



BIRD IN HAND 3 PTY LTD

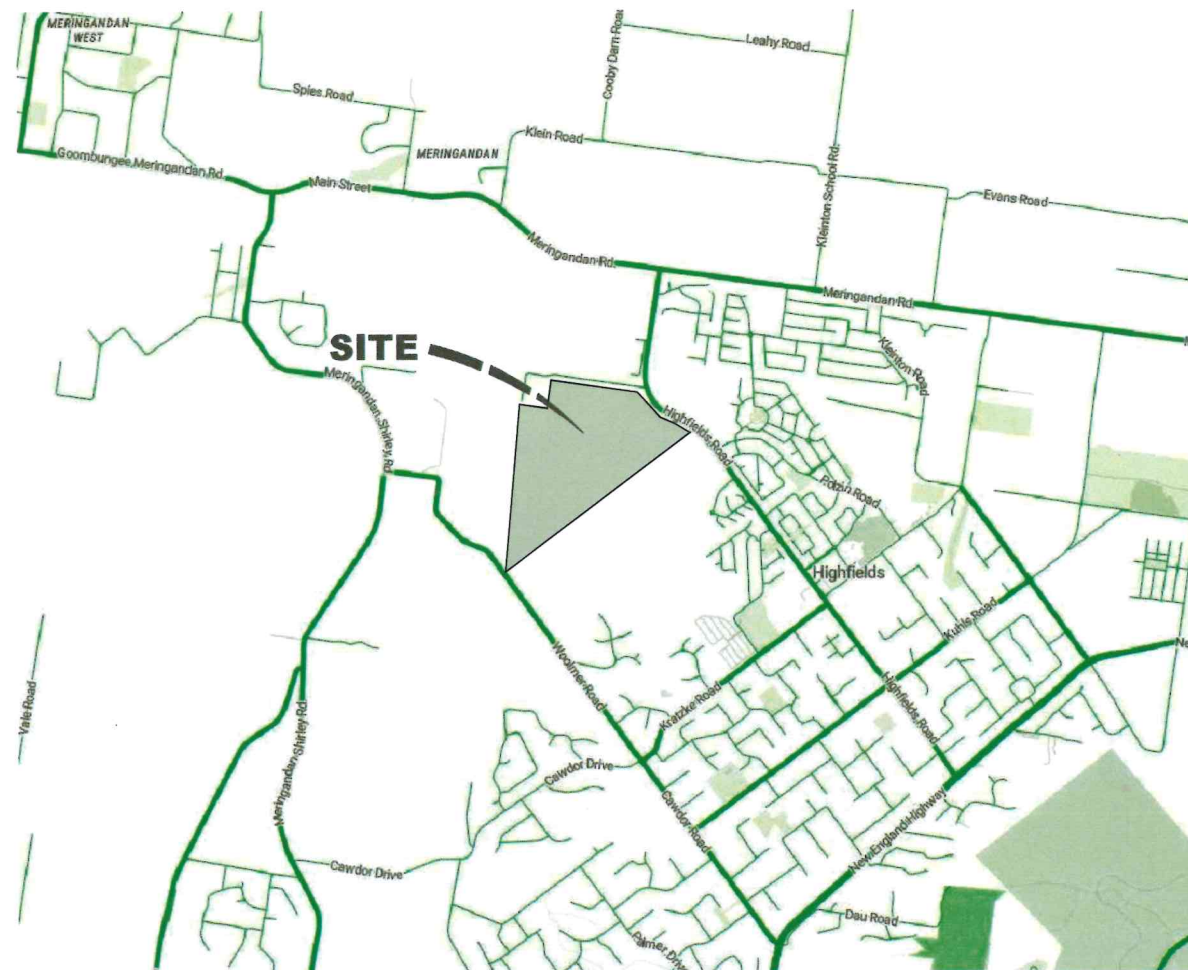
BOTANIC HIGHFIELDS

STAGE 1

BROWNE ROAD, HIGHFIELDS



LOCALITY PLAN



LOCALITY PLAN
SCALE N.T.S.

AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED WORKS

IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.

SIGNATURE: *G.T. Director*

DATE: 6-6-25

COMPANY: *Byrne Surveyors*

AS CONSTRUCTED DRAWINGS

IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT.

SIGNATURE: *Egryte Sign - 4d8b074a09*

DATE: Jun 04, 2025

COMPANY: GENENG SOLUTIONS PTY LTD

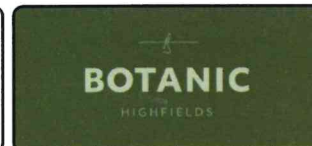
DRAWING INDEX

SHEET NO.	SHEET TITLE
GS562-01-001	LOCALITY PLAN AND DRAWING INDEX
GS562-01-002	CONSTRUCTION NOTES
GS562-01-010	OVERALL LAYOUT AND STAGING PLAN
GS562-01-020	STAGE 1 DEVELOPMENT LAYOUT
GS562-01-100	EARTHWORKS LAYOUT PLAN
GS562-01-101	EARTHWORKS TYPICAL SECTIONS
GS562-01-110	EARTHWORKS TYPICAL RETAINING WALL AND BATTER DETAILS
GS562-01-111	EARTHWORKS TYPICAL FRONT RETAINING WALL ARRANGEMENT AND DETAILS
GS562-01-200	ROADS AND FOOTPATHS DETAIL PLAN
GS562-01-210	TYPICAL SECTIONS AND SERVICE ALLOCATIONS
GS562-01-220	ROAD 01 LONGITUDINAL SECTION SHEET 1 OF 2
GS562-01-221	ROAD 01 LONGITUDINAL SECTION SHEET 2 OF 2
GS562-01-222	ROAD 01 CROSS SECTIONS SHEET 1 OF 2
GS562-01-223	ROAD 01 CROSS SECTIONS SHEET 2 OF 2
GS562-01-224	ROAD 02 LONGITUDINAL SECTION AND CROSS SECTIONS
GS562-01-225	ROAD 03 LONGITUDINAL SECTION AND CROSS SECTIONS
GS562-01-250	INTERSECTION DETAILS SHEET 1 OF 2
GS562-01-251	INTERSECTION DETAILS SHEET 2 OF 2
GS562-01-260	PAVEMENT DESIGN AND MISCELLANEOUS DETAILS
GS562-01-270	SIGNAGE AND LINEMARKING PLAN
GS562-01-280	KOALA FENCE DETAILS
GS562-01-300	STORMWATER DRAINAGE CATCHMENT PLAN
GS562-01-310	STORMWATER DRAINAGE LAYOUT PLAN
GS562-01-320	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 1 OF 2
GS562-01-321	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 2 OF 2
GS562-01-330	STORMWATER DRAINAGE CALCULATION TABLES
GS562-01-340	STORMWATER CHANNEL 1 LAYOUT PLAN AND LONGITUDINAL SECTION
GS562-01-400	SEWERAGE RETICULATION LAYOUT PLAN
GS562-01-410	SEWERAGE RETICULATION LONGITUDINAL SECTIONS SHEET 1 OF 3
GS562-01-411	SEWERAGE RETICULATION LONGITUDINAL SECTIONS SHEET 2 OF 3
GS562-01-412	SEWERAGE RETICULATION LONGITUDINAL SECTIONS SHEET 3 OF 3
GS562-01-500	WATER RETICULATION LAYOUT PLAN
GS562-01-600	EROSION AND SEDIMENT CONTROL LAYOUT PLAN
GS562-01-605	EROSION AND SEDIMENT CONTROL SEDIMENT BASIN LAYOUT PLAN
GS562-01-610	EROSION AND SEDIMENT CONTROL DETAILS AND NOTES

AS
CONSTRUCTED

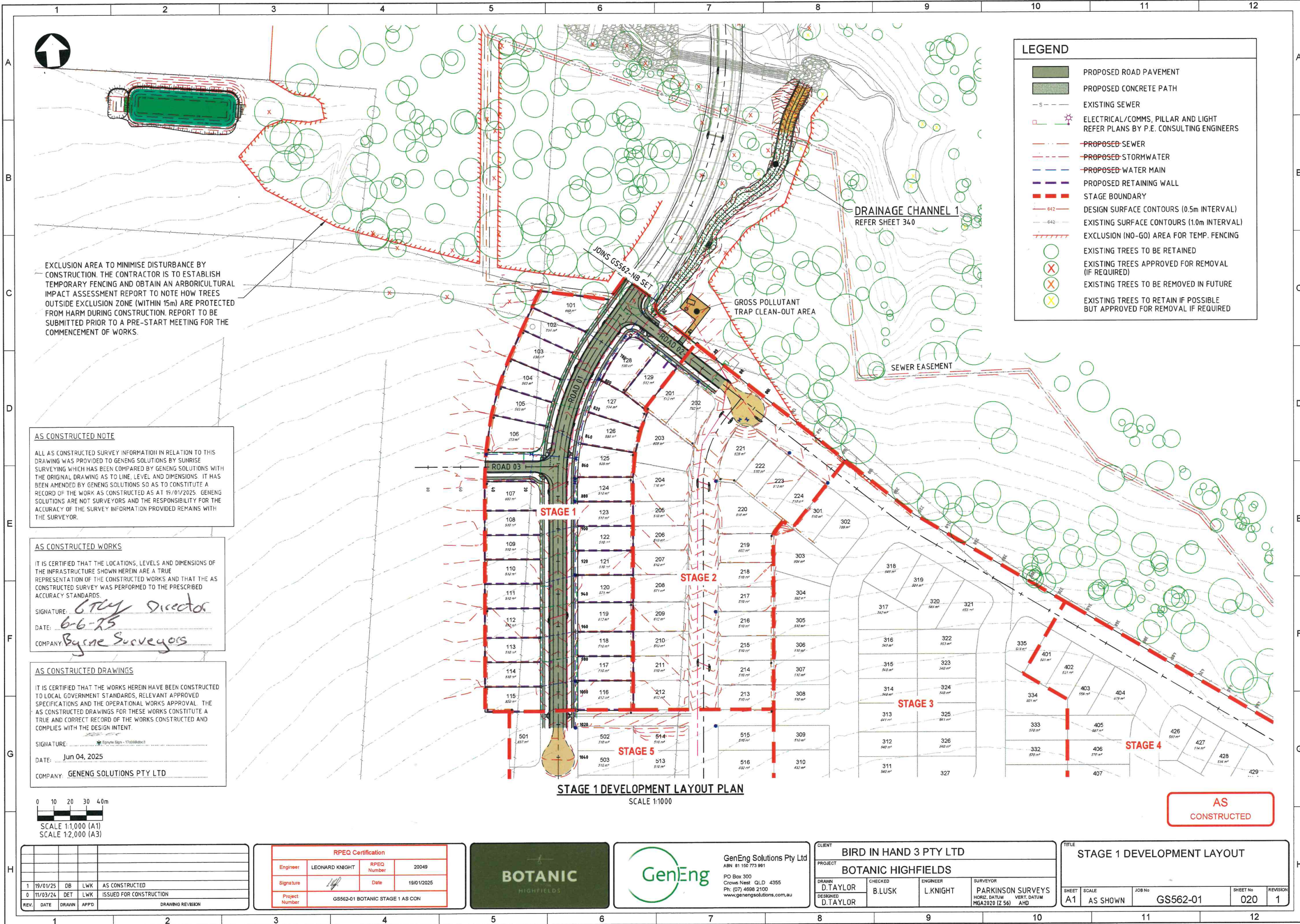
REV.	DATE	DRAWN	APPD.	DRAWING REVISION
2	19/01/25	DB	LWK	AS CONSTRUCTED
1	09/05/24	DET	LWK	1200MM DIA TRUNK LINE MANHOLES
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		



CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS			
DRAWN	CHECKED	ENGINEER	SURVEYOR
D.TAYLOR	B.LUSK	L.KNIGHT	PARKINSON SURVEYS
DESIGNED			HORIZ. DATUM MGA2020 (Z 56)
D.TAYLOR			VERT. DATUM AHD

TITLE			
LOCALITY PLAN AND DRAWING INDEX			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-01	001
			2



EXCLUSION AREA TO MINIMISE DISTURBANCE BY CONSTRUCTION. THE CONTRACTOR IS TO ESTABLISH TEMPORARY FENCING AND OBTAIN AN ARBORICULTURAL IMPACT ASSESSMENT REPORT TO NOTE HOW TREES OUTSIDE EXCLUSION ZONE (WITHIN 15m) ARE PROTECTED FROM HARM DURING CONSTRUCTION. REPORT TO BE SUBMITTED PRIOR TO A PRE-START MEETING FOR THE COMMENCEMENT OF WORKS.

AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED WORKS

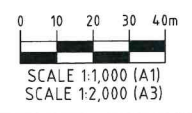
IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.

SIGNATURE: *Gray Director*
DATE: *6-6-25*
COMPANY: *Byrne Surveyors*

AS CONSTRUCTED DRAWINGS

IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT.

SIGNATURE: *GenEng Sign - Tholabadi*
DATE: *Jun 04, 2025*
COMPANY: *GENENG SOLUTIONS PTY LTD*



STAGE 1 DEVELOPMENT LAYOUT PLAN
SCALE 1:1000

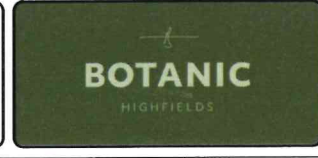
LEGEND

- PROPOSED ROAD PAVEMENT
- PROPOSED CONCRETE PATH
- EXISTING SEWER
- ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
- PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED WATER MAIN
- PROPOSED RETAINING WALL
- STAGE BOUNDARY
- DESIGN SURFACE CONTOURS (0.5m INTERVAL)
- EXISTING SURFACE CONTOURS (1.0m INTERVAL)
- EXCLUSION (NO-GO) AREA FOR TEMP. FENCING
- EXISTING TREES TO BE RETAINED
- EXISTING TREES APPROVED FOR REMOVAL (IF REQUIRED)
- EXISTING TREES TO BE REMOVED IN FUTURE
- EXISTING TREES TO RETAIN IF POSSIBLE BUT APPROVED FOR REMOVAL IF REQUIRED

**AS
CONSTRUCTED**

REV.	DATE	DRAWN	APPD.	DRAWING REVISION
1	19/01/25	DB	LWK	AS CONSTRUCTED
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		

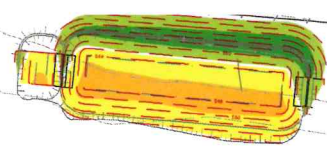


GenEng

GenEng Solutions Pty Ltd
ABN 81 150 773 961
PO Box 300
Crows Nest QLD 4355
Ph: (07) 4698 2100
www.genengsolutions.com.au

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS			
DRAWN D.TAYLOR	CHECKED B.LUSK	ENGINEER L.KNIGHT	SURVEYOR PARKINSON SURVEYS
DESIGNED D.TAYLOR			

TITLE STAGE 1 DEVELOPMENT LAYOUT				
SHEET A1	SCALE AS SHOWN	JOB No GS562-01	SHEET No 020	REVISION 1



AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED WORKS

IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.

SIGNATURE: *C.T. by Director*

DATE: 6-6-25

COMPANY: *Byrne Surveys*

AS CONSTRUCTED DRAWINGS

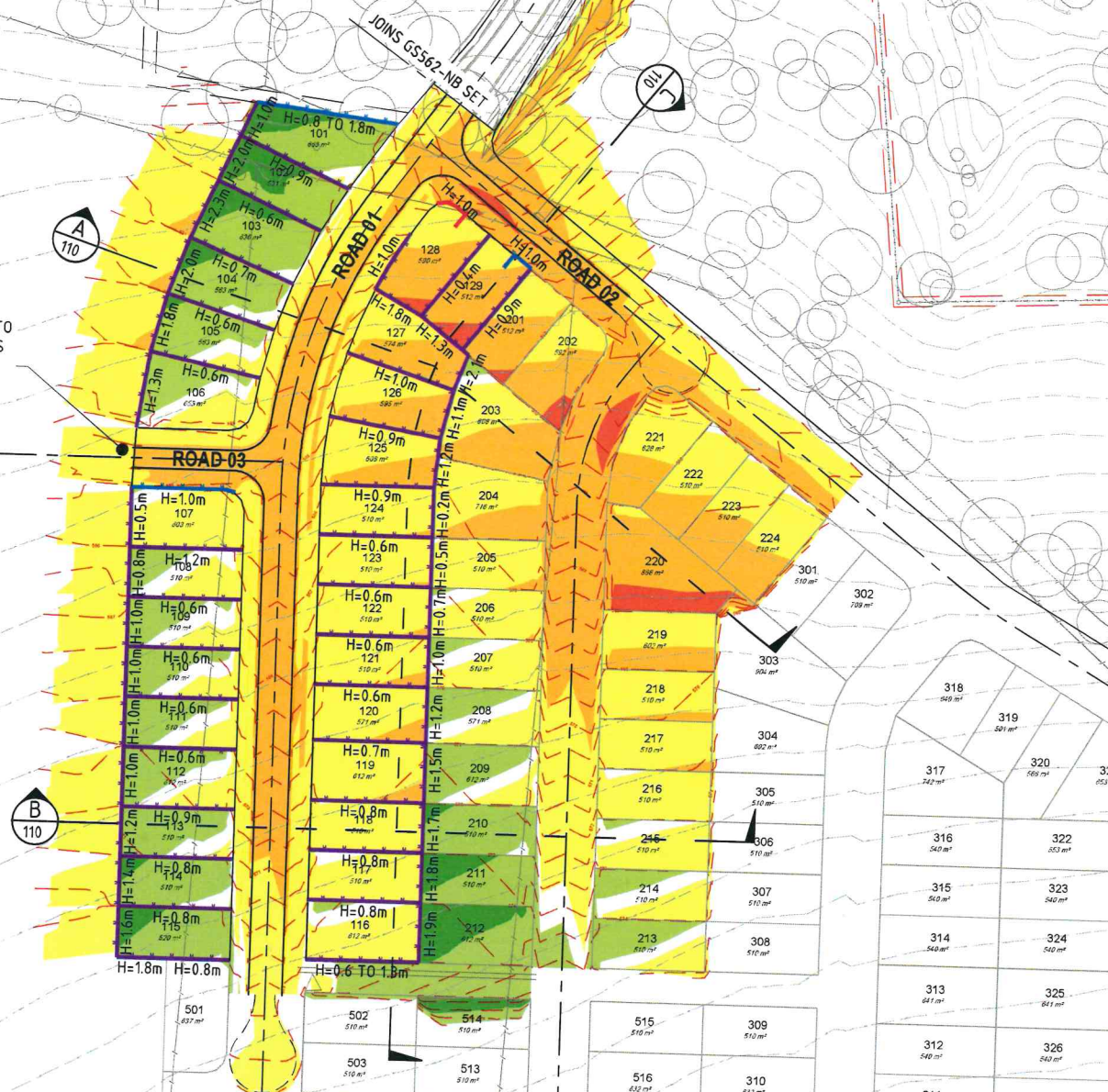
IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT.

SIGNATURE: *GenEng Sign - 546700086*

DATE: Jun 04, 2025

COMPANY: GENENG SOLUTIONS PTY LTD

GRADE OUT ROAD 03 END TO NATURAL SO EARTHWORKS IS FREE DRAINING.



LEGEND	
	CUT DEPTH >3m
	CUT DEPTH 2m to 3m
	CUT DEPTH 1m to 2m
	CUT DEPTH 0.1m to 1m
	CUT/FILL 0.1m FROM NATURAL
	FILL DEPTH 0.1m to 1m
	FILL DEPTH 1m to 2m
	FILL DEPTH 2m to 3m
	FILL DEPTH >3m
	PROPOSED A GRADE SANDSTONE BLOCK ENTRY STATEMENT (POSTS ARE LOW SIDE)
	PROPOSED A GRADE SANDSTONE BLOCK RET. WALLS (POSTS DENOTE LOW SIDE)
	PROPOSED TEXTURED CONCRETE SLEEPER RET. WALLS (POSTS DENOTE LOW SIDE)
	DESIGN SURFACE CONTOURS (0.5m)
	EXISTING SURFACE CONTOURS (1m)
	BATTERS (SLOPES AS NOTED)

EARTHWORKS QUANTITIES - STAGE 1

TOPSOIL STRIP 5,930m³ (100mm THICK)

EARTHWORKS CUT 33,049m³

FILL REQUIRED 6,734m³

BALANCE 26,315m³

NOTES:

1. ALL VOLUMES INDICATED ARE SOLID VOLUMES
2. ASSUMED TOPSOIL RESPREAD AT 100mm THICK
3. EARTHWORKS QUANTITIES BASED ON COMPARISON BETWEEN BOXING DESIGN SURFACE AND NATURAL SURFACE.
4. REFER EARTHWORKS NOTES ON SHEET 101.
5. RETAINING WALL HEIGHTS NOMINATED IS THE APPROXIMATE DIFFERENCE BETWEEN EARTHWORKS LEVELS ONLY. THE FINISHED RETAINING WALL HEIGHT SHOULD SIT A MINIMUM 100mm PROUD OF THE FINISHED SURFACE LEVEL TO ALLOW FOR FUTURE CUT/FILL OF LOTS.
6. CONCRETE SLEEPER RETAINING WALLS ARE TO BE A CHARCOAL COLOUR.
7. MINIMUM 0.5% FALL REQUIRED DIAGONALLY ACROSS ALL BLOCKS.
8. CLAY MATERIAL WON FROM THE STAGE 1 AREA TO BE USED FOR THE DETENTION BASIN CORE EMBANKMENT. REFER TO GS562-NB DRAWING SET FOR DETAILS.
9. TEMPORARY SAFETY FENCING SHALL BE ESTABLISHED WHERE WALLS EXCEED 1m IN HEIGHT.

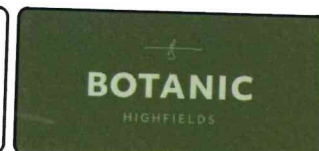
0 10 20 30 40m
SCALE 1:1,000 (A1)
SCALE 1:2,000 (A3)

EARTHWORKS LAYOUT PLAN
SCALE 1:1000

AS
CONSTRUCTED

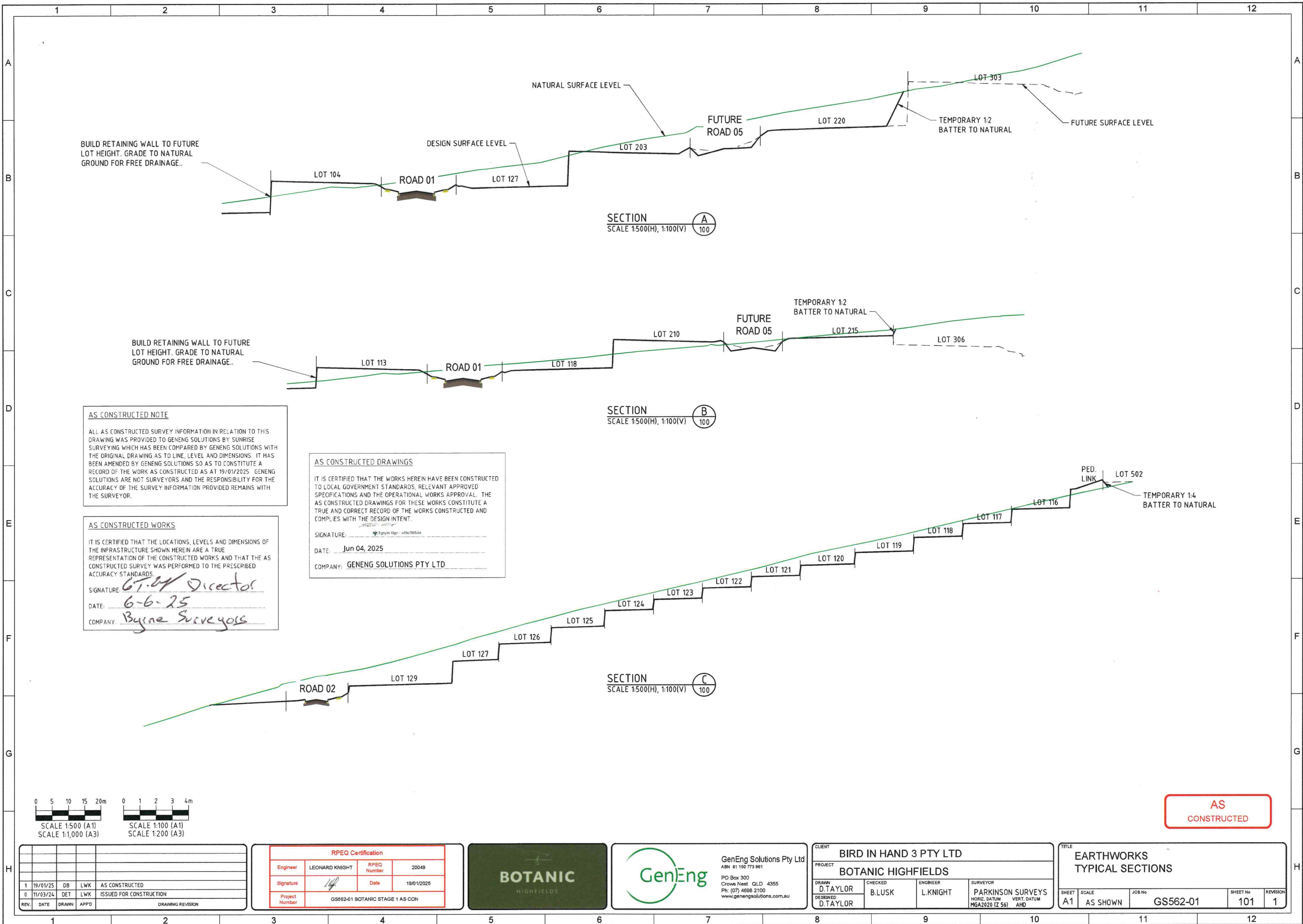
REV.	DATE	DRAWN	APPD	DRAWING REVISION
1	19/01/25	DB	LWK	AS CONSTRUCTED
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

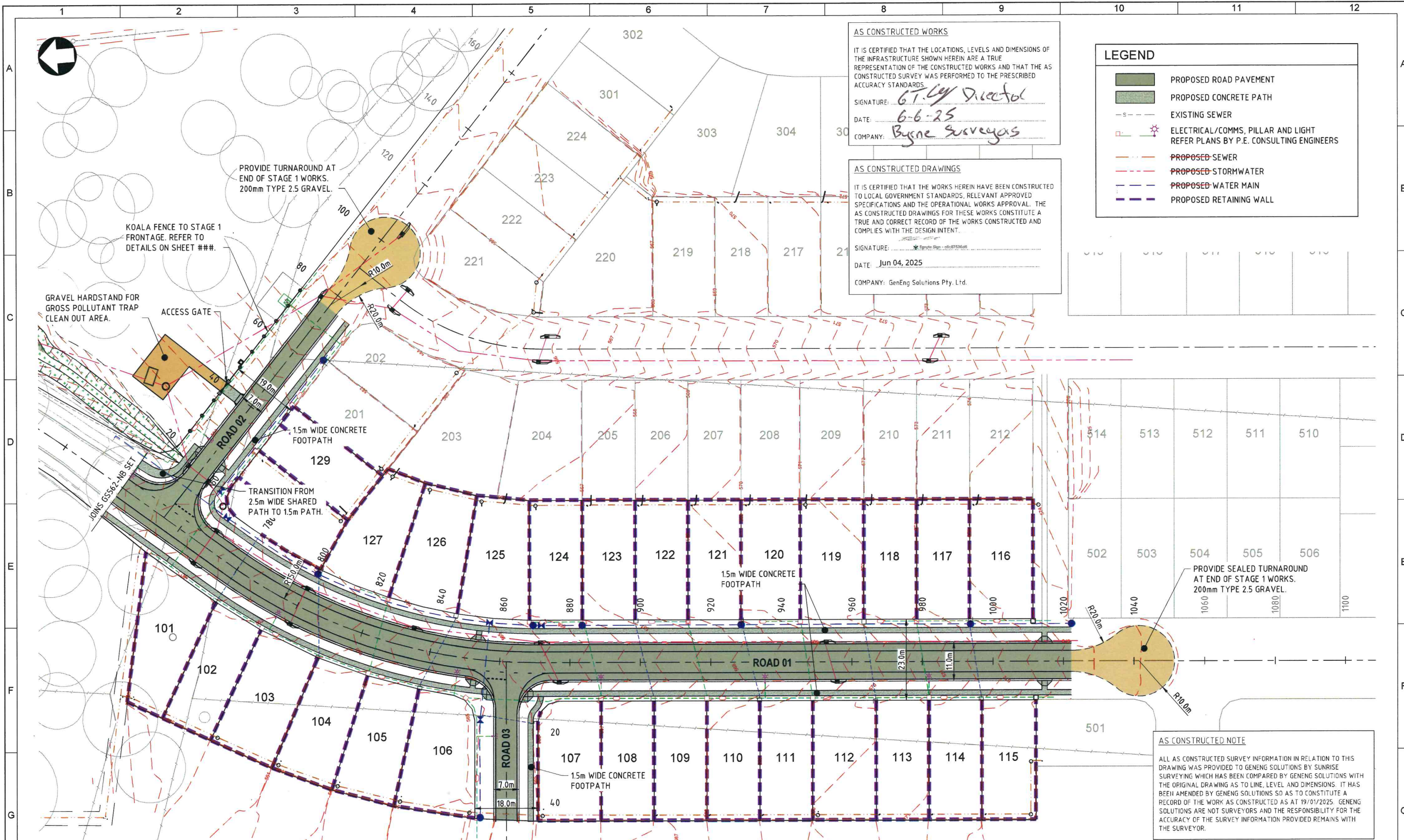
RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		



CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS			
DRAWN D.TAYLOR	CHECKED B.LUSK	ENGINEER L.KNIGHT	SURVEYOR PARKINSON SURVEYS
DESIGNED D.TAYLOR			HORIZ. DATUM MGA2020 (2.56) VERT. DATUM AHD

TITLE EARTHWORKS LAYOUT PLAN			
SHEET A1	SCALE AS SHOWN	JOB No GS562-01	SHEET No 100
			REVISION 1





ROADS AND FOOTPATHS LAYOUT PLAN
SCALE 1:500

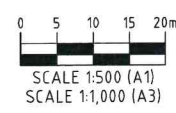
AS CONSTRUCTED WORKS
IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.
SIGNATURE: *G.T. Taylor*
DATE: 6-6-25
COMPANY: *Byrne Surveys*

AS CONSTRUCTED DRAWINGS
IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT.
SIGNATURE: *[Signature]*
DATE: Jun 04, 2025
COMPANY: GenEng Solutions Pty. Ltd.

LEGEND

- PROPOSED ROAD PAVEMENT
- PROPOSED CONCRETE PATH
- EXISTING SEWER
- ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
- PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED WATER MAIN
- PROPOSED RETAINING WALL

AS CONSTRUCTED NOTE
ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.



REV.	DATE	DRAWN	APPD.	DESCRIPTION
1	19/01/25	DB	LWK	AS CONSTRUCTED
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		



GenEng
GenEng Solutions Pty Ltd
ABN 81 150 773 961
PO Box 300
Crows Nest QLD 4355
Ph: (07) 4686 2100
www.genengsolutions.com.au

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS			
DRAWN D.TAYLOR	CHECKED B.LUSK	ENGINEER L.KNIGHT	SURVEYOR PARKINSON SURVEYS HORIZ. DATUM MGA2020 (Z 56) VERT. DATUM AHD

TITLE ROADS AND FOOTPATHS DETAIL PLAN			
SHEET A1	SCALE AS SHOWN	JOB No GS562-01	SHEET No 200
			REVISION 1

AS CONSTRUCTED WORKS

IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.

SIGNATURE: *GT. C. Director*

DATE: *6-6-25*

COMPANY: *Byrne Surveyors*

AS CONSTRUCTED DRAWINGS

IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT.

SIGNATURE: *[Signature]*

DATE: *Jun 04, 2025*

COMPANY: *GenEng Solutions Pty. Ltd.*

AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

VERT. CURVE LENGTH
VERT. GEOMETRY
HORZ. GEOMETRY
DATUM RL

DESIGN LEVEL
ROAD CONTROL LINE

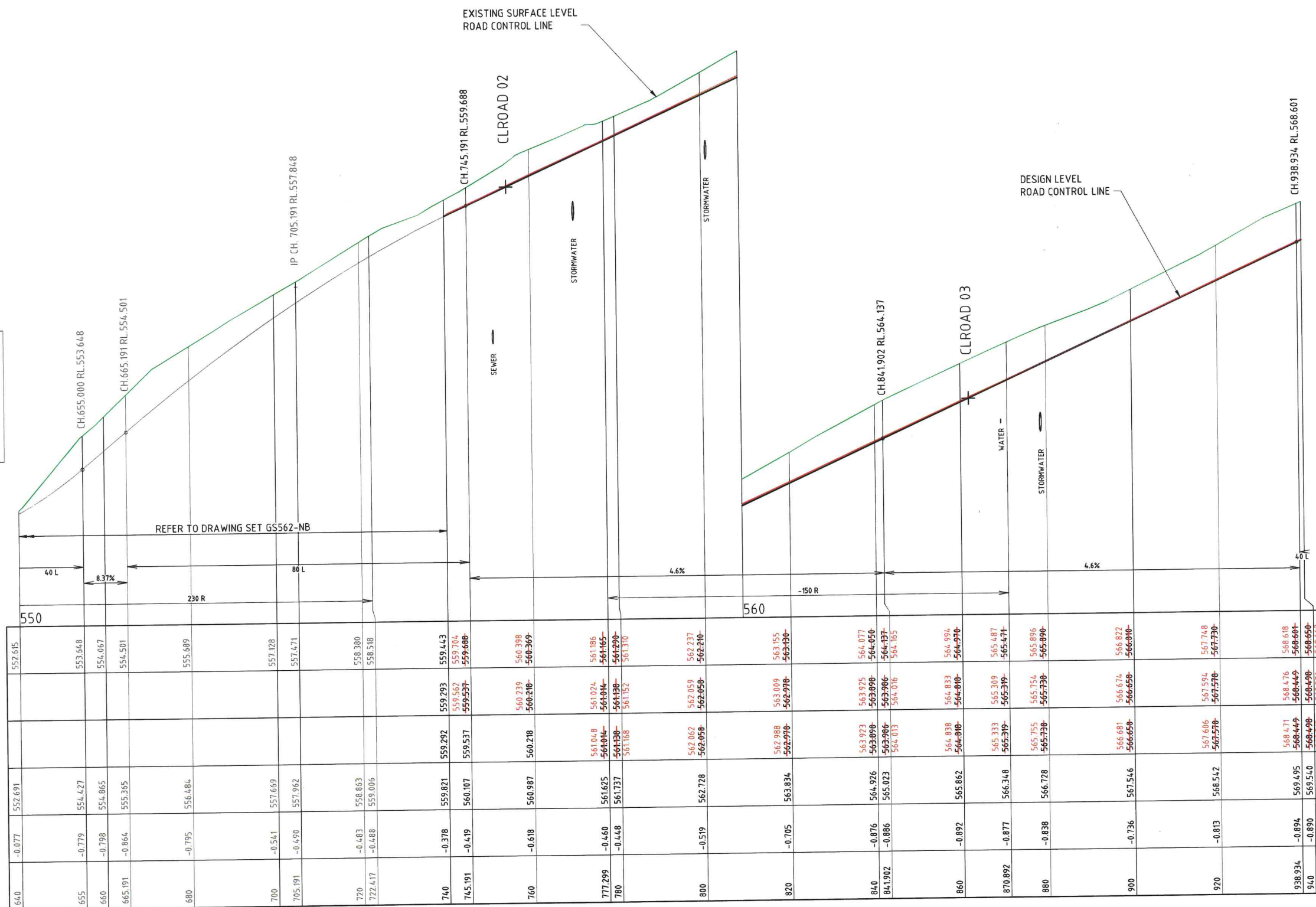
LIP OF KERB RIGHT

LIP OF KERB LEFT

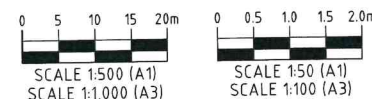
EXISTING SURFACE LEVEL
ROAD CONTROL LINE

CUT / FILL DEPTH

CHAINAGE

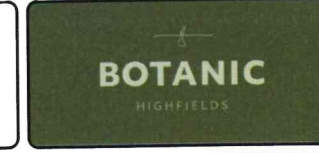


ROAD 01 LONGITUDINAL SECTION
SCALE 1:500(H), 1:50(V)



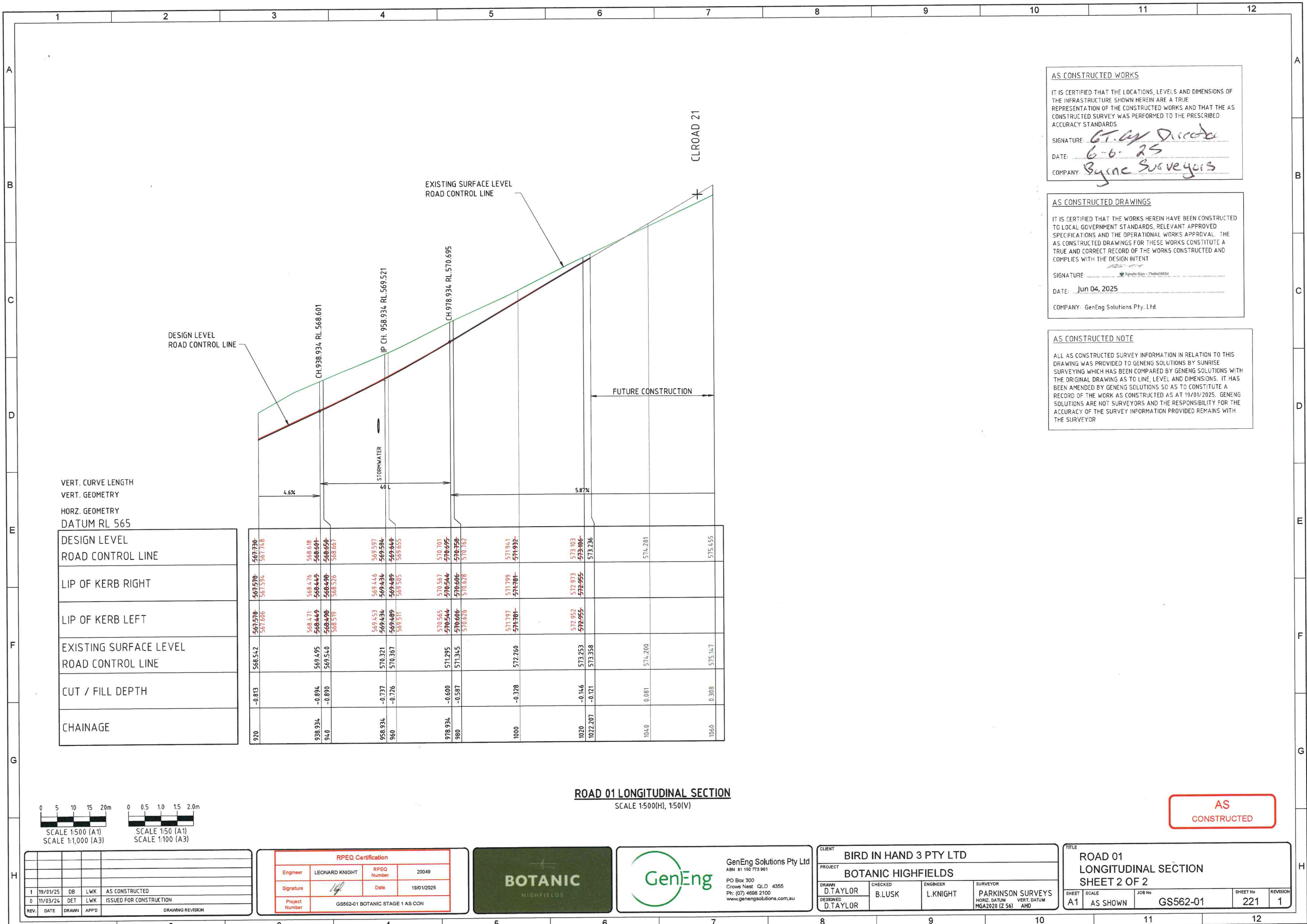
REV.	DATE	DRAWN	APPD.	DRAWING REVISION
1	19/01/25	DB	LWK	AS CONSTRUCTED
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

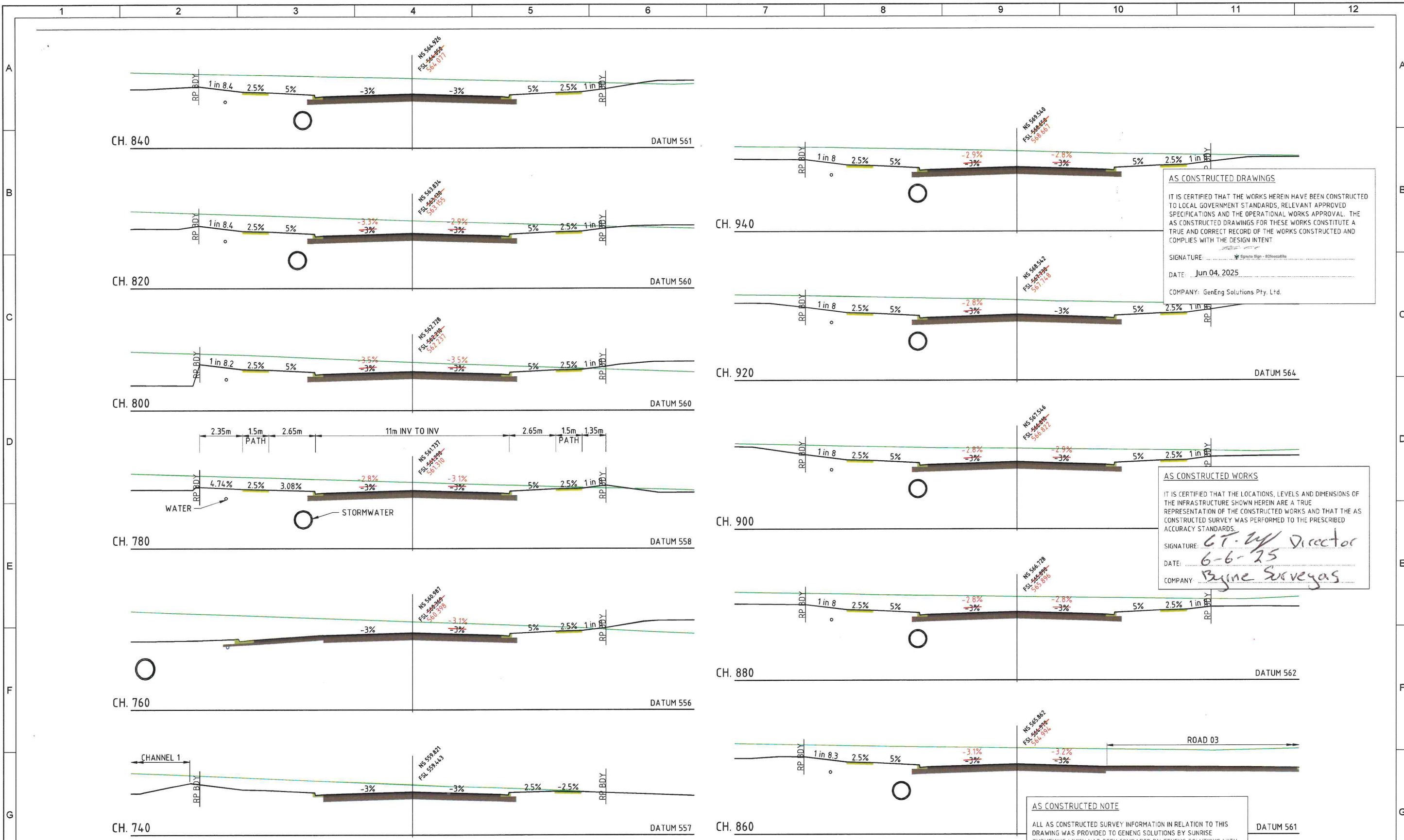
RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		



CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS			
DRAWN	CHECKED	ENGINEER	SURVEYOR
D.TAYLOR	B.LUSK	L.KNIGHT	PARKINSON SURVEYS
DESIGNED	HORIZ. DATUM D.TAYLOR		
			VERT. DATUM MGA2020 (Z 56)

TITLE			
ROAD 01 LONGITUDINAL SECTION SHEET 1 OF 2			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-01	220
			REVISION
			1





ROAD 01 CROSS SECTIONS
SCALE 1:100

AS CONSTRUCTED DRAWINGS

IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT

SIGNATURE: *[Signature]*
DATE: Jun 04, 2025
COMPANY: GenEng Solutions Pty. Ltd.

AS CONSTRUCTED WORKS

IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.

SIGNATURE: *[Signature]*
DATE: 6-6-25
COMPANY: Byrnie Surveys

AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS
CONSTRUCTED

REV.	DATE	DRAWN	APPD	DESCRIPTION
1	19/01/25	DB	LWK	AS CONSTRUCTED
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

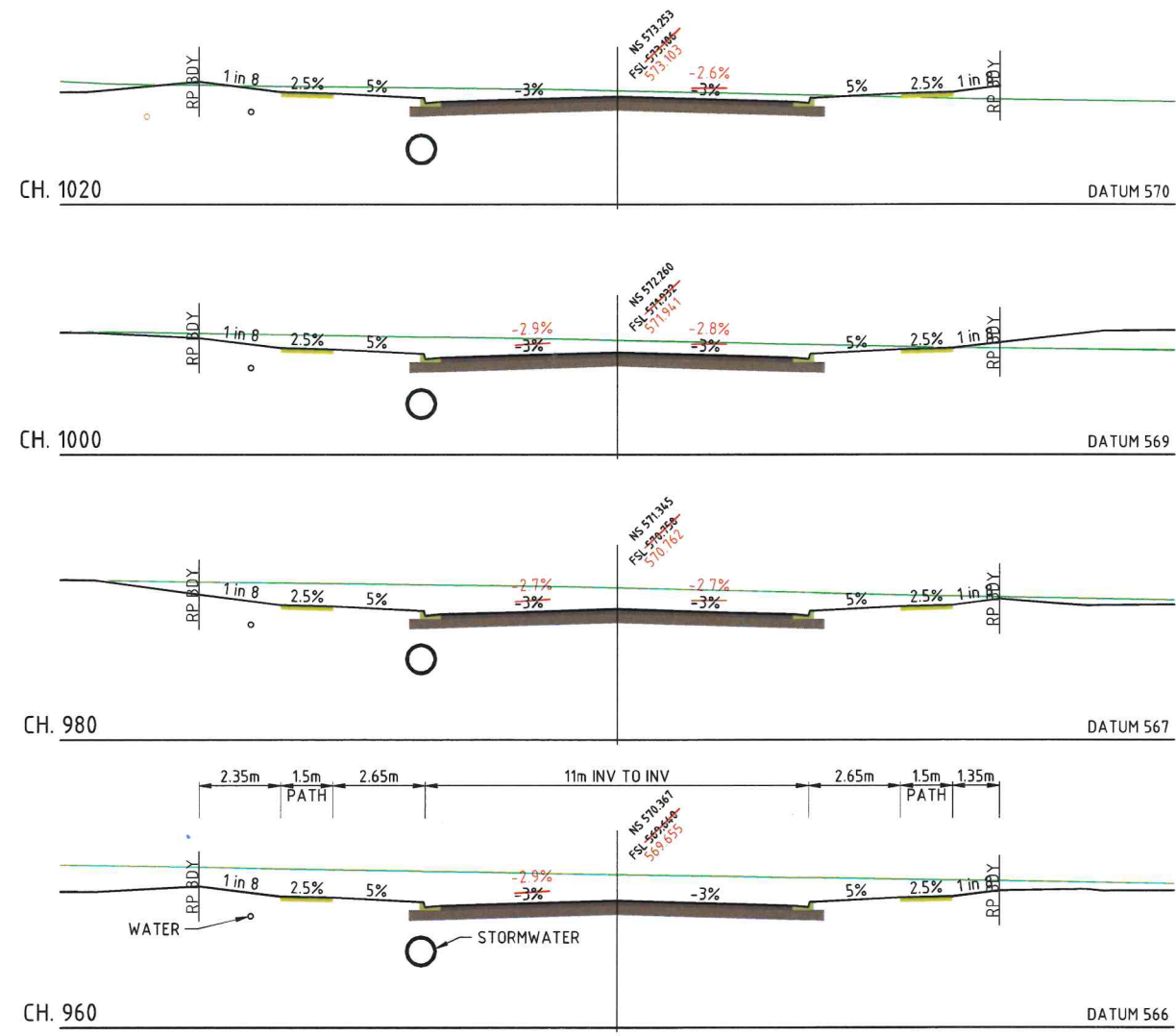
RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		



GenEng Solutions Pty Ltd
ABN 81 150 773 961
PO Box 300
Crows Nest QLD 4355
Ph: (07) 4698 2100
www.genengsolutions.com.au

CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS			
DRAWN	CHECKED	ENGINEER	SURVEYOR
D.TAYLOR	B.LUSK	L.KNIGHT	PARKINSON SURVEYS
DESIGNED	HORIZ. DATUM VERT. DATUM		
D.TAYLOR	MGA2020 (Z 56) AHD		

TITLE			
ROAD 01 CROSS SECTIONS SHEET 1 OF 2			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-01	222
			REVISION
			1



AS CONSTRUCTED WORKS

IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.

SIGNATURE: *G.T. Taylor*

DATE: 6-6-25

COMPANY: Bygone Surveyors

AS CONSTRUCTED DRAWINGS

IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT.

SIGNATURE: *GenEng Solutions*

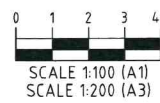
DATE: Jun 04, 2025

COMPANY: GenEng Solutions Pty. Ltd.

AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

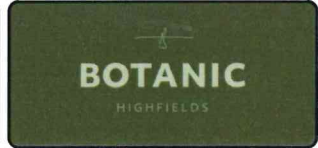
ROAD 01 CROSS SECTIONS
SCALE 1:100



**AS
CONSTRUCTED**

REV.	DATE	DRAWN	APP'D	DESCRIPTION
1	19/01/25	DB	LWK	AS CONSTRUCTED
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		

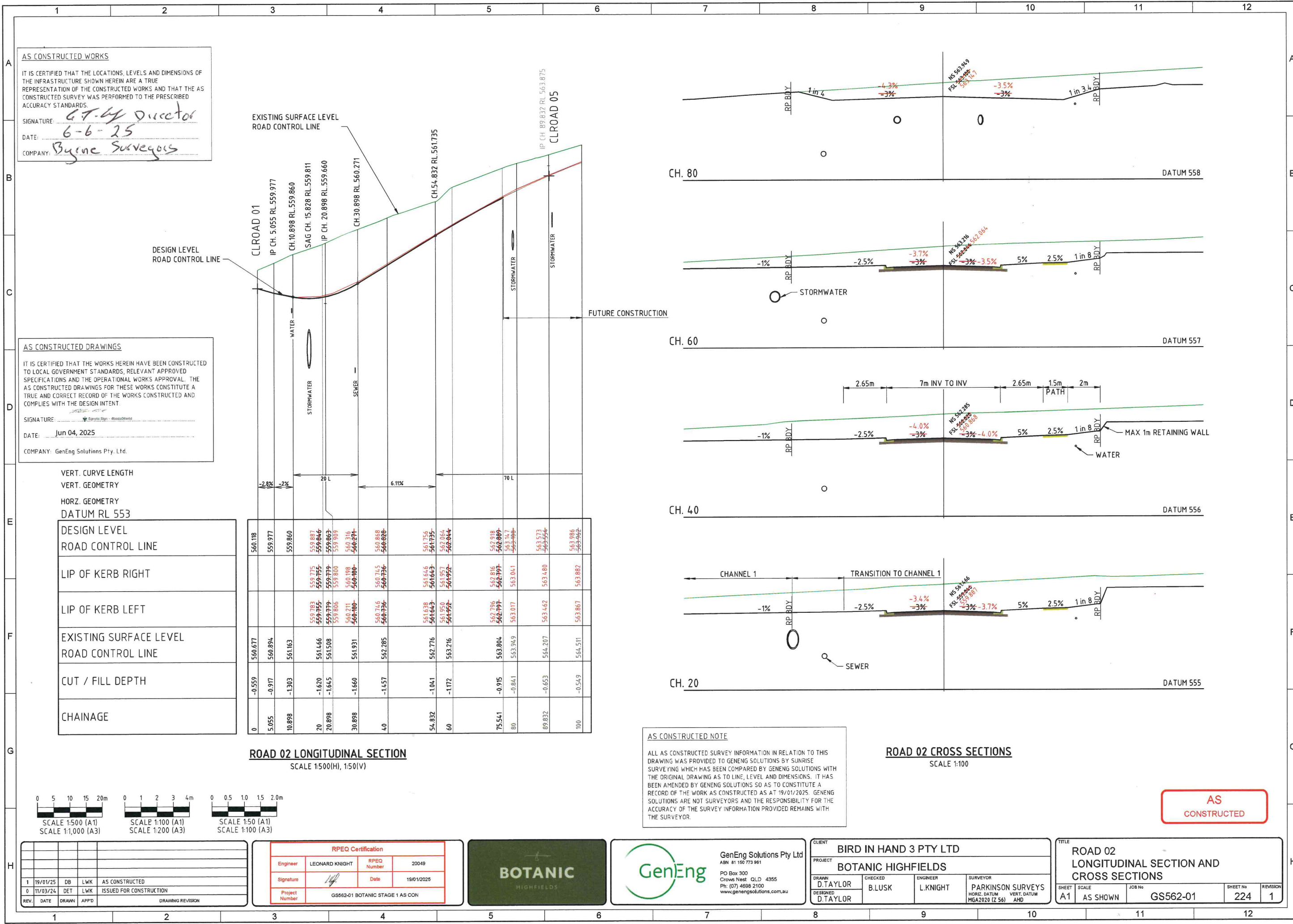


GenEng

GenEng Solutions Pty Ltd
ABN 81 150 773 981
PO Box 300
Crows Nest, QLD 4355
Ph: (07) 4698 2100
www.genengsolutions.com.au

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS			
DRAWN D.TAYLOR	CHECKED B.LUSK	ENGINEER L.KNIGHT	SURVEYOR PARKINSON SURVEYS
DESIGNED D.TAYLOR	HORIZ. DATUM MGA2020 (Z 56)		
VERT. DATUM AHD			

TITLE ROAD 01 CROSS SECTIONS SHEET 2 OF 2			
SHEET A1	SCALE AS SHOWN	JOB No GS562-01	SHEET No 223
			REVISION 1



AS CONSTRUCTED WORKS

IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.

SIGNATURE: *GT-4 Director*

DATE: 6-6-25

COMPANY: *Byrne Surveys*

AS CONSTRUCTED DRAWINGS

IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT.

SIGNATURE: *GenEng Solutions Pty. Ltd.*

DATE: Jun 04, 2025

COMPANY: GenEng Solutions Pty. Ltd.

VERT. CURVE LENGTH
VERT. GEOMETRY
HORZ. GEOMETRY
DATUM RL 553

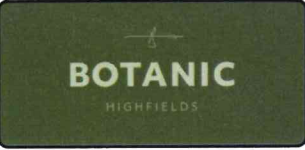
DESIGN LEVEL ROAD CONTROL LINE	560.118	559.977	559.860	559.887	559.866	559.863	559.909	560.316	560.271	560.868	561.756	562.084	562.809	563.147	563.573	563.986
LIP OF KERB RIGHT				559.775	559.755	559.779	559.800	560.188	560.100	560.745	561.646	561.957	562.816	563.041	563.462	563.882
LIP OF KERB LEFT				559.783	559.755	559.779	559.806	560.211	560.100	560.746	561.638	561.950	562.796	563.017	563.462	563.867
EXISTING SURFACE LEVEL ROAD CONTROL LINE	560.677	560.894	561.163	561.466	561.508	561.508	561.508	561.931	562.285	562.776	563.216	563.804	564.207	564.511	564.511	564.511
CUT / FILL DEPTH	-0.559	-0.917	-1.303	-1.620	-1.645	-1.645	-1.645	-1.660	-1.657	-1.041	-1.172	-0.915	-0.841	-0.653	-0.549	-0.549
CHAINAGE	0	5.055	10.898	20	20.898	30.898	40	54.832	60	75.541	80	89.832	100			

ROAD 02 LONGITUDINAL SECTION
SCALE 1:500(H), 1:50(V)



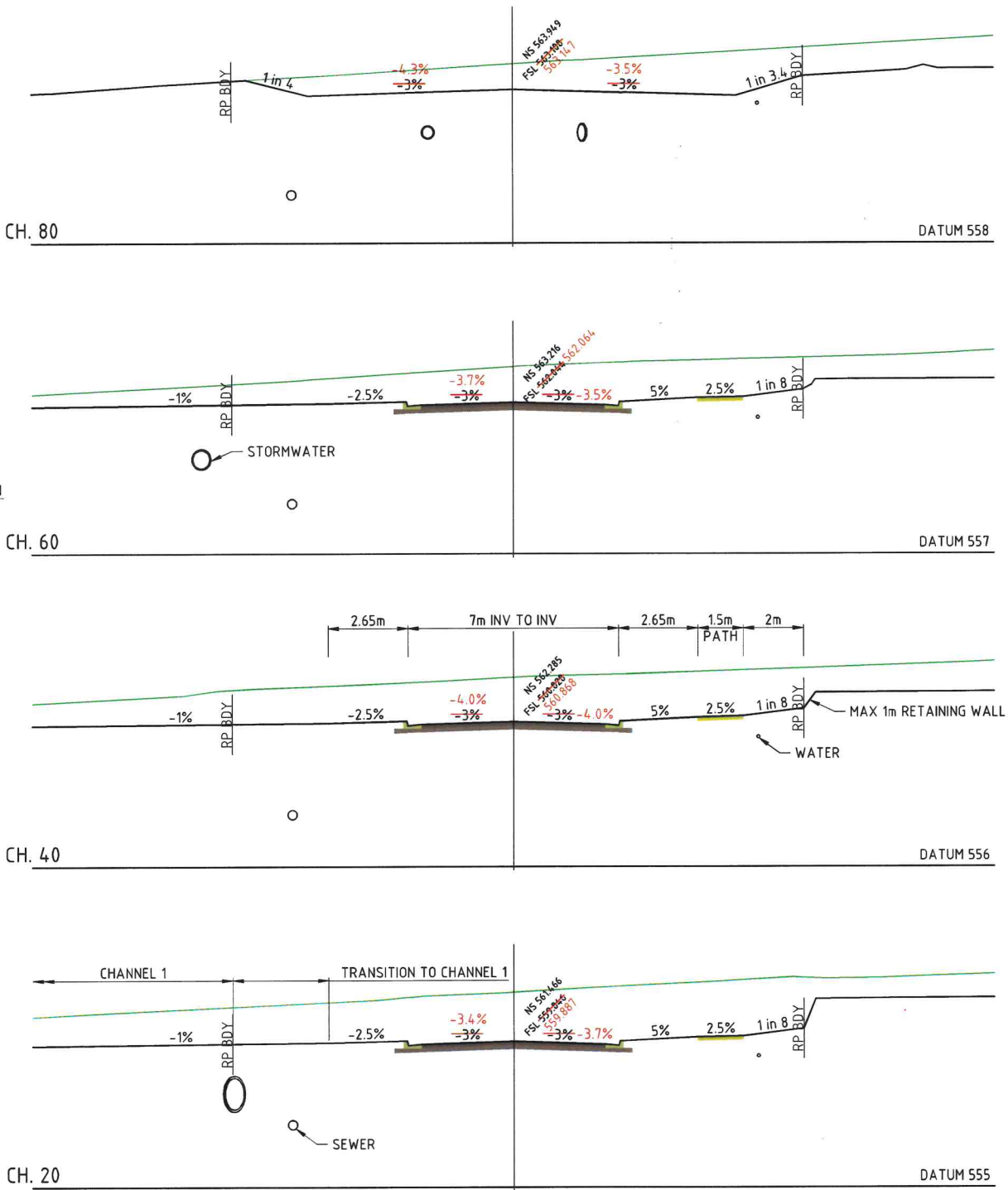
REV.	DATE	DRAWN	APP'D	DRAWING REVISION
1	19/01/25	DB	LWK	AS CONSTRUCTED
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		



CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS			
DRAWN	CHECKED	ENGINEER	SURVEYOR
D.TAYLOR	B.LUSK	L.KNIGHT	PARKINSON SURVEYS
DESIGNED	HORIZ. DATUM: MGA2020 (Z 56) VERT. DATUM: AHD		
D.TAYLOR			

TITLE			
ROAD 02 LONGITUDINAL SECTION AND CROSS SECTIONS			
SHEET	SCALE	JOB No	REVISION
A1	AS SHOWN	GS562-01	224
			1

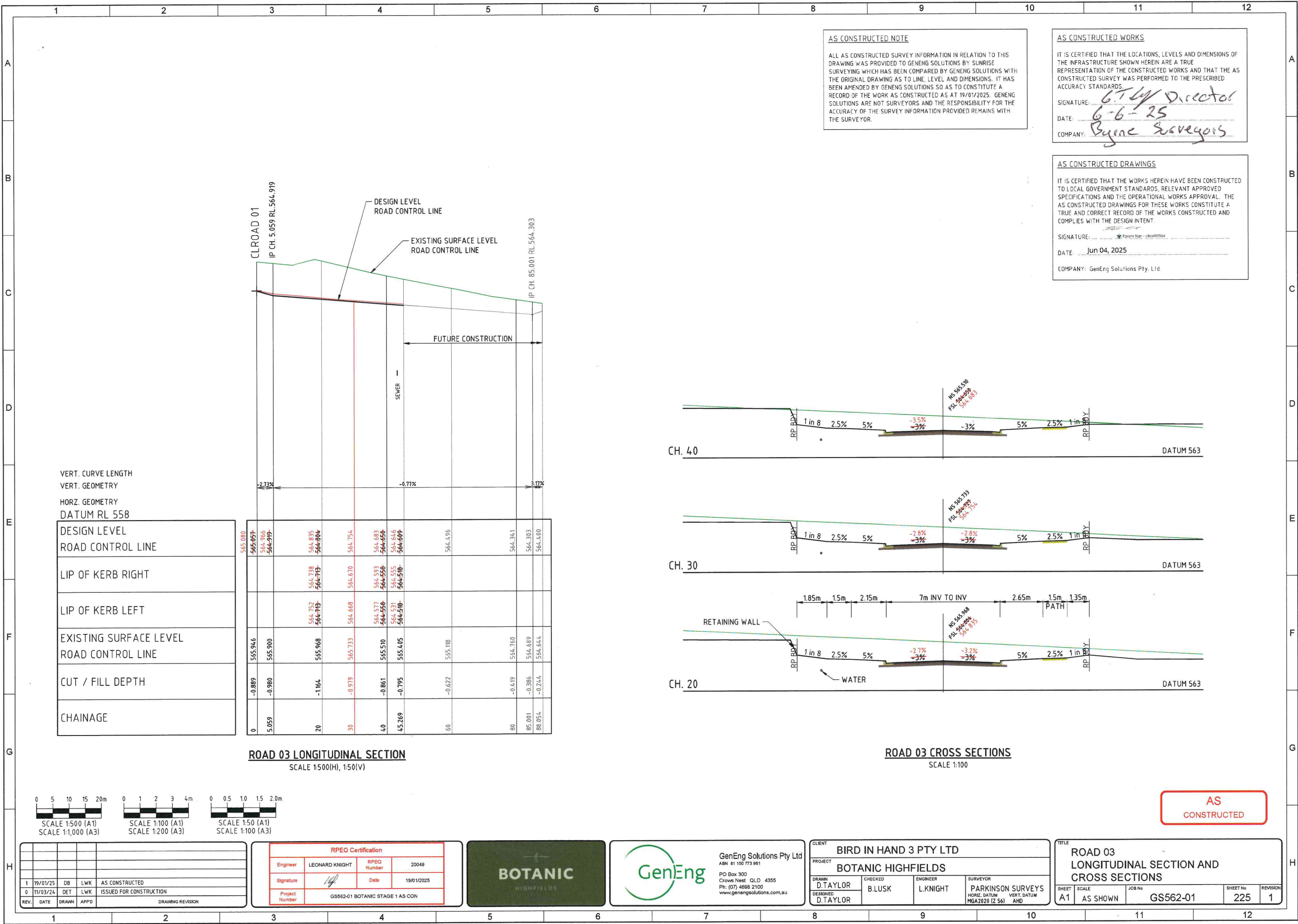


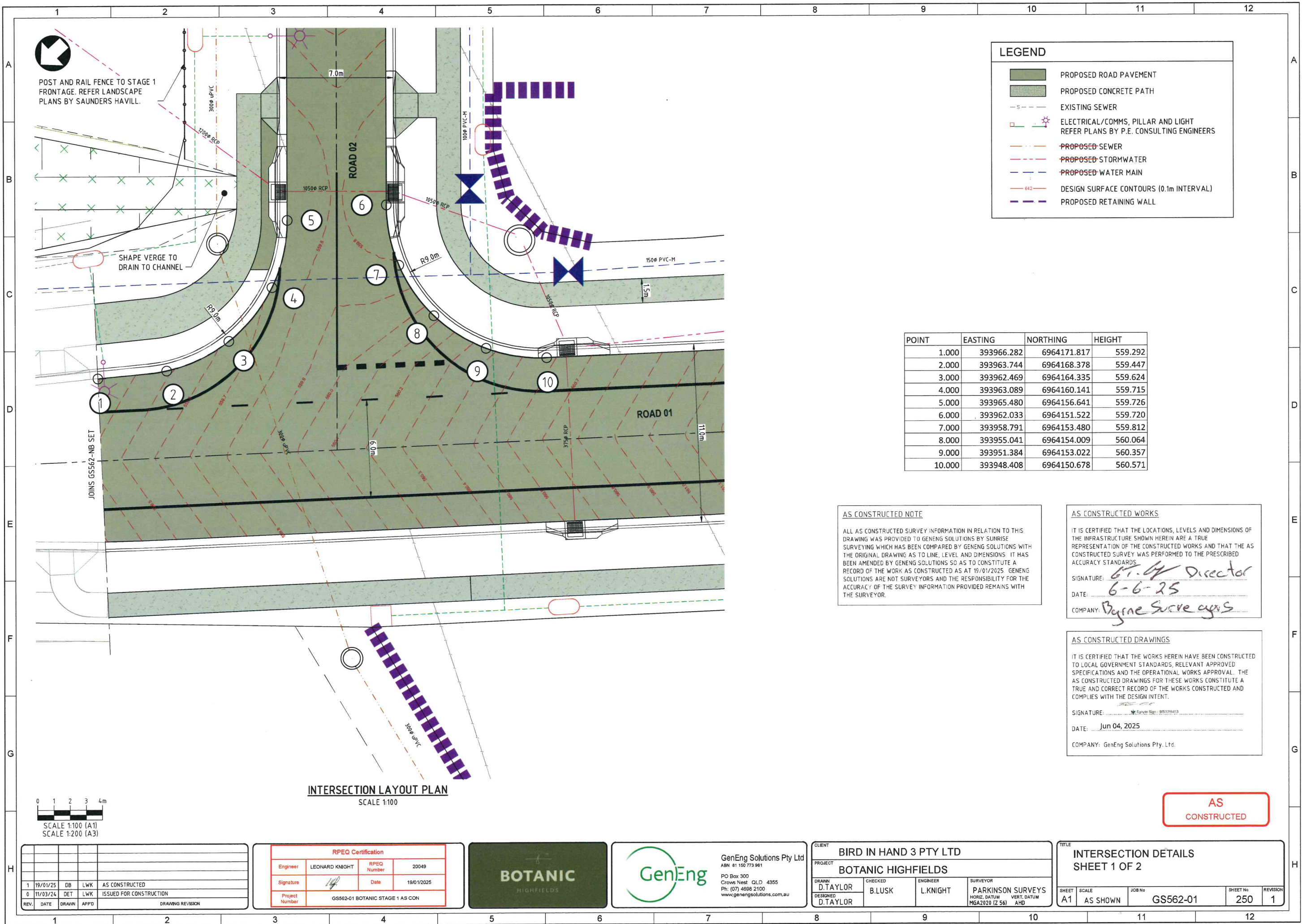
AS CONSTRUCTED NOTE

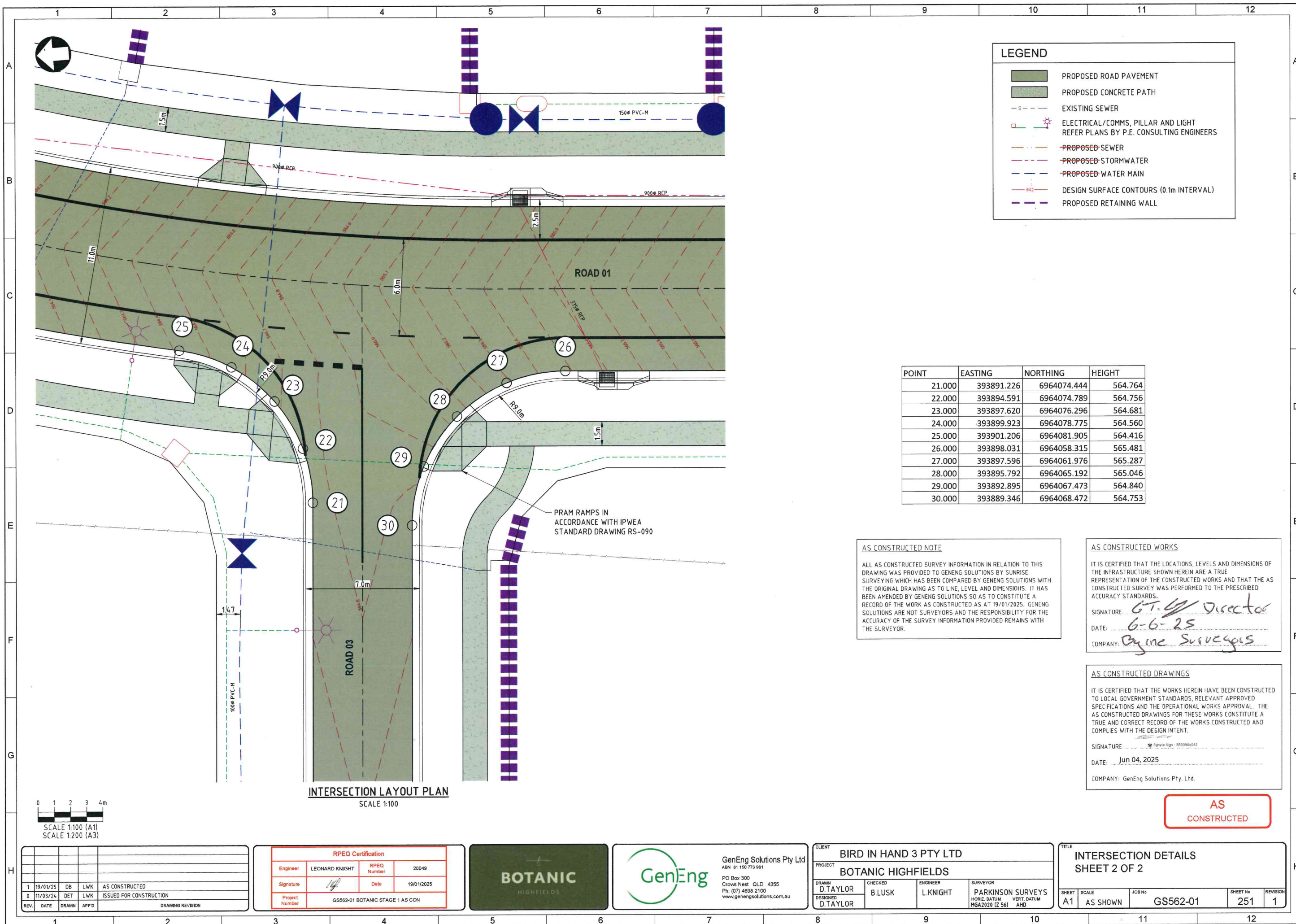
ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

ROAD 02 CROSS SECTIONS
SCALE 1:100

AS
CONSTRUCTED







LEGEND

- PROPOSED ROAD PAVEMENT
- PROPOSED CONCRETE PATH
- EXISTING SEWER
- ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
- PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED WATER MAIN
- DESIGN SURFACE CONTOURS (0.1m INTERVAL)
- PROPOSED RETAINING WALL

POINT	EASTING	NORTHING	HEIGHT
21.000	393891.226	6964074.444	564.764
22.000	393894.591	6964074.789	564.756
23.000	393897.620	6964076.296	564.681
24.000	393899.923	6964078.775	564.560
25.000	393901.206	6964081.905	564.416
26.000	393898.031	6964058.315	565.481
27.000	393897.596	6964061.976	565.287
28.000	393895.792	6964065.192	565.046
29.000	393892.895	6964067.473	564.840
30.000	393889.346	6964068.472	564.753

AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED WORKS

IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.

SIGNATURE: *G.T. Director*
DATE: 6-6-25
COMPANY: Byrne Surveys

AS CONSTRUCTED DRAWINGS

IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT.

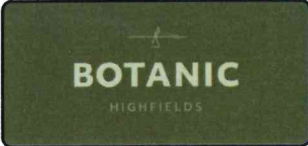
SIGNATURE: *GenEng Sign - 553090402*
DATE: Jun 04, 2025
COMPANY: GenEng Solutions Pty. Ltd.

**AS
CONSTRUCTED**

0 1 2 3 4m
SCALE 1:100 (A1)
SCALE 1:200 (A3)

REV.	DATE	DRAWN	APPD	DRAWING REVISION
1	19/01/25	DB	LWK	AS CONSTRUCTED
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		



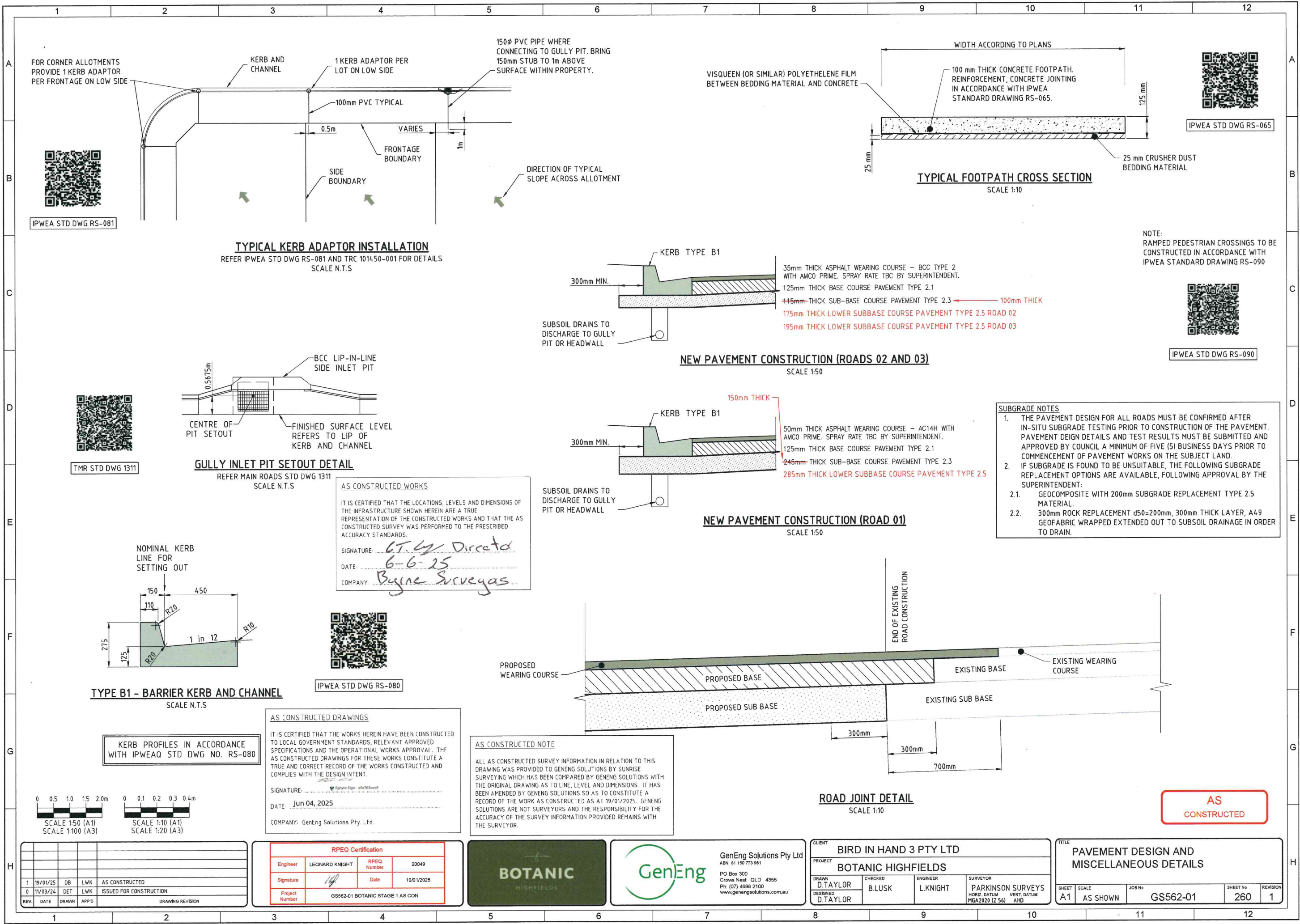
GenEng

GenEng Solutions Pty Ltd
ABN 61 150 773 961

PO Box 300
Crows Nest QLD 4355
Ph: (07) 4686 2100
www.genengsolutions.com.au

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS			
DRAWN D.TAYLOR	CHECKED B.LUSK	ENGINEER L.KNIGHT	SURVEYOR PARKINSON SURVEYS
DESIGNED D.TAYLOR			

TITLE INTERSECTION DETAILS SHEET 2 OF 2			
SHEET A1	SCALE AS SHOWN	JOB No GS562-01	SHEET No 251
			REVISION 1



IPWEA STD DWG RS-081



IPWEA STD DWG RS-065



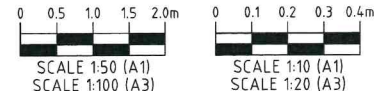
IPWEA STD DWG RS-090



TMR STD DWG 1311



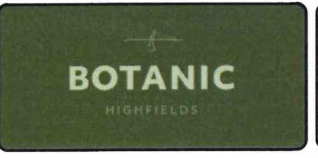
IPWEA STD DWG RS-080



KERB PROFILES IN ACCORDANCE WITH IPWEAQ STD DWG NO. RS-080

REV.	DATE	DRAWN	APPD	ISSUED FOR CONSTRUCTION	DRAWING REVISION
1	19/01/25	DB	LWK	AS CONSTRUCTED	
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION	

RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		



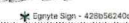
GenEng
GenEng Solutions Pty Ltd
ABN 81 150 773 961
PO Box 300
Crows Nest QLD 4355
Ph: (07) 4698 2100
www.genengsolutions.com.au

CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS			
DRAWN	CHECKED	ENGINEER	SURVEYOR
D.TAYLOR	B.LUSK	L.KNIGHT	PARKINSON SURVEYS
DESIGNED			HORIZ. DATUM MGA2020 (Z 56)
D.TAYLOR			VERT. DATUM AHD

TITLE			
PAVEMENT DESIGN AND MISCELLANEOUS DETAILS			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-01	260
			REVISION
			1

AS CONSTRUCTED DRAWINGS

IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT



SIGNATURE:  428854240c






DATE: Jun 04, 2025

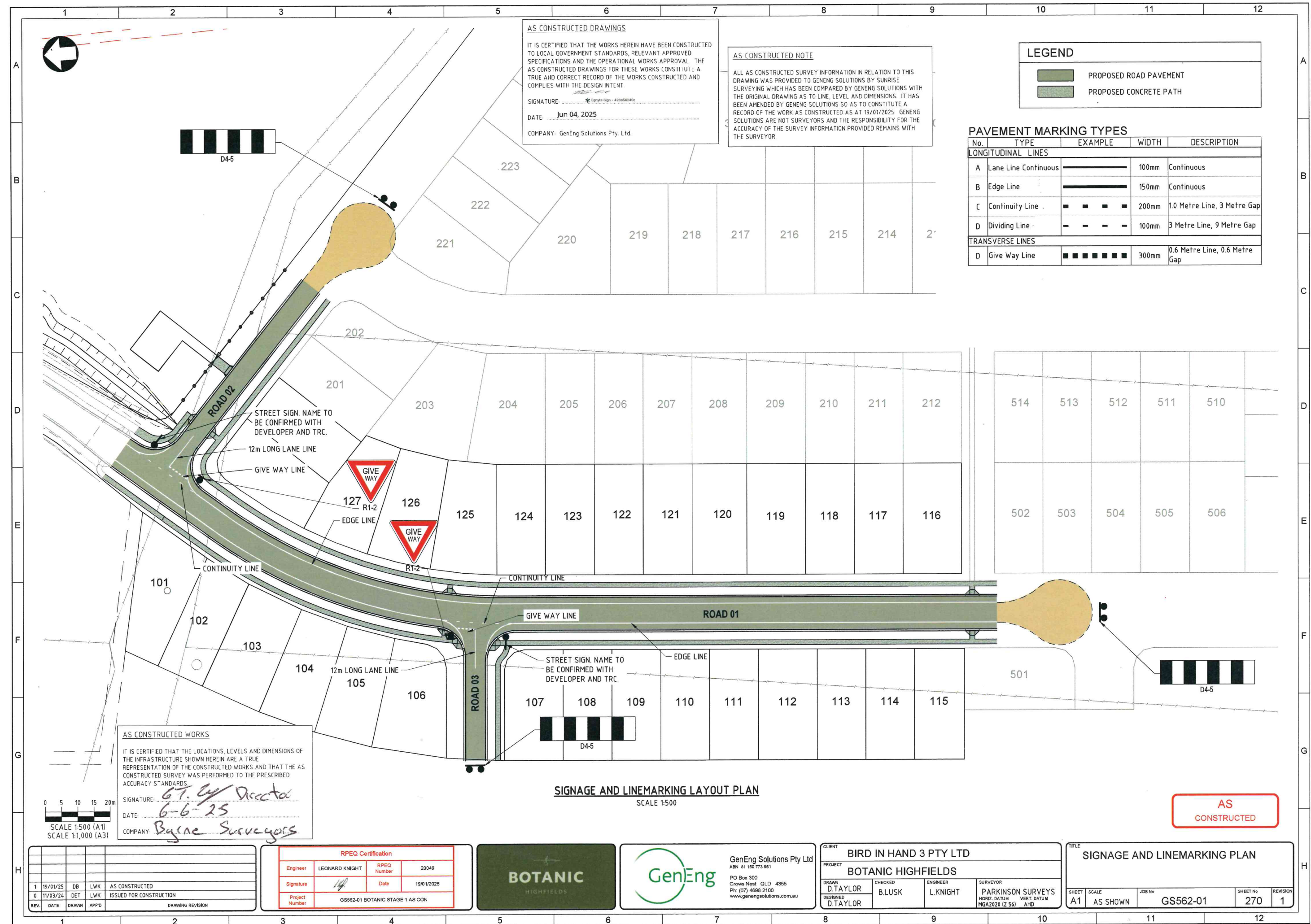
COMPANY: GenEng Solutions Pty. Ltd.

AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR


LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE PATH

PAVEMENT MARKING TYPES				
No.	TYPE	EXAMPLE	WIDTH	DESCRIPTION
LONGITUDINAL LINES				
A	Lane Line Continuous		100mm	Continuous
B	Edge Line		150mm	Continuous
C	Continuity Line		200mm	1.0 Metre Line, 3 Metre Gap
D	Dividing Line		100mm	3 Metre Line, 9 Metre Gap
TRANSVERSE LINES				
D	Give Way Line		300mm	0.6 Metre Line, 0.6 Metre Gap



AS CONSTRUCTED WORKS

IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS

SIGNATURE:  6-6-25

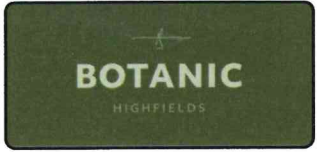
DATE: 6-6-25

COMPANY: Byrne Surveyors

SIGNAGE AND LINEMARKING LAYOUT PLAN
SCALE 1:500

REV.	DATE	DRAWN	APPD	DRAWING REVISION
1	19/01/25	DB	LWK	AS CONSTRUCTED
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature		Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		

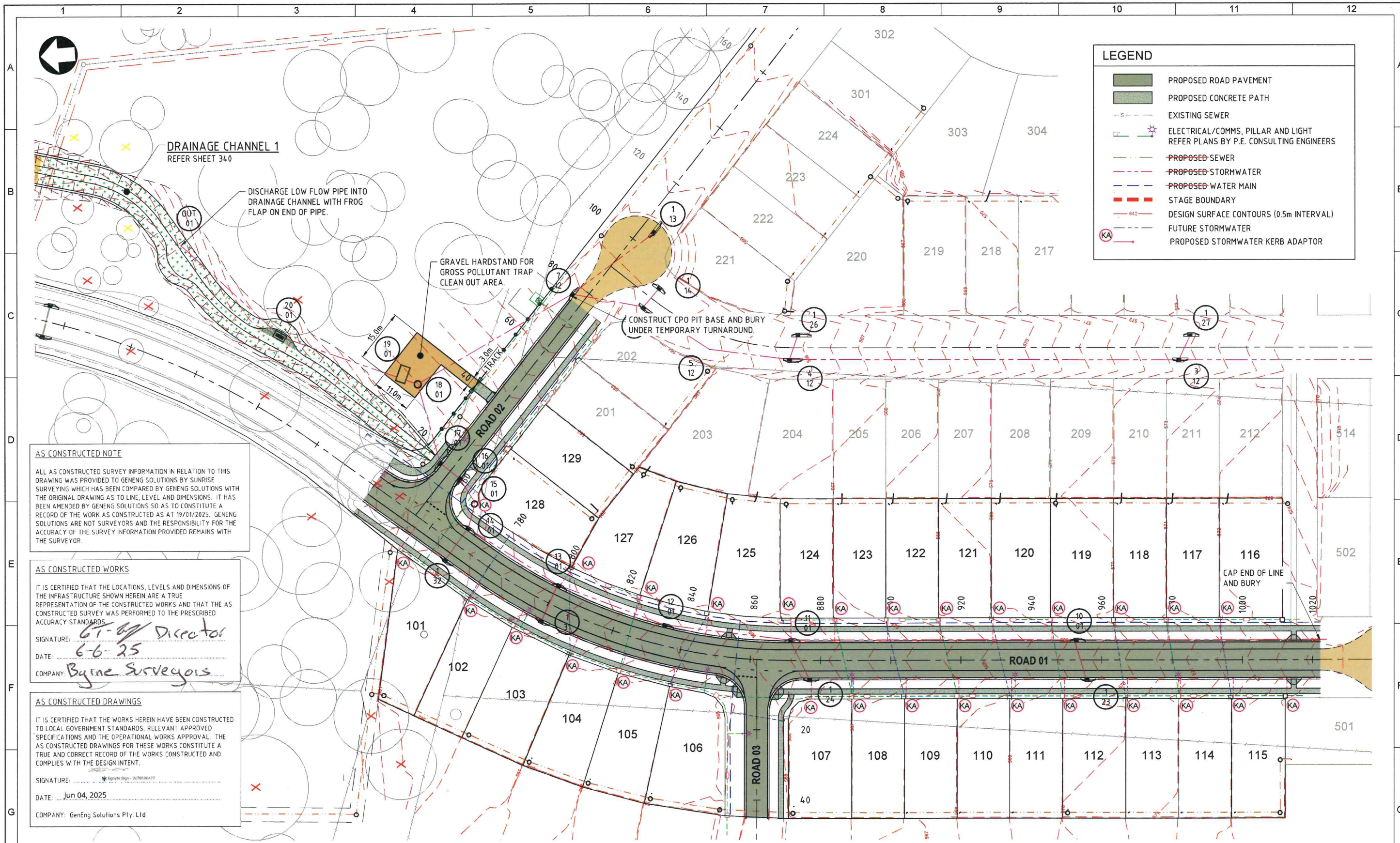




GenEng Solutions Pty Ltd
ABN 61 150 773 961
PO Box 300
Crows Nest QLD 4355
Ph: (07) 4688 2100
www.genengsolutions.com.au

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS			
DRAWN D.TAYLOR	CHECKED B.LUSK	ENGINEER L.KNIGHT	SURVEYOR PARKINSON SURVEYS HORIZ. DATUM MGA2020 (Z 56) VERT. DATUM AHD
DESIGNED D.TAYLOR			

TITLE SIGNAGE AND LINEMARKING PLAN				
SHEET A1	SCALE AS SHOWN	JOB No GS562-01	SHEET No 270	REVISION 1



AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY SUNRISE SURVEYING WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 19/01/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED WORKS

IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.

SIGNATURE: *6-6-25 Director*

DATE: *6-6-25*

COMPANY: *Byrne Surveyors*

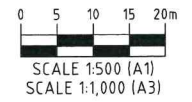
AS CONSTRUCTED DRAWINGS

IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT.

SIGNATURE: *GenEng Sign - 2678550477*

DATE: Jun 04 2025

COMPANY: GenEng Solutions Pty Ltd



STORMWATER LAYOUT PLAN
SCALE 1:500

**AS
CONSTRUCTED**

REV.	DATE	DRAWN	APPD.	DRAWING REVISION
1	19/01/25	DB	LWK	AS CONSTRUCTED
0	11/03/24	DET	LWK	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	LEONARD KNIGHT	RPEQ Number	20049
Signature	<i>[Signature]</i>	Date	19/01/2025
Project Number	GS562-01 BOTANIC STAGE 1 AS CON		



GenEng

GenEng Solutions Pty Ltd
ABN 81 150 773 961
PO Box 300
Crows Nest QLD 4355
Ph: (07) 4698 2100
www.genengsolutions.com.au

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS			
DRAWN D.TAYLOR	CHECKED B.LUSK	ENGINEER L.KNIGHT	SURVEYOR PARKINSON SURVEYS
DESIGNED D.TAYLOR			

TITLE STORMWATER DRAINAGE LAYOUT PLAN			
SHEET A1	SCALE AS SHOWN	JOB No GS562-01	SHEET No 310
			REVISION 1

