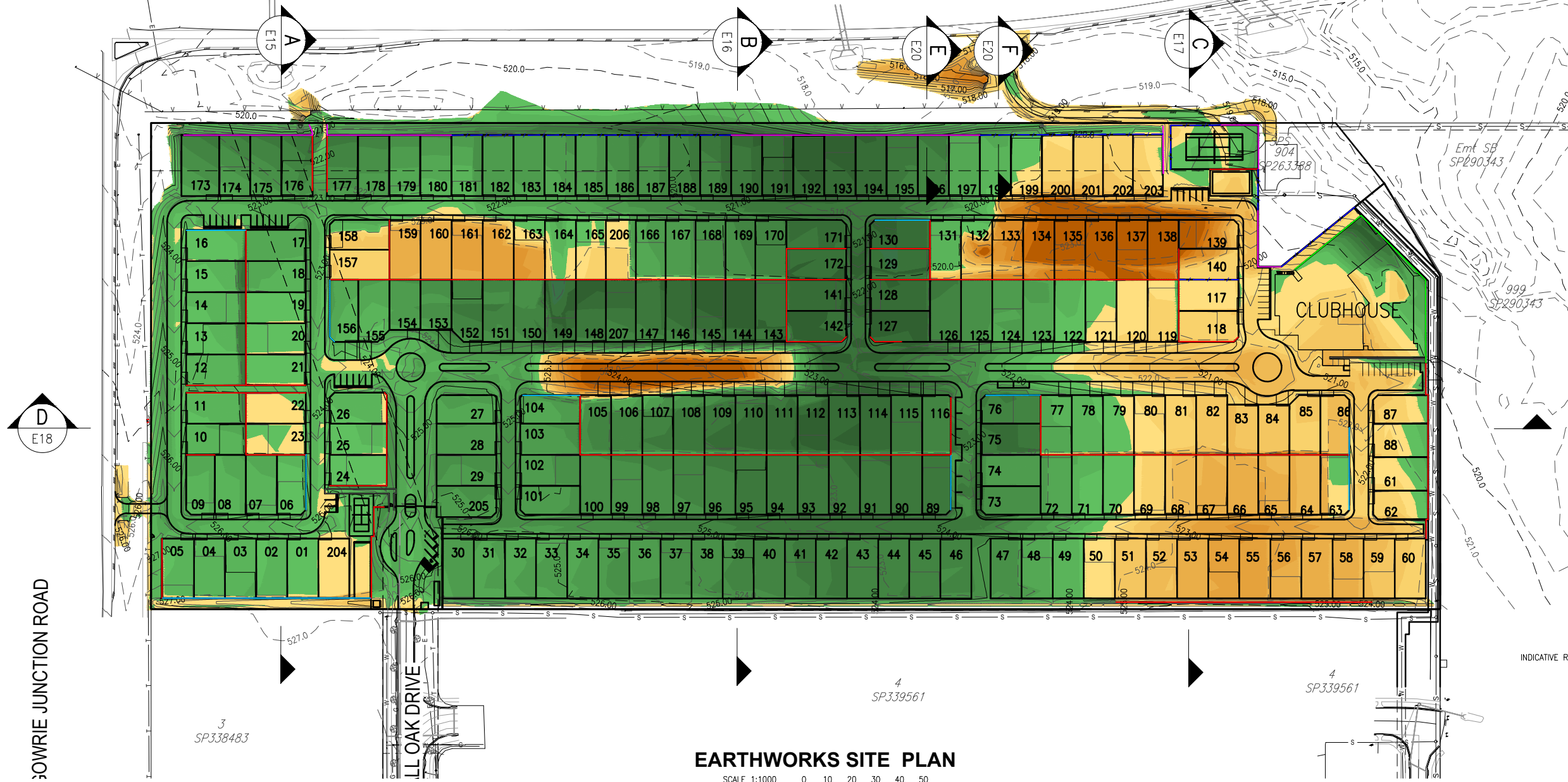


HERMITAGE ROAD



**RECEIVED**  
11/05/2026  
**TOOWOOMBA**  
**REGIONAL COUNCIL**



**LEGEND**

- CONCRETE SLEEPER RETAINING WALL
- MASONRY BLOCK RETAINING WALL
- ACOUSTIC BARRIER (WITH RETAINING WALL)\*
- ACOUSTIC BARRIER (NO RETAINING WALL)\*
- INDICATIVE RETAINING WALL (PART OF CLUBHOUSE WORKS)
- RETAINING WALL HEIGHT
- AVERAGE RETAINING WALL HEIGHT
- TOP OF WALL HEIGHT T.O.W. 9.60
- BOTTOM OF WALL HEIGHT B.O.W. 7.60

\*IN ACCORDANCE WITH TRAFFIC NOISE ASSESSMENT REPORT BY ALPHA ACOUSTICS AND COUNCIL DEVELOPMENT APPROVAL CONDITIONS.

**EARTHWORKS SITE PLAN**

SCALE 1:1000  
(A1 SIZE)

**EARTHWORKS NOTES**

- EW1 IN CASE OF DOUBT - ASK!
- EW2 ALL LEVELS TO AHD, DIMENSIONS IN METERS U.N.O.
- EW3 ALL LIAISON WITH LOCAL, STATE & STATUTORY AUTHORITIES IS THE CONTRACTOR'S RESPONSIBILITY.
- EW4 THE LOCATION OF EXISTING SERVICES IS FOR CONTRACTOR'S INFORMATION ONLY, THE LOCATION OF SERVICES WILL BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.
- EW5 ANY DAMAGE CAUSED TO THE EXISTING SERVICE WILL BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
- EW6 EARTHWORK PROCEDURES ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS 3798 - 2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
- EW7 EARTHWORKS OPERATIONS ARE TO BE CARRIED OUT IN GENERAL ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- EW8 WORKS NOT SPECIFICALLY REFERRED TO, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL DRAWINGS AND SPECIFICATIONS OF THE LOCAL AUTHORITY.
- EW9 THE CONTRACTOR IS TO ALLOW FOR ALL FEES AND HAULAGE COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL FROM THE SITE.
- EW10 ALL COSTS ASSOCIATED WITH NOISE AND DUST SUPPRESSION FOR SITE WORKS ARE DEEMED THE CONTRACTOR'S RESPONSIBILITY.
- EW11 COMPACTION STANDARDS  
- 'MODIFIED' TO AS 1289 TEST 5.2.1.  
- 'STANDARD' TO AS 1289 TEST 5.1.1.
- EW12 PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR WILL PROVIDE SCOUR AND EROSION PROTECTION INCLUDING PROVISION OF SILT TRAPS AND FENCES TO MINIMISE DEPOSITION OF MATERIAL DOWNSTREAM OF THE PROPERTY.
- EW13 NO BLASTING WILL BE PERMITTED.
- EW14 THE LOCATION OF THE SITE SHEDS, SITE OFFICE AND AMENITIES BUILDING WILL BE LOCATED TO SUIT TEMPORARY UTILITY SERVICES OR AS AGREED WITH THE MANAGER.
- EW15 TESTING FREQUENCY AS 3798 - 2007 SECTION 8.0 OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.
- EW16 AT COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL ARRANGE FOR AN INDEPENDENT LICENSED SURVEYOR TO CARRY OUT A "WORKS AS CONSTRUCTED" SURVEY AND SUBMIT THE DETAIL PLAN TO THE MANAGER.
- EW17 THE LOCATION OF TEMPORARY STOCKPILES DURING CONSTRUCTION IS TO BE AGREED WITH THE MANAGER.
- EW18 THE CONTRACTOR IS TO PROVIDE A FORM 15 FOR THE CONCRETE SLEEPER RETAINING WALLS BEFORE CONSTRUCTION AND A FORM 16 AFTER CONSTRUCTION IS COMPLETE.

**EARTHWORKS CAPPING LAYER**

ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH GEOTECHNICAL REPORT PG-12204, 2024-09-30, GR 'SITE 1' VER1 PREPARED BY PACIFIC GEOTECH.

PACIFIC GEOTECH ARE TO BE ENGAGED TO PROVIDE A MINIMUM SPECIFICATIONS FOR CAPPING TO ACHIEVE A SITE CLASSIFICATION OF 'H1' OR BETTER ACROSS THE SITE.

SUBJECT TO FINAL CONFIRMATION FROM PACIFIC GEOTECH, ALLOWANCE SHOULD BE MADE FOR A 0.8m DEEP CAPPING LAYER OF IMPORTED NON-REACTIVE MATERIAL.

IMPORTED MATERIAL SHALL BE MINIMUM SOAKED CBR 10%, MAXIMUM ISS=1.0% AND MAXIMUM PARTICLE SIZE 75mm OR AS SPECIFIED BY PACIFIC GEOTECH. THIS MATERIAL MAY BE ABLE TO BE WON FROM ADJACENT LOTS 1/SP330786 AND 20/SP349879. REFERENCE SHOULD BE MADE TO GEOTECHNICAL REPORT PG-12204, 2024-10-08, GR 'SITE 2' VER1 PREPARED BY PACIFIC GEOTECH FOR THE ADJACENT LOTS.

ALL EARTHWORKS ARE TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION.

UPON COMPLETION OF THE EARTHWORKS A SITE RE-CLASSIFICATION IS TO BE CARRIED OUT TO CONFIRM THE TARGET 'H1' IS ACHIEVED.

**EARTHWORKS LEGEND**

DEPTH OF CUT TABLE	DEPTH OF FILL TABLE
0.0m - 0.25m	0.0m - 0.25m
0.25m - 0.5m	0.25m - 0.5m
0.5m - 0.75m	0.5m - 0.75m
0.75m - 1.0m	0.75m - 1.0m
1.0m - 1.25m	1.0m - 1.25m
1.25m - 1.5m	1.25m - 1.5m
1.5m - 1.75m	1.5m - 1.75m
1.75m - 2.0m	1.75m - 2.0m
2.0m - 2.25m	2.0m - 2.25m
2.25m - 2.5m	2.25m - 2.5m
> 2.5m	> 2.5m

LEVELS AND CUT/FILL HATCH SHOWN INDICATES EARTHWORKS SURFACE AT TOPSIDE OF UPPER CAPPING LAYER.

**EARTHWORKS SUMMARY**

EXISTING SURFACE TO UNDERSIDE OF CAPPING LAYER:	
CUT VOLUME	= 63,880 m <sup>3</sup>
CUT AREA	= 69,852 m <sup>2</sup>
FILL VOLUME	= 25,304 m <sup>3</sup>
FILL AREA	= 35,961 m <sup>2</sup>
CAPPING LAYER VOLUMES (REFER NOTE):	
CAPPING LAYER VOLUME	= 93,342 m <sup>3</sup>

THE EARTHWORKS VOLUMES SHOWN ARE INDICATIVE NETT FIGURES ONLY FROM THE NATURAL SURFACE STRIPPED 50mm AND DOES NOT ALLOW FOR DEMOLITION WORKS, UNSUITABLE MATERIAL AND VEGETATION OR COMPACTION LOSSES.

- HOUSE/GARAGE FINISHED FLOOR LEVEL IS 130mm ABOVE THE ROAD LEVEL ON HIGH SIDE OF LOT.
- LOT FSL IS 110mm BELOW THE ROAD LEVEL ON HIGH SIDE OF THE LOT.
- DRIVEWAYS TO BE LOCATED ON THE HIGH SIDE OF THE LOT.
- LOT FSL TO GARAGE FLOOR LEVEL +240mm.
- GARAGE FLOOR LEVEL TO BUILDING FLOOR LEVEL 0mm.
- BUILDING FLOOR LEVEL TO BUILDING PAD LEVEL -535mm.
- LOT FSL TO BUILDING FLOOR LEVEL +240mm.
- LOT FSL TO CIVIL DESIGN EARTHWORKS LEVEL -295mm.
- ROAD GRADIENTS ARE CALCULATED USING 14m WIDE LOT WIDTH.
- LEVELS ARE BASED OFF A SOIL CLASSIFICATION OF CLASS 'H1'.

EARTHWORK LEVELS MAY BE ADJUSTED TO SUIT FSL'S AND CONCRETE THICKNESS BASED ON STRUCTURAL DESIGN AS APPROVED BY SUPERINTENDENT.

No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
G	20.03.26	ISSUED FOR IFC - REDESIGN ALONG SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED	S.C.D.
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DRAWN	W.J.H.
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED	N.J.K.
D	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED	J.M.H.
C	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	

J. HILL RPEQ 19891  
For and on behalf of WESTERA PARTNERS PTY. LTD.

**WESTERA PARTNERS**  
STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS  
www.westerapartners.com.au | ABN 52 097 417 975

**Brisbane** T 07 3852 4333  
E brisbane@westerapartners.com.au  
**GOLD COAST** T 07 5571 1599  
E goldcoast@westerapartners.com.au  
**SUNSHINE COAST** T 07 5391 3777  
E sunshinecoast@westerapartners.com.au  
**NORTHERN NSW** T 02 6674 8047  
E nsw@westerapartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
E centralvic@westerapartners.com.au

**SURVEYOR**  
**DSQ LAND SURVEYORS**  
PHONE 07 5437 8555  
DATUM A.H.D.  
PSM 191512  
R.L. 529.898

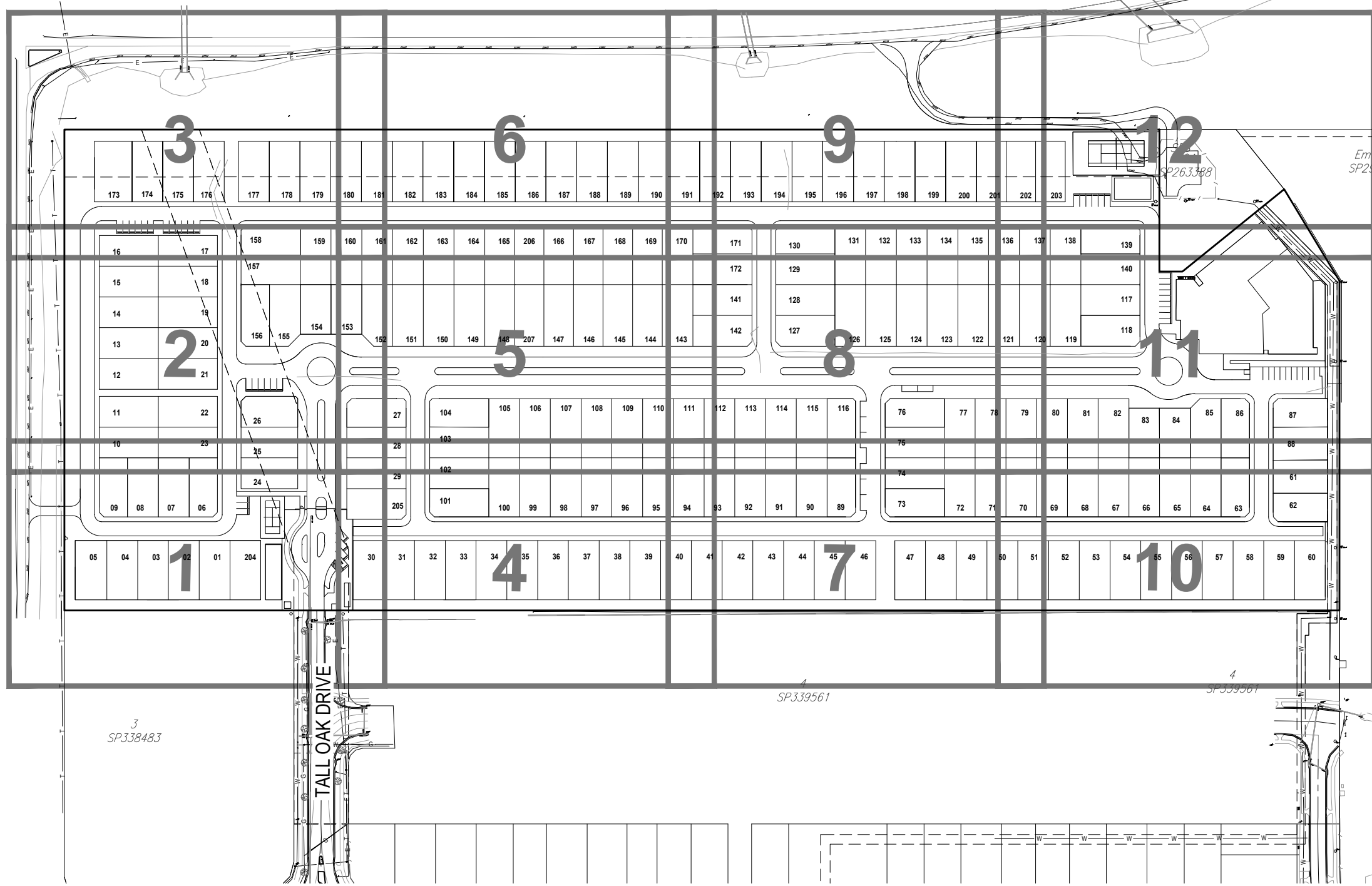
**PROJECT LOCATION**  
PROPOSED RETIREMENT LIVING DEVELOPMENT  
LOT 1 ON SP330786  
TALL OAK DRIVE, COTSWOLD HILLS  
**TITLE**  
EARTHWORKS SITE PLAN  
**CLIENT**  
RUBY DEVELOPMENTS PTY LTD

DRAWING STATUS	
FOR CONSTRUCTION	
DRAWING NUMBER <b>B24-058-E01</b>	
SHEET NUMBER	REVISION
01 OF 20	G

GOWRIE JUNCTION ROAD

HERMITAGE ROAD

HERI



**EARTHWORKS KEY PLAN**

SCALE 1:1000  
(A1 SIZE)

No.	DATE	REVISIONS
G	20.03.26	ISSUED FOR IFC - REDESIGN ALONG SOUTHERN BOUNDARY
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES
D	21.10.25	ISSUED FOR IFC
C	17.09.25	ISSUED FOR IFC

DES	DRN	CHK	APD	DOCUMENT CONTROL
S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED S.C.D.
S.C.D.	W.J.H.	J.M.H.	J.M.H.	DRAWN W.J.H.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED N.J.K.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED J.M.H.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025

J. HILL RPEQ 19891  
For and on behalf of  
WESTERA PARTNERS PTY. LTD.  
APPROVED

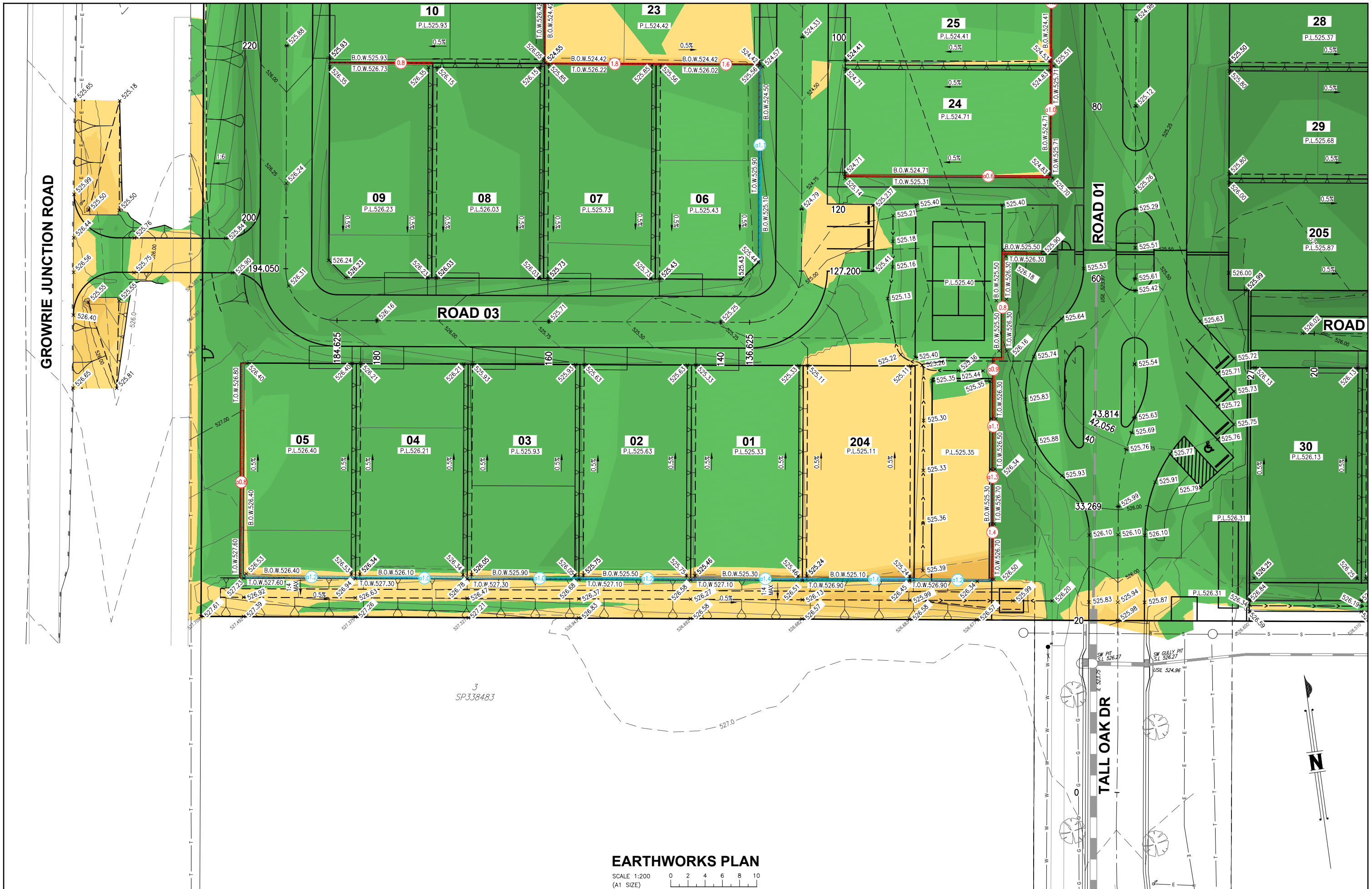
**WESTERA PARTNERS**  
STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS  
www.westerapartners.com.au | ABN 52 097 417 975

**BRISBANE** T 07 3852 4333  
E brisbane@westerapartners.com.au  
**GOLD COAST** T 07 5571 1599  
E goldcoast@westerapartners.com.au  
**SUNSHINE COAST** T 07 5391 3777  
E sunshinecoast@westerapartners.com.au  
**NORTHERN NSW** T 02 6674 8047  
E nsw@westerapartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
E centralvic@westerapartners.com.au

**SURVEYOR**  
**DSQ LAND SURVEYORS**  
PHONE 07 5437 8555  
DATUM A.H.D.  
PSM 191512  
R.L. 529.898

**PROJECT LOCATION**  
PROPOSED RETIREMENT LIVING DEVELOPMENT  
LOT 1 ON SP330786  
TALL OAK DRIVE, COTSWOLD HILLS  
**TITLE**  
EARTHWORKS KEY PLAN  
**CLIENT**  
RUBY DEVELOPMENTS PTY LTD

**DRAWING STATUS**  
FOR CONSTRUCTION  
**DRAWING NUMBER**  
B24-058-E02  
**SHEET NUMBER**  
02 OF 20  
**REVISION**  
G



**EARTHWORKS PLAN**

SCALE 1:200  
(A1 SIZE)

No.	DATE	REVISIONS	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
G	20.03.26	ISSUED FOR IFC - REDESIGN ALONG SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED S.C.D.
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DRAWN W.J.H.
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED N.J.K.
D	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED J.M.H.
C	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025

DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED

J. HILL RPEQ 19891  
For and on behalf of  
WESTERA PARTNERS PTY. LTD.

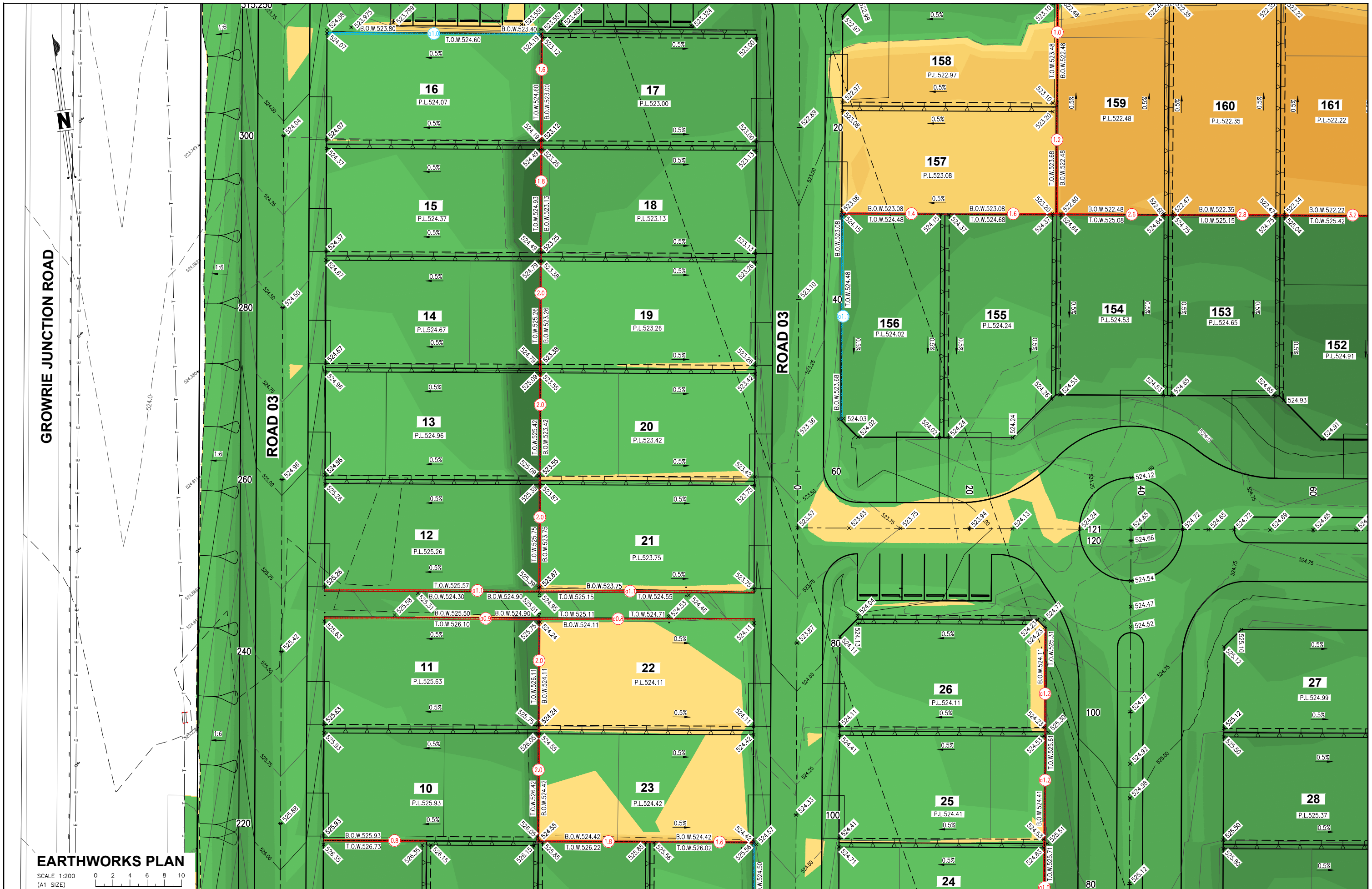
**WESTERA PARTNERS**  
STRUCTURAL+ CIVIL+ ENVIRONMENTAL ENGINEERS  
www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333  
E brisbane@westerapartners.com.au  
GOLD COAST T 07 5571 1599  
E goldcoast@westerapartners.com.au  
SUNSHINE COAST T 07 5391 3777  
E sunshinecoast@westerapartners.com.au  
NORTHERN NSW T 02 6674 8047  
E nsw@westerapartners.com.au  
CENTRAL VICTORIA T 03 5441 0922  
E centralvictoria@westerapartners.com.au

SURVEYOR  
**DSQ LAND SURVEYORS**  
PHONE 07 5437 8555  
DATUM A.H.D.  
PSM 191512  
R.L. 529.898

PROJECT LOCATION  
**PROPOSED RETIREMENT LIVING DEVELOPMENT**  
LOT 1 ON SP330786  
TALL OAK DRIVE, COTSWOLD HILLS  
TITLE  
**EARTHWORKS PLAN 01 OF 12**  
CLIENT  
**RUBY DEVELOPMENTS PTY LTD**

DRAWING STATUS <b>FOR CONSTRUCTION</b>	
DRAWING NUMBER <b>B24-058-E03</b>	
SHEET NUMBER <b>03 OF 20</b>	REVISION <b>G</b>



No.	DATE	REVISIONS
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES
D	21.10.25	ISSUED FOR IFC
C	17.09.25	ISSUED FOR IFC
B	30.06.25	ISSUED FOR INFORMATION

DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED S.C.D.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN W.J.H.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED N.J.K.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED J.M.H.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	

J. HILL RPEQ 19891  
 For and on behalf of  
 WESTER PARTNERS PTY. LTD.

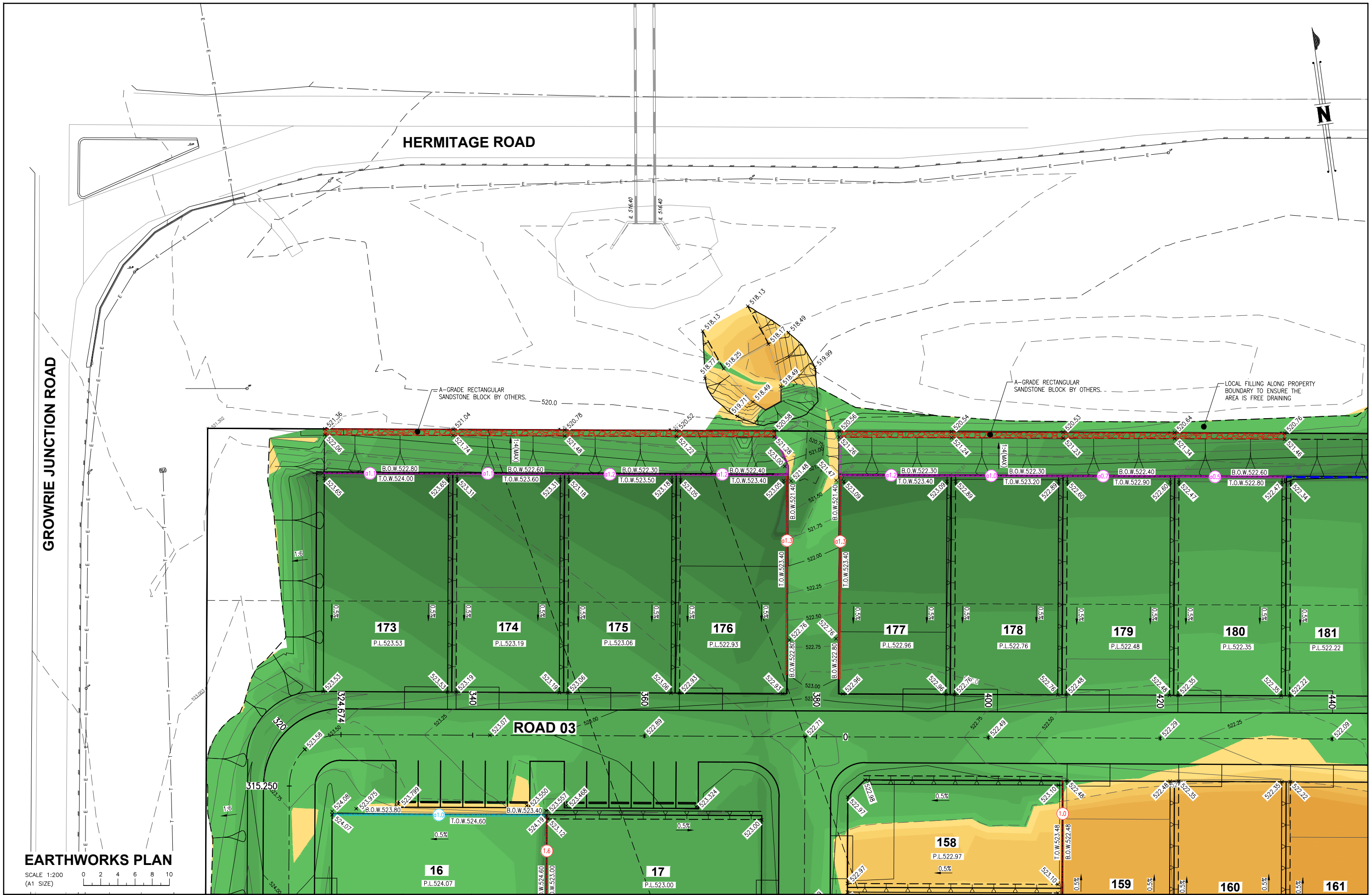
**WESTER PARTNERS**  
 STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS  
 www.westerpartners.com.au | ABN 52 097 417 975

**SUNSHINE COAST** T 07 3852 4333  
 E. brisbane@westerpartners.com.au  
**GOLD COAST** T 07 5571 1599  
 E. goldcoast@westerpartners.com.au  
**NORTHERN NSW** T 02 6674 8047  
 E. nsw@westerpartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
 E. centralvictoria@westerpartners.com.au

**DSQ LAND SURVEYORS**  
 PHONE 07 5437 8555  
 DATUM A.H.D.  
 PSM 191512  
 R.L. 529.898

**PROJECT LOCATION**  
 TALL OAK DRIVE, COTSWOLD HILLS  
**TITLE**  
 EARTHWORKS PLAN 02 OF 12  
**CLIENT**  
 RUBY DEVELOPMENTS PTY LTD

DRAWING STATUS	REVISION
FOR CONSTRUCTION	
DRAWING NUMBER	
<b>B24-058-E04</b>	
SHEET NUMBER	
04 OF 20	F



**EARTHWORKS PLAN**

SCALE 1:200  
(A1 SIZE)

No.	DATE	REVISIONS
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES
D	21.10.25	ISSUED FOR IFC
C	17.09.25	ISSUED FOR IFC
B	30.06.25	ISSUED FOR INFORMATION

DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED S.C.D.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN W.J.H.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED N.J.K.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED J.M.H.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	

J. HILL RPEQ 19891  
For and on behalf of  
WESTERA PARTNERS PTY. LTD.

**WESTERA PARTNERS**  
STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS  
www.westerapartners.com.au | ABN 52 097 417 975

**BRISBANE** T 07 3852 4333  
E. brisbane@westerapartners.com.au  
**GOLD COAST** T 07 5571 1599  
E. goldcoast@westerapartners.com.au  
**SUNSHINE COAST** T 07 5391 3777  
E. sunshinecoast@westerapartners.com.au  
**NORTHERN NSW** T 02 8674 8047  
E. nsw@westerapartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
E. centralvic@westerapartners.com.au

**SURVEYOR**  
DSQ LAND SURVEYORS  
PHONE 07 5437 8555

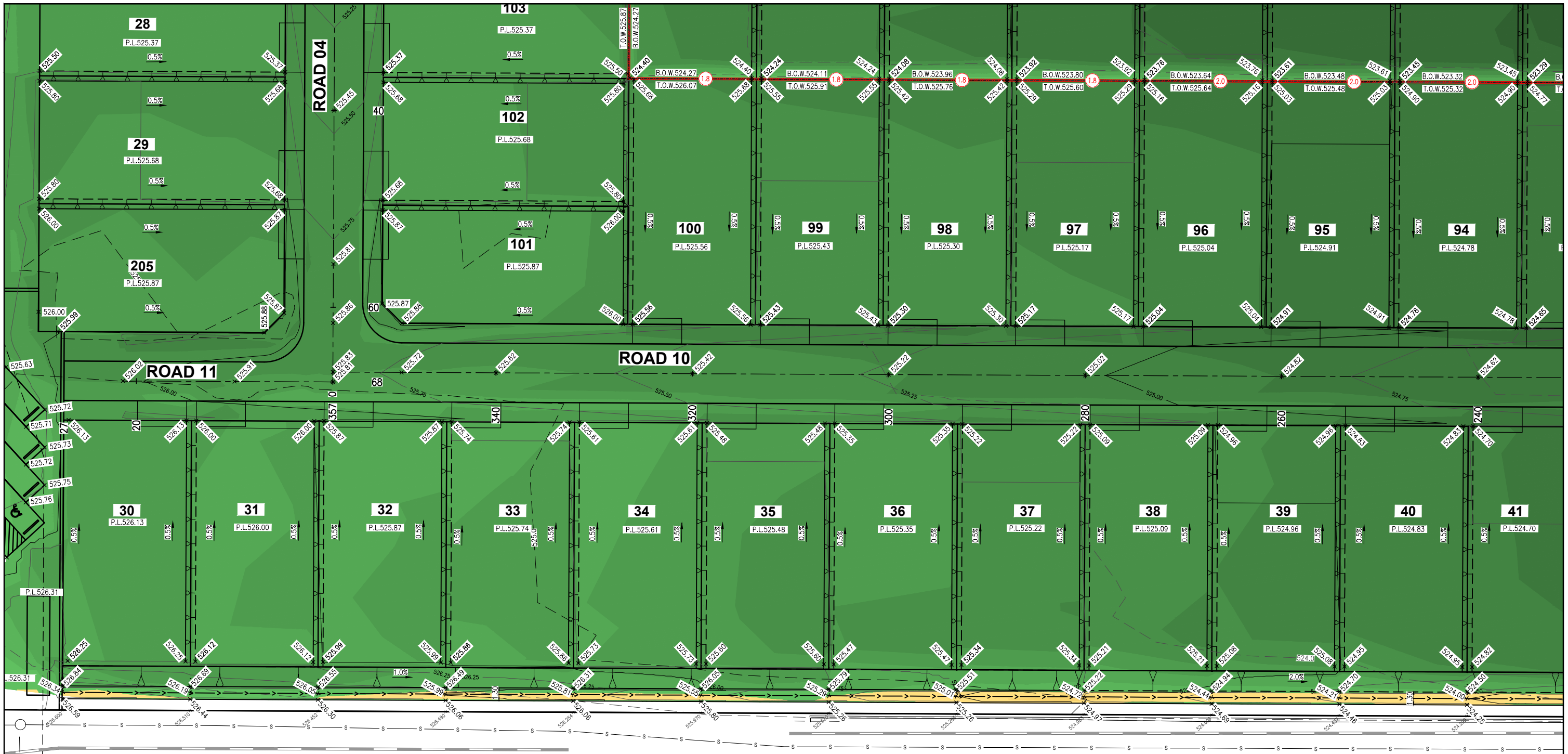
**DATUM A.H.D.**  
PSM 191512  
R.L. 529.898

**PROJECT LOCATION**  
PROPOSED RETIREMENT LIVING DEVELOPMENT  
LOT 1 ON SP330786  
TALL OAK DRIVE, COTSWOLD HILLS

**TITLE**  
EARTHWORKS PLAN 03 OF 12

**CLIENT**  
RUBY DEVELOPMENTS PTY LTD

DRAWING STATUS	
FOR CONSTRUCTION	
DRAWING NUMBER <b>B24-058-E05</b>	
SHEET NUMBER	REVISION
05 OF 20	F

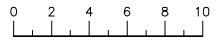


4  
SP339561



### EARTHWORKS PLAN

SCALE 1:200  
(A1 SIZE)



G	20.03.26	ISSUED FOR IFC - REDESIGN ALONG SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED	S.C.D.
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DRAWN	W.J.H.
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED	N.J.K.
D	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED	J.M.H.
C	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED

  
 J. HILL RPEQ 19891  
 For and on behalf of  
 WESTERA PARTNERS PTY. LTD.  
 APPROVED

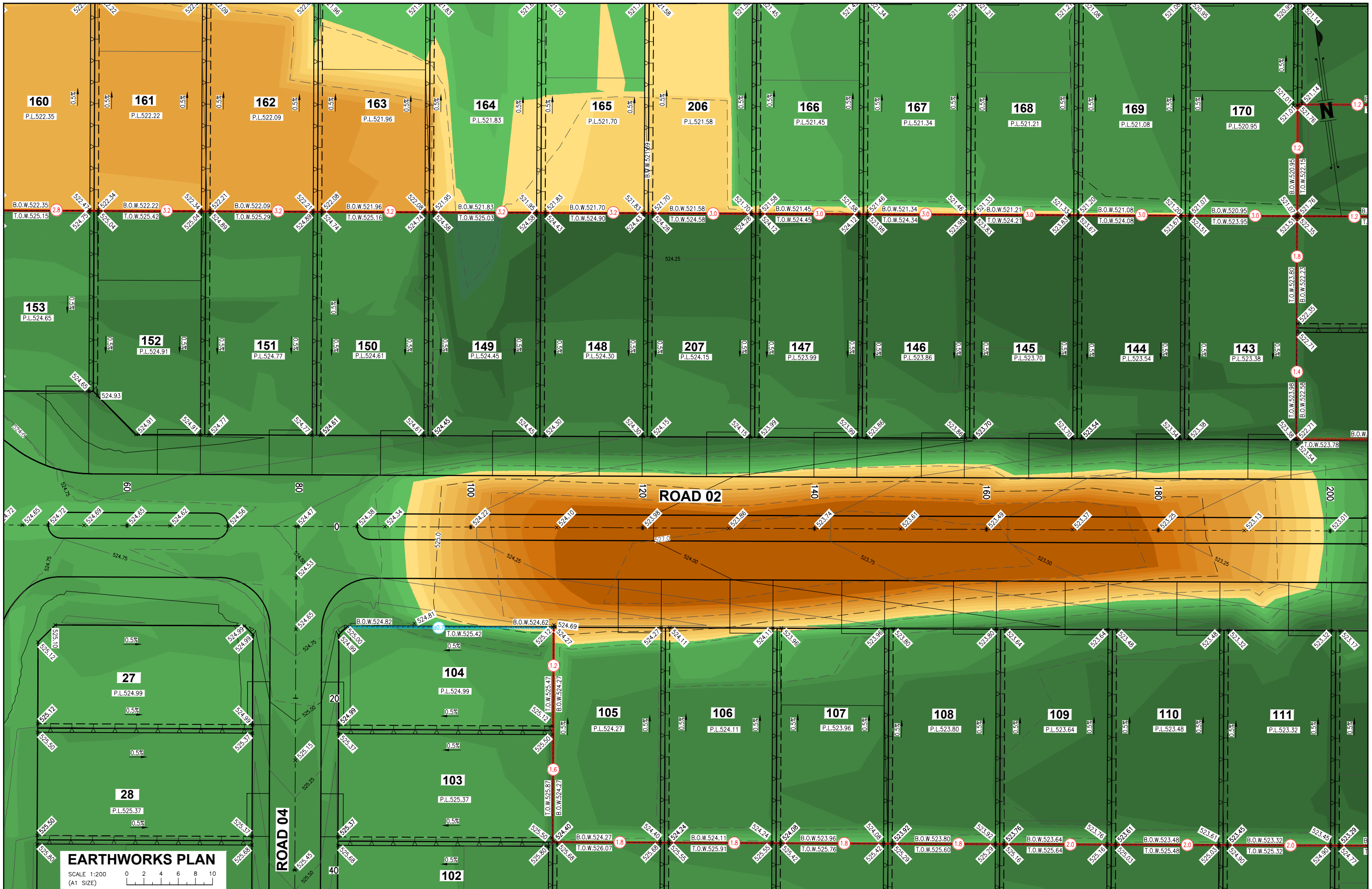
  
**WESTERA PARTNERS**  
 STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS  
 www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333  
 E brisbane@westerapartners.com.au  
 GOLD COAST T 07 5571 1599  
 E goldcoast@westerapartners.com.au  
 SUNSHINE COAST T 07 5391 3777  
 E sunshinecoast@westerapartners.com.au  
 NORTHERN NSW T 02 6674 8047  
 E nsw@westerapartners.com.au  
 CENTRAL VICTORIA T 03 5441 0922  
 E centralvic@westerapartners.com.au

SURVEYOR  
**DSQ LAND SURVEYORS**  
 PHONE 07 5437 8555  
 DATUM A.H.D.  
 PSM 191512  
 R.L. 529.898

PROJECT PROPOSED RETIREMENT LIVING DEVELOPMENT  
 LOCATION LOT 1 ON SP330786  
 TALL OAK DRIVE, COTSWOLD HILLS  
 TITLE EARTHWORKS PLAN 04 OF 12  
 CLIENT RUBY DEVELOPMENTS PTY LTD

DRAWING STATUS FOR CONSTRUCTION  
 DRAWING NUMBER B24-058-E06  
 SHEET NUMBER 06 OF 20  
 REVISION G



**EARTHWORKS PLAN**  
SCALE 1:200  
(A1 SIZE)

No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED	S.C.D.
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN	W.J.H.
D	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED	N.J.K.
C	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED	J.M.H.
B	30.06.25	ISSUED FOR INFORMATION	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	

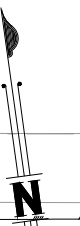
For and on behalf of  
**WESTERA PARTNERS PTY. LTD.**  
J. HILL RPEQ 19891  
APPROVED

**WESTERA PARTNERS**  
STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS  
www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333  
E brisbane@westerapartners.com.au  
GOLD COAST T 07 5571 1599  
E goldcoast@westerapartners.com.au  
SUNSHINE COAST T 07 5391 3777  
E sunshinecoast@westerapartners.com.au  
NORTHERN NSW T 02 8674 8047  
E nsw@westerapartners.com.au  
CENTRAL VICTORIA T 03 5441 0922  
E centralvic@westerapartners.com.au

SURVEYOR	DSQ LAND SURVEYORS PHONE 07 5437 8555	DATUM A.H.D.	PSM 191512 R.L. 529.898	PROJECT	PROPOSED RETIREMENT LIVING DEVELOPMENT	DRAWING STATUS	FOR CONSTRUCTION
LOCATION	TALL OAK DRIVE, COTSWOLD HILLS	TITLE	EARTHWORKS PLAN 05 OF 12	CLIENT	RUBY DEVELOPMENTS PTY LTD	DRAWING NUMBER	B24-058-E07
						SHEET NUMBER	07 OF 20
						REVISION	F

# HERMITAGE ROAD

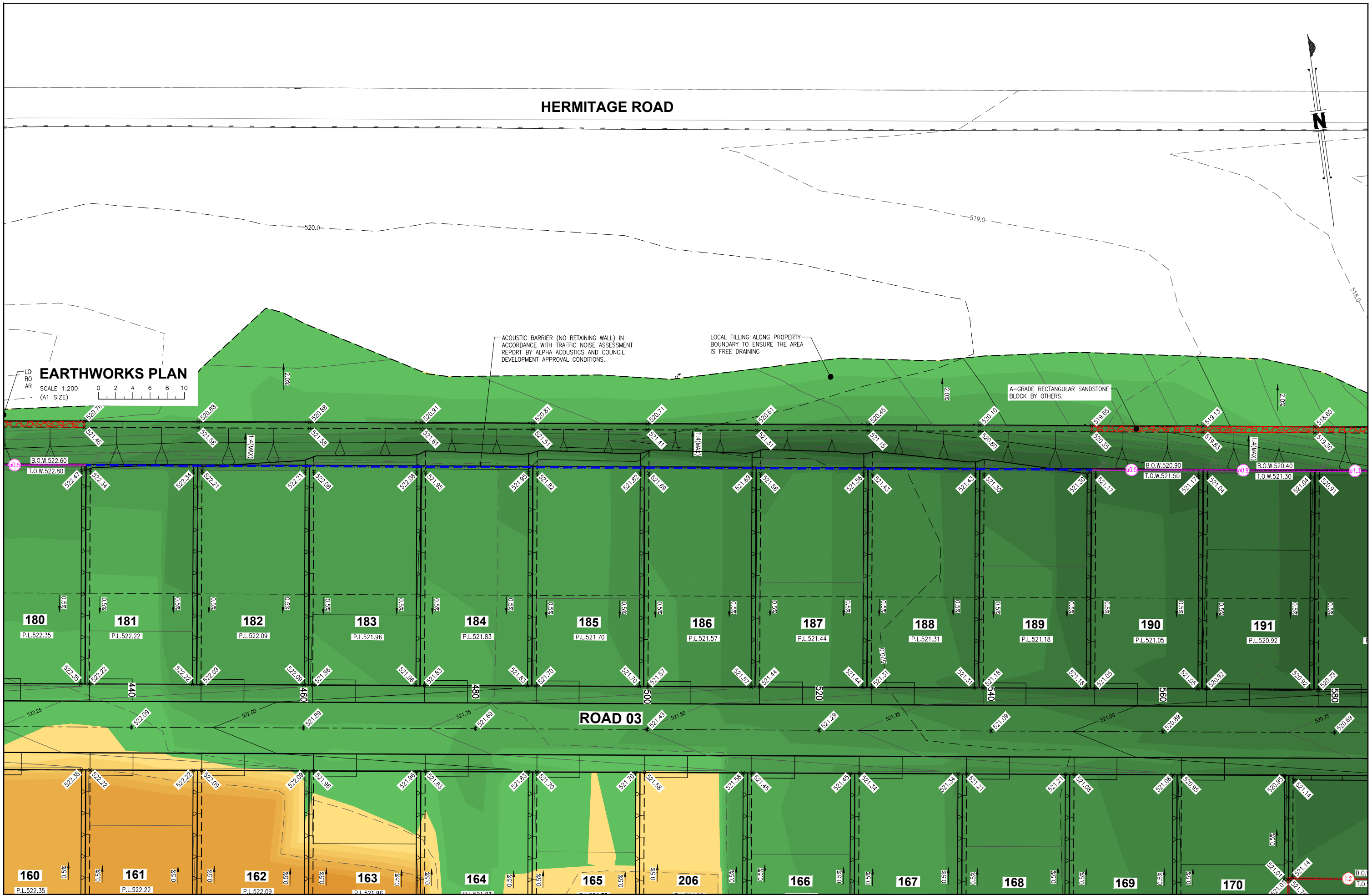


**EARTHWORKS PLAN**  
 SCALE 1:200  
 (A1 SIZE)

ACOUSTIC BARRIER (NO RETAINING WALL) IN ACCORDANCE WITH TRAFFIC NOISE ASSESSMENT REPORT BY ALPHA ACOUSTICS AND COUNCIL DEVELOPMENT APPROVAL CONDITIONS.

LOCAL FILLING ALONG PROPERTY BOUNDARY TO ENSURE THE AREA IS FREE DRAINING

A-GRADE RECTANGULAR SANDSTONE BLOCK BY OTHERS.



No.	DATE	REVISIONS
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES
D	21.10.25	ISSUED FOR IFC
C	17.09.25	ISSUED FOR IFC
B	30.06.25	ISSUED FOR INFORMATION

DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED	S.C.D.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN	W.J.H.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED	N.J.K.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED	J.M.H.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE	FEBRUARY 2025

J. HILL RPEQ 19891  
 For and on behalf of  
 WESTERA PARTNERS PTY. LTD.

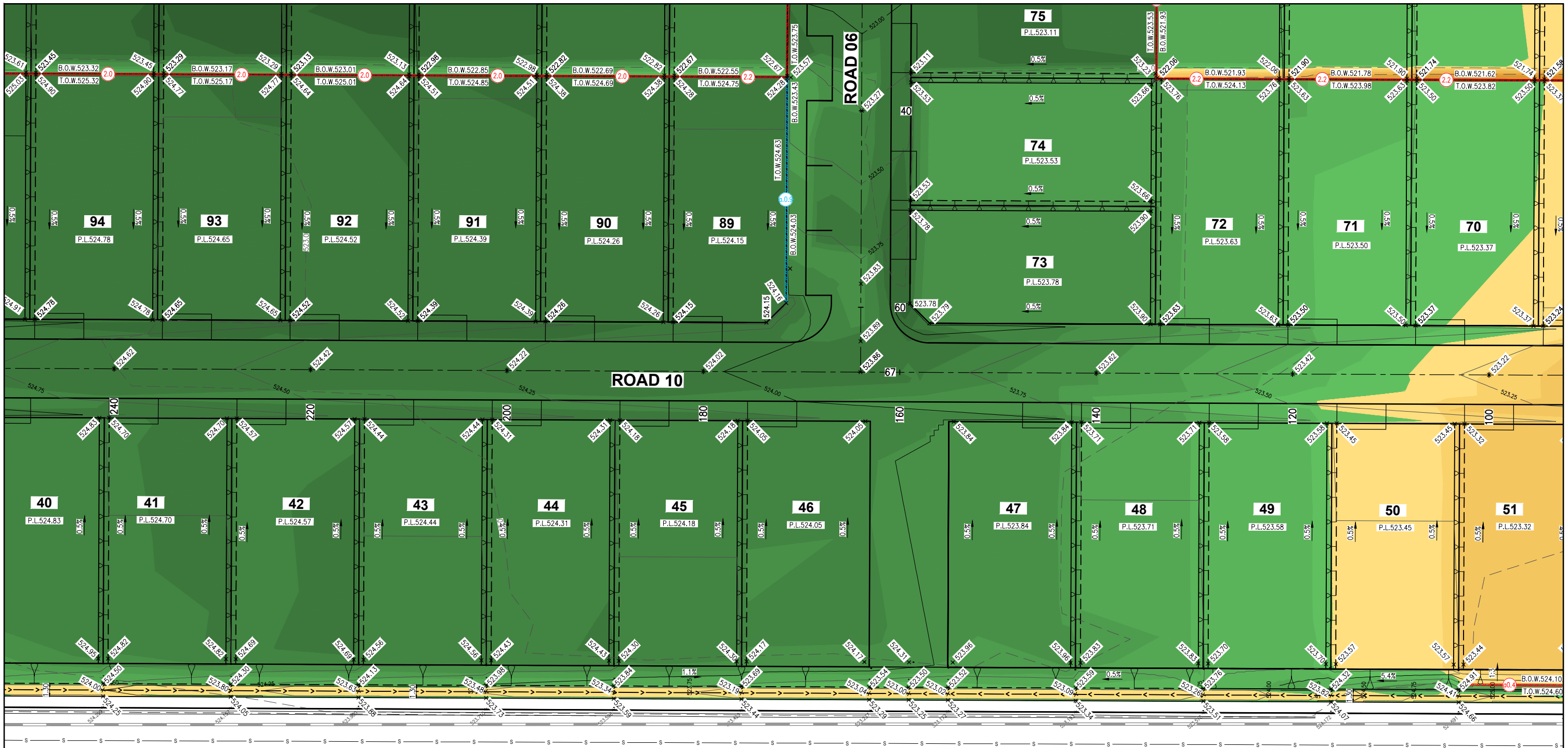
**WESTERA PARTNERS**  
 STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS  
 www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333  
 E brisbane@westerapartners.com.au  
 GOLD COAST T 07 5571 1599  
 E goldcoast@westerapartners.com.au  
 SUNSHINE COAST T 07 5391 3777  
 E sunshinecoast@westerapartners.com.au  
 NORTHERN NSW T 02 6674 8047  
 E nsw@westerapartners.com.au  
 CENTRAL VICTORIA T 03 5441 0922  
 E centralvictoria@westerapartners.com.au

SURVEYOR  
**DSQ LAND SURVEYORS**  
 PHONE 07 5437 8555  
 DATUM A.H.D.  
 PSM 191512  
 R.L. 529.898

PROJECT LOCATION  
**PROPOSED RETIREMENT LIVING DEVELOPMENT**  
 LOT 1 ON SP330786  
 TALL OAK DRIVE, COTSWOLD HILLS  
 TITLE  
**EARTHWORKS PLAN 06 OF 12**  
 CLIENT  
**RUBY DEVELOPMENTS PTY LTD**

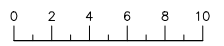
DRAWING STATUS <b>FOR CONSTRUCTION</b>	
DRAWING NUMBER <b>B24-058-E08</b>	
SHEET NUMBER <b>08 OF 20</b>	REVISION <b>F</b>



4  
SP339561

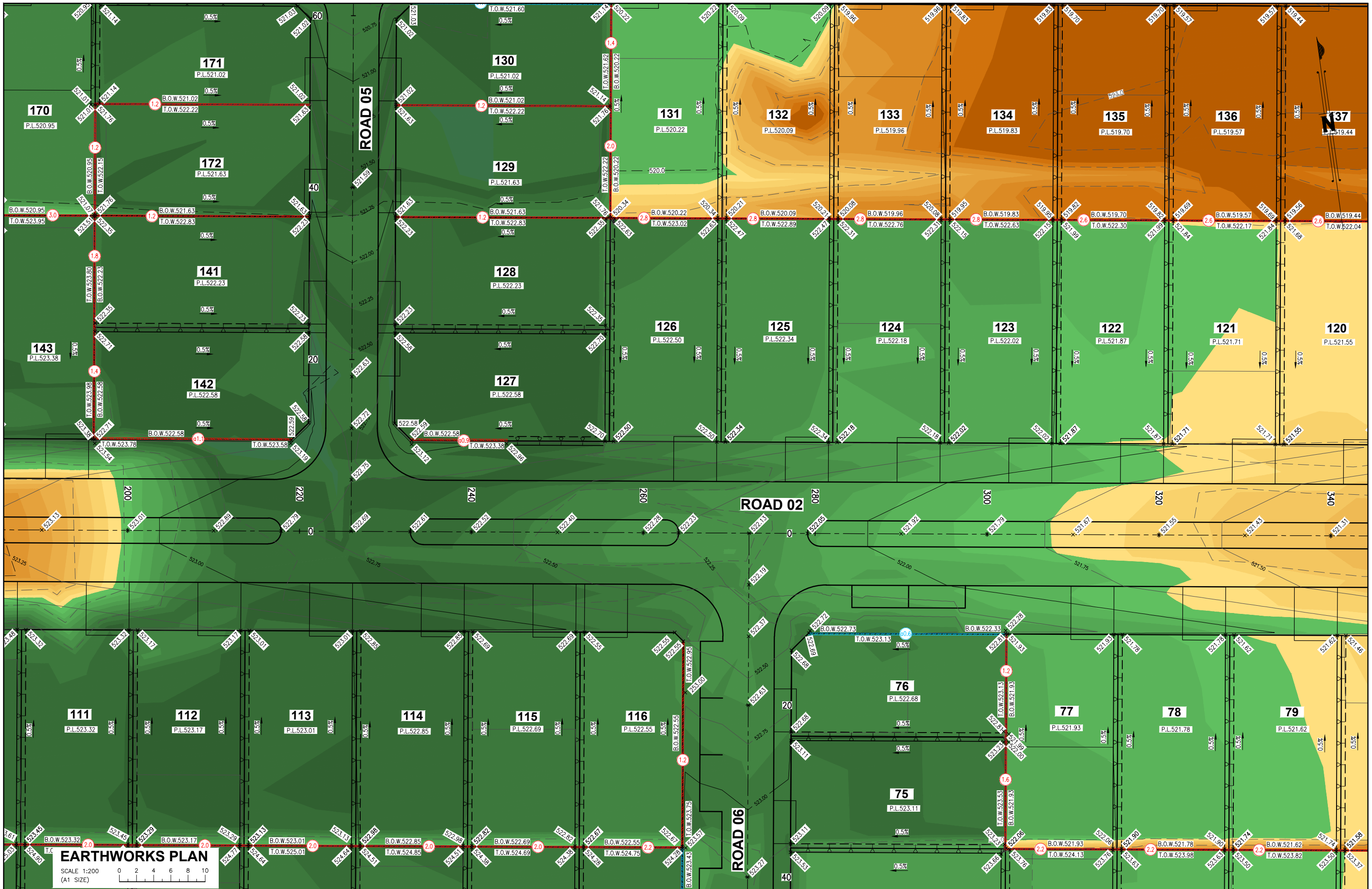
**EARTHWORKS PLAN**

SCALE 1:200  
(A1 SIZE)



4  
SP339561

G	20.03.26	ISSUED FOR IFC - REDESIGN ALONG SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED	S.C.D.	 J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD. APPROVED	 <b>WESTERA PARTNERS</b> STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au   ABN 52 097 417 975	BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 8674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR <b>DSQ LAND SURVEYORS</b> PHONE 07 5437 8555 DATUM A.H.D. PSM 191512 R.L. 529.898	PROJECT LOCATION TITLE CLIENT <b>PROPOSED RETIREMENT LIVING DEVELOPMENT</b> <b>LOT 1 ON SP330786</b> <b>TALL OAK DRIVE, COTSWOLD HILLS</b> <b>EARTHWORKS PLAN 07 OF 12</b> <b>RUBY DEVELOPMENTS PTY LTD</b>	DRAWING STATUS <b>FOR CONSTRUCTION</b> DRAWING NUMBER <b>B24-058-E09</b> SHEET NUMBER <b>09 OF 20</b> REVISION <b>G</b>
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	DRAWN	W.J.H.							
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED	N.J.K.						
D	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED	J.M.H.						
C	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE	FEBRUARY 2025						
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED						



**EARTHWORKS PLAN**  
 SCALE 1:200  
 (A1 SIZE)

No.	DATE	REVISIONS
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES
D	21.10.25	ISSUED FOR IFC
C	17.09.25	ISSUED FOR IFC
B	30.06.25	ISSUED FOR INFORMATION

DES	DRN	CHK	APD	DOCUMENT CONTROL
S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED S.C.D.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN W.J.H.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED N.J.K.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED J.M.H.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025

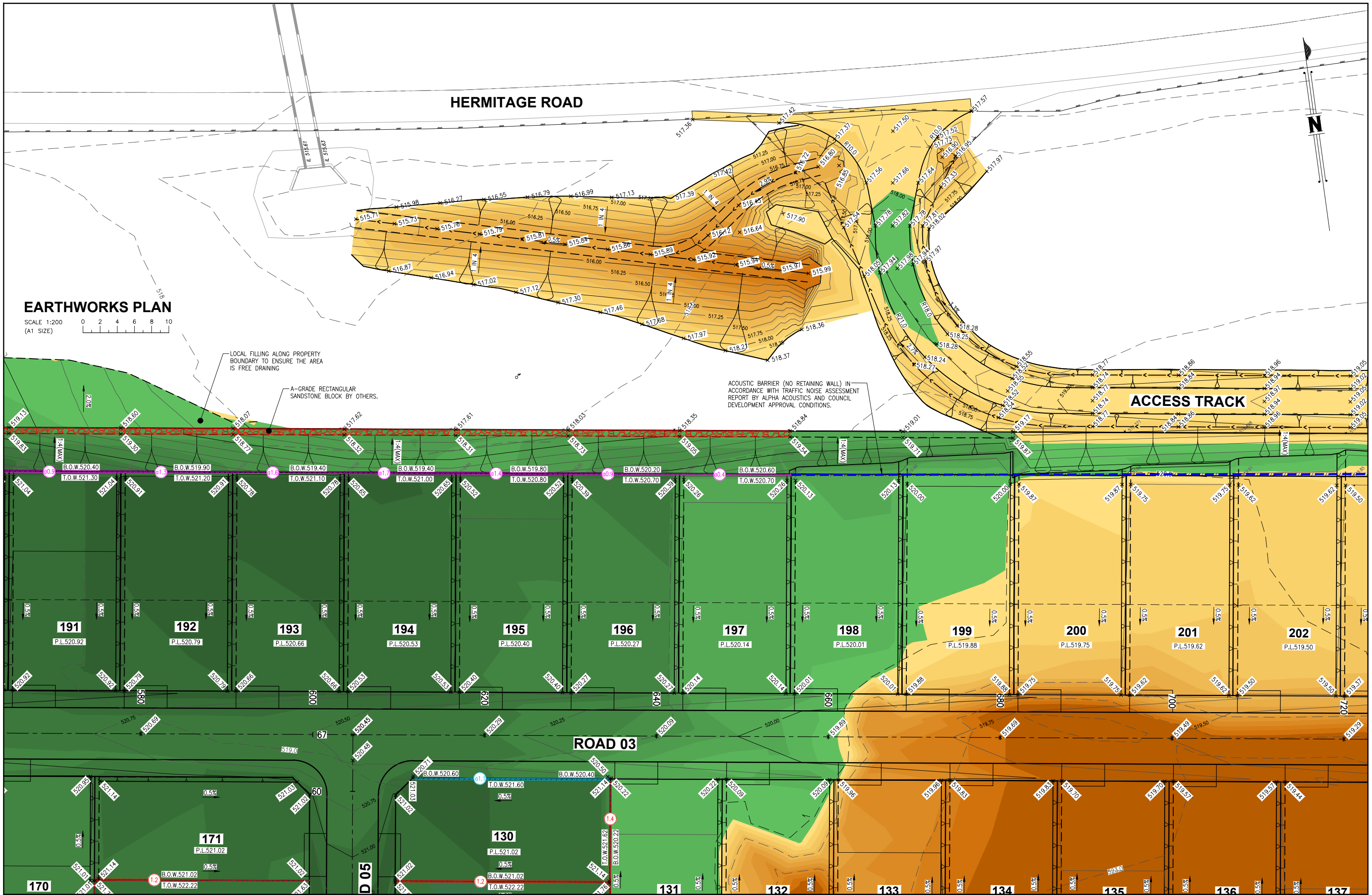
J. HILL RPEQ 19891  
 For and on behalf of  
 WESTERA PARTNERS PTY. LTD.  
 APPROVED

**WESTERA PARTNERS**  
 STRUCTURAL + CIVIL + ENVIRONMENTAL ENGINEERS  
 www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333  
 E brisbane@westerapartners.com.au  
 GOLD COAST T 07 5571 1599  
 E goldcoast@westerapartners.com.au  
 SUNSHINE COAST T 07 5391 3777  
 E sunshinecoast@westerapartners.com.au  
 NORTHERN NSW T 02 8674 8047  
 E nsw@westerapartners.com.au  
 CENTRAL VICTORIA T 03 5441 0922  
 E centralvictoria@westerapartners.com.au

SURVEYOR  
**DSQ LAND SURVEYORS**  
 PHONE 07 5437 8555  
 DATUM A.H.D.  
 PSM 191512  
 R.L. 529.898

PROJECT LOCATION	PROPOSED RETIREMENT LIVING DEVELOPMENT LOT 1 ON SP330786 TALL OAK DRIVE, COTSWOLD HILLS	DRAWING STATUS	FOR CONSTRUCTION
TITLE	EARTHWORKS PLAN 08 OF 12	DRAWING NUMBER	B24-058-E10
CLIENT	RUBY DEVELOPMENTS PTY LTD	SHEET NUMBER	10 OF 20
		REVISION	F



**EARTHWORKS PLAN**

SCALE 1:200  
(A1 SIZE)

LOCAL FILLING ALONG PROPERTY BOUNDARY TO ENSURE THE AREA IS FREE DRAINING

A-GRADE RECTANGULAR SANDSTONE BLOCK BY OTHERS.

ACOUSTIC BARRIER (NO RETAINING WALL) IN ACCORDANCE WITH TRAFFIC NOISE ASSESSMENT REPORT BY ALPHA ACOUSTICS AND COUNCIL DEVELOPMENT APPROVAL CONDITIONS.

No.	DATE	REVISIONS
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES
D	21.10.25	ISSUED FOR IFC
C	17.09.25	ISSUED FOR IFC
B	30.06.25	ISSUED FOR INFORMATION

DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED S.C.D.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN W.J.H.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED N.J.K.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED J.M.H.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	

J. HILL RPEQ 19891  
For and on behalf of WESTERA PARTNERS PTY. LTD.

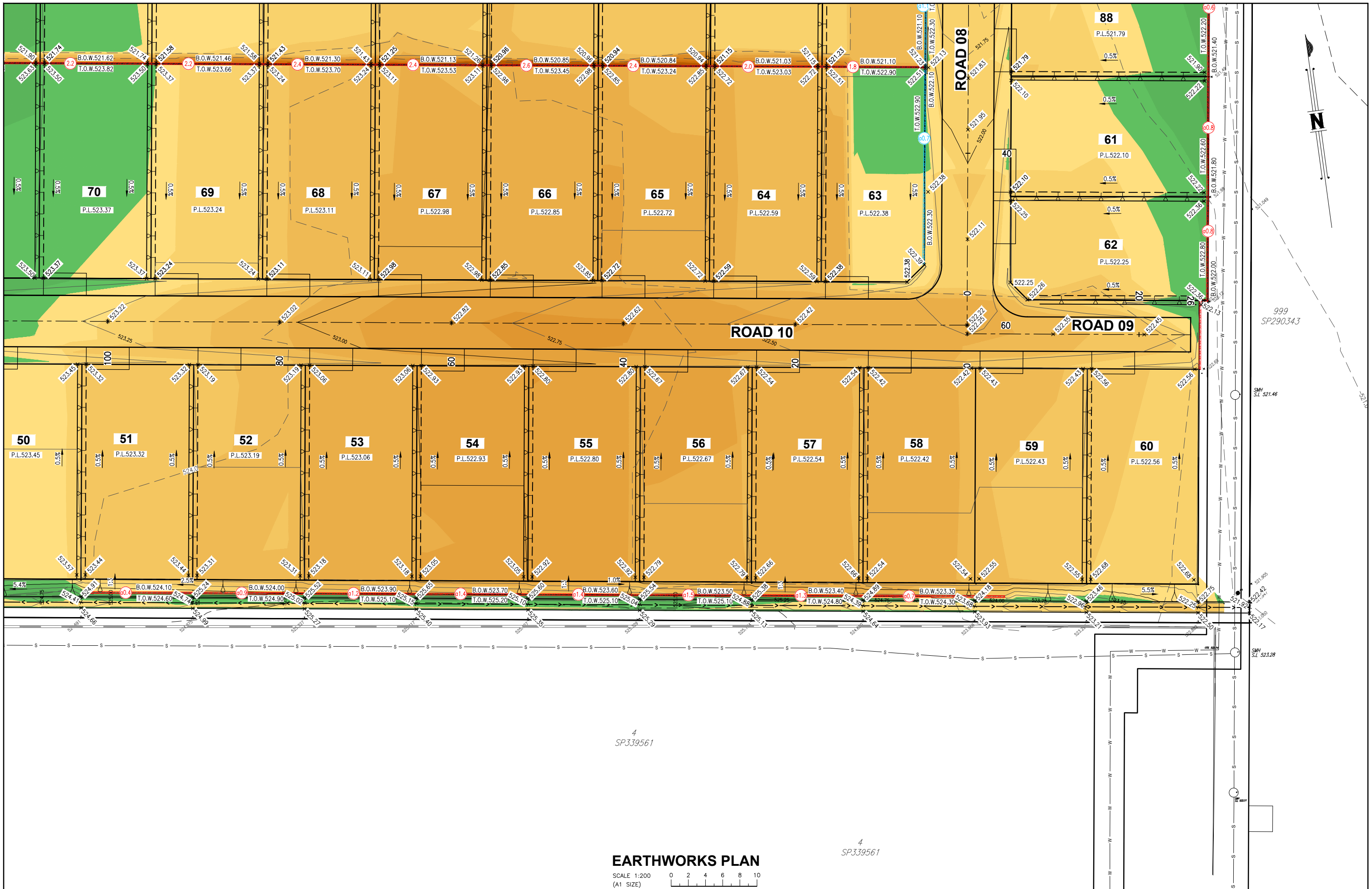
**WESTERA PARTNERS**  
STRUCTURAL+GEO+ENVIRONMENTAL ENGINEERS  
www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333  
E brisbane@westerapartners.com.au  
GOLD COAST T 07 5571 1599  
E goldcoast@westerapartners.com.au  
SUNSHINE COAST T 07 5391 3777  
E sunshinecoast@westerapartners.com.au  
NORTHERN NSW T 02 8674 8047  
E nsw@westerapartners.com.au  
CENTRAL VICTORIA T 03 5441 0922  
E centralvictoria@westerapartners.com.au

SURVEYOR  
DSQ LAND SURVEYORS  
PHONE 07 5437 8555  
DATUM A.H.D.  
PSM 191512  
R.L. 529.898

PROJECT LOCATION  
PROPOSED RETIREMENT LIVING DEVELOPMENT  
LOT 1 ON SP330786  
TALL OAK DRIVE, COTSWOLD HILLS  
TITLE  
EARTHWORKS PLAN 09 OF 12  
CLIENT  
RUBY DEVELOPMENTS PTY LTD

DRAWING STATUS FOR CONSTRUCTION
DRAWING NUMBER B24-058-E11
SHEET NUMBER 11 OF 20
REVISION F



**EARTHWORKS PLAN**

SCALE 1:200 (A1 SIZE)

No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
G	20.03.26	ISSUED FOR IFC - REDESIGN ALONG SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED	S.C.D.
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DRAWN	W.J.H.
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED	N.J.K.
D	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED	J.M.H.
C	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	

J. HILL RPEQ 19891  
 For and on behalf of WESTERA PARTNERS PTY. LTD.  
 APPROVED



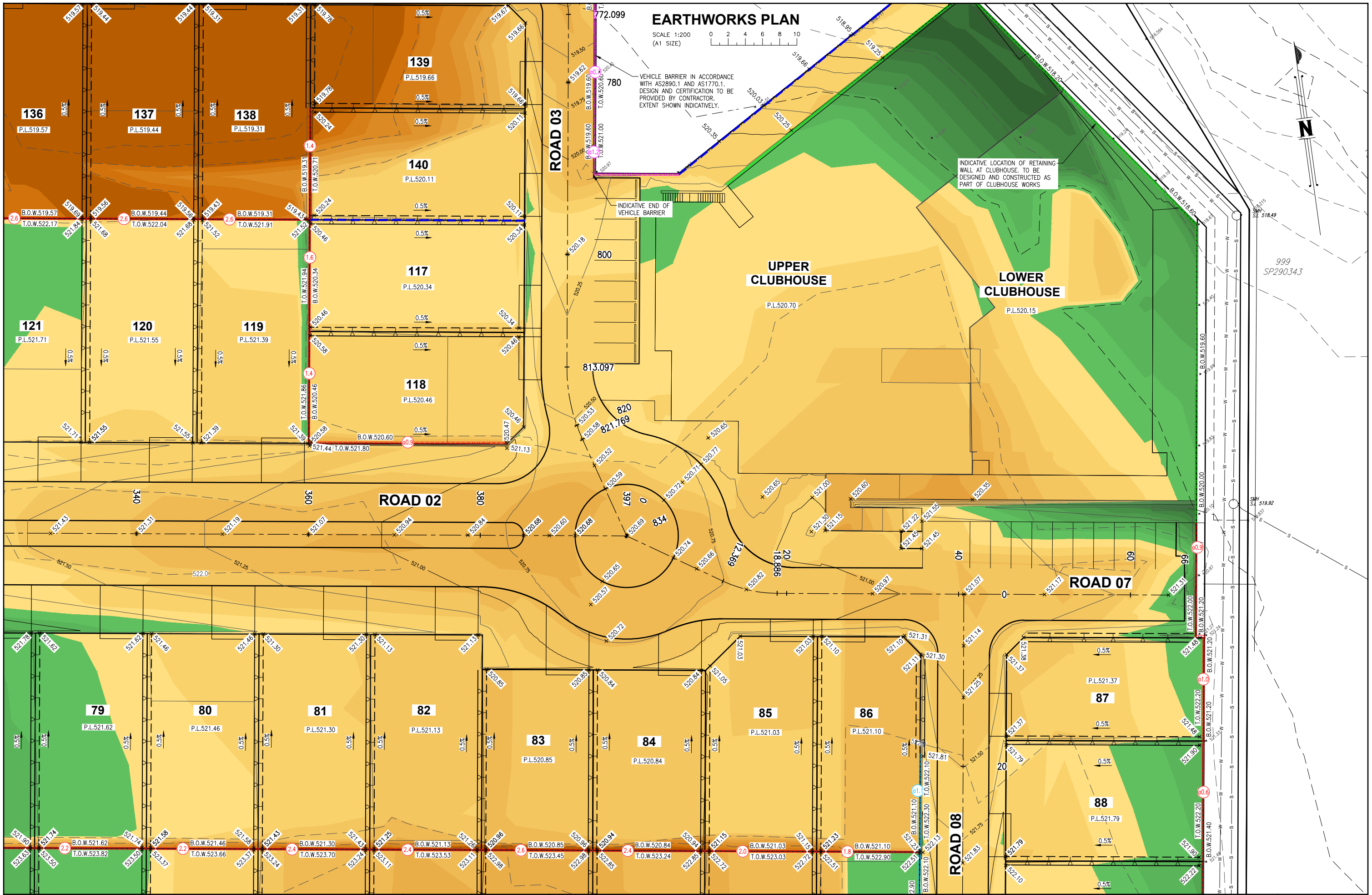
**BRISBANE** T 07 3852 4333  
 E brisbane@westerapartners.com.au  
**GOLD COAST** T 07 5571 1599  
 E goldcoast@westerapartners.com.au  
**SUNSHINE COAST** T 07 5391 3777  
 E sunshinecoast@westerapartners.com.au  
**NORTHERN NSW** T 02 6674 8047  
 E nsw@westerapartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
 E centralvictoria@westerapartners.com.au

**PROJECT LOCATION**  
 PROPOSED RETIREMENT LIVING DEVELOPMENT  
 LOT 1 ON SP330786  
 TALL OAK DRIVE, COTSWOLD HILLS

**TITLE**  
 EARTHWORKS PLAN 10 OF 12

**CLIENT**  
 RUBY DEVELOPMENTS PTY LTD

<b>DRAWING STATUS</b> FOR CONSTRUCTION	
<b>DRAWING NUMBER</b> B24-058-E12	
<b>SHEET NUMBER</b> 12 OF 20	<b>REVISION</b> G



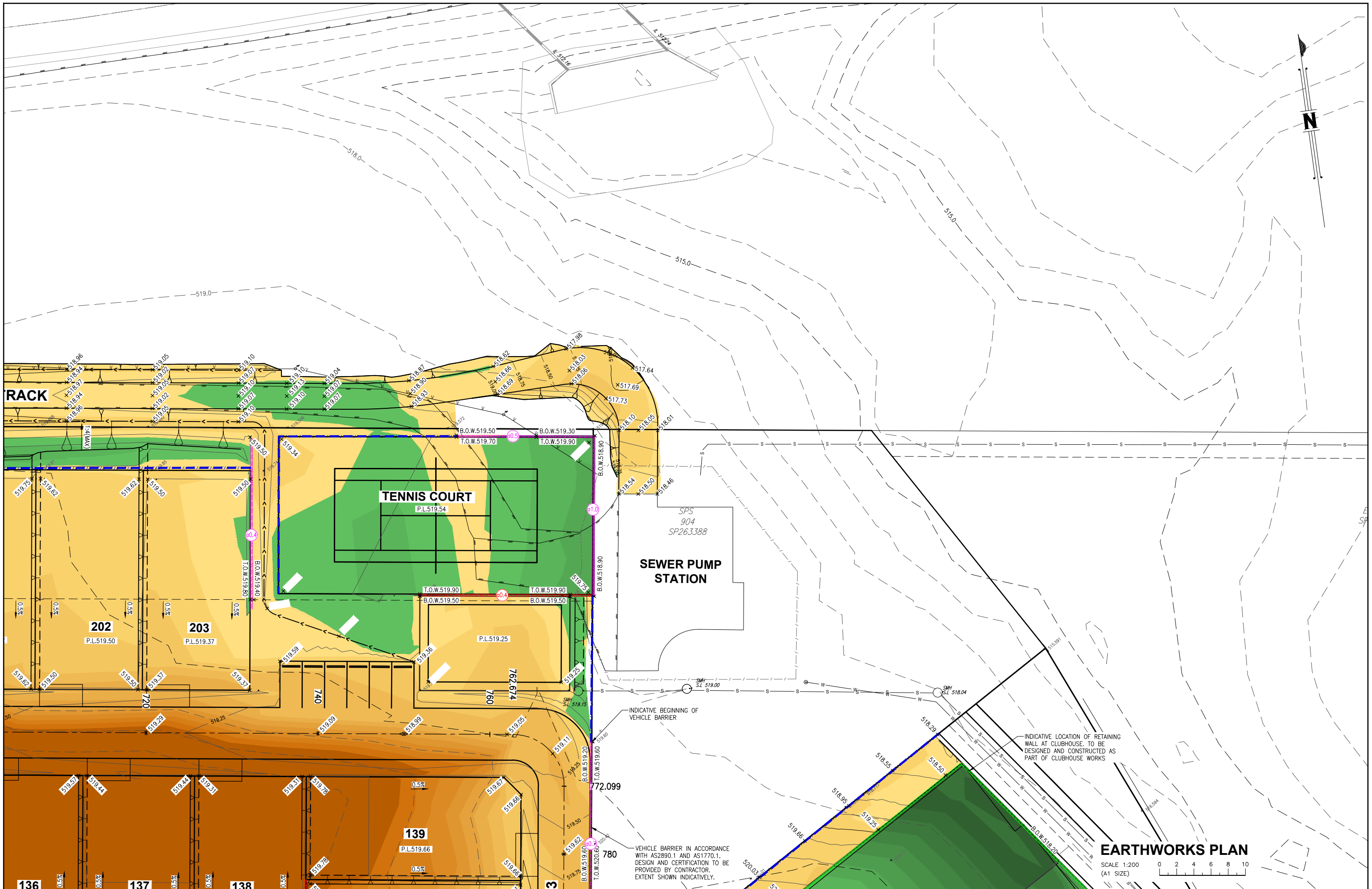
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED	S.C.D.
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN	W.J.H.
D	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED	N.J.K.
C	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED	J.M.H.
B	30.06.25	ISSUED FOR INFORMATION	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	

J. HILL RPEQ 19891  
 For and on behalf of WESTERA PARTNERS PTY. LTD.  
 APPROVED

**WESTERA PARTNERS**  
 STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS  
 www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333  
 E brisbane@westerapartners.com.au  
 GOLD COAST T 07 5571 1599  
 E goldcoast@westerapartners.com.au  
 SUNSHINE COAST T 07 5391 3777  
 E sunshinecoast@westerapartners.com.au  
 NORTHERN NSW T 02 6674 8047  
 E nsw@westerapartners.com.au  
 CENTRAL VICTORIA T 03 5441 0922  
 E centralvictoria@westerapartners.com.au

PROJECT LOCATION	PROPOSED RETIREMENT LIVING DEVELOPMENT LOT 1 ON SP330786 TALL OAK DRIVE, COTSWOLD HILLS	DRAWING STATUS	FOR CONSTRUCTION
TITLE	EARTHWORKS PLAN 11 OF 12	DRAWING NUMBER	B24-058-E13
CLIENT	RUBY DEVELOPMENTS PTY LTD	SHEET NUMBER	13 OF 20
		REVISION	F



**EARTHWORKS PLAN**

SCALE 1:200  
(A1 SIZE)

No.	DATE	REVISIONS
F	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY
E	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES
D	21.10.25	ISSUED FOR IFC
C	17.09.25	ISSUED FOR IFC
B	30.06.25	ISSUED FOR INFORMATION

DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED	S.C.D.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN	W.J.H.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED	N.J.K.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED	J.M.H.
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE	FEBRUARY 2025

J. HILL RPEQ 19891  
For and on behalf of  
WESTERA PARTNERS PTY. LTD.

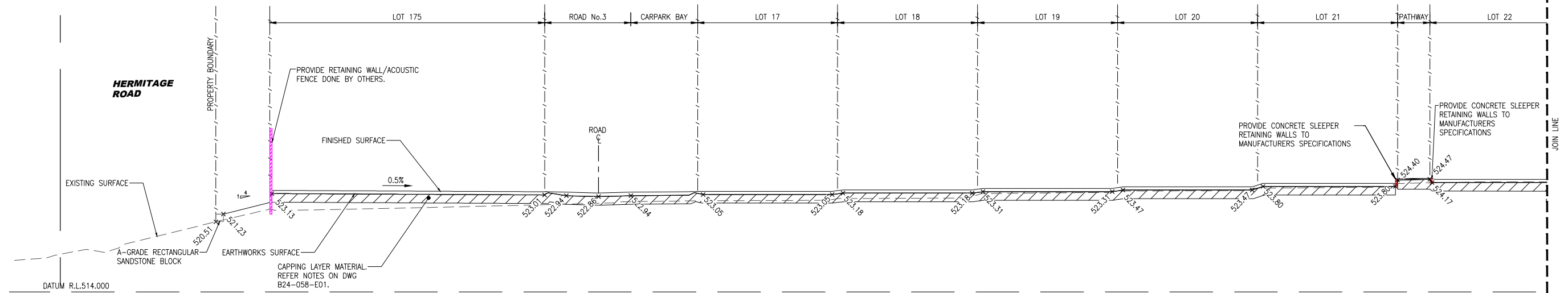
**WESTERA PARTNERS**  
STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS  
www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333  
E brisbane@westerapartners.com.au  
GOLD COAST T 07 5571 1599  
E goldcoast@westerapartners.com.au  
SUNSHINE COAST T 07 5391 3777  
E sunshinecoast@westerapartners.com.au  
NORTHERN NSW T 02 6674 8047  
E nsw@westerapartners.com.au  
CENTRAL VICTORIA T 03 5441 0922  
E centralvictoria@westerapartners.com.au

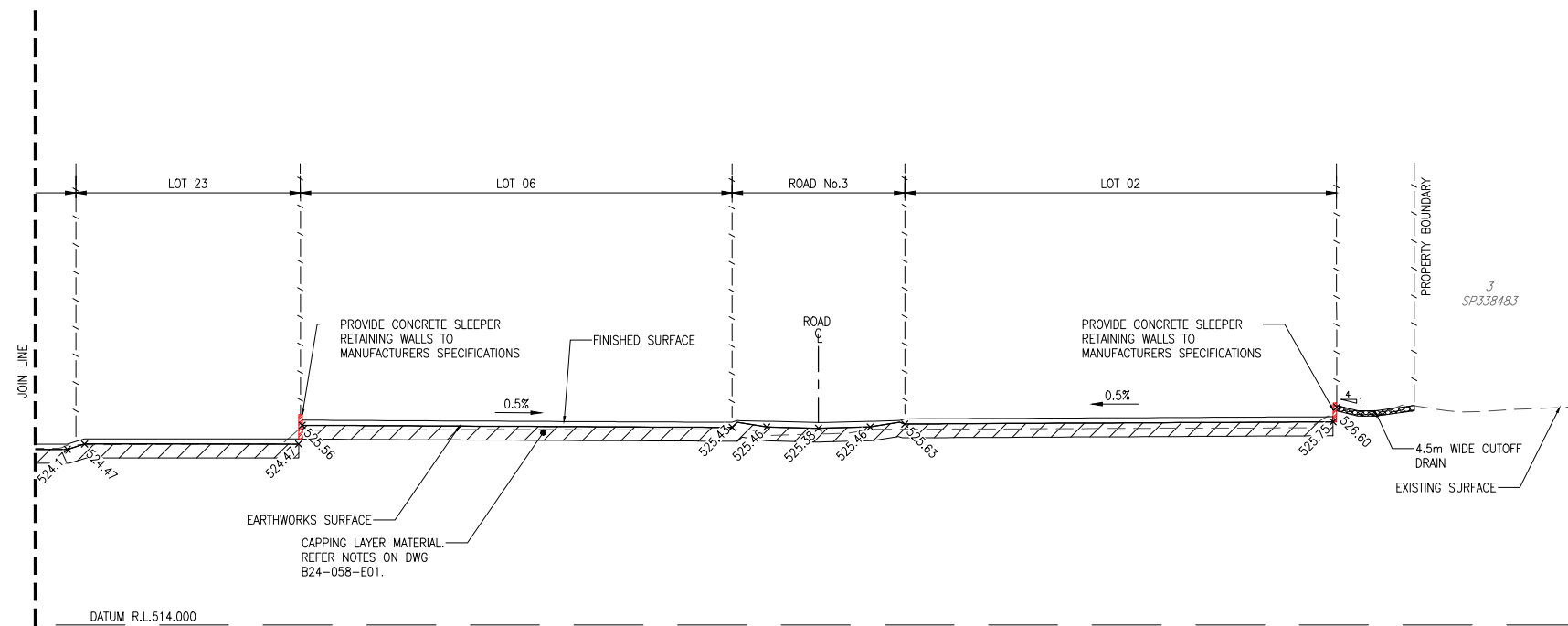
SURVEYOR  
**DSQ LAND SURVEYORS**  
PHONE 07 5437 8555  
DATUM A.H.D.  
PSM 191512  
R.L. 529.898  
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.

PROJECT LOCATION  
**PROPOSED RETIREMENT LIVING DEVELOPMENT**  
LOT 1 ON SP330786  
TALL OAK DRIVE, COTSWOLD HILLS  
TITLE  
**EARTHWORKS PLAN 12 OF 12**  
CLIENT  
**RUBY DEVELOPMENTS PTY LTD**

DRAWING STATUS <b>FOR CONSTRUCTION</b>	
DRAWING NUMBER <b>B24-058-E14</b>	
SHEET NUMBER 14 OF 20	REVISION F



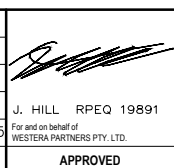
**SECTION A**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400



**SECTION A**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400

E	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED	S.C.D.
D	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN	W.J.H.
C	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED	N.J.K.
B	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED	J.M.H.
A	06.06.25	ISSUED FOR APPROVAL	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED

J. HILL RPEQ 19891	For and on behalf of WESTERA PARTNERS PTY. LTD.
APPROVED	



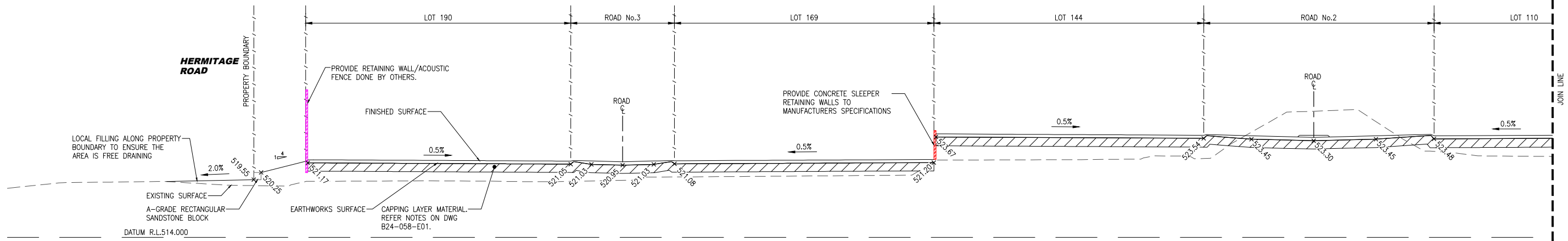
**WESTERA PARTNERS**  
 STRUCTURAL+ CIVIL+ ENVIRONMENTAL ENGINEERS  
 www.westerapartners.com.au | ABN 52 097 417 975

**BRISBANE** T 07 3852 4333  
 E brisbane@westerapartners.com.au  
**GOLD COAST** T 07 5571 1599  
 E goldcoast@westerapartners.com.au  
**SUNSHINE COAST** T 07 5391 3777  
 E sunshinecoast@westerapartners.com.au  
**NORTHERN NSW** T 02 6674 8047  
 E nsw@westerapartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
 E centralvic@westerapartners.com.au

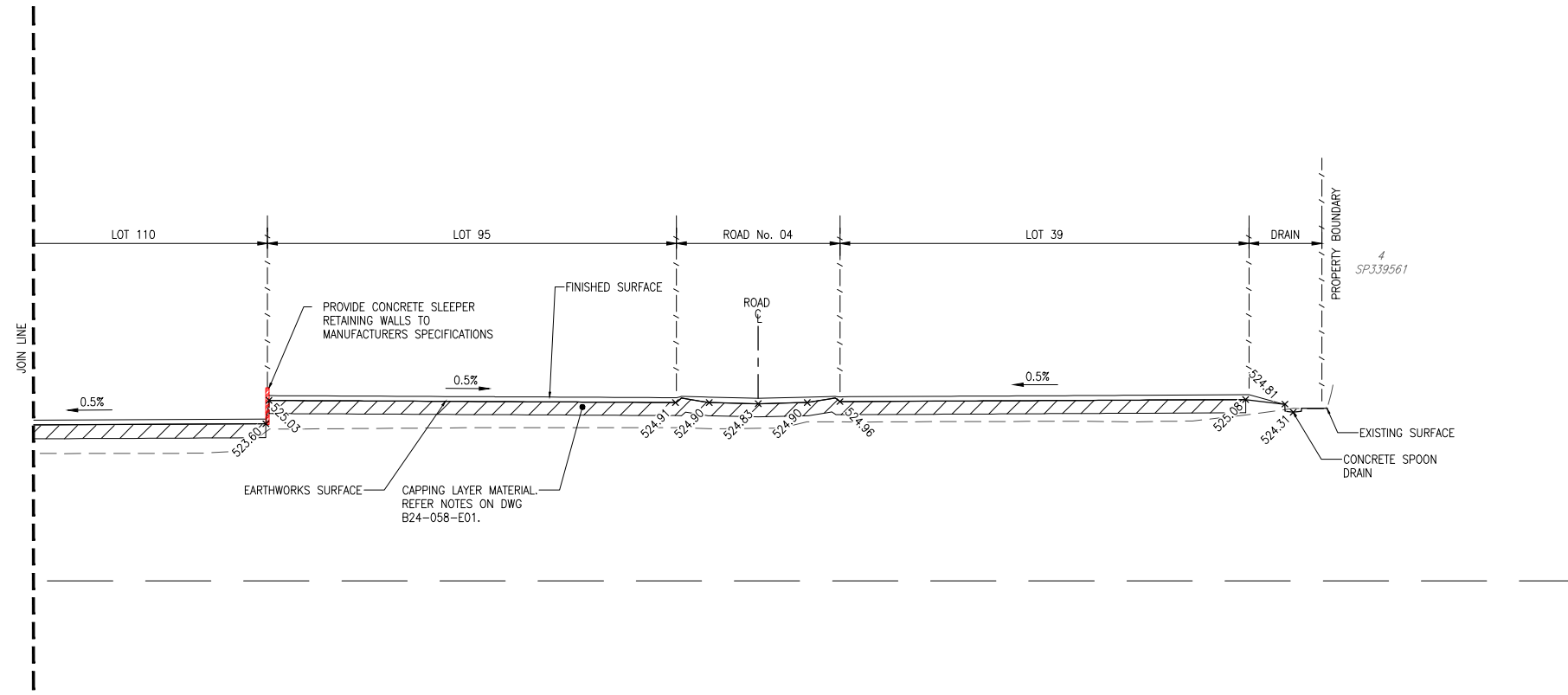
**SURVEYOR**  
**DSQ LAND SURVEYORS**  
 PHONE 07 5437 8555  
 DATUM A.H.D.  
 PSM 191512  
 R.L. 529.898

**PROJECT LOCATION**  
**PROPOSED RETIREMENT LIVING DEVELOPMENT**  
 LOT 1 ON SP330786  
 TALL OAK DRIVE, COTSWOLD HILLS  
**TITLE**  
 EARTHWORKS SECTIONS 01 OF 06  
**CLIENT**  
 RUBY DEVELOPMENTS PTY LTD

<b>DRAWING STATUS</b>	FOR CONSTRUCTION
<b>DRAWING NUMBER</b>	B24-058-E15
<b>SHEET NUMBER</b>	15 OF 20
<b>REVISION</b>	E



**SECTION B**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400  
 E01



**SECTION B**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400  
 E01

No.	DATE	REVISIONS
F	20.03.26	ISSUED FOR IFC - REDESIGN ALONG SOUTHERN BOUNDARY
E	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY
D	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES
C	21.10.25	ISSUED FOR IFC
B	17.09.25	ISSUED FOR IFC

DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED S.C.D.	
S.C.D.	W.J.H.	J.M.H.	J.M.H.	DRAWN W.J.H.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED N.J.K.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED J.M.H.	
S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	

J. HILL RPEQ 19891  
 For and on behalf of  
 WESTERA PARTNERS PTY. LTD.  
 APPROVED

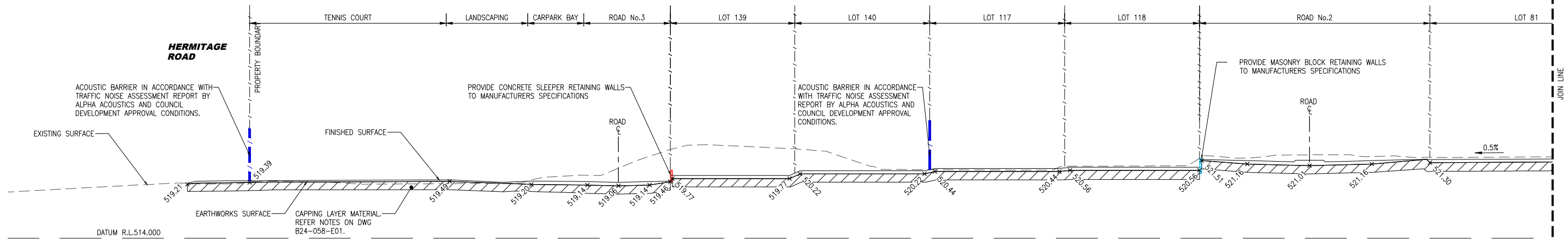
**WESTERA PARTNERS**  
 STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS  
 www.westerapartners.com.au | ABN 52 097 417 975

**BRISBANE** T 07 3852 4333  
 E brisbane@westerapartners.com.au  
**GOLD COAST** T 07 5571 1599  
 E goldcoast@westerapartners.com.au  
**SUNSHINE COAST** T 07 5391 3777  
 E sunshinecoast@westerapartners.com.au  
**NORTHERN NSW** T 02 6674 8047  
 E nsw@westerapartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
 E centralvic@westerapartners.com.au

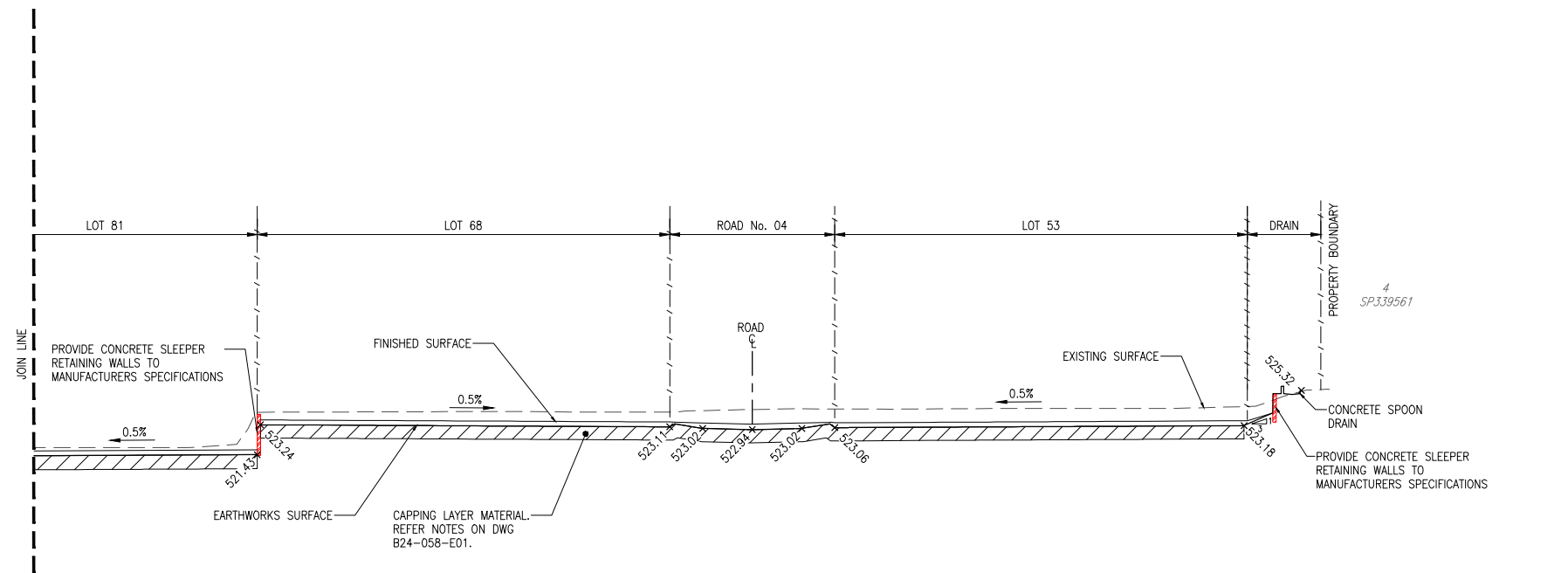
**SURVEYOR**  
**DSQ LAND SURVEYORS**  
 PHONE 07 5437 8555  
 DATUM A.H.D.  
 PSM 191512  
 R.L. 529.898

**PROJECT LOCATION**  
 PROPOSED RETIREMENT LIVING DEVELOPMENT  
 LOT 1 ON SP330786  
 TALL OAK DRIVE, COTSWOLD HILLS  
**TITLE**  
 EARTHWORKS SECTIONS 02 OF 06  
**CLIENT**  
 RUBY DEVELOPMENTS PTY LTD

<b>DRAWING STATUS</b> FOR CONSTRUCTION
<b>DRAWING NUMBER</b> B24-058-E16
<b>SHEET NUMBER</b> 16 OF 20
<b>REVISION</b> F



**SECTION C**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400  
 E01



**SECTION C**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400  
 E01

No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED
F	20.03.26	ISSUED FOR IFC - REDESIGN ALONG SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED S.C.D.	
E	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DRAWN W.J.H.	
D	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED N.J.K.	
C	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED J.M.H.	
B	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025	

J. HILL RPEQ 19891  
 For and on behalf of  
 WESTERA PARTNERS PTY. LTD.  
 APPROVED

**WESTERA PARTNERS**  
 STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS  
 www.westerapartners.com.au | ABN 52 097 417 975

**BRISBANE** T 07 3852 4333  
 E brisbane@westerapartners.com.au  
**GOLD COAST** T 07 5571 1599  
 E goldcoast@westerapartners.com.au  
**SUNSHINE COAST** T 07 5391 3777  
 E sunshinecoast@westerapartners.com.au  
**NORTHERN NSW** T 02 6674 8047  
 E nsw@westerapartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
 E centralvic@westerapartners.com.au

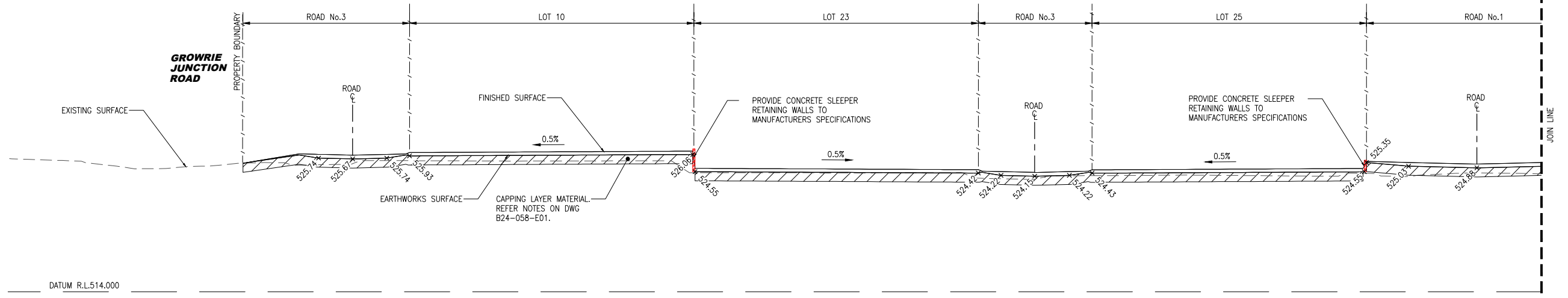
**SURVEYOR**  
**DSQ LAND SURVEYORS**  
 PHONE 07 5437 8555  
 DATUM A.H.D.  
 PSM 191512  
 R.L. 529.898

**PROJECT LOCATION**  
 PROPOSED RETIREMENT LIVING DEVELOPMENT  
 LOT 1 ON SP330786  
 TALL OAK DRIVE, COTSWOLD HILLS

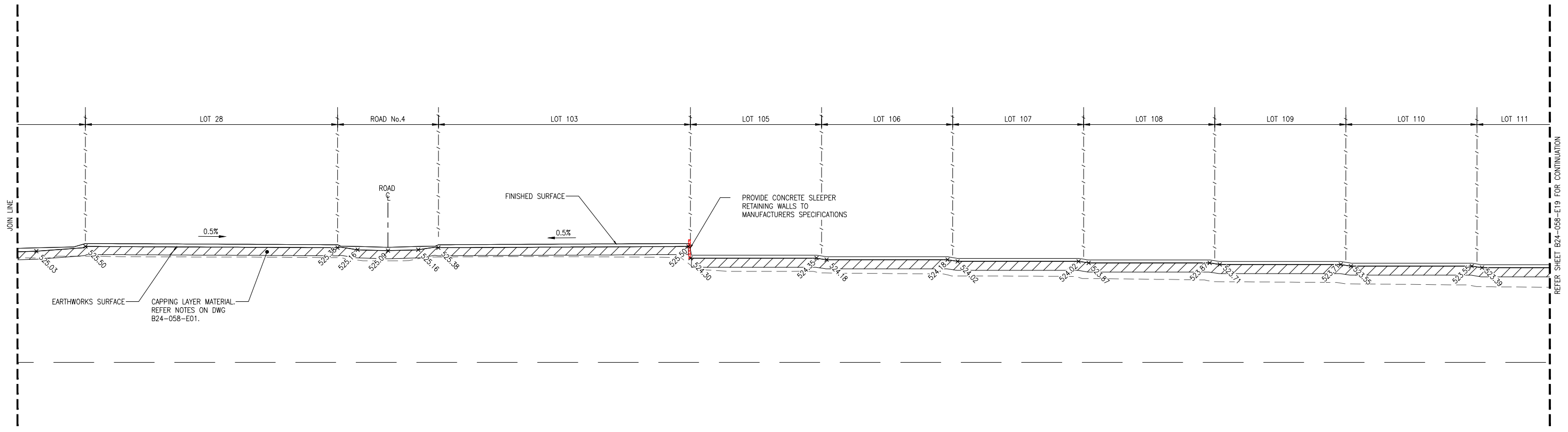
**TITLE**  
 EARTHWORKS SECTIONS 03 OF 06

**CLIENT**  
 RUBY DEVELOPMENTS PTY LTD

<b>DRAWING STATUS</b> FOR CONSTRUCTION
<b>DRAWING NUMBER</b> B24-058-E17
<b>SHEET NUMBER</b> 17 OF 20
<b>REVISION</b> F



**SECTION D**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400



**SECTION D**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400

E	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED	S.C.D.
D	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN	W.J.H.
C	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED	N.J.K.
B	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED	J.M.H.
A	06.06.25	ISSUED FOR APPROVAL	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE	FEBRUARY 2025
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED



**WESTERA PARTNERS**  
 STRUCTURAL + CIVIL + ENVIRONMENTAL ENGINEERS  
 www.westerapartners.com.au | ABN 52 097 417 975

**BRISBANE** T 07 3852 4333  
 E brisbane@westerapartners.com.au  
**GOLD COAST** T 07 5571 1599  
 E goldcoast@westerapartners.com.au  
**SUNSHINE COAST** T 07 5391 3777  
 E sunshinecoast@westerapartners.com.au  
**NORTHERN NSW** T 02 6674 8047  
 E nsw@westerapartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
 E centralvic@westerapartners.com.au

**SURVEYOR**  
**DSQ LAND SURVEYORS**  
 PHONE 07 5437 8555  
 DATUM A.H.D.  
 PSM 191512  
 R.L. 529.898

**PROJECT LOCATION**  
 PROPOSED RETIREMENT LIVING DEVELOPMENT  
 LOT 1 ON SP330786  
 TALL OAK DRIVE, COTSWOLD HILLS

**TITLE**  
 EARTHWORKS SECTIONS 04 OF 06

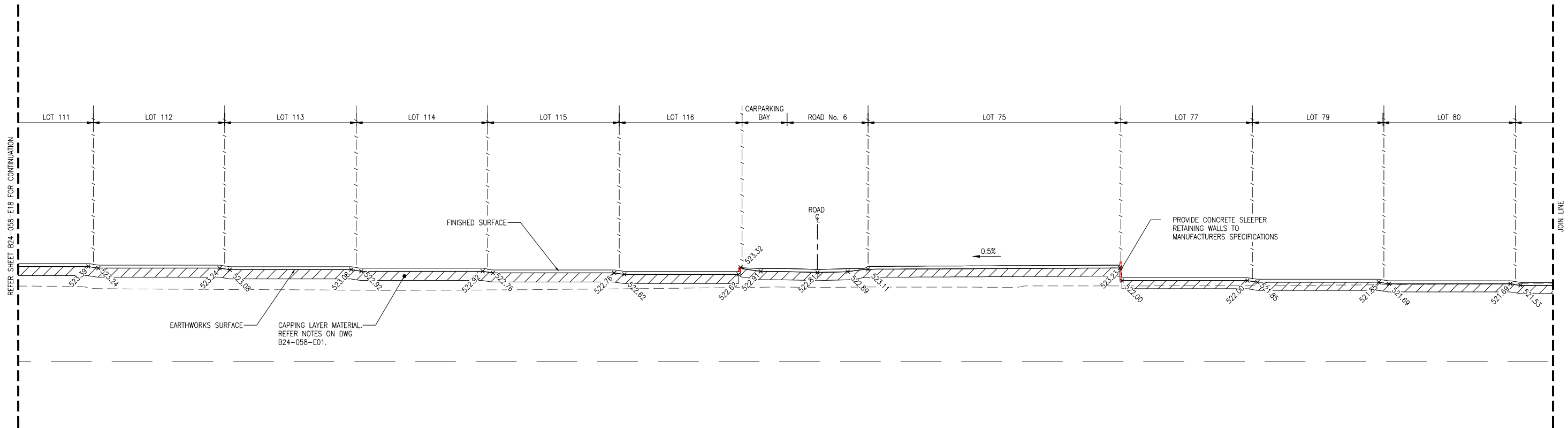
**CLIENT**  
 RUBY DEVELOPMENTS PTY LTD

**DRAWING STATUS**  
 FOR CONSTRUCTION

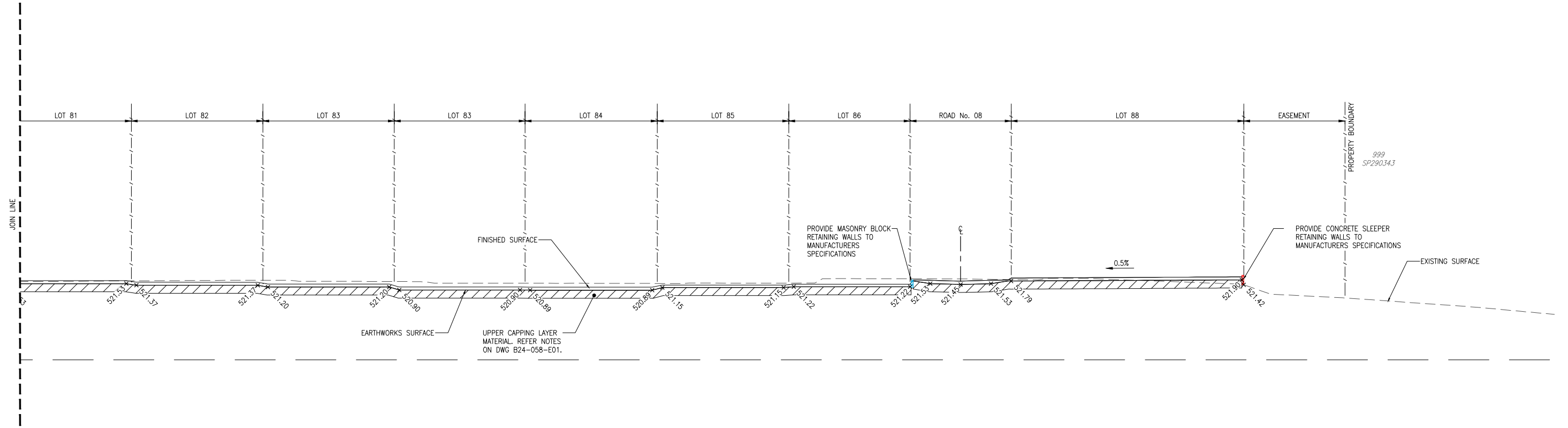
**DRAWING NUMBER**  
 B24-058-E18

**SHEET NUMBER**  
 18 OF 20

**REVISION**  
 E




**SECTION D**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400  
 E01



**SECTION D**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400  
 E01

E	03.03.26	ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY	S.C.D.	W.J.H.	J.M.H.	J.M.H.	DESIGNED S.C.D.
D	27.11.25	ISSUED FOR IFC - LOT LEVELS CHANGES	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DRAWN W.J.H.
C	21.10.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	CHECKED N.J.K.
B	17.09.25	ISSUED FOR IFC	S.C.D.	W.J.H.	N.J.K.	J.M.H.	APPROVED J.M.H.
A	06.06.25	ISSUED FOR APPROVAL	S.C.D.	W.J.H.	N.J.K.	J.M.H.	DATE FEBRUARY 2025
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL

 J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.	
APPROVED	

**WESTERA PARTNERS**  
 STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS  
 www.westerapartners.com.au | ABN 52 097 417 975

**BRISBANE** T 07 3852 4333  
 E brisbane@westerapartners.com.au  
**GOLD COAST** T 07 5571 1599  
 E goldcoast@westerapartners.com.au  
**SUNSHINE COAST** T 07 5391 3777  
 E sunshinecoast@westerapartners.com.au  
**NORTHERN NSW** T 02 6674 8047  
 E nsw@westerapartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
 E centralvic@westerapartners.com.au

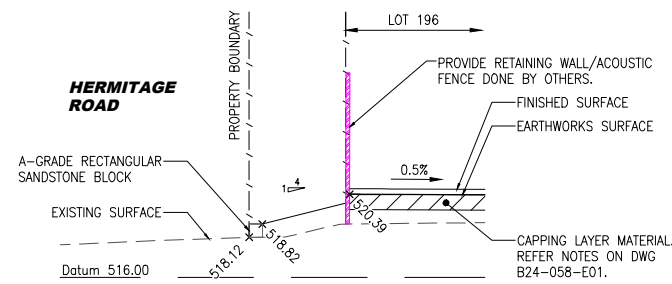
**SURVEYOR**  
**DSQ LAND SURVEYORS**  
 PHONE 07 5437 8555

DATUM A.H.D.  
 PSM 191512  
 R.L. 529.898

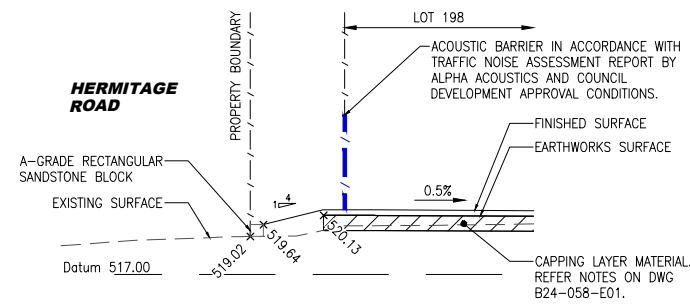
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THESE FOR ANY PURPOSE WITHOUT PERMISSION IS STRICTLY PROHIBITED. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.

<b>PROJECT LOCATION</b>	PROPOSED RETIREMENT LIVING DEVELOPMENT LOT 1 ON SP330786 TALL OAK DRIVE, COTSWOLD HILLS
<b>TITLE</b>	EARTHWORKS SECTIONS 05 OF 06
<b>CLIENT</b>	RUBY DEVELOPMENTS PTY LTD

<b>DRAWING STATUS</b>	FOR CONSTRUCTION
<b>DRAWING NUMBER</b>	B24-058-E19
<b>SHEET NUMBER</b>	19 OF 20
<b>REVISION</b>	E



**SECTION E**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400



**SECTION F**  
 SCALE A1 - 1 : 200  
 A3 - 1 : 400

				DESIGNED S.C.D.		 J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.		 <b>WESTERA PARTNERS</b> STRUCTURAL+CIVIL+ENVIRONMENTAL ENGINEERS www.westerapartners.com.au   ABN 52 097 417 975		BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au		SURVEYOR DSQ LAND SURVEYORS PHONE 07 5437 8555		DATUM A.H.D. PSM 191512 R.L. 529.898		PROJECT PROPOSED RETIREMENT LIVING DEVELOPMENT		DRAWING STATUS FOR CONSTRUCTION	
				DRAWN W.J.H.						GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au		SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au		CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.		LOCATION LOT 1 ON SP330786 TALL OAK DRIVE, COTSWOLD HILLS		DRAWING NUMBER B24-058-E20	
				CHECKED N.J.K.						NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au		CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au		TITLE EARTHWORKS SECTIONS 06 OF 06		SHEET NUMBER 20 OF 20		REVISION A	
				APPROVED J.M.H.						DATE FEBRUARY 2025		APPROVED		CLIENT RUBY DEVELOPMENTS PTY LTD					
A 03.03.26 ISSUED FOR IFC - REDESIGN ALONG NORTHERN AND SOUTHERN BOUNDARY		S.C.D. W.J.H. J.M.H. J.M.H.		DES DRN CHK APD		DOCUMENT CONTROL													