

DEVELOPMENT SUMMARY

Proposed Lot 8 - RAL/2024/7202
Part Existing Lot 4 on SP353522
Site Area = 11.83ha

Proposed GFA - 11585m² (Refer Summary below)
Site Coverage - 9.8%

Proposed Impervious Area - 33419m² (Refer Summary below)

Proposed Landscaping - 1348m²
Proposed Turfed Area - 5608m²
Earthworks Batters & Swales - 8695m²
SW Easement - 11456m²
Balance site area - 5.78ha

Carparks Provided
IBC - 56
Warehouse & Office - 8 (6 staff total)

GFA SUMMARY

- STAGE 1
INDUSTRY BIOTECHNOLOGY CENTRE
(HIGH IMPACT INDUSTRY)
GROUND FLOOR - 2439m²
UPPER FLOOR - 831m²
TOTAL - 3270m²
WAREHOUSE OFFICE - 161m²
WAREHOUSE - 2116m²
LOADING AWNING - 300m²
- STAGE 2
WAREHOUSE - 2000m²
LOADING AWNING - 300m²
- STAGE 3
WAREHOUSE - 2000m²
LOADING AWNING - 150m²
- STAGE 4
WAREHOUSE - 2000m²
LOADING AWNING - 150m²
STORAGE SHED - 38m²
- TOTAL GFA (EXCLUDING AWNINGS) = 11585m²
LOADING AWNINGS = 900m²
TOTAL ROOFED AREA = 11684m²

Stage 1 also includes all driveways, vehicle manoeuvring areas, car parking areas and landscaping areas

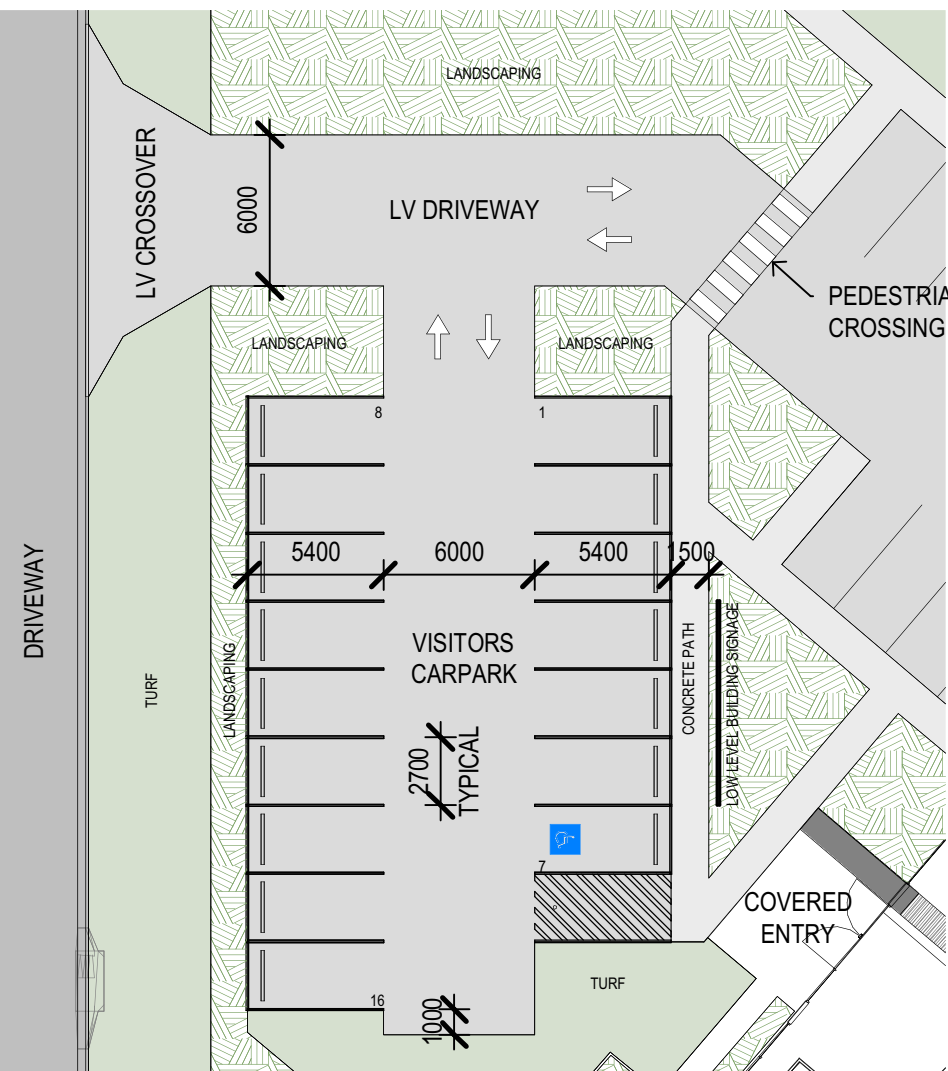
IMPERVIOUS AREA SUMMARY

MAIN ENTRY DRIVEWAY - 2846m²
TEMPORARY TURNAROUND - 1620m²

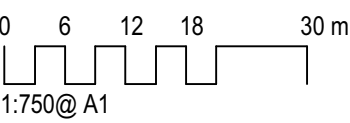
ROOFED AREA TOTAL - 11654m²
IBC LV CARPARK AND DRIVEWAY - 1474m²
IBC HV DRIVEWAY AND CIRCULATION - 1640m²
IBC WALKWAYS AND PATHS - 270m²
IBC COVERED ENTRY - 32m²
IBC BREAKOUT AREA - 120m²
IBC GRAVEL HARDSTAND AREA - 4075m²

WAREHOUSE LV CARPARK AND DRIVEWAY - 460m²
WAREHOUSE HV CARPARK AND DRIVEWAY - 4655m²
WAREHOUSE WALKWAYS AND PATHS - 171m²
WAREHOUSE GRAVEL HARDSTAND AREA - 4402m²

TOTAL IMPERVIOUS AREA - 33419m²



2
TYPICAL CARPARK DETAIL
1 : 300



TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
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26 November 2025
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Assessment Manager

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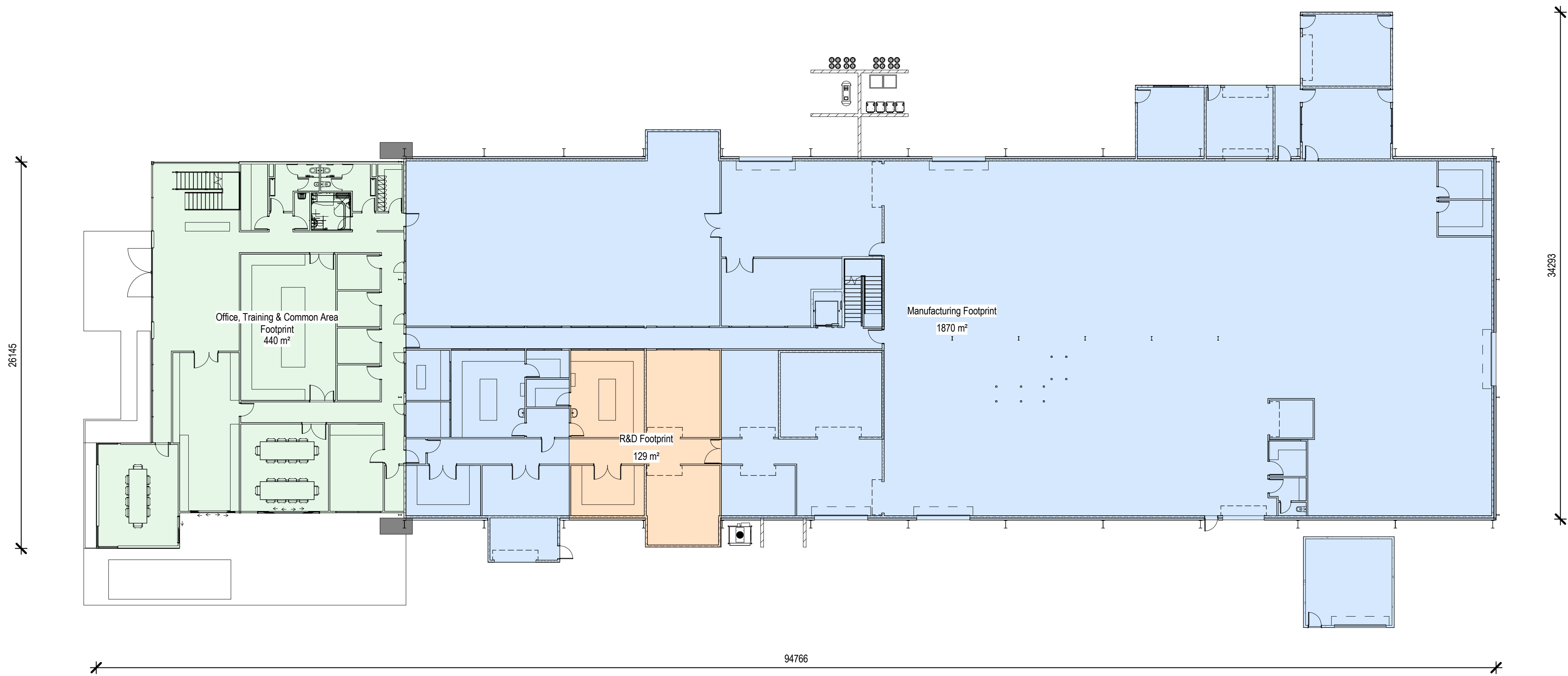
PERFORMANCE BEYOND EXPECTATION

No.	Description	Date
A	ISSUE FOR REVIEW	31/07/25
B	ISSUE FOR DEVELOPMENT APPROVAL	04/08/25
C	RESPONSE TO INFO REQUEST	04/09/25

INDUSTRY BIOTECHNOLOGY
CENTRE AND WAREHOUSE
Proposed Lot 8
Vision Street, Wellcamp

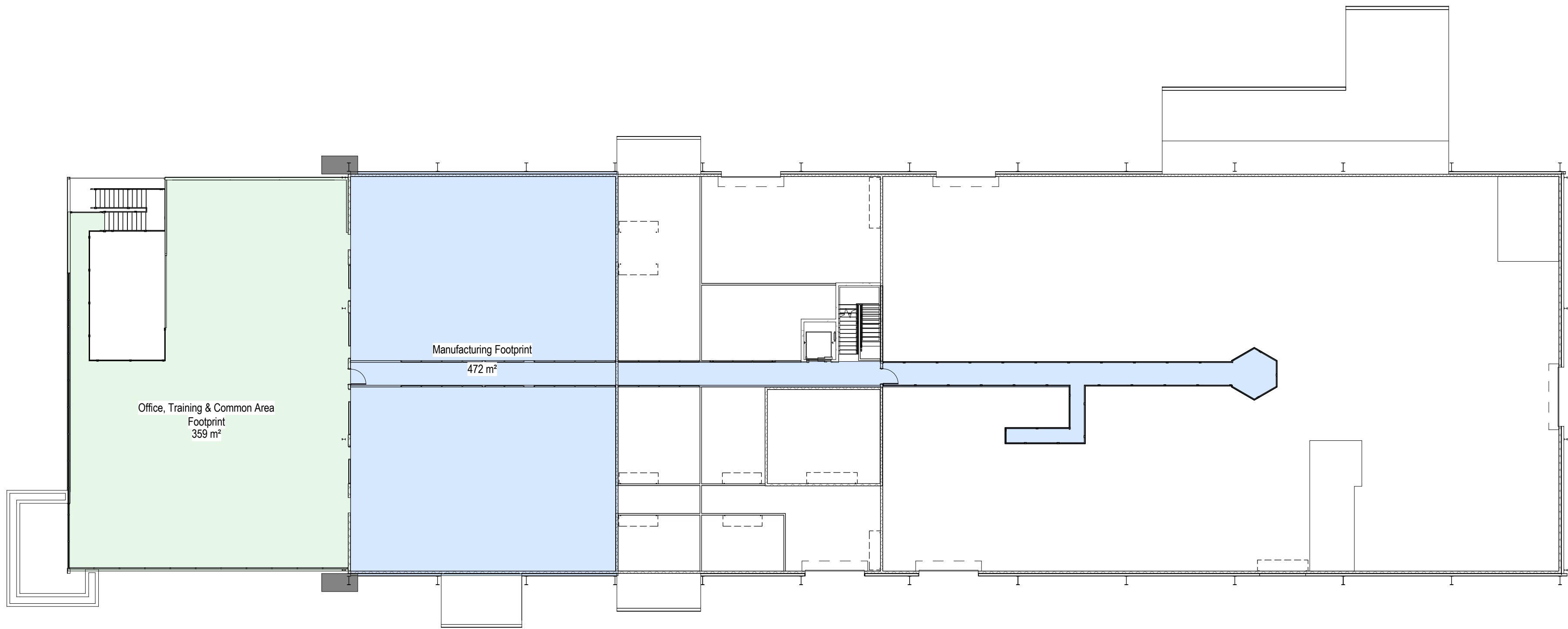
Go2Market Pro

SITE PLAN		
FOR DA APPROVAL		
Status	2481-001	C
Date	04/09/25	Project No.
Checked	CD	Drawn
Scale	JJ	As indicated @ A1



LOWER FLOOR

AREA BY USE SUMMARY	
	OFFICE, TRAINING & COMMON AREA COMPONENT FLOOR AREA 799m² - 24% TOTAL AREA
	R&D COMPONENT FLOOR AREA 129m² - 4% TOTAL AREA
	MANUFACTURING COMPONENT FLOOR AREA 2382m² - 72% TOTAL AREA



UPPER FLOOR

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CENTRE AND WAREHOUSE

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Vision Street, Wellcamp

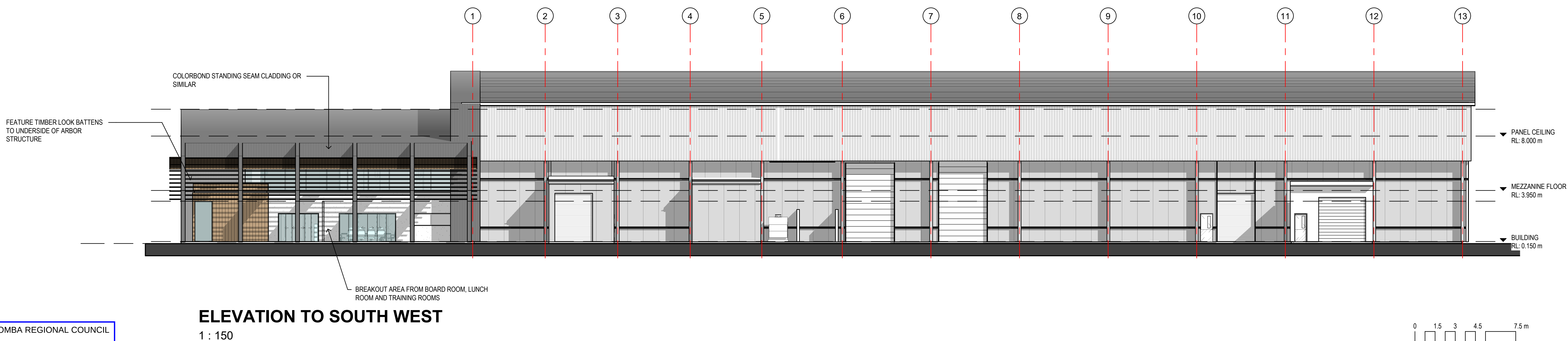
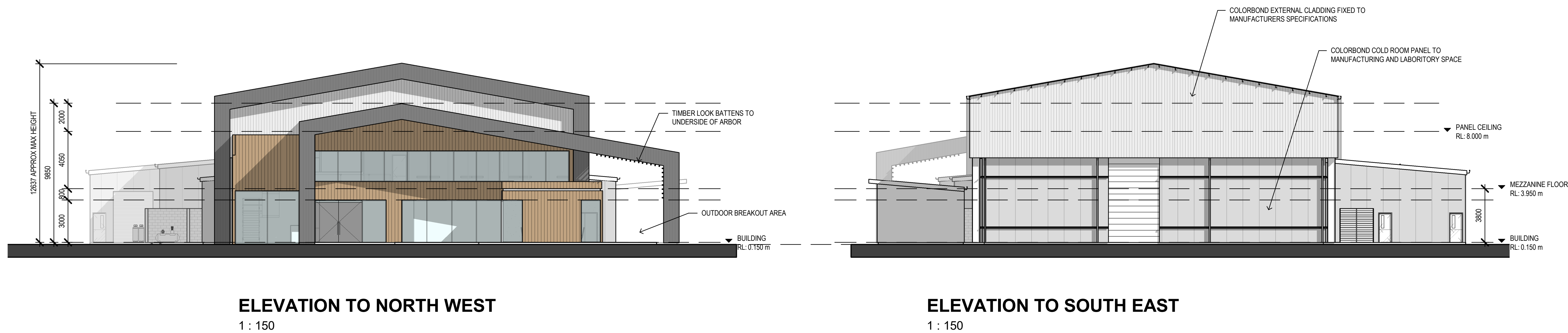
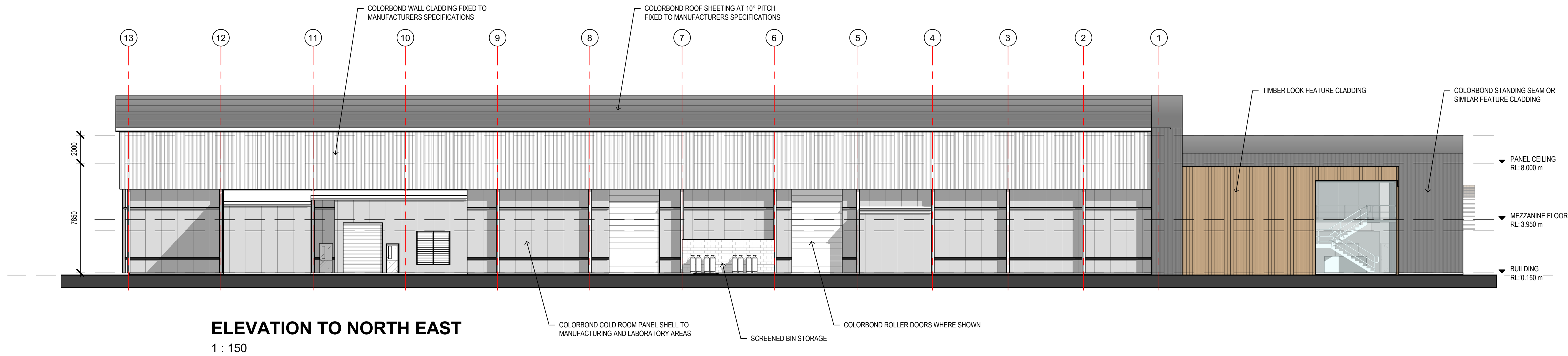
Go2Market Pro

0 1.5 3 4.5 7.5 m
1:150 @ A1

IBC FLOOR PLANS

FOR DA APPROVAL		2481-101	B		
Status	Date				
Checked	CD	Drawn	JJ	Scale	As indicated @ A1

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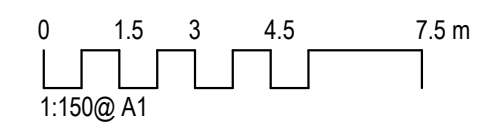
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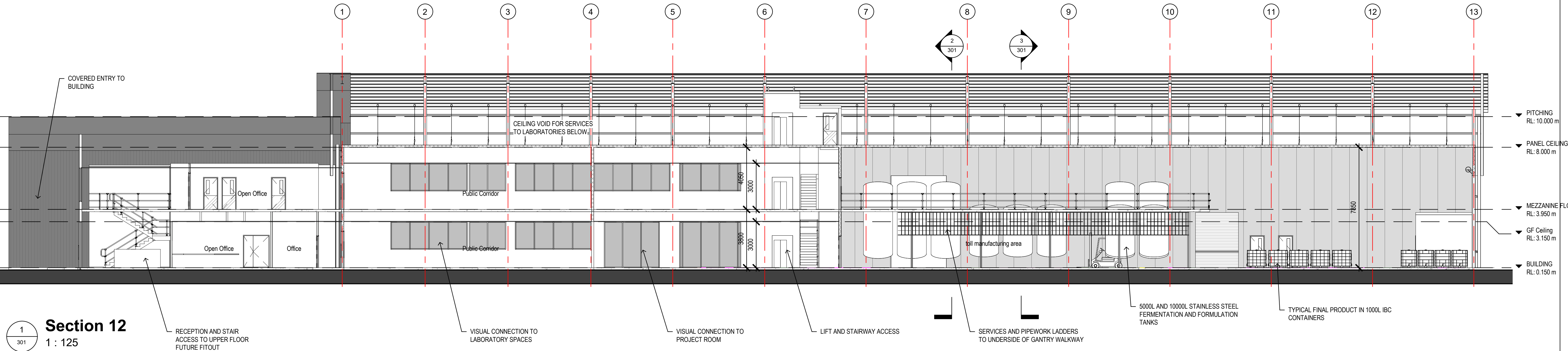
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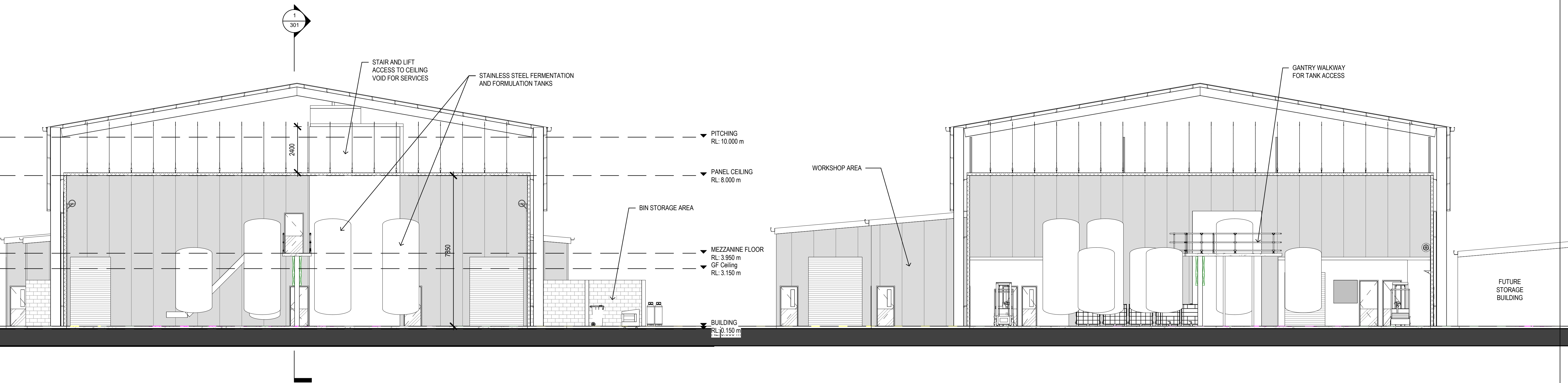
**INDUSTRY BIOTECHNOLOGY
CENTRE AND WAREHOUSE**
Proposed Lot 8
Vision Street, Wellcamp
Go2Market Pro



IBC ELEVATIONS			
FOR DA APPROVAL		2481-201	B
Status	Date	Project No.	Issue
Checked	04/08/25	JJ	1 : 150 @ A1
CD	Drawn	Scale	

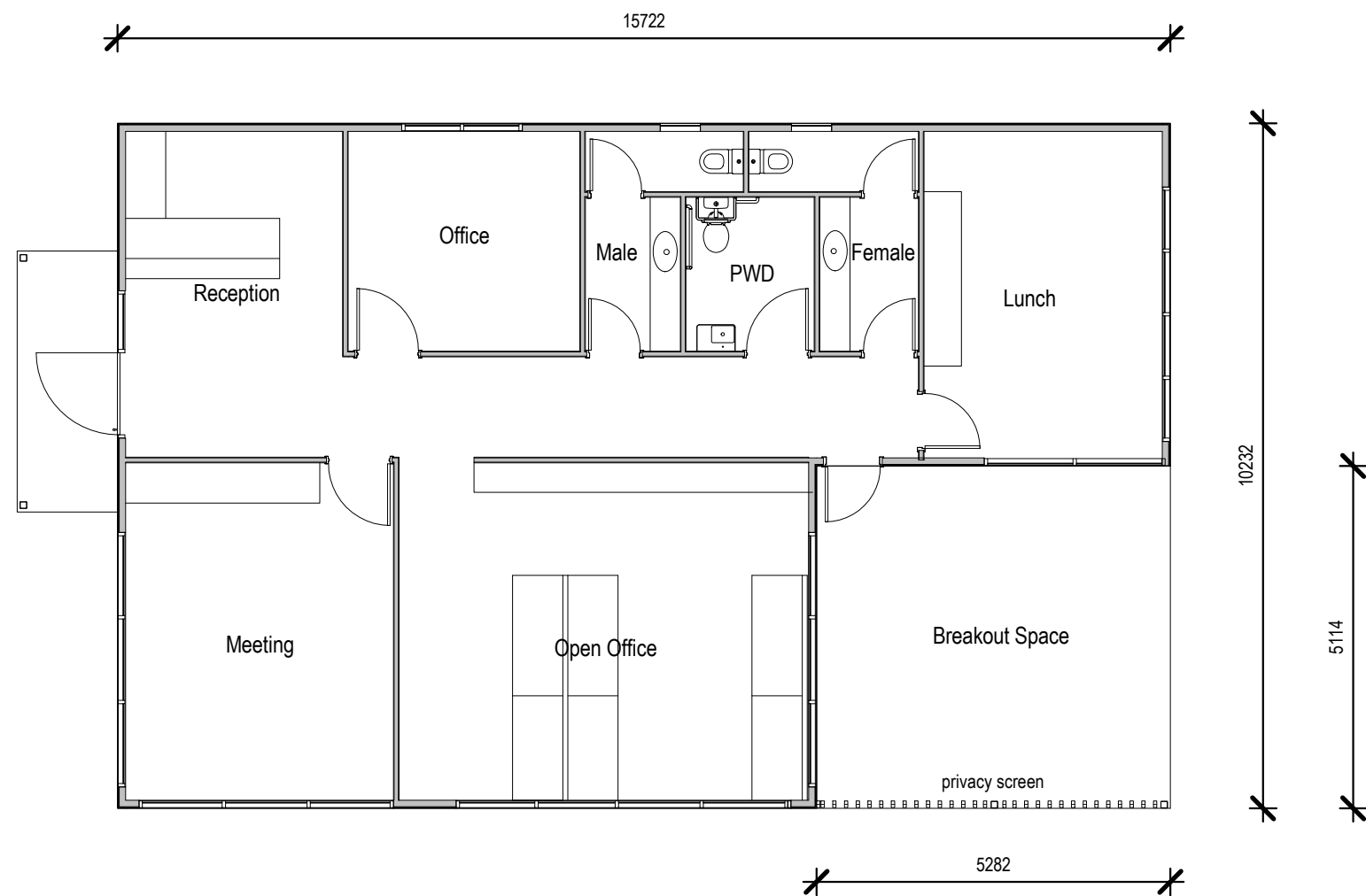


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Section 12
1 : 125



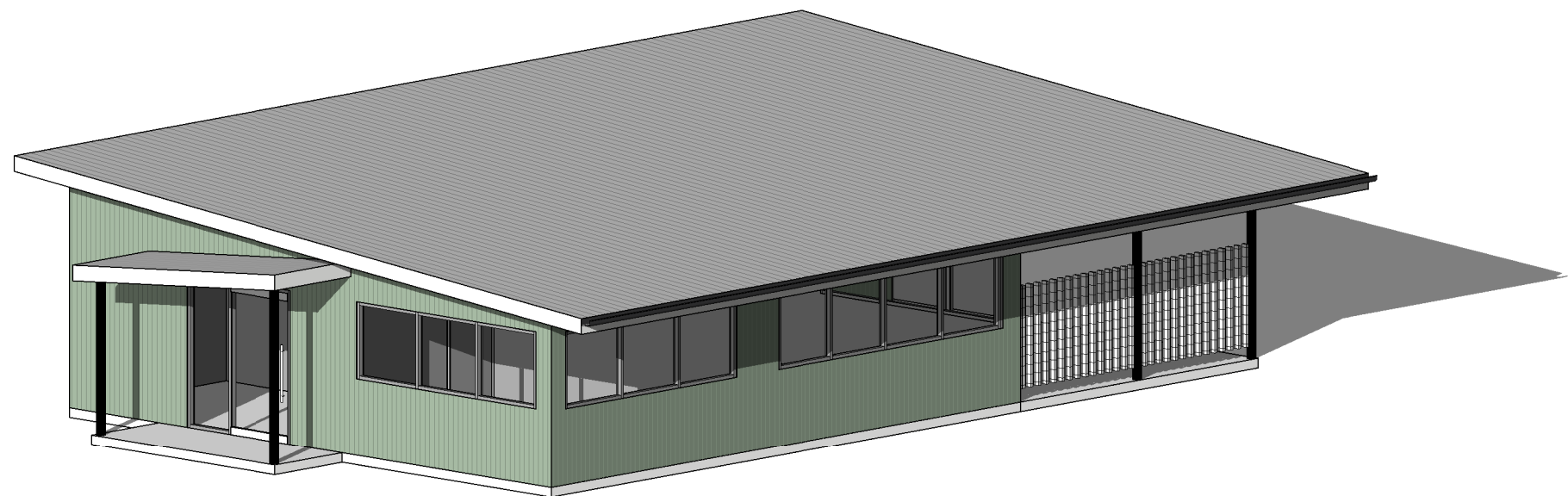
2
301
Section 11
1 : 100

3
301
Section 1
1 : 100



Floor Plan

1 : 100



Perspective

TOOWOOMBA REGIONAL COUNCIL

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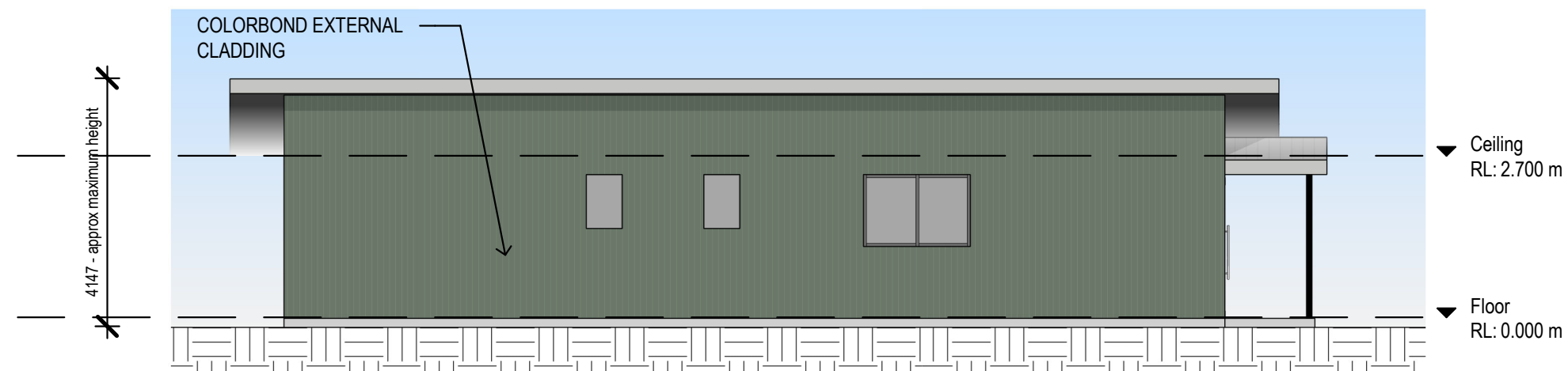
INDUSTRY BIOTECHNOLOGY CENTRE AND WAREHOUSE

Proposed Lot 8
Vision Street, Wellcamp

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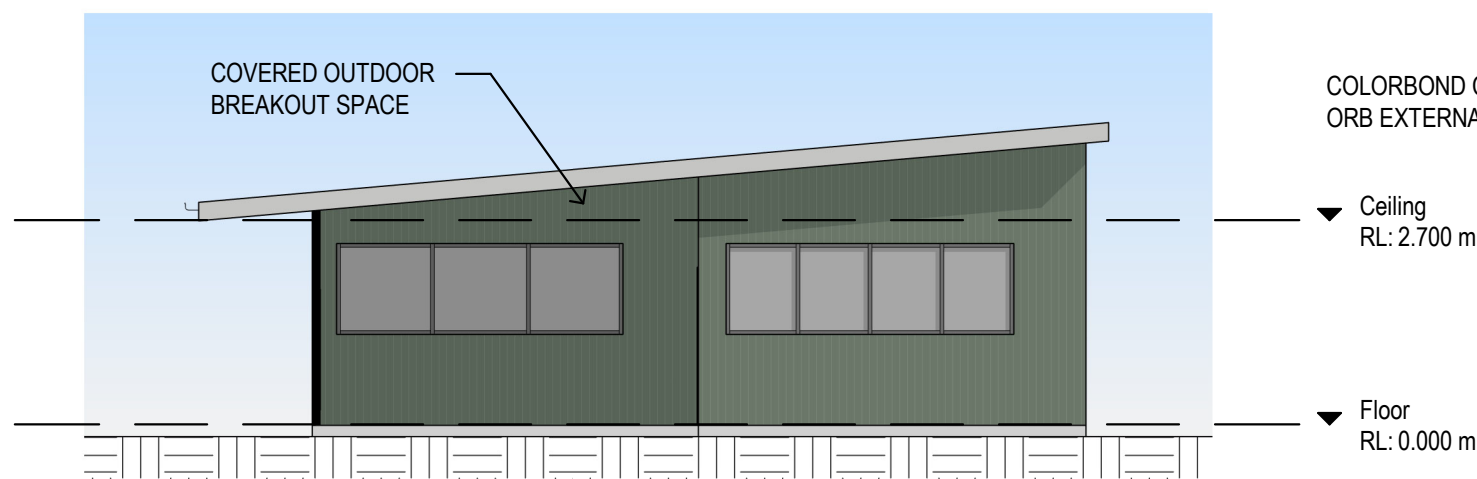
WAREHOUSE OFFICE FLOOR PLAN & PERSPECTIVE

FOR DA APPROVAL		2481. 102	B
Status			
Date	04/08/25	Project No.	Issue
Checked	CD	Drawn	JJ
Scale		1 : 100 @ A3	



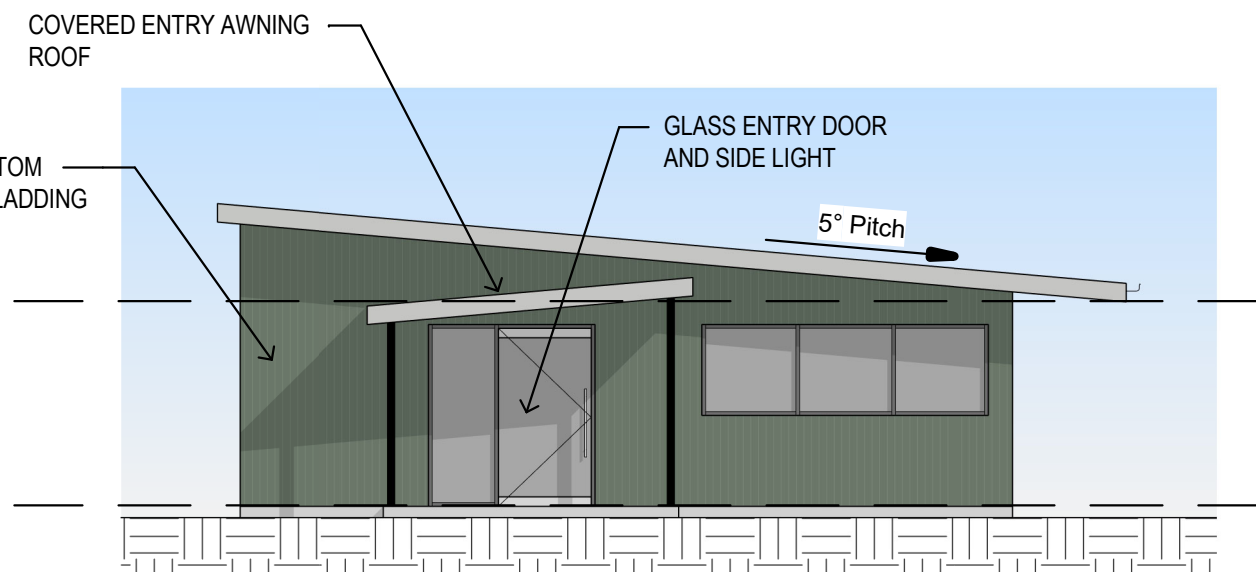
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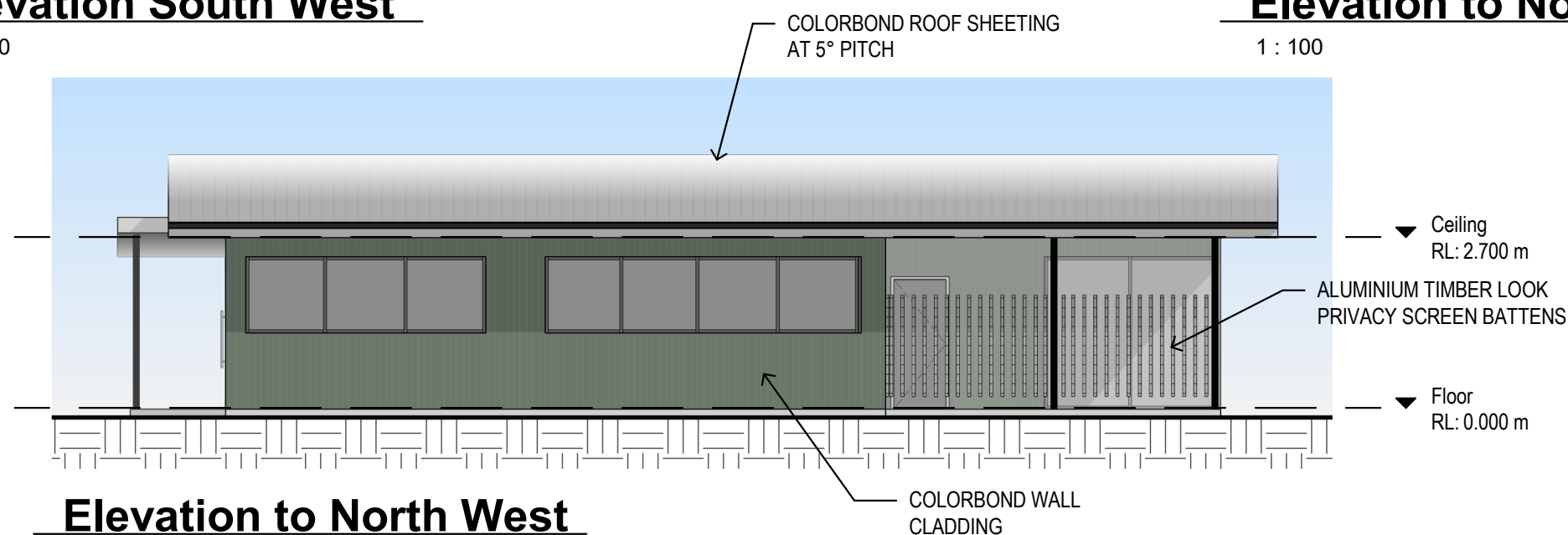
Elevation South West

1 : 100



Elevation to North East

1 : 100



Elevation to North West

1 : 100

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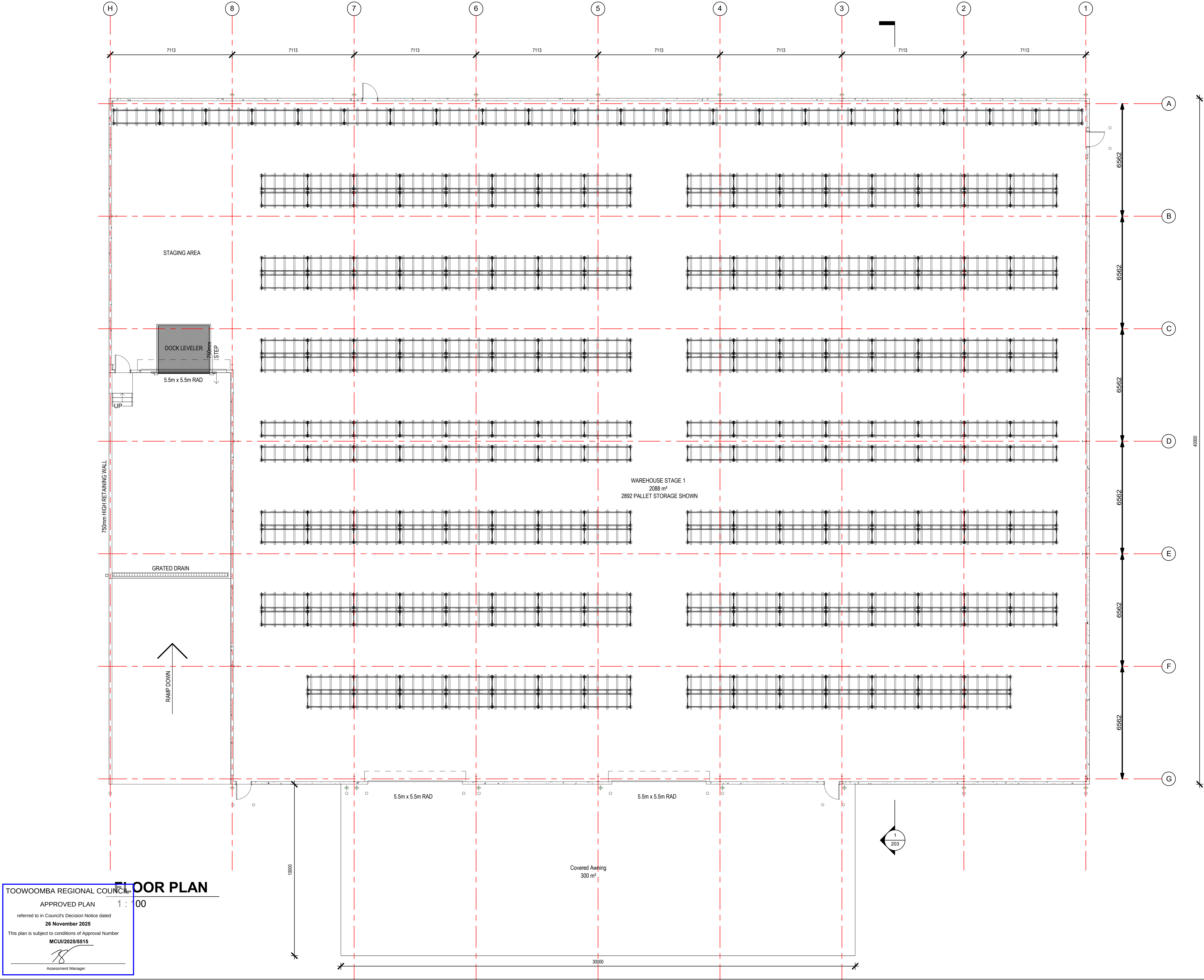
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INDUSTRY BIOTECHNOLOGY CENTRE AND WAREHOUSE	
Proposed Lot 8 Vision Street, Wellcamp	Go2Market Pro

WAREHOUSE OFFICE ELEVATIONS			
FOR DA APPROVAL		2481. 202	B
Status			
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Scale		1 : 100 @ A3	



TOOWOOMBA REGIONAL COUNCIL

FLOOR PLAN

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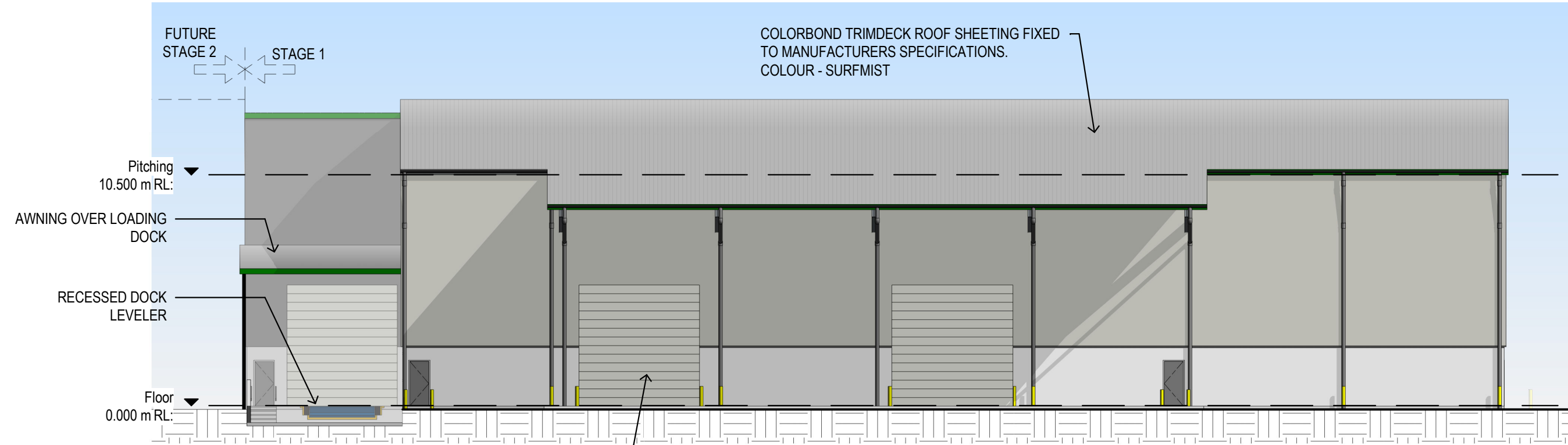
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**INDUSTRY
BIOTECHNOLOGY
CENTRE AND
WAREHOUSE**

Proposed Lot 8
Vision Street, Wellcamp

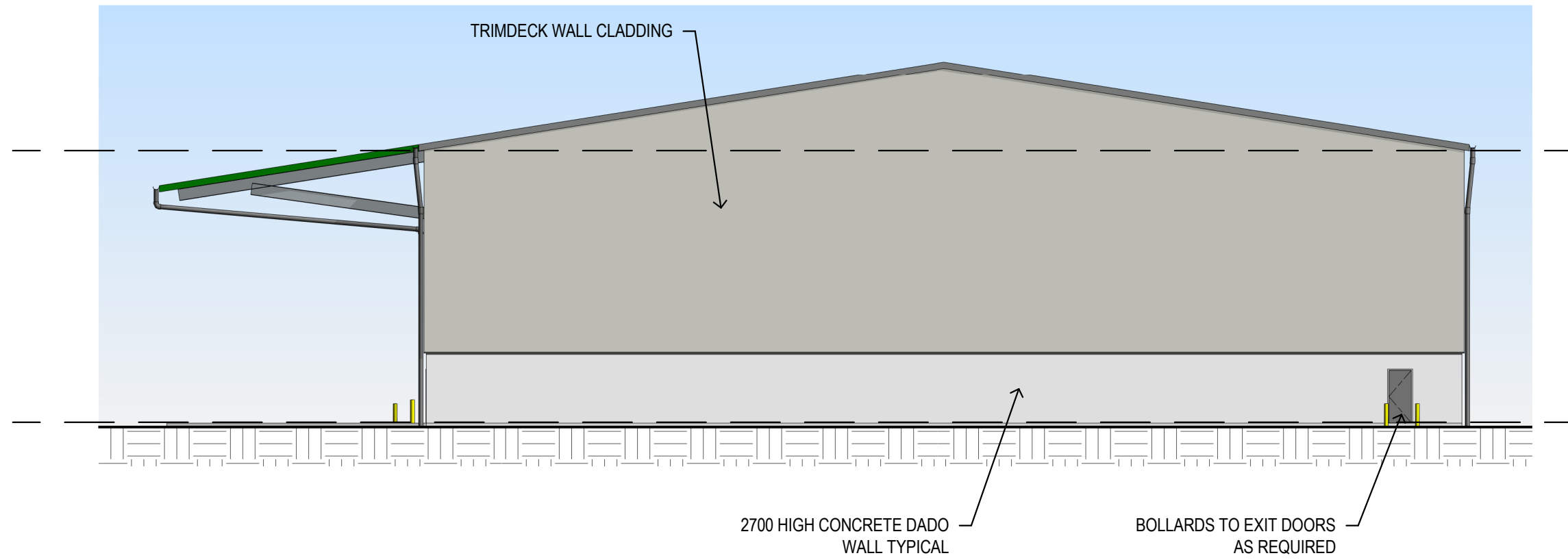
**STAGE 1 -
WAREHOUSE
FLOOR PLAN**

FOR DA APPROVAL			
Status			
Date	CD	Drawn	JJ
Checked	CD	Drawn	JJ
Project No.	2481.103	Issue	B
Scale	1 : 100 @ A1		



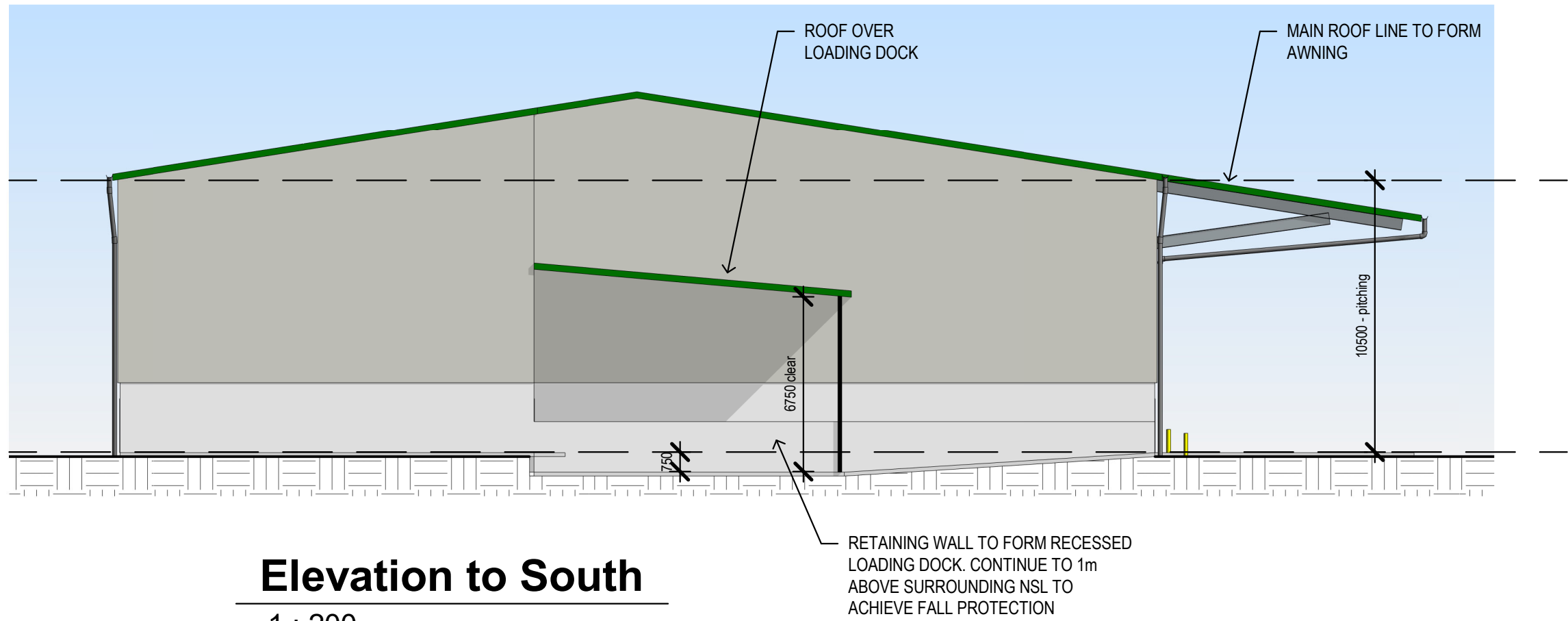
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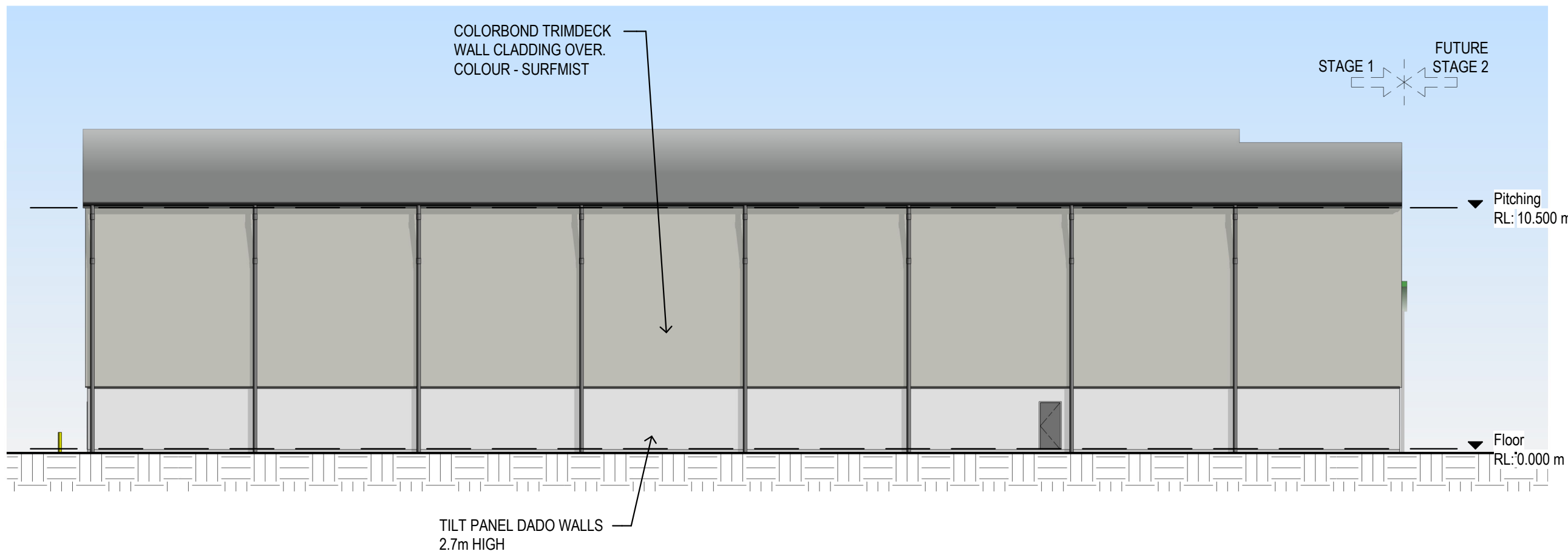
Elevation to North

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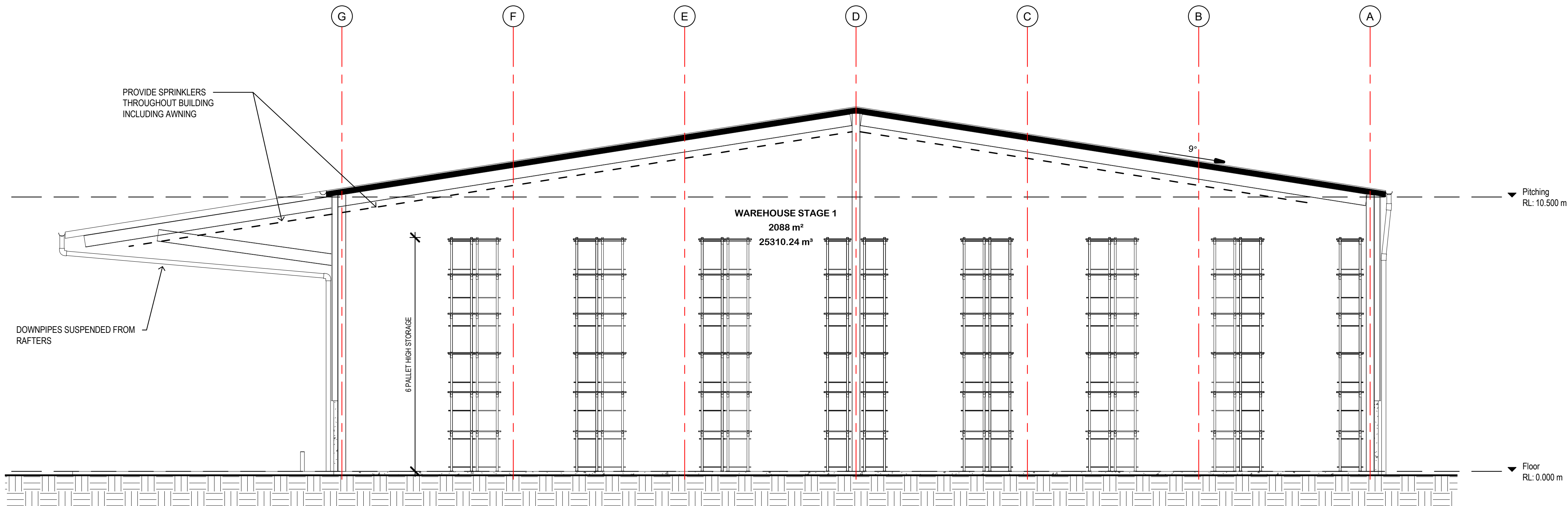
Elevation to South

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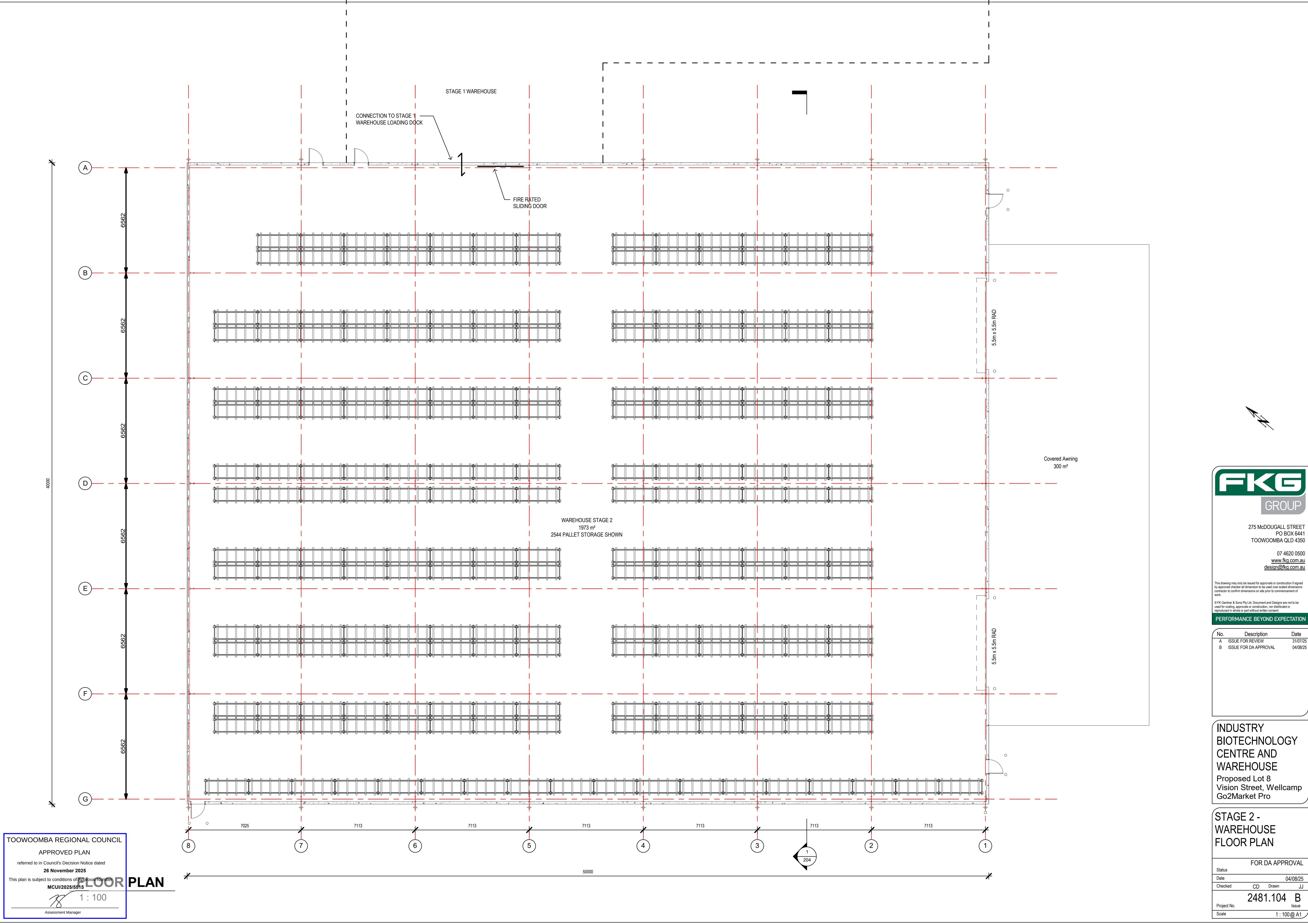
Elevation to West

1 : 200



Detailed Section

1 : 100



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1 : 100
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FLOOR PLAN

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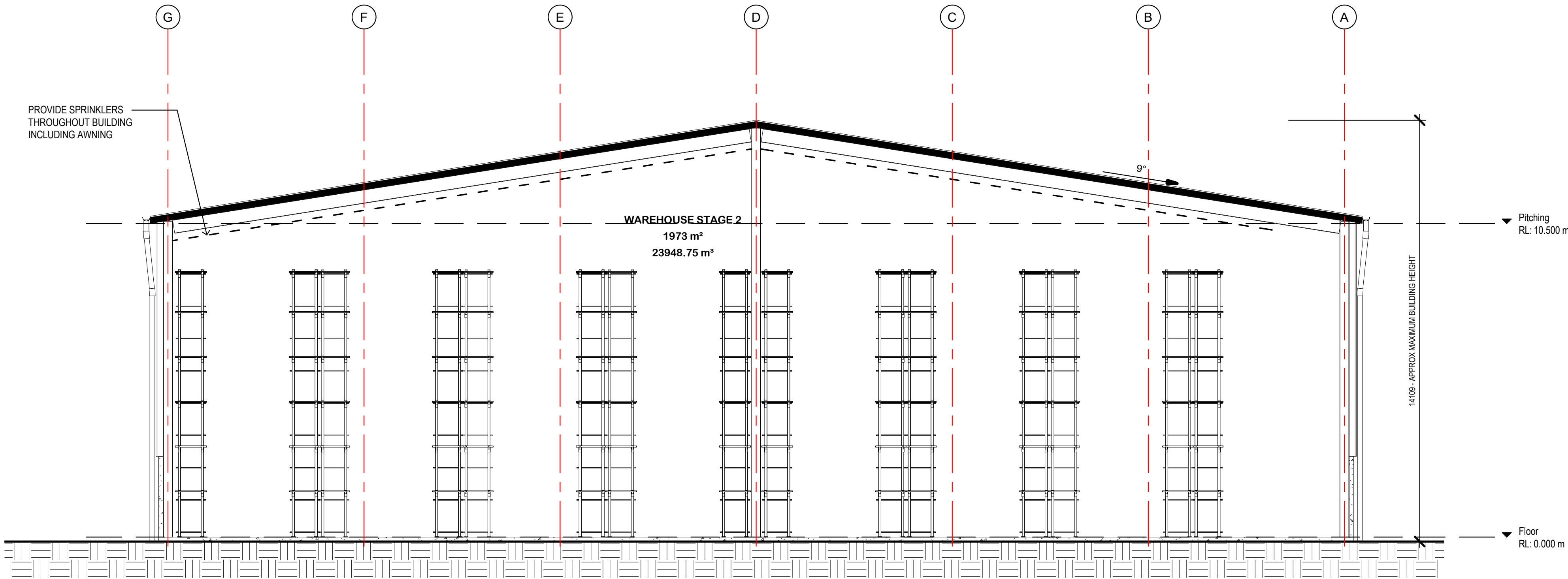
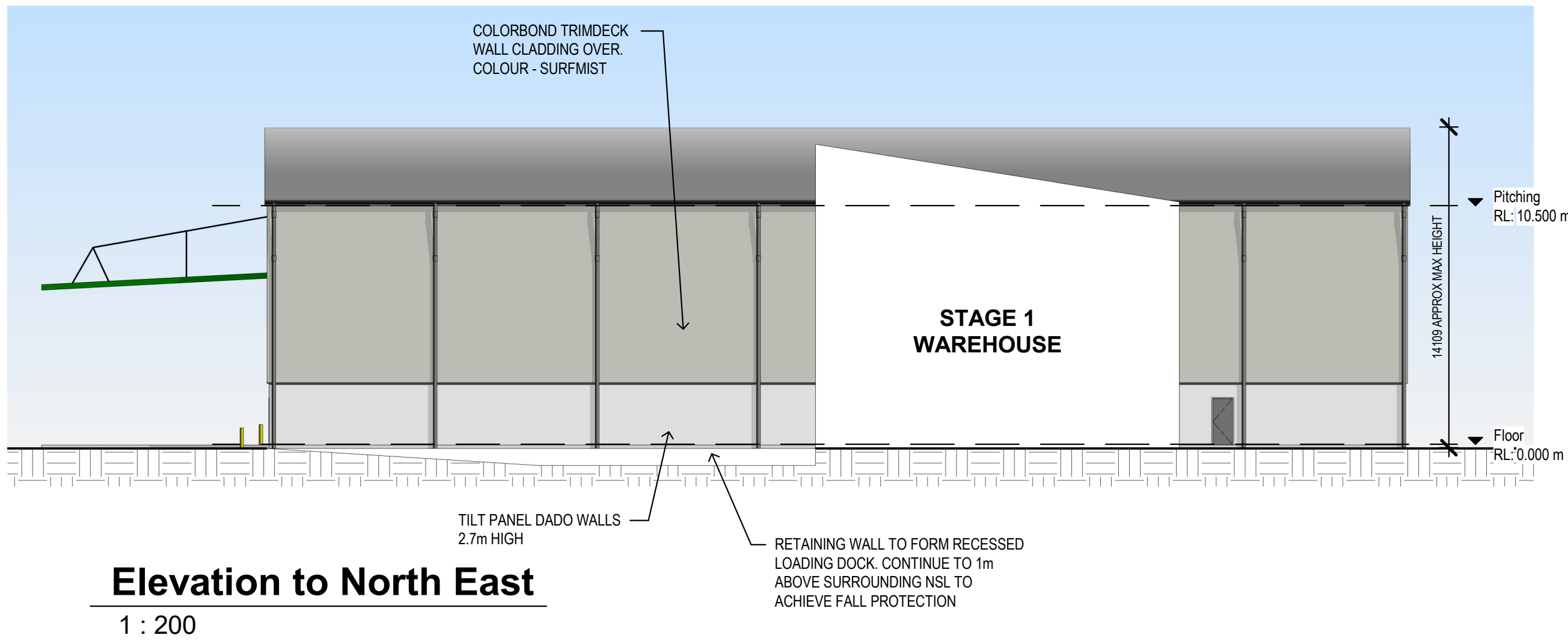
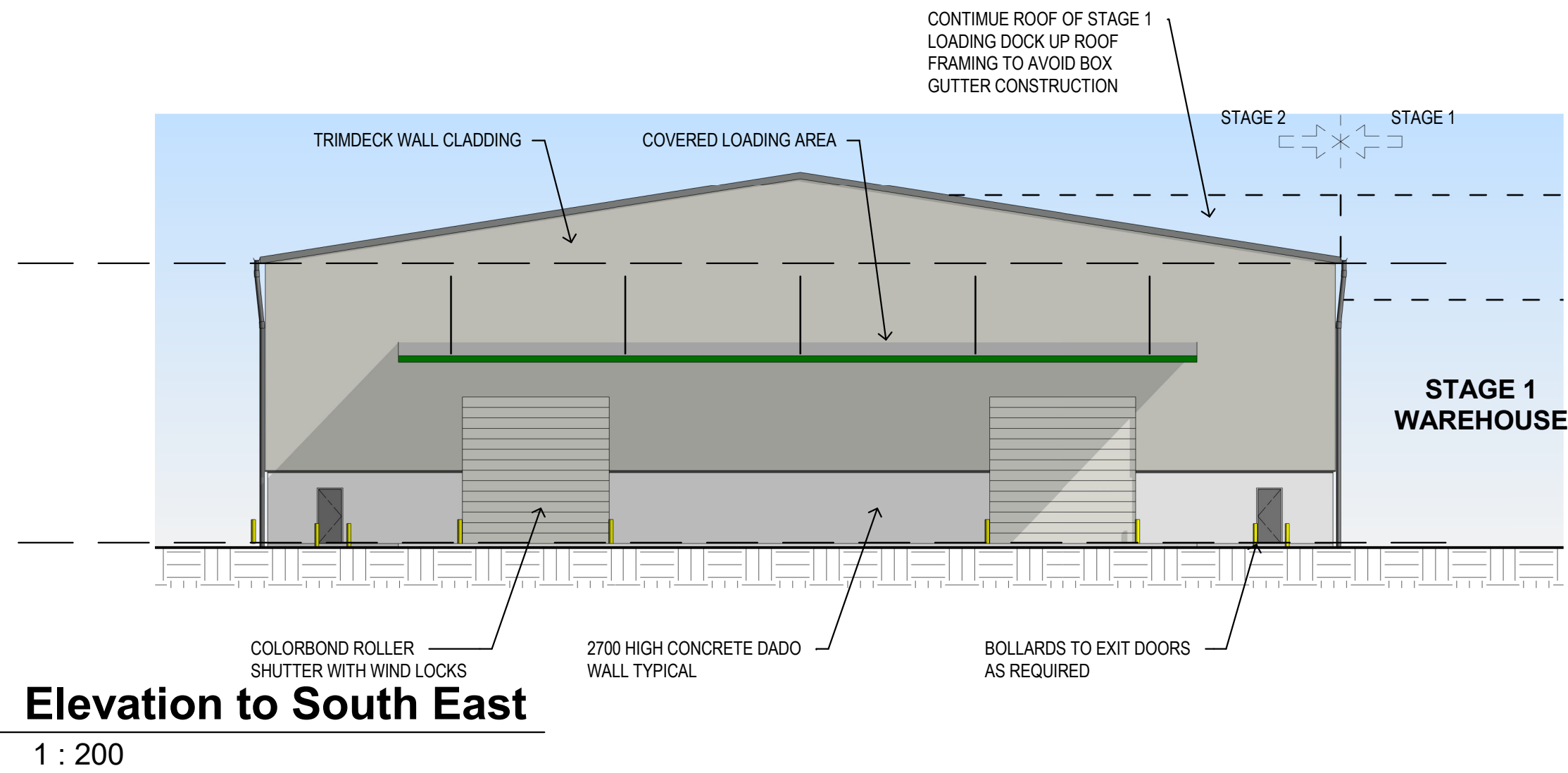
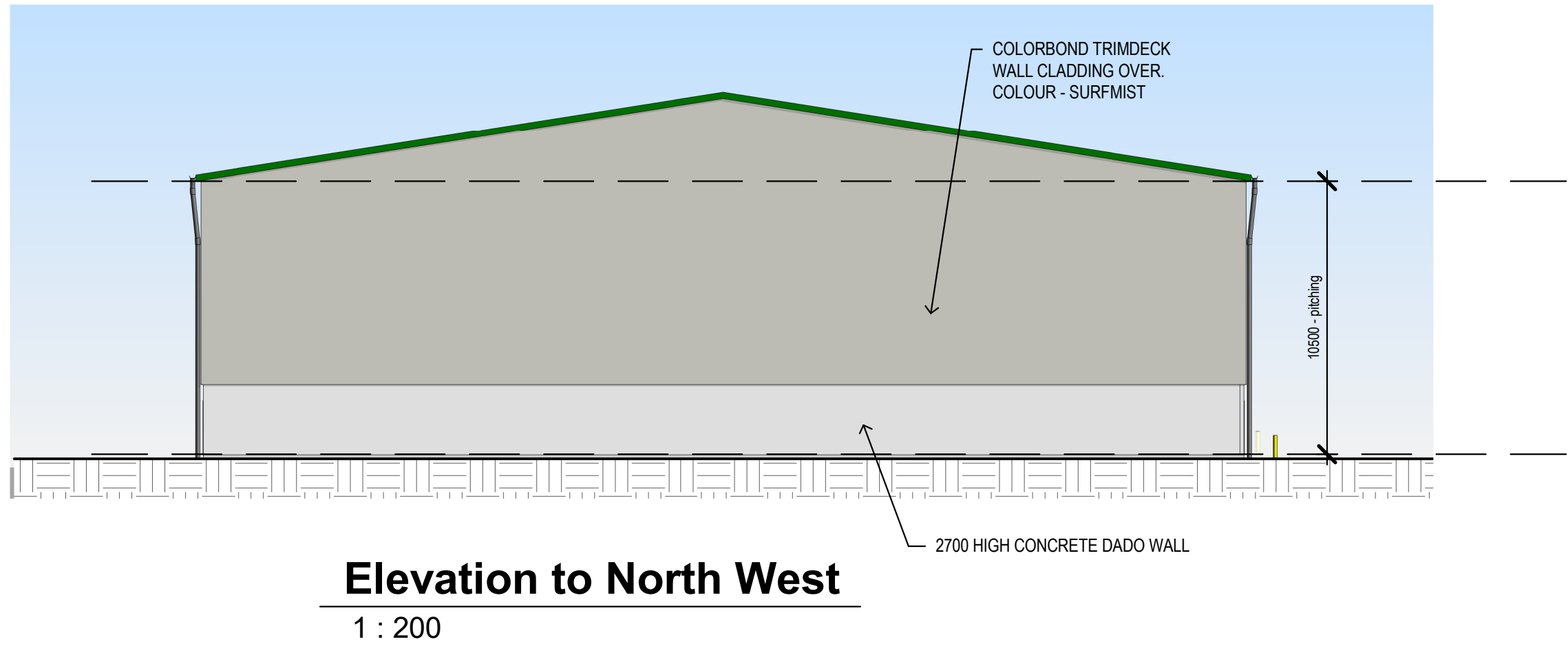
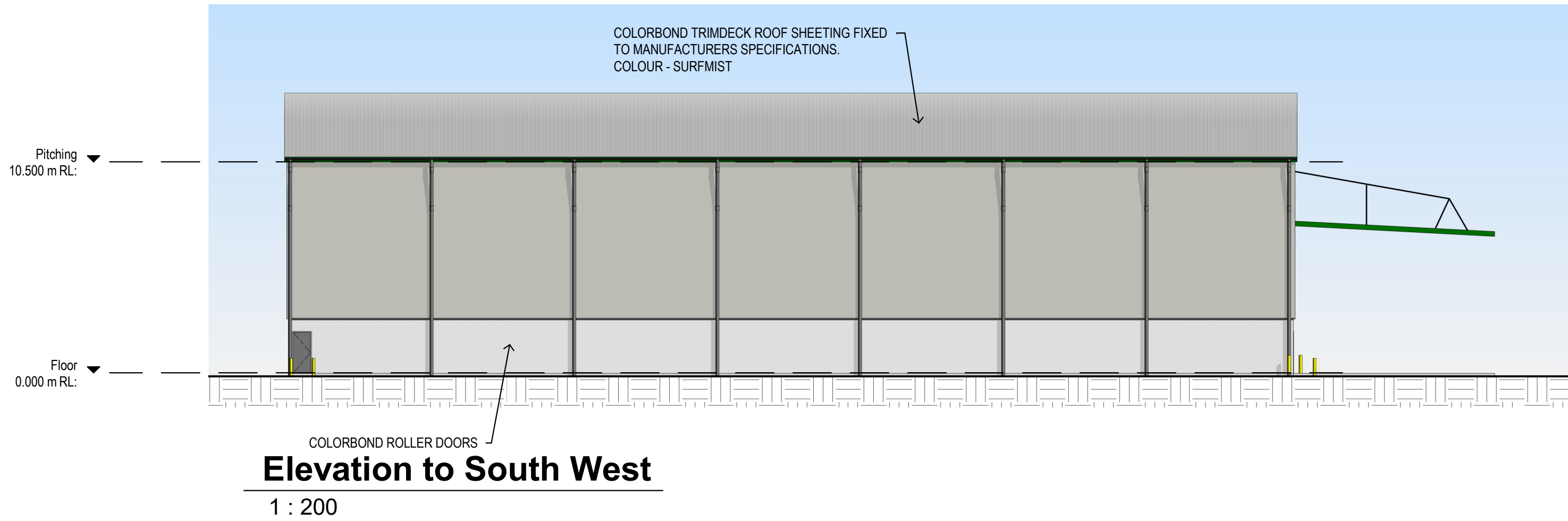
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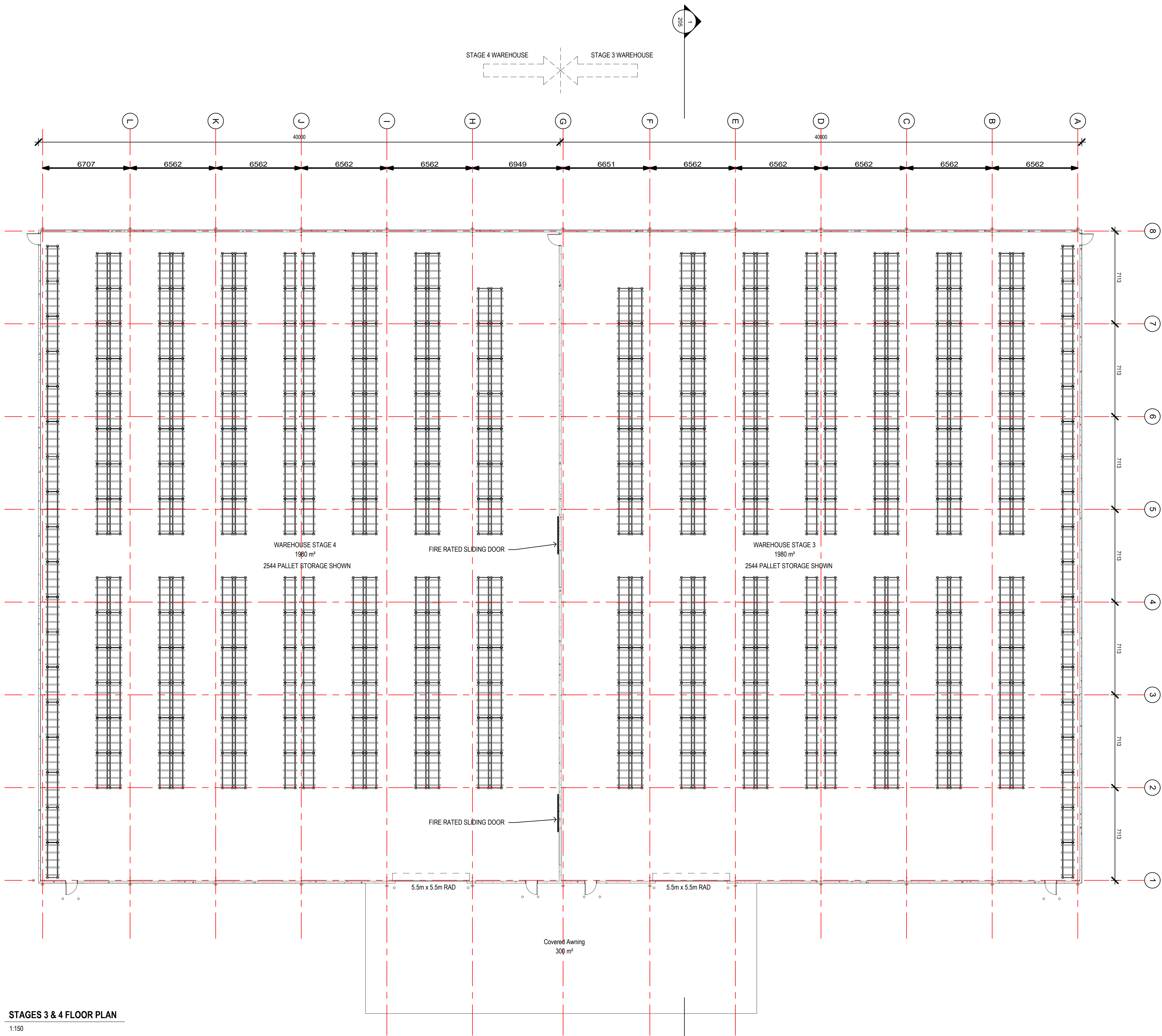
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INDUSTRY
BIOTECHNOLOGY
CENTRE AND
WAREHOUSE
Proposed Lot 8
Vision Street, Wellcamp
Go2Market Pro

STAGE 2 -
WAREHOUSE
FLOOR PLAN

FOR DA APPROVAL			
Status			
Date	CD	Drawn	JJ
Checked	CD	Drawn	JJ
Project No.	2481.104	Issue	B
Scale	1 : 100 @ A1		





STAGES 3 & 4 FLOOR PLAN
1:150

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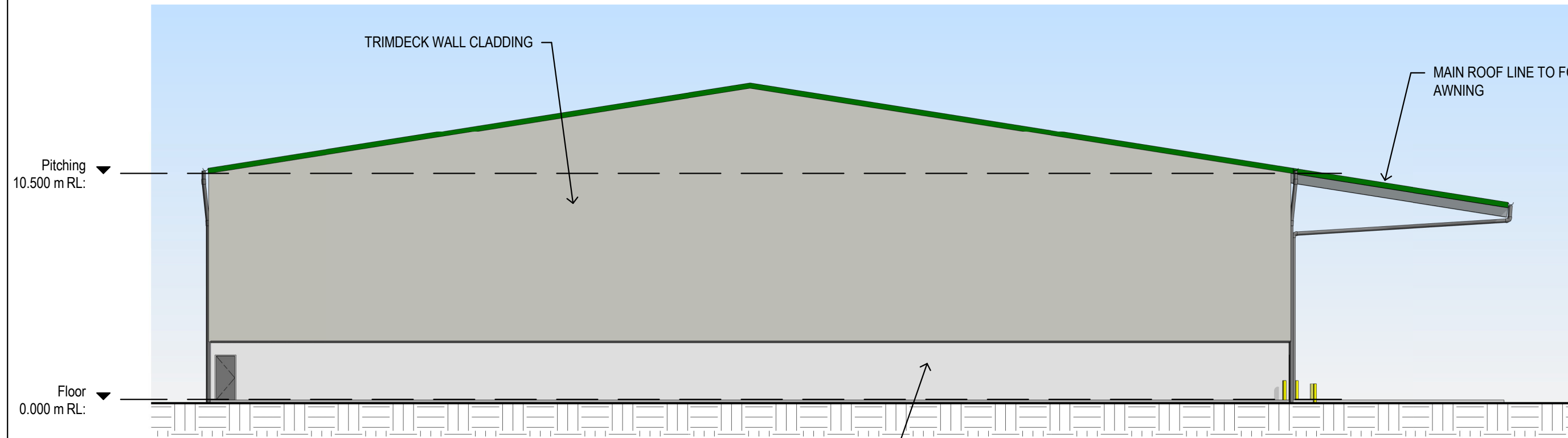
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**INDUSTRY
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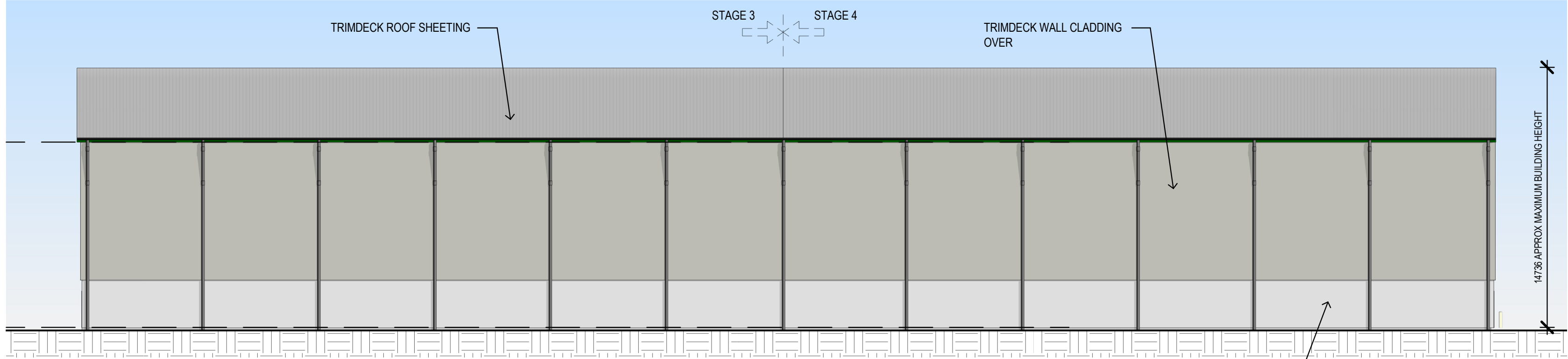
Proposed Lot 8
Vision Street, Wellcamp

**STAGES 3 & 4 -
WAREHOUSE
FLOOR PLAN**

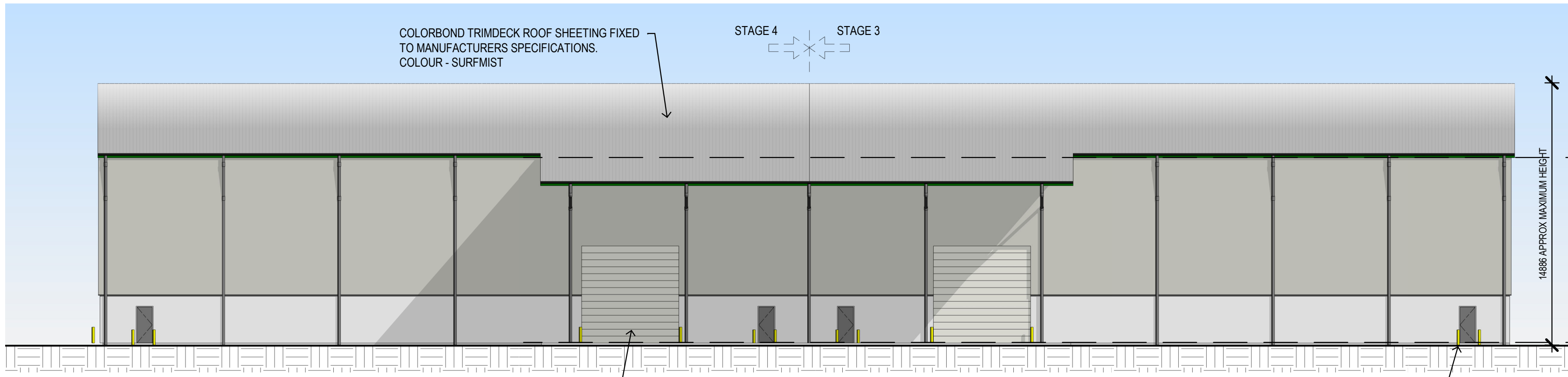
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Issue	B		
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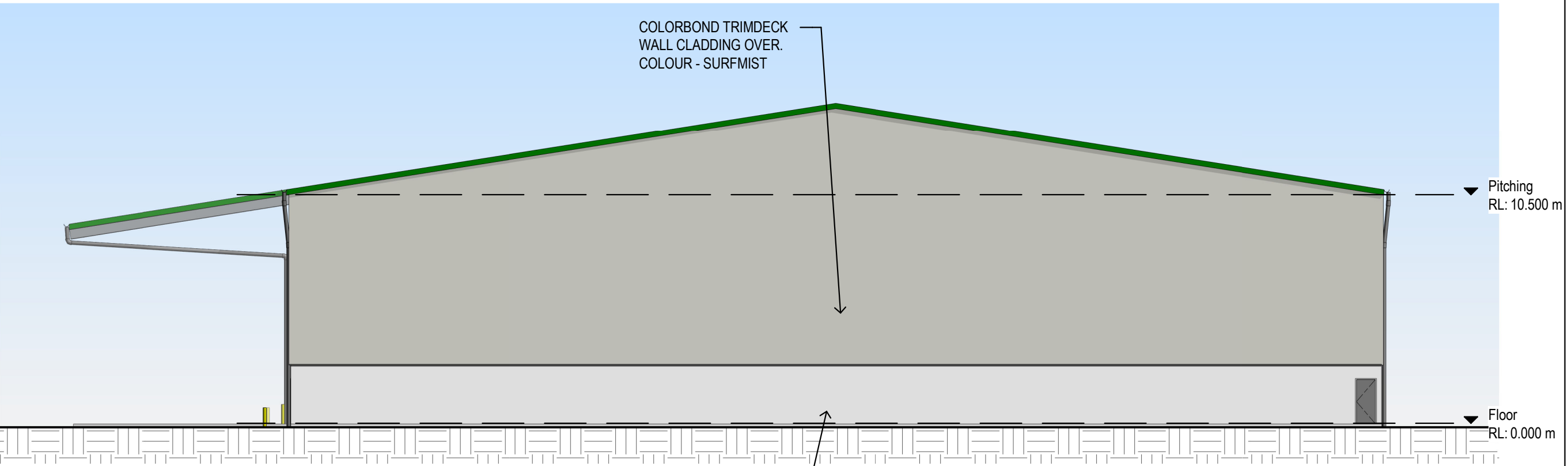
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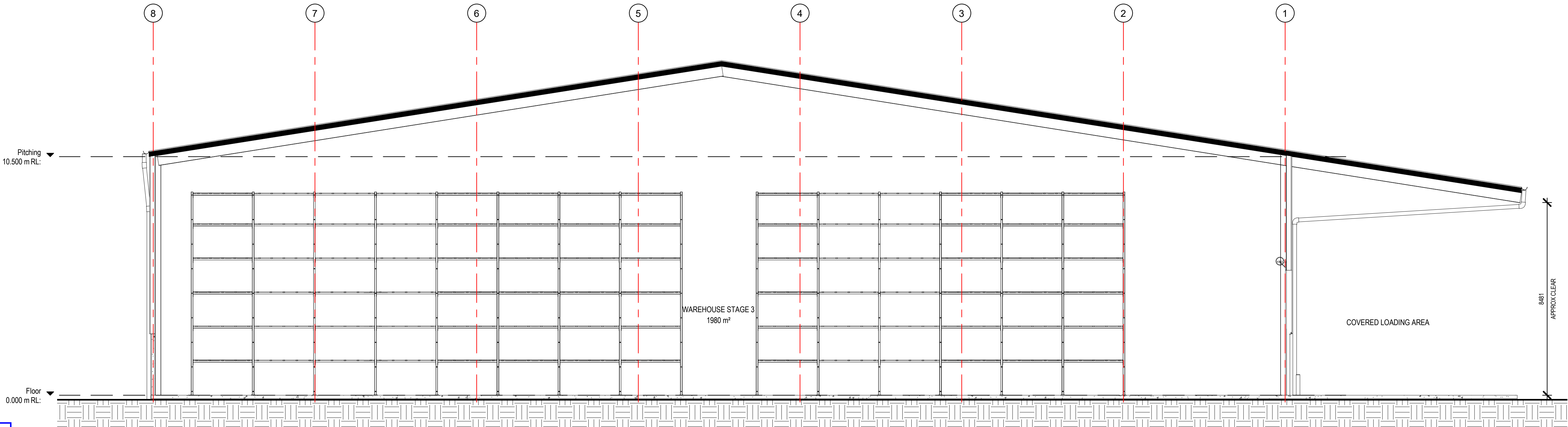
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Elevation to North East
1 : 200



Elevation to North West
1 : 200



Section 4
1 : 100

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**INDUSTRY BIOTECHNOLOGY
CENTRE AND WAREHOUSE**

Proposed Lot 8
Vision Street, Wellcamp

**STAGES 3 & 4 - WAREHOUSE
SECTION & ELEVATIONS**

FOR DA APPROVAL		2481-205		B	
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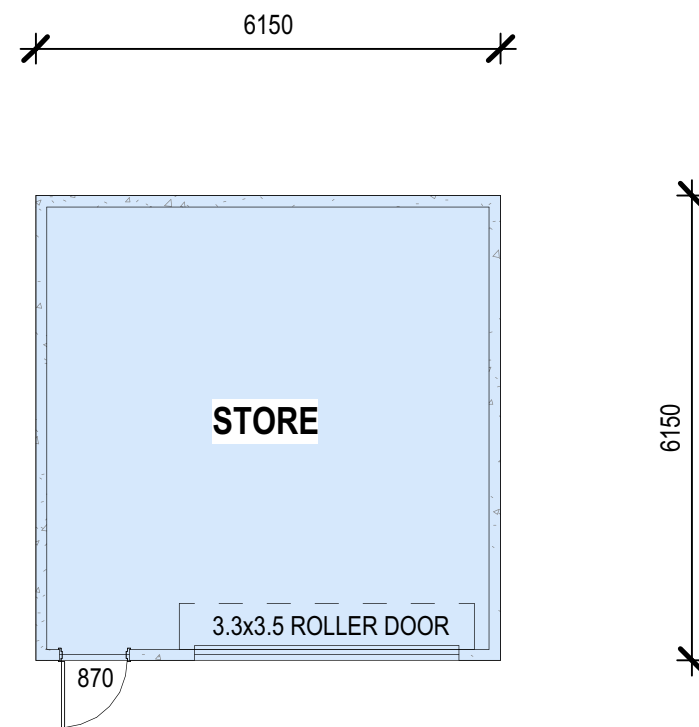
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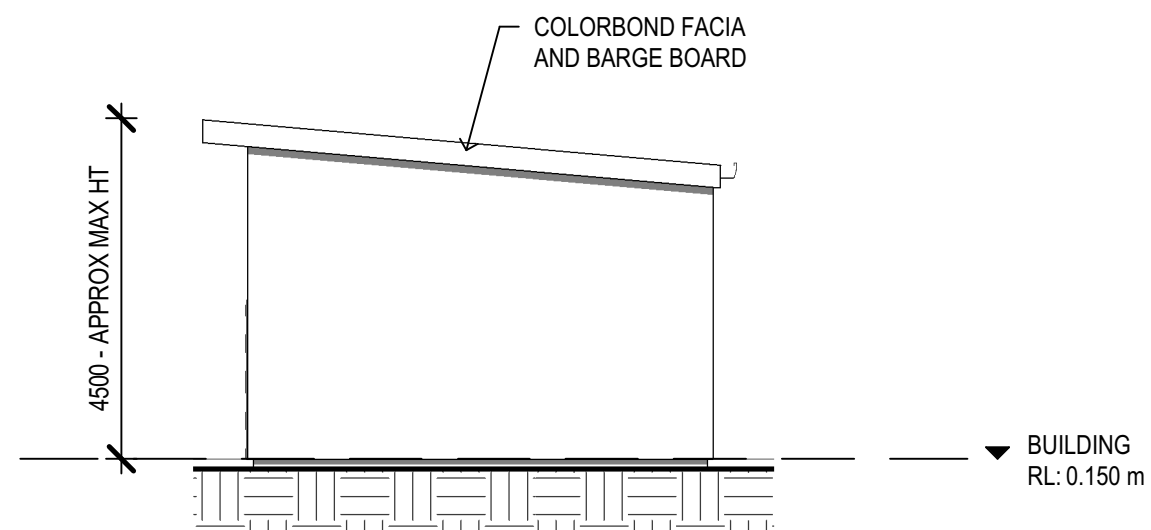
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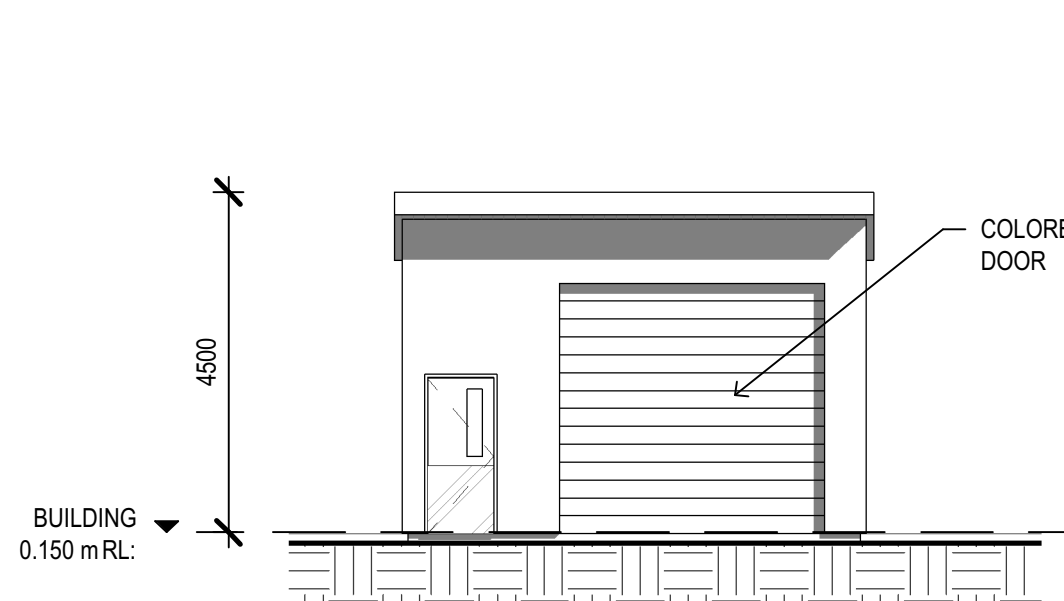
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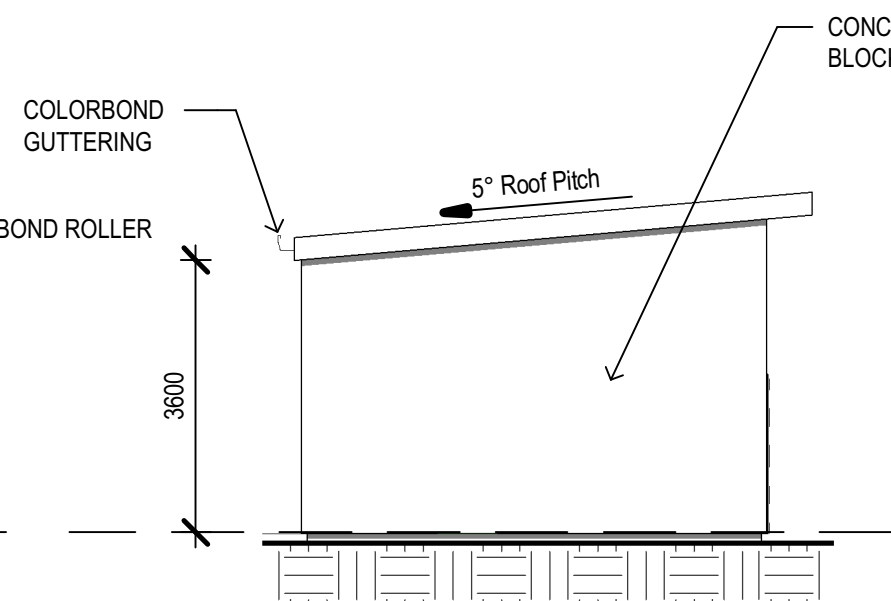
FLOOR PLAN



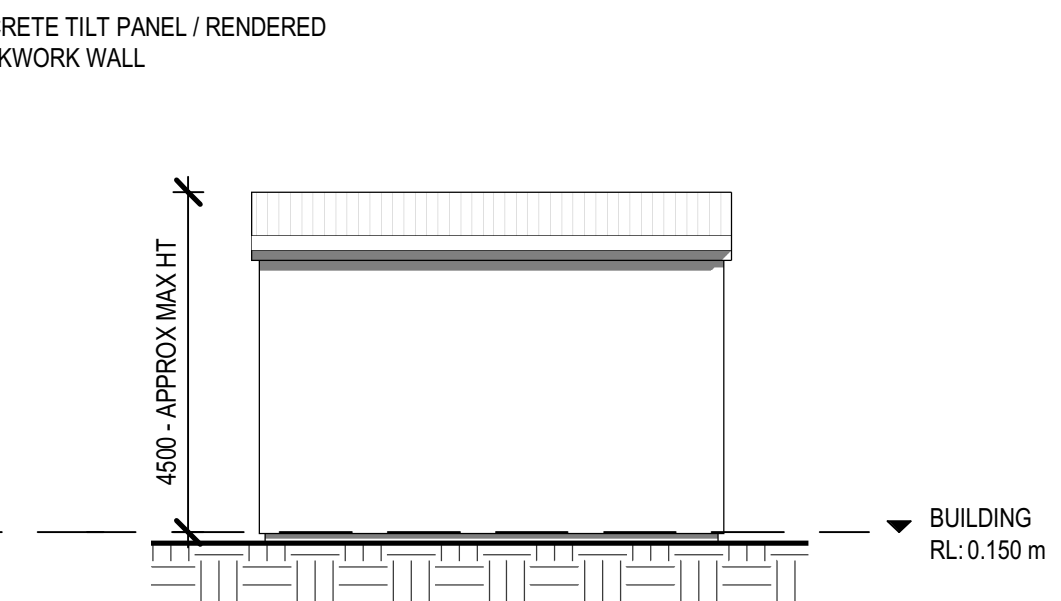
ELEVATION TO SOUTH



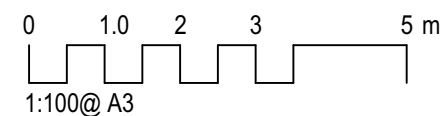
ELEVATION TO WEST



ELEVATION TO NORTH



ELEVATION TO EAST



GENERAL NOTES

DESCRIPTION OF WORK

1. This drawing package describes landscape works to the proposed Industry Biotechnology Centre facility at Vision Street, Wellcamp. These drawings have been prepared as part of the Development Application to be submitted to TRC for the project. The landscape works include:
- supply and installation of dripline irrigation to gardens;
 - supply and installation of concrete garden edge;
 - subgrade preparation to garden areas;
 - supply and installation of imported topsoil;
 - supply and installation of plant stock;
 - supply and installation of 25 litre tree planting;
 - supply and installation of turf; and
 - maintenance of all landscape works for 12 weeks.

STANDARDS

2. The works are to meet industry best practice and the following relevant Australian Standards, AS 4419 Soils for Landscaping and Garden Use and AS 4454 Composts, Soil Conditioners and Mulches.

SERVICES

3. The location of all services are to be verified on site prior to the commencement of works. Reference is to be made to the building and engineering plans for the project.

IRRIGATION

4. An automatic drip line irrigation system is to be provided to the gardens. The water supply is to be the on site rain water tanks. This irrigation system is to be installed by a licensed irrigation specialist. The system is to comply with all applicable industry and local authority and Australian Standards. The irrigation system is to have a summer target application rate of 32mm per week.
5. A GPO is to be provided at the building for the irrigation controller. The irrigation controller is to be sited within a lockable cabinet. The water source for the irrigation is to include an isolation valve, back flow prevention device, pressure regulator and filter. A rain switch override is to be installed to cut off irrigation after a preset rainfall level has been reached.
6. Provide 13mm diameter high grade UV stable brown poly dripline to all garden areas. Provide an individual emitter to each plant within each garden area.

CONCRETE GARDEN EDGE

7. Supply and install a concrete garden edge at the locations indicated on the landscape plan and in accordance with Landscape Detail 04.

GARDEN PREPARATION

8. At garden areas, excavate garden areas to allow for 300mm of imported topsoil and 100mm of mulch allowing for the mulch layer to finish level with the adjacent surfaces. Allow 50mm for settling of the mulch. Cultivate the subgrade to a depth of 100mm. Cultivation is to include the removal of undesirable material including stones exceeding 25mm, clods of earth exceeding 50mm and any weeds, rubbish or other deleterious material brought to the surface during cultivation. Install 300mm depth of imported topsoil to the garden areas.

TOPSOIL

9. Imported soils are to be in accordance with AS4419 - 2018. Garden areas are to utilize imported 'Landscape Soil (on grade) with Medium Organic Matter with Low Phosphorus'. Turf areas are to utilize imported 'Soil for Turf and Lawns - Underlay' at the time of installation. For top dressing use 'Soil for Turf and Lawns - Top Dressing' in accordance with AS4419 - 2018.
10. Deliveries of imported soils to the site must be from an approved supplier and must be accompanied by certification of compliance with AS 4419 - 2018.
11. Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to achieve the required finished levels and contours after light compaction. Prevent excess compaction by constructional plant. Compact lightly and uniformly in 150mm layers. Progressively tamp backfilling topsoil to avoid later subsidence, and thoroughly water to prevent voids. Rake over lightly to attain finished profiles. Avoid differential subsidence and produce a finished topsoil surface, which is smooth and free from stones or lumps of soil; graded to drain freely, without ponding, to catchment points;and graded evenly into adjoining ground surfaces.

PLANTING

12. Plant stock shall have a healthy cover and a good straight tap root. Weak or diseased stock, or stock that is heavily root bound, shall not be used. All plants shall be supplied healthy, insect and disease free and show no indication of root compaction. All plants will be well hardened off in their final containers and be capable of planting in the climatic conditions of the site. All plants shall be fresh and exhibit new growth with fibrous root system and capable of holding potting mix together without restriction or damage. All plants should be delivered to the site as necessary and planted as soon after delivery as possible. All stock arriving on site should be identified and labelled.
13. Water all plant stock 24 hours prior to planting and keep in a moist state throughout planting operations. Do not store plants awaiting planting in full sun or in an exposed location where they may be subject to hot winds.
14. Excavate individual planting holes to be 100mm wider and deeper than the pot size. Rip the sides of the planting hole. Backfill the planting hole with topsoil so when the pot is planted the top of the plant soil finishes flush with the surrounds. This should allow for settling of the soil.
15. Prior to planting tease the roots gently of the plant. Gently tamp down the backfilled soil around the tube. Apply a minimum of 5 litres of water to each plant within 12 hours of planting.
16. Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

TREE PLANTING

17. Plant 25 litre trees within grassed areas at the locations indicated on the landscape plan. Install as per Landscape Detail 01. Plant 25 litre trees within the gardens at the locations indicated on the landscape plans and as per Landscape Detail 02. Stake all trees with two 38 x 38mm hardwood square stakes. Site stakes either parallel with the closest building wall, path or fence. Ensure stakes finish level. Tie each tree to the stakes with hessian tie with the tie in a figure of 8. Fix to the stakes with staples. Ties should hold the tree in a stable position, particularly in windy conditions, but should not be so tight that they realign the tree from its natural position. Selection of tree stock is to comply with AS 2303:2018 Tree Stock for Landscape Use.

FERTILISATION

18. Garden areas are to be fertilised following the installation of all plant stock. Supply and install a 'controlled slow releaser' fertiliser to all garden beds. Fertiliser is to be have a Nitrogen-Phosphorus-Potassium ration of either 3-1-2 or 4-1-2. Spread fertiliser at a rate of 1kg per 9m² of garden.

MULCHING

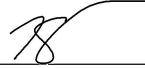
19. Mulch gardens with 100mm of hardwood forest mulch. Keep mulch away from the stems/trunks of plants. Mulch should be free of deleterious & extraneous matter such as soil, weeds and sticks. Mulch should comply with AS 4454. Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread & roll mulch so that after settling, it is smooth & evenly graded between design surface levels sloped to towards the base of plant stems in garden beds, & not closer to the plant stem than 50mm.

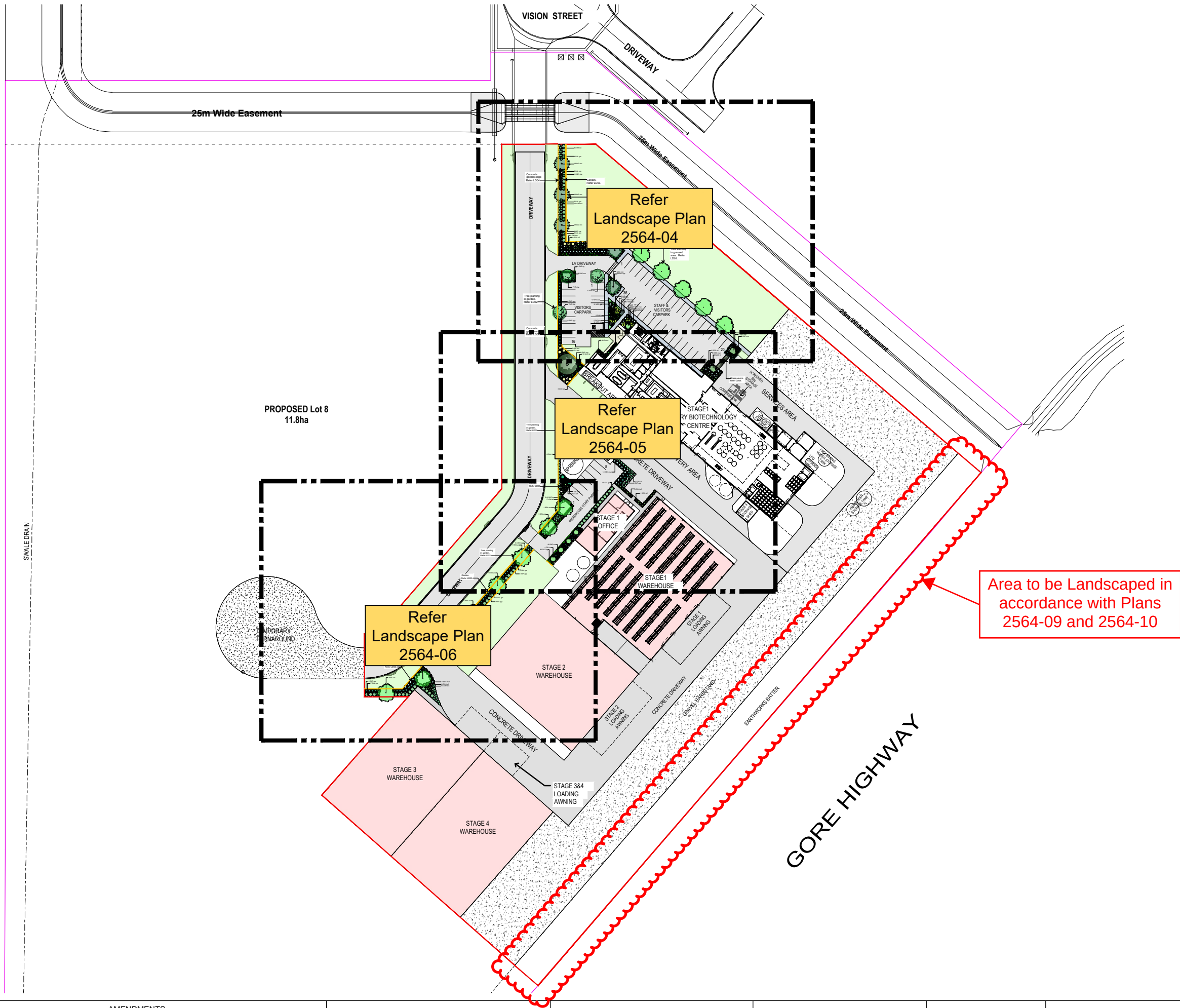
TURFING

20. Obtain turf from an approved grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver the turf from the supplier within 24 hours of being cut, and lay within 36 hours of cutting. Prevent it from drying out between cutting and laying.
21. Supply and install 'A' Grade Green Couch turf using the following methods.
22. Break up the existing ground to a minimum depth of 150mm and rake smooth. Spread imported topsoil (Soil for Turf and Lawns - Underlay) to a minimum depth of 100mm. Falls and levels of grassed areas to be accurately formed to facilitate drainage. Finished surface level of grass to be flush with adjacent grassed road reserve and back of kerb.
23. Before turfing, apply fertiliser of 14:15:10 N.P.K. or approved similar composition at the rate of 100g per sq m and rake into the prepared soil. In the last week of the Maintenance Period and after mowing, apply Ammonium Sulphate fertiliser (20:0:0) NPK at the rate of 12g per sq m or other approved fertiliser at an equivalent rate of nitrogen. Prepare as a solution not stronger than 25g of fertiliser per litre of water and apply evenly to the turfed area. Lightly water after application.
24. Turf shall be freshly cut 'A' Grade Green Couch turf. Turf is to be free from nutgrass or other noxious weeds or any other material deleterious to plant growth. Close turf in straight lines with cross joints staggered. Lay turf line at right angles to direction of slope. Tamp down or roll lightly.
25. Top dress turf with 10mm depth of top dressing (Soil for Turf and Lawns - Top Dressing in accordance with AS4419 - 2018). Top dressing to provide nutrients including nitrogen and iron and to provide organic matter to increase water holding capacity of soil. Mow lawn before top dressing. Apply top dressing to 10mm depth with grass penetrating through the top dress layer. After applying top dressing water lawn well.

MAINTENANCE

26. The landscape works are to be maintained for a period of 12 weeks. Maintenance is to include the watering, fertilizing, mowing, weeding, pruning, pest and disease management, site drainage and general tidying of the landscape areas. Planted and turf areas shall be watered regularly as required to ensure continuous healthy growth. Watering of plants shall be directed at the base of the plants to thoroughly water the root ball. Watering is to not cause erosion or cause run off across paved areas or roads.

Use figured dimensions in preference to scales. Please notify the Landscape Architect before proceeding if any anomaly is found between this drawing and conditions on site. This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client. © Jackie Amos Landscape Architect 2025	AMENDMENTS				PROJECT	DRAWING	DRAWN	ISSUE	TOOWOOMBA REGIONAL COUNCIL APPROVED PLAN referred to in Council's Decision Notice dated 26 November 2025 This plan is subject to conditions of Approval Number MCUI/2025/5515  Assessment Manager Scale  metres 0
	Issue	Date	Details	Initial	Industry Biotechnology Centre Vision Street, Wellcamp	Development Application Landscape Notes	JA	B	
	A	8.08.25	Client Review	JA	CLIENT	DRAWING NO.		DATE	
	B	13.08.25	Amended as per client feedback	JA	FKG Group	2564-02		August 2025	
									Jackie Amos Landscape Architect 46 Skehan Street Centenary Heights Q 4350 0427 667748 jackie@jalandscapearchitect.com.au 



- LEGEND
- site boundary
 - gravel hardstand
 - turf
 - tree planting *Magnolia Coolwyn Gloss*
 - tree planting *Tristaniopsis Luscious*
 - tree planting *Flindersia australis*
 - tree planting *Pyrus calleryana Chanticleer*
 - tree planting *Brachychiton acerifolius*
 - shrub planting
 - groundcover planting
 - concrete garden edge
 - grassed pavers

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated
26 November 2025

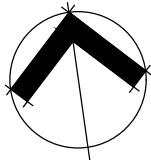
This plan is subject to conditions of Approval Number
MCUI/2025/5515


Assessment Manager

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AMENDMENTS				
Issue	Date	Details	Initial	
A	8.08.25	Client Review	JA	
B	13.08.25	Amended as per client feedback	JA	

PROJECT	DRAWING	DRAWN	ISSUE
Industry Biotechnology Centre Vision Street, Wellcamp	Development Application Site Plan	JA	B
CLIENT	DRAWING NO.	DATE	
FKG Group	2564-03	August 2025	



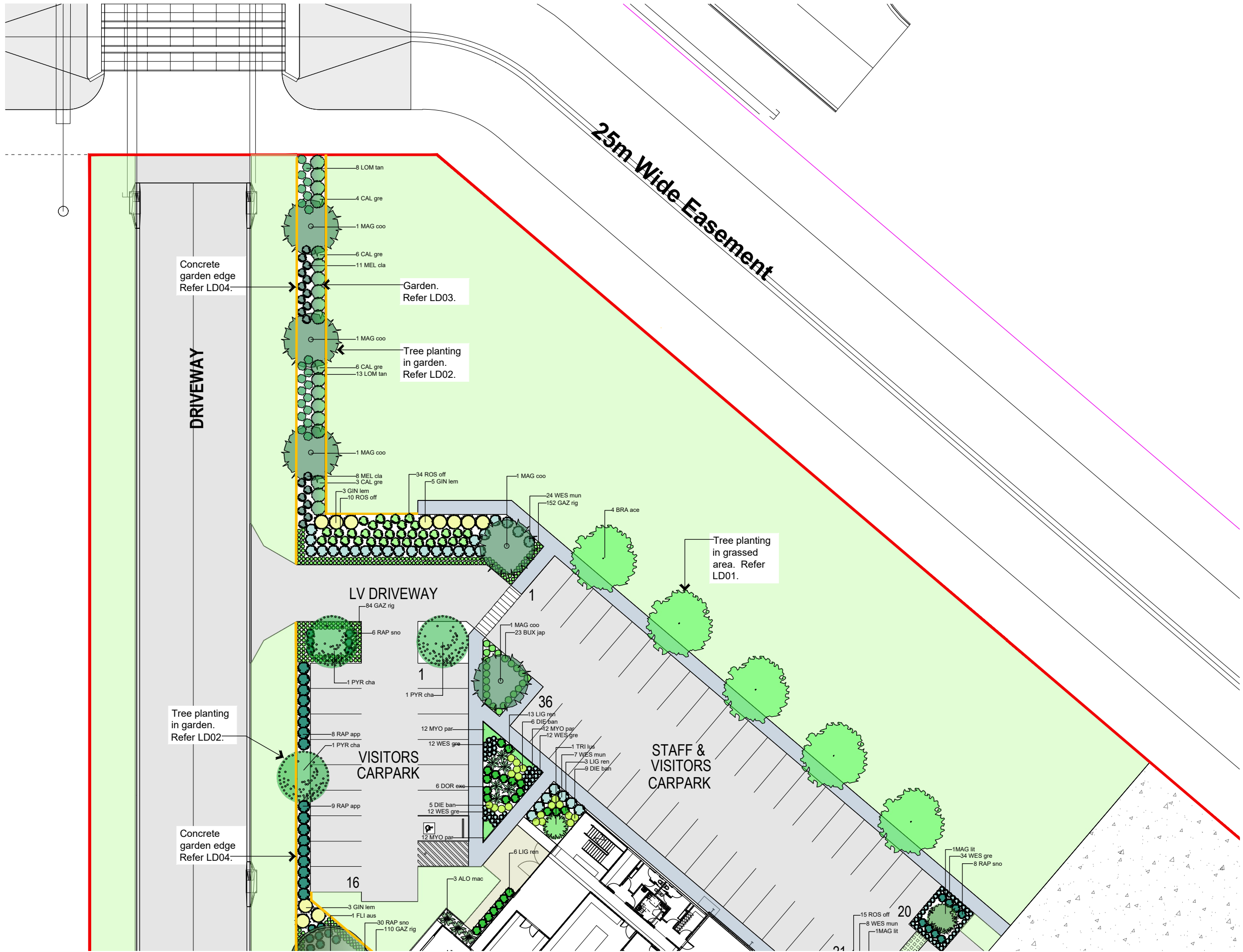
Scale 1:1500 @ A3 paper size

metres 0 7.5 15 22.5 30 37.5

Jackie Amos Landscape Architect

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jackie@jalandscapearchitect.com.au





- LEGEND
- site boundary
 - gravel hardstand
 - turf
 - tree planting
Magnolia Coolwyn Gloss
 - tree planting
Tristaniopsis Luscious
 - tree planting
Flindersia australis
 - tree planting
Pyrus calleryana Chanticleer
 - tree planting
Brachychiton acerifolius
 - shrub planting
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 - concrete garden edge
 - grassed pavers

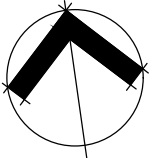
TOOWOOMBA REGIONAL COUNCIL

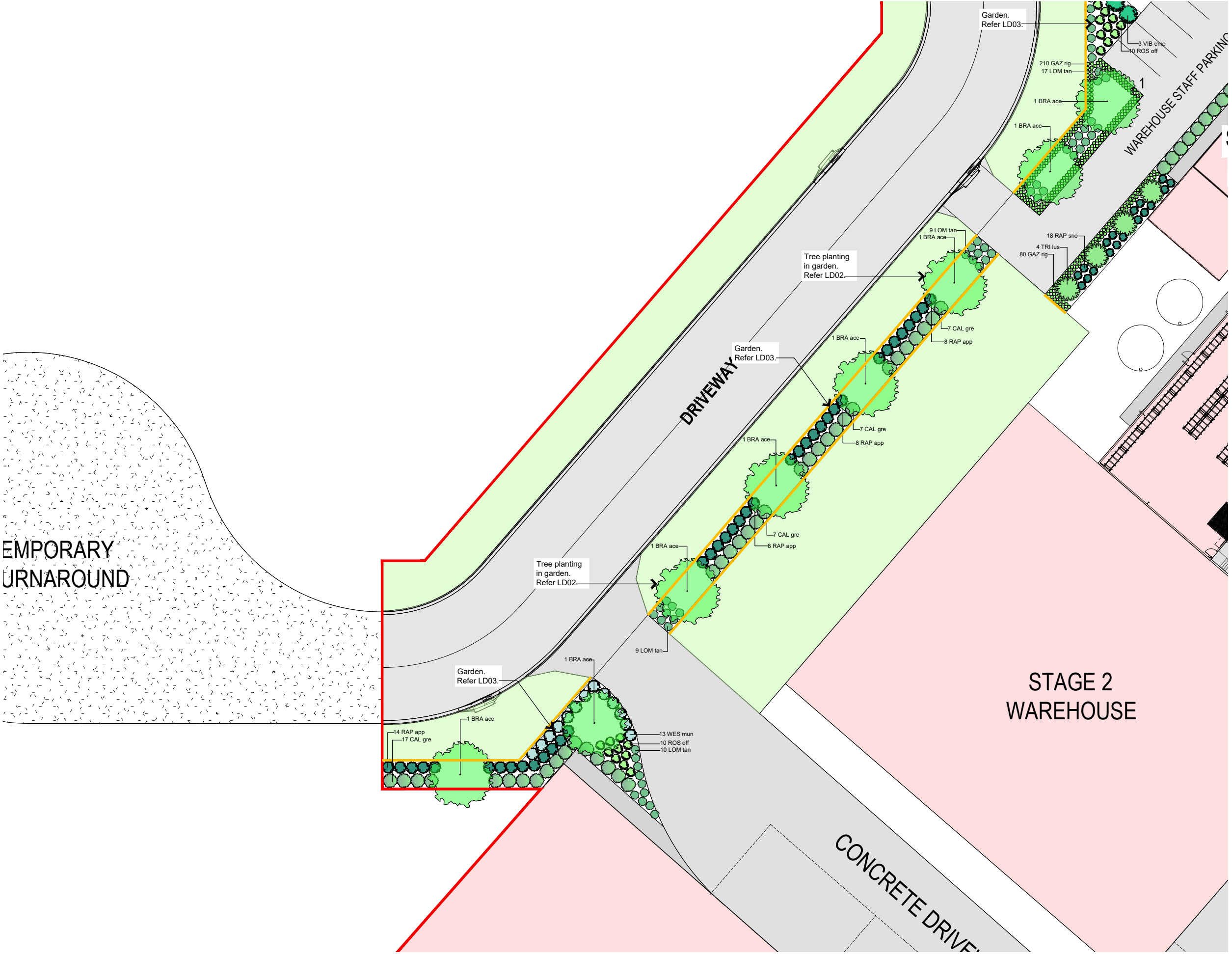
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				Issue		Date		Details		Initial		Industry Biotechnology Centre		Development Application						JA		B	
				A		8.08.25		Client Review		JA		Vision Street, Wellcamp		Landscape Plan									
				B		13.08.25		Amended as per client feedback		JA		CLIENT		DRAWING NO.						DATE			
												FKG Group		2564-04						August 2025			



- LEGEND
- site boundary
 - gravel hardstand
 - turf
 - tree planting *Magnolia Coolwyn Gloss*
 - tree planting *Tristaniopsis Luscious*
 - tree planting *Flindersia australis*
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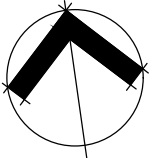
TOOWOOMBA REGIONAL COUNCIL

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26 November 2025

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				Issue		Date		Details		Initial		Industry Biotechnology Centre		Development Application				JA		B	
				A		8.08.25		Client Review		JA		Vision Street, Wellcamp		Landscape Plan							
				B		13.08.25		Amended as per client feedback		JA		CLIENT		DRAWING NO.				DATE			
								FKG Group		2564-06		August 2025									

Plant Schedule for Plans 2564-04, 2564-05 and 2564-06.

PLANT SCHEDULE – Industry Biotechnology Centre, Vision Street, Wellcamp					
Code	Botanical Name	Common Name	Ht x Width	Quantity	Pot Size
Trees					
BRA ace	Brachychiton acerifolius	Qld Flame Tree	10m x 7m	13	25 litre
FLI aus	Flindersia australis	Crows Ash	10m x 9m	1	25 litre
GIN lem	Ginkgo Lemonlime Spire	Ginkgo cultivar	5m x 1.5m	14	25 litre
MAG coo	Magnolia Coolwyn Gloss	Magnolia cultivar	8m x 5m	5	25 litre
MAG lit	Magnolia Little Gem	Magnolia cultivar	4m x 3m	2	25 litre
PYR cha	Pyrus calleryana Chanticleer	Ornamental pear	8m x 5m	3	25 litre
TRI lus	Tristaniopsis Luscious	Water Gum cultivar	4m x 3m	5	25 litre
Shrubs					
ALO cas	Alocasia macrorrhizos	Elephants Ear	1.5m x 1.5m	3	200mm
BUX jap	Buxus japonica	Japanese Box	.8m x .6m	23	200mm
CAL gre	Callistemon Great Balls of Fire	Bottlebrush cultivar	1.4m x 1.4m	73	200mm
CAL lit	Callistemon Little John	Bottlebrush cultivar	.8m x .6m	59	200mm
DOR exc	Doryanthes excelsa	Gymea Lily	1.5m x 1.5m	6	200mm
LIG ren	Ligularia reniformis	Tractor Seat Plant	1m x 1m	22	200mm
MEL cla	Melaleuca Claret Tops	Paperbark cultivar	.8m x .8m	19	200mm
RAP sno	Raphiolepis Snow Maiden	Indian hawthorne cutlivar	.8m x .6m	62	200mm
RAP app	Raphiolepis Appple Blossom	Indian hawthorne cutlivar	1m x 1m	60	200mm
ROS off	Rosmarinus officinalis	Rosemary	1m x 1m	88	200mm
VIB eme	Viburnum Emerald Lustre	Viburnum cultivar	2m x 2m	10	200mm
WES blu	Westringia 'Blue Gem'	Coastal Rosemary cultivar	1.2m x 1.2m	17	200mm
WES gre	Westringia Grey Box	Coastal Rosemary cultivar	.5m x .5m	70	200mm
Groundcovers					
DIE ban	Dietes grandiflora Banana Split	Dietes cultivar	.8m x .6m	20	140mm
GAZ rig	Gazania rigens	Gazania	.3m x .3m	636	140mm
LOM tan	Lomandra Tanika	Mat Rush cultivar	.8m x .8m	66	140mm
MYO par	Myoporum parvifolium	Creeping Boobialla	spreading	36	140mm
WES mun	Westringia Mundi	Coastal Rosemary cultivar	.5m x 1.5m	62	200mm

PROPOSED TREES



Brachychiton acerifolius
Qld Flame Tree



Flindersia australis
Crows Ash



Ginkgo Lemonlime Spire
Ginkgo cultivar



Magnolia Coolwyn Gloss
Magnolia cultivar



Magnolia Little Gem
Magnolia cultivar



Pyrus calleryana Chanticleer
Chanticleer Pear



Tristaniopsis laurina
Water Gum cultivar

PROPOSED SHRUBS



Alocasia macrorrhiza
Elephants Ear



Buxus japonica
Japanese Box



Callistemon Great Balls of Fire
Bottlebrush cultivar



Callistemon Little John
Bottlebrush cultivar



Doryanthes excelsa
Gymea Lily



Ligularia reniformis
Tractor Seat Plant



Melaleuca Claret Tops
Paperbark cultivar



Raphiolepis Snow Maiden
Indian Hawthorne cultivar



Raphiolepis Apple Blossom
Indian Hawthorne cultivar



Rosmarinus officinalis
Rosemary



Viburnum Emerald Lustre
Viburnum cultivar



Westringia Blue Gem
Coastal Rosemary cultivar



Westringia Grey Box
Coastal Rosemary cultivar

PROPOSED GROUNDCOVERS



Dietes grandiflora 'Banana Split'
Dietes cultivar



Gazania rigens
Gazania



Lomandra Tanika
Mat Rush cultivar



Myoporum parvifolium
Creeping Boobialla



Westringia Mundi
Coastal Rosemary cultivar

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

26 November 2025

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MCUI/2025/5515

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AMENDMENTS

Issue	Date	Details	Initial
A	8.08.25	Client Review	JA
B	13.08.25	Amended as per client feedback	JA

PROJECT

Industry Biotechnology Centre
Vision Street, Wellcamp

CLIENT

FKG Group

DRAWING

Development Application
Plant Schedule
DRAWING NO.

2564-07

DRAWN

JA

DATE

August 2025

ISSUE

B

Scale

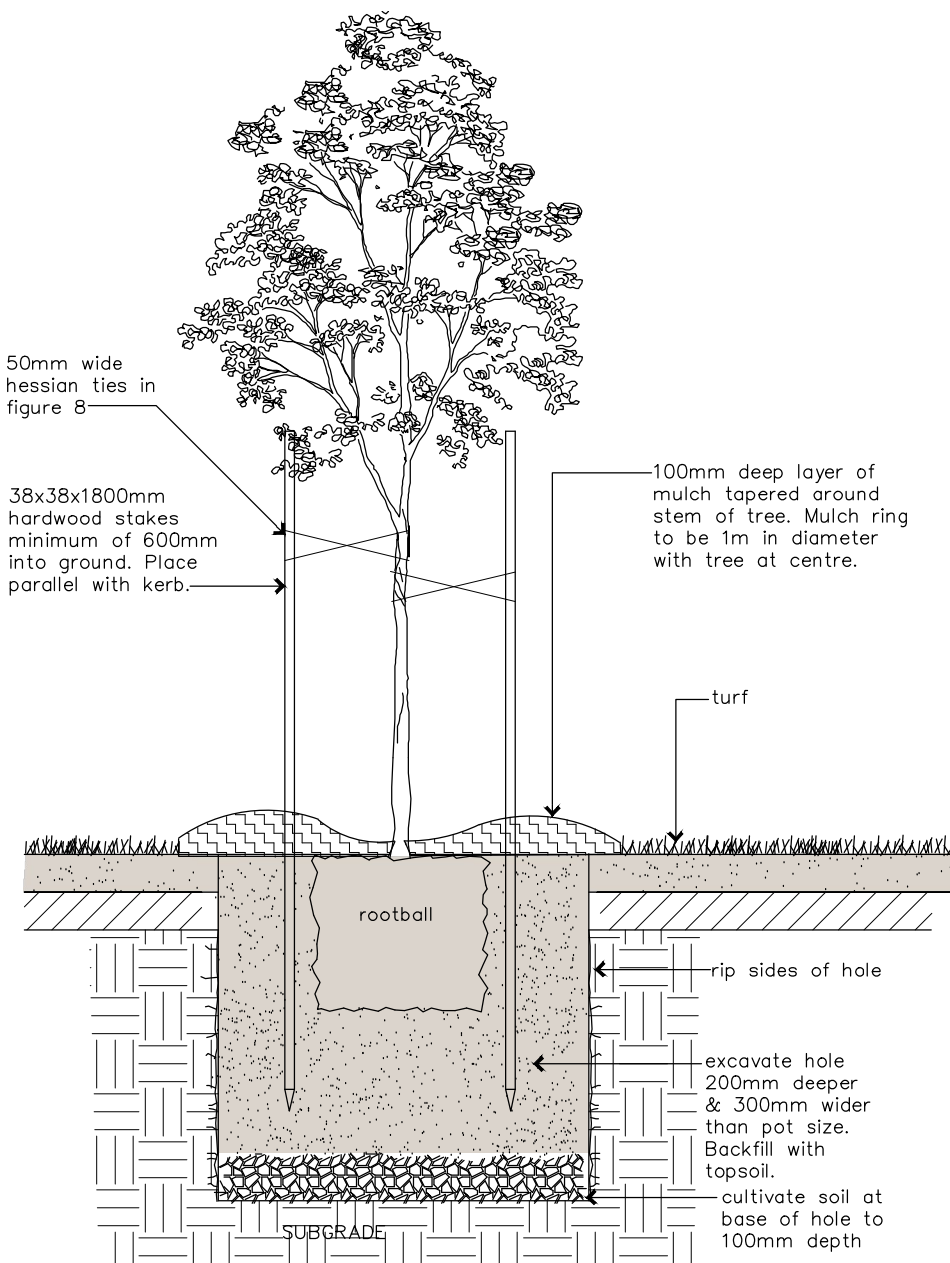
metres 0

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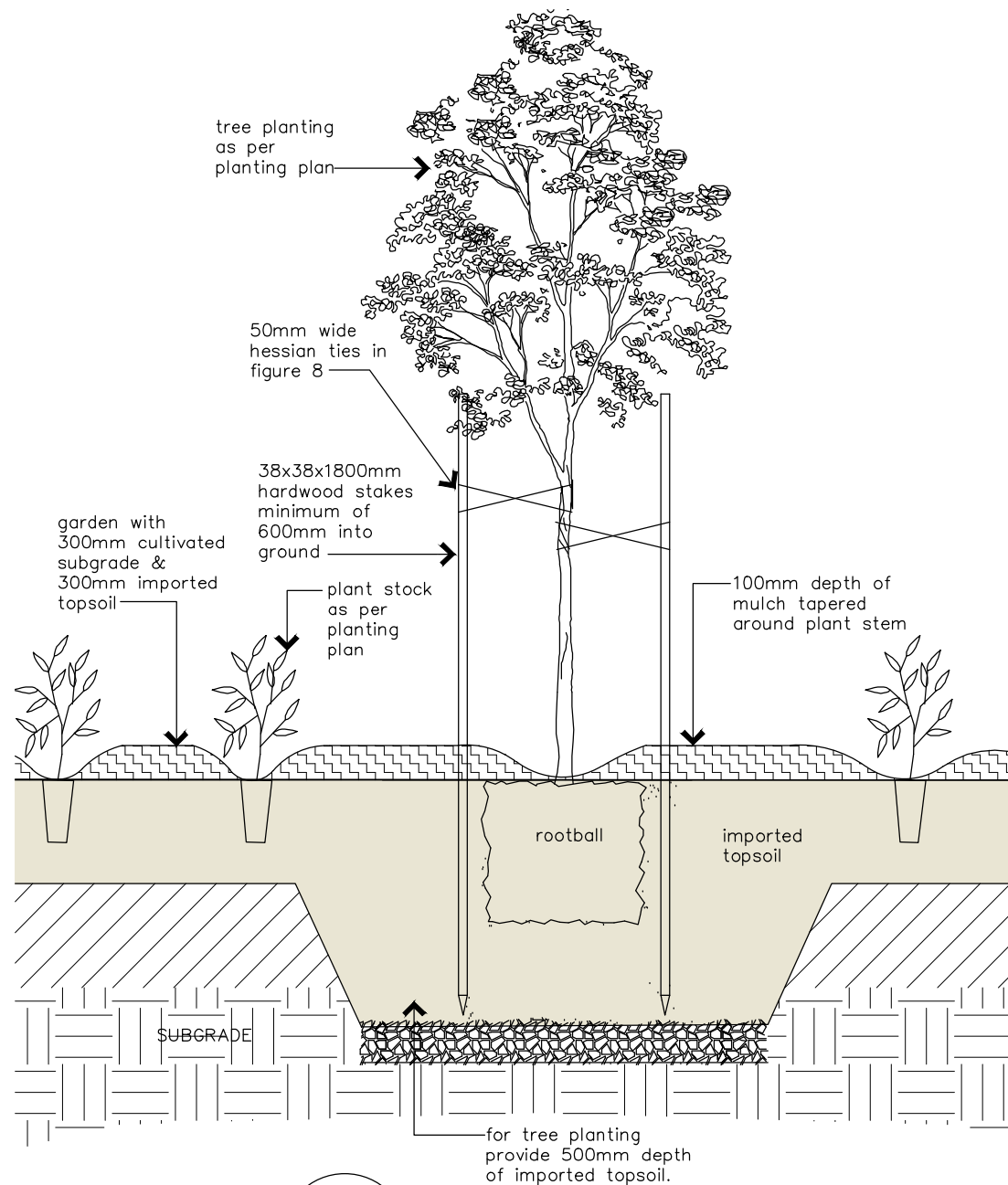
46 Skehan Street
Centenary Heights Q 4350
0427 667748

jackie@jalandscapearchitect.com.au

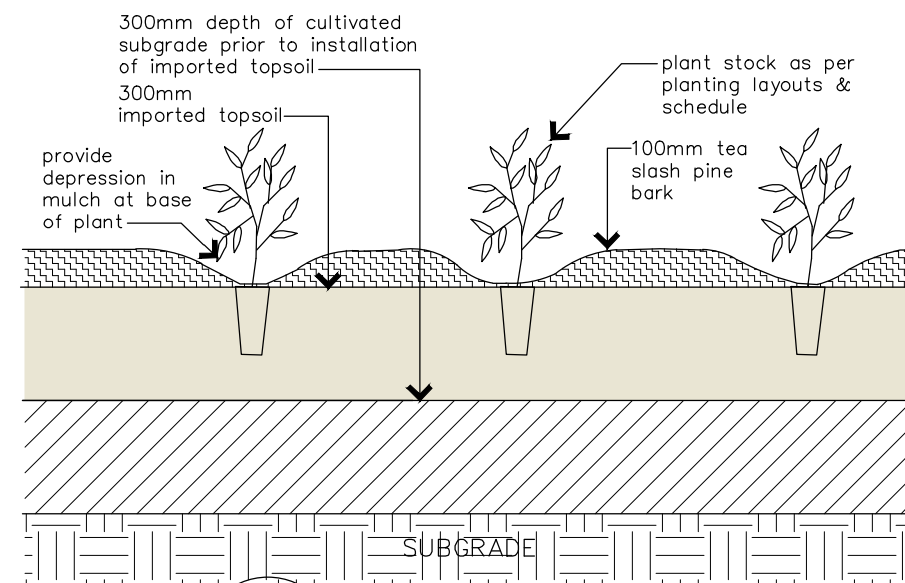




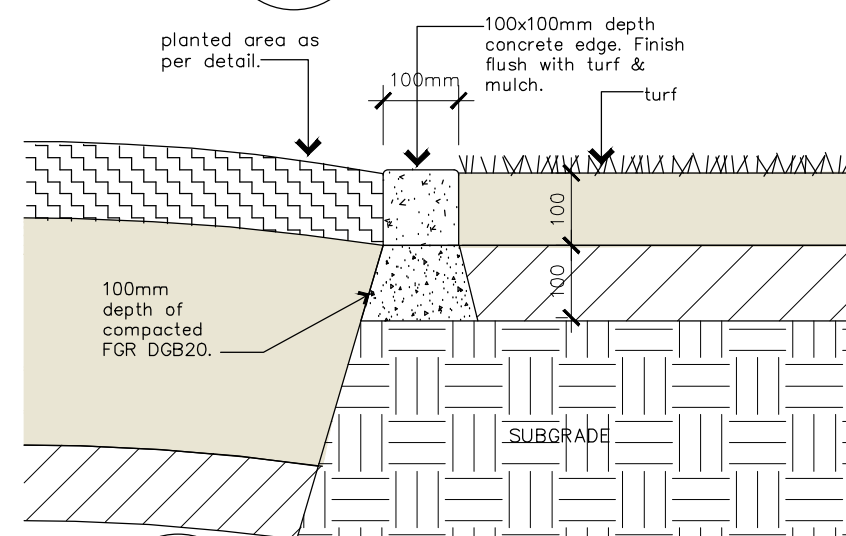
LD01 tree in grass
08 DETAIL 1: 20 @ A3



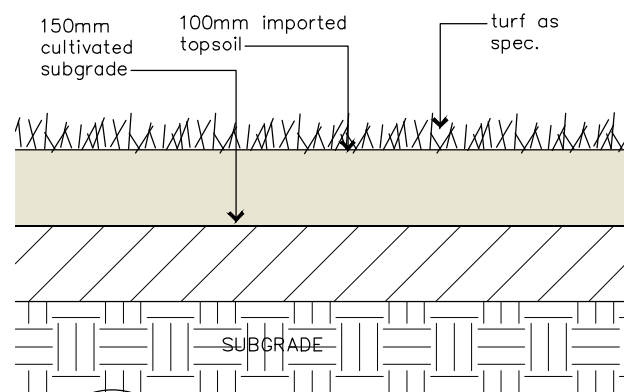
LD02 tree in garden
08 DETAIL 1: 20 @ A3



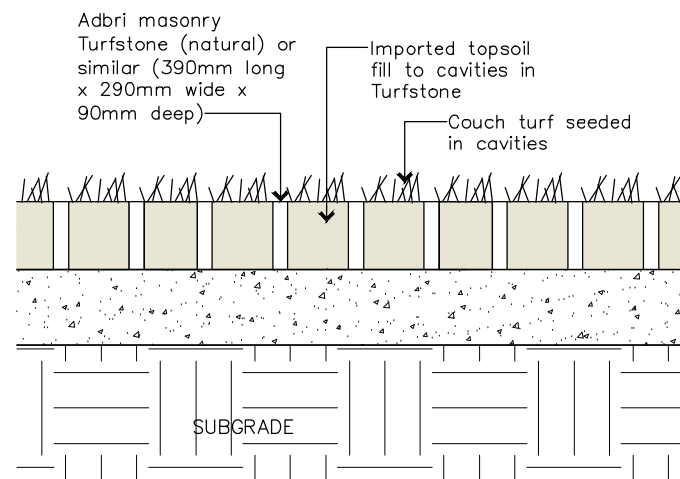
LD03 garden
08 DETAIL 1: 20 @ A3



LD04 concrete garden edge
08 DETAIL 1: 20 @ A3



LD05 turf
08 DETAIL 1: 20 @ A3



LD06 grass pavers
08 DETAIL 1: 10 @ A3

TOOWOOMBA REGIONAL COUNCIL

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[Signature]

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AMENDMENTS			
Issue	Date	Details	Initial
A	8.08.25	Client Review	JA
B	13.08.25	Amended as per client feedback	JA

PROJECT
Industry Biotechnology Centre
Vision Street, Wellcamp
CLIENT
FKG Group

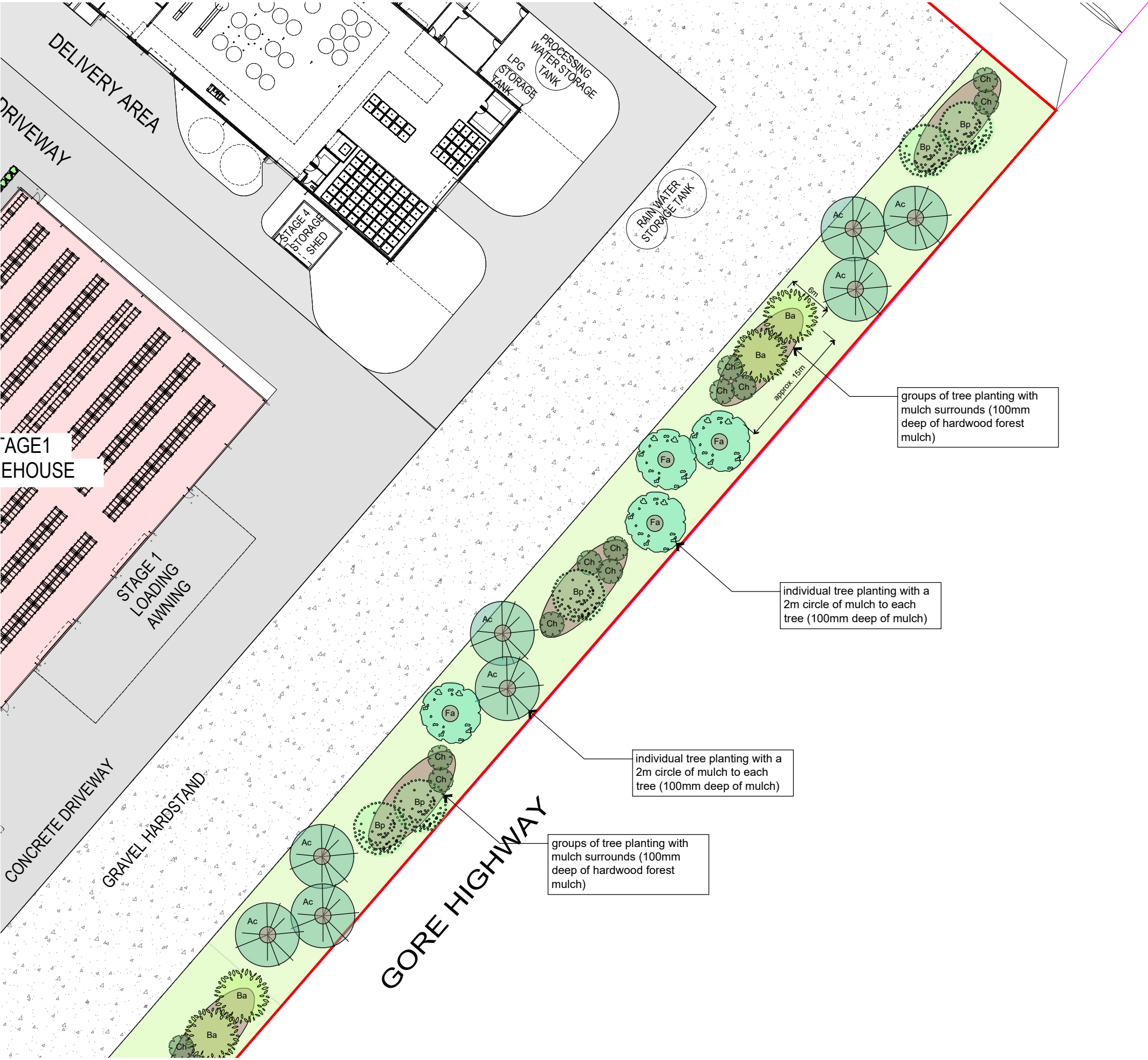
DRAWING
Development Application
Landscape Details
DRAWING NO.
2564-08

DRAWN
JA
DATE
August 2025
ISSUE
B

Scale Refer individual details
metres 0

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LEGEND

turf

Tree Planting

Ac

Araucaria cunninghamii

Hoop Pine

Ch.

Callistemon Hannah Ray

Bottlebrush cultivar

Ba

Brachychiton acerifolius

Qld Flame Tree

Fa

Flindersia australis

Crows Ash

Bp

Brachychiton populneus

Kurrajong

mulch to tree group

2m diameter mulch circle to individual tree

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AMENDMENTS				Initial
Issue	Date	Details		
A	19.09.25	TRC submission		JA

PROJECT	DRAWING	DRAWN	ISSUE
Industry Biotechnology Centre	Development Application	JA	A
Vision Street, Wellcamp	Screen Planting to highway		
CLIENT	DRAWING NO.	DATE	
FKG Group	2564-09	September 2025	

Scale

1:500 @ A3 paper size

metres

0

2.5

5

7.5

10

12.5

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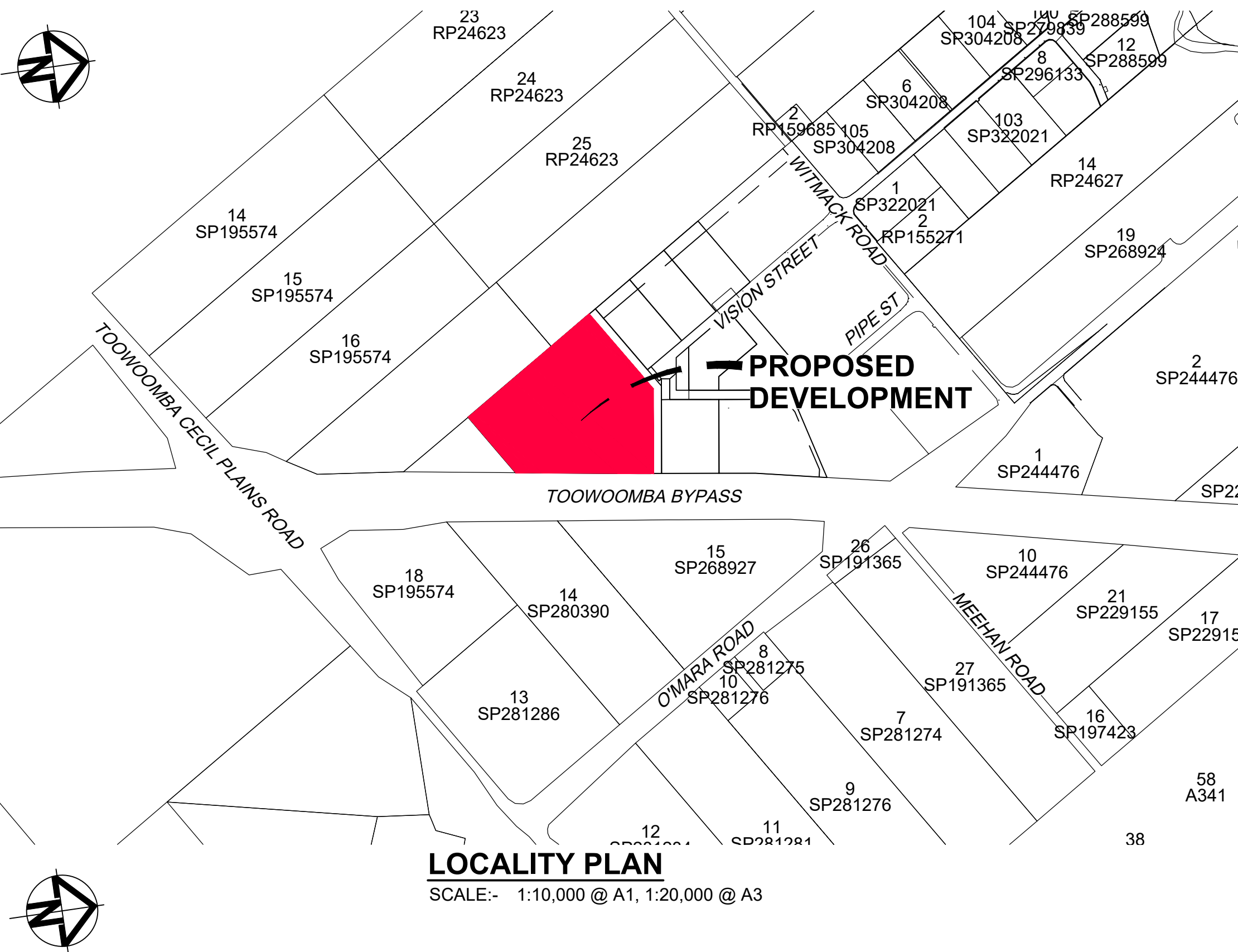
46 Skehan Street

Centenary Heights Q 4350

0427 667748

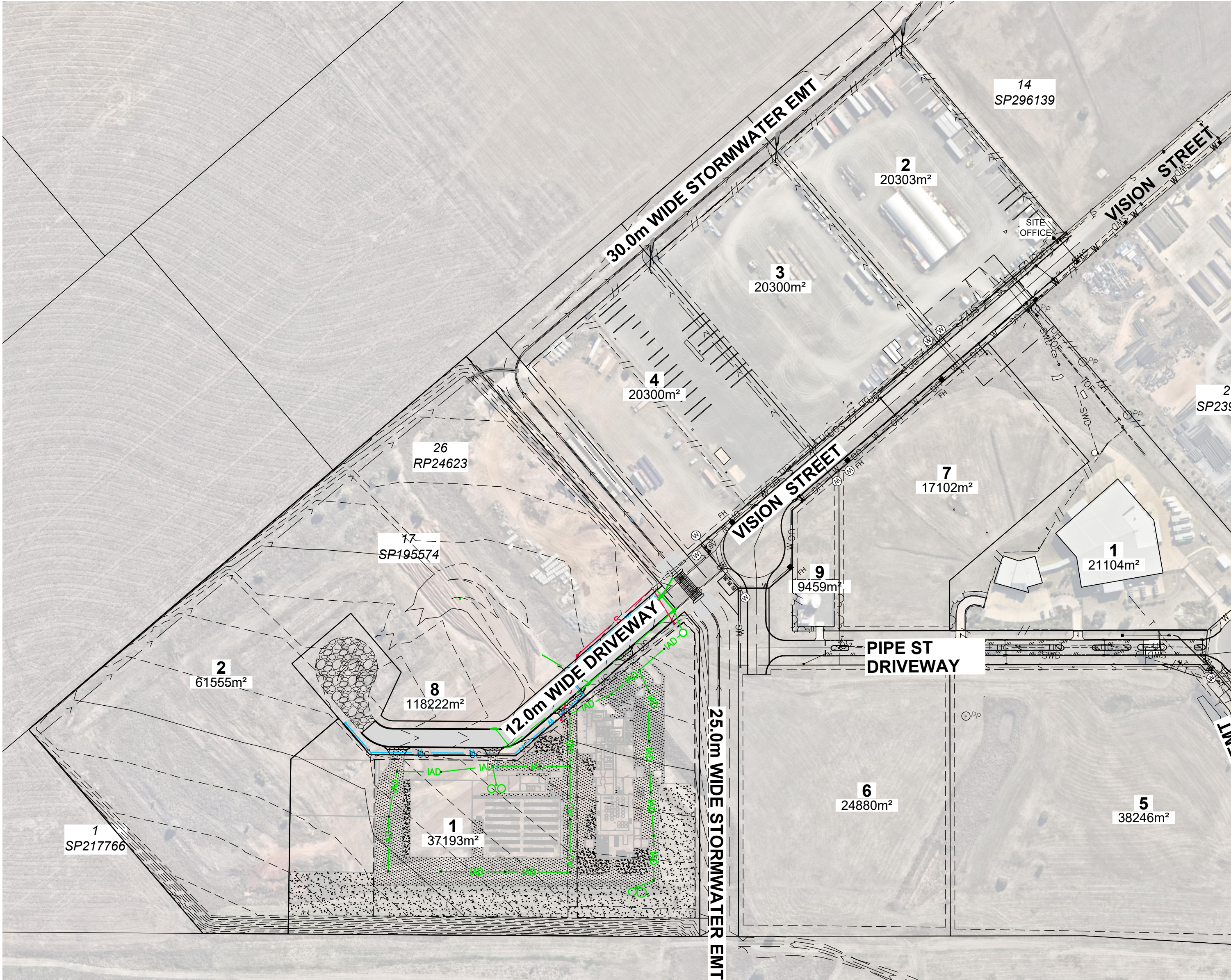
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INDUSTRY BIOTECHNOLOGY CENTRE AND WAREHOUSE

at **WELLCAMP**
for **FK GARDNER & SONS**



OVERALL SITE AND STAGE LAYOUT PLAN
SCALE:- 1:2,000 @ A1, 1:4,000 @ A3

C2425371 - CIVIL CONSTRUCTION DESIGN DRAWING LIST	
DRAWING No	DRAWING TITLE
	STORMWATER
GEN01	COVER SHEET
SWD01	STORMWATER LAYOUT PLAN
SWD02	STORMWATER DRAINAGE LAYOUT
SWD03	STORMWATER NOTES & DETAILS
SWD04	STORMWATER LONGITUDINAL SECTIONS
SWD05	DETAILED STORMWATER DRAINAGE LAYOUT
SWM01	POST-DEVELOPMENT STORMWATER CATCHMENT
SWM02	STORMWATER CALCULATIONS TABLE

PRINT IN COLOUR

**Kehoe
Myers**

CONSULTING ENGINEERSKEHOEMYERS.COM.AUPH +617 4632 8100

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

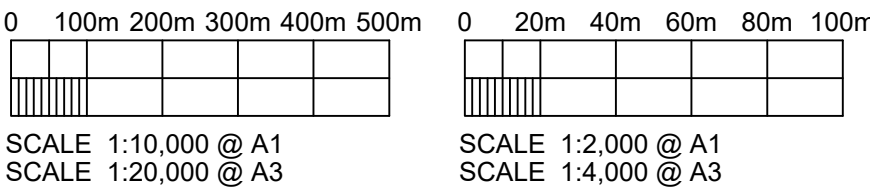
referred to in Council's Decision Notice dated

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OW/2025/5517

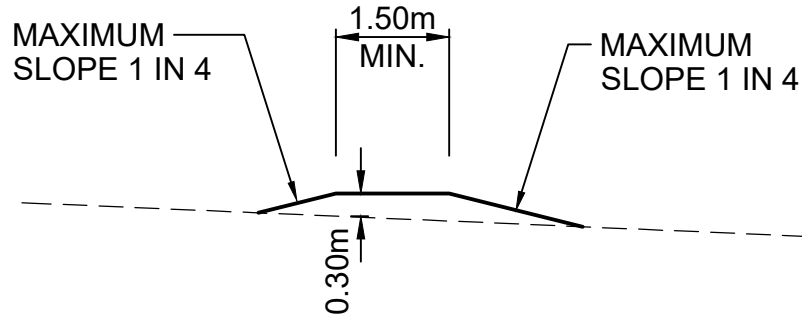
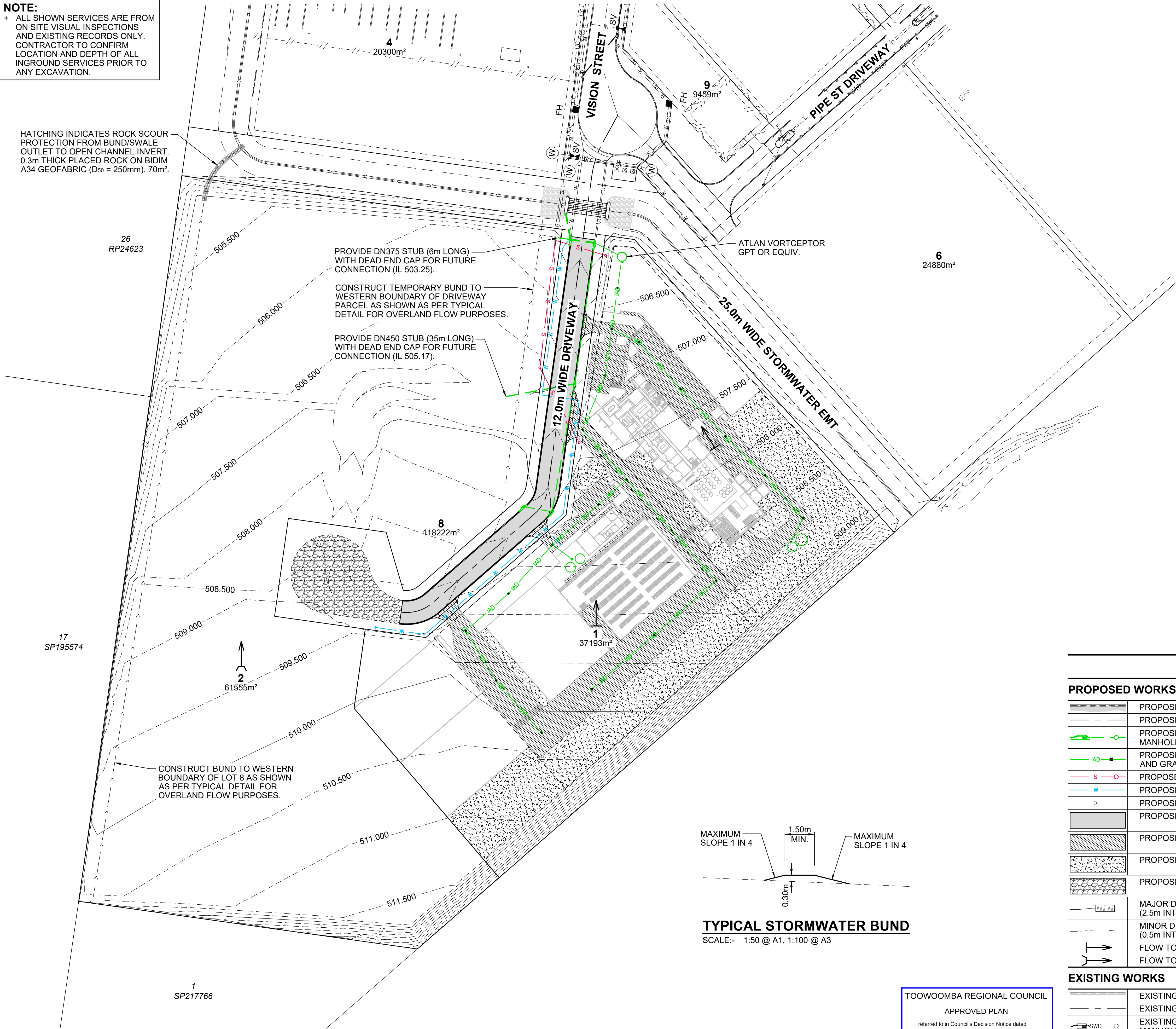
Assessment Manager



CIVIL	STRUCTURAL	HYDRAULIC
DRAWING TITLE		
COVER SHEET		
DESIGN	KJE	ORIGINAL SIZE A1
DRAWN	KJE	PROJECT NUMBER C2324371
CHECKED	FJS	DRAWING NUMBER GEN01
APPROVED		ISSUE P2
DATE 14.08.25		

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.

HATCHING INDICATES ROCK SCOUR PROTECTION FROM BUND/SWALE OUTLET TO OPEN CHANNEL INVERT. 0.3m THICK PLACED ROCK ON BIDIM A34 GEOFABRIC (D₅₀ = 250mm). 70m².



TYPICAL STORMWATER BUND
SCALE:- 1:50 @ A1, 1:100 @ A3

STORMWATER LAYOUT PLAN

SCALE:- 1:1000 @ A1, 1:2000 @ A3
+ REFER DRAWING SWD03 FOR NOTES & DETAILS.

SITE AND BUILDING LAYOUT
BASED ON FKG DESIGN FILE:
IBC DA Site Plan A.dwg
[RECEIVED 30/07/2025]

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
26 November 2025
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Assessment Manager

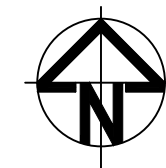
PROPOSED WORKS LEGEND

	PROPOSED LAYBACK KERB AND CHANNEL
	PROPOSED CONTROL LINE
	PROPOSED STORMWATER DRAINAGE PIPE, MANHOLE AND GULLY
	PROPOSED INTERALLOTMENT DRAINAGE PIPE AND GRATED FIELD INLET PIT
	PROPOSED SANITARY DRAINAGE MAIN & MANHOLE
	PROPOSED WATER MAIN
	PROPOSED OPEN DRAIN AND DIRECTION
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE DRIVEWAY
	PROPOSED GRAVEL HARDSTAND
	PROPOSED GRAVEL TEMPORARY TURN AROUND
	MAJOR DESIGN SURFACE CONTOURS (2.5m INTERVALS)
	MINOR DESIGN SURFACE CONTOURS (0.5m INTERVALS)
	FLOW TO KERB ADAPTER OR PARK
	FLOW TO OPEN CHANNEL

EXISTING WORKS

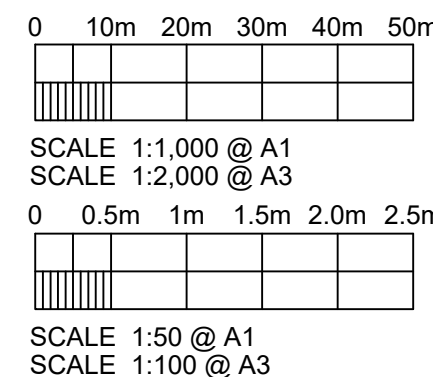
	EXISTING KERB AND CHANNEL
	EXISTING CONTROL LINE
	EXISTING STORMWATER DRAINAGE PIPE, MANHOLE AND GULLY
	EXISTING SEWER MAIN AND MANHOLE
	EXISTING WATER MAIN
	EXISTING OVERHEAD ELECTRICAL LINES AND POWER POLES
	EXISTING TELECOMMUNICATION LINES

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DATUM
PSM 201297
MINSTAFF SURVEY DWG NO.
M5154 3000 001 REV. C
MGA 2020, AHD

DRAWING ISSUE			
ISSUE	DATE	DETAILS	INITIAL
P1	14.08.25	FOR INFORMATION	PJS
P2	15.08.25	FOR APPROVAL	PJS
P3	22.09.25	FOR APPROVAL	PJS

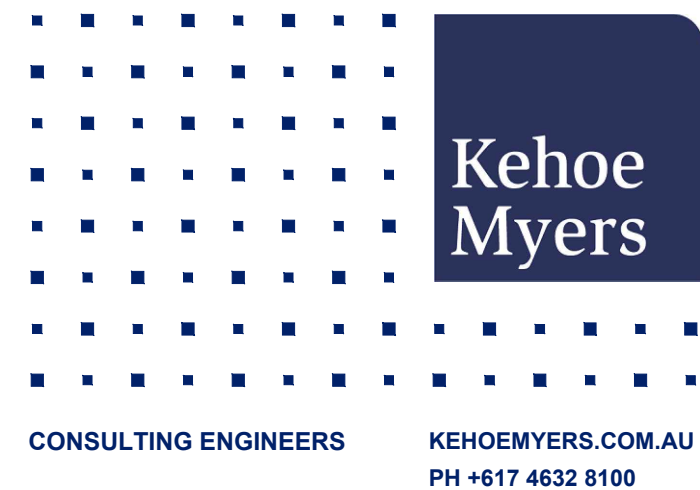


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DATE 22.09.25 03:43 PM

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CLIENT
FK GARDNER & SONS PTY LTD

PROJECT
INDUSTRY BIOTECHNOLOGY CENTRE

DRAWING TITLE
STORMWATER LAYOUT PLAN

DESIGN	KJE	ORIGINAL SIZE	A1
DRAWN	KJE	PROJECT NUMBER	C2425371
CHECKED	PJS	DRAWING NUMBER	SWD01
APPROVED	RPEQ # 20985	ISSUE	P3
DATE	22.09.25		

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.

CONNECT TO EXISTING CULVERT -
HEADWALL AS SHOWN, MATCHING
NEATLY INTO EXISTING INVERT.

PROVIDE DN375 STUB (6m LONG) -
WITH DEAD END CAP FOR FUTURE
CONNECTION (IL 503.25).

CONSTRUCT TEMPORARY BUND TO ———
WESTERN BOUNDARY OF DRIVEWAY PARCEL
AS SHOWN AS PER TYPICAL DETAIL ON
SWD01 FOR OVERLAND FLOW PURPOSES.

PROVIDE DN450 STUB (35m LONG)
WITH DEAD END CAP FOR FUTURE
CONNECTION (IL 505.17).

PROVIDE GRAVEL TEMPORARY
TURNAROUND AS SHOWN.

2
61555m²

SITE AND BUILDING LAYOUT
BASED ON FKG DESIGN FILE:
IBC DA Site Plan A.dwg
(RECEIVED 30/07/2025)

STORMWATER DRAINAGE LAYOUT

SCALE:- 1:500 @ A1, 1:1000 @ A3
+ REFER DRAWING **SWD03** FOR LEGEND, NOTES & DETAILS.

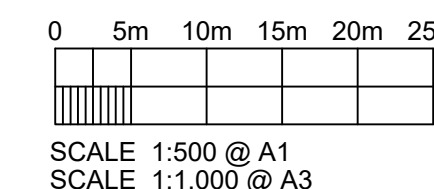
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DRAWING ISSUE			
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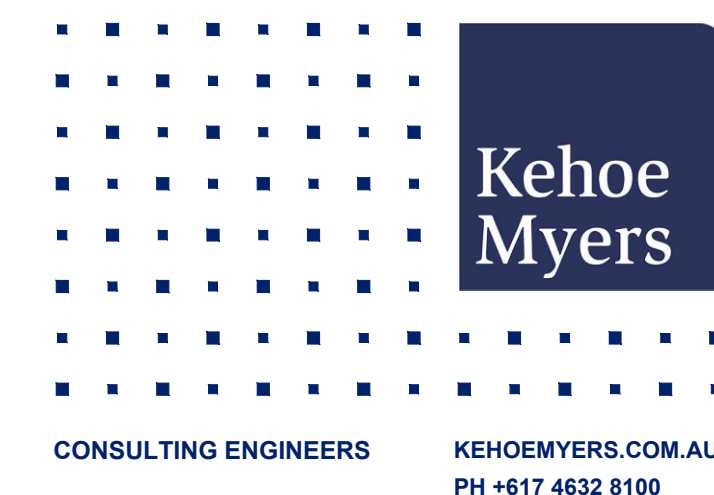


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CLIENT
FK GARDNER & SONS PTY LTD

PROJECT
INDUSTRY BIOTECHNOLOGY
CENTRE

DRAWING TITLE

STORMWATER DRAINAGE
LAYOUT

DESIGN	KJE	ORIGINAL SIZE	A1
DRAWN	KJE	PROJECT NUMBER	C2425371
CHECKED	FJB		
APPROVED	RPEQ # 20985	DRAWING NUMBER	SWD02
DATE	22.09.25	ISSUE	P3

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

26 November 2025

This plan is subject to conditions of Approval Number

OW/2025/5517



Assessment Manager

STORMWATER DRAINAGE LEGEND

PROPOSED WORKS

	PROPOSED BARRIER KERB AND CHANNEL.
	PROPOSED CONTROL LINE
	PROPOSED STORMWATER DRAINAGE PIPE, MANHOLE AND GULLY
	PROPOSED INTERALLOTMENT DRAINAGE PIPE AND GRATED FIELD INLET PIT
	PROPOSED OPEN DRAIN AND DIRECTION
	PROPOSED DRIVEWAY AC PAVEMENT
	PROPOSED CONCRETE DRIVEWAY
	PROPOSED GRAVEL HARDSTAND
	INDICATIVE LOCATION OF PROPOSED SUBSOIL DRAIN, OUTLET AND ACCESS POINT. ARROW INDICATES FLOW DIRECTION.
	FLOW TO KERB ADAPTER OR PARK
	FLOW TO OPEN CHANNEL
	PROPOSED STRUCTURE NUMBER ON LINE NUMBER
	PROPOSED SEWER MAIN AND MANHOLE
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED UNDERGROUND ELECTRICAL LINE
	PROPOSED GAS MAIN
	MAJOR DESIGN SURFACE CONTOURS (2.5m INTERVALS)
	MINOR DESIGN SURFACE CONTOURS (0.5m INTERVALS)

EXISTING WORKS

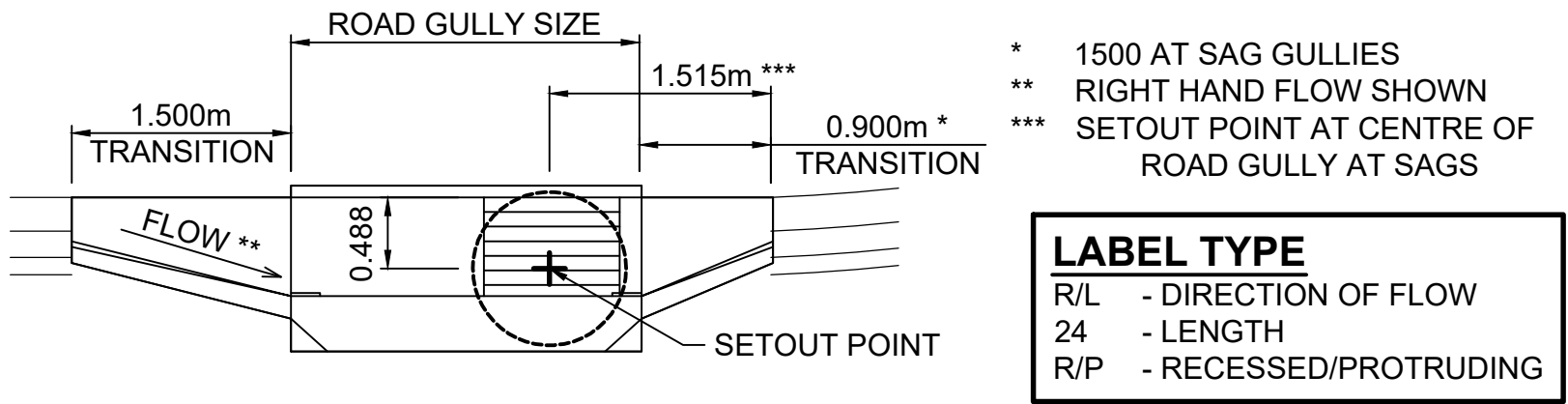
	EXISTING KERB AND CHANNEL.
	EXISTING BITUMEN EDGE
	EXISTING CONTROL LINE
	EXISTING STORMWATER DRAINAGE PIPE, MANHOLE AND GULLY
	EXISTING INTERALLOTMENT DRAINAGE PIPE AND MANHOLE
	EXISTING OPEN DRAIN AND DIRECTION
	EXISTING SEWER MAIN AND MANHOLE
	EXISTING SEWER RISING MAIN
	EXISTING WATER MAIN
	EXISTING TRUNK WATER MAIN
	EXISTING WATER SERVICE
	EXISTING UNDERGROUND ELECTRICAL CONDUITS
	EXISTING OVERHEAD ELECTRICAL LINES AND POWER POLES
	EXISTING TELECOMMUNICATION LINES

STRUCTURE SETOUT TABLE

PT NO.	STRUCTURE	EASTING	NORTHING
1	GPT 1	385400.839	6953265.715
2	PIT 1/A	385398.608	6953249.866
3	PIT 2/A	385395.680	6953229.071
4	PIT 3/A	385392.389	6953205.691
5	PIT 4/A	385380.885	6953178.152
6	PIT 5/A	385403.235	6953152.942
7	PIT6/A	385388.984	6953140.307
8	PIT 7/A	385365.655	6953119.969
9	PIT 8/A	385343.354	6953095.216
10	PIT 9/A	385321.765	6953076.394
11	PIT 10/A	385337.077	6953051.210
12	PIT 11/A	385360.148	6953024.747
13	PIT 1/B	385409.514	6953222.520
14	PIT 2/B	385430.593	6953198.743
15	PIT 3/B	385453.199	6953174.830
16	PIT 4/B	385473.333	6953155.076
17	PIT 5/B	385492.524	6953133.428
18	PIT 6/B	385487.095	6953122.882
19	PIT 1/C	385425.911	6953127.344
20	PIT 2/C	385448.587	6953101.745
21	PIT 3/C	385417.090	6953074.288
22	PIT 4/C	385385.594	6953046.831
23	PIT 1/D	385375.542	6953112.555
92	H1/1	385372.377	6953287.844
93	G2/1	385374.780	6953274.459
94	G3/1	385387.034	6953272.734
95	G4/1	385376.993	6953201.409
96	G5/1	385365.430	6953136.646
97	G6/1	385351.333	6953139.214
98	G1/2	385342.049	6953194.948
99	E1/3	385368.425	6953275.353

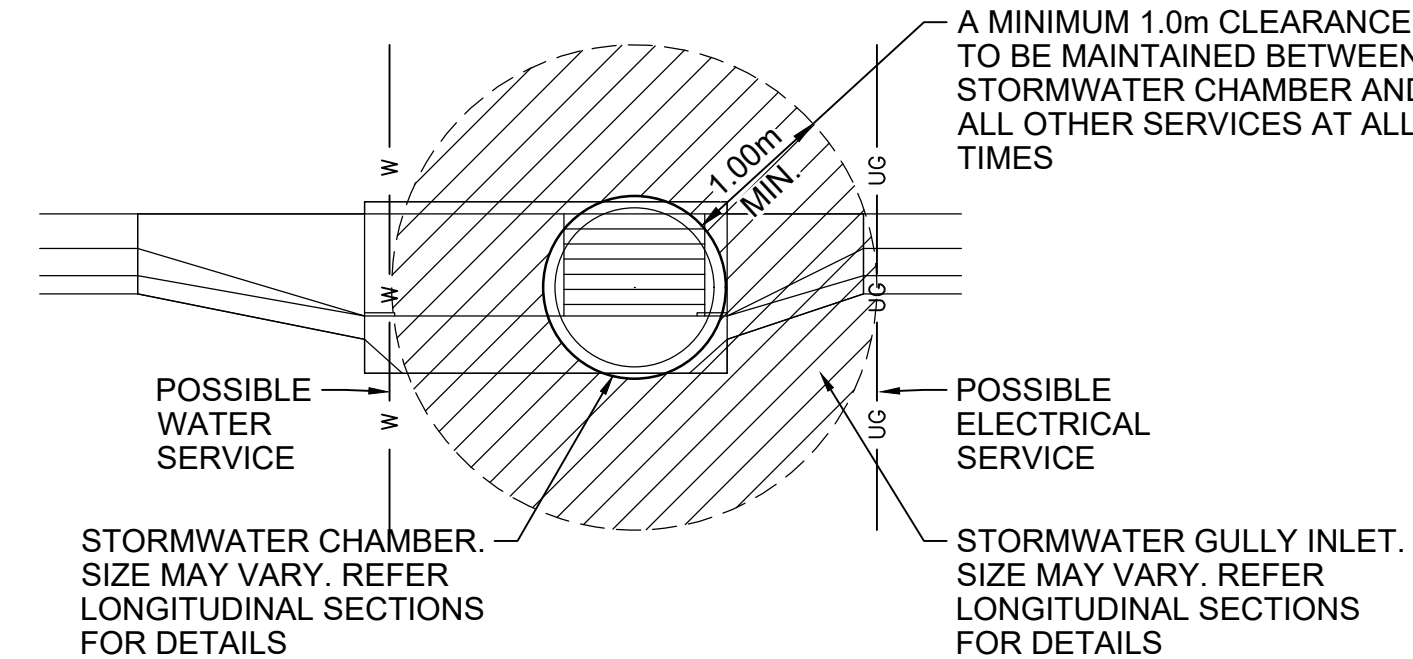
STORMWATER DRAINAGE NOTES

- DURING THE STORMWATER CONSTRUCTION PHASE, THE ENGINEER SHALL BE ADVISED WHEN THE FOLLOWING WORKS ARE READY FOR INSPECTION:
 - PRE-BACKFILL OVER PIPES
 - JOINT INSERTION OR SAND BANDS
 - LIFTING POINT PLUGS AND/OR INFILL
 - UNDERGROUND PIPEWORK, INCLUDING PROPERTY CONNECTIONS AND THRUST BLOCKS, PRIOR TO BACKFILLING.
 - OTHER INSPECTIONS AS DEEMED NECESSARY BY COUNCIL.
 - AT LEAST 48 HOURS NOTICE SHOULD BE GIVEN TO ARRANGE FOR THESE INSPECTIONS TO BE CARRIED OUT.
- THE CONTRACTOR SHALL LIAISE WITH ALL UTILITY AUTHORITIES AND THEIR AGENTS TO LOCATE ALL EXISTING SERVICES, COORDINATE PROTECTION OF AND/OR RELOCATION AS REQUIRED WITHIN THE CONSTRUCTION AREA. ALL FEES SHALL BE PAID BY THE CONTRACTOR. THE COST TO REPAIR ANY DAMAGE CAUSED TO EXISTING SERVICES DURING CONSTRUCTION SHALL BE PAID BY THE CONTRACTOR.
- PRIOR TO PIPEWORK CONSTRUCTION, ALL EXISTING OPEN EXCAVATION CHANNELS SHALL BE FILLED IN AND COMPACTED AS PER CONTROLLED FILLING DETAILS PROVIDED IN THE TECHNICAL SPECIFICATION.
- CONTRACTOR TO DISPOSE OF ALL EXCESS PIPE TRENCH SPOIL FROM CONSTRUCTION WORKS OFF SITE AT THEIR EXPENSE OR AS DIRECTED BY THE SUPERINTENDENT. ALL WORK AREAS ARE TO BE LEFT IN A NEAT AND TIDY STATE AT COMPLETION OF WORKS.
- STORMWATER DRAINAGE PIPELINES LOCATED IN THE ROAD RESERVE ARE TO BE BACKFILLED TO PAVEMENT BOX LEVEL USING APPROVED MATERIAL WITH A MINIMUM CBR OF 15%, PLACED IN LAYERS NOT EXCEEDING 150mm LOOSE AND COMPACTED UNTIL DRY DENSITY IS NOT LESS THAN 100% OF THE MATERIAL'S DRY DENSITY
- ALL STORMWATER MANHOLES TO BE BENCHED AS REQUIRED TO MINIMISE STORMWATER HEAD LOSSES, AS DIRECTED.
- PIPE SIZES, CLASS AND TYPES SHALL BE AS SHOWN ON THE LONGITUDINAL SECTIONS.
- 'Y' JUNCTIONS (150mm BRANCH) SHALL BE USED FOR PIPE DIAMETER ('D') OF 225mm AND 300mm. OBVERT CONNECTIONS SHALL BE USED FOR PIPE DIAMETER ('D') >300mm.
- PIPES ON THE ROAD RESERVE TO BE REINFORCED CONCRETE OR STEEL AS SPECIFIED.
- THE FOLLOWING PIPE PRODUCTS CAN BE USED FOR STORMWATER DRAINAGE
 - PRIVATE ROAD RESERVE & INTERALLOTMENT DRAINAGE
 - REINFORCED CONCRETE CLASS (3) MINIMUM, RUBBER RING JOINTED PIPE
 - uPVC CLASS (SN8) MINIMUM, RUBBER RING JOINTED PIPE
 - 'STORMPRO' PP PIPE, RUBBER RING JOINTED PIPE
 - 'BLACKMAX' P.E./PP PIPE, RUBBER RING JOINTED PIPE
- REFER IPWEA STANDARD DRAWING RSD-801 AND RSD-802 FOR SUBSOIL DRAINAGE ACCESS POINTS AND OUTLET DETAILS. PROVIDE 3.0m LONG SECTION OF SUBSOIL DRAIN WITH ACCESS POINTS FOR DRAINAGE OF STORMWATER PIPE TRENCHES.
- ALL PIPES TO BE FULLY BEDDED IN ACCORDANCE WITH IPWEA STANDARD DRAWING DSD-201 AND INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO BACKFILLING.
- ALL STUBS SHALL HAVE A DN150 uPVC DRAINAGE HOUSE CONNECTION RISER 1.0m ABOVE GROUND LEVEL, GLUED, CAPPED, PAINTED BLUE AND MARKED 'DRAINAGE' FOR FUTURE HOUSE CONNECTION REFER DETAILS.
- ALL INTERALLOTMENT MANHOLES ARE TO SIT 75mm PROUD OF THE FINISHED SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING MINIMAL SEDIMENT ENTERS THE NEW AND EXISTING STORMWATER DRAINAGE NETWORK. ALL NEW STORMWATER LINES SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS PRIOR TO THE CCTV AND 'ON MAINTENANCE' INSPECTION.
- THE CONTRACTOR SHALL ORGANISE AND PAY FOR CCTV INSPECTION AND RECORDING OF ALL STORMWATER LINES. INSPECTIONS MUST BE UNDERTAKEN IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION. THE RECORDING OF EACH LINE IS TO BE DONE IMMEDIATELY AFTER FLUSHING THE ENTIRE LINES CLEAN. THE COST OF ANY SUBSEQUENT RE-INSPECTIONS REQUIRED AS A RESULT OF INSPECTION FAILURE SHALL BE AT THE CONTRACTOR'S EXPENSE. RECTIFICATION OF ANY DEFECTS IDENTIFIED DURING THE CCTV INSPECTION SHALL BE CARRIED OUT AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO FULLY MAINTAIN STORMWATER ASSETS FOR A MINIMUM OF 12 MONTHS DURING THE DEFECTS LIABILITY PERIOD (IF REQUIRED).



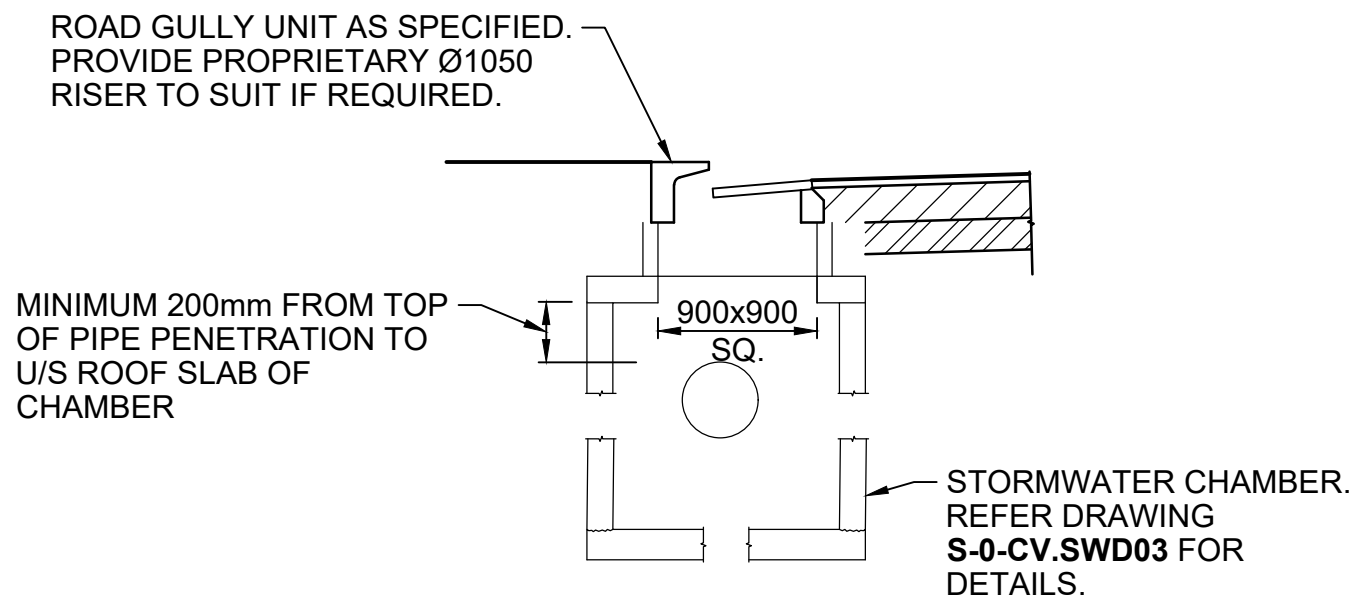
STORMWATER GULLY SETOUT DETAIL

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



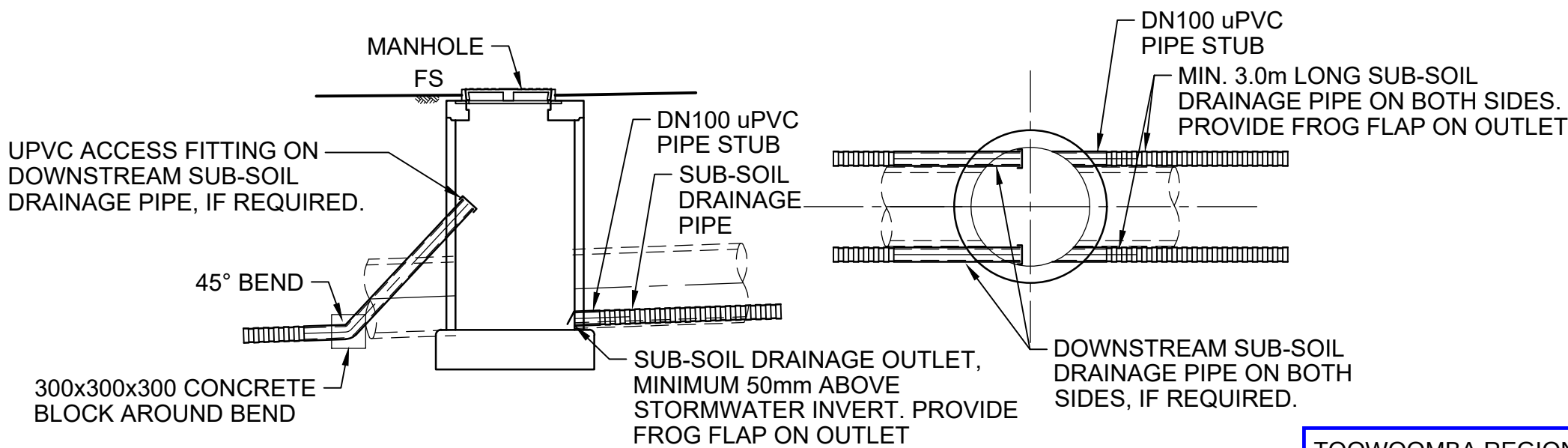
STORMWATER GULLY CLEARANCE DETAILS

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



STORMWATER DRAINAGE GULLY CHAMBER - ROAD GULLY UNIT - TYPICAL SECTION

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



SUB-SOIL DRAINAGE AT STORMWATER MANHOLE DETAILS

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

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

26 November 2025

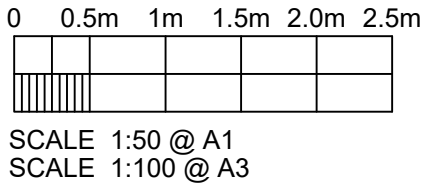
This plan is subject to conditions of Approval Number

OW/2025/5517

Assessment Manager

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		DATUM PSM 201297 MINSTAFF SURVEY DWG NO. . M5154 3000 001 REV. C MGA 2020, AHD	
DRAWING ISSUE			
ISSUE	DATE	DETAILS	INITIAL
P1	14.08.25	FOR INFORMATION	PJS
P2	15.08.25	FOR APPROVAL	PJS



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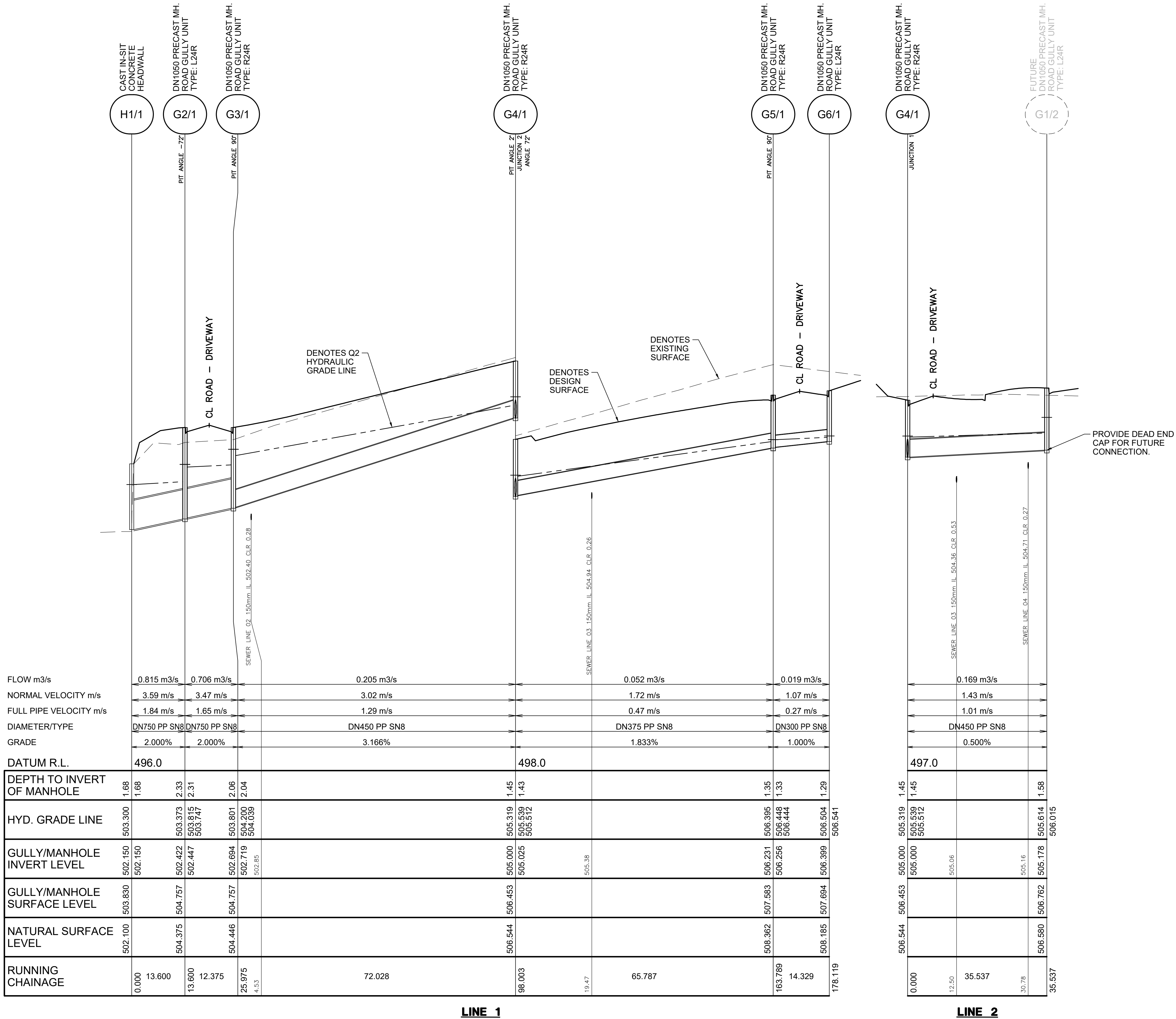
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CLIENT
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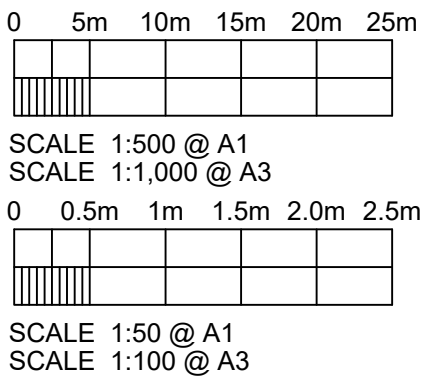
PROJECT
INDUSTRY BIOTECHNOLOGY CENTRE

DRAWING TITLE
STORMWATER NOTES & DETAILS

DESIGN	KJE	ORIGINAL SIZE	A1
DRAWN	KJE	PROJECT NUMBER	C2425371
CHECKED	PJS	DRAWING NUMBER	SWD03
APPROVED	PJS	ISSUE	P2
DATE	14.08.25		



DRAWING ISSUE			
ISSUE	DATE	DETAILS	INITIAL
P1	14.08.25	FOR INFORMATION	PJS
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PROJECT
INDUSTRY BIOTECHNOLOGY CENTRE

DRAWING TITLE
STORMWATER LONGITUDINAL SECTIONS

DESIGN	KJE	ORIGINAL SIZE	A1
DRAWN	KJE	PROJECT NUMBER	C2425371
CHECKED	PJS	DRAWING NUMBER	SWD04
APPROVED	PJS	ISSUE	P2
DATE	14.08.25		

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.

DETAILED STORMWATER DRAINAGE NOTES

1. PIPE SIZES SHALL BE AS SHOWN ON THE PLANS.
2. ALL PIPES SIZES:
 - 2.1. DN150 TO DN300 TO BE uPVC, CLASS SN8.
 - 2.2. DN375 TO DN750 TO BE POLYPROPYLENE (PP) RIBBED PIPE, CLASS SN8.
3. ALL PIPES SHALL BE LAID AT MIN GRADE OF 1 IN 100, U.N.O.
4. ALL LINES SHALL BE FULLY SEALED. CONCRETE AND FIBRE CEMENT LINES SHALL BE RUBBER RING JOINTED.
5. ALL PIPES TO BE FULLY BEDDED IN SAND OR CRUSHER DUST AND INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO BACKFILLING.
6. BACKFILLING SHALL BE CLEAN EXCAVATED MATERIAL COMPACTED AS PER THE EARTHWORKS NOTES & SPECIFICATIONS.
7. ALL PITS SHALL BE BENCHED AFTER INSTALLATION OF PIPEWORK TO ENSURE NO WATER PONDS IN BOTTOM OF PIT.
8. ALL PIT AND MANHOLE LIDS TO BE ADJUSTED TO MATCH CROSSFALLS OF THE SURROUNDING FINISHED SURFACE LEVELS.
9. THE CONTRACTOR SHALL LIAISE WITH ALL SERVICE AUTHORITIES TO DETERMINE THE LOCATION OF ALL EXISTING SERVICES. THE COST TO REPAIR ANY DAMAGE CAUSED TO EXISTING SERVICES DURING CONSTRUCTION SHALL BE PAID BY THE CONTRACTOR.
10. NO SURFACE PONDING OF STORMWATER IS TO OCCUR ANYWHERE ON THE BUILDING PLATFORM. CONTRACTOR TO INSTALL PIPED STORMWATER DRAINAGE SYSTEM IMMEDIATELY UPON COMPLETION OF BULK EARTHWORKS INCLUSIVE OF TEMPORARY MEANS OF SURFACE WATER COLLECTION INTO PITS/MANHOLES AT LOW POINTS ETC.
11. DISCHARGE FROM ROOF GUTTERS AND DOWNPIPES TO BE CONNECTED TO THE IN-GROUND PIPED DRAINAGE SYSTEM IMMEDIATELY UPON INSTALLATION OF ROOF SHEETING. ANY ALTERNATIVE TEMPORARY DISCHARGE SYSTEM PROPOSED BY THE CONTRACTOR TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION OF ROOF SHEETING.

CONNECT TO EXISTING CULVERT HEADWALL AS SHOWN, MATCHING NEATLY INTO EXISTING INVERT.

SPRINKLER TANKS.

8
118222m²

1
37193m²

STAGE 2 - WAREHOUSE
REFER TO ARCHITECT'S
DOCUMENTATION FOR
BUILDING DESIGN.
FFL TBA

STAGE 1 - WAREHOUSE
REFER TO ARCHITECT'S
DOCUMENTATION FOR
BUILDING DESIGN.
FFL TBA

STAGE 1 - IBC
REFER TO ARCHITECT'S
DOCUMENTATION FOR
BUILDING DESIGN.
FFL TBA

STAGE 3 & 4 - WAREHOUSE
REFER TO ARCHITECT'S
DOCUMENTATION FOR
BUILDING DESIGN.
FFL TBA

SITE AND BUILDING LAYOUT
BASED ON FKG DESIGN FILE:
IBC DA Site Plan A.dwg
[RECEIVED 30/07/2025]

DETAILED STORMWATER DRAINAGE LAYOUT

SCALE:- 1:500 @ A1, 1:1000 @ A3
+ REFER DRAWING SWD03 FOR LEGEND, NOTES & DETAILS.

PIT SCHEDULE

2/A to 11/A, 1/B to 5/B & 1/O3	600x900 PRECAST CONCRETE PIT WITH CLASS 'D' HEAVY DUTY V-GRATE AND FRAME, OR APPROVED EQUIVALENT, CAST INTO CONCRETE SLAB OVER
1/A, 6/B, 1/B	600x600 PRECAST CONCRETE PIT WITH CLASS 'D' HEAVY DUTY GRATE AND FRAME, OR APPROVED EQUIVALENT, CAST INTO CONCRETE SLAB OVER
GPT 1	GROSS POLLUTANT TRAP ATLAN VORTCEPTOR IN-LINE GROSS POLLUTANT TRAP WITH CLASS D LID. PROVIDE RISERS TO SUIT. GPT TO BE CUSTOM MANUFACTURED TO ACCOMMODATE A DN450 INLET AND OUTLET.

NOTE
+ PIT COVERS TO BE ADJUSTED ON SITE TO SUIT THE SLOPE OF THE FINISHED SURFACE.
+ ENSURE NO WATER PONDS AROUND GRATES. ALL STORMWATER TO BE DIRECTED INTO GRATES.
+ SPECIFIED PITS AND GRATES TO BE STRICTLY ADHERED TO.
+ NO SUBSTITUTES ACCEPTABLE WITHOUT PRIOR APPROVAL.
+ ENSURE FALLS TO GRATES AS SPECIFIED. FAILURE TO ACHIEVE FALLS WILL BE CAUSE FOR REJECTION.
+ BASE OF PITS TO BE BENCHED TO ENSURE NO WATER PONDS IN PITS.

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DATUM
PSM 201297
MINSTAFF SURVEY DWG NO. M5154 3000 001 REV. C
MGA 2020, AHD

DRAWING ISSUE

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P1	14.08.25	FOR INFORMATION	PJS
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P3	22.09.25	FOR APPROVAL	PJS

0 5m 10m 15m 20m 25m
SCALE 1:500 @ A1
SCALE 1:1,000 @ A3

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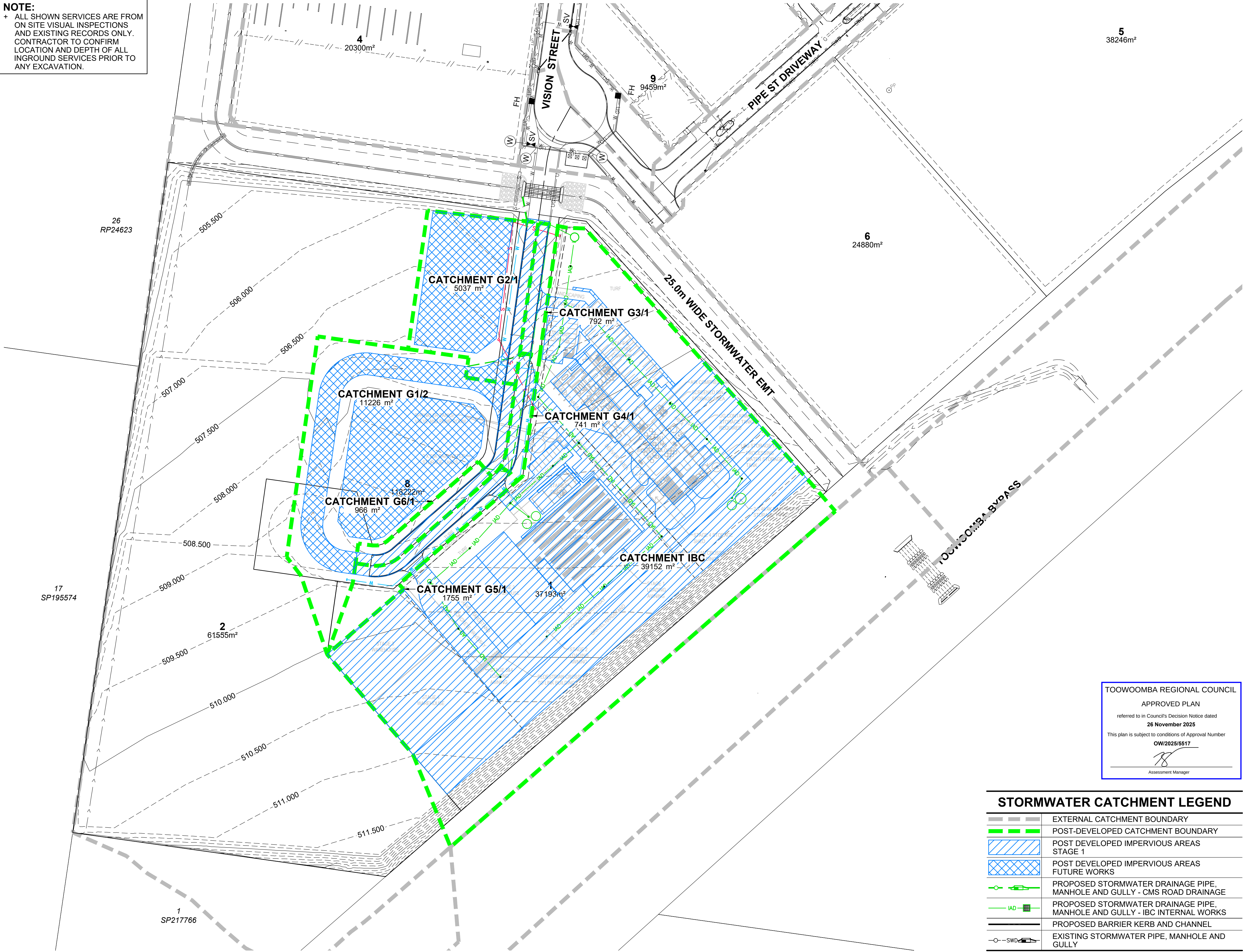
PROJECT
INDUSTRY BIOTECHNOLOGY
CENTRE

DRAWING TITLE
DETAILED STORMWATER
DRAINAGE LAYOUT

DESIGN	KJE	ORIGINAL SIZE	A1
DRAWN	KJE	PROJECT NUMBER	C2425371
CHECKED	PJS	DRAWING NUMBER	SWD05
APPROVED	RPEQ # 20985	ISSUE	P3
DATE	22.09.25		

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
26 November 2025
This plan is subject to conditions of Approval Number
OW/2025/5517
Assessment Manager

NOTE:
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POST-DEVELOPMENT STORMWATER CATCHMENT
SCALE:- 1:1000 @ A1, 1:2000 @ A3

STORMWATER CATCHMENT LEGEND

	EXTERNAL CATCHMENT BOUNDARY
	POST-DEVELOPED CATCHMENT BOUNDARY
	POST DEVELOPED IMPERVIOUS AREAS STAGE 1
	POST DEVELOPED IMPERVIOUS AREAS FUTURE WORKS
	PROPOSED STORMWATER DRAINAGE PIPE, MANHOLE AND GULLY - CMS ROAD DRAINAGE
	PROPOSED STORMWATER DRAINAGE PIPE, MANHOLE AND GULLY - IBC INTERNAL WORKS
	PROPOSED BARRIER KERB AND CHANNEL
	EXISTING STORMWATER PIPE, MANHOLE AND GULLY

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

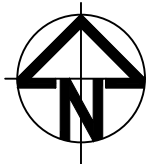
26 November 2025

This plan is subject to conditions of Approval Number

OW/2025/5517

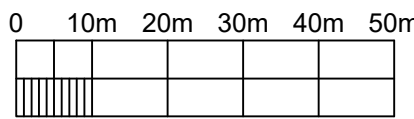
Assessment Manager

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DATUM
PSM 201297
MINSTAFF SURVEY DWG NO.
M5154 3000 001 REV. C
MGA 2020, AHD

DRAWING ISSUE			
ISSUE	DATE	DETAILS	INITIAL
P1	14.08.25	FOR INFORMATION	PJS
P2	15.08.25	FOR APPROVAL	PJS
P3	22.09.25	FOR APPROVAL	PJS



SCALE 1:1,000 @ A1
SCALE 1:2,000 @ A3

PRELIMINARY

NOT FOR CONSTRUCTION

DATE 22.09.25 03:43 PM

PRINT IN COLOUR

CONSULTING ENGINEERS

KEHOEMYERS.COM.AU
PH +617 4632 8100

CIVIL | STRUCTURAL | HYDRAULIC

CLIENT
FK GARDNER & SONS PTY LTD

PROJECT
INDUSTRY BIOTECHNOLOGY
CENTRE

DRAWING TITLE
POST-DEVELOPMENT
STORMWATER CATCHMENT

DESIGN	KJE	ORIGINAL SIZE	A1
DRAWN	KJE	PROJECT NUMBER	C2425371
CHECKED	FJS	DRAWING NUMBER	SWM01
APPROVED	RPEQ # 20985	ISSUE	P3
DATE	22.09.25		

HV1		min	mm/h	mm										mm/s										mm/s										%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%
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[illegible]

This plan is subject to conditions of Approval Number
OW/2025/5517



Assessment Manager

DESIGN	<i>KJE</i>	ORIGINAL SIZE	A1
DRAWN	<i>KJE</i>	PROJECT NUMBER	C2425371
CHECKED	<i>PJS</i>		
APPROVED	<i>PJS</i>	DRAWING NUMBER	SWM02
DATE	<i>14.08.25</i>	ISSUE	P2