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STRUCTURAL

CIVIL

MECHANICAL

ELECTRICAL

HYDRAULIC

FIRE

SEISMIC

ENGINEERS

BCC DS
RECEIVED
03/08/2026
APPLICATION REF
A007037087



CONSULTANTS

17 July 2026
Ref: STP25-2454

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Planning and Development

Dear Sir/Madam,

**RE: RFI Response/Technical Memorandum
Stormwater - Proposed Warehouse and Food and Drink Outlet at 62 Blunder
Road, Oxley QLD 4075**

STP have prepared this RFI response/Tech Memo in response to an Information Request issued by Brisbane City Council (BCC) dated 3rd July 2026. The responses to the Request for Information (RFI) Items are included in Section 2.0.

The site currently has an MCU approval (A006250342) for the proposed development and recently been lodged to incorporate an ROL component.

On behalf of Onefin Property Pty Ltd, STP have completed a revised stormwater treatment strategy to support the ongoing ROL application and Information Request issued by BCC. This revised strategy involves individual treatment systems for each proposed allotment.

This Technical Memorandum confirms that the proposed development complies with the State Planning Policy and Brisbane City Councils stormwater quality requirements.

1.0 Stormwater Treatment / MUSIC Modelling

The following sections illustrate the proposed treatment measures and results for each lot.

Proposed Lot 1

Proposed Lot 1 has been modelled with 7 x Atlan StormSacks and 16 x AtlanFilters. It is proposed to shift the location from the approved southeastern corner to the filled area as requested by BCC officers and continue to discharge to the waterway.

Other changes include incorporating an Atlan FlowGuard system to treat each of the two ramp areas, and allowing a portion of suspended roof area to discharge untreated to the surface below. It is proposed to incorporate scour protection at the surface which will be detailed at the operation works stage. Please refer to Appendix B for the catchment areas and Figures 1 and 2 below for the MUSIC Model and Modelling results.

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STP CONSULTANTS ACN 668 668 086 ABN 55 668 668 086 www.stpconsultants.com.au

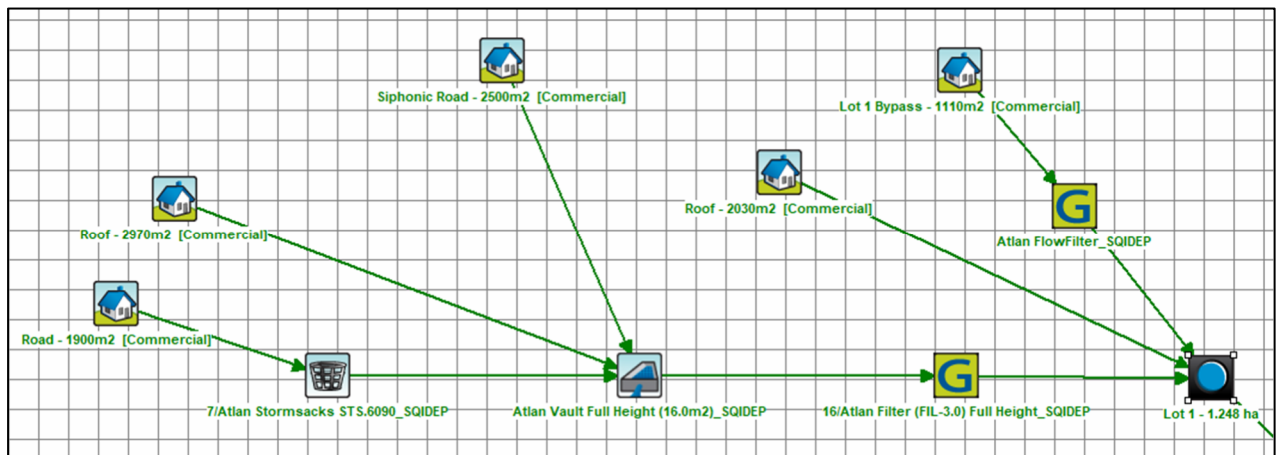


Figure 1 –MUSIC Model - Lot 1

	Sources	Residual Load	% Reduction
Flow (ML/yr)	13.3	13.3	0
Total Suspended Solids (kg/yr)	3000	556	81.5
Total Phosphorus (kg/yr)	5.72	1.67	70.8
Total Nitrogen (kg/yr)	40	22.2	44.5
Gross Pollutants (kg/yr)	280	54.3	80.6

Figure 2 –MUSIC Results - Lot 1

It is noted the result for TN removal being 44.5% is slightly below the target of 45% however given this is within 0.5% it is considered minor and unlikely to create any actionable nuisance.

Proposed Lot 2

It is proposed for Lot 2 to provide a stormwater treatment system located below ground within Lot 2 and discharge to the waterway. This will ensure the stormwater management system can be managed independently.

This consists of 6 x Atlan StormSacks and 4 x AtlanFilters. Please refer to Figure 3 and 4 below for the MUSIC Model and Modelling results.

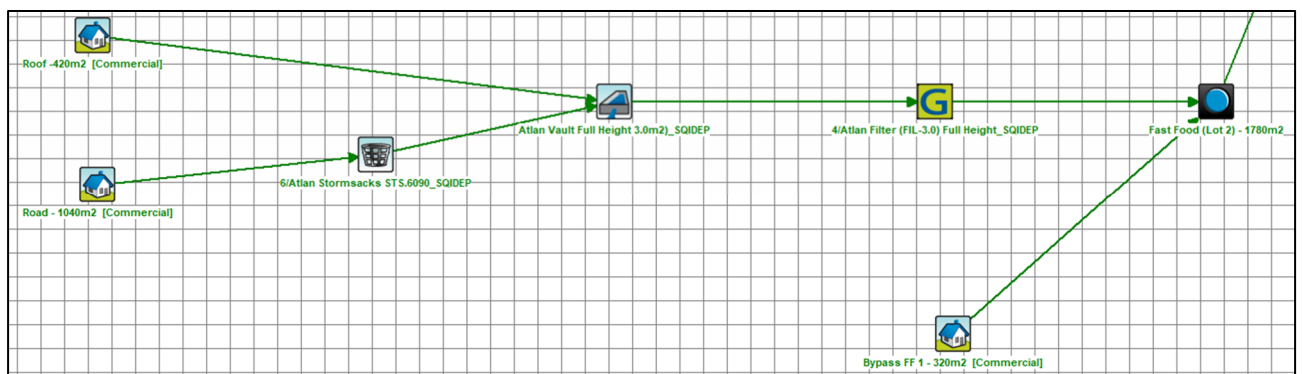


Figure 3 - MUSIC Model - Lot 2

Treatment Train Effectiveness - Fast Food (Lot 2) - 1780m2

	Sources	Residual Load	% Reduction
Flow (ML/yr)	2.12	2.12	0
Total Suspended Solids (kg/yr)	592	118	80
Total Phosphorus (kg/yr)	1.13	0.315	72
Total Nitrogen (kg/yr)	6.87	3.06	55.5
Gross Pollutants (kg/yr)	40.1	1.02	97.4

Figure 4 - MUSIC Results - Lot 2

Proposed Lot 3

It is proposed for Lot 3 to provide a stormwater treatment system located below ground within the carpark area of Lot 3 and discharge to the waterway. This will ensure the stormwater management system can be managed independently.

Stormwater treatment for Lot 2 consists of 6 x StormSacks and 2 x AtlanFilters. Please refer to Figures 5 and 6 below for the MUSIC Model and Modelling results.

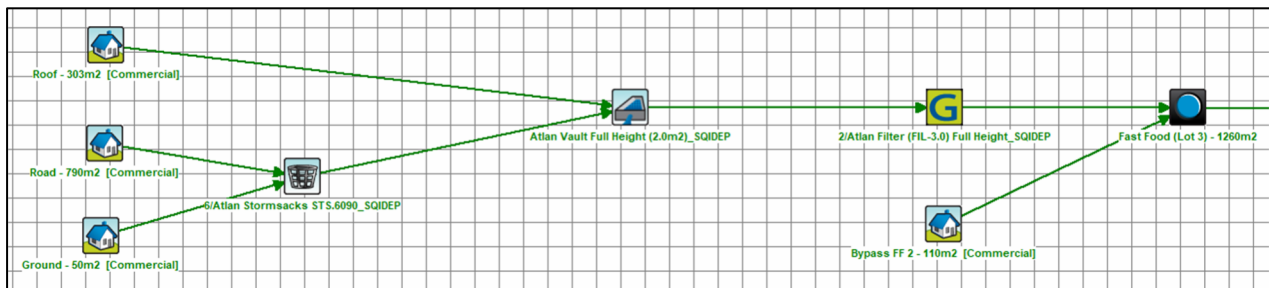


Figure 5 - MUSIC Results - Lot 3

Treatment Train Effectiveness - Fast Food (Lot 3) - 1260m2			
	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.52	1.52	0
Total Suspended Solids (kg/yr)	414	75.3	81.8
Total Phosphorus (kg/yr)	0.812	0.196	75.9
Total Nitrogen (kg/yr)	4.77	2.03	57.4
Gross Pollutants (kg/yr)	29.7	0.352	98.8

Figure 6 - MUSIC Results - Lot 3

2.0 RFI Responses

Item 2a: The treatment system has been amended to suit the updated stormwater drainage design. Refer to the STP Civil Stormwater Plans.

Item 2b: This has been shown on the included STP Civil Stormwater Plans.

Item 3: The proposed location of the tank has been moved as requested by BCC officers to the filled area. Refer to STP Civil Stormwater Plans.

3.0 Summary

As demonstrated, the proposed treatment system for each lot is in accordance with the State Planning Policy and Brisbane City Council Guidelines.

For any further information please contact myself on 07 3539 8300 or erin@stpconsultants.com.au

Yours faithfully,
STP Consultants


Erin Hogan-Sullivan
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Erin.Hogan-Sullivan@stpconsultants.com.au
Principal Engineer, CPE-Eng
Date: 2025.07.29 10:05:07+10:00

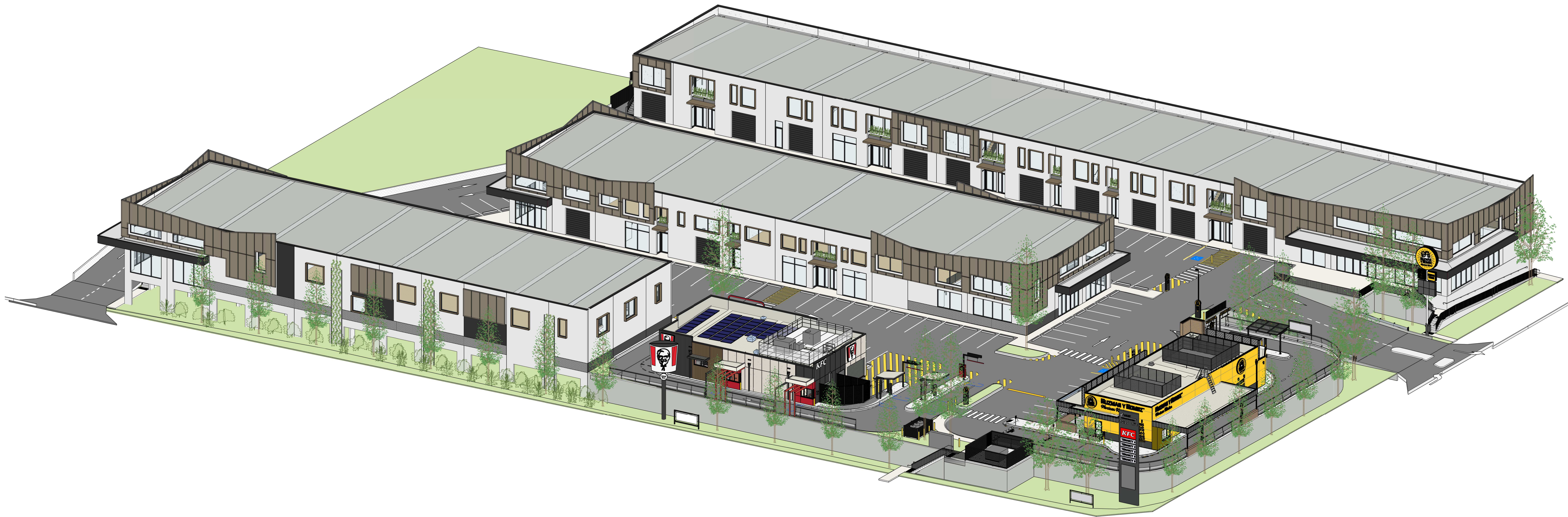
ERIN HOGAN-SULLIVAN BEng, RPEQ 21411

Principal Civil Engineer

Attachment 1 – Proposed Development / ROL Plan

Attachment 2 – MUSIC Catchment Areas

Attachment 3 – STP Concept Civil Plans



- NOTES:
- DRAWINGS TO BE PRINTED IN COLOUR FOR CLARITY.
 - DRAWING LIST SHOWN IS NOTIONAL ONLY AND SUBJECT TO CHANGE.
 - DRAWINGS SHOWN IN GREY ARE PLACEHOLDERS ONLY.

DRAWING LIST - CONTRACT DOCUMENTATION - OVERALL / SITE		
00 SERIES		
A- 0-00-00	COVER SHEET	
A- 0-00-10	GENERAL NOTES, LEGENDS & SCHEDULES	
A- 0-00-20	FIXTURES & FINISHES SCHEDULES	
10 SERIES - SITE & STAGING / EXTERNAL WORKS		
A- 0-10-00	SITE CONTEXT PLAN	
A- 0-10-01	KEY PLANS - BUILDINGS	
A- 0-10-02	KEY PLANS - CARPARK	
A- 0-10-11	SITE GRID SETOUT - GROUND FLOOR	
A- 0-10-15	SITE PLAN - EXISTING & DEMOLITION	
A- 0-10-20	SITE PLAN - UNDERCROFT - FOOTINGS & COLUMNS	
A- 0-10-21	SITE PLAN - GROUND FLOOR	
A- 0-10-22	SITE PLAN - ROOF PLAN	
A- 0-10-31	SITE PLAN - SWEPT PATHS	
A- 0-10-32	SITE PLAN - INFRASTRUCTURE & SERVICES	
A- 0-10-33	SITE PLAN - EXTERNAL WORKS	
A- 0-10-34	SITE EASEMENT PLAN - UNDERCROFT	
A- 0-10-35	SITE EASEMENT PLAN - GROUND	
A- 0-10-40	CARPARKING PLAN - SHEET 01	
A- 0-10-41	CARPARKING PLAN - SHEET 02	
A- 0-10-42	CARPARKING PLAN - SHEET 03	
A- 0-10-51	PMT DETAILS	
22 SERIES - PERFORMANCE PLANS		
A- 0-22-01	PERFORMANCE PLAN - GROUND FLOOR	
23 SERIES - SLAB PLANS		
A- 0-23-00	OVERALL SITE SLAB PLAN	
A- 0-23-01	CARPARKING SLAB PLAN - SHEET 01	
A- 0-23-02	CARPARKING SLAB PLAN - SHEET 02	
A- 0-23-03	CARPARKING SLAB PLAN - SHEET 03	
40 SERIES - DETAILS SETOUTS & CONSTRUCTION DETAILS		
A- 0-40-01	TYPICAL DETAILS - SHEET 01	
A- 0-40-02	TYPICAL DETAILS - SHEET 02	
A- 0-40-03	TYPICAL DETAILS - SHEET 03	
A- 0-40-04	TYPICAL DETAILS - SHEET 04	
50 SERIES - SCHEDULES & THEIR DETAIL / TYPICAL SETOUTS		
A- 0-50-01	SCREEN & HOOD DETAILS - TYPICAL	
55 SERIES - SIGNAGE		
A- 0-55-01	PLYON SIGNS	
60 SERIES - STAIR, RAMP, & LIFT DETAILS		
A- 0-60-01	EXTERNAL STAIR DETAILS - SHEET 01	
A- 0-60-02	EXTERNAL STAIR DETAILS - SHEET 02	
A- 0-60-03	EXTERNAL STAIR, LIFT, & RAMP DETAILS - SHEET 03	
A- 0-60-04	MEZZANINE STAIR 1 DETAILS - TYPICAL	
A- 0-60-05	MEZZANINE STAIR 2 DETAILS - TYPICAL	
A- 0-62-01	RAMP 01 DETAILS	
A- 0-62-02	RAMP 02 DETAILS	
80 SERIES - ROOM LAYOUTS / INTERNAL ELEVATIONS		
A- 0-80-01	AMENITIES DETAILS - TYPICAL	
A- 0-80-02	KITCHENETTE DETAILS - TYPICAL	

OXLEY LIGHT INDUSTRIAL PARK

DESIGN DEVELOPMENT

62 BLUNDER ROAD, OXLEY QLD 4075

DRAWING LIST - CONTRACT DOCUMENTATION - UNIT BUILDING 01		
21 SERIES - FLOOR PLANS		
A- 1-21-10	BUILDING 01 - GROUND FLOOR & MEZZANINE FLOOR PLAN	
23 SERIES - SLAB PLANS		
A- 1-23-01	BUILDING 01 - SLAB PLAN	
26 SERIES - CEILING PLANS		
A- 1-26-01	BUILDING 01 - CEILING PLANS	
27 SERIES - ROOF PLANS		
A- 1-27-01	BUILDING 01 - ROOF PLAN	
30 SERIES - BUILDING ELEVATIONS & SECTIONS		
A- 1-30-00	BUILDING 01 - ELEVATIONS	
A- 1-30-10	BUILDING 01 - SECTIONS	
A- 1-30-51	BUILDING 01 - CONCRETE PANEL ELEVATIONS	
40 SERIES - DETAILS SETOUTS & CONSTRUCTION DETAILS		
A- 1-40-01	BUILDING 01 - DETAIL SECTIONS - SHEET 1	
A- 1-40-02	BUILDING 01 - DETAIL SECTIONS - SHEET 2	
A- 1-40-03	BUILDING 01 - DETAIL SECTIONS - SHEET 3	
50 SERIES - SCHEDULES & THEIR DETAIL / TYPICAL SETOUTS		
A- 1-50-00	BUILDING 01 - DOOR SCHEDULE	
A- 1-50-11	BUILDING 01 - GLAZING SCHEDULE	
A- 1-50-51	BUILDING 01 - WINDOW HOOD & SCREEN ELEVATIONS - SHEET 1	
A- 1-50-52	BUILDING 01 - WINDOW HOOD & SCREEN ELEVATIONS - SHEET 2	
DRAWING LIST - CONTRACT DOCUMENTATION - UNIT BUILDING 02		
21 SERIES - FLOOR PLANS		
A- 2-21-10	BUILDING 02 - GROUND FLOOR & MEZZANINE FLOOR PLAN	
23 SERIES - SLAB PLANS		
A- 2-23-01	BUILDING 02 - SLAB PLAN	
26 SERIES - CEILING PLANS		
A- 2-26-01	BUILDING 02 - CEILING PLANS	
27 SERIES - ROOF PLANS		
A- 2-27-01	BUILDING 02 - ROOF PLAN	
30 SERIES - BUILDING ELEVATIONS & SECTIONS		
A- 2-30-00	BUILDING 02 - ELEVATIONS	
A- 2-30-10	BUILDING 02 - SECTIONS	
A- 2-30-51	BUILDING 02 - CONCRETE PANEL ELEVATIONS	
40 SERIES - DETAILS SETOUTS & CONSTRUCTION DETAILS		
A- 2-40-01	BUILDING 02 - DETAIL SECTIONS - SHEET 1	
A- 2-40-02	BUILDING 02 - DETAIL SECTIONS - SHEET 2	
A- 2-40-03	BUILDING 02 - DETAIL SECTIONS - SHEET 3	
50 SERIES - SCHEDULES & THEIR DETAIL / TYPICAL SETOUTS		
A- 2-50-00	BUILDING 02 - DOOR SCHEDULE	
A- 2-50-11	BUILDING 02 - GLAZING SCHEDULE	
A- 2-50-51	BUILDING 02 - WINDOW HOOD & SCREEN ELEVATIONS - SHEET 1	
A- 2-50-52	BUILDING 02 - WINDOW HOOD & SCREEN ELEVATIONS - SHEET 2	
DRAWING LIST - CONTRACT DOCUMENTATION - UNIT BUILDING 03		
21 SERIES - FLOOR PLANS		
A- 3-21-10	BUILDING 03 - GROUND FLOOR PLAN	
A- 3-21-11	BUILDING 03 - MEZZANINE FLOOR PLAN	
23 SERIES - SLAB PLANS		
A- 3-23-01	BUILDING 03 - SLAB PLAN	
26 SERIES - CEILING PLANS		
A- 3-26-01	BUILDING 03 - GROUND CEILING PLAN	
A- 3-26-02	BUILDING 03 - MEZZANINE CEILING PLAN	
27 SERIES - ROOF PLANS		
A- 3-27-01	BUILDING 03 - ROOF PLAN	
30 SERIES - BUILDING ELEVATIONS & SECTIONS		
A- 3-30-00	BUILDING 03 - ELEVATIONS	
A- 3-30-10	BUILDING 03 - SECTIONS	
A- 3-30-51	BUILDING 03 - CONCRETE PANEL ELEVATIONS	
40 SERIES - DETAILS SETOUTS & CONSTRUCTION DETAILS		
A- 3-40-01	BUILDING 03 - DETAIL SECTIONS - SHEET 1	
A- 3-40-02	BUILDING 03 - DETAIL SECTIONS - SHEET 2	
A- 3-40-03	BUILDING 03 - DETAIL SECTIONS - SHEET 3	
50 SERIES - SCHEDULES & THEIR DETAIL / TYPICAL SETOUTS		
A- 3-50-00	BUILDING 03 - DOOR SCHEDULE	
A- 3-50-11	BUILDING 03 - GLAZING SCHEDULE	
A- 3-50-51	BUILDING 03 - WINDOW HOOD & SCREEN ELEVATIONS - SHEET 1	
A- 3-50-52	BUILDING 03 - WINDOW HOOD & SCREEN ELEVATIONS - SHEET 2	
60 SERIES - STAIR, RAMP, & LIFT DETAILS		
A- 3-60-01	BUILDING 03 - REFUSE STAIR DETAILS	

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Nominated Architect:
ALEX DU PLESSIS
Arch. Reg. No. QLD 5863;
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10	2026-07-10	ARCHITECTURAL STATUS ISSUE 11	DCB
9	2026-07-02	ARCHITECTURAL STATUS ISSUE 10	DCB
8	2026-07-01	ARCHITECTURAL STATUS ISSUE 09	DCB
7	2026-06-22	ARCHITECTURAL STATUS ISSUE 08	DCB
6	2026-06-09	ARCHITECTURAL STATUS ISSUE 07	DCB
5	2026-05-26	ARCHITECTURAL STATUS ISSUE 06	DCB
4	2026-05-12	ARCHITECTURAL STATUS ISSUE 05	DCB
3	2026-04-28	ARCHITECTURAL STATUS ISSUE 04	DCB
2	2026-04-01	ARCHITECTURAL STATUS ISSUE 02	DCB
1	2026-03-25	ARCHITECTURAL STATUS ISSUE 01	DCB

#	date	description	init.
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drawn	date
DCB	FEB 2026
checked	date
JS	JUN 2026
verified	date

architect
ALEX DU PLESSIS
Arch. Reg. No. QLD 5863

scale

COVER SHEET

scale	project no.
@ A0	22.0238.17
sheet no.	revision
A-0-00-00	10

original sheet size - A0 (841mm x 1189mm)

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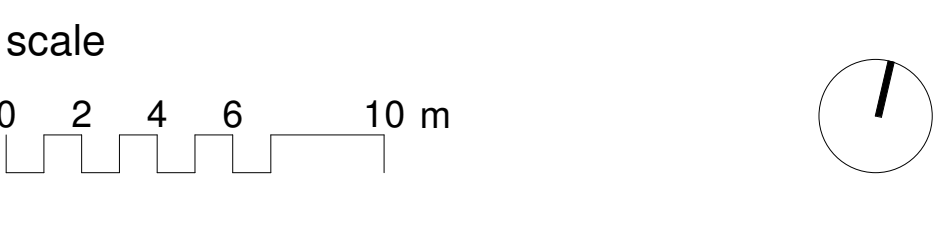
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7	2026-07-10	ARCHITECTURAL STATUS ISSUE 11	DCB
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5	2026-07-01	ARCHITECTURAL STATUS ISSUE 09	DCB
4	2026-06-22	ARCHITECTURAL STATUS ISSUE 08	DCB
3	2026-06-26	ARCHITECTURAL STATUS ISSUE 06	DCB
2	2026-05-12	ARCHITECTURAL STATUS ISSUE 05	DCB
1	2026-03-11	ISSUE FOR COORDINATION	DCB

drawn	date
DCB	FEB 2026
checked	date
JS	JUN 2026
verified	date

architect
ALEX DU PLESSIS
Arch. Reg. No. QLD 5863



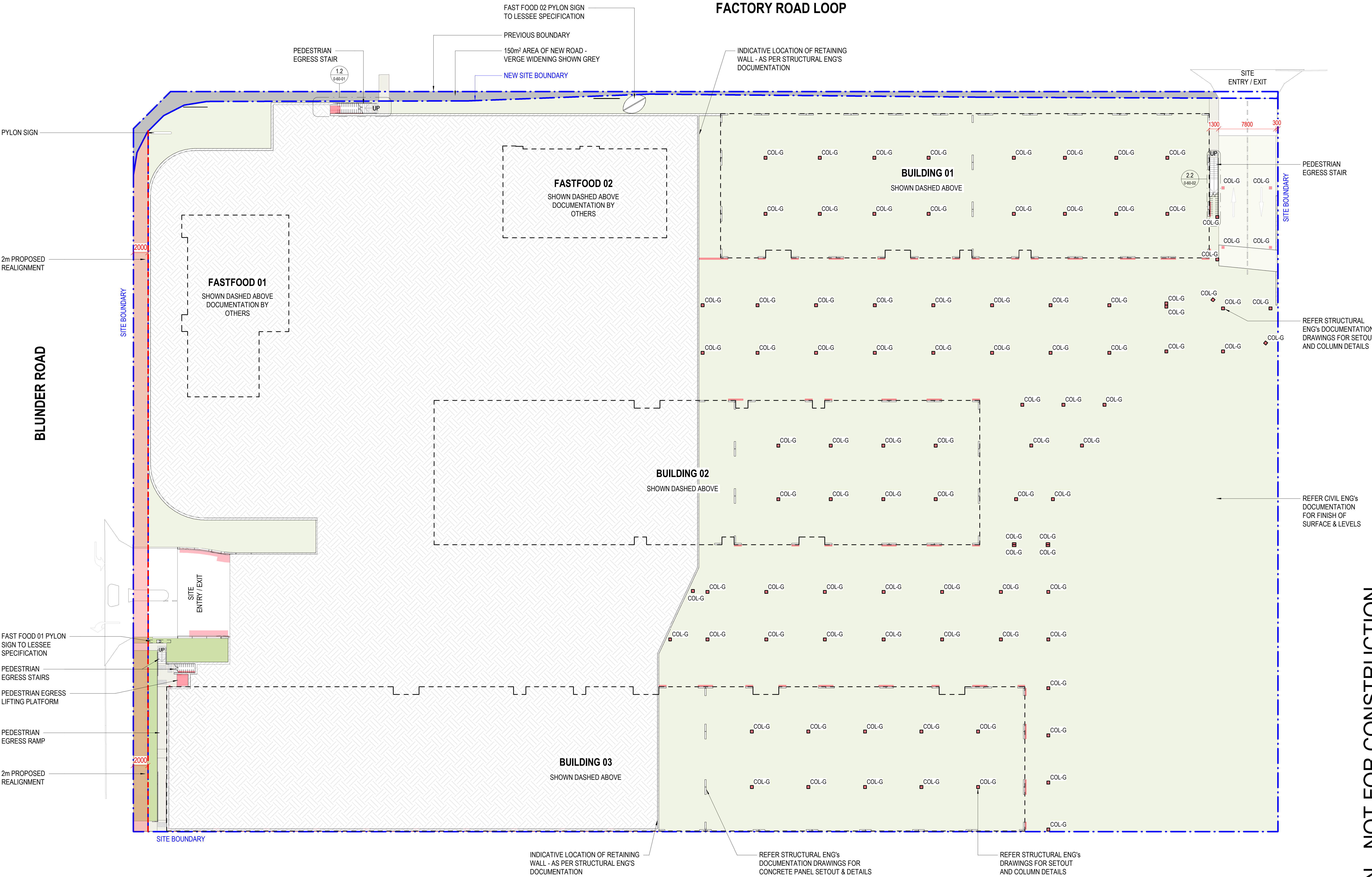
**SITE PLAN -
UNDERCROFT -
FOOTINGS & COLUMNS**

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original sheet size - A0 (841mm x 1189mm)

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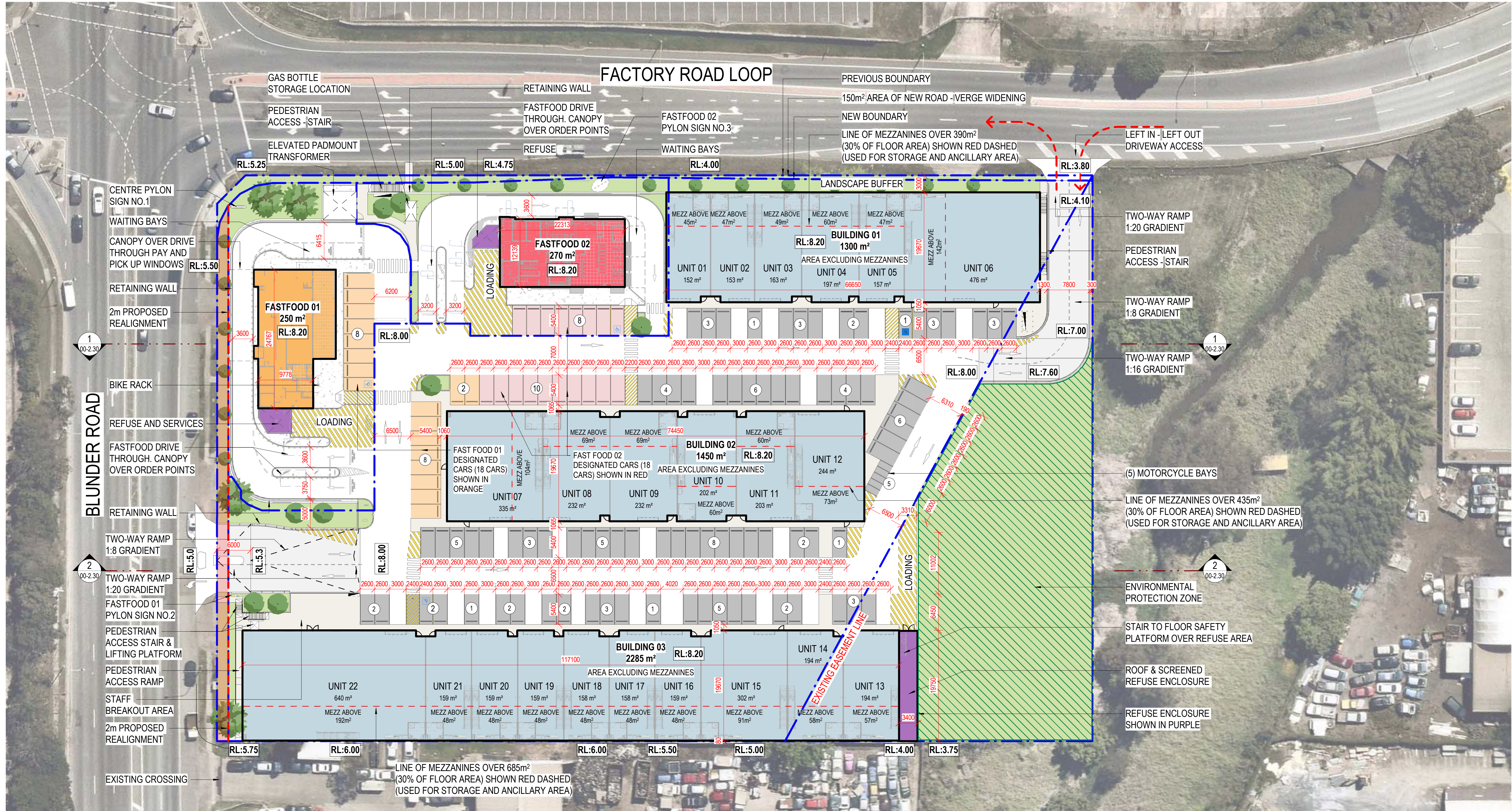
- MECH (xxxx-xx-xx)
- CIVIL (2026-06-10)
- HYDRAULIC (2026-05-27)
- ELECTRICAL (2026-06-29)
- STRUCTURAL (2026-06-30)

DATES ABOVE INDICATE RECEIPT DATE OF
BACKGROUNDS MODEL / DRAWINGS SHOWN.

NOTE:

- ALL RL'S AND DIMENSIONS SHOWN ARE BASED ON THE STRUCTURAL MODEL AS RECEIVED ON THE DATE NOTED ABOVE.
- DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, HYDRAULIC & TRAFFIC ENGINEERS DRAWINGS AND SPECIFICATIONS.
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SITE AREA		
SURFACE TYPE	AREA	% SITE COVERAGE
LANDSCAPE	2873 m ²	18%
IMPERVIOUS AREA	12877 m ²	82%
TOTAL AREA	15750 m ²	100%

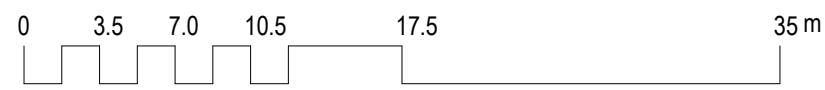
SITE COVER		
	AREA	% SITE COVERAGE
SITE COVER (ROOFED)	6378 m ²	40%
SITE COVER (NOT ROOFED)	9373 m ²	60%
TOTAL AREA	15750 m ²	100%

DEVELOPMENT SCHEDULE			
USE	GFA	CAR RATIO	CARS PROVIDED.
INDUSTRIAL UNITS GROUND	5035 m ²	12/100	88 & (22 LOADING)
INDUSTRIAL UNITS MEZZANINES	1510 m ²		
FAST FOOD	520 m ²		36
TOTAL	7065 m ²		124

* CAR RATIO
1/100m² + 2 PER TANANCY,
ASSUME 22 TENANCIES

CARPARKING SCHEDULE		
TYPE	SIZE	QTY.
CAR PARK BAYS	5400 x 2700	4
CAR PARK BAYS	5400 x 2600	104
CAR PARK BAYS	5400 x 2500	7
CAR PARK BAYS PWD	5400 x 2400	4
MOTORCYCLE BAYS	2500 x 1200	5

TOTAL 124



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DEVELOPMENT PLAN

As indicated @ A1

2026-07-27

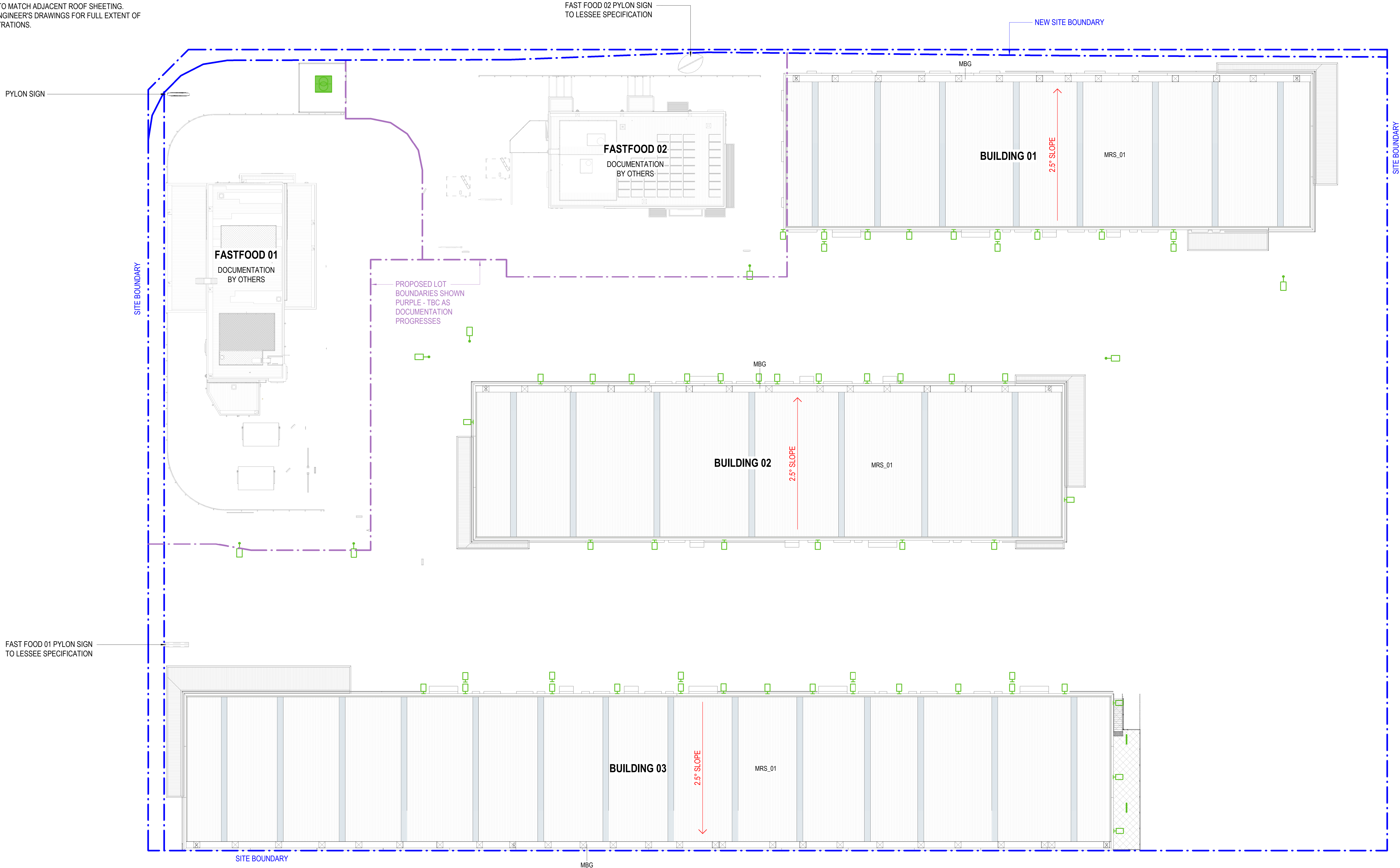
TA # 22.0238.17

A-00-1.01

rev. 44

ROOF NOTE:

- REFER TO DETAILED ROOF PLANS FOR FURTHER INFORMATION
- ALLOW FOR ROOF WALKWAYS & LADDERS. LOCATIONS (WHERE SHOWN) ARE DIAGRAMMATIC ONLY. FINAL LOCATION SUBJECT TO CO-ORDINATION WITH ROOF PENETRATION LOCATIONS. ROOF ACCESS TO BE PROVIDED BY MECHANICAL MEANS (SCISSOR LIFT OR SIMILAR) SUBJECT TO CERTIFIER SIGN OFF
- ROOF SAFETY ANCHORS POINTS NOT SHOWN TO BE COORDINATED WITH ROOF PENETRATION LOCATIONS AND DESIGN BY D&C CONTRACTOR.
- RIDGE CAPPING COLOUR TO MATCH ADJACENT ROOF SHEETING.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR FULL EXTENT OF MECHANICAL ROOF PENETRATIONS.



COORDINATION LEGEND

- MECH (xxxx-xx-xx)
- CIVIL (2026-06-10)
- HYDRAULIC (2026-05-27)
- ELECTRICAL (2026-06-29)
- STRUCTURAL (2026-06-30)

DATES ABOVE INDICATE RECEIPT DATE OF BACKGROUNDS MODEL / DRAWINGS SHOWN.

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KEYNOTE SCHEDULE

CODE	DESCRIPTION
MBG	ZINCALUME BOX GUTTER ON SUPPORT Refer to Hydraulic Engineer's Documentation for size & details
MRS_01	METAL ROOF SHEETING: TYPE 01 Refer to Finishes Schedule

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Thomson Adsett Pty Ltd
ABN 76 105 314 654

Nominated Architect:
ALEX DU PLESSIS
Arch. Reg. No. QLD 5863;
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 - ALL DIMENSIONS LEVELS & SETOUTS TO BE CONFIRMED ON SITE BY CONTRACTOR.

#	date	description	init.
8	2026-07-02	ARCHITECTURAL STATUS ISSUE 10	DCB
7	2026-07-01	ARCHITECTURAL STATUS ISSUE 09	DCB
6	2026-06-22	ARCHITECTURAL STATUS ISSUE 08	DCB
5	2026-06-26	ARCHITECTURAL STATUS ISSUE 06	DCB
4	2026-05-12	ARCHITECTURAL STATUS ISSUE 05	DCB
3	2026-04-28	ARCHITECTURAL STATUS ISSUE 04	DCB
2	2026-04-01	ARCHITECTURAL STATUS ISSUE 02	DCB
1	2026-03-25	ARCHITECTURAL STATUS ISSUE 01	DCB

drawn
DCB
date
FEB 2026

checked
JS
date
JUN 2026

verified
date

architect
ALEX DU PLESSIS
Arch. Reg. No. QLD 5863

scale
0 2 4 6 10 m

SITE PLAN - ROOF
PLAN

scale
1 : 200 @ A0

project no.
22.0238.17

sheet no.
A-0-10-22

revision
8

original sheet size - A0 (841mm x 1189mm)

PRELIMINARY
ISSUE FOR COORDINATION - NOT FOR CONSTRUCTION

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2/07/2026 9:32:36 AM

OXLEY LIGHT
INDUSTRIAL PARK



62 BLUNDER ROAD,
OXLEY QLD 4075



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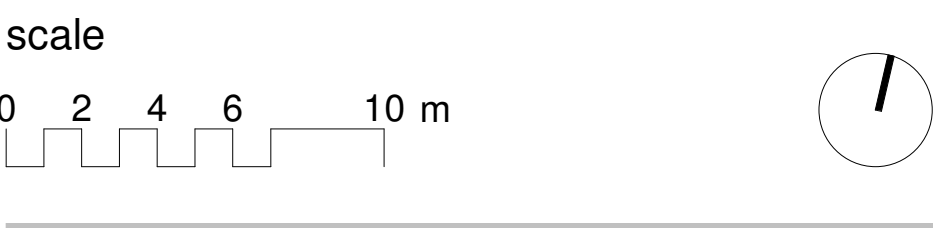
- NOTE:
- THE DESIGN AND DOCUMENTATION HAS ONLY BEEN DEVELOPED TO 50% DESIGN DEVELOPMENT AND IS SUBJECT TO DA CONDITIONS, FURTHER CONSULTANT INPUT, COORDINATION & BUILDING APPROVAL CONDITIONS.
 - DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, HYDRAULIC & TRAFFIC ENGINEERS DRAWINGS AND SPECIFICATIONS.
 - ALL DIMENSIONS LEVELS & SETOUTS TO BE CONFIRMED ON SITE BY CONTRACTOR.

3	2026-07-01	ARCHITECTURAL STATUS ISSUE 09	DCB
2	2026-06-22	ARCHITECTURAL STATUS ISSUE 08	DCB
1	2026-05-12	ARCHITECTURAL STATUS ISSUE 05	DCB

#	date	description	init.
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drawn	date
DCB	MAY 2026
checked	date
JS	JUN 2026
verified	date

architect
ALEX DU PLESSIS
Arch. Reg. No. QLD 5863

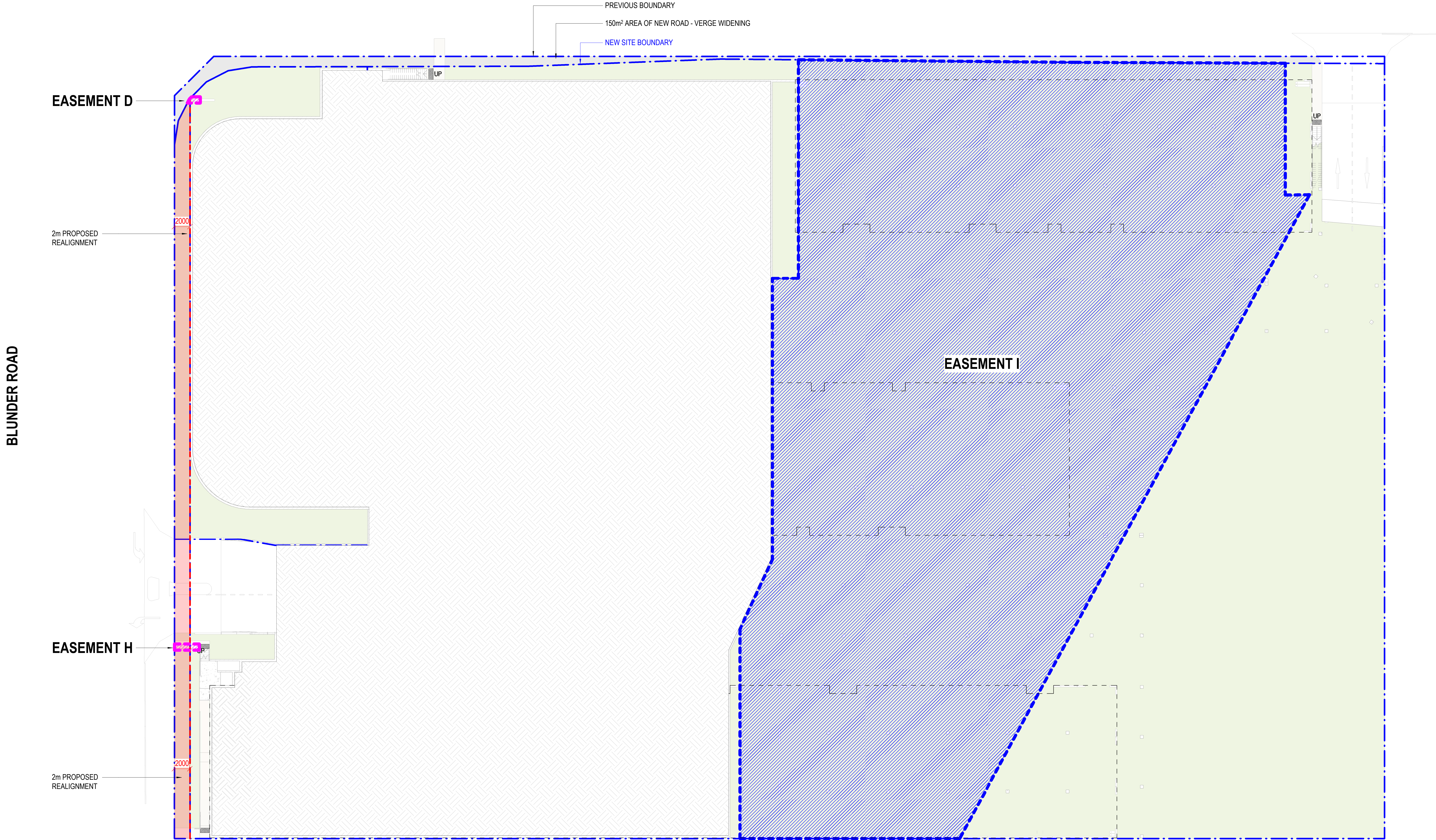


SITE EASEMENT PLAN -
UNDERCROFT

scale	project no.
1 : 200 @ A0	22.0238.17
sheet no.	revision
A-0-10-34	3

original sheet size - A0 (841mm x 1189mm)

FACTORY ROAD LOOP



LEGEND

ROL PROPOSED PLAN (2026-05-07)
"10141-402 vF 260507"

DATES ABOVE INDICATE RECEIPT DATE OF PLAN SHOWN.

ALL EASEMENT & LOT BOUNDARY INFORMATION HAS BEEN TAKEN FROM STATEWIDE SURVEY GROUP DRAWING "10141-402 vF 260507" TO BE CONFIRMED BY SURVEYOR PRIOR TO CONSTRUCTION WORKS

EASEMENT	PURPOSE
EASEMENT A	ACCESS
EASEMENT B	CARPARKING & PEDESTRIAN
EASEMENT C	CARPARKING & PEDESTRIAN
EASEMENT D	SIGNAGE
EASEMENT E	PEDESTRIAN & ACCESS
EASEMENT F	
EASEMENT G	
EASEMENT H	SIGNAGE
EASEMENT I	OVERLAND FLOW
EASEMENT J	UNDERSLUNG SERVICES
EASEMENT K	PEDESTRIAN
EASEMENT L	OVERLAND FLOW
EASEMENT M	PEDESTRIAN

PRELIMINARY
ISSUE FOR COORDINATION - NOT FOR CONSTRUCTION

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OXLEY LIGHT
INDUSTRIAL PARK



62 BLUNDER ROAD,
OXLEY QLD 4075



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3	2026-07-01	ARCHITECTURAL STATUS ISSUE 09	DCB
2	2026-06-22	ARCHITECTURAL STATUS ISSUE 08	DCB
1	2026-05-12	ARCHITECTURAL STATUS ISSUE 05	DCB

#	date	description	init.
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drawn	date
DCB	MAY 2026
checked	date
JS	JUN 2026
verified	date

architect
ALEX DU PLESSIS
Arch. Reg. No. QLD 5863

scale
0 2 4 6 10 m

SITE EASEMENT PLAN -
GROUND

scale
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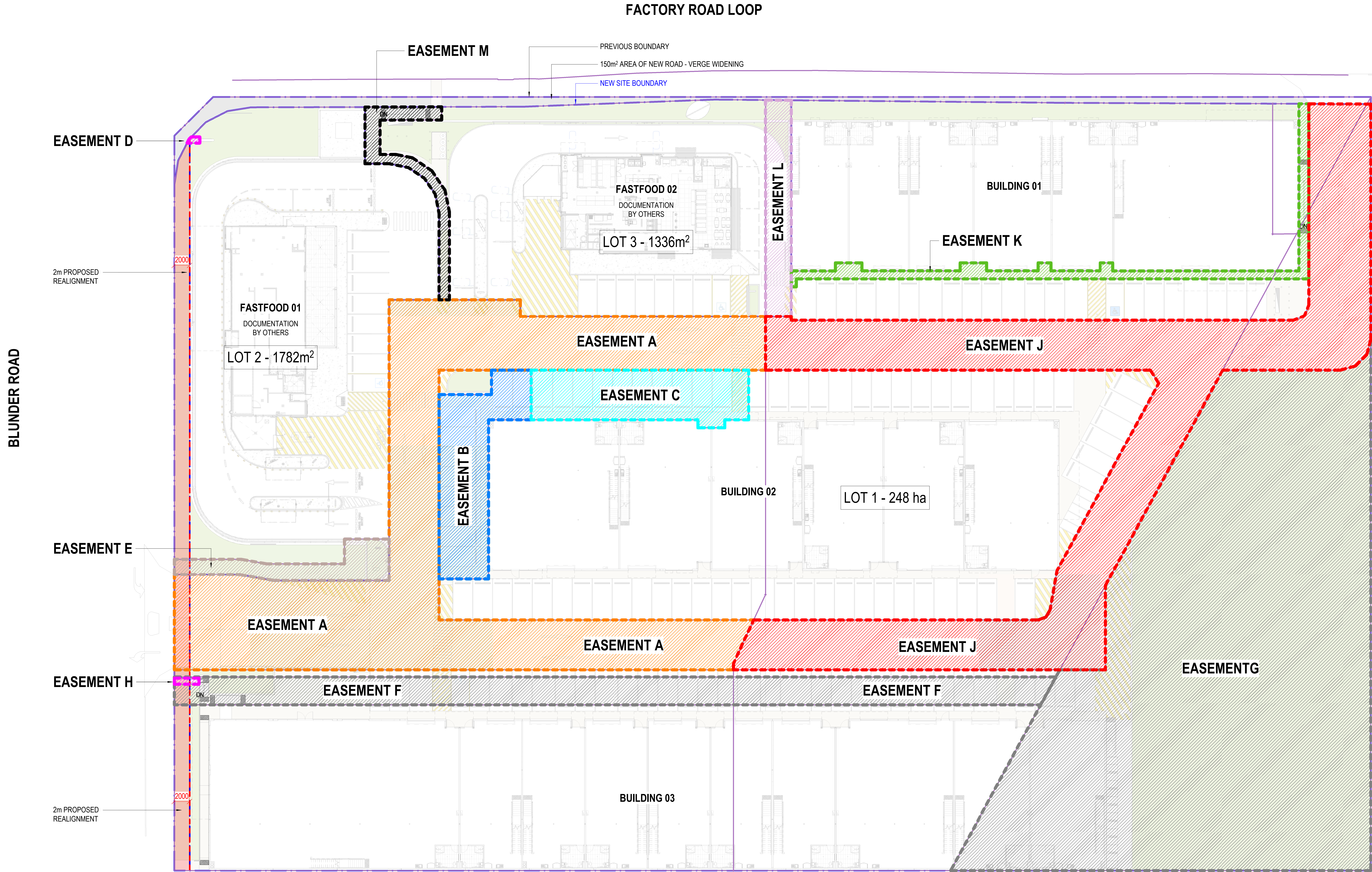
project no.
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sheet no.
A-0-10-35

revision
3

original sheet size - A0 (841mm x 1189mm)

FACTORY ROAD LOOP



LEGEND

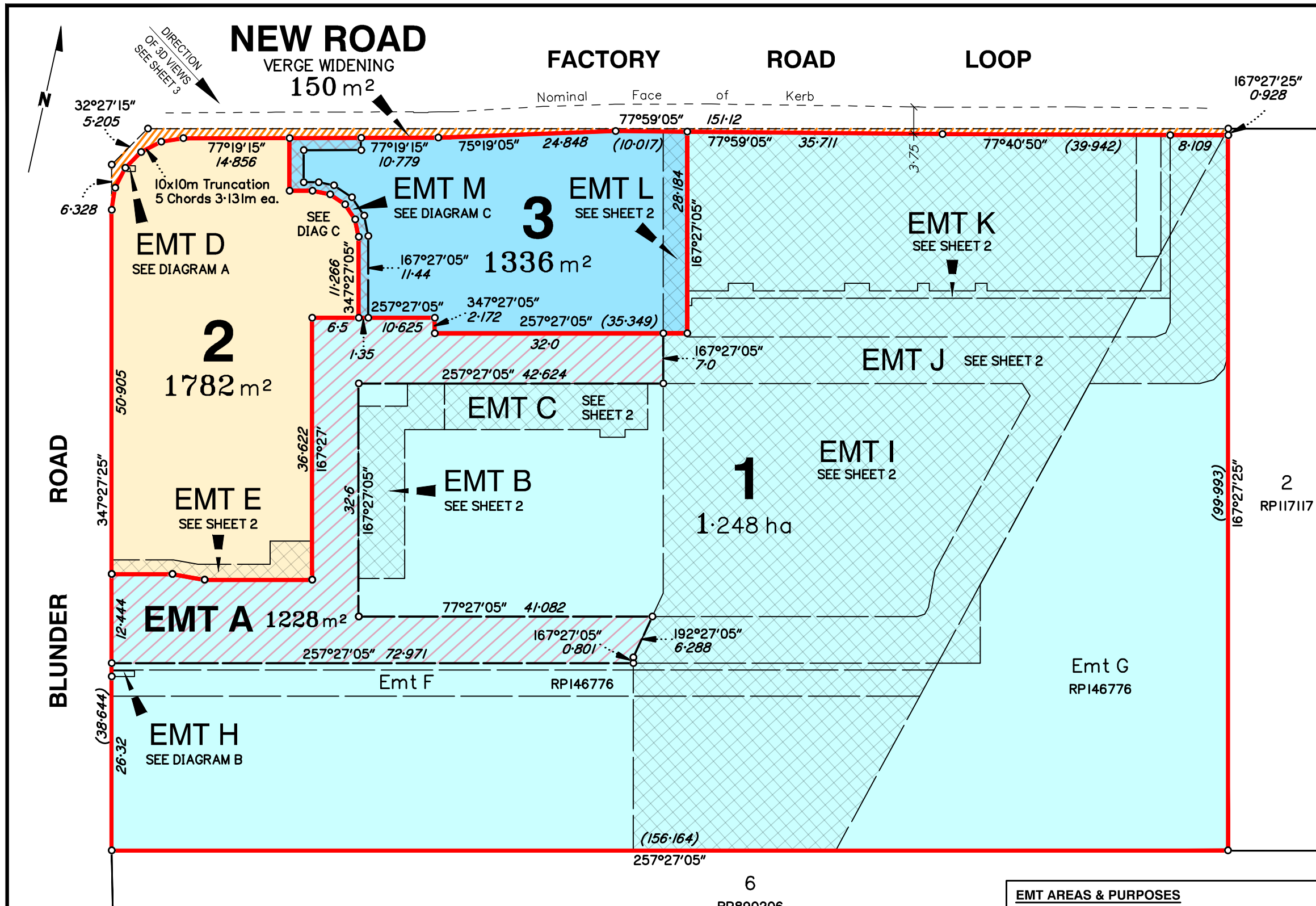
ROL PROPOSED PLAN (2026-05-07)
"10141-402 vF 260507"

DATES ABOVE INDICATE RECEIPT DATE OF PLAN SHOWN.

ALL EASEMENT & LOT BOUNDARY INFORMATION HAS
BEEN TAKEN FROM STATEWIDE SURVEY GROUP
DRAWING "10141-402 vF 260507" TO BE CONFIRMED BY
SURVEYOR PRIOR TO CONSTRUCTION WORKS

EASEMENT	PURPOSE
EASEMENT A	ACCESS
EASEMENT B	CARPARKING & PEDESTRIAN
EASEMENT C	CARPARKING & PEDESTRIAN
EASEMENT D	SIGNAGE
EASEMENT E	PEDESTRIAN & ACCESS
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EASEMENT H	SIGNAGE
EASEMENT I	OVERLAND FLOW
EASEMENT J	UNDERSLUNG SERVICES
EASEMENT K	PEDESTRIAN
EASEMENT L	OVERLAND FLOW
EASEMENT M	PEDESTRIAN

PRELIMINARY
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Note:
For boundary definition, refer to IS348410.
(SSG Ref: I2282)

Note:
Proposed dimensions and areas are approximate only and are subject to DA approval with council, survey by cadastral surveyor and registration with Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

Note:
The Factory Road Loop verge currently provides a verge less than the minimum 3.75m width required for an Industrial Street in response to POI/AOI of the Streetscape hierarchy overlay code.

LEGEND

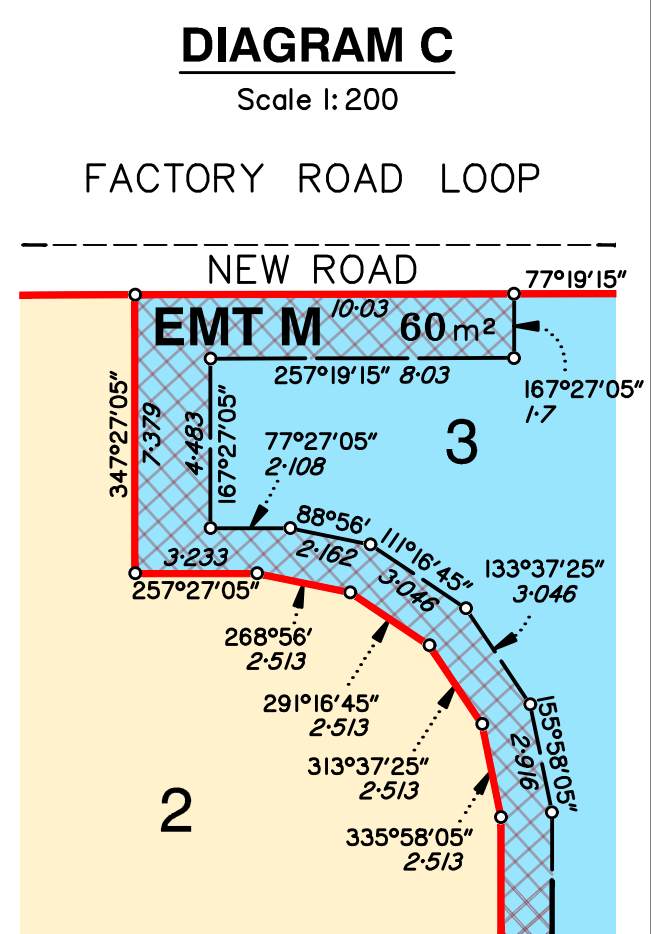
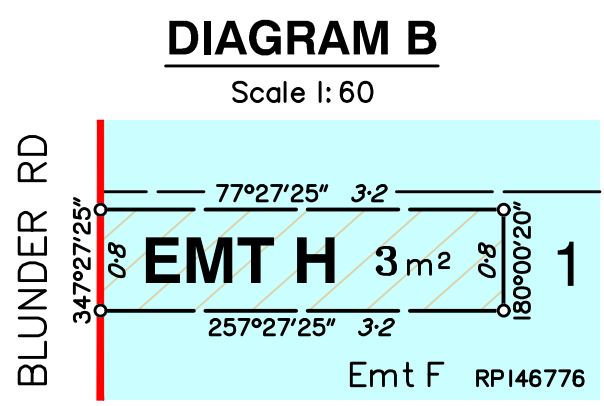
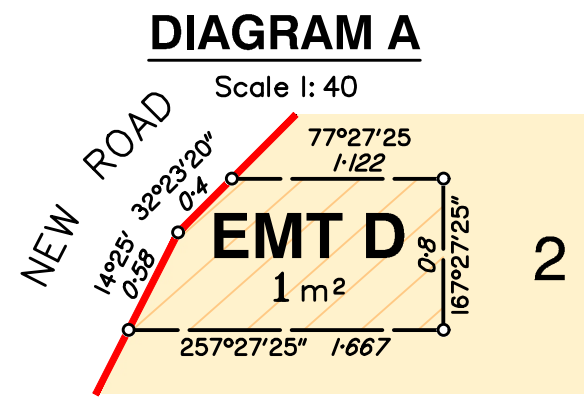
- LOT BOUNDARY
- STANDARD EMT
- RESTRICTED EMT
- NEW ROAD

LOT AREAS

BASE PARCEL	
Lot 51 on RP146776	1.575ha
PROPOSED LOTS	
Lot 1	1.248ha
Lot 2	1782m ²
Lot 3	1336m ²
New Road	150m ²

EMT AREAS & PURPOSES

EMT ID	AREA	PURPOSE
Emt A in Lot 1	1228m ²	Access
Emt B in Lot 1	190m ²	Carparking & Pedestrian
Emt C in Lot 1	187m ²	Carparking & Pedestrian
Emt D in Lot 2	1m ²	Signage
Emt E in Lot 2	78m ²	Pedestrian Access
Emt H in Lot 1	3m ²	Signage
Emt I in Lot 1	5055m ²	Overland Flow
Emt J in Lot 1	1290m ²	Underslung Services
Emt K in Lot 1	110m ²	Pedestrian
Emt L in Lot 3	94m ²	Overland Flow
Emt M in Lot 3	60m ²	Pedestrian



This plan is prepared for the purpose of discussion and application to local authority and should not be used for any other purpose. Underground services shown hereon have been located by field survey where possible. Prior to any Demolition, Construction or Excavation on the site, the relevant Authority should be contacted for the possible location of further underground services.

The Real Property Boundaries have not been defined by this survey and have been compiled from RP146776. Exact Bearings, Dimensions and Areas are subject to a Cadastral Survey. Check Title for any Easements.

Cadastral Surveyor Date: 27/05/2026

REV	DESCRIPTION	DRAWN	CHECKED	DATE
B	ADDED PYLON EMT's	EC	RRI	15/04/25
C	ADDED / REVISED EASEMENTS (A-E, H-J)	JK	RRI	25/03/26
D	ADDED / REVISED EASEMENTS (A-E, H-M)	JK		19/04/26
E	REVISED CARPARKING EASEMENTS (B & C) FOR LOT 1	JK		07/05/26
F	REVISED OVERLAND FLOW EMTS (I & L) FOR LOTS 1 & 3	JK		07/05/26
G	REVISED UPPER & LOWER EXTENTS OF EMTs C, B, E, J, K, M	JK		27/05/26

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CLIENT

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ASSOCIATED CONSULTANT

SUBDIVISION PROPOSAL PLAN

Location:	62 Blunder Road, Oxley
Proposed Lots:	Lots 1, 2 & 3 and Restricted Emts A, B, C, D, E, H, I, J, K, L & M
Cancelled Lots:	Lot 51 on RP146776
Local Authority:	Brisbane City Council
Vertical Datum:	AHD via PSM 50007, RL 53.732m
Horizontal Datum:	Arbitrary

Statewide survey group

CONSULTING SURVEYORS AND TOWN PLANNERS

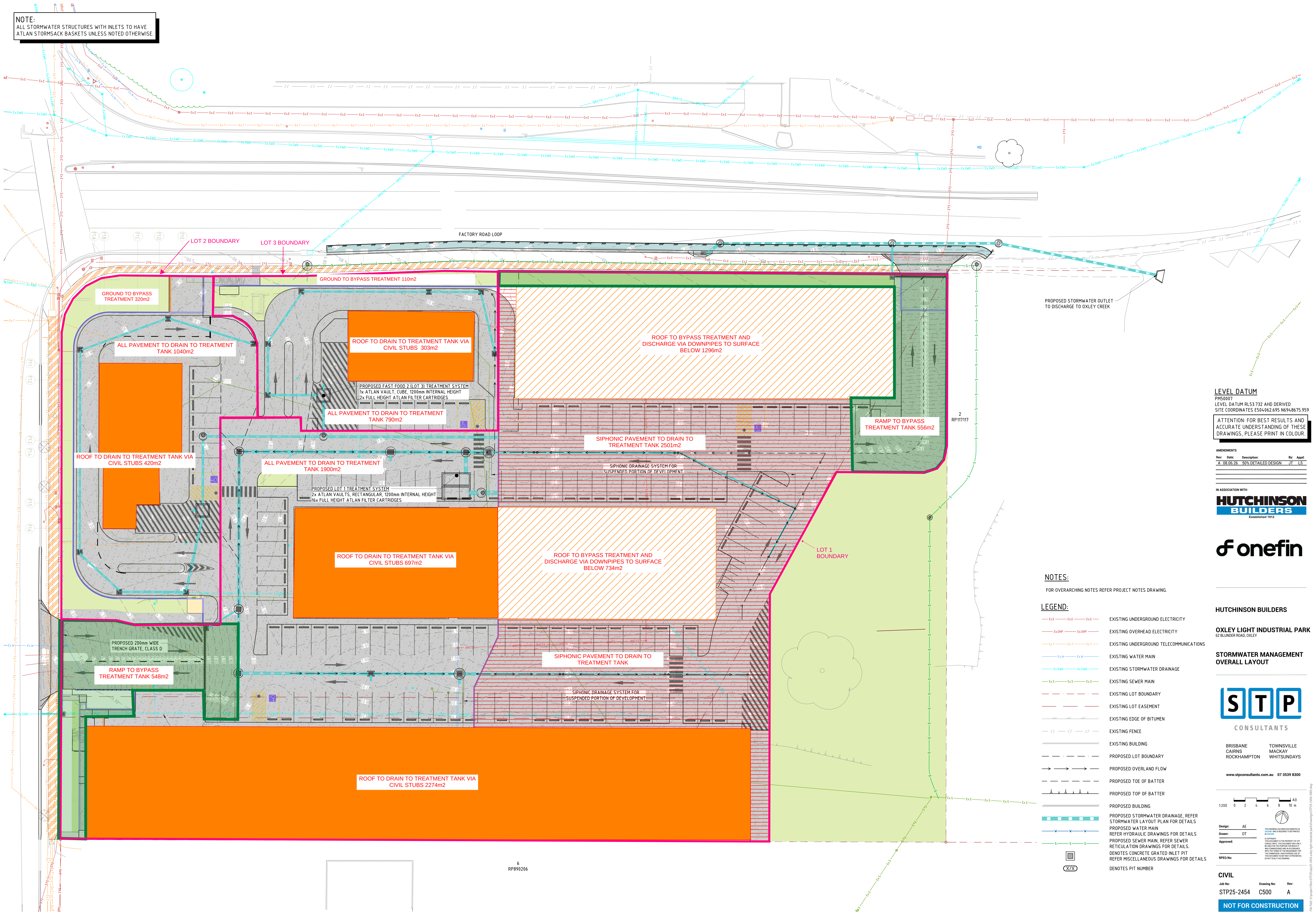
E: info@statewidesurvey.com.au P: 1300 362 094

Plan No: 10141-402

Sheet: 1 of 3

Revision: G

NOTE:
ALL STORMWATER STRUCTURES WITH INLETS TO HAVE
ATLAN STORMSACK BASKETS UNLESS NOTED OTHERWISE.



LEVEL DATUM
PM5007
LEVEL DATUM RL53.732 AHD DERIVED
SITE COORDINATES E504062.695 N6948675.959
ATTENTION: FOR BEST RESULTS AND
ACCURATE UNDERSTANDING OF THESE
DRAWINGS, PLEASE PRINT IN COLOUR.

Rev.	Date	Description	By	Appd.
A	08.06.25	50% DETAILED DESIGN	JT	LS

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HUTCHINSON BUILDERS

OXLEY LIGHT INDUSTRIAL PARK
62 BLUNDER ROAD, OXLEY

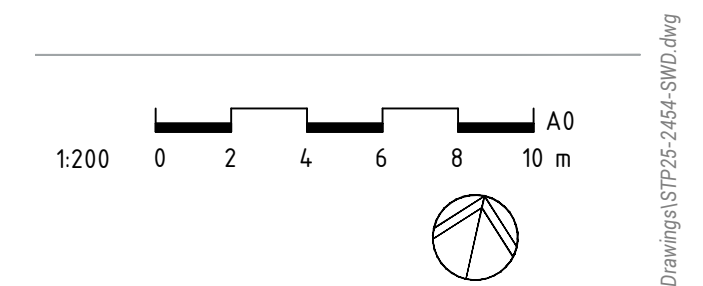
STORMWATER MANAGEMENT
OVERALL LAYOUT

STP
CONSULTANTS

BRISBANE
CAIRNS
ROCKHAMPTON

TOWNSVILLE
MACKAY
WHITSUNDAYS

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Design: AE
Drawn: DT
Approved:
RPEO No:

CIVIL
Job No: STP25-2454
Drawing No: C500
Rev: A
NOT FOR CONSTRUCTION

NOTE:
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FASTFOOD 01

FASTFOOD 02

BUILDING 01

BUILDING 02

BUILDING 03

PROPOSED FAST FOOD 2 (LOT 3) TREATMENT SYSTEM
1x ATLAN VAULT, CUBE, 1200mm INTERNAL HEIGHT
2x FULL HEIGHT ATLAN FILTER CARTRIDGES

PROPOSED LOT 1 TREATMENT SYSTEM
2x ATLAN VAULTS, RECTANGULAR, 1200mm INTERNAL HEIGHT
16x FULL HEIGHT ATLAN FILTER CARTRIDGES

SIPHONIC DRAINAGE SYSTEM FOR
SUSPENDED PORTION OF DEVELOPMENT

PROPOSED 200mm WIDE
TRENCH GRATE, CLASS D

EXISTING STORMWATER LINE WITHIN
EASEMENT F TO BE CONFIRMED WHETHER
LIVE VIA CCTV & ADDITIONAL SURVEY

PROPOSED STORMWATER OUTLET
TO DISCHARGE TO OXLEY CREEK

FACTORY ROAD LOOP

RP117117

S1
RP146776

RP89206

NOTES:
FOR OVERARCHING NOTES REFER PROJECT NOTES DRAWING.

LEGEND:

- Ex.E Ex.E Ex.E EXISTING UNDERGROUND ELECTRICITY
- Ex.OHP Ex.OHP EXISTING OVERHEAD ELECTRICITY
- Ex.T Ex.T Ex.T EXISTING UNDERGROUND TELECOMMUNICATIONS
- Ex.W Ex.W EXISTING WATER MAIN
- Ex.SWD Ex.SWD EXISTING STORMWATER DRAINAGE
- Ex.S Ex.S EXISTING SEWER MAIN
- EXISTING LOT BOUNDARY
- EXISTING LOT EASEMENT
- EXISTING EDGE OF BITUMEN
- EXISTING FENCE
- EXISTING BUILDING
- PROPOSED LOT BOUNDARY
- PROPOSED OVERLAND FLOW
- PROPOSED TOE OF BATTER
- PROPOSED TOP OF BATTER
- PROPOSED BUILDING
- PROPOSED STORMWATER DRAINAGE, REFER STORMWATER LAYOUT PLAN FOR DETAILS
- PROPOSED WATER MAIN REFER HYDRAULIC DRAWINGS FOR DETAILS
- PROPOSED SEWER MAIN, REFER SEWER RETICULATION DRAWINGS FOR DETAILS
- EXISTS CONCRETE GRATED INLET PIT
- REFER MISCELLANEOUS DRAWINGS FOR DETAILS
- EXISTS DENOTES PIT NUMBER

HUTCHINSON BUILDERS

OXLEY LIGHT INDUSTRIAL PARK
62 BLUNDER ROAD, OXLEY

STORMWATER MANAGEMENT
OVERALL LAYOUT

STP CONSULTANTS

BRISBANE CAIRNS ROCKHAMPTON TOWNSVILLE MACKAY WHITSUNDAYS

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Design: AE
Drawn: DT
Approved: [Signature]
RPEP No: [Blank]

CIVIL

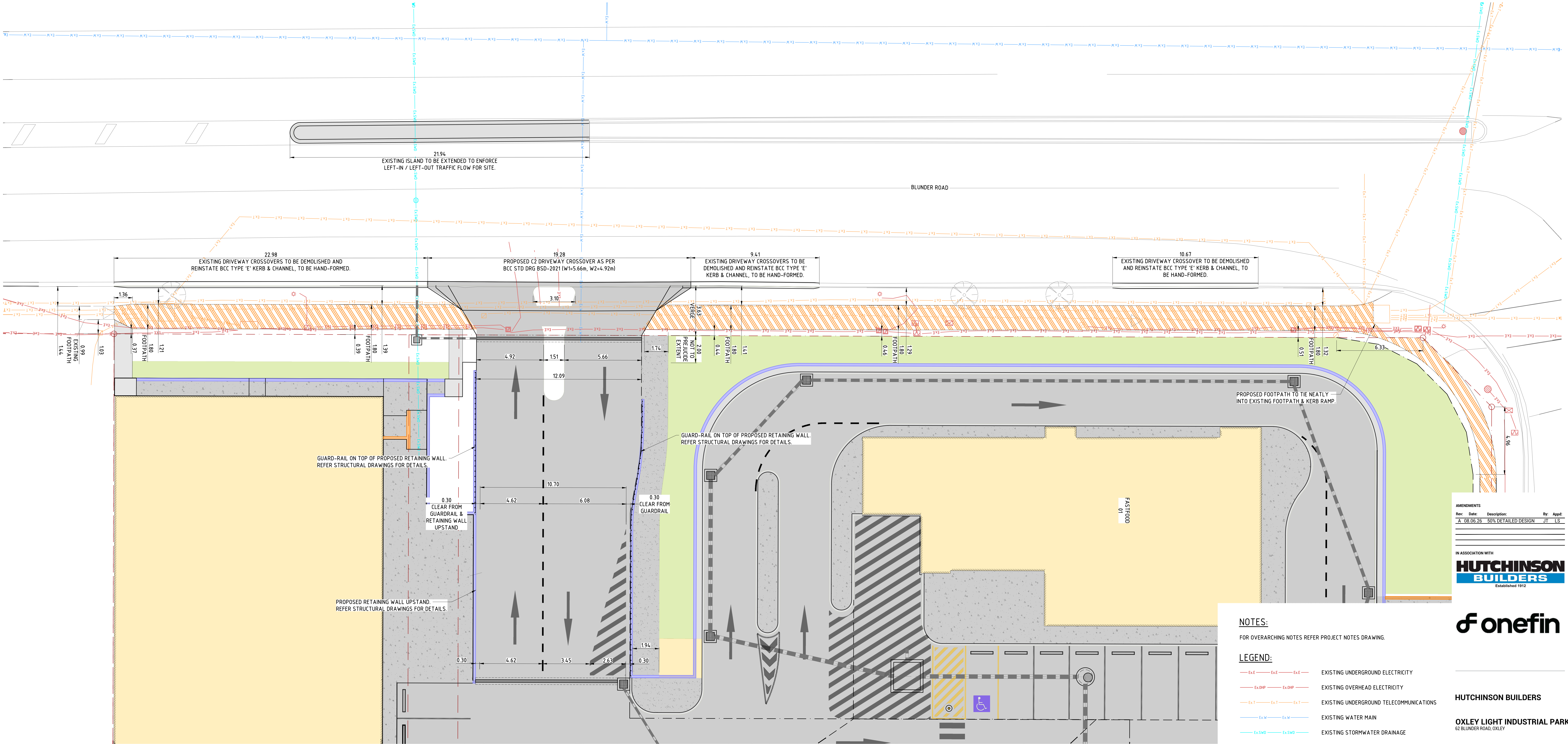
Job No: STP25-2454
Drawing No: C500
Rev: A

NOT FOR CONSTRUCTION

CIVIL

Job No:	Drawing No:	Rev:
STP25-2454	C500	A

NOT FOR CONSTRUCTION



BLUNDER ROAD FUNCTIONAL LAYOUT
SCALE 1:100 @ A1

NOTES:
FOR OVERARCHING NOTES REFER PROJECT NOTES DRAWING.

- LEGEND:
- Ex E — Ex E — Ex E — EXISTING UNDERGROUND ELECTRICITY
 - Ex OHP — Ex OHP — EXISTING OVERHEAD ELECTRICITY
 - Ex T — Ex T — Ex T — EXISTING UNDERGROUND TELECOMMUNICATIONS
 - Ex W — Ex W — Ex W — EXISTING WATER MAIN
 - Ex SWD — Ex SWD — Ex SWD — EXISTING STORMWATER DRAINAGE
 - Ex S — Ex S — Ex S — EXISTING SEWER MAIN
 - - - - - EXISTING LOT BOUNDARY
 - - - - - EXISTING LOT EASEMENT
 - - - - - EXISTING TOP OF BATTER
 - - - - - EXISTING EDGE OF BITUMEN
 - - - - - PROPOSED LOT BOUNDARY
 - → → → → PROPOSED OVERLAND FLOW
 - - - - - PROPOSED TOE OF BATTER
 - - - - - PROPOSED TOP OF BATTER
 - ▬ ▬ ▬ ▬ ▬ PROPOSED BUILDING
 - ▬ ▬ ▬ ▬ ▬ PROPOSED EDGE OF BITUMEN
 - ▬ ▬ ▬ ▬ ▬ PROPOSED STORMWATER DRAINAGE, REFER STORMWATER LAYOUT PLAN FOR DETAILS

- HATCHING LEGEND:
- CONCRETE HARDSTAND
 - CONCRETE VEHICULAR PAVEMENT
 - EXTENT OF ROAD WIDENING
 - EXTENT OF EXTERNAL FOOTPATH, REFER BCC STD DRG BSD-5201 FOR DETAILS.
 - LANDSCAPING
 - PROPOSED BUILDINGS

LEVEL DATUM
PM50007
LEVEL DATUM RL53.732 AHD DERIVED
SITE COORDINATES E504062.695 N6948675.959
ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

AMENDMENTS

Rev.	Date	Description	By	Appd.
A	08.06.25	50% DETAILED DESIGN	JT	LS

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HUTCHINSON BUILDERS
OXLEY LIGHT INDUSTRIAL PARK
62 BLUNDER ROAD, OXLEY

BLUNDER ROAD
FUNCTIONAL LAYOUT PLAN
SHEET 1



BRISBANE
CAIRNS
ROCKHAMPTON

TOWNSVILLE
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WHITSUNDAYS

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1:100 0 1 2 3 4 5 m

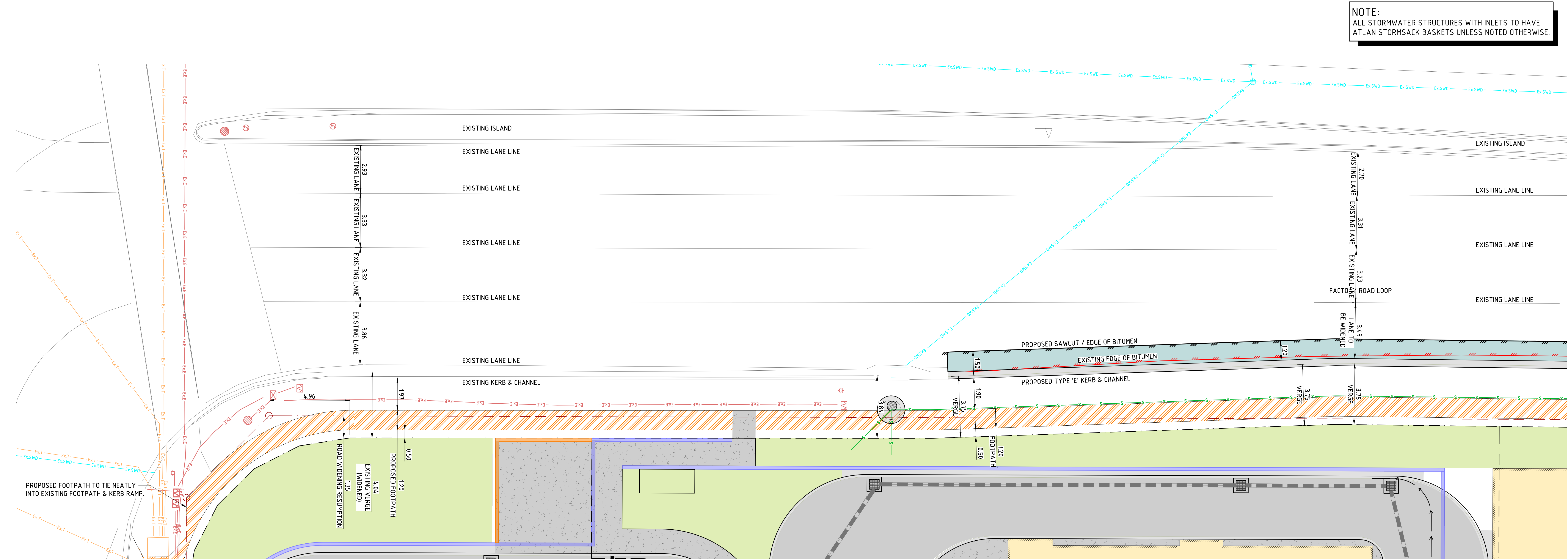
Design: AE
Drawn: DT
Approved:
RPED No:

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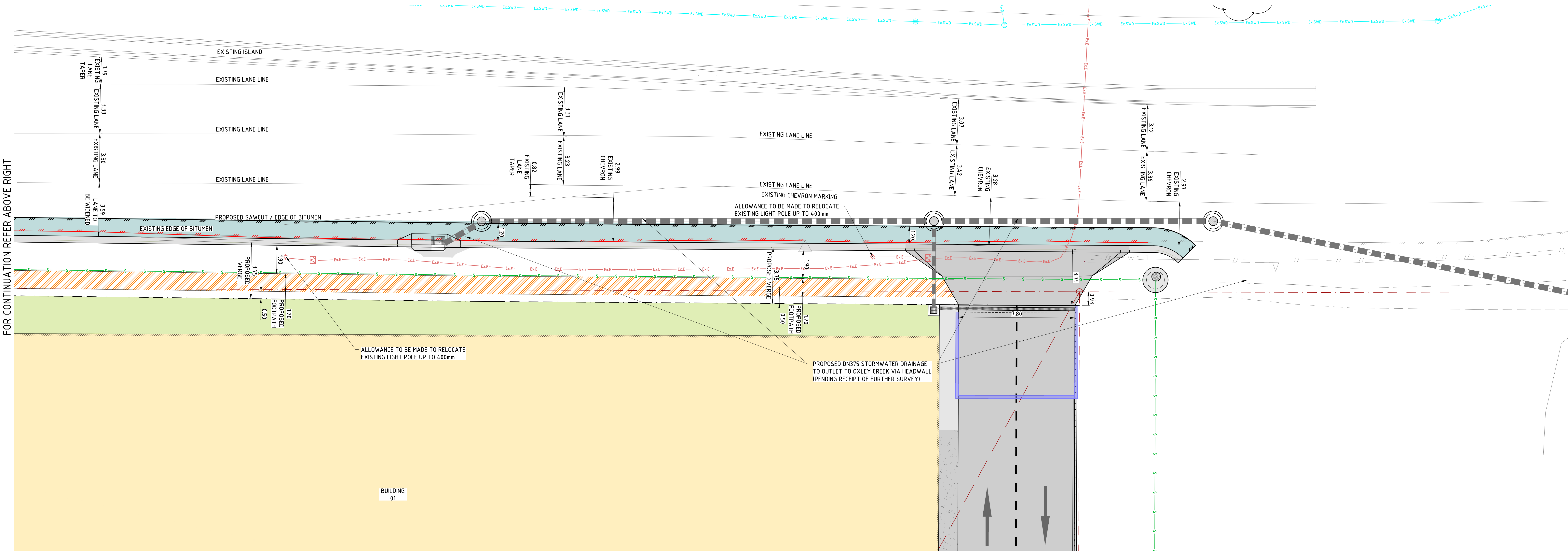
CIVIL

Job No: STP25-2454
Drawing No: C1004
Rev: A

NOT FOR CONSTRUCTION



FACTORY LOOP ROAD FUNCTIONAL LAYOUT
SCALE 1:100 @ A1



FACTORY LOOP ROAD FUNCTIONAL LAYOUT
SCALE 1:100 @ A1

NOTE:
ALL STORMWATER STRUCTURES WITH INLETS TO HAVE
ATLAN STORMSACK BASKETS UNLESS NOTED OTHERWISE.

NOTES:

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LEGEND:

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- Ex.OHP — Ex.OHP — EXISTING OVERHEAD ELECTRICITY
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- Ex.S — Ex.S — Ex.S — EXISTING SEWER MAIN
- · — · — EXISTING LOT BOUNDARY
- · — · — EXISTING LOT EASEMENT
- EXISTING TOP OF BATTER
- EXISTING EDGE OF BITUMEN
- PROPOSED LOT BOUNDARY
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- PROPOSED TOE OF BATTER
- PROPOSED TOP OF BATTER
- PROPOSED BUILDING
- PROPOSED EDGE OF BITUMEN
- PROPOSED STORMWATER DRAINAGE, REFER BCC STD DRG BSD-5201 FOR DETAILS

HATCHING LEGEND:

- CONCRETE HARDSTAND
- CONCRETE VEHICULAR PAVEMENT
- EXTENT OF ROAD WIDENING
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- LANDSCAPING
- PROPOSED BUILDINGS

LEVEL DATUM
PMS0007
LEVEL DATUM RL53.732 AHD DERIVED
SITE COORDINATES E504062.695 N6948675.959

ATTENTION: FOR BEST RESULTS AND
ACCURATE UNDERSTANDING OF THESE
DRAWINGS, PLEASE PRINT IN COLOUR.

AMENDMENTS

Rev.	Date	Description	By:	App:
A	08.06.25	50% DETAILED DESIGN	JT	LS

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OXLEY LIGHT INDUSTRIAL PARK
62 BLUNDER ROAD, OXLEY

**BLUNDER ROAD
FUNCTIONAL LAYOUT PLAN
SHEET 2**

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1:100 0 1 2 3 4 5 m

Design: AE
Drawn: DT
Approved:
RFED No:

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Job No: STP25-2454
Drawing No: C1005
Rev: A

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