APPENDIX E - ENGINEERING INFRASTRUCTURE REPORT

Kehoe Myers Consulting Engineers

Kehoe Myers

ENGINEERING INFRASTRUCTURE REPORT

45 HIGHFIELDS DRIVE SUBDIVISION, HIGHFIELDS, QLD

LOUISE MCCORMICK & ROMIG TITUS

ISSUE 1 | FRIDAY, MAY 29, 2026 | PROJECT NO. C2526370

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TABLE OF CONTENTS

1. INTRODUCTION AND EXECUTIVE SUMMARY 4
1.1. SITE LOCATION AND DESCRIPTION 5
1.2. EXISTING SITE CONDITIONS 6
1.3. PROPOSED DEVELOPMENT LAYOUT 7
2. SITEWORKS AND TRANSPORT 8
2.1. EARTHWORKS 8
2.2. ACCESS 9
3. STORMWATER MANAGEMENT PLAN 10
3.1. STORMWATER QUANTITY MANAGEMENT 10
3.2. STORMWATER QUALITY MANAGEMENT 10
4. WASTEWATER 11
4.1. EXISTING COUNCIL SEWER INFRASTRUCTURE 11
5. WATER SUPPLY 12
5.1. EXISTING COUNCIL WATER INFRASTRUCTURE 12
5.2. INTERNAL WATER DEMAND 13
6. ELECTRICAL, STREET LIGHTING AND COMMUNICATIONS 14
6.1. EXISTING INFRASTRUCTURE 14
6.2. PROPOSED DEVELOPMENT WORKS 14
7. CONCLUSION 15
8. REFERENCES 16
9. APPENDICES 17

LIST OF FIGURES

FIGURE 1 SITE LOCALITY MAP (*QUEENSLAND GLOBE* 2026) ____ 5
FIGURE 2 SITE AERIAL IMAGE (*QUEENSLAND GLOBE* 2026) ____ 6
FIGURE 3 PROPOSED ALLOTMENT LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR01-A) ____ 7
FIGURE 4 PRELIMINARY EARTHWORKS LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR03-A) ____ 8
FIGURE 5 PRELIMINARY ACCESS LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR04-A) ____ 9
FIGURE 6 EXISTING WATER MAIN INFRASTRUCTURE & PROPOSED CONNECTIONS (*TR* MAPS 2026) ____ 12

LIST OF TABLES

TABLE 1 DEVELOPMENT WATER LOADINGS ____ 13

LIST OF APPENDICES

APPENDIX A. PROPOSED ALLOTMENT LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR01-A)
APPENDIX B. PRELIMINARY SERVICES LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR02 A)
APPENDIX C. PRELIMINARY EARTHWORKS LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR03-A)
APPENDIX D. PRELIMINARY ACCESS LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR04-A)

1. INTRODUCTION AND EXECUTIVE SUMMARY

Kehoe Myers Consulting Engineers has been engaged to prepare an Engineering Infrastructure Report as part of the planning documentation in support of the Development Application with the Toowoomba Regional Council (TRC) for the Reconfiguration of a Lot (RAL, 1 into 5) Development Application (DA) at 45 Highfields Road, Highfields.

The proposed development consists of a 1 into 5 allotment subdivision on an existing residential allotment at 45 Highfields Road, Highfields. Works will include earthworks, stormwater, water reticulation, power and telecommunications.

This report seeks to address the onsite engineering issues associated with the proposed development works, including:

- Existing services within the subject area;
- Siteworks and proposed earthworks;
- Site access and transport impacts;
- Stormwater quantity and quality management;
- Sewerage reticulation and requirements;
- Water reticulation and requirements;
- Electrical and telecommunication supply.

The report concludes that the development will be able to be connected to the local transport, stormwater, water reticulation and power/telecommunication networks with minimal impact on all existing services.

From the preliminary analysis of the site, it is seen that the development will require minor allotment earthworks to form both the proposed access and the required open stormwater channel. These earthworks are to be generally in accordance with expected development works and will be detailed as part of a future Operational Works application.

Stormwater quantity and quality have been addressed in the accompanying Stormwater Management Plan prepared by Kehoe Myers.

Finally, from the overall assessment of the Water, Electrical and Telecommunication supply, the development can be readily serviced by the existing adjacent infrastructure. Further details of these proposed connections are provided below and will be detailed in a future Operational Works application.

1.1. SITE LOCATION AND DESCRIPTION

The proposed development is located on a 1.173-hectare site located at 45 Highfields Road, Highfields. The real property description is Lot 6 on SP146079. A Locality Plan highlighting the proposed development site is shown below in **FIGURE 1**.

FIGURE 1 SITE LOCALITY MAP (*QUEENSLAND GLOBE* 2026)

1.2. EXISTING SITE CONDITIONS

Based on the available LiDAR elevation model, the site comprises an open, gently graded allotment. A single-storey dwelling is located toward the rear of the property, with associated sheds and a pool. The balance of the site is predominantly open grassed area with sparse vegetation. Existing driveway access is provided from Highfields Road however, the site also has road frontage to Acadia Court in the southwestern boundary corner.

Topographically, the site generally falls from the western corner toward the eastern corner of the lot. The average gradient across the allotment is approximately 2%; therefore, only minor earthworks are anticipated to achieve the proposed final lot levels with all allotments clear of the open channel on the eastern boundary.

A current aerial image of the proposed development site is shown below in **FIGURE 2**.

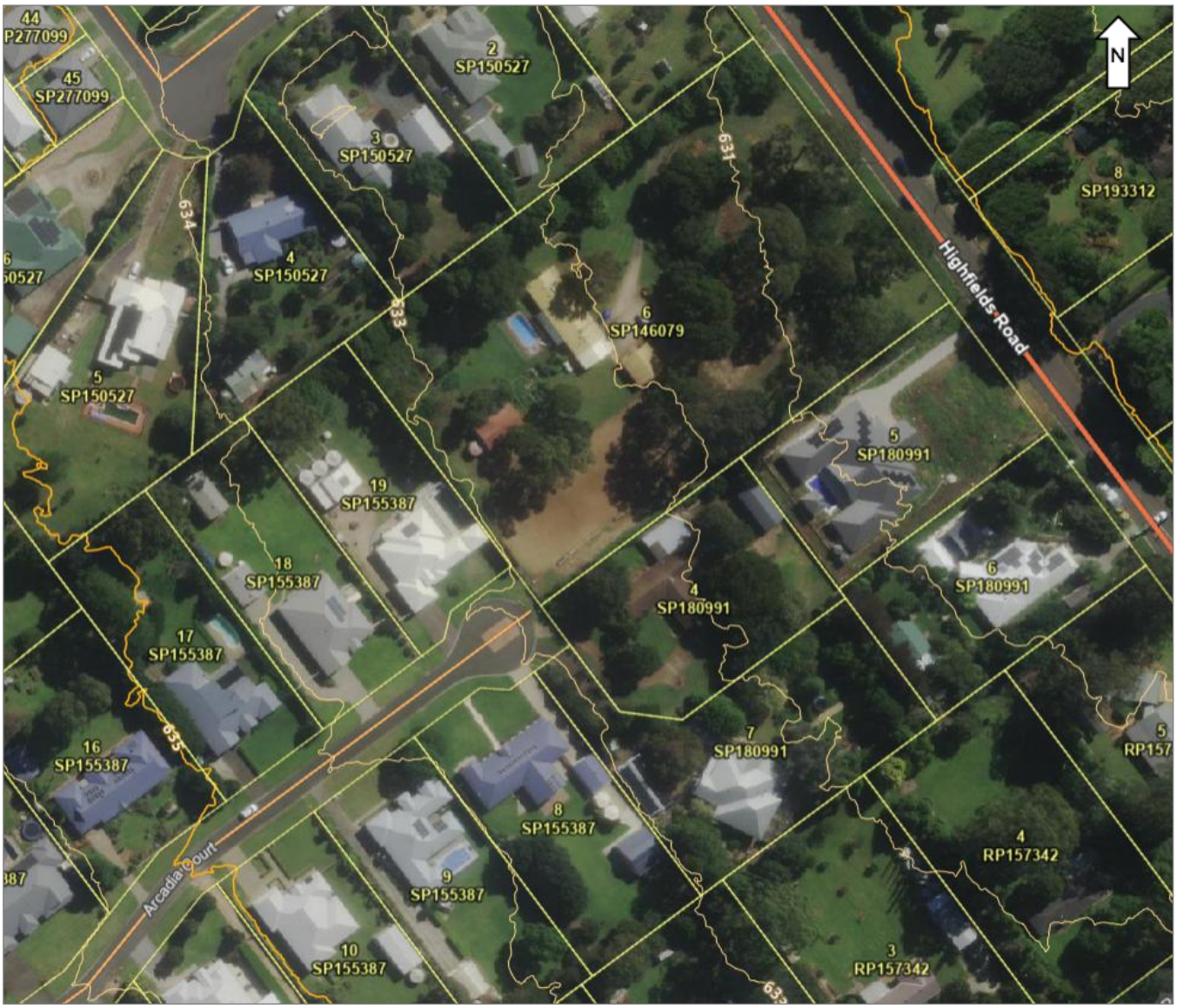

FIGURE 2 SITE AERIAL IMAGE (*QUEENSLAND GLOBE* 2026)

1.3. PROPOSED DEVELOPMENT LAYOUT

The proposed development layout has been prepared in consultation with the Client and Planner. Based on the proposed site layout, a conceptual engineering design was undertaken to provide access and services for the proposed allotments. Lot 1 will retain the existing access from Highfields Road, with new access for Lots 2 and 3 proposed along Highfields Road. Proposed Lots 4 and 5 will have a shared access from Arcadia Court, in favour of Lot 5.

The proposed final 5-lot layout for the subdivision is shown in **FIGURE 3** below and attached in **APPENDIX A**. Also, the proposed access locations are show in **APPENDIX B**.

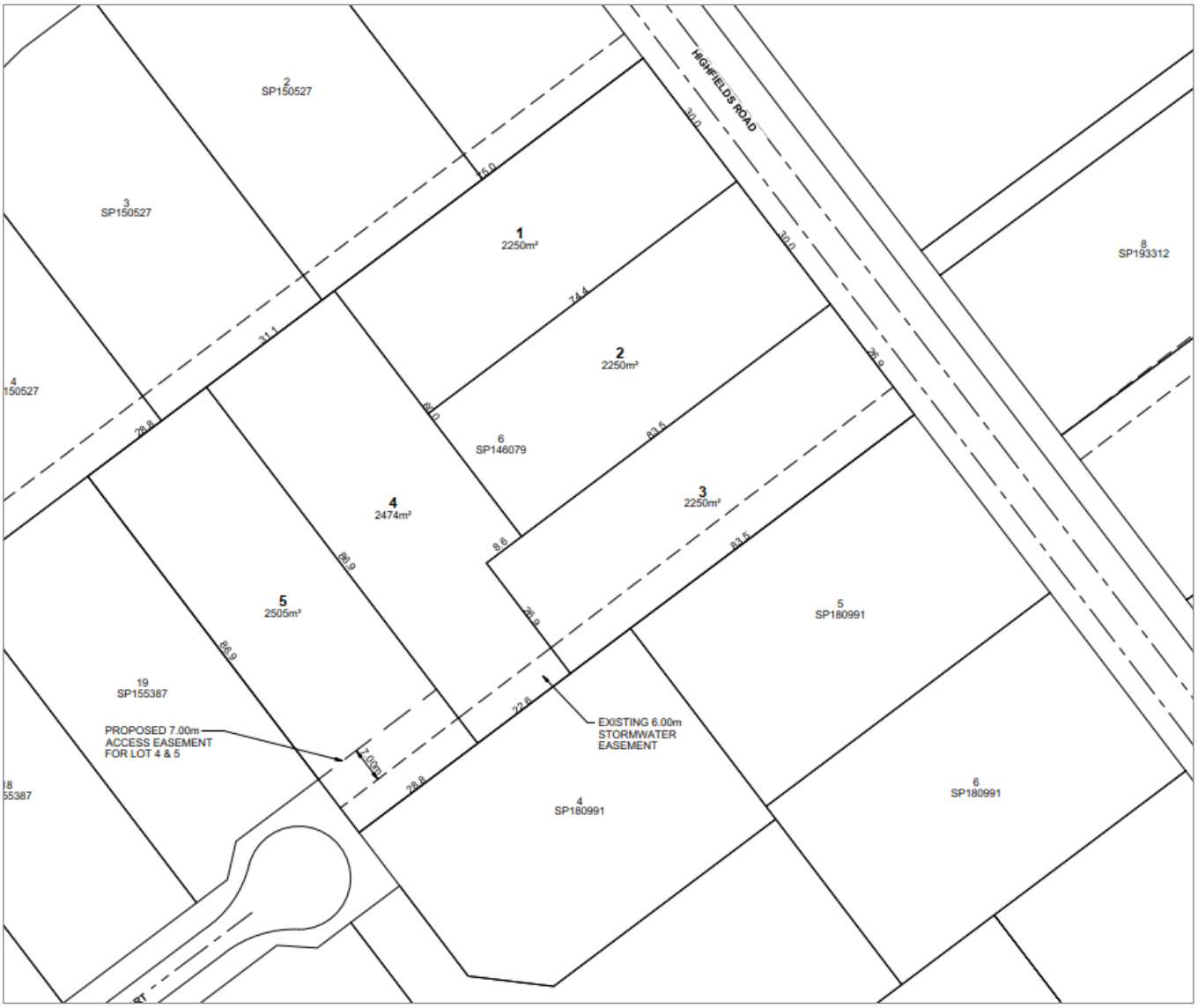

FIGURE 3 PROPOSED ALLOTMENT LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR01-A)

2. SITEWORKS AND TRANSPORT

2.1. EARTHWORKS

From the preliminary analysis the development will require minor earthworks to form the proposed access, required services and the proposed stormwater open channel.

The earthworks for the planned accesses and required infrastructure will follow the proposed allotment layout attached in **APPENDIX A** and the proposed services plan is attached in **APPENDIX B**. These earthworks are seen to be generally in accordance with expected development works and will be detailed as part of a future Operational Works application.

From a preliminary design of the proposed access, allotment pads and new open channel, a preliminary earthworks layout has been prepared. This preliminary layout is presented in **APPENDIX C** and below in **FIGURE 4**.

The construction of the stormwater open channel will require bulk earthworks to excavate and shape the proposed channel in accordance with the preliminary design. The proposed grass-lined channel has been designed in accordance with QUDM, with hydraulic capacity and flow conditions assessed using Manning's equation. The channel will be formed with a 2.0 m bed width and side batters of 1V:4H on both sides and a depth of 500mm to provide a stable, maintainable cross section.

During construction, the channel invert and batters will be trimmed to the design levels and grades, with the disturbed surfaces topsoiled and grassed following earthworks completion to provide erosion protection and channel stability. Subject to material suitability, excavated material generated from channel cutting will be reused on site as fill within proposed Lot 3. This fill will be placed and compacted to achieve finished surface levels such that the lot is set a minimum of 300mm above the top of the channel bank, thereby reducing potential flood risk to the proposed allotment.

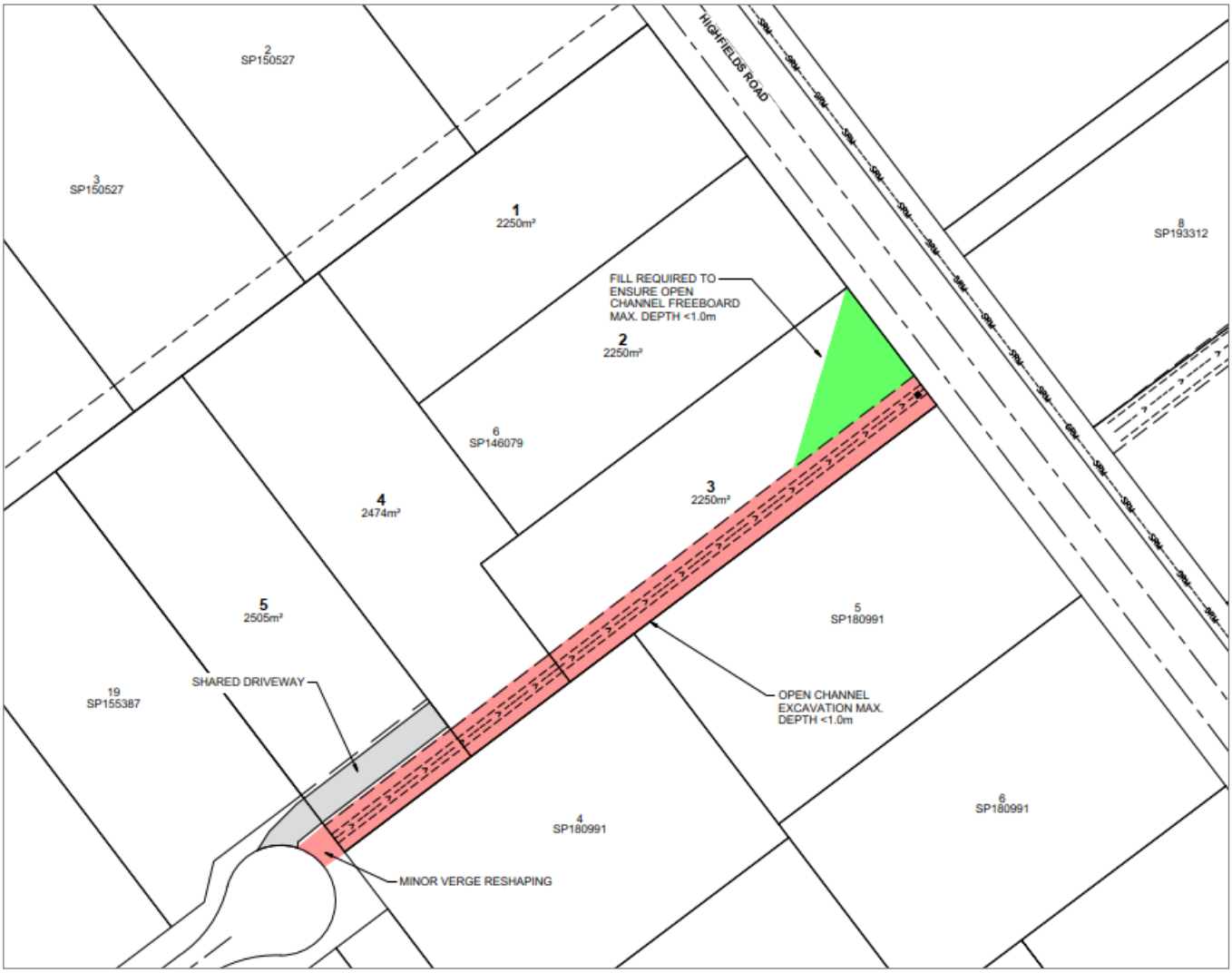

FIGURE 4 PRELIMINARY EARTHWORKS LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR03-A)

2.2. ACCESS

From the preliminary analysis the development will require minor earthworks to form the proposed access, required services and the proposed stormwater open channel.

Access for Lots 4 and 5 are to be constructed from Arcadia Court in a shared access easement in Lot 5 in favour of Lot 4. Refer proposed access drawing layout in **APPENDIX D** and below in **FIGURE 5**. Lots 1 to 3 will have access from Highfields Road with standard driveway crossovers, constructed during each lot's building approvals.

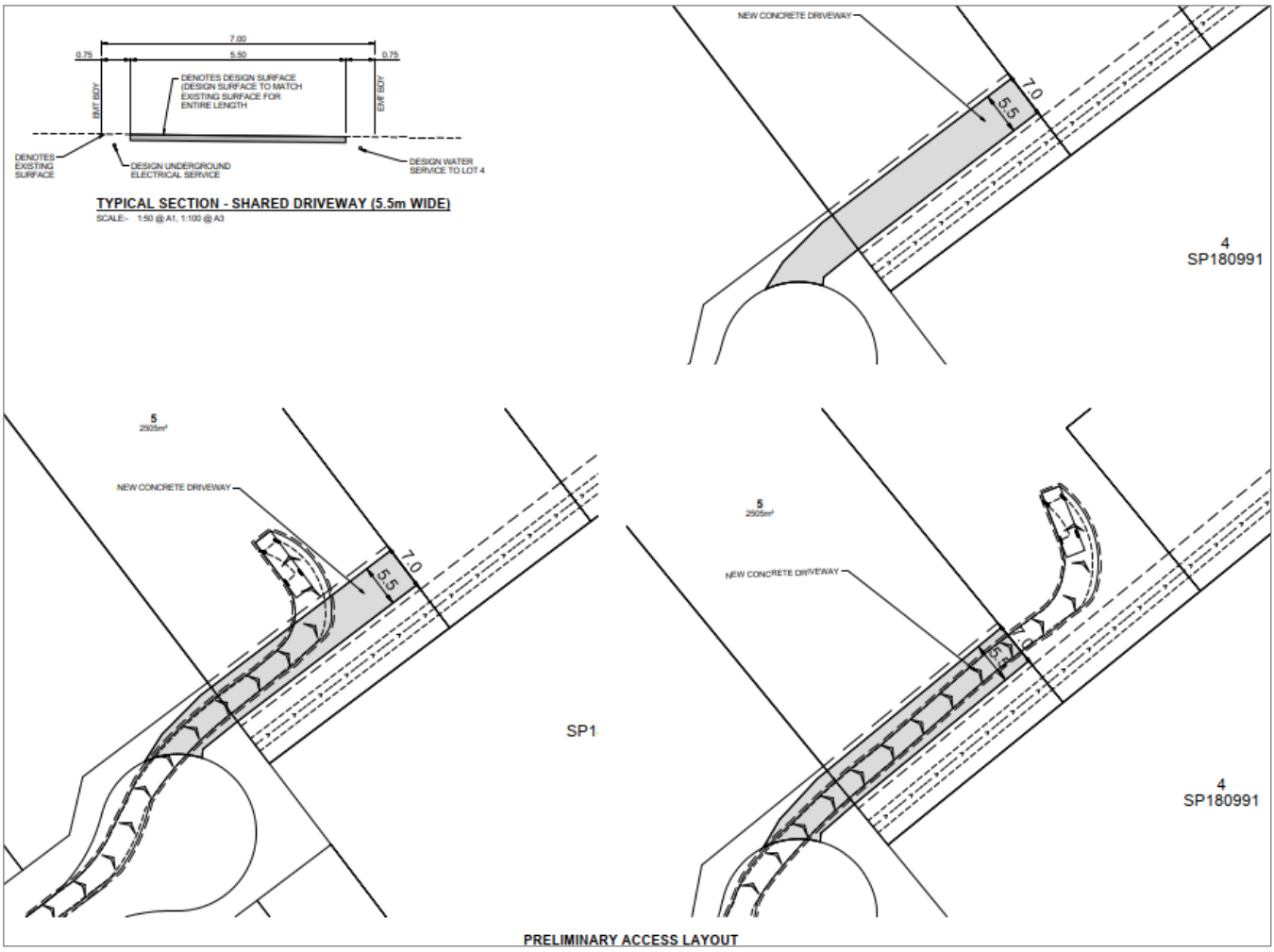

FIGURE 5 PRELIMINARY ACCESS LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR04-A)

3. STORMWATER MANAGEMENT PLAN

3.1. STORMWATER QUANTITY MANAGEMENT

Stormwater Quantity Management for the proposed development has been addressed within the accompanying Stormwater Management Plan prepared by Kehoe Myers.

3.2. STORMWATER QUALITY MANAGEMENT

Stormwater Quality Management for the proposed development has been addressed within the accompanying Stormwater Management Plan prepared by Kehoe Myers.

4. WASTEWATER

4.1. EXISTING COUNCIL SEWER INFRASTRUCTURE

Council's reticulated sewer network is not available to the subject site. Accordingly, an on-site effluent management system will be provided to service the proposed allotments.

The site is generally clear and gently graded, and each proposed allotment exceeds 2,000m^2, which is typically suitable for on-site effluent disposal in this location. On this basis, it is considered that compliant on-site effluent disposal systems can be accommodated on each lot without atypical earthworks or specialised treatment measures. The available area and mild grades provide flexibility for system layout and enable land application areas to be located to suit localised soil conditions, offsets to structures, subject to future plumbing and drainage approvals.

5. WATER SUPPLY

5.1. EXISTING COUNCIL WATER INFRASTRUCTURE

Currently, there is no Council water infrastructure within the proposed development site. It is proposed that Lot 1 will retain the existing connection with Lots 2 and 3 connecting to the existing 100mm AC water main in Highfields Road. An extension of the existing 100mm uPVC water main terminating in Acadia Court is proposed, as indicated on the preliminary services layout in **APPENDIX B.** to connect and service the Lots 4 and 5.

It is assumed they are on the current standard alignment with the required cover. **FIGURE 6** below indicates the existing water network adjacent to the site.

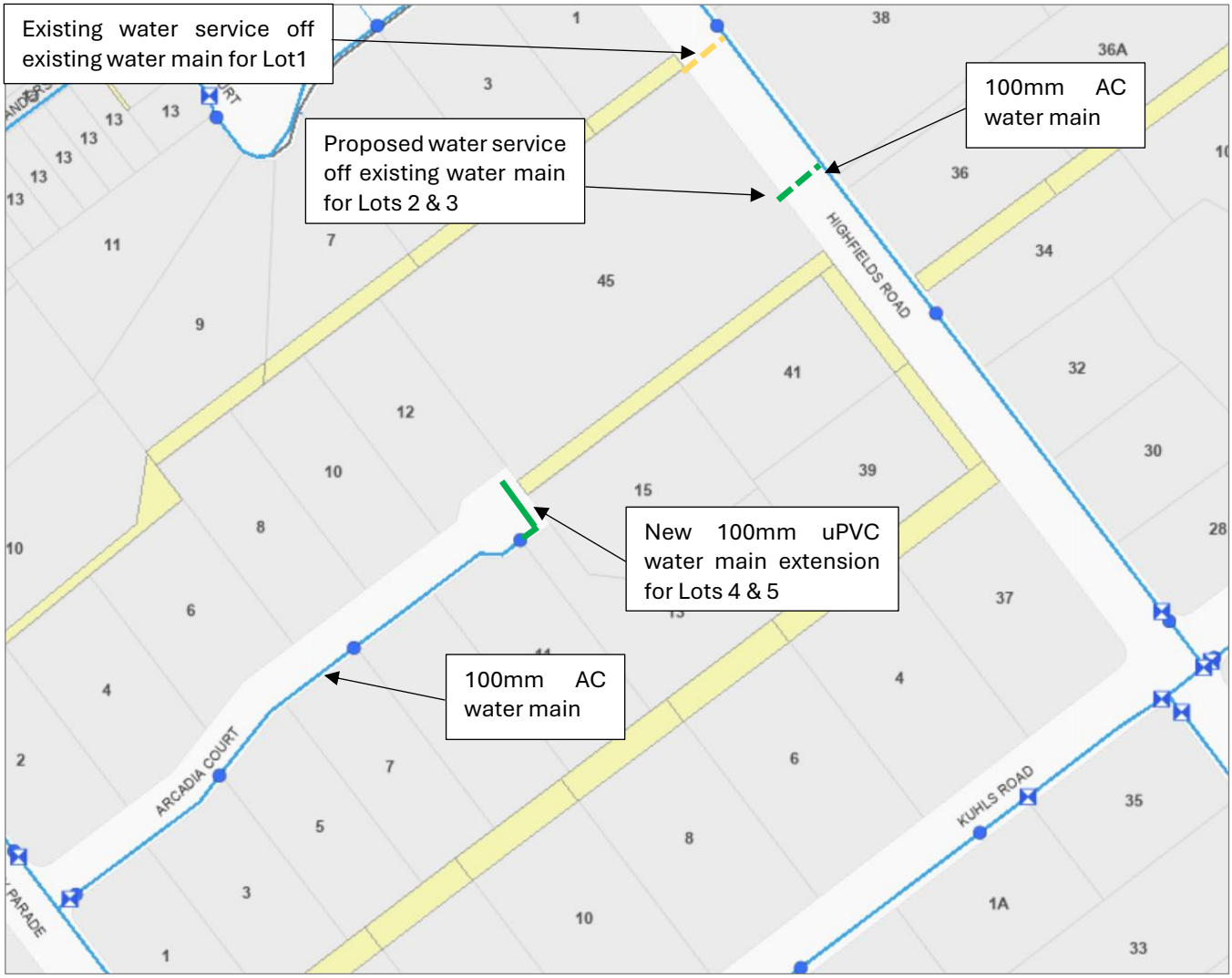

FIGURE 6 EXISTING WATER MAIN INFRASTRUCTURE & PROPOSED CONNECTIONS (*TR* MAPS 2026)

5.2. INTERNAL WATER DEMAND

From the proposed allotment layout, detailed above in **Section 1.3,** the proposed development will provide 4 additional allotments of minimum size 2,250m^2 or 4 additional Equivalent Tenements (ETs). By adopting the Toowoomba Regional Council's water loadings as per SC6.3.2.7 TRC Addendum for Water Code of Australia, WSA 03 – 2011 V3.1 an estimate of development water loading can be made. These adopted parameters include:

- 2.8 equivalent persons per tenement;
- 200 litres per person, per day;
- MDMM = 1.5 AD;
- PD = 2.25 AD;
- PH = 4.5 AD;
- NRW = 34.5 L/EP/d;

Adopting these parameters, the full water loading can be calculated for the proposed development. These calculated development loadings are presented in **TABLE 1** below.

TABLE 1 DEVELOPMENT WATER LOADINGS

EQUIVALENT TENEMENTS (ET)	4	
EQUIVALENT PERSONS (EP) PER TENEMENT	2.80	
TOTAL EQUIVALENT PERSONS (EP)	11.2	
LOADING RATE (L/EP/DAY)	200.00	
NON-REVENUE WATER (L/DAY)	386.40	
DEMAND	**(L/DAY)**	**(L/SEC)**
AVERAGE DAY DEMAND (AD)	2,240.0	0.026
MEAN DAY MAXIMUM MONTH (MDMM)	3,360.0	0.039
PEAK DAY DEMAND (PD)	5,040.0	0.058
PEAK HOUR DEMAND (PH)	(L/HR)	(L/SEC)
	420	0.117

As the above development loadings are typical of a residential subdivision and connection to this area was provisioned in the previous stage, it has been assumed that no further analysis of the adjacent network is required.

6. ELECTRICAL, STREET LIGHTING AND COMMUNICATIONS

6.1. EXISTING INFRASTRUCTURE

From a 'Before You Dig Australia' search of the proposed development site, it was seen that a number of existing electrical and telecommunication services run in the streets adjacent to the subject allotment.

6.2. PROPOSED DEVELOPMENT WORKS

Reticulated underground electricity services will be provided to each allotment in accordance with the requirements of Ergon Energy. Connections will be made to the existing Ergon cables located within the surrounding streets.

Street Lighting will be provided in accordance with the requirements of the TRC Planning Scheme, AS/NZS 1158 Lighting for Roads and Public Spaces and AS4282 Control of the obtrusive effects of outdoor lighting.

Reticulated telecommunication services will be provided to each allotment in accordance with the requirements of NBN Co/Telstra. Connections will be made to the existing telecommunication services that exist within the adjoining streets.

A plan of the proposed services to each allotment and their connections to existing assets is attached in **APPENDIX B**. All further details regarding electrical, street lighting & telecommunications will be subject to a further detailed design by an electrical engineer.

7. CONCLUSION

As detailed in the sections above and accompanying Stormwater Management Plan, it has been determined that the proposed development works will provide adequate Transport, Access, Stormwater, Water Reticulation, and Power/Telecommunications services to the subdivisional land development of 1 into 5 lots.

The current site conditions have been assessed, and it is seen that only general site works will be required to construct the proposed subdivision, including earthworks to construct access and the stormwater channel.

Stormwater Quantity and Quality Management have been addressed for the proposed development within the accompanying Stormwater Management Plan prepared by Kehoe Myers.

From **Section 4**, the site's clear conditions, gentle grading and compliant allotment sizes indicate that suitable on-site effluent disposal systems can be accommodated for each lot without requiring specialised treatments.

From **Section 5** above, it was concluded that the proposed development can be connected to the existing water network in Highfields Road and Arcadia Court. From a preliminary analysis of expected demands, the proposed development will have a negligible impact on the existing system, and no further analysis of these systems is required. All further details of these proposed internal networks will be provided as part of a future Operational Works application.

Finally, from the overall assessment of the electrical and telecommunication supply, it was seen that the development can be serviced by existing adjacent electrical and telecommunications networks. All further details regarding electrical, street lighting & telecommunications will be subject to a further detailed design by an electrical engineer.

Hence, as summarised above, the proposed development is able to be serviced by all applicable infrastructure services by utilising existing services and the creation of new connecting and complementary assets.

8. REFERENCES

Text References

Toowoomba Regional Council, Toowoomba Regional Planning Scheme
https://www.tr.qld.gov.au/planning-building/planning-scheme-strategies-tools/planning-scheme-new/13289-access-the-toowoomba-regional-planning-scheme-9

Queensland Government 2017, State Planning Policy, July 2017, Department of Infrastructure, Local Government Planning, Brisbane, Australia

Department of Energy and Water Supply (DEWS), "Planning Guidelines for Water Supply and Sewerage – April 2010

Austroads Ltd 2020, Guide to Traffic Management Part 12: Traffic Impacts of Developments

Institute of Public Works Engineering Australasia, Queensland, 2017, Queensland Urban Drainage Manual –Fourth Edition, 2016, Institute of Public Works Engineering Australasia, Queensland

Software Used

Autodesk AutoCAD 2026

9. APPENDICES

APPENDIX A. **PROPOSED ALLOTMENT LAYOUT**
(*KEHOE MYERS* DRAWING: C2526370-PR01-A)

PROPOSED ALLOTMENT LAYOUT

SCALE:- 1:500 @ A1, 1:1000 @ A3

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DRAWING ISSUE

ISSUE	DATE	DETAILS	INITIAL
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SCALE 1:500 @ A1
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PROPOSED ALLOTMENT LAYOUT

DESIGN		ORIGINAL SIZE	A1
DRAWN		PROJECT NUMBER	C2526370
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APPENDIX B. PRELIMINARY SERVICES LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR02 A)

OVERALL LEGEND

T	EXISTING TELECOMMUNICATION LINES
SRM	EXISTING SEWER RISING MAIN
W	EXISTING WATER MAIN
SWD	EXISTING STORMWATER DRAINAGE PIPE, MANHOLE AND GULLY
OH, PP	EXISTING OVERHEAD ELECTRICAL LINES AND POWER POLES
WS	EXISTING WATER SERVICE
UG	EXISTING UNDERGROUND ELECTRICAL CONDUITS
W	PROPOSED WATER PIPE
WS	PROPOSED WATER SERVICE
UG	PROPOSED ELECTRICAL CONDUIT
>	PROPOSED OPEN CHANNEL AND DIRECTION
A	PROPOSED ACCESS LOCATION
W W	PROPOSED HOUSE WATER CONNECTIONS
E E	PROPOSED ELECTRICAL CONNECTIONS

NOTE:
+ ALL SHOWN SERVICES ARE FROM ON SITE VISUAL INSPECTIONS AND EXISTING RECORDS ONLY. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF ALL INGROUND SERVICES PRIOR TO ANY EXCAVATION.

ANDERSSON

HIGHFIELDS ROAD

ARCADIA COURT

EXISTING WATER SERVICE LINE TO REMAIN

NEW WATER SERVICE LINE

SHARED DRIVEWAY

DUCKFOOT FIRE HYDRANT AT END OF MAIN

NEW GRASS LINED OPEN CHANNEL OVER EXISTING STORMWATER PIPE

NEW WATER MAIN EXTENSION

1 SP150527 | 2 SP150527 | 3 SP150527 | 4 SP150527 | 5 SP150527 | 27 | 1 RP850952 | 8 SP193312 | 5 SP150528 | 1 2250m² | 2 2250m² | 3 2250m² | 4 2474m² | 5 2505m² | 6 SP146079 | 5 SP180991 | SP1 | 19 SP155387 | 18 SP155387 | 17 SP155387 | 16 SP155387 | 4 SP180991 | 6 SP180991 | 7 SP180991 | 8 SP155387 | 9 SP155387 | 5 RP157342 | 4 RP157342 | 387

PRELIMINARY SERVICES LAYOUT
SCALE:- 1:500 @ A1, 1:1000 @ A3

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PRELIMINARY SERVICES LAYOUT

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APPROVED		DRAWING NUMBER	PR02
DATE		ISSUE	A

APPENDIX C. PRELIMINARY EARTHWORKS LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR03-A)

CUT/FILL LEGEND

	PROPOSED FILL AREA
	PROPOSED CUT AREA

NOTE:
+ ALL SHOWN SERVICES ARE FROM ON SITE VISUAL INSPECTIONS AND EXISTING RECORDS ONLY. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF ALL INGROUND SERVICES PRIOR TO ANY EXCAVATION.

ANDERSSON COURT
HIGHFIELDS ROAD
ARCADIA COURT

44 SP277099
45 SP277099
99
1 SP150527
2 SP150527
3 SP150527
4 SP150527
5 SP150527
1 RP850952
8 SP193312
5 SP150528
4 SP135
6 SP146079
19 SP155387
18 SP155387
17 SP155387
16 SP155387
8 SP155387
4 SP180991
5 SP180991
6 SP180991
7 SP180991
5 RP157342

1 2250m²
2 2250m²
3 2250m²
4 2474m²
5 2505m²

FILL REQUIRED TO ENSURE OPEN CHANNEL FREEBOARD MAX. DEPTH <1.0m

SHARED DRIVEWAY

OPEN CHANNEL EXCAVATION MAX. DEPTH <1.0m

MINOR VERGE RESHAPING

PRELIMINARY EARTHWORKS LAYOUT

SCALE:- 1:500 @ A1, 1:1000 @ A3

DATUM
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PRELIMINARY EARTHWORKS LAYOUT

DESIGN		ORIGINAL SIZE	A1
DRAWN		PROJECT NUMBER	C2526370
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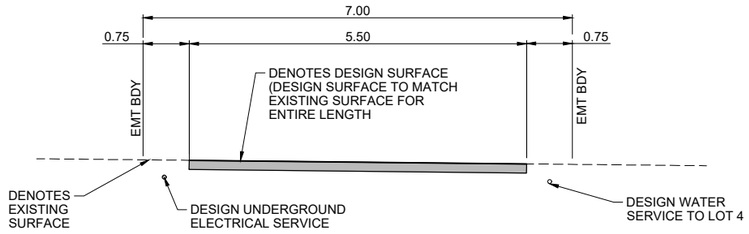
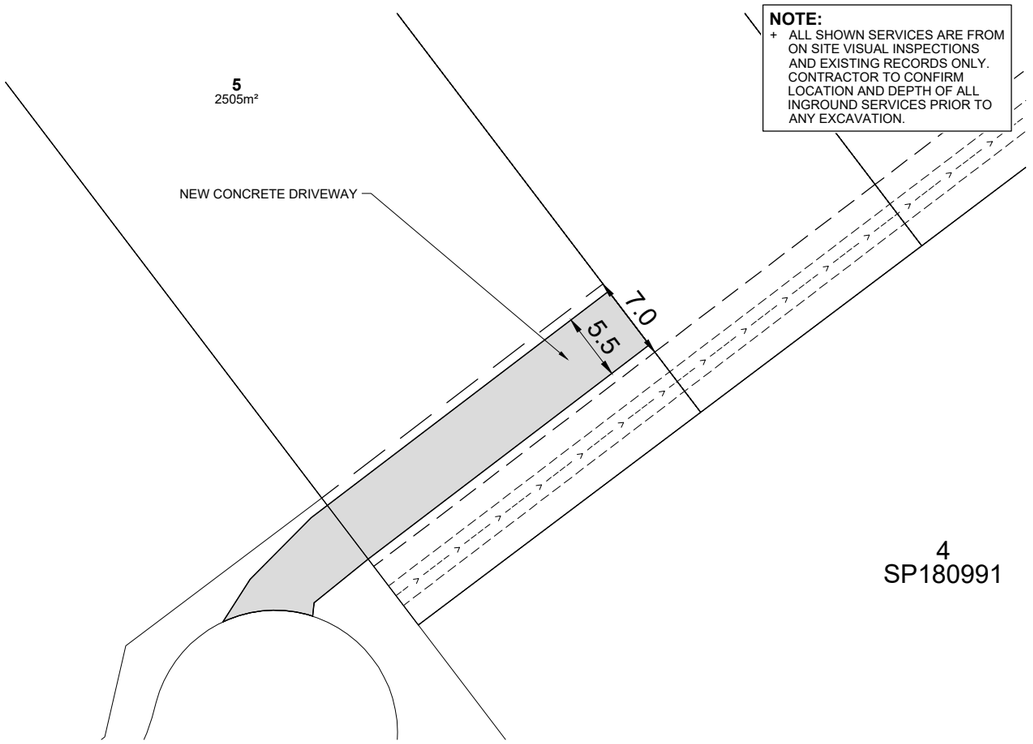
DATE		ISSUE	A

APPENDIX D. PRELIMINARY ACCESS LAYOUT (*KEHOE MYERS* DRAWING: C2526370-PR04-A)

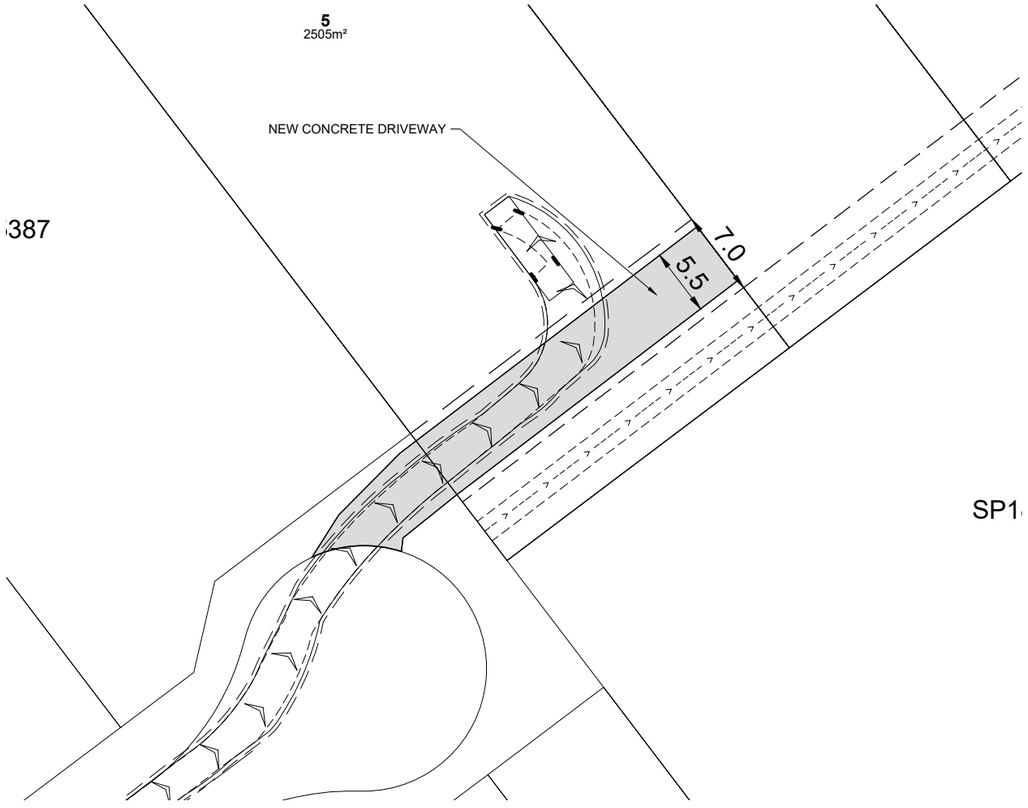


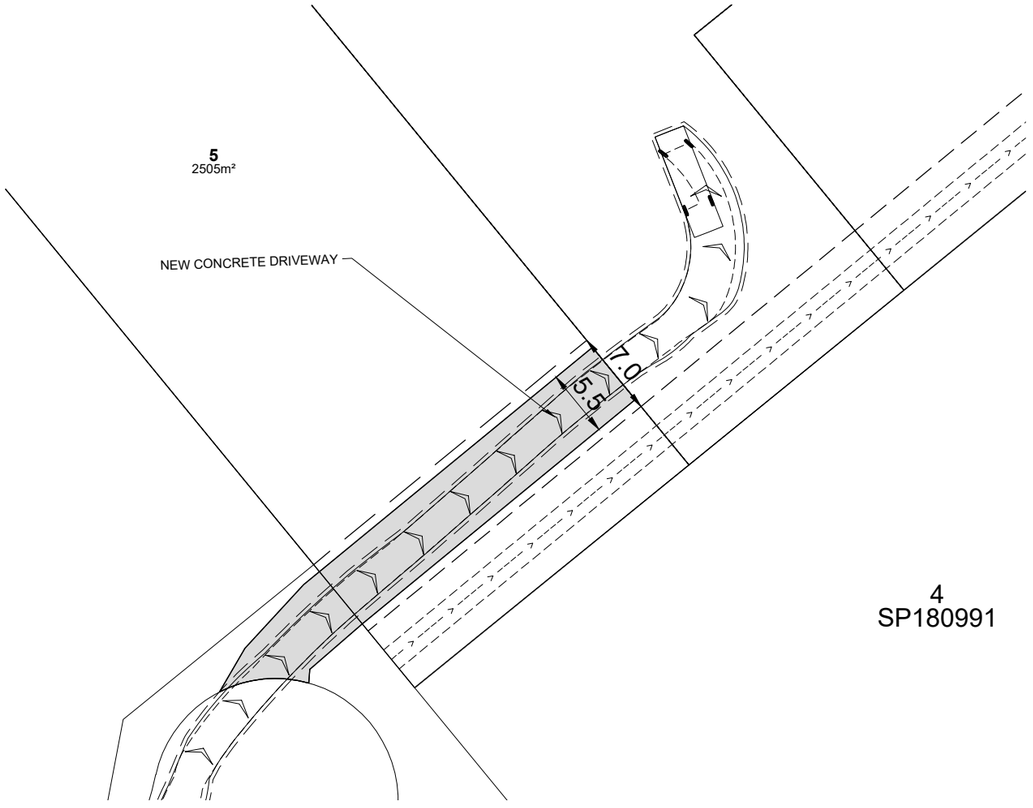
TYPICAL SECTION - SHARED DRIVEWAY (5.5m WIDE)

SCALE:- 1:50 @ A1, 1:100 @ A3



NOTE:
+ ALL SHOWN SERVICES ARE FROM ON SITE VISUAL INSPECTIONS AND EXISTING RECORDS ONLY. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF ALL INGROUND SERVICES PRIOR TO ANY EXCAVATION.





PRELIMINARY ACCESS LAYOUT

SCALE:- 1:250 @ A1, 1:500 @ A3

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DRAWING TITLE
PRELIMINARY ACCESS
LAYOUT

DESIGN		ORIGINAL SIZE	A1
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APPROVED		DRAWING NUMBER	PR04
DATE		ISSUE	A