

BIRD IN HAND 3 PTY LTD BOTANIC HIGHFIELDS STAGE 3

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:  Egnite Sign - 6237617586

DATE: **Oct 17, 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 BYRNE SURVEYORS 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 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED WORKS

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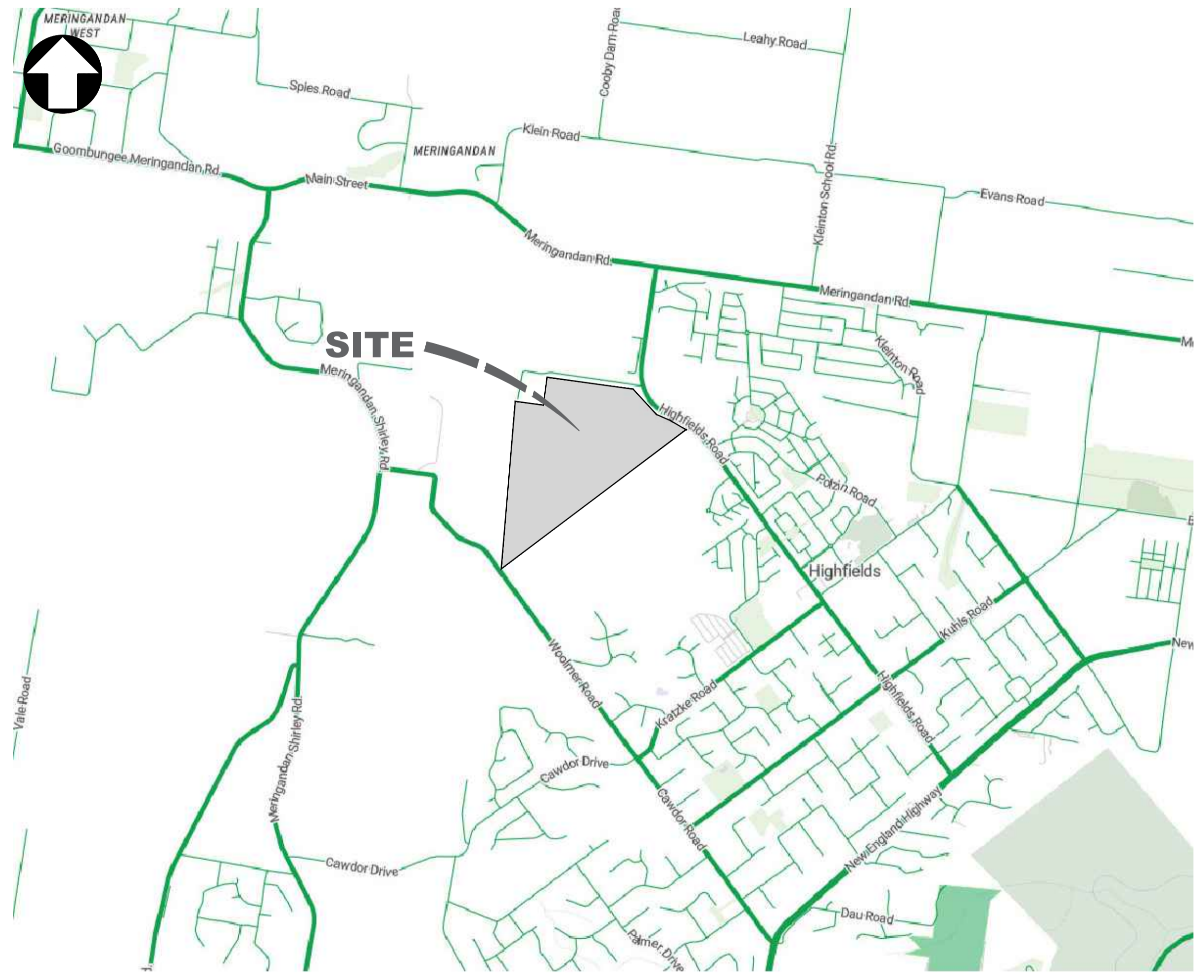
SIGNATURE:  **Greg Cooper Director**

DATE: **Oct 17, 2025**

COMPANY: **BYRNE SURVEYORS PTY LTD**

BROWNE ROAD, HIGHFIELDS

LOCALITY PLAN




LOCALITY PLAN
SCALE N.T.S.

DRAWING INDEX

DRAWING NO.	REVISION	SHEET TITLE
GS562-03-001	5	LOCALITY PLAN AND DRAWING INDEX
GS562-03-002	1	CONSTRUCTION NOTES
GS562-03-010	0	OVERALL LAYOUT AND STAGING PLAN
GS562-03-020	5	STAGE 3 DEVELOPMENT LAYOUT
GS562-03-100	5	EARTHWORKS LAYOUT PLAN
GS562-03-101	0	EARTHWORKS TYPICAL SECTIONS
GS562-03-110	1	EARTHWORKS TYPICAL RETAINING WALL AND BATTER DETAILS
GS562-03-111	0	EARTHWORKS TYPICAL FRONT RETAINING WALL ARRANGEMENT AND DETAILS
GS562-03-200	5	ROADS AND FOOTPATHS DETAIL PLAN
GS562-03-210	0	TYPICAL SECTIONS AND SERVICE ALLOCATIONS
GS562-03-220	1	ROAD 02 LONGITUDINAL SECTION
GS562-03-221	1	ROAD 02 CROSS SECTIONS
GS562-03-222	1	ROAD 06 LONGITUDINAL SECTION
GS562-03-223	1	ROAD 06 CROSS SECTIONS
GS562-03-224	1	ROAD 07 LONGITUDINAL SECTION
GS562-03-225	1	ROAD 07 CROSS SECTIONS
GS562-03-250	1	INTERSECTION DETAILS SHEET - 1 OF 2
GS562-03-251	1	INTERSECTION DETAILS SHEET - 2 OF 2
GS562-03-260	4	PAVEMENT DESIGN AND MISCELLANEOUS DETAILS
GS562-03-270	2	SIGNAGE AND LINEMARKING PLAN
GS562-03-280	0	KOALA FENCE DETAILS
GS562-03-300	0	STORMWATER DRAINAGE CATCHMENT PLAN
GS562-03-310	3	STORMWATER DRAINAGE LAYOUT PLAN
GS562-03-320	2	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 1 OF 2
GS562-03-321	1	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 2 OF 2
GS562-03-330	0	STORMWATER DRAINAGE CALCULATION TABLES
GS562-03-350	2	STORMWATER DRAINAGE BIO BASIN LAYOUT PLAN
GS562-03-351	2	STORMWATER DRAINAGE BIO BASIN DETAILS
GS562-03-400	5	SEWERAGE RETICULATION LAYOUT PLAN
GS562-03-410	2	SEWERAGE RETICULATION LONGITUDINAL SECTIONS SHEET 1 OF 2
GS562-03-411	2	SEWERAGE RETICULATION LONGITUDINAL SECTIONS SHEET 2 OF 2
GS562-03-500	3	WATER RETICULATION LAYOUT PLAN
GS562-03-600	3	EROSION AND SEDIMENT CONTROL LAYOUT PLAN
GS562-03-610	0	EROSION AND SEDIMENT CONTROL DETAILS AND NOTES

**AS
CONSTRUCTED**

REV.	DATE	DRAWN	APPD	DRAWING REVISION
5	16/10/25	DET	NJA	AS CONSTRUCTED
4	04/03/25	DET	BGL	WALL TO LOT 310
3	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
2	1/10/24	DET	BGL	CONNECTIONS TO STAGE 4 SEWER
1	09/09/24	DET	BGL	RETAINING WALL CHANGES
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		

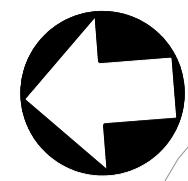


GenEng Solutions Pty Ltd
ABN 81 150 773 961

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Crows Nest QLD 4355
Ph: (07) 4898 2100
www.genengsolutions.com.au

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL	HORIZ. DATUM		VERT. DATUM

TITLE LOCALITY PLAN AND DRAWING INDEX			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 001
			5



NOTE:
THE CONTRACTOR IS TO OBTAIN AN ARBORICULTURAL IMPACT ASSESSMENT REPORT TO NOTE HOW TREES TO BE RETAINED (WITHIN 15m) ARE PROTECTED FROM HARM DURING CONSTRUCTION. REPORT TO BE SUBMITTED PRIOR TO THE COMMENCEMENT OF WORKS.

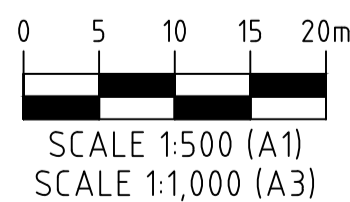
LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE PATH
	EXISTING ELECTRICAL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER MAIN
	ELECTRICAL/COMMS, PILLAR AND LIGHT
	REFER PLANS BY P.E. CONSULTING ENGINEERS
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED WATER MAIN
	PROPOSED RETAINING WALL
	FUTURE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

BIO RETENTION BASIN
REFER SHEET 350

GROSS POLLUTANT TRAP CLEAN OUT AREA.
REFER SHEET 310.

GRAVEL ACCESS TRACK. 200mm DEEP ARRB SPEC GRAVEL.
REFER SHEET 260.

JOINS STAGE 2
REFER TO GS562-02 SET



STAGE 3 DEVELOPMENT LAYOUT PLAN
SCALE 1:500

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Greg Cooper Director

SIGNATURE:
DATE: Oct 17, 2025
COMPANY: BYRNE SURVEYORS PTY LTD

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REV	DATE	DRAWN	APPD	DRAWING REVISION
5	16/10/25	DET	NJA	AS CONSTRUCTED
4	04/03/25	DET	BGL	WALL FOR 310
3	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
2	1/10/24	DET	BGL	SEWER CONNECTIONS TO STAGE 4
1	09/09/24	DET	BGL	RETAINING WALL HEIGHT CHANGES
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



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CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS STAGE 3			
DRAWN	CHECKED	ENGINEER	SURVEYOR
Y.LI	D.TAYLOR	L.KNIGHT	
DESIGNED	HORIZ. DATUM VERT. DATUM		
A.HALL			

TITLE				
STAGE 3 DEVELOPMENT LAYOUT				
SHEET	SCALE	JOB No	SHEET No	REVISION
A1	AS SHOWN	GS562-03	020	5

EARTHWORKS QUANTITIES - STAGE 3

TOPSOIL STRIP	3,100m ³ (100mm THICK)
EARTHWORKS CUT	17,481m ³
FILL REQUIRED	3,641m ³
BALANCE	13,840m ³

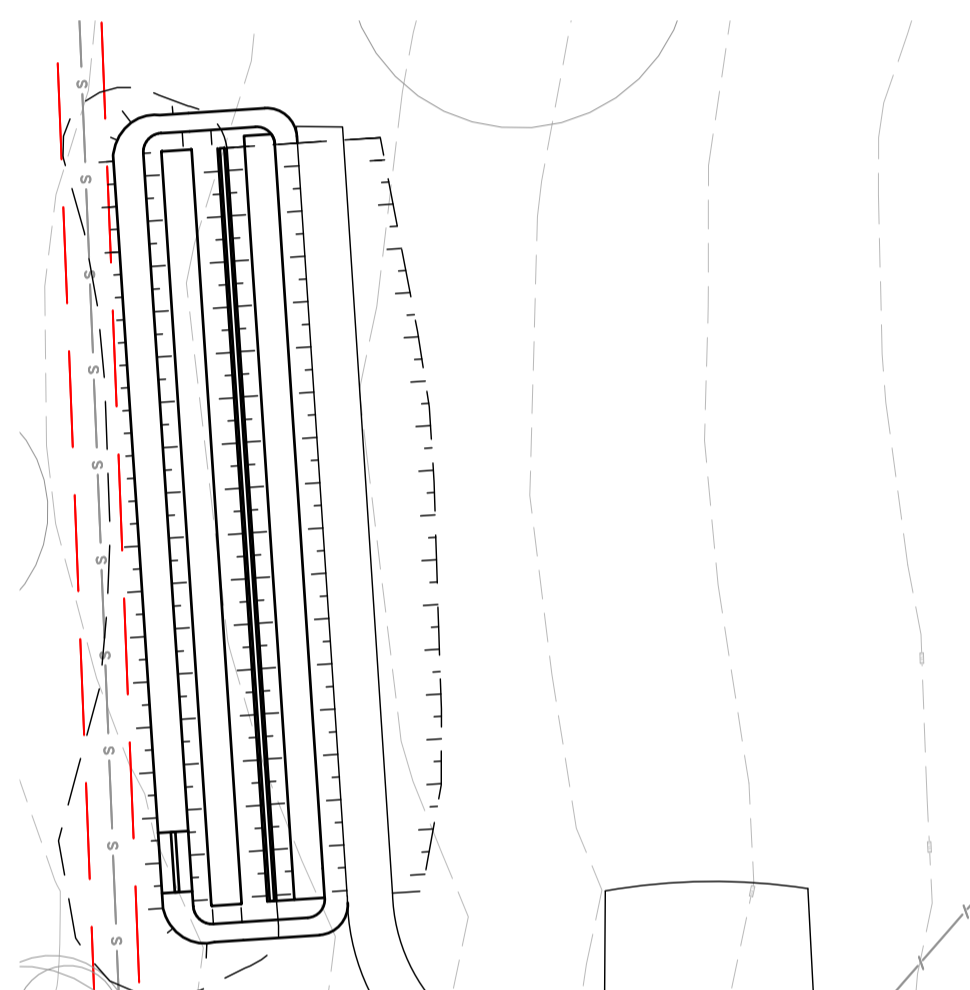
- NOTES:
- ALL VOLUMES INDICATED ARE SOLID VOLUMES
 - ASSUMED TOPSOIL RE-SPREAD AT 100mm THICK
 - EARTHWORKS QUANTITIES BASED ON COMPARISON BETWEEN BOXING DESIGN SURFACE AND COMPLETED EARTHWORKS SURFACE FROM STAGE 2, REFER PLANS GS562-02.
 - REFER EARTHWORKS NOTES ON SHEET 101.
 - RETAINING WALL HEIGHTS 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. **HEIGHT OF THE WALL RELATIVE TO THE LOWER PAD.**
 - REFER TO LANDSCAPE PLANS BY SAUNDERS HAVILL FOR DETAILS ON RETAINING WALL FINISH.
 - MINIMUM 0.5% FALL REQUIRED DIAGONALLY ACROSS ALL BLOCKS.

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ENSURE FUTURE FILL IS PLACED PRIOR TO RETAINING WALL CONSTRUCTION ALONG THIS BOUNDARY.

PLACE FILL TO FUTURE ROAD LEVEL FOR TEMPORARY ACCESS TRACK.



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Greg Cooper Director

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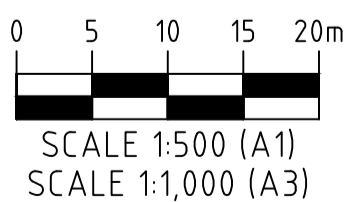
COMPANY: GenEng Solutions Pty. Ltd.

ALLOTMENT EARTHWORKS PREVIOUSLY SHOWN PLAN SET GS562-02 STAGE 2

FUTURE FILL AREA. PLACE ANY EXCESS SPOIL FROM STAGE 3 WORKS.

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

AS CONSTRUCTED

5	16/10/25	DET	NJA	AS CONSTRUCTED
4	22/07/25	DET	BGL	LOT 301 WALL
3	04/03/25	DET	BGL	WALL TO LOT 310
2	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
1	09/09/24	DET	BGL	RETAINING WALL HEIGHT CHANGES
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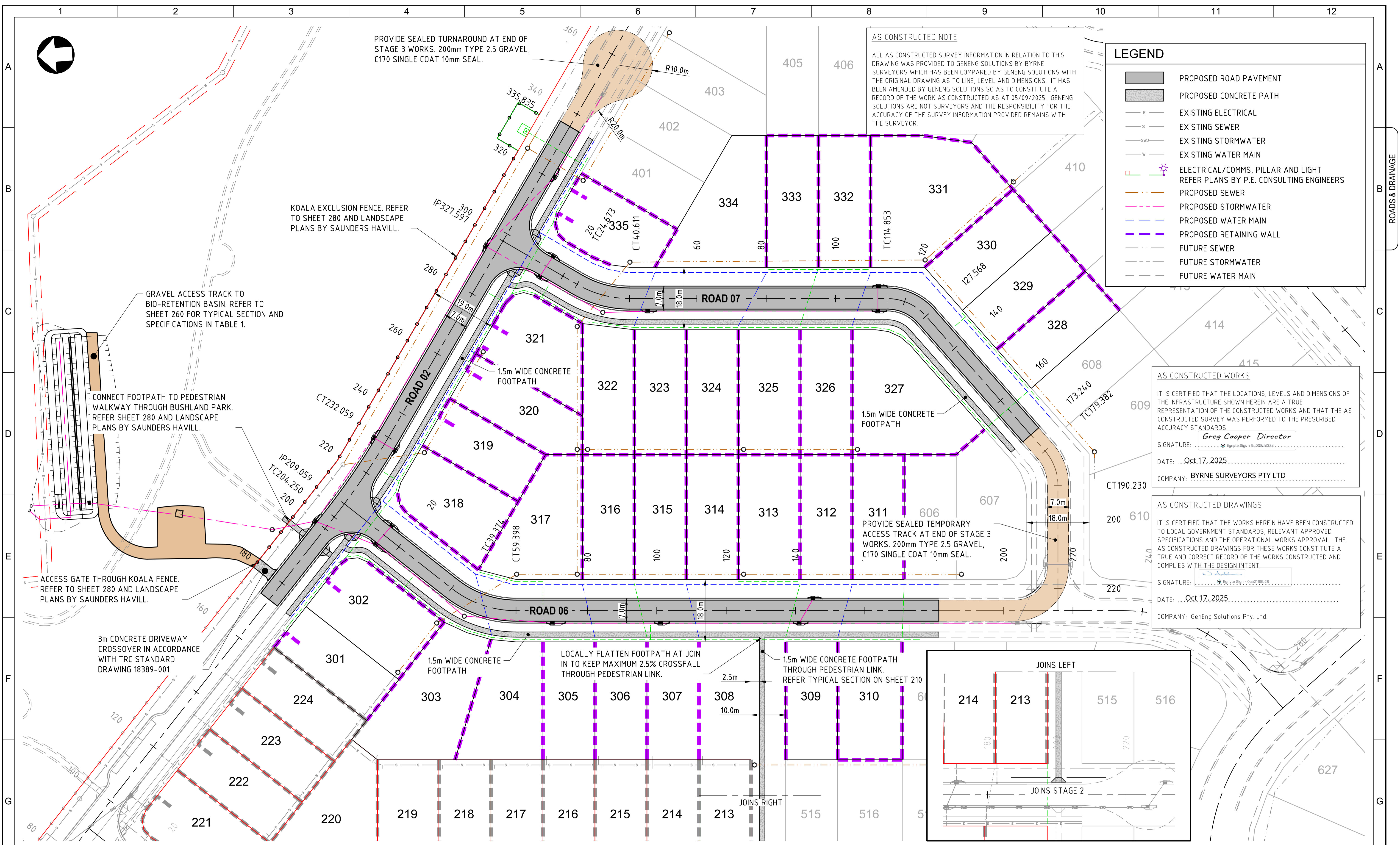
GenEng

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CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL			
HORIZ. DATUM		VERT. DATUM	

TITLE EARTHWORKS LAYOUT PLAN			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 100
		REVISION 5	



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

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SIGNATURE: *Greg Cooper* Director
Byrne Signs - 9020844364

DATE: Oct 17, 2025

COMPANY: BYRNE SURVEYORS PTY LTD

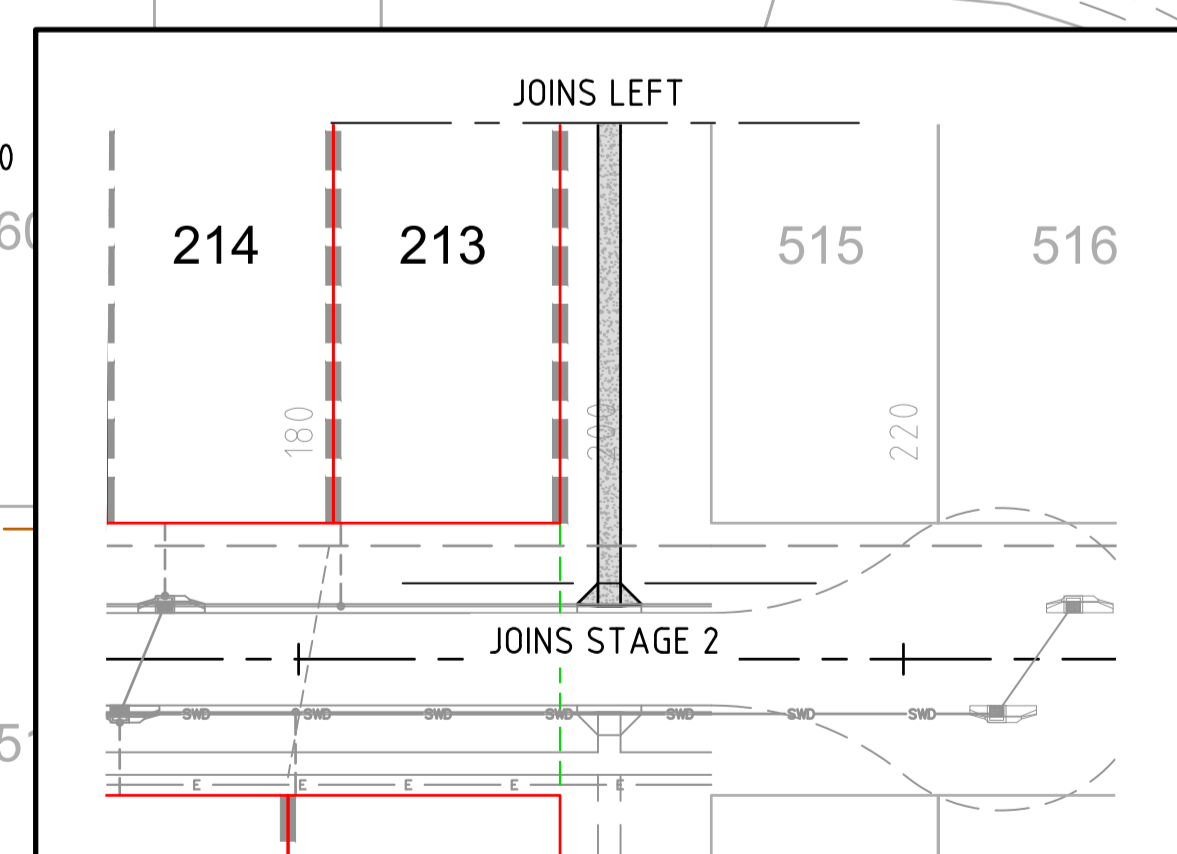
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ROADS AND FOOTPATHS LAYOUT PLAN
SCALE 1:500

INSET A
SCALE 1:500

AS
CONSTRUCTED

5	16/10/25	DET	NJA	AS CONSTRUCTED
4	04/03/25	DET	BGL	WALL TO LOT 310
3	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
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REV.	DATE	DRAWN	APPD	DRAWING REVISION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



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 Ph: (07) 4698 2100
 www.genengsolutions.com.au

CLIENT: BIRD IN HAND 3 PTY LTD			
PROJECT: BOTANIC HIGHFIELDS STAGE 3			
DRAWN: Y.LI	CHECKED: D.TAYLOR	ENGINEER: L.KNIGHT	SURVEYOR
DESIGNED: A.HALL			HORIZ. DATUM VERT. DATUM

TITLE: ROADS AND FOOTPATHS DETAIL PLAN			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-03	SHEET No: 200
			REVISION: 5

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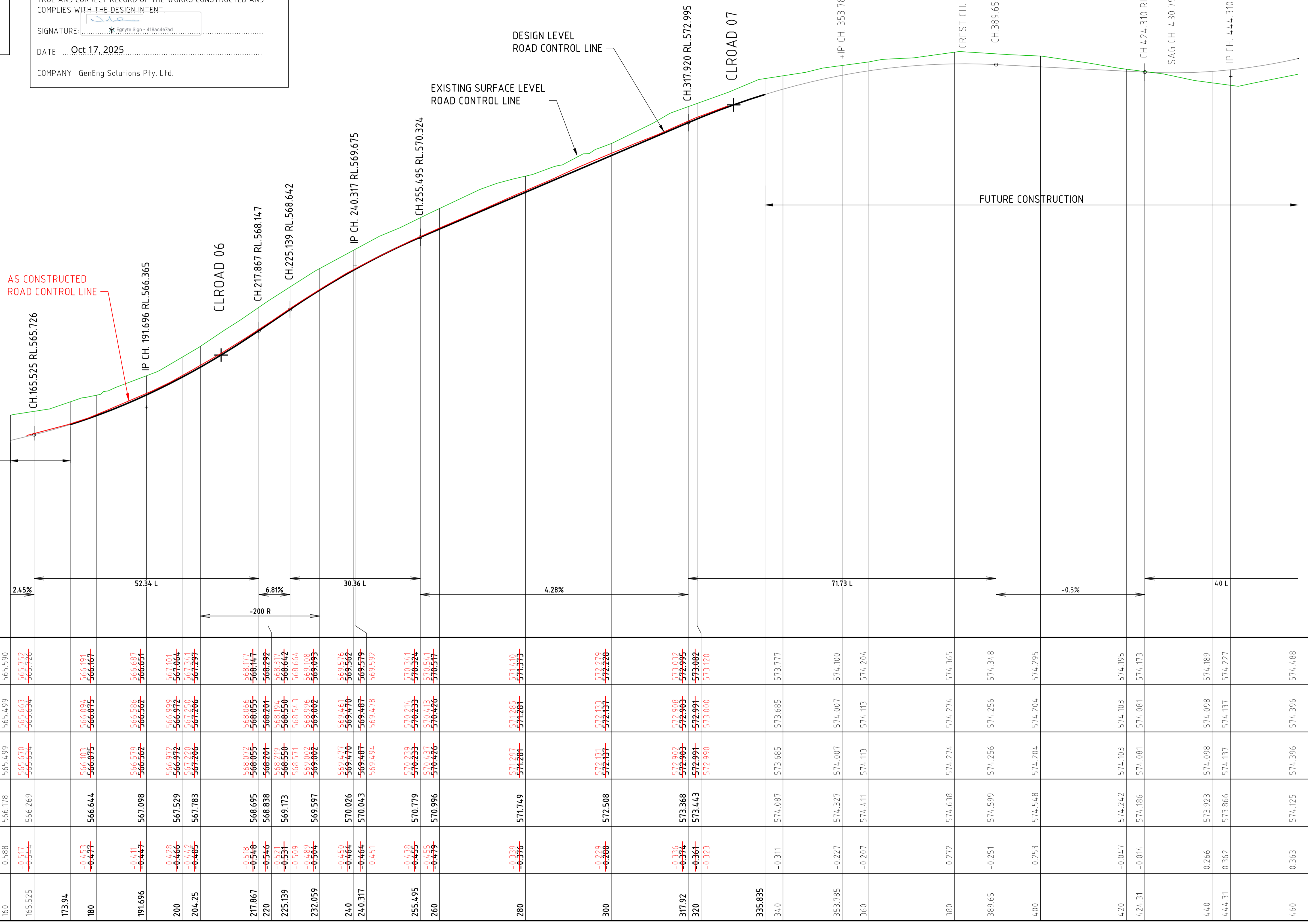
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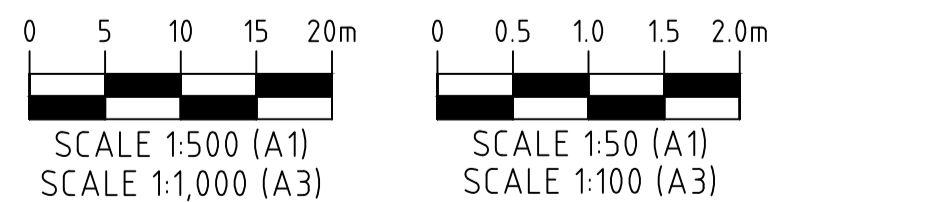
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VERT. CURVE LENGTH
 VERT. GEOMETRY
 HORZ. GEOMETRY
 DATUM RL 561

CHAINAGE	DESIGN LEVEL ROAD CONTROL LINE	LIP OF KERB RIGHT	LIP OF KERB LEFT	EXISTING SURFACE LEVEL ROAD CONTROL LINE	CUT / FILL DEPTH
160	565.590	565.499	565.499	566.178	-0.588
165.525	565.752	565.663	565.670	566.269	-0.517
173.94	566.167	566.075	566.103	566.644	-0.477
180	566.487	566.396	566.424	567.098	-0.702
191.696	567.101	566.912	566.940	567.529	-0.428
200	567.341	567.250	567.278	567.783	-0.542
204.25	567.297	567.206	567.234	567.783	-0.486
217.867	568.177	568.086	568.114	568.695	-0.518
220	568.147	568.055	568.083	568.838	-0.791
225.139	568.317	568.226	568.254	569.173	-0.856
232.059	568.642	568.551	568.579	569.597	-0.955
240	569.461	569.370	569.398	570.026	-0.656
240.317	569.579	569.488	569.516	570.043	-0.465
255.495	570.341	570.250	570.278	570.779	-0.538
260	570.541	570.450	570.478	570.996	-0.455
280	571.441	571.350	571.378	571.749	-0.308
300	572.270	572.180	572.208	572.508	-0.238
317.92	572.932	572.842	572.870	573.368	-0.436
320	572.995	572.905	572.933	573.443	-0.548
335.835	573.170	573.080	573.108	573.443	-0.273
340	573.777	573.685	573.713	574.087	-0.310
353.785	574.100	574.007	574.035	574.327	-0.222
360	574.204	574.113	574.141	574.411	-0.207
380	574.365	574.274	574.302	574.638	-0.272
389.65	574.348	574.256	574.284	574.599	-0.251
400	574.295	574.204	574.232	574.548	-0.253
420	574.195	574.103	574.131	574.242	-0.047
424.31	574.173	574.081	574.109	574.186	-0.014
440	574.189	574.098	574.126	573.923	0.266
444.31	574.227	574.137	574.165	573.866	0.362
460	574.488	574.396	574.424	574.125	0.363

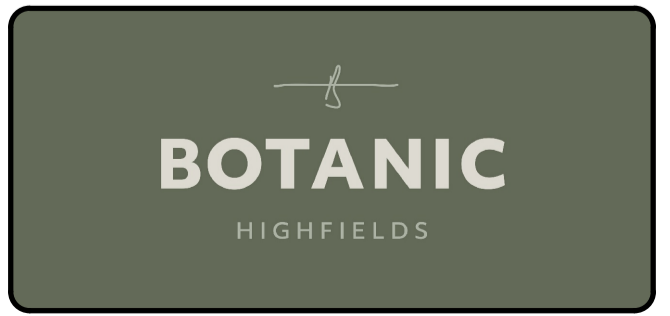


ROAD 02 LONGITUDINAL SECTION
 SCALE 1:500(H), 1:50(V)

AS CONSTRUCTED

1	05/09/25	DB	NJA	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION
REV.	DATE	DRAWN	APPD	DRAWING REVISION

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DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL	HORIZ. DATUM		VERT. DATUM

TITLE ROAD 02 LONGITUDINAL SECTION			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 220
		REVISION 1	

AS CONSTRUCTED WORKS

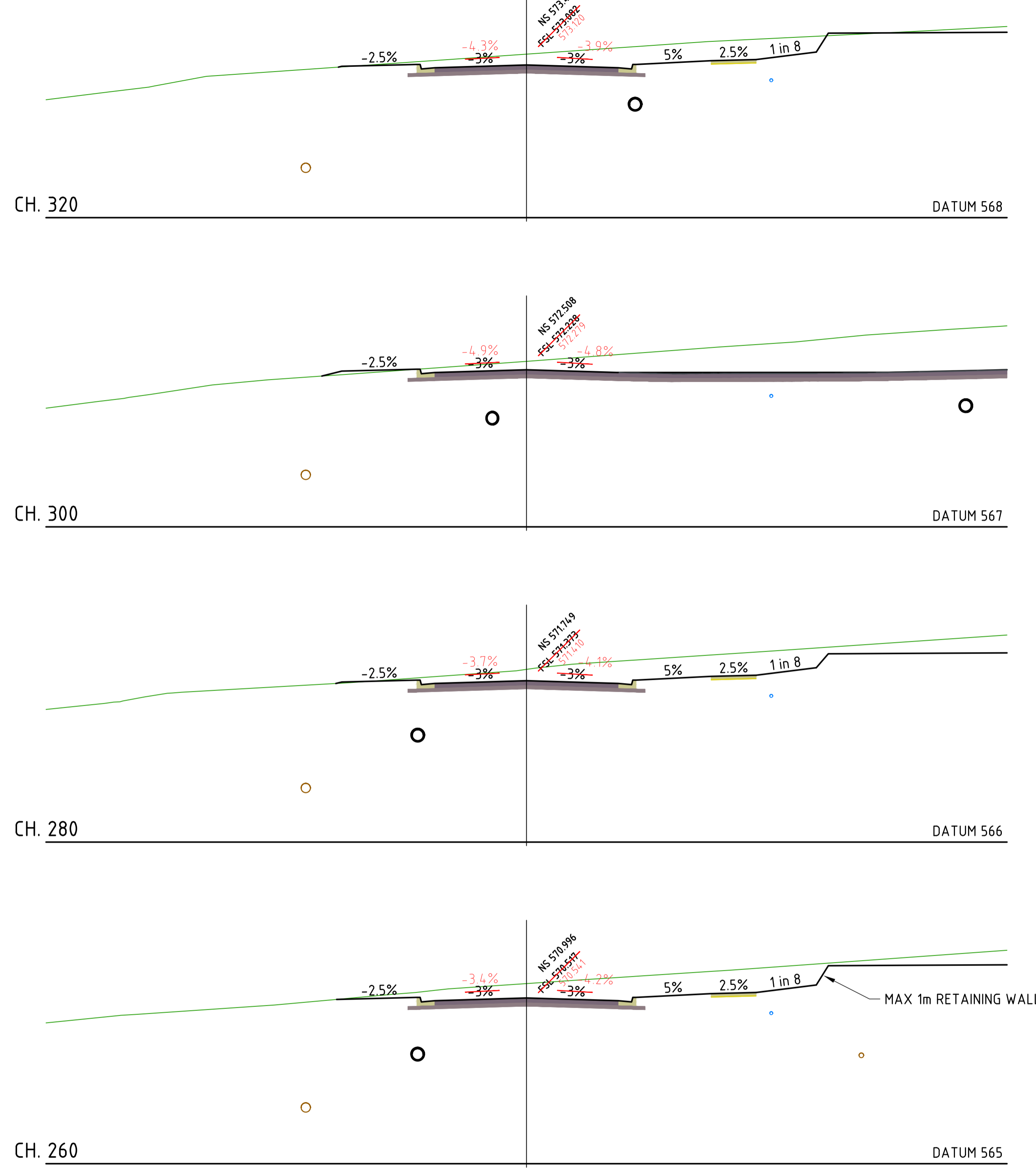
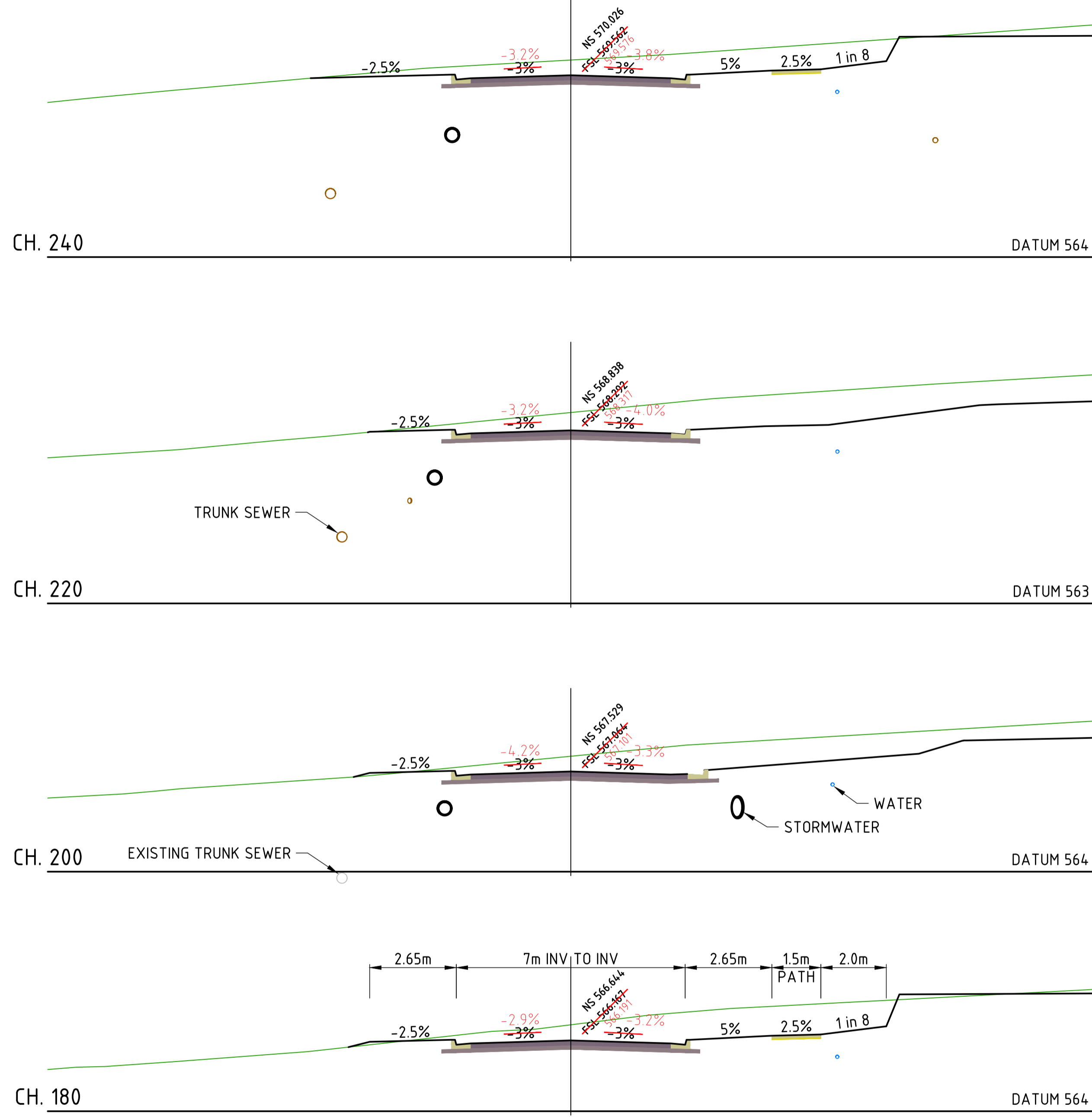
IT IS CERTIFIED THAT THE LOCATIONS, LEVELS AND DIMENSIONS OF THE INFRASTRUCTURE SHOWN HEREIN ARE A TRUE REPRESENTATION OF THE CONSTRUCTED WORKS AND THAT THE AS CONSTRUCTED SURVEY WAS PERFORMED TO THE PRESCRIBED ACCURACY STANDARDS.

Greg Cooper Director
 SIGNATURE: *[Signature]*
 DATE: Oct 17, 2025
 COMPANY: BYRNE SURVEYORS PTY LTD

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: Oct 17, 2025
 COMPANY: GenEng Solutions Pty. Ltd.



ROAD 02 CROSS SECTIONS
SCALE 1:100



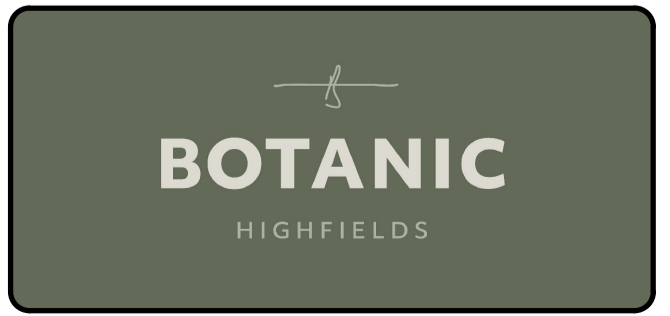
AS CONSTRUCTED NOTE

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AS CONSTRUCTED

1	05/09/25	DB	NJA	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION
REV.	DATE	DRAWN	APPD	DRAWING REVISION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



GenEng Solutions Pty Ltd
 A.B.N. 81 150 773 961
 P.O. 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 3			
DRAWN: Y.LI	CHECKED: D.TAYLOR	ENGINEER: L.KNIGHT	SURVEYOR
DESIGNED: A.HALL			HORIZ. DATUM VERT. DATUM

TITLE: ROAD 02 CROSS SECTIONS			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-03	SHEET No: 221 REVISION: 1

AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED WORKS

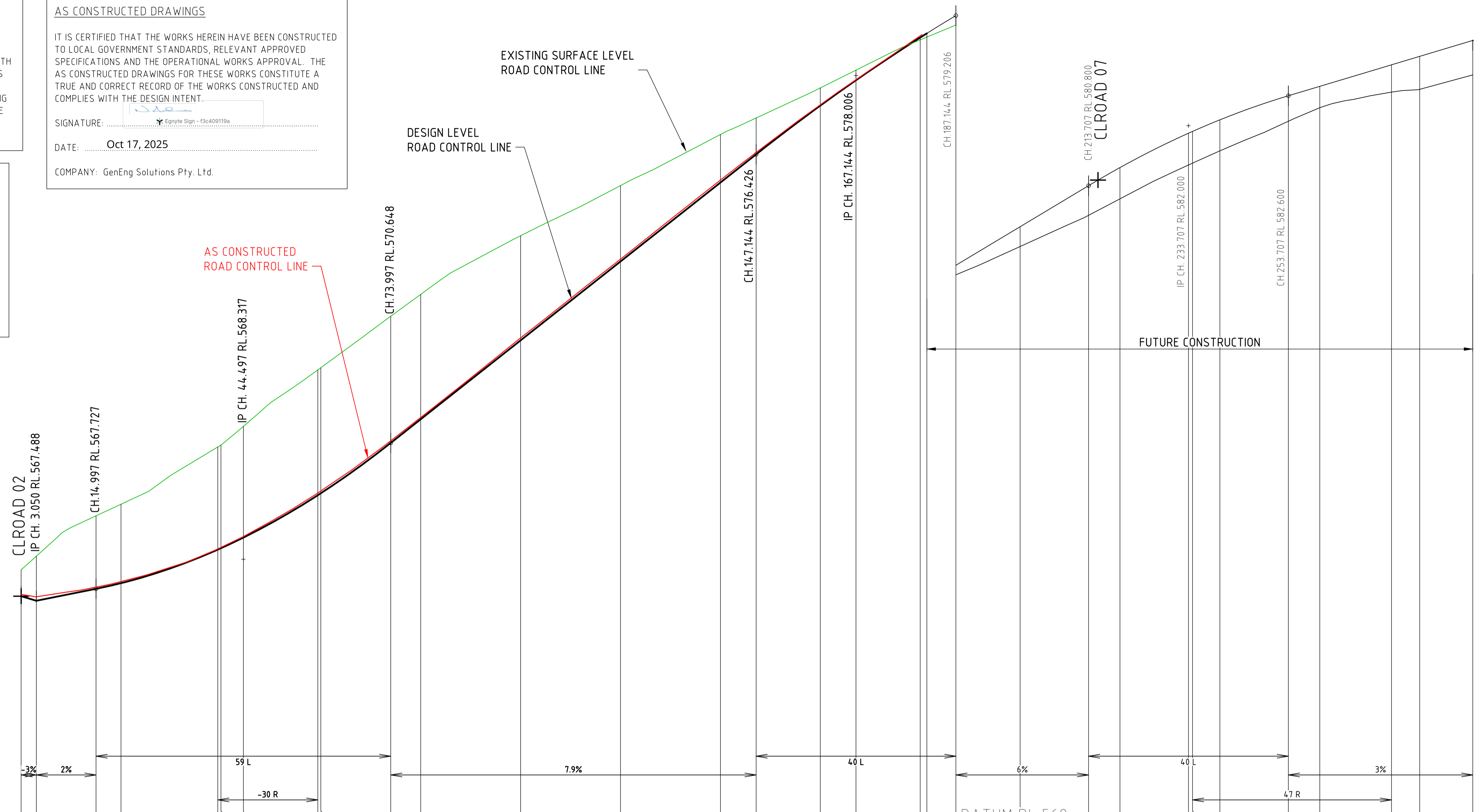
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SIGNATURE: *Greg Cooper Director*
 DATE: Oct 17, 2025
 COMPANY: BYRNE SURVEYORS PTY LTD

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: Oct 17, 2025
 COMPANY: GenEng Solutions Pty. Ltd.



VERT. CURVE LENGTH
 VERT. GEOMETRY
 HORZ. GEOMETRY
 DATUM RL 563

CHAINAGE	DESIGN LEVEL ROAD CONTROL LINE	LIP OF KERB RIGHT	LIP OF KERB LEFT	EXISTING SURFACE LEVEL ROAD CONTROL LINE	CUT / FILL DEPTH
0	567.580			568.106	-0.527
3.05	567.480			568.381	-0.893
14.997	567.761	567.644	567.626	569.189	-1.428
20	567.727	567.636	567.636	569.420	-1.661
39.374	567.872	567.770	567.745	570.568	-1.549
40	567.840	567.740	567.740	570.606	-2.066
44.497	568.752	568.661	568.661	570.979	-2.227
59.398	568.772	568.603	568.603	572.110	-2.207
60	568.646	568.538	568.538	572.154	-2.464
73.997	569.601	569.509	569.509	573.185	-2.599
80	569.687	569.576	569.576	573.623	-2.467
100	570.691	570.556	570.556	574.797	-2.494
120	570.640	571.054	571.030	575.801	-2.537
140	571.162	571.030	571.030	576.824	-2.465
160	571.862	575.770	575.770	577.154	-2.001
180	575.862	576.357	576.337	577.756	-0.913
200	576.426	576.335	576.335	578.113	-0.690
220	577.403	577.334	577.334	578.720	-0.327
240	577.971	577.311	577.311	579.016	-0.354
260	577.911	577.843	577.813	579.115	-0.192
280	578.000	578.703	578.672	579.581	0.080
300	578.766	578.674	578.674	580.206	-0.046
320	579.206	579.115	579.115	580.536	0.191
340	579.978	579.886	579.886	581.071	0.397
360	580.800	580.709	580.709	581.214	0.594
380	581.163	581.071	581.071	581.757	0.627
400	581.850	581.757	581.757	582.027	0.636
420	581.886	581.795	581.795	582.027	0.622
440	582.118	582.027	582.027	582.091	0.509
460	582.600	582.509	582.509	582.361	0.428
480	582.789	582.697	582.697	582.673	0.547
500	583.220	583.128	583.128	582.729	0.660
520	583.389	583.128	583.128	583.018	0.690
540	583.708	583.128	583.128		



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

AS CONSTRUCTED

REV	DATE	DRAWN	APPD	DRAWING REVISION
1	05/09/25	DB	NJA	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

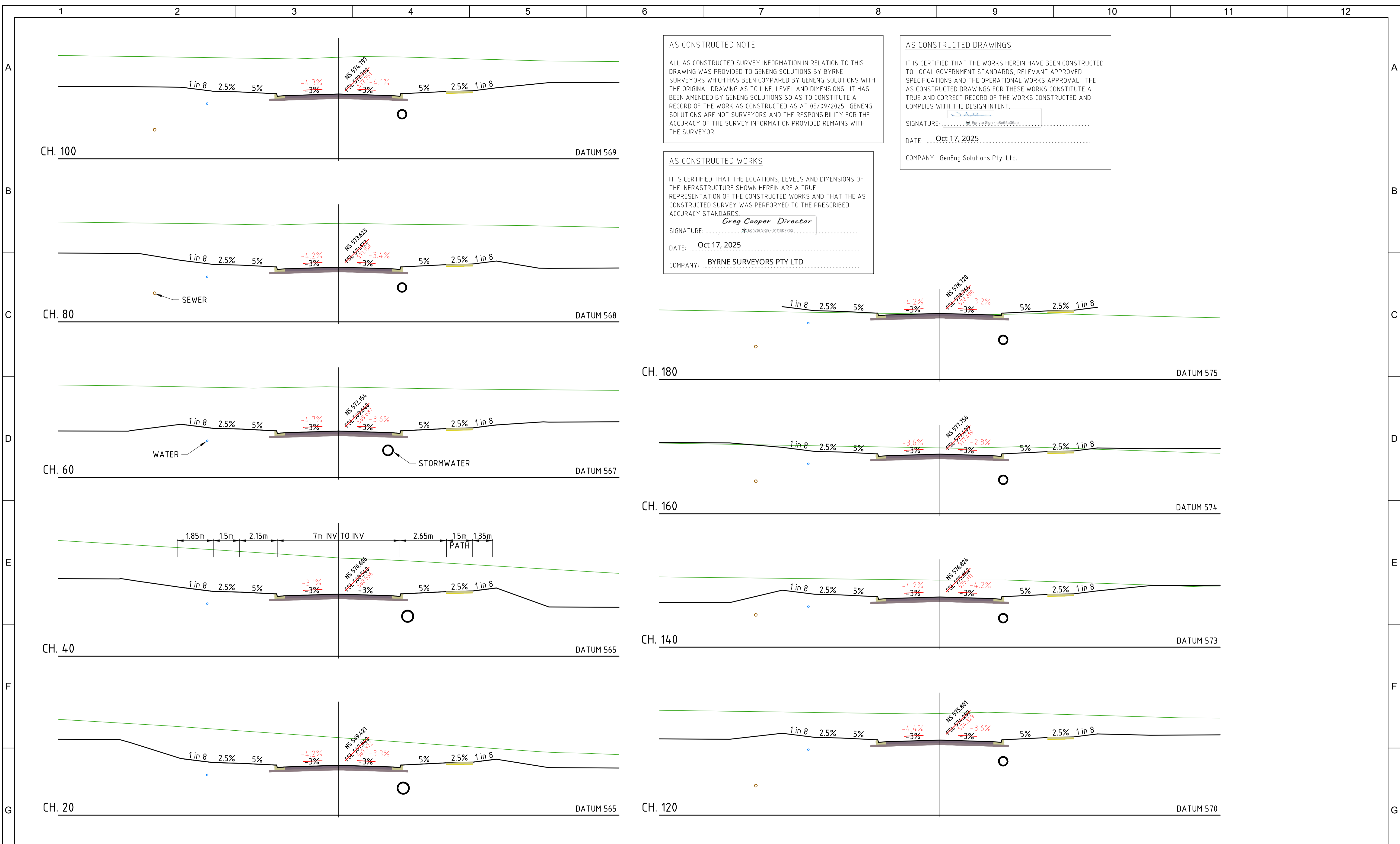
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



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 GenEng Solutions Pty Ltd
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 Crow's Nest QLD 4355
 Ph: (07) 4698 2100
 www.genengsolutions.com.au

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL			HORIZ. DATUM VERT. DATUM

TITLE ROAD 06 LONGITUDINAL SECTION			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 222
			REVISION 1



AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED DRAWINGS

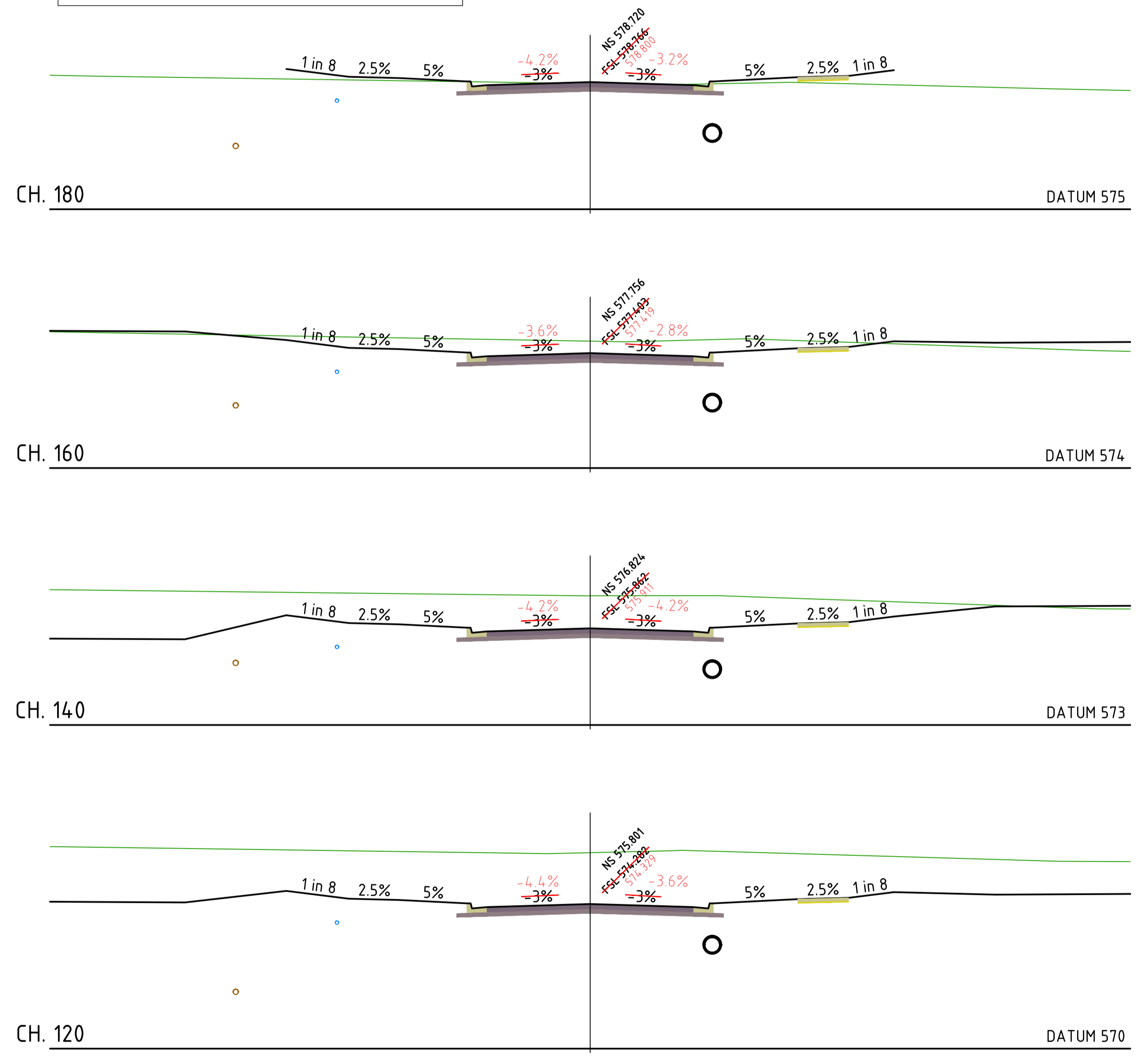
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SIGNATURE: *[Signature]*
 DATE: Oct 17, 2025
 COMPANY: GenEng Solutions Pty. Ltd.

AS CONSTRUCTED WORKS

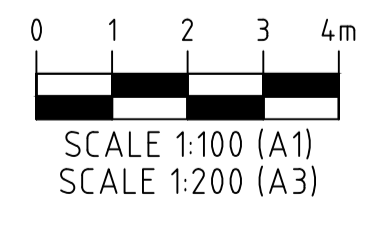
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SIGNATURE: *Greg Cooper Director*
 DATE: Oct 17, 2025
 COMPANY: BYRNE SURVEYORS PTY LTD



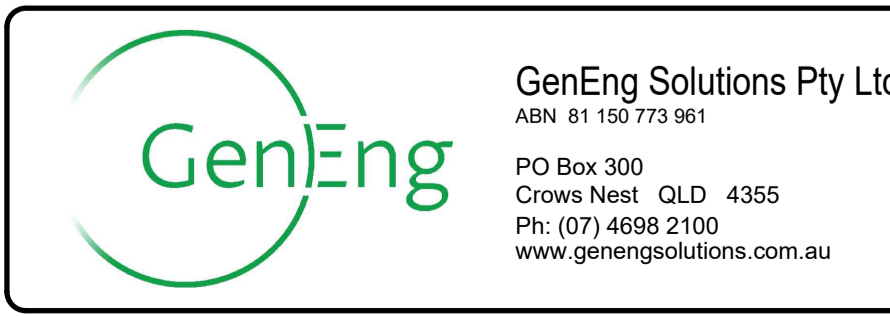
ROAD 06 CROSS SECTIONS
SCALE 1:100

AS CONSTRUCTED



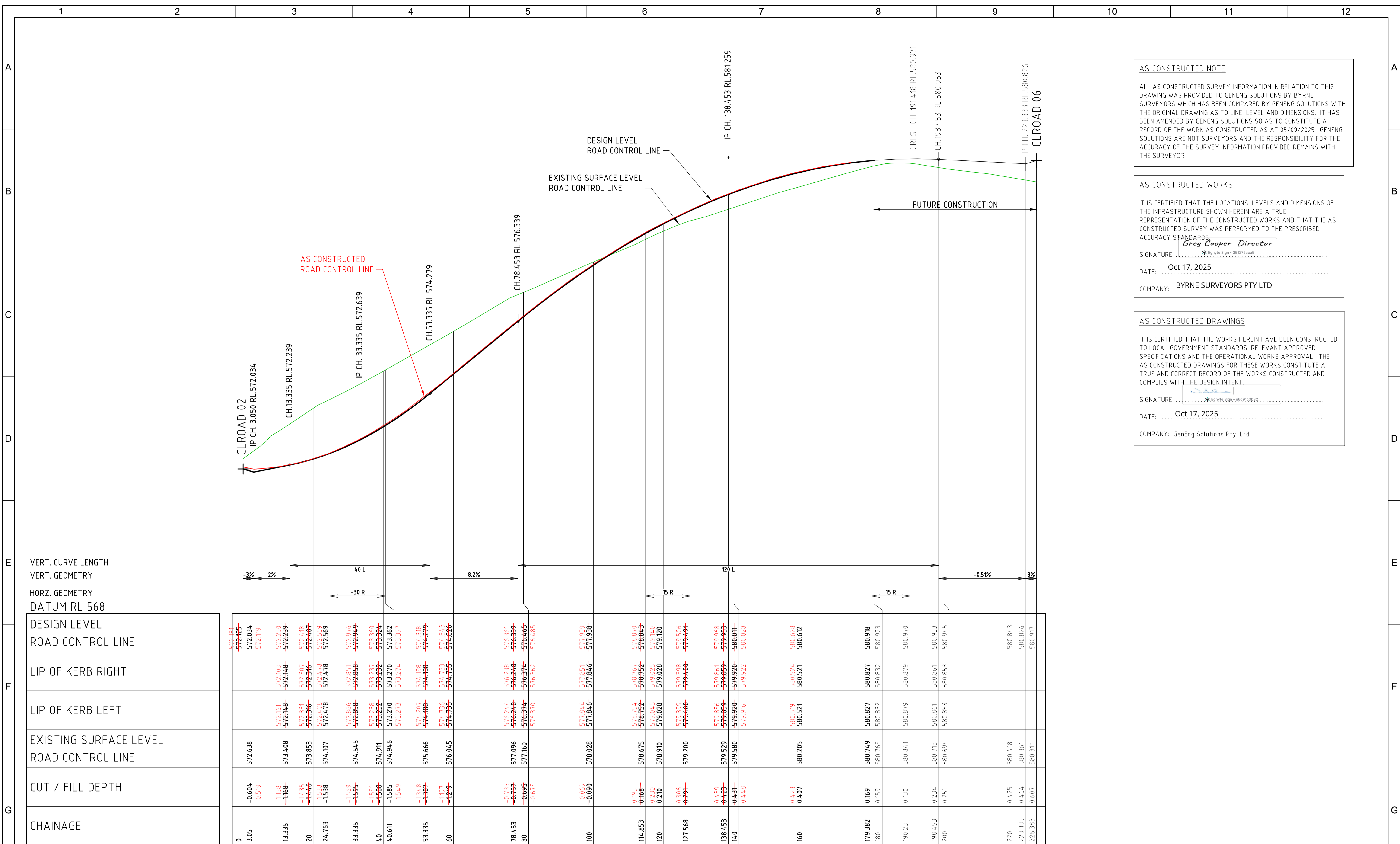
1	05/09/25	DB	NJA	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION
REV.	DATE	DRAWN	APPD	DRAWING REVISION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		

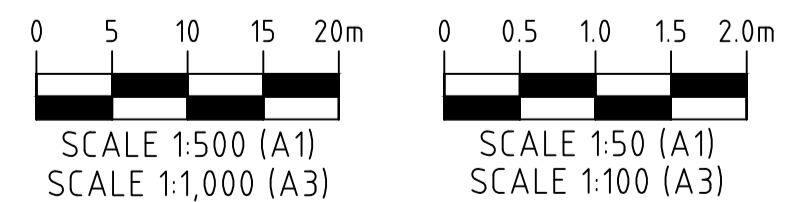


CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL	HORIZ. DATUM		VERT. DATUM

TITLE ROAD 06 CROSS SECTIONS			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 223
		REVISION 1	



ROAD 07 LONGITUDINAL SECTION
SCALE 1:500(H), 1:50(V)



AS CONSTRUCTED NOTE

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AS CONSTRUCTED WORKS

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SIGNATURE: *Greg Cooper Director*
Egnyte Sign - 351275ac65

DATE: Oct 17, 2025

COMPANY: BYRNE SURVEYORS PTY LTD

AS CONSTRUCTED DRAWINGS

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SIGNATURE: *[Signature]*
Egnyte Sign - 351275ac65

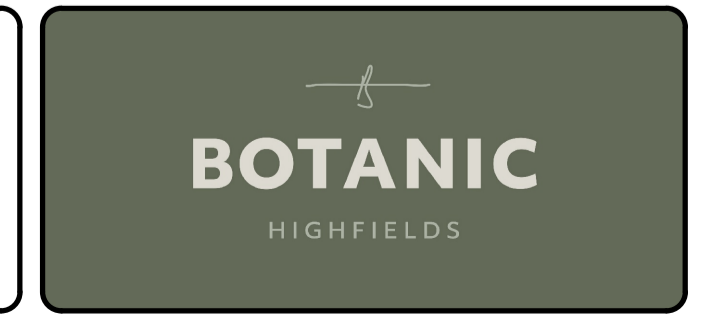
DATE: Oct 17, 2025

COMPANY: GenEng Solutions Pty Ltd.

AS CONSTRUCTED

1	05/09/25	DB	NJA	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION
REV	DATE	DRAWN	APPD	DRAWING REVISION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		

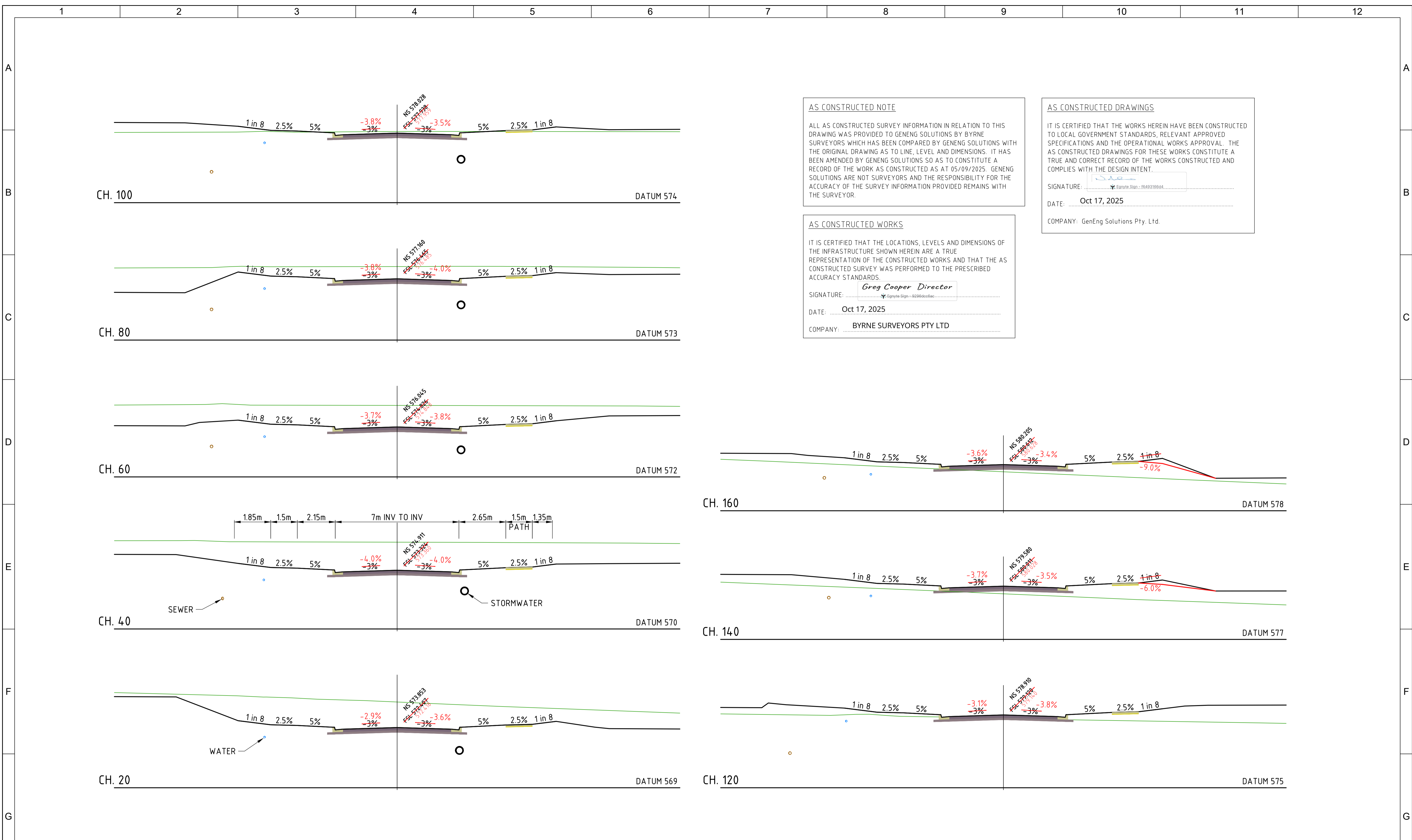


GenEng
GenEng Solutions Pty Ltd
ABN 81 150 773 961

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 STAGE 3		
DRAWN	CHECKED	ENGINEER	SURVEYOR
Y.LI	D.TAYLOR	L.KNIGHT	
DESIGNED	HORIZ. DATUM		VERT. DATUM
A.HALL			

TITLE			
ROAD 07 LONGITUDINAL SECTION			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-03	224
			REVISION
			1



AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

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SIGNATURE: *[Signature]*
 DATE: Oct 17, 2025
 COMPANY: GenEng Solutions Pty. Ltd.

AS CONSTRUCTED WORKS

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SIGNATURE: *Greg Cooper Director*
 DATE: Oct 17, 2025
 COMPANY: BYRNE SURVEYORS PTY LTD

ROADS & DRAINAGE

ROAD 07 CROSS SECTIONS
SCALE 1:100

AS
CONSTRUCTED



REV.	DATE	DRAWN	APPD	DRAWING REVISION
1	05/09/25	DB	NJA	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



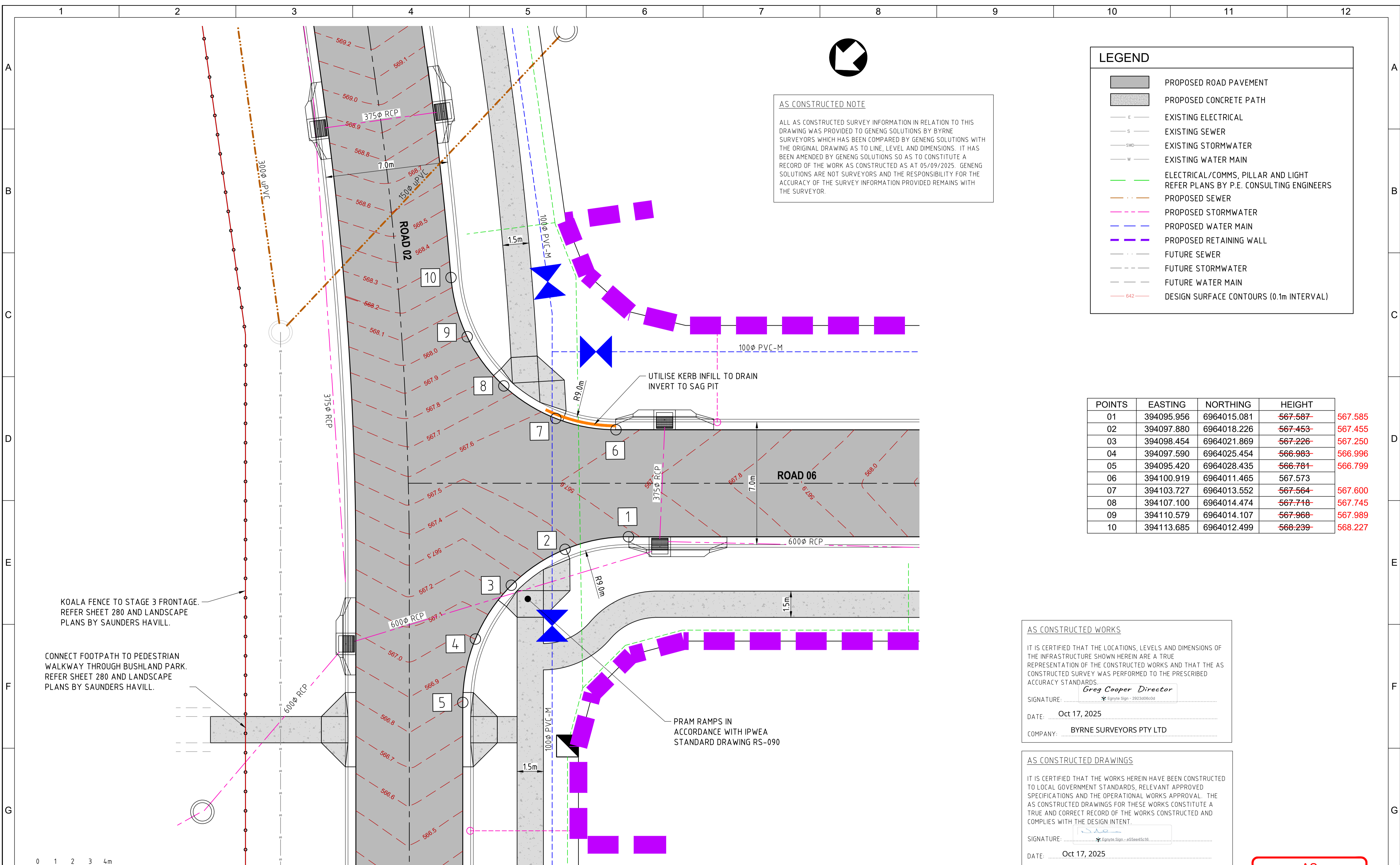
GenEng

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 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL	HORIZ. DATUM		VERT. DATUM

TITLE ROAD 07 CROSS SECTIONS			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 225
		REVISION 1	



AS CONSTRUCTED NOTE

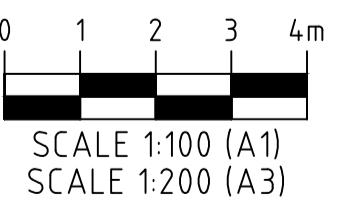
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LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE PATH
	EXISTING ELECTRICAL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER MAIN
	ELECTRICAL/COMMS, PILLAR AND LIGHT REFER PLANS BY P.E. CONSULTING ENGINEERS
	PROPOSED SEWER
	PROPOSED STORMWATER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

POINTS	EASTING	NORTHING	HEIGHT	
01	394095.956	6964015.081	567.587	567.585
02	394097.880	6964018.226	567.453	567.455
03	394098.454	6964021.869	567.226	567.250
04	394097.590	6964025.454	566.983	566.996
05	394095.420	6964028.435	566.781	566.799
06	394100.919	6964011.465	567.573	
07	394103.727	6964013.552	567.564	567.600
08	394107.100	6964014.474	567.718	567.745
09	394110.579	6964014.107	567.968	567.989
10	394113.685	6964012.499	568.239	568.227

KOALA FENCE TO STAGE 3 FRONTAGE. REFER SHEET 280 AND LANDSCAPE PLANS BY SAUNDERS HAVILL.

CONNECT FOOTPATH TO PEDESTRIAN WALKWAY THROUGH BUSHLAND PARK. REFER SHEET 280 AND LANDSCAPE PLANS BY SAUNDERS HAVILL.



INTERSECTION LAYOUT PLAN - ROAD 02 AND ROAD 06
SCALE 1:100

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: *Greg Cooper* Director
DATE: **Oct 17, 2025**
COMPANY: **BYRNE SURVEYORS PTY LTD**

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: *A.Hall*
DATE: **Oct 17, 2025**
COMPANY: **GenEng Solutions Pty. Ltd.**

AS CONSTRUCTED

REV.	DATE	DRAWN	APPD	DRAWING REVISION
1	16/10/25	DET	NJA	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>Ben Lusk</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		

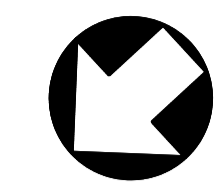


GenEng Solutions Pty Ltd
ABN 81 150 773 961

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 3			
DRAWN	CHECKED	ENGINEER	SURVEYOR
Y.LI	D.TAYLOR	L.KNIGHT	
DESIGNED	HORIZ. DATUM VERT. DATUM		
A.HALL			

TITLE				
INTERSECTION DETAILS				
SHEET - 1 OF 2				
SHEET	SCALE	JOB No	SHEET No	REVISION
A1	AS SHOWN	GS562-03	250	1



AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. 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
	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
	DESIGN SURFACE CONTOURS (0.1m INTERVAL)

POINTS	EASTING	NORTHING	HEIGHT	
20	394169.055	6963962.204	572.122	572.081
21	394170.524	6963965.586	572.015	571.978
22	394170.588	6963969.272	571.842	571.828
23	394169.235	6963972.703	571.654	571.653
24	394166.673	6963975.354	571.495	571.505
25	394174.068	6963958.728	572.136	572.144
26	394176.720	6963961.290	572.107	572.135
27	394180.150	6963962.643	572.208	572.244
28	394183.837	6963962.579	572.384	572.406
29	394187.219	6963961.110	572.549	572.570

AS CONSTRUCTED WORKS

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SIGNATURE: *Greg Cooper Director*
Egnyte Sign - 9040728808

DATE: **Oct 17, 2025**

COMPANY: **BYRNE SURVEYORS PTY LTD**

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]*
Egnyte Sign - 888bed8494

DATE: **Oct 17, 2025**

COMPANY: **GenEng Solutions Pty. Ltd.**

**AS
CONSTRUCTED**

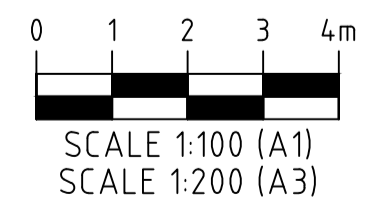
KOALA FENCE TO STAGE 3 FRONTAGE. REFER SHEET 280 AND LANDSCAPE PLANS BY SAUNDERS HAVILL.

UTILISE KERB INFILL TO DRAIN INVERT TO SAG PIT

PRAM RAMPS IN ACCORDANCE WITH IPWEA STANDARD DRAWING RS-090

INTERSECTION LAYOUT PLAN - ROAD 02 AND ROAD 07

SCALE 1:100



REV.	DATE	DRAWN	APPD	DRAWING REVISION
1	16/10/25	DET	NJA	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



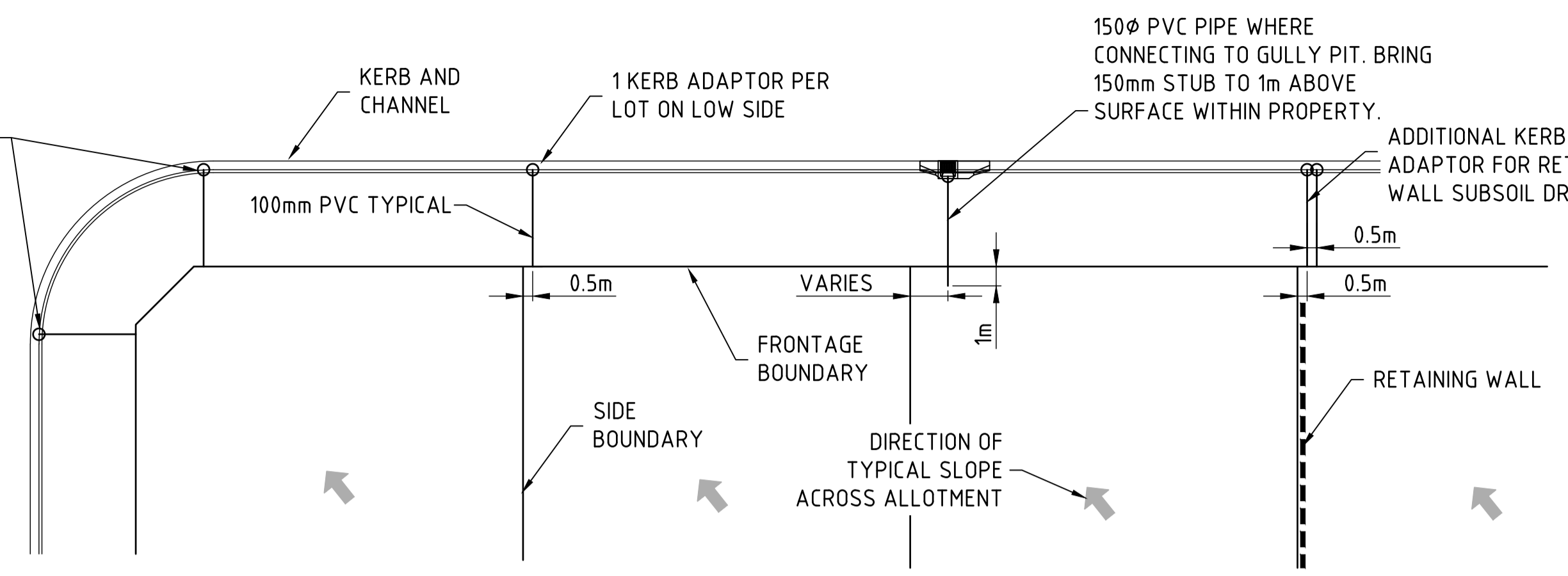
GenEng Solutions Pty Ltd
 ABN 81 150 773 961

PO Box 300
 Crow's Nest QLD 4355
 Ph: (07) 4698 2100
 www.genengsolutions.com.au

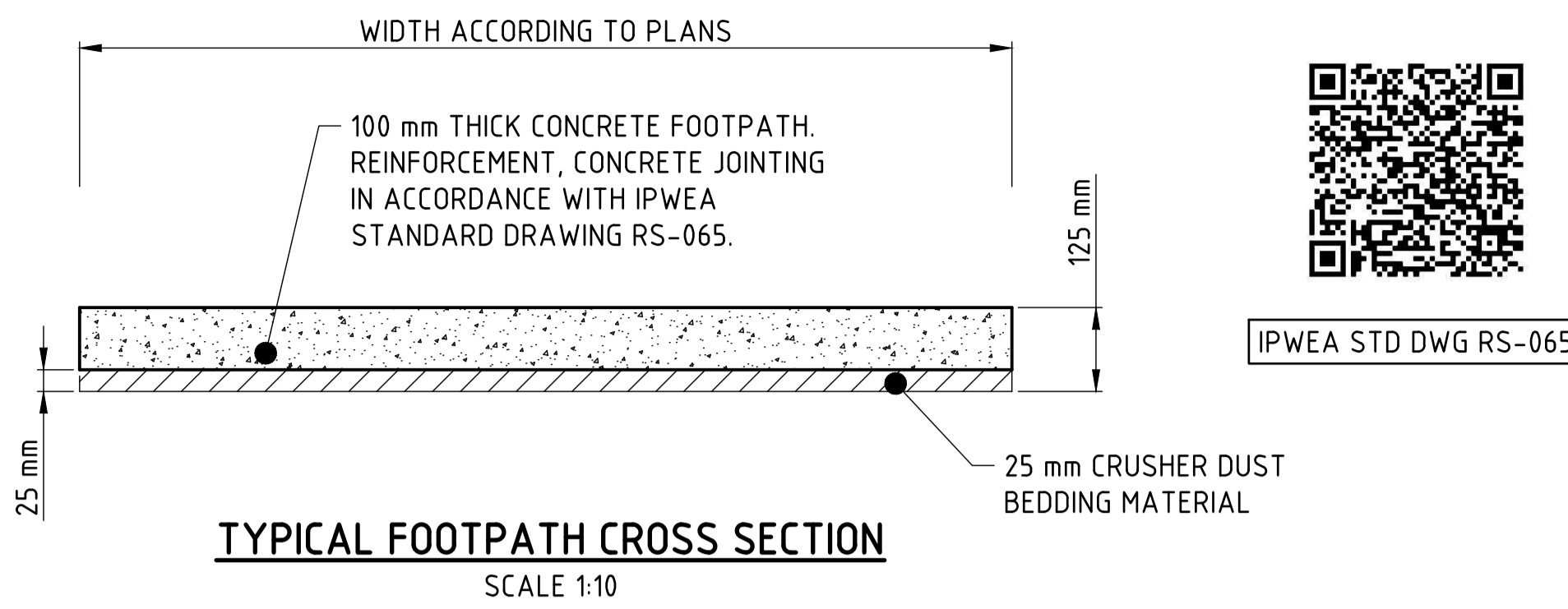
CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS STAGE 3			
DRAWN	CHECKED	ENGINEER	SURVEYOR
Y.LI	D.TAYLOR	L.KNIGHT	
DESIGNED	HORIZ. DATUM VERT. DATUM		
A.HALL			

TITLE			
INTERSECTION DETAILS			
SHEET - 2 OF 2			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-03	251
			REVISION
			1

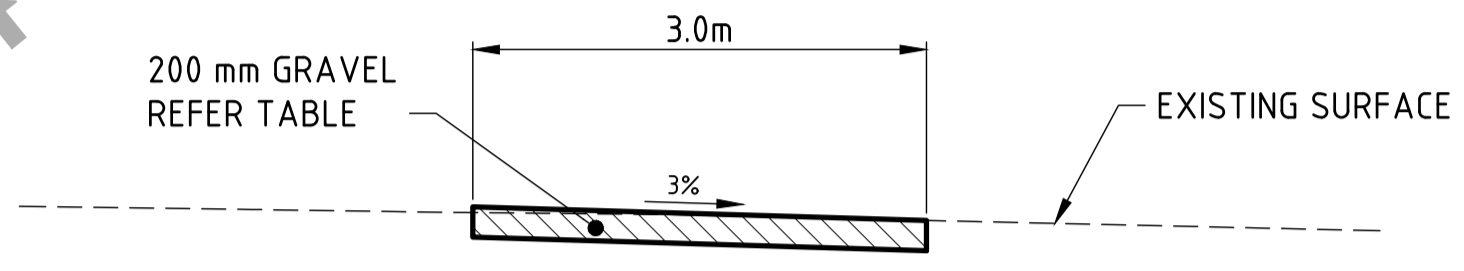
FOR CORNER ALLOTMENTS PROVIDE 1 KERB ADAPTOR PER FRONTAGE ON LOW SIDE



TYPICAL KERB ADAPTOR INSTALLATION
REFER IPWEA STD DWG RS-081 AND TRC 101450-001 FOR DETAILS
SCALE N.T.S



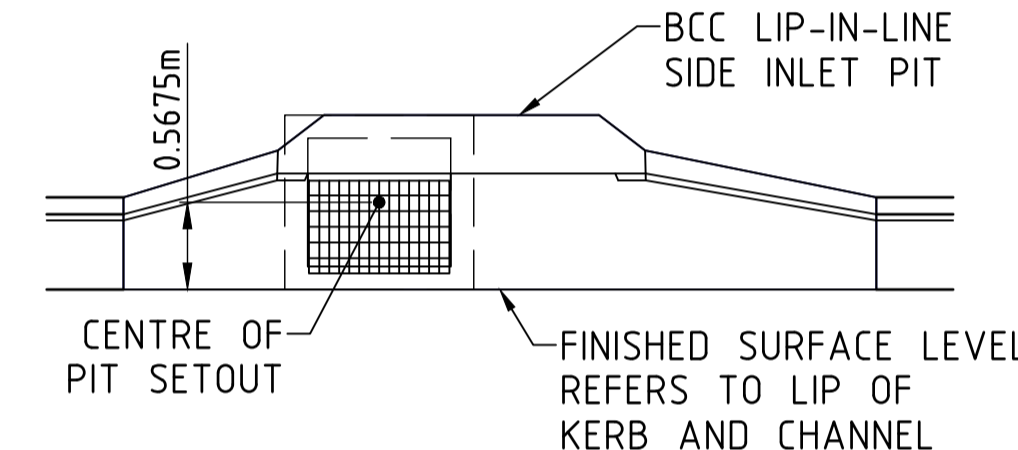
IPWEA STD DWG RS-065



- SUBGRADE NOTES**
- DESIGN SUBGRADE OF CBR5 HAS BEEN ADOPTED FOR PAVEMENT DESIGN. CONTRACTOR TO CONFIRM DESIGN SUBGRADE PRIOR TO PLACING PAVEMENT.
 - IF SUBGRADE IS FOUND TO BE UNSUITABLE, THE FOLLOWING SUBGRADE REPLACEMENT OPTIONS ARE AVAILABLE, FOLLOWING APPROVAL BY THE SUPERINTENDENT:
 - 2.1. GEOCOMPOSITE WITH 200mm SUBGRADE REPLACEMENT TYPE 2.5 MATERIAL.
 - 2.2. 300mm ROCK REPLACEMENT d50=200mm, 300mm THICK LAYER, A49 GEOFABRIC WRAPPED EXTENDED OUT TO SUBSOIL DRAINAGE IN ORDER TO DRAIN.

AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.



NOTE:
RAMPED PEDESTRIAN CROSSINGS TO BE CONSTRUCTED IN ACCORDANCE WITH IPWEA STANDARD DRAWING RS-090

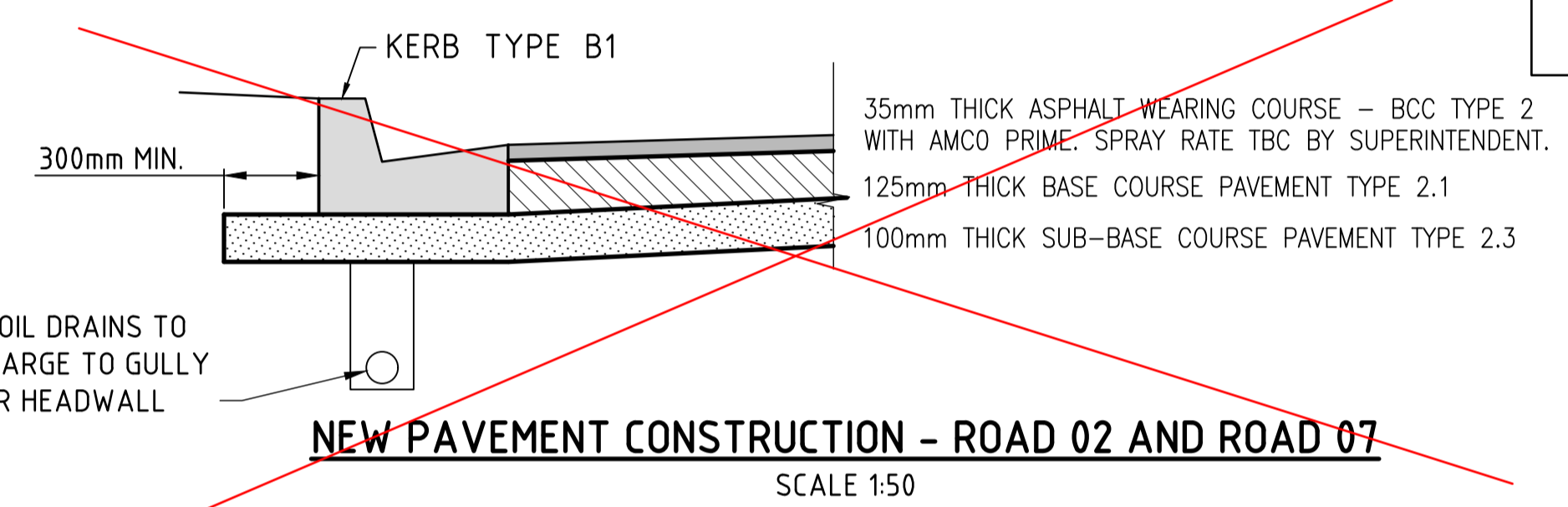
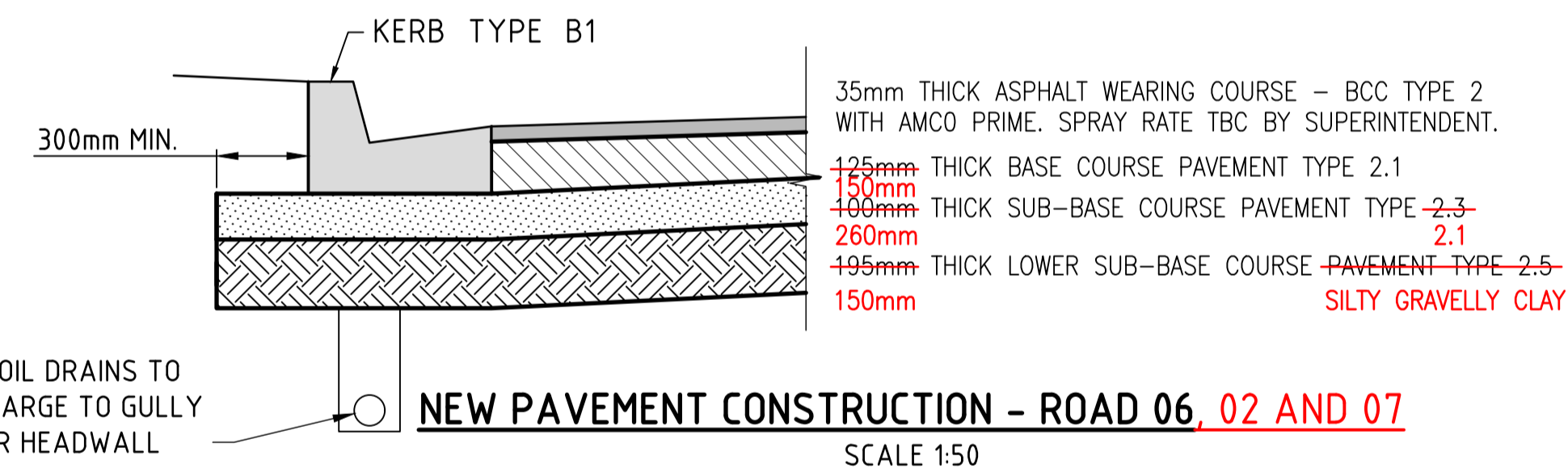


TABLE 1 - Unsealed Wearing Course Pavement Specifications

Lower Limit	Sieve Size	Upper Limit
100	37.5	100
95	26.5	100
80	19	100
55	9.5	85
40	4.75	75
30	2.36	60
20	0.425	40
10	0.075	25
120	Shrinkage product (linear x % passing 0.425 sieve)	240
16	Grading coefficient (% pass 4.75mm/100)	34
0.4	Dust ratio (% pass 0.075mm/5 pass 0.425mm)	0.6
6	Plasticity index	12
30	CBR	



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:

DATE: Oct 17, 2025

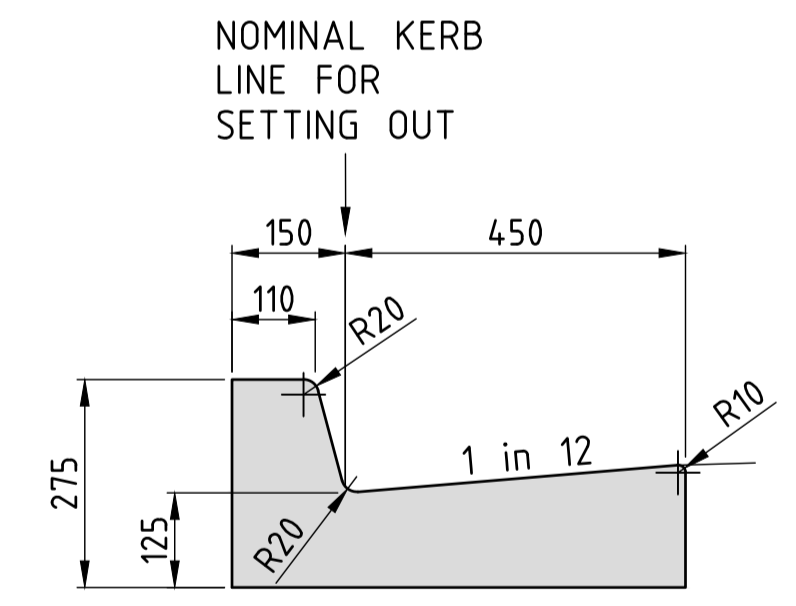
COMPANY: GenEng Solutions Pty. Ltd.



TMR STD DWG 1311



IPWEA STD DWG RS-090



IPWEA STD DWG RS-080

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

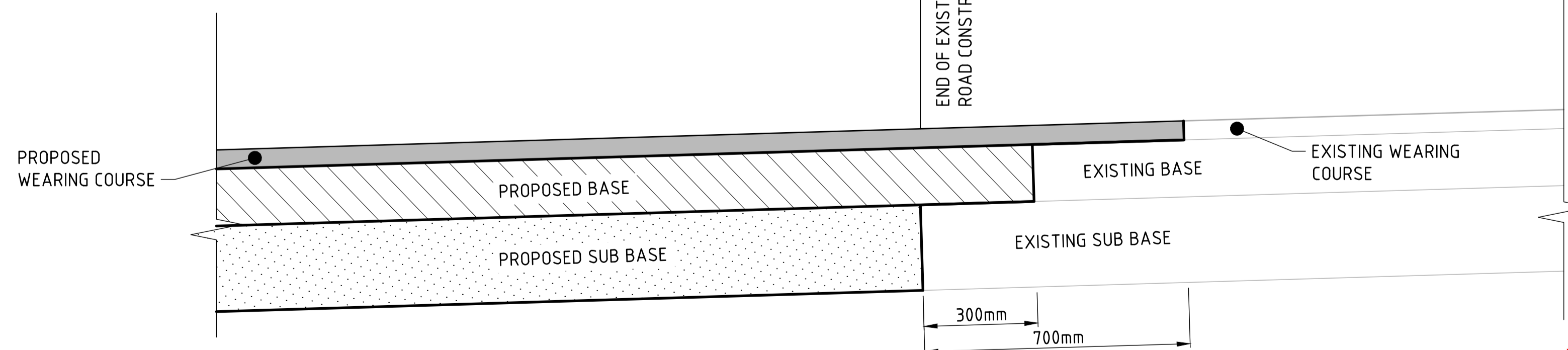
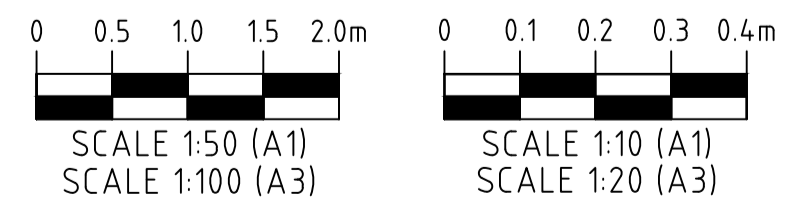
AS CONSTRUCTED WORKS

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:

DATE: Oct 17, 2025

COMPANY: BYRNE SURVEYORS PTY LTD



AS CONSTRUCTED

REV	DATE	DRAWN	APPD	DRAWING REVISION
4	16/10/25	DET	NJA	AS CONSTRUCTED
3	04/03/25	DET	BGL	WALL TO LOT 310
2	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
1	09/09/24	DET	BGL	REMOVAL OF PLASTIC IN FOOTPATH
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



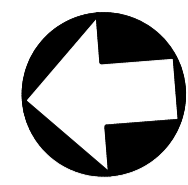
GenEng

GenEng Solutions Pty Ltd
ABN 81 150 773 961

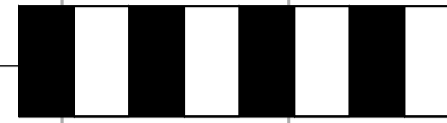
PO Box 300
Crows Nest QLD 4355
Ph: (07) 4698 2100
www.genengsolutions.com.au

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL			HORIZ. DATUM VERT. DATUM

TITLE PAVEMENT DESIGN AND MISCELLANEOUS DETAILS			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 260
			REVISION 4



SIGN REMOVED DUE TO FUTURE STAGE CONSTRUCTION



LEGEND	
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE PATH

AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED WORKS

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Greg Cooper Director
 SIGNATURE: _____
 DATE: Oct 17, 2025
 COMPANY: BYRNE SURVEYORS PTY LTD

AS CONSTRUCTED DRAWINGS

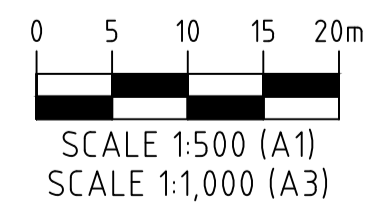
IT IS CERTIFIED THAT THE WORKS HEREIN HAVE BEEN CONSTRUCTED TO LOCAL GOVERNMENT STANDARDS, RELEVANT APPROVED SPECIFICATIONS AND THE OPERATIONAL WORKS APPROVAL. THE AS CONSTRUCTED DRAWINGS FOR THESE WORKS CONSTITUTE A TRUE AND CORRECT RECORD OF THE WORKS CONSTRUCTED AND COMPLIES WITH THE DESIGN INTENT.

GenEng Solutions Pty Ltd
 SIGNATURE: _____
 DATE: Oct 17, 2025
 COMPANY: GenEng Solutions Pty Ltd.

STAGE 6



SIGN REMOVED DUE TO FUTURE STAGE CONSTRUCTION



SIGNAGE AND LINEMARKING LAYOUT PLAN

AS CONSTRUCTED

REV	DATE	DRAWN	APPD	DRAWING REVISION
2	16/10/25	DET	NJA	AS CONSTRUCTED
1	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

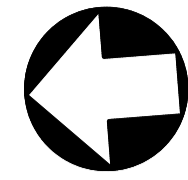
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



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 3			
DRAWN	CHECKED	ENGINEER	SURVEYOR
Y.LI	D.TAYLOR	L.KNIGHT	
DESIGNED	HORIZ. DATUM		VERT. DATUM
A.HALL			

TITLE			
SIGNAGE AND LINEMARKING PLAN			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-03	270
			REVISION
			2



AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED WORKS

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Greg Cooper Director

SIGNATURE: [Signature]

DATE: Oct 17, 2025

COMPANY: BYRNE SURVEYORS PTY LTD

AS CONSTRUCTED DRAWINGS

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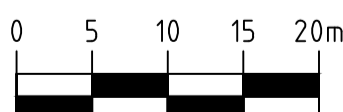
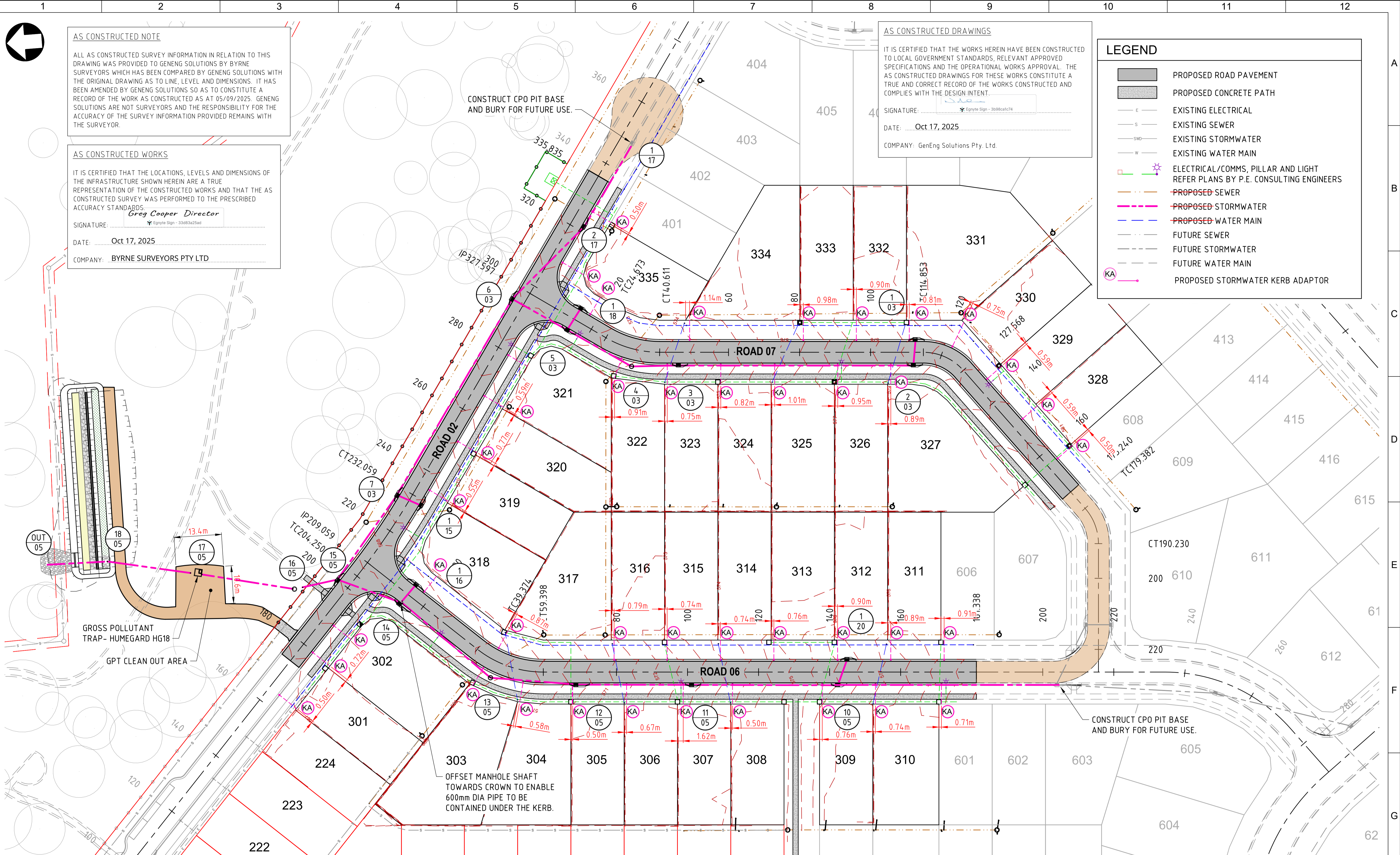
SIGNATURE: [Signature]

DATE: Oct 17, 2025

COMPANY: GenEng Solutions Pty. Ltd.

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



SCALE 1:500 (A1)
SCALE 1:1,000 (A3)

STORMWATER LAYOUT PLAN
SCALE 1:500

AS
CONSTRUCTED

REV	DATE	DRAWN	APPD	DRAWING REVISION
3	05/09/25	DB	NJA	AS CONSTRUCTED
2	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
1	1/10/24	DET	BGL	CONNECTIONS TO STAGE 4 SEWER
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

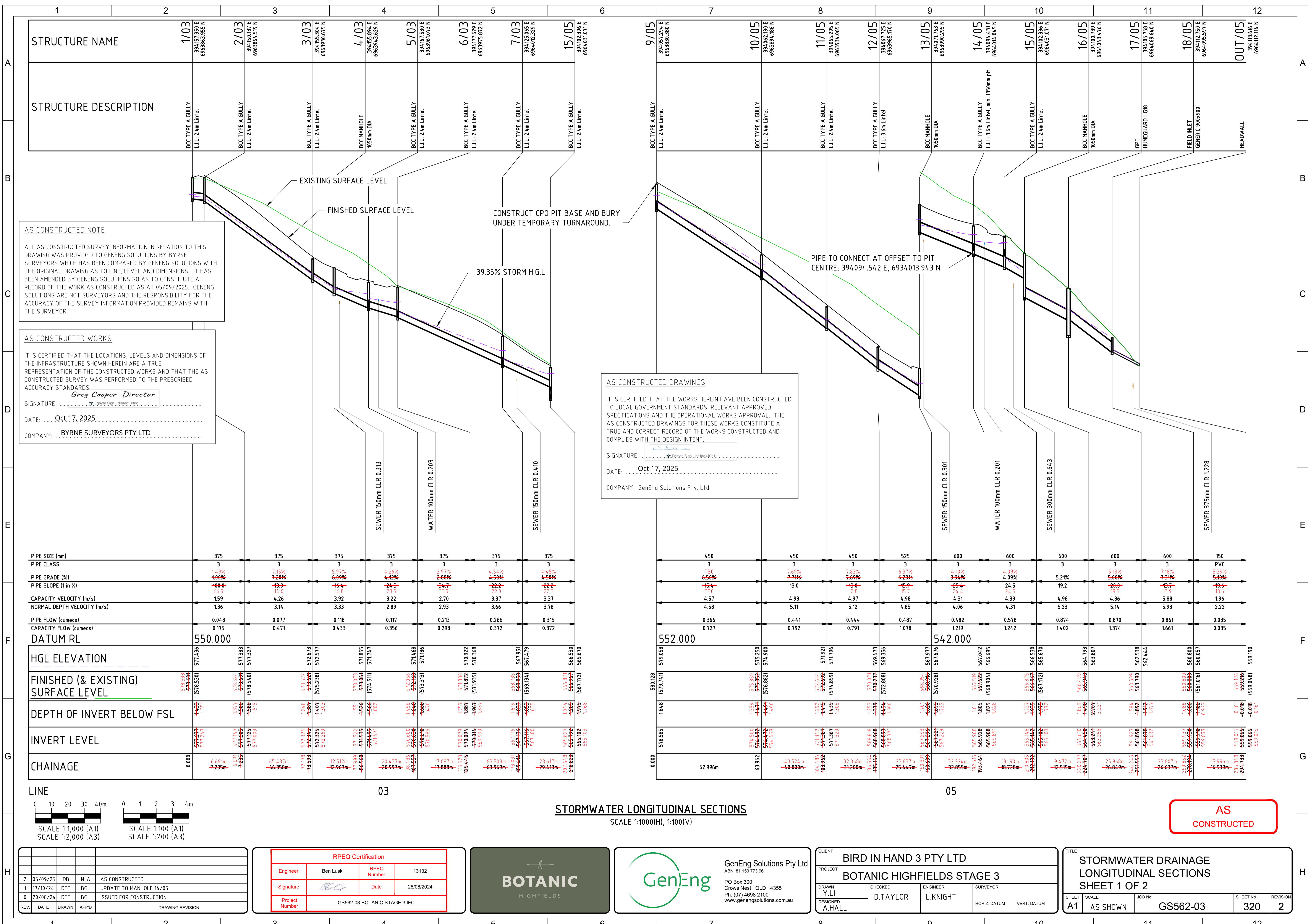
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	[Signature]	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



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 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL			HORIZ. DATUM VERT. DATUM

TITLE STORMWATER DRAINAGE LAYOUT PLAN			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 310
			REVISION 3



AS CONSTRUCTED NOTE

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AS CONSTRUCTED WORKS

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Greg Cooper Director
 SIGNATURE: _____
 DATE: Oct 17, 2025
 COMPANY: BYRNE SURVEYORS PTY LTD

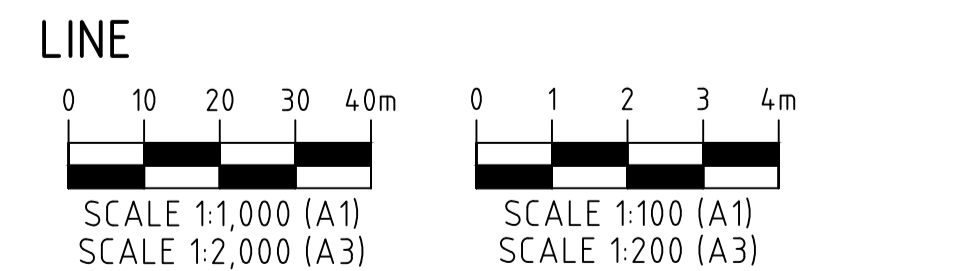
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 SIGNATURE: _____
 DATE: Oct 17, 2025
 COMPANY: GenEng Solutions Pty. Ltd.

PIPE SIZE (mm)	375	375	375	375	375	375	375
PIPE CLASS	3	3	3	3	3	3	3
PIPE GRADE (%)	1.00%	7.20%	6.09%	4.12%	2.80%	4.50%	4.50%
PIPE SLOPE (1 in X)	100.0	13.9	16.4	24.3	34.7	22.2	22.2
CAPACITY VELOCITY (m/s)	1.59	4.26	3.92	2.70	3.37	3.37	3.37
NORMAL DEPTH VELOCITY (m/s)	1.36	3.14	3.33	2.89	2.93	3.66	3.78
PIPE FLOW (cumecs)	0.048	0.077	0.118	0.117	0.213	0.266	0.315
CAPACITY FLOW (cumecs)	0.175	0.471	0.433	0.356	0.298	0.372	0.372
DATUM RL	550.000						
HGL ELEVATION	571.436	572.673	572.577	571.855	571.747	570.956	570.368
FINISHED (& EXISTING) SURFACE LEVEL	578.598	578.324	578.321	578.056	577.468	576.935	576.530
DEPTH OF INVERT BELOW FSL	44.33	13.77	14.96	15.51	15.66	16.93	16.35
INVERT LEVEL	577.247	574.905	573.601	573.303	572.281	570.000	570.000
CHAINAGE	0.000	6.691m	7.235m	6.635m	12.393m	12.967m	8.656m

PIPE SIZE (mm)	450	450	450	525	600	600	600	600	600	150
PIPE CLASS	3	3	3	3	3	3	3	3	3	PVC
PIPE GRADE (%)	6.50%	7.71%	7.63%	6.28%	4.03%	5.21%	5.00%	7.31%	5.39%	5.10%
PIPE SLOPE (1 in X)	15.4	13.0	13.0	15.9	25.4	19.2	20.0	13.7	19.6	19.6
CAPACITY VELOCITY (m/s)	4.57	4.98	4.97	4.98	4.31	4.96	4.86	5.88	1.96	1.96
NORMAL DEPTH VELOCITY (m/s)	4.58	5.11	5.12	4.85	4.06	5.23	5.14	5.93	2.22	2.22
PIPE FLOW (cumecs)	0.366	0.441	0.444	0.487	0.482	0.578	0.874	0.870	0.035	0.035
CAPACITY FLOW (cumecs)	0.727	0.792	0.791	1.078	1.219	1.242	1.374	1.661	0.035	0.035
DATUM RL	552.000			542.000						
HGL ELEVATION	579.058	579.250	579.250	578.473	576.176	576.993	576.993	576.993	576.993	559.190
FINISHED (& EXISTING) SURFACE LEVEL	580.128	578.661	578.661	578.071	576.916	576.916	576.916	576.916	576.916	559.216
DEPTH OF INVERT BELOW FSL	16.48	13.65	13.65	14.95	14.95	14.95	14.95	14.95	14.95	16.48
INVERT LEVEL	578.595	574.992	574.992	573.321	571.981	572.021	572.021	572.021	572.021	559.016
CHAINAGE	0.000	62.996m	63.862	104.486	103.262	132.000m	135.162	160.000	160.000	204.733

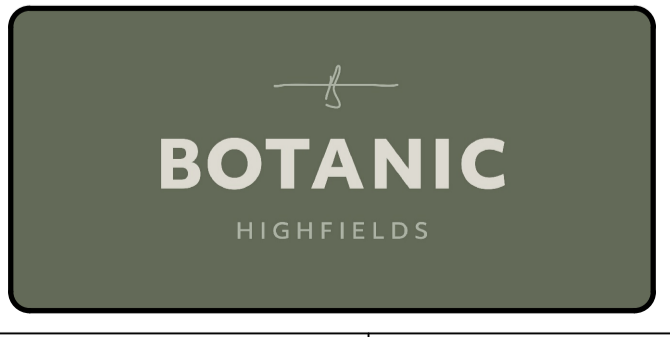


STORMWATER LONGITUDINAL SECTIONS
 SCALE 1:1000(H), 1:100(V)

AS CONSTRUCTED

REV	DATE	DRAWN	APPD	DRAWING REVISION
2	05/09/25	DB	NJA	AS CONSTRUCTED
1	17/10/24	DET	BGL	UPDATE TO MANHOLE 14/05
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



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

CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS STAGE 3			
DRAWN	CHECKED	ENGINEER	SURVEYOR
Y.LI	D.TAYLOR	L.KNIGHT	
DESIGNED			HORIZ. DATUM
A.HALL			VERT. DATUM

TITLE			
STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 1 OF 2			
SHEET	SCALE	JOB No	REVISION
A1	AS SHOWN	GS562-03	320
			2

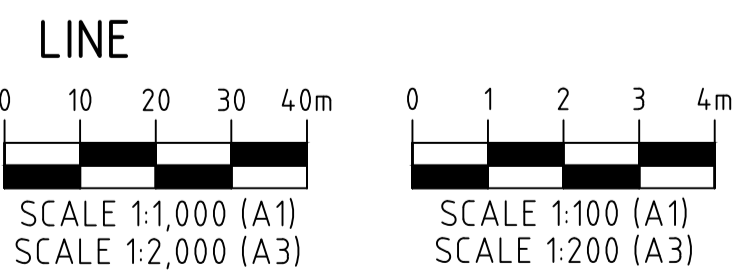
STRUCTURE NAME	1/15 394170.841 E 6964006.385 N	7/03 3941725.065 E 6964012.323 N	1/16 394099.437 E 6964009.023 N	14/05 394094.398 E 6964014.165 N	1/17 394221.930 E 6963936.909 N	2/17 394195.941 E 6963954.372 N	6/03 394171.629 E 6963975.872 N	1/18 394173.281 E 6963956.597 N	5/03 394162.580 E 6963961.073 N	1/20 394069.068 E 6963889.166 N	10/05 394062.803 E 6963894.186 N
STRUCTURE DESCRIPTION	BCC TYPE A GULLY L.L.I.; 2.4m Lintel	BCC TYPE A GULLY L.L.I.; 2.4m Lintel	BCC TYPE A GULLY (SAG) L.L.I.; 3.6m Lintel	BCC TYPE A GULLY L.L.I.; 3.6m Lintel	BCC TYPE A GULLY L.L.I.; 2.4m Lintel	BCC TYPE A GULLY L.L.I.; 2.4m Lintel	BCC TYPE A GULLY L.L.I.; 2.4m Lintel	BCC TYPE A GULLY (SAG) L.L.I.; 2.4m Lintel	BCC TYPE A GULLY L.L.I.; 2.4m Lintel	BCC TYPE A GULLY L.L.I.; 2.4m Lintel	BCC TYPE A GULLY L.L.I.; 2.4m Lintel

CONSTRUCT CPO PIT BASE AND BURY UNDER TEMPORARY TURNAROUND.
EXISTING SURFACE LEVEL
FINISHED SURFACE LEVEL

39.35% STORM H.G.L.

SEWER 150mm CLR 1206

PIPE SIZE (mm)	375	375	375	375	375	375	375	375	375
PIPE CLASS	3	3	3	3	3	3	3	3	3
PIPE GRADE (%)	5.16%	2.38%	3.27%	5.78%	3.30%	3.49%	5.78%	3.30%	3.51%
PIPE SLOPE (1 in X)	4.75%	4.20%	3.49%	28.6%	4.4%	28.5%	29.3%	28.5%	29.4%
CAPACITY VELOCITY (m/s)	3.46	2.45	2.97	3.82	2.38	2.97	2.09	2.97	2.09
NORMAL DEPTH VELOCITY (m/s)	2.40	1.91	2.01	2.53	1.80	2.09	1.80	2.09	1.80
PIPE FLOW (cumecs)	0.051	0.054	0.040	0.048	0.047	0.045	0.045	0.045	0.045
CAPACITY FLOW (cumecs)	0.382	0.271	0.328	0.422	0.263	0.328	0.263	0.328	0.263
DATUM RL	546.000	546.000	550.000	550.000	550.000	554.000	554.000	554.000	554.000
HGL ELEVATION	561.957	561.429	572.901	571.838	571.474	571.468	571.186	571.256	571.250
FINISHED (& EXISTING) SURFACE LEVEL	568.663 569.133	568.881 568.956	573.967 574.452	573.057 573.634	573.653 573.912	573.101 573.313	572.608 572.820	572.608 572.820	572.608 572.820
DEPTH OF INVERT BELOW FSL	4.34 1.976	4.34 1.976	1.319 1.614	1.370 1.458	1.454 1.455	1.454 1.455	1.454 1.455	1.454 1.455	1.454 1.455
INVERT LEVEL	567.540 567.035	567.035 566.959	571.582 571.288	570.388 570.176	570.018 569.457	569.994 569.999	569.994 569.999	569.994 569.999	569.994 569.999
CHAINAGE	0.000 -13.073	0.000 -13.073	0.000 -13.208	26.951 -17.242	54.021 -28.242m	54.021 -28.242m	54.021 -28.242m	54.021 -28.242m	54.021 -28.242m



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

AS CONSTRUCTED NOTE
ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. 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: *Greg Cooper Director*
DATE: **Oct 17, 2025**
COMPANY: **BYRNE SURVEYORS PTY LTD**

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: **Oct 17, 2025**
COMPANY: **GenEng Solutions Pty. Ltd.**

AS CONSTRUCTED

REV	DATE	DRAWN	APPD	DRAWING REVISION
1	05/09/25	DB	NJA	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

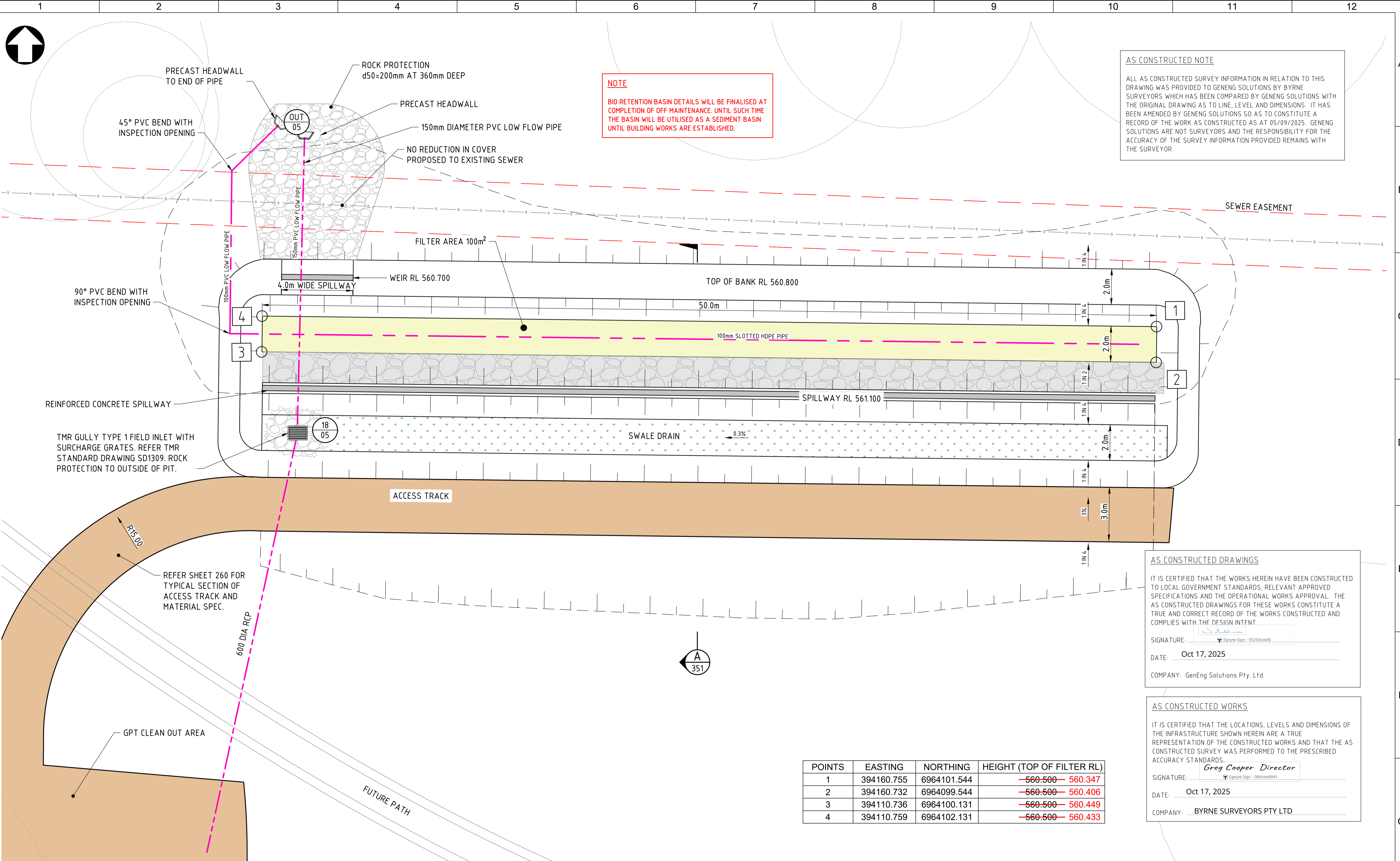
RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



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

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL	HORIZ. DATUM		VERT. DATUM

TITLE STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 2 OF 2			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	REVISION 321 1



NOTE
 BIO RETENTION BASIN DETAILS WILL BE FINALISED AT COMPLETION OF OFF MAINTENANCE. UNTIL SUCH TIME THE BASIN WILL BE UTILISED AS A SEDIMENT BASIN UNTIL BUILDING WORKS ARE ESTABLISHED.

AS CONSTRUCTED NOTE
 ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

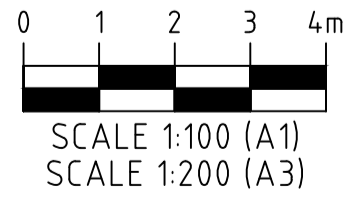
AS CONSTRUCTED DRAWINGS
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 SIGNATURE: *[Signature]*
 DATE: **Oct 17, 2025**
 COMPANY: GenEng Solutions Pty. Ltd.

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: *Greg Cooper Director*
 DATE: **Oct 17, 2025**
 COMPANY: BYRNE SURVEYORS PTY LTD

POINTS	EASTING	NORTHING	HEIGHT (TOP OF FILTER RL)
1	394160.755	6964101.544	-560.500 -560.347
2	394160.732	6964099.544	-560.500 -560.406
3	394110.736	6964100.131	-560.500 -560.449
4	394110.759	6964102.131	-560.500 -560.433

BIO RETENTION BASIN LAYOUT PLAN
 SCALE 1:100

AS CONSTRUCTED



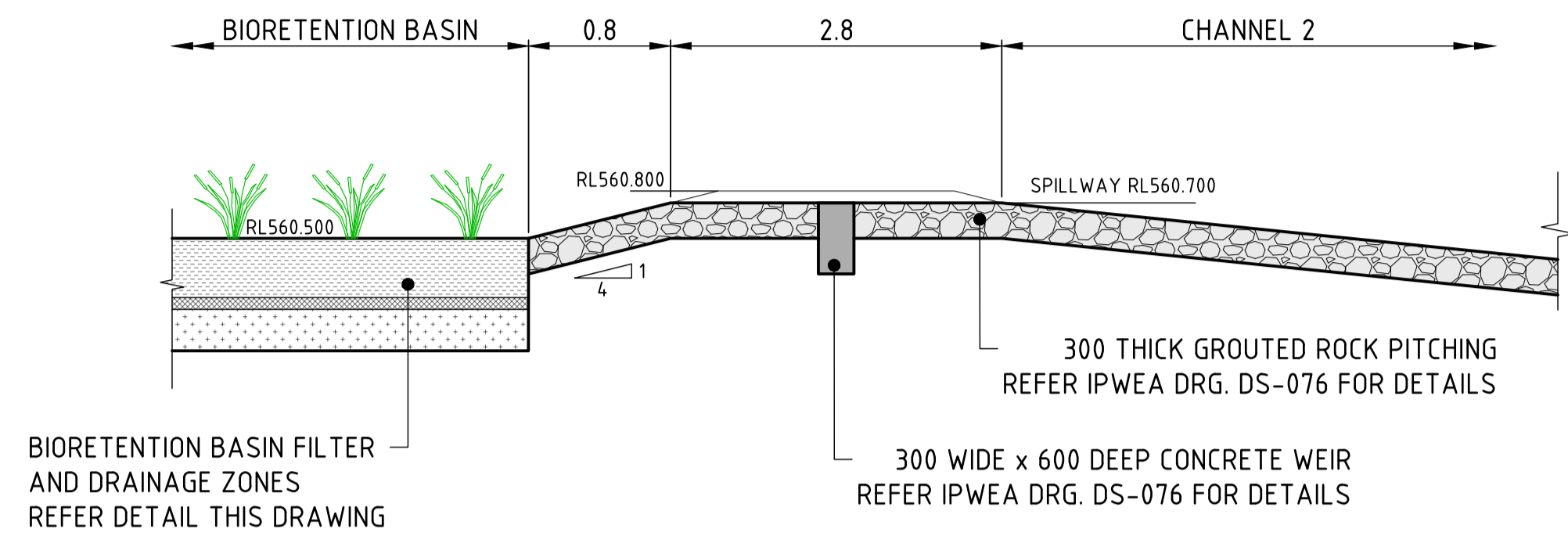
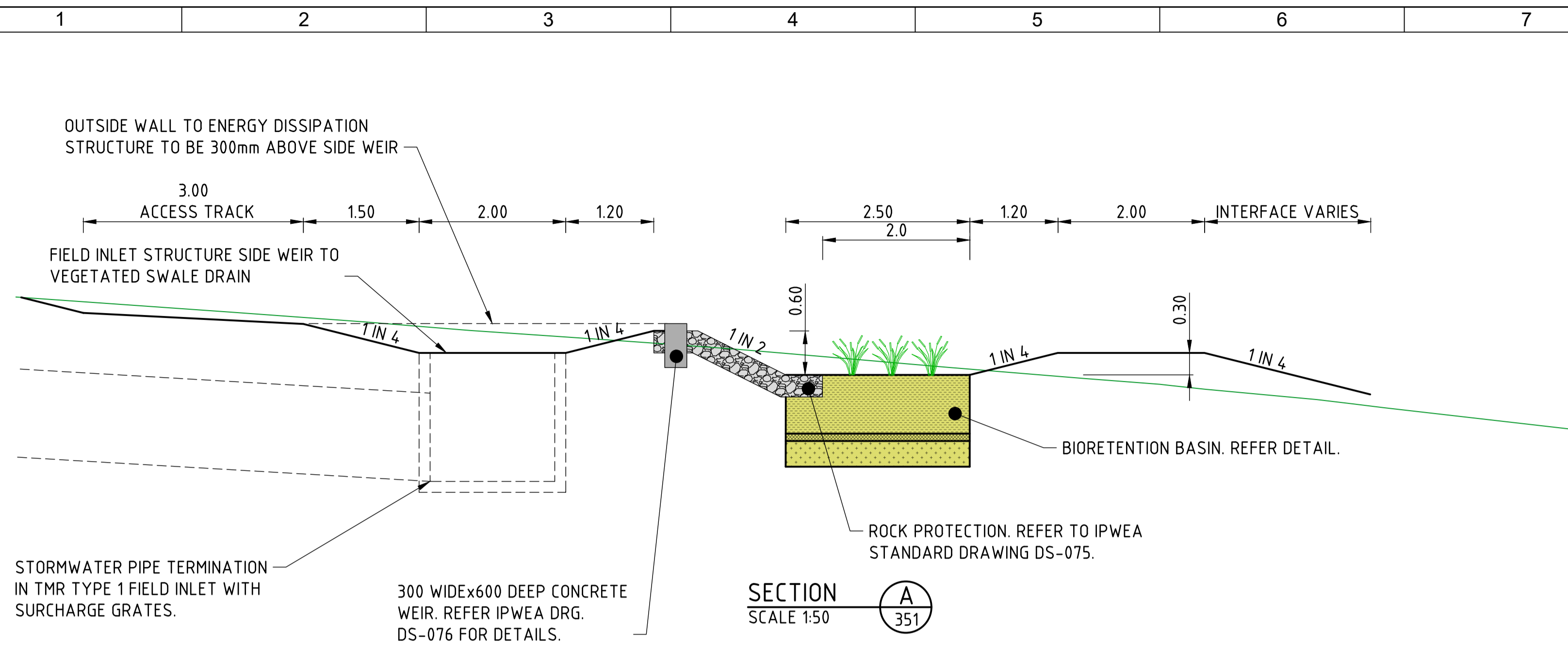
REV	DATE	DRAWN	APPD	DRAWING REVISION
2	16/10/25	DET	NJA	AS CONSTRUCTED
1	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



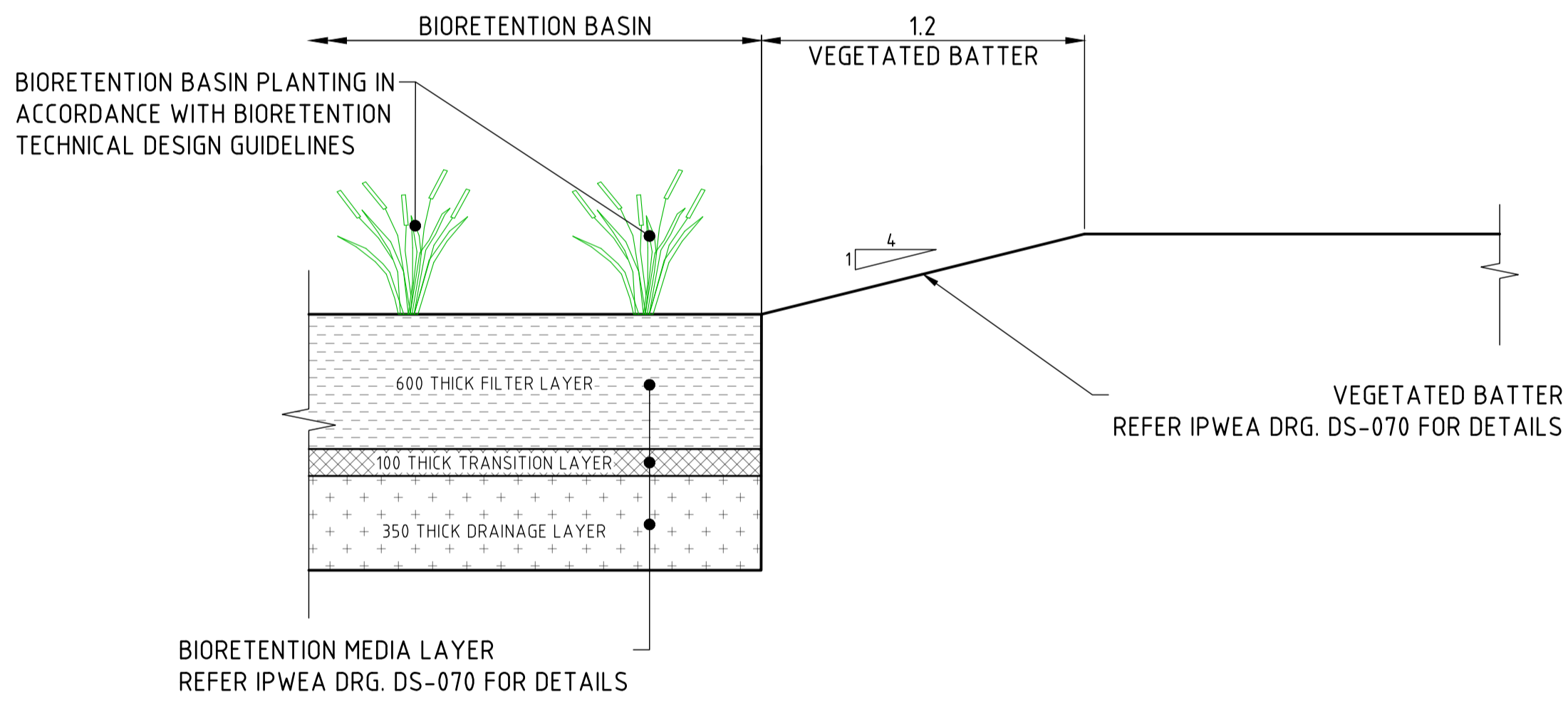
CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS STAGE 3			
DRAWN	CHECKED	ENGINEER	SURVEYOR
Y.LI	D.TAYLOR	L.KNIGHT	
DESIGNED			HORIZ. DATUM
A.HALL			VERT. DATUM

TITLE			
STORMWATER DRAINAGE BIO BASIN LAYOUT PLAN			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-03	350
			REVISION
			2



BIO-RETENTION BASIN SPILLWAY DETAIL
SCALE 1:50

NOTE
BIO RETENTION BASIN DETAILS WILL BE FINALISED AT COMPLETION OF OFF MAINTENANCE. UNTIL SUCH TIME THE BASIN WILL BE UTILISED AS A SEDIMENT BASIN UNTIL BUILDING WORKS ARE ESTABLISHED.

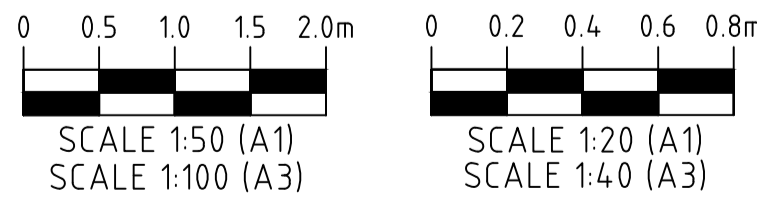


BIO-RETENTION BASIN FILTER AREA DETAIL
SCALE 1:20

AS CONSTRUCTED NOTE
ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED DRAWINGS
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SIGNATURE: *[Signature]*
DATE: Oct 17, 2025
COMPANY: GenEng Solutions Pty. Ltd.

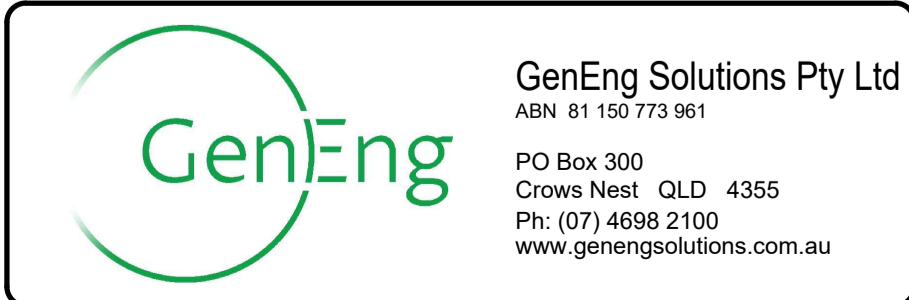
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SIGNATURE: *Greg Cooper Director*
DATE: Oct 17, 2025
COMPANY: BYRNE SURVEYORS PTY LTD



AS CONSTRUCTED

REV.	DATE	DRAWN	APPD	DRAWING REVISION
2	16/10/25	DET	NJA	AS CONSTRUCTED
1	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL	HORIZ. DATUM		VERT. DATUM

TITLE STORMWATER DRAINAGE BIO BASIN DETAILS			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 351
			REVISION 2

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

PROVIDE 300mm DIA STUB FOR FUTURE CONNECTION. EXTEND STUB PAST ELECTRICAL TRENCH. IL 569.727 AT 1.283% GRADE.

PROVIDE 150mm DIA STUB FOR FUTURE CONNECTION. IL 580.000.

AS CONSTRUCTED NOTE

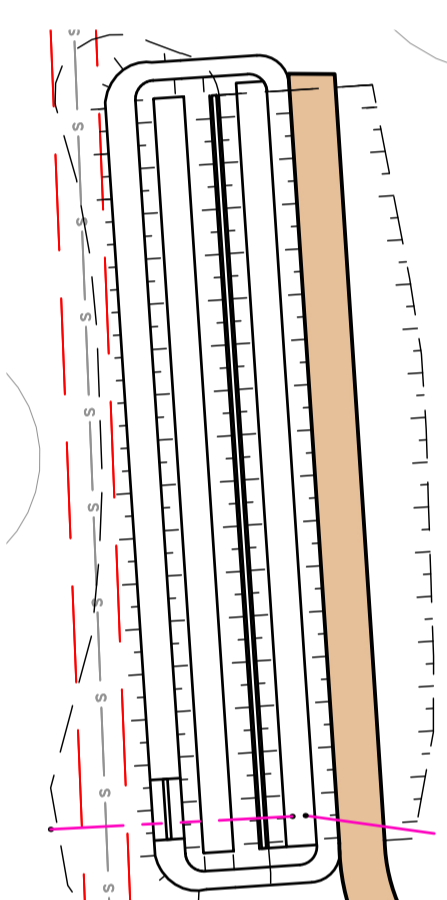
ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

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Greg Cooper Director

SIGNATURE: _____
DATE: Oct 17, 2025
COMPANY: BYRNE SURVEYORS PTY LTD

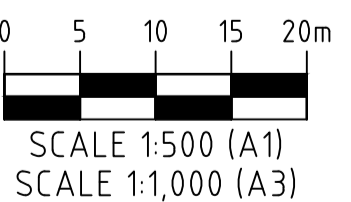


AS CONSTRUCTED DRAWINGS

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: _____
DATE: Oct 17, 2025
COMPANY: GenEng Solutions Pty. Ltd.

- NOTES:**
- ALL MANHOLES TO BE AT 1.5m OFFSETS TO LOT BOUNDARIES.
 - 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 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.

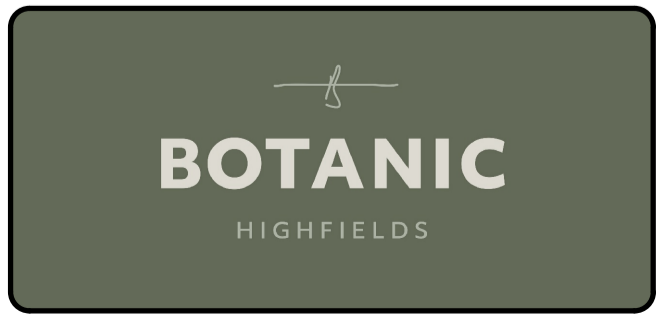


SEWERAGE LAYOUT PLAN
SCALE 1:500

AS CONSTRUCTED

5	05/09/25	DB	NJA	AS CONSTRUCTED
4	04/03/25	DET	BGL	WALL TO LOT 310
3	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
2	11/10/24	DET	BGL	SEWER CONNECTIONS TO STAGE 4
1	09/09/24	DET	BGL	RETAINING WALL HEIGHT CHANGES
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION
REV	DATE	DRAWN	APPD	DRAWING REVISION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



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 3			
DRAWN: Y.LI	CHECKED: D.TAYLOR	ENGINEER: L.KNIGHT	SURVEYOR
DESIGNED: A.HALL			HORIZ. DATUM VERT. DATUM

TITLE: SEWERAGE RETICULATION LAYOUT PLAN			
SHEET: A1	SCALE: AS SHOWN	JOB No: GS562-03	SHEET No: 400
			REVISION: 5

MAINTENANCE HOLE / SHAFT NAME

MH / MS COVER TYPE	D	D
MH / MS TYPE	SEWER MH1200	SEWER MH1200
DS MH / MS DROP TYPE		
LINE DEFLECTION & BRANCHES		S6 90°
PROPERTY CONNECTION TYPE		

AS CONSTRUCTED NOTE

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AS CONSTRUCTED WORKS

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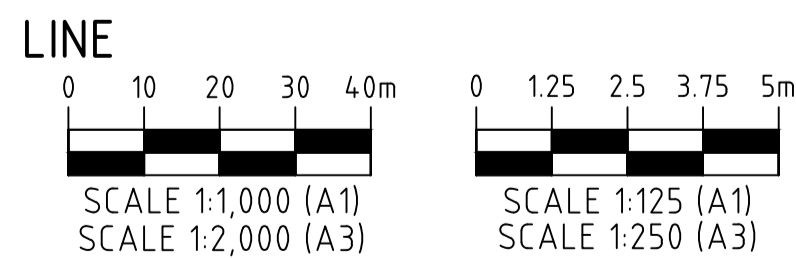
Greg Cooper Director
 SIGNATURE: _____
 DATE: Oct 17, 2025
 COMPANY: BYRNE SURVEYORS PTY LTD

AS CONSTRUCTED DRAWINGS

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GenEng Solutions Pty Ltd
 SIGNATURE: _____
 DATE: Oct 17, 2025
 COMPANY: GenEng Solutions Pty. Ltd.

PIPE SIZE (mm)	300mm Ø
PIPE CLASS	SN8 UPVC
PIPE GRADE (%)	4.32%
PIPE SLOPE (1 in X)	4.60%
PIPE LENGTH (m)	21.7
DATUM RL	548.000
FINISHED (& EXISTING) SURFACE LEVEL	548.048
DEPTH OF INVERT BELOW FSL	3.288
INVERT LEVEL	544.710
CHAINAGE	126.664



PROVIDE 300mm DIA STUB FOR FUTURE CONNECTION, IL 569.727 AT 1.283% GRADE.

PROVIDE STUB FOR FUTURE CONNECTION.

EXISTING SURFACE LEVEL
 FINISHED SURFACE LEVEL

LINE S1

LINE S11

LINE S3

LINE S5

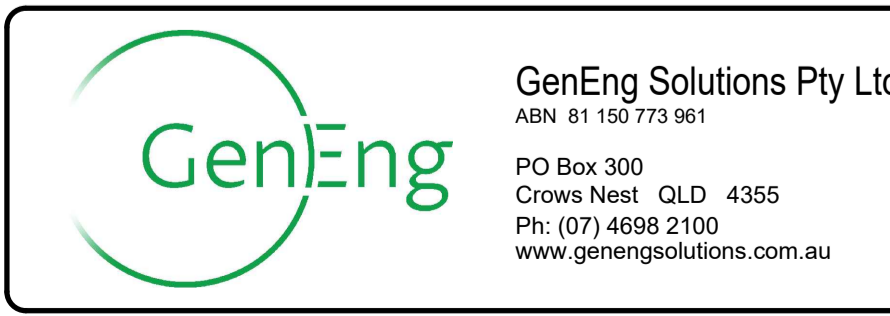
LINE S6

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

AS CONSTRUCTED

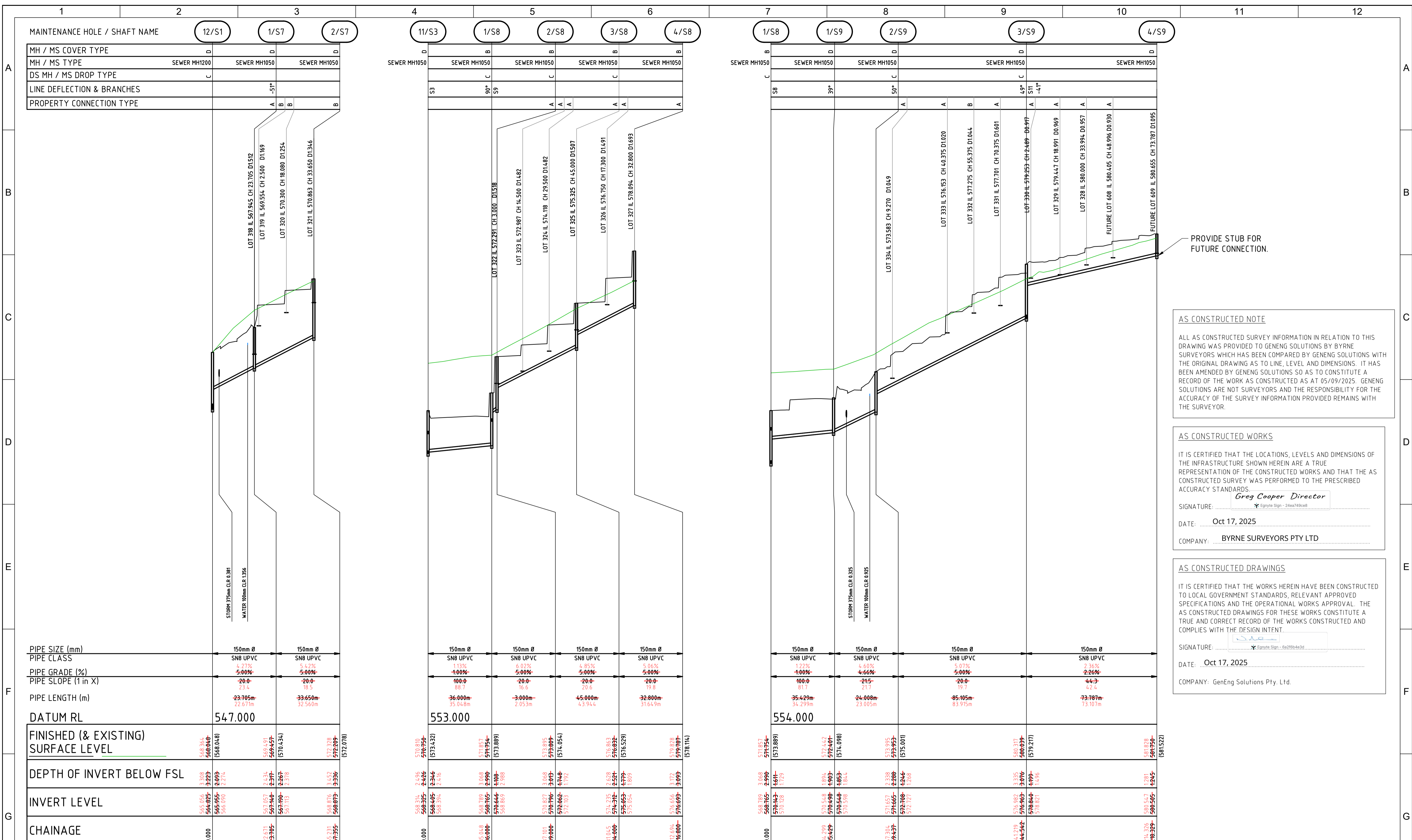
REV	DATE	DRAWN	APPD	DRAWING REVISION
2	16/10/25	DET	NJA	AS CONSTRUCTED
1	05/09/25	DB	BGL	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>Ben Lusk</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



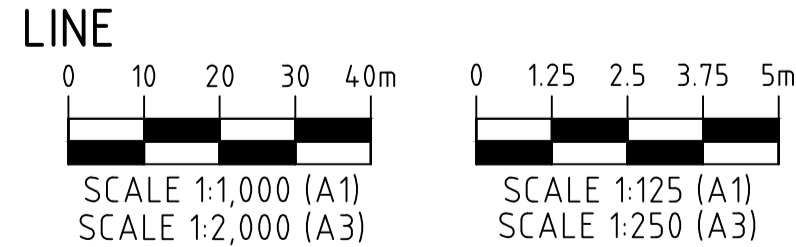
CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL	HORIZ. DATUM		VERT. DATUM

TITLE SEWERAGE RETICULATION LONGITUDINAL SECTIONS SHEET 1 OF 2			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 410
		REVISION 2	



MAINTENANCE HOLE / SHAFT NAME	
MH / MS COVER TYPE	D
MH / MS TYPE	SEWER MH1200
DS MH / MS DROP TYPE	C
LINE DEFLECTION & BRANCHES	A
PROPERTY CONNECTION TYPE	B

PIPE SIZE (mm)	150mm Ø
PIPE CLASS	SN8 UPVC
PIPE GRADE (%)	5.00%
PIPE SLOPE (1 in X)	20.0
PIPE LENGTH (m)	23.705m
DATUM RL	547.000
FINISHED (& EXISTING) SURFACE LEVEL	548.364
DEPTH OF INVERT BELOW FSL	3.308
INVERT LEVEL	544.056
CHAINAGE	0.000



AS CONSTRUCTED NOTE

ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS 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 05/09/2025. GENENG SOLUTIONS ARE NOT SURVEYORS AND THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION PROVIDED REMAINS WITH THE SURVEYOR.

AS CONSTRUCTED WORKS

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Greg Cooper Director

SIGNATURE: _____

DATE: Oct 17, 2025

COMPANY: BYRNE SURVEYORS PTY LTD

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: _____

DATE: Oct 17, 2025

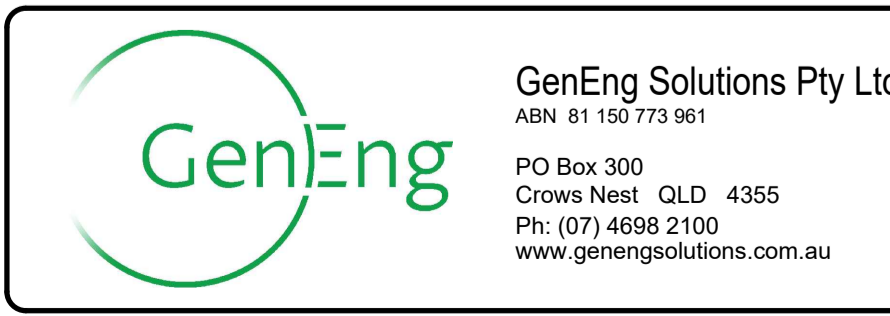
COMPANY: GenEng Solutions Pty. Ltd.

AS CONSTRUCTED

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

REV	DATE	DRAWN	APPD	DRAWING REVISION
2	16/10/25	DET	NJA	AS CONSTRUCTED
1	05/09/25	DB	BGL	AS CONSTRUCTED
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature	<i>[Signature]</i>	Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



CLIENT			
BIRD IN HAND 3 PTY LTD			
PROJECT			
BOTANIC HIGHFIELDS STAGE 3			
DRAWN	CHECKED	ENGINEER	SURVEYOR
Y.LI	D.TAYLOR	L.KNIGHT	
DESIGNED	HORIZ. DATUM VERT. DATUM		
A.HALL			

TITLE			
SEWERAGE RETICULATION LONGITUDINAL SECTIONS SHEET 2 OF 2			
SHEET	SCALE	JOB No	SHEET No
A1	AS SHOWN	GS562-03	411
			REVISION
			2

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

AS CONSTRUCTED NOTE

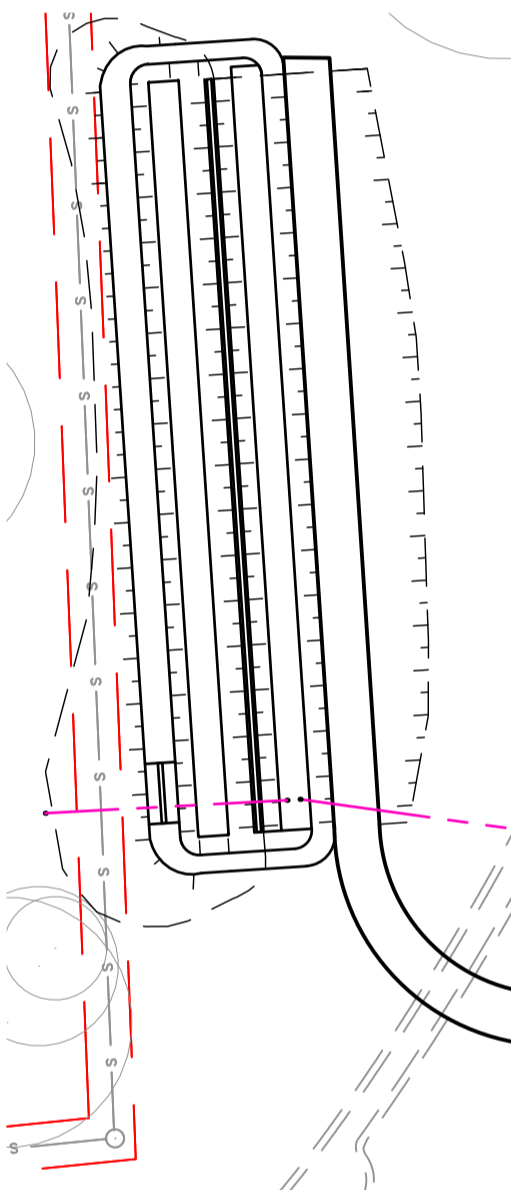
ALL AS CONSTRUCTED SURVEY INFORMATION IN RELATION TO THIS DRAWING WAS PROVIDED TO GENENG SOLUTIONS BY BYRNE SURVEYORS WHICH HAS BEEN COMPARED BY GENENG SOLUTIONS WITH THE ORIGINAL DRAWING AS TO LINE, LEVEL AND DIMENSIONS. IT HAS BEEN AMENDED BY GENENG SOLUTIONS SO AS TO CONSTITUTE A RECORD OF THE WORK AS CONSTRUCTED AS AT 05/09/2025. 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.

Greg Cooper Director

SIGNATURE: _____
DATE: Oct 17, 2025
COMPANY: BYRNE SURVEYORS PTY LTD



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: _____
DATE: Oct 17, 2025
COMPANY: GenEng Solutions Pty. Ltd.



WATER RETICULATION LAYOUT PLAN
SCALE 1:500

AS CONSTRUCTED

REV.	DATE	DRAWN	APPD	DRAWING REVISION
3	05/09/25	DB	BGL	AS CONSTRUCTED
2	14/02/25	DET	BGL	COUNCIL GIA APPROVAL
1	1/10/24	DET	BGL	CONNECTIONS TO STAGE 4 SEWER
0	20/08/24	DET	BGL	ISSUED FOR CONSTRUCTION

RPEQ Certification			
Engineer	Ben Lusk	RPEQ Number	13132
Signature		Date	26/08/2024
Project Number	GS562-03 BOTANIC STAGE 3 IFC		



GenEng

GenEng Solutions Pty Ltd
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www.genengsolutions.com.au

CLIENT BIRD IN HAND 3 PTY LTD			
PROJECT BOTANIC HIGHFIELDS STAGE 3			
DRAWN Y.LI	CHECKED D.TAYLOR	ENGINEER L.KNIGHT	SURVEYOR
DESIGNED A.HALL			
HORIZ. DATUM		VERT. DATUM	

TITLE WATER RETICULATION LAYOUT PLAN			
SHEET A1	SCALE AS SHOWN	JOB No GS562-03	SHEET No 500
		REVISION	3