

Proposed Commercial Development
Isaac Street, Hagan Street & Ruthven
Street,
North Toowoomba

Engineering Services Report



Prepared For County York Pty Ltd and Fairholme Street
Trading Pty Ltd



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This Document Has Been Approved by The Following Appropriately Qualified and Experienced Professional Civil Engineer:

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Report Number: C_22059 - R002

| Issue | Date | Details | Author | Checked | Approved |
|-------|----------|-----------------------------|--------|---------|----------|
| A | 06.10.22 | Preliminary Issue | EG | NR | NR |
| B | 30.09.22 | Final Issue | EG | NR | NR |
| C | 26.10.22 | Updated Site Plan | EG | NR | NR |
| D | 10.05.23 | Updated Site Plan | EG | NR | NR |
| E | 23.06.23 | Updated Site Plan | EG | NR | NR |
| F | 01.06.24 | Updated Site Plan | RH | NR | NR |
| G | 30.04.25 | Updated Architectural Plans | JN | EG | NR |
| H | 11.12.25 | Updated Architectural Plans | EG | NR | NR |
| I | 22.01.26 | Minor Amendments | EG | NR | NR |



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1. Introduction

This Engineering Services Report has been commissioned by County York Pty Ltd and Fairholme Street Trading Pty Ltd and forms part of a 'Material Change of Use' (MCU) application lodged with Toowoomba Regional Council over the following parcels of land:

Property Address: Isaac Street, Hagan Street & Ruthven Street, North Toowoomba
Property Description: 3/RP63441, 2-4 & 6-11/RP53542, 100/SP23496 1/RP107538
Client: County York Pty Ltd and Fairholme Street Trading Pty Ltd
Council: Toowoomba Regional Council
Site Area: 1.589 ha

The proposed development involves the creation of a commercial site that includes a shopping centre, retail tenancies as well as a food and drink outlet. Hagan Street runs north-south adjacent to the site and divides the development area, with the future development site on the eastern lot and the commercial outlets in the western portion of the development. The area will be comprised of two buildings, an internal driveway, carparking, landscaped areas and a vacant lot.

This is represented in Figure 1-1 below, with the area of works indicated in purple.

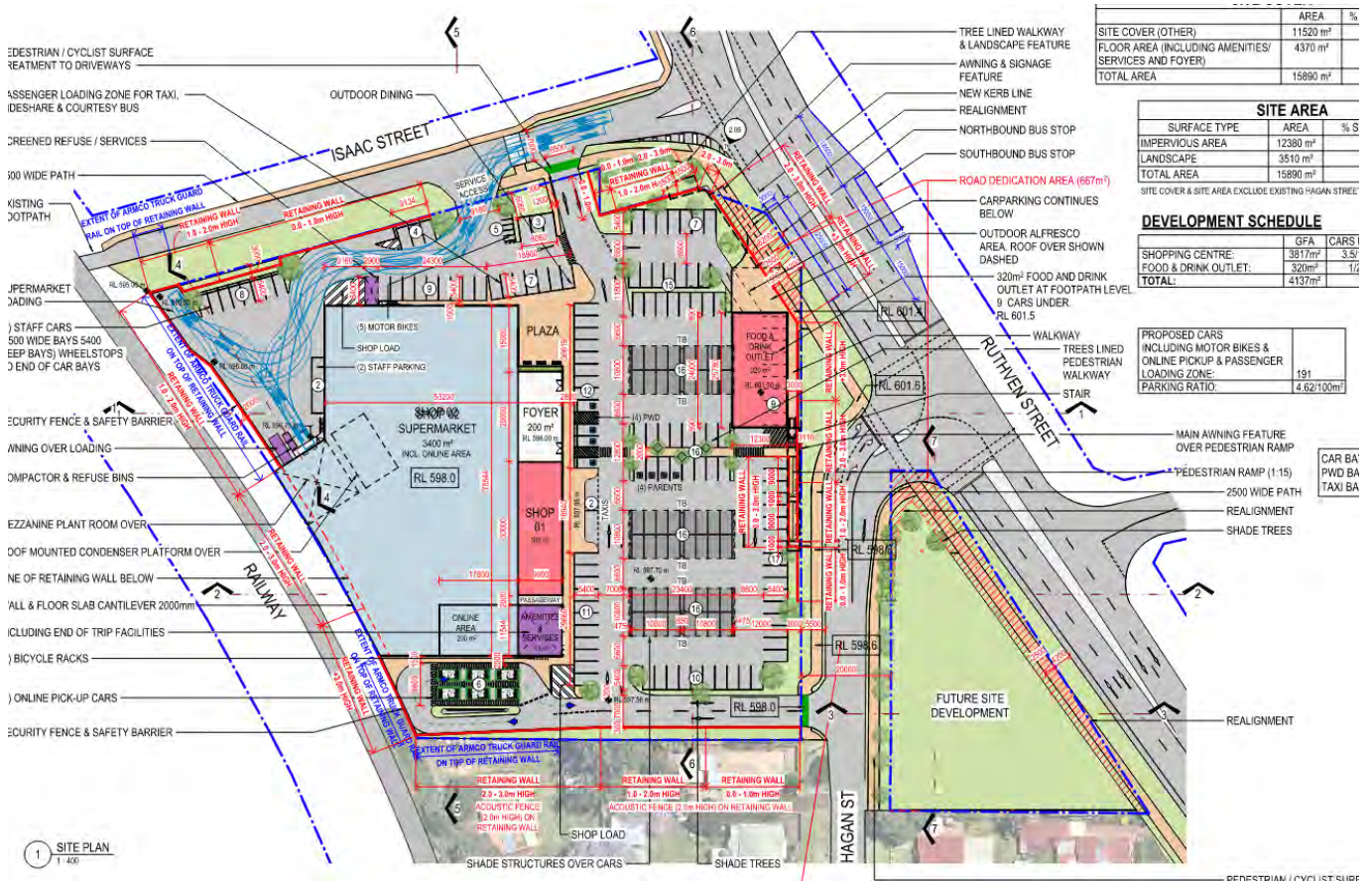


Figure 1-1 Proposed Development Layout (Source: A-1.02 Connectivity Plan (Rev 13) by Thomson Adsett)

This report describes the key civil engineering constraints associated with the development, with the objectives of investigations listed below:

- Identify existing site conditions;
- Identify flood restrictions;
- Provide a preliminary estimate of earthworks quantities;
- Determine the erosion and sediment control requirements and mitigation measures;



- Determine access requirements in accordance with Council requirements;
- Identify a water connection location; and
- Identify a sewer connection location.

Based on the outcomes of the above investigations, this report provides civil engineering recommendations to address compliance with Toowoomba Regional Council requirements.

1.1 MCU1/2022/5495 Information Request

Earlier revisions of this report have been submitted to Toowoomba Regional Council for assessment under application number MCU1/2022/5495, with the current application documents including an Information Request issued 13 October 2025.

This revision of the report will address Council's queries and provide an amended stormwater strategy to suit the updated architectural layout.



2. Site Characteristics

2.1 Site Location

The proposed development is situated on multiple existing allotments at Isaac Street, Hagan Street & Ruthven Street, North Toowoomba, described as 3/RP63441, 2-4 & 6-11/RP53542, 100/SP23496 1/RP107538 and is located within the Toowoomba Regional Council local government area. Lot 3 on RP63441 is classified as Low Impact Industry and all other allotments are classified as Low-Medium Density Residential under the Regional Planning Scheme.

The site is located in the suburb of North Toowoomba and is in close proximity to surrounding amenities. It is situated directly adjacent to the New England Highway (Ruthven Street), which provides connectivity through Toowoomba to the north and the south. The development is located approximately 300m from Martin Klein Park to the south-west and approximately 400m from Harlaxton State School to the north-east. The site is currently bound by Isaac Street to the north, Ruthven Street to the east, Queensland Rail (QR) railway to the west and existing residential allotments to the south. The approximate area of the site has been measured as 1.589 ha, which includes the existing allotments only.

A general locality plan is presented in Figure 2-1 below, with the allotment shown in purple and the subject site in pink.

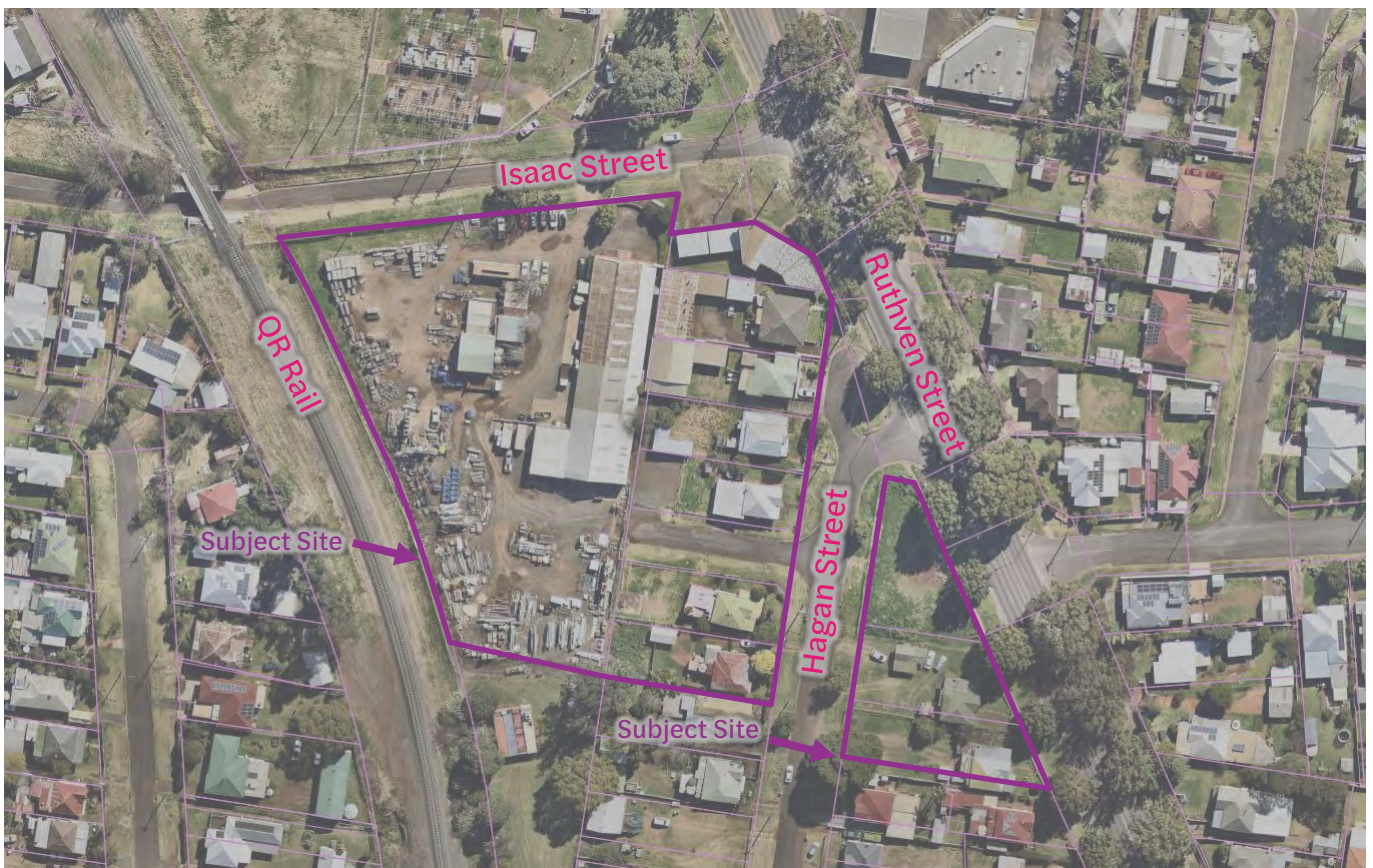


Figure 2-1 Site Locality Plan (Source: Nearthmaps)



2.2 Land Usage

The site is currently used for a range of residential and non-residential uses. A range of long-standing commercial uses are currently provided on the subject site, including offices fronting Ruthven Street (i.e. CT Tax and Advisory), light industrial functioning in the western portion of the site off Hagan Street and Isaac Street (i.e. Toowoomba Scaffolding Hire) and road reserve. These areas are comprised of warehouse buildings, residential buildings, gravel hardstand, driveways and existing vegetation.

Pedestrian and vehicular access to the site is currently available from Isaac Street, Ruthven Street and Hagan Street.

2.3 Topography

Approximate levels on the site range from RL 603.4m (AHD) in the south-western corner of the site adjacent to Ruthven Street to RL 595m (AHD) in the north-western corner adjacent to the railway corridor. The site has an average grade of 3.36% and generally grades from east to west.

2.4 Existing Water and Sewer

The subject site is within proximity to council-owned sewer and water services.

There is a 100mm water main in Hagan Street which currently service each of the existing allotments in the site. There is also a 225mm sewer gravity main within the development area, with several existing structures throughout the site.

Stormwater pipes within Ruthven Street and Isaac Street convey stormwater captured by gully pits within each road.

Infrastructure within and surrounding the subject site are summarised in Table 2-1 below, in accordance with the Toowoomba Regional Council Asset Mapping.

Table 2-1 Toowoomba Regional Council Asset List

| Service | Type/ Material | Size | Location |
|---------------------|----------------|--------|----------------------|
| Water Main | Ductile Iron | 375mm | Hagan Street |
| Water Main | Ductile Iron | 100mm | Hagan Street |
| Sewer Gravity Main | Concrete | 150mm | Lot 3 & 4 on RP53542 |
| Sewer Gravity Main | Concrete | 150mm | Lot 6-11 on RP63441 |
| Sewer Gravity Main | Concrete | 225mm | Lot 3 on RP63441 |
| Stormwater Drainage | RCP | 750mm | Isaac Street |
| Stormwater Drainage | RCP | 1050mm | Ruthven Street |

The existing services are shown in an excerpt from Toowoomba Regional Council Asset Mapping in Figure 2-2 below.



3. Flooding

An assessment of flood conditions has been undertaken for the site. The Toowoomba Regional Council Flood Risk Information Portal mapping service has been used to identify whether the site is affected by flood constraints.

The development site is not shown as being affected by flood risk areas or overland flow, as shown in Figure 3-1 below.



Figure 3-1 Flood Risk Overlay

Accordingly, no further assessment of flood levels or flooding impacts have been undertaken for the site.



4. Stormwater Drainage

A separate report has been prepared for submission with the development application to address the stormwater management plan for the site.

The report prepared by Context Engineering identifies the stormwater strategy for the site, ensuring compliance with Toowoomba Regional Council requirements. A summary of the investigation and outcomes presented in this report are as follows:

- **Proposed Drainage (Section 3):** Lawful Point of Discharge identified as the QR railway corridor and existing stormwater infrastructure in Isaac Street.
- **Stormwater Quantity Management (Section 4):** Development will require detention storage to achieve non-worsening objectives.
- **Stormwater Quality Management (Section 5):** Development triggers compliance with State Planning Policy water quality objectives. Ocean Protect proprietary stormwater treatment devices have been specified.

For further information refer to *C_22059 R001 Stormwater Management Plan (Rev H)* by Context Engineering.



5. Engineering Constraints

5.1 Earthworks

The earthworks associated with the development will predominantly involve filling the site. A preliminary earthworks volume for the internal site works estimated from the survey surface to the design surface. This volume has been calculated as approximately 22,046m³ of imported material. We note that these values are preliminary, based on conceptual design and is subject to change as part of refinements undertaken as part of the detailed design phase. See drawings *C_25023 100 - 130* in Appendix A for further details.

5.2 Erosion and Sediment Control

During earthworks, there will be an inevitable area of exposed earth, stripped areas and stockpiles. Appropriate methods to manage this process and ensure minimal impacts to surrounding properties, infrastructure and receiving water will therefore be required.

In accordance with the requirements of the development, an Erosion and Sediment Plan certified by a Registered Professional Engineering has been developed and is included in Appendix A. Drawings *C_25023 800-810* identify and provide construction dimensions for devices necessary to comply with the International Erosion Associations (IECA) Best Practise Management Guide. The proposed devices for this development are silt fences, bunds, inlet protection and stockpile treatment.

5.3 Pedestrian and Vehicular Access

The site is currently bound by an urban verge profile fronting Ruthven Street, Isaac Street and Hagan Street. External works will be required in these areas to permit vehicular access to the site. The existing footpath and kerb are to be maintained.

Access to the supermarket will be provided via connection to Isaac Street to the north and Hagan Street to the east. Detailed plans of the proposed access will be made available to Council during the operational works application.

Access to Ruthven Street from Hagan Street will be improved via upgrading vehicular access to the road. This includes separate entry, right-turn exit, and left-turn exit lanes.

Pedestrian access to the supermarket is provided via pedestrian crossings and pavement delineation which connect to Isaac Street and Hagan Street. An additional footpath is provided along Ruthven Street frontage wrapping around to the supermarket crossover.

The development will provide car parks, motorbike parks, online pickup spaces, and passenger loading zones, to service the supermarket and adjacent retail/food outlets.

As part of the verge reconstruction work, the existing vehicle crossovers on Isaac Street, Hagan Street and Ruthven Street will need to be removed, and compliant verge profiles constructed to tie into existing.

5.4 External Roadworks

Development of the site will require the reconstruction of sections of Hagan Street, road resumption and widening along Ruthven Street and the construction of new vehicle crossovers from Hagan Street to Ruthven Street. Furthermore, construction of northbound & southbound bus stops will be added to the northern end of Ruthven Street incorporating road widening.



Preliminary functional layout plans of the proposed roadworks have been developed and are included in Appendix A in the 1200 drawing series. Detailed plans of external roadworks will be made available to Council during the operational works application.

5.5 Water and Sewer

Existing water infrastructure in Hagan Street and sewer infrastructure within the site boundary currently services the allotments.

The proposed water works include the realignment of the existing water mains on Ruthven Street and Hagan Street. All existing water connections from the allotments will need to be removed and replaced with a proposed twin fire and domestic connection from the 100mm water main in Hagan Street to service the supermarket. The Future Development Site will be serviced via a new 20mm underground meter box (or retention of an existing connection) in the interim, with the ultimate sizing to be designed and constructed as part of a future development application. The existing 100mm water mains within the site will be removed or amended to connect near the property boundary on Hagan Street. Internal hydrants may need to be constructed to achieve hydrant coverage on the site. For further information on the proposed water works, refer to the C_25023 500 series drawings in Appendix A.

The existing sewer that runs through the development site will be consolidated by connecting the existing manhole in Isaac Street to the existing manhole in the north-western corner of the site. The existing manhole in Hagan Street will be retained, with a proposed pipe connecting the structure to the existing manhole in Isaac Street. Structures and pipes within the site that will be made redundant as a result of this will be removed. As such, each outlet will connect to the respective structures via individual sewer connections. Typically, 150mm sewer connections are adequate for developments of this size. For further information on the proposed sewer works, refer to the C_25023 600 series drawings in Appendix A.

The development may trigger upgrades of external infrastructure.

It has been assumed that Toowoomba Regional Council will permit the development to consolidate the existing sewer network and connect into the existing water network.



6. Conclusion

The proposed development involves the creation of commercial site that includes a shopping centre and service station. The area will be comprised of two buildings, internal driveways, carparking and landscaped areas. Hagan Street runs north-south through the site and divides the area, with the service station in the south-eastern portion and the commercial outlets in the western portion of the development.

A summary of the investigation and outcomes presented in this report are as follows:

- **Flood Assessment (Section 3)** – Site not affected by flooding risk areas or overland flow
- **Engineering Constraints (Section 5)** – Importing material required for the proposed development. Erosion and sediment hazards mitigated with appropriate control devices. External roadworks including road resumption and lane widening on Ruthven Street. Existing connections to sewer and water infrastructure to be removed. Sewer infrastructure to be consolidated by removing redundant lines within the site. Realignment of water mains in Ruthven Street and Hagan Street proposed as part of the development works.

7. Disclaimer

This report has been prepared on behalf of and for the exclusive use of County York Pty Ltd and Fairholme Street Trading Pty Ltd and is subject to and issued in accordance with the agreement between Context Engineering.

Our investigation and analysis has been specifically catered for the particular requirements of County York Pty Ltd and Fairholme Street Trading Pty Ltd and may not be applicable beyond this scope. For this reason, any other third parties are not authorised to utilise this report without further input and advice from Context Engineering.

Context Engineering accepts no liability or responsibility whatsoever for the report in respect of any use of or reliance upon this report by any third party.

The investigation and analysis have relied on information provided by others. We accept no responsibility for the accuracy of material supplied by others. The accuracy of the investigation, analysis and report are dependent upon the accuracy of this information.



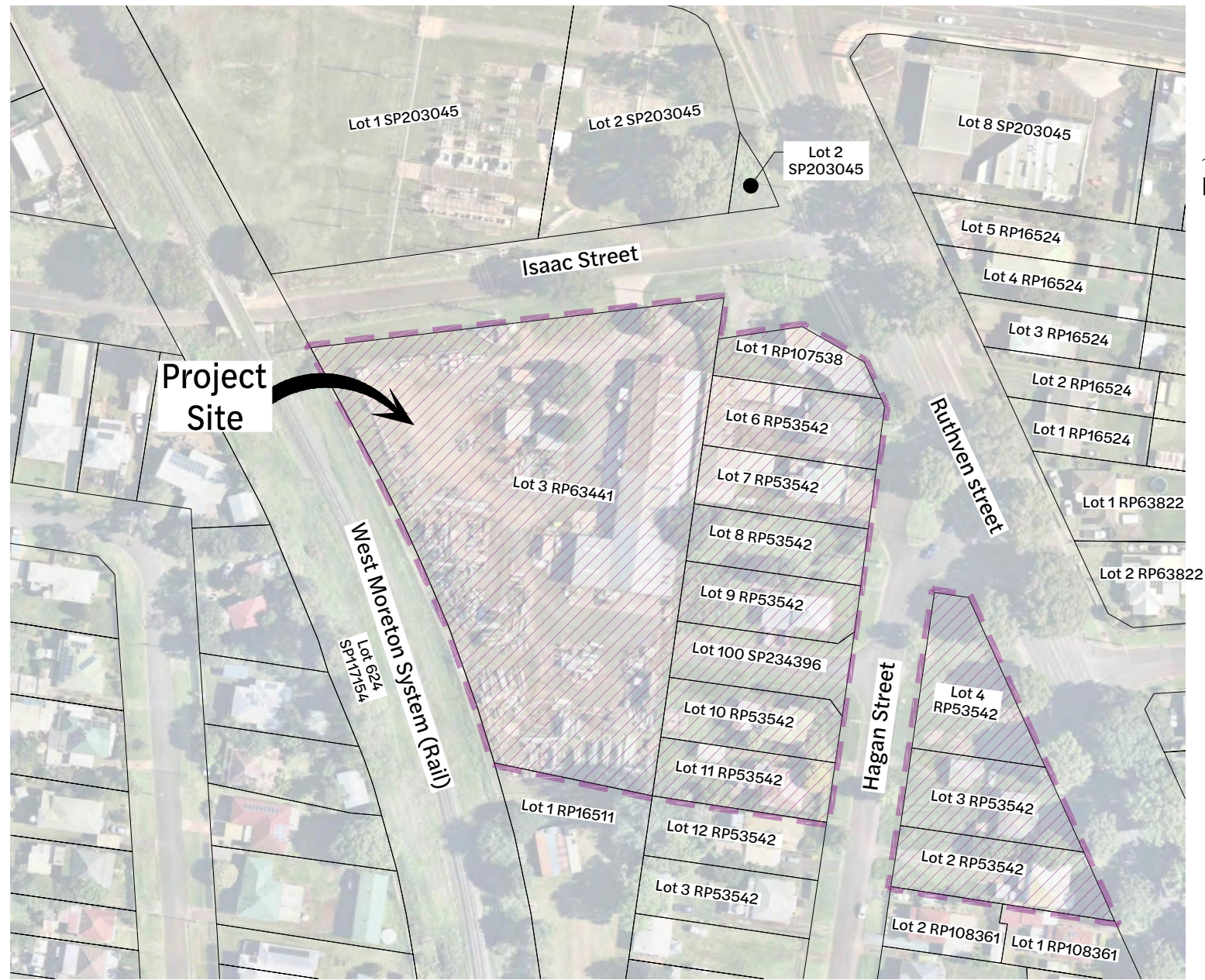
Isaac Street, Hagan Street & Ruthven Street, North Toowoomba Engineering Services Report

Appendix A Schematic Civil Drawings

Proposed Commercial Development

Hagan Street, Isaac Street and Ruthven Street, North Toowomba

Civil Engineering Works



Site Locality



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|------------------|--|
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| 000 | Cover Page |
| 001 | Standard Notes |
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| 103 | Bulk Earthworks Layout Plan (Sheet 4 of 5) |
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| 360 | Internal Line Marking Layout Plan (Sheet 1 of 5) |
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|------------------|--|
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| 605 | Sewer Long Section |
| 800 | Erosion and Sediment Control Layout Plan |
| 810 | Erosion and Sediment Control Notes and Details |

TELECOMMUNICATIONS SERVICE PROVIDERS

Note: Service locations are approximate only from provider plans. Locations are to be confirmed prior to the start of construction. Refer Before You Dig service location plans - available at www.byda.com.au

ENERGY SERVICE PROVIDERS

Note: Service locations are approximate only from provider plans. Locations are to be confirmed prior to the start of construction. Refer Before You Dig service location plans - available at www.byda.com.au

Construction Hold Point

Once the base of manholes, inspection pits, gullies and field inlets for stormwater drainage have been poured, further construction shall not proceed until the superintendent and or engineer have inspected the works for finished levels and approved construction to continue.

Construction Hold Point

Prior to construction the contractor shall verify levels of all existing crossings and connection points.

Toowomba Regional Council

Area of Site: 16,234m²
SARA ref: 2211-32116 SRA

Surveyor
Downes Group

Lot Information
Hagan Street, Isaac Street and Ruthven Street

| <table border="1"> <thead> <tr><th>Revision</th><th>Date</th><th>Issue Details</th></tr> </thead> <tbody> <tr><td>1</td><td>31.03.25</td><td>Issued for Information</td></tr> <tr><td>2</td><td>1.05.25</td><td>Issued for Approval</td></tr> <tr><td>3</td><td>19.12.25</td><td>Issued for Approval</td></tr> </tbody> </table> | Revision | Date | Issue Details | 1 | 31.03.25 | Issued for Information | 2 | 1.05.25 | Issued for Approval | 3 | 19.12.25 | Issued for Approval | <table border="1"> <thead> <tr><th>Drawn</th><th>Designed</th></tr> </thead> <tbody> <tr><td>MD</td><td>RTH</td></tr> <tr><td>PD</td><td>NR</td></tr> <tr><td>PD</td><td>JE</td></tr> </tbody> </table> | Drawn | Designed | MD | RTH | PD | NR | PD | JE | <table border="1"> <thead> <tr><th>QR Code</th><th>Status</th></tr> </thead> <tbody> <tr><td></td><td>Issued for Approval Not for Construction</td></tr> </tbody> </table> | QR Code | Status | | Issued for Approval Not for Construction | <table border="1"> <thead> <tr><th>Scale</th><th>Client</th><th>Project</th></tr> </thead> <tbody> <tr><td></td><td>Bernoth Holdings Pty Ltd</td><td>Hagan Street, Isaac Street and Ruthven Street North Toowomba</td></tr> </tbody> </table> | Scale | Client | Project | | Bernoth Holdings Pty Ltd | Hagan Street, Isaac Street and Ruthven Street North Toowomba | <table border="1"> <thead> <tr><th>Project No.</th><th>Drawing No.</th><th>Revision</th></tr> </thead> <tbody> <tr><td>C_25023</td><td>000</td><td>3</td></tr> </tbody> </table> | Project No. | Drawing No. | Revision | C_25023 | 000 | 3 |
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| 1 | 31.03.25 | Issued for Information | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 1.05.25 | Issued for Approval | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 19.12.25 | Issued for Approval | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| PD | NR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PD | JE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Scale | Client | Project | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Bernoth Holdings Pty Ltd | Hagan Street, Isaac Street and Ruthven Street North Toowomba | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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General Notes

- These drawings are to be reviewed alongside architectural, structural, landscaping, and other engineering drawings and specifications, as well as any issued written instructions.
- Prior to commencement of site works, construction, or fabrication, ensure that all dimensions indicated on these drawings are verified. If there are any discrepancies, consult the engineer before proceeding.
- The existing services depicted in these drawings are based on field surveys, Before You Dig / GIS records, and ground inspections. The underground service positions are advisory in nature, and it is the contractor's responsibility to confirm the actual locations of all services prior to construction. The contractor is liable for any costs incurred in rectifying services damaged during or as a result of construction.
- Utility services shown on the plans are provided for the contractor's information only. It is the responsibility of the contractor to verify service locations prior to construction. Context cannot be held responsible for any omissions or inaccuracies in the services depicted on the plans.
- The contractor must coordinate with relevant service authorities to determine the location, alignment, and elevation of all public and private services on-site. Any modifications to the services will be carried out by the respective service authority, or under their supervision / approval.
- Surface levels across the site have been determined through computer modeling of field survey data. These calculated levels may differ from the actual ground level. The contractor must establish construction levels using surveyed benchmarks provided by the appointed surveyor.
- All work must adhere to the current local authority standard drawings, specifications, and approval conditions.
- All construction activities shall comply with Workplace Health and Safety requirements.
- Construction works shall be programmed so as not to disturb nearby householders, either by dust, noise, flooding or disconnection of services.
- The contractor is to notify all relevant authorities prior to commencing work within existing road reserves.

Construction Approvals:

- The contractor is to notify all relevant authorities prior to commencing work within existing road reserves. The contractor is to be responsible for obtaining all relevant works approvals prior to the commencement of construction. Approvals to consider include, but are not limited to:
 - Council/DTMR/service authority works approval(s);
 - Council/DTMR/service authority pre-start approval;
 - Land access notice and/or approval(s);
 - Traffic permit(s) and/or Traffic Management Plan(s);
 - Vehicle access permit(s);
 - Police permit(s);
 - Driveway permit/notice to work on Council / DMTR land;
 - Works across a bikeway or bikeway closure/detour; and
- The above is indicative, and it is the responsibility of the contractor to confirm and obtain all necessary work approvals.

Vegetation and Clearing

- Written approval from the superintendent is required for any clearing beyond the extent of earthworks or for necessary construction activities.
- Suitable material should be mulched for reuse on-site.
- Before commencing site works, a fauna spotter qualified by QNPWS (Queensland National Parks and Wildlife Service) or equivalent personnel must inspect the site to identify any wildlife (fauna) or habitat features prior to clearing.
- Prior to any tree removal, a certified fauna spotter/catcher must conduct pre-clearing inspections, including fauna relocation and removal or blocking of all vacant hollows. Clearing operations must avoid nesting times of animals and birds. A qualified wildlife officer must protect and recover fauna (not previously removed) during clearing operations, coordinate staging and sequence of clearing with fauna protection, and oversee the translocation of animals and recovery procedures.

Earthworks

- Before commencing earthworks, the contractor must verify the locations of all existing underground services with the relevant authority and mark them accordingly.
- The contractor shall notify the superintendent prior to commencing the demolition of any existing structures.
- The contractor is to ensure existing services are to be preserved from the effects of structural loading generated by the earthworks and/or construction.
- Prior to earthworks, remove and stockpile topsoil unless otherwise instructed by the site superintendent.
- Clear and remove all vegetation to the satisfaction of the superintendent before placing any fill material.
- All excavation and filling must adhere to the specifications of AS3798-2007 and comply with the current specification(s) and standard drawings of the local authority.
- Control testing of earthworks should generally follow AS1289.5 and AS3798-2007, with Level 1 geotechnical certification to be provided.
- Prior to commencing upslope earthworks, ensure that all pre-earthworks erosion and sediment control measures are in place and fully operational.
- Before commencing filling operations, ensure that the existing surface is clear of

vegetation matter.

- Fill material must be of good quality and free from unsuitable materials.
- The actual limits of cutting and filling, as well as the finished surface levels, shall be determined on-site by the superintendent during construction. Adjustments may be made during construction, following written direction from the superintendent, and after amended drawings have been approved by the Council.
- All areas subject to earthworks must be free draining with a minimum slope of 1:100 unless noted otherwise.
- Temporary stockpiles, if applicable, should have a maximum side batter of 1:6 (grass seeded).
- When topsoil stockpiles are located adjacent to fill areas, caution must be exercised to prevent contamination of structural fill by blending with topsoil.

Roadworks and Pavements

- All roadworks must comply with the requirements and standard drawings specified by the local authority.
- Subgrade test results to be forwarded to the Superintendent for determination of box depths prior to excavation. Tests shall include soaked CBR and/or other tests as requested by the superintendent at appropriate depth.
- The pavement design as detailed on the engineering drawings and/or specifications is to be considered preliminary and not for construction until confirmed otherwise. Preliminary pavement design(s) have been based on assumed subgrade CBR values, which may vary from inground conditions.
- The pavement design is to be confirmed by the supervising engineer or superintendent following a review of the CBR tests and prior to the construction of pavement.
- Ensure that all kerbing conforms to the relevant standard drawings provided by the local authority.
- Subsoil drains are to be provided beneath all kerbs and kerb and channel, in general accordance with the typical sections and IPWEAQ standard drawing
- The contractor is to install subsoil drains beneath all kerbs, and kerb and channel, following the typical sections and IPWEAQ standard drawing RS-140.
- Unless specified otherwise, the contractor is responsible for the construction of concrete footpaths. Concrete footpaths (including jointing) are to be in accordance with local authority requirements.
- Ensure that pavement markings and signage are in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
- Install Telstra, Energex and other service conduits beneath roadways and driveways as directed by the superintendent on-site.

Stormwater Drainage

- Ensure that all stormwater drainage is in compliance with the requirements and standard drawings of the local authority.
- Stormwater pipes beneath roadways and footpaths should be Class '3' RCP unless noted otherwise.
- All stormwater pipes up to and including 600Ø shall be Rubber Ring Jointed (RRJ). Stormwater pipes greater than 600Ø shall be internal Flush Jointed (FJ).
- Stormwater pipe classes are designed for service loads only. The contractor is responsible for evaluating anticipated construction loads and upgrading pipe classes where necessary, following AS3725-2007 guidelines, at the contractor's expense.
- Where the depth of a manhole, gully or tank exceeds 1.2m, a step iron ladder shall be installed. Ladders shall conform with AS4198 and AS1657, respectively.
- The proposed stormwater labels indicate the stormwater catchment name, unless stated otherwise.
- For layout and pipework details, refer to the longitudinal sections. Consult the calculations tables for hydraulic design information.
- Levels and gradients at junctions with existing works may be varied as required to achieve a satisfactory connection and the contractor shall include the cost of this work in the tender price. Where new work joins existing, the work shall transition neatly with the pavement so that deviation from the line of a 3.0m straight edge shall be no greater than 10mm.
- All dimensions are in metres unless shown otherwise.



ENERGY SERVICE PROVIDERS

Note: Service locations are approximate only from provider plans. Locations are to be confirmed prior to the start of construction. Refer Before You Dig service location plans - available at www.byda.com.au

TELECOMMUNICATIONS SERVICE PROVIDERS

Note: Service locations are approximate only from provider plans. Locations are to be confirmed prior to the start of construction. Refer Before You Dig service location plans - available at www.byda.com.au

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

**Issued for Approval
Not for Construction**

Scale

Client
Bernoth Holdings Pty Ltd

Project
**Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba**

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.



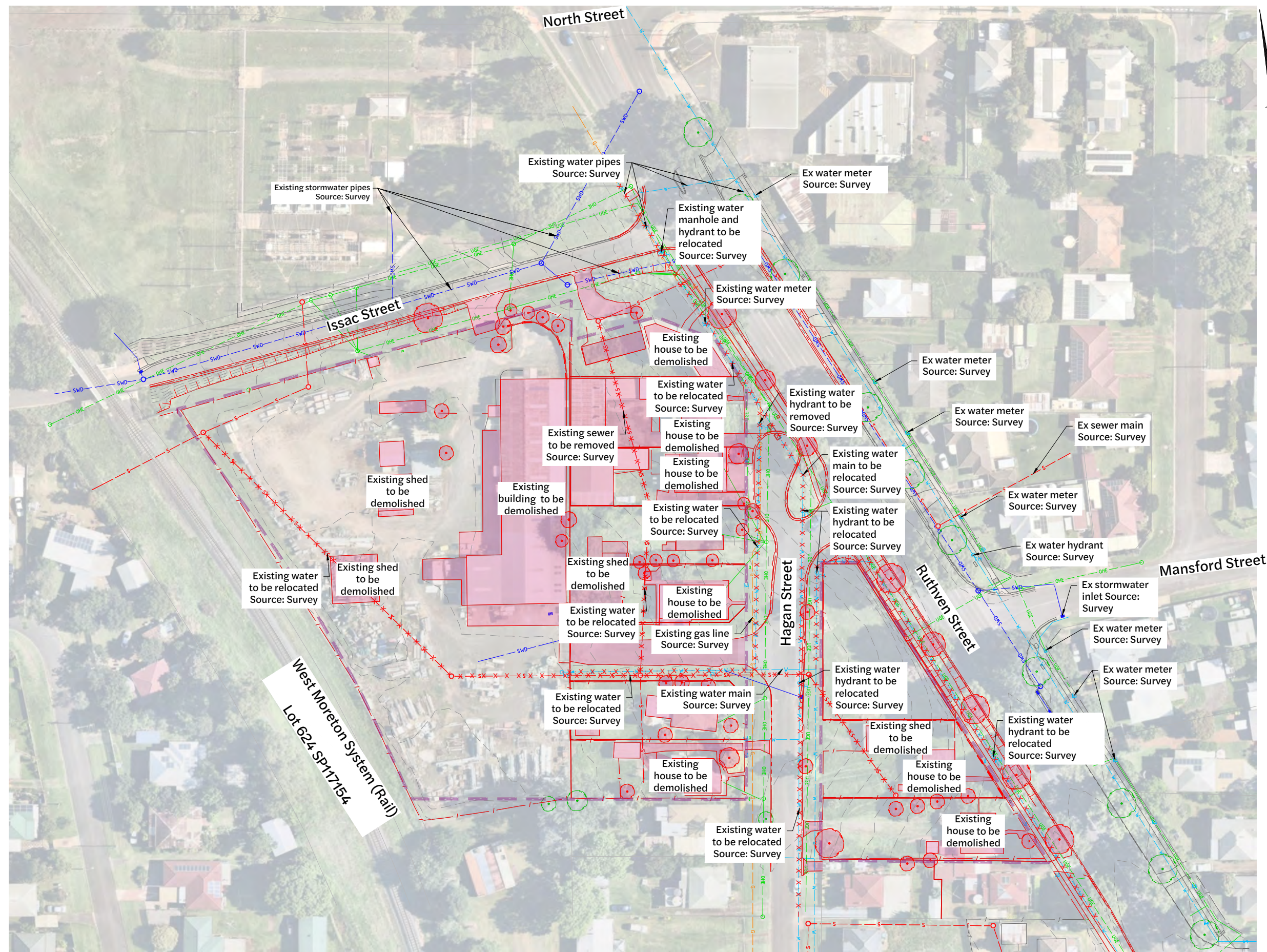
| Drawing Title | | |
|-------------------------------|---------------------------|----------------------|
| Standard Notes | | |
| Project No. C_25023 | Drawing No. 001 | Revision 3 |

Existing Legend

- Property Boundary
- 0.5 Existing Surface Contour
- Stormwater Drainage
- Sewer Line
- Water Line
- Gas Line
- Overhead Electrical
- Underground Telecommunications
- Fence
- Barrier Kerb & Channel
- Footpath
- Sewer Manhole
- Stormwater Manhole
- Tree Structural Root Zone (SRZ) by Arborist (to remain)

Proposed Legend

- Site Boundary
- Property Boundary
- Demolition Area
- Existing feature to be removed
- Tree Structural Root Zone (SRZ) by Arborist (to remove)
- Masonry Retaining Wall
- Batter Top
- Sewer Line to be Removed
- Water Line to be Removed
- Stormwater Line to be Removed



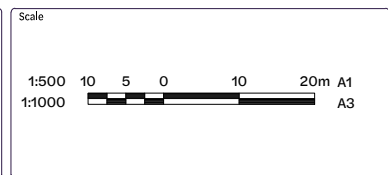
Existing Features and Demolition Layout Plan

1:500 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code | Status |
|---------|--|
| | Issued for Approval Not for Construction |

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Project
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| Drawing Title | | |
|---|---------------------------|----------------------|
| Existing Features and Demolition Layout Plan | | |
| Project No. C_25023 | Drawing No. 010 | Revision 3 |

FILE: G:\MYP DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A1_MODEL\AUTOCAD\C_25023_010_EXISTING FEATURES AND DEMOLITION LAYOUT PLAN.DWG LAST SAVED BY: JONJE

Existing Legend

- Property Boundary
- Existing Surface Contour
- Stormwater Drainage
- Sewerage Reticulation
- Water Reticulation
- Gas
- Overhead Electrical
- Underground Telecommunications
- Fence
- Barrier Kerb & Channel
- Footpath
- Sewer Manhole
- Stormwater Manhole
- Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

- Site Boundary
- Design Surface Contour Major
- Design Surface Contour Minor
- Retaining Wall

Bulk Earthworks Legend

Hatching from Existing surface to Design surface

| Cut | | Fill | |
|-----|-------------|------|-------------|
| | > 5.0m | | > 5.0m |
| | 2.0 to 5.0m | | 2.0 to 5.0m |
| | 1.0 to 2.0m | | 1.0 to 2.0m |
| | 0.0 to 1.0m | | 0.0 to 1.0m |

Earthworks Schedule

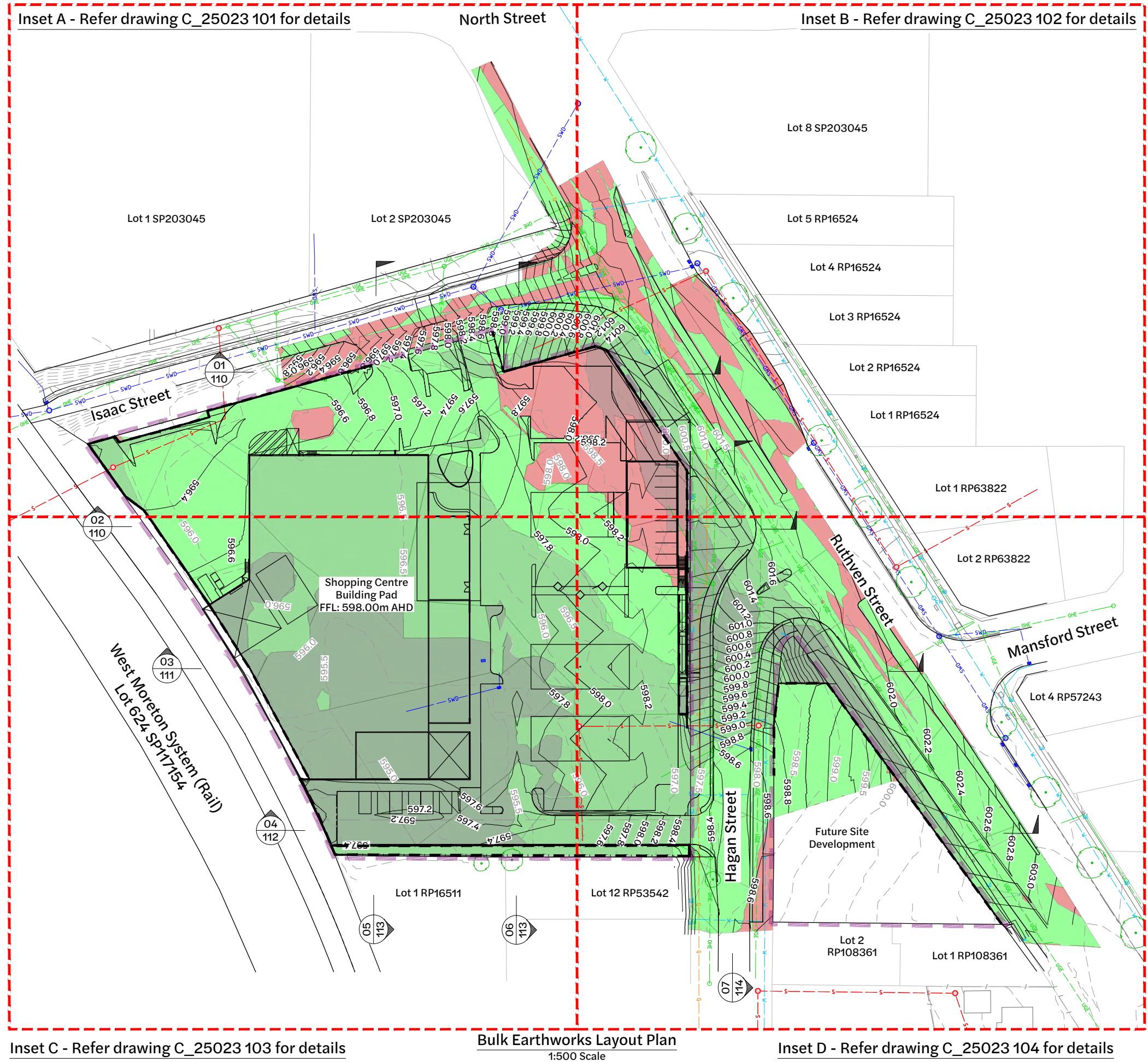
Volumes measured from Existing Surface to Design Surface (depth varies, refer * below)

| Type | Volume (m ³) |
|----------------------|--------------------------|
| Cut | -998.4* |
| Fill | 23,045* |
| Total Balance | 22,046* |

*Assume no strip and no pavement allowance.

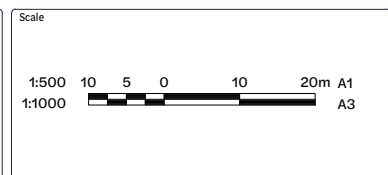
Note:

Notwithstanding that existing services may or may not be shown on the job drawings, no responsibility is taken by the Superintendent or the Principal for this information which has been supplied by others. The details are provided for information only. The Contractor shall ascertain the position of any underground services in this area and shall be responsible for making good any damage thereto.



| Revision | Date | Issue Details | Drawn | Designed | QR Code | Status |
|----------|----------|-----------------------------|-------|----------|---------|--|
| 1 | 31.03.25 | Issued for Information | MD | RTH | | Issued for Approval Not for Construction |
| 2 | 1.05.25 | Issued for Approval | PD | NR | | |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR | | |
| 4 | 19.12.25 | Issued for Approval | PD | JE | | |
| 5 | 22.01.26 | Issued for Approval | VK | VK | | |

Issued for Approval
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Client
Bernoeth Holdings Pty Ltd













Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.


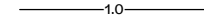
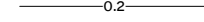











| Drawing Title | | |
|---|---------------------------|----------------------|
| Bulk Earthworks Layout Plan (Sheet 1 of 5) | | |
| Project No. C_25023 | Drawing No. 100 | Revision 5 |

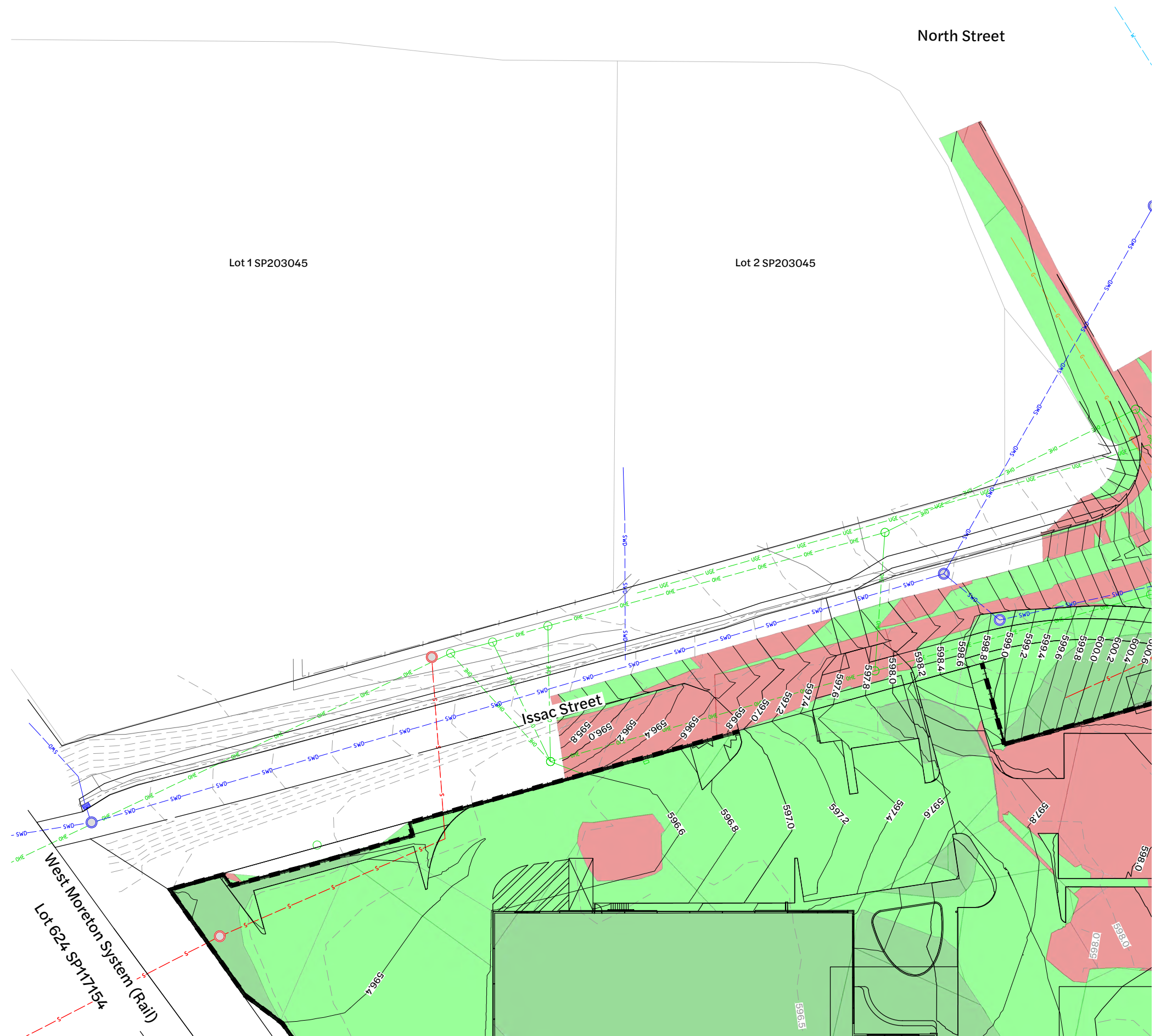
Existing Legend

-  Property Boundary
-  Existing Surface Contour 0.5
-  Stormwater Drainage
-  Sewerage Reticulation
-  Gas
-  Overhead Electrical
-  Underground Telecommunications
-  Fence
-  Barrier Kerb & Channel
-  Footpath
-  Sewer Manhole
-  Stormwater Manhole

Proposed Legend

-  Site Boundary
-  Design Surface Contour Major 1.0
-  Design Surface Contour Minor 0.2
-  Retaining Wall

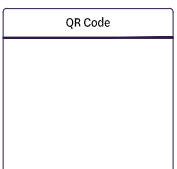
| Bulk Earthworks Legend | |
|---|--|
| Hatching from Existing surface to Design surface | |
| Cut | Fill |
|  > 5.0m |  > 5.0m |
|  2.0 to 5.0m |  2.0 to 5.0m |
|  1.0 to 2.0m |  1.0 to 2.0m |
|  0.0 to 1.0m |  0.0 to 1.0m |



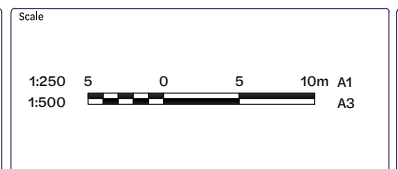
Note:
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Inset A - Bulk Earthworks Layout Plan
 1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |



Issued for Approval
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Client
 Bernoth Holdings Pty Ltd

Project
 Hagan Street, Isaac Street
 and Ruthven Street
 North Toowoomba



| Drawing Title | | |
|--|--------------------|---------------|
| Bulk Earthworks Layout Plan (Sheet 2 of 5) | | |
| Project No. C_25023 | Drawing No. 101 | Revision 4 |

FILE G:\MY DRIVE\PROJECTS\2025 - RUTHVEN STREET NORTH TOOWOOMBA\4. MODEL\AUTOCAD\C_25023\101_BULK EARTHWORKS LAYOUT PLAN\DWG\LAST SAVED BY:CNTE

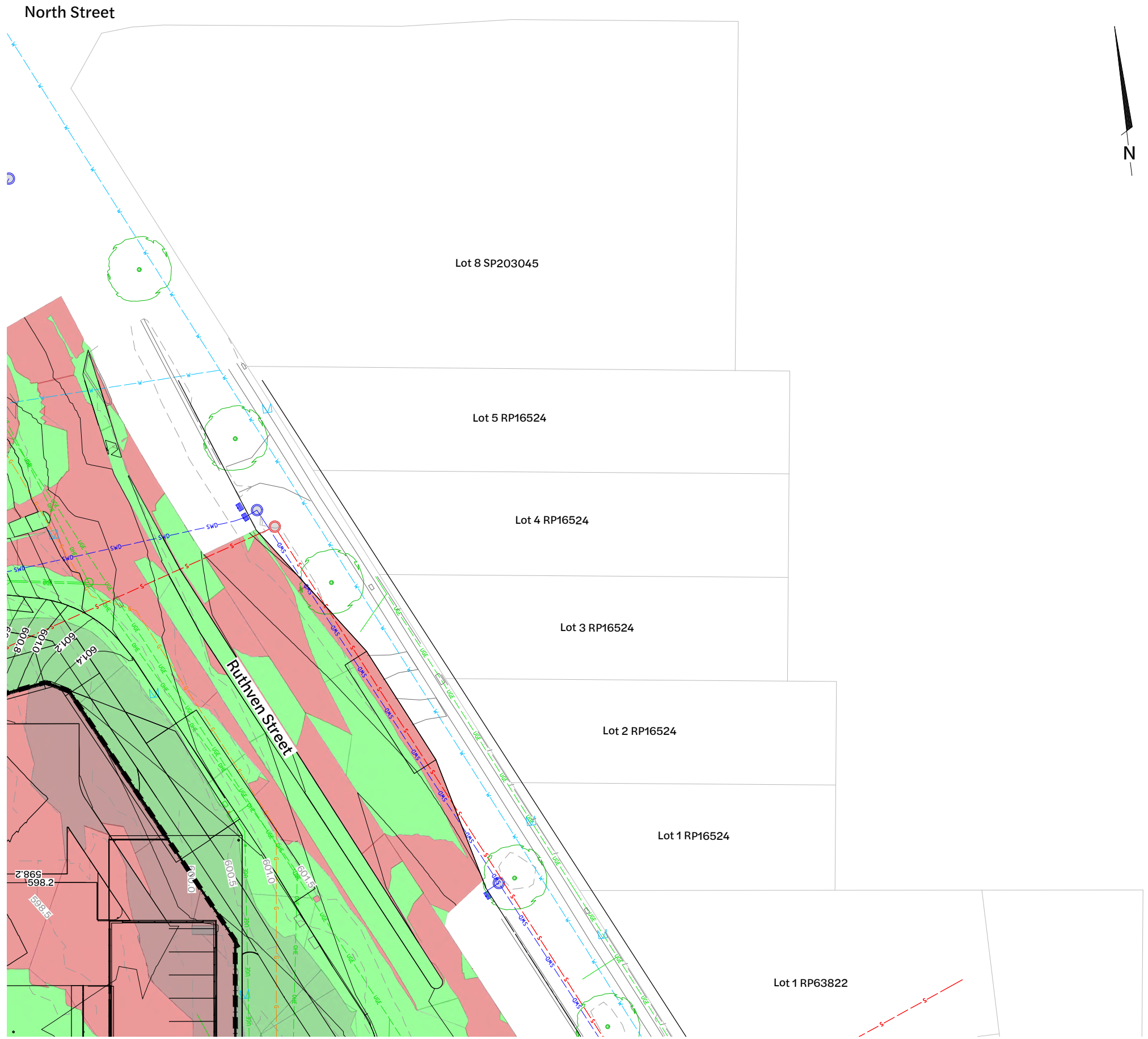
Existing Legend

- Property Boundary
- Existing Surface Contour 0.5
- Stormwater Drainage
- Sewerage Reticulation
- Water Reticulation
- Gas
- Overhead Electrical
- Underground Telecommunications
- Fence
- Barrier Kerb & Channel
- Footpath
- Sewer Manhole
- Stormwater Manhole
- Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

- Site Boundary
- Design Surface Contour Major 1.0
- Design Surface Contour Minor 0.2
- Retaining Wall

| Bulk Earthworks Legend | |
|--|-------------|
| Hatching from Existing surface to Design surface | |
| Cut | Fill |
| > 5.0m | > 5.0m |
| 2.0 to 5.0m | 2.0 to 5.0m |
| 1.0 to 2.0m | 1.0 to 2.0m |
| 0.0 to 1.0m | 0.0 to 1.0m |



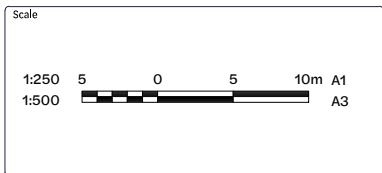
Inset B - Bulk Earthworks Layout Plan
1:250 Scale

Note:
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| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
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| |

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Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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| Drawing Title | | |
|---|---------------------------|----------------------|
| Bulk Earthworks Layout Plan (Sheet 3 of 5) | | |
| Project No. C_25023 | Drawing No. 102 | Revision 4 |

FILE G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\HAGAN MODEL\AUTOCAD\C_25023_102_BULK EARTHWORKS LAYOUT PLAN.DWG LAST SAVED BY:CNTE

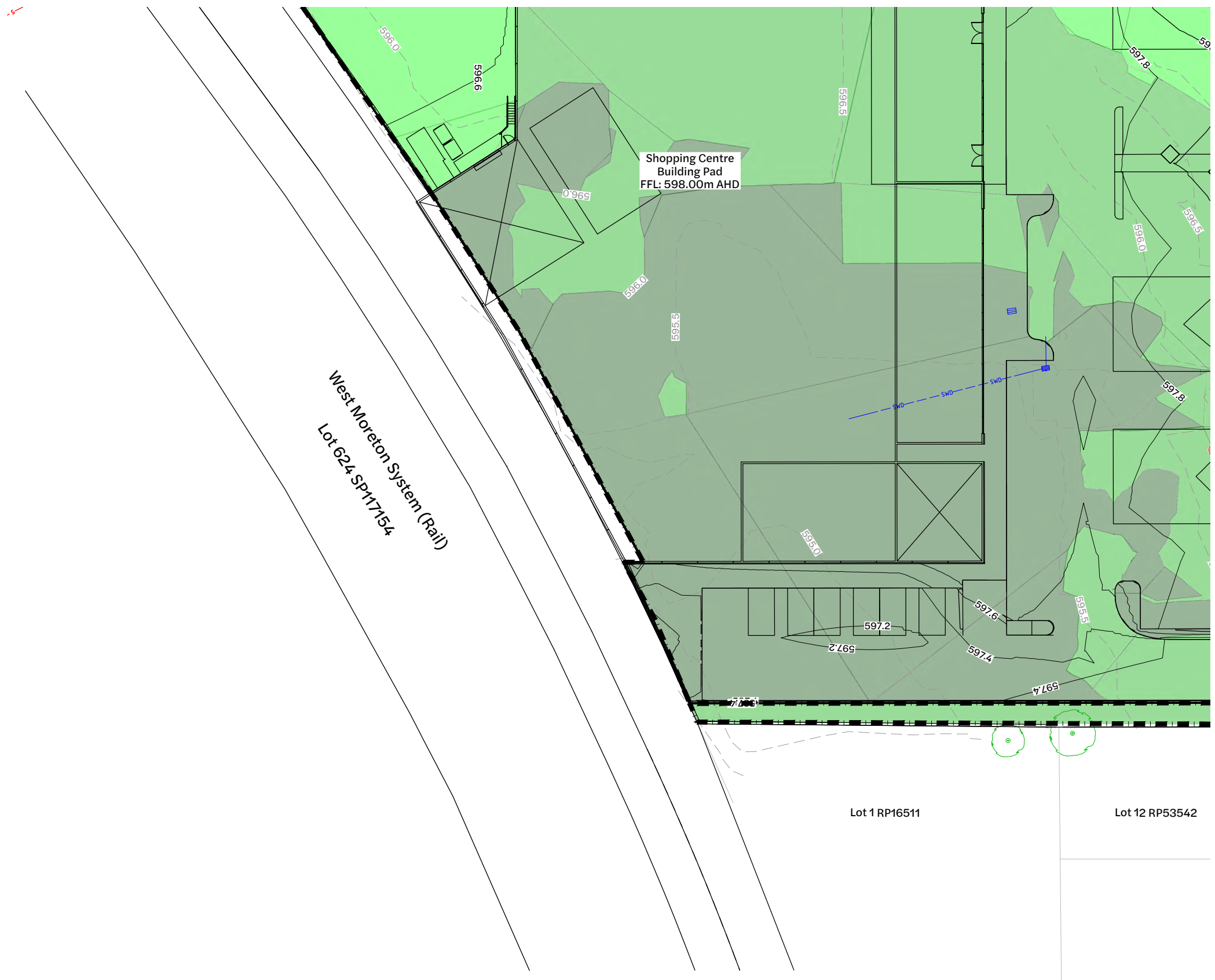
Existing Legend

- Property Boundary
- - - 0.5 Existing Surface Contour
- - - SWD Stormwater Drainage
- Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

- Site Boundary
- 1.0 Design Surface Contour Major
- 0.2 Design Surface Contour Minor
- ▬ Retaining Wall

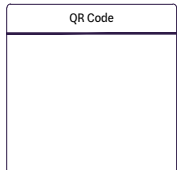
| Bulk Earthworks Legend | |
|--|-------------|
| Hatching from Existing surface to Design surface | |
| Cut | Fill |
| > 5.0m | > 5.0m |
| 2.0 to 5.0m | 2.0 to 5.0m |
| 1.0 to 2.0m | 1.0 to 2.0m |
| 0.0 to 1.0m | 0.0 to 1.0m |



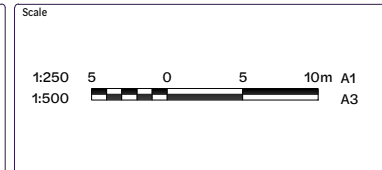
Note:
 Notwithstanding that existing services may or may not be shown on the job drawings, no responsibility is taken by the Superintendent or the Principal for this information which has been supplied by others. The details are provided for information only. The Contractor shall ascertain the position of any underground services in this area and shall be responsible for making good any damage thereto.

Inset C - Bulk Earthworks Layout Plan
 1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |
| 5 | 22.01.26 | Issued for Approval | VK | VK |



Issued for Approval
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Client
 Bernoth Holdings Pty Ltd

Project
 Hagan Street, Isaac Street and Ruthven Street North Toowoomba



| | | |
|--|---------------------------|----------------------|
| Drawing Title Bulk Earthworks Layout Plan (Sheet 4 of 5) | | |
| Project No. C_25023 | Drawing No. 103 | Revision 5 |

Existing Legend

- Property Boundary
- 0.5 Existing Surface Contour
- Stormwater Drainage
- Sewerage Reticulation
- Water Reticulation
- Gas
- Overhead Electrical
- Underground Telecommunications
- Fence
- Barrier Kerb & Channel
- Footpath
- Sewer Manhole
- Stormwater Manhole
- Tree Structural Root Zone (SRZ) by Arborist(to remain)

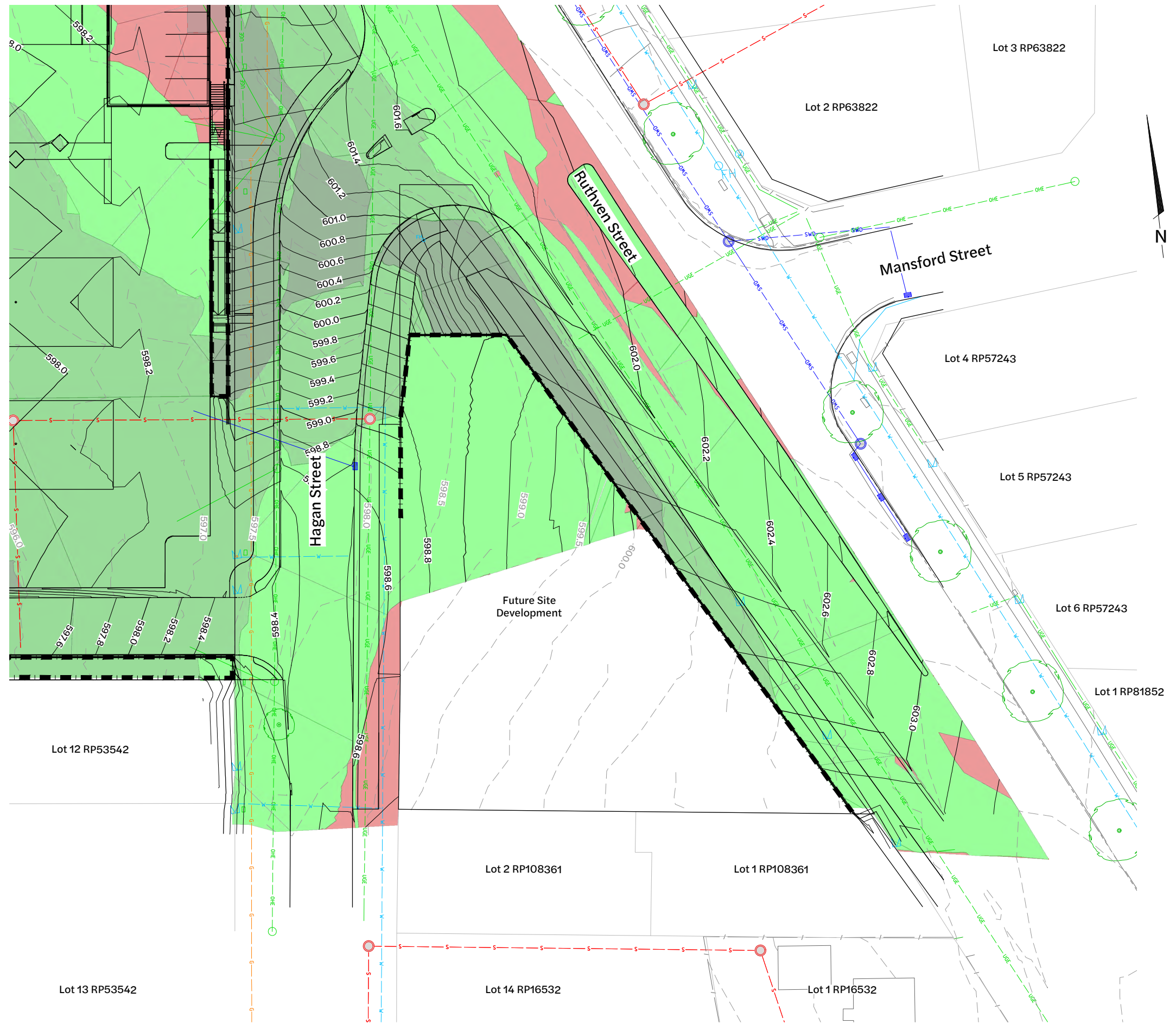
Proposed Legend

- Site Boundary
- 1.0 Design Surface Contour Major
- 0.2 Design Surface Contour Minor
- Retaining Wall

Bulk Earthworks Legend

Hatching from Existing surface to Design surface

| Cut | | Fill | |
|-----|-------------|------|-------------|
| | > 5.0m | | > 5.0m |
| | 2.0 to 5.0m | | 2.0 to 5.0m |
| | 1.0 to 2.0m | | 1.0 to 2.0m |
| | 0.0 to 1.0m | | 0.0 to 1.0m |



Inset D - Bulk Earthworks Layout Plan
1:250 Scale

Note:
Notwithstanding that existing services may or may not be shown on the job drawings, no responsibility is taken by the Superintendent or the Principal for this information which has been supplied by others. The details are provided for information only. The Contractor shall ascertain the position of any underground services in this area and shall be responsible for making good any damage thereto.

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |
| 5 | 22.01.26 | Issued for Approval | VK | VK |

| QR Code | Status |
|---------|--|
| | Issued for Approval Not for Construction |

| Scale |
|----------------|
| 1:250 1:500 |

| Client |
|---------------------------|
| Bernoeth Holdings Pty Ltd |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |

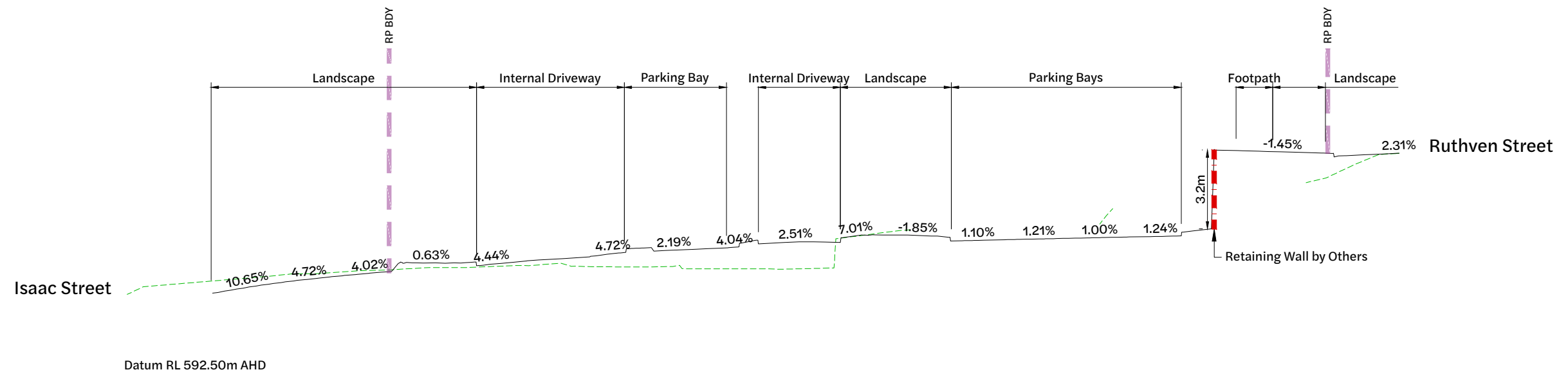
| Disclaimer |
|--|
| All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale. |



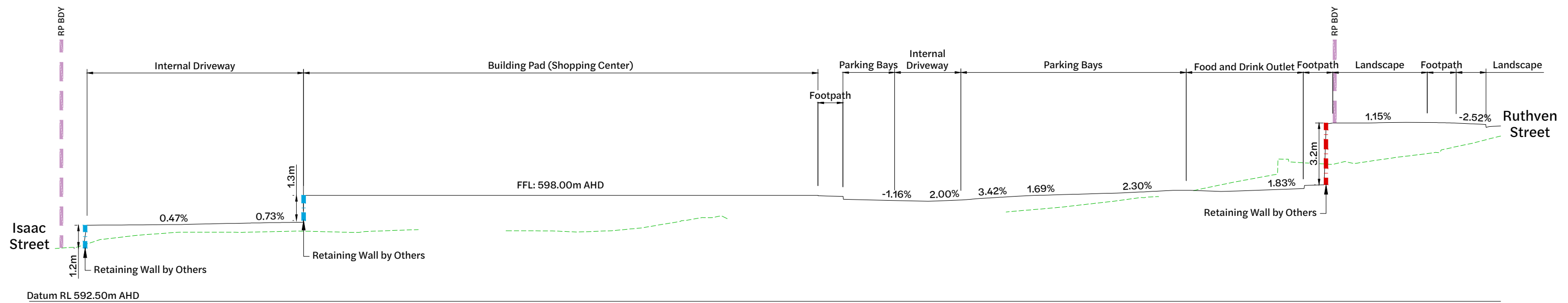
| Drawing Title | | |
|--|--------------------|---------------|
| Bulk Earthworks Layout Plan (Sheet 5 of 5) | | |
| Project No. C_25023 | Drawing No. 104 | Revision 5 |

Legend

- Existing Surface
- Design Surface
- Site Boundary
- Retaining Wall (1.0m - 2.0m)
- Retaining Wall (> 3.0m)



Section 01
 Horizontal: 1:200
 Vertical: 1:100

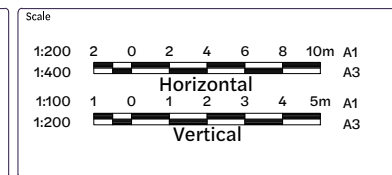


Section 02
 Horizontal: 1:200
 Vertical: 1:100

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
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Client
 Bernoth Holdings Pty Ltd

Project
 Hagan Street, Isaac Street and Ruthven Street North Toowoomba

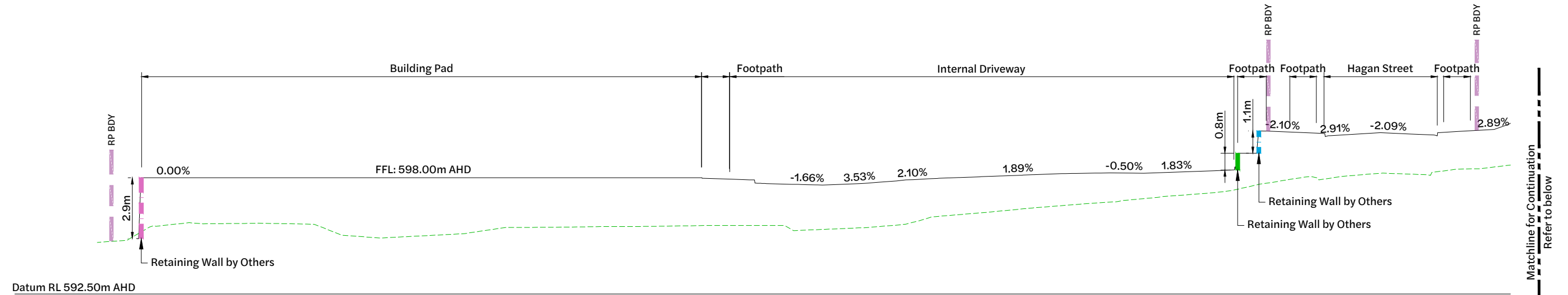
Disclaimer
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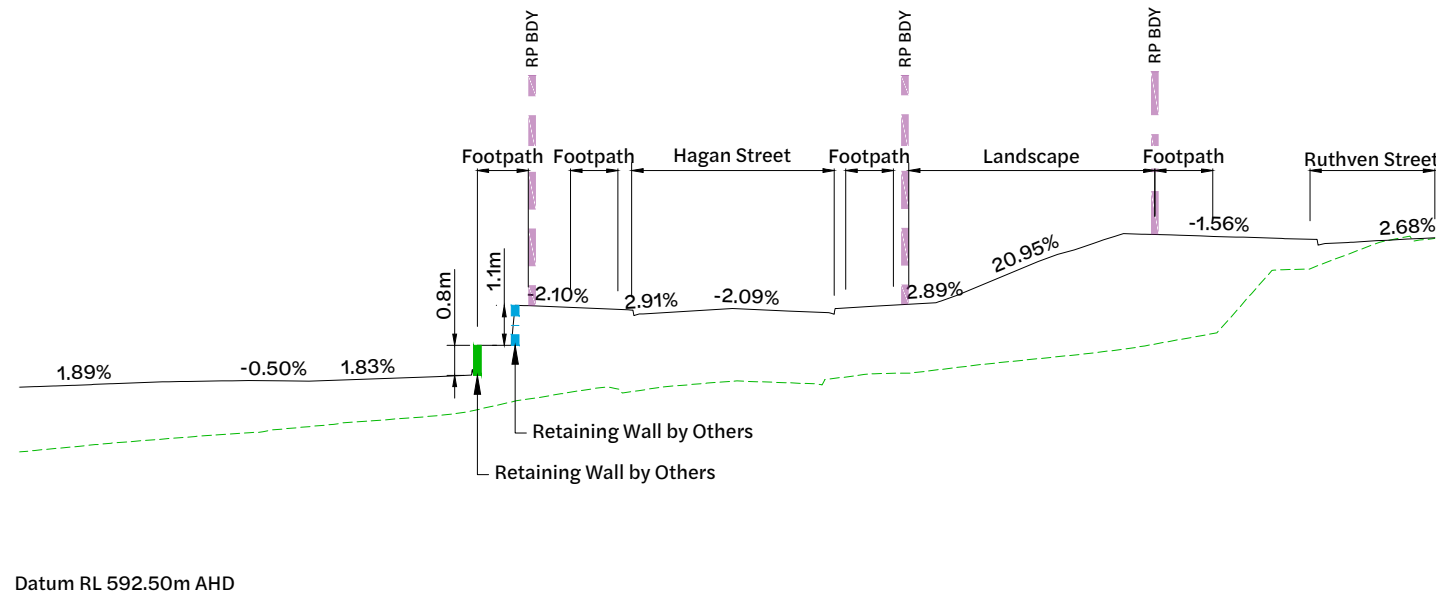
| Drawing Title | | |
|--|--------------------|---------------|
| Bulk Earthworks Sections (Sheet 1 of 5) | | |
| Project No. C_25023 | Drawing No. 110 | Revision 4 |

Legend

- - - - - Existing Surface
- Design Surface
- - - - - Site Boundary
- - - - - Retaining Wall (0.0m - 1.0m)
- - - - - Retaining Wall (1.0m - 2.0m)
- - - - - Retaining Wall (2.0m - 3.0m)



Section 03
 Horizontal: 1:200
 Vertical: 1:100



Section 03
 Horizontal: 1:200
 Vertical: 1:100

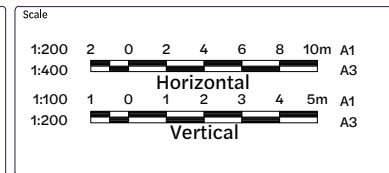
Matchline for Continuation
Refer to below

Matchline for Continuation
Refer to above

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
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| |

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Project
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 and Ruthven Street
 North Toowoomba

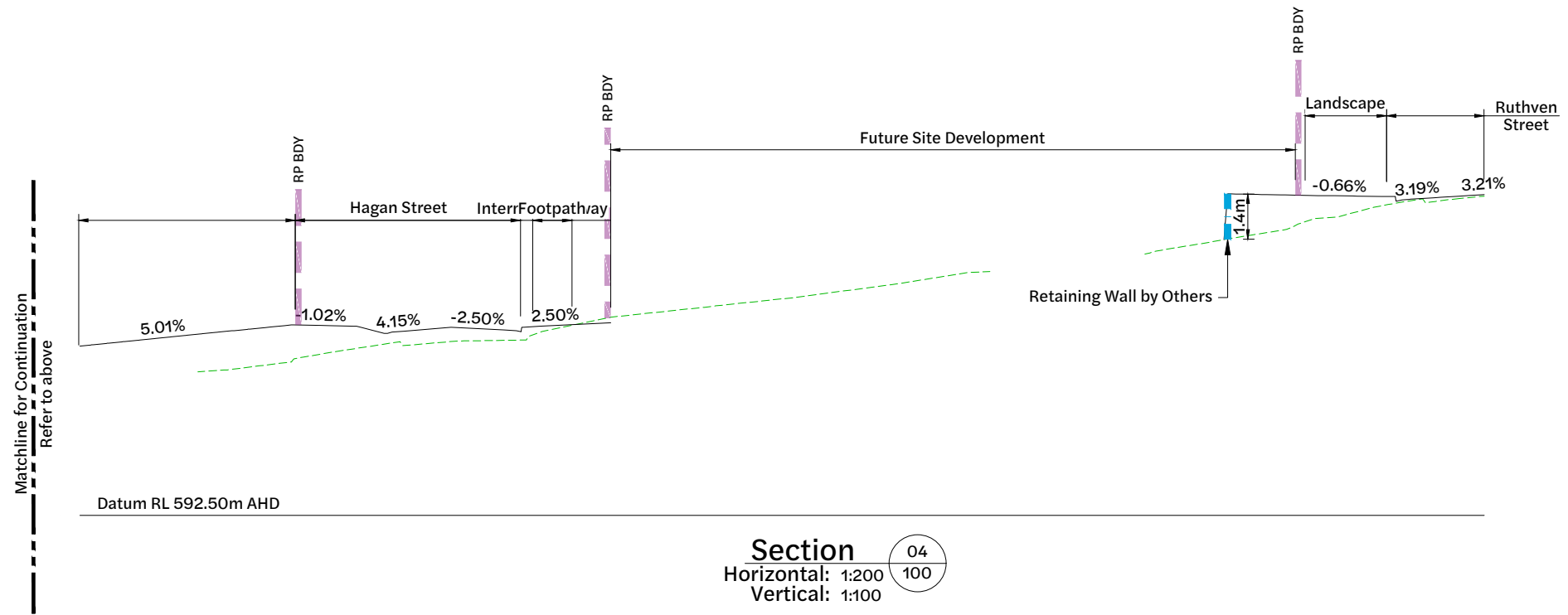
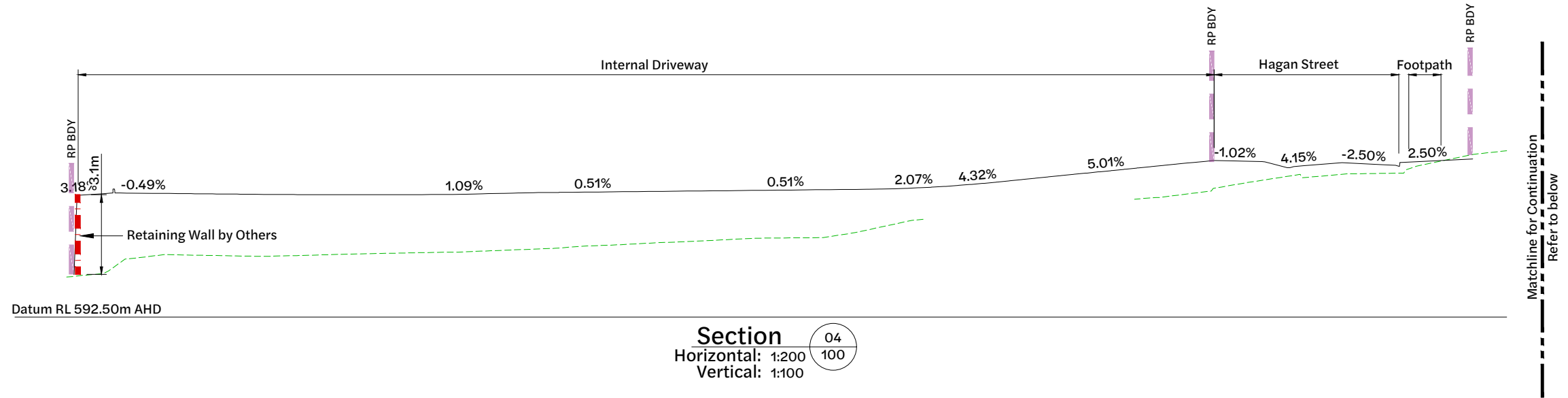
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| Drawing Title | | |
|--|---------------------------|----------------------|
| Bulk Earthworks Sections (Sheet 2 of 5) | | |
| Project No. C_25023 | Drawing No. 111 | Revision 4 |

Legend

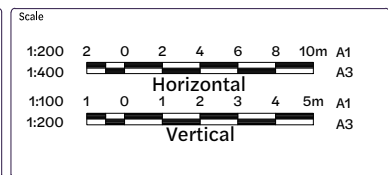
- Existing Surface
- Design Surface
- Site Boundary
- Retaining Wall (1.0m - 2.0m)
- Retaining Wall (> 3.0m)



| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client

Bernoth Holdings Pty Ltd

Project

**Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba**

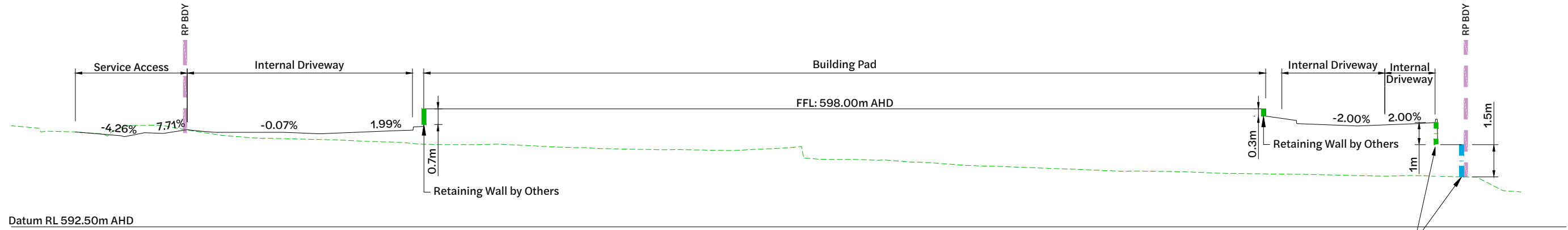
Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.



| Drawing Title | | |
|--|-------------|----------|
| Bulk Earthworks Sections (Sheet 3 of 5) | | |
| Project No. | Drawing No. | Revision |
| C_25023 | 112 | 4 |

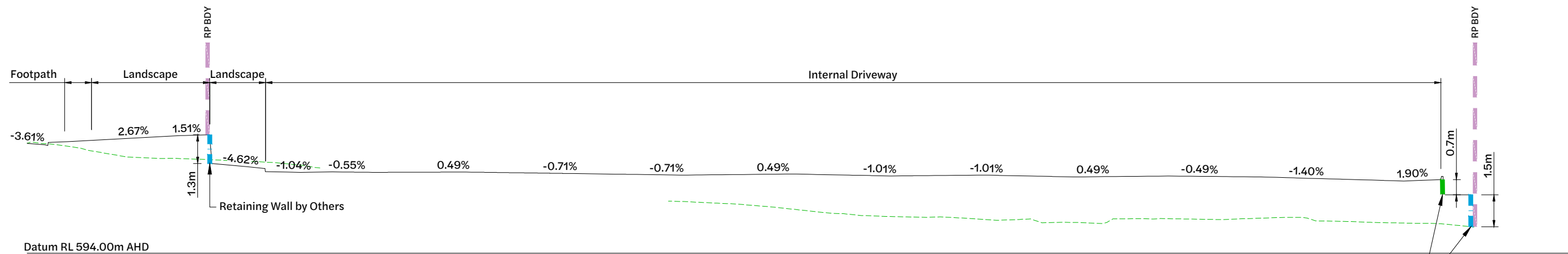
Legend

- - - - - Existing Surface
- _ _ _ _ _ Design Surface
- - - - - Site Boundary
- - - - - Retaining Wall (0.0m - 1.0m)
- - - - - Retaining Wall (1.0m - 2.0m)
- - - - - Retaining Wall (2.0m - 3.0m)



Section 05
Horizontal: 1:200
Vertical: 1:100

Tiered Retaining Wall in accordance with Architectural and Landscaping requirements



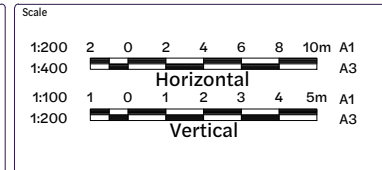
Section 06
Horizontal: 1:200
Vertical: 1:100

Tiered Retaining Wall in accordance with Architectural and Landscaping requirements

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |
| 5 | 22.01.26 | Issued for Approval | VK | VK |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client: **Bernoth Holdings Pty Ltd**

Project: **Hagan Street, Isaac Street and Ruthven Street North Toowoomba**

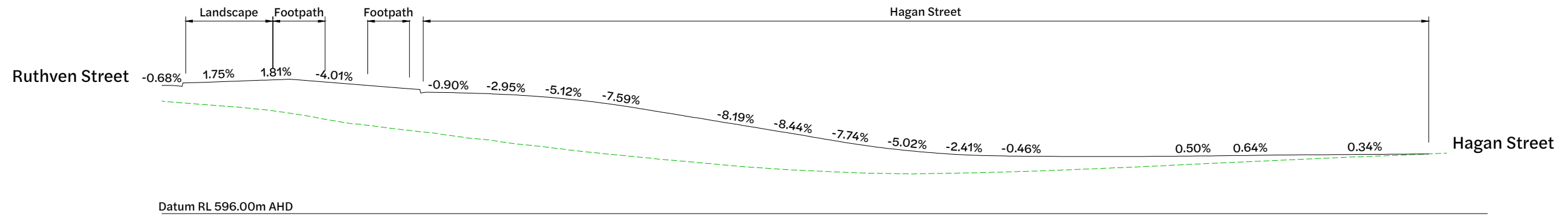


| Drawing Title | | |
|--|---------------------------|----------------------|
| Bulk Earthworks Sections (Sheet 4 of 5) | | |
| Project No. C_25023 | Drawing No. 113 | Revision 5 |

FILE: Z:\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\BULK_EARTHWORKS_SECTION\DWG\LAST_SAVED_BY_VK.DWG

Legend

- - - - - Existing Surface
- Design Surface
- Site Boundary
- Retaining Wall (2.0m - 3.0m)

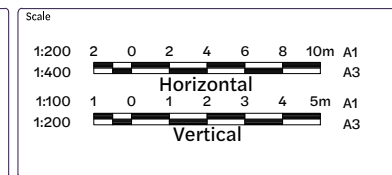


Section 07
 Horizontal: 1:200 100
 Vertical: 1:100

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client

Bernoth Holdings Pty Ltd

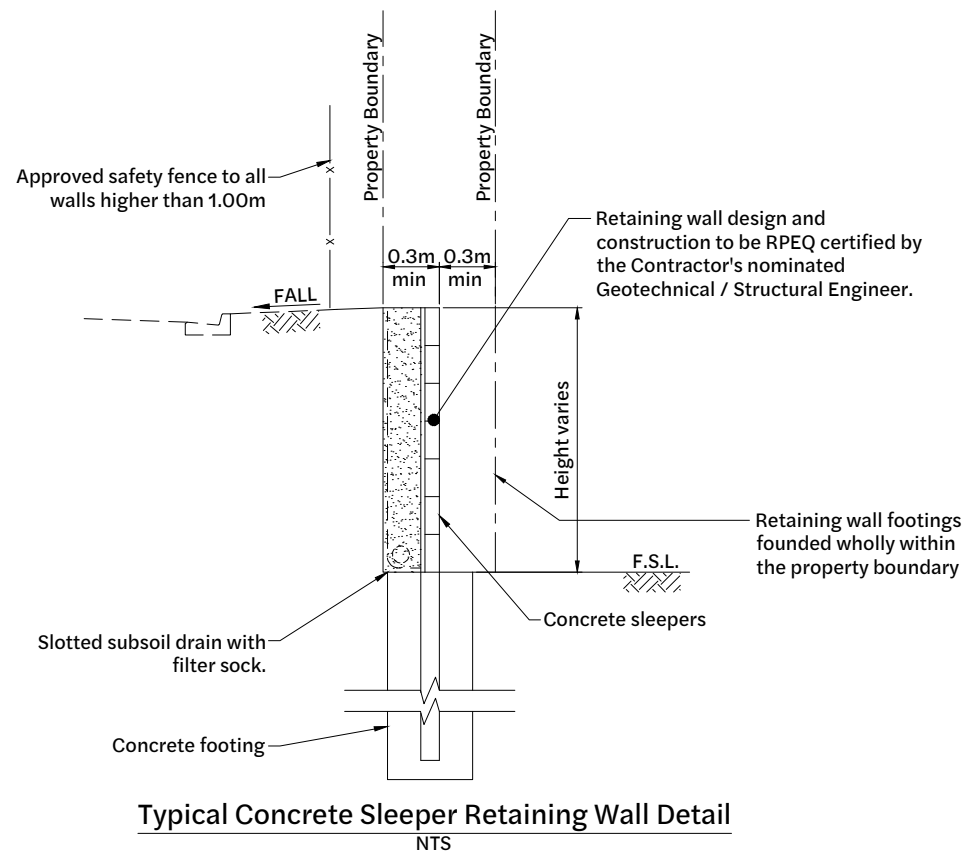
Project

**Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba**

Disclaimer
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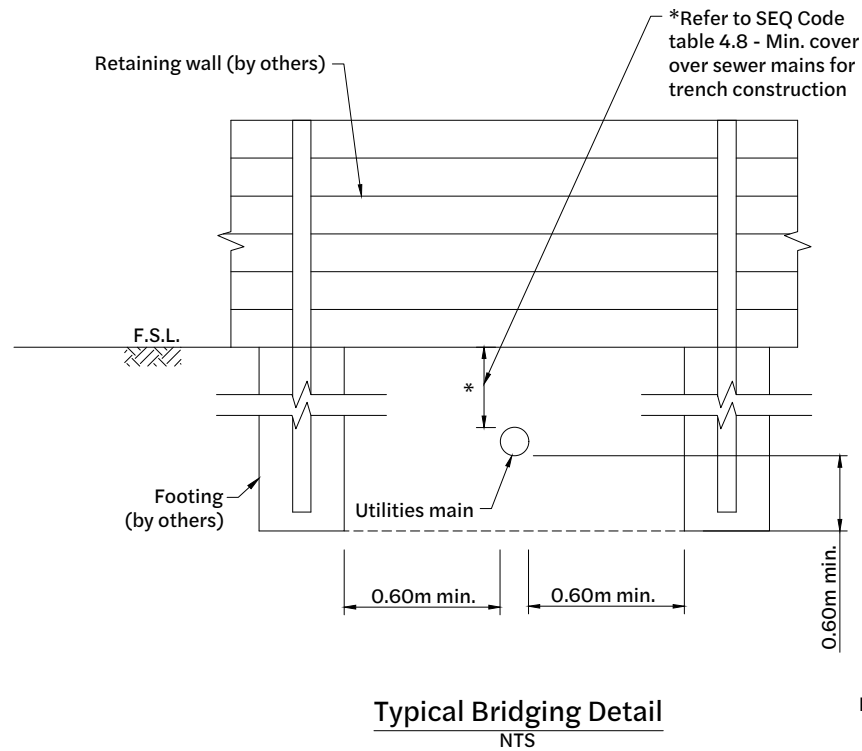
| Drawing Title | | |
|--|--|-------------------------------------|
| Bulk Earthworks Sections (Sheet 5 of 5) | | |
| <small>Project No.</small> C_25023 | <small>Drawing No.</small> 114 | <small>Revision</small> 4 |



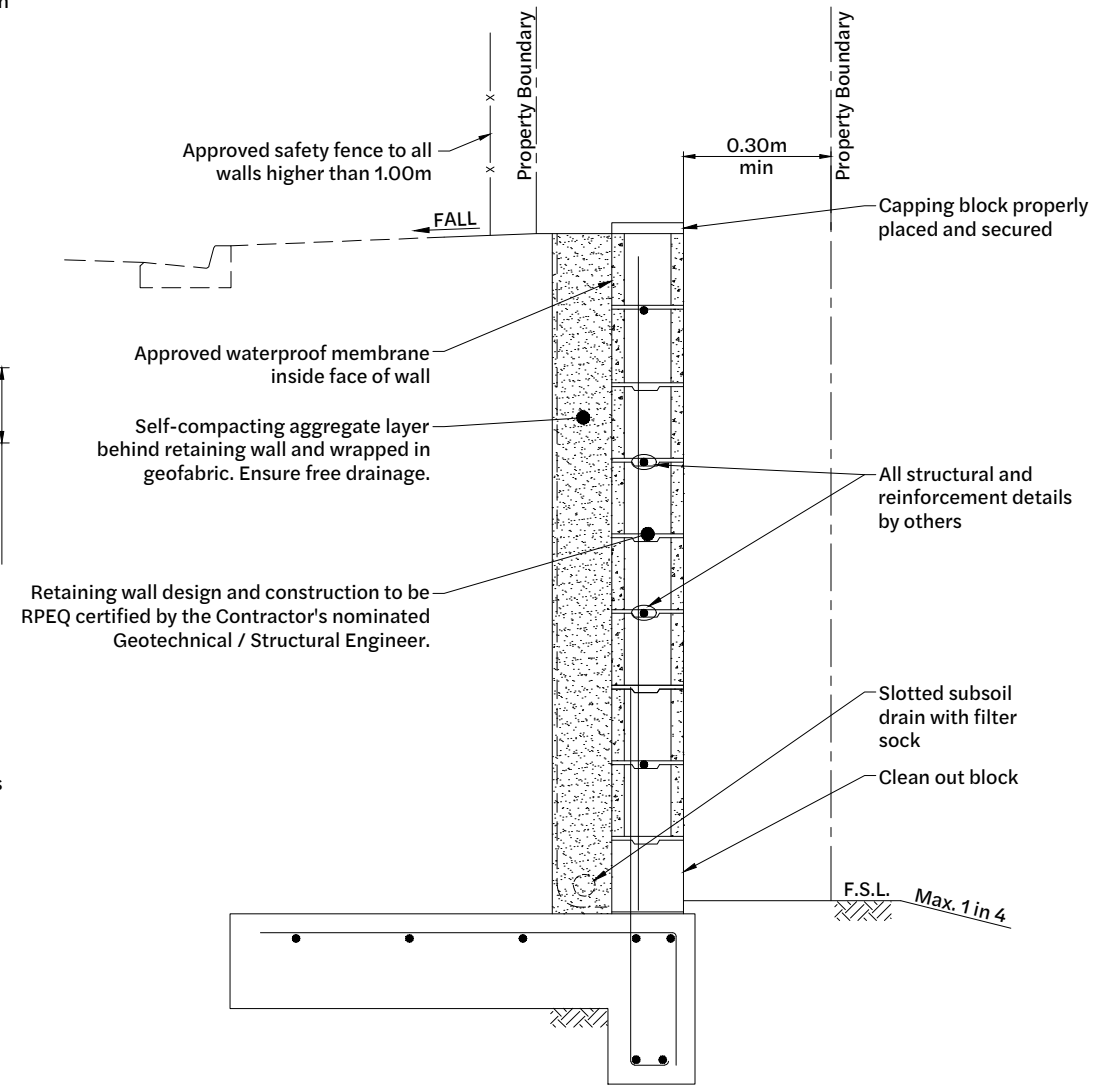
Typical Concrete Sleeper Retaining Wall Detail
NTS

Minimum Design Requirements - Sleeper Wall

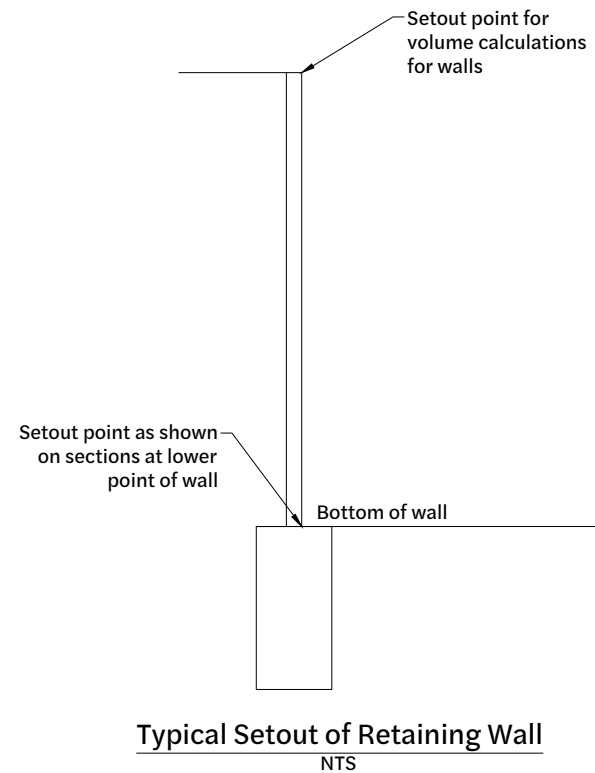
- Surcharge traffic loading on backfill : 20kPa
- Surcharge non-traffic loading on backfill : 5kPa
- Post and footing design to allow for acoustic fence / guardrail requirements
- Guard rail and footing as specified by structural engineer
- Max 1V:2H temporary slope behind wall
- Max 1V:3H permanent slope behind wall
- Max height per Geotechnical supervision



Typical Bridging Detail
NTS



Typical Blockwork Retaining Wall Detail
NTS



Typical Setout of Retaining Wall
NTS

Note:
Notwithstanding that existing services may or may not be shown on the job drawings, no responsibility is taken by the Superintendent or the Principal for this information which has been supplied by others. The details are provided for information only. The Contractor shall ascertain the position of any underground services in this area and shall be responsible for making good any damage thereto.

- Notes:**
1. This drawing does not represent structural details of any proposed retaining structures. Retaining wall design and construction to be RPEQ certified by the Contractor's nominated Geotechnical / Structural Engineer.
 2. Contractor to provide structural certification for retaining walls design and construction.
 3. Provide approved safety fence to all walls higher than 1.0m.
 4. All retaining wall footings to be located a minimum 1.0m horizontally clear of the roofwater and sewer and be taken a minimum of 0.3m below the zone of influence.

| | | | | | | | | | | | | |
|----------|----------|------------------------|-------|----------|---------|---|-------|--------------------------|---|-------------|-------------|----------|
| Revision | Date | Issue Details | Drawn | Designed | QR Code | Status | Scale | Client | Project | Project No. | Drawing No. | Revision |
| 1 | 31.03.25 | Issued for Information | MD | RTH | | Issued for Approval Not for Construction | | Bernoth Holdings Pty Ltd | Hagan Street, Isaac Street and Ruthven Street North Toowoomba | C_25023 | 130 | 1 |



**Bulk Earthworks
Notes and Details**

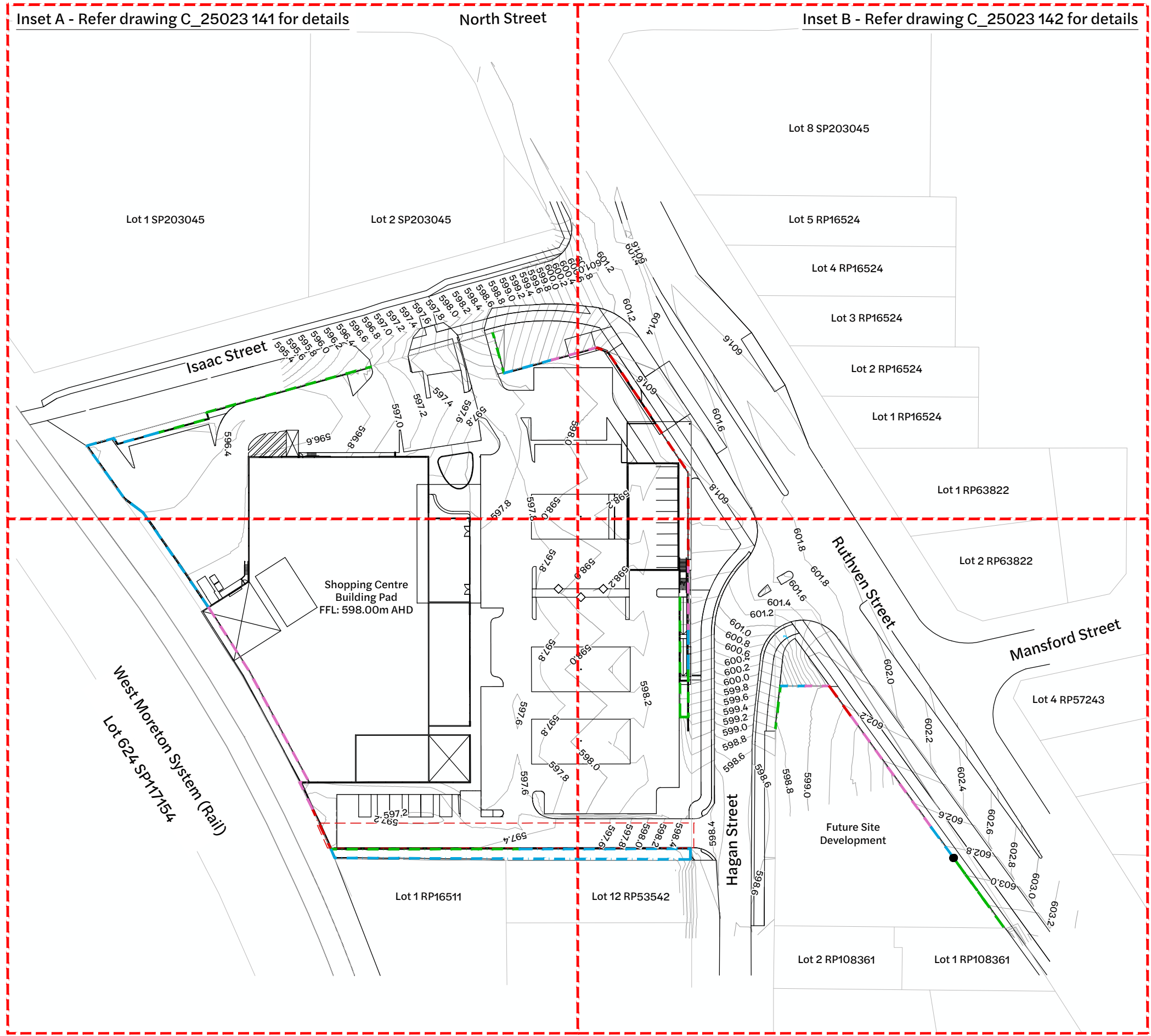
Project No. C_25023
Drawing No. 130
Revision 1

Existing Legend

Property Boundary

Proposed Legend

- Site Boundary
- 1.0 Design Surface Contour Major
- 0.2 Design Surface Contour Minor
- Retaining Wall (0.0m - 1.0m)
- Retaining Wall (1.0m - 2.0m)
- Retaining Wall (2.0m - 3.0m)
- Retaining Wall (> 3.0m)
- - - Easement



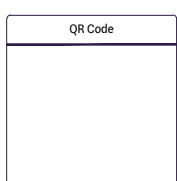
Note:
Notwithstanding that existing services may or may not be shown on the job drawings, no responsibility is taken by the Superintendent or the Principal for this information which has been supplied by others. The details are provided for information only. The Contractor shall ascertain the position of any underground services in this area and shall be responsible for making good any damage thereto.

Inset C - Refer drawing C_25023 143 for details

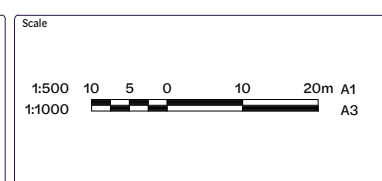
Retaining Wall Layout Plan
1:500 Scale

Inset D - Refer drawing C_25023 144 for details

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |
| 5 | 22.01.26 | Issued for Approval | VK | VK |



Status
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba



| | | |
|--|--------------------|---------------|
| Drawing Title Retaining Wall Layout Plan (Sheet 1 of 5) | | |
| Project No. C_25023 | Drawing No. 140 | Revision 5 |

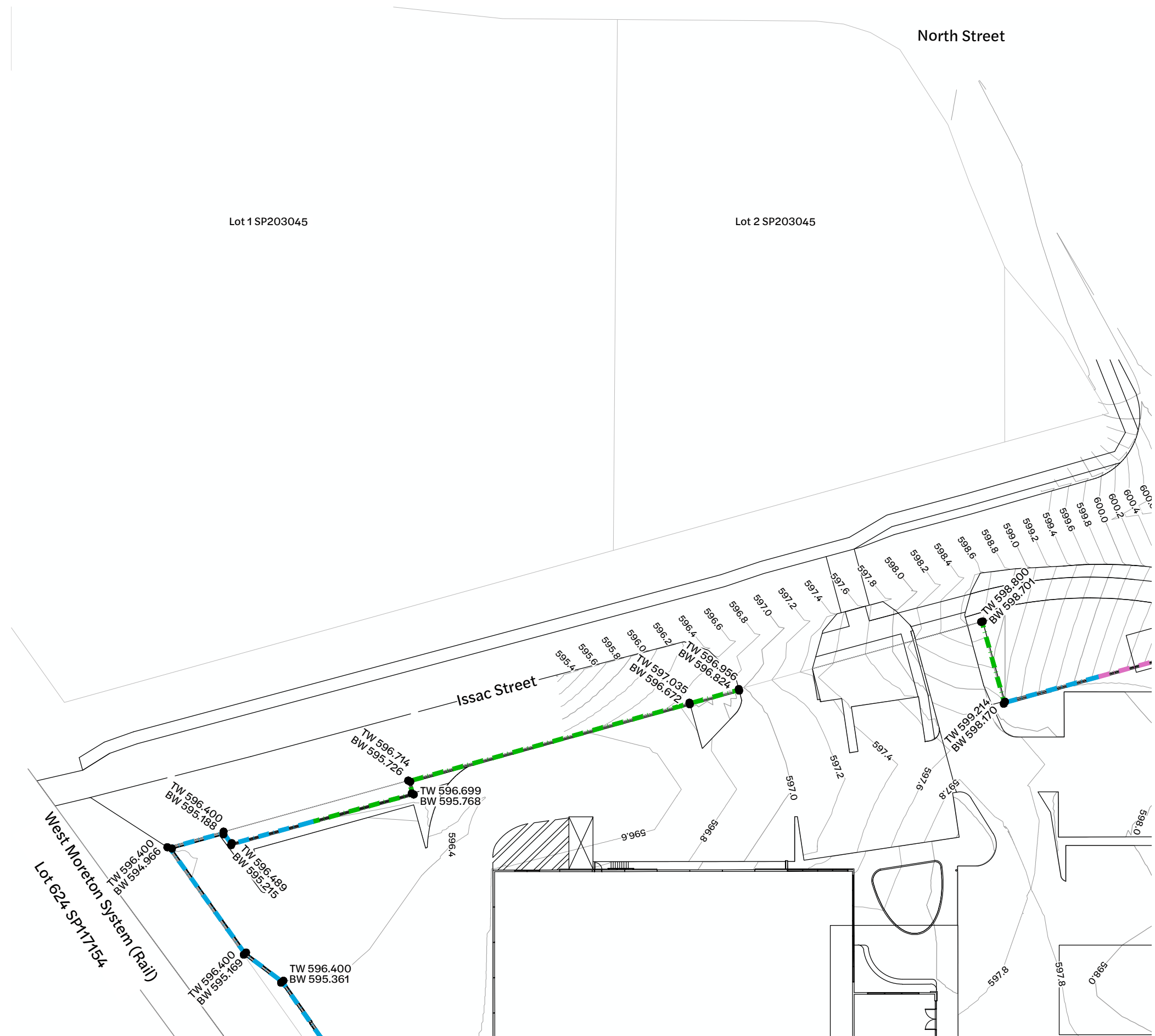
FILE: Z:\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A1_MODEL\AUTOCAD\C_25023_140_RETAINING WALL LAYOUT PLAN.DWG LAST SAVED BY: WVR

Existing Legend

Property Boundary

Proposed Legend

- Site Boundary
- Design Surface Contour Major
- Design Surface Contour Minor
- Retaining Wall (0.0m - 1.0m)
- Retaining Wall (1.0m - 2.0m)
- Retaining Wall (2.0m - 3.0m)



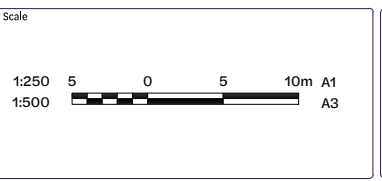
Note:
Notwithstanding that existing services may or may not be shown on the job drawings, no responsibility is taken by the Superintendent or the Principal for this information which has been supplied by others. The details are provided for information only. The Contractor shall ascertain the position of any underground services in this area and shall be responsible for making good any damage thereto.

Inset A - Retaining Wall Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

QR Code

Status
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba

Disclaimer
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Drawing Title
Retaining Wall Layout Plan
(Sheet 2 of 5)

Project No. **C_25023** Drawing No. **141** Revision **4**

Existing Legend

Property Boundary

Proposed Legend

- Site Boundary
- Design Surface Contour Major
- Design Surface Contour Minor
- Retaining Wall (2.0m - 3.0m)
- Retaining Wall (> 3.0m)

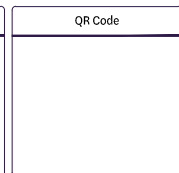
North Street



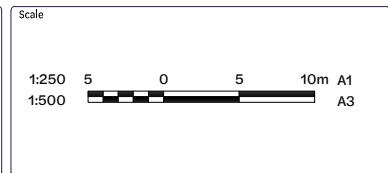
Note:
Notwithstanding that existing services may or may not be shown on the job drawings, no responsibility is taken by the Superintendent or the Principal for this information which has been supplied by others. The details are provided for information only. The Contractor shall ascertain the position of any underground services in this area and shall be responsible for making good any damage thereto.

Inset B - Retaining Wall Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |



Status
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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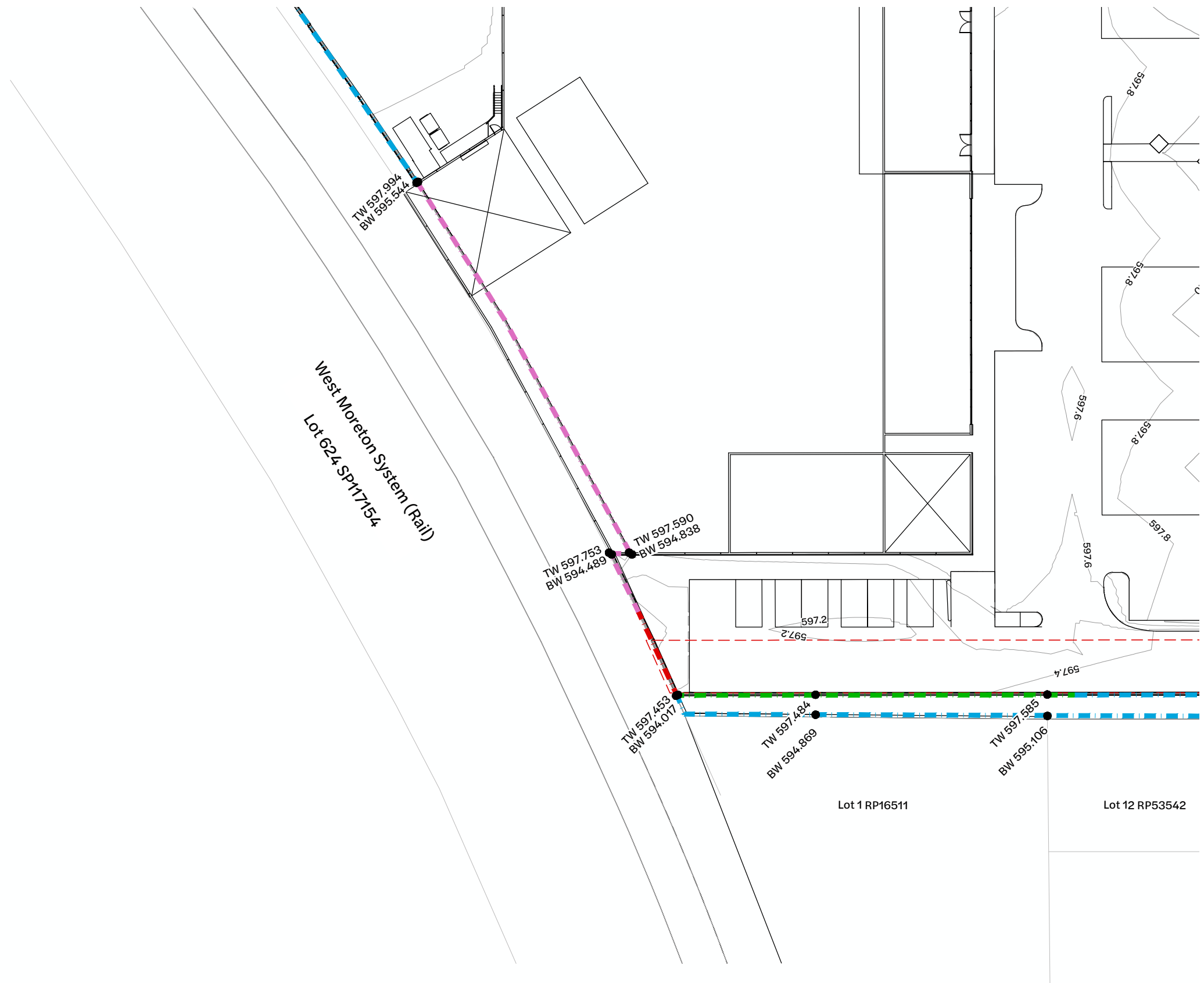
| | | |
|---|---------------------------|----------------------|
| Drawing Title Retaining Wall Layout Plan (Sheet 3 of 5) | | |
| Project No. C_25023 | Drawing No. 142 | Revision 4 |

Existing Legend

Property Boundary

Proposed Legend

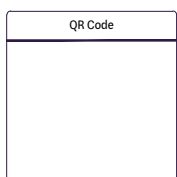
- Site Boundary
- 1.0 Design Surface Contour Major
- 0.2 Design Surface Contour Minor
- Retaining Wall (0.0m - 1.0m)
- Retaining Wall (1.0m - 2.0m)
- Retaining Wall (2.0m - 3.0m)
- Retaining Wall (> 3.0m)
- Easement



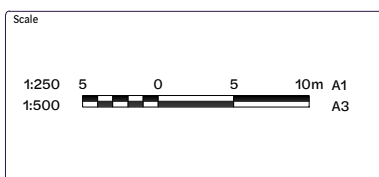
Note:
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Inset C - Retaining Wall Layout Plan
 1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |
| 5 | 22.01.26 | Issued for Approval | VK | VK |



Issued for Approval
 Not for Construction



Client
 Bernoth Holdings Pty Ltd

Project
 Hagan Street, Isaac Street
 and Ruthven Street
 North Toowoomba






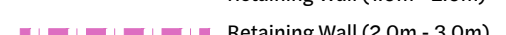
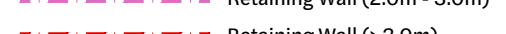
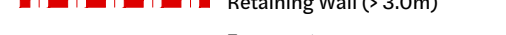


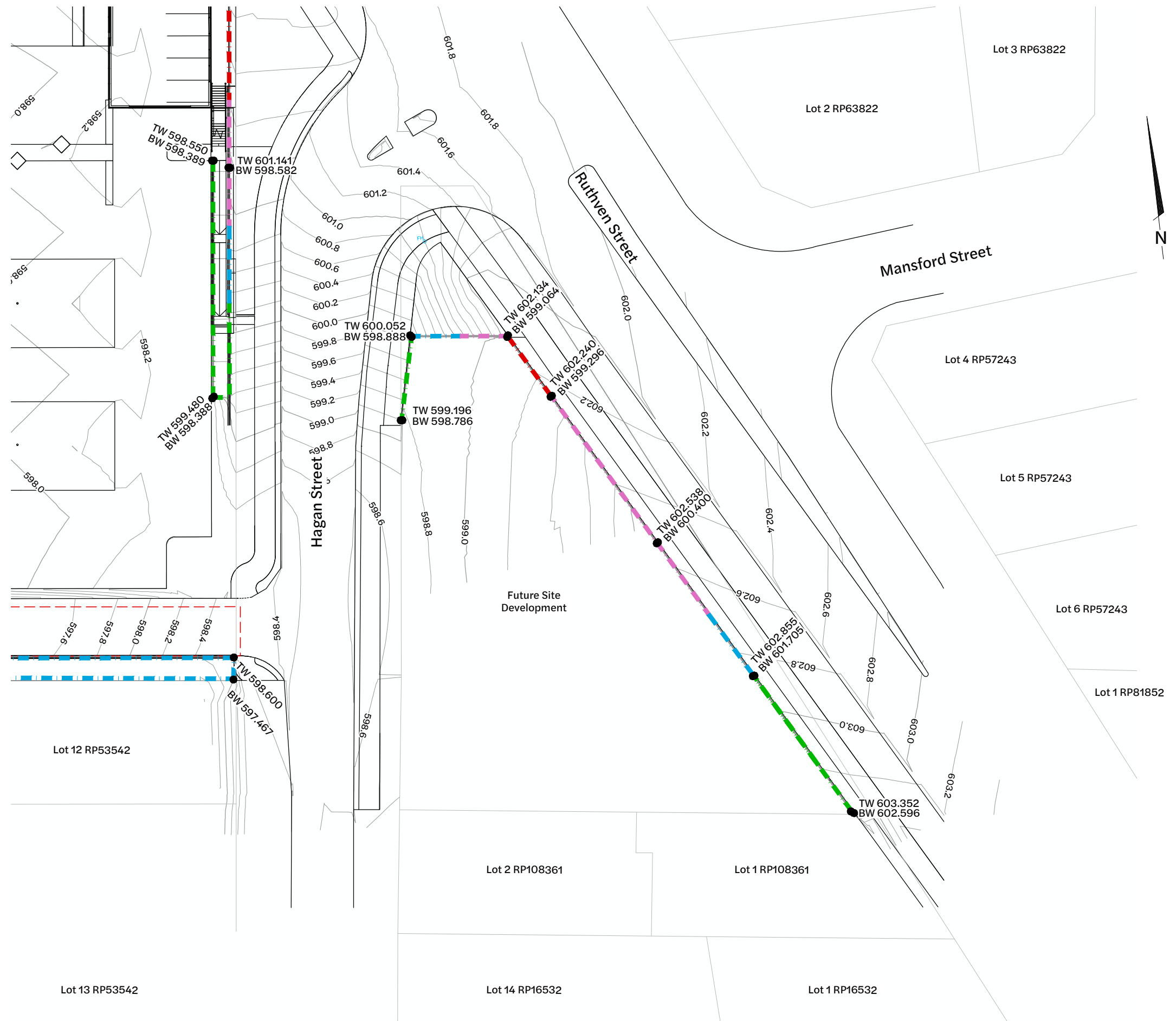
| | | |
|--|---------------------------|----------------------|
| Drawing Title Retaining Wall Layout Plan (Sheet 4 of 5) | | |
| Project No. C_25023 | Drawing No. 143 | Revision 5 |

Existing Legend

Property Boundary

Proposed Legend

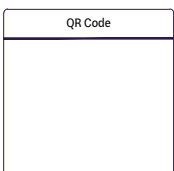
-  Site Boundary
-  Design Surface Contour Major
-  Design Surface Contour Minor
-  Retaining Wall (0.0m - 1.0m)
-  Retaining Wall (1.0m - 2.0m)
-  Retaining Wall (2.0m - 3.0m)
-  Retaining Wall (> 3.0m)
-  Easement



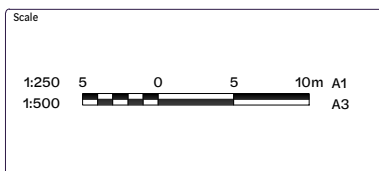
Note:
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Inset D - Retaining Wall Layout Plan
 1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |
| 5 | 22.01.26 | Issued for Approval | VK | VK |



Issued for Approval
 Not for Construction



Client
 Bernoth Holdings Pty Ltd

Project
 Hagan Street, Isaac Street and Ruthven Street North Toowoomba

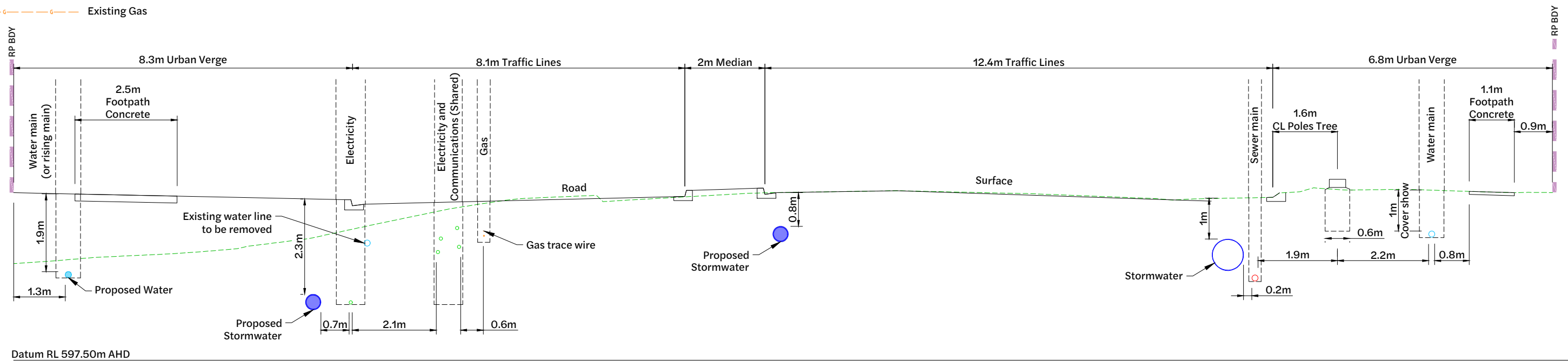
Disclaimer
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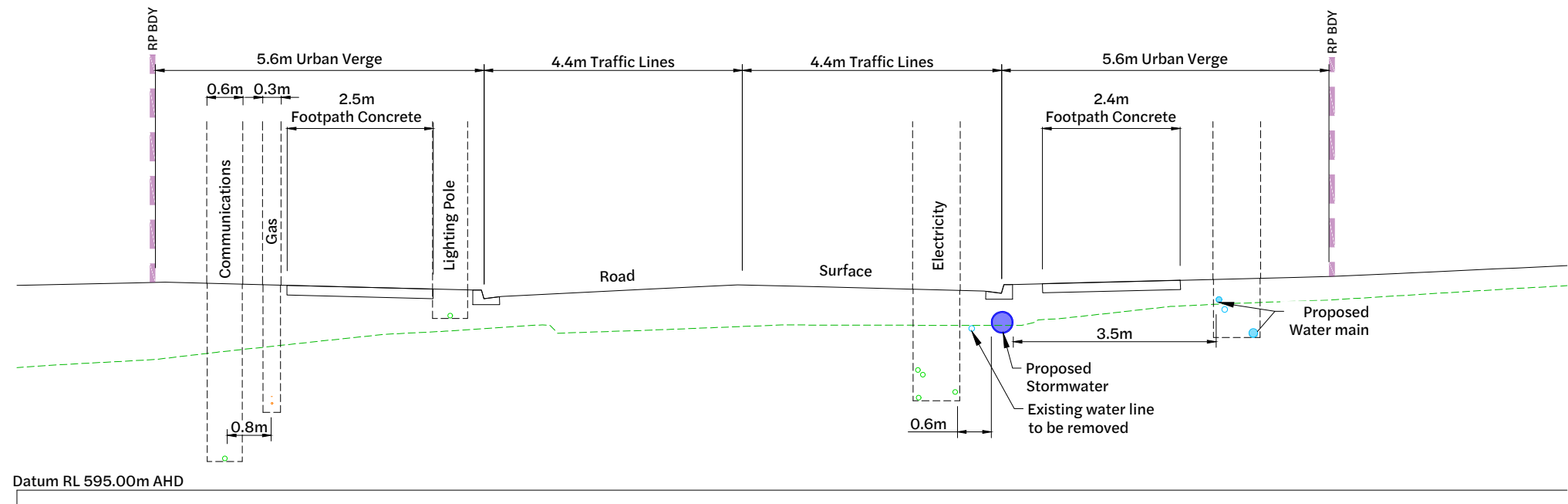
| | | |
|---|---------------------------|----------------------|
| Drawing Title Retaining Wall Layout Plan (Sheet 5 of 5) | | |
| Project No. C_25023 | Drawing No. 144 | Revision 5 |

Legend

- Site Boundary
- UGE - Underground Electrical
- UGT - Underground Telecom
- SWD - Stormwater Line
- S - Sewer Line
- W - Water Line
- G - Existing Gas



Road Service Corridor Section - Ruthven Street
1:50 Scale

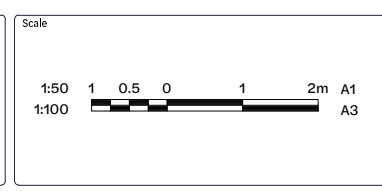


Road Service Corridor Section - Hagan Street
1:50 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|------------------------|-------|----------|
| 1 | 13.01.26 | Issued for Information | PD | EG |

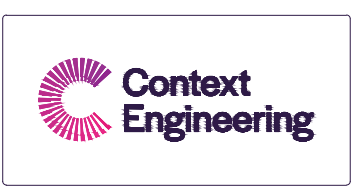
| QR Code |
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Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

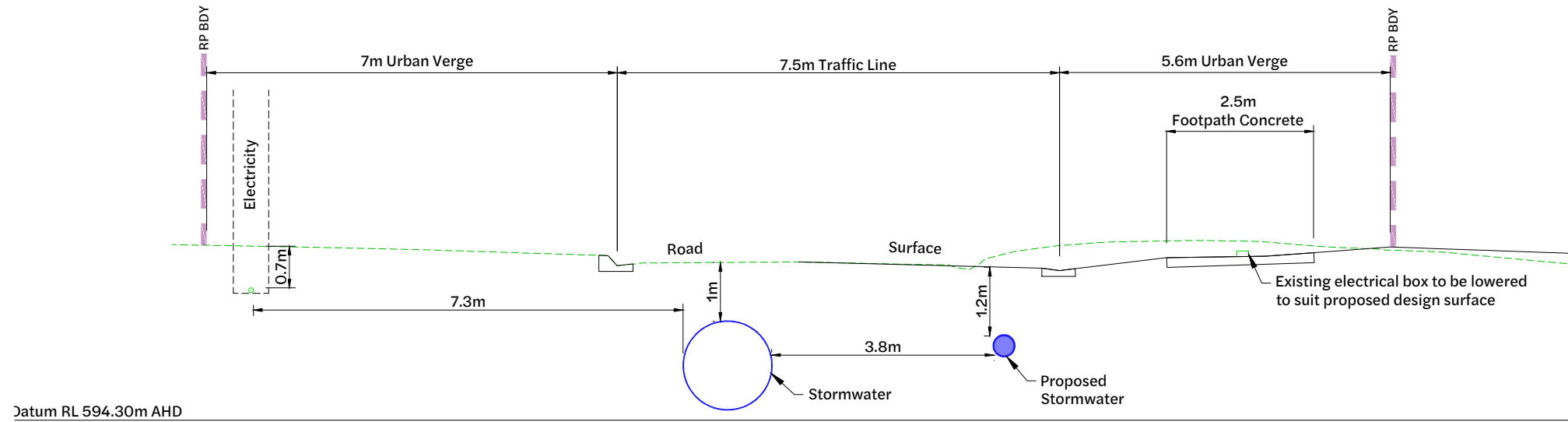


| Drawing Title | | |
|---------------------------------|---------------------------|----------------------|
| Service Corridor (Sheet 1 of 2) | | |
| Project No. C_25023 | Drawing No. 200 | Revision 1 |

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Legend

- Site Boundary
- Underground Electrical
- Stormwater Line

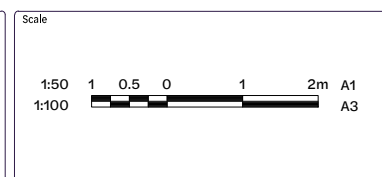


Road Service Corridor Section - Isaac Street
1:50 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|------------------------|-------|----------|
| 1 | 13.01.26 | Issued for Information | PD | EG |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd







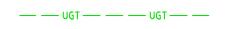






Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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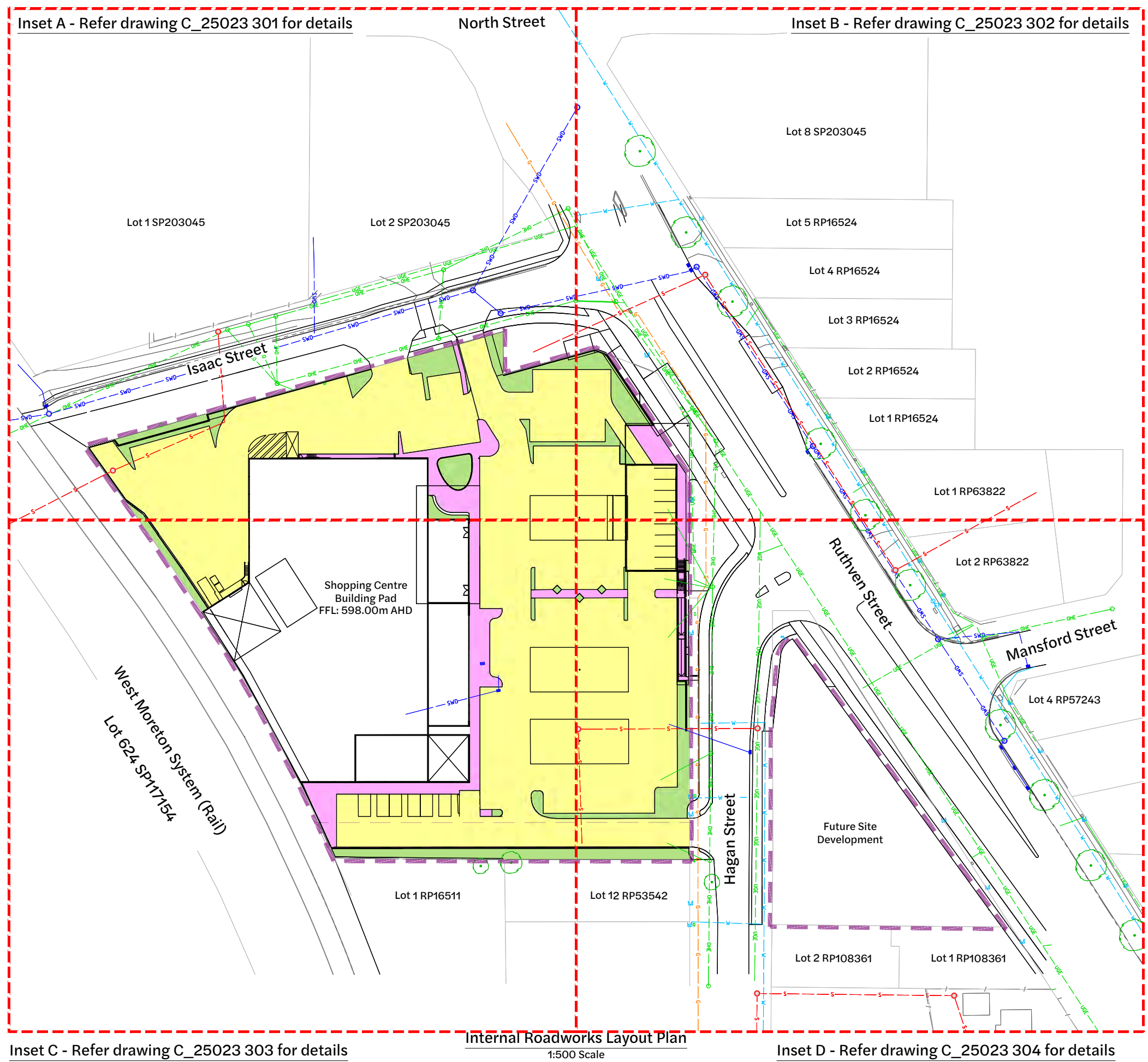
| Drawing Title | | |
|--|---------------------------|----------------------|
| Service Corridor (Sheet 2 of 2) | | |
| Project No. C_25023 | Drawing No. 201 | Revision 1 |

Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Sewerage Reticulation
-  Water Reticulation
-  Gas
-  Overhead Electrical
-  Underground Telecommunications
-  Fence
-  Barrier Kerb & Channel
-  Footpath
-  Sewer Manhole
-  Stormwater Manhole
-  Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

-  Site Boundary
-  Footpath
-  Asphalt Pavement
-  Rigid (Concrete) Pavement
-  Grassed



Inset A - Refer drawing C_25023 301 for details

Inset B - Refer drawing C_25023 302 for details

Inset C - Refer drawing C_25023 303 for details

Inset D - Refer drawing C_25023 304 for details

Internal Roadworks Layout Plan

1:500 Scale

Pavement Note:

1. Preliminary pavement designs have been based on an assume subgrade CBR of 3%, actual pavement designs to be confirmed following test results.
2. Pavement gravels shall extend under the kerb and channel to 150mm behind.
3. For jointing details refer to Drawing No. 370.

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

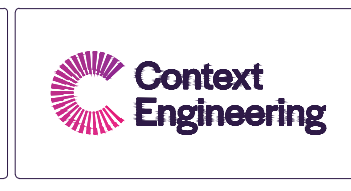
| QR Code | Status |
|---------|--|
| | Issued for Approval Not for Construction |

| Scale |
|----------------------------------|
| 1:500 10 5 0 10 20m A1 1:1000 |

| Client |
|--------------------------|
| Bernoth Holdings Pty Ltd |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |














| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |





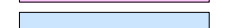
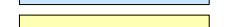
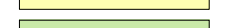
| Drawing Title | Project No. | Drawing No. | Revision |
|---|-------------|-------------|----------|
| Internal Roadworks Layout Plan (Sheet 1 of 5) | C_25023 | 300 | 4 |

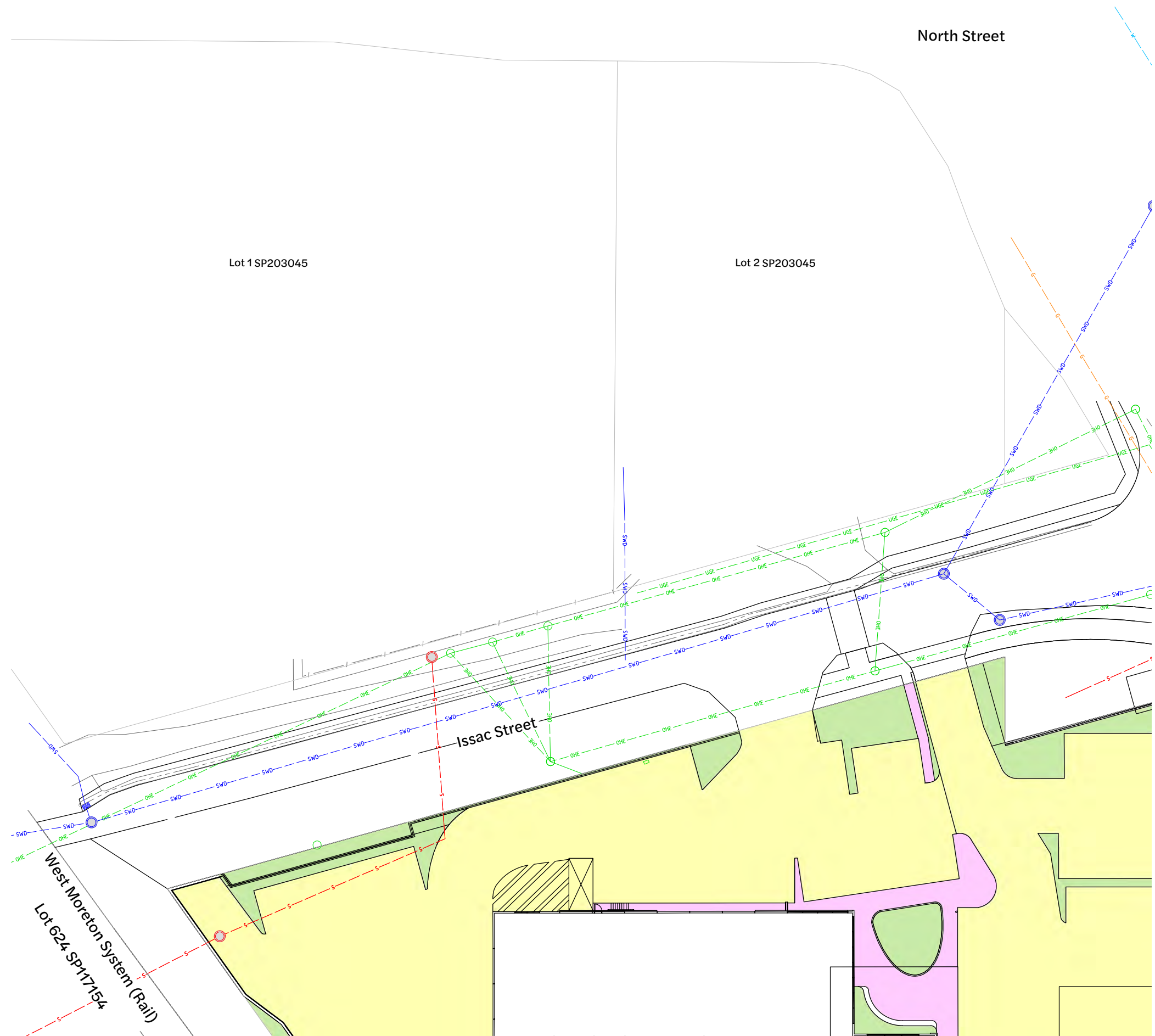
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Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Sewerage Reticulation
-  Water Reticulation
-  Gas
-  Overhead Electrical
-  Underground Telecommunications
-  Fence
-  Barrier Kerb & Channel
-  Footpath
-  Sewer Manhole
-  Stormwater Manhole
-  Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

-  Site Boundary
-  Footpath
-  Asphalt Pavement
-  Rigid (Concrete) Pavement
-  Grassed



Pavement Note:

1. Preliminary pavement designs have been based on an assume subgrade CBR of 3%, actual pavement designs to be confirmed following test results.
2. Pavement gravels shall extend under the kerb and channel to 150mm behind.
3. For jointing details refer to Drawing No. 370.

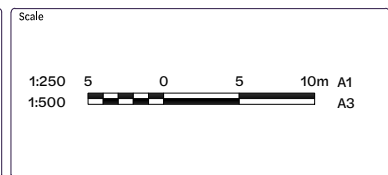
Inset A - Internal Roadworks Layout Plan

1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba














Disclaimer
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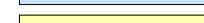
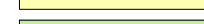
| Drawing Title | | |
|--|---------------------------|----------------------|
| Internal Roadworks Layout Plan (Sheet 2 of 5) | | |
| Project No. C_25023 | Drawing No. 301 | Revision 4 |

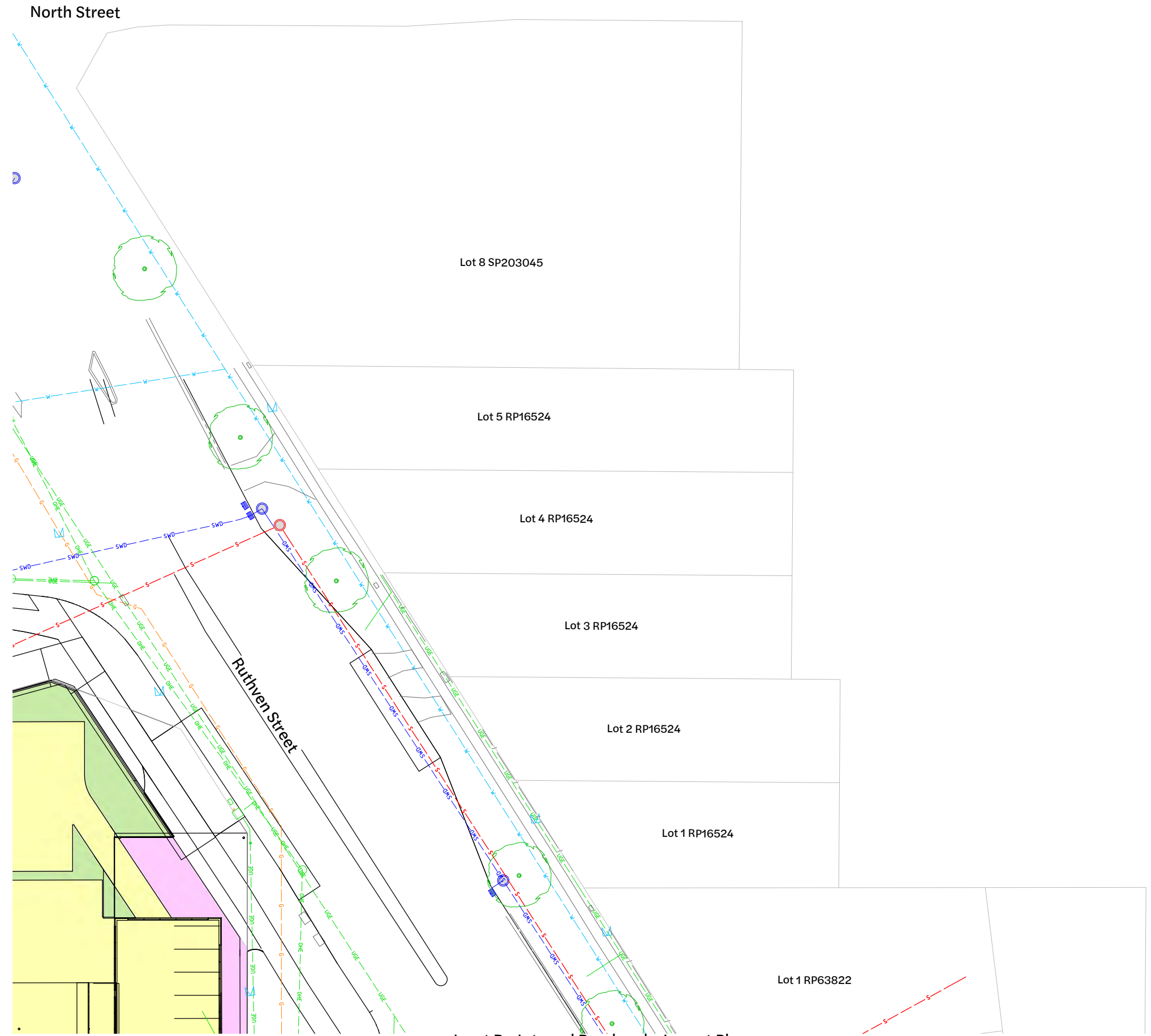
FILE G:\MYP DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A1_MODEL\AUTOCAD\C_25023_301_INTERNAL ROADWORKS LAYOUT PLAN.DWG(LAST SAVED BY CONE)

Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Sewerage Reticulation
-  Water Reticulation
-  Gas
-  Overhead Electrical
-  Underground Telecommunications
-  Fence
-  Barrier Kerb & Channel
-  Footpath
-  Sewer Manhole
-  Stormwater Manhole
-  Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

-  Site Boundary
-  Footpath
-  Asphalt Pavement
-  Rigid (Concrete) Pavement
-  Grassed



Inset B - Internal Roadworks Layout Plan
1:250 Scale

Pavement Note:

1. Preliminary pavement designs have been based on an assume subgrade CBR of 3%, actual pavement designs to be confirmed following test results.
2. Pavement gravels shall extend under the kerb and channel to 150mm behind.
3. For jointing details refer to Drawing No. 370.

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
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| |

Issued for Approval
Not for Construction

| Scale |
|-----------------------------|
| 1:250 5 0 5 10m A1 1:500 |

Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba














Disclaimer
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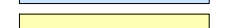

| Drawing Title | | |
|--|---------------------------|----------------------|
| Internal Roadworks Layout Plan (Sheet 3 of 5) | | |
| Project No. C_25023 | Drawing No. 302 | Revision 4 |

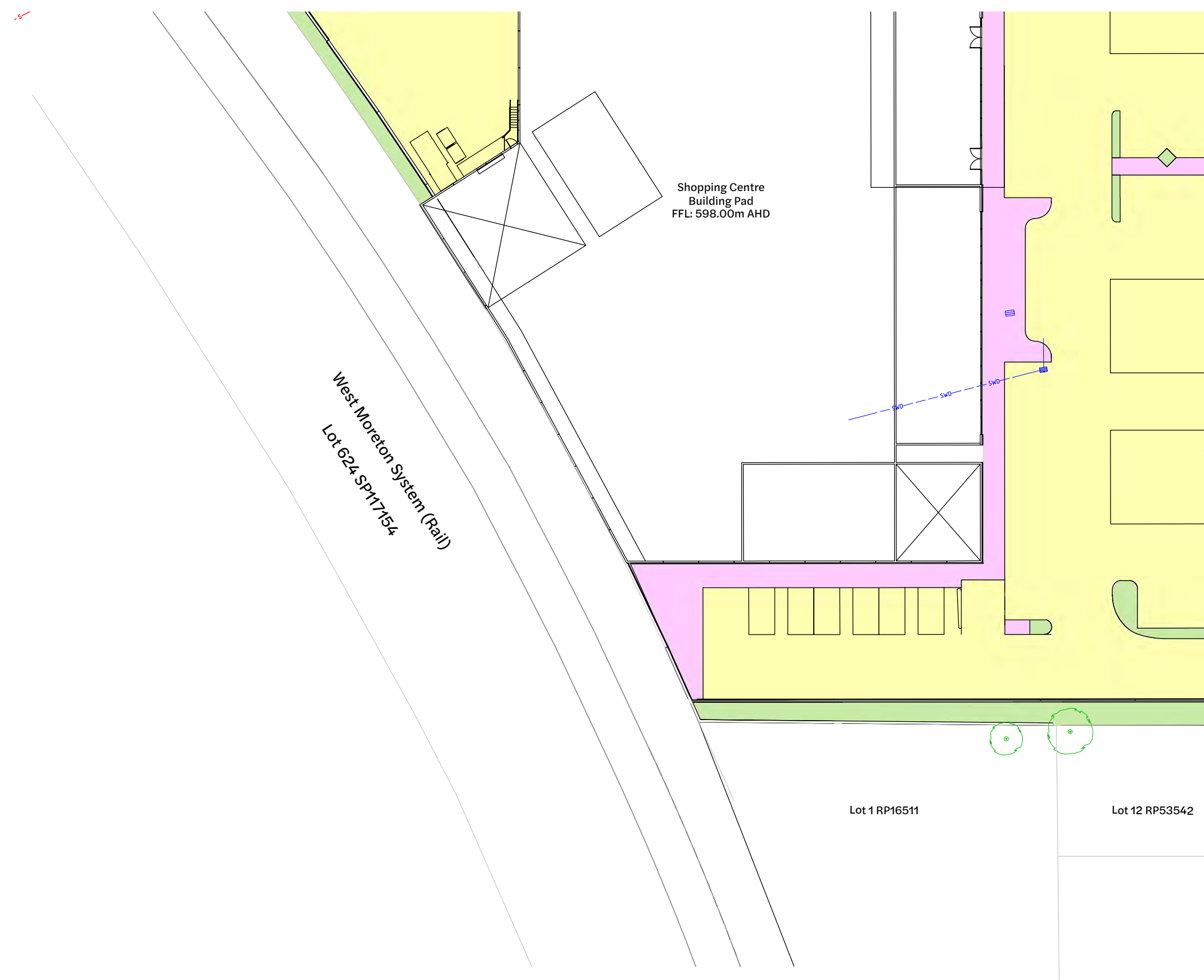
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Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Sewerage Reticulation
-  Water Reticulation
-  Gas
-  Overhead Electrical
-  Underground Telecommunications
-  Fence
-  Barrier Kerb & Channel
-  Footpath
-  Sewer Manhole
-  Stormwater Manhole
-  Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

-  Site Boundary
-  Footpath
-  Asphalt Pavement
-  Rigid (Concrete) Pavement
-  Grassed



Pavement Note:

1. Preliminary pavement designs have been based on an assume subgrade CBR of 3%, actual pavement designs to be confirmed following test results.
2. Pavement gravels shall extend under the kerb and channel to 150mm behind.
3. For jointing details refer to Drawing No. 370.

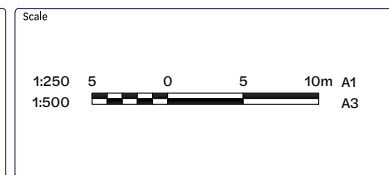
Inset C - Internal Roadworks Layout Plan

1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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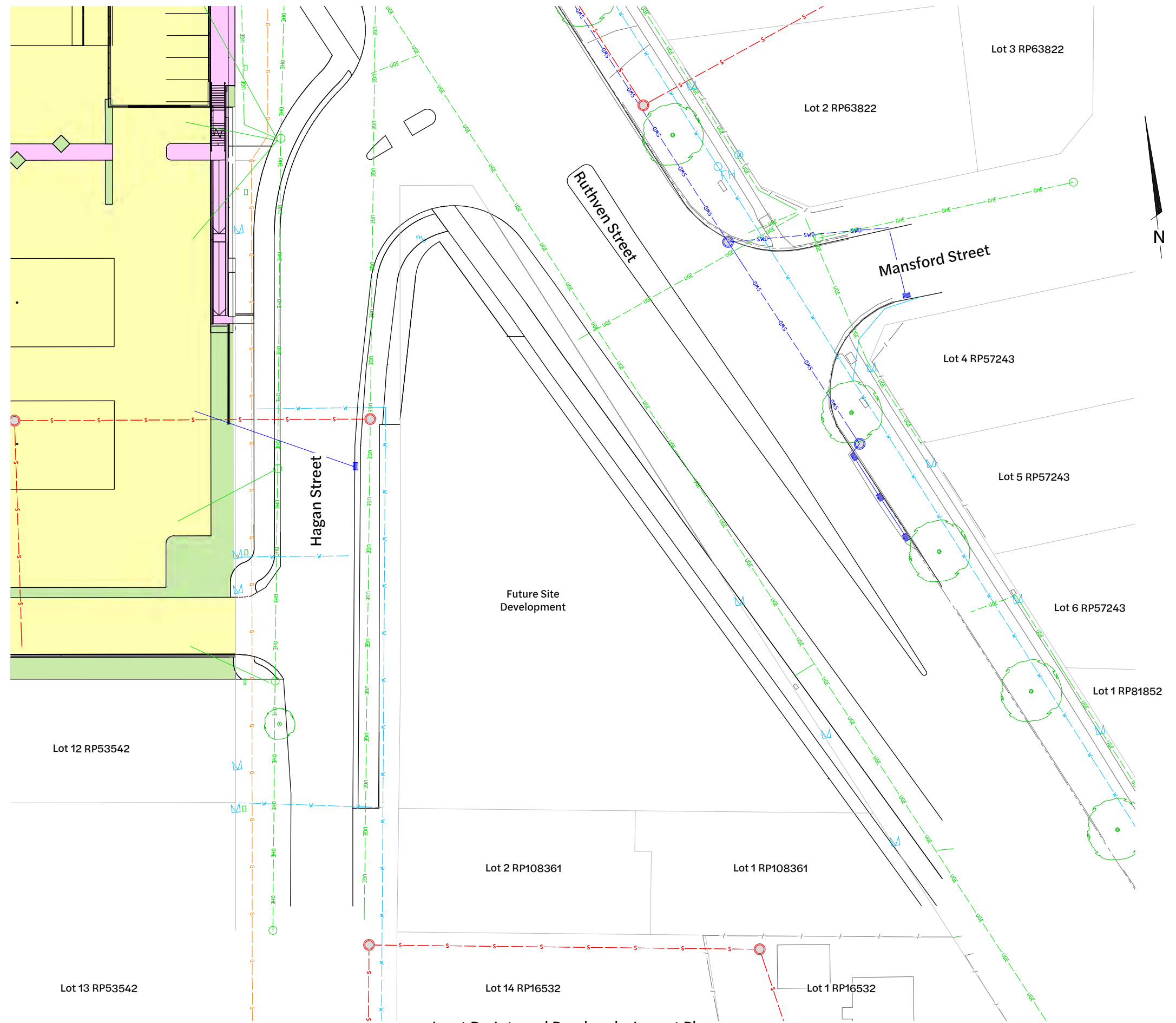
| Drawing Title | | |
|--|---------------------------|----------------------|
| Internal Roadworks Layout Plan (Sheet 4 of 5) | | |
| Project No. C_25023 | Drawing No. 303 | Revision 4 |

Existing Legend

- Property Boundary
- Stormwater Drainage
- Sewerage Reticulation
- Water Reticulation
- Gas
- Overhead Electrical
- Underground Telecommunications
- Fence
- Barrier Kerb & Channel
- Footpath
- Sewer Manhole
- Stormwater Manhole
- Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

- Site Boundary
- Footpath
- Asphalt Pavement
- Rigid (Concrete) Pavement
- Grassed



Inset D - Internal Roadworks Layout Plan
1:250 Scale

Pavement Note:

1. Preliminary pavement designs have been based on an assume subgrade CBR of 3%, actual pavement designs to be confirmed following test results.
2. Pavement gravels shall extend under the kerb and channel to 150mm behind.
3. For jointing details refer to Drawing No. 370.

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|-----------------------------|
| 1:250 5 0 5 10m A1 1:500 |

Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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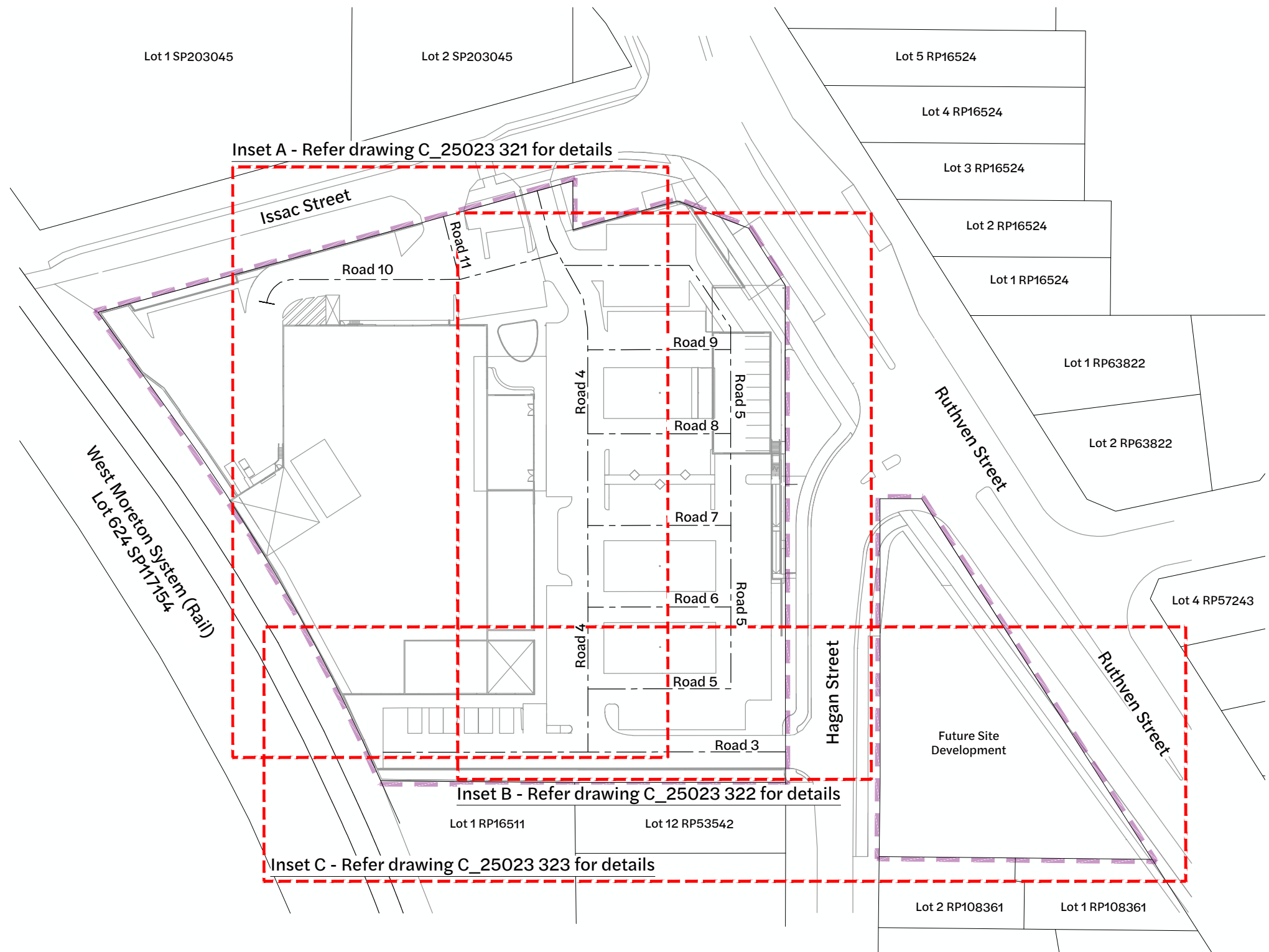
| Drawing Title | | |
|--|---------------------------|----------------------|
| Internal Roadworks Layout Plan (Sheet 5 of 5) | | |
| Project No. C_25023 | Drawing No. 304 | Revision 4 |

Existing Legend

Property Boundary

Proposed Legend

- Site Boundary
- Road Control line
- Chainage Marker

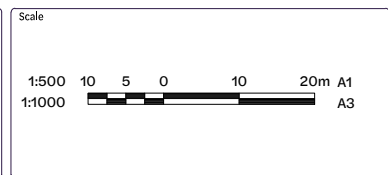


Internal Functional Layout Plan
1:500 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

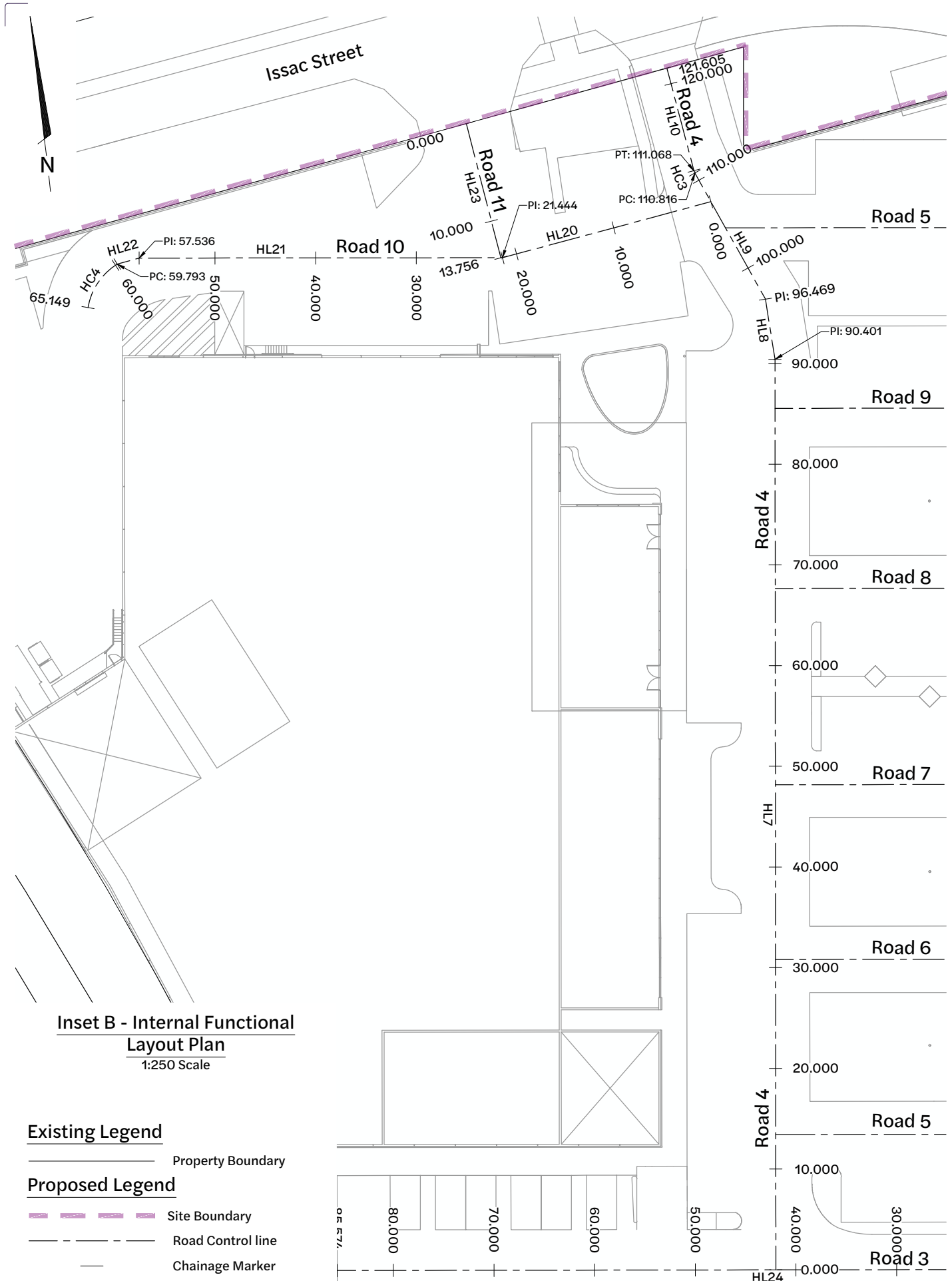
Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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| Drawing Title | | |
|---|---------------------------|----------------------|
| Internal Functional Layout Plan (Sheet 1 of 4) | | |
| Project No. C_25023 | Drawing No. 320 | Revision 3 |

FILE G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A1_MODEL\AUTOCAD\C_25023_020_INTERNAL FUNCTIONAL LAYOUT PLAN.DWG LAST SAVED BY CONTE



| CONTROL LINE - Road 4 | | | | | | | | | | |
|-----------------------|----|----------|-------------|-------------|--------|--------|--------------|------------|-----------|-------------|
| TAG | | CHAINAGE | EASTING | NORTHING | LENGTH | RADIUS | BEARING | RAD/SPIRAL | A. LENGTH | D. ANGLE |
| HL7 | IP | 0.000 | 396683.898 | 6952898.148 | 90.401 | - | 007° 56' 52" | - | - | - |
| | IP | 90.401 | 396696.398 | 6952987.681 | | | | | | |
| HL8 | IP | 90.401 | 396696.398 | 6952987.681 | 6.068 | - | 358° 57' 37" | - | - | - |
| | IP | 96.469 | 396696.288 | 6952993.748 | | | | | | |
| HL9 | IP | 96.469 | 396696.288 | 6952993.748 | 14.346 | - | 338° 46' 16" | - | - | - |
| | IP | 110.816 | 396691.093 | 6953007.121 | | | | | | |
| HC3 | TP | 110.816 | 396691.0931 | 6953007.121 | 0.253 | 1.000 | 346° 00' 44" | 1.000 | 0.253 | 1718°52'24" |
| | IP | 110.943 | 396691.047 | 6953007.239 | | | | | | |
| | TP | 111.068 | 396691.032 | 6953007.365 | | | | | | |
| HL10 | IP | 111.068 | 396691.032 | 6953007.365 | 10.537 | - | 353° 15' 11" | - | - | - |
| | IP | 121.605 | 396689.794 | 6953017.829 | | | | | | |

| CONTROL LINE - Road 10 | | | | | | | | | | |
|------------------------|----|----------|-------------|-------------|--------|--------|--------------|------------|-----------|------------|
| TAG | | CHAINAGE | EASTING | NORTHING | LENGTH | RADIUS | BEARING | RAD/SPIRAL | A. LENGTH | D. ANGLE |
| HL20 | IP | 0.000 | 396692.275 | 6953004.079 | 21.444 | - | 262° 57' 34" | - | - | - |
| | IP | 21.444 | 396670.992 | 6953001.450 | | | | | | |
| HL21 | IP | 21.444 | 396670.992 | 6953001.450 | 36.092 | - | 277° 56' 52" | - | - | - |
| | IP | 57.536 | 396635.247 | 6953006.441 | | | | | | |
| HL22 | IP | 57.536 | 396635.247 | 6953006.441 | 2.257 | - | 262° 31' 47" | - | - | - |
| | IP | 59.793 | 396633.009 | 6953006.147 | | | | | | |
| HC4 | TP | 59.793 | 396633.0094 | 6953006.147 | 5.356 | 6.261 | 221° 57' 08" | 6.261 | 5.356 | 274°32'37" |
| | IP | 62.647 | 396630.393 | 6953005.007 | | | | | | |
| | TP | 65.149 | 396629.537 | 6953002.284 | | | | | | |

| CONTROL LINE - Road 11 | | | | | | | | | | |
|------------------------|----|----------|------------|-------------|--------|--------|--------------|------------|-----------|----------|
| TAG | | CHAINAGE | EASTING | NORTHING | LENGTH | RADIUS | BEARING | RAD/SPIRAL | A. LENGTH | D. ANGLE |
| HL23 | IP | 0.000 | 396669.289 | 6953015.140 | 13.756 | - | 173° 31' 56" | - | - | - |
| | IP | 13.756 | 396670.838 | 6953001.472 | | | | | | |

| <table border="1"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>Issue Details</th> <th>Drawn</th> <th>Designed</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>31.03.25</td> <td>Issued for Information</td> <td>MD</td> <td>RTH</td> </tr> <tr> <td>2</td> <td>26.05.25</td> <td>Updated Architectural Plans</td> <td>NR</td> <td>NR</td> </tr> <tr> <td>3</td> <td>19.12.25</td> <td>Issued for Approval</td> <td>PD</td> <td>JE</td> </tr> </tbody> </table> | Revision | Date | Issue Details | Drawn | Designed | 1 | 31.03.25 | Issued for Information | MD | RTH | 2 | 26.05.25 | Updated Architectural Plans | NR | NR | 3 | 19.12.25 | Issued for Approval | PD | JE | <table border="1"> <thead> <tr> <th>Drawn</th> <th>Designed</th> </tr> </thead> <tbody> <tr> <td>MD</td> <td>RTH</td> </tr> <tr> <td>NR</td> <td>NR</td> </tr> <tr> <td>PD</td> <td>JE</td> </tr> </tbody> </table> | Drawn | Designed | MD | RTH | NR | NR | PD | JE | <table border="1"> <thead> <tr> <th>QR Code</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td></td> <td>Issued for Approval Not for Construction</td> </tr> </tbody> </table> | QR Code | Status | | Issued for Approval Not for Construction | <table border="1"> <thead> <tr> <th>Scale</th> </tr> </thead> <tbody> <tr> <td>1:250 5 0 5 10m A1 1:500</td> </tr> </tbody> </table> | Scale | 1:250 5 0 5 10m A1 1:500 | <table border="1"> <thead> <tr> <th>Client</th> </tr> </thead> <tbody> <tr> <td>Bernoth Holdings Pty Ltd</td> </tr> </tbody> </table> | Client | Bernoth Holdings Pty Ltd | <table border="1"> <thead> <tr> <th>Project</th> </tr> </thead> <tbody> <tr> <td>Hagan Street, Isaac Street and Ruthven Street North Toowoomba</td> </tr> </tbody> </table> | Project | Hagan Street, Isaac Street and Ruthven Street North Toowoomba | <table border="1"> <thead> <tr> <th>Project No.</th> <th>Drawing No.</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>C_25023</td> <td>321</td> <td>3</td> </tr> </tbody> </table> | Project No. | Drawing No. | Revision | C_25023 | 321 | 3 | <table border="1"> <thead> <tr> <th>Drawing Title</th> </tr> </thead> <tbody> <tr> <td>Internal Functional Layout Plan (Sheet 2 of 4)</td> </tr> </tbody> </table> | Drawing Title | Internal Functional Layout Plan (Sheet 2 of 4) |
|---|--|-----------------------------|---------------|----------|----------|---|----------|------------------------|----|-----|---|----------|-----------------------------|----|----|---|----------|---------------------|----|----|---|-------|----------|----|-----|----|----|----|----|---|---------|--------|--|--|--|-------|-----------------------------|---|--------|--------------------------|---|---------|---|--|-------------|-------------|----------|---------|-----|---|--|---------------|--|
| Revision | Date | Issue Details | Drawn | Designed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 31.03.25 | Issued for Information | MD | RTH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 19.12.25 | Issued for Approval | PD | JE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drawn | Designed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MD | RTH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NR | NR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PD | JE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QR Code | Status | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Issued for Approval Not for Construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scale | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1:250 5 0 5 10m A1 1:500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Client | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bernoth Holdings Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project No. | Drawing No. | Revision | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C_25023 | 321 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drawing Title | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Internal Functional Layout Plan (Sheet 2 of 4) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Context Engineering

Disclaimer: All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.



Inset B - Internal Functional Layout Plan
1:250 Scale

| CONTROL LINE - Road 5 | | | | | | | | | | |
|-----------------------|----|----------|------------|-------------|--------|--------|--------------|------------|-----------|----------|
| TAG | | CHAINAGE | EASTING | NORTHING | LENGTH | RADIUS | BEARING | RAD/SPIRAL | A. LENGTH | D. ANGLE |
| HL11 | IP | 0.000 | 396685.753 | 6952911.436 | 30.400 | - | 097° 56' 52" | - | - | - |
| | IP | 30.400 | 396715.861 | 6952907.232 | | | | | | |
| HL12 | IP | 30.400 | 396715.861 | 6952907.232 | 72.130 | - | 007° 56' 52" | - | - | - |
| | IP | 102.530 | 396725.835 | 6952978.670 | | | | | | |
| HL13 | IP | 102.530 | 396725.835 | 6952978.670 | 4.738 | - | 007° 56' 54" | - | - | - |
| | IP | 107.269 | 396726.490 | 6952983.362 | | | | | | |
| HL14 | IP | 107.269 | 396726.490 | 6952983.362 | 15.838 | - | 334° 20' 43" | - | - | - |
| | IP | 123.107 | 396719.633 | 6952997.639 | | | | | | |
| HL15 | IP | 123.107 | 396719.633 | 6952997.639 | 26.537 | - | 277° 56' 52" | - | - | - |
| | IP | 149.644 | 396693.351 | 6953001.309 | | | | | | |

| CONTROL LINE - Road 6 | | | | | | | | | | |
|-----------------------|----|----------|------------|-------------|--------|--------|--------------|------------|-----------|----------|
| TAG | | CHAINAGE | EASTING | NORTHING | LENGTH | RADIUS | BEARING | RAD/SPIRAL | A. LENGTH | D. ANGLE |
| HL16 | IP | 0.000 | 396688.159 | 6952928.669 | 30.400 | - | 097° 56' 52" | - | - | - |
| | IP | 30.400 | 396718.267 | 6952924.465 | | | | | | |

| CONTROL LINE - Road 7 | | | | | | | | | | |
|-----------------------|----|----------|------------|-------------|--------|--------|--------------|------------|-----------|----------|
| TAG | | CHAINAGE | EASTING | NORTHING | LENGTH | RADIUS | BEARING | RAD/SPIRAL | A. LENGTH | D. ANGLE |
| HL17 | IP | 0.000 | 396690.558 | 6952945.852 | 30.400 | - | 097° 56' 52" | - | - | - |
| | IP | 30.400 | 396720.666 | 6952941.649 | | | | | | |

| CONTROL LINE - Road 8 | | | | | | | | | | |
|-----------------------|----|----------|------------|-------------|--------|--------|--------------|------------|-----------|----------|
| TAG | | CHAINAGE | EASTING | NORTHING | LENGTH | RADIUS | BEARING | RAD/SPIRAL | A. LENGTH | D. ANGLE |
| HL18 | IP | 0.000 | 396693.254 | 6952965.165 | 30.400 | - | 097° 56' 52" | - | - | - |
| | IP | 30.400 | 396723.363 | 6952960.961 | | | | | | |

| CONTROL LINE - Road 9 | | | | | | | | | | |
|-----------------------|----|----------|------------|-------------|--------|--------|--------------|------------|-----------|----------|
| TAG | | CHAINAGE | EASTING | NORTHING | LENGTH | RADIUS | BEARING | RAD/SPIRAL | A. LENGTH | D. ANGLE |
| HL19 | IP | 0.000 | 396695.726 | 6952982.873 | 30.401 | - | 097° 56' 52" | - | - | - |
| | IP | 30.401 | 396725.835 | 6952978.670 | | | | | | |

- Existing Legend**
- Property Boundary
- Proposed Legend**
- Site Boundary
 - Road Control line
 - Chainage Marker

| <table border="1"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>Issue Details</th> <th>Drawn</th> <th>Designed</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>31.03.25</td> <td>Issued for Information</td> <td>MD</td> <td>RTH</td> </tr> <tr> <td>2</td> <td>26.05.25</td> <td>Updated Architectural Plans</td> <td>NR</td> <td>NR</td> </tr> <tr> <td>3</td> <td>19.12.25</td> <td>Issued for Approval</td> <td>PD</td> <td>JE</td> </tr> </tbody> </table> | Revision | Date | Issue Details | Drawn | Designed | 1 | 31.03.25 | Issued for Information | MD | RTH | 2 | 26.05.25 | Updated Architectural Plans | NR | NR | 3 | 19.12.25 | Issued for Approval | PD | JE | <table border="1"> <thead> <tr> <th>Drawn</th> <th>Designed</th> </tr> </thead> <tbody> <tr> <td>MD</td> <td>RTH</td> </tr> <tr> <td>NR</td> <td>NR</td> </tr> <tr> <td>PD</td> <td>JE</td> </tr> </tbody> </table> | Drawn | Designed | MD | RTH | NR | NR | PD | JE | <table border="1"> <thead> <tr> <th>QR Code</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td></td> <td>Issued for Approval Not for Construction</td> </tr> </tbody> </table> | QR Code | Status | | Issued for Approval Not for Construction | <table border="1"> <thead> <tr> <th>Scale</th> </tr> </thead> <tbody> <tr> <td>1:250 1:500</td> </tr> </tbody> </table> | Scale | 1:250 1:500 | <table border="1"> <thead> <tr> <th>Client</th> </tr> </thead> <tbody> <tr> <td>Bernoth Holdings Pty Ltd</td> </tr> </tbody> </table> | Client | Bernoth Holdings Pty Ltd | <table border="1"> <thead> <tr> <th>Project</th> </tr> </thead> <tbody> <tr> <td>Hagan Street, Isaac Street and Ruthven Street North Toowoomba</td> </tr> </tbody> </table> | Project | Hagan Street, Isaac Street and Ruthven Street North Toowoomba | | <table border="1"> <thead> <tr> <th>Drawing Title</th> </tr> </thead> <tbody> <tr> <td>Internal Functional Layout Plan (Sheet 3 of 4)</td> </tr> </tbody> </table> | Drawing Title | Internal Functional Layout Plan (Sheet 3 of 4) | <table border="1"> <thead> <tr> <th>Project No.</th> <th>Drawing No.</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>C_25023</td> <td>322</td> <td>3</td> </tr> </tbody> </table> | Project No. | Drawing No. | Revision | C_25023 | 322 | 3 |
|---|--|-----------------------------|---------------|----------|----------|---|----------|------------------------|----|-----|---|----------|-----------------------------|----|----|---|----------|---------------------|----|----|---|-------|----------|----|-----|----|----|----|----|---|---------|--------|--|--|---|-------|----------------|---|--------|--------------------------|---|---------|---|--|--|---------------|---|--|-------------|-------------|----------|---------|-----|---|
| Revision | Date | Issue Details | Drawn | Designed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 31.03.25 | Issued for Information | MD | RTH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 19.12.25 | Issued for Approval | PD | JE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drawn | Designed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MD | RTH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NR | NR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PD | JE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QR Code | Status | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Issued for Approval Not for Construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scale | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1:250 1:500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Client | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bernoth Holdings Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drawing Title | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Internal Functional Layout Plan (Sheet 3 of 4) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project No. | Drawing No. | Revision | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C_25023 | 322 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

FILE G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A1_MODEL\AUTOCAD\C_25023_020_INTERNAL FUNCTIONAL LAYOUT PLAN\DWG\LAST SAVED BY: CONTE

Existing Legend

Property Boundary

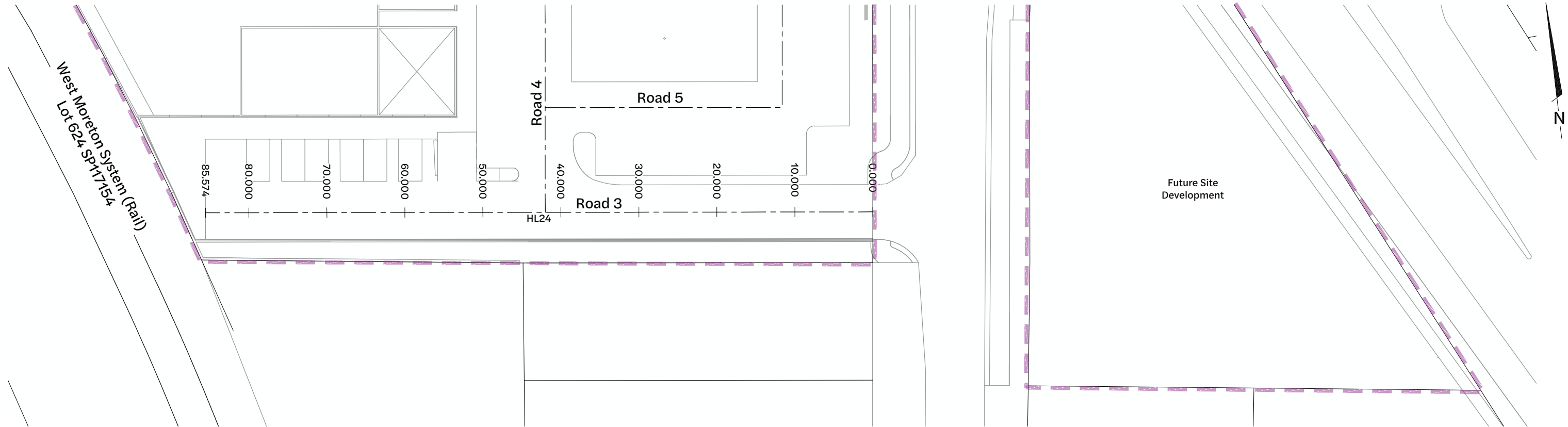
Proposed Legend

Site Boundary

Road Control line

Chainage Marker

| CONTROL LINE - Road 3 | | | | | | | | | | |
|-----------------------|----------|-----------------|--------------------------|----------------------------|--------|--------|--------------|------------|-----------|----------|
| TAG | | CHAINAGE | EASTING | NORTHING | LENGTH | RADIUS | BEARING | RAD/SPIRAL | A. LENGTH | D. ANGLE |
| HL24 | IP IP | 0.000 85.574 | 396725.494 396640.737 | 6952892.348 6952904.142 | 85.574 | - | 277° 55' 20" | - | - | - |

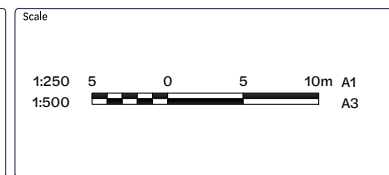


Inset C - Internal Functional Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



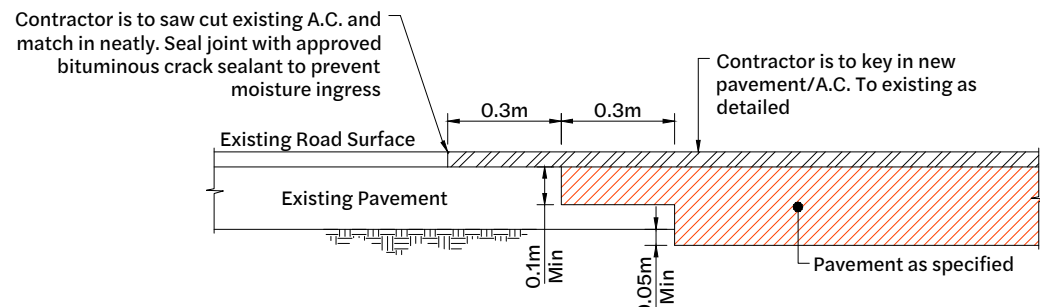
Client
Bernoth Holdings Pty Ltd

Project
**Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba**

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.

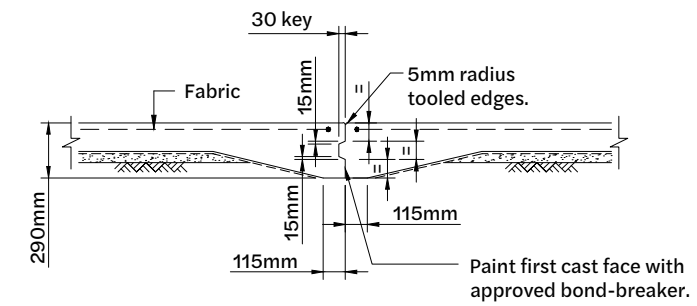


| Drawing Title | | |
|---|---------------------------|----------------------|
| Internal Functional Layout Plan (Sheet 4 of 4) | | |
| Project No. C_25023 | Drawing No. 323 | Revision 3 |



Connection to Existing Pavement

Typical detail
Showing longitudinal construction detail for connection to existing pavement/A.C.
N.T.S

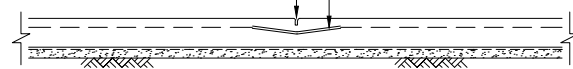


Typical Keyed Joint (K.J.) Detail

Scale 1:20

30 deep x 6 wide tool joint. 5 radius to tooled edges. Saw cut within 24 hrs. of placing concrete. Fill with a joint filler as specified.

Fabric- cut every second wire crossing joint and depress fabric to maintain cover.

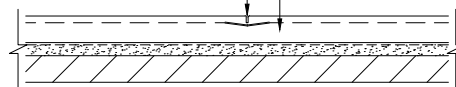


Typical Sawn Joint (S.J.) Detail

Scale 1:20

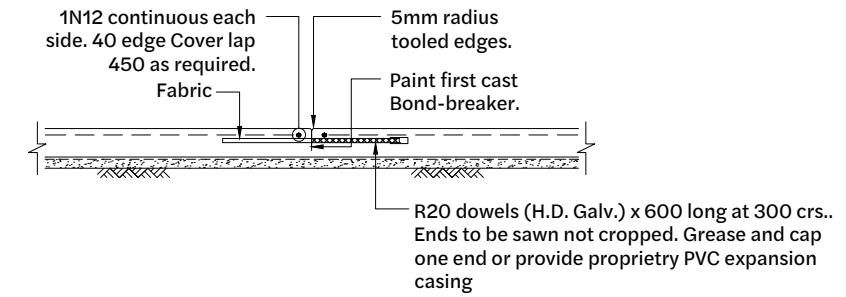
30 deep x 6 wide tool joint. 5 radius to tooled edges. Saw cut within 24 hrs. of placing concrete. Fill with a joint filler as specified.

Fabric - cut every second wire crossing joint and depress fabric to maintain cover.



Typical Tool Joint (T.J.) Detail

Scale 1:20



Typical Dowelled Construction Joint (D.J.) Detail

Scale 1:20

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Status
**Issued for Approval
Not for Construction**

Scale
**AS
SHOWN**

Client
Bernoth Holdings Pty Ltd

Project
**Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba**

Disclaimer
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| Drawing Title | | |
|---|---------------------------|----------------------|
| Internal Roadworks Detail Plan | | |
| Project No. C_25023 | Drawing No. 350 | Revision 4 |

Existing Legend

Property Boundary

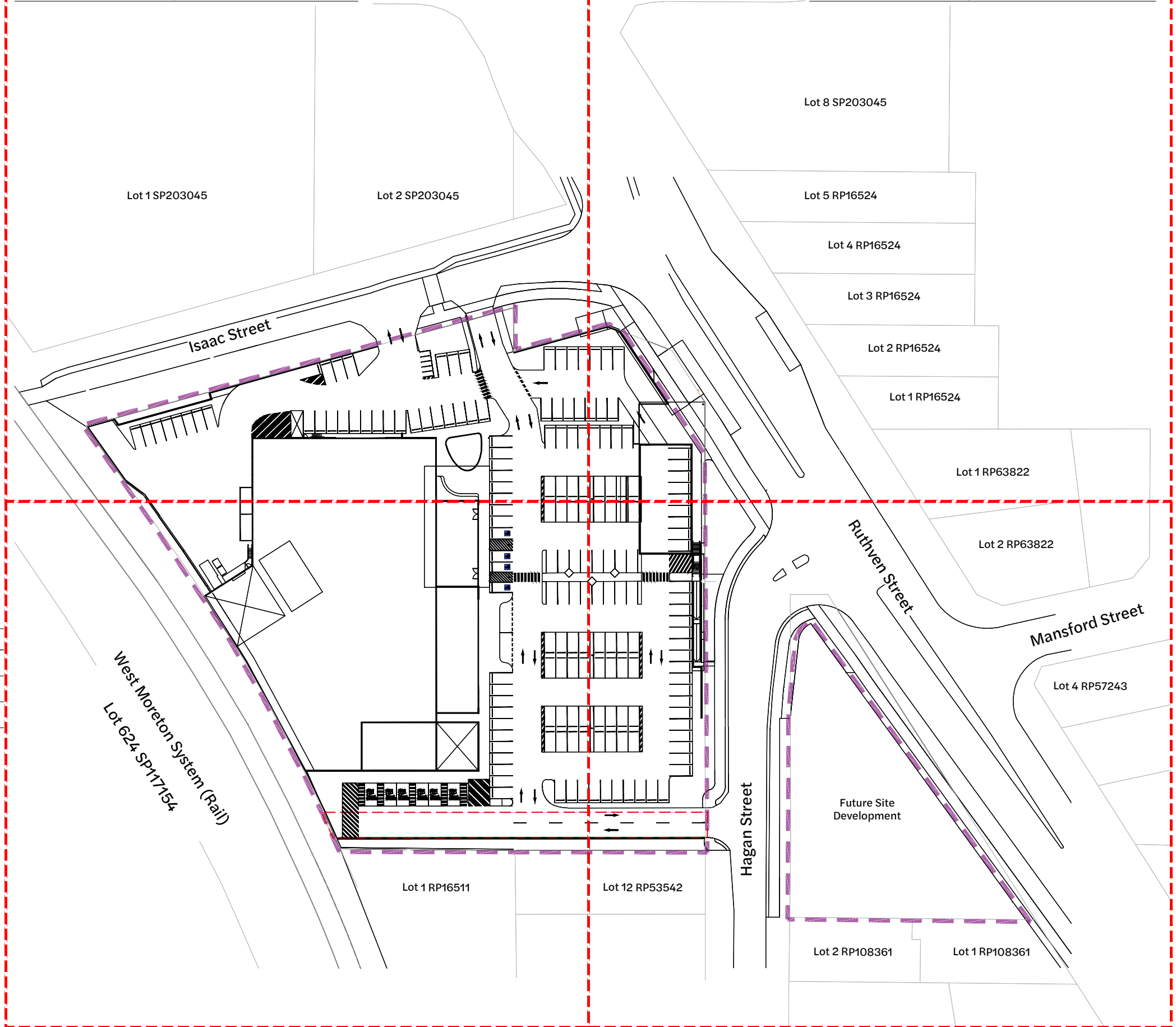
Proposed Legend

Site Boundary

Inset A - Refer drawing C_25023 361 for details

North Street

Inset B - Refer drawing C_25023 362 for details



Pavement Marking Legend

| Pavement Markings | Length(m) | Gap(m) | Width(mm) |
|-------------------|-----------|--------|-----------|
| Park Line | - | - | 100 |
| Stop Line | - | - | 300 |
| Give Way Line | 0.6 | 0.6 | 300 |

Inset C - Refer drawing C_25023 363 for details

Internal Line Marking Layout Plan

1:500 Scale

Inset D - Refer drawing C_25023 364 for details

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|-------------------------------------|
| 1:500 10 5 0 10 20m A1 1:1000 A3 |

Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba



| Drawing Title | | |
|---|---------------------------|----------------------|
| Internal Line Marking Layout Plan (Sheet 1 of 5) | | |
| Project No. C_25023 | Drawing No. 360 | Revision 4 |

Existing Legend

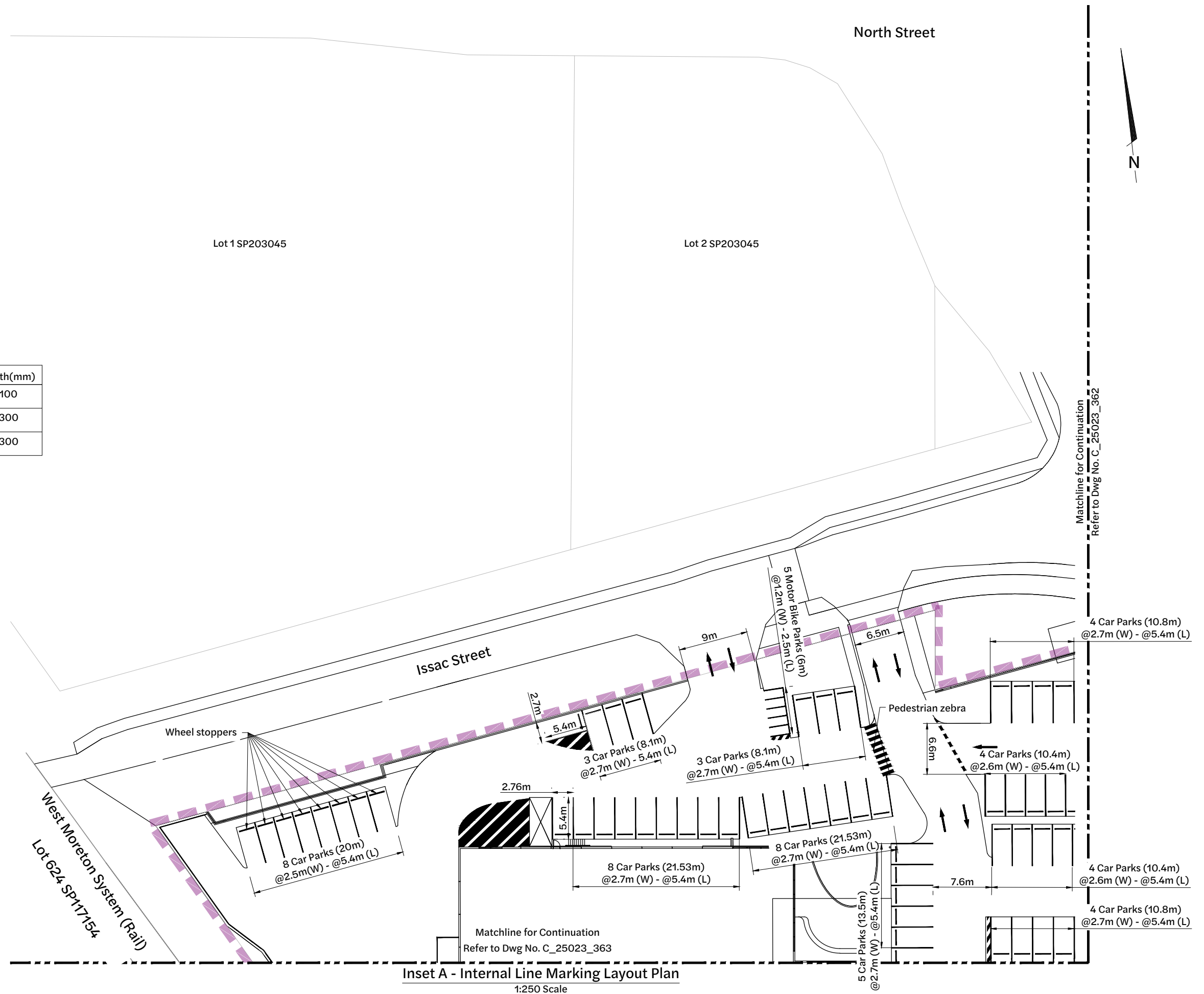
Property Boundary

Proposed Legend

Site Boundary

Pavement Marking Legend

| Pavement Markings | Length(m) | Gap(m) | Width(mm) |
|-------------------|-----------|--------|-----------|
| Park Line | - | - | 100 |
| Stop Line | - | - | 300 |
| Give Way Line | 0.6 | 0.6 | 300 |

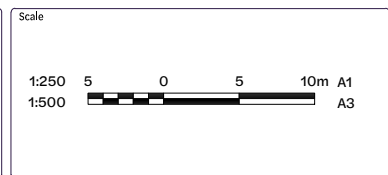


Inset A - Internal Line Marking Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

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| Drawing Title | | |
|---|---------------------------|----------------------|
| Internal Line Marking Layout Plan (Sheet 2 of 5) | | |
| Project No. C_25023 | Drawing No. 361 | Revision 4 |

FILE: G:\MP DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A MODEL\AUTOCAD\C_25023_362_INTERNAL LINE MARKING LAYOUT PLAN.DWG LAST SAVED BY: COE

Existing Legend

Property Boundary

Proposed Legend

Site Boundary

Pavement Marking Legend

| Pavement Markings | Length(m) | Gap(m) | Width(mm) |
|-------------------|-----------|--------|-----------|
| Park Line | - | - | 100 |
| Stop Line | - | - | 300 |
| Give Way Line | 0.6 | 0.6 | 300 |

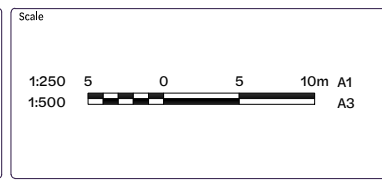


Inset B - Internal Line Marking Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

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Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

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| Drawing Title | | |
|---|---------------------------|----------------------|
| Internal Line Marking Layout Plan (Sheet 3 of 5) | | |
| Project No. C_25023 | Drawing No. 362 | Revision 4 |

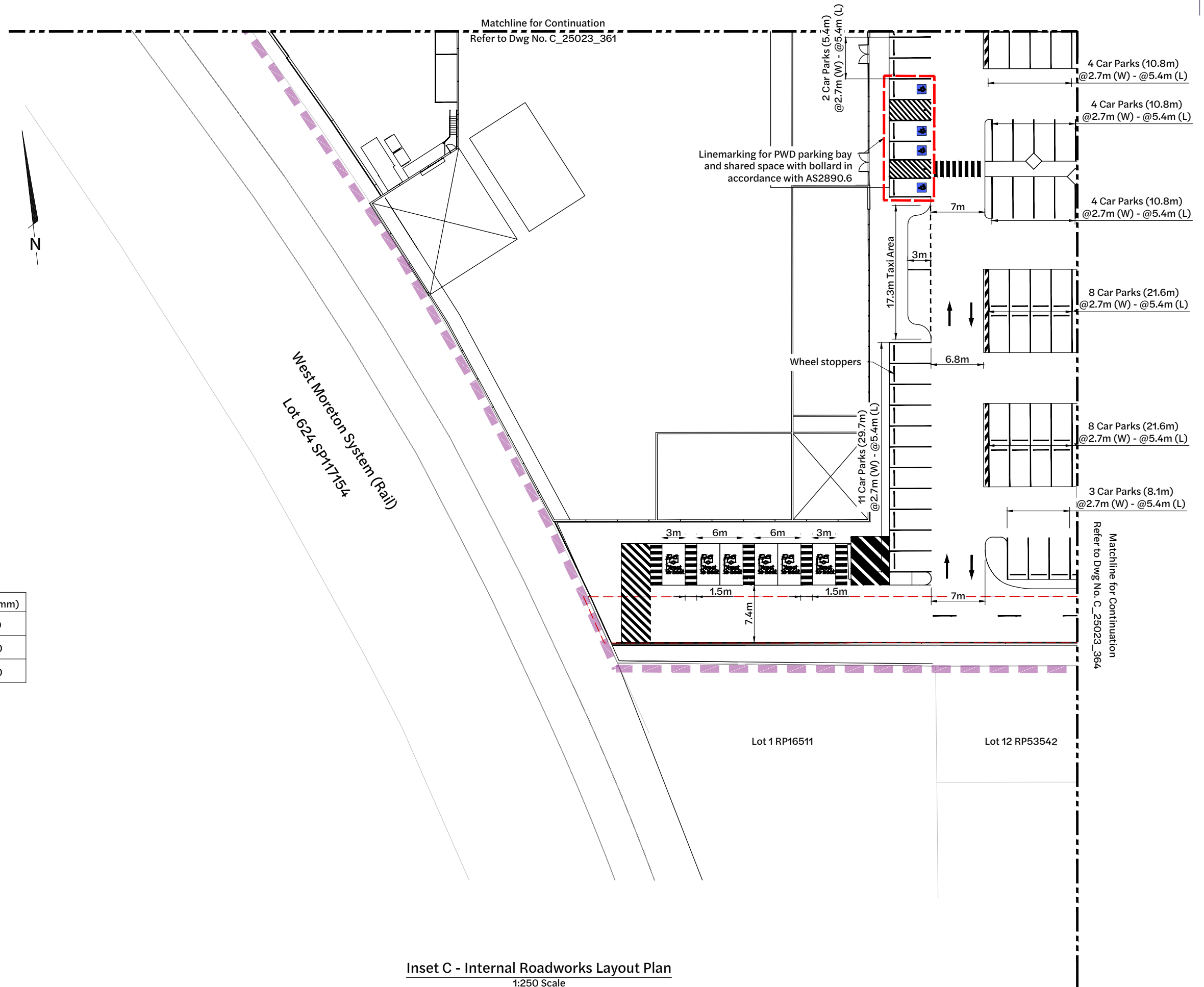
FILE G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A_ MODEL\AUTOCAD\C_25023_362_INTERNAL LINE MARKING LAYOUT PLAN.DWG LAST SAVED BY COINTE

Existing Legend

Property Boundary

Proposed Legend

Site Boundary



Pavement Marking Legend

| Pavement Markings | Length(m) | Gap(m) | Width(mm) |
|-------------------|-----------|--------|-----------|
| Park Line | - | - | 100 |
| Stop Line | - | - | 300 |
| Give Way Line | 0.6 | 0.6 | 300 |

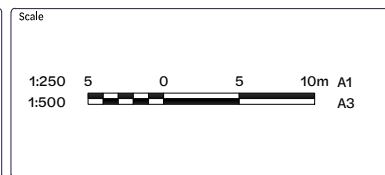
Inset C - Internal Roadworks Layout Plan

1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

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Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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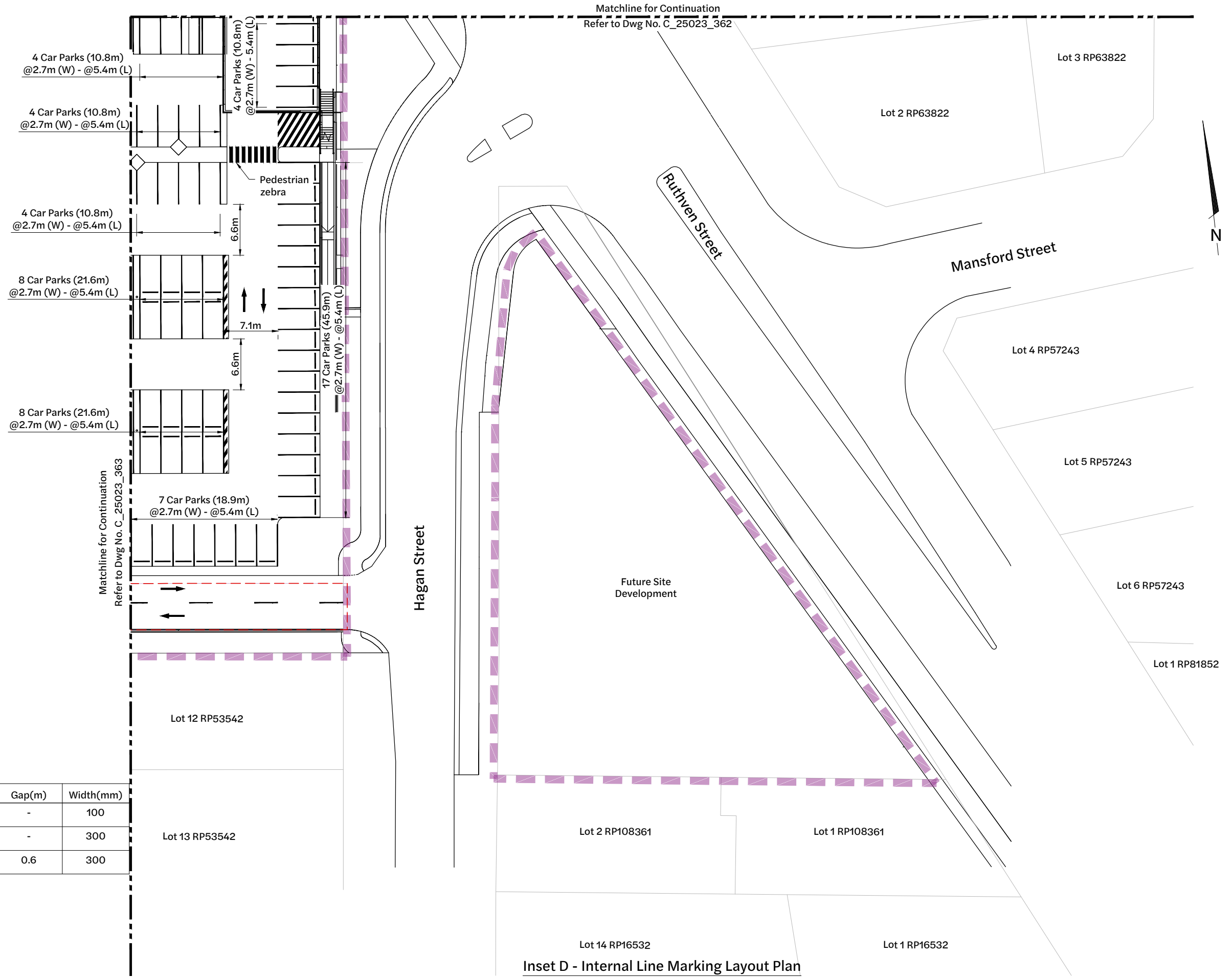
| Drawing Title | | |
|---|---------------------------|----------------------|
| Internal Line Marking Layout Plan (Sheet 4 of 5) | | |
| Project No. C_25023 | Drawing No. 363 | Revision 4 |

Existing Legend

Property Boundary

Proposed Legend

Site Boundary



Matchline for Continuation
Refer to Dwg No. C_25023_362

Matchline for Continuation
Refer to Dwg No. C_25023_363

Hagan Street

Ruthven Street

Mansford Street

N

Pavement Marking Legend

| Pavement Markings | Length(m) | Gap(m) | Width(mm) |
|-------------------|-----------|--------|-----------|
| Park Line | - | - | 100 |
| Stop Line | - | - | 300 |
| Give Way Line | 0.6 | 0.6 | 300 |

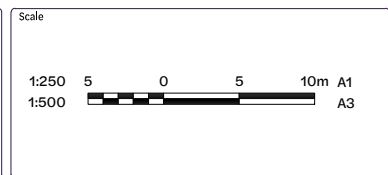
Inset D - Internal Line Marking Layout Plan

1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
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Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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| Drawing Title | | |
|---|---------------------------|----------------------|
| Internal Line Marking Layout Plan (Sheet 5 of 5) | | |
| Project No. C_25023 | Drawing No. 364 | Revision 4 |

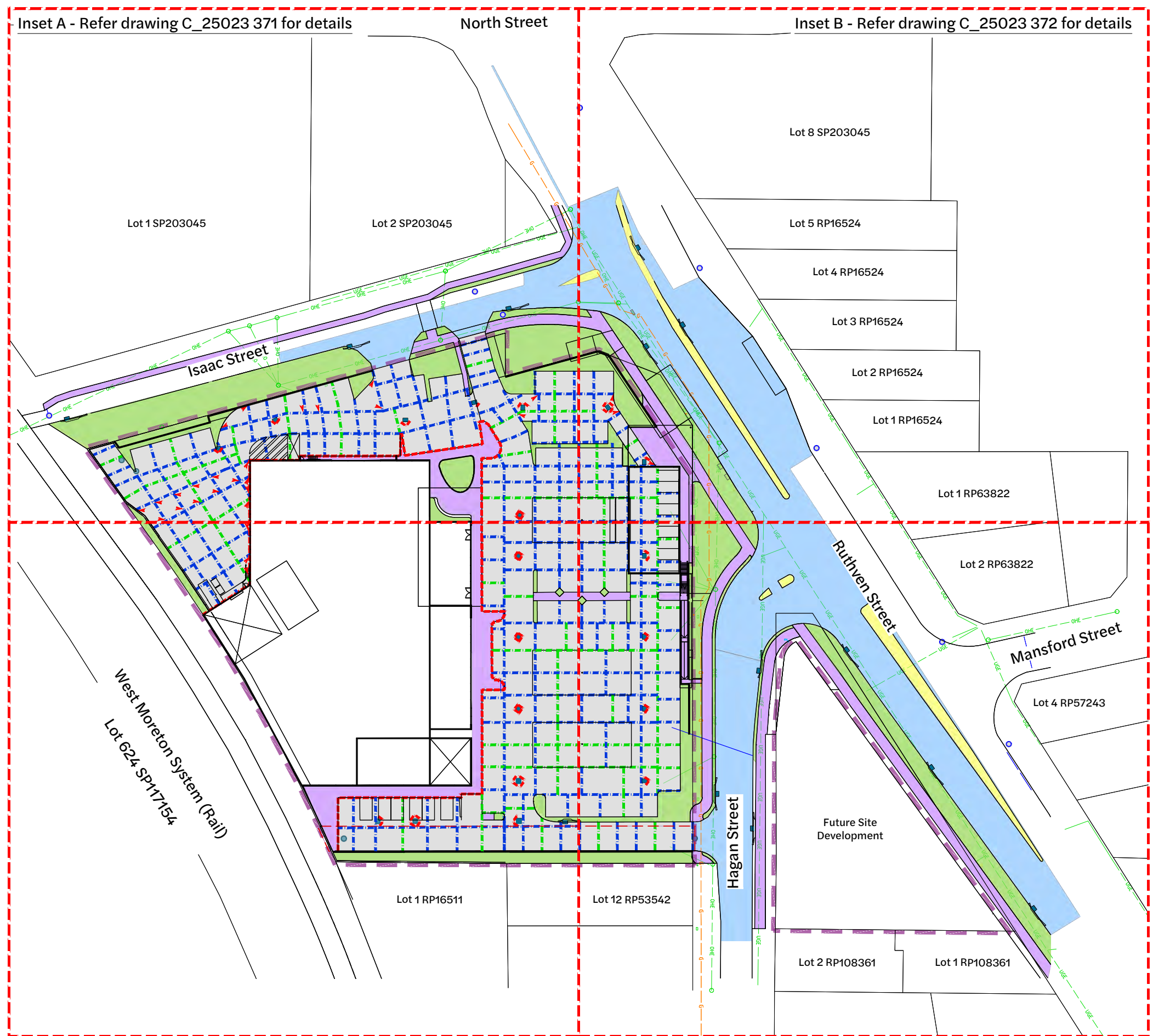
FILE G:\MYP DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A1_MODEL\AUTOCAD\C_25023_363_INTERNAL LINE MARKING LAYOUT PLAN.DWG LAST SAVED BY COINTE

Existing Legend

- Property Boundary
- Stormwater Drainage
- Gas
- Overhead Electrical
- Stormwater Manhole

Proposed Legend

- Site Boundary
- Expansion Joint - EJ
- Sawn Cut Joint - SJ
- Isolation Joint - IJ
- Trimmer Bars
- Stormwater Inlet
- Stormwater Manhole
- Pedestrian Footpath
- Rigid (Concrete) Pavement
- Landscaping
- Asphalt Pavement

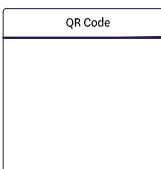


NOTE:
* Subject to confirmation of Subgrade CBR and Proof Roll inspection.

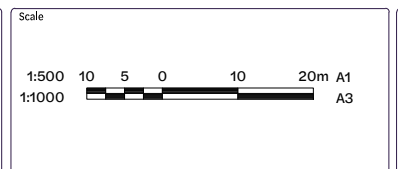
NOTE:
Stormwater drainage pits shown indicatively. Refer Drawing 400 for complete set.

Inset C - Refer drawing C_25023 373 for details **Jointing Layout Plan** Inset D - Refer drawing C_25023 374 for details
1:500 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |



Status
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd






Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba












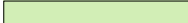
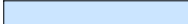
| | | |
|---|--------------------|---------------|
| Drawing Title Jointing Layout Plan (Sheet 1 of 5) | | |
| Project No. C_25023 | Drawing No. 370 | Revision 4 |

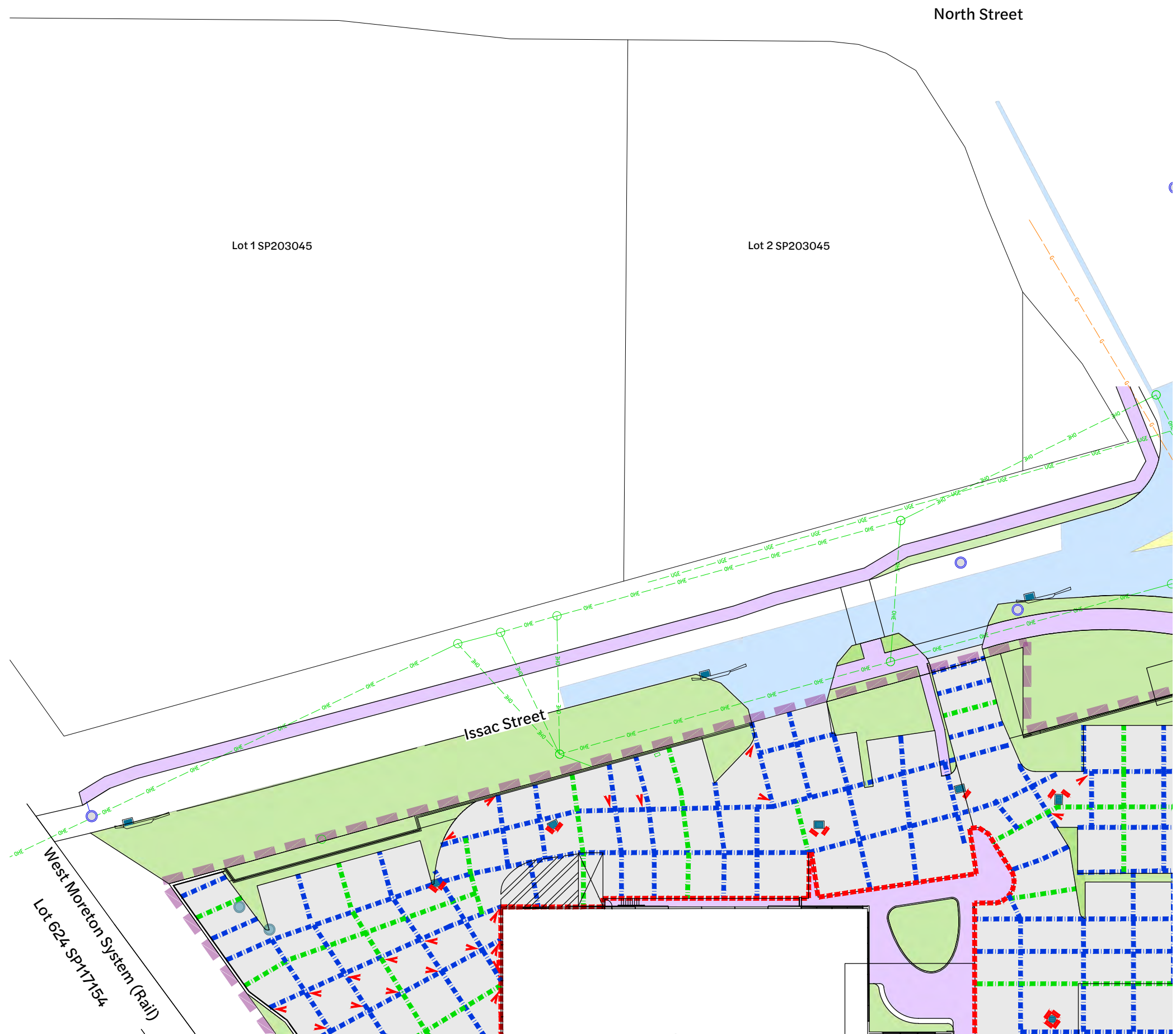
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Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Gas
-  Overhead Electrical
-  Stormwater Manhole

Proposed Legend

-  Site Boundary
-  Expansion Joint - EJ
-  Sawn Cut Joint - SJ
-  Isolation Joint - IJ
-  Trimmer Bars
-  Stormwater Inlet
-  Stormwater Manhole
-  Pedestrian Footpath
-  Rigid (Concrete) Pavement
-  Landscaping
-  Asphalt Pavement



NOTE:
* Subject to confirmation of Subgrade CBR and Proof Roll inspection.

NOTE:
Stormwater drainage pits shown indicatively. Refer Drawing 410 for complete set.

Inset A - Jointing Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|-----------------------------|
| 1:250 5 0 5 10m A1 1:500 |

Client
Bernoth Holdings Pty Ltd






Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.










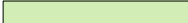
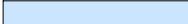


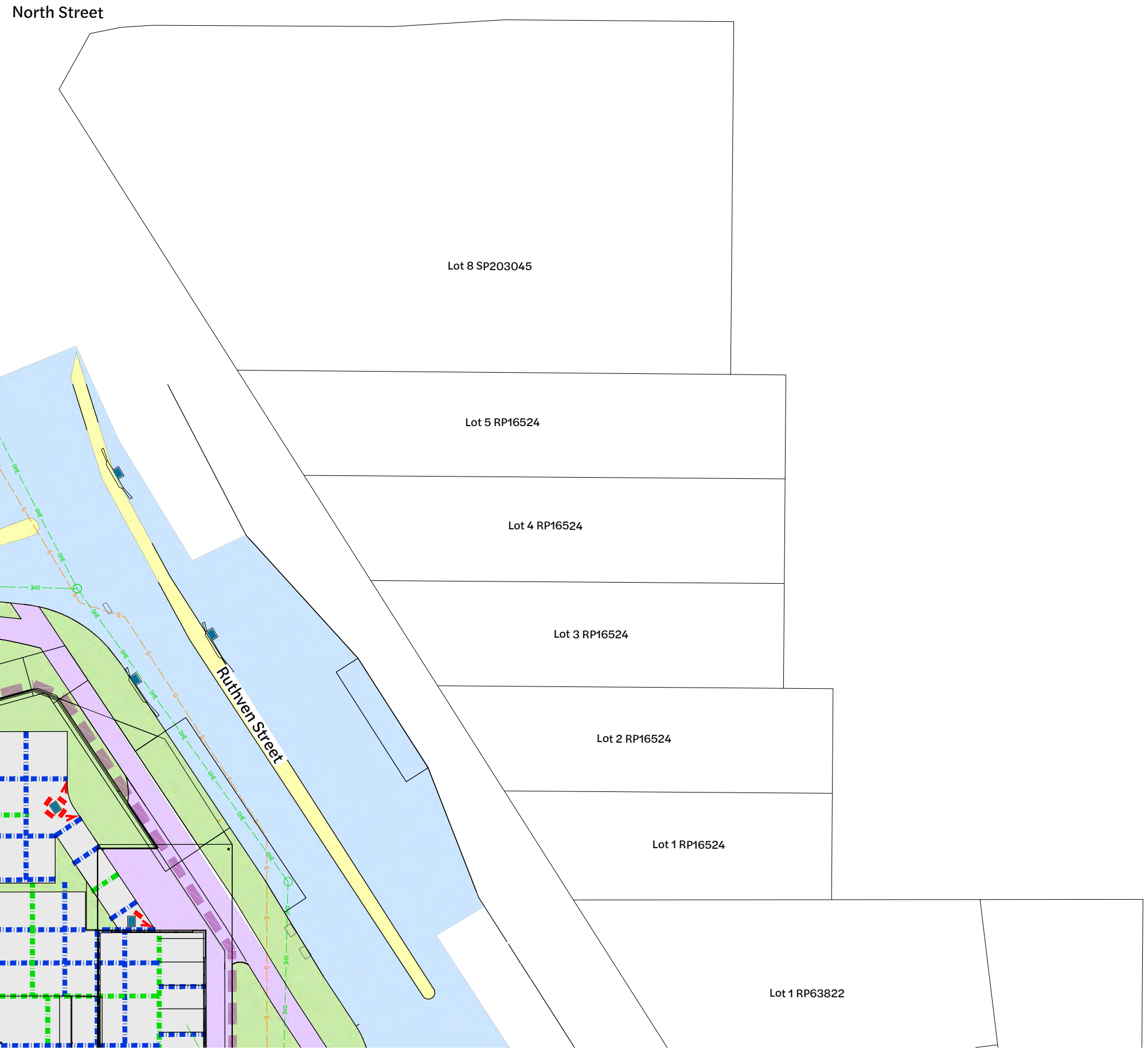
| Drawing Title | | |
|--|---------------------------|----------------------|
| Jointing Layout Plan (Sheet 2 of 5) | | |
| Project No. C_25023 | Drawing No. 371 | Revision 4 |

Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Gas
-  Overhead Electrical
-  Stormwater Manhole

Proposed Legend

-  Site Boundary
-  Expansion Joint - EJ
-  Sawn Cut Joint - SJ
-  Isolation Joint - IJ
-  Trimmer Bars
-  Stormwater Inlet
-  Stormwater Manhole
-  Pedestrian Footpath
-  Rigid (Concrete) Pavement
-  Landscaping
-  Asphalt Pavement



NOTE:
* Subject to confirmation of Subgrade CBR and Proof Roll inspection.

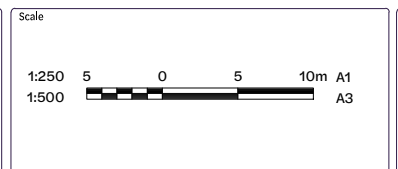
NOTE:
Stormwater drainage pits shown indicatively. Refer Drawing 410 for complete set.

Inset B - Jointing Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

QR Code

Status
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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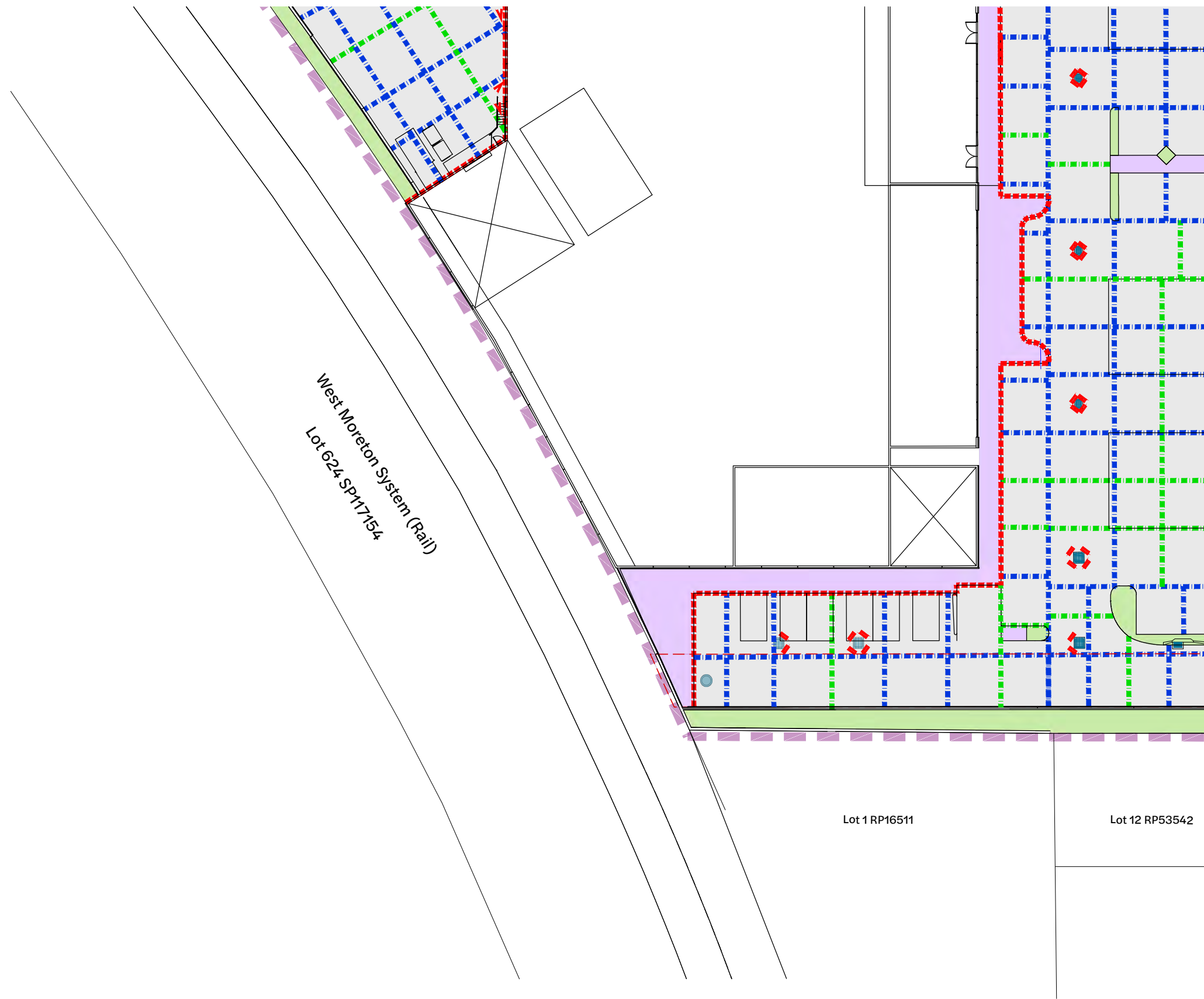
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|---|---------------------------|----------------------|
| Drawing Title Jointing Layout Plan (Sheet 3 of 5) | | |
| Project No. C_25023 | Drawing No. 372 | Revision 4 |

Existing Legend

- Property Boundary
- Stormwater Drainage
- Gas
- Overhead Electrical
- Stormwater Manhole

Proposed Legend

- Site Boundary
- Expansion Joint - EJ
- Sawn Cut Joint - SJ
- Isolation Joint - IJ
- Trimmer Bars
- Stormwater Inlet
- Stormwater Manhole
- Pedestrian Footpath
- Rigid (Concrete) Pavement
- Landscaping
- Asphalt Pavement



NOTE:
* Subject to confirmation of Subgrade CBR and Proof Roll inspection.

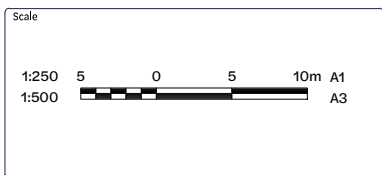
NOTE:
Stormwater drainage pits shown indicatively. Refer Drawing 410 for complete set.

Inset C - Jointing Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
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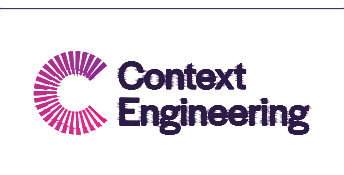
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd






Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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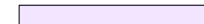

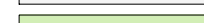


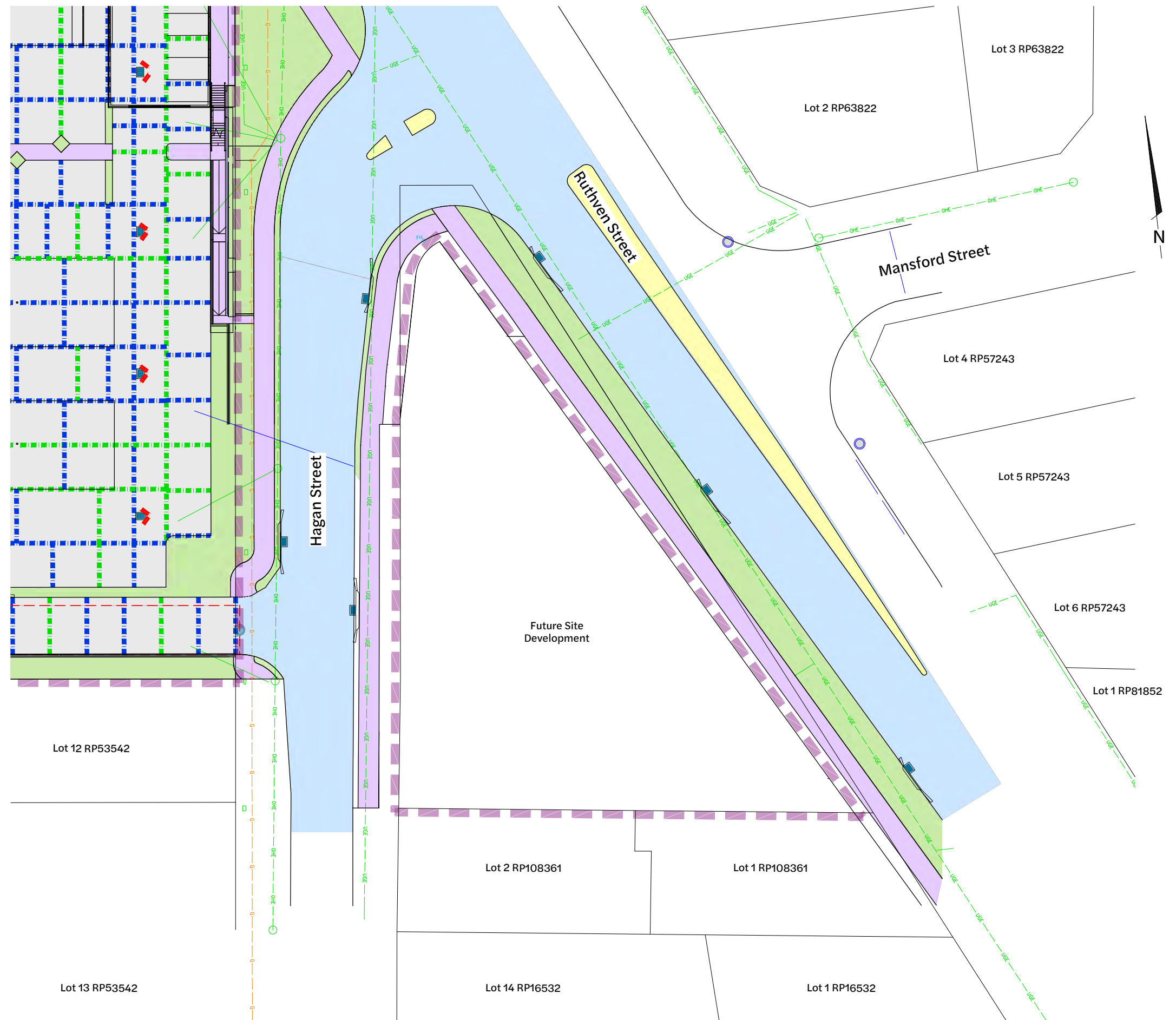
| Drawing Title | | |
|--|---------------------------|----------------------|
| Jointing Layout Plan (Sheet 4 of 5) | | |
| Project No. C_25023 | Drawing No. 373 | Revision 4 |

Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Gas
-  Overhead Electrical
-  Stormwater Manhole

Proposed Legend

-  Site Boundary
-  Expansion Joint - EJ
-  Sawn Cut Joint - SJ
-  Isolation Joint - IJ
-  Trimmer Bars
-  Stormwater Inlet
-  Stormwater Manhole
-  Pedestrian Footpath
-  Rigid (Concrete) Pavement
-  Landscaping
-  Asphalt Pavement



Inset D - Jointing Layout Plan
1:250 Scale

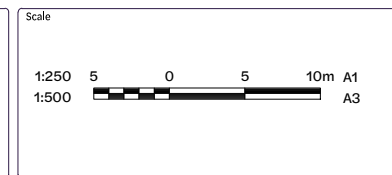
NOTE:
* Subject to confirmation of Subgrade CBR and Proof Roll inspection.

NOTE:
Stormwater drainage pits shown indicatively. Refer Drawing 410 for complete set.

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
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Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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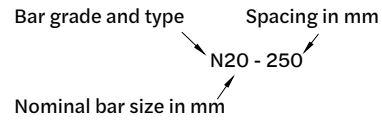


| Drawing Title | | |
|--|---------------------------|----------------------|
| Jointing Layout Plan (Sheet 5 of 5) | | |
| Project No. C_25023 | Drawing No. 374 | Revision 4 |

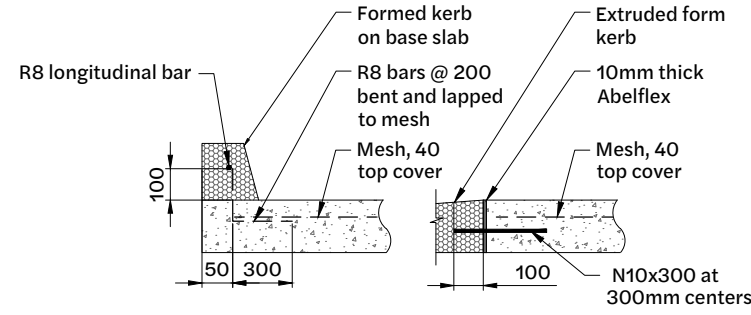
Concrete Notes

- All workmanship and materials shall be in accordance with AS3600.
- Minimum concrete strength to be 32MPa
- Clear cover (including fitments) to be 50mm unless noted otherwise
- Concrete Specification:
Slump..... 100 mm
Max. Aggregate..... 20 mm
- Project control testing shall be carried out in accordance with AS3600 and the specification
- The Contractor is to notify the Engineer in writing of any admixtures to be used in the concrete mix. No admixtures shall be used without written approval by the superintendent. Calcium chloride will not be permitted and shall not be used under any circumstances.
- All formwork shall conform to AS3610. Reshoring is not permitted.
- Reinforcement symbols

- 'N' - deformed bar grade N500N to AS 4671
- 'R' - plain round bar grade R250N to AS 4671
- 'S' - deformed bar grade D250N to AS 4671
- 'RL' - ribbed reinforcing mesh grade D500L to AS 4671
- 'SL' - ribbed reinforcing mesh grade D500L to AS 4671

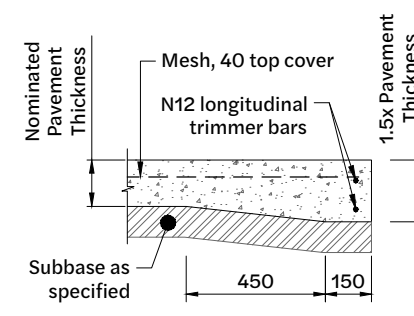


- The figures following the fabric symbol 'SL' is the reference number for fabric to AS4671
- All formwork shall conform to AS3610. Reshoring not permitted.
- Sizes of concrete elements do not include thickness of applied finishes.
- Reinforcement is shown diagrammatically and not necessarily in true projection.
- Welding of reinforcement is not permitted.
- Reinforcement shall be bent cold in accordance with AS3600 except where approved by the engineer. No rebending shall be permitted unless approved by the Structural Engineer.
- All reinforcement shall be securely supported in its correct position during concreting by approved plastic tipped bar chairs, spacers or support bars. Maximum centres of supporting chairs shall be 800mm for fabric, 600mm for bars up to 12mm diameter, 900mm for bars 16mm and greater.
- Construction break locations and details shall be approved by the Superintendent prior to construction.
- The face of all concrete against which new concrete is to be cast is to be thoroughly mechanically scabbled, fully exposing the aggregate matrix.
- All concrete surfaces are to be cured for seven days after casting using a method approved by the Engineer.
- Concrete testing shall be carried out by a registered NATA testing laboratory, in accordance with AS 3600 project assessment.
- All concrete to be found below the required strength at 28 days shall be removed and replaced at the Contractor's expense.
- Concrete shall be cured with a coat of approved chlorinated rubber curing compound, applied immediately after finishing operations.



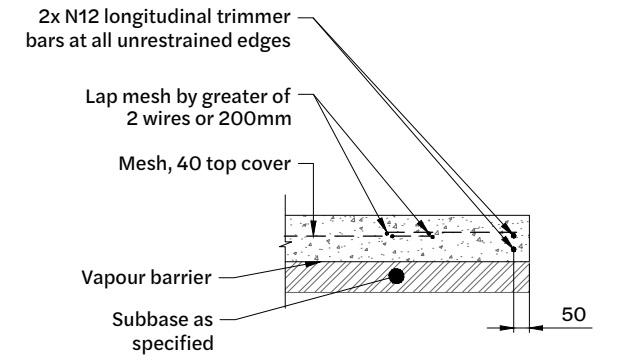
Detail At Concrete Pavement - Kerb

N.T.S.



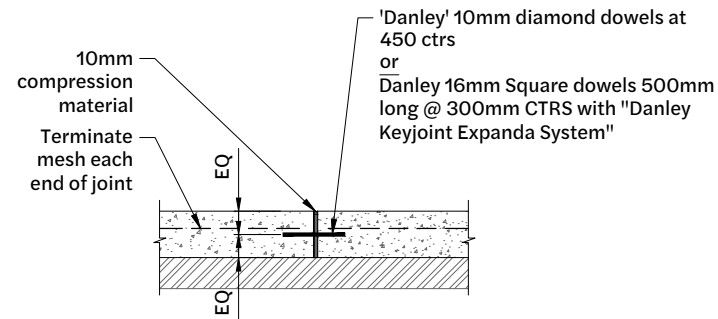
Edge Treatment - No Kerb

N.T.S.



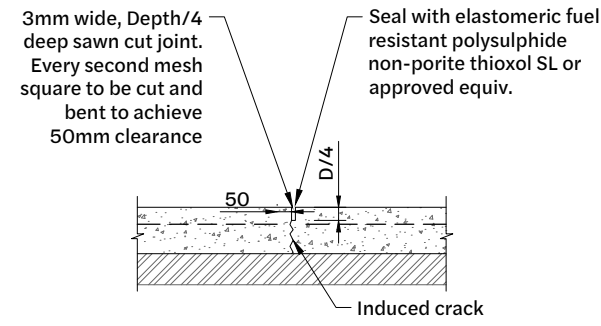
Typical Concrete Pavement Detail

N.T.S.



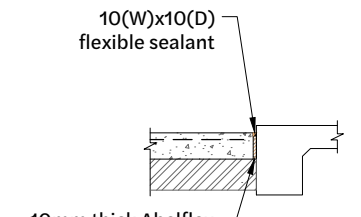
Expansion Joint (EJ)

N.T.S.



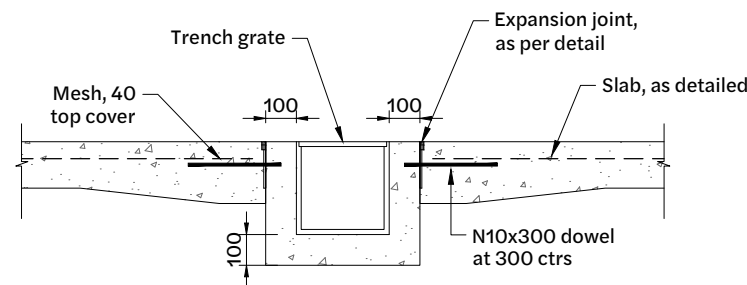
Saw Cut Joint (SJ)

N.T.S.



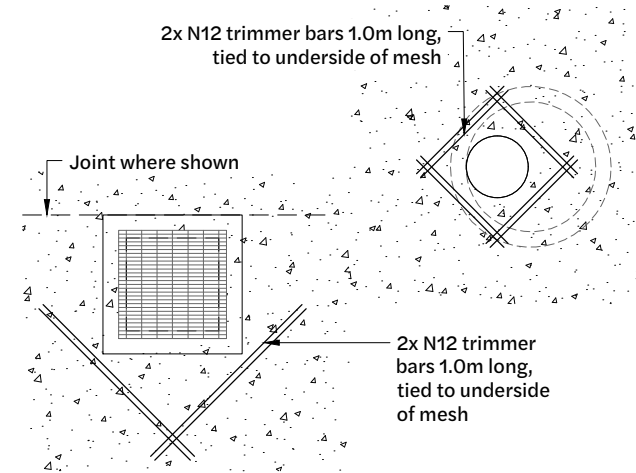
Isolation Joint (IJ)

N.T.S.



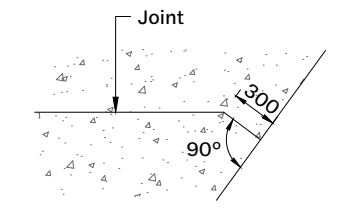
Trench Drain Detail

N.T.S.



Reinforcing Detail at Inlets and Manholes

N.T.S.



Typ. Joint Termination at Oblique Slab Edge

N.T.S.

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
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| 3 | 19.12.25 | Issued for Approval | PD | JE |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
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| |

Status

Issued for Approval
Not for Construction

Scale

AS SHOWN

Client

Bernoth Holdings Pty Ltd

Project

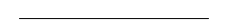





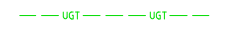







Hagan Street, Isaac Street and Ruthven Street North Toowoomba

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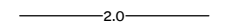
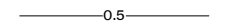












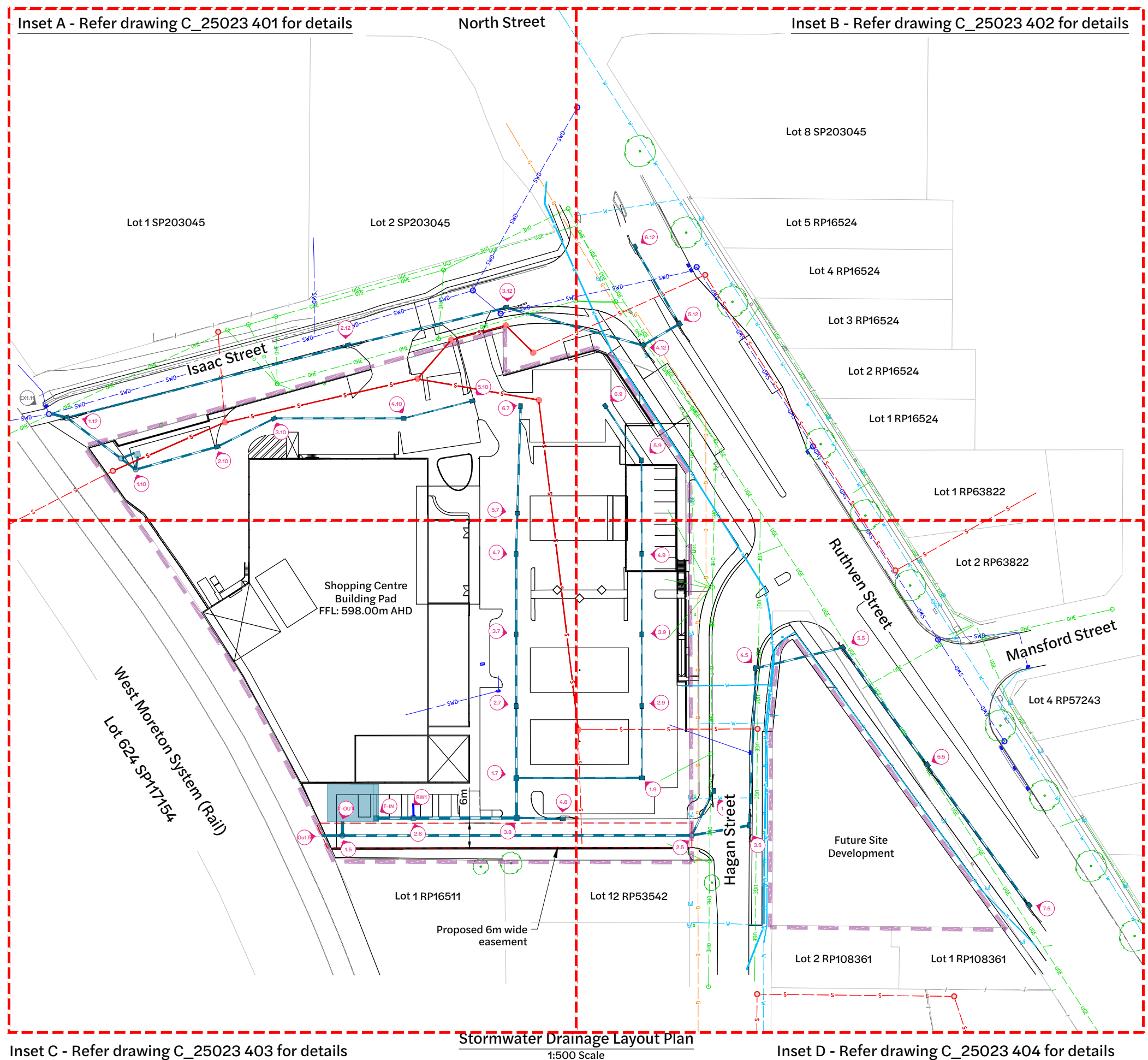
| Drawing Title | | |
|-----------------------------------|-------------|----------|
| Jointing Notes and Details | | |
| Project No. | Drawing No. | Revision |
| C_25023 | 380 | 4 |

Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Sewerage Reticulation
-  Water Reticulation
-  Gas
-  Overhead Electrical
-  Underground Telecommunications
-  Fence
-  Barrier Kerb & Channel
-  Footpath
-  Sewer Manhole
-  Stormwater Manhole
-  Tree Structural Root Zone (SRZ) by Arborist(to remain)
-  Structure Label

Proposed Legend

-  Site Boundary
-  Water Line
-  Sewer Line
-  Design Surface Contour Major
-  Design Surface Contour Minor
-  Easement
-  Sewer Manhole
-  Maintenance Hole
-  Stormwater Inlet Pit
-  Stormwater Drainage
-  Roofwater Line
-  Kerb Adaptor
-  Stormwater Gully Inlet
-  Stormwater Headwall
-  Structure Label



Inset A - Refer drawing C_25023 401 for details

Inset B - Refer drawing C_25023 402 for details

Inset C - Refer drawing C_25023 403 for details

Inset D - Refer drawing C_25023 404 for details

Stormwater Drainage Layout Plan
1:500 Scale

Note:
Available records provided for design. Contractor to confirm location and depth of existing services prior to commencement of works and notify superintendent should any discrepancies or non-conformances on clearances to other services become apparent.

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code | Status |
|---------|--|
| | Issued for Approval Not for Construction |

| Scale |
|----------------------------------|
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| Client |
|--------------------------|
| Bernoth Holdings Pty Ltd |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |













| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |






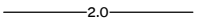
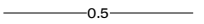








| Drawing Title | | |
|--|-----------------|------------|
| Stormwater Drainage Layout Plan (Sheet 1 of 5) | | |
| Project No. C_25023 | Drawing No. 400 | Revision 4 |

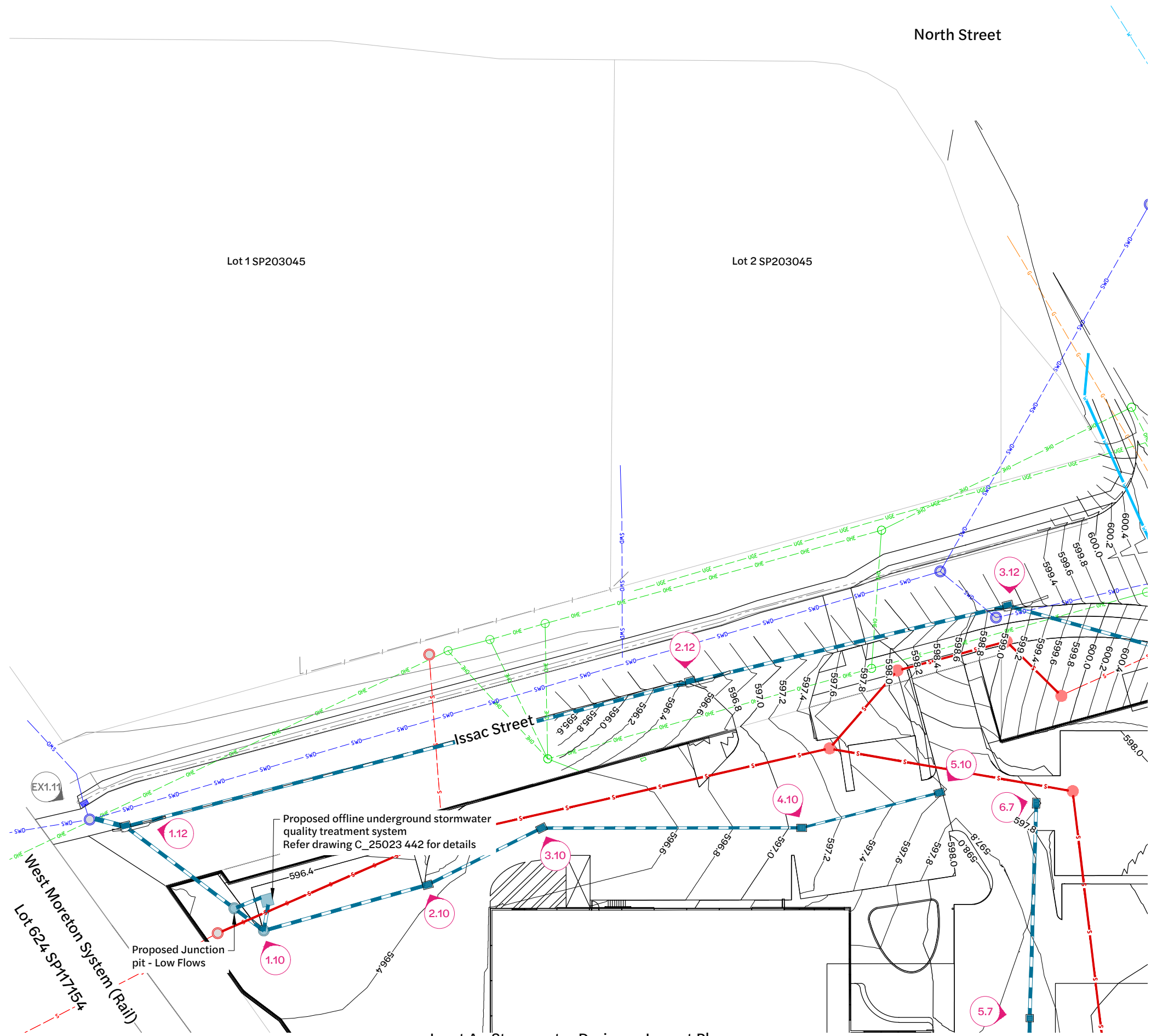
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Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Sewerage Reticulation
-  Gas
-  Overhead Electrical
-  Underground Telecommunications
-  Fence
-  Barrier Kerb & Channel
-  Footpath
-  Sewer Manhole
-  Stormwater Manhole
-  Structure Label

Proposed Legend

-  Site Boundary
-  Water Line
-  Sewer Line
-  Design Surface Contour Major
-  Design Surface Contour Minor
-  Sewer Manhole
-  Maintenance Hole
-  Stormwater Inlet Pit
-  Stormwater Drainage
-  Kerb Adaptor
-  Stormwater Gully Inlet
-  Stormwater Headwall
-  Structure Label



Inset A - Stormwater Drainage Layout Plan
1:250 Scale

Note:
Available records provided for design. Contractor to confirm location and depth of existing services prior to commencement of works and notify superintendent should any discrepancies or non-conformances on clearances to other services become apparent.

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|-----------------------------|
| 1:250 5 0 5 10m A1 1:500 |

Client
Bernoth Holdings Pty Ltd














Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba






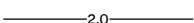
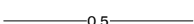




| Drawing Title | | |
|---|---------------------------|----------------------|
| Stormwater Drainage Layout Plan (Sheet 2 of 5) | | |
| Project No. C_25023 | Drawing No. 401 | Revision 4 |

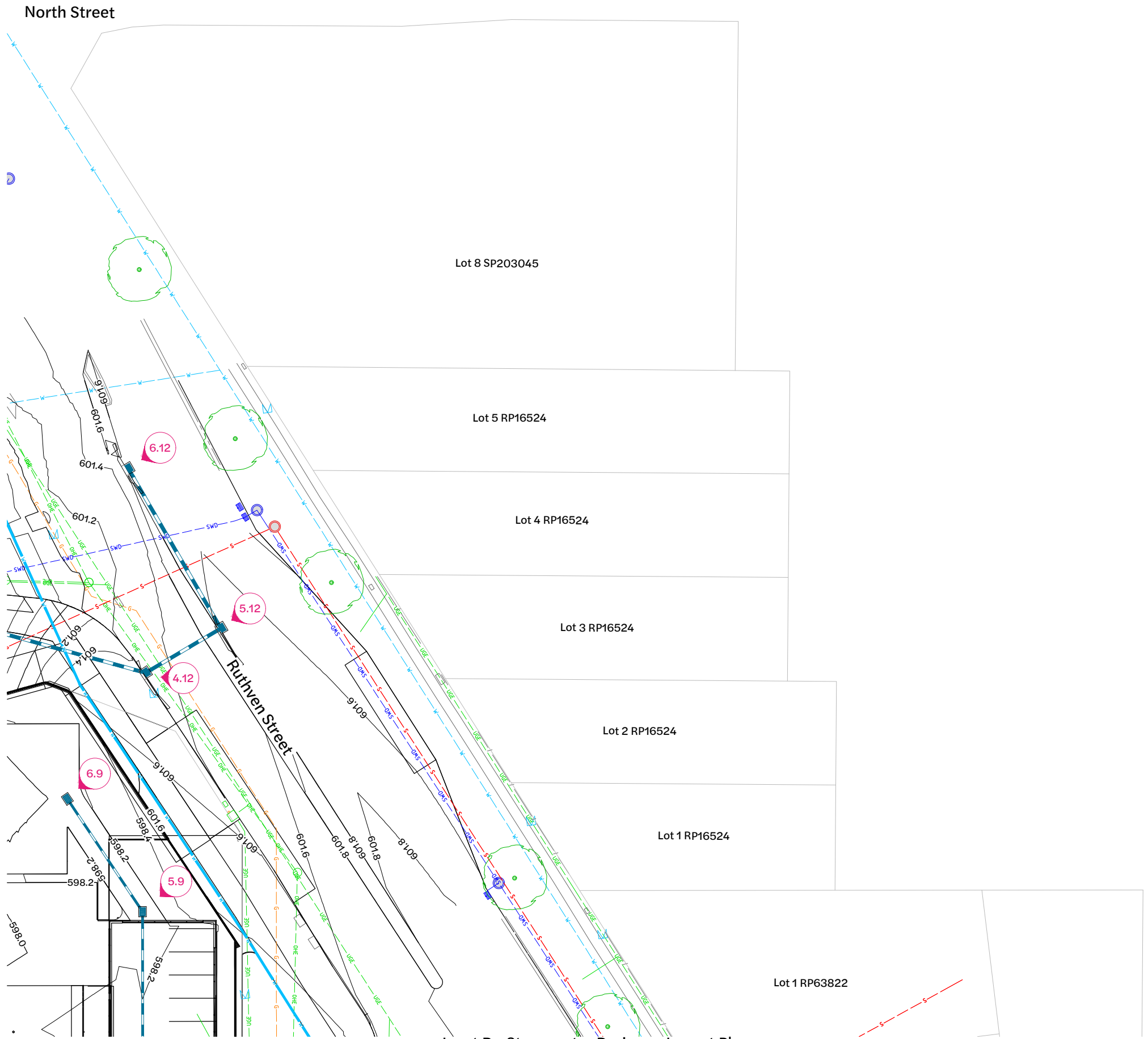
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Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Sewerage Reticulation
-  Water Reticulation
-  Gas
-  Overhead Electrical
-  Underground Telecommunications
-  Fence
-  Barrier Kerb & Channel
-  Footpath
-  Sewer Manhole
-  Stormwater Manhole
-  Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

-  Site Boundary
-  Water Line
-  Sewer Line
-  2.0 Design Surface Contour Major
-  0.5 Design Surface Contour Minor
-  Stormwater Inlet Pit
-  Stormwater Drainage
-  Stormwater Gully Inlet
-  Structure Label



Inset B - Stormwater Drainage Layout Plan
1:250 Scale

Note:
Available records provided for design. Contractor to confirm location and depth of existing services prior to commencement of works and notify superintendent should any discrepancies or non-conformances on clearances to other services become apparent.

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code | Status |
|---------|--|
| | Issued for Approval Not for Construction |

| Scale |
|-----------------------------|
| 1:250 5 0 5 10m A1 1:500 |

| Client |
|--------------------------|
| Bernoth Holdings Pty Ltd |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |




| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |





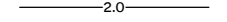
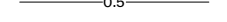





| Drawing Title | | |
|---|-------------|----------|
| Stormwater Drainage Layout Plan (Sheet 3 of 5) | | |
| Project No. | Drawing No. | Revision |
| C_25023 | 402 | 4 |

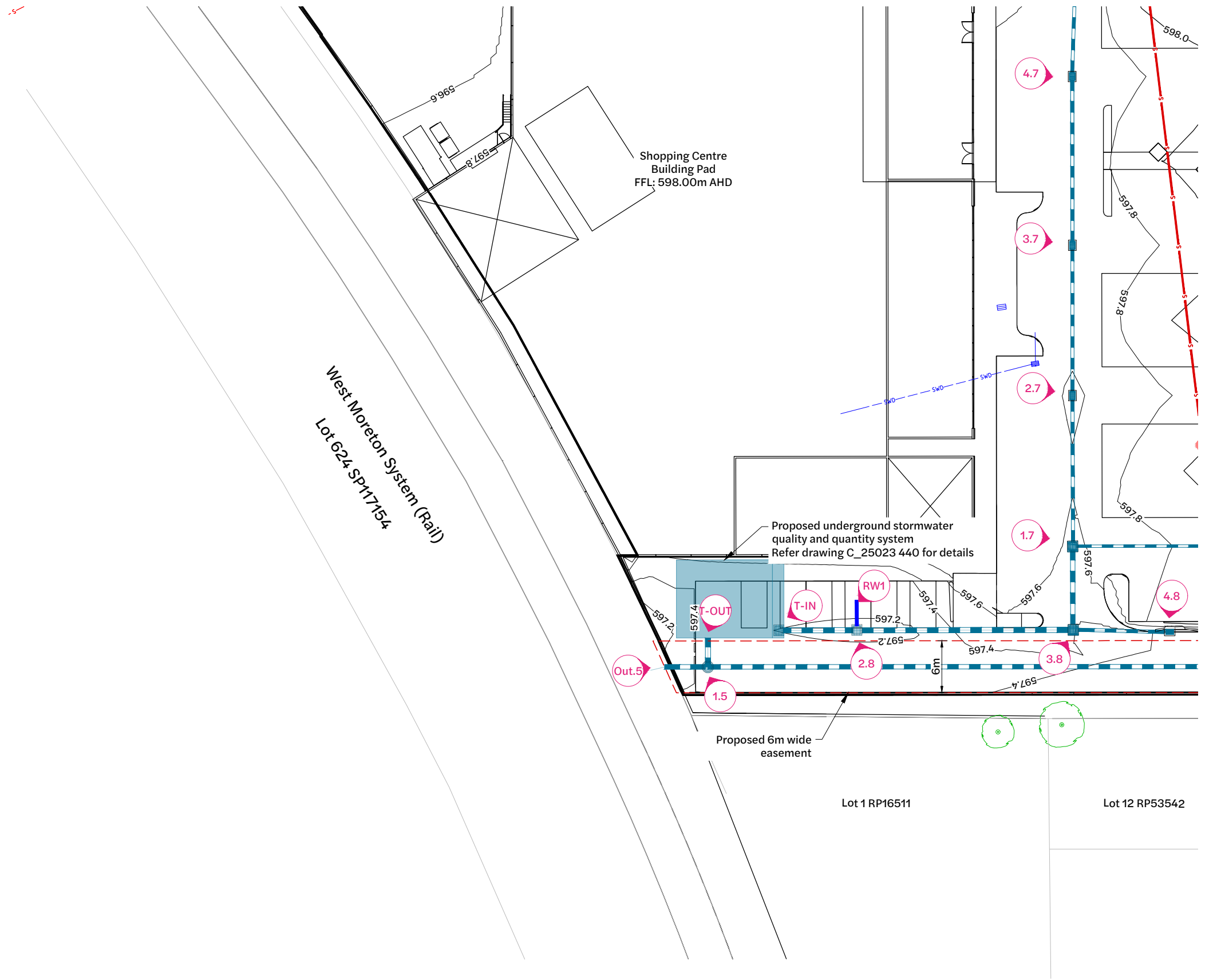
FILE G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A MODEL\AUTOCAD\C_25023_402_STORMWATER DRAINAGE LAYOUT PLAN.DWG LAST SAVED BY JCD/NT

Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Tree Structural Root Zone (SRZ) by Arborist (to remain)

Proposed Legend

-  Site Boundary
-  Sewer Line
-  Design Surface Contour Major
-  Design Surface Contour Minor
-  Easement
-  Stormwater Inlet Pit
-  Stormwater Drainage
-  Structure Label
-  Roofwater Line



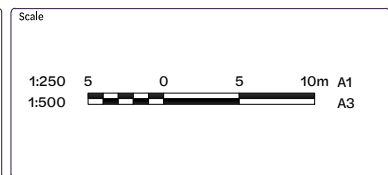
Note:
 Available records provided for design. Contractor to confirm location and depth of existing services prior to commencement of works and notify superintendent should any discrepancies or non-conformances on clearances to other services become apparent.

Inset C - Stormwater Drainage Layout Plan
 1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
 Not for Construction



Client
 Bernoth Holdings Pty Ltd

Project
 Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
 All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.



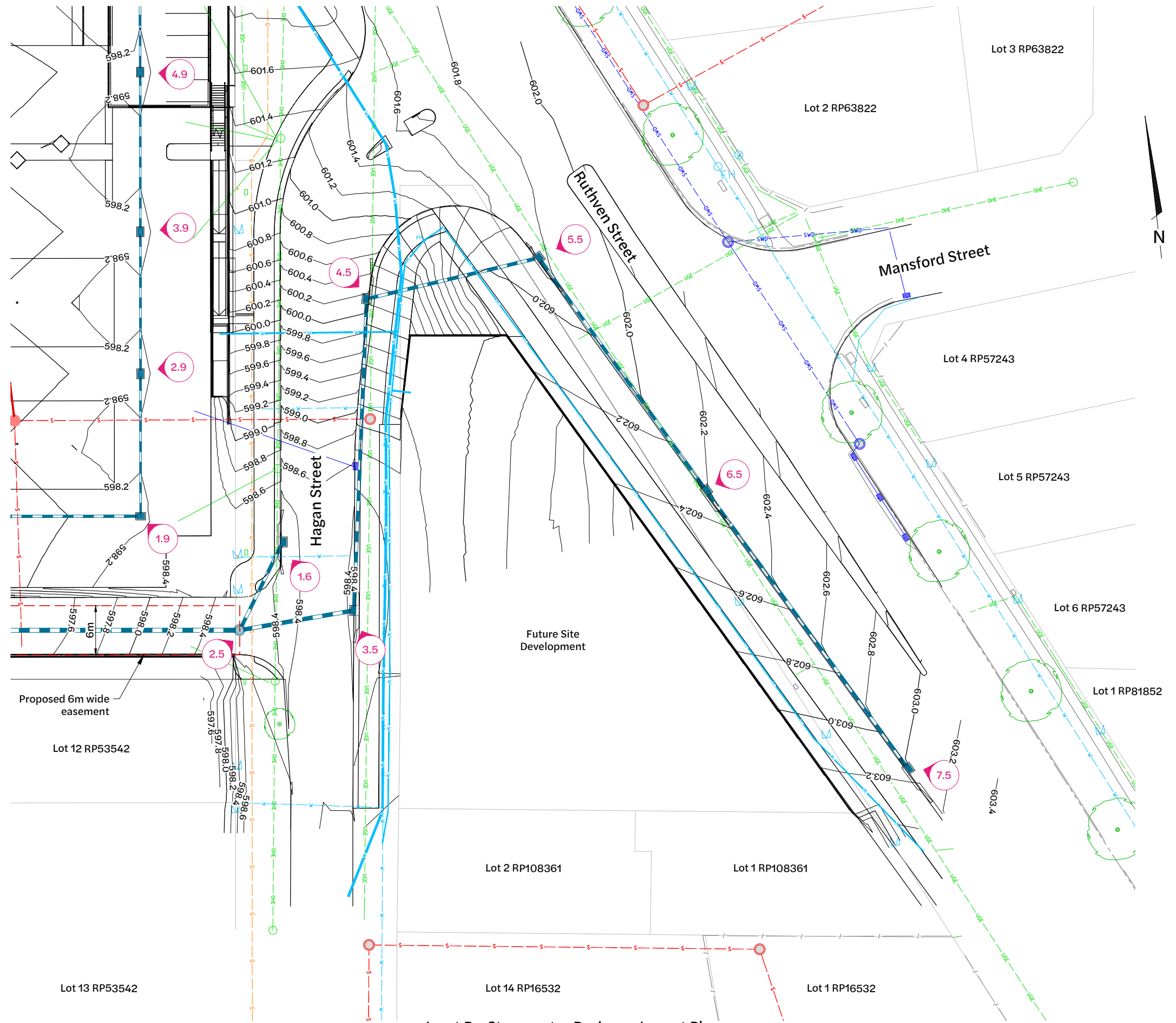
| Drawing Title | | |
|---|--------------------|---------------|
| Stormwater Drainage Layout Plan (Sheet 4 of 5) | | |
| Project No. C_25023 | Drawing No. 403 | Revision 4 |

Existing Legend

- Property Boundary
- Stormwater Drainage
- Sewerage Reticulation
- Water Reticulation
- Gas
- Overhead Electrical
- Underground Telecommunications
- Fence
- Barrier Kerb & Channel
- Footpath
- Sewer Manhole
- Stormwater Manhole
- Tree Structural Root Zone (SRZ) by Arborist(to remain)
- Structure Label

Proposed Legend

- Site Boundary
- Water Line
- Sewer Line
- Design Surface Contour Major
- Design Surface Contour Minor
- Easement
- Maintenance Hole
- Stormwater Inlet Pit
- Stormwater Drainage
- Stormwater Gully Inlet
- Structure Label



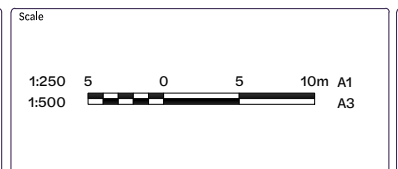
Note:
 Available records provided for design. Contractor to confirm location and depth of existing services prior to commencement of works and notify superintendent should any discrepancies or non-conformances on clearances to other services become apparent.

Inset D - Stormwater Drainage Layout Plan
 1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
 Not for Construction



Client
 Bernoth Holdings Pty Ltd

Project
 Hagan Street, Isaac Street and Ruthven Street North Toowoomba














Disclaimer
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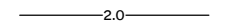
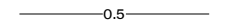





| Drawing Title | | |
|---|--------------------|---------------|
| Stormwater Drainage Layout Plan (Sheet 5 of 5) | | |
| Project No. C_25023 | Drawing No. 404 | Revision 4 |

FILE G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A1_MODEL\AUTOCAD\C_25023_404_STORMWATER DRAINAGE LAYOUT PLAN.DWG LAST SAVED BY JONAS

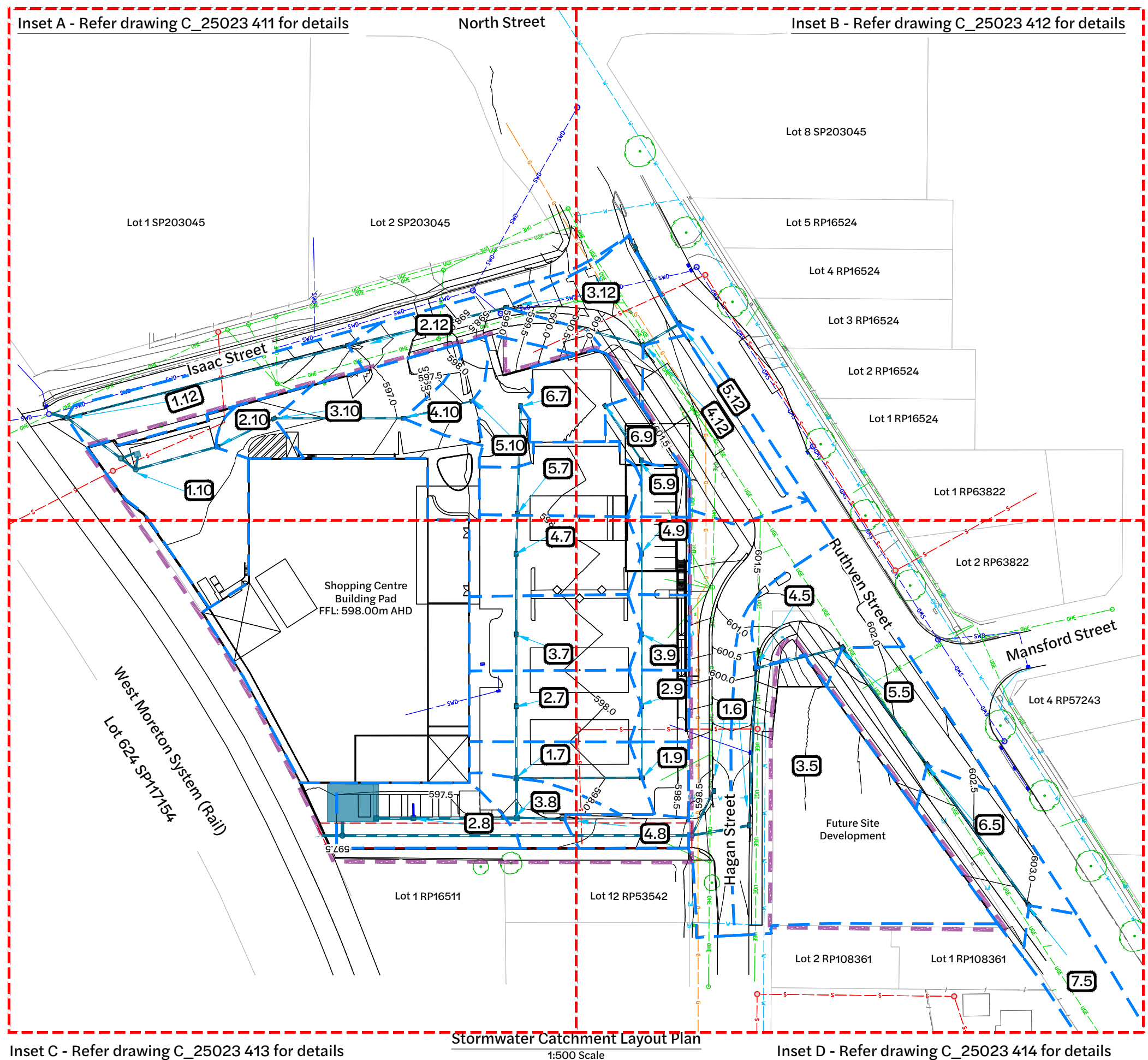
Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Sewerage Reticulation
-  Water Reticulation
-  Gas
-  Overhead Electrical
-  Underground Telecommunications
-  Fence
-  Barrier Kerb & Channel
-  Footpath
-  Sewer Manhole
-  Stormwater Manhole
-  Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

-  Site Boundary
-  Design Surface Contour Major
-  Design Surface Contour Minor
-  Catchment Boundary
-  Catchment Label
-  Stormwater Inlet Pit
-  Drainage Flow Arrow
-  Easement

| Developed Catchment Areas | |
|---------------------------|--------------|
| Catchment Name | Area (ha) |
| 1.12 | 0.077 |
| 2.12 | 0.058 |
| 3.12 | 0.063 |
| 4.12 | 0.085 |
| 5.12 | 0.017 |
| 1.10 | 0.100 |
| 2.10 | 0.023 |
| 3.10 | 0.099 |
| 4.10 | 0.026 |
| 5.10 | 0.039 |
| 2.8 | 0.063 |
| 3.8 | 0.033 |
| 4.8 | 0.023 |
| 1.7 | 0.049 |
| 2.7 | 0.070 |
| 3.7 | 0.073 |
| 4.7 | 0.077 |
| 5.7 | 0.058 |
| 6.7 | 0.042 |
| 1.9 | 0.020 |
| 2.9 | 0.023 |
| 3.9 | 0.024 |
| 4.9 | 0.025 |
| 5.9 | 0.016 |
| 6.9 | 0.018 |
| 1.6 | 0.142 |
| 3.5 | 0.027 |
| 4.5 | 0.069 |
| 5.5 | 0.076 |
| 6.5 | 0.073 |
| 7.5 | 0.124 |
| Total | 1.709 |



Inset A - Refer drawing C_25023 411 for details

Stormwater Catchment Layout Plan

1:500 Scale

Inset D - Refer drawing C_25023 414 for details

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code | Status |
|---------|--|
| | Issued for Approval Not for Construction |

| Scale |
|----------------------------------|
| 1:500 10 5 0 10 20m A1 1:1000 |

| Client |
|--------------------------|
| Bernoth Holdings Pty Ltd |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |



| Drawing Title | | |
|---|-------------|----------|
| Stormwater Catchment Layout Plan (Sheet 1 of 5) | | |
| Project No. | Drawing No. | Revision |
| C_25023 | 410 | 4 |

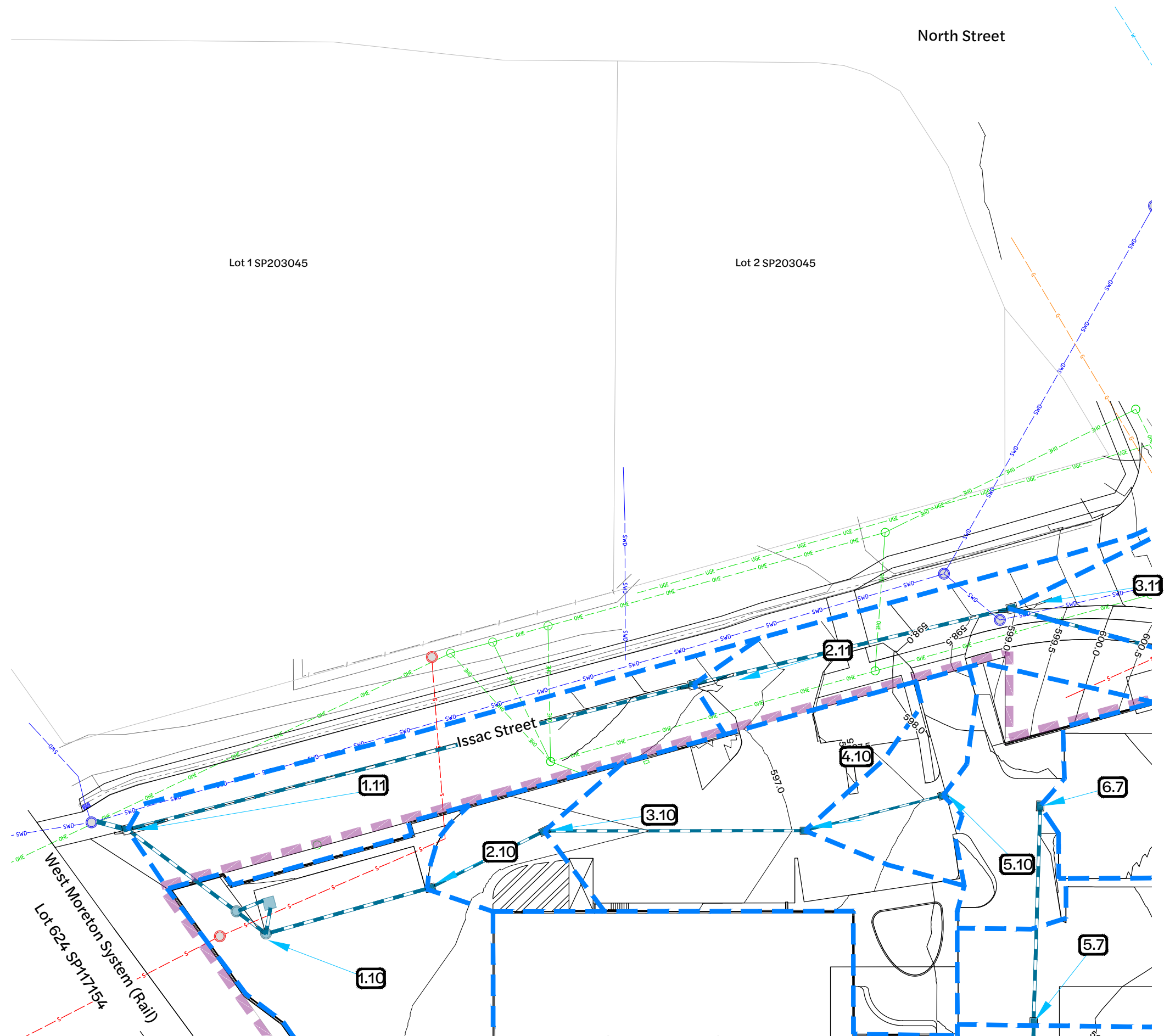
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Existing Legend

- Property Boundary
- Stormwater Drainage
- Sewerage Reticulation
- Gas
- Overhead Electrical
- Underground Telecommunications
- Fence
- Barrier Kerb & Channel
- Footpath
- Sewer Manhole
- Stormwater Manhole

Proposed Legend

- Site Boundary
- Design Surface Contour Major
- Design Surface Contour Minor
- Catchment Boundary
- Catchment Label
- Stormwater Inlet Pit
- Drainage Flow Arrow



Inset A - Stormwater Catchment Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|-----------------------------|
| 1:250 5 0 5 10m A1 1:500 |

Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba














Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.




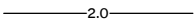
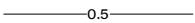




| Drawing Title | | |
|--|---------------------------|----------------------|
| Stormwater Catchment Layout Plan (Sheet 2 of 5) | | |
| Project No. C_25023 | Drawing No. 411 | Revision 4 |

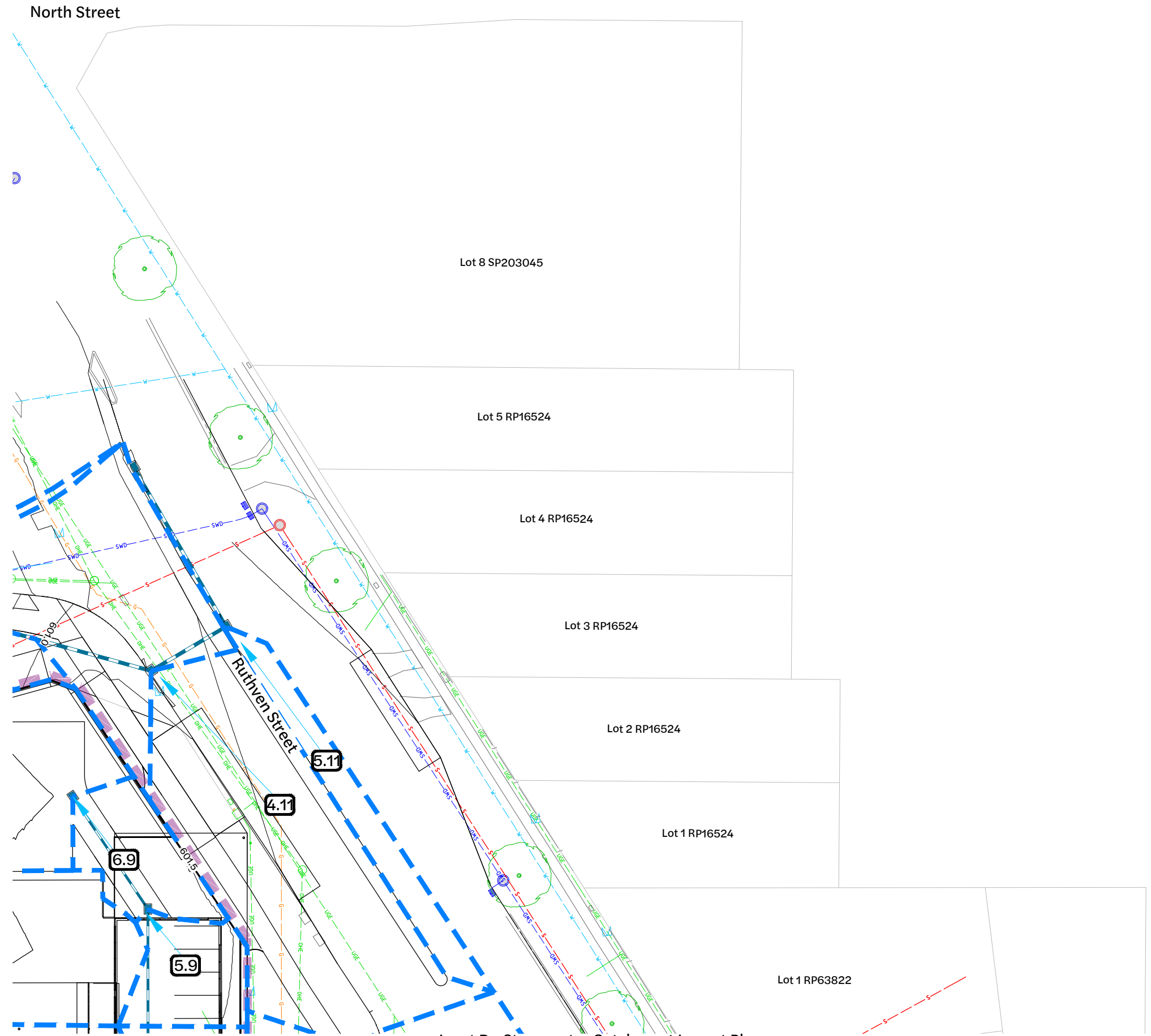
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Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Sewerage Reticulation
-  Water Reticulation
-  Gas
-  Overhead Electrical
-  Underground Telecommunications
-  Fence
-  Barrier Kerb & Channel
-  Footpath
-  Sewer Manhole
-  Stormwater Manhole
-  Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

-  Site Boundary
-  Design Surface Contour Major
-  Design Surface Contour Minor
-  Catchment Boundary
-  Catchment Label
-  Stormwater Inlet Pit
-  Drainage Flow Arrow



Inset B - Stormwater Catchment Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code | Status |
|---------|--|
| | Issued for Approval Not for Construction |

| Scale |
|-----------------------------|
| 1:250 5 0 5 10m A1 1:500 |

| Client |
|--------------------------|
| Bernoth Holdings Pty Ltd |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |




| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |




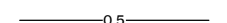
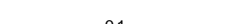




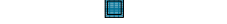
| Drawing Title | | |
|--|--------------------|---------------|
| Stormwater Catchment Layout Plan (Sheet 3 of 5) | | |
| Project No. C_25023 | Drawing No. 412 | Revision 4 |

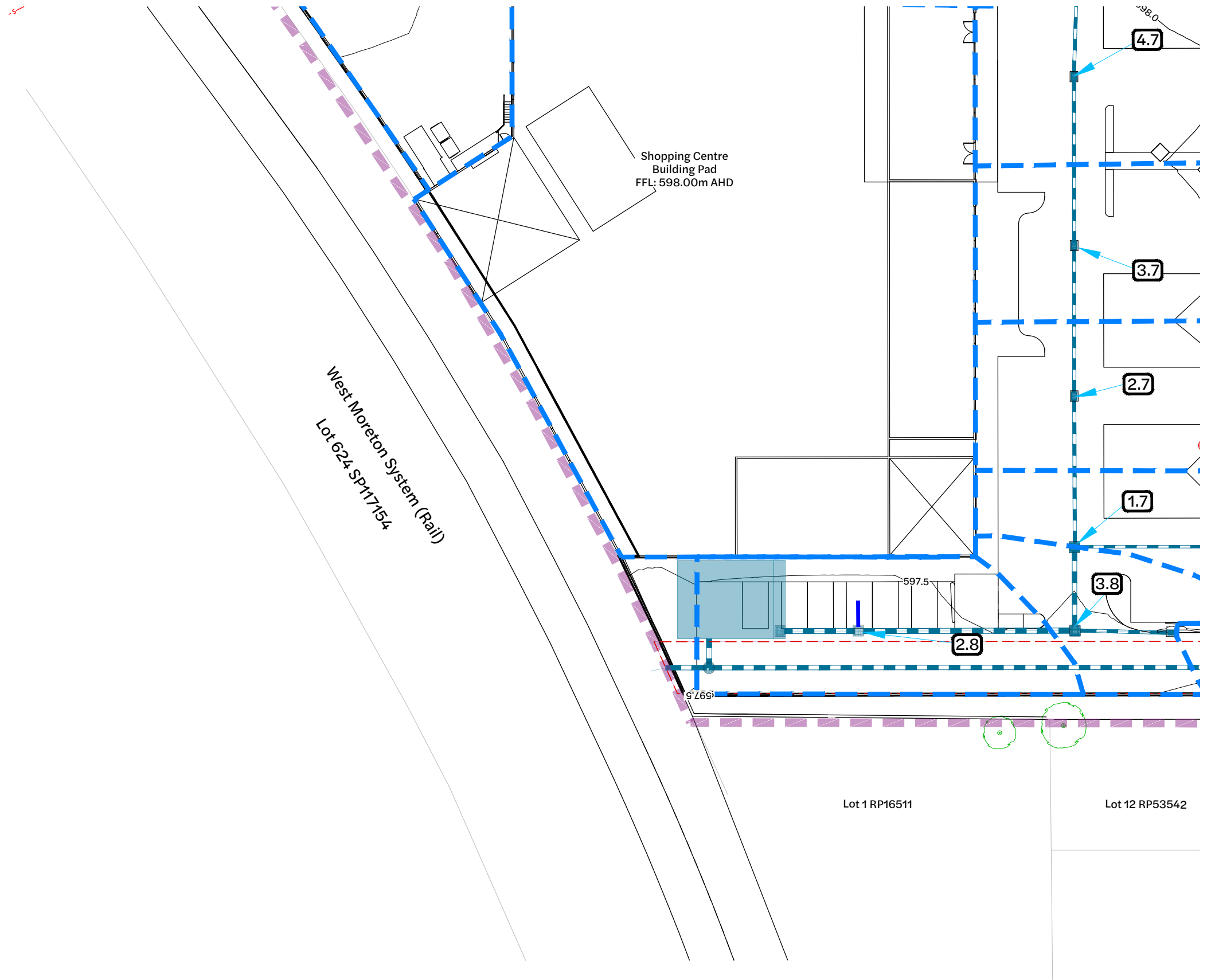
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Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Tree Structural Root Zone (SRZ) by Arborist (to remain)

Proposed Legend

-  Site Boundary
-  Design Surface Contour Major
-  Design Surface Contour Minor
-  Easement
-  Catchment Boundary
-  Catchment Label
-  Stormwater Inlet Pit
-  Drainage Flow Arrow



Inset C - Stormwater Catchment Layout Plan

1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|-----------------------------|
| 1:250 5 0 5 10m A1 1:500 |

Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.



| Drawing Title | | |
|--|---------------------------|----------------------|
| Stormwater Catchment Layout Plan (Sheet 4 of 5) | | |
| Project No. C_25023 | Drawing No. 413 | Revision 4 |

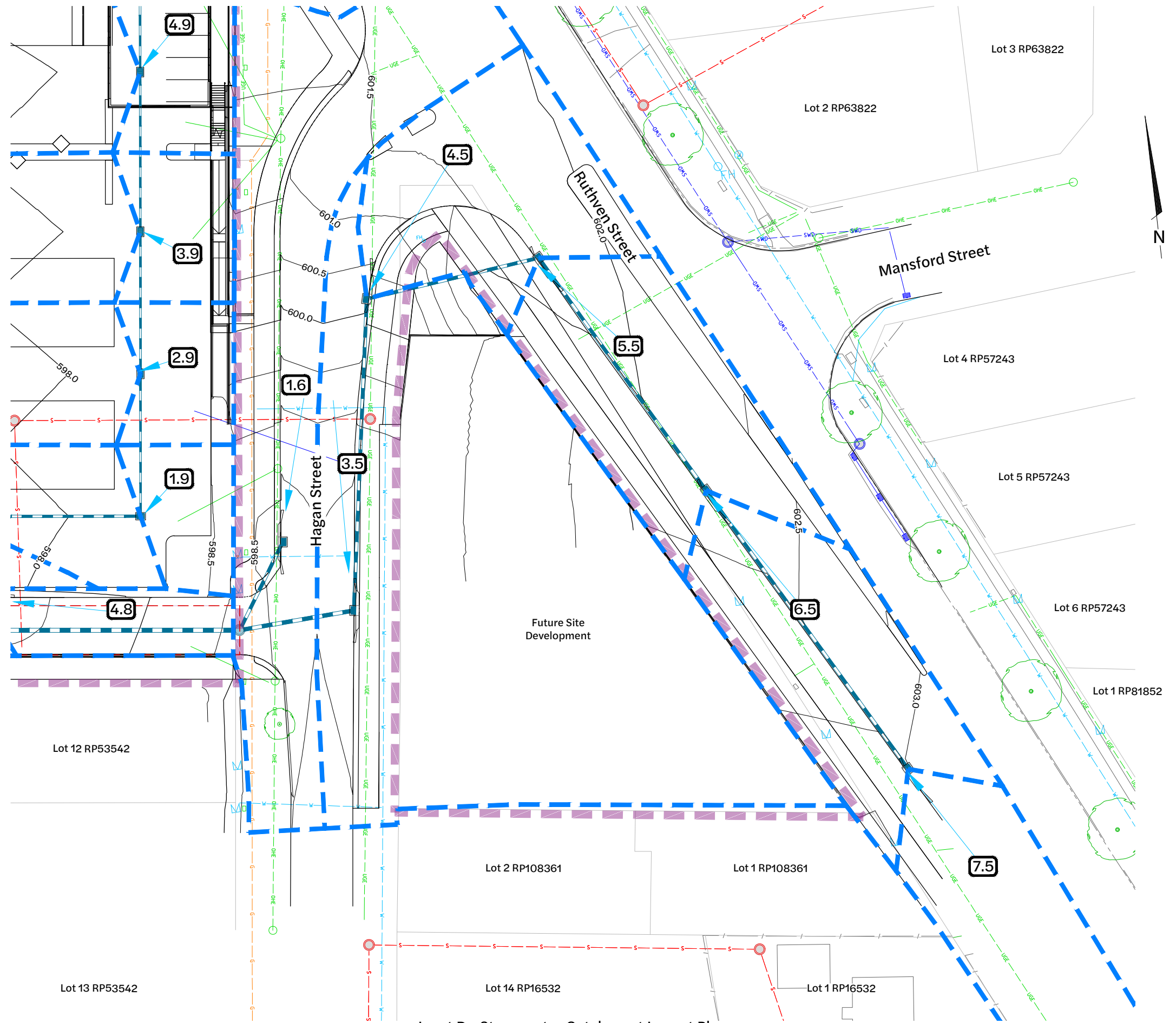
FILE G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A MODEL\AUTOCAD\C_25023 410_STORMWATER CATCHMENT LAYOUT PLAN.DWG LAST SAVED BY:MDR

Existing Legend

- Property Boundary
- Stormwater Drainage
- Sewerage Reticulation
- Water Reticulation
- Gas
- Overhead Electrical
- Underground Telecommunications
- Fence
- Barrier Kerb & Channel
- Footpath
- Sewer Manhole
- Stormwater Manhole
- Tree Structural Root Zone (SRZ) by Arborist(to remain)

Proposed Legend

- Site Boundary
- Design Surface Contour Major
- Design Surface Contour Minor
- Easement
- Catchment Boundary
- Catchment Label
- Stormwater Inlet Pit
- Drainage Flow Arrow



Inset D - Stormwater Catchment Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 1.05.25 | Issued for Approval | PD | NR |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|--------------------|
| 1:250 5 0 5 10m A1 |
| 1:500 5 0 5 10m A3 |

Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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| Drawing Title | | |
|--|---------------------------|----------------------|
| Stormwater Catchment Layout Plan (Sheet 5 of 5) | | |
| Project No. C_25023 | Drawing No. 414 | Revision 4 |

FILE G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A_3 MODEL\AUTOCAD\C_25023 414 - STORMWATER CATCHMENT LAYOUT PLAN.DWG LAST SAVED BY:JCME

Existing Legend

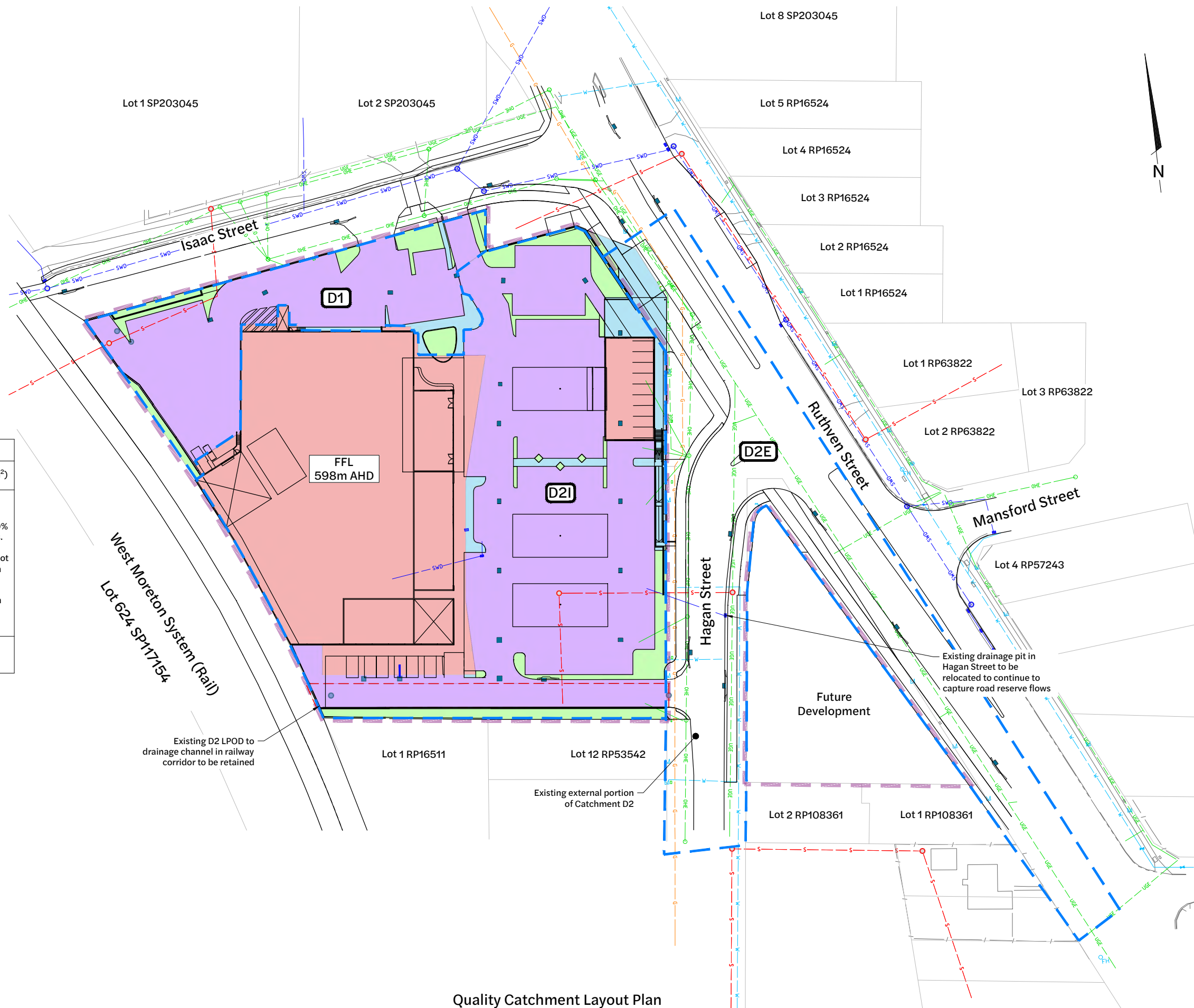
- Property Boundary
- Stormwater Drainage
- Sewerage Reticulation
- Water Reticulation
- Overhead Electrical
- Underground Telecommunications
- Fence
- Batter Top
- Barrier Kerb & Channel
- Footpath
- Sewer Manhole
- Stormwater Manhole

Proposed Legend

- Site Boundary
- Catchment Boundaries
- Catchment Label
- Stormwater Inlet Pit

| Developed Catchment Area | | | | |
|--------------------------|-----------------------|---------------------------|----------------------------|--|
| Legend | Description | D1 Area (m ²) | D2I Area (m ²) | D2E Area (m ²) |
| | Roof | 0 | 5,155 | Assumed 60% impervious. External catchment not included in quality treatment calculation |
| | Hardstand Area | 128 | 359 | |
| | Driveway | 1,959 | 4,779 | |
| | Ground Level Pervious | 344 | 670 | |
| | Total Area | 2,431 | 10,963 | 6,020 |

Note:
Future development portion of the quality to be addressed as part of a subsequent Material Change of Use

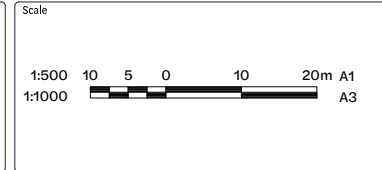


Quality Catchment Layout Plan
1:500 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|---|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 28.04.25 | Issued for Information (Update Architectural Plans) | PD | PD |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

QR Code

Status
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

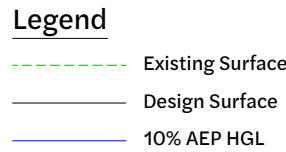
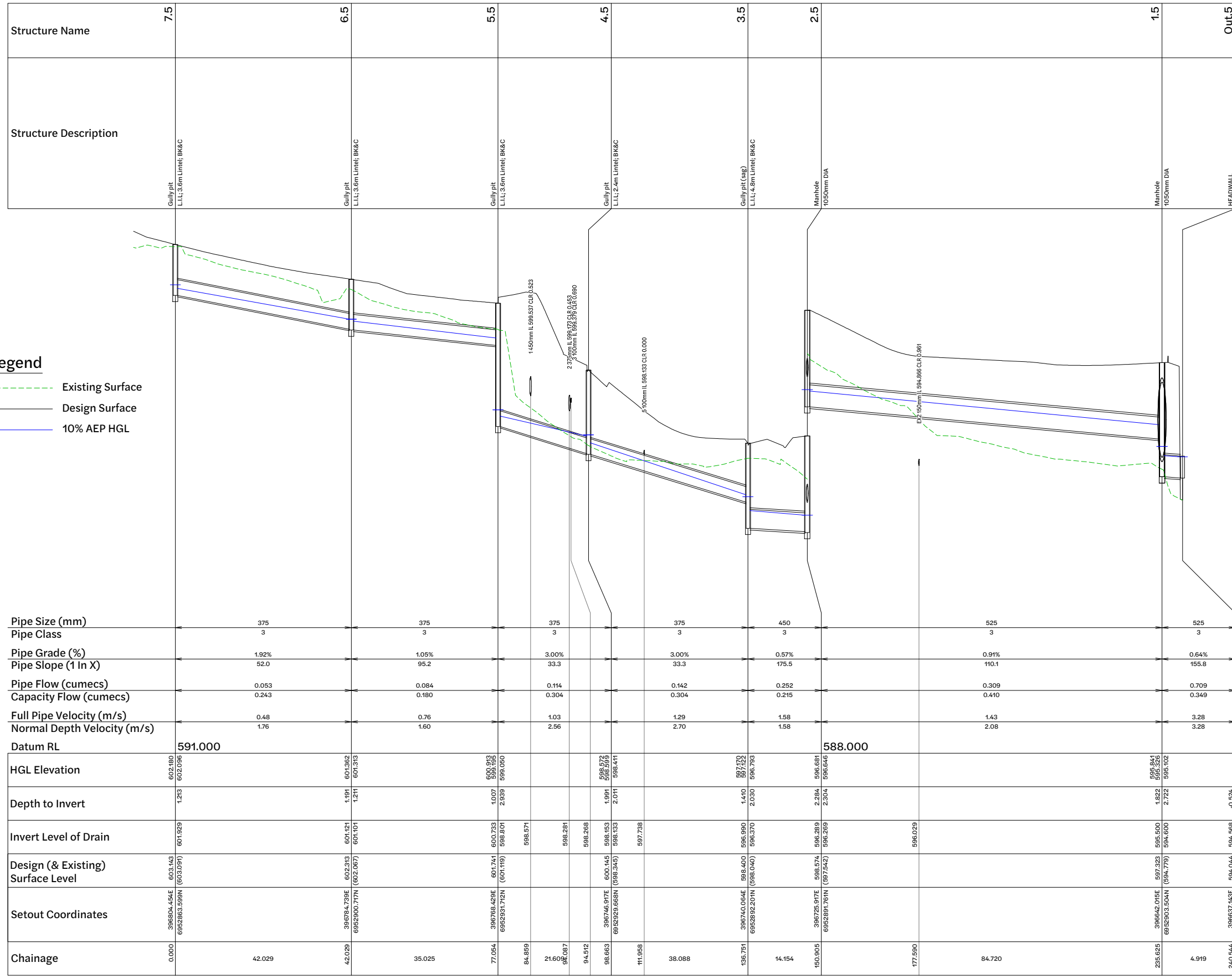
Project
Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.

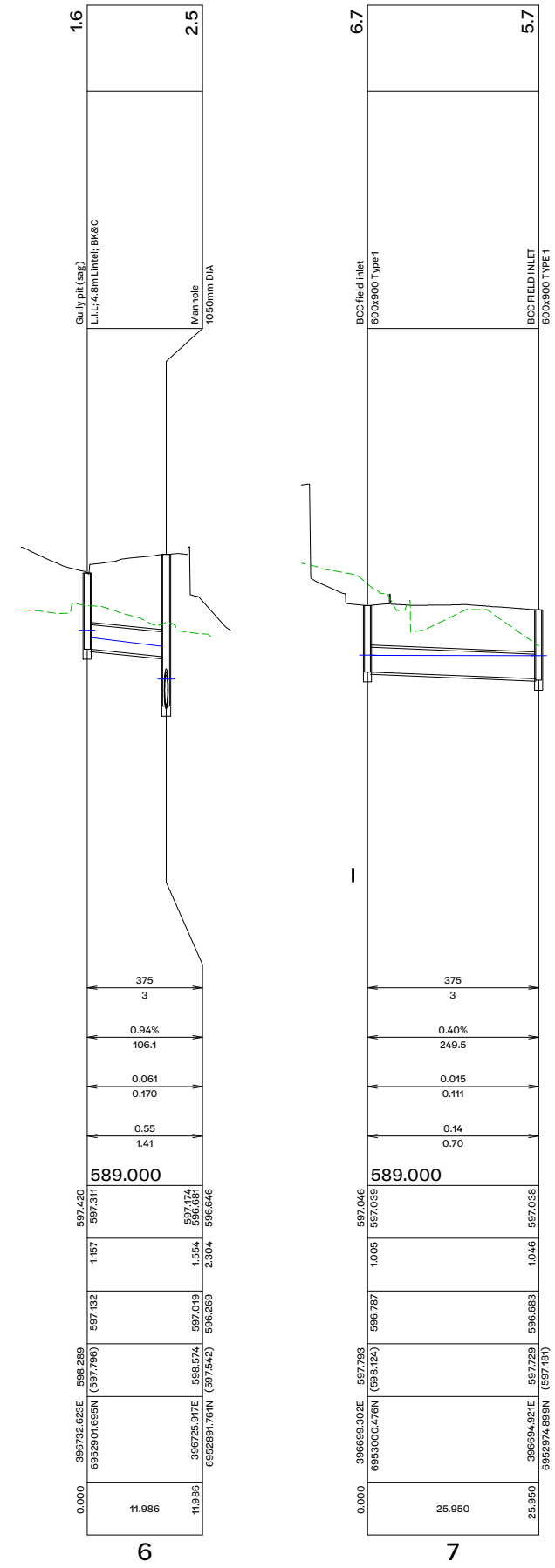


| Drawing Title | | |
|--------------------------------------|---------------------------|----------------------|
| Quality Catchment Layout Plan | | |
| Project No. C_25023 | Drawing No. 415 | Revision 4 |

FILE: G:\WP DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A1_MODEL\AUTOCAD\C_25023_A15_QUALITY CATCHMENT LAYOUT PLAN.DWG LAST SAVED BY: CONTE



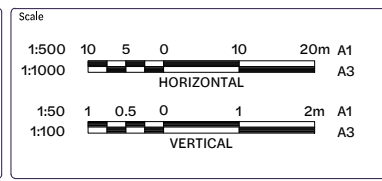
| | | | | | | | |
|-----------------------------------|-----------------------------|-----------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|-----------------------------|
| Pipe Size (mm) | 375 | 375 | 375 | 375 | 450 | 525 | 525 |
| Pipe Class | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Pipe Grade (%) | 1.92% | 1.05% | 3.00% | 3.00% | 0.57% | 0.91% | 0.64% |
| Pipe Slope (1 In X) | 52.0 | 95.2 | 33.3 | 33.3 | 175.5 | 110.1 | 155.8 |
| Pipe Flow (cumecs) | 0.053 | 0.084 | 0.114 | 0.142 | 0.252 | 0.309 | 0.709 |
| Capacity Flow (cumecs) | 0.243 | 0.180 | 0.304 | 0.304 | 0.215 | 0.410 | 0.349 |
| Full Pipe Velocity (m/s) | 0.48 | 0.76 | 1.03 | 1.29 | 1.58 | 1.43 | 3.28 |
| Normal Depth Velocity (m/s) | 1.76 | 1.60 | 2.56 | 2.70 | 1.58 | 2.08 | 3.28 |
| Datum RL | 591.000 | | | | 588.000 | | |
| HGL Elevation | 602.180 602.096 | 601.362 601.313 | 600.910 599.193 599.050 | 598.572 598.356 598.411 | 597.170 597.162 596.793 | 595.84 595.326 595.102 | 595.075 |
| Depth to Invert | 1.23 | 1.191 1.211 | 1.007 2.939 | 1.991 2.011 | 1.410 2.030 | 1.822 2.722 | -0.524 -0.524 |
| Invert Level of Drain | 601.929 | 601.121 601.101 | 600.733 598.801 | 598.571 598.281 598.268 | 596.289 596.269 | 595.000 594.600 | 594.568 594.568 |
| Design (& Existing) Surface Level | 603.143 (603.091) | 602.313 (602.067) | 601.741 (601.119) | 600.145 (598.345) | 598.974 (597.542) | 597.323 (594.770) | 594.044 (594.186N) |
| Setout Coordinates | 396804.454E 6952863.598N | 395764.793E 6952900.771N | 396768.429E 6952926.712N | 396746.917E 6952929.668N | 396725.917E 6952894.761N | 396642.015E 6952903.504N | 396637.143E 6952904.186N |
| Chainage | 0.000 | 42.029 | 77.054 | 84.859 | 21.609 94.087 | 94.512 | 98.663 |
| | | | | | 11.958 | 38.088 | 136.751 |
| | | | | | 14.154 | 160.905 | 177.990 |
| | | | | | | | 84.720 |
| | | | | | | | 238.625 |
| | | | | | | | 4.919 |
| | | | | | | | 240.544 |



| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |

QR Code

Status
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba



Drawing Title
Stormwater Drainage Long Sections (Sheet 1 of 4)

Project No. **C_25023** | Drawing No. **420** | Revision **3**

FILE G:\MYP DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A MODEL\AUTOCAD\C_25023_420_STORMWATER DRAINAGE LONG SECTIONS\LONG SECTIONS SHEET 1.DWG

| Structure Name | 5.7 | 4.7 | 3.7 | 2.7 | 1.7 | 3.8 |
|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|-----------------------------------|
| Structure Description | BCC FIELD INLET 600x900 TYPE 1 | Field Inlet 900x900 flush grate | Field Inlet 900x900 flush grate | Field Inlet 900x900 flush grate | BCC FIELD INLET 600x900 TYPE 1 | BCC FIELD INLET 600x900 TYPE 1 |
| Pipe Size (mm) | 375 | 375 | 375 | 375 | 525 | |
| Pipe Class | 3 | 3 | 3 | 3 | 3 | |
| Pipe Grade (%) | 0.41% | 0.41% | 0.40% | 0.40% | 1.05% | |
| Pipe Slope (1 In X) | 246.9 | 246.8 | 247.9 | 248.6 | 94.9 | |
| Pipe Flow (cumecs) | 0.033 | 0.066 | 0.098 | 0.130 | 0.194 | |
| Capacity Flow (cumecs) | 0.112 | 0.112 | 0.111 | 0.111 | 0.442 | |
| Full Pipe Velocity (m/s) | 0.30 | 0.60 | 0.89 | 1.18 | 0.90 | |
| Normal Depth Velocity (m/s) | 0.88 | 1.05 | 1.14 | 1.18 | 1.97 | |
| Datum RL | 588.000 | | | | | |
| HGL Elevation | 596.683 597.038 597.026 | 596.623 597.023 596.986 | 596.524 596.921 596.896 | 596.434 596.842 596.791 | 596.344 596.647 596.620 | 596.499 596.514 596.437 |
| Depth to Invert | 1.046 | 1.031 | 1.091 | 1.137 | 1.227 | 1.205 |
| Invert Level of Drain | 596.683 596.663 | 596.623 596.603 | 596.524 596.504 | 596.434 596.414 | 596.344 596.324 | 596.222 596.135 |
| Design (& Existing) Surface Level | 597.729 597.181 | 597.654 596.411 | 597.615 596.717 | 597.572 596.442 | 597.572 596.644 | 597.428 596.462 |
| Setout Coordinates | 396694.921E 6952974.899N | 396693.294E 6952985.165N | 396690.568E 6952945.852N | 396688.199E 6952928.699N | 396686.703E 6952914.368N | 396684.477E 69529018.381N |
| Chainage | 25.950 9.876 | 36.825 19.500 | 55.326 17.350 | 72.676 17.400 | 90.076 9.682 | 99.798 |

| Structure Name | 4.8 | 3.8 | 2.8 | 1.8 | 1.5 |
|-----------------------------------|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|-------------------------------|
| Structure Description | BCC field inlet 600x900 Type 1 | BCC FIELD INLET 600x900 TYPE 1 | Field Inlet 600x900 flush grate | Field Inlet 600x900 flush grate | Manhole 1050mm DIA |
| Pipe Size (mm) | 375 | 600 | 600 | 1800 | |
| Pipe Class | 3 | 3 | 3 | 3 | |
| Pipe Grade (%) | 1.53% | 1.00% | 1.00% | 0.10% | |
| Pipe Slope (1 In X) | 65.6 | 100.0 | 100.0 | 1000.0 | |
| Pipe Flow (cumecs) | 0.008 | 0.218 | 0.416 | 0.415 | |
| Capacity Flow (cumecs) | 0.217 | 0.614 | 0.614 | 3.637 | |
| Full Pipe Velocity (m/s) | 0.07 | 0.77 | 1.47 | 0.16 | |
| Normal Depth Velocity (m/s) | 0.92 | 1.99 | 2.33 | 0.95 | |
| Datum RL | 588.000 | | | | |
| HGL Elevation | 596.523 596.521 | 596.499 596.494 596.437 | 596.392 596.288 | 596.197 595.423 | 595.326 595.326 595.102 |
| Depth to Invert | 0.963 | 1.227 | 1.207 | 1.422 | 2.282 |
| Invert Level of Drain | 596.460 | 596.290 596.133 | 595.885 595.865 | 595.775 595.069 | 595.060 594.600 |
| Design (& Existing) Surface Level | 597.424 595.682 | 597.428 596.462 | 597.173 594.980 | 597.167 594.393 | 597.323 594.779 |
| Setout Coordinates | 396695.480E 6952900.065N | 396694.477E 69529018.381N | 396689.716E 6952903.290N | 396650.788E 6952906.540N | 396642.015E 6952903.504N |
| Chainage | 0.000 11.145 | 11.145 25.000 | 36.145 9.015 | 45.160 9.284 | 54.444 |

| Structure Name | 6.9 | 5.9 | 4.9 | 3.9 | 2.9 | 1.9 | 1.7 |
|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Structure Description | BCC field inlet 600x900 Type 1 | BCC field inlet 600x900 Type 1 | BCC field inlet 600x900 Type 1 | BCC field inlet 600x900 Type 1 | BCC field inlet 600x900 Type 1 | BCC field inlet 600x900 Type 1 | BCC FIELD INLET 600x900 TYPE 1 |
| Pipe Size (mm) | 225 | 225 | 225 | 225 | 225 | 300 | |
| Pipe Class | 3 | 3 | 3 | 3 | 3 | 3 | |
| Pipe Grade (%) | 1.01% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | |
| Pipe Slope (1 In X) | 99.4 | 198.7 | 199.0 | 199.4 | 200.0 | 200.0 | |
| Pipe Flow (cumecs) | 0.007 | 0.012 | 0.020 | 0.030 | 0.039 | 0.047 | |
| Capacity Flow (cumecs) | 0.045 | 0.032 | 0.032 | 0.032 | 0.032 | 0.068 | |
| Full Pipe Velocity (m/s) | 0.17 | 0.30 | 0.50 | 0.74 | 0.98 | 0.67 | |
| Normal Depth Velocity (m/s) | 0.82 | 0.75 | 0.85 | 0.91 | 0.98 | 1.04 | |
| Datum RL | 588.000 | | | | | | |
| HGL Elevation | 597.254 597.243 | 597.159 597.150 | 597.137 597.114 | 597.075 597.032 | 596.997 596.895 | 596.797 596.710 | 596.647 596.620 |
| Depth to Invert | 0.846 | 1.132 | 1.290 | 1.408 | 1.534 | 1.624 | 1.182 |
| Invert Level of Drain | 597.176 597.114 | 597.017 596.997 | 596.883 596.863 | 596.765 596.745 | 596.658 596.638 | 596.551 596.531 | 596.379 596.324 |
| Design (& Existing) Surface Level | 598.022 599.235 | 598.149 598.245 | 598.173 598.179 | 598.173 597.477 | 598.173 596.775 | 598.173 596.672 | 597.572 596.644 |
| Setout Coordinates | 396719.633E 6952997.638N | 396726.490E 6952983.399N | 396723.363E 6952960.951N | 396720.667E 6952941.649N | 396718.267E 6952924.465N | 396716.866E 6952907.233N | 396685.703E 6952914.368N |
| Chainage | 0.000 15.806 | 15.806 22.654 | 38.460 19.500 | 57.960 17.350 | 75.310 8.0647 | 92.710 17.400 | 123.110 |

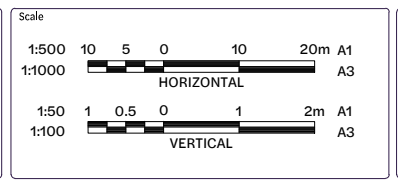
LINE **7** **8** **9**

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Status

Issued for Approval
Not for Construction



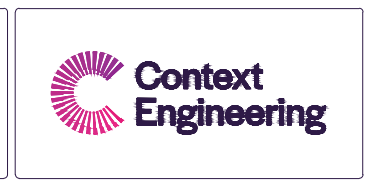
Client

Bernoth Holdings Pty Ltd

Project

Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba

Disclaimer
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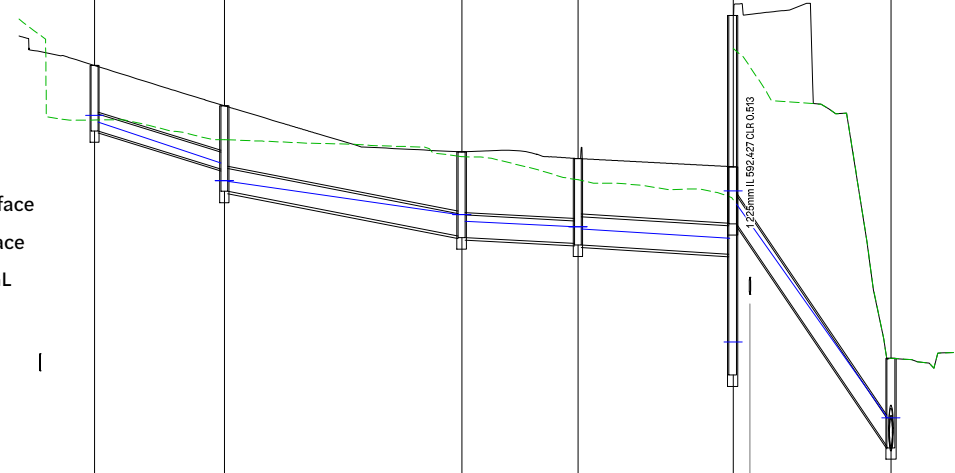
| Drawing Title | | |
|--|-------------|----------|
| Stormwater Drainage Long Sections (Sheet 2 of 4) | | |
| Project No. | Drawing No. | Revision |
| C_25023 | 421 | 3 |

FILE: G:\MYP DRIVE\PROJECTS\25023 - RUTHVEN STREET NORTH TOOWOOMBA\A MODEL\AUTOCAD\C_25023_421_STORMWATER DRAINAGE LONG SECTIONS\LONG SECT 2.DWG

| | | | | | | |
|-----------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|---|---------------------------------------|
| Structure Name | 5.10 | 4.10 | 3.10 | 2.10 | 1.10 | 1.12 |
| Structure Description | BCC field inlet 600x900 Type1 | BCC field inlet 600x900 Type1 | BCC field inlet 600x900 Type1 | BCC field inlet 600x900 Type1 | 1050 Dia MH with 900x900 flush grate | Gully pit L.L.I.: 3.6m Linel; BK&C |

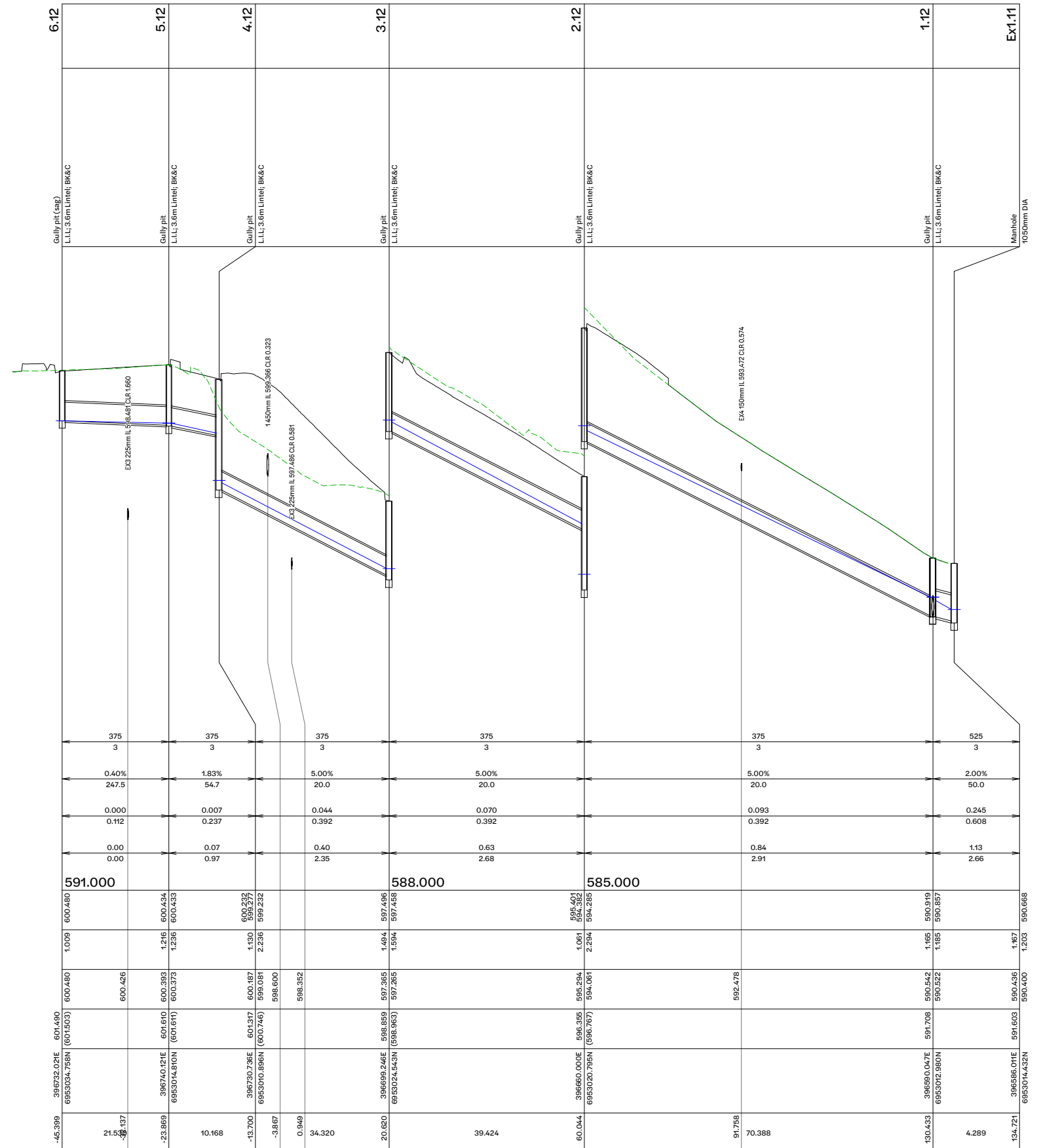
Legend

- Existing Surface
- Design Surface
- 10% AEP HGL



| | | | | | | |
|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--------|
| Pipe Size (mm) | 225 | 300 | 300 | 375 | 375 | 375 |
| Pipe Class | 3 | 3 | 3 | 3 | 3 | 3 |
| Pipe Grade (%) | 2.93% | 1.89% | 0.50% | 0.59% | 14.10% | |
| Pipe Slope (1 In X) | 34.1 | 52.9 | 199.6 | 169.7 | 7.1 | |
| Pipe Flow (cumecs) | 0.020 | 0.029 | 0.060 | 0.083 | 0.125 | |
| Capacity Flow (cumecs) | 0.077 | 0.133 | 0.068 | 0.135 | 0.659 | |
| Full Pipe Velocity (m/s) | 0.50 | 0.41 | 0.85 | 0.75 | 1.14 | |
| Normal Depth Velocity (m/s) | 1.63 | 1.50 | 1.09 | 1.28 | 4.59 | |
| Datum RL | 587.000 | | | 585.000 | | |
| HGL Elevation | 596.920 596.830 | 596.287 596.058 | 595.607 595.519 | 595.234 593.746 | 595.919 590.807 | |
| Depth to Invert | 0.867 | 0.837 1.130 | 1.144 1.134 | 1.123 1.143 | 1.165 1.185 | 1.203 |
| Invert Level of Drain | 596.713 | 596.209 595.916 | 595.232 595.302 | 595.225 595.205 | 590.542 590.522 | |
| Design (& Existing) Surface Level | 597.580 (596.859) | 597.046 (596.598) | 596.467 (596.372) | 595.349 (596.067) | 594.708 (594.542) | |
| Setout Coordinates | 396687.915E 6953003.364N | 396670.898E 6953004.422N | 396639.710E 6953005.819N | 396625.160E 6953000.952N | 396590.047E 6953072.980N | |
| Chainage | 0.000 | 17.181 | 31.400 | 48.582 | 63.950 | 86.696 |

LINE 10

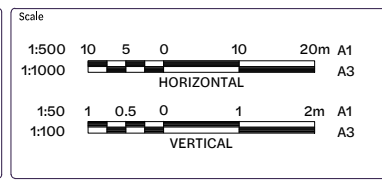


LINE 12

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |

| |
|---------|
| QR Code |
|---------|

Status
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba



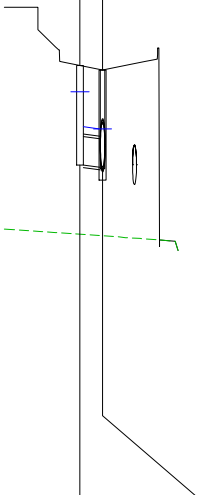
| | | |
|--|---------------------------|----------------------|
| Drawing Title Stormwater Drainage Long Sections (Sheet 3 of 4) | | |
| Project No. C_25023 | Drawing No. 422 | Revision 3 |

FILE: G:\MP DRIVE\PROJECTS\25023 - RUTHVEN STREET NORTH TOOWOOMBA\HGL_MODEL\AUTOCAD\C_25023_422_3D01_STORMWATER DRAINAGE LONG SECTIONS\LONG SECT SHEET 3.DWG

| | | |
|-----------------------|---|-----|
| Structure Name | RW1 | 2.8 |
| Structure Description | Roof water stub Field inlet 600x900 flush grate | |

Legend

- - - Existing Surface
- Design Surface
- 10% AEP HGL



| | |
|-----------------------------------|--|
| Pipe Size (mm) | 375 |
| Pipe Class | 3 |
| Pipe Grade (%) | 1.00% |
| Pipe Slope (1 In X) | 100.0 |
| Pipe Flow (cumecs) | 0.174 |
| Capacity Flow (cumecs) | 0.175 |
| Full Pipe Velocity (m/s) | 1.57 |
| Normal Depth Velocity (m/s) | 1.81 |
| Datum RL | 588.000 |
| HGL Elevation | 596.883 596.422 |
| Depth to Invert | 1.317 1.287 1.307 |
| Invert Level of Drain | 595.915 595.895 595.865 |
| Design (& Existing) Surface Level | 597.233 597.173 594.880 |
| Setout Coordinates | 396660.131E 6952905.260N (595.000) 396659.716E 6952905.230N (584.880) |
| Chainage | 0.000 2.999 |

LINE RW1

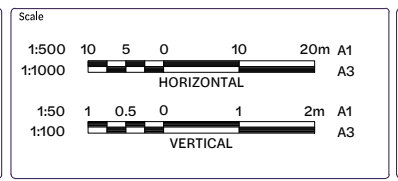
Reference Point Location for Drainage Structures

| Structure Type | Horizontal Control (Reference Point Location) | Vertical Control (Reference Level) |
|----------------|---|------------------------------------|
| Manhole | C of Main Shaft | Finished Surface Level |
| Gully Pit | Centre of Structure | Kerb Lip Level |
| Headwall | Intersection of Headwall Face and Pipe C | Top of Headwall |

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 3 | 19.12.25 | Issued for Approval | PD | JE |

| |
|---------|
| QR Code |
|---------|

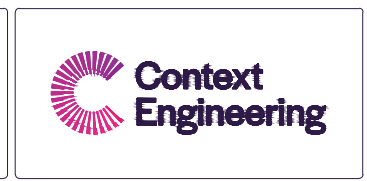
Status
**Issued for Approval
Not for Construction**



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba

Disclaimer
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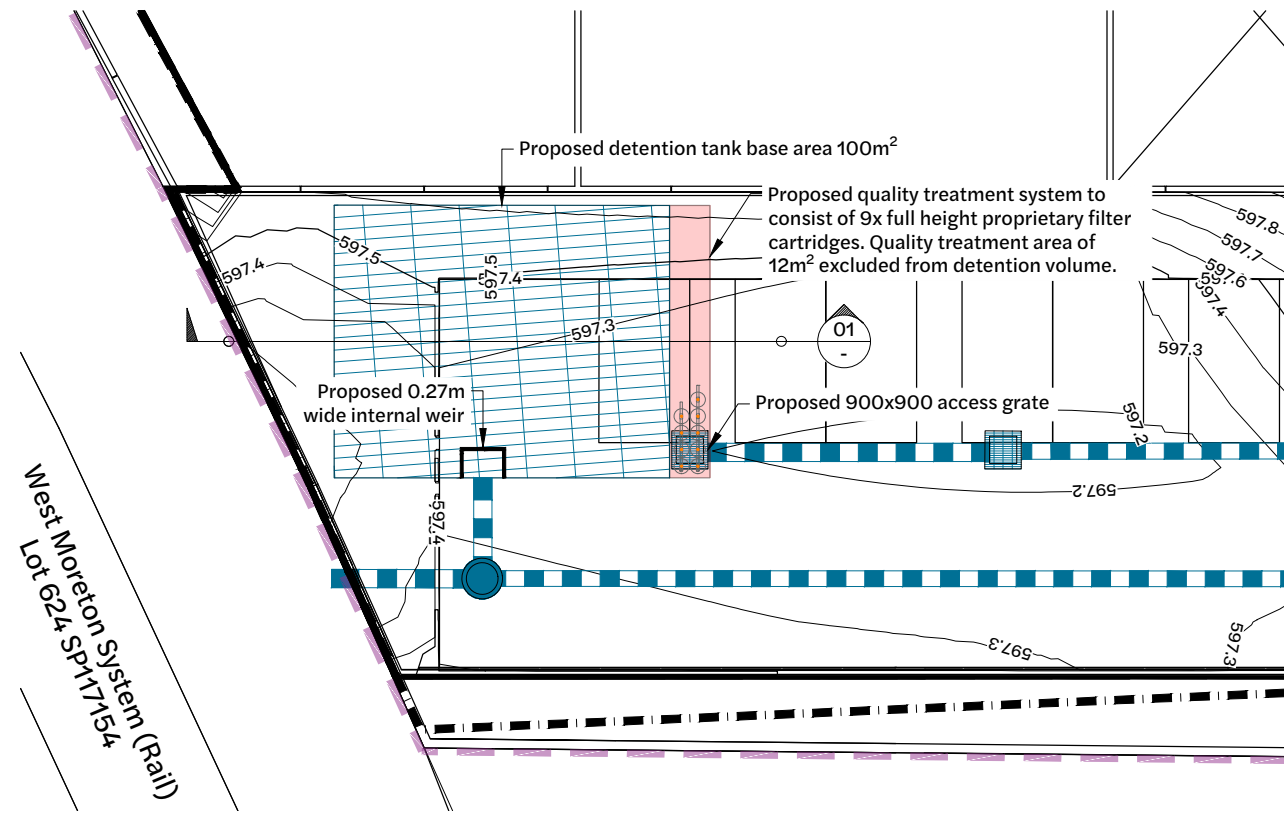
| | | |
|--|---------------------------|----------------------|
| Drawing Title Stormwater Drainage Long Sections (Sheet 4 of 4) | | |
| Project No. C_25023 | Drawing No. 423 | Revision 3 |

Existing Legend

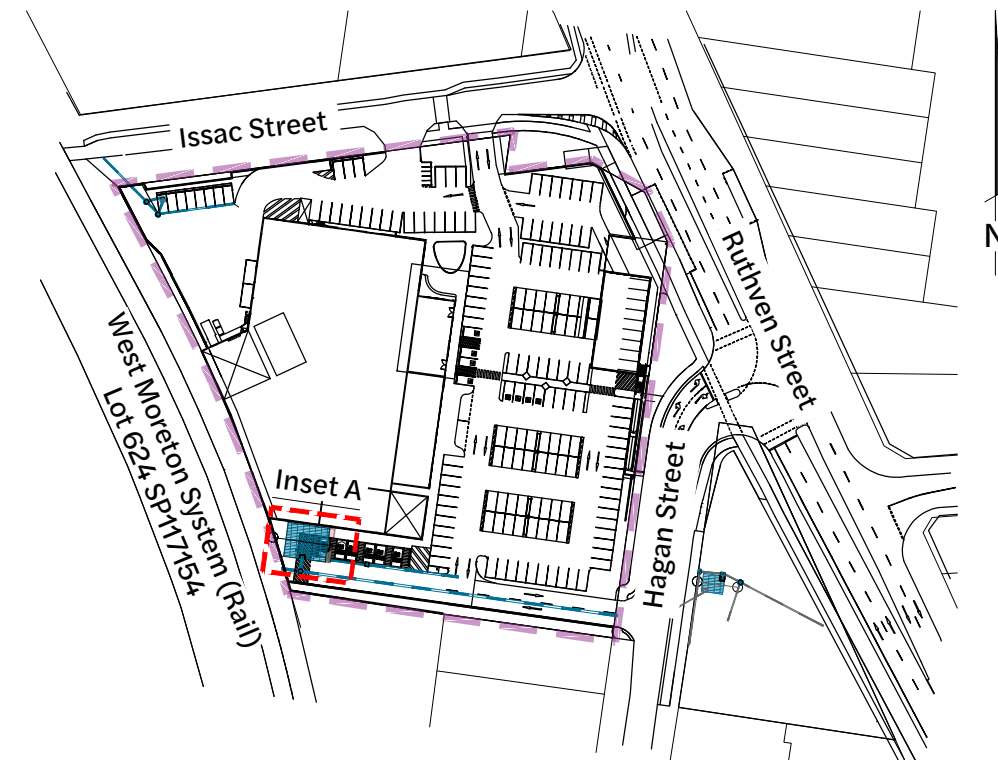
- Property Boundary
- Existing Surface

Proposed Legend

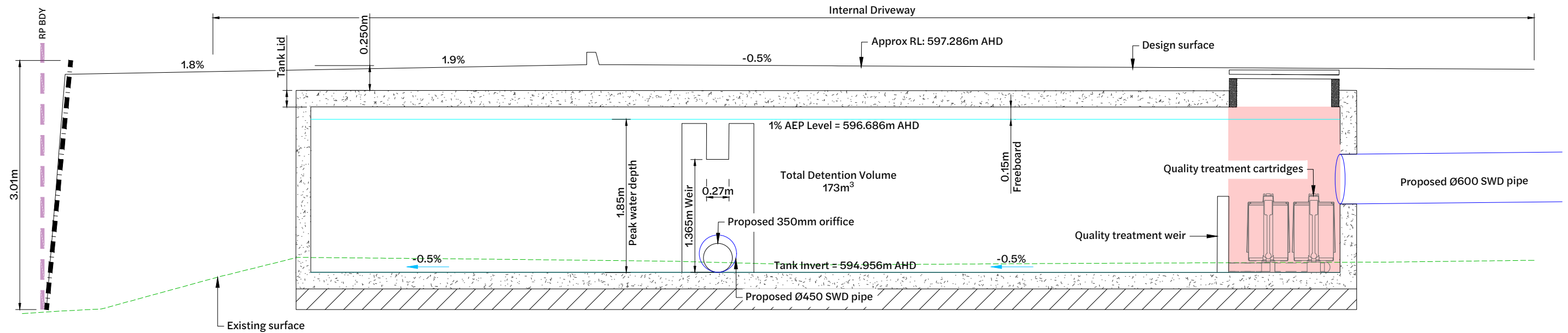
- Site Boundary
- Design Surface Contour Major
- Design Surface Contour Minor
- Retaining wall
- Stormwater Inlet Pit
- Stormwater Drainage
- Flow Arrow



Inset A - Stormwater Structure Detail Plan View
1:125 Scale



Locality Plan
1:1000 Scale

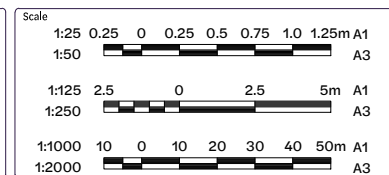


Section O1 - Stormwater Structure Detail Section View
1:25 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|------------------------|-------|----------|
| 1 | 1.05.25 | Issued for Information | PD | NR |
| 2 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

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Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba



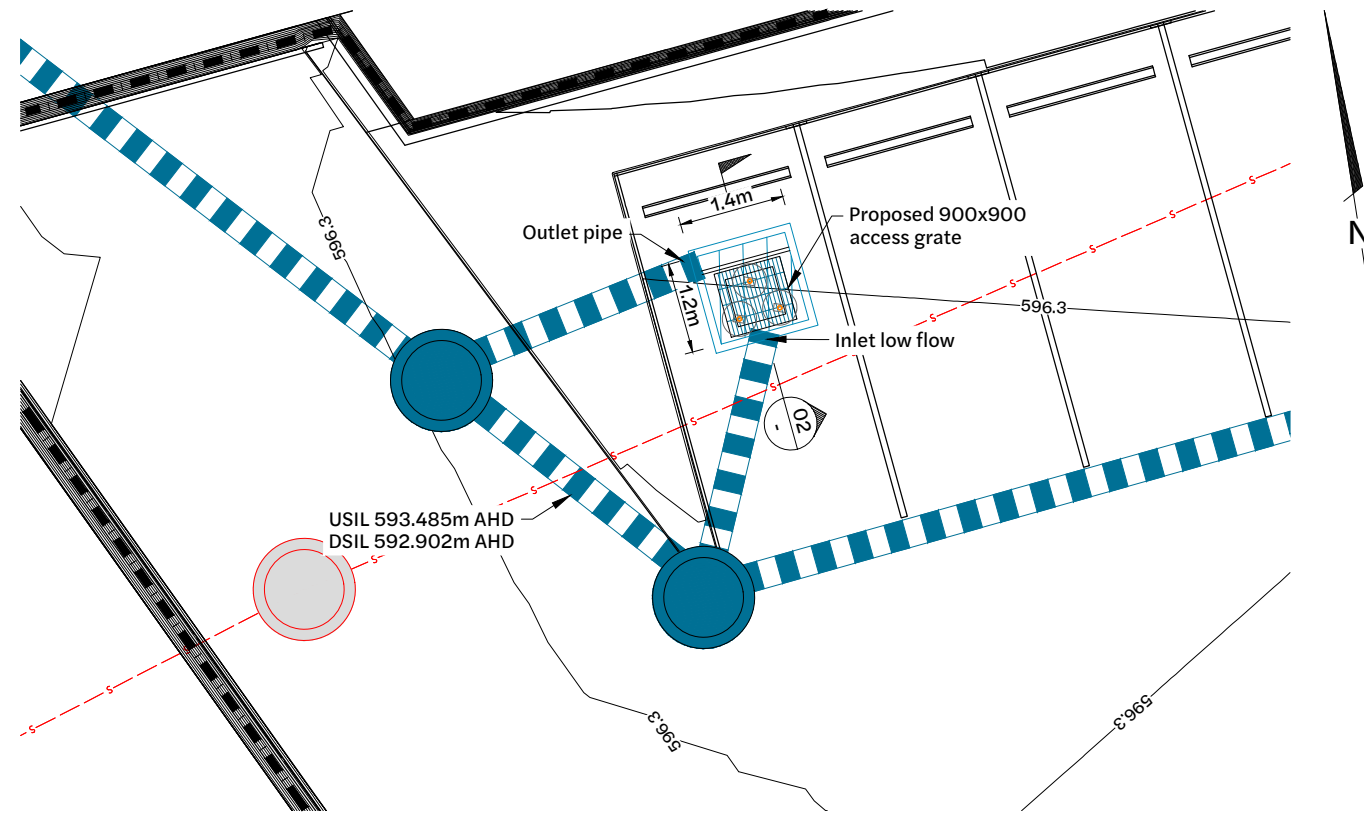
| Drawing Title | | |
|--|---------------------------|----------------------|
| Stormwater Structure Details (Sheet 1 of 2) | | |
| Project No. C_25023 | Drawing No. 440 | Revision 2 |

Existing Legend

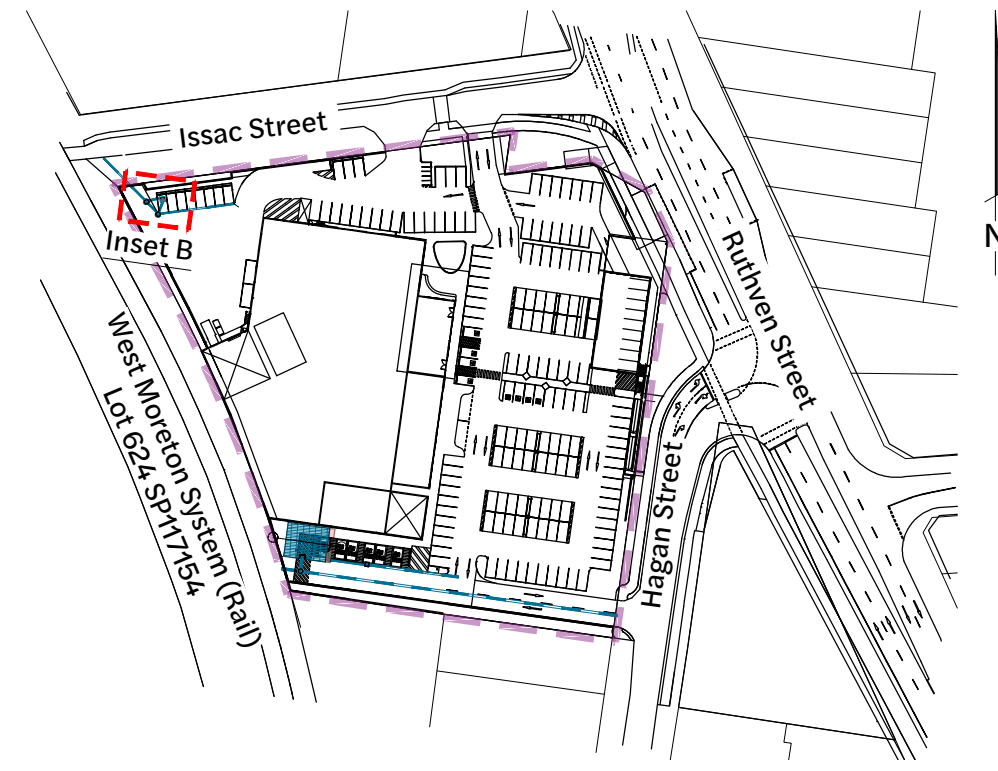
- Property Boundary
- Existing Surface

Proposed Legend

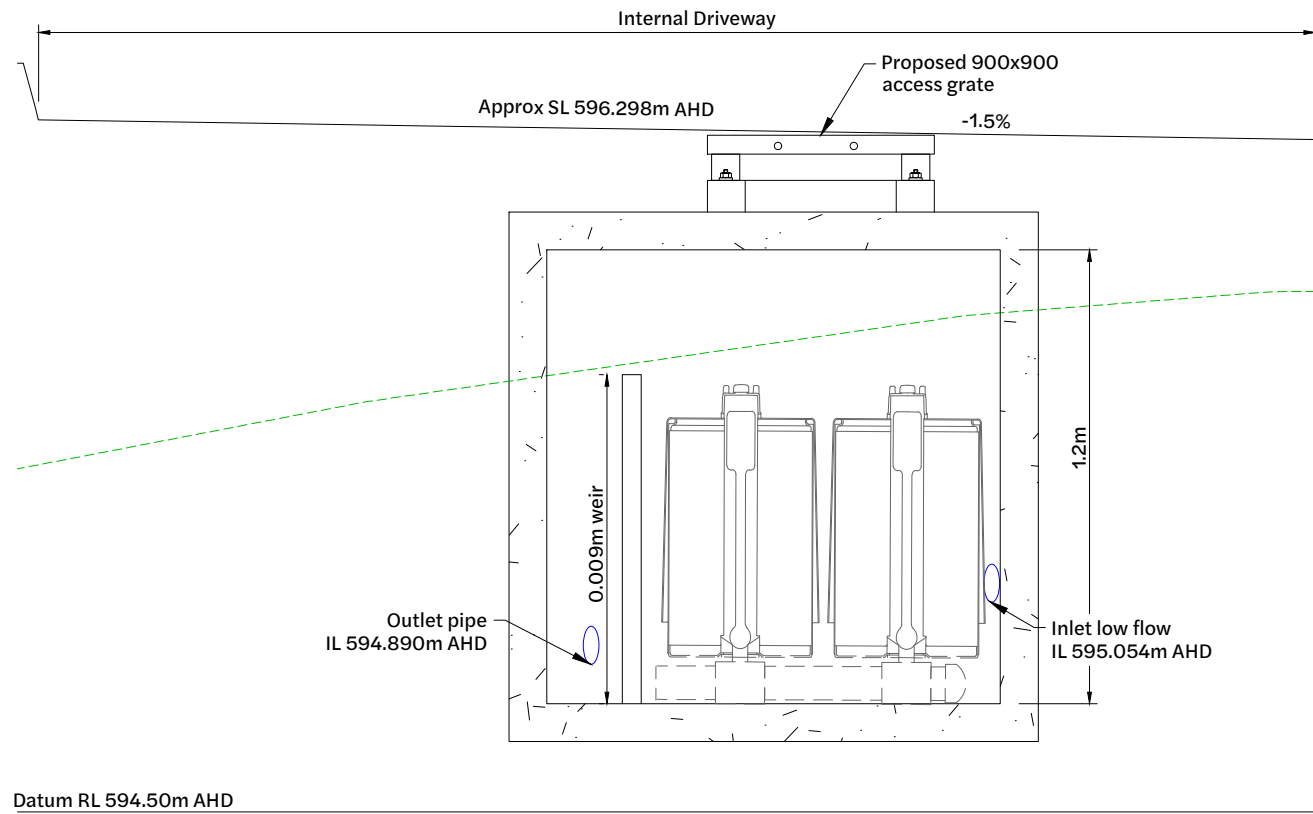
- Site Boundary
- Design Surface Contour Major
- Design Surface Contour Minor
- Retaining wall
- Stormwater Inlet Pit
- Stormwater Drainage



Inset B - Stormwater Structure Detail Plan View
1:50 Scale



Locality Plan
1:1000 Scale



Section 02 - Stormwater Structure Detail Section View
1:20 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|------------------------|-------|----------|
| 1 | 1.05.25 | Issued for Information | PD | NR |
| 2 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|--------------------------------|
| 1:10 0 0.1 0.2 0.3 0.4 0.5m A1 |
| 1:20 0 0.5 1 2m A3 |
| 1:50 0 1 2 4 8m A1 |
| 1:100 0 10 20 30 40 50m A3 |
| 1:1000 0 10 20 30 40 50m A1 |
| 1:2000 0 10 20 30 40 50m A3 |










Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba













| Drawing Title | | |
|--|---------------------------|----------------------|
| Stormwater Structure Details (Sheet 2 of 2) | | |
| Project No. C_25023 | Drawing No. 441 | Revision 2 |

Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Gas
-  Overhead Electrical
-  Underground Electrical
-  Water Line
-  Sewer Line
-  Stormwater Manhole
-  Sewer Manhole

Proposed Legend

-  Site Boundary
-  Water Line
-  Sewer Line
-  Water Line to be Removed
-  Sewer Manhole
-  Maintenance Hole
-  Stormwater Inlet Pit
-  Stormwater Drainage
-  Stormwater Gully Inlet
-  Stormwater Headwall

General:

1. All work and materials shall be in accordance with current South east Queensland Water Supply Code specifications and standards.
2. Unless specified otherwise all materials and work shall comply with the relevant Australian Standards.

Environmental Protection:

All environment protection measures shall be implemented prior to any construction work, including clearing, commencing.

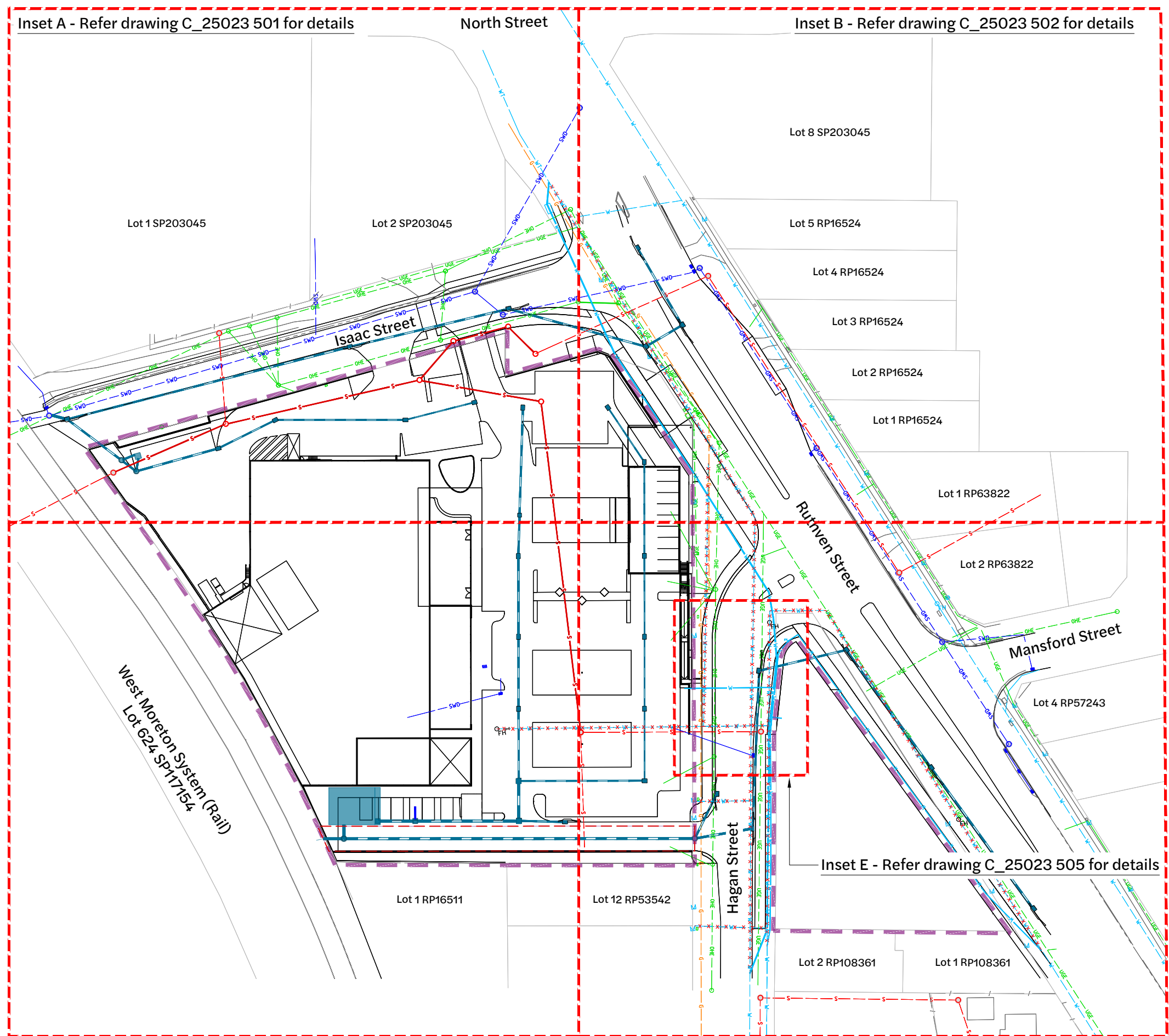
Construction Approvals:

The contractor is to be responsible for obtaining all relevant works approvals prior to the commencement of construction. Approvals to consider include, but are not limited to:

- Traffic permits and management plans
- QLD police permit
- Driveway permit/notice to work on council property
- Works across a TRC bikeway or bikeway closure/detour

Water Service Provider Approval:

1. Only drawings that are signed by an R.P.E.Q are to be used for construction.
2. The issue of these drawings for tender does not constitute approval to commence works.
3. All works are subject to conditions of approval issued by Urban Utilities.
4. The developer is responsible for all costs and actions associated with obtaining approval from the water service provider (Toowoomba Region) prior to the commencement of works.
5. Underground services exist in the area, and may not all be represented on this plan. Contractor to locate all existing services and confirm levels prior to excavation works.



Inset A - Refer drawing C_25023 501 for details

Water Layout Plan
1:500 Scale

Inset D - Refer drawing C_25023 504 for details

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 20.05.25 | Issued for Approval | AG | AG |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code | Status |
|---------|---|
| | Issued for Approval Not for Construction |

| Scale |
|-------------------------------------|
| 1:500 10 5 0 10 20m A1 1:1000 A3 |

| Client |
|--------------------------|
| Bernoth Holdings Pty Ltd |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |










| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |













| Drawing Title | | |
|---|--------------------|---------------|
| Water Layout Plan (Sheet 1 of 5) | | |
| Project No. C_25023 | Drawing No. 500 | Revision 4 |

FILE: G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\HAGAN MODEL\AUTOCAD\C_25023 500_WATER LAYOUT PLAN.DWG LAST SAVED BY: ANANDARAJAN

Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Gas
-  Overhead Electrical
-  Underground Electrical
-  Water Line
-  Sewer Line
-  Stormwater Manhole
-  Sewer Manhole

Proposed Legend

-  Site Boundary
-  Water Line
-  Sewer Line
-  Water Line to be Removed
-  Sewer Manhole
-  Maintenance Hole
-  Stormwater Inlet Pit
-  Stormwater Drainage
-  Stormwater Gully Inlet
-  Stormwater Headwall

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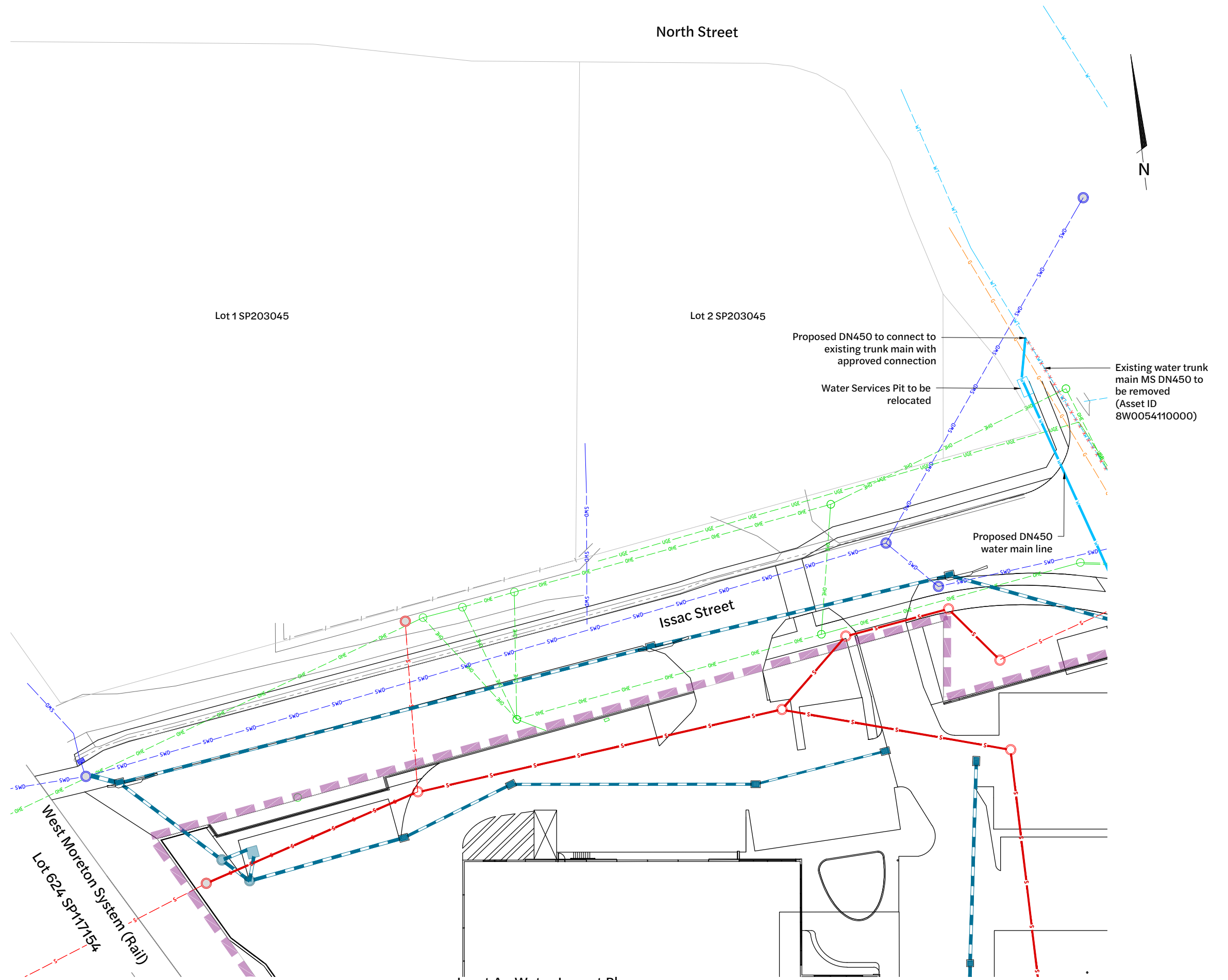
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5. Underground services exist in the area, and may not all be represented on this plan. Contractor to locate all existing services and confirm levels prior to excavation works.



Inset A - Water Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 20.05.25 | Issued for Approval | AG | AG |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|--------------------------------|
| 1:250 5 0 5 10m A1 1:500 A3 |

Client
Bernoth Holdings Pty Ltd










Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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| Drawing Title | | |
|---|---------------------------|----------------------|
| Water Layout Plan (Sheet 2 of 5) | | |
| Project No. C_25023 | Drawing No. 501 | Revision 4 |

Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Gas
-  Overhead Electrical
-  Underground Electrical
-  Water Line
-  Sewer Line
-  Stormwater Manhole
-  Sewer Manhole

Proposed Legend

-  Site Boundary
-  Water Line
-  Sewer Line
-  Water Line to be Removed
-  Sewer Manhole
-  Maintenance Hole
-  Stormwater Inlet Pit
-  Stormwater Drainage
-  Stormwater Gully Inlet
-  Stormwater Headwall

General:

1. All work and materials shall be in accordance with current South east Queensland Water Supply Code specifications and standards.
2. Unless specified otherwise all materials and work shall comply with the relevant Australian Standards.

Environmental Protection:

All environment protection measures shall be implemented prior to any construction work, including clearing, commencing.

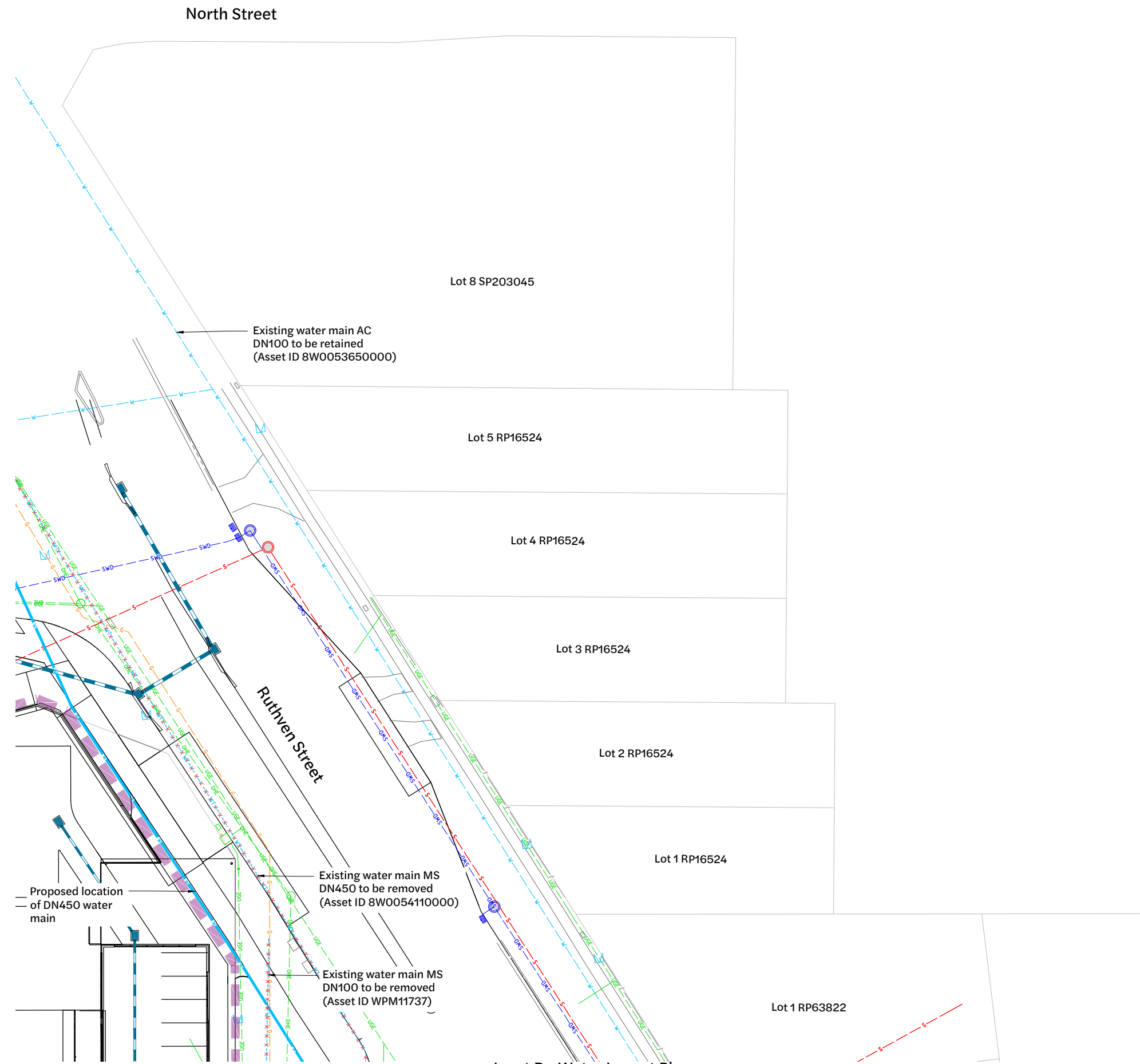
Construction Approvals:

The contractor is to be responsible for obtaining all relevant works approvals prior to the commencement of construction. Approvals to consider include, but are not limited to:

- Traffic permits and management plans
- QLD police permit
- Driveway permit/notice to work on council property
- Works across a TRC bikeway or bikeway closure/detour

Water Service Provider Approval:

1. Only drawings that are signed by an R.P.E.Q are to be used for construction.
2. The issue of these drawings for tender does not constitute approval to commence works.
3. All works are subject to conditions of approval issued by Urban Utilities.
4. The developer is responsible for all costs and actions associated with obtaining approval from the water service provider (Toowoomba Region) prior to the commencement of works.
5. Underground services exist in the area, and may not all be represented on this plan. Contractor to locate all existing services and confirm levels prior to excavation works.



Inset B - Water Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 20.05.25 | Issued for Approval | AG | AG |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code | Status |
|---------|--|
| | Issued for Approval Not for Construction |

| Scale |
|--------------------------------|
| 1:250 5 0 5 10m A1 1:500 A3 |

| Client |
|--------------------------|
| Bernoth Holdings Pty Ltd |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |



| Drawing Title | | |
|--|--------------------|---------------|
| Water Layout Plan (Sheet 3 of 5) | | |
| Project No. C_25023 | Drawing No. 502 | Revision 4 |

Existing Legend

- Property Boundary
- Stormwater Drainage
- Gas
- Overhead Electrical
- Underground Electrical
- Water Line
- Sewer Line
- Stormwater Manhole
- Sewer Manhole

Proposed Legend

- Site Boundary
- Water Line
- Sewer Line
- Water Line to be Removed
- Sewer Manhole
- Maintenance Hole
- Stormwater Inlet Pit
- Stormwater Drainage
- Stormwater Gully Inlet
- Stormwater Headwall

General:

1. All work and materials shall be in accordance with current South east Queensland Water Supply Code specifications and standards.
2. Unless specified otherwise all materials and work shall comply with the relevant Australian Standards.

Environmental Protection:

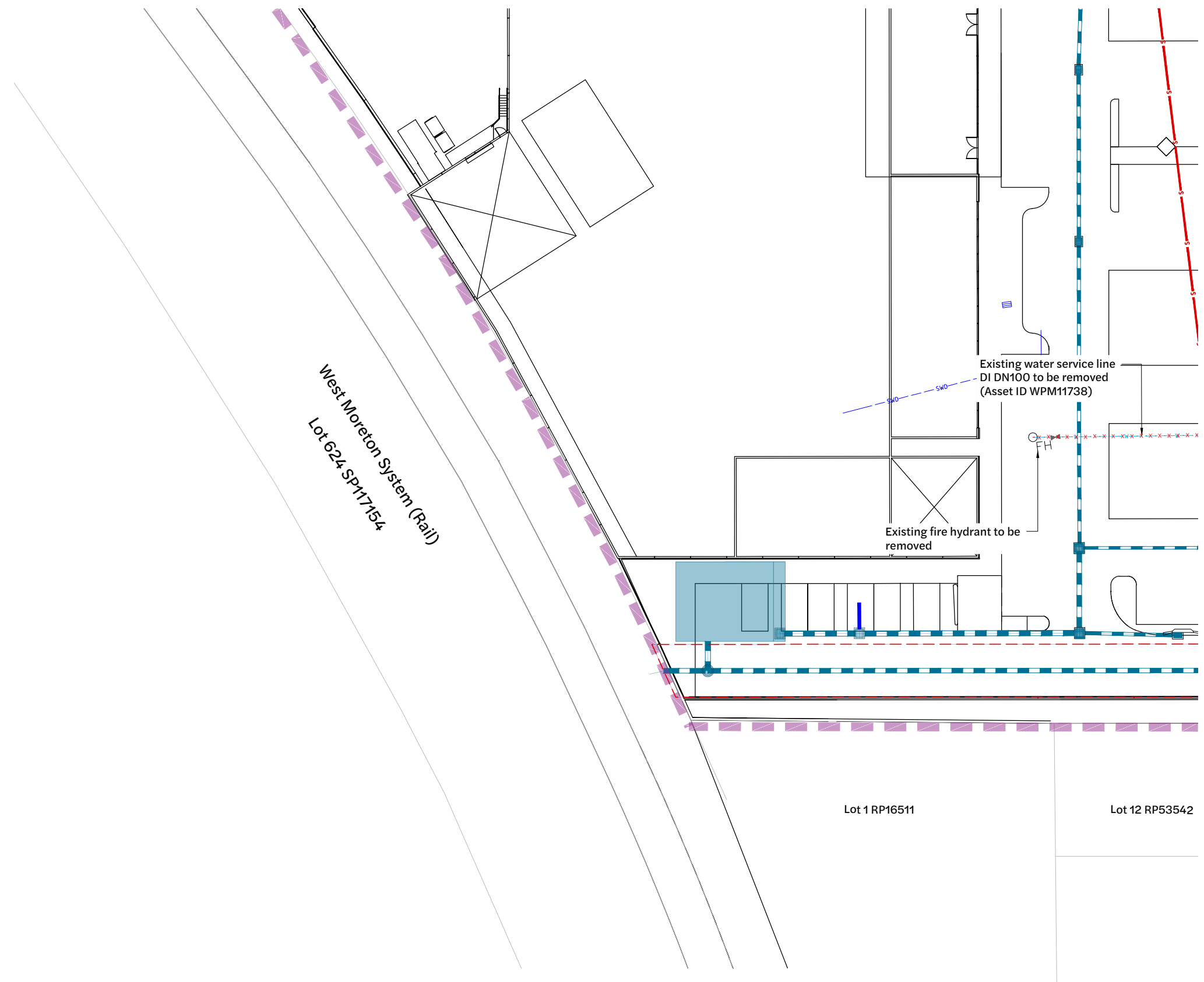
All environment protection measures shall be implemented prior to any construction work, including clearing, commencing.

Construction Approvals:

- The contractor is to be responsible for obtaining all relevant works approvals prior to the commencement of construction. Approvals to consider include, but are not limited to:
- Traffic permits and management plans
 - QLD police permit
 - Driveway permit/notice to work on council property
 - Works across a TRC bikeway or bikeway closure/detour

Water Service Provider Approval:

1. Only drawings that are signed by an R.P.E.Q are to be used for construction.
2. The issue of these drawings for tender does not constitute approval to commence works.
3. All works are subject to conditions of approval issued by Urban Utilities.
4. The developer is responsible for all costs and actions associated with obtaining approval from the water service provider (Toowoomba Region) prior to the commencement of works.
5. Underground services exist in the area, and may not all be represented on this plan. Contractor to locate all existing services and confirm levels prior to excavation works.

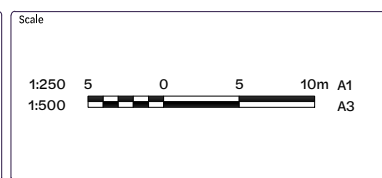


Inset C - Water Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 20.05.25 | Issued for Approval | AG | AG |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd










Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.













| Drawing Title | | |
|---|---------------------------|----------------------|
| Water Layout Plan (Sheet 4 of 5) | | |
| Project No. C_25023 | Drawing No. 503 | Revision 4 |

Existing Legend

-  Property Boundary
-  Stormwater Drainage
-  Gas
-  Overhead Electrical
-  Underground Electrical
-  Water Line
-  Sewer Line
-  Stormwater Manhole
-  Sewer Manhole

Proposed Legend

-  Site Boundary
-  Water Line
-  Sewer Line
-  Water Line to be Removed
-  Sewer Manhole
-  Maintenance Hole
-  Stormwater Inlet Pit
-  Stormwater Drainage
-  Stormwater Gully Inlet
-  Stormwater Headwall

General:

1. All work and materials shall be in accordance with current South east Queensland Water Supply Code specifications and standards.
2. Unless specified otherwise all materials and work shall comply with the relevant Australian Standards.

Environmental Protection:

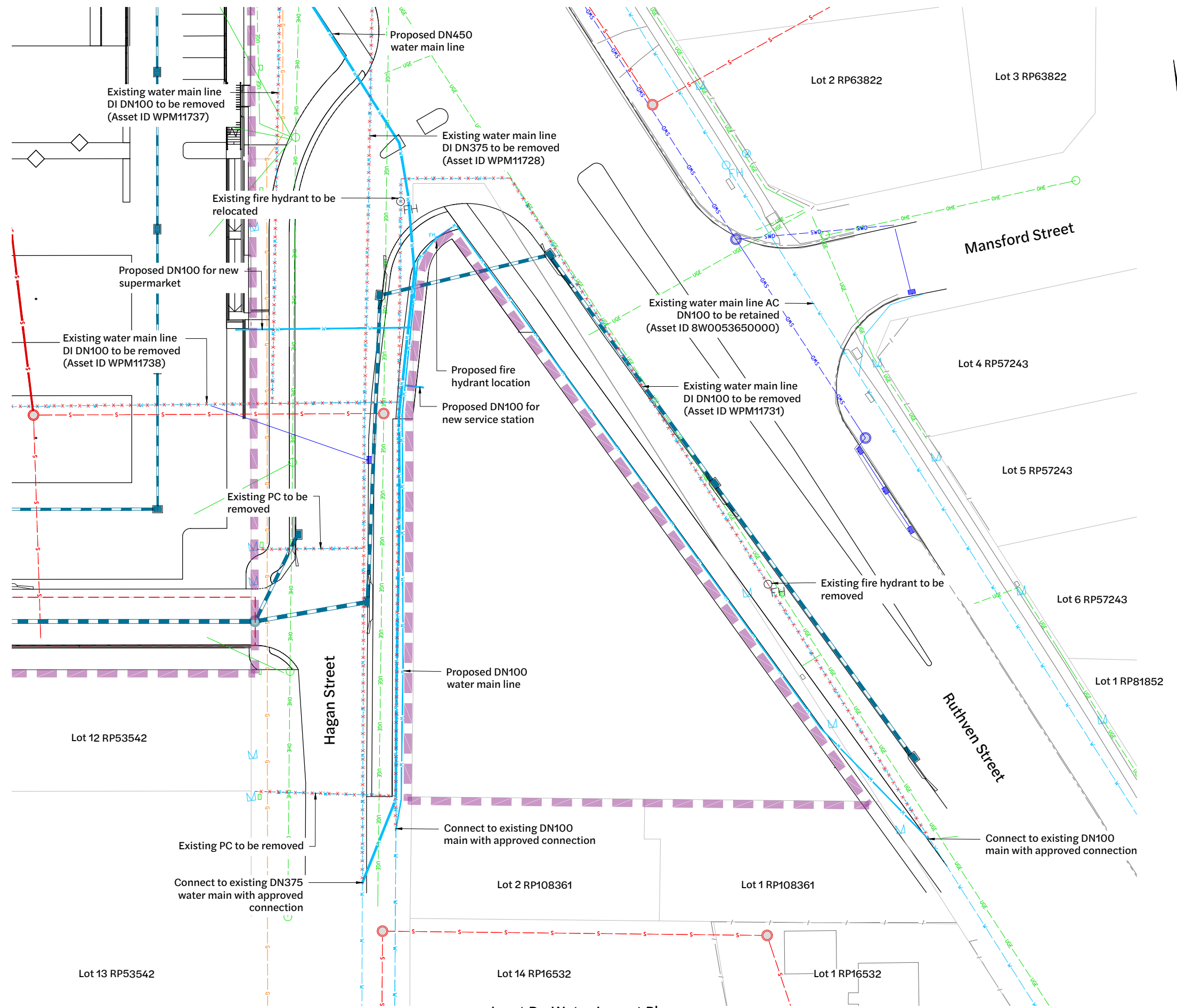
All environment protection measures shall be implemented prior to any construction work, including clearing, commencing.

Construction Approvals:

- The contractor is to be responsible for obtaining all relevant works approvals prior to the commencement of construction. Approvals to consider include, but are not limited to:
- Traffic permits and management plans
 - QLD police permit
 - Driveway permit/notice to work on council property
 - Works across a TRC bikeway or bikeway closure/detour

Water Service Provider Approval:

1. Only drawings that are signed by an R.P.E.Q are to be used for construction.
2. The issue of these drawings for tender does not constitute approval to commence works.
3. All works are subject to conditions of approval issued by Urban Utilities.
4. The developer is responsible for all costs and actions associated with obtaining approval from the water service provider (Toowoomba Region) prior to the commencement of works.
5. Underground services exist in the area, and may not all be represented on this plan. Contractor to locate all existing services and confirm levels prior to excavation works.



Inset D - Water Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |
| 2 | 20.05.25 | Issued for Approval | AG | AG |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|-----------------------------|
| 1:250 5 0 5 10m A1 1:500 |

Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

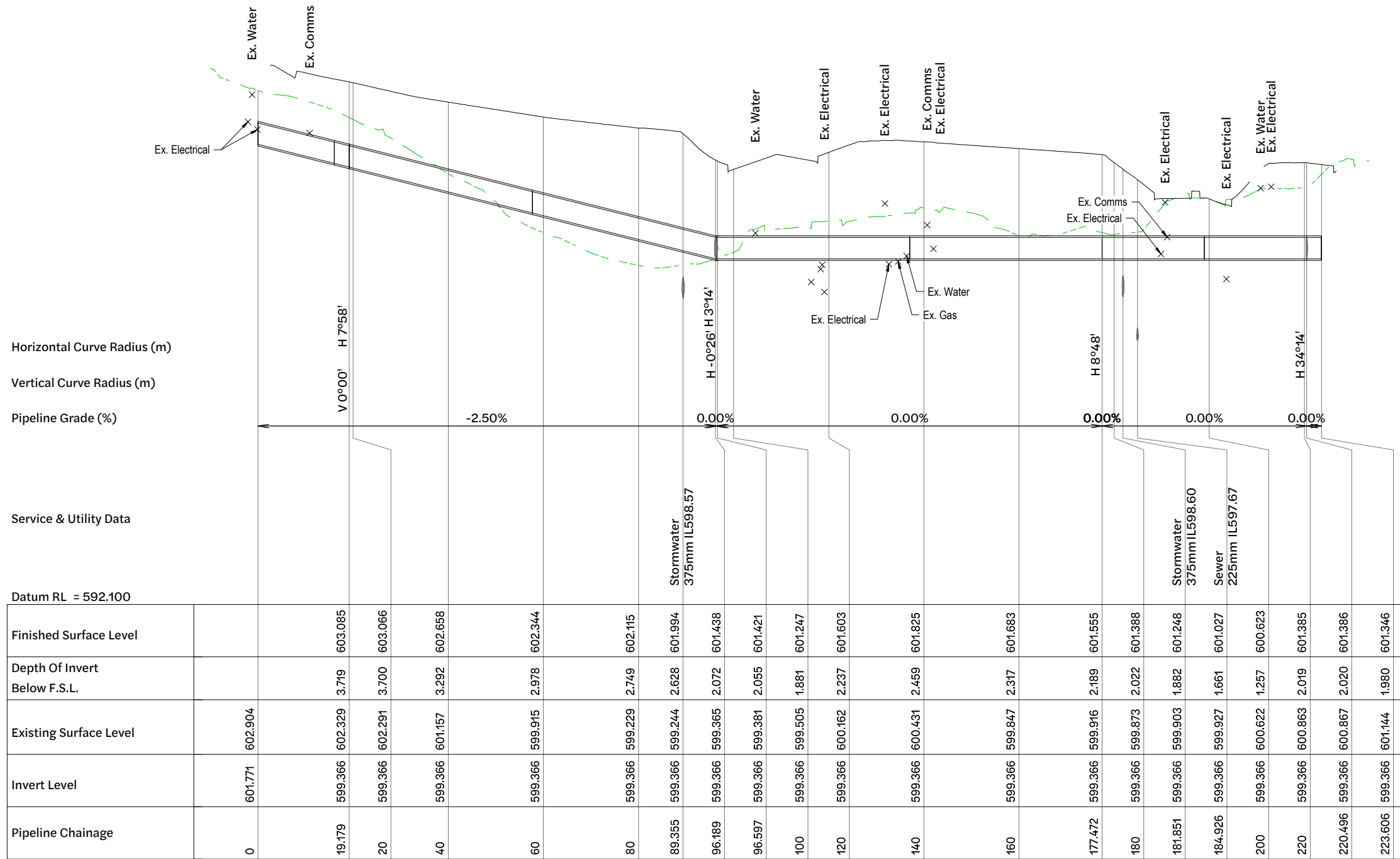


| Drawing Title | | |
|---|---------------------------|----------------------|
| Water Layout Plan (Sheet 5 of 5) | | |
| Project No. C_25023 | Drawing No. 504 | Revision 4 |

FILE: G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\HAGAN MODEL\AUTOCAD\C_25023_504_WATER LAYOUT PLAN.DWG LAST SAVED BY: ANANDARAJAN

Legend

- - - Existing Surface
- Design Surface

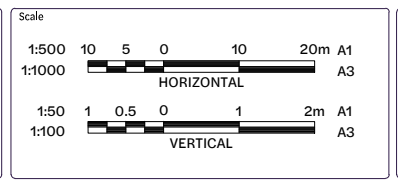


Longitudinal Section 1

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|---------------------|-------|----------|
| 1 | 23.05.25 | Issued for Approval | PD | JE |
| 2 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
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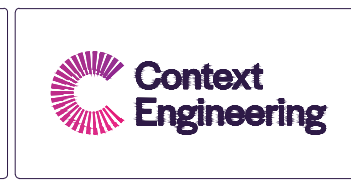
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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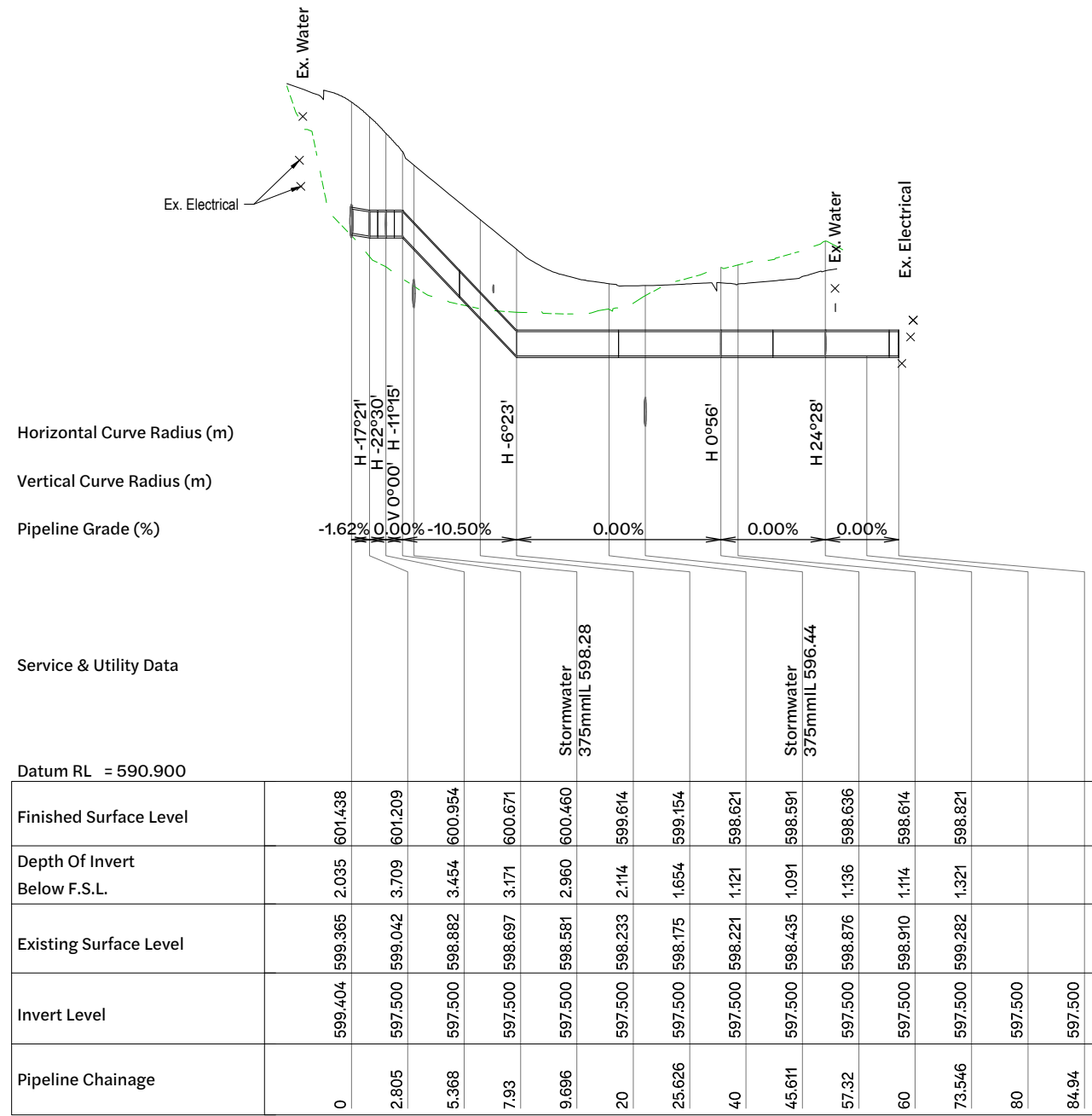


| Drawing Title | | |
|---|---------------------------|----------------------|
| Water Long Sections (Sheet 1 of 3) | | |
| Project No. C_25023 | Drawing No. 506 | Revision 2 |

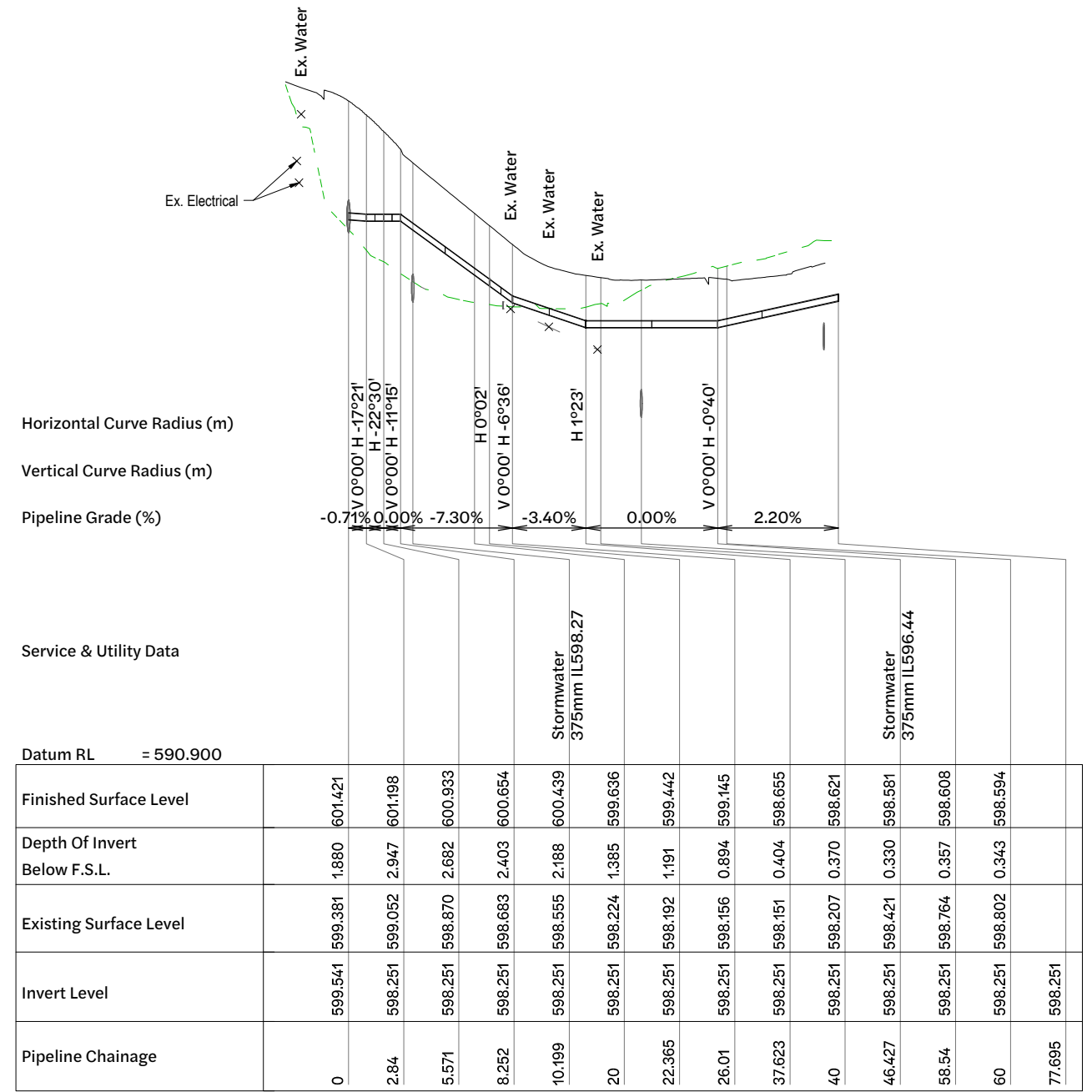
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Legend

- Existing Surface
- Design Surface



Longitudinal Section 2

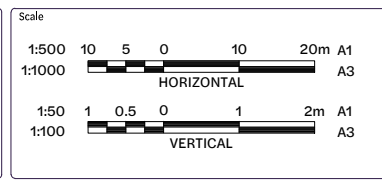


Longitudinal Section 3

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|---------------------|-------|----------|
| 1 | 23.05.25 | Issued for Approval | PD | JE |
| 2 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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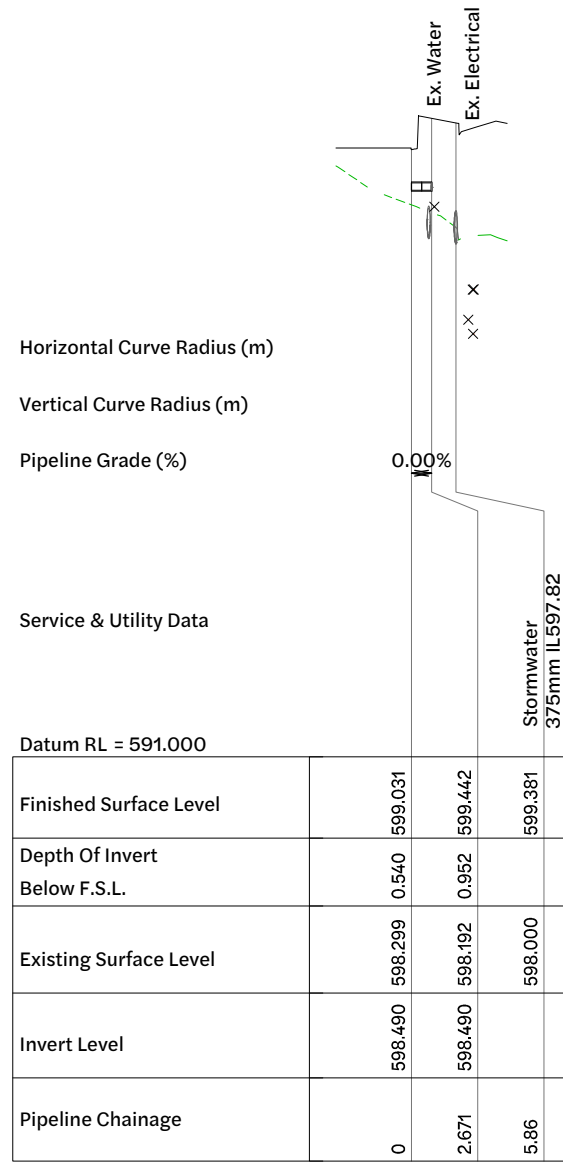


| | | |
|---|---------------------------|----------------------|
| Water Long Sections (Sheet 2 of 3) | | |
| Project No. C_25023 | Drawing No. 507 | Revision 2 |

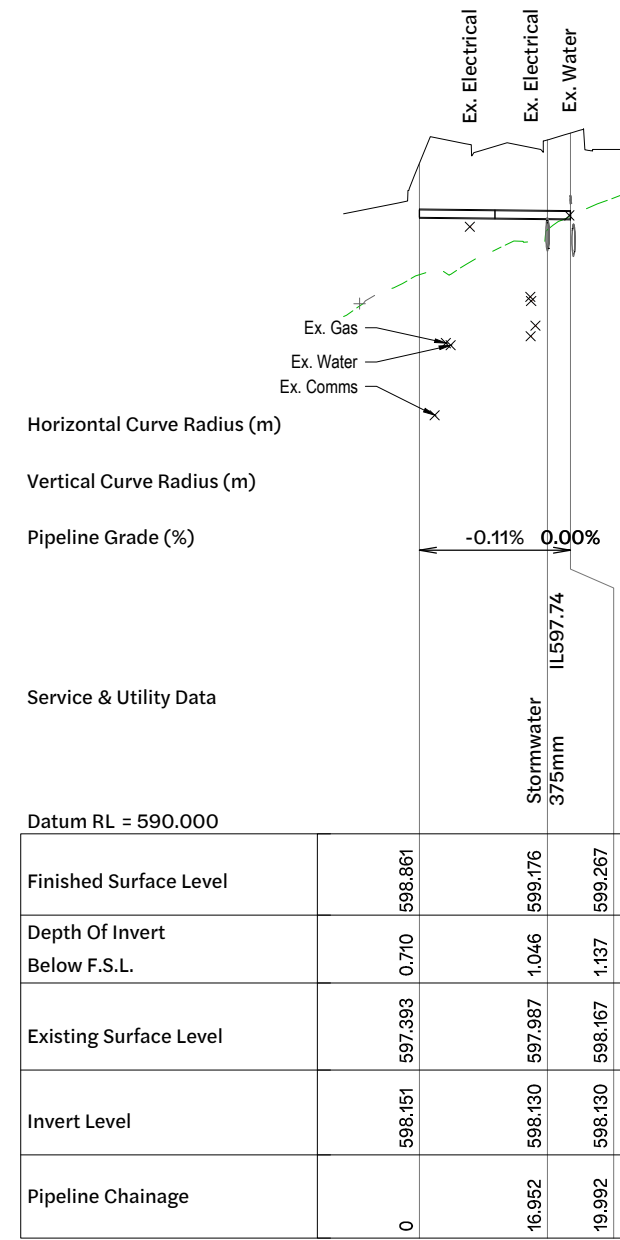
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Legend

- - - - - Existing Surface
- Design Surface



Longitudinal Section 4

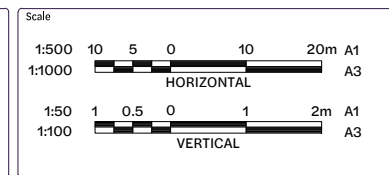


Longitudinal Section 5

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|---------------------|-------|----------|
| 1 | 23.05.25 | Issued for Approval | PD | JE |
| 2 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.



| Drawing Title | | |
|---|---------------------------|----------------------|
| Water Long Sections (Sheet 3 of 3) | | |
| Project No. C_25023 | Drawing No. 508 | Revision 2 |

Existing Legend

- Property Boundary
- Stormwater Drainage
- Gas
- Overhead Electrical
- Underground Electrical
- Water Line
- Sewer Line
- Stormwater Manhole
- Sewer Manhole
- Sewer Structure Label

Proposed Legend

- Site Boundary
- Water Line
- Sewer Line
- Sewer Manhole
- Maintenance Hole
- Stormwater Inlet Pit
- Stormwater Drainage
- Stormwater Gully Inlet
- Stormwater Headwall
- Sewer Structure Label

General:

1. All work and materials shall be in accordance with current South east Queensland Water Supply Code specifications and standards.
2. Unless specified otherwise all materials and work shall comply with the relevant Australian Standards.
3. Adopt lip of kerb or shoulder of road as permanent level.
4. Cover on mains from permanent level to be as shown in SEQ-SEW-1200-2.
5. Conduits to be installed in accordance with the standard drawings.
6. All materials used in the works shall comply with the SEQ-SP's accepted products and materials list or be appropriately shown, listed and defined in the engineering submission so that the alternative product or material can be assessed and if appropriate, approved by the SEQ-SP.
7. The construction of the sewer reticulation work shown on this drawing must be supervised by an engineer who has RPEQ registration or authorised representative. Works not complying with this requirement will not be permitted to connect to the reticulation system.

Environmental Protection:

All environment protection measures shall be implemented prior to any construction work, including clearing, commencing.

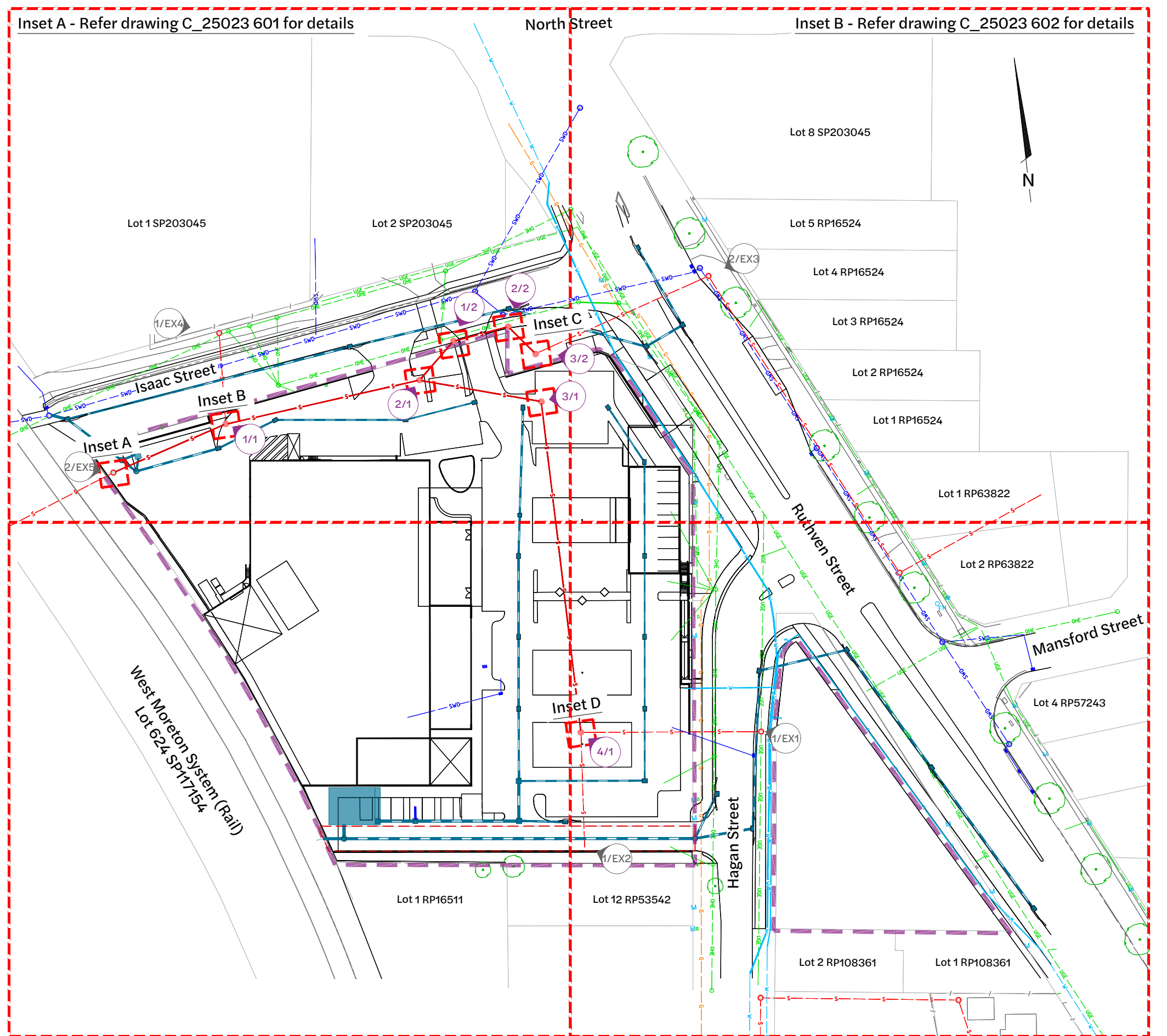
Construction Approvals:

The contractor is to be responsible for obtaining all relevant works approvals prior to the commencement of construction. Approvals to consider include, but are not limited to:

- Traffic permits and management plans
- QLD police permit
- Driveway permit/notice to work on council property
- Works across a TRC bikeway or bikeway closure/detour

Sewer Connection Notes:

1. Underground services exist in the area, and may not all be represented on this plan. Contractor to locate all existing services and confirm levels prior to excavation works.
2. Contractor is responsible for the location, protection and necessary relocation of all underground services prior to commencement of works.
3. Known existing services have been shown on longitudinal sections for identification, but have not been accurately located and may not represent all in ground services
4. Dimensions in millimeters (U.N.O).



Inset A - Refer drawing C_25023 601 for details

Inset B - Refer drawing C_25023 602 for details

Sewer Layout Plan
1:500 Scale

Inset C - Refer drawing C_25023 603 for details

Inset D - Refer drawing C_25023 604 for details

| Revision | Date | Issue Details | Drawn | Designed | QR Code | Status |
|----------|----------|-----------------------------|-------|----------|---------|---|
| 1 | 31.03.25 | Issued for Information | CG | RTH | | Issued for Approval Not for Construction |
| 2 | 20.05.25 | Issued for Approval | AG | RTH | | |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR | | |
| 4 | 19.12.25 | Issued for Approval | PD | JE | | |

| | | |
|-------|------------------------|--------|
| Scale | 1:500 10 5 0 10 20m A1 | 1:1000 |
|-------|------------------------|--------|

| | |
|--------|--------------------------|
| Client | Bernoth Holdings Pty Ltd |
|--------|--------------------------|

| | |
|---------|---|
| Project | Hagan Street, Isaac Street and Ruthven Street North Toowoomba |
|---------|---|

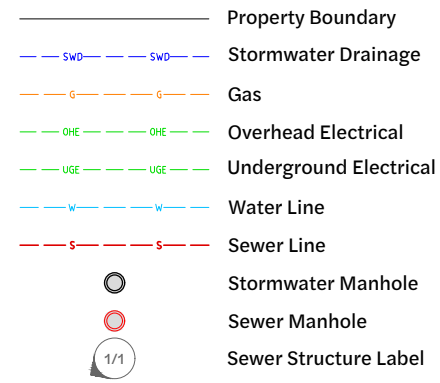
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| Project No. | C_25023 |
| Drawing No. | 600 |
| Revision | 4 |



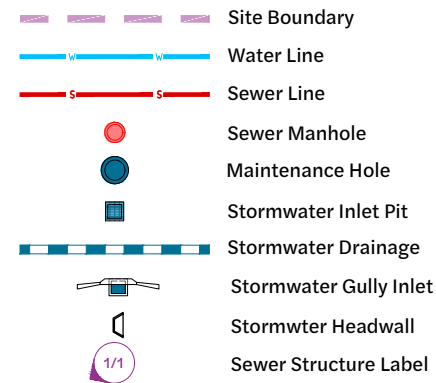
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| Drawing Title | | |
| Sewer Layout Plan (Sheet 1 of 5) | | |
| Project No. | Drawing No. | Revision |
| C_25023 | 600 | 4 |

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Existing Legend



Proposed Legend



General:

1. All work and materials shall be in accordance with current South east Queensland Water Supply Code specifications and standards.
2. Unless specified otherwise all materials and work shall comply with the relevant Australian Standards.
3. Adopt lip of kerb or shoulder of road as permanent level.
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Environmental Protection:

All environment protection measures shall be implemented prior to any construction work, including clearing, commencing.

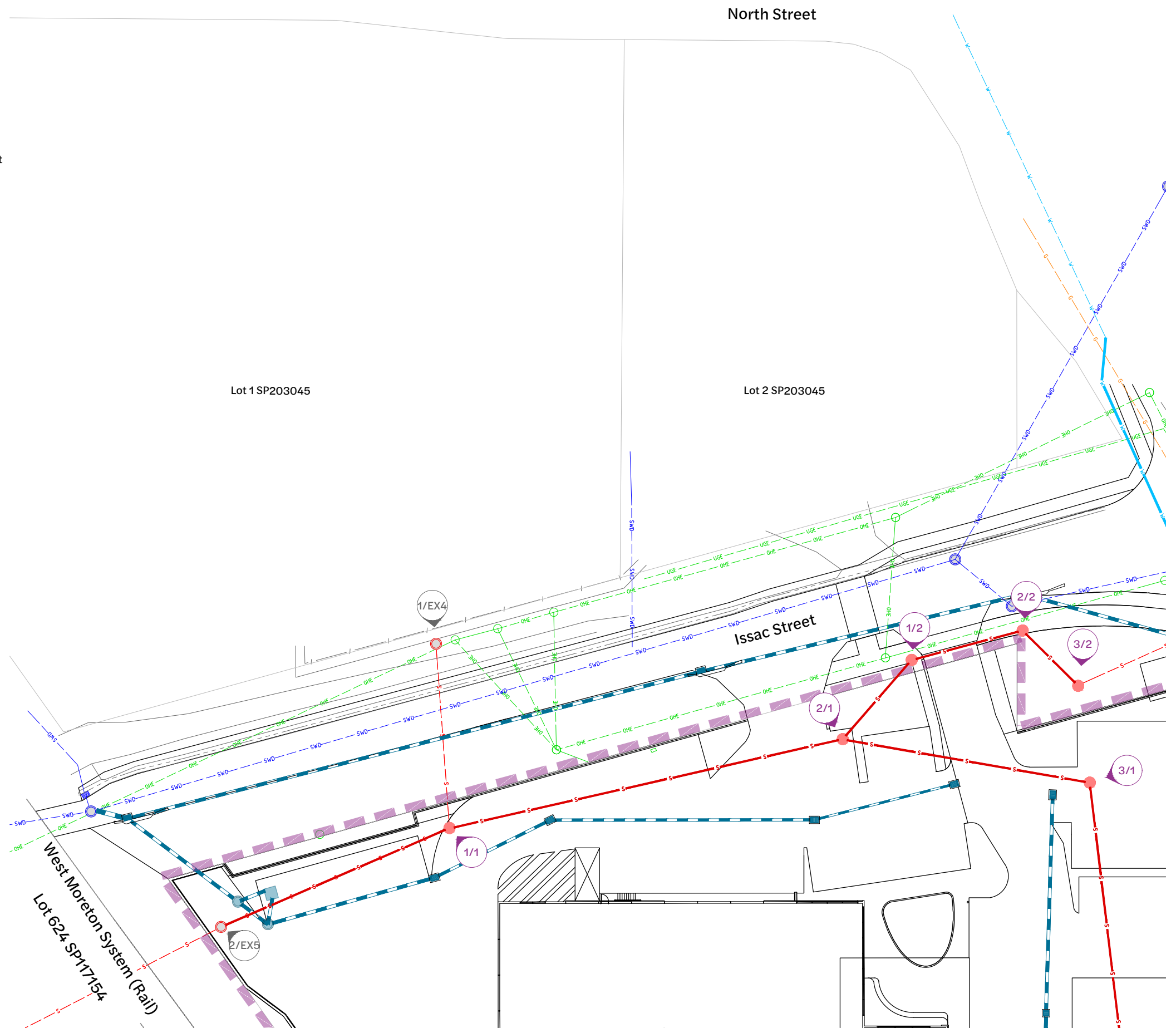
Construction Approvals:

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- QLD police permit
- Driveway permit/notice to work on council property
- Works across a TRC bikeway or bikeway closure/detour

Sewer Connection Notes:

1. Underground services exist in the area, and may not all be represented on this plan. Contractor to locate all existing services and confirm levels prior to excavation works.
2. Contractor is responsible for the location, protection and necessary relocation of all underground services prior to commencement of works.
3. Known existing services have been shown on longitudinal sections for identification, but have not been accurately located and may not represent all in ground services
4. Dimensions in millimeters (U.N.O).



Inset A - Sewer Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed | QR Code | Status |
|----------|----------|-----------------------------|-------|----------|---------|--|
| 1 | 31.03.25 | Issued for Information | CG | RTH | | Issued for Approval Not for Construction |
| 2 | 20.05.25 | Issued for Approval | AG | RTH | | |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR | | |
| 4 | 19.12.25 | Issued for Approval | PD | JE | | |

| Scale |
|-------|
| 1:250 |
| 1:500 |



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

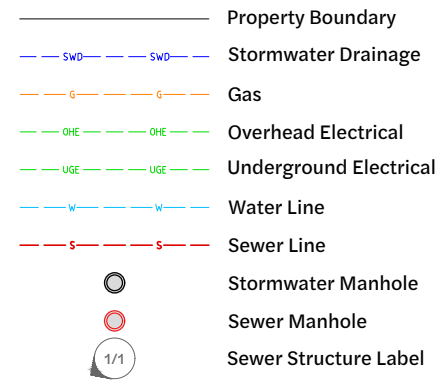
Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.



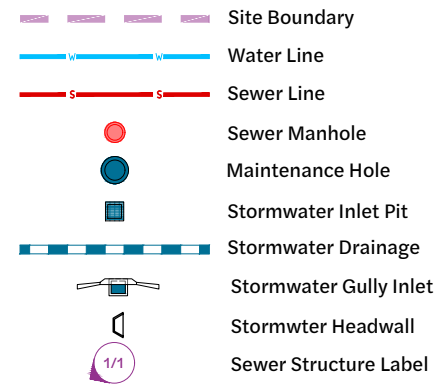
| Drawing Title | | |
|---|---------------------------|----------------------|
| Sewer Layout Plan (Sheet 2 of 5) | | |
| Project No. C_25023 | Drawing No. 601 | Revision 4 |

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Existing Legend



Proposed Legend



General:

1. All work and materials shall be in accordance with current South east Queensland Water Supply Code specifications and standards.
2. Unless specified otherwise all materials and work shall comply with the relevant Australian Standards.
3. Adopt lip of kerb or shoulder of road as permanent level.
4. Cover on mains from permanent level to be as shown in SEQ-SEW-1200-2.
5. Conduits to be installed in accordance with the standard drawings.
6. All materials used in the works shall comply with the SEQ-SP's accepted products and materials list or be appropriately shown, listed and defined in the engineering submission so that the alternative product or material can be assessed and if appropriate, approved by the SEQ-SP.
7. The construction of the sewer reticulation work shown on this drawing must be supervised by an engineer who has RPEQ registration or authorised representative. Works not complying with this requirement will not be permitted to connect to the reticulation system.

Environmental Protection:

All environment protection measures shall be implemented prior to any construction work, including clearing, commencing.

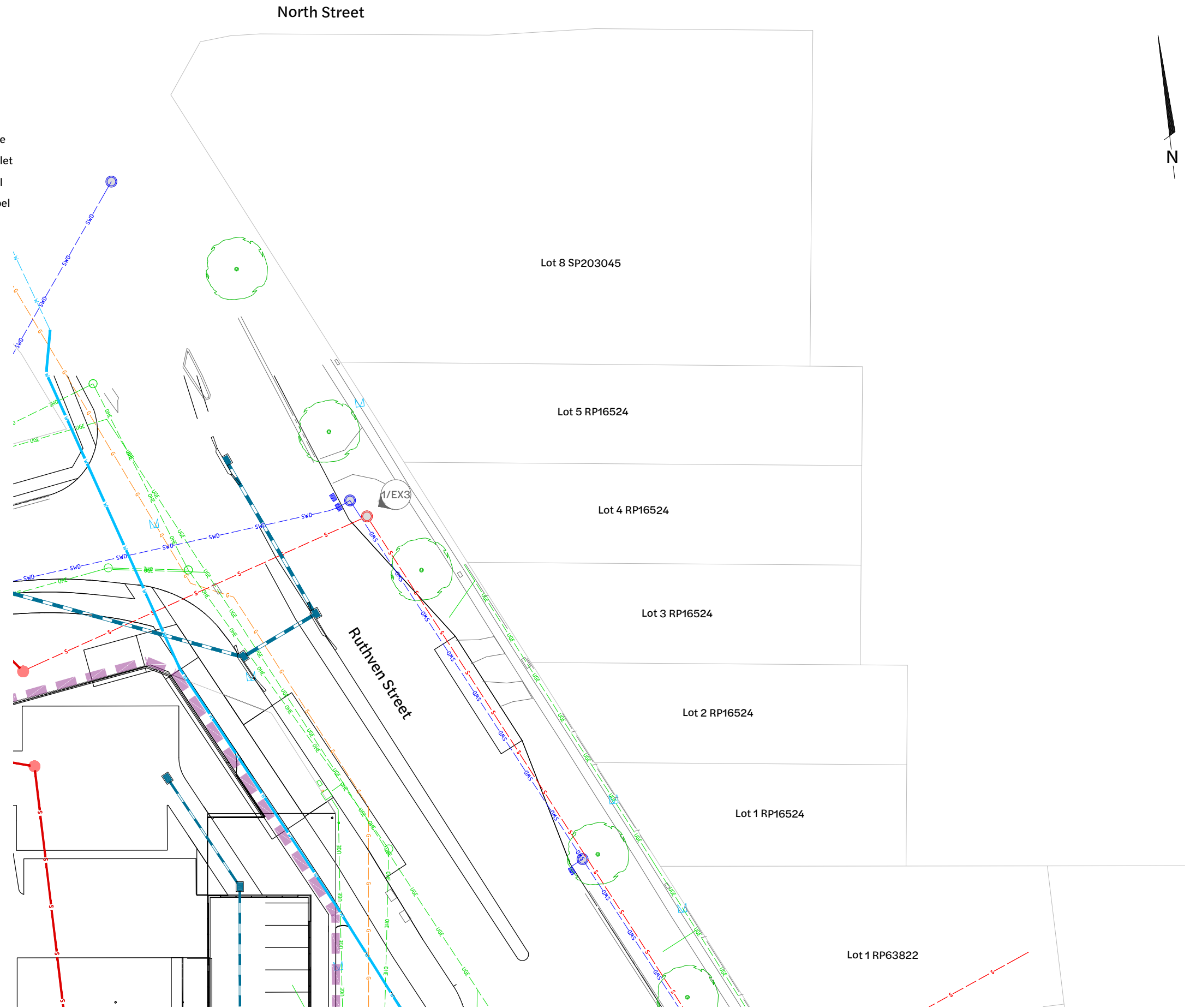
Construction Approvals:

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- Traffic permits and management plans
- QLD police permit
- Driveway permit/notice to work on council property
- Works across a TRC bikeway or bikeway closure/detour

Sewer Connection Notes:

1. Underground services exist in the area, and may not all be represented on this plan. Contractor to locate all existing services and confirm levels prior to excavation works.
2. Contractor is responsible for the location, protection and necessary relocation of all underground services prior to commencement of works.
3. Known existing services have been shown on longitudinal sections for identification, but have not been accurately located and may not represent all in ground services
4. Dimensions in millimeters (U.N.O).

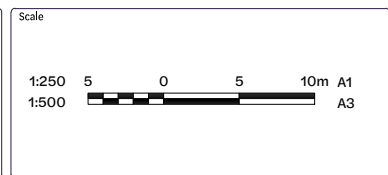


Inset B - Sewer Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | CG | RTH |
| 2 | 20.05.25 | Issued for Approval | AG | RTH |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

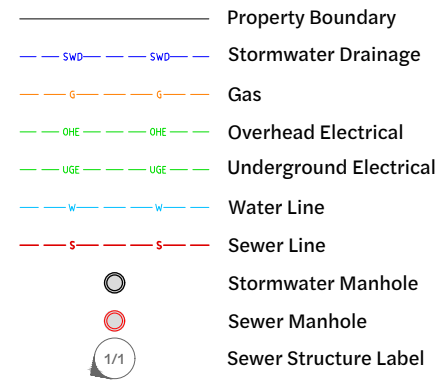
Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
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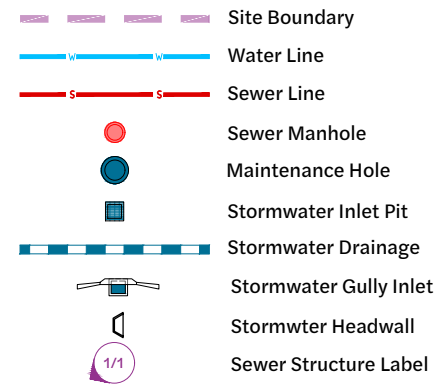


| Drawing Title | | |
|---|---------------------------|----------------------|
| Sewer Layout Plan (Sheet 3 of 5) | | |
| Project No. C_25023 | Drawing No. 602 | Revision 4 |

Existing Legend



Proposed Legend



General:

1. All work and materials shall be in accordance with current South east Queensland Water Supply Code specifications and standards.
2. Unless specified otherwise all materials and work shall comply with the relevant Australian Standards.
3. Adopt lip of kerb or shoulder of road as permanent level.
4. Cover on mains from permanent level to be as shown in SEQ-SEW-1200-2.
5. Conduits to be installed in accordance with the standard drawings.
6. All materials used in the works shall comply with the SEQ-SP's accepted products and materials list or be appropriately shown, listed and defined in the engineering submission so that the alternative product or material can be assessed and if appropriate, approved by the SEQ-SP.
7. The construction of the sewer reticulation work shown on this drawing must be supervised by an engineer who has RPEQ registration or authorised representative. Works not complying with this requirement will not be permitted to connect to the reticulation system.

Environmental Protection:

All environment protection measures shall be implemented prior to any construction work, including clearing, commencing.

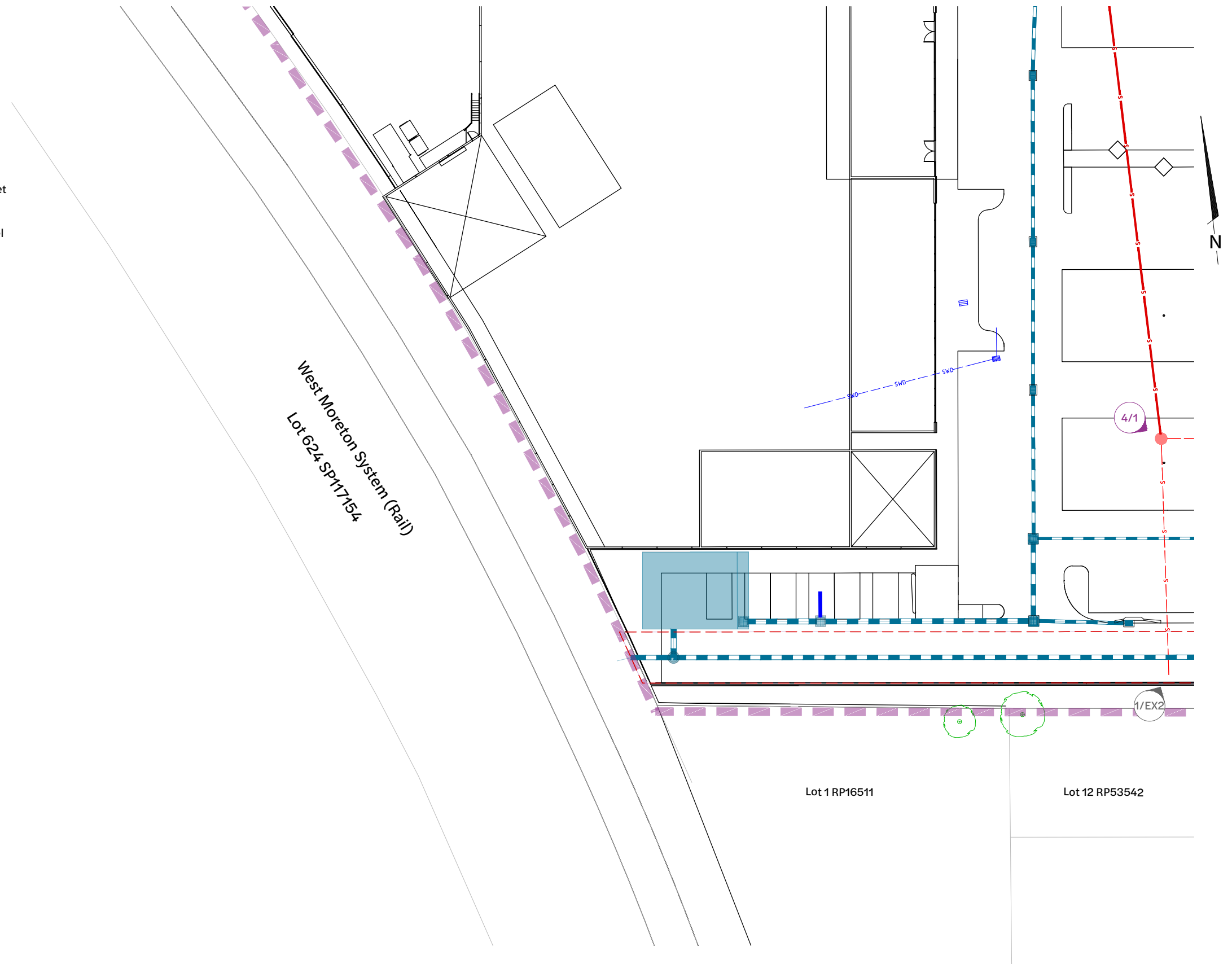
Construction Approvals:

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- Traffic permits and management plans
- QLD police permit
- Driveway permit/notice to work on council property
- Works across a TRC bikeway or bikeway closure/detour

Sewer Connection Notes:

1. Underground services exist in the area, and may not all be represented on this plan. Contractor to locate all existing services and confirm levels prior to excavation works.
2. Contractor is responsible for the location, protection and necessary relocation of all underground services prior to commencement of works.
3. Known existing services have been shown on longitudinal sections for identification, but have not been accurately located and may not represent all in ground services
4. Dimensions in millimeters (U.N.O).



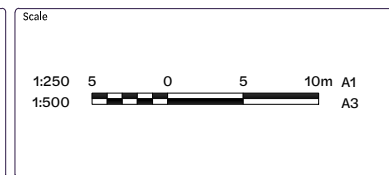
Inset C - Sewer Layout Plan

1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|-----------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | CG | RTH |
| 2 | 20.05.25 | Issued for Approval | AG | RTH |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR |
| 4 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

**Issued for Approval
Not for Construction**



Client
Bernoth Holdings Pty Ltd

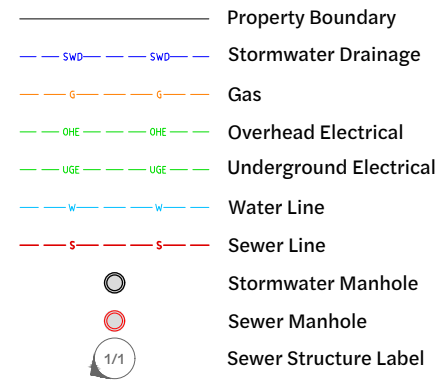
Project
**Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba**

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.

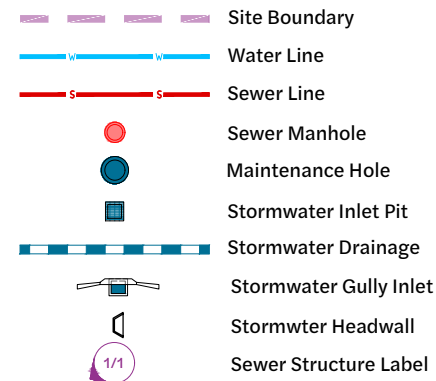


| Drawing Title | | |
|---|---------------------------|----------------------|
| Sewer Layout Plan (Sheet 4 of 5) | | |
| Project No. C_25023 | Drawing No. 603 | Revision 4 |

Existing Legend



Proposed Legend



General:

1. All work and materials shall be in accordance with current South east Queensland Water Supply Code specifications and standards.
2. Unless specified otherwise all materials and work shall comply with the relevant Australian Standards.
3. Adopt lip of kerb or shoulder of road as permanent level.
4. Cover on mains from permanent level to be as shown in SEQ-SEW-1200-2.
5. Conduits to be installed in accordance with the standard drawings.
6. All materials used in the works shall comply with the SEQ-SP's accepted products and materials list or be appropriately shown, listed and defined in the engineering submission so that the alternative product or material can be assessed and if appropriate, approved by the SEQ-SP.
7. The construction of the sewer reticulation work shown on this drawing must be supervised by an engineer who has RPEQ registration or authorised representative. Works not complying with this requirement will not be permitted to connect to the reticulation system.

Environmental Protection:

All environment protection measures shall be implemented prior to any construction work, including clearing, commencing.

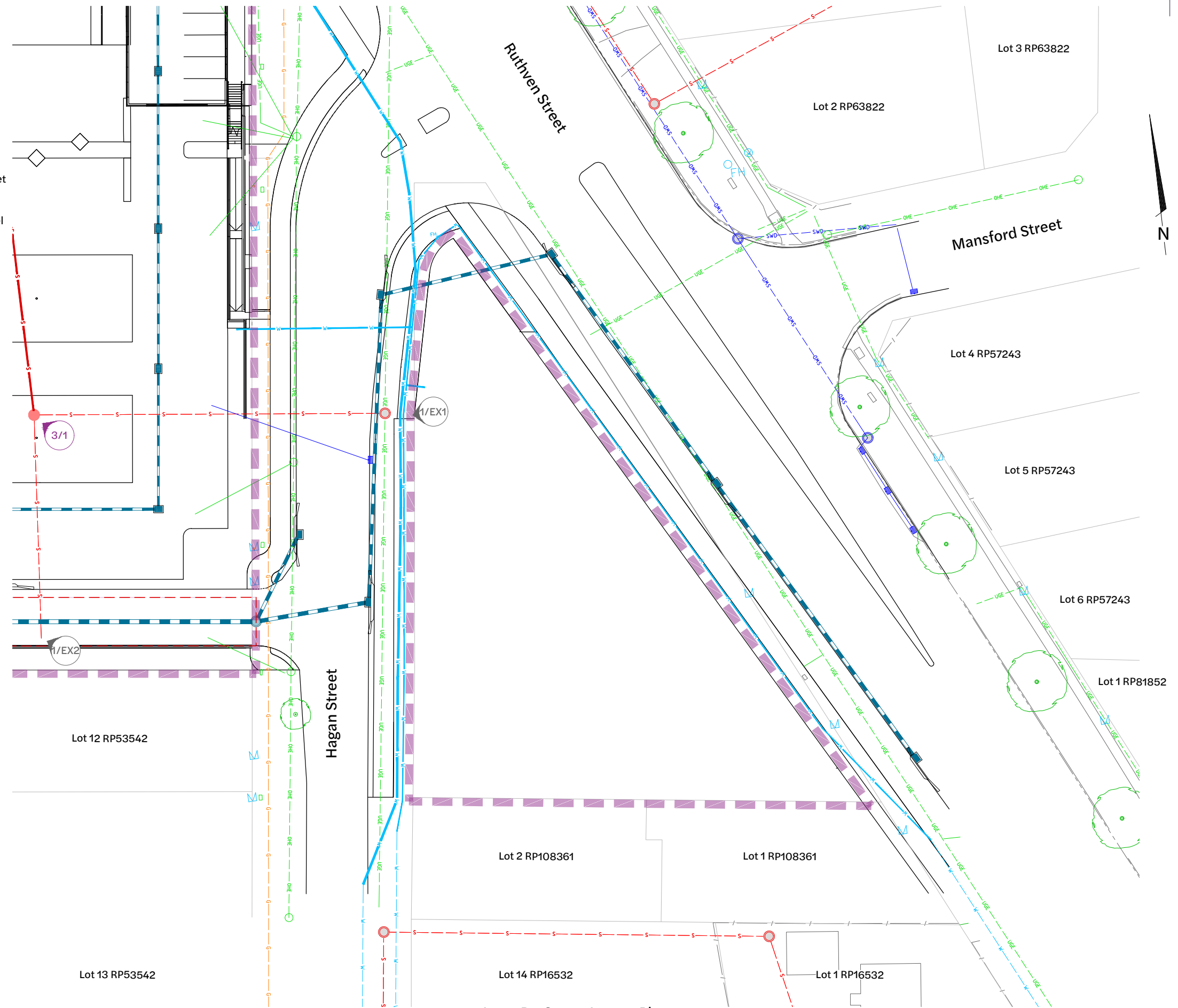
Construction Approvals:

The contractor is to be responsible for obtaining all relevant works approvals prior to the commencement of construction. Approvals to consider include, but are not limited to:

- Traffic permits and management plans
- QLD police permit
- Driveway permit/notice to work on council property
- Works across a TRC bikeway or bikeway closure/detour

Sewer Connection Notes:

1. Underground services exist in the area, and may not all be represented on this plan. Contractor to locate all existing services and confirm levels prior to excavation works.
2. Contractor is responsible for the location, protection and necessary relocation of all underground services prior to commencement of works.
3. Known existing services have been shown on longitudinal sections for identification, but have not been accurately located and may not represent all in ground services
4. Dimensions in millimeters (U.N.O).



Inset D - Sewer Layout Plan
1:250 Scale

| Revision | Date | Issue Details | Drawn | Designed | QR Code | Status |
|----------|----------|-----------------------------|-------|----------|---------|--|
| 1 | 31.03.25 | Issued for Information | CG | RTH | | Issued for Approval Not for Construction |
| 2 | 20.05.25 | Issued for Approval | AG | RTH | | |
| 3 | 26.05.25 | Updated Architectural Plans | NR | NR | | |
| 4 | 19.12.25 | Issued for Approval | PD | JE | | |

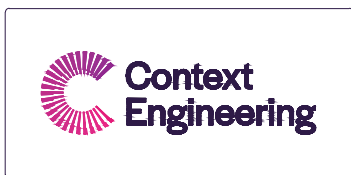
| Scale |
|-------|
| 1:250 |
| 1:500 |



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.



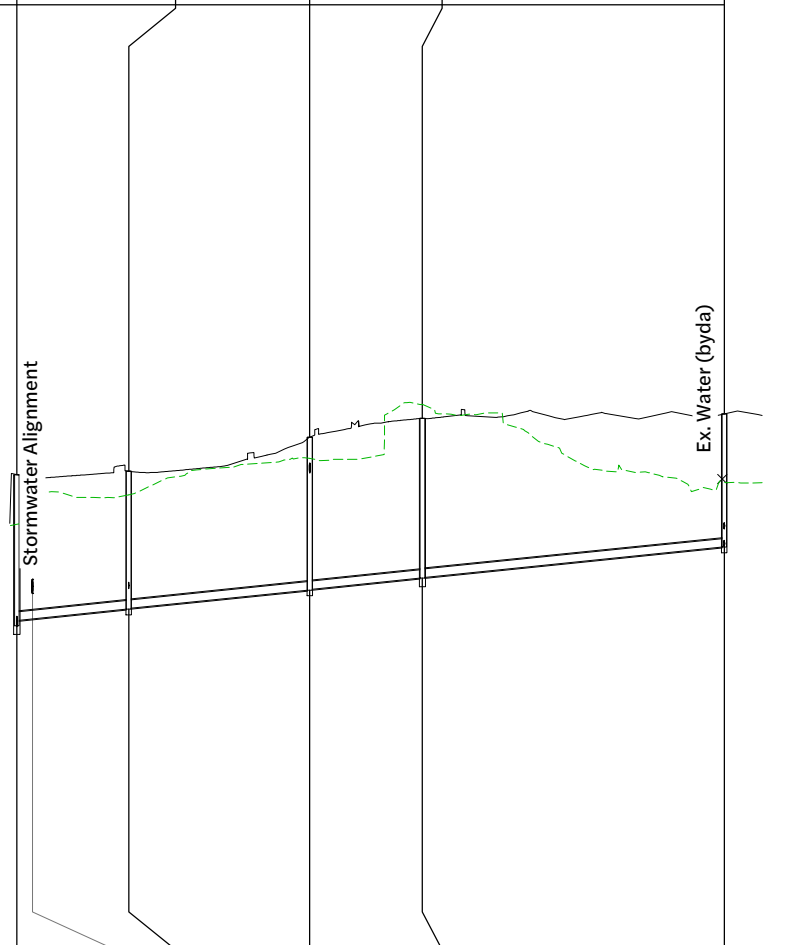
| Drawing Title | | |
|---|---------------------------|----------------------|
| Sewer Layout Plan (Sheet 5 of 5) | | |
| Project No. C_25023 | Drawing No. 604 | Revision 4 |

FILE: G:\MY DRIVE\PROJECTS\25023 - RUTHVEN STREET NORTH TOOWOOMBA\A1_MODEL\AUTOCAD\C_25023_604_SEWER_LAYOUT_PLAN.DWG LAST SAVED BY: CONTE

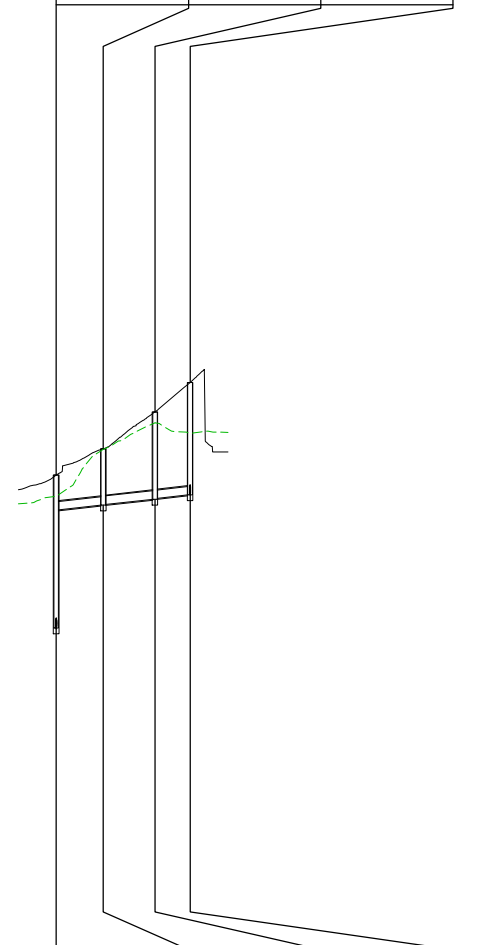
| Maintenance Hole / Shaft Name | 2/EX5 | 1/1 | 2/1 | 3/1 | 4/1 |
|-------------------------------|-------|--------------------|------------------|-----|--------------------------|
| MH / MS Cover Type | | | | | |
| MH / MS Type | X | F | F | X | F |
| DS MH / MS Drop Type | | | | | |
| Line Deflection & Branches | Ex5 | 11° Ex4 -71° | 23° 2 -36° | 73° | Ex1 -83° Ex2 5° |
| Property Connection Type | | | | | |

Legend

- Existing Surface
- Design Surface
- Stormwater pipe



| Maintenance Hole / Shaft Name | 2/1 | 1/2 | 2/2 | 3/2 |
|-------------------------------|-----|-----|-----|-------------|
| MH / MS Cover Type | | | | |
| MH / MS Type | F | F | F | F |
| DS MH / MS Drop Type | | | | |
| Line Deflection & Branches | 1 | 34° | 60° | Ex3 -69° |
| Property Connection Type | | | | |



| Datum RL | 583.000 | | | | |
|-------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Property Description | | | | | |
| Pipe Size (mm), Class | 225 PVC SN8 | 225 PVC SN8 | 225 PVC SN8 | 225 PVC SN8 | |
| Grade (1 in X) | 99.94 | 99.82 | 99.68 | 99.95 | |
| Length | 29.581 | 47.912 | 29.805 | 79.858 | |
| Embedment Type | | | | | |
| Finished (& Existing) Surface Level | 596.364 (596.058) | 596.459 (595.836) | 597.360 (596.799) | 597.861 (598.225) | 597.971 (596.168) |
| Depth Of Invert Below FSL | 3.994 3.848 | 3.647 3.627 | 4.048 4.028 | 4.230 4.210 | 3.521 |
| Invert Level | 592.370 592.516 | 592.812 592.832 | 593.312 593.332 | 593.631 593.651 | 594.450 |
| Chainage | 0.000 | 4.138 | 77.493 | 107.298 | 187.156 |

| Datum RL | 584.000 | | | |
|-------------------------------------|----------------------|----------------------|----------------------|----------------------|
| Property Description | | | | |
| Pipe Size (mm), Class | 225 PVC SN8 | 225 PVC SN8 | 225 PVC SN8 | |
| Grade (1 in X) | 99.72 | 99.64 | 99.04 | |
| Length | 12.465 | 13.65 | 9.31 | |
| Embedment Type | | | | |
| Finished (& Existing) Surface Level | 597.360 (596.799) | 598.049 (598.036) | 599.029 (598.738) | 599.807 (598.466) |
| Depth Of Invert Below FSL | 4.048 0.926 | 1.490 1.470 | 2.313 2.293 | 2.977 |
| Invert Level | 593.312 596.434 | 596.559 596.579 | 596.716 596.736 | 596.830 |
| Chainage | 0.000 | 12.465 | 26.115 | 35.425 |

Line

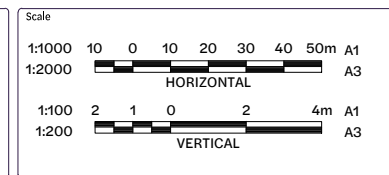
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2

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|---------------------|-------|----------|
| 1 | 23.05.25 | Issued for Approval | PD | JE |
| 2 | 19.12.25 | Issued for Approval | PD | JE |

| QR Code |
|---------|
| |

Status
Issued for Approval
Not for Construction



Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street
and Ruthven Street
North Toowoomba

Disclaimer
All dimensions to be checked on site by contractor prior to construction. Use written dimensions only, do not scale.



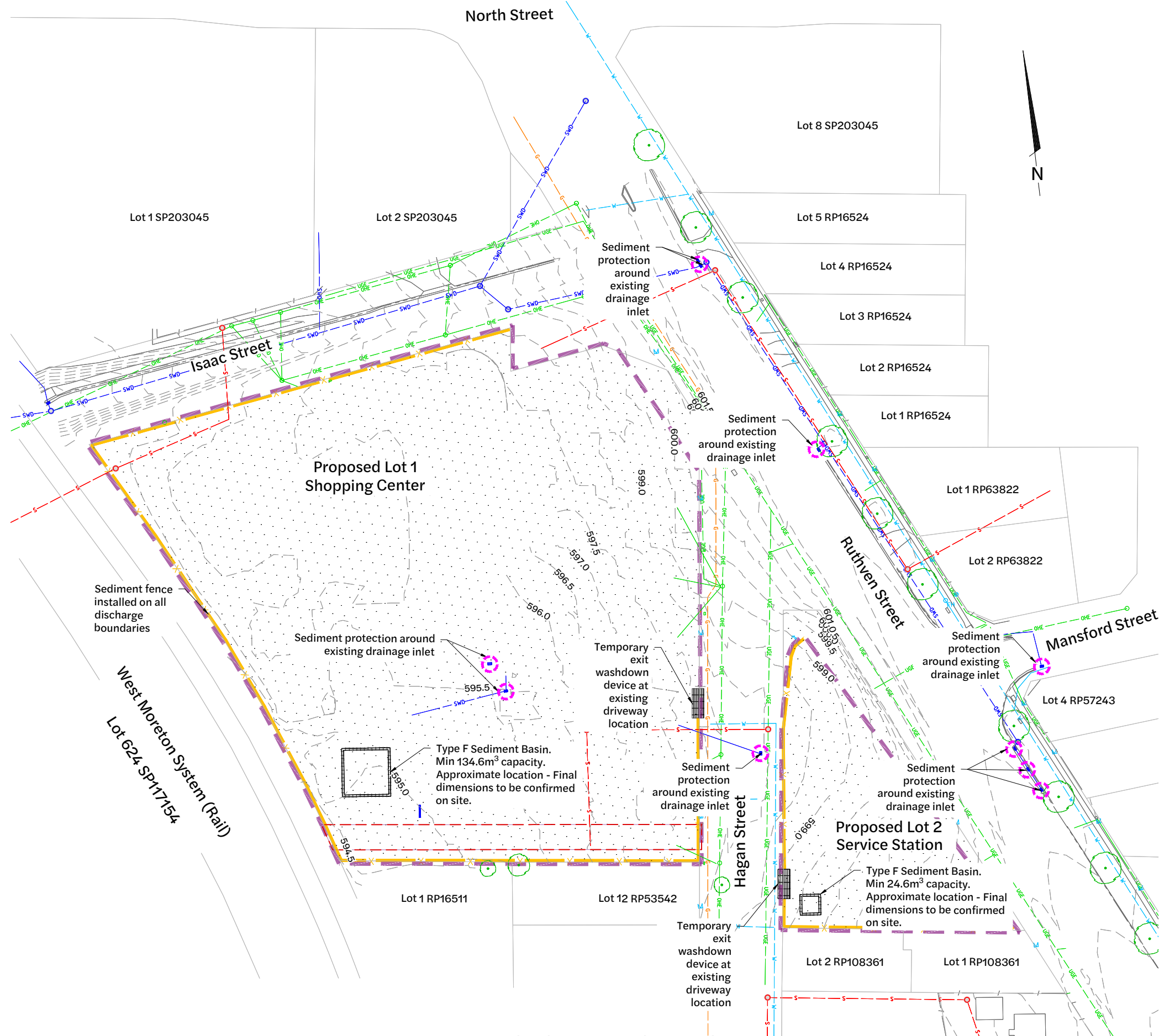
| Drawing Title | | |
|------------------------|--------------------|---------------|
| Sewer Long Section | | |
| Project No. C_25023 | Drawing No. 605 | Revision 2 |

Existing Legend

- Property Boundary
- 0.1 Surface Contour
- Stormwater Drainage
- Sewerage Reticulation
- Water Reticulation
- Gas
- Overhead Electrical

Proposed Legend

- Site Boundary
- Sediment Fence (or as directed by Site Superintendent)
- Temporary Exit Washdown Grate
- Area of Disturbance
- Inlet Protection



Erosion and Sediment control Layout Plan
1:400 Scale

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |

| QR Code |
|---------|
| |

Issued for Approval
Not for Construction

| Scale |
|----------------|
| 1:400 1:800 |

Client
Bernoth Holdings Pty Ltd

Project
Hagan Street, Isaac Street and Ruthven Street North Toowoomba



| Drawing Title | | |
|---|-------------|----------|
| Erosion and Sediment Control Layout Plan | | |
| Project No. | Drawing No. | Revision |
| C_25023 | 800 | 1 |

FILE G:\MY DRIVE\PROJECTS\C_25023 - RUTHVEN STREET NORTH TOOWOOMBA\A1_MODEL\AUTOCAD\C_25023_BOL_EROSION AND SEDIMENT CONTROL LAYOUT PLAN.DWG LAST SAVED BY: CONE

Erosion and Sediment Control Notes:

- The Contractor is to take all necessary precautions to control and minimise erosion and downstream sedimentation during all stages of construction including the maintenance period.
- Notwithstanding the design shown on the drawings, the Contractor is responsible to implement sediment control devices using best practices as necessary to minimise the quantity of sediment leaving the site.
- Some variations to the specified construction sequence may be necessary in certain areas to facilitate construction. Where this is the case, any variation must be approved by the superintendent prior to implementation.
- At all times the Contractor shall monitor the prevailing weather conditions and protect any downstream construction gully inlets.
- Clearing of site and stockpile site to be determined on site by Superintendent and is to be clear of any water course.
- Where possible provide cut-off drains to divert clean water from undisturbed catchment.
- All perimeter banks/swales shall have uninterrupted positive grade to an outlet.
- Construct wash down bay or shake down at entry/exit to council standards and to IECA guidelines.
- Inlets to have silt protection in accordance with kerb inlet protection detail at locations shown or as directed by the superintendent.
- The extent of grassing or hydromulching be determined by the engineer and shall be seeded, as specified, within seven days of final trimming.
- The Contractor shall be responsible for complying with council's requirements in relation to grass strike and grass coverage rates at the on and off maintenance inspections.
- Provide turf strips over sewer/roofwater lines where adjacent to existing properties.
- All sediment fences to be installed to IECA guidelines.
- All sediment fences to be separate from other barriers on site.
- All open ended pipework located in open trenches and incomplete pits are to be capped with suitable filter cloth at the end of each day's work and immediately prior to storms.
- All materials tracked or sediment washed onto council's road from the development are to be broomed up and collected and not washed into stormwater system.
- All sediment control devices shall be monitored, cleaned and/or repaired whenever the capacity of the erosion and sediment control measure falls below 75%.
- All erosion and sediment control measures shall be inspected at least daily (when work is occurring on site) or weekly (when work is not occurring on site). Within 24 hours of expected rain and within 18 hours of a rainfall event as required to maintain control devices.
- All temporary Erosion and Sediment Control (ESC) measures are to be maintained and fully operational during the maintenance period, and are to be removed after the satisfactory completion of an 'Off Maintenance' inspection and prior to formal acceptance by council.
- No obstructions shall be placed on council's public roads or gully pits for safety reasons.

Sediment Management Program:

1. Clearing

- Install appropriate safety fencing and signage.
- Sediment fence, sediment basins and diversion drains to be constructed as required.
- Existing grassed areas to remain where possible.
- Shake down/wash down bay at entry/exit point as required.
- Construct upstream clean water diversion drains
- Superintendent to confirm extent of clearing to Contractor prior to commencement of works.
- Refer also to Vegetation Management Plan.

2. Earthworks

- Sediment fences and diversion drains to be constructed as required
- Temporary lateral contour drains to be instated as specified.

3. Sewer/Roofwater/Stormwater/Services

- Excavated material to be placed on high side of trench and to protect pipe work and direct surface runoff away from excavations.
- Topsoil and hydromulch areas in allotments immediately after completing the sewer and roofwater drainage construction and turf over trenches where adjacent to existing properties.
- Depress ground around temporary field inlets to create sediment pond.
- Turf open drains where shown

4. Stockpile

- Sediment fence to be erected 5m from toe of batter on low side of stockpile.
- Cut off drain on high side to direct surface runoff around stockpile.

5. Roadworks

- Sediment fences to allotments to be erected.
- Kerb inlet protection to be provided to all gullies unless noted otherwise.
- Place turf filter strips behind kerb and channel.

6. Allotments

- Mulch, topsoil and hydromulch allotments as directed.
- Sediment fences to allotments to be erected.
- Covers to gully grates to be removed if the superintendent indicates the grass strike is sufficient.

7. Maintenance period

- All erosion and sediment control measures shall be inspected:
 - At least daily (when work is occurring on site) or weekly (when work is not occurring on site)
 - Within 24 hours of expected rain; and
 - Within 18 hours of a rainfall event
- All erosion and sediment control measures shall be maintained the same day when the capacity of the erosion and sediment control measure falls below 75%.
- Any repairs to erosion and sediment control devices are to be effected immediately. Sediment after rain is to be cleaned from streets and allotments immediately and corrective action taken to avoid a re-occurrence of the failure.

Construction Sequence:

- Construct entry and exit point together with shake down device.
- Erect sediment fences along downstream adjacent property boundaries. Place barrier fences around lots or areas that do not require disturbance to ensure areas remain undisturbed.
- Install protection measures as directed to any existing gullies and field inlets affected by the new works.
- Construct clean water diversion swales along to ensure upstream runoff is diverted around the site. All diversion swales are to be constructed prior to any earthworks operations.
- Undertake earthworks operations..
- Construct all underground hydraulic services ensuring stormwater drains remain capped during construction. Install field inlet and gully pit protection measures as directed.
- Place sediment fences at boundaries adjacent to roadways where lot slopes towards road.
- Turf verges progressively following completion of utility services.
- On completion of works as stated above, establishment of 70% grass cover and approval by council, remove sediment basin, sediment traps and rehabilitate areas. Hydromulch immediately. Place sediment fences to downstream sides of disturbed areas.

B.C.C Environment Management Branch Approval:

Environment Category

The following environment protection measures should be implemented prior to any construction work (including clearing) commencing.

Vegetation Protection

- Trees within 4m of general machine operation should be protected with tree guards. These comprise rubber or hardwood girdles constructed with 1.8m battens closely spaced and arranged vertically from ground level. Girdles should be strapped to the tree prior to construction and remain until completion.
- All construction vehicle activity should be restricted by temporarily fencing the undisturbed areas adjacent to the construction alignment.
- Where possible, tree roots should be tunnelled under rather than severed. In the event of root damage, make a clean cut above the severed root and treat the root with a suitable fungicide.
- Access should be restricted to pre-existing tracks or the path of disturbance.
- Tree limbs which will interfere with excavation machinery should be cleanly pruned prior to construction activity commencing.

Soil Management

- Topsoil and subsoil should be stockpiled separately.
- Minimal loss of sediment should occur from the work site. This will necessitate the use of appropriate sediment controls.
- Care should be taken to prevent sediment from entering the stormwater system. This will require placing appropriate sediment controls around stockpiles and silt traps around stormwater gullies.

Rehabilitation

- Pre-disturbance soil profiles and compaction levels are to be reinstated.
- The trench area is to be topsoiled and seeded or turfed upon completion of works.
- All disturbed areas associated with the construction of the alignment should be seeded. Heavily compacted areas should be ripped prior to seeding.
- All disturbed areas to be left in a stable condition.
- All planting will need to be maintained throughout the establishment phase.

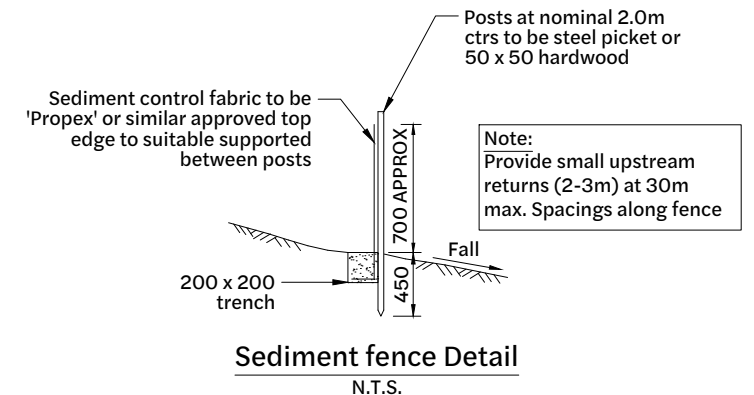
Water Quality Monitoring & Requirements

- Water sampling shall be undertaken to achieve the following water quality objectives:

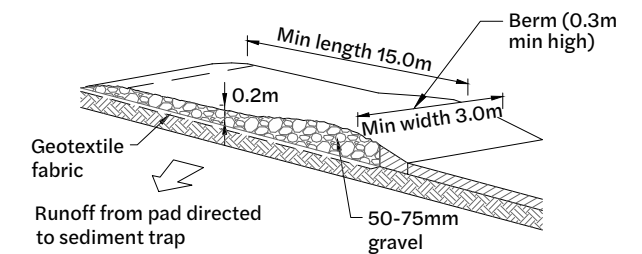
- Water pH between 6.5 - 8.5;
- Total suspended solids ≤ 50 mg/L;
- Oils and grease - No visible films and odour; and
- Litter - No visible litter washed from site

- Test results to be available on site

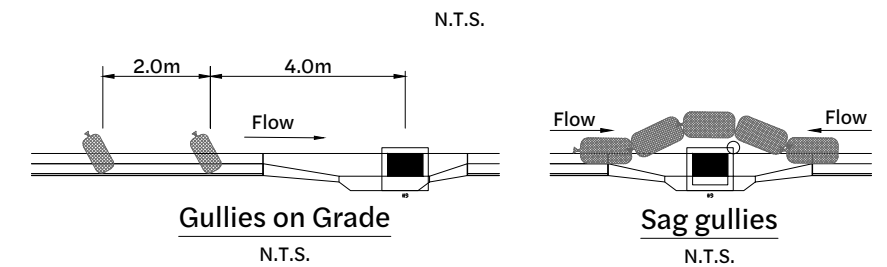
| Sediment Basin Calculations | | | | Sediment Basin Calculations | | | |
|-----------------------------|-------------------------|-------|---|-----------------------------|-------------------------|-------|---|
| 1. | Sediment Basin | = | "Type D" | 1. | Sediment Basin | = | "Type D" |
| 2. | Settling Volume | = | $400 * C_v * 1.346$ (Ha) = 269.3051m ³ | 2. | Settling Volume | = | $400 * C_v * 0.246$ (Ha) = 49.350m ³ |
| | Where: | C_v | = 0.5 (Open Soil) | | Where: | C_v | = 0.5 (Open Soil) |
| | | Area | = 1.346ha | | | Area | = 0.246ha |
| 3. | Sediment Storage Volume | = | $50% * \text{Settling Volume}$ = 134.6m ³ | 3. | Sediment Storage Volume | = | $50% * \text{Settling Volume}$ = 24.67m ³ |



Sediment fence Detail
N.T.S.



Temporary Construction Exit Washdown Device
N.T.S.

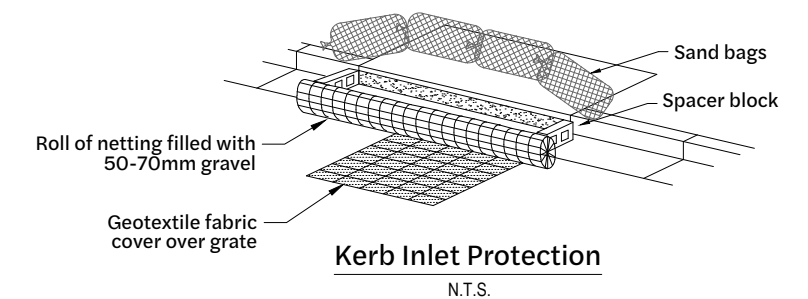


Gullies on Grade
N.T.S.

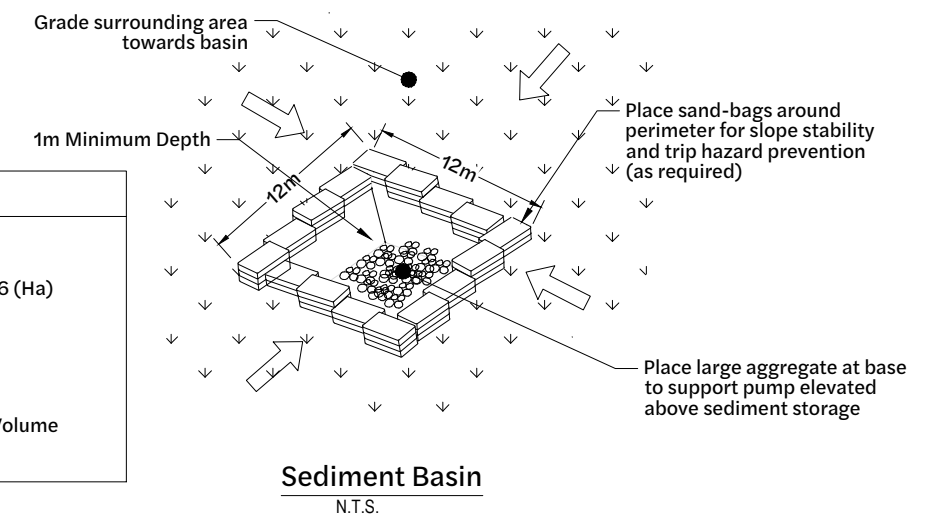
Sag gullies
N.T.S.

Sandbags at Gullies

To be provided at all gullies



Kerb Inlet Protection
N.T.S.



Sediment Basin
N.T.S.

| Revision | Date | Issue Details | Drawn | Designed |
|----------|----------|------------------------|-------|----------|
| 1 | 31.03.25 | Issued for Information | MD | RTH |

| QR Code |
|---------|
| |

| Status |
|---|
| Issued for Approval Not for Construction |

| Scale |
|-------|
| |

| Client |
|--------------------------|
| Bernoth Holdings Pty Ltd |

| Project |
|---|
| Hagan Street, Isaac Street and Ruthven Street North Toowoomba |

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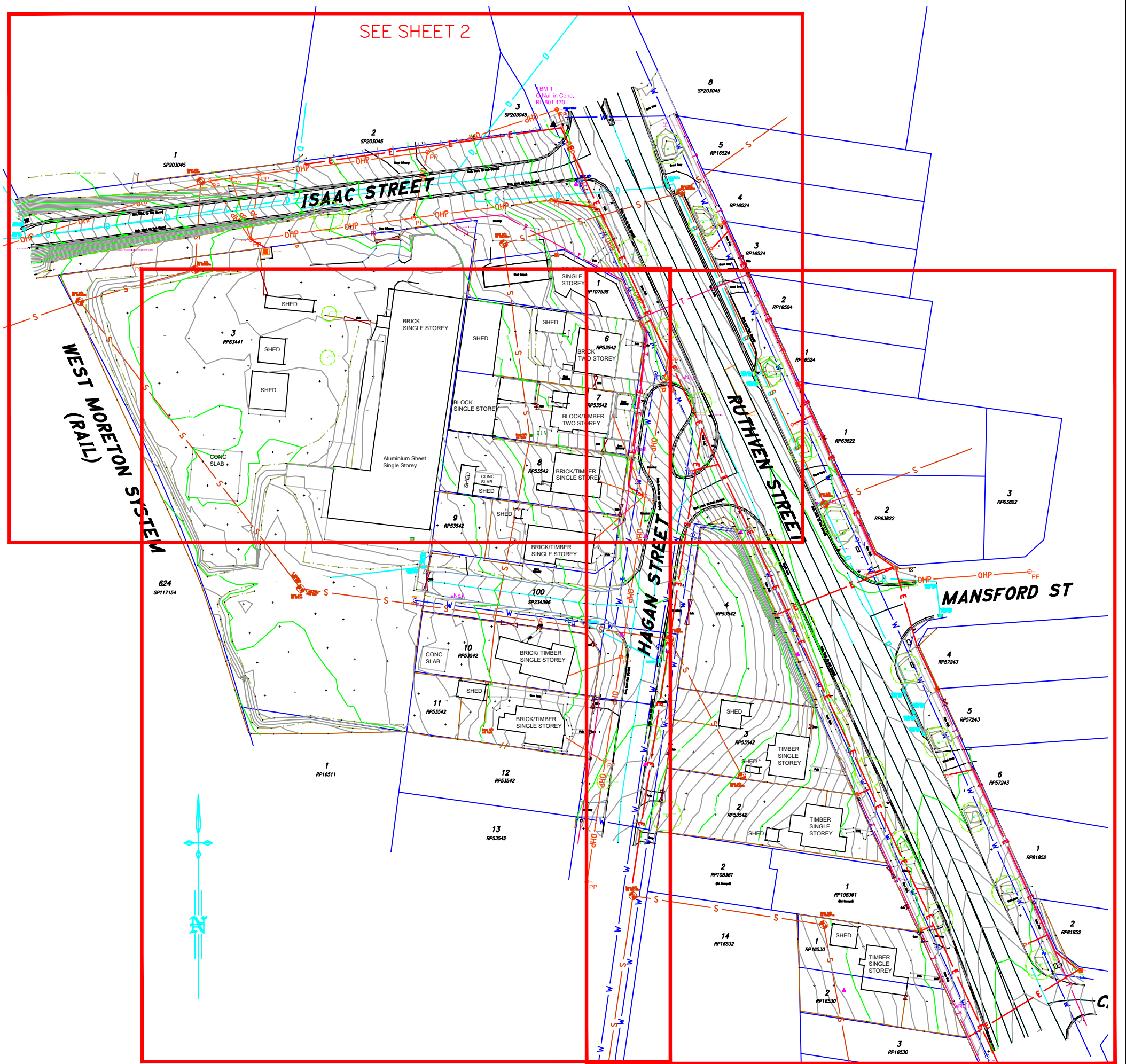
| Drawing Title | | |
|---|--------------------|---------------|
| Erosion and Sediment Control Notes and Details | | |
| Project No. C_25023 | Drawing No. 810 | Revision 1 |



Isaac Street, Hagan Street & Ruthven Street, North Toowoomba Engineering Services Report

Appendix B Survey

SEE SHEET 2



SEE SHEET 3

SEE SHEET 4

Other Notes

The Digital File is a 3D AutoCAD File.
Note that any distances measured in AutoCAD will be slope distances.

Contour Interval : 0.2m
Indexed : 1.0 m

The street trees in Ruthven Street are to be removed subject to prelodgement consultation.

Scale 1:1000



IMPORTANT WARNING NOTES

- * This plot relates to data prepared for Bernoth Properties from a combination of field survey and existing records for the purpose of assisting design of new development within the subject land, and should not be used for any other purpose.
- * This plot is not an identification plan and boundaries have not been marked. The subject property boundaries as shown on the plan face have been plotted from deed dimensions and minimal cadastral survey connections. They are subject to cadastral survey.
- * This survey is based on GDA20/MGA20 (Zone 56) and AHD_D DATUM at TBM1 derived from PM40828 by GNSS RTK. Survey distances are (1:1) on MGA meridian, they are correct as at the time of survey.
- * In particular, no reliance should be placed on the information provided on this plot for any financial dealings involving the land.
- * Contour Information as shown has been derived from detail survey.
- * Above and Underground services have been plotted from visible surface markers observed by the surveyor at the time of survey and using records obtained from the relevant authorities. Prior to any demolition, excavation, or construction within the site, the relevant authorities should be contacted for possible location of additional underground services and detailed locations of all services.
- * Sewer manhole lids could not be opened at the time of survey and will require TRC assistance to understand depths of service.
- * All underground services strings shown in this data have been plotted from DBYD plans and should not be relied upon for accurate location of the individual service, they are indicative only.
- * This plot is provided for verification of survey data only and should not be used for any other purpose.
- * These notes are an integral part of the subject plan

| LINEWORK | | SYMBOLS | |
|-----------------------------|------------------------|-----------------------|-------------------|
| — Subject Lot Boundary | — Centre-Line of Gully | ⚡ Electricity Pit | ⚡ Telstra Pit |
| — Adjoining Boundary | — Change of Grade | ⚡ Electricity Manhole | ⚡ Telstra Manhole |
| — OHP Overhead Power Line | — Top of Bank | ⚡ Electricity Pole | ⚡ Telstra Pole |
| — E Underground Power Cable | — Bottom of Bank | ⚡ Power Pole | ⚡ Telstra Pillar |
| — G Gas Line | — Top of Wall | ⚡ Light Pole | ⚡ Telstra Marker |
| — S Sewer Line | — Bottom of Wall | ⚡ Electricity Marker | ⚡ Telstra Marker |
| — Stormwater Line | — Fence Line | ⚡ Electricity Marker | ⚡ Telstra Marker |
| — T Telstra Cable | — Edge of Bitumen | ⚡ Electricity Marker | ⚡ Telstra Marker |
| — Optical Fibre Cable | — IL of Kerb | ⚡ Electricity Marker | ⚡ Telstra Marker |
| — W Water Reticulation Line | — Back of Kerb | ⚡ Electricity Marker | ⚡ Telstra Marker |
| — Edge Of Vegetation | — Crown of Road | ⚡ Electricity Marker | ⚡ Telstra Marker |
| — Paving | — Concrete | ⚡ Electricity Marker | ⚡ Telstra Marker |

| | |
|-------------------------------|---------------------------|
| PROJECT : Hagan Street | |
| 12d File Ref : ZA20507 | Date Drafted : 20-06-2022 |
| Level Datum : AHD Der | Drafted By : BJI/ MRT |
| Origin : TBM 1 RL 601.170 | Surveyed : FW |
| | Checked By : MRT |
| | DWG Name : ZA20507D01.dwg |
| | Scale : 1:1000 @A3 |

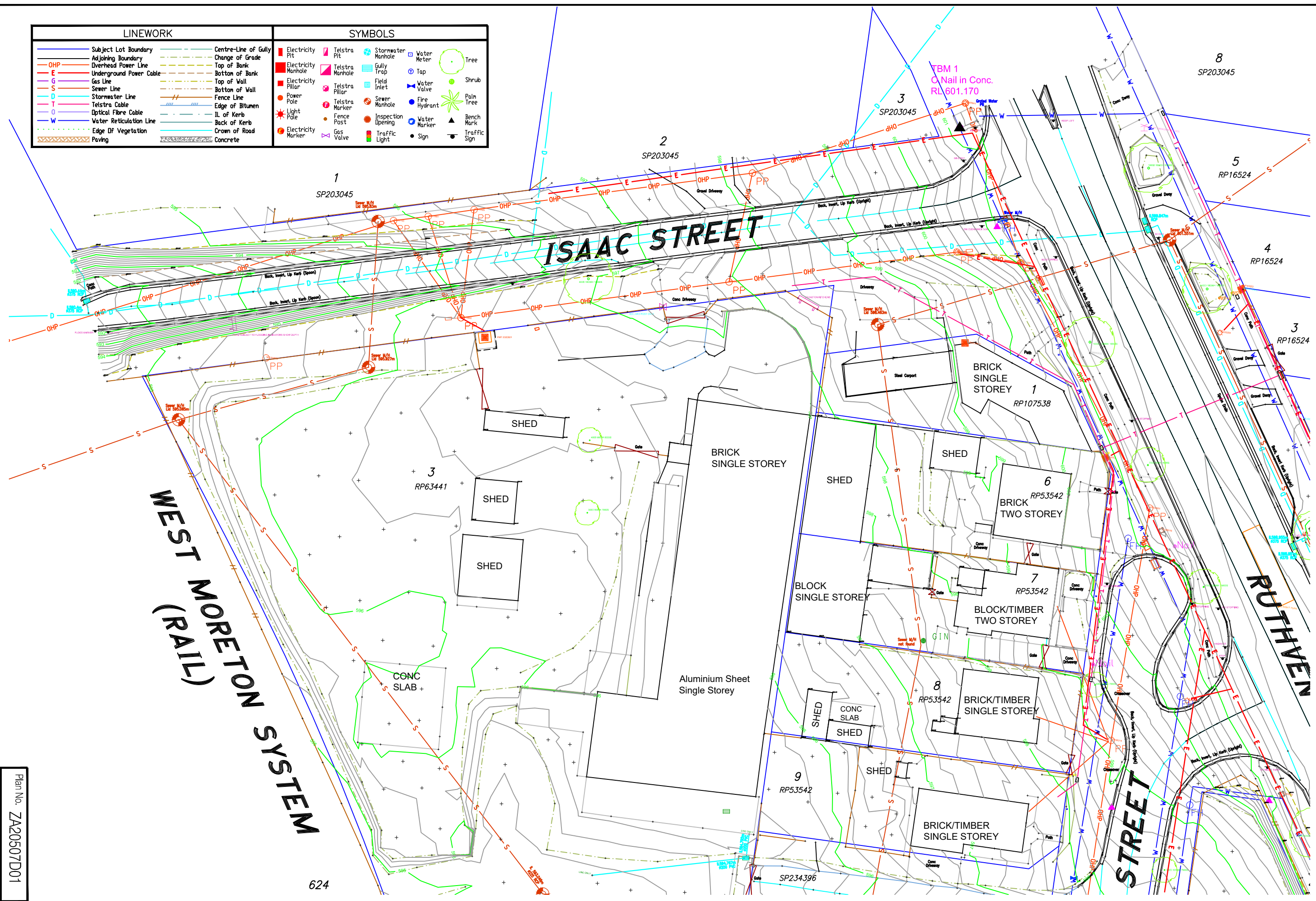
| | |
|---|--|
| CLIENT : Bernoth Properties | |
| Detail and Contour Survey | |
| Ruthven, Hagan & Isaac Streets | |
| North Toowoomba | |
| A3 | Local Authority : Toowoomba Regional Council |



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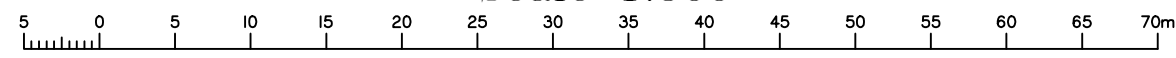
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| © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author. | Plan Reference ZA20507D01 | Sheet 1 of 4 |
|---|--|-------------------------------|

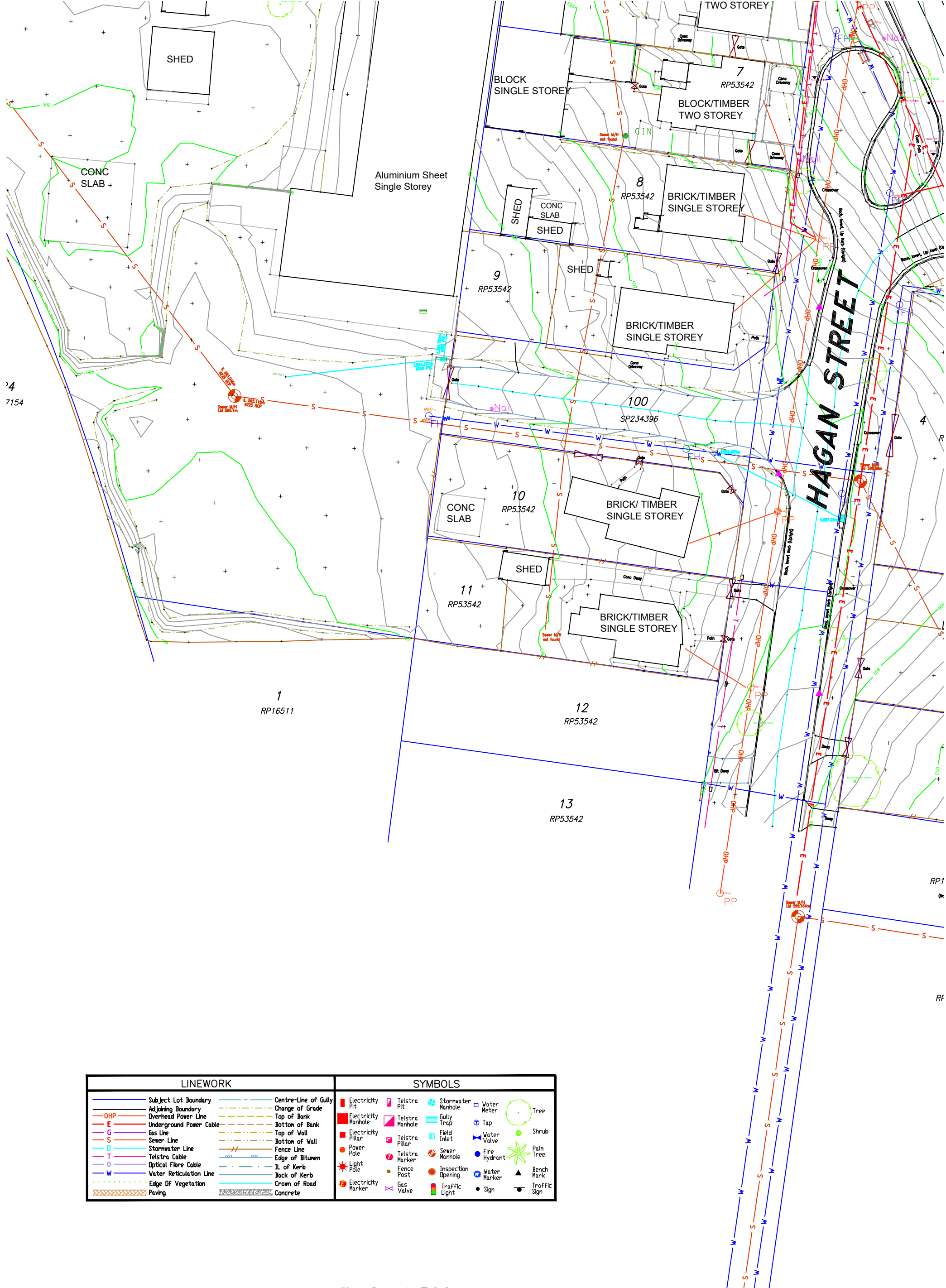
| LINEWORK | | SYMBOLS | |
|--------------------------|------------------------|-----------------------|----------------------|
| — Subject Lot Boundary | — Centre-Line of Gully | ■ Electricity Pit | □ Telstra Pit |
| - - - Adjoining Boundary | - - - Change of Grade | ■ Electricity Manhole | □ Telstra Manhole |
| — OHP | — Top of Bank | ■ Electricity Pillar | □ Telstra Pillar |
| — E | — Bottom of Bank | ● Power Pole | ● Inspection Opening |
| — G | — Top of Wall | ● Light Pole | ● Electricity Marker |
| — S | — Bottom of Wall | ● Gas Valve | ● Gas Valve |
| — D | — Fence Line | ● Stormwater Manhole | ● Stormwater Manhole |
| — T | — Edge of Bitumen | ● Field Inlet | ● Field Inlet |
| — O | — IL of Kerb | ● Sewer Manhole | ● Sewer Manhole |
| — W | — Back of Kerb | ● Water Meter | ● Water Meter |
| — Edge of Vegetation | — Crown of Road | ● Water Valve | ● Water Valve |
| — Paving | — Concrete | ● Fine Hydrant | ● Fine Hydrant |
| | | ● Water Marker | ● Water Marker |
| | | ● Sign | ● Sign |
| | | ○ Tree | ○ Tree |
| | | ○ Shrub | ○ Shrub |
| | | ○ Palm Tree | ○ Palm Tree |
| | | ▲ Bench Mark | ▲ Bench Mark |
| | | ▲ Traffic Sign | ▲ Traffic Sign |



Plan No. ZA20507D01
 Amended:
 Sheet 2 of 4

Scale 1:500

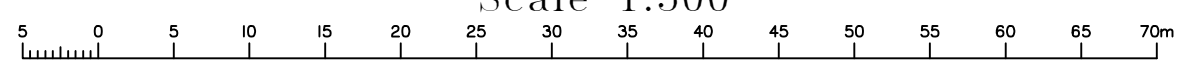


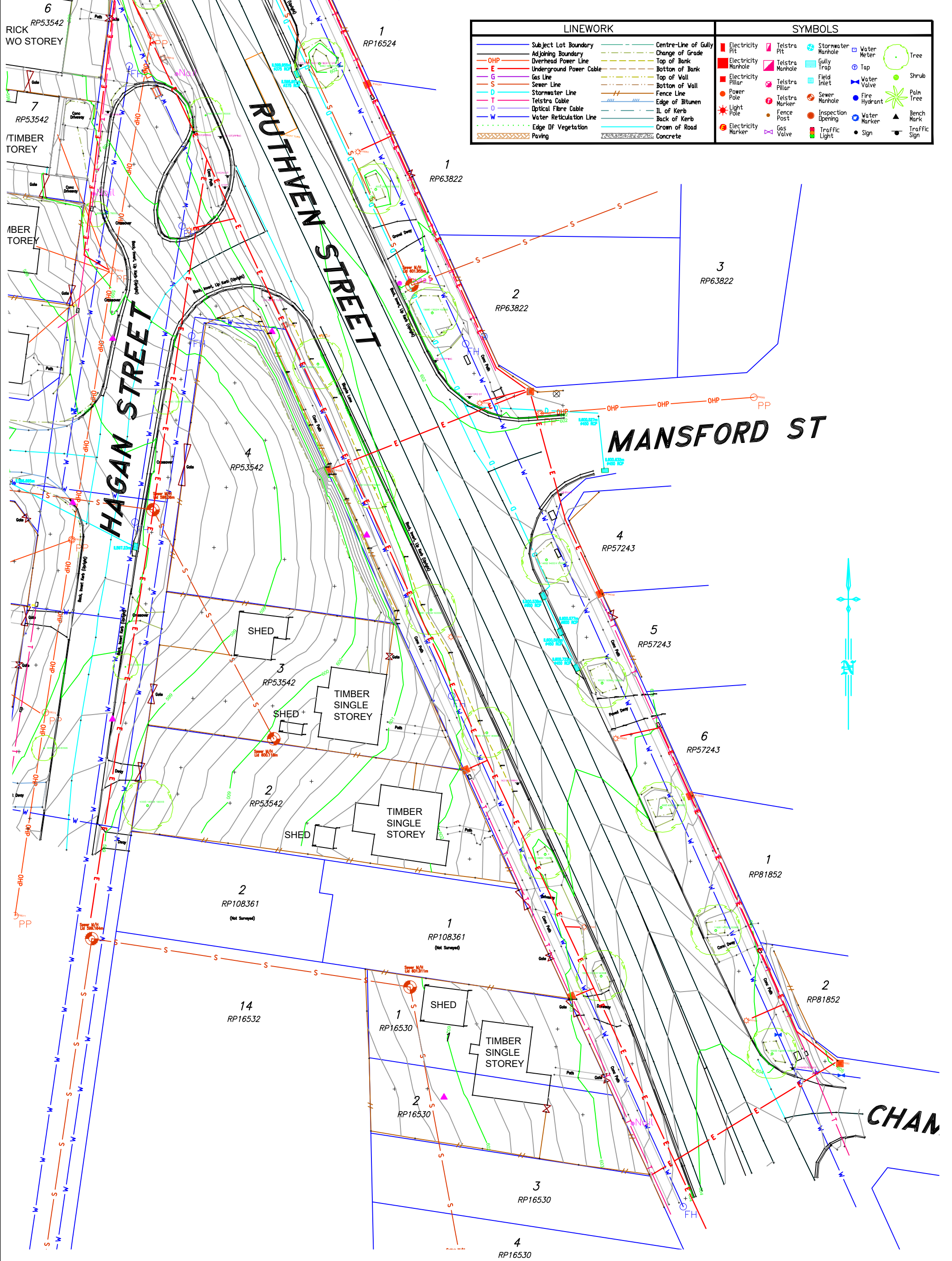


'4
7154

| LINEWORK | | SYMBOLS | |
|--------------------------|------------------------|-----------------------|----------------------|
| — Subject Lot Boundary | — Centre-Line of Gully | ■ Electricity Pit | ■ Telstra Pit |
| - - - Adjoining Boundary | - - - Change of Grade | ■ Electricity Manhole | ■ Telstra Manhole |
| — OHP | — Top of Bank | ■ Electricity Pillar | ■ Telstra Pillar |
| — E | — Bottom of Bank | ● Power Pole | ● Telstra Marker |
| — S | — Top of Wall | ★ Light Pole | ● Electricity Marker |
| — G | — Bottom of Wall | ● Gas Valve | ● Telstra Manhole |
| — Sewer Line | — Fence Line | ● Stormwater Manhole | ● Water Meter |
| — D | — Edge of Bitumen | ● Sewer Manhole | ● Tap |
| — Telstra Cable | — IL of Kerb | ● Inspection Opening | ● Water Valve |
| — O | — Back of Kerb | ● Water Marker | ● Fire Hydrant |
| — W | — Crown of Road | ● Sign | ● Bench Mark |
| — Edge of Vegetation | — Concrete | ● Traffic Sign | ● Tree |
| ▨ Paving | | | ● Shrub |
| | | | ● Palm Tree |

Scale 1:500

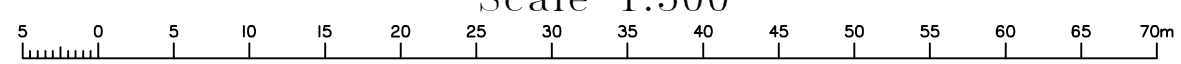




| LINEWORK | | SYMBOLS | |
|----------|-------------------------|---------|---------------------|
| | Subject Lot Boundary | | Electricity Pit |
| | Adjoining Boundary | | Electricity Manhole |
| | OHP | | Electricity Manhole |
| | Underground Power Cable | | Power Pole |
| | Gas Line | | Light Pole |
| | Sewer Line | | Electricity Marker |
| | Stormwater Line | | Telstra Manhole |
| | Telstra Cable | | Telstra Manhole |
| | Optical Fibre Cable | | Telstra Manhole |
| | Water Reticulation Line | | Telstra Manhole |
| | Edge Of Vegetation | | Gas Valve |
| | Paving | | Stormwater Manhole |
| | Centre-Line of Gully | | Gully Trap |
| | Change of Grade | | Field Inlet |
| | Top of Bank | | Sewer Manhole |
| | Bottom of Bank | | Inspection Opening |
| | Top of Wall | | Traffic Light |
| | Bottom of Wall | | Water Meter |
| | Fence Line | | Water Trap |
| | Edge of Bitumen | | Water Valve |
| | IL of Kerb | | Fire Hydrant |
| | Back of Kerb | | Water Marker |
| | Crown of Road | | Sign |
| | Concrete | | Traffic Sign |



Scale 1:500





Isaac Street, Hagan Street & Ruthven Street, North Toowoomba
Engineering Services Report

Appendix E Code Compliance Report



**Context
Engineering**

**Commercial Development
Isaac Street, Hagan Street and
Ruthven Street
North Toowoomba**

Code Compliance Report



**Prepared For COUNTY YORK PTY LTD AND FAIRHOLME
TRADING PTY LTD**



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This Document Has Been Approved by The Following Appropriately Qualified and Experienced Professional Civil Engineer:

Nicholas Rees

BEng (Hons), MIEAust, CPEng, NER, Registered Professional Engineer of Queensland (RPEQ) No. 18700

Report Number: R003-C_22059

| Issue | Date | Issue Details | Author | Checked | Approved |
|-------|-------------------|--------------------|--------|---------|----------|
| A | 12 September 2022 | Preliminary Issue | EG | NR | NR |
| B | 22 May 2025 | Issue for Approval | JN | EG | NR |
| C | 19 December 2025 | Issue for Approval | EG | NR | NR |
| C | 22 January 2026 | RFI Response | EG | NR | NR |



1.0 Executive Summary

Context Engineering has been commissioned by County York Pty Ltd and Fairholme Trading Pty Ltd to compile this Code Compliance Report for the proposed development of the site located at Ruthven Street, North Toowoomba.

The proposed development involves the creation of commercial site that includes a shopping centre, food and drink outlet and service station.

A summary of the investigation and outcomes presented in this report are as follows:

- **Works and Services Code** – Development complies with acceptable outcomes or presents performance solutions.



2.0 Works and Services

2.1 Utilities

| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|---|--|-------------|
| <p>PO1</p> <p>A water supply is provided that is adequate for the current and future needs of the intended use.</p> | <p>AO1.1</p> <p>Where within a water supply area, the development is connected to Council’s reticulated water supply system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</p> <p>OR</p> <p>AO1.2</p> <p>Where not in a water supply area, the development is provided with an on site water supply in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p> <p>AO1.3</p> <p>Water supply systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p> | <p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>AO1.1 applies.</p> <p>Development to connect into existing water main in Hagan Street.</p> <p>Refer <i>C_22059 Engineering Services Report (Rev H)</i> by Context Engineering for further details.</p> <p>AO1.3 to be addressed in Operational Works submission.</p> | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|---|---|--|-------------|
| <p>PO2</p> <p>Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p> | <p>AO2.1</p> <p>Where within a wastewater area, the development is connected to the Council’s reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p> <p>OR</p> <p>AO2.2</p> <p>Where not within a wastewater area, on-site waster water treatment and disposal is provided which complies with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p> <p>AO2.3</p> <p>Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p> | <p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>AO2.1 applies.</p> <p>Development to connect into existing water main in Hagan Street.</p> <p>Refer <i>C_22059 Engineering Services Report (Rev H)</i> by Context Engineering for further details.</p> <p>AO2.3 to be addressed in Operational Works submission.</p> | |
| <p>PO3</p> <p>The development is equipped with an adequate energy supply approved by and installed in accordance with the standards</p> | <p>AO3.1</p> <p>Premises are connected to an electricity supply approved by the relevant energy regulatory authority.</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Refer relevant consultant’s report.</p> | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|---|--|-------------|
| <p>PO4</p> <p>Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p> | <p>AO4.1</p> <p>The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Refer relevant consultant's report.</p> | |
| <p>PO5</p> <p>Provision is made for future telecommunications services (e.g. fibre optic cable).</p> | <p>AO5.1</p> <p>Conduits are provided in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure. 105</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Refer relevant consultant's report.</p> | |
| <p>PO6</p> <p>Development near utility services does not:</p> <p>(a) adversely affect the function of the service; or</p> <p>(b) place an additional load on the service; and</p> <p>(c) protects the infrastructure from physical damage; and</p> <p>(d) allows ongoing necessary access for maintenance purposes.</p> | <p>AO6.1</p> <p>Setbacks and loadings comply with the Queensland Development Code QDC MP1.4. 106.</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>To be addressed in Operational Works submission.</p> | |
| <p>PO7</p> | <p>No acceptable outcome is nominated.</p> | <p><input type="checkbox"/> Complies</p> | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|--|---|-------------|
| Infrastructure is integrated with and efficiently extends existing networks. | | <input checked="" type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable Proposed infrastructure is connected to council-owned infrastructure. Refer <i>C_22059 Engineering Services Report (Rev H)</i> by Context Engineering for further details. | |
| PO8 Water meter/s are installed and located for easy access by the relevant authority. | AO6.1 Water meter/s are installed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. 95 | <input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable To be addressed in Operational Works submission. | |

2.2 Movement Networks

| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|---|---|--|-------------|
| PO9 Premises are provided with the following works along the full extent of the road frontage and to a standard that is appropriate to the function of the road and the character of the locality: (a) appropriate roadway treatment; (b) appropriate pavement edging (including kerb and channel); | AO9.1 Design and construction of external road works are undertaken in accordance with SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure. AO9.2 Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m). | <input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable Preliminary layouts shown in site plan. Detailed design submission to be addressed in Operational Works submission. | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|---|---|---|-------------|
| <p>(c) safe vehicular access; (d) safe footpaths and bikeways; (e) street scaping or street tree planting; (f) stormwater drainage; and (g) street lighting systems.</p> <p>PO10</p> <p>Provision is made in the road reserve for street scaping, pedestrians and cyclists in a manner consistent with:</p> <p>(a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge.</p> <p>PO11</p> <p>Parking areas are constructed in a manner that is sufficiently durable for the intended function, maintains all-weather access and ensures the safe passage of vehicles, pedestrians and cyclists.</p> | <p>A010.1</p> <p>Street scaping works, footpaths and cycle paths are provided in accordance with PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</p> <p>A010.2</p> <p>Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m).</p> <p>A011.1</p> <p>Parking area design and construction is undertaken in accordance with the Transport, Access and Parking Code.</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Preliminary layouts shown in site plan.</p> <p>Detailed design submission to be addressed in Operational Works submission.</p> <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Preliminary layouts shown in site plan.</p> <p>Detailed design submission to be addressed in Operational Works submission.</p> <p>Refer relevant consultants report for assessment against the Transport, Access and Parking Code.</p> | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|---|--|--|-------------|
| <p>PO12</p> <p>Movement networks can be easily and efficiently maintained.</p> | <p>A012.1</p> <p>Infrastructure is provided in accordance with SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Preliminary layouts shown in site plan.</p> <p>Detailed design submission to be addressed in Operational Works submission.</p> <p>Refer relevant consultants report for movement networks assessment against SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</p> | |

2.3 Vehicular Access

| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|---|---|-------------|
| <p>PO13</p> <p>Non-residential vehicular access arrangements to a public roadway, including driveway crossovers:</p> <p>(a) are safe and do not compromise the efficiency, function, convenience of use or capacity of the road network;</p> <p>(b) are located and designed to:</p> <p>(i) avoid damage to utility services, pathways, krebs, road</p> | <p>A013.1</p> <p>Non-residential vehicular access and driveway crossovers to a public road are not:</p> <p>(a) an additional site/property access;</p> <p>(b) to a State-controlled Road or a road with bluestone kerbing;</p> <p>(c) within 25m of a signalised road intersection;</p> <p>(d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area;</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Preliminary layouts shown in site plan.</p> <p>Detailed design submission to be addressed in Operational Works submission.</p> | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|--|---|-------------|
| <p>pavement and seal and other council/public infrastructure;</p> <p>(ii) prevent conflict between vehicles and cyclists and pedestrians; and</p> <p>(iii) avoid damage to existing street trees and retain space for the future planting of street trees within the verge.</p> <p>(c) minimise the number of vehicular access per site to avoid the loss of on-street carparking spaces, and are appropriately separated from other vehicular accesses and side property boundaries to prevent interference with:</p> <p>(i) the safety, capacity and operations of the existing or planned road network;</p> <p>(ii) any existing vehicular accesses;</p> <p>(iii) adjoining properties; and</p> <p>(iv) cycleways or pedestrian footpaths and their users.</p> <p>(d) protect the amenity of premises in the vicinity and surrounding streetscape by:</p> | <p>(e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area;</p> <p>(f) for a lot with a frontage of 10m or less;</p> <p>(g) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; and</p> <p>(h) within the Tree Protection Zone, as defined by Australian Standard 4970-2009.</p> <p>A013.2</p> <p>Non-residential vehicular access and driveway crossovers:</p> <p>(a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits);</p> <p>(b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve;</p> <p>(c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve;</p> <p>(d) do not require any change to existing footpath/verge profiles, including table drains (where relevant);</p> | | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|---|---|-------------|
| <p>(i) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc);</p> <p>(ii) minimising the width and grade of the access; and</p> <p>(iii) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping.</p> | <p>(e) do not have access restricted by an access restriction strip or link reserve;</p> <p>(f) do not access an unformed or unkerbed road;</p> <p>(g) are constructed from reinforced concrete;</p> <p>(h) are perpendicular to the road edge;</p> <p>(i) retain space for the planting of one (1) per lot frontage; and</p> <p>(j) are provided in accordance with the Australian Standard AS 2890.1 – Off Street Car Parking and Australian Standard AS 2890.2 (where relevant), the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure and Australian Standard AS 4970-2009 – Protection of Trees on Development Sites.</p> | | |

2.4 Earth and Retaining Walls

| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|---|---|---|-------------|
| <p>PO15</p> <p>Earthworks result in stable landforms and structures.</p> | <p>A015.1</p> <p>Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Preliminary earthworks and retaining wall locations shown in drawings <i>C_25023 100-144</i> by Context Engineering.</p> | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|---|--|-------------|
| <p>PO16</p> <p>Earthworks do not result in the contamination of land or water and avoid risk to people and property.</p> <p>PO17</p> <p>Earthworks are undertaken in a manner that:</p> <p>(a) maintains natural landforms;</p> <p>(b) minimises height of retaining walls and batter faces;</p> <p>(c) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; and</p> <p>(d) does not unduly impact on the amenity of the streetscape.</p> <p>PO18</p> | | Detailed design submission to be addressed in Operational Works submission. | |
| | <p>AO16.1</p> <p>Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Preliminary earthworks and retaining wall locations shown in drawings <i>C_25023 100-130</i> by Context Engineering.</p> <p>To be addressed in Operational Works submission.</p> | |
| | <p>AO17.1</p> <p>Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Preliminary earthworks and retaining wall locations shown in drawings <i>C_25023 100-144</i> by Context Engineering.</p> <p>Detailed design submission to be addressed in Operational Works submission.</p> | |
| <p>AO18.1</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> | | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|--|---|-------------|
| <p>Earthworks do not create or worsen any flooding or drainage problems on the site or on neighbouring properties.</p> | <p>Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> | <p><input type="checkbox"/> Not Applicable</p> <p>Preliminary earthworks and retaining wall locations shown in drawings <i>C_25023 100-144</i> by Context Engineering.</p> <p>Drainage and flooding addressed in <i>C_22059 Engineering Services Report (Rev H)</i> and <i>C_22059 Stormwater Management Plan (Rev H)</i> by Context Engineering.</p> <p>Detailed design submission to be addressed in Operational Works submission.</p> | |
| <p>PO19</p> <p>Earthworks do not prevent access or create difficult access to the property.</p> | <p>AO19.1</p> <p>Earthworks and the construction of retaining walls and batters ensure driveways can provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Preliminary earthworks and retaining wall locations shown in drawings <i>C_25023 100-144</i> by Context Engineering.</p> <p>Detailed design submission to be addressed in Operational Works submission.</p> | |
| <p>PO20</p> <p>Earthworks do not cause a significant impact on the amenity of the locality or along routes taken to transport</p> | <p>AO20.1</p> <p>Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – Engineering</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|--|---|-------------|
| material as a result of truck volumes, dust or noise. | Standards – Roads and Drainage Infrastructure. | Preliminary earthworks modelling shown in drawings <i>C_25023 100-130</i> by Context Engineering. Detailed design submission to be addressed in Operational Works submission. | |
| PO21 The transportation of material minimises adverse impact on the road system. | AO21.1 Material is transported in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. | <input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable Preliminary earthworks and retaining wall locations shown in drawings <i>C_25023 100-144</i> by Context Engineering. Detailed design submission to be addressed in Operational Works submission. | |

2.5 Waste Management

| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|---|-------------------------------------|---|-------------|
| PO22 Where relevant, the development is capable of providing for the storage, collection, treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; | No acceptable outcome is nominated. | <input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable Refer relevant consultant's report. | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|--|--|-------------|
| <p>(b) the health and safety of people and the environment are protected; and (c) the performance of the wastewater system is not put at risk.</p> | <p>A023.1</p> <p>Refuse container storage areas are provided which:</p> <ul style="list-style-type: none">(a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation;(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system;(c) are within normal hose length of a hose cock;(d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use; and(e) are situated not closer than 6m to a road or 2m to any site boundary. <p>A023.2</p> <p>On sites greater than 2,000m² in area, provision is made for refuse collection</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Refer relevant consultant's report.</p> | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|---|--|--|-------------|
| | <p>vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a 3-point turn.⁹⁸</p> <p>AO23.3</p> <p>For multiple dwelling and retirement facility, container storage areas are located not more than 50m from any dwelling.</p> | | |
| <p>PO24</p> <p>Where the use is non-residential and generates recyclable waste, provision is made for conveniently located recycling bins on the premises, including in the refuse container storage area.</p> | No acceptable outcome is nominated. | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Refer relevant consultant's report.</p> | |

2.6 Construction Management

| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|--|--|---|-------------|
| <p>PO25</p> <p>Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p> | <p>AO25.1</p> <p>Works include, at a minimum:</p> <p>(a) installation of protective fencing around retained vegetation during construction;</p> <p>(b) erection of advisory signage;</p> <p>(c) no disturbance, due to earthworks or storage of plant, materials and equipment,</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>To be addressed in Construction Management Plan.</p> | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|---|--|--|-------------|
| | of ground level and soils below the canopy of any retained vegetation; and (d) removal from the site of all declared noxious weeds and environmental weeds. | | |
| PO26 Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting. | AO26.1 Construction is undertaken in accordance with the Environmental Standards Code. | <input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable To be addressed in Construction Management Plan. | |
| PO27 While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner. | AO27.1 Construction is undertaken in accordance with the Environmental Standards Code. | <input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable To be addressed in Construction Management Plan. | |
| PO28 Traffic, parking and delivery of construction materials generated during construction are managed to minimise impact on the amenity of the surrounding area and to manage the safety of pedestrians, cyclists and motorists. | AO28.1 Construction is undertaken in accordance with the Environmental Standards Code. | <input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable To be addressed in Construction Management Plan. | |



| Performance Outcomes | Acceptable Outcomes | Does the proposal meet the acceptable outcomes? | Council Use |
|---|--|---|-------------|
| <p>PO29</p> <p>Council and state infrastructure is not damaged by construction activities.</p> | <p>AO29.1</p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure, Queensland Development Code QDC MP1.4, and, where applicable, in consultation with the relevant service authority.113</p> <p>AO29.2</p> <p>Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p> | <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>To be addressed in Construction Management Plan.</p> | |

3. Disclaimer

This report has been prepared on behalf of and for the exclusive use of County York Pty Ltd and Fairholme Trading Pty Ltd and is subject to and issued in accordance with the agreement between Context Engineering.

Our investigation and analysis has been specifically catered for the particular requirements County York Pty Ltd and Fairholme Trading Pty Ltd and may not be applicable beyond this scope. For this reason, any other third parties are not authorised to utilise this report without further input and advice from Context Engineering.

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