

BCC DS

RECEIVED

11-AUG-2026

APPLICATION REF

A007087047

Site Based Stormwater Management Plan

43 Gordon Parade, Everton Park
QLD 4053



CONSULTANTS
YOU CAN TRUST



Job No:

C26072

Submission to:

Brisbane City Council

Date:

29 July 2026

Rodgers Consulting Services Pty Ltd

ABN: 13 689 623 354

Email: adrian@rcs.net.au

Mob: 0401338071



Document Control Sheet:

Project	43 Gordon Parade, Everton Park QLD 4053
Document Title	Site Based Stormwater Management Plan
Job No:	C26072

Document History:

Revision	Document Author	Document Reviewer	Date
A	Adrian Rodgers	Luke Smith	29 Jul. 26

Distribution Details:

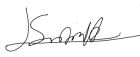
Destination	Revision						
	A	B	C	D	E	F	G
RA Oasis Developments Pty Ltd	✓						
File: Rodgers Consulting Services	✓						

CONSULTANTS
YOU CAN TRUST

RPEQ Details:

Name: Luke Smith

RPEQ Number: 31882

Signature: 

Date: 11/8/2026



Table of Contents

1.	Introduction	4
1.1	Site Location	5
1.2	Site Conditions.....	5
1.2.1	Existing	5
1.2.2	Proposed	5
1.3	Topography	6
1.4	Base Data	6
1.5	Lawful Discharge of Stormwater.....	6
1.6	Earthworks and Soils	6
1.7	Waterways.....	6
1.8	Development Staging.....	6
1.9	Vegetation	6
1.10	Upstream Catchments	6
1.11	Flooding.....	6
1.12	Asset Handover	6
2.	Stormwater Quantity Management.....	7
2.1	Proposed Catchment Hydrology	7
2.2	Pre-Developed Site.....	7
2.3	Developed Site	8
2.4	Pre-Development vs Post-Development Discharge	8
2.4.1	Mitigation of Post-Development Site Discharge	9
3.	Stormwater Quality Management	10
3.1	Environmental Values and Water Quality Objectives.....	10
3.1.1	Construction Phase.....	10
3.1.2	Post Construction Phase.....	10
3.1.3	State Planning Policy Assessment	10
3.1.4	Pollutant Concerns	11
3.2	Construction Phase Erosion and Sediment Control.....	12



4. Works Schedule 13

5. Conclusion 14

5.1 Stormwater Quantity 14

5.2 Stormwater Quality 14

6. Appendices 15

6.1 Appendix A – Proposed Development Layout 15

6.2 Appendix B – Detailed Survey 15

6.3 Appendix C – Floodwise Property Report 15

6.4 Appendix D – Rational Method Calculations 15

6.5 Appendix E – Concept Plans 15





1. Introduction

Rodgers Consulting Services (RCS) have been engaged by RA Oasis Developments Pty Ltd to prepare a Site-based Stormwater Management Plan (SBSMP) as supporting information to the development application for a proposed development at 43 Gordon Parade, Everton Park QLD 4053.

The proposed development involves the construction of a multi-story residential building. The Proposed development plans are included within Appendix A.

This document has been prepared with the following objectives:

- Provide a stormwater treatment train which aims to protect receiving waters by limiting the quantity of key pollutants discharged in stormwater from urban developments.
- Prevent potential instream erosion downstream of urban developments by controlling the magnitude and duration of sediment transporting flows.
- Provide protection to instream ecosystems from significant effects of increased runoff frequency by capturing the initial portion of runoff from impervious areas. This approach aims to ensure the frequency of hydraulic disturbance to instream ecosystems in developed catchments is similar to that of the undeveloped catchment.
- Demonstrate compliance with non-worsening of stormwater quantity over any existing discharge points to the site.

Stormwater quality and quantity will be demonstrated in compliance with the following documents and planning schemes:

- Brisbane City Council City Plan v35/2025 (**Planning Scheme**),
- Brisbane City Council City Plan - Stormwater Code,
- Queensland State Planning Policy 2/17 Healthy Waters (**SPP 2/17**),
- South-East Queensland Regional Plan 2009-2031,
- Queensland Urban Drainage Manual (**QUDM**),
- Environmental Protection (Water and Wetland Biodiversity) Policy (2019),
- Water by Design MUSIC Guideline 2018 – Version 3, and
- Water Sensitive Urban Design (**WSUD**) – Developing Design Objectives for Urban Development in South-East Queensland – Version 2 – 2007.



1.1 Site Location

The subject site is located at 43 Gordon Parade, Everton Park QLD 4053. The site is bounded by public roads to the South-West and commercial properties to the North, East and West. The allotment details are as follows below:

Street Address:	43 Gordon Parade, Everton Park QLD 4053
RP Description:	Lot 64 on RP26018 Brisbane City Council
Site Area:	810m ²

Figure 1 1 below shows the location of the lot and the surrounding land uses.



Figure 1 1 | Proposed Development Site Location (Google Maps)

1.2 Site Conditions

1.2.1 Existing

The subject site currently consists of an existing Residential dwelling, sheds, with concrete pathways and driveway. The total area of the site is approximately 0.0810 ha.

1.2.2 Proposed

The proposed development is a multi-story residential tower for 8 Units (Proposed Development). All existing structures (temporary and fixed) on the site are to be removed as part of the Proposed Development.



1.3 Topography

The average fall across the development site is approximately 5.0% towards the Southern property boundary. The reduced levels across the site and verge vary from RL 47.00 at the rear boundary of the site (Northwestern property boundary) to RL 45.00 at the frontage of the site along Gordon Parade (Southern property boundary). Refer to detailed survey of the development in Appendix B.

1.4 Base Data

A detailed survey of the Proposed Development has been undertaken by WM Surveys. This information has been provided to Rodgers Consulting Services for determining the grades and elevations nominated in this report.

1.5 Lawful Discharge of Stormwater

Currently there is a singular lawful stormwater discharge point for the site:

- o Discharging into the back of existing road gully within Gordon Parade

It is proposed to retain the existing lawful point of discharge on the development.

1.6 Earthworks and Soils

To assist in stormwater management within the Proposed Development site, bulk earthworks are required. Proposed earthworks are required to create the basement and to ensure surface runoff will be directed to Gordon Parade (where possible).

All earthworks' batters will be limited where possible to 1 in 3 (V:H). Earthworks management plans can be seen within Appendix E of this report.

A detailed geotechnical investigation is yet to be undertaken for the Proposed Development site. Given the reduced levels of the site, Acid Sulphate Soils have not been considered. Should acid sulphate soils be identified during the construction phase of this development an acid sulphate soils management plan is to be developed, and this stormwater management plan is to be revised.

1.7 Waterways

Stormwater runoff from the site currently flows to the Southern boundary of the site and into the Gordon Parade Road reserve. From this point runoff enters the stormwater drainage infrastructure in Gordon Parade, then flows into the Brisbane River and ultimately into Moreton Bay. As part of the Proposed Development, stormwater quantity and quality are to be managed to ensure the likelihood of any potential adverse impacts to the downstream waterways are avoided.

1.8 Development Staging

Under the current plans there is no provision for staging of the development. It should be noted that the development staging is subject to change.

1.9 Vegetation

The site is predominantly impervious areas with limited garden beds surrounding the existing high-rise development. All vegetation on the site is proposed to be cleared to facilitate the proposed development.

1.10 Upstream Catchments

No upstream catchment has been identified as part of the assessment of the subject site.

1.11 Flooding

In accordance with BCC's Floodwise property report the Proposed Development site is not subject to flooding. The proposed a copy of the Floodwise property report is provided in Appendix C.

1.12 Asset Handover

It is not proposed to construct a Council owned infrastructure as part of this development



2. Stormwater Quantity Management

2.1 Proposed Catchment Hydrology

The Proposed Development involves the creation of a residential tower consisting of 8 units. The hydraulic consultant will collect the minor (10%AEP) and the major (2%AEP) flows and direct it to the internal civil stormwater connection.

The proposed stormwater pit and pipe infrastructure can be seen in Appendix E.

A fraction impervious of 60% has been assigned to the predevelopment catchment based on the measured impervious areas captured within the detailed survey.

A Rational Method calculation has been undertaken for the site to determine the difference in peak discharge for the development between the pre and post development scenarios. The data in Table 2-1, below is a summary of the catchment data entered into the Rational Method calculation.

Table 2-1 | Catchment Data Summary

Catchment	Area (ha)	Average Slope (%)	Impervious (%)	Impervious Area (ha)	Pervious Area (ha)
Pre-Development Catchment	0.0810	5.0%	61%	0.0495	0.0315
Post-Development Catchment	0.0810	5.0%	83%	0.0694	0.0116

2.2 Pre-Developed Site

To determine the pre-development flows, a fraction impervious of 81% was assigned to the pre-development catchment. Pre-development flows were calculated for a single site discharge point.

The information presented in Table 2-2 is a summary of the Rational Method calculations. Refer to Appendix D for spreadsheet outputs of the pre-development peak discharge.

Rational Method Calculation Parameters:

Time of Concentration: = 6 mins (from QUDM – Section 4.06)

Run-off Co-efficient C_{10} = 0.780 (from QUDM – Table 4.5.3 – C_{10} Values)

Area (ha) = 0.0810

**Table 2-2 | Pre-Development Flows**

AEP (%)	Coefficient of Discharge (C ₁₀)	Rainfall Intensity (mm/hr)	Discharge (m ³ /s)
0.5EY	0.663	135 mm / hr	0.020
0.2EY	0.741	170 mm / hr	0.028
10	0.780	196 mm / hr	0.034
5	0.819	225 mm / hr	0.041
2	0.897	263 mm / hr	0.053
1	0.936	292 mm / hr	0.061

2.3 Post-Developed Site

To determine the post-development flows, a fraction impervious of 83% was assigned to the post-development catchment. Post-development flows were calculated for a single site discharge point.

The information presented in Table 2-3 is a summary of the Rational Method calculations. Refer to Appendix D for spreadsheet outputs of the post-development peak discharge.

Rational Method Calculation Parameters:

Time of Concentration: = 6mins (from QUDM – Section 4.06)

Run-off Co-efficient C₁₀ = 0.860 (From QUDM – Table 4.5.3 – C₁₀ Values)

Area (ha) = 0.0810

Table 2-3 | Post-Development Flows

AEP (%)	Coefficient of Discharge (C ₁₀)	Rainfall Intensity (mm/hr)	Discharge (m ³ /s)
0.5EY	0.731	135 mm / hr	0.022
0.2EY	0.817	170 mm / hr	0.031
10	0.860	196 mm / hr	0.038
5	0.903	225 mm / hr	0.046
2	0.989	263 mm / hr	0.059
1	1.000	292 mm / hr	0.066

2.4 Pre-Development vs Post-Development Discharge

A comparison of the pre-development and post-development peak discharge rates based on the Rational Method calculations undertaken as part of Sections 2.2 and 2.3 of this report are reported in Table 3-4 below.



Table 2-4 | Pre-Development vs. Post-Development Flows

AEP (%)	Pre-Development Flow (m ³ /s)	Post-Development Flow (m ³ /s)	Difference in Discharge (m ³ /s)
0.5EY	0.020	0.022	+0.002
0.2EY	0.028	0.031	+0.003
10	0.034	0.038	+0.004
5	0.041	0.046	+0.005
2	0.053	0.059	+0.006
1	0.061	0.066	+0.005

The above table shows there is a slight increase in peak discharge for the site across all Annual Exceedance Probabilities (AEP) up to and including 1% AEP storm event.

2.4.1 Mitigation of Post-Development Site Discharge

While non-worsening is generally achieved by the introduction of on-site detention (OSD), in this case an alternative onsite detention is proposed.

In accordance with Brisbane City Council Planning Scheme Policy Infrastructure Design SC6.16 section 7.5.2 - When to provide stormwater detention item 3. stormwater detention may be waived; e) for infill development only, the development site has an existing actual impervious fraction greater than 60%.

The proposed development is infill in nature and holds a predevelopment fraction impervious of greater than 60%.

Therefore, due to the limited increase in catchment flows and the provisions of the BCC Planning Scheme Policy, detention is not proposed for this catchment discharge.



3. Stormwater Quality Management

3.1 Environmental Values and Water Quality Objectives

Development of the site will involve land disturbance for a residential development on a land parcel 0.0810 ha in size.

3.1.1 Construction Phase

During the construction phase, the most significant water quality objective will be that of suspended solids.

To ameliorate any environmental harm that may occur during construction, the proposed erosion and sediment control strategy, in accordance with Best Practice Erosion and Sediment Control (IECA Australasia, Nov 2008) is to:

- Enclose the site with a sediment fence,
- Provide a series of protection bunds around stormwater inlets, and

3.1.2 Post Construction Phase

To determine whether compliance with the State Planning Policy 2017 (SPP) is required a checklist has been developed identifying the assessment benchmarks. If any of the benchmarks below are triggered the SPP is applicable. If none of the benchmarks are triggered, then a stormwater quality best practice approach is to be adopted.

3.1.3 State Planning Policy Assessment

Table 3-1 | State Planning Policy – February 2017 Assessment Benchmarks

Development Application Types			
Material Change in Use (MCU)	Yes/ No or N/A?	Reconfiguration of Lots (ROL)	Yes/ No?
A material change of use for an urban purpose that involves premises 2500m ² or greater in size? AND , If yes:	NO	Reconfiguring a lot for an urban purpose that involves premises 2500m ² or greater in size AND will result in six or more lots?	NO
Will result in six or more dwellings. OR	N/A	Operational Works	Yes/ No?
Will result in an impervious area greater than 25% of the NET development area?	N/A	Operational work for an urban purpose that involves disturbing a land area 2500m ² or greater in size?	NO

As the SPP benchmarks have not been triggered the development may implement best practice measures (rather than formal stormwater quality treatment) to manage stormwater.



3.1.4 Pollutant Concerns

The pollutants of concern are summarised below. These pollutants can have adverse environmental impacts within downstream catchments. It is proposed to adopt Site-Based Water Sensitive Urban Design to provide capture and treatment of the below mentioned pollutants.

Table 3-2 | Typical Pollutants

Pollutant	Source
Litter	Paper, Construction Packaging, Food Waste, Cement, Off - Cuts
Sediment	Unprotected Exposed Soils, Stockpiles, Erosion
Hydrocarbons	Fuel and Oil Spills, Leaks from Machinery
Toxic Materials	Cement Slurry, Asphalt Primer, Solvents, Cleaning Agents
Ph Altering Substances	Acid Sulphate Soils, Cement Slurry, Wash Water
Thermal Pollution	Vehicles and Machinery, Increased Impervious Areas





3.2 Construction Phase Erosion and Sediment Control

The works shall be conducted in accordance with the following Construction Phase Water Quality Management Plan.

As previously specified, the major stormwater pollutant during the construction phase will be that of suspended solids. To ensure adverse impacts to downstream waterways are mitigated during the construction phase, best practice erosion and sediment control measures are required.

It should be noted that erosion and sediment control has not been investigated as part of this stormwater management plan. It is proposed that as part of the operational works application for the Proposed Development, an erosion and sediment control plan is compiled in accordance with the IECA best practices for erosion and sediment control.

It shall be the responsibility of the developer, through their principal contractor, to ensure that temporary sediment and erosion controls are installed and maintained correctly as detailed below.

Internal catchments where surface disturbance and earthworks are occurring are to incorporate temporary sediment basin(s) for construction phase erosion and sediment control in accordance with the Best Practice Erosion and Sediment Control (IECA Australasia, Nov 2008).

Sediment control should be able to be achieved by applying the following best practice sediment and erosion control management measures during the construction phase:

1. Establish a single stabilised entry/exit point for the site works.
2. Construct a shake-down grid at the entrance to facilitate the removal of sediment from vehicles leaving the site. The access road extending from the end of existing road or kerb to the grid should comprise a 150-200mm deep pad of 40mm crushed rock.
3. Install sediment fences along the lower boundary of the development works.
4. Maintain on site spare materials necessary for the emergency repair of all erosion control devices. This includes silt fences, clean crushed rock for reapplication to the entrance road and for replacement of rock within temporary drainage channels.
5. Following each days' construction works, ensure that any material on road surfaces is swept from the road, and not permitted to be washed down the gutters and piped drainage systems.

While the above provides general guidance on the management of stormwater during the construction phase, detailed Erosion and Sediment Control Management Plans will be required during the operation works application stage for each precinct/stage in accordance with International Erosion Control Association Australia (IECA) Guidelines.



4. Works Schedule

The Contractor will be responsible for the maintenance of stormwater quality control devices from the possession of the site until the site has passed the compliance inspection by BCC or until stabilisation has occurred to the satisfaction of the site superintendent. A defined sequence of actions in relation to construction of the site has been established and the contractor is responsible for ensuring adherence to a sequence of actions for development of the site.

Table 4-1 | Works Schedule of key construction events for the site

Construction Phase	Required Action	Timing
Site Possession	- Installation of construction exit. - Construct temporary erosion and sediment control measures such as silt fencing and perimeter banks	Week 1 Week 1
Construction	- Topsoil to be stripped and stockpiled in locations agreed with the superintendent. A sediment fence is to be constructed around the bottom of the stockpile to trap sediment. A diversion drain is to be installed upstream of the stockpile. - Sediment control devices require removal to allow construction access and then will be reinstated at the completion of each workday. - Bulk earthworks complete - Drainage structures in place - Movement of construction equipment shall be limited to the area of work and existing roads. - Disturbed areas are to be stabilised following final trimming. Areas are to be disturbed and restored progressively. - Surface stabilisation treatment complete - Kerb sediment traps are to be provided at each drainage pit adjacent disturbed areas.	Week 2 Ongoing Week 4 Week 4 Ongoing Week 2 onwards Week 5
Maintenance	- Regularly check capacity of erosion control devices. - Disturbed areas are to have 80% coverage within 30 days of trimming. - Ensure permanent erosion control structures are stable.	Ongoing Week 8 Week 8

In addition to the above table, the "Construction & Establishment Guidelines – Version 1, Feb 2009" from Water by Design will be used as a guide during the construction and establishment phase of the works. Refer to the following website for a copy of the guidelines: <http://www.waterbydesign.com.au/CEguide>.



5. Conclusion

The stormwater management plan for the site, being 43 Gordon Parade, Everton Park QLD 4053 has been prepared to support a development application and provide recommendations for the management of stormwater quality and quantity.

The various methods recommended as part of this stormwater management plan are considered best practices for a development of this type.

5.1 Stormwater Quantity

As part of this report, pre-development and post-development stormwater quantity scenarios have been modelled.

While non-worsening is generally achieved by the introduction of on-site detention (OSD), in this case an alternative onsite detention is proposed.

In accordance with Brisbane City Council Planning Scheme Policy Infrastructure Design SC6.16 section 7.5.2 - When to provide stormwater detention item 3. stormwater detention may be waived; e) for infill development only, the development site has an existing actual impervious fraction greater than 60%.

The proposed development is infill in nature and holds a predevelopment fraction impervious of greater than 60%.

Therefore, due to the limited increase in catchment flows and the provisions of the BCC Planning Scheme Policy, detention is not proposed for this catchment discharge.

5.2 Stormwater Quality

Stormwater quality for the Proposed Development was assessed against the Queensland State Planning Policy and the Local Government assessment benchmarks. It was found that the proposed development did not trigger the assessment benchmarks for the state, the development may implement best practice measures (rather than formal stormwater quality treatment) to manage stormwater.

During the construction phase, a series of sediment fences and bunds are proposed to achieve compliance with the suspended solids limit. It is proposed that the sediment controls will be monitored and maintained during construction of the development in accordance with BCC's standards. Uncontaminated stormwater from soil disturbance will be directed around bunded areas where possible, but sediment fencing will be installed around the site to protect the receiving waterways and general environment.

Overall, the proposed stormwater quality and quantity treatment measures for the Proposed Development are predicted to ensure non-worsening of pre-development median peak flows and provide best practise stormwater quality treatment.



6. Appendices

- 6.1 Appendix A – Proposed Development Layout
- 6.2 Appendix B – Detailed Survey
- 6.3 Appendix C – Floodwise Property Report
- 6.4 Appendix D – Rational Method Calculations
- 6.5 Appendix E – Concept Plans



APPENDIX A

PROPOSED DEVELOPMENT LAYOUT

RCS

CONSULTANTS
YOU CAN TRUST



Rodgers Consulting Services Pty Ltd
ABN: 13 689 623 354
Email: adrian@rcs.net.au
Mob: 0401338071



RPD
LOT 64 on RP26018
Parish of BUNYA
County of STANLEY
SITE AREA = 809 sqm
SITE COVER = 491.39 sqm (60.7%)
DEEP PLANTING = 85 sqm (10.4%)
CARPARKING
RESIDENTS = 16
VISITOR = 02
TOTAL = 18

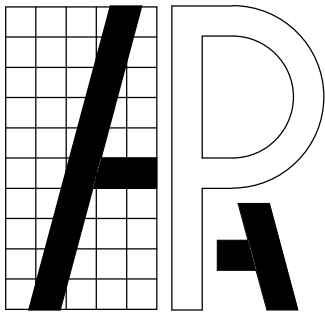
Φ	PRELIMINARY D.A. SUBMISSION	RM	22/10/2025
A	PRELIMINARY D.A. SUBMISSION	RM	28/01/2026
B	D.A. SUBMISSION	RM	15/07/2026

proposed
APARTMENT BUILDING

at
43 GORDON PDE
EVERTON PARK

for
RA OASIS DEVELOPMENTS

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT



ANGELO PATRICK
PRINCIPAL
B.B.E ARCH. STUDIES
BACH. ARCH.
CERT. IV IN BUILDING
P.O. BOX 165
KEDRON QLD 4031
REG. NO. QLD 3306
PHONE 07 3184 6788
MOBILE 0419 783 906
EMAIL architect@patrickgroup.com.au

ANGELO PATRICK ARCHITECT

Drawing Title
D.A. SUBMISSION
COVER SHEET

Date	SEPT' 25	Drawn	RM		
Scale	@A1				
Job No.	2517	Dwg. No.	DA-000-01	Issue	B

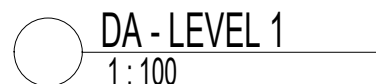
COPYRIGHT.
THESE DRAWINGS & DESIGNS ARE COPYRIGHT & MUST NOT
BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE
PERMISSION OF ANGELO PATRICK ARCHITECT. INFRINGEMENTS
OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

[illegible]

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT

Date	SEPT '25	Drawn	RM		
Scale	1 : 300		@A1		
Job No.	2517	Draw No.	DA-100-01	Issue	A

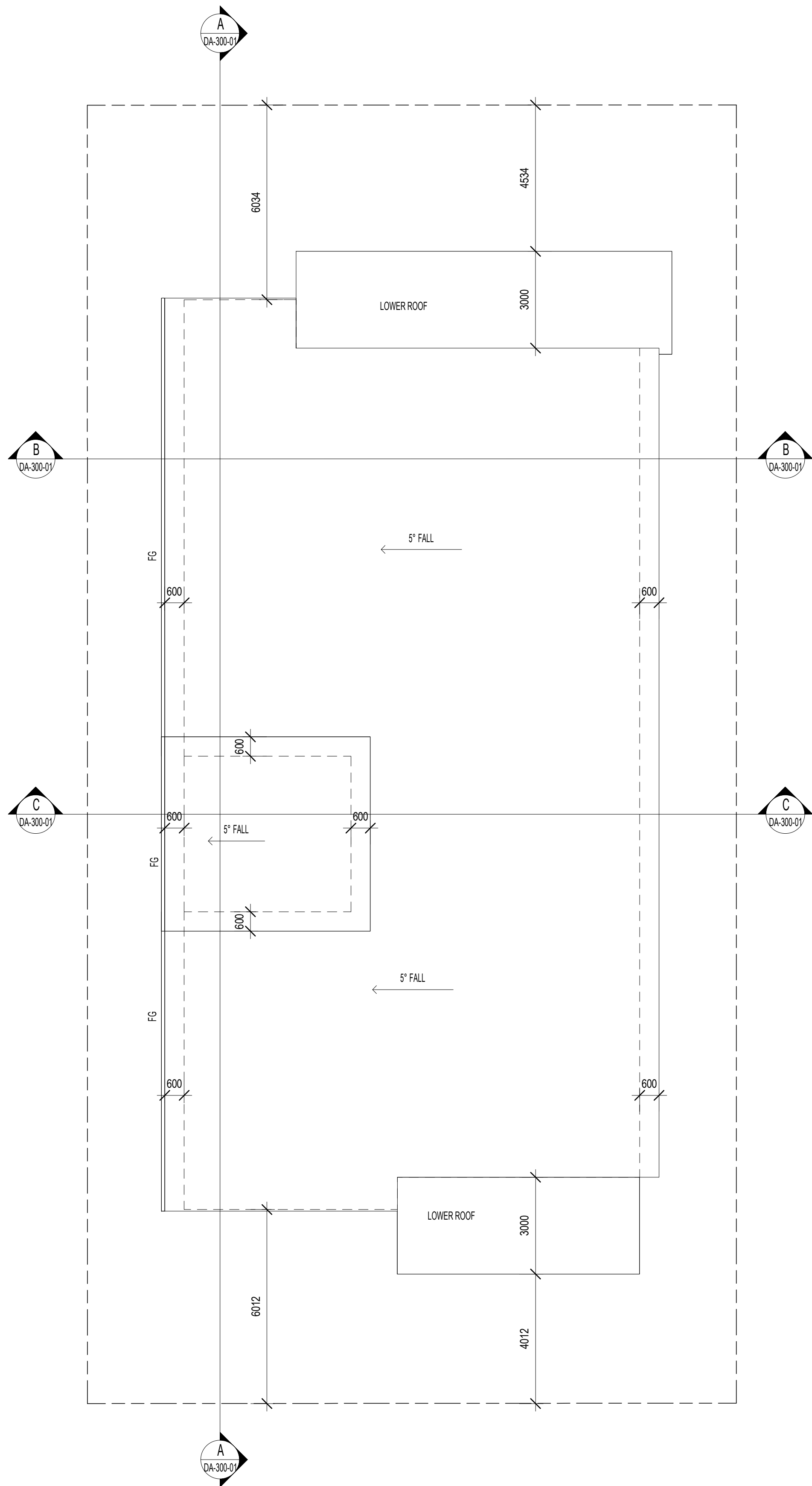
COPYRIGHT.
THESE DRAWINGS & DESIGNS ARE COPYRIGHT & MUST NOT
BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE
PERMISSION OF ANGELO PATRICK ARCHITECT. INFRINGEMENTS
OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

[illegible]

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT

Date	SEPT' 25	Drawn	RM		
Scale	1 : 100	@A1			
Job No.	2517	Draw No.	DA-200-01	Issue	B

COPYRIGHT.
THESE DRAWINGS & DESIGNS ARE COPYRIGHT & MUST NOT
BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE
PERMISSION OF ANGELO PATRICK ARCHITECT. INFRINGEMENTS
OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

[illegible]

for
RA OASIS DEVELOPMENTS

ANGELO PATRICK
PRINCIPAL

B.B.E ARCH. STUDIES
BACH. ARCH.
CERT. IV IN BUILDING

P.O. BOX 165
KEDRON QLD 4031

REG. NO. QLD 3306

PHONE 07 3184 6788
MOBILE 0419 783 906

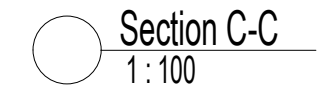
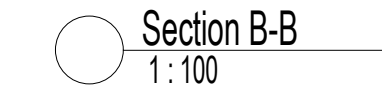
EMAIL architect@patrickgroup.com.au

ANGELO PATRICK ARCHITECT

D.A. SUBMISSION

LEVEL 2 & ROOF PLAN

COPYRIGHT.
THESE DRAWINGS & DESIGNS ARE COPYRIGHT & MUST NOT
BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE
PERMISSION OF ANGELO PATRICK ARCHITECT. INFRINGEMENTS
OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



Project

proposed
APARTMENT BUILDING

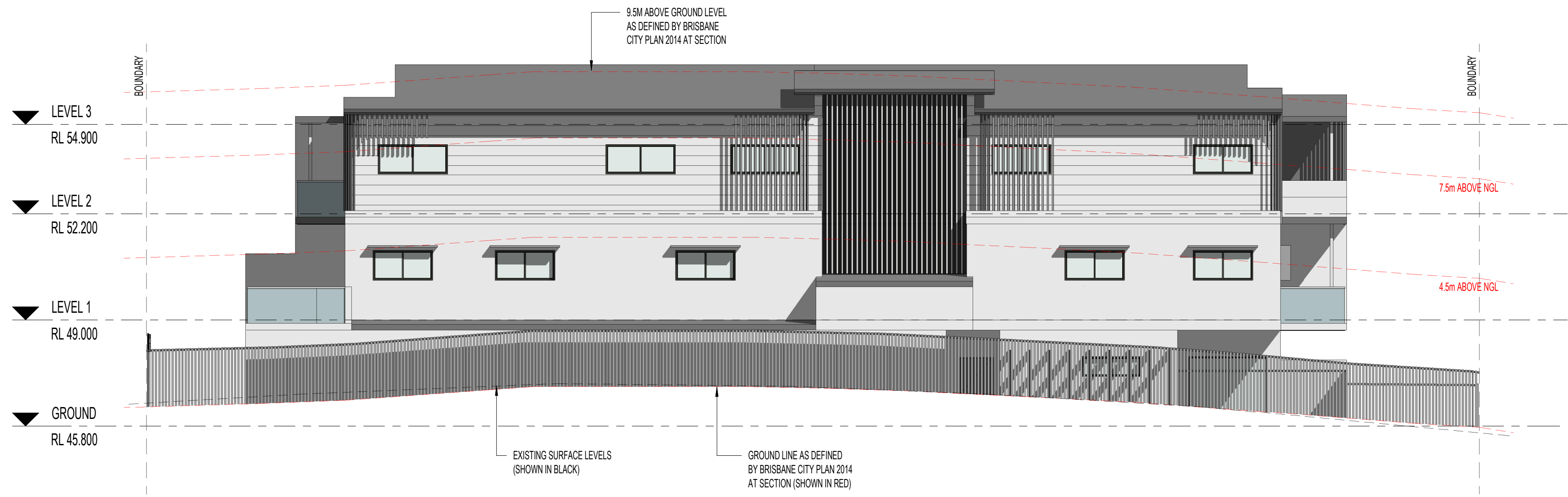
at
43 GORDON PDE
EVERTON PARK

for
RA OASIS DEVELOPMENTS

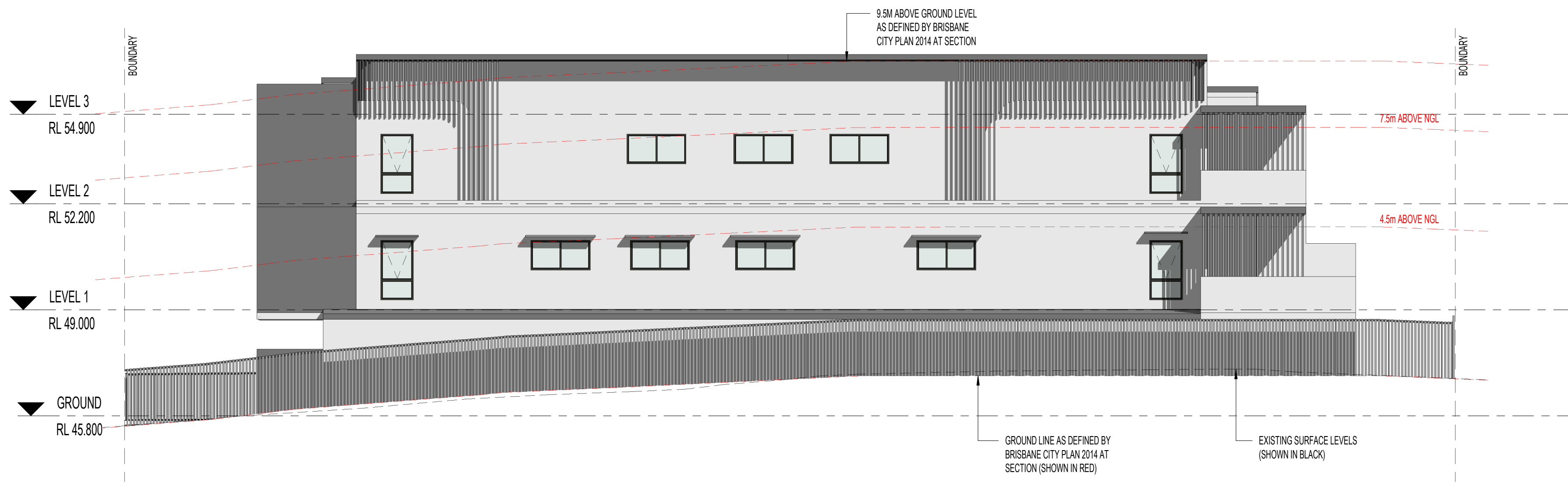
CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECTS

Drawing Title			
D.A. SUBMISSION			
BUILDING SECTION			
Date	SEPT' 25	Drawn	RM
Scale	1 : 100 @A1		
Job No.	2517	Drawn No.	
			Issue
			B

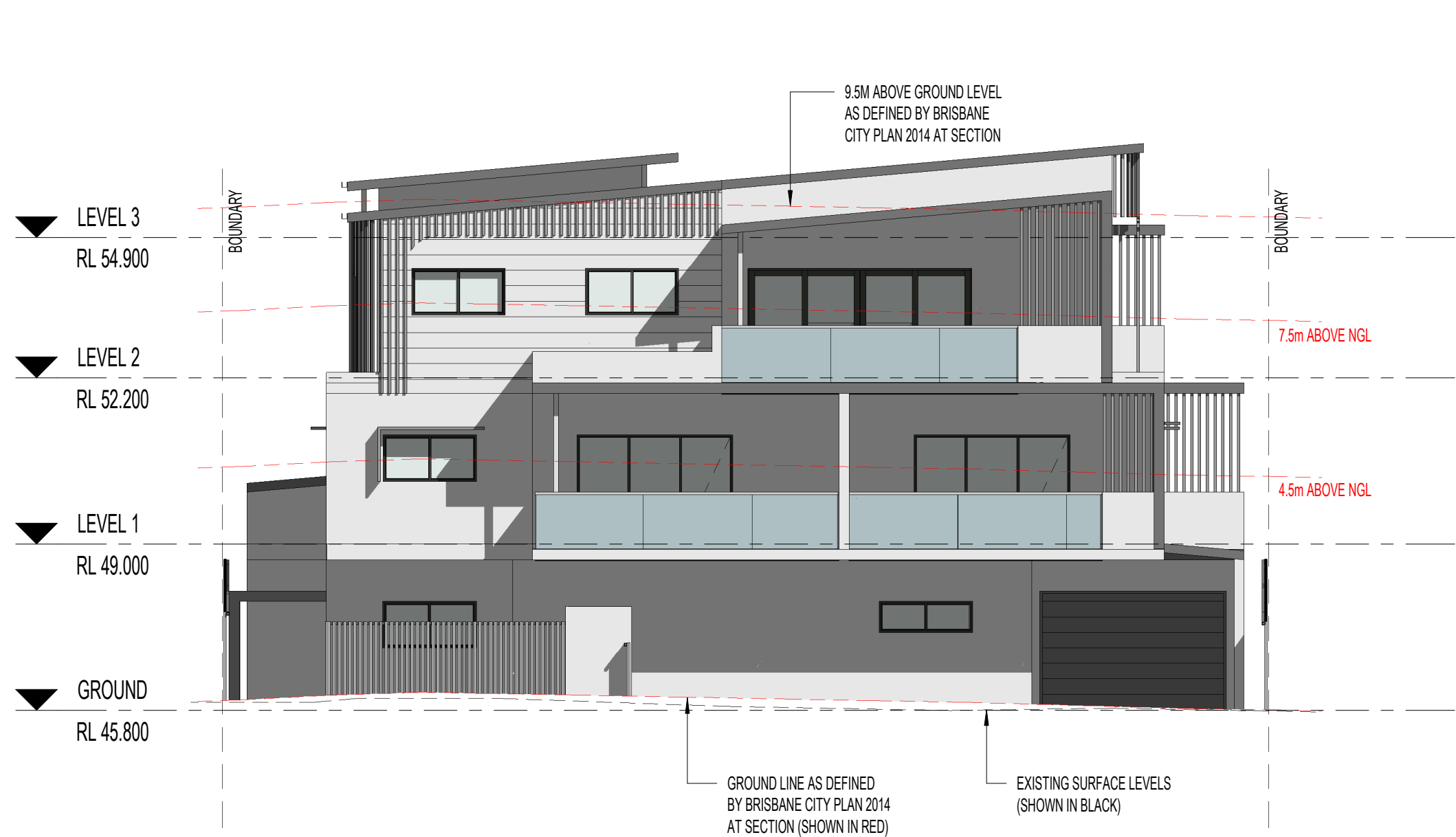
COPYRIGHT.
THESE DRAWINGS & DESIGNS ARE COPYRIGHT & MUST NOT
BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE
PERMISSION OF ANGELO PATRICK ARCHITECT. INFRINGEMENTS
OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



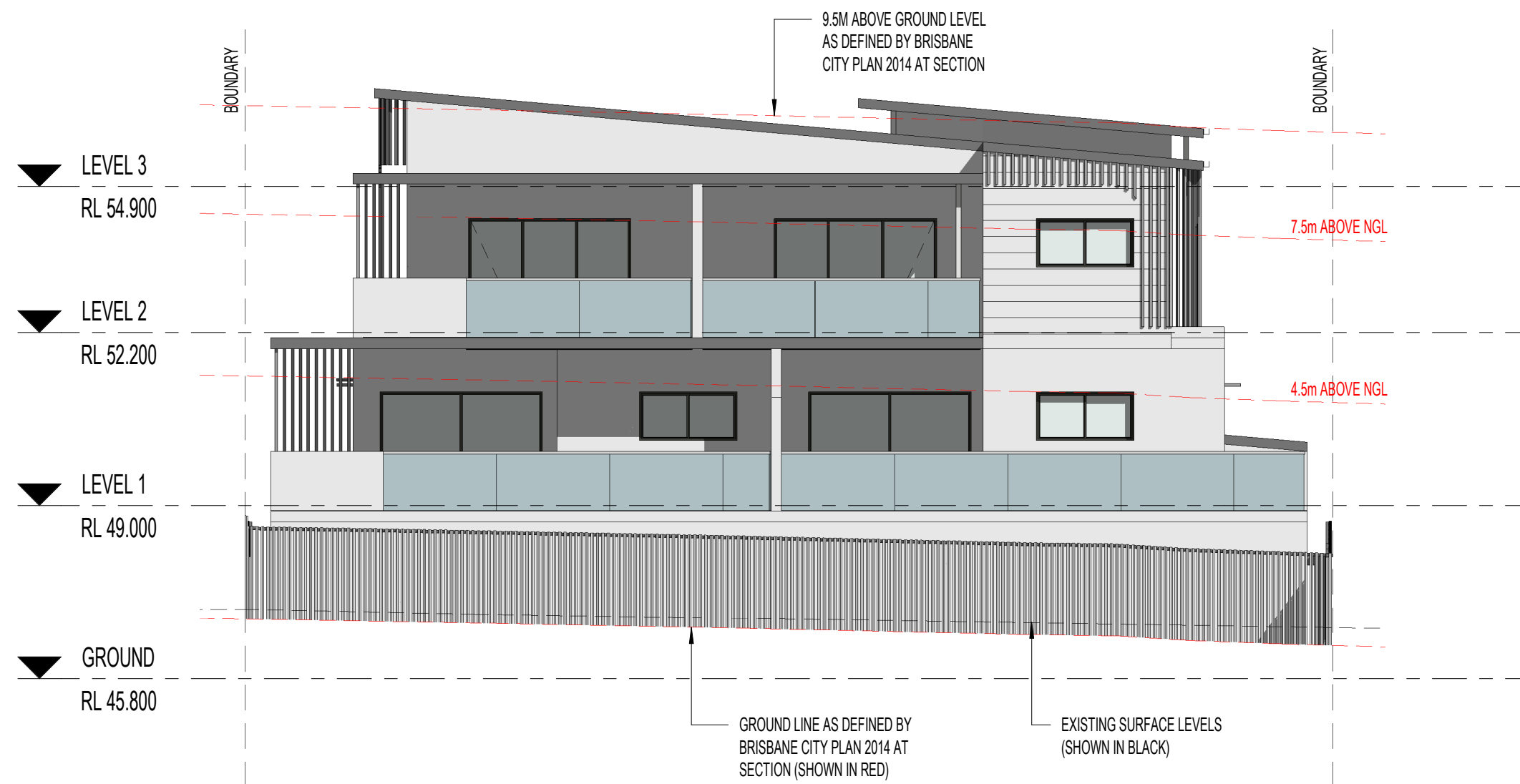
WEST ELEV
1:100



 EAST ELEV
1 : 100



 SOUTH ELEV
1:100



 NORTH ELEV
1 : 100

[illegible]

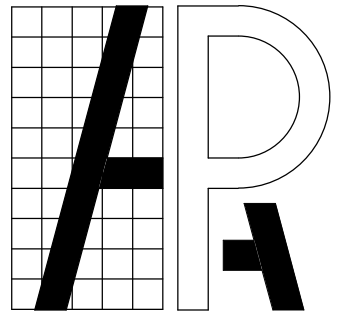
Project

proposed
APARTMENT BUILDING

at
43 GORDON PDE
EVERTON PARK

for
RA OASIS DEVELOPMENTS

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT



ANGELO PATRICK
PRINCIPAL
B.B.E ARCH. STUDIES
BACH. ARCH.
CERT. IV IN BUILDING
P.O. BOX 165
KEDRON QLD 4031
REG. NO. QLD 3306
PHONE 07 3184 6788
MOBILE 0419 783 906
EMAIL architect@patrickgroup.com.au

ANGELO PATRICK ARCHITECT

Drawing Title
D.A. SUBMISSION
ELEVATIONS

Date	SEPT' 25	Drawn	RM
Scale	1 : 100 @ A1		
Job No.	2517	Dwg. No.	DA-400-01
		Issue	B

COPYRIGHT:
THESE DRAWINGS & DESIGNS ARE COPYRIGHT & MUST NOT
BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE
PERMISSION OF ANGELO PATRICK ARCHITECT. INFRINGEMENTS
OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



Φ	PRELIMINARY D.A. SUBMISSION	RM	22/10/2025
A	PRELIMINARY D.A. SUBMISSION	RM	28/01/2026
B	D.A. SUBMISSION	RM	15/07/2026

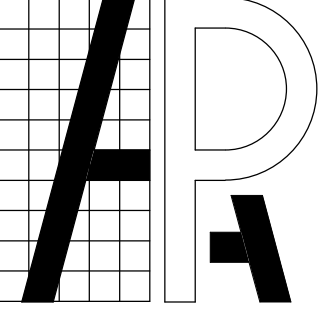
Project

proposed
APARTMENT BUILDING

at
43 GORDON PDE
EVERTON PARK

for
RA OASIS DEVELOPMENTS

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT



ANGELO PATRICK
PRINCIPAL

B.B.E. ARCH. STUDIES
BACH. ARCH.
CERT. IV IN BUILDING

P.O. BOX 165
KEDRON QLD 4031

REG. NO. QLD 3306

PHONE 07 3184 6788
MOBILE 0419 783 906
EMAIL architect@patrickgroup.com.au

ANGELO PATRICK ARCHITECT

Drawing Title

D.A. SUBMISSION
PERSPECTIVES

Date	SEPT' 25	Drawn	RM
Scale	@A1		
Job No.	2517	Draw. No	DA-500-01
		Issue	B

COPYRIGHT.
THESE DRAWINGS & DESIGNS ARE COPYRIGHT & MUST NOT
BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE
PERMISSION OF ANGELO PATRICK ARCHITECT. INFRINGEMENTS
OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

APPENDIX B

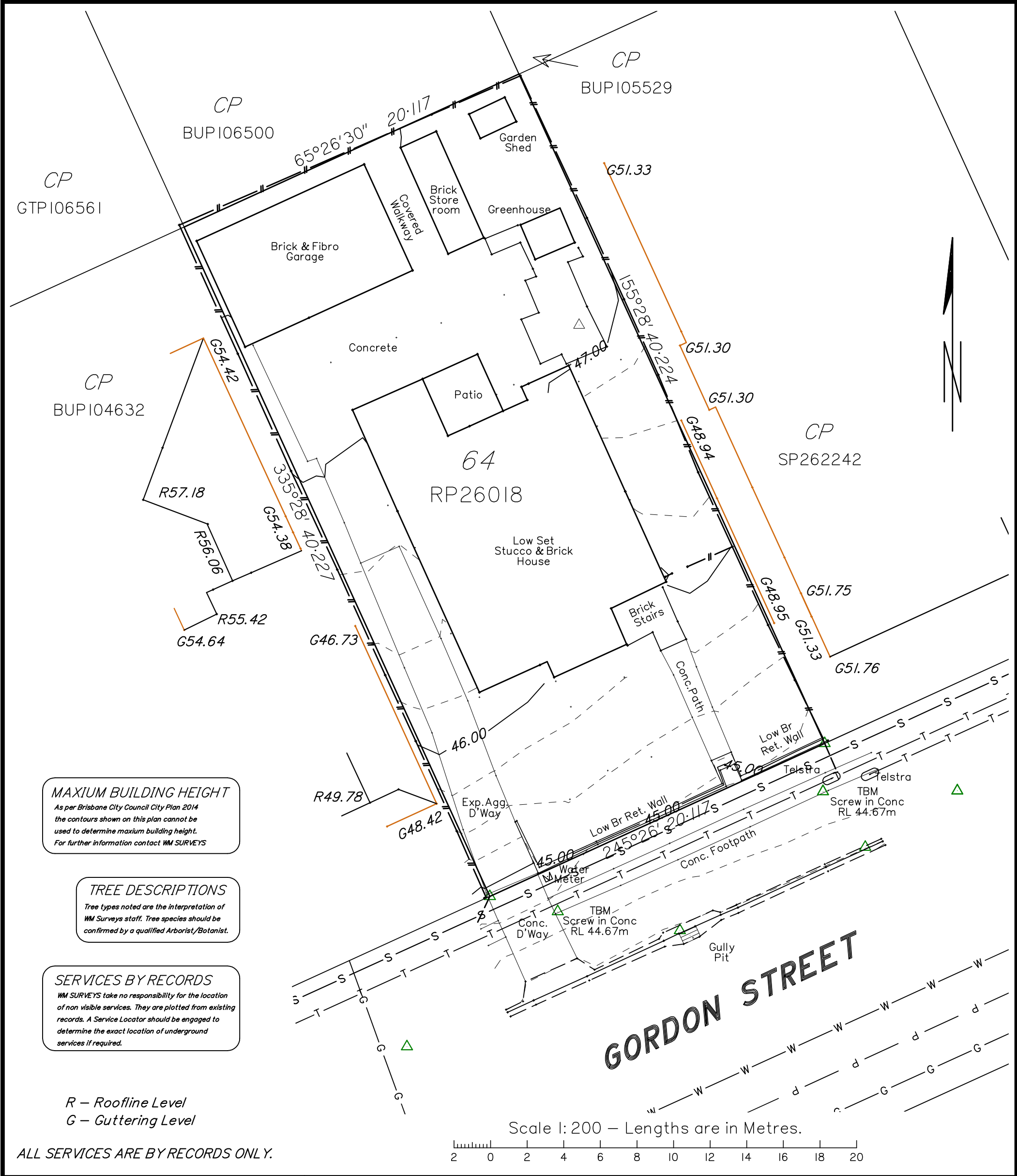
DETAILED SURVEY



CONSULTANTS
YOU CAN TRUST



Rodgers Consulting Services Pty Ltd
ABN: 13 689 623 354
Email: adrian@rcs.net.au
Mob: 0401338071



— P — P — POWER — T — T — U/G TELSTRA — G — G — U/G GAS — S — S — U/G SEWERAGE — W — W — U/G WATERMAIN — SW — SW — U/G STORMWATER	CONTOUR & DETAIL SURVEY Description LAND at 43 GORDON STREET EVERTON PARK LOT 64 on RP26018 Brisbane City Council Datum Datum for Levels AHD Levelled from QUU Sewer M/H#147381..SL44.778m AHD Scale in Metres 1: 200 at A3	WM SURVEYS PTY LTD P.O.Box 7220 Brendale QLD. 4500 warwick@wmsurveys.com.au Ph 0419 685 538 Fax 07 3882 5168 ACN 133 397 065 ABN 91 133 397 065 A ORIGINAL ISSUE 7/7/26 WM ISSUE: DESCRIPTION DATE SIGNED FILE REF. 3604DT—A.DWG ISSUE: A Date 7/07/2026 Ref. 3604DT
NOTE: This plan has been prepared from a combination of field survey and existing records for the purpose of designing new constructions on the property, and should not be used for any other purpose. The property boundaries have not been marked at the time of survey and have been determined from a combination of field and plan measurements. Further survey work may need to be undertaken to determine the exact boundary position. All visible services and features have been located by field measurements. If unable to have been located, services have been plotted by records and noted accordingly. Prior to any construction or to determine exact location, the relevant Authority should be contacted for detailed locations. This note forms an integral part of this plan.		

APPENDIX C

FLOODWISE PROPERTY REPORT



Rodgers Consulting Services Pty Ltd
ABN: 13 689 623 354
Email: adrian@rcs.net.au
Mob: 0401338071

FloodWise Property Report

43 GORDON PDE, EVERTON PARK 4053
Lot 64 on RP26018



Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

Brisbane City Council's FloodWise Property Report provides technical flood planning information including estimated flood levels, habitable floor level requirements and more. This report uses the adopted flood planning information in Brisbane City Plan 2014, that guides how land in Brisbane is used and developed for the future. Find out more about [planning and building](#). To understand how to be resilient and prepare for floods, visit Council's [Be Prepared](#) web page. Find more information about [how to read a FloodWise Property Report](#).

This property has no flood levels

Brisbane City Council has not assigned flood level information for this property however it may be affected by one or more flood or property development flags. Please refer to the Flood Planning and Development Information below for details. The property may have 0.2% AEP flood level which will appear on the Flood Planning Information table if applicable. For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

Visit the [Be Prepared](#) page to find more information on how to prepare your home or business for potential flooding.

 **Combined** 1% AEP for river, creek and storm tide flood extent (if applicable) from the adopted Brisbane City Plan 2014. Read more about [Brisbane City Plan 2014](#).



Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at **brisbane.qld.gov.au/beprepared**
- Visit bom.gov.au for the latest weather updates.
- Have an evacuation plan, emergency kit and important phone numbers ready.
- Observe where water flows from and to during heavy rain.
- Consider how flood-resilient building techniques will have you home faster and with less damage.

Life threatening emergencies
000 Police/fire/ambulance
(mobiles **000** and **112**)

State Emergency Service (SES) **132 500**
Energex **13 19 62**
Brisbane City Council **3403 8888**

Technical Summary

This section of the FloodWise Property Report contains more detailed flood information for this property so **surveyors, builders, certifiers, architects, and engineers can plan and build** in accordance with Council's planning scheme.

Find more information about [planning and building](#) in Brisbane or talk to a Development Services Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

Flood Planning and Development Information

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

Flood overlay code

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the flood planning areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in [Council's planning scheme](#).

Flood planning areas (FPA)		
River	Creek / waterway	Overland flow
		Not Applicable

To find more information about Council's flood planning areas (FPAs) for Brisbane River and Creek/waterway flooding to guide future building and development in flood prone areas, please review [Council's Flood Planning Provisions](#).

Coastal hazard overlay code

The Coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new developments. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following Coastal hazard overlay sub-categories are explained in Council's [planning scheme](#).

Coastal hazard overlay sub-categories
There are currently no Coastal hazard overlay sub-categories that apply to this property.

Note: Where land is identified within one for more flood planning areas on the Flood overlay or is identified within one of the Storm tide inundation area sub-categories on the Coastal hazard overlay, the assessment criteria that provides the highest level of protection from any source of flooding applies.

Useful Flood Information Definitions

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

- **0.2% AEP** - A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year.
- **1% AEP** - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
- **2% AEP** - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
- **5% AEP** - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
- **20% AEP** - A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Data quality

- **Data Quality Code A** - Level data based on recent surveyor report or approved as-constructed drawings.
- **Data Quality Code B** - Level data based on ground-based mobile survey or similar.
- **Data Quality Code C** - Level data derived from Airborne Laser Scanning or LiDAR information.

Defined Flood Level (DFL) - The DFL is used for commercial and industrial development. The Defined flood level (DFL) for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m/s. DFL is only applicable for non-residential uses affected by Brisbane River flooding.

Flood planning area (FPA) - Council has developed five Flood planning areas (FPAs) as part of Brisbane City Plan 2014 Flood overlay mapping for Brisbane River, Creek/waterway flooding and Overland flow to guide future building and development in flood prone areas. Storm tide flooding is mapped separately. The FPAs are designed to recognise the flood hazard for different flooding types. Flood hazard is a combination of frequency of flooding, the flood depth, and the speed at which the water is travelling. [Find more information here.](#)

Maximum and minimum ground level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum habitable floor level (dwelling house) - The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family, and rumpus rooms) must be constructed as required by the Brisbane City Plan 2014.

Indicative existing floor level - The approximate level in metres AHD of the lowest habitable floor in the existing building (excluding apartments). The data is sourced from a range of sources with varying accuracy levels.

Property - A property will contain 1 or more lots. The multiple lot warning is shown if you have selected a property that contains multiple lots.

Residential flood level (RFL) - This flood level for the Brisbane River equates to the 1% annual exceedance probability (AEP) flood level.

To learn more, visit [Brisbane City Council's Flood Information Hub](#)

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Council's online flood tools for planning and development purposes include:

- **FloodWise Property Report**
- **Flood Overlay Code**

For more information on Council's planning scheme and online flood tools for planning and development:

- phone (07) 3403 8888 and ask to talk to a Development Services Planning Information Officer

- visit brisbane.qld.gov.au/planning-building

Council's Planning Scheme - The Brisbane City Plan 2014 (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Disclaimer

1. Defined flood levels and residential flood levels, minimum habitable floor levels and indicative existing floor levels are determined from the best available information to Council at the date of issue. These levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disdaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit brisbane.qld.gov.au/planning-building

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help, with your building and development plans.

APPENDIX D

RATIONAL METHOD CALCULATIONS



Rodgers Consulting Services Pty Ltd
ABN: 13 689 623 354
Email: adrian@rcs.net.au
Mob: 0401338071

RATIONAL CALCULATION PRE vs POST DEVELOPMENT

Spreadsheet based on QUDM 5.02, "The Rational Method"

Project Number

Project Address

Description

Designer

Date

C26072

43 Gordon Parade, Everton Park

Preliminary Investigation

Adrian Rodgers

29-Jul-26



PRE-DEVELOPMENT CASE			POST-DEVELOPMENT CASE		
Catchment Area (m ²)	0.081	(10,000m ² = 1 ha)	Catchment Area (m ²)	0.081	(10,000m ² = 1 ha)
F _i	0.81	Fraction of Impervious	F _i	0.83	Fraction of Impervious
Adopted C ₁₀	0.78	Co-efficient of Run-Off (C ₁₀)	Adopted C ₁₀	0.86	Co-efficient of Run-Off (C ₁₀)
T _c (min.)	6	Time of Concentration	T _c (min.)	6	Time of Concentration

Flood Event	Existing	Post Development	RAINFALL INTENSITY		Peak Outflow Capacity	Peak Inflow Rate	Difference
AEP (%)	C _y = F _y x C ₁₀	C _y = F _y x C ₁₀	Existing	Post Development	Q _o (Existing) m ³ /s	Q _i (Post Development) m ³ /s	Q _i -Q _o (Post - Pre) m ³ /s
0.5EY	0.663	0.731	135 mm / hr	135 mm / hr	0.020	0.022	0.002
0.2EY	0.741	0.817	170 mm / hr	170 mm / hr	0.028	0.031	0.003
10	0.780	0.860	196 mm / hr	196 mm / hr	0.034	0.038	0.004
5	0.819	0.903	225 mm / hr	225 mm / hr	0.041	0.046	0.005
2	0.897	0.989	263 mm / hr	263 mm / hr	0.053	0.059	0.006
1	0.936	1.000	292 mm / hr	292 mm / hr	0.061	0.066	0.005

Where Coefficients of Runoff calculated from the above equation exceed 1.00, they should be arbitrarily set to 1.00. QUDM Table 5.04.3

Rational Method

Q = CIA / 360

Rational Method

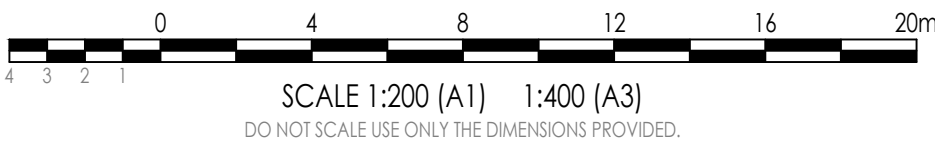
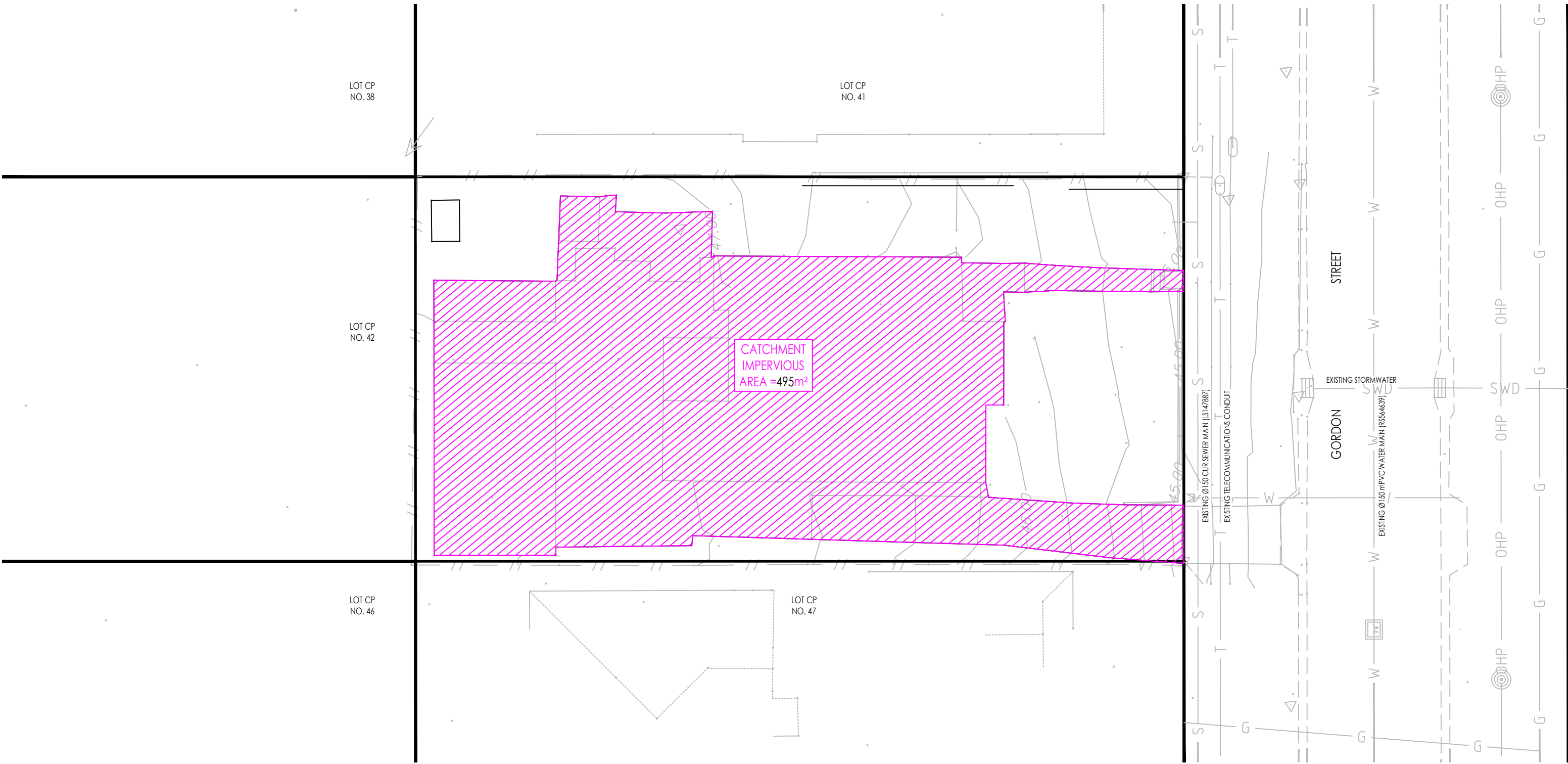
Q = CIA / 360

APPENDIX E

CONCEPT PLANS

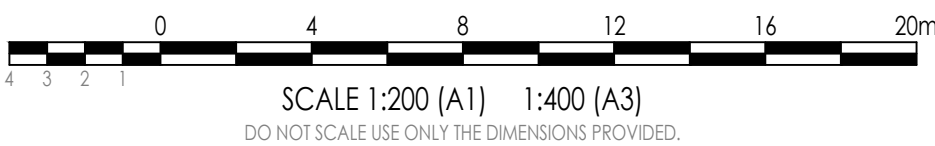
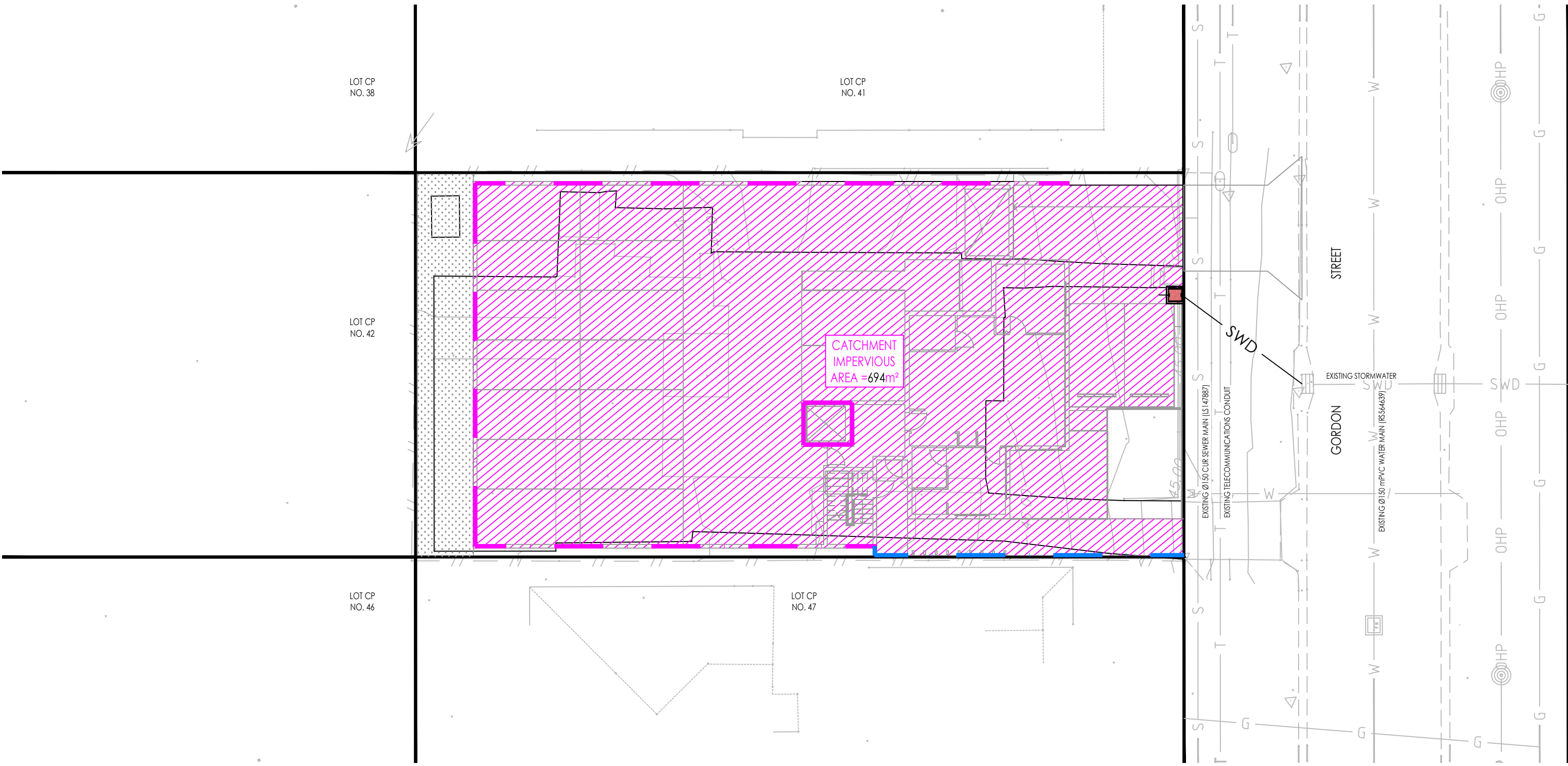


Rodgers Consulting Services Pty Ltd
ABN: 13 689 623 354
Email: adrian@rcs.net.au
Mob: 0401338071



CONCEPT PRE-DEVELOPMENT CATCHMENT PLAN

SCALE 1:200



CONCEPT PRE-DEVELOPMENT CATCHMENT PLAN

SCALE 1:200

LEGEND

- 5.50--- EXISTING SURFACE CONTOURS
- - -5.50- - - FINISHED SURFACE CONTOURS
- PROPOSED LOT BOUNDARY
- RESUMPTION RP BOUNDARY
- EXISTING LOT BOUNDARY
- SWD — EXISTING STORMWATER DRAINAGE
- S — EXISTING SEWER RETICULATION
- W — EXISTING WATER RETICULATION
- E — EXISTING UNDERGROUND POWER
- OHP — EXISTING OVERHEAD POWER
- T — EXISTING TELSTRA LINE
- NBN — NBN — EXISTING NBN LINE
- G — EXISTING GAS LINE
- STORMWATER CATCHMENT AREA
- STORMWATER FIELD INLET
- STORMWATER MANHOLE
- STORMWATER CATCHPITS
- STORMWATER FLOW ARROWS
- IMPERVIOUS CATCHMENT AREA
- ROAD CATCHMENT AREA
- LANDSCAPING CATCHMENT AREA
- ROOF CATCHMENT AREA



**BEFORE
YOU DIG**
www.byda.com.au

LOCATION AND LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A 'BEFORE YOU DIG' SEARCH AND CARRY OUT ALL INVESTIGATIONS REQUIRED TO SATISFY THEMSELVES OF THE LOCATION OF EXISTING SERVICES. ANY POTENTIAL CONFLICTS SHALL BE REPORTED TO THE SUPERINTENDENT.

DISCLAIMER:

WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION PROVIDED IN THIS DRAWING/DESIGN WAS ACCURATE AT THE TIME IT WAS COMPILED, AS PART OF "AS CONSTRUCTED" RECORDS, IT REMAINS THE RESPONSIBILITY OF PROPERTY OWNERS AND THEIR CONTRACTORS, SUB-CONTRACTORS, EMPLOYEES, SERVANTS AND AGENTS AS APPROPRIATE IN THE CIRCUMSTANCES TO MAKE ALL REASONABLE EFFORTS TO ASCERTAIN THE PRECISE LOCATION OF EXISTING INFRASTRUCTURE INCLUDING WATER MAINS, SEWERS AND DRAINS BEFORE UNDERTAKING EXCAVATION OR CONSTRUCTION WORK.

USERS OF THE INFORMATION SHOULD BE AWARE THAT SINCE THE ORIGINAL RECORDING OF THE DEPTHS IN RELATION TO GROUND LEVELS, CHANGES MAY HAVE OCCURRED AS A RESULT OF SUBSEQUENT WORK OF ACTIVITIES INVOLVING FILLING OR EXCAVATION. CONSEQUENTLY, RODGERS CONSULTING SERVICES TAKES NO RESPONSIBILITY FOR ANY APPARENT ERROR OR INACCURACIES THAT ARE SHOWN TO EXIST AS AT THE DATE INFORMATION WAS PROVIDED OR AT A LATER DATE.

THE ABOVE ALSO APPLIES TO LOCATION AND DEPTH OF OTHER PUBLIC UTILITIES.

AMENDMENTS			
NO.	DATE	DESCRIPTION	DRAWN
A	29.07.2026	PRELIMINARY ISSUE	AR



DISCLAIMER NOTE:

THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LISTED AS THE 'CLIENT' ON THIS PLAN. RODGERS CONSULTING SERVICES ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER SO ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE. ALL COPIES OF THIS PLAN MUST INCLUDE THIS DISCLAIMER.

IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER

WHILE EVERY CARE IS TAKEN BY RODGERS CONSULTING SERVICES TO ENSURE THE ACCURACY OF THE DATA SUPPLIED BY LOCAL AUTHORITIES, BEFORE YOU DIG (BYD) RECORDS, AS CONSTRUCTED INFORMATION AND DETAILED SURVEY, WE MAKE NO REPRESENTATIONS OR WARRANTIES ABOUT ITS ACCURACY, RELIABILITY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE AND DISCLAIM ALL RESPONSIBILITY AND ALL LIABILITY (INCLUDING WITHOUT LIMITATION, LIABILITY IN NEGLIGENCE) FOR ALL EXPENSES, LOSSES, DAMAGES (INCLUDING INDIRECT OR CONSEQUENTIAL DAMAGE) AND COSTS WHICH MAY BE INCURRED AS A RESULT OF DATA BEING INACCURATE OR INCOMPLETE IN ANY WAY AND FOR ANY REASON.

NORTH:



RP DESCRIPTION:

LOT 64 ON RP26018

SCALE: 1 : 100

ORIG. DRG. SIZE
A1

DRAWN:
KN

CHECKED:
TS

DESIGN:
ML

SUPERVISOR:
AR

APPROVED:

On behalf of Rodgers Consulting Services

RPEQ. DATE:

CLIENT:

RA OASIS DEVELOPMENTS PTY LTD

PROJECT:

43 GORDON PARADE, EVERTON PARK QLD 4053

TITLE:

CONCEPT PRE & POST DEVELOPMENT CATCHMENT PLAN

APPROVAL

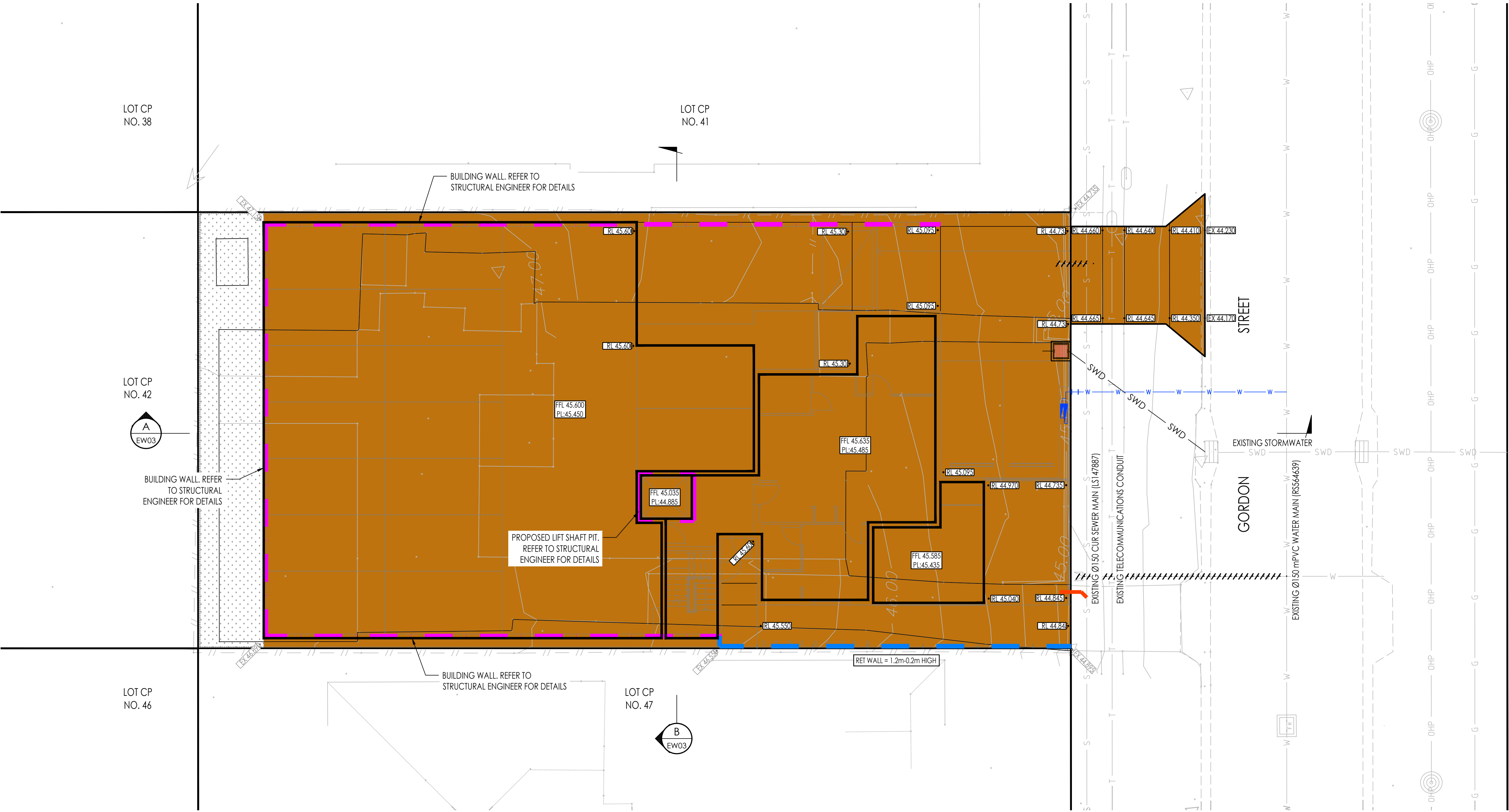
JOB NO.
C26072

DRAWING NO.
SK01

REVISION:
A



AMENDMENTS				DISCLAIMER NOTE: THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LISTED AS THE "CLIENT" ON THIS PLAN. RODGERS CONSULTING SERVICES, ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER SO ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE. ALL COPIES OF THIS PLAN MUST INCLUDE THIS DISCLAIMER. IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER WHILE EVERY CARE IS TAKEN BY RODGERS CONSULTING SERVICES TO ENSURE THE ACCURACY OF THE DATA SUPPLIED BY LOCAL AUTHORITIES, BEFORE YOU DIG (BYD) RECORDS, AS CONSTRUCTED INFORMATION AND DETAILED SURVEY, WE MAKE NO REPRESENTATIONS OR WARRANTIES ABOUT ITS ACCURACY, RELIABILITY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSES AND WITHOUT LIMITATION, INCLUDING LIABILITY (INCLUDING INDIRECT OR CONSEQUENTIAL DAMAGE) AND COSTS WHICH MAY BE INCURRED AS A RESULT OF DATA BEING INACCURATE OR INCOMPLETE IN ANY WAY AND FOR ANY REASON.					
NO.	DATE	DESCRIPTION	DRAWN						
A	29.07.2026	PRELIMINARY ISSUE	AR						
"CONSULTANTS YOU CAN TRUST"									
NORTH:		RP DESCRIPTION: LOT 64 ON RP26018		CLIENT: RA OASIS DEVELOPMENTS PTY LTD		PROJECT: 43 GORDON PARADE, EVERTON PARK QLD 4053		APPROVAL	
		SCALE: 1 : 100		ORIG. DRG. SIZE A1				JOB NO. C26072	
APPROVED:		DRAWN: KN		DESIGN: ML		TITLE: CONCEPT STORMWATER DRAINAGE LAYOUT PLAN		DRAWING NO. SK02	
On behalf of Rodgers Consulting Services		CHECKED: TS		SUPERVISOR: AR		REVISION: A			
RPEQ. DATE:									



CONCEPT BULK EARTHWORKS LAYOUT PLAN
SCALE 1:100

DISCLAIMER:
WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION PROVIDED IN THIS DRAWING/DESIGN WAS ACCURATE AT THE TIME IT WAS COMPILED, AS PART OF "AS CONSTRUCTED" RECORDS, IT REMAINS THE RESPONSIBILITY OF PROPERTY OWNERS AND THEIR CONTRACTORS, SUB-CONTRACTORS, EMPLOYEES, SERVANTS AND AGENTS AS APPROPRIATE IN THE CIRCUMSTANCES TO MAKE ALL REASONABLE EFFORTS TO ASCERTAIN THE PRECISE LOCATION OF EXISTING INFRASTRUCTURE INCLUDING WATER MAINS, SEWERS AND DRAINS BEFORE UNDERTAKING EXCAVATION OR CONSTRUCTION WORK.

USERS OF THE INFORMATION SHOULD BE AWARE THAT SINCE THE ORIGINAL RECORDING OF THE DEPTHS IN RELATION TO GROUND LEVELS, CHANGES MAY HAVE OCCURRED AS A RESULT OF SUBSEQUENT WORK OF ACTIVITIES INVOLVING FILLING OR EXCAVATION. CONSEQUENTLY, RODGERS CONSULTING SERVICES TAKES NO RESPONSIBILITY FOR ANY APPARENT ERROR OR INACCURACIES THAT ARE SHOWN TO EXIST AS AT THE DATE INFORMATION WAS PROVIDED OR AT A LATER DATE.

THE ABOVE ALSO APPLIES TO LOCATION AND DEPTH OF OTHER PUBLIC UTILITIES.

LOCATION AND LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A 'BEFORE YOU DIG' SEARCH AND CARRY OUT ALL INVESTIGATIONS REQUIRED TO SATISFY THEMSELVES OF THE LOCATION OF EXISTING SERVICES. ANY POTENTIAL CONFLICTS SHALL BE REPORTED TO THE SUPERINTENDENT.

EARTHWORKS

SITE PREPARATION	CUT (m³)	FILL (m³)	NET (m³)
SITE STRIPPING (50MM CLEARING +50MM STRIP)	-80.926	0.000	-80.926
SITE EXCAVATION			
BULK EARTHWORKS (FROM STRIPPED)	-711.155	0.000	-711.155
GRAND TOTAL	-711.155m³	0.000m³	-711.155m³

NOTE: EARTHWORKS VOLUMES ARE TAKEN FROM EXISTING SURFACE STRIPPED 100mm.
CONTRACTOR IS TO CONFIRM VOLUMES PRIOR TO TENDER OR COMMENCEMENT OF WORKS ON SITE.

LEGEND

- -5.50-

EXISTING SURFACE CONTOURS
- -5.50-

FINISHED SURFACE CONTOURS
- ---

PROPOSED LOT BOUNDARY
- ---

EXISTING LOT BOUNDARY
- SWD

EXISTING STORMWATER DRAINAGE
- S

EXISTING SEWER RETICULATION
- W

EXISTING WATER RETICULATION
- E

EXISTING UNDERGROUND POWER
- OHP

EXISTING OVERHEAD POWER
- T

EXISTING TELSTRA LINE
- NBN

EXISTING NBN LINE
- G

EXISTING GAS LINE
- ---

RETAINING WALL
- EX 40.072

RL 41.899

EX = EXISTING SURFACE LEVEL
RL = PROPOSED DESIGN LEVEL
- SWD

PROPOSED STORMWATER DRAINAGE
- ---

DENOTES AREA OF CUT
- ---

DENOTES AREA OF FILL

AMENDMENTS			
NO.	DATE	DESCRIPTION	DRAWN
A	29.07.2026	PRELIMINARY ISSUE	AR

DISCLAIMER NOTE:
THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LISTED AS THE "CLIENT" ON THIS PLAN. RODGERS CONSULTING SERVICES ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER SO ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE. ALL COPIES OF THIS PLAN MUST INCLUDE THIS DISCLAIMER.

IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER
WHILE EVERY CARE IS TAKEN BY RODGERS CONSULTING SERVICES TO ENSURE THE ACCURACY OF THE DATA SUPPLIED BY LOCAL AUTHORITIES, BEFORE YOU DIG (BYD) RECORDS, AS CONSTRUCTED INFORMATION AND DETAILED SURVEY, WE MAKE NO REPRESENTATIONS OR WARRANTIES ABOUT ITS ACCURACY, RELIABILITY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE AND DISCLAIM ALL RESPONSIBILITY AND ALL LIABILITY (INCLUDING WITHOUT LIMITATION, LIABILITY IN NEGLIGENCE) FOR ALL EXPENSES, LOSSES, DAMAGES (INCLUDING INDIRECT OR CONSEQUENTIAL DAMAGE) AND COSTS WHICH MAY BE INCURRED AS A RESULT OF DATA BEING INACCURATE OR INCOMPLETE IN ANY WAY AND FOR ANY REASON.

NORTH:

APPROVED:

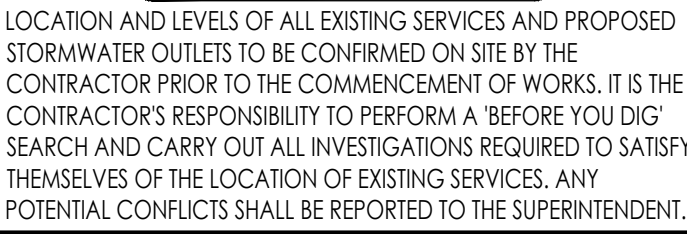
On behalf of Rodgers Consulting Services
RPEQ. DATE:

RP DESCRIPTION:	
LOT 64 ON RP26018	
SCALE: 1 : 100	ORIG. DRG. SIZE A1
DRAWN: KN	DESIGN: ML
CHECKED: TS	SUPERVISOR: AR

CLIENT:	
RA OASIS DEVELOPMENTS PTY LTD	

PROJECT:	
43 GORDON PARADE, EVERTON PARK QLD 4053	
TITLE:	
CONCEPT BULK EARTHWORKS LAYOUT PLAN	

APPROVAL	
JOB NO.	C26072
DRAWING NO.	SK03
REVISION:	A

[illegible]

DISCLAIMER NOTE:
THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LOSS AS THE "CLIENT" ON THIS PLAN. RODGERS CONSULTING SERVICES, ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER SO ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE. ALL COPIES OF THIS PLAN MUST INCLUDE THIS DISCLAIMER.

IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER

WHILE EVERY CARE IS TAKEN BY RODGERS CONSULTING SERVICES TO ENSURE THE ACCURACY OF THE DATA SUPPLIED BY LOCAL AUTHORITIES, BEFORE YOU DIG (BYD) RECORDS, AS CONSTRUCTED INFORMATION AND DETAILED SURVEY, WE MAKE NO REPRESENTATIONS OR WARRANTIES ABOUT ITS ACCURACY, RELIABILITY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE AND DISCLAIM ALL RESPONSIBILITY AND ALL LIABILITY (INCLUDING WITHOUT LIMITATION, LIABILITY IN NEGLIGENCE) FOR ALL EXPENSES, LOSSES, DAMAGES (INCLUDING INDIRECT OR CONSEQUENTIAL DAMAGE) AND COSTS WHICH MAY BE INCURRED AS A RESULT OF DATA BEING INACCURATE OR INCOMPLETE IN ANY WAY AND FOR ANY REASON.



APPROVED:

On behalf of Rodgers Consulting Services

RPEQ. DATE:

RP DESCRIPTION:
LOT 64 ON RP26018

SCALE: 1 : 100

ORIG. DRG. SIZE	A1
-----------------	----

DRAWN
KN

CHECKED:
TS

CLIENT:
RA OASIS DEVELOPMENTS PTY LTD

PROJECT:
43 GORDON PARADE, EVERTON PARK QLD 4053

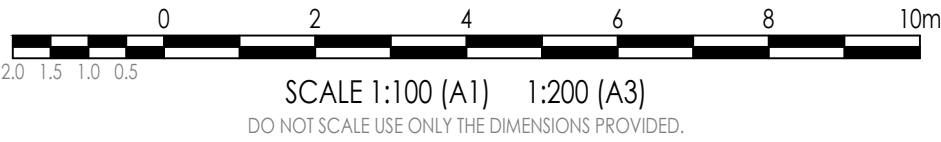
TITLE: CONCEPT BULK EARTHWORKS SECTIONS PLAN

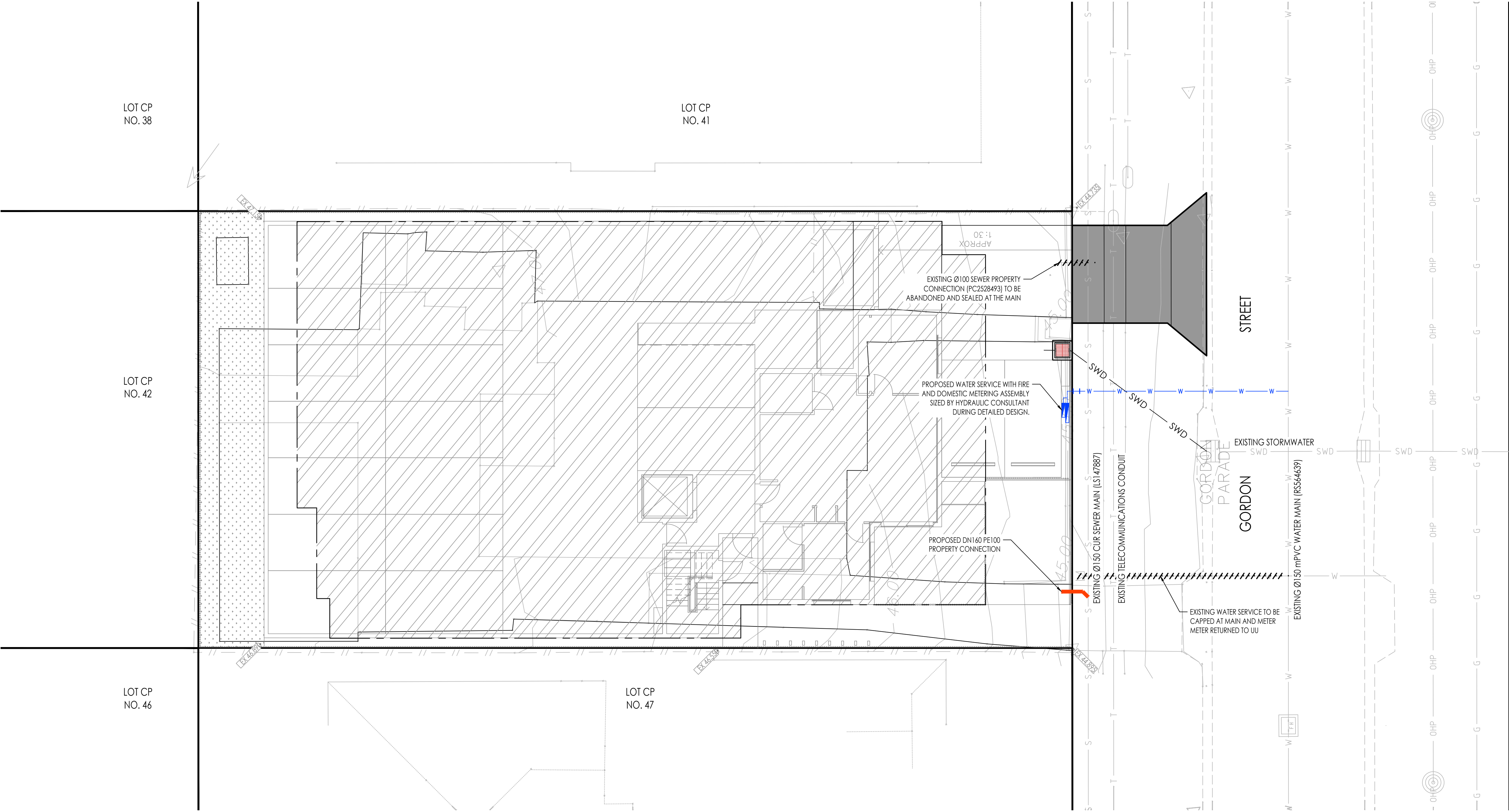
APPROVAL

JOB NO. C26072

DRAWING NO. SK04

A





CONCEPT SEWER & WATER RETICULATION LAYOUT PLAN
SCALE 1:100

LEGEND

- 5.50 --- EXISTING SURFACE CONTOURS
- 5.50 --- FINISHED SURFACE CONTOURS
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- SWD EXISTING STORMWATER DRAINAGE
- S EXISTING SEWER RETICULATION
- W EXISTING WATER RETICULATION
- E EXISTING UNDERGROUND POWER
- OHP EXISTING OVERHEAD POWER
- RETAINING WALL
- PROPOSED SEWER RETICULATION
- PROPOSED WATER RETICULATION
- MAINTENANCE HOLE/ SHAFT
- B1 UPRIGHT KERB AND CHANNEL
- SEWER STRUCTURE NUMBER
- DRIVEWAY CROSSOVER HATCH
- DRIVEWAY HATCH
- STORMWATER FIELD INLET
- STORMWATER MANHOLE
- EASEMENT

DISCLAIMER:

WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION PROVIDED IN THIS DRAWING/DESIGN WAS ACCURATE AT THE TIME IT WAS COMPILED, AS PART OF "AS CONSTRUCTED" RECORDS, IT REMAINS THE RESPONSIBILITY OF PROPERTY OWNERS AND THEIR CONTRACTORS, SUB-CONTRACTORS, EMPLOYEES, SERVANTS AND AGENTS AS APPROPRIATE IN THE CIRCUMSTANCES TO MAKE ALL REASONABLE EFFORTS TO ASCERTAIN THE PRECISE LOCATION OF EXISTING INFRASTRUCTURE INCLUDING WATER MAINS, SEWERS AND DRAINS BEFORE UNDERTAKING EXCAVATION OR CONSTRUCTION WORK.

USERS OF THE INFORMATION SHOULD BE AWARE THAT SINCE THE ORIGINAL RECORDING OF THE DEPTHS IN RELATION TO GROUND LEVELS, CHANGES MAY HAVE OCCURRED AS A RESULT OF SUBSEQUENT WORK OF ACTIVITIES INVOLVING FILLING OR EXCAVATION. CONSEQUENTLY, RODGERS CONSULTING SERVICES TAKES NO RESPONSIBILITY FOR ANY APPARENT ERROR OR INACCURACIES THAT ARE SHOWN TO EXIST AS AT THE DATE INFORMATION WAS PROVIDED OR AT A LATER DATE.

THE ABOVE ALSO APPLIES TO LOCATION AND DEPTH OF OTHER PUBLIC UTILITIES.



LOCATION AND LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A 'BEFORE YOU DIG' SEARCH AND CARRY OUT ALL INVESTIGATIONS REQUIRED TO SATISFY THEMSELVES OF THE LOCATION OF EXISTING SERVICES, ANY POTENTIAL CONFLICTS SHALL BE REPORTED TO THE SUPERINTENDENT.

AMENDMENTS			
NO.	DATE	DESCRIPTION	DRAWN
A	29.07.2026	PRELIMINARY ISSUE	AR



DISCLAIMER NOTE:

THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LISTED AS THE 'CLIENT' ON THIS PLAN. RODGERS CONSULTING SERVICES ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER SO ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE. ALL COPIES OF THIS PLAN MUST INCLUDE THIS DISCLAIMER.

IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER

WHILE EVERY CARE IS TAKEN BY RODGERS CONSULTING SERVICES TO ENSURE THE ACCURACY OF THE DATA SUPPLIED BY LOCAL AUTHORITIES, BEFORE YOU DIG (BYD) RECORDS, AS CONSTRUCTED INFORMATION AND DETAILED SURVEY, WE MAKE NO REPRESENTATIONS OR WARRANTIES ABOUT ITS ACCURACY, RELIABILITY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE AND DISCLAIM ALL RESPONSIBILITY AND ALL LIABILITY (INCLUDING WITHOUT LIMITATION, LIABILITY IN NEGLIGENCE) FOR ALL EXPENSES, LOSSES, DAMAGES (INCLUDING INDIRECT OR CONSEQUENTIAL DAMAGE) AND COSTS WHICH MAY BE INCURRED AS A RESULT OF DATA BEING INACCURATE OR INCOMPLETE IN ANY WAY AND FOR ANY REASON.

NORTH:



APPROVED:

RPEG.

DATE:

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services

On behalf of Rodgers Consulting Services