

EARTHWORKS LEGEND

DEPTH OF CUT TABLE	DEPTH OF FILL TABLE
0.0m - 0.25m	0.0m - 0.25m
0.25m - 0.5m	0.25m - 0.5m
0.5m - 0.75m	0.5m - 0.75m
0.75m - 1.0m	0.75m - 1.0m
1.0m - 1.25m	1.0m - 1.25m
1.25m - 1.5m	1.25m - 1.5m
1.5m - 1.75m	1.5m - 1.75m
1.75m - 2.0m	1.75m - 2.0m
2.0m - 2.25m	2.0m - 2.25m
2.25m - 2.5m	2.25m - 2.5m
> 2.5m	> 2.5m

LEVELS AND CUT/FILL HATCH SHOWN INDICATES EARTHWORKS SURFACE AT TOPSIDE OF UPPER CAPPING LAYER.

LEGEND

CONCRETE SLEEPER RETAINING WALL	
MASONRY BLOCK RETAINING WALL	
ACOUSTIC BARRIER (WITH RETAINING WALL)*	
ACOUSTIC BARRIER (NO RETAINING WALL)*	
INDICATIVE RETAINING WALL (PART OF CLUBHOUSE WORKS)	
RETAINING WALL HEIGHT	
AVERAGE RETAINING WALL HEIGHT	
TOP OF WALL HEIGHT	T.O.W. 9.60
BOTTOM OF WALL HEIGHT	B.O.W. 7.60

*IN ACCORDANCE WITH TRAFFIC NOISE ASSESSMENT REPORT BY ALPHA ACOUSTICS AND COUNCIL DEVELOPMENT APPROVAL CONDITIONS.

EARTHWORKS NOTES

- EW1 IN CASE OF DOUBT - ASK!
- EW2 ALL LEVELS TO AHD, DIMENSIONS IN METERS U.N.O.
- EW3 ALL LIAISON WITH LOCAL, STATE & STATUTORY AUTHORITIES IS THE CONTRACTOR'S RESPONSIBILITY.
- EW4 THE LOCATION OF EXISTING SERVICES IS FOR CONTRACTOR'S INFORMATION ONLY, THE LOCATION OF SERVICES WILL BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.
- EW5 ANY DAMAGE CAUSED TO THE EXISTING SERVICE WILL BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
- EW6 EARTHWORK PROCEDURES ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS 3798 - 2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
- EW7 EARTHWORKS OPERATIONS ARE TO BE CARRIED OUT IN GENERAL ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- EW8 WORKS NOT SPECIFICALLY REFERRED TO, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL DRAWINGS AND SPECIFICATIONS OF THE LOCAL AUTHORITY.
- EW9 THE CONTRACTOR IS TO ALLOW FOR ALL FEES AND HAULAGE COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL FROM THE SITE.
- EW10 ALL COSTS ASSOCIATED WITH NOISE AND DUST SUPPRESSION FOR SITE WORKS ARE DEEMED THE CONTRACTOR'S RESPONSIBILITY.
- EW11 COMPACTION STANDARDS
 - 'MODIFIED' TO AS 1289 TEST 5.2.1.
 - 'STANDARD' TO AS 1289 TEST 5.1.1.
- EW12 PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR WILL PROVIDE SCOUR AND EROSION PROTECTION INCLUDING PROVISION OF SILT TRAPS AND FENCES TO MINIMISE DEPOSITION OF MATERIAL DOWNSTREAM OF THE PROPERTY.
- EW13 NO BLASTING WILL BE PERMITTED.
- EW14 THE LOCATION OF THE SITE SHEDS, SITE OFFICE AND AMENITIES BUILDING WILL BE LOCATED TO SUIT TEMPORARY UTILITY SERVICES OR AS AGREED WITH THE MANAGER.
- EW15 TESTING FREQUENCY AS 3798 - 2007 SECTION 8.0 OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.
- EW16 AT COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL ARRANGE FOR AN INDEPENDENT LICENSED SURVEYOR TO CARRY OUT A "WORKS AS CONSTRUCTED" SURVEY AND SUBMIT THE DETAIL PLAN TO THE MANAGER.
- EW17 THE LOCATION OF TEMPORARY STOCKPILES DURING CONSTRUCTION IS TO BE AGREED WITH THE MANAGER.
- EW18 THE CONTRACTOR IS TO PROVIDE A FORM 15 FOR THE CONCRETE SLEEPER RETAINING WALLS BEFORE CONSTRUCTION AND A FORM 16 AFTER CONSTRUCTION IS COMPLETE.

EARTHWORKS SUMMARY

STRIPPING	
TOPSOIL VOLUME (ASSUME 50mm STRIP)	= 1,143m ³
STRIPPED SURFACE TO EARTHWORKS SURFACE	
CUT VOLUME	= 7,025m ³
FILL VOLUME	= 2,701m ³
STRIPPED SURFACE TO CAPPING LAYER SURFACE (900mm)	
CUT VOLUME	= 16,117m ³
FILL VOLUME	= 0m ³

- HOUSE/GARAGE FINISHED FLOOR LEVEL IS 130mm ABOVE THE ROAD LEVEL ON HIGH SIDE OF LOT.
- LOT FSL IS 110mm BELOW THE ROAD LEVEL ON HIGH SIDE OF THE LOT.
- DRIVEWAYS TO BE LOCATED ON THE HIGH SIDE OF THE LOT.
- LOT FSL TO GARAGE FLOOR LEVEL +240mm.
- GARAGE FLOOR LEVEL TO BUILDING FLOOR LEVEL 0mm.
- BUILDING FLOOR LEVEL TO BUILDING PAD LEVEL -535mm.
- LOT FSL TO BUILDING FLOOR LEVEL +240mm.
- LOT FSL TO CIVIL DESIGN EARTHWORKS LEVEL -295mm.
- ROAD GRADIENTS ARE CALCULATED USING 14m WIDE LOT WIDTH.
- LEVELS ARE BASED OFF A SOIL CLASSIFICATION OF CLASS 'H1'.

EARTHWORK LEVELS MAY BE ADJUSTED TO SUIT FSL'S AND CONCRETE THICKNESS BASED ON STRUCTURAL DESIGN AS APPROVED BY SUPERINTENDENT.

EARTHWORKS CAPPING LAYER

EARTHWORKS CAPPING LAYER

ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH GEOTECHNICAL REPORT PG-12204, 2024-09-30, GR 'SITE 1' VER1 PREPARED BY PACIFIC GEOTECH.

PACIFIC GEOTECH ARE TO BE ENGAGED TO PROVIDE A MINIMUM SPECIFICATIONS FOR CAPPING TO ACHIEVE A SITE CLASSIFICATION OF 'H1' OR BETTER ACROSS THE SITE.

SUBJECT TO FINAL CONFIRMATION FROM PACIFIC GEOTECH, ALLOWANCE SHOULD BE MADE FOR A 0.8m DEEP CAPPING LAYER OF IMPORTED NON-REACTIVE MATERIAL.

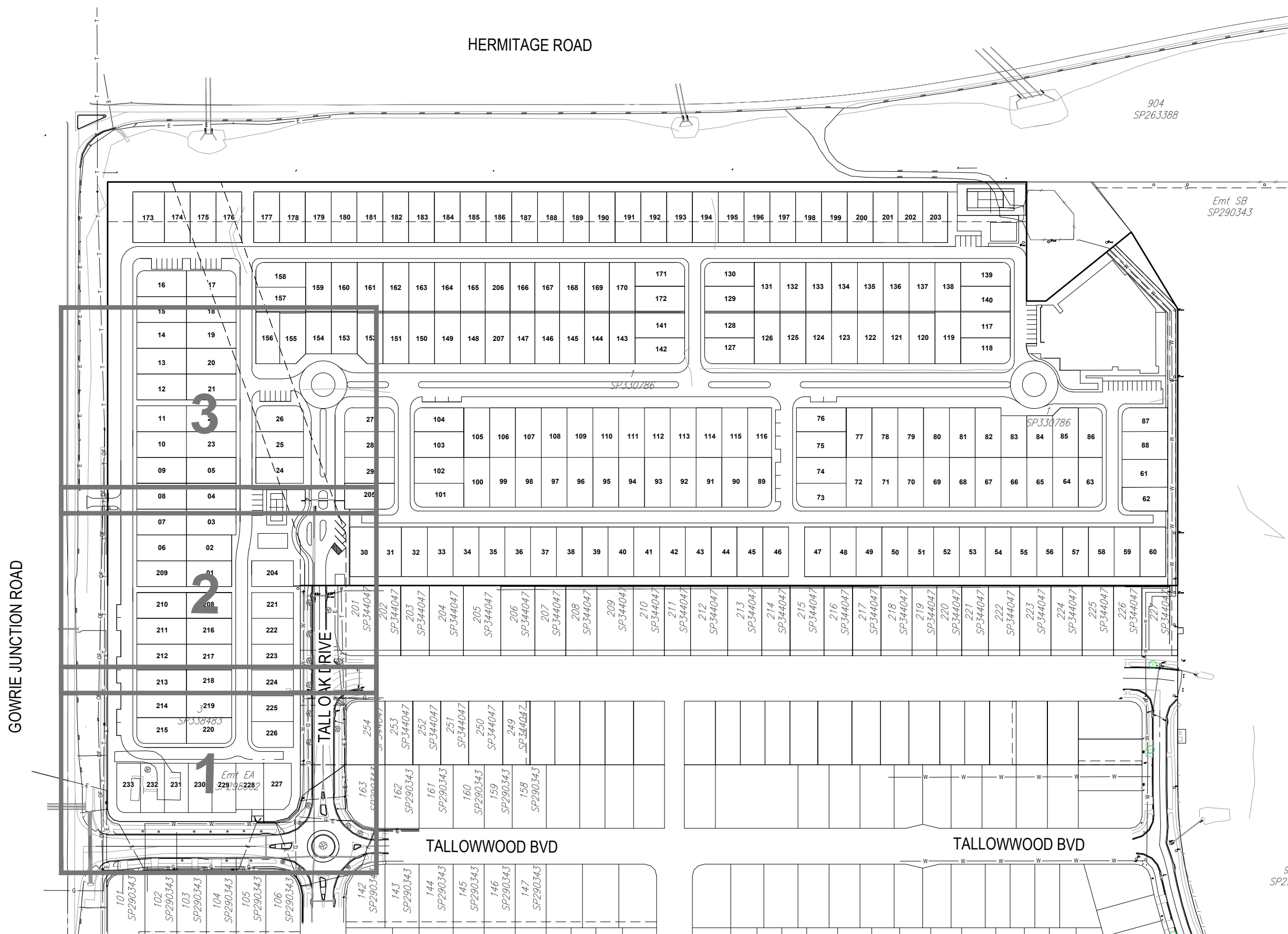
IMPORTED MATERIAL SHALL BE MINIMUM SOAKED CBR 10%, MAXIMUM ISS=1.0% AND MAXIMUM PARTICLE SIZE 75mm OR AS SPECIFIED BY PACIFIC GEOTECH. THIS MATERIAL MAY BE ABLE TO BE WON FROM ADJACENT LOTS 1/SP330786 AND 20/SP349879. REFERENCE SHOULD BE MADE TO GEOTECHNICAL REPORT PG-12204, 2024-10-08, GR 'SITE 2' VER1 PREPARED BY PACIFIC GEOTECH FOR THE ADJACENT LOTS.

ALL EARTHWORKS ARE TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION.

UPON COMPLETION OF THE EARTHWORKS A SITE RE-CLASSIFICATION IS TO BE CARRIED OUT TO CONFIRM THE TARGET 'H1' IS ACHIEVED.



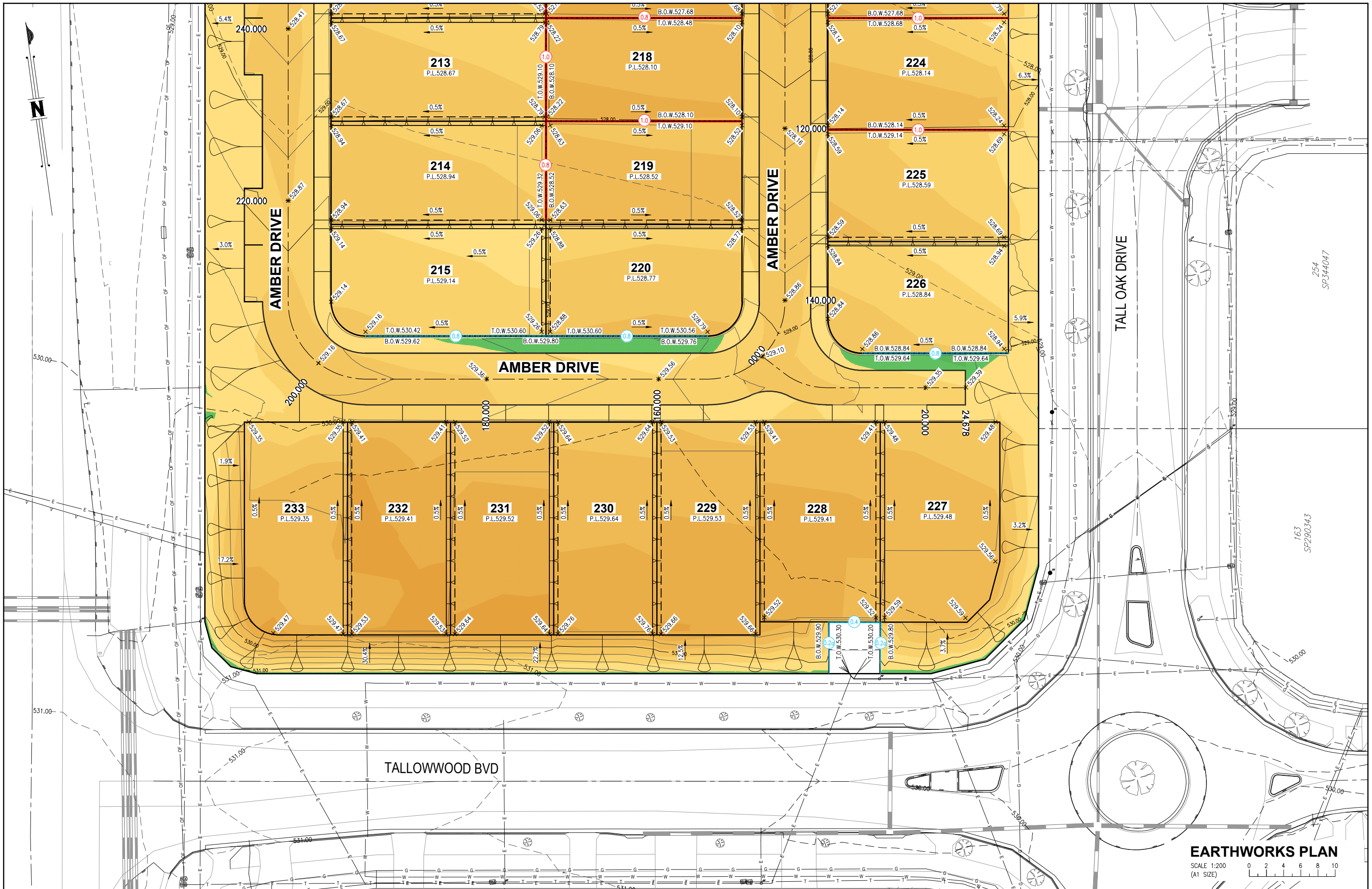
DESIGNED D.J.M.	BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au	SURVEYOR DSQ LAND SURVEYORS PHONE 07 5437 8555	DATUM A.H.D. PSM 191512 R.L. 529.898	PROJECT PROPOSED RETIREMENT LIVING DEVELOPMENT	DRAWING STATUS FOR APPROVAL
DRAWN P.H.Z.	GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au	SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au		LOCATION LOT 1 on SP330786 & LOT 3 SP338483 TALL OAK DRIVE, COTSWOLD HILLS	DRAWING NUMBER B24-058-3-E01
CHECKED J.M.H.	NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au	CENTRAL VICTORIA T 03 5441 0922 E centralvictoria@westerapartners.com.au		TITLE EARTHWORKS SITE PLAN	SHEET NUMBER 01 OF 07
APPROVED J.M.H.	J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.			CLIENT GTH PROJECT NO.2 PTY LTD	REVISION A
DES D.J.M.	DRN P.H.Z.	CHK J.M.H.	APD J.M.H.	DATE JUNE 2026	DOCUMENT CONTROL APPROVED
No.	DATE	REVISIONS			



EARTHWORKS KEY PLAN

SCALE 1:1000
 (A1 SIZE)

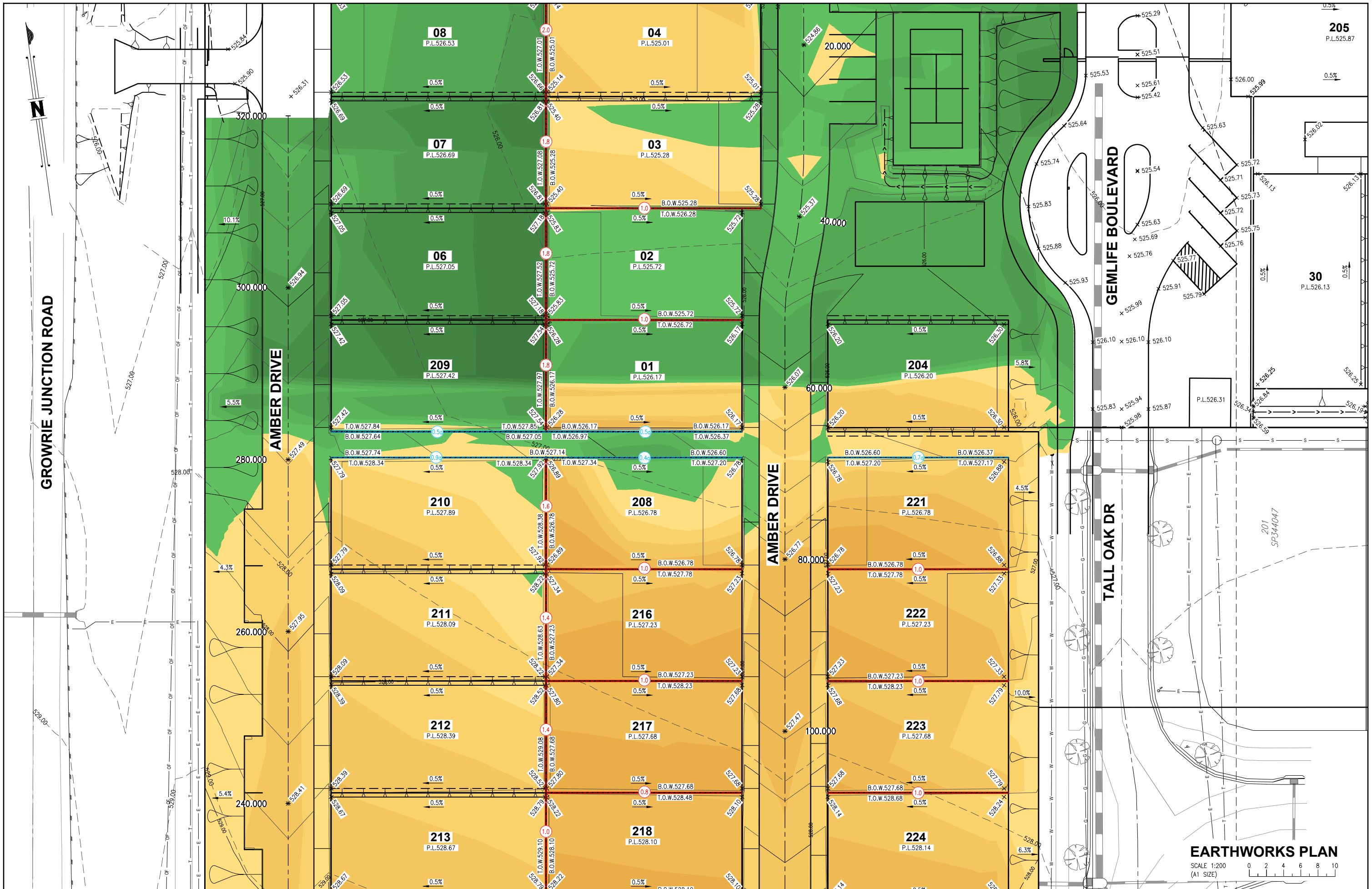
DESIGNED D.J.M.		DRAWN P.H.Z.		CHECKED J.M.H.		APPROVED J.M.H.		DATE JUNE 2026		DES DRN CHK APD		DOCUMENT CONTROL		APPROVED		 WESTERA PARTNERS STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975		BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvictoria@westerapartners.com.au		SURVEYOR DSQ LAND SURVEYORS PHONE 07 5437 8555 DATUM A.H.D. PSM 191512 R.L. 529.898		PROJECT LOCATION PROPOSED RETIREMENT LIVING DEVELOPMENT LOT 1 on SP330786 & LOT 3 SP338483 TALL OAK DRIVE, COTSWOLD HILLS		DRAWING STATUS FOR APPROVAL DRAWING NUMBER B24-058-3-E02 SHEET NUMBER REVISION 02 OF 07 A	
No. DATE ISSUED FOR APPROVAL A 18.06.26		REVISIONS		DES DRN CHK APD		D.J.M. P.H.Z. J.M.H. J.M.H.		DATE JUNE 2026		APPROVED		J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.		www.westerapartners.com.au ABN 52 097 417 975		BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvictoria@westerapartners.com.au		SURVEYOR DSQ LAND SURVEYORS PHONE 07 5437 8555 DATUM A.H.D. PSM 191512 R.L. 529.898		PROJECT LOCATION PROPOSED RETIREMENT LIVING DEVELOPMENT LOT 1 on SP330786 & LOT 3 SP338483 TALL OAK DRIVE, COTSWOLD HILLS		DRAWING STATUS FOR APPROVAL DRAWING NUMBER B24-058-3-E02 SHEET NUMBER REVISION 02 OF 07 A			



EARTHWORKS PLAN

SCALE 1:200
(A1 SIZE)

DESIGNED D.J.M. DRAWN P.H.Z. CHECKED J.M.H. APPROVED J.M.H. DATE JUNE 2026				 WESTERA PARTNERS STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975		BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvictoria@westerapartners.com.au		SURVEYOR DSQ LAND SURVEYORS PHONE 07 5437 8555 DATUM A.H.D. PSM 191512 R.L. 529.898		PROJECT PROPOSED RETIREMENT LIVING DEVELOPMENT LOCATION LOT 1 on SP330786 & LOT 3 SP338483 TALL OAK DRIVE, COTSWOLD HILLS TITLE EARTHWORKS PLAN 01 OF 03 CLIENT GTH PROJECT NO.2 PTY LTD		DRAWING STATUS FOR APPROVAL DRAWING NUMBER B24-058-3-E03 SHEET NUMBER 03 OF 07 REVISION A	
No. DATE ISSUED FOR APPROVAL REVISIONS				DES DRN CHK APD DOCUMENT CONTROL APPROVED J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.		USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A4 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THESE FOR WITHOUT PERMISSION IS STRICTLY PROHIBITED IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.							



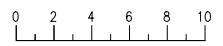
EARTHWORKS PLAN
 SCALE 1:200
 (A1 SIZE)

DESIGNED D.J.M. DRAWN P.H.Z. CHECKED J.M.H. APPROVED J.M.H.		 J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.	 WESTERA PARTNERS STRUCTURAL+CVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvictoria@westerapartners.com.au	SURVEYOR DSQ LAND SURVEYORS PHONE 07 5437 8555 DATUM A.H.D. PSM 191512 R.L. 529.898	PROJECT PROPOSED RETIREMENT LIVING DEVELOPMENT LOT 1 on SP330786 & LOT 3 SP338483 TALL OAK DRIVE, COTSWOLD HILLS	LOCATION EARTHWORKS PLAN 02 OF 03 CLIENT GTH PROJECT NO.2 PTY LTD	DRAWING STATUS FOR APPROVAL DRAWING NUMBER B24-058-3-E04 SHEET NUMBER 04 OF 07	REVISION A
No. DATE ISSUED FOR APPROVAL REVISIONS									



EARTHWORKS PLAN

SCALE 1:200
(A1 SIZE)



No.	DATE	ISSUED FOR APPROVAL	REVISIONS
A	18.06.26	ISSUED FOR APPROVAL	

DESIGNED	D.J.M.
DRAWN	P.H.Z.
CHECKED	J.M.H.
APPROVED	J.M.H.
DATE	JUNE 2026
DES	D.J.M.
DRN	P.H.Z.
CHK	J.M.H.
APD	J.M.H.
DOCUMENT CONTROL	
APPROVED	

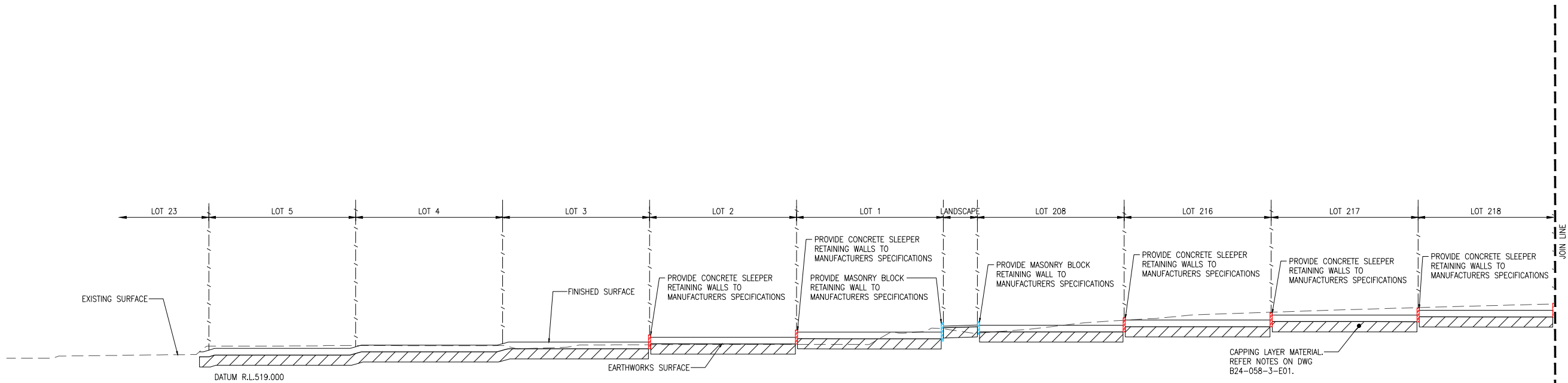
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STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS
www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333
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NORTHERN NSW T 02 6674 8047
E nsw@westerapartners.com.au
CENTRAL VICTORIA T 03 5441 0922
E centralvic@westerapartners.com.au

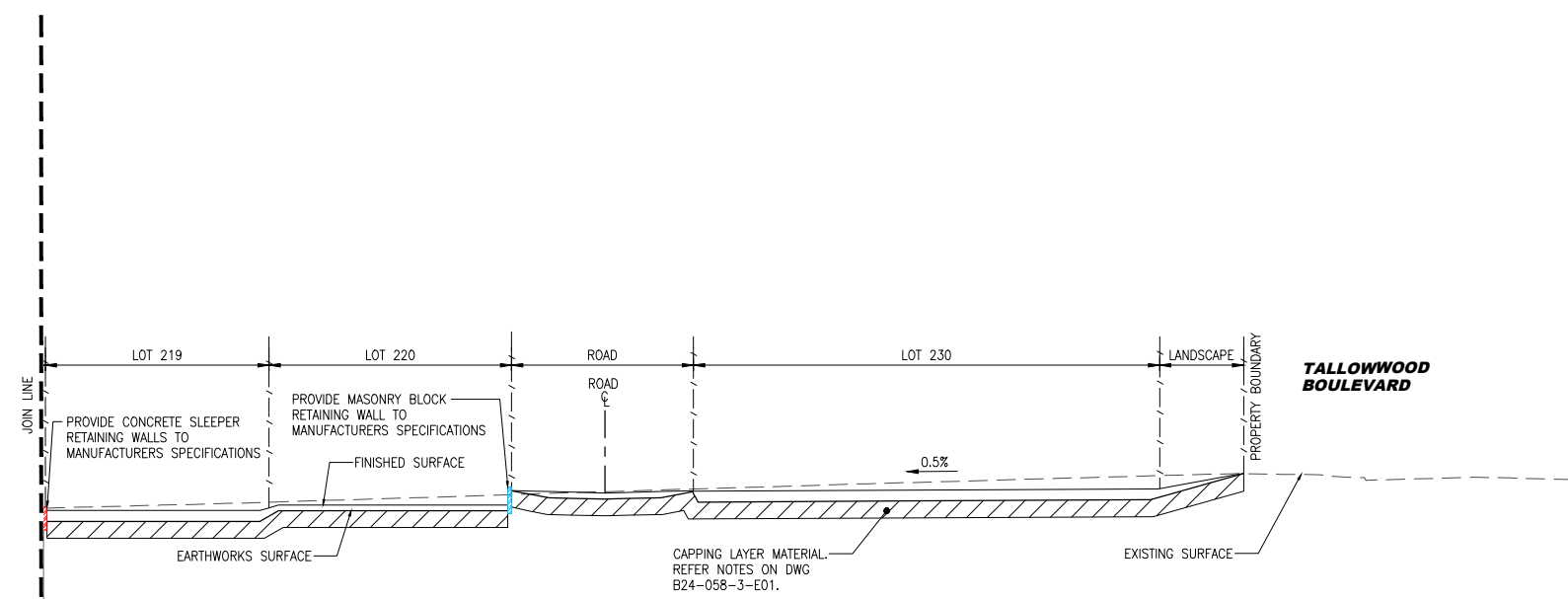
SURVEYOR
DSQ LAND SURVEYORS
PHONE 07 5437 8555
DATUM A.H.D.
PSM 191512
R.L. 529.898

PROJECT LOCATION
PROPOSED RETIREMENT LIVING DEVELOPMENT
LOT 1 on SP330786 & LOT 3 SP338483
TALL OAK DRIVE, COTSWOLD HILLS
TITLE
EARTHWORKS PLAN 03 OF 03
CLIENT
GTH PROJECT NO.2 PTY LTD

DRAWING STATUS	FOR APPROVAL
DRAWING NUMBER	B24-058-3-E05
SHEET NUMBER	05 OF 07
REVISION	A

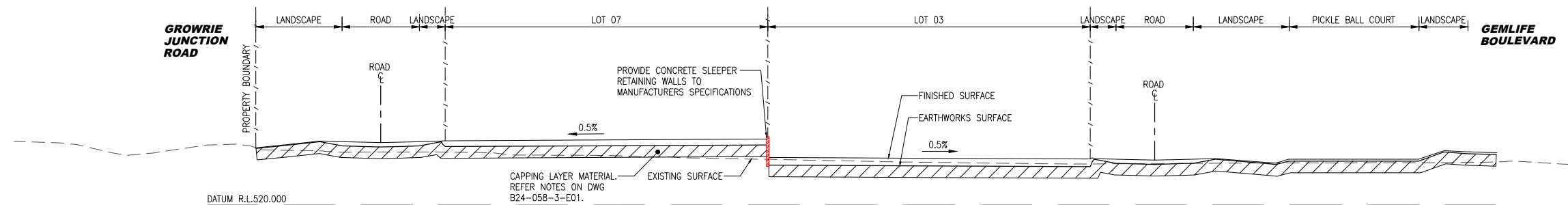


SECTION A
 SCALE A1 - 1 : 200
 A3 - 1 : 400

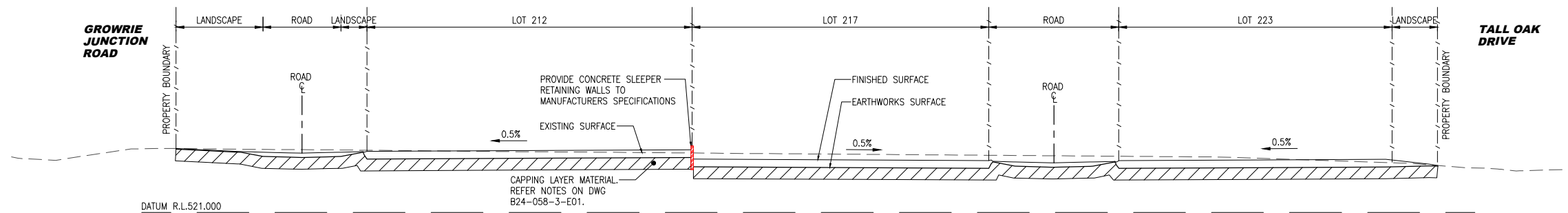


SECTION A
 SCALE A1 - 1 : 200
 A3 - 1 : 400

		DESIGNED D.J.M.		 J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.	 WESTERA PARTNERS STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR DSQ LAND SURVEYORS PHONE 07 5437 8555 DATUM A.H.D. PSM 191512 R.L. 529.898	PROJECT PROPOSED RETIREMENT LIVING DEVELOPMENT LOCATION LOT 1 on SP330786 & LOT 3 SP338483 TALL OAK DRIVE, COTSWOLD HILLS TITLE EARTHWORKS SECTIONS 01 OF 02 CLIENT GTH PROJECT NO.2 PTY LTD	DRAWING STATUS FOR APPROVAL DRAWING NUMBER B24-058-3-E06 SHEET NUMBER 06 OF 07 REVISION A	
		DRAWN P.H.Z.								
		CHECKED J.M.H.								
		APPROVED J.M.H.								
A	18.06.26	ISSUED FOR APPROVAL	D.J.M.	P.H.Z.	J.M.H.	J.M.H.	DATE JUNE 2026			
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED		



SECTION B
 SCALE A1 - 1 : 200
 A3 - 1 : 400



SECTION C
 SCALE A1 - 1 : 200
 A3 - 1 : 400

				DESIGNED D.J.M.	 WESTERA PARTNERS STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au	SURVEYOR DSQ LAND SURVEYORS PHONE 07 5437 8555	DATUM A.H.D. PSM 191512 R.L. 529.898	PROJECT LOCATION TITLE CLIENT	PROPOSED RETIREMENT LIVING DEVELOPMENT LOT 1 on SP330786 & LOT 3 SP338483 TALL OAK DRIVE, COTSWOLD HILLS	DRAWING STATUS FOR APPROVAL
				DRAWN P.H.Z.		NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au	<small>USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.</small>				DRAWING NUMBER B24-058-3-E07
				CHECKED J.M.H.		CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au					SHEET NUMBER 07 OF 07
				APPROVED J.M.H.							REVISION A
A	18.06.26	ISSUED FOR APPROVAL		D.J.M. P.H.Z. J.M.H. J.M.H.	DATE JUNE 2026	J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD. APPROVED					
No.	DATE	REVISIONS		DES	DRN	CHK	APD	DOCUMENT CONTROL			