CQ SOIL TESTING

Landslide Risk Assessment
Slope Stability Analysis and
AS2870 Site Classification

SITE ADDRESS: Lot 74 (RP897203)
12 Neill Street, Frenchville

Prepared for: K Priyadarshi

Job Number: CQ21009

Issue Date: 30/06/2022

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/33-2023
Dated: 4 May 2023

Certified System TM
OHS ISO 45001 SAI GLOBAL

Certified System TM
Environment ISO 14001 SAI GLOBAL

Certified System TM
Quality ISO 9001 SAI GLOBAL

CQ SOIL TESTING technical excellence

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Client & Document Information

Client:	K Priyadarshi
Project:	Lot 74 (RP897203) 12 Neill Street, Frenchville
Investigation Type:	**Slope Stability, Site Classification**
Job Number:	CQ21009
Date of Issue:	30/06/2022

Contact Information

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Document Control

Version	Date	Author	Design Drawings	Reviewer	Reviewer Initials
A	30/06/2022	J Druery	NA	Scott Walton	SWW
		B Blake			

QBCC Subsidence Policy

In accordance with the QBCC "Queensland Building and Construction Commission" the contractor must supply the site classifier with the information in Table 1. The contractor, or the contractor representative (CR), may require the site classifier (SC) gather all or part of this information and the SC must satisfy themselves that all of the "relevant" information has been considered.

If all of the information listed below is not supplied by the contractor or the contractor does not wish the SC to recover said information (at cost) the contractor may be in breach of the no fault provisions of the QBCC's Policy for Rectification of Building Work and may be held responsible for subsidence or settlement of a building.

Table 1

Element	Supplied/Considered	Remarks
Property description and site address	✓	By CR
Plan and/or survey	✓	By CR
Contour of the site	✓	By CR
Location of trees, vegetation etc identified	✓	Identified by SC
Location and identification of potential overland flow	✓	Identified by SC
The footprint of proposed building and platform levels	✗	Nil Supplied
Location of proposed or existing cut and fill	✗	Nil Supplied
Appropriate land searches	✗	Nil Supplied

The following (Table 2) is a summary of the information required under the QBCC relating specifically to the SC. Information supplied in this summary is to be read in conjunction with the entire report attached. All relevant data used to ascertain the classification is documented in the report.

Table 2

Element	Remarks
Total number of excavations	2
Minimum of two excavations in building footprint	✓
Soil samples recovered	Undisturbed
Laboratory test performed	Shrink/Swell
Predicted Surface Movement	NA
Expected movement potential for "P" sites in the absence of uncontrolled fill	31 – 40 mm

1.0 INTRODUCTION

CQ Soil Testing Pty Ltd (CQST) was commissioned to undertake a geotechnical investigation for the Proposed Residential Dwelling located at 12 Neill Street, Frenchville.

This report outlines the results of the investigation, laboratory testing, analysis and interpretive reporting on the following items:

- All factual information resulting from the investigation (investigation methodologies, detailed desktop review, test location plans, bore logs).
- Summary of subsurface conditions and adopted subsurface conditions including groundwater.
- Stability assessment in accordance with AGS guidelines.
- Earthworks and site preparation comments.
- Site movements.
- Foundation recommendations and allowable bearing pressures.
- Hillside construction comments.

This report must be kept in entirety. This report relates exclusively to the proposed new dwelling at the address stated on page one of this report and has been prepared for the express purpose stated above. This document does not cover any other elements related to construction on the site.

2.0 SITE DETAILS

2.1. Detailed Site Description

The site can be described as typical for a residential allotment that has triggered slope stability requirements. Topographically, the site falls from RL 88 approximately down to approximately RL 81 from north east to the south west. A relatively level building platform exists with a batter running north to south along the western part of the site.

Based on available concept plans of the proposed development, the use of additional retaining walls is expected at the site.

2.2. Geology

Referencing available geology datasets available from QLD Globe, the site is in an area underlain by the early Permian aged Lakes Creek Formation which typically comprises “Siltstone and lithic sandstone”. The encountered subsurface conditions broadly agree with the expected geology.

2.3. Groundwater

During the walkover assessment, no groundwater was observed across the entire site. It must be noted that groundwater is transient and seasonal in nature. Given this, the time at which the walkover assessment was undertaken may not indicate worst case conditions.

2.4. Vegetation

During the walkover assessment, it was noted that the site was well grassed with a number of medium to large sized trees, underlain by small shrubs, located centrally on the level area of the allotment. The trees did not exhibit mishappen or curved trunks. Misshapen or curved trunks are usually good indicators for previous slope instability.

2.5. Structures

No existing dwelling was located on the allotment to observe for structure competency. A dwelling on a neighbouring allotment appeared to be "plumb" and true and behaving within an expected range of movement. Evidence of compromised foundations or slippage are good indicators of surface soil creep movement.

2.6. Fieldwork & Results

The fieldwork was undertaken on 6th May, 2022 and included 2 boreholes drilled to a maximum depth of 2.0 m using a 4WD mounted drill rig. Any exposed faces were also inspected to inform the results of the investigation. The subsurface conditions were logged through tactile and visual assessment of returned spoil by an experienced geotechnician.

The encountered subsurface conditions are described in detail on the attached bore logs; however, in summary comprised of **up to 1.0 m of UNCONTROLLED FILL** overlying very stiff sandy clay soils then dense clayey gravel. Weathered rock was encountered at 0.7 m at location BH2. The sandy clays and clayey gravels appear residual in nature and are assumed to have weathered from the underlying parent rock.

Groundwater measurements or the lack of groundwater are made within the bore logs attached; however, it must be noted that groundwater is transient and will fluctuate with seasons and time.

It is possible that the soil profile may vary across the site from those shown in the bore logs which were used for this site classification. CQ Soil Testing are required to be notified if different conditions are encountered during construction. No allowance has been made for any substantial earthworks on the site or importing building platform material.

The classification provided is based on the borehole, which has the highest characteristic surface movement.

3.0 SITE CLASSIFICATION

Based on the findings of the site investigation and subsequent laboratory testing, the predicted surface movement for this site in the absence of fill would be 31 – 40 mm which would give a classification of 'M'. However, due to the presence of uncontrolled fill, it shall be classified as:

CLASS "P"
(Uncontrolled Fill)

in accordance with Australian Standard 2870, Residential Slabs and Footings. Class P sites require that a footing system be carried out/designed by a qualified engineer using engineering principles and considering the recommendations stated in section C4 of the aforementioned standard. The above values do not include self weight settlement.

Any fill placed over the existing ground shall be piered through into the existing suitable material. Further note that the placement of reactive material as fill or cutting of the site may change the site's classification.

It is noteworthy that soil samples recovered from this site may be tested further to aid in the preparation of a database of Central Queensland soils currently being compiled by CQ Soil Testing. The aim of this database is to further understand the types of soils in the region and their mechanical properties.

4.0 LAND STABILITY

4.1 Explanatory Notes

Local authorities prepare mapping tools to aid in assessing potential slope stability requirements. It is important to note that where a site-specific investigation and slope stability assessment are undertaken, they take precedence.

Landslides are caused where a soil or rock mass has a decrease in strength, usually attributed to groundwater, resulting in the material not being able to maintain its own self-weight resulting in a slope failure.

The Australian Geomechanics Society (AGS) developed a set of tools and procedures for assessing the stability of a slope. The tools and procedures presented with the AGS documentation form the basis of the assessment undertaken herein and their documentation is attached for reference.

The guidelines also identify that the regulator typically sets the standard for levels of tolerable risk. AGS defines tolerable risk as "*risks within a range that society can live with so as to secure certain benefits. It is a range of risk regarded as non-negligible and needing to be kept under review and reduced further if practicable".*

The guides suggest that areas of moderate or greater risk should not be developed unless a rigorous remediation plan be implemented to reduce the area to a level of *Acceptable Risk*. AGS defines acceptable risk as "*risk which everyone affected is prepared to accept. Action to further reduce such risk is usually not required unless reasonably practicable measures are available at low cost in terms of money, time and effort.*".

AGS and regulators generally accept risk levels of "low" or lower as a level of acceptable risk.

Broadly speaking, a level of risk that equates to "low" or lower would generally indicate a factor of safety against global instability equal to or greater than 1.5.

4.2 Quantitative Landslide Stability Analysis

AGS prepared a quantitative assessment tool for determining the level of risk for a site. The tool separates the potential hazards for a site, from a stability context, and rates them with a level of risk frequency. The multiplication of these individual risk frequency summates as the risk frequency rating which is then measured against the levels of risk nominated by AGS.

The results of this analysis are shown in Table 3: Results of AGS Qualitative Risk Assessment.

Table 3: Results of AGS Qualitative Risk Assessment

Hazard	Likelihood	Consequence	Risk Level
Global Failure	Barely Credible	Catastrophic	Low
Shallow slumping or creep in fill	Unlikely	Minor	Low
Rotational or translational slide in residual soils	Unlikely	Minor	Low

5.0 GOOD HILLSIDE CONSTRUCTION

The following precautionary works should be implemented in addition to other items highlighted within this document. These points are considered to be typical good hillside construction practice as explained in attached documentation:

- Any fill placed on the site will need to be retained by an engineered retaining structure.
- All footings should be founded into weathered rock or completely weathered rock (very dense clayey gravel).
- All footings should found below an imaginary line drawn at a 45° angle from the toe of the prepared batter toe or a minimum 0.3 m into the recommended founding material nominated. Alternatively, if a perimeter retaining structure has been designed and incorporated that retains the building platform and accommodates the appropriate shear resistance to resist any mobilising forces associated with sliding masses, footings can found at any depth with review by this office to confirm assumptions.
- Drainage systems will need to be subjected to regular inspections to ensure no adverse moisture conditioning of the subsurface conditions which can trigger instability.
- Overland flow paths will need to be carefully directed to minimise erosion possibility to approved outlet points.
- The design and integrity of pre-existing and new retaining structure will need to be confirmed to adhere to good hillside construction methodologies including being globally stable and designed to accommodate vertical loads and potential lateral movements associated with minor and major events.

If the above recommendations are undertaken and confirmed, the risk category detailed within this report can be reclassified as Low (L) if it was identified as greater than this level.

6.0 GEOTECHNICAL COMMENTS

Geotechnical comments are based on the factual findings of the investigation, best practice, local experience, published correlations; however, are fundamentally founded in opinion and this should be considered.

6.1 Earthworks and Site Preparations

The following comments are provided in relation to site preparation for earthworks.

- The area should be stripped of uncontrolled fill, soft, overly wet, foreign, or otherwise deemed unsuitable material (material that is potentially compressible) down to a relatively stiff dry base ensuring no organics material is present.
- Stripped areas must be inspected by the geotechnical testing authority (GTA) to ensure no soft spots or loose zones are present. This should be done with the use of a loaded body truck or 12 tonne roller as a minimum. Areas showing signs of movement under the action of the testing equipment should be either over excavated and replaced with select fill or conditioned onsite through tyning, blending or other suitable methods.
- Although no standard exists for the moisture content of soils, it is recommended that the site soils be placed at or near optimum moisture content (OMC) for general earthworks operations. This increases efficiency during earthworks operations. A range of +/- 2% of OMC is recommended for general earthworks.
- Where site soils are proposed for use as fill in other areas, won material will need to have a maximum particle size of 75 mm or be observed to break down under the energy of compactive equipment.
- Fill will need to be step keyed into the existing slope.
- Fill materials should be placed in relatively horizontal layers with a maximum placement thickness of 200 mm. The materials should be compacted to a minimum dry density ratio of 95% relative to Standard compactive effort.
- Highly plastic clays at this site will be very sensitive to the presence or lack of moisture and therefore care should be used to place the material within the range nominated and to a maximum dry density of 102% relative to Standard compactive effort. Where this does not happen, the material could readily swell, soften, or be subject to significant trafficability issues.
- Fill material will be subject to potential settlement post placement. Well compacted fill placed in accordance with AS3798 and otherwise, good earthworks procedure should typically be subject to settlement in the order of 0.5% to 1.0% of the fill thickness over a log cycle of time.

6.2 Retaining Structures

Retaining walls must be designed by a suitably qualified and experienced engineer and preferably in accordance with AS 4678. The geotechnical parameters for use in design of either flexible or rigid wall systems are presented in Table 4: Retaining Wall Parameters (unfactored).

Passive forces should be ignored in areas where disturbance may occur (ie. future trenching or earthworks processes).

Compaction for retaining wall backfill should be undertaken with due care. Layers should be placed thinner than for normal earthworks processes (say a maximum layer thickness of 100 mm) and compacted using light weight equipment such as hand controlled compactive equipment to minimise the stresses on the wall. If hand-controlled equipment is not practical, temporary wall propping will be required.
Walls will need to incorporate full height drainage in accordance with good design practice to minimise hydrostatic pressure. The below parameters do not include surcharge loadings.

Table 4: Retaining Wall Parameters (unfactored)

Material	Unit Weight (kN/m^3)	Friction Angle (Ø)	Drained Cohesion (c')
Controlled fill*	18	24	0-1
Very stiff natural clays	18-19	24-26	2
Dense clayey gravel/weathered rock	19-20	33-35	0

Notes: * - Compacted under Level 1 conditions and behaves as clayey material to at least recommendations detailed within this report.

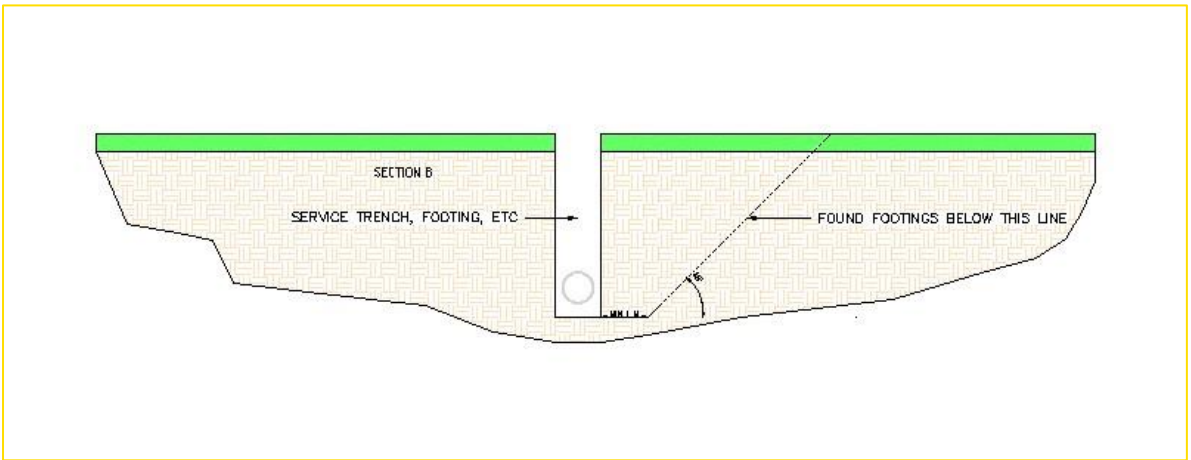
6.1 Foundations

In accordance with industry standards, a geotechnical engineer from CQ Soil Testing should undertake the testing within the footings to confirm that the encountered material is in alignment with the adopted parameters and assumptions provided within this report. Where this does not occur, CQ Soil Testing cannot be held liable for any of the information presented within this report.

All footings will need to be designed to accommodate potential ground surface movement, settlement values and any additional settlement values associated with the placement of new fill.

Settlement for suitably sized and designed high level footings should be in the order of 1-2% of the width of the footing.

If footings are located adjacent to an underground service or other obstruction that is not homogenous with the founding strata, the footing should be extended a minimum 0.3 m below an imaginary line projected at a 45° angle from the lowest point of the service/obstruction. This is depicted graphically for reference:



Where high level footings found into weathered rock, they may be dimensioned for a maximum allowable bearing pressure of 200 kPa. High level footings should be founded at least 0.3 m into the founding stratum.

The ultimate geotechnical end bearing and shaft adhesion parameter are presented in Table 5: Deep Level Footings – Ultimate Geotechnical Parameters (Long Pile). The values given will need to be reduced by applying a suitable geotechnical strength reduction factor (Φg) for limit state or divided by a suitable factor of safety for working stress methods. The Φg should be selected by the designer.

Table 5: Deep Level Footings – Ultimate Geotechnical Parameters (Long Pile)

Material	Fb (kPa)	Fs (kPa)
Weathered rock	2100	30

Notes: * - Fb = Ultimate End Bearing Pressure (unfactored) for long piles, Fs = Ultimate Shaft Adhesion (unfactored).

The upper 1 m of soil profile should be ignored in shaft calculations to allow for shrinkage cracks. The values presented in Table 5: Deep Level Footings – Ultimate Geotechnical Parameters (Long Pile) assume that the material equal to four pile diameters below the base of any footings is as strong or stronger. Settlement values are subjected to a variety of factors; however, a properly designed and constructed pile should have a serviceability settlement between 1% and 2% of its' diameter.

If you should have any queries regarding this report, please do not hesitate to contact the undersigned at your convenience.

Yours faithfully

BILLY BLAKE
Senior Geotechnical Engineer – RPEQ, CPEng, NER, MEIAust

SCOTT WALTON
Laboratory Manager

Site/Soil Characteristics and Classification

A. Classification by characteristic surface movement as per AS2780-2011

Site Classification Symbols	Y's Range Value	Generalised Description (Guide Only)
'S'	0 – 20 mm	Slightly reactive clay sites which may experience only slight ground movement due to moisture changes
'M'	21 – 40 mm	Moderately reactive clay or silt sites which may experience moderate ground movement due to moisture changes
'H1'	41 – 60 mm	Highly reactive clay sites which may experience high ground movement due to moisture changes
'H2'	61 – 75 mm	Highly reactive clay sites which may experience very high ground movement due to moisture changes
'E'	>75 mm	Extremely reactive clay sites which may experience extreme ground movement due to moisture changes
'P'	N/A	Problem sites which generally have soils associated with uncontrolled fill, abnormal moisture conditions (trees), soft or collapsing soils, landslip etc...

B. Laboratory Test Results

Borehole Location	1	**Borehole Location**	**Borehole Location**
Depth Range of Sample (m)	1.0-1.2	Depth Range of Sample (m)	Depth Range of Sample (m)
Natural MC %	23	Natural MC %	Natural MC %
% Passing 75 um Sieve	ND	% Passing 75 um Sieve	% Passing 75 um Sieve
Liquid Limit %	ND	Liquid Limit %	Liquid Limit %
Plastic Index %	ND	Plastic Index %	Plastic Index %
Linear Shrinkage %	ND	Linear Shrinkage %	Linear Shrinkage %
Shrink Swell Index	2.8	Shrink Swell Index	Shrink Swell Index
Pocket Penetrometer kPa	ND	Pocket Penetrometer kPa	Pocket Penetrometer kPa

C. Permeability Test Results AS1547-2000

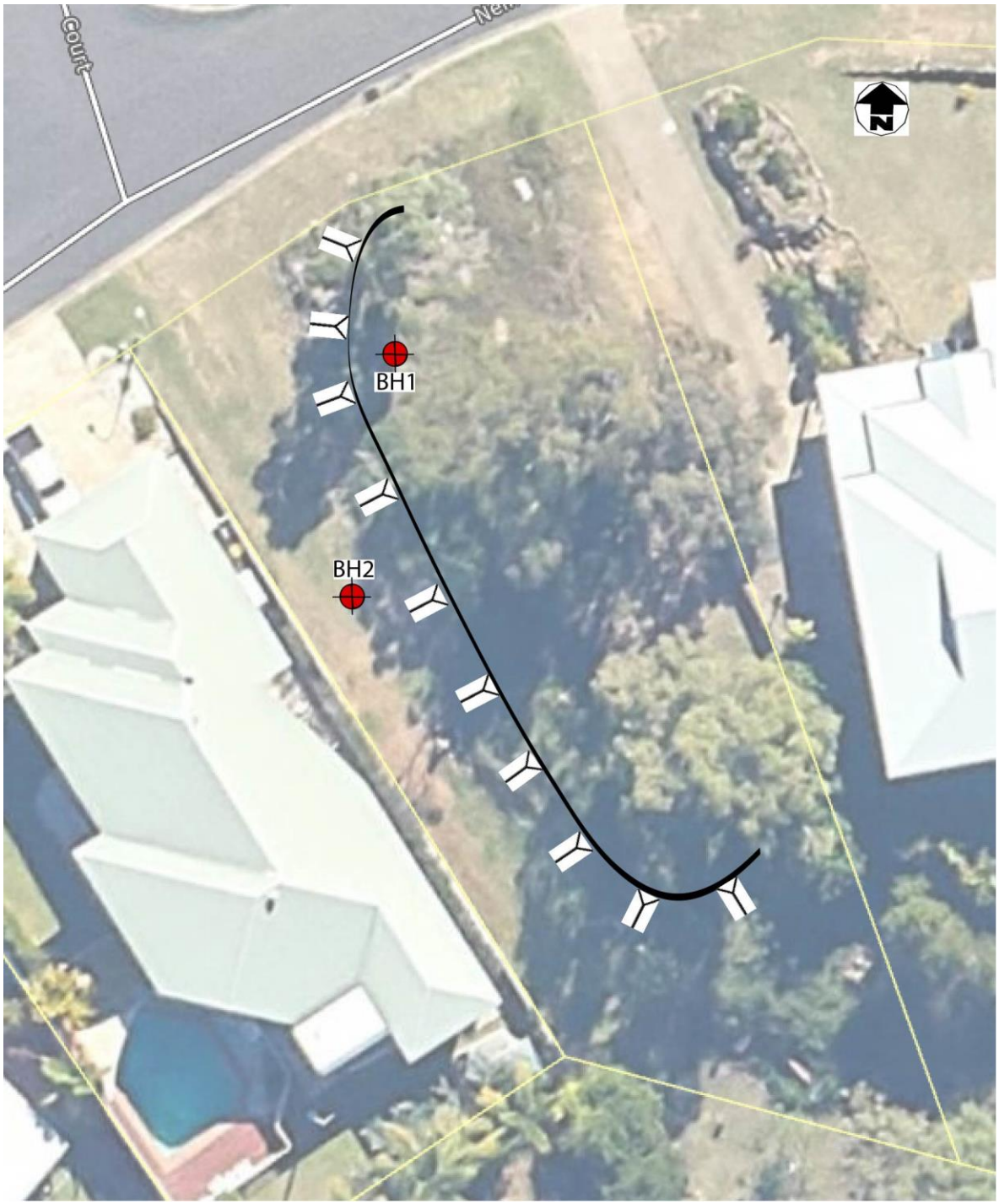
Test Hole Number	Depth Of Test Hole	Range Tested	Permeability M/Day
NA	500 mm	250 – 500 mm	NA

Site Photographs

Image 1: Proposed Construction Site

Image 2: Proposed Construction Site

Site Plan



- Not to scale
- All measurements are to be used as a guide only

CQ SOIL TESTING

CLIENT: K Priyadarshi
PROJECT: Slope Slability
ADDRESS: Lot 74 Neill Street, Frenchville
DRILL RIG: GT10

PROJECT #: CQ21009
LOGGED: P Munro
EASTING:
NORTHING:

BORE HOLE 1

TEST DATE: 06/05/2022

RL (m)	Depth (m)	Graphic Log	Water	Material Description	Sampling & Testing: Type	Sampling & Testing: Results & Comments	DCP Results (blows per 100 mm)
				FILL CLAYEY GRAVEL (GC): fine to coarse grained, low plasticity fines, with fine to coarse grained sand, grey, dry, dense.			3 8 3 4 5 8 8 7 15
	1		1.0	NATURAL SANDY CLAY (CH): high plasticity, fine to coarse grained, reddish brown, dry, very stiff.	U50	1	
			1.2	SANDY CLAY (CI): medium plasticity, fine to coarse grained, with fine to coarse grained gravel, brown, dry, very stiff.		1.2	
			1.5	CLAYEY GRAVEL (GC): fine to coarse grained, low plasticity fines, with fine to coarse grained sand, greyish brown, dry, very dense.			18
	2		2.0	Bore Terminated at 2 m.			

DRILLING METHOD: Solid Flight Auger

CASING:

GROUNDWATER: No groundwater seepage observed at time of drilling.

REMARKS:

LEGEND:

D - Disturbed Sample from Auger
B - Bulk Sample from Auger
C - Rock Core
U_{50} - Undisturbed Sample (mm)

SPT - Standard Penetration Test
Is_{50} - Point Load Result (MPa)
PP - Pocket Penetrometer (kPa)

- Groundwater Seepage Level
- Standing Groundwater Level
- Partial Groundwater Loss
- Perched Groundwater Level

CQ SOIL TESTING

CLIENT: K Priyadarshi
PROJECT: Slope Slability
ADDRESS: Lot 74 Neill Street, Frenchville
DRILL RIG: GT10

PROJECT #: CQ21009
LOGGED: P Munro
EASTING:
NORTHING:

BORE HOLE 2

TEST DATE: 06/05/2022

RL (m)	Depth (m)	Graphic Log	Water	Material Description	Sampling & Testing: Type	Sampling & Testing: Results & Comments	DCP Results (blows per 100 mm)
				SANDY SILT (ML): low plasticity, fine to coarse grained, greyish brown, dry, very stiff.			5 10 15 20
			0.1	CLAYEY GRAVEL (GC): fine to coarse grained, low plasticity fines, with fine to coarse grained sand, brown, dry, very dense.			6 15
			0.6	WEATHERED ROCK			
			0.7	Bore Terminated at 0.7 m.			
	1						
	2						

DRILLING METHOD: Solid Flight Auger

CASING:

GROUNDWATER: No groundwater seepage observed at time of drilling.

REMARKS: Tungsten carbide drill bit refusal at 0.8 m

LEGEND:

D - Disturbed Sample from Auger
B - Bulk Sample from Auger
C - Rock Core
U_{50} - Undisturbed Sample (mm)

SPT - Standard Penetration Test
Is_{50} - Point Load Result (MPa)
PP - Pocket Penetrometer (kPa)

- Groundwater Seepage Level
- Standing Groundwater Level
- Partial Groundwater Loss
- Perched Groundwater Level

Limitations

1. Recommendations given in this report are based on the information supplied by the client regarding the proposed building construction in conjunction with the findings of the investigation. Any change in construction type, building location or omission in the client supplied information, may require additional testing and/or make the recommendations invalid.

2. The recommendations herein may identify a target soil stratum into which the footings should be founded. The target stratum has been located by the depth in mm of the target stratum's upper horizon boundary below the existing ground surface level at the time of the site investigation. Any cutting or filling works and any surface erosion or deposits subsequent to the site investigation, will alter the measured location of the stratum relative to the surface. Where required, the author should be notified in such cases to confirm the location of the target stratum.

3. The description of the soil given in Section 3.0 of this report is intended as a brief overview of the soil's primary constituents. For a detailed classification of the soil, the reader should refer to the Soil Profile Reports and/or Borehole Reports.

4. Every reasonable effort has been made to locate the test sites so that the borehole profiles are representative of the soil conditions within the area investigated. The client should be made aware however, that exploration is limited by time available and economic restraints. In some cases soil conditions can change dramatically over short distances, therefore, even careful exploration programs may not locate all the variations.

5. If soil conditions different from those shown in this report are encountered or are inferred from other sources, then the author must be notified immediately.

6. This report may not be reproduced except in full, and only then with the permission of the entity trading as CQ Soil Testing. The information and site sketch shall only be used and will only be applicable for the development shown on the client-supplied information provided for this site.

7. All information contained within this report is the intellectual property of the entity trading as CQ Soil Testing. All information contained with can only be used for the express purposes of the commissioned scope of works.

8. Any dimensions, contours, slope directions and magnitudes shown on the site sketch plan shall not be used for any building construction or costing calculations. The purpose of the plan is to show approximate location of field tests only.

9. Any changes made to these recommendations by persons unauthorized by the author will legally be interpreted at that person assuming the responsibility for the long-term performance of the footing system.

10. The recommendations contained in this report have not taken into consideration the long term effects of any previous, current or potential subsurface work by mining companies or potential slope instability problems. At the time of writing this report neither our client (nor his agent) nor the local authority had made the author aware that these problems may be affecting this allotment. If a mining subsidence or slope stability assessment is required for this allotment, the recommendations of a suitably qualified geotechnical engineer should be sought.

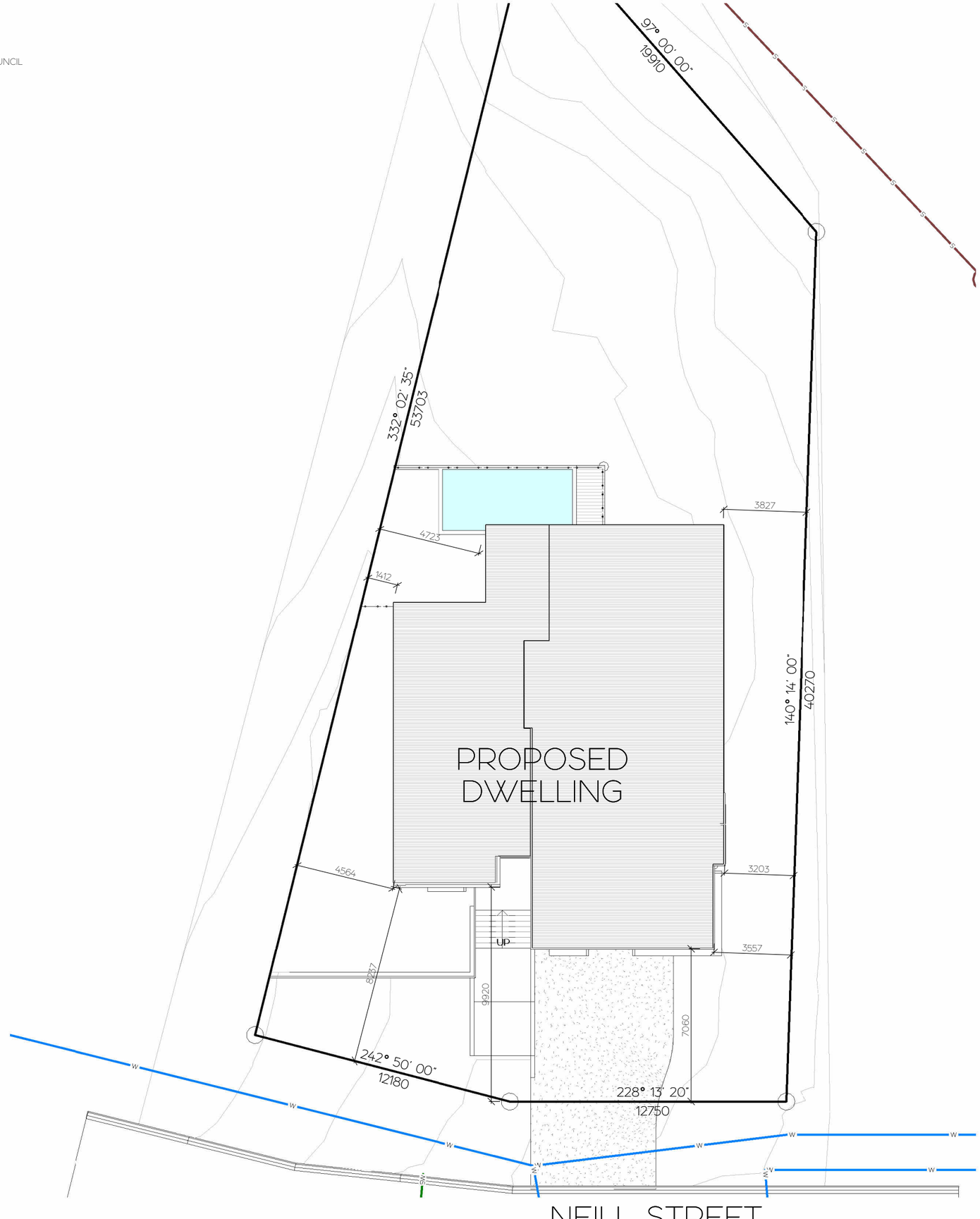
11. Removal of trees from a site before an investigation can cause significant swelling of the soil over large areas. The removal of large trees from a construction site during development is rarely picked up during the investigation phase and is generally outside the scope of AS2870. Sites affected by large trees are often classified "P". If, during the footing excavation, it is noticed that there are soils with varying moisture contents or evidence of large trees having been removed CQ Soil Testing should be notified immediately.

12. The following documents are available from the CSIRO and QBCC and shall be read and adhered to in relation to this site:

    - Builder's Guide to Preventing Damage to Dwellings- Part 1 Site Investigation and Preparation
      http://www.publish.csiro.au/nid/22/pid/3621.htm
    - Builder's Guide to Preventing Damage to Dwellings- Part 2 Sound Construction Methods
      http://www.publish.csiro.au/nid/22/pid/3661.htm
    - QBCC Subsidence Fact Sheet
      https://www.qbcc.qld.gov.au/sites/default/files/Homeowner%27s%20Guide%20to%20Subsidence.pdf

SITE NOTES

RP DESCRIPTION	LOT 74 ON RP897203
SITE AREA	954m²
AREA	FRENCHVILLE
LGA	ROCKHAMPTON REGIONAL COUNCIL
ZONE	LOW DENSITY RESIDENTIAL



1 SITE PLAN
A01.01 1 : 200

QBCC# 15266993

TIM ENGLISH DESIGN

REV	DESCRIPTION	DATE	INITIALS
A	SKETCH DESIGN	07.07.22	TJE
B	CLIENT AMENDMENTS	20.07.22	TJE
C	CLIENT AMENDMENTS	15.08.22	TJE
D	CONCEPT ISSUE	25.08.22	TJE

PROPOSED DWELLING

GUNJAN & KAMANA PRIYADARSHA

12 NEILL STREET, FRENCHVILLE

SITE PLAN

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/33-2023

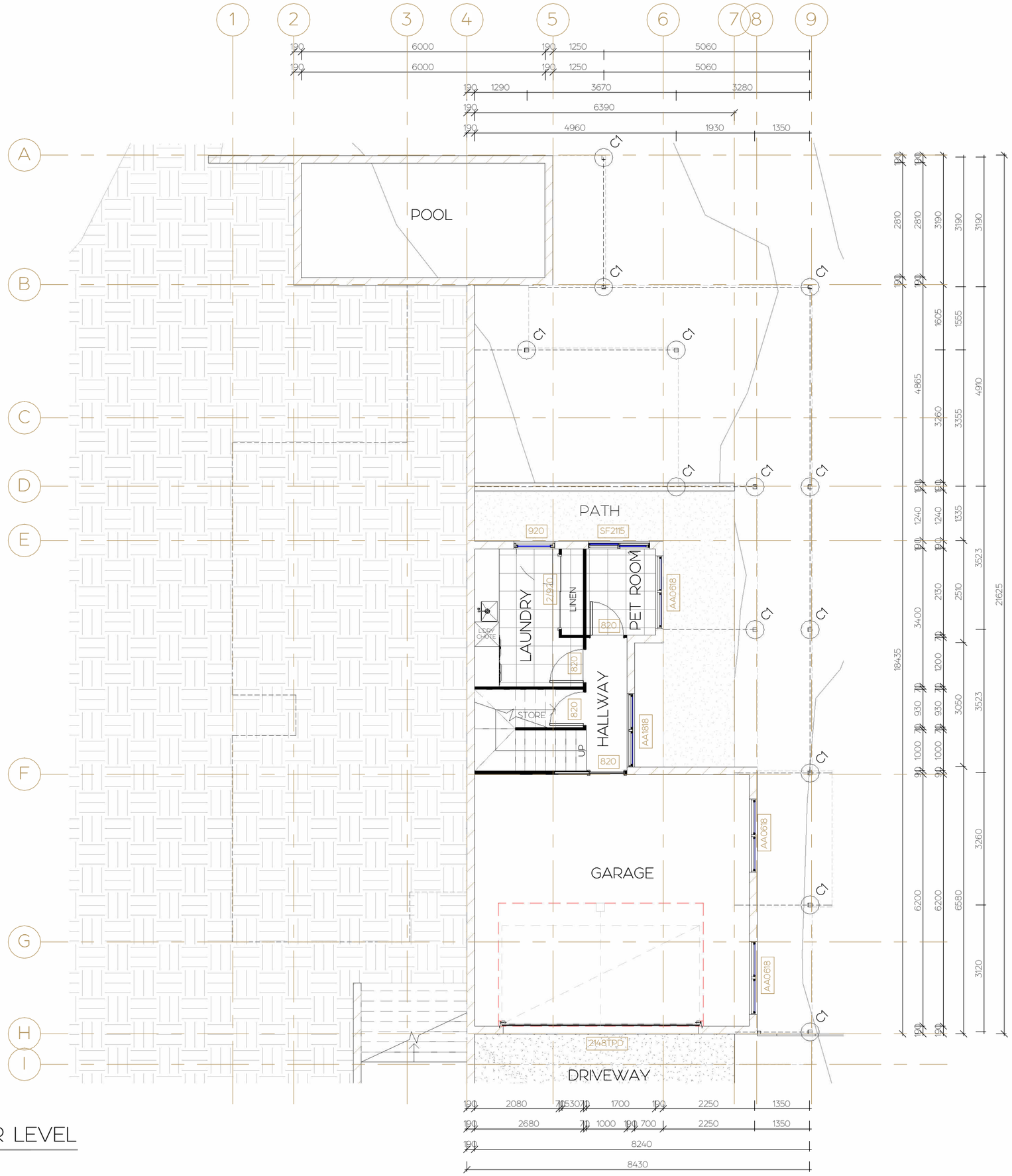
Dated: 4 May 2023

CONCEPTUAL ONLY
NOT FOR CONSTRUCTION OR COUNCIL SUBMISSION

DRAWN BY:	CHECKED BY:	DATE:
TJE	TJE	25.08.22

SCALE: As indicated AT A3

DRAWING No.	SHEET No.	REVISION
TED00022	A01.01	D



1 FLOOR LEVEL

A02.01 1 : 100

AREA SCHEDULE	
NAME	AREA
F.L. DWELLING	25.11 m²
F.L. GARAGE	46.52 m²
L1 - DWELLING	207.78 m²
L1 - DECK	35.50 m²
PORCH	4.67 m²
TOTAL	319.58 m²

QBCC# 15266993

TIM ENGLISH DESIGN

REV	DESCRIPTION	DATE	INITIALS
A	SKETCH DESIGN	07.07.22	TJE
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C	CLIENT AMENDMENTS	15.08.22	TJE
D	CONCEPT ISSUE	25.08.22	TJE
E	CLIENT AMENDMENTS	14.09.22	TJE

PROPOSED DWELLING

GUNJAN & KAMANA PRIYADARSHA

12 NEILL STREET, FRENCHVILLE

GROUND FLOOR PLAN

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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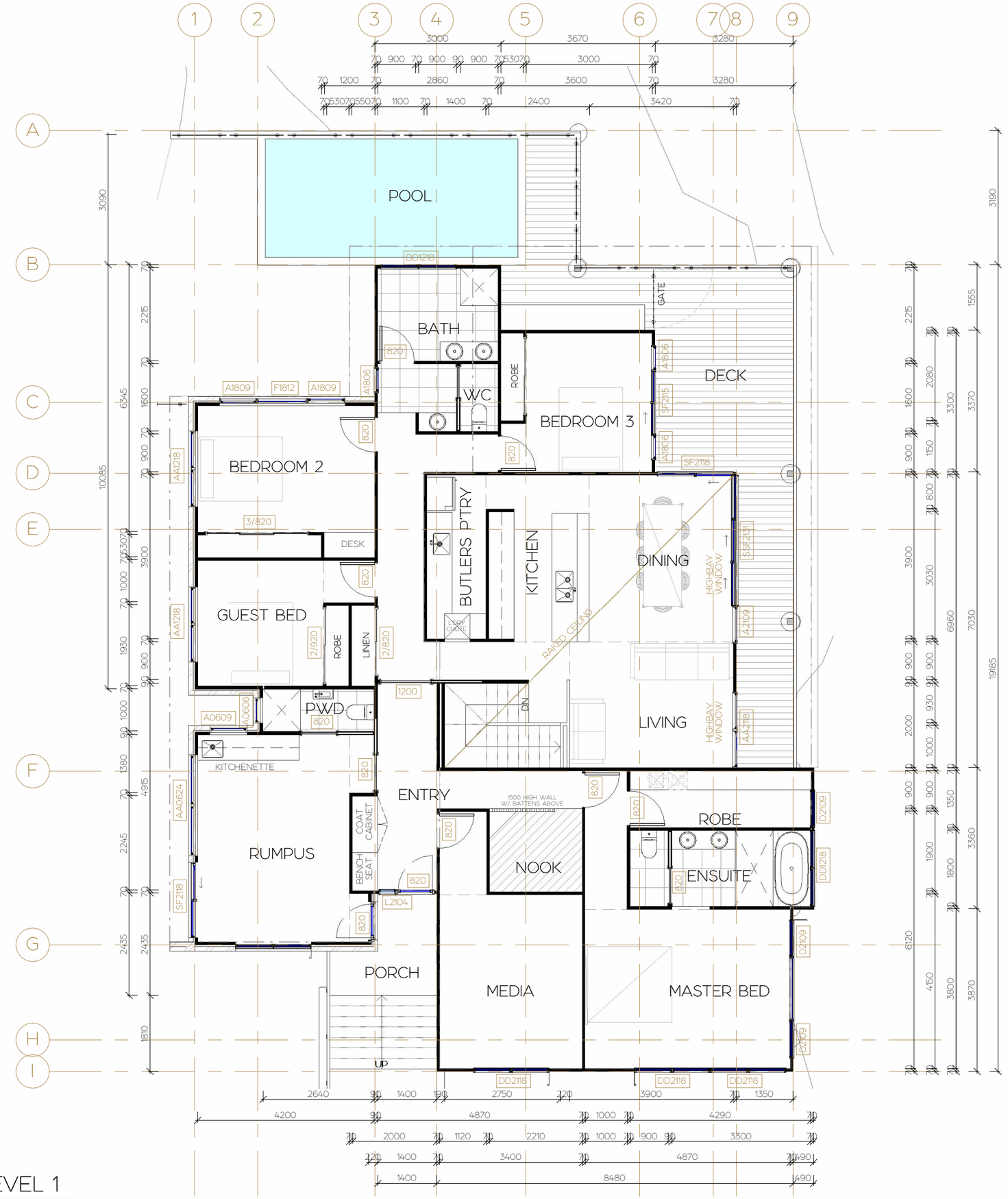
DRAWN BY: TJE
CHECKED BY: TJE
DATE: 25.08.22
SCALE: 1 : 100 AT A3
DRAWING No. TED00022
SHEET No. A02.01
REVISION E



1 LEVEL 1
A02.02 1 : 100

AREA SCHEDULE	
NAME	AREA
F.L. DWELLING	25.11 m²
F.L. GARAGE	46.52 m²
L1 - DWELLING	207.78 m²
L1 - DECK	35.50 m²
PORCH	4.67 m²
TOTAL	319.58 m²

QBCC# 15266993
TIM ENGLISH DESIGN

REV	DESCRIPTION	DATE	INITIALS
A	SKETCH DESIGN	07.07.22	TJE
B	CLIENT AMENDMENTS	20.07.22	TJE
C	CLIENT AMENDMENTS	15.08.22	TJE
D	CONCEPT ISSUE	25.08.22	TJE
E	CLIENT AMENDMENTS	14.09.22	TJE

PROPOSED DWELLING

GUNJAN & KAMANA PRIYADARSHA

12 NEILL STREET, FRENCHVILLE

FIRST FLOOR PLAN

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/33-2023

Dated: 4 May 2023

CONCEPTUAL ONLY
NOT FOR CONSTRUCTION OR COUNCIL SUBMISSION

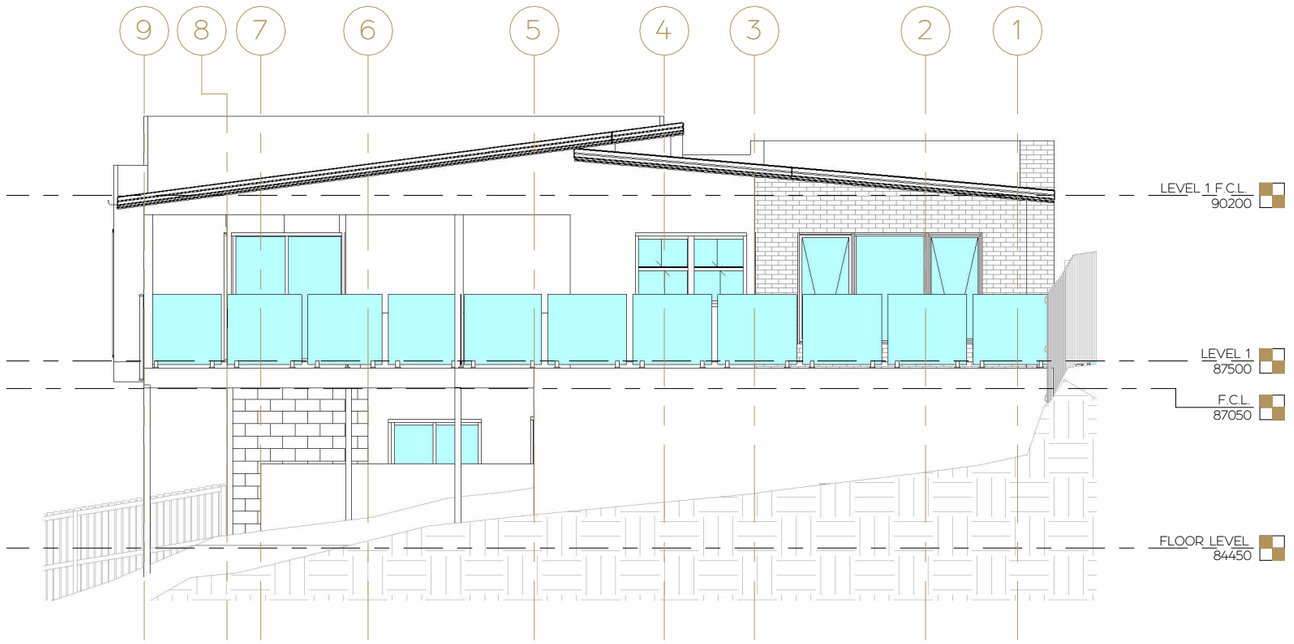
DRAWN BY:	CHECKED BY:	DATE:
TJE	TJE	25.08.22

SCALE: 1 : 100 AT A3

DRAWING No.	SHEET No.	REVISION
TED00022	A02.02	E

QBCC# 15266993

TIM ENGLISH DESIGN



S | SOUTHERN ELEVATION
A04.01 | 1 : 100

REV	DESCRIPTION	DATE	INITIALS
A	SKETCH DESIGN	07.07.22	TJE
B	CONCEPT ISSUE	25.08.22	TJE
C	CLIENT AMENDMENTS	14.09.22	TJE

ROCKHAMPTON REGIONAL COUNCIL

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PROPOSED DWELLING

GUNJAN & KAMANA PRIYADARSHA

12 NEILL STREET, FRENCHVILLE

EXTERNAL ELEVATIONS

W | WESTERN ELEVATION
A04.01 | 1 : 100

CONCEPTUAL ONLY
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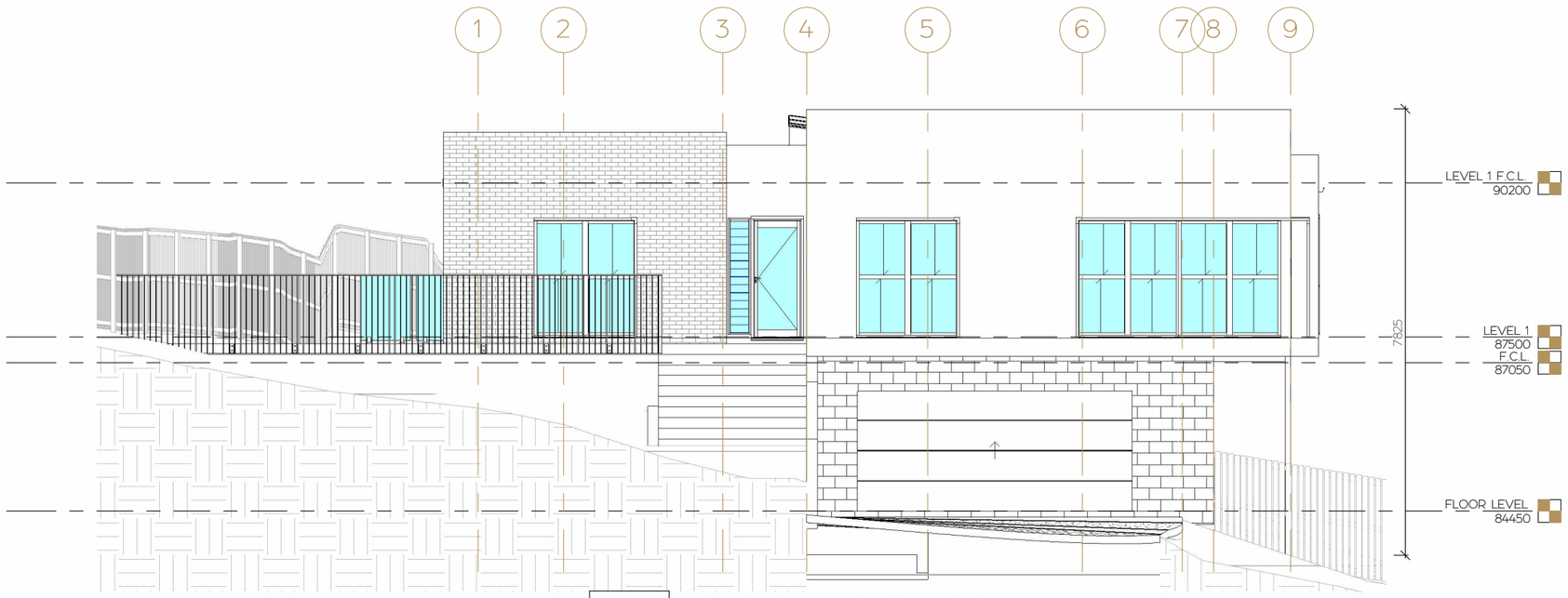
DRAWN BY:	CHECKED BY:	DATE:
TJE	TJE	25.08.22

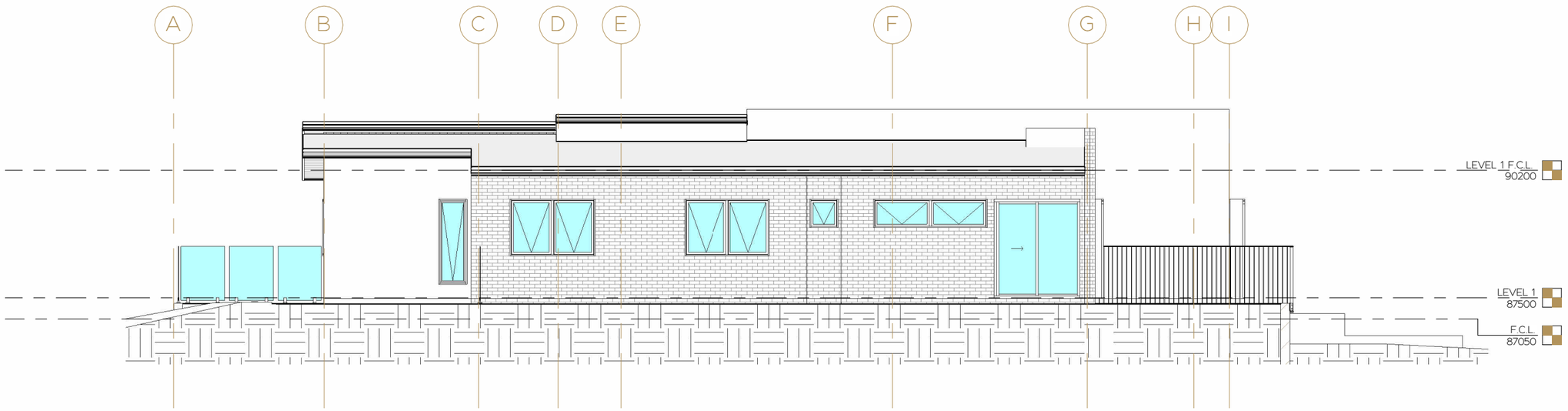
SCALE: 1 : 100 AT A3

DRAWING No.	SHEET No.	REVISION
TED00022	A04.01	C



N NORTHERN ELEVATION

A04.02 1 : 100



E EASTERN ELEVATION

A04.02 1 : 100

QBCC# 15266993

TIM ENGLISH DESIGN

REV	DESCRIPTION	DATE	INITIALS
A	SKETCH DESIGN	07.07.22	TJE
B	CONCEPT ISSUE	25.08.22	TJE
C	CLIENT AMENDMENTS	14.09.22	TJE

PROPOSED DWELLING

GUNJAN & KAMANA PRIYADARSHA

12 NEILL STREET, FRENCHVILLE

EXTERNAL ELEVATIONS

ROCKHAMPTON REGIONAL COUNCIL

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SCALE: 1 : 100 AT A3

DRAWING No.	SHEET No.	REVISION
TED00022	A04.02	C