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION WORK, INCLUDING CLEARING, COMMENCING.

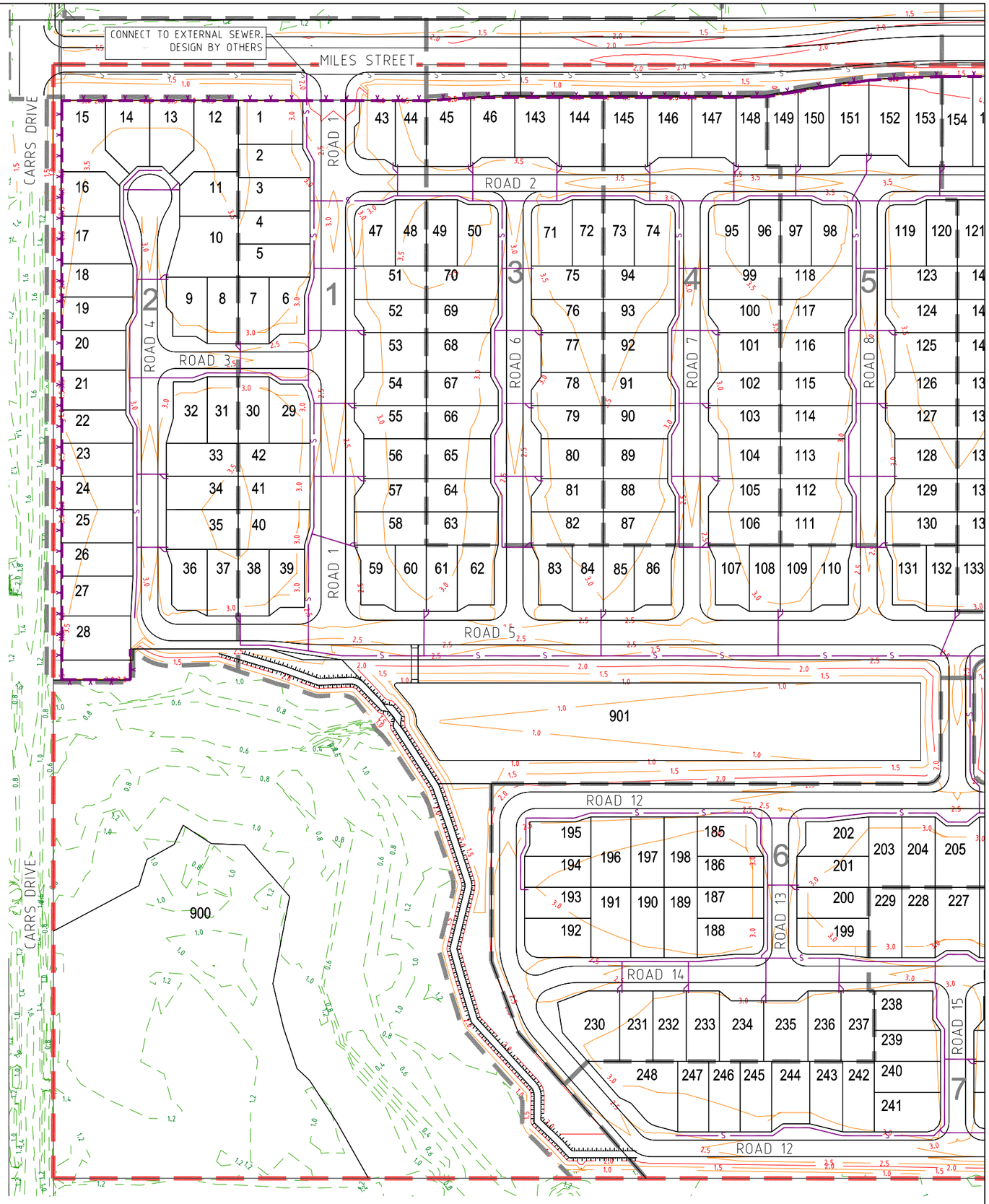
LEGEND

- 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
- DESIGN CONTOURS
- PROPOSED SEWER
- PROPOSED RISING MAIN
- SEWER MANHOLE
- SEWER RODDING END
- SEWER BEND
- SEWER MAINTENANCE SHAFT
- SEWER END CAP
- SEWER PUMP STATION

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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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	---"---"---	
CONSTRUCTION		

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ASSOCIATED CONSULTANTS

BIOME WATER AND ENVIRONMENTAL CONSULTING

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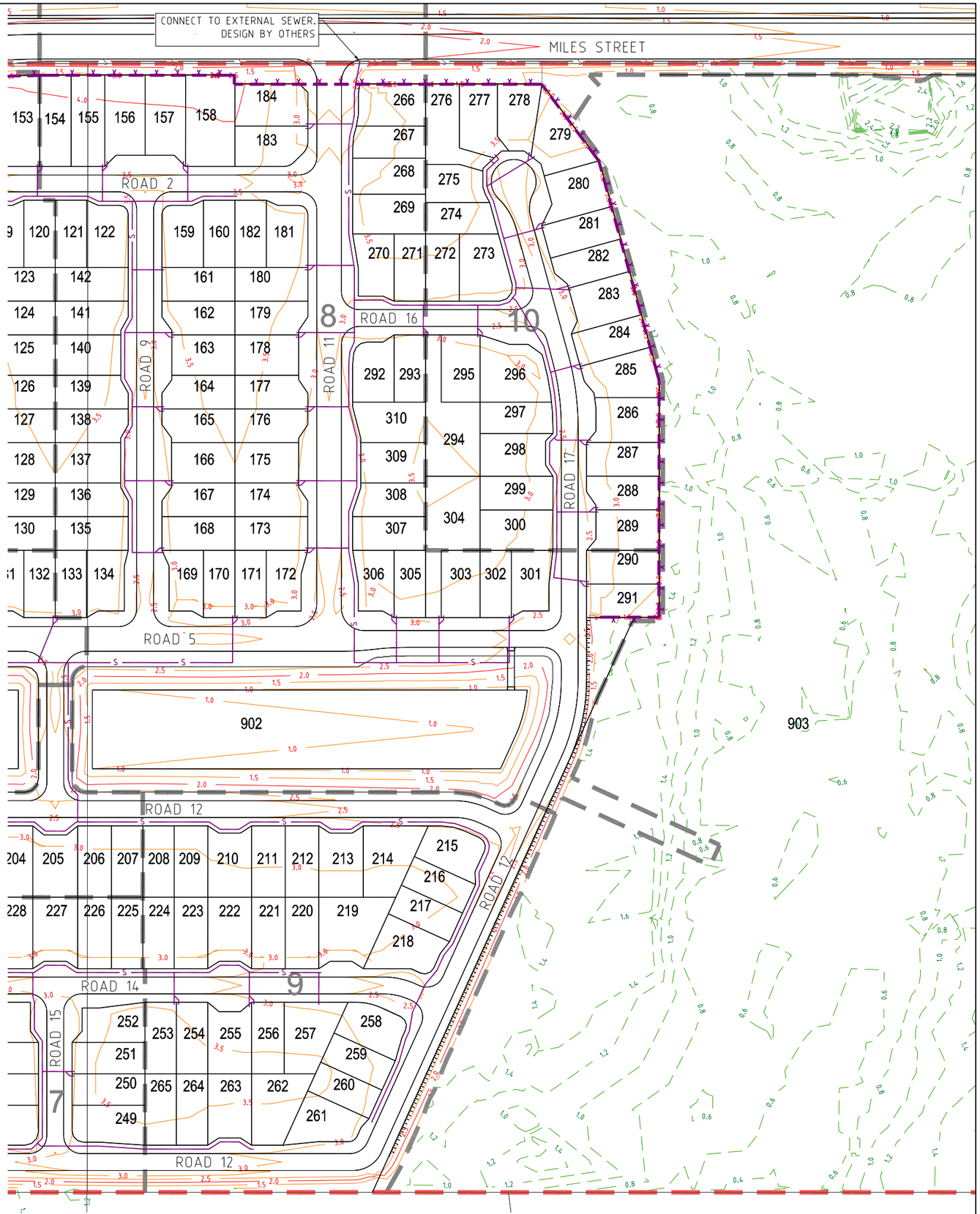
SEWER RETICULATION PLAN
SHEET 01

PRELIMINARY ISSUE

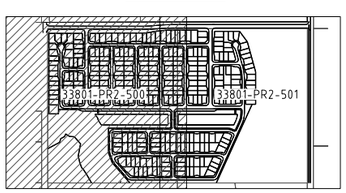
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APPROVED		RPEQ 4706	DATE 28-05-21

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SHEET LAYOUT



PROJECT NAME

YAMBA GARDENS

PRELIMINARY

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LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

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DRAWING TITLE

SEWER RETICULATION
PLAN
SHEET 02

PRELIMINARY ISSUE

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33801-PR2-501	A

STORMWATER

1. ALL FIELD GULLIES SHALL CONTAIN A 150mm DIA STUB 600mm BELOW GRADE LEVEL FOR FUTURE ROOFWATER DRAINAGE.
2. 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).
3. OUTLET HEADWALLS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARD DRAWINGS.
4. ALL HEADWALLS WITH A FALL GREATER THAN 900mm HIGH REQUIRE INSTALLATION OF PEDESTRIAN SAFETY FENCES.
5. PIPE JOINT TYPES TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
6. ALL ALLOTMENTS TO BE GRADED SUCH THAT FUTURE ROOFWATER DRAINAGE DISCHARGES TO KERB OR TO PIPED DRAINAGE SYSTEM.
7. ALL PIPE 300mm DIA & GREATER SHALL BE CONSTRUCTED USING SRC OR FRC PIPES. CONTRACTOR MAY ELECT TO USE PVC PIPES WITHIN ALLOTMENTS FOR PIPES SMALLER THAN 300mm DIA.
8. FOR SETOUT DETAILS REFER TO 640 SERIES DRAWINGS (PROFILES & PIT DETAILS).
9. 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.
10. 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
11. 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.
12. THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR STORMWATER RATE.
13. 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.
14. KERB ADAPTORS ARE TO BE INSTALLED TO AUTHORITIES REQUIREMENTS.
15. ALL RCBC SLABS ARE TO BE CAST INSITU.

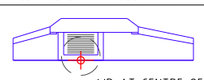
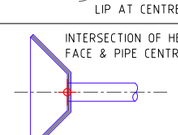
LEGEND

- EXISTING KERB (INVERT)
- EXISTING KERB (LIP & BACK)
- EXISTING PROPERTY LINE
- EXISTING RETAINING WALL
- EXISTING STORMWATER (SW)
- EXISTING ROOFWATER (RW)
- EXISTING SUBSOIL (SS)
- EXISTING CONTOURS (1.0)
- FUTURE KERB
- FUTURE PROPERTY LINE
- FUTURE RETAINING WALL
- FUTURE STORMWATER (SW)
- FUTURE ROOFWATER (RW)
- FUTURE SUBSOIL (SS)
- SITE BOUNDARY
- STAGE BOUNDARY
- CONTROL LINE / CENTER OF ROAD
- PROPOSED KERB (INVERT)
- PROPOSED KERB (LIP & BACK)
- PROPOSED PROPERTY LINE
- PROPOSED RETAINING WALL
- DESIGN CONTOURS (1.0)
- PROPOSED STORMWATER (SW)
- PROPOSED ROOFWATER (RW)
- PROPOSED SWALE
- PROPOSED SUBSOIL (SS)

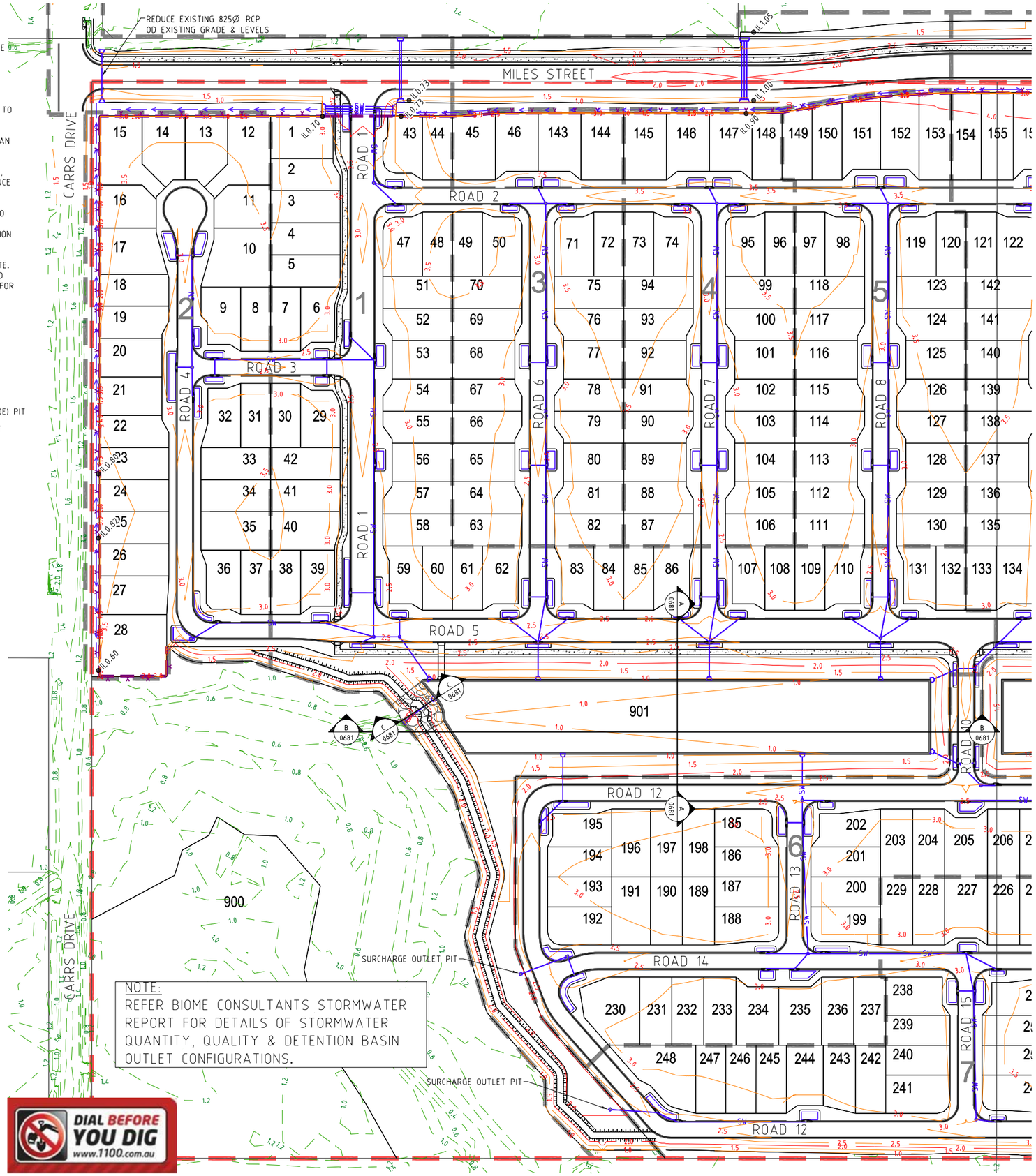
- MANHOLE
- FIELD INLET
- KERB INLET (ON GRADE) PIT
- KERB INLET (SAG) PIT
- HEADWALL
- SCOUR PROTECTION

NOTE:
1. PRELIMINARY SERVICE LAYOUTS ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AT CONSTRUCTION CERTIFICATE STAGE.
2. 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.



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0 10 20 30 40 50m
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TENDER		
COUNCIL	---"---"---	
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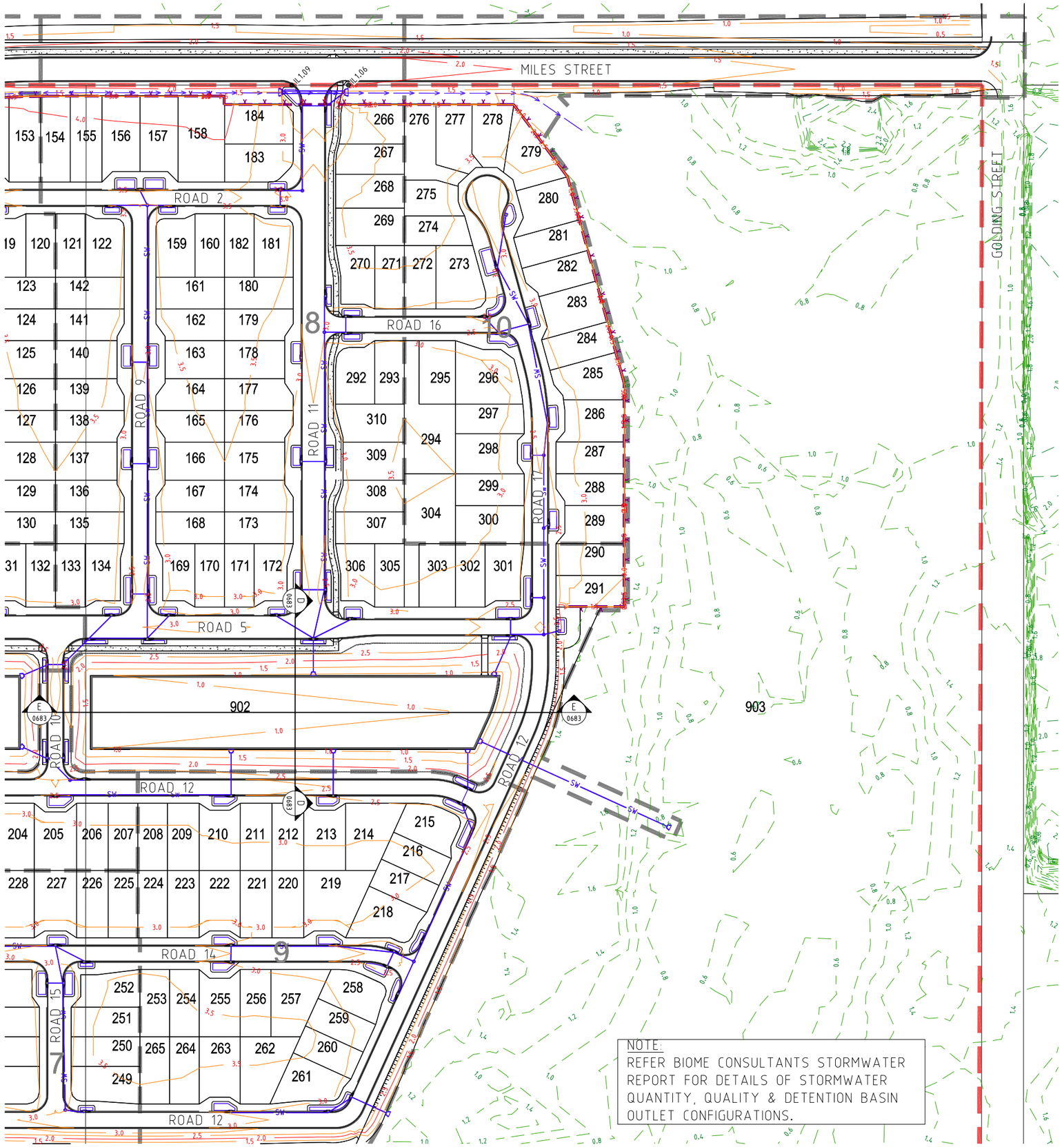
STORMWATER DRAINAGE PLAN SHEET 01

PRELIMINARY ISSUE

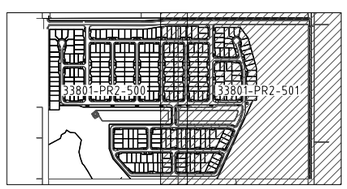
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SHEET LAYOUT



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COUNCIL	----/----/----	
CONSTRUCTION		

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DRAWING TITLE

STORMWATER
DRAINAGE
PLAN
SHEET 02

PRELIMINARY ISSUE

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Project Coordination

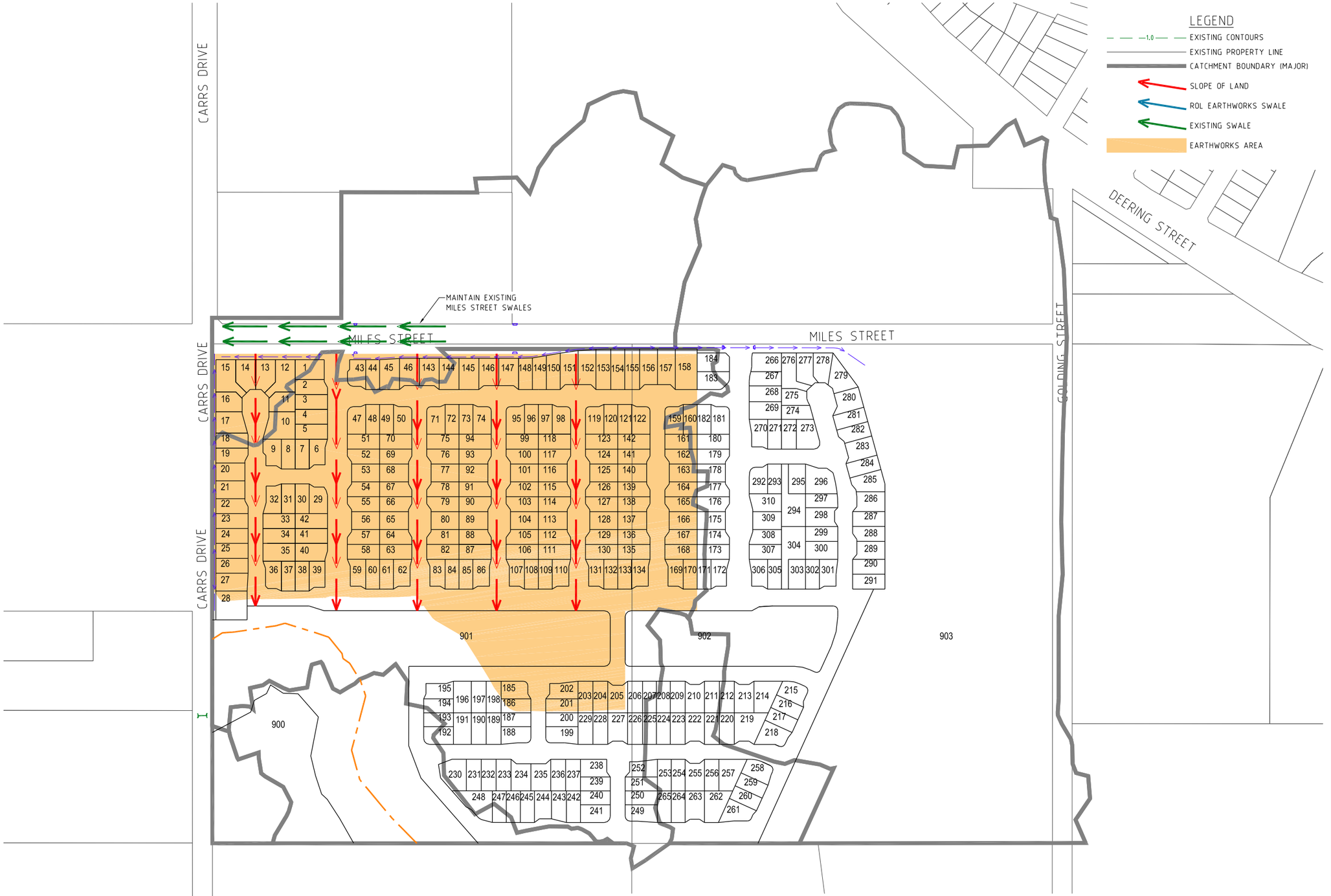
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Southport QLD 4215

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APPROVED	RPEQ 4706 DATE 28-05-21

DRAWING NUMBER	AMEND.
33801-PR2-601	A



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

NORTH

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

ISSUES	DATE
TENDER	
COUNCIL	----·----·----
CONSTRUCTION	

PRE	DATE	AMENDMENT
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BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

STORMWATER
SWALES AND STRUCTURES
INITIAL ROL BULK EARTHWORKS

MORTONS urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

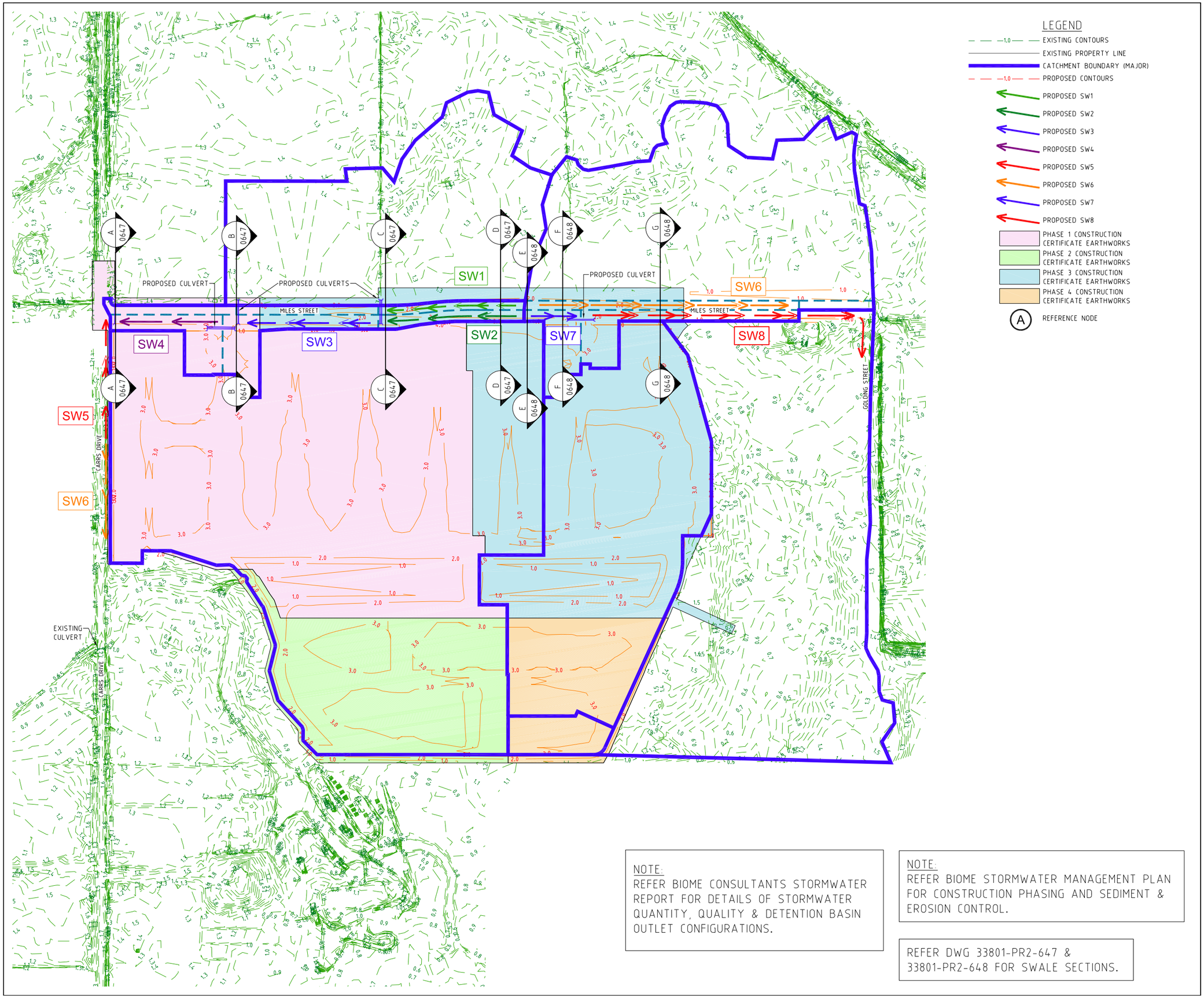
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LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- CATCHMENT BOUNDARY (MAJOR)
- 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

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

ISSUES	DATE	
TENDER		
COUNCIL	----.----.----	
CONSTRUCTION		

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BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

STORMWATER
SWALES AND STRUCTURES
CONSTRUCTION CERTIFICATE
EARTHWORKS
PLAN

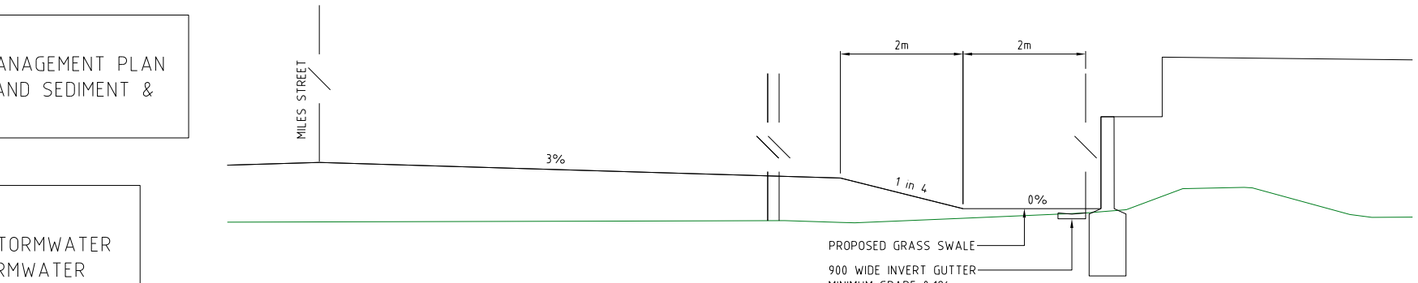
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APPROVED		RPEQ 4706	DATE 28-05-21

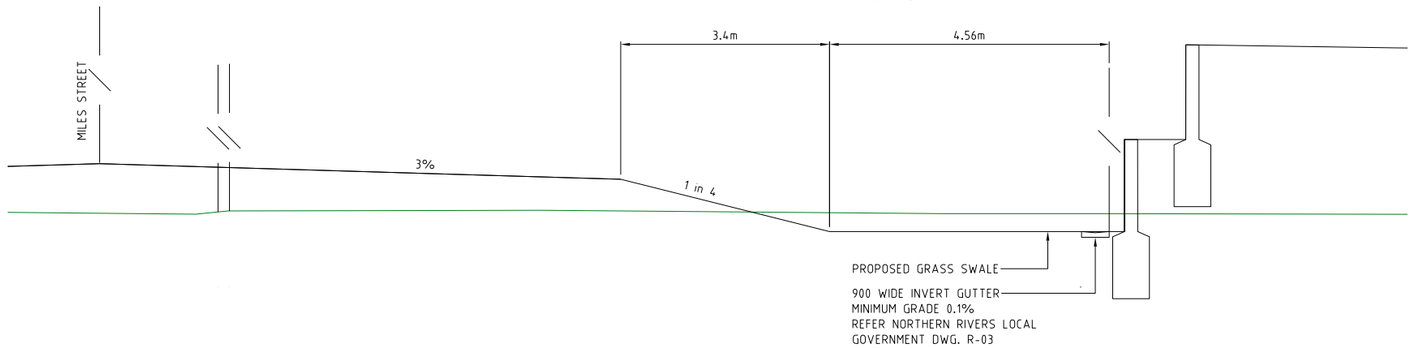
DRAWING NUMBER	AMEND.
33801-PR2-646	A

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

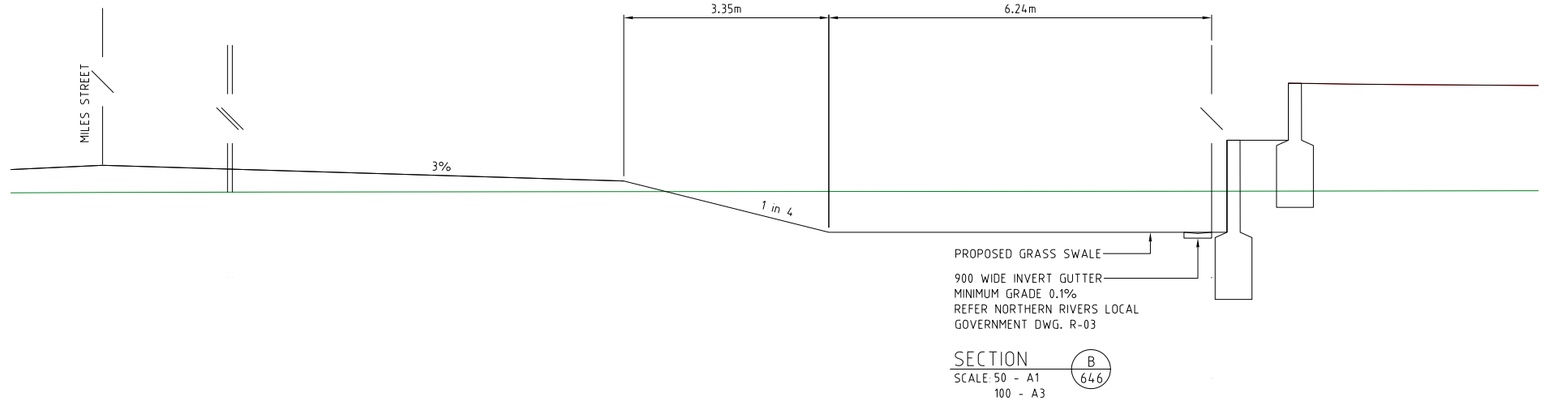
NOTE:
REFER BIOME CONSULTANTS STORMWATER REPORT FOR DETAILS OF STORMWATER QUANTITY, QUALITY & DETENTION BASIN OUTLET CONFIGURATIONS.



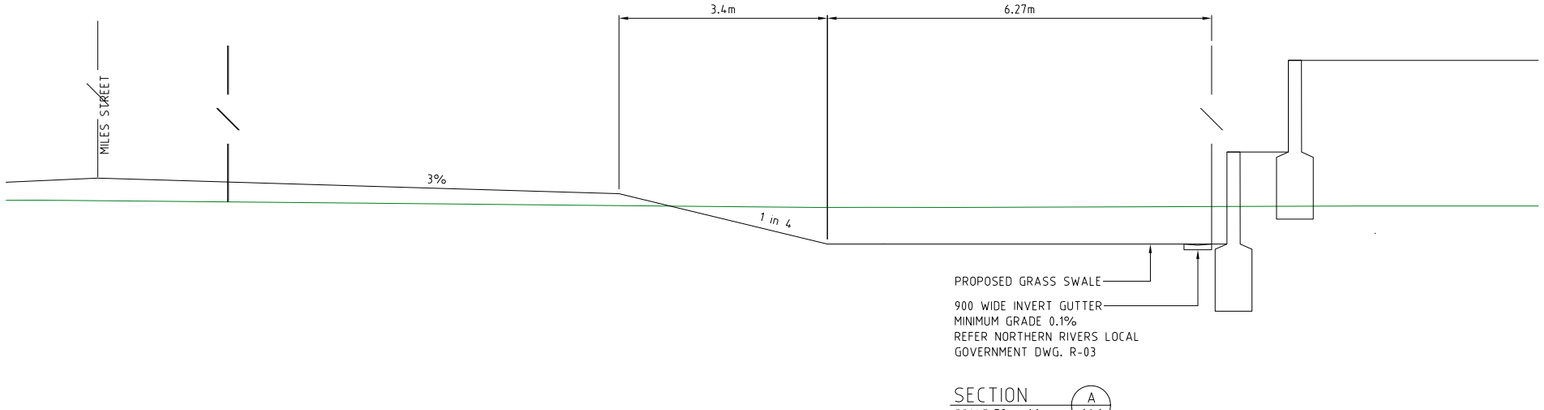
SECTION D
SCALE 50 - A1
100 - A3



SECTION C
SCALE 50 - A1
100 - A3



SECTION B
SCALE 50 - A1
100 - A3



SECTION A
SCALE 50 - A1
100 - 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 0.5 1.0 1.5 2.0 2.5m
Scale 1:50 - A1 (1:100 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	---·---·----	
CONSTRUCTION		

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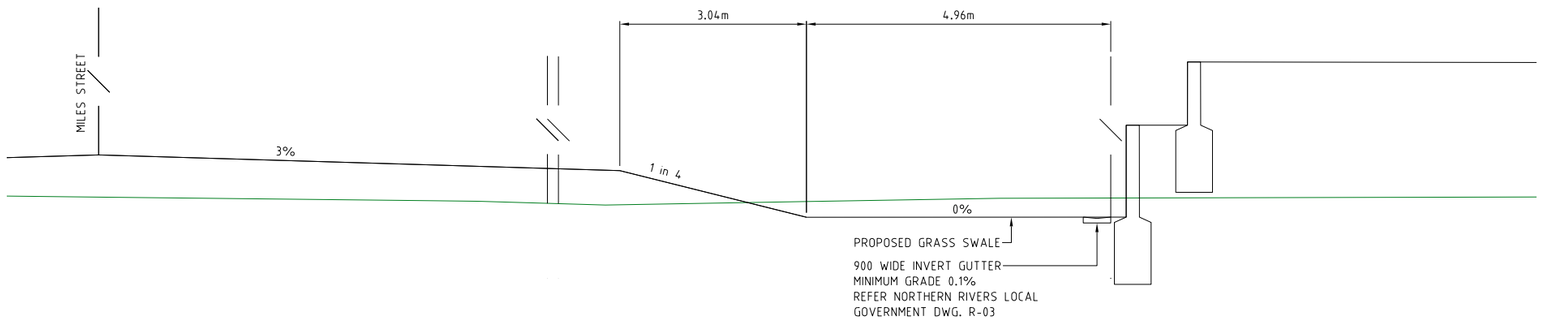
DRAWING TITLE

STORMWATER
SWALES AND STRUCTURES
CONSTRUCTION CERTIFICATE
EARTHWORKS
SECTIONS SHEET 01

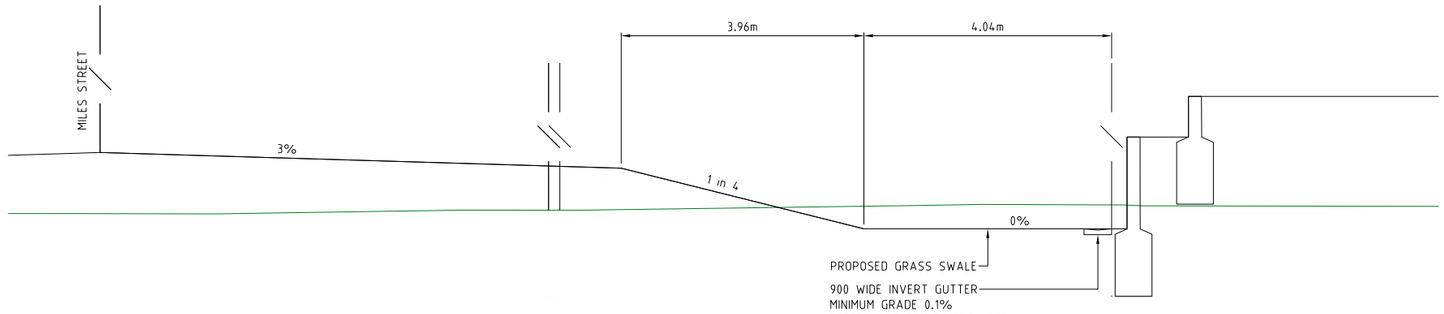
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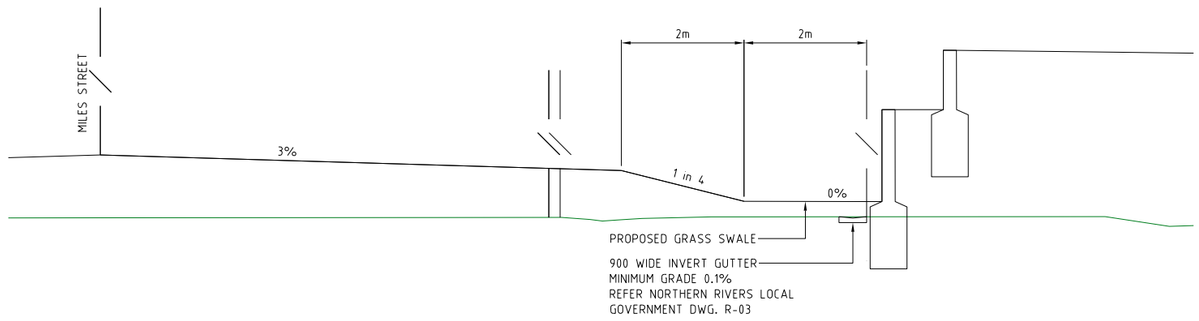
DRAWING NUMBER: 33801-PR2-647
AMEND.: A



SECTION G
SCALE 50 - A1
100 - A3
646



SECTION F
SCALE 50 - A1
100 - A3
646



SECTION E
SCALE 50 - A1
100 - A3
646

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

0 0.5 1.0 1.5 2.0 2.5m
Scale 1:50 - A1 (1:100 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	---·---·----	
CONSTRUCTION		

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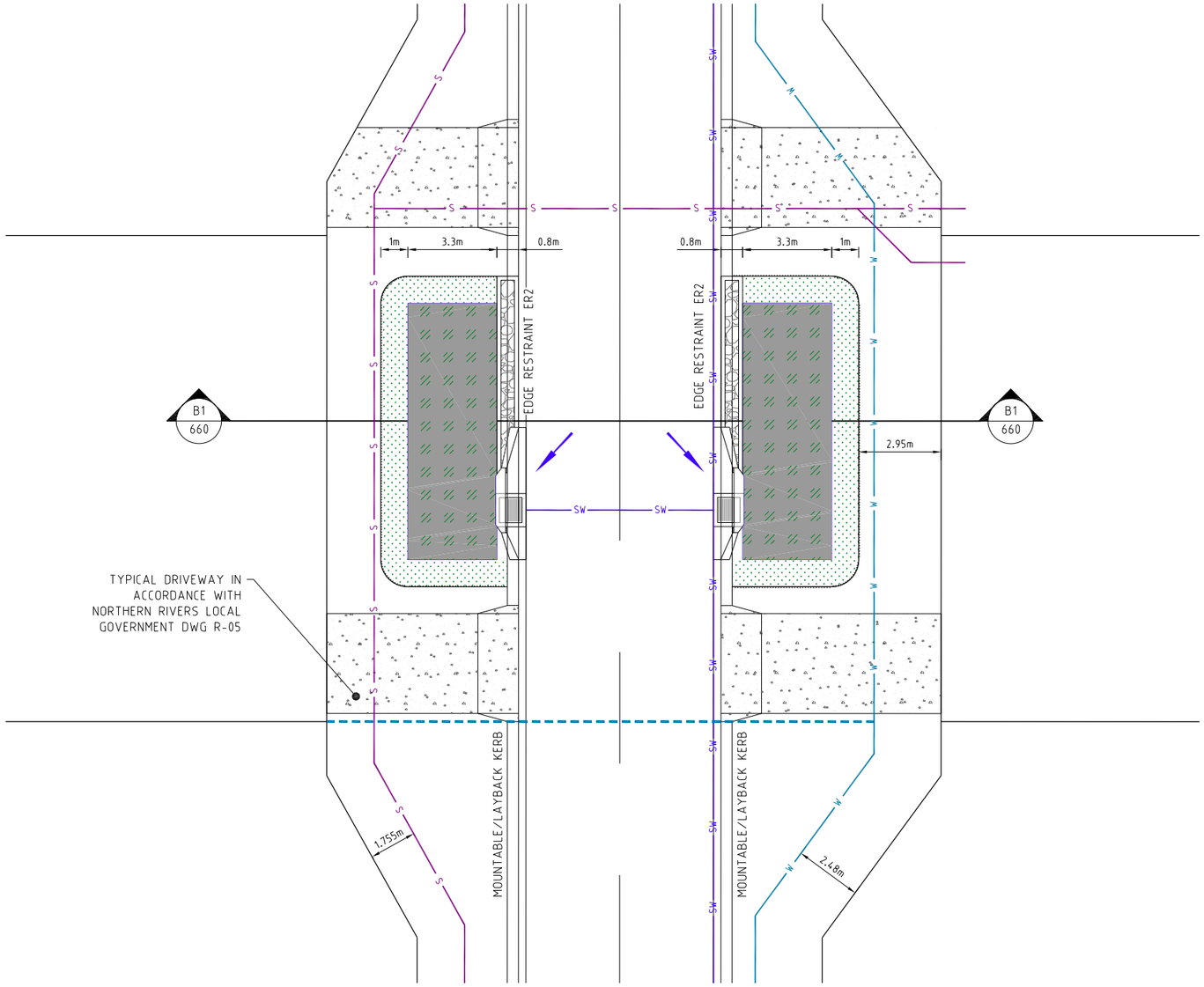
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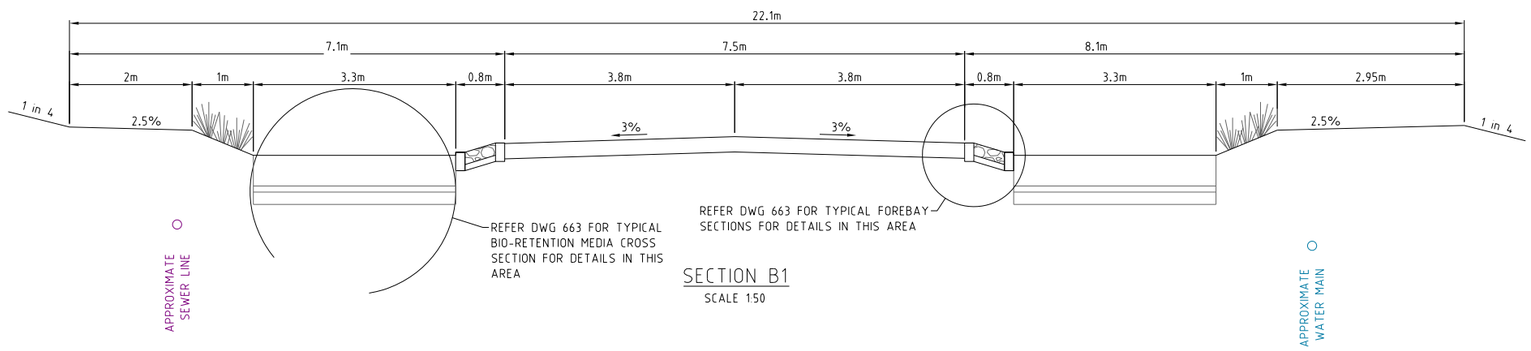
STORMWATER
SWALES AND STRUCTURES
CONSTRUCTION CERTIFICATE
EARTHWORKS
SECTIONS SHEET 02

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AMEND.: A





SECTION B1
SCALE 1:50

LEGEND

- PROPOSED PROPERTY LINE
- S — PROPOSED RISING MAIN
- SW — PROPOSED STORMWATER
- W — PROPOSED WATER
- SERVICE CONDUIT
- PROPSOED ROCK SCOUR PROTECTION
- PROPOSED FILTER MATERIAL
- PROPOSED LANDSCAPED BATTER
- PROPOSED CONCRETE
- PROPOSED FLOW DIRECTION

BIO FILTRATION NOTES

- BIO FILTRATION BASIN TO BE EXCAVTED 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

DIAL BEFORE YOU DIG www.1100.com.au

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 0.5 1.0 1.5 2.0 2.5m
Scale 1:50 - A1 (1:100 - A3)

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

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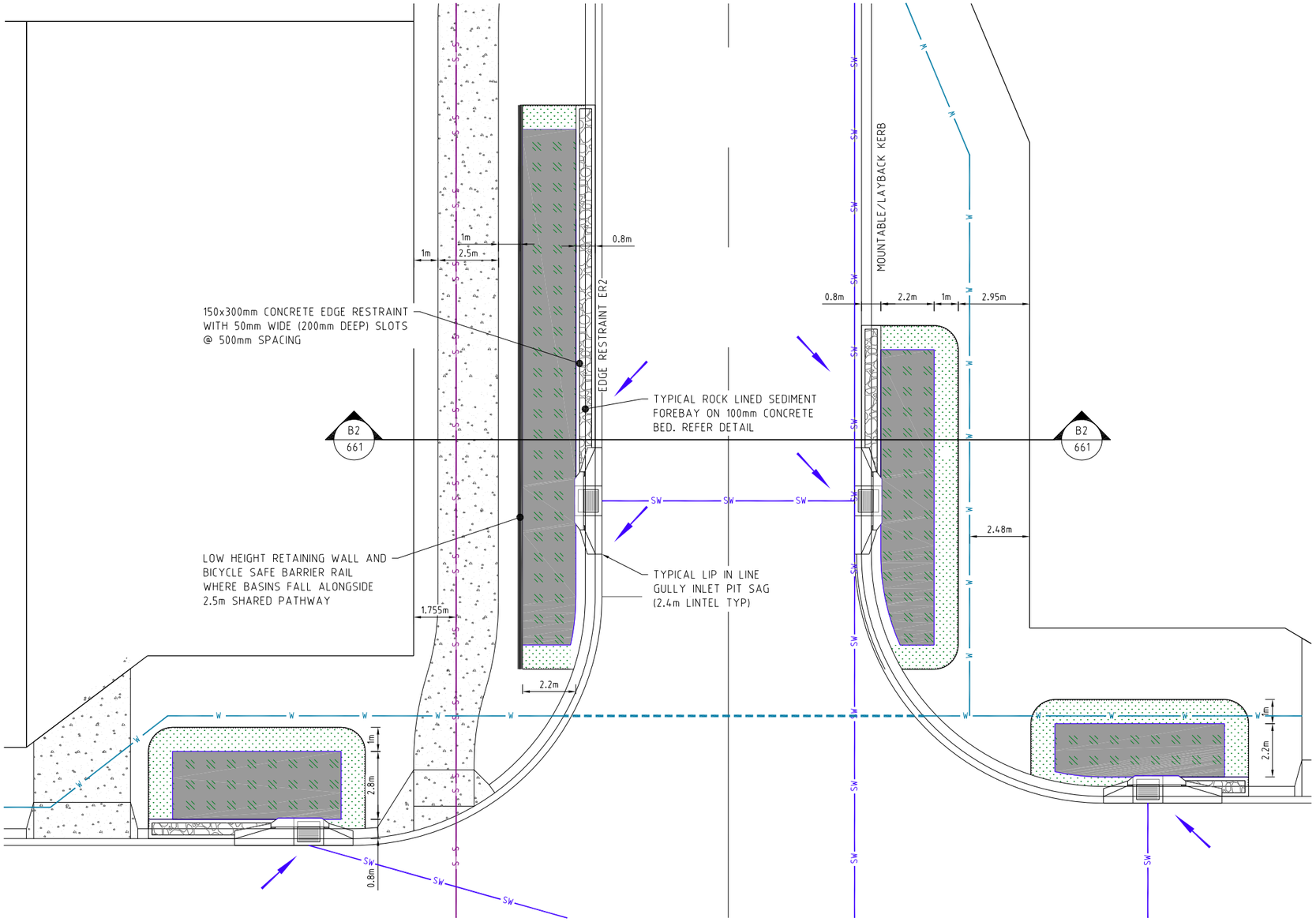
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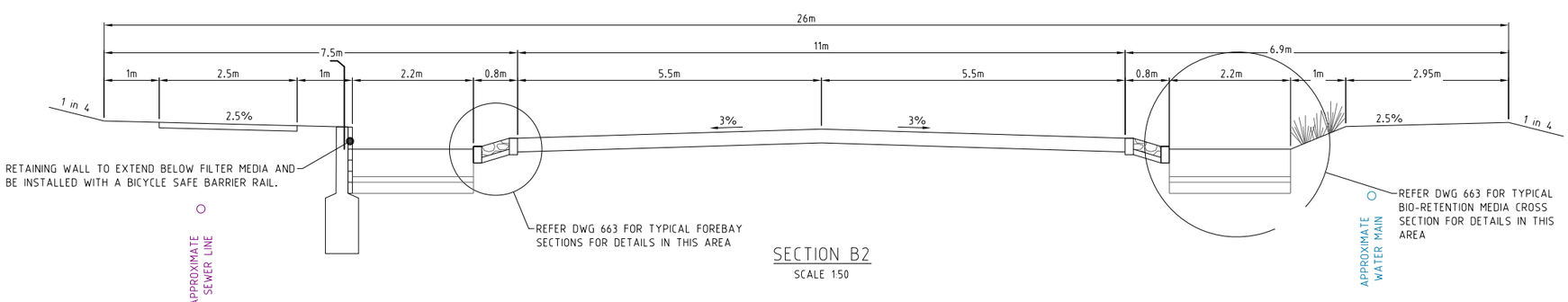
STORMWATER
TYPICAL BIO-POD
PLAN
SHEET 01

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SECTION B2
SCALE 1:50

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 0.5 1.0 1.5 2.0 2.5m
Scale 1:50 - A1 (1:100 - A3)

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

ISSUES	DATE	
TENDER		
COUNCIL	---·---·----	
CONSTRUCTION		

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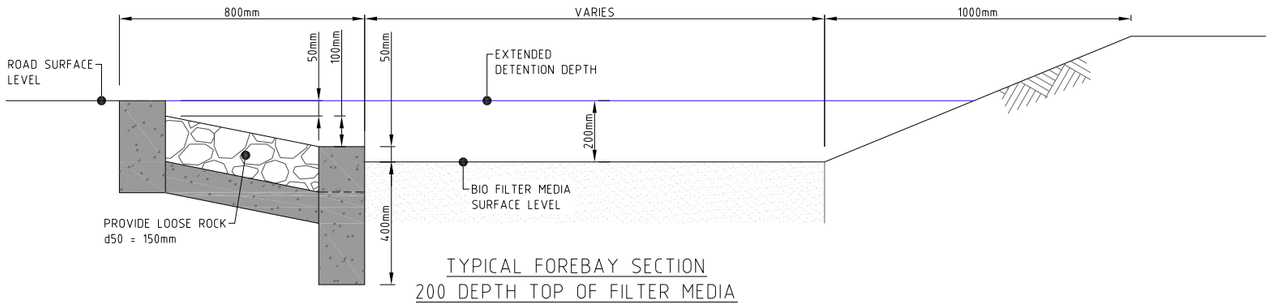
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STORMWATER
TYPICAL BIO-POD
PLAN
SHEET 02

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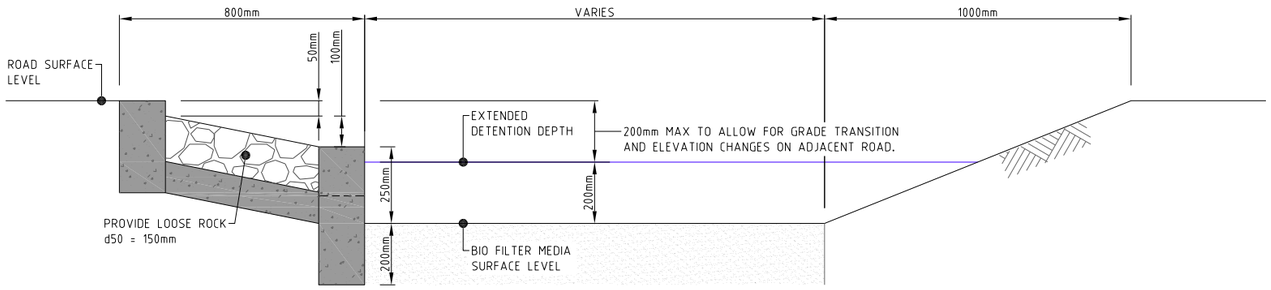
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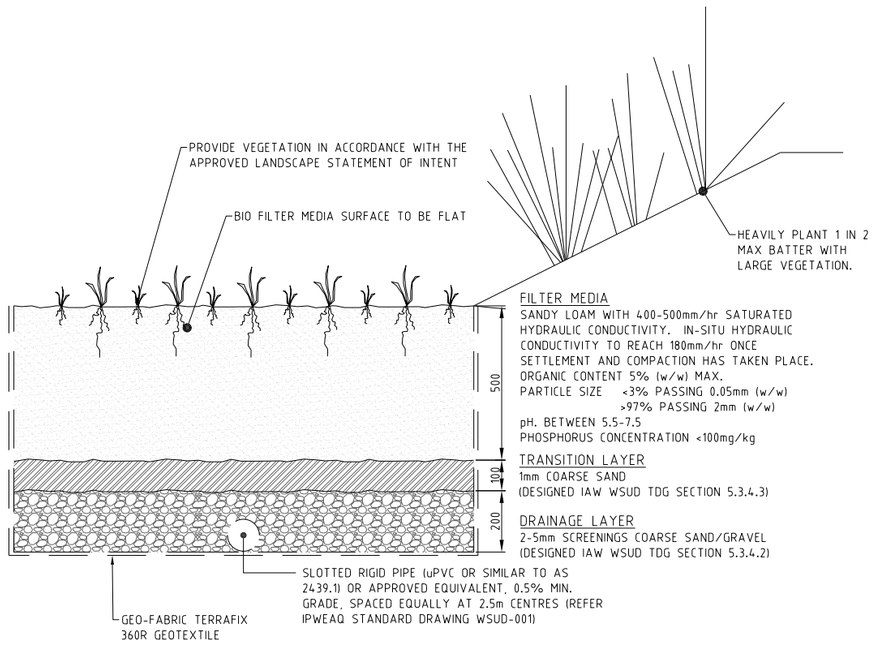
TYPICAL FOREBAY SECTION
200 DEPTH TOP OF FILTER MEDIA

N.T.S.



TYPICAL FOREBAY SECTION
400mm DEPTH TO TOP OF FILTER MEDIA

N.T.S.



TYPICAL BIO-RETENTION MEDIA CROSS SECTION

N.T.S.

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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TENDER		
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CONSTRUCTION		

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DRAWING TITLE

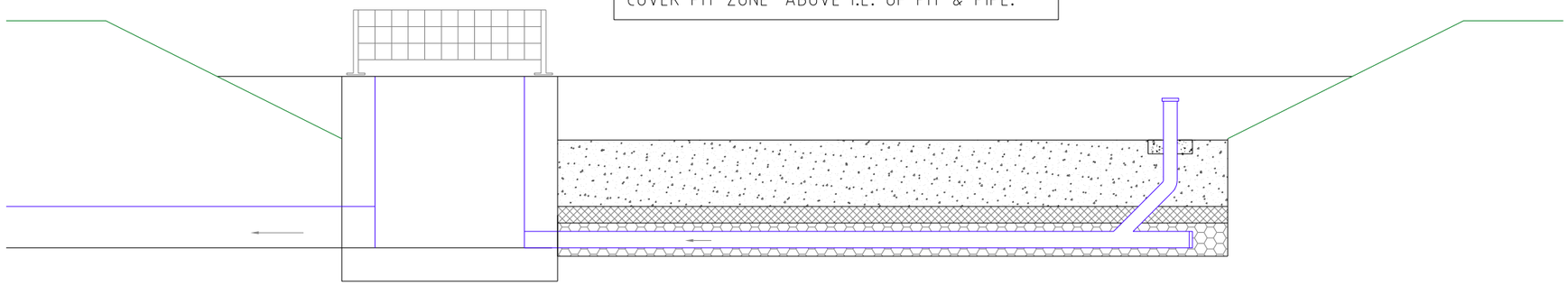
STORMWATER
TYPICAL BIO-POD
DETAILS

MORTONS urbansolutions
Urban & Regional Planning
Civil Engineering
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TREATMENT OCCURS IN THE NORMAL 'PIPE AND COVER PIT ZONE' ABOVE I.L. OF PIT & PIPE.



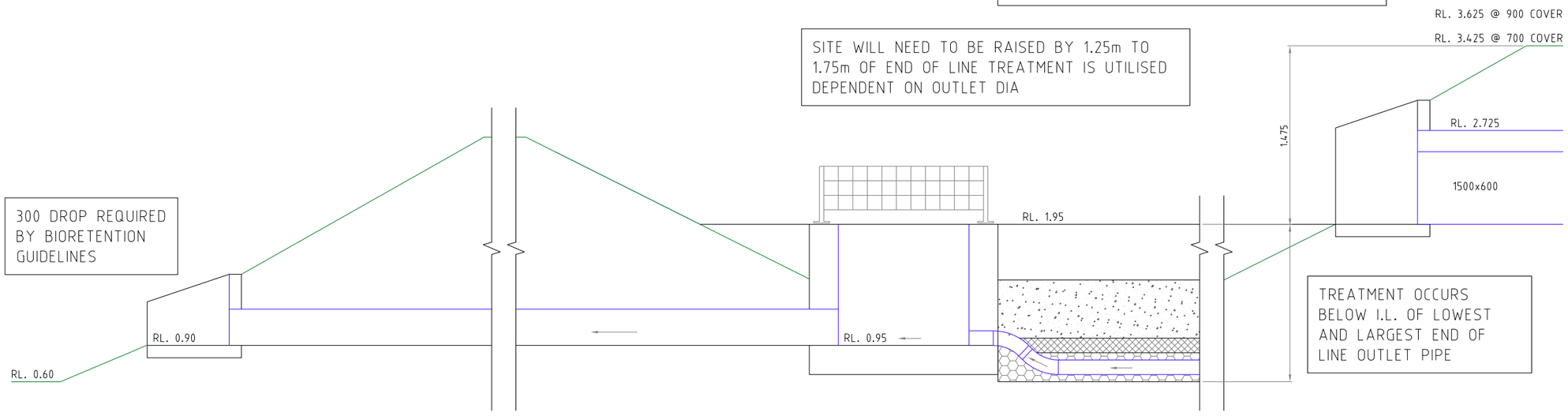
TYPICAL BIO-POD TREATMENT ARRANGEMENT

N.T.S.

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

SITE WILL NEED TO BE RAISED BY 1.25m TO 1.75m OF END OF LINE TREATMENT IS UTILISED DEPENDENT ON OUTLET DIA

300 DROP REQUIRED BY BIORETENTION GUIDELINES



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

TYPICAL END OF LINE TREATMENT ARRANGEMENT

N.T.S.

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 2 4 6 8 10m

Scale 1:200 - A1 (1:400 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	---·---·----	
CONSTRUCTION		

A	28-05-21	ISSUED FOR APPROVAL
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BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

CONCEPT
BIO-POD vrs
END OF LINE TREATMENT

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Civil Engineering
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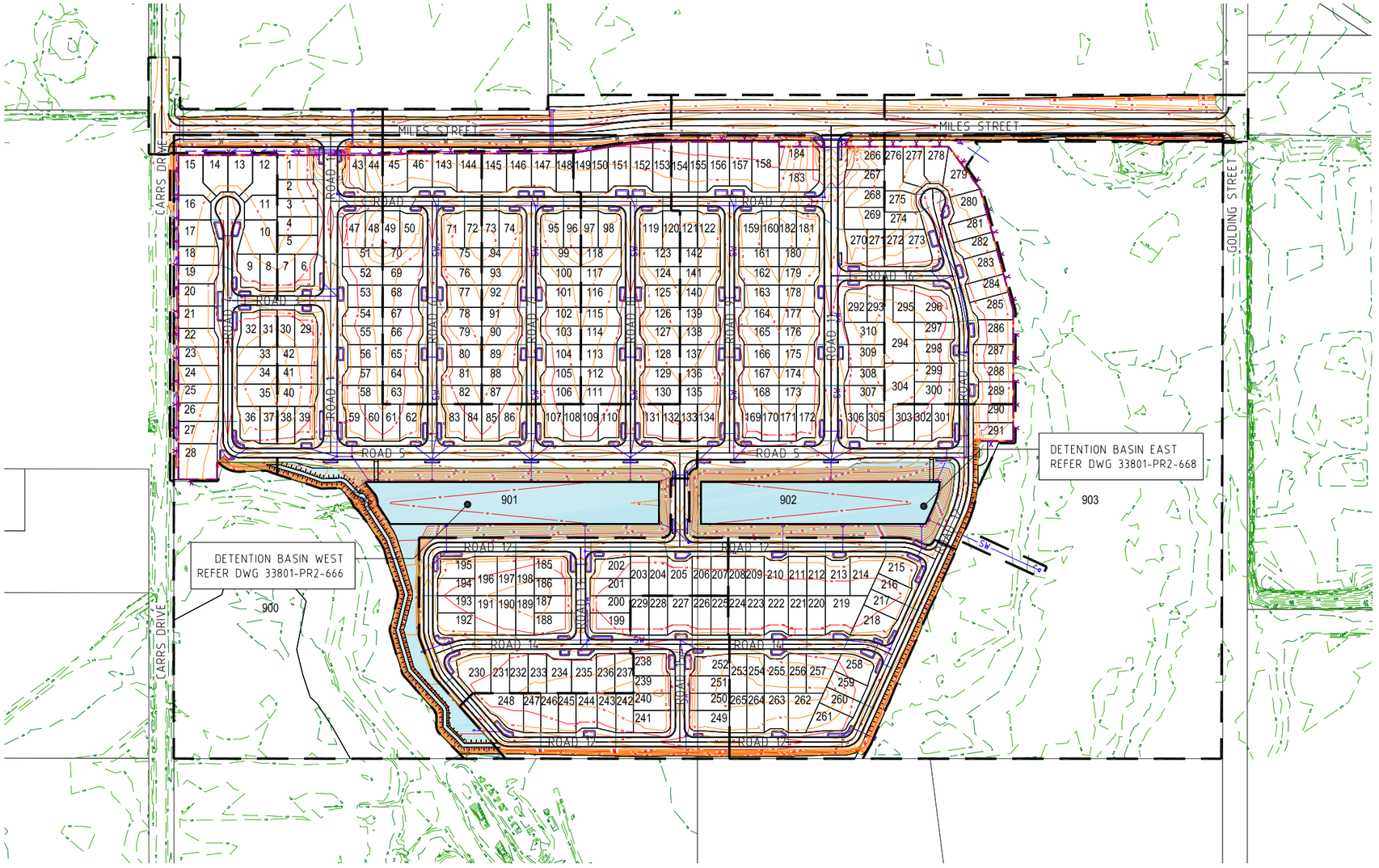
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AMEND.: A



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

LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- DESIGN CONTOURS
- CATCHMENT BOUNDARY (MAJOR)
- 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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	----·---·----	
CONSTRUCTION		

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BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

DETENTION BASINS
OVERALL PLAN

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Urban & Regional Planning
Civil Engineering
Project Coordination

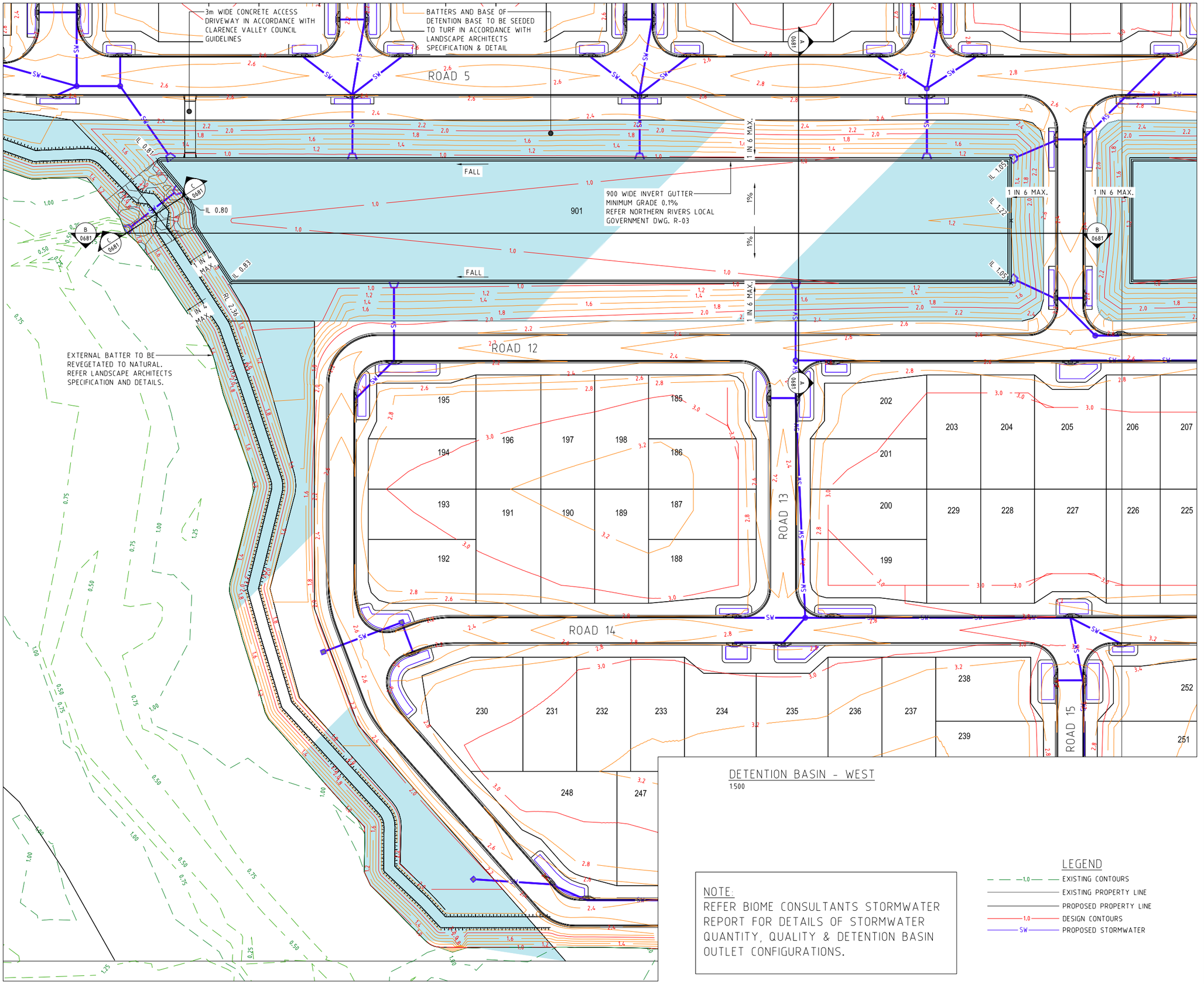
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33801-PR2-665	A



DETENTION BASIN - WEST
1:500

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

LEGEND
- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- DESIGN CONTOURS
- 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

NORTH

0 15 30 45 60 75m
Scale 1:1500 - A1 (1:3000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	----·---·----	
CONSTRUCTION		

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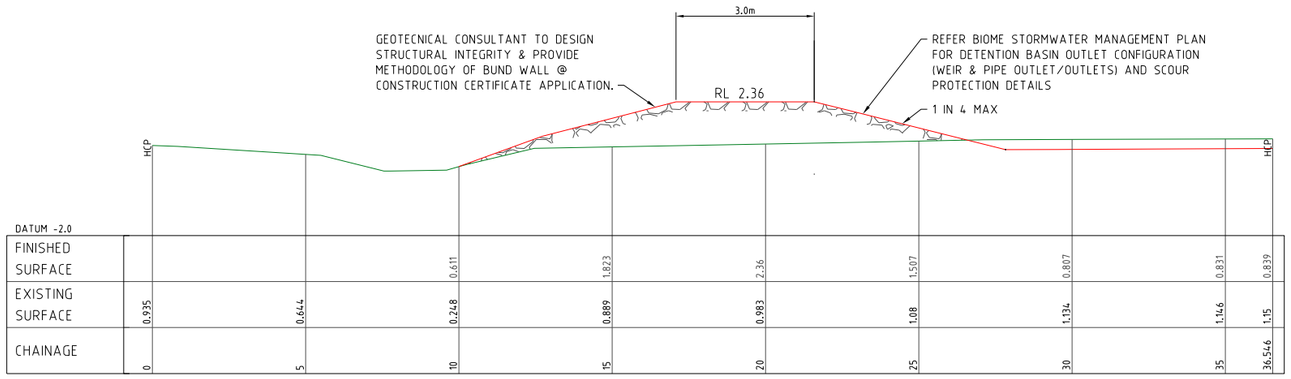
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DETENTION BASIN
WEST
PLAN & DETAILS

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Urban & Regional Planning
Civil Engineering
Project Coordination
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APPROVED	RPEQ 4706	DATE 28-05-21

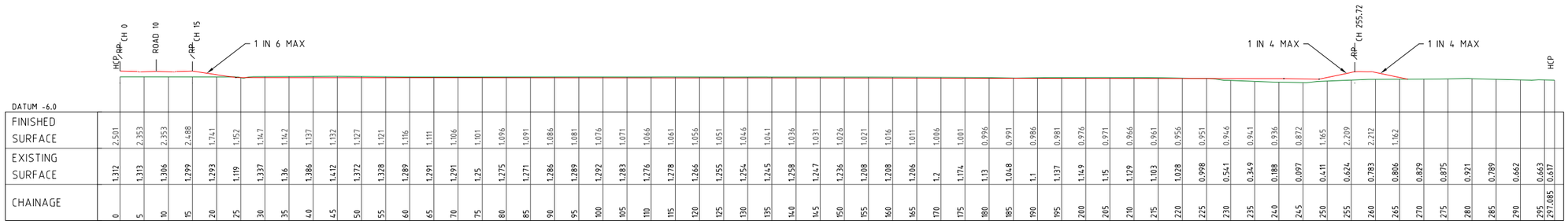
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33801-PR2-666	A



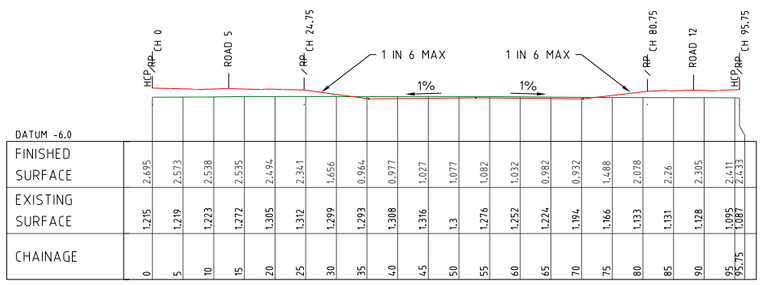
SECTION C
SCALE 1:500 - A1 1:1000 - A3
066

TYPICAL BUND DETAILS FOR DETENTION BASIN WEST & EAST

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



SECTION B
SCALE 1:500 - A1 1:1000 - A3
066



SECTION A
SCALE 1:500 - A1 1:1000 - A3
066

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	----.----.----	
CONSTRUCTION		

PRE	DATE	AMENDMENT
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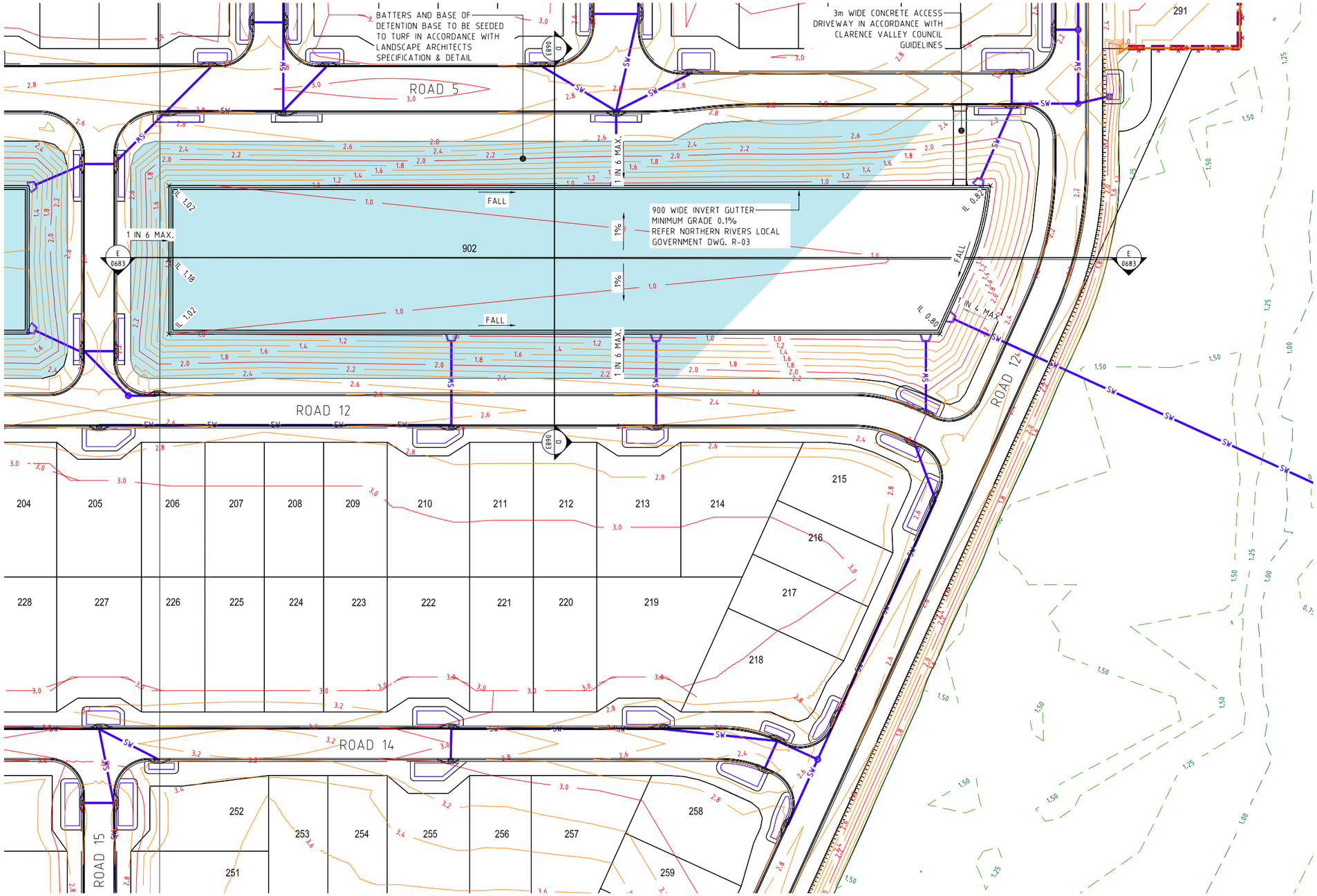
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DETENTION BASIN
WEST
SECTIONS

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AMEND.: A



DETENTION BASIN - EAST
1:500

NOTE:
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LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- DESIGN CONTOURS
- 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

Scale 1:1500 - A1 (1:3000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	----.----.----
CONSTRUCTION	

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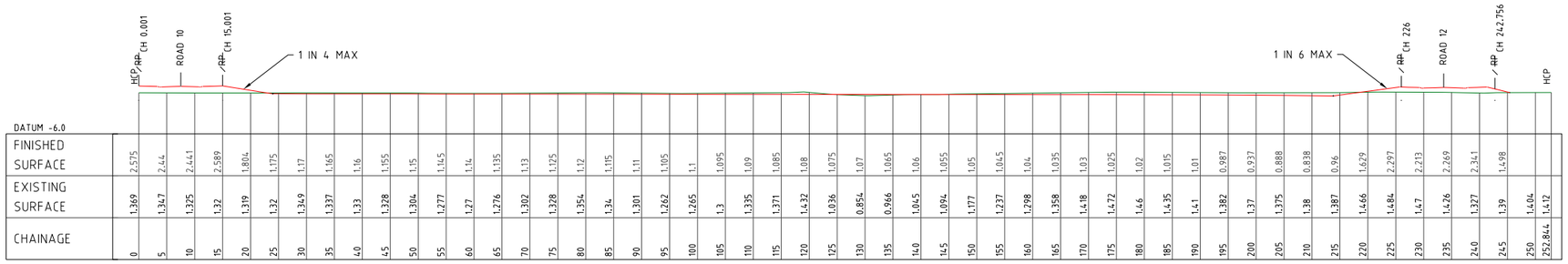
DRAWING TITLE

DETENTION BASIN
EAST
PLAN & DETAILS

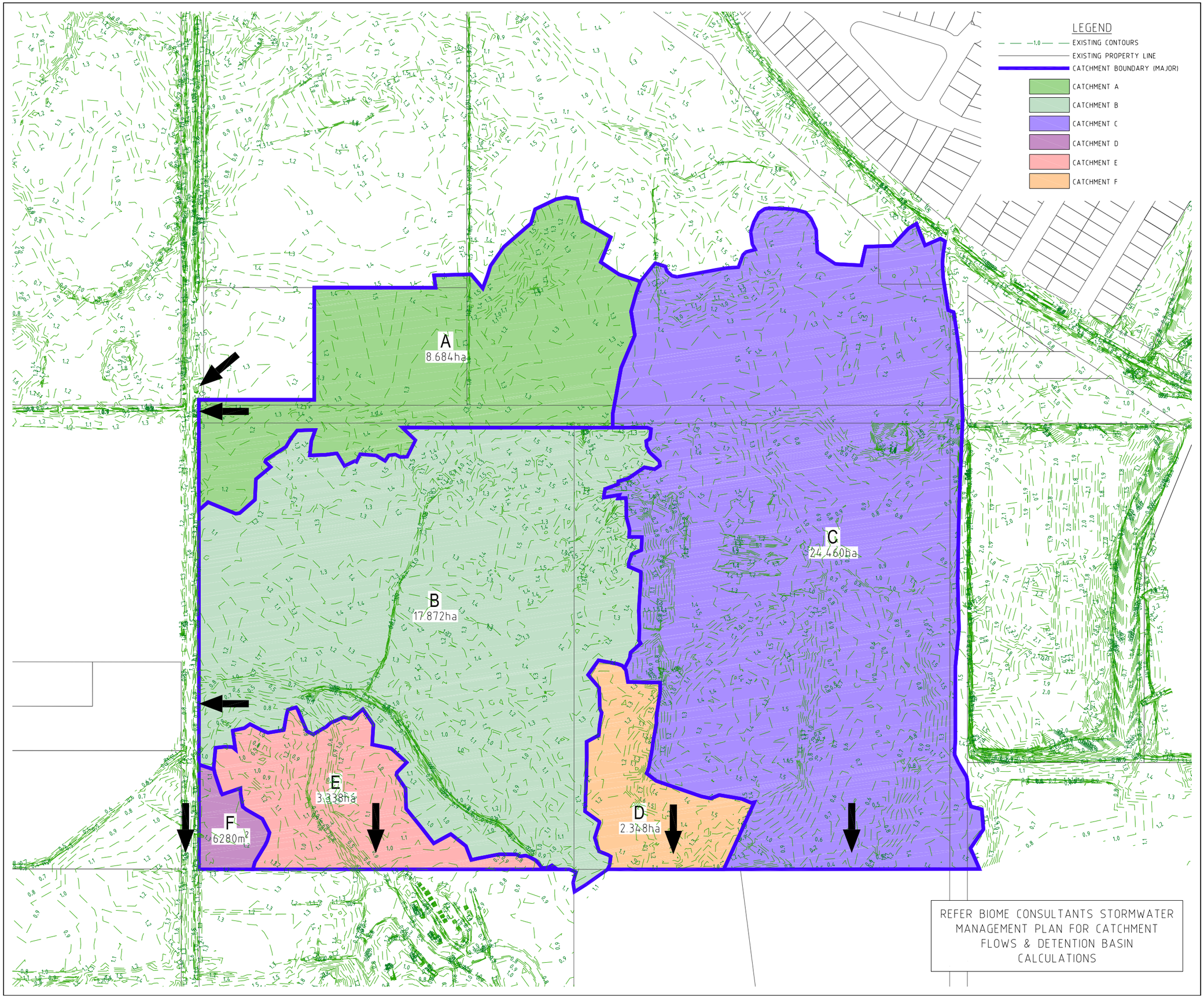
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APPROVED		RPEQ 4706	DATE 28-05-21

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HCP
RP CH 0.001
ROAD 10
RP CH 15.001
1 IN 4 MAX
1 IN 6 MAX
RP CH 226
ROAD 12
RP CH 242.756
HCP

| DATUM -6.0 | | |



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
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	----·----·----	
CONSTRUCTION		

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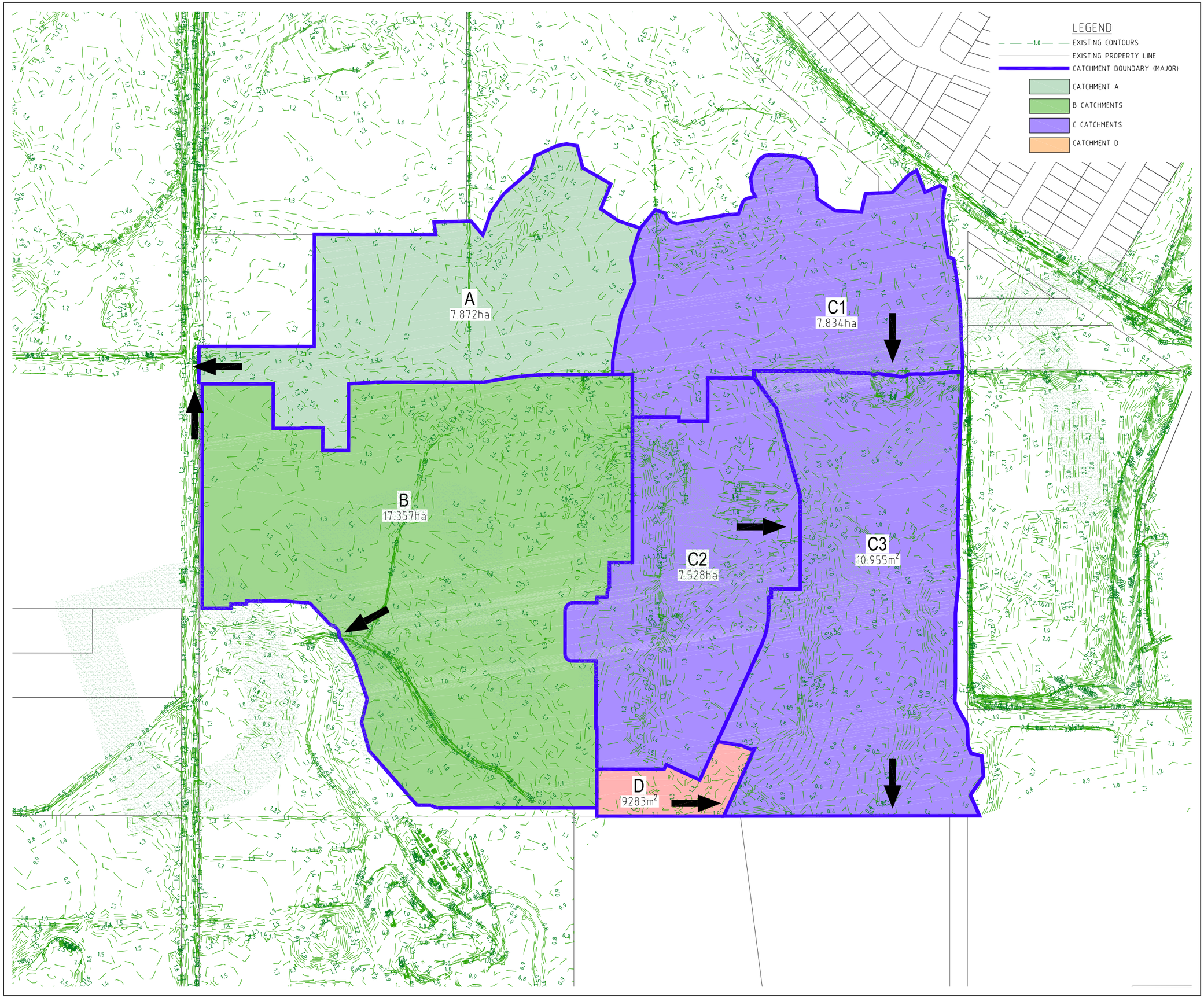
DRAWING TITLE

STORMWATER
EXISTING
CATCHMENT PLAN

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33801-PR2-670	A



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

ISSUES	DATE	
TENDER		
COUNCIL	----"----"----	
CONSTRUCTION	"	

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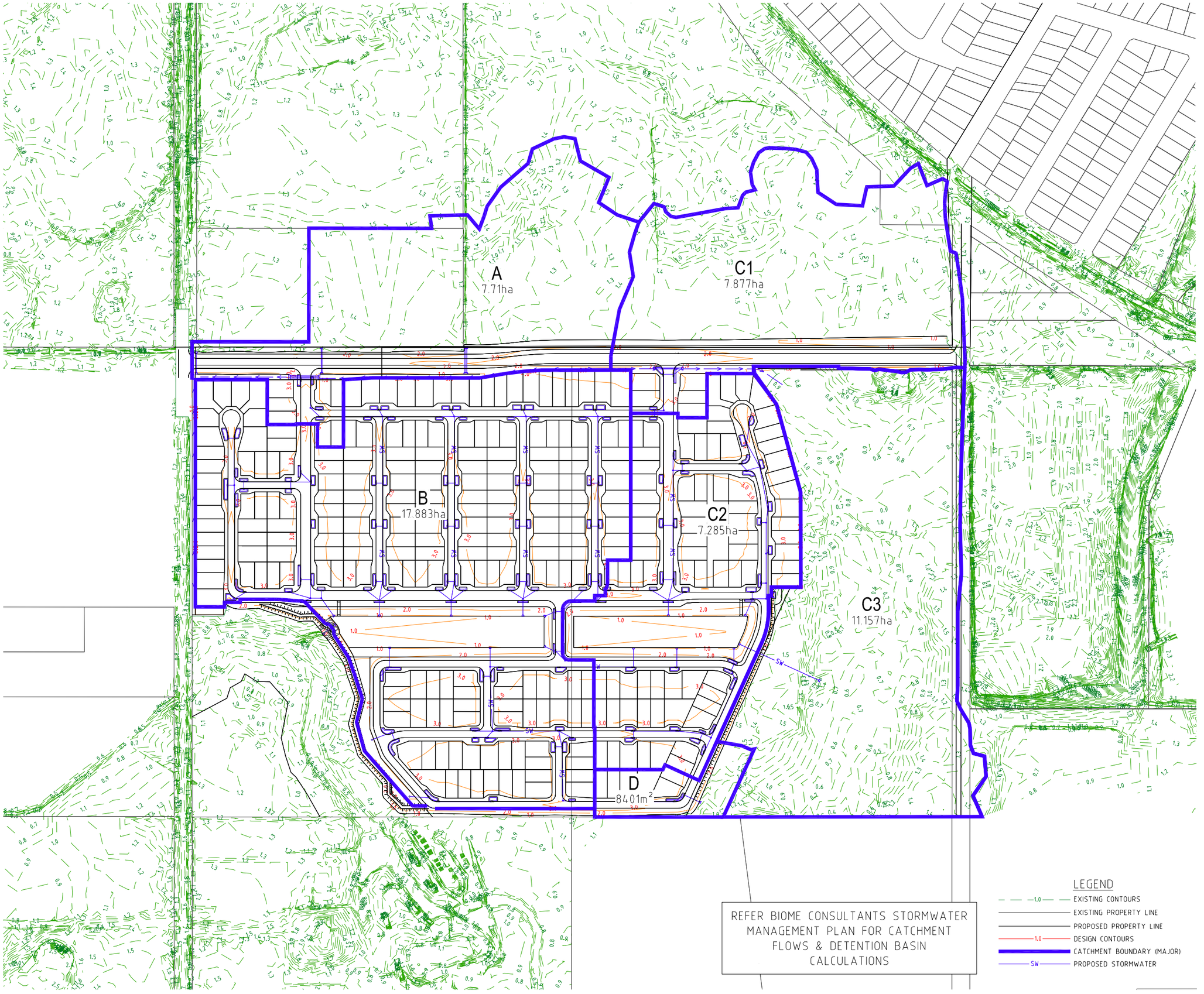
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STORMWATER
DEVELOPED CATCHMENTS

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33801-PR2-671	A



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

ISSUES	DATE	
TENDER		
COUNCIL	----·----·----	
CONSTRUCTION		

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DRAWING TITLE

STORMWATER
CATCHMENT PLAN
MAJOR

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Urban & Regional Planning
Civil Engineering
Project Coordination

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33801-PR2-672	A

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.

MILES STREET

CARRS DRIVE

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD 6

ROAD 7

ROAD 8

ROAD 9

ROAD 11

ROAD 16

ROAD 17

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

ISSUES	DATE	
TENDER		
COUNCIL	----.----.----	
CONSTRUCTION		

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DRAWING TITLE

STORMWATER
CATCHMENT PLAN
MINOR
SHEET 01

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Civil Engineering
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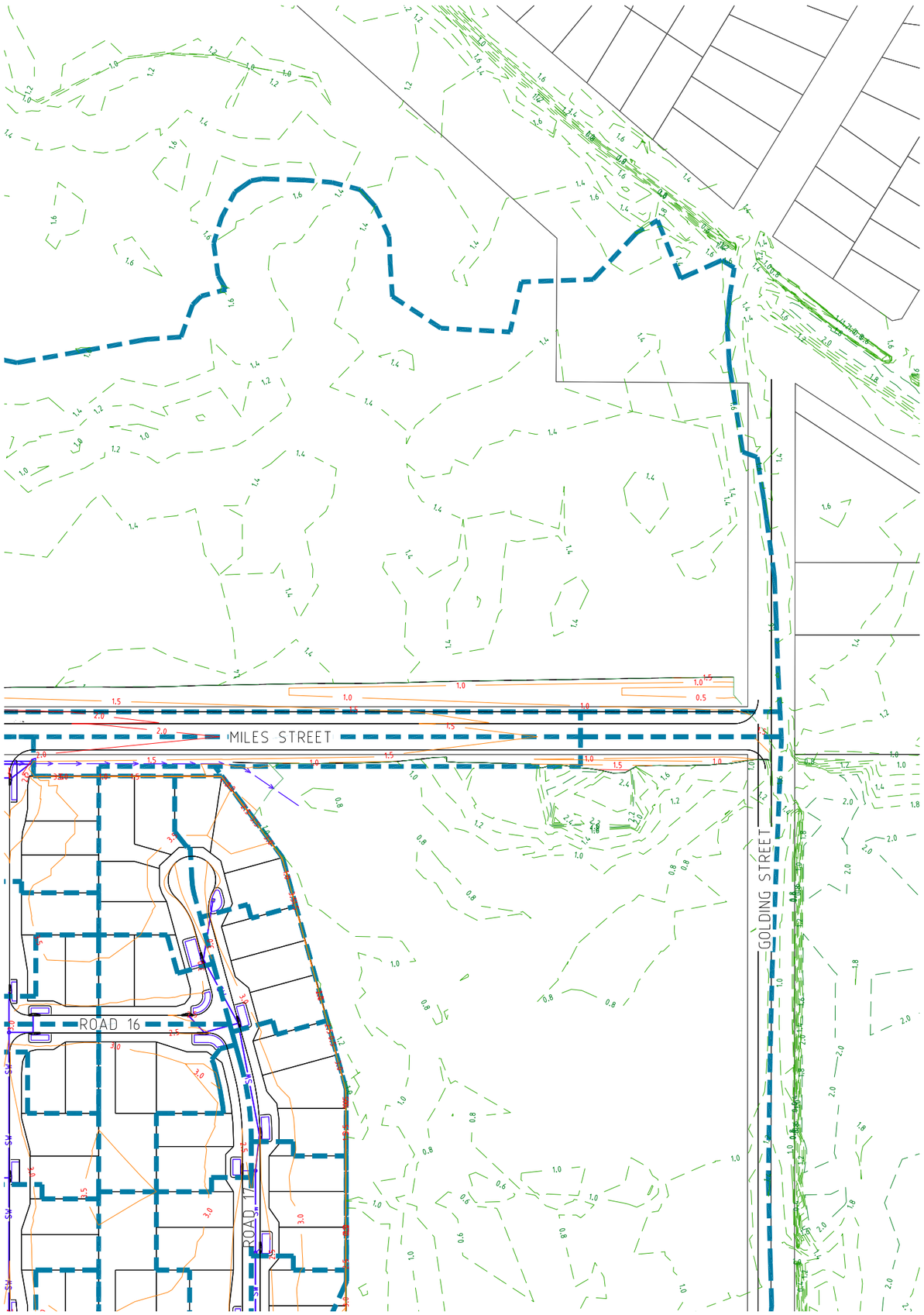
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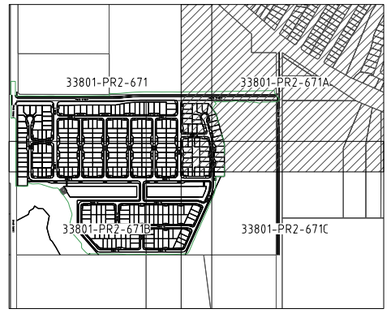
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AMEND.: A



SHEET LAYOUT



LEGEND

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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	----.----.----	
CONSTRUCTION		

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DRAWING TITLE

STORMWATER
CATCHMENT PLAN
MINOR
SHEET 02

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Civil Engineering
Project Coordination

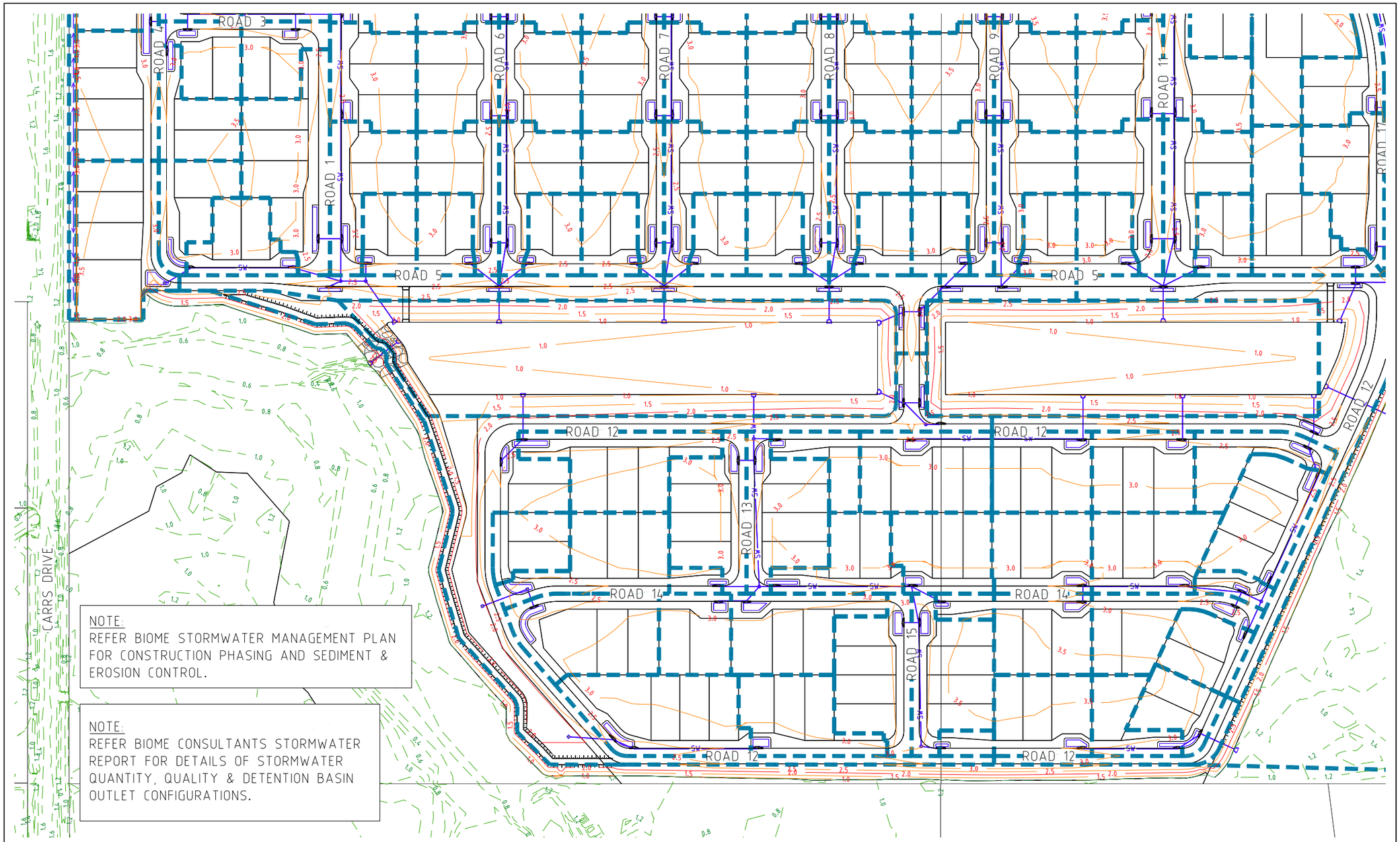
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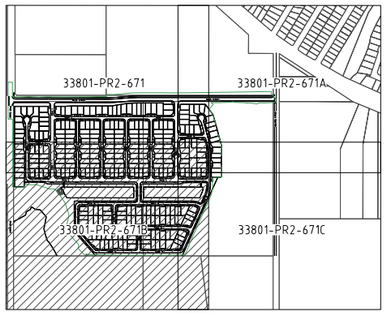
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33801-PR2-674	A



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.

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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	----·----·----	
CONSTRUCTION		

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STORMWATER
CATCHMENT PLAN
MINOR
SHEET 03

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Project Coordination

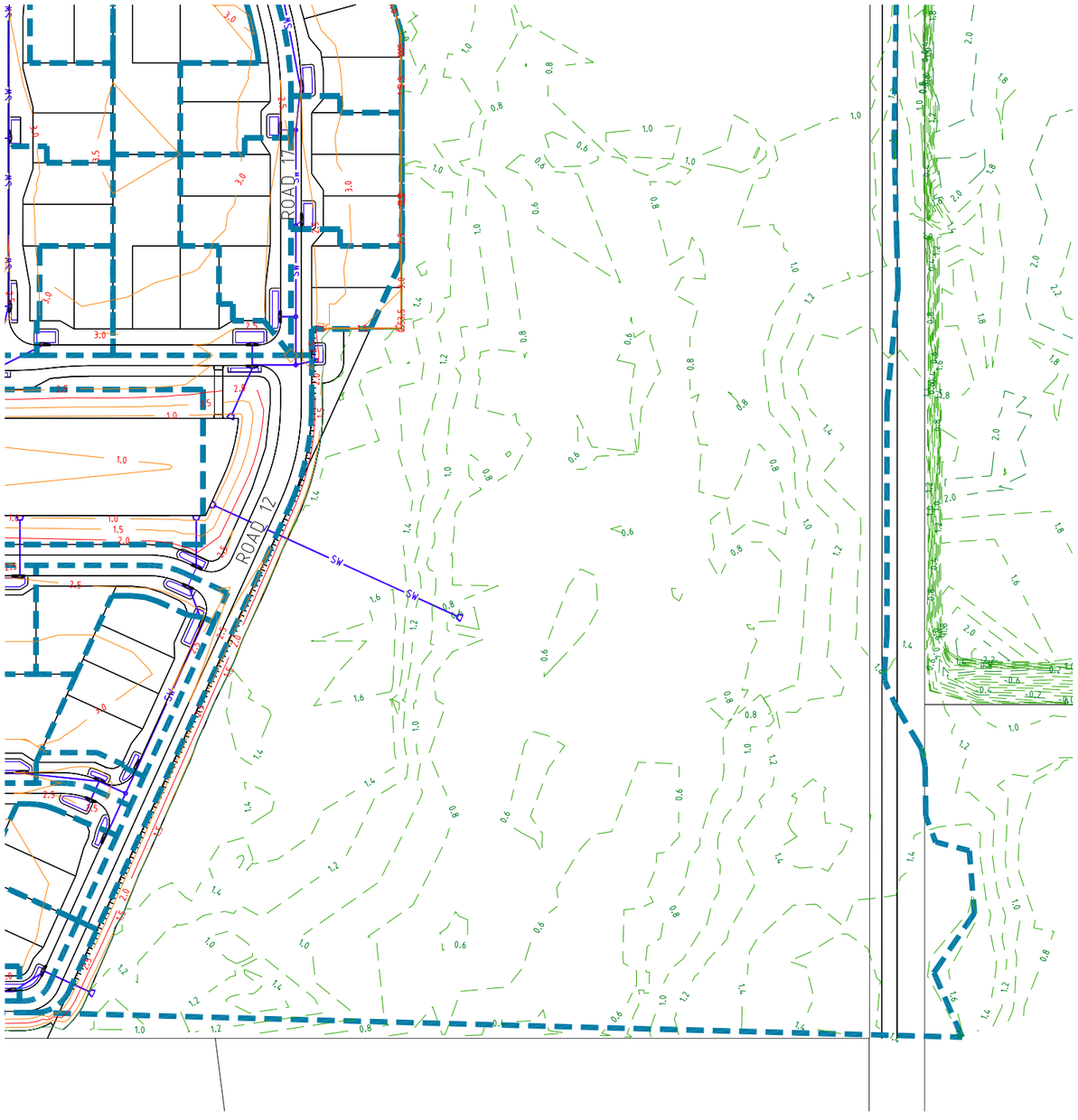
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Tel 07 5571 1099

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Gold Coast Office
Suite 9, 19 Short St
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APPROVED		RPEQ 4706	DATE 28-05-21

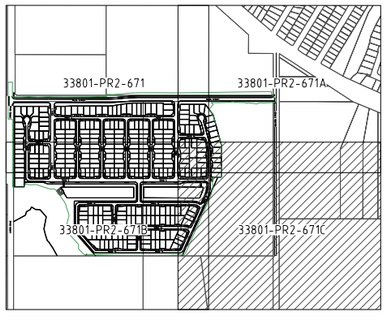
DRAWING NUMBER	AMEND.
33801-PR2-675	A



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.

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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	----·---·----	
CONSTRUCTION		

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ASSOCIATED CONSULTANTS

BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

STORMWATER
CATCHMENT PLAN
MINOR
SHEET 04

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Urban & Regional Planning
Civil Engineering
Project Coordination

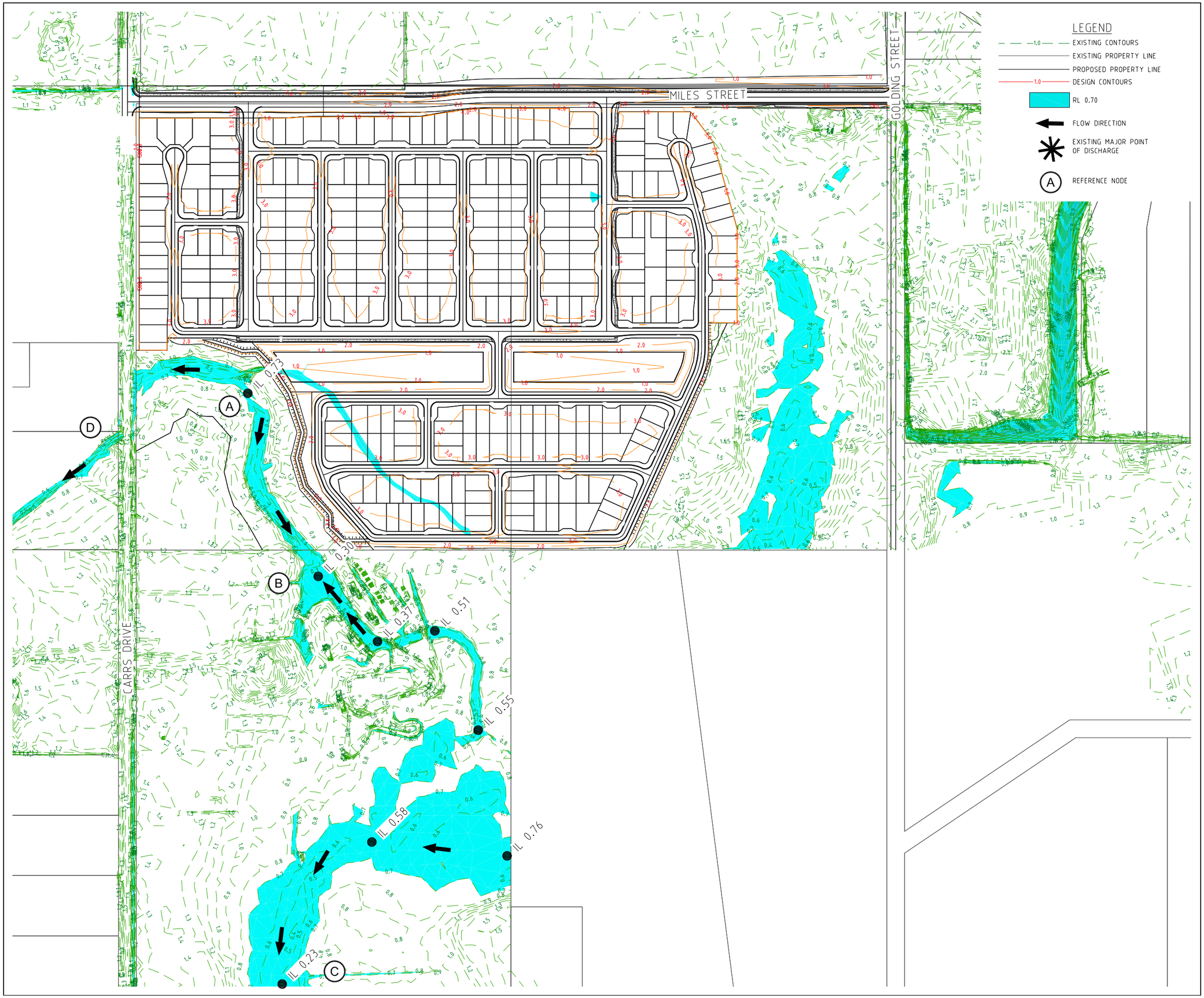
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PROJECT NAME

YAMBA GARDENS

PRELIMINARY

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MILES ST, YAMBA NSW 2464
LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	----.----.----	
CONSTRUCTION		

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DRAWING TITLE

STORMWATER
NATURAL FLOW PATHS
@ RL 0.70

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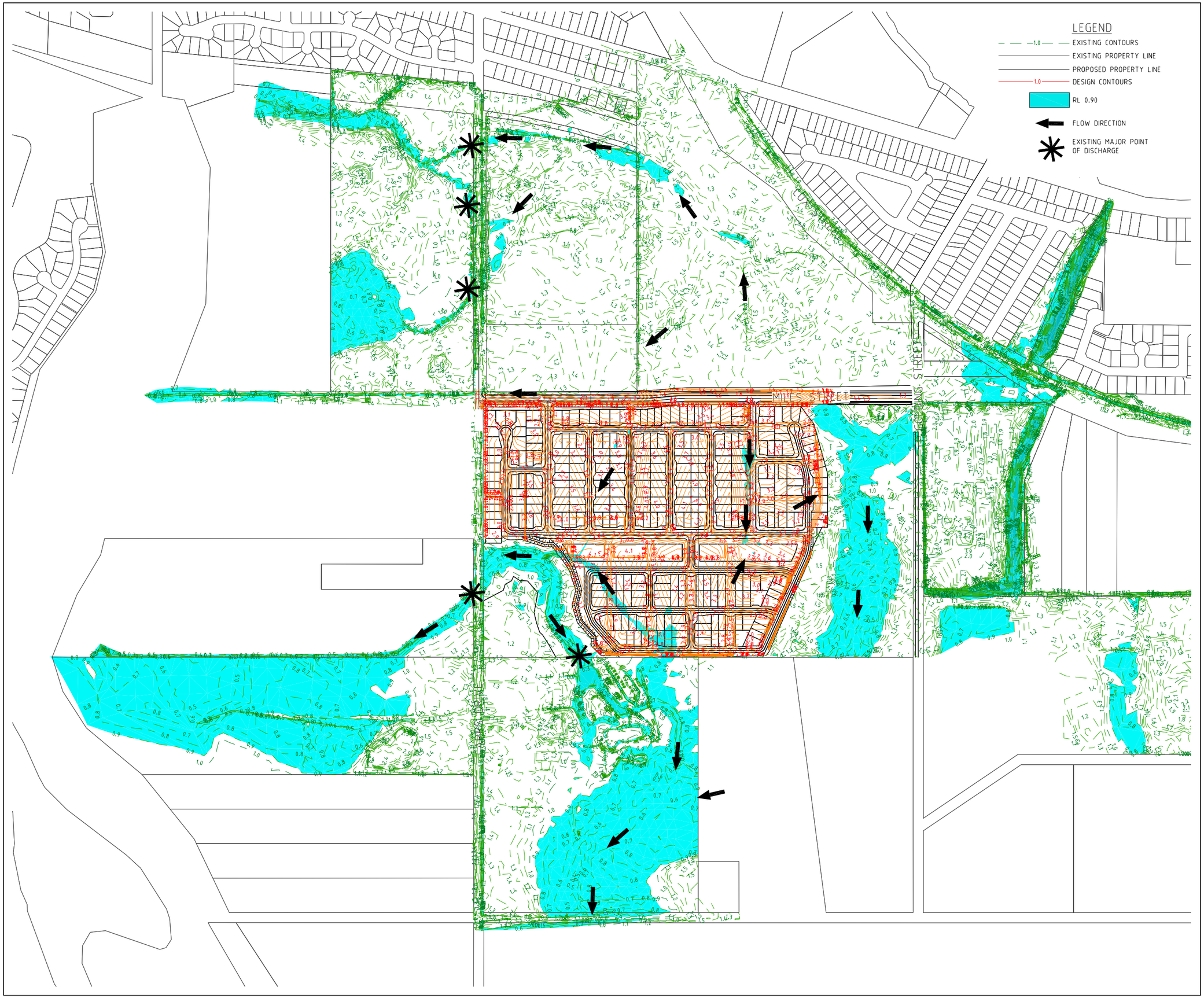
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APPROVED	RPEQ 4706 DATE 28-05-21

DRAWING NUMBER 33801-PR2-677 AMEND. A



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

ISSUES	DATE	
TENDER		
COUNCIL	----.----.----	
CONSTRUCTION		

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DRAWING TITLE

STORMWATER
NATURAL FLOW PATHS
@ RL 0.90

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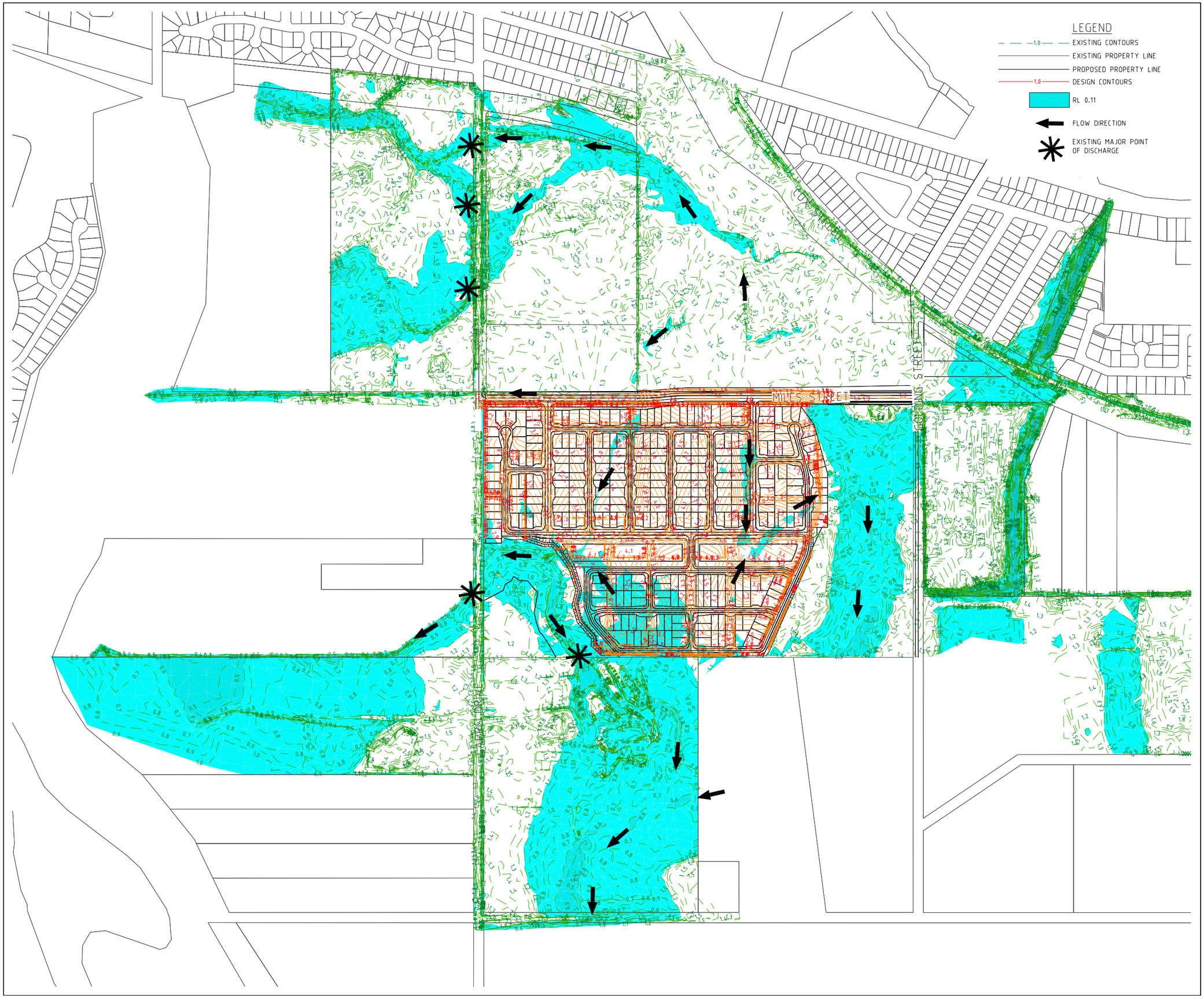
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STORMWATER
NATURAL FLOW PATHS
@ RL1.10

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WATER NOTES

VEGETATION PROTECTION

A. TREES LOCATED ALONG THE FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
B. WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD GIRDLES SHALL BE CONSTRUCTED WITH 1.8m BATTENS CLOSELY SPACED & ARRANGED VERTICALLY FROM GROUND LEVEL. GIRDLES SHALL BE STRAPPED TO TREES PRIOR TO CONSTRUCTION & REMAIN UNTIL COMPLETION.
C. 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.
D. ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

SOIL

A. TOPSOIL & SUBSOIL SHALL BE STOCKPILED SEPARATELY.
B. CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
C. 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

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

REHABILITATION

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

GENERAL NOTES

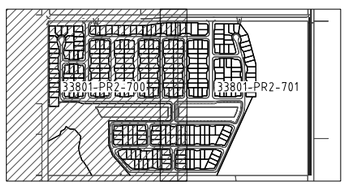
1. ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT WATER SERVICE ASSOCIATION OF AUSTRALIA (W.S.A.A.) SPECIFICATIONS AND STANDARDS, CLARENCE VALLEY COUNCIL DEVELOPMENT DESIGN SPECIFICATIONS D11 AND WEST YAMBA URBAN RELEASE AREA WATER SUPPLY AND SEWER SERVICING STRATEGY REPORT.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS & WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. CONDUITS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWINGS.
4. A WATER METER SUPPLIED AT THE DEVELOPER'S COST, IS TO BE INSTALLED AT THE SERVICE POINT OF EACH LOT IN ACCORDANCE WITH CLARENCE VALLEY COUNCIL DEVELOPMENT DESIGN SPECIFICATIONS D11.
5. THE CONSTRUCTION OF THE WATER RETICULATION WORK SHOWN ON THIS DRAWING MUST BE SUPERVISED BY AN APPROPRIATELY CERTIFIED ENGINEER IN ACCORDANCE WITH CLARENCE VALLEY COUNCIL DEVELOPMENT DESIGN SPECIFICATIONS D11. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT TO THE RETICULATION SYSTEM.

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

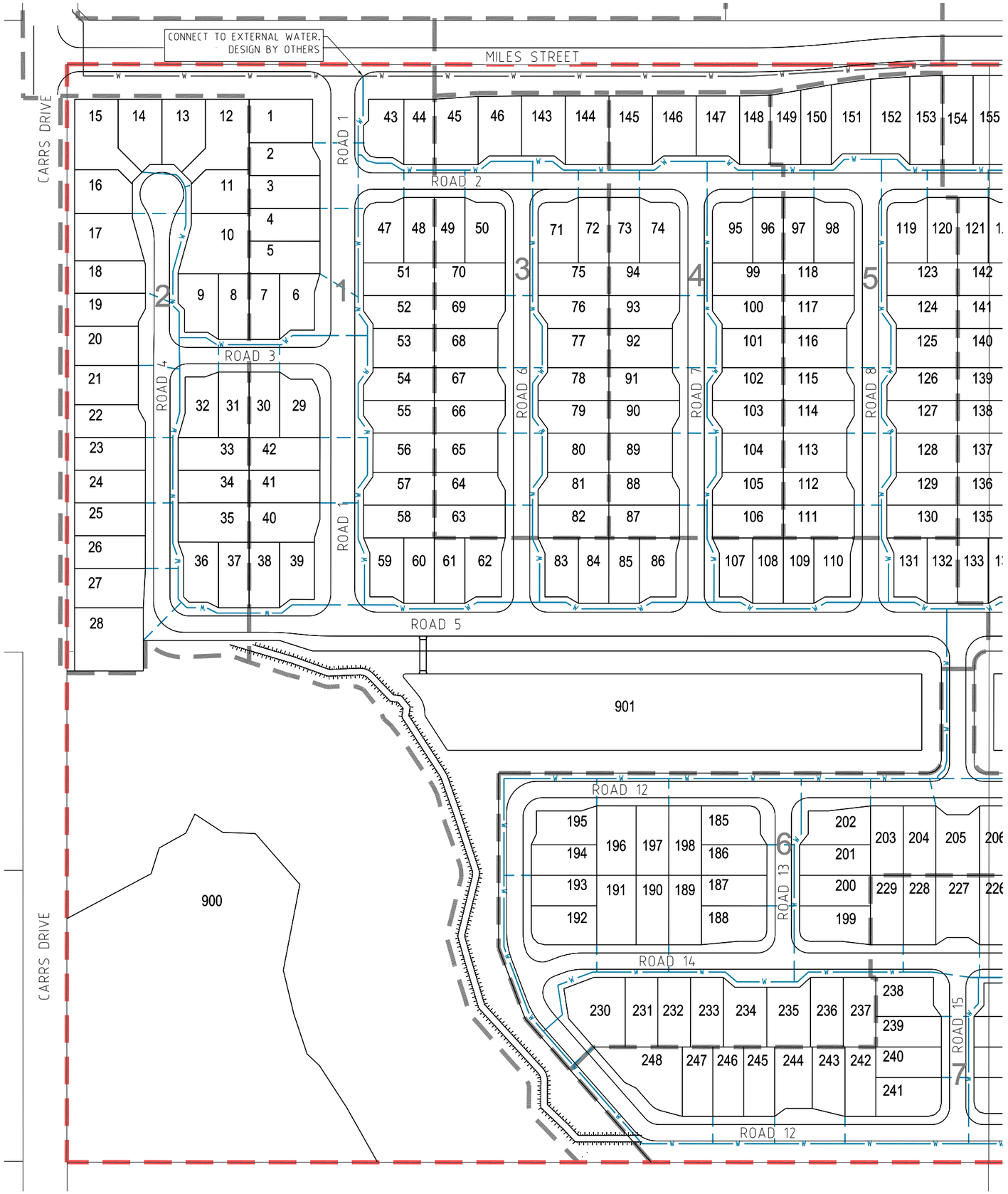
LEGEND

- 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



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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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	----.----.----	
CONSTRUCTION		

PRE	DATE	AMENDMENT
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BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

WATER RETICULATION PLAN SHEET 01

PRELIMINARY ISSUE

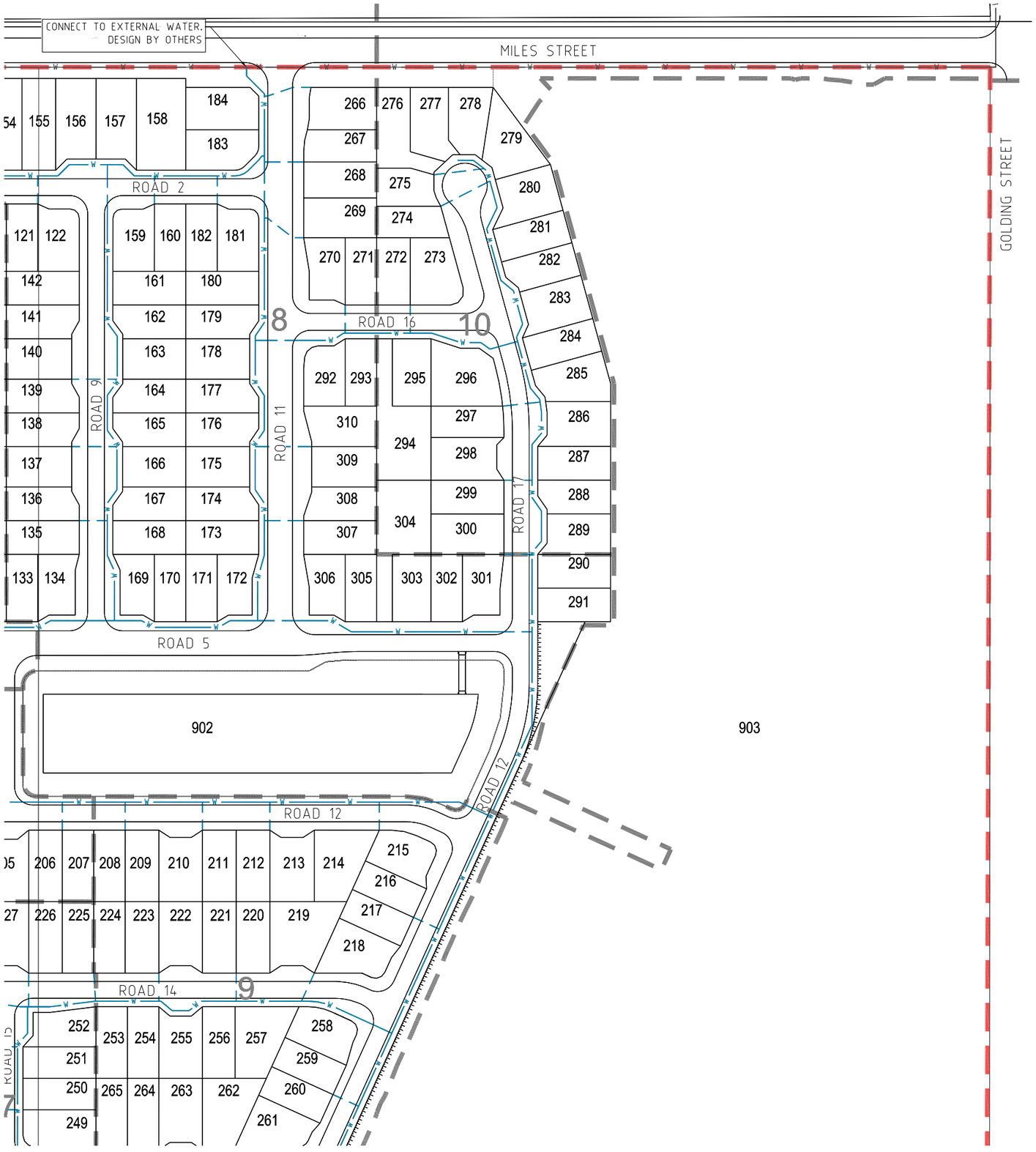
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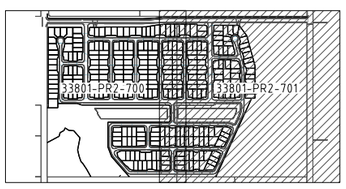
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33801-PR2-700	A

LEGEND

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- 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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	---·---·----	
CONSTRUCTION		

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BIOME WATER AND ENVIRONMENTAL CONSULTING

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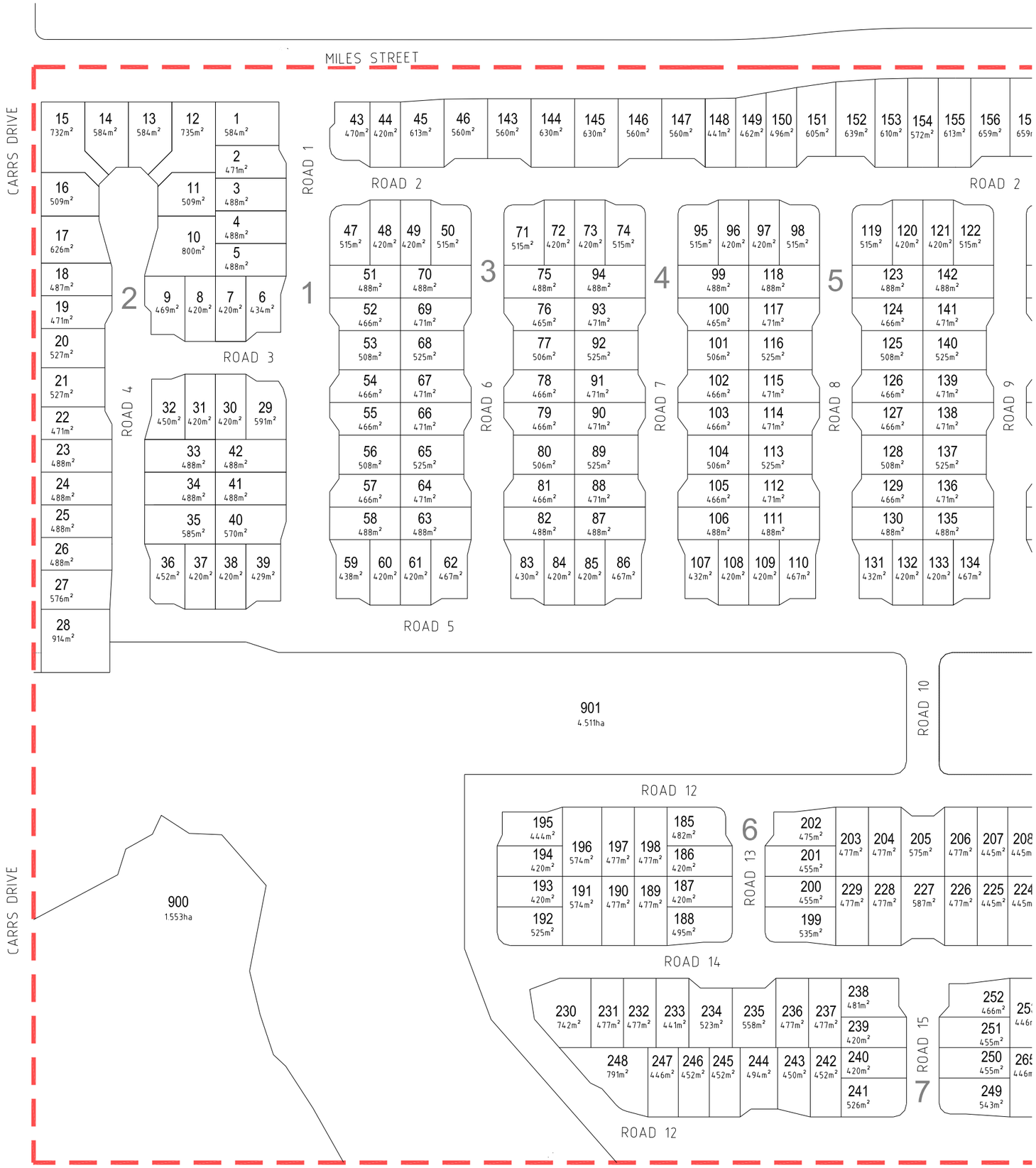
WATER RETICULATION PLAN SHEET 02

PRELIMINARY ISSUE

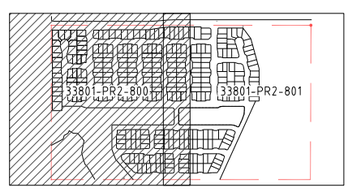
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YAMBA GARDENS

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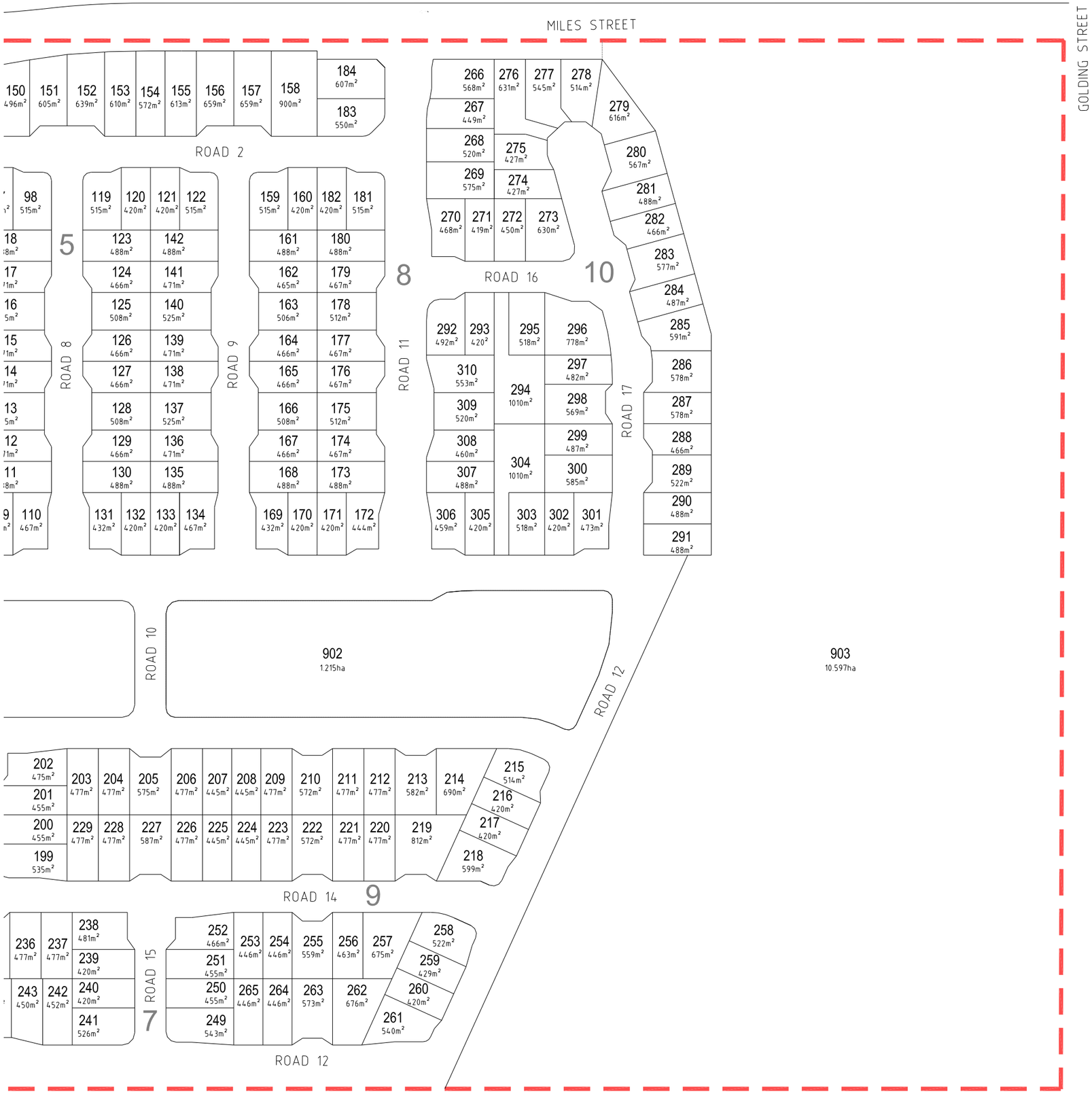
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MISCELLANEOUS
LOT LAYOUT
PLAN
SHEET 01

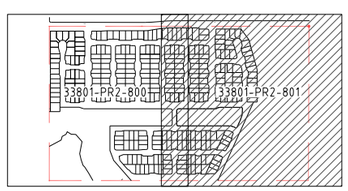
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PRELIMINARY

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LOCALITY OF CLARENCE VALLEY
LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

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KAHUNA NO. 1 PTY LTD

NORTH

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

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COUNCIL	----·----·----	
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MISCELLANEOUS
LOT LAYOUT
PLAN
SHEET 02

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APPROVED		RPEQ 4706	DATE 28-05-21

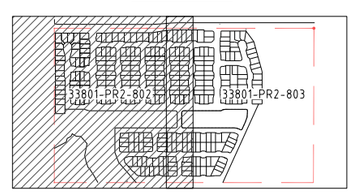
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LEGEND

- SITE BOUNDARY
- SHARED PATH
- < 480m2
- > 480m2
- DRAINAGE RESERVE
- VEGETATED RIPARIAN ZONE
- PUBLIC / OPENSPACE

SHEET LAYOUT



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NORTH

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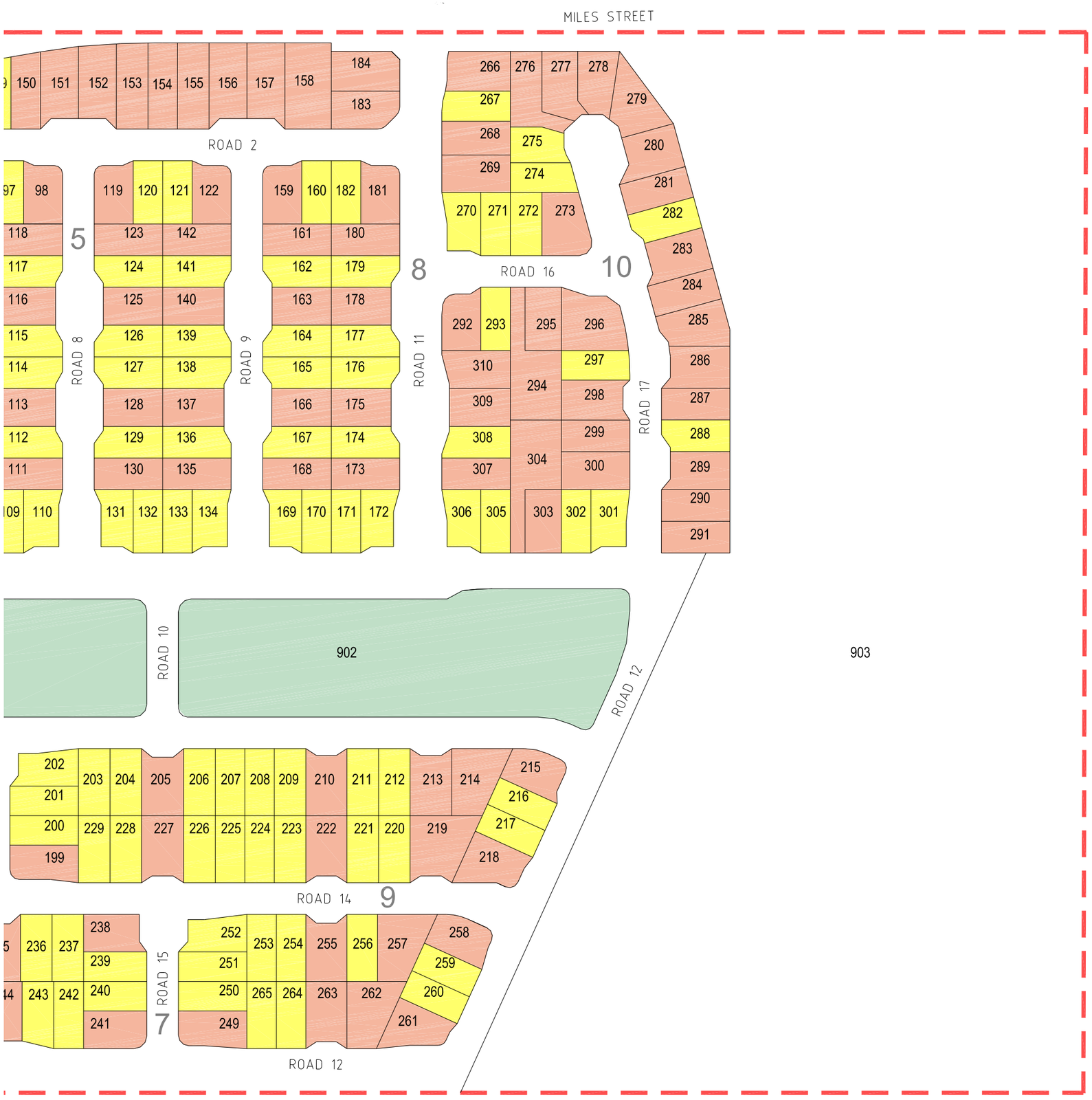
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MISCELLANEOUS
LOT MIX
PLAN
SHEET 01

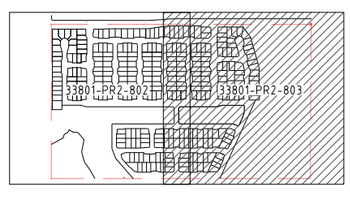
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LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

CLIENT

KAHUNA NO. 1 PTY LTD

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	---·---·---	
CONSTRUCTION		

A	28-05-21	ISSUED FOR APPROVAL
PRE	DATE	AMENDMENT

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BIOME WATER AND ENVIRONMENTAL CONSULTING

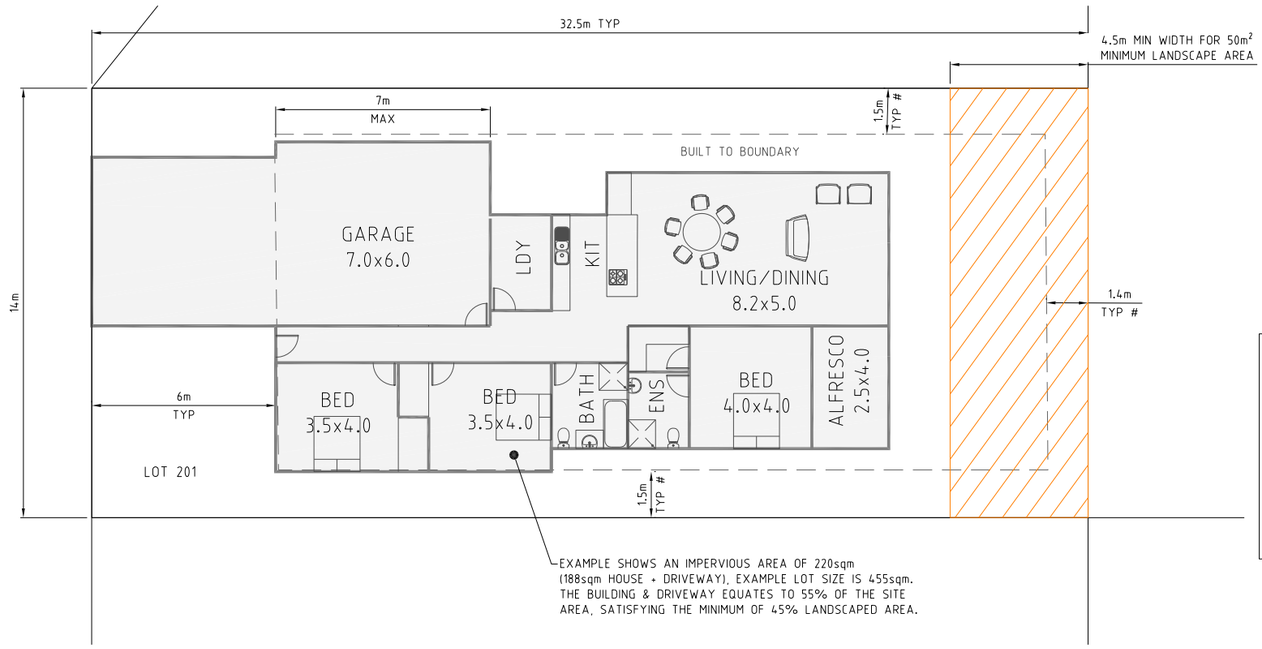
DRAWING TITLE

MISCELLANEOUS
LOT MIX
PLAN
SHEET 02

MORTONS urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination
MUS Pty Ltd T/As
Mortons-Urban Solutions
ABN 39 116 375 065
mortons@urbansolutions.net.au
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Tel 07 5571 1099
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PO Box 2484
Southport QLD 4215
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DESIGNED	PP	DRAWN	SF
APPROVED		RPEQ 4706	DATE 28-05-21

DRAWING NUMBER: 33801-PR2-803
AMEND.: A



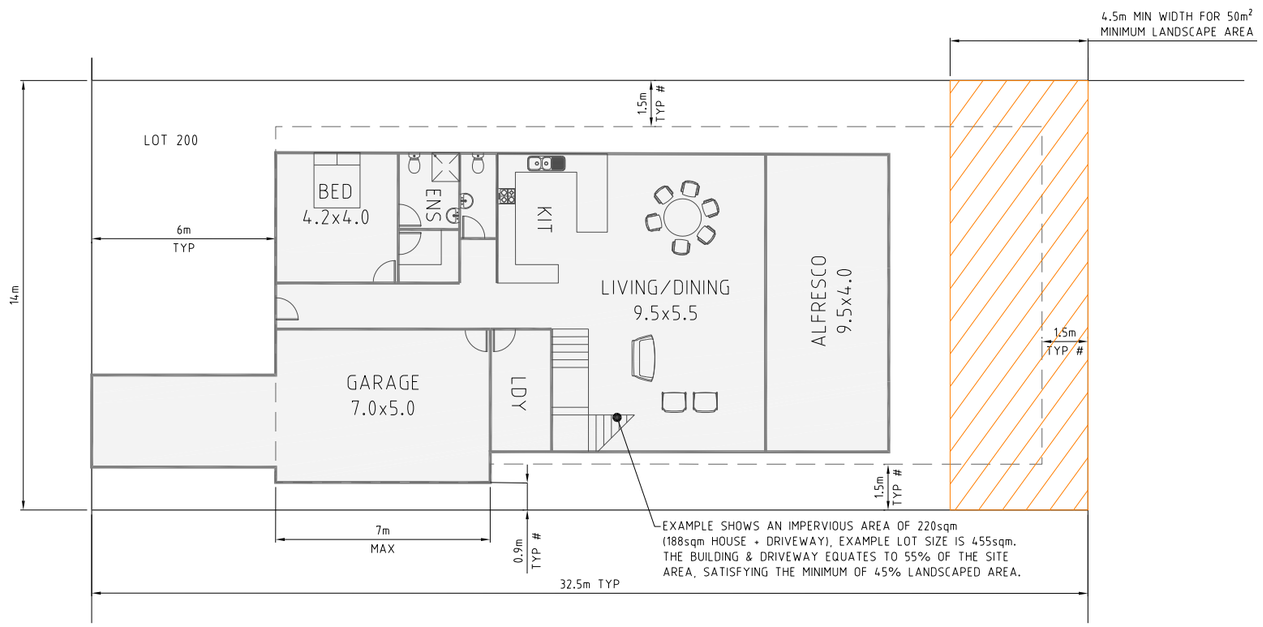
INDICATIVE EXAMPLE SINGLE STOREY BUILDING SUITABLE FOR A 455m² LOT

SCALE 1:100 - DO NOT SCALE

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.



INDICATIVE EXAMPLE TWO STOREY BUILDING SUITABLE FOR A 455m² 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

NORTH

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

ISSUES	DATE	
TENDER		
COUNCIL	----·----·----	
CONSTRUCTION		

PRE	DATE	AMENDMENT
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ASSOCIATED CONSULTANTS

BIOME WATER AND ENVIRONMENTAL CONSULTING

DRAWING TITLE

MISCELLANEOUS
INDICATIVE EXAMPLE HOUSE
FOR 455m² LOTS

MORTONS urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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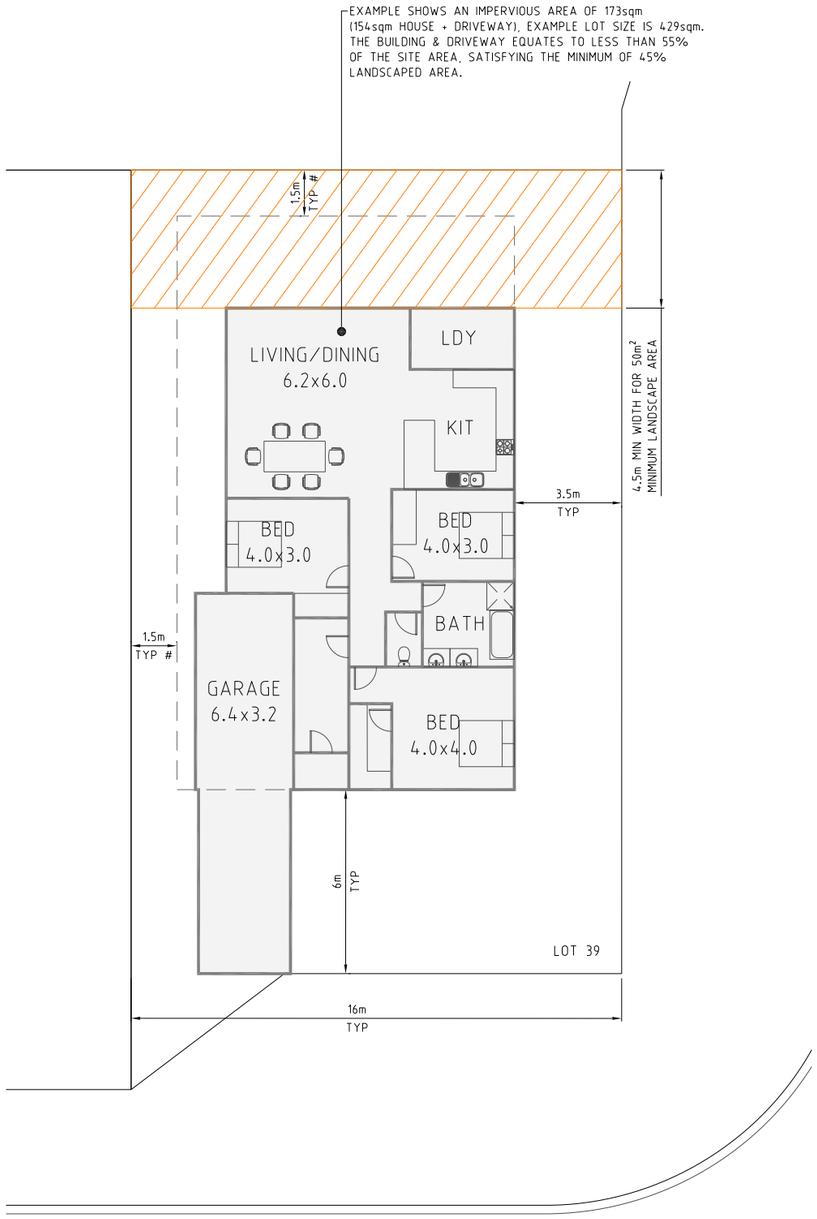
DESIGNED	PP	DRAWN	SF
APPROVED		RPEQ 4706	DATE 28-05-21

DRAWING NUMBER: 33801-PR2-804
AMEND.: A

SIDE AND REAR SETBACK TABLE

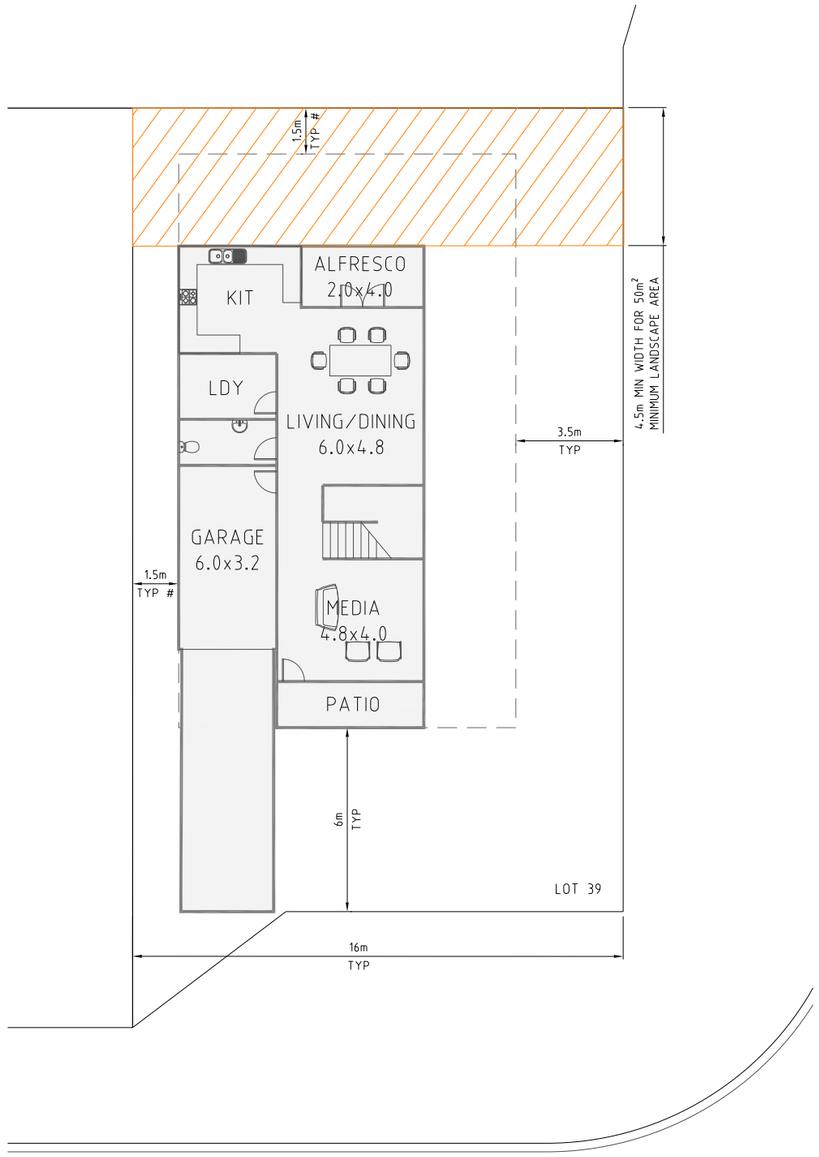
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INDICATIVE EXAMPLE SINGLE STOREY BUILDING SUITABLE FOR A 16m CORNER LOT

SCALE 1:100 - DO NOT SCALE



INDICATIVE EXAMPLE TWO STOREY BUILDING SUITABLE FOR A 16m CORNER LOT

SCALE 1:100 - DO NOT SCALE

PROJECT NAME

YAMBA GARDENS

PRELIMINARY

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LOCAL AUTHORITY - CLARENCE VALLEY COUNCIL

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

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DRAWING TITLE

MISCELLANEOUS
INDICATIVE EXAMPLE HOUSE
FOR CORNER LOTS

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