

BMD URBAN PTY LTD DO HEREBY CERTIFY THAT THE WORKS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS AND CONTRACT DOCUMENTS APPROVED BY COUNCIL FOR THE CONSTRUCTION OF THE PROJECT.

AUTHORISED REPRESENTATIVE.....

DATE ..10/07/25

AS-CONSTRUCTED				
DATE	REV	DESCRIPTION	REC	APP
23/06/2024	E	AS-CONSTRUCTED	CC	DK
06/01/25	D	BUILDING ENVELOPES REVISED	GB	AP
02/04/24	C	LOT BOUNDARY CHANGE	GB	PP
05/06/23	B	STAGING REVISED	GB	PP
24/04/23	A	ISSUED FOR CONSTRUCTION	GB	PP
03/03/23	1	ISSUED FOR OPERATIONAL WORKS APPROVAL	GB	PP



TOWNSVILLE OFFICE
84 DENHAM STREET
PO BOX 1110
TOWNSVILLE, QLD 4810
PH: (07) 4772 0666
WEB: www.premise.com.au

DESIGNED
G.BROSANAN

CHECKED
G.BROSANAN

PROJECT MANAGER
APEASE

ENGINEERING CERTIFICATION

D.KNIGHT RPEQ 22896

SCALE

0 10 20 30m

SCALE 1:500 (A1)

ORIGINAL SHEET SIZE A1

CLIENT
ELEMENTS NQ PTY LTD

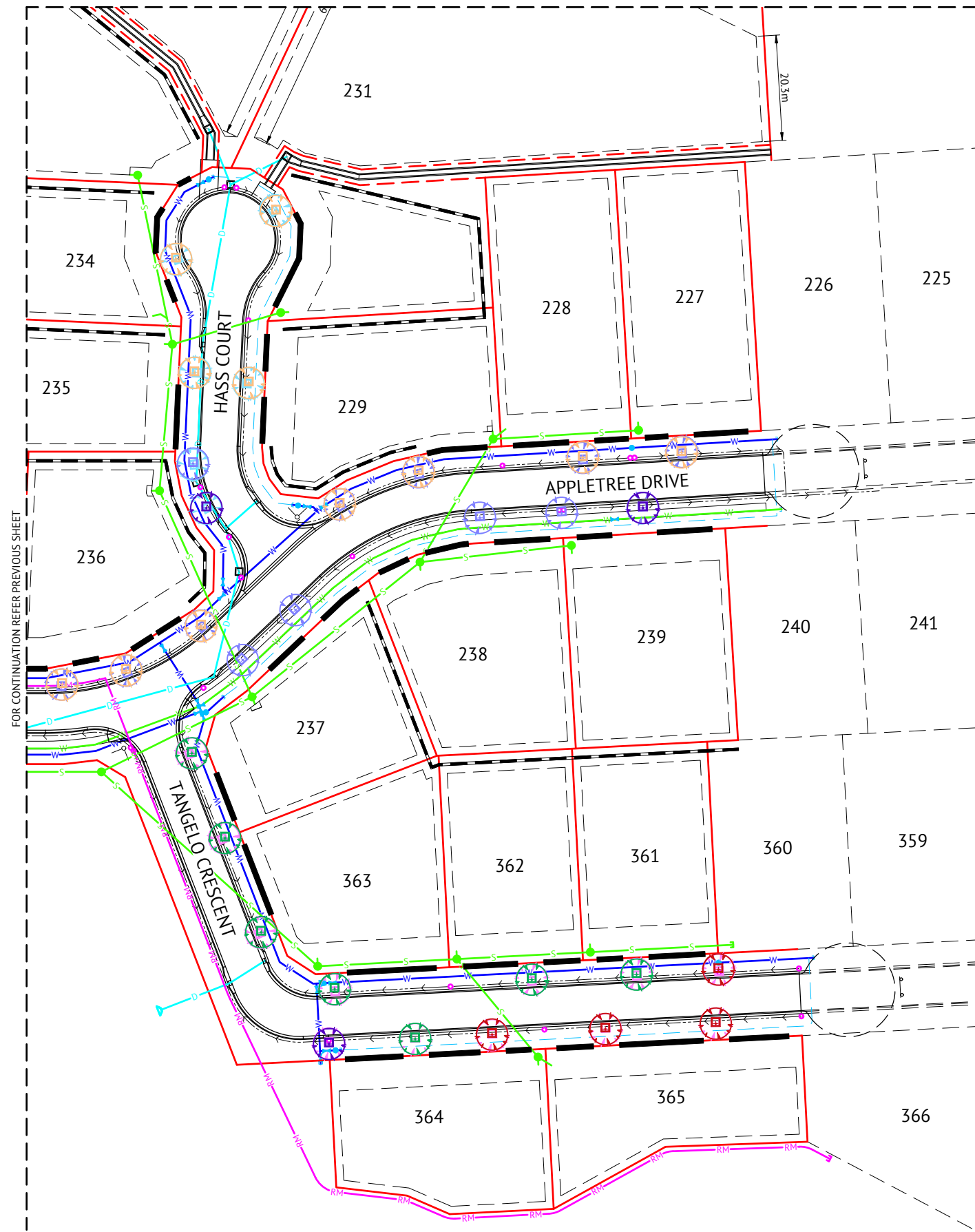
PROJECT
THE ORCHARD STAGES 8, 9, 9A2, 9A3 & 9B

LOCATION
APPLETREE DRIVE, JENSEN

SHEET TITLE
BUILDING ENVELOPE, DRIVEWAY ACCESS & STREET TREE PLAN SHEET 1 OF 3

JOB CODE
ELE-0012

SHEET NUMBER C038	REV E
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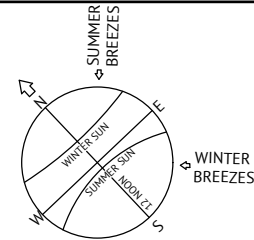


- LEGEND**
- ALLOWABLE DRIVEWAY ACCESS
 - TRUNK WATER MAIN
 - SEWER RISING MAIN
 - SEWER MAIN & MANHOLE
 - WATER MAIN, FIRE HYDRANT & SLUICE VALVE
 - STORMWATER DRAINAGE LINE
 - SUBSOIL DRAIN & CLEANOUT POINT
 - EXISTING SEWER MAIN & MANHOLE
 - EXISTING WATER MAIN
 - EXISTING STORMWATER
 - MAGNUM STONE RETAINING WALL
 - EXISTING LINK BLOCK RETAINING WALL

- STREET TREE LEGEND**
- XANTHOSTEMON chrysanthus
 - STERCULIA quadrifia
 - TRISTANIOPSIS laurina
 - SCOLOPIA braunii
 - CALLISTEMON VIMINALIS prolific
 - ELAEOCARPUS grandis
 - BUCKINGHAMIA celsissima
 - BARRINGTONIA calyptrata

LIGHT POLES & TELSTRA PITS HAVE NOT BEEN SHOWN

TREES ADJACENT TO SEWER RISING MAIN TO HAVE ROOT BARRIER TREATMENT AS PER DETAIL



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LEGEND

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STREET TREE NOTES

EXCAVATION SCHEDULE - TREE HOLES

45 LITRE TREES - 1000 X 1000 X 750 DEEP

100 LITRE TREES - 1500 X 1500 X 750 DEEP

SETOUT

STREET TREE SETOUT SHALL BE IN ACCORDANCE WITH THE FOLLOWING U.N.O. ON PLANS

1. GREATER THAN 5.0m FROM ELECTRICITY OR TELECOMMUNICATION POLES OR PILLARS.

2. GREATER THAN 7.0m FROM STREETLIGHTS TO ENSURE EFFECTIVE LIGHTING.

3. GREATER THAN 2.0m FROM STORMWATER DRAINAGE PITS.

4. TREES ARE TO BE PLACED ON THE 1.05m ALIGNMENT FROM BACK OF KERB U.N.O.

5. TREES ARE TO BE PLACED A MINIMUM 0.5m FROM FOOTPATHS.

6. TREES ARE TO BE PLACED A MINIMUM 2.5m FROM DRIVEWAYS.

7. TREES ARE TO BE LOCATED SO AS NOT TO OBSTRUCT ACCESS TO ANY SERVICES OR SIGNAGE.

8. TREES ARE TO BE LOCATED SO AS NOT TO OBSTRUCT PEDESTRIAN OR VEHICULAR TRAFFIC, NOR CREATE TRAFFIC HAZARD OR CAUSE DAMAGE TO EXISTING TREES.

PLANTING

- BACKFILL TO TREE HOLES TO BE 70% EXCAVATED INSITU MATERIAL MIXED WITH 15% WELL COMPOSTED ORGANIC MATERIAL AND 15% COURSE SAND AND 4 NO. AGRIFORM SLOW RELEASE FERTILISER TABLETS PER TREE. MIX SOIL CONDITIONER "TERRACOTTEM" OR EQUAL PRODUCT WITH BACKFILL MATERIAL TO ALL TREES AT TIME OF PLANTING

- THE CONTRACTOR IS REQUIRED TO MAINTAIN AND ESTABLISH ALL TREES FOR A PERIOD OF 13 WEEKS INITIALLY AFTER COMPLETION OF ALL TREE PLANTING AND ISSUE OF "ON MAINTENANCE" CERTIFICATE BY COUNCIL. ESTABLISHMENT WORKS TO INCLUDE: 3 NO. "ESTABLISHMENT" WATERING PER WEEK FOR FIRST 4 WEEKS OF ESTABLISHMENT PERIOD (SUBJECT TO RAINFALL), 2 NO. "ESTABLISHMENT" WATERS PER WEEK FOR NEXT 9 WEEKS OF ESTABLISHMENT PERIOD (SUBJECT TO RAINFALL)

- STAKES TO BE CLEAR OF ROOTBALL & BE PARALLEL TO KERB

- PROVIDE EXTRA STAKING IF NECESSARY TO STABILISE TREE

- REMOVE STAKING AT END OF ESTABLISHMENT PERIOD OR AS REQUESTED BY SUPERINTENDENT

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STANDARD CORNER BUILDING SETBACK

SCALE 1:500

HOUSE CONNECTION DETAIL

NOTE: MINIMUM 1.0m CLEARANCE FROM END OF SEWER HOUSE CONNECTION TO THE NEAREST POINT OF THE STRUCTURE FOUNDATION OR 2.0m CLEARANCE FROM CONNECTION AT MAIN/CENTRE OF MANHOLE.

STREET TREE PLANTING - SECTION

SCALE 1:20

STREET TREE PLANTING DETAIL

NTS

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AS-CONSTRUCTED

23/06/2025

D

AS-CONSTRUCTED

CC

DK

15/01/24

C

LOT 376 BOUNDARIES REVISED

GB

PP

05/06/23

B

STAGING REVISED

GB

PP

24/04/23

A

ISSUED FOR CONSTRUCTION

GB

PP

03/03/23

1

ISSUED FOR OPERATIONAL WORKS APPROVAL

GB

PP

DATE

REV

DESCRIPTION

REC

APP

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P.PETERSEN

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10

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C040

REV

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