

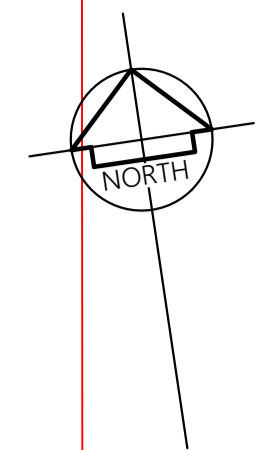
# ATTACHMENT 5

## OW/2024/8531 Approved Plans

Prepared by:

**Manage Design Engineer**

**RECEIVED**  
18/06/2026  
**TOOWOOMBA**  
**REGIONAL COUNCIL**



SERVICES NOTES:  
 SER1. The location of underground services shown are indicative only.  
 SER2. The contractor is responsible for contacting all authorities to determine the location of underground services prior to the commencement of construction work.  
 SER3. Any clash of works with a service is to be reported to the engineer immediately. The contractor shall ensure that all services are fully protected during construction, any services damaged during construction shall be repaired at the contractors expense.

GENERAL CIVIL NOTES:  
 C1 All work is to be carried out in accordance with Council's Civil Construction Specification and Subdivision Policy to the satisfaction of the Director of Engineering / Development.  
 C2 All erosion and sedimentation control measures are to be carried out in accordance with Council's Code of Practice for Erosion and Sedimentation and must be implemented prior to the commencement of any building of civil works. The developer is responsible for ongoing maintenance of erosion and siltation control measures.  
 C3 All public utilities are to be clearly identified in the field prior to any civil works. Council accepts no responsibility for damage or relocation costs to utilities during construction.  
 C4 Council is to be notified prior to the commencement of any works.  
 C5 It is the contractor's responsibility to ensure that all works are carried in accordance with the Occupational Health and Safety Act.  
 C6 Permission to enter, construct works and discharge storm water onto adjoining properties is to be obtained and submitted to Council prior to commencement of any works.  
 C7 Pavement to be designed and certified by a practicing consultant geotechnical engineer and submitted to Council for approval prior to commencement of any works.  
 C8 All rectification work arising from insufficient information being shown on the submitted plans is to be carried out to the Superintendent & Council Engineer's satisfaction.  
 C9 All disturbed areas to be shaped and turfed.  
 C10 The plans to be read conjunction with Contract Documents & Engineering plan approvals correspondence & conditions.

SURVEY CONTROL INFORMATION GDA 2020 ZONE 56		EASTING	NORTHING
	S/PIC 112800 MGA2020 - HURSLEY GULLY - ROBSON HURSLEY RD	R.L. 560.874	390310.921 6951657.559
	S/PIC 68002 MGA2020 - TORR.NURSERY - HURSLEY RD	R.L. 597.143	389329.545 6952109.611

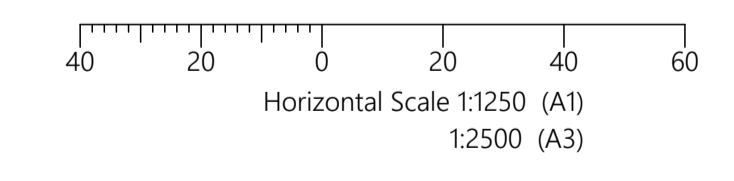
CONSTRUCTION NOTES GENERAL:  
 G1 These drawings shall be read in conjunction with all Structural, Electrical, Landscaping & other consultants drawings & specifications and with such other written instructions as may be issued during the course of the contract. (Any discrepancy shall be referred to the Superintendent/Engineer before proceeding with the work. In case of discrepancy, precedence is given to drawings, then notes, then specification.)  
 G2 Materials and workmanship shall be in accordance with the relevant and current SAA codes, Local Government requirements or other relevant Building Authority.  
 G3 All dimensions shown shall be verified by the Contractor on site. Engineers drawings shall not be scaled.  
 G4 U.N.O. denotes "Unless Noted Otherwise". All dimensions shown are in meters U.N.O.  
 G5 Construction works using these drawings must not commence until the drawings have been signed and 'Issued For Construction'. MDE Consulting Engineers accept no responsibility for any work not inspected or not approved by MDE Consulting Engineers during construction.  
 G6 It is the responsibility of the head contractor or site supervisors to ensure that all works noted on site or written instructions are carried out. Any queries or clarifications must be directed to MDE Consulting Engineers.  
 G7 Provide scaffolding, fall restraint, hand and mid rails and toe boards for work at height. Erect access stairs at earliest opportunity to reduce open shaft hazards and facilitate access maintain safety mesh and barriers to all openings and elevated edges.  
 G8 Submit details of changes to scope, work methods or materials etc for approval before proceeding. Approval does not authorise a variation to the contract.  
 G9 Nomination of proprietary items does not indicate exclusive preference but indicates required properties of items. Similar alternatives having required properties may be offered for approval. Approval does not authorise a variation to the contract. Install proprietary items in accordance with manufacturers requirements and recommendations.  
 G10 Give two working days' (48 hours) notice so that inspection may be made of critical stages of work.  
 G11 All inspections undertaken by superintendent or others do not relieve contractor of responsibility for compliance with drawings and specifications.  
 G12 Survey and setting out to be undertaken by a NSW Registered Surveyor.  
 G13 Verify on site setting out dimensions and existing member sizes shown on drawings before shop drawings, construction and fabrication is commenced. Existing structures shown on drawings are in approximate locations only.  
 G14 Take care of hazards associated with buried, concealed or overhead services. Undertake exploration to establish location of and protect existing services at site services shown on drawings are in approximate locations only, services other than those shown may exist on site. Mark locations of services clearly on site and on as-built drawings. Hand excavate within one metre of in-ground services.  
 G15 These drawings do not detail temporary works. Construction methods and temporary works are responsibility of the contractor.  
 G16 Implement soil and water management procedures to avoid erosion. Contamination and sedimentation of site, surrounding areas and drainage systems.  
 G17 Make good any damage to existing elements at completion of works.

SAFETY IN DESIGN:  
 S1 The safety risk mitigation items set out below are based on MDE Consulting Engineers design office experience and may not take into account all construction, operation, maintenance and demolition safety risks. Based on the information available at the time this drawing was made, in its capacity as designer only, MDE Consulting Engineers has tried to identify certain safety risks pertaining to the construction, operation, maintenance and demolition phases of the asset the inclusion (or not) of any item does not reduce or limit the obligations of the constructor user, maintainer and demolisher to undertake appropriate risk management activities to reduce risk and is not an admission by MDE Consulting Engineers that the inclusion of any item is a designer's responsibility.  
 S2 Construct building elements that contribute to safety, such as fall arrest systems, access stairs, etc as early as possible.  
 S3 Review adequacy of working space available for construction activities. Ensure separation of plant and personnel on site, including movements of both.  
 S4 Locate lifting slew and lay down areas away from regular construction traffic.  
 S5 Provide protection to personnel from plant and equipment, including post-tensioned ground anchor installation works.  
 S6 Ensure isolation safe systems of work or protective measures are installed before working near live electrical infrastructure. Provide protection of electrical overhead wiring systems during construction.  
 S7 Written risk assessments are advised for access to open excavations.  
 S8 Formal access and egress to excavations is advised in event of inundation, collapse or engulfment.  
 S9 Locate stockpiles and heavy equipment including cranes away from buried services and building boundaries where adjacent basements, earth or retaining structures are present.  
 S10 Seek advice from suitably Qualified Geotechnical or Structural Engineer prior to operation of heavy surface plant and equipment or stockpiling material near open excavations or existing retaining structures.  
 S11 Do not stockpile materials behind or excavate in front of existing retaining walls until wall stability has been reviewed by suitably Qualified Structural Engineer.  
 S12 Seek advice from suitably Qualified Structural Engineer before laying services below existing foundation levels.  
 S13 Have load capacity of structures verified by suitably Qualified Structural Engineer before loading or storing materials on existing or partially completed structural elements.  
 S14 Seek advice from suitably Qualified Structural Engineer if planning crane lifts or hoist installation on partially erected or suspended structures.  
 S15 Seek advice from suitably Qualified Structural Engineer before coring, chasing, cutting or removal of existing concrete and reinforcement.  
 S16 Have suitably Qualified Structural Engineer undertake structural check of existing concrete, masonry and stud walls where fixings or equipment is to be attached.  
 S17 Instruct services contractors that under no circumstances can structural members be cut, notched or drilled to accommodate new services.  
 S18 Establish locations of live embedded services before cutting through slabs, etc.  
 S19 Develop steelwork/precast/tilt up installation safe work method statement to eliminate and minimise installation risks, and have reviewed by suitably Qualified Structural Engineer prior to erection.  
 S20 Try to avoid working in confined spaces. If confined spaces work can't be avoided, provide safe work method statement addressing mitigation of risks. Provide adequate signage to temporary and permanent confined spaces to AS2865.  
 S21 Avoid hot works on site particularly in timber framed structures. Hot works to comply with client procedures for applicable 'hot works permits'.  
 S22 Some sites in Australia contain unexploded ordnance (uxo) in the ground. Undertake desktop reviews for the likelihood of uxos before commencing any ground investigation or excavation in these areas. Should evidence indicate potential uxos presence, do not commence ground works until engaging a Specialist Consultant, who can help define any future clearance tasks.

**TOOWOOMBA REGIONAL COUNCIL**  
**APPROVED PLAN**  
 referred to in Council's Decision Notice dated  
**18 June 2025**  
 This plan is subject to conditions of Approval Number  
**OW/2024/8531**  
  
 Assessment Manager

**LEGEND**

	CADASTRAL BOUNDARY
	NEW ASPHALT ROAD PAVEMENT
	PROPOSED CUT BATTER
	PROPOSED FILL BATTER
	EXISTING ROAD AND DRIVEWAY PAVEMENTS
	EXISTING STRUCTURES



**PLANS TO BE PRINTED IN COLOUR**

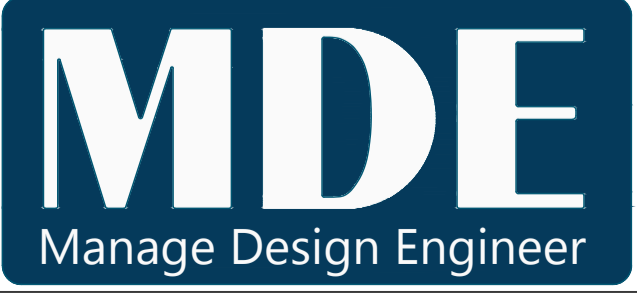
**LOT 1 SP339843  
 PROPOSED RETIREMENT  
 FACILITY DEVELOPMENT  
 CLIFTON TOOWOOMBA**

**LOT 1 SP346120  
 PROPOSED RESIDENTIAL  
 ESTATE  
 (BY OTHERS)**

**NOTE:**  
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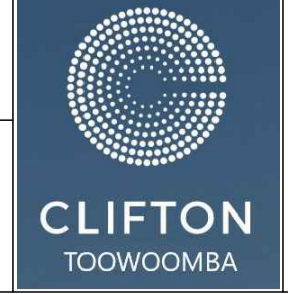


DESIGNED:	T.RYDEN	DATE:	MAY 2025
DRAWN:	A.SCHMID	SCALE:	AS SHOWN
SURVEYING:	MDE	SHEET SIZE:	A1
ISSUED FOR COUNCIL APPROVAL - OPERATIONAL WORKS - RFI RESPONSE	01.05.2025		
ISSUED FOR COUNCIL APPROVAL - OPERATIONAL WORKS	12.12.2024		
ISSUED FOR COUNCIL APPROVAL - DEVELOPMENT APPLICATION - RFI RESPONSE	23.04.2024		
ISSUED FOR COUNCIL APPROVAL - DEVELOPMENT APPLICATION	16.10.2023		
ISSUED FOR CLIENT REVIEW - DOCUMENTATION AT 50%	31.03.2023		
ISSUE	DESCRIPTION	DATE	



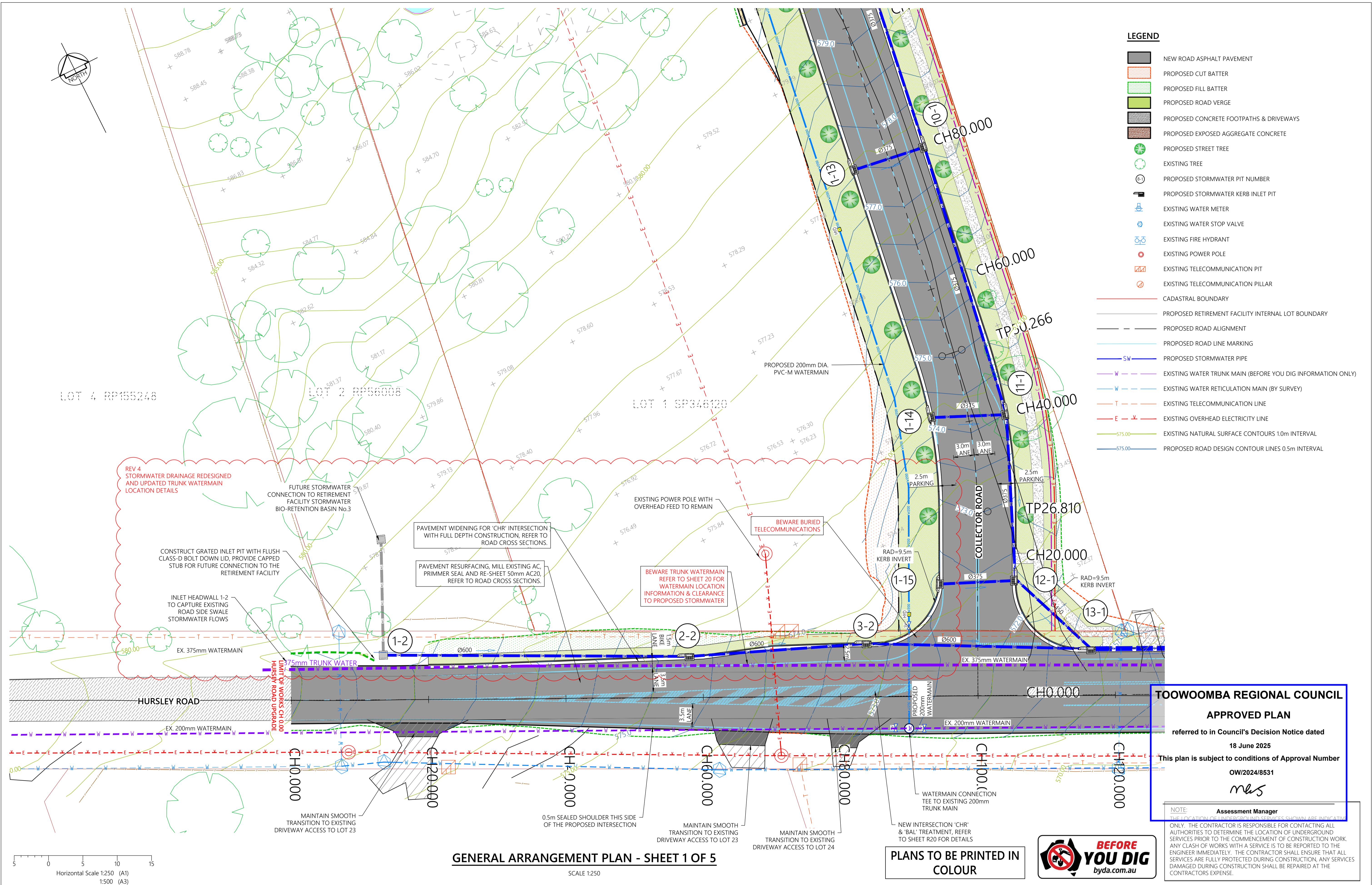
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CLIENT  
**CLIFTON TOOWOOMBA**  
 TITLE  
**COLLECTOR ROAD & TYPE 'CHR' INTERSECTION WITH HURSLEY RD**



PROJECT  
**PROPOSED COLLECTOR ROAD IN, LOT 1 SP346120 & LOT 1 SP339843 FOR 263 HURSLEY ROAD TORRINGTON, TOOWOOMBA QLD**

<b>CIVIL DRAWING</b>		
DRAWING TITLE:	<b>SITE PLAN</b>	
DWG No:	<b>R02</b>	SHEET: <b>02 OF 48</b> REV: <b>4</b>



- LEGEND**
- NEW ROAD ASPHALT PAVEMENT
  - PROPOSED CUT BATTER
  - PROPOSED FILL BATTER
  - PROPOSED ROAD VERGE
  - PROPOSED CONCRETE FOOTPATHS & DRIVEWAYS
  - PROPOSED EXPOSED AGGREGATE CONCRETE
  - PROPOSED STREET TREE
  - EXISTING TREE
  - PROPOSED STORMWATER PIT NUMBER
  - PROPOSED STORMWATER KERB INLET PIT
  - EXISTING WATER METER
  - EXISTING WATER STOP VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING POWER POLE
  - EXISTING TELECOMMUNICATION PIT
  - EXISTING TELECOMMUNICATION PILLAR
  - CADASTRAL BOUNDARY
  - PROPOSED RETIREMENT FACILITY INTERNAL LOT BOUNDARY
  - PROPOSED ROAD ALIGNMENT
  - PROPOSED ROAD LINE MARKING
  - PROPOSED STORMWATER PIPE
  - EXISTING WATER TRUNK MAIN (BEFORE YOU DIG INFORMATION ONLY)
  - EXISTING WATER RETICULATION MAIN (BY SURVEY)
  - EXISTING TELECOMMUNICATION LINE
  - EXISTING OVERHEAD ELECTRICITY LINE
  - EXISTING NATURAL SURFACE CONTOURS 1.0m INTERVAL
  - PROPOSED ROAD DESIGN CONTOUR LINES 0.5m INTERVAL

**GENERAL ARRANGEMENT PLAN - SHEET 1 OF 5**

SCALE 1:250

**PLANS TO BE PRINTED IN COLOUR**



**TOOWOOMBA REGIONAL COUNCIL**

**APPROVED PLAN**

referred to in Council's Decision Notice dated 18 June 2025

This plan is subject to conditions of Approval Number OW/2024/8531

*mls*

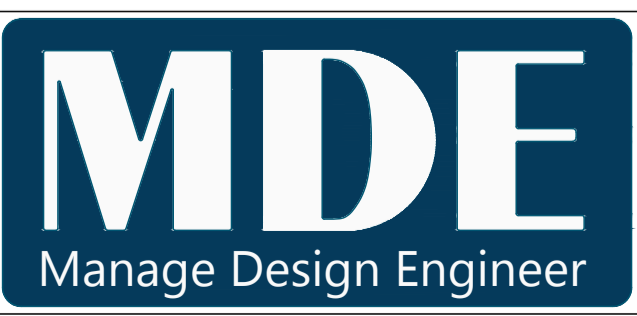
Assessment Manager

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Horizontal Scale 1:250 (A1)  
1:500 (A3)

ISSUE	DESCRIPTION	DATE
4	ISSUED FOR COUNCIL APPROVAL - OPERATIONAL WORKS - RFI RESPONSE	01.05.2025
3	ISSUED FOR COUNCIL APPROVAL - OPERATIONAL WORKS	12.12.2024
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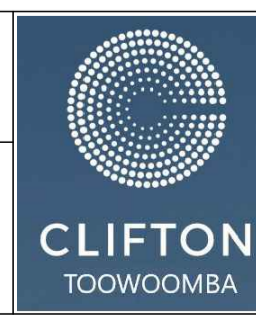
DESIGNED:	T.RYDEN	DATE:	MAY 2025
DRAWN:	A.SCHMID	SCALE:	AS SHOWN
SURVEYING:	MDE	SHEET SIZE:	A1



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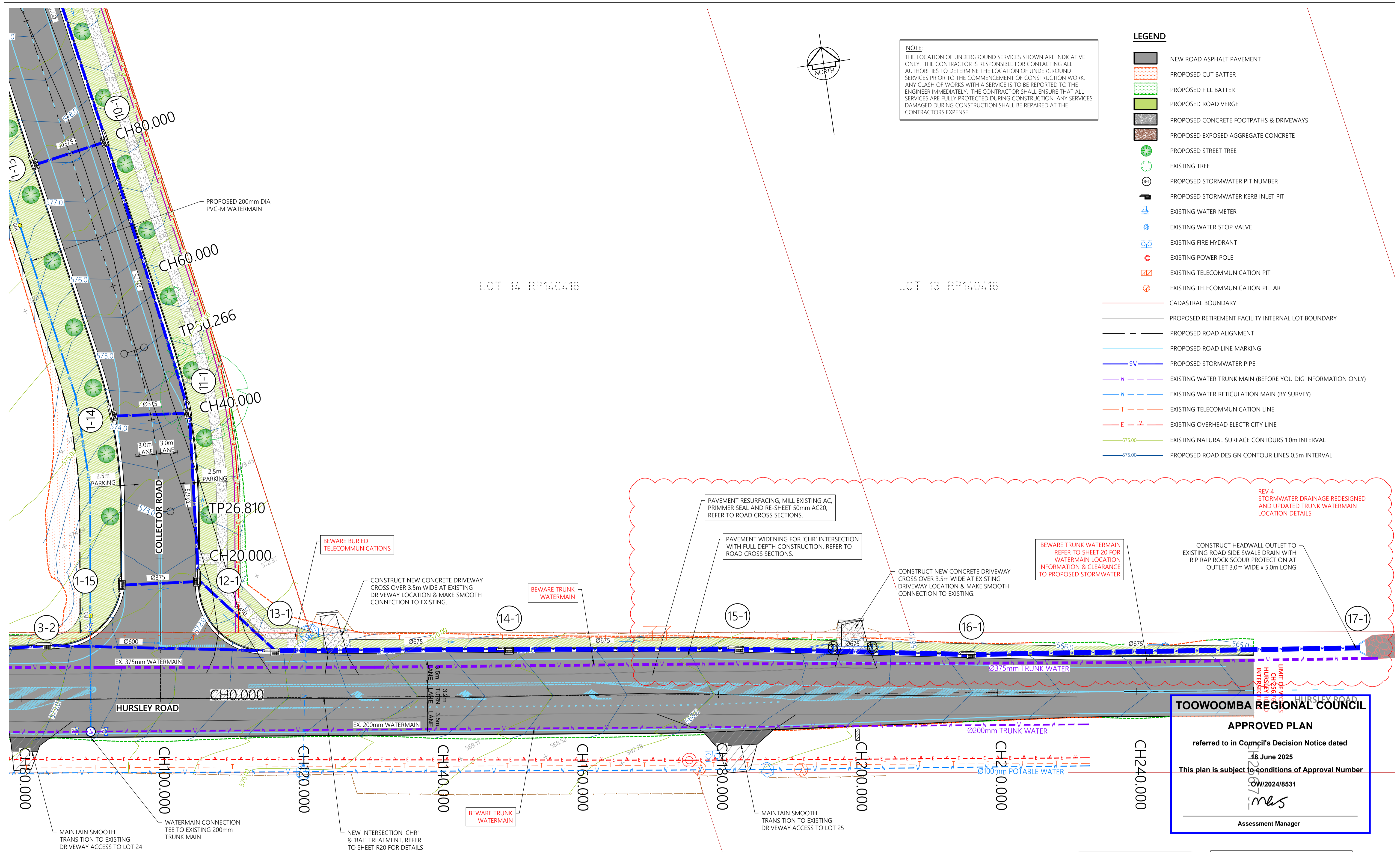
CLIENT  
**CLIFTON TOOWOOMBA**

TITLE  
**COLLECTOR ROAD & TYPE 'CH' INTERSECTION WITH HURSLEY RD**



PROJECT  
**PROPOSED COLLECTOR ROAD IN, LOT 1 SP346120 & LOT 1 SP339843 FOR 263 HURSLEY ROAD TORRINGTON, TOOWOOMBA QLD**

CIVIL DRAWING		
DRAWING TITLE:	<b>GENERAL ARRANGEMENT PLAN SHEET 1 OF 5</b>	
DWG No:	R06	SHEET: 06 OF 48 REV: 4



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**TOOWOOMBA REGIONAL COUNCIL**  
**APPROVED PLAN**  
 referred to in Council's Decision Notice dated  
 18 June 2025  
 This plan is subject to conditions of Approval Number  
 CW/2024/8531  
 [Signature]  
 Assessment Manager

**GENERAL ARRANGEMENT PLAN - SHEET 2 OF 5**



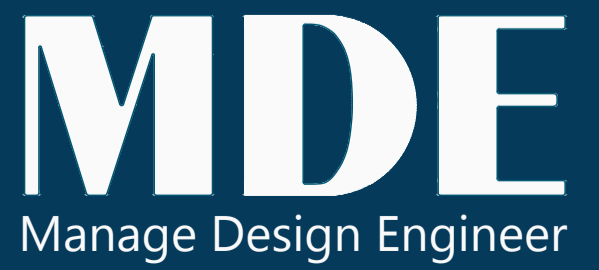
**PLANS TO BE PRINTED IN COLOUR**

Horizontal Scale 1:250 (A1)  
 1:500 (A3)

SCALE 1:250

ISSUE	DESCRIPTION	DATE
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0	ISSUED FOR CLIENT REVIEW - DOCUMENTATION AT 50%	31.03.2023

DESIGNED:	T.RYDEN	DATE:	MAY 2025
DRAWN:	A.SCHMID	SCALE:	AS SHOWN
SURVEYING:	MDE	SHEET SIZE:	A1
APPROVED: [Signature]		APPROVED: ANDREW J. SMITH - RPEQ No.17573	



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CIVIL DRAWING		
DRAWING TITLE:	<b>GENERAL ARRANGEMENT PLAN SHEET 2 OF 5</b>	
DWG No:	R07	SHEET: 07 OF 48 REV: 4