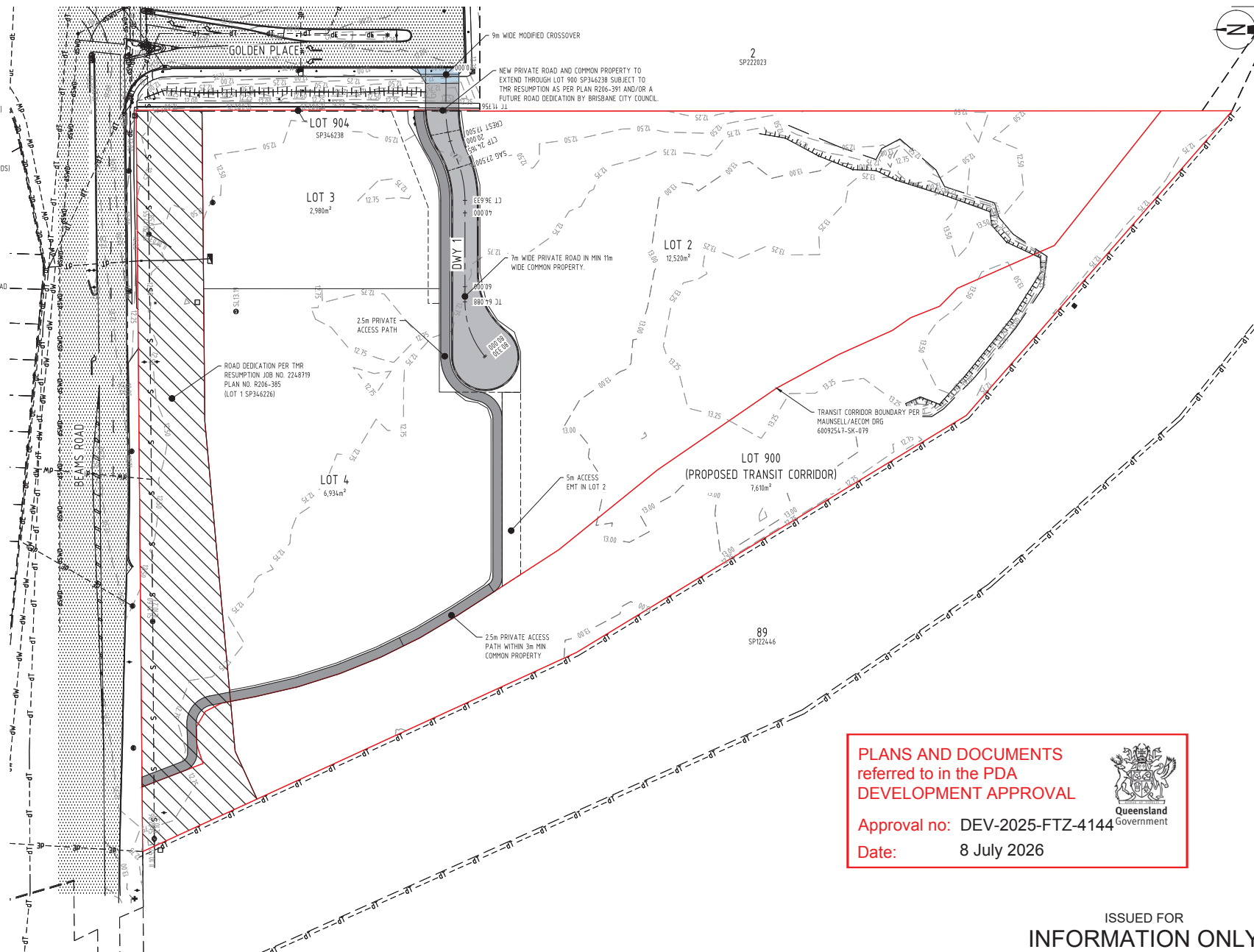


LEGEND

- | | |
|--|---|
| | FINISHED SURFACE CONTOURS |
| | SITE BOUNDARY |
| | EXISTING PROPERTY BOUNDARY |
| | EXISTING NOMINAL KERB LINE |
| | EXISTING STORMWATER DRAINAGE (RECORDS) |
| | EXISTING SEWER |
| | EXISTING SEWER (RECORDS) |
| | EXISTING WATER (RECORDS) |
| | EXISTING UNDERGROUND ELECTRICITY (RECORDS) |
| | EXISTING TELECOMMUNICATIONS |
| | EXISTING TELECOMMUNICATIONS (RECORDS) |
| | EXISTING GAS (RECORDS) |
| | ABANDONED SERVICE |
| | EXISTING BATTER |
| | EXISTING FENCE |
| | LIMIT OF WORKS |
| | EXISTING NOMINAL KERB LINE / EDGE OF ROAD |
| | PROPOSED LOT BOUNDARY |
| | PROPOSED EASEMENT BOUNDARY |
| | PROPOSED NOMINAL KERB LINE |
| | PROPOSED ROAD CENTRE LINE |
| | EXISTING ROAD |
| | PROPOSED 25m PRIVATE ACCESS PATH |
| | PROPOSED ROAD |
| | PROPOSED DRIVEWAY Crossover IN ACCORDANCE WITH BEC STD DRG BSD-2021 |

ALL DETAILS SHOWN ARE
SUBJECT TO FURTHER
DETAILED DESIGN



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



Approval no: DEV-2025-FTZ-4144

Date: 8 July 2026

ISSUED FOR
INFORMATION ONLY

[illegible]

Client	DELCARA PTY LTD
Project Name	490/462A BEAMS ROAD FITZGIBBON, QLD. 4018

Discipline CIVIL		Status INFORMATION
Designed By LDV	Checked By ML	Approved By ML
Project No. 26992	Drawn By LDV	Scale at A1 1:500
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Title	OVERALL LAYOUT PLAN	
Drawing No.	DA01	Revision
Sheet		05

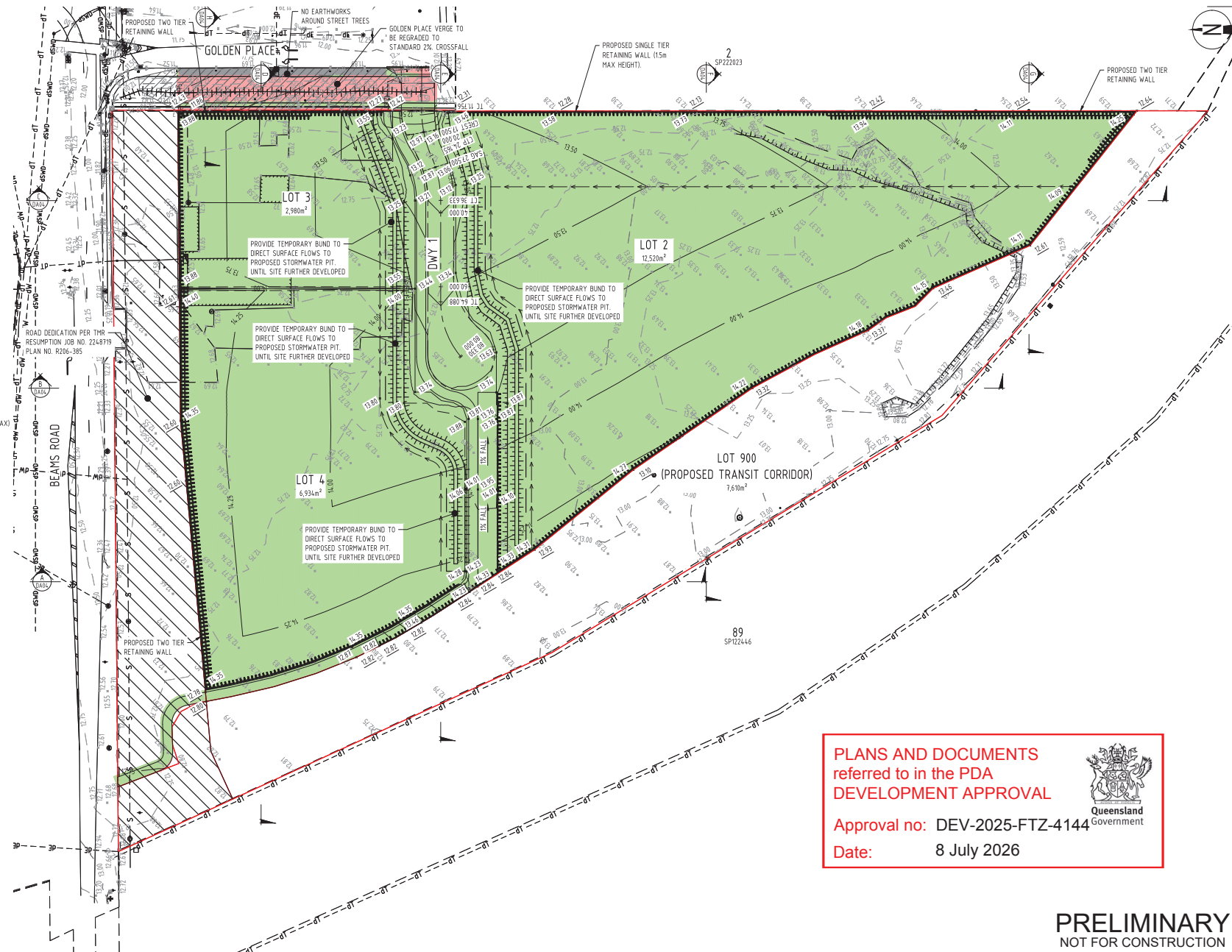
LEGEND

- SITE BOUNDARY
- PROPOSED RESUMPTION BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT BOUNDARY
- EXISTING SURFACE CONTOURS
- EXISTING EARTHWORKS CONTOURS
- EXISTING SURFACE LEVEL
- FINISHED SURFACE LEVEL
- EXISTING NOMINAL KERB LINE
- EXISTING EDGE OF BUILDING
- PROPOSED NOMINAL KERB LINE
- PROPOSED ROAD CENTRE LINE
- GRADE CHANGE
- EXISTING STORMWATER DRAINAGE (RECORDS)
- EXISTING SEWER
- EXISTING SEWER (RECORDS)
- EXISTING WATER (RECORDS)
- EXISTING UNDERGROUND ELECTRICITY (RECORDS)
- EXISTING TELECOMMUNICATIONS
- EXISTING TELECOMMUNICATIONS (RECORDS)
- EXISTING GAS (RECORDS)
- ABANDONED SERVICE
- EXISTING BATTER
- EXISTING FENCE
- PROPOSED SINGLE TIER RETAINING WALL (15m MAX)
- PROPOSED TWO TIER RETAINING WALL +15m (12.0m MAX)
- PROPOSED BATTER
- LIMIT OF WORKS
- PROPOSED EARTHWORKS PAD
- PROPOSED EARTHWORKS CUT
- PROPOSED EARTHWORKS FILL

NOTE

FOR SITE SECTIONS REFER DRG No. DA04

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DETAILED DESIGN



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV-2025-FTZ-4144

Date: 8 July 2026

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY EARTHWORKS
LAYOUT PLAN

Rev	Date	Description	By	CHK
04	02.04.26	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML
03	01.10.25	ISSUED FOR INFORMATION	CM	ML
02	20.12.22	ISSUED FOR INFORMATION	CM	ML
01	23.03.23	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML

0 10 20 30m
SCALE 1:500
AT ORIGINAL SIZE (A1)



Client
DELICARA PTY LTD
Project Name
490/462A BEAMS ROAD
FITZGIBBON, QLD, 4018

Discipline	Status
CIVIL	PRELIMINARY
Designed By LDV	Checked By ML
Project No. 26992	Scale at A1 1:500

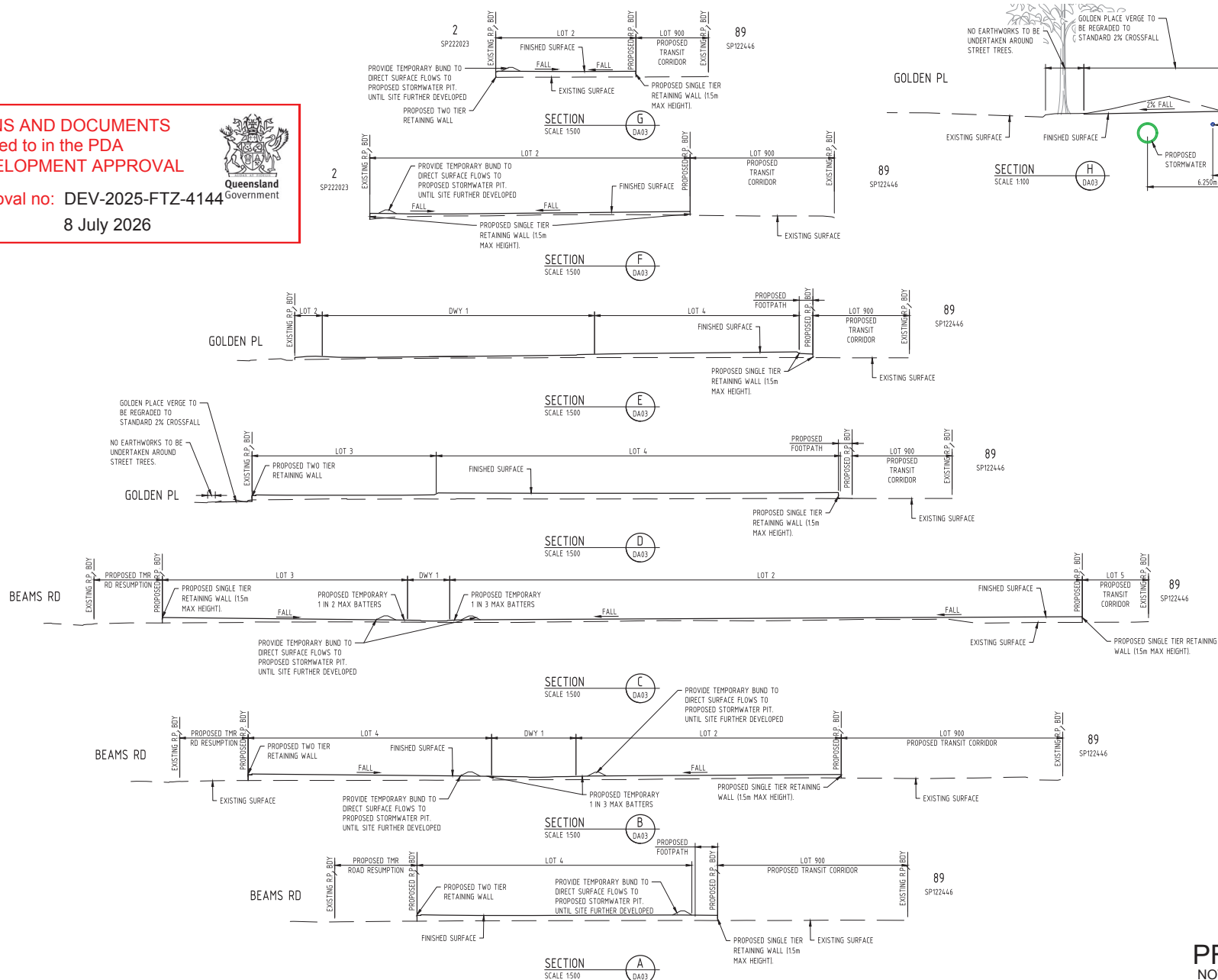
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Drawing No.	Revision
DA03	04

FILE SIZE ON ORIGIN: 2 15 20 30 40 50 60 70 80 90 100m



Date: 8 July 2026

[illegible]

Client	DELCARA PTY LTD
Project Name	490/462A BEAMS ROAD FITZGIBBON, QLD, 4018

Discipline CIVIL		Status PRELIMINARY
Designed By LDV	Checked By ML	Approved By ML
Project No. 26992	Drawn By LDV	Scale at A1 1:500
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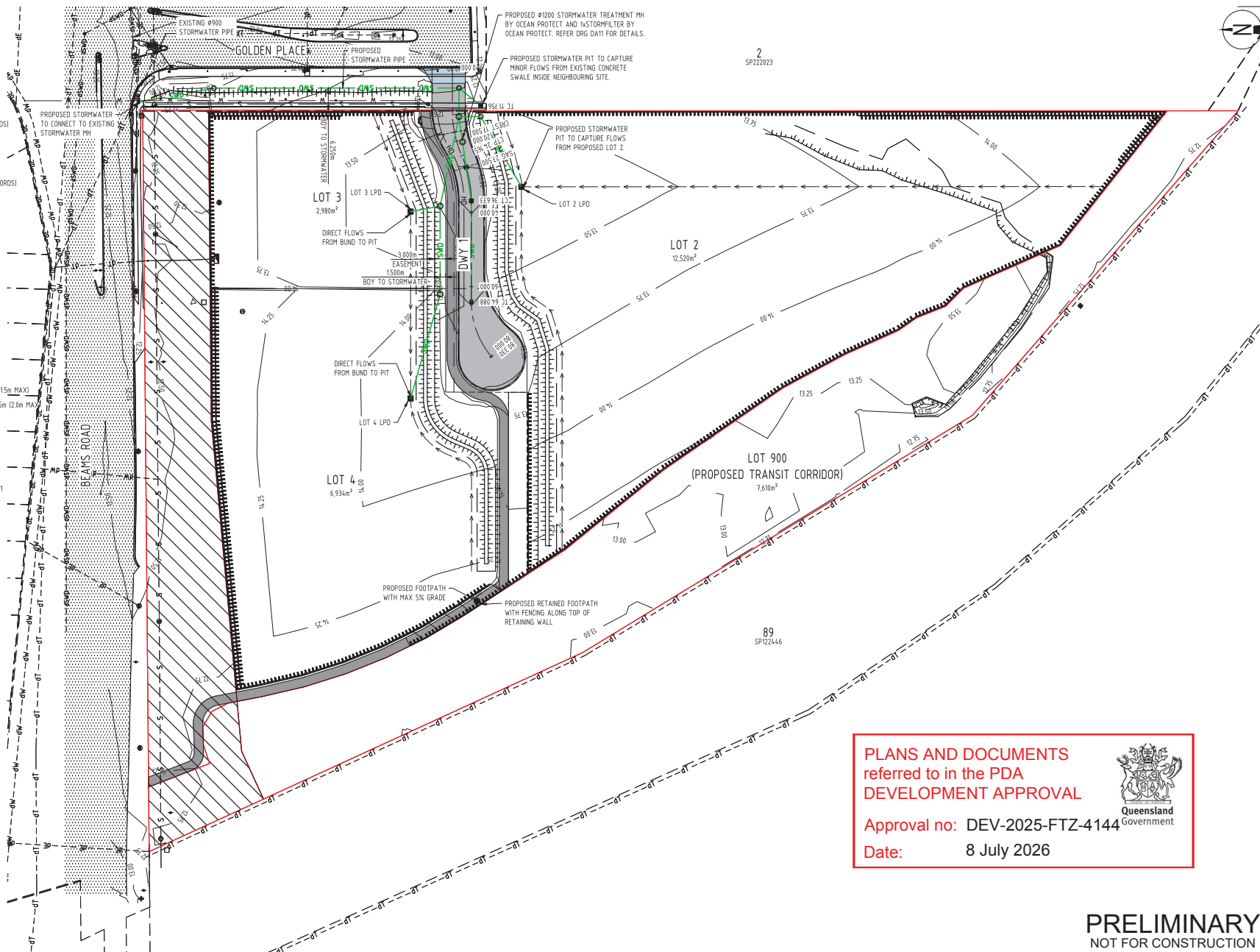
PRELIMINARY
NOT FOR CONSTRUCTION

Title	PRELIMINARY EARTHWORKS SITE SECTIONS
-------	---

Drawing No.	Revision
DA04	03

	FINISHED SURFACE CONTOURS
	SITE BOUNDARY
	PROPOSED RESUMPTION BOUNDARY
	EXISTING PROPERTY BOUNDARY
	EXISTING NOMINAL KERB LINE
	EXISTING STORMWATER DRAINAGE (RECORD)
	EXISTING SEWER
	EXISTING SEWER (RECORDS)
	EXISTING WATER (RECORDS)
	EXISTING UNDERGROUND ELECTRICITY (RECORDS)
	EXISTING TELECOMMUNICATIONS
	EXISTING TELECOMMUNICATIONS (RECORDS)
	EXISTING GAS (RECORDS)
	ABANDONED SERVICE
	EXISTING BATTER
	EXISTING FENCE
	LIMIT OF WORKS
	PROPOSED STORMWATER DRAINAGE
	PROPOSED ROOFWATER DRAINAGE
	PROPOSED GRAVITY SEWER MAIN
	PROPOSED PRIVATE SEWER
	PROPOSED WATER MAIN
	PROPOSED INTERIOR WATER
	PROPOSED SINGLE TIER RETAINING WALL (1:1)
	PROPOSED TWO TIER RETAINING WALL +15%
	EXISTING ROAD
	PROPOSED 2.5m PRIVATE ACCESS PATH
	PROPOSED ROAD
	PROPOSED DRIVEWAY CROSSEOVER IN ACCORDANCE WITH BCC STD DPG B50-1021

ALL DETAILS SHOWN ARE
SUBJECT TO FURTHER
DETAILED DESIGN



Queensland Government

Date: 8 July 2026

Title
PRELIMINARY ROADWORK AND
DRAINAGE LAYOUT PLAN

[illegible]

Client	DELCARA PTY LTD
Project Name	490/462A BEAMS ROAD FITZGIBBON, QLD. 4018

Discipline CIVIL		Status PRELIMINARY
Designed By LDV	Checked By ML	Approved By ML
Project No. 26992	Drawn By LDV	Scale at A1 1:500

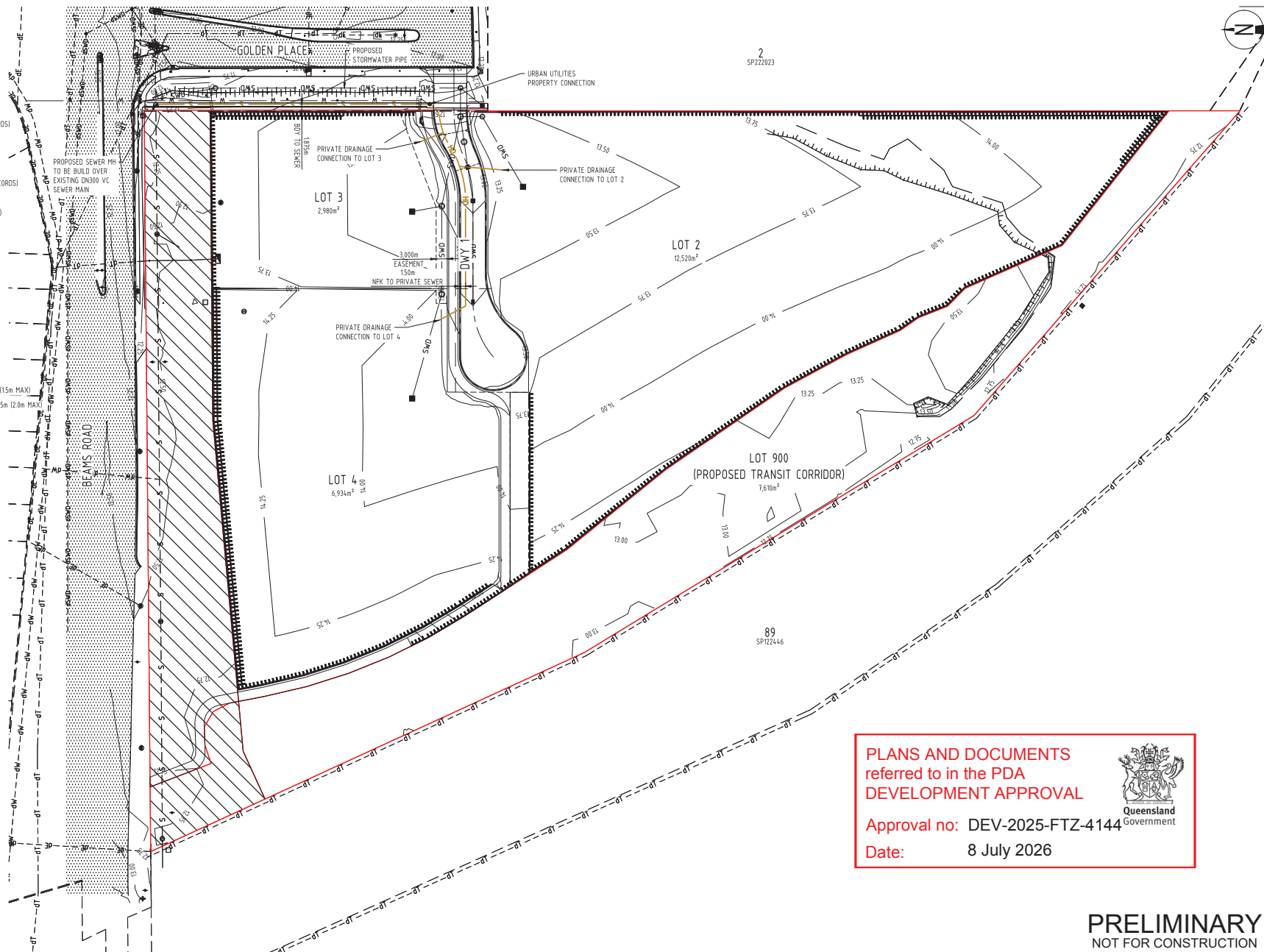
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Weight	Drawing No.
	DA05

Revision	04
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LEGEND

- 12.0 — FINISHED SURFACE CONTOURS
- SITE BOUNDARY
- PROPOSED RESUMPTION BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING NOMINAL KERB LINE
- dSWD — EXISTING STORMWATER DRAINAGE (RECORDS)
- S — EXISTING SEWER
- dS — EXISTING SEWER (RECORDS)
- dW — EXISTING WATER (RECORDS)
- dE — EXISTING UNDERGROUND ELECTRICITY (RECORDS)
- T — EXISTING TELECOMMUNICATIONS
- dT — EXISTING TELECOMMUNICATIONS (RECORDS)
- dG — EXISTING GAS (RECORDS)
- x x x x x — ABANDONED SERVICE
- EXISTING BATTER
- EXISTING FENCE
- LIMIT OF WORKS
- SWD — PROPOSED STORMWATER DRAINAGE
- RWD — PROPOSED ROOFWATER DRAINAGE
- S — PROPOSED GRAVITY SEWER MAIN
- HD — PROPOSED PRIVATE SEWER
- W — PROPOSED WATER MAIN
- PROPOSED INTERNAL WATER
- PROPOSED SINGLE TIER RETAINING WALL (15m MAX)
- PROPOSED TWO TIER RETAINING WALL >15m (12.0m MAX)
- EXISTING ROAD



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SUBJECT TO FURTHER
DETAILED DESIGN

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV-2025-FTZ-4144

Date: 8 July 2026

PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Date	Description	By	CHK
04	02.04.26	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML
03	01.10.25	ISSUED FOR INFORMATION	CM	ML
02	20.12.23	ISSUED FOR INFORMATION	CM	ML
01	23.03.23	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML

0 10 20 30m
SCALE 1:500
AT ORIGINAL SIZE (A1)



Client
DELCARA PTY LTD
Project Name
490/462A BEAMS ROAD
FITZGIBBON, QLD, 4018

Discipline	Designed By	Checked By	Status
CIVIL	LDV	ML	PRELIMINARY
Project No.	26992	Green By	Approved By
		LDV	ML
			Scale at A1
			1:500

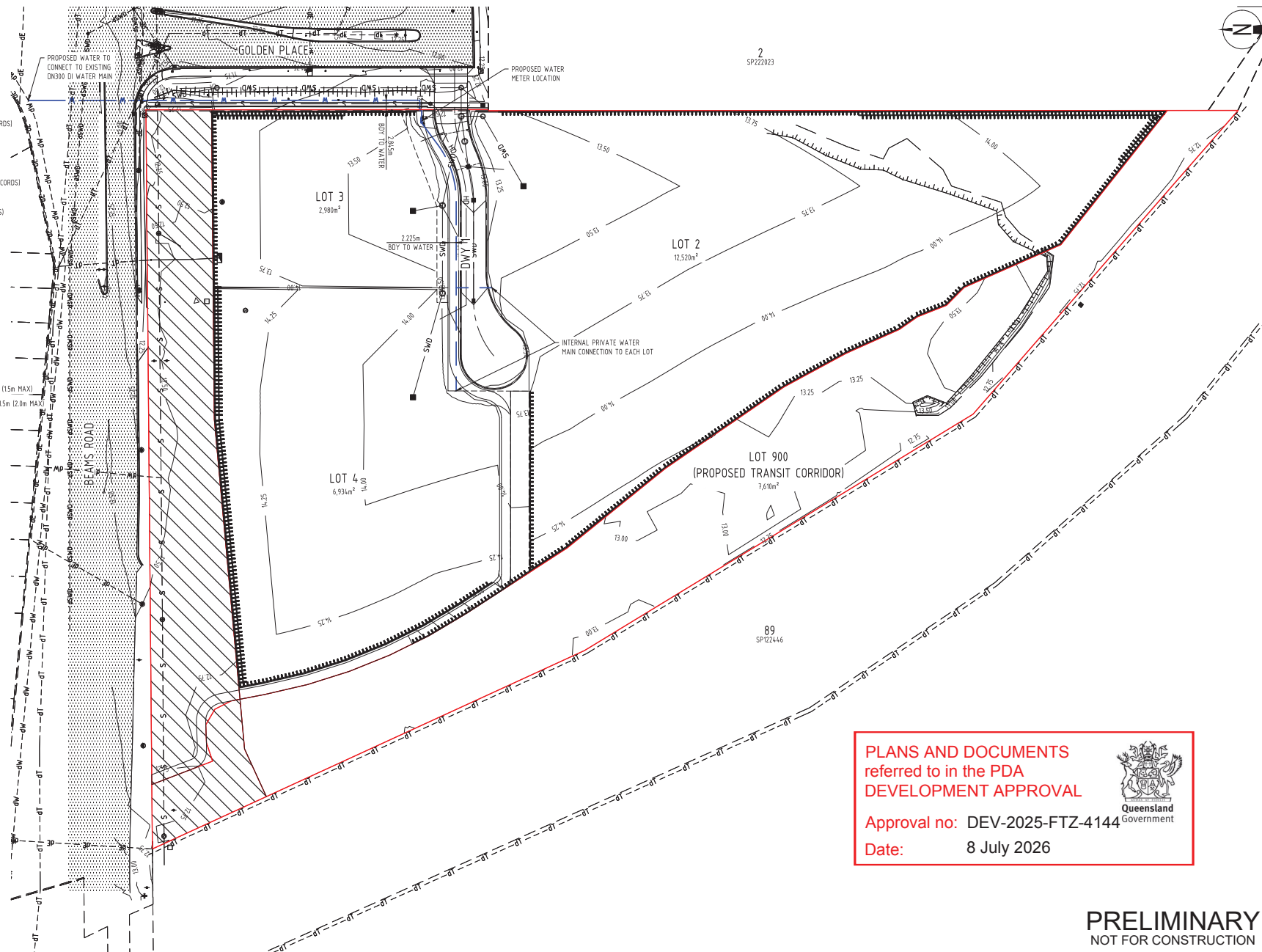
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Title	Drawing No.	Revision
PRELIMINARY SEWER SERVICE LAYOUT PLAN	DA06	04

FILE SIZE ON ORIGINAL: 2 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100mm

LEGEND

- 12.0 — FINISHED SURFACE CONTOURS
- SITE BOUNDARY
- PROPOSED RESUMPTION BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING NOMINAL KERB LINE
- dSWD — EXISTING STORMWATER DRAINAGE (RECORDS)
- S — EXISTING SEWER
- dS — EXISTING SEWER (RECORDS)
- dW — EXISTING WATER (RECORDS)
- dE — EXISTING UNDERGROUND ELECTRICITY (RECORDS)
- T — EXISTING TELECOMMUNICATIONS
- dT — EXISTING TELECOMMUNICATIONS (RECORDS)
- dG — EXISTING GAS (RECORDS)
- · · · · ABANDONED SERVICE
- EXISTING BATTER
- EXISTING FENCE
- LIMIT OF WORKS
- SWD — PROPOSED STORMWATER DRAINAGE
- RWD — PROPOSED ROOFWATER DRAINAGE
- S — PROPOSED GRAVITY SEWER MAIN
- HD — PROPOSED PRIVATE SEWER
- W — PROPOSED WATER MAIN
- PROPOSED INTERNAL WATER
- PROPOSED SINGLE TIER RETAINING WALL (15m MAX)
- PROPOSED TWO TIER RETAINING WALL >15m (12.0m MAX)
- EXISTING ROAD



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DETAILED DESIGN

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV-2025-FTZ-4144

Date: 8 July 2026

PRELIMINARY
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Rev	Date	Description	By	CHK
04	02.04.26	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML
03	01.10.25	ISSUED FOR INFORMATION	CM	ML
02	20.12.23	ISSUED FOR INFORMATION	CM	ML
01	23.03.23	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML

0 10 20 30m
SCALE 1:500
AT ORIGINAL SIZE (A1)



Client
DEL CARA PTY LTD
Project Name
490/462A BEAMS ROAD
FITZGIBBON, QLD, 4018

Discipline	Designed By	Checked By	Status
CIVIL	LDV	ML	PRELIMINARY
Project No.	26992	Green By	Approved By
		LDV	ML
			Scale at A1
			1:500

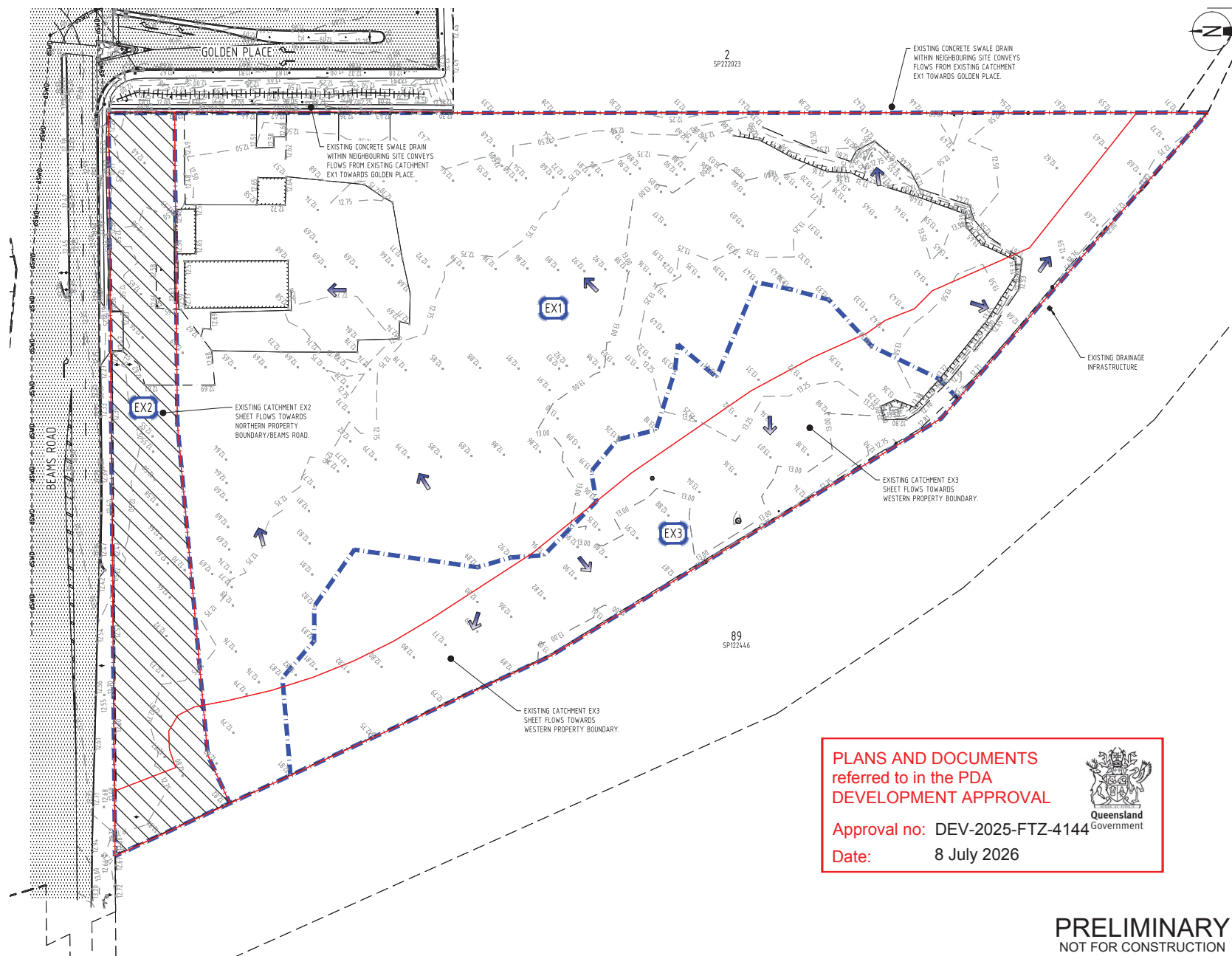
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Title	Drawing No.	Revision
PRELIMINARY WATER SERVICE LAYOUT PLAN	DA07	04

FILE SIZE ON ORIGINAL: 2 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100mm

1 SITE BOUNDARY
 2 EXISTING PROPERTY BOUNDARY
 3 EXISTING SURFACE CONTOURS
 4 EXISTING NOMINAL KERB LINE
 5 EXISTING STORMWATER
 6 EXISTING STORMWATER (RECORDS)
 7 LIMIT OF WORKS
 8 CATCHMENT BOUNDARY
 9 CATCHMENT LABEL
 10 CATCHMENT FLOW DIRECTION

CATCHMENT NAME	AREA (ha)	FRACTION IMPERVIOUS
EX1	2.395	0.12
EX2	0.451	0.04
EX3	0.711	0.04



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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



Approval no: DEV-2025-FTZ-4144

Date: 8 July 2026

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

Client	PARTNERS IN PROPERTY DM PTY LTD
Project Name	490/462A BEAMS ROAD FITZGIBBON, QLD. 4018

Discipline CIVIL		Status PRELIMINARY
Designed By LDV	Checked By ML	Approved By ML
Project No. 26992	Drawn By LDV	Scale at A1 1:500
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Title
PRE DEVELOPMENT
STORMWATER DRAINAGE CATCHMENT
LAYOUT PLAN

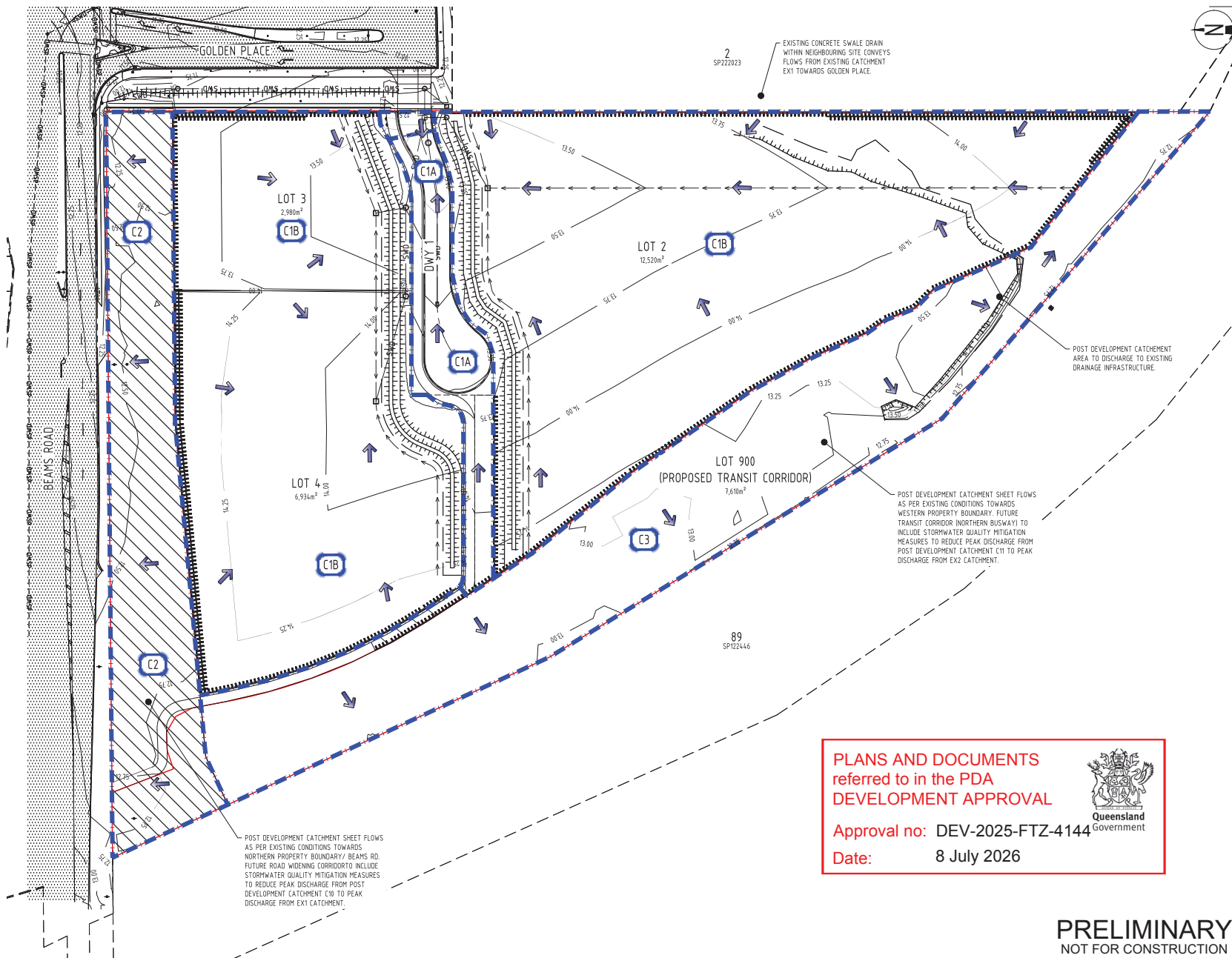
Drawing No.	Revision
DA09	02

LEGEND

- 12.0 FINISHED SURFACE CONTOURS
- LIMIT OF WORKS
- SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING NOMINAL KERB LINE
- SWD EXISTING STORMWATER
- 45 SWD EXISTING STORMWATER (RECORDS)
- SWD PROPOSED STORMWATER DRAINAGE
- RWD PROPOSED ROOFWATER DRAINAGE
- CATCHMENT BOUNDARY
- C1 CATCHMENT LABEL
- ← CATCHMENT FLOW DIRECTION

CATCHMENT TABLE (POST DEVELOPMENT)

CATCHMENT NAME	AREA (ha)	FRACTION IMPERVIOUS
C1A	0.145	0.71
C1B	2.219	0.00
C2	0.401	0.00
C3	0.783	0.03



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04	02.04.26	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML
03	01.10.25	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML
02	20.12.23	ISSUED FOR INFORMATION	CM	ML
01	23.03.23	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML

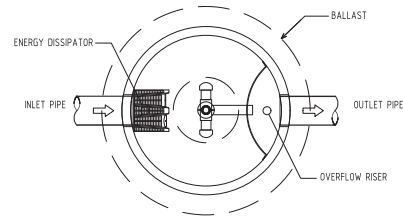
0 10 20 30m
SCALE 1:500
AT ORIGINAL SIZE (A1)



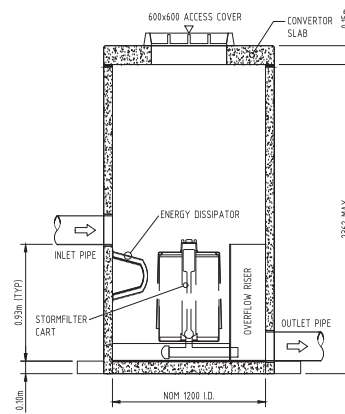
Client
DELICATA PTY LTD
Project Name
490/462A BEAMS ROAD
FITZGIBBON, QLD, 4018

Discipline	Status
CIVIL	PRELIMINARY
Designed By LDV	Checked By ML
Project No. 26992	Scale at A1 1:500

Title	Revision
POST DEVELOPMENT STORMWATER DRAINAGE CATCHMENT LAYOUT PLAN	04
Drawing No. DA10	



MANHOLE STORMFILTER PLAN
SCALE 1:20



MANHOLE STORMFILTER SECTION
SCALE 1:20

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL



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Rev	Date	Description	By	CHK
02	01.10.25	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML
01	23.03.23	PRELIMINARY - ISSUED FOR INFORMATION	LDV	ML

0 0.5 1m
SCALE 1:20
AT ORIGINAL SIZE (A1)



Client
PARTNERS IN PROPERTY DM PTY LTD
Project Name
490/462A BEAMS ROAD
FITZGIBBON, QLD, 4018

Discipline	Status
CIVIL	PRELIMINARY
Designed By LDV	Checked By ML
Project No. 26992	Drawn By LDV
Scale at A1 AS SHOWN	

Title	Drawing No.	Revision
PRELIMINARY STORMWATER DRAINAGE MANAGEMENT LAYOUT PLAN	DA11	02

FULL SIZE ON ORIGIN: 0 10 20 30 40 50 60 70 80 90 100mm