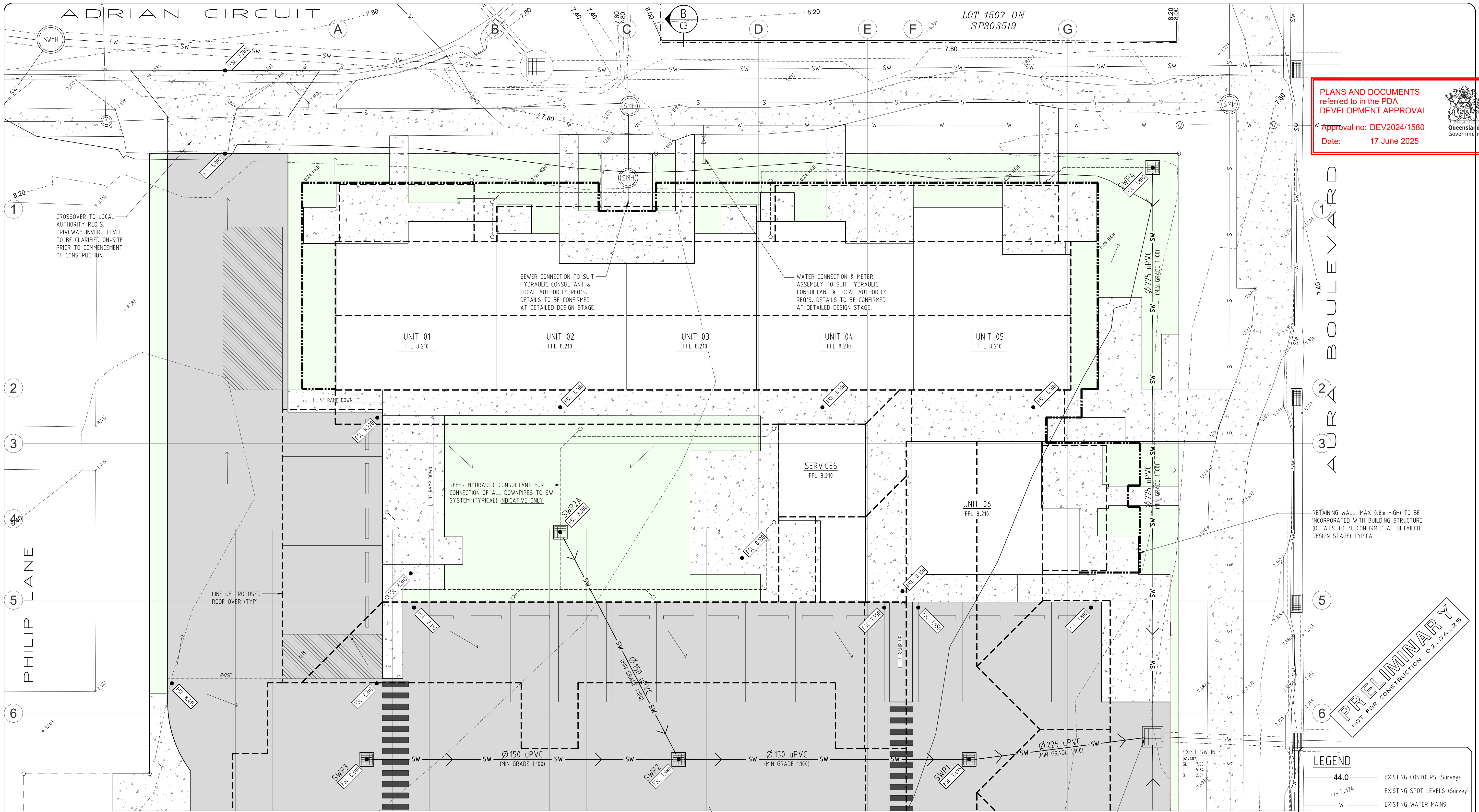




PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1580

Date: 17 June 2025

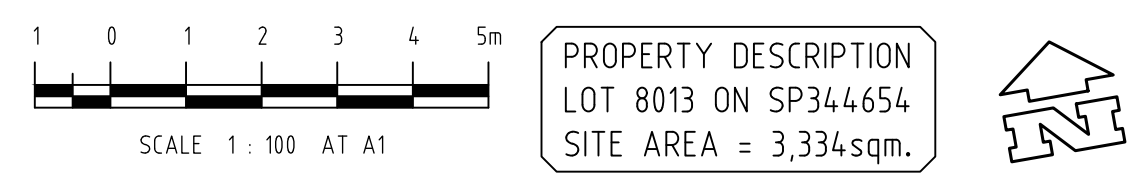
Queensland Government

- GENERAL NOTES**
- FOR FURTHER SETTING OUT INFORMATION, REFER TO THE ARCHITECTURAL PLANS U.N.O.
 - ALL EARTHWORKS SHALL BE GRADED TO REMAIN SELF DRAINING AT ALL PHASES DURING & AFTER CONSTRUCTION.
 - ENSURE LANDSCAPE AREAS ARE PROFILED TO DIRECT SURFACE RUNOFF INTO GRATED FIELD INLETS.
 - SURVEY, SETOUT & EXISTING SERVICES SHOWN ON THIS DRAWING HAVE BEEN EXTRACTED FROM RECORDS ONLY & SHOULD BE CONFIRMED ON SITE BY BUILDER PRIOR TO CONSTRUCTION.
 - INVERT OF DRIVEWAY & INVERTS OF STORMWATER OUTLET LEVELS TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF WORKS (TYPICAL)
 - ALL LEVELS ARE BASES ON APPROXIMATE B.C.C. B1-MAP EXTRAPOLATED DATA. A COMPREHENSIVE SURVEY SHALL BE UNDERTAKEN TO CONFIRM ALL LEVELS PRESENTED ON THIS PLAN.
 - NO ROCK BLASTING IS PERMITTED UNLESS NOTED OTHERWISE

EXISTING SERVICES NOTE

SURVEY AND 'DBYD' RECORDS HAVE INDICATED THAT EXISTING SERVICES ARE IN THE VICINITY OF THE PROPOSED WORKS. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SERVICES (NOT WITHSTANDING ANY SERVICE NOT SHOWN ON THE PLAN) PRIOR TO COMMENCEMENT ON-SITE. LOCATIONS OF SERVICES SHOW ARE APPROXIMATE ONLY AND ARE OBTAINED FROM SURVEY AND 'DBYD' RECORDS. CAUTION IS TO BE EXERCISED BY THE CONTRACTOR WHILST UNDERTAKING THE PROPOSED WORKS AROUND EXISTING SERVICES. THE CONTRACTOR SHALL ENGAGE A 'DBYD' SEARCH BEFORE COMMENCEMENT ON-SITE AND SHALL CONSULT THE RELEVANT SERVICE PROVIDER'S REQUIREMENTS FOR WORKING AROUND THEIR INFRASTRUCTURE.

CONCEPT SITE SERVICES PLAN



PROPERTY DESCRIPTION
LOT 8013 ON SP344654
SITE AREA = 3,334sqm.

NOTE: CONTRACTOR TO CONFIRM CLEARANCES VIA POTHOLING TO ALL EXISTING SERVICES WHEN INSTALLING NEW SERVICES TO ENSURE MINIMUM CLEARANCES ARE ACHIEVED. WORKS WILL BE REJECTED IF SUITABLE EVIDENCE HAS NOT BEEN PROVIDED TO ROOFBROOK P/L. IF ADEQUATE CLEARANCES CANNOT BE ACHIEVED - REFER ROOFBROOK FOR GUIDANCE.

STORMWATER PIT No.	SIZE	DUTY TYPE	SURFACE LEVEL	INVERT LEVEL	WATER QUALITY TREATMENT
SWP1	600x600	HEAVY	7.695	7.000	LITTER BASKET
SWP2	600x600	HEAVY	7.980	7.270	LITTER BASKET
SWP2A	600x600	MEDIUM	8.000	7.400	LITTER BASKET
SWP3	600x600	HEAVY	8.300	7.700	LITTER BASKET
SWP4	600x600	MEDIUM	8.300	7.200	LITTER BASKET
SWP5	600x600	MEDIUM	8.300	7.200	LITTER BASKET

PRELIMINARY
"CONCEPT"
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CONSTRUCTION

- LEGEND**
- 44.0 — EXISTING CONTOURS (Survey)
 - + 5.324 — EXISTING SPOT LEVELS (Survey)
 - W — EXISTING WATER MAINS
 - S — EXISTING SEWER MAINS
 - SW — EXISTING STORMWATER
 - S — PROPOSED SEWER MAINS
 - W — PROPOSED WATER MAINS
 - SW — PROPOSED STORMWATER
 - PROPOSED RETAINING WALLS
 - DN — DENOTES STORMWATER PIT (REFER DETAILS)
 - ||||| — SILT FENCE (REFER DETAIL)
 - DJ — DOWEL JOINT (REFER DETAIL)
 - SJ — SAWN JOINT (REFER DETAIL)
 - FSL 6.200 — DESIGN SURFACE LEVEL



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DATE	EVENT	DETAIL	INITIAL
02.04.25	P2	PRELIMINARY ENGINEERING DRAWING	
21.02.25	P1	PRELIMINARY ENGINEERING DRAWING	

ROOFBROOK
Roofbrook Pty Ltd ACN 801 193 422
CIVIL AND STRUCTURAL ENGINEERING DESIGN

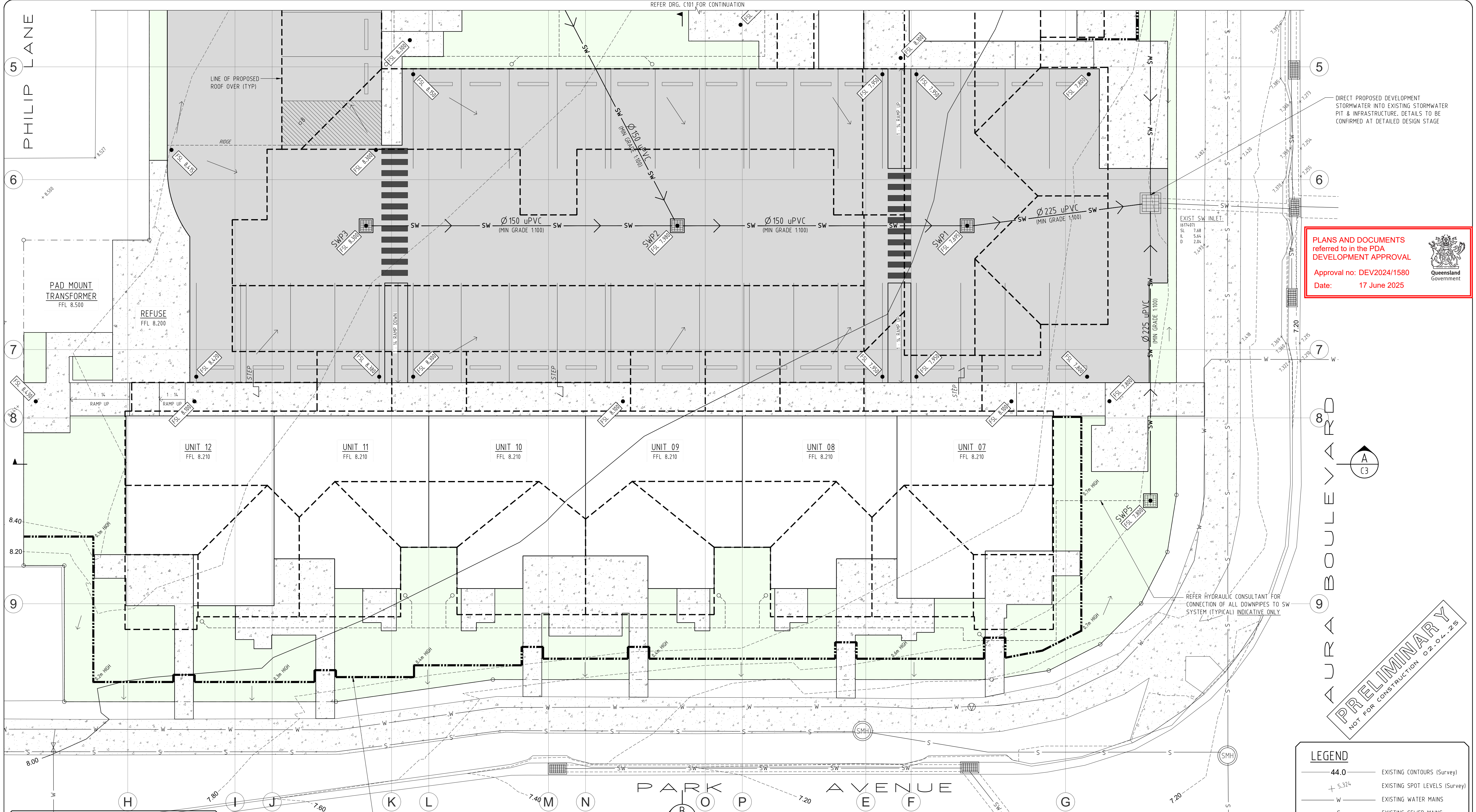
Office: 3 Abuklea St, WILSTON QLD 4051
Postal: PO Box 306, CHERMSIDE SOUTH QLD 4032
Phone: (07) 3857 8005 Email: admin@roofbrook.com.au

CONCEPT SITE SERVICES PLAN
(SHEET 1 OF 2)

IDEARCHITECTURE P/L
T4 / 125 WELLINGTON ROAD, EAST BRISBANE, Q 4169
(07) 3392 4534

PROPOSED SOCIAL HOUSING APARTMENTS
AT
75 ADRIAN CIRCUIT, NIRIMBA
for BLUECHP P/L

SCALE 1:100 (A1)	DATE JULY'24	SHEET 1 OF 3
DESIGN D.M.T.	DRAWN M.T.	
JOB No. 4388	DRG. No. C1	P2 AMMT.
CHECKED	APP.	RPEQ 512

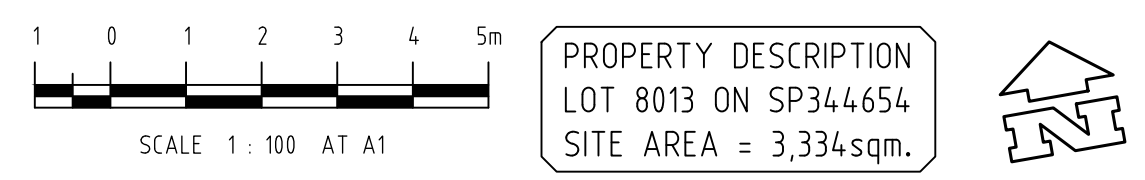


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ROOFBROOK
Roofbrook Pty Ltd ACN 001 193 422
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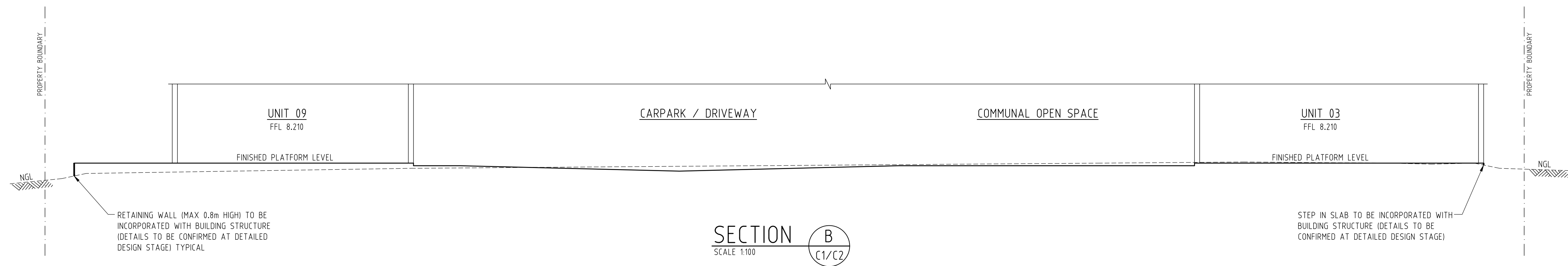
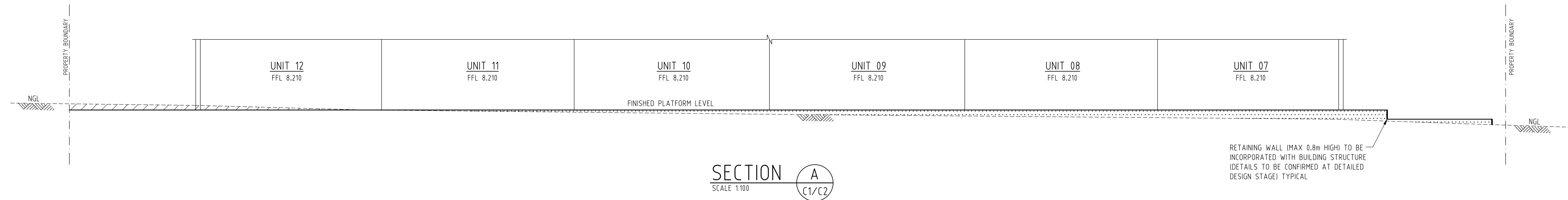
Office: 3 Abuklea St, WILSTON QLD 4051
Postal: PO Box 306, CHERMSIDE SOUTH QLD 4032
Phone: (07) 3857 8005 Email: admin@roofbrook.com.au

CONCEPT SITE SERVICES PLAN (SHEET 2 OF 2)

IDEARCHITECTURE P/L
T4 / 125 WELLINGTON ROAD, EAST BRISBANE, Q 4169
(07) 3392 4534

PROPOSED SOCIAL HOUSING APARTMENTS AT 75 ADRIAN CIRCUIT, NIRIMBA for BLUECHP P/L

SCALE 1:100 (A1)	DATE JULY'24	SHEET 2 OF 3
DESIGN D.M.T.	DRAWN M.T.	
JOB No. 4388	DRG. No. C2	P2 AMMT.
CHECKED	APP.	RPEQ 512



PRELIMINARY
NOT FOR CONSTRUCTION 02.04.25

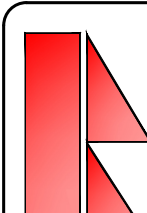
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**ROOFBROOK**
Roofbrook Pty Ltd ACN 881 183 422
CIVIL AND STRUCTURAL ENGINEERING DESIGN

Office: 3 Abuklea St, WILSTON QLD 4051
Postal: PO Box 306, CHERMSIDE SOUTH QLD 4032
Phone: (07) 3857 8005 Email: admin@roofbrook.com.au

CONCEPT SITE EARTHWORKS SECTIONS

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T4 / 125 WELLINGTON ROAD, EAST BRISBANE, Q 4169
(07) 3392 4534

PROPOSED SOCIAL HOUSING APARTMENTS
AT
75 ADRIAN CIRCUIT, NIRIMBA
for BLUECHP P/L

SCALE	1:100 (A1)	DATE	JULY'24	SHEET	3 OF 3
DESIGN	D.M.T.	DRAWN	M.T.		
JOB No.	4388	DRG. No.	C3	P2	AMMT.
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