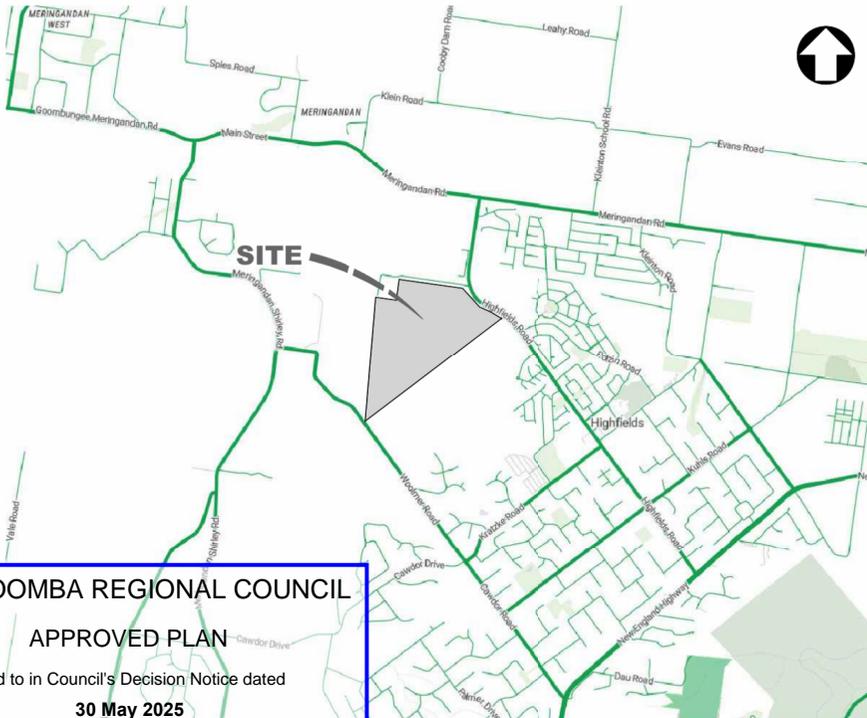


BIRD IN HAND 3 PTY LTD BOTANIC HIGHFIELDS STAGE 6

RECEIVED
23/04/2025
**TOOWOOMBA
REGIONAL COUNCIL**

BROWNE ROAD, HIGHFIELDS



TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
30 May 2025
This plan is subject to conditions of Approval Number
OW/2025/1219
[Signature]
Assessment Manager

LOCALITY PLAN
SCALE N.T.S.

DRAWING INDEX		
DRAWING NO.	REVISION	DRAWING TITLE
GS562-06-001	B	LOCALITY PLAN AND DRAWING INDEX
GS562-06-002	B	CONSTRUCTION NOTES
GS562-06-010	B	OVERALL LAYOUT AND STAGING PLAN
GS562-06-020	B	STAGE 6 DEVELOPMENT LAYOUT
GS562-06-100	B	EARTHWORKS LAYOUT PLAN
GS562-06-101	B	EARTHWORKS SECTIONS SHEET 1 OF 3
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GS562-06-111	B	EARTHWORKS TYPICAL FRONT RETAINING WALL
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GS562-06-260	B	PAVEMENT DETAILS
GS562-06-270	B	SIGNAGE AND LINEMARKING PLAN
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GS562-06-400	B	SEWERAGE LAYOUT PLAN
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GS562-06-500	B	WATER LAYOUT PLAN
GS562-06-600	B	ESC LAYOUT PLAN
GS562-06-610	B	ESC DETAILS AND NOTES

**ISSUED
FOR APPROVAL**

REV.	DATE	DRAWN	APPROVED	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		



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CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 6			
DRAWN BY B ENRIGHT	CHECKED BY D TAYLOR	ENGINEER B LUSK	SUBCONTRACTOR PARKINSON SURVEYS HOBBS DATUM MSA 2020 (Z 56) AHD

TITLE LOCALITY PLAN AND DRAWING INDEX			
SHEET NO A1	SCALE AS SHOWN	JOB NO GS562-06	SHEET NO 001

GENERAL NOTES

- 1. ALL DIMENSIONS AND SETOUT ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
2. CONSTRUCTION CONTRACTOR TO CONFIRM THE LEVELS AND POSITION OF ALL SURVEY MARKS PRIOR TO CONSTRUCTION.
3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM THE DRAWINGS.
4. DRAWINGS SHALL BE PLOTTED IN COLOUR SO ALL DESIGN ELEMENTS ARE SHOWN.
5. THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT UTILITY AUTHORITIES AND THEIR AGENTS TO LOCATE ALL EXISTING SERVICES. CO-ORDINATE PROTECTION OF AND/OR RELOCATION OF ANY EXISTING SERVICES WITHIN THE CONSTRUCTION AREA FOOTPRINT AS REQUIRED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
7. OVERHEAD POWER MAY EXIST IN THIS AREA. ALL CONSTRUCTION WITHIN 3m OF OVERHEAD POWER LINES TO BE IN ACCORDANCE WITH SAFETY ADVISE FROM ERGON ENERGY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK.
9. ALL NEW SURFACES TO MATCH NEATLY TO EXISTING SURFACES IN LEVEL AND FINISH. CONCRETE SHALL BE SAW CUT AND REINSTATED TO MATCHING FINISH.
10. CONSTRUCTION CONTRACTOR TO ARRANGE ALL NECESSARY PERMITS AND APPROVALS FOR THE CLEARING OF ANY TREES PROPOSED UNDER THIS DESIGN.
11. DURING CONSTRUCTION TRAFFIC BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF TOOWOOMBA REGIONAL COUNCIL AND THE DEPARTMENT OF TRANSPORT AND MAIN ROADS.
12. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF SEDIMENT & EROSION CONTROL DEVICES TO COMPLY WITH REQUIREMENTS OF TOOWOOMBA REGIONAL COUNCIL, DEPARTMENT OF TRANSPORT AND MAIN ROADS, AND IECA.
13. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH S.A.A CODES, BY-LAWS AND ORDINANCES OF THE TOOWOOMBA REGIONAL COUNCIL AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
14. PRIOR TO CONSTRUCTION, A REGISTERED SURVEYOR SHOULD STAKE R.P. BOUNDARIES, SETOUT AND CHECK CONSTRUCTION EXTENTS, LINES AND LEVELS OF ALL PROPOSED WORKS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SURVEY MARK PEGS DURING THE COURSE OF THE CONTRACT.
16. ANY ROADS, FOOTPATHS AND PRIVATE PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REINSTATED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT.
17. THE CONTRACTORS ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CURRENT WORKPLACE HEALTH AND SAFETY ACT. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO "NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT" ARE FULL FILLED.
18. ANY CONFLICTING INFORMATION IN THE DRAWINGS AND SPECIFICATION MUST BE REFERRED TO THE SUPERINTENDENT FOR RESOLUTION PRIOR TO PROCEEDING.
19. ALL WORKS ARE TO BE GRADED TO PROVIDE ADEQUATE DRAINAGE DURING CONSTRUCTION.
20. ALL VEHICLES LEAVING THE WORK SITE TO COMPLY WITH ENVIRONMENTAL MANAGEMENT PLAN AND ENSURE NO MATERIAL IS DEPOSITED ON ROADWAYS.
21. ELECTRICAL ALIGNMENT SHOWN IS INDICATIVE ONLY FOR THE PURPOSES OF SETTING OUT OTHER CIVIL SERVICES AND IS BASED ON STANDARD OFFSETS. REFER PLANS BY ROBIN RUSSELL FOR DESIGN AND FURTHER DETAILS.

DESIGN NOTES

- 1. DESIGN IS BASED ON SURVEY DATA SUPPLIED BY PARKINSON SURVEYORS. THE DESIGNER TAKES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SURVEY DATA AND THE DESIGN DECISIONS MADE ON THE BASIS OF SURVEY INFORMATION.
2. ALL PROPRIETARY ITEMS SPECIFIED IN THIS DESIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS GUIDELINES.
3. AND DERIVED FROM TOPNET ALLDAY RTK STN 1, MGA 2020 (ZONE 56) WIDE GNSS, PLANE PROJECTION SCALED FROM STN 1.

ROADWORKS NOTES

- 1. PAVEMENT & SUBGRADE REPLACEMENT MATERIAL TO BE COMPACTED IN LAYERS NOT EXCEEDING 150mm COMPACTED THICKNESS.
2. SUBGRADE TO BE PROOF-ROLLED WITH FULLY LOADED WATER CART. THERE IS TO BE NO VISIBLE DEFORMATION UNDER THE LOAD.
3. PROVIDE COMPACTION TESTING IN ACCORDANCE WITH TRC PLANNING SCHEME POLICY SCHEDULE 6.
4. A HOLD POINT EXISTS FOR RELEASE BY THE SUPERVISING ENGINEER PRIOR TO PLACEMENT OF SUBSEQUENT PAVEMENT LAYERS.
5. BASE AND SUB-BASE MATERIALS TO BE TESTED AND APPROVED PRIOR TO DELIVERY TO SITE. TESTING IS TO BE IN ACCORDANCE WITH THE RELEVANT MRTS, SAA STANDARDS AND TRC PLANNING SCHEME POLICY SCHEDULE 6.
6. SAW CUT EXISTING SEAL TO FORM NEAT EDGE WITH NEW WORKS.
7. DEFECTS IN THE EXISTING PAVEMENT ARE TO BE REPAIRED BY EXCAVATION AND REPLACEMENT, AND SEALED.
8. ALL KERB TYPES SPECIFIED IN THE DRAWINGS TO BE IN ACCORDANCE WITH IPWEAQ STANDARD DRAWING NO. RS-080.
9. PAVEMENT MATERIAL TO EXTEND MIN 300 mm BEHIND BACK OF KERB, OR TO SUIT KERBER AT CONTRACTORS EXPENSE.

PAVEMENT AND BITUMEN SEAL NOTES

- 1. ALL COMPACTION TO BE SUBJECTED TO TESTING IN ACCORDANCE WITH THE RELEVANT S.A.A CODE AND TRC PLANNING SCHEME POLICY SCHEDULE 6.
2. MINIMUM DEPTH OF PAVEMENT IS DETAILED ON TYPICAL SECTION. ACTUAL PAVEMENT DEPTHS ARE TO BE DETERMINED FOLLOWING SOAKED CBR TESTS ON SUBGRADE.
3. FOR PAVEMENT DESIGN, REFER TO SHEET 260.
4. BASE COURSE PAVEMENT GRAVELS ARE TO BE COMPACTED AT OPTIMUM MOISTURE CONTENT TO ACHIEVE 100% STANDARD COMPACTION.
5. SUB-BASE COURSE PAVEMENT GRAVELS (IF SPECIFIED) ARE TO BE COMPACTED AT OPTIMUM MOISTURE CONTENT TO ACHIEVE 100% STANDARD COMPACTION.
6. SUBGRADE IS TO BE COMPACTED AT OPTIMUM MOISTURE CONTENT TO ACHIEVE 98% STANDARD FOR THE TOP 300mm AND 95% STANDARD BELOW THE TOP 300mm.
7. SEAL DESIGN BASED ON DESIGN ASSUMPTIONS AND THIS IS TO BE VERIFIED FULLY WITH THE DESIGNER BY THE SPRAY CONTRACTOR PRIOR TO APPLICATION.

EARTHWORKS AND FILL MANAGEMENT NOTES

- 1. ALL WORKS TO BE GENERALLY IN ACCORDANCE WITH AS 3798
2. ALL WORK TO BE STRICTLY IN ACCORDANCE WITH THE STANDARD EARTHWORKS SPECIFICATION. SURFACE LEVELS OVER THE SITE HAVE BEEN INTERPOLATED THROUGH COMPUTER MODELLING OF FIELD SURVEY DATA. THESE CALCULATED LEVELS MAY VARY FROM THE ACTUAL GROUND LEVEL.
3. ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND FULLY OPERATIONAL BEFORE COMMENCING UP-SLOPE EARTHWORKS.
4. ALL EXISTING UNDERGROUND SERVICES TO BE LOCATED AND MARKED PRIOR TO COMMENCING EARTHWORKS. CLEARING, STRIPPING AND GRUBBING SHOULD BE CARRIED OUT IN AREAS SUBJECT TO EARTHWORKS. ALSO, ALL SOILS CONTAINING ORGANIC MATTER SHOULD BE STRIPPED FROM THE CONSTRUCTION AREA. THIS MATERIAL IS NOT CONSIDERED SUITABLE FOR USE AS STRUCTURAL FILL.
5. ALL STRIPPED TOPSOIL IS TO BE STOCKPILED ON SITE AND REUSED DURING REVEGETATION WORKS. AFTER CLEARING, GRUBBING AND STRIPPING THE EXPOSED SURFACE, ALL PAVED CONSTRUCTION AREAS SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR LOOSE MATERIAL. WEAK SOILS, PARTICULARLY LOOSE SURFACE, CLAYEY OR SANDS SHOULD BE COMPACTED TO THE APPROPRIATE REQUIREMENTS WHERE POSSIBLE. WEAK, OVERLY MOIST SOILS PARTICULARLY CLAY SOILS, SHOULD BE PREFERABLY REMOVED. PROOF ROLLING OF CUT AREAS SHOULD BE DEFERRED UNTIL AFTER FULL EXCAVATION IS COMPLETED.
6. MATERIAL EXCAVATED FROM CUT AREAS SHALL NOT BE USED AS FILL WITHOUT THE SUPERINTENDENTS APPROVAL.
7. THE INSITU SOILS, WHERE FREE OF ORGANIC AND DELETERIOUS MATERIAL, MAY BE USED FOR STRUCTURAL FILL PROVIDED THE MOISTURE CONTENT OF THE SOILS ON PLACEMENT APPROXIMATES THE OPTIMUM MOISTURE CONTENT REQUIRED FOR COMPACTION.
8. FILL TO BE PLACED IN MAXIMUM 200mm LIFTS, UNLESS APPROVED OTHERWISE BY A SUITABLY QUALIFIED CONSULTANT, AND COMPACTED TO SPECIFICATION.
9. PLACEMENT OF FILL SHALL CONFORM TO THE FOLLOWING MINIMUM DRY DENSITY RATIO (M.D.R.) COMPACTION STANDARDS:
A) RESIDENTIAL ALLOTMENTS = 95% STD
B) ROAD VERGES/EMBANKMENTS = 95% STD
C) PAVEMENT SUBGRADE = 100% STD
10. ANY IMPORTED FILL, IF NEEDED TO MAKE UP EARTHWORK DEFICIENCIES, SHOULD HAVE A SOAKED CBR OF NOT LESS THAN 15% AND A MAXIMUM AGGREGATE SIZE OF NO GREATER THAN 75 mm, MAX LIQUID LIMIT = 40, MAX P.I. = 15, MAX P.I x % PASSING 4.25 um = 450. TEST RESULTS SHALL BE PROVIDED.
11. FIELD DENSITY TESTING SHOULD BE CARRIED OUT TO CHECK THE STANDARD OF COMPACTION ACHIEVED AND THE PLACEMENT MOISTURE CONTENT. THE FREQUENCY AND EXTENT OF TESTING SHOULD BE AS PER GUIDELINES IN AS 3798-2007 AND TRC PLANNING SCHEME POLICY SCHEDULE 6.
12. CONTROL TESTING OF EARTHWORKS TO BE IN ACCORDANCE WITH AS1289.5 & AS3798-2007, WITH LEVEL 1 GEOTECHNICAL CERTIFICATION FOR ALLOTMENT AND TEMPORARY DRAIN FILLING.
13. FILL DENSITY TESTING SHALL CONFORM TO THE FOLLOWING:
A) 1 TEST PER 500m³ - GENERALLY
B) 1 TEST PER 100m³ - WATERCOURSES
C) 1 TEST PER 2 LAYERS PER 40m - TRENCH FOR NON-COHESIVE MATERIALS, M.D.R. = 80%
14. ALL FILL MATERIAL PLACED ON THE SITE IS TO:
i) COMPRISE ONLY OF NATURAL EARTH AND ROCK AND IS TO BE FREE OF CONTAMINANTS, NOXIOUS, HAZARDOUS, DELETERIOUS AND ORGANIC MATERIALS. FILL MATERIAL IS TO BE FREE DRAINING, NO DEMOLITION MATERIAL IS TO BE USED. THE FILL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300 mm AND TO A MINIMUM 95% DRY DENSITY RATIO USING STANDARD COMPACTION IN ACCORDANCE WITH AS 1289.29. A MINIMUM OF 98% DRY DENSITY IS REQUIRED OF SUBGRADE LEVEL AND 100% DRY DENSITY IS REQUIRED FOR PAVEMENTS.
ii) BE PLACED IN ACCORDANCE WITH AS 3798 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL PROPERTIES.
15. STRIP TURF OPEN DRAIN INVERTS AND BATTERS AT 3m INTERVALS. APPLY GRASS SEEDING TO ALL REMAINING DISTURBED AREAS.
16. ALL AREAS SUBJECT TO EARTHWORKS ARE TO BE FREE DRAINING WITH A MINIMUM SLOPE OF 1:100 (1%).
17. ALL TEMPORARY STOCKPILES (IF APPLICABLE) TO HAVE 1:6 MAXIMUM SIDE BATTERS (GRASS SEEDING).
18. WHERE TOPSOIL STOCKPILES ARE LOCATED ADJACENT TO FILL AREAS, CARE MUST BE TAKEN TO ENSURE STRUCTURAL FILL DOES NOT BECOME CONTAMINATED BY BLENDING WITH TOPSOIL.
19. EARTHWORKS BATTERS ARE TO BE TREATED AS FOLLOWS:
A) 1V:4H OR FLATTER TO BE GRASS SEEDED (UNLESS NOTED OTHERWISE)
B) STEEPER THAN 1V:4H OR HIGHER THAN 300mm TO BE MULCHED
20. WHERE THERE IS EVIDENCE OF REMOVAL OF TREES, THE STUMP HOLE SHALL BE EXCAVATED, FILLED AND COMPACTED AS PART OF THE LEVEL 1 CERTIFICATION.

CONCRETE NOTES

- 1. ALL CONCRETE TO BE IN ACCORDANCE WITH AS1379 AND AS3600 WITH COMPRESSIVE STRENGTHS AS SHOWN ON THE DRAWINGS.
2. CONCRETE CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF AS3600.
3. REINFORCEMENT FABRIC TO AS1304, WITH COVER AS SPECIFIED ON THE DRAWINGS.
4. CONCRETE TO BE PROOF FINISHED AND HAVE A MAXIMUM AGGREGATE SIZE AS SPECIFIED ON THE DRAWINGS.

PIT AND CONCRETE NOTES

- 1. BASE OF PITS TO BE PREPARED WITH 150 MM OF 3.2 PAVEMENT MATERIAL, COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
2. CONCRETE TO BE S40, 60 MM COVER AND TO COMPLY WITH MRTS70.
3. ALL REINFORCING STEEL AND PLACEMENT TO COMPLY WITH MRTS71.

STORMWATER DRAINAGE NOTES

- 1. PIPE MATERIAL TO BE UPVC DRAINAGE PIPE PLASCOR OR EQUIVALENT AND RCP CLASS "3" RUBBER RING JOINTED, UNLESS NOTED OTHERWISE.
2. UPVC PIPES ARE EITHER RUBBER RING JOINTED OR SOLVENT WELD JOINTED. STANDARD MANUFACTURER'S FITTING ARE TO BE USED IN BOTH CASES.
3. LIDS TO CAST-IN-SITU MANHOLES ARE CLASS 'D', CLOSE FITTING BOLT DOWN CAST IRON OR GALVANISED STEEL, CONCRETE INFILL TYPE (GATIC LIGHT DUTY, POLYCRETE BROADSTEL, OR SIMILAR) OF APPROXIMATELY THE SAME INTERNAL DIMENSIONS AS THE MANHOLE.
4. LIDS TO FRC AND RCP MANHOLES ARE IN ACCORDANCE WITH THE MANUFACTURE'S PROPRIETARY CONCRETE OR CONCRETE INFILL TYPE.
5. LIDS MATCH FINISHED SURFACE GROUND SLOPE AND ARE MARKED "STORMWATER" IMPRESSED INTO THE CONCRETE INFILL.

- 6. INFILL CONCRETE IS CLASS N25.
7. UPVC PIPE AND KERB ADAPTORS ARE USED WHERE DISCHARGE IS INTO THE KERB AND CHANNEL.
8. 150mm UPVC PIPE WHERE DISCHARGING DIRECTLY TO GULLY PIT. REFER TRC DRAWING 101450-001.
9. MATERIALS AND CONSTRUCTION ARE IN ACCORDANCE WITH THE LOCAL AUTHORITY STANDARD SPECIFICATION.

WATER RETICULATION NOTES

- 1. ALL WATER RETICULATION MAINS SHALL BE RIGID PVC-M PIPE, SOCKET AND SPIGOT, RUBBER RING JOINTED CLASS 12 OR GREATER TO COMPLY WITH A.S. 2977 AND BE COMPATIBLE WITH DCLP PIPE FITTINGS TO AS 2280 - UN.O.
2. ALL WATER RETICULATION MAINS TO BE LOCATED IN FOOTPATH ON A 1.2m ALIGNMENT FROM PROPERTY BOUNDARIES (UNLESS NOTED OTHERWISE).
3. CONCRETE (GRADE N20) THRUST BLOCKS TO WSAA STANDARDS SHALL BE PLACED AT ALL BENDS, TEES, REDUCERS, VALVES AND DEAD ENDS.
4. CONNECTION TO EXISTING WATER RETICULATION MAIN TO BE CARRIED OUT BY COUNCIL AT THE CONTRACTORS EXPENSE.
5. ALL DUCTILE IRON FITTING TO BE HEAVY CEMENT LINED & COMPLY WITH AS 2280.
6. WATER SERVICE ENVELOPING CONDUITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TRC STANDARD DRAWING 101214-001 REV. A - BRASS INDICATOR DISC SHALL BE SET IN THE KERB TO DENOTE CONDUIT LOCATION.
7. WATER SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH TOOWOOMBA REGIONAL COUNCIL WATER INFRASTRUCTURE POLICY 2.03.
8. WATER SERVICE ENVELOPING CONDUITS SHALL BE PLUGGED TO PREVENT THE ENTRY OF DIRT ETC. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF LEVELS & LOCATIONS OF SERVICES TO FULLY COMPLY WITH COUNCILS "AS CONSTRUCTED" INFORMATION REQUIREMENTS.
9. MARKER PLATES - ONLY KERB PAINTING WILL BE DONE PRIOR TO ON-MAINTENANCE INSPECTION. MARKER PLATE SHALL BE INSTALLED TOWARDS OFF-MAINTENANCE INSPECTION.
10. HYDRANT RRPMS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH WSAA STANDARDS.
11. ALL CAST IRON FITTINGS INCLUDING VALVES AND HYDRANTS SHALL HAVE THERMALLY APPLIED PROTECTIVE COATINGS IN ACCORDANCE WITH AS 458.
12. REFER WSAA STANDARDS FOR ALL TRENCHING AND THRUST BLOCK DETAILS ETC.
13. ALL WATER MAINS UNDER ROADWAYS SHALL BE DUCTILE IRON CEMENT LINED (DCLP).
14. MAXIMUM SPACING OF FIRE HYDRANTS SHALL BE 120m.
15. SHALL BE LOCATED - 200 mm FROM ROADWAY EDGE TO WATER MAINS SHALL BE IN ACCORDANCE WITH TOOWOOMBA REGIONAL COUNCIL WATER INFRASTRUCTURE POLICY 2.03.
16. SLUCE VALVES TO BE CLASS 14 AND COMPLY WITH AS 2638.
17. MINIMUM 10m HORIZONTAL SEPERATION TO STREET LIGHTING AND GREEN ISLANDS TO WATER MAINS AND WATER CROSSINGS AS PER TRC REQUIREMENTS.

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

SEWERAGE RETICULATION NOTES referred to in Council's Decision Notice dated 30 May 2025

- 1. ALL SEWERS ARE TO BE 150 TO 300 mm DIA. UPVC CLASS 'SN8' - 300 mm DIA. RUBBER RING JOINTED IN MAXIMUM 3.0 m LENGTHS UNLESS NOTED OTHERWISE.
2. ALIGNMENT UNLESS OTHERWISE NOTED. THIS PLAN IS SUBJECT TO CONDITIONS OF APPROVAL NUMBER OW/2025/1219

OW/2025/1219

ms

Assessment Manager

15 m INSIDE FRONT OR REAR BOUNDARY OF ALLOTMENTS
15 m FROM SIDE BOUNDARY OF ALLOTMENTS
15 m WHERE A RETAINING WALL GREATER THAN 0.8 m HIGH
BEDDING FOR PIPES TO BE GENERALLY TYPE 3 BEDDING UNLESS OTHERWISE SPECIFIED IN ACCORDANCE WITH WSAA STANDARD DRAWING NO. SEW-1201
MINIMUM COVER FOR SEWER PIPES SHALL BE 0.9 m FOR ALLOTMENTS AND 1.2 m FOR ROADWAYS AND PATHS.
ALL BACKFILL TO PIPES TO BE COMPACTED TO 98% OF THE MAXIMUM STANDARD (UNLESS OTHERWISE NOTED) WITH REPRESENTATIVE TESTING AS REQUESTED BY THE ENGINEER ON SITE.
CONTRACTOR TO SUPPLY ENGINEER WITH ACCURATE AS CONSTRUCTED PLANS ON COMPLETION OF WORKS.
MARKER TAPE REQUIRED FOR ALL NEW SEWER MAIN INSTALLATION.
WHERE ACID SULFATE SOILS ARE ENCOUNTERED, REMOVAL AND TREATMENT SHALL BE IN ACCORDANCE WITH AN APPROVED ACID SULFATE SOIL MANAGEMENT PLAN.
DROP STRUCTURES TO BE CONSTRUCTED AS A "TYPE C INLET" IN ACCORDANCE WITH TRC STANDARD DRAWING NO. 101211-001 REVISION C.
HOUSE CONNECTION BRANCHES
ALL HOUSE CONNECTION BRANCHES TO BE 100mm DIA AND EXTEND TO 10 m INTO PROPERTY BEING SERVED.
ALL HOUSE CONNECTION BRANCHES TO BE CONSTRUCTED IN ACCORDANCE WITH TRC STANDARD DRAWING NO. 101211-001 REVISION C.
HOUSE CONNECTION JUMP UPS/STUBS TO BE CAPPED AT 1 m ABOVE GROUND LEVEL AND FINISHED WITH A PUSH ON CAPPING PIECE, PAINTED YELLOW, IN ACCORDANCE WITH TRC STANDARD DRAWING NO. 101211-001 REV C.
WORK ON EXISTING SEWERS
ALL WORK ON EXISTING SEWERS TO BE PERFORMED BY TOOWOOMBA REGIONAL COUNCIL, UNLESS OTHERWISE DIRECTED AND ACTUAL COST INCLUDING LABOUR AND MATERIALS SHALL BE MET BY THE DEVELOPER.
MANHOLES
MANHOLES ON 150 mm Ø SEWER LINES SHALL BE PRE-CAST 1050 mm DIAMETER UNLESS NOTED OTHERWISE AND CONSTRUCTED IN ACCORDANCE WITH WSAA STANDARD DRAWING NO. SEW-1300.
MANHOLES ON 300 mm Ø SEWER LINES SHALL BE PRE-CAST 1200 mm DIAMETER, EPOXY COATED.
ALL MANHOLES TO HAVE LIDS AS SHOWN ON THE SEWER LONGITUDINAL SECTIONS.
FINAL SURFACE LEVELS OF MANHOLES NOMINATED ON LONG SECTIONS ARE TO DESIGN SURFACE LEVEL AND ARE TO BE ADJUSTED ON SITE TO SUIT ALL EARTHWORKS TYPICALLY 75 mm ABOVE SURROUNDING FINISHED SURFACE LEVELS.
INVERTS IN ALL MANHOLES TO BE BENCH TO SUIT INLET AND OUTLET PIPES IN ACCORDANCE WITH WSAA.

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MANHOLES
MANHOLES ON 150 mm Ø SEWER LINES SHALL BE PRE-CAST 1050 mm DIAMETER UNLESS NOTED OTHERWISE AND CONSTRUCTED IN ACCORDANCE WITH WSAA STANDARD DRAWING NO. SEW-1300.
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ALL MANHOLES TO HAVE LIDS AS SHOWN ON THE SEWER LONGITUDINAL SECTIONS.
FINAL SURFACE LEVELS OF MANHOLES NOMINATED ON LONG SECTIONS ARE TO DESIGN SURFACE LEVEL AND ARE TO BE ADJUSTED ON SITE TO SUIT ALL EARTHWORKS TYPICALLY 75 mm ABOVE SURROUNDING FINISHED SURFACE LEVELS.
INVERTS IN ALL MANHOLES TO BE BENCH TO SUIT INLET AND OUTLET PIPES IN ACCORDANCE WITH WSAA.

LIST OF ABBREVIATIONS

Table with 2 columns: ABBREVIATION and DESCRIPTION. Includes WSAA, TRC, DTMR, ID, OD, DCLP, HDPE, RCP, PRV, DN, WATER SERVICES ASSOCIATION OF AUSTRALIA, TOOWOOMBA REGIONAL COUNCIL, DEPARTMENT OF TRANSPORT AND MAIN ROADS, INSIDE DIAMETER, OUTSIDE DIAMETER, DUCTILE IRON CEMENT LINED, HIGH DENSITY POLYETHYLENE, REINFORCED CONCRETE PIPE, PRESSURE REDUCING VALVE, NOMINAL DIAMETER.

ISSUED FOR APPROVAL

Revision table with columns: REV, DATE, DRAWN, APPROV, DESCRIPTION. Includes entries for RFI RESPONSE and ISSUED FOR APPROVAL.

RPEQ Certification table with columns: Engineer, RPEQ Number, Signature, Date. Includes Ben Lusk and RPEQ Number 13132.



Client and Project information table including BIRD IN HAND 3 PTY LTD, BOTANIC HIGHFIELDS STAGE 6, and PARKINSON SURVEYS.

CONSTRUCTION NOTES table with columns: SHEET, SCALE, JOB NO, SHEET NO, REVISION. Includes AS SHOWN, GS562-06, 002, B.



LOT 12 ON AG3845

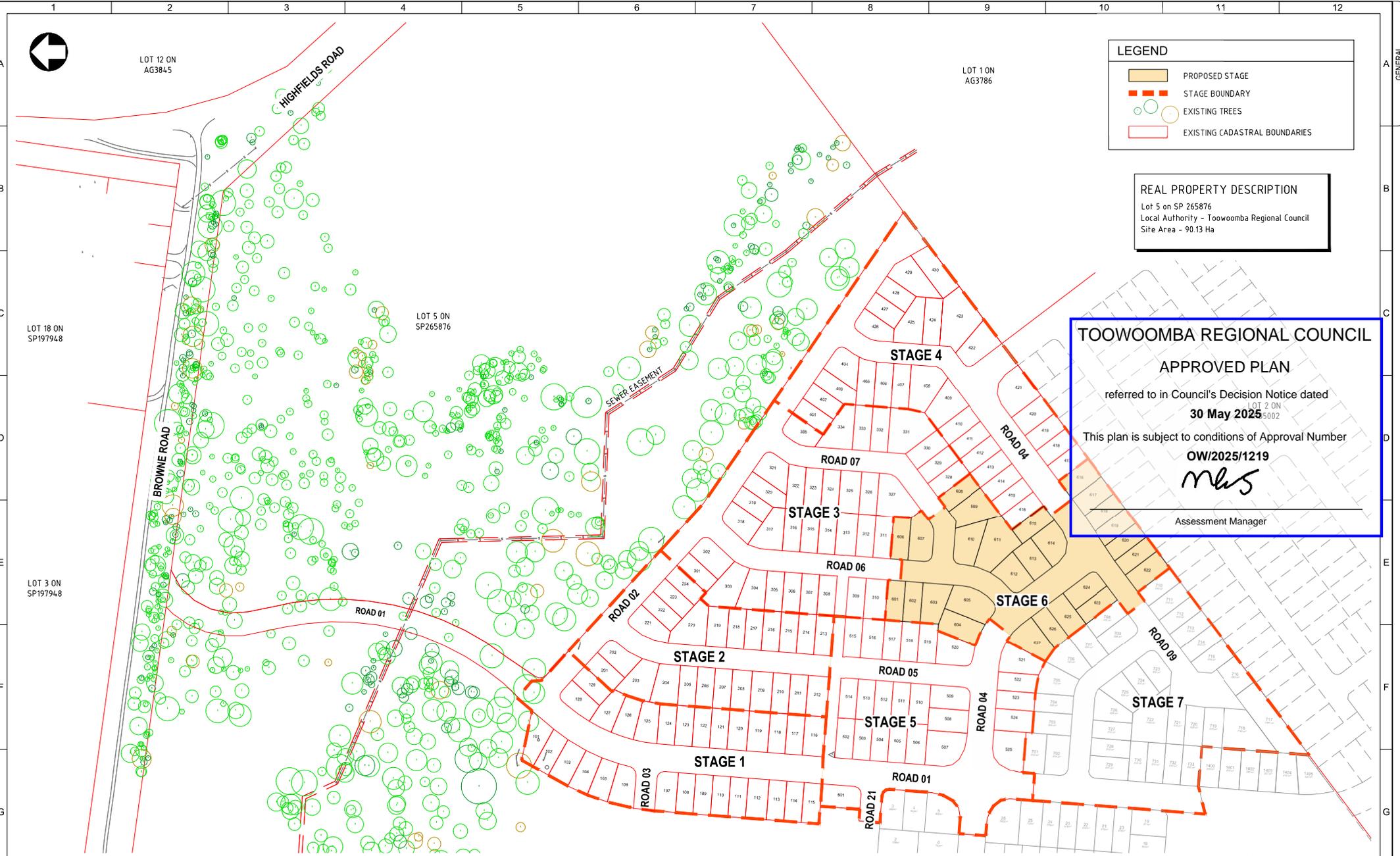
LOT 1 ON AG3786

LEGEND

- PROPOSED STAGE
- STAGE BOUNDARY
- EXISTING TREES
- EXISTING CADASTRAL BOUNDARIES

REAL PROPERTY DESCRIPTION
 Lot 5 on SP 265876
 Local Authority - Toowoomba Regional Council
 Site Area - 90.13 Ha

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219
mls
 Assessment Manager



OVERALL DEVELOPMENT LAYOUT PLAN
 SCALE 1:1500

ISSUED FOR APPROVAL

0 15 30 45 60m
 SCALE 1:1,500 (A1)
 SCALE 1:3,000 (A3)

REV.	DATE	DRAWN	APPD	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		

BOTANIC
 HIGHFIELDS RD

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 STAGE 6

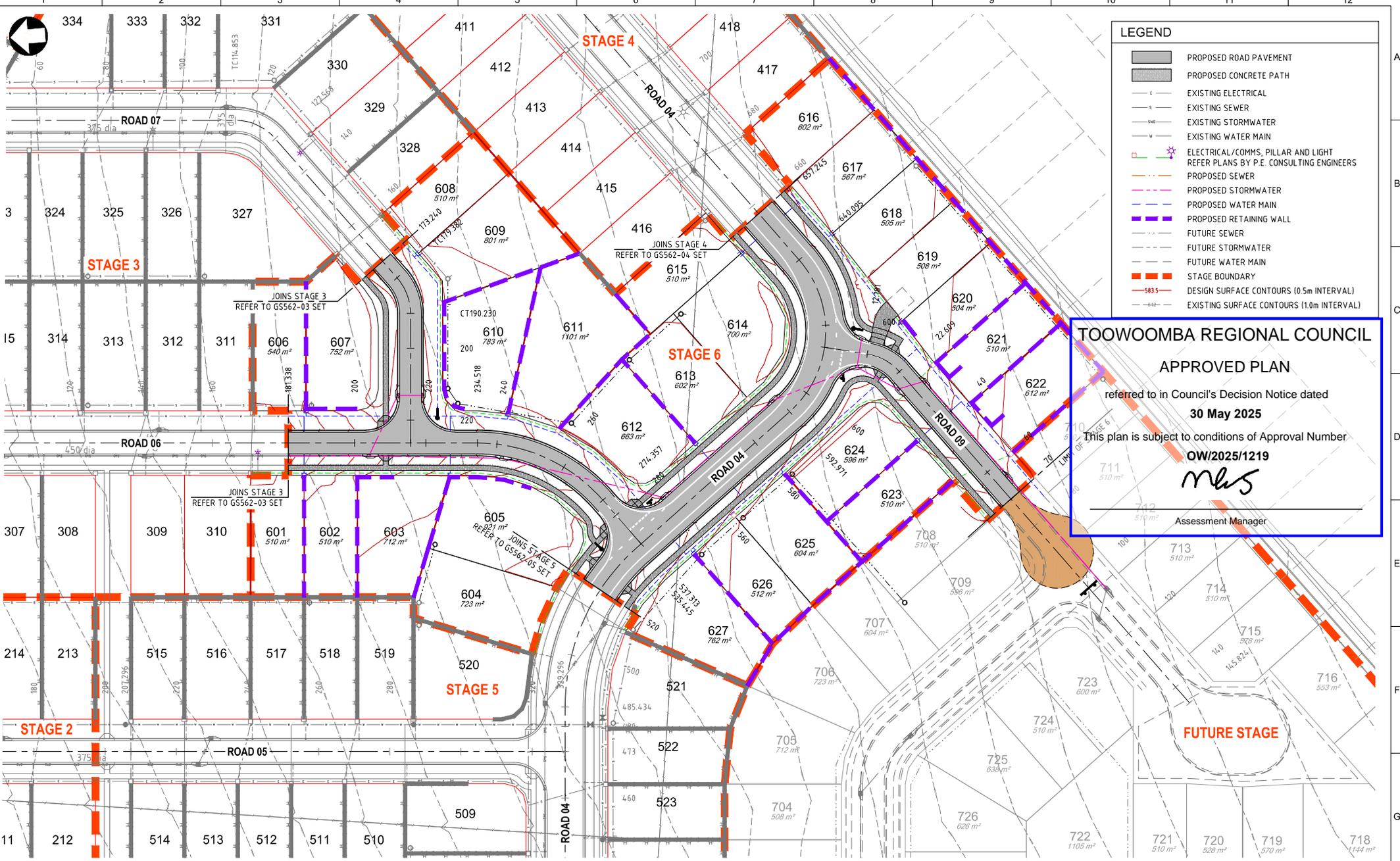
DRAWN
 B ENRIGHT

CHECKED
 D TAYLOR

ENGINEER
 B LUSK

SURVEYOR
 PARKINSON SURVEYS
 MGA 2020 (Z 56) AHD

TITLE OVERALL LAYOUT AND STAGING PLAN			
SHEET A1	SCALE AS SHOWN	JOB No GS562-06	REVISION 010 B



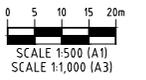
LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE PATH
	EXISTING ELECTRICAL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER MAIN
	ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED WATER MAIN
	PROPOSED RETAINING WALL
	FUTURE SEWER
	FUTURE STORMWATER
	FUTURE WATER MAIN
	STAGE BOUNDARY
	DESIGN SURFACE CONTOURS (0.5m INTERVAL)
	EXISTING SURFACE CONTOURS (1.0m INTERVAL)

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
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 Assessment Manager

STAGE 6 DEVELOPMENT LAYOUT PLAN
 SCALE 1:500

ISSUED FOR APPROVAL



REV.	DATE	DRAWN	APPD	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



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 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 STAGE 6		
DRAWN	CHECKED	ENGINEER	SURVEYOR
B ENRIGHT	D TAYLOR	B LUSK	PARKINSON SURVEYS
B ENRIGHT			MOBE, DATUM MGA 2020 (Z 56) AHD

TITLE			
STAGE 6 DEVELOPMENT LAYOUT			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-06	020
REVISION			
B			



EARTHWORKS QUANTITIES - STAGE 3	
TOPSOIL STRIP	2,423m ³ (100mm THICK)
EARTHWORKS CUT	10,438m ³
FILL REQUIRED	13,226m ³
BALANCE	2,788m ³

NOTES:

- ALL VOLUMES INDICATED ARE SOLID VOLUMES
- ASSUMED TOPSOIL RE-SPREAD AT 100mm THICK
- EARTHWORKS QUANTITIES BASED ON COMPARISON BETWEEN BOXING DESIGN SURFACE AND COMPLETED EARTHWORKS SURFACE FROM STAGE 6, REFER PLANS GS562-06.
- REFER EARTHWORKS NOTES ON SHEET 101.
- 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.
- REFER TO LANDSCAPE PLANS BY SAUNDERS HAVILL FOR DETAILS ON RETAINING WALL FINISH.
- MINIMUM 0.5% FALL REQUIRED DIAGONALLY ACROSS ALL BLOCKS.

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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30 May 2025

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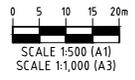
mls

Assessment Manager

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
	EXISTING RETAINING WALLS (POSTS DENOTE 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 LAYOUT PLAN
SCALE 1:500

ISSUED FOR APPROVAL



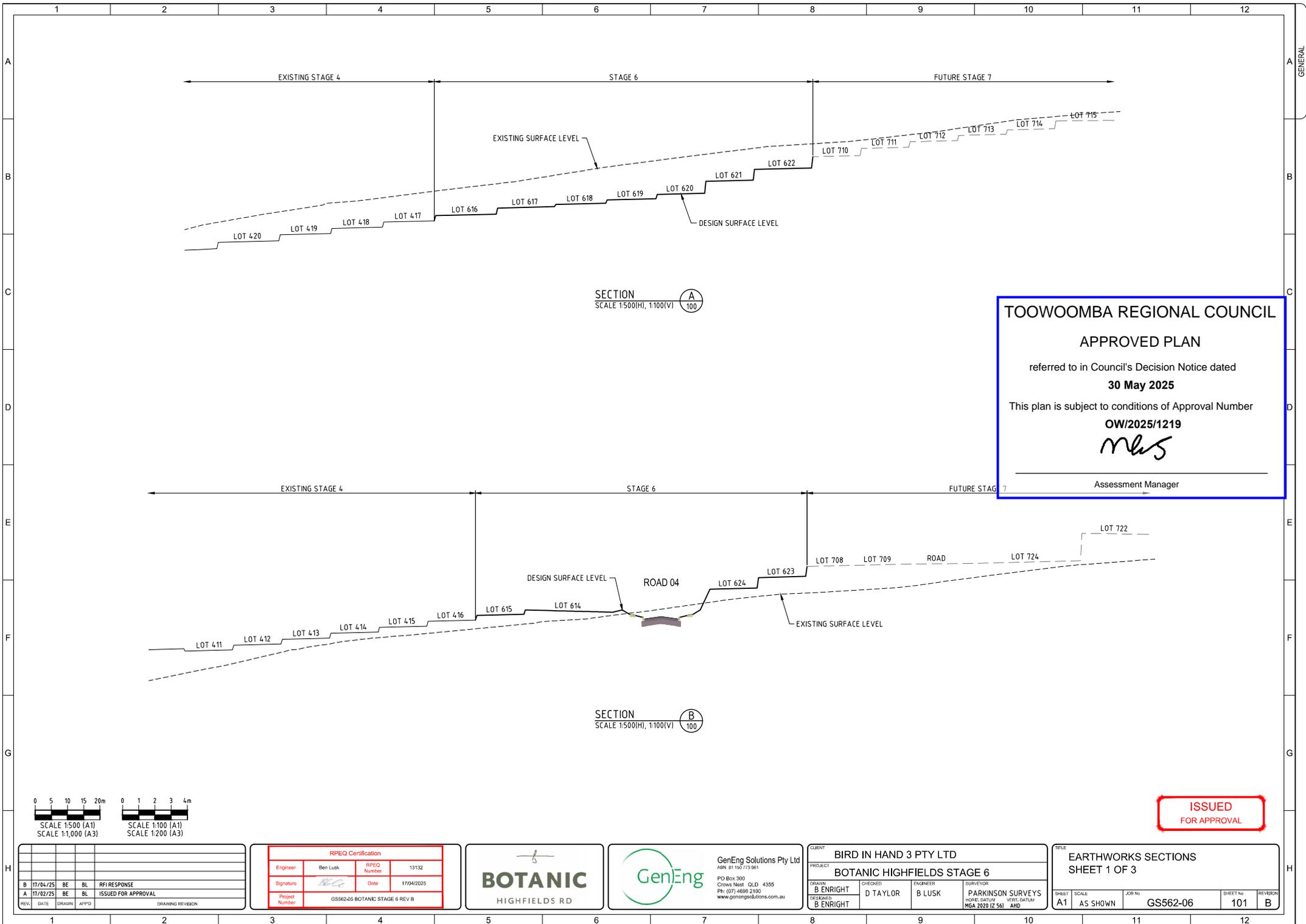
REV.	DATE	DRAWN	APPROD	DESCRIPTION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		



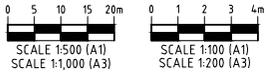
CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DATE: 17/02/25			NO. 04/17/2017 MGA 2020 IZ 561 AHD

TITLE: EARTHWORKS LAYOUT PLAN			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	SHEET No: 100
		REVISION: B	



TOOWOOMBA REGIONAL COUNCIL
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**ISSUED
FOR APPROVAL**



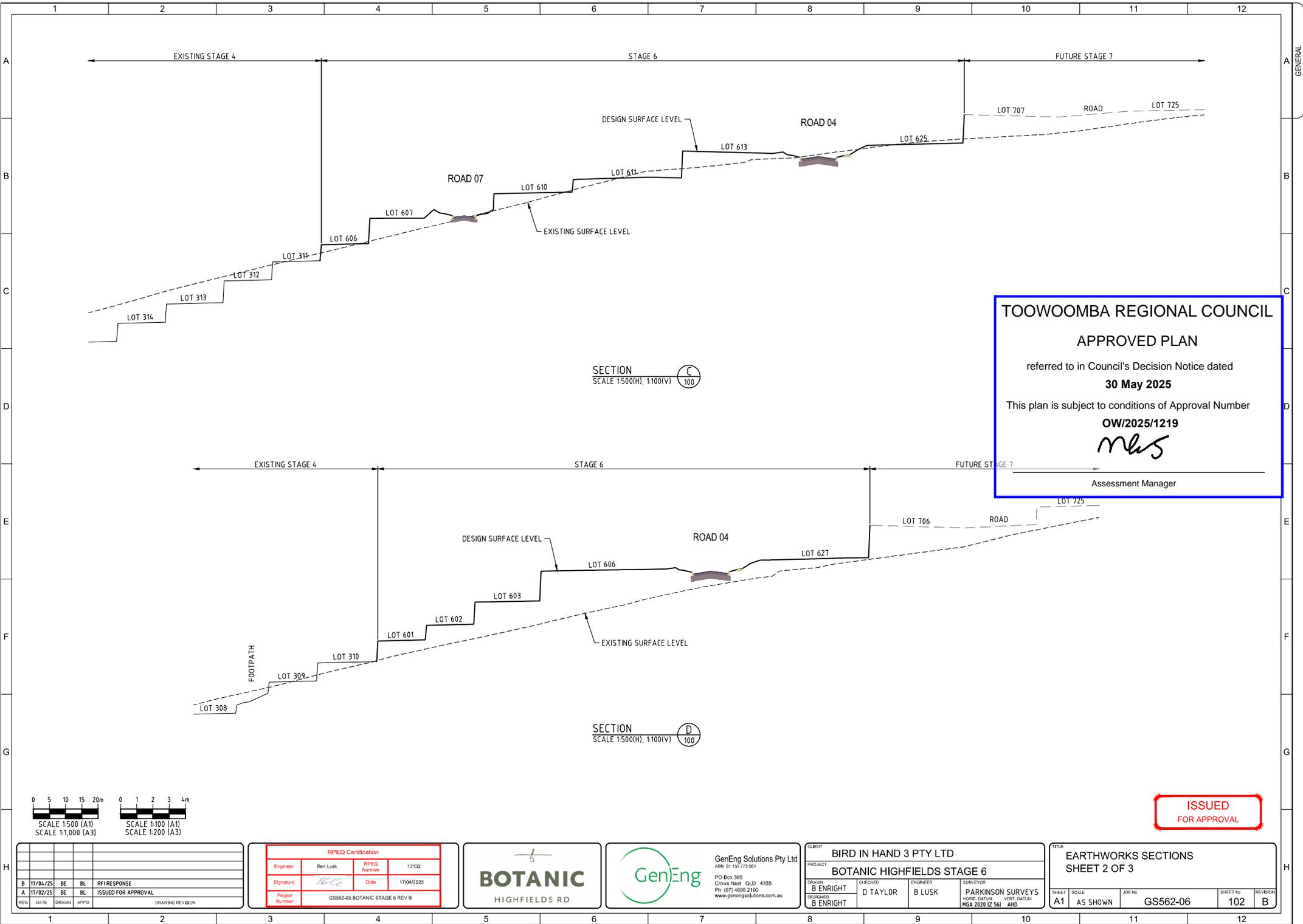
REV	DATE	DRAWN	APP'D	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT			NSRPS, DALTRY, VICENT, GANTLUM, MGA 2020 IZ 561 AHD

TITLE: EARTHWORKS SECTIONS SHEET 1 OF 3			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	SHEET No: 101
			REVISION: B



TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
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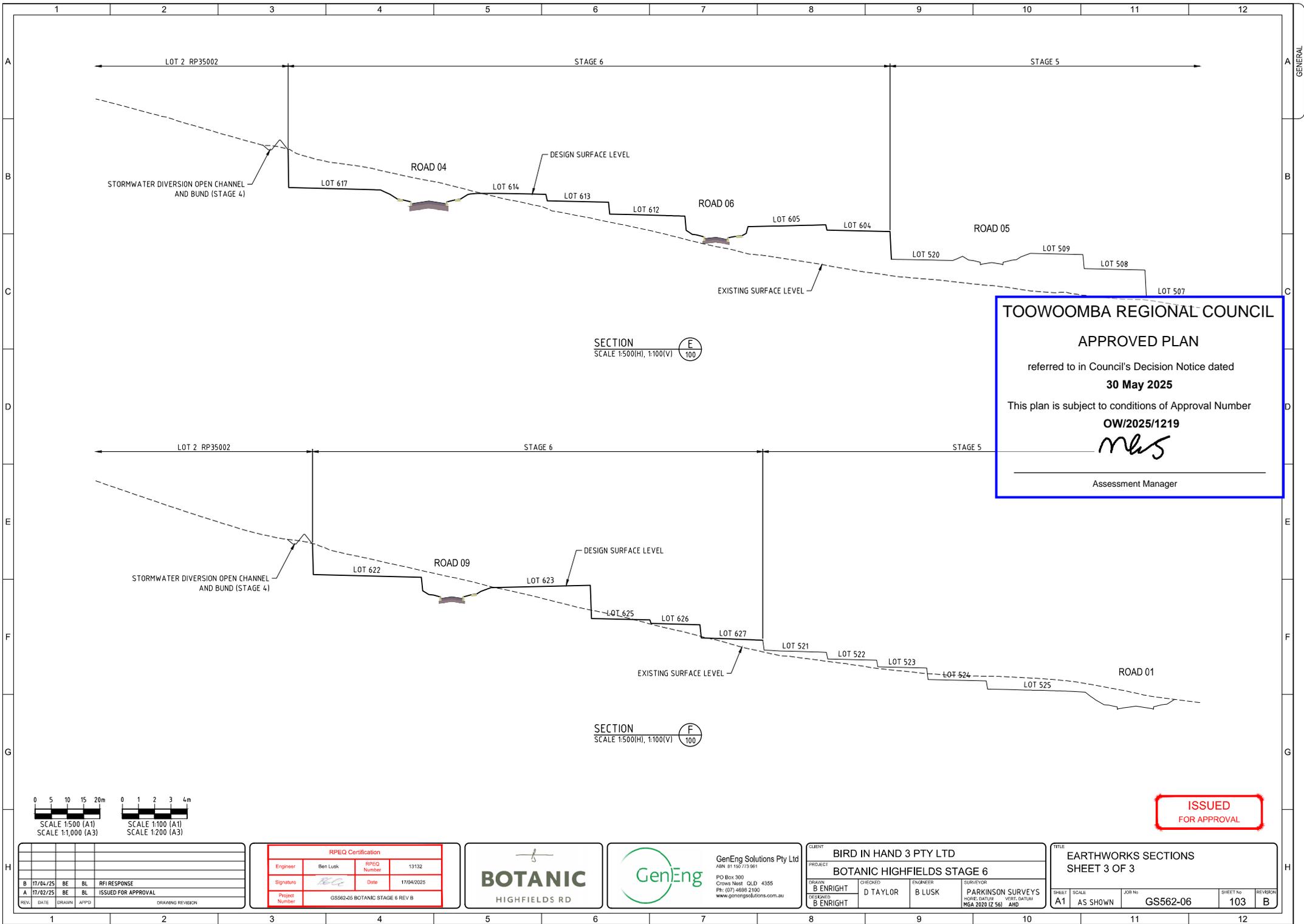
REV	DATE	DRAWN	APP'D	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>BL</i>	Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT			NSRPS, QNTLM, VERT, QNTLM, MGA 2020 (Z 56) AHD

TITLE: EARTHWORKS SECTIONS SHEET 2 OF 3			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	SHEET No: 102
			REVISION: B



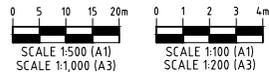
SECTION
SCALE 1:500(H), 1:100(V) E
100

SECTION
SCALE 1:500(H), 1:100(V) F
100

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
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 Assessment Manager

**ISSUED
FOR APPROVAL**



REV.	DATE	DRAWN	APP'D	ISSUED FOR APPROVAL	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE	
A	17/02/25	BE	BL	ISSUED FOR APPROVAL	

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



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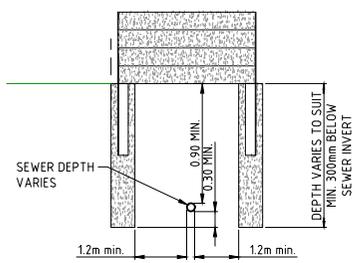
CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 6			
DRAWN B ENRIGHT	CHECKED D TAYLOR	ENGINEER B LUSK	SURVEYOR PARKINSON SURVEYS VICENT, DANTUM MGA 2020 IZ 561 AHD

TITLE EARTHWORKS SECTIONS SHEET 3 OF 3			
SHEET A1	SCALE AS SHOWN	JOB No GS562-06	SHEET No 103
			REVISION B

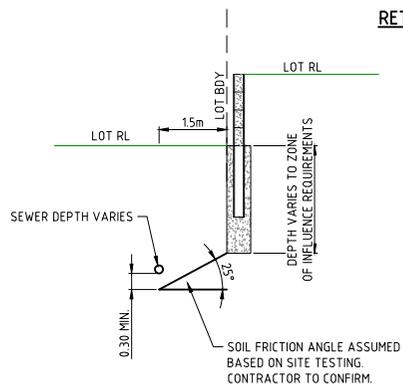
NOTES:
 RETAINING WALL DESIGN AND CERTIFICATION IS PROVIDED BASED ON THE FOLLOWING PERFORMANCE CRITERIA:
 • WALL DESIGN BASED ON USE OF PROPRIETARY CONCRETE SLEEPER RETAINING WALL SYSTEM OR SIMILAR
 • PROTECTION OF ADJACENT SEWER SERVICES TO MEET THE REQUIREMENTS OF DDC MP14.
 • PERPENDICULAR CROSSING OF SEWER WITH RETAINING WALL - FOOTINGS TO EXTEND BELOW THE INVERT OF THE SEWER. REFER DETAIL.
 • PARALLEL RETAINING WALL ADJACENT TO SEWER - RETAINING WALL FOOTINGS TO EXTEND SO THAT ZONE OF INFLUENCE IS A MINIMUM OF 300mm BELOW THE INVERT OF THE SEWER. DESIGN IS BASED ON A SOIL FRICTION ANGLE OF 25°. REFER DETAIL.
 • CONTRACTOR TO PROVIDE FORM 15 AND FORM 16 DURING CONSTRUCTION, CERTIFYING THAT THE RETAINING WALL MEETS THE NOMINATED PERFORMANCE CRITERIA.

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219
MAS
 Assessment Manager

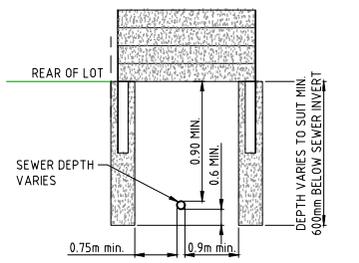
TYPE B1 BARRIER KERB REFER TO SHEET 260



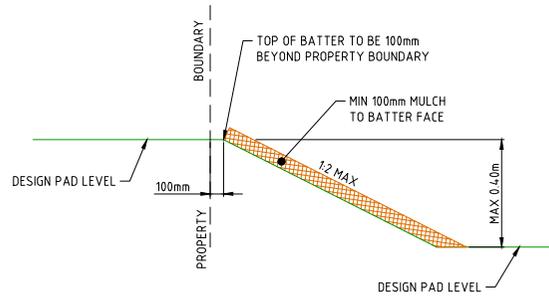
RETAINING WALL BRIDGE OF SEWER DETAIL
TYPE 1
 SCALE N.T.S.



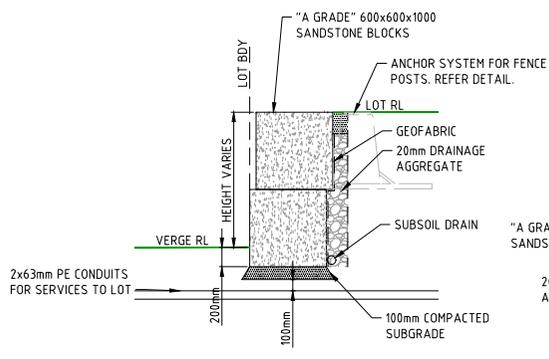
RETAINING WALL BRIDGE OF SEWER DETAIL
TYPE 2
 SCALE N.T.S.



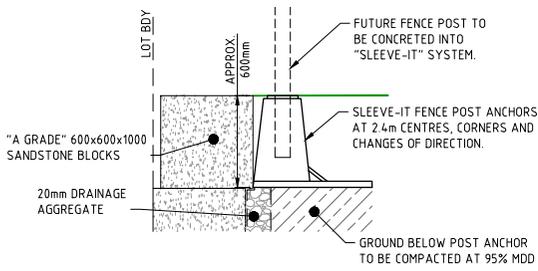
RETAINING WALL BRIDGE OF SEWER DETAIL
TYPE 3
 SCALE N.T.S.



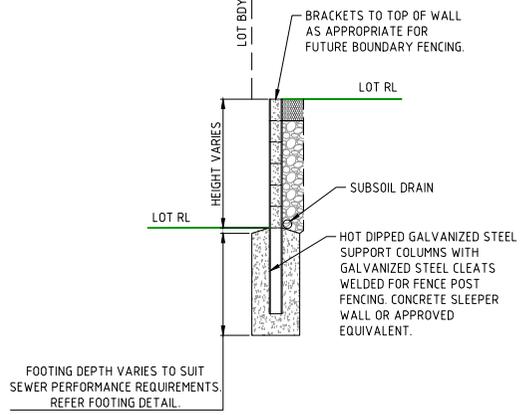
TYPICAL BATTER DETAIL (IF REQUIRED)
 SCALE N.T.S.



SANDSTONE BLOCK WALL AND SERVICE CONDUIT DETAIL
 SCALE N.T.S.



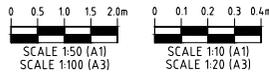
ANCHOR FOR FUTURE FENCE POSTS TO SANDSTONE BLOCK WALL DETAIL
 SCALE N.T.S.



INDICATIVE CONCRETE SLEEPER RETAINING WALL FOOTING DETAILS
 SCALE N.T.S.

REFER DRAWINGS FOR DURAWALL BY CASEDC FOR STRUCTURAL CERTIFICATION.

ISSUED FOR APPROVAL



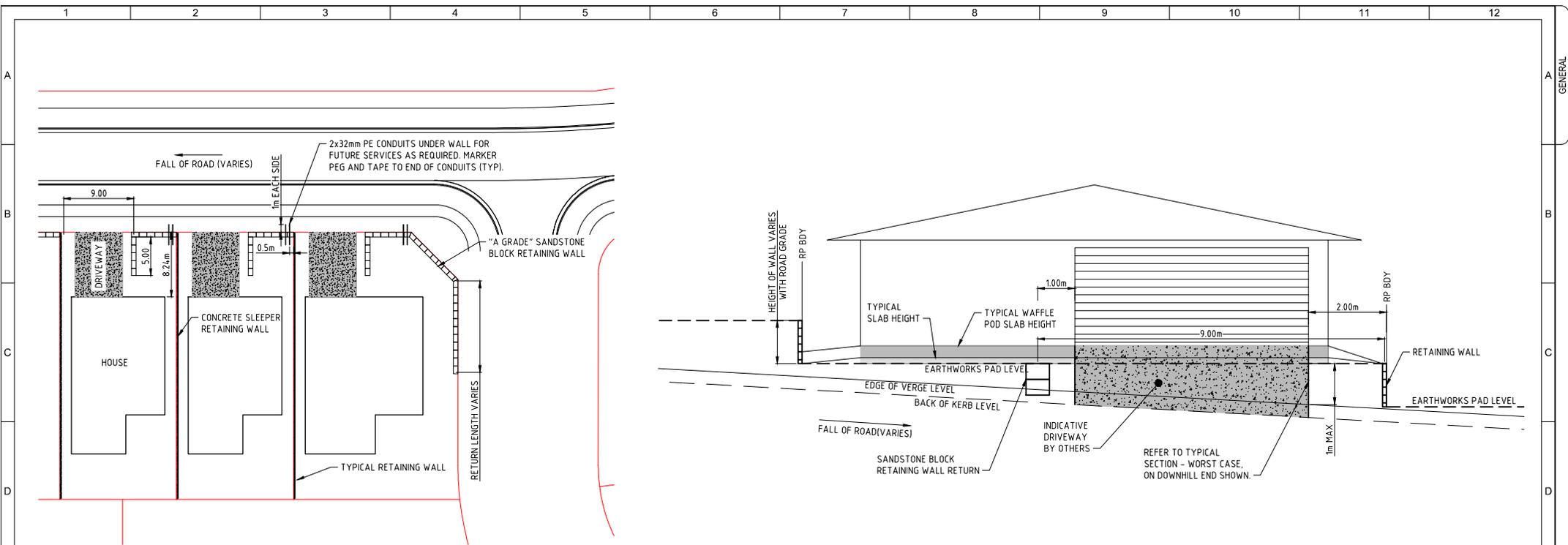
REV.	DATE	DRAWN	APP'D	DESCRIPTION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>BL</i>	Date	17/04/2025
Project Number	GS562405 BOTANIC STAGE 6 REV B		



CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT	VERIFIED: MGA 2020 (Z 56)	AHD	

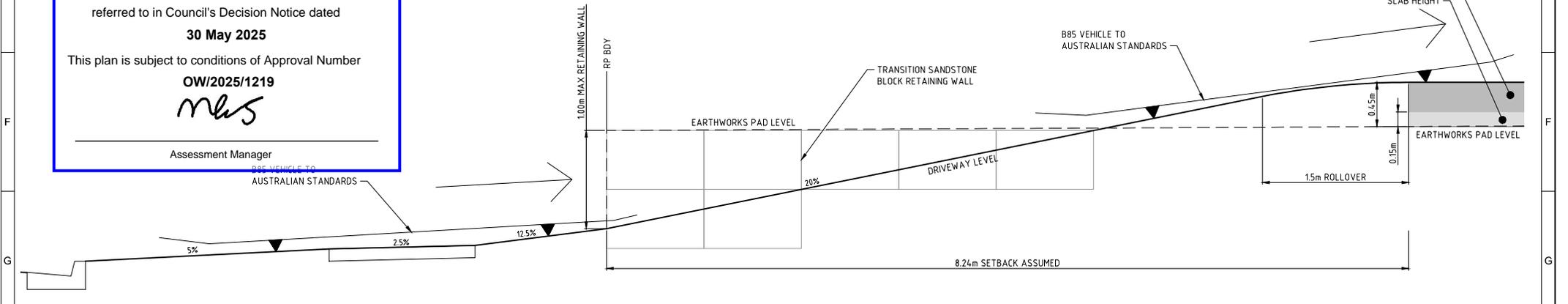
TITLE: EARTHWORKS TYPICAL RETAINING WALL AND BATTER DETAILS			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	SHEET No: 110
REVISION: B			



TYPICAL HOUSE LAYOUT PLAN
SCALE 1:250

ELEVATION - TYPICAL EARTHWORKS AND DRIVEWAY ARRANGEMENT
SCALE 1:50

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
30 May 2025
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MB
Assessment Manager



TYPICAL CROSS SECTION - WORST CASE
SCALE 1:20

ISSUED FOR APPROVAL



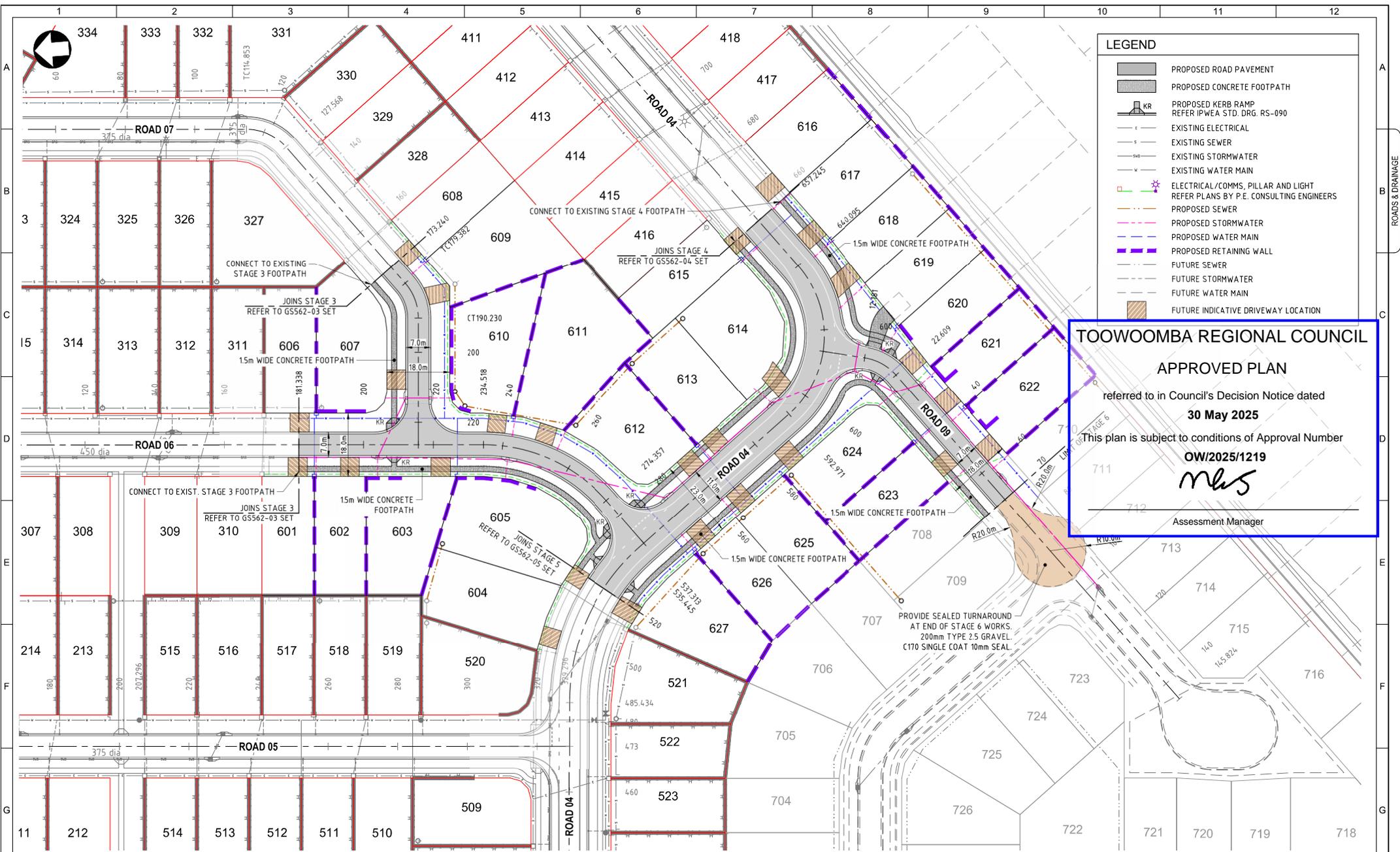
REV.	DATE	DRAWN	APPD	DESCRIPTION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>BL</i>	Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT			NSRS: DARYL MGA 2020 (Z 56) AHD

TITLE: EARTHWORKS TYPICAL FRONT RETAINING WALL ARRANGEMENT AND DETAILS			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	REVISION: 111 B



LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE FOOTPATH
	PROPOSED KERB RAMP REFER IPWEA STD. DRG. RS-090
	EXISTING ELECTRICAL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER MAIN
	ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED WATER MAIN
	PROPOSED RETAINING WALL
	FUTURE SEWER
	FUTURE STORMWATER
	FUTURE WATER MAIN
	FUTURE INDICATIVE DRIVEWAY LOCATION

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
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 Assessment Manager

ROADS AND FOOTPATHS LAYOUT PLAN
 SCALE 1:500

**ISSUED
FOR APPROVAL**

0 5 10 15 20m
 SCALE 1:500 (A1)
 SCALE 1:1,000 (A3)

REV.	DATE	DRAWN	APPROV.	DESCRIPTION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

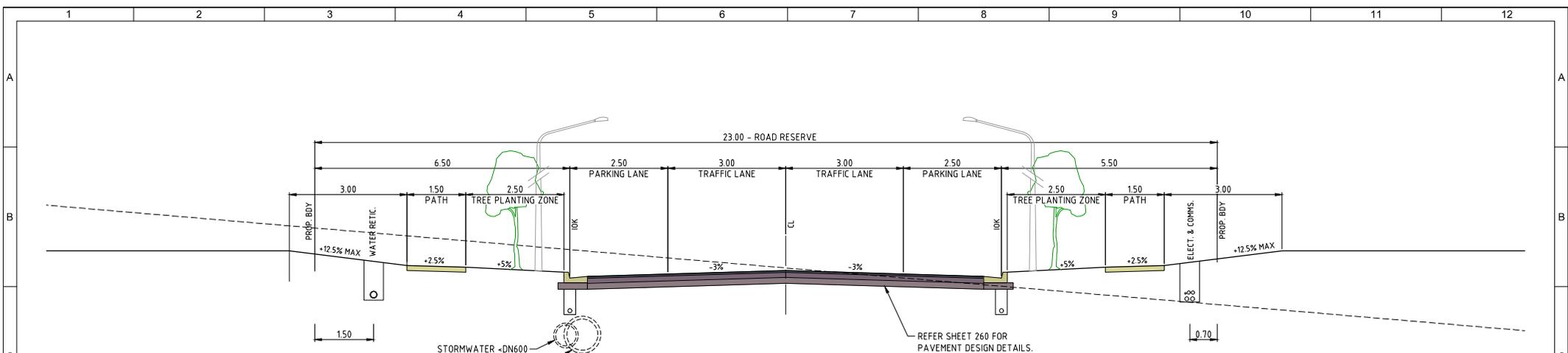
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		

BOTANIC
HIGHFIELDS RD

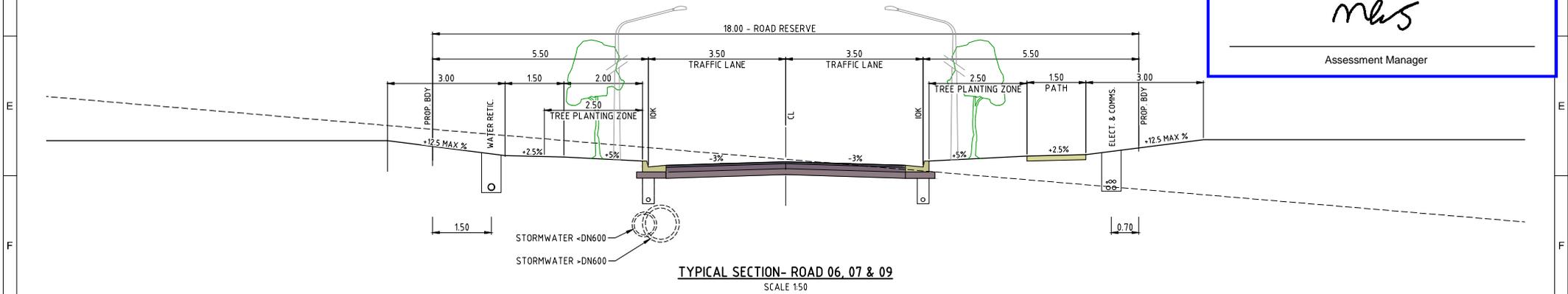
GenEng
 GenEng Solutions Pty Ltd
 ABN: 81 150 773 961
 PO Box 300
 Crows Nest, QLD 4355
 Ph: (07) 4698 2100
 www.genengsolutions.com.au

CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS STAGE 6			
DRAWN	CHECKED	ENGINEER	SURVEYOR
B ENRIGHT	D TAYLOR	B LUSK	PARKINSON SURVEYS
<small>NSRF, DALUM MGA 2020 IZ 561 AHD</small>			

TITLE			
ROADS AND FOOTPATHS DETAIL PLAN			
SHEET	SCALE	JOB No	REVISION
A1	AS SHOWN	GS562-06	200 B

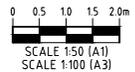


TYPICAL SECTION - ROAD 04
SCALE 1:50



TYPICAL SECTION - ROAD 06, 07 & 09
SCALE 1:50

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
NOTE: 30 May 2025
TURFING TO EXTEND TO FULL VERGE WIDTH.
This plan is subject to conditions of Approval Number
OW/2025/1219
mls
Assessment Manager



ISSUED FOR APPROVAL

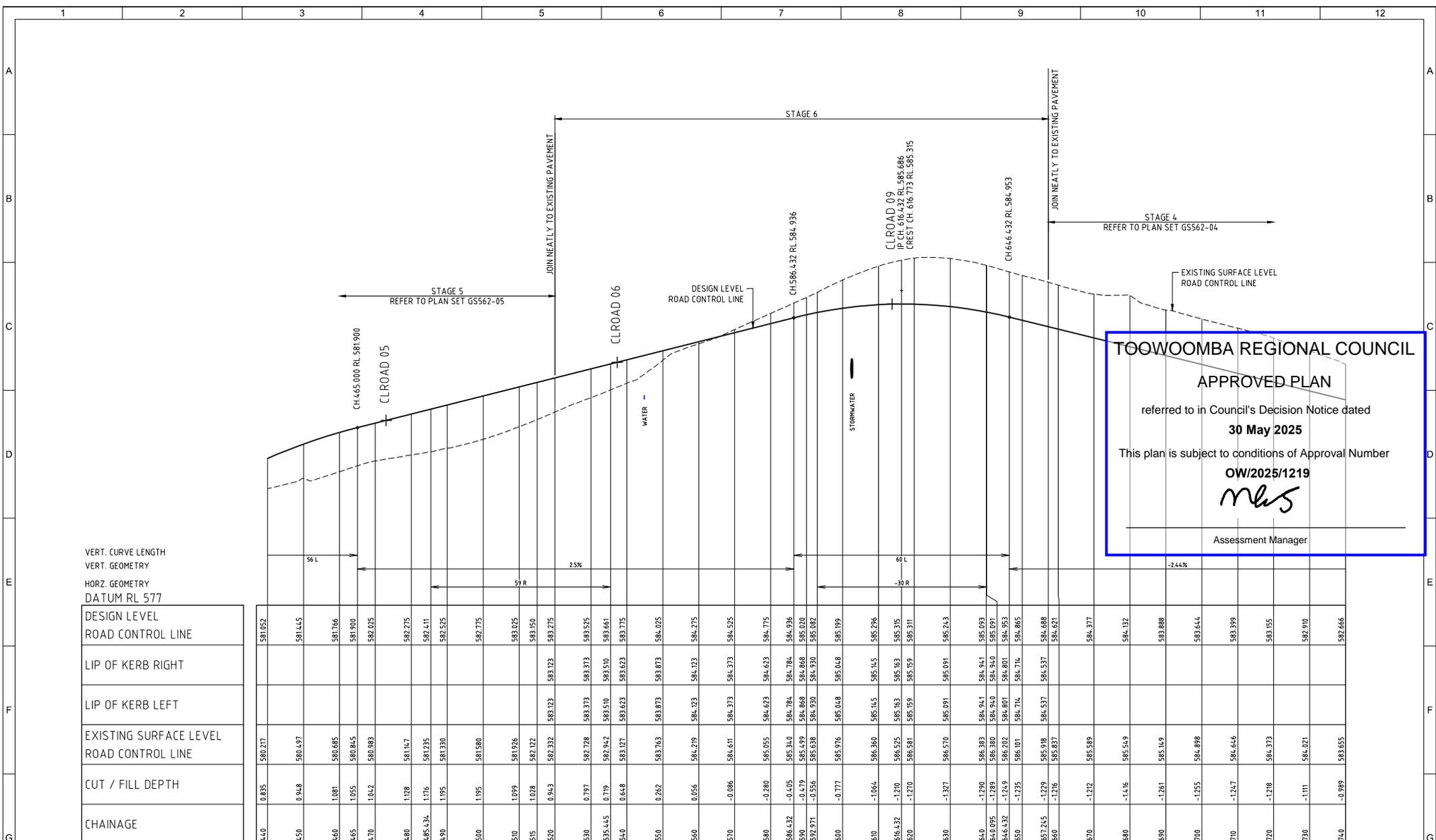
REV.	DATE	DRAWN	APPD	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>BL</i>	Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT			VEGETATION MGA 2020 (Z 56) AHD

TITLE: ROADS TYPICAL SECTIONS AND SERVICES ALLOCATIONS			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	SHEET No: 210
			REVISION: B



TOOWOOMBA REGIONAL COUNCIL
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MJS
 Assessment Manager

ROAD 04 LONGITUDINAL SECTION
 SCALE 1:500(H), 1:50(V)



ISSUED FOR APPROVAL

REV.	DATE	DRAWN	APP'D	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

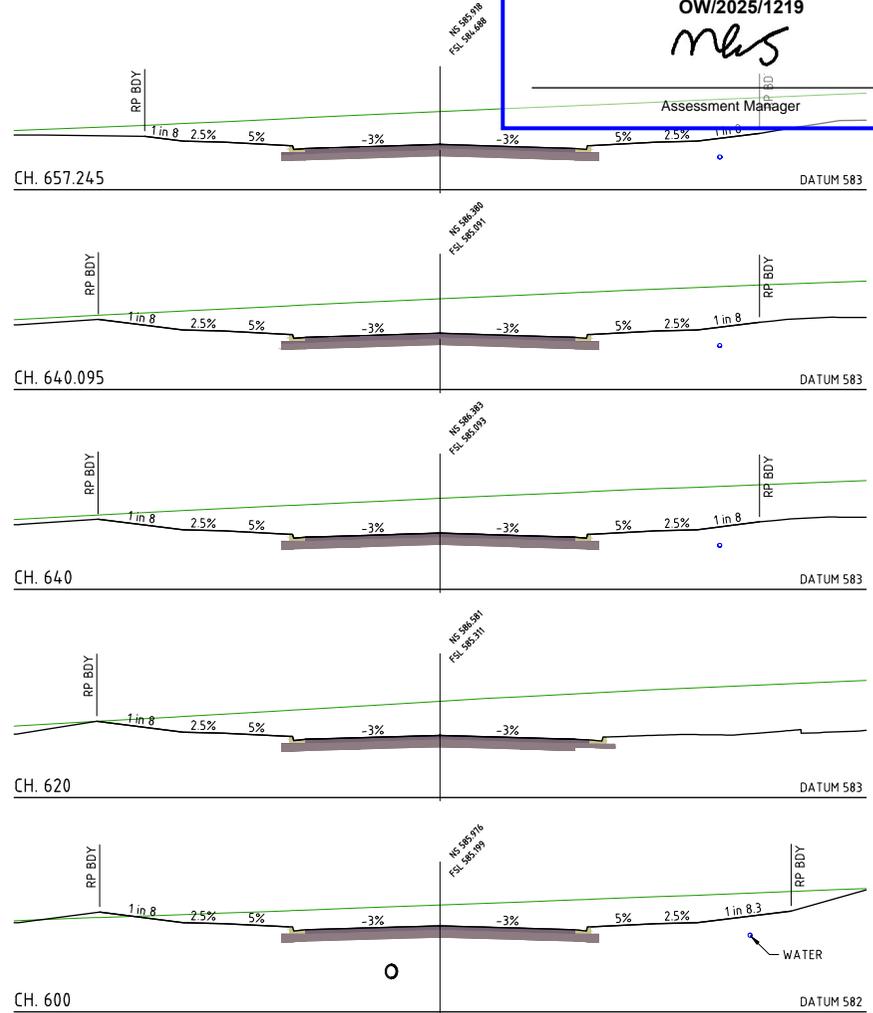
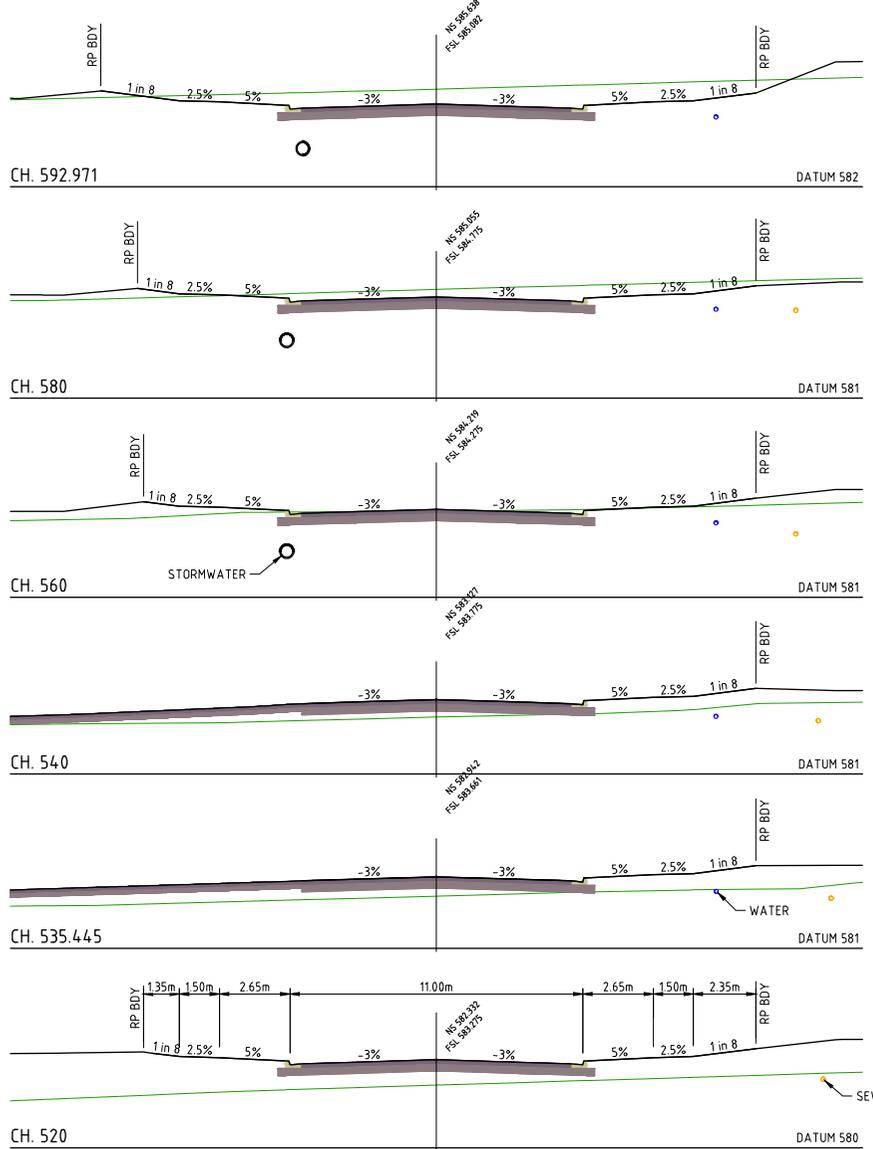
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>BL</i>	Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		



CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 6			
DRAWN B ENRIGHT	CHECKED D TAYLOR	ENGINEER B LUSK	SURVEYOR PARKINSON SURVEYS REGISTERED MGA 2020 (Z 56) AHD

TITLE ROAD 04 LONGITUDINAL SECTION			
SHEET A1	SCALE AS SHOWN	JOB No GS562-06	REVISION 220 B

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219
MLS
 Assessment Manager



ROAD 04 CROSS SECTIONS
 SCALE 1:100



ISSUED FOR APPROVAL

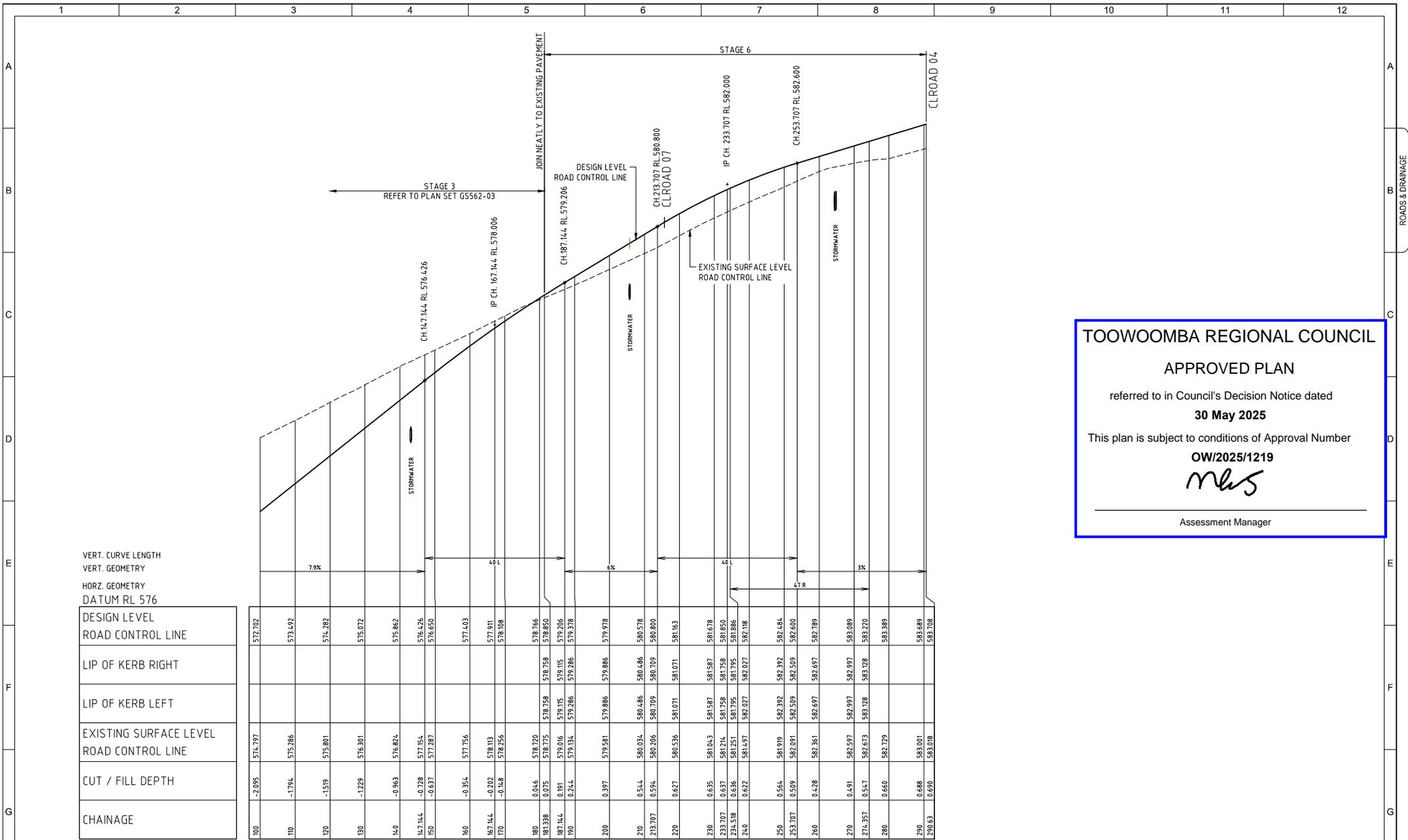
REV.	DATE	DRAWN	APPROD	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

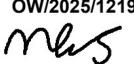
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>BL</i>	Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT			NSRS DUTUM MGA 2020 (Z 56) AHD

TITLE: ROAD 04 CROSS SECTIONS			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	SHEET No: 221
			REVISION: B



TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219

 Assessment Manager

VERT. CURVE LENGTH
 VERT. GEOMETRY
 HORZ. GEOMETRY
 DATUM RL 576

CHAINAGE	DESIGN LEVEL ROAD CONTROL LINE	LIP OF KERB RIGHT	LIP OF KERB LEFT	EXISTING SURFACE LEVEL ROAD CONTROL LINE	CUT / FILL DEPTH
100	572.702			574.797	-2.095
110	573.492			575.286	-1.794
120	574.282			575.801	-1.519
130	575.072			576.301	-1.229
140	575.862			576.824	-0.963
147.144	576.426			577.154	-0.728
150	576.650			577.287	-0.637
160	577.403			577.756	-0.354
167.144	577.911			578.113	-0.202
170	578.108			578.256	-0.148
180	578.766			578.766	0.046
181.338	578.758			578.758	0.075
187.144	579.206			579.115	0.191
190	579.378			579.286	0.244
200	579.978			579.886	0.397
210	580.578			580.486	0.544
213.707	580.800			580.709	0.594
220	581.163			581.071	0.627
230	581.678			581.587	0.635
233.707	581.850			581.758	0.637
234.518	581.886			581.795	0.636
240	582.118			582.027	0.622
250	582.184			582.392	0.564
253.707	582.600			582.509	0.509
260	582.789			582.697	0.428
270	583.089			582.997	0.491
274.357	583.270			583.128	0.547
280	583.389			583.279	0.660
290	583.689			583.001	0.688
290.63	583.708			583.018	0.690

ROAD 06 LONGITUDINAL SECTION
 SCALE 1:500(H), 1:50(V)



ISSUED FOR APPROVAL

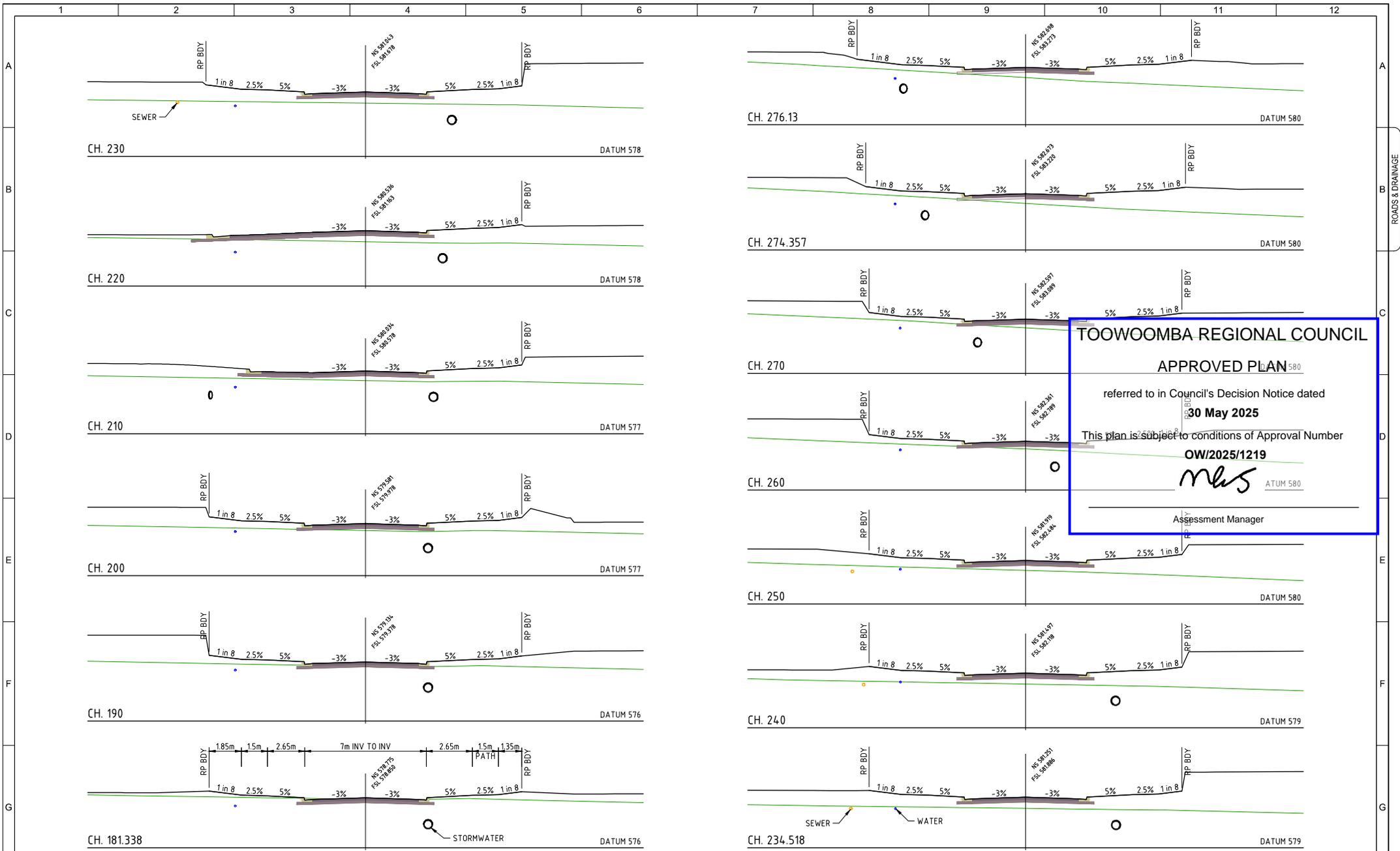
REV.	DATE	DRAWN	APPROV	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		



CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT			NSW: 62114 VERT. DATUM: MGA 2020 IZ 561 AHD

TITLE			
ROAD 06 LONGITUDINAL SECTION			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	REVISION: 222 B



TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219
MJS
 Assessment Manager

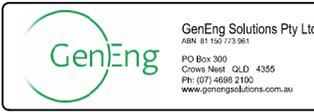


ROAD 06 CROSS SECTIONS
SCALE 1:100

ISSUED FOR APPROVAL

REV.	DATE	DRAWN	APP'D	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS STAGE 6			
DRAWN	CHECKED	ENGINEER	SURVEYOR
B ENRIGHT	D TAYLOR	B LUSK	PARKINSON SURVEYS
DESIGNED	VERIFIED	PROJECT	DATE
B ENRIGHT	D TAYLOR	GS562-06	17/04/2025

TITLE			
ROAD 06 CROSS SECTIONS			
SHEET	SCALE	JOB No	REVISION
A1	AS SHOWN	GS562-06	223 B

TOowoomba REGIONAL COUNCIL

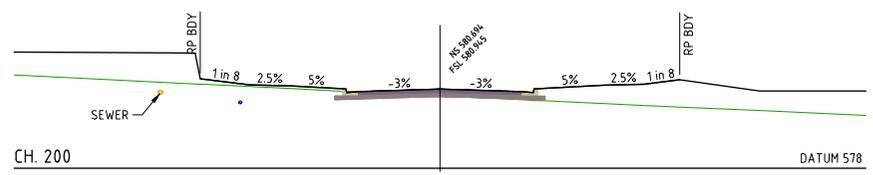
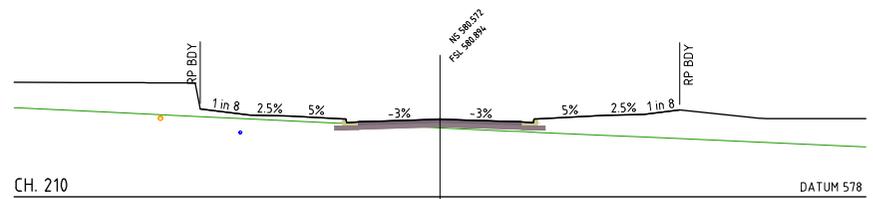
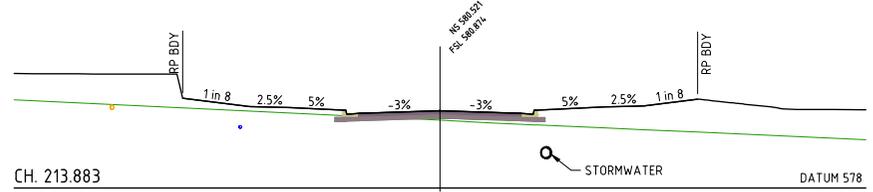
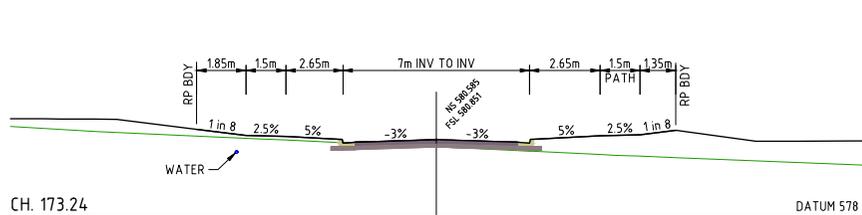
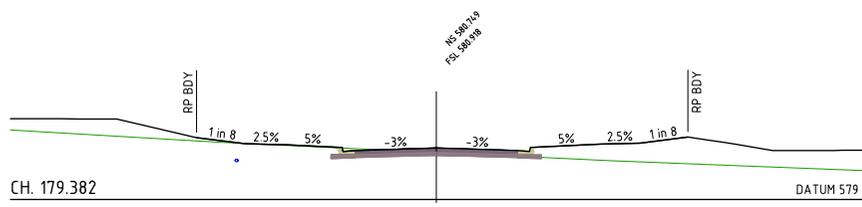
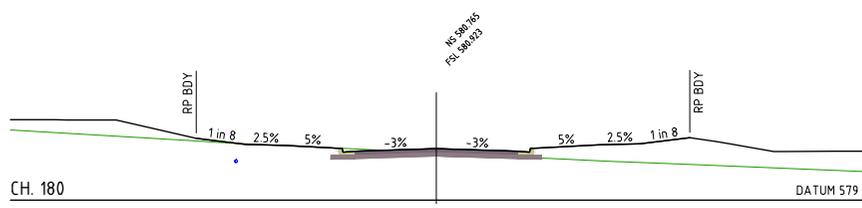
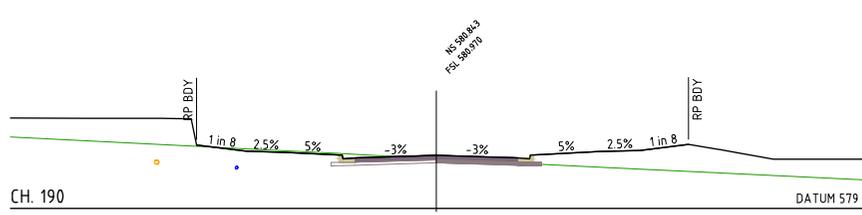
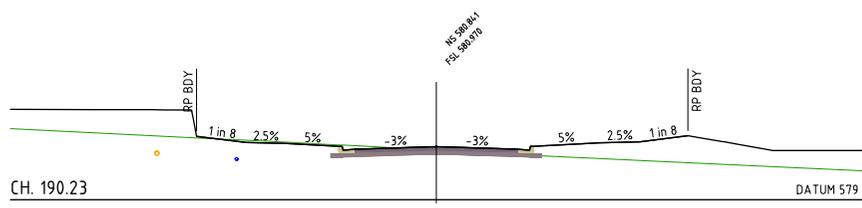
APPROVED PLAN

referred to in Council's Decision Notice dated
30 May 2025

This plan is subject to conditions of Approval Number
OW/2025/1219

mls

Assessment Manager



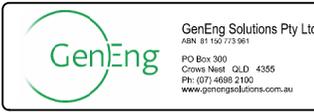
ROAD 07 CROSS SECTIONS
SCALE 1:100



ISSUED FOR APPROVAL

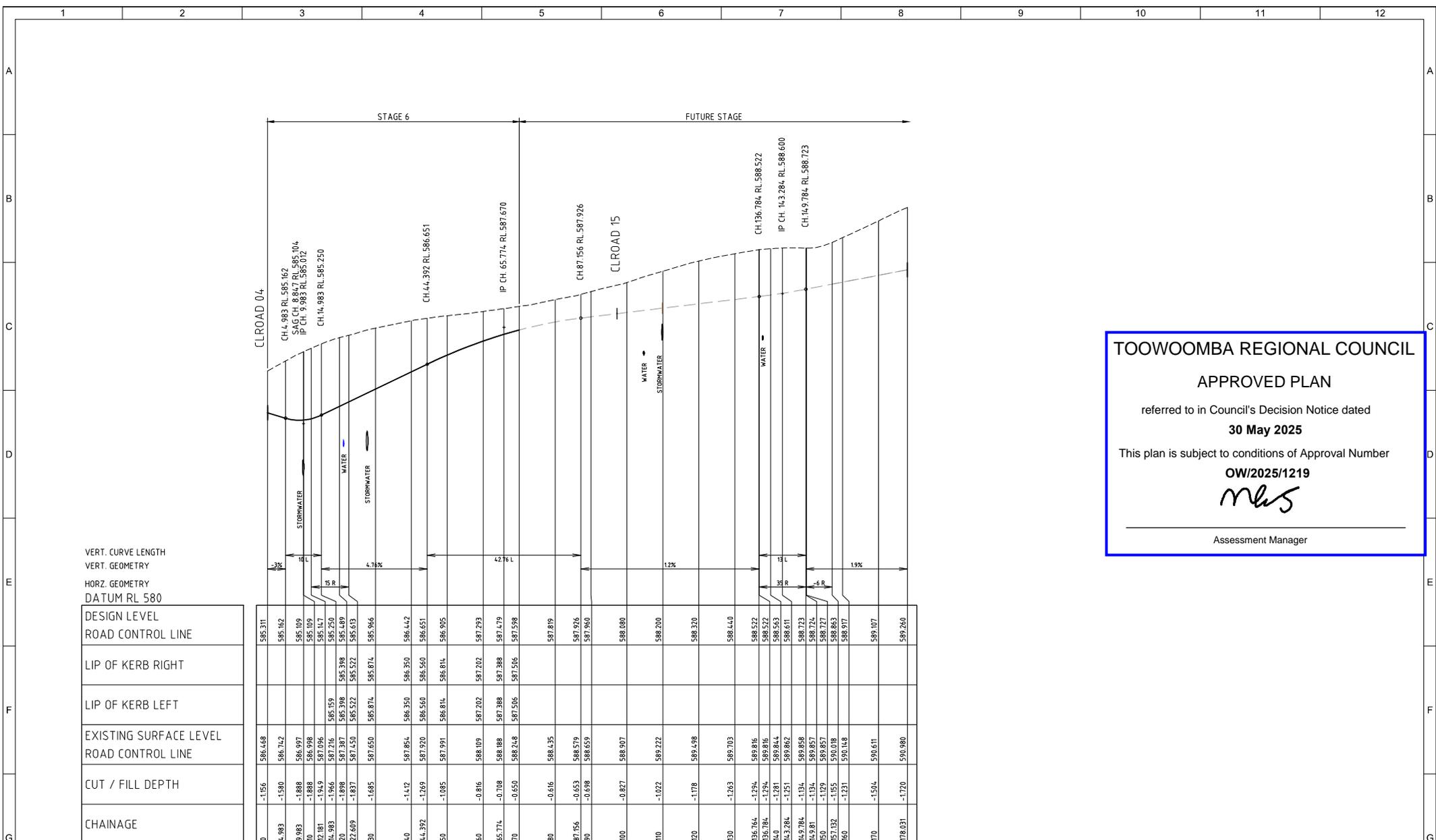
REV.	DATE	DRAWN	APPROD	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

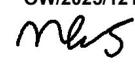
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>BL</i>	Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT			PROJECT DATUM: MGA 2020 (Z 56) AHD

TITLE: ROAD 07 CROSS SECTIONS			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	SHEET No: 225
			REVISION: B



TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219

 Assessment Manager

VERT. CURVE LENGTH
 VERT. GEOMETRY
 HORZ. GEOMETRY
 DATUM RL 580

DESIGN LEVEL
ROAD CONTROL LINE
LIP OF KERB RIGHT
LIP OF KERB LEFT
EXISTING SURFACE LEVEL
ROAD CONTROL LINE
CUT / FILL DEPTH
CHAINAGE

0	-1.156	586.468	585.311	585.162
4.983	-1.150	586.742	585.162	585.162
9.983	-1.888	586.997	585.109	585.109
10	-1.888	586.998	585.109	585.109
12.811	-1.949	587.096	585.147	585.147
14.983	-1.946	587.216	585.159	585.159
20	-1.898	587.387	585.398	585.398
22.609	-1.837	587.450	585.522	585.522
30	-1.685	587.650	585.874	585.874
40	-1.472	587.854	586.350	586.442
44.392	-1.269	587.920	586.560	586.560
50	-1.085	587.991	586.814	586.905
60	-0.816	588.109	587.202	587.293
65.774	-0.708	588.188	587.388	587.479
70	-0.650	588.248	587.506	587.598
80	-0.616	588.435	587.819	587.819
87.156	-0.653	588.579	587.926	587.926
90	-0.698	588.659	587.960	587.960
100	-0.827	588.907	588.080	588.080
110	-1.022	589.222	588.200	588.200
120	-1.178	589.498	588.320	588.320
130	-1.263	589.703	588.440	588.440
136.764	-1.294	589.816	588.522	588.522
140	-1.281	589.844	588.563	588.563
143.284	-1.251	589.862	588.611	588.611
149.784	-1.134	589.858	588.732	588.732
149.871	-1.134	589.857	588.732	588.732
150.871	-1.129	589.857	588.732	588.732
157.132	-1.155	590.038	588.863	588.863
160	-1.221	590.148	588.917	588.917
170	-1.504	590.611	589.107	589.107
178.031	-1.720	590.980	589.260	589.260



ISSUED FOR APPROVAL

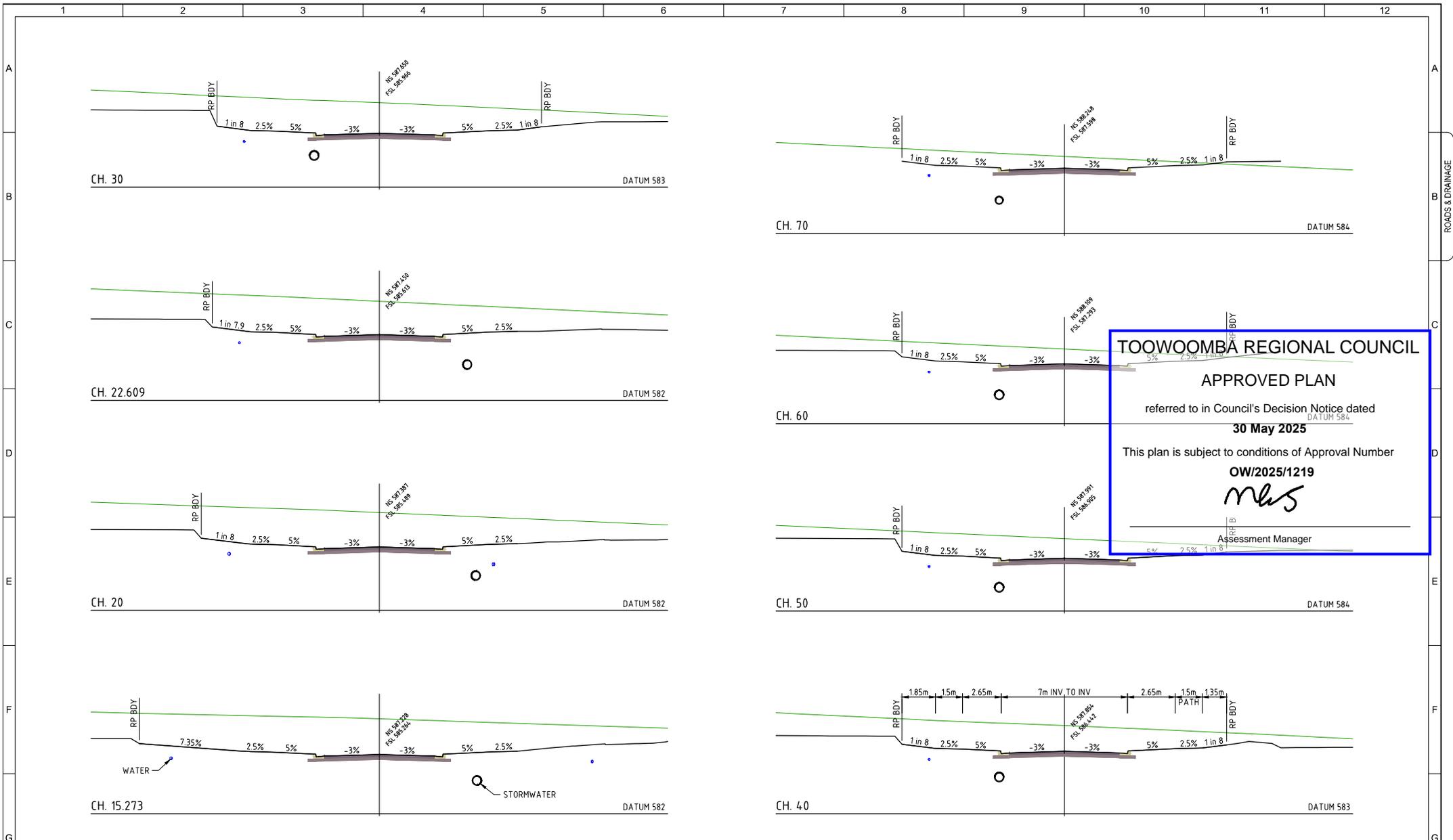
REV.	DATE	DRAWN	APPD	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		



CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT			VERI. DATUM: MGA 2020 (Z 56) AHD

TITLE: ROAD 09 LONGITUDINAL SECTION			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	REVISION: 226 B



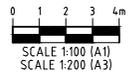
TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated
30 May 2025

This plan is subject to conditions of Approval Number
OW/2025/1219

mls
Assessment Manager



ROAD 09 CROSS SECTIONS
SCALE 1:100

ISSUED FOR APPROVAL

REV.	DATE	DRAWN	APP'D	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>BL</i>	Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS STAGE 6			
DRAWN	CHECKED	ENGINEER	SURVEYOR
B ENRIGHT	D TAYLOR	B LUSK	PARKINSON SURVEYS
DESIGNED			PROJECT DATUM MGA 2020 (Z 56) AHD
B ENRIGHT			

TITLE			
ROAD 09 CROSS SECTIONS			
SHEET	SCALE	JOB No	REVISION
A1	AS SHOWN	GS562-06	227 B



605

274.357

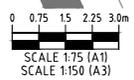
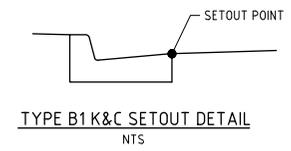
612

LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE FOOTPATH
	PROPOSED KERB RAMP REFER IPWEA STD. DRG. RS-090
	EXISTING ELECTRICAL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER MAIN
	ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED WATER MAIN
	PROPOSED RETAINING WALL
	DESIGN SURFACE CONTOURS (0.1m INTERVAL)
	FUTURE SEWER
	FUTURE STORMWATER
	FUTURE WATER MAIN

ROAD 04 AND ROAD 06 INTERSECTION SETOUT TABLE

PCINT	EASTING	NORTHING	DESIGN RL
A1	394023.712	6963768.557	583.295
A2	394026.473	6963766.659	583.345
A3	394029.723	6963765.844	583.343
A4	394033.053	6963766.214	583.290
A5	394036.044	6963767.722	583.204
A6	394040.330	6963763.314	583.181
A7	394037.873	6963760.565	583.325
A8	394036.655	6963757.084	583.534
A9	394036.862	6963753.403	583.739
A10	394038.273	6963750.334	583.861

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
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OW/2025/1219
mls
 Assessment Manager



ROAD 04 AND ROAD 06 INTERSECTION SETOUT PLAN
SCALE 1:75

ISSUED FOR APPROVAL

REV.	DATE	DRAWN	APPD	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		



CUSTOMER	BIRD IN HAND 3 PTY LTD		
PROJECT	BOTANIC HIGHFIELDS STAGE 6		
DRAWN	B ENRIGHT	CHECKED	D TAYLOR
ENGINEER	B LUSK	ENGINEER	B LUSK
DESIGNED	B ENRIGHT	SUPERVISOR	PARKINSON SURVEYS HOBART OFFICE WEST OLYMPIA MGA 2020 (Z 56) AHD

TITLE ROAD 04 - ROAD 06 INTERSECTION SETOUT PLAN			
SHEET	SCALE	JOB NO	SHEET NO
A1	AS SHOWN	GS562-06	250
REVISION	B		

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated:

30 May 2025

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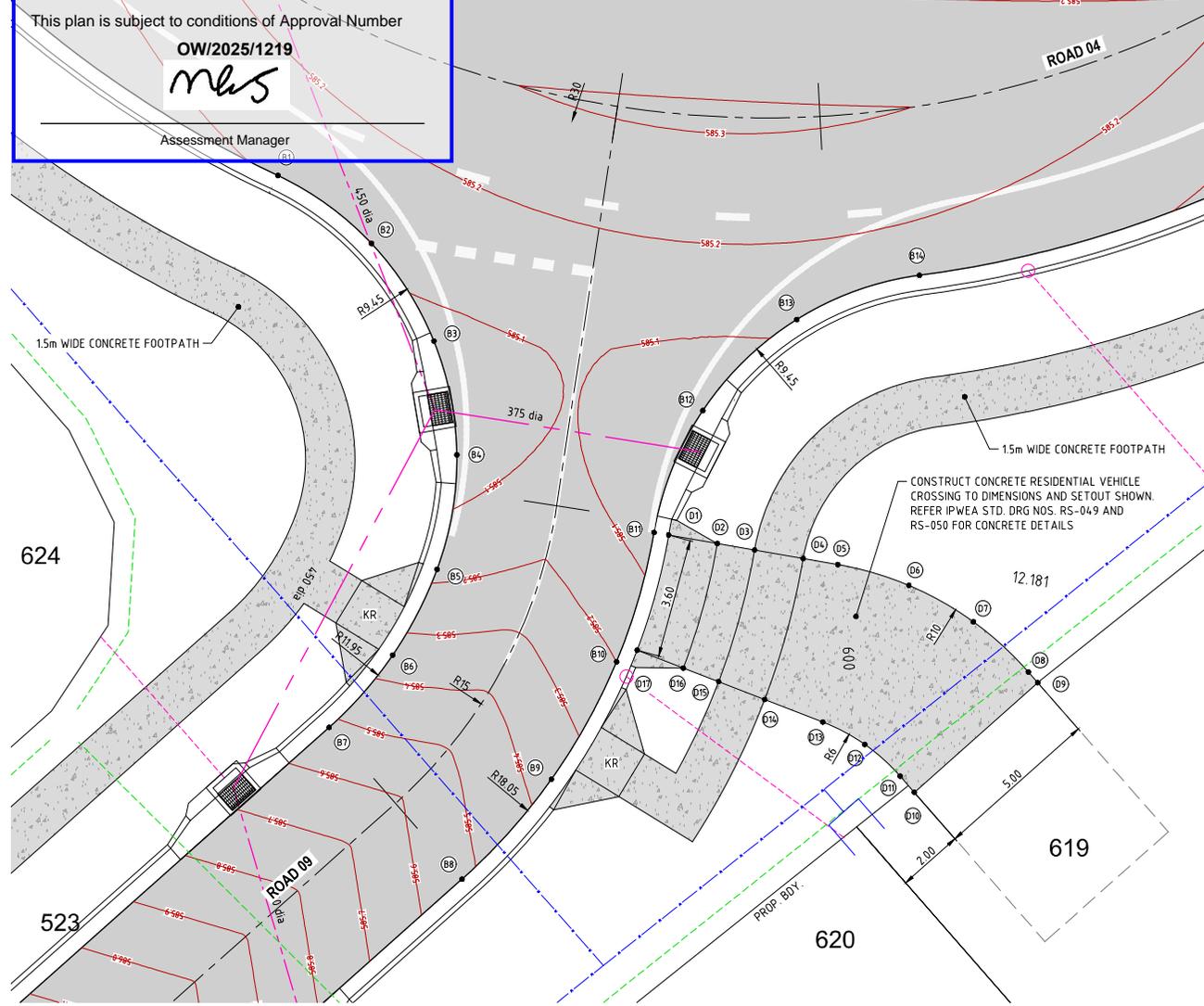
OWI/2025/1219

M. Lusk

Assessment Manager



LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE FOOTPATH
	PROPOSED KERB RAMP REFER IPWEA STD. DRG. RS-090
	EXISTING ELECTRICAL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER MAIN
	ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED WATER MAIN
	PROPOSED RETAINING WALL
	DESIGN SURFACE CONTOURS (0.1m INTERVAL)
	FUTURE SEWER
	FUTURE STORMWATER
	FUTURE WATER MAIN

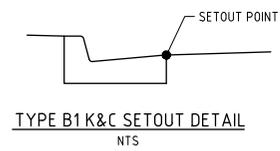


ROAD 04 AND ROAD 09 INTERSECTION SETOUT TABLE

POINT	EASTING	NORTHING	DESIGN RL
B1	394067.047	6963700.120	585.109
B2	394069.719	6963697.857	585.117
B3	394071.384	6963694.776	585.073
B4	394071.312	6963691.300	585.063
B5	394070.945	6963687.907	585.172
B6	394069.400	6963685.435	585.347
B7	394067.302	6963683.411	585.523
B8	394070.970	6963678.538	585.523
B9	394073.917	6963681.327	585.361
B10	394076.167	6963684.705	585.199
B11	394077.505	6963688.500	585.063
B12	394079.367	6963692.043	585.029
B13	394082.428	6963694.563	585.122
B14	394086.251	6963695.602	585.151

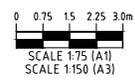
LOT 619 CONCRETE DRIVEWAY SETOUT TABLE

POINT	EASTING	NORTHING	DESIGN RL
D1	394078.042	6963688.389	585.023
D2	394079.495	6963688.018	585.210
D3	394080.510	6963687.734	585.239
D4	394082.063	6963687.363	585.276
D5	394083.098	6963687.100	585.357
D6	394085.201	6963686.303	585.527
D7	394087.072	6963685.056	585.697
D8	394088.518	6963683.423	585.868
D9	394088.876	6963683.030	585.900
D10	394084.881	6963680.074	585.900
D11	394084.483	6963680.595	585.839
D12	394083.491	6963581.633	585.704
D13	394082.275	6963682.404	585.569
D14	394080.564	6963583.219	585.392
D15	394079.210	6963683.864	585.354
D16	394078.172	6963684.358	585.325
D17	394076.871	6963685.003	585.138



ROAD 04 AND ROAD 09 INTERSECTION SETOUT PLAN

SCALE 1:75



ISSUED FOR APPROVAL

REV.	DATE	DRAWN	APPRO.	DESCRIPTION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

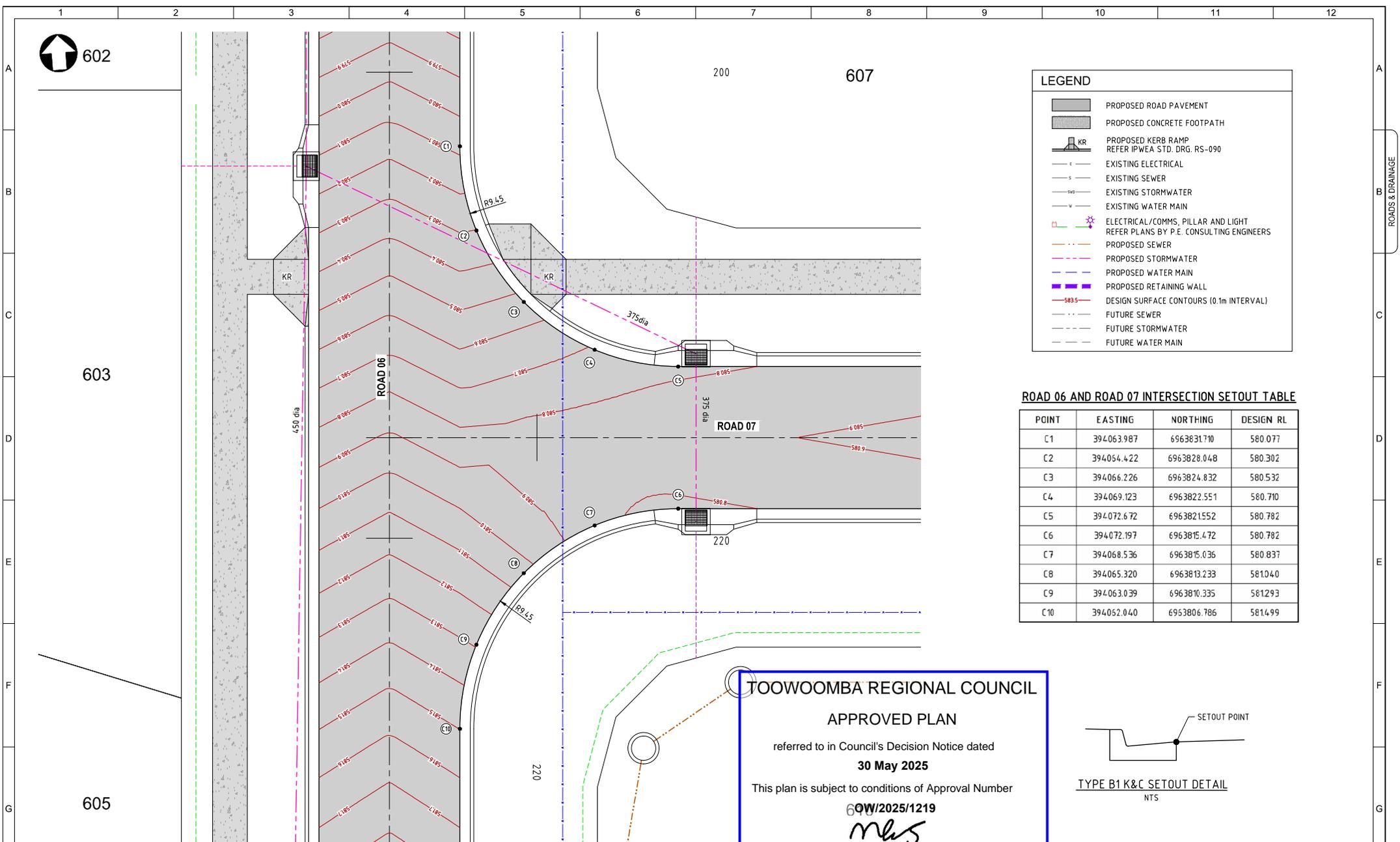
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		



GenEng Solutions Pty Ltd
 ABN 81 150 773 961
 PO Box 300
 Crowe Nest, QLD 4355
 Ph: (07) 4688 2100
 www.genengsolutions.com.au

CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS HOURS, DATUM MGA 2020 (Z 56) AHD

TITLE: ROAD 04 - ROAD 09 INTERSECTION SETOUT PLAN			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	SHEET No: 251
			REVISION: B



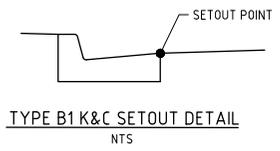
LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE FOOTPATH
	PROPOSED KERB RAMP REFER IPWEA STD. DRG. RS-090
	EXISTING ELECTRICAL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER MAIN
	ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED WATER MAIN
	PROPOSED RETAINING WALL
	DESIGN SURFACE CONTOURS (0.1m INTERVAL)
	FUTURE SEWER
	FUTURE STORMWATER
	FUTURE WATER MAIN

ROAD 06 AND ROAD 07 INTERSECTION SETOUT TABLE

POINT	EASTING	NORTHING	DESIGN RL
C1	394063.987	6963831.710	580.077
C2	394054.422	6963828.048	580.302
C3	394066.226	6963824.832	580.532
C4	394069.123	6963822.551	580.710
C5	394072.672	6963821.552	580.782
C6	394072.197	6963815.472	580.782
C7	394068.536	6963815.036	580.837
C8	394065.320	6963813.233	581.040
C9	394063.039	6963810.335	581.293
C10	394052.040	6953806.786	581.499

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
6QW/2025/1219

 Assessment Manager



ISSUED FOR APPROVAL

ROAD 06 AND ROAD 07 INTERSECTION SETOUT PLAN
SCALE 1:75



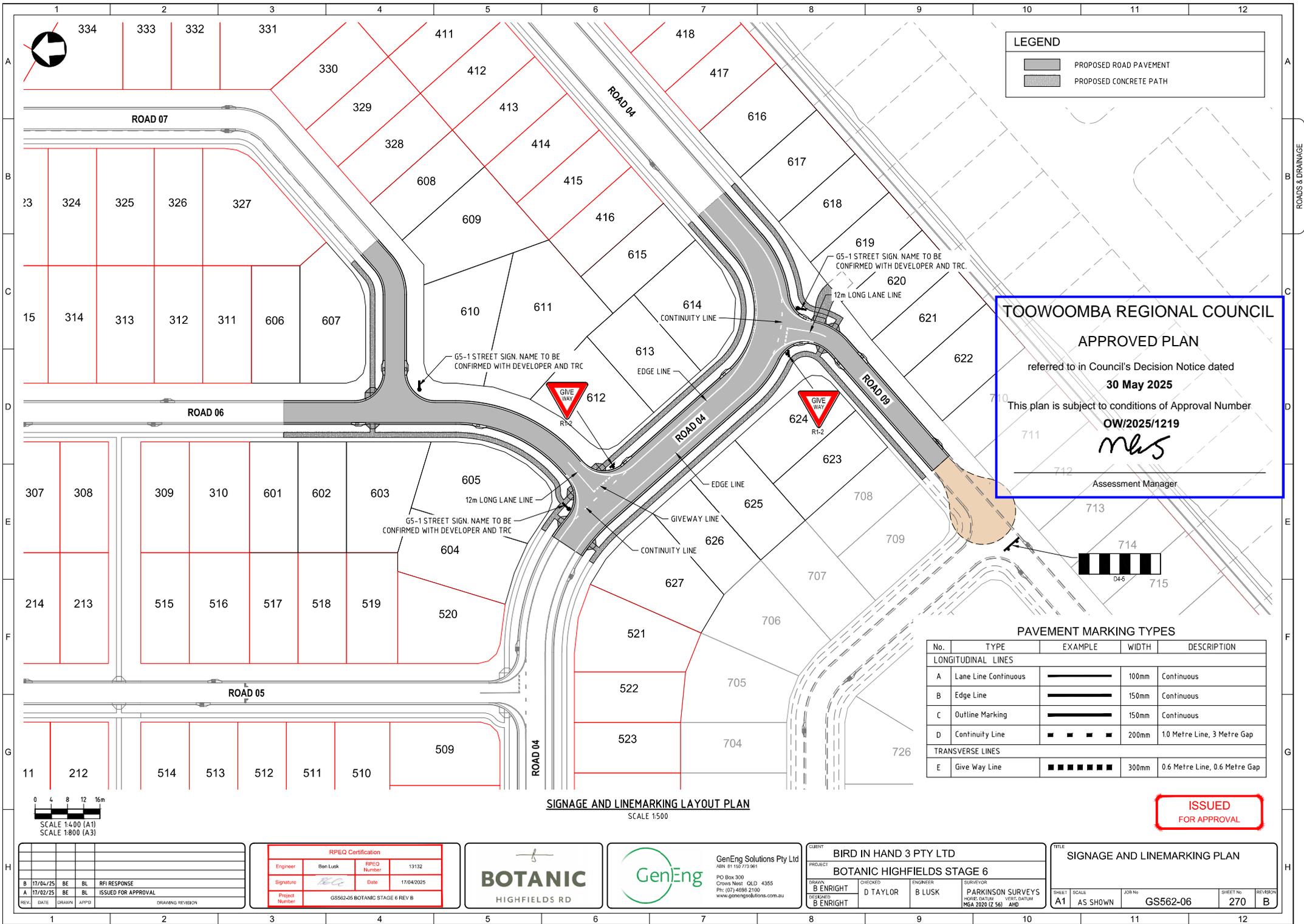
REV.	DATE	DRAWN	APPROD	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		



CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS STAGE 6			
DRAWN	CHECKED	ENGINEER	SURVEYOR
B ENRIGHT	D TAYLOR	B LUSK	PARKINSON SURVEYS
DESIGNED			NOEL DENTUM
B ENRIGHT			MGA 2020 IZ 561 AHD

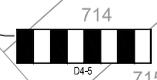
TITLE			
ROAD 06 - ROAD 07 INTERSECTION SETOUT PLAN			
SHEET	SCALE	JOB No	REVISION
A1	AS SHOWN	GS562-06	252



LEGEND

- PROPOSED ROAD PAVEMENT
- PROPOSED CONCRETE PATH

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219
mbs
 Assessment Manager



PAVEMENT MARKING TYPES

No.	TYPE	EXAMPLE	WIDTH	DESCRIPTION
LONGITUDINAL LINES				
A	Lane Line Continuous		100mm	Continuous
B	Edge Line		150mm	Continuous
C	Outline Marking		150mm	Continuous
D	Continuity Line		200mm	10 Metre Line, 3 Metre Gap
TRANSVERSE LINES				
E	Give Way Line		300mm	0.6 Metre Line, 0.6 Metre Gap

SIGNAGE AND LINEMARKING LAYOUT PLAN
 SCALE 1500

ISSUED FOR APPROVAL

0 4 8 12 16m
 SCALE 1:400 (A1)
 SCALE 1:800 (A3)

REV.	DATE	DRAWN	APP'D	DESCRIPTION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

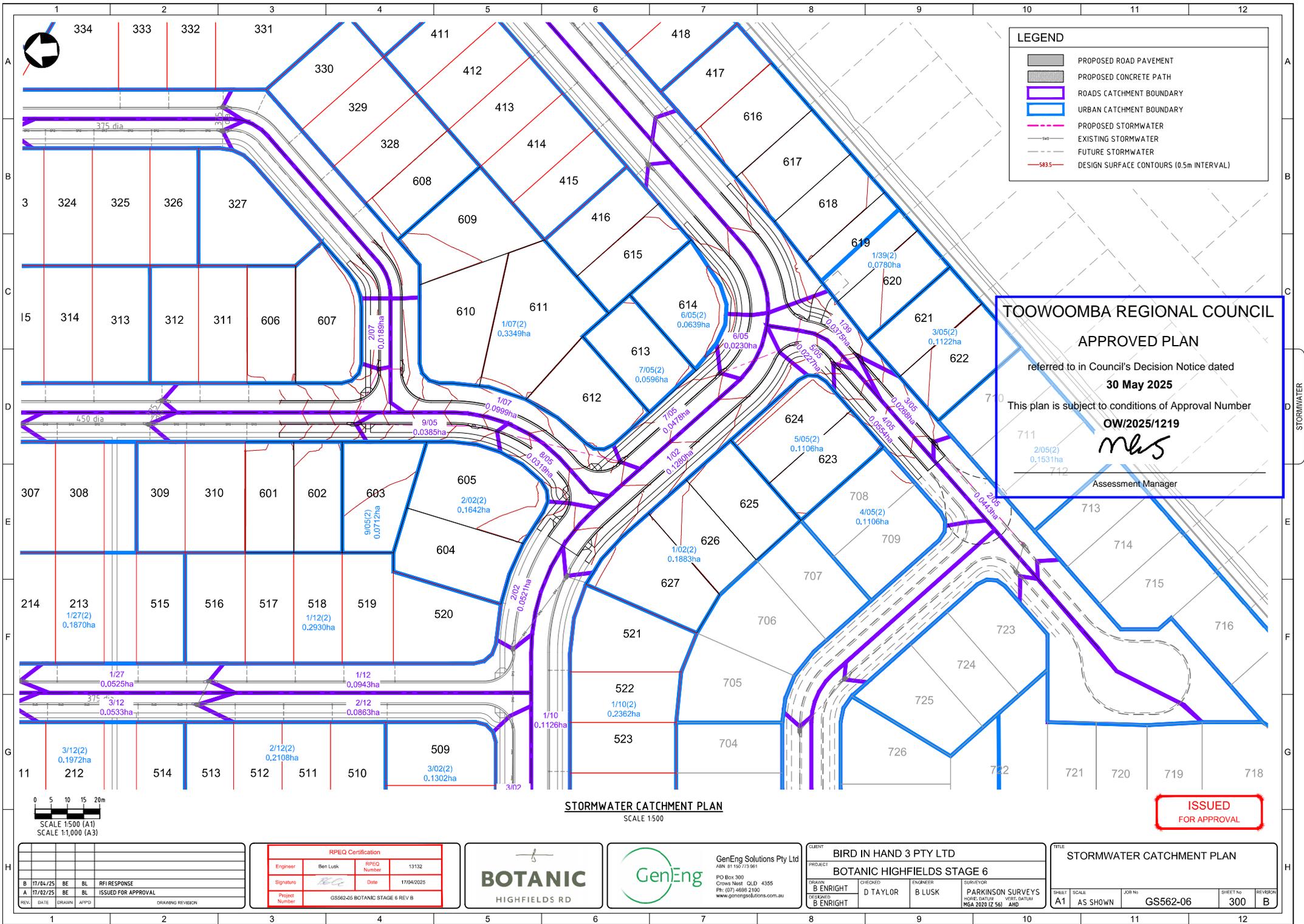
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		

BOTANIC
 HIGHFIELDS RD

GenEng
 GenEng Solutions Pty Ltd
 ABN 81 150 713 961
 PO Box 300
 Crosses Nest QLD 4355
 Ph: (07) 4559 2100
 www.genengsolutions.com.au

CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS STAGE 6			
DRAWN	CHECKED	ENGINEER	SURVEYOR
B ENRIGHT	D TAYLOR	B LUSK	PARKINSON SURVEYS
DESIGNED	VEGETATION MSA 2020 (Z 56) AND		

TITLE			
SIGNAGE AND LINEMARKING PLAN			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-06	270
REVISION			
B			



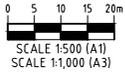
LEGEND

- PROPOSED ROAD PAVEMENT
- PROPOSED CONCRETE PATH
- ROADS CATCHMENT BOUNDARY
- URBAN CATCHMENT BOUNDARY
- PROPOSED STORMWATER
- EXISTING STORMWATER
- FUTURE STORMWATER
- DESIGN SURFACE CONTOURS (0.5m INTERVAL)

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219
mb
 Assessment Manager

STORMWATER CATCHMENT PLAN
 SCALE 1:500

ISSUED FOR APPROVAL



REV	DATE	DRAWN	APPROV	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

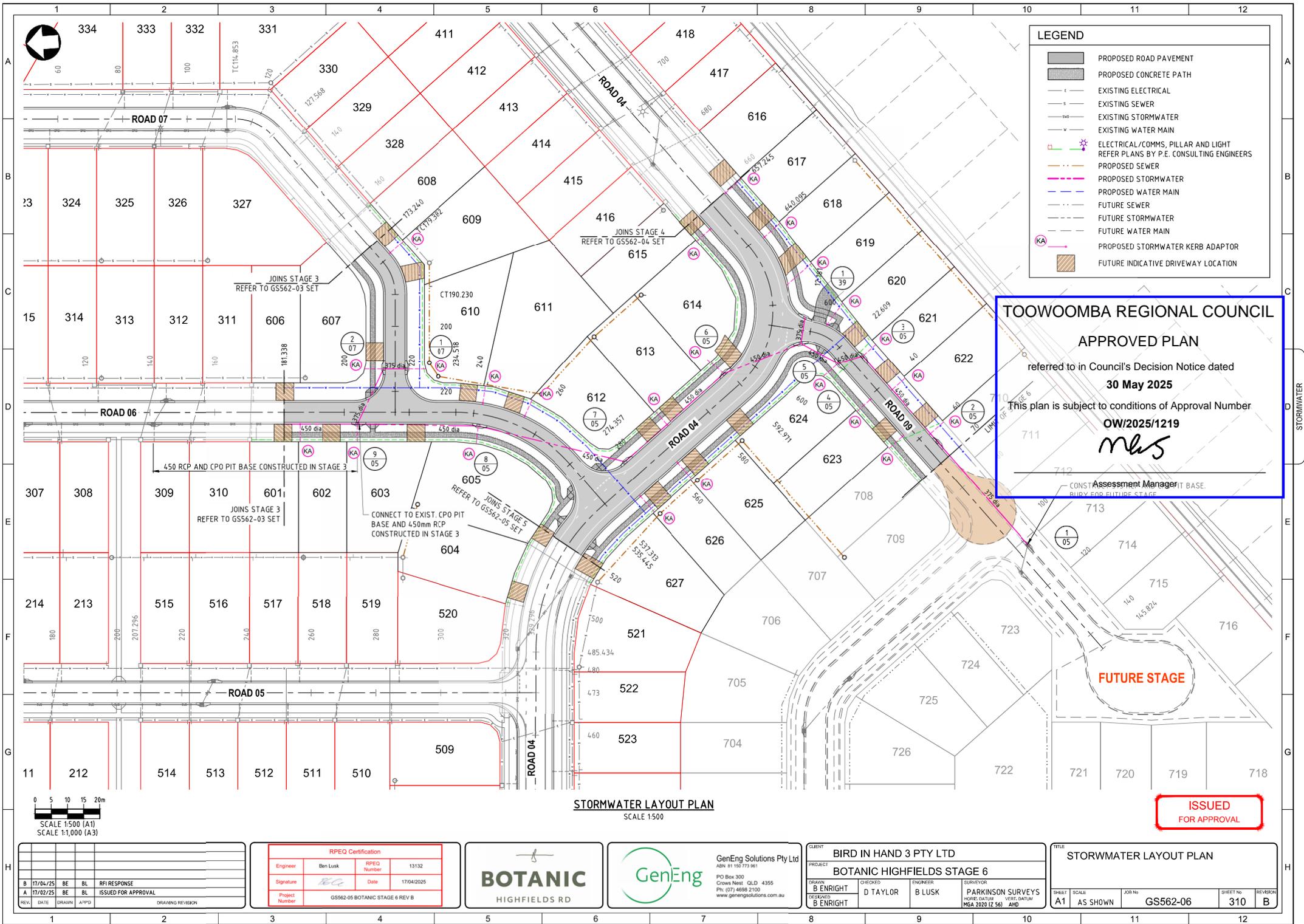
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-06 BOTANIC STAGE 6 REV B		

BOTANIC
 HIGHFIELDS RD

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 STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT	VERIFIED: MGA 2020 IZ 561	VECT. CONTROL: AHD	

TITLE: STORMWATER CATCHMENT PLAN			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	SHEET No: 300
REVISION: B			



LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE PATH
	EXISTING ELECTRICAL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER MAIN
	ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED WATER MAIN
	FUTURE SEWER
	FUTURE STORMWATER
	FUTURE WATER MAIN
	PROPOSED STORMWATER KERB ADAPTOR
	FUTURE INDICATIVE DRIVEWAY LOCATION

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219

 Assessment Manager

STORMWATER LAYOUT PLAN
 SCALE 1:500

ISSUED FOR APPROVAL

0 5 10 15 20m
 SCALE 1:500 (A1)
 SCALE 1:1,000 (A3)

REV	DATE	DRAWN	APP'D	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

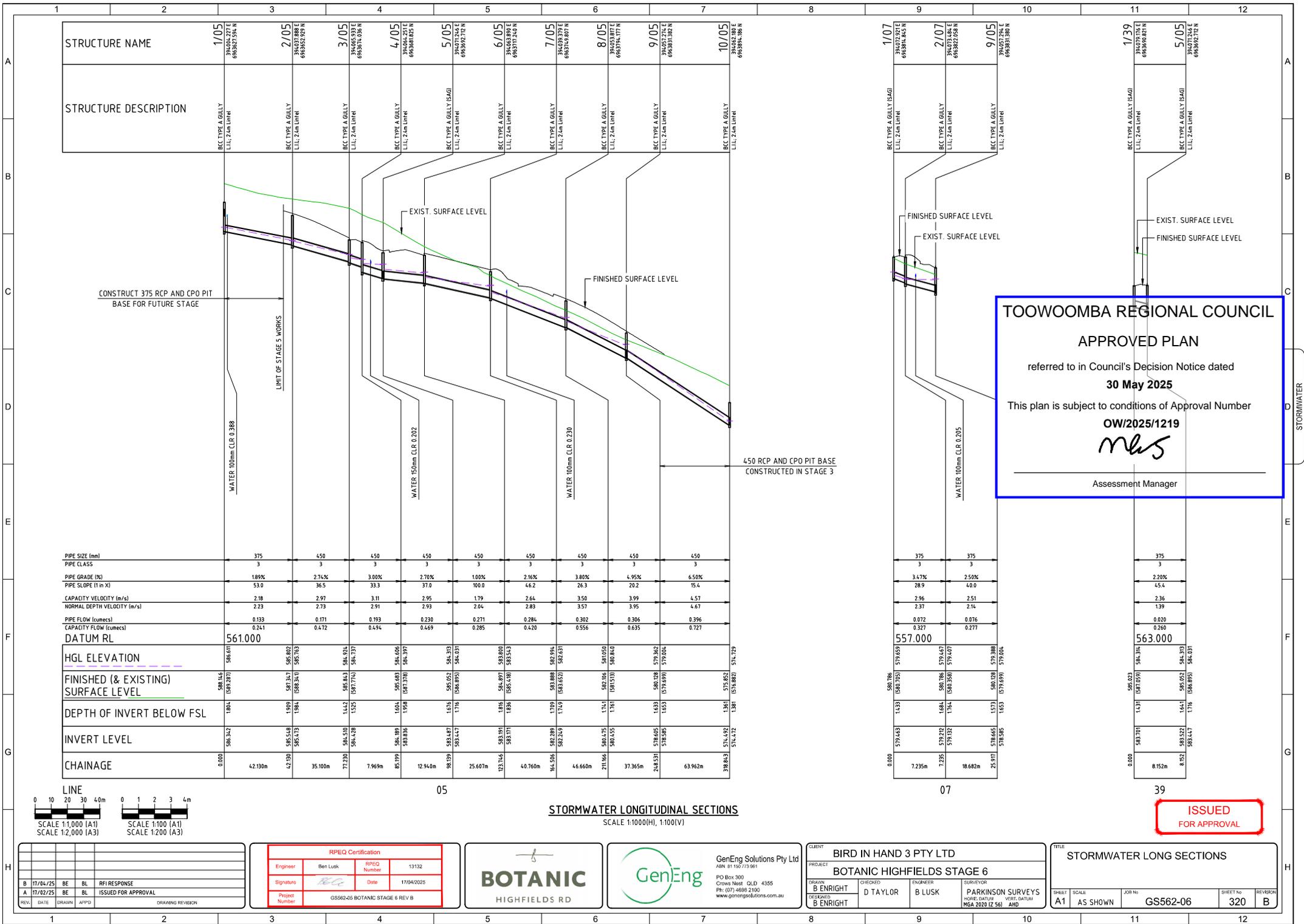
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		

BOTANIC
 HIGHFIELDS RD

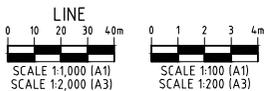
GenEng Solutions Pty Ltd
 ABN 81 150 773 961
 PO Box 300
 Crows Nest QLD 4355
 Ph: (07) 4698 2100
 www.genengsolutions.com.au

CLIENT	BIRD IN HAND 3 PTY LTD		
PROJECT	BOTANIC HIGHFIELDS STAGE 6		
DRAWN	CHECKED	ENGINEER	SURVEYOR
B ENRIGHT	D TAYLOR	B LUSK	PARKINSON SURVEYS
DESIGNED	NORTH QUEENSLAND MGA 2020 (Z 56) AHD		

TITLE	STORMWATER LAYOUT PLAN		
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-06	310
REVISION	B		



TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219
mls
 Assessment Manager



STORMWATER LONGITUDINAL SECTIONS
 SCALE 1:1000(H), 1:100(V)

ISSUED FOR APPROVAL

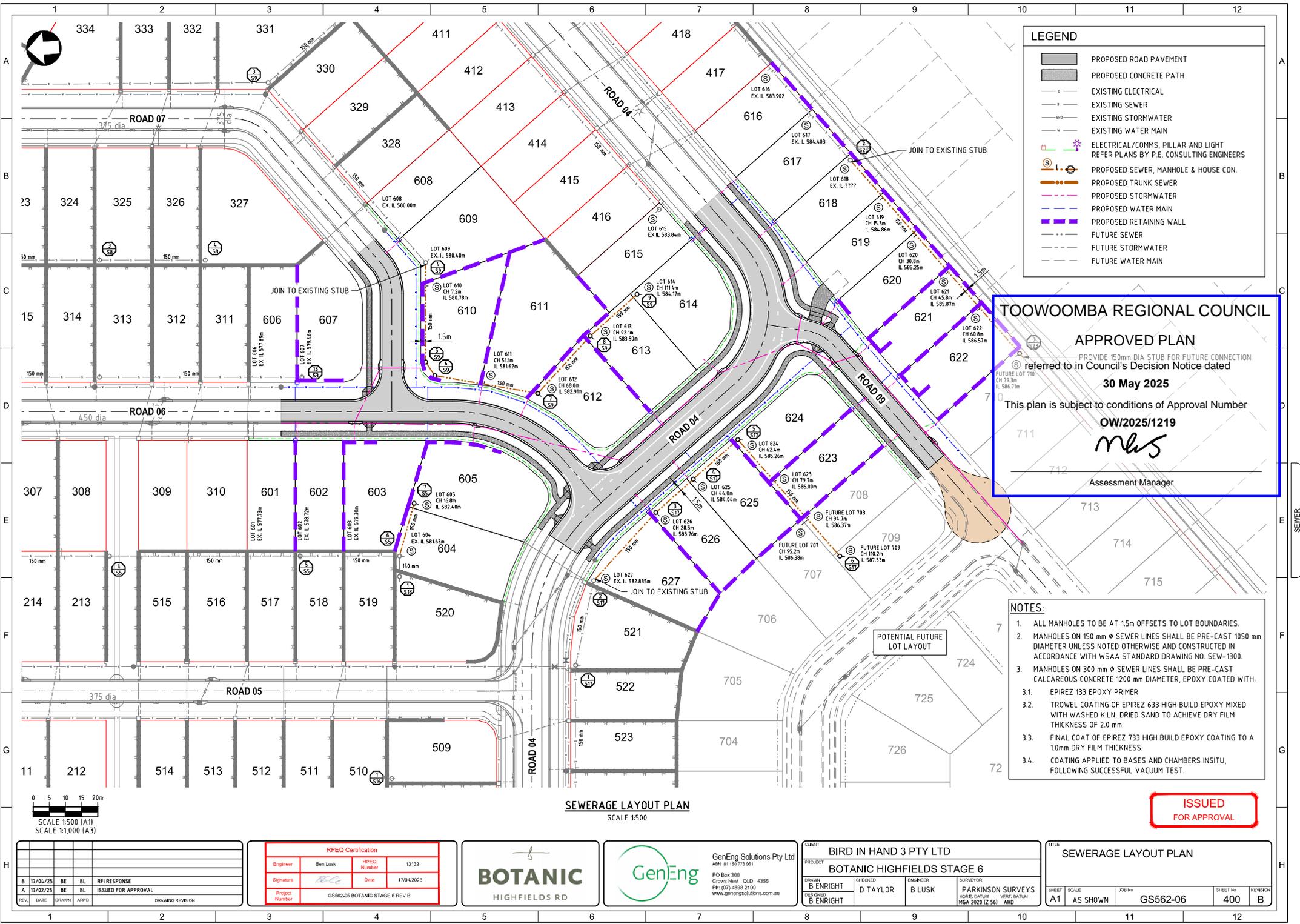
REV.	DATE	DRAWN	APP'D	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		



CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 6			
DRAWN B ENRIGHT	CHECKED D TAYLOR	ENGINEER B LUSK	SURVEYOR PARKINSON SURVEYS MOBILE ONLY VEGT. CONTROL MGA 2020 IZ 561 AHD

TITLE STORMWATER LONG SECTIONS			
SHEET A1	SCALE AS SHOWN	JOB NO GS562-06	REVISION 320 B



LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE PATH
	EXISTING ELECTRICAL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER MAIN
	ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
	PROPOSED SEWER, MANHOLE & HOUSE CON.
	PROPOSED TRUNK SEWER
	PROPOSED STORMWATER
	PROPOSED WATER MAIN
	PROPOSED RETAINING WALL
	FUTURE SEWER
	FUTURE STORMWATER
	FUTURE WATER MAIN

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 PROVIDE 150mm DIA STUB FOR FUTURE CONNECTION
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219
mhs
 Assessment Manager

- NOTES:**
- ALL MANHOLES TO BE AT 1.5m OFFSETS TO LOT BOUNDARIES.
 - MANHOLES ON 150 mm ϕ SEWER LINES SHALL BE PRE-CAST 1050 mm DIAMETER UNLESS NOTED OTHERWISE AND CONSTRUCTED IN ACCORDANCE WITH WSA A STANDARD DRAWING NO. SEW-1300.
 - MANHOLES ON 300 mm ϕ SEWER LINES SHALL BE PRE-CAST CALCAREOUS CONCRETE 1200 mm DIAMETER, EPOXY COATED WITH:
 - EPIREZ 133 EPOXY PRIMER
 - TROWEL COATING OF EPIREZ 633 HIGH BUILD EPOXY MIXED WITH WASHED KILN, DRIED SAND TO ACHIEVE DRY FILM THICKNESS OF 2.0 mm.
 - FINAL COAT OF EPIREZ 733 HIGH BUILD EPOXY COATING TO A 1.0mm DRY FILM THICKNESS.
 - COATING APPLIED TO BASES AND CHAMBERS INSITU, FOLLOWING SUCCESSFUL VACUUM TEST.

ISSUED FOR APPROVAL

SEWERAGE LAYOUT PLAN
SCALE 1:500

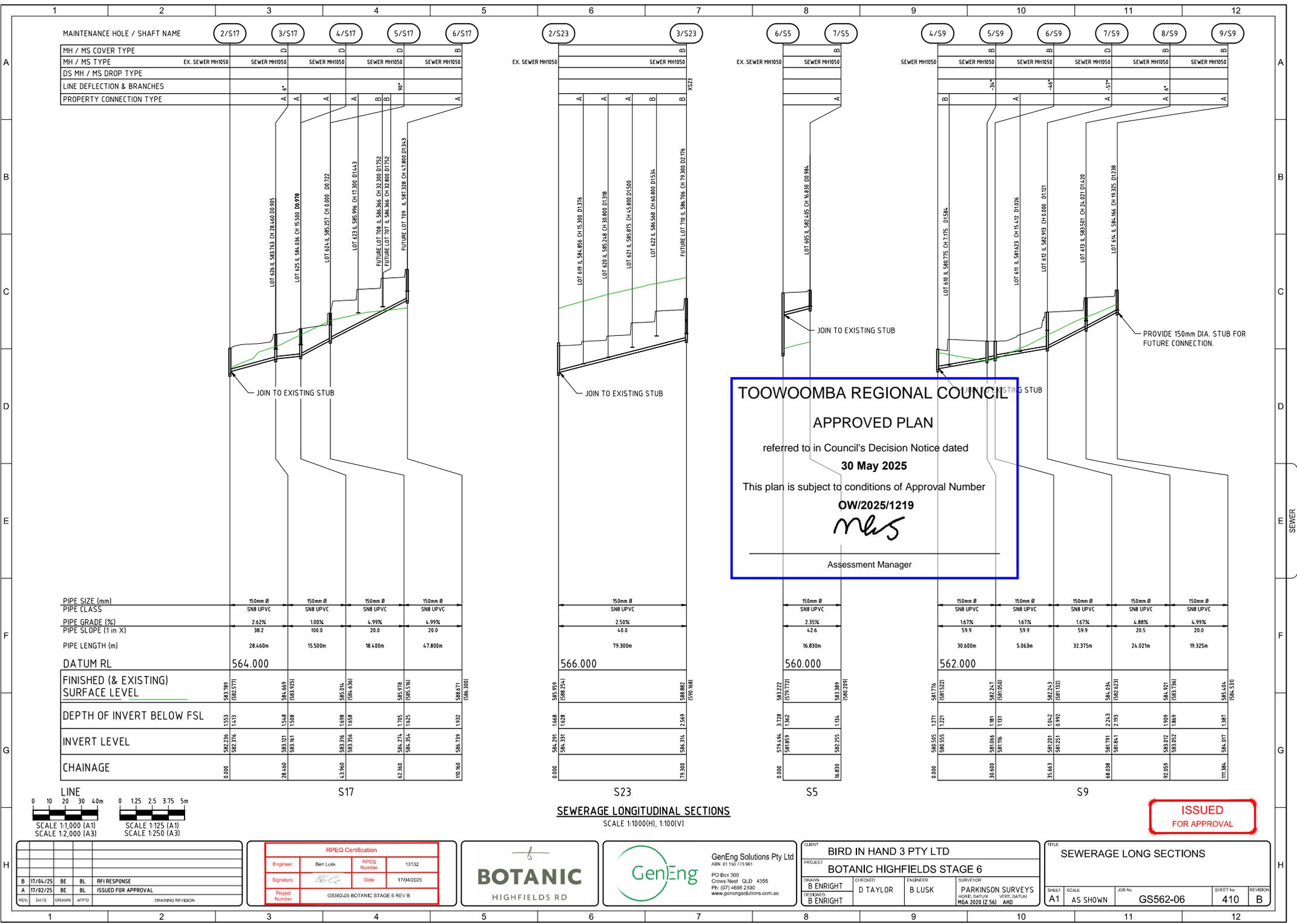
REV.	DATE	DRAWN	APP'D	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>BL</i>	Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		



CLIENT	BIRD IN HAND 3 PTY LTD		
PROJECT	BOTANIC HIGHFIELDS STAGE 6		
DRAWN	CHECKED	ENGINEER	SURVEYOR
B ENRIGHT	D TAYLOR	B LUSK	PARKINSON SURVEYS
B ENRIGHT			HOOPER DARTMOUTH MGA 2020 (Z 56) AHD

TITLE	SEWERAGE LAYOUT PLAN		
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-06	400
REVISION	B		



MAINTENANCE HOLE / SHAFT NAME	2/S17	3/S17	4/S17	5/S17	6/S17
MH / MS COVER TYPE	D	D	D	D	B
MH / MS TYPE	EX. SEWER MH1050	SEWER MH1050	SEWER MH1050	SEWER MH1050	SEWER MH1050
DS MH / MS DROP TYPE					
LINE DEFLECTION & BRANCHES	A 6°	A	A	A	B
PROPERTY CONNECTION TYPE					A

PIPE SIZE (mm)	150mm Ø	150mm Ø	150mm Ø	150mm Ø
PIPE CLASS	SNB UPVC	SNB UPVC	SNB UPVC	SNB UPVC
PIPE GRADE (%)	2.62%	1.00%	4.99%	4.99%
PIPE SLOPE (1 in X)	38.2	100.0	20.0	20.0
PIPE LENGTH (m)	28.460m	15.500m	18.400m	47.800m
DATUM RL	564.000			
FINISHED (& EXISTING) SURFACE LEVEL	592.789 582.376	594.669 583.161	595.014 593.336	596.671 586.739
DEPTH OF INVERT BELOW FSL	1.553 1.413	1.548 1.508	1.698 1.658	1.705 1.625
INVERT LEVEL	591.236 580.963	593.121 581.663	593.316 581.678	594.966 585.114
CHAINAGE	0.00	28.460	43.960	62.360

MAINTENANCE HOLE / SHAFT NAME	2/S23	3/S23
MH / MS COVER TYPE	L.B	L.B
MH / MS TYPE	EX. SEWER MH1050	SEWER MH1050
DS MH / MS DROP TYPE		
LINE DEFLECTION & BRANCHES	A	B
PROPERTY CONNECTION TYPE		

PIPE SIZE (mm)	150mm Ø
PIPE CLASS	SNB UPVC
PIPE GRADE (%)	2.50%
PIPE SLOPE (1 in X)	40.0
PIPE LENGTH (m)	79.300m
DATUM RL	566.000
FINISHED (& EXISTING) SURFACE LEVEL	595.559 584.331
DEPTH OF INVERT BELOW FSL	1.668 1.828
INVERT LEVEL	593.891 582.503
CHAINAGE	0.00

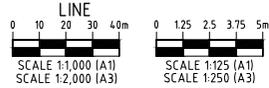
MAINTENANCE HOLE / SHAFT NAME	6/S5	7/S5
MH / MS COVER TYPE	L.B	L.B
MH / MS TYPE	EX. SEWER MH1050	SEWER MH1050
DS MH / MS DROP TYPE		
LINE DEFLECTION & BRANCHES	A	
PROPERTY CONNECTION TYPE		

PIPE SIZE (mm)	150mm Ø
PIPE CLASS	SNB UPVC
PIPE GRADE (%)	2.35%
PIPE SLOPE (1 in X)	42.6
PIPE LENGTH (m)	16.830m
DATUM RL	560.000
FINISHED (& EXISTING) SURFACE LEVEL	579.694 581.869
DEPTH OF INVERT BELOW FSL	3.728 1.562
INVERT LEVEL	585.966 580.307
CHAINAGE	0.00

MAINTENANCE HOLE / SHAFT NAME	4/S9	5/S9	6/S9	7/S9	8/S9	9/S9
MH / MS COVER TYPE	L.B	L.B	L.B	L.B	L.B	L.B
MH / MS TYPE	SEWER MH1050					
DS MH / MS DROP TYPE						
LINE DEFLECTION & BRANCHES	B	A	A	A	A	A
PROPERTY CONNECTION TYPE						

PIPE SIZE (mm)	150mm Ø					
PIPE CLASS	SNB UPVC					
PIPE GRADE (%)	1.67%	1.67%	1.67%	4.88%	4.99%	4.99%
PIPE SLOPE (1 in X)	59.9	59.9	59.9	20.5	20.0	20.0
PIPE LENGTH (m)	30.600m	5.063m	32.375m	24.921m	19.325m	
DATUM RL	562.000					
FINISHED (& EXISTING) SURFACE LEVEL	591.776 590.555	592.247 591.050	592.243 591.021	594.094 592.623	594.991 593.796	595.454 594.239
DEPTH OF INVERT BELOW FSL	1.271 1.221	1.181 1.151	1.642 0.992	2.243 2.193	1.999 1.889	1.381
INVERT LEVEL	590.505 589.334	591.066 589.900	590.601 588.031	591.851 589.430	592.797 591.907	594.073
CHAINAGE	0.00	30.600	35.663	68.038	97.059	111.384

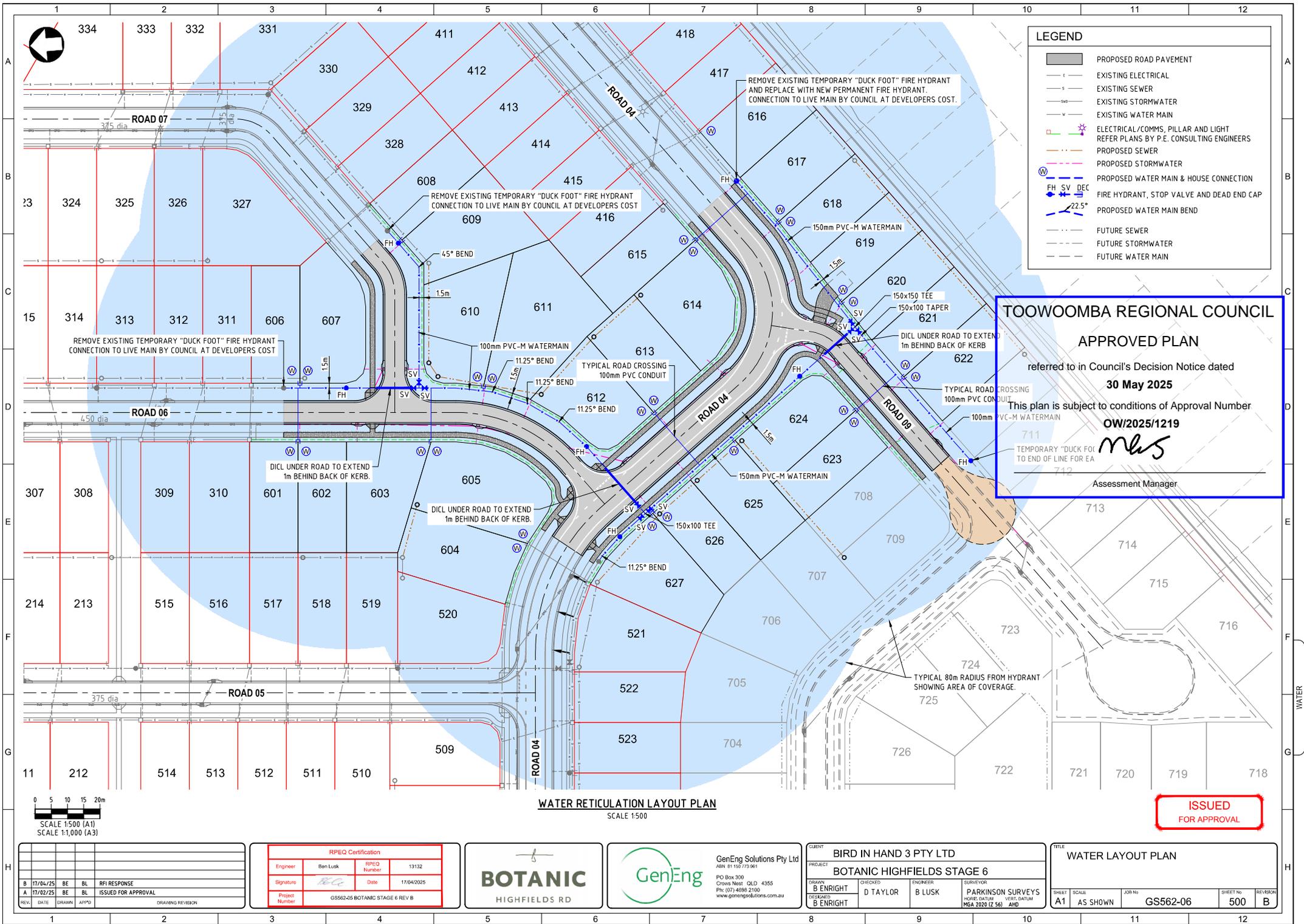
TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
 referred to in Council's Decision Notice dated
30 May 2025
 This plan is subject to conditions of Approval Number
OW/2025/1219
Mus
 Assessment Manager



SEWERAGE LONG SECTIONS
 SCALE 1:1000(H), 1:100(V)

ISSUED FOR APPROVAL

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV.</th> <th>DATE</th> <th>DRAWN</th> <th>APPROV</th> </tr> <tr> <td>B</td> <td>17/04/25</td> <td>BE</td> <td>BL</td> </tr> <tr> <td>A</td> <td>17/02/25</td> <td>BE</td> <td>BL</td> </tr> </table>	REV.	DATE	DRAWN	APPROV	B	17/04/25	BE	BL	A	17/02/25	BE	BL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4">RPEQ Certification</th> </tr> <tr> <td>Engineer</td> <td>Ben Lusk</td> <td>RPEQ Number</td> <td>13132</td> </tr> <tr> <td>Signature</td> <td><i>[Signature]</i></td> <td>Date</td> <td>17/04/2025</td> </tr> <tr> <td>Project Number</td> <td colspan="3">GSS62-05 BOTANIC STAGE 6 REV B</td> </tr> </table>	RPEQ Certification				Engineer	Ben Lusk	RPEQ Number	13132	Signature	<i>[Signature]</i>	Date	17/04/2025	Project Number	GSS62-05 BOTANIC STAGE 6 REV B				<p>PO Box 300 Crowns Nest QLD 4355 Ph (07) 4600 2100 www.genengsolutions.com.au</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4">CLIENT: BIRD IN HAND 3 PTY LTD</td> </tr> <tr> <td colspan="4">PROJECT: BOTANIC HIGHFIELDS STAGE 6</td> </tr> <tr> <td>DRAWN: B ENRIGHT</td> <td>CHECKED: D TAYLOR</td> <td>ENGINEER: B LUSK</td> <td>SURVEYOR: PARKINSON SURVEYS</td> </tr> <tr> <td>DESIGNED: B ENRIGHT</td> <td colspan="2">VECT. CONTROL MGA 2020 IZ 561</td> <td></td> </tr> </table>	CLIENT: BIRD IN HAND 3 PTY LTD				PROJECT: BOTANIC HIGHFIELDS STAGE 6				DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS	DESIGNED: B ENRIGHT	VECT. CONTROL MGA 2020 IZ 561			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4">TITLE: SEWERAGE LONG SECTIONS</td> </tr> <tr> <td>SHEET: A1</td> <td>SCALE: AS SHOWN</td> <td>JOB No: GS562-06</td> <td>REVISION: 410 B</td> </tr> </table>	TITLE: SEWERAGE LONG SECTIONS				SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	REVISION: 410 B
REV.	DATE	DRAWN	APPROV																																																						
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LEGEND	
	PROPOSED ROAD PAVEMENT
	EXISTING ELECTRICAL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER MAIN
	ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED WATER MAIN & HOUSE CONNECTION
	FIRE HYDRANT, STOP VALVE AND DEAD END CAP
	PROPOSED WATER MAIN BEND
	FUTURE SEWER
	FUTURE STORMWATER
	FUTURE WATER MAIN

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated
30 May 2025

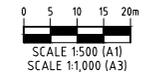
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OW/2025/1219

MBS

Assessment Manager

WATER RETICULATION LAYOUT PLAN
SCALE 1:500

ISSUED FOR APPROVAL



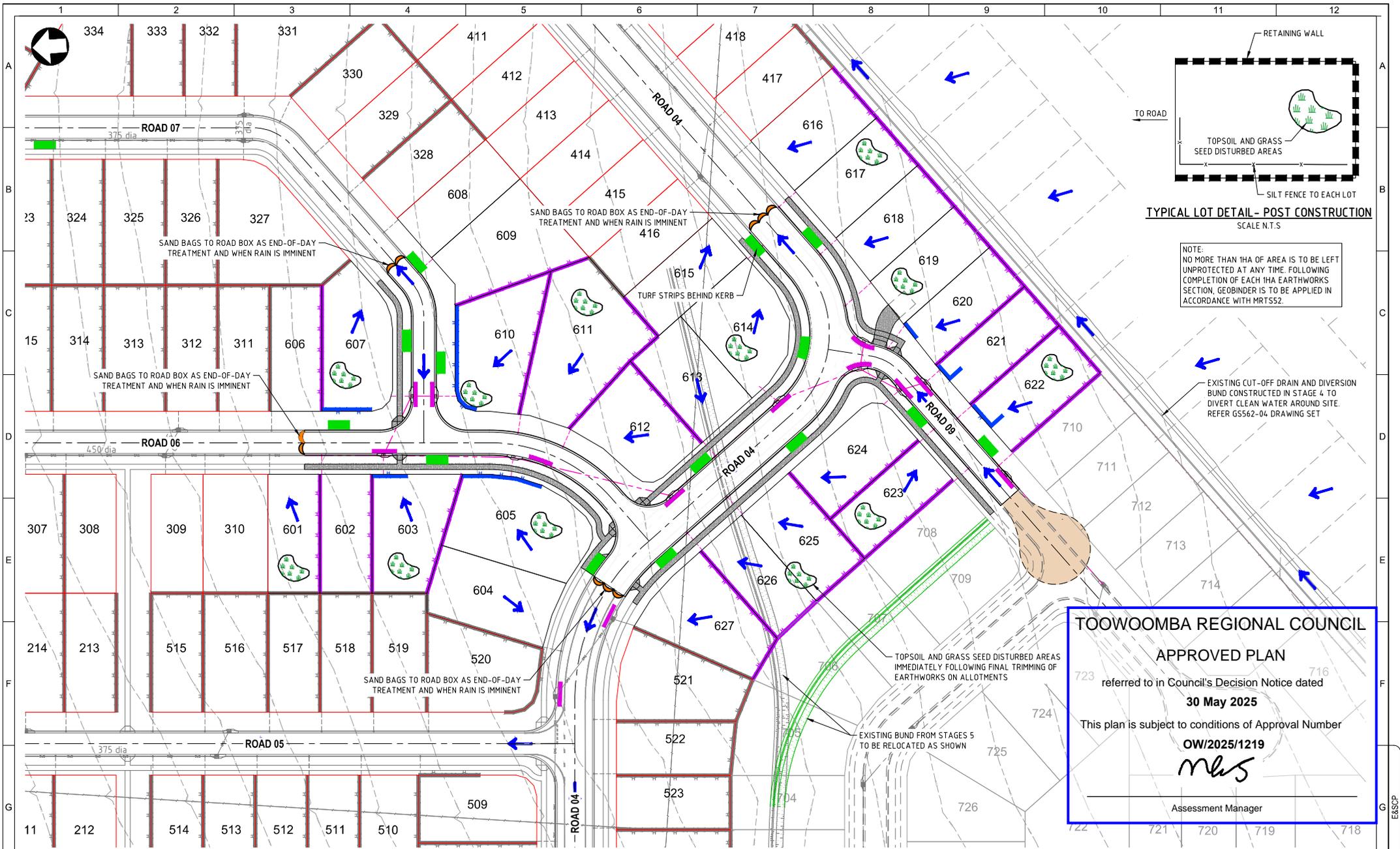
REV.	DATE	DRAWN	APPROV.	DESCRIPTION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification				
Engineer	Ben Lusk	RPEQ Number	13132	
Signature	<i>[Signature]</i>	Date	17/04/2025	
Project Number	GS562-05 BOTANIC STAGE 6 REV B			



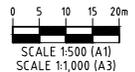
CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT			NSRF: 04/24, VERT: 04/24, MGA 2020 (Z 56) AHD

TITLE: WATER LAYOUT PLAN			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	SHEET No: 500
		REVISION: B	



TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
30 May 2025
This plan is subject to conditions of Approval Number
OW/2025/1219
MHS
Assessment Manager

ISSUED FOR APPROVAL



REV	DATE	DRAWN	APPROV	DRAWING REVISION
B	17/04/25	BE	BL	RFI RESPONSE
A	17/02/25	BE	BL	ISSUED FOR APPROVAL

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	17/04/2025
Project Number	GS562-05 BOTANIC STAGE 6 REV B		



CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 6			
DRAWN: B ENRIGHT	CHECKED: D TAYLOR	ENGINEER: B LUSK	SURVEYOR: PARKINSON SURVEYS
DESIGNED: B ENRIGHT			NO. OF LOTS: 600 VEGETATION: MGA 2020 IZ 561 AND

TITLE: ESC LAYOUT PLAN			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-06	REVISION: 600 B

