

CHAMBERS FLAT ROAD

SAMARA STREET



Issue	Amendment / Revision	Date
1	Original Issue	21/12/2022
2	Updated to show following gas equipment	15/01/2023
3	Updated layout following engineering design	21/02/2023
4	Lot 10/11 amended	19/02/2023
5	Lot 10 & 11 amended	20/02/2023

Development Summary
 Proposed Residential Lots: 17
 Proposed Park Lot: 1
 (Lot for Environmental significance)
 Proposed Drainage Lot: 1
 (Stormwater treatment)
 Total Proposed Lots: 19
 New Road Area: 3,563m²
 Park Area: 4,405m²
 Stormwater Treatment Area: 610m²
 Average Lot Area: 448m²
 (excluding park & drainage)
 Total Site Area: 1,688 Ha



JW Surveys
 Chartered Land Surveyors
 Building and Civil Survey Division
 PO Box 261, Waterford, QLD 4870
 info@jwsurveys.com.au

Client: PV Properties

Project / Location:
210-214 Chambers Flat Road
Waterford West

Real Property Description:
 Lot 30 on RP105090
 Datum for Levels: PM 1983/87, RL 20 846 AHD

Proposed Subdivision

Scale: 1:500
 Date: 21/12/2022 When plotted at A1
 Job No: 22284 Drawing No: JW 381 Issue: 5

REAL PROPERTY DESCRIPTION
LOT 30 ON RP105090

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
RL/115/2023/1



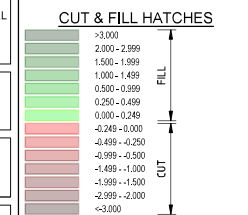
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REV.	AMENDMENT	BY	DATE
PA	PRELIMINARY ISSUE	LMD	28.03.24
PB	ISSUED FOR APPROVAL	LMD	06.06.24
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B	ISSUED FOR APPROVAL	LMD	17.06.24
C	ISSUED FOR APPROVAL	LMD	19.07.24
E	ISSUED FOR APPROVAL	LMD	20.08.24

LEGEND

- EXISTING SEWER LINE & MANHOLE
- EXISTING COMBINE DRAIN
- EXISTING TEL-STRA / OPTIC FIBRE & FIT
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING GAS
- FIRE HYDRANT
- EXISTING CONTOUR & LABEL
- EXISTING CONCRETE
- EXISTING BUILDING LINE
- EXISTING BUILDING ROOF
- EXISTING RETAINING WALL
- EXISTING SPOT LEVEL
- DESIGN CONTOUR & LABEL
- PROPOSED SWALE DRAIN
- PROPOSED WATER METER
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL (1m HEIGHT) BY STRUCTURAL ENGINEER
- PROPOSED BUILDING WALL (OTHERS)
- PROPOSED TOP OF BATTER
- PROPOSED BOTTOM OF BATTER
- PROPOSED BULK EARTHWORKS LEVEL



ISSUED FOR APPROVAL

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PROJECT
**PROPOSED DEVELOPMENT
210 CHAMBERS FLAT RD,
WATERFORD WEST**

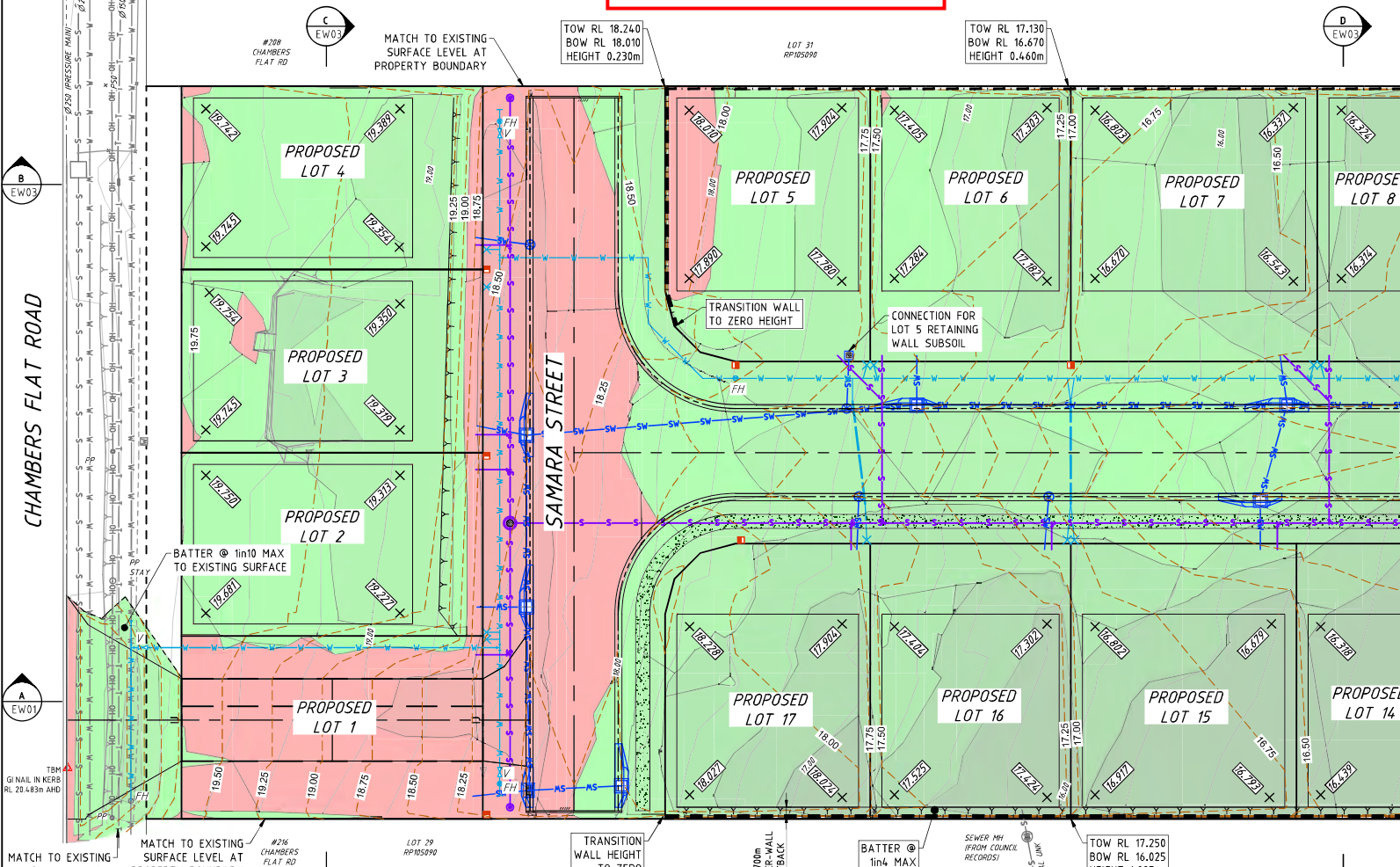
CLIENT
PVP005 PTY LTD

TITLE
**SITE FILLING &
EXCAVATION LAYOUT**

DRW
CONSULTING PTY LTD
CIVIL ENGINEERING DESIGN SERVICES
2/16 Vanessa Blvd Springfield, QLD 4127
Phone: (07) 3208 8334
Email: mail@drwconsulting.com.au
ACN 083 549 053
ABN 16 482 256 266

Checked	Drawn	Scale	AS SHOWN
LMD	PBR	15.03.23	
Final Check	Scale		AS SHOWN

Drawing No. **5090-EW01** Rev. **E**



NOT FOR CONSTRUCTION

REFER DRG 5090-EW02 (FOR CONTINUATION)

NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH 5090-T01 & EW03

NOTE: ALL DESIGN HATCHES OMITTED FOR CLARITY OF CUT & FILL HATCH.

NOTE: RETAINING WALL SUBSOIL DRAINAGE TO BE CONNECTED TO DOWNSTREAM STORMWATER INFRASTRUCTURE OR WITHIN SITE TO A 1.0 x 1.0 x 1.0m DEEP (OR EQUIVALENT VOLUME) INFILTRATION DEVICE CERTIFIED BY THE WALL BUILDER. WALL DRAINAGE/SUBSOIL OUTLET CAN ALSO BE ACHIEVED THROUGH WEEP HOLES (IF BLOCK WALL DESIGN).

NOTE: ENSURE NO DAMAGE TO ADJOINING PROPERTY, STRUCTURES OR SERVICES AS A RESULT OF THIS WORK.

NOTE: ALL FINISHED FLOOR & EARTHWORKS PAD LEVELS TO BE CONFIRMED WITH THE ARCHITECT/BUILDING DESIGNER

NOTE: ALL RETAINING WALLS INCLUDING FOOTING STRUCTURE & BACK FILLING MUST BE LOCATED WHOLLY WITHIN THE PROPERTY BOUNDARY.

FIRE ANT MOVEMENT CONTROLS:
TO PREVENT THE SPREAD OF FIRE ANTS, THE QUEENSLAND GOVERNMENT HAS IMPLEMENTED CONTROLS THAT APPLY TO INDIVIDUALS & COMMERCIAL OPERATORS, TO RESTRICT THE MOVEMENT OF MATERIALS THAT COULD CARRY FIRE ANTS INCLUDING SOIL, TURF, POTTED PLANTS, MULCH, BALED HAY OR STRAW, ANIMAL MANURES, MINING OR QUARRY PRODUCTS.

PENALTIES APPLY FOR NON-COMPLIANCE WITH THE MOVEMENT CONTROLS. IF YOU ARE UNSURE OF YOUR OBLIGATIONS UNDER THE BIOSECURITY ACT 2014 CONTACT THE RELEVANT QUEENSLAND STATE GOVERNMENT DEPARTMENT.

DISCLAIMER
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SITE FILLING & EXCAVATION LAYOUT

SCALE 1:200

EARTHWORKS VOLUMES

FSL (NO BOXING) vs ESL (NO STRIPPING)	
FILL (m³)	10,861,656
CUT (m³)	190,383
BALANCE (m³ FILL)	10,671,273

EARTHWORKS QUANTITIES NOTES

- EARTHWORKS QUANTITIES ARE A PRELIMINARY ESTIMATION ONLY & ACCURATE ONLY TO ±30%.
- EARTHWORKS QUANTITIES DO NOT INCLUDE EXCAVATIONS FOR PIPE TRENCHES, STORMWATER STRUCTURES OR UNDERGROUND DETENTION.
- ALLOWANCES SHOULD BE MADE FOR REMOVAL OF UNSUITABLE MATERIAL.
- QUANTITIES ARE IN-SITU & DO NOT ACCOUNT FOR BULKING FACTORS.
- TOPSOIL VOLUME IS NOT INCLUDED TO THE EARTHWORKS VOLUME.
- CROSSOVER VOLUME IS NOT INCLUDED TO THE EARTHWORKS VOLUME.
- BEL INDICATE BULK EARTHWORKS PAD LEVEL.
- FSL FINISHED SURFACE LEVEL.
- ESL EXISTING SURFACE LEVEL.

EARTHWORKS NOTES

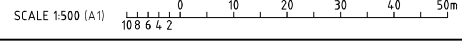
- CONSTRUCT AND MAINTAIN THE EARTHWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF AS3798 AND THE EARTHWORKS DRAWINGS.
- UNDERTAKE EARTHWORKS ON SITE IN ACCORDANCE WITH THE APPROVED EARTHWORKS DRAWINGS AND PLANS) OF DEVELOPMENT.
- PRIOR TO COMMENCEMENT OF EARTHWORKS, INCLUDING IMPORTATION OF FILL, A GEOTECHNICAL INSPECTION & TESTING AUTHORITY (GITA) IS TO BE ENGAGED TO UNDERTAKE INSPECTION & TESTING OF EARTHWORKS.
- WHERE THE DEVELOPMENT APPROVAL CONDITIONS ADVISE TO 'SUBMIT CERTIFICATION FROM A REGISTERED PROFESSIONAL ENGINEER IN QUEENSLAND, CONFIRMING THAT THE WORKS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED EARTHWORKS DRAWINGS' OR SIMILAR WORDS TO THAT EFFECT THEN A GITA WILL NEED TO PROVIDE A RPED ENDORSED LEVEL 1 TESTING AND INSPECTION REPORT WHICH CERTIFIES THAT ALL FILL MATERIAL USED COMPLIES WITH THE QUALITY REQUIREMENTS OF THIS CONDITION AND THAT PLACEMENT, COMPACTION AND TESTING HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS3798.
- WHERE EXTENT OF EARTHWORKS IS LIMITED TO FILLING OF DEMOLISHED FOUNDATIONS OR EXCAVATED POOLS, MINIMUM RELATIVE COMPACTION STANDARD OF 96% FOR ALLOTMENT FILL IN COHESIVE SOILS IS REQUIRED IN ACCORDANCE WITH BRISBANE CITY COUNCIL EARTHWORKS SPECIFICATIONS (S140 REV5).
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT.
- THE CONTRACTOR SHALL VERIFY BENCH MARK LEVELS AND ADVISE OF ANY DISCREPANCY BEFORE CONSTRUCTION.
- THE PROPOSED FILL AREAS SHALL BE CLEARED OF ALL UNDESIRABLE MATERIALS AND REDUNDANT BELOW GROUND STRUCTURAL ELEMENTS.
- CLEARED MATERIALS AND EARTHWORKS SPOIL (OTHER THAN CLEAN TOPSOIL) SHALL BE REMOVED FROM SITE.
- ENSURE THAT EACH LOT IS SELF DRAINING AND GRASSED / SEEDING / TURFED.
- THROUGH OUT THE EARTHWORKS THE CONTRACTOR IS TO ENSURE NO SEDIMENT DISCHARGES FROM THE SITE AND EROSION AND SEDIMENT CONTROL IS IN PLACE.
- ALL RETAINED FILL WITHIN 1.5M OF EARTH RETAINING STRUCTURES SHALL BE COMPACTED TO THE REQUIREMENTS OF THE GITA.

GENERAL

- COMPLIANCE IS REQUIRED WITH THE COUNCIL FILLING AND EXCAVATION CODE, AND ANY DEVELOPMENT AND/OR OPERATIONAL WORKS CONDITIONS, ANY REQUIREMENTS OF THESE DOCUMENTS NOT INCLUDED IN THE DRW DESIGN ARE TO BE COMPLIED WITH.
- REFER TO EROSION AND SEDIMENT NOTES.
- UNLESS NOTED OTHERWISE, DRAWINGS HAVE BEEN DEVELOPED WITHOUT GEOTECHNICAL INVESTIGATION.
- LEVELS ARE INDICATED FOR THE PURPOSES OF MEETING DRAINAGE REQUIREMENTS, BUILDING DESIGN CONSULTANTS ARE TO BE CONSULTED TO CONFIRM LEVELS FOR OTHER PURPOSES.
- ADEQUATE PRECAUTIONS ARE TO BE TAKEN TO MINIMIZE DUST WHICH MAY AFFECT THE SAFETY & GENERAL COMFORT OF ANY PERSON, REGULAR APPLICATION OF WATER OF OTHER PALLIATIVE MEASURES ARE TO BE CARRIED OUT IN ACCORDANCE WITH BEST PRACTICE EROSION & SEDIMENT CONTROL GUIDELINES. (IECA 2008)

EXCAVATION NOTES

- EXCAVATED MATERIALS CANNOT BE ASSUMED TO BE SUITABLE AS STRUCTURAL FILL OR TO PROVIDE SUFFICIENT FOUNDATION BEARING CAPACITY ABOVE 25KPA.
- WHERE DESIGN SHOWS EXCAVATION MORE THAN 1.0m THAT IS WITHIN 1.0M OF THE PROPERTY BOUNDARY THEN BENCHING AT 1.0m INTERVALS MUST BE UNDERTAKEN.
- THE EXCAVATED FACES MAY EXPOSE ORGANIC MATERIAL REQUIRING REMOVAL AND REPLACEMENT.



REAL PROPERTY DESCRIPTION
LOT 30 ON RP105090



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LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
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RL/115/2023/1

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REV.	AMENDMENT	BY	DATE
PA	PRELIMINARY ISSUE	LMD	28.03.24
PB	PRELIMINARY ISSUE	LMD	06.06.24
A	ISSUED FOR APPROVAL	LMD	07.06.24
B	ISSUED FOR APPROVAL	LMD	11.06.24
C	ISSUED FOR APPROVAL	LMD	19.07.24
E	ISSUED FOR APPROVAL	LMD	20.08.24

LEGEND

- S — EXISTING SEWER LINE & MAN-HOLE
- CD — EXISTING COMBINE DRAIN
- OF — EXISTING TEL/STRA / OPTIC FIBRE & FIT
- W — EXISTING WATER
- SW — EXISTING STORMWATER
- G — EXISTING GAS
- FH — FIRE HYDRANT
- 35 — EXISTING CONTOUR & LABEL
- — EXISTING CONCRETE
- — EXISTING BUILDING LINE
- — EXISTING BUILDING ROOF
- — EXISTING RETAINING WALL
- — EXISTING SPOT LEVEL
- 35 — DESIGN CONTOUR & LABEL
- — PROPOSED SWALE DRAIN
- X — PROPOSED WATER METER
- — PROPOSED RETAINING WALL
- — PROPOSED RETAINING WALL (>1m HEIGHT) BY STRUCTURAL ENGINEER
- — PROPOSED BUILDING WALL (OTHERS)
- — PROPOSED TOP OF BATTER
- — PROPOSED BOTTOM OF BATTER
- — PROPOSED BULK EARTHWORKS LEVEL

CUT & FILL HATCHES

Level	Fill	Cut
>+0.00	+	
2.000 - 2.999	+	
1.500 - 1.999	+	
1.000 - 1.499	+	
0.500 - 0.999	+	
0.250 - 0.499	+	
0.000 - 0.249	+	
-0.249 - 0.000		-
-0.499 - 0.250		-
-0.999 - 0.500		-
-1.499 - 1.000		-
-1.999 - 1.500		-
-2.999 - 2.000		-
<-3.000		-

ISSUED FOR APPROVAL

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PROJECT
**PROPOSED DEVELOPMENT
210 CHAMBERS FLAT RD,
WATERFORD WEST**

CLIENT
PVP005 PTY LTD

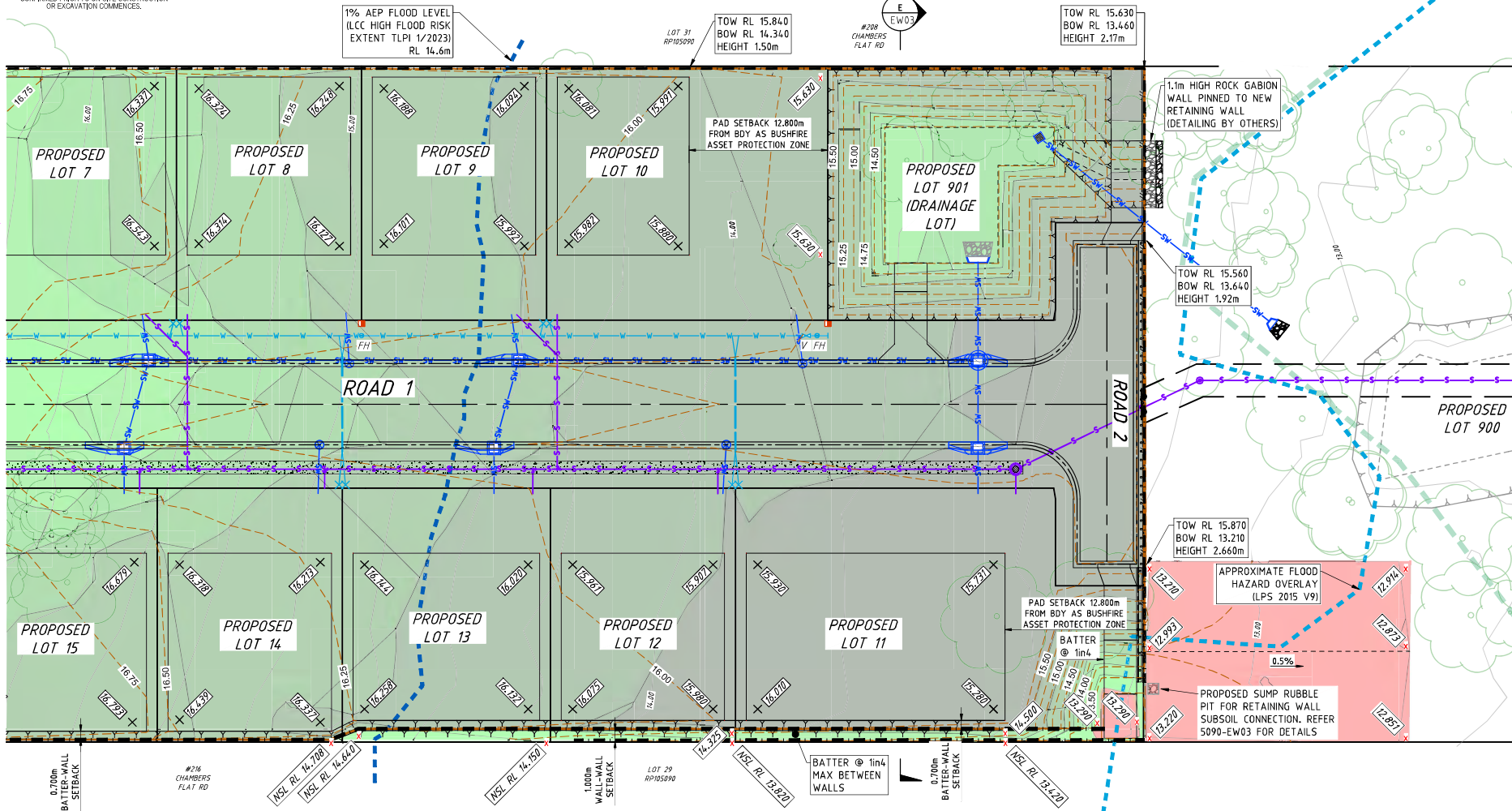
TITLE
**SITE FILLING &
EXCAVATION LAYOUT**

DRW
CONSULTING PTY LTD
CIVIL ENGINEERING DESIGN SERVICES
2/16 Vanessa Blvd Springwood, QLD 4272.
Phone: (07) 3208 8344. ACN 083 549 953
Email: md@drwconsulting.com.au ABN 142 924 296

Designed	LMD	Drawn	PBR	Check	15.03.23
Checked		Final Check		3/04	

Drawing No. **5090-EW02** Rev. **E**

REFER DRG 5090-EW01 (FOR CONTINUATION)



EARTHWORKS VOLUMES
FSL (NO BOXING) vs ESL (NO STRIPPING)

FILL (m³)	10,861,656
CUT (m³)	190,383
BALANCE (m³ FILL)	10,671,273

EARTHWORKS VOLUMES (BELOW FLOOD HAZARD OVERLAY [LPS 2015 V9])
FSL (NO BOXING) vs ESL (NO STRIPPING)

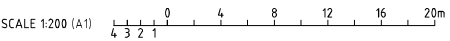
FILL (m³)	4,352
CUT (m³)	18,300
BALANCE (m³ CUT)	13,948

SITE FILLING & EXCAVATION LAYOUT
SCALE 1:200

NOTE:
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NOTE:
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NOT FOR CONSTRUCTION



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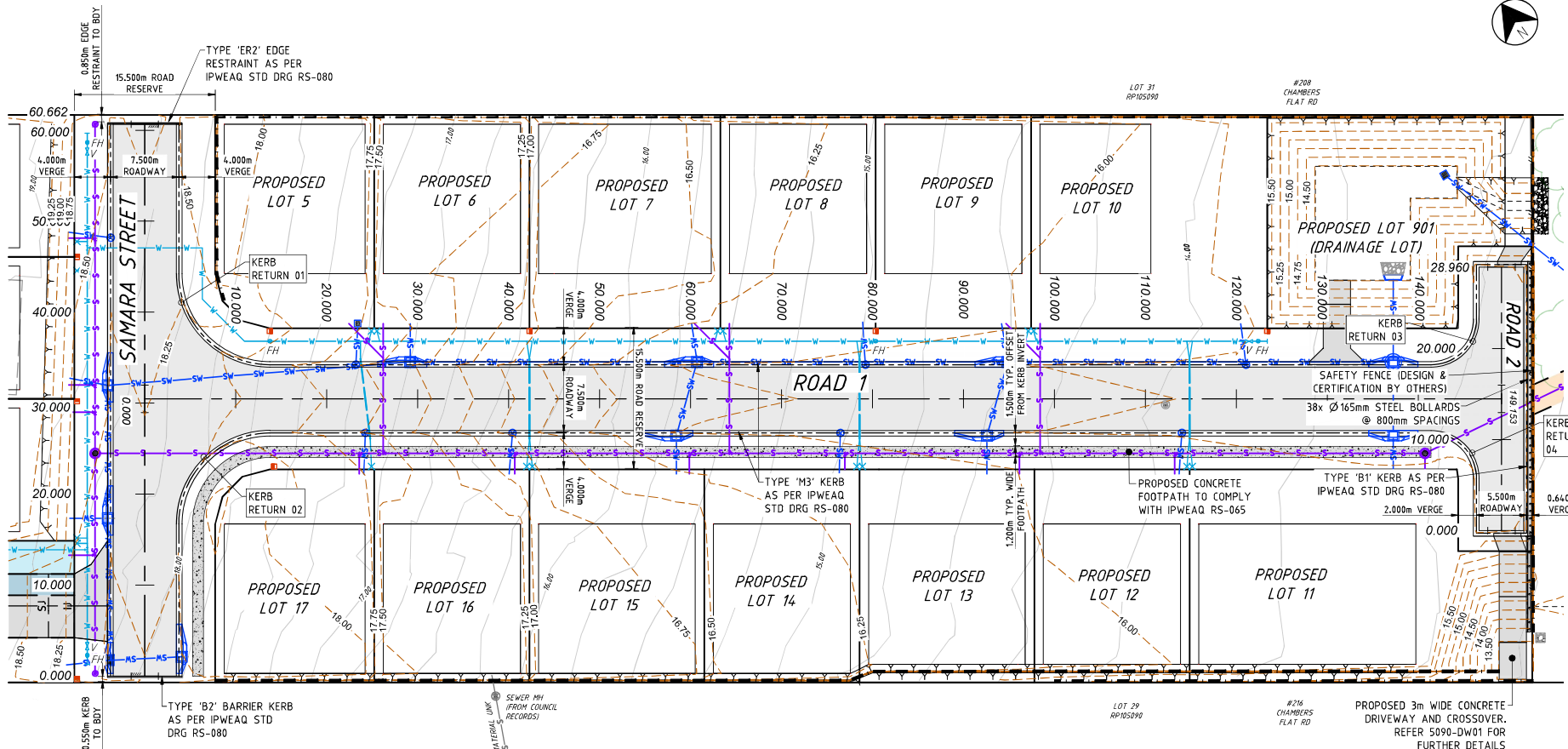
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REAL PROPERTY DESCRIPTION
LOT 30 ON RP105090



ROAD LAYOUT
SCALE 1:25

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NOTES

REFER TO 5090-TFL01 FOR TRAFFIC FUNCTIONAL LAYOUT & ROAD SETOUT TABLES

REFER TO 5090-RD02 FOR ROAD LONGITUDINAL SECTIONS

REFER TO 5090-RD03 FOR PROPOSED ROAD 1 CROSS SECTIONS

REFER TO 5090-RD04 FOR PROPOSED ROAD 1 & ROAD 2 CROSS SECTIONS

REFER TO 5090-RD05 FOR PROPOSED SAMARA STREET CROSS SECTIONS

REFER TO 5090-RD06 FOR KERB RETURN KR01 LAYOUT, DETAIL, SECTIONS

REFER TO 5090-RD07 FOR KERB RETURN KR02 LAYOUT, DETAIL, SECTIONS

REFER TO 5090-RD08 FOR KERB RETURN KR03 & KR04 LAYOUT, DETAIL & LONGITUDINAL SECTION

REFER TO 5090-RD09 FOR KERB RETURN KR03 & KR04 CROSS SECTIONS

REFER TO 5090-RD10 FOR TYPICAL SECTIONS & PAVEMENT NOTES & DETAILS

REFER TO 5090-SL01 FOR SIGNS & LINEMARKING LAYOUT & DETAILS

LEGEND

	DESIGN EDGE OF ROAD KERB
	PROPOSED WATER METER
	PROPOSED EASEMENT
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED STORMWATER
	PROPOSED SEWER
	PROPOSED WATER SERVICE
	DESIGN CONTOURS
	EXISTING CONCRETE
	EXISTING TELSTRA/OPTIC FIBRE & FIT
	EXISTING WATER
	EXISTING STORMWATER

ISSUED FOR APPROVAL

A. K. Sani RPEQ
10697
2024.08.20
10:04:53 +1000'

PROJECT
PROPOSED DEVELOPMENT
210 CHAMBERS FLAT RD,
WATERFORD WEST

CLIENT
PVP005 PTY LTD

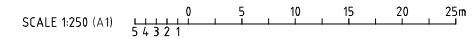
TITLE
PROPOSED ROAD LAYOUT

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
RL/115/2023/1

DRW
CONSULTING PTY LTD
CIVIL ENGINEERING DESIGN SERVICES

2/16 Vanessa Blvd Springfield, QLD 4127
Phone: (07) 3208 8314 ACN 083 549 053
Email: mail@drwconsulting.com.au ABN 16 482 526 266

Designed: LMD	Drawn: PBR	Date: 15.03.23
Checked: LMD	Final Check: PBR	Scale: AS SHOWN
Drawing No: 5090-RD01	Rev: E	



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NOTE:
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