HINCHINBROOK SHIRE COUNCIL

Your Ref: STP23-1895
Our Ref: BE:AG OPW24-0003

24 September 2024

Rosel Sherwood
C/-STP Consultants Pty Ltd
Level 3
382 Sturt Street
TOWNSVILLE QLD 4810

nathanp@stpconsultants.com.au

Dear Sir

Decision Notice
Operational Works – Civil Works and Stormwater Management
11-17 Palm Avenue Ingham (Lot 201 on SP339985)
Planning Act 2016

Receipt of your application made on Thursday 27 June 2024, for Operational Works (Civil Works and Stormwater Management) relating to the approved Material Change of Use (MCU23-0008) at 11-17 Palm Avenue Ingham, described as Lot 201 on SP339985, is acknowledged and its contents noted.

Your application was assessed by relevant staff and considered by Council at its General Meeting held on Tuesday 24 September 2024.

Council resolved to approve the proposed Development Application for Operational Works (Civil Works and Stormwater Management), subject to conditions as set out in the attached Decision Notice. Please see the enclosed Decision Notice.

This Notice outlines aspects of the development's conditions of approval, currency period, approved plans, referral agency response (if any) and includes extracts from the *Planning Act 2016* with respect to making representations about conditions, negotiated decisions, suspension of the appeal period and lodging an appeal, should you wish to do so.

Should you require any further information or clarification concerning this matter, please contact Council's Planning and Development Team on 4776 4600 for the necessary assistance.

Yours sincerely

Brett Exelby
Director Corporate and Community Services

Encl - Decision Notice

HINCHINBROOK SHIRE COUNCIL

DECISION NOTICE

OPW24-0003

24 September 2024

SECTION 83 OF *PLANNING ACT 2016*

APPLICATION DETAILS

This Referral Agency Response relates to the below Development Application:

Application Number	OPW24-0003
Property ID Number	107526
Applicant Details	Nathan Periyathambi Rosel Sherwood C/-STP Consultants Pty Ltd Level 3 382 Sturt Street TOWNSVILLE QLD 4810
Owner Details	Hinchinbrook Community Support Centre Inc 71 Townsville Road INGHAM QLD 4850
Property Description	11-17 Palm Avenue Ingham – Lot 201 on SP339985
Proposal	Operational Works – Civil Works and Stormwater Management
Level of Assessment	Code Assessment

DECISION

The information below outlines the specifics of the Referral Agency Response:

Decision	The application was **approved** subject to conditions.
Decision Date	24 September 2024
Decision Type	Development Permit
Deemed Approval	The Development Permit is not a deemed approval under Section 64 of the *Planning Act 2016*.
Assessment Instrument	*Hinchinbrook Shire Planning Scheme 2017*
Submissions	Not Applicable

CONDITIONS OF APPROVAL

The conditions of approval are set out in the Conditions of Approval. The conditions are identified to indicate whether the Assessment Manager or Referral Agency imposed them.

REFERRAL AGENCIES

The application did not require a referral to an external State Assessment Referral Agency.

FURTHER APPROVALS REQUIRED

This approval does not authorise any works within Council's Road Reserve (e.g., new/additional access, repair/modification to existing access or works to footpaths). If this is required as part of your development proposal, an application will need to be lodged with Council or other relevant authority.

INFRASTRUCTURE CHARGES

Infrastructure Charges are not applicable to this application.

RIGHTS OF APPEAL

The rights of an applicant to appeal to 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*. 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*).

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; and
- A deemed refusal of the Development Application.

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

APPROVAL CURRENCY PERIOD

Pursuant to Section 85 of the *Planning Act 2016*, the Development Approval will lapse two years after the approval starts to have effect, unless otherwise conditioned.

APPROVED PLANS AND SPECIFICATIONS

The development must be carried out in accordance with the approved plans, specifications and/or drawings, along with the requirements of all relevant laws. Any deviation must have prior approval from the Chief Executive Officer.

Copies of the approved plans, specifications and/or drawings are attached.

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with Section 63(5) and Section 83(7) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a Development Application.

The purpose of this Notice is to enable a public understanding of the reasons for the planning decision, specially having regard to:

- The relevant part of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- Any other information documents or other material Council was either required to, or able to, consider in its assessment.

All terms used in this Notice have the meaning given to them in the *Planning Act 2016*.

The proposed development is considered to be consistent with the relevant overall outcomes and assessment benchmarks of the *Hinchinbrook Shire Planning Scheme 2017*, in particular:

- The application has been approved as it is considered to meet, or have the ability to meet the requirements of the relevant aspects of the *Hinchinbrook Shire Planning Scheme 2017*; and
- Conditions of Approval have been included to ensure that compliance with the *Hinchinbrook Shire Planning Scheme 2017*.

Should you require any further information or clarification concerning this matter, please contact Council's Planning and Development Team on 4776 4600 for the necessary assistance.

CONDITION	TIMING
(1) Administration The applicant is responsible to ensure the approved development is carried out and complies with the following relevant requirements: (a) The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports; (b) The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards; and (c) The Conditions of Approval, the requirements of Council's Planning Scheme and best practice engineering.	At all times

CONDITION	TIMING
(2) Approved Plans (a) The development and use of the site is to be generally in accordance with the following plans that are to be the Approved Plans of Development, except as altered by any other Condition of Approval; and	At all times

Plan / Document Name	Number	Date
Project Notes (Sheet 1)	C101 Rev B	18.06.24
Project Notes (Sheet 2)	C102 Rev B	18.06.24
Demolition Plan	C103 Rev B	18.06.24
General Arrangement Layout Plan	C104 Rev D	07.08.24
Site Sections (Sheet 1)	C105 Rev C	18.06.24
Site Sections (Sheet 2)	C106 Rev B	18.06.24
Site Sections (Sheet 3)	C107 Rev B	18.06.24
Site Sections (Sheet 4)	C108 Rev B	18.06.24
Earthworks Stripping Plan	C301 Rev B	18.06.24
Earthworks Management Plan	C302 Rev D	07.08.24
Finished Levels (Sheet 1)	C401 Rev D	07.08.24
Finished Levels (Sheet 2)	C402 Rev C	18.06.24
Concrete Jointing Plan (Sheet 1)	C403 Rev C	18.06.24
Concrete Jointing Plan (Sheet 2)	C404 Rev C	18.06.24
Stormwater Drainage Layout Plan	C501 Rev C	18.06.24
Stormwater Longitudinal Sections	C502 Rev B	18.06.24
Stormwater Data Table	C503 Rev B	18.06.24
Miscellaneous Details (Sheet 1)	C801 Rev B	18.06.24
Miscellaneous Details (Sheet 2)	C802 Rev C	18.06.24
Miscellaneous Details (Sheet 3)	C803 Rev C	07.08.24
Safety in Design	C804 Rev B	18.06.24
Build Over Sewer Details	C805 Rev A	07.08.24

(b) Where there is any conflict between the conditions of this approval and the details shown on the approved plan and documents, the Conditions of Approval prevail.

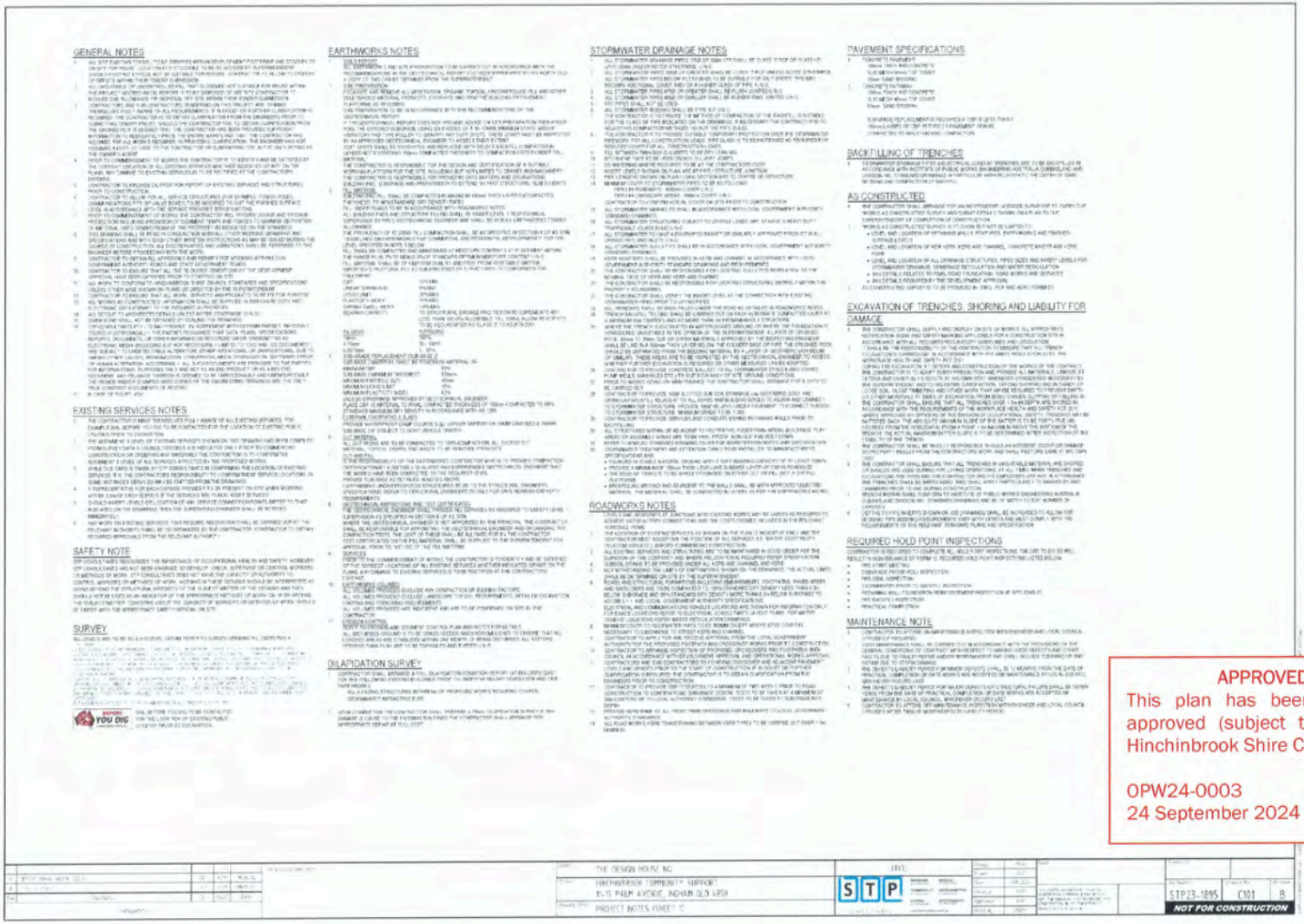
CONDITION	TIMING
(3) Private plumbing and drainage infrastructure All internal plumbing and drainage infrastructure (including any sewerage lines identified on approved plans) contained within the lot boundaries of this development site must be private infrastructure and must not become an asset of Council. An internal inspection pit must be installed inside the property boundary between the development and its connection to Council's sewerage infrastructure.	As stated
(4) Damage to Infrastructure and Land In the event that any part of Council's Infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced by Council, at no cost to Council. Note: Construction works include any works that may impact on existing infrastructure such as, but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, site filling, stockpiling of materials and installation of erosion and sediment control measures.	At all times
(5) RPEQ Certification of Works Within 20 business days of the completion of the work, provide RPEQ certification to Council that confirms that all works have been constructed in accordance with the certified drawings.	At Completion of works
(6) Hold and Witness Point Inspections Hold and Witness Point inspections must be arranged and confirmed with Council's Development and Regulatory Services Team as part of the Pre-Start meeting. The Developer or their Contractor must contact Council's Development and Regulatory Services Team to arrange a mutually convenient time to conduct the inspection.	As stated
(7) Construction Management Plan A Construction Management Plan must be prepared and submitted to Council. The Construction Management Plan must address all activities/operations associated with the construction including: (a) Hours of construction; (b) Location(s) of construction access; (c) Parking of vehicles (including construction site employees and delivery vehicles); (d) Traffic management and control (including loading and unloading); (e) On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; (f) Tree protection management; (g) Site safety and security after hours to prevent public entry; and (h) Location and details of construction signage including any signage that is to be illuminated. The Construction Management Plan must be provided to Council and made available to all onsite workers at all times. The Construction Management Plan must be implemented at all times for the duration of approved work.	Prior to Commencement of Work

CONDITION	TIMING
(8) Approved Hours of Work Work involving the operation of construction plant and equipment of any description, must only be carried out on site during the following times: (a) 6:00am to 6:00pm, Monday to Friday; (b) 7:00am to 1:00pm Saturdays; (c) No work is permitted on Sundays or Public Holidays. Any variations to the above working hours must be authorised by Council prior to the commencement of such work.	As stated
(9) Transportation of Materials Transportation of fill or spoil to and from the land must not occur: (a) Before 7:00am or after 6:00pm Monday to Friday; (b) Before 7:00am or after 1:00pm Saturday; or (c) On Sunday or a Public Holiday.	As stated
(10) Stockpiling of Material Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of work on the land.	As stated
(11) Construction Dust and Air Pollutants Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the land and must not cause a nuisance to surrounding properties in accordance with the requirements of the Environmental Protection Act 1994 (Qld).	As stated
(12) Site Based Stormwater Management Plan Provide a Site Based Stormwater Management Plan (SBSMP) and associated amended design which details a stormwater point of discharge. This document is required to report on the stormwater quantity and quality management required for the land, and must focus on, but not be limited to, the following: (a) Nominate best practice site management procedures to control the severity and extent of soil erosion and pollutant transport and other water quality issues that may arise during the construction phase and post-construction phase; and (b) Nominate requirements for ongoing post- construction management (inclusive of responsibility) of any drainage channel located along the rear boundary of the land. All works must be carried out in accordance with the approved plan(s).	Prior to Commencement of Work
(13) Structural Certification for Retaining Wall All retaining walls or structures higher than 1m must be structurally certified. Where the profile or height of the wall is redesigned during structural certification, amended plan(s) must be approved by Council.	Prior to the Issue of a Works Acceptance Certificate

HINCHINBROOK SHIRE COUNCIL

APPROVED PLANS

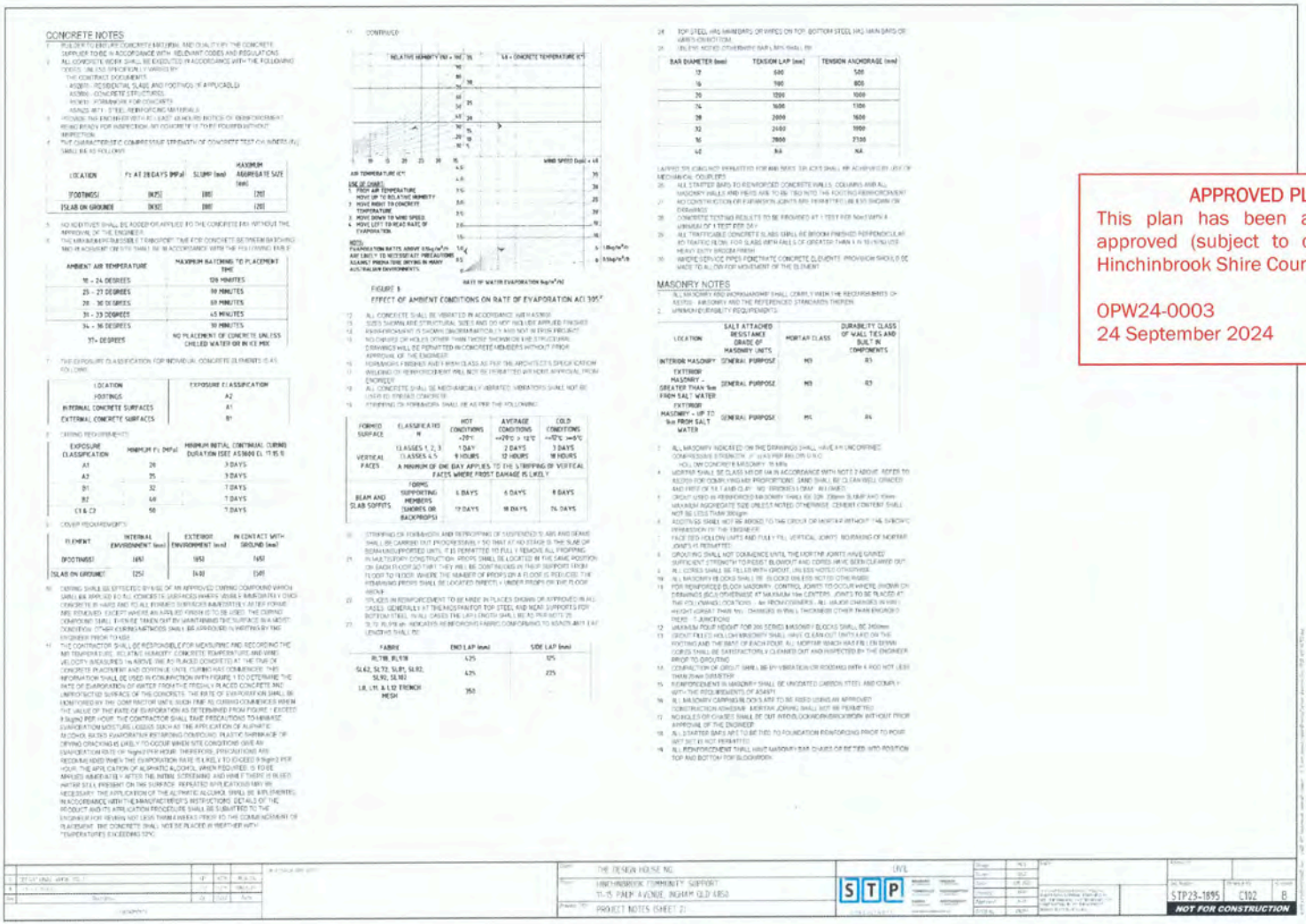
OPW24-0003



APPROVED PLAN

This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

OPW24-0003
24 September 2024



CONCRETE NOTES

1. BUILDER TO ENSURE CONCRETE MATERIAL AND QUALITY BY THE CONCRETE SUPPLIER TO BE IN ACCORDANCE WITH RELEVANT CODES AND REGULATIONS
2. ALL CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE FOLLOWING CODES, UNLESS SPECIFICALLY VARIED BY:
   - THE CONTRACT DOCUMENTS
   - AS2870 - RESIDENTIAL SLABS AND FOOTINGS (IF APPLICABLE)
   - AS3600 - CONCRETE STRUCTURES
   - AS3610 - FORMWORK FOR CONCRETE
   - AS4671 - STEEL REINFORCING MATERIALS
3. PROVIDE THE ENGINEER WITH AT LEAST 48 HOURS NOTICE OF REINFORCEMENT READINESS FOR INSPECTION. NO CONCRETE IS TO BE POURED WITHOUT INSPECTION
4. THE CHARACTERISTIC COMPRESSIVE STRENGTH OF CONCRETE TEST CYLINDERS (AS) SHALL BE AS FOLLOWS:

LOCATION	f'c AT 28 DAYS (MPa)	SLUMP (mm)	MAXIMUM AGGREGATE SIZE (mm)
FOOTINGS	25	100	20
SLAB ON GROUND	25	100	20

5. NO ADDITIVES SHALL BE ADDED OR APPLIED TO THE CONCRETE MIX WITHOUT THE APPROVAL OF THE ENGINEER
6. THE MAXIMUM PERMISSIBLE TIME BETWEEN THE TIME FOR CONCRETE BETWEEN BATCHING AND IN ACCORDANCE WITH THE FOLLOWING TABLE

AMBIENT AIR TEMPERATURE	MAXIMUM BATCHING TO PLACEMENT TIME
10 - 24 DEGREES	120 MINUTES
25 - 27 DEGREES	90 MINUTES
28 - 30 DEGREES	60 MINUTES
31 - 33 DEGREES	45 MINUTES
34 - 36 DEGREES	30 MINUTES
37+ DEGREES	NO PLACEMENT OF CONCRETE UNLESS CHILLED WATER OR ICE MIX

7. THE EXPOSURE CLASSIFICATION FOR INDIVIDUAL CONCRETE ELEMENTS IS AS FOLLOWS:

LOCATION	EXPOSURE CLASSIFICATION
FOOTINGS	A2
INTERNAL CONCRETE SURFACES	A1
EXTERNAL CONCRETE SURFACES	B1

8. CURING REQUIREMENTS:

EXPOSURE CLASSIFICATION	MINIMUM f'c (MPa)	MINIMUM INITIAL CONTINUAL CURING DURATION (SEE AS3600 CL 17.15.1)
A1	20	3 DAYS
A2	25	3 DAYS
B1	32	7 DAYS
B2	40	7 DAYS
C1 & C2	50	7 DAYS

9. COVER REQUIREMENTS:

ELEMENT	INTERNAL ENVIRONMENT (mm)	EXTERIOR ENVIRONMENT (mm)	IN CONTACT WITH GROUND (mm)
FOOTINGS	100	100	100
SLAB ON GROUND	125	140	150

10. CURING SHALL BE EFFECTED BY USE OF AN APPROVED CURING COMPOUND WHICH SHALL BE APPLIED TO ALL CONCRETE SURFACES WHERE SHALL IMMEDIATELY CHECK CONCRETE IS HARD AND TO ALL FORMED SURFACES IMMEDIATELY AFTER FORMS ARE REMOVED. EXCEPT WHERE AN APPLIED FINISH IS TO BE USED. THE CURING COMPOUND SHALL EVENTUALLY BE MAINTAINED THE SURFACE IN A MOIST CONDITION. OTHER CURING METHODS SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURING AND RECORDING THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE AND WIND VELOCITY (MEASURED 1m ABOVE THE ACTIVE PLACED CONCRETE) AT THE TIME OF CONCRETE PLACEMENT AND CONTINUE UNTIL CURING HAS COMMENCED. THIS INFORMATION SHALL BE USED IN CONJUNCTION WITH FIGURE 1 TO DETERMINE THE RATE OF EVAPORATION OF WATER FROM THE FRESHLY PLACED CONCRETE AND UNPROTECTED SURFACE OF THE CONCRETE. THE RATE OF EVAPORATION SHALL BE MONITORED BY THE CONTRACTOR UNTIL SUCH TIME AS CURING COMMENCES WHEN THE VALUE OF THE RATE OF EVAPORATION AS DETERMINED FROM FIGURE 1 EXCEEDS 1 kg/m2 PER HOUR. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMISE EVAPORATION MOISTURE LOSSES, SUCH AS THE APPLICATION OF ALIPHATIC ALCOHOL BASED EVAPORATION RETARDING COMPOUND. PLASTIC SHRINKAGE OR DRYING CRACKING IS LIKELY TO OCCUR WHEN SITE CONDITIONS GIVE AN EVAPORATION RATE OF 1kg/m2 PER HOUR. THEREFORE, PRECAUTIONS ARE RECOMMENDED WHEN THE EVAPORATION RATE IS LIKELY TO EXCEED 0.5kg/m2 PER HOUR. THE APPLICATION OF ALIPHATIC ALCOHOL WHEN REQUIRED IS TO BE APPLIED IMMEDIATELY AFTER THE INITIAL SCREEDING AND WHILE THERE IS BLEED WATER STILL PRESENT ON THE SURFACE. REPEATED APPLICATION MAY BE NECESSARY. THE APPLICATION OF THE ALIPHATIC ALCOHOL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. DETAILS OF THE PRODUCT AND ITS APPLICATION PROCEDURE SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW NOT LESS THAN 2 WEEKS PRIOR TO THE COMMENCEMENT OF PLACEMENT. THE CONCRETE SHALL NOT BE PLACED IN WEATHER WITH TEMPERATURES EXCEEDING 32°C

CONTINUED

FIGURE 1
EFFECT OF AMBIENT CONDITIONS ON RATE OF EVAPORATION ACI 305.1

12. ALL CONCRETE SHALL BE VIBRATED IN ACCORDANCE WITH AS3600
13. SLABS SHOWN ARE STRUCTURAL SLABS AND DO NOT INCLUDE APPLIED FINISHES
14. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT IN EXISTS PROJECT
15. NO CHASES OR HOLES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS WILL BE PERMITTED IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER
16. FORMWORK FINISHES AND FINISH CLASS AS PER THE ARCHITECT'S SPECIFICATION
17. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED WITHOUT APPROVAL FROM ENGINEER
18. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED. VIBRATORS SHALL NOT BE USED TO SPREAD CONCRETE
19. STRIPPING OF FORMWORK SHALL BE AS PER THE FOLLOWING:

FORMED SURFACE	CLASSIFICATION	HOT CONDITIONS >20°C	AVERAGE CONDITIONS >10°C & ≤20°C	COLD CONDITIONS >5°C & ≤10°C
VERTICAL FACES	CLASSES 1, 2, 3	1 DAY	2 DAYS	3 DAYS
	CLASSES 4, 5	8 HOURS	12 HOURS	18 HOURS
	A MINIMUM OF ONE DAY APPLIES TO THE STRIPPING OF VERTICAL FACES WHERE FROST DAMAGE IS LIKELY			
BEAM AND SLAB SOFFITS	FORMS SUPPORTING MEMBERS (SHORES OR BACKPROPS)	6 DAYS	8 DAYS	9 DAYS
		12 DAYS	18 DAYS	24 DAYS

20. STRIPPING OF FORMWORK AND REPROPPING OF SUSPENDED SLABS AND BEAMS SHALL BE CARRIED OUT PROGRESSIVELY SO THAT AT NO STAGE IS THE SLAB OF BEAM UNSUPPORTED UNTIL IT IS PERMITTED TO FULLY REMOVE ALL PROPPING
21. IN MULTISTOREY CONSTRUCTION, PROPS SHALL BE LOCATED IN THE SAME POSITION ON EACH FLOOR SO THAT THEY WILL BE COMPLIANCE IN THEIR SUPPORT FROM FLOOR TO FLOOR. WHERE THE NUMBER OF PROPS ON A FLOOR IS REDUCED, THE REMAINING PROPS SHALL BE LOCATED DIRECTLY UNDER PROPS ON THE FLOOR ABOVE
22. STRUCTURAL REINFORCEMENT TO BE WIRED IN PLACES SHOWN OR APPROVED IN ALL CASES. GENERALLY AT THE MOST PANEL FOR TOP STEEL AND NOMINAL SUPPORTS FOR BOTTOM STEEL. IN ALL CASES THE LAP LENGTH SHALL BE AS PER NOTE 23
23. SL72, SL82 AND SL92 REINFORCING FABRIC CONFORMING TO AS4671 LAP LENGTHS SHALL BE

FABRIC	END LAP (mm)	SIDE LAP (mm)
RL518, RL618	425	325
SL62, SL72, SL82, SL92, SL102	425	225
LR, LT, & L12 FRINGE MESH	350	-

24. TOP STEEL HAS HAIRPINS OR WIRES ON TOP, BOTTOM STEEL HAS MAIN BARS OR WIRES IN BOTTOM
25. UNLESS NOTED OTHERWISE BAR LAPS SHALL BE

BAR DIAMETER (mm)	TENSION LAP (mm)	TENSION ANCHORAGE (mm)
12	600	500
16	700	800
20	1200	1000
24	1600	1300
28	2000	1600
32	2400	1900
36	2800	2100
40	NA	NA

26. LAPPED SPLICING OF REINFORCEMENT IN COLUMNS SHALL BE ACHIEVED BY USE OF MECHANICAL COUPLERS
27. ALL STARTER BARS TO REINFORCED CONCRETE WALLS, COLUMNS AND ALL MASONRY WALLS AND PIERS ARE TO BE TIED INTO THE FOOTING REINFORCEMENT
28. NO CONSTRUCTION OR EXPANSION JOINTS ARE PERMITTED UNLESS SHOWN ON DRAWINGS
29. CONCRETE TESTING RESULTS TO BE PROVIDED AT 1 TEST PER 50m³ WITH A MINIMUM OF 1 TEST PER DAY
30. ALL TRAFFICABLE CONCRETE SLABS SHALL BE BROOM FINISHED PERPENDICULAR TO TRAFFIC FLOW. FOR SLABS WITH FALLS OF GREATER THAN 1 IN 10 (10%) USE HEAVY DUTY BROOM FINISH
31. WHERE SERVICE PIPES PENETRATE CONCRETE ELEMENTS, PROVISION SHOULD BE MADE TO ALLOW FOR MOVEMENT OF THE ELEMENT

MASONRY NOTES

1. ALL MASONRY AND WORKMANSHIP SHALL COMPLY WITH THE RECOMMENDATIONS OF AS3700 - MASONRY AND THE REFERENCED STANDARDS THEREIN
2. MINIMUM DURABILITY REQUIREMENTS:

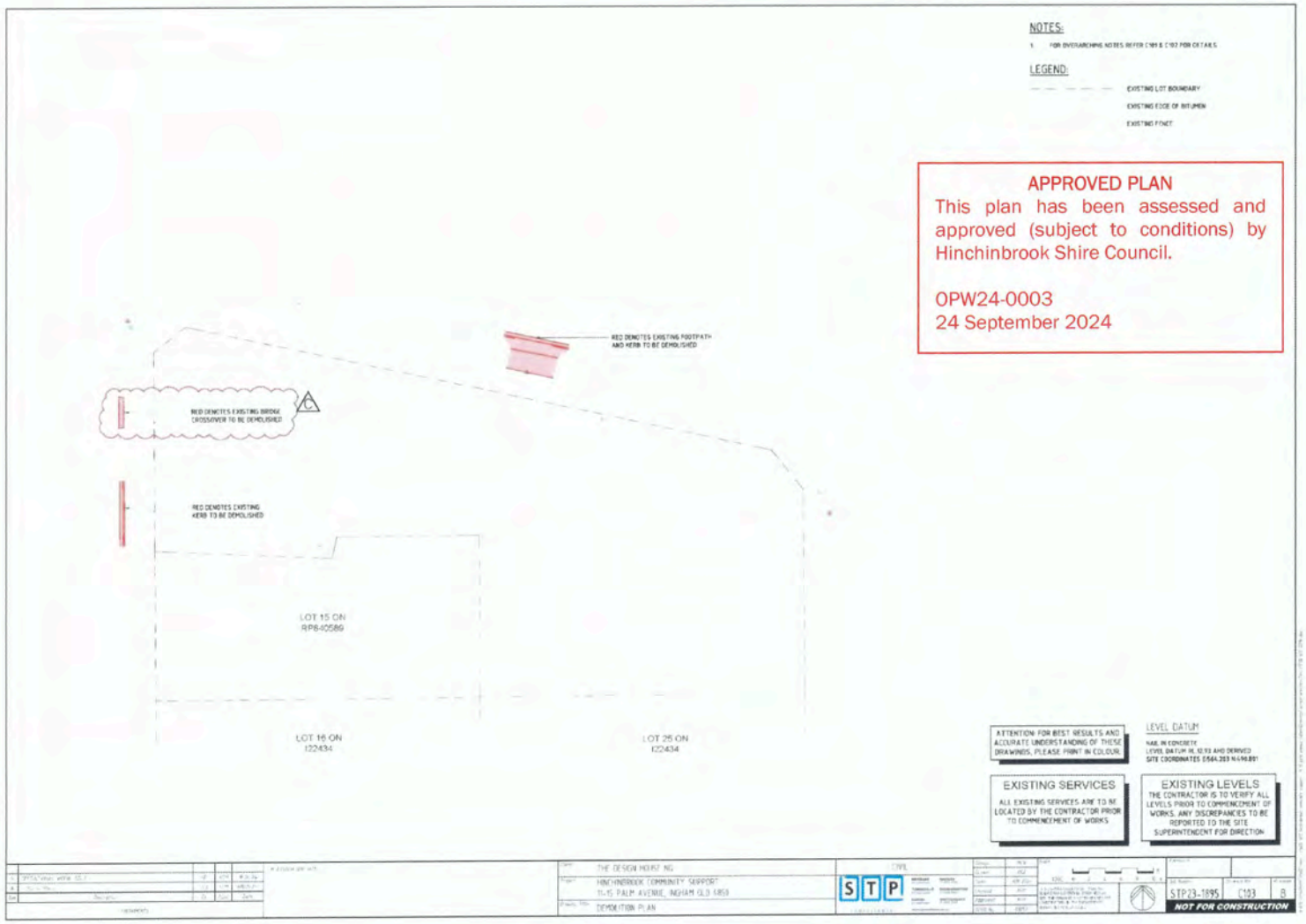
LOCATION	SALT ATTACKED RESISTANCE GRADE OF MASONRY UNITS	MORTAR CLASS	DURABILITY CLASS OF WALL TIES AND BUILT IN COMPONENTS
INTERIOR MASONRY	GENERAL PURPOSE	M3	R3
EXTERIOR MASONRY - GREATER THAN 5km FROM SALT WATER	GENERAL PURPOSE	M3	R3
EXTERIOR MASONRY - UP TO 5km FROM SALT WATER	GENERAL PURPOSE	M4	R4

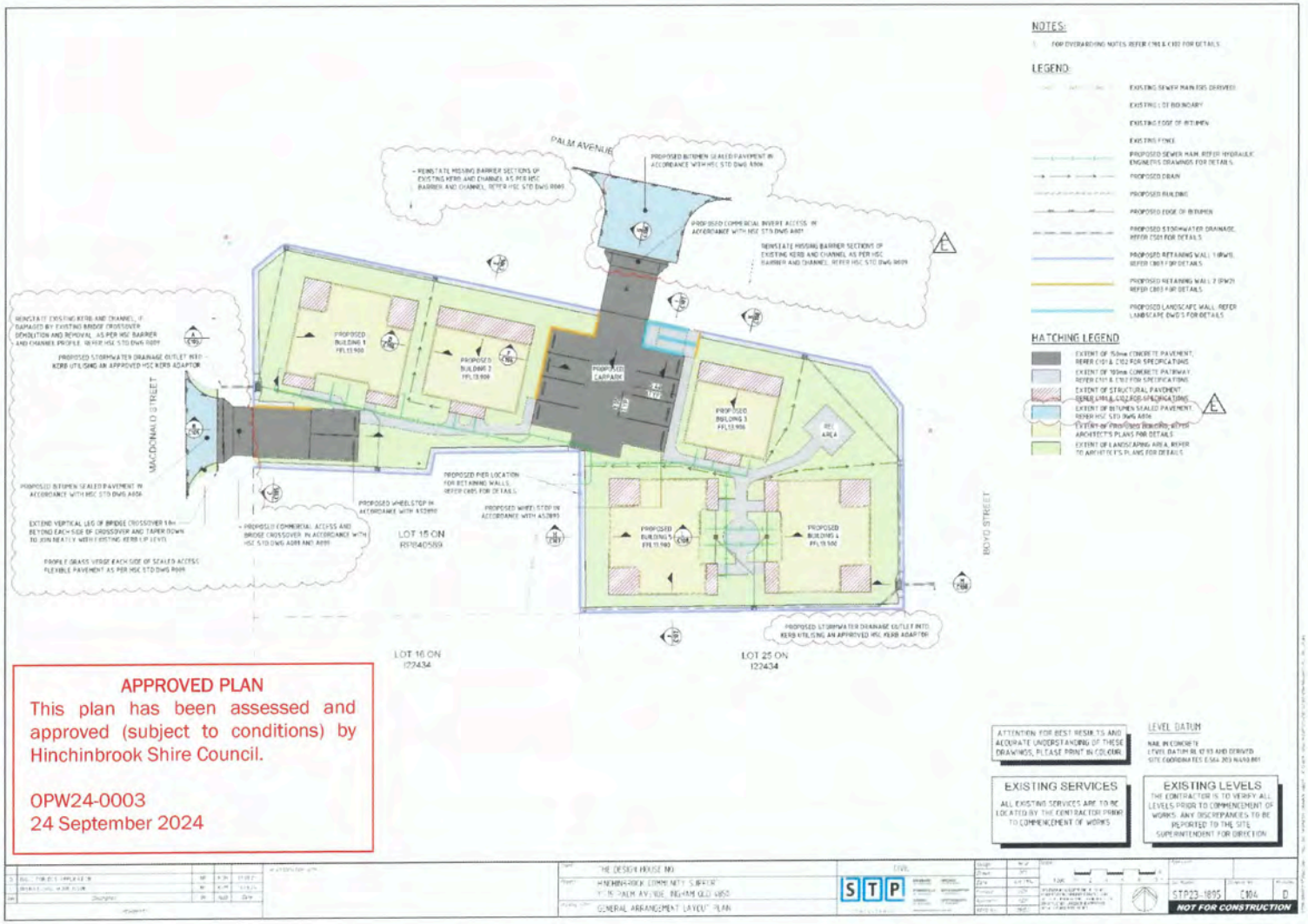
3. ALL MASONRY INDICATED ON THE DRAWINGS SHALL HAVE AN UNCONFINED COMPRESSIVE STRENGTH OF 10 MPa PER BELOW (UNO)
   - HOLLOW CONCRETE MASONRY - 15 MPa
4. MORTAR SHALL BE CLASS M10 OF 1:1:6 IN ACCORDANCE WITH NOTE 2 ABOVE. REFER TO AS3700 FOR COMPLYING MIX PROPORTIONS. SAND SHALL BE CLEAN WELL GRADED AND FREE OF SILT AND CLAY - NO FRIABLE LOAM - AS 1141
5. GROUT USED IN REINFORCED MASONRY SHALL BE 32N, 230mm SLUMP AND 10mm MAXIMUM AGGREGATE SIZE UNLESS NOTED OTHERWISE. CEMENT CONTENT SHALL NOT BE LESS THAN 350kg/m
6. ADDITIVES SHALL NOT BE ADDED TO THE GROUT OR MORTAR WITHOUT THE SPECIFIC PERMISSION OF THE ENGINEER
7. FACE SEED HOLLOW UNITS AND FULLY FILL VERTICAL JOINTS. NO PARING OF MORTAR JOINTS IS PERMITTED
8. GROUTING SHALL NOT COMMENCE UNTIL THE MORTAR JOINTS HAVE GAINED SUFFICIENT STRENGTH TO RESIST BLOWOUT AND CORED HOLES HAVE BEEN CLEARED OUT
9. ALL CORES SHALL BE FILLED WITH GROUT, UNLESS NOTED OTHERWISE
10. ALL MASONRY BLOCKS SHALL BE 20 BLOCKS UNLESS NOTED OTHERWISE
11. FOR REINFORCED BLOCK MASONRY, CONTROL JOINTS TO OCCUR WHERE SHOWN ON DRAWINGS (BLOCK OTHERWISE AT MAXIMUM 10m CENTRES. JOINTS TO BE PLACED AT THE FOLLOWING LOCATIONS: - 4m FROM CORNERS, ALL MAJOR CHANGES IN WALL HEIGHT (GREAT THAN 1m), CHANGES IN WALL THICKNESS (OTHER THAN ENGINEER'S NOTE), T JUNCTIONS
12. MAXIMUM POUR HEIGHT FOR 200 SERIES MASONRY BLOCKS SHALL BE 2400mm
13. GROUT FILLED HOLLOW MASONRY SHALL HAVE CLEAN OUT UNITS LAID ON THE FOOTING AND THE BASE OF EACH POUR. ALL MORTAR WHICH HAS FALLEN IN SEMI CORES SHALL BE SATISFACTORILY CLEANED OUT AND INSPECTED BY THE ENGINEER PRIOR TO GROUTING
14. COMPACTION OF GROUT SHALL BE BY VIBRATION OR RODDING WITH A ROD NOT LESS THAN 20mm DIAMETER
15. REINFORCEMENT IN MASONRY SHALL BE UNCOATED CARBON STEEL AND COMPLY WITH THE REQUIREMENTS OF AS4671
16. ALL MASONRY CAPPING BLOCKS ARE TO BE FIXED USING AN APPROVED CONSTRUCTION ADHESIVE. MORTAR JOINING SHALL NOT BE PERMITTED
17. NO HOLES OR CHASES SHALL BE CUT INTO BLOCKWORK/BRICKWORK WITHOUT PRIOR APPROVAL OF THE ENGINEER
18. ALL STARTER BARS NOT TO BE TIED TO FOUNDATION REINFORCING PRIOR TO POUR BUT SET IN NOT PERMITTED
19. ALL REINFORCEMENT SHALL HAVE MASONRY BAR CHAIRS OR BETTER, INTO POSITION TOP AND BOTTOM FOR BLOCKWORK

THE DESIGN HOUSE NQ
HINCHINBROOK COMMUNITY SUPPORT
11-15 PALM AVENUE, INGHAM QLD 4850
PROJECT NOTES (SHEET 2)
STP
STP23-1895 | C102 | B
NOT FOR CONSTRUCTION

APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

OPW24-0003
24 September 2024


NOTES:
LEGEND:
EXISTING LOT BOUNDARY
EXISTING EDGE OF BITUMEN
EXISTING FENCE
APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.
OPW24-0003
24 September 2024
RED DENOTES EXISTING FOOTPATH AND KERB TO BE DEMOLISHED
RED DENOTES EXISTING BRIDGE CROSSOVER TO BE DEMOLISHED
RED DENOTES EXISTING KERB TO BE DEMOLISHED
LOT 15 ON RP840589
LOT 16 ON 122434
LOT 25 ON 122434
ATTENTION FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.
LEVEL DATUM
EXISTING SERVICES
ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS
EXISTING LEVELS
THE CONTRACTOR IS TO VERIFY ALL LEVELS PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE SITE SUPERINTENDENT FOR DIRECTION
THE DESIGN HOUSE PTY LTD
HINCHINBROOK COMMUNITY SUPPORT
11-15 PALM AVENUE, INGHAM QLD 4850
DEMOLITION PLAN
STP
STP23-1895
C103
B
NOT FOR CONSTRUCTION



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OPW24-0003
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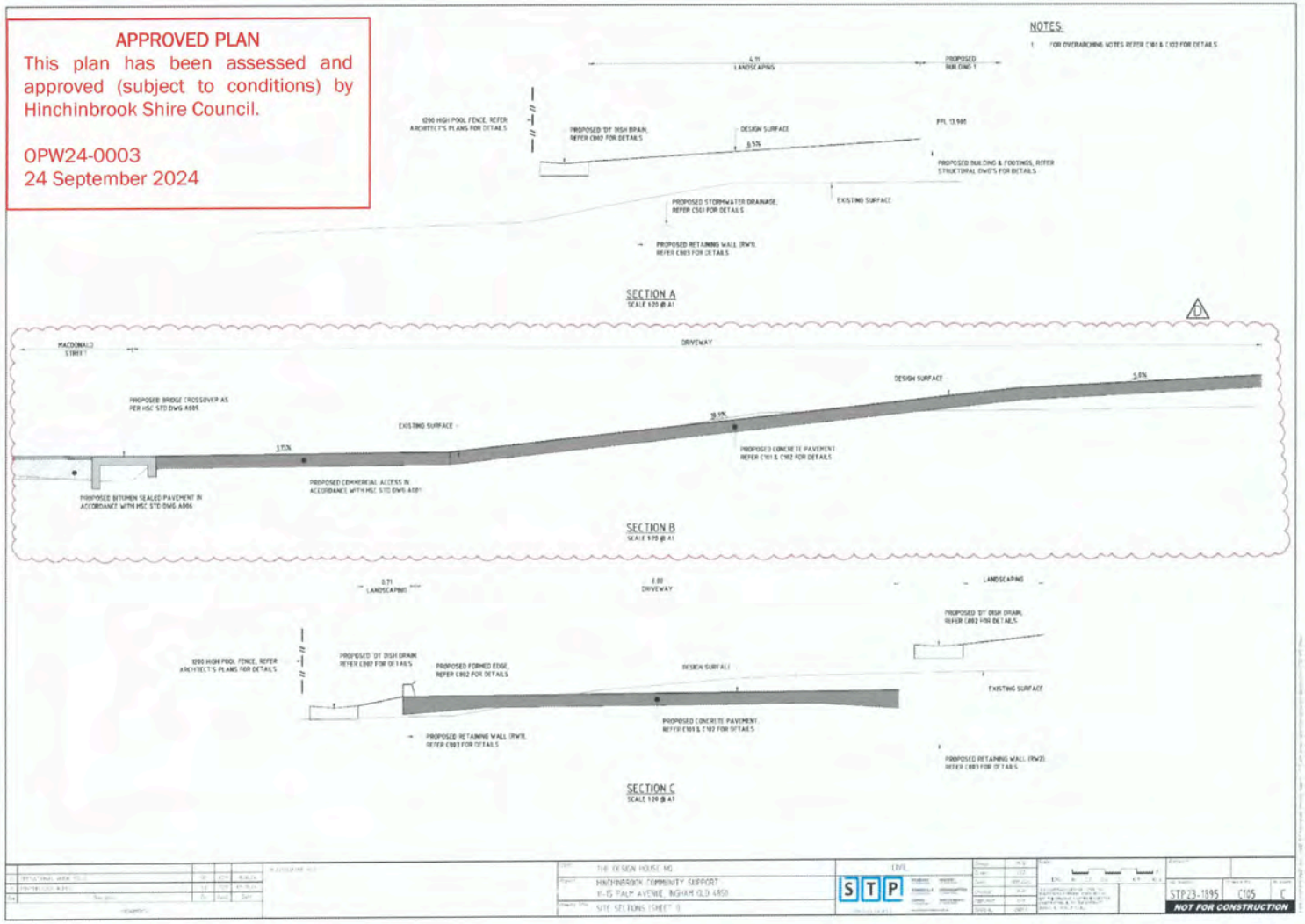

APPROVED PLAN
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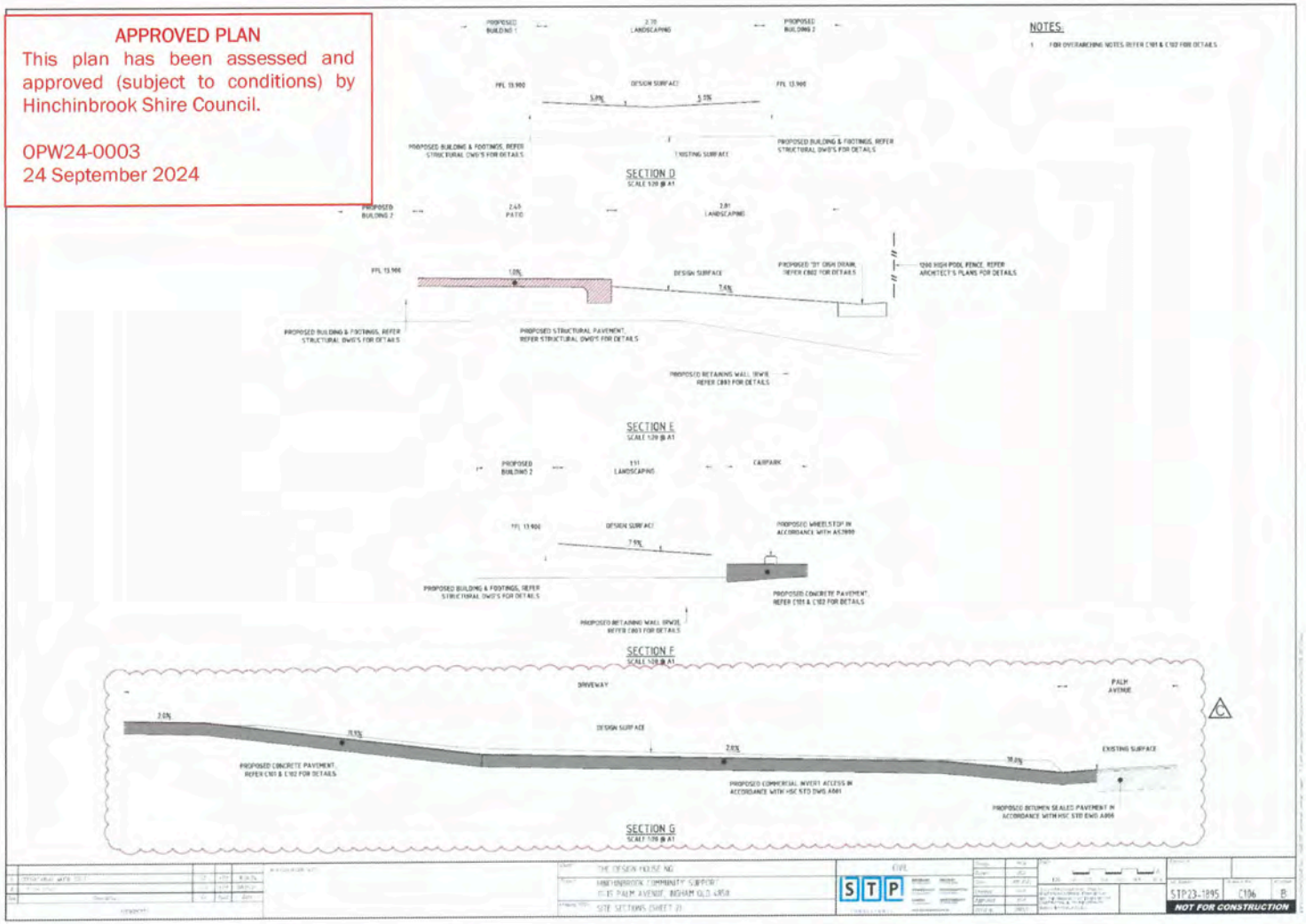
OPW24-0003
24 September 2024



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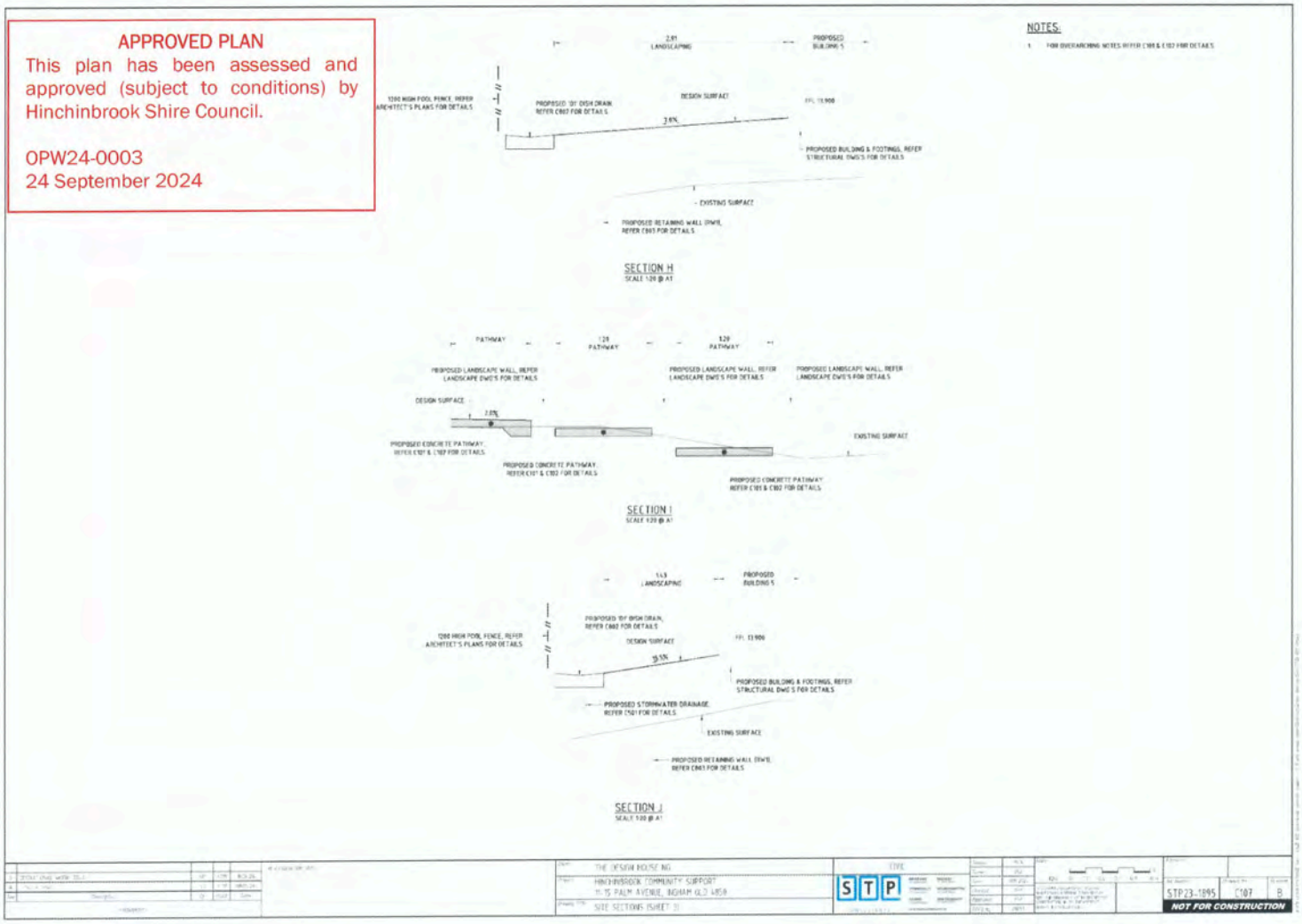

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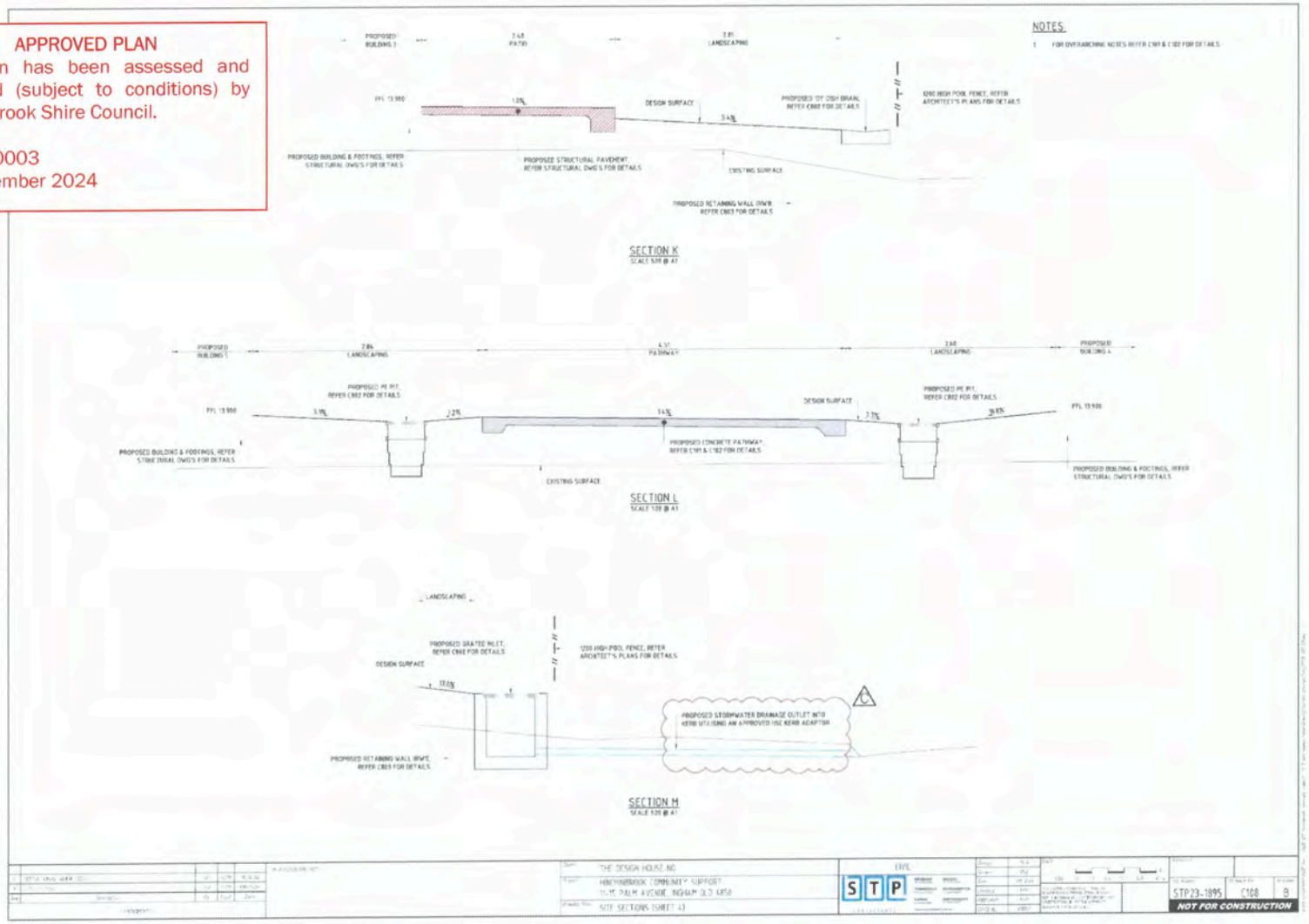

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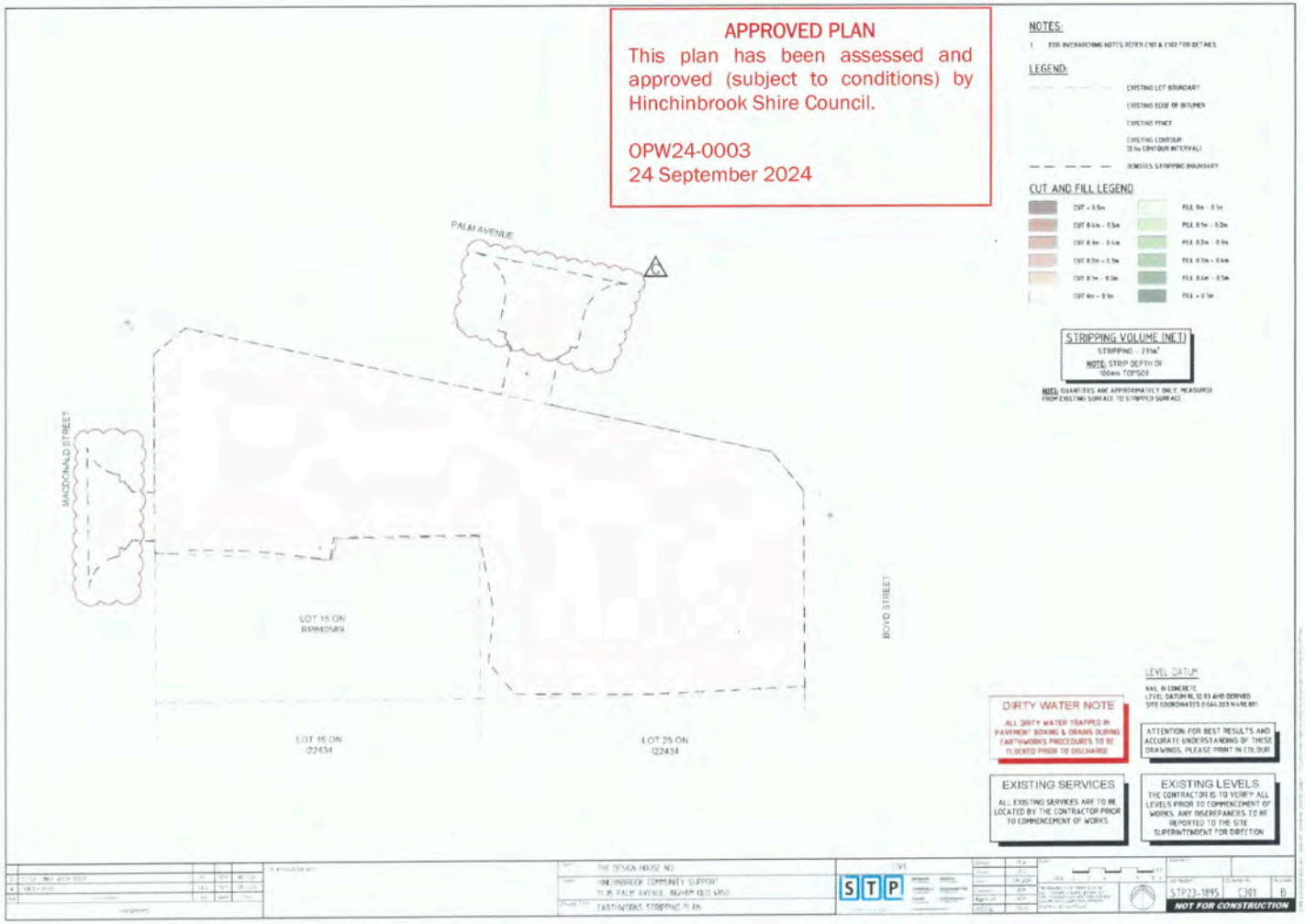

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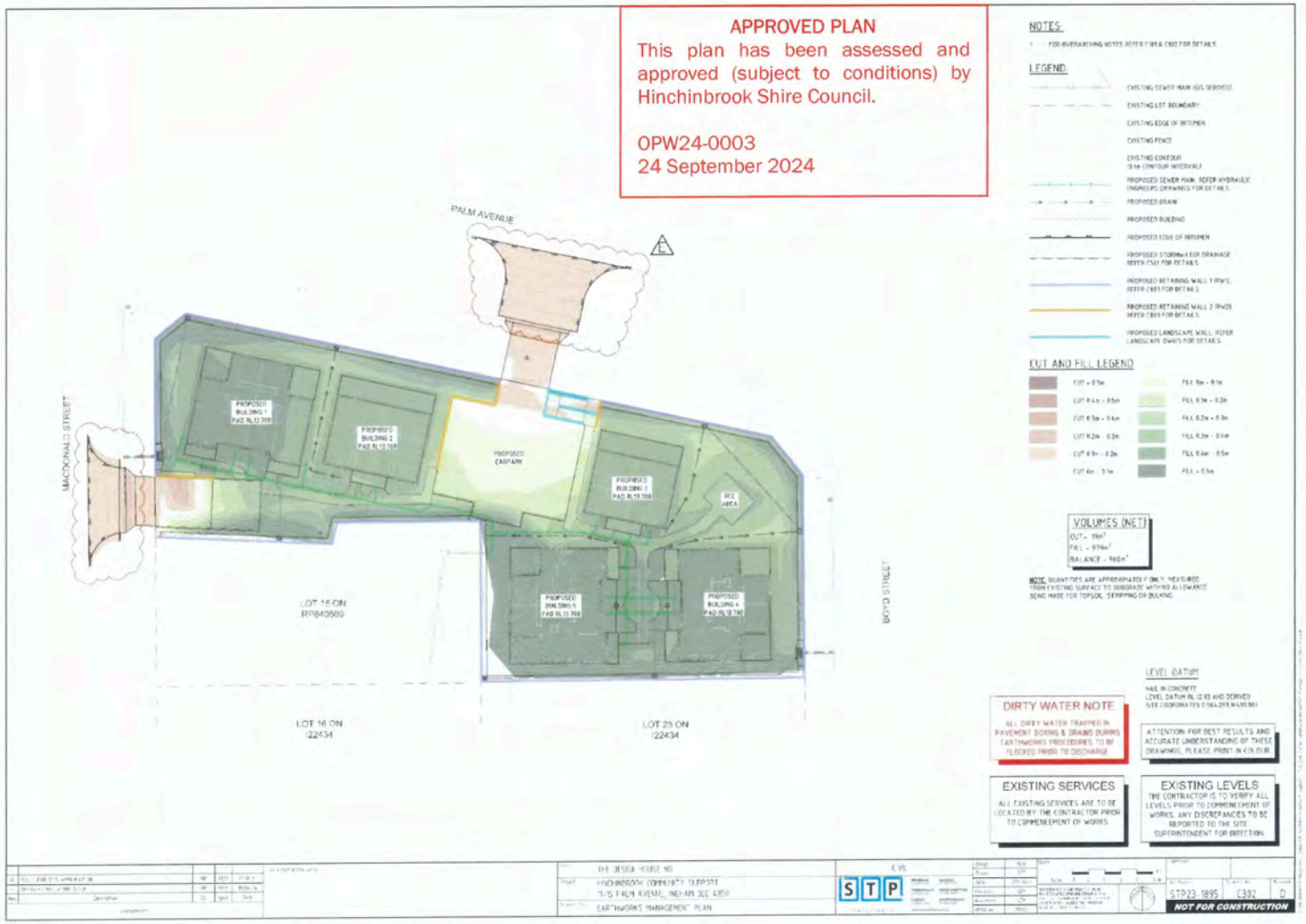

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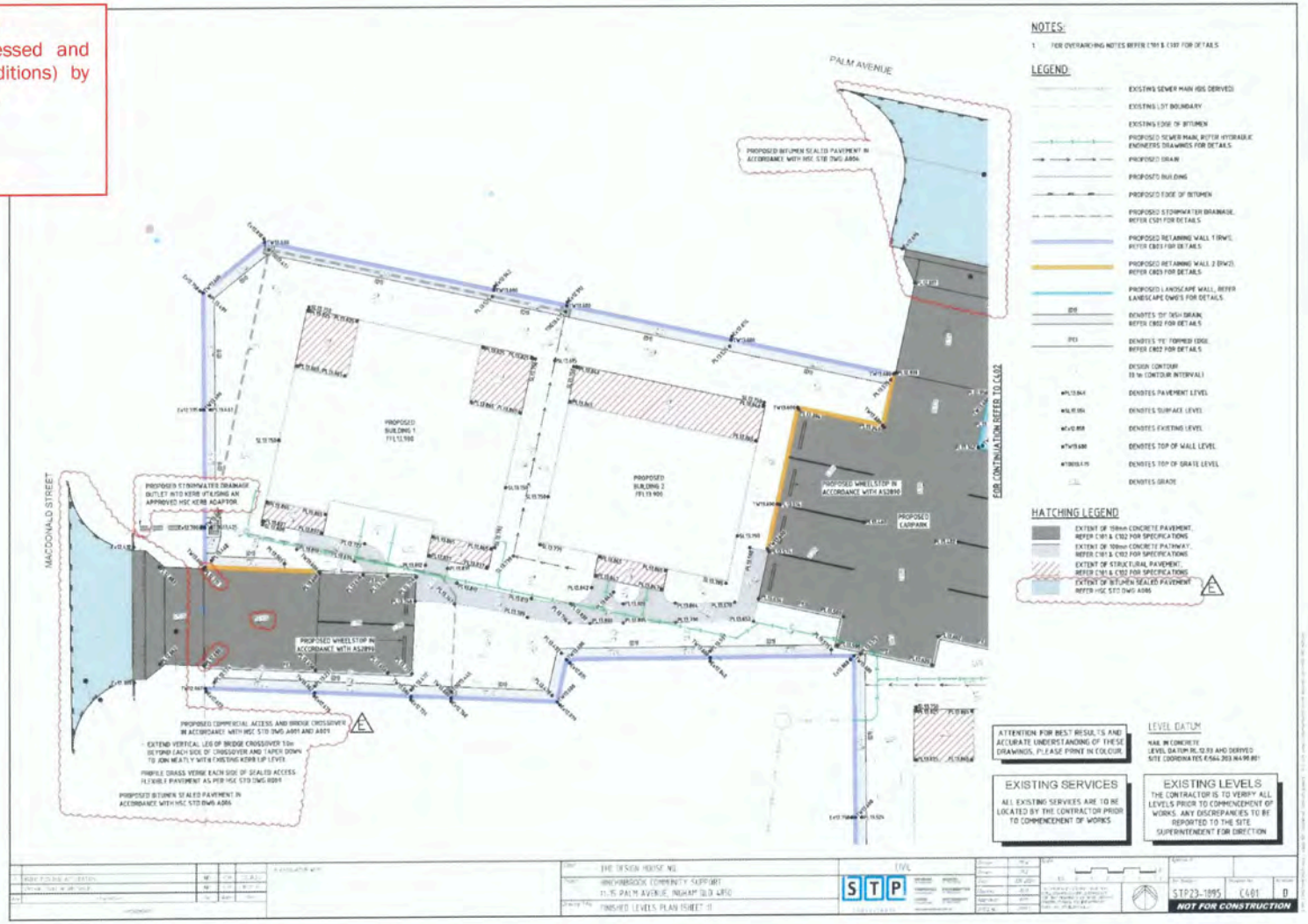

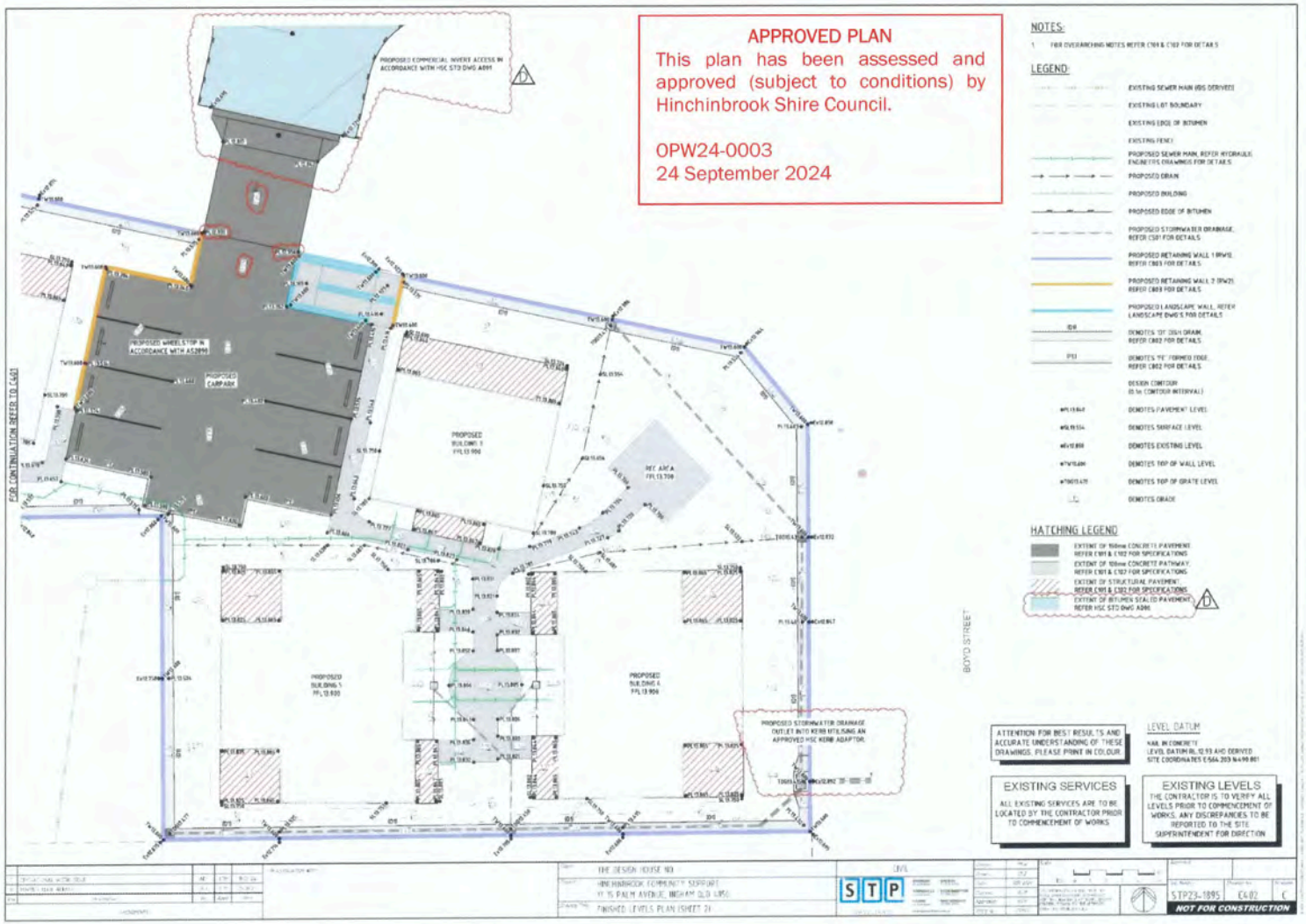
APPROVED PLAN
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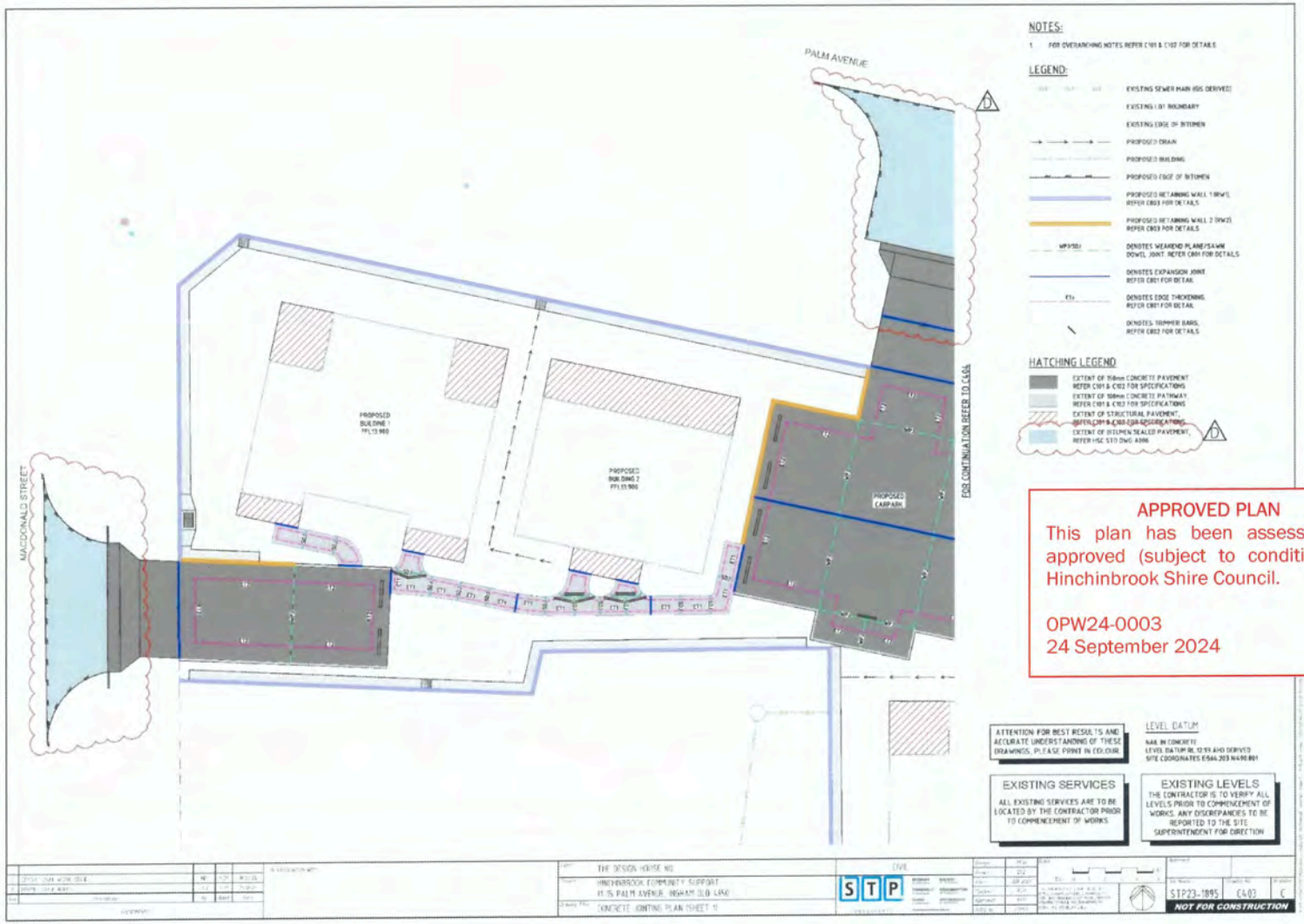
OPW24-0003
24 September 2024
NOTES:
LEGEND:
HATCHING LEGEND
ATTENTION FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.
LEVEL DATUM
EXISTING SERVICES
ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.
EXISTING LEVELS
THE CONTRACTOR IS TO VERIFY ALL LEVELS PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE SITE SUPERINTENDENT FOR DIRECTION
BOYD STREET
FOR CONTINUATION REFER TO C401
NOT FOR CONSTRUCTION



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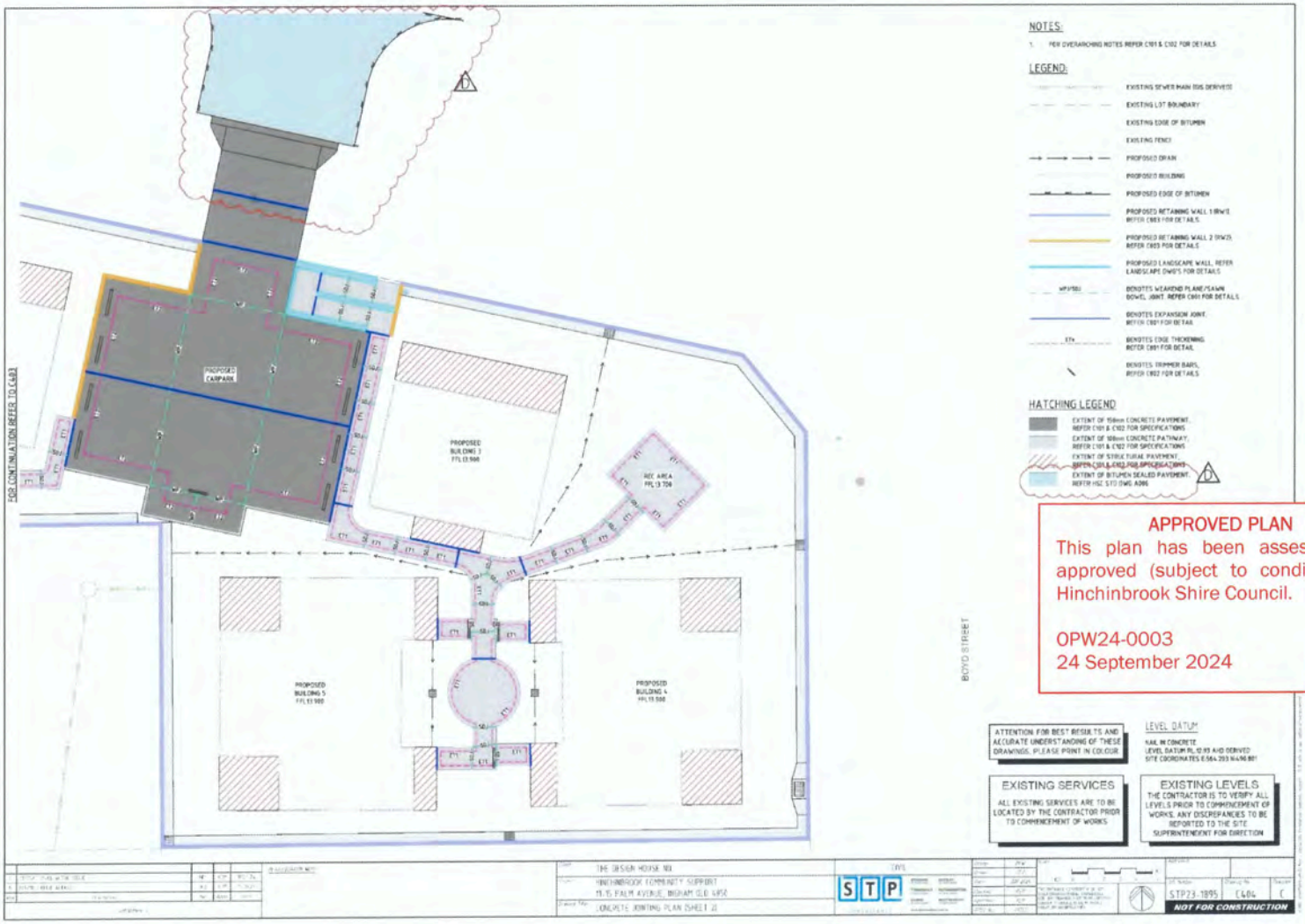
NOTES:
LEGEND:
HATCHING LEGEND
PROPOSED CARPARK
PROPOSED BUILDING 3
PROPOSED BUILDING 5
PROPOSED BUILDING 4
BOYD STREET
APPROVED PLAN
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OPW24-0003
24 September 2024
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LEVEL DATUM
EXISTING SERVICES
ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS
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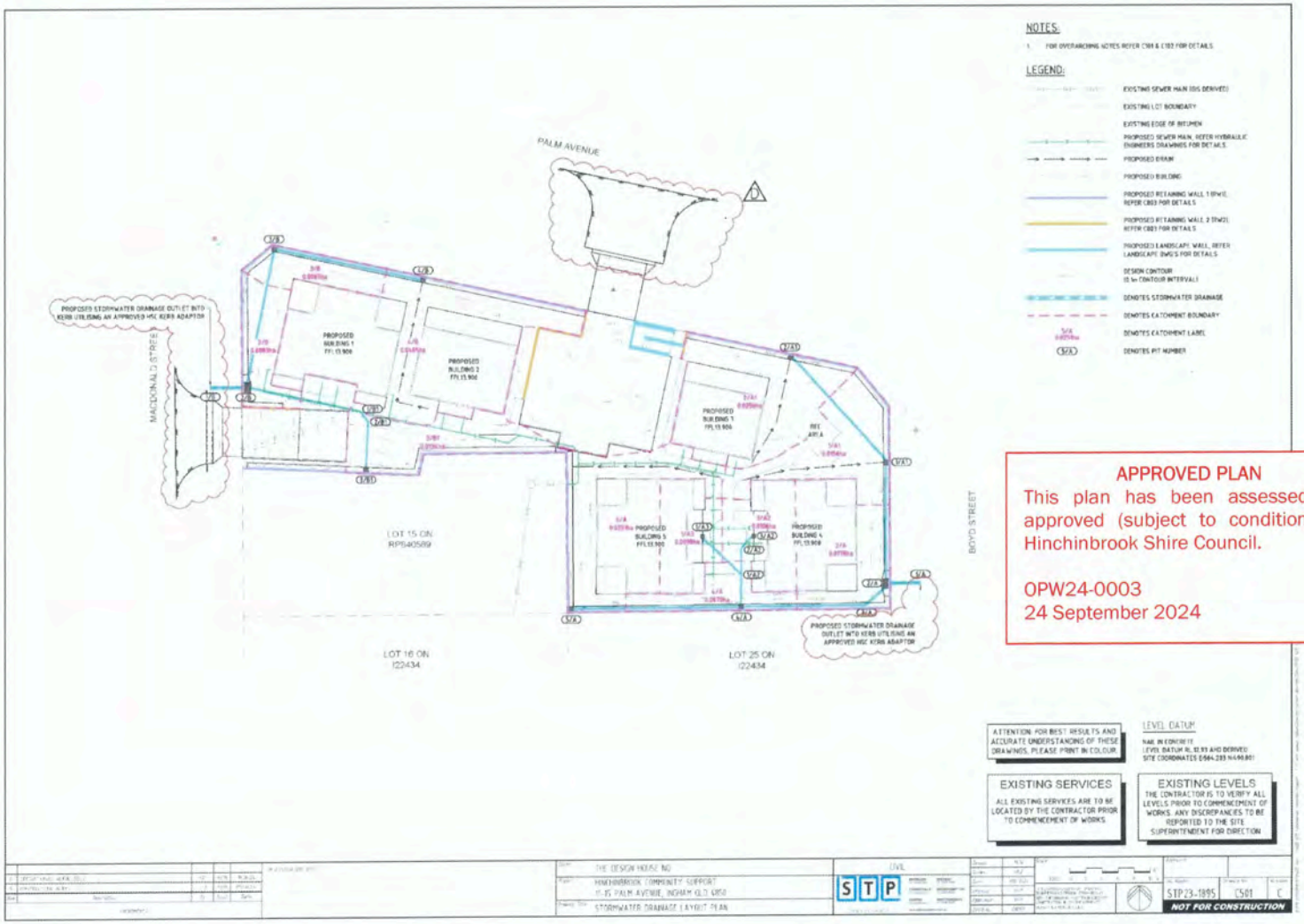
THE CONTRACTOR IS TO VERIFY ALL LEVELS PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE SITE SUPERINTENDENT FOR DIRECTION
STP
NOT FOR CONSTRUCTION



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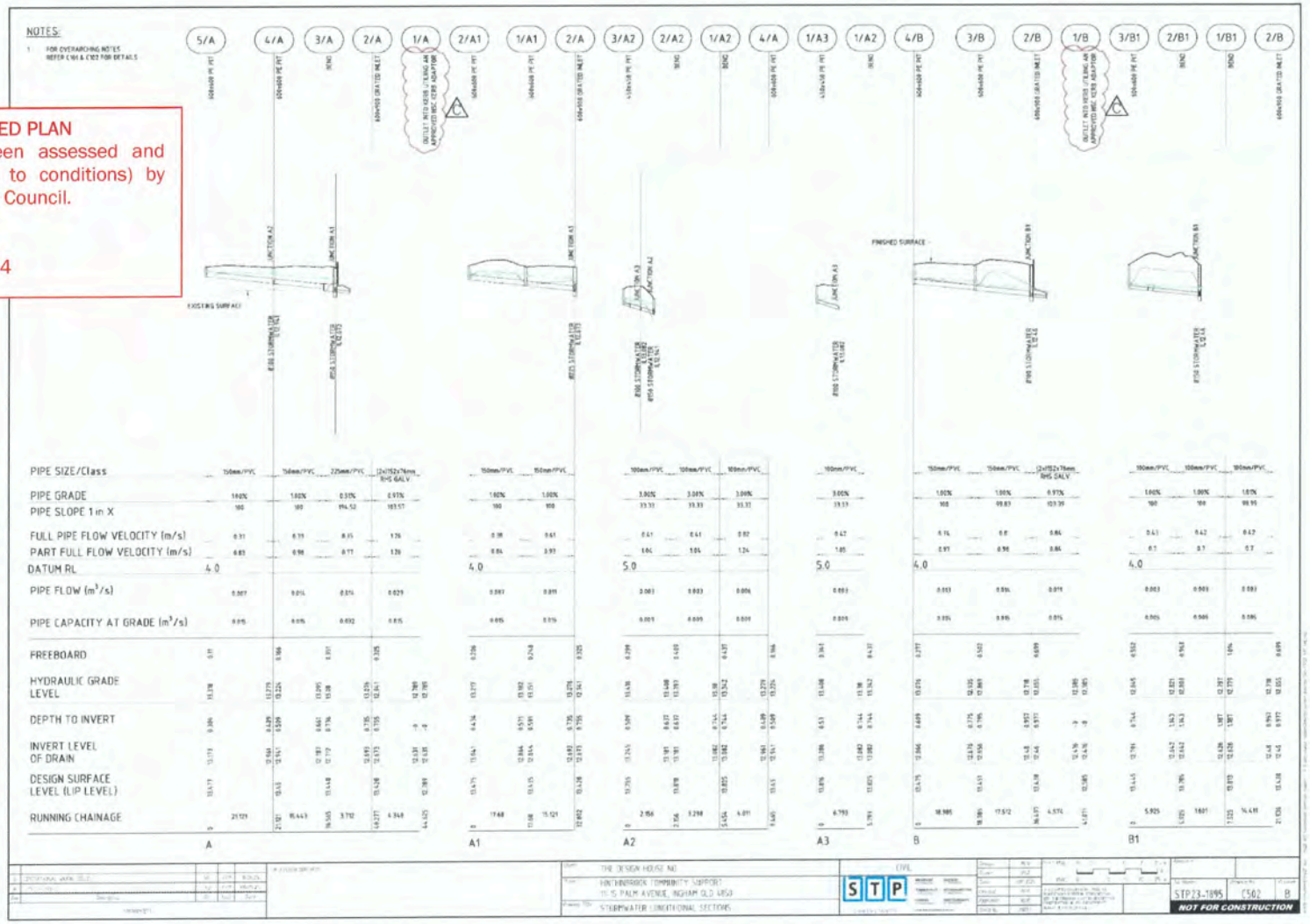
OPW24-0003
24 September 2024



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OPW24-0003
24 September 2024

NOTES:
1. FOR OVERARCHING NOTES REFER C101 & C102 FOR DETAILS

STRUCTURE No	DRAIN SECTION	INLET TYPE
5A	5A to 4A	900x600 PE PIT
4A	4A to 3A	900x600 PE PIT
3A	3A to 2A	BEND
2A	2A to 1A	900x900 GRATED INLET
1A		OUTLET
2A1	2A1 to 1A1	900x600 PE PIT
1A1	1A1 to 2A	900x600 PE PIT
2A		900x900 GRATED INLET
3A2	3A2 to 2A2	450x450 PE PIT
2A2	2A2 to 1A2	BEND
1A2	1A2 to 4A	BEND
4A		600x600 PE PIT
1A3	1A3 to 1A2	450x450 PE PIT
1A2		BEND
4B	4B to 3B	900x600 PE PIT
3B	3B to 2B	900x600 PE PIT
2B	2B to 1B	900x900 GRATED INLET
1B		OUTLET
3B1	3B1 to 2B1	900x600 PE PIT
2B1	2B1 to 1B1	BEND
1B1	1B1 to 2B	BEND
2B		900x900 GRATED INLET

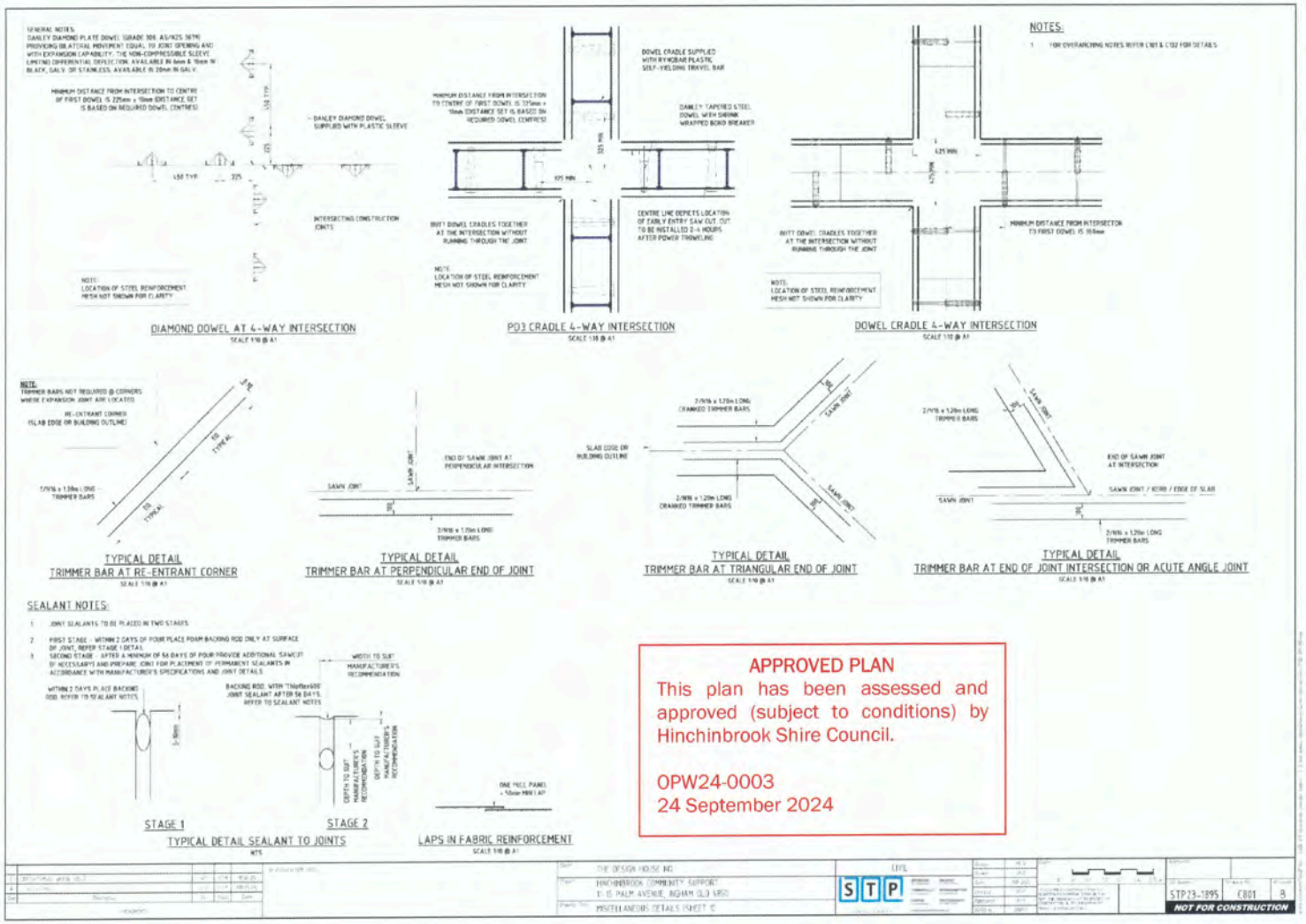
THE DESIGN HOUSE NQ
HINCHINBROOK COMMUNITY SUPPORT
11-15 PALM AVENUE INGHAM QLD 4850
STORMWATER DATA TABLE

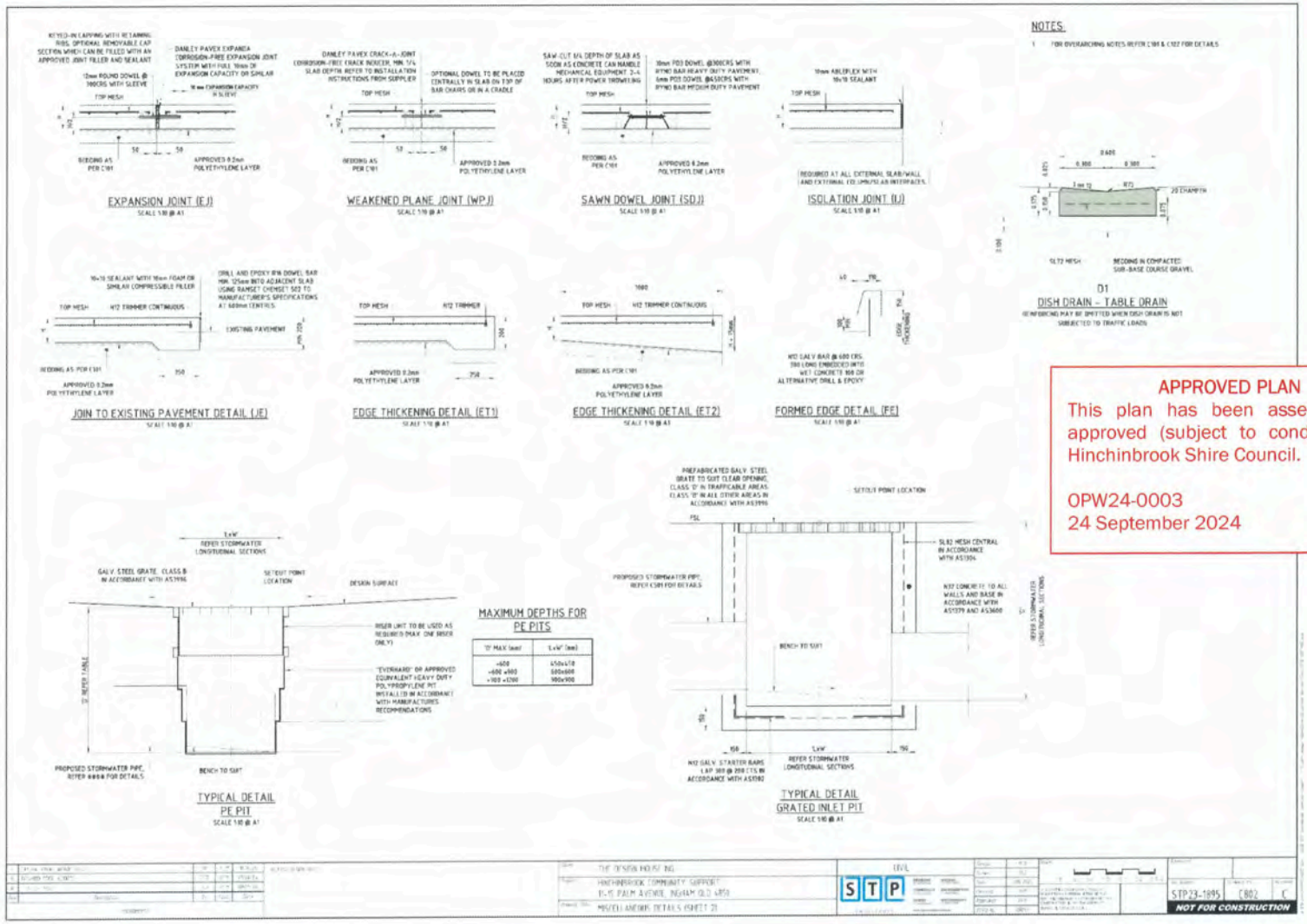
STP

CIVIL

STP23-1895 C503 B

NOT FOR CONSTRUCTION


DIAMOND DOWEL AT 4-WAY INTERSECTION
PD3 CRADLE 4-WAY INTERSECTION
DOWEL CRADLE 4-WAY INTERSECTION
NOTES:
TYPICAL DETAIL
TRIMMER BAR AT RE-ENTRANT CORNER
TYPICAL DETAIL
TRIMMER BAR AT PERPENDICULAR END OF JOINT
TYPICAL DETAIL
TRIMMER BAR AT TRIANGULAR END OF JOINT
TYPICAL DETAIL
TRIMMER BAR AT END OF JOINT INTERSECTION OR ACUTE ANGLE JOINT
SEALANT NOTES:
STAGE 1
STAGE 2
TYPICAL DETAIL SEALANT TO JOINTS
LAPS IN FABRIC REINFORCEMENT
APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.
OPW24-0003
24 September 2024
STP23-1895
C801
B
NOT FOR CONSTRUCTION



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OPW24-0003
24 September 2024

NOTES:

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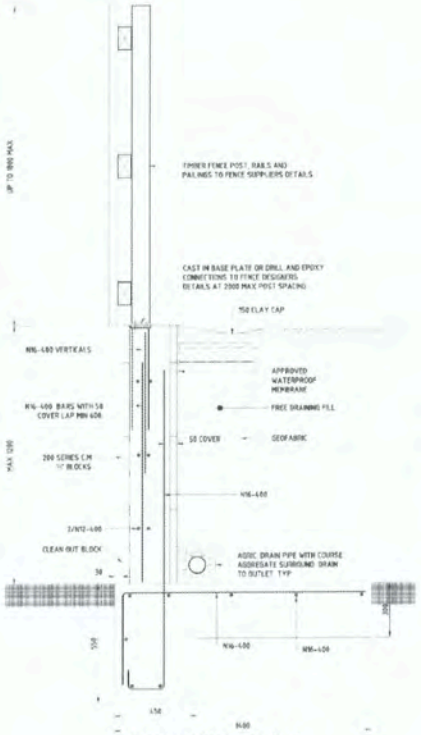
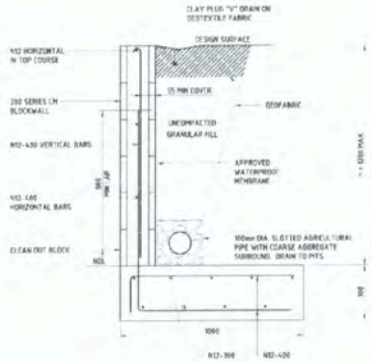


RETAINING WALL DETAIL (RW1)
SCALE 1:10 @ A1



RETAINING WALL DETAIL (RW2)
SCALE 1:10 @ A1

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OPW24-0003
24 September 2024

THE DESIGN HOUSE NQ
HINCHINBROOK COMMUNITY SUPPORT
11-15, PALM AVENUE, INGHAM QLD 4850
MISCELLANEOUS DETAILS (SHEET 3)

STP

STP23-1895 | C003 | C

NOT FOR CONSTRUCTION

DECISION TABLES FOR RISK ASSESSMENT

THIS DRAWING MUST BE PRINTED IN COLOUR. CRITICAL INFORMATION WILL BE LOST IF NOT PRINTED IN COLOUR. REFER TO ELECTRONIC VERSION OF ISSUED DRAWINGS IF COLOUR PRINTING IS NOT AVAILABLE.

DISCLAIMER

LIKELIHOOD SCALE: A MEASURE OF THE PROBABILITY THAT A SPECIFIC RISK EVENT WILL OCCUR DURING THE PROJECT DURATION

LEVEL CODE	1	2	3	4	5
DESCRIPTION	RARE/UNLIKELY	UNLIKELY	POSSIBLE	LIKELY	ALMOST CERTAIN
EXPLANATION	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

IMPACT SCALE: A MEASURE OF THE POTENTIAL IMPACT ON HEALTH AND SAFETY OF PROJECT SITE, AS WELL AS SOCIAL, ENVIRONMENTAL, AND FINANCIAL ASPECTS

LEVEL CODE	1	2	3	4	5
PHYSICAL DESCRIPTION	INSIGNIFICANT	MINOR PHYSICAL INJURY	MAJOR PHYSICAL INJURY	CRITICAL PHYSICAL INJURY	FATALITY/MULTIPLE FATALITIES
EXPLANATION	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

RISK ASSESSMENT MATRIX: USED FOR CLASSIFICATION OF RISK BASED ON LIKELIHOOD AND IMPACT OF A SPECIFIC RISK EVENT. EXTREME RISKS SHOULD NOT BE TOLERATED. HIGH RISKS SHOULD ONLY BE TOLERATED IF A HIGH LEVEL OF CONTROL IS PRESENT.

		LIKELIHOOD				
		1	2	3	4	5
IMPACT	1	LOW	LOW	LOW	MEDIUM	MEDIUM
	2	LOW	LOW	MEDIUM	MEDIUM	HIGH
	3	LOW	MEDIUM	MEDIUM	HIGH	HIGH
	4	MEDIUM	MEDIUM	HIGH	HIGH	HIGH
	5	MEDIUM	HIGH	HIGH	HIGH	HIGH

RISK EVENT LABEL	POTENTIAL CONSEQUENCES	ASSOCIATED PROJECT ELEMENTS	RISK ASSESSMENT L	RISK ASSESSMENT I	RISK ASSESSMENT LEVEL	ELIMINATION/CONTROL MEASURES/COMMUNICATION	REVISED RISK ASSESSMENT L	REVISED RISK ASSESSMENT I	REVISED RISK ASSESSMENT LEVEL	RESPONSIBILITY
[illegible]	[illegible]	[illegible]	4	5	HIGH	[illegible]	2	5	MEDIUM	[illegible]
[illegible]	[illegible]	[illegible]	3	4	MEDIUM	[illegible]	3	2	LOW	[illegible]
[illegible]	[illegible]	[illegible]	3	5	HIGH	[illegible]	1	5	MEDIUM	[illegible]
[illegible]	[illegible]	[illegible]	2	4	LOW	[illegible]	1	3	LOW	[illegible]
[illegible]	[illegible]	[illegible]	4	3	MEDIUM	[illegible]	3	2	LOW	[illegible]
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[illegible]	[illegible]	[illegible]	4	3	MEDIUM	[illegible]	3	3	MEDIUM	[illegible]
[illegible]	[illegible]	[illegible]	4	4	HIGH	[illegible]	4	3	MEDIUM	[illegible]
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[illegible]	[illegible]	[illegible]	4	3	MEDIUM	[illegible]	3	3	MEDIUM	[illegible]

THE DESIGN HOUSE NQ	CIVIL				
HINCHINBROOK COMMUNITY SUPPORT	STP				
11-15 PALM AVENUE, INGHAM QLD 4850					
SAFETY IN DESIGN				STP23-1895	C806	B
				NOT FOR CONSTRUCTION	

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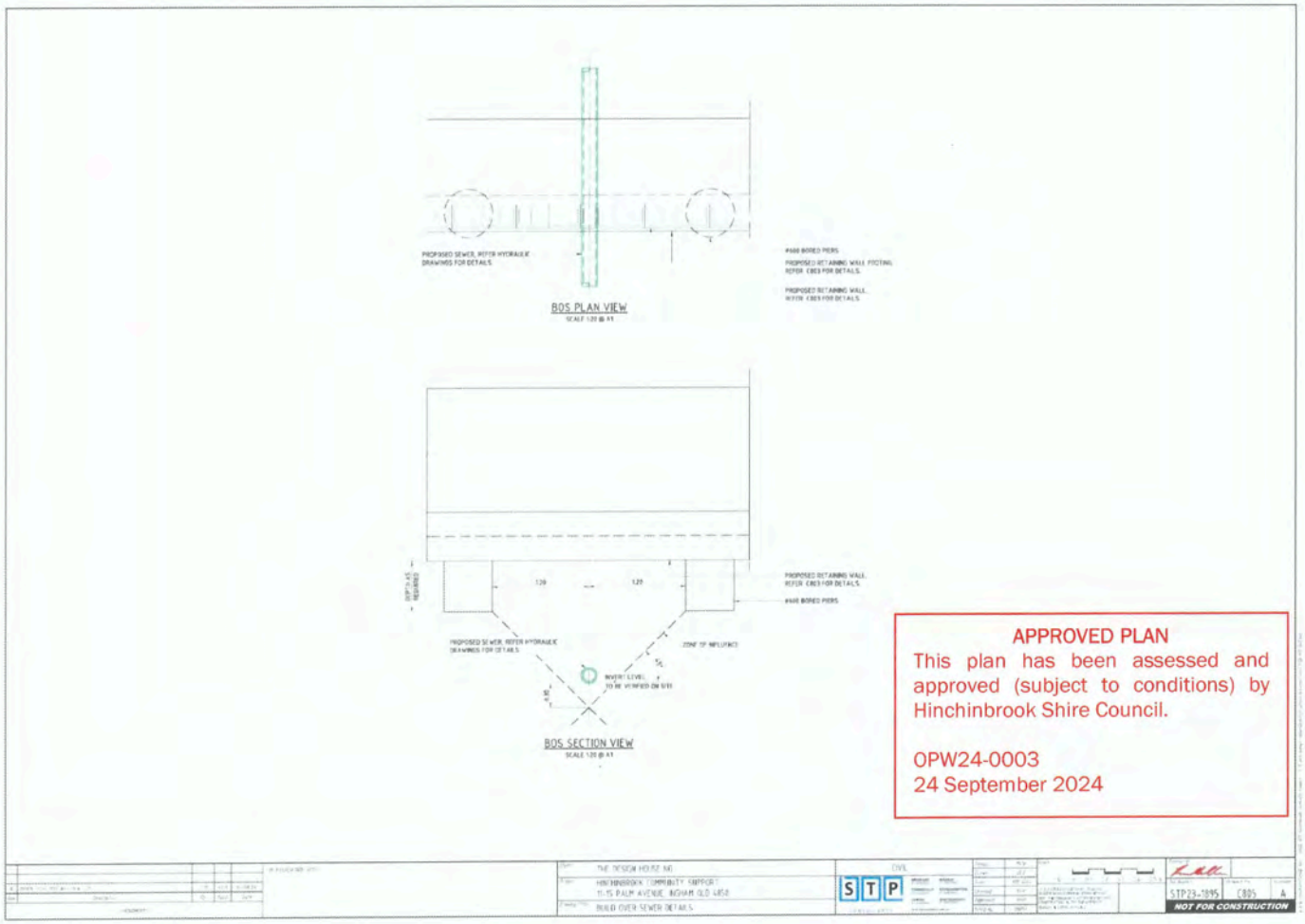
BOS PLAN VIEW
BOS SECTION VIEW
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