

TURNNOCK ST - SLINK

DEVELOPMENT APPLICATION

OVERALL

No. 273-SL-DA

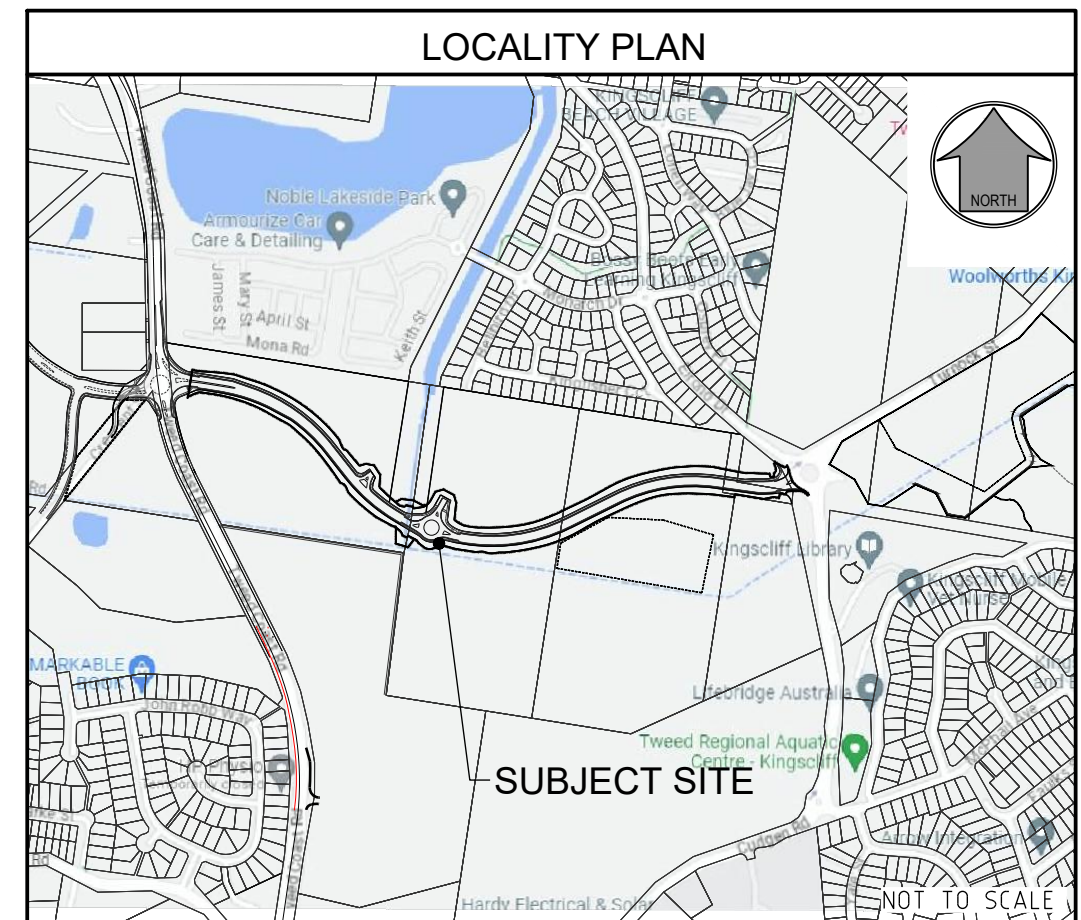
SCHEDULE OF DRAWINGS		
NUMBER	REV. NO.	TITLE
GENERAL		
27312-SL-000	A	COVER SHEET
27312-SL-010	A	SITE PLAN
27312-SL-011	A	CONTEXT PLAN
EARTHWORKS: BULK EARTHWORKS CUT FILL		
27312-SL-040	A	PLAN SHEET 01
ROADS: ROADWORKS		
27312-SL-100	A	SHEET 01
27312-SL-110	A	DETAIL 1
27312-SL-111	A	DETAIL 2
27312-SL-120	A	TYP SECTIONS
ROADS: LONGITUDINAL SECTIONS		
27312-SL-200	A	ROAD 03
27312-SL-201	A	ROAD 04
ROADS: CROSS SECTIONS		
27312-SL-300	A	ROAD 03
27312-SL-301	A	ROAD 04



CLIENT

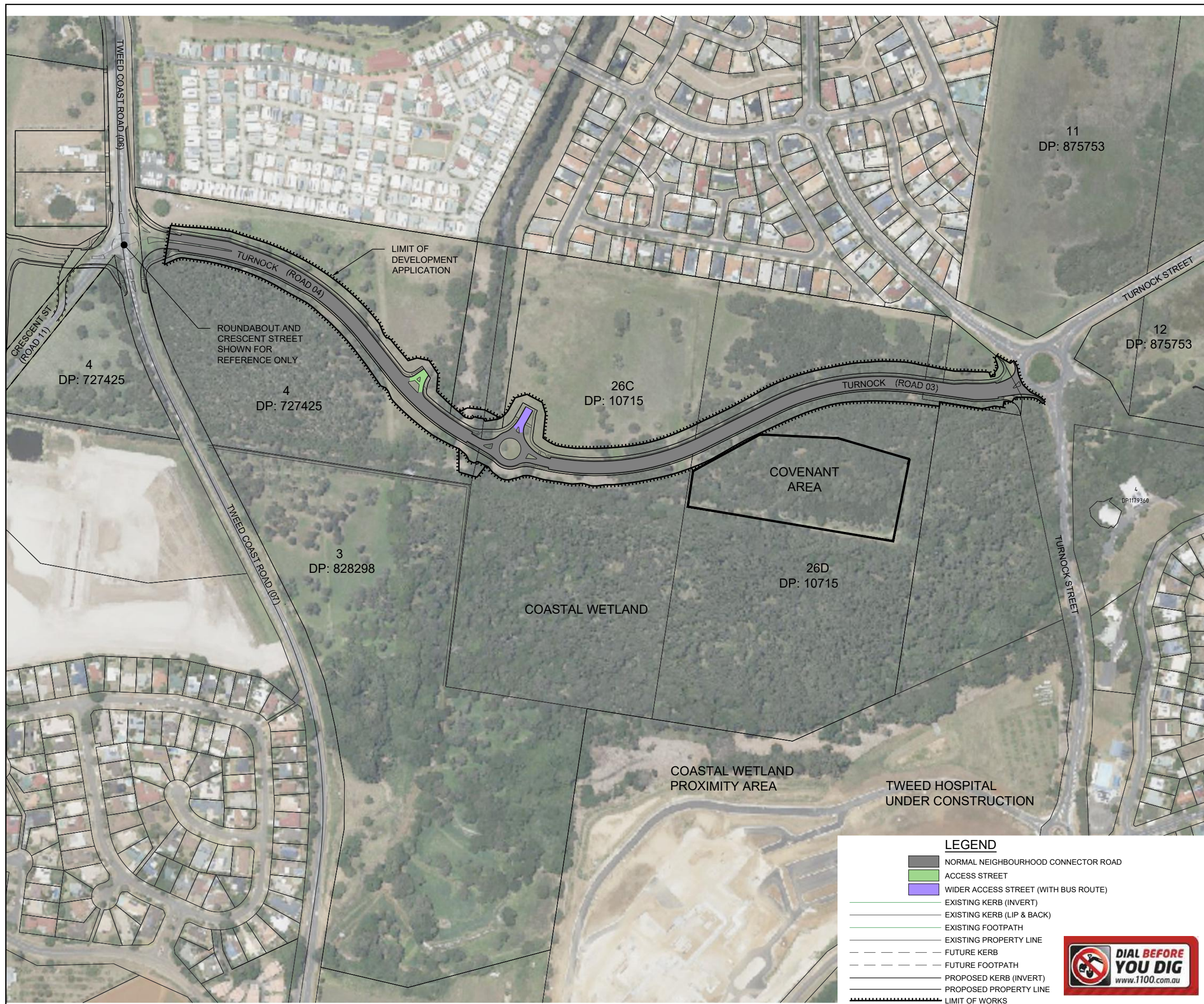
GALES-KINGSCLIFF

SUB-CONSULTANTS



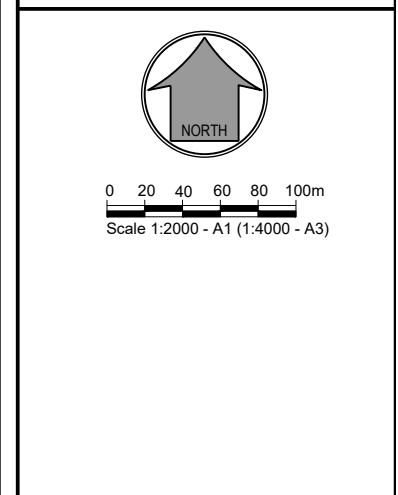
R. P. DESCRIPTION
26C/DP10715 AND 4/DP 7274-25
TWEED COAST ROAD TO
LOCALITY OF KINGSCLIFFE
LOCAL AUTHORITY-TWEED SHIRE COUNCIL

DRAWING NUMBER	AMEND.
27312-SL-000	A



PROJECT NAME
 PROPOSED DEVELOPMENT
**GALES SOUTHERN
 PRECINCT**
 DEVELOPMENT APPLICATION
 R. P. DESCRIPTION
 26C/DP10715 AND 4/DP 727425
 TWEED COAST ROAD TO
 LOCALITY OF KINGSCLIFFE
 LOCAL AUTHORITY-TWEED SHIRE COUNCIL

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ASSOCIATED CONSULTANTS

DRAWING TITLE
**SITE PLAN
 SLINK CONNECTION
 MAPPING**

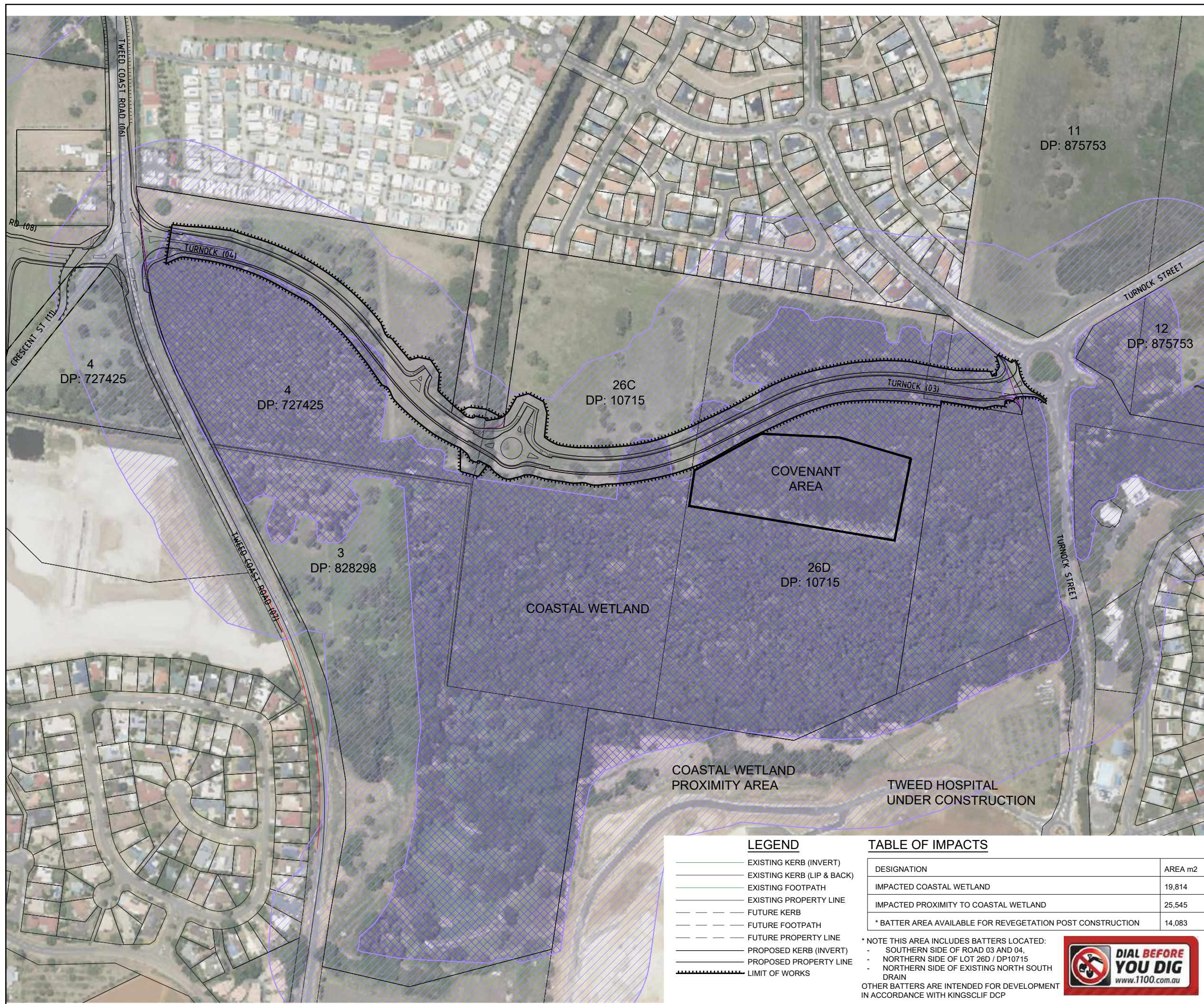
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27312-SL-010 REV
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PROJECT NAME
 PROPOSED DEVELOPMENT
**GALES SOUTHERN
 PRECINCT**
 DEVELOPMENT APPLICATION
 R. P. DESCRIPTION
 26C/DP10715 AND 4/DP 727425
 TWEED COAST ROAD TO
 LOCALITY OF KINGSCLIFFE
 LOCAL AUTHORITY-TWEED SHIRE COUNCIL

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

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ASSOCIATED CONSULTANTS

DRAWING TITLE
**SLINK IN CONTEXT WITH
 SEPP COASTAL WETLAND
 MAPPING**

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LEGEND

- EXISTING KERB (INVERT)
- EXISTING KERB (LIP & BACK)
- EXISTING FOOTPATH
- EXISTING PROPERTY LINE
- - - FUTURE KERB
- - - FUTURE FOOTPATH
- - - FUTURE PROPERTY LINE
- PROPOSED KERB (INVERT)
- PROPOSED PROPERTY LINE
- ▬▬▬ LIMIT OF WORKS

TABLE OF IMPACTS

DESIGNATION	AREA m2
IMPACTED COASTAL WETLAND	19,814
IMPACTED PROXIMITY TO COASTAL WETLAND	25,545
* BATTER AREA AVAILABLE FOR REVEGETATION POST CONSTRUCTION	14,083

* NOTE THIS AREA INCLUDES BATTERS LOCATED:
 - SOUTHERN SIDE OF ROAD 03 AND 04,
 - NORTHERN SIDE OF LOT 26D / DP10715
 - NORTHERN SIDE OF EXISTING NORTH SOUTH DRAIN
 OTHER BATTERS ARE INTENDED FOR DEVELOPMENT IN ACCORDANCE WITH KINGSCLIFF DCP



DESIGNED RCB | DRAWN RCB

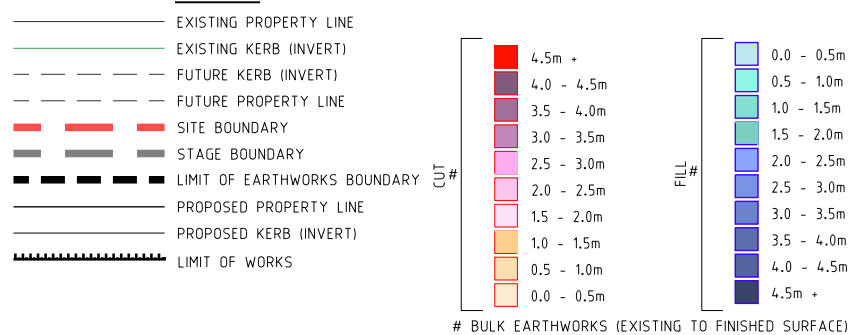
DRAWING NUMBER
27312-SL-011

REV
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EARTHWORKS

- TOPSOIL STRIPPING**
TOPSOIL SHALL BE STRIPPED ACROSS THE ENTIRE LIMIT OF THE EARTHWORKS CUT & FILL AREAS & SHALL BE STOCKPILED IN A LOCATION APPROVED BY THE SUPERINTENDENT. THE EXISTING STRATA IS TO BE TREATED IN ACCORDANCE WITH THE SPECIFICATION PRIOR TO PLACING ANY FILL.
- EARTHWORKS LEVELS**
EARTHWORKS LEVELS SHOWN ON DRAWINGS ARE TO FINISHED SURFACE LEVELS & INCLUDE 100mm OF TOPSOIL.
- COMPACTION STANDARD**
SITE FILLING & TRENCH BACKFILL SHALL BE COMPACTED TO THE STANDARDS OUTLINED IN THE LOCAL AUTHORITY'S SPECIFICATIONS. FILL BATTER FACES ARE TO BE OVERFILLED, COMPACTED & CUT BACK TO DESIGN LEVELS. ALL CUT BATTERS ARE TO BE CUT BACK & TRIMMED TO DESIGN LEVELS.
- PAVEMENT DEPTHS**
THE DESIGN PAVEMENT DEPTHS ALLOWED IN EARTHWORKS CALCULATIONS ARE BASED ON THE DEPTHS SHOWN IN THE SCHEDULE OF PAVEMENT DEPTHS. THE PAVEMENT DEPTHS GIVEN ARE DESIGN DEPTHS ONLY & MAY BE VARIED AFTER SUB GRADE TESTS ARE TAKEN & AUTHORITY APPROVAL.
- TESTING & CERTIFICATION**
ALL COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY. ALL SITE FILLING SHALL BE TESTED AT LEVEL 1 REQUIREMENTS. THE CONTRACTOR IS TO PROVIDE ALL REQUIRED EARTHWORKS CERTIFICATIONS IN ACCORDANCE WITH THE APPROVAL CONDITIONS. THE CONTRACTOR IS TO PROVIDE A CONSTRUCTED EARTHWORKS SLOPE STABILITY CERTIFICATION CONFIRMING REQUIRED F.O.S. CERTIFIED BY A RPEQ.
- TOPSOIL REPLACEMENT**
ALL FOOTPATHS, BATTERS & ALLOTMENT CUT & FILL AREAS SHALL BE TOPSOILED WITH TOPSOIL FROM ONSITE STOCKPILES, & AMELIORATE SOIL AS NECESSARY TO ENSURE GRASS STRIKE.
- GRASSING**
ALL CUT/FILL AREAS, DISTURBED AREAS & TRENCHED AREAS SHALL BE GRASSED TO THE SATISFACTION OF THE SUPERINTENDENT & LOCAL AUTHORITY.
- ROCK**
THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR EARTHWORKS RATE.
- EARTHWORKS ZONE**
THE FOLLOWING ACTIVITIES ARE PROHIBITED OUTSIDE THE EARTHWORKS ZONE - STORAGE & MIXING OF MATERIALS, VEHICLE PARKING, LIQUID DISPOSAL, MACHINERY REPAIRS/REFUELLING, PLACEMENT OF SITE OFFICES OR SHEDS, COMBUSTION OF ANY MATERIAL, STOCKPILING OF SOIL, RUBBLE OR DEBRIS, ANY FILLING OR EXCAVATION INCLUDING TRENCHES, TOPSOIL, SKIMMING AND/OR SURFACE EXCAVATION UNLESS OTHERWISE APPROVED BY THE RELEVANT AUTHORITY.
- CONSTRUCTION - STOCKPILING**
TEMPORARY SILT FENCE TO BE ERECTED 5m FROM TOE OF BATTER ON LOW SIDE OF STOCKPILING. STOCKPILE SITE TO BE CLEAR OF ADJACENT PROPERTY BOUNDARIES SO AS NOT TO CAUSE A NUISANCE TO ADJOINING PROPERTIES. NO STOCKPILES ARE TO BE LOCATED WITHIN THE TREE PROTECTION ZONE, REFER VEGETATION MANAGEMENT PLAN FOR MORE DETAILS. THE CONTRACTOR SHALL NOT CREATE STOCKPILES OF SURPLUS MATERIALS UNLESS DIRECTED BY THE SUPERINTENDENT. ALL MATERIALS ARISING FROM THE WORKS SHALL BE COMPACTED TO FUTURE FILL AREAS AS NOMINATED OR REMOVED FROM THE SITE.
- TOPSOIL SCREENING**
TOPSOIL SHALL BE SCREENED BY THE CONTRACTOR WHEN DIRECTED BY THE SUPERINTENDENT. ALL UNSUITABLE MATERIAL SCREENED FROM THE TOPSOIL WILL BE TAKEN TO AN OFFSITE TIP BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
- EARTHWORKS MATERIAL SIZE**
ALL EARTHWORKS MATERIAL IS TO BE BROKEN DOWN TO AN ACCEPTABLE SIZE TO BE COMPACTED UNDER LEVEL 1 FILL. WHERE THE RELEVANT GUIDELINES DON'T SPECIFY AN ACCEPTABLE SIZE, EARTHWORKS MATERIAL IS TO BE BROKEN DOWN TO A SIZE NO LARGER THAN 75mm.
- MOISTURE CONTENT**
EARTHWORKS MOISTURE VARIATION TO NOT EXCEED ±2% OF THE OPTIMUM MOISTURE CONTENT.
- SURFACE FINISH**
THE FINISHED SURFACE LEVEL IS TO BE CAPPED WITH FINER MATERIAL & SMOOTH DRUM ROLLED & GRADED TO PROMOTE SURFACE WATER RUNOFF IN A CONTROLLED MANNER.
- EARTHWORKS LIMITS**
THE CONTRACTOR IS TO TIE IN TO THE NATURAL SURFACE AT THE LIMIT OF THE EARTHWORKS. THE TIE IN IS TO BE COMPLETED IN A MANNER TO ENSURE THERE IS NO PONDING OF SURFACE WATER.
- IMPORTED MATERIAL**
LOTS - ALL IMPORTED MATERIAL FOR PLACEMENT ON LOTS TO BE A MINIMUM CBR 10 MATERIAL & HAVE A SWELL % <1.5.
ROADS - ALL IMPORTED MATERIAL FOR PLACEMENT ON ROADS TO BE A MINIMUM CBR10 MATERIAL WITH A SWELL % <1.5, LIQUID LIMIT <70 & PLASTICITY INDEX <4.5.
SOIL PARAMETERS TO BE REVIEWED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT ON SITE.
- REACTIVE SOILS**
 - ALL REACTIVE TOPSOIL TO BE IDENTIFIED BY THE GEOTECHNICAL ENGINEER & BE SEPARATED FROM THE NON REACTIVE TOPSOIL.
 - ALL REACTIVE TOPSOIL TO BE RESPREAD IN THE OPEN SPACE AREA. WHERE REACTIVE TOPSOIL IS REQUIRED TO BE RESPREAD ON DEVELOPABLE AREAS THE CONTRACTOR SHALL LIME TREAT THE TOPSOIL TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
 - WHEN UNDERTAKING THE EARTHWORKS CUT ALL MATERIALS SHOULD BE SELECTIVELY SORTED SO THAT THE REACTIVE SOILS ARE SEPARATED FROM THE LOW REACTIVE RESIDUAL SOILS & XW BEDROCK
 - ALL REACTIVE SOILS ARE TO BE PLACED IN THE LOWER SECTIONS OF FILL WITH THE LESS REACTIVE RESIDUAL SOILS & XW BEDROCK TO BE PLACE IN THE UPPER FILLS. ALTERNATIVELY, THE REACTIVE SOILS CAN BE BLENDED WITH THE LESS REACTIVE SOILS & XW ROCK TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
 - NO REACTIVE CLAY SOILS SHOULD BE PLACED WITHIN THE UPPER 0.75M APPROX. FILL PROFILE WHERE POSSIBLE.
 - WHEN PLACING FILL OVER HIGHLY REACTIVE SOILS, TREATMENT MAY BE REQUIRED IF THE FILLS ARE ONLY MINOR, 0.3m APPROX. & THE REACTIVE SOIL PROFILE IS GREATER THAN 0.7m APPROX. IN THESE AREAS SUBGRADE REPLACEMENT OF AT LEAST 0.75m OF NON REACTIVE / LOW REACTIVE MATERIAL OVERLYING THE REACTIVE SOILS SHALL BE UNDERTAKEN.
 - ALL WORKS ASSOCIATED WITH THE IDENTIFICATION, PLACEMENT & TREATMENT OF REACTIVE SOILS SHALL BE UNDERTAKEN TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

LEGEND



INSET A

NOTE:
CONTRACTOR TO MAKE ALL NECESSARY ALLOWANCES FOR EXISTING SERVICES DURING ALL WORKS.



NOTES:

- EARTHWORKS VOLUMES ARE APPROXIMATE ONLY, CONTRACTOR TO VERIFY & ALLOW FOR ANY DISCREPANCY IN THE CONTRACT VALUE.
- VOLUMES INDICATE THE STRUCTURAL QUANTITY OF EARTHWORKS, IE BETWEEN THE EXISTING SURFACE & THE UNDERSIDE OF THE MINIMUM BOX & OF THE FSL, AS PROSCRIBED IN THE CONTRACT DOCUMENTATION.
- NO ALLOWANCE FOR COMPACTION OR BULKING FACTOR IS INCLUDED IN THE EARTHWORKS VOLUMES. THE CONTRACTOR IS TO MAKE ALLOWANCES FOR BULKING/COMPACTION AS PART OF THEIR CONTRACT WORKS.
- THE CONTRACTOR IS TO VERIFY EXISTING SURFACE & TOPSOIL DISTRIBUTION PRIOR TO SIGNING THE CONTRACT. THE CONTRACTORS PRICE FOR THESE WORKS IS DEEMED TO BE ACCEPTING OF THE NATURAL SURFACE & TOPSOIL DISTRIBUTION.
- THE CONTRACTOR IS REQUIRED TO EXPORT / IMPORT AS NEEDED TO ACHIEVE THE FINAL SURFACE LEVELS. THE EXPORT/IMPORT AS REQUIRED TO COMPLETE EARTHWORKS FORMS PART OF THE CONTRACT WORKS.
- WHERE NO SPOIL AREA IS AVAILABLE WITHIN THE PROJECT FOOTPRINT, THE CIVIL CONTRACTOR SHALL EXPORT EXCESS MATERIALS TO A LICENCED TIP OFF SITE. THESE WORKS FORM PART OF THE CONTRACT WORKS.

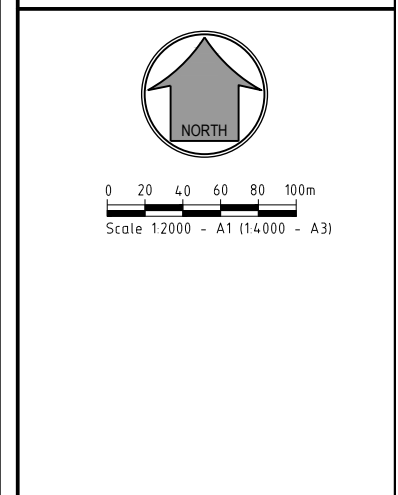
BULK EARTHWORKS TABLE

* CUT: 11 m3
* FILL: 92,595m3

* APPROXIMATE VOLUMES SUBJECT TO DETAIL DESIGN

PROJECT NAME
PROPOSED DEVELOPMENT
GALES SOUTHERN PRECINCT
DEVELOPMENT APPLICATION
R. P. DESCRIPTION
26C/DP10715 AND 4/DP 727425
TWEED COAST ROAD TO
LOCALITY OF KINGSCLIFFE
LOCAL AUTHORITY-TWEED SHIRE COUNCIL

CLIENT
GALES-KINGSCLIFF



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ASSOCIATED CONSULTANTS

DRAWING TITLE
EARTHWORKS CUT TO FILL PLAN SHEET 01

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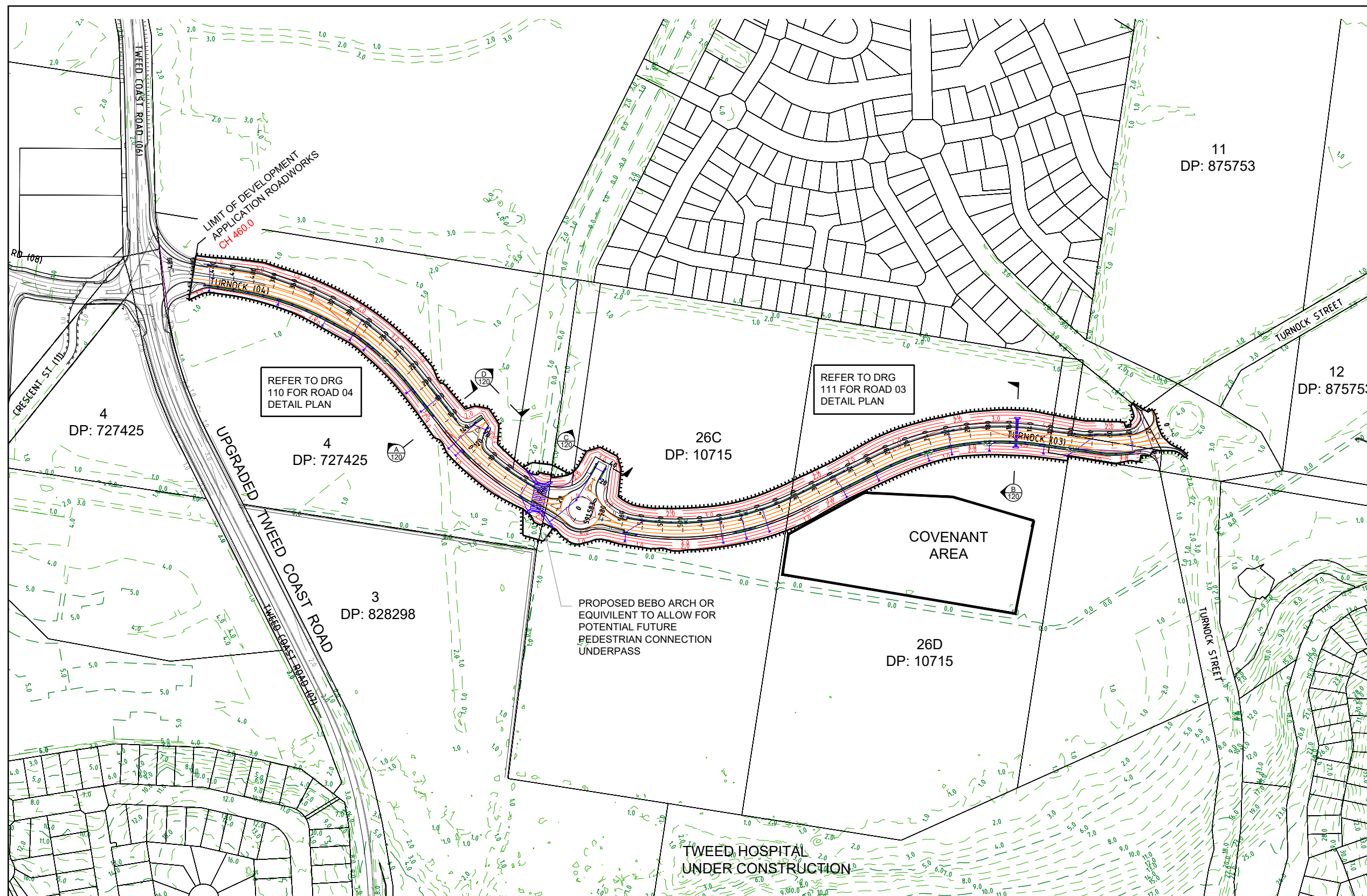
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DRAWING NUMBER 273SL-040	REV A
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PROJECT NAME
PROPOSED DEVELOPMENT
GALES SOUTHERN PRECINCT
 DEVELOPMENT APPLICATION
 R. P. DESCRIPTION
 26C/DP10715 AND 4/DP 727425
 TWEED COAST ROAD
 LOCALITY OF KINGSCLIFFE
 LOCAL AUTHORITY-TWEED SHIRE COUNCIL

CLIENT
GALES-KINGSCLIFF



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

A	28.06.23	COUNCIL ISSUE	RB
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ASSOCIATED CONSULTANTS

DRAWING TITLE
**GENERAL ARRANGEMENT
 TURNOCK ST EXTENSION**

MORTONS
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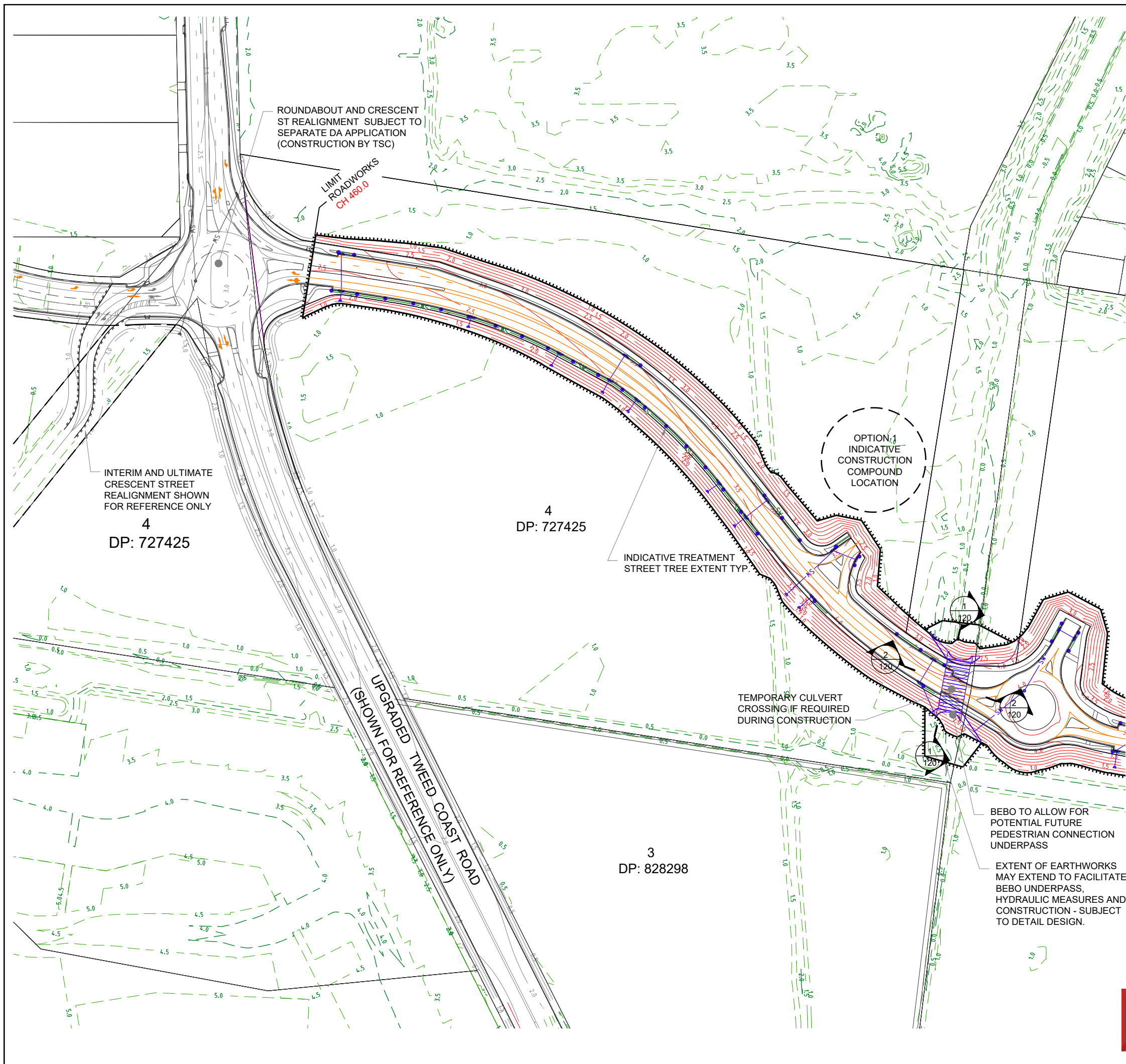
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 Southport QLD 4215



- ROADWORKS**
- PAVEMENT DEPTHS**
 a) THE DESIGN PAVEMENT DEPTHS ALLOWED IN EARTHWORKS CALCULATIONS ARE BASED ON THE DEPTHS SHOWN IN THE SCHEDULE OF PAVEMENT DEPTHS ON DRAWING 120.
 b) THE PAVEMENT DEPTHS GIVEN ARE DESIGN DEPTHS ONLY & MAY BE VARIED AFTER SUB-GRADE TESTS ARE TAKEN. THE CONTRACTOR IS TO PROVIDE THE SUPERINTENDENT A SUBGRADE C.B.R. REPORT PREPARED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER. THE SUPERINTENDENT WILL COORDINATE THE AUTHORITIES APPROVAL OF THE PAVEMENT DESIGN.
 - TESTING**
 ALL COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY. ALL SITE FILLING SHALL BE TESTED AT LEVEL 1 REQUIREMENTS.
 - SUBSOIL DRAINS**
 SUBSOIL DRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY'S SPECIFICATIONS. SUBSOIL DRAINS SHALL BE PLACED UNDER ALL KERB STRUCTURES & ARE TO BE CONSTRUCTED TO A DEPTH GREATER THAN THAT OF THE INVERT OF THE DEEPEST SERVICE CROSSING.
 - MITRE DRAINS**
 MITRE DRAINS ARE TO BE CONSTRUCTED ALONG THE CUT/FILL INTERFACE & SAG/LOW POINTS OF ALL ROADS. CONTRACTOR TO REQUEST DIRECTION FROM SUPERINTENDENT WHETHER TO INSTALL MITRE DRAIN AT ROCK ENCOUNTERED IN SUBGRADE. ALL MITRE DRAINS MUST BE FREE DRAINING & TIE INTO THE ADJACENT SUBSOIL DRAINS.
 - ROCK**
 THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR RATES.
 - TURF**
 1.0m TURF STRIP TO BE INSTALLED BEHIND THE BACK OF ALL KERBS. A PERPENDICULAR TURF STRIP AT MAXIMUM 10m INCREMENTS MUST BE INSTALLED TO FULL VERGE WIDTH FOR SEDIMENT & EROSION CONTROL PURPOSES.
 - KERBS**
 ALL KERBS TO BE CONSTRUCTED IN ACCORDANCE WITH AUTHORITY STANDARDS
 - PAVEMENT TIE-IN**
 PAVEMENT TIE-IN TO BE IN ACCORDANCE WITH DWG. 120

LEGEND

	EXISTING KERB (INVERT)		DESIGN CONTOURS
	EXISTING KERB (LIP & BACK)		CENTRELINE CHAINAGE
	EXISTING FOOTPATH		LIMIT OF EARTHWORKS
	EXISTING PROPERTY LINE		
	EXISTING CONTOURS		
	FUTURE KERB		
	FUTURE FOOTPATH		
	FUTURE PROPERTY LINE		
	FUTURE CONTOURS		
	PROPOSED KERB (INVERT)		
	PROPOSED LINEMARKING		
	PROPOSED FOOTPATH		
	PROPOSED PROPERTY LINE		



PROJECT NAME
 PROPOSED DEVELOPMENT
GALES SOUTHERN PRECINCT
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 R. P. DESCRIPTION
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0 10 20 30 40 50m
 Scale 1:1000 - A1 (1:2000 - A3)

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ASSOCIATED CONSULTANTS

DRAWING TITLE
**GENERAL ARRANGEMENT
 DETAIL SHEET 01**

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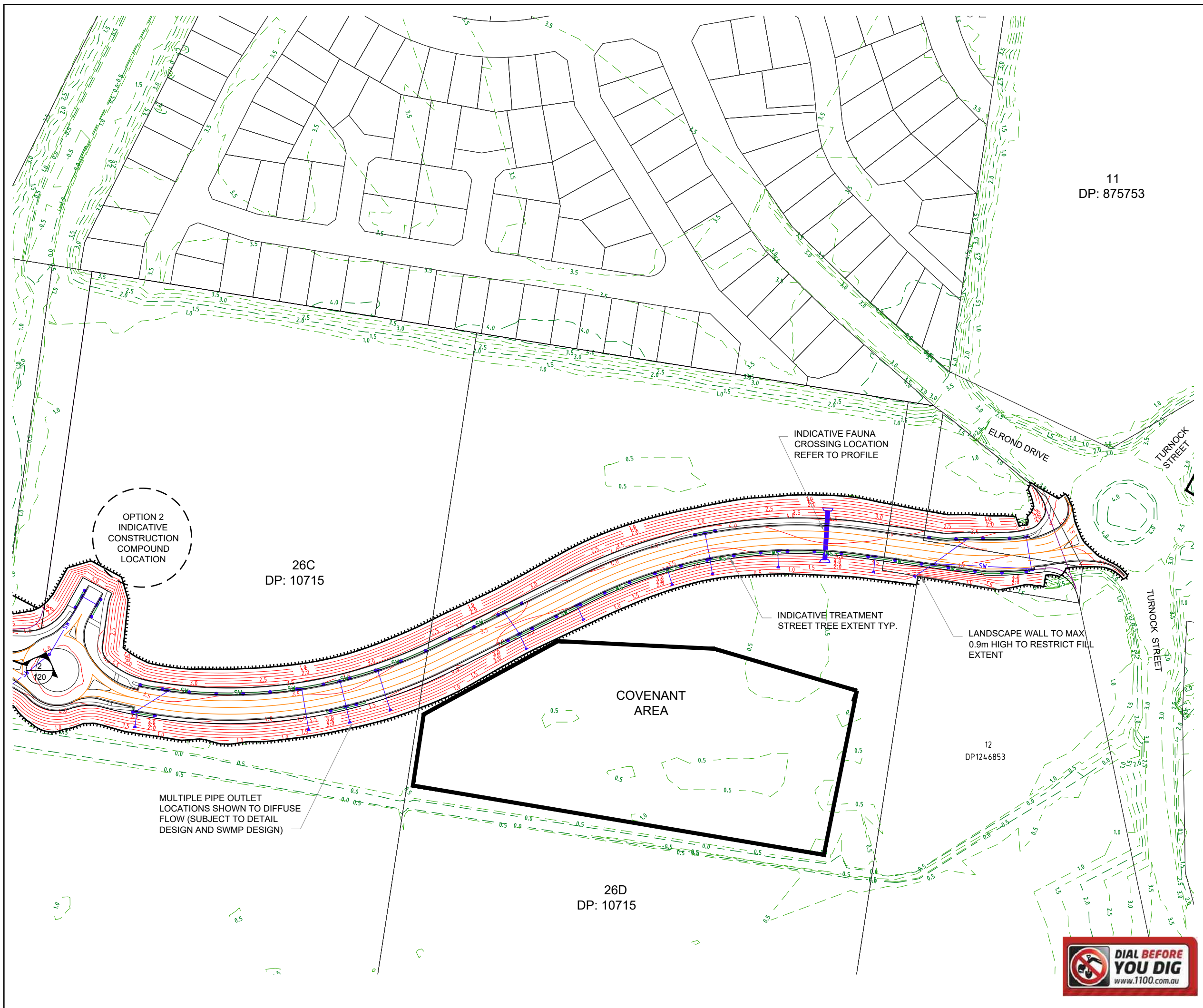
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DRAWING TITLE
**GENERAL ARRANGEMENT
 DETAIL SHEET 02**



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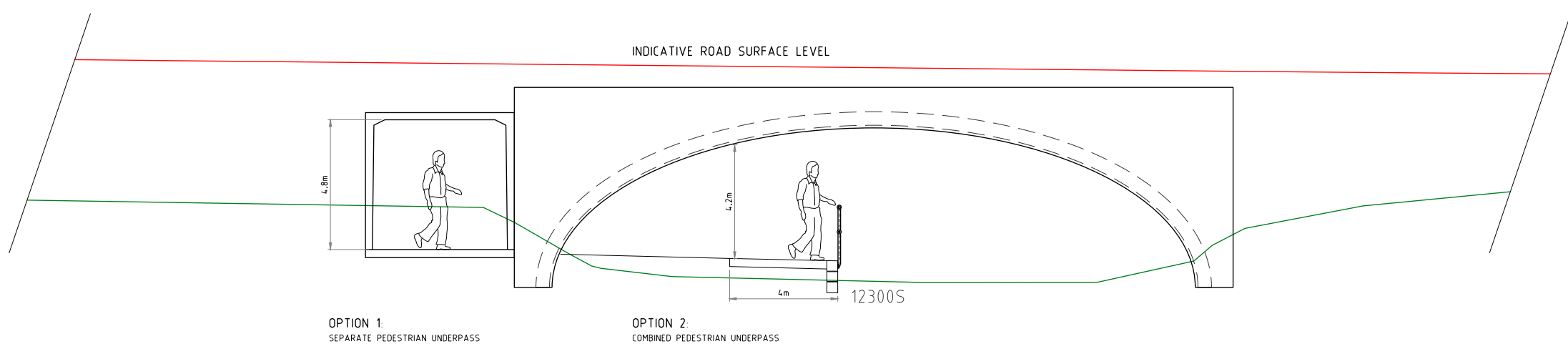
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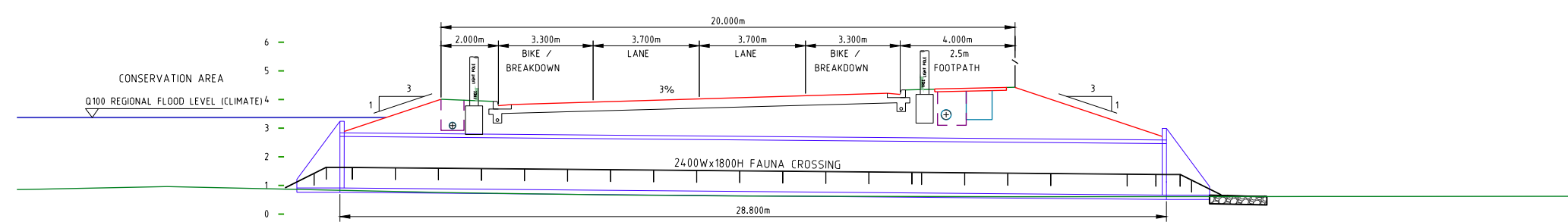


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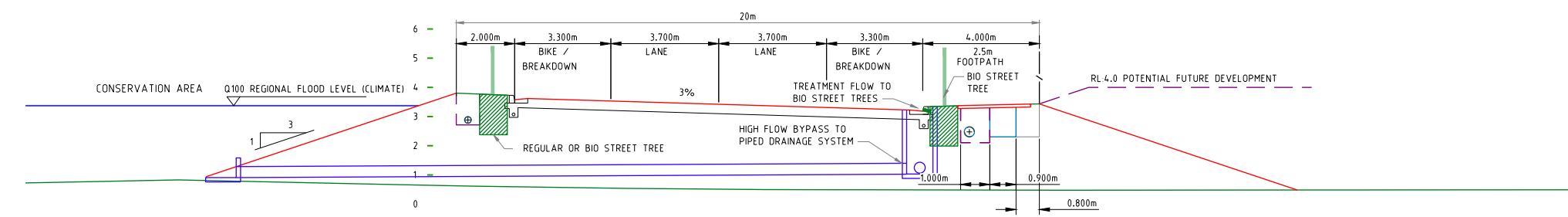
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GALES-KINGSCLIFF



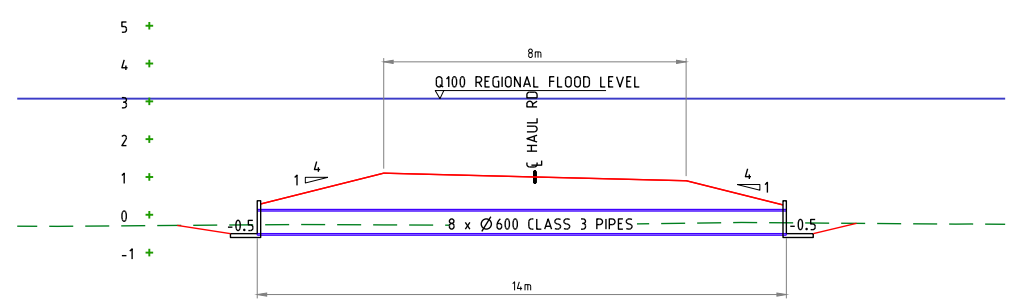
DRAINAGE CULVERT / POTENTIAL PEDESTRIAN UNDERPASS CONCEPT



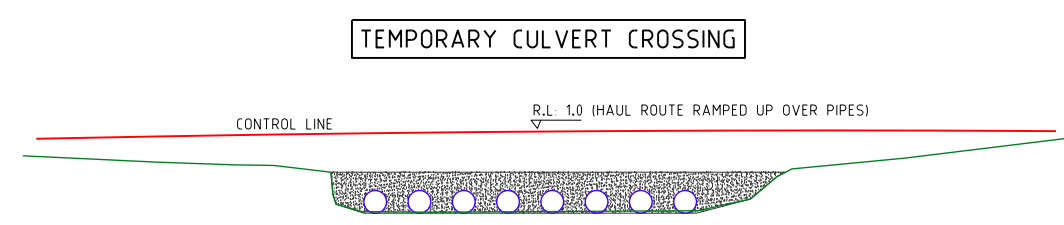
SECTION B - TURNOCK STREET FAUNA CROSSING INDICATIVE SECTION



SECTION A - (ROAD 03 AND 04) TURNOCK STREET TYPICAL SECTION



SECTION 1
SCALE: 1:100



SECTION 2
SCALE: 1:100

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TYPICAL SECTIONS

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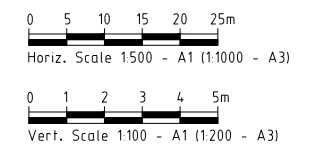
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 Urban & Regional Planning
 Civil Engineering
 Project Coordination

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 mortons@urbansolutions.net.au
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 Tel 07 5571 1099

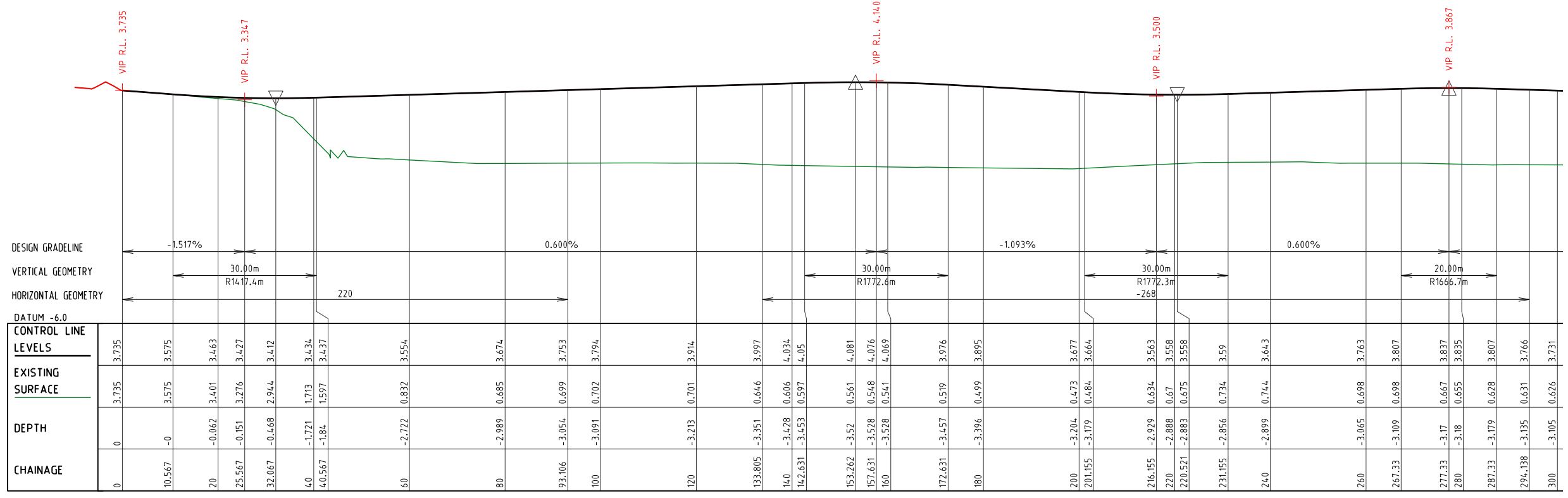
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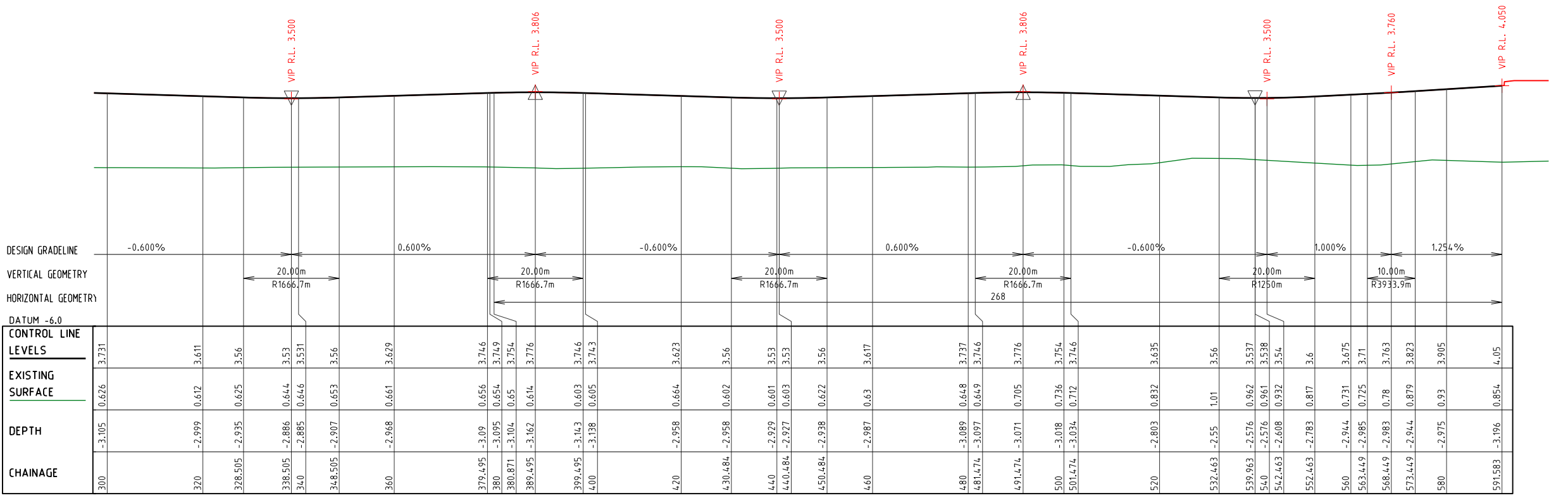
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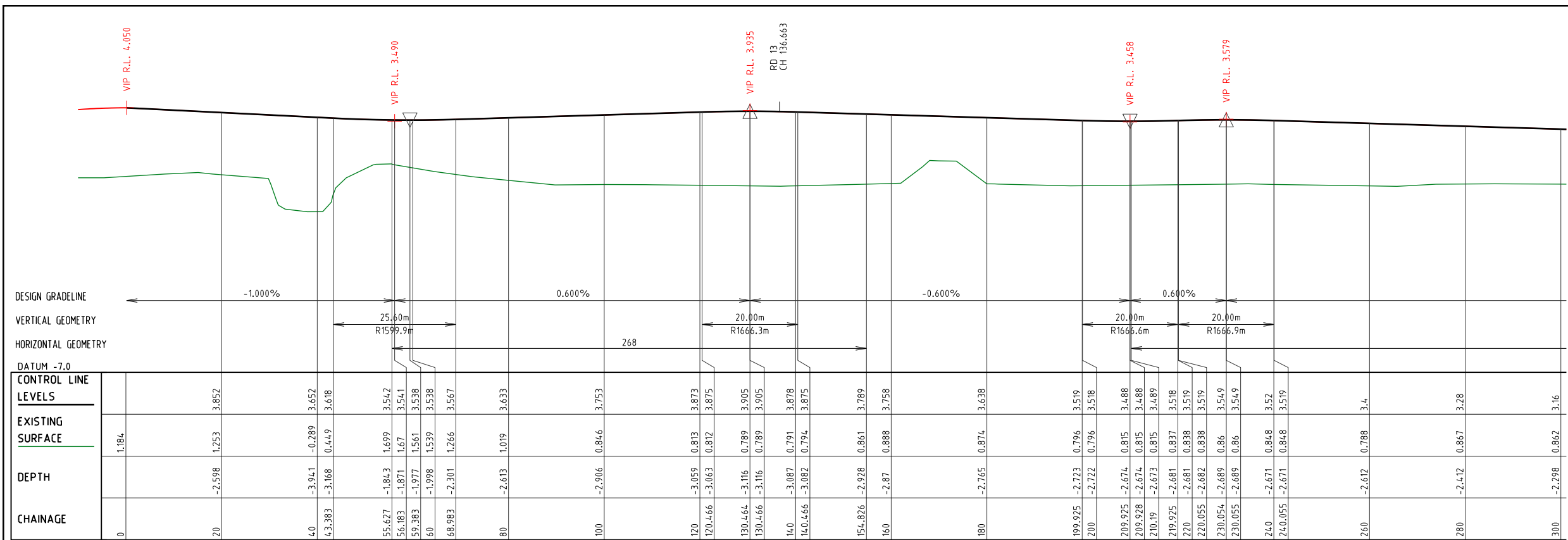


LONGITUDINAL SECTION ROAD 3 (TURNOCK STREET)

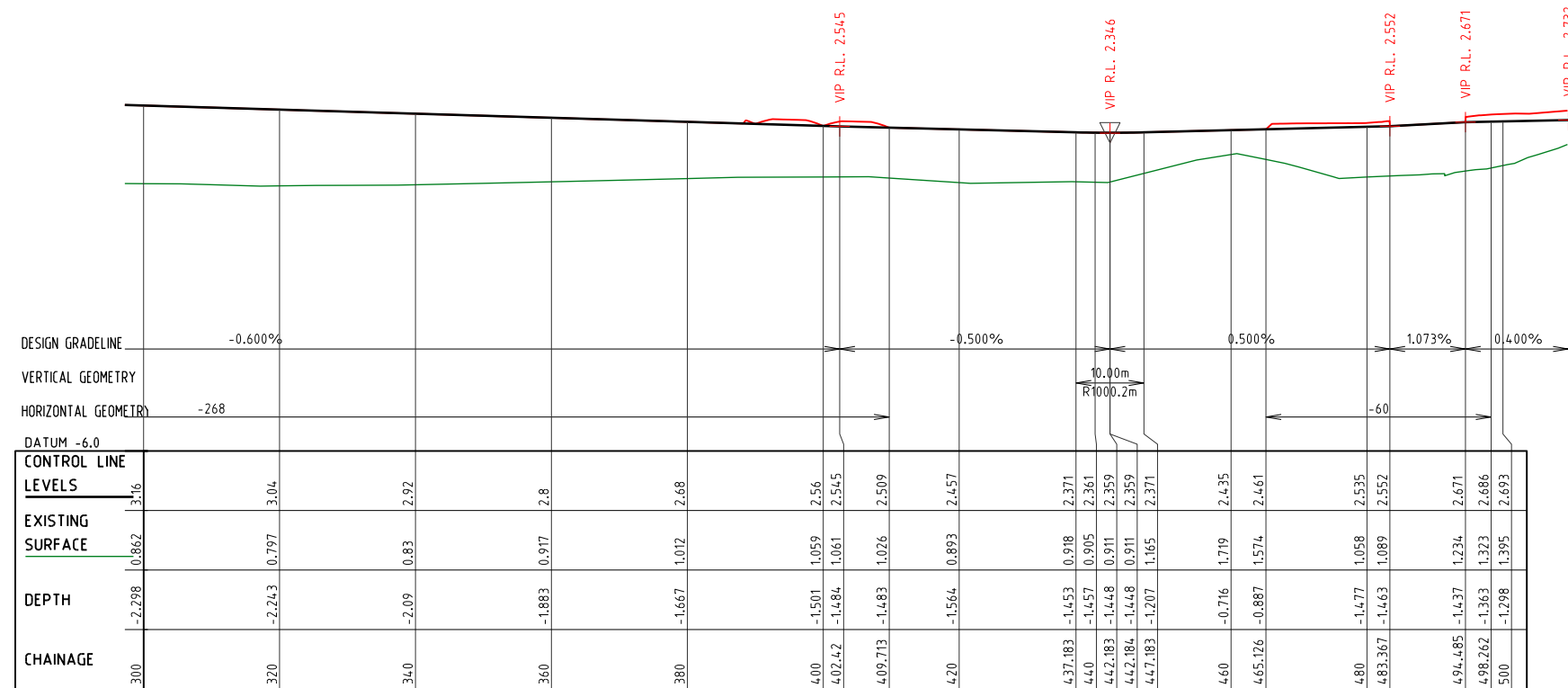


LONGITUDINAL SECTION ROAD 3 (TURNOCK STREET)

INSET



LONGITUDINAL SECTION ROAD 4 (TURNOCK STREET)

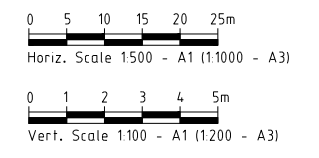


LONGITUDINAL SECTION ROAD 4 (TURNOCK STREET)

INSET

PROJECT NAME
PROPOSED DEVELOPMENT
GALES SOUTHERN PRECINCT
DEVELOPMENT APPLICATION
R. P. DESCRIPTION
26C/DP10715 AND 4/DP 727425
TWEED COAST ROAD TO
LOCALITY OF KINGSCLIFFE
LOCAL AUTHORITY-TWEED SHIRE COUNCIL

CLIENT
GALES-KINGSCLIFF



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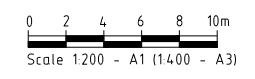
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PROJECT NAME
 PROPOSED DEVELOPMENT
**GALES SOUTHERN
 PRECINCT**
 DEVELOPMENT APPLICATION
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**CROSS SECTIONS
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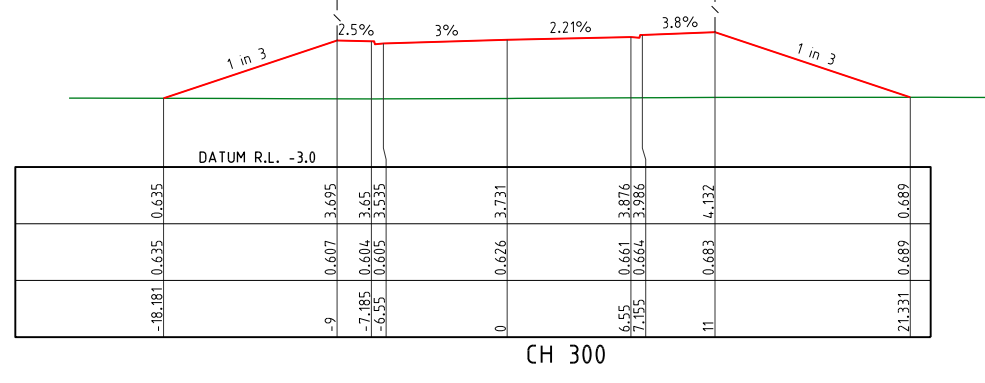
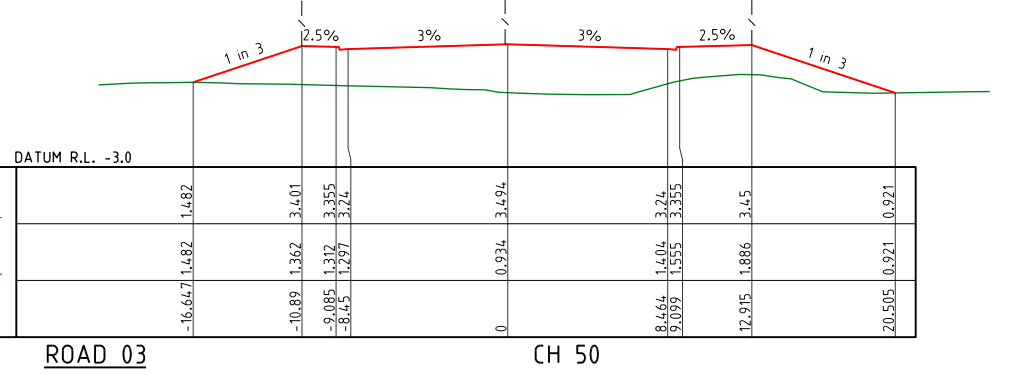
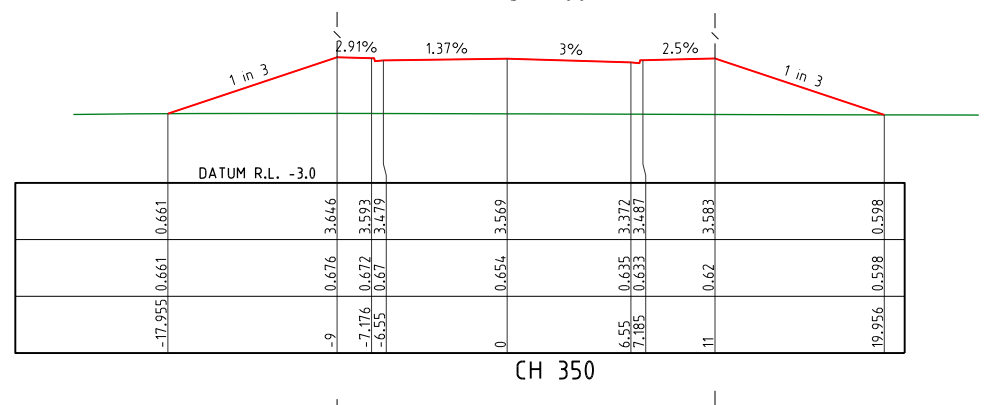
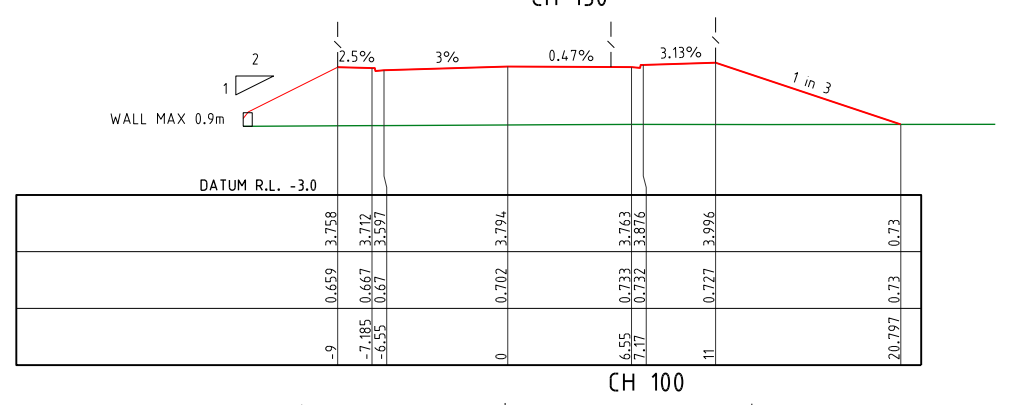
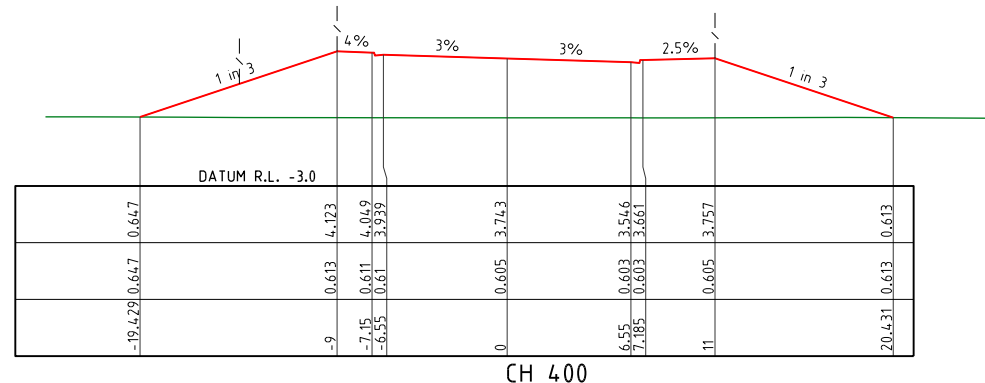
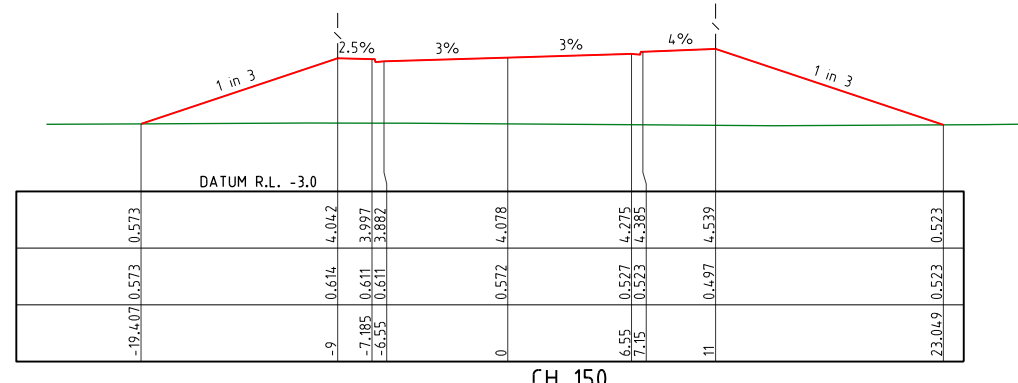
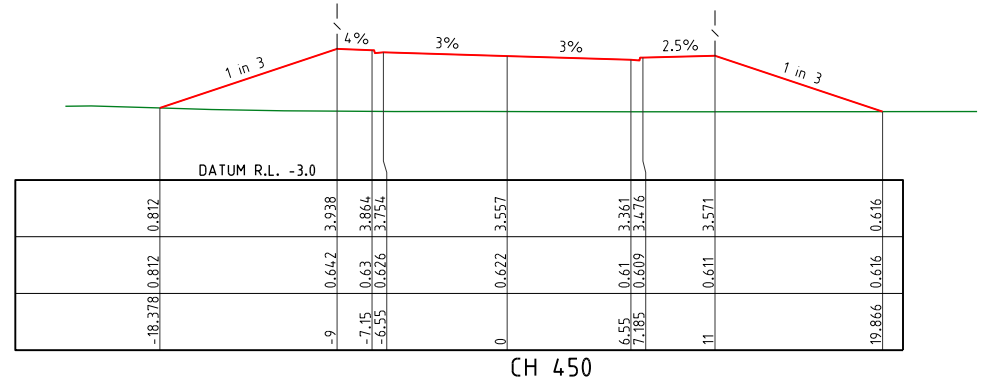
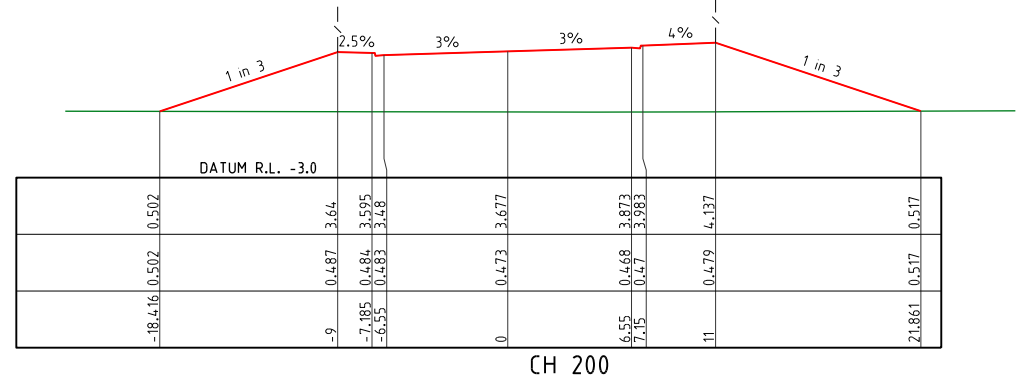
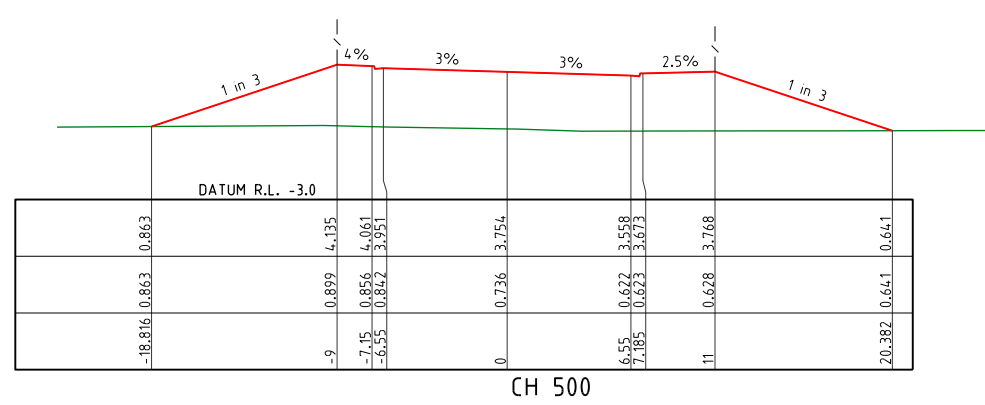
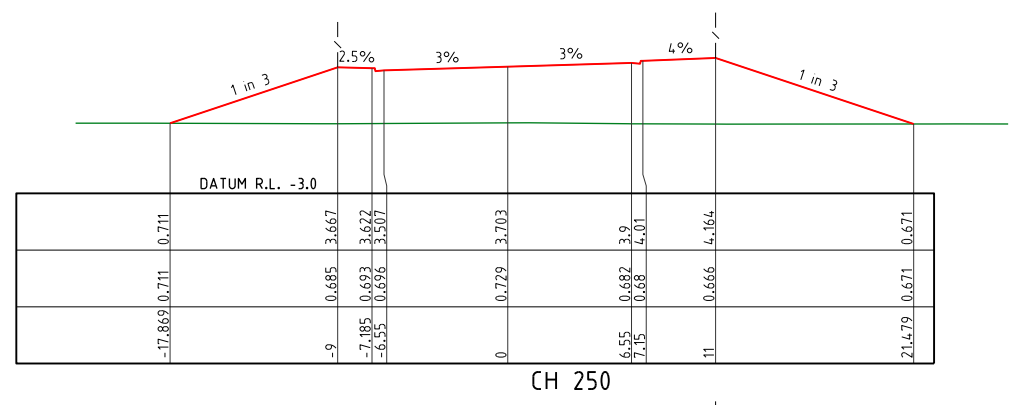
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NOTES:
 1. CROSS SECTIONS WITH NO TEMPLATE REPRESENT CONTROL LINE LEVELS AT THAT CHAINAGE.

DESIGN SURFACE LEVEL	EXISTING SURFACE LEVEL	OFFSET
-16.647	1.482	1.482
-10.89	1.362	3.401
-9.085	1.312	3.355
-8.45	1.297	3.24
0	0.934	3.494
3.464	1.404	3.24
3.099	1.555	3.355
12.915	1.886	3.45
20.505	0.921	0.921

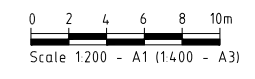
ROAD 03

CH 50

CH 300

PROJECT NAME
 PROPOSED DEVELOPMENT
**GALES SOUTHERN
 PRECINCT**
 DEVELOPMENT APPLICATION
 R. P. DESCRIPTION
 26C/DP10715 AND 4/DP 727425
 TWEED COAST ROAD TO
 LOCALITY OF KINGSCLIFFE
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 ROAD 04**



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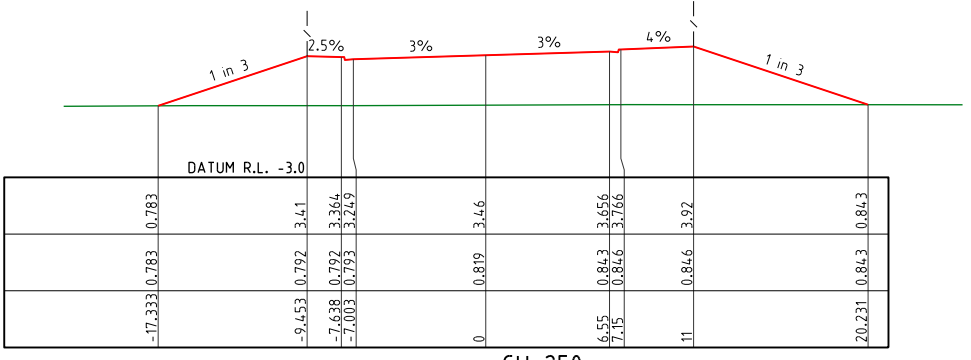
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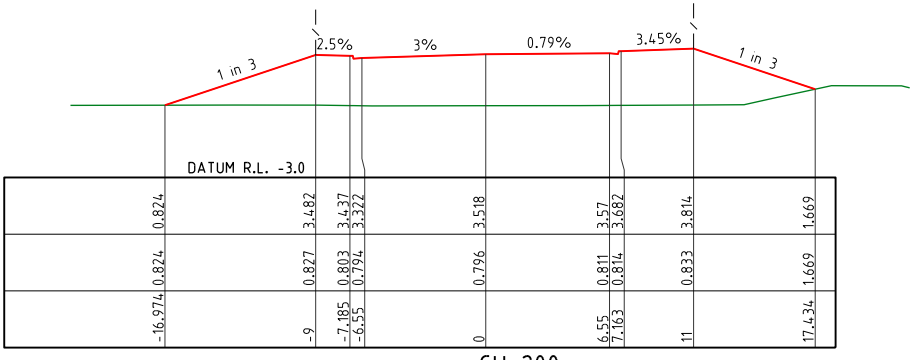
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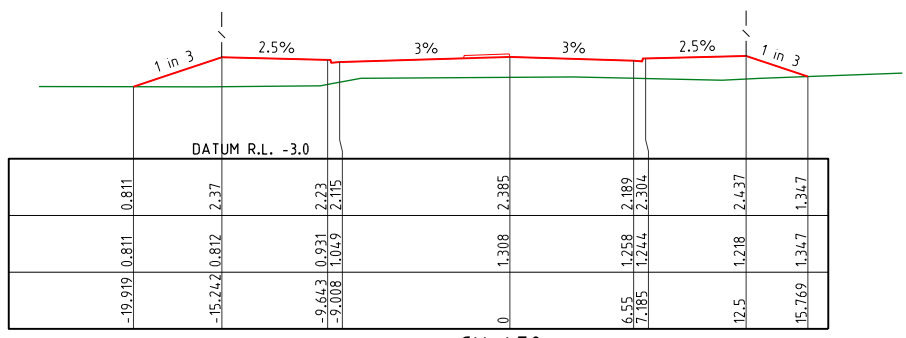
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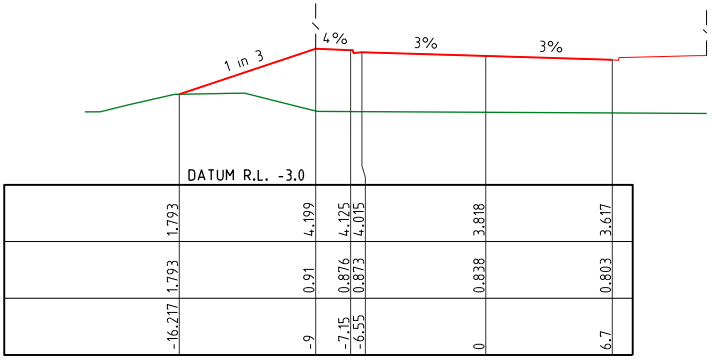
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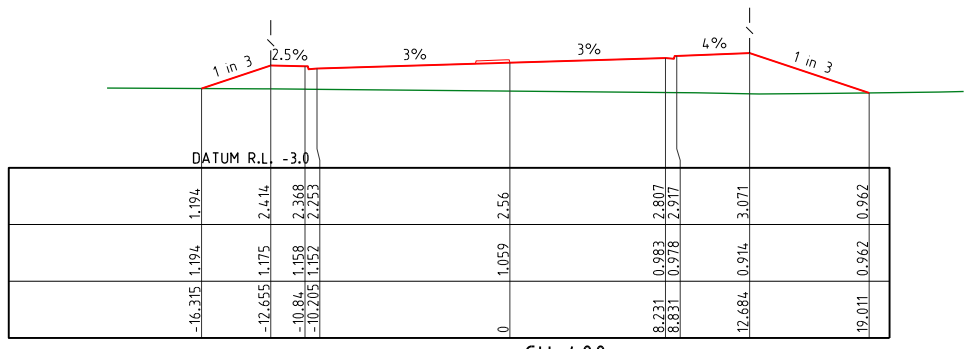
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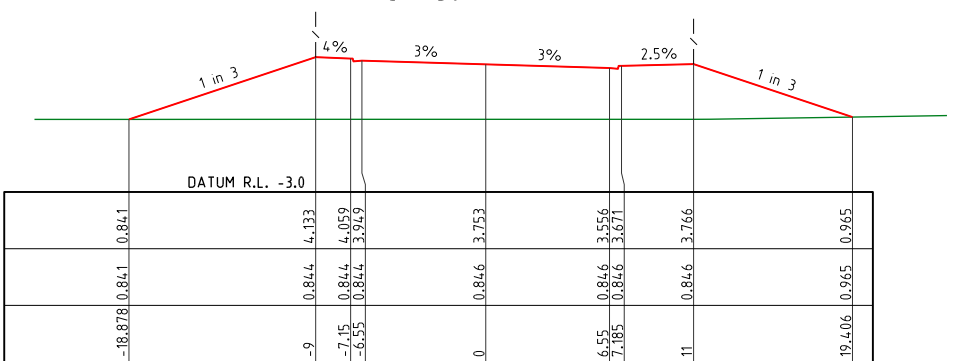
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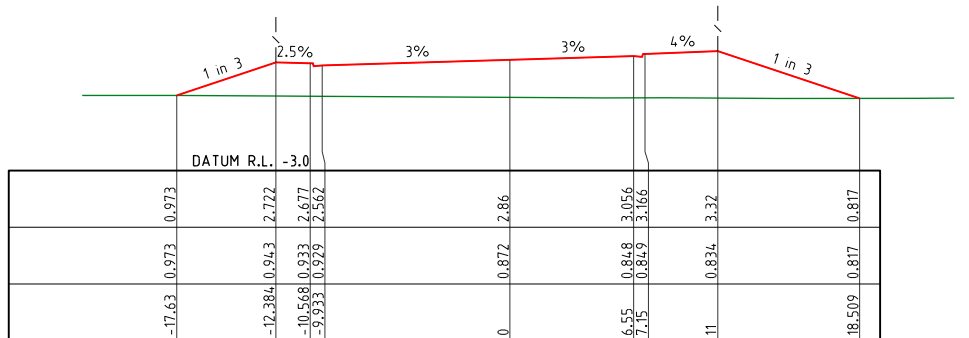
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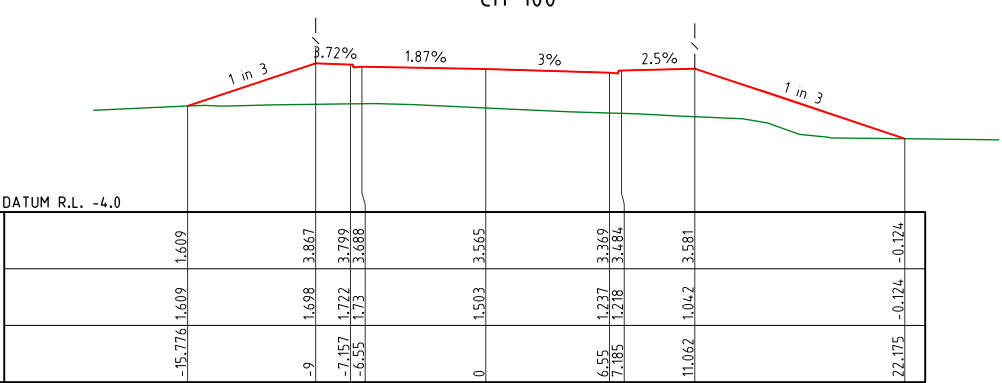
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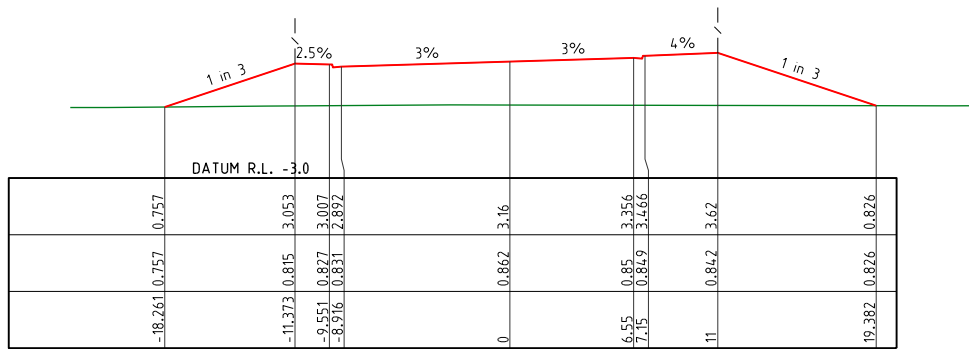
CH 100



CH 350



CH 50



CH 300

NOTES:
 1. CROSS SECTIONS WITH NO TEMPLATE REPRESENT CONTROL LINE LEVELS AT THAT CHAINAGE.

ROAD 04