

Our Reference: C6527

26 May 2026

Chin-Yuan Chang  
C/- Urbicus  
110 Kennedy Terrace  
Paddington QLD 4064

Attention: Max Clayton

**189-195 TEVIOT ROAD, GREENBANK**

Dear Max,

The following letter outlines preliminary civil servicing considerations associated with stormwater management, water and sewer servicing, earthworks and flooding for the proposed staged development at the above address.

The development is proposed to be undertaken in three stages comprising a 1 into 5 lot subdivision including road reserve and park dedication (Stage 1), a subsequent subdivision of three of those lots into 15 lots together with a Material Change of Use for 15 dwelling units (Stage 2), and a Material Change of Use over proposed Lot 16 for a townhouse development comprising 71 units (Stage 3).

Civil servicing investigations and preliminary design have been undertaken with consideration of Economic Development Queensland PDA Guideline No. 13 – Engineering Standards.

**Stormwater Management**

The lawful point of discharge for the development is proposed via existing stormwater infrastructure located within the registered services easement adjoining the western boundary of the site. This infrastructure was established as part of recent subdivision works undertaken within the adjoining development to the north and ultimately discharges to the existing downstream dam and broader drainage network. The size and available capacity of this infrastructure is currently unknown and will require confirmation during detailed design, with upgrades potentially required.

Stage 1 works will involve construction of an above-ground detention and bioretention system within proposed Lot 3, which is to be dedicated as road reserve and park. The system is to be sized to accommodate ultimate Stage 2 conditions, with kerb outlets provided as part of Stage 1 works to service future lots associated with Stage 2.



Temporary stormwater infrastructure, including swale within proposed Lot 16, is also proposed as part of Stage 2 works to manage external catchment flows traversing the future MCU lot. This infrastructure is proposed to be removed upon development of Stage 3 works.

Stage 3 works associated with the proposed townhouse development over Lot 16 will require separate detention and stormwater quality treatment measures associated with the ultimate development layout.

Refer Site Based Stormwater Management Plan prepared by MNCE for further detail.

### **Water Reticulation**

Water servicing for Stage 1 is proposed via extension of the existing 150mm dia. municipal water main established as part of the adjoining subdivision works to the north, extending through the proposed road network within the development.

New water service connections are proposed to be provided to each proposed lot as part of Stage 1 works, including future lots associated with Stage 2.

Internal water reticulation and fire servicing associated with the proposed townhouse development over Lot 16 is to be designed and documented separately at a later stage by a hydraulic consultant.

Refer attached Civil Servicing Layout Plans prepared by MNCE for further detail regarding the proposed water servicing arrangement.

### **Sewerage**

Sewer servicing for Stage 1 will involve extension of a proposed sewer main from the registered services easement located within the adjoining property to the west. Sewer servicing assumptions have been based on the approved concept sewer layout plan prepared by Civil Dimensions Consulting Engineers (CD18-012-DA09), in lieu of available as-constructed sewer information which suggests an existing 150mm dia. sewer main is located within this easement. The final location, size and configuration of existing sewer infrastructure will require confirmation as the design progresses.

Property connections are proposed to be provided from the extended sewer main to each proposed lot, with the exception of proposed Lot 3, which is to be dedicated as road reserve and park (Council land). Sewer servicing associated with Stage 2 is also proposed to be established as part of Stage 1 works.

Internal sewer servicing associated with the proposed townhouse development over Lot 16 is to be designed and documented separately at a later stage by a hydraulic consultant.

Refer attached Civil Servicing Layout Plans prepared by MNCE for further detail regarding the proposed sewer servicing arrangement.

### **Earthworks & Access**

The site generally falls toward the south-west at an average grade of approximately 4%, with existing topography and flooding constraints influencing the proposed development layout



and earthworks strategy. Access to the site is proposed via extension of the existing road reserve within the adjoining development to the north.

Stage 1 works are proposed to be generally limited to extension of the road reserve through the site together with construction of the proposed above-ground detention basin within proposed Lot 3. Stage 2 works will involve earthworks associated with formation of the residential subdivision lots comprising the ultimate 5 into 17 lot subdivision layout. Stage 3 works will involve additional earthworks and retaining associated with the proposed townhouse development over Lot 16.

Retaining walls are anticipated along portions of the site boundaries, however these are not considered to exceed Council requirements.

Preliminary roadworks plans have also been prepared by MNCE, including longitudinal sections and typical road sections associated with the proposed road extension and internal driveway layout servicing the Stage 3 townhouse development.

Refer attached Preliminary Civil Works Layout Plans and Preliminary Roadworks Plans prepared by MNCE for further detail regarding the proposed earthworks and roadworks arrangement.

### **Flooding**

Logan City Council flood mapping and the Flood Investigation Report prepared by MNCE indicate that the site is impacted by both regional flooding associated with Upper Oxley Creek and localised overland flow flooding.

Hydraulic modelling has been undertaken to assess existing and developed flooding conditions associated with the proposed development. Minimum proposed lot levels are considered to comply Logan City Council flood planning requirements and the proposed development is not considered to result in adverse flooding impacts external to the site.

Refer attached Flood Investigation Report prepared by MNCE for further detail

We trust the above, attached and referenced provides a succinct summary of civil design considerations associated with the proposed development.

Should you have any queries please do not hesitate to contact our office.

Yours faithfully,

Cameron Fraser  
Flood & Stormwater Engineer

**Attached:**  
C6527-Civil DA Plans – MNCE – May 2026

NOT FOR CONSTRUCTION



PLAN  
SCALE 1:500

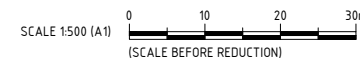
LEGEND

- G[D]— EXISTING GAS
- UE[D]— EXISTING ELECTRICAL UNDERGROUND
- OH— EXISTING ELECTRICAL OVERHEAD
- T[D]— EXISTING TELECOMMUNICATION
- SW[D]— EXISTING STORMWATER DRAINAGE
- S[D]— EXISTING SEWERAGE MAIN
- W[D]— EXISTING WATER MAIN
- STAGE 1 WORKS
- STAGE 2 WORKS
- STAGE 3 WORKS

NOTE:  
EXISTING SEWER & STORMWATER INFRASTRUCTURE DETAILS WITHIN  
NEIGHBOURING SERVICE EASEMENT UNKNOWN. ADDITIONAL  
INVESTIGATIONS/SURVEY REQUIRED TO BE UNDERTAKEN BY OTHERS TO VERIFY  
DESIGN CONCEPT.

- NOTES:
- THIS DRAWING TO BE USED FOR DESIGN REVIEW AND ACCESS PERMISSION ONLY. NOT TO BE USED FOR CONSTRUCTION.
  - LEVELS ON SITE TO BE CONFIRMED BY DETAILED SURVEY AND DESIGN REVISED PRIOR TO CONSTRUCTION.
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EXISTING SERVICES NOTE:  
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS  
CONSTRUCTED INFORMATION OR FIELD SURVEY, IF MADE AVAILABLE TO MNCE AT  
THE TIME OF DESIGN. THE LOCATION OF UNDERGROUND SERVICES ARE NOTED WITH  
THEIR RESPECTIVE CLASS IN ACCORDANCE WITH ASS488:2022, THE AUSTRALIAN  
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REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

| REV. | DESCRIPTION       | DATE     | DRAWN | REVIEWED | VERIFIED |
|------|-------------------|----------|-------|----------|----------|
| A    | PRELIMINARY ISSUE | 22.05.26 | SM    | CFR      |          |
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**MILANOVIC NEALE**  
CONSULTING ENGINEERS

**CIVIL  
STRUCTURAL  
TRAFFIC  
PROJECT MANAGEMENT**

CLIENT

CHIN-YUAN CHANG

PROJECT

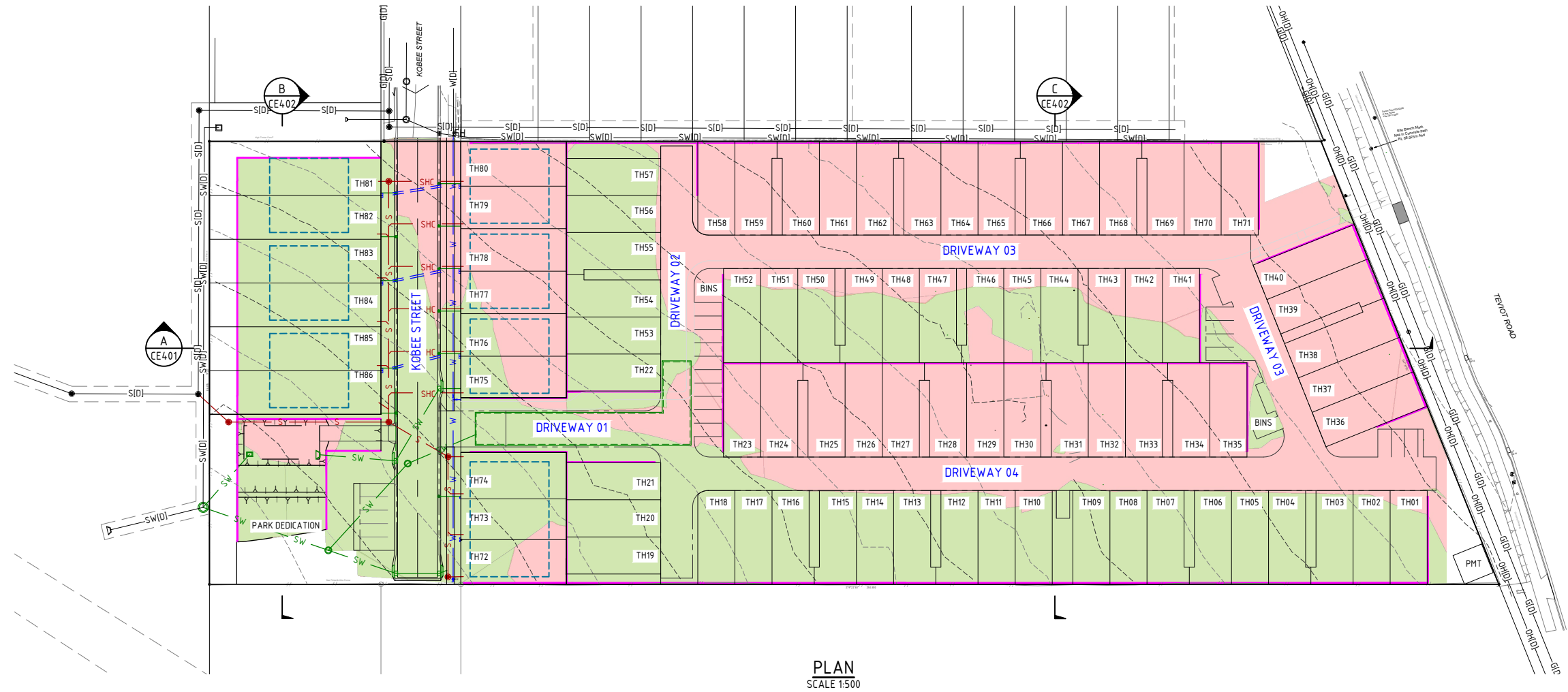
189-195 TEVIOT ROAD, GREENBANK

TITLE

STAGING WORKS LAYOUT PLAN

|                              |                |                  |
|------------------------------|----------------|------------------|
| DRAWN<br>SM                  | DESIGNED<br>SM | DATE<br>FEB 2026 |
| CHECKED<br>CFR               | APPROVED       |                  |
| DRAWING No.<br>C6527 - ST001 |                | REV.<br>A        |

NOT FOR CONSTRUCTION



### LEGEND

|         |                                 |                 |                                          |  |  |
|---------|---------------------------------|-----------------|------------------------------------------|--|--|
| —G[D]—  | EXISTING GAS                    | 9.999 - - - - - | EXISTING CONTOURS                        |  |  |
| —UE[D]— | EXISTING ELECTRICAL UNDERGROUND | —SW—            | PROPOSED STORMWATER DRAINAGE             |  |  |
| —OH—    | EXISTING ELECTRICAL OVERHEAD    | —RW—            | PROPOSED ROOFWATER DRAINAGE/KERB ADAPTER |  |  |
| —T[D]—  | EXISTING TELECOMMUNICATION      | —S—             | PROPOSED SEWERAGE MAIN                   |  |  |
| —SW[D]— | EXISTING STORMWATER DRAINAGE    | —W—             | PROPOSED WATER MAIN                      |  |  |
| —S[D]—  | EXISTING SEWERAGE MAIN          | —               | PROPOSED RETAINING WALL                  |  |  |
| —W[D]—  | EXISTING WATER MAIN             | —               | PROPOSED BLE EXTENTS                     |  |  |
|         | PROPOSED TOP OF BATTER          | □               | PROPOSED WATER METER                     |  |  |
| ---     | PROPOSED TOE OF BATTER          |                 |                                          |  |  |

NOTE:  
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SCALE 1:500 (A1)  
0 10 20 30m  
(SCALE BEFORE REDUCTION)

REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

**MILANOVIĆ NEALE**  
CONSULTING ENGINEERS

**CIVIL  
STRUCTURAL  
TRAFFIC  
PROJECT MANAGEMENT**

CHIN-YUAN CHANG

189-195 TEVIOT ROAD, GREENBANK

**PRELIMINARY OVERALL CIVIL  
WORKS LAYOUT PLAN**

|                              |                |                  |
|------------------------------|----------------|------------------|
| DRAWN<br>SM                  | DESIGNED<br>SM | DATE<br>FEB 2026 |
| CHECKED<br>CFR               | APPROVED       |                  |
| DRAWING No.<br>C6527 - CE100 | REV.<br>A      |                  |

LEGEND

- G(D)— EXISTING GAS  
—UE(D)— EXISTING ELECTRICAL UNDERGROUND  
—OH— EXISTING ELECTRICAL OVERHEAD  
—T(D)— EXISTING TELECOMMUNICATION  
—SW(D)— EXISTING STORMWATER DRAINAGE  
—S(D)— EXISTING SEWERAGE MAIN  
—W(D)— EXISTING WATER MAIN  
PROPOSED TOP OF BATTER  
PROPOSED TOE OF BATTER  
9.999 EXISTING CONTOURS  
—SW— PROPOSED STORMWATER DRAINAGE  
—RW— PROPOSED ROOFWATER DRAINAGE/KERB ADAPTER  
—S— PROPOSED SEWERAGE MAIN  
—W— PROPOSED WATER MAIN  
PROPOSED RETAINING WALL  
PROPOSED PAVEMENT  
X ### EXISTING SURFACE LEVEL  
● ### PROPOSED LEVEL  
--- PROPOSED BLE EXTENTS  
PROPOSED STAGE BOUNDARY  
PROPOSED WATER METER

PROPOSED ABOVE GROUND DETENTION & TREATMENT BASIN TO SERVICE STAGE 1 & STAGE 2 WORKS. MIN. DETENTION VOLUME & HEIGHT OF 165m<sup>3</sup> & 0.83m ABOVE EDD TO BE PROVIDED. OUTLET STRUCTURE WITHIN DETENTION ZONE TO PROVIDE FOLLOWING OUTLET CONFIGURATION:  
1No. 110Φ LOW FLOW OUTLET @ IL + 0m  
1No. 225Φ MID FLOW OUTLET @ IL + 0.5m  
BASE OF SYSTEM TO CONTAIN 75m<sup>3</sup> BIORETENTION FILTER MEDIA AREA FOR TREATMENT PURPOSES.  
REFER SW101 & SWMP BY MNCE FOR FURTHER DETAIL.

150Φ PVC (CONCEPT BY OTHERS)  
DSL: 56.559  
USIL: 57.220  
L: 82.582m  
G: 1 in 125

150Φ PVC  
DSL: 57.250 (ASSUMED)  
USIL: 57.450 (ASSUMED)  
L: 24.580m  
G: 1 in 125

PROPOSED 375Φ STORMWATER PIPE  
USIL: 59.860 (ASSUMED)  
DSL: 59.725 (ASSUMED)  
L: 13.700m  
G: 1 in 100  
Q<sub>cap</sub>: 114L/s

EXISTING STORMWATER PIPE  
SIZE UNKNOWN  
USIL: 59.685 (ASSUMED)  
DSL: 59.500 (ASSUMED)  
L: 18.500m  
G: 1 in 100

PROPOSED 600Φ STORMWATER PIPE  
USIL: 59.965 (ASSUMED)  
DSL: 59.705 (ASSUMED)  
L: 25.700m  
G: 1 in 100  
Q<sub>cap</sub>: 665L/s

PROPOSED 375Φ STORMWATER PIPE  
USIL: 60.125 (ASSUMED)  
DSL: 59.985 (ASSUMED)  
L: 13.900m  
G: 1 in 100  
Q<sub>cap</sub>: 190L/s

PROPOSED 450Φ STORMWATER PIPE  
USIL: 61.150 (ASSUMED)  
DSL: 61.000 (ASSUMED)  
L: 14.800m  
G: 1 in 100  
Q<sub>cap</sub>: 309L/s

PROPOSED 600Φ STORMWATER PIPE  
USIL: 60.430 (ASSUMED)  
DSL: 60.285 (ASSUMED)  
L: 14.500m  
G: 1 in 100  
Q<sub>cap</sub>: 665L/s

PROPOSED 600Φ STORMWATER PIPE  
USIL: 60.265 (ASSUMED)  
DSL: 60.035 (ASSUMED)  
L: 22.800m  
G: 1 in 100  
Q<sub>cap</sub>: 665L/s

PLAN  
SCALE 1:250

NOTE:  
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NOTE:  
SEWER DESIGN CONCEPT BY CIVIL DIMENSIONS CONSULTING ENGINEERS PTY LTD. PLANS AND DOCUMENTS REFERRED TO IN THE PDA DEVELOPMENT APPROVAL No. DEV219/1059 DATED 27/04/2020.

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SCALE 1:250 (A1)  
0 5 10 15m  
(SCALE BEFORE REDUCTION)

REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

NOT FOR CONSTRUCTION

| REV. | DESCRIPTION       | DATE     | DRAWN | REVIEWED | VERIFIED |
|------|-------------------|----------|-------|----------|----------|
| A    | PRELIMINARY ISSUE | 22.05.26 | SM    | CFR      |          |
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CHIN-YUAN CHANG

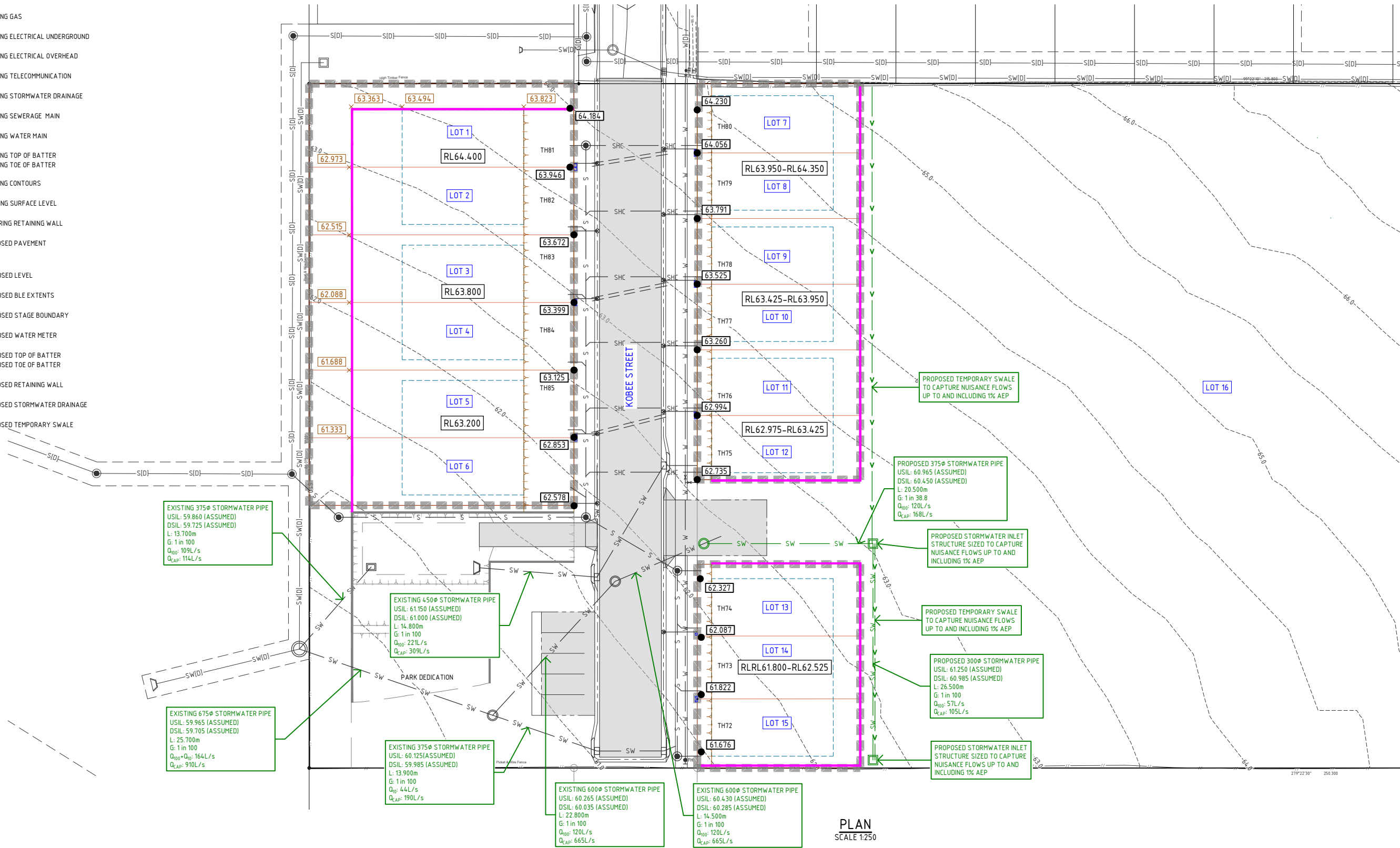
PROJECT  
189-195 TEVIOT ROAD, GREENBANK

TITLE  
PRELIMINARY CIVIL WORKS  
LAYOUT PLAN - STAGE 1

|                              |                |                  |
|------------------------------|----------------|------------------|
| DRAWN<br>SM                  | DESIGNED<br>SM | DATE<br>FEB 2026 |
| CHECKED<br>CFR               | APPROVED       |                  |
| DRAWING No.<br>C6527 - CE101 | REV.<br>A      |                  |

LEGEND

- G(D)— EXISTING GAS  
—UE(D)— EXISTING ELECTRICAL UNDERGROUND  
—OH— EXISTING ELECTRICAL OVERHEAD  
—T(D)— EXISTING TELECOMMUNICATION  
—SW(D)— EXISTING STORMWATER DRAINAGE  
—S(D)— EXISTING SEWERAGE MAIN  
—W(D)— EXISTING WATER MAIN  
--- EXISTING TOP OF BATTER  
--- EXISTING TOE OF BATTER  
9.999 --- EXISTING CONTOURS  
X ### EXISTING SURFACE LEVEL  
--- EXISTING RETAINING WALL  
--- PROPOSED PAVEMENT  
● ### PROPOSED LEVEL  
--- PROPOSED BLE EXTENTS  
--- PROPOSED STAGE BOUNDARY  
--- PROPOSED WATER METER  
--- PROPOSED TOP OF BATTER  
--- PROPOSED TOE OF BATTER  
--- PROPOSED RETAINING WALL  
--- SW --- PROPOSED STORMWATER DRAINAGE  
--- PROPOSED TEMPORARY SWALE

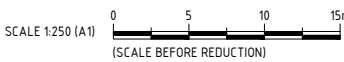


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MILANOVIĆ NEALE  
CONSULTING ENGINEERS

CIVIL  
STRUCTURAL  
TRAFFIC  
PROJECT MANAGEMENT

CHIN-YUAN CHANG

189-195 TEVIOT ROAD, GREENBANK

PRELIMINARY CIVIL WORKS  
LAYOUT PLAN - STAGE 2

|                              |                |                  |
|------------------------------|----------------|------------------|
| DRAWN<br>SM                  | DESIGNED<br>SM | DATE<br>FEB 2026 |
| CHECKED<br>CFR               | APPROVED       |                  |
| DRAWING No.<br>C6527 - CE201 | REV.<br>A      |                  |

|                                                                                   |                                 |
|-----------------------------------------------------------------------------------|---------------------------------|
|  | EXISTING GAS                    |
|  | EXISTING ELECTRICAL UNDERGROUND |
|  | EXISTING ELECTRICAL OVERHEAD    |
|  | EXISTING TELECOMMUNICATION      |
|  | EXISTING STORMWATER DRAINAGE    |
|  | EXISTING SEWERAGE MAIN          |
|  | EXISTING WATER MAIN             |
|  | EXISTING TOP OF BATTER          |
|  | EXISTING TOE OF BATTER          |
|  | EXISTING CONTOURS               |
|  | EXISTING SURFACE LEVEL          |
|  | EXISTING RETAINING WALL         |
|  | EXISTING PAVEMENT               |
|  | PROPOSED PAVEMENT               |
|  | PROPOSED LEVEL                  |
|  | PROPOSED BLE EXTENTS            |
|  | PROPOSED STAGE BOUNDARY         |
|  | PROPOSED WATER METER            |
|  | PROPOSED TOP OF BATTER          |
|  | PROPOSED TOE OF BATTER          |
|  | PROPOSED RETAINING WALL         |



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**REAL PROPERTY DESCRIPTION**  
**LOT 17 ON RP210430**

|                              |                |                  |
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| DRAWN<br>SM                  | DESIGNED<br>SM | DATE<br>FEB 2026 |
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| DRAWING No.<br>C6527 - CE301 |                | REV.<br>A        |

NOT FOR CONSTRUCTION

LEGEND

- G(D) — EXISTING GAS  
— UE(D) — EXISTING ELECTRICAL UNDERGROUND  
— OH — EXISTING ELECTRICAL OVERHEAD  
— T(D) — EXISTING TELECOMMUNICATION  
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--- EXISTING TOE OF BATTER  
9.999 --- EXISTING CONTOURS  
X [###.###] EXISTING SURFACE LEVEL  
--- EXISTING RETAINING WALL  
--- EXISTING PAVEMENT  
--- PROPOSED PAVEMENT  
● [###.###] PROPOSED LEVEL  
--- PROPOSED BLE EXTENTS  
--- PROPOSED STAGE BOUNDARY  
--- PROPOSED WATER METER  
--- PROPOSED TOP OF BATTER  
--- PROPOSED TOE OF BATTER  
--- PROPOSED RETAINING WALL

PLAN  
SCALE 1:250

NOTE:  
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CONSULTING ENGINEERS

CIVIL  
STRUCTURAL  
TRAFFIC  
PROJECT MANAGEMENT

CHIN-YUAN CHANG

189-195 TEVIOT ROAD, GREENBANK

PRELIMINARY CIVIL WORKS  
LAYOUT PLAN - STAGE 3  
[SHEET 2 OF 2]

|                              |                |                  |
|------------------------------|----------------|------------------|
| DRAWN<br>SM                  | DESIGNED<br>SM | DATE<br>FEB 2026 |
| CHECKED<br>CFR               | APPROVED       |                  |
| DRAWING No.<br>C6527 - CE302 | REV.<br>A      |                  |

-A2-  
- JOINS A1-  
-A2-

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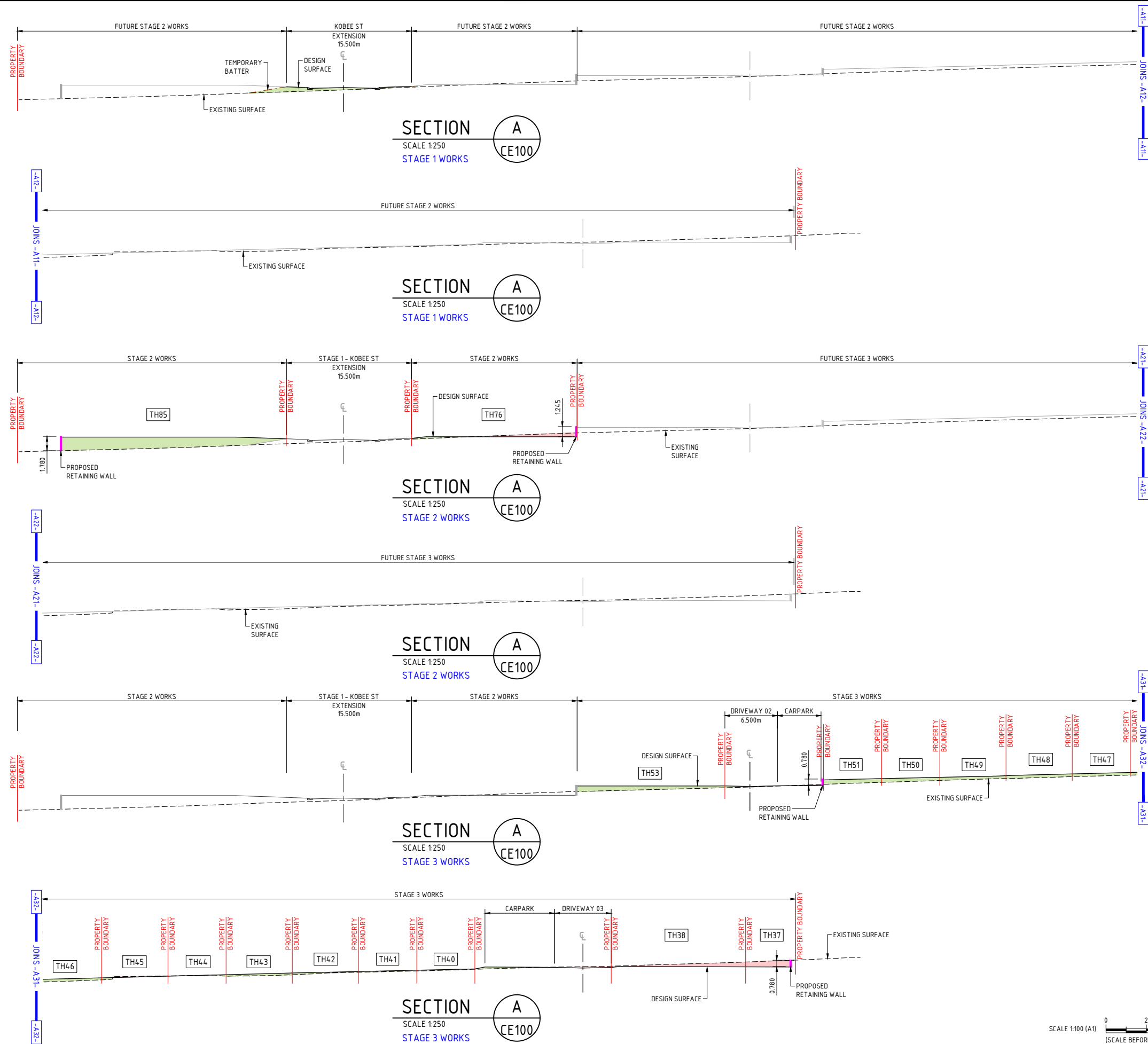
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NOT FOR CONSTRUCTION

LEGEND

- |                                                                                     |                             |
|-------------------------------------------------------------------------------------|-----------------------------|
|  | EXISTING SURFACE LEVEL      |
|  | PROPOSED SURFACE LEVEL      |
|  | TEMPORARY EARTHWORKS BATTER |
|  | PROPOSED FILL               |
|  | PROPOSED CUT                |

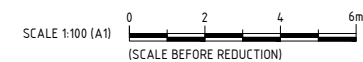


NOTES:

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2. LEVELS ON SITE TO BE CONFIRMED BY DETAILED SURVEY AND DESIGN REVISED PRIOR TO CONSTRUCTION.
3. APPROPRIATE APPROVALS FROM THE LOCAL AUTHORITIES ARE REQUIRED PRIOR TO CONSTRUCTION.

**EXISTING SERVICES NOTE:**

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OF THESE SERVICES AND VERIFY THE DESIGN.



REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

[illegible]

**CIVIL  
STRUCTURAL  
TRAFFIC  
PROJECT MANAGEMENT**

|        |
|--------|
| CLIENT |
|--------|

CHIN-YUAN CHANG

|         |
|---------|
| PROJECT |
|---------|

189-195 TEVIOT ROAD, GREENBANK

| TITLE |
|-------|
|-------|

PRELIMINARY BULK EARTHWORKS  
SECTIONS SHEET 1 OF 2

|                              |                |                  |
|------------------------------|----------------|------------------|
| DRAWN<br>SM                  | DESIGNED<br>SM | DATE<br>FEB 2026 |
| CHECKED<br>CFR               | APPROVED       |                  |
| DRAWING No.<br>C6527 - CE401 |                | REV.<br>A        |

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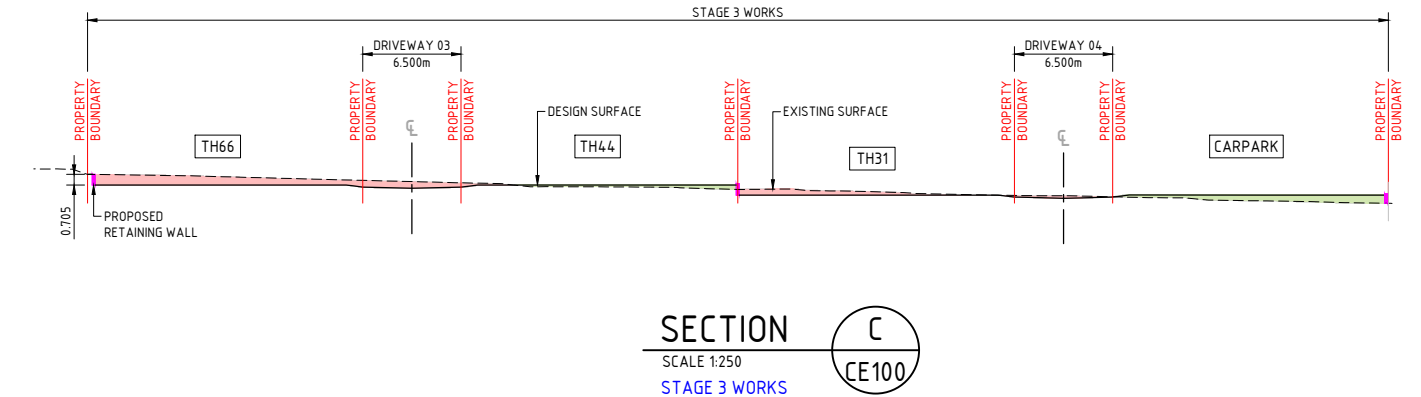
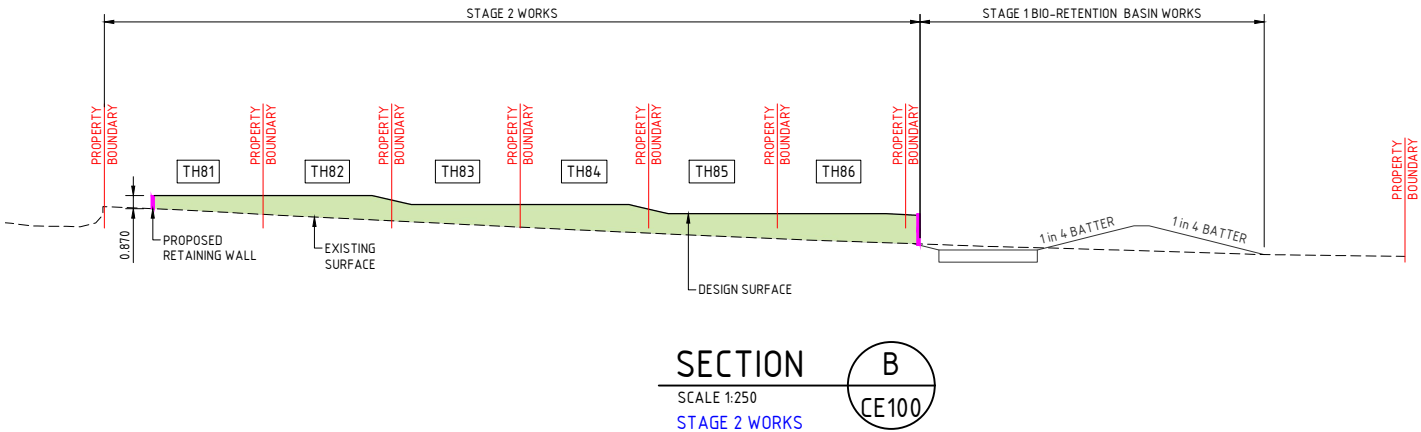
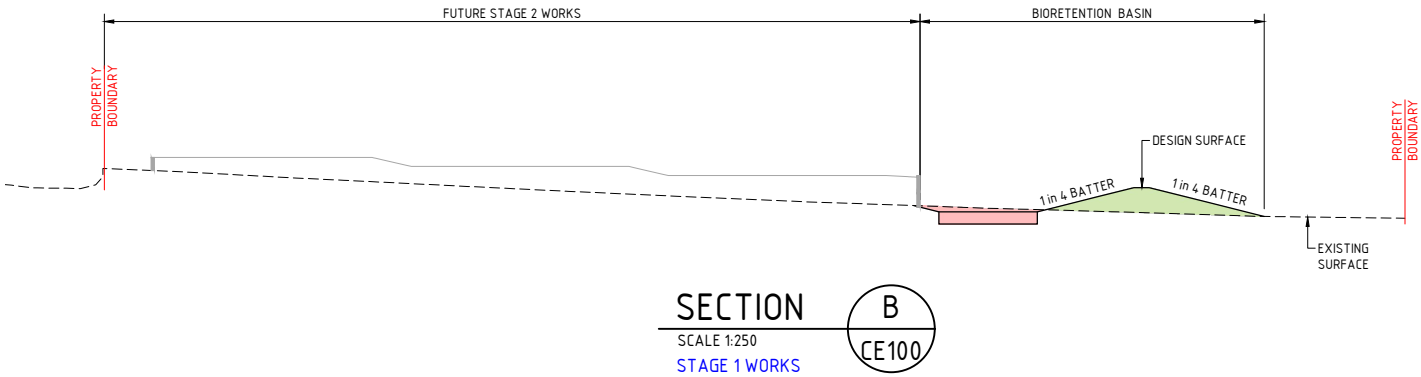
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NOT FOR CONSTRUCTION

LEGEND

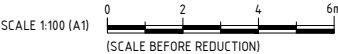
- EXISTING SURFACE LEVEL  
----- PROPOSED SURFACE LEVEL  
- - - - - TEMPORARY EARTHWORKS BATTER  
PROPOSED FILL  
PROPOSED CUT



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REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

**MILANOVIC NEALE**  
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**CIVIL  
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PROJECT MANAGEMENT**

CHIN-YUAN CHANG

189-195 TEVIOT ROAD, GREENBANK

PRELIMINARY BULK EARTHWORKS  
SECTIONS SHEET 2 OF 2

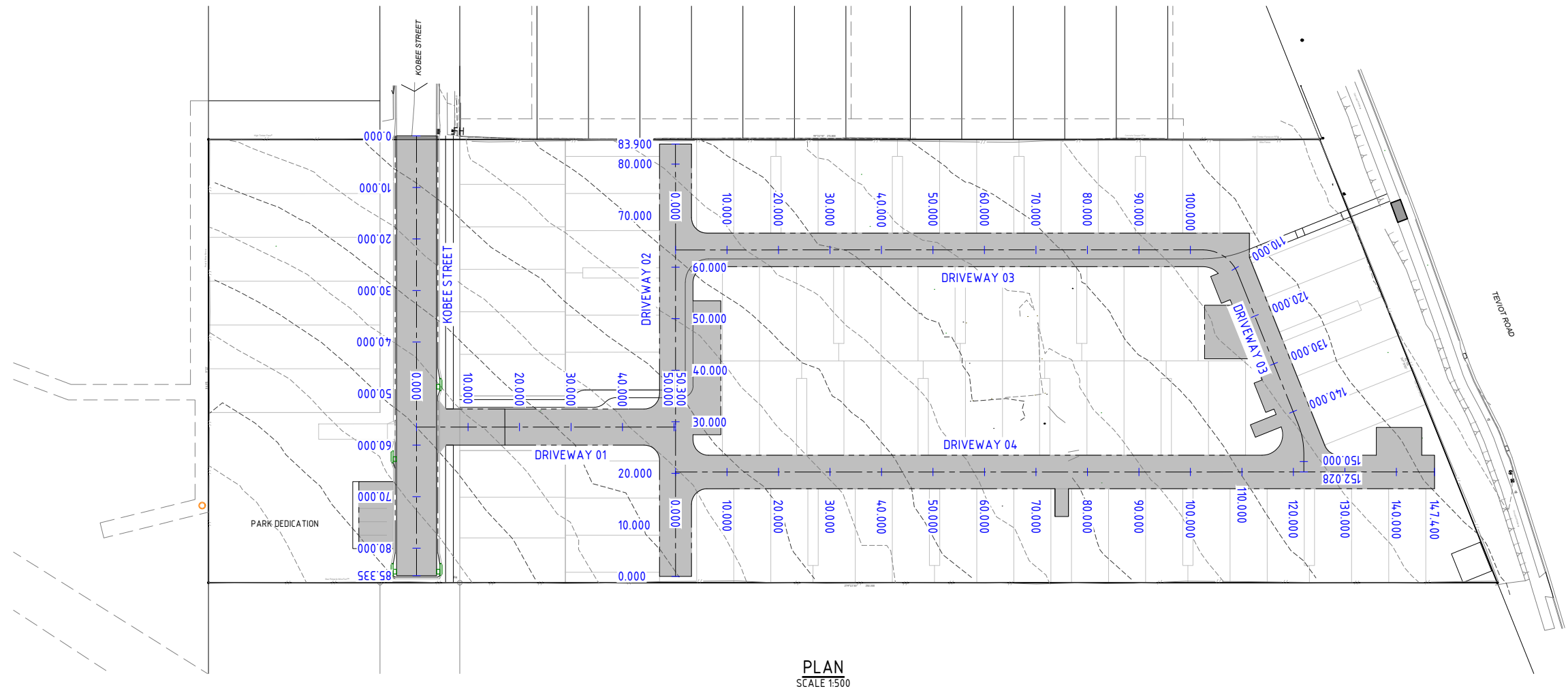
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| DRAWN<br>SM                  | DESIGNED<br>SM | DATE<br>FEB 2026 |
| CHECKED<br>CFR               | APPROVED       |                  |
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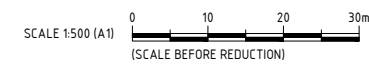
NOT FOR CONSTRUCTION



NOTE:  
EXISTING SEWER & STORMWATER INFRASTRUCTURE DETAILS WITHIN  
NEIGHBOURING SERVICE EASEMENT UNKNOWN. ADDITIONAL  
INVESTIGATIONS/SURVEY REQUIRED TO BE UNDERTAKEN BY OTHERS TO VERIFY  
DESIGN CONCEPT.

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REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

| REV. | DESCRIPTION       | DATE     | DRAWN | REVIEWED | VERIFIED |
|------|-------------------|----------|-------|----------|----------|
| A    | PRELIMINARY ISSUE | 22.05.26 | SM    | CFR      |          |
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|                 |                                |                                    |               |          |          |
|-----------------|--------------------------------|------------------------------------|---------------|----------|----------|
| CLIENT          | PROJECT                        | TITLE                              | DRAWN         | DESIGNED | DATE     |
| CHIN-YUAN CHANG | 189-195 TEVIOT ROAD, GREENBANK | PRELIMINARY OVERALL ROADWORKS PLAN | SM            | SM       | FEB 2026 |
|                 |                                |                                    | CHECKED       | APPROVED |          |
|                 |                                |                                    | CFR           |          |          |
|                 |                                |                                    | DRAWING No.   | REV.     |          |
|                 |                                |                                    | C6527 - CR100 | A        |          |

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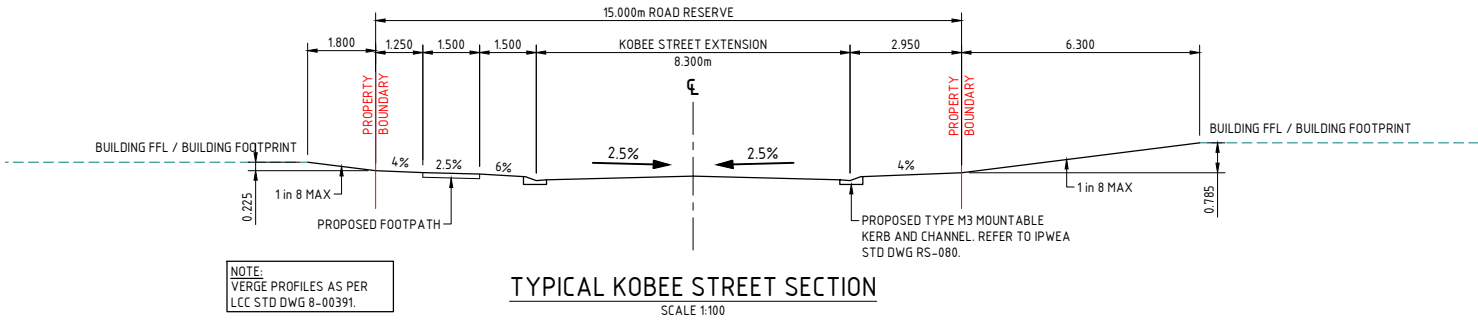
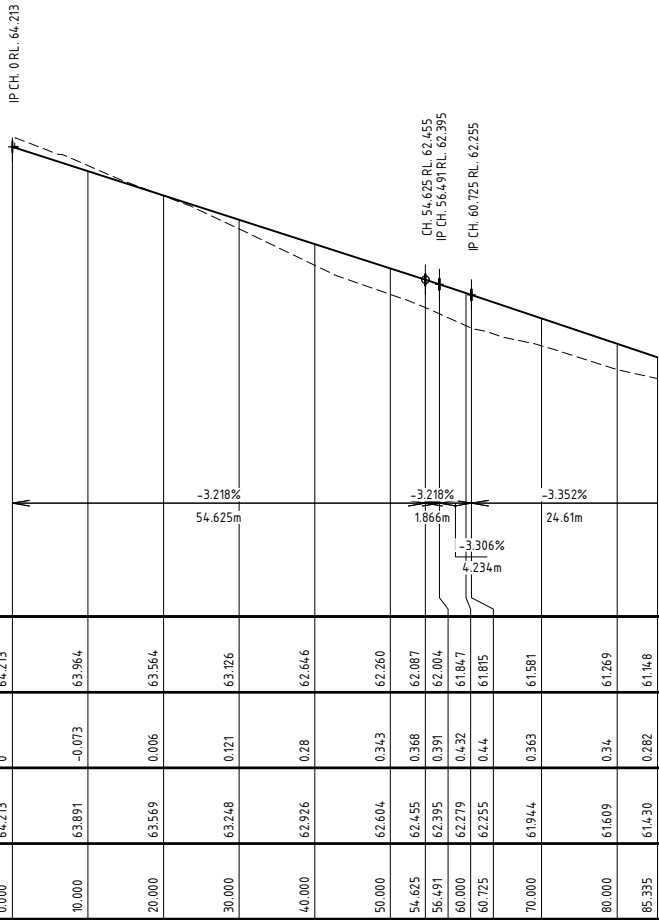
NOT FOR CONSTRUCTION

HORIZONTAL CURVE DATA  
VERTICAL GEOMETRY GRADE (%)  
VERTICAL GRADE LENGTH  
VERTICAL CURVE LENGTH (m)  
VERTICAL CURVE RADIUS (m)  
DATUM R.L.58.000

| NAT. SURFACE ON ROAD CENTRELINE  | 64.213 | 63.964 | 63.564 | 63.126 | 62.646 | 62.260 | 62.087 | 62.004 | 61.847 | 61.815 | 61.581 | 61.269 | 61.148 |
|----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| CUT / FILL DEPTHS                | 0      | -0.073 | 0.006  | 0.121  | 0.28   | 0.343  | 0.368  | 0.391  | 0.432  | 0.44   | 0.363  | 0.34   | 0.282  |
| DESIGN LEVELS ON ROAD CENTRELINE | 64.213 | 63.891 | 63.569 | 63.248 | 62.926 | 62.604 | 62.455 | 62.395 | 62.279 | 62.255 | 61.944 | 61.609 | 61.430 |
| CHAINAGE                         | 0.000  | 10.000 | 20.000 | 30.000 | 40.000 | 50.000 | 54.625 | 56.491 | 60.000 | 60.725 | 70.000 | 80.000 | 85.335 |

LONGITUDINAL SECTION - KOBEE STREET

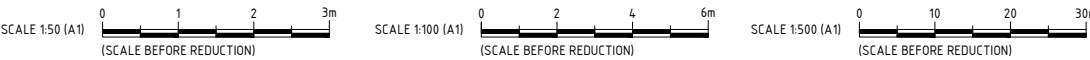
SCALES 1:500 (HORI.)/1:50 (VERT.)



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REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

| REV. | DESCRIPTION       | DATE     | DRAWN | REVIEWED | VERIFIED |
|------|-------------------|----------|-------|----------|----------|
| A    | PRELIMINARY ISSUE | 22.05.26 | SM    | CFR      |          |
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CHIN-YUAN CHANG

189-195 TEVIOT ROAD, GREENBANK

PRELIMINARY ROADWORKS  
SECTIONS SHEET 1 OF 4

| DRAWN         | DESIGNED | DATE     |
|---------------|----------|----------|
| SM            | SM       | FEB 2026 |
| CHECKED       | APPROVED |          |
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| DRAWING No.   | REV.     |          |
| C6527 - CR201 | A        |          |

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HORIZONTAL CURVE DATA

VERTICAL GEOMETRY GRADE (%)  
VERTICAL GRADE LENGTH

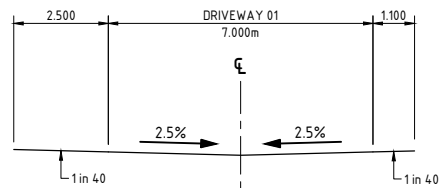
VERTICAL CURVE LENGTH (m)  
VERTICAL CURVE RADIUS (m)

DATUM R.L.59.000

| NAT. SURFACE ON ROAD CENTRELINE  | 62.004 | 62.168 | 62.179 | 62.240 | 62.351 | 62.407 | 62.746 | 63.102 | 63.446 | 63.796 | 63.806 |
|----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| CUT / FILL DEPTHS                | 0.391  | 0.13   | 0.099  | 0.213  | 0.17   | 0.16   | 0.106  | 0.036  | -0.023 | -0.087 | -0.089 |
| DESIGN LEVELS ON ROAD CENTRELINE | 62.395 | 62.298 | 62.278 | 62.452 | 62.521 | 62.567 | 62.852 | 63.188 | 63.423 | 63.709 | 63.717 |
| CHAINAGE                         | 0.000  | 3.880  | 4.150  | 5.652  | 8.400  | 10.000 | 20.000 | 30.000 | 40.000 | 50.000 | 50.300 |

LONGITUDINAL SECTION - DRIVEWAY 01

SCALES 1:500 (HORI.)/1:50 (VERT.)



TYPICAL DRIVEWAY 01 SECTION

SCALE 1:100

HORIZONTAL CURVE DATA

VERTICAL GEOMETRY GRADE (%)  
VERTICAL GRADE LENGTH

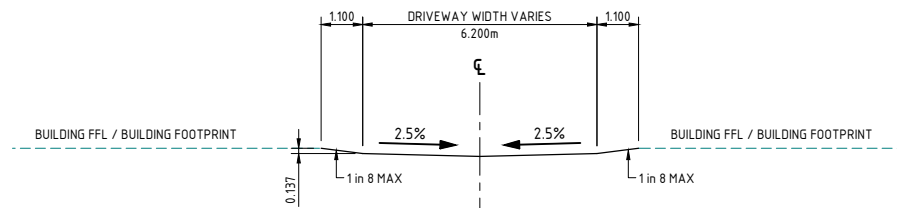
VERTICAL CURVE LENGTH (m)  
VERTICAL CURVE RADIUS (m)

DATUM R.L.60.000

| NAT. SURFACE ON ROAD CENTRELINE  | 62.976 | 63.227 | 63.455 | 63.770 | 63.806 | 63.832 | 63.896 | 64.041 | 64.069 | 64.114 | 64.279 | 64.443 | 64.511 | 64.926 | 64.960 | 65.059 | 65.151 | 65.301 | 65.604 | 65.692 | 65.837 |
|----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| CUT / FILL DEPTHS                | 1.024  | 0.673  | 0.345  | -0.046 | -0.088 | -0.11  | -0.133 | -0.061 | -0.032 | 0.01   | 0.071  | -0.004 | -0.044 | -0.266 | -0.284 | -0.322 | -0.327 | -0.311 | -0.214 | -0.242 | -0.267 |
| DESIGN LEVELS ON ROAD CENTRELINE | 64.000 | 63.900 | 63.800 | 63.724 | 63.717 | 63.721 | 63.763 | 63.980 | 64.037 | 64.124 | 64.290 | 64.439 | 64.511 | 64.660 | 64.676 | 64.737 | 64.824 | 64.990 | 65.390 | 65.450 | 65.570 |
| CHAINAGE                         | 0.000  | 10.000 | 20.000 | 27.557 | 28.964 | 30.000 | 32.557 | 37.557 | 38.500 | 40.000 | 43.500 | 48.500 | 50.000 | 60.000 | 60.850 | 63.350 | 65.850 | 70.000 | 80.000 | 81.500 | 83.900 |

LONGITUDINAL SECTION - DRIVEWAY 02

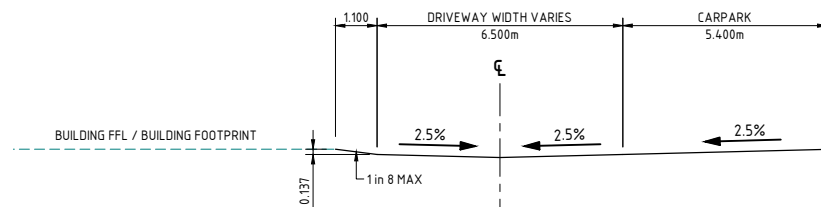
SCALES 1:500 (HORI.)/1:50 (VERT.)



TYPICAL DRIVEWAY 02 SECTION

(6.200m WIDE)

SCALE 1:100



TYPICAL DRIVEWAY 02 SECTION

(6.500m WIDE)

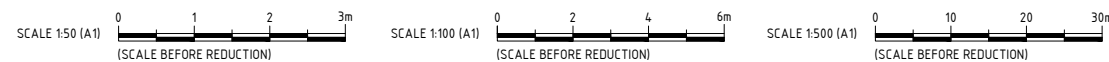
SCALE 1:100

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NOT FOR CONSTRUCTION



REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

| REV. | DESCRIPTION       | DATE     | DRAWN | REVIEWED | VERIFIED |
|------|-------------------|----------|-------|----------|----------|
| A    | PRELIMINARY ISSUE | 22.05.26 | SM    | CFR      |          |
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**MILANOVIC NEALE**  
CONSULTING ENGINEERS

**CIVIL**  
**STRUCTURAL**  
**TRAFFIC**  
**PROJECT MANAGEMENT**

CLIENT

CHIN-YUAN CHANG

PROJECT

189-195 TEVIOT ROAD, GREENBANK

TITLE

PRELIMINARY ROADWORKS  
SECTIONS SHEET 2 OF 4

| DRAWN         | DESIGNED | DATE     |
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| SM            | SM       | FEB 2026 |
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CIVIL  
STRUCTURAL  
TRAFFIC  
PROJECT MANAGEMENT

CLIENT

CHIN-YUAN CHANG

PROJECT

189-195 TEVIOT ROAD, GREENBANK

TITLE

PRELIMINARY ROADWORKS  
SECTIONS SHEET 3 OF 4

DRAWN

SM

DESIGNED

SM

DATE

FEB 2026

CHECKED

CFR

APPROVED

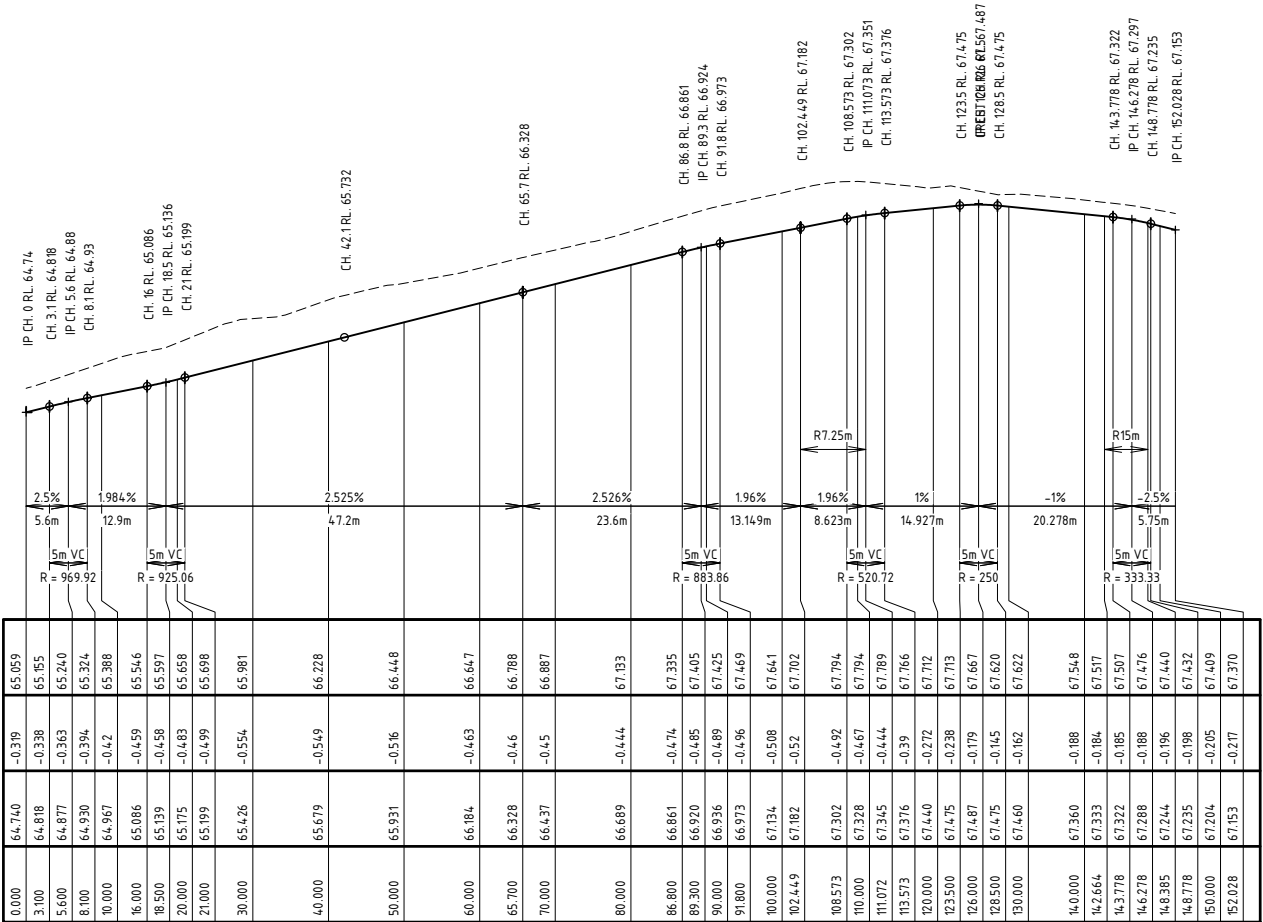
DRAWING No.

C6527 - CR203

REV.

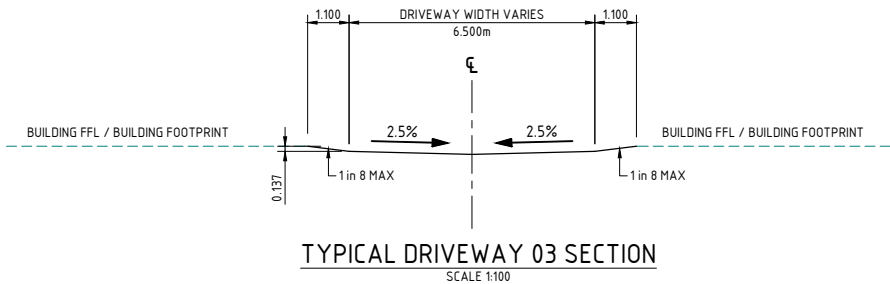
A

|                                  |
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| HORIZONTAL CURVE DATA            |
| VERTICAL GEOMETRY GRADE (%)      |
| VERTICAL GRADE LENGTH            |
| VERTICAL CURVE LENGTH (m)        |
| VERTICAL CURVE RADIUS (m)        |
| DATUM R.L. 62.000                |
| NAT. SURFACE ON ROAD CENTRELINE  |
| CUT / FILL DEPTHS                |
| DESIGN LEVELS ON ROAD CENTRELINE |
| CHAINAGE                         |



## LONGITUDINAL SECTION - DRIVEWAY 03

SCALES 1:500 (HORI.)/1:50 (VERT.)



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### EXISTING SERVICES NOTE:

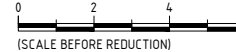
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LOT 17 ON RP210430

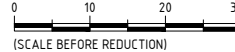
SCALE 1:50 (A1)



SCALE 1:100 (A1)



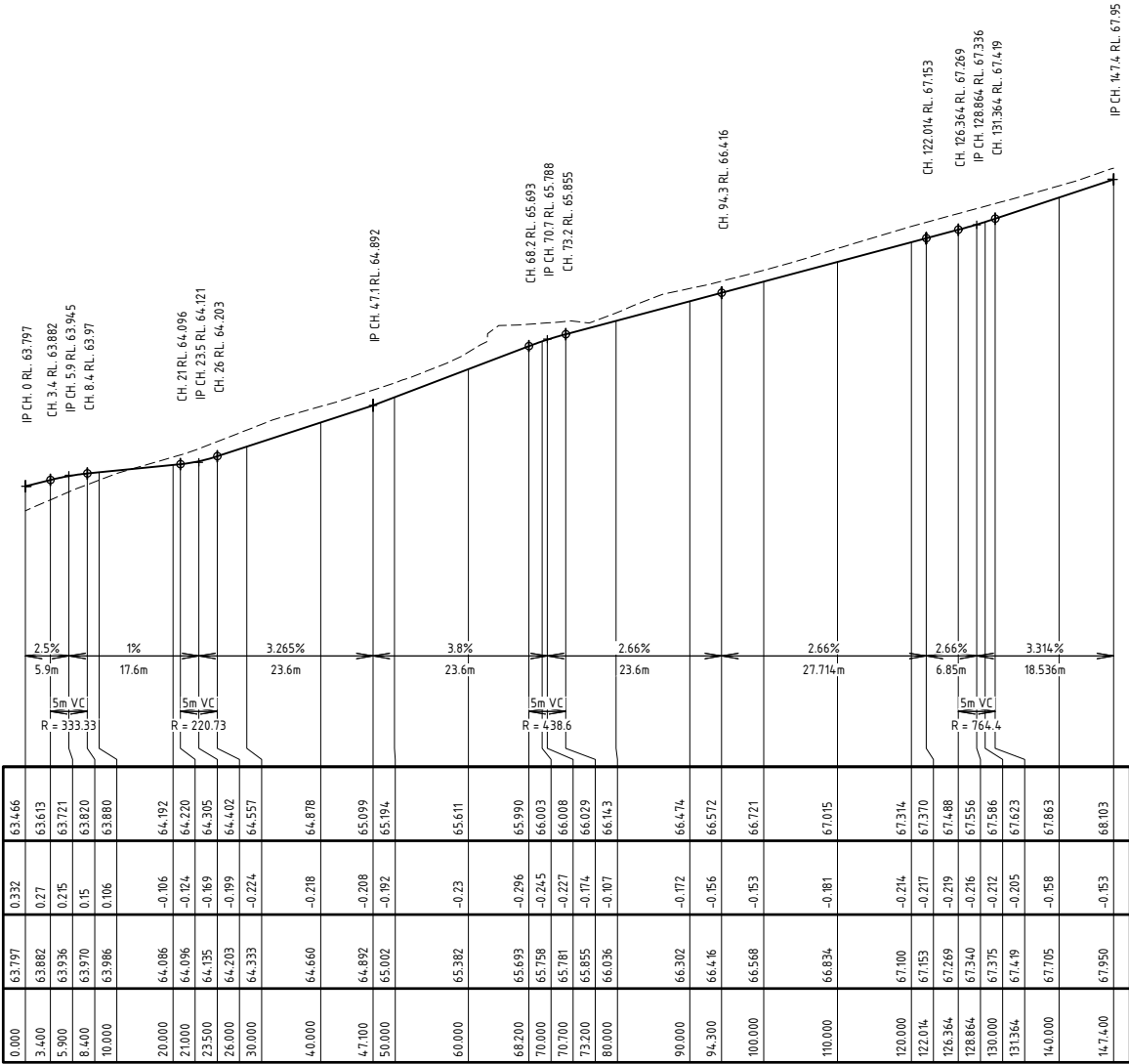
SCALE 1:500 (A1)



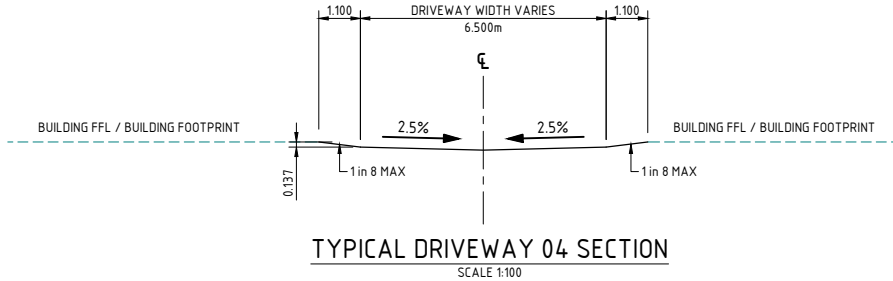
| REV. | DESCRIPTION       | DATE     | DRAWN | REVIEWED | VERIFIED |
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| A    | PRELIMINARY ISSUE | 22.05.26 | SM    | CFR      |          |
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HORIZONTAL CURVE DATA  
VERTICAL GEOMETRY GRADE (%)  
VERTICAL GRADE LENGTH  
VERTICAL CURVE LENGTH (m)  
VERTICAL CURVE RADIUS (m)  
DATUM R.L.60.000

| NAT. SURFACE ON ROAD CENTRELINE  |
|----------------------------------|
| CUT / FILL DEPTHS                |
| DESIGN LEVELS ON ROAD CENTRELINE |
| CHAINAGE                         |



LONGITUDINAL SECTION - DRIVEWAY 04  
SCALES 1:500 (HORI.)/1:50 (VERT.)

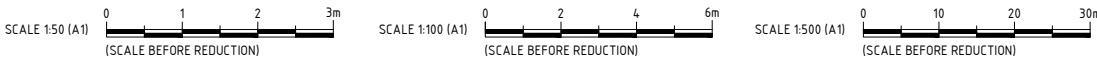


- NOTES:
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NOT FOR CONSTRUCTION



REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

| REV. | DESCRIPTION       | DATE     | DRAWN | REVIEWED | VERIFIED |
|------|-------------------|----------|-------|----------|----------|
| A    | PRELIMINARY ISSUE | 22.05.26 | SM    | CFR      |          |
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PROJECT MANAGEMENT**

CHIN-YUAN CHANG

189-195 TEVIOT ROAD, GREENBANK

PRELIMINARY ROADWORKS  
SECTIONS SHEET 4 OF 4

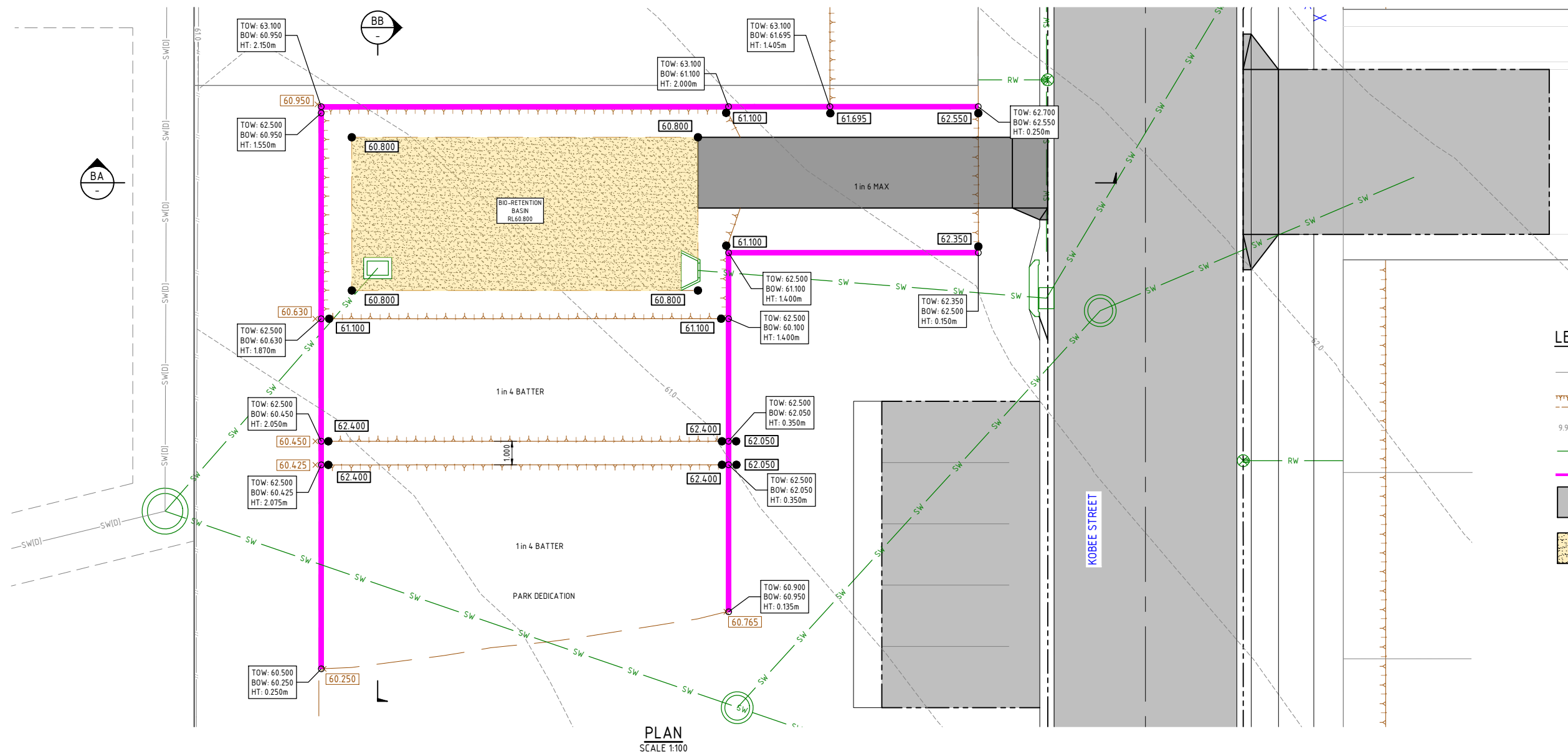
| DRAWN         | DESIGNED | DATE     |
|---------------|----------|----------|
| SM            | SM       | FEB 2026 |
| CHECKED       | APPROVED |          |
| CFR           |          |          |
| DRAWING No.   | REV.     |          |
| C6527 - CR204 | A        |          |

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DOCUMENT PRODUCED UNDER AN ISO 9001:2015 CERTIFIED QUALITY MANAGEMENT SYSTEM.

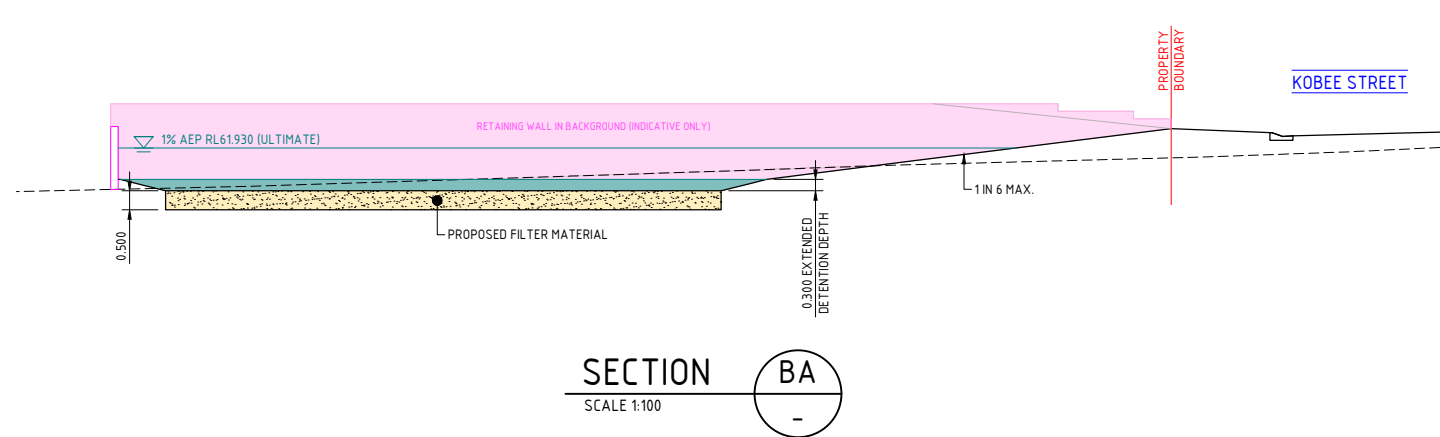
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NOT FOR CONSTRUCTION

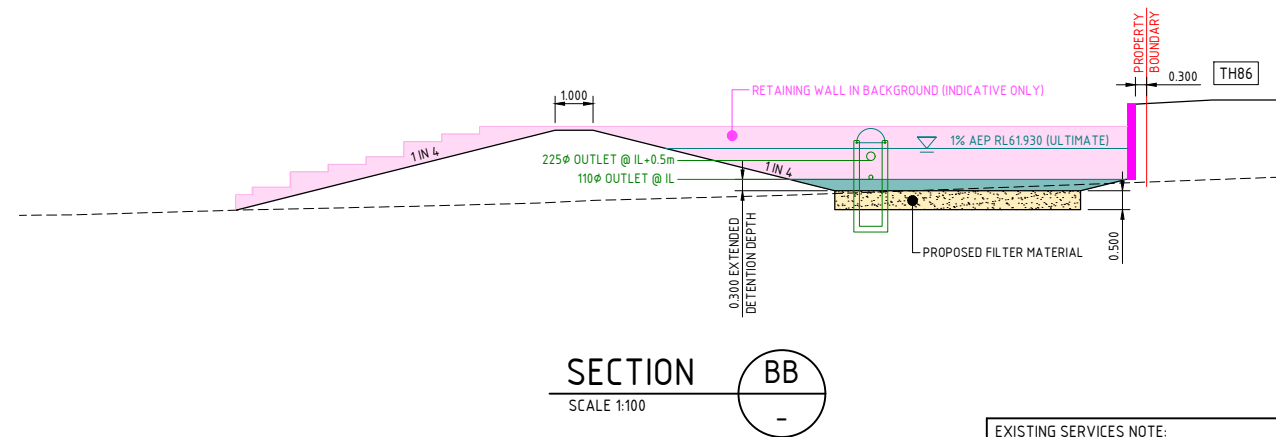


- LEGEND**
- SW(D) — EXISTING STORMWATER DRAINAGE
  - PROPOSED TOP OF BATTER
  - PROPOSED TOE OF BATTER
  - 9.999 --- EXISTING CONTOURS
  - SW — PROPOSED STORMWATER DRAINAGE
  - PROPOSED RETAINING WALL
  - PROPOSED PAVEMENT
  - PROPOSED FILTER MATERIAL
  - × ###.### EXISTING SURFACE LEVEL
  - ###.### PROPOSED LEVEL

PLAN  
SCALE 1:100



SECTION  
SCALE 1:100  
BA



SECTION  
SCALE 1:100  
BB

- NOTES:**
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SCALE 1:100 (A1)  
0 2 4 6m  
(SCALE BEFORE REDUCTION)

REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

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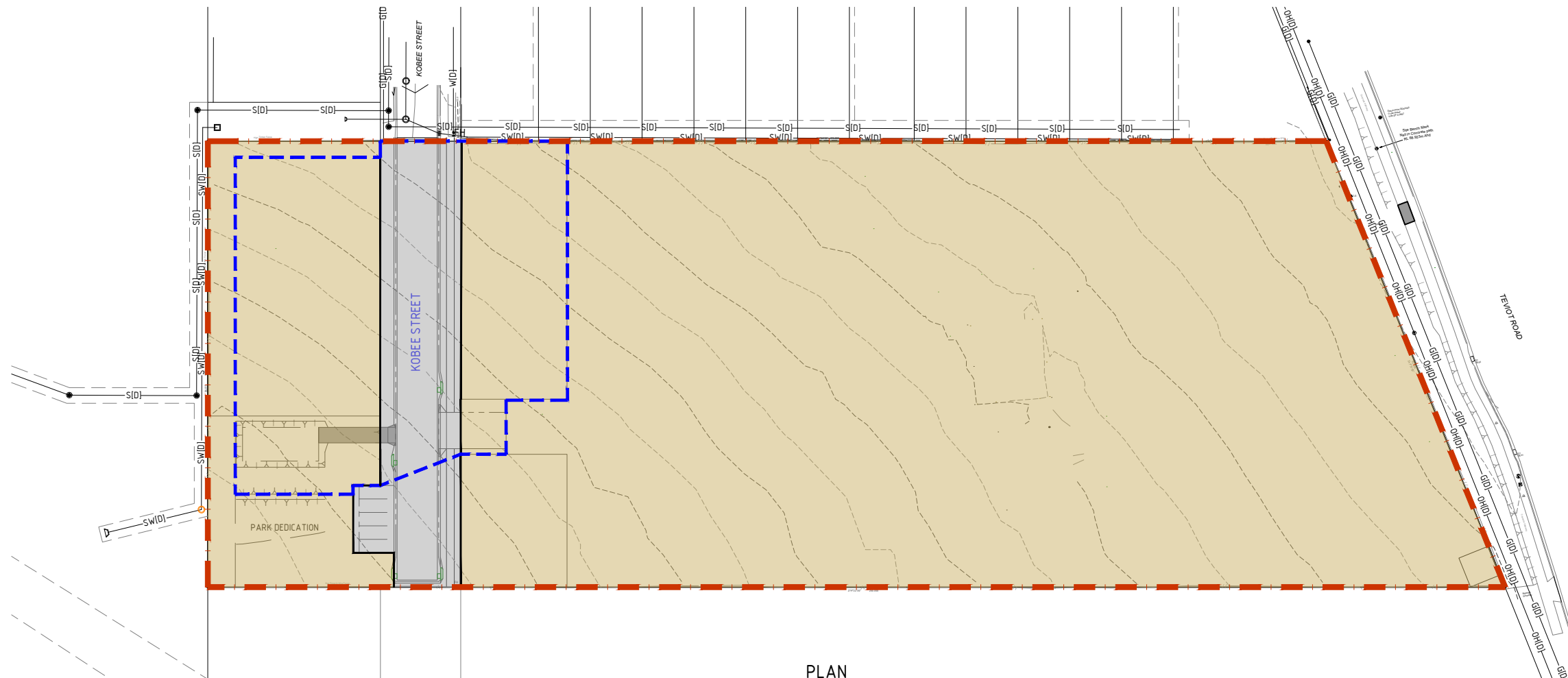
CHIN-YUAN CHANG

189-195 TEVIOT ROAD, GREENBANK

**COMBINED ABOVE GROUND &  
BIO-RETENTION BASIN LAYOUT  
PLAN**

|                              |                |                  |
|------------------------------|----------------|------------------|
| DRAWN<br>SM                  | DESIGNED<br>SM | DATE<br>FEB 2026 |
| CHECKED<br>CFR               | APPROVED       |                  |
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NOT FOR CONSTRUCTION



PLAN  
SCALE 1:500

LEGEND

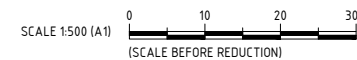
- URBANISED STAGE 1
- BALANCE AREA
- OVERALL SITE
- AREA TO BASIN

| DEVELOPED CATCHMENT [STAGE 1] |       |
|-------------------------------|-------|
| URBANISED STAGE 1             |       |
| A (ha)                        | 0.134 |
| I (%)                         | 100   |
| G (%)                         | 4     |
| BALANCE AREA                  |       |
| A (ha)                        | 1.871 |
| I (%)                         | 10    |
| G (%)                         | 4     |
| OVERALL SITE                  |       |
| A (ha)                        | 2.005 |
| I (%)                         | 16    |
| G (%)                         | 4     |
| AREA TO BASIN                 |       |
| A (ha)                        | 0.381 |
| I (%)                         | 31    |
| G (%)                         | 4     |

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REAL PROPERTY DESCRIPTION  
LOT 17 ON RP210430

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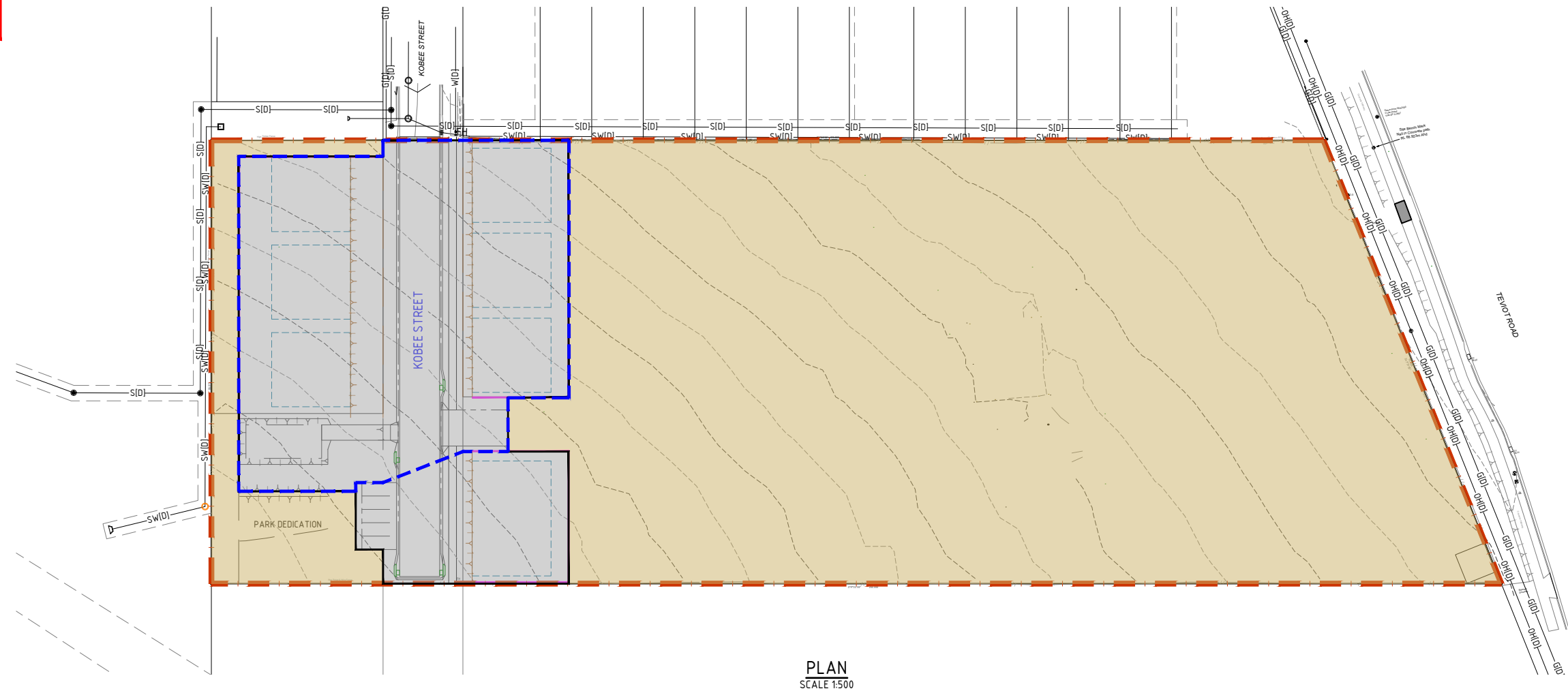
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STRUCTURAL  
TRAFFIC  
PROJECT MANAGEMENT**

|                 |                                |                                    |               |          |          |
|-----------------|--------------------------------|------------------------------------|---------------|----------|----------|
| CLIENT          | PROJECT                        | TITLE                              | DRAWN         | DESIGNED | DATE     |
| CHIN-YUAN CHANG | 189-195 TEVIOT ROAD, GREENBANK | DEVELOPED CATCHMENT PLAN - STAGE 1 | SM            | SM       | FEB 2026 |
|                 |                                |                                    | CHECKED       | APPROVED |          |
|                 |                                |                                    | CFR           |          |          |
|                 |                                |                                    | DRAWING No.   | REV.     |          |
|                 |                                |                                    | C6527 - SW201 | A        |          |

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PLAN  
SCALE 1:500

LEGEND

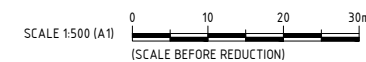
- URBANISED STAGE 1 & 2
- BALANCE AREA
- OVERALL SITE
- AREA TO BASIN

| DEVELOPED CATCHMENT<br>[STAGE 1] |       |
|----------------------------------|-------|
| URBANISED STAGE 1 & 2            |       |
| A (ha)                           | 0.474 |
| I (%)                            | 75    |
| G (%)                            | 5     |
| BALANCE AREA                     |       |
| A (ha)                           | 1.531 |
| I (%)                            | 10    |
| G (%)                            | 4     |
| OVERALL SITE                     |       |
| A (ha)                           | 2.005 |
| I (%)                            | 16    |
| G (%)                            | 4     |
| AREA TO BASIN                    |       |
| A (ha)                           | 0.381 |
| I (%)                            | 72    |
| G (%)                            | 6     |

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LOT 17 ON RP210430

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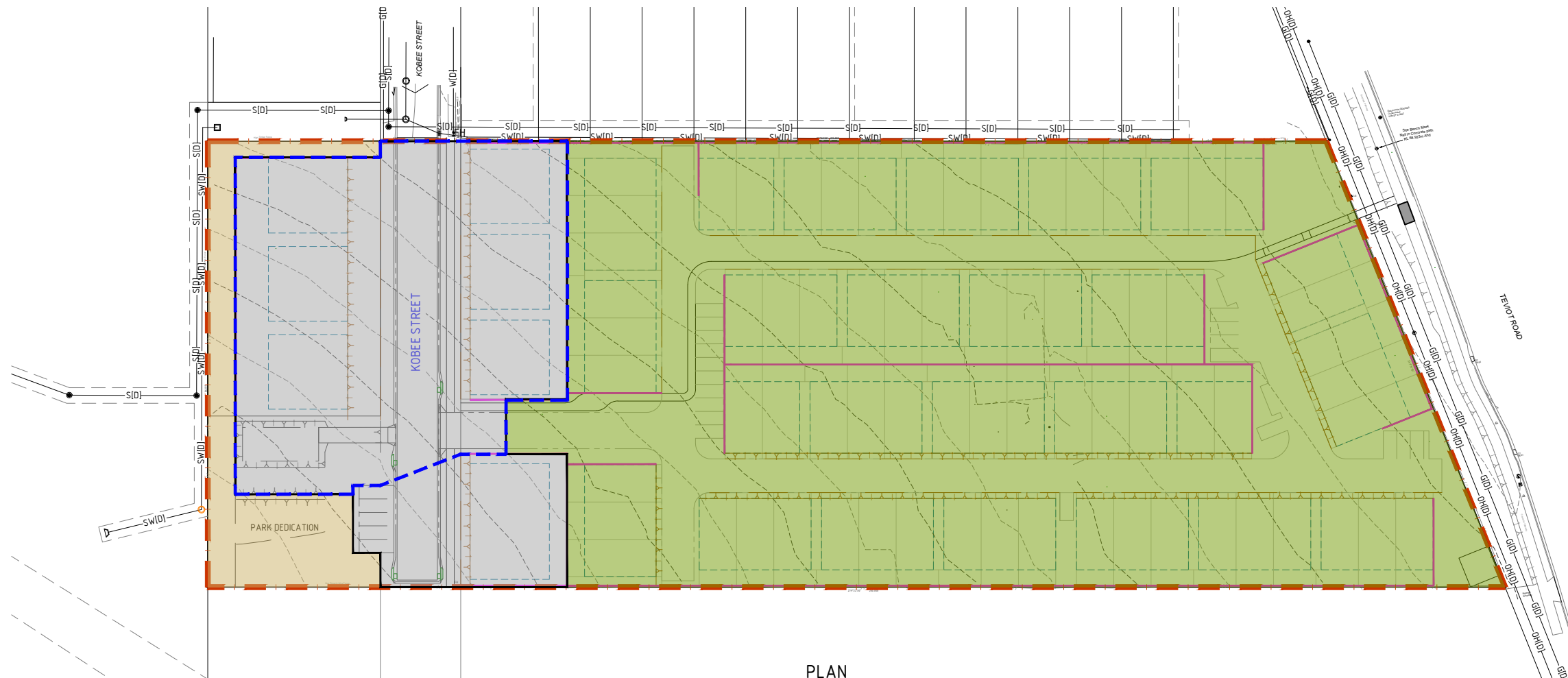
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|                 |                                |                                       |               |          |          |
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| CLIENT          | PROJECT                        | TITLE                                 | DRAWN         | DESIGNED | DATE     |
| CHIN-YUAN CHANG | 189-195 TEVIOT ROAD, GREENBANK | DEVELOPED CATCHMENT PLAN -<br>STAGE 2 | SM            | SM       | FEB 2026 |
|                 |                                |                                       | CHECKED       | APPROVED |          |
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|                 |                                |                                       | C6527 - SW202 | A        |          |

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PLAN  
SCALE 1:500

LEGEND

- URBANISED STAGE 1 & 2
- URBANISED STAGE 3 AND AREA TO TANK
- BALANCE AREA
- OVERALL SITE
- AREA TO BASIN

| DEVELOPED CATCHMENT [STAGE 1]      |       |
|------------------------------------|-------|
| URBANISED STAGE 1 & 2              |       |
| A (ha)                             | 0.474 |
| I (%)                              | 75    |
| G (%)                              | 5     |
| URBANISED STAGE 3 AND AREA TO TANK |       |
| A (ha)                             | 1.431 |
| I (%)                              | 78    |
| G (%)                              | 6     |
| BALANCE AREA                       |       |
| A (ha)                             | 0.100 |
| I (%)                              | 10    |
| G (%)                              | 4     |
| OVERALL SITE                       |       |
| A (ha)                             | 2.005 |
| I (%)                              | 74    |
| G (%)                              | 4     |
| AREA TO BASIN                      |       |
| A (ha)                             | 0.381 |
| I (%)                              | 72    |
| G (%)                              | 6     |

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LOT 17 ON RP210430

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PROJECT MANAGEMENT**

CLIENT

CHIN-YUAN CHANG

PROJECT

189-195 TEVIOT ROAD, GREENBANK

TITLE

DEVELOPED CATCHMENT PLAN -  
STAGE 1

|                              |                |                  |
|------------------------------|----------------|------------------|
| DRAWN<br>SM                  | DESIGNED<br>SM | DATE<br>FEB 2026 |
| CHECKED<br>CFR               | APPROVED       |                  |
| DRAWING No.<br>C6527 - SW203 |                | REV.<br>A        |