

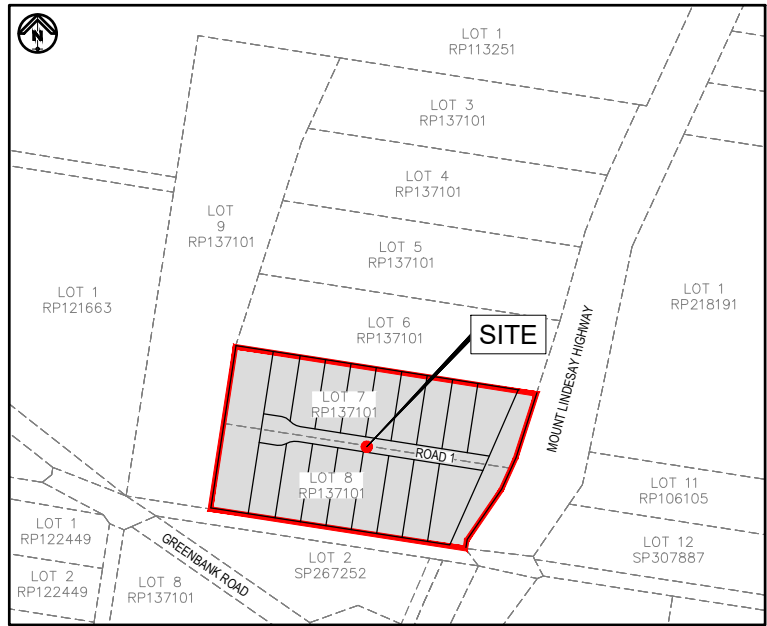
PROPOSED DEVELOPMENT AT
4733-4743 MOUNT LINDESAY HIGHWAY
NORTH MACLEAN, QUEENSLAND
PROJECT No. BE220566-DA
DA APPLICATION



LOCALITY PLAN
N.T.S.

DRAWING INDEX		
DRG. No.	DRAWING TITLE	REVISION
C1000	COVER SHEET, LOCALITY PLAN & DRAWING INDEX	B
C1101	OVERALL LAYOUT PLAN	B
C2000	GENERAL NOTES AND TYPICAL DETAILS	B
C2101	EARTHWORKS LAYOUT PLAN	B
C2301	EARTHWORKS SECTIONS	B
C3201	20m INDUSTRIAL ACCESS ROAD - LONGITUDINAL SECTION	B
C5101	COMBINED SERVICES LAYOUT PLAN	B
C9000	HAZARD RISK REGISTER - DESIGN RISKS	B

SURVEY
PROVIDED BY: SUNRISE SURVEY
REPORT No: 22095 4001 001-A
DATE: 11-10-2024
SYSTEM: MGA2020 ZONE 56



NEIGHBOURHOOD PLAN
N.T.S.

PREPARED FOR



ROUBAIX PROPERTIES NO 4705 PTY LTD

PREPARED BY



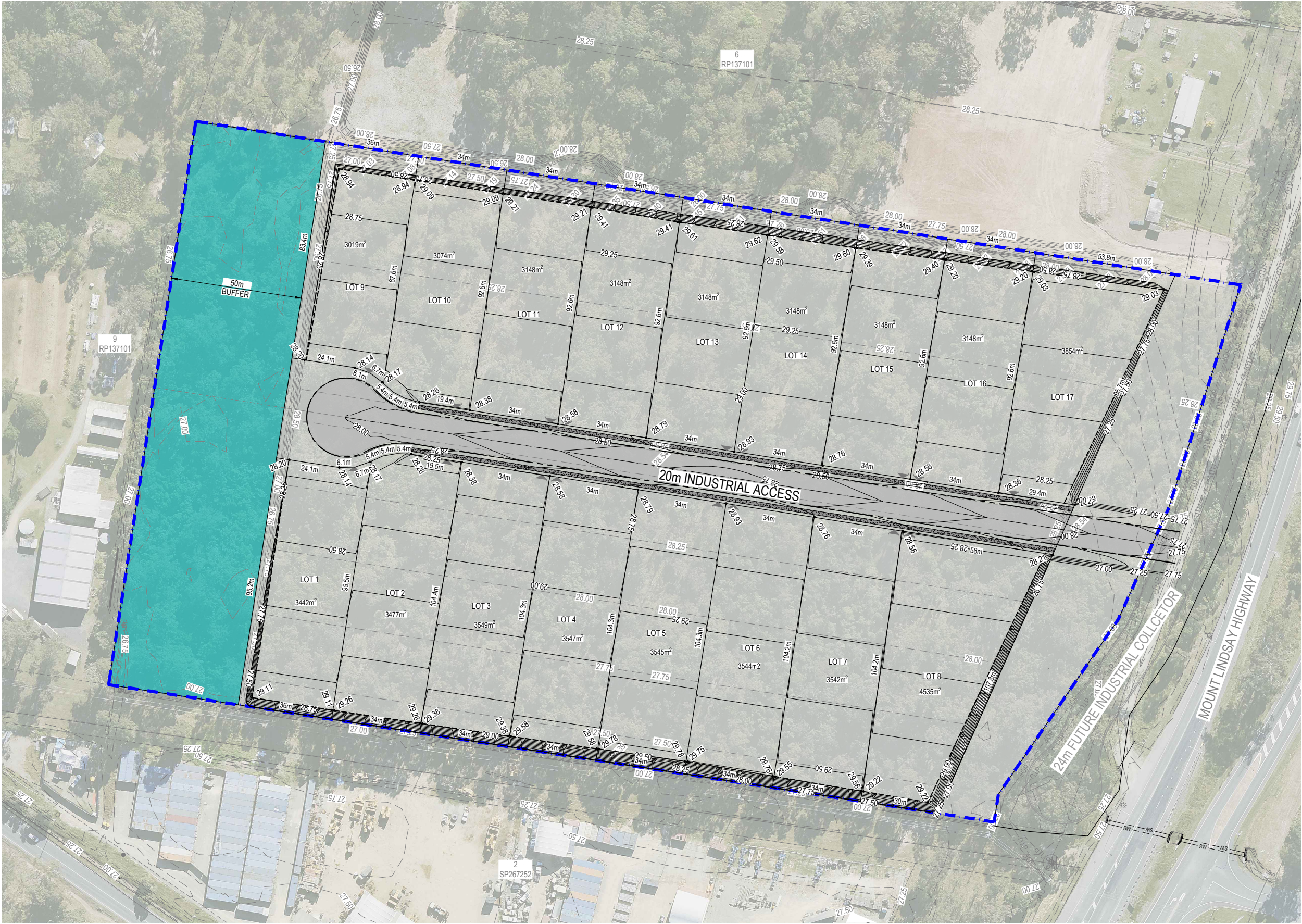
GOLD COAST | BRISBANE | TOOWOOMBA
IPSWICH | MORETON BAY
PHONE: +61 7 5509 6400
FAX: +61 7 5509 6411
EMAIL: ADMIN@BURCHILLS.COM.AU
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

PROJECT No.:	DRAWING No.:	VERSION:	DATE:
BE220566-DA	C1000	B	24-06-25



LEGEND

- 27.25 — DESIGN SURFACE CONTOURS
- - - 27.0 - - - EXISTING SURFACE CONTOURS
- - - - - EXISTING LOT BOUNDARY
- SW - - - SW - - - EXISTING STORMWATER
- S - - - S - - - EXISTING SEWER
- OH - - - OH - - - EXISTING OVERHEAD ELECTRIC
- C - - - C - - - EXISTING COMMS
- - - - - EXISTING ROAD CONTROL LINE
- - - - - EXISTING KERB
- - - - - EXISTING EDGE OF BITUMEN
- ■ ■ ■ ■ DEVELOPMENT SITE BOUNDARY
- - - - - PROPOSED LOT BOUNDARY
- 50m BUFFER AREA
- DEVELOPMENT SITE AREA



WARNING: UNDERGROUND SERVICES:
UNDERGROUND SERVICES EXIST IN THIS VICINITY. THE CONTRACTOR IS TO CONTACT THE RELEVANT AUTHORITIES TO CONFIRM EXACT LOCATION OF SERVICES ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION COMMENCING.

OVERALL LAYOUT PLAN

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B	CHANGE TO LAYOUT	24-06-25
A	ISSUE FOR APPROVAL	24-02-25
VER.	DESCRIPTION	DATE

BURCHILLS
ENGINEERING SOLUTIONS

GOLD COAST | BRISBANE | TOOWOOMBA
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COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT :

ROUBAIX PROPERTIES
NO 4705 PTY LTD

DRAWING TITLE :

OVERALL LAYOUT PLAN

DEVELOPMENT APPROVAL

4733-4743 MT LINDSAY HWY

PROJECT :

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1) :
10 0 5 10 15 20 25 30 35m
1:750 (FULL SIZE)

DEVEL. APPLIC. No. :		DATE : 24-06-25
PROJECT LEADER : JACK SHAO	DESIGNER : CARL KRUGER	
DRAFTSPERSON : CARL KRUGER	CHECKED : JACK SHAO	
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365		
PROJECT No. : BE220566-DA	DRAWING No. : C1101	VERSION: B

GENERAL NOTES:

CONTRACT DOCUMENTATION

ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.

SURVEY INFORMATION

CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT OF THE WORKS IS TO BE CARRIED OUT BY THE CONTRACTOR FROM THE CONTROL SURVEY PROVIDED.
SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.

DATUM

ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D. (DERIVED).

EXISTING SURVEY CONTROL STATIONS

THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.

EXISTING SERVICES

EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK ON SITE AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.

SITE ACCESS

THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT AND IS TO ALLOW FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE AT ALL TIMES.

PROVISION FOR TRAFFIC

PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCAL AUTHORITY REQUIREMENTS.

WORK BOUNDARIES

THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS CONTRACT WORK AREAS. AT NO TIME SHALL THE CONTRACTOR ENTER OR CROSS ADJOINING AREAS WITHOUT WRITTEN AUTHORISATION FROM THE SUPERINTENDENT. SITE OFFICE FACILITIES MAY ONLY BE LOCATED WHERE AUTHORISED.

MAINTENANCE OF SITE CONDITION

AREAS BEYOND THE IMMEDIATE WORKS ARE TO BE PROTECTED AND NOT DAMAGED OR DISTURBED IN ANY WAY. EXISTING TREES ARE NOT TO BE REMOVED WITHOUT THE APPROVAL OF THE SUPERINTENDENT. AT COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOGAN CITY COUNCIL.

SITE CLEARING

CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED AND SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES (UNLESS NOMINATED TO BE PRESERVED), EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.

TOPSOIL STRIPPING

ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.

EARTHWORKS (GENERAL)

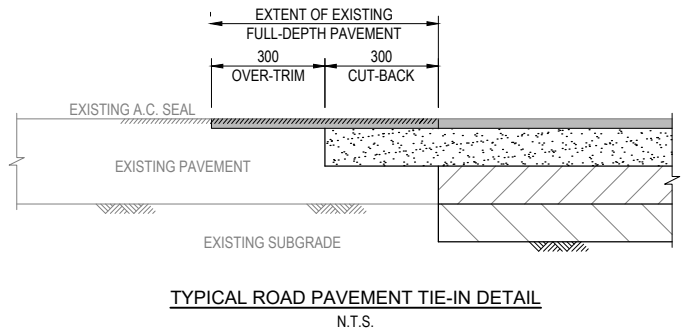
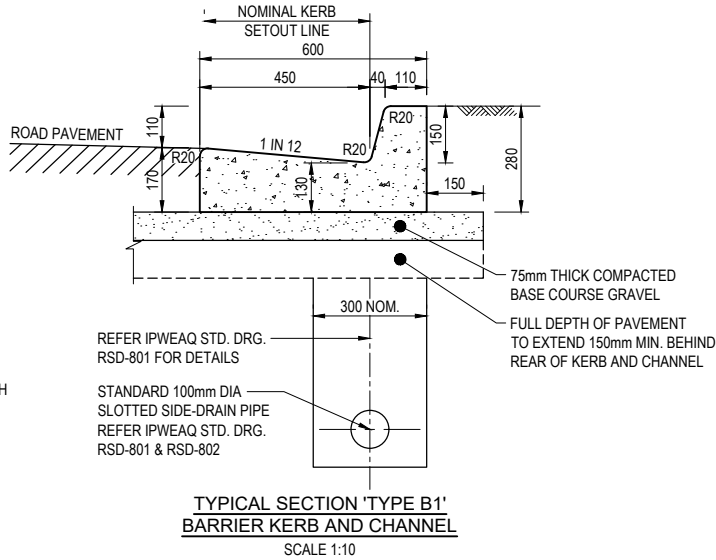
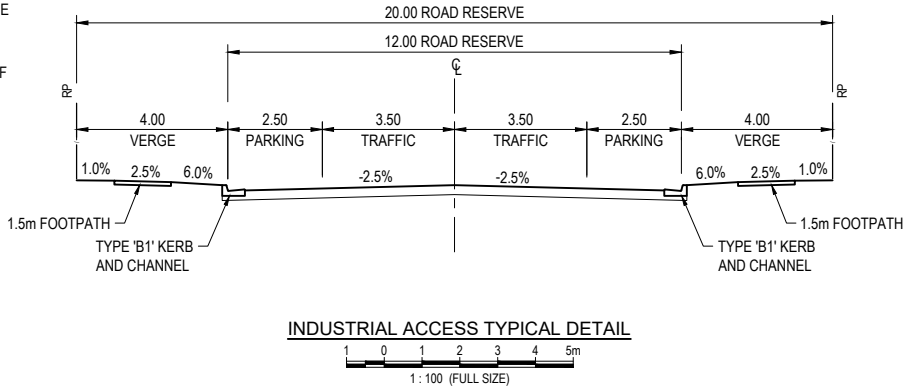
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION. ALL COMPACTION TESTING UNDER THIS CONTRACT IS TO BE CARRIED OUT TO AS3798 LEVEL 1 STANDARD BY A NATA-ACCREDITED TESTING AUTHORITY. CERTIFICATION FOR ALL EARTHWORKS CONSTRUCTION AND TESTING IS TO BE PROVIDED BY A REGISTERED PROFESSIONAL ENGINEER QUEENSLAND (RPEQ) ENGAGED BY THE CONTRACTOR.

EARTHWORKS MATERIALS

ANY EXCAVATED SILTS OR UNCOMPACTED FILLS ARE TO BE INCORPORATED IN STRUCTURAL FILLING BY SELECTIVELY MIXING WITH OTHER MATERIALS TO CONTROL THE MOISTURE CONTENT AND TO ACHIEVE THE REQUIRED COMPACTION STANDARDS.

"AS CONSTRUCTED" SURVEY

"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.



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B	CHANGE TO LAYOUT	24-06-25
A	ISSUE FOR APPROVAL	24-02-25
VER.	DESCRIPTION	DATE



GOLD COAST | BRISBANE | TOOWOOMBA
IPSWICH | MORETON BAY
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FAX: +61 7 5509 6411
EMAIL: ADMIN@BURCHILLS.COM.AU
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT :
ROUBAIX PROPERTIES NO 4705 PTY LTD

DRAWING TITLE :
GENERAL NOTES AND TYPICAL DETAILS
PROJECT :
DEVELOPMENT APPROVAL
4733-4743 MT LINDESAY HWY

PRELIMINARY NOT FOR CONSTRUCTION OR TENDER		DEVEL. APPLIC. No. :	DATE : 24-06-25
SCALE AT FULL SIZE (A1) :		PROJECT LEADER : JACK SHAO	DESIGNER : CARL KRUGER
		DRAFTSPERSON : CARL KRUGER	CHECKED : JACK SHAO
		APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365	
		PROJECT No.:	VERSION:
		BE220566-DA	B
		DRAWING No. :	
		C2000	



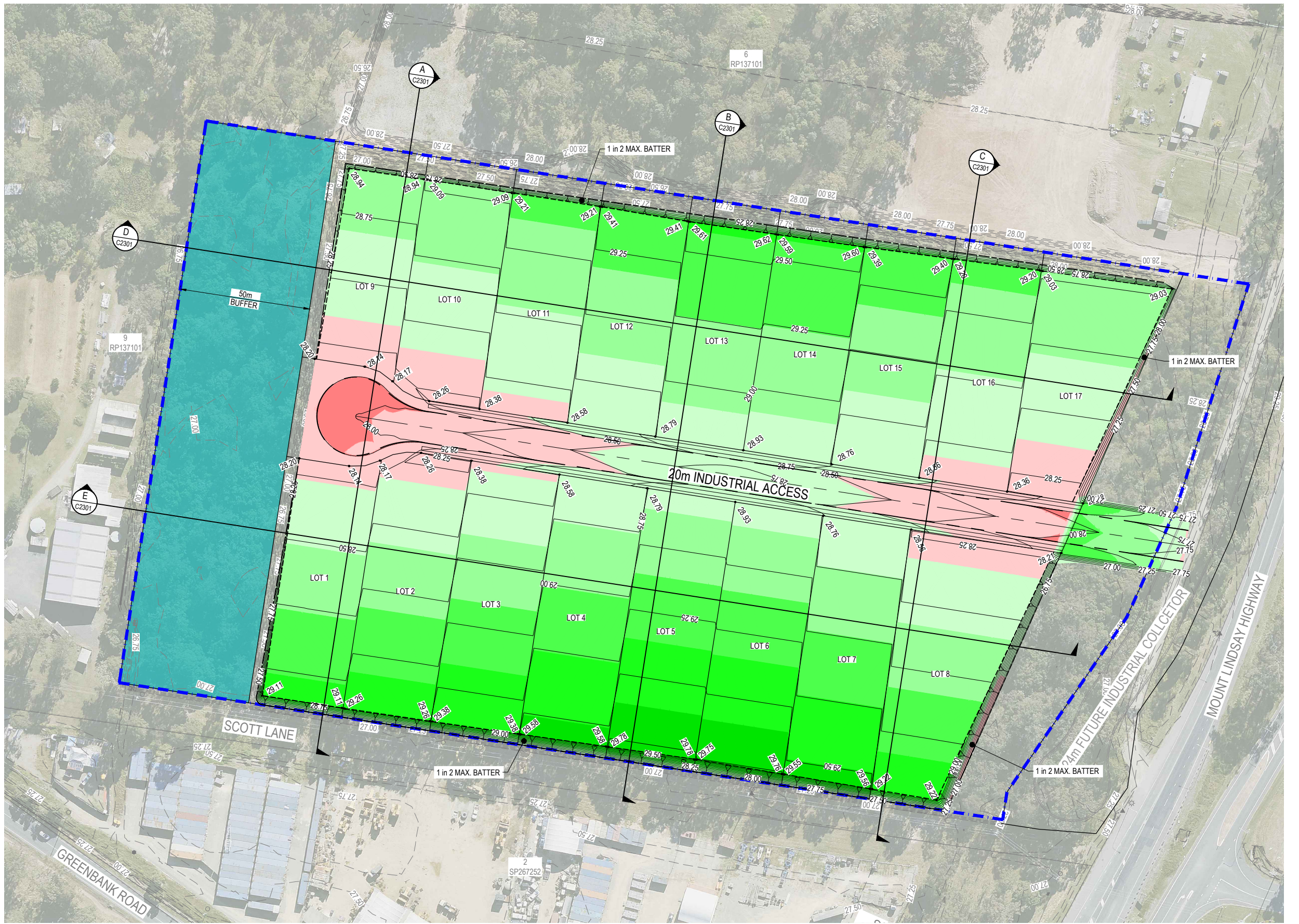
LEGEND

- 27.25 — DESIGN SURFACE CONTOURS
- - - 27.0 - - - EXISTING SURFACE CONTOURS
- - - - - EXISTING LOT BOUNDARY
— SW — SW — EXISTING STORMWATER
— — — EXISTING EDGE OF BITUMEN
[Blue dashed line] DEVELOPMENT SITE BOUNDARY
[Red dashed line] PROPOSED LOT BOUNDARY
[Light blue shaded area] 50m BUFFER AREA

CONCEPT BULK EARTHWORKS SUMMARY	
STRUCTURAL FILLING	
AREA	NETT SOLID FILL
OVERALL FILLING	45,871 cu.m.
EXCAVATION	
AREA	NETT CUT
OVERALL EXCAVATION	1,673 cu.m.
SUMMARY: 45,871 cu.m - 1,673 cu.m = 44,198 cu.m IMPORTED MATERIAL NO ALLOWANCE FOR BOXING HAS BEEN CONSIDERED NO ALLOWANCE HAS BEEN MADE FOR TOPSOIL STRIP / REPLACEMENT. NO ALLOWANCE FOR COMPACTION HAS BEEN CONSIDERED	

EARTHWORKS DEPTH ANALYSIS LEGEND			
LOWER		UPPER	COLOUR
-4.0m	TO	-3.5m	[Dark red]
-3.5m	TO	-3.0m	
-3.0m	TO	-2.5m	[Red]
-2.5m	TO	-2.0m	
-2.0m	TO	-1.5m	[Light red]
-1.5m	TO	-1.0m	
-1.0m	TO	-0.5m	[Pink]
-0.5m	TO	0.0m	
0.0m	TO	0.5m	[Light green]
0.5m	TO	1.0m	
1.0m	TO	1.5m	[Green]
1.5m	TO	2.0m	
2.0m	TO	2.5m	[Dark green]
2.5m	TO	3.0m	
3.0m	TO	3.5m	[Very dark green]
3.5m	TO	4.0m	

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VER.	DESCRIPTION	DATE
B	CHANGE TO LAYOUT	24-06-25
A	ISSUE FOR APPROVAL	24-02-25

BURCHILLS ENGINEERING SOLUTIONS

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COOTE Burchills Engineering Pty Ltd
ABN 76 166 942 365

CLIENT :

**ROUBAIX PROPERTIES
NO 4705 PTY LTD**

DRAWING TITLE :

EARTHWORKS LAYOUT PLAN

PROJECT :

DEVELOPMENT APPROVAL

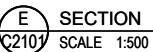
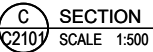
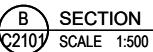
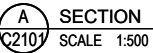
4733-4743 MT LINDESAY HWY

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

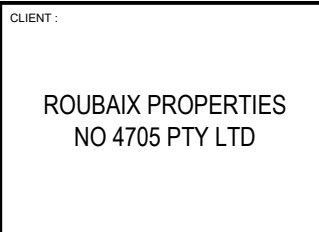
SCALE AT FULL SIZE (A1) :

10 0 5 10 15 20 25 30 35m
1 : 750 (FULL SIZE)

DEVEL. APPLIC. No. :		DATE : 24-06-25	
PROJECT LEADER : JACK SHAO		DESIGNER : CARL KRUGER	
DRAFTSPERSON : CARL KRUGER		CHECKED : JACK SHAO	
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365			
PROJECT No.:		DRAWING No. :	
BE220566-DA		C2101	
		VERSION:	
		B	



B	CHANGE TO LAYOUT	24-06-25
A	ISSUE FOR APPROVAL	24-02-25
VER.	DESCRIPTION	DATE



PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1) :

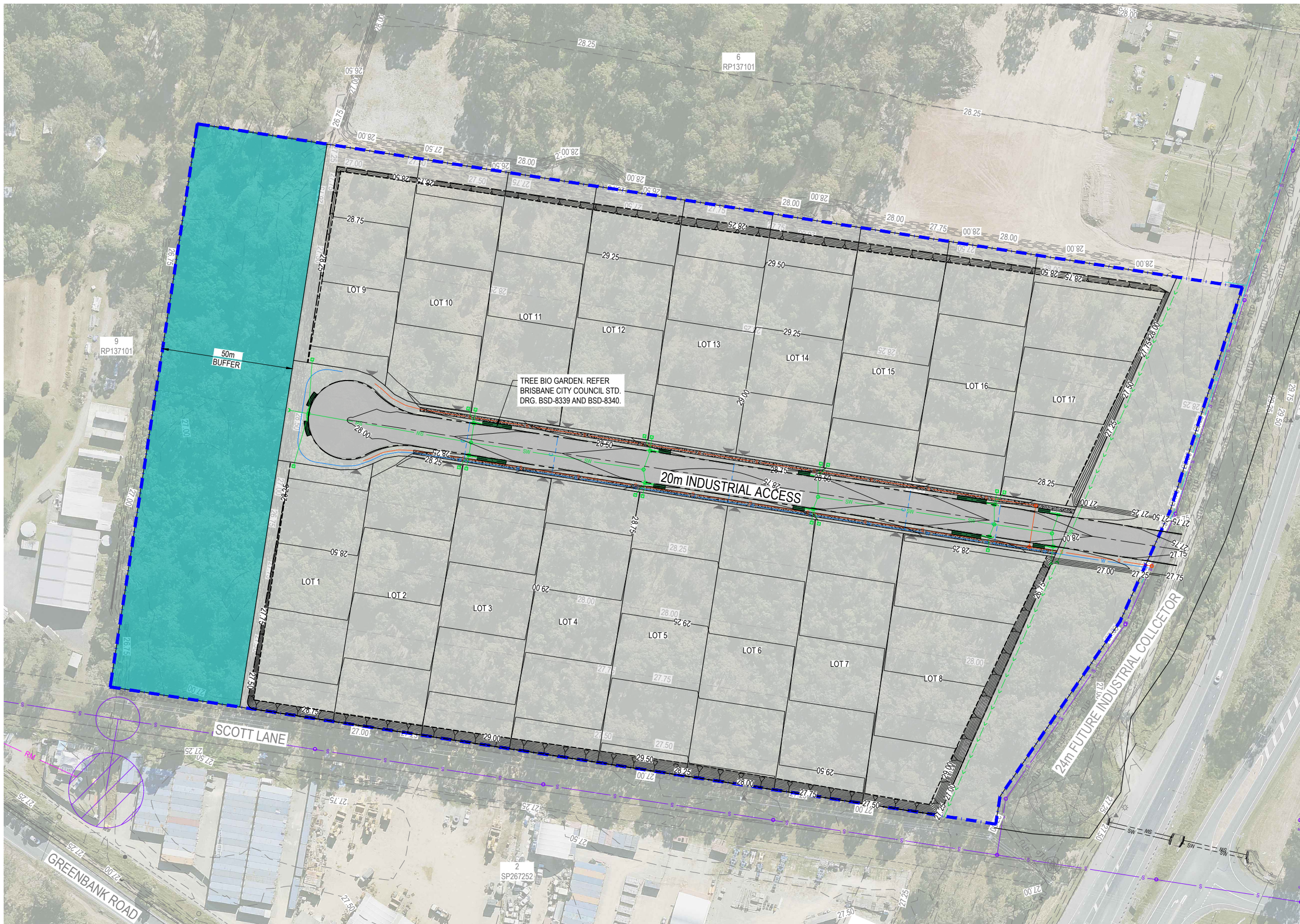
A horizontal scale bar with alternating black and white segments. Numerical labels are placed above the bar at intervals of 5 units: 5, 0, 5, 10, 15, 20, and 25m. Below the bar, the text '1 : 500 (FULL SIZE)' is centered.

DEVEL. APPLIC. No. :		DATE: 24-06-25	
PROJECT LEADER : JACK SHAO		DESIGNER : CARL KRUGER	
DRAFTSPERSON : CARL KRUGER		CHECKED : JACK SHAO	
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365			
PROJECT No. :		DRAWING No. :	
BE220566-DA		C2301	
		VERSION: B	



LEGEND

- 28.00 --- EXISTING SURFACE CONTOURS
- 29.50 --- DESIGN SURFACE CONTOURS
- EXISTING LOT BOUNDARY
- SW --- SW --- EXISTING STORMWATER
- EXISTING KERB
- EXISTING EDGE OF BITUMEN
- PROPOSED LOT BOUNDARY
- INDICATIVE FUTURE DRIVEWAY LOCATION
- SW --- PROPOSED STORMWATER
- W --- PROPOSED WATER
- C --- PROPOSED CONDUIT
- S --- PROPOSED SEWER
- RM --- EXTERNAL SEWER RISING MAIN (BY OTHERS)
- S --- EXTERNAL SEWER (BY OTHERS)
- W --- EXTERNAL WATER (BY OTHERS)
- PROPOSED ROAD CONTROL LINE
- PROPOSED KERB
- DEVELOPMENT SITE BOUNDARY
- 50m BUFFER AREA
- DEVELOPMENT SITE AREA



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COMBINED SERVICES LAYOUT PLAN

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ABN 76 166 942 365

CLIENT :

ROUBAIX PROPERTIES
NO 4705 PTY LTD

DRAWING TITLE :

COMBINED SERVICES LAYOUT PLAN

PROJECT :

DEVELOPMENT APPROVAL

4733-4743 MT LINDSAY HWY

PRELIMINARY NOT FOR CONSTRUCTION OR TENDER		DEVEL. APPLIC. No. :	DATE : 24-06-25
SCALE AT FULL SIZE (A1) : 10 0 5 10 15 20 25 30 35m 1 : 750 (FULL SIZE)		PROJECT LEADER : JACK SHAO	DESIGNER : CARL KRUGER
		DRAFTSPERSON : CARL KRUGER	CHECKED : JACK SHAO
		APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365	
PROJECT No. : BE220566-DA		DRAWING No. : C5101	VERSION: B

QMS RISK & OPPORTUNITIES REGISTER							
SAFETY IN DESIGN – NORMAL DESIGN RISKS - CIVIL							
Design Element	Associated risks & opportunities	Raw risk assessment		Raw risk rating	Treatment Measures to avoid, minimize or treat the risk.	Responsibility	Residual risk rating
		Likelihood	Consequence				
CONSTRUCTION PHASE							
SITE ACCESS	Unsafe site access and egress point, restricted access, flooding, unauthorised access from persons or animals	L	M	L-M	Prepare site specific Construction Traffic Management Plan and Workplace Health and Safety Management Plan	Principal Contractor	L
CLEARING & DEMOLITION	Removal of existing structures, decommission of services, vegetation clearing and fauna management	M	H	M-H	Contractor to obtain Demolition Permit, arrange all service disconnections with asset ownerand carry out vegetation works in accordance with Vegetation and Fauna Management Plan	Principal Contractor	L
EXISTING SERVICES	Disturb or damage existing services and infrastructure, overhead powerlines, work adjacent to existing services, existing service relocations	M	H	M-H	Client to commission detailed site survey and service potholing at critical locations. Contractor to undertake Dial Before You Dig and service verification with service authority providers and undertake additional potholing prior to construction	Client and Principal Contractor	L-M
EXCAVATION & TRENCHING	Unstable existing slopes and landslip, steep cut profiles, deep trench excavations, working at heights, intercept water table, dispersive soils, acid sulphate soils	M	H	M-H	Client to commission a geotechnical investigation and contractors to undertake own investigations. Temporary and final earthworks profiles confirmed by client's geotechnical consultant. Temporary earthworks profile to be confirmed by Contractor's geotechnical consultant. Contractor to provide temporary benching, fencing, stabilisation and shoring.	Client and Principal Contractor	L
MATERIALS HANDLING	Manual handling, handling and disposal of sharps, repetitive work processes, hazardous substances	H	M	M-H	Contractor or provide a site specific Workplace Health and Safety Management Plan including Material Safety Data Sheets	Principal Contractor	L
PLANT & EQUIPMENT	Operation of plant and machinery, site access by visitors, material deliveries and waste removal	M	H	M-H	Contractor or provide a site specific Workplace Health and Safety Management Plan including register of operator machinery tickets. Contractor to maintain a site visitor register and provide site specific induction to all visitors	Principal Contractor	L
OPERATIONAL PHASE							
ROADS & PATHWAYS	General road safety, flood free access, pedestrian and cyclist injuries, inadequate signage	L	H	M	Design, approvals and construction undertaken in accordance with Australian, State Government and Local Authority standards, codes, guidelines and best practice	Asset Owner	L
STORWATER / FLOODING	Hazard from storm and flood water depths and velocities, ponding and access to inlets, outlets and basins	M	H	M-H	Design, approvals and construction undertaken in accordance with Australian, State Government and Local Authority standards, codes, guidelines and best practice	Asset Owner	L
WATER & SEWER	Blockages, contamination, interruption to service, access to fittings, confined space access	L	M	L-M	Design, approvals and construction undertaken in accordance with Australian, State Government and Local Authority standards, codes, guidelines and best practice	Asset Owner	L
WALLS & FENCING	Risk of falls, unauthorised access from persons and animals, structural failure	M	M	M	Design, approvals and construction undertaken in accordance with Australian, State Government and Local Authority standards, codes, guidelines and best practice	Asset Owner	L
MAINTENANCE PHASE							
ROADS & PATHWAYS	All as for construction and operation phases					Asset Owner	
STORWATER / FLOODING	All as for construction and operation phases					Asset Owner	
WATER & SEWER	All as for construction and operation phases					Asset Owner	
WALLS & FENCING	All as for construction and operation phases					Asset Owner	
REFURBISHMENT PHASE							
ROADS & PATHWAYS	All as for construction and operation phases					Asset Owner	
STORWATER / FLOODING	All as for construction and operation phases					Asset Owner	
WATER & SEWER	All as for construction and operation phases					Asset Owner	
WALLS & FENCING	All as for construction and operation phases					Asset Owner	
DEMOLITION PHASE							
ROADS & PATHWAYS	All as for construction and operation phases					Asset Owner	
STORWATER / FLOODING	All as for construction and operation phases					Asset Owner	
WATER & SEWER	All as for construction and operation phases					Asset Owner	
WALLS & FENCING	All as for construction and operation phases					Asset Owner	

 BURCHILLS ENGINEERING SOLUTIONS GOLD COAST BRISBANE TOOWOOMBA IPSWICH MORETON BAY PHONE: +61 7 5509 6400 FAX: +61 7 5509 6411 EMAIL: ADMIN@BURCHILLS.COM.AU COOTE BURCHILLS ENGINEERING PTY LTD ABN 76 166 942 365	CLIENT : ROUBAIX PROPERTIES NO 4705 PTY LTD	DRAWING TITLE : HAZARD RISK REGISTER - DESIGN RISKS	PRELIMINARY NOT FOR CONSTRUCTION OR TENDER SCALE AT FULL SIZE (A1) :	DEVEL. APPLIC. No.: PROJECT LEADER : JACK SHAO DESIGNER : CARL KRUGER DRAFTSPERSON : CARL KRUGER CHECKED : JACK SHAO	DATE : 24-06-25
		PROJECT : DEVELOPMENT APPROVAL 4733-4743 MT LINDESAY HWY		APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365	
					PROJECT No.: BE220566-DA DRAWING No. : C9000 VERSION: B