

PROPOSED CARETAKER DWELLING

FLINDERS LAKES DRIVE, MONARCH GLEN

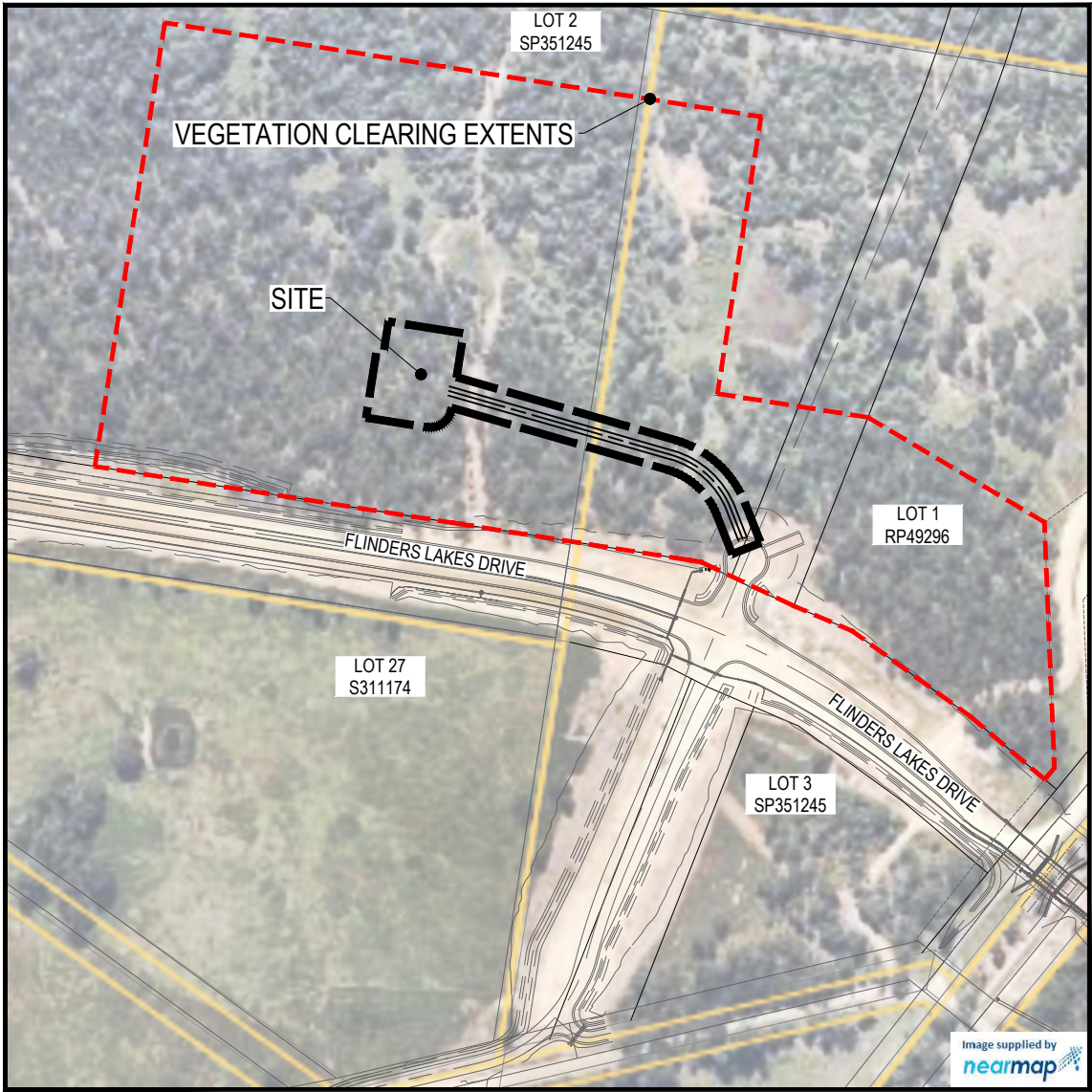
DRAWING LIST

EARTHWORKS, ROADWORKS AND DRAINAGE

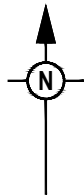
- 24-0750-900 COVER PLAN & DRAWING INDEX
- 24-0750-901 GENERAL NOTES
- 24-0750-905 BULK EARTHWORKS LAYOUT PLAN
- 24-0750-906 EROSION & SEDIMENT LAYOUT PLAN
- 24-0750-907 EROSION AND SEDIMENT CONTROL TYPICAL DETAILS
- 24-0750-910 ROADWORKS AND DRAINAGE LAYOUT PLAN
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SEWERAGE AND WATER RETICULATION

- 24-0750-915 SEWERAGE AND WATER RETICULATION COVER PLAN AND DRAWING INDEX
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- 24-0750-917 SEWERAGE AND WATER LAYOUT PLAN



LOCALITY PLAN
SCALE 1:2000 (A1)
SCALE 1:4000 (A3)



PROJECT INFORMATION SUMMARY:
No. OF LOTS = 1
AREA OF SITE = 0.53 ha
RP DESCRIPTION LOT 2 ON SP351245
LOCAL AUTHORITY: ECONOMIC DEVELOPMENT QUEENSLAND
COUNCIL REFERENCE NUMBER:

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:
- VEGETATION MANAGEMENT PLAN
- LANDSCAPE ARCHITECT'S PLANS
- ELECTRICAL, COMMUNICATIONS AND GAS CONSULTANT'S PLANS
- SEDIMENT AND EROSION REPORT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1663
Date: 8 September 2025



REV	DATE	DESIGN	DRAWN	REVISION DETAILS	DRAWN	STATUS	SCALE	CLIENT	PROJECT NAME	DRAWING TITLE
A	16.04.25	NK	TP	ORIGINAL ISSUE			1:2000			
B	23.04.25	NK	TP	AMENDED BUFFER ZONE			1:4000			
C	22.05.25	NK	TP	AMENDED BUILDING ENVELOPE						
D	27.05.25	NK	TP	AMENDED PLANS						
E	02.07.25	NK	DH	REDUCED DRIVEWAY WIDTH						
F	03.07.25	NK	DH	EARTHWORKS UPDATED						
NOT FOR CONSTRUCTION							Colliers			
DESIGN APPROVED DANIEL COLLINS RPEQ 18631 DATE 3.07.25							mirvac			
FOR AND ON BEHALF OF COLLIER'S INTERNATIONAL ENGINEERING & DESIGN PTY LTD							ASSOCIATED CONSULTANT			
							MONARCH GLEN No. 1 PTY LTD			
							FLINDERS LAKES DRIVE, MONARCH GLEN			
							COVER PLAN & DRAWING INDEX			
							PROJECT No. 24-0750 DRAWING No. 900 REVISION F			

GENERAL NOTES:

1.

THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, PLANT AND EQUIPMENT TO CONSTRUCT THE WORKS AS DOCUMENTED AND STRICTLY IN ACCORDANCE WITH THE RELEVANT AUTHORITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2.

THE EXISTING SERVICES THAT ARE SHOWN ON THE DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. NO RESPONSIBILITY IS TAKEN BY THE SUPERINTENDENT OR THE PRINCIPAL FOR INFORMATION THAT HAS BEEN SUPPLIED BY OTHERS, OR ANY EXISTING SERVICES THAT MAY BE PRESENT NOT SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE POSITION OF ANY UNDERGROUND SERVICES WITHIN THE AREAS OF WORKS AND SHALL BE RESPONSIBLE FOR MAKING GOOD ANY DAMAGE THERETO. ANY ALTERATION WORKS TO SERVICES WILL BE CARRIED OUT ONLY BY THE SERVICE OWNER AUTHORITY UNLESS APPROVED OTHERWISE.
3.

ALL CONSTRUCTION ACTIVITIES UNDERTAKEN SHALL COMPLY WITH CURRENT WORKPLACE HEALTH AND SAFETY REQUIREMENTS AND LEGISLATION.
4.

PRIOR TO COMMENCING WORK, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL RELEVANT LOCAL AUTHORITY PERMITS.
5.

THE CONTRACTOR SHALL NOT COMMENCE THE DEMOLITION OF ANY EXISTING BUILDINGS AND/OR STRUCTURES WITHOUT APPROVAL FROM THE SUPERINTENDENT.
6.

THE CONTRACTOR SHALL APPLY INDUSTRY BEST PRACTICE SO WORKS SHALL NOT DISTURB OR AFFECT NEARBY RESIDENTS EITHER BY DUST, NOISE, FLOODING OR DISCONNECTION OF SERVICES. CONTRACTOR TO ENSURE THAT ACCESS AND SERVICES TO EXISTING PROPERTIES ARE AVAILABLE AT ALL TIMES.
7.

THE CONTRACTOR SHALL VERIFY LEVELS OF EXISTING SERVICE CROSSINGS AND CONNECTION POINTS PRIOR TO COMMENCEMENT OF WORKS AND NOTIFY SUPERINTENDENT OF ANY DISCREPANCIES BETWEEN ACTUAL AND PROPOSED DESIGN LEVELS.
8.

THESE ENGINEERING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE APPROVED VEGETATION MANAGEMENT PLAN, WHERE APPLICABLE. WHEN IN DOUBT, ALL EXISTING TREES ARE TO REMAIN UNLESS DIRECTED OTHERWISE.
9.

HOLD POINT: ONCE THE BASE OF MANHOLES, INSPECTION PITS, GULLIES AND FIELD INLETS FOR STORMWATER DRAINAGE AND SEWER RETICULATION HAVE BEEN POURED, CONSTRUCTION SHALL ONLY RE-COMMENCE ONCE THE SUPERINTENDENT AND/OR ENGINEER HAVE INSPECTED THE WORKS.
10.

THE CONTRACTOR SHALL NOTE DURING THE COURSE OF THE WORKS WHEN JOINT INSPECTIONS WITH THE AUTHORITY AND THE SUPERINTENDENT ARE REQUIRED. THESE INCLUDE PRE-STARTS, SUBGRADES, PRE-SEALS, CLEARING, AND OTHER SUCH INSPECTIONS AS NOMINATED IN THE APPROVAL AND THE SPECIFICATIONS. THE CONTRACTOR SHALL ENSURE NO WORKS PROCEED PAST THE INSPECTION POINT UNTIL THE JOINT INSPECTION HAS BEEN SUCCESSFULLY COMPLETED.
11.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SAFE MOVEMENT OF TRAFFIC AND THE PROTECTION OF PERSON AND PROPERTY THROUGH AND AROUND THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC MANAGEMENT INCLUDING THE DESIGN, CONSTRUCTION, MAINTENANCE AND REMOVAL OF TEMPORARY ROADWAYS, DETOURS, SIGNS, LIGHTS AND BARRIER AS REQUIRED STRICTLY IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENTS.

BULK EARTHWORKS NOTES

1.

NOTWITHSTANDING THE EXTENTS OF CUTTING AND FILLING SHOWN ON DRAWINGS, THE SUPERINTENDENT RESERVES THE RIGHT TO ADJUST THE FINISHED SURFACE LEVELS AND EARTHWORKS EXTENTS THROUGH WRITTEN DIRECTION.
2.

THE CONTRACTOR SHALL UNDERTAKE ALL CLEARING USING INDUSTRY BEST PRACTICE INCLUDING CONSIDERATION OF FAUNA RELOCATION.
3.

THE CONTRACTOR SHALL UNDERTAKE ALL EARTHWORKS IN ACCORDANCE WITH AS3798-2007 AND LOCAL AUTHORITY REQUIREMENTS. LEVEL 1 SUPERVISION IS REQUIRED.
4.

THE CONTRACTOR SHALL CONSIDER LOADS GENERATED BY THE EARTHWORKS OPERATIONS SO AS TO AVOID DAMAGE TO ALL PIPES, SERVICES AND STRUCTURES.
5.

THE EARTHWORKS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT'S SEDIMENT AND EROSION CONTROL PLAN, WHERE APPLICABLE.
6.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANNING, DESIGN, CERTIFICATION, IMPLEMENTATION AND MAINTENANCE OF AN EROSION AND SEDIMENT CONTROL PLAN THAT IS COMPLIANT WITH THE INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA) GUIDELINE 'BEST PRACTICE EROSION AND SEDIMENT CONTROL' AND RELEVANT COUNCIL POLICIES.
7.

ALLOTMENT FINISHED SURFACE LEVELS, SHOWN ON THE LAYOUT PLAN, INDICATE THE FINISHED SURFACE LEVEL AFTER TOPSOIL PLACEMENT.

ROADWORKS AND DRAINAGE NOTES

1.

ALL WORKS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S STANDARD DRAWINGS, METHODS AND SPECIFICATIONS.
2.

NOTWITHSTANDING THE EXTENTS OF CUTTING AND FILLING SHOWN ON DRAWINGS, THE SUPERINTENDENT RESERVES THE RIGHT TO ADJUST THE FINISHED SURFACE LEVELS AND EARTHWORKS EXTENTS THROUGH WRITTEN DIRECTION.
3.

NEW CONSTRUCTION SHALL BE NEATLY JOINED TO EXISTING FORMATION. WHERE REQUIRED, THE EXISTING FORMATION SHALL BE SAW CUT IN ACCORDANCE WITH IPWEAQ STD DRG RS-170. LEVELS AND GRADIENTS AT CONNECTIONS WITH EXISTING WORKS MAY BE VARIED AS REQUIRED TO ACHIEVE A SMOOTH CONNECTION.
4.

THE CONTRACTOR SHALL UNDERTAKE ALL EARTHWORKS IN ACCORDANCE WITH AS3798-2007 AND LOCAL AUTHORITY REQUIREMENTS. LEVEL 1 SUPERVISION IS REQUIRED.
5.

THE CONTRACTOR SHALL SUPPLY THE SUPERINTENDENT WITH THE SUBGRADE TEST RESULTS NECESSARY FOR ALL PAVEMENT DESIGN.
6.

THE CONTRACTOR SHALL ENSURE A MINIMUM OF 75mm TOPSOIL TO ALL VERGE AND BATTER AREAS (AND STABILISATION AS ORDERED)
7.

THE CONTRACTOR SHALL INSTALL ALL FOOTPATH AND PRAM RAMPS IN COMPLIANCE WITH THE AUTHORITY'S STANDARD DRAWINGS. PRAM RAMPS ARE TO BE LOCATED CLEAR OF DRAINAGE GULLY PITS AND FUTURE DRIVEWAY POSITIONS INDICATED ON THE LAYOUT PLANS.
8.

THE CONTRACTOR SHALL INSTALL SUBSOIL DRAINS UNDER ALL KERBS AS REQUIRED BY THE LOCAL AUTHORITY'S STANDARDS.
9.

THE CONTRACTOR SHALL ENSURE THAT ALL RETAINING WALL SUBSOIL DRAINS ARE TO CONNECT TO EITHER KERB ADAPTORS, STORMWATER DRAINAGE STRUCTURES OR KERB SUBSOIL DRAINS. CONTRACTOR TO DEMONSTRATE TO SUPERINTENDENT THAT SUITABLE CONNECTIONS HAVE BEEN PROVIDED FOR ALL WALLS.
10.

ALL STORMWATER DRAINAGE MATERIALS, BEDDING, JOINTING AND STEP IRON REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES STANDARD DRAWINGS, METHODS AND SPECIFICATIONS.
11.

THE STORMWATER PIPE CLASSES HAVE BEEN DESIGNED FOR SERVICE LOADS ONLY. THE CONTRACTOR SHALL ASSESS THE SUITABILITY OF MACHINERY USED ON SITE AND THE ANTICIPATED CONSTRUCTION LOADS, AND UPGRADE THE PIPE CLASSES IF NECESSARY IN ACCORDANCE WITH AS3725-2007.
12.

THE TERM D₅₀ DOCUMENTED ON THE DRAWINGS, IN RELATION TO ROCK ARMORING, CORRESPONDS TO THE REQUIRED MEDIAN DIAMETER OF THE PLACED ROCKS. THE ROCKS USED SHALL NOT VARY IN SIZE BY +/- 30% OF THE PROPOSED D₅₀ SIZE.

ROOFWATER NOTES

1.

THE GEOMETRIC CENTRE SHALL BE TAKEN AS THE SETOUT POINT FOR ALL STRUCTURES, UNLESS DETAILED OTHERWISE.
2.

ROOFWATER ALIGNMENT, COVER, MATERIALS, BEDDING, JOINTING AND STEP IRON REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S STANDARD DRAWINGS, METHODS AND SPECIFICATIONS.
3.

ALL PVC PIPES ARE TO BE MINIMUM CLASS SN8.
4.

END CAPS SHALL BE INSTALLED ON ENDS OF ALL PIPES AND STUBS.
5.

WHERE ROOFWATER PIPES ARE ALIGNED BEHIND PROPOSED RETAINING WALLS, THE CONTRACTOR IS TO REFER TO THE SPECIFIC PROJECT DESIGN DETAILS AND CONFIRM CLEARANCES WITH THE SUPERINTENDENT PRIOR TO LAYING OF THE PIPES.
6.

PROPERTY CONNECTIONS SHALL BE 150Ø UNLESS SHOWN OTHERWISE. THE CONTRACTOR SHALL EXTEND CONNECTIONS A MINIMUM OF 1.0m BEYOND ADJACENT SEWER LINES, WHERE APPLICABLE.
7.

IN INSTANCES WHERE REAR ALLOTMENT DRAINAGE IS NOT PROVIDED, THE CONTRACTOR SHALL INSTALL A ROOFWATER CONNECTION TO EACH PROPERTY BY ONE OF THE FOLLOWING METHODS, AS SHOWN ON THE LAYOUT PLAN:

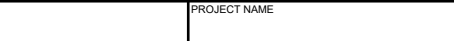
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TWO ROOFWATER KERB ADAPTOR 500mm FROM THE DOWNSTREAM BOUNDARY (UNLESS SHOWN ON A DIFFERENT ALIGNMENT). WHERE THERE IS A CONCRETE FOOTPATH, A ROOFWATER PIPE SHALL BE INSTALLED FROM THE PROPERTY BOUNDARY CONNECTED TO THE KERB ADAPTOR AT 1.25% MINIMUM GRADE IN ACCORDANCE WITH COUNCIL'S STANDARDS.

-

ONE 150Ø ROOFWATER PIPE CONNECTED TO PROPOSED STORMWATER GULLY PIT OR MANHOLE AT MINIMUM 1.0% GRADE WITH 1.0m COVER.

PLOT - 03 JUL 2025 05:11 PM LOCATION - H:2222-0408 UNDAULI L JOTAWM Flagstone/Design/Asat/ROLL 4/CARETAKER/24-0750-0000 COVER PLAN.dwg

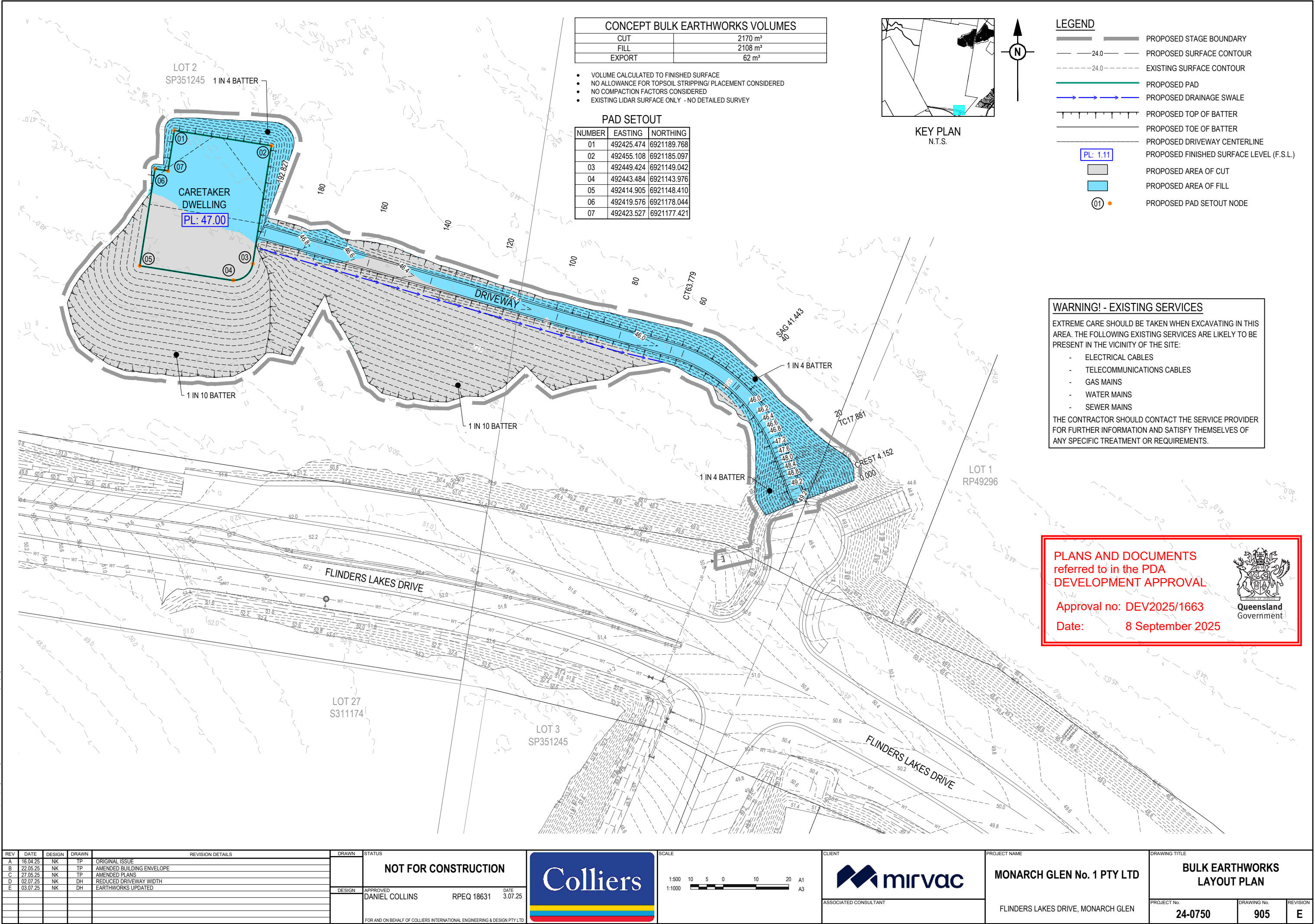
REV	DATE	DESIGN	DRAWN	REVISION DETAILS			DRAWN	STATUS			SCALE 1:2000 20 0 20 40 60 80 100 A1 1:4000  A3	CLIENT  ASSOCIATED CONSULTANT	PROJECT NAME MONARCH GLEN No. 1 PTY LTD FLINDERS LAKES DRIVE, MONARCH GLEN	DRAWING TITLE						
A	16.04.25	NK	TP	ORIGINAL ISSUE				NOT FOR CONSTRUCTION						GENERAL NOTES						
B	22.05.25	NK	TP	AMENDED BUILDING ENVELOPE																
C	27.05.25	NK	TP	AMENDED PLANS																
D	02.07.25	NK	DH	REDUCED DRIVEWAY WIDTH																
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							DESIGN	APPROVED DANIEL COLLINS RPEQ 18631 DATE 3.07.25						PROJECT No. 24-0750 DRAWING No. 901 REVISION E						
								FOR AND ON BEHALF OF COLLIERS INTERNATIONAL ENGINEERING & DESIGN PTY LTD												

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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CONCEPT BULK EARTHWORKS VOLUMES	
CUT	2170 m³
FILL	2108 m³
EXPORT	62 m³

- VOLUME CALCULATED TO FINISHED SURFACE
- NO ALLOWANCE FOR TOPSOIL STRIPPING/ PLACEMENT CONSIDERED
- NO COMPACTION FACTORS CONSIDERED
- EXISTING LIDAR SURFACE ONLY - NO DETAILED SURVEY

PAD SETOUT		
NUMBER	EASTING	NORTHING
01	492425.474	6921189.768
02	492455.108	6921185.097
03	492449.424	6921149.042
04	492443.484	6921143.976
05	492414.905	6921148.410
06	492419.576	6921178.044
07	492423.527	6921177.421



KEY PLAN
N.T.S.

- LEGEND**
- PROPOSED STAGE BOUNDARY
 - 24.0 PROPOSED SURFACE CONTOUR
 - 24.0 EXISTING SURFACE CONTOUR
 - PROPOSED PAD
 - PROPOSED DRAINAGE SWALE
 - PROPOSED TOP OF BATTER
 - PROPOSED TOE OF BATTER
 - PROPOSED DRIVEWAY CENTERLINE
 - PROPOSED FINISHED SURFACE LEVEL (F.S.L.)
 - PROPOSED AREA OF CUT
 - PROPOSED AREA OF FILL
 - PROPOSED PAD SETOUT NODE

WARNING! - EXISTING SERVICES

EXTREME CARE SHOULD BE TAKEN WHEN EXCAVATING IN THIS AREA. THE FOLLOWING EXISTING SERVICES ARE LIKELY TO BE PRESENT IN THE VICINITY OF THE SITE:

- ELECTRICAL CABLES
- TELECOMMUNICATIONS CABLES
- GAS MAINS
- WATER MAINS
- SEWER MAINS

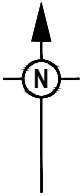
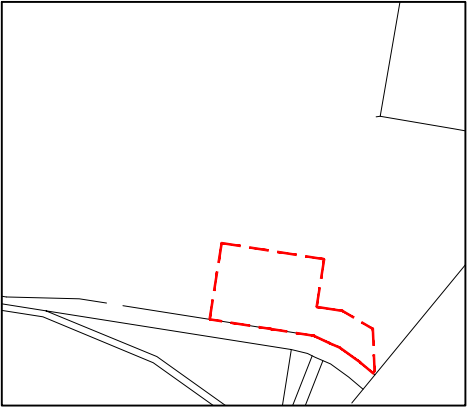
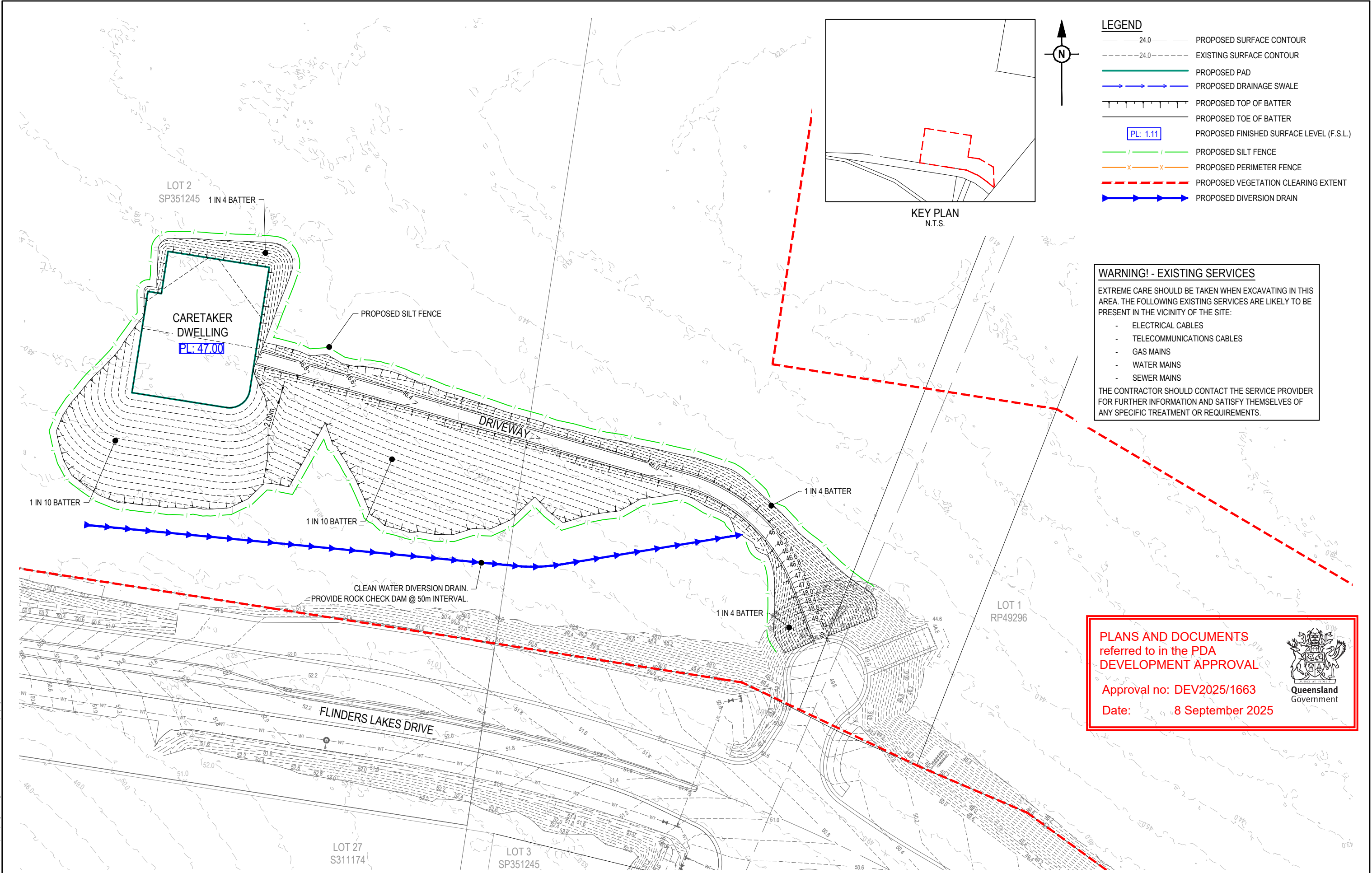
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					Colliers				
					1:500 10 5 0 10 20 A1 1:1000 A3				
					CLIENT mirvac ASSOCIATED CONSULTANT				
					PROJECT NAME MONARCH GLEN No. 1 PTY LTD FLINDERS LAKES DRIVE, MONARCH GLEN				
					DRAWING TITLE BULK EARTHWORKS LAYOUT PLAN PROJECT No. 24-0750 DRAWING No. 905 REVISION E				



- LEGEND**
- 24.0 — PROPOSED SURFACE CONTOUR
 - - - 24.0 - - - EXISTING SURFACE CONTOUR
 - PROPOSED PAD
 - → → PROPOSED DRAINAGE SWALE
 - PROPOSED TOP OF BATTER
 - PROPOSED TOE OF BATTER
 - [PL: 1.11] PROPOSED FINISHED SURFACE LEVEL (F.S.L.)
 - / — / — PROPOSED SILT FENCE
 - x — x — PROPOSED PERIMETER FENCE
 - - - PROPOSED VEGETATION CLEARING EXTENT
 - → → PROPOSED DIVERSION DRAIN

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- ELECTRICAL CABLES
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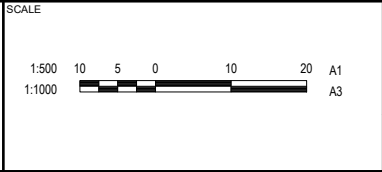
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DESIGN	APPROVED DANIEL COLLINS RPEQ 18631 DATE 3.07.25



CLIENT

ASSOCIATED CONSULTANT

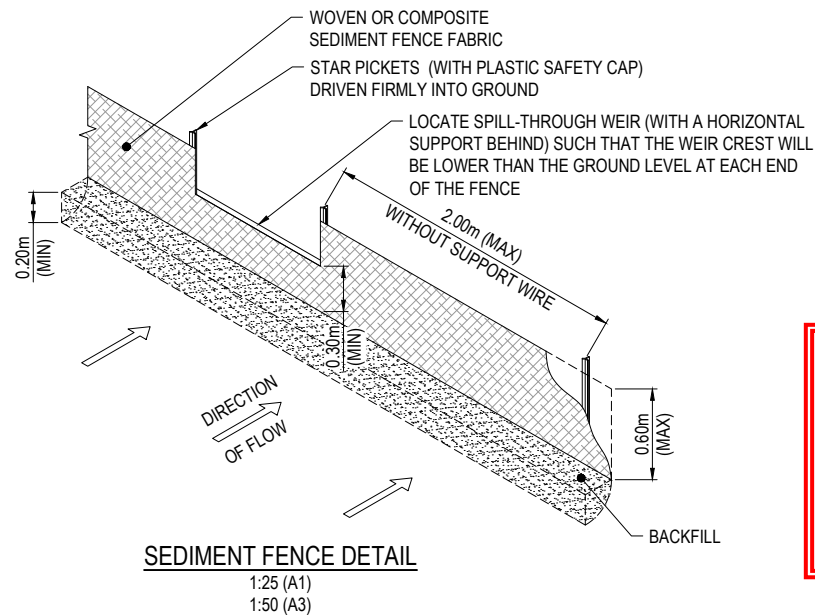
PROJECT NAME

MONARCH GLEN No. 1 PTY LTD

FLINDERS LAKES DRIVE, MONARCH GLEN

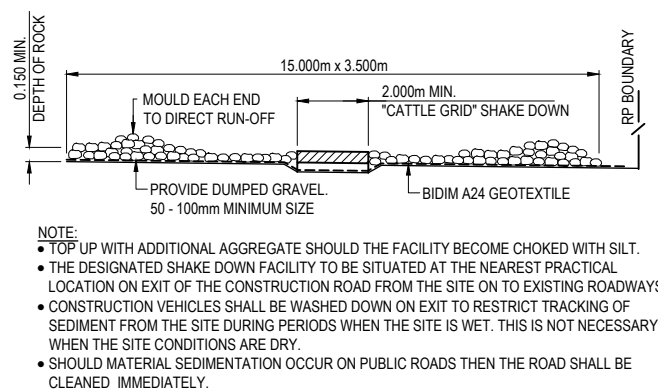
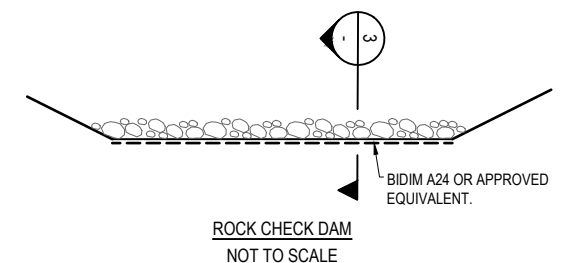
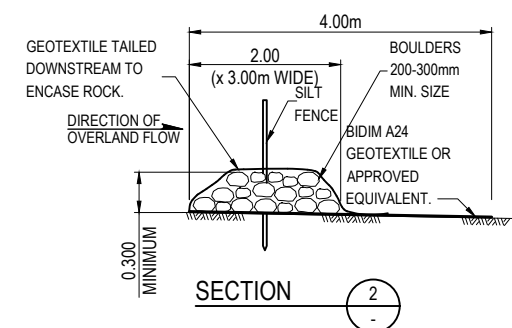
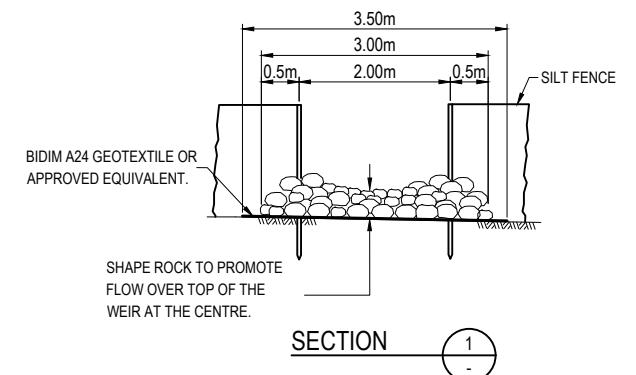
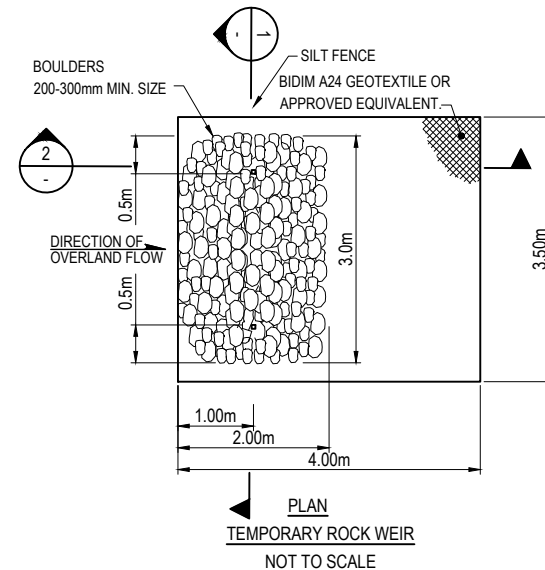
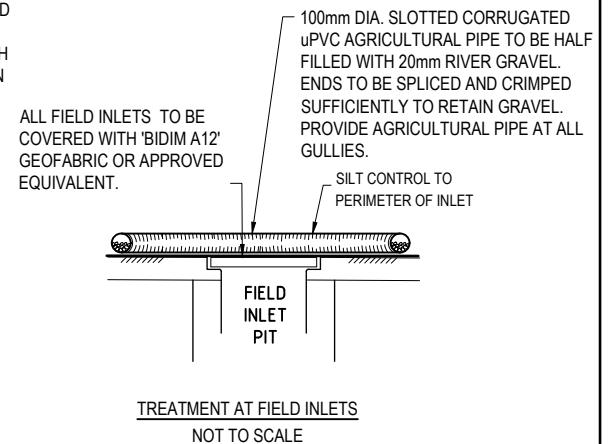
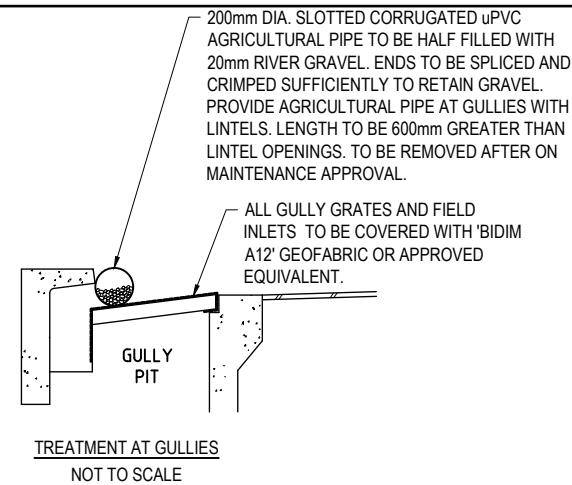
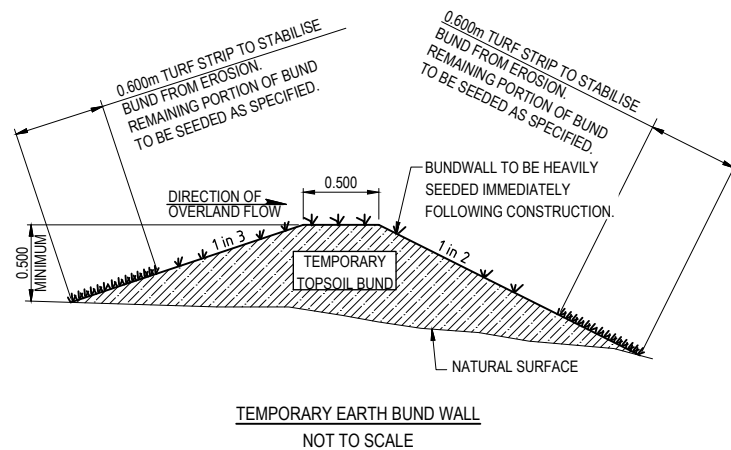
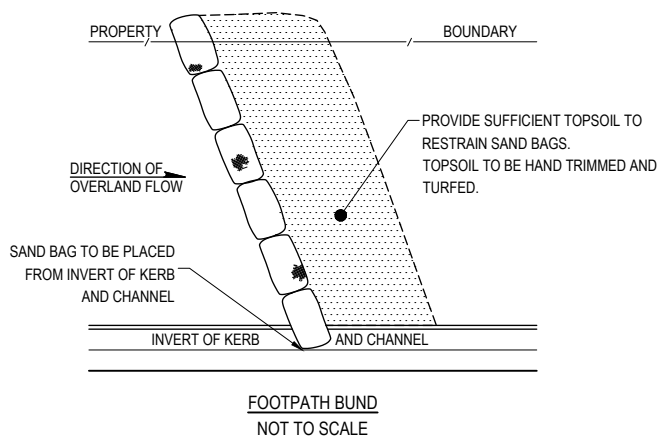
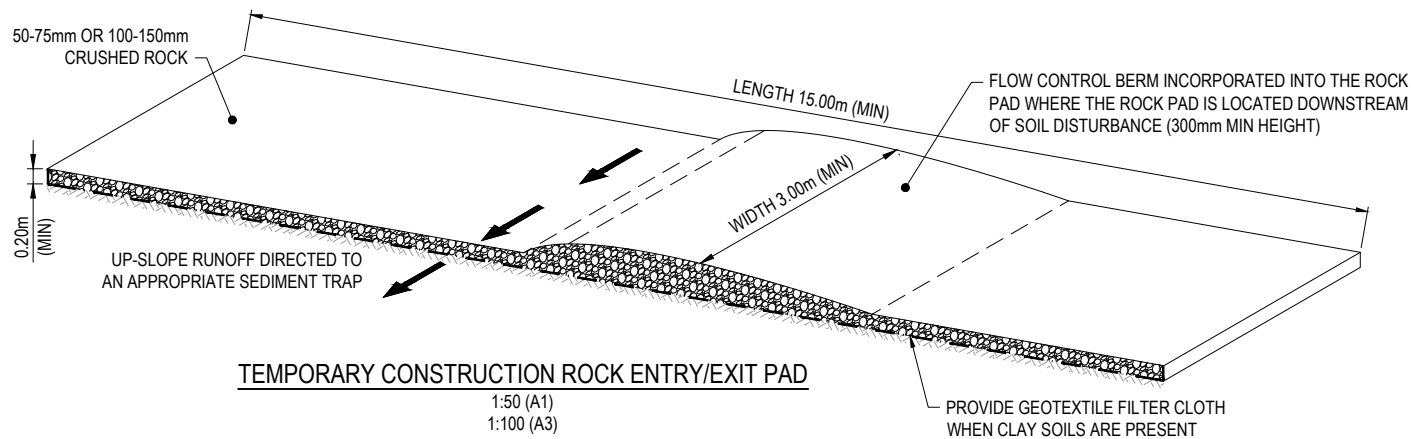
DRAWING TITLE	PROJECT No.	DRAWING No.	REVISION
EROSION & SEDIMENT LAYOUT PLAN	24-0750	906	F

PLOT: 03-Jul-2025 05:12 PM LOCATION: H:\2222-0408 Unbld\Lot\Drawn\Flagstone\Design\AsatROL 4\CARETAKER\240750-0906-E397.dwg

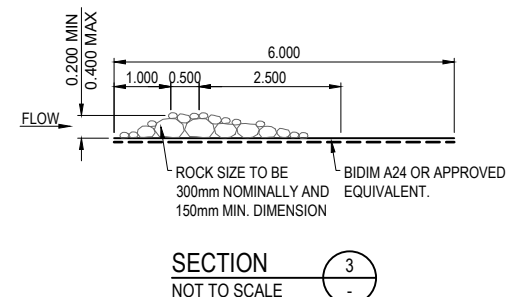


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- NOTE:
- TOP UP WITH ADDITIONAL AGGREGATE SHOULD THE FACILITY BECOME CHOKED WITH SILT.
 - THE DESIGNATED SHAKE DOWN FACILITY TO BE SITUATED AT THE NEAREST PRACTICAL LOCATION ON EXIT OF THE CONSTRUCTION ROAD FROM THE SITE ON TO EXISTING ROADWAYS.
 - CONSTRUCTION VEHICLES SHALL BE WASHED DOWN ON EXIT TO RESTRICT TRACKING OF SEDIMENT FROM THE SITE DURING PERIODS WHEN THE SITE IS WET. THIS IS NOT NECESSARY WHEN THE SITE CONDITIONS ARE DRY.
 - SHOULD MATERIAL SEDIMENTATION OCCUR ON PUBLIC ROADS THEN THE ROAD SHALL BE CLEANED IMMEDIATELY.



PLOT: 03 JUL 2025 05:12 PM LOCATION: H:\2222-0408 Unbuilt\1\Jobwork\Flagstone\Design\AsatROL 4\CARETAKER\240750-0005-E397.dwg

REV	DATE	DESIGN	DRAWN	REVISION DETAILS
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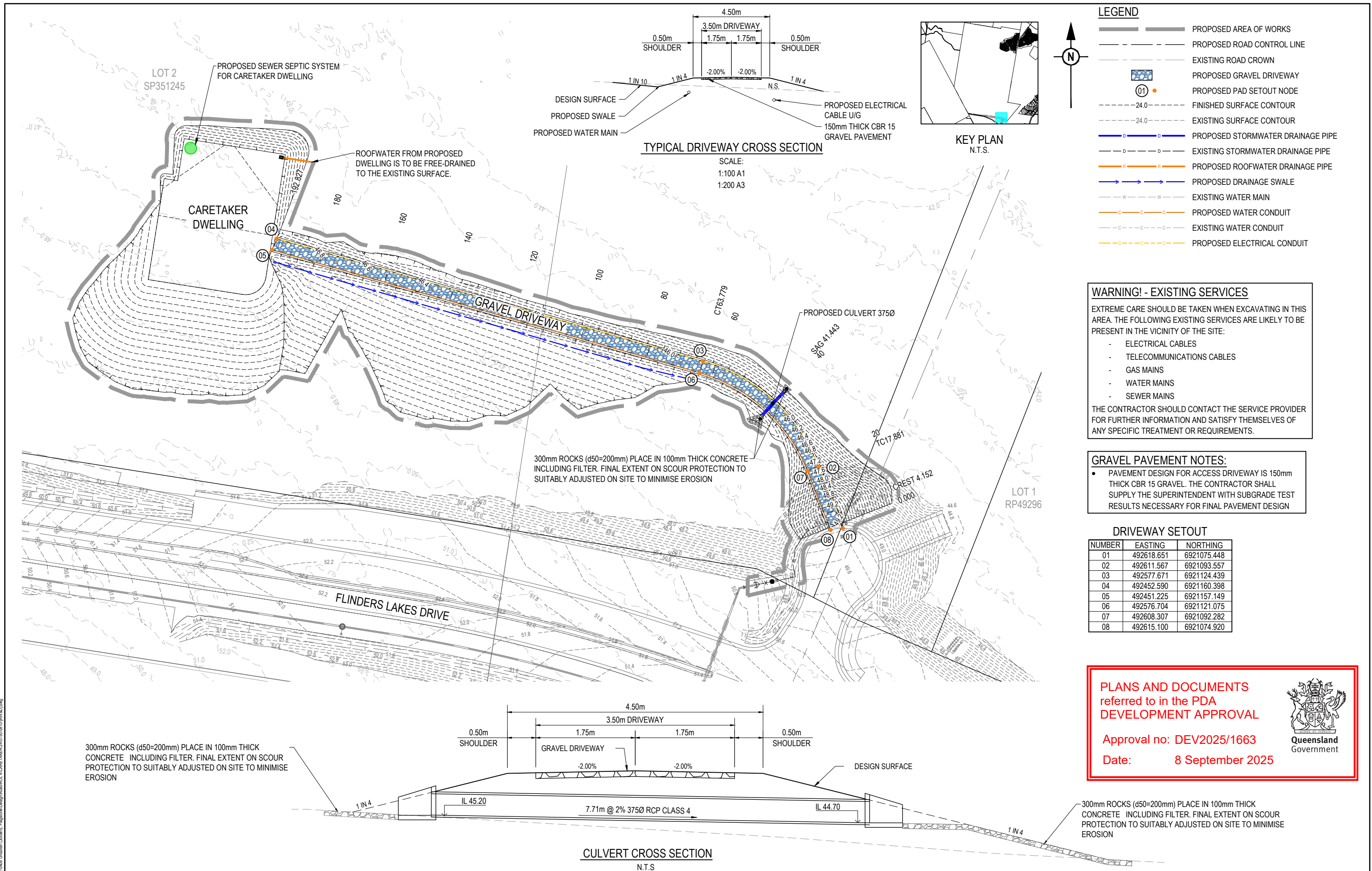


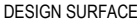
SCALE
1:500 10 5 0 10 20 A1
1:1000

CLIENT
mirvac
ASSOCIATED CONSULTANT

PROJECT NAME
MONARCH GLEN No. 1 PTY LTD
FLINDERS LAKES DRIVE, MONARCH GLEN

DRAWING TITLE
EROSION AND SEDIMENT CONTROL TYPICAL DETAILS
PROJECT No. 24-0750
DRAWING No. 907
REVISION E

[illegible]



EXISTING SURFACE

DRIVEWAY

GRAVEL PAVEMENT NOTES:

- PAVEMENT DESIGN FOR ACCESS DRIVEWAY IS 150mm THICK CBR 15 GRAVEL. THE CONTRACTOR SHALL SUPPLY THE SUPERINTENDENT WITH SUBGRADE TEST RESULTS NECESSARY FOR FINAL PAVEMENT DESIGN

[illegible]