

**GENERAL**

1. CONTRACT SPECIFICATIONS  
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION.
2. SETOUT  
SURVEY SETOUT INFORMATION HAS BEEN ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR TO ENABLE THE CONTRACTOR TO ACCURATELY SETOUT THE WORKS TO THE CO-ORDINATES SHOWN. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM  
LEVELS SHOWN ARE TO A.H.D.
4. TRENCH SPOIL  
ALL MATERIALS ARISING FROM ROADS & SERVICES ARE TO BE COMPACTED TO FUTURE STAGES, TO LEVEL 1 IF NO SPOIL AREA IS AVAILABLE THESE MATERIALS SHALL BE TRUCKED TO A LICENSED TIP. THESE WORKS FORM PART OF THE CONTRACTED WORKS.
5. CHECK ELECTRONIC SETOUT  
CONTRACTOR IS RESPONSIBLE TO ENSURE ANY ELECTRONIC DATA FILES MATCH THE DRAWINGS.
6. PRE START
  - a. ERECT SITE SIGNAGE, CONSTRUCT ENTRY & EXIT POINT AS INDICATED.
  - b. CONSTRUCT VEHICLE WASHDOWN AREA & ASSOCIATED SILT MANAGEMENT DEVICES.
  - c. CONSTRUCT SITE OFFICE & STORAGE COMPOUND AREA.
  - d. INSTALL EROSION & SEDIMENT CONTROL DEVICES AS PER THE CONTRACTOR'S EROSION & SEDIMENT CONTROL PLAN.
  - e. ERECT TEMPORARY TREE PROTECTION FENCING IN ACCORDANCE WITH THE APPROVED VEGETATION MANAGEMENT PLAN & AUTHORITIES APPROVAL CONDITIONS (IF REQUIRED).
7. HEALTH & SAFETY  
ALL WORKS UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE WORKPLACE HEALTH & SAFETY LEGISLATION.
8. STOCKPILING  
STOCKPILING OF ANY SURPLUS MATERIAL IS NOT PERMITTED.

**PROJECT SPECIFIC REPORTS**

- THE CONTRACTOR MUST FOLLOW THE RECOMMENDATIONS & PROCEDURES OUTLINED IN THE FOLLOWING REPORTS AT ALL TIMES.
- a) GEOTECHNICAL INVESTIGATION REPORTS (INCLUDING ANY ACID SULPHATE OR DISPERSIVE SOIL REPORTING)
  - b) VEGETATION & FAUNA MANAGEMENT PLANS
  - c) OTHER MANAGEMENT PLANS NOMINATED IN THE CONTRACT, AUTHORITIES APPROVAL CONDITIONS OR BY THE SUPERINTENDENT.

**LEGEND**

- NEIGHBOURHOOD CONNECTOR (21.0m ROAD RESERVE, 11.2m PAVEMENT)
- NEIGHBOURHOOD ACCESS (15.5m ROAD RESERVE, 7.5m PAVEMENT)
- NEIGHBOURHOOD ACCESS REDUCED VERGE (13.5m ROAD RESERVE, 7.5m PAVEMENT)
- NEIGHBOURHOOD ACCESS REDUCED VERGE (15.0m ROAD RESERVE, 7.5m PAVEMENT)
- DRIVEWAY (10.0m ROAD RESERVE, 5m PAVEMENT)

REFER 120 DRAWINGS SERIES FOR TYPICAL SECTIONS

- EXISTING PROPERTY LINE
- EXISTING KERB (INVERT)
- FUTURE PROPERTY LINE
- FUTURE KERB (INVERT)
- PROPOSED PROPERTY LINE
- PROPOSED KERB (INVERT)
- SITE BOUNDARY
- STAGE BOUNDARY



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

Approval no: DEV2019/1013/35

Date: 25 July 2025



PROJECT NAME  
**Flourish**  
PRELIMINARY  
ENGINEERING DRAWINGS  
RP DESCRIPTION  
Lot 30 SP309195  
MOUNTAIN RIDGE ROAD  
LOCALITY OF SOUTH MACLEAN  
LOCAL AUTHORITY-EDQ

CLIENT  
**CEDAR WOODS**  
DEVELOPING TOMORROW TODAY

Scale 1:1000 - A1 (1:2000 - A3)

REV	DATE	DESCRIPTION	INT
D	29-05-25	LAYOUT AMENDED & ROAD NAMES ADDED	GB
C	06-01-25	LAYOUT AMENDED	GB
B	20-03-24	ROAD TYPES AMENDED	RK
A	02-02-24	EDD ISSUE	BL

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ASSOCIATED CONSULTANTS

**SAUNDERS HAVILL  
SLR  
PETER EUSTACE & ASSOCIATES**

DRAWING TITLE

**ROAD HIERARCHY,  
STAGING PLAN  
&  
GENERAL NOTES**

**MORTONS**  
urbansolutions  
Civil Engineering  
Project Coordination

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APPROVED		REP	20300
DRAWING NUMBER		DATE	
37502-PREN-005		02-02-24	
REV			D

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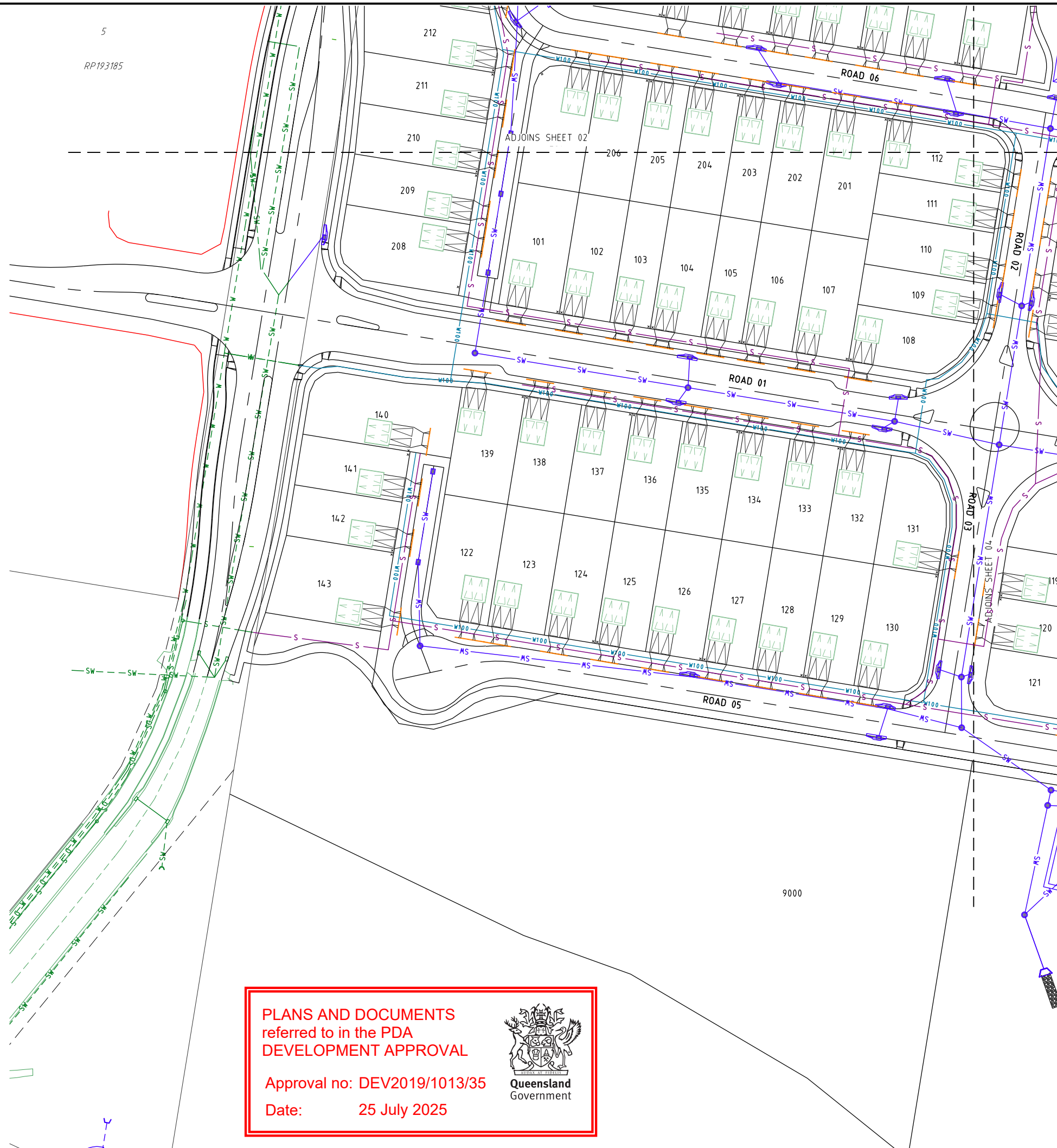
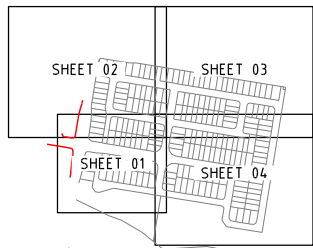
**CONSTRUCTION SERVICES**

- CONSTRUCTION OF SEWER/ROOFWATER/STORMWATER/SERVICES**  
EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH & TO PROTECT PIPE WORK & DIRECT SURFACE MATERIAL AWAY FROM EXCAVATIONS. TOPSOIL & GRASS SEED AREAS IN ALLOTMENTS IMMEDIATELY AFTER COMPLETING THE SEWER & ROOFWATER DRAINAGE CONSTRUCTION. DEPRESS GROUND AROUND TEMPORARY FIELD INLETS TO CREATE SILT POND.
- TRIP HAZARD**  
MANHOLES OR STRUCTURES INSTALLED IN THE ROAD, FOOTPATH OR VERGE MUST MATCH NEATLY WITH NO TRIP HAZARD.
- EXISTING SERVICES - EXTERNAL WORKS**  
THE LOCATIONS OF ALL EXISTING SERVICES WITHIN THE WORK AREA SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE RELEVANT AUTHORITIES & TO ENSURE THAT THE EXISTING SERVICES ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY THE CONTRACT WORKS.

**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING KERB (INVERT)
	EXISTING FOOTPATH
	EXISTING RISING MAIN
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING ROOFWATER
	EXISTING SUBSOIL
	EXISTING WATER
	EXISTING WATER CONDUIT
	PROPOSED PROPERTY LINE
	PROPOSED KERB (INVERT)
	PROPOSED FOOTPATH
	PROPOSED RISING MAIN
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED ROOFWATER
	PROPOSED SUBSOIL
	PROPOSED WATER
	PROPOSED WATER CONDUIT
	SITE BOUNDARY
	STAGE BOUNDARY

**SHEET LAYOUT**



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Approval no: DEV2019/1013/35

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Queensland Government

PROJECT NAME

# Flourish

PRELIMINARY ENGINEERING DRAWINGS

RP DESCRIPTION

Lot 30 SP309195  
MOUNTAIN RIDGE ROAD  
LOCALITY OF SOUTH MACLEAN  
LOCAL AUTHORITY-EDG

CLIENT

DEVELOPING TOMORROW TODAY

Scale 1500 - A1 (1:1000 - A3)

REV	DATE	DESCRIPTION	INT
C	29-05-25	LAYOUT AMENDED & ROAD NAMES ADDED	GB
B	06-01-25	LAYOUT AMENDED	GB
A	02-02-24	EDD ISSUE	BL

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ASSOCIATED CONSULTANTS

SAUNDERS HAVILL  
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PETER EUSTACE & ASSOCIATES

DRAWING TITLE

COMBINED SERVICES PLAN  
SHEET 01

Civil Engineering Project Coordination

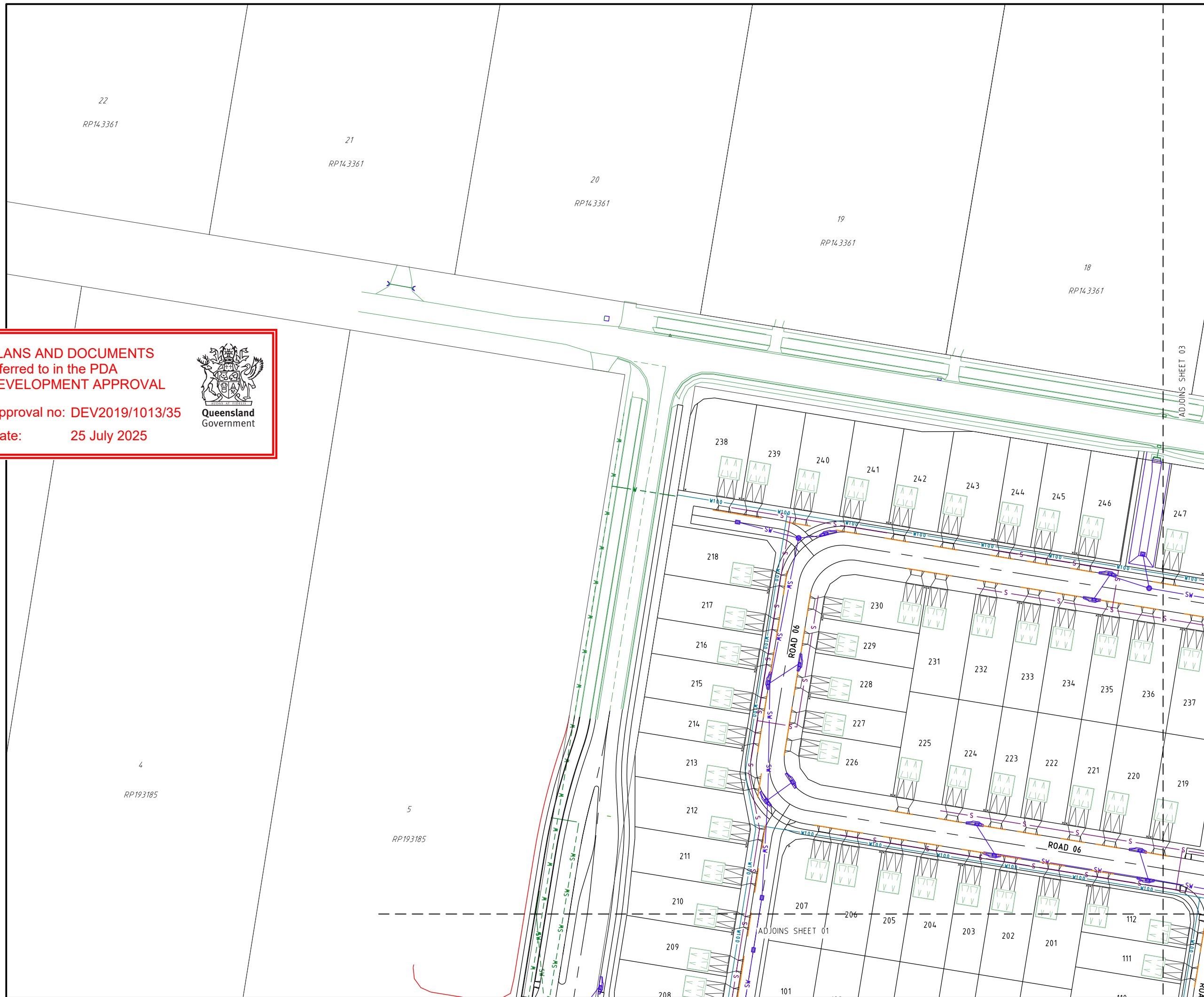
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APPROVED		REF	20300
DRAWING NUMBER		DATE	
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REV			C

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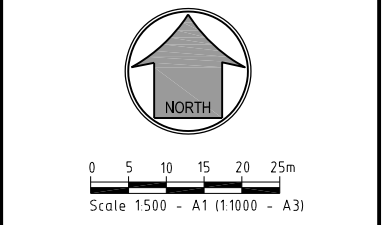
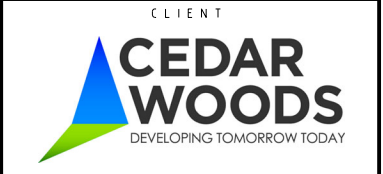
**PLANS AND DOCUMENTS**  
referred to in the PDA  
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Approval no: DEV2019/1013/35  
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Queensland  
Government

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ENGINEERING DRAWINGS  
RP DESCRIPTION  
Lot 30 SP309195  
MOUNTAIN RIDGE ROAD  
LOCALITY OF SOUTH MACLEAN  
LOCAL AUTHORITY-EDG



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C	29-05-25	LAYOUT AMENDED & ROAD NAMES ADDED	GB
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PETER EUSTACE & ASSOCIATES**

DRAWING TITLE

**COMBINED SERVICES  
PLAN  
SHEET 02**



**MORTONS**  
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Civil Engineering  
Project Coordination

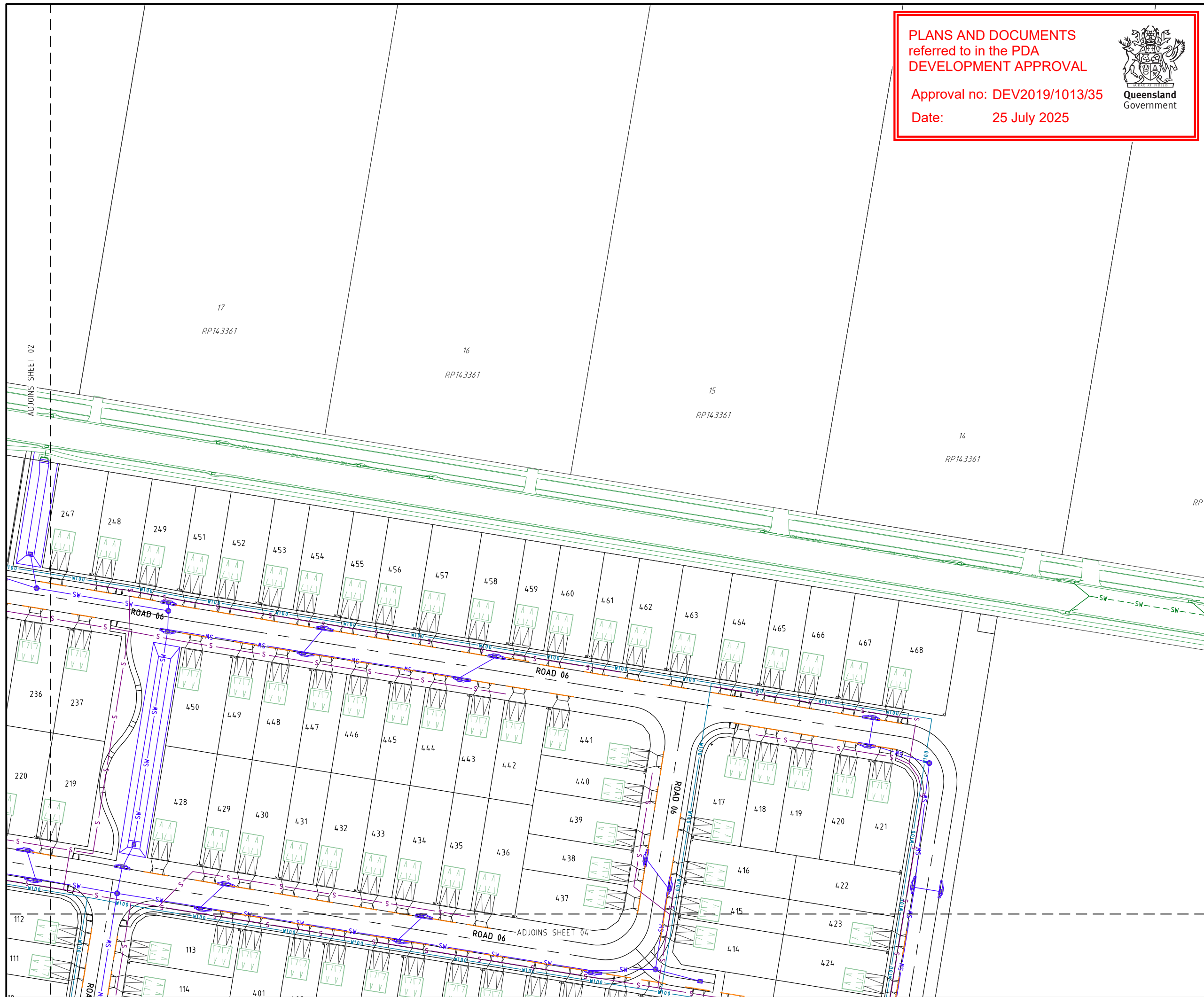
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DRAWING NUMBER		DATE	
37502-PREN-091		02-02-24	
REV			C

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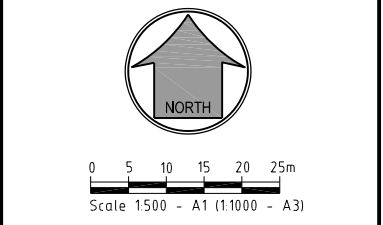
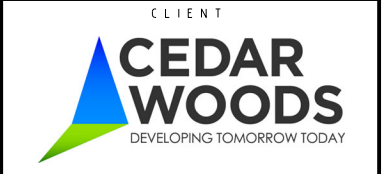


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Lot 30 SP309195  
MOUNTAIN RIDGE ROAD  
LOCALITY OF SOUTH MACLEAN  
LOCAL AUTHORITY-EDG



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PETER EUSTACE & ASSOCIATES**

DRAWING TITLE  
**COMBINED SERVICES  
PLAN  
SHEET 03**

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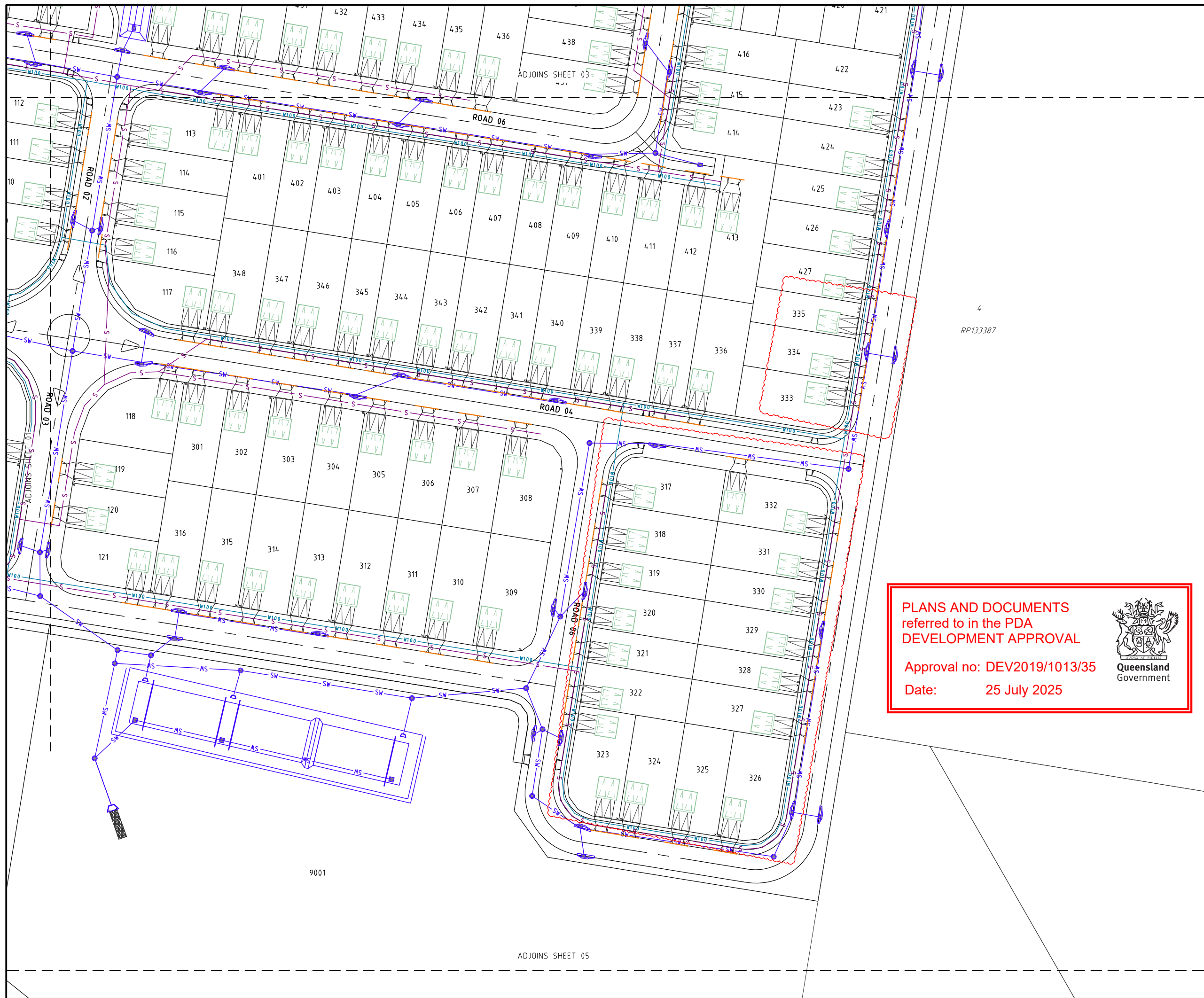
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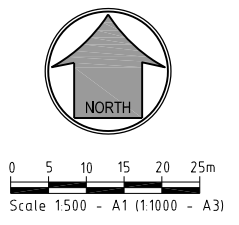
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PROJECT NAME  
**Flourish**  
 PRELIMINARY  
 ENGINEERING DRAWINGS  
 RP DESCRIPTION  
 Lot 30 SP309195  
 MOUNTAIN RIDGE ROAD  
 LOCALITY OF SOUTH MACLEAN  
 LOCAL AUTHORITY-EDQ



REV	DATE	DESCRIPTION	INT
C	29-05-25	LAYOUT, DRIVEWAYS AMENDED & ROAD NAMES ADDED	GB
B	06-01-25	LAYOUT AMENDED	GB
A	02-02-24	EDD ISSUE	BL

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 SLR  
 PETER EUSTACE & ASSOCIATES

DRAWING TITLE

COMBINED SERVICES  
 PLAN  
 SHEET 04

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

Approval no: DEV2019/1013/35  
 Date: 25 July 2025



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DRAWING NUMBER	REV
37502-PREN-093	C

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**ROADWORKS**

1. PAVEMENT DEPTHS
  - a. THE DESIGN PAVEMENT DEPTHS ALLOWED IN EARTHWORKS CALCULATIONS ARE BASED ON THE AUTHORITY'S MINIMUM PAVEMENT BOX.
  - b. THE PAVEMENT DEPTHS GIVEN ARE NOMINAL DESIGN DEPTHS ONLY & MAY BE VARIED AFTER SUB-GRADE TESTS ARE TAKEN. THE CONTRACTOR IS TO PROVIDE THE SUPERINTENDENT A SUBGRADE C.B.R. REPORT PREPARED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER. IN PROJECTS EXPECTING LIME STABILISED SUBGRADE, THE CONTRACTOR MUST PROVIDE LIME DEMAND TEST RESULTS WITH THE CBR REPORT.
  - c. THE SUPERINTENDENT WILL COORDINATE THE AUTHORITIES APPROVAL OF THE PAVEMENT DESIGN.
  - d. REFER TO DWG. 120 FOR TYPICAL ROAD SECTIONS.
- e. TESTING
  - ALL COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY. ALL SITE FILLING SHALL BE TESTED AT LEVEL 1 REQUIREMENTS.
- f. SUBSOIL DRAINS
  - SUBSOIL DRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY'S SPECIFICATIONS. SUBSOIL DRAINS SHALL BE PLACED UNDER ALL KERB STRUCTURES & ARE TO BE CONSTRUCTED TO A DEPTH GREATER THAN THAT OF THE INVERT OF THE DEEPEST SERVICE CROSSING.
- g. MITRE DRAINS
  - MITRE DRAINS ARE TO BE CONSTRUCTED ALONG THE CUT/FILL INTERFACE & SAG/LOW POINTS OF ALL ROADS. CONTRACTOR TO REQUEST DIRECTION FROM SUPERINTENDENT WHETHER TO INSTALL MITRE DRAIN AT ROCK ENCOUNTERED IN SUBGRADE. ALL MITRE DRAINS MUST BE FREE DRAINING & TIE INTO THE ADJACENT SUBSOIL DRAINS.
- h. ROCK
  - THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR RATES.
- i. TURF
  - 1.0m TURF STRIP TO BE INSTALLED BEHIND THE BACK OF ALL KERBS. A PERPENDICULAR TURF STRIP AT MAXIMUM 10m INCREMENTS MUST BE INSTALLED TO FULL VERGE WIDTH FOR SEDIMENT & EROSION CONTROL PURPOSES.
7. KERBS
  - ALL KERBS TO BE CONSTRUCTED IN ACCORDANCE WITH AUTHORITY STANDARDS. FOR ALL KERB TYPES REFER TO DWG. 120.
8. PAVEMENT TIE-IN
  - PAVEMENT TIE-IN TO BE IN ACCORDANCE WITH DWG. 120

**LEGEND**

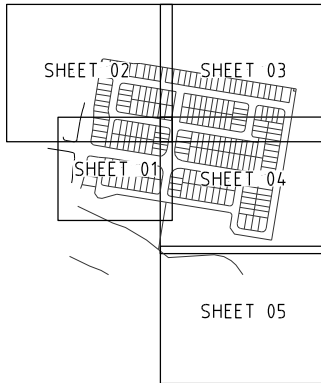
- EXISTING KERB (INVERT)
- EXISTING KERB (LIP & BACK)
- EXISTING FOOTPATH
- EXISTING PROPERTY LINE
- FUTURE KERB
- FUTURE FOOTPATH
- FUTURE PROPERTY LINE
- CONTROL LINE / CENTER OF ROAD
- PROPOSED KERB (INVERT)
- PROPOSED KERB (LIP & BACK)
- PROPOSED FOOTPATH
- PROPOSED PROPERTY LINE
- SITE BOUNDARY
- STAGE BOUNDARY
- FIRE TRAIL
- EXISTING FIRE TRAIL
- PROPOSED CONCRETE

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

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**SHEET LAYOUT**



PROJECT NAME

# Flourish

PRELIMINARY  
ENGINEERING DRAWINGS

RP DESCRIPTION  
Lot 30 SP309195  
MOUNTAIN RIDGE ROAD  
LOCALITY OF SOUTH MACLEAN  
LOCAL AUTHORITY-EDQ

CLIENT

DEVELOPING TOMORROW TODAY

Scale 1:500 - A1 (1:1000 - A3)

REV	DATE	DESCRIPTION	INT
D	29-05-25	CONTOURS UPDATED	GB
C	13-02-25	FIRE TRAIL ADDED	GB
B	06-01-25	LAYOUT AMENDED	GB
A	02-02-24	EDD ISSUE	BL

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ASSOCIATED CONSULTANTS

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SLR  
PETER EUSTACE & ASSOCIATES**

DRAWING TITLE

**ROADWORKS  
&  
STORMWATER  
PLAN  
SHEET 01**

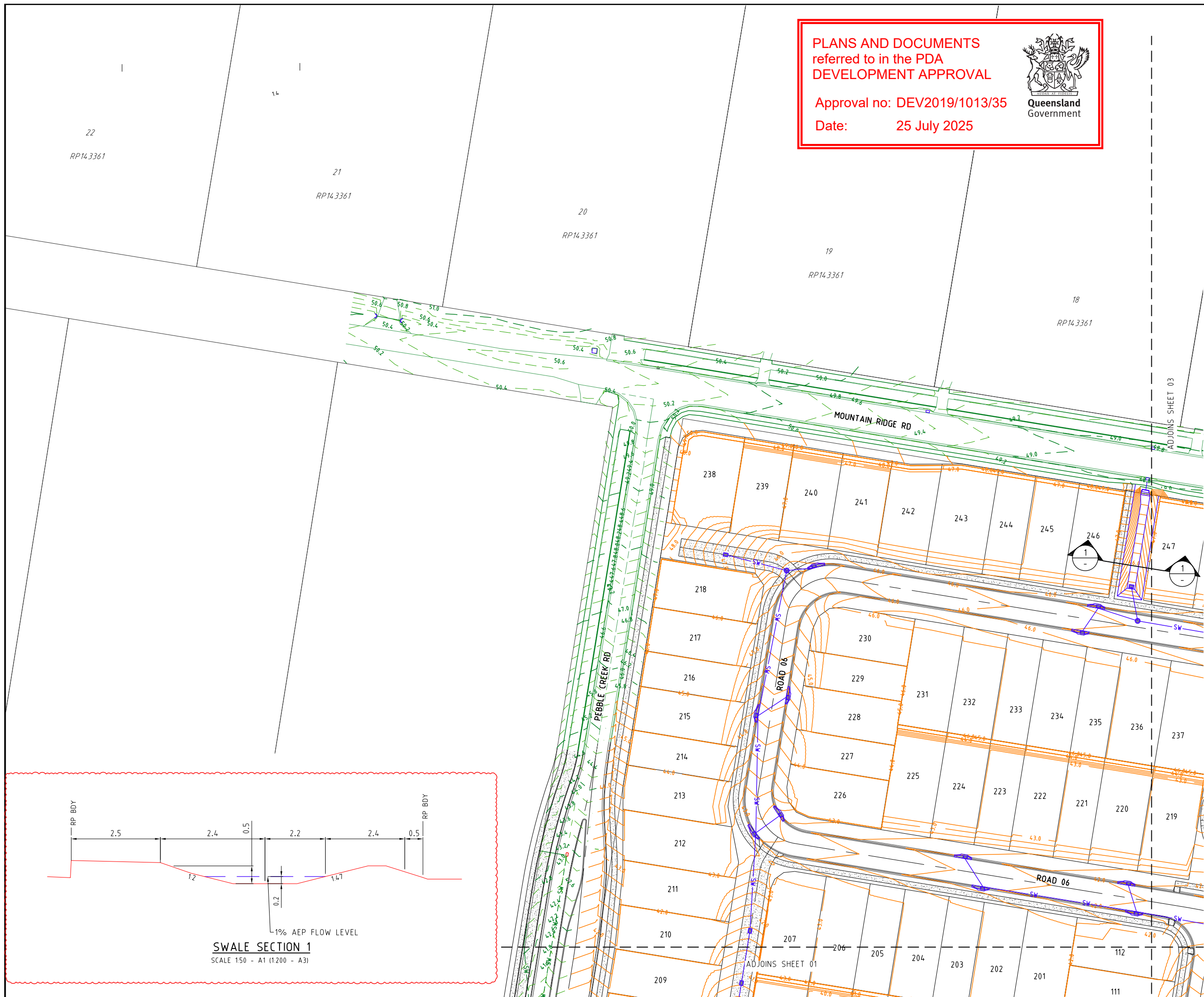
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APPROVED		REF	20300
DRAWING NUMBER		DATE	
<b>37502-PREN-100</b>		<b>02-02-24</b>	
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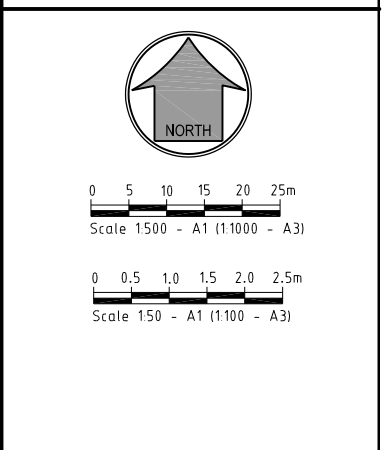
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CLIENT  
  
**CEDAR WOODS**  
DEVELOPING TOMORROW TODAY



REV	DATE	DESCRIPTION	INT
D	29-05-25	CONTOURS & SWALE SECTION UPDATED	GB
C	06-01-25	LAYOUT AMENDED	GB
B	20-03-24	DRAIN SECTIONS UPDATED	RK
A	02-02-24	EDD ISSUE	BL

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PETER EUSTACE & ASSOCIATES**

DRAWING TITLE  
**ROADWORKS  
&  
STORMWATER  
PLAN  
SHEET 02**

  
**MORTONS**  
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Civil Engineering  
Project Coordination

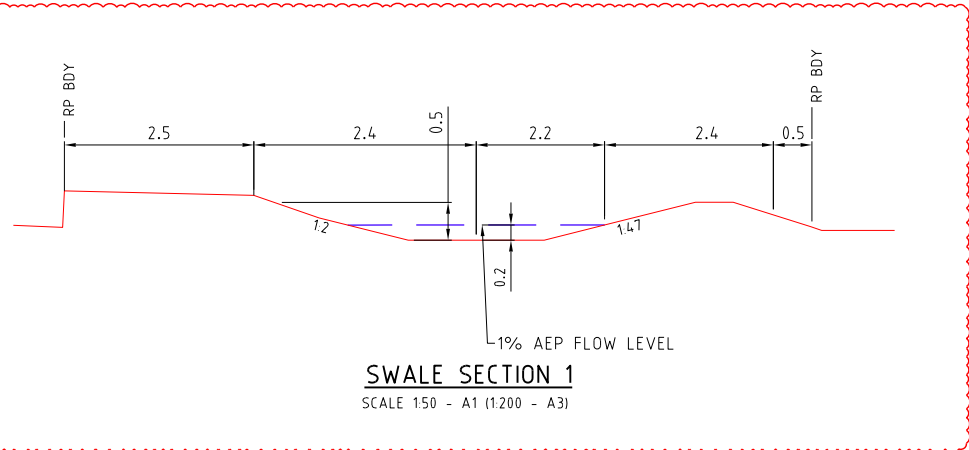
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APPROVED		PREP	202300
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37502-PREN-101		02-02-24	
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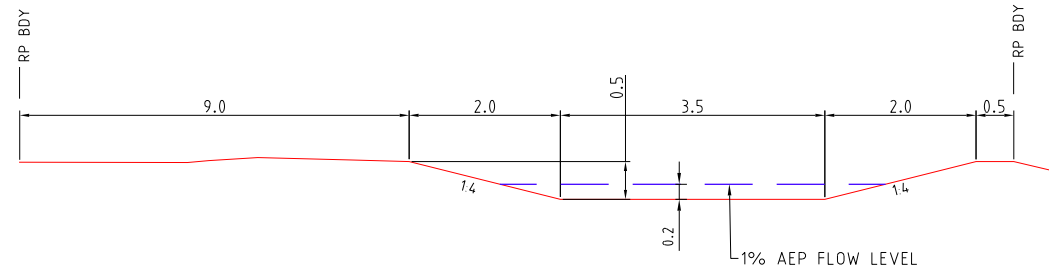
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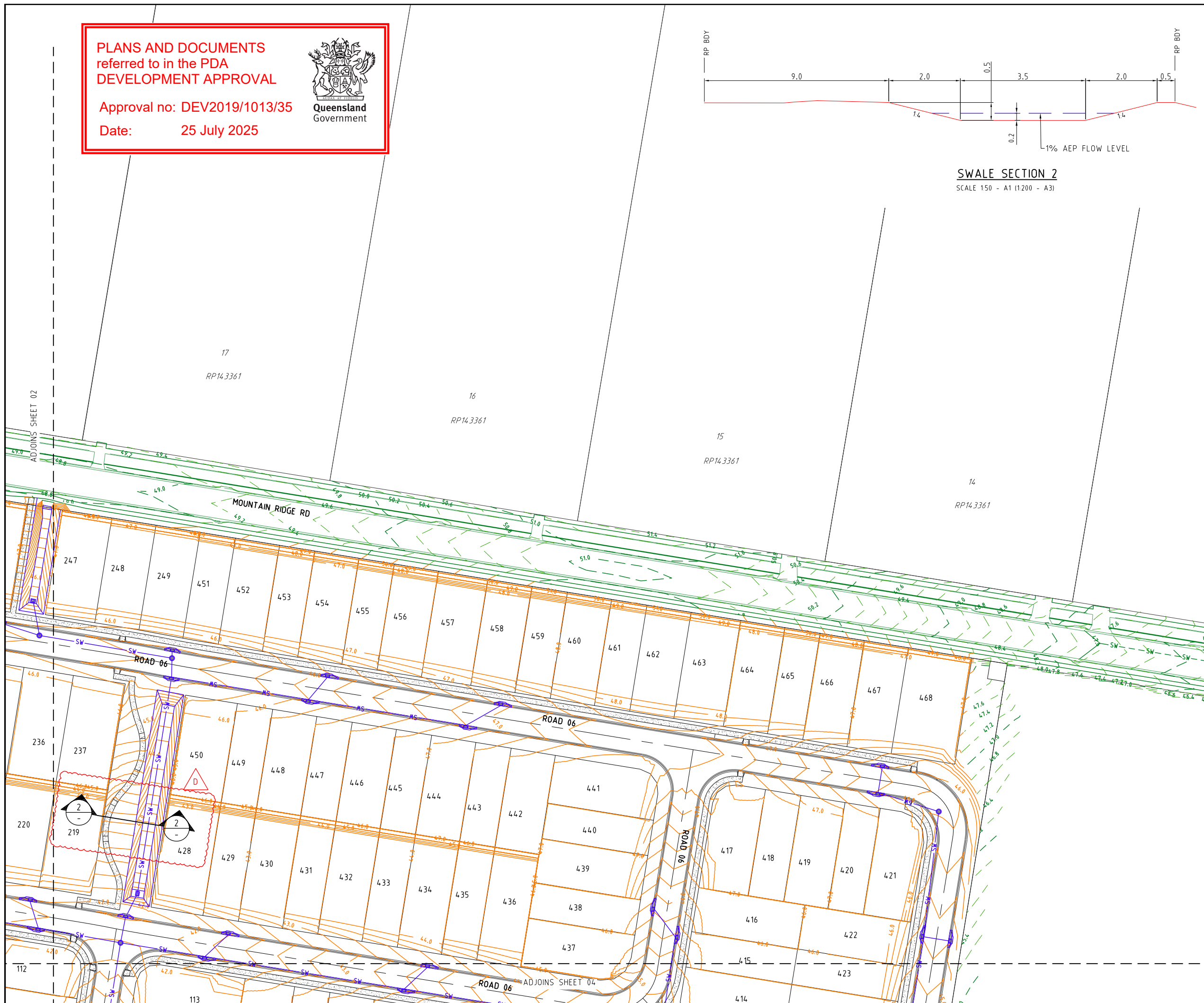
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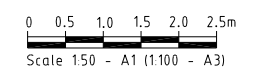
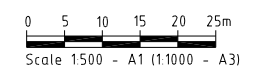
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SWALE SECTION 2  
SCALE 1:50 - A1 (1:200 - A3)



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Lot 30 SP309195  
MOUNTAIN RIDGE ROAD  
LOCALITY OF SOUTH MACLEAN  
LOCAL AUTHORITY-EDG



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C	28-04-25	FOOTPATH AMENDED	GB
B	06-01-25	LAYOUT AMENDED	GB
A	02-02-24	EDD ISSUE	BL

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**SAUNDERS HAVILL  
SLR  
PETER EUSTACE & ASSOCIATES**

DRAWING TITLE  
**ROADWORKS  
&  
STORMWATER  
PLAN  
SHEET 03**

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Project Coordination

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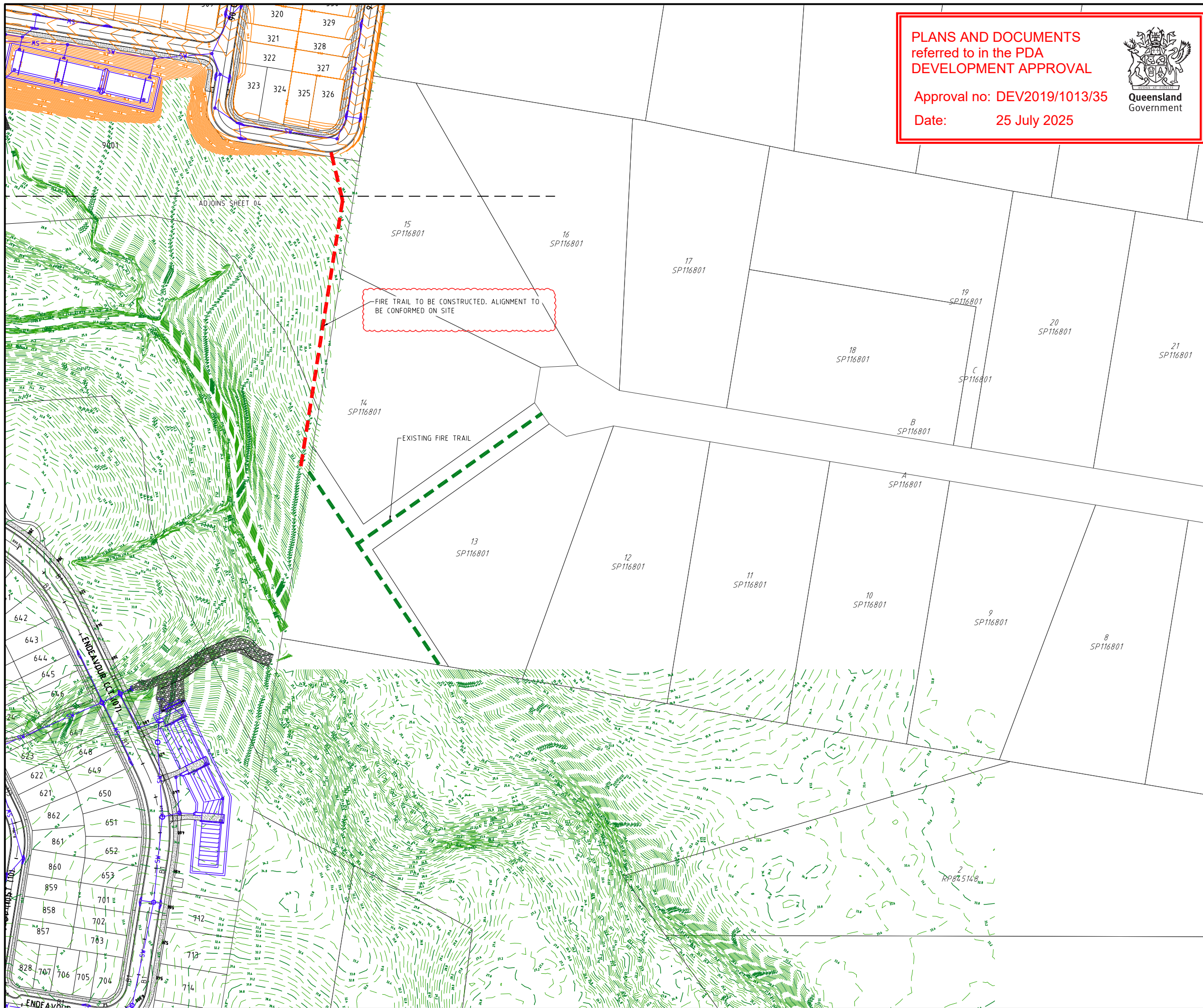
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PO Box 2484  
Southport QLD 4215

Gold Coast Office  
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Southport QLD 4215

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APPROVED	<i>[Signature]</i>	REF	20300
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37502-PREN-102		02-02-24	
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/35

Date: 25 July 2025



PROJECT NAME

# Flourish

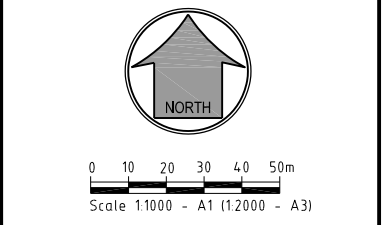
PRELIMINARY ENGINEERING DRAWINGS

RP DESCRIPTION

Lot 30 SP309195  
MOUNTAIN RIDGE ROAD  
LOCALITY OF SOUTH MACLEAN  
LOCAL AUTHORITY-EDQ

CLIENT

**CEDAR WOODS**  
DEVELOPING TOMORROW TODAY



REV	DATE	DESCRIPTION	INT
B	29-05-25	CONTOURS UPDATED & NOTE ADDED	GB
A	12-02-25	EDD ISSUE	GB

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DRAWING TITLE

FIRE TRAIL PLAN

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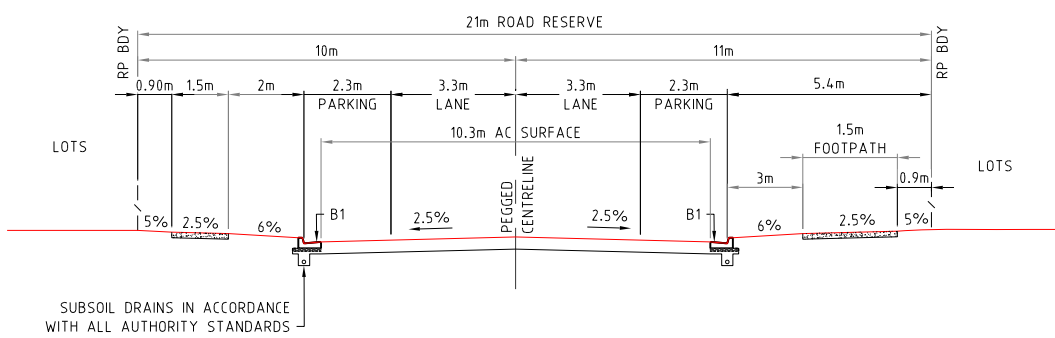
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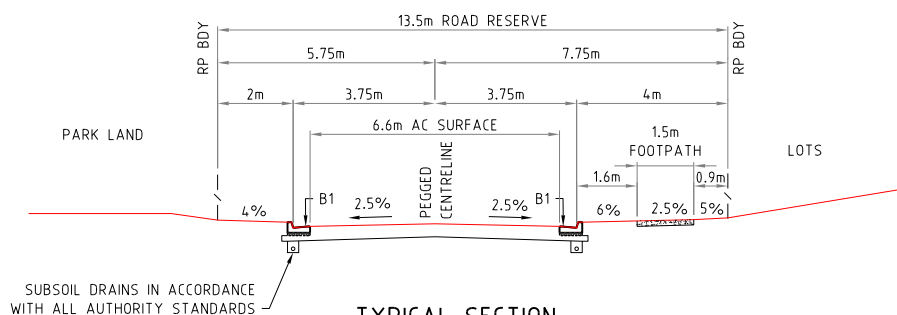
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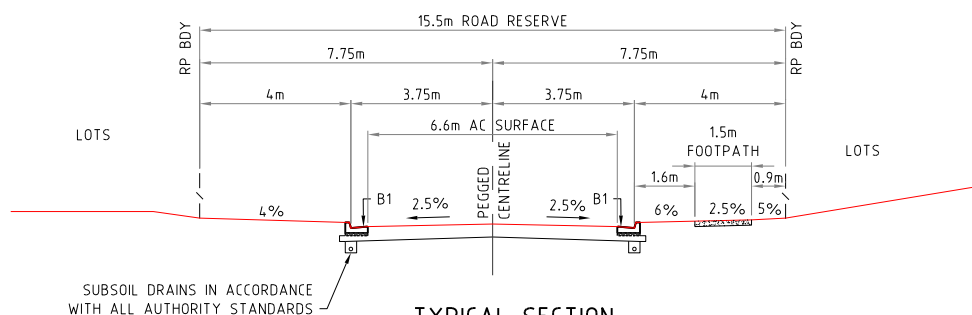
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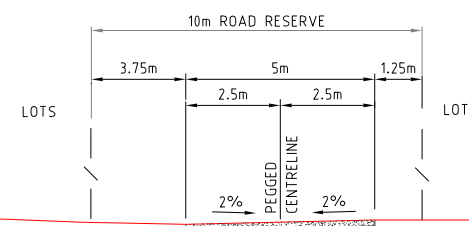
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**11.2m ROAD-21.0m ROAD RESERVE**  
**NEIGHBORHOOD CONNECTOR**  
 SCALE 1:100 - A1 (1:200 - A3)



**TYPICAL SECTION**  
**7.5m ROAD-15.5m ROAD RESERVE**  
**NEIGHBORHOOD ACCESS**  
**(REDUCED VERGE)**  
 SCALE 1:100 - A1 (1:200 - A3)

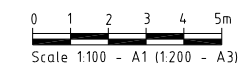


**TYPICAL SECTION**  
**7.5m ROAD-15.5m ROAD RESERVE**  
**NEIGHBORHOOD ACCESS**  
 SCALE 1:100 - A1 (1:200 - A3)



**TYPICAL SECTION**  
**5.0m DRIVEWAY-10.0 ROAD RESERVE**  
 SCALE 1:100 - A1 (1:200 - A3)

PROJECT NAME  
**Flourish**  
 PRELIMINARY  
 ENGINEERING DRAWINGS  
 RP DESCRIPTION  
 Lot 30 SP309195  
 MOUNTAIN RIDGE ROAD  
 LOCALITY OF SOUTH MACLEAN  
 LOCAL AUTHORITY-EDQ



B	07-02-25	SECTIONS UPDATED	GB
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DRAWING TITLE

ROADWORKS  
 DETAILS  
 SHEET 01



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APPROVED	<i>[Signature]</i>	REF: 20300	DATE: 02-02-24

DRAWING NUMBER	REV
37502-PREN-120	B

PLANS AND DOCUMENTS  
 referred to in the PDA  
 DEVELOPMENT APPROVAL

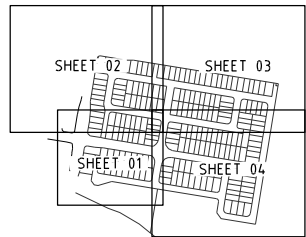
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Date: 25 July 2025




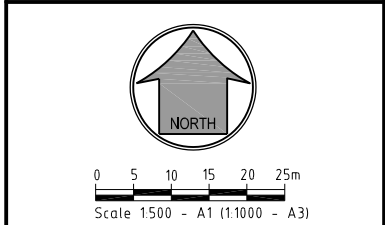
- LEGEND**
- S— EXISTING SEWER
  - W— EXISTING WATER MAIN
  - EXISTING KERB (INVERT)
  - EXISTING FOOTPATH
  - EXISTING PROPERTY LINE
  - EXISTING RETAINING WALL
  - EXISTING CONTOURS
  - S— FUTURE SEWER
  - W100— FUTURE 100Ø WATER MAIN
  - W150— FUTURE 150Ø WATER MAIN
  - EXISTING KERB (INVERT)
  - EXISTING FOOTPATH
  - EXISTING PROPERTY LINE
  - EXISTING RETAINING WALL
  - EXISTING CONTOURS
  - S— FUTURE SEWER
  - W100— FUTURE 100Ø WATER MAIN
  - W150— FUTURE 150Ø WATER MAIN
  - SITE BOUNDARY
  - STAGE BOUNDARY
  - PROPOSED KERB (INVERT)
  - PROPOSED FOOTPATH
  - PROPOSED PROPERTY LINE
  - PROPOSED RETAINING WALL
  - DESIGN CONTOURS
  - S— PROPOSED SEWER
  - W100— PROPOSED 100Ø WATER MAIN
  - W150— PROPOSED 150Ø WATER MAIN
- 04/222 SEWER ID  
 ● SEWER MANHOLE  
 ○ SEWER RODDING END  
 ○ SEWER BEND  
 ○ SEWER MAINTENANCE SHAFT  
 ○ SEWER END CAP  
 ● HYDRANT  
 T TEE  
 > REDUCER  
 > SLUICE VALVE  
 [ ENDCAP  
 X SCOUR VALVE  
 ○ AIR VALVE  
 X METER LOCATION  
 — TRENCH STOP  
 — SERVICE CONDUIT  
 — DICL ROAD CROSSING

SHEET LAYOUT



PROJECT NAME  
**Flourish**  
 PRELIMINARY  
 ENGINEERING DRAWINGS  
 RP DESCRIPTION  
 Lot 30 SP309195  
 MOUNTAIN RIDGE ROAD  
 LOCALITY OF SOUTH MACLEAN  
 LOCAL AUTHORITY-EDG

CLIENT  
  
 DEVELOPING TOMORROW TODAY



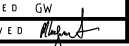
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DRAWING TITLE  
 SEWER & WATER  
 RETICULATION  
 PLAN  
 SHEET 01

  
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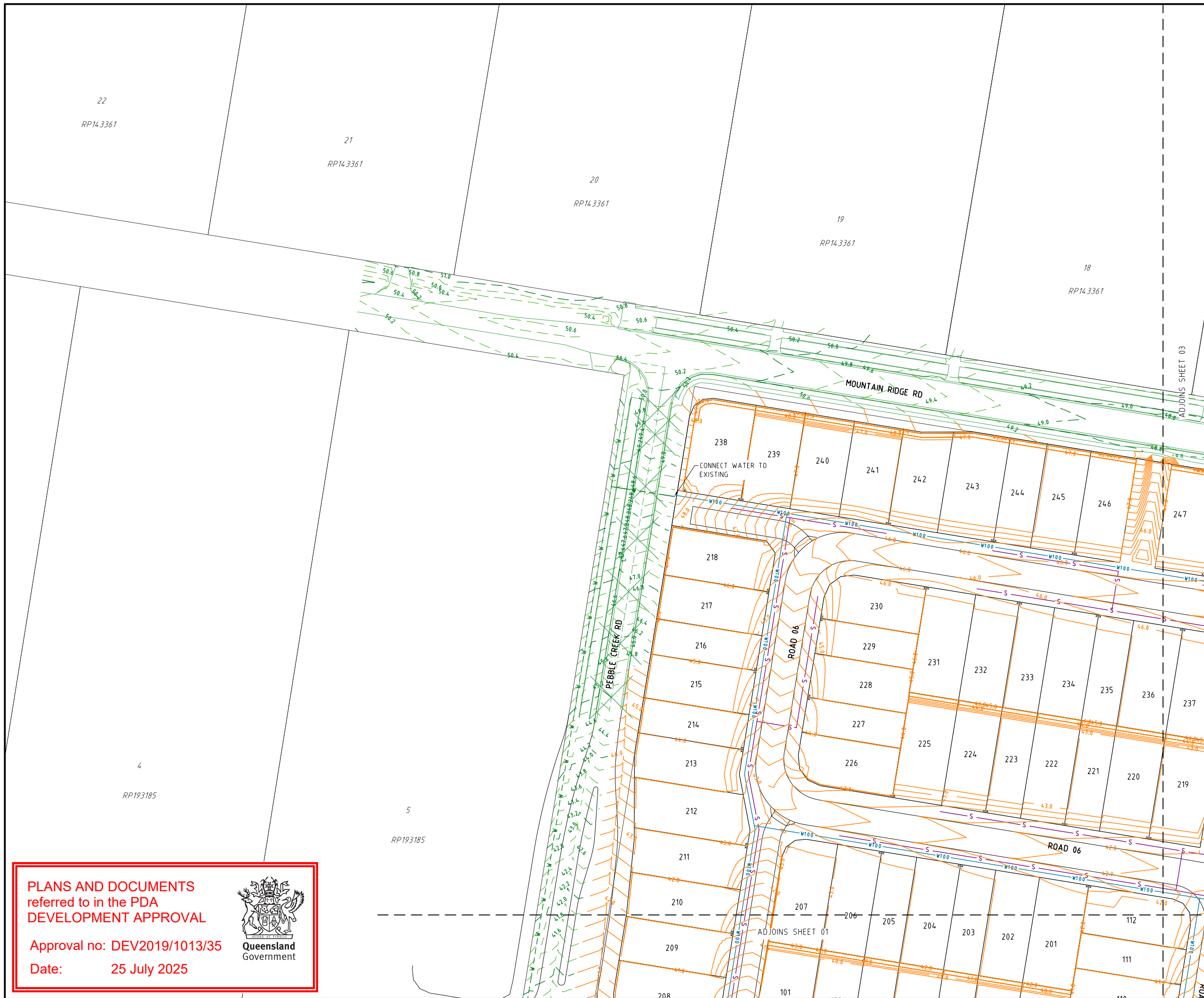
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PLANS AND DOCUMENTS  
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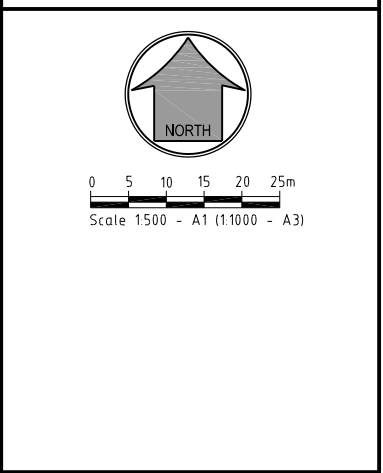
Approval no: DEV2019/1013/35

Date: 25 July 2025





PROJECT NAME  
**Flourish**  
 PRELIMINARY  
 ENGINEERING DRAWINGS  
 RP DESCRIPTION  
 Lot 30 SP309195  
 MOUNTAIN RIDGE ROAD  
 LOCALITY OF SOUTH MACLEAN  
 LOCAL AUTHORITY-EDG



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**SEWER & WATER  
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 PLAN  
 SHEET 02**

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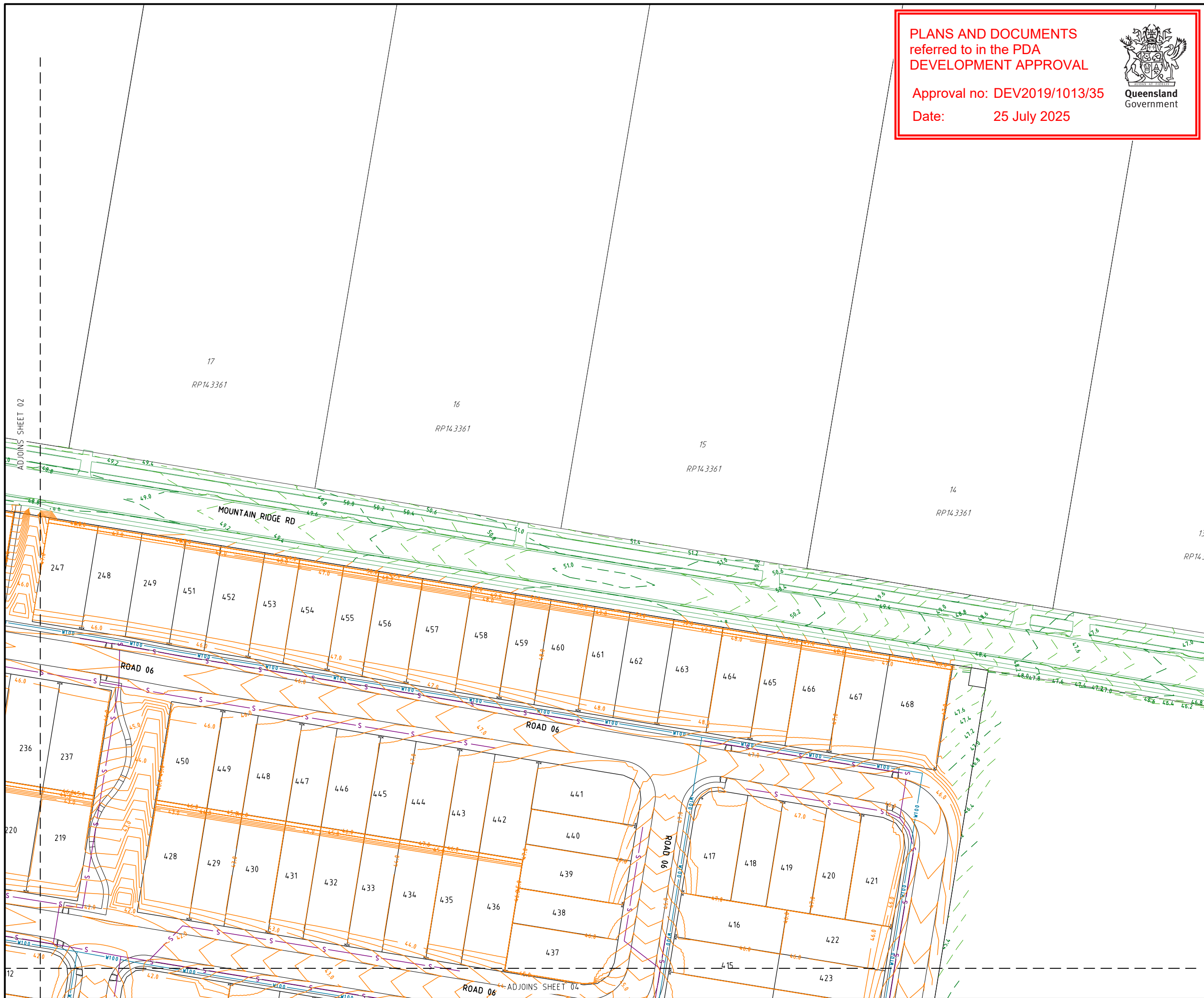
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**PLANS AND DOCUMENTS  
 referred to in the PDA  
 DEVELOPMENT APPROVAL**

Approval no: **DEV2019/1013/35**  
 Date: **25 July 2025**

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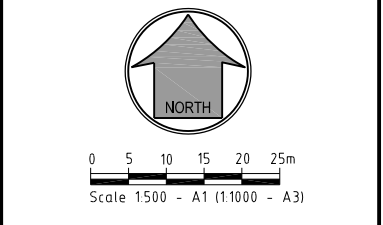
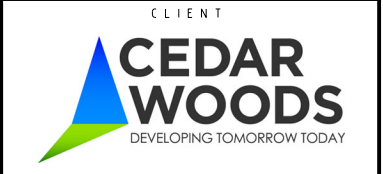


**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2019/1013/35  
Date: 25 July 2025



PROJECT NAME  
**Flourish**  
PRELIMINARY  
ENGINEERING DRAWINGS  
RP DESCRIPTION  
Lot 30 SP309195  
MOUNTAIN RIDGE ROAD  
LOCALITY OF SOUTH MACLEAN  
LOCAL AUTHORITY-EDG



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B	04-02-25	LAYOUT AMENDED	GB
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DRAWING TITLE  
**SEWER & WATER  
RETICULATION  
PLAN  
SHEET 03**

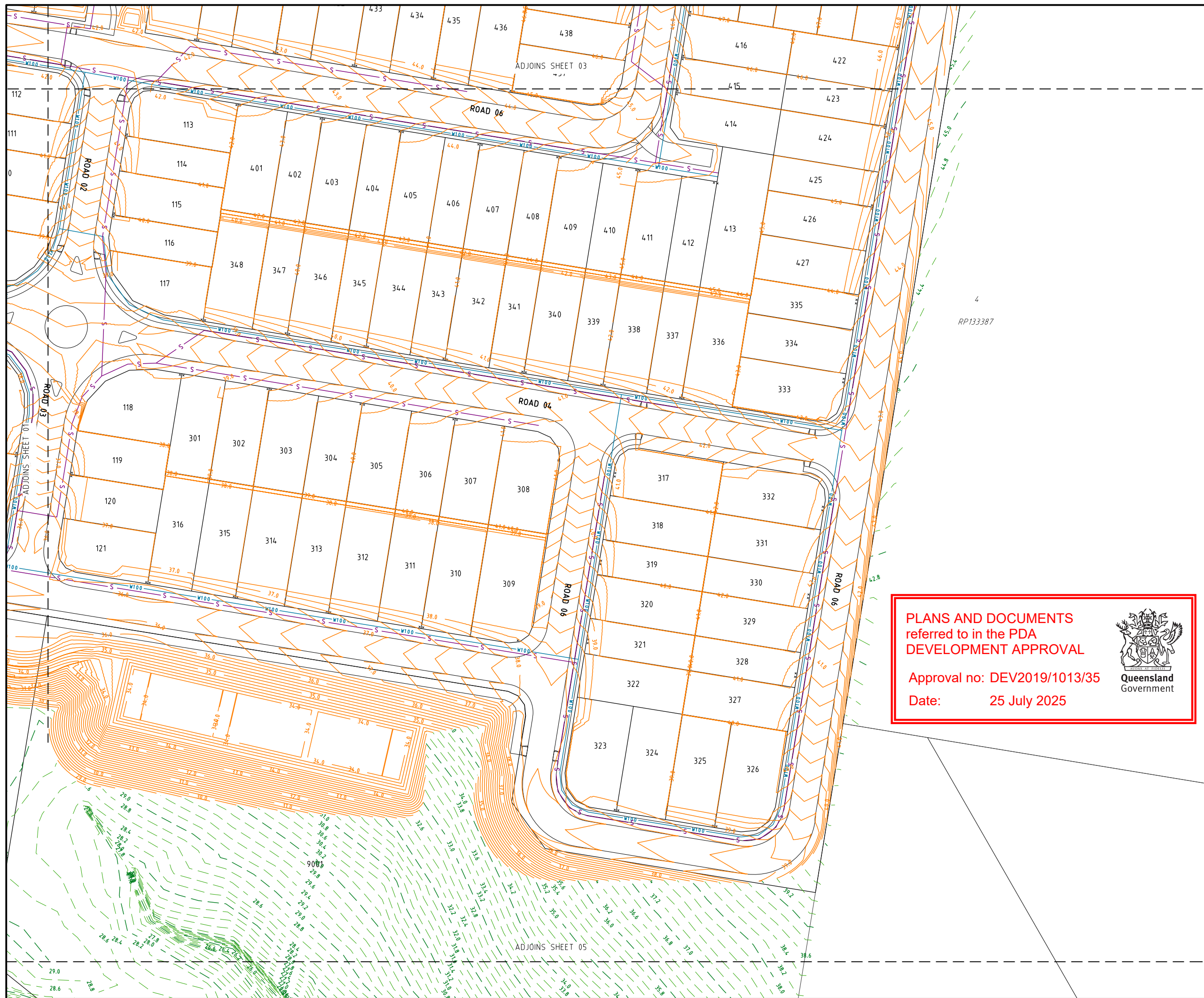
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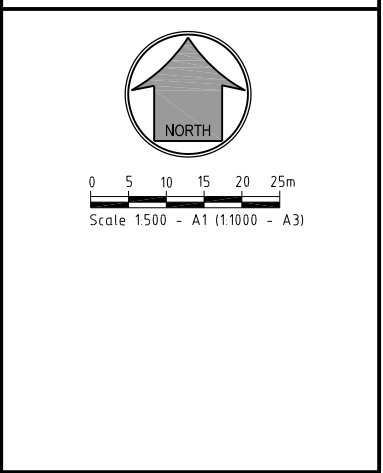
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PROJECT NAME  
**Flourish**  
 PRELIMINARY  
 ENGINEERING DRAWINGS  
 RP DESCRIPTION  
 Lot 30 SP309195  
 MOUNTAIN RIDGE ROAD  
 LOCALITY OF SOUTH MACLEAN  
 LOCAL AUTHORITY-EDQ

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**CEDAR WOODS**  
 DEVELOPING TOMORROW TODAY



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 PLAN  
 SHEET 04

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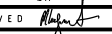
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DRAWING NUMBER <b>37502-PREN-503</b>	REV <b>C</b>

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