

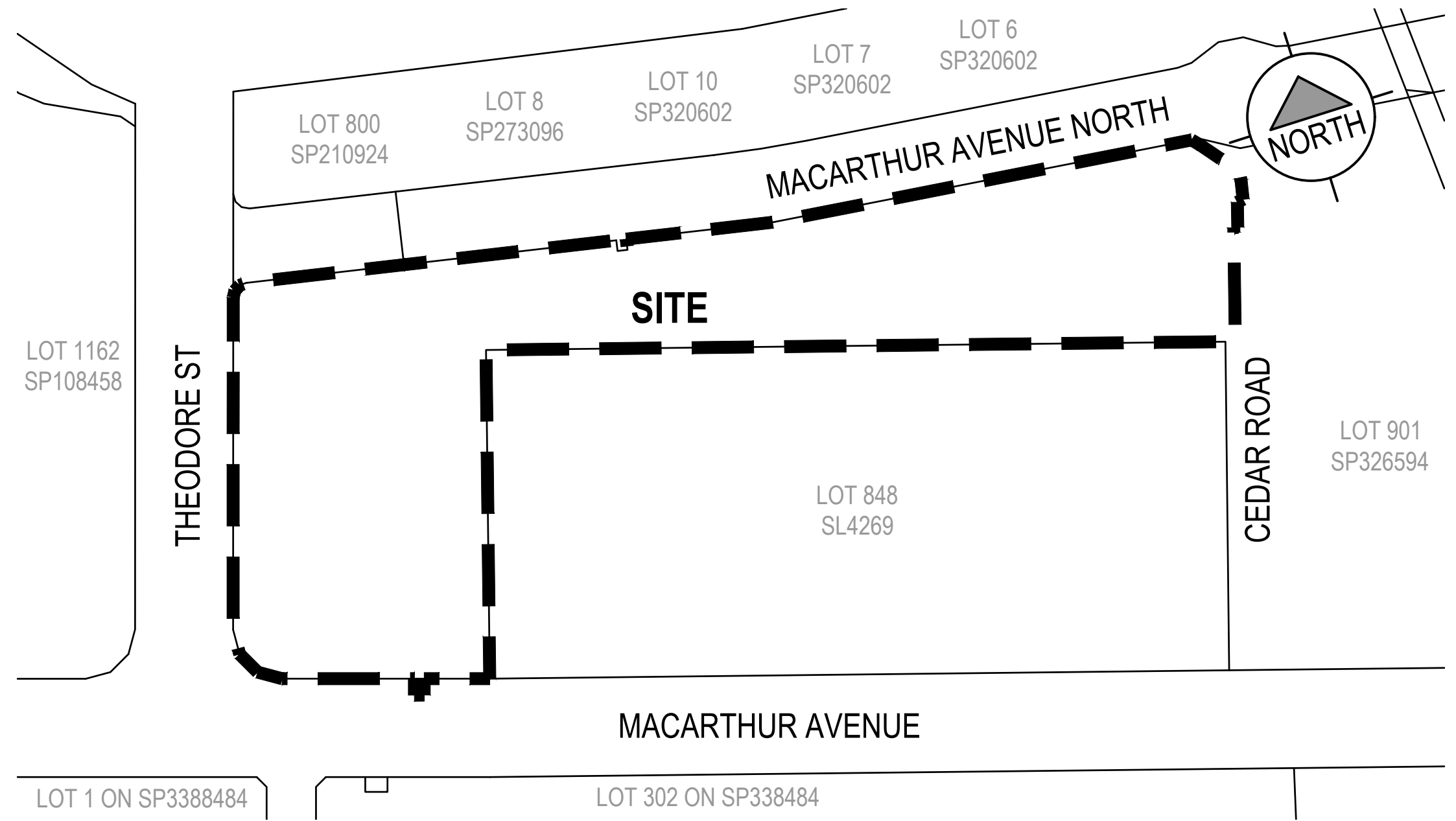
NORTHSHORE 'THE YARD' CAR PARK

BOURN

ENGINEERS



LOCALITY PLAN
N.T.S



KEY PLAN
1:2000 @ A1

IN PARTNERSHIP WITH



SCHEDULE OF DRAWINGS	
DRAWING	TITLE
BE25012-00A-1000	PROJECT COVER SHEET AND SCHEDULE OF DRAWINGS
BE25012-00A-1002	GENERAL NOTES
BE25012-00A-1010	EXISTING FEATURES LAYOUT PLAN SHEET 1 OF 2
BE25012-00A-1011	EXISTING FEATURES LAYOUT PLAN SHEET 2 OF 2
BE25012-00A-1100	BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 2
BE25012-00A-1101	BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 2
BE25012-00A-1200	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 1 OF 2
BE25012-00A-1201	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 2 OF 2
BE25012-00A-1220	PAVEMENT CONTROL LINE SETOUT LAYOUT PLAN SHEET 1 OF 2
BE25012-00A-1221	PAVEMENT CONTROL LINE SETOUT LAYOUT PLAN SHEET 2 OF 2
BE25012-00A-1260	SIGNAGE AND LINEMARKING LAYOUT PLAN SHEET 1 OF 2
BE25012-00A-1261	SIGNAGE AND LINEMARKING LAYOUT PLAN SHEET 2 OF 2
BE25012-00A-1300	STORMWATER DRAINAGE CATCHMENT LAYOUT PLAN
BE25012-00A-1340	STORMWATER DRAINAGE SOUTHERN DETENTION BUND LAYOUT PLAN AND DETAILS
BE25012-00A-1341	STORMWATER DRAINAGE NORTHERN DETENTION BUND LAYOUT PLAN AND DETAILS

OPERATIONAL WORKS APPLICATION

BRISBANE CITY COUNCIL
SITE ADDRESS: LOT 7 ON SP326594 (220 MACARTHUR AVENUE, HAMILTON)
SITE AREA: 3.525ha

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1698
Date: 3 November 2025



PROJECT NUMBER	DRAWING NUMBER	REVISION	STATUS
BE25012-00A	1000	A	CONSTRUCTION

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. GENERALLY FINISHED SURFACE LEVELS, SHOWN ON THE LAYOUT PLAN, INDICATE THE FINISHED SURFACE LEVEL AFTER TOPSOIL PLACEMENT, UNLESS NOTED OTHERWISE AND SHOULD BE CONFIRMED PRIOR COMMENCING ANY WORKS.

ROADWORKS AND DRAINAGE NOTES

1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT LOCAL COUNCIL AUTHORITY STANDARD DRAWINGS AND METHODS.
2. NOT WITHSTANDING THE LIMITS OF CUTTING AND FILLING SHOWN ON THE CROSS SECTIONS, THE ACTUAL LIMITS SHALL BE DETERMINED ON-SITE BY THE SUPERINTENDENT DURING CONSTRUCTION AND SIMILARLY THE FINISHED SURFACE CONTOURS MAY BE ADJUSTED BY WRITTEN DIRECTION OF THE SUPERINTENDENT DURING CONSTRUCTION.
3. LEVELS FOR KERB AND CHANNEL CONSTRUCTION ARE AT EQUAL INTERVALS AT LIP OF CHANNEL UNLESS SHOWN OTHERWISE.
4. SIDE DRAINS TO BE CONSTRUCTED UNDER ALL KERBS AND ALL KERB AND CHANNEL AND IN LOCATIONS DIRECTED BY THE SUPERINTENDENT IN ACCORDANCE WITH LOCAL COUNCIL AUTHORITY STANDARDS.
5. LEVELS AND GRADIENTS AT JUNCTIONS WITH EXISTING WORKS MAY BE VARIED AS REQUIRED TO ACHIEVE A SATISFACTORY CONNECTION AND THE CONTRACTOR SHALL INCLUDE THE COST OF THIS WORK IN THE TENDER PRICE. WHERE NEW WORK JOINS EXISTING, THE WORK SHALL TRANSITION NEATLY WITH THE PAVEMENT SO THAT DEVIATION FROM THE LINE OF A 3.0m STRAIGHT EDGE SHALL BE NO GREATER THAN 10mm.
6. SUBGRADE CBR TEST RESULTS TO BE FORWARDED TO SUPERINTENDENT. FOR DETERMINATION OF BOX DEPTHS PRIOR TO EXCAVATION, TESTS SHALL INCLUDE SOAKED CBR AND/OR OTHER TESTS AS REQUESTED BY THE SUPERINTENDENT.
7. CONTRACTOR TO LIAISE WITH ALL RELEVANT SERVICE AUTHORITIES TO ASCERTAIN SERVICES PRESENT ON-SITE. ANY ALTERATION WORKS TO SERVICES WILL BE CARRIED OUT BY THAT SERVICE AUTHORITY ONLY.
8. FOOTPATHS AND BATTERS TO HAVE MINIMUM OF 75mm TOPSOIL (AND GRASSING IF ORDERED).
9. PROVIDE 'B' GRADE TURFING TO OUTLETS AS DIRECTED BY THE SUPERINTENDENT.
10. ALL TRENCH EXCAVATION AND CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011.
11. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO WORKS COMMENCING ON SITE, THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
12. PIPE EXCAVATION, BEDDING AND BACKFILL (INCLUDING THE RESTORATION OF PAVEMENT TRENCHES SHALL BE AS PER LOCAL COUNCIL AUTHORITY STANDARD DRAWING BSD-801.
13. RETAINING WALL SUBSOIL DRAINS TO CONNECT TO KERB AND CHANNEL SUBSOIL OR STORMWATER DRAINAGE STRUCTURES WHERE POSSIBLE.
14. ALL STORMWATER PIPES UNDER ROADWAYS AND FOOTPATHS SHALL BE CLASS '4' STEEL REINFORCED CONCRETE UNLESS NOTED OTHERWISE. (ALL PIPES ARE Ø375 S.R.C.P. UNLESS NOTED OTHERWISE).
15. ALL STORMWATER PIPES UP TO AND INCLUDING 600Ø SHALL BE R.R.J. STORMWATER PIPES GREATER THAN 600Ø SHALL BE INTERNAL FLUSH JOINTED WITH PROPRIETARY EXTERNAL BAND.
16. STORMWATER MANHOLES WHERE SHOWN ARE TAKEN TO BE AS PER LOCAL COUNCIL AUTHORITY STANDARD DRAWINGS.
17. STORMWATER GULLY PITS WHERE SHOWN ARE TAKEN TO BE LIP IN LINE AS PER LOCAL COUNCIL AUTHORITY STANDARDS.
18. STEP IRONS ARE TO BE PROVIDED IN STORMWATER MANHOLES BETWEEN 850mm AND 3000mm DEPTH OR IN ACCORDANCE WITH LOCAL COUNCIL AUTHORITY STANDARD DRAWINGS.
19. THE STORMWATER PIPE CLASSES TO BE DESIGNED FOR SERVICE LOADS ONLY, AND THE CONTRACTOR SHALL ACCESS ANTICIPATED CONSTRUCTION LOADS AND UPGRADE THE PIPE CLASSES IF NECESSARY, IN ACCORDANCE WITH AS3725-2007.
20. THE CONTRACTOR IS TO CONFIRM THE LOCATION OF SERVICE CONDUITS WITH THE SUPERINTENDENT PRIOR TO LAYING STORMWATER DRAINAGE.
21. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH WORKPLACE HEALTH AND SAFETY REGULATIONS

SETOUT NOTES

1. ALL SETTING OUT GIVEN FOR KERBS (i.e. COORDINATES, RADII AND ARC LENGTHS) REFERS TO SETOUT LINE SHOWN AS 'SO' ON DETAILS. (i.e. RADII SHOWN LR10 - DENOTES LIP RADIUS 10.0m)
2. ALL LEVELING INFORMATION GIVEN FOR KERBS REFERS TO LEVELING POINT SHOWN AS 'LP' ON DETAILS.
3. 20mm ARRIS ON CHANNEL TO BE REDUCED TO 5mm WHEN ADJACENT TO TREATMENTS.
4. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
5. CONSTRUCTION JOINTS IN ALL TYPES OF KERB SHALL BE EVENLY SPACED AT 3m CENTRES. CLEAR SPLICING OF THE KERB IS REQUIRED TO GUARANTEE CRACKING AT THE REQUIRED CONSTRUCTION JOINT LOCATIONS.
6. REFER LOCAL COUNCIL AUTHORITY STANDARD DRAWINGS FOR DETAILS.

GENERAL PAVEMENT NOTES

1. WORKS NOT SPECIFICALLY REFERRED TO, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE LOCAL COUNCIL AUTHORITY & TMR, DEPENDING ON LOCATION OF PAVEMENT TYPES
2. AT COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL ARRANGE FOR AN INDEPENDENT LICENSED SURVEYOR TO CARRY OUT A 'WORKS AS CONSTRUCTED' SURVEY AND SUBMIT THE DETAIL PLAN TO THE SUPERINTENDENT.
3. EDGE RESTRAINT, KERB & CHANNEL TO LOCAL COUNCIL AUTHORITY STANDARD DRAWINGS, UNLESS NOTED OTHERWISE ALL KERBING TO HAVE SUBSOIL DRAINAGE BENEATH.
4. ALL TRENCHES UNDER THE ROAD SHALL BE BACKFILLED IN LAYERS NOT EXCEEDING 150mm COMPACTED THICKNESS.COMPACT TO NOT LESS THAN 98% MAXIMUM DRY DENSITY BY MODIFIED COMPACTION TEST (AS 1289).
5. PAVEMENT SUB-BASE AND BASE LAYERS SHALL BE COMPACTED IN LAYERS THICKNESS OF 100mm TO 150mm AND COMPACT TO NOT LESS THAN 95% MODIFIED MAXIMUM DRY DENSITY.
6. PERFORATED SUBSOIL DRAINS ARE TO BE USED IN ALL AREAS EXCEPT WHERE SUBSOIL DRAINS ARE SHOWN BENEATH PAVED AREAS THEN PIPES ARE TO BE uPVC CLASS 12 H.D
7. PAVEMENT DESIGNS ARE INDICATIVE ONLY BASED ON ASSUMED INDICATIVE CBR 3 U.N.O.
8. PAVEMENT DEPTH TO BE CONFIRMED BY DESIGN ENGINEER AND SUPERINTENDENT BASED ON ACTUAL CBR VALUES DETERMINED ON SITE BY GEOTECHNICAL ENGINEER.

PUBLIC UTILITY AND PLANT NOTES

1. THE CONTRACTOR SHALL MAKE ENQUIRIES OF THE SERVICE AUTHORITIES AS TO THE LOCATION, DEPTH AND EXTENT OF SERVICES PRIOR TO COMMENCEMENT OF WORK ON THE SITE.
2. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE INCURRED TO EXISTING SERVICES AS A RESULT OF THE EXECUTION OF WORK UNDER THE CONTRACT.
3. NO WORK SHALL BE CARRIED OUT WITHIN 5.0 METERS OF ANY EXISTING SERVICE WITHOUT PRIOR RECORDED CONSULTATION WITH THE RELEVANT AUTHORITY.
4. EXISTING UN-UTILIZED ELECTRICAL PITS AND MANHOLES WITHIN THE CONSTRUCTION SHALL BE REMOVED AS A PART OF THE WORKS.

EARTHWORKS NOTES

CLEARING AND GRUBBING

1. ANY CLEARING REQUIRED TO BE UNDERTAKEN BY THE CONTRACTOR IS TO BE STRICTLY IN ACCORDANCE WITH THE COUNCIL APPROVED VEGETATION MANAGEMENT PLAN, INCLUDING THE LIMITS OF ALLOWABLE CLEARING, TREE PROTECTION REQUIREMENTS AND THE USE OF A FAUNA SPOTTER/CATCHER, AS SPECIFIED.
2. UNLESS OTHERWISE SPECIFIED OR DIRECTED, THE AREA TO BE CLEARED IS THAT REQUIRED BY SITE REGRADING WORKS, INCLUDING THE AREA OCCUPIED BY THE COMPLETED ROAD FORMATION AND ASSOCIATED DRAINAGE WORKS AND EROSION AND SEDIMENTATION MEASURES, THE CONTRACTOR SHALL ENSURE THAT ONLY THE ABSOLUTE MINIMUM AREA FOR CONSTRUCTION IS CLEARED.
3. THE AREA WITHIN THE LIMITS OF CLEARING SHALL BE CLEARED OF ALL VEGETATION, BOTH LIVING AND DEAD, ALL MINOR MAN-MADE STRUCTURES (SUCH AS FENCES, BUILDING MATERIAL AND EXISTING DRIVEWAYS), ALL RUBBISH AND OTHER MATERIALS WHICH, IN THE OPINION OF THE SUPERINTENDENT, ARE UNSUITABLE FOR USE IN THE WORKS WITH THE EXCEPTION OF CERTAIN TREES MARKED FOR PRESERVATION.
4. ALL TREES AND STUMPS ON OR WITHIN THE LIMITS OF CLEARING, THAT ARE TO BE REMOVED BY GRUBBING OPERATION SHALL BE CARRIED OUT TO A DEPTH OF 0.5m BELOW THE NATURAL SURFACE OR 1.5 METRES BELOW THE FINISHED SURFACE LEVEL, WHICHEVER IS THE LOWER.

TOPSOIL

5. ALL TOPSOIL SHALL BE STRIPPED AND STOCKPILED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS OPERATIONS. A TOPSOIL DEPTH OF 150mm HAS BEEN USED TO DETERMINE TOPSOIL AND EARTHWORK QUANTITIES. THE CONTRACTOR IS TO SATISFY HIMSELF OF THE ACCURACY OF THESE QUANTITIES AND TO MAKE ANY NECESSARY ALLOWANCE IF HE DISAGREES WITH QUANTITIES.

EARTHWORKS

6. ALL EARTHWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DISPERSIVE SOIL MANAGEMENT PLAN (DSMP), PREPARED BY BLIGH TANNER DATED 13/4/2018 & 24/06/2024.
7. EARTHWORKS ARE TO BE IN ACCORDANCE WITH AS 3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS' (LATEST ISSUE - INCLUDING ALL AMENDMENTS).
8. ALL MATERIALS FOR USE IN THE SEWER EMBANKMENT SHOULD BE INSPECTED AND TESTED TO BE FREE FROM DISPERSIVE MATERIALS (EMERSON CLASS OF THE FINES COMPONENT ASSESSED TO BE 4 OR GREATER).
9. FOLLOWING TOPSOIL REMOVAL, SPREAD GYPSUM AT A RATE OF 1kg/m2 AND TYNED TO A DEPTH OF 200mm PRIOR TO RECONDITIONING OF THE SUBGRADE.
10. ALL FILLING SHALL BE COMPLETED TO A LEVEL 1 ARRANGEMENT, UNDER THE SUPERVISION OF THE PRINCIPAL'S APPOINTED GEOTECHNICAL ENGINEER.
11. "CUT" AND "FILL" QUANTITIES HAVE BEEN CALCULATED TO THE UNDERSIDE OF THE TOPSOIL LAYER.
12. ALL EARTHWORK QUANTITIES HAVE BEEN CALCULATED AND BILLED IN THE CONTRACT AS "NETT" QUANTITIES, THAT IS NO ALLOWANCE FOR BULKING OR COMPACTION HAS BEEN MADE.
13. ALL FILL PLACED ON THIS SITE IS TO COMPRISE OF ONLY NATURAL EARTH AND ROCK AND IS TO BE FREE OF ALL CONTAMINANTS (REFER TO THE ENVIRONMENTAL PROTECTION ACT 1994 SECTION 11.), NO DEMOLITION MATERIAL IS TO BE USED.

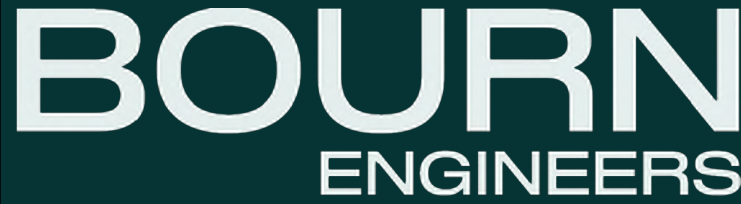
FILLING COMPACTION/TESTING

14. MATERIAL TO BE PLACED IN 300mm(MAXIMUM) LAYERS AND COMPACTED TO A MINIMUM OF 95% AS 1289(STANDARD) OF THE MAXIMUM DRY DENSITY.THE IN-SITU DENSITY OF THE FILL MATERIAL SHALL BE TESTED AT THE RATE OF ONE LOCATION PER ALLOTMENT AT THE FOLLOWING INTERVALS
 - TOTAL DEPTH LESS THAN 300mm: -NO TEST REQUIRED
 - TOTAL DEPTH OF FILL 300mm - 600mm: -ONE(1) TEST PER ALLOTMENT
 - TOTAL DEPTH EXCEEDING 600mm: -ONE(1) TEST IN THE FIRST LAYER THEN -ONE(1) TEST ON EACH ALTERNATIVE LAYER PLACED OVER THE FIRST LAYER

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REV	DATE	DRW	DES	CHK	APP	REVISION DESCRIPTION
A	18.09.2025	MG	BF	AG	AG	ISSUED FOR CONSTRUCTION
1	29.08.2025	MG	BF	BF	AG	ISSUE FOR APPROVAL

STATUS	SCALE
FOR CONSTRUCTION	
APPROVED	
A Gilboy RPEQ NO. 14276	18.09.2025



Economic Development Queensland

NORTHSHORE
'THE YARD' CAR PARK
HAMILTON

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2025/1698
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GENERAL NOTES

PROJECT NUMBER	DRAWING NUMBER	REVISION
BE25012-00A	1002	A



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING EDGE OF BITUMEN / CONCRETE
- EXISTING STORMWATER DRAINAGE
- EXISTING FENCE
- EXISTING GATE
- EXISTING SEWER
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING GAS
- EXISTING TELECOM UNDERGROUND
- EXISTING PETROLEUM UNDERGROUND

EXISTING SERVICES WARNING!

EXISTING UNDERGROUND SERVICES ARE PRESENT IN THIS VICINITY. THE CONTRACTOR IS RESPONSIBLE FOR LIAISING WITH THE RELEVANT AUTHORITIES TO ACCURATELY LOCATE ALL SERVICES ON-SITE BEFORE COMMENCING EXCAVATION OR CONSTRUCTION.

SETOUT NOTE

ALL DESIGN / SETOUT INFORMATION SHOWN ON THIS DRAWING IS AVAILABLE IN DIGITAL FORMAT FROM THE OFFICE OF THE SUPERINTENDENT UPON REQUEST BY THE CONTRACTOR.

NOTES:

- ALL EXISTING FEATURES LABELLED AS PER DESCRIPTIONS IN ORIGINAL SURVEY FILE.
- EXISTING STRUCTURES WITHIN PROPOSED PAVEMENT TO BE RAISED/LOWERED TO SUIT NEW PAVEMENT DESIGN LEVELS.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

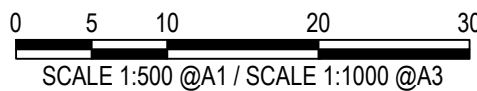
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STATUS	SCALE
FOR CONSTRUCTION	
APPROVED	
A GILBOY	RPEQ NO. 14278 18.09.2025



BOURN ENGINEERS



Economic Development Queensland

NORTHSHORE
'THE YARD' CAR PARK
HAMILTON

DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER	REVISION
EXISTING FEATURES LAYOUT PLAN SHEET 1 OF 2	BE25012-00A	1010	A



NOTE
ALL EXISTING FEATURES LABELLED AS PER DESCRIPTIONS IN ORIGINAL SURVEY FILE.

NOTE
REFER TO SHEET 1 FOR NOTES AND LEGEND.

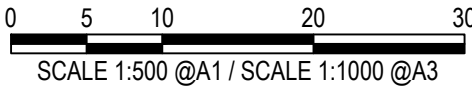
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STATUS	SCALE
FOR CONSTRUCTION	
APPROVED	
 RPEQ NO. 14278 A GILBOY 18.09.2025	



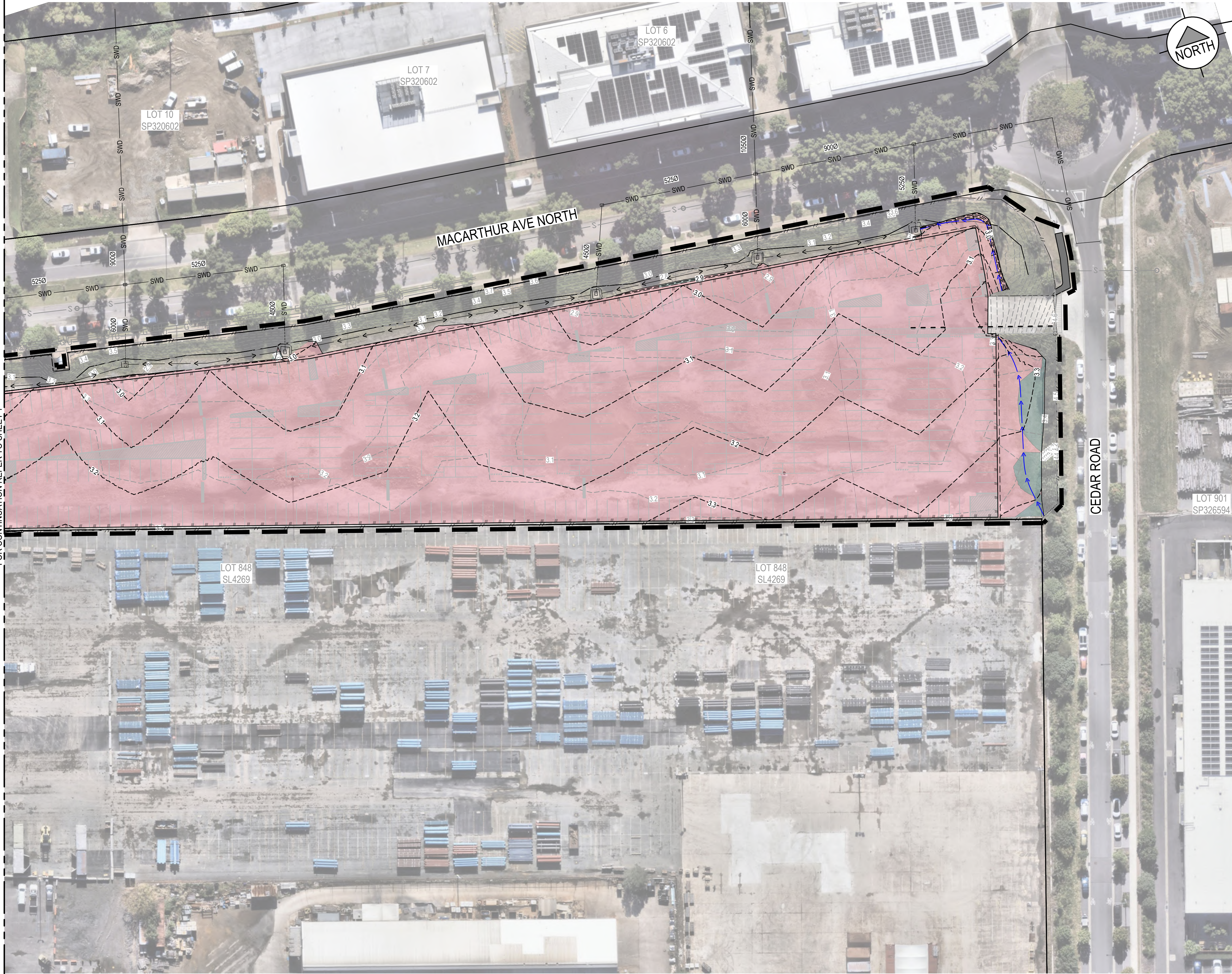
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**Economic
Development
Queensland**

CLIENT	PROJECT DETAILS
	NORTHSHORE 'THE YARD' CAR PARK HAMILTON

DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER	REVISION
EXISTING FEATURES LAYOUT PLAN SHEET 2 OF 2	BE25012-00A	1011	A



NOTE
REFER SHEET 1 FOR LEGEND AND BULK EARTHWORKS QTYS.

PLANS AND DOCUMENTS
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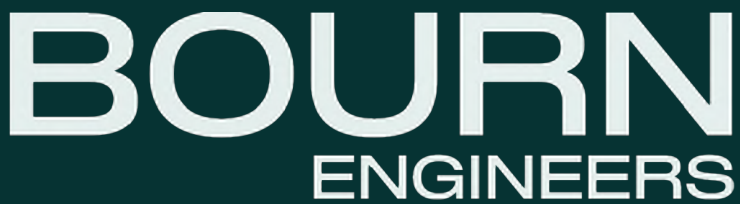
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SCALE



SCALE 1:500 @A1 / SCALE 1:1000 @A3



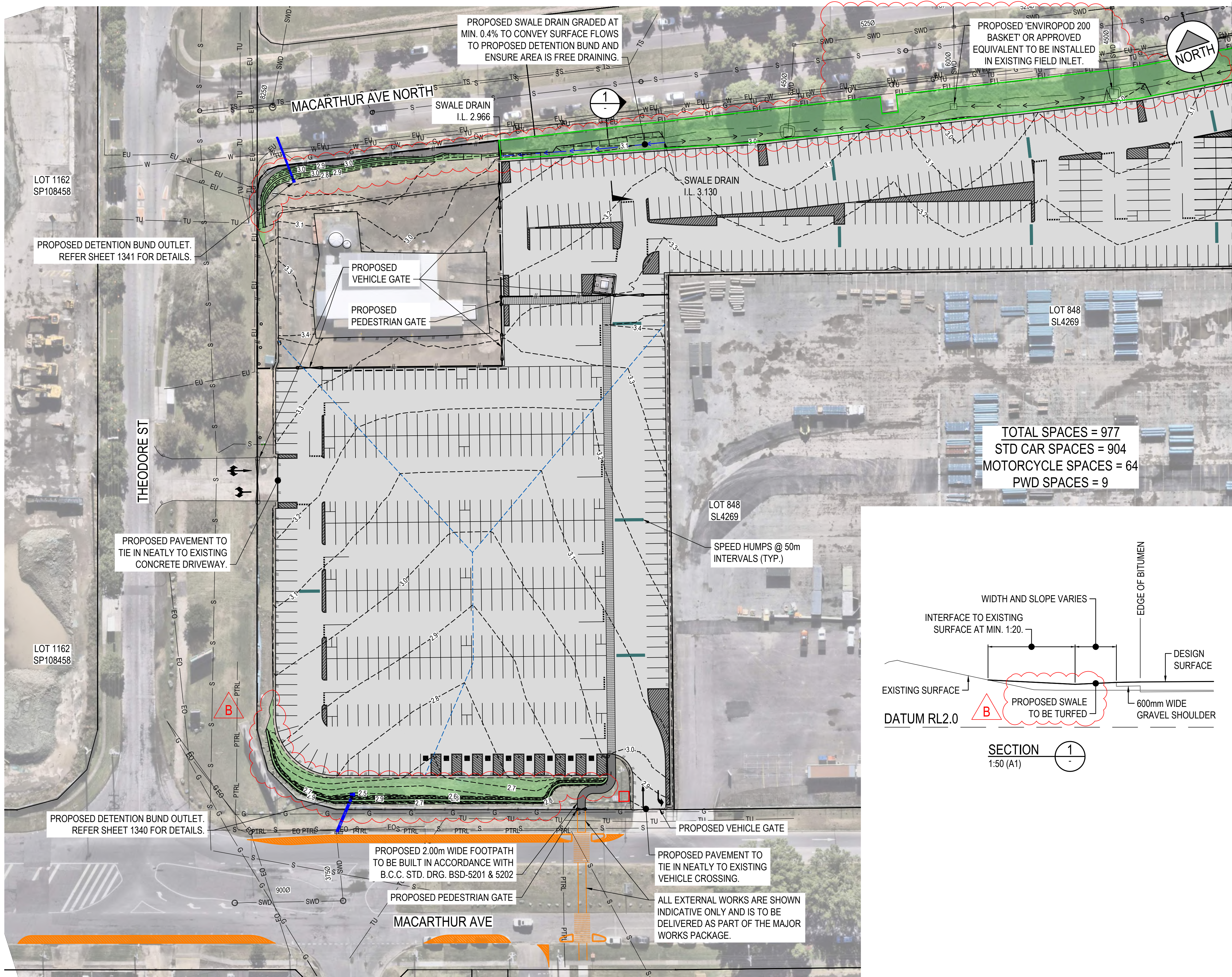
CLIENT

PROJECT DETAILS

NORTHSHORE
'THE YARD' CAR PARK
HAMILTON

DRAWING TITLE		
BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 2		
PROJECT NUMBER	DRAWING NUMBER	REVISION
BE25012-00A	1101	A

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EXISTING	LEGEND	PROPOSED
---	SITE BOUNDARY	---
---	PROPERTY BOUNDARY	---
---	CONTOUR (0.1m INTERVAL)	---
---	EDGE OF BITUMEN	---
---	GRAVEL SHOULDER	---
---	CHANGE OF GRADE	---
---	STORMWATER DRAINAGE	---
---	SWALE DRAIN	---
---	FENCE	---
---	ROAD PAVEMENT	---
---	CONCRETE FOOTPATH	---
---	TURFED AREA	---
---	WHEEL STOP	---
---	SEPARATION KERB	---
---	SEWER	---
---	WATER	---
---	UNDERGROUND ELECTRICAL	---
---	OVERHEAD ELECTRICAL	---
---	GAS	---
---	TELECOM UNDERGROUND	---
---	PETROLEUM UNDERGROUND	---

EXISTING SERVICES WARNING!

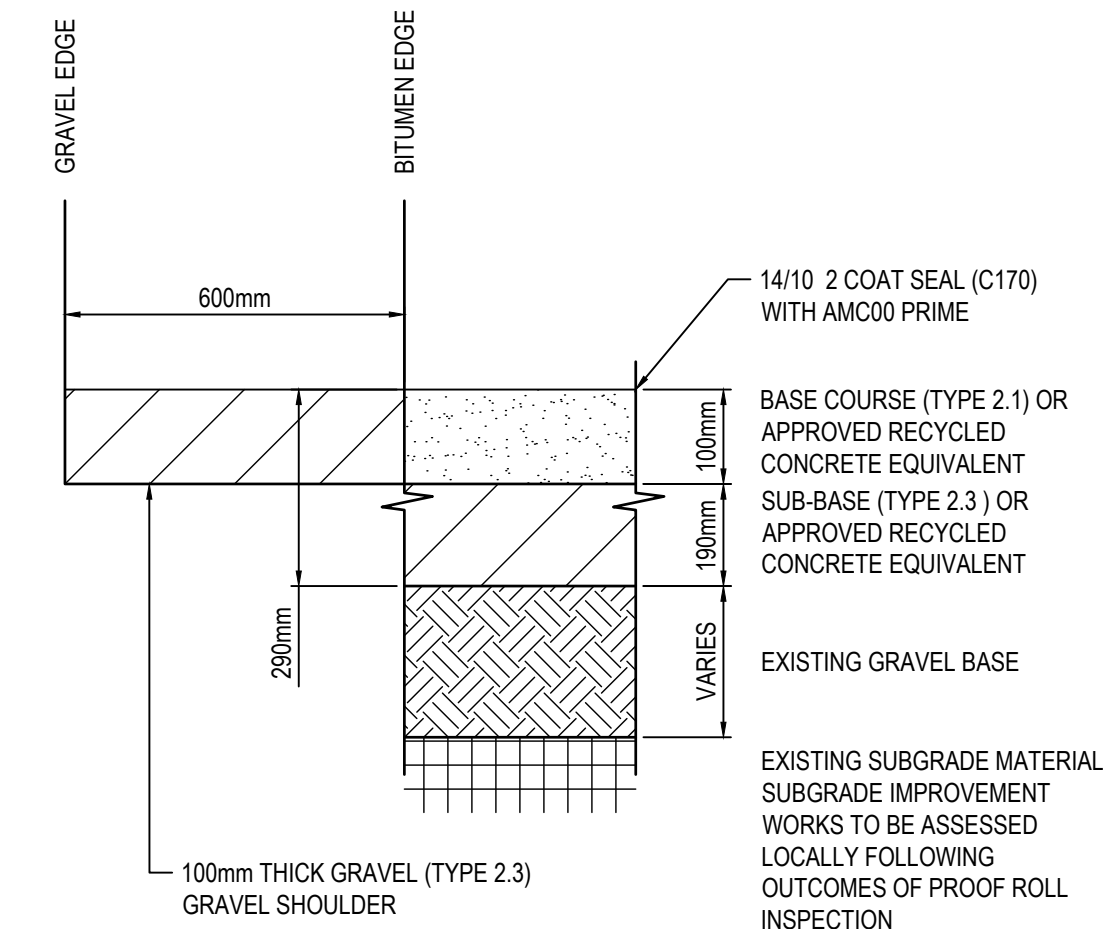
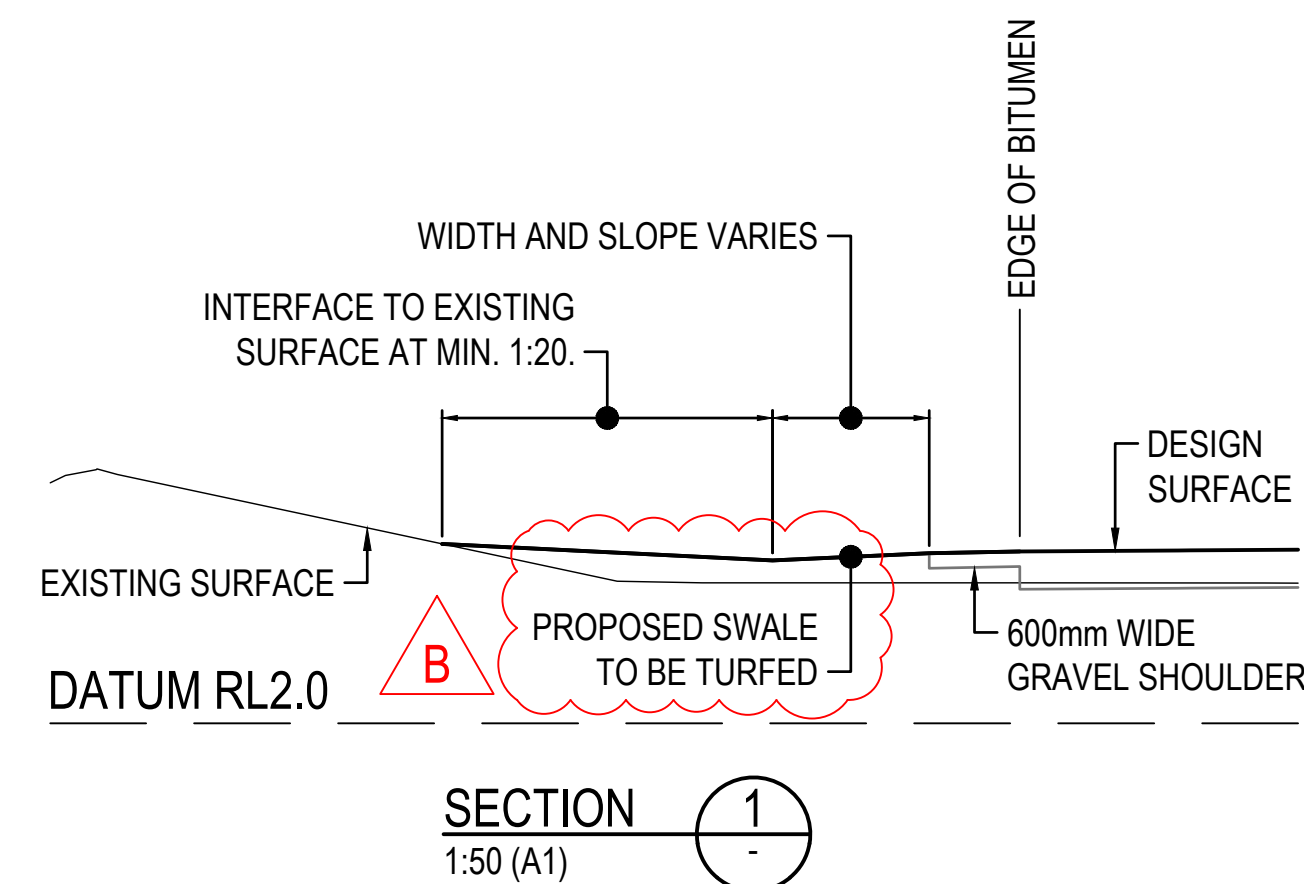
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SETOUT NOTE

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NOTE:

ALL DISTURBED AREAS OUTSIDE OF PROPOSED PAVEMENT WORKS TO BE LANDSCAPED.



PROPOSED PAVEMENT DETAIL

NTS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

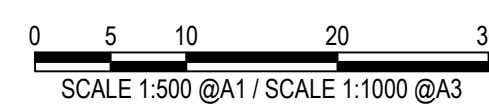
Approval no: DEV2025/1698

Date: 3 November 2025



REV	DATE	DRW	DES	CHK	APP	REVISION DESCRIPTION
B	10.10.2025	MG	MG	AG	AG	RE-ISSUED FOR CONSTRUCTION
A	18.09.2025	MG	BF	AG	AG	ISSUED FOR CONSTRUCTION
1	29.08.2025	MG	BF	BF	AG	ISSUE FOR APPROVAL

STATUS	SCALE
FOR CONSTRUCTION	
APPROVED	
A GILBOY	RPEQ NO. 14278 18.09.2025



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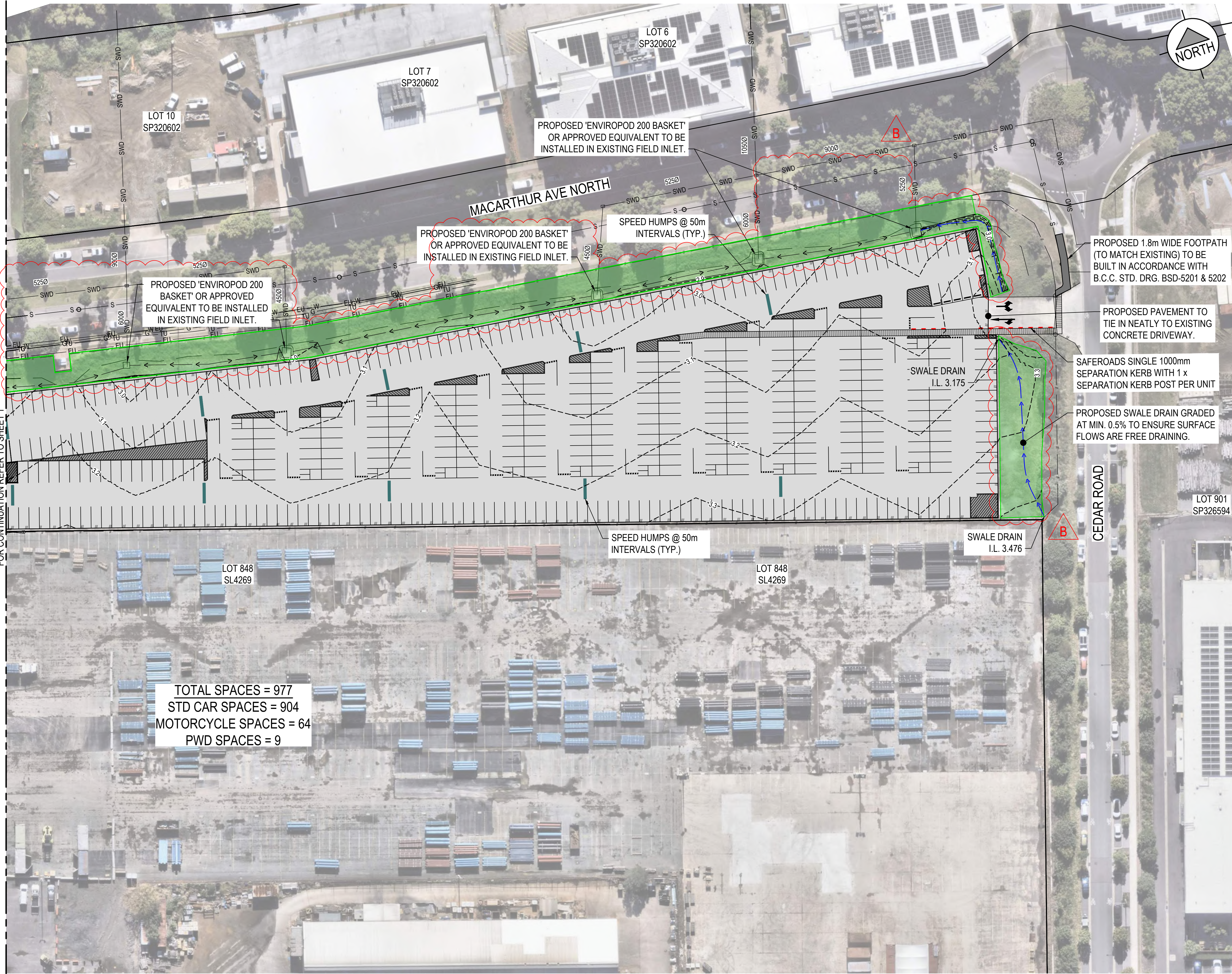
Economic
Development
Queensland

CLIENT

PROJECT DETAILS

NORTHSHORE
'THE YARD' CAR PARK
HAMILTON

DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER	REVISION
ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 1 OF 2	BE25012-00A	1200	B



NOTE
REFER TO SHEET 1 FOR LEGEND, PROPOSED PAVEMENT DETAIL AND TYPICAL NOTES

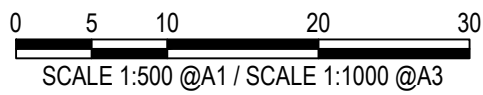
TOTAL SPACES = 977
STD CAR SPACES = 904
MOTORCYCLE SPACES = 64
PWD SPACES = 9

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2025/1698
Date: 3 November 2025



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STATUS	SCALE
FOR CONSTRUCTION	
APPROVED	
A GILBOY	RPEQ NO. 14276 18.09.2025



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**NORTHSHORE
'THE YARD' CAR PARK
HAMILTON**

DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER	REVISION
ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 2 OF 2	BE25012-00A	1201	B

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LOT 1162
SP108458

LOT 1162
SP108458

THEODORE STREET

PROPOSED PAVEMENT TO
TIE IN NEATLY TO EXISTING
CONCRETE DRIVEWAY.

MACARTHUR AVENUE NORTH

LOT 848
SL4269

MACARTHUR AVENUE

PROPOSED PAVEMENT TO
TIE IN NEATLY TO EXISTING
VEHICLE CROSSING.

EXISTING

LEGEND

PROPOSED

SITE BOUNDARY
PROPERTY BOUNDARY
SETOUT POINT
CONTOUR
ROAD CONTROL
EDGE OF BITUMEN
FENCE
ROAD PAVEMENT
CONCRETE FOOTPATH
CHANGE OF GRADE

NOTE

REFER TO SHEET 2 FOR SETOUT POINT TABLE

SETOUT NOTE

ALL DESIGN / SETOUT INFORMATION SHOWN ON THIS DRAWING IS
AVAILABLE IN DIGITAL FORMAT FROM THE OFFICE OF THE
SUPERINTENDENT UPON REQUEST BY THE CONTRACTOR.

CONTROL LINE SETOUT TABLE - EDGE OF BITUMEN 1 (EOB1)

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	7731.181	4597.797	2.778	17°30'50.00"			
TC	7.880	7733.552	4605.312	2.880	17°30'50.00"			
IP 2	12.592	7735.358	4611.034	2.941		R = -6.000	9.425	90°00'00.00"
CT	17.305	7729.636	4612.839	3.006	287°30'50.00"			
IP 3	17.720	7729.240	4612.964	3.012				
IP 4	23.121	7727.671	4607.797	2.958				
TC	91.475	7662.486	4628.367	2.804	287°30'50.00"			
IP 5	103.261	7648.172	4632.884	2.873		R = 15.000	23.572	90°02'14.97"
CT	115.047	7652.698	4647.195	2.942	17°33'04.97"			
IP 6	167.048	7668.380	4696.775	3.246				
IP 7	167.593	7668.897	4696.603	3.250				
IP 8	180.089	7672.667	4708.517	3.284				
IP 9	181.283	7673.027	4709.655	3.289				
IP 10	181.830	7672.505	4709.820	3.291				
IP 11	203.331	7678.989	4730.321	3.372				
IP 12	260.773	7733.955	4713.636	3.265				
IP 13	311.974	7748.636	4762.687	3.052				
IP 14	377.767	7812.562	4747.128	3.039				
IP 15	472.743	7905.806	4729.065	3.028				
IP 16	642.906	8074.903	4710.048	3.006				
TC	654.551	8073.601	4698.476	3.172	186°24'59.86"			
IP 17	654.656	8073.590	4698.371	3.174		R = 5.000	0.212	2°25'26.91"
CT	654.762	8073.573	4698.267	3.175	188°50'26.77"			
IP 18	660.340	8072.716	4692.755	3.255				
IP 19	669.769	8069.812	4683.785	3.235				
IP 20	671.812	8071.767	4683.190	3.419				
IP 21	717.904	8058.381	4639.085	3.395				
IP 22	1009.667	7779.195	4723.830	3.350				
IP 23	1143.245	7740.397	4596.011	2.875				
IP 24	1144.373	7739.318	4596.338	2.852				
IP 25	1145.027	7739.128	4595.712	2.839	196°53'07.48"			

CONTROL LINE SETOUT TABLE - EDGE OF BITUMEN 2 (EOB2)

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	7678.989	4730.321	3.372	40°29'39.25"			
IP 2	1.847	7680.189	4731.725	3.381				
TC	38.176	7691.010	4766.405	3.073	17°19'47.99"			
IP 3	38.897	7691.272	4767.243	3.060		R = 1.000	1.441	82°33'55.79"
CT	39.617	7692.137	4767.092	3.049	99°53'43.78"			
IP 4	95.395	7747.085	4757.507	3.079				
IP 5	100.803	7748.636	4762.687	3.052	16°39'44.76"			

CONTROL LINE SETOUT TABLE - RIDGE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.000	7736.040	4720.603	3.302	84°46'01.53"
IP 2	7.079	7743.089	4721.249	3.337	
IP 3	40.879	7775.432	4711.431	3.415	
IP 4	84.412	7788.077	4753.088		16°53'07.48"

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1698

Date: 3 November 2025



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STATUS	SCALE
FOR CONSTRUCTION	
APPROVED	
A. GILBOY	RPEQ NO. 14278 18.09.2025

0 5 10 20 30
SCALE 1:500 @A1 / SCALE 1:1000 @A3

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ENGINEERS

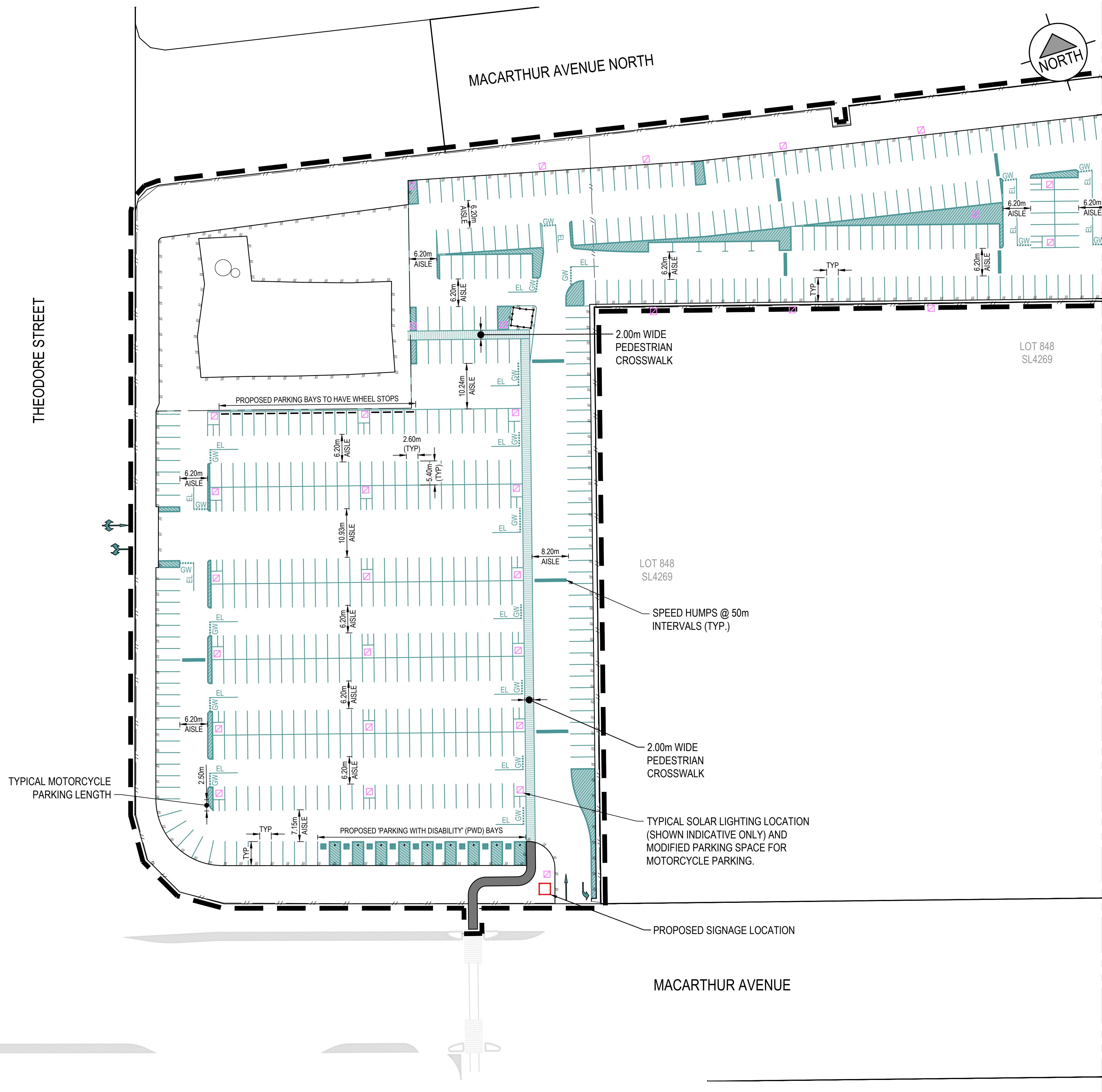


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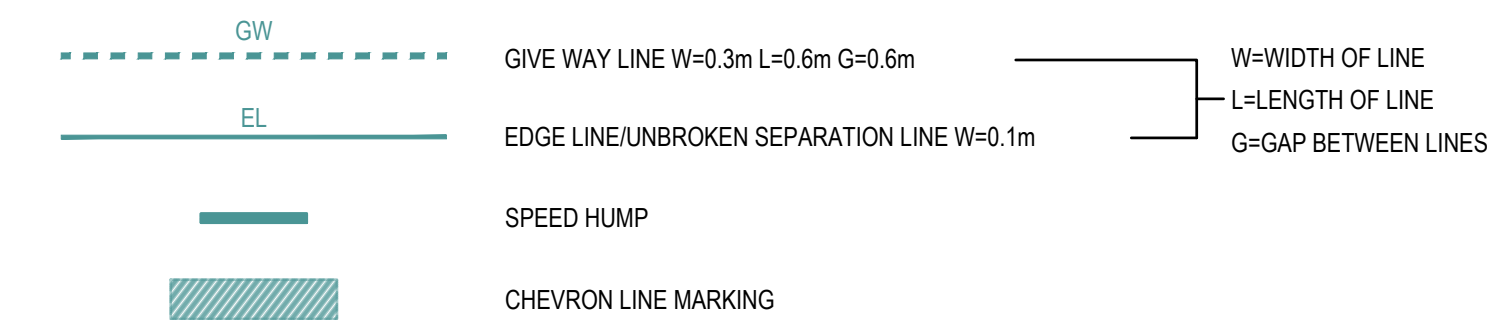
CLIENT
PROJECT DETAILS
NORTHSHORE
'THE YARD' CAR PARK
HAMILTON

DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER	REVISION
PAVEMENT CONTROL LINE SETOUT LAYOUT PLAN SHEET 1 OF 2	BE25012-00A	1220	A

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LINEMARKING LEGEND



SIGNS AND LINEMARKING NOTES

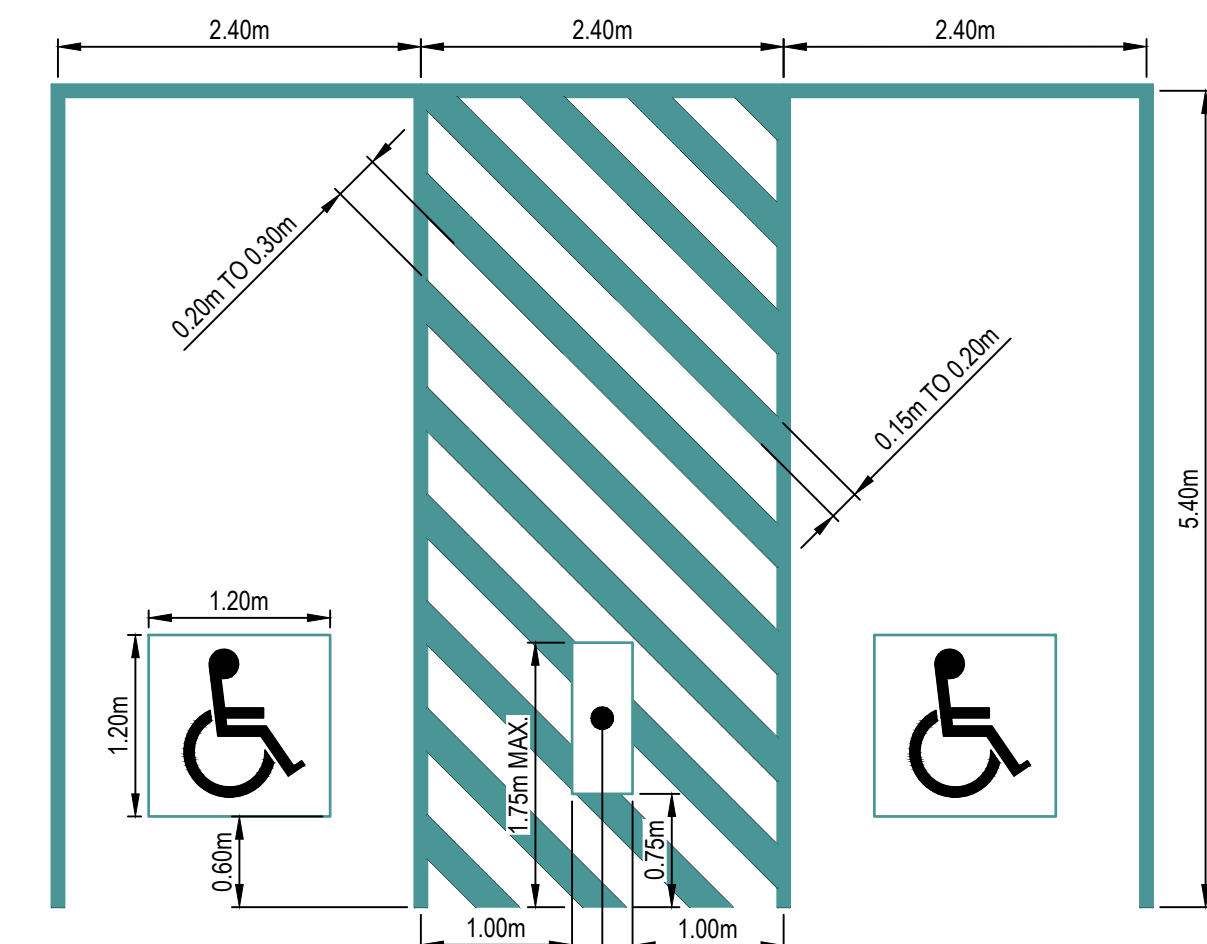
- ALL LINEMARKING AND SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND B.C.C. STANDARDS
- TRAFFIC SIGN POSTS SHALL BE IN ACCORDANCE WITH B.C.C. STD. DRG. BSD-7122
- STREET NAME SIGNS SHALL BE IN ACCORDANCE WITH B.C.C. STD. DRG. BSD-3102
- ALL EXISTING SIGNS AND LINEMARKING TO REMAIN U.N.O.
- NOSES OF ALL ISLANDS SHALL BE PAINTED WITH WHITE RETROREFLECTIVE PAINT
- ALL STANDARD CARPARK SPACES ARE 2.6m WIDE x 5.4m LONG.

EXISTING SERVICES WARNING!

EXISTING UNDERGROUND SERVICES ARE PRESENT IN THIS VICINITY. THE CONTRACTOR IS RESPONSIBLE FOR LIAISING WITH THE RELEVANT AUTHORITIES TO ACCURATELY LOCATE ALL SERVICES ON-SITE BEFORE COMMENCING EXCAVATION OR CONSTRUCTION.

SETOUT NOTE

ALL DESIGN / SETOUT INFORMATION SHOWN ON THIS DRAWING IS AVAILABLE IN DIGITAL FORMAT FROM THE OFFICE OF THE SUPERINTENDENT UPON REQUEST BY THE CONTRACTOR.



TYPICAL PARKING WITH DISABILITY DETAIL
NOT TO SCALE

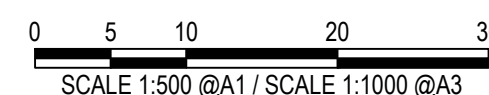
PLANS AND DOCUMENTS
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Approval no: DEV2025/1698
Date: 3 November 2025



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STATUS	SCALE
FOR CONSTRUCTION	
APPROVED	
A. GILBOY	RPEQ NO. 14278 18.09.2025



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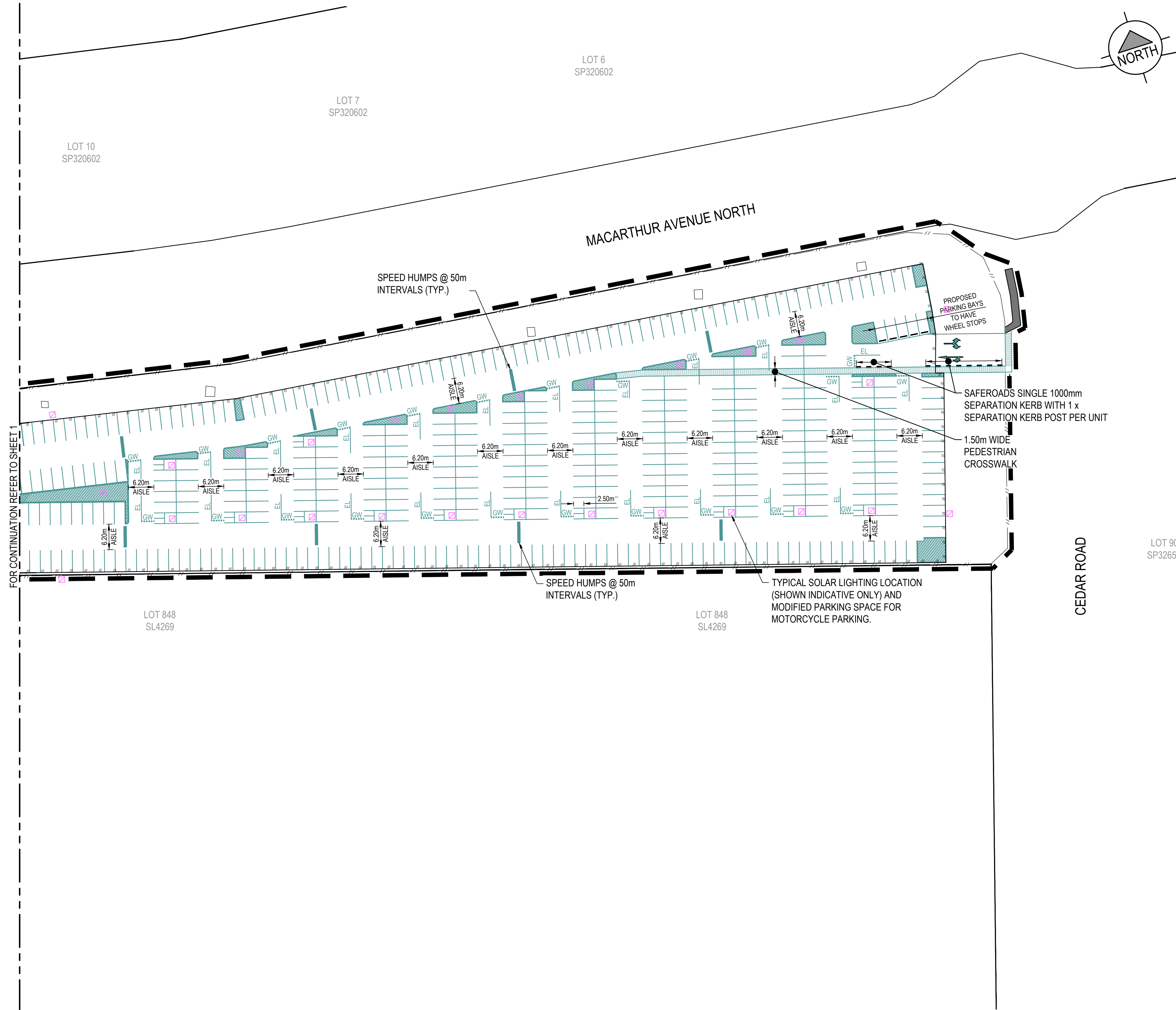
**Economic
Development
Queensland**

PROJECT DETAILS
**NORTHSHORE
'THE YARD' CAR PARK
HAMILTON**

DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER	REVISION
SIGNAGE AND LINEMARKING LAYOUT PLAN SHEET 1 OF 2	BE25012-00A	1260	A

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FOR CONTINUATION REFER TO SHEET 1



NOTE
REFER TO SHEET 1 FOR TYPICAL NOTES AND LEGEND.

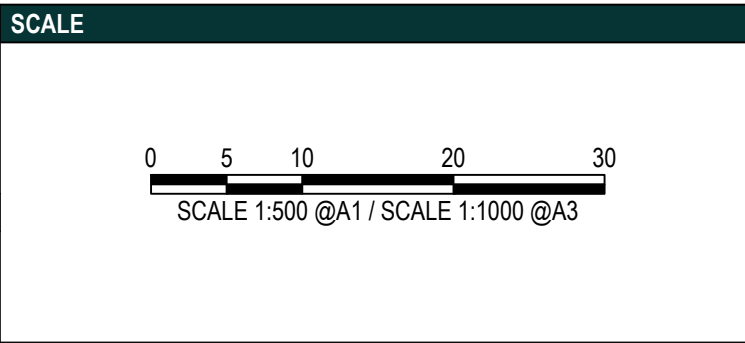
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Approval no: DEV2025/1698
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STATUS	
FOR CONSTRUCTION	
APPROVED	
A. GILBOY	RPEQ NO. 14278 18.09.2025



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CLIENT	PROJECT DETAILS
	NORTHSHORE 'THE YARD' CAR PARK HAMILTON

DRAWING TITLE		
SIGNAGE AND LINEMARKING LAYOUT PLAN SHEET 2 OF 2		
PROJECT NUMBER	DRAWING NUMBER	REVISION
BE25012-00A	1261	A

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EXISTING	LEGEND	PROPOSED
---	PROPERTY BOUNDARY	---
---	CATCHMENT BOUNDARY	---
---	CONTOUR	---
---	STORMWATER DRAINAGE	---
---	EDGE OF BITUMEN	---

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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STORMWATER DESIGN NOTE:

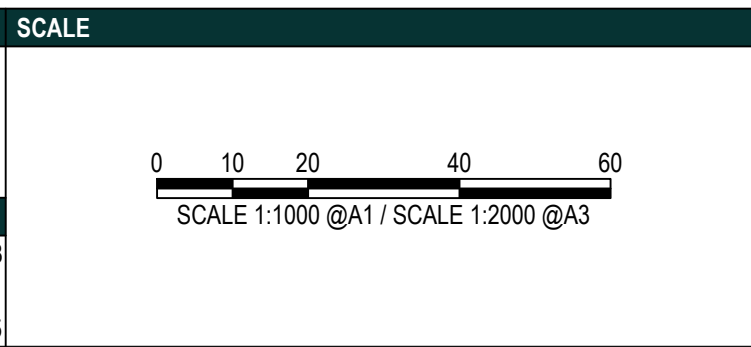
PROPOSED STORMWATER DRAINAGE SYSTEM IS DESIGNED IN ACCORDANCE WITH 'THE YARD CARPARK STORMWATER MANAGEMENT PLAN' (R.30374.001 DATED 08/10/2025) PREPARED BY WATER ENGINEERING PARTNERS.

EXISTING SERVICES WARNING!

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STATUS	SCALE
FOR CONSTRUCTION	
APPROVED	
A GILBOY	RPEQ NO. 14278 10.10.2025



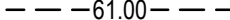
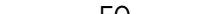
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CLIENT	PROJECT DETAILS
	NORTHSHORE 'THE YARD' CAR PARK HAMILTON

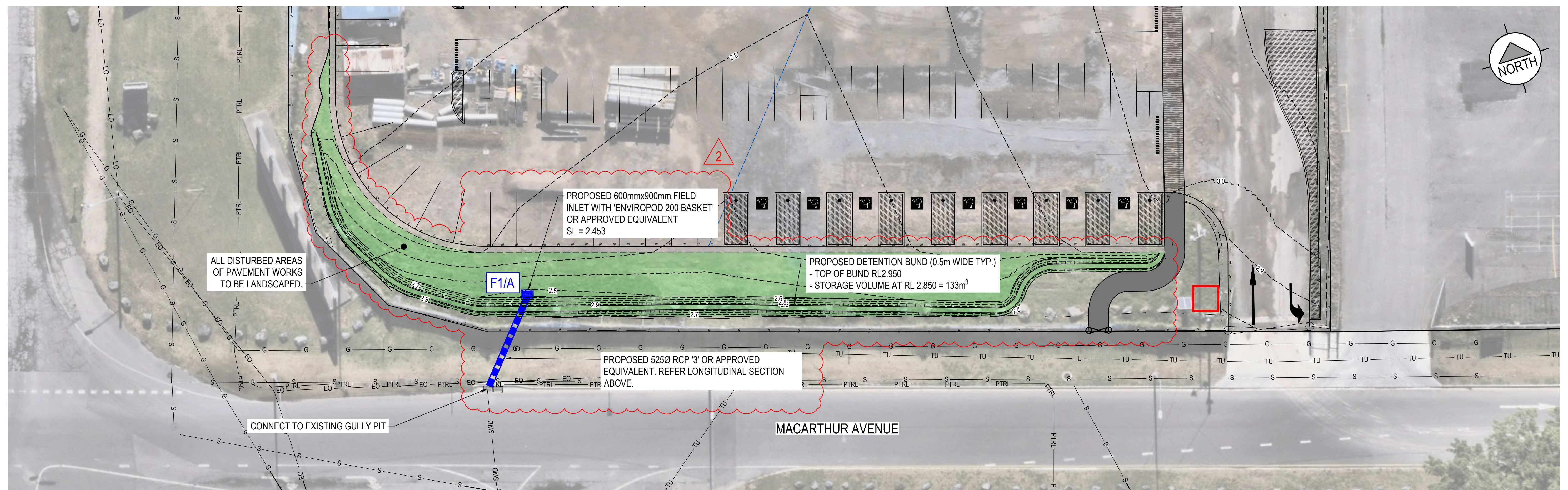
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STORMWATER DRAINAGE CATCHMENT LAYOUT PLAN	BE25012-00A	1300	B

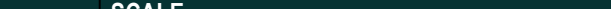


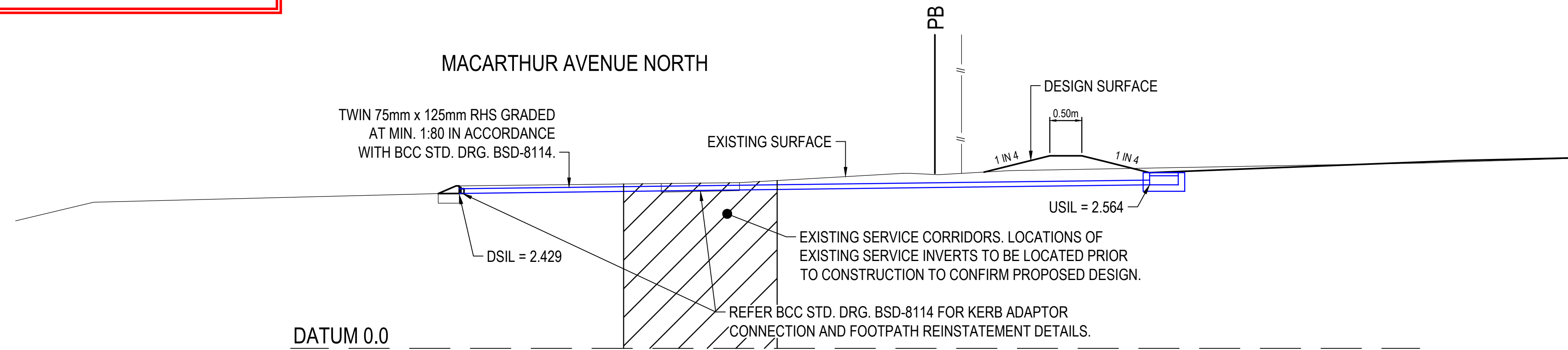
- | EXISTING | | PROPOSED | |
|---|-----|-------------------------|---|
| | | SITE BOUNDARY |  |
|  | | PROPERTY BOUNDARY |  |
|  | | CONTOUR (0.1m INTERVAL) |  |
|  | | EDGE OF BITUMEN |  |
|  | | CHANGE OF GRADE |  |
|  | SWD | STORMWATER DRAINAGE |  |
|  | | SWALE DRAIN |  |
|  | | FENCE |  |
| | | ROAD PAVEMENT |  |
| | | CONCRETE FOOTPATH |  |
| | | TURFED AREA |  |
| | | WHEEL STOP |  |
| | | SEPARATION KERB |  |
|  | S | SEWER | |
|  | W | WATER | |
|  | EU | UNDERGROUND ELECTRICAL | |
|  | EO | OVERHEAD ELECTRICAL | |
|  | G | GAS | |
|  | TU | TELECOM UNDERGROUND | |
|  | PTL | PETROLEUM UNDERGROUND | |

EXISTING UNDERGROUND SERVICES ARE PRESENT IN THIS VICINITY.
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REV	DATE	DRW	DES	CHK	APP	REVISION DESCRIPTION	STATUS	SCALE	CLIENT	PROJECT DETAILS	DRAWING TITLE		
							FOR CONSTRUCTION	 SCALE 1:200 @A1 / SCALE 1:400 @A3	 Bourn ENGINEERS	 Economic Development Queensland	NORTHSHORE 'THE YARD' CAR PARK HAMILTON	STORMWATER DRAINAGE SOUTHERN DETENTION BUND LAYOUT PLAN AND DETAILS	
						APPROVED	 SCALE 1:50 @A1 / SCALE 1:100 @A3	PROJECT NUMBER				DRAWING NUMBER	REVISION
A	10.10.2025	MG	MG	AG	AG	ISSUED FOR CONSTRUCTION	RPEQ NO. 14278						
1	18.09.2025	MG	BF	AG	AG	ISSUE FOR APPROVAL	 A. GILBOY						
							10.10.2025						
BE25012-00A 1340 A													



PROPOSED STORMWATER DRAINAGE
LONGITUDINAL SECTION
SCALE 1:50

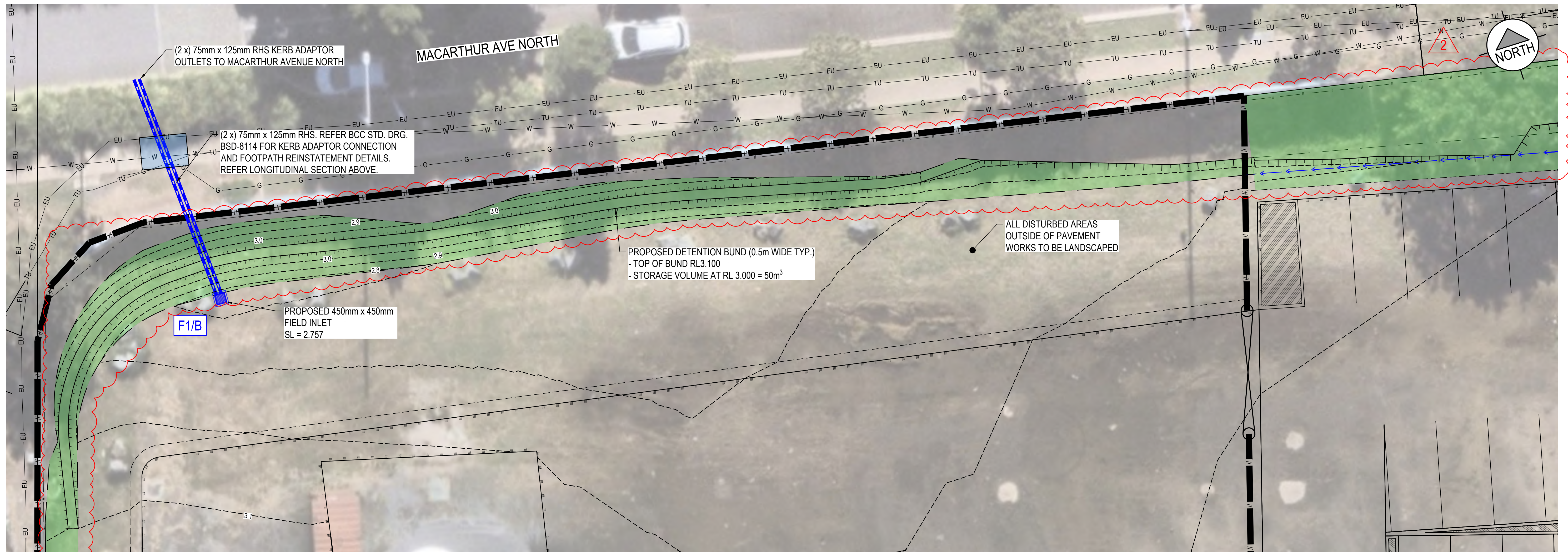
EXISTING	LEGEND	PROPOSED
---	PROPERTY BOUNDARY	---
---	CONTOUR (0.1m INTERVAL)	---
---	EDGE OF BITUMEN	---
---	CHANGE OF GRADE	---
---	SWD	---
---	STORMWATER DRAINAGE	---
---	SWALE DRAIN	---
---	FENCE	---
---	SEWER	---
---	WATER	---
---	UNDERGROUND ELECTRICAL	---
---	OVERHEAD ELECTRICAL	---
---	GAS	---
---	TELECOM UNDERGROUND	---
---	FOOTPATH REINSTATEMENT	---
---	TURFED AREA	---

EXISTING SERVICES WARNING!

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STATUS	SCALE
FOR CONSTRUCTION	0 2 4 8 12 SCALE 1:200 @A1 / SCALE 1:400 @A3
APPROVED	0 0.5 1 2 3 SCALE 1:50 @A1 / SCALE 1:100 @A3
A. GILBOY	RPEQ NO. 14278 10.10.2025

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NORTHSHORE
'THE YARD' CAR PARK
HAMILTON

DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER	REVISION
STORMWATER DRAINAGE NORTHERN DETENTION BUND LAYOUT PLAN AND DETAILS	BE25012-00A	1341	A