

CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS ASSESSMENT SUMMARY

The assessment activities for *CPCCBC4026A Arrange building applications and approvals & CPCCBC4031A Process client requirements* cover all aspects of the unit of competency required. To demonstrate competence in this unit, a participant must undertake all tasks and complete them satisfactorily and consistently. For Apprentices and Trainees, this includes employer completion of the Employer Record Book (ERB).

Participants must read all the information given before starting any assessment task. The assessment tasks are intended to be equitable, fair and flexible. If a participant has any questions or requires alternative arrangements to be made such requests should be directed to their Trainer/Assessor, who should note such arrangements in the 'Assessor Comments' on the affected assessment. If a participant feels they are not yet ready to be assessed, they should discuss their options with their Trainer/Assessor.

To satisfactorily complete the assessment, the participant is required to answer all questions correctly and demonstrate their skills to industry standards. If a participant does not answer some questions or perform some tasks, they will be deemed 'Not Satisfactory' for the task and 'Not Yet Competent' for the unit of competency. The Trainer/Assessor is able to provide the participant with additional information on interpreting the assessment outcomes and provide guidance on the participant's options. Should a participant still be deemed 'Not Satisfactory' they will have the opportunity to undertake a supplementary assessment or appeal the result.

By signing the cover page for each assessment item, the participant acknowledges they understand the assessment instructions and requirements and consent to being assessed. The participant also verifies and assures the RTO that the work submitted is their own work.

Participant Name	Pippa Turner
------------------	--------------

Task	Assessment Results	
Theory Exam	☐ Satisfactory	☐ Not Yet Satisfactory
Practical Assessment	☐ Satisfactory	☐ Not Yet Satisfactory
Outcome for CPCCBC4026A	☐ Competent	☐ Not Yet Competent
Outcome for CPCCBC4031A	☐ Competent	☐ Not Yet Competent

Assessor Name	
Assessor Signature	
Unit Competence Determination Date	Click here to enter a date.

CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS

THEORY EXAM INSTRUCTIONS

- This exam will occur under standard assessment conditions.
 - An oral examination may be allowed under certain circumstances, whereby the Participant's answers will be documented by a party other than the Participant. This must be acknowledged in writing (e.g. FT001 and Assessor Comments)
- Participants must provide enough detail in their responses to demonstrate their knowledge and skills.
- Please fill in the details below, providing your name, signature and date of assessment.
 - Your signature acknowledges that this is your own work.
- Assessors are to complete marking in pen of a different colour to the Participant.
- If a Participant initially answers a question incorrectly but modifies their response, they must follow the instructions below:
 - If a Participant changes their response in writing, they must put their initials next to the written change.
 - If a Participant changes their response verbally, this must be noted on the exam paper by the assessor.

Participant name Pippa Turner

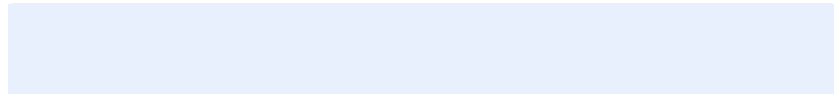
Participant signature



Date 14/12/2021

Assessor name

Assessor signature



Date [Click here to enter a date.](#)

Number of questions	Number of questions answered correctly	Task outcome (Tick)	
56		Satisfactory	Not Yet Satisfactory
		☐	☐

ASSESSOR COMMENTS

Q1. Identify four (4) details you would try to establish about the client's design requirements.

Answer Space, time & budget parameters are aligned with the clients vision and needs
Make sure the expectations are reasonable and attainable
Determine the buildings life span and flexibility requirements
Client's objectives and priorities of the project

☐

Q2. In what format should the client's design requirements be recorded?

Answer The clients design requirements should be documented in a project brief

☐

Q3. Describe how explaining a product's strengths and limitations can ensure the client's design needs are met.

Answer Making sure the clients design needs are met is to assure they are buying a product that is well matched to their particular needs

☐

Q4. Identify two (2) types of technical/product knowledge you should provide to a client who wishes to maximise sustainability.

Answer You should make sure cleaning & maintenance guides for products used on the project are provided to the client to ensure the best life span for products post PC of the project.
Giving the client options for materials to be used and cost options for different products

☐

Q5. Which of the following may be considered a restrictive covenant?
Tick all that apply.

Answer	Choice	Possible Answers	☐
	☒	Limit on building heights	
	☒	Limit on fence heights	
	☒	Limit on retaining wall heights	

Q6. Why should your client be notified about restrictive covenants?

Answer	The client should be notified of restrictive covenants so they can make decisions about the building/ fences or retaining wall's if they need to be changed before the project is undertaken	☐
--------	--	--------------------------

Q7. What document sets out what a client can build within the Council area?

Answer	The city plan sets out what clients and their neighbours can build and shows where new development should go	☐
--------	--	--------------------------

Q8. Outline the requirements of the *Work Health and Safety Act 2011* with regards to the design of buildings.

Answer	Building designers have a responsibility, so far as is reasonably practicable, to ensure the design is without risks to the health and safety of people. Safe design of structures Code of Practice 2021 demonstrates how to meet the requirements for safe design of structures is an approved code of practice under the Work Health and Safety Act 2011	☐
--------	---	--------------------------

Q9. True or False (Tick your response): The client requesting a design from an architect automatically holds copyright of the design.

Answer	☐	True	☐
	☒	False	

Q10. Identify five (5) site features that would be identified when preparing a site plan.

Answer Site location, access, general layout, surface features, existing buildings, services ☐

Q11. Explain the role of a drilling rig in establishing site costs.

Answer A drilling rig will gather samples for identifying the strength of the foundations (and any potential problems) ☐

Q12. Identify three (3) site works activities that may be conducted by the builder.

Answer Earthmoving, using tracked or wheeled earthmoving equipment. Establishing personal and vehicle access and egress to and from the site. Activities intended to render an area suitable for building or other construction activity. ☐

Q13. Identify two (2) documents that a client would receive in relation to site investigations and costs.

Answer Plans, aerial shots ☐

Q14. Identify two (2) disclaimers you may need to give a client with regards to site costs.

Answer ☐ If during excavation worse conditions are encountered, the foundation may need to be strengthened at additional cost. If the site has a slop which required cut and fill. The foundation may need to be stronger than the report recommendations at an additional cost.

Q15. Outline why it is important that the requirements (including variation requests) for sketch plans and drawings should be accurately communicated to drafting personnel.

Answer ☐ Architectural designs will provide further detail, illustrated via plans, sections, elevations and 3D imagery.

Q16. What might be prepared by the architect to quickly and simply explore initial ideas for designs?

Answer ☐ The architect may develop a concept drawing as a quick and simple way of exploring initial ideas for designs.

Q17. Name three (3) types of detailed plans that may be forwarded to the client for approval.

Answer ☐ Site plan, elevation plans, floor plan

Q18. Name three (3) costing details that should be able to be established from sketch plans.

Answer ☐ Floor areas, use types, façade treatments

Q19. True or False (Tick your response): All documents should be sighted by the client, with details initialled.

Answer

☒	True
☐	False

☐

Q20. What of the following are preliminary contracts that a builder could ask a client to sign prior to signing the main contract? Tick all that apply.

Answer

Choice	Possible Answers
☒	Estimate
☐	Handover certificate
☒	Quote

☐

Q21. True or False (Tick your response): Pre-contract agreements may influence the final contract development.

Answer

☒	True
☐	False

☐

Q22. Identify one (1) standardised commercial building contract and explain the maximum value of the work it may be used for.

Answer

A Master Builders Commercial Minor Works Contract is a lump sum contract for minor commercial work up to the value of \$100,000.00

☐

Q23. Identify an appropriate standardised contract that would be appropriate for a house renovation exceeding \$20,000.

Answer

A QBCC Level 2 – renovation, extension and repair contract would be appropriate for a house renovation exceeding \$20,000.00

☐

Q24. Which of the following parties could preliminary contracts be submitted to for checking and recording? Tick all that apply.

Answer

Choice	Possible Answers
☐	Contract association (e.g. Master Builders)
☐	Parliament
☒	Solicitor

☐

Q25. List two (2) permits that may need to be organised when preparing contract documents.

Answer

Electrical supply, rubbish/ waste disposal

☐

Q26. Outline the importance of preparing construction documents according to contract details.

Answer

This will ensure that other services meet the client's requirements – for example: material orders are correct and subcontractors are organised accordingly

☐

Q27. For the purpose of development applications, describe how 'development' is defined in the legislation.

Answer

Development means: carrying out – Building work, plumbing or drainage work, operational work, reconfiguring a lot or making a material change of use of premises

☐

Q28. At which of the following stages would a development approval be sought? Tick your response.

Answer

Choice	Possible Answers
☒	Town planning stage
☐	Building approval stage
☐	Construction stage
☐	Final certification stage

Q29. True or False (Tick your response): Building approval is separate to planning approval.

Answer

☒	True
☐	False

Q30. True or False (Tick your response): Full approval is one type of approval that may be sought for the building approval stage.

Answer

☒	True
☐	False

Q31. For each of the external specialists categories listed below, identify the information and documentation they may provide for an approval application.

Answer

External specialist	Information and documentation provided
Building surveyors, quantity surveyors and site surveyors	The reports will confirm the boundaries of a property and will provide a detailed sketch of the land showing where the structure will sit in connection with those boundaries
Geotechnical and environmental specialists	The reports will outline the physical properties of the soil on your building site, it will also include the chemical composition of the soil, the stability of natural slopes and possible fault distributions
Structural, mechanical and electrical engineers	The structural report will determine the strength and durability of a structure, the mechanical report will outline all mechanical requirements needed for the building, the electrical report will outline the electrical

	requirements for the building including the amount of power the building will require to efficiently run
--	--

Q32. Name two (2) documents that are required under legislation to support a development application.

Answer Location plans, building plans

☐

Q33. What documents are required by Council to support a development application (in addition to those under Q32.)?

Answer Council DA form, Council fee

☐

Q34. When arranging for building approval through a building certifier, you must give them scaled and detailed plans. Who should these plans be prepared by?

Answer Architect and engineering firms (survey, mechanical, electrical)

☐

Q35. Name three (3) approvals that must be lodged through the Council, as opposed to through a building certifier.

Answer Development approval, town planning approval, plumbing approval

☐

Q36. What should be considered when developing a plan for the process of lodging approval applications?

Answer ☐ Making sure all the required documents are available and attached to the application, containing written consent of the owner of the premises if the applicant is not the owner, ensuring the clients needs are met, dates & timeframes have been discussed

Q37. True or False (Tick your response): The plan in Q36. should be submitted for approval.

Answer ☐

☒	True
☐	False

Q38. The council assesses development under the application types listed below. Describe each assessment type and whether the public must be notified.

Answer ☐

Assessment type	Description
Code assessment	Code assessment does not require public notification, a code development application is assessed against the codes identified for the use within City Plan.
Impact assessment	An impact assessment development application is for development that must be assessed against all identified codes and city plan as a whole to the extent relevant. The public must be notified to take into account the communities views.

Q39. Identify two (2) stakeholders that may be impacted by a planning application. Describe the impact on each stakeholder and strategies that could be adopted to maximise their support of the planning application.

Answer	Stakeholder 1	Stakeholder 2	☐
Stakeholder type	Neighbours	Environment	
Impact of planning application on stakeholder	-Potential for change to neighbouring views -Overshadow concerns / reduced sunlight -Construction work noise	-Loss of protected vegetation -Stormwater discharge issues	
Strategies adopted to maximise stakeholder support	Discuss the intention to develop/build with your neighbour(s) Neighbours will be notified by Council of the planning intention with right to respond Design to minimise reduce sunlight, overshadowing and other issues affecting neighbours	Design to incorporate sufficient stormwater/civil works and suitable retention of vegetation. Landscaping design required to consider affects of development on flora and fauna and incorporate suitable design remedies	

Q40. Identify the Council documentation that outlines whether your proposal will require an impact assessment.

Answer	The DA contains this information	☐
--------	----------------------------------	--------------------------

Q41. Name three (3) projects that are always deemed 'accepted development'.

Answer ☐

Q42. True or False (Tick your response): Projects that are 'accepted development, subject to requirements' do not need anything in writing from the Council to commence the activity, provided that a self-assessment has been carried out to ensure compliance with the relevant code.

Answer ☐

☒	True
☐	False

Q43. Other than legislation relating to planning, name two (2) types of building legislation/requirements considered during the building approval process.

Answer ☐

Q44. During the building approval process, which of the following issues are considered under various codes and regulations? Tick all that apply.

Answer ☐

Choice	Possible Answers
☒	Building is soundly/safely designed and constructed
☒	Degree of fire safety
☒	Energy and water efficiency standards
☒	Protection from pests
☒	Sewerage and drainage

Q45. Identify and describe two (2) industry standards that you may refer to when preparing a building application (e.g. to address Q44.).

Answer

Standard number	Description
MP 2.2	Fire safety in residential care buildings
MP 6.1	Commissioning and maintenance of fire safety installations

☐

Q46. Identify and describe two (2) regulations that you may refer to when preparing a building application.

Answer

Regulation name	Description
Planning Act 2016(Act)	Queensland's planning framework and is supported by other Acts and regulations
Building Regulation 2021	Supports the objectives of the Building Act 1975

☐

Q47. Describe the importance of using document control processes when submitting an application.

Answer

Document control is important to help reduce errors in the documentation being sent within the application

☐

Q48. How the currency of a plan determined?

Answer

The plan date & also the revision number stated on the plan indicates the currency

☐

Q49. True or False (Tick your response): To ensure continuing progress of your application, you should confirm the application status at appropriate intervals.

Answer

☒	True
☐	False

☐

Q50. Identify (and name, if applicable) whether there is an electronic portal used to check applications submitted to Council?

Answer

Yes there is, for example if you are in the Brisbane Council region you can go to development.i.com.au and search the property address/ lot or plan number or your application number

☐

Q51. Order the following stages from 1 to 6 to identify the application assessment process used by the Council.

Answer

Stage Number	Stage
6	Appeals
1	Application
5	Decision and conditions
3	Information request
4	Public notification
2	Referrals

☐

Q52. True or False (Tick your response): If a planning application is incomplete at the time of lodgement, the Council will always issue a 'not properly made' action notice.

Answer

☐	True
☒	False

☐

Q53. The applicant has how many business days to comply with an action notice?

Answer

20 business days

☐

Q54. Identify three (3) common application problems.

Answer

Not meeting the 'properly made' requirements, inadequate plans, not completing to development services online lodgement form
--

☐

Q55. True or False (Tick your response): When considering an appeal, the applicant should seek private legal advice.

Answer

☒	True
☐	False

☐

Q56. Minor amendments to an application should be negotiated with which of the following parties? Tick all that apply.

Answer

Choice	Possible Answers
☒	Approval authority
☒	Client
☒	Organisation

☐

CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS

PRACTICAL ASSESSMENT INSTRUCTIONS

- The following practical assessment will require the Participant to complete work related activities.
- The Assessor will conduct observations of the Participant's work to determine whether they display sufficient practical skills and knowledge.
- Please fill in the details below – providing your name, signature and date of assessment.
 - The Participant's signature acknowledges that the Assessor provided clear instructions and the Participant understood what was required to complete this assessment.
- The Assessor may substitute a Practical Task with an alternate task of equal value.
 - Alternate tasks must be fully documented by the assessor in the Assessor Comments area.

Participant name Pippa Turner

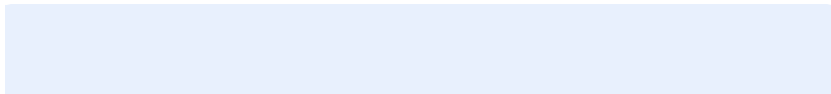
Participant signature



Date Click here to enter a date.

Assessor name

Assessor signature



Date Click here to enter a date.

Task	Task outcome (Tick)	
	Satisfactory	Not Yet Satisfactory
Task 1 (Occasion 1)	☐	☐
Task 1 (Occasion 2)	☐	☐
Task 2 (Occasion 1)	☐	☐
Task 2 (Occasion 2)	☐	☐

ASSESSOR COMMENTS

CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS

Practical Task 1 (2X)		
Description of task: On two (2) occasions, a suitable observer is to verify the participant's ability to process client requirements in relation to contract documentation. The participant is to obtain client information, accurately convey that information to those developing contract documentation (including drawings and specifications) and complete the administration of the contract documentation process. Occasion 1: Residential construction project Occasion 2: Commercial construction project The participant is to gather evidence of how they have completed each component of the Practical Task, which is to be submitted with this Practical Assessment sheet. Evidence to be submitted may include: - RFI sent to client and proof of correspondence - Variation sent to client and proof of correspondence and acceptance The observer is to provide detailed comments on the tasks completed by the participant. The assessor is to verify the observer's comments in the Assessor Comments section, and provide the Practical Assessment outcome on the front cover of this document.		
Resources required: Telephone, facsimile machine, computer.		
Assessment of task		
Name of participant:	Pippa Turner	
Name of observer:	Leslie Crocker	
Role of observer (Confirm suitability to sign)	Project Manager	
Email address of observer	Leslie.c@woollamconstructions.com.au	
Signature of observer:		
Date:	Click here to enter a date.	
When completing the task, did the participant:	Tick if satisfactorily completed. Provide comments if left unticked.	
	1 st Occasion	2 nd Occasion
1.A. Work with the client to identify and document planning and design requirements: - Identifying client's design needs - Providing correct technical/product knowledge - Identifying restrictive covenants - Addressing documentation and design risks (including copyright)	☐	☒
1.B. Determine site costs with client, including: - Arranging site investigation to determine site features and costs - Confirming client's understanding of extent and cost of required site works	☐	☒

1.C. Arrange and oversee the preparation of sketch plans.	☐	☒
1.D. Forward plans to client for approval or amendment, relaying costing and variation requests to drafting personnel.	☐	☒
1.E. Finalise sketch plans, specifications and cost documents with client, ensuring all documents were signed and details were initialled.	☐	☒
1.F. Prepare preliminary contract according to organisational needs (selecting correct contract type, and including appropriate clauses and conditions), and submit for checking and recording.	☐	☒
1.G. Prepare construction documents according to preliminary contract, meeting: - Regulatory authority approval processes - Building and construction codes - Standards	☐	☒
1.H. Effectively communicate using the following methods: - Verbally using language/concepts appropriate to cultural differences - Non-verbal communication - Using technology (including telephone, facsimile, email) - In writing (to produce contracts and other relevant workplace documentation)	☐	☒
The Participant's performance was: ☒ Satisfactory ☐ Not Satisfactory		

OBSERVER COMMENTS

Pippa demonstrated good knowledge of company procedures and controls when issuing correspondence to the client. Pippa used the correct templates and guides for issuing RFI's and filing responses. She demonstrated good understanding of the need for the RFI and making sure we receive the correct information for closing out the RFI as well as forwarding responses to the appropriate persons and contractors. Her language and writing style was consistent with what we would expect from an experienced CA.

CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS

Practical Task 2 (2X)		
Description of task: On two (2) occasions, a suitable observer is to verify the participant's ability to plan, prepare and lodge a building application. The participant is required to evaluate and review the outcome of the application. Occasion 1: Development approval Occasion 2: Building approval The participant is to gather evidence of how they have completed each component of the Practical Task, which is to be submitted with this Practical Assessment sheet. Evidence to be submitted may include: - Council approvals. - Traffic control plan submissions and approval by city councils. - Crane base drawings and approval by engineer (if you have them). - QFES approvals. The observer is to provide detailed comments on the tasks completed by the participant. The assessor is to verify the observer's comments in the Assessor Comments section, and provide the Practical Assessment outcome on the front cover of this document.		
Resources required: Computer.		
Assessment of task		
Name of participant:	Pippa Turner	
Name of observer:	Leslie Crocker	
Role of observer (Confirm suitability to sign)	Project Manager	
Email address of observer	Leslie.c@woollamconstructions.com.au	
Signature of observer:		
Date:	Click here to enter a date.	
When completing the task, did the participant:	Tick if satisfactorily completed. Provide comments if left unticked.	
	1st Occasion	2nd Occasion
1 Plan the process for lodging approval applications		
2.1A. Identify the approvals required for each project stage and required information and documentation.	☒	☒
2.1B. Develop and submit a plan for lodging approval application, recognising scheduling requirements and client needs.	☒	☒
2.1C. Consult with external specialists, as required, to facilitate the certification of documents, referring to Australian Standards, codes of practice and regulatory requirements.	☒	☒

2 Prepare and lodge applications for approval		
2.2A. Prepare and check necessary documentation and supporting information for compliance with building approval authority requirements (including plans, specification, drawings and reports).	☒	☒
2.2B. Analyse the impact of the planning application on a range of stakeholders, endeavouring to maximise the likelihood of their support on the application.	☒	☒
2.2C. Lodge necessary documentation and supporting information with approval authority, using sound document control processes.	☒	☒
2.2D. Seek confirmation of application status at appropriate intervals to ensure continuing progress.	☒	☒
3 Evaluate and review outcome of application		
2.3A. Assess the outcome of the building approval to determine the impact on the project.	☒	☒
2.3B. Where required, negotiate minor amendments with the client, organisation and approval authority.	☒	☒
2.3C. Analyse rejected submission to determine likely success of an appeal or a resubmission, determining course of action with the client.	☒	☒
2.3D. Effectively communicate using the following methods: - Verbally using language/concepts appropriate to cultural differences - Non-verbal communication - In writing (including preparing planning submissions) - Sound document control processes	☒	☒
The Participant's performance was: ☒ Satisfactory ☐ Not Satisfactory		

OBSERVER COMMENTS

Pippa was tasked with collating and reviewing all the local authority approvals and certification ensuring they were sent to the relevant contractors. She demonstrated good understanding of company procedures and document control guidelines and record keeping of all of these documents. She tabulated a list of all requirements needed to be met in order to satisfy the approvals and ensured these are being met by contractors and our company. Again the language and written skill shown were of the quality we would expect from an experienced CA.

VARIATION NOTICE **Date** 18/01/2022 **VARIATION No.** V011

DESCRIPTION Credit for reduced depth to lift and electrical pit.

PROJECT No. 1586M

PROJECT NAME Ozcare ACF Mackay

Pursuant to General Conditions of Contract of this Agreement, this variation is submitted as a variation within the scope of the agreement as detailed hereunder.

Item	Detail	Qty	Rate	Value
1	Credit for reduced depth of Lift pit - 1600 to 1400 deep - blockwork, waterproofing and 200mm excavation	1	-\$ 355.00	-\$ 355.00
2	Credit for reduced depth of electrical pit - 1200 to 900- blockwork, waterproofing and 300mm excavation	1	-\$ 1,130.00	-\$ 1,130.00
			SUBTOTAL	-\$ 1,485.00
			Profit and Overheads	0%
			Net total this variation (Excluding GST) TOTAL	-\$ 1,485.00

EFFECT ON PROGRAMME

- ☐ An Extension of Time of _____ working days will be required
- ☐ An extension of time will be claimed when the full effects of the Variation can be assessed
- ☐ A change in the sequence and/or rate of the Works will apply
- ☒ No effect

OTHER COSTS

- ☐ Refer to notes included in Variation
- ☐ Above price includes delay / disruption / acceleration costs
- ☐ Above price does not include delay / disruption / acceleration costs which will be advised separately
- ☒ No additional costs associated with the Variation Quotation if accepted / approved within validity period

WE CONFIRM THAT THE WORK, WHICH IS THE SUBJECT OF THIS VARIATION QUOTATION

- ☒ Is waiting your approval before proceeding
- ☐ Has been initiated in accordance with your directions
- ☐ Has already been completed in accordance with your directions

THE PRICE QUOTED, AND CONDITIONS APPLYING ARE

- ☒ Valid for 30 Days only
- ☐ Based dated - subject to Rise and Fall
- ☐ Not subject to the terms and conditions of the contract
- ☐ Dayworks or do - charge

EXCLUSIONS

- ☒ Goods Service Tax (GST)
- ☒ Extension of time costs - (Anticipated delay in working days) TBA at completion of Works- TBC in EOT
- ☒ MRC Plumbing Approvals including associated inspections & Fees
- ☒ Design Co-ordination including any Mechanical ,Electrical ,Civil & Hydraulic Engineering Design ,certification
- ☒ Structural works including any associated structural engineering design,inspections & certification that maybe
- ☒ Increase in QLEAVE fees
- ☒ Any changes to our current WC Management Plans .
- ☒ Any additional costs associated with BCA & Section J compliance requirements.
- ☒ Any costs or fees to update our current contract program to incorporate these additional works.
- ☒ Ammendments or changes to our current Insurance Policy & premium if required for these variation works
- ☒ Any fees associated with adustments to our current retention or security amounts that are in place under
- ☒ Any special Traffic & Pedestrian Management Plans
- ☒ Out of normal trading hours works
- ☒ Termite treatment for additional penetrations.
- ☒ Any specialist shoring or dewatering of trenches
- ☒ Any additional maintenance,testing &/ or servicing during the defects liability period
- ☒ Removal ,treatment ,carting & dumping fees for any contaminated ground conditions.
- ☒ Removal & carting away of excess spoil
- ☒ Backfilling & testing of all trenches with imported controlled fill to suit levels & falls of new design works
- ☐ As built & Operations Maintenance Manuals including any necessary training of staff upon completion.
- ☒ Survey, Setout & Detailed AS Built of works by Licenced surveyor

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

- Manufactures warranties & Garuantees will apply to these extra works ,however no special or extended
- Any additional Electrical Services or power supply or BMS provisions including any design, inspections &
- Support & mounting substrate works including noggings or trimmers .
- Additional Splashbacks for extra fixtures & fittings
- Additional Access Hatches or Panels that maybe required
- Concrete cutting ,bitumen cutting ,Coring & chasing of works including reinstatement
- Fire proofing ,testing ,as built documents & certification works associated with these extra works
- Acoustic Treatment or lagging
- Thermal Treatment or lagging
- Waterproofing ,flashings ,puddle flanges ,etc that is required for these extra works
- Under or horizontal boring of works
- Barricading of works & any special sediment or environmental controls
- Any cultural heritage & special fauna management controls ,processes & systems.
- Terrascanning of areas prior to start works
- Hydro vacuuming or pot holing of excavation works
- Rock Excavations or Latent Conditions
- Craneage & Hoisting Works
- Any Additional scaffolding or Elevated Work Platforms

HSE

Yes ☒ No

This variati does not incur additional risk not already covered in the Project HSE Plan or sub-contractor Work Method Statements
If 'yes' is ticked then no further action is required. If 'no' is ticked then a Change Management Assessment must be completed.

This variation advice is based on completing works during normal working hours.

Variation
Submitted By: Pippa Turner

Date: 18 January 2022

For and on
behalf of Woollam Constructions

Variation
Approved By

Title:

Date:

For and on
behalf of

- Goods Service Tax (GST)
Extension of time costs - (Anticipated delay in working days) TBA at completion of Works- TBC in EOT
MRC Plumbing Approvals including associated inspections & Fees
Design Co-ordination including any Mechanical ,Electrical ,Civil & Hydraulic Engineering Design ,certification
Structural works including any associated structural engineering design,inspections & certification that maybe
Increase in QLEAVE fees
Any changes to our current WC Management Plans .
Any additional costs associated with BCA & Section J compliance requirements.
Any costs or fees to update our current contract program to incorporate these additional works.
Ammendments or changes to our current Insurance Policy & premium if required for these variation works
Any fees associated with adustments to our current retention or security amounts that are in place under
Any special Traffic & Pedestrian Management Plans
Out of normal trading hours works
Termite treatment for additional penetrations.
Any specialist shoring or dewatering of trenches
Any additional maintenance,testing &/ or servicing during the defects liability period
Removal ,treatment ,carting & dumping fees for any contaminated ground conditions.
Removal & carting away of excess spoil
Backfilling & testing of all trenches with imported controlled fill to suit levels & falls of new design works
As built & Opertions Maintenance Manuals including any necessary training of staff upon completion.
Survey, Setout & Detailed AS Built of works by Licenced surveyor



Manufactures warranties & Guarantees will apply to these extra works ,however no special or extended
Any additional Electrical Services or power supply or BMS provisions including any design, inspections &
Support & mounting substrate works including noggings or trimmers .
Additional Splashbacks for extra fixtures & fittings
Additional Access Hatches or Panels that maybe required
Concrete cutting ,bitumen cutting ,Coring & chasing of works including reinstatement
Fire proofing ,testing ,as built documents & certification works associated with these extra works
Acoustic Treatment or lagging
Thermal Treatment or lagging
Waterproofing ,flashings ,puddle flanges ,etc that is required for these extra works
Under or horizontal boring of works
Barricading of works & any special sediment or environmental controls
Any cultural heritage & special fauna management controls ,processes & systems.
Terrascanning of areas prior to start works
Hydro vacuuming or pot holing of excavation works
Rock Excavations or Latent Conditions
Craneage & Hoisting Works
Any Additional scaffolding or Elevated Work Platforms

HSE

Yes ☒ No

This variation ☐ does not incur additional risk not already covered in the Project HSE Plan or sub-contractor Work Method Statements
If 'yes' is ticked then no further action is required. If 'no' is ticked then a Change Management Assessment must be completed.

This variation advice is based on completing works during normal working hours.

Variation
Submitted By: Pippa Turner

Date: 18 January 2022
For and on
behalf of Woollam Constructions

Variation
Approved By Anna Gorjeski
Title: PM
Date: 19/01/2022
For and on
behalf of _____

STAGED DECISION NOTICE

DEVELOPMENT PERMIT FOR BUILDING WORK

Remaining building work for Ozcare Mackay ACF

Decision Notice (approval) under Planning Act 2016 s.63

Development Permit Number:	B170707-1
Date application received:	25/09/2018
Street Number and Address:	Lot 103 Alexandra St, West Mackay, QLD 4740
Lot & Plan Number:	Lot 103 on SP203788
Local Government Area:	Mackay Regional Council
Applicant:	Ozcare c/- Hargraves Briggs Jacuzzi Pty Ltd - Fred Jacuzzi
Applicant Address:	289 Shafston Avenue, Kangaroo Point, QLD 4169
Applicant Email Address:	fredj@hbj.com.au

The approval is hereby granted to commence on the following basis:

Classification:	Class 9c	Legislation:
Type of Construction:	Type C	Building Act 1975 , Building Regulation 2006
Rise in Storeys:	2 Storeys	Building Code of Australia 2016 Amdt 1
Effective Height:	3m	MP 2.2 - Fire safety in residential care buildings
Building Area:	approx. 10,330m ²	MP 3.5 - Construction of buildings in flood hazard areas
Site Area:	approx. 8.527ha	MP 4.1 - Sustainable Buildings

This Decision Notice shall be read in conjunction with:

Approved Plans and Documents:	Part B
Approval Conditions and Notes:	Part C
Referral Agencies (Concurrence):	Department of Infrastructure, Local Government and Planning response: Ref No. SDA-0217-036763 dated 17/11/2017
Referral Agencies (Advice):	QFES Job No: 18-00775 Date: 16/03/2019 This advice has been accepted.
When Approval Lapses If Work Is Not Completed Within:	Three (3) years from the date of the decision (s.85 of Planning Act 2016)
Relevant Previous Approvals and Advice:	Mackay Regional Council: MCU Negotiated Decision Notice dated 09/02/2018 (Ref No: DA-2017-4), MCU Minor Change Application dated 13/09/2018 (Ref No: DA-2017-4/A) Formiga1: Ref. B170707 (Early Works Decision Notice dated 12/10/2018)
Further Development Permits Required:	N/A
Other Applicable Codes for Acceptable Development:	N/A
Appeal Rights:	Part E

Required Inspections for Assessable Building Work:

Stage:	Inspections:	Inspection Agency:
Footing	Footing	Competent Person
Slab	Slab	Competent Person
Frame	Frame	Competent Person
Fire Separation	Separating Wall	Formiga1
Final	Final	Formiga1

Note: A qualified RPEQ has been accepted as a competent person for the above inspection stages

Building Certifier:	QBCC Licence No:	Date:	Signature:
Formiga1 - Shawn Brosnan (for and on behalf of)	A607667	May 15, 2019	

PART B - APPROVED DRAWINGS/PLANS/REPORTS

Architectural: Hargreaves Briggs Jacuzzi Pty Ltd	Project Number: 1506 MAC, Dated: 08/03/2019, Drawing Numbers: (CD_A)001, 003 - 005, 103, 105 - 107, 109 - 111, 113, 202 - 213, 227, 229 - 239, 245, 251 - 259, 261, 262, 294 - 299, 304, 305, 401, 403, 405 - 411, 503 - 509, 511, 512, 514, 520 - 522, 524, 701, 702, 820 - 822, 825, 826, 830, 832, 852, 858, 870, 871
Electrical: Umow Lai Qld Pty Ltd	Project Number: BHB0106, Dated: 01/03/2019, Drawing Numbers: E1000, E1002, E1010 - E1012, E1100 - E1106, E1110 - E1116, E1200 - E1206, E1210 - E1216, E1300, E1301
Mechanical: Ashburner Francis	Project Number: 17-1221, Dated: 05/03/2019, Drawing Numbers: M001 - M003, M200 - M213
Hydraulic: Umow Lai Qld Pty Ltd	Project Number: BHB0106, Dated: 14/03/2019, Drawing Numbers: H1001 - H1003, H1100 - H1106, H1110 - H1116, H1120 - H1126, H1200 - H1206, H1210 - H1216, H1700, H1900
Structural: STP Consultants	Project Number: STP17-0654, Dated: 08/03/2019, Drawing Numbers: S107, S130 - S132, S200 - S202, S213 - S215, S219 - S221, S226, S227, S231 - S233, S237 - S239, S240 - S242, S245, S300, S301, S310, S311, S320, S321, S330, S331, S340, S341, S350, S351, S360, S361, S370, S371, S380, S400 - S402, S410, S411, S420, S421, S430, S431, S440, S441, S450, S451, S460 - S462, S470, S471, S480, S501, S601 - S606, S610
Fire Protection: Ashburner Francis	Project Number: 17-1221, Dated: 06/03/2019, Drawing Numbers: F001, F200 - F213
Energy Efficiency Report: Ashburner Francis	Project Number: EE17-1221, Dated: 14/12/2018, Revision Number: C1
Fire Engineered Report: WalkerBai Consulting	Project Number: WB329-001-2016, Dated: 14/03/2019, Revision Number: 04

PART C - APPROVAL CONDITIONS AND NOTES

SPECIFIC CONDITIONS

- A1)** This building approval has been the subject of a performance solution for the following items:-
- Energy Efficiency monitoring
 - Provision of assisted ensuite bathing in lieu of mobile or fixed bath
 - Allowing resident ensuites to have minor variations to AS1428.1-2009 for fixtures and fittings.
 - Omission of handrails to corridors
 - Backrests to sanitary facilities integrated into the cistern
 - The application of BCA Clause FP1.4 for external wall weatherproofing has been demonstrated
- A2)** This building approval has been the subject of a Fire Engineered Solution for the below items. Additional provisions and management must be provided in accordance with the report's Fire Safety Design requirements.
- Smoke Compartments exceeding 500m²
 - Extended travel distances and distances between exits to some areas
 - Omission of sprinkler to lift shaft
 - Smoke door swing direction
 - Discharge of Fire Isolated Stairs within 6m of the building.

SECTION B - STRUCTURE

- B1)** This Decision Notice is to be read in conjunction with the previous Early Works Decision Notice dated 12/10/2018 and does not supersede any condition unless specifically noted.
- B2)** The development must provide the building attenuation treatments detailed in the facade construction report by SLR (Ref No: 626.10472-R01 v1.1 dated 10/08/2018).
- B3)** All structural work is to be completed in accordance with the approved plans and/or site instructions issued by the Structural Engineer during inspections of the various components.
- B4)** Timber engineering certification for prefabricated timber elements (IE. Roof trusses, frames, lintels, etc) as applicable, shall be provided to the Building Certifier prior to frame inspection for assessment.
- B5)** Structural timber members that are not exempted under BCA Clause B1.3(i) shall be protected against attack by subterranean termites in accordance with AS3660.1. Installation certification for the system installed must be submitted to the Building Certifier prior to the Certificate of Classification being issued.

SECTION C - FIRE RESISTANCE

- C1)** All materials and assemblies shall comply with the Fire Hazard Properties as outlined in BCA Clause C1.10 and Specification C1.10 & C1.10a. Details and specifications of the products showing compliance with the required Properties must be supplied to the Building Certifier prior to the Certificate of Classification being issued.
- C2)** The building must be divided into compartmentation complying with BCA Clause C2.5 and the Fire Engineered Performance Solution for both fire and smoke separation. All fire rated smoke walls must have non-combustible wall linings and not be penetrated by combustible materials. Installation of passive smoke & fire protection must be certified prior to the Certificate of Classification being issued.
- C3)** The fire walls and fire rated smoke walls must be continuous to the outer face of the external wall including any cavities formed by external attachments/cladding. Eaves joining fire compartments must be separated with a suitable tested system.
- C4)** A fire rated door must be installed in accordance with BCA Specification C3.4 and the manufacturer's tested prototype. Installation certification stating that the installed door is in accordance with the manufacturer's specification must be supplied to the Building Certifier prior to the Certificate of Classification being issued. The fire door and frame must also be tagged to demonstrate Australian Standard compliance.
- C5)** A fire rated smoke door required by BCA Clause C2.5 must be provided with a 400mm smoke reservoir directly above the doorway on both sides. The door must swing in either both directions or the direction of egress and be fitted with a smoke detector within 1.5m of each side of the doorway (when fitted with hold open devices). Fire doors forming part of a fire rated smoke wall are to be fitted with smoke seals.
- C6)** Doorways in lift shafts must be protected by --/60/-- fire doors set to remain closed except when discharging or receiving passengers, goods or vehicles in accordance with AS1735.11.
- C7)** Penetrations for service installations shall be in accordance with BCA Clause C3.15 & Specification C3.15. Installation certification for the various system must be supplied to the Building Certifier prior to the Certificate of Classification being issued.
- C8)** Where a duct passes through an element used for both smoke and fire separation (eg. floors and fire rated smoke walls), the duct must be fitted with a combination damper to restrict the spread of smoke and fire through the duct.
- C9)** Construction joints, spaces and the like in and between building elements required to be fire rated (eg. external cladding cavities between walls & floors) must be protected with a suitable tested system to achieve the required FRL.

SECTION D - ACCESS AND EGRESS

- D1)** Doorways must provide an unobstructed width of not less than 1070mm into sole-occupancy units, 870mm in other resident use areas (including SOU ensuites) and 800mm in non-resident use areas. All other provisions of BCA Clause D1.6 must be adhered to.
- D2)** The building is to be provided with minimum public corridor widths of 1.5m clear between obstructions. And increased to 1.8m clear for the full width of the doorway leading into sole-occupancy units or communal bathrooms.
- D3)** Access to the lift pits must be through the lowest landing doors in accordance with BCA Clause D1.17.
- D4)** All electrical distribution boards and telecommunications boards must be enclosed within non-combustible construction and have any openings or accesses sealed to prevent the free passage of smoke. Alternatively the boards can be contained within cupboards that are lined with a fire protective covering and have all doorways and openings sealed against smoke spreading from the enclosure. Compliance with BCA Clause D2.7 for all installations in paths of travel must be obtained.
- D5)** The area below a stairway within the fire isolated shaft must not be enclosed to form a cupboard or similar enclosed space to comply with BCA Clause D2.8
- D6)** Stair geometry shall be in accordance with BCA Clause D2.13 including maximum and minimum tread width and riser height, and number of risers within a flight. Also the risers must not allow a 125mm-diameter sphere to pass through.
- D7)** Stair nosings must comply with AS1428.2009 Clause 11. At the nosing each tread shall have a strip not less than 50mm and not more than 75mm deep across the full width of the path of travel. The strip may be setback a maximum of 15mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10mm.
- D8)** Treads and nosings are to be slip-resistant in accordance to Table D2.14 when tested in accordance with AS4586.
- D9)** Door thresholds shall be in accordance with BCA Clause D2.15 to not incorporate a step within a radial distance of the door leaf unless provided with a threshold ramp in accordance with AS1428.1-2009 (or 1:8 with max 25mm height).
- D10)** Where there is a fall of 1m or more to the surface beneath, balustrades shall be provided at a minimum of 1m in height and have no openings that will allow the passage of 125mm-diameter sphere to penetrate in accordance with BCA Clause D2.16.

- D11)** The balustrading to the fire-isolated-stairway must be a minimum of 1m except on the stairway where it can be reduced to a minimum of 865mm above the nosings of the tread. The balustrading must be provided with bottom rail within 150mm of the floor and a top rail, and intermediate rails that are not more than 460mm apart.
- D12)** Balustrades shall not incorporate climbable elements between the heights of 150mm and 760mm on a barrier to a floor more than 4m above the surface beneath. Fixings with a thickness 10mm or more are considered as a climbable element.
- D13)** Handrails shall be installed in accordance with BCA Clause D2.17 including mounting height and clearance from walls. A handrail must also be provided along one side of a ramp or flight of stairs.
- D14)** Ladder access and roof walkways etc. to roof plant shall be constructed in accordance with AS1657-2013.
- D15)** The sliding exit doors must be able to be opened manually under a force not exceeding 110N and if power operated must fail open in the event of a power failure or activation of alarm, in accordance with BCA Clause D2.19.
- D16)** All exit doors and doors in paths of travel to an exit must be openable by using a single pushing or downward hand action in accordance with BCA Clause D2.21. Alternatively the door can be connected to the FDCIE for automatic release of latches upon activation of alarm.
- D17)** The doors of each fire isolated stairs must not be locked from the inside, allowing re-entry at both storeys.
- D18)** All exits into fire-isolated stairways, fire and smoke doors shall be provided with door signage in accordance with BCA Clause D2.23.
The door signs must be door type specific. ie. For automatic doors with hold open devices ("FIRE SAFETY DOOR - DO NOT OBSTRUCT").
For self-closing doors ("FIRE SAFETY DOOR - DO NOT OBSTRUCT - DO NOT KEEP OPEN").
For a door discharging from a fire-isolated exit ("FIRE SAFETY DOOR - DO NOT OBSTRUCT")
- D19)** Where applicable, all windows with openable components below 865mm from the floor, with a falling distance of 4m to the external surface beneath, must be fitted with a restricting device to ensure the openable portion of the windows does not exceed 125mm. Alternatively the window can be fitted with a protection that does not have any openings exceeding 125mm (eg. Security screen).
- D20)** Access to and within the building for people with disabilities shall be provided in accordance with BCA Clause D3.2 and AS1428.1-2009 including door hardware and a 30% luminance contrast to doors.
- D21)** Car parking for people with disabilities shall be provided in accordance with BCA Clause D3.5 and AS2890.
- D22)** Identification of access for persons with disabilities to concealed front entries and internal public facilities shall be in accordance with BCA Clause D3.6 & Specification D3.6.
- D23)** Identification of the exits shall be in accordance with BCA Clause D3.6 and Specification D3.6, requiring a braille and tactile sign to state EXIT and be located as indicated in BCA Specification D3.6.
- D24)** Tactile indicators are required to warn vision impaired people that they are approaching areas stated under BCA Clause D3.8. Raised domes can be installed to stair handrails in lieu of tactiles.
- D25)** All new glazing on an accessway, capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1-2009.

SECTION E - SERVICES AND EQUIPMENT

- E1)** The fire hydrants (incl. tanks) must be installed to comply with BCA Clause E1.3 and AS2419.1 including water flow and pressure requirements. Installation and commissioning certification must be submitted to the Building Certifier prior to the Certificate of Classification being issued.
- E2)** The fire pumps must be installed to comply with AS2941. Installation and commissioning certification must be submitted to the Building Certifier prior to the Certificate of Classification being issued.
- E3)** The fire sprinkler system (incl. tanks) must be installed in accordance with BCA E1.5 and AS2118.4. The sprinkler system must activate the building occupant warning system and the main valve assembly must be provided with a local alarm and connected to the FDCIE via a second input to the ASE installed. A Main Stop Valve is the stop valve located in the Sprinkler Valve Assembly and not any other valves upstream of that location. A block plan must be provided to illustrate the system. Installation and commissioning certification must be submitted to the Building Certifier prior to the Certificate of Classification being issued.
- E4)** Portable fire extinguishers shall be provided and installed in accordance with BCA Clause E1.6 and AS2444.
- E5)** Provide suitable fire fighting equipment on site during construction as per BCA Clause E1.9.
- E6)** Smoke detection must be provided throughout the building in accordance with BCA Clause E2.2 and AS1670.1. Installation and commissioning certification must be supplied to the Building Certifier prior to the Certificate of Classification being issued.
- E7)** The detection system must activate an occupant warning system complying with Clause 3.22 of AS1670.1 throughout all areas of the occupied building. A minimum sound pressure level of 75dB(A) must be obtained at each bed head, and 10dB(A) above ambient sound pressure level to other areas, in accordance with AS1670.1.

- E8)** The smoke detection system must be provided with mimic panels or annunciator panels with alpha numeric displays in each smoke compartment to provide automatic indication of each zone or display setting of the FDCIE as required by BCA Specification E2.2a.
- E9)** Manual call points must be provided throughout the facility in locations ensuring that no point of the floor is more than 30m from a call point.
- E10)** The lifts must be installed to comply with AS1735 and Part E3 of the BCA and be provided with a warning sign reading "Do not use lifts if there is a fire". Passenger lifts must have compliance with AS1735.12 for items nominated in Clause E3.6 of the BCA.
- E11)** A lift must be provided with a stretcher facility that has dimensions compatible with BCA Clause E3.2.
- E12)** Emergency Lighting and Illuminated Exit Signs shall be installed in accordance with BCA Part E4 and AS2293.1. Installation and testing certification must be supplied to the Building Certifier prior to the Certificate of Classification being issued.

SECTION F - HEALTH AND AMENITY

- F1)** Stormwater drainage must comply with the Flooding Investigation Report by Milanovic Neale Consulting Engineers dated 19/09/2017 (ref No. C3368, Rev 1) and AS3500.3.
- F2)** Waterproofing membranes for external above ground use must comply with AS4654 Parts 1 & 2.
- F3)** Prevention of the penetration of water through external walls has been reviewed against FP1.4 and deemed satisfactory for their intended use.
- F4)** Sarking-type materials used for weatherproofing of roofs and walls must comply with AS4200 Parts 1 & 2.
- F5)** Waterproofing to wet areas shall be provided in accordance with BCA Clause F1.7 and AS3740.
- F6)** All glazing assemblies in external walls shall comply with AS2047 and are limited to those specific assemblies noted in BCA Clause F1.13.
- F7)** Clinical hand wash basins must be provided for the building at a minimum rate of 1 per 16 residents.
- F8)** Construction of disabled person's sanitary compartment shall be in accordance with AS 1428.1 and BCA F2.4 including circulation requirements, fixtures, fittings and the installation of a shelf. Adequate facility for disposal of sanitary towels must also be provided. A Performance Solution has been provided allowing minor variation to AS1428.1 for resident ensuites fixtures and fittings.
- F9)** Construction of sanitary compartments shall be in accordance BCA Clause F2.5 including door swing direction or lift-off hinges.
- F10)** The building must be provided with a slop hopper and an appliance for disinfection of pans on each level of the building in accordance with BCA Clause F2.8.
- F11)** Artificial lighting shall comply with BCA Clause F4.4 and AS/NZS1680.0.
- F12)** Mechanical ventilation shall be installed in accordance with BCA Clause F4.5 and AS1668.2 or AS/NZS3666.1. Installation and testing certification must be supplied to the Building Certifier prior to the Certificate of Classification being issued.
- F13)** Mechanical ventilation installed in the commercial kitchen exhaust hood shall comply with AS/NZS1668.1 and BCA Clause F4.12.
- F14)** Sound transmission for the building between units shall be in accordance with BCA Clause F5.4, F5.5 and F5.6.
- F15)** Sound insulation of pumps must be through a flexible coupling used at the point of connection between the service pipes in a building and any circulating or other pump.

SECTION G - ANCILLARY PROVISIONS

- G1)** The coldrooms and freezers shall be provided with life safety features as outlined in BCA Clause G1.2. These include a door capable of being opened from the inside without a key, and internal light activated by a light switch located internal adjacent to the door and an external indicator lamp that illuminates when the internal light is on, and an alarm located external of the room but activated from inside the room that achieves the necessary dBa minimum requirement.

SECTION J - ENERGY EFFICIENCY

- J1)** Compliance with BCA Section J has been established using the BCA Verification Method JV3 demonstrating acceptable outcomes. All items of the JV3 Report by Ashburner Francis (Ref No. EE17-1121 dated 14/12/18) must be implemented and installation certificates for each aspect must be provided to the Building Certifier prior to the Certificate of Classification being issued.
- J2)** The mechanical ventilation and air conditioning systems of the building must comply with the efficiency ratings and installation requirements outlined in Part J5 of the BCA.

- J3)** The installation of lighting throughout the building must comply with power levels nominated and the installation requirements outlined in Part J6 of the BCA. Installation certification that the installed systems/products are compliant with the approved systems to obtain the maximum energy outputs must be supplied to the Building Certifier prior to the Certificate of Classification being issued.
- J4)** All hot water systems must be installed in accordance with Section 8 of AS/NZS3500.4 and Clause J7.2 of the BCA.

GENERAL CONDITIONS

1. In accordance with the Building Act 1975 Clause 114(2) occupation of this building is not permitted, until a Certificate of Classification has been issued. This certificate is issued when the works have reached the stage of substantially completed and is dependent upon certificates supplied to the Building Certifier as noted in Part D of this Notice.
2. The approval for this development permit for building work shall lapse if the building work is not commenced within 2 years after the date of this approval; and completed within 3 years after the date of this approval.
3. The applicant for this development must ensure that 1 legible set of current drawings for the development is available for inspection on the building site while the building work is in progress.
4. Provide one set of "as constructed" plans prior to or at final inspection, including a list of Fire Safety Installations in accordance with Section 102 of the Building Act for forwarding to the Queensland Fire & Emergency Service.
5. It is acknowledged that alteration and amendments may occur during construction. Applicable revised drawings and certificates shall be provided for assessment and approval. The issuing of a Certificate of Classification will not be considered until documents reflecting these changes have been provided.
6. Compliance with any endorsements on the approved documentation shown in RED.

INSPECTIONS

7. This practice has accepted that an appropriately registered professional engineer will be undertaking Footing, Slab and Framing inspections. Certificates of inspections shall be forwarded to this practice within 3 working days of inspections being carried out. Certificates shall state that the inspected works are in accordance with approved documents.
8. Specific inspections regarding fire/smoke rated elements, preliminary final and final inspection shall be carried out by this practice. A minimum of 5 days' notice shall be observed.
9. The final inspection shall be carried out by this practice in conjunction with QFES. This inspection will be arranged directly with QFES by this practice. ***A minimum of 15 business days notice shall be observed.***

ADVISORY NOTES (These are not conditions of approval)

- a. **QBCC SUBSIDENCE POLICY:** The building work approved under this Development Permit has not been assessed against the Queensland Building and Construction Commission policy relating to subsidence.
- b. This approval does not include plumbing and drainage work. Vehicular access, builders sanitary, and other statutory fees required by local authorities have not been included in the fee proposal and may be invoiced directly from the local government to owner.
- c. **OPERATIONAL WORK:** This approval does not include approval of any earthworks (cut or fill) not associated with, or incidental to, the proposed building work. Such work, if proposed by the applicant, may require additional approval from the local authority.
- d. **FIRE ANTS:** The building certifier recommends that you check with the Department of Primary Industries (www.dpi.qld.gov.au or phone 13 25 23) to ascertain whether the property is located within a Fire Ant Restricted Area, prior to carrying out any work on site.
- e. **RETAINING WALLS AND FENCES:** This building development approval does not include the approval of ASSESSABLE retaining walls and/or fences unless specifically described on the Decision Notice and the associated approval documentation.

PART D - CERTIFICATE OF CLASSIFICATION

The following certificates must be provided to the Building Certifier in a single submission with all forms completed in accordance with Clause 48 of the Building Regulation 2006. QBCC Licences shall also be provided for all contractors for competency in that class of work. Incorrect forms will be returned for re-submission.

In accordance with the Building Act 1975 Clause 114(2) occupation of this building is not permitted, until a Certificate of Classification has been issued. This certificate is issued when the works have reached the stage of substantially completed and is dependent upon: -

- a. Satisfaction of all conditions nominated in association with the review of this application;
- b. Satisfaction of the requirements in regard to inspections;
- c. Submission of a copy of the Drainage Clearance Certificate as issued by the relevant local Government;
- d. Certificates generally to be provided:-
 1. Structural engineers design and inspection certification for all Design & Construct aspects;
 2. Structural engineers inspection certification for all structural elements;
 3. Surveyors set out certificate stating set out is in accordance with the approved plans and the Development Approval;
 4. Details and Specification for assemblies and floor coverings showing Fire Hazard Properties compliance with BCA Specification C1.10;
 5. Test certificates and specifications for the slip resistance of floor coverings in accordance with AS4586, demonstrating compliance with BCA Table D2.14.
 6. Passive fire system installation certification for the walls nominating the products used, the FRL obtained, and installation compliance with the manufacturers specification;
 7. Fire door installation certification nominating the products used, the FRL obtained and installation compliance with the manufacturer's specification;
 8. Installation and commissioning certificates for the fire hydrants stating compliance with AS2419.1 and nominating the achieved water flow and pressure;
 9. Installation certificate for the fire extinguishers stating compliance with AS2444.
 10. Installation and commissioning certificates for the fire sprinkler system stating compliance with AS2118.4 and nominating the achieved design flow rates;
 11. Installation and commissioning certificates for the smoke detection system stating compliance with AS1670.1;
 12. Installation and testing certificate for the emergency lighting and exit signage stating compliance with AS2293.1;
 13. Installation and commissioning certificate for the lift installation stating compliance with the relevant sections of AS1735;
 14. Installation and testing certification for the mechanical ventilation systems stating compliance with AS1668 Parts 1 & 2;
 15. Installation certification for the waterproofing of wet areas stating compliance with AS3740;
 16. Suppliers certification for the glazing assemblies stating compliance with AS2047. Glass balustrades shall be included in the certification or provided in a separate certificate (and their face fixing to slab if applicable);
 17. Installers certification for the termite protection system stating compliance with AS3660.1;
 18. Installation certification for the sound rating nominating the products used, the Rw obtained and installation in accordance with the manufacturer's specification;
 19. Installation certification for the various components of the Energy Efficiency systems/products used, stating installation compliance with the manufacturer's specifications and the JV3 Report;
 20. Satisfactory final inspection certificate (Form 16) from the Fire Engineer stating compliance with the design requirements of the report;

PART E - APPEAL RIGHTS

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the Planning Act 2016. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the Planning Act 2016).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the Planning Act 2016.

Appeal by a submitter

A submitter for a development application may appeal to the Planning and Environment Court against:

- any part of the development application for the development approval that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the Planning Act 2016.

Please contact the building certifier direct on 07 3253 1200 or email brisbane@formiga1.com if you would like to discuss the Appeal Rights provisions in more detail.



Queensland Government

Queensland Fire and
Emergency Services

Darryl Youngberry
Ph: 07 4898 2127
Submission No: S00029032
Our Ref: 18-00775
Your Ref: BA # B170707

8 May 2020

Mr Fred Jacuzzi
Ozcare c/- Hargraves Briggs Jacuzzi Pty Ltd
289 Shafston Avenue
KANGAROO POINT QLD 4169

Dear Sir/Madam

Queensland Fire and Emergency Services (QFES) has conducted an inspection and/or test of special fire services for the building work, at the premises listed below, under the *Building Act 1975, s74*. The attached notice identifies whether the referral agency aspects comply or do not comply with the building development approval.

The attached report provides details of the inspection for:

Ozcare Mackay
Alexandra Street
MACKAY QLD 4740

If you have any questions regarding this report please contact the Building Approval Officer nominated below.

Yours sincerely

Darryl Youngberry
Building Approval Officer

Enc.

Job Details

Address: Alexandra Street, MACKAY QLD 4740

Building Details

Class:	9c	Floor Area:	10330m ²	Effective Height:	3m
Size of Largest Fire Compartment:	2398m ²	Rise in Storeys:	2		
Legislation:	12-03-18 (BCA2016 Amdt 1)				

Assessment Details

Fire Engineering Report: Report WB329-001-2016, for Ozcare Mackay dated 03-03-2019 by WalkerBai Consulting.

General Comments

The QFES is not a 'quality control organisation' and it must be highlighted that it is not our role to identify the non-compliances and fault find issues with the applicable to the fire safety systems installed in a building. The comments below are only indicative of the faults identified in the Hydraulic System, Sprinkler System and Fire Detection and Alarm System (FD & AS) that were required to be rectified prior to the issuing of this response.

The QFES respectfully suggests that all previous 'Installation and Commissioning' documentation provided by Installers prior to these systems being successfully tested is re-issued with the correct dates.

When the 'Certificate of Classification' is issued by the Assessment Manager, a copy should be supplied to the QFES in the time mentioned in the *Building Act 1975*.

A list of Fire Safety Installations and 'As constructed drawings' indicating the location of these fire safety installations should accompany this Certificate.

All Fire Safety Installations are to be maintained to the Fire Engineering Report (FER) Queensland Development Code Mandatory Part 6.1 (QDC) and their appropriate Australian Standards

All records of this maintenance must be kept.

Testing of all 'Fire Safety Installations' are to be carried out by suitably qualified person/s.

These records must be produced on demand of an Authorised Fire Officer.

All due care has been taken in the preparation of this report to ensure complete assessment of all aspects of the building and site have been considered. However, further works, information and the passage of time may reveal non-compliant issues that will be required to be addressed.

Performance Solution Components

Type of Special Fire Service

Sprinklers (Residential System (AS 2118.4), Combined Sprinkler and Hydrant System (AS 2118.6))

Inspection

Compliant

- operation of direct fire service alarm and location of directional signs
- operation of pump-set controls and status indications
- the location of valve room, pump-sets, water alarm and booster point
- In accordance with Fire Engineering Report

Comments:

Items identified as requiring attention as part of this inspection included:

- Signage on 'Sprinkler Valve Set' cabinets to identify which system they controlled.
- Ground level sprinklers activated as the Level 1 sprinkler location description at the Fire Brigade Panel and vice versa.

These issues were rectified prior to the publishing of this report.

The Sprinkler System is required to be maintained in accordance with the FER, the QDC and all relevant Australian Standards.

Emergency Lifts

Compliant

- operation of fire officer's controls in lifts
- In accordance with Fire Engineering Report

Comments:

The Emergency Lifts had not been thoroughly commissioned prior to the commencement of the QFES inspection. The 'Fireman' facility on Lift 1 failed to operate. A technician was able to locate and rectify the issue. All three lifts' 'Fireman' facilities were tested correct.

The Emergency Lifts must be maintained in accordance with the requirements of the QDC.

Type of Fire Safety Installations

Maintenance in use

- In accordance with Fire Engineering Report

Inspection

Compliant

In addition to the Performance Solution components identified above, this building also has the following Deemed to Satisfy components.

Deemed To Satisfy Components

Type of Special Fire Service

Fire Mains (including booster and/or pumps)

- achievement of specified performance
- location and suitability of booster connections and enclosures
- location and suitability of internal and roof hydrants and external hydrants including fire separation from adjacent buildings
- operation of fixed pump-set controls and status indication
- provision of additional hydrant services as mentioned in AS 2419
- provisions for hard standing for fire appliances
- provision of suitable facilities for testing internal hydrants

Inspection

Compliant

Comments:

Flow and Pressure achieved - 15 L/s @ 900 kPa (building pump) and 25 L/s @ 900 kPa (boosted).
The static mains pressure was measured at 340 kPa at the time of inspection.

The hydraulic system had not been completely commissioned prior to the commencement of the QFES inspection.

Items identified as requiring attention as part of the inspection process included:

- No Fire Hydrant Booster Cabinet installed.
- No Block Plan installed in Fire Hydrant Booster Cabinet.
- No Block Plan in the Fire Pump Room.
- No sign on Fire Pump Room
- No sign of Fire Pump run strobe.
- Not all switches controlling the Fire Pumps were locked in their operational positions with Lockwood 003 locks.
- Hydrant test drain was blocked and did not allow the test water to drain.
- A Tank Level indicator was damaged and did not function.

These items were progressively addressed across the three days of the QFES inspection.

The pressures and flows able to be validated by the QFES at the time of inspection.

Dates of Tests: 05-05-20 and 06-05-20

Time of Test: 1430 hours (fire pumps) on the 05-05-20

Static pressure: 1000 kPa (system on jacking pump)

Attack pressure: 15 L/s @ 900 kPa (pump 1)

Attack pressure: 15 L/s @ 900 kPa (pump 2)

Time of Test: 1655 hours (feed performance) on the 06-05-20

Static pressure: 340 kPa (incoming water main)

Feed Pressure: 25 L/s @ 210 kPa (feed side of booster)

Full flow: 28 L/s @ 200 kPa (feed side of booster)

Boost Pressure: 900 kPa (required by QFES to provide 25 L/s at most disadvantaged locations).

This fire hydrant system is required to be maintained in accordance with the requirements of the FER, the QDC and all relevant Australian Standards.

Fire Detection and Alarm Systems (Detection System)

Compliant

- achievement of specified performance of detection and alarm systems
- location and operation of main fire indicator panel, sub-indicator panels, mimic panels, local alarm bells and directional signs
- operation of direct fire service alarm
- suitability of nominated types of detection in all areas, and the location of manual call points
- suitability of weather protection, accessibility and lighting of equipment
- if the sensitivity of a fire detection or alarm system can be varied - suitability of the sensitivity setting having regard to the location of the system and the Australian Standard for that system

Comments:

Items identified as requiring attention as part of the inspection process included:

- A large number of descriptions of the location of devices were incorrect. These were continually updated during the testing process.
- Symbols of devices on 'As installed plans' were incorrect and require updating.
- Zone G, Level 1 air-conditioning did not shut upon alarm activation, this was required to be addressed.
- A Smoke Detector in Zone C, Level 1, required re-location to achieve clearance to AS 1670.
- The exit door leading from the Laundry did not open upon Fire Alarm activation. This was rectified.
- Initially, the strobes in the Kitchen and Laundry areas did to activate on general fire alarm. This was addressed.

The FD & AS system is required to be maintained in accordance with the FER, the QDC and all relevant Australian Standards.

13 September 2018

Ozcare
c/- Ethos Urban
PO Box 205
FORTITUDE VALLEY QLD 4006

Dear Sir/Madam

MINOR CHANGE APPLICATION

Proposal: Material Change of Use - Change Application (Minor) -
Accommodation Units (Aged Care Facility - 120 beds)
Application Number: DA-2017-4/A
Address: Lot 103 Alexandra Street, WEST MACKAY QLD 4740
Property Description: Lot 103 on SP203788

Your Change Application lodged on 18 June 2018 to amend DA-2017-4 originally approved on 9 February 2018 was considered by Council's Manager Development Assessment under s81 of the *Planning Act 2016*. Acting under delegated authority on 12 September 2018, your request was approved.

Council has agreed to amend conditions 1, 7, 21, 34 and to delete landscaping conditions 31 and 32 of the Negotiated Decision Notice. The amended conditions are shown below.

Condition 1
Plan of Development

The approved Accommodation Units (Aged Care Facility – 120 beds) development must be completed and maintained generally in accordance with the Plans of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.

Title	Dwg #	Rev	Prepared by	Date
Site Plan – Revised Location	CD_A_101	2	Hargraves Briggs Jacuzzi Pty Ltd Architects	8.6.18
Ground Floor Plan	CD_A_103.1	1	Hargraves Briggs Jacuzzi Pty Ltd Architects	8.6.18
First Floor Plan	CD_A_103.2	1	Hargraves Briggs Jacuzzi Pty Ltd Architects	8.6.18
Site Elevations	CD_A_103	3	Hargraves Briggs Jacuzzi Pty Ltd Architects	8.6.18
Site Layout Sheet 1	C3368-SKR52	C	Milanovic Neale Consulting Engineers	14.6.18

Decision Notice

Planning Act

Site Layout Sheet 2	C3368-SKR53	C	Milanovic Neale Consulting Engineers	14.6.18
Landscaping Plans (11 sheets)	L00.01 and L01.01- L01.10	A	View Landscape Architecture	31.7.18

Condition 7

Minimum Car Parking Spaces

The car parking area must be constructed, sealed, line marked and drained for a minimum of 68 car parking spaces (including one space for MRV/ambulance space). In addition, bicycle parking and end of trip facilities are to be provided for staff.

The car parking must be designed in accordance with *AS/NZS2890.1:2004 Parking facilities Part 1: Off-street car parking* and *AS/NZS2890.6:2009 Parking facilities Part 6: Off-street parking for people with disabilities*.

The car park must be lit in accordance with *AS/NZS1680.2.1:2008 Interior and workplace lighting* and *AS/NZS1158.3.1:2005 Lighting for roads and public spaces*.

Any car park lighting and other outdoor lighting, must comply with *AS 4282-1997 Control of the obtrusive effects of outdoor lighting*.

A detailed design of the car parking must be provided as part of the operational works application. Approval of the carparking in accordance with the above standards can only be given once the detailed design drawings are submitted.

Condition 21

Flood Mitigation Works

The applicant must carry out the flood mitigation works generally in accordance with the "Flooding Investigation Report, L103 Alexandra Street, West Mackay", Revision 1, dated 19 September 2017, prepared by Milanovic Neale Consulting Engineers (including the addendum letter by the same author dated 13 June 2018 and associated earthworks plans) within the following timeframes of the date of this approval unless otherwise agreed by Council:

- Bulk earthworks: removal of existing fill pad located within the south-western corner of the site, preliminary embankment / swale shaping, culvert and weir, offsite works within the adjacent property to the north, generally in accordance with the Sketch 1: Indicative Earthworks Staging Plan - 3 months
- Ultimate works - 6 months

In conjunction with the operational works application for the flood mitigation works, the applicant must submit to Council certification from a Registered Professional Engineer of Queensland (RPEQ) specialising in open channel hydraulics stating that the design for flood mitigation works have been undertaken generally in accordance with the above-mentioned Flood Investigation Report. The certification must also state that the design for flood mitigation works will result in:

Decision Notice

Planning Act

- a. No increase in peak flow rates downstream from the site; and
- b. No increase in flood levels external to the site; and
- c. No increase in duration of inundation external to the site that could cause loss or damage.

Condition 31

Deleted.

Condition 32

Deleted.

Condition 34

Acoustic Considerations

The development must provide the building attenuation treatments detailed in Chapter 5 – Recommended Façade Upgrades and Appendices A – E of the Façade Construction Advice of the Control of Rail Noise Ingress, prepared by SLR Consulting Australia Pty Ltd, dated 10 August 2018, reference 626.10472-R01-v1.0 and version number V1.1.

* * *

NB - All other conditions remain unchanged and the currency period for this application remains unchanged as per the original Decision Notice.

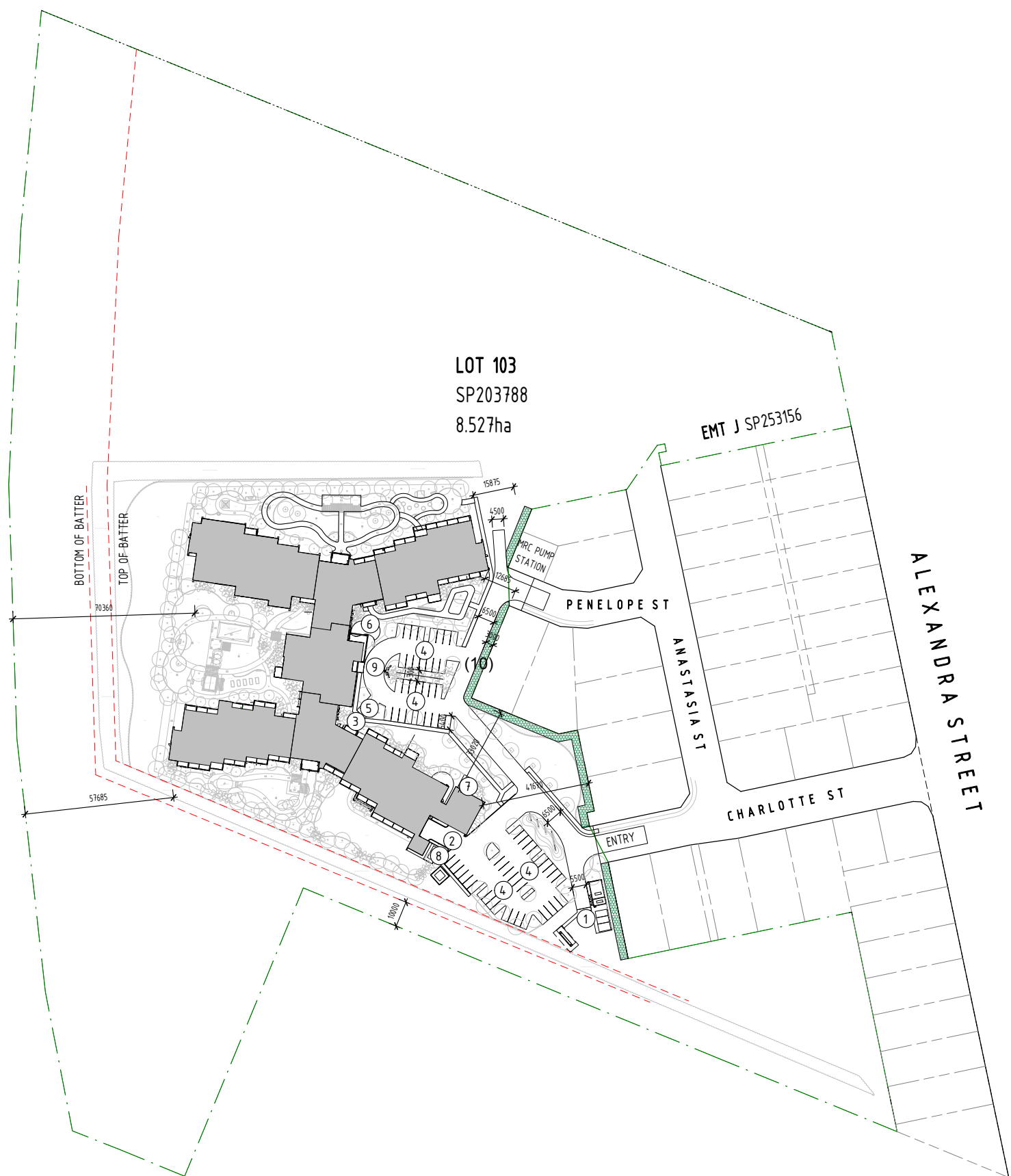
If you require further information, please contact Brogan Jones.

Yours faithfully

Leah Harris

Principal Planner

Enc. Appeal Provisions



REAL PROPERTY DESCRIPTION

LOCALITY: WEST MACKAY

LOCAL GOVERNMENT: MACKAY REGIONAL COUNCIL

AREA: 8.527ha

PROPOSED REDSIDENTIAL AGED CARE FACILITY DETAILS

GFA AREAS (Approx):	
GROUND FLOOR	5,645 m ²
FIRST FLOOR	5,441 m ²
TOTAL GFA	11,086 m²
SITE COVERAGE	13%

RESIDENT ACCOMMODATION	120
VISITOR CAR PARKS	30
STAFF CAR PARKS	37
MRV/AMBULANCE CAR PARKS	1

LEGEND

- ① PUMP HOUSE & BREAK TANKS
- ② SERVICE BAY (DELIVERIES & REFUSE)
- ③ BICYCLE PARKING
- ④ CAR PARKING
- ⑤ ACCESS / EMERGENCY VEHICLE BAY
- ⑥ CHILDREN'S PLAYGROUND
- ⑦ PAD MOUNT TRANSFORMER
- ⑧ EMERGENCY GENERATOR
- ⑨ PORTE COCHERE
- (10) LANDSCAPE SCREENING BUFFER

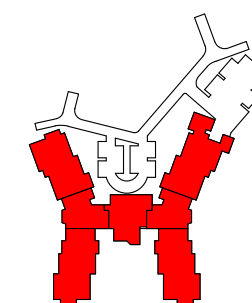
COPYRIGHT

All rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying) without the written permission of Hargraves Briggs Jacuzzi Pty Ltd. Any licence, expressed or implied, to use the document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Hargraves Briggs Jacuzzi Pty Ltd and the instructing party.

Use figured dimensions for setout.
Do not scale.

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHOR
1	10/07/18	CLIENT REVIEW/ISSUE	HBJ
2	08/08/18	DA REVISED SUBMISSION	HBJ



KEY PLAN

CHECKED BY

AUTHORISED FOR ISSUE

DATE

HARGRAVES BRIGGS JACUZZI PTY LTD
ARCHITECTS
289 SHAFSTON AVE,
KANGAROO POINT
Ph (07) 3392 0235
Email admin@hbj.com.au



PROJECT

PROPOSED RESIDENTIAL
AGED CARE FACILITY
OZCARE MACKAY

LOT 103, ALEXANDRA STREET,
WEST MACKAY, QLD 4740

CLIENT

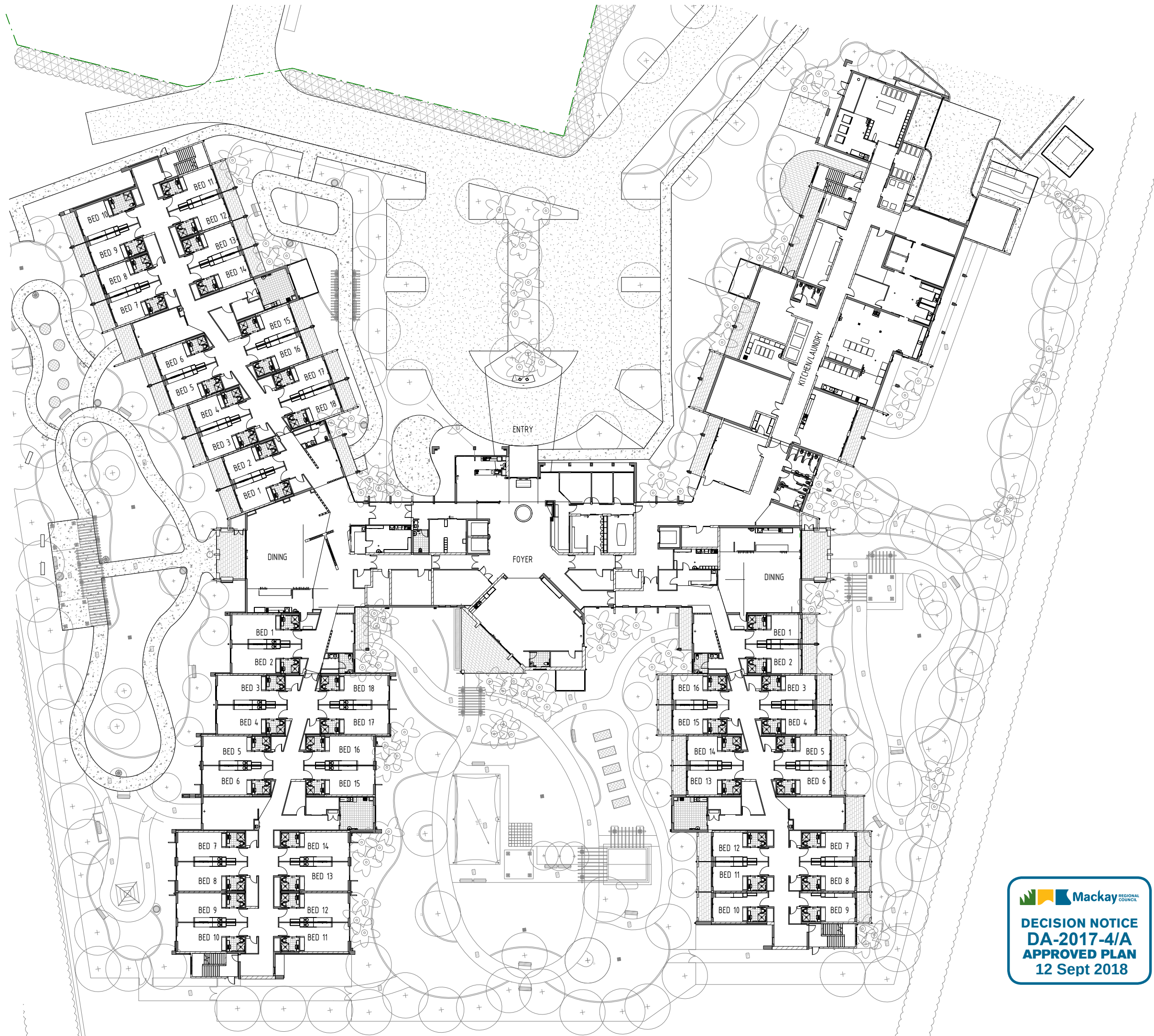


DRAWING TITLE
SITE PLAN



DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

DRAWN	DATE	SCALE
1506 MAC	2	1:1000 @ A1
PROJECT NUMBER	ISSUE	DRAWING NUMBER
1506 MAC	2	CD_A_101

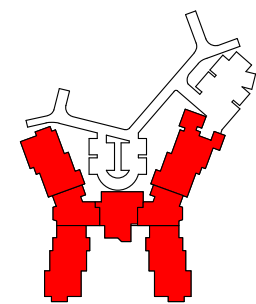


C O P Y R I G H T

All rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying) without the written permission of Hargraves Briggs Jacuzzi Pty Ltd. Any licence, expressed or implied, to use the document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Hargraves Briggs Jacuzzi Pty Ltd and the instructing party.

Use figured dimensions for setout.
Do not scale.

AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHOR
1	08/08/18	DA REVISED SUBMISSION	HBJ



KEY PLAN

CHECKED BY _____

AUTHORISED FOR ISSUE _____ DATE _____

HARGRAVES BRIGGS JACUZZI PTY LTD
ARCHITECTS
289 SHAFSTON AVE,
KANGAROO POINT
Ph (07) 3392 0235
Email admin@hbj.com.au

ACN. 076 897 606

PROJECT

**PROPOSED RESIDENTIAL
AGED CARE FACILITY
OZCARE MACKAY**

**LOT 103, ALEXANDRA STREET,
WEST MACKAY, QLD 4740**

CLIENT

Ozcare

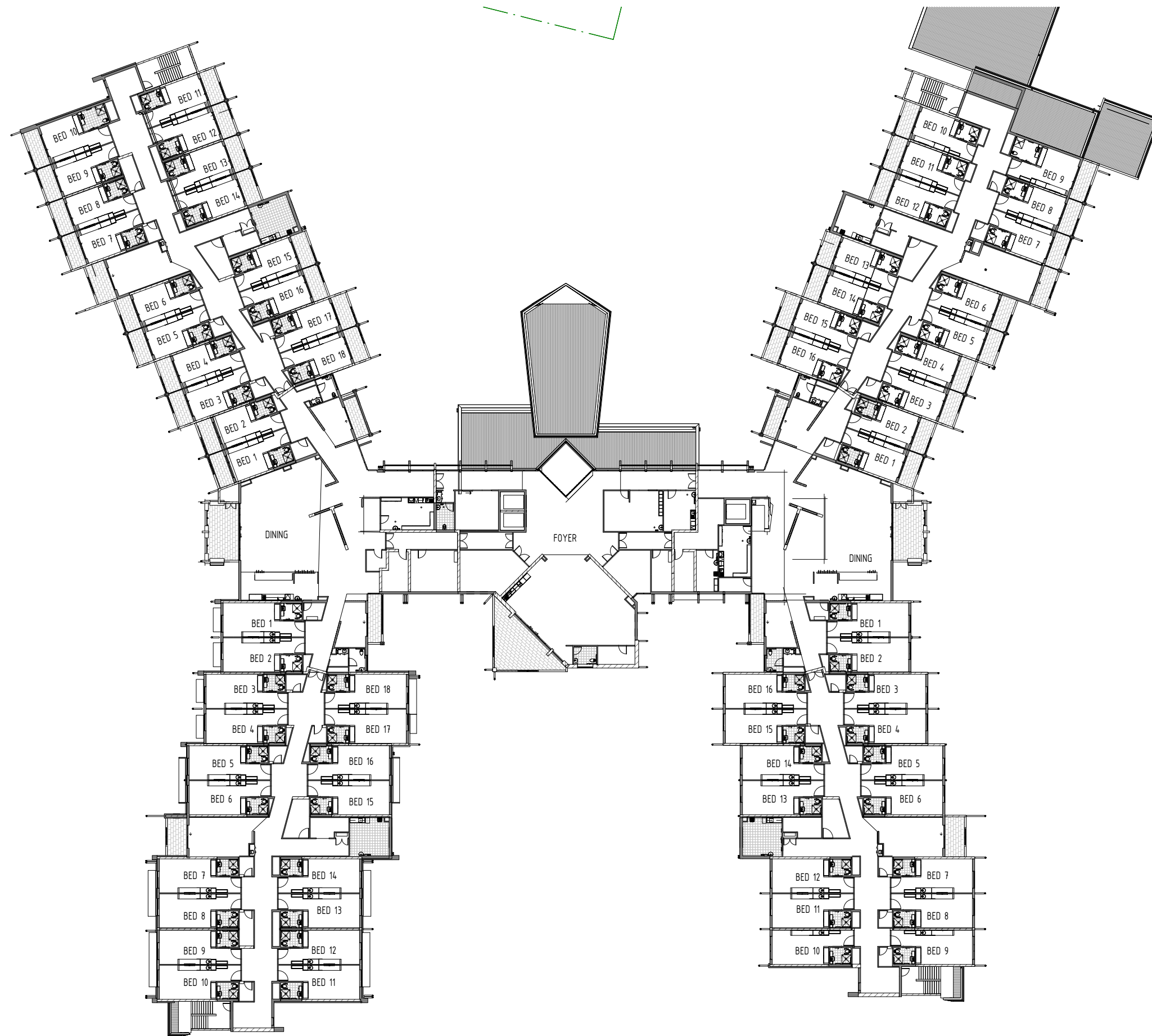
DRAWING TITLE

GROUND FLOOR PLAN

 **Mackay** REGIONAL COUNCIL

**DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018**

DRAWN	DATE	SCALE
TRY	25/05/18	1: 250 @ A1
PROJECT NUMBER	ISSUE	DRAWING NUMBER
1506 MAC	1	CD A 103.1

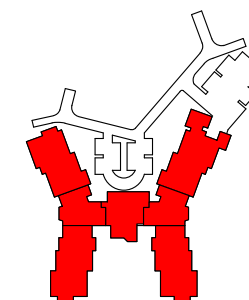
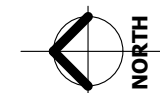


COPYRIGHT

All rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying) without the written permission of Hargraves Briggs Jacuzzi Pty Ltd. Any licence, expressed or implied, to use the document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Hargraves Briggs Jacuzzi Pty Ltd and the instructing party.

Use figured dimensions for setout.
Do not scale.

AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHOR
1	08/08/18	DA REVISED SUBMISSION	HBJ



KEY PLAN

CHECKED BY

AUTHORISED FOR ISSUE DATE

HARGRAVES BRIGGS JACUZZI PTY LTD
ARCHITECTS
289 SHAFSTON AVE,
KANGAROO POINT
Ph (07) 3392 0235
Email admin@hbj.com.au

PROJECT
PROPOSED RESIDENTIAL
AGED CARE FACILITY
OZCARE MACKAY

LOT 103, ALEXANDRA STREET,
WEST MACKAY, QLD 4740

CLIENT
Ozcare

DRAWING TITLE
FIRST FLOOR PLAN

Mackay REGIONAL COUNCIL
DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

DRAWN	DATE	SCALE
TRY	25/05/18	1:250 @ A1
PROJECT NUMBER	ISSUE	DRAWING NUMBER
1506 MAC	1	CD_A_103.2

All rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying) without the written permission of Hargraves Briggs Jacuzzi Pty Ltd. Any licence, expressed or implied, to use the document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Hargraves Briggs Jacuzzi Pty Ltd and the instructing party.

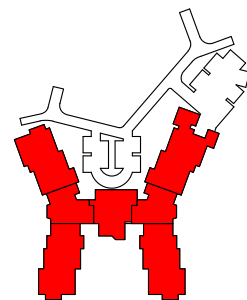
Use figured dimensions for setout.
Do not scale.

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHOR
1	08/08/18	DA REVISED SUBMISSION	HBJ



DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018



KEY PLAN

CHECKED BY

AUTHORISED FOR ISSUE

DATE

HARGRAVES BRIGGS JACUZZI PTY LTD
ARCHITECTS
289 SHAFSTON AVE,
KANGAROO POINT
Ph (07) 3392 0235
Email admin@hbj.com.au



PROJECT

**PROPOSED RESIDENTIAL
AGED CARE FACILITY
OZCARE MACKAY**

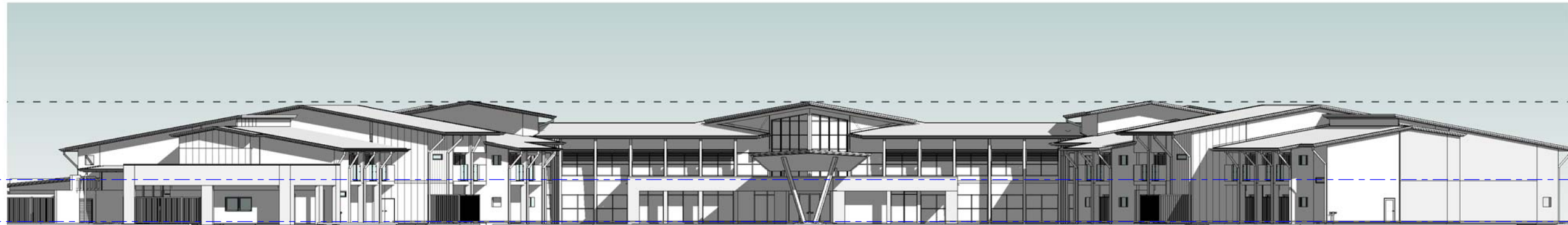
**LOT 103, ALEXANDRA STREET,
WEST MACKAY, QLD 4740**

CLIENT

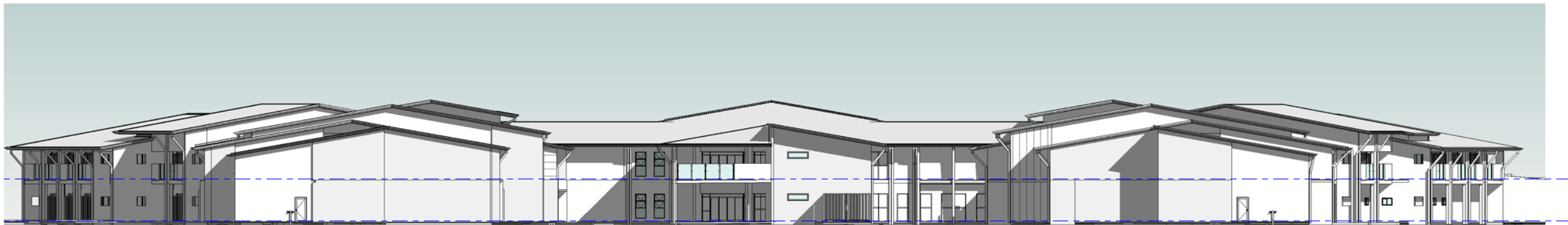


DRAWING TITLE
SITE ELEVATIONS

DRAWN	DATE	SCALE
Author	10/20/17	1:200 @ A1
PROJECT NUMBER	ISSUE	DRAWING NUMBER
1506 MAC	1	CD_A_103



2 EAST ELEVATION
1:200



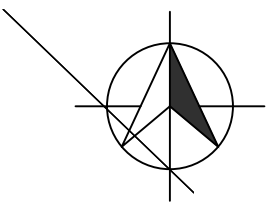
3 WEST ELEVATION
1:200



1 NORTH ELEVATION
1:200

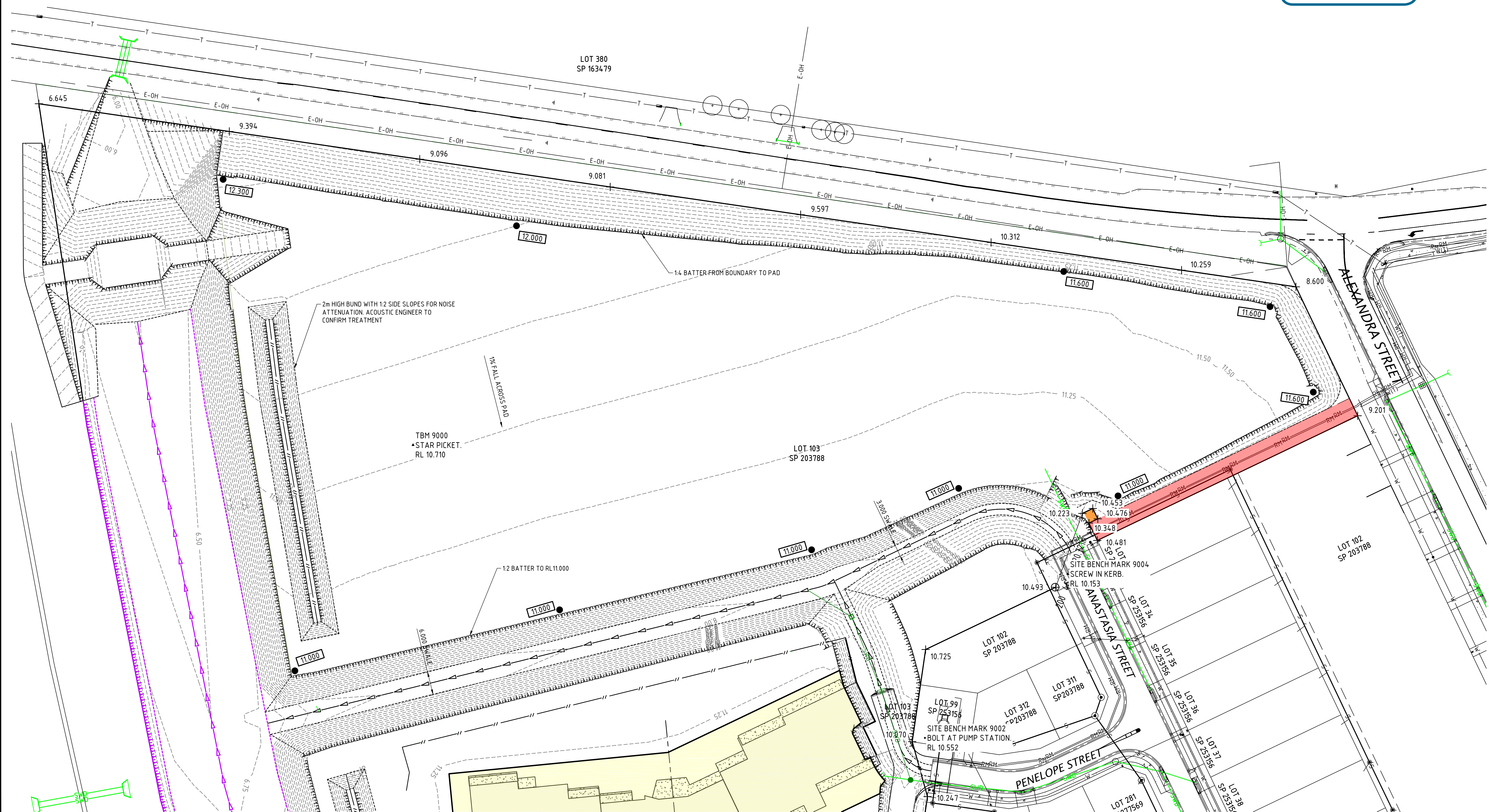


4 SOUTH ELEVATION
1:200



**Mackay** REGIONAL COUNCIL

DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018



DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	FOR REVIEW	23.05.18	CF
B	FOR REVIEW	07.06.18	CF
C	FOR REVIEW	14.06.18	CF

**MILANOVIC NEALE**
CONSULTING ENGINEERS

BRISBANE
PH No. (07) 3255 1877

IPSWICH
PH No. (07) 3281 6603

SYDNEY
PH No. 1300 827 901

GOLD COAST
PH No. 1300 827 901

**CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT**

SYDNEY
PH No. 1300 827 901

GOLD COAST
PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT



PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

SITE LAYOUT SHEET 1

DRAWN	DESIGNED	DATE
CF	CF	MAY 18
CHECKED	APPROVED	
JN		
DRAWING No.	REV.	
C3368 - SKR52	C	



REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788



MILANOVIC NEALE
CONSULTING ENGINEERS

**CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT**

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



DRAWN CF	DESIGNED CF	DATE SEP 2017
CHECKED JN	APPROVED	
DRAWING No. C3368 - SKR53		REV. C



GENERAL NOTES

- GENERAL REQUIREMENTS**
All Landscape drawings are to be read in conjunction with the Landscape Specification; associated Landscape Materials & Finishes Schedule; and the drawing packages from the consultant team including Architectural and all Engineering drawings.
Scope of Works - The scope of works includes, but is not limited to, the supply, construction, installation, placement, and execution or otherwise of works as documented on the drawings and Landscape Specification.
- FALLS**
All paved and turf areas are to be graded evenly and away from building or as shown on drawings. Ponding is not acceptable.
- SURFACE LEVELS**
All adjacent surfaces are to be level and flush unless stated or documented otherwise. All external pathways to have a 600mm wide even & flush shoulder to path edge. Final surface levels are to be verified on site. All proposed kero and road levels are by Civil Engineer.
- PLAYGROUND EQUIPMENT, SURFACING & ENTRAPMENTS**
It is the responsibility of the contractor to ensure all external play ground areas to comply with all relevant Australian Standards but not limited to AS 4422 : 1996; AS 4486.1 : 1997; AS 4685.1 : 2014; AS 1924.2. All play equipment are by others, selected to suit the specified age range & allowable fall zone available. Ensure all shockpads under documented surface finish suits the fall heights of the play equipment to relevant standards.
- PLANTING AREAS ON GROUND - GENERAL**
All planting areas to have a minimum 300mm depth imported soil, with a minimum 100mm mulch over. Refer to Materials & Finishes Schedule. All planting areas to be irrigated.
- IRRIGATION**
All areas are to be irrigated with a multi station automatic irrigation system as shown on IR.01. The irrigation controller & associated GPO are both to be housed within a lockable aluminium cabinet (similar to a meter box). Irrigation to dementia ward courtyards to be buried 100mm deep low pressure compensating drip-line system, all other areas to be irrigated using high pressure pop-up system.
- BALUSTRADES & HANDRAILS**
Refer to Architects drawings for all balustrades and handrails.
- MAINTENANCE PERIOD**
All landscape areas to have a minimum of 12 weeks maintenance and watering establishment period.

LEGEND

GRADING	DRAINAGE / HYDRAULICS
EXISTING SURFACE LEVEL	SURFACE DRAIN Refer Civil dwgs
RELATIVE LEVEL	SUBSOIL DRAINAGE
EXISTING LEVEL	TURF SWALE
TOP OF WALL LEVEL	HOSE COCK ON 100SQ HWD TIMBER POST - Refer Hydr. dwgs
BOTTOM OF WALL LEVEL	LANDSCAPE CONDUIT Irrigation Conduit
TOP OF BATTER	IRRIGATION RPZ LOCATION Final location TBC
TOE OF BATTER	
INDICATES DIRECTION OF DECLINING (DOWN) GRADIENT	ELECTRICAL
ADJACENT SURFACES TO FINISH FLUSH & EVEN	BOLLARD LIGHT Refer Elec. dwgs
LOCALISED MOUNDING IN GARDENS	UP LIGHT Refer Elec. dwgs
	POLE LIGHT Refer Elec. dwgs
PAVEMENT FINISHES	PLANTING
PAVEMENT TYPE 1 Coloured Concrete	GROUNDCOVERS
PAVEMENT TYPE 2 Coloured Concrete	SHRUBS
PAVEMENT TYPE 3 Portland Grey Concrete	FEATURE SHRUBS
PAVEMENT TYPE 4 Lawn Bowls - Synthetic Turf Type 1	TREE
SOFTSCAPE	FEATURE PALM
TURF TYPE 1	
PLANTING AREA	
PLANTING AREA Raised Planter Beds	
PLANTING AREA Raised Planter Beds	
GRAVEL TYPE 1	
EDGE TYPE 1 Extruded Grey Concrete - 150x100mm	
EDGE TYPE 2 Spade Cut Edge	
WALLS	
WALL TYPE 1 Entry Signage Wall	
FENCES / HANDRAILS	
FENCE TYPE 1 1800 High Secure Fence	
FENCE TYPE 2 1200 High Aluminium Fence	
FENCE TYPE 3 1000 High Timber Paling Fence	
FURNITURE & MISCELLANEOUS	
SEAT TYPE 1 - On concrete slab As supplied by Ozcare	
TOUCH & FEEL STATION As supplied by Ozcare	
OUTDOOR ART/SCULPTURE As supplied by Ozcare	
WATER FEATURE	

CO-ORDINATION ONLY
NOT FOR CONSTRUCTION

A PRELIMINARY 31.07.2018 JR
ISSUE amendment date dwg/crk

VIEW
LANDSCAPE ARCHITECTURE
p: 0423 594 412 e: info@viewlandscapearchitecture.com.au
PO Box 7515 East Brisbane Q 4169

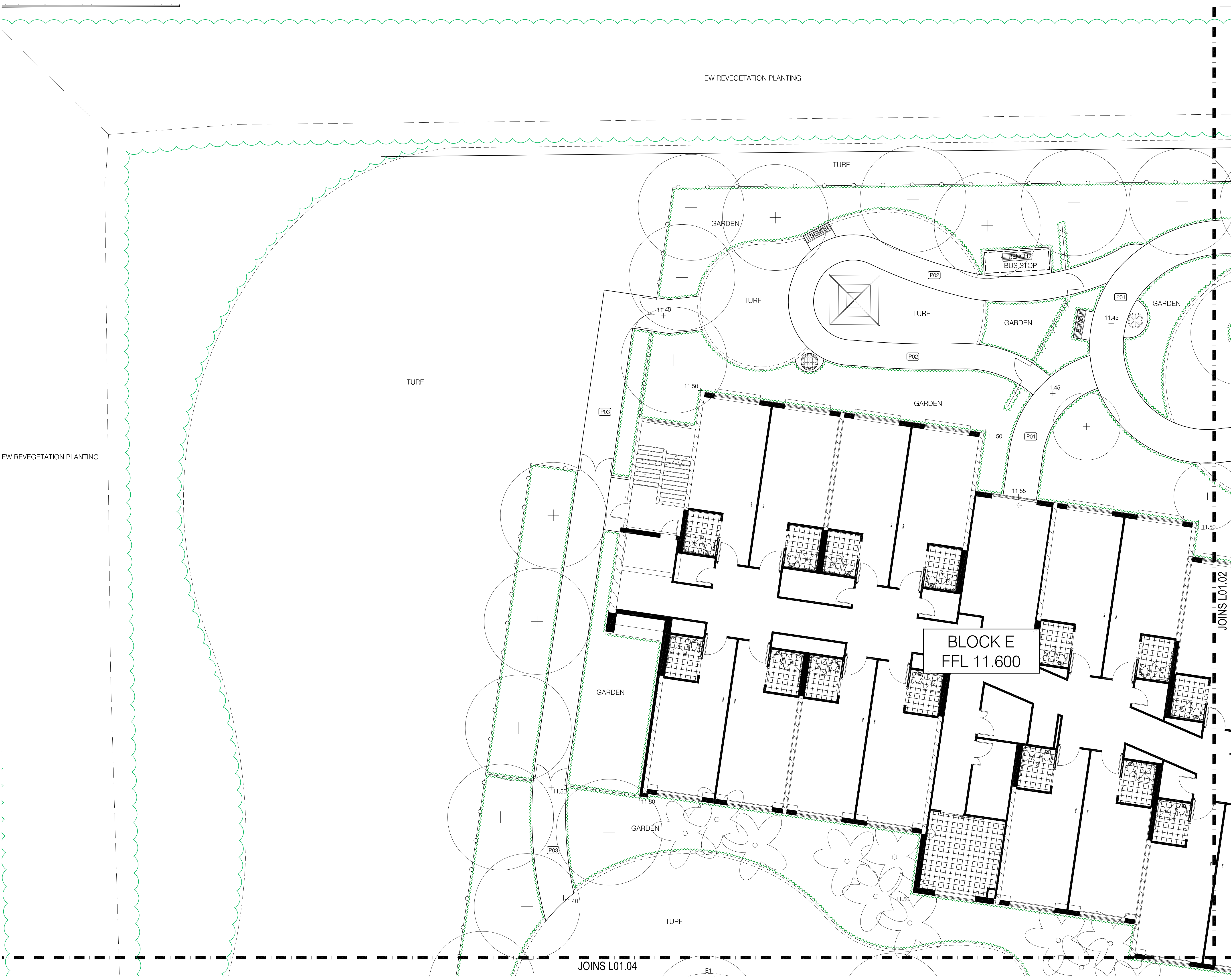
client
OZCARE
project
PROPOSED RESIDENTIAL AGED CARE
FACILITY
address
Lot 103 Alexandra Street, Mackay West

drawing title
LANDSCAPE COVER SHEET
project no.
01651_A
drawing no.
L00.01
scale
AS SHOWN

DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

Copyright: The design illustrated in these documents is the exclusive property of
VIEW Landscape Architecture Pty. Ltd. ACN 602 140 482 and must not be
reproduced, or used in whole or in part without the expressed written permission of
VIEW Landscape Architecture.

OZCARE MACKAY Proposed Aged Care Facility - LANDSCAPE



 **Mackay REGIONAL COUNCIL**

DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

CO-ORDINATION ONLY
NOT FOR CONSTRUCTION

A	PRELIMINARY	31.07.2018	JR
ISSUE	amendment	date	dwn/crk

VIEW
LANDSCAPE ARCHITECTURE

p: 0423 594 412 e: info@viewlandscapearchitecture.com.au
 PO Box 7515 East Brisbane Q 4169

client
 OZCARE

project
 PROPOSED RESIDENTIAL AGED CARE FACILITY

address
 Lot 103 Alexandra Street, Mackay West

drawing title
 LANDSCAPE PLAN

project no.
 01651_A

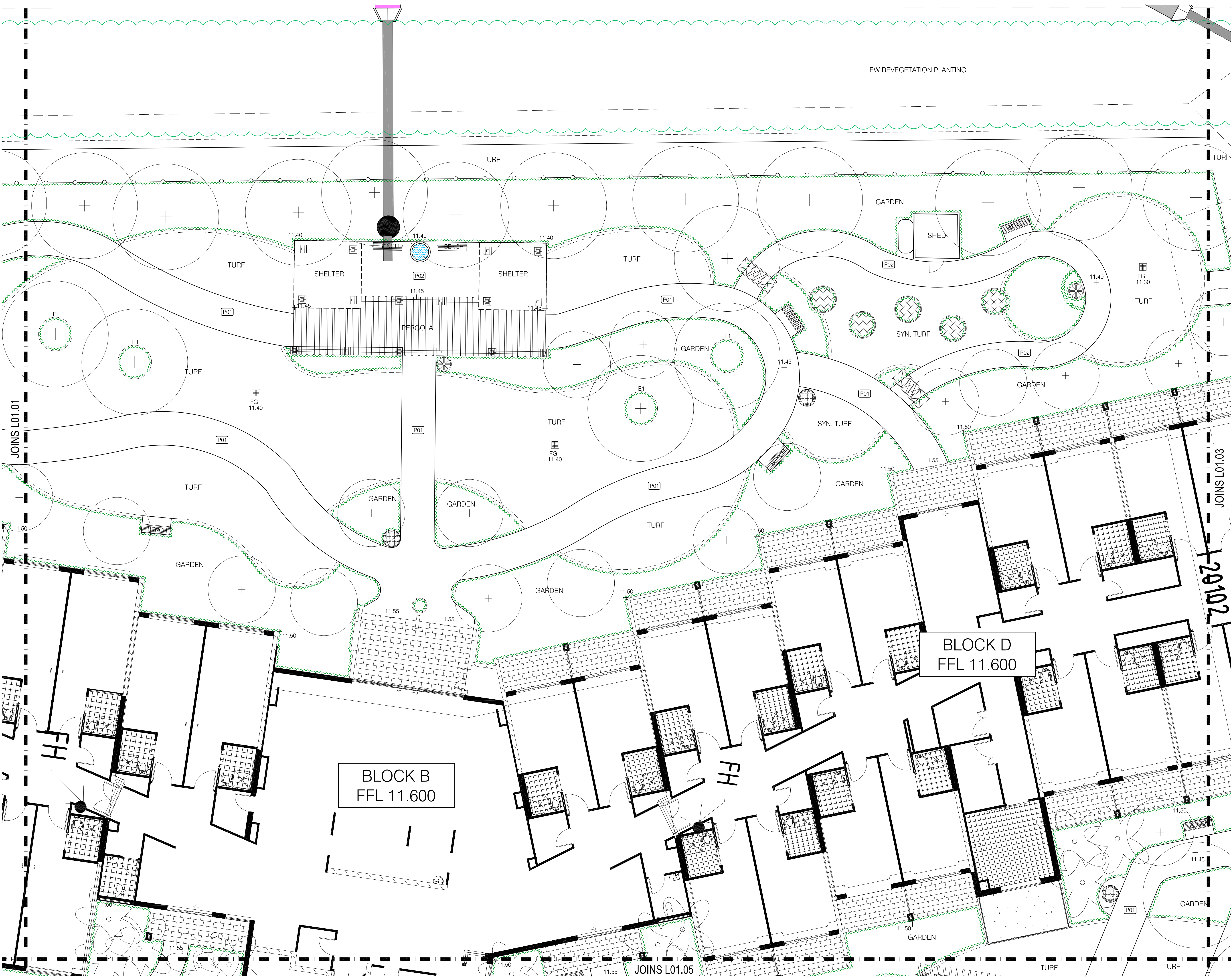
drawing no.
 L01.01

scale
 1:100 @ A1; 1:200 @ A3

Copyright: The design illustrated in these documents is the exclusive property of VIEW Landscape Architecture Pty. Ltd. ACN 602 140 482 and must not be reproduced, or used in whole or in part without the expressed written permission of VIEW Landscape Architecture.

JOINS L01.04

This is a Mackay Regional Council Digitally Signed Document



EW REVEGETATION PLANTING



DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

CO-ORDINATION ONLY
NOT FOR CONSTRUCTION

A	PRELIMINARY	31.07.2018	JR
Issue	amendment	date	dwn/vck



client
OZCARE

project
PROPOSED RESIDENTIAL AGED CARE FACILITY

address
Lot 103 Alexandra Street, Mackay West

drawing title
LANDSCAPE PLAN

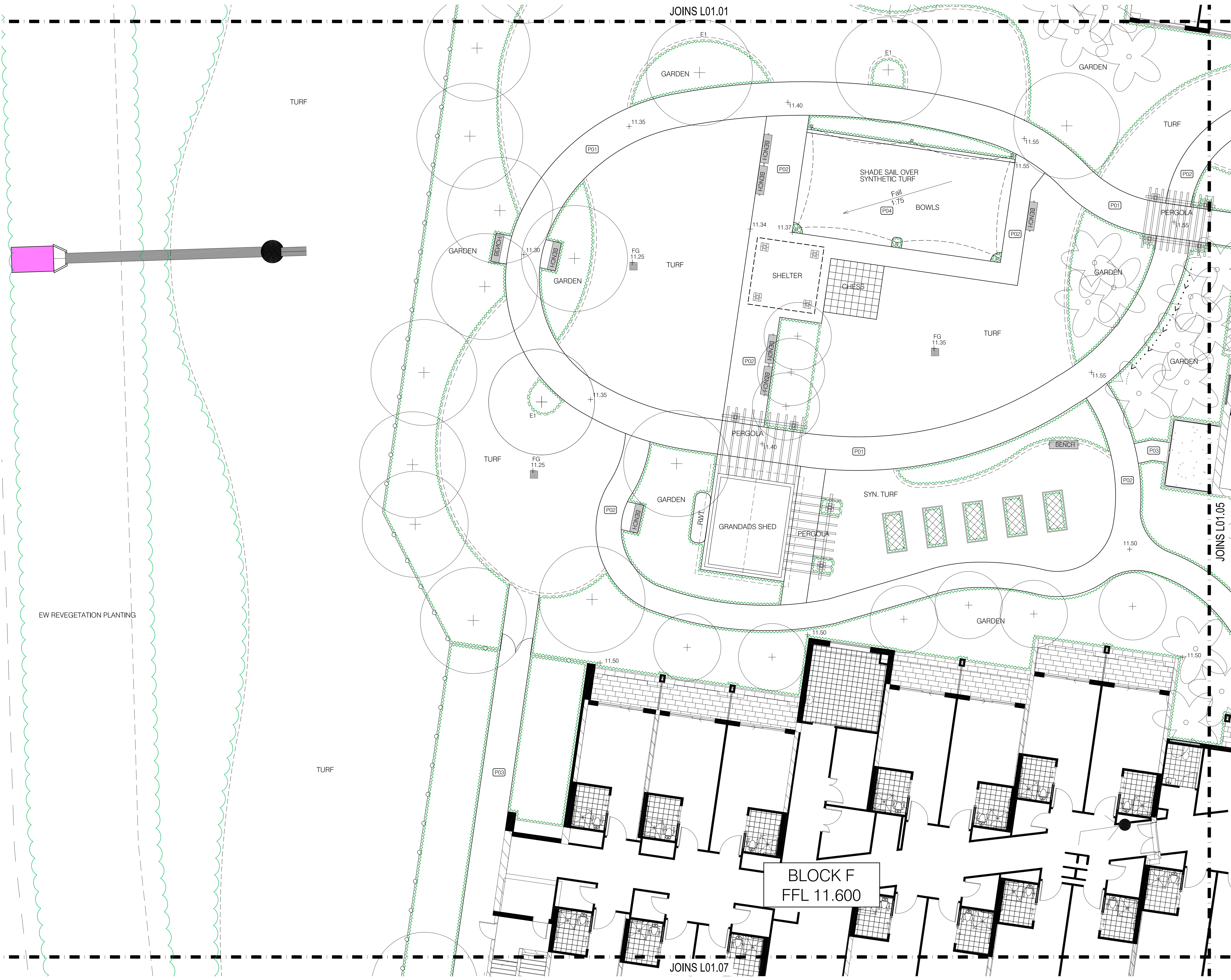
project no.
01651_A

drawing no.
L01.02

scale
1:100 @ A1; 1:200 @ A3

Copyright: The design illustrated in these documents is the exclusive property of VIEW Landscape Architecture Pty. Ltd. ACN 602 140 492 and must not be reproduced, or used in whole or in part without the expressed written permission of VIEW Landscape Architecture.





 **Mackay** REGIONAL COUNCIL

DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

CO-ORDINATION ONLY
NOT FOR CONSTRUCTION

A	PRELIMINARY	31.07.2018	JR
Issue	amendment	date	dwn/vck

VIEW
LANDSCAPE ARCHITECTURE

p: 0423 594 412 e: info@viewlandscapearchitecture.com.au
PO Box 7515 East Brisbane Q 4169

client
OZCARE

project
PROPOSED RESIDENTIAL AGED CARE FACILITY

address
Lot 103 Alexandra Street, Mackay West

drawing title
LANDSCAPE PLAN

project no.
01651_A

drawing no.
L01.04

scale
1:100 @ A1; 1:200 @ A3

Copyright: The design illustrated in these documents is the exclusive property of VIEW Landscape Architecture Pty. Ltd. ACN 602 140 482 and must not be reproduced, or used in whole or in part without the expressed written permission of VIEW Landscape Architecture.



 **Mackay REGIONAL COUNCIL**

DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

CO-ORDINATION ONLY
NOT FOR CONSTRUCTION

 **VIEW**
LANDSCAPE ARCHITECTURE

p: 0423 594 412 e: info@viewlandscapearchitecture.com.au
PO Box 7515 East Brisbane Q 4169

client
OZCARE

project
PROPOSED RESIDENTIAL AGED CARE FACILITY

address
Lot 103 Alexandra Street, Mackay West

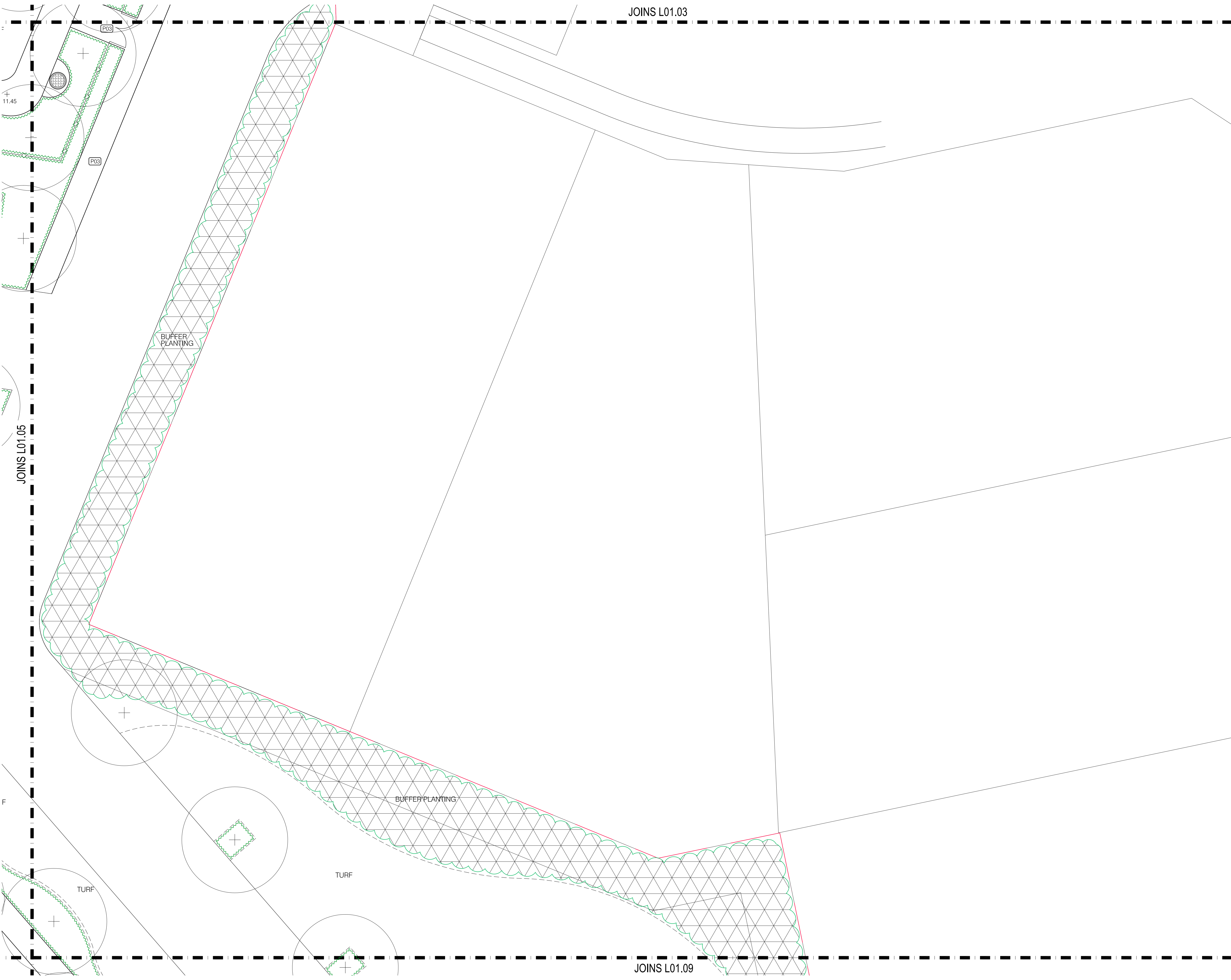
drawing title
LANDSCAPE PLAN

project no.
01651_A

drawing no.
L01.05

scale
1:100 @ A1; 1:200 @ A3

Copyright: The design illustrated in these documents is the exclusive property of VIEW Landscape Architecture Pty. Ltd. ACN 602 140 482 and must not be reproduced, or used in whole or in part without the expressed written permission of VIEW Landscape Architecture.



JOINS L01.03

BUFFER PLANTING

BUFFER PLANTING

TURF

TURF

JOINS L01.09



DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

CO-ORDINATION ONLY
NOT FOR CONSTRUCTION

A	PRELIMINARY	31.07.2018	JR
issue	amendment	date	dwn/vck



VIEW
LANDSCAPE ARCHITECTURE

p: 0423 594 412 e: info@viewlandscapearchitecture.com.au
PO Box 7515 East Brisbane Q 4169

client
OZCARE

project
PROPOSED RESIDENTIAL AGED CARE FACILITY

address
Lot 103 Alexandra Street, Mackay West

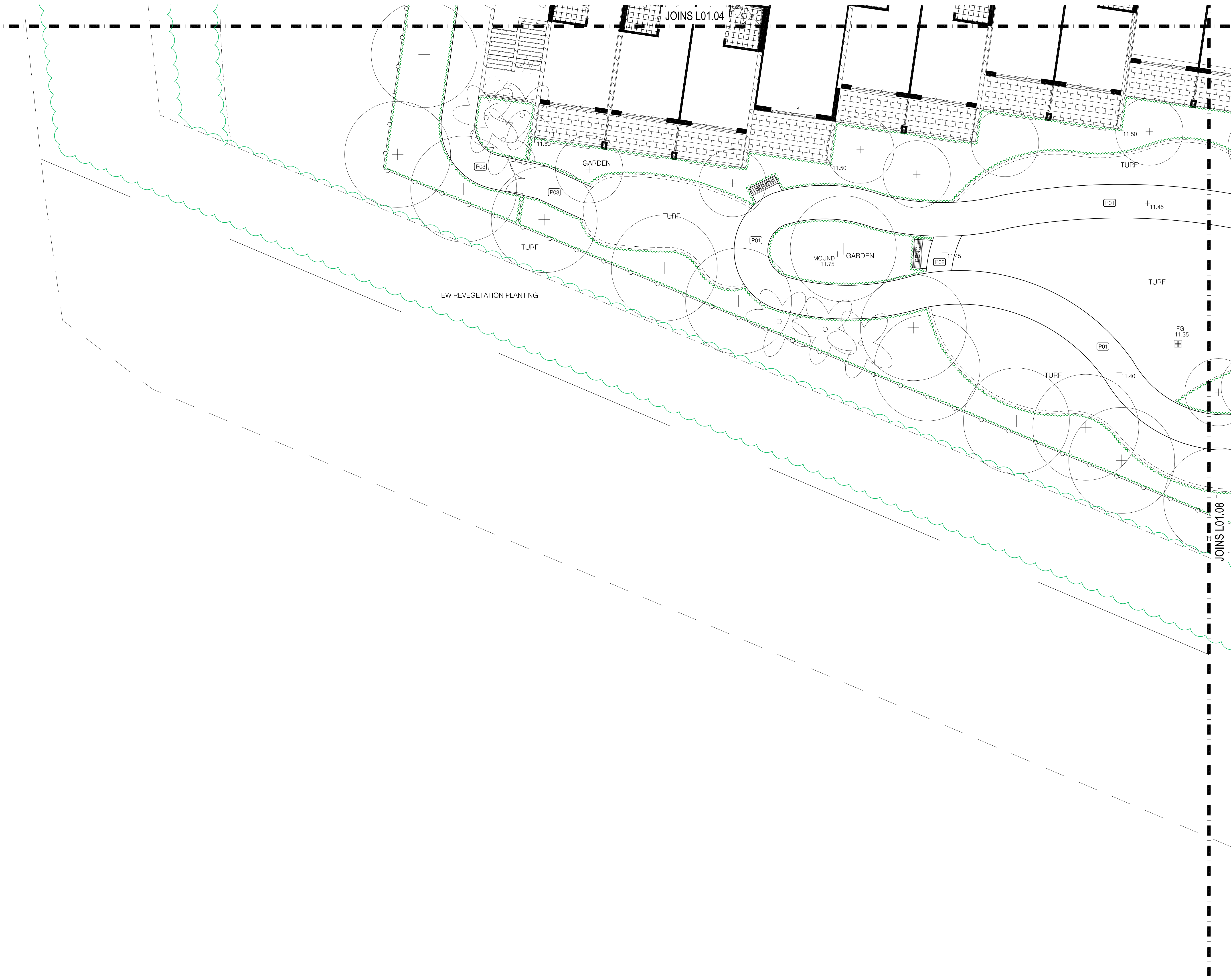
drawing title
LANDSCAPE PLAN

project no.
01651_A

drawing no.
L01.06

scale
1:100 @ A1; 1:200 @ A3

Copyright: The design illustrated in these documents is the exclusive property of VIEW Landscape Architecture Pty. Ltd. ACN 602 140 482 and must not be reproduced, or used in whole or in part without the expressed written permission of VIEW Landscape Architecture.



**Mackay** REGIONAL COUNCIL

DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

CO-ORDINATION ONLY
NOT FOR CONSTRUCTION

A	PRELIMINARY	31.07.2018	JR
issue	amendment	date	dwn/crk

VIEW

LANDSCAPE ARCHITECTURE

p: 0423 594 412 e: info@viewlandscapearchitecture.com.au
PO Box 7515 East Brisbane Q 4169

client
OZCARE

project
PROPOSED RESIDENTIAL AGED CARE FACILITY

address
Lot 103 Alexandra Street, Mackay West

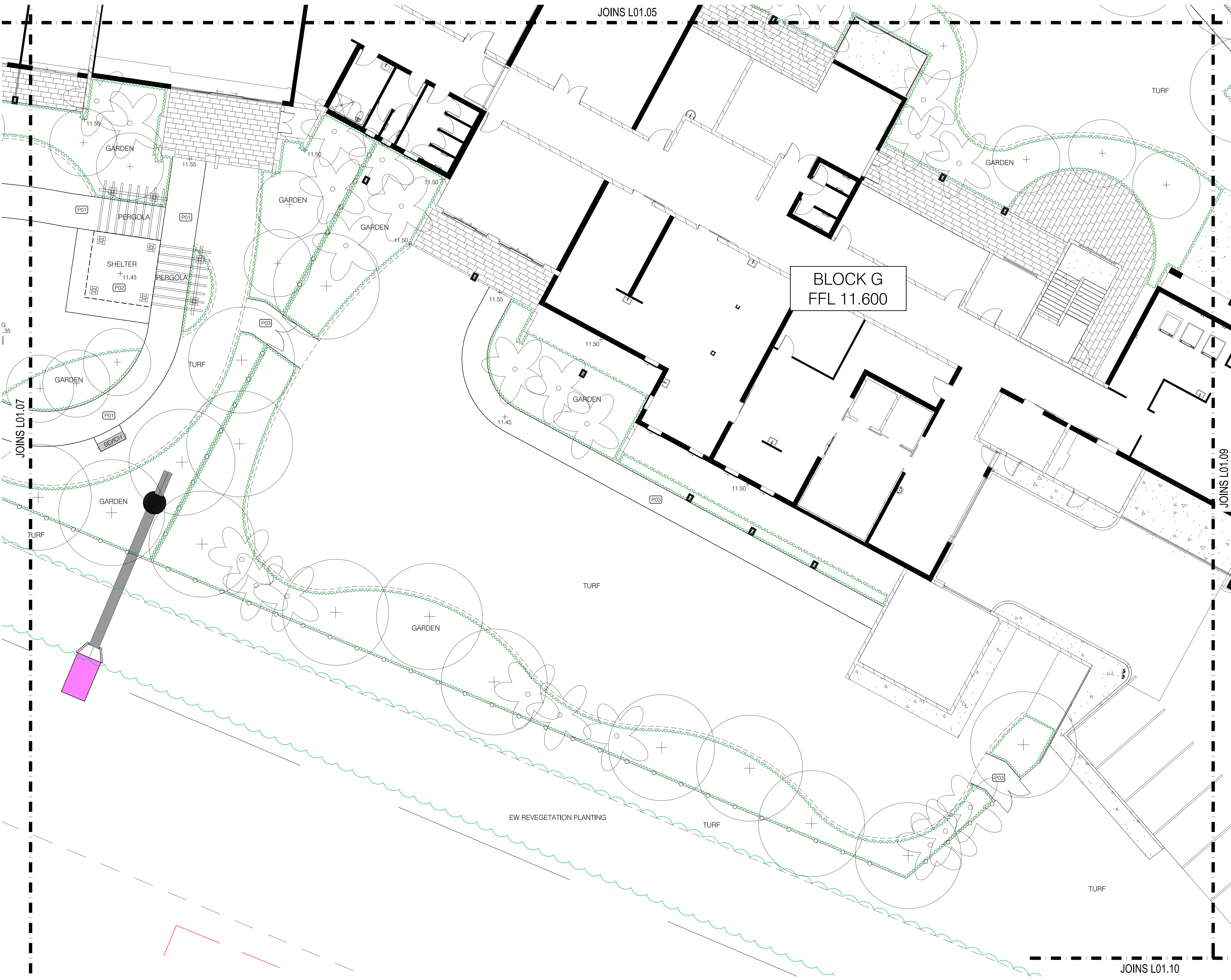
drawing title
LANDSCAPE PLAN

project no.
01651_A

drawing no.
L01.07

scale
1:100 @ A1; 1:200 @ A3

Copyright: The design illustrated in these documents is the exclusive property of VIEW Landscape Architecture Pty. Ltd. ACN 602 140 482 and must not be reproduced, or used in whole or in part without the expressed written permission of VIEW Landscape Architecture.



**Mackay** REGIONAL COUNCIL

DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

CO-ORDINATION ONLY
NOT FOR CONSTRUCTION

A	PRELIMINARY	31.07.2018	JR
Issue	amendment	date	dwn/vck

VIEW

LANDSCAPE ARCHITECTURE

p: 0423 594 412 e: info@viewlandscapearchitecture.com.au
PO Box 7515 East Brisbane Q 4169

client
OZCARE

project
PROPOSED RESIDENTIAL AGED CARE FACILITY

address
Lot 103 Alexandra Street, Mackay West

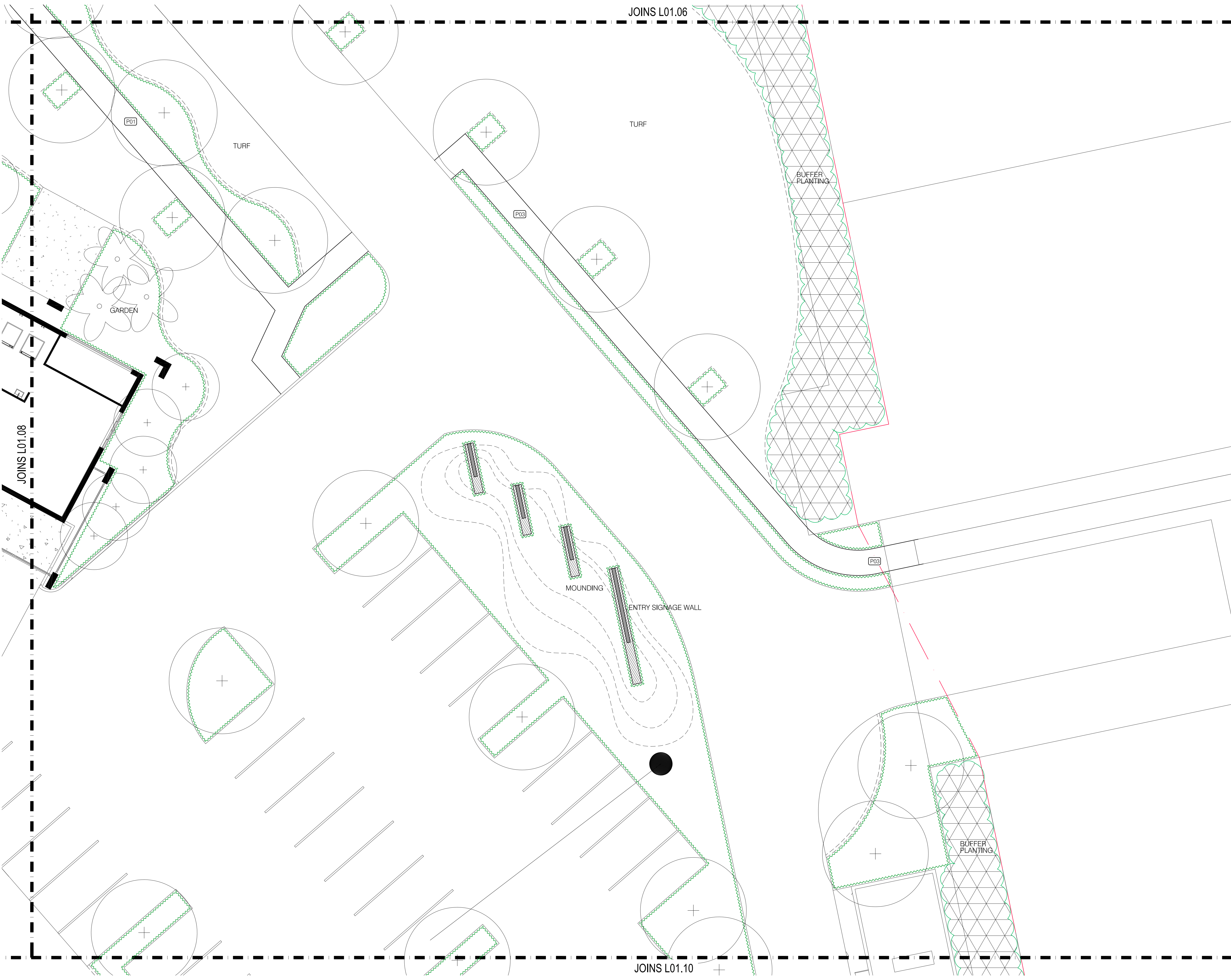
drawing title
LANDSCAPE PLAN

project no.
01651_A

drawing no.
L01.08

scale
1:100 @ A1; 1:200 @ A3

Copyright: The design illustrated in these documents is the exclusive property of VIEW Landscape Architecture Pty. Ltd. ACN 602 140 482 and must not be reproduced, or used in whole or in part without the expressed written permission of VIEW Landscape Architecture.



JOINS L01.06

Turf

Buffer
Planting

Garden

Mounding

Entry Signage Wall

Buffer
Planting

JOINS L01.10



DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

CO-ORDINATION ONLY
NOT FOR CONSTRUCTION

A	PRELIMINARY	31.07.2018	JR
Issue	amendment	date	dwn/cdk



p: 0423 594 412 e: info@viewlandscapearchitecture.com.au
PO Box 7515 East Brisbane Q 4169

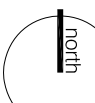
client
OZCARE

project
PROPOSED RESIDENTIAL AGED CARE
FACILITY

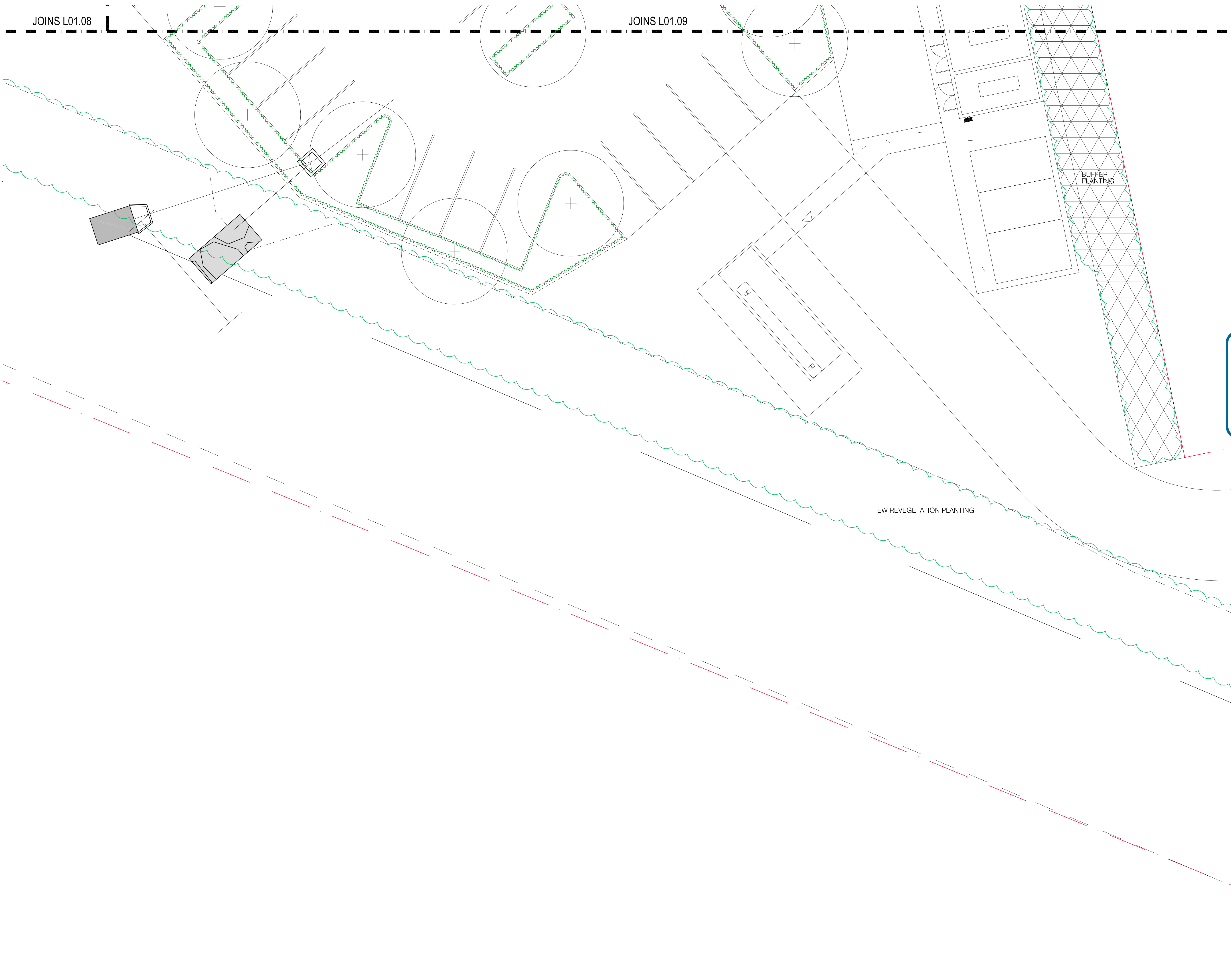
address
Lot 103 Alexandra Street, Mackay West

drawing title
LANDSCAPE PLAN

project no.
01651_A
drawing no.
L01.09
scale
1:100 @ A1; 1:200 @ A3



Copyright: The design illustrated in these documents is the exclusive property of
VIEW Landscape Architecture Pty. Ltd. ACN 602 140 482 and must not be
reproduced, or used in whole or in part without the expressed written permission of
VIEW Landscape Architecture.



**Mackay** REGIONAL COUNCIL

DECISION NOTICE
DA-2017-4/A
APPROVED PLAN
12 Sept 2018

CO-ORDINATION ONLY
NOT FOR CONSTRUCTION

A	PRELIMINARY	31.07.2018	JR
issue	amendment	date	dwn/vdk

VIEW

LANDSCAPE ARCHITECTURE

p: 0423 594 412 e: info@viewlandscapearchitecture.com.au
PO Box 7515 East Brisbane Q 4169

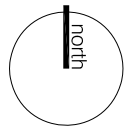
client
OZCARE

project
PROPOSED RESIDENTIAL AGED CARE FACILITY

address
Lot 103 Alexandra Street, Mackay West

drawing title
LANDSCAPE PLAN

project no.
01651_A
drawing no.
L01.10
scale
1:100 @ A1; 1:200 @ A3



Copyright: The design illustrated in these documents is the exclusive property of VIEW Landscape Architecture Pty. Ltd. ACN 602 140 482 and must not be reproduced, or used in whole or in part without the expressed written permission of VIEW Landscape Architecture.

Planning Act Appeals

- 1) An Appellant may start an appeal within the appeal period.
- 2) The **appeal period** is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4 to register premises or to renew the registration of premises – 20 business days after a notice is published under s268(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal against a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Schedule 1 Appeals

1 Appeal rights and parties to appeals

- (1) Table 1 states the matter that may be appeal to –
 - (a) the P & E court; or
 - (b) a tribunal.

Table 1	
Appeals to the P & E Court and, for certain matter, to a tribunal	
2. Change applications	
For a change application other than a change application made to the P & E Court or called in by the Minister, an appeal may be made against –	
(a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application.	

Decision Notice

Planning Act

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 If the responsible entity is the assessment manager – an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal – the applicant	1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent – the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application

Decision Notice

Planning Act

Table 2
Appeals to the P & E Court only

2. Eligible submitter appeals

For a development application or change application other than an application decided by the P & E Court or called in by the Minister an appeal may be made against the decision to approve the application, to the extent the decision related to –

- (a) any part of the development application or change application that required impact assessment; or
- (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application – an eligible submitter for the development application 2 For a change application – eligible submitter for the change application	1 For a development application – the assessment manager 2 For a change application – the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response – the concurrence agency	Another eligible submitter for the application

Decision Notice

Planning Act

Table 2 Appeals to the P & E Court only			
3. Eligible submitter and eligible advice agency appeals For a development application or change application other than an application decided by the P & E Court or called in by the Minister an appeal may be made against a provision of the development approval, or failure to include a provision in the development approval, to the extent the matter relates to – (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application – an eligible submitter for the development application 2 For a change application – eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application – the assessment manager 2 For a change application – the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response – the concurrence agency	Another eligible submitter for the application



YOUR REF: C3368
OUR REF: OW-2018-39

13 November 2018

Ozcare
C/- Russell Young
PO Box 912
FORTITUDE VALLEY QLD 4006

Dear Sir/Madam,

DEVELOPMENT PERMIT - DECISION NOTICE

Applicant: Ozcare
Proposal: OW - Civil Works - Carparking - Ozcare
Application Number: OW-2018-39
Address: Lot 103 Alexandra Street, WEST MACKAY QLD 4740
Property Description: Lot 103 on SP203788

Please find enclosed the above Decision Notice with the relevant attachments:-

- Decision Notice
- Assessment Manager's Conditions
- Appeal Rights

Should you have any enquiries, please contact Jamie Lee on 07 4961 9153 or Jamie.lee@mackay.qld.gov.au.

Yours faithfully

Jay Rosenberg

Jay Rosenberg
Acting Manager Development Engineering



Decision Notice

Planning Act

Application Number: OW-2018-39
 Applicant's Name: Ozcare
 Decision Date: 13 November 2018

Application Number:	OW-2018-39
Date of Decision:	13 November 2018
1. APPLICANT/S DETAILS	
Name:	Ozcare
Postal Address:	C/- Russell Young PO Box 912 FORTITUDE VALLEY QLD 4006
2. PROPERTY DETAILS	
Property Address:	L 103 Alexandra Street, WEST MACKAY QLD 4740
Property Description:	Lot 103 on SP203788
3. OWNER'S DETAILS Ozcare	
4. PROPOSAL OW - Civil Works - Carparking - Ozcare	
5. DECISION TYPE	
DEVELOPMENT	DECISION
Operational Works – Development Permit	Approved in Full Subject to Conditions
PLANNING SCHEME This decision is issued under the Mackay Region Planning Scheme including amendments up to 1 July 2018 SUPERSEDED PLANNING SCHEME Not Applicable	
6. ASSESSMENT MANAGER'S CONDITIONS	
The conditions of this approval are attached to this notice. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.	
7. IDAS REFERRAL AGENCIES	
Not Applicable	



Decision Notice

Planning Act

Application Number: OW-2018-39
 Applicant's Name: Ozcare
 Decision Date: 13 November 2018

8. **RELEVANT PERIOD**

The standard relevant period stated in Section 85 of the Planning Act 2016 apply to each aspect of development in this approval, if not stated in the conditions of approval attached.

9. **FURTHER PERMITS REQUIRED**

Building Work.....Development Permit
 Plumbing & Drainage Works..... Compliance Permit
 Construction (Private Infrastructure).....Prestart for Construction Phase

10. **APPEALS**

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the Planning Act 2016. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the Planning Act 2016).

11. **ASSESSMENT MANAGER SIGNATURE**

Name	Jay Rosenberg
Position	<i>Acting Manager Development Engineering</i>
Signature	<i>Jay Rosenberg</i>
Date: 13 Nov 2018	



Decision Notice

Planning Act

Application Number: OW-2018-39
Applicant's Name: Ozcare
Decision Date: 13 November 2018

Operational Works - Standard Conditions

1. Design Assessment

This permit is issued on the understanding that the design complies with Council's Engineering Design Guidelines, with Council's Planning Scheme and with all conditions of relevant decision notices.

Council's assessment of the design has been an audit only. In the issuing of this permit Council makes no acknowledgement that the design meets the above requirements.

It is a condition of this permit that any errors in the design are the responsibility of the consulting engineer, and that any rectification costs which may be applicable must be borne by the developer.

2. Reference Documentation

The documentation upon which this permit is based is as follows:-

- a) Engineering Drawings prepared by Milanovic Neale Consulting Engineers
Drawing Numbers as listed on transmittal dated 12-11-18

3. Acid Sulphate Soils

If the proposed works trigger the State Planning Policy or Mackay Region Planning Scheme for Acid Sulphate Soils, a Site Based Acid Sulphate Soil Management Plan must be prepared by a suitably qualified professional and submitted to Council for approval as part of the Operational Works Application.

4. Source of Fill

Fill material must not be obtained from the balance land without separate application and approval of Council.

5. Stormwater Drainage

All runoff from stormwater naturally falling onto the site must be collected within the property boundaries and discharged to Council's stormwater system.

The site must be graded so that it is free-draining.

6. Ponding & Diversion of Stormwater

The developer must ensure that no ponding of stormwater resulting from the development occurs on adjacent sites and that no stormwater formerly flowing onto the site is diverted onto other sites.



Decision Notice Planning Act

Application Number: OW-2018-39
Applicant's Name: Ozcare
Decision Date: 13 November 2018

7. Clearance to Council Infrastructure

Clearances to Council Infrastructure must be in accordance with Council's Policy No. 063 "Clearance to Water and Sewerage Assets" approved on 15 August 2012.

8. Live Water and Sewerage Connections

a) Water

All connections to live water must be made by Council at the developer's expense.

b) Sewerage

Live sewer connections are to be undertaken by Council at the developer's expense. It is advised that the construction of proposed sewer manhole 2/1 and associated downstream sewer main grading is classified as live sewer work.

9. Removal of Trees

All existing trees within road reserves, drainage reserves, parks, etc which are proposed for removal must be identified on the drawings. Before removing any such tree the developer must liaise with Council to determine if trees are to be relocated.

10. Erosion & Sediment Control Program

Prior to commencing work on site, the Contractor must provide an erosion and sediment control program to the Supervising Engineer in accordance with Section SC6.6.1.7 of the 2017 Mackay Region Planning Scheme. A copy of the Supervising Engineer's approval of the program must be provided to Council.

This Erosion and sediment control program must detail the devices and techniques used in every step of construction stage to manage and control erosion and sediments. It must also include the control measures taken to prevent erosion and sedimentation of stockpile areas.

11. Traffic Management and Road Closure

The contractor is responsible for providing traffic management for works on existing road reserves as required by the Queensland Manual of Uniform Traffic Controlled Devices. Prior to the commencement of work within the road reserve, a Traffic and Pedestrian Management Plan must be submitted to Council for approval. This plan must be prepared by a suitably qualified traffic professional and verified by the developer prior to submission to Council.

If the works require closure of part of the road reserve, a temporary Road Closure Permit will be required. This permit allows for a section of road reserve to be closed for the purpose of works. The Queensland Police Service is the issuing authority for these permits. An application will need to be made to Council for a "Letter of No Objection" prior to applying to the Queensland Police Service for the permit. The Traffic and Pedestrian Management Plan will need to be included with this application to Council.



Decision Notice Planning Act

Application Number: OW-2018-39
Applicant's Name: Ozcare
Decision Date: 13 November 2018

12. Acceptance of Drawings for Construction

The Design Engineer and Electrical Designer must submit to Council for acceptance the following documentation prior to an application being made for a Prestart Meeting for the construction phase:-

- a) A covering letter verifying compliance with each non standard condition, with reference to the relevant revised drawing.
- b) One set of revised engineering drawings marked "For Construction", including supporting documentation incorporating revisions requested in this decision notice.

13. Commencement of Works

Upon receipt of Council's acceptance of drawings for construction, it is the responsibility of the Supervising Engineer to address the following matters prior to the commencement of works:-

- a) An application for a Prestart Meeting, for the construction phase of the works must be submitted to Council, one week prior to works being commenced.
- b) A copy of Council's letter of acceptance of drawings for construction and this Operational Works Development Permit must be provided to the contractor as advice of specific conditions required by Council.

The application must include:-

- i. Cover Letter requesting a prestart meeting
- ii. Notice to Commence Works Form.
- iii. Application fee for Compliance Certificate. Refer Council's website "Fees and Charges Cost Recovery".
- iv. A schedule of estimated cost of works on which the fees are based.
- v. A letter of certification from the design engineer that the drawings stamped green "Accepted For Construction" have not been amended.
- vi. A copy of the Supervising Engineer's approval of the Erosion and Sediment Control program must be provided to Council.

14. Council Inspections

During construction Council will conduct Audit Inspections of all works with specific inspections performed as detailed in Section 3.1.7 of the MCC Development Manual, Volume 2 – Engineering, Council's Development Construction Guidelines (Water Supply System and Sewerage works) and Council's Construction Specifications (Works other than Water Supply System and Sewerage Systems works).

Furthermore, the Consultant must verify the adoption of Council's Inspection and Testing requirements, including all hold points and witness points, noted in the abovementioned documents.



Decision Notice Planning Act

Application Number: OW-2018-39
Applicant's Name: Ozcare
Decision Date: 13 November 2018

15. Construction and Acceptance

Construction of works must be carried out in accordance with the Council approved Engineering Drawings, other relevant approvals, Section 3 of the MCC Development Manual Volume 2 – Engineering, Council's Development Construction Guidelines (Water Supply System and Sewerage System works) and Council's Construction Specifications (Works other than Water Supply System and Sewerage System works).

Design amendments must be separately approved by Council.

All works must be the subject of supervision by, or under the direction of a Registered Professional Engineer of Queensland (RPEQ) in Civil Engineering and works must be subject to Certification at On and Off Maintenance.

16. Maintenance Period

A maintenance period applies to all public infrastructure works. A minimum maintenance period of 12 months must apply from the date the works are accepted On Maintenance.

17. On and Off Maintenance Procedures

Procedures for acceptance of works on and off maintenance are detailed in Section 3.3 of Council's Development Manual, Volume 2 – Engineering.

Refer to Section 3.4 of Council's Development Manual, Volume 2 – Engineering for works to be maintained during the maintenance period.

Operational Works - Non Standard Conditions

1. In accordance with DA-2017-4 Condition 19, the applicant must provide stormwater quality improvement devices or alternatively elect to provide partial treatment and a contribution through Council Policy No. 087.
2. Drawing C3368-CS100/E must be updated to show an internal drop for the connection to proposed manhole 2/1.
3. Electrical drawings must be provided for the proposed street light and electrical pit relocation at the end of Penelope Street.

ASSESSMENT MANAGER'S ADVICE

1. Hours of Work

It is the applicant/owner's responsibility to ensure compliance with section 440R of the *Environmental Protection Act 1994*, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6:30pm and 6:30am from Monday to Saturday and at all times on Sundays or Public Holidays.



Decision Notice Planning Act

Application Number: OW-2018-39
Applicant's Name: Ozcare
Decision Date: 13 November 2018

2. Dust Control

It is the applicant/owner's responsibility to ensure compliance section 319 General Environmental Duty of the *Environmental Protection Act 1994*, and to implement all reasonable and practicable measures to prevent or minimize environmental harm, including but not limited to harm caused by dust, ash, fumes, light, odour or smoke, emanating beyond the boundaries of the development site during all stages of the development including earthworks and construction stages.

3. Sedimentation Control

It is the applicant/owner's responsibility to ensure compliance with chapter 8, part 3C of the *Environmental Protection Act 1994* to prevent soil erosion and contamination of the stormwater drainage system and waterways.

4. Noise During Construction and Noise in General

It is the applicant/owner's responsibility to ensure compliance with chapter 8, part 3B of the *Environmental Protection Act 1994*.

5. General Safety of Public During Construction

It is the principal contractor's responsibility to ensure compliance with all relevant provisions of the Work Health and Safety Act 2011, and the Work Health and Safety Regulation 2011. The principal contractor must undertake all matters under the Act and Regulation to ensure that work activities at the workplace are safe and without risk of injury of illness to members of the public at or near the workplace.

6. Contaminated Land

It is strictly the applicant/owner's responsibility to source information regarding contaminated land from the Department of Environment and Heritage Protection as Council has not conducted detailed studies and does not hold detailed information pertaining to contaminated land.

7. Compliance with other Decision Notice(s)

The developer must ensure that all conditions and requirements of the decision notice(s) detailed below are complied with during construction and have been fulfilled prior to commencing the use.

OW-2018-6 issued on March 15, 2018
DA-2017-4/A issued on December 15, 2018



Decision Notice

Planning Act

Application Number: OW-2018-39
Applicant's Name: Ozcare
Decision Date: 13 November 2018

Planning Act Appeals

Chapter 6 Part 1 Appeal Rights:

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is—
- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Schedule 1 Appeals

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
- (a) the P&E court; or
 - (b) a tribunal.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal
1. Development applications An appeal may be made against— (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval.



Decision Notice

Planning Act

Application Number:

OW-2018-39

Applicant's Name:

Ozcare

Decision Date:

13 November 2018

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (If any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response – the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent – the prescribed assessment manager 3 Any eligible advice for the application 4 Any Eligible submitter for the application

Table 2

Appeals to the P & E Court only

2. Eligible submitter appeals

An appeal may be made against the decision to give a development approval, or an approval for a change application, to the extent that the decision relates to –

- (a) any part of the development application for the development approval that required impact assessment: or
- (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (If any)
1 For a development application – an eligible submitter for the development application 2 For a change application – an eligible submitter for the change application	1 For a development application – the assessment manager 2 For a change application – an eligible submitter for the Change application	1 The applicant 2 If the appeal is about a concurrence agency's referral response – the concurrence agency	Another eligible submitter for the application



Decision Notice

Planning Act

Application Number: OW-2018-39
 Applicant's Name: Ozcare
 Decision Date: 13 November 2018

3. Eligible submitter and eligible advice agency appeals

An appeal may be made against a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to –

- (a) any part of the development application or the change application, for the development approval, that required impact assessment; or
- (b) a variation request

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (If any)
1 For a development application- an eligible submitter for the development application 2 For a change application – an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application – the assessment manager 2 For a change application – the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response – the concurrence agency	Another eligible submitter for application

DOCUMENT REGISTER AND TRANSMITTAL

PROJECT:	Ozcare Aged Care Facility - Mackay West
CLIENT:	Ozcare Pty Ltd
DA No.	DA-2017-4 & OW-2018-6
MNCE PROJECT No.	C3368
MNCE CONTACT:	Andrew Montgomery



DOCUMENT No.	DOCUMENT TITLE	YEAR MONTH DAY	Latest Revision																
				18 8 30	18 9 10	18 9 21	18 9 24	18 9 28	18 10 26	18 11 12									
C3368-CA100	COVERSHEET	REVISION		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C3368-CE10	EROSION AND SEDIMENT CONTROL LAYOUT PLAN		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CE11	EROSION AND SEDIMENT CONTROL TYPICAL DETAILS		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CE100	EARTHWORKS LAYOUT AND SETOUT PLAN		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CE200	EARTHWORKS DETAIL LAYOUT PLAN SHEET 1 OF 2		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CE201	EARTHWORKS DETAIL LAYOUT PLAN SHEET 2 OF 2		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CE300	EARTHWORKS SECTION SHEET 1 OF 4		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CE301	EARTHWORKS SECTION SHEET 2 OF 4		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CE302	EARTHWORKS SECTION SHEET 3 OF 4		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CE303	EARTHWORKS SECTION SHEET 4 OF 4		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CR100	ROADWORKS LAYOUT AND SETOUT PLAN		E	A	B	-	C	D	E	-	-	-	-	-	-	-	-	-	-
C3368-CR200	CARPARK LAYOUT PLAN SHEET 1 OF 2		E	A	B	-	C	D	E	-	-	-	-	-	-	-	-	-	-
C3368-CR201	CARPARK LAYOUT PLAN SHEET 2 OF 2		E	A	B	-	C	D	E	-	-	-	-	-	-	-	-	-	-
C3368-CR300	ROADWORKS TYPICAL SECTIONS		E	A	B	-	C	D	E	-	-	-	-	-	-	-	-	-	-
C3368-CR400	ROADWORKS LONGITUDINAL SECTIONS SHEET 1 OF 2		E	A	B	-	C	D	E	-	-	-	-	-	-	-	-	-	-
C3368-CR401	ROADWORKS LONGITUDINAL SECTIONS SHEET 2 OF 2		E	A	B	-	C	D	E	-	-	-	-	-	-	-	-	-	-
C3368-CR500	ROADWORKS CROSS SECTIONS MC02		D	A	B	-	C	D	-	-	-	-	-	-	-	-	-	-	-
C3368-CR501	ROADWORKS CROSS SECTIONS MC03		D	A	B	-	C	D	-	-	-	-	-	-	-	-	-	-	-
C3368-CR600	ROADWORKS DETAIL SHEET 1 OF 2		E	A	B	-	C	D	E	-	-	-	-	-	-	-	-	-	-
C3368-CR601	ROADWORKS DETAIL SHEET 2 OF 2		E	A	B	-	C	D	E	-	-	-	-	-	-	-	-	-	-
C3368-CR700	ROADWORKS LINEMARKING AND SIGNAGE PLAN		E	A	B	-	C	D	E	-	-	-	-	-	-	-	-	-	-
C3368-CD100	STORMWATER DRAINAGE LAYOUT PLAN		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CD101	STORMWATER DRAINAGE CATCHMENT PLAN		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CD200	STORMWATER DRAINAGE NOTES AND DETAILS		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CD300	STORMWATER DRAINAGE LONGITUDINAL SECTION		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CD301	STORMWATER DRAINAGE CALCULATIONS TABLE		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CS100	SEWERAGE RETICULATION LAYOUT PLAN		E	-	A	-	B	C	D	E	-	-	-	-	-	-	-	-	-
C3368-CS101	SEWERAGE RETICULATION LONGITUDINAL SECTION		E	-	A	-	B	C	D	E	-	-	-	-	-	-	-	-	-
C3368-CW100	WATER RETICULATION LAYOUT PLAN		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
C3368-CW101	WATER RETICULATION DETAILS		D	-	A	-	B	C	D	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

DISTRIBUTION		COPIES																
ROLE	ORGANISATION		No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
MNCE FILE	MNCE		1	1	-	1	-	-	1	-	-	-	-	-	-	-	-	-
COUNCIL	MACKAY REGIONAL COUNCIL		-	-	-	1	-	1	1	-	-	-	-	-	-	-	-	-
CLIENT	OZCARE PTY LTD		1	1	-	1	-	1	1	-	-	-	-	-	-	-	-	-
ARCHITECT	HARGRAVES BRIGGS JACUZZI PTY LTD		-	1	-	1	-	1	1	-	-	-	-	-	-	-	-	-
CONTRACTOR	WOOLLAM CONSTRUCTIONS PTY LTD		-	1	-	1	-	1	1	-	-	-	-	-	-	-	-	-
TOWN PLANNER	ETHOS URBAN PTY LTD		-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HYDRAULIC CONSULT.	UMOWLAI PTY LTD		-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

REASON FOR ISSUE	
CA - Client Approval	P - Preliminary Issue A - Authority Approval
T - Tender Issue	C - Construction Issue AC - As-Constructed

P	A	-	A	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

TRANSMITTAL MEDIUM	
PDF - Electronic PDF	H - Hardcopy print DWG - AutoCAD dwg file
12da - 12d ascii file	O - Other

PDF	PDF	-	PDF	PDF	PDF	PDF	-	-	-	-	-	-	-	-	-	-	-	-
-----	-----	---	-----	-----	-----	-----	---	---	---	---	---	---	---	---	---	---	---	---

SIZE OF HARDCOPY	
A1 / A3 / A4 / O (other)	

A1	A1	-	A1	A1	A1	A1	-	-	-	-	-	-	-	-	-	-	-	-
----	----	---	----	----	----	----	---	---	---	---	---	---	---	---	---	---	---	---

TRANSMITTAL	
E - Electronic mail	P - Traditional mail/postage C - Courier
H - Handcopy	PU - Pickup O - Other

E	E	-	E	E	E	E	-	-	-	-	-	-	-	-	-	-	-	-
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

MILANOVIC NEALE
CONSULTING ENGINEERS

[illegible][illegible]

REASON FOR ISSUE	
CA - Client Approval	P - Preliminary Issue A - Authority Approval
T - Tender Issue	C - Construction Issue AC - As-Constructed

-	-	A	A	-	1	-	-	-	-	-	-	-	-	-
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

TRANSMITTAL MEDIUM		
PDF - Electronic PDF.	H - Hardcopy print	DWG - AutoCAD dwg file
12da - 12d ascii file	O - Other	

-	-	PDF	PDF	-	PDF	-	-	-	-	-	-	-	-	-
---	---	-----	-----	---	-----	---	---	---	---	---	---	---	---	---

SIZE OF HARDCOPY				
A1	/	A3	/	A4 / O (other)

-	-	A1	A1	-	A1	-	-	-	-	-	-	-	-	-
---	---	----	----	---	----	---	---	---	---	---	---	---	---	---

TRANSMITTAL		
E - Electronic mail	P - Traditional mail/postage	C - Courier
H - Handcopy	PU - Pickup	O - Other

[illegible]

OZCARE PTY LTD AGED CARE FACILITY

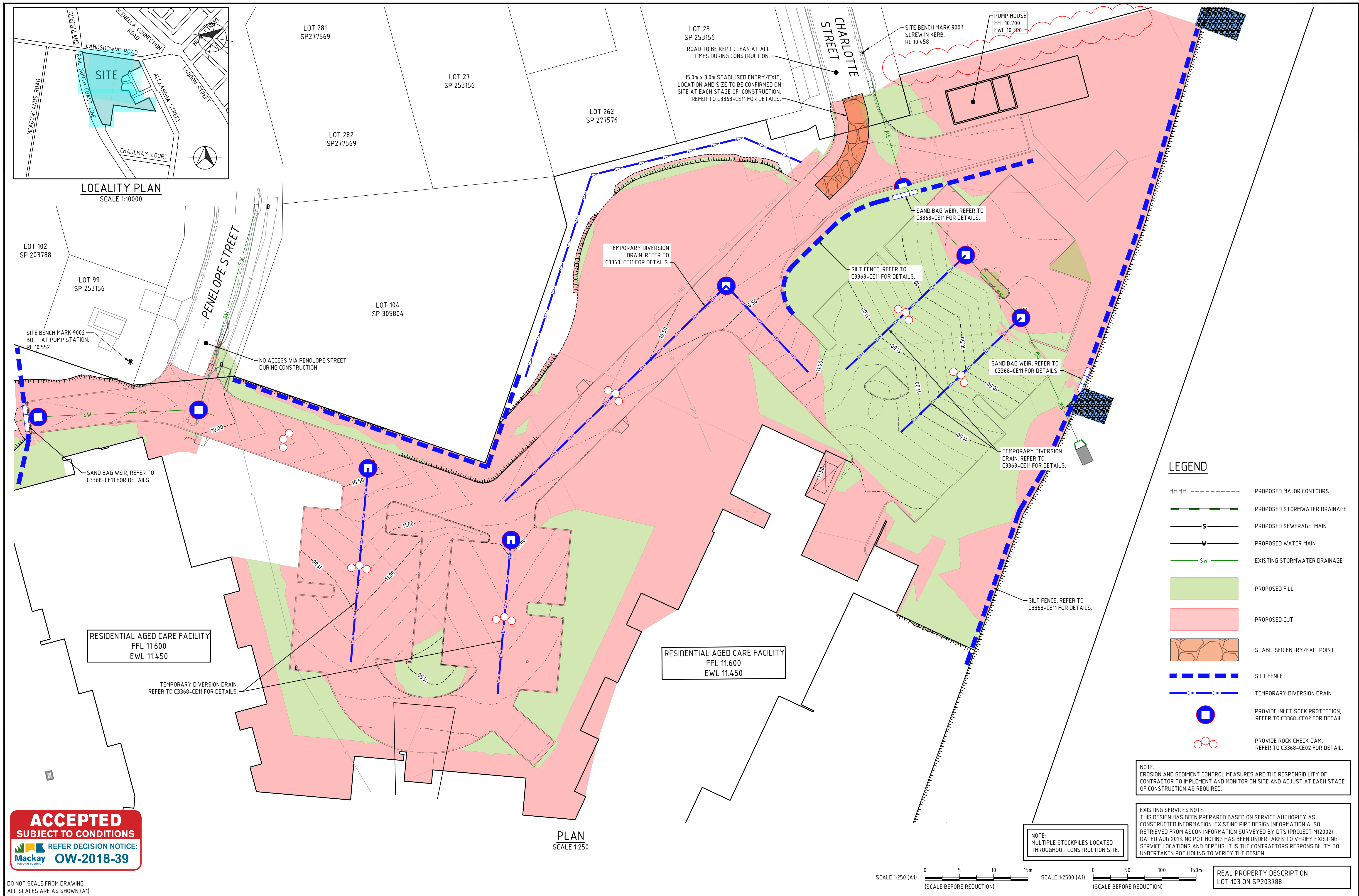
LOT 103 ALEXANDRA STREET, MACKAY WEST



DRAWING INDEX	
DRAWING No.	DRAWING TITLE
C3368-CA100	COVERSHEET
C3368-CE10	EROSION AND SEDIMENT CONTROL LAYOUT PLAN
C3368-CE11	EROSION AND SEDIMENT CONTROL TYPICAL DETAILS
C3368-CE100	EARTHWORKS LAYOUT AND SETOUT PLAN
C3368-CE200	EARTHWORKS DETAIL LAYOUT PLAN SHEET 1 OF 2
C3368-CE201	EARTHWORKS DETAIL LAYOUT PLAN SHEET 2 OF 2
C3368-CE300	EARTHWORKS SECTIONS SHEET 1 OF 4
C3368-CE301	EARTHWORKS SECTIONS SHEET 2 OF 4
C3368-CE302	EARTHWORKS SECTIONS SHEET 3 OF 4
C3368-CE303	EARTHWORKS SECTIONS SHEET 4 OF 4
C3368-CR100	ROADWORKS LAYOUT AND SETOUT PLAN
C3368-CR200	CARPARK LAYOUT PLAN SHEET 1 OF 2
C3368-CR201	CARPARK LAYOUT PLAN SHEET 2 OF 2
C3368-CR300	ROADWORKS TYPICAL SECTIONS
C3368-CR400	ROADWORKS LONGITUDINAL SECTIONS SHEET 1 OF 2
C3368-CR401	ROADWORKS LONGITUDINAL SECTIONS SHEET 2 OF 2
C3368-CR600	ROADWORKS DETAILS SHEET 1 OF 2
C3368-CR601	ROADWORKS DETAILS SHEET 2 OF 2
C3368-CR602	ROADWORKS JOINTING DETAILS SHEET 1 OF 2
C3368-CR603	ROADWORKS JOINTING DETAILS SHEET 2 OF 2
C3368-CR604	ROADWORKS JOINTING TYPICAL DETAILS
C3368-CR700	ROADWORKS LINEMARKING & SIGNAGE PLAN
C3368-CD100	STORMWATER DRAINAGE LAYOUT PLAN
C3368-CD101	STORMWATER DRAINAGE CATCHMENT PLAN
C3368-CD120	INTERNAL ROOFWATER & LANDSCAPING LAYOUT PLAN
C3368-CD121	INTERNAL ROOFWATER & LANDSCAPING DETAIL SHEET 1 OF 3
C3368-CD122	INTERNAL ROOFWATER & LANDSCAPING DETAIL SHEET 2 OF 3
C3368-CD123	INTERNAL ROOFWATER & LANDSCAPING DETAIL SHEET 3 OF 3
C3368-CD124	INTERNAL ROOFWATER & LANDSCAPING CATCHMENT PLAN
C3368-CD200	STORMWATER DRAINAGE NOTES AND DETAILS
C3368-CD300	STORMWATER DRAINAGE LONGITUDINAL SECTIONS
C3368-CD301	STORMWATER DRAINAGE CALCULATIONS TABLE
C3368-CS100	SEWERAGE RETICULATION LAYOUT PLAN
C3368-CS101	SEWERAGE RETICULATION LONGITUDINAL SECTION
C3368-CW100	WATER RETICULATION LAYOUT PLAN
C3368-CW101	WATER RETICULATION DETAILS

LOT 103 ON SP203788

MNCE PROJECT NO: C3368



REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS FOR APPROVAL	28.09.18	AW
D		D	SM



MILANOVIC NEALE CONSULTING ENGINEERS

BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT

SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CONTACT DETAILS

E mail@mnce.com.au W www.mnce.com.au

JAS-ANZ

SGS

CLIENT



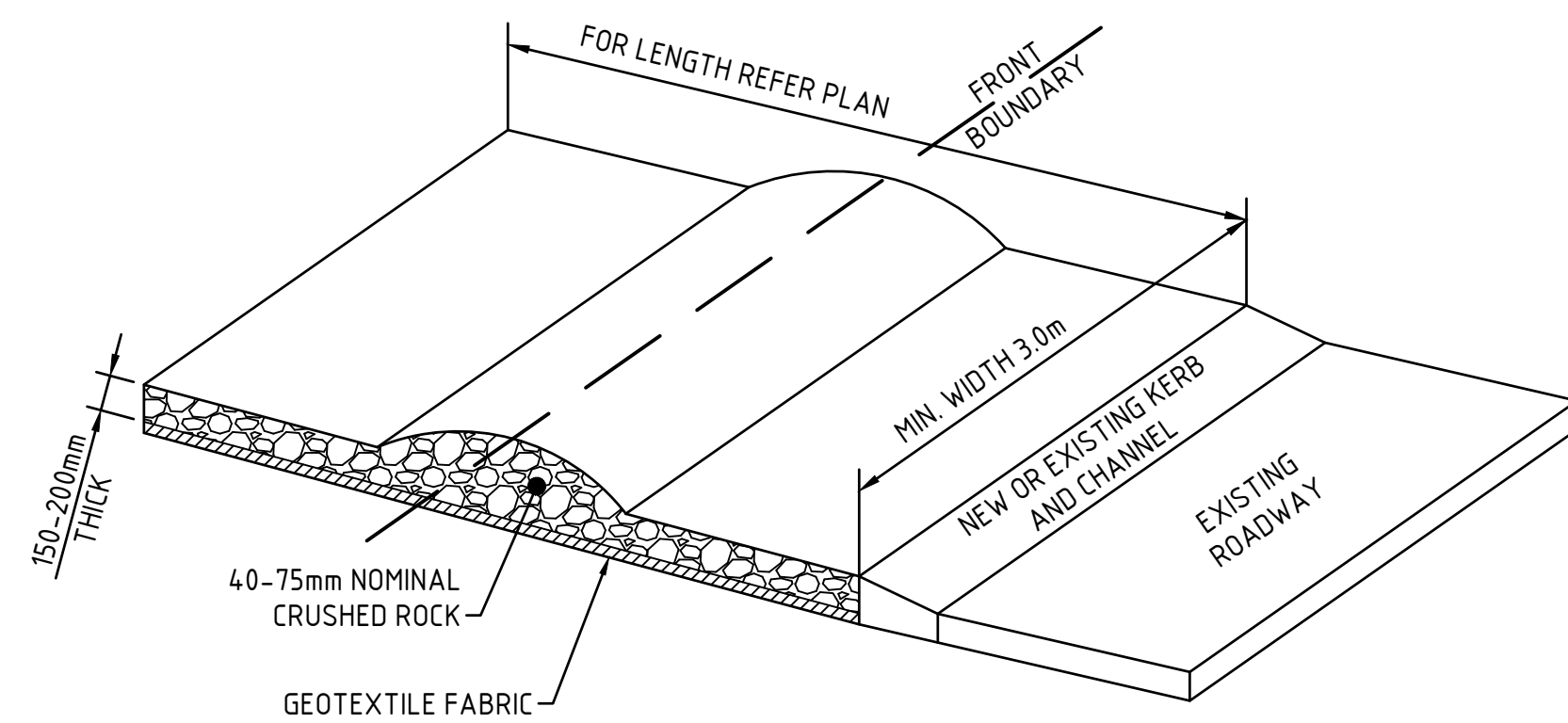
PROJECT

LOT 103 ALEXANDRA STREET, MACKAY WEST

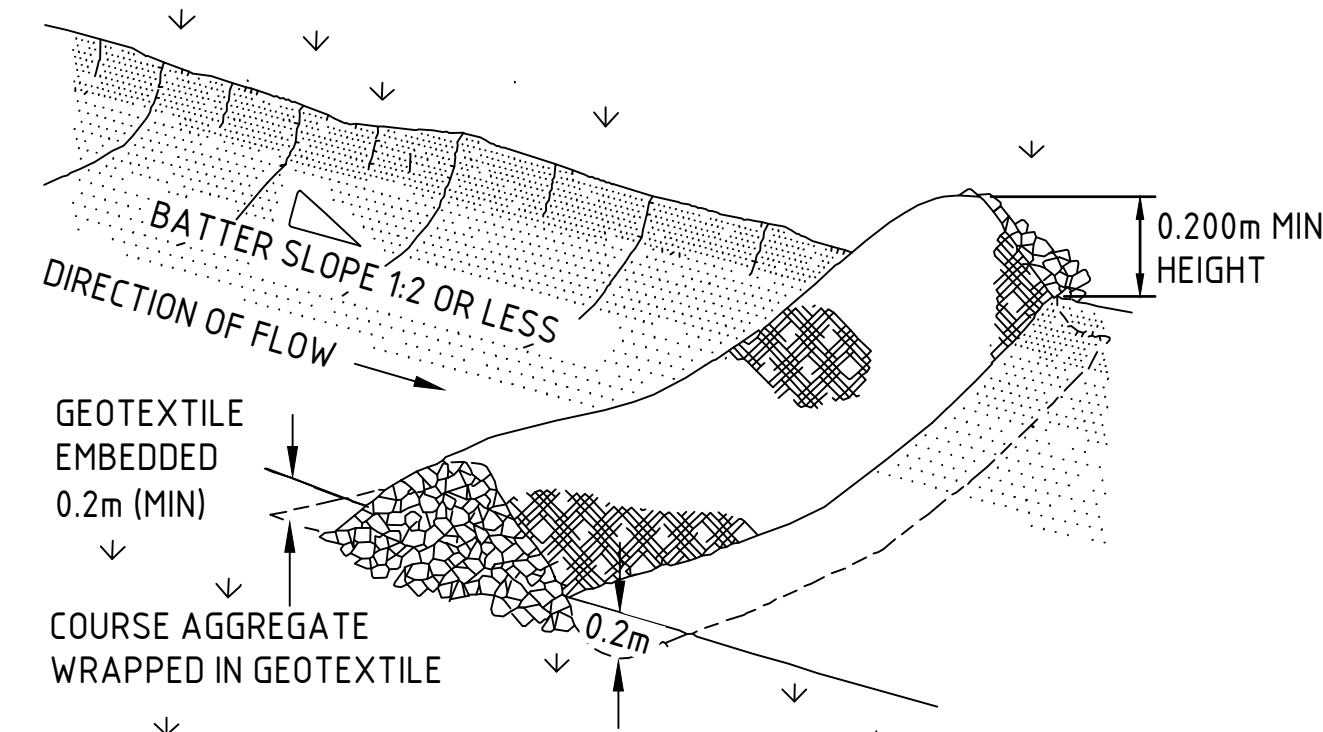
TITLE

EROSION AND SEDIMENT CONTROL LAYOUT PLAN

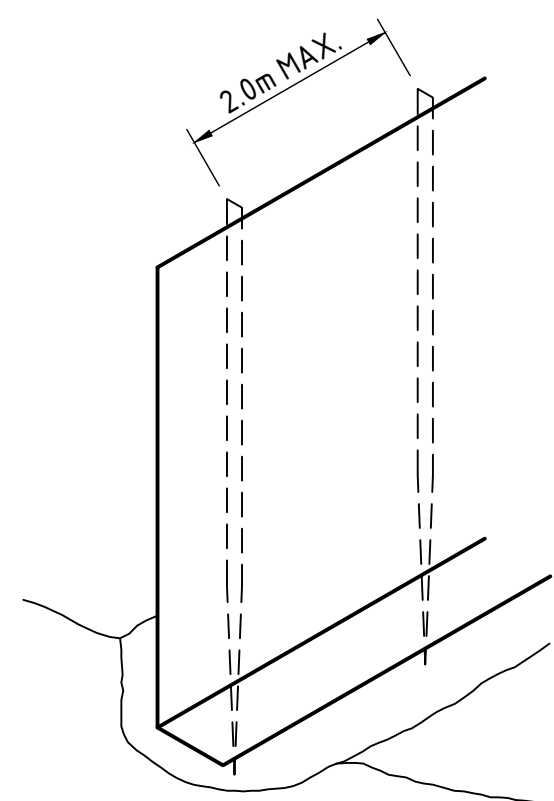
DRAWN	DESIGNED	DATE
AW	DH	SEP 2018
CHECKED	APPROVED	
DH		
DRAWING No.	REV.	
C3368 - CE10	D	



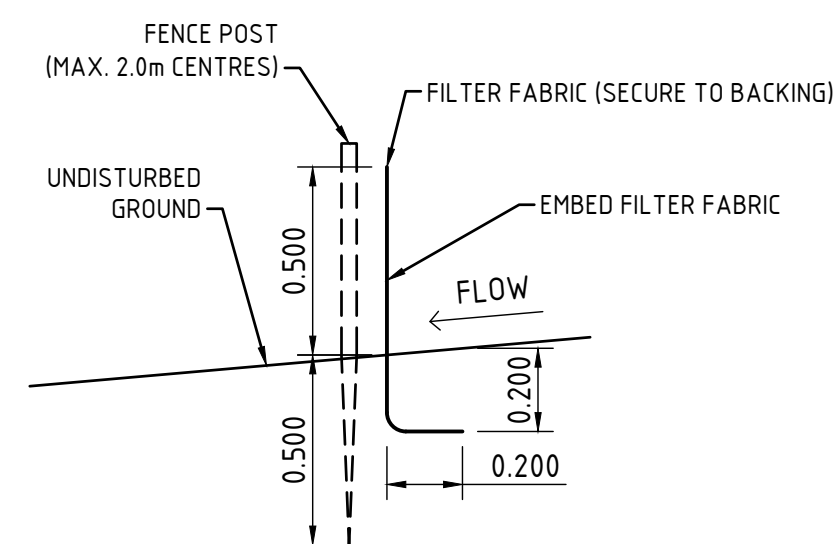
STABILISED ENTRY/EXIT POINT
TYPICAL DETAIL DURING CONSTRUCTION PHASE
N.T.S.



ROCK CHECK DAM
N.T.S.

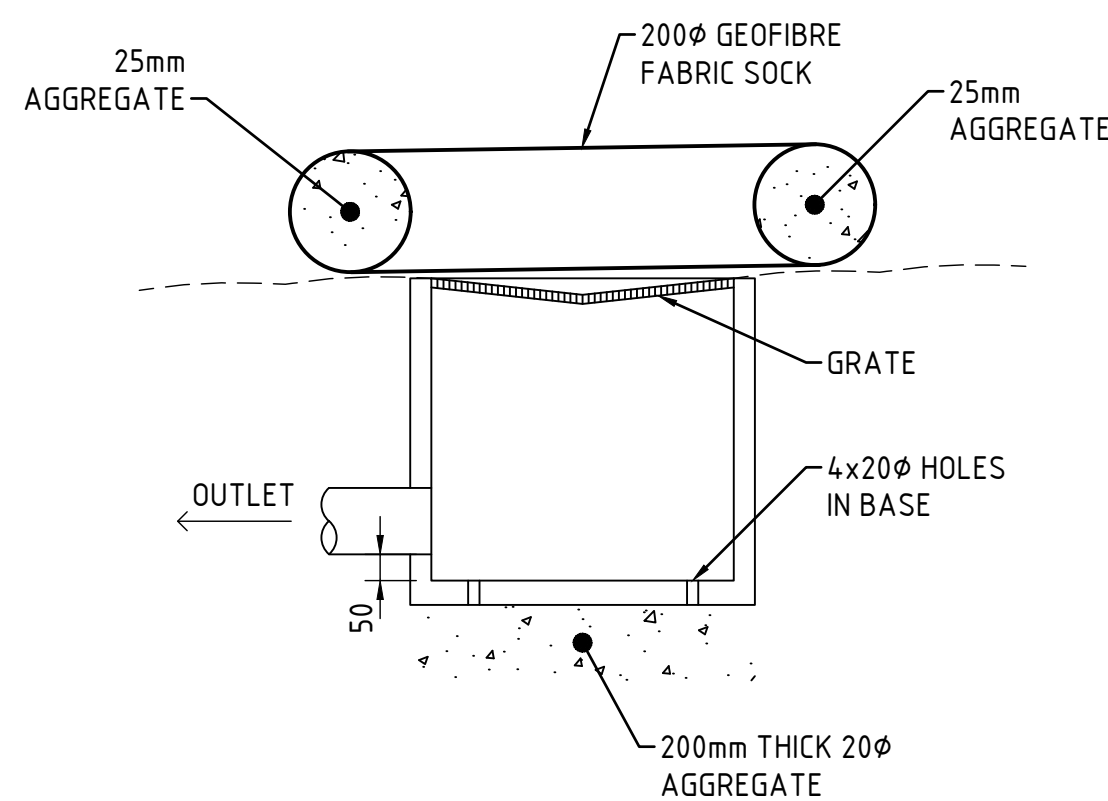


ISOMETRIC

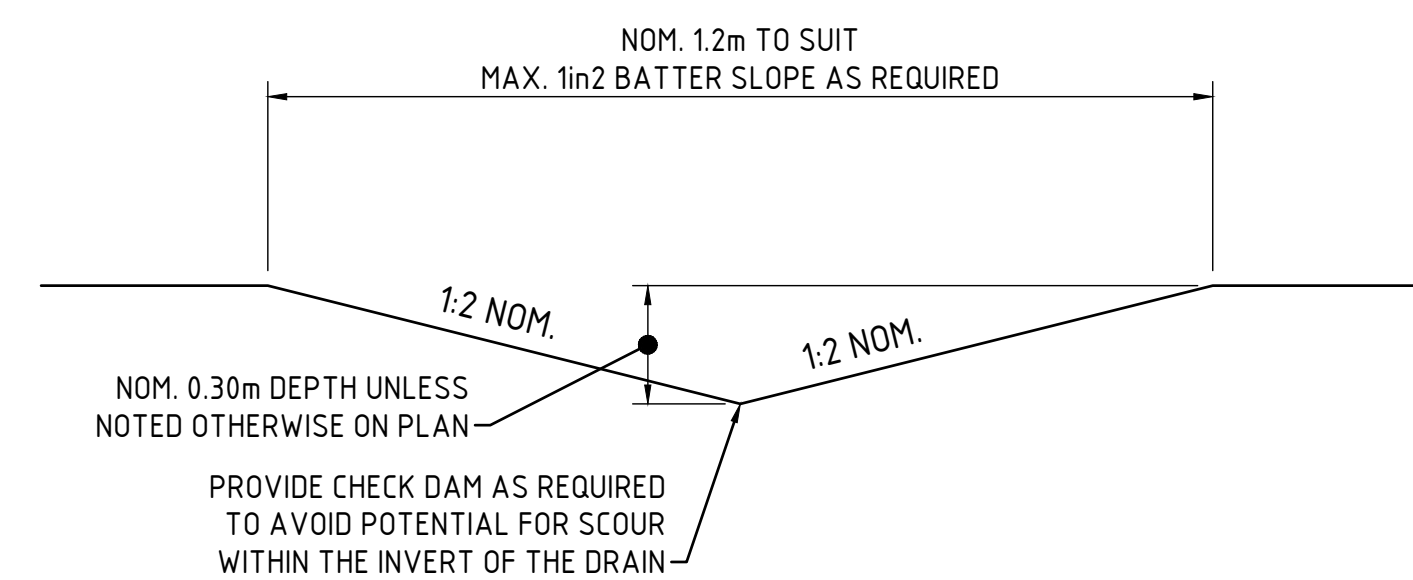


SECTIONAL

TEMPORARY SILT FENCE DETAIL
N.T.S.

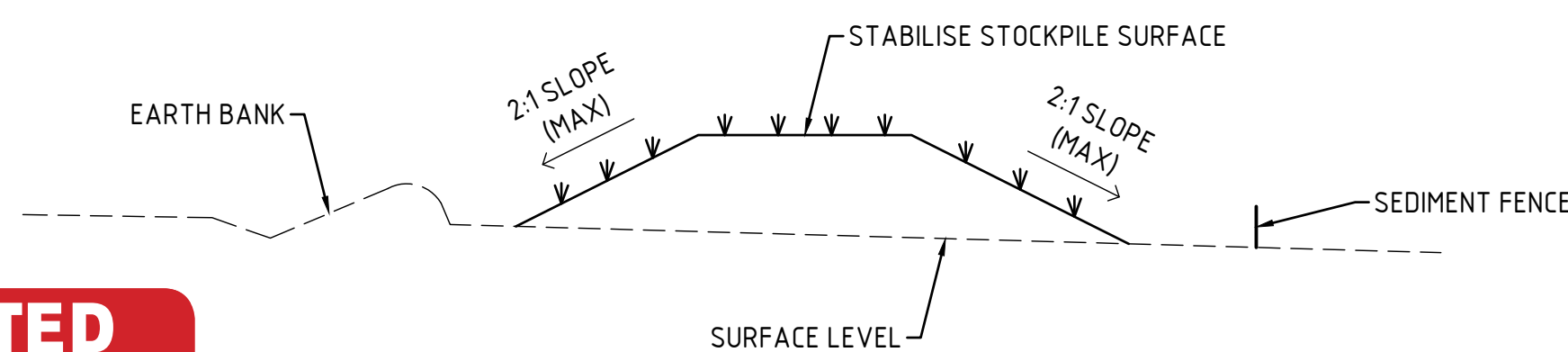


SECTIONAL DETAIL OF STORMWATER GULLY WITH GEOFABRIC SOCK
N.T.S.

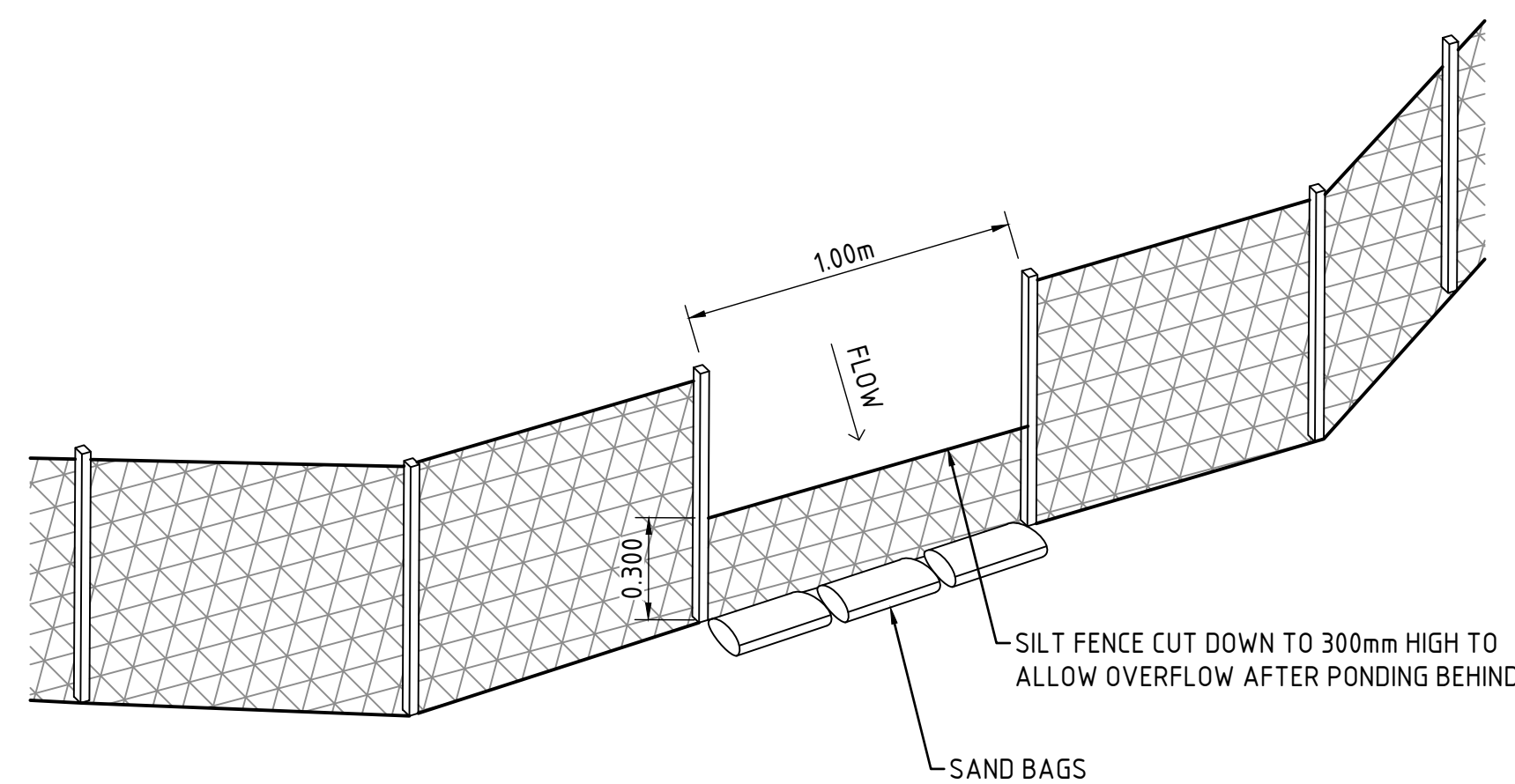


TEMPORARY DIVERSION DRAIN DETAIL
N.T.S.

- STOCKPILE CONSTRUCTION NOTES:**
1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
 2. CONSTRUCT ON THE CONTOUR AS LOW FLAT ELONGATED MOUNDS.
 3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
 4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
 5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.



STOCKPILE DETAIL
N.T.S.



SILT FENCE WITH SANDBAG WEIR
N.T.S.



DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	D	SM

MILANOVIC NEALE CONSULTING ENGINEERS
BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT



PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

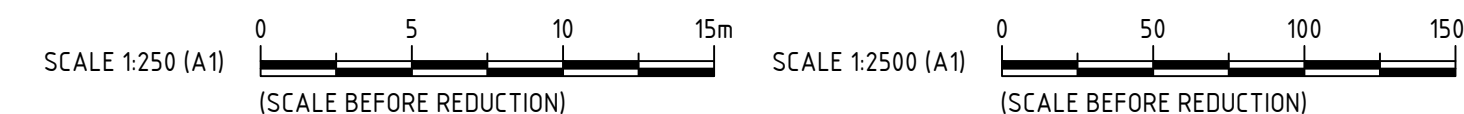
TITLE

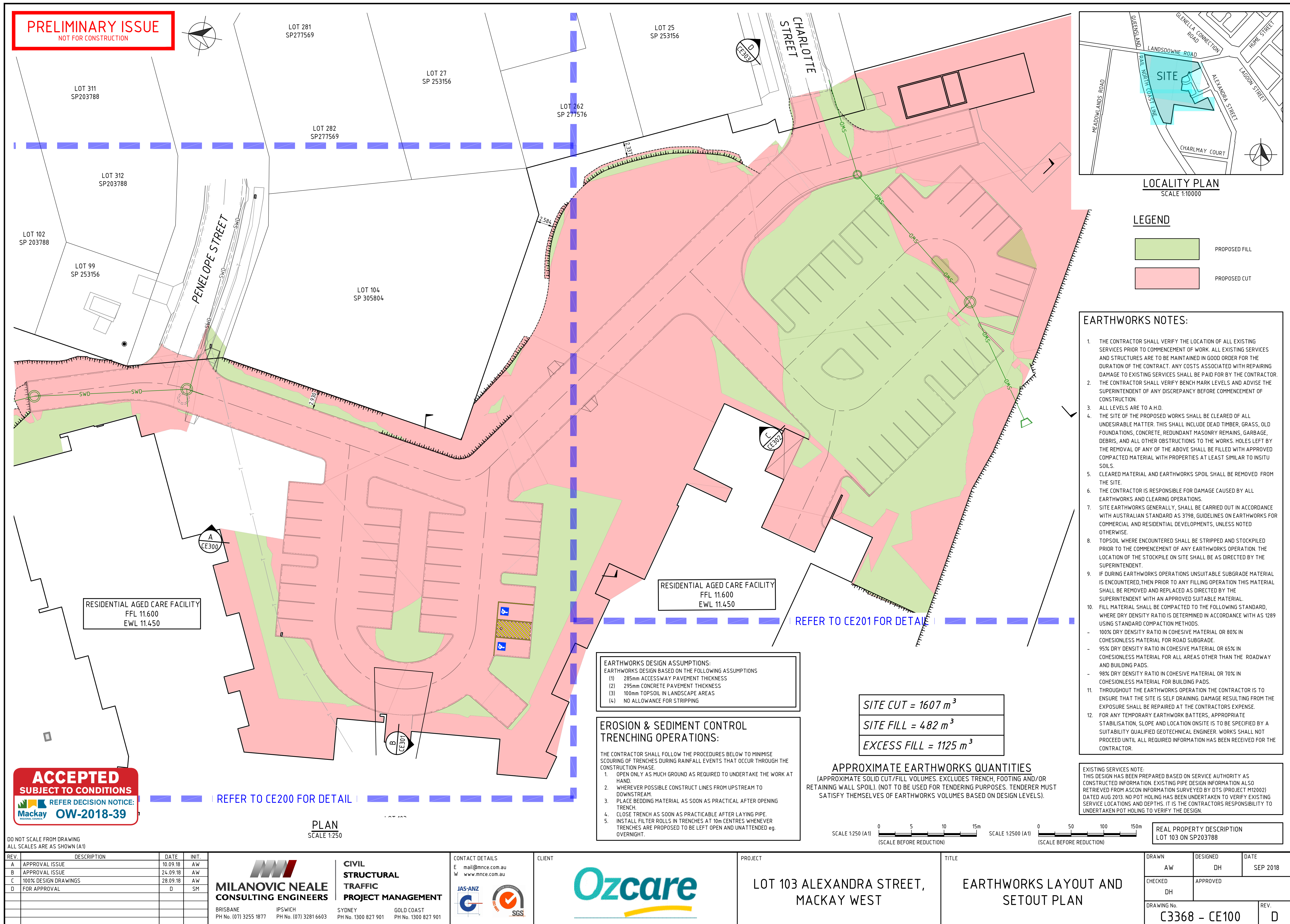
EROSION AND SEDIMENT
CONTROL TYPICAL DETAILS

DRAWN	DESIGNED	DATE
AW	DH	SEP 2018
CHECKED	APPROVED	
DH		
DRAWING No.	REV.	
C3368 - CE11	D	

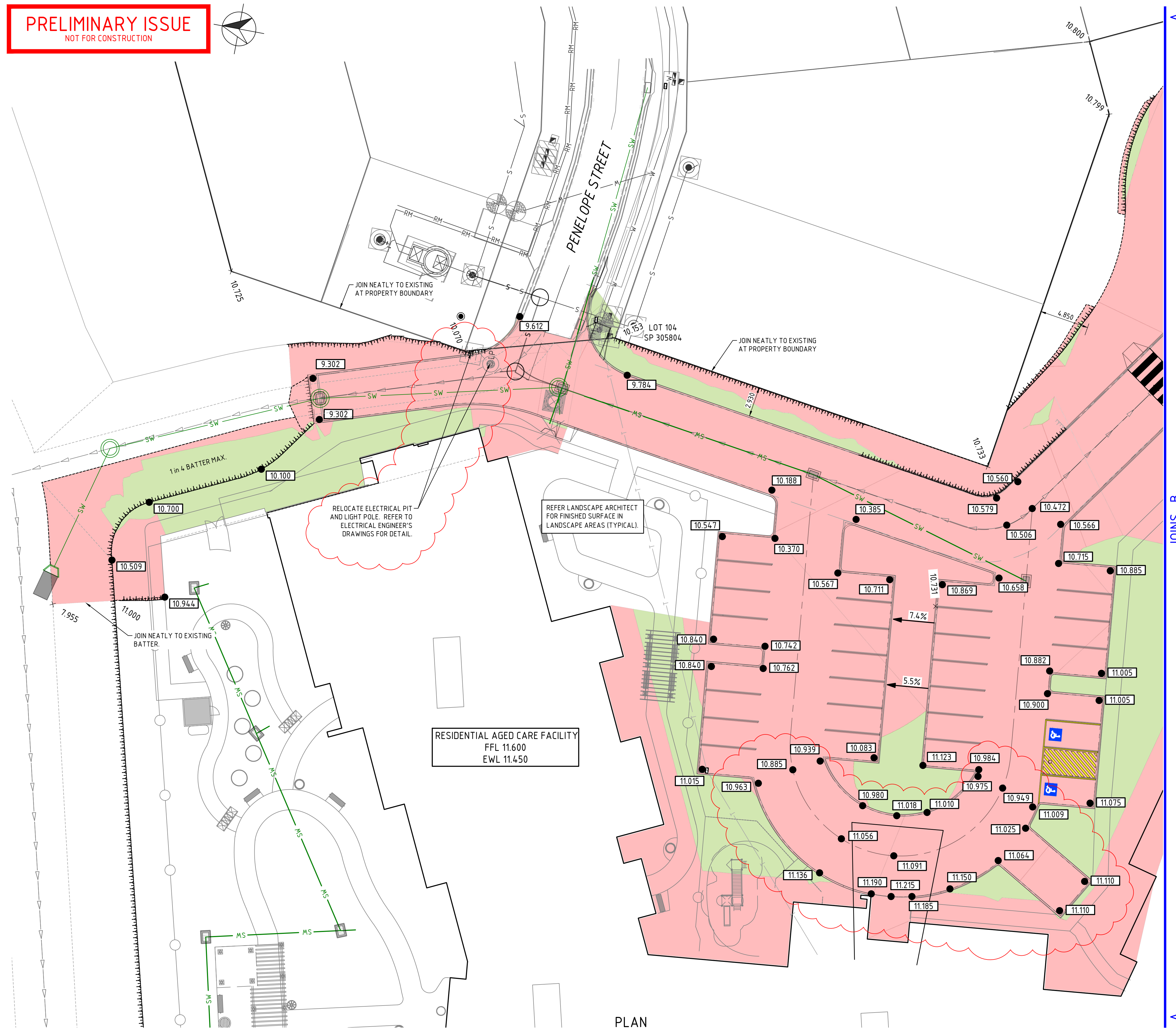
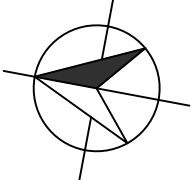
EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002) DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788





PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



LEGEND

- G — EXISTING GAS
- E-UG — EXISTING ELECTRICAL UNDERGROUND
- E-OH — EXISTING ELECTRICAL OVERHEAD
- T — EXISTING TELECOMMUNICATION
- SW — EXISTING STORMWATER DRAINAGE
- S — EXISTING SEWERAGE MAIN
- W — EXISTING WATER MAIN
- SW — PROPOSED STORMWATER DRAINAGE
- W — PROPOSED WATER MAIN
- × 9.999 EXISTING SURFACE LEVEL
- 9.999 BULK EARTHWORKS LEVEL
- PROPOSED FILL
- PROPOSED CUT

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	D	SM

MILANOVIC NEALE CONSULTING ENGINEERS
BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603
SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au
JAS-ANZ
SGS



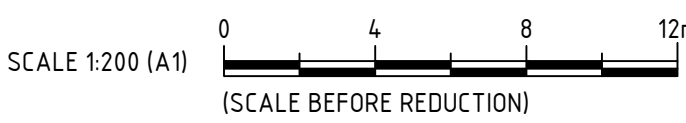
LOT 103 ALEXANDRA STREET,
MACKAY WEST

EARTHWORKS DETAIL LAYOUT
PLAN SHEET 1 OF 2

DRAWN AW	DESIGNED DH	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CE200	REV. D	

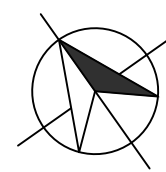
EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
Mackay REGIONAL COUNCIL OW-2018-39



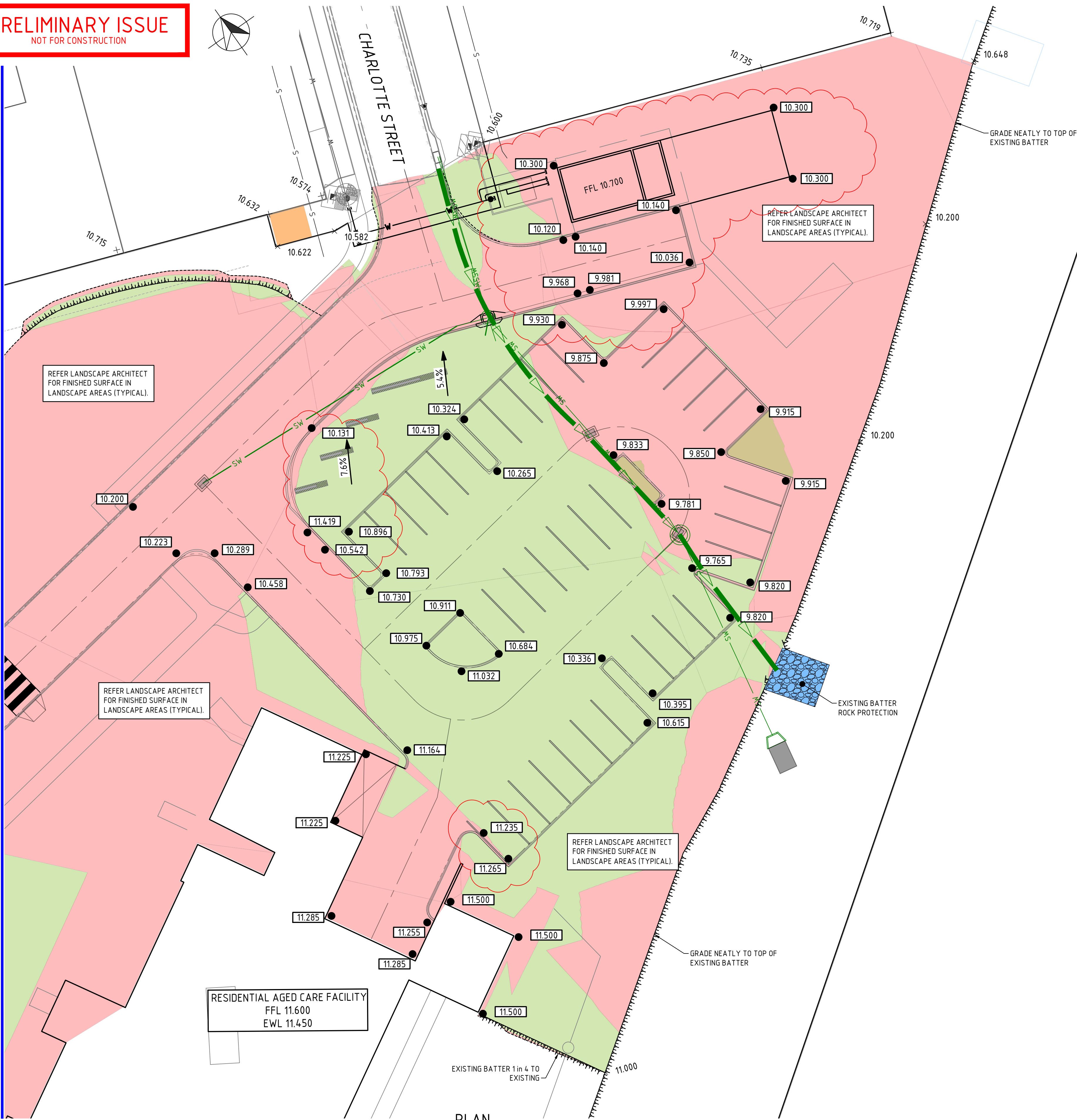
REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



-B-
JOINS -A-
-B-

CHARLOTTE STREET

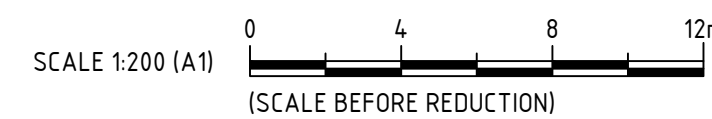


LEGEND

- EXISTING GAS
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING ELECTRICAL OVERHEAD
- EXISTING TELECOMMUNICATION
- EXISTING STORMWATER DRAINAGE
- EXISTING SWALE
- EXISTING SEWERAGE MAIN
- EXISTING WATER MAIN
- PROPOSED STORMWATER DRAINAGE
- PROPOSED WATER MAIN
- EXISTING SURFACE LEVEL
- BULK EARTHWORKS LEVEL
- PROPOSED FILL
- PROPOSED CUT
- PROPOSED OVERLAND FLOW DIRECTION

ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
Mackay OW-2018-39

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.



REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	D	SM

MILANOVIC NEALE CONSULTING ENGINEERS
BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au
JAS-ANZ
SGS

CLIENT



PROJECT

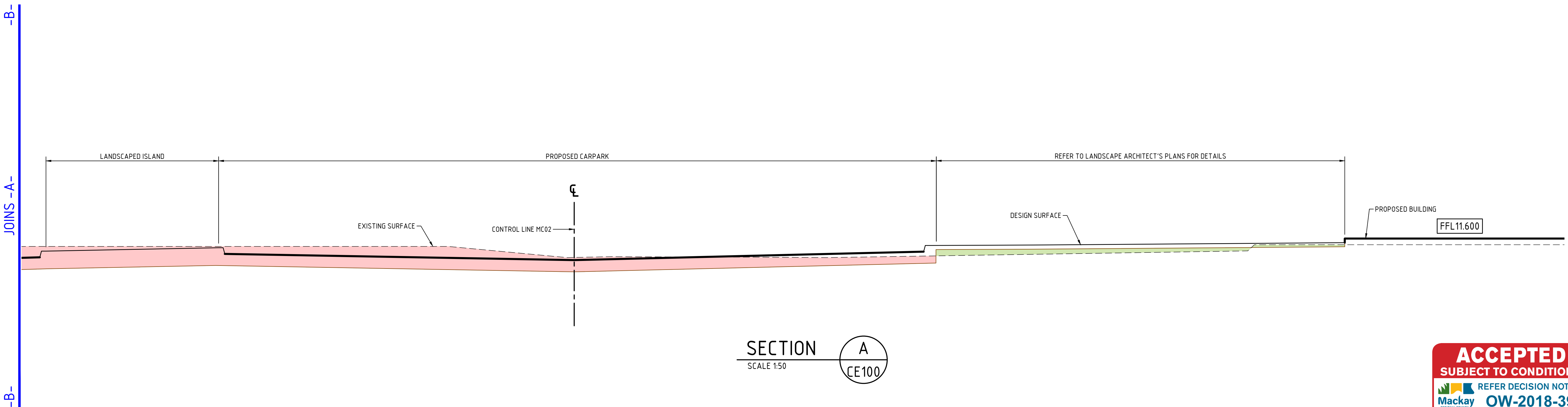
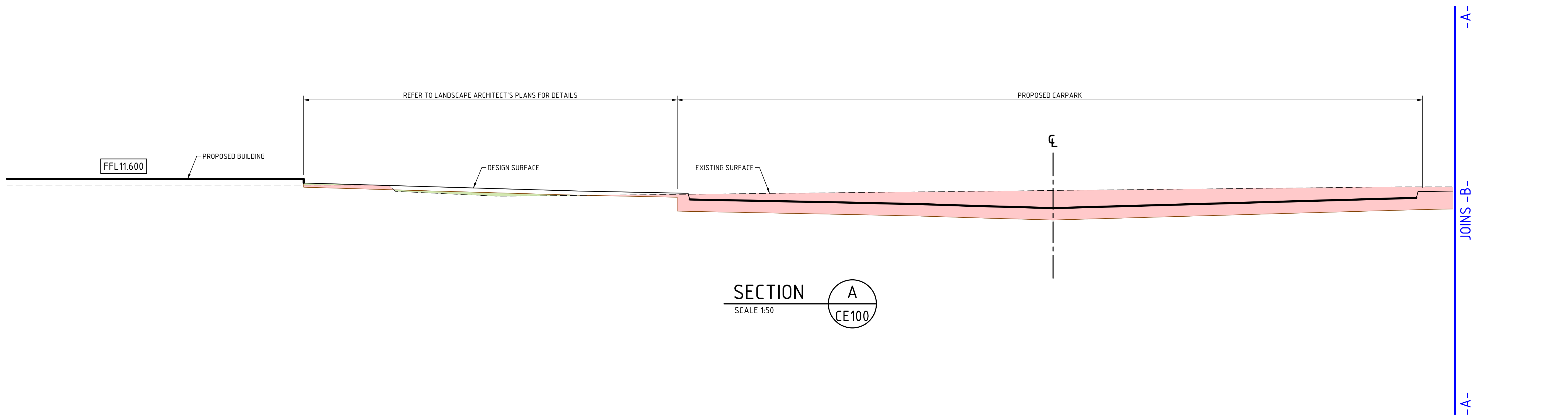
LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

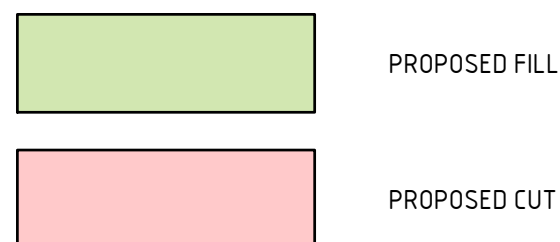
EARTHWORKS DETAIL LAYOUT
PLAN SHEET 2 OF 2

DRAWN AW	DESIGNED DH	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CE201	REV. D	

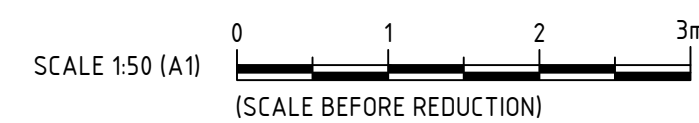
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



LEGEND



DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)



EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
Mackay Regional Council
OW-2018-39

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	D	SM

MILANOVIC NEALE
CONSULTING ENGINEERS
BRISBANE
PH No. (07) 3255 1877
IPSWICH
PH No. (07) 3281 6603

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT
SYDNEY
PH No. 1300 827 901
GOLD COAST
PH No. 1300 827 901



CLIENT



PROJECT

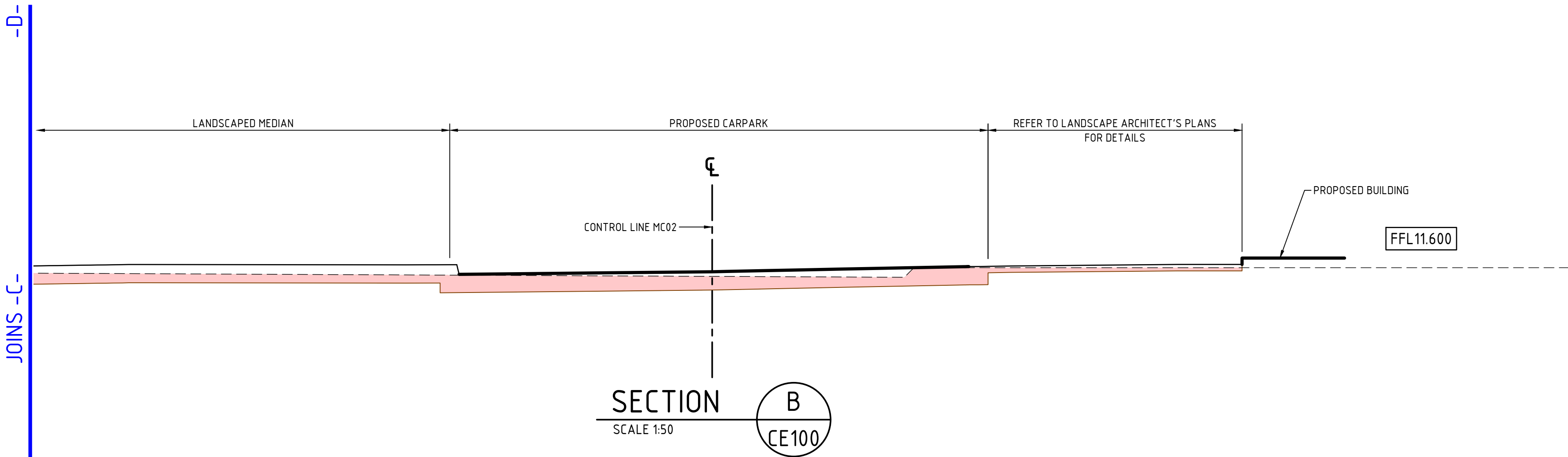
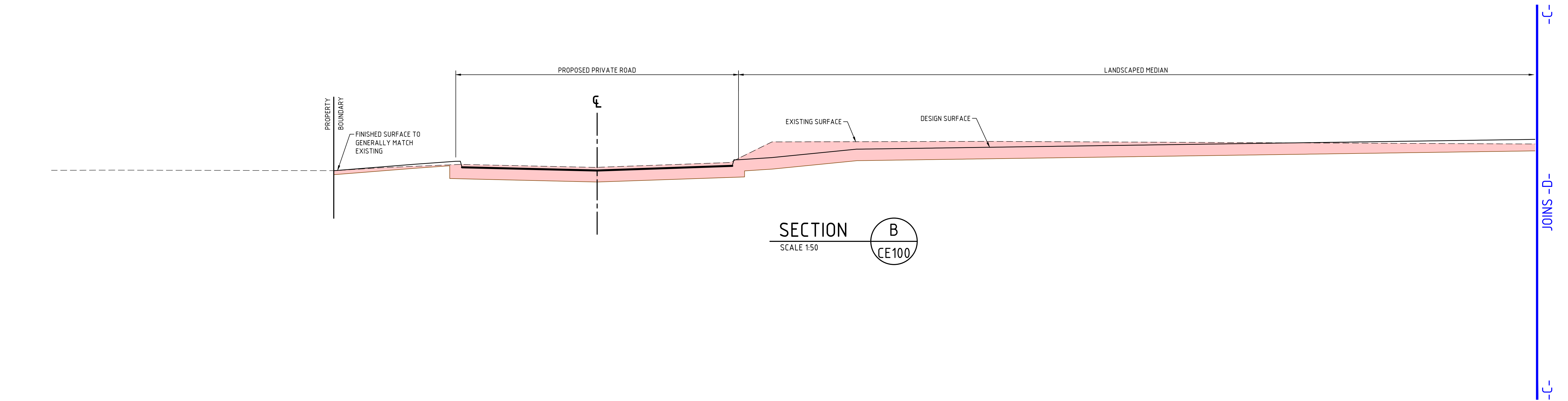
LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

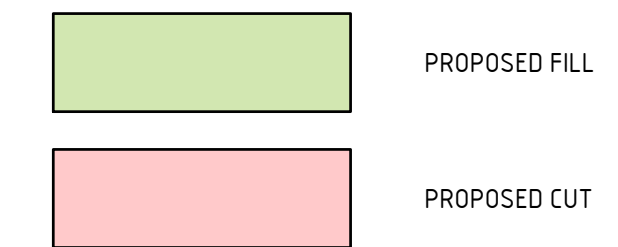
EARTHWORKS SECTIONS SHEET
1 OF 4

DRAWN AW	DESIGNED DH	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CE300	REV. D	

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



LEGEND



ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
Mackay REGIONAL COUNCIL
OW-2018-39

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

SCALE 1:50 (A1)
0 1 2 3m
(SCALE BEFORE REDUCTION)

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	D	SM

MILANOVIC NEALE
CONSULTING ENGINEERS
BRISBANE
PH No. (07) 3255 1877
IPSWICH
PH No. (07) 3281 6603

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT
SYDNEY
PH No. 1300 827 901
GOLD COAST
PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au
JAS-ANZ
SGS

CLIENT

Ozcare

PROJECT

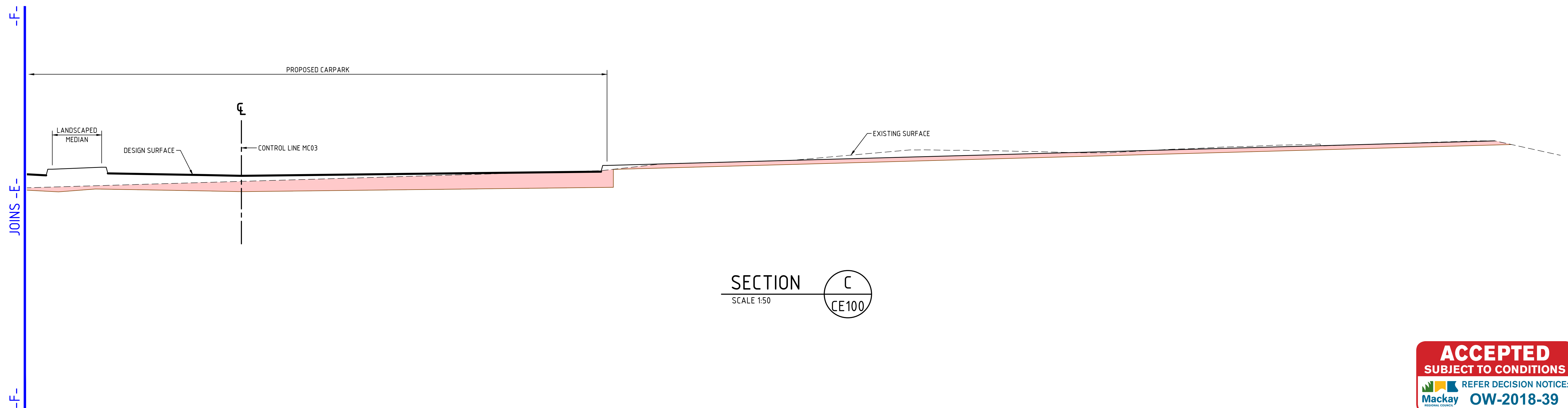
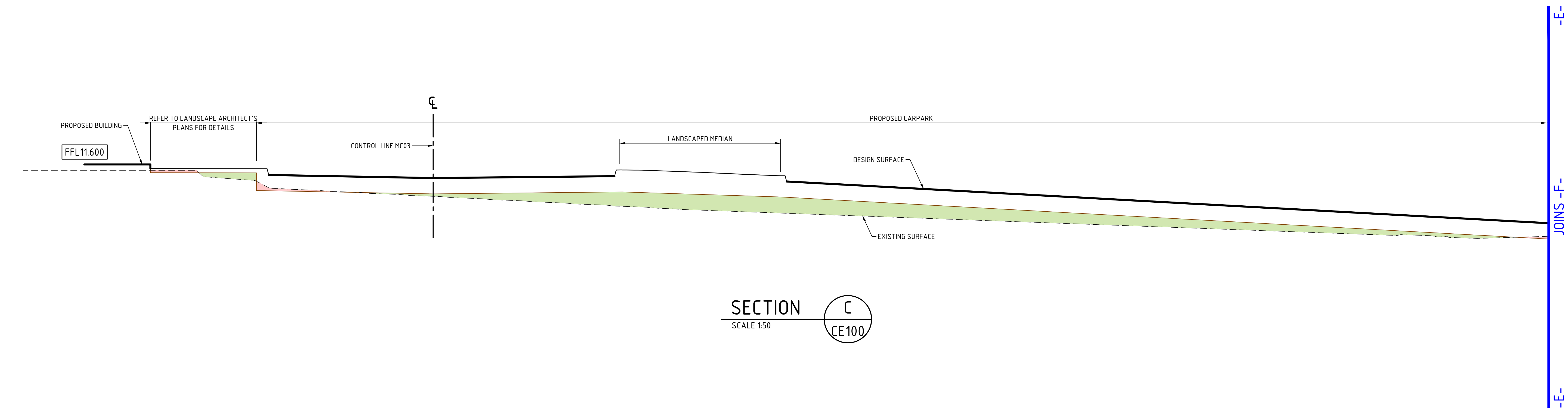
LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

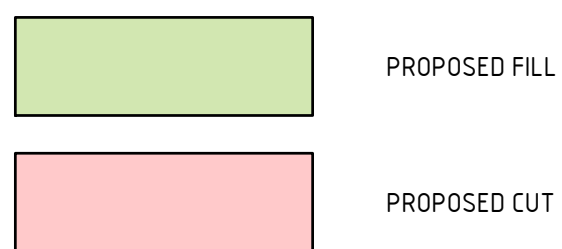
EARTHWORKS SECTIONS SHEET
2 OF 4

DRAWN AW	DESIGNED DH	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CE301	REV. D	

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



LEGEND



DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)



EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.



REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	D	SM

MILANOVIC NEALE
CONSULTING ENGINEERS
BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT
SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT



PROJECT

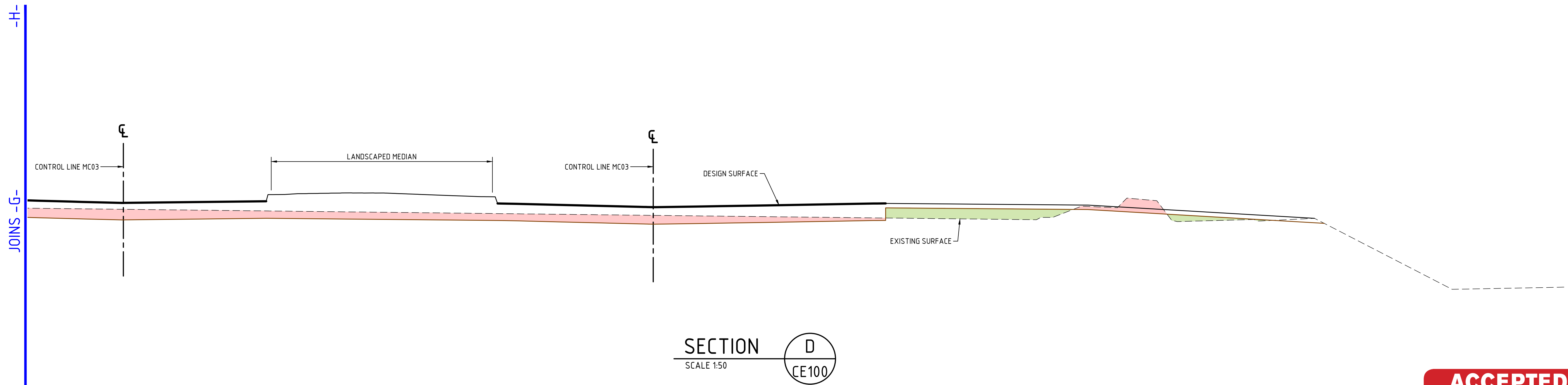
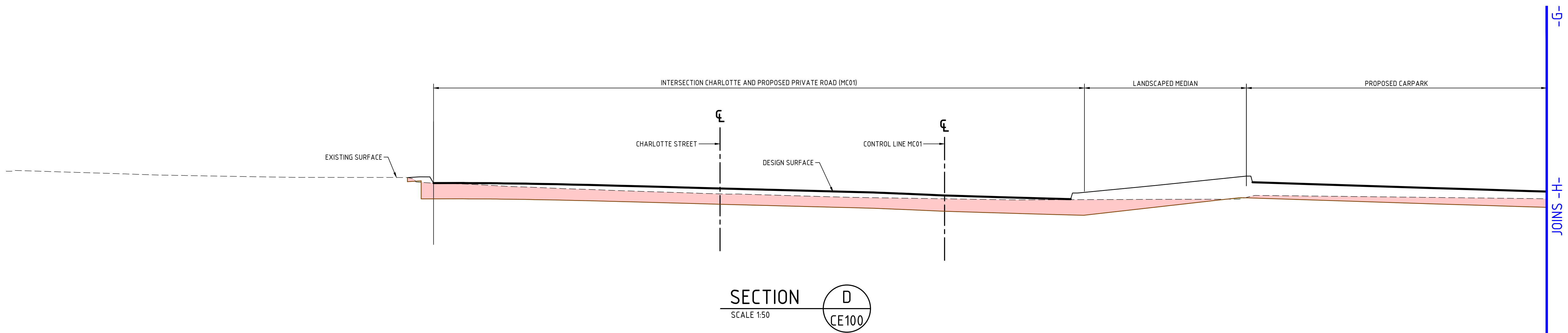
LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

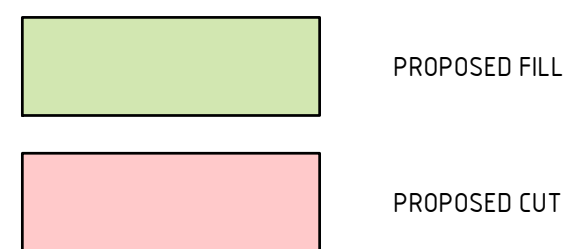
EARTHWORKS SECTIONS SHEET
3 OF 4

DRAWN AW	DESIGNED DH	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CE302	REV. D	

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



LEGEND



DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
Mackay Regional Council
OW-2018-39

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

SCALE 1:50 (A1)
0 1 2 3m
(SCALE BEFORE REDUCTION)

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	D	SM

MILANOVIC NEALE
CONSULTING ENGINEERS
BRISBANE
PH No. (07) 3255 1877
IPSWICH
PH No. (07) 3281 6603

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT
SYDNEY
PH No. 1300 827 901
GOLD COAST
PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au
JAS-ANZ
SGS

CLIENT

Ozcare

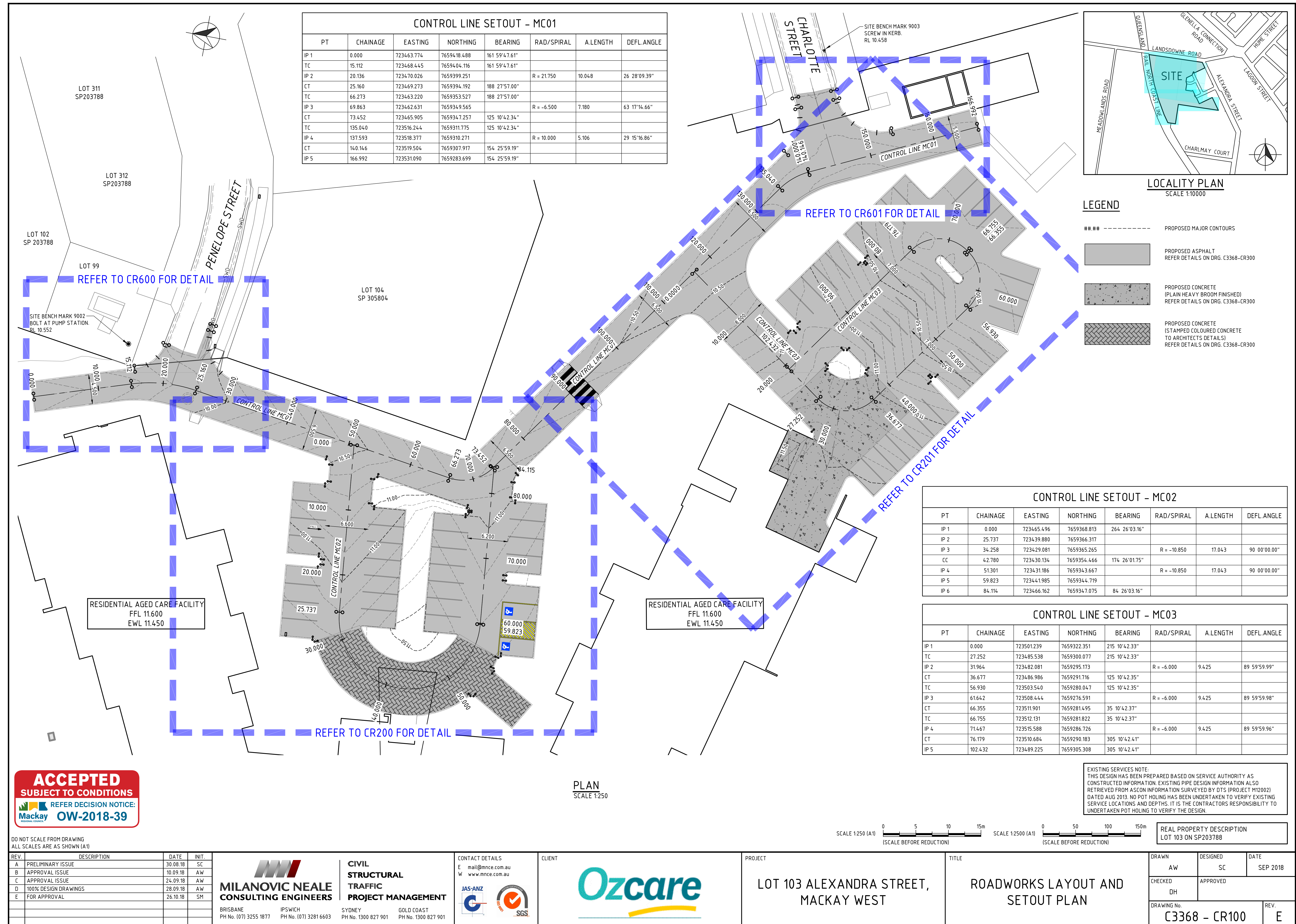
PROJECT

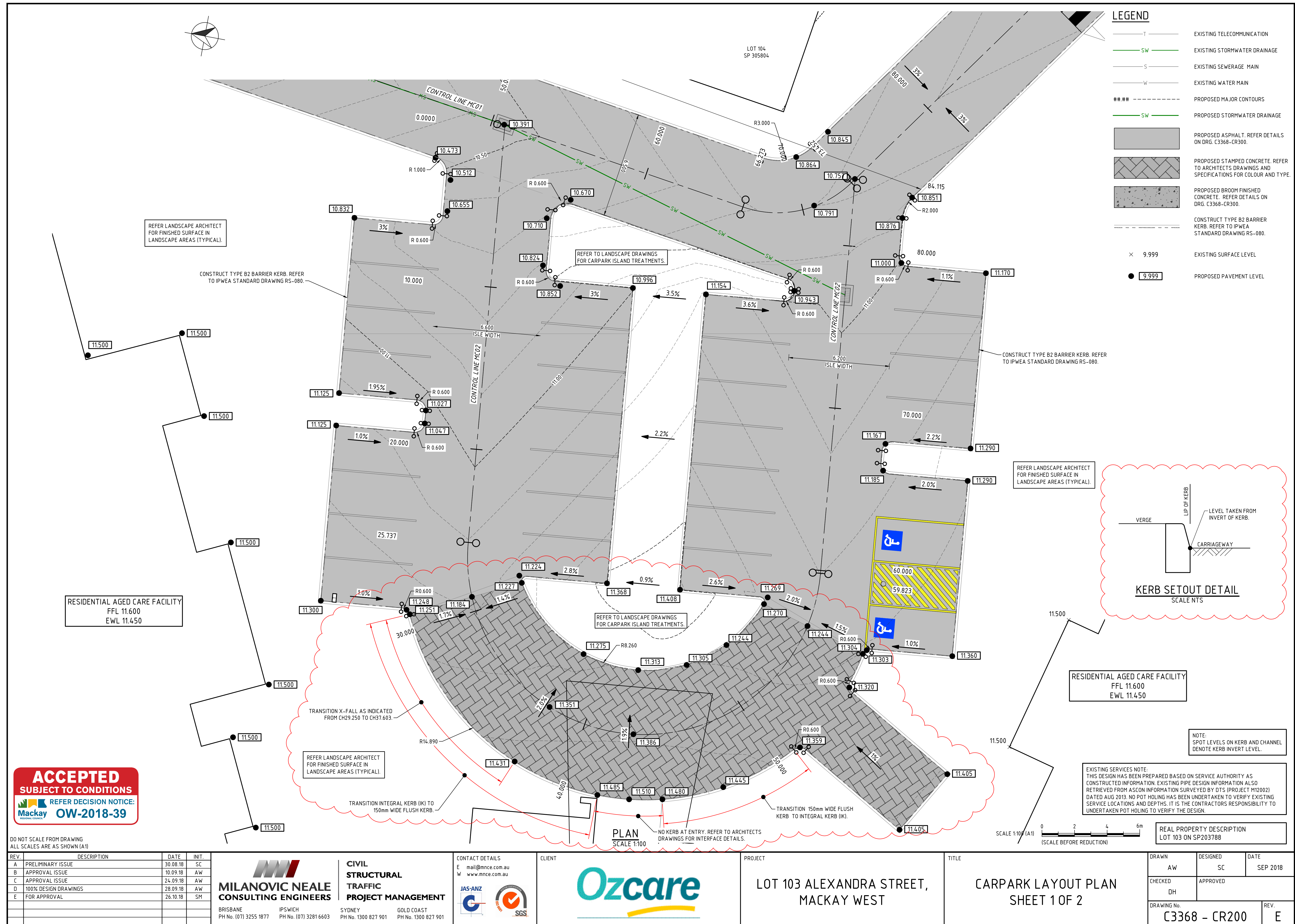
LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

EARTHWORKS SECTIONS SHEET
4 OF 4

DRAWN AW	DESIGNED DH	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CE303	REV. D	





ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
OW-2018-39

REV.	DESCRIPTION	DATE	INIT.
A	PRELIMINARY ISSUE	30.08.18	SC
B	APPROVAL ISSUE	10.09.18	AW
C	APPROVAL ISSUE	24.09.18	AW
D	100% DESIGN DRAWINGS	28.09.18	AW
E	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE CONSULTING ENGINEERS
BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

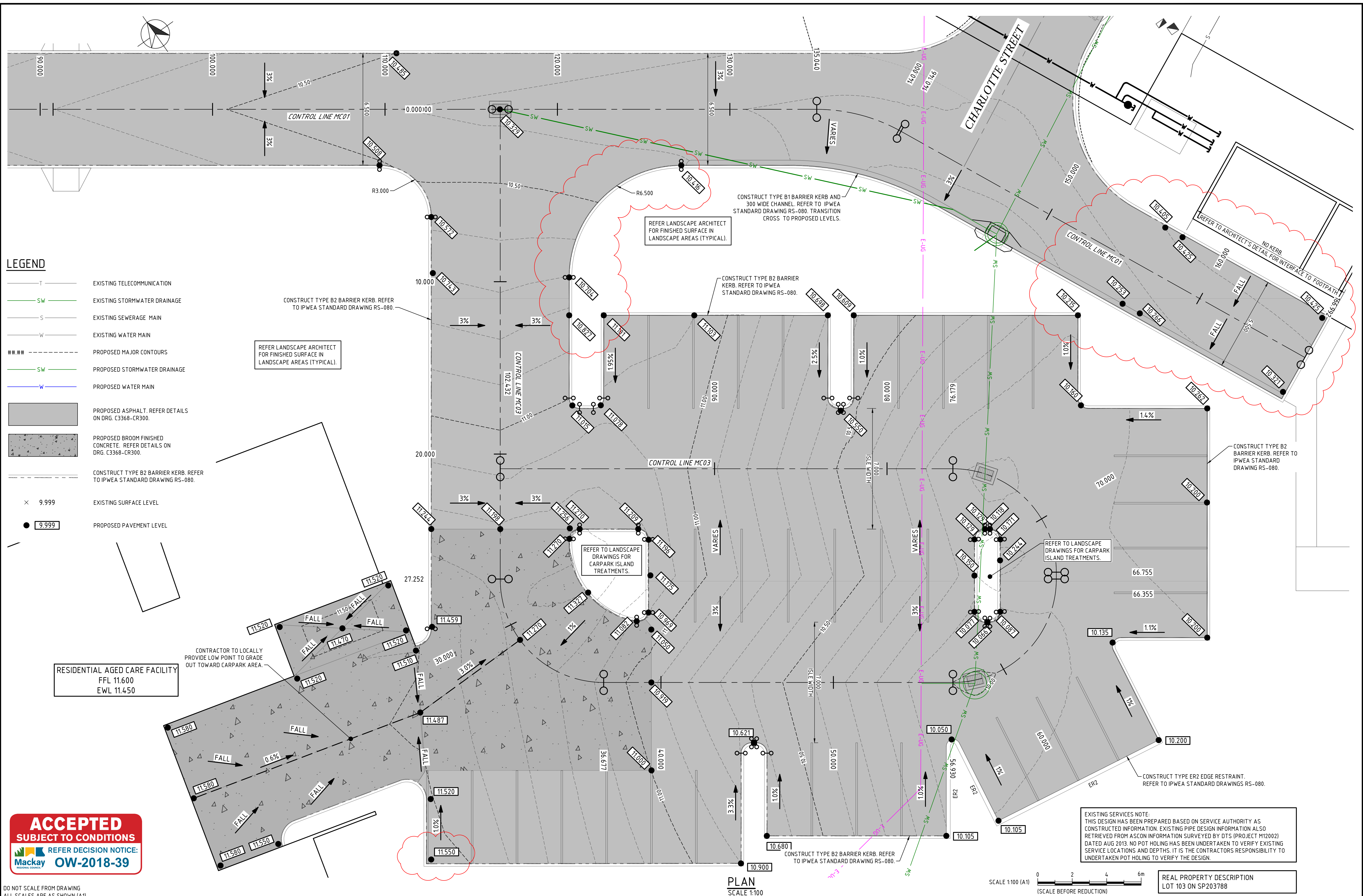
CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au
JAS-ANZ
SGS



LOT 103 ALEXANDRA STREET,
MACKAY WEST

CARPARK LAYOUT PLAN
SHEET 1 OF 2

DRAWN	DESIGNED	DATE
AW	SC	SEP 2018
CHECKED	APPROVED	
DH		
DRAWING No.	C3368 - CR200	
	REV.	E



REV.	DESCRIPTION	DATE	INIT.
A	PRELIMINARY ISSUE	30.08.18	SC
B	APPROVAL ISSUE	10.09.18	AW
C	APPROVAL ISSUE	24.09.18	AW
D	100% DESIGN DRAWINGS	28.09.18	AW
E	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE CONSULTING ENGINEERS
BRISBANE
PH No. (07) 3255 1877

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
IPSWICH
PH No. (07) 3281 6603

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

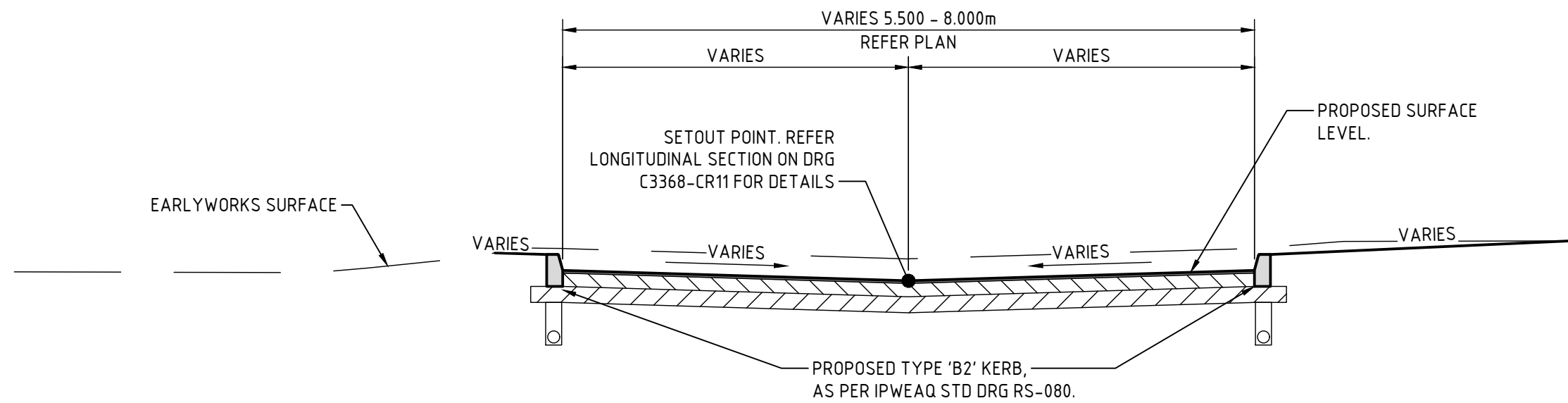


LOT 103 ALEXANDRA STREET, MACKAY WEST

CARPARK LAYOUT PLAN SHEET 2 OF 2

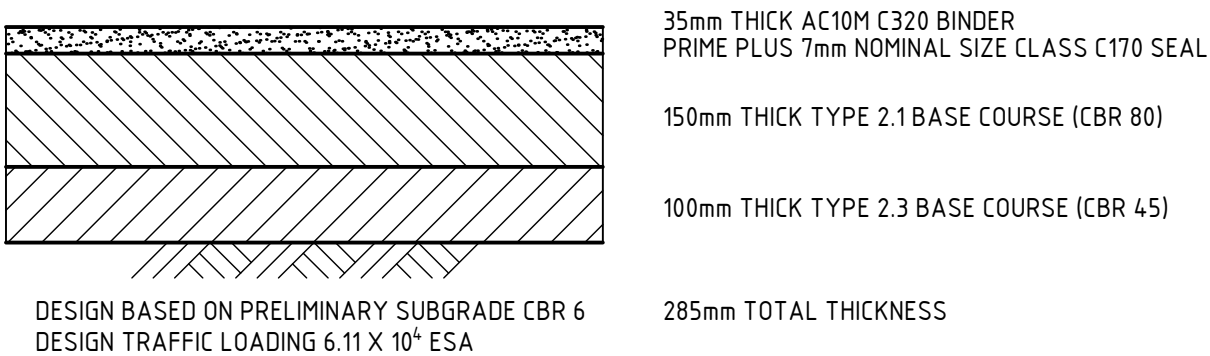
DRAWN AW	DESIGNED SC	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CR201	REV. E	

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



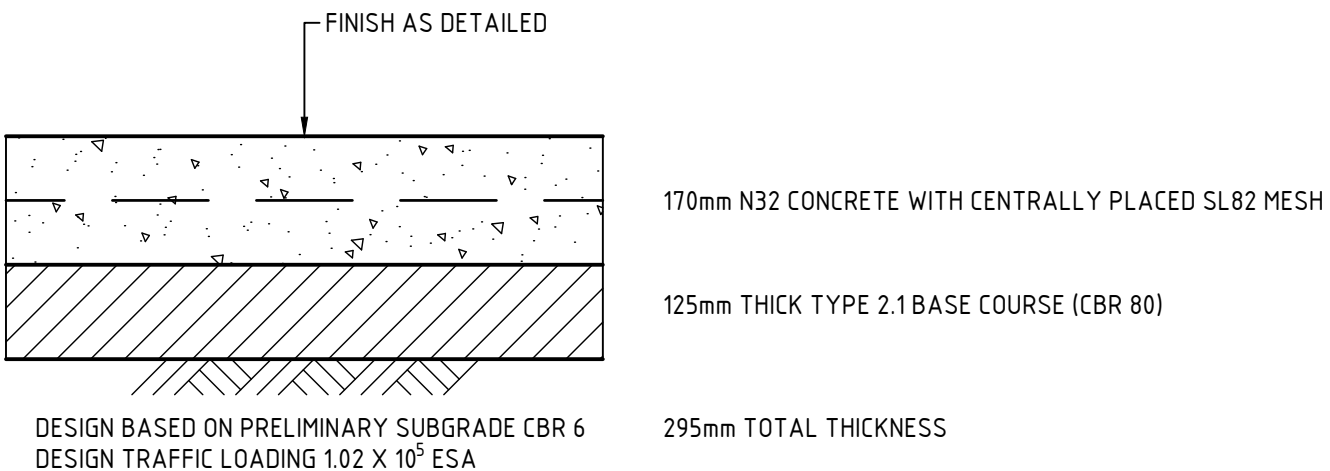
DRIVEWAY TYPICAL SECTION
SCALE 1:50

NOTE:
ALL LAYER THICKNESSES ARE
PROVISIONAL AND ARE TO BE CONFIRMED
AFTER SUBGRADE CBR TESTING.

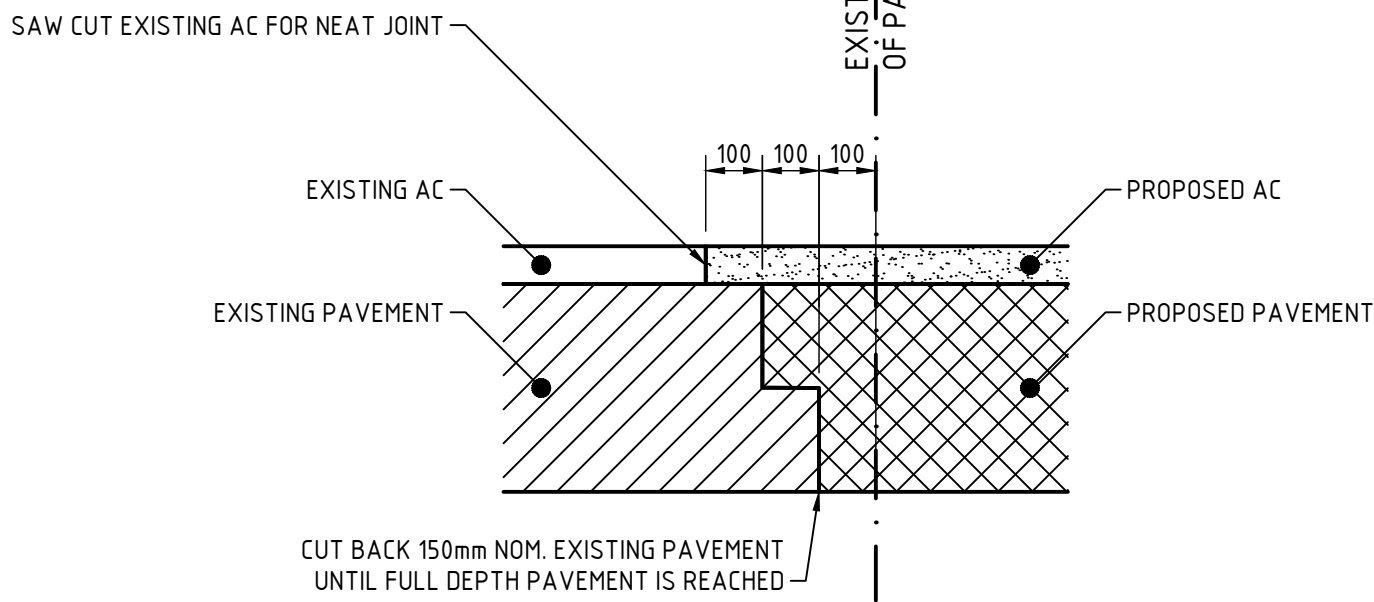


ACCESSWAY PAVEMENT DETAIL
SCALE NTS

NOTE:
ALL LAYER THICKNESSES ARE
PROVISIONAL AND ARE TO BE CONFIRMED
AFTER SUBGRADE CBR TESTING.



CONCRETE PAVEMENT DETAIL
SCALE NTS



PAVEMENT JOINTING DETAIL
NTS

PAVEMENT PREPARATION NOTES:

1. MATERIAL EXCAVATED FROM CUT AREAS SHALL NOT BE USED AS FILLING FOR ROADS WITHOUT THE SUPERINTENDENTS APPROVAL.
2. SELECT FILL UNDER PAVEMENT TO BE PLACED AND COMPACTED IN 200mm DEEP LOOSE LAYERS TO SPECIFIED COMPACTION.
3. ALL WORKS ARE TO BE GRADED TO PROVIDE DRAINAGE DURING CONSTRUCTION.
4. MIN. DEPTH OF COURSES TO PAVEMENTS ARE DETAILED ON CROSS SECTIONS. ACTUAL PAVEMENT DEPTHS ARE TO BE DETERMINED FOLLOWING SOAKED CBR TESTS ON SUBGRADE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES BEFORE COMMENCING WORK, FOR LOCATIONS OF SERVICES & FOR REPAIR OF ANY DAMAGED SERVICES AS A RESULT OF THE WORK.
6. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY REQUIREMENTS.
7. SIDE DRAINS ARE TO BE CONSTRUCTED UNDER ALL EXTERNAL KERB & CHANNEL IN ACCORDANCE WITH CURRENT BCC STANDARDS.
8. REFER TO BCC STANDARD SPECIFICATION FOR COMPACTION REQUIREMENTS AND TESTING FREQUENCIES.
9. REFER TO BCC STANDARD SPECIFICATION FOR TRENCH BACKFILL REQUIREMENTS IN ROADS.

PAVEMENT CONSTRUCTION NOTES:

1. UNBOUND, SOFT OR OTHERWISE DELETERIOUS MATERIAL AT SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH IMPORTED MATERIAL WITH A MINIMUM CBR 10%.
2. MATERIAL EXCAVATED FROM CUT AREAS SHALL NOT BE USED AS FILLING WITHOUT THE CERTIFYING ENGINEERS APPROVAL.
3. SELECT FILL UNDER PAVEMENT TO BE PLACED AND COMPACTED IN 200mm MAXIMUM LOOSE THICKNESS LAYERS TO 95% MODIFIED COMPACTION.
4. ALL COMPACTION TO BE SUBJECTED TO TESTING IN ACCORDANCE WITH THE RELEVANT S.A.A. CODE.
5. ALL WORKS ARE TO BE GRADED TO PROVIDE DRAINAGE DURING CONSTRUCTION.
6. SUBGRADE IS TO BE COMPACTED AT OPTIMUM MOISTURE CONTENT TO ACHIEVE 98% STANDARD FOR THE TOP 300mm & 95% STANDARD BELOW THE TOP 300mm.
7. ALL TRENCHES IN ROADWAYS ARE TO BE BACKFILLED TO BOX LEVEL USING APPROVED MATERIAL WITH A MINIMUM CBR 15. THIS BACKFILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LOOSE AND COMPACTED UNTIL THE DRY DENSITY IS NOT LESS THAN 95% OF THE MATERIALS DRY DENSITY (MODIFIED COMPACTION). COMPACTION TESTS ARE TO BE CARRIED OUT IN EACH LAYER OF BACKFILL, ONE TEST EVERY 50m OR PART THEREOF. ONE IN FIVE TESTS TO BE LOCATED BESIDE A MANHOLE OR GULLY.
8. SIDE DRAINS SHALL CONNECT TO A FREE DRAINAGE OUTLET SUCH AS STORMWATER GULLY, KERB AND CHANNEL OR GROUND.

ROADWORKS GENERAL NOTES:

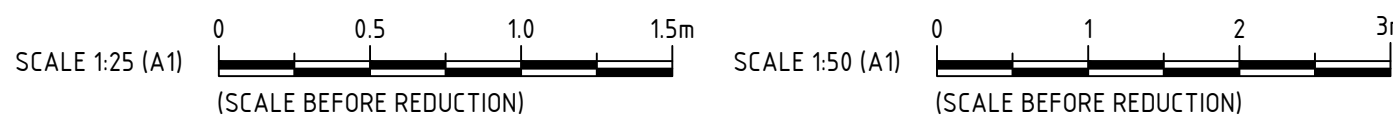
1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE TO THE LIP OF KERB AND CHANNEL.
3. ROAD WIDTH DIMENSIONS REFER TO NOMINAL KERB LINE.
4. CO-ORDINATES FOR KERB/KERB & CHANNEL REFER TO NOMINAL KERB LINE/LIP OF CHANNEL RESPECTIVELY.
5. TOPSOIL IS TO BE STRIPPED AND REPLACED ON ALL DISTURBED EARTHWORKS AREAS WITHIN FOOTPATH AREA. EXCESS TOPSOIL SHALL BE DISPOSED OFF-SITE.
6. ALL TEMPORARY AND PERMANENT SIGNAGE AND LINEMARKING TO BE IN ACCORDANCE WITH MAIN ROADS STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
7. ALL DIMENSIONS ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
8. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING.
9. DURING CONSTRUCTION BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
10. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH S.A.A. CODES & BY-LAWS AND ORDINANCES OF THE RELEVANT LOCAL AUTHORITY AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK, FOR LOCATING ALL EXISTING SERVICES AND FOR REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
12. DAMAGED FOOTPATHS AND PRIVATE PROPERTY SHALL BE REINSTATED TO THEIR ORIGINAL CONDITION.
13. CONTRACTOR TO VERIFY ALL INVERT LEVELS, SURFACE LEVELS, COVER OVER DRAINAGE LINES, AND MINIMUM FALLS ARE CORRECT & OBTAINABLE PRIOR TO COMMENCEMENT OF WORK.
14. THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORKPLACE HEALTH AND SAFETY ACT 2011. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO 'NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT' ARE FULFILLED.
15. ALL MANHOLE AND GULLIES DEEPER THAN 1.200m SHALL BE FITTED WITH STEP IRONS. REFER TO STANDARD DRAWINGS.
16. 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. ANY COST ASSOCIATED WITH REPAIRING DAMAGE TO EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR.

CONCRETE NOTES:

1. ALL CONCRETE SUPPLY AND WORK SHALL MEET THE REQUIREMENTS OF AS3600.
2. CONCRETE GRADE SHALL BE N32.
3. AGGREGATE FOR CONCRETE SHALL BE CLEAN AND FREE OF CLAY PARTICLES. NO ADMIXTURES TO THE CONCRETE SHALL BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT.
4. COMPLIANCE OF CONCRETE SUPPLY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 20 OF AS3600.
6. CONCRETE SURFACE SHALL BE BROOM FINISHED.
7. CONCRETE SHALL NOT BE PLACED WHEN HOT DRY WIND CONDITIONS PREVAIL.
8. CONCRETE PLACED IN TEMPERATURES OVER 25 CENTIGRADE SHALL IMMEDIATELY AFTER PLACEMENT BE COATED WITH AN EVAPORATION RETARDANT AND/OR CURING OIL APPROVED BY THE ARCHITECT.
9. CONCRETE PAVEMENTS SHALL BE JOINTED AS DETAILED ON THE DRAWINGS. ALL SHRINKAGE CRACK CONTROL JOINTS SHALL BE SAWN WITHIN 24 HOURS OF CONCRETE PLACEMENT. ALL JOINTS SHALL BE SEALED WITH A PURPOSE MADE PROPRIETARY SEALANT. JOINT SEALANT SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
10. CONCRETE SHALL BE FULLY COMPACTED BEFORE SCREEDING WITH PARTICULAR CARE TAKEN AT EACH EXPANSION JOINT.
11. JOINT PREPARATION - BEFORE FRESH CONCRETE IS PLACED AT A CONSTRUCTION JOINT ROUGHEN AND CLEAN THE HARDENED CONCRETE SURFACE OF THE JOINT SO THAT ALL LOOSE OR SOFT FREE WATER, FOREIGN MATTER IS REMOVED. ALL JOINTS HOWEVER MADE SHALL BE PROVIDED WITH A GROOVE TO ACCOMMODATE SEALING MATERIAL.
12. DIMENSIONAL TOLERANCES:
 - LENGTH SLAB (UP TO 18m): +or- 6mm
 - WIDTH SLAB: +or- 6mm
 - THICKNESS SLAB: + 10mm - 3mm
13. CURING. DURING THE CURING PERIOD MAINTAIN THE CONCRETE AT A REASONABLY CONSTANT TEMPERATURE, NOT EXCESSIVELY HOT OR COLD, TO MINIMISE MOISTURE LOSS, BY A SUITABLE METHOD WHICH MAY INCLUDE:
 - PONDING OR CONTINUOUS SPRINKLING WITH WATER (MOIST CURING)
 - AN IMPERMEABLE CLEAR MEMBRANE, TAPED AT JOINS AND SEALED AT THE EDGES
 - AN ABSORPTIVE COVER KEPT CONTINUOUSLY WET
 - AN APPROVED CURING COMPOUND (SUBMIT DETAILS FOR APPROVAL PRIOR TO CONCRETING OPERATIONS TAKING PLACE, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS).

CURING PERIOD: CURE CONTINUOUSLY UNTIL THE CUMULATIVE NUMBER OF DAYS OR FRACTIONS THEREOF (NOT NECESSARILY CONSECUTIVE) DURING WHICH THE AIR TEMPERATURE IN CONTACT WITH THE CONCRETE IS ABOVE 10 , TOTALS NOT LESS THAN 7 DAYS.

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)



REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	PRELIMINARY ISSUE	30.08.18	SC
B	APPROVAL ISSUE	10.09.18	AW
C	APPROVAL ISSUE	24.09.18	AW
D	100% DESIGN DRAWINGS	28.09.18	AW
E	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE
CONSULTING ENGINEERS

BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT

SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

CLIENT

PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

ROADWORKS TYPICAL
SECTIONS

DRAWN AW	DESIGNED SC	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CR300	REV. E	

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

HORIZONTAL CURVE DATA

VERTICAL GEOMETRY GRADE (%)
VERTICAL GRADE LENGTH

VERTICAL CURVE LENGTH (m)
VERTICAL CURVE RADIUS (m)

DATUM R.L.7.000

EARLYWORKS DESIGN

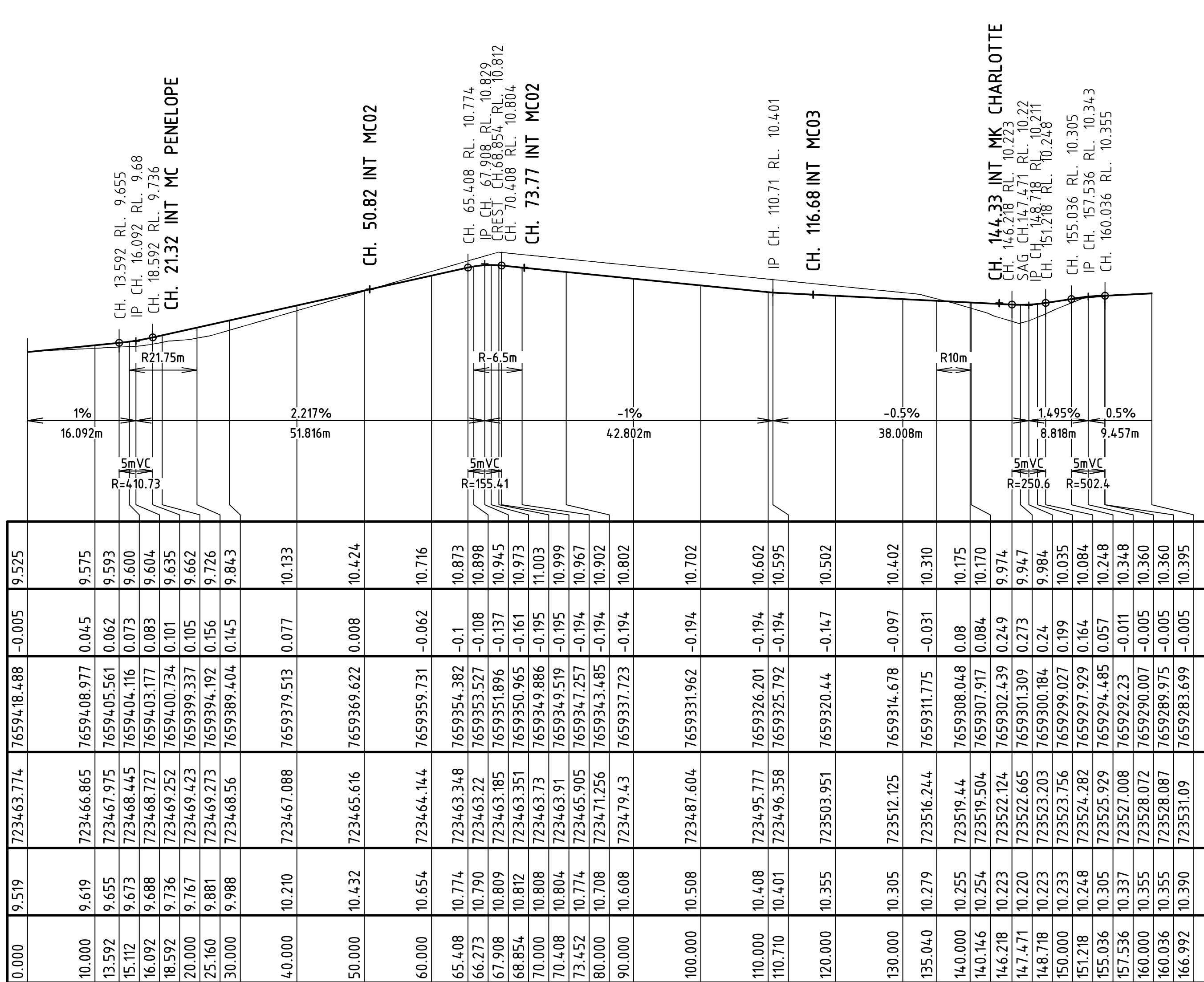
CUT / FILL DEPTHS

NORTHING

EASTING

DESIGN LEVELS ON
DRIVEWAY SETOUT LINE

CHAINAGE



LONGITUDINAL SECTION MC01
SCALES 1:500H, 1:50V

HORIZONTAL CURVE DATA

VERTICAL GEOMETRY GRADE (%)
VERTICAL GRADE LENGTH

VERTICAL CURVE LENGTH (m)
VERTICAL CURVE RADIUS (m)

DATUM R.L.7.000

EARLYWORKS DESIGN

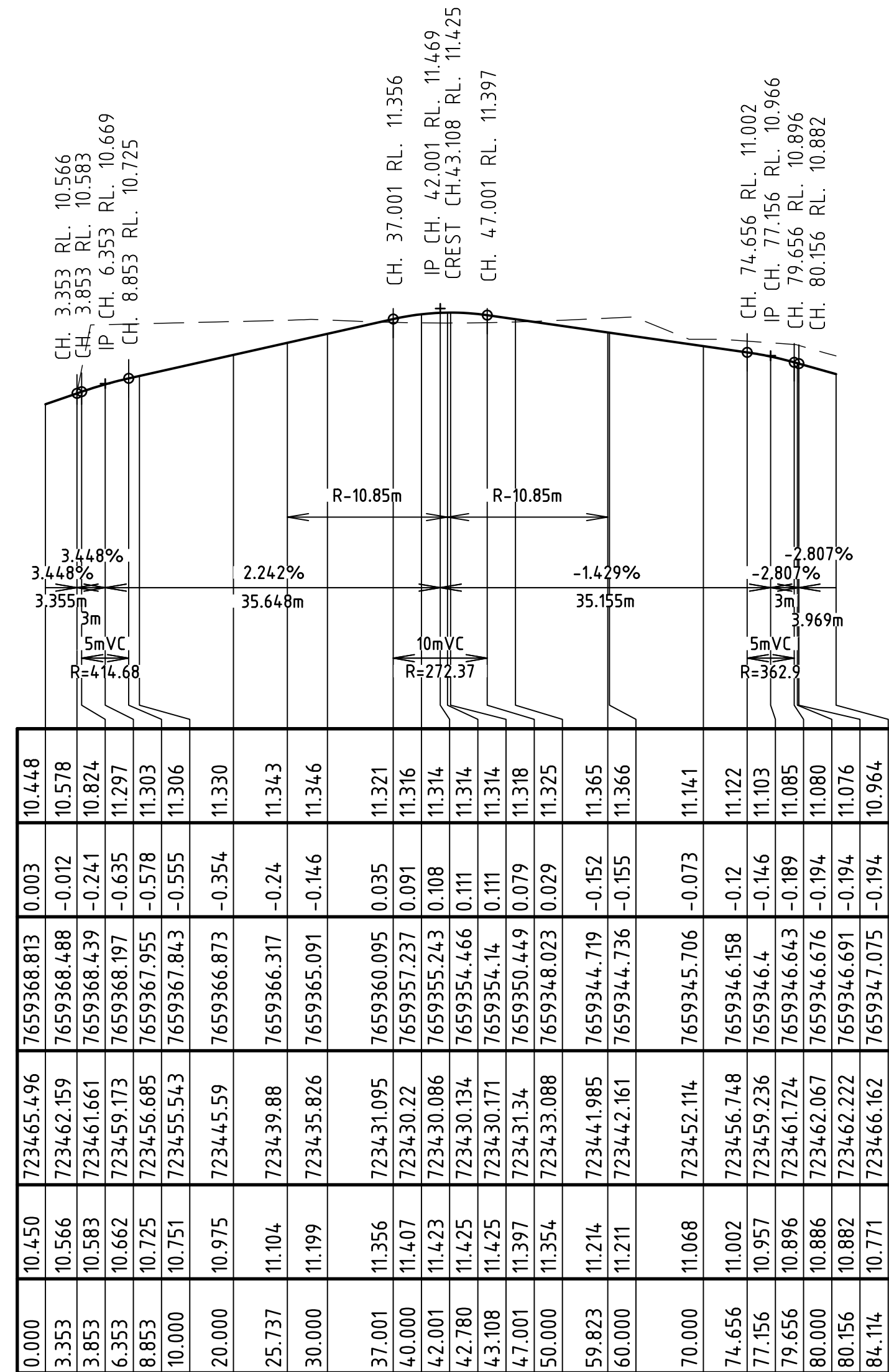
CUT / FILL DEPTHS

NORTHING

EASTING

DESIGN LEVELS ON
DRIVEWAY SETOUT LINE

CHAINAGE



LONGITUDINAL SECTION MC02
SCALES 1:500H, 1:50V

ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
Mackay Regional Council
OW-2018-39

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLLING TO VERIFY THE DESIGN.

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	PRELIMINARY ISSUE	30.08.18	SC
B	APPROVAL ISSUE	10.09.18	AW
C	APPROVAL ISSUE	24.09.18	AW
D	100% DESIGN DRAWINGS	28.09.18	AW
E	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE CONSULTING ENGINEERS

BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT

SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT



PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

ROADWORKS LONGITUDINAL
SECTIONS SHEET 1 OF 2

DRAWN AW	DESIGNED SC	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CR400	REV. E	



PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

HORIZONTAL CURVE DATA

VERTICAL GEOMETRY GRADE (%)
VERTICAL GRADE LENGTH

VERTICAL CURVE LENGTH (m)
VERTICAL CURVE RADIUS (m)

DATUM R.L.7.000

EARLYWORKS DESIGN

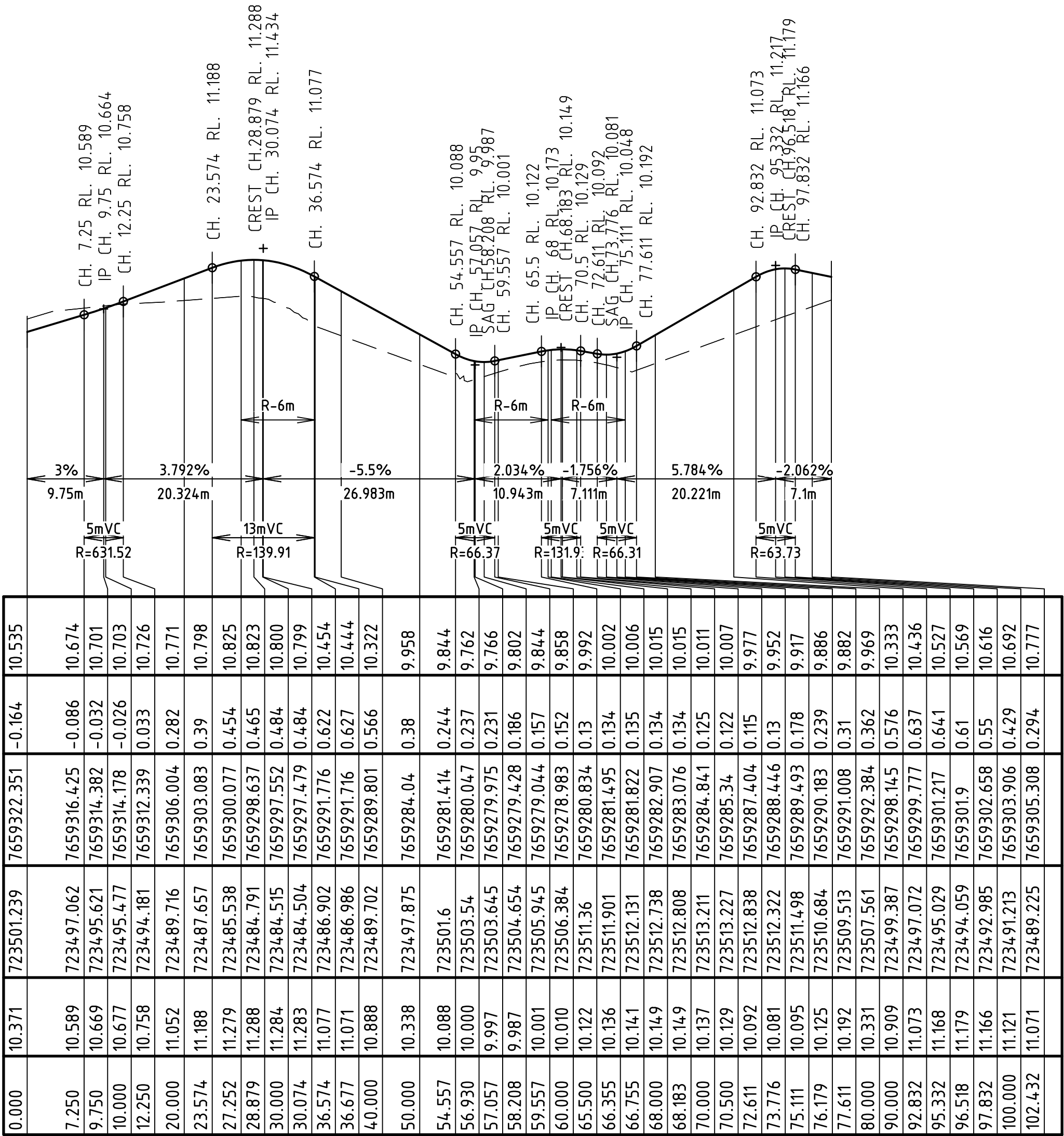
CUT / FILL DEPTHS

NORTHING

EASTING

DESIGN LEVELS ON
DRIVEWAY SETOUT LINE

CHAINAGE



LONGITUDINAL SECTION MC03
SCALES 1:500H, 1:50V



EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	PRELIMINARY ISSUE	30.08.18	SC
B	APPROVAL ISSUE	10.09.18	AW
C	APPROVAL ISSUE	24.09.18	AW
D	100% DESIGN DRAWINGS	28.09.18	AW

MILANOVIC NEALE CONSULTING ENGINEERS
BRISBANE
PH No. (07) 3255 1877

IPSWICH
PH No. (07) 3281 6603

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
SYDNEY
PH No. 1300 827 901

GOLD COAST
PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

JAS-ANZ
SGS

CLIENT

Ozcare

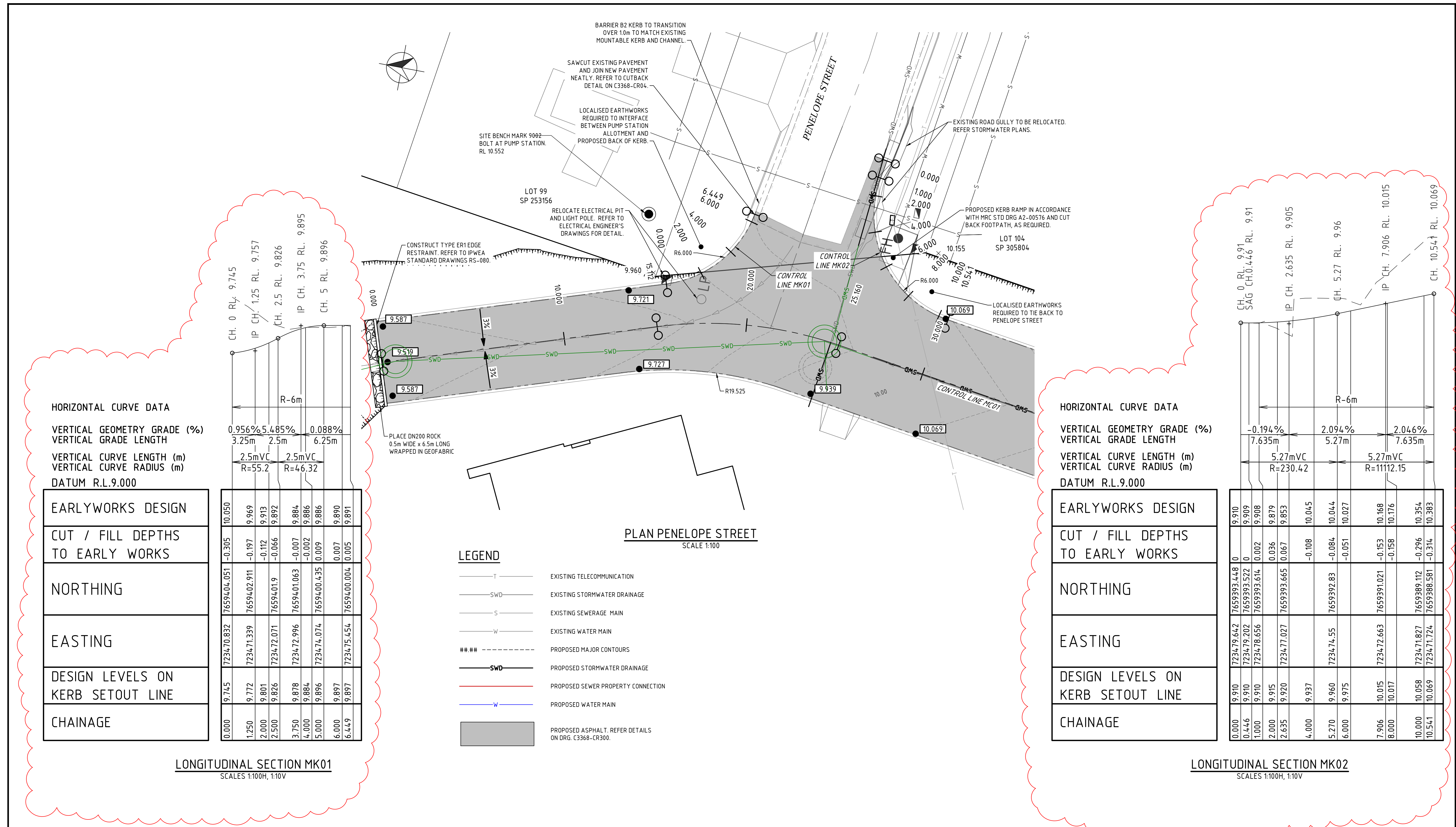
PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

ROADWORKS LONGITUDINAL
SECTIONS SHEET 2 OF 2

DRAWN AW	DESIGNED SC	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CR401	REV. D	



HORIZONTAL CURVE DATA

VERTICAL GEOMETRY GRADE (%)
VERTICAL GRADE LENGTH
VERTICAL CURVE LENGTH (m)
VERTICAL CURVE RADIUS (m)
DATUM R.L.9.000

EARLYWORKS DESIGN	
CUT / FILL DEPTHS TO EARLY WORKS	
NORTHING	
EASTING	
DESIGN LEVELS ON KERB SETOUT LINE	
CHAINAGE	

LONGITUDINAL SECTION MK01
SCALES 1:100H, 1:10V

LEGEND

- T — EXISTING TELECOMMUNICATION
- SWD — EXISTING STORMWATER DRAINAGE
- S — EXISTING SEWERAGE MAIN
- W — EXISTING WATER MAIN
- ### --- PROPOSED MAJOR CONTOURS
- SWD — PROPOSED STORMWATER DRAINAGE
- PROPOSED SEWER PROPERTY CONNECTION
- W — PROPOSED WATER MAIN
- PROPOSED ASPHALT. REFER DETAILS ON DRG. C3368-CR300.

PLAN PENELOPE STREET
SCALE 1:100

HORIZONTAL CURVE DATA

VERTICAL GEOMETRY GRADE (%)
VERTICAL GRADE LENGTH
VERTICAL CURVE LENGTH (m)
VERTICAL CURVE RADIUS (m)
DATUM R.L.9.000

EARLYWORKS DESIGN	
CUT / FILL DEPTHS TO EARLY WORKS	
NORTHING	
EASTING	
DESIGN LEVELS ON KERB SETOUT LINE	
CHAINAGE	

LONGITUDINAL SECTION MK02
SCALES 1:100H, 1:10V



DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	PRELIMINARY ISSUE	30.08.18	SC
B	APPROVAL ISSUE	10.09.18	AW
C	APPROVAL ISSUE	24.09.18	AW
D	100% DESIGN DRAWINGS	28.09.18	AW
E	FOR APPROVAL	26.10.18	SM



BRISBANE PH No. (07) 3255 1877
IPSWICH PH No. (07) 3281 6603



SYDNEY PH No. 1300 827 901
GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT



PROJECT

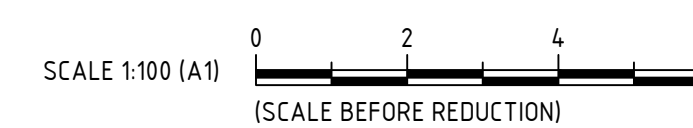
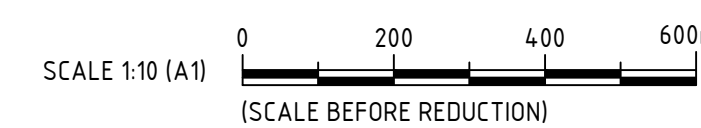
LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

ROADWORKS DETAILS
SHEET 1 OF 2

DRAWN	DESIGNED	DATE
AW	SC	SEP 2018
CHECKED	APPROVED	
DH		
DRAWING No.	REV.	
C3368 - CR600	E	

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.



REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

HORIZONTAL CURVE DATA

VERTICAL GEOMETRY GRADE (%)
VERTICAL GRADE LENGTH

VERTICAL CURVE LENGTH (m)
VERTICAL CURVE RADIUS (m)

DATUM R.L.9.000

EARLYWORKS DESIGN

CUT / FILL DEPTHS
TO EARLY WORKS

NORTHING

EASTING

DESIGN LEVELS ON
KERB SETOUT LINE

CHAINAGE

	CH. 0 RL. 10.382 CREST CH.0.631 RL. 10.38	IP CH. 1.663 RL. 10.392	CH. 3.327 RL. 10.349	IP CH. 4.99 RL. 10.306	SAG CH.5.731 RL. 10.318	CH. 6.654 RL. 10.322	IP CH. 9.154 RL. 10.347
	0.61%	-2.605%	1%	0.313%			
	6.663m	3.327m	4.163m	5m			
	3.327mVC	3.327mVC					
	R=103.5	R=92.29					
10.451	10.437	10.414	10.407	10.380	10.387	10.401	10.398
10.437	10.414	10.407	10.380	10.387	10.401	10.398	10.391
10.414	10.407	10.380	10.387	10.401	10.398	10.391	10.371
10.407	10.380	10.387	10.401	10.398	10.391	10.371	10.348
10.380	10.387	10.401	10.398	10.391	10.371	10.348	10.347
10.387	10.401	10.398	10.391	10.371	10.348	10.347	
10.401	10.398	10.391	10.371	10.348	10.347		
10.398	10.391	10.371	10.348	10.347			
10.391	10.371	10.348	10.347				
10.371	10.348	10.347					
10.348	10.347						
10.347							

LONGITUDINAL SECTION MK03

SCALES 1:100H, 1:10V



DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	PRELIMINARY ISSUE	30.08.18	SC
B	APPROVAL ISSUE	10.09.18	AW
C	APPROVAL ISSUE	24.09.18	AW
D	100% DESIGN DRAWINGS	28.09.18	AW
E	FOR APPROVAL	26.10.18	SM



CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT



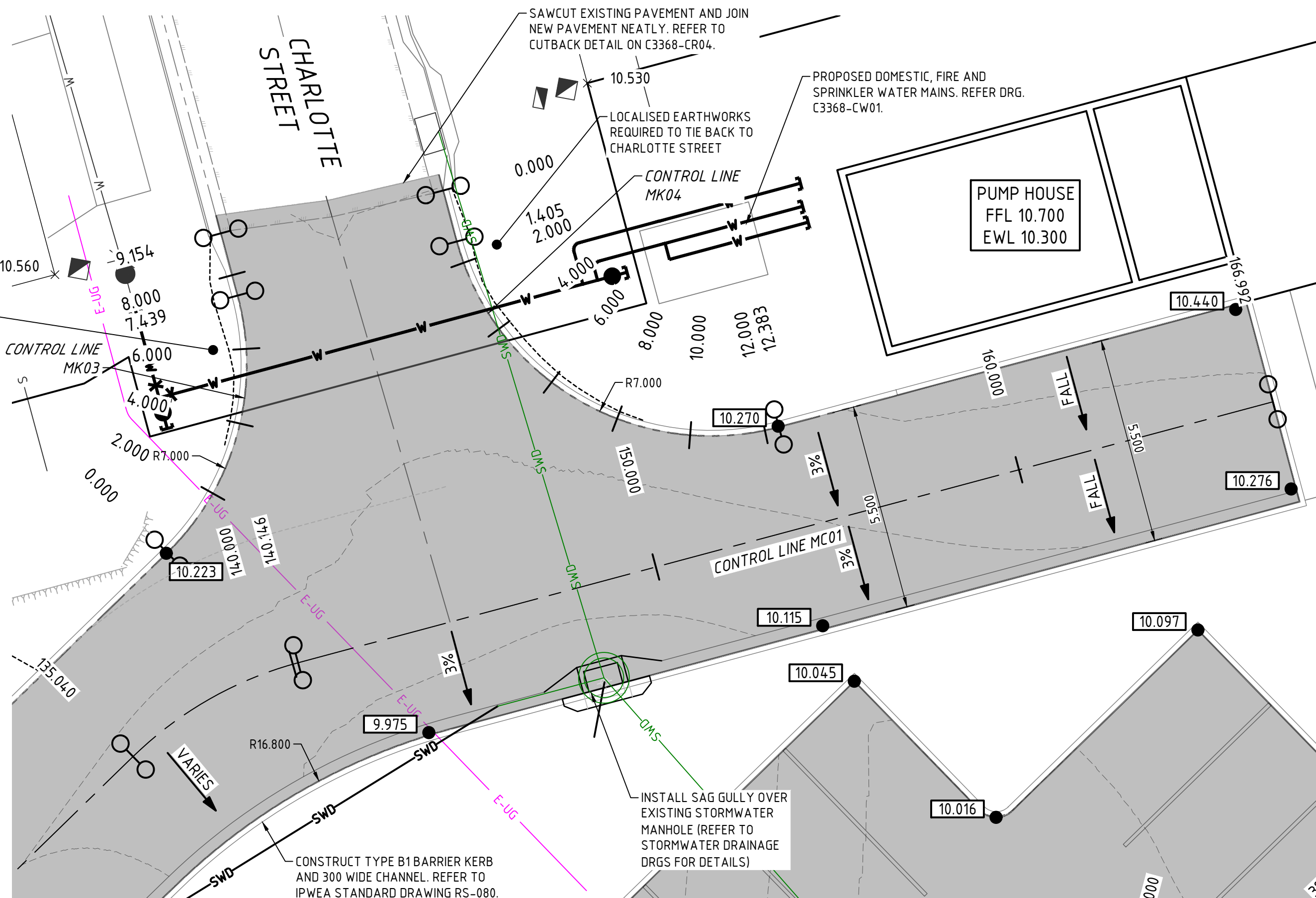
PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

ROADWORKS DETAILS
SHEET 2 OF 2

DRAWN AW	DESIGNED SC	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CR601	REV. E	



PLAN CHARLOTTE STREET

SCALE 1:100

LEGEND

---	EXISTING TELECOMMUNICATION
---	EXISTING STORMWATER DRAINAGE
---	EXISTING SEWERAGE MAIN
---	EXISTING WATER MAIN
---#---	PROPOSED MAJOR CONTOURS
---	PROPOSED STORMWATER DRAINAGE
---	PROPOSED SEWER PROPERTY CONNECTION
---	PROPOSED WATER MAIN
---	PROPOSED ASPHALT. REFER DETAILS ON DRG. C3368-CR300.

HORIZONTAL CURVE DATA

VERTICAL GEOMETRY GRADE (%)
VERTICAL GRADE LENGTH

VERTICAL CURVE LENGTH (m)
VERTICAL CURVE RADIUS (m)

DATUM R.L.9.000

EARLYWORKS DESIGN

CUT / FILL DEPTHS
TO EARLY WORKS

NORTHING

EASTING

DESIGN LEVELS ON
KERB SETOUT LINE

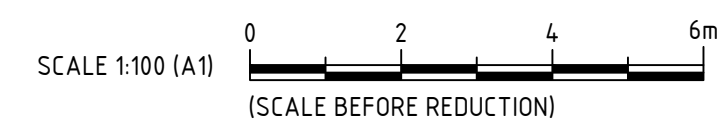
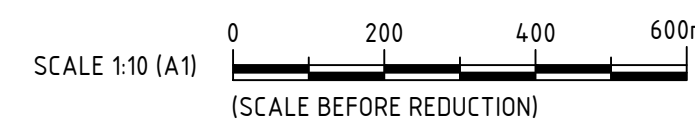
CHAINAGE

	CH. 0 RL. 10.334	IP CH. 3.096 RL. 10.314	SAG CH.3.663 RL. 10.322	CH. 6.191 RL. 10.328	IP CH. 9.287 RL. 10.341	CH. 12.383 RL. 10.374
	-0.633%	0.437%	1.064%			
	8.096m	6.191m	8.096m			
	6.191mVC	6.191mVC				
	R=578.41	R=987.21				
10.334	10.418	10.415	10.417	10.351	10.348	10.341
10.418	10.415	10.417	10.351	10.348	10.341	10.338
10.415	10.417	10.351	10.348	10.341	10.338	10.349
10.417	10.351	10.348	10.341	10.338	10.349	10.521
10.351	10.348	10.341	10.338	10.349	10.521	10.537
10.348	10.341	10.338	10.349	10.521	10.537	
10.341	10.338	10.349	10.521	10.537		
10.338	10.349	10.521	10.537			
10.349	10.521	10.537				
10.521	10.537					
10.537						

LONGITUDINAL SECTION MK04

SCALES 1:100H, 1:10V

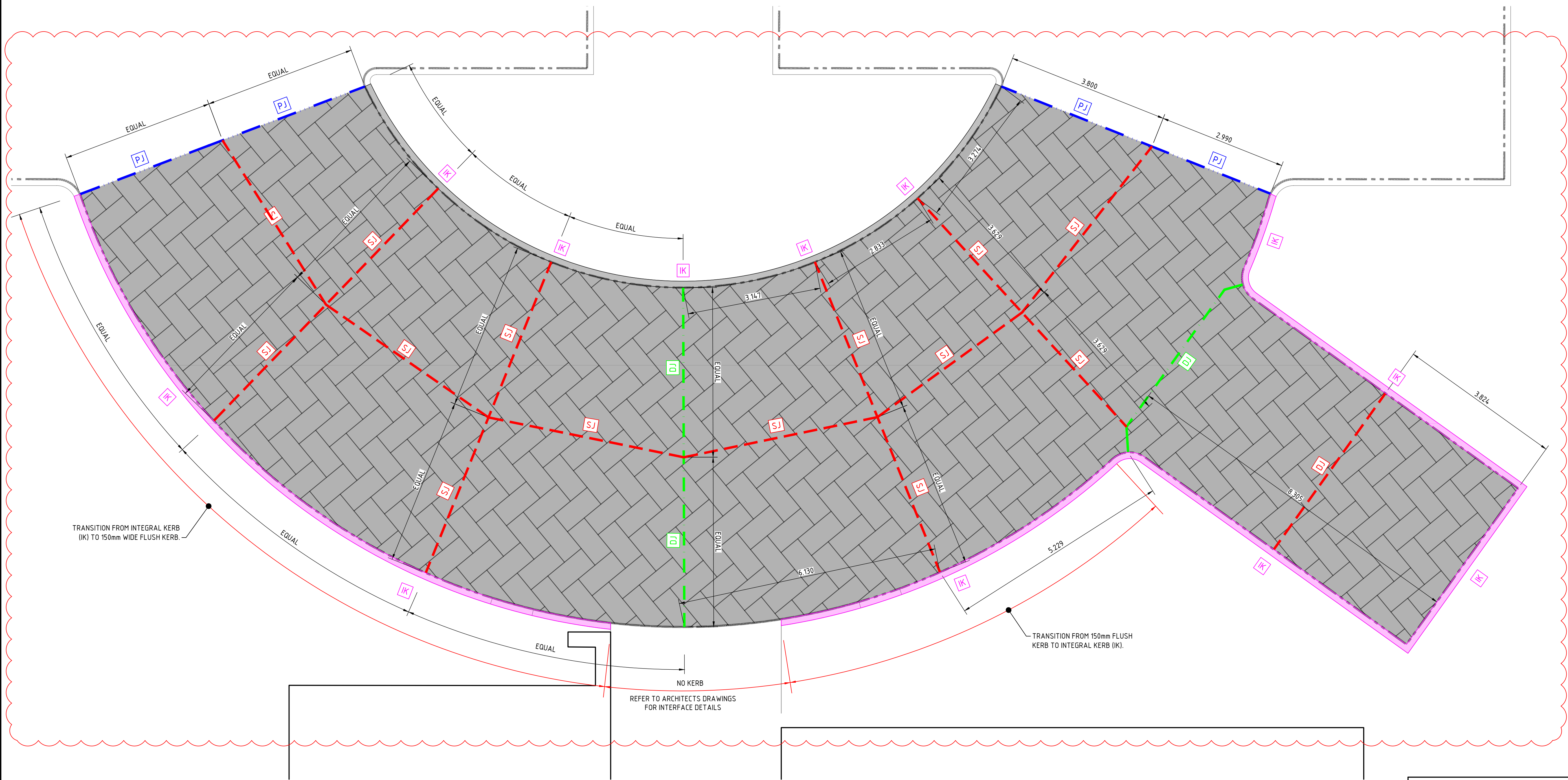
EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.



REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

LEGEND

-  SAW CUT JOINT,
REFER TO JOINTING DETAILS PLAN
-  DOWEL JOINT,
REFER TO JOINTING DETAILS PLAN
-  PAVEMENT JOINTING,
REFER TO JOINTING DETAILS PLAN
-  INTEGRAL KERB -
REFER TO JOINTING DETAILS PLAN



ENTRANCE - JOINTING LAYOUT
SCALE 1:50

ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
Mackay Regional Council
OW-2018-39

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	24.09.18	AW
B	100% DESIGN DRAWINGS	28.09.18	AW
C	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE
CONSULTING ENGINEERS
BRISBANE
PH No. (07) 3255 1877

IPSWICH
PH No. (07) 3281 6603

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT
SYDNEY
PH No. 1300 827 901

GOLD COAST
PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT



PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

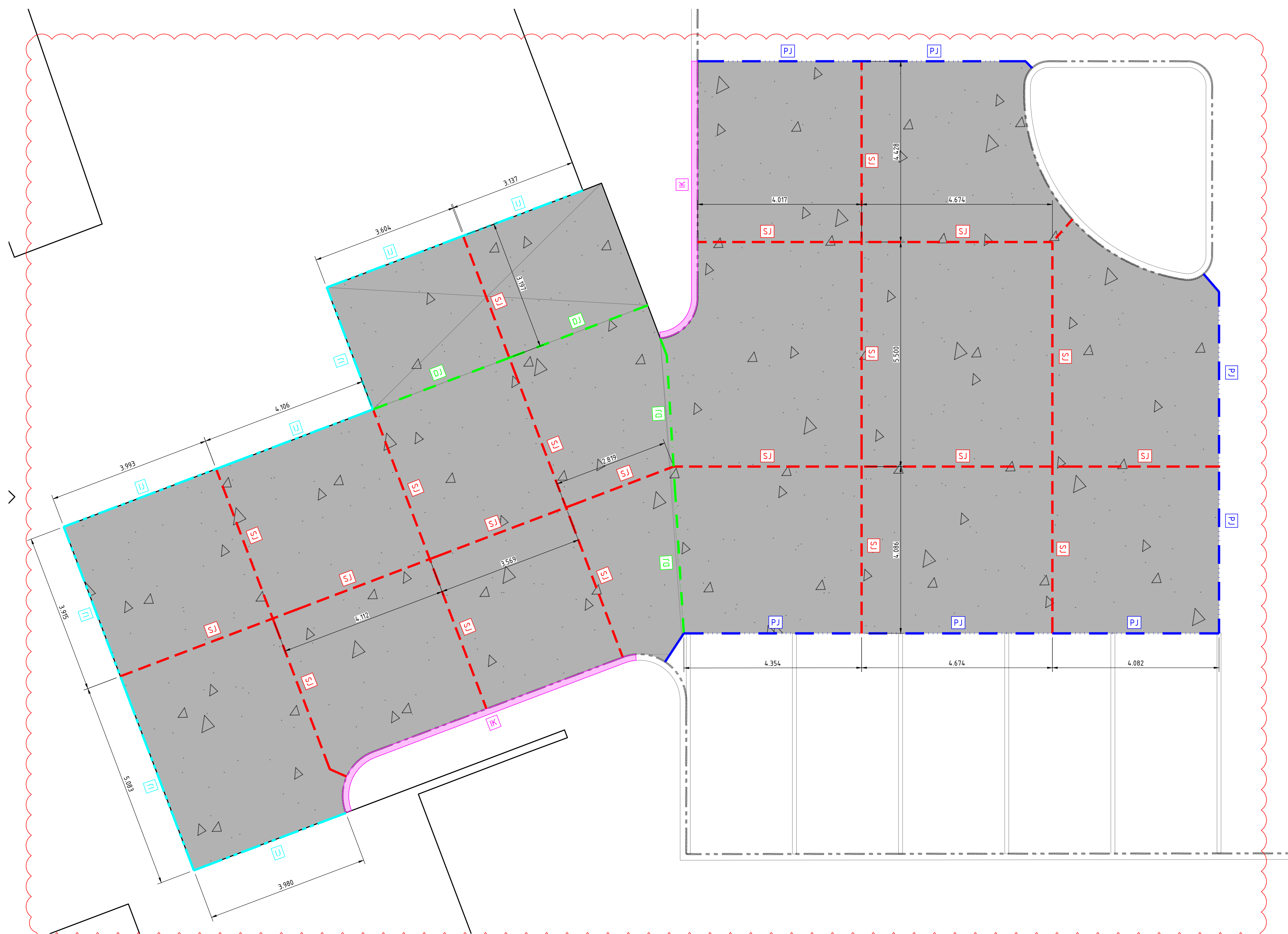
CONCRETE JOINTING
DETAILS SHEET 1 OF 2
(ENTRANCE)

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

SCALE 1:50 (A1)
0 1 2 3m
(SCALE BEFORE REDUCTION)

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

DRAWN AW	DESIGNED AM	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CR602	REV. C	



LEGEND

SJ

SAW CUT JOINT,
REFER TO JOINTING DETAILS PLAN

DJ

DOWEL JOINT,
REFER TO JOINTING DETAILS PLAN

PJ

PAVEMENT JOINTING,
REFER TO JOINTING DETAILS PLAN

IK

INTEGRAL KERB -
REFER TO JOINTING DETAILS PLAN

U

ISOLATION JOINT -
REFER TO JOINTING DETAILS PLAN

LOADING DOCK - JOINTING LAYOUT
SCALE 1:50

ACCEPTED

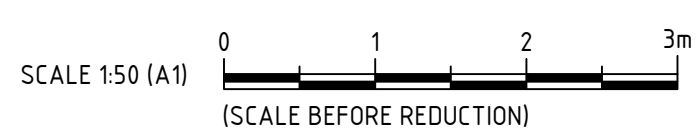
SUBJECT TO CONDITIONS

Mackay

REGIONAL COUNCIL

REFER DECISION NOTICE:
OW-2018-39

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.



REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	24.09.18	AW
B	100% DESIGN DRAWINGS	28.09.18	AW
C	FOR APPROVAL	26.10.18	SM

MN

MILANOVIC NEALE
CONSULTING ENGINEERS

BRISBANE
PH No. (07) 3255 1877

IPSWICH
PH No. (07) 3281 6603

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT

SYDNEY
PH No. 1300 827 901

GOLD COAST
PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

JAS-ANZ

REGISTERED

SGS

REGISTERED

CLIENT

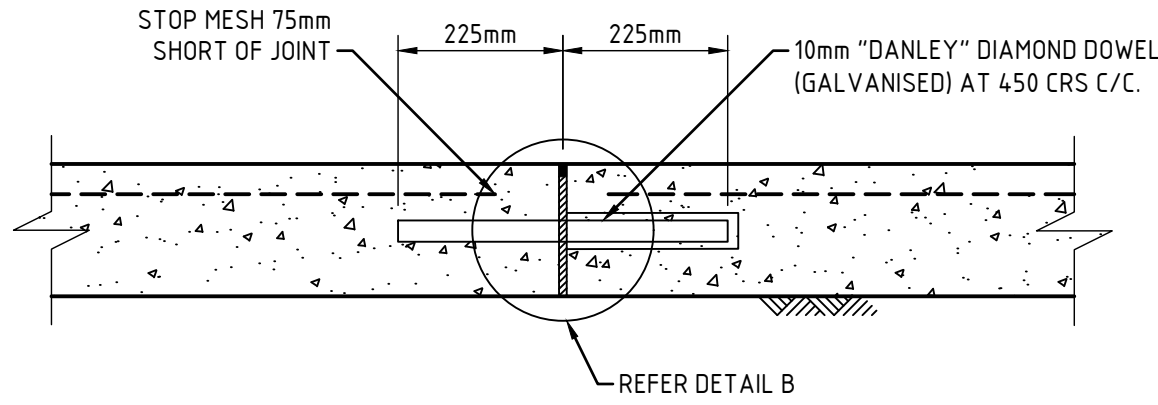
PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

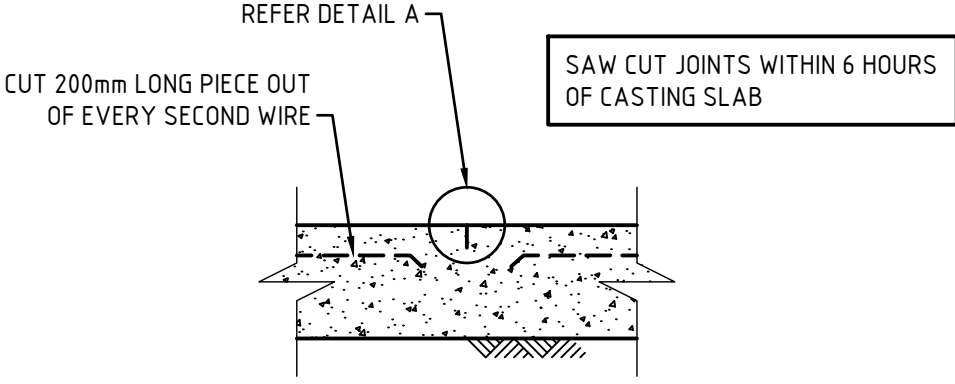
TITLE

CONCRETE JOINTING
DETAILS SHEET 2 OF 2
(LOADING AREA)

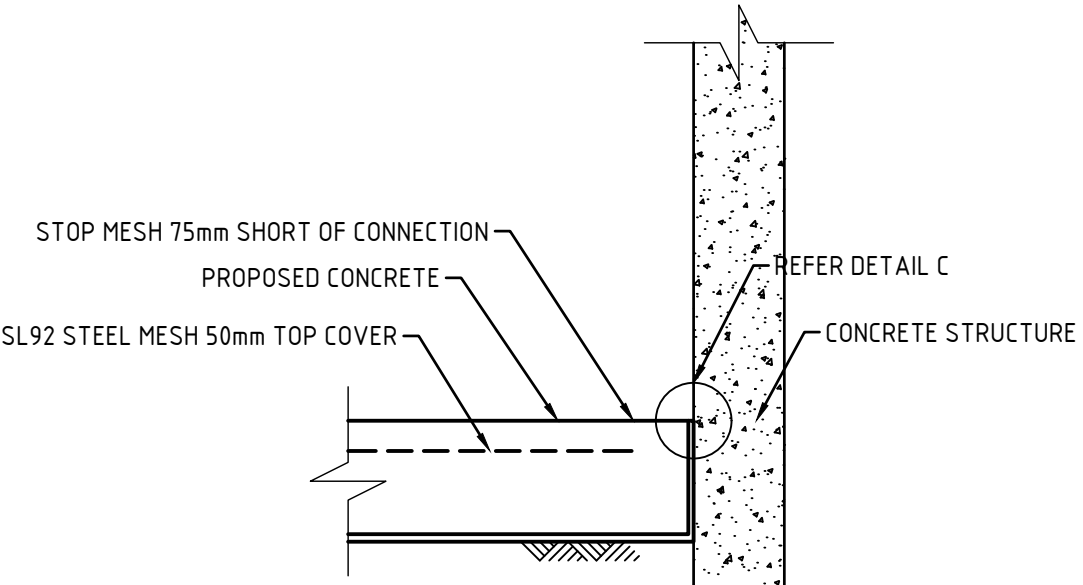
DRAWN AW	DESIGNED AM	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CR603	REV. C	



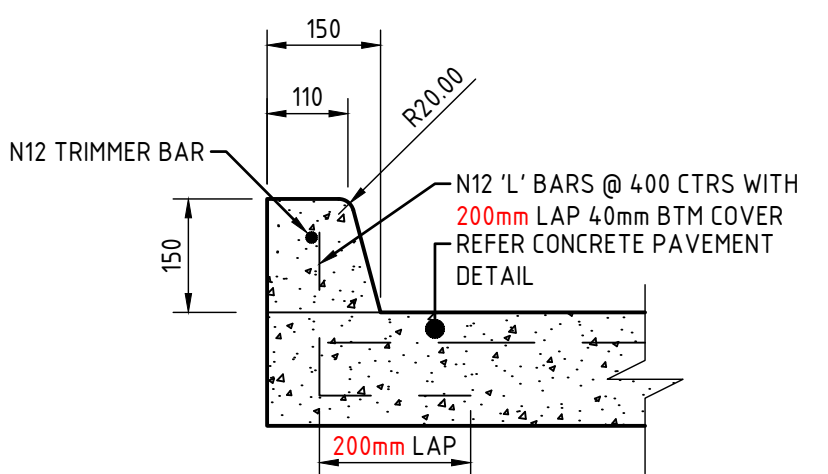
DOWEL JOINT (DJ)
NTS



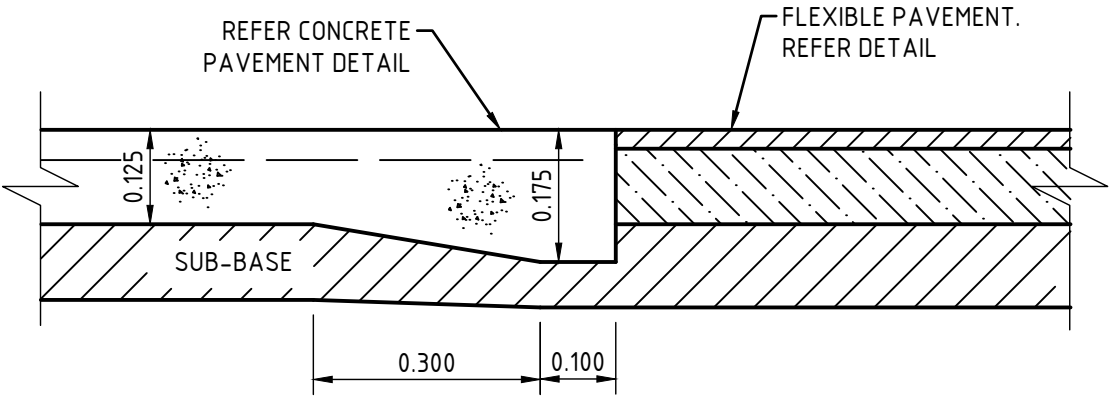
SAW CUT JOINT (SJ)
NTS



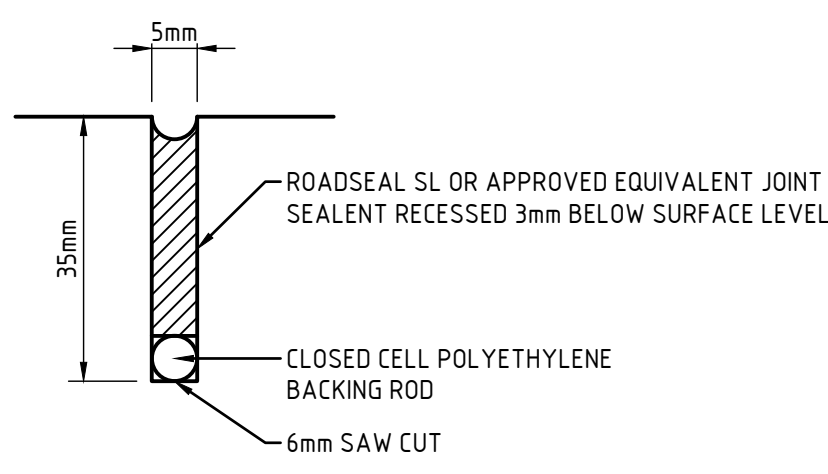
ISOLATION JOINT (IJ)
NTS



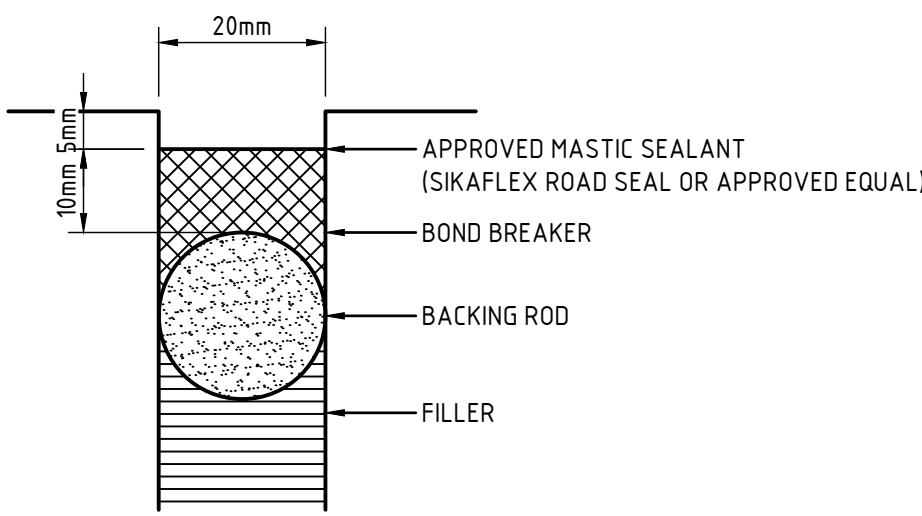
INTEGRAL KERB DETAIL (IK)
SCALE 1:10



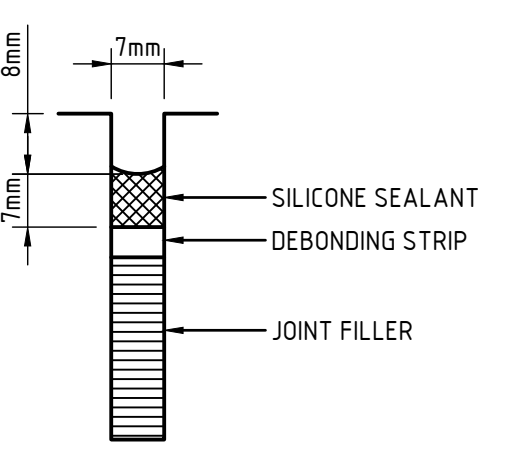
CONNECTION TO FLEXIBLE PAVEMENT DETAIL (FP)
NTS



DETAIL A
NTS



DETAIL B
NTS



DETAIL C
NTS

CONCRETE NOTES:

1. ALL CONCRETE SUPPLY AND WORK SHALL MEET THE REQUIREMENTS OF AS3600.
 2. CONCRETE GRADE SHALL BE N32.
 3. AGGREGATE FOR CONCRETE SHALL BE CLEAN AND FREE OF CLAY PARTICLES.
 4. NO ADMIXTURES TO THE CONCRETE SHALL BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT.
 5. COMPLIANCE OF CONCRETE SUPPLY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 20 OF AS3600.
 6. CONCRETE SURFACE SHALL BE BROOM FINISHED.
 7. CONCRETE SHALL NOT BE PLACED WHEN HOT DRY WIND CONDITIONS PREVAIL.
 8. CONCRETE PLACED IN TEMPERATURES OVER 25 CENTIGRADE SHALL IMMEDIATELY AFTER PLACEMENT BE COATED WITH AN EVAPORATION RETARDANT AND/OR CURING OIL APPROVED BY THE ARCHITECT.
 9. CONCRETE PAVEMENTS SHALL BE JOINTED AS DETAILED ON THE DRAWINGS. ALL SHRINKAGE CRACK CONTROL JOINTS SHALL BE SAWN WITHIN 24 HOURS OF CONCRETE PLACEMENT. ALL JOINTS SHALL BE SEALED WITH A PURPOSE MADE PROPRIETARY SEALANT. JOINT SEALANT SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. CONCRETE SHALL BE FULLY COMPACTED BEFORE SCREEDING WITH PARTICULAR CARE TAKEN AT EACH EXPANSION JOINT.
 11. JOINT PREPARATION - BEFORE FRESH CONCRETE IS PLACED AT A CONSTRUCTION JOINT ROUGHEN AND CLEAN THE HARDENED CONCRETE SURFACE OF THE JOINT SO THAT ALL LOOSE OR SOFT FREE WATER, FOREIGN MATTER IS REMOVED. ALL JOINTS HOWEVER MADE SHALL BE PROVIDED WITH A GROOVE TO ACCOMMODATE SEALING MATERIAL.
 12. DIMENSIONAL TOLERANCES.
LENGTH SLAB (UP TO 18m): +or- 6mm
WIDTH SLAB: +or- 6mm
THICKNESS SLAB: + 10mm - 3mm
 13. CURING. DURING THE CURING PERIOD MAINTAIN THE CONCRETE AT A REASONABLY CONSTANT TEMPERATURE, NOT EXCESSIVELY HOT OR COLD, TO MINIMISE MOISTURE LOSS, BY A SUITABLE METHOD WHICH MAY INCLUDE:
 - PONDING OR CONTINUOUS SPRINKLING WITH WATER (MOIST CURING)
 - AN IMPERMEABLE CLEAR MEMBRANE, TAPED AT JOINS AND SEALED AT THE EDGES
 - AN ABSORPTIVE COVER KEPT CONTINUOUSLY WET
 - AN APPROVED CURING COMPOUND (SUBMIT DETAILS FOR APPROVAL PRIOR TO CONCRETING OPERATIONS TAKING PLACE, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- CURING PERIOD: CURE CONTINUOUSLY UNTIL THE CUMULATIVE NUMBER OF DAYS OR FRACTIONS THEREOF (NOT NECESSARILY CONSECUTIVE) DURING WHICH THE AIR TEMPERATURE IN CONTACT WITH THE CONCRETE IS ABOVE 10 , TOTALS NOT LESS THAN 7 DAYS.

PAVEMENT PREPARATION NOTES:

1. MATERIAL EXCAVATED FROM CUT AREAS SHALL NOT BE USED AS FILLING FOR ROADS WITHOUT THE SUPERINTENDENTS APPROVAL.
2. SELECT FILL UNDER PAVEMENT TO BE PLACED AND COMPACTED IN 200mm DEEP LOOSE LAYERS TO SPECIFIED COMPACTION.
3. ALL WORKS ARE TO BE GRADED TO PROVIDE DRAINAGE DURING CONSTRUCTION.
4. MIN. DEPTH OF COURSES TO PAVEMENTS ARE DETAILED ON CROSS SECTIONS. ACTUAL PAVEMENT DEPTHS ARE TO BE DETERMINED FOLLOWING SOAKED CBR TESTS ON SUBGRADE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES BEFORE COMMENCING WORK, FOR LOCATIONS OF SERVICES & FOR REPAIR OF ANY DAMAGED SERVICES AS A RESULT OF THE WORK.
6. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY REQUIREMENTS.
7. SIDE DRAINS ARE TO BE CONSTRUCTED UNDER ALL EXTERNAL KERB & CHANNEL IN ACCORDANCE WITH CURRENT BCC STANDARDS.
8. REFER TO BCC STANDARD SPECIFICATION FOR COMPACTION REQUIREMENTS AND TESTING FREQUENCIES.
9. REFER TO BCC STANDARD SPECIFICATION FOR TRENCH BACKFILL REQUIREMENTS IN ROADS.

PAVEMENT CONSTRUCTION NOTES:

1. UNBOUND, SOFT OR OTHERWISE DELETERIOUS MATERIAL AT SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH IMPORTED MATERIAL WITH A MINIMUM CBR 10%.
2. MATERIAL EXCAVATED FROM CUT AREAS SHALL NOT BE USED AS FILLING WITHOUT THE CERTIFYING ENGINEERS APPROVAL.
3. SELECT FILL UNDER PAVEMENT TO BE PLACED AND COMPACTED IN 200mm MAXIMUM LOOSE THICKNESS LAYERS TO 95% MODIFIED COMPACTION.
4. ALL COMPACTION TO BE SUBJECTED TO TESTING IN ACCORDANCE WITH THE RELEVANT S.A.A. CODE.
5. ALL WORKS ARE TO BE GRADED TO PROVIDE DRAINAGE DURING CONSTRUCTION.
6. SUBGRADE IS TO BE COMPACTED AT OPTIMUM MOISTURE CONTENT TO ACHIEVE 98% STANDARD FOR THE TOP 300mm & 95% STANDARD BELOW THE TOP 300mm.
7. ALL TRENCHES IN ROADWAYS ARE TO BE BACKFILLED TO BOX LEVEL USING APPROVED MATERIAL WITH A MINIMUM CBR 15. THIS BACKFILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LOOSE AND COMPACTED UNTIL THE DRY DENSITY IS NOT LESS THAN 95% OF THE MATERIALS DRY DENSITY (MODIFIED COMPACTION). COMPACTION TESTS ARE TO BE CARRIED OUT IN EACH LAYER OF BACKFILL, ONE TEST EVERY 50m OR PART THEREOF. ONE IN FIVE TESTS TO BE LOCATED BESIDE A MANHOLE OR GULLY.
8. SIDE DRAINS SHALL CONNECT TO A FREE DRAINAGE OUTLET SUCH AS STORMWATER GULLY, KERB AND CHANNEL OR GROUND.

JOINT NOTES

1. ALL DOWELS TO BE CONSTRUCTED AT MINIMUM SPACING SPECIFIED.
2. DOWELS TO BE CONSTRUCTED PERPENDICULAR TO JOINT.
3. CONTRACTOR TO ENSURE MINIMUM 50mm COVER TO OUTER MOST REINFORCING BAR.
4. REFER SITE CONDITIONS FOR LOCATIONS OF ISOLATION JOINTS (IJ's)
5. SPACING OF DOWEL JOINTS (CONCRETE POURS) TO BE NO GREATER THAN 24.00m
6. SAWN JOINTS TO BE EVENLY SPACED IN BETWEEN CONCRETE POURS AT A NOMINAL 6.00m - 7.00m SPACINGS.
7. CONTRACTOR TO PROVIDE TRIMMER BARS TO ALL SERVICES PITS, RE-ENTRANT CORNERS, AND AS DIRECTED ON-SITE.

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	24.09.18	AW
B	100% DESIGN DRAWINGS	28.09.18	AW
C	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE CONSULTING ENGINEERS
BRISBANE PH No. (07) 3255 1877
IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
SYDNEY PH No. 1300 827 901
GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au
JAS-ANZ
SGS

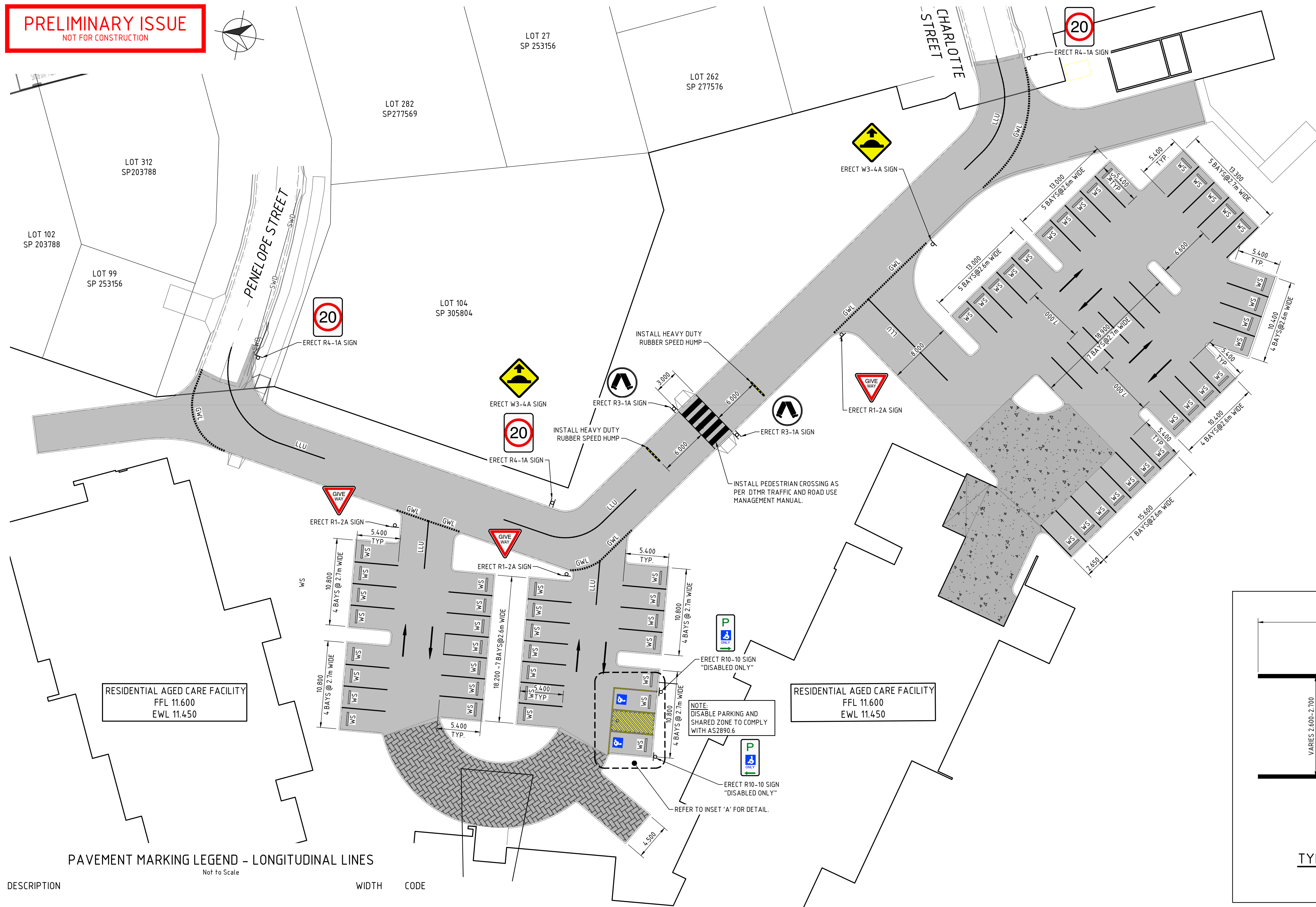
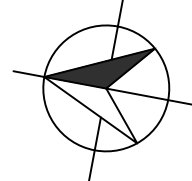
CLIENT
Ozcare

PROJECT
LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE
CONCRETE JOINTING
TYPICAL DETAILS

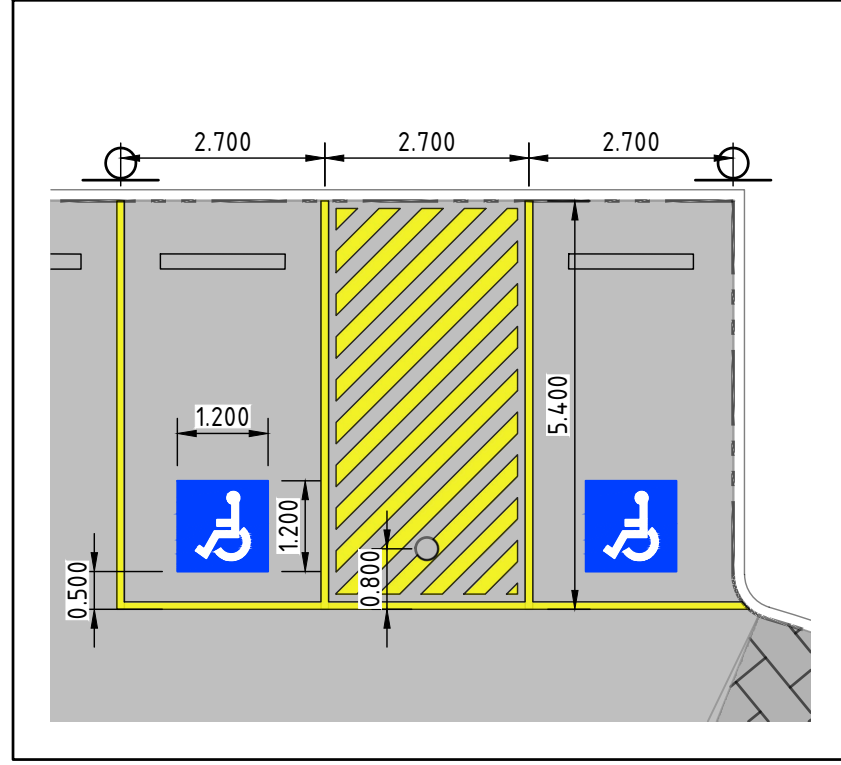
DRAWN AW	DESIGNED AM	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CR604	REV. C	

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

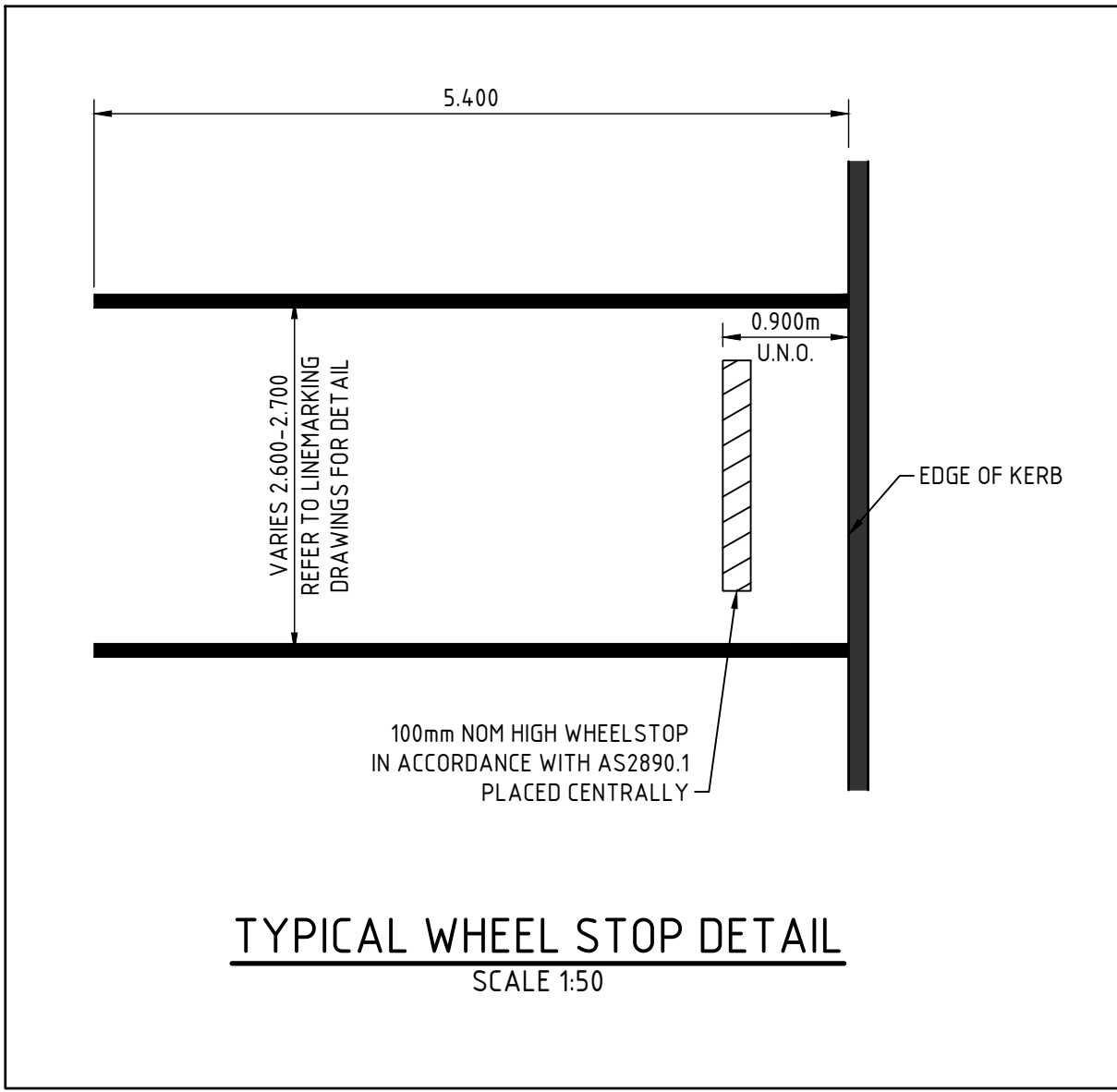


- LINEMARKING NOTES:**
- ALL PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH A.S. 1742 - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - FOR PEOPLE WITH DISABILITIES CARPARK LINEMARKING REFER TO AS2890.6.

- LEGEND**
- PROPOSED A.C. PAVEMENT. REFER TO DRAWING C3368 - CR300
 - PROPOSED CONCRETE PAVEMENT. REFER TO DRAWING C3368 - CR300
 - PROPOSED CONCRETE (STAMPED COLOURED CONCRETE TO ARCHITECT'S DETAILS) REFER DETAILS ON DRG. C3368-CR300
 - PROPOSED WHEELSTOP



INSET 'A'
SCALE 1:100



TYPICAL WHEEL STOP DETAIL
SCALE 1:50

PAVEMENT MARKING LEGEND - LONGITUDINAL LINES
Not to Scale

DESCRIPTION	WIDTH	CODE
Lane lines unbroken	80	LLU
Continuity lines	200	CL
Give way lines	200	GWL

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	PRELIMINARY ISSUE	30.08.18	SC
B	APPROVAL ISSUE	10.09.18	AW
C	APPROVAL ISSUE	24.09.18	AW
D	100% DESIGN DRAWINGS	28.09.18	AW
E	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE
CONSULTING ENGINEERS

BRISBANE PH No. (07) 3255 1877
IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT

SYDNEY PH No. 1300 827 901
GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

CLIENT

PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

ROADWORKS LINEMARKING &
SIGNAGE PLAN

DRAWN
REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

CHECKED
DH

DESIGNED
APPROVED

DATE
SEP 2018

DRAWING No.
C3368 - CR700

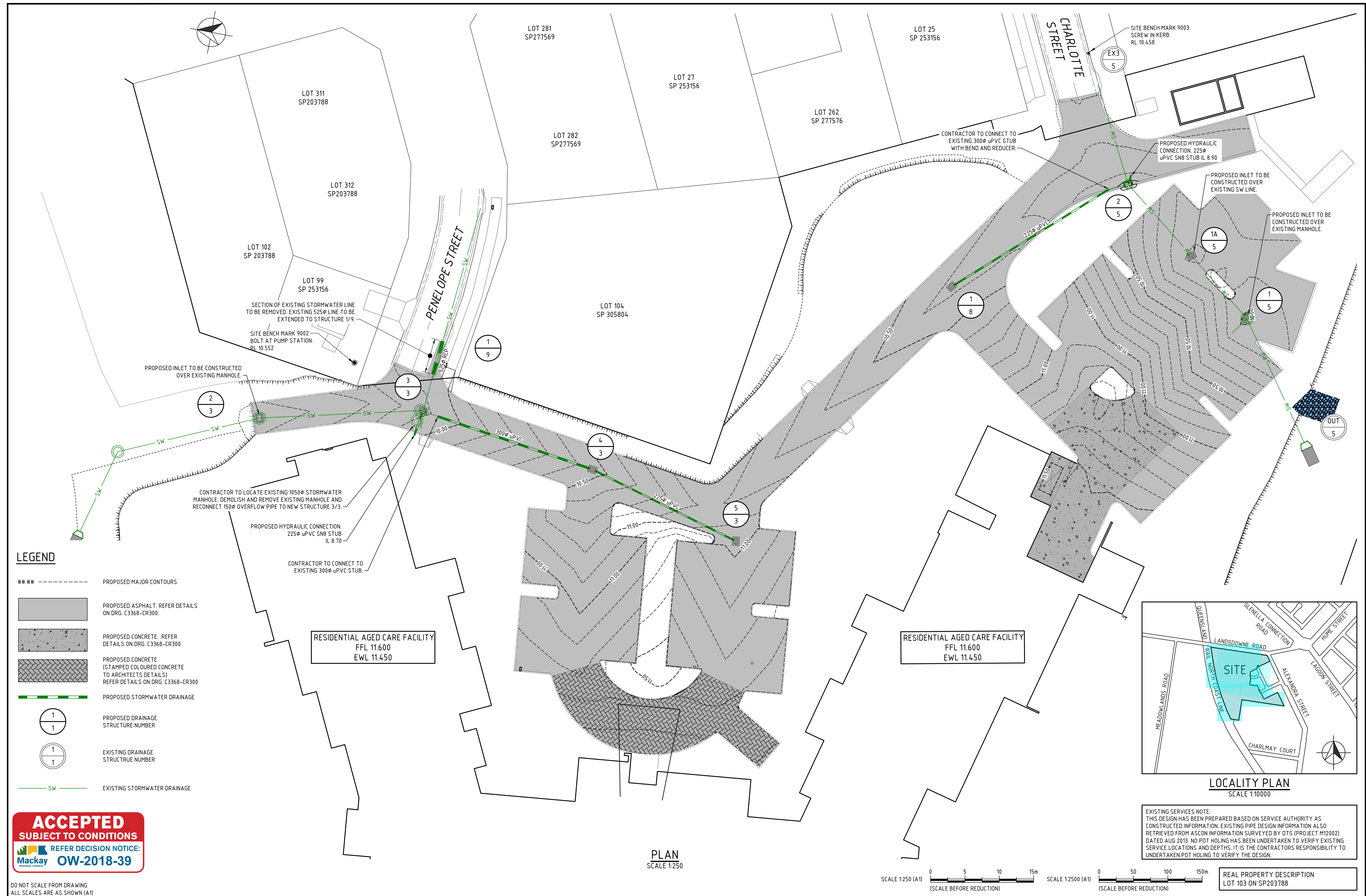
REV.
E

ACCEPTED
SUBJECT TO CONDITIONS

REFER DECISION NOTICE:
OW-2018-39

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

SCALE 1:250 (A1)
0 5 10 15m
(SCALE BEFORE REDUCTION)



REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE CONSULTING ENGINEERS
BRISBANE PH No. (07) 3255 1877
IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
SYDNEY PH No. 1300 827 901
GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

CLIENT

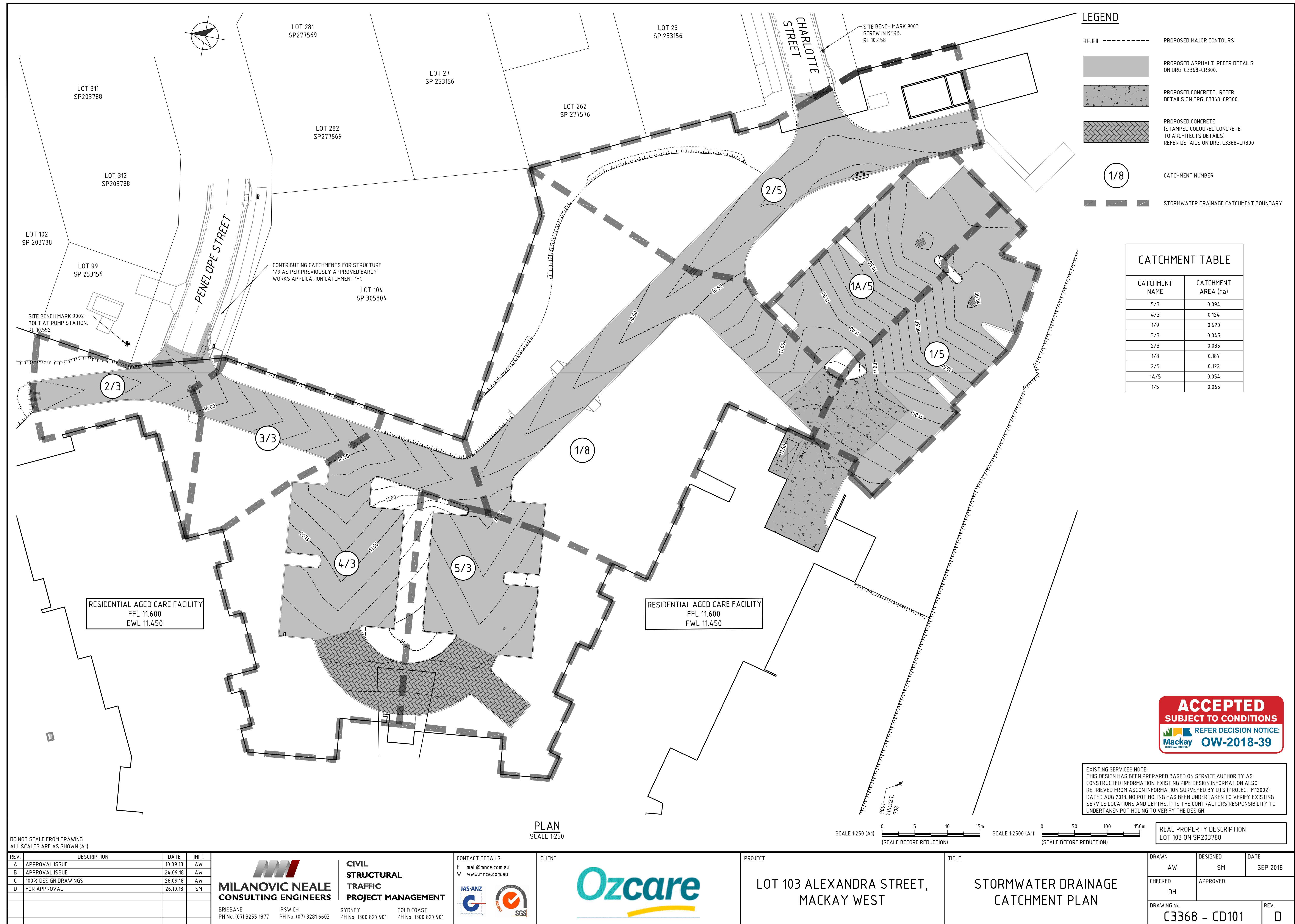
PROJECT

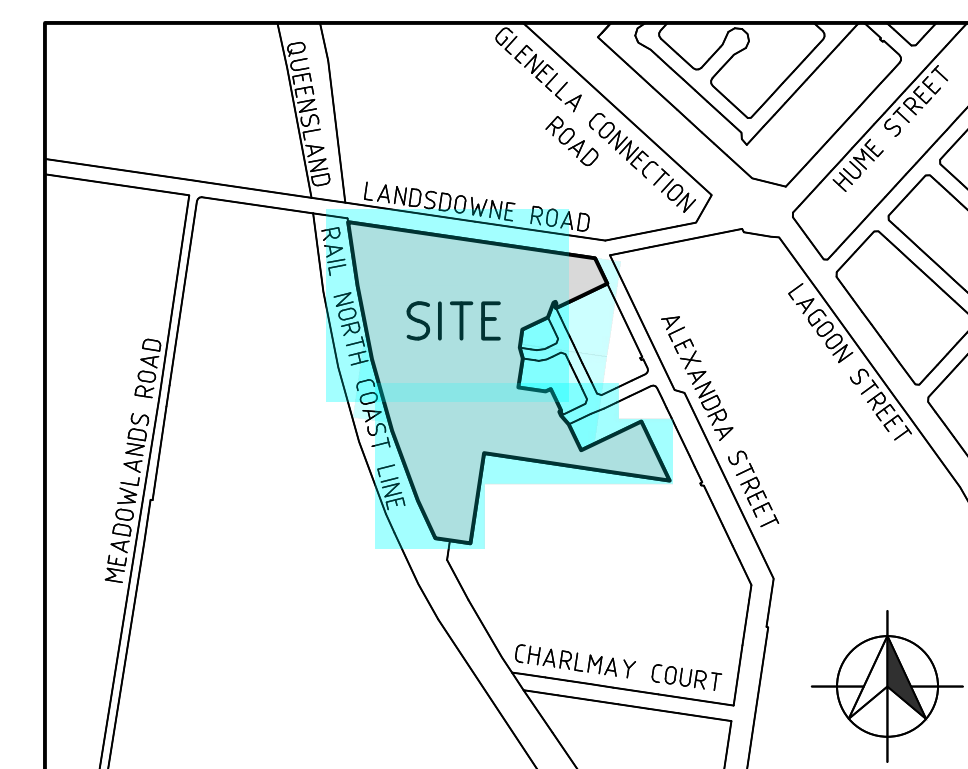
LOT 103 ALEXANDRA STREET, MACKAY WEST

TITLE

STORMWATER DRAINAGE LAYOUT PLAN

DRAWN	DESIGNED	DATE
AW	SM	SEP 2018
CHECKED	APPROVED	
DH		
DRAWING No.	REV.	
C3368 - CD100	D	





LOCALITY PLAN
SCALE 1:10000

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

PLAN
SCALE 1:500

SCALE 1:500 (A1)
0 10 20 30m
(SCALE BEFORE REDUCTION)

SCALE 1:10000 (A1)
0 200 400 600m
(SCALE BEFORE REDUCTION)



DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	21.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	26.10.18	SM

**MILANOVIC NEALE
CONSULTING ENGINEERS**
BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603

**CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT**
SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au
JAS-ANZ
SGS

CLIENT



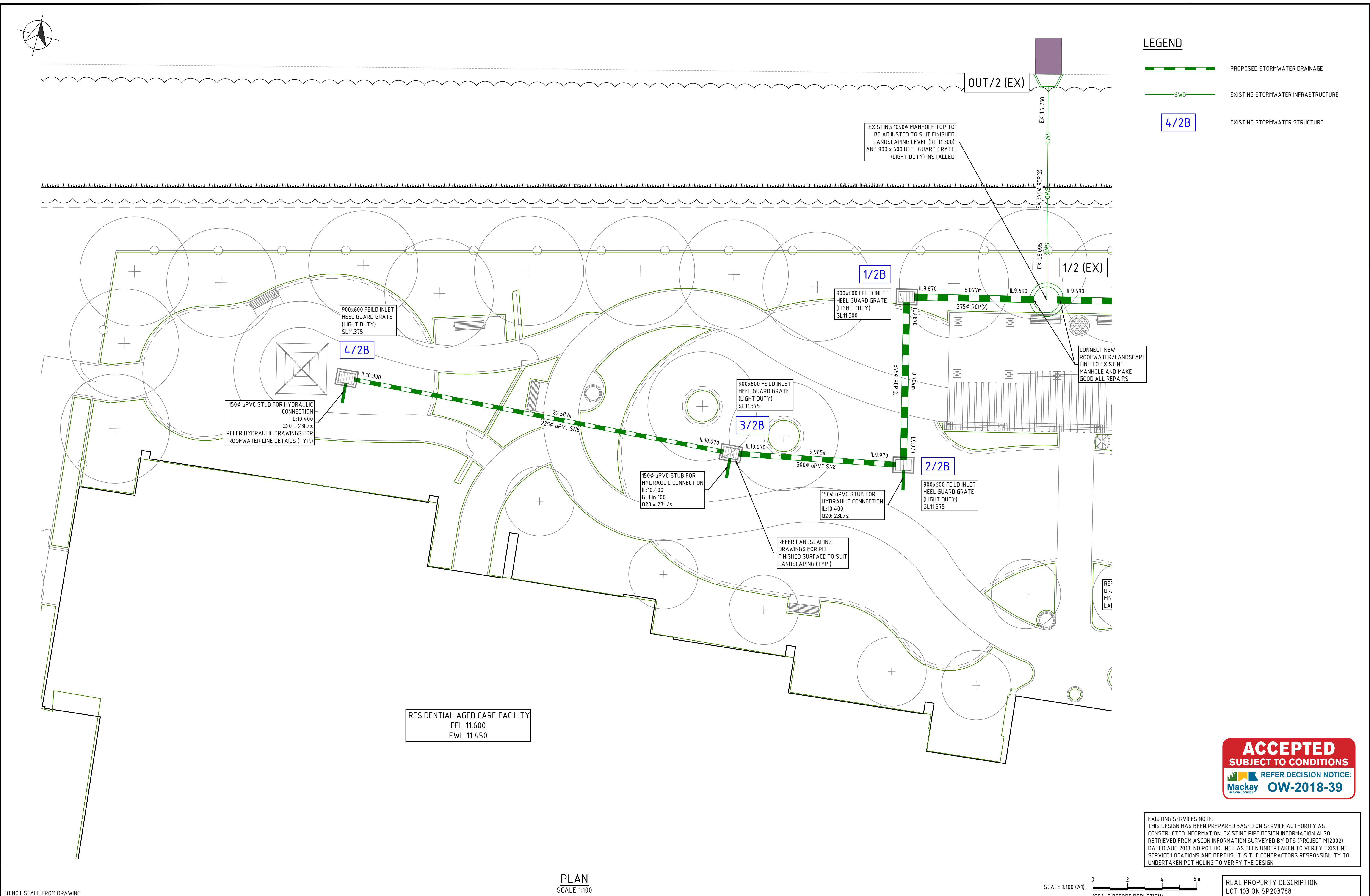
PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

INTERNAL ROOFWATER &
LANDSCAPING LAYOUT PLAN

DRAWN AW	DESIGNED SM	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CD120	REV. D	



DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

PLAN
SCALE 1:100

SCALE 1:100 (A1)
(SCALE BEFORE REDUCTION)

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	21.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE CONSULTING ENGINEERS

BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603 SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

JAS-ANZ
SGS

CLIENT
Ozcare

PROJECT
LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE
INTERNAL ROOFWATER &
LANDSCAPING DETAIL SHEET 1
OF 3

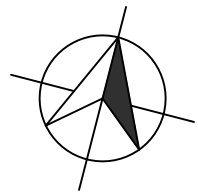
DRAWN	DESIGNED	DATE
AW	SM	SEP 2018

CHECKED	APPROVED
DH	

DRAWING No.	REV.
C3368 - CD121	D

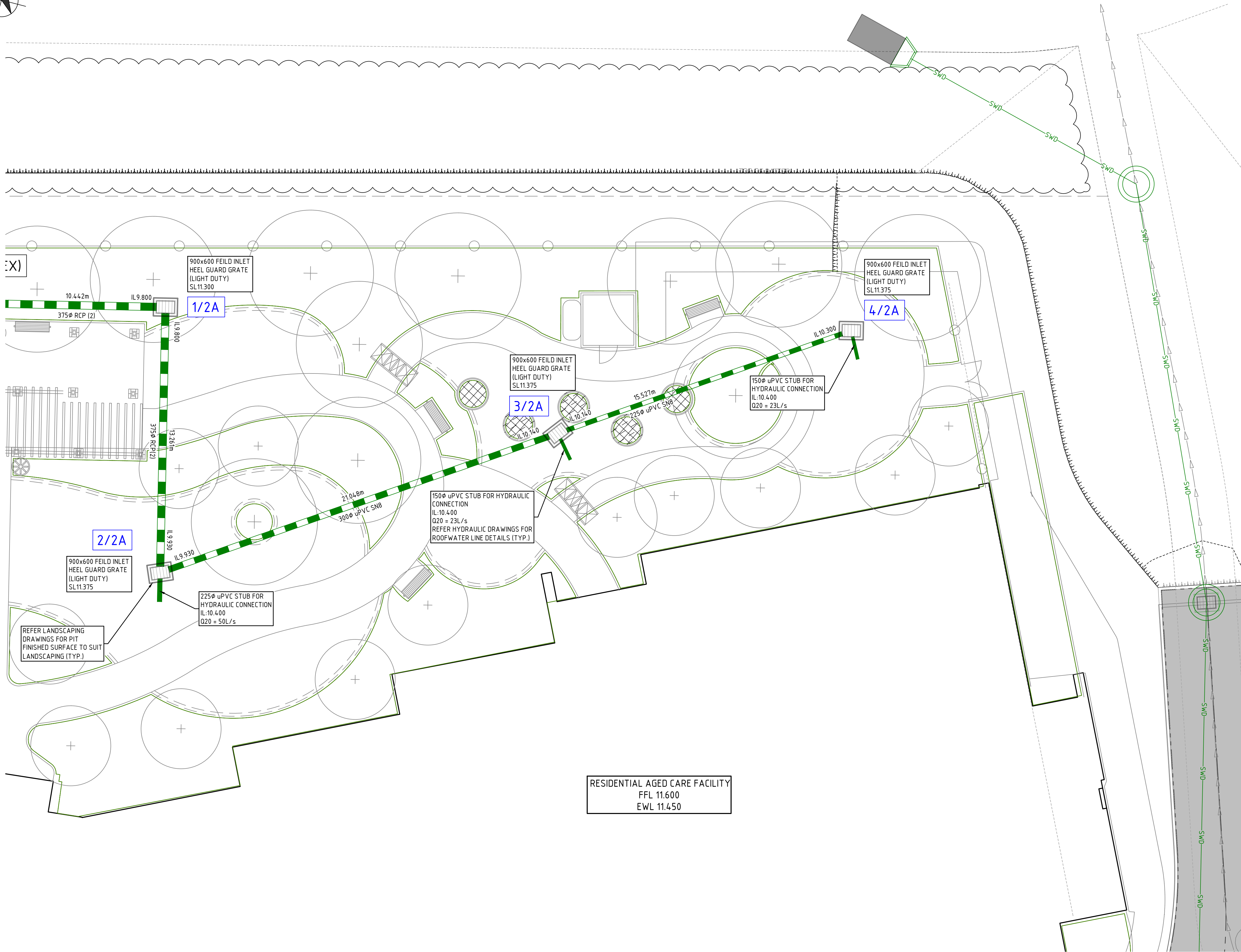
Document Set ID: 7187198
Version: 1, Version Date: 16/11/2018

Print Date: 16 November 2018, 2:44 PM



LEGEND

- PROPOSED STORMWATER DRAINAGE
- EXISTING STORMWATER INFRASTRUCTURE
- EXISTING STORMWATER STRUCTURE



RESIDENTIAL AGED CARE FACILITY
FFL 11.600
EWL 11.450

ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
Mackay Regional Council
OW-2018-39

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

PLAN
SCALE 1:100

SCALE 1:100 (A1)
0 2 4 6m
(SCALE BEFORE REDUCTION)

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	21.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE
CONSULTING ENGINEERS
BRISBANE PH No. (07) 3255 1877
IPSWICH PH No. (07) 3281 6603

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT
SYDNEY PH No. 1300 827 901
GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au
JAS-ANZ
SGS

CLIENT



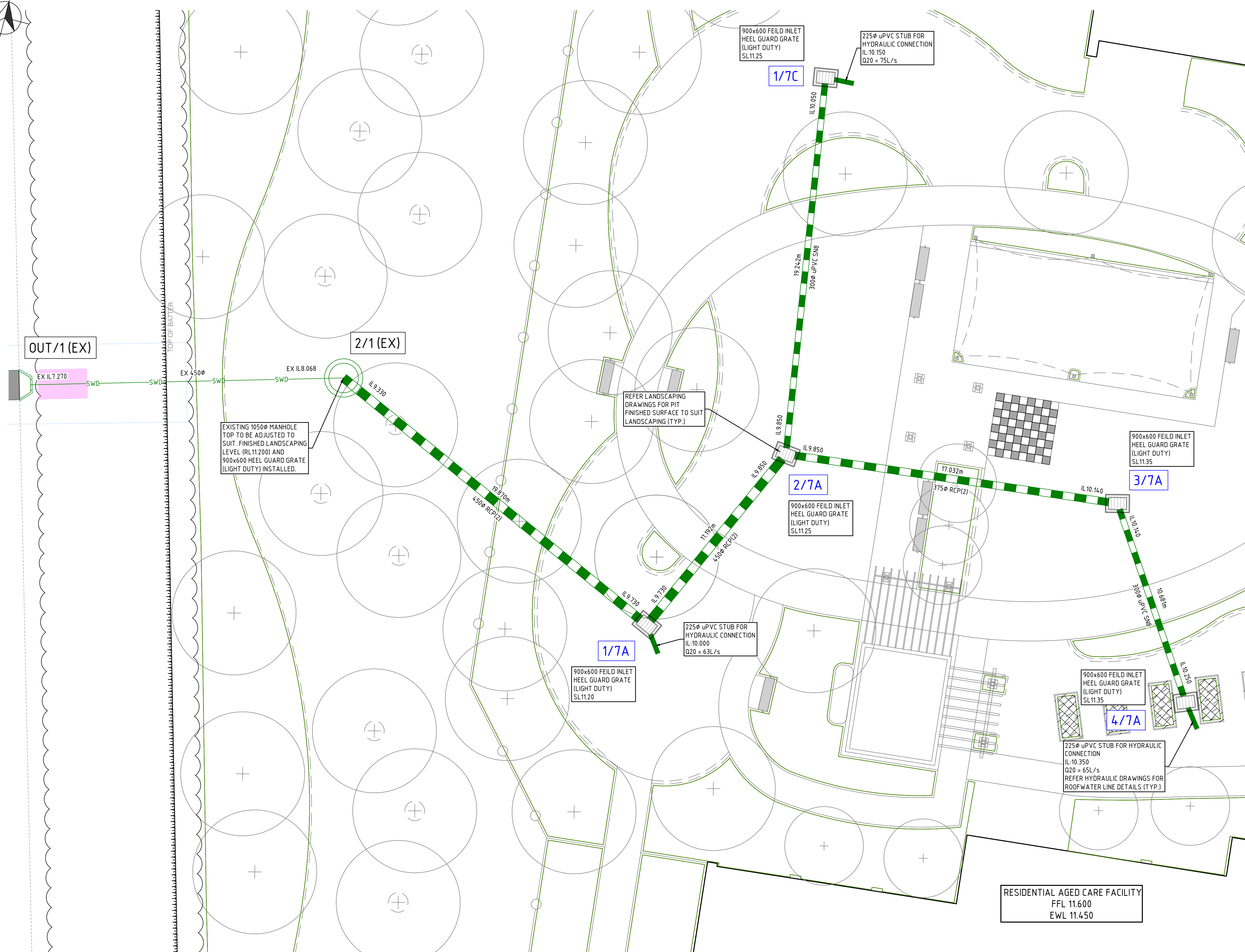
PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

INTERNAL ROOFWATER &
LANDSCAPING DETAIL SHEET 2
OF 3

DRAWN AW	DESIGNED SM	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CD122	REV. D	



	PROPOSED STORMWATER DRAINAGE
	EXISTING STORMWATER INFRASTRUCTURE
	EXISTING STORMWATER STRUCTURE

OUT/1 (EX)

2/1 (EX)

1/70

2/7A

3/7A

1/7A

4/7A

ACCEPTED
SUBJECT TO CONDITIONS



REFER DECISION NOTICE
OW-2018-39

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKE POT HOLING TO VERIFY THE DESIGN.

RESIDENTIAL AGED CARE FACILITY
FFL 11.600
EWL 11.450

PLAN
SCALE 1:100

SCALE 1:100 (A1)



(SCALE BEFORE REDUCTION)

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	21.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	26.10.18	SM



MILANOVIC NEALE
CONSULTING ENGINEERS

BRISBANE IPSWICH
PH No. (07) 3255 1877 PH No. (07) 3281 6603

**CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT**

SYDNEY GOLD COAST
PH No. 1300 827 901 PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT



PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

INTERNAL ROOFWATER &
LANDSCAPING DETAIL SHEET 3
OF 3

DRAWN	DESIGNED	DATE
AW	SM	SEP 2

CHECKED	APPROVED
DH	

DRAWING No.	REV
C3368 - CD123	



LEGEND

— PROPOSED STORMWATER DRAINAGE

— SWD EXISTING STORMWATER INFRASTRUCTURE

CATCHMENT AREA

4/2A CATCHMENT NUMBER

CATCHMENT TABLE		
CATCHMENT NAME	CATCHMENT AREA (ha)	Q20
1/7A	0.030	17L/s
2/7A	0.048	27L/s
3/7A	0.051	28L/s
4/7A	0.042	23L/s
1/7C	0.040	22L/s
2/2A	0.042	23L/s
3/2A	0.016	9L/s
4/2A	0.015	8L/s
2/2B	0.030	17L/s
3/2B	0.031	17L/s
4/2B	0.025	14L/s

ACCEPTED
SUBJECT TO CONDITIONS

REFER DECISION NOTICE:
OW-2018-39

Mackay REGIONAL COUNCIL

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	21.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE CONSULTING ENGINEERS

BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT

SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

JAS-ANZ

SGS

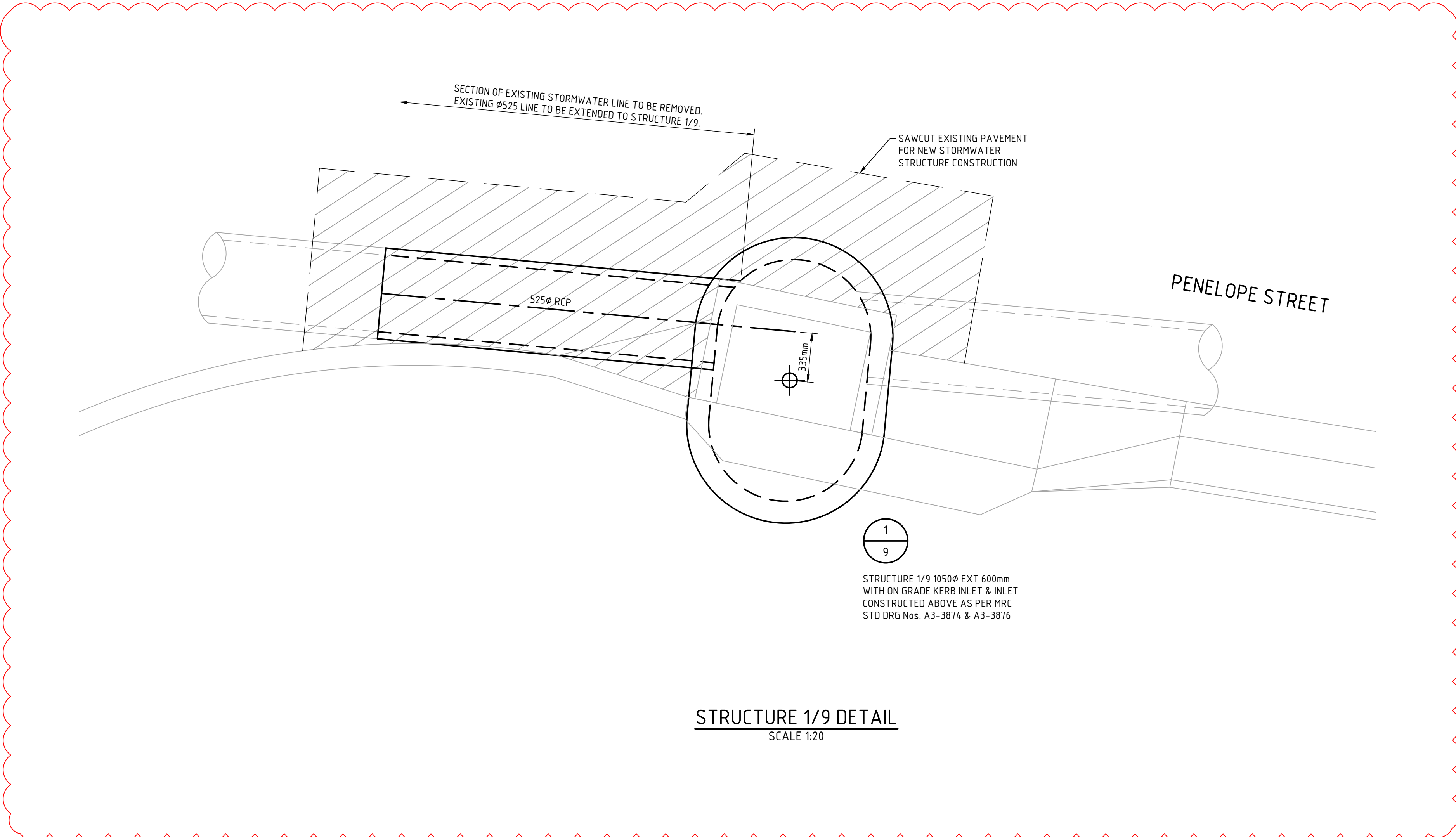


LOT 103 ALEXANDRA STREET,
MACKAY WEST

INTERNAL ROOFWATER &
LANDSCAPING CATCHMENT
PLAN

DRAWN AW	DESIGNED SM	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CD124		REV. D

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



STORMWATER DRAINAGE NOTES:

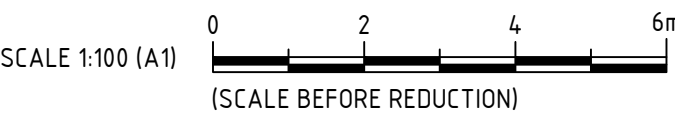
1. LEVELS TO AHD.
2. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
5. DURING CONSTRUCTION, BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
6. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITIES CURRENT SPECIFICATIONS AND STANDARDS.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH S.A.A CODES & BY-LAWS AND ORDINANCES OF THE RELEVANT LOCAL AUTHORITY AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK, FOR LOCATING ALL EXISTING SERVICES AND FOR REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
9. FOOTPATHS AND PRIVATE PROPERTY SHALL BE REINSTATED TO THEIR ORIGINAL CONDITIONS.
10. THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORKPLACE HEALTH AND SAFETY ACT 2011. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO 'NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT'S ARE FULFILLED.
11. ALL GULLIES TO BE 'LIP IN LINE' TYPE IN ACCORDANCE WITH MRC STD DRG No. A3-3885.
12. PIPES SHALL NOT BE LAID WITHIN THE ZONE OF INFLUENCE OF STRUCTURAL LOADINGS UNLESS BRIDGING OF THE LOAD IS PROVIDED. ANY BRIDGING IS TO BE DESIGNED BY A RPEO.
13. BENCHING OF PIT STRUCTURES SHALL HAVE A SMOOTH FINISHED SURFACE, AND PIPES SHALL NOT PROJECT INSIDE THE SHAFT OF THE PIT.

MINOR EROSION & SEDIMENTATION NOTES:

1. FOLLOWING STORMS, THE ROAD RESERVE AND SEDIMENT BARRIERS ARE TO BE INSPECTED AND ALL SEDIMENT RESIDUES ARE TO BE REMOVED. OPEN PIPES AND GULLY PITS DURING CONSTRUCTION ARE TO BE CAPPED.
2. OR PLUGGED (SOLID OR FILTER CLOTH) AT THE END OF EACH DAYS WORK.
3. ROADS AFFECTED BY WORKS ARE TO BE KEPT CLEAN. MATERIAL IS TO BE SWEEPED FROM ROAD SURFACE.
4. REPAIR ANY DAMAGE TO EXISTING KERB AND CHANNEL, FOOTPATH OR ROADWAY THAT MAY OCCUR DURING ANY WORKS CARRIED OUT WITH THE APPROVED DEVELOPMENT.



EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002) DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.



REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	26.10.18	SM



BRISBANE
PH No. (07) 3255 1877

IPSWICH
PH No. (07) 3281 6603



SYDNEY
PH No. 1300 827 901

GOLD COAST
PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT



PROJECT

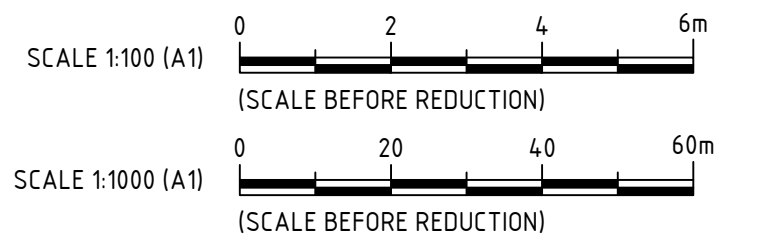
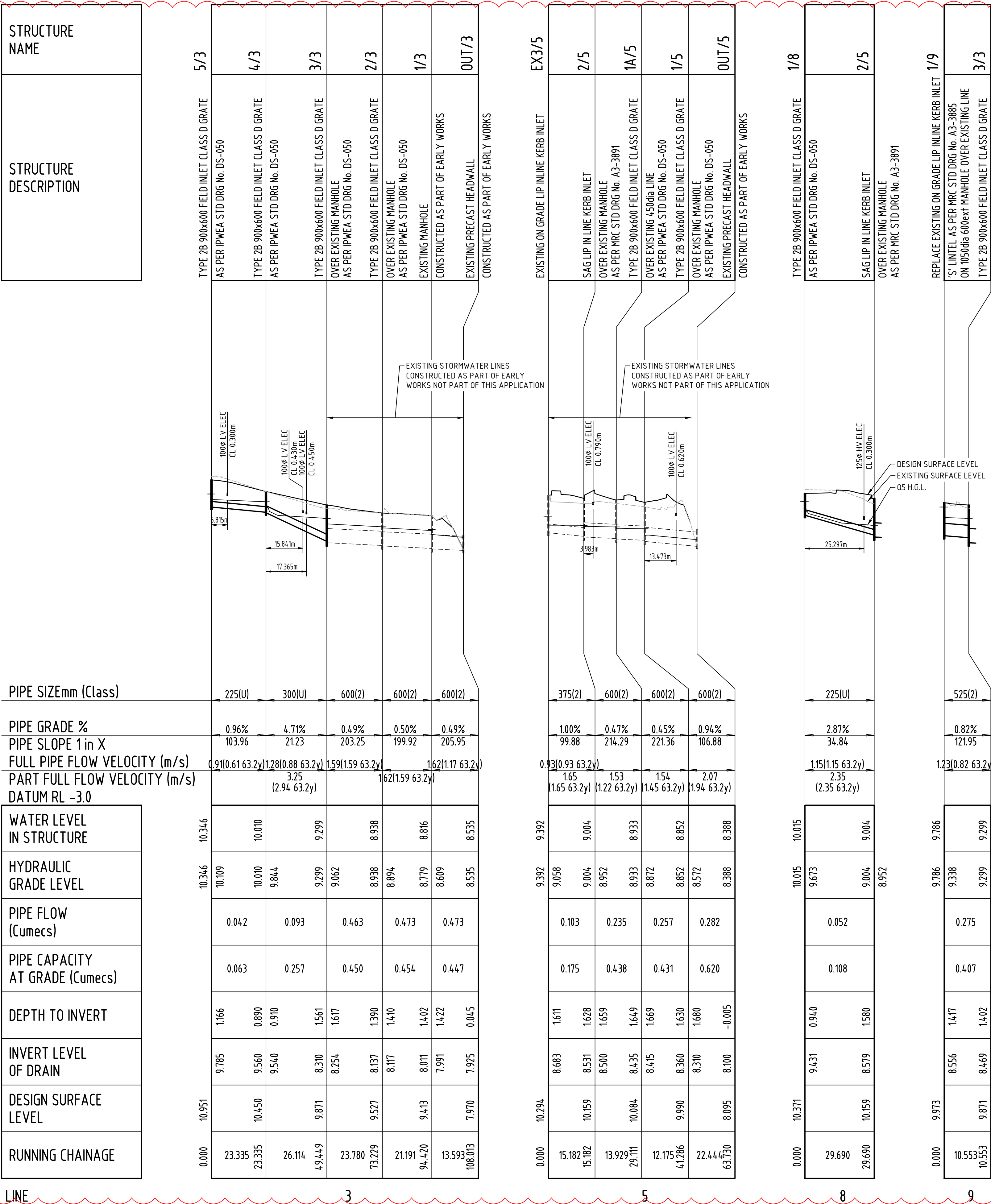
LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

STORMWATER DRAINAGE
NOTES AND DETAILS

DRAWN AW	DESIGNED SM	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CD200		REV. D

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	FOR APPROVAL	26.10.18	SM

MILANOVIC NEALE
CONSULTING ENGINEERS

BRISBANE
PH No. (07) 3255 1877

IPSWICH
PH No. (07) 3281 6603

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT

SYDNEY
PH No. 1300 827 901

GOLD COAST
PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

CLIENT

PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

STORMWATER DRAINAGE
LONGITUDINAL SECTIONS

DRAWN AW	DESIGNED SM	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CD300		REV. D

[illegible]

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

[illegible]

BRISBANE
PH No. (07) 3255 1877

IPSWICH
PH No. (07) 3281 6603



SYDNEY GOLD COAST
PH No. 1300 827 901 PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT	
--------	--



PROJECT	
---------	--

LOT 103 ALEXANDRA STREET,
MACKAY WEST

	TITLE
--	-------

STORMWATER DRAINAGE CALCULATIONS TABLE

DRAWN	DESIGNED	DATE
AW	SM	SEP 2018

CHECKED	APPROVED
DH	

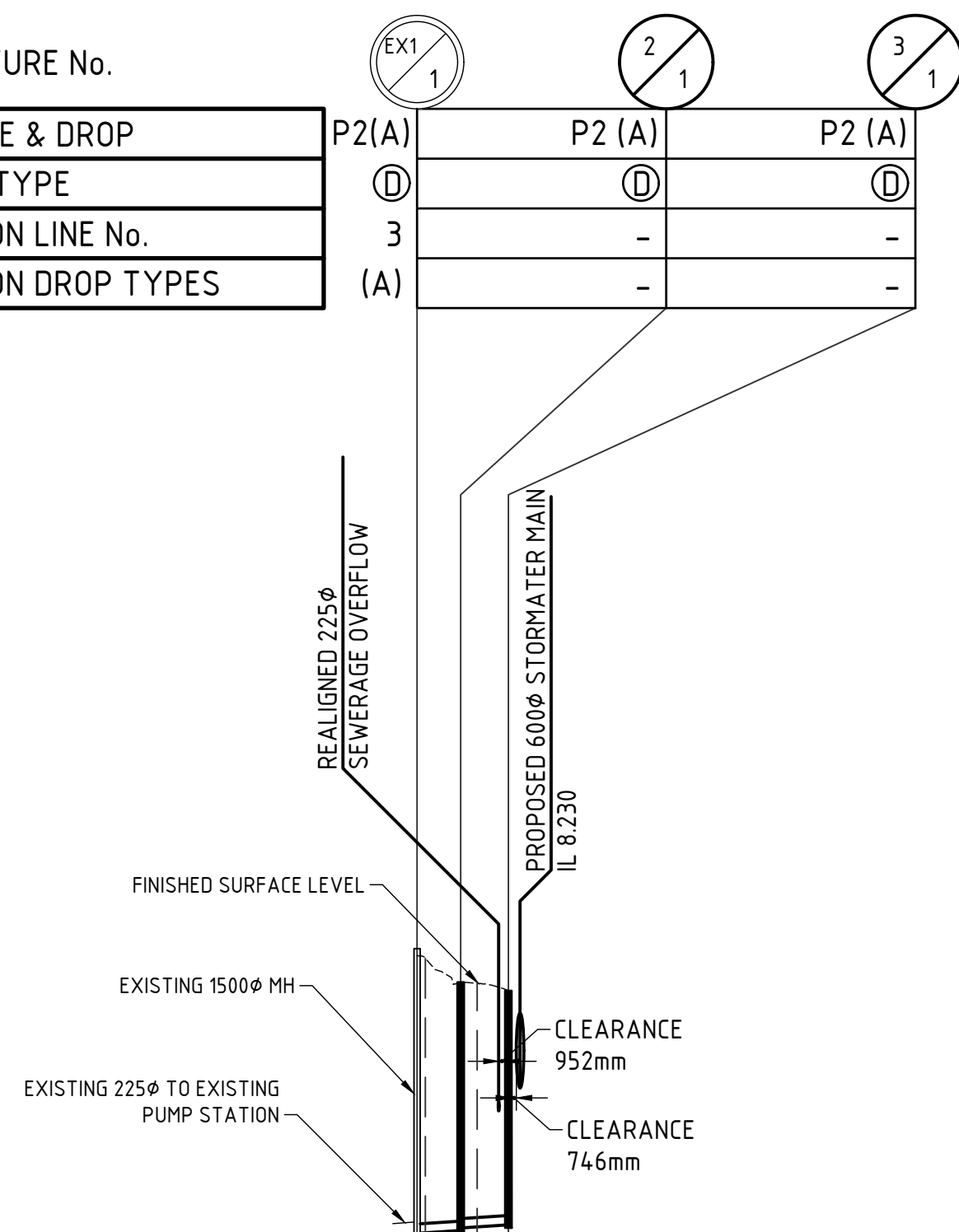
DRAWING No.	REV.
C3368 - CD301	D

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS
CONSTRUCTED INFORMATION. EXISTING PIPE DESIGN INFORMATION ALSO
RETRIEVED FROM ASCON INFORMATION SURVEYED BY DTS (PROJECT M12002)
DATED AUG 2013. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING
SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO
UNDERTAKE POT HOLING TO VERIFY THE DESIGN.

NOT FOR CONSTRUCTION

STRUCTURE No.

MH TYPE & DROP	P2(A)	P2 (A)	P2 (A)
COVER TYPE	①	①	①
JUNCTION LINE No.	3	-	-
JUNCTION DROP TYPES	(A)	-	-



DATUM RL. 0.000

PROPERTY DESCRIPTION	PUMP STATION	PENELOPE STREET	LOT 103 SP 203788
PIPE NOMINAL DIAMETER (DN) TYPE, CLASS	150Ø uPVC SN10		
GRADE (1 IN X)	1 in 100	1 in 109.43	
LENGTH	7.000	7.660	
JUNCTION INVERT LEVEL			
DEPTH OF INVERT BELOW F.S.L.	4.495	3.979	3.733
INVERT LEVEL (IL)	5.860	5.950	6.060
FINISHED SURFACE LEVEL (FSL)	10.355	9.929	9.793
EXISTING SURFACE LEVEL (ESL)	10.355	9.929	9.793
CHAINAGE	7.000	7.000	7.660
LINE NUMBER	1		

PROPERTY CONNECTION - LONGITUDINAL SECTION

HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:100

MACKAY WATER AND CONTRACTOR LIVE SEWERAGE RETICULATION WORK

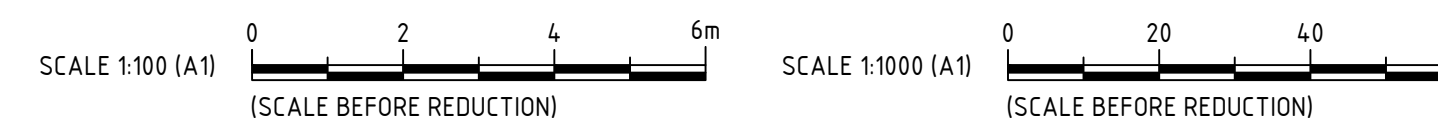
No.	DESCRIPTION	DIA. SEWER	MH No.	MH TYPE	COVER TYPE	LOT No.	F.S.L.	E.S.L.	I.L.	DEPTH
1(a)	MACKAY WATER TO PROVIDE TEMPORARY 150Ø STUB UPSTREAM OF PROPOSED MANHOLE 2/1 AT POINT A.	150	-	-	-	PENELOPE STREET	10.355	10.355	6.013	4.342
1(b)	MACKAY WATER TO PROVIDE TEMPORARY 150Ø STUB UPSTREAM OF EXISTING MANHOLE EX1/1 AT POINT B.	150				PENELOPE STREET	9.929	9.929	5.960	3.969
1(c)	CONTRACTOR TO CONSTRUCT TEMPORARY BYPASS BETWEEN POINT A AND B.									
1(d)	CONTRACTOR TO ABANDON SEWER BETWEEN POINT A AND B, AND REMOVE FROM SITE.									
2(a)	MACKAY WATER TO BREAK INTO EXISTING MANHOLE EX1/1 AND CONSTRUCT A 150Ø STUB (TEMPORARILY CAPPED).	150	EX1/1	P2	D	LOT 99 SP253156	10.355	10.355	5.880	4.475
2(b)	0.50m FROM END OF STUB, CONTRACTOR TO LAY PROPOSED LINE 1. AFTER CLEANING, TESTING AND INSPECTING, MACKAY WATER TO BE NOTIFIED.									
2(c)	MACKAY WATER TO REMOVE TEMPORARY END CAP ON STUB FROM EX1/1 AND MAKE LIVE CONNECTION.									
2(d)	MACKAY WATER TO REMOVE TEMPORARY END CAP ON STUB FROM EXTERNAL BACKDROP ON MANHOLE 2/1 AND MAKE LIVE CONNECTION.	150				PENELOPE STREET	10.355	10.355	6.013	4.342
3(a)	MACKAY WATER TO SEAL OF REDUNDANT INLET TO MANHOLE EX1/1 AND REMOVE EXTERNAL DROP.	150	EX1/1	P2	D	LOT 99 SP253156	10.355	10.355	5.960	3.969



WORKPLACE HEALTH AND SAFETY NOTE:
ALL WORKS UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT 2011. CONTACT THE NEAREST OFFICE OF THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION. PHONE No. 1300 362 128.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' PH.1100 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.



REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	RFI RESPONSE	12.11.18	AW
E	RFI RESPONSE	12.11.18	AW

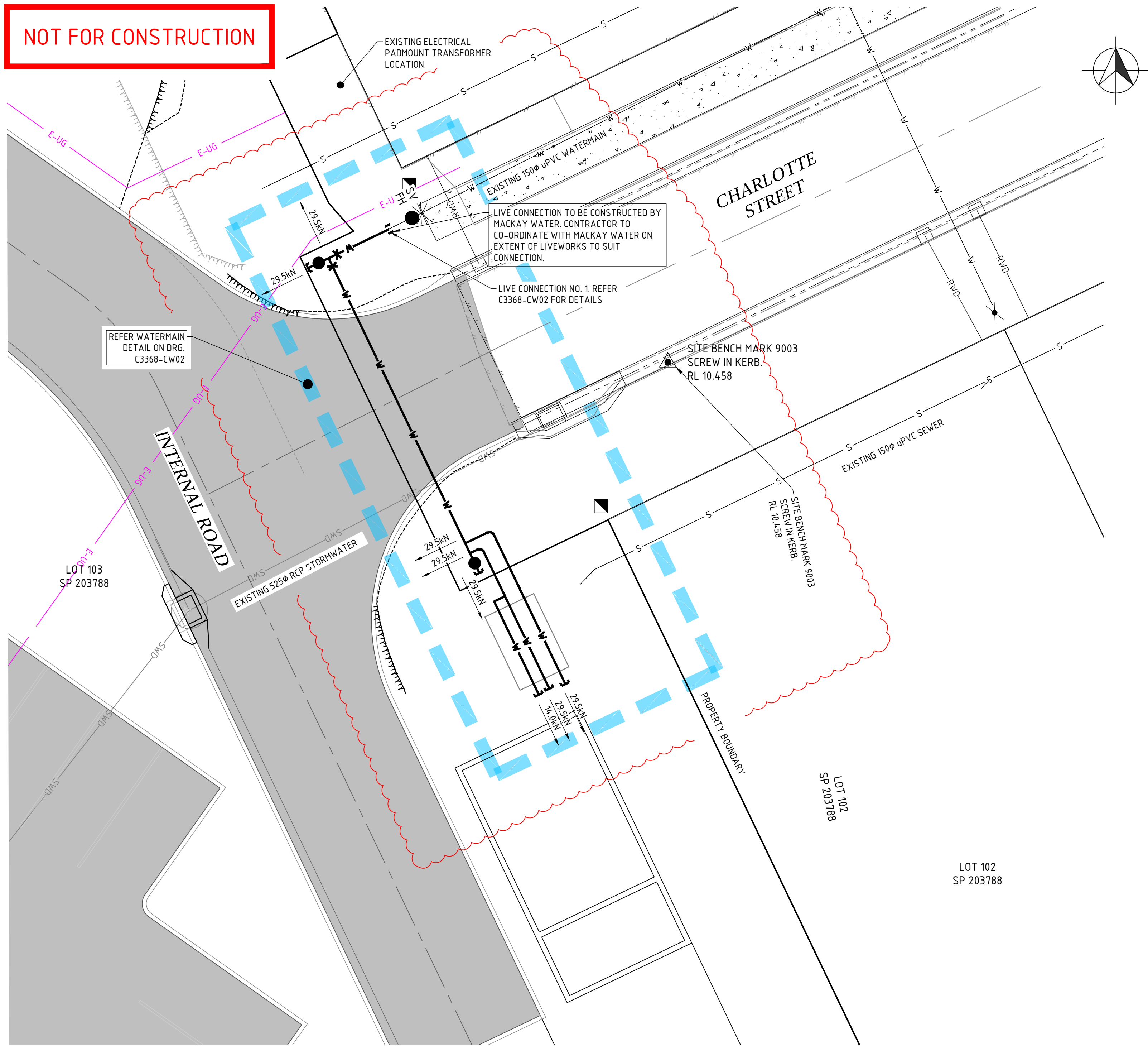


PROJECT
THE LAKES COLLEGE - PRIMARY
GLA BUILDING

TITLE
SEWERAGE RETICULATION
LONGITUDINAL SECTION

DRAWN AW	DESIGNED DH	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CS101		REV. E

NOT FOR CONSTRUCTION



PLAN
SCALE 1:100

PERMANENT SURVEY MARKS

PSM	EASTING	NORTHING	LEVEL	LOCATION
188207	246744.441	735409.733	18.419	ALEXANDRA STREET, 500m SOUTH OF LANDSDOWNE ROAD, WEST MACKAY. STAR PICKET AND CONCRETE COLLAR

ENGINEERING SURVEY CONTROL

STATION	EASTING	NORTHING	LEVEL	REMARKS
9002	723474.402	7659405.694	10.552	BOLT AT PUMP STATION AT 6 PENELOPE STREET, WEST MACKAY
9003	723538.278	7659309.009	10.458	SCREW IN KERB OPPOSITE 18 ANASTASIA STREET, WEST MACKAY
9004	723511.537	7659448.303	10.153	SCREW IN KERB OPPOSITE 18 ANASTASIA STREET, WEST MACKAY

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	RFI RESPONSE	26.10.18	AW

MILANOVIC NEALE CONSULTING ENGINEERS
BRISBANE PH No. (07) 3255 1877
IPSWICH PH No. (07) 3281 6603

CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
SYDNEY PH No. 1300 827 901
GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au
JAS-ANZ
SGS

CLIENT

Ozcare

PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

WATER RETICULATION LAYOUT
PLAN

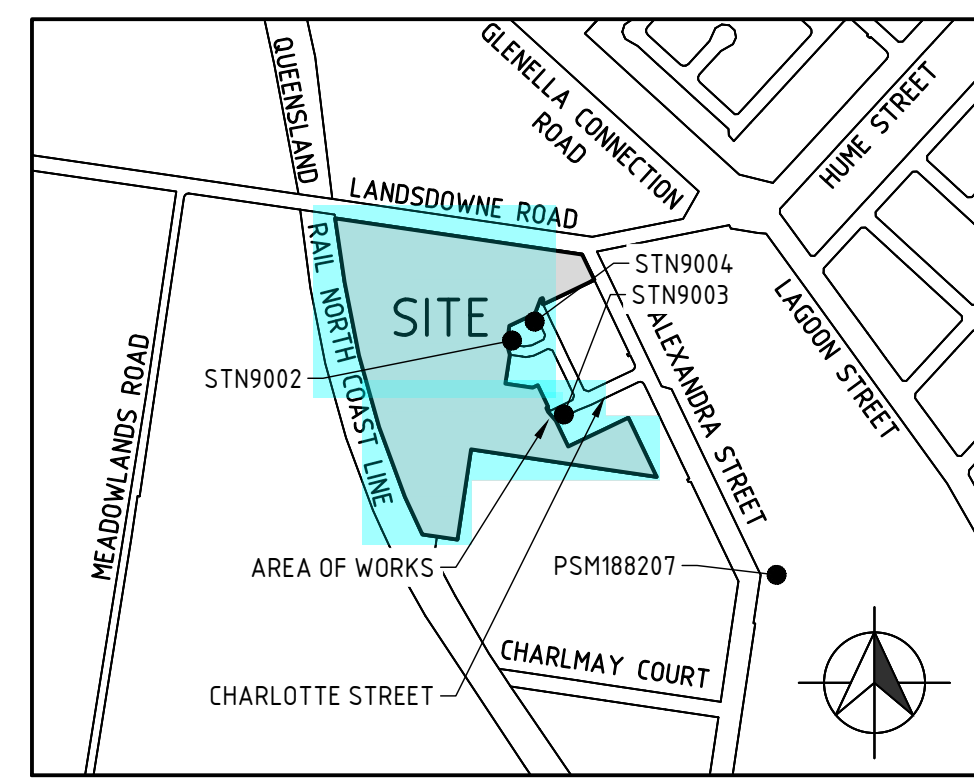
DRAWN AW	DESIGNED DH	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CW100	REV. D	

WATER RETICULATION GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT MACKAY REGIONAL COUNCIL WATER SUPPLY CODE SPECIFICATIONS AND STANDARDS.
- UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- ADOPT LIP OF KERB OR SHOULDER OF ROAD AS PERMANENT LEVEL.
- COVER ON MAINS FROM PERMANENT LEVEL TO BE AS SHOWN ON MRC DRG. A3-00835.
- CONDUITS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STANDARD DRAWINGS.
- ALL MATERIAL USED IN THE WORKS SHALL COMPLY WITH MRC STANDARDS ACCEPTED PRODUCTS AND MATERIALS LIST OR BE APPROPRIATELY SHOWN, LISTED AND DEFINED IN THE ENGINEERING SUBMISSION SO THAT THE ALTERNATIVE PRODUCT OR MATERIAL CAN BE ASSESSED AND IF APPROPRIATE, APPROVED BY MRC.
- ALL CONCRETE FOOTPATHS TO BE CLEAR OF WATER MAINS.
- THE CONSTRUCTION OF THE WATER RETICULATION WORK SHOWN ON THIS DRAWING MUST BE SUPERVISED BY AN ENGINEER WHO HAS RPQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT TO THE RETICULATION SYSTEM.

ENVIRONMENTAL CONDITIONS:

- VEGETATION PROTECTION:**
- TREES LOCATED ALONG THE FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
 - WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD GIRDLES SHALL BE CONSTRUCTED WITH 18mm BATTENS CLOSELY SPACED AND ARRANGED VERTICALLY FROM GROUND LEVEL. GIRDLES SHALL BE STRAPPED TO TREES PRIOR TO CONSTRUCTION AND REMAIN UNTIL COMPLETION.
 - TREE ROOTS SHALL BE TUNNELED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT RELEVANT COUNCIL ARBORIST FOR FURTHER ADVICE.
 - ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.
- SOIL:**
- TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.
 - CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
- CREEK CROSSINGS:**
- SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
 - APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
 - NO SOIL SHALL BE STOCKPILED WITHIN 5m OF THE CREEK.
- REHABILITATION:**
- REDISTURBANCE SOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTATED.
 - PREDISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.
- SAFETY:**
- THE DESIGN AND CONSTRUCTION OF THE WORKS SHALL COMPLY WITH ALL QUEENSLAND LEGISLATION.



LOCALITY PLAN
SCALE 1:10000

LEGEND

— SWD —	EXISTING STORMWATER DRAINAGE
— S —	EXISTING SEWERAGE MAIN
— W —	EXISTING WATER MAIN
— W —	PROPOSED WATER MAIN
— FH —	SLUICE VALVE - PROPOSED/EXISTING
— FH —	FIRE HYDRANT - PROPOSED/EXISTING
— S —	SCOUR VALVE - PROPOSED/EXISTING
— R —	REDUCER - PROPOSED/EXISTING
— WM —	EXISTING WATER METER

ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
Mackay Regional Council
OW-2018-39

LIVE WORKS APPLICATION NOTE:
THE LIVE WORKS DETAILED ON THIS PLAN MUST BE CARRIED OUT BY MACKAY WATER. APPLICATION MUST BE MADE TO MACKAY WATER FOR QUOTATION OF LIVE WORKS COST.

LIVE WORKS CONNECTION NOTE:
CONNECTION TO EXISTING WATER TO BE AS PER COUNCIL POLICY AND AFTER TESTING OF NEW NETWORK.

TRAFFIC MANAGEMENT:
PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL ARRANGE FOR AN APPROVED TRAFFIC PLAN AND SEEK APPROVAL FROM THE LOCAL AUTHORITY TRAFFIC MANAGEMENT SECTION. WORK MAY BE REQUIRED TO BE CARRIED OUT DURING WEEKENDS AND / OR LATE AT NIGHT ONLY.

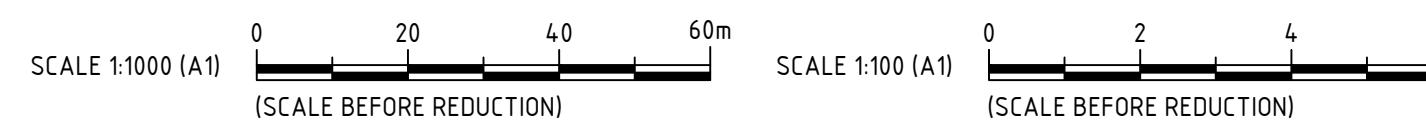
ENVIRONMENTAL PROTECTION:
ALL ENVIRONMENT PROTECTION MEASURES SHOULD BE IMPLEMENTED PRIOR TO COMMENCING ANY CONSTRUCTION WORK, INCLUDING CLEARING.

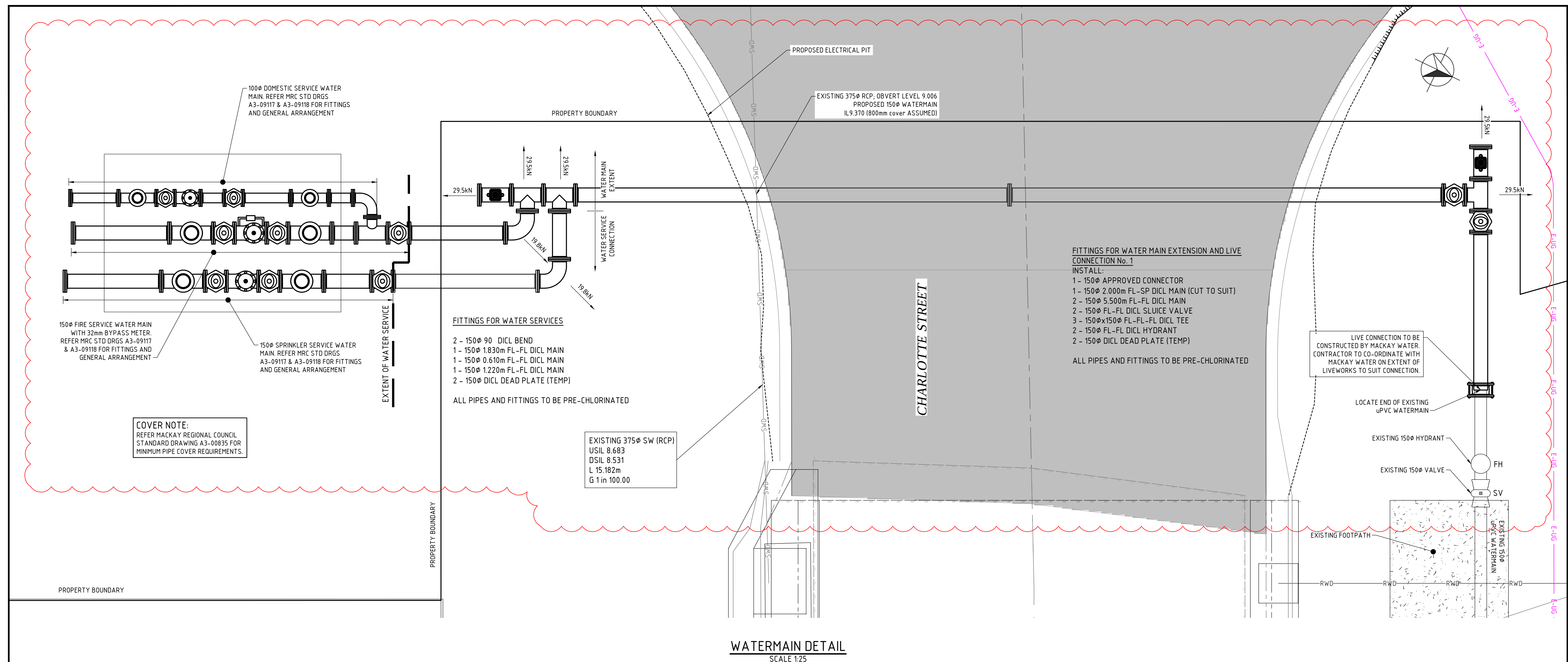
WORKPLACE HEALTH AND SAFETY NOTE:
ALL WORKS UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT 2011. CONTACT THE NEAREST OFFICE OF THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION. PHONE No. 1300 362 128.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' PH.1100 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKEN POT HOLLING TO VERIFY THE DESIGN.

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788





WATERMAIN DETAIL
SCALE 1:25

ACCEPTED
SUBJECT TO CONDITIONS
REFER DECISION NOTICE:
Mackay REGIONAL COUNCIL
OW-2018-39

WORKPLACE HEALTH AND SAFETY NOTE:
ALL WORKS UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT 2011. CONTACT THE NEAREST OFFICE OF THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION. PHONE NO. 1300 362 128.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' PH.1100 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

SCALE 1:25 (A1)
0 0.5 1.0 1.5m
(SCALE BEFORE REDUCTION)

REAL PROPERTY DESCRIPTION
LOT 103 ON SP203788

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	10.09.18	AW
B	APPROVAL ISSUE	24.09.18	AW
C	100% DESIGN DRAWINGS	28.09.18	AW
D	RFI RESPONSE	26.10.18	AW



MILANOVIC NEALE
CONSULTING ENGINEERS

BRISBANE
PH No. (07) 3255 1877

IPSWICH
PH No. (07) 3281 6603

CIVIL
STRUCTURAL
TRAFFIC
PROJECT MANAGEMENT

SYDNEY
PH No. 1300 827 901

GOLD COAST
PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au



CLIENT



PROJECT

LOT 103 ALEXANDRA STREET,
MACKAY WEST

TITLE

WATER RETICULATION DETAILS

DRAWN AW	DESIGNED DH	DATE SEP 2018
CHECKED DH	APPROVED	
DRAWING No. C3368 - CW101		REV. D

REQUEST FOR INFORMATION

011**TO:** Anna Gorgijeski

Issuing Office:
Woollam Constructions (Mackay)
Phone: (07) 4944 6000
Fax: (07) 4944 6050

RE: **Ozcare Aged Care Facility (Main Works)** – Lot 103 Alexandra
Street West Mackay**Project Number:** **1521M****Subject:** **RFI #011 WAP Clarification****Date of Issue:** 11/01/2022

Pippa Turner
Contractor's Representative

Distribution

Copy to: Anna.Gorgijeski@ozcare.org.au	Superintendent MW	SMWO
amontgomery@mnce.com.au	Superintendent EW	SEWM
Cameron.r@woollamconstructions.com.au	Snr. Project Manager	SPM
Leslie.c@woollamconstructions.com.au	Project Manager	PM
Zack.s@woollamconstructions.com.au	Contract Administrator	CA
Dean.c@woollamconstructions.com.au	Site Manager	SM
Pippa.turner@woollamconstructions.com.au	Site Clerk	SC

Item	Please respond to the following by- 17 / 01 / 2022 am / pm
	Request: Can you please advise as on the supply of WAP's for the project and the expectation of installation thanks.

Reply:	VARIATION	Yes	No
Woollam constructions to install cabling, WAPS & Labelling. Ozcare will supply the WAPS.			
NB: If as a result of a RFI, a change in design is required, the Site Manager must add any new risks/hazards resulting from the change to the WC OHS 002 WHS Management Plan, section 2 Risk Register and the change must be communicated to workers on the site via a toolbox talk.			

Time / Date issued	am/pm	/	/
Signature			

REQUEST FOR INFORMATION

011

TO: Anna Gorgijeski

Issuing Office:
Woollam Constructions (Mackay)
Phone: (07) 4944 6000
Fax: (07) 4944 6050

RE: **Ozcare Aged Care Facility (Main Works)** – Lot 103 Alexandra
Street West Mackay

Project Number: **1521M**

Subject: **RFI #011 WAP Clarification**

Date of Issue: 11/01/2022

Pippa Turner
Contractor's Representative

Distribution

Copy to: Anna.Gorgijeski@ozcare.org.au	Superintendent MW	SMWO
amontgomery@mnce.com.au	Superintendent EW	SEWM
Cameron.r@woollamconstructions.com.au	Snr. Project Manager	SPM
Leslie.c@woollamconstructions.com.au	Project Manager	PM
Zack.s@woollamconstructions.com.au	Contract Administrator	CA
Dean.c@woollamconstructions.com.au	Site Manager	SM
Pippa.turner@woollamconstructions.com.au	Site Clerk	SC

Item	Please respond to the following by-	17 / 01 / 2022	am / pm
	Request:		
	Can you please advise as on the supply of WAP's for the project and the expectation of installation thanks.		

Reply:	VARIATION	Yes	No
NB: If as a result of a RFI, a change in design is required, the Site Manager must add any new risks/hazards resulting from the change to the WC OHS 002 WHS Management Plan, section 2 Risk Register and the change must be communicated to workers on the site via a toolbox talk.			

Time / Date issued	am/pm	/	/
Signature			