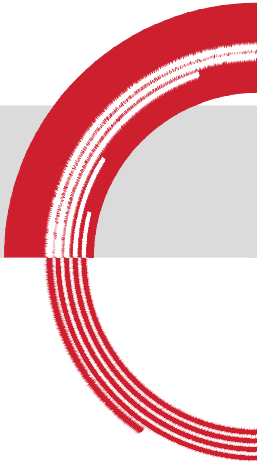


# PROPOSED INDUSTRIAL DEVELOPMENT

LOT 101, 4499-4651 MT. LINDESAY HIGHWAY, NORTH MACLEAN QLD 4280  
DEVELOPMENT APPLICATION



LOCALITY PLAN  
NTS

SOURCE : METROMAPS.COM.AU (©2024)

### DRAWING SCHEDULE

| DWG NUMBER | DWG TITLE                                       |
|------------|-------------------------------------------------|
| DA-001     | COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE |
| DA-101     | BULK EARTHWORKS LAYOUT PLAN                     |
| DA-111     | BULK EARTHWORKS SECTIONS - SHEET 1 OF 2         |
| DA-112     | BULK EARTHWORKS SECTIONS - SHEET 2 OF 2         |
| DA-211     | ROADWORKS & STORMWATER DRAINAGE LAYOUT PLAN     |
| DA-220     | TYPICAL SECTIONS                                |
| DA-311     | STORMWATER DRAINAGE CATCHMENT LAYOUT PLAN       |



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2023/1446

Date: 19 March 2025

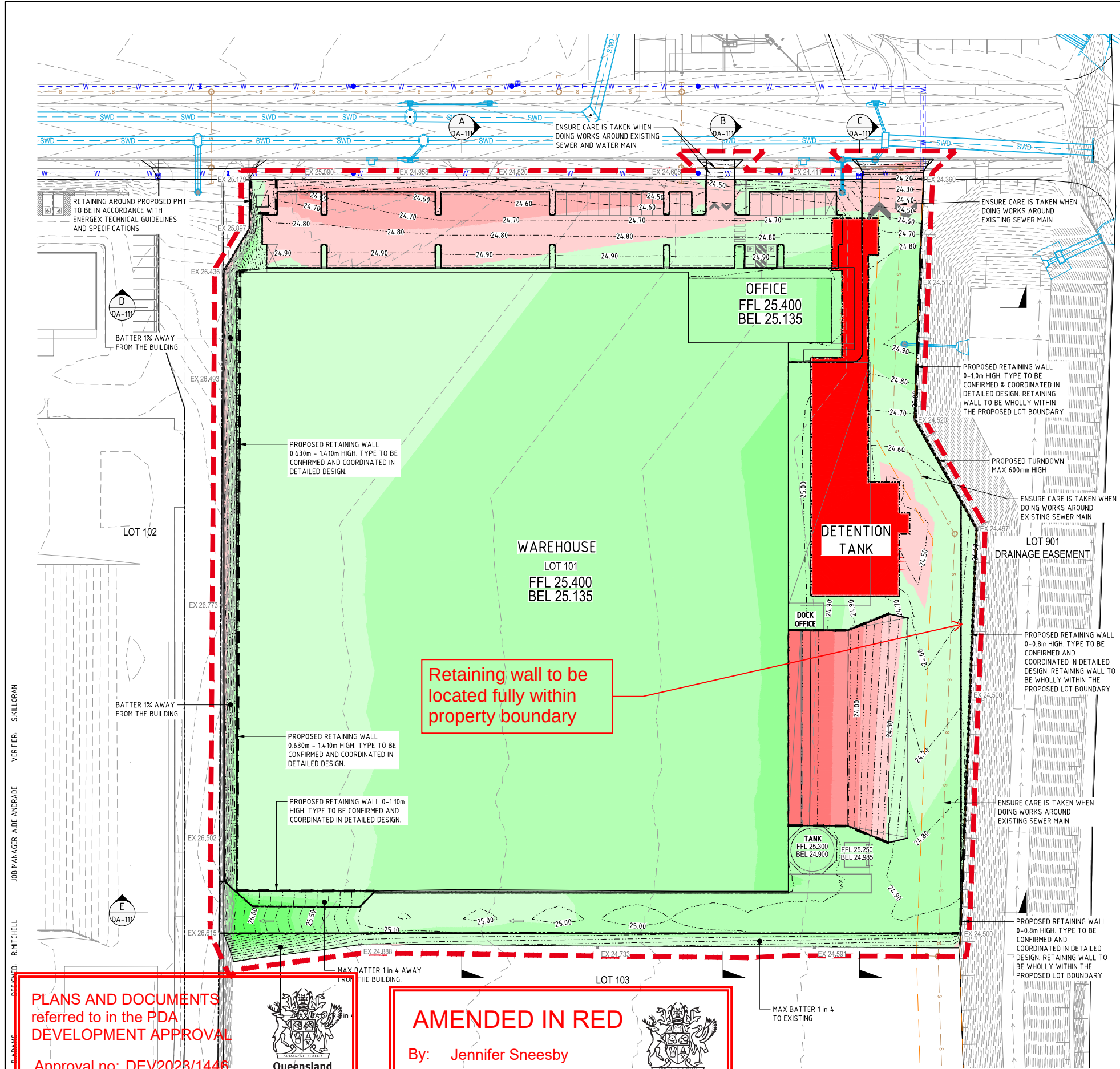


NOT FOR CONSTRUCTION

DRAWN: B. ADAMS  
DESIGNED: R. MITCHELL  
JOB MANAGER: A. DE ANDRADE  
VERIFIER: S. KILLORAN

| REVISION | DESCRIPTION            | ISSUED | VER'D | APP'D | DATE     | CLIENT                                                                                                       | ARCHITECT                                                                                                        |                                                                                                                                                                                      | PROJECT                                                                                                          | DRAWING TITLE                                              | JOB NUMBER    |
|----------|------------------------|--------|-------|-------|----------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------------|
| A        | ISSUED FOR INFORMATION | BA     | SK    | ADA   | 28.01.25 | <br><b>Charter Hall</b> | <br><b>watson<br/>young</b> | <br><b>NORTHROP</b><br>Brisbane<br>Level 25, 12 Creek Street, Brisbane QLD 4000<br>GPO BOX 423 Brisbane QLD 4001<br>(07) 3365 0400    brisbane@northrop.com.au<br>ABN 81 094 433 100 | <b>PROPOSED INDUSTRIAL DEVELOPMENT<br/>LOT 101<br/>4499-4651 MT. LINDESAY HIGHWAY<br/>NORTH MACLEAN QLD 4280</b> | <b>COVER SHEET, LOCALITY PLAN<br/>AND DRAWING SCHEDULE</b> | <b>253338</b> |
| B        | PRELIMINARY ISSUE      | CL     | SK    | ADA   | 04.02.25 |                                                                                                              |                                                                                                                  |                                                                                                                                                                                                                                                                           |                                                                                                                  |                                                            |               |
| C        | PRELIMINARY ISSUE      | BA     | SK    | ADA   | 05.02.25 |                                                                                                              |                                                                                                                  |                                                                                                                                                                                                                                                                           |                                                                                                                  |                                                            |               |
|          |                        |        |       |       |          | DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS<br>VERIFICATION SIGNATURE HAS BEEN ADDED                      | THE COPYRIGHT OF THIS DRAWING REMAINS WITH<br>NORTHROP CONSULTING ENGINEERS PTY LTD                              | NOT TO SCALE                                                                                                                                                                                                                                                              |                                                                                                                  |                                                            |               |
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- ### VOLUME NOTES
- VOLUMES ARE CALCULATED BETWEEN STRIPPED SURFACE AND BOXING (BULK) LEVELS.
  - VOLUMES DO NOT CONSIDER BULKING / COMPACTION FACTORS, UNSUITABLE GROUND REMOVAL OR CONTAMINATED GROUND REMOVAL.
  - IT HAS BEEN ASSUMED THAT THE SITE WILL REQUIRE 0mm TOPSOIL STRIP TO REMOVE ORGANIC MATERIAL. SHOULD THIS DEPTH VARY, PLEASE NOTIFY SUPERINTENDENT, GEOTECH & NORTHROP IMMEDIATELY.
  - REFER TO CIVIL PAVEMENT & STRUCTURAL FOUNDATION / SLAB DRAWINGS FOR PAVEMENT DEPTHS, TO BE CONFIRMED & VALIDATED AGAINST BULK / BOXING LEVELS BY CONTRACTOR & SURVEYOR PRIOR TO COMMENCEMENT OF EARTHWORKS.
  - ALL EARTHWORKS VOLUMES ARE PRELIMINARY ONLY, AND ARE TO BE USED AS A GUIDE ONLY. CONTRACTOR IS TO ALLOW ADEQUATE CONTINGENCY.

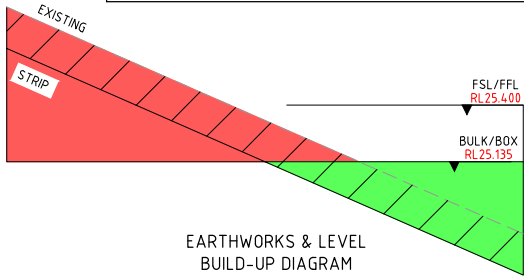
- ### UNKNOWN GEOTECH PARAMETERS
- THE CONTRACTORS IS TO ALLOW ADEQUATE PROVISIONAL AMOUNTS FOR CONTINGENCIES FOR THE FOLLOWING UNKNOWN EARTHWORKS/GEOTECH PARAMETERS:
- SWELLING/COMPACTION FACTORS - UNKNOWN
  - SUBGRADE CBR - UNKNOWN
  - SUBGRADE SUITABLE FOR FILLING/PAVEMENT - UNKNOWN
  - IF CUT IS CONSIDERED SUITABLE FOR FILLING - UNKNOWN
  - TOPSOIL DEPTH - UNKNOWN
  - ONSITE SOILS ARE DISPERSIVE/HIGHLY REACTIVE - UNKNOWN

- ### LEVELS AND SETOUT NOTES
- EARTHWORKS LEVELS SHOWN ARE BULK SURFACE LEVELS (UNDERSIDE OF PAVEMENT AND TOPSOIL LAYERS)
  - EARTHWORKS LEVELS ALLOW DRIVEWAY / CAR PARK SLAB THICKNESS AND BUILDING SLAB THICKNESS AS PER STRUCTURAL ENGINEERING DRAWINGS. REFER TO FINAL 'FOR CONSTRUCTION' STRUCTURAL DESIGN DRAWINGS FOR FINAL PAD THICKNESS AND CROSS-CHECK/VERIFY THE ASSOCIATED FINAL CIVIL BULK PAD LEVELS PRIOR TO CONSTRUCTION SETOUT.
  - FLOOD IMMUNITY - 200 YR ARI RIVER FLOOD LEVEL = 25.4m AND (FLOOD TECHNICAL NOTE: PREPARED BY ARCADIS DATED 1/03/24) ENSURE THE MINIMUM FINISHED FLOOR LEVELS FOR HABITABLE BUILDINGS CAN BE CONSTRUCTED AT ABOVE THIS RL.
  - ALL RETAINING WALL HEIGHT LABELS ARE CALCULATED TO FINISHED SURFACE LEVELS INCLUDING TOPSOIL (AND TO NEAREST 200mm HEIGHT). FINAL RETAINING WALL DESIGNS AND DETAILED STEPPING IS SUBJECT TO STRUCTURAL DESIGN BY OTHERS.
  - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING SETOUT INFORMATION.
  - CONTRACTOR TO CONFIRM SITE SURVEY STATION LOCATION AND BUILDING/PAD SETOUT LOCATIONS IN RELATION TO BOUNDARIES PRIOR TO CONSTRUCTION AND ADVISE SUPERINTENDENT IF ANY DISCREPANCIES/ANOMALIES FOUND.

- ### PRELIMINARY BOXING DEPTHS
- TRUCK MANEUVERING HARDSTAND, CONTAINER SET DOWN = 170mm THICK CONCRETE + 100mm CBR 15 SUBBASE = 270 TOTAL BOX
- LIGHT DUTY PAVEMENT = 130mm THICK CONCRETE + 100mm CBR 15 SUBBASE = 230 TOTAL BOX
- WAREHOUSE, OFFICE, PUMP ROOM = 165mm THICK CONCRETE + 100mm CBR 15 SUBBASE = 265 TOTAL BOX
- TANK SLAB = 300mm THICK CONCRETE + 100mm CBR 15 SUBBASE = 400 TOTAL BOX
- NOTE: FOR INTERNAL PAVEMENT DESIGN REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND SPECIFICATIONS

**NOTE**

CRASH BARRIER TO BE INSTALLED WHERE RETAINING HEIGHT EXCEEDS 600mm HIGH



### LEGEND

---XX.XX--- PROPOSED BULK EARTHWORKS CONTOURS (0.10m INTERVAL)

---XX.XX--- EXISTING SURFACE CONTOURS (0.10m INTERVAL)

EX XX.XX SPOT LEVEL (EXISTING)

FFL XX.XX FINISHED FLOOR LEVEL

BEL XX.XX BULK EARTHWORKS LEVEL

■■■■■■■■■■ BUILDING PAD

■■■■■■■■■■ PROPOSED RETAINING WALL (TYPE TO BE CONFIRMED)

--- SITE OF WORKS

--- SWD --- EXISTING STORMWATER

--- S --- EXISTING SEWER MAIN

--- W --- EXISTING WATER MAIN

--- EXISTING 10m WIDE SEWER EASEMENT

### DEPTH OF CUT

|           |                   |
|-----------|-------------------|
| [Red bar] | - 999m TO - 2.0m  |
| [Red bar] | - 2.0m TO - 15m   |
| [Red bar] | - 15m TO - 125m   |
| [Red bar] | - 125m TO - 10m   |
| [Red bar] | - 10m TO - 0.75m  |
| [Red bar] | - 0.75m TO - 0.5m |
| [Red bar] | - 0.5m TO - 0.25m |
| [Red bar] | - 0.25m TO - 0.0m |

### DEPTH OF FILL

|             |               |
|-------------|---------------|
| [Green bar] | 0.0m TO 0.25m |
| [Green bar] | 0.25m TO 0.5m |
| [Green bar] | 0.5m TO 0.75m |
| [Green bar] | 0.75m TO 1.0m |
| [Green bar] | 1.0m TO 1.25m |
| [Green bar] | 1.25m TO 1.5m |
| [Green bar] | 1.5m TO 2.0m  |
| [Green bar] | 2.0m TO 999m  |

**FIRE ANT TREATMENT ZONE**

MOVEMENT OF MATERIAL SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF AGRICULTURE AND FISHERIES ACTS AND REGULATIONS. FOR MORE INFORMATION CALL BIOSECURITIES QUEENSLAND ON 13 25 23 OR VISIT [WWW.DAF.QLD.GOV.AU](http://WWW.DAF.QLD.GOV.AU) FOR MORE INFORMATION.

**WARNING**

UNDERGROUND SERVICES UNDERGROUND SERVICES EXIST IN THIS AREA. UNDERGROUND SERVICE LOCATIONS AND DEPTHS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

| PRELIMINARY BULK EARTHWORKS VOLUMES |          |                 |
|-------------------------------------|----------|-----------------|
| CUT                                 | FILL     | BALANCE         |
| 4,746 m³                            | 8,253 m³ | 3,507 m³ (FILL) |

**NOT FOR CONSTRUCTION**

**PLANS AND DOCUMENTS** referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2028/1446

Date: 19 March 2025

**AMENDED IN RED**

By: Jennifer Sneesby

Date: 18/03/2025

| REV | DESCRIPTION            | DATE     |
|-----|------------------------|----------|
| A   | ISSUED FOR INFORMATION | 28.01.25 |
| B   | PRELIMINARY ISSUE      | 04.02.25 |

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**watson young**

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SCALE 1:500@A1

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ABN 81 094 433 100

PROJECT

**PROPOSED INDUSTRIAL DEVELOPMENT**

**LOT 101**

**4499-4651 MT. LINDESAY HIGHWAY**

**NORTH MACLEAN QLD 4280**

DRAWING TITLE

**BULK EARTHWORKS LAYOUT PLAN**

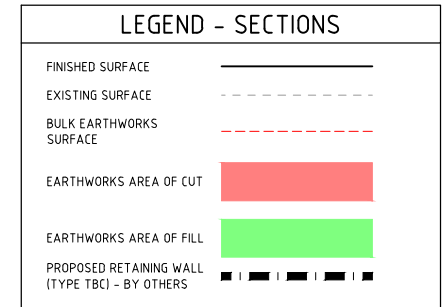
JOB NUMBER

**253338**

| DRAWING NUMBER | REVISION |
|----------------|----------|
| <b>DA-101</b>  | <b>B</b> |

DRAWING SHEET SIZE = A1





FOR EARTHWORKS LAYOUT PLAN & REFERENCE NOTES  
REFER DWG No DA-101



|          |                        |        |       |       |          |                                                                                                                  |                                                                                                                  |                                                                                                                                                                                                                                                                                                                                        |                                                                                       |                                                                                                                                                       |                |                         |                      |
|----------|------------------------|--------|-------|-------|----------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------|----------------------|
| REVISION | DESCRIPTION            | ISSUED | VER'D | APP'D | DATE     | CLIENT                                                                                                           | ARCHITECT                                                                                                        |  <p><b>NORTHROP</b></p> <p>Brisbane</p> <p>Level 25, 12 Creek Street, Brisbane QLD 4000<br/> GPO BOX 423 Brisbane QLD 4001<br/> (07) 3365 0400 <a href="mailto:brisbane@northrop.com.au">brisbane@northrop.com.au</a><br/> ABN 81 094 433 100</p> | PROJECT                                                                               | <p><b>PROPOSED INDUSTRIAL DEVELOPMENT</b></p> <p><b>LOT 101</b></p> <p><b>4499-4651 MT. LINDESAY HIGHWAY</b></p> <p><b>NORTH MACLEAN QLD 4280</b></p> | DRAWING TITLE  | JOB NUMBER              | <p><b>253338</b></p> |
| A        | ISSUED FOR INFORMATION | BA     | SK    | ADA   | 28.01.25 |  <p><b>Charter Hall</b></p> |  <p><b>watson young</b></p> |                                                                                                                                                                                                                                                                                                                                        | <p><b>BULK EARTHWORKS SECTIONS</b></p> <p><b>SHEET 1 OF 2</b></p>                     |                                                                                                                                                       | DRAWING NUMBER | REVISION                |                      |
| B        | PRELIMINARY ISSUE      | CL     | SK    | ADA   | 04.02.25 |                                                                                                                  |                                                                                                                  |                                                                                                                                                                                                                                                                                                                                        |                                                                                       |                                                                                                                                                       | <b>DA-111</b>  | <b>B</b>                |                      |
|          |                        |        |       |       |          |                                                                                                                  |                                                                                                                  |                                                                                                                                                                                                                                                                                                                                        |                                                                                       |                                                                                                                                                       |                |                         |                      |
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|                                                                     |
|---------------------------------------------------------------------|
| LAYOUT & NOTES REFERENCE                                            |
| FOR EARTHWORKS LAYOUT PLAN & REFERENCE NOTES<br>REFER DWG No DA-101 |

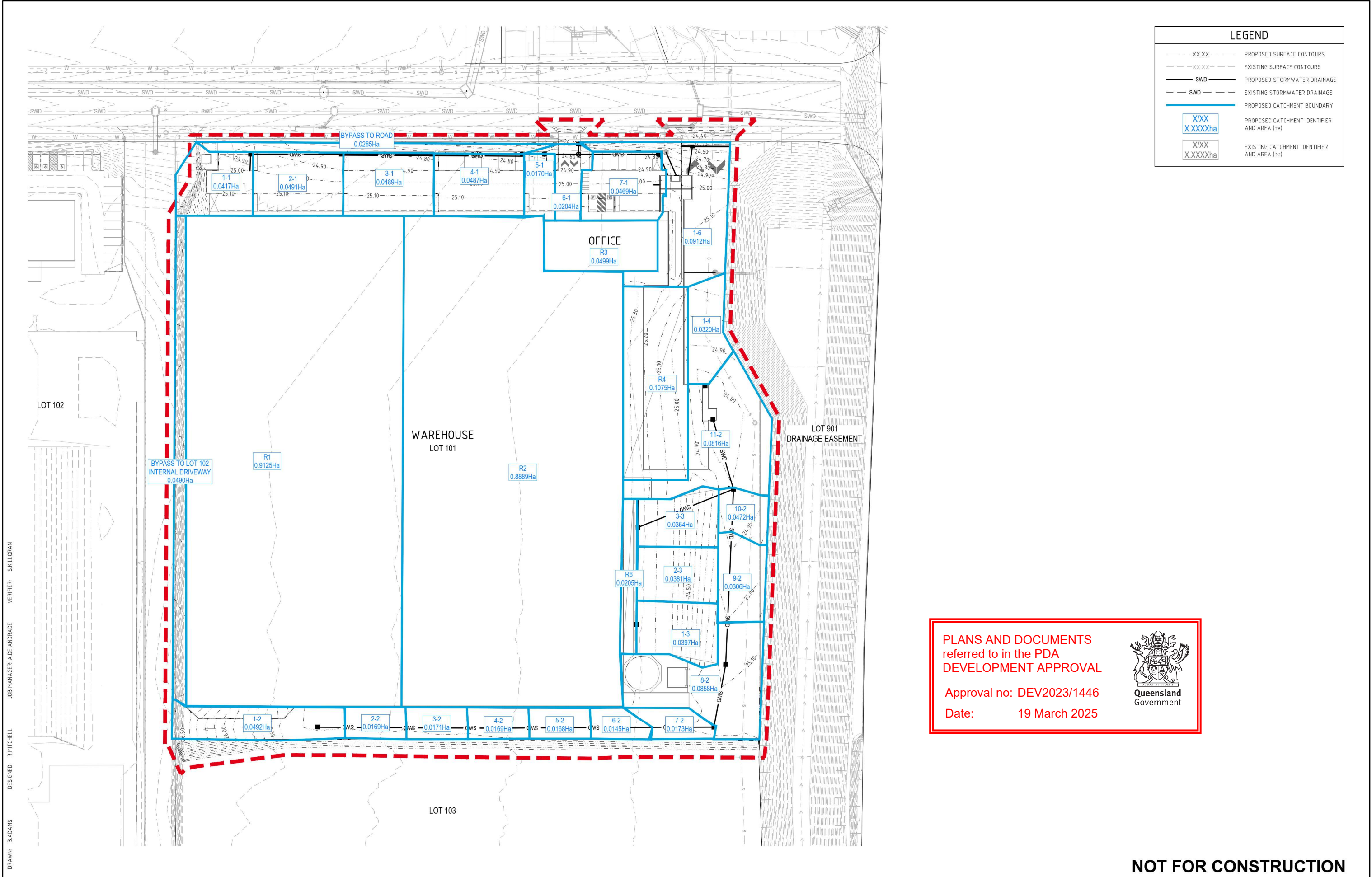


|          |                        |        |       |       |          |                                                                                                                                                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                            |                                                                                                                                                                     |                                                                                        |                                        |                                            |                                 |
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| REVISION | DESCRIPTION            | ISSUED | VER'D | APP'D | DATE     | CLIENT                                                                                                                                                                      | ARCHITECT                                                                                                                                                                            | <p>ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK.</p> <p>NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.</p> <p>THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK &amp; WHITE.</p> <p>SCALE 1:100 @ A1</p> <p>SCALE 1:500 @ A1</p> | <p><b>NORTHROP</b></p> <p>Brisbane</p> <p>Level 25, 12 Creek Street, Brisbane QLD 4000</p> <p>GPO BOX 423 Brisbane QLD 4001</p> <p>(07) 3365 0400   brisbane@northrop.com.au</p> <p>ABN 81 094 433 100</p> | <p>PROJECT</p> <p><b>PROPOSED INDUSTRIAL DEVELOPMENT</b></p> <p><b>LOT 101</b></p> <p><b>4499-4651 MT. LINESAY HIGHWAY</b></p> <p><b>NORTH MACLEAN QLD 4280</b></p> | <p>DRAWING TITLE</p> <p><b>BULK EARTHWORKS SECTIONS</b></p> <p><b>SHEET 2 OF 2</b></p> | <p>JOB NUMBER</p> <p><b>253338</b></p> |                                            |                                 |
| A        | ISSUED FOR INFORMATION | BA     | SK    | ADA   | 28.01.25 |   | <p>DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED.</p> <p>THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD</p> | <p>SCALE 1:100 @ A1</p> <p>SCALE 1:500 @ A1</p>                                                                                                                                                                                                                                                                                                                | <p><b>NORTHROP</b></p> <p>Brisbane</p> <p>Level 25, 12 Creek Street, Brisbane QLD 4000</p> <p>GPO BOX 423 Brisbane QLD 4001</p> <p>(07) 3365 0400   brisbane@northrop.com.au</p> <p>ABN 81 094 433 100</p> | <p>PROJECT</p> <p><b>PROPOSED INDUSTRIAL DEVELOPMENT</b></p> <p><b>LOT 101</b></p> <p><b>4499-4651 MT. LINESAY HIGHWAY</b></p> <p><b>NORTH MACLEAN QLD 4280</b></p> | <p>DRAWING TITLE</p> <p><b>BULK EARTHWORKS SECTIONS</b></p> <p><b>SHEET 2 OF 2</b></p> | <p>JOB NUMBER</p> <p><b>253338</b></p> |                                            |                                 |
| B        | PRELIMINARY ISSUE      | CL     | SK    | ADA   | 04.02.25 |                                                                                                                                                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                            |                                                                                                                                                                     |                                                                                        |                                        | <p>DRAWING NUMBER</p> <p><b>DA-112</b></p> | <p>REVISION</p> <p><b>B</b></p> |
|          |                        |        |       |       |          |                                                                                                                                                                             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                            |                                                                                                                                                                     |                                                                                        |                                        | <p>DRAWING SHEET SIZE = A1</p>             |                                 |









DRAWN: B ADAMS  
DESIGNED: R MITCHELL  
JOB MANAGER: A DE ANDRADE  
VERIFIER: S KILLORAN

| REVISION | DESCRIPTION            | ISSUED | VER'D | APP'D | DATE     |
|----------|------------------------|--------|-------|-------|----------|
| A        | ISSUED FOR INFORMATION | BA     | SK    | ADA   | 28.01.25 |
| B        | PRELIMINARY ISSUE      | CL     | SK    | ADA   | 04.02.25 |
| C        | PRELIMINARY ISSUE      | BA     | SK    | ADA   | 05.02.25 |

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ARCHITECT

**watson young**

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SCALE 1500@A1

0 5 10 15 20 25m

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PROJECT

**PROPOSED INDUSTRIAL DEVELOPMENT**  
**LOT 101**  
**4499-4651 MT. LINDESAY HIGHWAY**  
**NORTH MACLEAN QLD 4280**

DRAWING TITLE

**STORMWATER DRAINAGE CATCHMENT LAYOUT PLAN**

JOB NUMBER

**253338**

|                |          |
|----------------|----------|
| DRAWING NUMBER | REVISION |
| <b>DA-311</b>  | <b>C</b> |

DRAWING SHEET SIZE = A1



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1446

Date: 19 March 2025

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