BCC DS

Plans/Documents RECEIVED

01/07/2021

APPLICATION REF

A005443134

**AMENDED IN RED**

28/10/2022

BCC DS
RECEIVED
23/10/2026
APPLICATION REF
A007139209

ADJACENT TOWNHOUSE DEVELOPMENT

ORMSKIRK STREET

LOT 1 423m² | LOT 2 433m² | LOT 3 433m² | LOT 4 433m² | LOT 5 433m² | LOT 6 433m² | LOT 7 433m²

10000 | 10000 | 10000 | 10000 | 10000 | 10000 | 10000

43292

LOT 11 432m² — 10823 — 39918 — 11250

LOT 10 432m² — 10823

LOT 9 432m² — 10823

LOT 8 423m² — 10823

NEW ROAD

NEW ROAD — 14000 — EXISTING BOUNDARY LINE

7000

7000

10989

10765

10765

10765

~~POSSIBLE CHILD CARE CENTRE~~
~~3115m²~~

~~RESIDENTIAL (SUBDIVISION)~~
~~4 LOTS @ 400m² EACH~~

Subdivision of 58 Ormskirk Street does not form part of this approval

72752
THIS LENGTH CAN BE ADJUSTED DEPENDING ON CCC REQUIREMENT

37163 — 11254

NEW ROAD

EXISTING ADJOINING TOWNHOUSES

Road widening as per conditions of approval

FINAL PROPOSED SUBDIVISION ARRANGEMENT

COUNCIL CARPARK

N

REAL PROPERTY DESCRIPTION:

48 ORMSKIRK STREET
LOT 1 ON SP 172123
PARISH OF YEERONGPILLY
COUNTY OF STANLEY

ORIGINAL SITE AREA 6094m²

58 ORMSKIRK STREET
LOT 84 ON SP 172137
PARISH OF YEERONGPILLY
COUNTY OF STANLEY

ORIGINAL SITE AREA 6093m²

NOTE:
ALL AREAS & DIMENSIONS SUBJECT TO SURVEY

**PLANS AND DOCUMENTS**
referred to in the
**APPROVAL**

Dated: **10/11/2022**

**Fire Ant Movement Controls**

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| B | 29.06.2021 | PROPOSED CCC LOT SIZE CHANGE |
| A | 24.06.2021 | PLAN FOR JOINT OWNER AGREEMENT |


WSA wiltshirestevens architectur

32 thomas street
west end Q 4101

P 07 3891 1811

E admin@wiltshirestevens.c

A.B.N. 97 093 389 658

W www.wiltshirestevens.co


CLIENT

GOLDEN AMOY Pty Ltd
&
HIIS FAMILY TRUST

PROJECT

PROPOSED SUBDIVISION DEVELOPMENT

48 & 58 ORMSKIRK STREE
CALAMVALE

TITLE

SITE LAYOUT PLAN

DATE JUNE 2021

SCALE 1:250@ A1 1:500 @ A3

JOB NO DRAWN MH

DRAWING NO SK-01 B

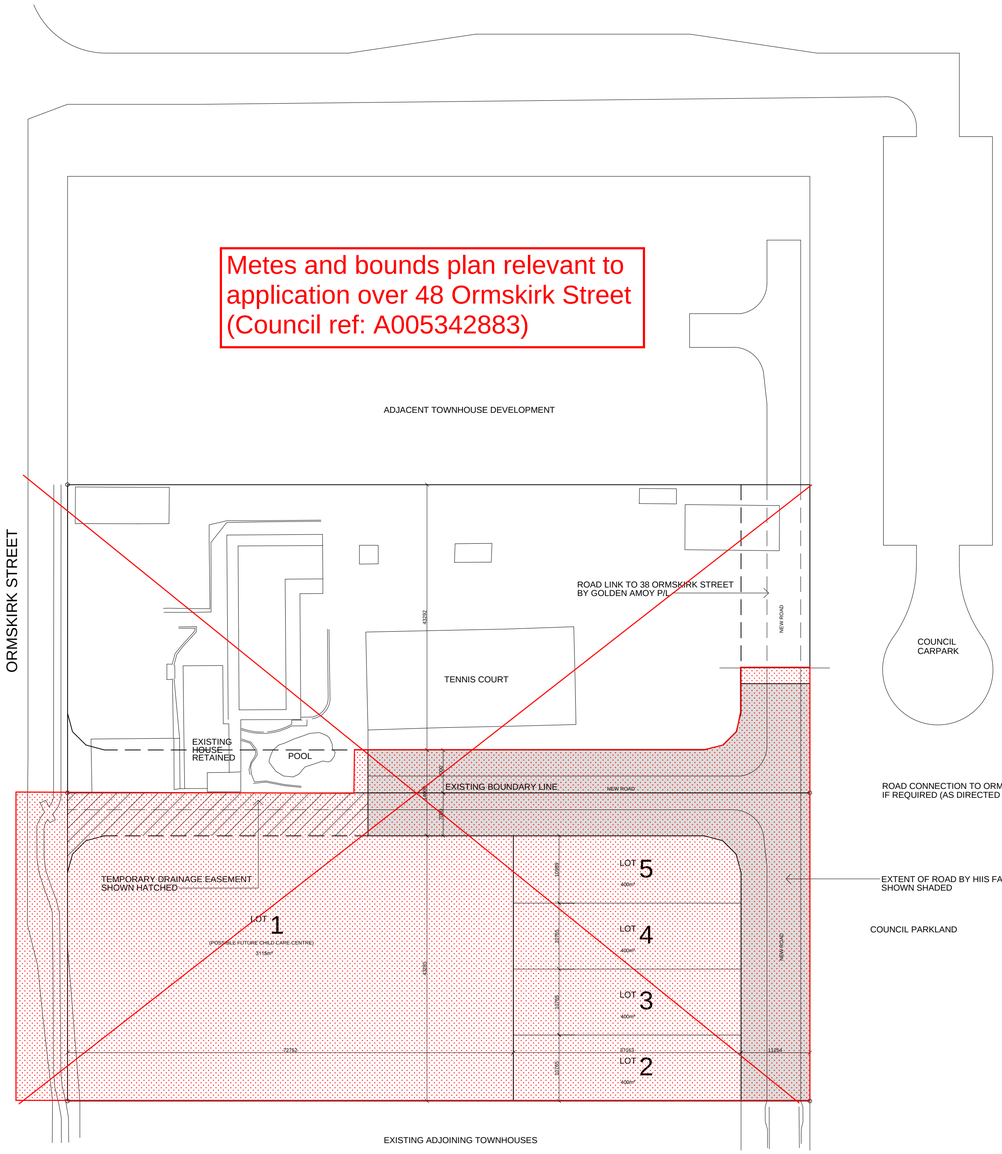

WILTSHIRE STEVENS ARCHITECTS PTY LTD
© COPYRIGHT A.B.N. 97 093 389 658

AMENDED IN RED
28/10/2022

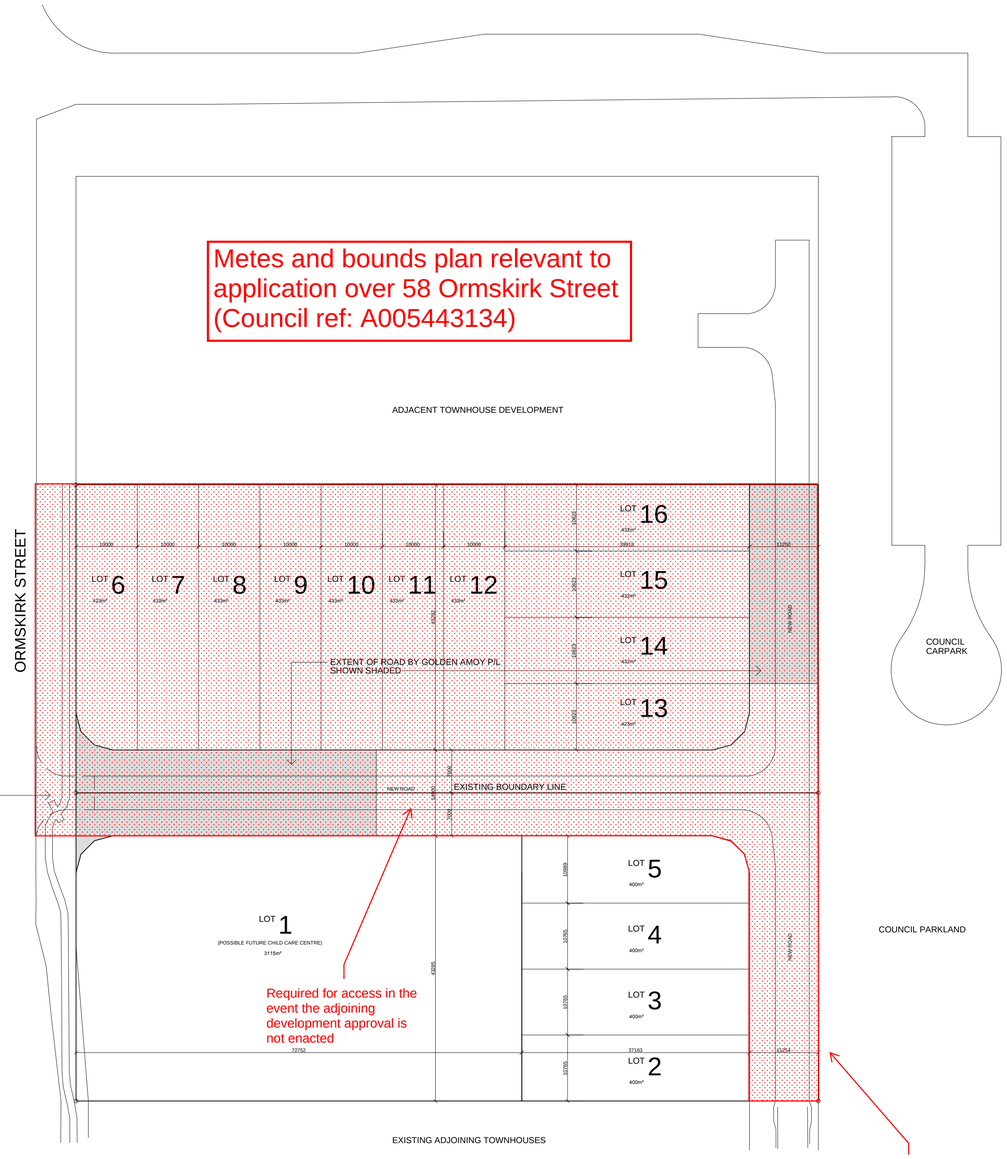
# DRAFT - FOR DISCUSSION PURPOSES ONLY

BCC DS
RECEIVED
23/10/2026
APPLICATION REF
A007139209

## STAGING - METES & BOUNDS REQUIREMENTS




PROPOSED SITE PLAN - STAGE 1
DEVELOPMENT OF 58 ORMSKIRK STREET FIRST




PROPOSED SITE PLAN - STAGE 2
DEVELOPMENT OF 48 ORMSKIRK STREET SECOND

**Fire Ant Movement Controls**

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

Received
17/03/2022
BCC DS

**PLANS AND DOCUMENTS**
referred to in the
**APPROVAL**
Dated: **10/11/2022**

| ISSUE | DATE | DESCRIPTION | INITIAL |
|---|---|---|---|
| C | 02.12.2021 | CIVIL STORMWATER CO-ORDINATION | MH |
| B | 29.06.2021 | PROPOSED LOT 1 SIZE CHANGE | MH |
| A | 24.06.2021 | PLAN FOR JOINT OWNER AGREEMENT | MH |

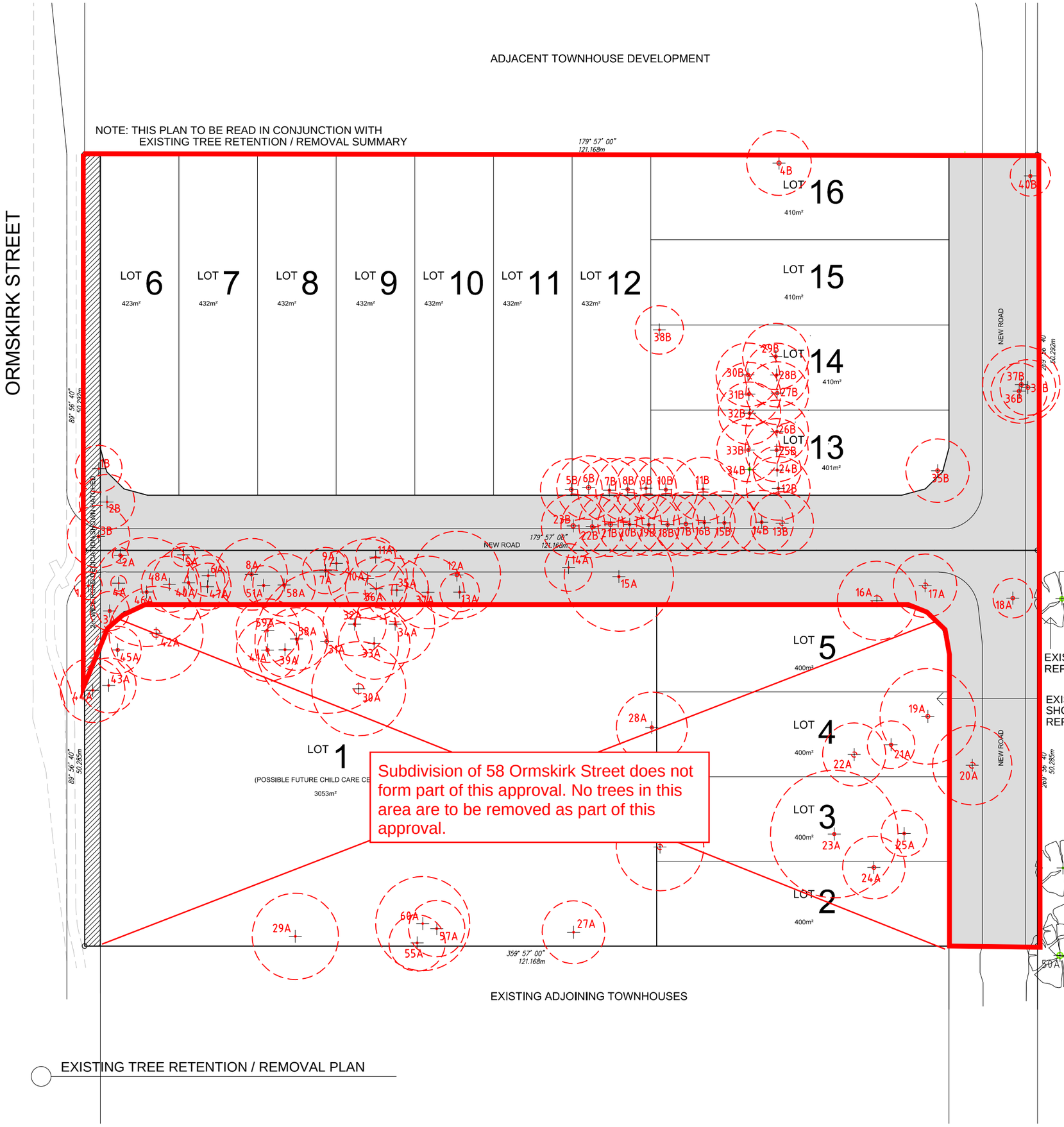

WSA wiltshirestevens rchitecture
32 thomas street
west end Q 4101
A.B.N. 97 093 389 658
P 07 3891 1811
E admin@wiltshirestevens.com.au
W www.wiltshirestevens.com.au


CLIENT
GOLDEN AMOY Pty Ltd
&
HIIS FAMILY TRUST

PROJECT
Proposed Site Plan

DATE JUNE 2021
SCALE 1:500@ A1 1:1000 @ A3
JOB NO
DRAWN MH
DRAWING NO SK-02 C


WILTSHIRE STEVENS ARCHITECTS PTY LTD
© COPYRIGHT A.B.N. 97 093 389 658




EXISTING TREE RETENTION / REMOVAL PLAN

EXISTING TREES TO BE RETAINED
REFER SUMMARY TABLE

EXISTING TREES TO BE REMOVED
SHOWN RED
REFER SUMMARY TABLE

COUNCIL PARKLAND

**AMENDED IN RED**

28/10/2022

**Fire Ant Movement Controls**

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

**PLANS AND DOCUMENTS**
referred to in the
**APPROVAL**
Dated: **10/11/2022**

BCC DS
RECEIVED
23/10/2026
APPLICATION REF
A007139209

BCC DS
RECEIVED
03/08/2022
APPLICATION REF
A005342883

N

REAL PROPERTY DESCRIPTION:

48 ORMSKIRK STREET
LOT 1 ON SP 172123
PARISH OF YEERONGPILLY
COUNTY OF STANLEY

ORIGINAL SITE AREA 6094m²

58 ORMSKIRK STREET
LOT 84 ON SP 172137
PARISH OF YEERONGPILLY
COUNTY OF STANLEY

ORIGINAL SITE AREA 6093m²

NOTE:
ALL AREAS & DIMENSIONS SUBJECT TO SURVEY

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| D | 25.07.2022 | BCC FURTHER ISSUES CO-ORDINATION |
| C | 02.12.2021 | CIVIL STORMWATER CO-ORDINATION |
| B | 29.06.2021 | PROPOSED LOT 1 SIZE CHANGE |
| A | 24.06.2021 | PLAN FOR JOINT OWNER AGREEMENT |


WSA wiltshirestevens architectur

32 thomas street
west end Q 4101

P 07 3891 1811

E admin@wiltshirestevens.c
W www.wiltshirestevens.cor

A.B.N. 97 093 389 658


CLIENT

GOLDEN AMOY Pty Ltd
&
HIIS FAMILY TRUST

PROJECT

PROPOSED SUBDIVISION DEVELOPMENT

48 & 58 ORMSKIRK STREE CALAMVALE

TITLE

EXISTING TREE RETENTIC / REMOVAL PLAN

DATE JUNE 2021

SCALE 1:250@ A1 1:500 @ A3

JOB NO DRAWN MH

DRAWING NO SK-03 D

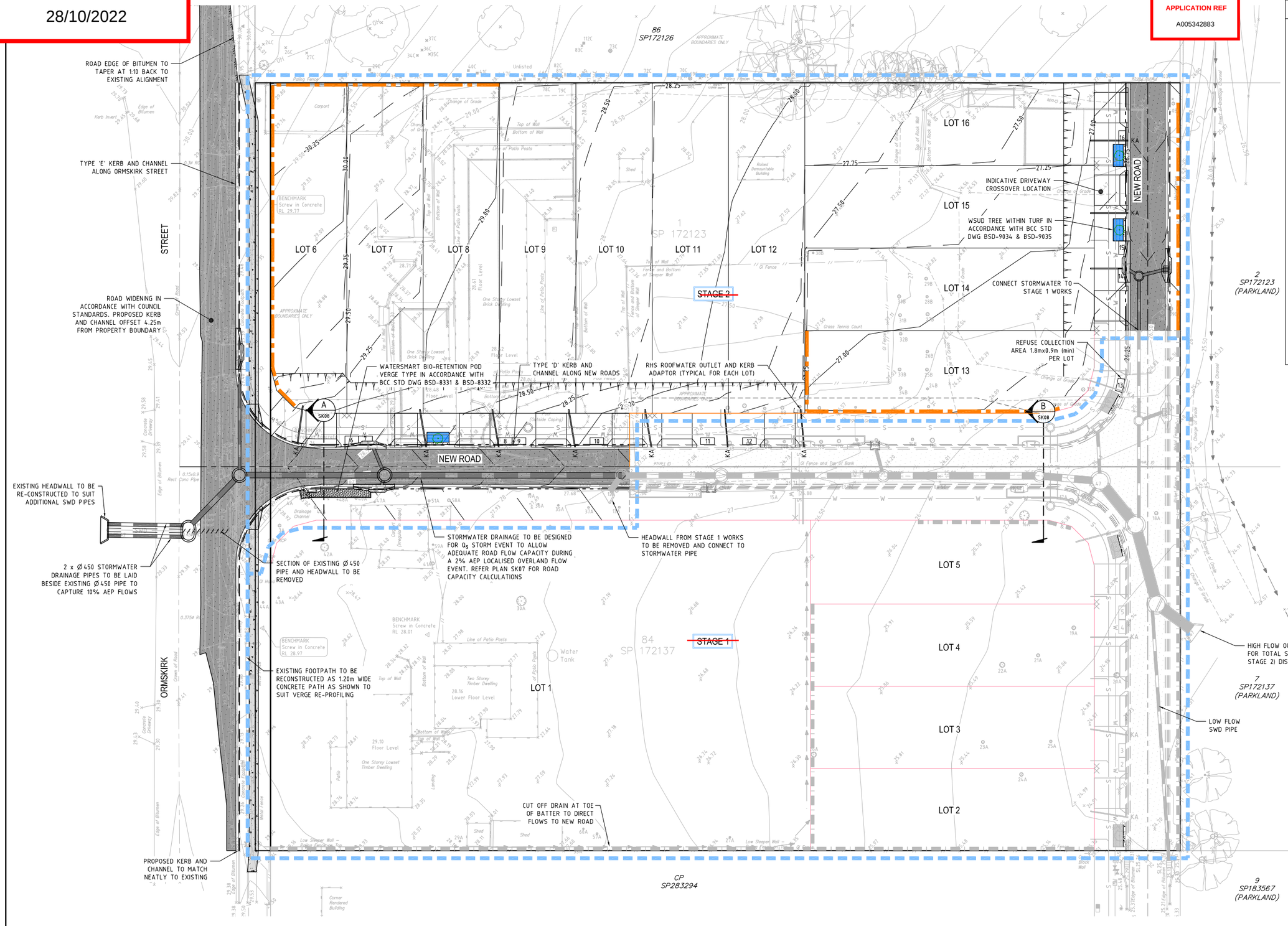

WILTSHIRE STEVENS ARCHITECTS PTY LTD
© COPYRIGHT A.B.N. 97 093 389 658

**AMENDED IN RED**

28/10/2022

BCC DS
RECEIVED
03/08/2022
APPLICATION REF
A005342883

BCC DS
RECEIVED
23/10/2026
APPLICATION REF
A007139209




## LEGEND

- STORMWATER DRAINAGE PIPE
- STORMWATER MANHOLE
- STORMWATER GULLY PIT
- WATERSMART BIO-RETENTION POD VERGE TYPE IN ACCORDANCE WITH BCC STD DWG BSD-8331 & BSD-8332
- WSUD TREE WITHIN TURF IN ACCORDANCE WITH BCC STD DWG BSD-9034 & BSD-9035
- KA — ROOFWATER OUTLET AND KERB ADAPTOR
- INDICATIVE DRIVEWAY CROSSOVER LOCATION
- 3 — REFUSE COLLECTION AREA
- TYPE 'D' KERB AND CHANNEL IN ACCORDANCE WITH BCC STD DWG BSD-2001
- TYPE 'E' KERB AND CHANNEL IN ACCORDANCE WITH BCC STD DWG BSD-2001
- PROPOSED SWALE DRAIN
- PROPOSED RETAINING WALL
- SWD — EXISTING STORMWATER DRAINAGE
- S — EXISTING SEWER
- W — W — EXISTING WATER
- OH — EXISTING OVERHEAD ELECTRICITY
- T — T — EXISTING TELECOMMUNICATION

**Fire Ant Movement Controls**

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

**PLANS AND DOCUMENTS**
referred to in the
**APPROVAL**
Dated: **10/11/2022**


CMT engineers
Suite 2, Level 2,
96 Mount Gravatt
Capalaba Road,
Upper Mount Gravatt,
QLD 4122



THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE REPRODUCED IN ANY FORM AS A WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION FROM CMT ENGINEERS. THE EXISTING SERVICES INFORMATION SHOWN HAS NOT BEEN CONFIRMED ON SITE AND IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ANY SERVICES RELEVANT PRIOR TO THE START OF CONSTRUCTION. IF IN DOUBT - ASK.


| ISSUE | DESCRIPTION | DATE | DRAWN | AUTH. |
|---|---|---|---|---|
| A | PRELIMINARY ISSUE | 30.11.2021 | CP | CMT |
| B | ISSUE FOR DA APPROVAL | 01.12.2021 | CP | CMT |
| C | RESPONSE TO COUNCIL RFI DATED 22.04.2022 | 15.07.2022 | CP | CMT |

ISSUE STAMP: **ISSUE FOR APPROVAL** — NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER:

CLIENT: GOLDEN AMOY P/L & HIIS FAMILY TRUST

PROJECT TITLE: PROPOSED RECONFIGURATION OF LOT AT 48 & 58 ORMSKIRK STREET, CALAMVALE

DRAWING TITLE: CONCEPT STORMWATER DRAINAGE PLAN ~~(STAGE 2)~~ Part 1

SURVEY INFORMATION: PSM 121887 RL 39.365

SURVEYOR: LAWSON SURVEYS

FILE NAME: 19852 & 19853

RP DESCRIPTION: L1 ON SP172123 & L84 ON SP172137

LAND SIZE: 1.219HA

SCALE BAR: 0 2 4 6 8 10 12m — SCALE 1:250 @ A1

| DESIGN: | DATE: | DESIGN CHECK: | DATE: |
|---|---|---|---|
| CP | | CMT | |
| DRAWN: | DATE: | DWG CHECK: | DATE: |
| CP | | CMT | |

AUTHORISED FOR ISSUE: CHING MENG TAN RPEQ No.11311

ORIG. SIZE: A1

PROJECT NUMBER / SHEET: C22-094 SK07

ISSUE: C

**AMENDED IN RED**

28/10/2022

**Fire Ant Movement Controls**

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

BCC DS
RECEIVED
03/08/2022
APPLICATION REF
A005342883

BCC DS
RECEIVED
23/10/2026
APPLICATION REF
A007139209

This New Road will need to be constructed and dedicated if not already accepted on-maintenance by Council under A005443134

Works to future Lots 1-5 under A005443134 do not form part of this approval

RCBC design width to limit velocity to <2m/s and provide scour protection. Tail-out channel works are to provide detailed survey of the impacted land as part of detail design and ensure low hazard (<0.4m2/s) flow conditions

**PLANS AND DOCUMENTS**
referred to in the
**APPROVAL**
Dated: **10/11/2022**

LEGEND

- STORMWATER DRAINAGE PIPE
- STORMWATER MANHOLE
- STORMWATER GULLY PIT
- WATERSMART BIO-RETENTION POD VERGE TYPE IN ACCORDANCE WITH BCC STD DWG BSD-8331 & BSD-8332
- WSUD TREE WITHIN TURF IN ACCORDANCE WITH BCC STD DWG BSD-9034 & BSD-9035
- KA — ROOFWATER OUTLET AND KERB ADAPTOR
- INDICATIVE DRIVEWAY CROSSOVER LOCATION
- 3 — REFUSE COLLECTION AREA
- TYPE 'D' KERB AND CHANNEL IN ACCORDANCE WITH BCC STD DWG BSD-2001
- PROPOSED SWALE DRAIN
- PROPOSED RETAINING WALL
- SWD — EXISTING STORMWATER DRAINAGE
- S — EXISTING SEWER
- W — W — EXISTING WATER
- OH — EXISTING OVERHEAD ELECTRICITY
- T — T — EXISTING TELECOMMUNICATION

SWALE CATCHMENT
SUM OF CATCHMENTS E1 & E2 FLOWS
$Q_{50}$ = 2.073 + 0.382
$Q_{50}$ =2.455m³/s

TURF SWALE FLOW
n = 0.030
slope = 1.4%
d = 0.670m
capacity Q = 2.470m³/s

SECTION A 1:100

DATUM 26.000

| ISSUE | DESCRIPTION | DATE | DRAWN | AUTH. |
|---|---|---|---|---|
| A | PRELIMINARY ISSUE | 30.11.2021 | CP | CMT |
| B | ISSUE FOR DA APPROVAL | 01.12.2021 | CP | CMT |
| C | RESPONSE TO COUNCIL RFI DATED 22.04.2022 | 15.07.2022 | CP | CMT |

ISSUE STAMP: ISSUE FOR APPROVAL — NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

SURVEY INFORMATION: PSM 121887 RL 39.365
SURVEYOR: LAWSON SURVEYS
RP DESCRIPTION: L1 ON SP172123 & L84 ON SP172137
FILE NAME: 19852 & 19853
LAND SIZE: 1.219HA
NORTH
CITY COUNCIL APPROVAL NUMBER:
SCALE BAR: 0 2 4 6 8 10 12m — SCALE 1:250 @ A1
CLIENT: GOLDEN AMOY P/L & HIIS FAMILY TRUST
PROJECT TITLE: PROPOSED RECONFIGURATION OF LOT AT 48 & 58 ORMSKIRK STREET, CALAMVALE
DRAWING TITLE: CONCEPT STORMWATER DRAINAGE PLAN (~~STAGE 1~~) Part 2

| DESIGN: | DATE: | DESIGN CHECK: | DATE: |
|---|---|---|---|
| CP | | CMT | |
| DRAWN: | DATE: | DWG CHECK: | DATE: |
| CP | | CMT | |

AUTHORISED FOR ISSUE: CHING MENG TAN RPEQ No.11311
ORIG. SIZE: A1
PROJECT NUMBER / SHEET: C22-094 SK03
ISSUE: C

CMT engineers
Suite 2, Level 2,
96 Mount Gravatt
Capalaba Road,
Upper Mount Gravatt,
QLD 4122

THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE REPRODUCED IN ANY FORM AS A WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION FROM CMT ENGINEERS, THE EXISTING SERVICES INFORMATION SHOWN HAS NOT BEEN CONFIRMED ON SITE AND IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ANY SERVICES RELEVANT PRIOR TO THE START OF CONSTRUCTION. IF IN DOUBT - ASK.

**AMENDED IN RED**

28/10/2022

BCC DS
RECEIVED
03/08/2022
APPLICATION REF
A005342883

BCC DS
RECEIVED
23/10/2026
APPLICATION REF
A007139209

## LEGEND

- PROPOSED DOMESTIC WATER SERVICE & METER
- PROPOSED DN160 PE SEWER MAIN AND MANHOLES
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN

### Fire Ant Movement Controls

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

**PLANS AND DOCUMENTS**
referred to in the
**APPROVAL**
Dated: **10/11/2022**

EXISTING WATER SERVICE TO BE ABANDONED AND SEALED AT MAIN AND METER TO BE RETURNED TO URBAN UTILITIES

CONNECT PROPOSED WATER MAIN INTO EXISTING WATER MAIN WITHIN ORMSKIRK STREET TO CREATE A LOOP MAIN

PROPOSED WATER SERVICE AND METER TYPICAL FOR EACH LOT

CONNECT WATER AND SEWER MAINS TO STAGE 1 WORKS

PROPOSED WATER MAIN

PROPOSED WATER AND SEWER MAINS TO BE CAPPED AT BOUNDARY

PROPOSED SEWER PROPERTY CONNECTION TYPICAL FOR EACH LOT

PROPOSED SEWER MAIN

CONNECT WATER AND SEWER MAINS TO STAGE 1 WORKS

SEWER PROPERTY CONNECTION TO BE RE-USED FOR PROPOSED LOT 13

SEWER PROPERTY CONNECTIONS & WATER SERVICES TO BE CONNECTED TO MAINS CONSTRUCTED AS PART OF STAGE 1 AS REQUIRED

STAGE 2

STAGE 1

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16

STREET

ORMSKIRK

NEW ROAD

86 SP172126

1 SP 172123

2 SP172123 (PARKLAND)

84 SP 172137

7 SP172137 (PARKLAND)

9 SP183567 (PARKLAND)

CP SP283294

Water Tank

BENCHMARK Screw in Concrete RL 29.77

BENCHMARK Screw in Concrete RL 28.97

BENCHMARK Screw in Concrete RL 28.01

---

CMT engineers
Suite 2, Level 2,
96 Mount Gravatt
Capalaba Road,
Upper Mount Gravatt,
QLD 4122

THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE REPRODUCED IN ANY FORM AS A WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION FROM CMT ENGINEERS, THE EXISTING SERVICES INFORMATION SHOWN HAS NOT BEEN CONFIRMED ON SITE AND IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ANY SERVICES RELEVANT PRIOR TO THE START OF CONSTRUCTION. IF IN DOUBT - ASK.

| ISSUE | DESCRIPTION | DATE | DRAWN | AUTH. |
|---|---|---|---|---|
| A | PRELIMINARY ISSUE | 30.11.2021 | CP | CMT |
| B | ISSUE FOR DA APPROVAL | 01.12.2021 | CP | CMT |
| C | RESPONSE TO COUNCIL RFI DATED 22.04.2022 | 15.07.2022 | CP | CMT |

ISSUE STAMP: **ISSUE FOR APPROVAL** NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER:

CLIENT: GOLDEN AMOY P/L & HIIS FAMILY TRUST

PROJECT TITLE: PROPOSED RECONFIGURATION OF LOT AT 48 & 58 ORMSKIRK STREET, CALAMVALE

DRAWING TITLE: CONCEPT SERVICES PLAN (~~STAGE 2~~) Part 1

SURVEY INFORMATION: PSM 121887 RL 39.365

SURVEYOR: LAWSON SURVEYS

FILE NAME: 19852 & 19853

RP DESCRIPTION: L1 ON SP172123 & L84 ON SP172137

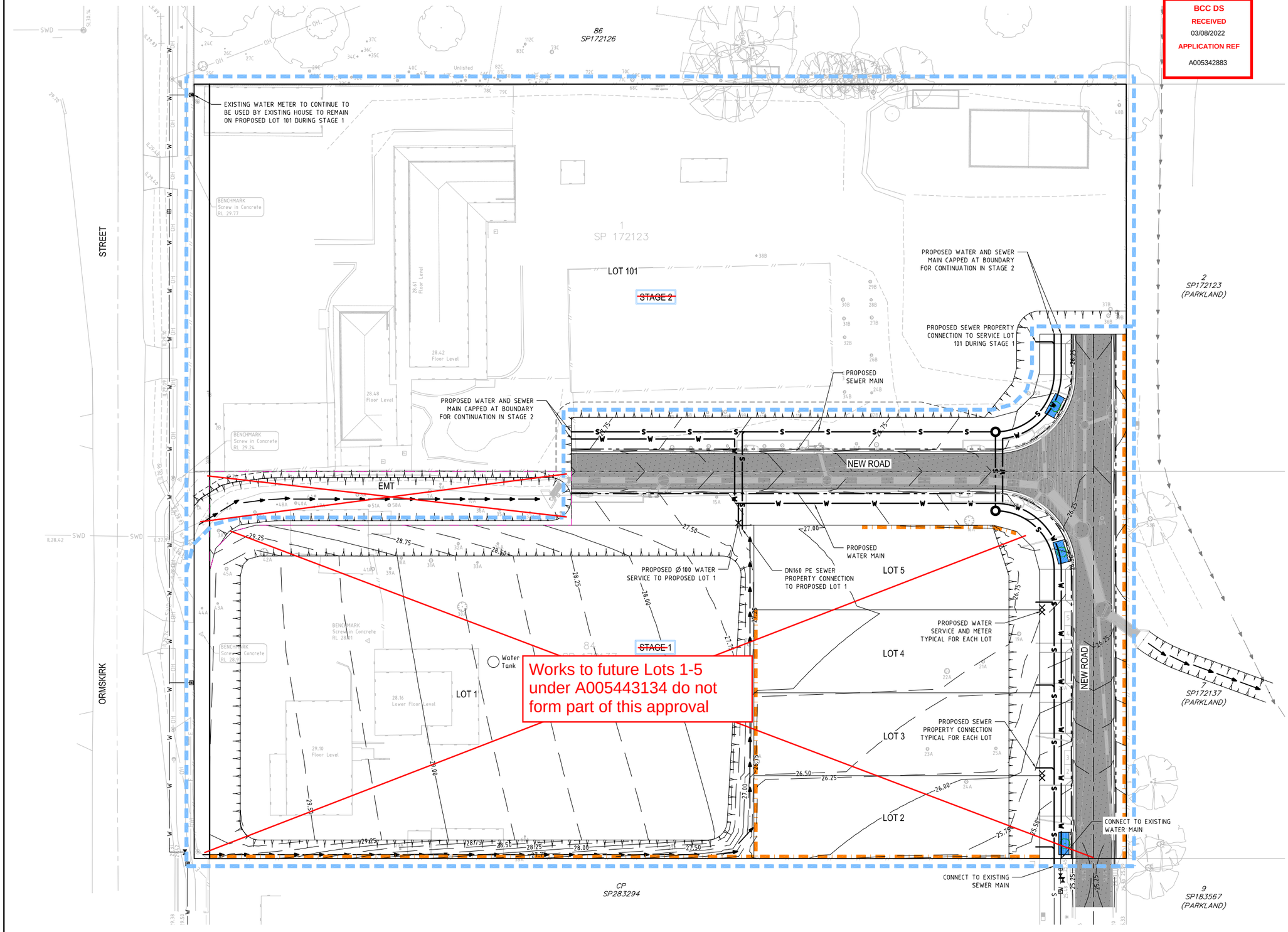
LAND SIZE: 1.219HA

SCALE BAR: 0 2 4 6 8 10 12m — SCALE 1:250 @ A1

| | | | |
|---|---|---|---|
| DESIGN: CP | DATE: | DESIGN CHECK: CMT | DATE: |
| DRAWN: CP | DATE: | DWG CHECK: CMT | DATE: |
| AUTHORISED FOR ISSUE: CHING MENG TAN RPEQ No.1311 | | | ORIG. SIZE: A1 |
| PROJECT NUMBER / SHEET: C22-094 SK09 | | | ISSUE: C |

BCC DS
RECEIVED
23/10/2026
APPLICATION REF
A007139209

BCC DS
RECEIVED
03/08/2022
APPLICATION REF
A005342883




## LEGEND

- PROPOSED DOMESTIC WATER SERVICE & METER
- PROPOSED DN160 PE SEWER MAIN AND MANHOLES
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN

**AMENDED IN RED**

28/10/2022

### Fire Ant Movement Controls

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

**PLANS AND DOCUMENTS**
referred to in the
**APPROVAL**
Dated: **10/11/2022**

CMT engineers
Suite 2, Level 2,
96 Mount Gravatt
Capalaba Road,
Upper Mount Gravatt,
QLD 4122

THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE REPRODUCED IN ANY FORM AS A WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION FROM CMT ENGINEERS. THE EXISTING SERVICES INFORMATION SHOWN HAS NOT BEEN CONFIRMED ON SITE AND IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ANY SERVICES RELEVANT PRIOR TO THE START OF CONSTRUCTION. IF IN DOUBT - ASK.

| ISSUE | DESCRIPTION | DATE | DRAWN | AUTH. |
|---|---|---|---|---|
| A | PRELIMINARY ISSUE | 30.11.2021 | CP | CMT |
| B | ISSUE FOR DA APPROVAL | 01.12.2021 | CP | CMT |
| C | RESPONSE TO COUNCIL RFI DATED 22.04.2022 | 15.07.2022 | CP | CMT |

ISSUE STAMP: **ISSUE FOR APPROVAL** — NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER:

CLIENT: GOLDEN AMOY P/L & HIIS FAMILY TRUST

PROJECT TITLE: PROPOSED RECONFIGURATION OF LOT AT 48 & 58 ORMSKIRK STREET, CALAMVALE

DRAWING TITLE: CONCEPT SERVICES PLAN ~~(STAGE 1)~~ Part 2

| SURVEY INFORMATION | SURVEYOR | FILE NAME |
|---|---|---|
| PSM 121887 RL 39.365 | LAWSON SURVEYS | 19852 & 19853 |
| | RP DESCRIPTION: L1 ON SP172123 & L84 ON SP172137 | LAND SIZE: 1.219HA |

SCALE BAR: 0 2 4 6 8 10 12m — SCALE 1:250 @ A1

| DESIGN: | DATE: | DESIGN CHECK: | DATE: |
|---|---|---|---|
| CP | | CMT | |
| DRAWN: | DATE: | DWG CHECK: | DATE: |
| CP | | CMT | |

AUTHORISED FOR ISSUE: CHING MENG TAN RPEQ No.13111

ORIG. SIZE: A1

PROJECT NUMBER / SHEET: C22-094 SK04

ISSUE: C

**AMENDED IN RED**

28/10/2022

## Fire Ant Movement Controls

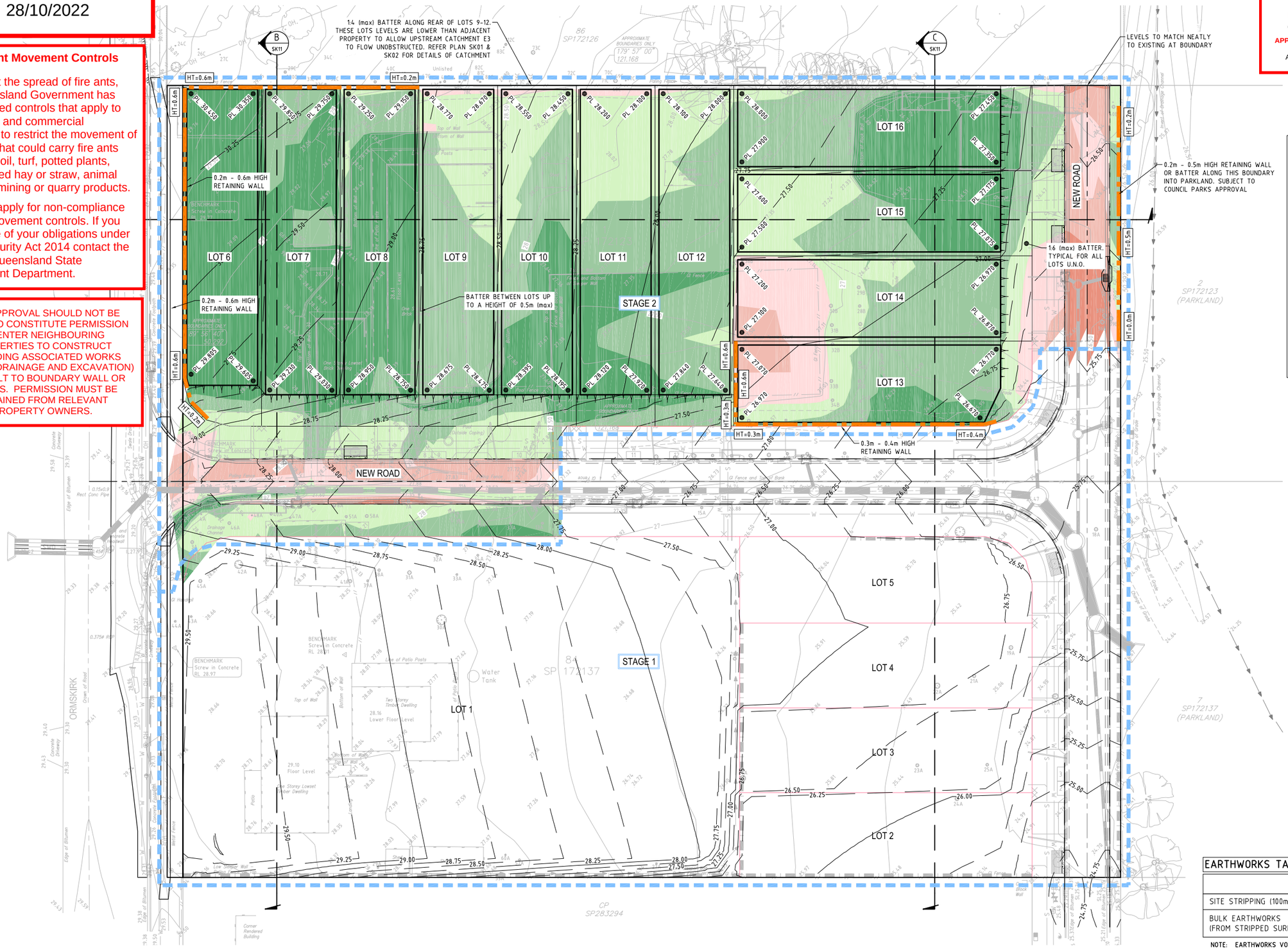
To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

BCC DS
RECEIVED
03/08/2022
APPLICATION REF
A005342883

BCC DS
RECEIVED
23/10/2026
APPLICATION REF
A007139209




## LEGEND

| | |
|---|---|
| PL 4.90 | PROPOSED PLATFORM LEVEL |
| | PAD OUTLINE |
| ● 3.750 | BULK EARTHWORKS LEVEL |
| +12.75 | EXISTING SURFACE LEVEL |
| | PROPOSED RETAINING WALL |

## CUT & FILL LEGEND

| EXCAVATION | | FILLING | |
|---|---|---|---|
| | 0.00m - 0.25m | | 0.00m - 0.25m |
| | 0.25m - 0.50m | | 0.25m - 0.50m |
| | 0.50m - 1.00m | | 0.50m - 1.00m |
| | 1.00m - 2.00m | | 1.00m - 2.00m |
| | >2.00m | | >2.00m |

NOTES:

- CUT AND FILL IS PROVIDED FOR GUIDANCE ONLY AND DENOTES LEVEL DIFFERENCE BETWEEN EARTHWORKS SURFACE AND EXISTING SURFACE STRIPPED 100mm
- AREAS NOT REQUIRING EARTHWORKS ARE TO REMAIN UNDISTURBED.
- CUT/FILL IS TO BULK EARTHWORKS SURFACE.
- FINAL EXTENTS OF CUT/FILL ARE TO BE DETERMINED BY THE CONTRACTOR ON SITE IN CONJUNCTION WITH THE EARTHWORKS DESIGN.

## LEVEL 1 COMPACTION

ALL FILLING ON SITE TO BE LEVEL 1 COMPACTED FILL AS PER AS3798 UNLESS NOTED OTHERWISE
(NOTE TYPE 2 TESTING MAY ONLY BE USED FOR INDIVIDUAL RESIDENTIAL LOTS ONLY)

CONTRACTOR TO CONFIRM SOIL TYPE AND ACCEPTABLE TEMPORARY BATTER ANGLE WITH GEOTECHNICAL ENIGINEER PRIOR TO UNDERTAKING EARTHWORKS

CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES TRAVERSING OR ADJACENT TO THE DEVELOPMENT SITE PRIOR TO UNDERTAKING WORKS.

**PLANS AND DOCUMENTS**
referred to in the
**APPROVAL**
Dated: **10/11/2022**

## EARTHWORKS TABLE

| | CUT ($m^3$) | FILL ($m^3$) | NETT ($m^3$) |
|---|---|---|---|
| SITE STRIPPING (100mm DEPTH) | -581.021 | | -581.021 |
| BULK EARTHWORKS (FROM STRIPPED SURFACE) | -125.991 | 2598.593 | 2472.603 (IMPORT) |

NOTE: EARTHWORKS VOLUMES ARE TAKEN FROM STRIPPED SURFACE LEVEL.


CMT engineers
Suite 2, Level 2,
96 Mount Gravatt
Capalaba Road,
Upper Mount Gravatt,
QLD 4122



THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE REPRODUCED IN ANY FORM AS A WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION FROM CMT ENGINEERS. THE EXISTING SERVICES INFORMATION SHOWN HAS NOT BEEN CONFIRMED ON SITE AND IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ANY SERVICES RELEVANT PRIOR TO THE START OF CONSTRUCTION. IF IN DOUBT - ASK.


| ISSUE | DESCRIPTION | DATE | DRAWN | AUTH. |
|---|---|---|---|---|
| A | PRELIMINARY ISSUE | 30.11.2021 | CP | CMT |
| B | ISSUE FOR DA APPROVAL | 01.12.2021 | CP | CMT |
| C | RESPONSE TO COUNCIL RFI DATED 22.04.2022 | 15.07.2022 | CP | CMT |

ISSUE STAMP: **ISSUE FOR APPROVAL** NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER:

CLIENT: GOLDEN AMOY P/L & HIIS FAMILY TRUST

PROJECT TITLE: PROPOSED RECONFIGURATION OF LOT AT 48 & 58 ORMSKIRK STREET, CALAMVALE

DRAWING TITLE: CONCEPT BULK EARTHWORKS PLAN ~~(STAGE 2)~~ Part 1

SURVEY INFORMATION: PSM 121887 RL 39.365

SURVEYOR: LAWSON SURVEYS

RP DESCRIPTION: L1 ON SP172123 & L84 ON SP172137

FILE NAME: 19852 & 19853

LAND SIZE: 1.219HA

SCALE BAR: 0 2 4 6 8 10 12m
SCALE 1:250 @ A1

| DESIGN: | DATE: | DESIGN CHECK: | DATE: |
|---|---|---|---|
| CP | | CMT | |
| DRAWN: | DATE: | DWG CHECK: | DATE: |
| CP | | CMT | |

AUTHORISED FOR ISSUE: CHING MENG TAN RPEQ No.11311

ORIG. SIZE: A1

PROJECT NUMBER / SHEET: C22-094 SK10

ISSUE: C

**AMENDED IN RED**

28/10/2022

## Fire Ant Movement Controls

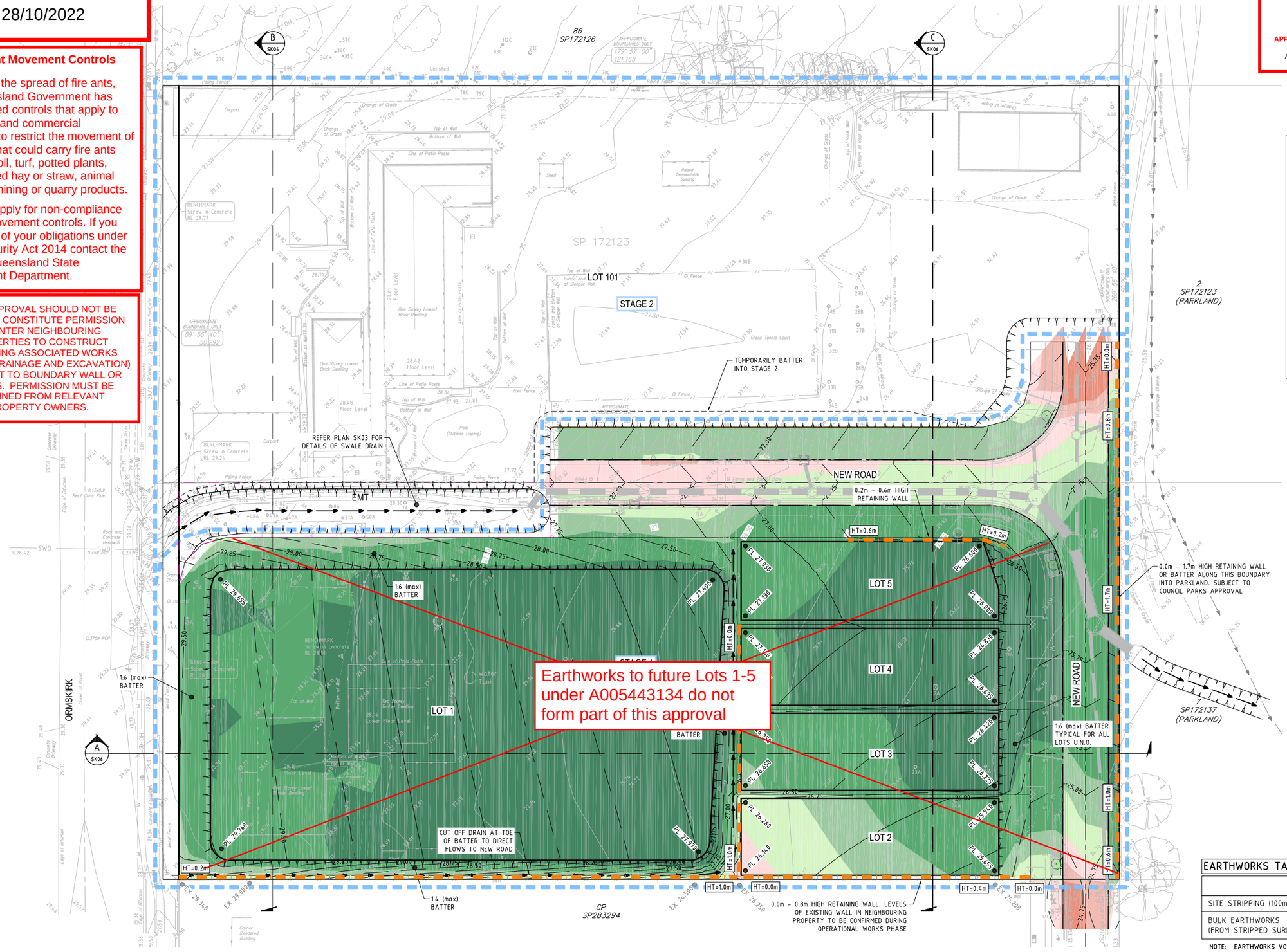
To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

BCC DS
RECEIVED
03/08/2022
APPLICATION REF
A005342883

BCC DS
RECEIVED
23/10/2026
APPLICATION REF
A007139209




## LEGEND

| | |
|---|---|
| PL 4.90 | PROPOSED PLATFORM LEVEL |
| | PAD OUTLINE |
| ● 3.750 | BULK EARTHWORKS LEVEL |
| +12.75 | EXISTING SURFACE LEVEL |
| | PROPOSED RETAINING WALL |

## CUT & FILL LEGEND

| EXCAVATION | FILLING |
|---|---|
| 0.00m - 0.25m | 0.00m - 0.25m |
| 0.25m - 0.50m | 0.25m - 0.50m |
| 0.50m - 1.00m | 0.50m - 1.00m |
| 1.00m - 2.00m | 1.00m - 2.00m |
| >2.00m | >2.00m |

NOTES:

- CUT AND FILL IS PROVIDED FOR GUIDANCE ONLY AND DENOTES LEVEL DIFFERENCE BETWEEN EARTHWORKS SURFACE AND EXISTING SURFACE STRIPPED 100mm
- AREAS NOT REQUIRING EARTHWORKS ARE TO REMAIN UNDISTURBED.
- CUT/FILL IS TO BULK EARTHWORKS SURFACE.
- FINAL EXTENTS OF CUT/FILL ARE TO BE DETERMINED BY THE CONTRACTOR ON SITE IN CONJUNCTION WITH THE EARTHWORKS DESIGN.

## LEVEL 1 COMPACTION

ALL FILLING ON SITE TO BE LEVEL 1 COMPACTED FILL AS PER AS3798 UNLESS NOTED OTHERWISE
(NOTE TYPE 2 TESTING MAY ONLY BE USED FOR INDIVIDUAL RESIDENTIAL LOTS ONLY)

CONTRACTOR TO CONFIRM SOIL TYPE AND ACCEPTABLE TEMPORARY BATTER ANGLE WITH GEOTECHNICAL ENIGINEER PRIOR TO UNDERTAKING EARTHWORKS

CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES TRAVERSING OR ADJACENT TO THE DEVELOPMENT SITE PRIOR TO UNDERTAKING WORKS.

**PLANS AND DOCUMENTS**
referred to in the
**APPROVAL**

Dated: **10/11/2022**

## EARTHWORKS TABLE

| | CUT ($m^3$) | FILL ($m^3$) | NETT ($m^3$) |
|---|---|---|---|
| SITE STRIPPING (100mm DEPTH) | -637.659 | | -637.659 |
| BULK EARTHWORKS (FROM STRIPPED SURFACE) | -54.796 | 6094.489 | 6039.693 (IMPORT) |

NOTE: EARTHWORKS VOLUMES ARE TAKEN FROM STRIPPED SURFACE LEVEL.


CMT engineers
Suite 2, Level 2,
96 Mount Gravatt
Capalaba Road,
Upper Mount Gravatt,
QLD 4122



THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE REPRODUCED IN ANY FORM AS A WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION FROM CMT ENGINEERS. THE EXISTING SERVICES INFORMATION SHOWN HAS NOT BEEN CONFIRMED ON SITE AND IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ANY SERVICES RELEVANT PRIOR TO THE START OF CONSTRUCTION. IF IN DOUBT - ASK.


| ISSUE | DESCRIPTION | DATE | DRAWN | AUTH. |
|---|---|---|---|---|
| A | PRELIMINARY ISSUE | 30.11.2021 | CP | CMT |
| B | ISSUE FOR DA APPROVAL | 01.12.2021 | CP | CMT |
| C | RESPONSE TO COUNCIL RFI DATED 22.04.2022 | 15.07.2022 | CP | CMT |

ISSUE STAMP: **ISSUE FOR APPROVAL** — NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER:

CLIENT: GOLDEN AMOY P/L & HIIS FAMILY TRUST

SURVEY INFORMATION: PSM 121887 RL 39.365

SURVEYOR: LAWSON SURVEYS

FILE NAME: 19852 & 19853

RP DESCRIPTION: L1 ON SP172123 & L84 ON SP172137

LAND SIZE: 1.219HA

SCALE BAR: 0 2 4 6 8 10 12m — SCALE 1:250 @ A1

PROJECT TITLE: PROPOSED RECONFIGURATION OF LOT AT 48 & 58 ORMSKIRK STREET, CALAMVALE

DRAWING TITLE: CONCEPT BULK EARTHWORKS PLAN ~~(STAGE 1)~~ Part 2

| | | | |
|---|---|---|---|
| DESIGN: CP | DATE: | DESIGN CHECK: CMT | DATE: |
| DRAWN: CP | DATE: | DWG CHECK: CMT | DATE: |
| AUTHORISED FOR ISSUE: CHING MENG TAN RPEQ No11311 | | | ORIG. SIZE: A1 |
| PROJECT NUMBER / SHEET: C22-094 SK05 | | | ISSUE: C |