

Local Government Regulation 2012 (section 144)

SALES NOTICE

GLADSTONE REGIONAL COUNCIL (PURSUANT TO CHAPTER 4 PART 12 DIVISION 3 OF *LOCAL GOVERNMENT REGULATION 2012*) offers the following vacant land for sale by negotiation pursuant to section 144 of *Local Government Regulation 2012*:

Address: 27B Agnes Street, South Gladstone Qld 4680

Real Property Description: Lot 7 on SP 260270

Title Reference: 51008516

Type: Freehold

Area: 1,159m² more or less

Local Government: Gladstone Regional Council

Title Encumbrances: Easement in Gross 709691006, Easement 709691001, Easement 709690995, Easement 709690991, Easement 709690967



Please note: Property is sold as is where is and no warranties or representations are given by Council. Refer to contract terms

Council discloses that:

- (1) earthworks were performed historically on the Property without operational works approval which has been the subject of ongoing dispute with an adjoining owner (refer detail survey of the excavation of the subject boundary); and
- (2) the excavation works included excavation for a future pool. The Buyer agrees that it is the Buyer's responsibility to make its own enquiries and to comply with all laws and/or notices relating to pool safety.
 - detail survey of boundary excavation works
 - drawings from lapsed OPW application

Offers can be made by completing and submitting a signed Contract in the required template.

CONTRACT OF SALE – RESIDENTIAL LAND

Items Schedule

1.	Contract Date	
2.	Seller	<p>Gladstone Regional Council (pursuant to Chapter 4 Part 12 Division 3 of <i>Local Government Regulation 2012</i>)</p> <p>ABN 27 330 979 106</p> <p>P O Box 29</p> <p>Gladstone Q 4680</p> <p>Ph: 07 49700700</p> <p>Email: info@gladstone.qld.gov.au</p>
3.	Seller's Solicitor	<p>Name: Bernadette Le Grand</p> <p>Position: General Counsel</p> <p>Telephone: 0437 726184</p> <p>Email: Bernadette.legrand@gladstone.qld.gov.au</p>
4.	Buyer	<p>Name:</p> <p>ABN:</p> <p>Address:</p> <p>Ph:</p> <p>email:</p> <p>Name:</p> <p>ABN:</p> <p>Address:</p> <p>Ph:</p> <p>email:</p>
5.	Buyer's Solicitor	<p>Name:</p> <p>Contact:</p> <p>Address:</p> <p>Telephone:</p> <p>Email:</p>

6.	Land	Address: 27B Agnes Street South Gladstone Qld 4680 Description: Lot 7 on SP 260270 Title Reference: 51008516 Built on /Vacant Freehold/ Leasehold Area: 1,159m2 -more or less Local Government: Gladstone Regional Council
7.	Purchase Price	
8.	Deposit	10% of Purchase Price ie – Payable to Gladstone Regional Council Bank – Commonwealth Bank of Australia BSB – 064 705 Account number – 10440897 Reference: 27B Agnes
9.	Title Encumbrances	Easement in Gross 709691006 Easement 709691001 Easement 709690995 Easement 709690991 Easement 709690967
10.	Settlement Date	
11.	Place for Settlement	Gladstone Regional Council, 101 Goondoon Street, Gladstone Q 4680
12.	Default Interest Rate	6% per annum

The Seller agrees to sell and the Buyer agrees to buy the Property for the Purchase Price on the terms and conditions of this Contract.

A termination penalty of 0.25% of the Purchase Price applies if the Buyer terminates this Contract during the 5 Business Day statutory cooling off period. It is recommended the Buyer obtain an independent property valuation and independent legal advice before signing.

BUYER: _____

WITNESS: _____

BUYER: _____

WITNESS: _____

By signing, the buyer warrants being the person named in the Items Schedule or authorised by the Buyer to sign on the Buyer's behalf

SELLER: _____

WITNESS: _____

Authorised delegate of Gladstone Regional Council

TERMS AND CONDITIONS

THE PARTIES AGREE AS FOLLOWS:-

1. Interpretation

1.1 Definitions

Terms in bold type in the Items Schedule have the meanings shown opposite. The following definitions also apply:

"Balance Purchase Price" means the Purchase Price less:

- (1) the Deposit paid by the Buyer; and
- (2) any rates adjustment under clause 6.5;

"Bank" means an authorised deposit taking institution as defined in *Banking Act 1959* (Cth);

"Bank Cheque" means a cheque drawn by a bank, building society or credit union on itself but does not include a cheque drawn by a building society or credit union on a bank;

"Business Day" means a day that is not:

- (1) a Saturday or Sunday;
- (2) a public holiday, bank holiday or special holiday in Gladstone; or
- (3) a day in the period 27 to 31 December inclusive;

"Contract" means this contract and all schedules, appendices and annexures to it;

"Delay Event" means circumstances which could not have been reasonably foreseen by a party and are outside the control of either party including but not limited to:

- (1) act of God;
- (2) severe weather event;
- (3) bushfire;
- (4) Government direction or pandemic;
- (5) circumstance preventing the Seller from being able to settle (eg Court injunction);

"Encumbrances" includes registered, unregistered and statutory encumbrances and security interests;

"GST" means goods and services tax under *A New Tax System (Goods and Services Tax) Act 1999*;

"Improvements" means any fixed structures on the Land and includes all items fixed to them;

"Property" means the Land and any Improvements;

"Transfer Documents" means the form 1 transfer and form 24 as required under *Land Title Act 1994* to transfer title in the Land to the Buyer.

1.2 Construction

In this Contract, except where the context otherwise requires, reference to:-

- (a) a person includes:-
 - (i) a corporation, incorporated association or government body; and
 - (ii) the legal representatives, successors and assigns of that person;
- (b) a right includes a remedy authority or power;
- (c) a gender includes all genders;

- (d) the singular includes the plural and the plural includes the singular; and
- (e) any Act includes all amendments or substitutions for that act and the regulations made under that Act.

1.3 Headings

Headings are for convenience only and do not affect the interpretation or form part of this Contract.

1.4 Severability

If a provision contained in this Contract is invalid or unenforceable, that provision will as far as possible be read down to the extent necessary for it to be valid or enforceable but, if it cannot be read down, it will be severed from the document and the remaining provisions will remain in full force and effect.

1.5 Entire Understanding

This Contract contains the entire agreement and understanding between the parties on everything connected with the subject matter of this Contract and supersedes any prior agreement or understanding on anything connected with that subject matter.

1.6 Governing Law

This Contract is governed by the laws of Queensland and each party submits to the jurisdiction of the courts of Queensland.

1.7 Business Days

If anything required to be done under this Contract falls on a day which is not a Business Day, it must instead be done on the next Business Day.

1.8 Joint and Several Obligations

If two or more persons are named as Buyer this Contract binds them jointly and each of them severally.

2. Purchase Price and Deposit

2.1 The Buyer must pay the Deposit by cash, credit card or electronic transfer to the Seller on the signing of the Contract by the Buyer. The Deposit is non-refundable (other than as provided under clauses 3.1, 7.4, 8.1 and 14) and the Seller is entitled to it on the Contract Date.

2.2 The Purchase Price is inclusive of any GST payable on the supply of the Property to the Buyer.

2.3 The Seller may recover from the Buyer as a liquidated debt any part of the Deposit not paid when required.

2.4 On the Settlement Date the Buyer must pay the Balance Purchase Price by Bank Cheque or electronic payment to the Seller's bank account (details in Item 8 of Items Schedule).

2.5 On any payment being made by or on behalf of the Buyer to the Seller's bank account the Buyer must email banking@gladstone.qld.gov.au and advise amount and purpose of the payment and name required on the receipt.

3. Termination if Arrears paid prior to Contract Date

3.1 If the Seller becomes aware prior to the Settlement Date that payment of overdue rates and charges on the Land was made prior to the Contract Date, the Seller may terminate this Contract by giving written notice to the Buyer as soon as possible after becoming so aware and the Seller must refund the Deposit to the Buyer. The Contract will then be at an end and

the Buyer will have no further claim against the Seller (other than for refund of the Deposit).

4. Rights and Obligations Until Settlement

4.1 The Property is at the Buyer's risk from signing of the Contract by the Buyer.

4.2 The Buyer acknowledges that, as the Seller is not the owner of the Property and is acting pursuant to *Local Government Act 2009* and *Local Government Regulation 2012* in the sale of the Property, the Seller:

- (1) cannot provide any access to the Property or any information relating to the Property;
- (2) is not responsible for any change in condition of the Property between the Contract Date and Settlement Date; and
- (3) is not liable to comply with any requisition or notice issued for the Property whether issued before or after the Contract Date.

5. Property sold "as is where is"

5.1 The Buyer acknowledges that the Seller is not the owner of the Property and is acting pursuant to *Local Government Act 2009* and *Local Government Regulation 2012* in the sale of the Property, and accordingly the Seller:

- (1) makes no representations as to the quality or condition of the Property or that the use is lawful;
- (2) has no knowledge of whether the Property is or is not affected by an application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) or other court in relation to the Land and the Buyer accepts the Property subject to any such notice or order as may exist; and
- (3) other than as disclosed in clause 5.3, has no knowledge as to whether all required approvals or permits have been obtained for the Property (or any Improvements on the Property), whether Improvements are legally compliant or structurally sound, or whether any notice has been issued by any Government authority relating to the Property or requiring any works on the Property.

5.2 The Buyer agrees that, despite any other provision of this Contract:

- (1) the Buyer accepts the Property, including any Improvements, in their "as is where is" state and condition (with all faults and defects) and will make no objection, requisition, claim for compensation or claim any right to rescind or terminate this Contract;
- (2) the Buyer has not relied on any representations or information provided by the Seller or any agent or employee of the Seller and has entered into this Contract voluntarily based on the Buyer's own enquiries and investigations;
- (3) the Buyer must make the Buyer's own arrangements at the Buyer's risk and cost to obtain vacant possession of the Property after settlement;
- (4) it is the Buyer's responsibility to make its own enquiries in respect to the Property and to comply with all relevant laws, and any notices relating to the Property whether issued before or after the Contract Date;
- (5) there are no chattels included in the sale;
- (6) the Seller is not liable for any outgoings on the Property; and
- (7) the Seller is not liable for any:

- (a) error in the boundaries or area of the Land;
 - (b) encroachment by structures onto or from the Land;
 - (c) mistake or omission in describing the Property or title to it; or
 - (d) earthworks performed on the Property;
- whether material or immaterial.

5.3 The Seller discloses that:

- (1) earthworks were performed historically on the Property without operational works approval which has been the subject of ongoing dispute with an adjoining owner. Annexure A is a copy of a detail survey of the excavation of the subject boundary; and
- (2) the excavation works included excavation for a future pool. The Buyer agrees that it is the Buyer's responsibility to make its own enquiries and to comply with all laws and/or notices relating to pool safety.

6. Settlement

6.1 Settlement must occur between 9am and 4pm Australian Eastern Standard Time on the Settlement Date at 101 Goondoon Street, Gladstone in the state of Queensland.

6.2 The Seller will provide signed Transfer Documents to the Buyer in return for payment of the Balance Purchase Price. The Buyer will be responsible for completing the Transfer Documents with the Buyer's information.

6.3 The Property is sold subject to:

- (1) the Title Encumbrances;
- (2) interests registered on the survey plan and any administrative advice that may be recorded on any register of title in respect to the Property; and
- (3) any tenancy to which the Property may be subject at the Settlement Date.

6.4 On settlement, the Seller:

- (1) does not have to produce any instrument of title or release of any Encumbrance which affects the Property (refer section 145 of *Local Government Regulation 2012*);
- (2) cannot provide keys, remotes or codes for the Property;
- (3) is not responsible for removing any chattels or rubbish from the Property; and
- (4) is not required to provide vacant possession of the Property.

6.5 If the Settlement Date is after 1 July 2022, the Seller will allow an adjustment on settlement in favour of the Buyer for the rates and charges for the Property for the period from 1 July 2022 to and including the Settlement Date calculated on the amount payable for the 2021-2022 financial year and the Buyer must pay the full amount of the rates and charges for the Property for the 2021-2022 financial year on the later of when payment becomes due or the Settlement Date.

6.6 Following settlement the Seller will apply the proceeds of sale in the manner required under s146 of *Local Government Regulation 2012*.

7. Time

7.1 Time is of the essence of this Contract.

7.2 If a party ("Affected Party") is unable to settle solely as a consequence of a Delay Event, the Affected Party:

- (1) must take reasonable steps to minimise the effect of the Delay Event on its ability to settle; and
- (2) may give notice to the party of the details of the Delay Event and a proposed alternate Settlement Date.

7.3 The Settlement Date will be extended for the period that the Delay Event prevents settlement.

7.4 If a Delay Event will prevent the Seller from being able to settle within 60 days of the Contract Date, either party may terminate this Contract by written notice to the other and the Seller will refund the Deposit to the Buyer within 14 days of such notice.

8. Default

8.1 If the Seller breaches this Contract and fails to remedy the breach within a reasonable time of notice from the Buyer, the Buyer may terminate this Contract and recover the Deposit from the Seller as a liquidated debt (which shall be the Buyer's sole remedy).

8.2 If the Buyer breaches this Contract, and fails to remedy the breach within a reasonable time of notice from the Seller, the Seller may:

- (1) affirm this Contract and sue the Buyer for:
 - (a) damages;
 - (b) specific performance; or
 - (c) specific performance and damages; or
- (2) terminate this Contract and do all or any of the following:
 - (a) forfeit the Deposit;
 - (b) sue the Buyer for damages;
 - (c) resell the Property.

8.3 If the Seller terminates this Contract and resells the Property:

- (1) the Seller may, provided the resale settles within 1 year of termination of this Contract, recover from the Buyer as liquidated damages:
 - (a) any deficiency in price on resale; and
 - (b) its expenses on any failed attempt to resell and the resale; and
- (2) the Buyer has no claim in respect to any profit on resale.

8.4 The Buyer must pay interest at the Default Interest Rate on any late payment under this Contract from the date due for payment until the date paid.

9. Notices

9.1 Any notice given under this Contract must be in writing and may be given or received by a party's solicitor.

9.2 For the purposes of sections 11 and 12 of *Electronic Transactions (Queensland) Act 2001* the Seller and Buyer consent to information and notices being given by electronic communication.

9.3 Any party may serve a notice on another party by sending it to the email address of the party's solicitor(s) specified in the Items Schedule, or if no solicitor is appointed, by:-

- (1) giving it to that party personally;

- (2) posting it to the address of that party in the Items Schedule; or
 - (3) sending it to that party's email address in the Items Schedule.
- 9.4 When served by post a notice will be deemed to have been received on the seventh business day after posting and when sent by email shall be deemed to have been received at the time at which a delivery notification is received by the sender.

10. Counterparts and Electronic Transmission

This Contract may be signed in any number of counterparts and all such counterparts taken together will be deemed to constitute one and the same document. The parties agree that pursuant to the *Electronic Transactions (Queensland) Act 2001*, this Contract may be transmitted electronically and shall be formed upon both parties signing an electronic copy (including by electronic signature) whether received or transmitted by email.

11. Costs

11.1 Each party must pay its own costs of and incidental to this Contract, however the Buyer:

- (1) must pay all duties payable under this Contract pursuant to the *Duties Act 2001* and is responsible for stamping of this Contract and the Transfer; and
- (2) is responsible for and must pay all costs of registration of the Transfer Documents with Department of Resources.

11.2 In the event the Buyer does not pay duty under clause 11.1 the Seller may make payment and recover the cost from the Buyer as a liquidated debt.

12. Buyer's Statements

12.1 The Buyer states and warrants to the Seller that:

- (1) the Buyer (if a company) is duly incorporated and validly existing under law and has full power and authority to execute and comply with the terms of this Contract;
- (2) this Contract constitutes a legal, valid, binding and enforceable obligation of the Buyer;
- (3) the Buyer is solvent and can pay its debts as and when they become due; and
- (4) the Buyer has full capacity to comply with the Buyer's obligations under this Contract.

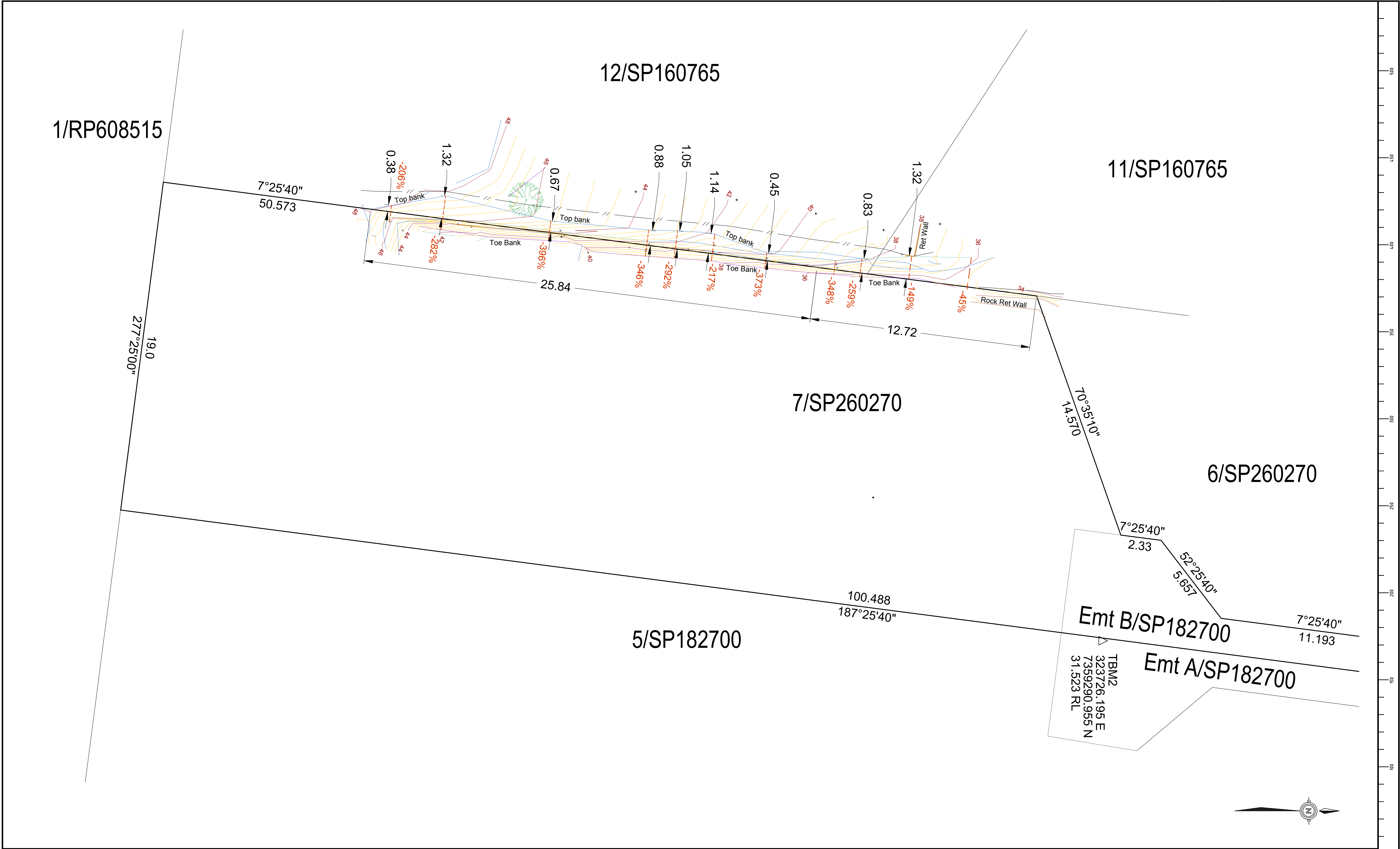
12.2 In the event the Buyer has entered into this Contract as trustee of any trust ("the Trust"), whether or not the existence of the trust has been notified to the Seller, then:


- (1) the Buyer declares that the Buyer enters into this Contract as trustee of the Trust;
- (2) the Buyer warrants to the Seller that:
 - (a) the Trust is validly created;
 - (b) there is no other trustee of the Trust other than the Buyer and the Buyer has been validly appointed as trustee;
 - (c) the Buyer has full and free power and authority to enter into the Contract and to perform all obligations of the Buyer under this Contract;
 - (d) entry into this Contract is for the benefit of the beneficiaries of the Trust; and
 - (e) there is no restriction on the Buyer's right of indemnity under the Trust.

13 General

13.1 The non-exercise or delay in exercising any power or right of a party does not operate as a waiver of that power or right, unless this is expressly agreed in writing.

- 13.2 This Contract cannot be amended or varied except by written agreement signed by the parties.
- 13.3 Neither party may assign its interest under this Contract to another.
- 13.4 Despite settlement and registration of the transfer, any term of this Contract that can take effect after settlement or registration remains in force.





GLADSTONE
REGIONAL COUNCIL

DETAIL SURVEY OF

Excavation along the common
boundary between
Lot 12 on SP160765 and
Lot 7 on SP260270

Agnes Street
South Gladstone

NOTES

This plan was prepared for Gladstone Regional Council, from field survey and original records, for the purpose of indicating the extent of the excavation along the common boundary and the slope at various intervals along this excavation and should not be used for any other purpose.

The grade values shown are from the top of the excavation bank to the toe of the bank. The offset dimensions shown are from the top of the bank, to the property boundary as calculated.

The property boundaries shown on this plan have been derived from connections to available marks only, the boundary corners were not marked during this survey.

Any discrepancies should be verified in writing with Capricorn Surveys Gladstone Pty Ltd.

This note is an important part of this plan.

1. Real Property Description

Lot 7 on SP260270
L.A. Gladstone Regional Council
Locality: South Gladstone

2. RL's text labels omitted for clarity.

3. Property boundaries have not been surveyed an Identification Survey will be required if proposed works will be close to the boundary.

4. Underground services not shown, location and potholing must be performed to confirm locations & depths.

LEGEND

CONTOUR LEGEND

2m Index Interval

Vertical Datum: AHD Derived vide PSM2165 @ 15.553
Hor. Datum: MGA Zone 56 vide CGRS
Contour Interval: 0.5, 2.0m Index
Co-Ord. System: MGA Zone 56

WARNING

UNCONFIRMED UNDERGROUND SERVICES
MAY BE PRESENT IN THE VICINITY OF
SUBJECT AREA. PLEASE CONTACT
RELEVANT PROVIDERS PRIOR TO
UNDERTAKING ANY TYPE OF EXCAVATION
ON SITE.

REVISION			
Rev.	Date	Details	Authorised
A	28/04/20	Original issue	DES

CREATED

capricorn surveys gladstone

Unit 4/32 Chapple Street
P.O.Box 490
Gladstone QLD 4680
P 07 4972 9144
F 07 4972 1885
ABN 71 154 894 845
gladstone@capsurvey.com.au

SCALE 1:100 AT A1 SIZE

DRAWING NUMBER 20-011-02_DTL REVISION A

45 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER FORMULATIONS, NOTES AND SPECIFICATIONS AND WITH ALL OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE PROJECT. ALL CHANGES SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

46 EXPRESSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. CHANGES

47 SHALL NOT BE MADE TO THE DRAWINGS. ANY CHANGES SHALL BE APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

48 BUILDING THESE DRAWINGS IS NOT TO COMMITMENT UNTIL APPROVED BY THE LOCAL AUTHORITIES.

49 DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.

50 THE STRUCTURE, WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LOADS IN ACCORDANCE WITH ASHRAE 90A (WITH RETAINED STRUCTURAL STRENGTHS) AND THE FOLLOWING:

51 DEAD LOAD (STRUCTURE) 15.0 KPa

REINFORCEMENT SHALL NOT BE CONSTRUCTED TO A POINT LOCATED FURTHER AWAY FROM THE FOOTING THAN THE POINTS OF THE REINFORCING BARS. REINFORCING BARS SHALL BE PROVIDED IN ALL FLEETS AT BOTTOM CORNERS OF EACH FLEET W/FT. NO LIGARS OR FOLDS SHALL BE MADE WITHOUT WRITING APPROVAL BY THE STRUCTURAL ENGINEER.

ALL JOINTS AND MATERIALS AND WORKMANSHIP SHALL COMPLY WITH AASHTO. JOINTS SHALL BE THE SAME WITH A COMPRESSION UNIFORM THROUGH COMPRESSIVE STRENGTH OF 45 MPa.

REPAIR SHALL BE MADE BY MECHANICAL PROCESS IN ACCORDANCE WITH AASHTO IN THE FOLLOWING: REPAIR SHALL BE MADE BY TYPE A PORTLAND CEMENT MODIFIED WITH 10% PT SAND.

WELDED LAMP POLE (GRADE 1 - 1/4" X 8" DIA)
STEEL LAMP POLE (GRADE 1 - 1/4" DIA)

WELDED BODIES SHALL HAVE A FULL BOLT-SHIELD END OF WELT. JOINT BODIES SHALL BE FULLY WELDED TO THE JOINTS AND PREPARED SHALL NOT BE PAINTED.

DWG. No.	DESCRIPTION
10 H-GW-02-01	NOTES, DRAWING SCHEDULE AND SITE LAYOUT PLAN
10 H-GW-02-02	RETAINING WALL LAYOUT PLAN
10 H-GW-02-03	SECTION A LONGITUDINAL SECTION
10 H-GW-02-04	SECTION B-CROSS LONGITUDINAL SECTION
10 H-GW-02-05	RETAINING WALL DETAILS
10 H-GW-02-06	STORMWATER LAYOUT

FOR UNREINFORCED BLOCKWORK, BUILT IN
HORIZONTAL JAIL REINFORCEMENT EVERY COURSE
APPROX 1/2" OF STEEL REINFORCING, (CONSOLE
THROUGHOUT FLEET COURSE)

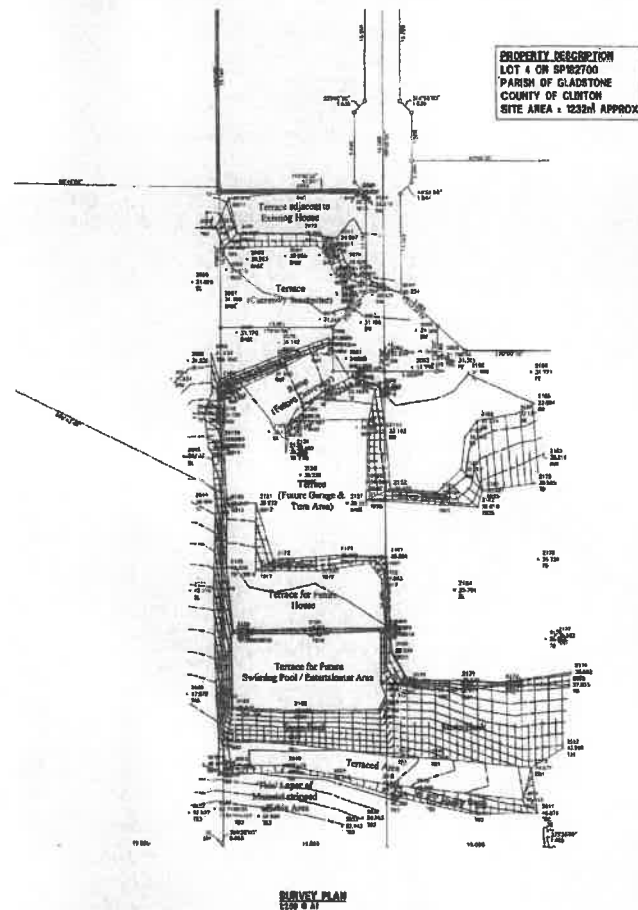
- ALL NON-LOAD BEARING WALLS SHALL BE BUILT TO
MINIMUM OF 8" SLAB THICKNESS AND HAVE THE VOID
SO FORMED FILLED WITH A SUITABLE CONCRETE/SLATE
FILLER.

ALL WALLS SHALL BE BOMBED OR PEG TO AT
INTER-SECTIONS, UNLESS OTHERWISE SPECIFIED.

CRACK FILL MUST MEETWAY SHALL HAVE
17.5 - 28 MPa
CRACKING RESISTANCE SIZE = 4mm
MAXIMUM CEMENT CONTENT OF 300 kg/cum for
SLUMP 210 +/- 30mm

CRACK FILL SHALL BE IMPROVEDLY REBUILT
ORIENT A PLY WOOD BOARD

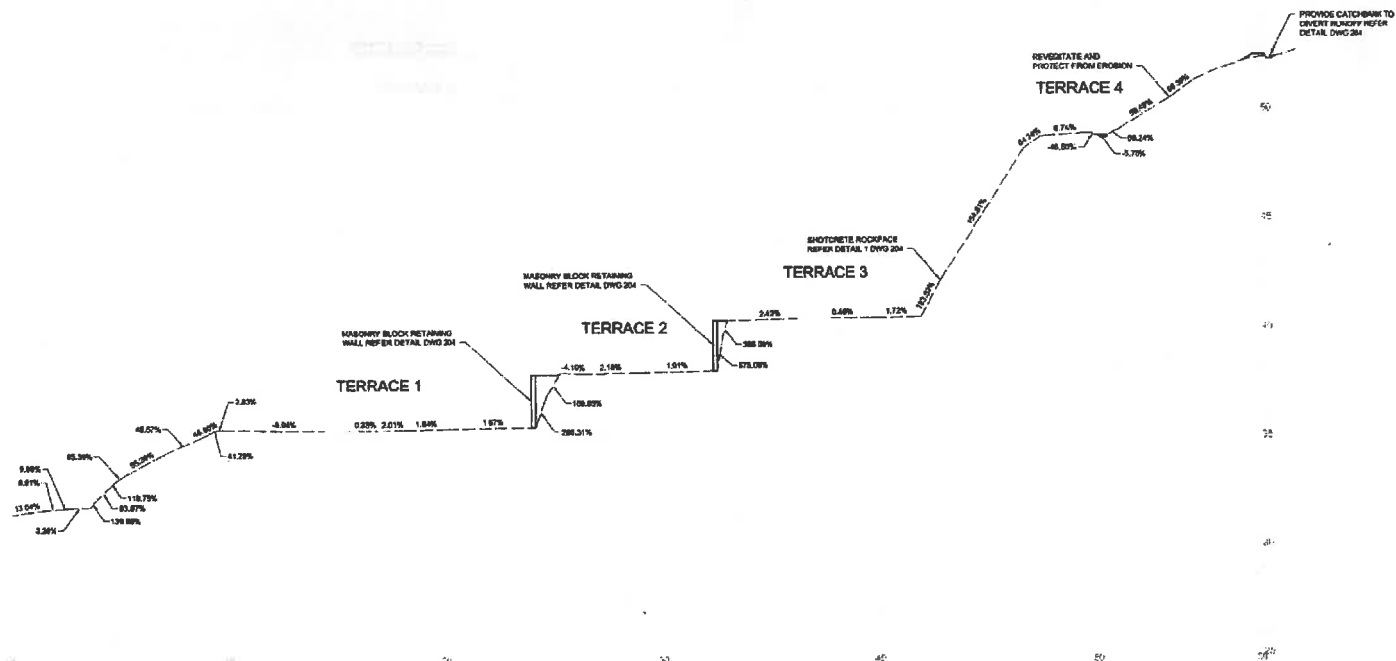
DISCREPANCY SHOWN TO BE LOCATED AT MAXIMUM
10% CENTRE AND 50% OF LOWER SLAB JOINTS OR
JOINTS. JOINTS MUST BE FULLY DETAILLED



10	PROPOSED CONSTRUCTION	10	 Gladstone Office PO Box 461 Gladstone QLD 4850 Australia 1 817 2676165		PROPOSED RETAINING WALL LOT 4 (27 A) AGNES STREET, GLADSTONE
			PREPARED BY DATE 10/11/18	20/7/18	NOTES, DRAWING SCHEDULE AND SITE LAYOUT PLAN
			REF: 7682 N-G1010	AS SHOWN @ A1 CON-G1010	101 R0

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000

SECTION A
SCALE: H 1/8" = 1'-0"
Datum 25.000

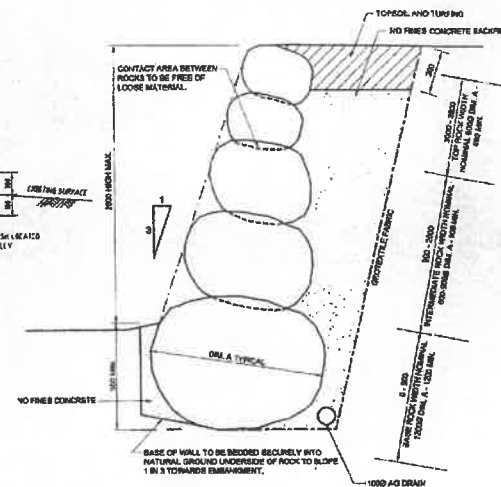
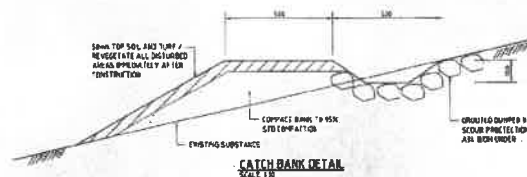
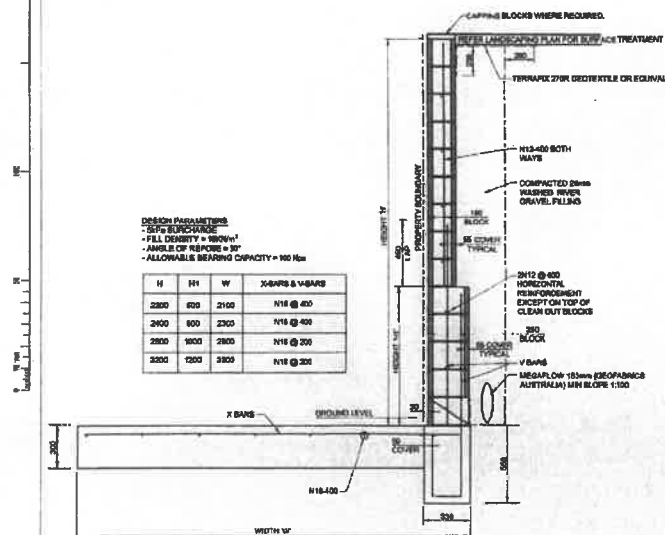
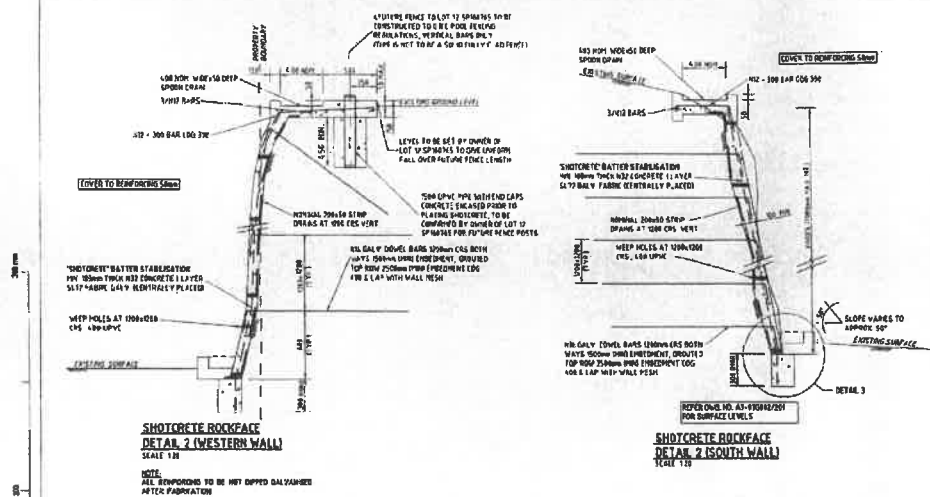


FOR CONSTRUCTION

Original Sheet Size A3 (11x16) Plot Date

PROPOSED RETAINING WALL LOT 4 (27 A) AGNES STREET, GLADSTONE		SECTION A LONGITUDINAL SECTION	
202		R0	

Handwritten signature and date: 2021-07-21



TYPICAL SECTION 2500mm HIGH BOULDER WALL DETAIL

SCALE 1:10

NOTES:

1. SUPPORTING ROCK AT BASE OF WALL TO BE BOUND NATURAL MATERIAL OR WELL COMPACTED FILLING WITH BEARING CAPACITY AT ANY DEPTH NOT LESS THAN 100 kPa.
2. DESIGN TO BE MODIFIED IF EXCESS GROUND WATER IS ENCOUNTERED DURING EXCAVATION.
3. WALLS HAVE BEEN DESIGNED TO RETAIN FREE DRAINING SOILS IMMEDIATELY BEHIND WALL. OVERALL ANALYSIS OF RUP CIRCLE FAILURE OF UNSTABLE EMBANKMENTS BY PRESENTATION OF STEEPLY SLOPED EMBANKMENTS SHOULD BE REFERRED TO ENGINEER PRIOR TO CONSTRUCTION.
4. ALL ROCK MATERIAL SHALL BE BOUND EXPOSURE OR METAMORPHIC ROCK OF ANGLAR SHAPE IT SHALL BE CLEAN AND FREE OF TOPSOIL OR ANY ORGANIC MATTER MINIMUM DENSITY OF ROCK SHALL BE 2600 kg/m³.
5. ROCKS TO BE PLACED TO ENSURE Voids ARE LESS THAN 1% OF TOTAL FACE SURFACE AREA.

FOR CONSTRUCTION



Original Sheet Size A1 (914x686) Plot Date

NO	REV	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Handwritten signature and date: 2/1/11

<div> <div>OPUS</div> <div> Gladstone Office PO Box 451 Gladstone QLD 4850 Australia +61 7 4922 1515 </div> </div>		<div> <div>PROPOSED RETAINING WALL</div> <div>LOT 4 (27 A) AGNES STREET, GLADSTONE</div> </div>	
<div> <div>REVISION</div> <div> <div>NO</div> <div>DATE</div> <div>DESCRIPTION</div> </div> </div>		<div> <div>RETAINING WALL DETAILS</div> </div>	
<div> <div>NO</div> <div>DATE</div> <div>DESCRIPTION</div> </div>		<div> <div>NO</div> <div>DATE</div> <div>DESCRIPTION</div> </div>	
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