



# PROPOSED TOWNHOUSE DEVELOPMENT

58 TIMOR AVENUE, LOGANHOLME, QLD 4129

## CONCEPT CIVIL DRAWINGS

PROJECT NUMBER  
132629

CLIENT  
BONZA PROJECTS

LOCALITY PLAN  
NOT TO SCALE

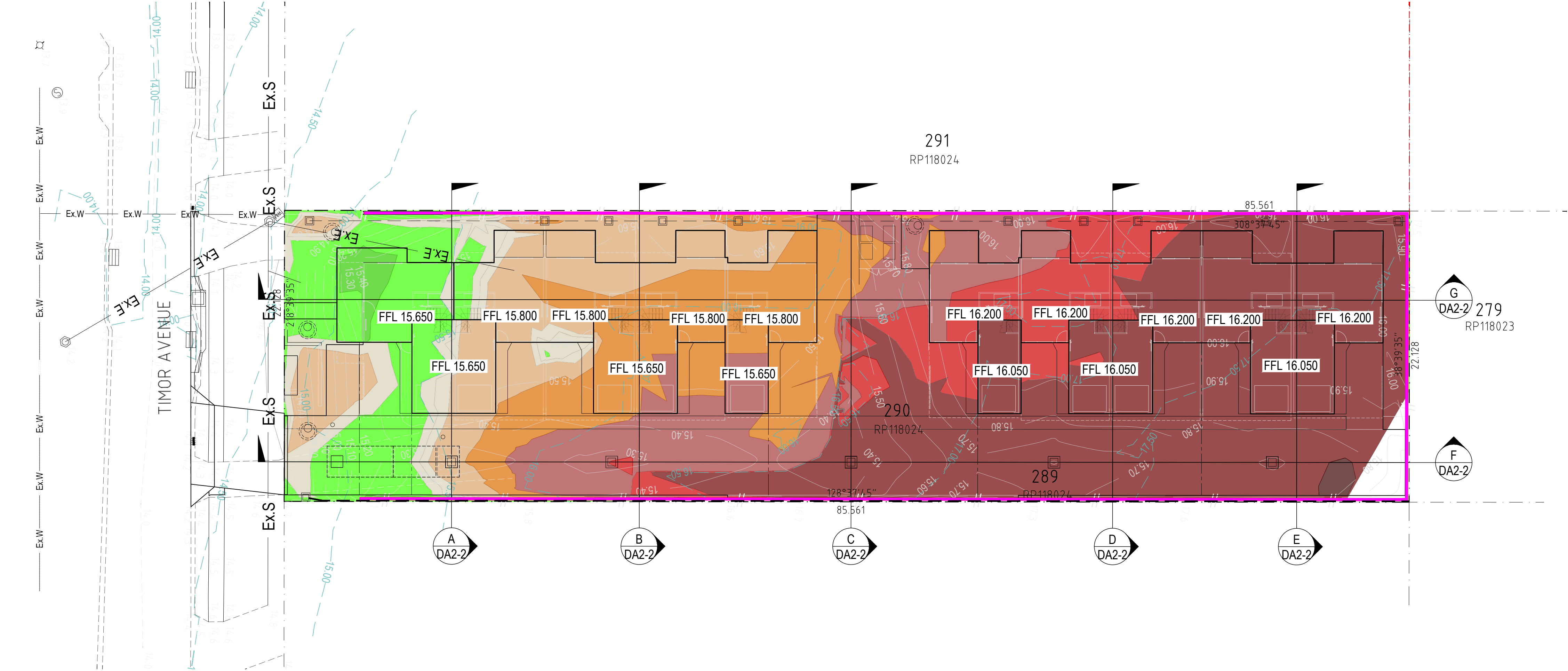
DRAWING INDEX

|             |                                           |
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| DA-1-1      | LOCALITY PLAN,DRAWING INDEX AND NOTES     |
| EARTHWORKS  |                                           |
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| REFERENCED GUIDLINES & STANDARDS                                                   |                                                        |
|------------------------------------------------------------------------------------|--------------------------------------------------------|
| LOGAN CITY COUNCIL (LCC)                                                           |                                                        |
| LOGAN CITY COUNCIL-PLANNING SCHEME POLICIES (PSPs) AND DEVELOPMENT CODES           |                                                        |
| WATER SERVICES ASSOCIATION OF AUSTRALIA                                            |                                                        |
| WATER SUPPLY CODE OF AUSTRALIA-SEQ SERVICE PROVIDERS EDITION V1.3                  |                                                        |
| GRAVITY SEWERAGE CODE OF AUSTRALIA-SEQ SERVICE PROVIDERS EDITION V2.0              |                                                        |
| SEQ CODE FOR WATER SUPPLY AND SEWER DESIGN AND CONSTRUCTION                        |                                                        |
| SEQ WS&S D&C CODE - DESIGN CRITERIA                                                |                                                        |
| SEQ WS&S D&C CODE - SEQ ACCEPTED INFRASTRUCTURE PRODUCTS AND MATERIALS (IPAM) LIST |                                                        |
| AUSTRALIAN STANDARDS (AS)                                                          |                                                        |
| AS 3798-2007                                                                       | EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS |
| AS 1289.1.1                                                                        | METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES      |
| AS 2890.1                                                                          | OFFSTREET CARPARKING                                   |
| AS 3500-2018                                                                       | PLUMBING AND DRAINAGE                                  |
| INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA)                                   |                                                        |
| IECA AUSTRALIA GUIDELINES AND STANDARD DRAWINGS                                    |                                                        |

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|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                 |      |                     |       |         |            |              |                  |       |               |                                                                   |       |             |            |          |    |
|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------|-------|---------|------------|--------------|------------------|-------|---------------|-------------------------------------------------------------------|-------|-------------|------------|----------|----|
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|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                 | P1   | ISSUED FOR REVIEW   | SK    | SK      | 19/06/2026 | ARCHITECT    | ROGUE ARCHITECTS |       | DRAWING TITLE | LOCALITY PLAN, DRAWING INDEX AND NOTES                            | DATE  | JUNE 2026   | SHEET SIZE | A1       |    |
|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                 | P2   | ISSUED FOR APPROVAL | SK    | SK      | 03/07/2026 | DESIGNED     | SK               | DRAWN |               |                                                                   | SK    | DRAWING No. | DA-1-1     | REVISION | P2 |
|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                 |      |                     |       |         |            | SHEET 1 OF 6 |                  |       | CHECKED       | SK                                                                | SCALE | N.T.S.      |            |          |    |



APPROXIMATE CUT FILL VOLUMES:

|                                         |   |                 |
|-----------------------------------------|---|-----------------|
| 100mm SITE STRIPPING                    | - | 190 m3 APPROX.  |
| TOTAL CUT BELOW STRIPPED SURFACE LEVEL  | - | 1445 m3 APPROX. |
| TOTAL FILL ABOVE STRIPPED SURFACE LEVEL | - | 30 m3 APPROX.   |

- THE ABOVE VOLUMES REPRESENT NET (CLEAR) VOLUMES ONLY AND DO NOT INCLUDE BULKING FACTORS.
- BOX AND BULK PLATFORM LEVELS ARE BASED ON A NOMINAL DEPTH OF 100 mm SITE STRIPPING AND 200 mm BOXING FOR THE BUILDINGS AND PAVEMENTS.
- APPROVED EROSION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF BULK EARTHWORKS.
- EXCAVATION AND FILLING FOR SERVICES, RETAINING WALLS, FOOTPATHS, RAMPS, DETENTION TANK, AND LANDSCAPED AREAS IS EXCLUDED FROM THE ABOVE VOLUMES AND IS CONSIDERED DETAILED EXCAVATION.
- THE ABOVE VOLUMES ARE BASED ON THE CONCEPT DESIGN AND ARE NOT TO BE USED FOR TENDERING PURPOSES.

| DRAWING LEGEND |                                           |
|----------------|-------------------------------------------|
| SYMBOL         | DESCRIPTION                               |
| PROPOSED       |                                           |
|                | PROPOSED BULK EARTHWORKS PLATFORM         |
|                | CHANGE OF GRADE LINE (RIDGE OR VALLEY)    |
|                | PROPOSED RETAINING WALL                   |
|                | BULK EARTHWORKS CONTOURS                  |
|                | TOP OF WALL GROUND LEVEL                  |
|                | BOTTOM OF WALL GROUND LEVEL               |
|                | TEMPORARY EARTHWORKS BATTER (1:2 NOMINAL) |
| EXISTING       |                                           |
|                | EXISTING (PRE-DEVELOPMENT) SURFACE LEVEL  |
|                | EXISTING CONTOURS                         |
|                | EXISTING STORMWATER                       |
|                | EXISTING SEWER                            |
|                | EXISTING WATER                            |
|                | EXISTING ELECTRICITY                      |
|                | EXISTING COMMUNICATION LINE               |
|                | EXISTING SEWER AND STORMWATER MANHOLES    |
| ABBREVIATIONS  |                                           |
| LCC            | LOGAN CITY COUNCIL                        |
| FFL###.###     | PROPOSED FINISHED FLOOR LEVEL             |
| BPL###.###     | BULK PLATFORM / SURFACE LEVEL             |
| U.N.O.         | UNLESS NOTED OTHERWISE                    |

CUT / FILL DEPTHS LEGEND

| LOWER VALUE | UPPER VALUE | COLOUR |
|-------------|-------------|--------|
| -3          | to -4       | m      |
| -2          | to -3       | m      |
| -1.00       | to -2       | m      |
| -0.75       | to -1.00    | m      |
| -0.50       | to -0.75    | m      |
| -0.25       | to -0.50    | m      |
| -0.25       | to -0.05    | m      |
| -0.05       | to 0        | m      |
| 0           | to 0.05     | m      |
| 0.05        | to 0.25     | m      |
| 0.25        | to 0.50     | m      |
| 0.50        | to 0.75     | m      |
| 0.75        | to 1.00     | m      |
| 1.00        | to 2.00     | m      |
| 2.00        | to 3.00     | m      |
| 3.00        | to 4.00     | m      |
| 4.00        | to 5.00     | m      |

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02046810

SCALE 1:200 AT ORIGINAL SIZE

Consulting Civil & Structural Engineers

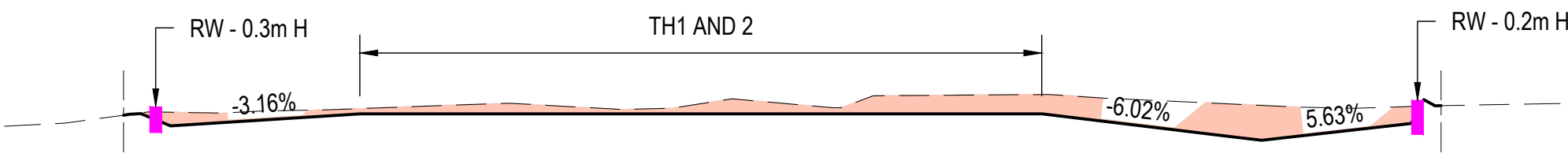
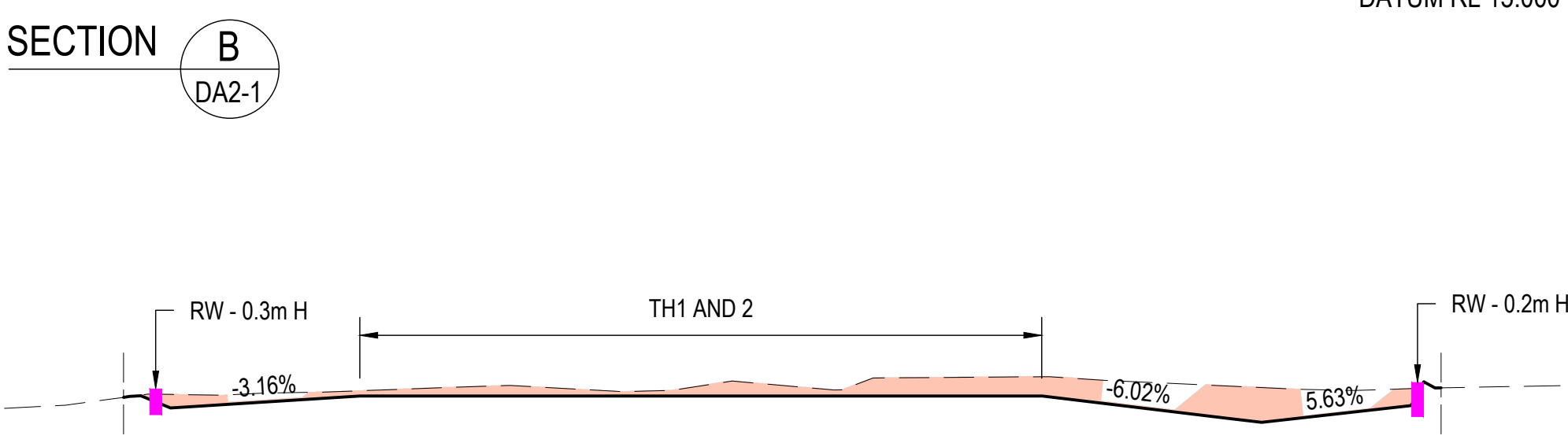
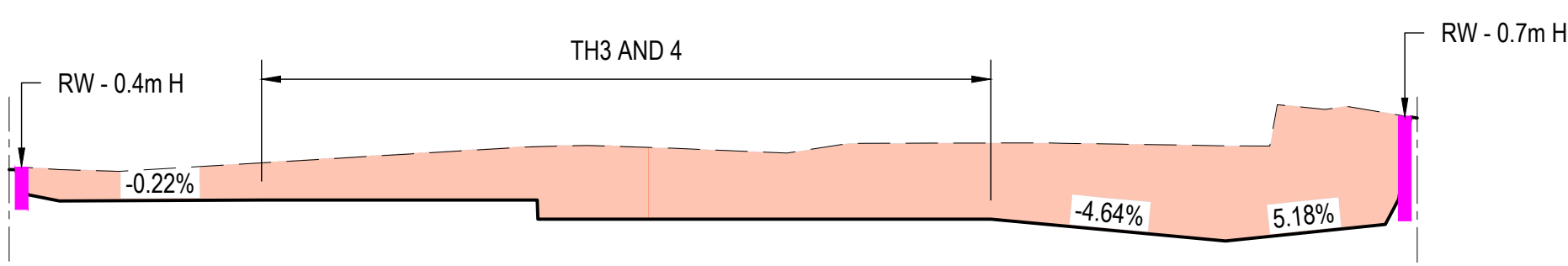
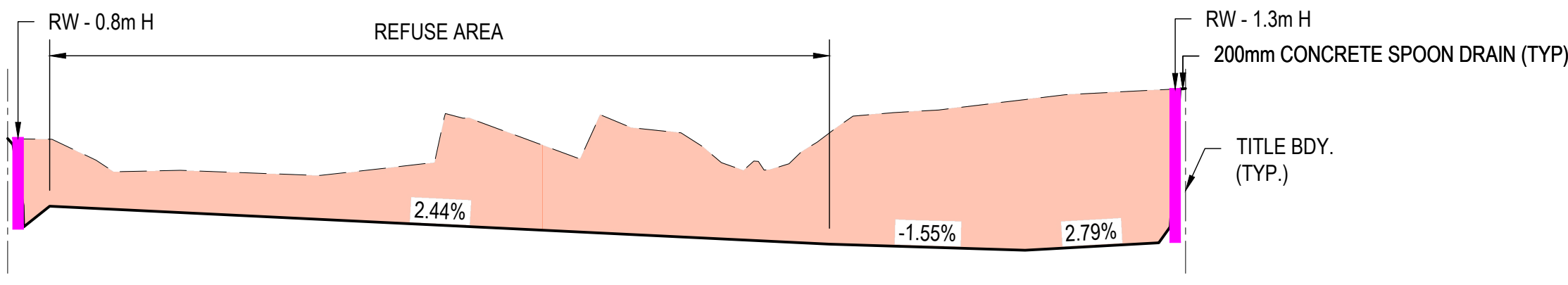
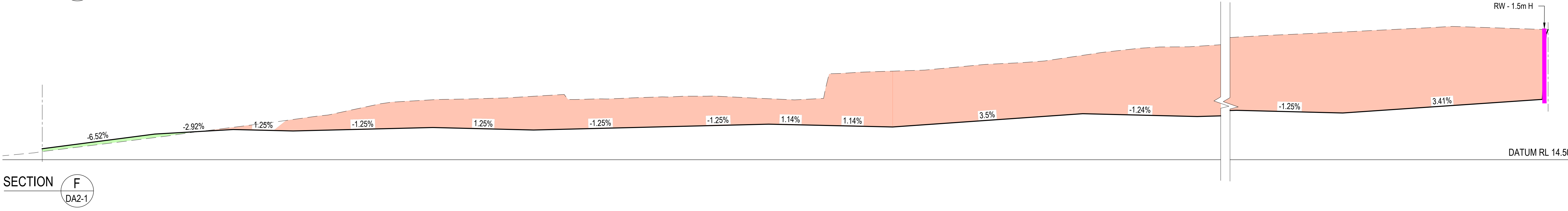
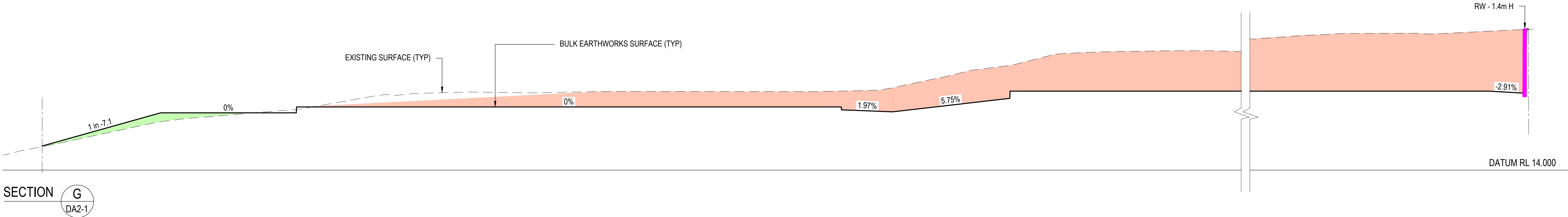
ABN 91161686326 ACN 161 686 326  
103/6 LOGAN ROAD, HOLLAND PARK WEST, QLD 4121  
T: 1300 136 198 E: info@legacyengineers.com.au  
W: www.legacyengineers.com.au

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|------|---------------------|-------|---------|------------|-------------------------------|------------------------------------------|-------------------|
| P1   | ISSUED FOR REVIEW   | SK    | SK      | 19/06/2026 | BONZA PROJECTS                | TOWNHOUSE DEVELOPMENT                    | 162629            |
| P2   | ISSUED FOR APPROVAL | SK    | SK      | 03/07/2026 | ARCHITECT<br>ROGUE ARCHITECTS | 58 TIMOR AVENUE,<br>LOGANHOLME, QLD 4129 | DATE<br>JUNE 2026 |
| P3   | ISSUED FOR APPROVAL | SK    | SK      | 02/09/2026 | DESIGNED<br>SK                | DRAWING No.                              | SHEET SIZE<br>A1  |
|      |                     |       |         |            | CHECKED<br>SK                 | SCALE<br>1 : 200                         | REVISION<br>P3    |

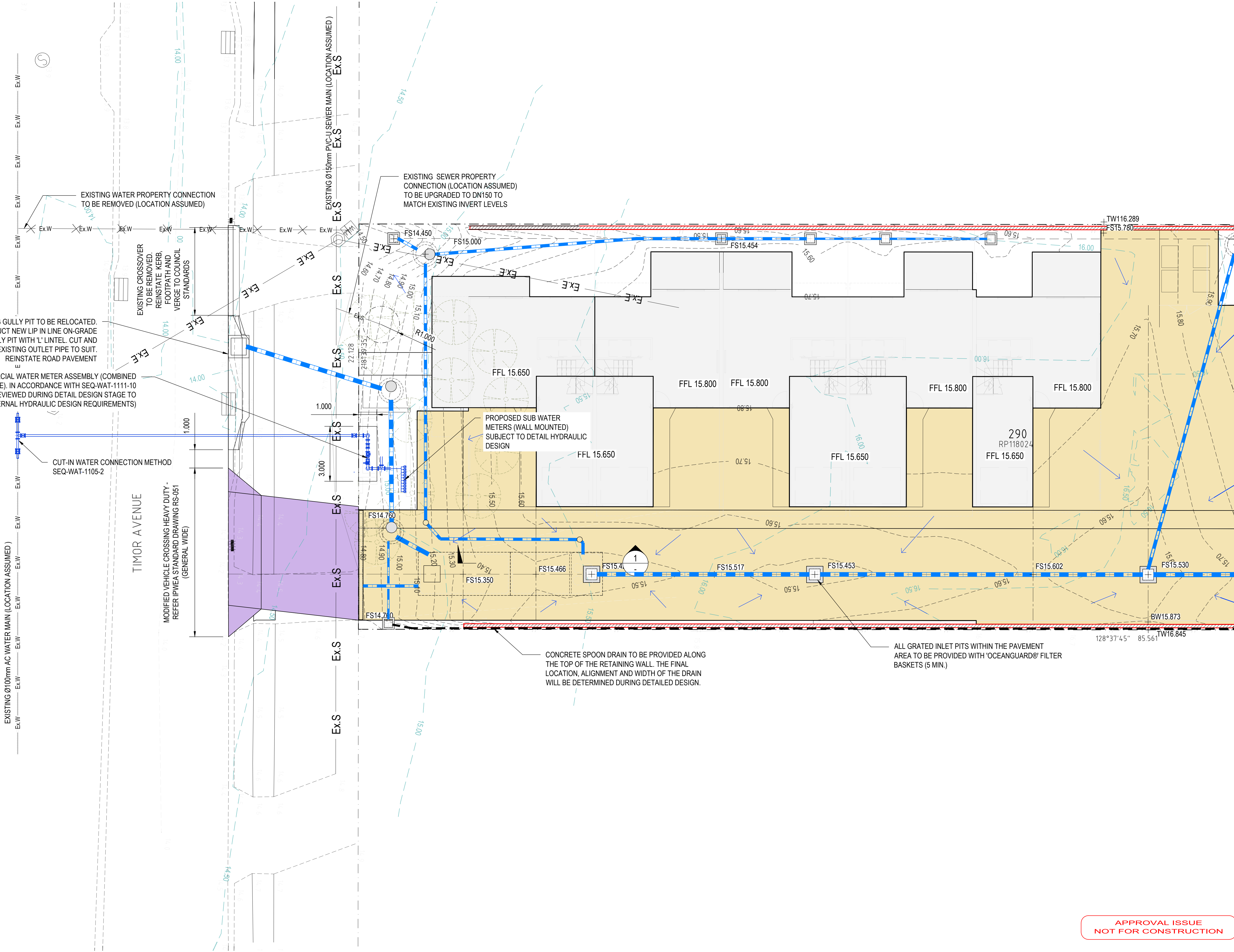


AREA OF CUT

AREA OF FILL

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| DRAWING LEGEND |                                                  |
|----------------|--------------------------------------------------|
| SYMBOL         | DESCRIPTION                                      |
| PROPOSED       |                                                  |
|                | PROPOSED BUILDING FOOTPRINT                      |
|                | PROPOSED CONCRETE PAVEMENT (DETAIL DESIGN)       |
|                | PROPOSED DRIVEWAY CROSSOVER (IPWEA RS-051)       |
|                | PROPOSED CONTOURS                                |
|                | PROPOSED FINISHED SURFACE/ LIP OF KERB LEVEL     |
|                | PROPOSED FINISHED WALL LEVEL (TOP OF WALL)       |
|                | PROPOSED FINISHED WALL LEVEL (BOTTOM OF WALL)    |
|                | EXISTING SURFACE LEVEL (TO BE VERIFIED)          |
|                | DIRECTION OF FALL (PROPOSED SURFACE)             |
|                | PROPOSED STORMWATER PIT, LINE AND FLOW DIRECTION |
|                | PROPOSED RETAINING WALL                          |
| EXISTING       |                                                  |
|                | EXISTING (PRE-DEVELOPMENT) SURFACE LEVEL         |
|                | EXISTING CONTOURS                                |
|                | EXISTING STORMWATER                              |
|                | EXISTING SEWER                                   |
|                | EXISTING WATER                                   |
|                | EXISTING ELECTRICITY                             |
|                | EXISTING COMMUNICATION LINE                      |
|                | EXISTING SEWER AND STORMWATER MANHOLES           |
| ABBREVIATIONS  |                                                  |
| LCC            | LOGAN CITY COUNCIL                               |
| FFL 15.150     | PROPOSED FINISHED FLOOR LEVEL                    |



0 1 2 3 4 5m  
SCALE 1:100 AT ORIGINAL SIZE

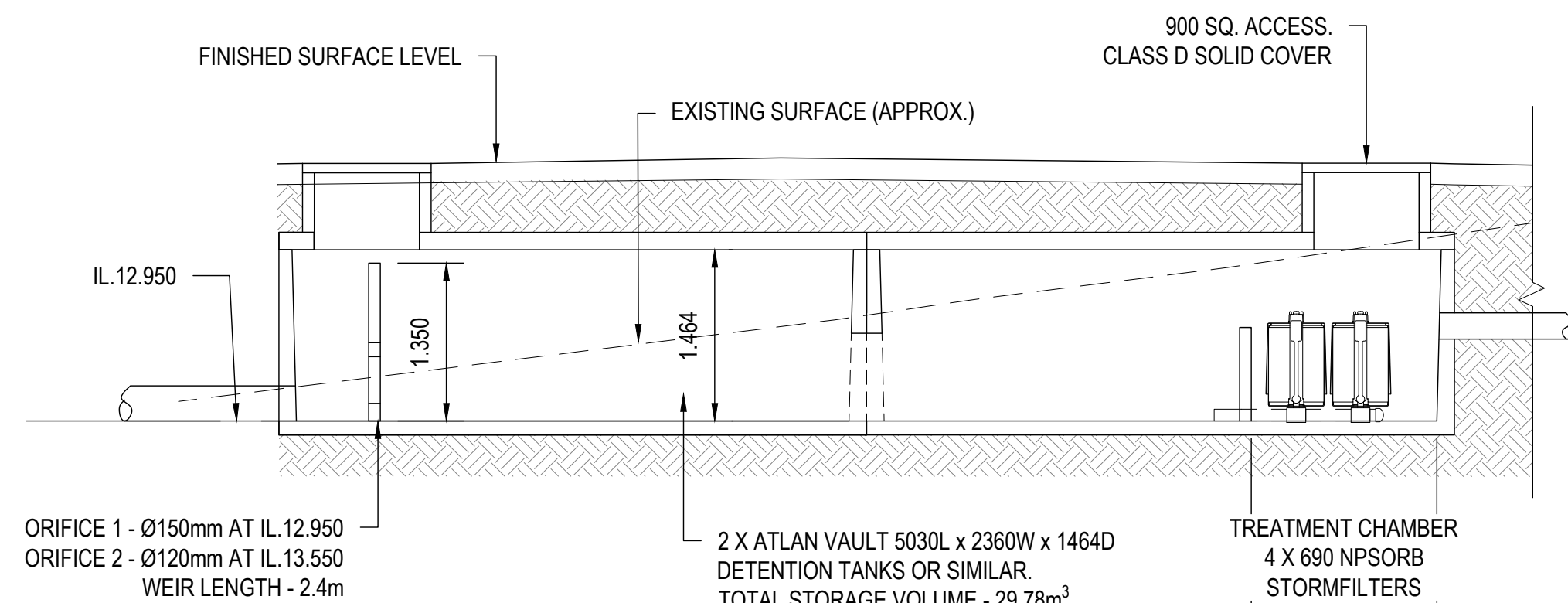
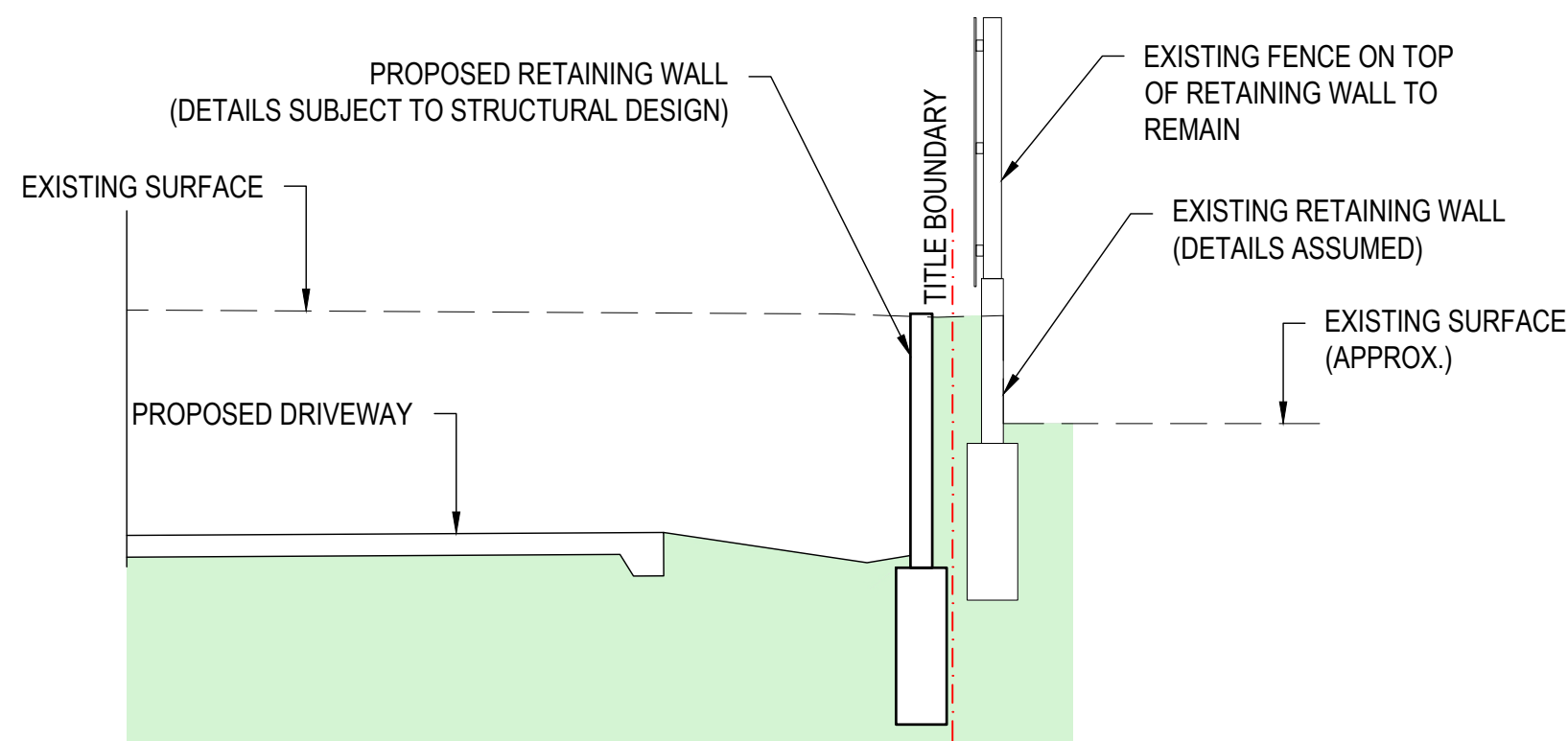
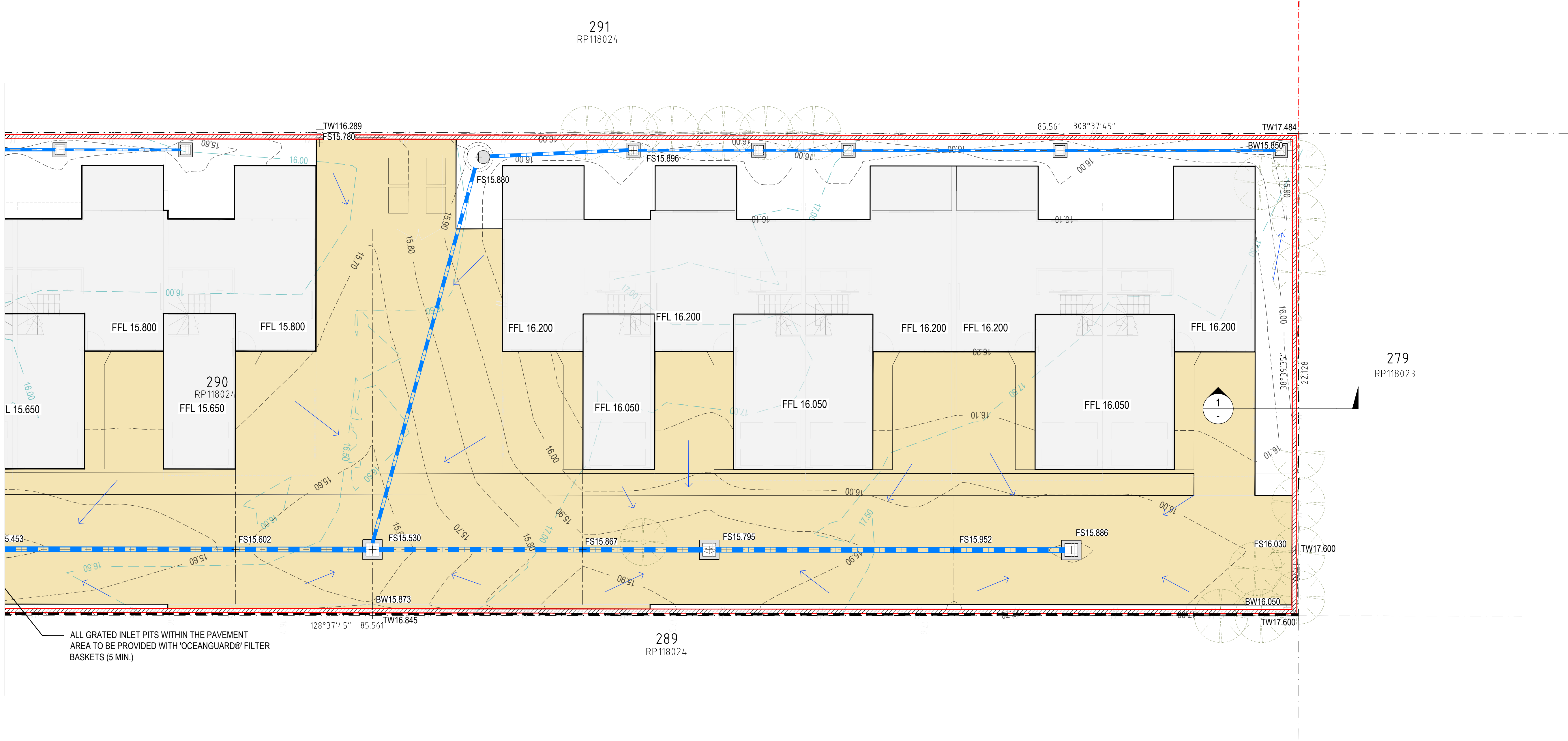
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Consulting Civil & Structural Engineers  
ABN 91161686326 ACN 161 686 326  
1836 LOGAN ROAD, HOLLAND PARK WEST, QLD 4121  
T: 1300 136 198 E: info@legacyengineers.com.au  
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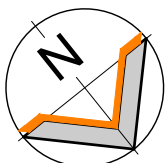
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| SHEET 4 OF 6 |                     |       |         | 6          | CHECKED SK<br>SCALE 1:100 |                                                             | DRAWING No.<br>DA-3-1 |
|              |                     |       |         |            |                           |                                                             | REVISION<br>P3        |

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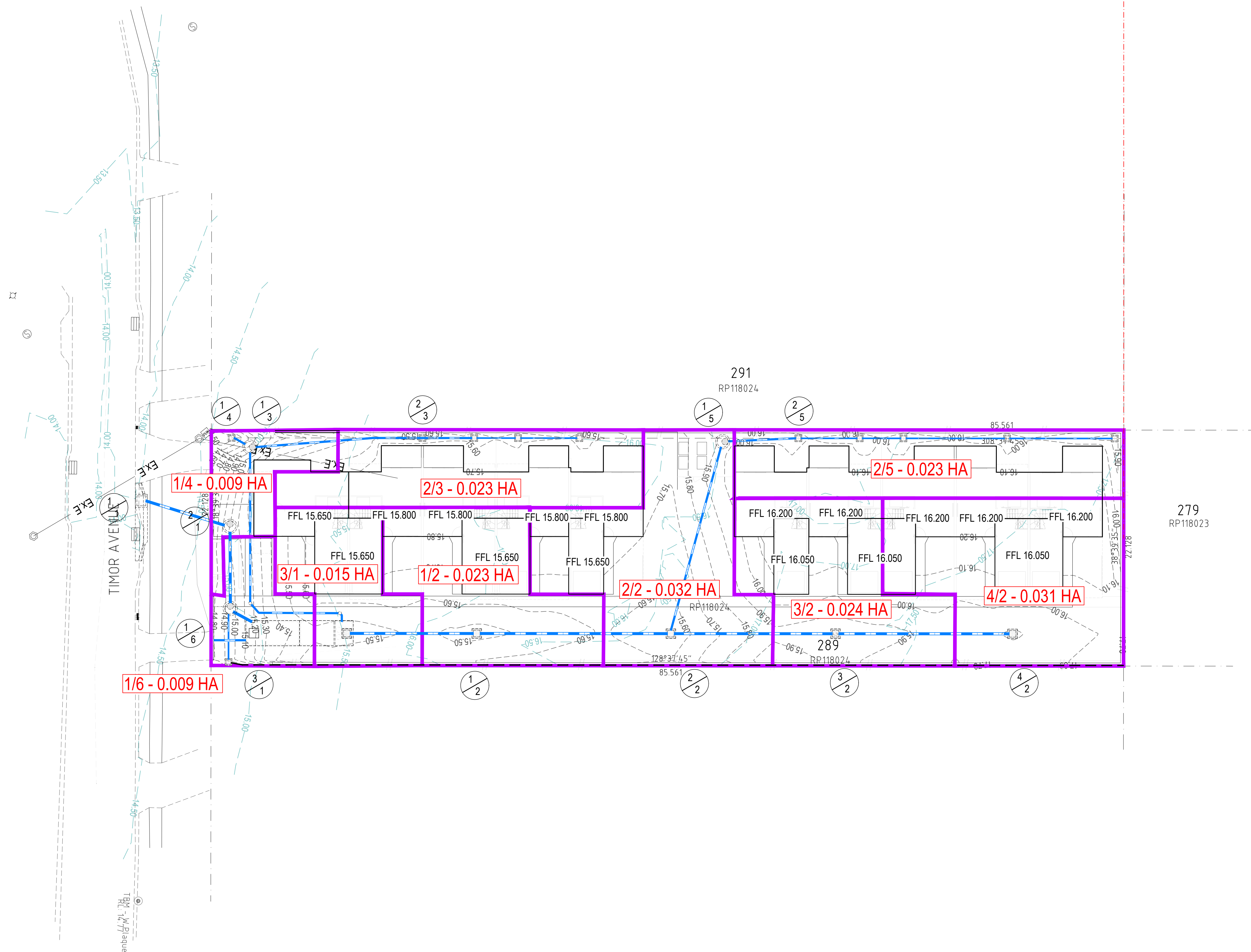


**LEGACY ENGINEERS**  
Consulting Civil & Structural Engineers  
ABN 91161686326 ACN 161 686 326  
1836 LOGAN ROAD, HOLLAND PARK WEST, QLD 4121  
T: 1300 136 198 E: info@legacyengineers.com.au  
W: www.legacyengineers.com.au

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*Salantha Kalliarachchi*  
SALANTHA KALLIARACHCHI  
RPEQ 13033

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| SHEET 5 OF 6 |                     |       |         |            | CHECKED SK<br>SCALE 1 : 100   |                                                             | REVISION<br>P3    |



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*Salantha Kaluarachchi*  
SALANTHA KALUARACHCHI  
RPEQ 13033

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| P3           | ISSUED FOR APPROVAL | SK    | SK      | 02/09/2026 | DESIGNED<br>SK                | DRAWN<br>SK                                                       | DRAWING<br>No.<br>DA-3-3 | REVISION<br>P3      |
| SHEET 6 OF 6 |                     |       |         |            | CHECKED<br>SK                 | SCALE<br>1 : 200                                                  |                          |                     |