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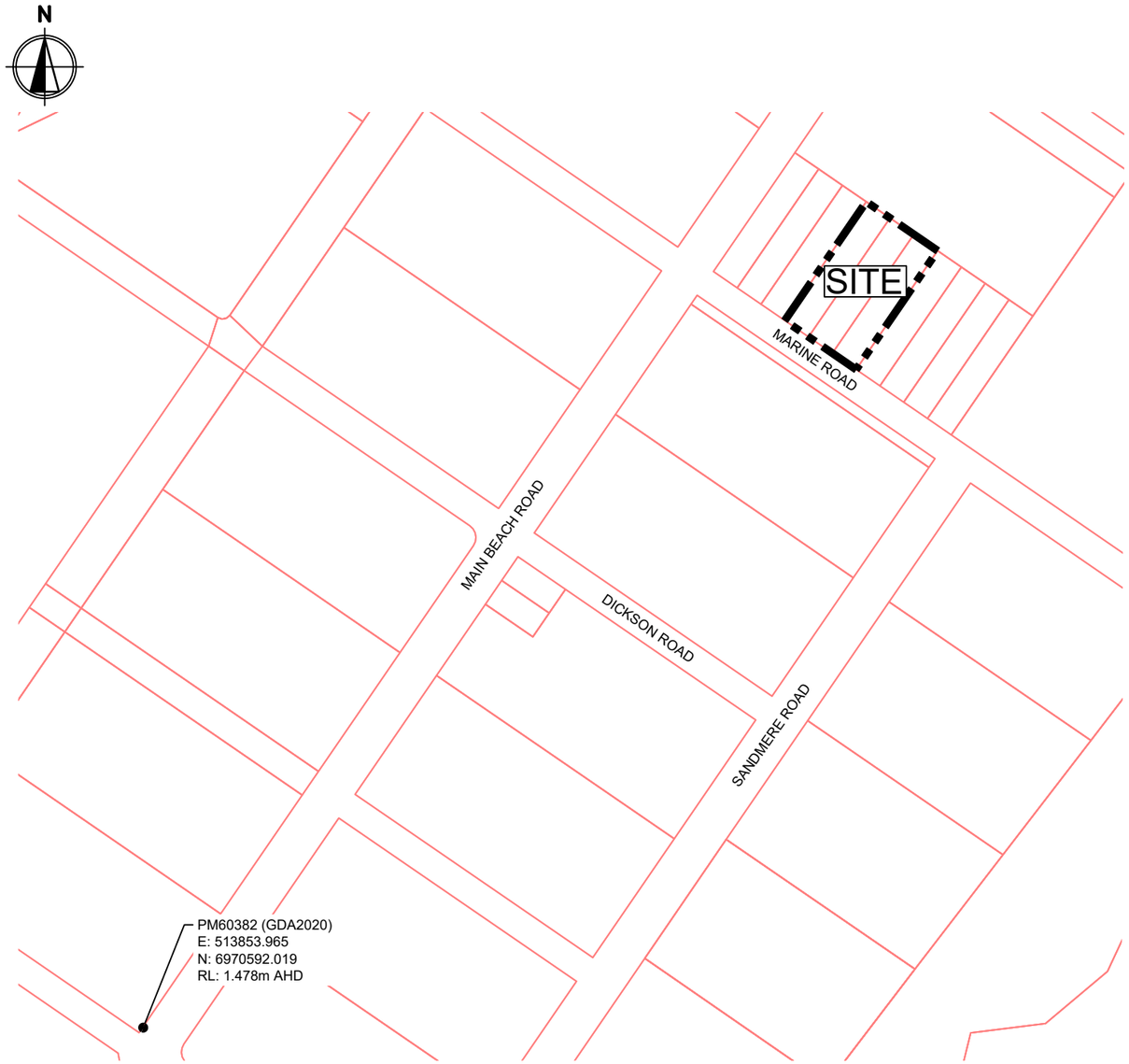
APPLICATION REF
A007148828

PROPOSED SITE DEVELOPMENT
9-15 MARINE ROAD, PINKENBA

LOT 5 ON P 34770, LOT 6 ON P 34770 & LOT 7 ON P 34770
LGA BRISBANE CITY COUNCIL



PLAN
SCALE 1:2000

DRAWING INDEX	
DRAWING NO.	DRAWING TITLE
24.114-DA-001	COVER SHEET, LOCALITY PLAN AND DRAWING INDEX
24.114-DA-002	SITE LAYOUT PLAN
24.114-DA-003	CARPARKING LAYOUT
24.114-DA-004	CONCEPT BULK EARTHWORKS
24.114-DA-005	SHED DETAILS PLAN
24.114-DA-006	SITE SERVICES LAYOUT
24.114-DA-007	VEHICLE PATH SHEET 1 OF 2
24.114-DA-008	VEHICLE PATH SHEET 2 OF 2
24.114-DA-009	EROSION AND SEDIMENT CONTROL PLAN - POST CONSTRUCTION
24.114-DA-010	EROSION AND SEDIMENT CONTROL NOTES
24.114-DA-011	EROSION AND SEDIMENT CONTROL DETAILS
24.114-DA-012	STORMWATER TANK DETAILS
UdoY-090725-0-1	MECANO SHED DRAWINGS SHEET 1 OF 7
UdoY-090725-0-1	MECANO SHED DRAWINGS SHEET 2 OF 7
UdoY-090725-0-1	MECANO SHED DRAWINGS SHEET 3 OF 7
UdoY-090725-0-1	MECANO SHED DRAWINGS SHEET 4 OF 7
UdoY-090725-0-1	MECANO SHED DRAWINGS SHEET 5 OF 7
UdoY-090725-0-1	MECANO SHED DRAWINGS SHEET 6 OF 7
UdoY-090725-0-1	MECANO SHED DRAWINGS SHEET 7 OF 7

STANDARD DRAWINGS	
DRAWING NO.	DRAWING TITLE
BSD-2021	BCC VEHICLE CROSSING DRIVEWAY - OTHER THAN SIGNLE DWELLING AND REAR ALLOTMENT ACCESS
BSD-2041	PAVEMENT DRAINS
BSD-2042	TRENCH RESTORATION - ROAD CROSSING - FLEXIBLE PAVEMENTS
BSD-2043	TRENCH RESTORATION - VERGES AND PATHS
BSD-8011	BCC BEDDING METHODS FOR RIGID AND FLEXIBLE DRAINAGE PIPES
BSD-8021	STORMWATER MAINTENANCE HOLE DETAILS 1050 TO 1500 DIAMETER TO 3.0m DEEP
BSD-8031	MANHOLE FRAME ROADWAY AND NON-ROADWAY 1050 TO 1500 DIAMETER
BSD-8032	RISER DETAILS ROADWAY
BSD-8033	MAINTENANCE HOLE COVER (ROADWAY) 1050 TO 1500 DIAMETER
BSD-8091	BCC FIELD INLETS TYPE 1 AND TYPE 2

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No.	DATE	DESCRIPTION
1	03.11.26	DEVELOPMENT APPLICATION ISSUE

LOCAL AUTHORITY REFERENCE
BRISBANE CITY COUNCIL
DA REF:
LEVEL DATUM
AHD
PM60382
RL 1.478m
LOCATED MAIN BEACH RD.
(NEAR LEWANDOWSKI DR.)

CLIENT
BONUS ENTERPRISES TRUST

PROJECT
PROPOSED DA LAYOUT
9-15 MARINE ROAD, PINKENBA QLD
LOT 5 ON P 34770, LOT 6 ON P 34770 & LOT 7 ON P 34770

DRAWING TITLE
COVER SHEET
LOCALITY PLAN
AND DRAWING INDEX

SCALE
0 20 40 60 80 100 120m
SCALE 1:2000 AT A1 SIZE

REGISTERED ENGINEER
FOR DMC QLD CONSULTING PTY LTD
DIANA CAMPBELL
RPEQ 4945
DATE xx.xx.2026

DRAWN	DESIGNED
CMD	CMD

DATE	APPROVED
NOV'26	DMC

DRAWING No. 24.114-DA-001
REV. 1

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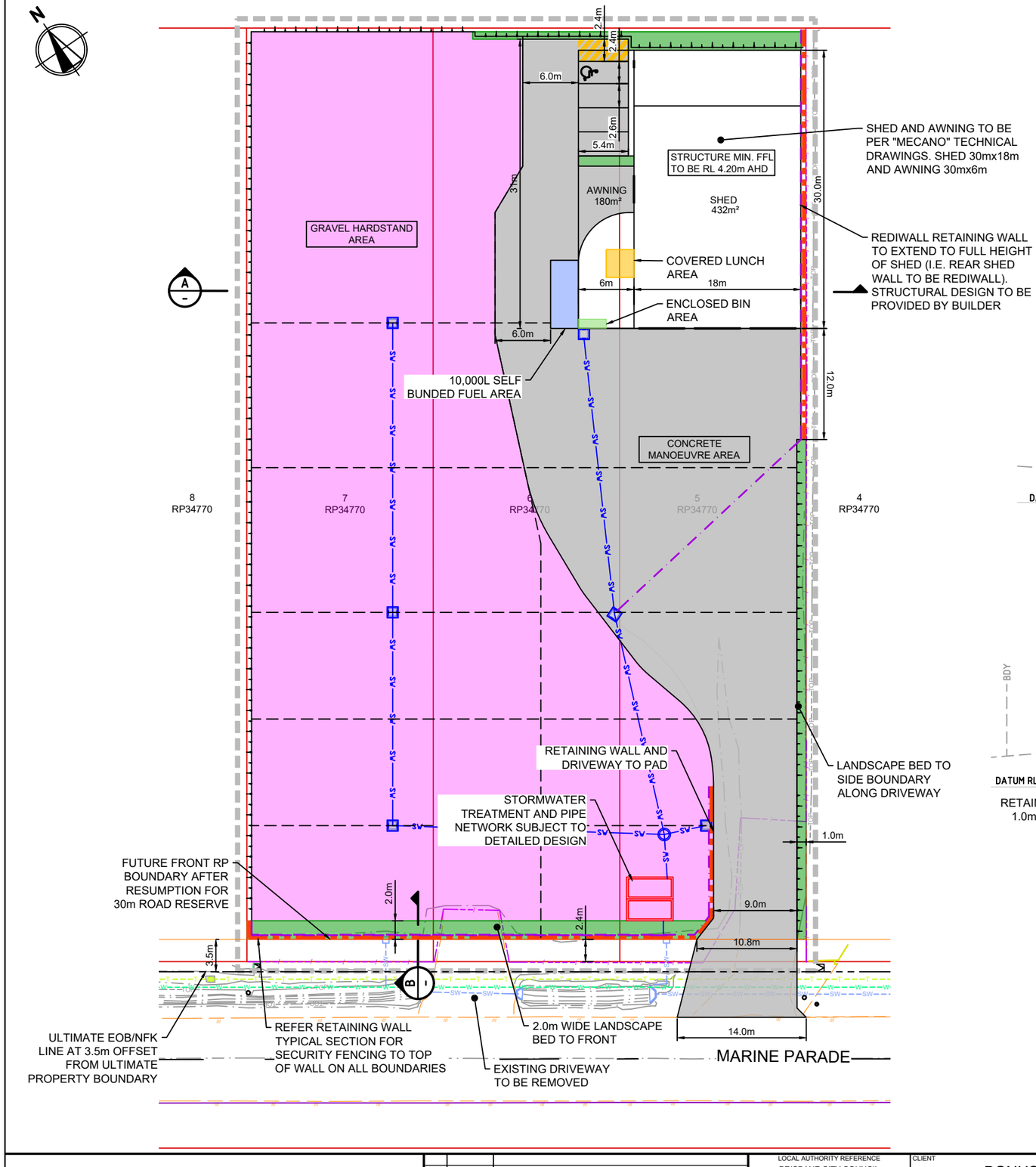


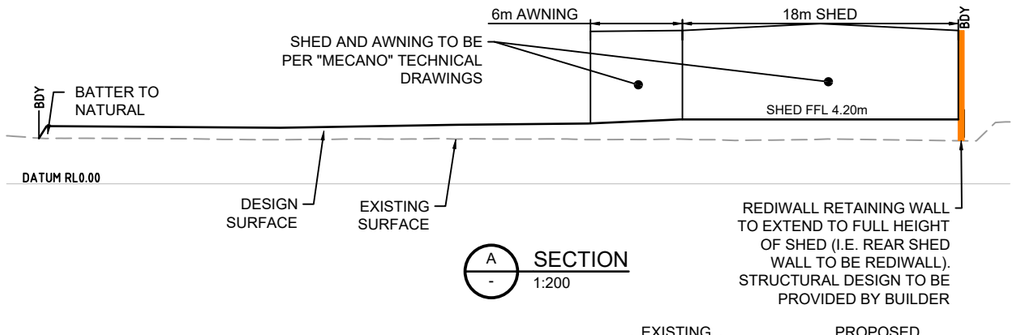
NOTES
1. ANY HAZARDOURS MATERIALS ARE TO BE STORED AND MESAURED OUT IN A PURPOSE BUILT CHEMICAL STORAGE CONTAINER.
2. REFER MECANO TECHNICAL DRAWINGS FOR SHED STRUCTURAL DETAILING

SITE INFORMATION
TOTAL SITE AREA: 6,077m²
SHED FOOTPRINT: 720m²
CONCRETE AREA: 1,715m²
GRAVEL HARDSTAND AREA: 3,385m²
LANDSCAPING AREA: 257m²
LANDSCAPE % OF SITE AREA: 4.2%

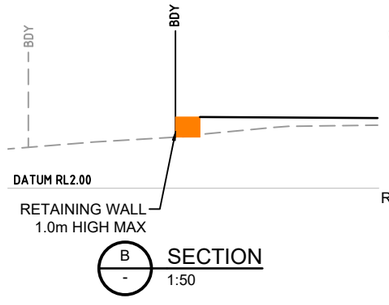
FLOOR AREA
TOTAL FLOOR: 6,077m²
GROUND FLOOR AREA: 720m²
MEZZANINE AREA: 1,647m²
CARPARKING REQUIRED: 4 TOTAL (1 PWD)

PAVEMENT - GRAVEL HARDSTAND
150mm BASE TYPE 2.3
COMPACTED SUBGRADE - BASED ON CBR 25 SUBGRADE

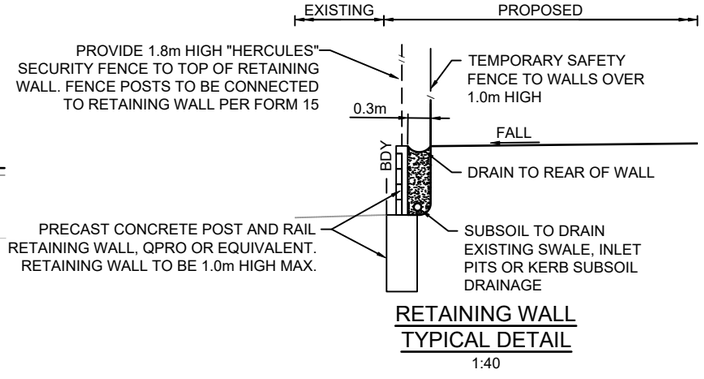
PAVEMENT - CONCRETE
180mm THICK N40 CONCRETE
SL92 MESH MIN. 50 TOP COVER



A - SECTION 1:200



B - SECTION 1:50



RETAINING WALL TYPICAL DETAIL 1:40

LEGEND

- WORKS BOUNDARY
- PROPERTY BOUNDARY
- EXISTING CONCRETE EDGE
- EXISTING BITUMEN EDGE
- EXISTING COMMS (RECORDS)
- EXISTING WATER (RECORDS)
- EXISTING SWD PIPE (SURVEY)
- EXISTING FENCE
- PROPOSED RETAINING WALL
- PROPOSED BATTER
- PROPOSED RETAINING WALL SUBSOIL
- PROPOSED STORMWATER
- PROPOSED LANDSCAPING
- GRAVEL HARDSTAND
- CONCRETE PAVEMENT

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PROPOSED DA LAYOUT
9-15 MARINE ROAD, PINKENBA QLD
LOT 5 ON P 34770, LOT 6 ON P 34770 & LOT 7 ON P 34770

DRAWING TITLE
SITE LAYOUT PLAN

SCALE
SCALE 1:40 AT A1 SIZE
SCALE 1:50 AT A1 SIZE
SCALE 1:200 AT A1 SIZE
SCALE 1:250 AT A1 SIZE

REGISTERED ENGINEER	DRAWN	DATE
FOR DMC QLD CONSULTING PTY LTD DIANA CAMPBELL RPEQ 4945	CMD	NOV'26
DATE xx.xx.2026	DESIGNED CMD	APPROVED DMC

DRAWING No. 24.114-DA-002
REV. 1

BCC DS
RECEIVED
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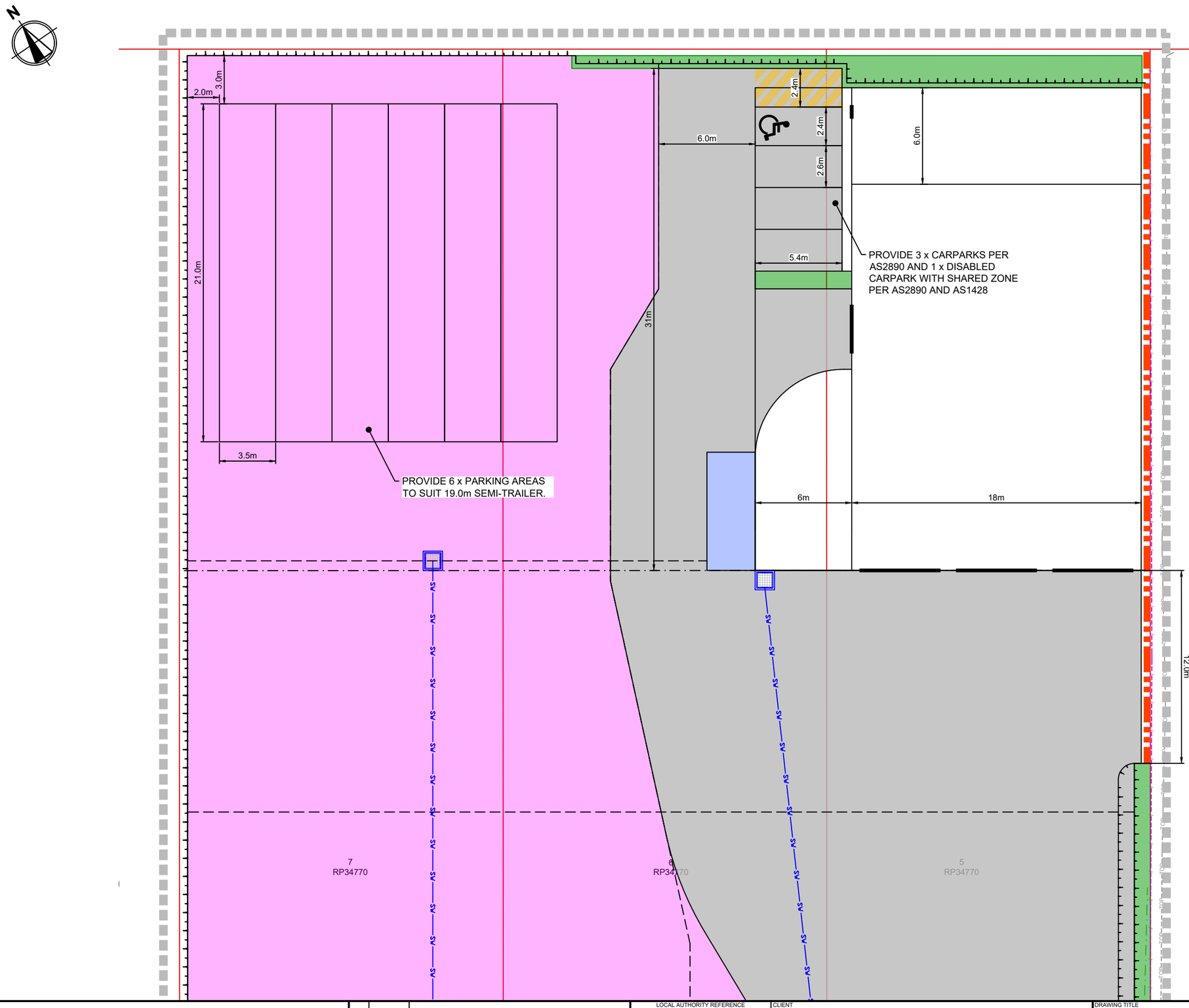

LINE MARKING & SIGNAGE

1. ALL LINE MARKING SHALL BE IN ACCORDANCE WITH AS1742.2-2022 "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
2. ALL SIGNS AND SIGN POSTS SHALL BE SUPPLIED IN ACCORDANCE WITH THE REQUIREMENTS OF AS1742.2-2022 "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
3. ALL RRPM'S SHALL BE IN ACCORDANCE WITH AS1742.2-2022 "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

LEGEND

- PROPOSED RETAINING WALL
- PROPOSED BATTER
- GRAVEL HARDSTAND
- CONCRETE PAVEMENT

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DMC QLD CONSULTING Pty Ltd

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BRISBANE CITY COUNCIL
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PROPOSED DA LAYOUT
9-15 MARINE ROAD, PINKENBA QLD
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DRAWING TITLE
CAR PARKING LAYOUT

SCALE
1:125 0 2.5 5 7.5 A1
1:250 A3

REGISTERED ENGINEER
FOR DMC QLD CONSULTING PTY LTD
DIANA CAMPBELL
RPEQ 4945
DATE xx.xx.2026

DRAWN CMD
DATE NOV'26
DESIGNED CMD
APPROVED DMC

DRAWING No. 24.114-DA-003
REV. 1

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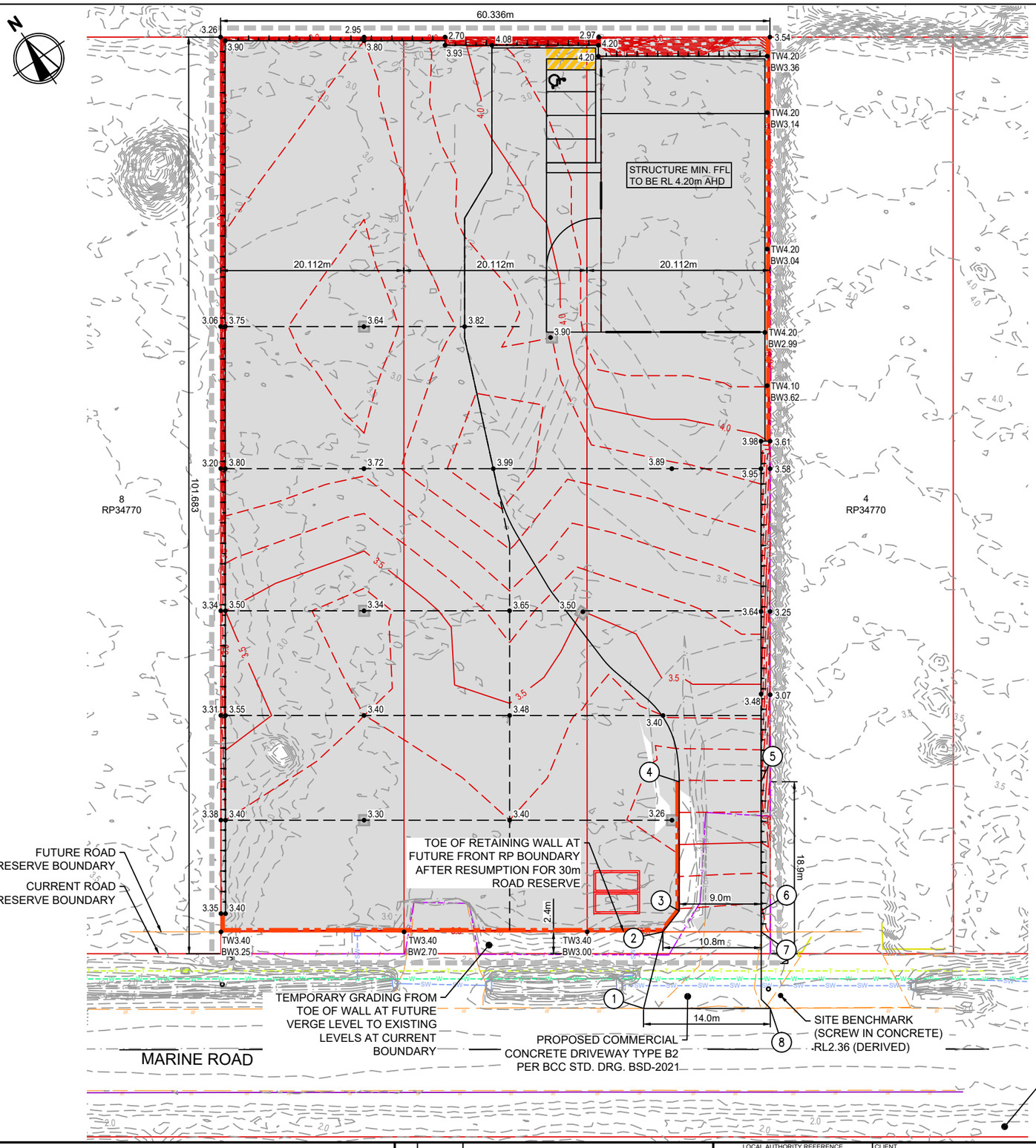

SETOUT DETAIL

POINT NO.	EASTING	NORTHING	TOP	TOE
1	514336.054	6971053.424	-	2.31
2	514342.574	6971059.155	3.40	2.71
3	514345.359	6971060.032	3.37	2.78
4	514353.384	6971071.725	3.28	3.20
5	514360.804	6971066.632	3.20	-
6	514352.779	6971054.939	2.78	-
7	514351.475	6971053.039	2.71	-
8	514347.536	6971045.537	-	2.32

LEGEND

- WORKS BOUNDARY
- PROPERTY BOUNDARY
- PROPOSED RETAINING WALL
- PROPOSED BATTER
- PROPOSED RETAINING WALL SUBSOIL
- PROPOSED STORMWATER
- PROPOSED CONTOUR
- EXTENT OF FILL
- EXISTING CONCRETE EDGE
- EXISTING BITUMEN EDGE
- EXISTING COMMS (RECORDS)
- EXISTING WATER (RECORDS)
- EXISTING SWD PIPE (SURVEY)
- EXISTING FENCE

CUT TO FILL: 7m³
IMPORTED FILL: 4,052m³

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No.	DATE	DESCRIPTION
1	03.11.26	DEVELOPMENT APPROVAL ISSUE

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BRISBANE CITY COUNCIL
DA REF:

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BONUS ENTERPRISES TRUST

PROJECT
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9-15 MARINE ROAD, PINKENBA QLD
LOT 5 ON P 34770, LOT 6 ON P 34770 & LOT 7 ON P 34770

DRAWING TITLE
CONCEPT BULK EARTHWORKS

SCALE
0 2.5 5.0 7.5 10 12.5 15m
SCALE 1:250 AT A1 SIZE

REGISTERED ENGINEER
FOR DMC QLD CONSULTING PTY LTD
DIANA CAMPBELL
RPEQ 4945
DATE xx.xx.2026

DRAWN	DATE	DESIGNED	APPROVED
CMD	NOV'26	CMD	DMC

DRAWING No. 24.114-DA-004 REV. 1

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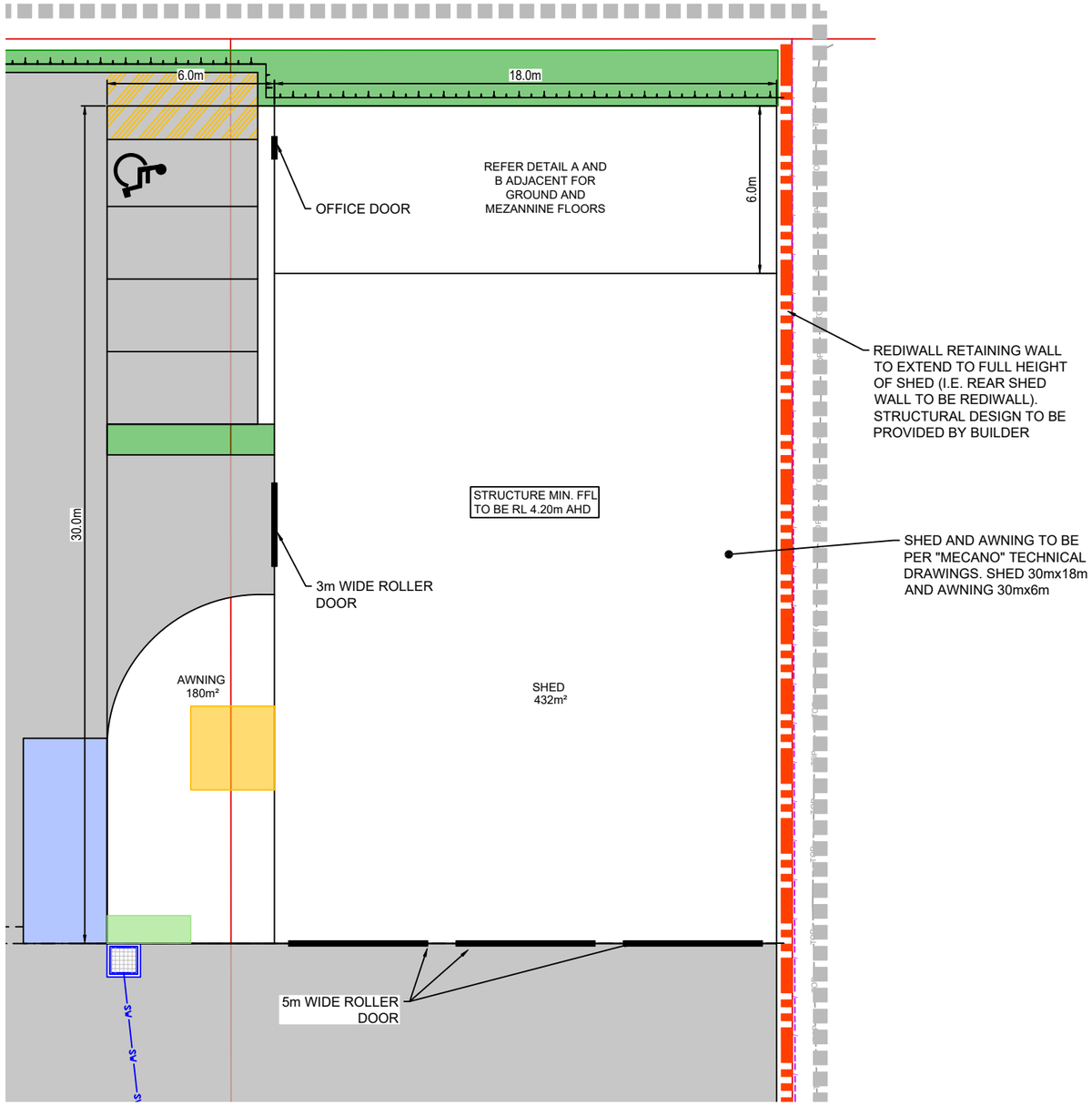
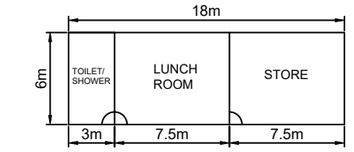
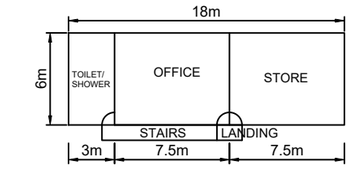




DETAIL A - GROUND FLOOR LAYOUT
SCALE 1:200



DETAIL B - MEZZANINE FLOOR LAYOUT
SCALE 1:200

LEGEND

- WORKS BOUNDARY
- PROPERTY BOUNDARY
- EXISTING CONCRETE EDGE
- EXISTING BITUMEN EDGE
- EXISTING COMMS (RECORDS)
- EXISTING WATER (RECORDS)
- EXISTING SWD PIPE (SURVEY)
- EXISTING FENCE
- PROPOSED RETAINING WALL
- PROPOSED BATTER
- PROPOSED RETAINING WALL SUBSOIL
- PROPOSED STORMWATER
- PROPOSED LANDSCAPING
- GRAVEL HARDSTAND
- CONCRETE PAVEMENT

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No.	DATE	DESCRIPTION
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LOCAL AUTHORITY REFERENCE
BRISBANE CITY COUNCIL
DA REF:

LEVEL DATUM
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PM60382
RL 1.478m
LOCATED MAIN BEACH RD.
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BONUS ENTERPRISES TRUST

PROJECT
PROPOSED DA LAYOUT
9-15 MARINE ROAD, PINKENBA QLD
LOT 5 ON P 34770, LOT 6 ON P 34770 & LOT 7 ON P 34770

DRAWING TITLE
SHED DETAILS PLAN

SCALE
0 0.4 0.8 1.2 1.6 2.0 2.4m
SCALE 1:40 AT A1 SIZE
0 1 2 3 4 5 6m
SCALE 1:100 AT A1 SIZE

REGISTERED ENGINEER
FOR DMC QLD CONSULTING PTY LTD
DIANA CAMPBELL
RPEQ 4945
DATE xx.xx.2026

DRAWN CMD | DATE NOV'26
DESIGNED CMD | APPROVED DMC

DRAWING No. 24.114-DA-005 | REV. 1

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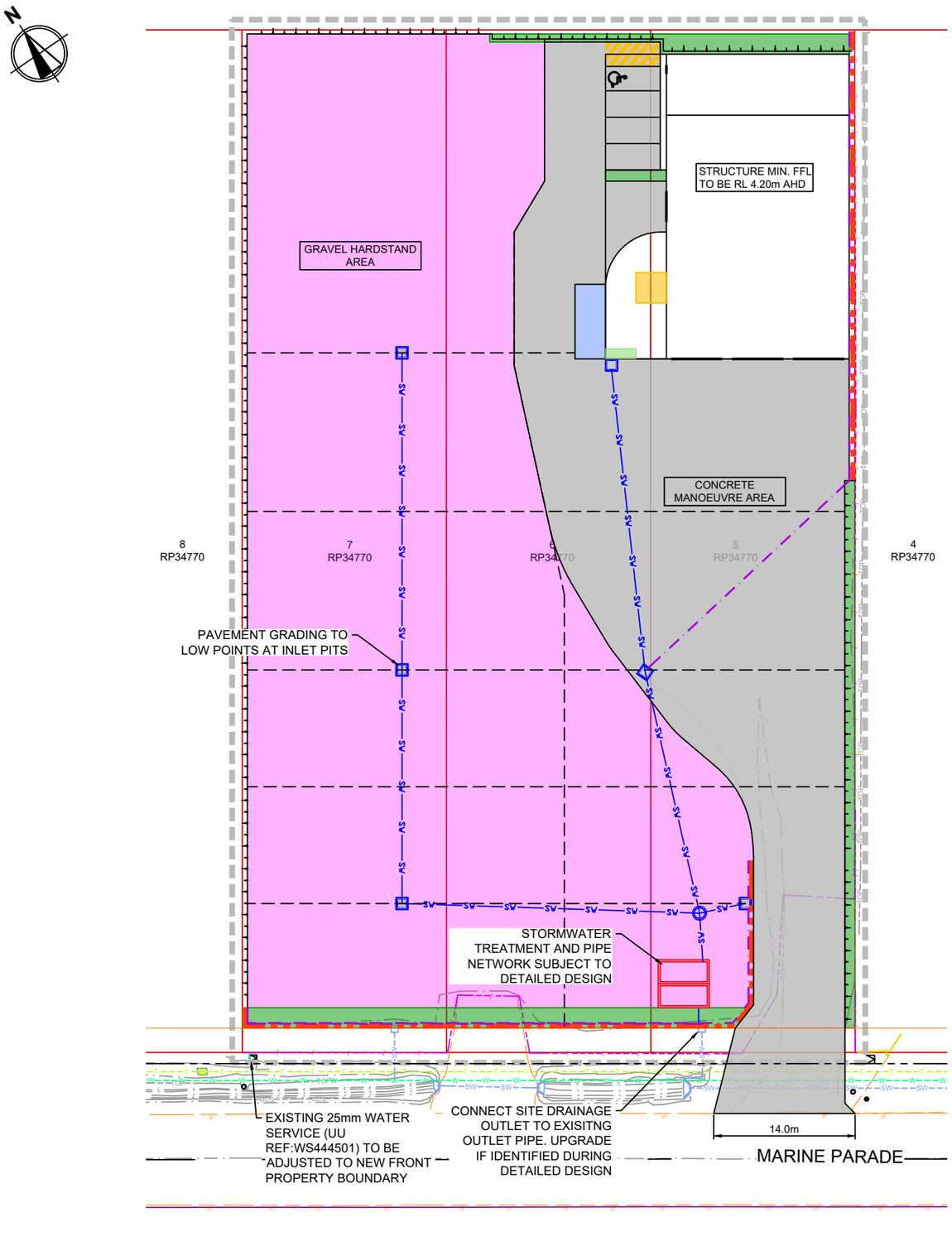

LEGEND

- WORKS BOUNDARY
- PROPERTY BOUNDARY
- EXISTING CONCRETE EDGE
- EXISTING BITUMEN EDGE
- EXISTING COMMS (RECORDS)
- EXISTING WATER (RECORDS)
- EXISTING SWD PIPE (SURVEY)
- EXISTING FENCE
- PROPOSED RETAINING WALL
- PROPOSED BATTER
- PROPOSED RETAINING WALL SUBSOIL
- PROPOSED STORMWATER
- PROPOSED LANDSCAPING
- GRAVEL HARDSTAND
- CONCRETE PAVEMENT

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PROJECT
PROPOSED DA LAYOUT
9-15 MARINE ROAD, PINKENBA QLD
LOT 5 ON P 34770, LOT 6 ON P 34770 & LOT 7 ON P 34770

DRAWING TITLE
SITE SERVICES LAYOUT

SCALE
0 2.5 5.0 7.5 10 12.5 15m
SCALE 1:250 AT A1 SIZE

REGISTERED ENGINEER	DRAWN	DATE
FOR DMC QLD CONSULTING PTY LTD DIANA CAMPBELL RPEQ 4945	CMD	NOV'26
DATE xx.xx.2026	DESIGNED: CMD	APPROVED: DMC

DRAWING No. 24.114-DA-006
REV. 1

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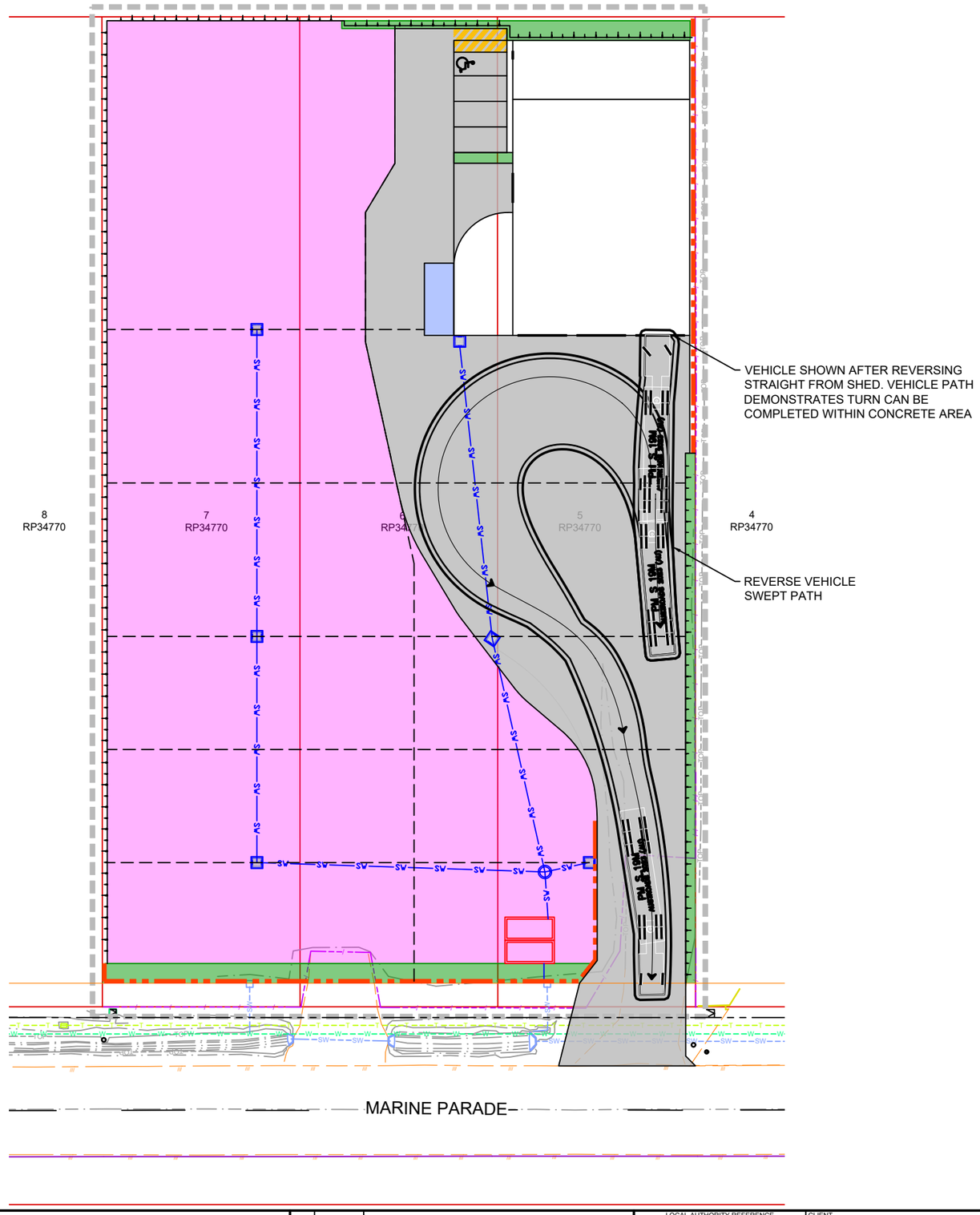

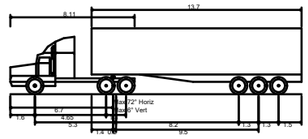

Prime mover and semi-trailer (19 m)

Overall Length	19.000m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.540m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.500m

LEGEND

- WORKS BOUNDARY
- PROPERTY BOUNDARY
- EXISTING CONCRETE EDGE
- EXISTING BITUMEN EDGE
- EXISTING COMMS (RECORDS)
- EXISTING WATER (RECORDS)
- EXISTING SWD PIPE (SURVEY)
- EXISTING FENCE
- PROPOSED RETAINING WALL
- PROPOSED LANDSCAPING
- GRAVEL HARDSTAND
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DRAWING TITLE
VEHICLE PATH
SHEET 1 OF 2

SCALE
0 1.25 2.5 3.75 5 6.25 7.5m
SCALE 1:125 A1 A1 SIZE
0 2.5 5.0 7.5 10 12.5 15m
SCALE 1:250 A1 A1 SIZE

REGISTERED ENGINEER
FOR DMC QLD CONSULTING PTY LTD
DIANA CAMPBELL
RPEQ 4945
DATE xx.xx.2026

DRAWN	DATE	DESIGNED	APPROVED
CMD	NOV'26	CMD	DMC

DRAWING No. 24.114-DA-007
REV. 1

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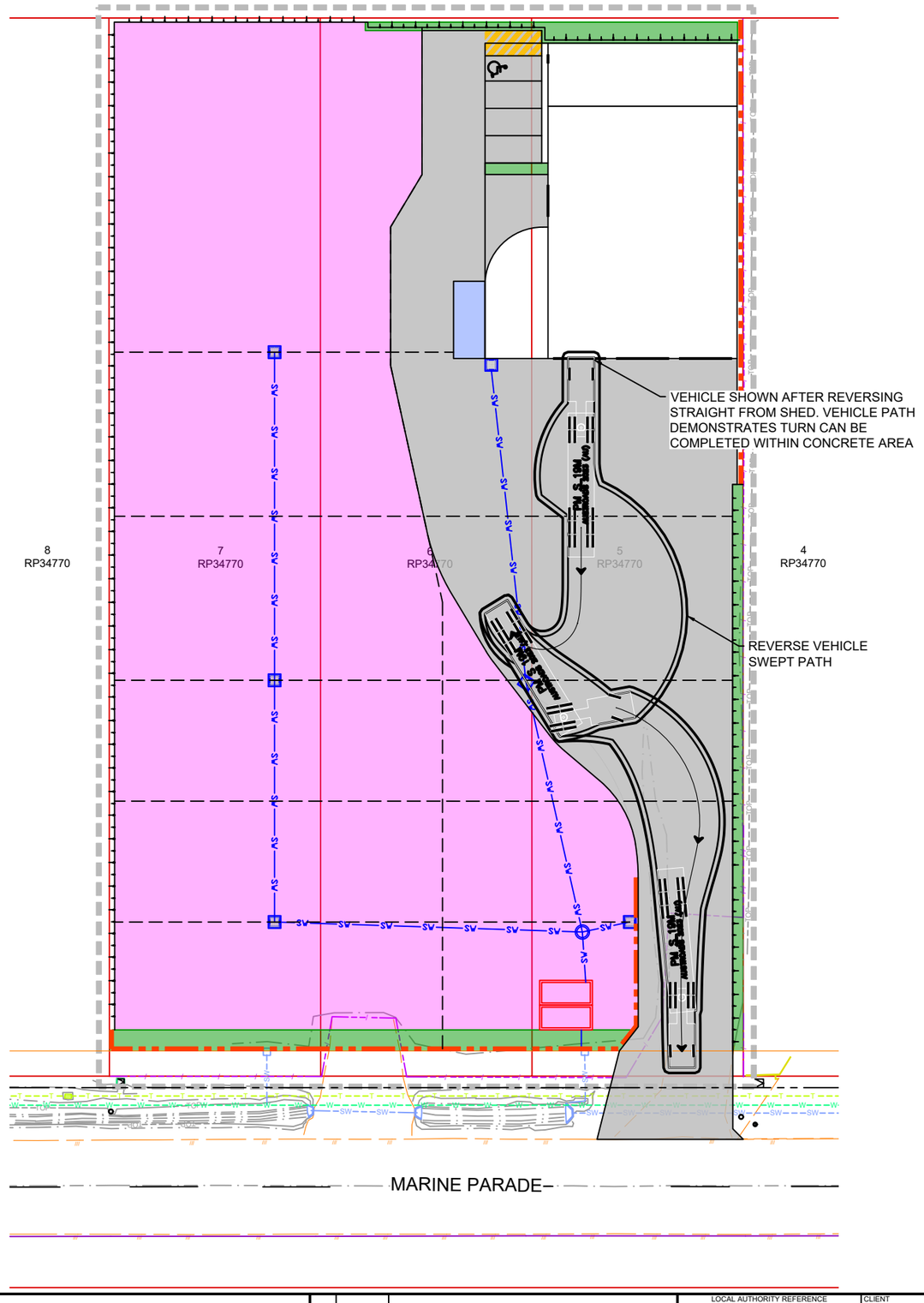

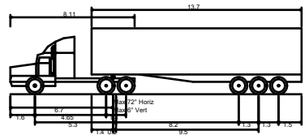

Prime mover and semi-trailer (19 m)

Overall Length	19.000m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.540m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.500m

LEGEND

- WORKS BOUNDARY
- PROPERTY BOUNDARY
- EXISTING CONCRETE EDGE
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DRAWING TITLE
VEHICLE PATH
SHEET 2 OF 2

REGISTERED ENGINEER
FOR DMC QLD CONSULTING PTY LTD
DIANA CAMPBELL
RPEQ 4945
DATE xx.xx.2026

DRAWN CMD | DATE NOV'26
DESIGNED CMD | APPROVED DMC

SCALE
0 1.25 2.5 3.75 5 6.25 7.5m
SCALE 1:125 A1 A1 SIZE
0 2.5 5.0 7.5 10 12.5 15m
SCALE 1:250 A1 A1 SIZE

DRAWING No. 24.114-DA-008
REV. 1

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APPLICATION REF
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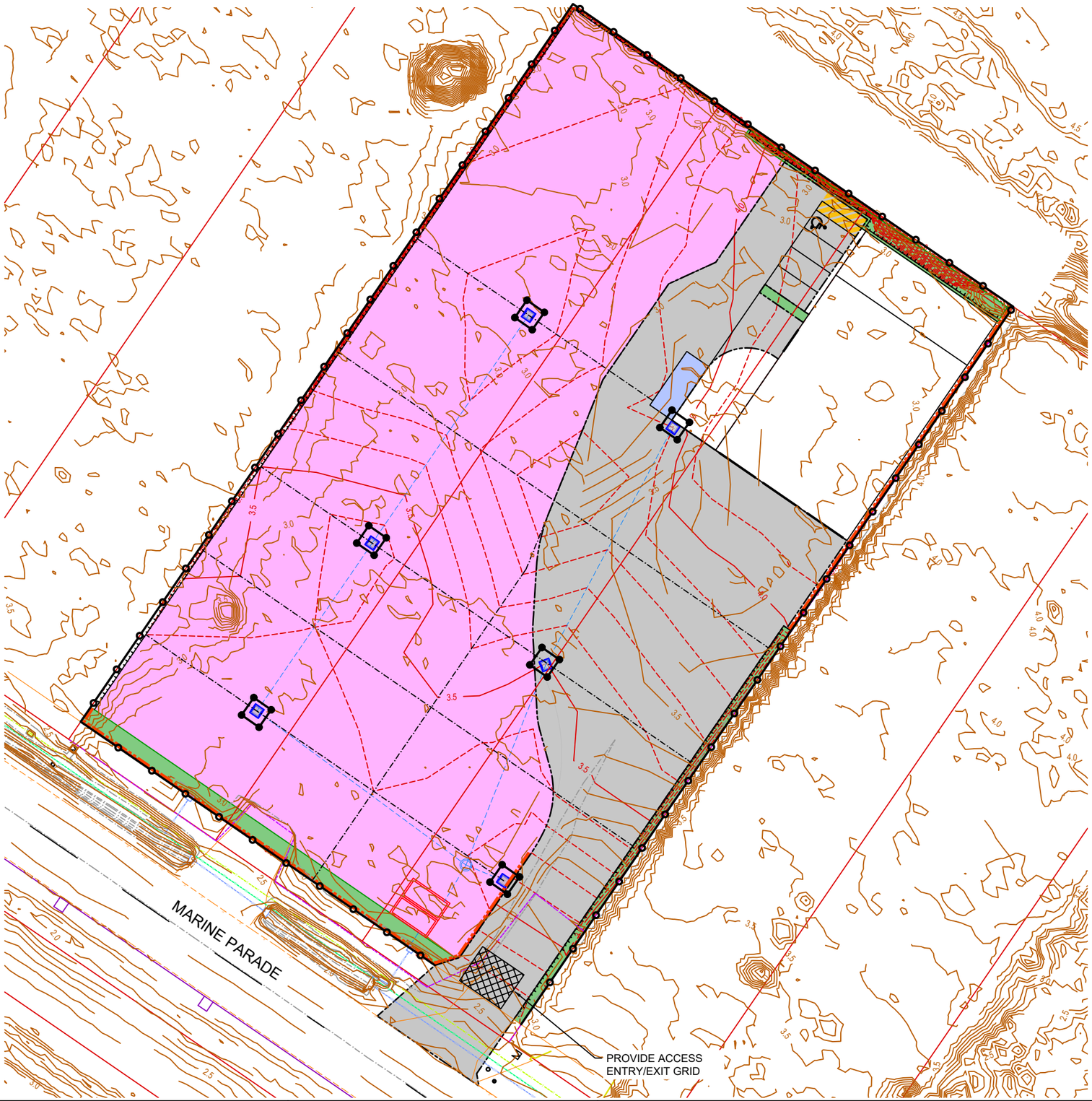


LEGEND

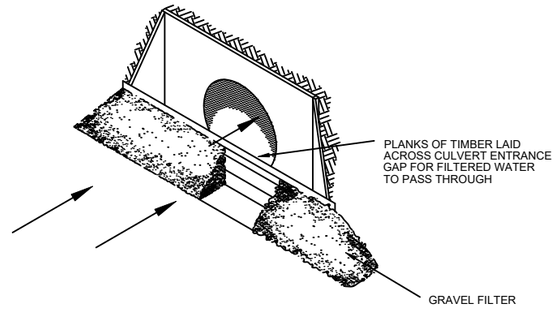
- STORMWATER DRAINAGE
- FINISHED SURFACE CONTOURS (36.0)
- GULLY BAGS
- SEDIMENT AND DIVERSION FENCE (TEMP)

NOTE

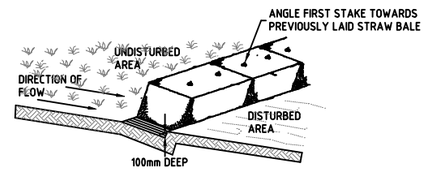
1. 600mm WIDE TURFING STRIP WITH FINGERS @ 5m CRS TO BE PLACED BEHIND ALL CONCRETE EDGE RESTRAINT.

EROSION CONTROL MEASURES

1. CONSTRUCT HESSIAN SILT FENCE AS SHOWN
2. STEEL PLATE TO BE PLACED OVER ALL INLET STRUCTURES UNATTENDED DURING CONSTRUCTION
3. STRAW BALES TO BE SECURELY PLACED UPSTREAM OF ALL INLET STRUCTURES DURING CONSTRUCTION. AGGREGATE FILLED GEOFABRIC SOCK TO BE USED DURING MAINTENANCE PERIOD
4. ALL DISTURBED AREAS STEEPER THAN 1 IN 4 TO BE STABILISED WITH "TERRA MAT" AS SPECIFIED
5. PLACE TEMPORARY SANDBAG BARRIER TO ROADS AT ALL LIMITS DURING CONSTRUCTION
6. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE MAINTAINED UNTIL "OFF MAINTENANCE"
7. GULLY INLET PROTECTION (FILTER SOCKS) TO BE INCORPORATED ONCE GULLY PITS ARE CONSTRUCTED.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL EROSION CONTROL ASSOCIATED (AUSTRALASIA) 2008'S "BEST PRACTICE EROSION AND SEDIMENT CONTROL FOR BUILDING AND CONSTRUCTION" AND TO BE CONTINUALLY REVIEWED ONSITE AS NEEDED AND/OR AS DIRECTED BY COUNCIL.



CULVERT INLET PROTECTION



STRAW BALES

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PROJECT
PROPOSED DA LAYOUT
9-15 MARINE ROAD, PINKENBA QLD
LOT 5 ON P 34770, LOT 6 ON P 34770 & LOT 7 ON P 34770

DRAWING TITLE
EROSION AND SEDIMENT CONTROL PLAN
POST CONSTRUCTION

SCALE
0 2.5 5.0 7.5 10 12.5 15m
SCALE 1:250 AT A1 SIZE

REGISTERED ENGINEER	DRAWN	DATE
FOR DMC QLD CONSULTING PTY LTD DIANA CAMPBELL RPEQ 4945 DATE xx.xx.2026	CMD	NOV'26
	DESIGNED	APPROVED
	CMD	DMC

DRAWING No. 24.114-DA-009
REV. 1

BCC DS
RECEIVED
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EROSION AND SEDIMENT CONTROL PROGRAM

1. THIS PROGRAM AND ASSOCIATED PLANS SHOULD BE READ IN CONJUNCTION WITH THE SITE MANAGEMENT SPECIFICATION INCORPORATED IN THE CONTRACT DOCUMENTS. THE PROVISIONS OF THE SPECIFICATION ARE TO BE STRICTLY ADHERED TO.
2. THE BASIC OBJECTIVES OF THE EROSION AND SEDIMENT CONTROL ARE:
   - I. IDENTIFY CRITICAL AREAS AND PROVIDE APPROPRIATE ATTENTION TO THOSE AREAS.
   - II. PLAN SITE LAYOUTS SO THAT ACCESS TO ALL REQUIRED DRAINAGE EROSION AND SEDIMENT CONTROL MEASURE IS MAINTAINED.
   - III. LIMIT EXPOSURE TIME BY PROGRAMMING TO MINIMISE THE AREA OF LAND EXPOSED TO POTENTIALLY ADVERSE WEATHER CONDITIONS AT ANY ONE TIME. I.E. PROGRESSIVELY CLEAR AND REVEGETATE.
   - IV. PROVIDE CONTROL MEASURES INCLUDING TEMPORARY AND PERMANENT DRAINAGE, EROSION AND SEDIMENT CONTROLS.
3. THE EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH BEST PRACTICE FOR EROSION AND SEDIMENT CONTROL, THE POLLUTION CONTROL MANUAL FOR URBAN STORMWATER MANAGEMENT, THE QUEENSLAND URBAN DRAINAGE MANUAL, AND THE SOIL EROSION AND SEDIMENT CONTROL - ENGINEERING GUIDELINES FOR QUEENSLAND (CURRENT EDITIONS).
4. CONSTRUCTION SEQUENCE THE CONSTRUCTION SEQUENCE WILL GENERALLY BE:
   - I. OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE SITE ESTABLISHMENTS.
   - II. HOLD A PRE-CONSTRUCTION CONFERENCE.
   - III. STABILISE ALL CONSTRUCTION ACCESS ROUTES AND ENTRY/EXIT POINTS.
   - IV. ESTABLISH SEDIMENT CONTROL STRUCTURES AND TEMPORARY DRAINAGE CONTROL MEASURES AS NECESSARY.
   - V. CARRY OUT BULK EARTHWORKS.
   - VI. MAINTAIN AND REPAIR DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES.
   - VII. REMOVE SEDIMENT CONTROL MEASURES WHEN THE SITE IS STABILISED. I.E. >70% GROUND COVER
   - VIII. THE CONTRACTOR SHALL PREPARE A SUPPLEMENTARY EROSION AND SEDIMENT CONTROL PLAN TO SUIT HIS/HER CONSTRUCTION METHODOLOGY, AND SUBMIT THIS PLAN FOR APPROVAL TO THE SUPERINTENDENT. IT SHOULD BE NOTED THAT ANY SIGNIFICANT VARIATION TO THIS PLAN MAY REQUIRE RESUBMISSION TO COUNCIL FOR APPROVAL. THE CLIENT SHALL NOT BE RESPONSIBLE FOR ANY SUCH ASSOCIATED DELAY.
5. ALL ESC DEVICES ARE TO BE INSPECTED WEEKLY, PRIOR TO EXPECTED AND AFTER RAINFALL ANY DAMAGE IS TO BE REPAIRED AS REQUIRED TO MAINTAIN THEIR EFFICACY.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL (ESC) MEASURE TO BE MAINTAINED AND FULLY OPERATIONAL DURING THE MAINTENANCE PERIOD AND ARE TO BE REMOVED AFTER THE SATISFACTORY COMPLETION OF AN OFF-MAINTENANCE INSPECTION BY COUNCIL AND PRIOR TO FORMAL ACCEPTANCE "OFF MAINTENANCE" BY COUNCIL.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR IS TO PROVIDE A DETAILED PROGRAM TO THE SUPERINTENDENT SHOWING THE TIMING FOR ALL WORKS ASSOCIATED WITH THE PROJECT, NOMINATING, IN PARTICULAR, THE PROGRAM FOR INSTALLATION OF SOIL AND EROSION CONTROL SYSTEMS.
8. EARTHWORKS SHALL BE CARRIED OUT IN SUCH A MANNER THAT THE SITE IS MAINTAINED IN A WELL DRAINED CONDITION, AREAS OF LOOSE SOIL ARE MINIMISED AND CONCENTRATIONS OF STORMWATER ARE MINIMISED. BULK EARTHWORKS WILL BE CARRIED OUT OVER THE ENTIRE SITE IN ONE STAGE.
9. A SHAKE DOWN AS DETAILED ON THE PLAN COMPRISING FREE DRAINAGE GRAVEL SHALL BE LOCATED ADJACENT TO THE POINT OF ACCESS WHERE VEHICLES CAN BE WASHED DOWN PRIOR TO EXIT TO THE STREET SYSTEM IF REQUIRED. THE WASH DOWN AREA SHALL BE KEPT FREE OF MUD.
10. FOR DETAILS OF ENTRY/EXIT SEDIMENT PAD REFER TO BEST PRACTICE EROSION & SEDIMENT CONTROL BOOK 1, PAGE 2.48, FIGURE 2.6.
11. SUPPLEMENTARY EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED AT THE DISCRETION OF THE SUPERINTENDENT.
12. SEDIMENTATION FENCES TO BE PLACED AS SHOWN. FOR DETAILS OF SEDIMENT FENCE REFER BEST PRACTICE EROSION & SEDIMENT CONTROL BOOK 1, PAGE 2.50, FIGURE 2.8.
13. WHERE SEDIMENT FENCES ARE SHOWN TO BE CONSTRUCTED IN AREAS OF SIGNIFICANT EARTHWORKS, ERECTION OF THE FENCE MAY BE DEFERRED UNTIL COMPLETION OF THE BULK EARTHWORKS, SUBJECT TO ABSENCE OF RAIN.

TREES

1. ENSURE COMPLIANCE WITH THE REQUIREMENTS OF AS4970 - TREES ON CONSTRUCTION SITES. THIS MAY REQUIRE CONSULTATION AND GUIDANCE FROM A CLASS V CERTIFIED ARBORIST AS TREES OUTSIDE THE IMMEDIATE WORK AREA MAY BE AFFECTED.

EROSION AND SEDIMENT CONTROL NOTES

1. NO DISTURBED AREA IS TO REMAIN DENUDED LONGER THAN 60 DAYS.
2. ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRUBBING OR ANY OTHER EARTHWORKS OR TRENCHING.
3. ALL STORMWATER, SEWER LINE AND SERVICES TRENCHES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 15 DAYS AFTER BACKFILL, NO MORE THAN 150 METRES ARE TO BE OPEN AT ANY ONE TIME.
4. ALL TEMPORARY EARTH BANKS, DIVERSIONS AND SEDIMENT DAM EMBANKMENTS ARE TO BE MACHINE-COMPACTED, SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 10 DAYS AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED.
5. ALL FILL EMBANKMENTS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END OF EACH DAYS OPERATION.
6. ALL CUT AND FILL BATTERS ARE TO BE SEEDED AND MULCHED WITHIN 10 DAYS OF COMPLETION OF GRADING.
7. ADDITIONAL SILT AND EROSION CONTROLS MAY BE REQUIRED AS ORDERED ON SITE BY THE SUPERVISING ENGINEER.
8. ALL CONTROLS ARE TO BE INSPECTED AFTER EACH STORM EVENT AND MAINTAINED AS REQUIRED. CONTROLS ARE TO BE MAINTAINED UNTIL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED OR UNTIL NO LONGER REQUIRED.

PHASE 1 - CLEARING AND BULK EARTHWORKS

CONSTRUCT AND MAINTAIN SILT FENCES, STRAW BALE TRAPS, ALLOTMENT DRAINAGE BANKS, CATCH DRAINS AND HYDROMULCHING WHICH CONTROL SEDIMENT AND EROSION DURING CLEARING AND BULK EARTHWORKS.

PHASE 2 - TRENCH EXCAVATION

CONSTRUCT AND MAINTAIN SILT FENCES, STRAW BALE TRAPS, ALLOTMENT DRAINAGE BANKS AND CATCH DRAINS WHICH CONTROL SEDIMENTATION AND EROSION DURING TRENCHING WORK.

PHASE 3 - PAVEMENT CONSTRUCTION

CONSTRUCT AND MAINTAIN SILT FENCES, STRAW BALE TRAPS, ALLOTMENT DRAINAGE BANKS, GULLY INLET PROTECTION, AND PIPE INLET/OUTLET PROTECTION WHICH CONTROL SEDIMENTATION AND EROSION DURING PAVEMENT CONSTRUCTION. SAND BAGGING TO BE PLACED ACROSS PAVEMENT TO CONTROL RUNOFF IN PAVEMENT BOXING AS DIRECTED ON SITE.

PHASE 4 - MAINTENANCE PERIOD

CONSTRUCT AND MAINTAIN CONTROLS AND VEGETATIVE TREATMENTS WHICH CONTROL SEDIMENTATION AND EROSION PRIOR TO THE ESTABLISHMENT OF GRASS COVER.
PROVIDE 600mm WIDE GRASS FILTER STRIPS BEHIND KERB AND CHANNEL.

NOTE: TURF TREATMENT IN CERTAIN AREAS BY LANDSCAPER. REFER TO LANDSCAPE DRAWING.

NOTE

ALL VEHICLES EXITING FROM THE SITE ARE TO BE CLEANED AND TREATED TO PREVENT MATERIAL BEING TRACKED OR DEPOSITED ONTO PUBLIC ROADS. IF MATERIAL IS ACCIDENTLY DEPOSITED ONTO PUBLIC ROADS IT SHALL BE REMOVED WITHOUT DELAY. IF THE SHAKEDOWN DEVICE PROVES TO BE INEFFECTIVE THE CONTRACTOR IS TO USE OTHERS MEANS TO PREVENT MATERIAL BEING DEPOSITED ONTO PUBLIC ROADS.

TOPSOIL

1. STRIP AND STOCKPILE AVAILABLE TOPSOIL (ASSUMED AVERAGE DEPTH 150mm) FROM ALL DISTURBED AREAS PRIOR TO BULK EARTHWORKS. GRADE EVENLY BETWEEN ALLOTMENT FINISHED SURFACE LEVELS AND ENSURE LOTS ARE FREE DRAINING.
2. MINIMUM SLOPE ACROSS ALLOTMENTS TO BE 1%.
3. ALL FOOTPATHS, BATTERS, AND EARTHWORKS AFFECTED ALLOTMENTS ARE TO BE TOPSOILED TO A MINIMUM DEPTH OF 150mm (LIGHTLY COMPACTED) AND TURFED WHERE SPECIFIED.

SEDIMENT FENCES

1. SEDIMENT FENCES TO BE PLACED AS SHOWN. SEDIMENT FENCED TO BE REPAIRED AND EXCESSIVE SEDIMENT DEPOSITS SHALL BE REMOVED ONCE CAPACITY FALLS BELOW 75%.
2. FOR DETAILS OF SEDIMENT FENCE REFER BEST PRACTICE EROSION & SEDIMENT CONTROL BOOK 1, PAGE 2.50, FIGURE 2.8.
3. SEDIMENT FENCES TO BE REPAIRED AS REQUIRED AND EXCESSIVE SEDIMENT DEPOSITS SHOULD BE REMOVED.
4. INSTALL KERB INLETS WITH GRAVEL RANGING FROM 50mm TO 75mm IN SIZE SHALL BE INSTALLED AT ALL COMPLETED INLETS. REFER IPWEAQ STANDARD DRAWING D-0041. THESE SHALL BE MAINTAINED IN A CLEAN CONDITION. IN THE EVENT OF HEAVY RAIN THEY SHALL BE REMOVED TO MINIMISE THE POTENTIAL FOR FLOODING.
5. CHECKS OF SILT CONTROL DEVICES ARE TO BE MADE WEEKLY, OR AFTER ANY SIGNIFICANT STORM EVENT TO ENSURE INTEGRITY AND PERFORMANCE.

TURFING

1. PROVIDE TURFING TO ENTIRE WIDTH OF ALL SWALES, FOOTPATHS, AND 1 IN 4 CUT AND FILL BATTERS.
2. FOOTPATH BATTERS ARE TO BE STABILISED WITH TOPSOIL (AND TURFED) AS SOON AS PRACTICAL AFTER THE BATTERS HAVE BEEN COMPLETED.

DURING CONSTRUCTION SEQUENCE:

1. TOPSOIL STOCKPILES SHALL BE LESS THAN 1m DEEP AND UNCOMPACTED. A SEDIMENTATION FENCE SHALL BE CONSTRUCTED ON THE D/S SIDE, OR THE STOCKPILE STABILISED WITH VEGETATION, MULCH, OR A SOIL STABILISER.
2. SEDIMENTATION FENCES TO BE PLACED AS SHOWN.
3. REGULARLY INSPECT BANKS AND REPAIR ANY SLUMPS, WHEEL TRACK DAMAGE OR LOSS OF FREEBOARD.
4. REMOVE SEDIMENT TO AVOID PONDING FROM CATCH DRAINS.
5. REMOVE EXCESSIVE SEDIMENT FROM UPSTREAM OF CHECK DAM.
6. ROAD RESERVE TO BE USED AS HAUL ROAD.
7. A CATCH DRAIN OR DIVERSION BANK IS TO BE PROVIDED ON THE TOP SIDE OF ALL CUTS, WITH DISCHARGE EITHER TO UNDISTURBED GRASS LANDS OR TO THE CROSS ROAD DRAINAGE.
8. SUPPLEMENTARY EROSION AND SEDIMENT CONTROL DEVISED MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.
9. WATER QUALITY SAMPLES MUST BE TAKEN AND ANALYSED PRIOR TO THE RELEASE OF ANY WATER FROM THE SEDIMENT POND. WATER QUALITY MUST SATISFY THE FOLLOWING CRITERIA: TSS<50MG/L PH BETWEEN 6.5 AND 8.5.
10. ALL WATER QUALITY DATA INCLUDING DATES OF RAINFALL, TESTING AND WATER RELEASE MUST BE MAINTAINED IN AN ON-SITE REGISTER. THIS REGISTER IS TO BE MAINTAINED FOR THE DURATION OF THE APPROVED WORKS AND BE AVAILABLE ON SITE FOR INSPECTION BY COUNCIL OFFICERS ON REQUEST.
11. EXPOSED AREAS ON LOTS ARE TO BE SEEDED AND MULCHED (E.G. HYDROMULCHED). MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2.5T/HA. ALTERNATIVELY THEY SHALL BE DRILL-SEEDED AND IRRIGATED SO AS TO ENSURE >70% GROUND COVER WITHIN 14 DAYS FROM NOVEMBER TO APRIL, OR 30 DAYS FROM MAY TO OCTOBER.

FOLLOWING CONSTRUCTION:

1. SEDIMENTATION FENCES TO BE MAINTAINED UNTIL TURFING IS COMPLETED.
2. SEDIMENT BASINS TO BE CHECKED AFTER EVERY SIGNIFICANT STORM AND DESILTED ONCE THE SETTLEMENT LIMIT HAS BEEN REACHED.

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1	03.11.26	DEVELOPMENT APPROVAL ISSUE

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DA REF:

CLIENT
BONUS ENTERPRISES TRUST

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LOT 5 ON P 34770, LOT 6 ON P 34770 & LOT 7 ON P 34770

DRAWING TITLE
EROSION AND SEDIMENT CONTROL NOTES

SCALE

REGISTERED ENGINEER
FOR DMC QLD CONSULTING PTY LTD
DIANA CAMPBELL
RPEQ 4945
DATE xx.xx.2026

DRAWN	DATE
CMD	NOV'26

DESIGNED	APPROVED
CMD	DMC

DRAWING No. 24.114-DA-010
REV. 1

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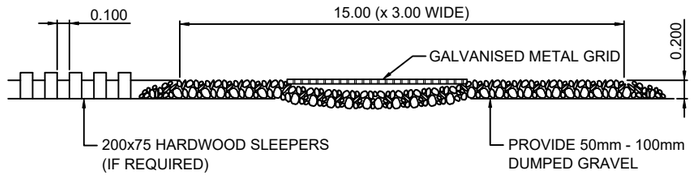

SITE ACCESS POINT SHAKEDOWN FACILITY
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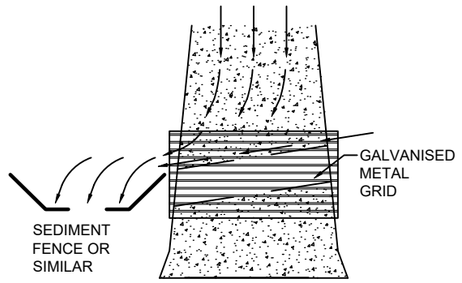

SITE ACCESS POINT ENTRY/EXIT PAD
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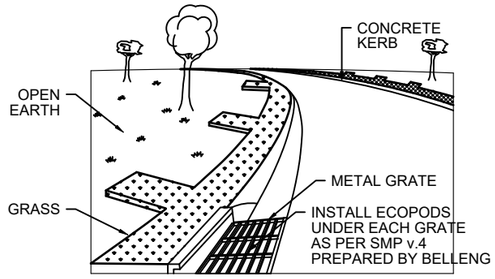

TURF STRIP DETAIL
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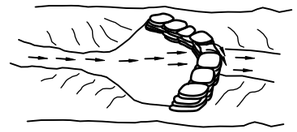

SANDBAG CHECK DAM
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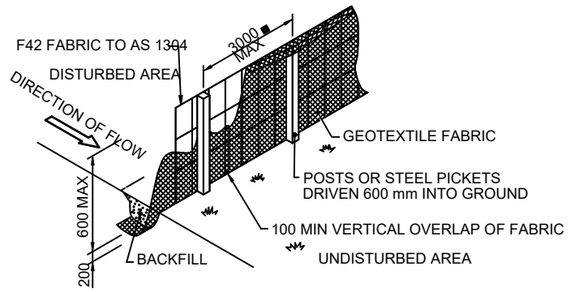

SEDIMENT FENCE
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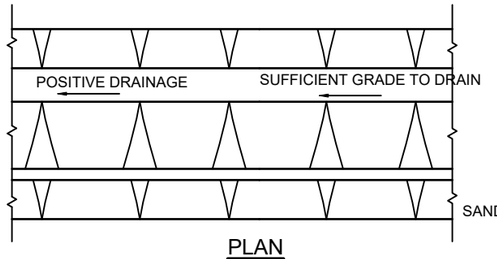

PLAN VIEW
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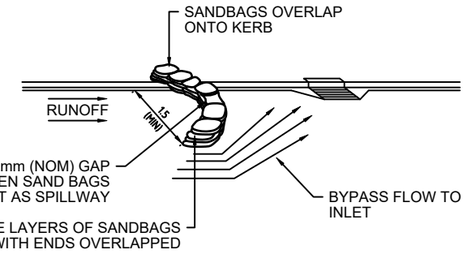

ON GRADE GULLY INLET
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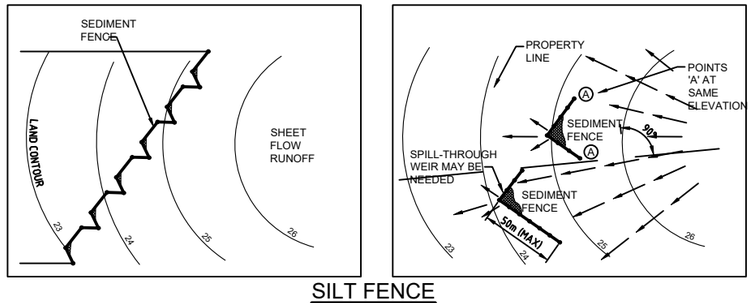

SILT FENCE DETAILS
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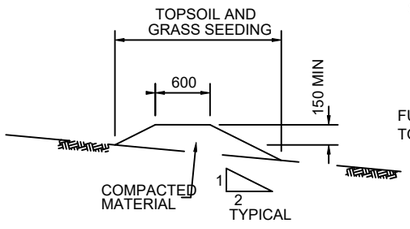

DIVERSION DRAINAGE BANK
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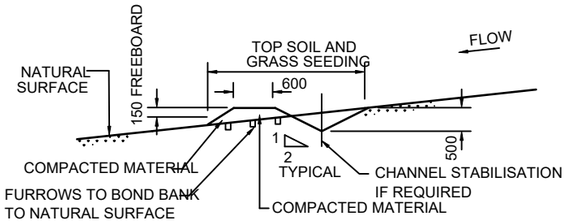

PLACE FILTER FABRIC ACROSS DRAIN AT 30m MAXIMUM INTERVALS AND AT OUTLET OF DRAIN, OR AS REQUIRED TO CONTROL SEDIMENT MOVEMENT ALONG DRAIN.

CATCHMENT DRAIN
N.T.S.

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SCALE

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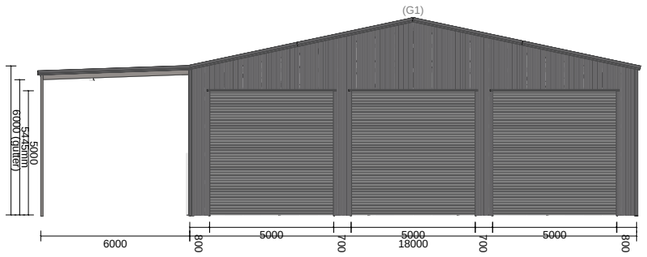
(G1)



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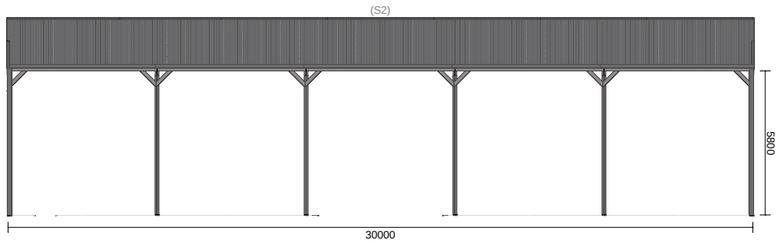

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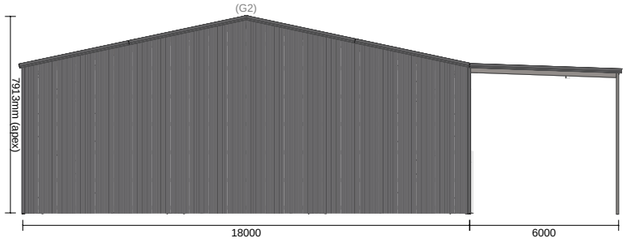

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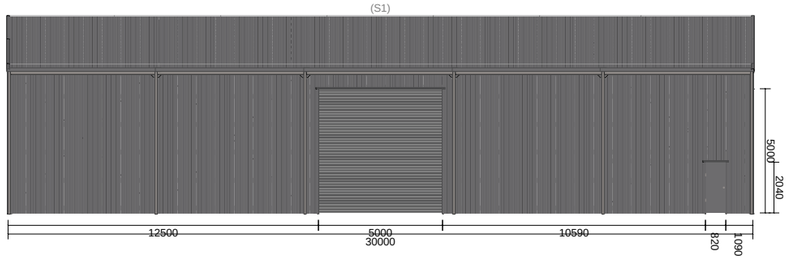

Colours and Cladding

Location	Value
Roof	Basal Trimclad 0.42BMT High Tensile
Trim	Basal
Gutter Type	Square
Walls	Basal Trimclad 0.42BMT High Tensile
Roller Doors	Basal
Windows / SG Doors	
Metal Pa Doors	Basal
Roof Pitch	12

General Notes

1. These notes are to be read in conjunction with other relevant drawings and specifications. Any discrepancy to be referred to the Engineer.
2. All dimensions are to be checked on site before work starts. Variations to be confirmed and agreed. Dimensions shall not be obtained by scaling the drawings.

Steelwork

1. Cold formed steel sections of 1.2mm thickness or less shall have a minimum yield stress of 500MPa and 450MPa for greater thickness.
2. Cold formed girts and purlins shall be Lysaght, Stramit, Mecano or equivalent sizes, and sections properties. Fabrication shall comply with all manufacturer's catalogue and manuals conforming to 4600:2018, The Cold Formed Steel Structures Code.
3. All M16 bolts shall be 8.8/S, 830MPa Minimum Tensile Strength to AS1252 and all M12 bolts shall be 4.6/S, 400MPa Minimum Tensile Strength to AS1111.
4. Steel flat bars, angular bars, universal beams/columns shall be Grade 250 to AS3679, with a 410MPa Minimum Tensile Strength.
5. RHS and SHS shall be as indicated in the drawing to comply with AS1163 and AS4100
   - Tru Blu, Big Blu with 350MPa minimum yield strength
   - Greens Tuf with 450MPa minimum yield strength.
6. Roof, wall, sway braces and fly braces shall be as shown in the drawing, or to manufacturer's manuals.
7. All weldments shall be 6mm fillet minimum and to receive an appropriate coat of anti-corrosive paint before any final finish coating is applied.
8. Stability of the structure during construction is the Builder's responsibility. Provide suitable temporary bracing as needed.

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Proposed Structure For:
James Schulz
Located At:
5 Marine Road, Pinkenba
QLD 4008

DWG NO: UdoY-090725-0-1 Sheet 1 of 7
JOB-REF: Schulz Date: 09/07/2025

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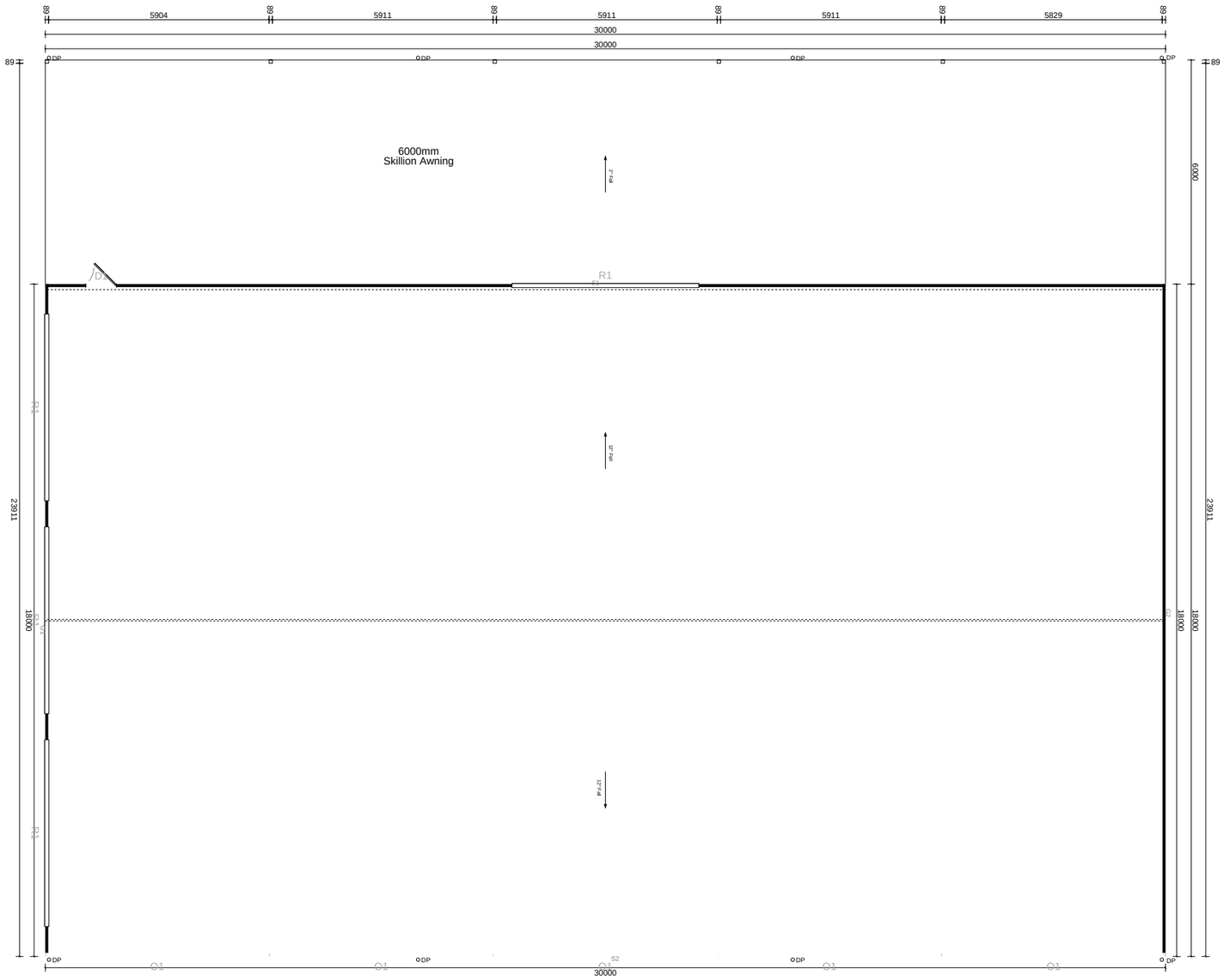

Accessory Schedule

Type	Qty	Details
Roller Doors	4	R1 - 5000x5000
Openings	5	O1 - 5800x6000
PA Doors	1	D1 - 2040x820

Earthwork

1. All vegetation, roots, top soil and unsuitable materials within the building area shall be stripped as required. Approved filling materials shall be evenly spread and adequately compacted to 90% SRD. Approximate soil bearing capacity shall be at least 100KPa. Client is advised to obtain Engineer's soil report, or local Council advice with regards to the soil condition of the site. Concrete sizes are based on "M" or "S" soil types. Footings founded on natural stiff ground.
2. Base course to slab shall be as shown in the drawing.
3. Site drainage shall be maintained at all times before and after construction, to prevent increase in moisture content in the supporting soil for foundation, slab and other components on ground. Water down pipe shall be extended at least 1.0m away from the edge of ground beam/slab towards a drain out.
4. Termite soil poisoning under the slab shall be applied to AS3660.1:2014, if required by Local Authority.
5. Owner of the building is advised to obtain a copy of "Guide to Home Owners On Foundation Maintenance And Footing Performance"

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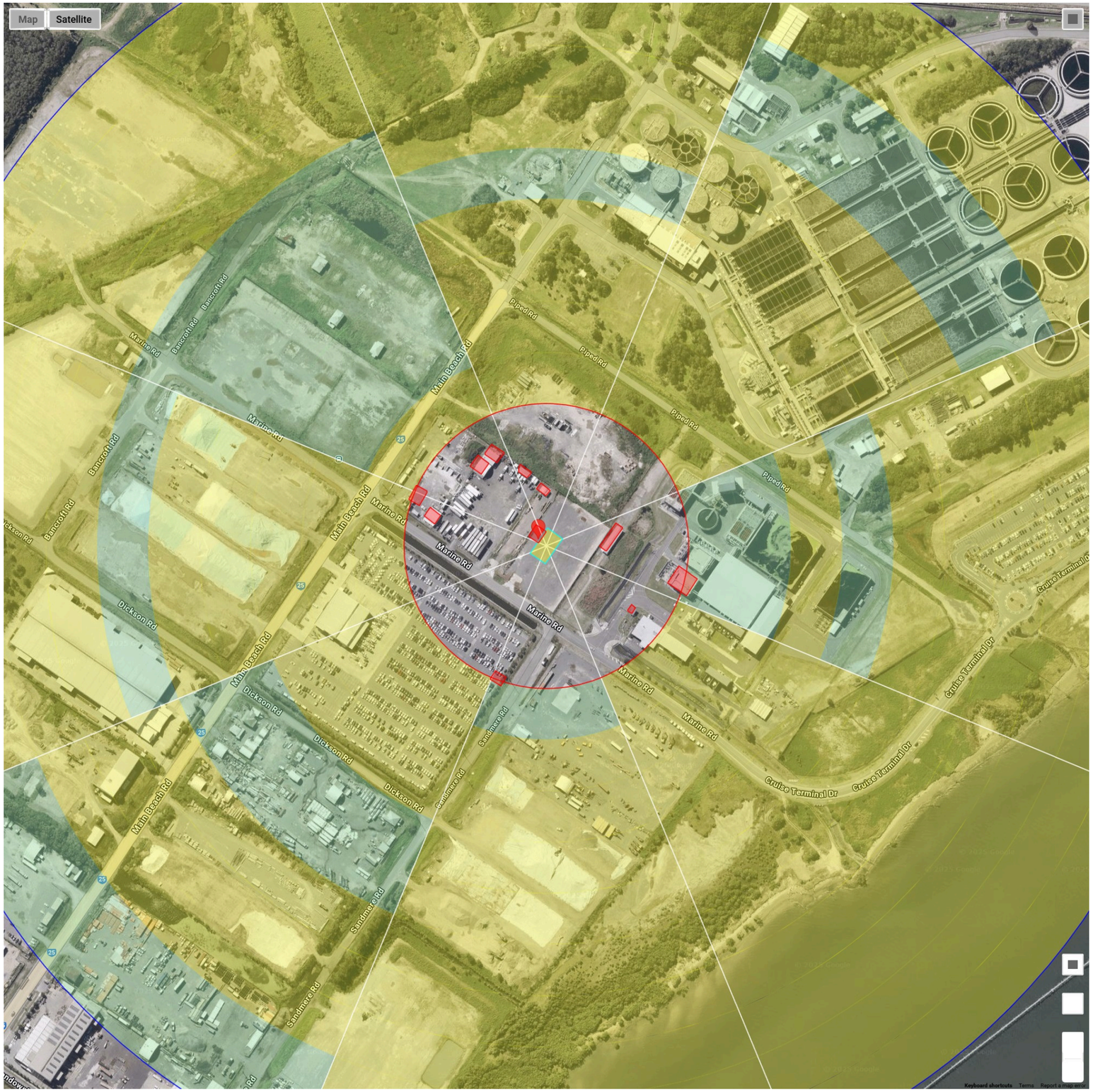

Wind Speed Parameters

Spec	Value
Importance Level	2
ARI	500
Structure Location	-27.383601871012, 153.14576077597
Ultimate Wind Speed	57 m/s
Climate Change Multiplier	1
Critical Direction	s
Direction Multiplier	0.95
Terrain Category	2.05
Terrain Multiplier	0.906
Shielding Multiplier	1
Topography Multiplier	1
Gust Wind Speed	49.1

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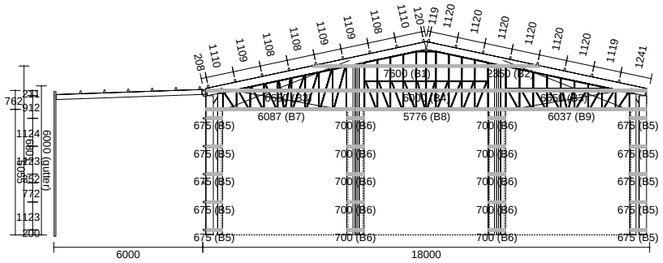
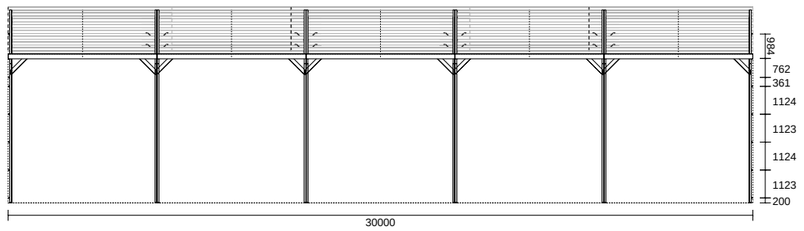
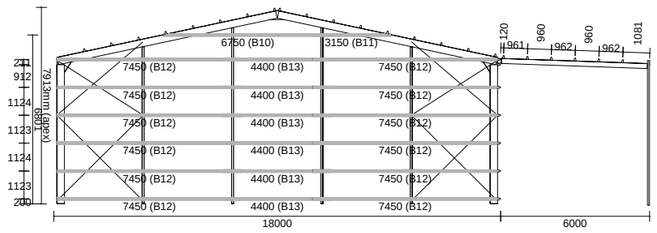
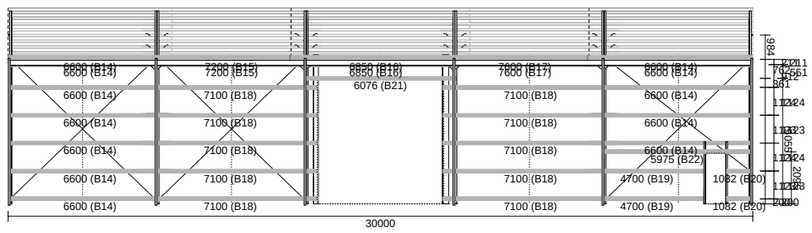






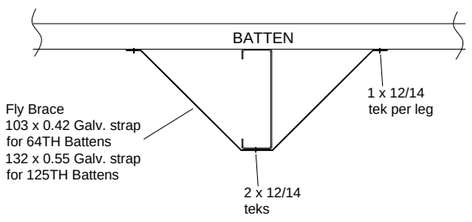


Member Schedule

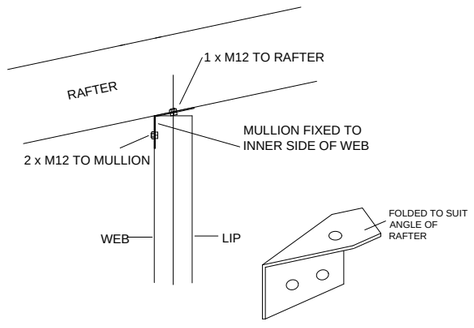
description	value
Mid Portals	C-SECTION: 300x75x2.4 (back to back)
End Portals	C-SECTION: 300x75x2.4
End Mullions	C-SECTION: 250x75x2.4
Wall Battens	TOP HAT: 125x0.95 - Lapped 1200
End Wall Battens	TOP HAT: 64x0.95 - Lapped 750
Wall Batten Spacing	1200
Wall Bracing	STRAP: 30x1
Wall Brace Fixing	2 x 12-14x20 Tek

Awning (Side: S1) Member Schedule

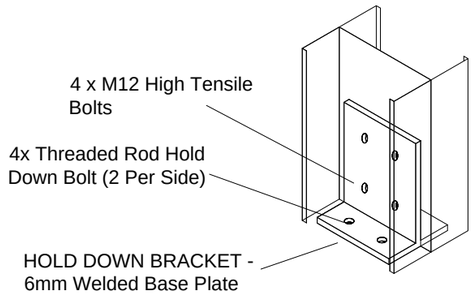
description	value
Rafters	C-SECTION: 200x75x2.4
Posts	RHS: 89x89x5
Post Hold-Down	M12 x 100 Screw bolt
Roof Purlins	TOP HAT: 125x0.95 - Lapped 1250
Fascia	C-SECTION: 200x75x1.5



FLY BRACE DETAIL



MULLION CONNECTION



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DWG NO: UdoY-090725-0-1 Sheet 4 of 7
JOB-REF: Schulz Date: 09/07/2025

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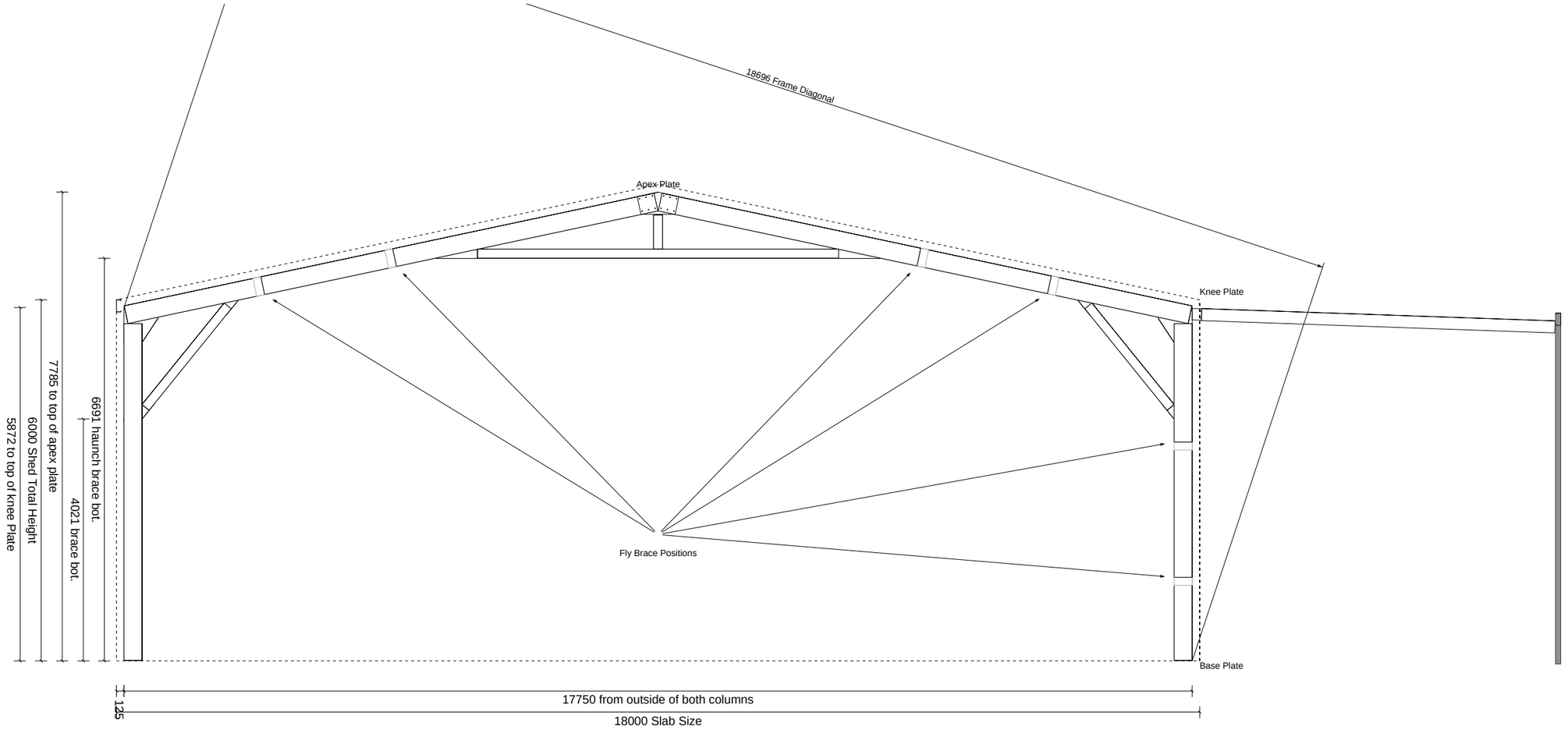

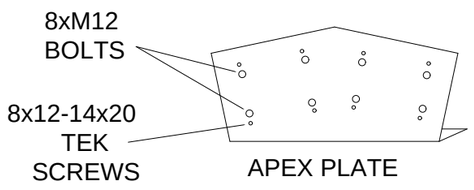

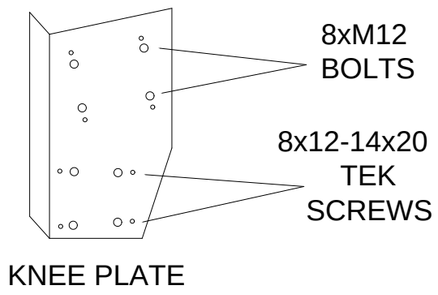

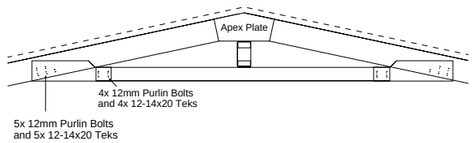

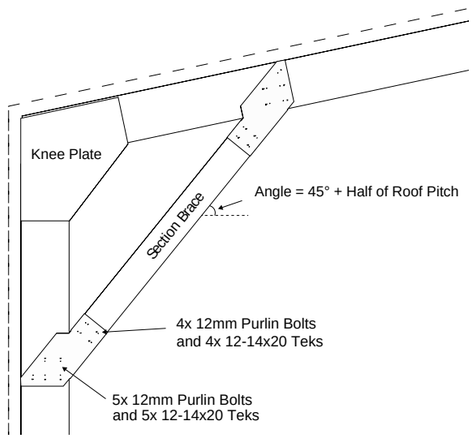

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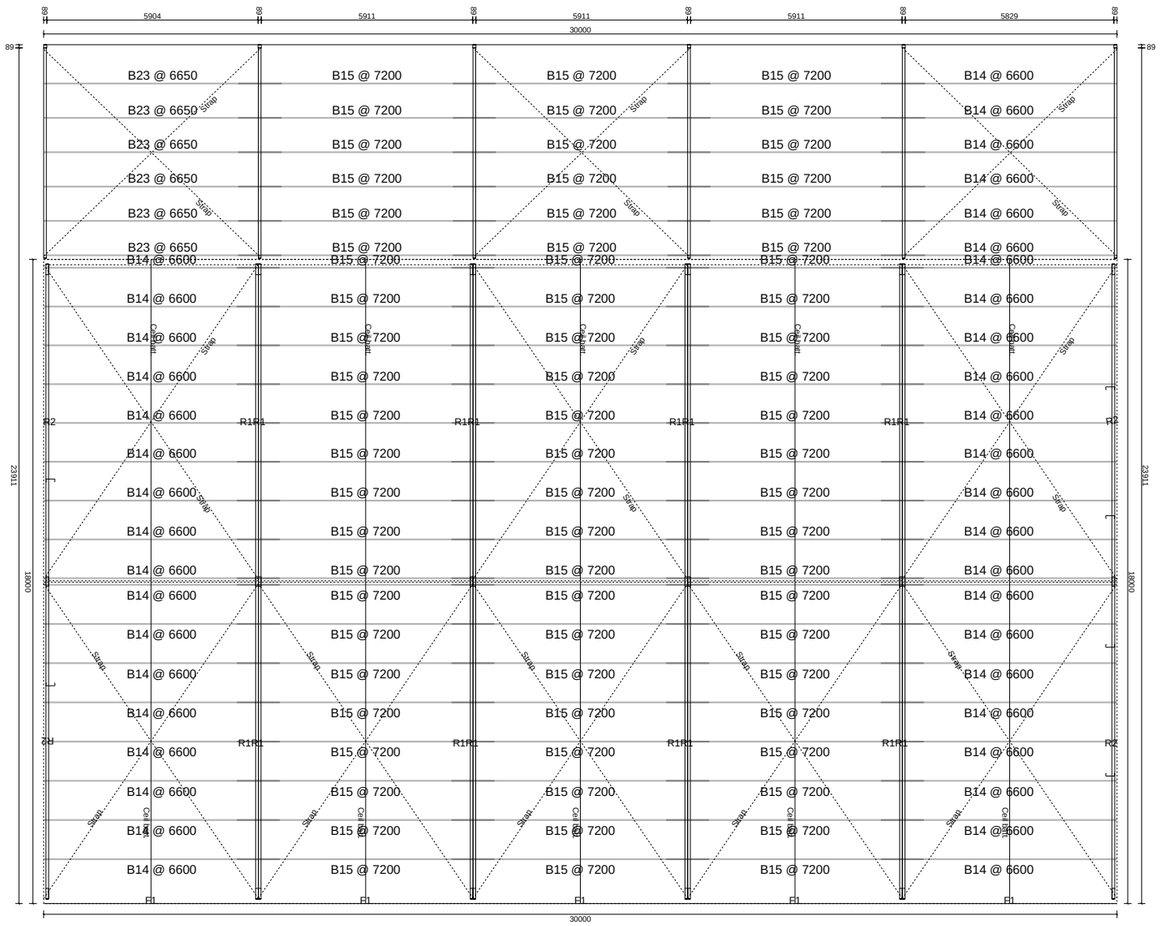
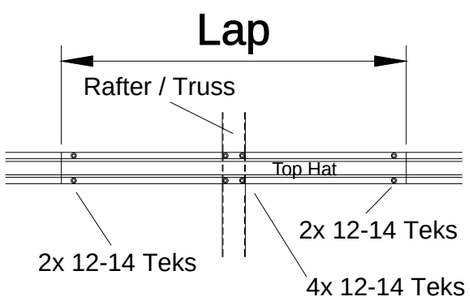


Member Schedule

description	value
Roof Purlin	TOP HAT: 125x0.95 - Lapped 1200
Roof Purlin Spacing	1150
Roof Bracing	STRAP: 30x1
Roof Brace Fixing	2 x 12-14x20 Tek



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Proposed Structure For:
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Located At:
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DWG NO: UdoY-090725-0-1 Sheet 6 of 7
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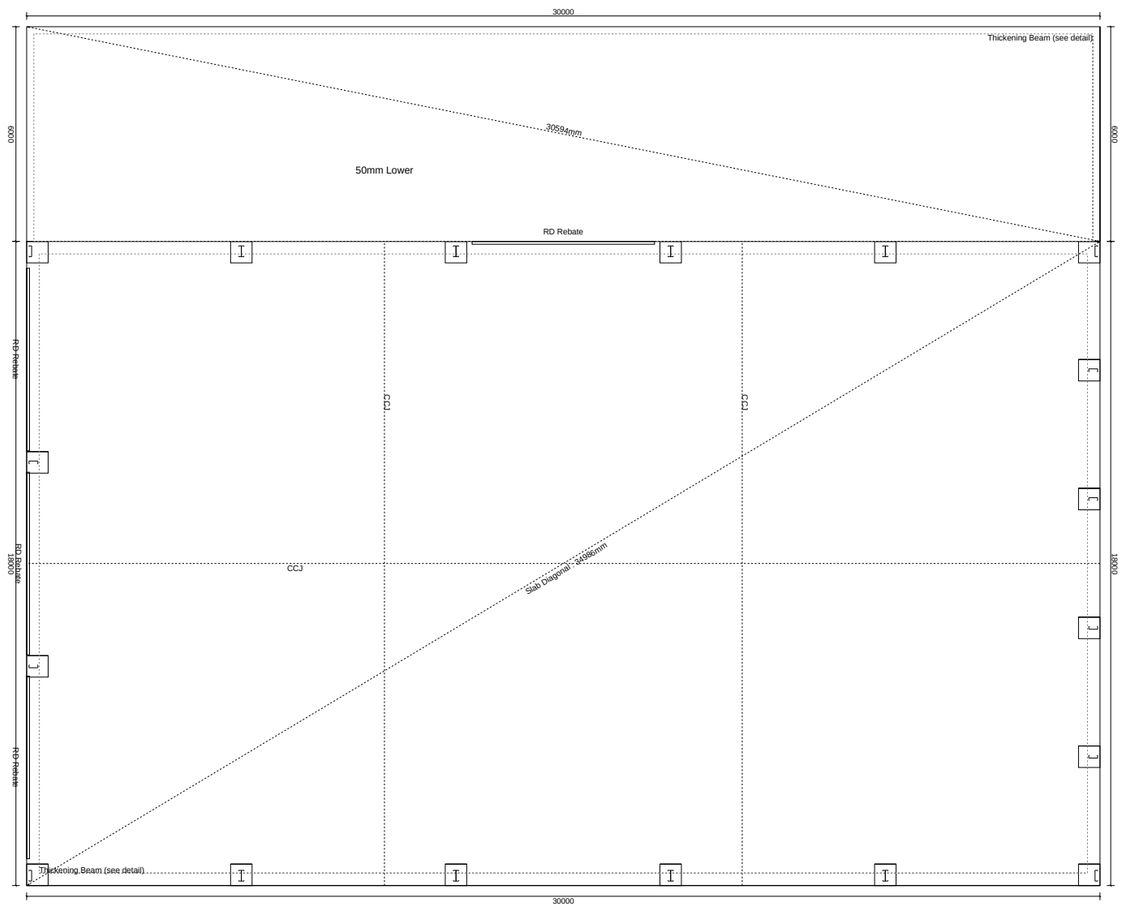


Slab Specs

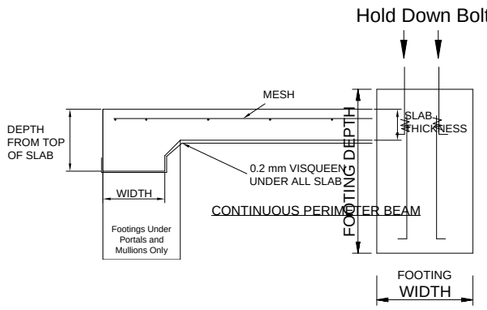
description	value
For Up to 5 Tonne GVM Vehicles:	SL72 Mesh, 100mm Thick
Perimeter Beam	Width: 350, Depth: 350
Column/Mullion Footing (with slab)	Size: 600 x 600, Depth: 1200
Column/Mullion Footing (no slab)	Size: 600 x 600, Depth: 1500
'Portal A' Hold Down Length	600
'Portal B' Hold Down Length	600
Awning (Side: S1) Footing Size	9999 x 9999

Steelwork

1. Reinforcing round bars shall be as indicated in the drawing.
   · Low strength plain bars to AS4671-250R, Marked "R"
   · Low strength deformed bars to AS4671-250Y, marked "S"
   · High strength deformed bars to AS4671-400Y, marked "Y"
2. Wire mesh reinforcement for concrete slab shall be SL72 with 30mm top cover for light loading & SL82 for heavier.

Concrete Work

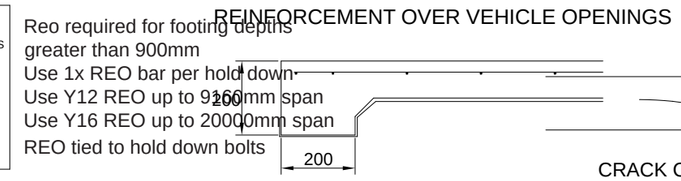
1. Concrete for footing shall be 20MPa and 25MPa for slab, minimum compressive strength at 28th day with 20mm maximum aggregate size. At concrete pouring, slump shall be from 60mm to 100mm dependent from site conditions and shall be vibrated by an approved method. Curing of concrete shall be done just after initial set for 3 to 7 days continuous.
2. All crack control joints shall be 6mm wide x 20mm deep saw cut. 12200 Maximum centres.
3. Reinforcement shall be aligned correctly using approved spacers.
4. Prior to concrete pour, Builder shall comply to all Council requirements, seek advice and perform the best building practice.5. Concrete sizes are based on "M" or "S" soil types. Footings founded on natural stiff ground.';6. Builder/Owner to Comply With CSIRO Publication 'Foundation Maintenance and Footing Performance';



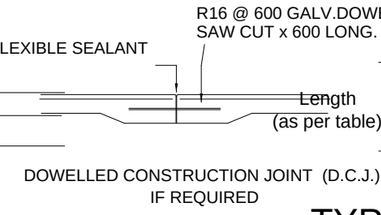
FOOTING WITHOUT SLAB

Hold Down Bolts

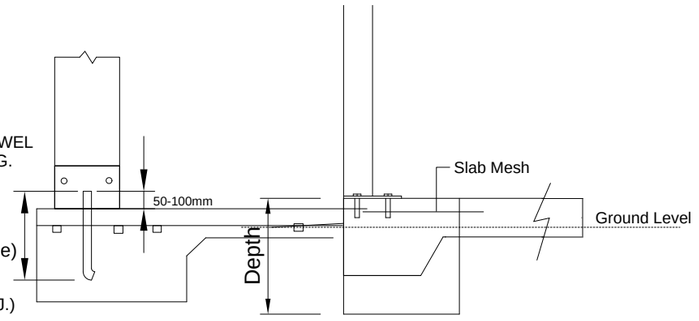
Reo required for footing depths
greater than 900mm
Use 1x REO bar per hold down
Use Y12 REO up to 9160mm span
Use Y16 REO up to 20000mm span
REO tied to hold down bolts



CRACK CONTROL JOINT - CCJ



DOWELLED CONSTRUCTION JOINT (D.C.J.) IF REQUIRED



TYPICAL HOLD DOWN DETAIL

Post Bolt onto slab Only

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