



Section 4 - SPECIALIST REPORTS

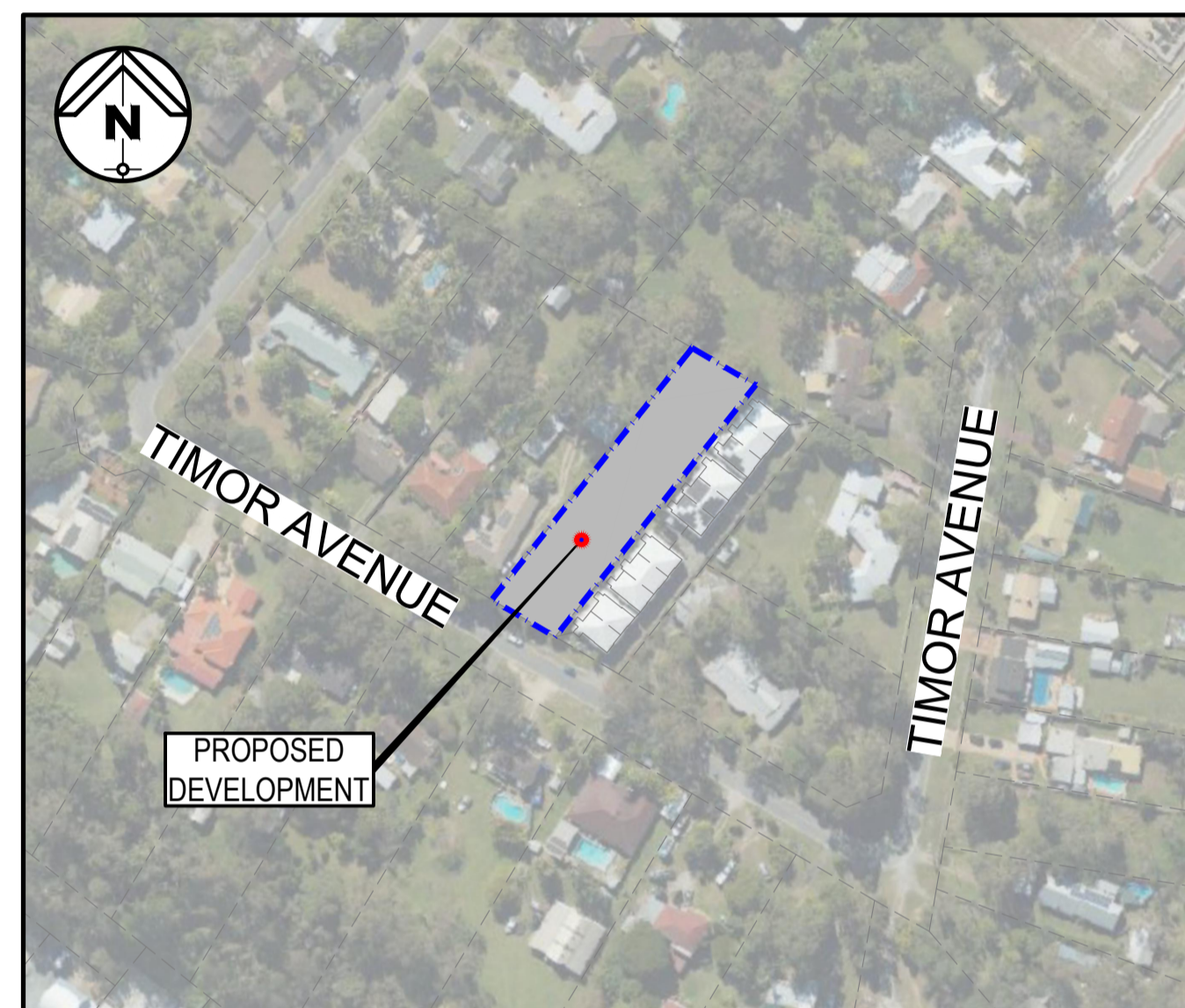
**Concept Masterplan Engineering Drawings
Prepared by Burchills Engineering Solutions**



PROPOSED MULTIRESIDENTIAL DEVELOPMENT ON 38 TIMOR AVENUE LOGANHOLME, QUEENSLAND

CONCEPT MASTERPLAN ENGINEERING DRAWINGS CONTRACT BE260151-SK

DRAWING INDEX	
DRG No.	DESCRIPTION
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SK600	CONCEPT SEWER LAYOUT PLAN



LOCALITY PLAN

N.T.S.

SURVEY	
PROVIDED BY:	SONTO PTY LTD
REPORT No:	P-24934
DATE:	11-03-2026
SYSTEM:	AHD DERIVED VIA TOTAL STATION

PREPARED FOR



PREPARED BY



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COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

PROJECT No.:	DRAWING No.:	VERSION:	DATE:
BE260151-SK	SK000	A	23-04-26

GENERAL NOTES:

1. **CONTRACT DOCUMENTATION**
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. **SURVEY INFORMATION**
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. **DATUM**
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D. (DERIVED).
4. **EXISTING SURVEY CONTROL STATIONS**
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. **EXISTING SERVICES**
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES AND UNDERTAKE A DIAL-BEFORE-YOU-DIG SEARCH TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. **SITE ACCESS**
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. **PROVISION FOR TRAFFIC**
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCAL AUTHORITY REQUIREMENTS.
8. **WORK BOUNDARIES**
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM THE SUPERINTENDENT.
9. **TOPSOIL STRIPPING**
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND ALLOTMENTS.
10. **EARTHWORKS (GENERAL)**
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
ALL COMPACTION TESTING UNDER THIS CONTRACT IS TO BE CARRIED OUT TO AS3798 LEVEL 1 STANDARD BY A NATA-ACCREDITED TESTING AUTHORITY. CERTIFICATION FOR ALL EARTHWORKS CONSTRUCTION AND TESTING IS TO BE PROVIDED BY A REGISTERED PROFESSIONAL ENGINEER QUEENSLAND (RPEQ) ENGAGED BY THE CONTRACTOR.
11. **COMPACTION STANDARDS**
ALL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND CURRENT COUNCIL STANDARDS.
12. **STORMWATER DRAINAGE**
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAIN LINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT. ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH COUNCIL STANDARD DRAWINGS AND SPECIFICATION.
13. **SEWERAGE RETICULATION**
THE DESIGN SURFACE LEVELS OF SEWER MANHOLES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO CONSTRUCTION. ALL SEWERAGE RETICULATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT SOUTH EAST QUEENSLAND SEWERAGE CODE (SEQ CODE) AND ASSOCIATED STANDARD DRAWINGS.
14. **WATER RETICULATION**
ALL WATER RETICULATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT SOUTH EAST QUEENSLAND SEWERAGE CODE (SEQ CODE) AND ASSOCIATED STANDARD DRAWINGS.
15. **ELECTRICAL RETICULATION**
ALIGNMENTS OF ALL CONDUIT CROSSINGS ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. ALL TRENCHING AND CONDUIT WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT CONSULTANT'S DRAWINGS AND ENERGEX SPECIFICATION "UNDERGROUND DISTRIBUTION CONSTRUCTION."
16. **TESTING**
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND COUNCIL STANDARDS.
17. **"AS CONSTRUCTED" SURVEY**
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
18. **MAINTENANCE OF SITE CONDITION**
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND RELEVANT COUNCIL REPRESENTATIVE.
19. **REFERENCED DOCUMENTS**
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH:
- LANDSCAPE ARCHITECTS DRAWINGS
- HYDRAULIC AND TANK SUPPLIER DRAWINGS
- VEGETATION MANAGEMENT AND TREE CLEARING REQUIREMENTS

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VER.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	23-04-26



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COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT :

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DRAWING TITLE :

GENERAL NOTES

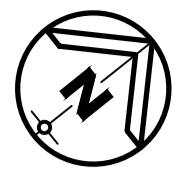
PROJECT :

**PROPOSED MULTIRESIDENTIAL DEVELOPMENT
38 TIMOR AVENUE
LOGANHOLME, QLD 4129**

**PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER**

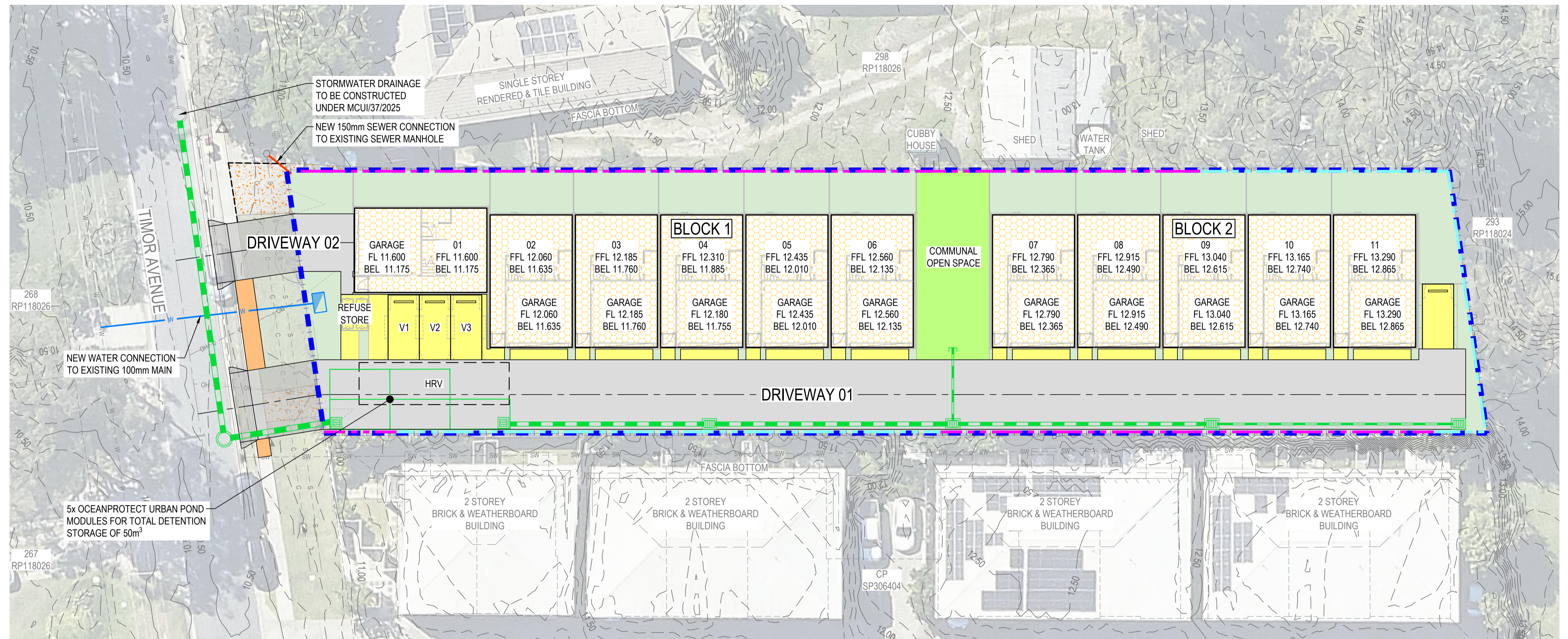
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DEVEL. APPLIC. No. :		DATE : 23-04-26
PROJECT LEADER : CHRIS HUNTER	DESIGNER : TM	
DRAFTSPERSON : VM	CHECKED : SHELDON WHITWORTH	
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365		
PROJECT No.:	DRAWING No. :	VERSION:
BE260151-SK	SK001	A



LEGEND

- X.xx --- EXISTING SURFACE CONTOURS
- X.xx — DESIGN SURFACE CONTOURS
- EXISTING LOT BOUNDARY
- SW --- SW --- EXISTING STORMWATER
- W --- W --- EXISTING WATER
- S --- S --- EXISTING SEWER AND MAINHOLE
- OH --- OH --- EXISTING OVERHEAD ELECTRIC
- C --- C --- EXISTING COMMUNITIES
- ===== EXISTING KERB
- ===== EXISTING FOOTPATH
- EXISTING ROAD CONTROL LINE
- EXISTING KERB ADAPTER
- ⊗ EXISTING WATER METER
- ⊙ EXISTING TELSTRA PIT
- ⊕ EXISTING TREE
- ⊕ SURVEY BENCHMARK
- ⊗ PROPOSED WATER METER
- PROPOSED STORMWATER
- W --- PROPOSED WATER
- S --- PROPOSED SEWER
- PROPOSED LOT BOUNDARY
- PROPOSED ROAD CONTROL LINE
- PROPOSED RETAINING WALL (0m-0.6m)
- PROPOSED RETAINING WALL (0.6m-1m)
- DEVELOPMENT SITE BOUNDARY
- ===== PROPOSED DRIVEWAY PAVEMENT
- ===== PROPOSED FOOTPATH PAVEMENT
- ===== PROPOSED CARPARK PAVEMENT
- ===== BUILDINGS AREA
- ===== LANDSCAPING AREA
- ===== COMMUNAL OPEN SPACE
- ===== EXISTING CONCRETE DRIVEWAY CROSSOVER TO BE REMOVED



CONCEPT OVERALL SITE LAYOUT PLAN

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DRAWING TITLE :

CONCEPT OVERALL SITE LAYOUT PLAN

PROJECT :

PROPOSED MULTIRESIDENTIAL DEVELOPMENT
 38 TIMOR AVENUE
 LOGANHOLME, QLD 4129

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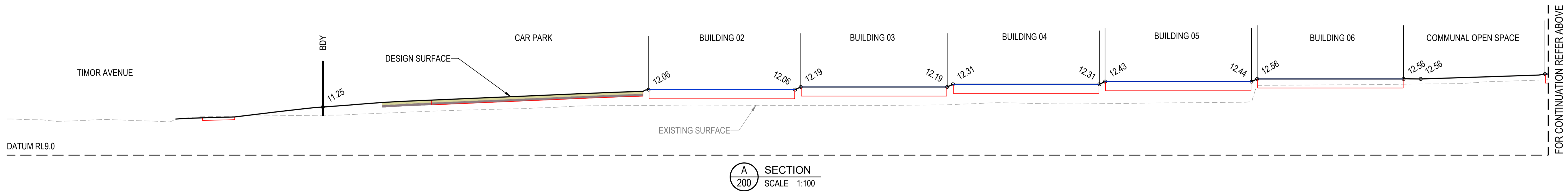
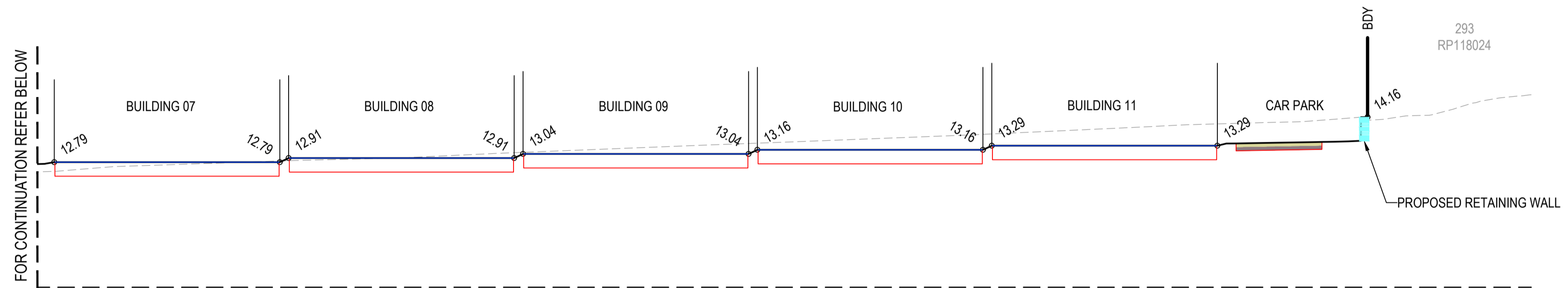
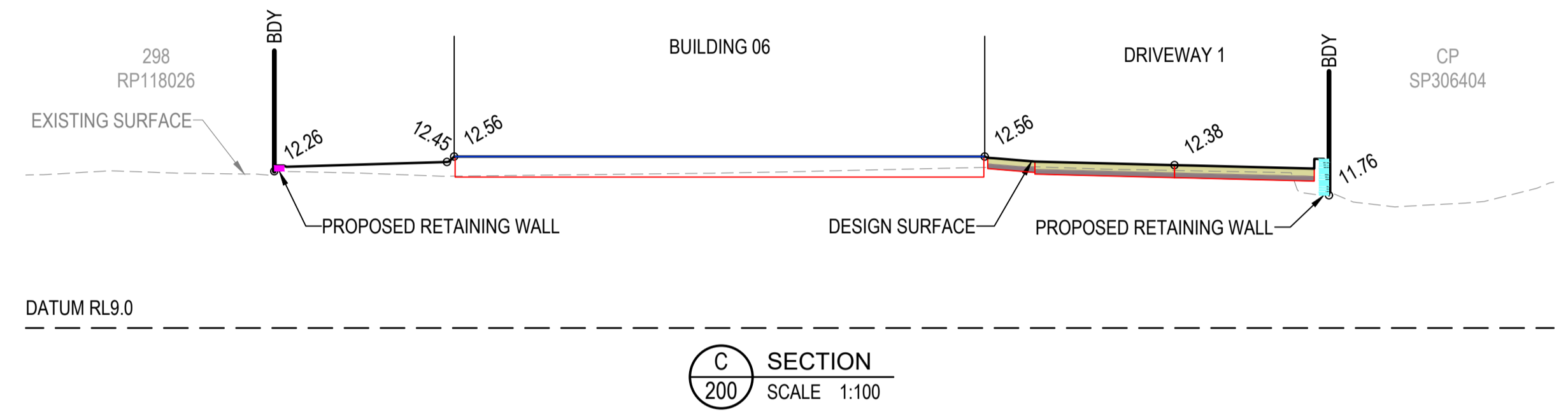
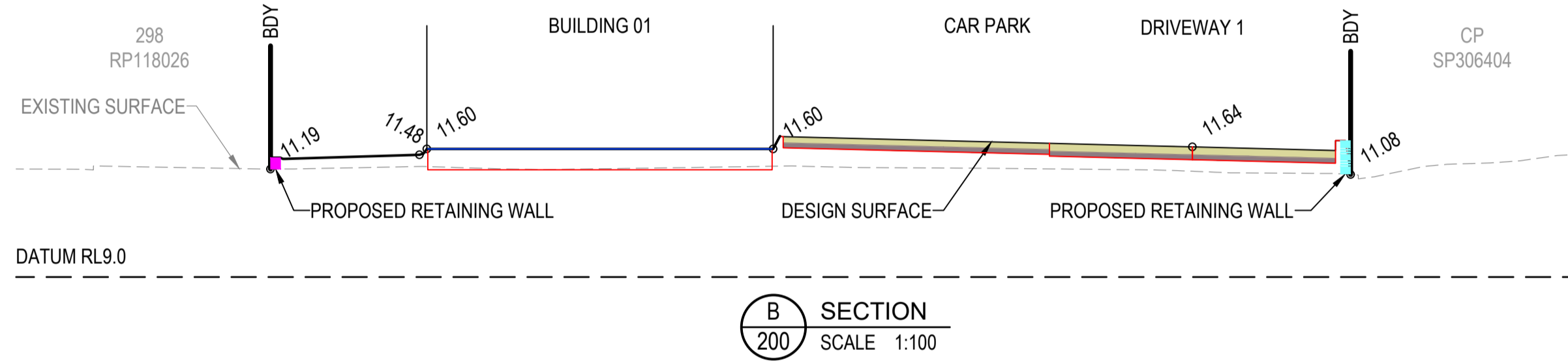
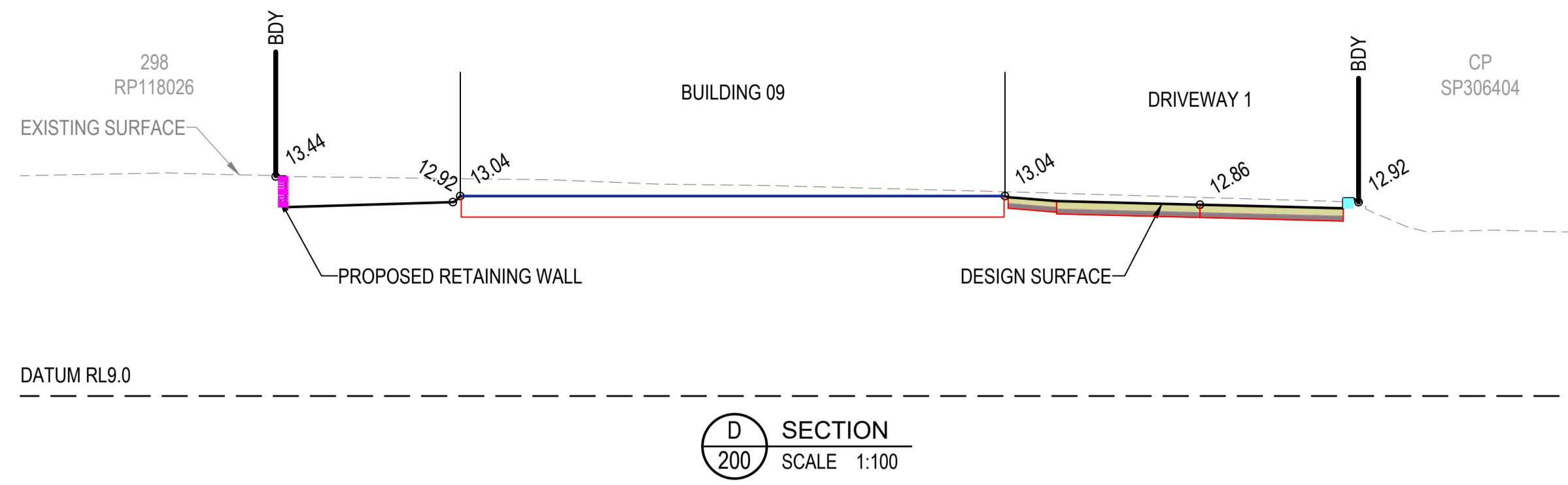
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1 : 200 (FULL SIZE)

DEVEL. APPLIC. No. :		DATE : 23-04-26
PROJECT LEADER : CHRIS HUNTER	DESIGNER : TM	
DRAFTSPERSON : VM	CHECKED : SHELDON WHITWORTH	
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365		
PROJECT No.:	DRAWING No. :	VERSION:
BE260151-SK	SK100	A

LEGEND

- EXISTING SURFACE
- PROPOSED FINISHED SURFACE
- PROPOSED EARTHWORKS SURFACE
- PROPOSED WAFFLE POD
- PROPOSED RETAINING WALL (0m-0.6m)
- PROPOSED RETAINING WALL (0.6m-1m)
- XX.xx FINISHED SURFACE LEVEL



EARTHWORKS SECTIONS

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DRAWING TITLE:

EARTHWORKS SECTIONS

PROJECT:

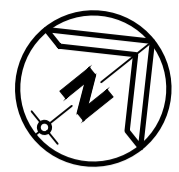
**PROPOSED MULTIRESIDENTIAL DEVELOPMENT
38 TIMOR AVENUE
LOGANHOLME, QLD 4129**

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SCALE AT FULL SIZE (A1):

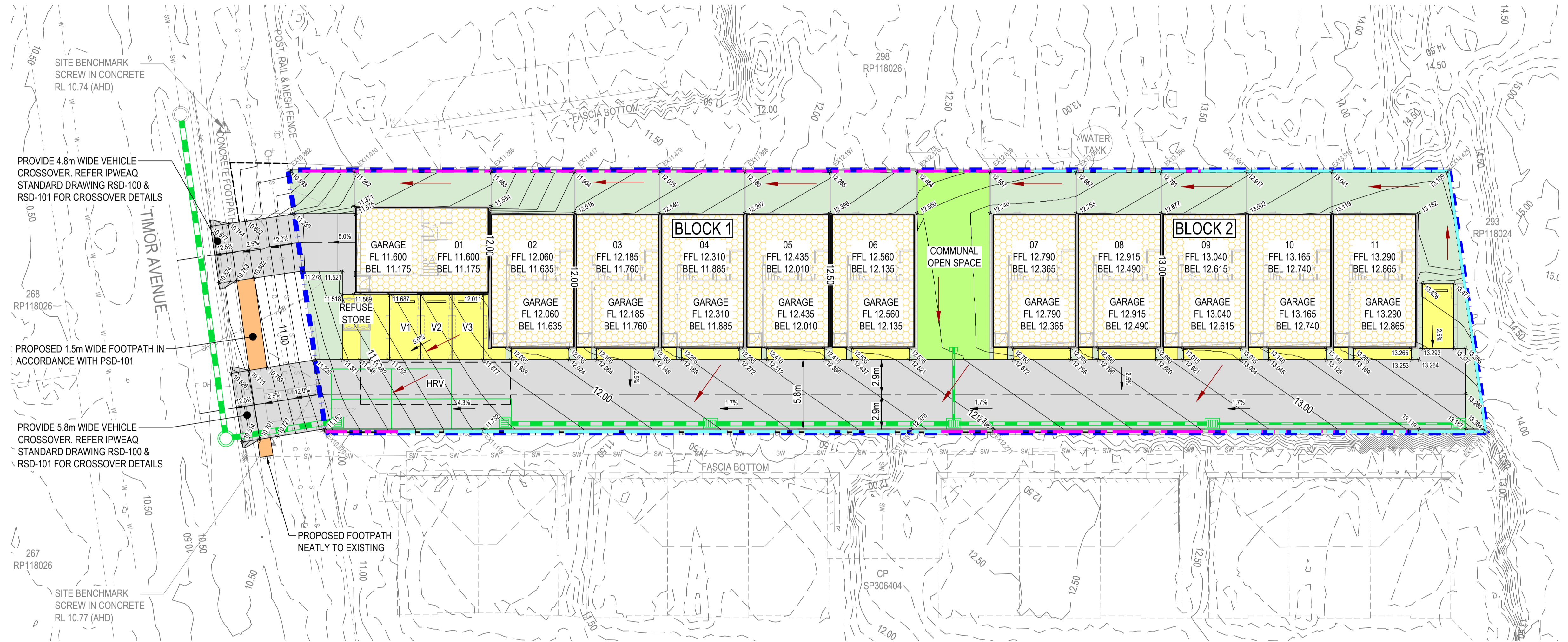
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DEVEL. APPLIC. No. :	DATE : 23-04-26	
PROJECT LEADER : CHRIS HUNTER	DESIGNER : TM	
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PROJECT No.:	DRAWING No. :	VERSION:
BE260151-SK	SK250	A



LEGEND

- X.xx --- EXISTING SURFACE CONTOURS
- X.xx — DESIGN SURFACE CONTOURS
- EXISTING LOT BOUNDARY
- SW --- SW --- EXISTING STORMWATER
- W --- W --- EXISTING WATER
- S --- S --- EXISTING SEWER AND MAINHOLE
- OH --- OH --- EXISTING OVERHEAD ELECTRIC
- C --- C --- EXISTING COMMUNITIES
- ===== EXISTING KERB
- EXISTING FOOTPATH
- EXISTING ROAD CONTROL LINE
- ⊗ EXISTING KERB ADAPTER
- ⊙ EXISTING WATER METER
- ⊙ EXISTING TELSTRA PIT
- ⊙ EXISTING TREE
- ⊙ SURVEY BENCHMARK
- PROPOSED FLOW ARROW
- PROPOSED STORMWATER
- PROPOSED LOT BOUNDARY
- PROPOSED ROAD CONTROL LINE
- PROPOSED RETAINING WALL (0m-0.6m)
- PROPOSED RETAINING WALL (0.6m-1m)
- XX.xx FINISHED SURFACE LEVEL
- XX.xx EXISTING SURFACE LEVEL
- DEVELOPMENT SITE BOUNDARY
- PROPOSED DRIVEWAY PAVEMENT
- PROPOSED FOOTPATH PAVEMENT
- PROPOSED CARPARK PAVEMENT
- BUILDINGS AREA
- LANDSCAPING AREA
- COMMUNAL OPEN SPACE



CONCEPT ROADWORKS ACCESS AND GRADING PLAN

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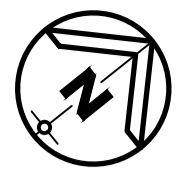
DRAWING TITLE:
CONCEPT ROADWORKS ACCESS AND GRADING PLAN

PROJECT:
**PROPOSED MULTIRESIDENTIAL DEVELOPMENT
38 TIMOR AVENUE
LOGANHOLME, QLD 4129**

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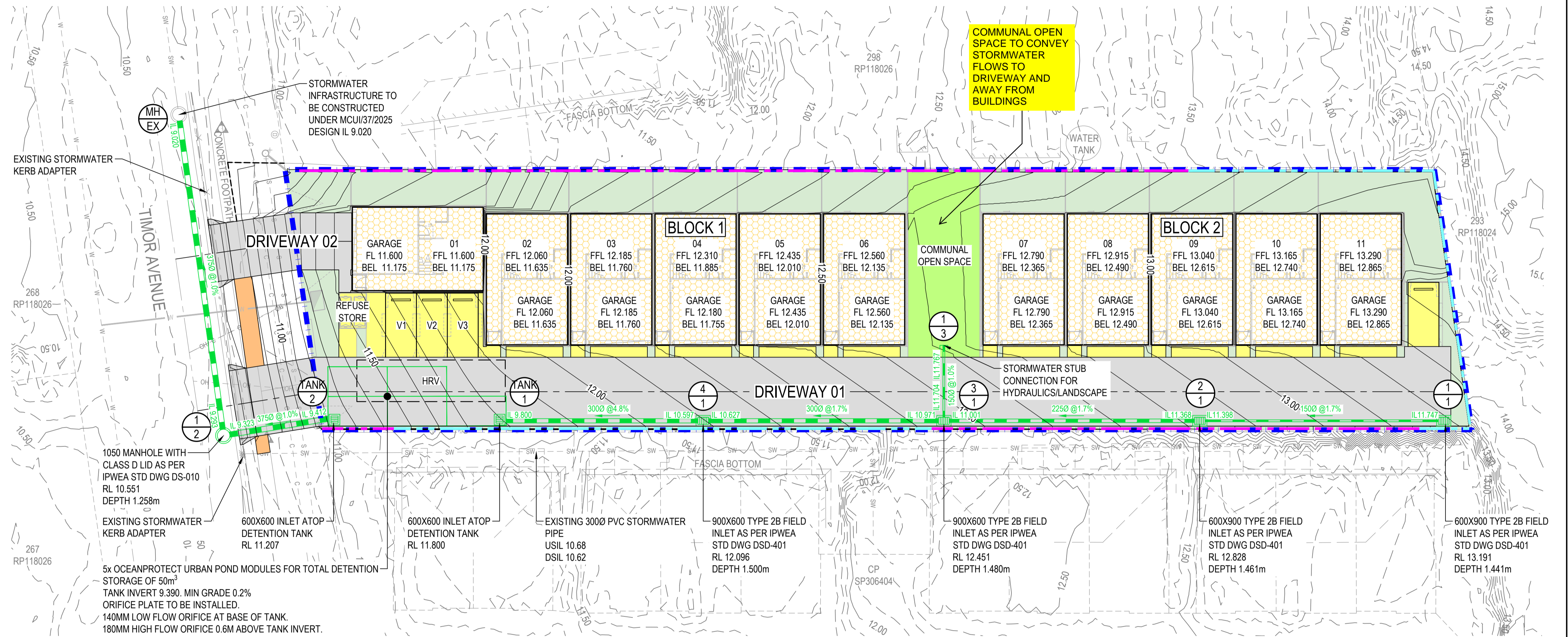
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DEVEL. APPLIC. No.:	DATE: 23-04-26
PROJECT LEADER: CHRIS HUNTER	DESIGNER: TM
DRAFTSPERSON: VM	CHECKED: SHELDON WHITWORTH
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PROJECT No.: BE260151-SK	DRAWING No.: SK300
VERSION: A	



LEGEND

- X.xx --- EXISTING SURFACE CONTOURS
- X.xx — DESIGN SURFACE CONTOURS
- EXISTING LOT BOUNDARY
- SW --- SW --- EXISTING STORMWATER
- W --- W --- EXISTING WATER
- S --- S --- EXISTING SEWER AND MAINHOLE
- OH --- OH --- EXISTING OVERHEAD ELECTRIC
- C --- C --- EXISTING COMMUNITIES
- ===== EXISTING KERB
- EXISTING FOOTPATH
- EXISTING ROAD CONTROL LINE
- ⊗ EXISTING KERB ADAPTER
- ⊕ EXISTING WATER METER
- ⊖ EXISTING TELSTRA PIT
- ⚶ SURVEY BENCHMARK
- ⊕ PROPOSED WATER METER
- SW --- SW --- PROPOSED STORMWATER
- W --- W --- PROPOSED WATER
- S --- S --- PROPOSED SEWER
- PROPOSED LOT BOUNDARY
- ⊕ PROPOSED STORMWATER STRUCTURE
- SW --- SW --- PROPOSED STORMWATER LINE
- PROPOSED ROAD CONTROL LINE
- PROPOSED RETAINING WALL
- SW --- SW --- DEVELOPMENT SITE BOUNDARY
- ===== PROPOSED DRIVEWAY PAVEMENT
- ===== PROPOSED FOOTPATH PAVEMENT
- ===== PROPOSED CARPARK PAVEMENT
- ===== BUILDINGS AREA
- ===== LANDSCAPING AREA
- ===== COMMUNAL OPEN SPACE



CONCEPT STORMWATER LAYOUT PLAN

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ABN 76 166 942 365

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DRAWING TITLE:

CONCEPT STORMWATER LAYOUT PLAN

PROJECT:

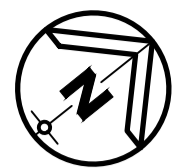
PROPOSED MULTIRESIDENTIAL DEVELOPMENT
38 TIMOR AVENUE
LOGANHOLME, QLD 4129

PRELIMINARY
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SCALE AT FULL SIZE (A1):

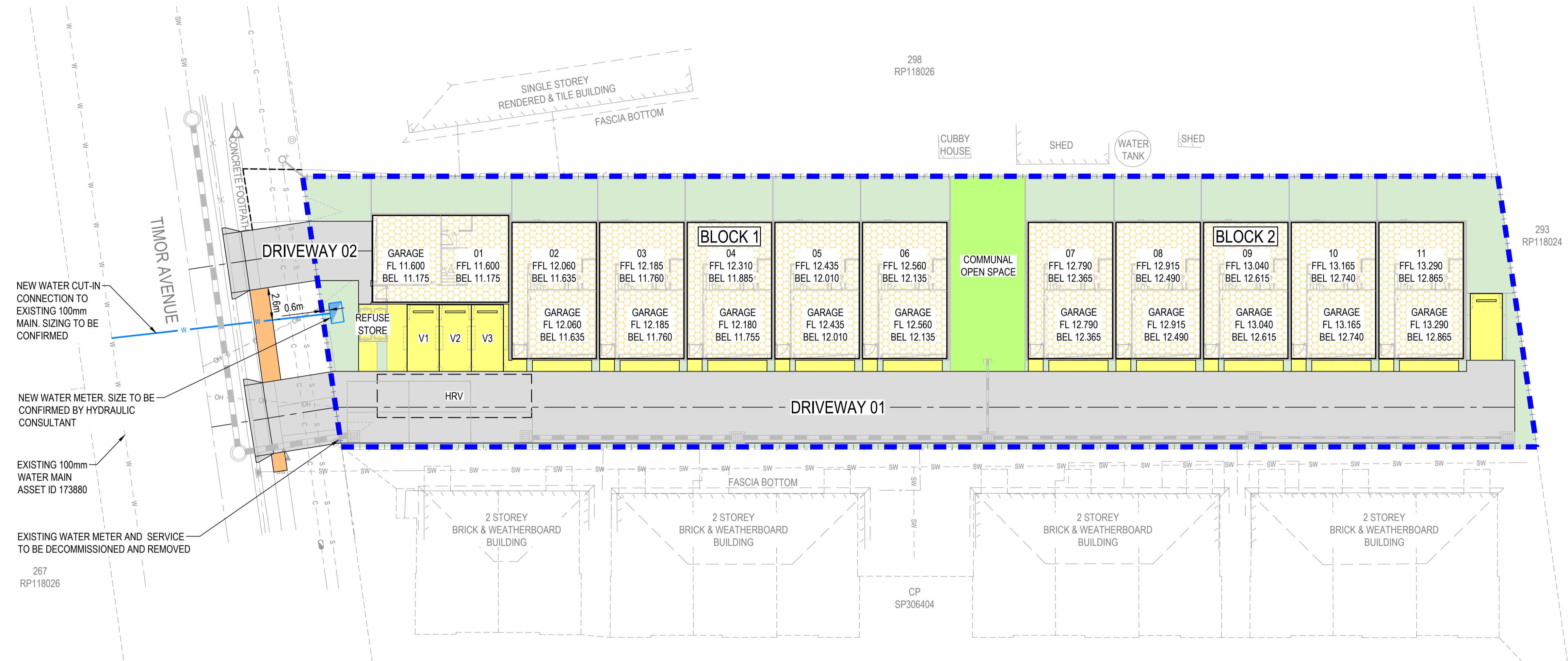
1:200 (FULL SIZE)

DEVEL. APPLIC. No.:	DATE: 23-04-26
PROJECT LEADER: CHRIS HUNTER	DESIGNER: TM
DRAFTSPERSON: VM	CHECKED: SHELDON WHITWORTH
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365	
PROJECT No.:	DRAWING No.:
BE260151-SK	SK400
VERSION:	A



LEGEND

- EXISTING LOT BOUNDARY
- SW --- SW --- EXISTING STORMWATER
- W --- W --- EXISTING WATER
- S --- S --- EXISTING SEWER AND MAINHOLE
- OH --- OH --- EXISTING OVERHEAD ELECTRIC
- C --- C --- EXISTING COMMUNITIES
- ===== EXISTING KERB
- ===== EXISTING FOOTPATH
- EXISTING ROAD CONTROL LINE
- EXISTING KERB ADAPTER
- ⊕ EXISTING WATER METER
- ⊙ EXISTING TELSTRA PIT
- ▲ SURVEY BENCHMARK
- PROPOSED WATER METER
- ===== PROPOSED STORMWATER
- W --- PROPOSED WATER
- S --- PROPOSED SEWER
- PROPOSED LOT BOUNDARY
- PROPOSED ROAD CONTROL LINE
- DEVELOPMENT SITE BOUNDARY
- ===== PROPOSED DRIVEWAY PAVEMENT
- ===== PROPOSED FOOTPATH PAVEMENT
- ===== PROPOSED CARPARK PAVEMENT
- ===== BUILDINGS AREA
- ===== LANDSCAPING AREA
- ===== COMMUNAL OPEN SPACE



CONCEPT WATER LAYOUT PLAN

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DRAWING TITLE:

CONCEPT WATER LAYOUT PLAN

PROJECT:

PROPOSED MULTIRESIDENTIAL DEVELOPMENT
 38 TIMOR AVENUE
 LOGANHOLME, QLD 4129

PRELIMINARY
 NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1):

1:200 (FULL SIZE)

DEVEL. APPLIC. No.:	DATE: 23-04-26	
PROJECT LEADER: CHRIS HUNTER	DESIGNER: TM	
DRAFTSPERSON: VM	CHECKED: SHELDON WHITWORTH	
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365		
PROJECT No.:	DRAWING No.:	VERSION:
BE260151-SK	SK500	A

