DELIVERING FOR QUEENSLAND

Development Assessment Report

Charleville Hospital – CT Extension

72 King Street, Charleville QLD 4470

Department of Housing and Public Works

Queensland Government

Document History

Version	Date	Status	Key changes	Author	Reviewer
V1	02/09/2026	Draft		MMK	NW
V2	24/09/2026	Draft		MMK	KS
V3	30/09/2026	Final	For issue	MMK	

Application and Applicant Details

Application Overview	
Applicant	Queensland Health c/- QBuild
Contact Person	Madison McErlean-Kirkpatrick QBuild – Customer and Professional Services Department of Housing and Public Works Phone: (07) 3008 2442 Email: madison.mcerlean-kirkpatrick@hpw.qld.gov.au

Contact Details and Project Team

Discipline	Company	Contact Person
Town Planning	Department of Housing and Public Works, QBuild	Madison McErlean-Kirkpatrick, Senior Town Planner
Agency Contact	Queensland Health	Kurt Stewart, Principal Town Planner / Advisor

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1. Executive Summary

QBuild has been appointed to prepare this planning assessment, on behalf of Queensland Health (QH), regarding the proposed delivery of infrastructure at Charleville Hospital, for the purposes of extending the existing hospital to include diagnostic facilities, under the Murweh Shire Council Planning Scheme (planning scheme).

This planning report is for the following Development Application:

1. Approval Type: Development Permit for Material Change of Use (MCU)
2. Proposed Use: Hospital

The Charleville Hospital is located at 72 King Street, Charleville and is described as Lot 147 on OR283 (the subject site). The project seeks to obtain approval for a Hospital to facilitate the delivery of an extension to the existing hospital.

This report provides information in support of a Development Application for a MCU as triggered by the planning scheme. Please note that the proposed Building Works associated with this MCU will progress as Accepted Development, Part 1, Item 2 under Schedule 7 of the *Planning Regulation 2017*.

In support of this report are the following Appendix documents:

Appendix 1 DA Form, Owners Consent & Current Title

Appendix 2 Proposal Plans

Appendix 3 Planning Scheme Codes

Appendix 4 Landscaping Plan

Appendix 5 Traffic Impact Assessment

Appendix 6 Stormwater Management Plan

Appendix 7 State Development Assessment Code (SDAP) Response

2. Application Details

Table 1 includes a summary of the application and site details subject to this development application.

Table 1: Application and Site Summary	
Site Details	
Street address	72 King Street, Charleville QLD 4470
Real property description	Lot 147 on OR283
Site area	10.26ha
Registered owner	South West Hospital and Health Service
Tenure	Freehold
Easements and Encumbrances	The site is not encumbered by any easements or lease interests.
Assessment Details	
Approval Sought	Material Change of Use – Hospital
Assessment Manager	Murweh Shire Council
Level of Assessment	Assessable Development – Impact
Relevant Local Planning Instruments	
Planning Scheme	Murweh Shire Council Planning Scheme (*version 2, effective 2017*)
Planning Scheme Zone	Township Zone
Planning Scheme Overlays	Charleville Obstacle Limitation Surface Map 1 Charleville 1% Annual Exceedance Probability (AEP) Flood Overlay

The development application is made in accordance with section 51 of the *Planning Act 2016* and contains the mandatory supporting information specified in DA Form 1 provided as ***Appendix 1***.

In accordance with Part 5 of the Murweh Shire Council Planning Scheme, the proposed development is assessable development requiring Impact assessment and public notification is required.

3. Site Details

3.1 Site Context

The Charleville Hospital offers community and allied health services, along with home and community care support, for the Charleville township and surrounding communities. The facility currently operations 24hrs, 7 days a week, with set office hours between 8:00am-5:00pm Monday to Friday for non-emergency appointment only services.

The subject site as shown in *Figure 1* currently accommodates the existing Charleville Hospital.

Figure 1 – Site Context Aerial Image



Legend

Site Boundary

Source: Nearmap

3.2 Site and Surrounding Land Uses

The subject site is an irregularly shaped lot with an area of 10.26 hectares, located within the Township Zone in the Murweh Shire.

The site has two road frontages, being a primary frontage to King Street and a secondary frontage to Lou Ariotti Drive, both of which are local government roads. Access is gained via both roads.

The site is bound by a vacant lot to the south and a State transport corridor (railway) to the east. The surrounding land uses are predominantly residential uses with a park and community swimming pool to the north.

3.3 Existing Infrastructure

The site is located within Council's municipal infrastructure area and has appropriate service connections to sewerage, stormwater and water infrastructure with sufficient capacity in proximity to the proposed development.

3.4 Pre-lodgement Advice

Council

On 22 July 2026 a pre-lodgement meeting was held between Murweh Shire Council and Queensland Health. A summary of the key items discussed, is as follows:

<table>
<tr><th colspan="2">Attendees</th></tr>
<tr><td colspan="2">Council
Justin Kronk (JK), Director of Corporate Services Murweh Shire Council
Teresa Schmidt (TS) assisting Murweh Shire Council with planning and development matters and consultants.

Consultants and representatives of Queensland Health (QH)
Sean Logue – Architect (QH Rep)
Ali Al Amri – Hydraulic engineer – WSP (QH Rep)
Daniel Burke – Turner Townsend (QH Rep)
Darrin McNeilage - QH
Steven Anderson - QH
Nicholas Adams - QH
Matthew Toon - QH
Kurt Stewart - QH</td></tr>
<tr><th>Comments</th><th>Response</th></tr>
<tr><td>QH – Summary of proposal and confirmed the water storage treatment facility is not an Environmentally Relevant Activity (ERA).</td><td>The proposed development does not constitute an ERA under the Planning Regulation 2017. Further detail is provided in Section 3.6 of this report.</td></tr>
</table>

Considering if lodging DA with Council or applying for MID.	
TS – If lodging a DA with Council, requested plans to clearly identify existing and proposed changes to the carparking.	Traffic and on-site car parking have been assessed within the provided Traffic Impact Assessment in ***Appendix 5*** and further detailed in Section 4 of this report.
TS – Confirmed Council can undertake public notification on behalf of applicant.	It is intended that Council's public notification services will be utilised for the proposal.
TS - The site is mapped within the SPP Queensland floodplain assessment overlay (called up in current scheme) and part of the site is mapped in the flood overlay map. DA will need to address flood hazard. Note the current flood mapping is not accurate, and it is recommended the proposed draft flood hazard mapping is considered in addressing the response to the flood hazard.	Stormwater and flood hazard matters have been assessed by a Registered Professional Engineer of Queensland (RPEQ) as part of the Stormwater Management Plan provided at ***Appendix 6***, with further detailed in Section 4.7 of this report.
TS – Confirmed no infrastructure charges applicable.	Noted

State Assessment and Referral Agency (SARA)

Written pre-lodgement advice was provided by the State Assessment and Referral Agency (SARA) via email on 5 August 2026, confirming that the proposed development constitutes assessable development under the:

- *Planning Regulation 2017, Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1)*

The development is not eligible for FastTrack5 and therefore will be referred through the standard SARA referral process.

3.5 Environmental Management Register & Contaminated Land Register

A search of the Environmental Management Register (EMR) and Contaminated Land Register (CLR) confirms that the subject site is not listed on the CLR. However, the site is recorded on the EMR for a notifiable activity/hazardous contaminant, being:

- Waste Storage, Treatment or Disposal - storing, treating, reprocessing or disposing of regulated waste (other than at the place it is generated), including operating a nightsoil disposal site or sewage treatment plant where the site or plant has a design capacity that is more than the equivalent of 50,000 persons having sludge drying beds or on-site disposal facilities.

The existing waste infrastructure is to be retained and maintained, with no alterations proposed as part of the development. As such, the proposal is not expected to alter the site's existing EMR status or give rise to any new contamination-related planning issues.

3.6 Environmentally Relevant Activity (ERA)

The proposed development includes a relocated water treatment enclosure and fuel generator, with bulk fuel storage. Both components have been reviewed against the relevant Environmentally Relevant Activity (ERA) thresholds and were confirmed to fall below the applicable trigger levels. Accordingly, the proposed development does not constitute an ERA under the *Planning Regulation 2017*.

4. Proposal Details

This section provides an overview of the proposed development and key attributes.

4.1 Proposal Overview

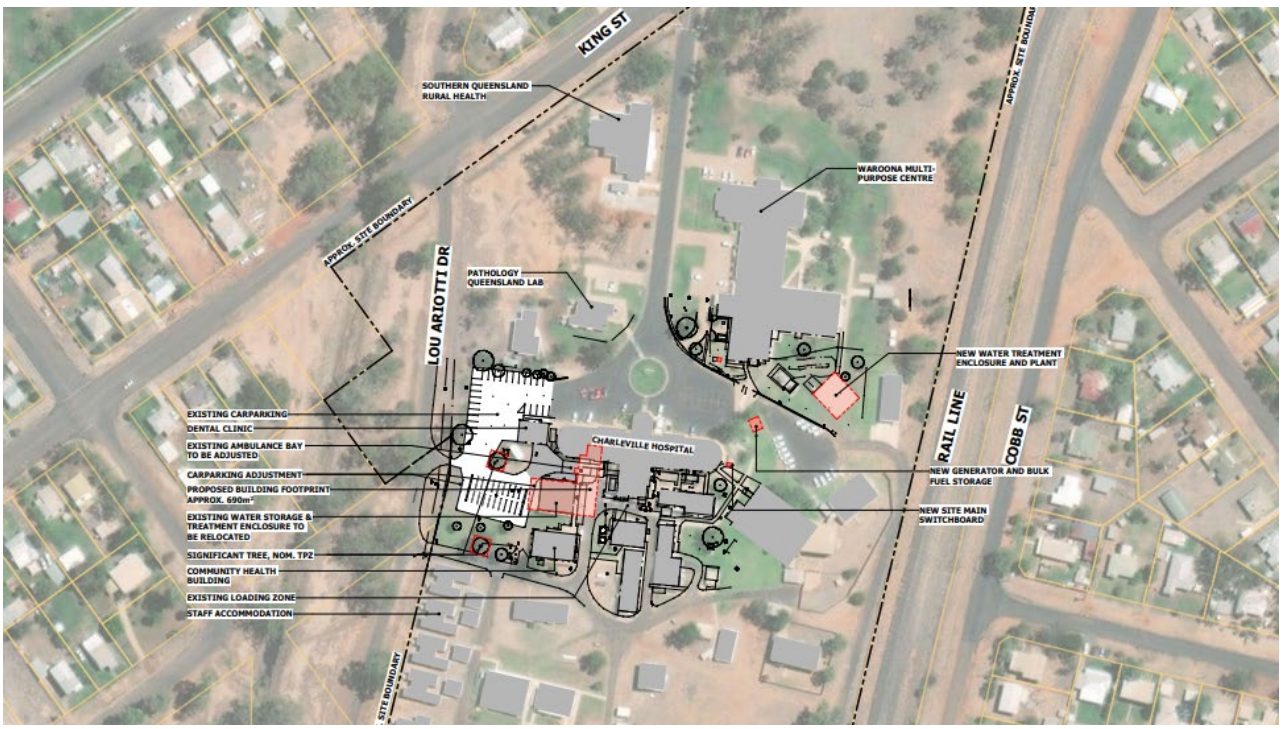
The proposed development involves an extension to the Hospital to deliver Computed Tomography (CT) services that is intended to reduce the need for existing patients to be transferred to metropolitan hospitals. As a summary, the proposed works include:

- Construction of a new medical imaging building at the south-western corner of the existing hospital building, connecting to the existing hospital via an enclosed walkway.
- Relocation of the Queensland Ambulance Service driveway
- Minor extension and reconfiguration of the western car park
- Relocation of the existing water treatment enclosure
- New generator and fuel storage (16,000L)
- Renovation of level 1 of the hospital

The proposal will involve demolishing the existing ramps, associated roof structure, the existing water storage and treatment enclosure.

Proposed development is as shown in *Figure 2* and documented in ***Appendix 2***.

Figure 2 – Proposed Site Plan



*Source: Architectural Plans (**Appendix 2**)*

4.2 Landscaping

The existing surrounding vegetation will be retained with landscaping as detailed in the Landscape Plans, including ground cover and trees.

The provided Landscape Plan (***Appendix 2***) notes that the existing landscaping character is functional and resilient in nature, reflecting the climatic realities of the inland environment and the practical requirements of regional infrastructure.

Landscaping treatments will be implemented as part of the project delivery to mitigate the loss of vegetation and assist in softening the built form and contribute to the overall amenity.

4.3 Site Access

Vehicle access to the site is provided via one (1) connection with King Street at the northern boundary of the site (primary access), two (2) connections with Lou Ariotti Drive at the western boundary of the site, and one (1) connection with the abutting vacant land to the south.

4.4 Traffic and Car Parking

The proposed CT expansion forms part of a broader initiative to improve access to diagnostic imaging services within regional hospital facilities. In this regard, the proposal is intended to reduce the need for existing patients to be transferred to metropolitan hospitals to access scanning and imaging services that are not currently available on site.

With regards to the Traffic Impact Assessment, provided in ***Appendix 3***, it is not anticipated that existing patients will generate a material increase in parking demand relative to the current operating circumstances. However, the proposed expansion is expected to result in a modest increase in staff numbers and may also attract a limited number of additional patients, which may give rise to a corresponding minor increase in parking demand.

The Charleville Hospital currently provides a total of 135 on-site car parking spaces, including two (2) spaces for people with disability (PWD).

In response, the proposed development includes the extension and reconfiguration of the western car park to provide five (5) additional car parking spaces, including one (1) additional PWD.

Having regard to the scale of the proposed expansion, the existing in-formal and formal parking supply on site and the additional spaces to be provided, it is considered that the likely increase in parking demand can be appropriately accommodated.

4.5 Vehicle Servicing

Refuse collection will remain unchanged as part of the development. Servicing would be operationally managed by the user group and occur outside of peak hours.

4.6 Infrastructure Servicing

Existing infrastructure services within the site are proposed to be extended to cater for the proposal. Services are understood to have sufficient capacity to service the development and may be conditioned accordingly.

4.7 Stormwater/ Flood

The proposal is supported by a Stormwater Management Plan included at ***Appendix 4***.

The proposed lawful point of discharge for the site is to Bradleys Gully, which is consistent with the existing drainage arrangement. Minor flows from the proposed new building roof will be collected and conveyed via the internal piped drainage system. Minor flows from the proposed Queensland Ambulance Services (QAS) driveway and staff parking areas will discharge to Bradleys Gully via overland flow paths, which is consistent with existing conditions. Major stormwater flows will also continue to be discharged to Bradleys Gully via overland flow, in accordance with the existing drainage regime.

The Stormwater Management Plan identifies that the proposed development will result in only a negligible increase in peak stormwater discharge, being approximately 0.83% (30L/s). This increase is not considered to give rise to any adverse stormwater impacts.

The Stormwater Management Plan recommends that a new manhole is to be constructed over the existing 300mm diameter stormwater pipe, with a stub connection provided to facilitate hydraulic connection.

It is noted that an existing underground stormwater tank has been identified and confirmed as non-operational. As such, it is proposed to be removed and infilled.

4.7.1 Flood Hazard

Based on information provided by Murweh Shire Council, the site is subject to flooding associated with the Warrego River and Bradleys Gully. While it is acknowledged that the currently available flood mapping is outdated, the proposed development is nevertheless required to achieve the applicable flood immunity standards under the Capital Infrastructure Requirements (CIR) Guidelines.

In the absence of Q500 flood information, the CIR Guidelines require a minimum finished floor level of the Q100 flood level plus 500mm freeboard. On this basis, the proposed building is required to achieve a minimum finished floor level of 293.1m AHD.

Accordingly, the proposed building will have a minimum FFL of 293.1m AHD. Therefore, the development is considered to achieve immunity to the Q100 flood event, inclusive of the required 500mm freeboard.

4.8 Operational Hours and Proposed Staffing Numbers

The hospital will continue to operate 24hrs, 7 days a week, with set office hours between 8:00am-5:00pm Monday to Friday for non-emergency appointment only services.

The proposed extension will require a total of seven (7) additional full-time equivalent staff.

4.9 Water Treatment Enclosure

The proposed development includes the relocation of the existing water treatment enclosure. The existing enclosure, located on the western side of the hospital, comprises of a large metal shed with an open front and one open side, and an enclosed rear wall clad in metal sheeting. The existing enclosure measures 15.37m in width, 16.8m in length and 5.7m in height.

The proposed relocated enclosure will measure 15m in width, 15m in length and 5.5m in height, and will be positioned on the eastern side of the site, approximately 40m from the property boundary.

The purpose of the water treatment facility is to treat the hospital's potable water supply in accordance with the Capital Infrastructure Requirements for chlorination and pH levels. As water treatment already occurs on site at a comparable scale, the proposed relocation is not anticipated to introduce any new or intensified impacts.

The submitted Site-based Stormwater Management Plan states that stormwater from the relocated water treatment enclosure will be collected via downpipes, directed to the internal driveway, and discharged through a kerb outlet.

Figure 3 – Existing Water Treatment Enclosure



Source: Queensland Health

5. Planning Assessment

5.1 Far North Queensland Regional Plan

The Murweh Shire Council Planning Scheme advances the South West Regional Plan 2009. The proposed development facilitates development that supports the town providing necessary infrastructure in accordance with the relevant provisions of the South West Regional Plan.

5.2 State Interest

The Queensland *Planning Regulation 2017* and State Development Assessment Provisions (SDAP) set out the matters of State interest for development assessment.

The development triggers referral to the State Assessment and Referral Agency (SARA) under:

- *Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) of the Planning Regulation 2017*

The development application will be referred to SARA accordingly and is supported by the completed SDAP Code 2.

5.3 State Planning Policy

In accordance with section 2.1 of the Murweh Shire Council Planning Scheme, the Minister has identified that all aspects of the State Planning Policy (the SPP) have been integrated into the planning scheme.

For this development, an assessment against the provisions of the SPP is not required as all relevant matters will be dealt with under the assessment benchmarks of the planning scheme. These matters are addressed in the overall assessment against the applicable assessment benchmarks.

5.4 Murweh Shire Council Planning Scheme

In accordance with the Murweh Shire Council Planning Scheme, the site is within the Township Zone and is subject to assessment against the planning scheme codes. In considering the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes to be considered:

1. Assessable development must demonstrate that the Performance Outcomes can be achieved.
2. Acceptable Outcomes that are nominated in the Codes are just one means by which the Performance Outcomes may be achieved.

The proposal satisfies the Purpose and Overall Outcomes of the relevant Planning Scheme Codes provided in ***Appendix 3***.

Planning Scheme Codes	
Zone Code	Township Zone
Development Code	General development code Township zone code
Overlay Code	N/A

6. Conclusion and Recommendations

It is considered that this application seeking approval for MCU is in accordance with relevant provisions of the Development Scheme and should be approved subject to reasonable and relevant conditions.

The proposal will facilitate delivery of the proposed development and the efficient and timely supply of infrastructure; and satisfy statutory requirements and budgetary commitments of the State.

The proposal will service the needs of the immediate community and is complementary to the existing hospital and provides improved access to health care services.

The proposal is not intended to result in any adverse impacts to the existing operations or sensitive receivers and may be conditioned accordingly.

The assessment provided within this Development Assessment Report provides details with respect to the proposed works and has undertaken an assessment of the proposed infrastructure against the relevant statutory frameworks, incorporating local and state assessment criteria and legislation.

Appendix 1 – Da Form 1, Owners Consent & Current Title

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Queensland Health c/- QBuild
Contact name *(only applicable for companies)*	Madison McErlean-Kirkpatrick QBuild – Customer and Professional Services Department of Housing and Public Works
Postal address *(P.O. Box or street address)*	Level 6 / 42-60 Albert Street
Suburb	Brisbane City
State	QLD
Postcode	4000
Country	Aus
Contact number	(07) 3008 2442
Email address *(non-mandatory)*	madison.mcerlean-kirkpatrick@hpw.qld.gov.au
Mobile number *(non-mandatory)*	(07) 3008 2442
Fax number *(non-mandatory)*	N/A
Applicant's reference number(s) *(if applicable)*	N/A
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		72	King Street	Charleville
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4470	147	OR283	Murweh Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:

Name of port authority for tidal area *(if applicable)*

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☒ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	Waste Storage, Treatment or Disposal
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Hospital

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Extension to existing hospital	Hospital	Nil	690m^2

8.2) Does the proposed use involve the use of existing buildings on the premises?
☒ Yes
☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☒ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*

$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Murweh Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

☐ Clearing native vegetation
☐ Contaminated land *(unexploded ordnance)*
☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☒ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
☐ Ports – Brisbane core port land – hazardous chemical facility
☐ Ports – Brisbane core port land – taking or interfering with water
☐ Ports – Brisbane core port land – referable dams
☐ Ports – Brisbane core port land – fisheries
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

☐ SEQ northern inter-urban break – community activity
☐ SEQ northern inter-urban break – indoor recreation
☐ SEQ northern inter-urban break – urban activity
☐ SEQ northern inter-urban break – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**
☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*
☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or*
- *Part 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

***Note**: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au for further information.*

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

***Note**: See guidance materials at www.resources.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.*

Name of the heritage place:		Place ID:	

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

***Note**: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21)*	☐ Yes ☒ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Rebecca Greenway

A/Health Service Chief Executive of South West Hospital and Health Service, signing for and on behalf of South West Hospital and Health Service under delegated authority pursuant to the SWHHS Financial Delegation Framework.

Of South West Hospital and Health Service, a Hospital and Health Service established under the Hospital and Health Boards Act 2011 (Qld), being the owner of the premises identified as follows:

72 King Street, Charleville, formally described as Lot 147 on OR283

consent to the making of a development application under the *Planning Act 2016* by:

c/- QBuild

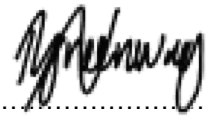
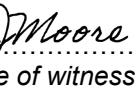
Department of Housing and Public Works

on the premises described above for:

Material Change of Use for a Hospital

Company seal / Authorised Execution

Signed for and on behalf of South West Hospital and Health Service by its authorised delegate, pursuant to the Hospital and Health Boards Act 2011 (Qld) and the SWHHS Financial Delegation:

Rebecca Greenway,A/Health Service Chief Executive, South West Hospital and Health Service *Insert full name of authorised officer*	 *Signature of authorised officer*
In the presence of: Jessie Moore *Insert full name of witness*	03/09/2026 *Date*  *Signature of witness*

Note: South West Hospital and Health Service is a statutory body under the Hospital and Health Boards Act 2011 (Qld) and is not a company registered under the Corporations Act 2001 (Cwth). This consent is therefore executed by the Health Service Chief Executive under delegated authority rather than by company directors, and no ACN applies.

INTERNAL CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 01/09/2026 09:15 Title Reference: 50329802
Date Created: 26/09/2000

Previous Title: 40025899

REGISTERED OWNER

Dealing No: 716658291 29/07/2015

SOUTH WEST HOSPITAL AND HEALTH SERVICE

ESTATE AND LAND

Estate in Fee Simple

LOT 147 CROWN PLAN OR283
Local Government: MURWEH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40025899 (Lot 147 on CP OR283)

2. LEASE No 720391466 12/11/2020 at 13:06
THE STATE OF QUEENSLAND
(REPRESENTED BY QUEENSLAND HEALTH)
OF LEASE A ON SP275756
TERM: 01/07/2015 TO 30/06/2065 OPTION NIL
Lodged at 13:06 on 12/11/2020 Recorded at 11:22 on 12/01/2021

3. LEASE No 721848230 20/07/2022 at 15:02
THE UNIVERSITY OF QUEENSLAND
OF LEASE C ON SP320409
TERM: 18/08/2020 TO 17/08/2030 OPTION 5 YEARS
Lodged at 15:02 on 20/07/2022 Recorded at 13:14 on 29/07/2022

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Appendix 2 – Proposal Plans



Notes

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Registered Business Name sutersARCH ABN 37 169 328 018
Nominated Architect Angus Rose NSW ARB 8341

CHARLEVILLE HOSPITAL

LOCATION: 72 KING STREET, CHARLEVILLE. QLD 4470
LOT: 147
PLAN: OR283
SITE AREA: 104645.0 m²
EST. EXIST. BLD COVER: 12000m²
PROPOSED
GFA: 600m²
EST. SITE COVER: 11.5%
PARKING
EXISTING: 135
PROPOSED: 135
NOTE FORMAL PARKING ONLY

SCHEMATIC DESIGN

NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
F	SD TENDER ISSUE	24.07.26	DA	SL
E	FOR INFORMATION	09.07.26	DA	SL
D	SITE UPDATE	15.05.26	DA	SL
C	SITE INFORMATION UPDATE	07.05.26	CM	SL
B	FOR INFORMATION	23.04.26	DA	SL
A	FOR INFORMATION	09.04.26	DA	SL

Architect/ Designer
ARCH
www.sutersarch.com

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

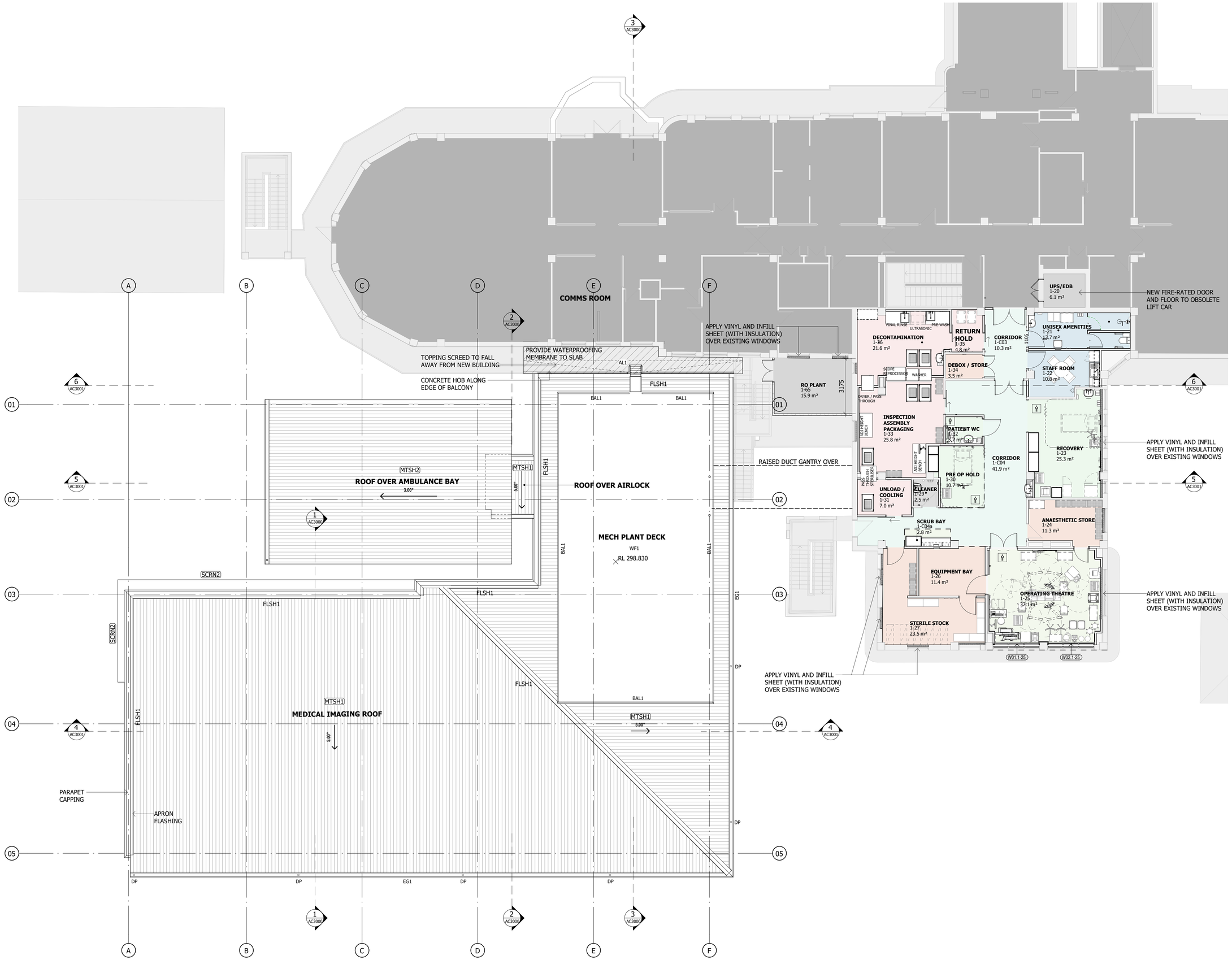
Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
SITE PLAN

Scale (A1) 1 : 1000
Date Printed 24/07/2026 5:23:31 PM
Drawing Number AC1000
Issue F

File Name: Autodesk Docs://25.177- HIQ MRI-CT Program/25.177-AR-SMACE T3-CH-R26.rvt



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Nominated Architect Angus Rose NSW ARB 8341

NOTES

-CONTRACTOR TO SURVEY ALL AREAS AND CONFIRM ANY LAYOUT ISSUES WITH HHS

SCHEMATIC DESIGN

NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
C	SD TENDER ISSUE	24.07.26	DA	SL
B	FOR INFORMATION	09.07.26	DA	SL
A	FOR INFORMATION	29.06.26	DA	SL

Architect/ Designer
ARCH
www.sutersarch.com

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
GENERAL ARRANGEMENT PLAN - LEVEL 1

Scale (A1)
1 : 100

Date Printed
24/07/2026 5:23:55 PM

Drawing Number
AC1201

Issue
C

File Name: Autodesk Docs://25.177_HIQ MRI-CT Program/25.177-AR-SHACE T3-CH-R26.rvt



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ROOM DEPARTMENT LEGEND

- CLINICAL SUPPORT
- CORR
- CT
- ED
- ENGINEERING
- HOLDING / RECOVERY
- PATIENT ENTRY, WAITING
- STAFF
- ULTRASOUND
- X-RAY

SCHEMATIC DESIGN
NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
B	SD TENDER ISSUE	24.07.26	DA	SL
A	FOR INFORMATION	09.07.26	DA	SL

Architect/ Designer
ARCH
www.sutersarch.com

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
GENERAL ARRANGEMENT PLAN - GROUND FLOOR

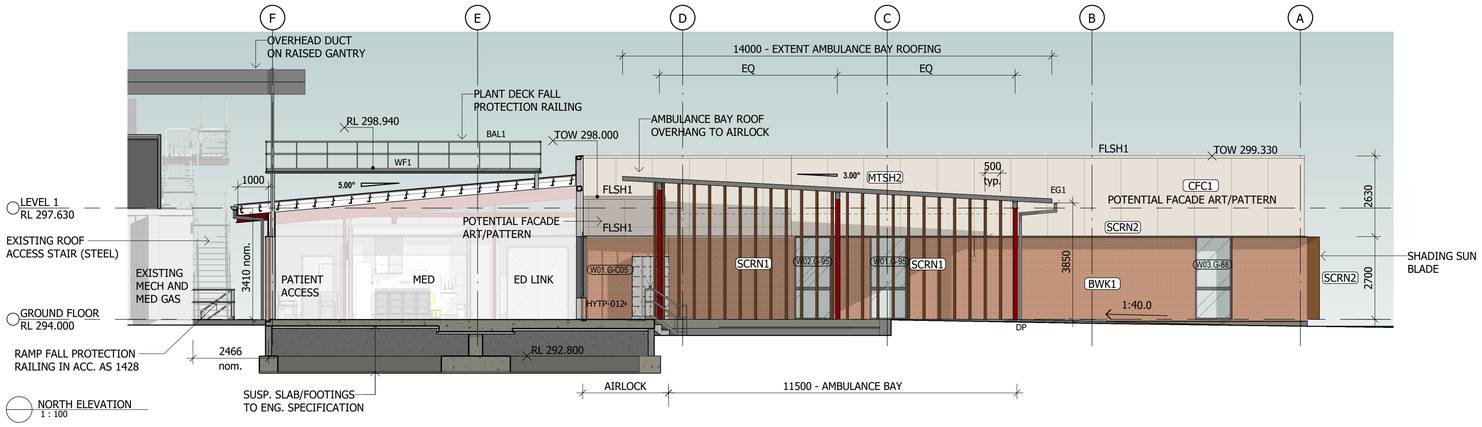
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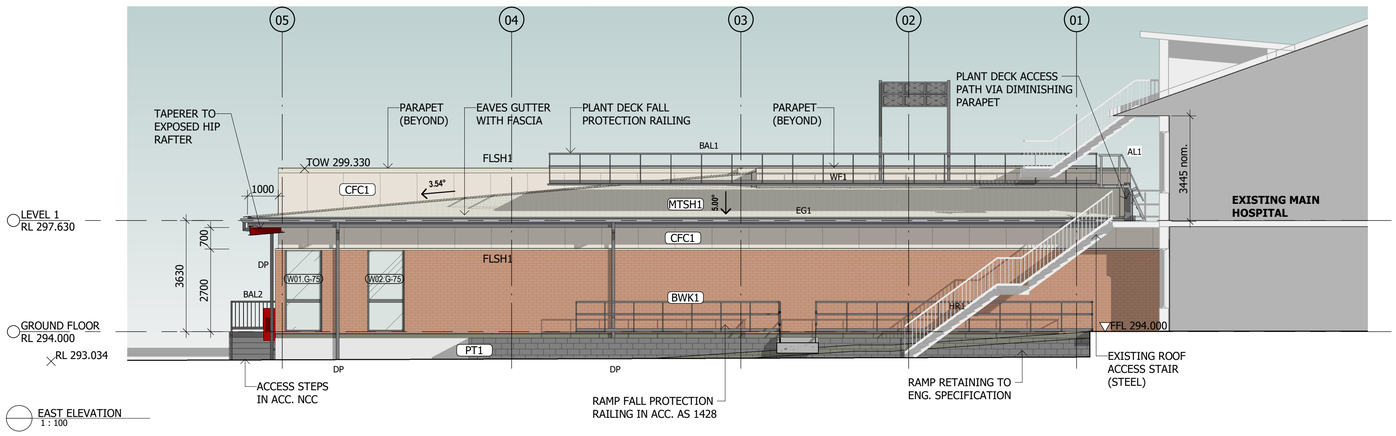
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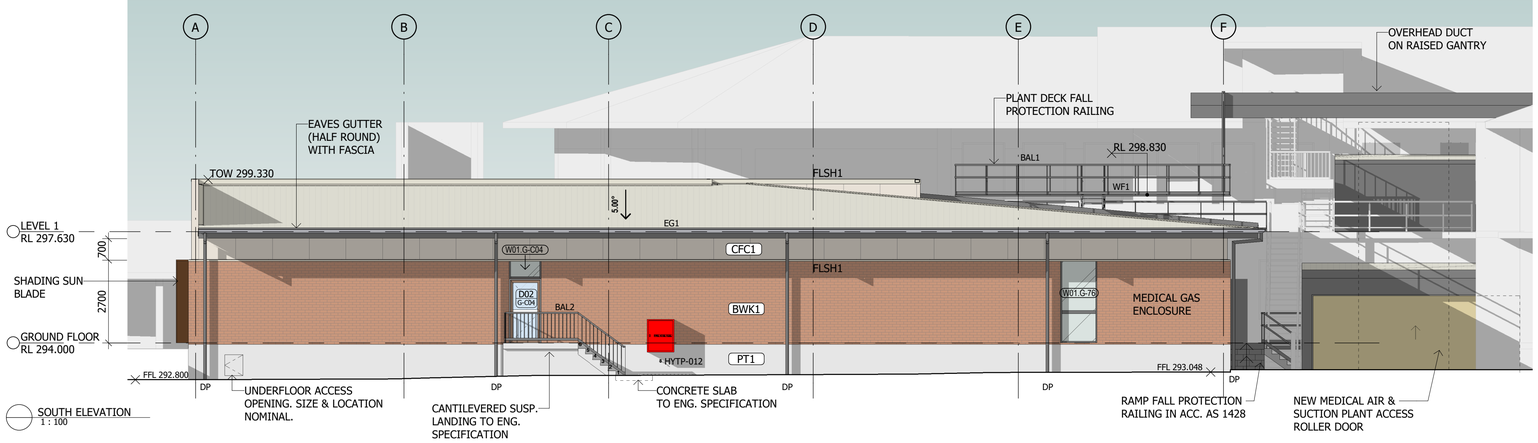
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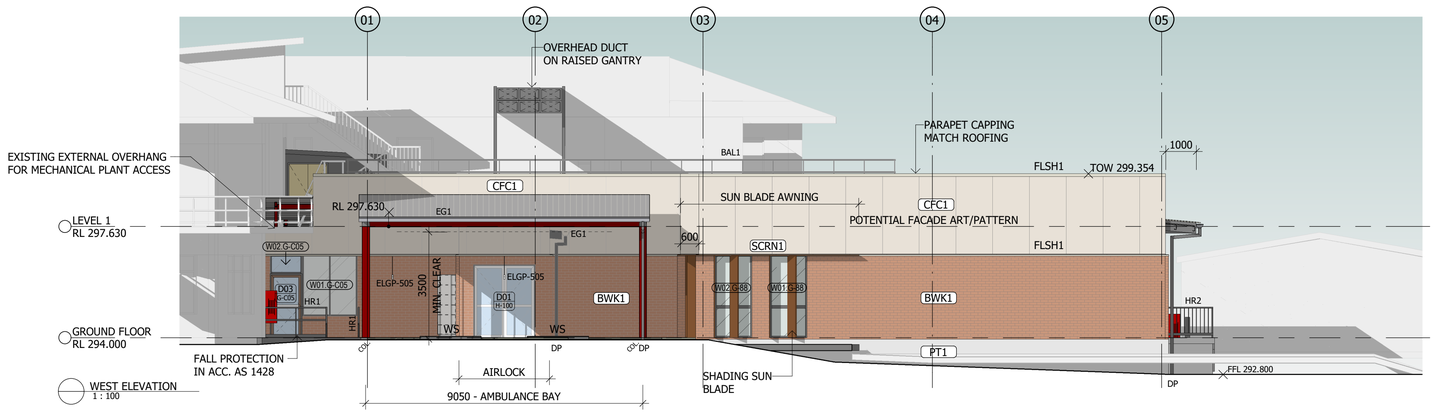
Issue
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File Name: Autodesk Docs://25.177_HIQ MRI-CT Program/25.177-AR-SHACE T3-CH-R26.rvt









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Nominated Architect Angus Rose NSW ARB 8341

FINISHES LEGENDS

PT	PAINT
BWK1	BRICK VENEER
CFC1	CFC CLADDING
	POTENTIAL FACADE ART/PATTERN
SCRN1	ALUMINIUM BATTEN SCREEN
MTSH1	METAL ROOF SHEETING
MTSH2	PIR INSULATED PANEL ROOF SHEET.
FLSH1	FOLDED METAL CAPPING/FLASHING

SCHEMATIC DESIGN
NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
A	SD TENDER ISSUE	24.07.26	DA	SL

Architect/ Designer
ARCH
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Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
BUILDING ELEVATIONS

Scale (A1) 1 : 100
Date Printed 24/07/2026 5:24:18 PM
Drawing Number AC2000
Issue A

File Name: Autodesk Docs://25.177. HIQ MRI-CT Program/25.177-AR-SMACE T3-CH-R26.rvt



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ELECTRICAL SERVICE	— E – E – E —
FENCE	— / ——— / —
GAS SERVICE	— G – G – G —
SEWER SERVICE	— S – S – S —
STORMWATER SERVICE	— SW ——— SW —
TELECOM SERVICE	— T – T – T —
WATER SERVICE	— W – W – W —

NOTE:

- REFER TO SURVEY PLAN FOR ALL EXISTING UNDERGROUND SERVICES
- ALL EXISTING UNDERGROUND SERVICES TO BE CHECKED ON SITE
- REFER TO ENGINEER'S DOCUMENTATION TO SERVICES WORKS
- CONTRACTOR TO PROTECT ALL EXISTING (RETAINED) ASSETS IN AND AROUND THE WORKS
- CONTRACTOR TO MAKE GOOD ALL GROUND CONDITIONS IMPACTED BY THE WORKS
- DEMOLISH AND FILL OR MASS CONCRETE FILL REDUNDANT INGROUND TANKS ADJACENT TO DEVELOPMENT

SCHEMATIC DESIGN
NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
B	SD TENDER ISSUE	24.07.26	DA	SL
A	FOR INFORMATION	09.07.26	DA	SL

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ARCH
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Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

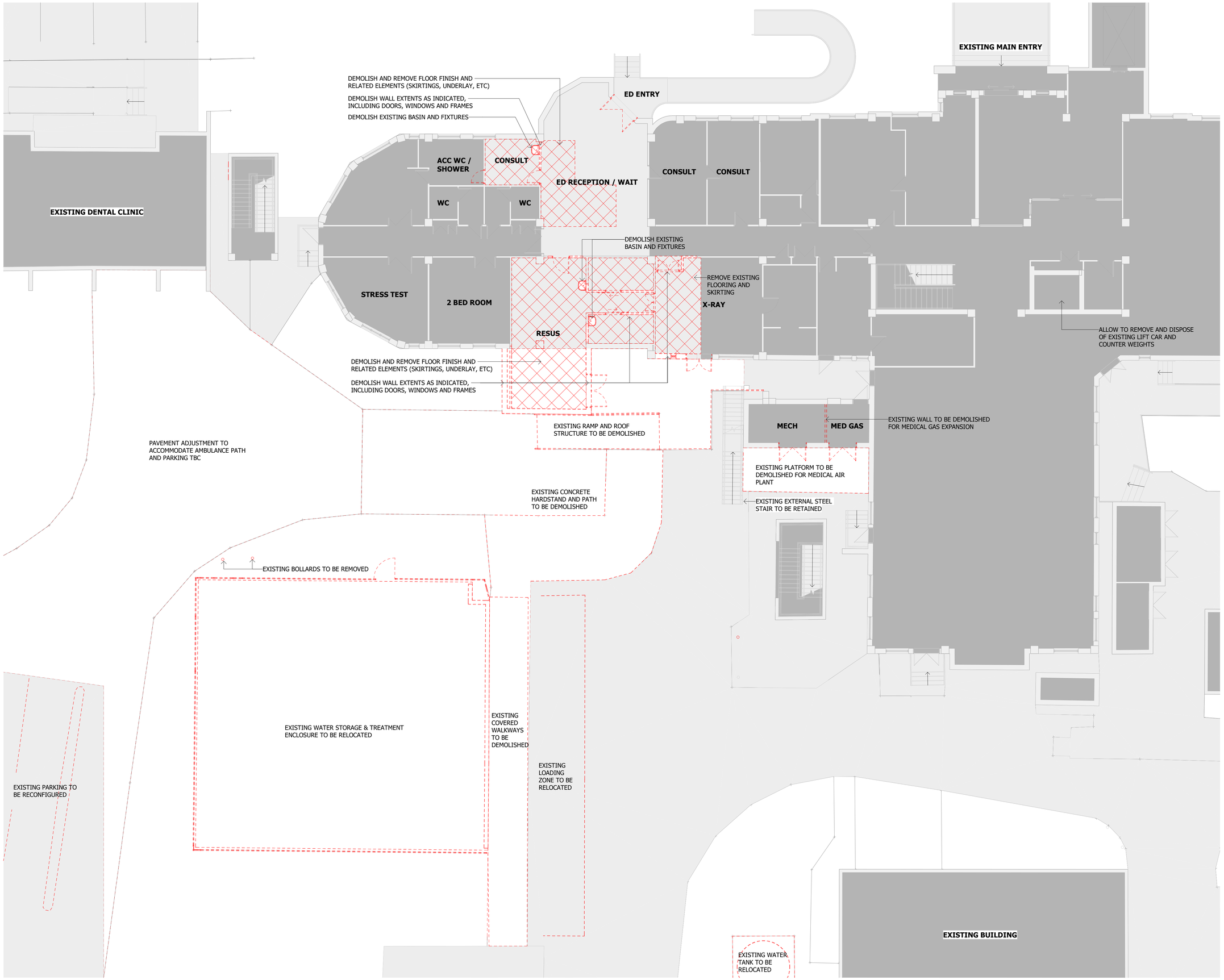
Project Number
25.177

Drawing
SITE PLAN - EXISTING / DEMOLITION

Scale (A1) 1 : 200
Date Printed 24/07/2026 5:23:34 PM

Drawing Number AC1001
Issue B

File Name: Autodesk Docs://25.177- HIQ MRI-CT Program/25.177-AR-SHACE T3-CH-R26.rvt



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NOTES

- REFER TO PPR AND STAGING PLAN FOR SEQUENCING OF DEMO WORKS AND CLIENT REQUIREMENTS

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Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
EXISTING / DEMOLITION PLAN - GROUND FLOOR

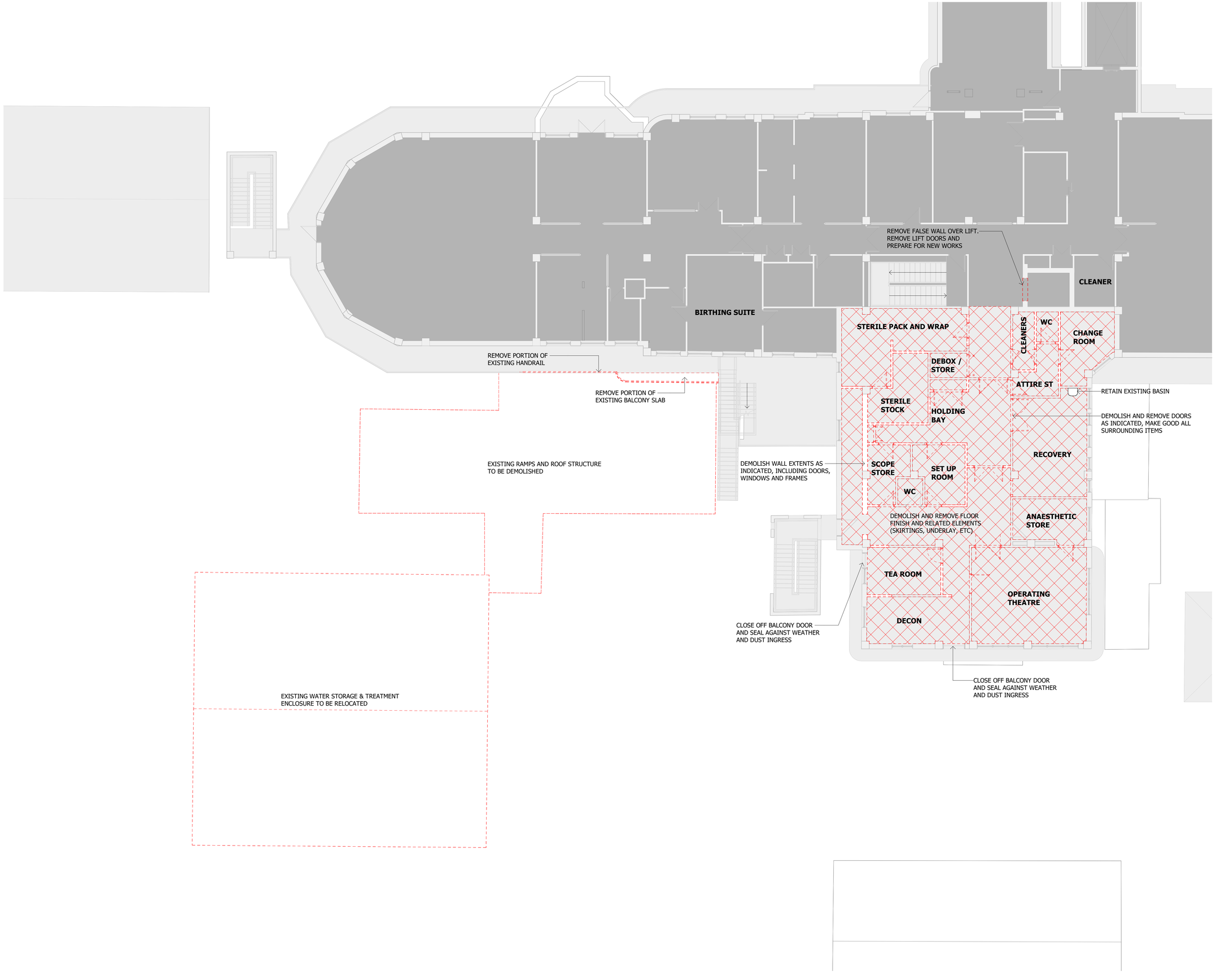
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Date Printed
24/07/2026 5:23:36 PM

Drawing Number
AC1010

Issue
B

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Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
EXISTING / DEMOLITION PLAN - LEVEL 1

Scale (A1)
1 : 100

Date Printed
24/07/2026 5:23:39 PM

Drawing Number
AC1011

Issue
B

File Name: Autodesk Docs://25.177_HIQ MRI-CT Program/25.177-AR-SHADE T3-CH-R26.rvt

Appendix 3 – Assessment Against Planning Scheme Codes

6.2.4 Township zone code

This code applies to development where the code is identified as applicable in a table of assessment.

6.2.4.1 Purpose

The purpose of this code is to:

Provide for the urban development of the towns and villages of the Shire as community and service centres. Development located in this zone provides for a mix of uses which support the needs of the local rural community. The Township zone provisions aim to:

(a) maintain the character and amenity of Charleville, Augathella and Morven;
(b) provide for the continuation of existing infrastructure and community uses such as schools, halls and recreation facilities;
(c) allow for tourist uses where these can be successfully integrated into the character and fabric of the town;
(d) ensure that development provides an appropriate level of infrastructure; and
(e) facilitate economic development in commercial and industrial precincts by:
    (A) promoting re-use of existing buildings in commercial areas; and
    (B) providing for a wide range of industrial uses where they don't conflict with sensitive uses.

The purpose of the code will be achieved through the following outcomes:

(a) a range of uses including residential, retail, business, education, industrial, community purpose, tourist facilities, recreation and open space are supported in the zone where they are located in the appropriate zone precinct (where appropriate) and do not impact on neighbouring uses;
(b) development is serviced with MSC infrastructure where MSC infrastructure exists.
(c) residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of non-residential uses;
(d) development is located in areas that are flood protected and where bushfire hazard risk is low.
(e) Industrial land uses are protected from encroachment by incompatible land uses.

The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

(a) Charleville commercial precinct:
    i. This precinct promotes the commercial, professional, government and retail uses that service the Shire and South West Queensland, which are consolidated in the Charleville central business district.
    ii. New developments create a highly attractive and permeable pedestrian-based built form that achieves a high standard of design and blends with the existing town character and streetscape.
    iii. New commercial buildings make provision for on-site handling of goods, car parking for staff and clients, landscaping and shade areas in keeping with the existing streetscape.
    iv. New business are encouraged to use existing buildings to help keep the commercial precinct vibrant.

(b) Charleville residential precinct:
    i. This precinct supports predominantly dwelling houses on residential lots where lot size is consistent with traditional character.
    ii. Non-residential development may be supported where uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area, and do not undermine the viability of the nearby Commercial precinct.
    iii. Residential dwelling choices are provided in the zone including dual occupancy, multiple dwelling, and retirement housing. These are established in locations with appropriate access to infrastructure and facilities, where the design complements the existing urban

character, and where the density of development is generally consistent with the density achieved through existing residential development in the zone.

iv. Development provides a high level of amenity through a compatible mixing of land uses, activities and building forms, access to services and facilities, cohesive streetscapes and quality urban design.

(c) Charleville Industrial precinct:

i. This precinct enables the establishment of a wide range of industries in a manner compatible with the scale and character of the area.

ii. Industries are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses.

iii. Industries manage impacts to acceptable levels to maintain acceptable levels of amenity to sensitive uses.

iv. The location of industrial development does not compromise the safety or efficiency of the local and state-controlled road and rail systems.

v. Non-resident workforce accommodation can be established on green field industrial areas away from sensitive existing uses, where it does not alienate potential industrial land in the long term.

6.2.4.2 Assessment benchmarks: Township zone code.

Performance outcomes	Acceptable outcomes	Response
For assessable development		
PO1 Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place identified in the SPP mapping – Environment, Cultural heritage.	**AO1** No Acceptable Outcome provided.	**Complies** The proposed extension is single storey and is consistent with the existing scale and bulk of the hospital, enabling it to integrate seamlessly with the existing built form. This is demonstrated in the proposed elevations in ***Appendix 1***. The proposed materials and colour palette will be sympathetic to the existing hospital, resulting in a cohesive overall appearance. Given the extension will replace existing buildings, the loss of existing landscaping will be minimal. The Landscaping Plan provided in ***Appendix 2*** identifies opportunities for additional planting and turfing to further enhance and soften the appearance of the extension.
PO2 Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the road.	**AO2** No Acceptable Outcome provided.	**Not Applicable**
PO5 Tourist accommodation in the form of a caravan park or motel is provided in locations where serviced with existing infrastructure, and where it:	**AO5** No Acceptable Outcome provided.	**Not Applicable**

(a) is complementary to the existing character of the area; (b) does not have an adverse impact on residential amenity; and (c) Contributes to the quality and diversity of accommodation experiences available within the area		
PO6 Commercial and industrial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity.	**AO6** No Acceptable Outcome provided.	**Not Applicable**
PO7 Sensitive land uses do not compromise the viability and operation of existing or future industrial, major recreational, extractive, hazardous or intensive animal industries land uses and are not located within close proximity to waste and sewage treatment plants.	**AO7** No Acceptable Outcome provided.	**Not Applicable**
Charleville commercial precinct		
PO1 The character of the Commercial precinct is enhanced by the design of new buildings that are sympathetic to traditional streetscapes, in terms of scale, siting, architectural elements such as awnings and building features.	**AO1.1** Developments are no higher than 2 storeys or 8 metres above the ground level within the Commercial precinct. **AO1.2** Site cover of buildings does not exceed 85% of the site area.	**Not Applicable** The premises is not located within a precinct.
PO2 New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.	**AO2** Footpaths and awnings contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels.	
PO3 New uses developed in the precinct do not detract from the precinct's predominant commercial nature.	**AO3** No Acceptable Outcome provided.	
Charleville residential precinct		
PO1 Buildings and other structures are consistent with the dominant density, type and scale of development in the residential area.	**AO1** A building has a maximum height of 2 storeys and 8.5 metres	**Not Applicable** The premises is not located within a precinct.

PO2 Dual Occupancy is located on appropriately sized lots to maintain a consistent scale, density and character that is complementary and compatible with the surrounding residential area and avoids impacts on the visual amenity of the streetscape and surrounding area.	**AO2** Dual Occupancy are located on a site with an area of at least 800m².	
PO3 Multiple dwellings and retirement facility is of a scale, density and character that is complementary and compatible with the surrounding residential area.	**AO3.1** Multiple dwellings are located on lots with a minimum area of 1000m^2.	
	AO3.2 The number of dwellings contained in a multiple dwelling and/or retirement facility is calculated as follows: **(a)** One bedroom units per 350 m² of site area; and **(b)** Units comprising more than one bedroom per 400 m² of site area.	
PO4 Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, dust, vibration, odour and fumes, lighting and traffic generation.	**AO4** No Acceptable Outcome provided.	
PO5 Non-residential uses protect and maintain the privacy of adjoining residential uses.	**PO5** Non-residential uses are designed and oriented to avoid overlooking of habitable room windows or private outdoor recreation areas of any adjoining residential use. Screening is provided where any direct views are available.	
PO6 Non-residential uses are compatible with, and complementary to, the existing residential uses and does not impact on residential amenity.	**AO6.1** A non-residential use does not involve an Environmentally Relevant Activity.	
Charleville Industrial precinct		
PO1 Industrial development does not result in sensitive land uses located outside of the industrial precinct being affected by industrial air, noise and odour emissions.	**AO1** No Acceptable Outcome provided.	**Not Applicable** The premises is not located within a precinct.

PO2 Uses, other than industrial uses, such as food and drink outlets are consistent with and make a positive contribution to the economy and character of the industrial precinct, and do not detract from the Township Zone (Charleville commercial precinct) as being the primary location for commercial development.	**AO2** No Acceptable Outcome provided.	
PO3 Sensitive land uses (other than Caretaker's accommodation) are not established within or adjacent to the industrial precinct.	**AO3** No Acceptable Outcome provided.	

7.3.1 General development code

This code applies to assessing a material change of use for all development if identified in the Tables of Assessment.

The purpose of the General development code is to ensure that development in the Shire is located, designed and managed in a safe and efficient manner.

The purpose of the code will be achieved through the following overall outcomes:

(1) Development is located to protect and enhance matters of national, state and local; environmental significance, landscape values and ecological connectivity.
(2) Development has a safe and efficient site layout;
(3) Development does not detract from the Shire's unique building design, is complementary to the scale of neighbouring uses, and contributes to the character of the street and the locality;
(4) Development on local heritage places:
    (a) does not result in the demolition or removal of a local heritage place, unless there is no prudent and feasible alternative;
    (b) conserves the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place; and
    (c) safeguards archaeology and archaeological potential, and ensures they are appropriately investigated and artefacts appropriately managed;
(5) An appropriate level of servicing and infrastructure is provided to new development and is connected to MSC's infrastructure where available;
(6) The site layout protects the amenity of the area included residential and commercial uses, allows access around the building, allows sufficient areas for parking and manoeuvring on the site and safe and efficient access and egress;
(7) Assets of the MSC are protected; and
(8) Any planned earthworks ensure that existing drainage regimes are maintained.

Table 7.3.1.1: Assessment benchmarks - General Development Code

Performance outcomes	Acceptable outcomes	Response
Site Layout		
PO1 The size and bulk of new buildings associated with development: a. maintains and enhances the intended local character of the location (zone and/or precinct); b. avoids over-development of the site; and c. results in development at a consistent scale, siting and intensity to nearby development.	**AO1** Total development on the site has a maximum site cover as follows: • Rural Residential Zone - 10% • Recreation and Open Space Zone – 10% • Township Zone (where not in a precinct) - 50% • Township Zone (Charleville Commercial Precinct) - 90% • Township Zone (Charleville Residential Precinct) - 85% • Township Zone (Charleville Industrial Precinct) - 40% • Rural Zone – no acceptable outcome prescribed.	**Complies** The proposed extension is single storey structure, consistent with the existing scale and bulk of Charleville Hospital. As demonstrated in the proposed elevations within ***Appendix 1,*** the extension will integrate seamlessly with the hospital's existing built form. The proposed materials and colour palette will be sympathetic to the existing hospital, resulting in a cohesive and consistent appearance.
PO2 Landscaping is provided to enhance the visual appeal of the development and soften the appearance of the built form. The majority of landscaping is to be undertaken on the principal street frontage of the development	**AO2** Except in the Charleville commercial precinct and the Rural zone, a minimum of 10% of the total development area is landscaped.	**Complies** The proposed extension will result in minimal loss of existing landscaping. Accordingly, the majority of existing landscaping will be retained. The provided Landscaping Plan (***Appendix 2)*** identifies opportunities for additional planting and turfing to further enhance and soften the appearance of the extension.

PO3 New development retains the character and amenity of the area, including minimising or avoiding adverse impacts from: • Heavy vehicle or traffic generation on residential or rural residential roads; • Reduction in visual amenity by way of layout of the premises and inappropriate presentation to the street; and • Emissions such as air pollutants, noise, stormwater run off or other pollutants.	No acceptable outcome provided.	**Complies** The development is not anticipated to result in a significant increase in traffic volumes or heavy vehicle movements, to and from the site. Visual amenity will be maintained through scale and bulk of the development, its layout and the nominated materials and colour palette. No emissions or other pollutants are expected to be generated as a result of the development. Stormwater will be managed in accordance with the recommendations of the Stormwater Management Plan (***Appendix 5***).
Building Design		
PO3 The height of development: (a) maintains the overall low rise scale and character of development in the Shire; (b) reflects the intended form, function and character of development in the respective zone or zone precinct; and (c) comfortably integrates with existing surrounding development without introducing adverse amenity impacts.	**AO3** The height of development does not exceed: • Recreation and Open Space Zone – 8.5m above ground level; • Rural Residential Zone – 2 storeys and 8.5m above ground level; • Rural Zone – no acceptable outcome provided; • Township Zone (where not in a precinct) – 8.5m above ground level; • Township Zone (Charleville Commercial Precinct) – 2 storeys or 8m above ground level; • Township Zone (Charleville Industrial Precinct) – 15m above ground level; and • Township Zone (Charleville Residential Precinct) – 2 storeys and 8.5m above ground level.	**Complies** The new extension, and relocated ancillary structures, will all be single storey, maintaining the overall low-rise scale and character of the hospital and the surrounding residential areas.
PO4 New buildings or structures present an articulated and traditional façade to the street featuring design elements that reduce the appearance of scale and bulk.	**AO4** Except where in the Charleville commercial and industrial precincts, at least three of the six elements below must be incorporated into the façade of a new buildings: • verandas or porches; • awnings and shade structures; • variations to the roof and building lines;	**Complies** As shown in the Proposal Plans (***Appendix 2***), the proposed extension incorporates articulation and design treatments to reduce the perceived scale and bulk. These design treatments include, but are not limited to, awnings, variations to roof and building lines and the use of a range of building materials.

	• recesses and projections of the external facade; • doors and window openings; or • a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings.	
PO5 Buildings and structures are setback from the front, side and rear boundaries generally consistent with: • the intended form, function and character of development in the respective zone or zone precinct; and • prevailing setbacks of existing development in the same zone or zone precinct in the locality; and • amenity outcomes for adjoining development, streetscapes and public spaces.	No acceptable outcome provided.	**Complies** At its closest point, the extension will be setback approximately 45m from the nearest property boundary, being Lou Ariotti Drive. The proposed development is considered generally consistent with the established scale of the site, as well as the amenity outcomes expected for a hospital.
Dual Occupancy and Multiple Dwelling		
PO6 The design, appearance and form of development for Dual Occupancy or a Multiple Dwelling reflects a high standard and permanent form of accommodation that complements the character of existing residential development in the Shire. *Editor's note: Dwellings having the appearance of relocatable dwellings or other temporary structures are discouraged and unlikely to meet this performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal.*	No acceptable outcome provided	**Not Applicable**
PO7 Building scale, form and site layout is consistent with existing prevalent residential architectural features and site layouts (e.g. location of building at the front of the lot, parking at the side or rear of dwellings, one larger building rather than multiple small buildings).	No acceptable outcome provided.	**Not Applicable**

Editor's note: Dwellings having the appearance of relocatable dwellings or other temporary structures are generally discouraged and unlikely to meet the performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal.		
PO8 Landscaping is provided for site presentation, privacy and shade.	No acceptable outcome provided.	**Not Applicable**
Ancillary Uses		
PO9 Other than where located in the Rural Zone, buildings and structures for ancillary uses and activities such as sheds are subordinate in use and size to the primary use of the premises.	**AO9** Other than where located in the Rural Zone, buildings and structures for ancillary uses and activities do not exceed 10% of the gross floor area of the primary use on the site.	**Complies** Ancillary structures, such as the water treatment enclosure and generator storage, will be relocated within the premises. These structures represent less than 10% of the gross floor area.
Access, manoeuvring and parking		
PO10 The proposed development accommodates sufficient car parking on site to meet the peak parking demand of the use at any point in time.	**AO10** Car parking is provided at rates as per table 7.3.1.2.	**Complies** As detailed in the Traffic Impact Assessment provided at ***Appendix 4***, the reconfigured car park will adequately accommodate the minor increase in demand anticipated as a result of the development.
PO11 The proposed driveway is clear of all impediments.	**AO11** The proposed driveway is clear of street furniture, gully pits, man holes, power poles, street trees and bus stops.	**Complies** No change is proposed to the existing driveways.
PO12 The location of driveways does not create a danger to the safety and efficiency of existing intersections.	**AO12.1** Driveway access is from the secondary lower order road where located on a corner allotment **AO12.2** The minimum distance of a driveway from an intersection of one street with another is 6 metres.	**Complies** No change is proposed to the existing driveways.
PO13 The design of access, parking and manoeuvring within the site: (a) is adequate for the type and volume of traffic generated by the use; (b) does not adversely impact on the traffic network external to the site; (c) caters for safe pedestrian access; and (d) provides appropriate parking space/s and	**AO13.1** Vehicle crossovers are designed in accordance with: (a) Figure 1; or (b) Figure 2. **AO13.2** Car parking and manoeuvring areas are designed in accordance with: • AS2890.1 – Parking Facilities; and • Austroads AP-34/95 - Design Vehicles and Turning Path Templates.	**Complies** No change is proposed to the existing driveways.

access for people with a disability.		
Infrastructure and Services		
PO14 The development is supplied with an appropriate level of infrastructure to support the intended use.	**AO14** Telecommunications and electricity supplies are designed and installed to supplier standards.	**Complies** The hospital is connected to existing telecommunications and electrical infrastructure. The proposed extension will connect directly to these existing services. Queensland Health will liaise directly with the relevant service providers to confirm that sufficient capacity is available.
PO15 All development has an adequate supply of potable water and can provide for appropriate treatment and disposal of effluent and other waste water.	**AO15.1** In the Township zone, all development is connected to MSC's reticulated water supply network in accordance with: • Water Services Association of Australia (WSAA), 2011, *"WSA 03-11 Water Supply Code of Australia"* Version 3.1. • Queensland Department of Energy and Water Supply, 2010, *Planning Guidelines for Water Supply and Sewerage*. In the Public and Open Space, Rural and Rural Residential Zones, a potable water supply is provided. **AO15.2** In the Township zone, all development is connected to MSC's reticulated sewerage network. In the Public and Open Space, Rural, and Rural residential zones, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.	**Complies** The hospital is Council's municipal water and reticulated sewerage network. The extension will connect to the existing services.
PO16 Stormwater is collected and discharged to ensure no impacts on adjoining land owners, MSC or state infrastructure while also ensuring environmental values of waters in the Shire are maintained.	**AO16** In all zones, stormwater drainage is provided in accordance with: • *Queensland urban drainage manual*, 3rd Edition, Queensland Department of Energy and Water Supply, 2013. • Pilgrim, DH, (ed)., *Australian Rainfall & Runoff – A Guide to Flood Estimation*, Institution of	**Complies** With reference to the Stormwater Management Plan (***Appendix 5***), all stormwater from the site is currently conveyed towards Bradleys Gully. The proposed development will result in only an insignificant increase in peak stormwater flows (0.83%/30L/s). This increase is considered negligible and is not expected to adversely impact downstream properties.

	Engineers, Australia, Barton, ACT, 1987.	
PO17 Wastewater discharge to a waterway is avoided or managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health. *Editor's Note: Where wastewater discharge to a waterway is unavoidable, compliance with the performance outcome may be able to be demonstrated by the submission of a wastewater management plan (WWMP) which provides a waste management hierarchy that minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. This WWMP is prepared by a suitably qualified person and addresses:* • *wastewater type;* • *climatic conditions;* • *water quality objectives (WQOs); and* • *best-practice environmental management.*	**AO17.1** Wastewater from development is not discharged to a waterway.	**Complies** Wastewater generated by the hospital will be discharged via Council's sewerage network.
MSC assets		
PO18 Development does not adversely impact on MSC infrastructure.	**AO18.1** All proposed structures and buildings are clear of MSC easements and underground infrastructure within the site boundaries. **AO18.2** All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1metre.	**Complies** The proposed development is located outside easements and known underground infrastructure. No new crossovers are proposed.
Development located in a Bushfire Hazard Area		
PO19 A vulnerable use is not established or materially intensified where there are unacceptable risks to people or property from a Bushfire Hazard.	**AO19** Vulnerable uses are not established or expanded within a bushfire prone area as identified on SPP mapping – Hazards and Safety, Natural hazards, Risk and Resilience. *Editor's note: **Vulnerable uses** are those involving:* *(1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention*	**Performance Outcome** It is noted that the majority of the site, including the existing access points, is mapped within the potential impact buffer and medium potential bushfire intensity area. Due to the operational requirement for the extension to form part of the existing hospital, the proposal is consequently located within the SPP bushfire-prone area.

	facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or (2) *the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.*	The proposed extension will provide additional digital imaging services, which will primarily operate on an appointment basis during the hospital's standard business hours. In the event of a bushfire hazard, these services will cease. The proposed development is not considered to unacceptably increase the risk to people or property.
PO20 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	**AO20** Emergency services and uses providing community support services are not located in a bushfire hazard (bushfire prone) area and have direct access to evacuation routes clear of a bushfire hazard area.	**Complies** Emergency services are currently provided from Charleville Hospital and will continue to operate from the hospital, with the proposed development delivering upgraded facilities. Access to and from the site will continue to be provided via the existing arrangements, with King Street remaining the primary access.
PO21 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire prone area.	**AO21** The manufacture or storage of hazardous material in bulk does not occur within a bushfire prone area.	**Not Applicable**
PO22 Development in a bushfire prone area as identified on SPP mapping – Hazards and Safety, Natural hazards, Risk and Resilience makes adequate provision of water supply for fire-fighting requirements.	No acceptable outcome identified.	**Complies** The premises is connected to Council's water network.
Development located in a Flood Hazard Area		
PO23 Development minimises exposure of people and property to unacceptable risk from flood hazards.	**AO23** Development on land identified as flood hazard on the flood hazard maps(as identified in Schedule 2 – Flood mapping) is sited and designed so that: (a) all new lots contain a building envelope located: i. outside of the mapped flood area in Schedule 2 – Flood mapping; or ii. can achieve the flood immunity level of 295.85 AHO	**Complies** With reference to the Stormwater Management Plan (***Appendix 5***), the existing hospital building has a finished floor level (FFL) of 294.0 metres AHD. This level is considered immune to the 1 in 100 year ARI flood event, with 500mm of freeboard. The proposed extension will have a minimum FFL of 293.1m AHD.

	(Charleville), 366 .5 AHO (Augathella). (b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.	
PO24 Development involving essential community infrastructure remains functional to meet community needs during and after flood events	**PO24** No acceptable outcome provided.	**Complies** The proposed extension, with the recommended FFL, will achieve flood immunity and remain functional during a flood event.
Stock Route Network		
PO25 (a) Development of lots fronting the stock route network (SPP mapping – Economic Growth, Agriculture, Stock Route Network) has no adverse impact on the operational efficiency or safety of the stock route. (b) The amenity of the stock route is protected (especially from any residential or sensitive commercial or community use) and any potential for conflict between access to the lot and use of the stock route is mitigated.	**AO25** No acceptable outcome is provided.	**Not Applicable**
Petroleum pipeline		
PO26 The integrity and function of pipelines carrying petroleum and gas is maintained.	**AO26** No development is located within 200m of petroleum and gas pipelines or pipeline easement identified on Schedule 2 - Context Map.	**Not Applicable**
Local heritage places		
PO27 Development maintains the values and cultural heritage significance of local heritage places, and facilitates their adaptive reuse.	**AO27.1** Development retains the fabric, features and contents listed as significant for the local heritage place and requires no building or operational work in relation to it; OR Development is in accordance with the guideline *Developing heritage places: using the development criteria* as made under the *Queensland Heritage Act 1992.* OR	**Not Applicable**

	Development is undertaken in accordance with an exemption certificate issued under the *Queensland Heritage Act 1992.* **AO27.2** Development does not involve the demolition of key parts of the place's cultural heritage significance. Note: Where there is no feasible or prudent alternative to partial demolition or removal of the place: (a) a report is provided that demonstrates there is no prudent and feasible alternative to the substantial demolition of the local heritage place or its removal to another location; and (b) an archival record is prepared to document the changes. *Editor's note: the report must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated.*	
Biodiversity		
PO28 Development: (a) identifies matters of state environmental significance as identified in SPP mapping – Environment and Heritage, Biodiversity; (b) facilitates the protection and enhancement of matters of state environmental significance; and (c) protects and enhances ecological connectivity.	**AO28** Where development is located in a zone other than the Township Zone, buildings, ancillary structures and all other development are constructed: • at least 100m from the top bank of all water courses and the full supply level of storages; • a minimum of 100m from areas identified as Matters of State Environmental Significance (MSES) in SPP mapping – Environment and Heritage, Biodiversity. No acceptable outcome is provided for development located in the Township Zone.	**Not Applicable**
Aviation facilities		
PO29 Development does not interfere with the function of aviation facilities.	**AO29** Development located within the building restriction area for an aviation facility does not create: (a) permanent or temporary physical obstructions in the	**Not Applicable**

	line of sight between antenna; (b) an electrical or electromagnetic field that interferes with the signals transmitted by the facility; and (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility; OR Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility; OR Development complies with this outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.	

Table 7.3.1.2: Car parking Requirements

Use	Requirements
Caravan Park	1 space per site, plus 1 extra space for every 3 sites.
Child Care Centre	1 space for every employee, and 1 space for every 4 children.
Commercial activities	1 space per 50m^2 of gross floor area.
Dual Occupancy Multiple Dwelling	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Industrial Uses.	1 space per 50m^2 of gross floor area for the first 1000m^2 and 1 additional space per 100m^2 of gross floor area exceeding 1000m$^{2.}$
Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.
Residential premises	1 covered space per dwelling unit.
Rural activities	1 space per 100m^2 of gross floor area.
Service station	1 space per 30m^2 site area.
Short-term accommodation	1 covered space per guestroom or suite, 1 additional space per 30m^2 of gross dining area, and 1 space per employee.

Figure 1 - Vehicle Crossover non-piped.

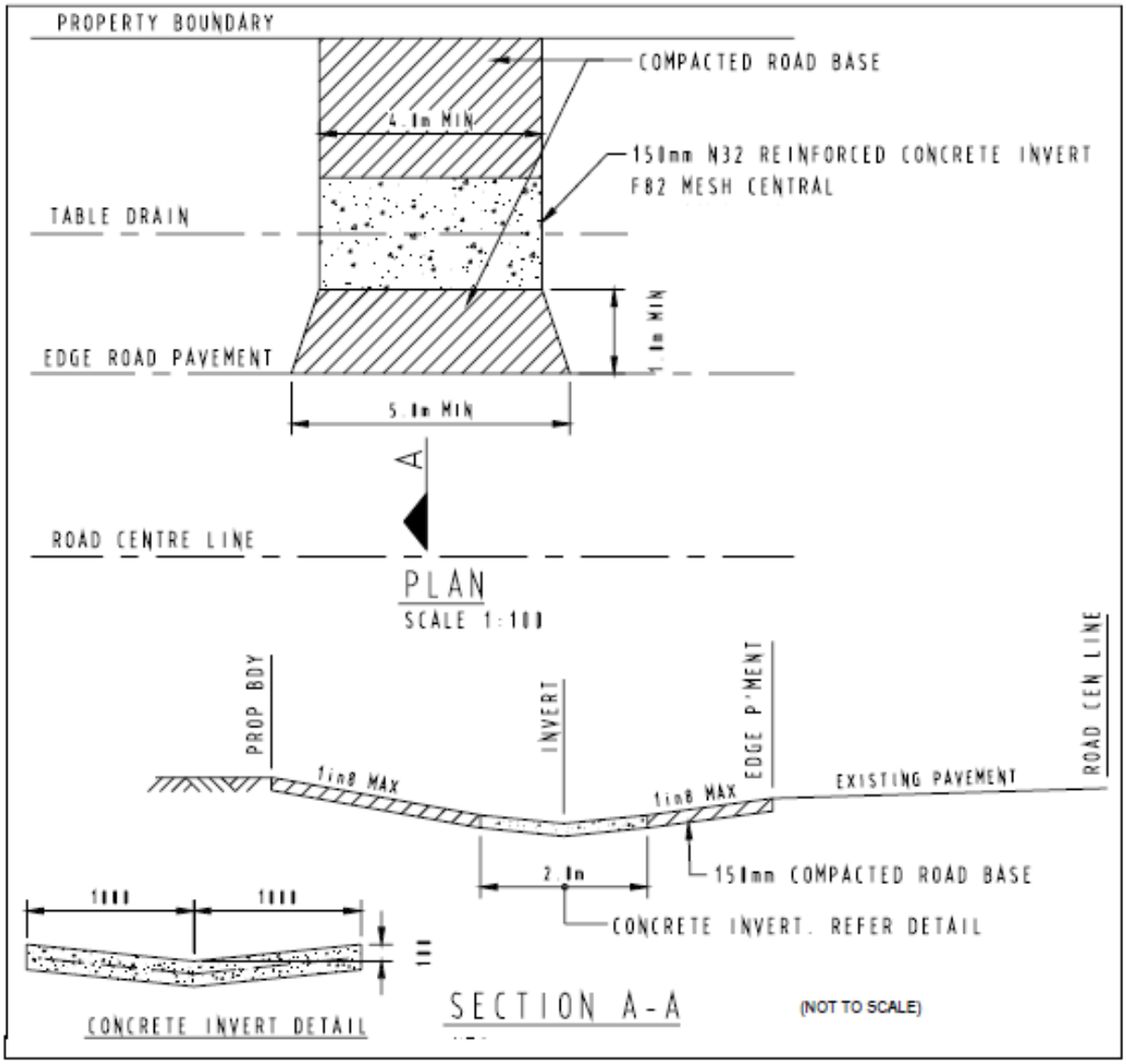
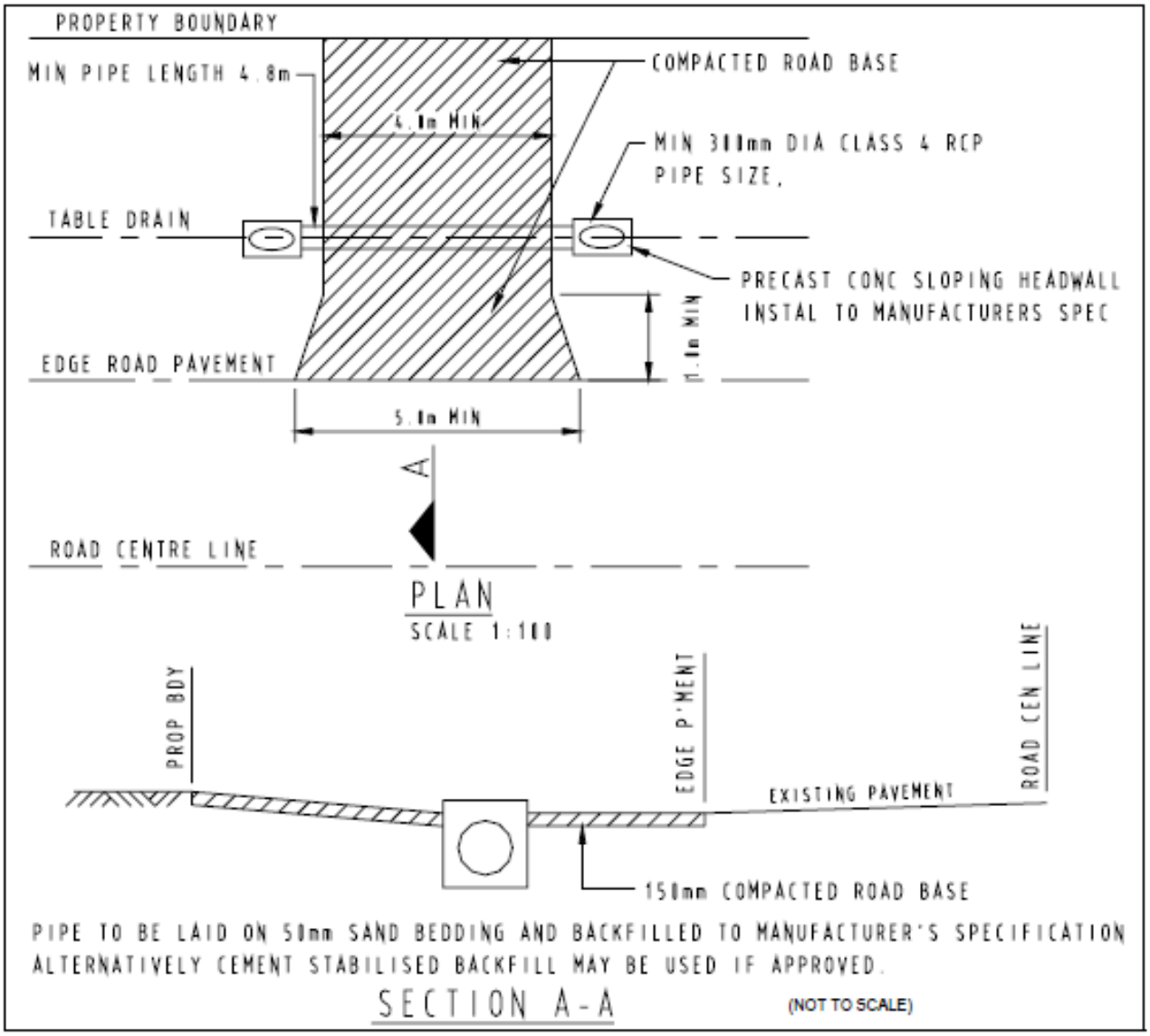


Figure 2 - Vehicle Crossover – piped.



Appendix 4 – Landscaping Plan

fennec

Landscape Schematic Design

Charleville Hospital

Statewide MRI & CT Expansion

HIQ1250

25.177 HIQ MRI &CT Program
South West Hospital and Health Service



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—DOCUMENT ISSUE RECORD

Client:	QLD Health	
Report:	Charleville Hospital	
File:	26003_ARC_Charleville Hospital	
Date:	Issue:	Checked:
24.07.26	Schematic Design	DP

00 May 2026



Contents

01 - SITE ANALYSIS

02 - SPATIAL FRAMEWORK

03 - PLANTING PALETTE

Appendix
SCHEMATIC LANDSCAPE WORKS PACKAGE

01 - ANALYSIS

Site Overview

Charleville Hospital is situated within the remote inland township of Charleville in South West Queensland, where the landscape is shaped by expansive horizons, semi-arid climatic conditions, and the floodplain environment associated with the Warrego River system. The surrounding townscape is distinctly regional in character, defined by low-scale development, wide streets, and large areas of open space that reinforce the sense of openness typical of western Queensland settlements.

The landscape context is heavily influenced by climatic extremes. Long periods of heat, intense solar exposure, low annual rainfall, and episodic flooding all contribute to a challenging environmental setting that directly informs landscape performance and vegetation establishment. Existing planting across the township is generally sparse and highly resilient, with drought-tolerant species providing essential shade and visual relief within the harsh inland environment.

Topographically, the site is predominantly flat and positioned within a broader alluvial floodplain system. Reactive clay soils and periodic inundation events present important considerations for drainage design, pavement performance, and long-term landscape durability. The surrounding vegetation character is typically open and informal, with scattered native trees and hardy groundcovers reflecting the semi-arid ecological conditions of the region.

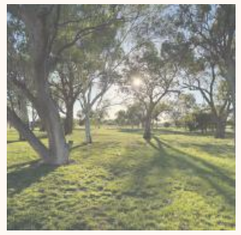
Within this context, the hospital landscape presents an opportunity to create a calm and restorative healthcare environment that balances climatic resilience with human comfort. Shade, water efficiency, durable materials, and a strong arrival sequence will be critical in shaping a landscape response that reflects the distinct identity of South West Queensland while improving patient and visitor experience.

















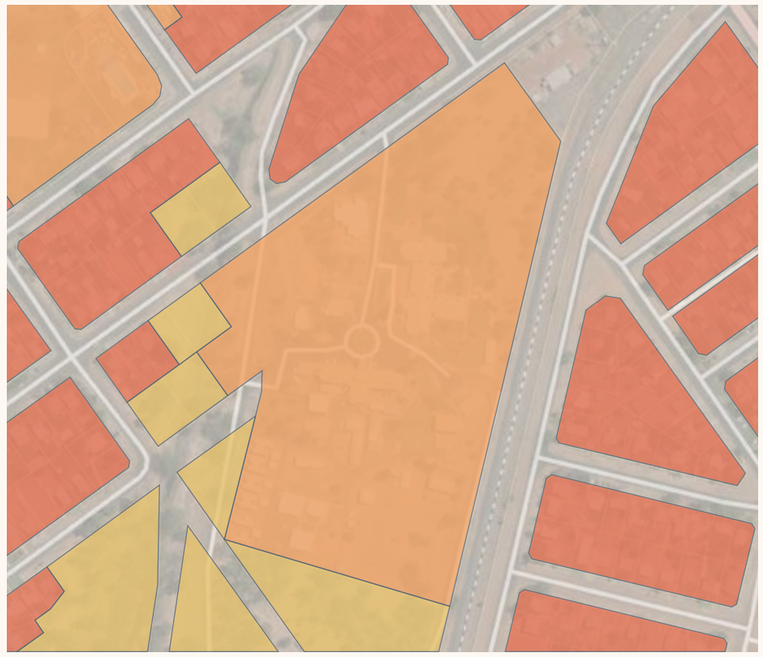
Site Plan

Site Boundary

Existing Buildings

Proposed Building

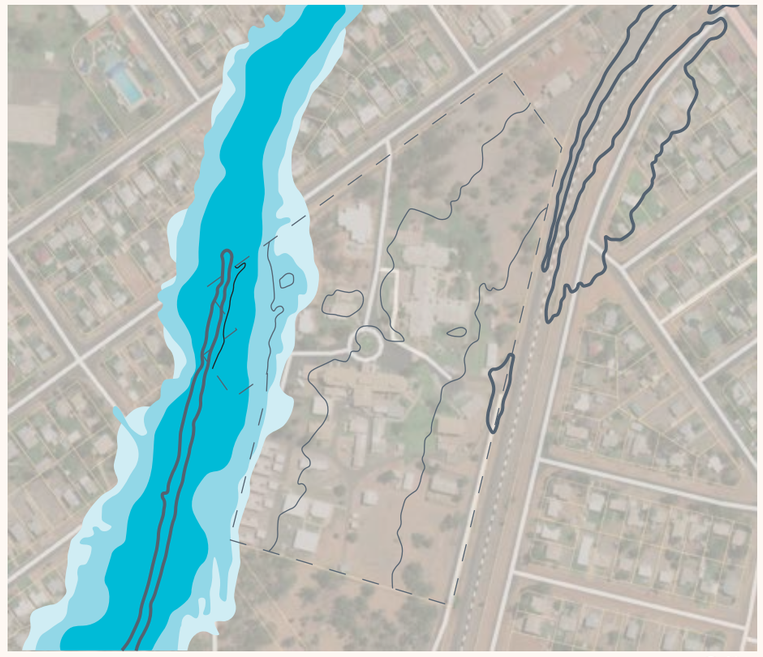
Extent of Landscape works



Scale NTS

Landuse Key

- Services
- Residential
- Land in use
- Other Minimal Use
- Cropping
- Transport/communication
- Manufacturing & industrial



Scale NTS

Flood key

- high Likelihood
- Medium Likelihood
- Low Likelihood

Topography

- 5m Contour
- 1m Contour



Scale NTS

Biodiversity Status Key

- Endangered - Dominant
- Of Concern - Dominant
- Essential Habitat
- Endangered - Sub Dominant
- Of Concern - Sub Dominant
- Significant Trees

Context Plan

Charleville Hospital is situated within the civic and healthcare precinct of Charleville, a major regional service centre within South West Queensland. The hospital services a broad rural catchment and occupies a significant role within the town's social and community infrastructure network.

The surrounding urban environment is characterised by low-scale development, wide streets, and expansive open space that collectively reinforce the remote inland identity of the township. Residential areas, civic facilities, rail infrastructure, and commercial uses are distributed across a highly horizontal landscape where long views and open skies dominate the visual experience.

Beyond the township, the regional landscape transitions rapidly into grazing land, floodplain environments, and sparse woodland vegetation associated with the Warrego River system and Mulga Lands bioregion. This broader setting contributes to a distinctly arid landscape character shaped by climatic extremes and seasonal flooding events.

Within this context, the hospital landscape has the opportunity to provide a strong civic presence through shade, structure, and landscape amenity, while reinforcing connections to the outback landscape identity of western Queensland.

Topography + Soils

The Charleville Hospital precinct is situated within the broad alluvial plains of the Warrego River catchment, where the surrounding landscape is predominantly flat and expansive in character. Topographic variation across the site is minimal, with gentle grades associated primarily with local drainage movement and floodplain behaviour rather than distinct landform features.

The regional soil profile is commonly characterised by alluvial and clay-based soils associated with inland floodplain systems. These soils can exhibit highly reactive behaviour during wet and dry cycles, resulting in shrink-swell movement, surface cracking, and drainage variability. Extended dry periods often lead to hard, compacted ground conditions, while episodic rainfall events can rapidly saturate low-lying areas.

The semi-arid climate, combined with periodic flood events, creates a challenging environment for landscape establishment and long-term infrastructure performance. Landscape design responses should prioritise drought-tolerant planting, robust drainage solutions, and durable paving systems capable of performing under extreme temperature variation and fluctuating soil moisture conditions.

Vegetation + Ecology

Vegetation within the Charleville Hospital precinct reflects the semi-arid landscape conditions of South West Queensland, where planting is generally sparse, drought-tolerant, and heavily influenced by climatic extremes. The surrounding township contains a mix of hardy native trees, open grassed areas, and low-maintenance planting adapted to prolonged heat, low rainfall, and variable soil moisture conditions.

The broader ecological character of the region is associated with the Mulga Lands and inland floodplain systems connected to the Warrego River catchment. Native vegetation communities within the wider landscape are typically characterised by open woodland, sparse shrub layers, and resilient groundcover species capable of surviving harsh environmental conditions and episodic flooding events.

Within the urban environment, mature shade trees provide critical thermal relief and contribute significantly to pedestrian comfort and civic character. Vegetation throughout the hospital setting is generally functional in nature, with planting concentrated around streets, civic spaces, and building interfaces where shade and cooling are most beneficial.

Future landscape strategies should prioritise water-efficient planting, increased canopy coverage, and species selection suited to the outback climate. Opportunities exist to strengthen the landscape identity of the site through the use of regionally appropriate species that improve habitat value, reduce heat exposure, and reinforce connection to the inland Queensland landscape character.

Opportunities

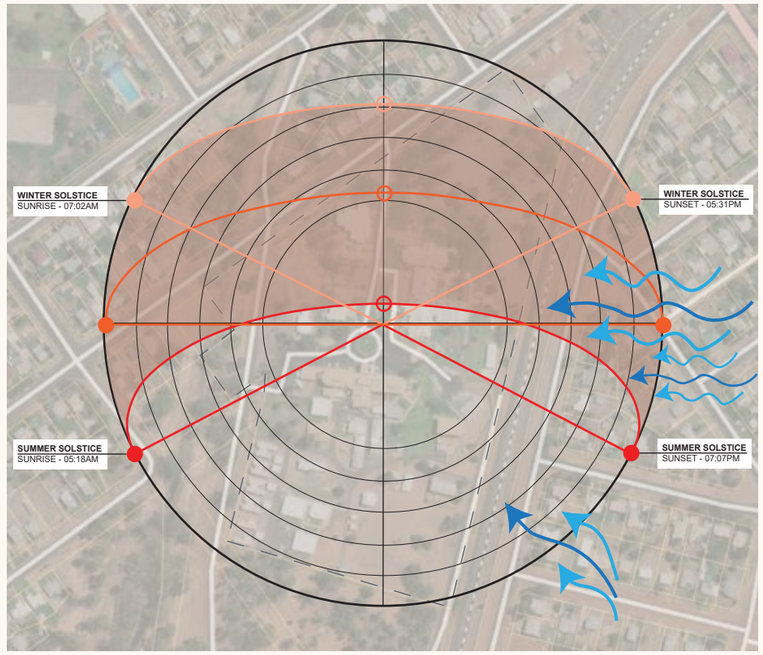
Reinforce the hospital's civic identity within the township
Improve landscape structure within the open regional setting
Strengthen visual connections and arrival legibility
Introduce shaded public gathering spaces
Reflect the character of inland Queensland through landscape design

Opportunities

Improve resilience to floodplain conditions
Use durable paving systems suited to reactive soils
Enhance drainage performance during storm events
Reduce heat retention across exposed hardstand areas
Integrate drought-tolerant planting systems

Opportunities

Increase canopy cover for thermal relief
Introduce water-efficient native planting
Improve habitat value within the urban setting
Reinforce regional outback landscape identity
Create sheltered and restorative outdoor spaces



Solar Study

Scale NTS



Circulation Key

- Vehicle Access
- Kiss N Ride
- Emergency Access
- Services Entry
- Pedestrian access
- Hospital Main Entrance
- Emergency Entrance

Scale NTS



Climate

Charleville experiences a hot semi-arid climate defined by extreme seasonal temperature variation, low annual rainfall, and prolonged periods of intense solar exposure. Summers are typically very hot and dry, with daytime temperatures regularly exceeding comfort thresholds, while winters are cooler with clear skies and significant overnight temperature drops common throughout the region.

The landscape is heavily influenced by evaporation, drought conditions, and limited natural shade, resulting in harsh outdoor conditions across exposed areas of the hospital precinct. Rainfall events are generally infrequent but can occur as intense storm systems associated with inland weather patterns and flood activity linked to the Warrego River catchment.

Wind exposure and dust movement can also influence comfort and planting performance, particularly during dry seasonal conditions. Existing vegetation plays a vital role in moderating heat, providing shelter, and improving the liveability of outdoor environments within the township.

Future landscape strategies should focus on maximising thermal comfort through canopy shade, drought-tolerant planting, and heat-resilient material selections. Water-efficient irrigation, durable landscape infrastructure, and sheltered pedestrian spaces will be essential in creating functional and restorative healthcare environments suited to the climatic realities of inland Queensland.

Opportunities

Maximise shade throughout pedestrian areas
Reduce heat stress through planting and shelters
Improve drought resilience and irrigation efficiency
Use heat-tolerant and low-maintenance materials
Create comfortable outdoor healthcare environments year-round

Access

Charleville Hospital is accessed via King Street, Cobb Street, and Lou Ariotti Drive, forming part of the broader civic and healthcare network within the township of Charleville. The hospital services a large rural and remote catchment area, resulting in a strong reliance on private vehicle access, emergency transport, and regional road connectivity.

The surrounding road network is generally low density and highly legible, with wide streets and generous setbacks contributing to ease of movement throughout the precinct. Vehicular access within the site accommodates ambulance operations, staff and visitor parking, loading areas, and servicing requirements associated with regional healthcare infrastructure.

Pedestrian movement throughout the site is influenced by climatic exposure, with limited canopy cover and large expanses of open space contributing to uncomfortable walking conditions during extreme summer temperatures. Accessibility and comfort are therefore closely linked to the provision of shade, sheltered waiting areas, and clear circulation pathways.

Future landscape upgrades should focus on improving pedestrian amenity, reinforcing safe movement patterns, and strengthening arrival identity through integrated shade structures, planting, and accessible pathways that support both operational efficiency and user wellbeing within the challenging inland climate.

Opportunities

Improve shaded access between parking and hospital entries
Strengthen universal accessibility outcomes
Clarify pedestrian and vehicle circulation routes
Improve user comfort at drop-off and waiting areas
Enhance landscape amenity along movement corridors

Character

The character of Charleville Hospital is shaped by the expansive and rugged landscape qualities of South West Queensland, where wide skies, open plains, and sparse vegetation create a distinctly outback setting. The surrounding township exhibits a quiet and understated regional identity, defined by low-scale development, broad streets, and generous spatial openness.

The hospital precinct sits within a highly exposed environment where shade, vegetation, and shelter become defining landscape elements rather than purely aesthetic features. Existing character is functional and resilient in nature, reflecting the climatic realities of the inland environment and the practical requirements of regional infrastructure.

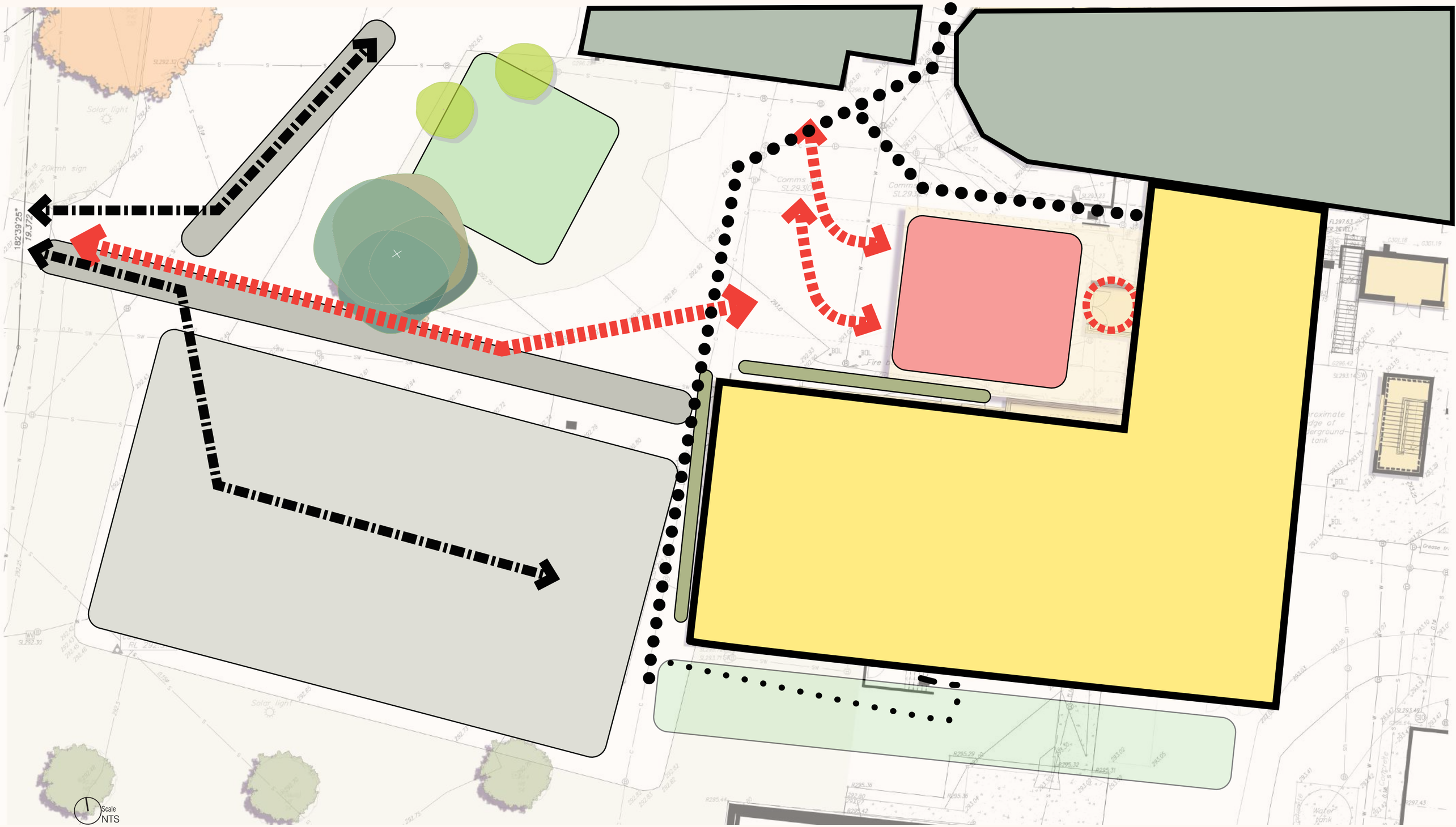
Views throughout the site are long and uninterrupted, with strong visual connections to surrounding open space, floodplain landscapes, and the broader rural setting. Arrival experiences are dominated by vehicle movement and hardstand infrastructure, creating opportunities to introduce a more welcoming and restorative civic landscape character.

Future landscape outcomes should focus on reinforcing a sense of refuge and comfort through canopy shade, robust planting, and durable materiality that responds to the outback climate. The landscape should seek to express the unique identity of inland Queensland while creating calm and restorative environments within the healthcare setting.

Opportunities

Reinforce the outback identity of the site
Create a stronger civic arrival sequence
Introduce landscape elements that provide refuge and enclosure
Improve visual softness within the exposed landscape setting
Establish calm restorative spaces responsive to the inland climate

02 - SPATIAL FRAMEWORK



Framework Principles

Access and Circulation Framework

- Existing Hospital Building
- Proposed Expansion
- Primary Vehicle Access
- Existing Parking
- Emergency Vehicle zone
- Emergency Entry
- Emergency Vehicle Circulation
- General Vehicle Circulation
- Primary Pedestrian Circulation
- Secondary Pedestrian circulation
- Local Pedestrian Connections

Landscape & Wellbeing Framework

- Existing Tree to be Removed
- Existing Trees to be Retained and Protected
- Potential tree locations
- Groundcover Planting
- Turf Areas

00 May 2026

Key Principles

01 - Climate Responsive Design

02 - Connected & Accessible Movement

03 - Regional Landscape Character

04 - Resilient Landscape Systems

05 - Contribute positively to the Hospital environment

03 - PLANTING PALETTE

Planting Intent

The planting strategy for the Charleville Hospital landscape aims to establish a resilient, climate-responsive environment that reflects the character of Queensland's semi-arid inland region while enhancing user comfort, shade and wellbeing. The palette prioritises hardy native and drought-tolerant species suited to Charleville's hot, dry climate and variable seasonal rainfall, with an emphasis on broad-canopy shade trees, layered screening vegetation and robust, low-maintenance groundcovers capable of thriving in challenging conditions.

Species selection has been carefully tailored to meet the functional and aesthetic requirements of a contemporary healthcare setting, avoiding invasive, hazardous or high-maintenance species while reinforcing local identity through the use of regionally appropriate flora, textural planting combinations and vegetation that supports shade, cooling and long-term landscape durability.


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17


15

Tree Planting palette

(Indicative Species)		
1.	Acacia cambagei	Gidgee
2.	Brachychiton populneus	Kurrajong
3.	Corymbia terminalis	Desert Bloodwood
4.	Eucalyptus coolabah	Coolibah
5.	Eucalyptus populnea	Poplar Box
6.	Flindersia Schottiana	Bumpy Ash

Screen Planting palette

(Indicative Species)		
7.	Alectryon oleifolius	Boobialla
8.	Dodonaea viscosa	Hop Bush
9.	Eremophila bignoniiflora	Emu Bush Hybrid
10.	Geijera parviflora	Wilga
11.	Pittosporum phillyreoides	Native Willow

Groundcover Planting palette

(Indicative Species)		
12.	Atriplex semibaccata	Berry Saltbush
13.	Chrysocephalum apiculatum	Yellow Buttons
14.	Dichondra repens	Kidney Weed
15.	Enchylaena tomentosa	Ruby Saltbush
16.	Eremophila glabra ‘Kalbarri Carpet’	Tar Bush
17.	Grevillea lanigera ‘Mt tamboritha’	Grevillea
18.	Myoporum parvifolium ‘Fine Leaf’	Creeping Boobialla
19.	Lomandra longifolia ‘Tanika’	Lomandra
20.	Dianella caerulea	Little Jess

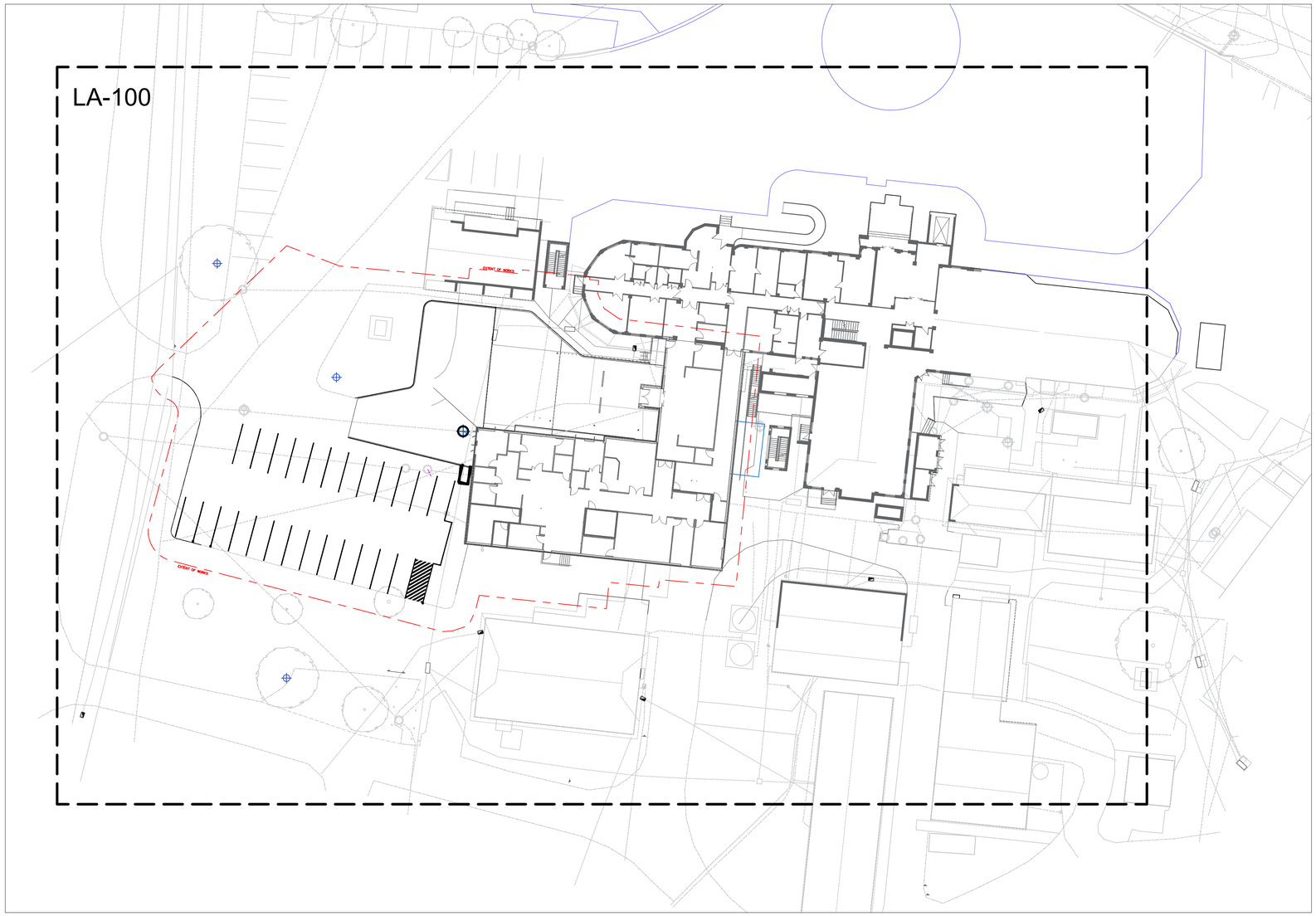
Shade Planting palette

(Indicative Species)		
21.	Austromyrtus dulcis	Midgen Berry
22.	Carissa ovata	Currant Bush
23.	Myoporum parvifolium	Creeping Boobialla
24.	Senna artemisioides subsp. filifolia	Fine-leaf Cassia
25.	Westringia fruticosa	Coastal Rosemary

Appendix

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CHARLEVILLE HOSPITAL
LANDSCAPE WORKS PACKAGE



SHEET LAYOUT PLAN

NTS

DRAWING INDEX

DRAWING NUMBER	SHEET NAME	REVISION
LA-100	COVER SHEET AND DRAWING INDEX	01
LA-101	NOTES - GENERAL	01
LA-102	NOTES - HARDSCAPE	01
LA-103	NOTES - HARDSCAPE	01
LA-104	NOTES - PLANTING	01
LA-105	NOTES - PLANTING	01
LA-106	NOTES - PLANTING	01
LA-110	SCHEDULE - PLANTING & HARDSCAPE	01
LA-200	PLANTING PLAN	01

GENERAL NOTES

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FULL SPECIFICATIONS AS LISTED IN THE SPECIFICATION INDEX.

2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DRAWING PACKAGE FROM THE CONSULTANT TEAM INCLUDING CIVIL, STRUCTURAL AND ELECTRICAL ENGINEERING DRAWINGS.

3. SERVICES
THE CONTRACTOR MUST CONFIRM THE LOCATION/S OF ALL SERVICES ON SITE BEFORE COMMENCING CLEARING, GRUBBING, EXCAVATION OR GROUND PREPARATION.
CONTACT DIAL BEFORE YOU DIG ON 1100.
THE CONTRACTOR IS TO CONFIRM LOCATIONS OF SERVICE EASEMENTS
THE CONTRACTOR IS TO ENSURE THAT THE INSTALLATION OF LANDSCAPE TREATMENTS ALLOWS ACCESS TO SERVICES (INCLUDING MANHOLES, VALVES AND FIRE HYDRANTS)

Notes

This drawing has been prepared exclusively for the project identified in the title block. It must not be reproduced, copied, or used for any other purpose without the prior written consent of Fennec Studio.

The Contractor shall verify all existing site conditions, dimensions, levels and services prior to commencing work. Any discrepancies, omissions or conflicts shall be reported to Fennec Studio for clarification before proceeding.

This drawing shall be read in conjunction with all architectural, civil, structural, services, specifications and other relevant contract documentation.

Do not scale from this drawing. Only written (figured) dimensions shall be used. Where dimensions are not shown, seek clarification from Fennec Studio prior to construction.

Drawings issued electronically may be subject to reproduction or printing variations. The authorised issue status shown in the title block shall be taken as the current revision.

Construction shall only proceed from drawings clearly identified as "For Construction" or other authorised construction issue. Drawings issued for information, review, approval or coordination purposes shall not be used for construction.

All work shall be carried out in accordance with the relevant Australian Standards, statutory authority requirements, and the project specification.

The Contractor is responsible for ensuring all materials, workmanship and installation comply with the contract documentation and applicable codes and regulations.

CHARLEVILLE HOSPITAL

LOCATION: 72 KING STREET, CHARLEVILLE, QLD 4470
LOT: 147
PLAN: OR283
SITE AREA: 104645.0 m²
EST. EXIST. BLD COVER: 12000m²

SCHEMATIC DESIGN
NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
01	SCHEMATIC DESIGN	24.07.26	DP	PM

Architect / Designer
FENNEC STUDIO

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
COVER SHEET AND DRAWING INDEX

Scale (A1) N/A
Date Printed 23/07/2026

Drawing Number LA-100
Issue 01

fennec

GENERAL

1 General

1.01 Responsibilities
Requirement: The Contractor is to conform to the following engaged consultant works and documentation:
Architecture: ARCH
Engineering Civil + Structural Design: Bornhorst + ward
Engineering Services: WSP

Design by the Contractor: If The Contractor provides design, use only appropriately qualified persons and conform to all statutory requirements.Conflict with the documents: If it is believed that a conflict exists between statutory, authority and asset owner requirements and the documents, notify the Contract Administrator immediately and provide a recommendation to resolve the conflict.

1.02 Interpretation
For the purposes of these specification notes the following abbreviations apply:
AS - Australian Standard.BCA Building Code of Australia.
MSC - Murweh Shire Council
BIM - Building Information Modeling
BYDA - Before You Dig Australia
NATA - National Association of Testing Authorities.
NZS - New Zealand Standard.
PFAS - Perfluoroalkyl and Polyfluoroalkyl Substances

1.03 Guidelines and Design Manuals
All landscape works inclusive of but not limited to hardscape, softscape, irrigation walling, fencing and furniture supply are to be in accordance with asset owner guidelines and design manuals. Owners guideline or manual. In circumstances wherein the asset owners guideline or manual sets a higher or more onerous standard or clearance, The Contractor is to seek direction from the Principal.

1.04 Project Drawings and Specifications
General Requirement: Always refer to specialist engaged consultant documentation, including architectural, engineering (all disciplines), combined and individual services and PUP, lighting, Equitable Access and signage and wayfinding. Advise the Principal immediately of any conflicts between drawing and/or written information.

1.05 Services
General:
Layouts of service lines, plant and equipment shown on the drawings are diagrammatic only, except where figured dimensions are provided or calculable.
Drawings and manuals for existing services Warranty: No warranty is given as to the completeness or accuracy of drawings and/or manuals of existing services.
Before commencing work:
- Obtain measurements and other necessary information.
- Confirm existing service locations with BYDA and new services layouts and specifications with all applicable service providers.
- Coordinate the design and installation in conjunction with all trades.

Care is to be taken during the progress of the works to avoid damage to any services, including those of Local, State, Commonwealth and private utility providers. "Before You Dig Australia" are to be contacted prior to the commencement of the Works.
From the date of possession of the Site, The Contractor shall be fully responsible for all matters relating to services, including coordination of relocation, protection work and programming of same.
Where any excavation or ground disturbance is required, the Contractor shall carry out services location using a professional service locator service and shall operate a Permit to Excavate (PTE) system before commencing such excavation or ground disturbance Hold Point.
The locations of services shown on Drawings are provided for information only. The Contractor is to check for any services not shown on drawings. The exact location and depth of each service (documented and un-documented) is to be verified on site by the Contractor, before commencing the Works.
The contractor will be held responsible for bearing the cost of making good any damage to existing services and mains, whether or not these are shown on the drawings. Before commencing groundworks, locate and mark existing underground services in the areas which will be affected by the groundworks operations including clearing, excavating and trenching.
Services in close proximity to proposed works shall be exposed by hand before work is to commence.
Do not excavate by machine within 1 m of existing underground services. It is the sole responsibility of the Contractor to fully inform themself of the location of services and to make the necessary provisions. Any costs associated with the limitations in performing work adjacent to a service shall be deemed to be included in the Contract Sum. In conjunction and with the approval of the relevant Service Authority, the Contractor shall locate and determine the depth of each service crossing by careful excavation as appropriate.
Services shall be protected in a manner acceptable to the relevant Service Authority or alternatively relocated to a depth which provides adequate protection.Any damage to such services and/or structures shall be repaired at the Contractor's cost either by the Contractor to the satisfaction of the Authority concerned.
The Principal will not be responsible for, and shall not be liable for, any costs arising out of any disruption to The Contractor's works due to the presence of any service or delays or defaults of any authority. Payment for the work undertaken by other Authorities and parties for the construction, relocation and/or adjustment of services as required, shall be made by The Contractor direct to the Authority concerned and will be reimbursable at cost upon submission of confirmation of payment.

GENERAL

1.06 Levels and Survey
General: BIM and Drawing Spot levels take precedence over contour lines and ground profile lines.

Tolerance on the finished surface levels for footpath, shared path, separated path and bicycle track concrete paving shall be between 5mm above and 5mm below the design level noting that all adjoining surfaces shall comply with AS1428 and be flush with a maximum tolerance of + or - 2mm.

Tolerance, except at grade changes for the finished surface of footpath, shared path, separated path and bicycle track concrete paving shall

The Contractor shall employ on site, a approved surveyor with extensive experience in setting out Works of similar nature to the Works in this Contract.
The Contractor shall allow for and be responsible for accurately setting out the works and for checking the works in progress.
Should The Contractor discover any error or discrepancy in the lines or levels, or the plans, or the site, they shall immediately notify the Principal before proceeding with the work.All levels shown on the Drawings are based on A.H.D. Before commencement of work The Contractor shall request an official bench mark to be indicated to them on the site of the job.
The Contractor shall arrange to set out the Works to the survey details given in the Drawings, as required by the Conditions of Contract. The Contractor shall only use a registered surveyor to accurately and completely meet the surveying requirements of the Specification.

Where required by the Contract, the Contractor shall set a brass permanent survey mark in the structure or structures in the position shown on the Drawings.
Where the position of a structure included in the Works conflicts with the real property boundary, The Contractor shall immediately notify the Principal of the conflict and request a direction Hold Point. The Contractor shall ensure that the survey of the real property boundaries is carried out by a registered Cadastral surveyor sufficiently in advance of the work to ensure that any potential conflict with property boundaries can be resolved as necessary, without delay to the Contract. No separate payment for set out or real property surveying will be made and all costs of labour, materials and services to carry out surveying is deemed to be included in the Contract Sum.

1.07 Samples
General: Submit representative samples or test panels of each material, packed and / or presented on site to prevent contamination and labelled to indicate source and content.
Maintain samples on site in presentation condition to allow comparison with project works under construction. Wherein the sample is to be incorporated within the finished project works, ensure batching and curing will not result in the sample being distinctive and visibly different from all other project works.
Bulk materials:
Submit a 1 kg sample of each type specified. Submit bulk material samples, with required test results, at least 5 working days before bulk deliveries.
Suppliers
Statements:
Submit statements from material suppliers giving the following, whereapplicable:
- Particulars of the supplier's experience in the required type of work.
- Production capacity for material of the required type, sizes and quantity.
- Lead times for delivery of the material to the site.

Materials
Supplier's data:
Submit supplier's data including the following:
- Material source of supply
- Testing Certificates where applicable

1.08 Testing
General: Refer to specific specification notes for testing requirements for site soil amelioration, imported topsoils, site and imported mulches, concrete and slip resistance.

1.09 Substitutions
Identified proprietary items: Identification of a proprietary item does not necessarily imply exclusive preference for the item so identified, but indicates the necessary properties of the item.
Alternatives: If alternatives to the documented products, methods or systems are proposed, submit sufficient information to permit evaluation of the proposed alternatives, including the following:
· Evidence that the performance is equal to or greater than that specified.
· Evidence of conformity to a cited standard.
· Samples
· Essential technical information, in English.
· Reasons for the proposed substitutions.
· Statement of the extent of revisions to the contract documents.
· Statement of the extent of revisions to the construction program.
· Statement of cost implications including costs outside the contract.
· Statement of consequent alterations to other parts of the works.

Availability: If the documented products or systems are unavailable within the time constraints of the construction program, submit evidence.
Criteria: If the substitution is for any reason other than unavailability, submit evidence that the substitution:
· Is of net enhanced value to the principal.

Is consistent with the contract documents and is as effective as the identified item, detail or method.

GENERAL

1.10 Hold Points
General: During Construction, Hold Points will apply as directed by the Principal. Where Hold Points for Landscape Works are not identified within the documentation and Main Contract, seek direction from the Principal prior to works commencing.
Where there is a requirement for The Contractor to submit for review or approval by the Principal any item including Drawings, samples and the like, the Contractor shall so submit promptly and progressively and shall allow 14 days for the Principal to review or approve any item, unless some other specific time is specified elsewhere in these specification notes or the main contract for a particular review or approval. have been fully recorded by the Contractor, submitted to the Principal, and accepted by the Principal. as complete and accurate.

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The Contractor is responsible for ensuring all materials, workmanship and installation comply with the contract documentation and applicable codes and regulations.

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PLAN: OR283
SITE AREA: 104645.0 m²
EST. EXIST. BLD COVER: 12000m²

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Issue	Description	Date	Chk	Auth
01	SCHEMATIC DESIGN	24.07.26	DP	PM

Architect / Designer
FENNEC STUDIO

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
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Project Number
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NOTES - GENERAL

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Issue 01

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PAVEMENT

5.00 Pavement

5.01 Pavement General

Provide all labour and materials to construct all pavements in accordance with the drawings. Coordinate all interface works, placement, curing, finishing and testing programs with and through the Contract Administrator. All Workmanship and material shall be in accordance with the relevant Australian Standards and the requirements of the relevant authorities. Supply, Subbase preparation, Sampling, Installation, Slip Resistance and all other testing shall be in accordance with relevant authority Standard Drawings and Technical Specifications.

5.02 Associated Pavement Works

Refer to Civil design drawings for Kerbing, Channel, Kerb Ramps, Crossovers and Standard Footpaths

5.03 Tolerance

Surface Finish Tolerance : Tolerance on constructed finished surface levels from design levels to be +/- 2mm unless noted otherwise.

5.04 Slip Resistance

Relevant Standards:

AS / NZS 4586 : 2013 Slip Resistance of Pedestrian Surface Materials, Appendix A

AS / NZS 4663 : 2013 Slip Resistance Measurement of Existing Pedestrian Surfaces

HB : 198 : 2014 "An Introductory Guide to the Slip Resistance of Pedestrian Surface Materials"

Test requirements:

A minimum of 5 locations is to be tested on each specimen / test sample panel. All wet slip testing is to be carried out with a pendulum slip tester. The pendulum and pointer is to be operated in the manner described in AS/NZS 4663-2013 Paragraph A4.2(f) for at least 5 swings, rewetting the specimen before each swing.

Frequency of testing:

Initial tests required on test samples during construction as specified. Follow up tests to be performed 10 months after Practical Completion. Exact locations for follow up tests to be subject to submission and approval.

Compliance Standard

Unless specificed otherwise, slip resistance of paver units shall be Class W and R10 for skid resistant finish defined in AS/NZS 4586. Test paver units when laid insitu in accordance with the Australian Standard and provide a certificate of compliance with the aforementioned requirements.

If the surface fails, acid wash or mechanically grind the surface (or other approved method) to achieve the specified slip resistance without significant visual damage to the surface.

Test Sample Panel	Type of Test	Class	Slider 96	Slider 55	Requirements
General Falls (2.5%-1%)	Wet Test	P5	45-54	40-44	As per AS 4586 App A using a pendulum tester
General Falls (2.5%-1%) including drainage grates	Wet Test (very slow)	P5	45-54	40-44	As per AS 4586 App A using a pendulum tester
General Falls (2.5%-1%) against vertical edges	Wet Test	P5	45-54	40-44	As per AS 4586 App A using a pendulum tester
Walkways (2.5%-4.9%)	Wet Test	P5	45-54	40-44	As per AS 4586 App A using a pendulum tester
Ramps (5.0%-7.14%)	Wet Test	P4	45-54	40-44	As per AS 4586, App A using a pendulum tester
Vehicle Zones including turnarounds	Skid Test	V Class (very low)	45-54	40-44	As per AS 4586, App A using a pendulum tester
Precast concrete step tread units	Wet Test	P4	45-54	40-44	As per AS 4663, App A using a pendulum tester
Insitu concrete stairs and nosings (incl proprietary nosings)	Wet Test	P4	45-54	40-44	As per AS 4663, App A using a pendulum tester

5.05 Concrete

Provide all labour and materials to construct all concrete pavements in accordance with the drawings.

All Workmanship and material shall be in accordance with AS3600-2018 and the requirements of the relevant authorities.

All concrete to be in accordance with AS 1379-2007 Specification and supply of concrete.

Chamfers and fillets: Unless noted otherwise on the drawings, all exposed concrete edges (not abutting other paving or structures) having a contained angle of less than 120º shall be provided with 10mm chamfers or fillets as appropriate. Concrete pavement edges abutting other paving or structures shall be rounded to 5mm radius unless identified otherwise on drawing details.

Exposure classification: Unless noted otherwise on the drawings, concrete shall be exposure classification B1 in accordance with AS3600-2018.

Concrete Grade: Unless noted otherwise on the drawings, concrete used in each element of the work shall be grade N32 for honed finishes and exposed aggregate finishes and N32 for all other finishes.

Concrete Cover: Unless noted otherwise on the drawings, the nominal concrete cover (mm) to steel reinforcement shall be 50mm.

5.06 Concrete Finishes Schedule

Concrete Finishes Schedule (Subject to Sampling and Approval) - Refer Pavement Schedules

5.07 Concrete Grades, Levels and Requirements

Refer to the drawings for minimum and maximum falls and levels. In the absence of governing standards or design drawings to the contrary the maximum longitudinal fall for concrete works is 1v:4h (25%) and the minimum crossfall gradient is 1v:100h (1%) where no longitudinal fall exists.

Concrete Requirements

Grade (MPa): 32MPa for Honed & Exposed Aggregate Finishes
32MPa for all other finishes unless otherwise noted.

Slump: 80 mm maximum (on site) unless otherwise noted or directed
Max. Aggregate Size: 20mm as supplied or approved equivalent (free from IronStone)
Cement: Portland cement or Off-white refer Surface Finishes Schedule
Finish: To match an approved sample
Location: As shown on the drawings

5.08 Concrete Samples - General

Construct on site sample panels (nominal size 4m x 2.5m) for approval prior to work commencement.

Supply precast concrete samples prior to manufacture. The sample panels are to be representative of all colours, aggregates, finishes and jointing required by the drawings and the specification.

If approved the sample panels may be incorporated into the works.

Unapproved panels to be demolished. Do not proceed with installation until approval is received.
All concrete is to match the control samples in colour, aggregate, finish and jointing.

Any concrete that does not conform to the control samples shall be replaced as per written site direction and at The Contractor's expense.

Submit material samples 14 working days after awarding of the Contract.

5.9 Concrete Inspections

The Inspector is to be notified 2 days before required inspections. Two inspections are required per sample panel.

Pre-Inspection

This inspection is primarily to review consistency of aggregate exposure, flatness and even surface falls. The sample is not to be sealed. Wet down sample, remove all dust and other matter.

Seal the sample only after semi-approval has been received in writing.

Final Inspection

The final inspection is primarily to review the consistency in sealer application and that the slip resistance complies with all relevant Australian Standards and the specification requirements in these notes. Contractor to furnish the inspector with a copy of the approved slip resistance testing certification of compliance as carried out in accordance with the requirements of these specification notes. If approved, the sample may be incorporated into the works. If not approved, the panel shall be demolished and replaced with another panel for approval. Do not proceed with installation until written approval is received.

5.10 Concrete Testing

Dissemination of production information: If concrete is manufactured off site, register the project in accordance with AS 1379 clause 6.4.3.

Concrete Testing Methods

Sampling, identification and testing: To AS 1012.

Sample the concrete on site, at the point of discharge from the agitator.

Test Records

Records and reports: to AS 1012.

Control Tests

Acceptance criteria:

- Average strength of all samples must exceed the required value.
- Strength of any one sample must be at least 0.85 of the required value.

Performance Tests

General: Sample, test and assess the concrete for compliance.

Standard: To AS 1379

5.11 Concrete Reinforcement

General

As detailed on the engineering and landscape drawings and in instances of omission to the applicable standards below in order of precedence.

1.Department of Transport and Main Roads Technical Specifications

2. Australian Standards

5.12 Concrete Reinforcement

General

Supply and installation of reinforcement shall be in accordance with Main Roads Project Specific Technical Standard MRS70, MRS71 and associated annexures.

Reinforcing steel shall be grade D500N to AS 4671 (Hot rolled deformed bar) on grade R250N to AS4671 (Hot rolled plain round bar).

Reinforcing mesh shall be class L to AS4671 (500 MPa grade) unless noted otherwise.



Reinforcement related abbreviations used on these drawings:

T -	Denotes top	V -	Denotes length varies
B -	Denotes bottom	STAG -	Denotes Staggered laps
NF -	Denotes near face	ABR -	Denotes alternate bars revised
FF -	Denotes far face	ES -	Denotes equal space
EF -	Denotes each face	ADD -	Denotes additional bar
ALT - Denotes alternative			

Reinforcement is shown diagrammatically on these drawings and therefore does not depict the precise positions of bars

Minimum development and splicing length, unless noted otherwise.

Bar size	N12	N16	N20	N24	N28	N32	N36
Minimum lap length	450	700	950	1200	1500	1800	2100

Where more than 50% of the reinforcement is spliced at one section the splice length shall be 1.3 times the values shown in the above table. For horizontal bars with more than 300mm of concrete cast below the bar the splice length shall be 1.25 times the values shown in the above table.
Where lapped bars are marked as staggered, laps are to be staggered over a minimum zone of 2.3x minimum lap length. In the location indicated on the drawings.

Cogs, cranks and hooks are standard unless noted otherwise and shall be in accordance with the AS5100-2017 Bridge code unless noted otherwise.

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Project Number
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Drawing
NOTES - HARDSCAPE

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PAVEMENT (CONT)

5.13 Concrete Formwork Stripping

Stripping of formwork shall be carried out in accordance with and not prior to expiry of the minimum times set out in the relevant Australian Standard, or as otherwise specified or shown in the drawings.

In any case, formwork shall remain in place for not less than three days following placement of concrete to avoid injury to the concrete.

5.14 Concrete Membrane

Unless specified or approved otherwise, The Contractor shall place a waterproof membrane beneath or behind all concrete work on ground or below finished ground level. The membrane, unless specified otherwise, shall be formed by a single layer of 0.2mm thick polyethylene sheeting, lapped 100mm and securely taped along all joints, and neatly cut around and taped to services etc penetrating the concrete.

5.15 Concrete Curing

General

Curing of concrete shall commence immediately after initial set has taken place, and the curing method employed does not produce surface disturbance to the concrete.

Curing shall be provided by one of the following methods:

- Submergence in water

- Covering and sealing against drying out with an impervious membrane or sheeting (eg polyethylene), and dampening by spraying with water if necessary to maintain all exposed surfaces in damp condition.

- Keeping the total surface area wet with sprinklers or other suitable water sprays (provided softening of foundations or formwork supports etc does not result).

- Covering the surface with sand or other absorbent material and maintaining the material in a moist condition.

- Application of a uniform coating of a proprietary concrete curing film (wax or oil).

Curing shall be continued for a minimum period of seven days. Where it is not practical to leave formwork undisturbed for such period of time, concrete surfaces exposed within seven days of placement of concrete shall be cured by one of the above methods for the remaining unexpired portion of the curing period.

5.16 Concrete Defects

Any concrete found not to be in accordance with these specification notes, engineering specifications and referenced authority technical specifications shall be removed or repaired as directed by the Contract Administrator.

5.17 Concrete Finishing

General

Irrespective of the surface finish specified, the surface finish produced shall be uniform in texture and appearance and free of drag marks, air voids or inclusion of foreign material. There are to be no tooled, or "window panel" effects to edges and joints to any concrete paving unless directed or detailed.

Finish Description

Broom Finish

Using a coarse broom, provide heavy striation transverse to the direction of traffic to all paths and steps. Ensure surface has a medium broom finish to comply with slip resistance requirements.

Finished concrete surfaces shall adhere to a tolerance of +6mm within the length of a 3 metre straight edge. The concrete surface must be adequately compacted by either manual or mechanical steel trowelling to minimise imperfections and to increase abrasion resistance. Kneeling boards and the use of floats for bearing are prohibited, planking shall be provided over the slab for this purpose. Steel trowelling by the 'stick trowelling' method must be extended to ensure adequate compaction. Honing of the slab shall be undertaken only after the concrete has been cured. To reduce distress on joints, a joint sealing (pliable elastomeric) compound shall be installed prior to honing.

5.18 Pavement Joints

General

Refer to landscape and civil design drawings for location of joints.

Jointing on LCC property is to be in accordance with LCC standard details.

Expansion joints in base to be expressed through all finished paving, mortar and screed through the use of compressible material and mastic filler.

Interpretation

The location and types of joints are shown on the drawings and their correct location is a core component of the integrity of the pavement design.
Do not relocate or eliminate a joint, or make a joint not shown on the drawings without prior approval. This includes emergency joints made necessary by unforeseen interruptions to the concrete pour.

Joints - Isolation, Expansion and Contraction

Unless otherwise shown on the drawings, drilled dowell joints are to be situated along all vertical elements / structures i.e. buildings, walls, columns etc.

Unless otherwise shown on the drawings, expansion joints are to be situated directly above where joints exist in the structure and as shown on the drawings.

Joint Preparation

Joint and adjacent surfaces must be dry, sound, and free from dirt, grease and other loose foreign matter.

Priming

Porous surfaces to Sealant specifications

Non-porous surfaces to Sealant specifications

Supplier

Silka (Australia) Pty Ltd “or approved equal”

Application

Prime joint surfaces prior to installation of back-up rods

Backup rod

Closed cell polythene foam in long lengths, Sikaflex-11FC “or approved equal”

Thickness

To provide a minimum of 30% compression when inserted in the joints.

Separation

Provide positive separation of filler and sealant with layer of polythene tape for full width of joint

Installation

Jointing material to be tooled flush with the paved surface.

All fillers, primers and sealants to be applied to manufacturer's instructions.

Sealant

Polyurethane sealant, Sikaflex® Pro or approved equivalent.

Protect sealant from all traffic until it has set and protect sealed joints from damage or puncture from the balance of the contract period.

Colour

To approval. Colour to match adjacent pavements.
Contractor to allow for coloured joints.

Sealant colour to match as closely as possible the darkest of the adjoining surfaces and to be applied to manufactures instructions.

Final sealant colour approval to reside with Landscape Architect.

5.33 Pavement Joints - Saw Cut

Install saw cut joints to locations shown on the drawings.

Depth:15mm

Width: 2-3 mm refer drawings

Installation

Cut and remove every second wire as per detail

Use the soff-cut system or approved equivalent to cut pattern into concrete as shown on the drawings.

Do not cut reinforcing bars unless a control joint is required. Cutting to be made without water lubrication is to be strictly in accordance with saw supplier recommendations and within 5 to 8 hours or as early as allowable within manufacturers recommendations. "Green Concrete" saw blade to be used.

Take care to ensure that no overcutting of panels occurs (into other paving modules, paving types, buildings, kerbs, service covers etc, where cuts are not required) and that a constant depth of cutting is maintained.

Saw cuts to be straight from edge to edge of panels

The Landscape Architect has the right to reject any paving that does not meet the standards set by the control panels.

Saw cutting of test panels shall be used to evaluate earliest time for cutting without dragging the concrete surface.

5.19 Pavement Joints - Tool

Install tool joints to locations shown on the drawings.

Depth: as identified in drawings

Width: as identified in drawings

Installation

To industry best practice and upon appropriate "set" of concrete to allow for a crisply articulated joint free from burrs and window panelling.

5.20 Pavement Sealant

General
Penetrative Sealers are to be provided to all pavement surfaces as identified in the Pavement Schedule

CCS Streetscape sealer or approved equivalentApply a penetrating/impregnating conrete sealer to the surface once full curing has been achieved and any honing and decorative saw cutting has been completed.

Sealant must not:

- alter the surface profile of the paving
- endure UV discolouration
- create a glossy appearance
- break down at the surface (wear and tear)
- reduce the surface friction (co-efficient of friction) in wet and dry conditions.
- be used as a curing compound substitute.

Application:

Ensure surfaces are clean and dry prior to application. Remove any oil and grease using a degreasing solution and then clean all remaining dirt and stains from surface with a high-pressure water hose. Sealer is to be applied (the same day as concrete is honed) in generous quantities using a roller. Sprays, brush and brooms are not to be used. Apply in a consistent and even manner not to prevent the sealer from ponding on surface during drying. Apply several coats 'wet on wet' until substrate is saturated. Mop up excess product with a rag. If ponding occurs, immediately mop up to create a consistent surface finish.Do not leave long breaks between coats. Apply the second coat after the first coat has thoroughly dried.

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PLANTING MEDIA

10.00 Planting Media - General

All planting media to be in accordance with Murweh Shire Council (MSC) requirements. Where not conflicted by MSC requirements, all planting supply is also to be in accordance with NATSPEC requirements. All planting media to be in accordance with AS 4419 (2018) 'Soil for Landscaping and Garden Use' and AS 4454 (2012) Composts, Soil Conditioners and Mulches unless specified otherwise by the standards and specifications listed above. All planting media to be supplied and installed in accordance with standards and specifications identified above and with these Notes. Confirm physical location of all services prior to works commencement via site investigation and service provider coordination through civil contractor.
Do not rely solely on drawings for service locations. Coordinate site topsoil and site mulch usage and amelioration with the civil contractor at least one month (4 calendar weeks) prior to re-use.

10.01 Planting Media - Subgrade

If the following topsoil subgrades are encountered, give notice immediately and obtain instructions before carrying out any further work in the affected area:

- Bad ground.
- Discrepancies.
- Rock.
- Springs, seepages.
- Topsoil > 100 mm deep.

Definitions
Specific to planting topsoil, the following definitions apply:
Bad ground:
Ground unsuitable for the purposes of the works, including fill liable to subsidence, ground containing cavities, faults or fissures, ground contaminated by harmful substances and ground which is or becomes soft, wet or unstable.
Site rock:
Rocks selected for salvage.
Site topsoil:
Soil layer excavated from the site which contains organic matter, supports plant life, conforms generally to the fine to medium texture classification to AS 4419 (loam, silt, clay loam)
Imported topsoil:
Similar to naturally occurring local topsoil, suitable for the establishment and on going viability of the selected vegetation, free of weed propagules and of contaminants, and classified by texture in Sandy Loam to Clay Loam categories only as follows to AS 4419 Appendix I.

10.02 Planting Media - Subsoil

Subsoil preparation shall be carried out while the subsoil is just less saturated than field capacity. Hand subsoil preparation to be carried out within dripline of existing vegetation, within 300mm of paths, kerbs, columns, walls, pitching and all other structures.
Mechanical subsoil preparation may be carried out to all areas other than those listed above and generally parallel with contours.
Excavation
Excavate to required levels below finished design levels (top of mulch or turf levels).

Shape the subsoil to fall to subsoil drains where applicable.
Ripping
Rip to 300mm for heavily compacted subgrades and 450mm heavily compacted clay subgrades
Rip parallel to the final contours wherever possible. Do not rip when the subsoil is wet or plastic.
Do not rip within the dripline of trees and shrubs to be retained

Cultivation
Cultivate to 200mm for planting areas and 150mm for Turf, Grass Seed and any Hydromulch areas. Trim the surface to design levels after cultivation. Remove stones exceeding 25 mm, clods of earth exceeding 50mm and weeds, rubbish or other deleterious material brought to the surface during cultivation. Services and Roots. Do not disturb services or tree roots; cultivate these areas by hand.

Additives
Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil. Subject to Contractor's agronomist report:
Apply GYPSUM: Incorporate at the rate of 0.25 kg/m2.

Subgrade
Do not compact subgrade in garden and turf areas to greater than to 90% of the dry density ratio of the surrounding soil as determined by AS 1289.5.1.1 and AS 1289.5.4.1 (standard compactive effort).

10.03 Planting Media - Mounding

PLANTING MEDIA

Earth mounding to be formed in the locations, to the depths and to the maximum slope gradients as per the drawings. Maximum gradients for turf or mowable grass mounding is to be 1v5h (20%) unless specifically designated to be mown by line trimmer. Maximum gradient for planted mounds without erosion protection to be 1v2.5h (40%). Maximum gradient for planted mounds with erosion protection to be 1v1.65h (60%). Mounds to be finished with planting or turf media depths consistent with these notes and drawings.Mounds to be core-filled with suitable sub-base materials capable of supporting plant life. Place core filling in layers approximately 150 mm thick (loose layer) compacted to 90% of the dry density ratio of the surrounding soil as determined by AS 1289.5.1.1 and AS 1289.5.4.1 (standard compactive effort). Minimise slumping and futher internal packing down. Construct changes in grade over a minimum width of 2m to smooth, gradual and rounded profiles.To areas deeper than or mounded to greater than 1200mm depth of media, Hydrocell Foam, Polystyrene Void Former or other lightweight mass profile media is to be installed conforming to the weight requirements as identified by the Structural Engineer and advised by the Landscape Architect. Construct changes in grade over a minimum width of 2m to smooth, gradual and rounded profiles.Mounds are not to be placed within the drip-line of existing planting to be retained.

10.04 Planting Media - Topsoil General

Definition
Site topsoil excavated from the site shall mean soil which contains organic matter, supports plant life, is free from unwanted matter such as stones over 25 mm diameter, clay lumps, weeds, tree roots, sticks, rubbish, material toxic to plant growth, and the like, complying with thi specification and AS 4419 (2003) 'Soil for Landscaping and Garden Use.

All topsoil shall have the following general characteristics:
- Texture to be medium to fine friable loam.
- Free from Saturation
- Nitrogen Drawdown Index (NDI) testing of soil to be carried out to confirm ability to drawdown soluble nitrogen in accordance with AS 4419
- Soils should be free of, soil borne insects, plant proagules and plant pathogens.
- Soils should be stored under conditions that do not favour infestation.
- The soil should not contain any materials or organisms harmful to animals or humans "Materials" includes harmful objects such as metal shards and glass, and chemicals at concentrations in excess of the levels specified within the Queensland Government Contaminated Land Register (CLR).
- Soil supplied shall be sourced from a site not listed on the Queensland Environmental Management Register (EMR) or shall be sourced from low risk Acid Sulphate Soil Areas as described in the Queensland Acid Sulfate Soil Technical Manual and as shown in the Queensland Soil and Land Information (SALI) database.

10.05 Planting Media - Topsoil Testing

Soil Sampling and Testing
The Contractor is to engage a soil scientist / agronomist to coordinate sampling, testing, reporting and compliance of all subgrade, site and imported topsoil proposed for use on this project.
Physical and chemical parameters are to be in accordance with the specifications and standards identified herein.
A coherent, concise and comprehensive report is required for submission to the project landscape architect for approval clearly stating the compliance and any proposed amelioration in order to achieve compliance. Ameliorated soils and subgrades are to be re-tested (in accordance with relevant Australian Standard methodology) and certified as compliant prior to installation.
The contractor is to allow for the engagement of the agronomist, testing, certification, on-going testing and certification through the contract, and amelioration within their tendered price.
Topsoil mixes shall be submitted for testing and approval at least one month prior to installation.
Topsoil mixes shall be tested for chemical and physical compliance with this specification and AS4419 (2003) 'Soil for Landscaping and Garden Use'.
All testing shall be undertaken by an approved NATA testing authority with the resultant laboratory report to show the results of physical & chemical tests for the properties specified below. Where testing cannot be undertaken by an approved NATA testing authority, submit details of a recognised commercial laboratory for approval. Soil samples submitted for approval shall be representative of all soil delivered and supplied to site.
If the further testing is directed to be carried out to determine compliance with the above, it is to be re-tested at the Contractor's expense. Deficiencies shall be corrected at no extra cost. The Contractor shall pay the cost of all tests, including transport of samples to the Laboratory.

Samples shall be selected by the following procedure:

- From each load of topsoil to be tested, collect at least ten (10) random samples each having a mass of not less than 500ml. Without undue crushing, blend these samples to prepare a composite sample of not less than 5000ml/5kg (Imported Topsoil); or
- Carry out the various determinations required as documented in AS 4419 on the composite sample.

10.06 Planting Media - Topsoil chemical parameters:

General
Imported and Site Topsoil are to accord with the requirements identified in the table below. Where information differs between tables comply with more rigid requirements.
Planting media - Topsoil chemical parameters:

PLANTING MEDIA

PARAMETER	TOPSOIL A *	TOPSOIL B *	TOPSOIL C
Location	Planting Tree pits(Top 300mm)	Trees	Turf/Grass
Permeability (cm/hr)	> 2 | < 100	> 2 | < 100	> 2 | < 100
Wettability (mm/minutes)	> 5 | < 10	> 5 | < 10	> 5 | < 10
Electrical Conductivity (dS/m)	< 1.2	< 1.2	< 1.2
PH	-	-	-
Highly sensitive plants(highly sensitive nativespecies / grasses)	6.0 - 6.5	6.0 - 6.5	6.0 - 7.5
Moderately sensitive plants(remainder of native plantspecies) (mg/kg)	5.5-6.5	6.0 - 7.5	6.0 - 7.5
Exotics	5.5-6.5	6.0 - 7.5	6.0 - 7.5
Phosphorus (mg/kg)	-	-	-
Highly sensitive plants(highly sensitive nativespecies / grasses) (mg/kg)	< 5	< 5	No Test Requirement
Moderately sensitiveplants (remainder of nativeplant species) (mg/kg)	< 20	< 20	No Test Requirement
Exotic plants (mg/kg)	No Test	No Test	No Test
Calcium / Magnesium	2 to 10	2 to 10	2 to 10
Ratio Ammonia (mg/kg)	< 200	< 200	< 200
Exchangable Sodium Percentage (%)	< 6	< 6	< 6

10.07 Planting Media - Topsoil - Physical Parameters

Planting media to accord to the table below

PARAMETER	HORIZON A *	HORIZON B *	HORIZON C
Location	Planting Tree Pits (Top 300mm)	Trees	Turf/Grass
Air Dry Bulk Density	0.7 - 1.2 kg/L	0.9 - 1.3 kg/L	0.9 - 1.3 kg/L
Organic Matter or Compost component	20%	3 - 8%	15%
Sand, Sandy loam, loam	80%	97-92%	85%
Fertiliser	N(30.2%) K(4.7%) S(4.13%) Ca(4.0%) /1.5kg/m3	N(30.2%) K(4.7%) S(4.13%) Ca(4.0%) /1.5kg/m3	N(30.2%) P(2.1%) K(4.7%) S(4.13%) Ca(4.0%)/1.5k/m3

The submitted test results are also to contain the following in mg/kg:
- Aluminuim(Al). - Calcium (Ca). - Chloride (Cl).
- Copper (Cu). - Iron (Fe). - Manganese (Mn).
- Nitrate Nitrogen (N). - Potassium (K). - Sodium (Na).
- Sulphur (S). - Zinc (Zn).

NOTE: Iron, Copper, Zinc and Manganese test results are not required for turf.

* Relative to planting options only

Notes

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All work shall be carried out in accordance with the relevant Australian Standards, statutory authority requirements, and the project specification.

The Contractor is responsible for ensuring all materials, workmanship and installation comply with the contract documentation and applicable codes and regulations.

CHARLEVILLE HOSPITAL

LOCATION: 72 KING STREET, CHARLEVILLE. QLD 4470
LOT: 147
PLAN: OR283
SITE AREA: 104645.0 m²
EST. EXIST. BLD COVER: 12000m²

SCHEMATIC DESIGN
NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
01	SCHEMATIC DESIGN	24.07.26	DP	PM

Architect / Designer
FENNEC STUDIO

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
NOTES - PLANTING

Scale (A1) N/A
Date Printed 23/07/2026

Drawing Number LA-104
Issue 01

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PLANTING MEDIA

10.07 Planting Media - Site topsoil

General: Prior to Stripping and Stockpile
Herbicide: Eradicate weeds using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate. Manual removal of weed undergrowth including invasive species: Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas. Remove weed growth from an area 750 mm diameter around the base of the trees in grassed areas. Continue eradication throughout the course of the works and during the planting establishment period.

10.08 Planting Media - Storage and placement

General: At Stockpile
Stockpiled site topsoil is to be monitored for weed growth, weed eradication to be carried out using methods identified above. Sieve site topsoil for clumps greater than 20mm and thoroughly mix through the additives specified in the agronomist report required for submission in Section 10.04

Storage
If it is necessary to stockpile topsoil on site do so in locations as directed by the Landscape Contractor to heights not exceeding 3000 mm. Protect from wind.
All materials shall be stored in an appropriate manner that ensures no deterioration or contamination occurs to the material. All necessary measures shall be implemented to reduce the potential for environmental harm which might arise from the storage of materials. The Contractor shall comply with any relevant requirements in the Contract and/or Statutes/and or Australian Standards and/or the manufacturer's instruction in relation to proper handling and care of materials.
Placement | Consolidation & Finishing
Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:
- Required finished levels and contours may be achieved after light compaction.
- Finished surface levels of grassed areas to be flush with adjacent hard surfaces such as kerbs, paths and mowing strips
- Finished surface levels of mulched areas to be 25mm below adjacent pathways, kerbs or the like.
- Compact lightly and uniformly in 150mm layers. Avoid differential subsidencence and excess compaction.

Produce a finished topsoil surface with the following characteristics.
- Finish to design levels
- Smooth and free from stones or lumps of soil.
- Graded to drain freely, without ponding, to catchment points.
- Graded evenly into adjoining ground surfaces.
- Ready for planting, turfing or grass seeding

10.09 Planting Media - Amelioration and Additives

Amelioration
Refer amelioration additives specified in the agronomist report required for submission.

Performance Additive
To aid in water retention, all site and imported topsoil is to receive the performance additive Terracottem as per manufacturers requirements

10.1 Planting Media - Mulch

General
Mulch is to be in accordance with the specifications and standards identified herein.
Mulch is to be free of deleterious and extraneous matter such as soil, weeds and sticks. Use organic mulches which are free of stones. All organic mulches shall be weathered for a minimum of 12 weeks prior to delivery and spreading on-site.

Application
Place mulch to the required depth as shown in the scheudules, clear of plant stems, and rake to an even surface 25mm beneath the finished level of adjacent pathways, kerbs and the like.
The depth allowances made are measured after settling and allowance should be made during placement to achieve the specified depth upon final settlement.
Mulching beneath trees located in turf is to be to depth identified below and 1200mm in diameter.
Type | Organic
A | Hoop Pine 50mm x 30mm to areas of 25% gradient and steeper
B | Hoop Pine 20mm x 30mm to areas less than 25% gradient.
C | Woodchips produced by the chipping of site or other native vegetation.
D | Blue Riverstone 20-30mm - Washed

Depth
Organic mulch to be 100mm depth to beds and 150mm depth to individual trees in grass.

11.00 Planting Supply - General

All planting supply to be in accordance with NATSPEC.
It is the responsibility of the Contractor to supply the scheduled number of plants to the quality, size and health in accordance with this Specification and Plant Schedule and the aforementioned standards and specifications.

Further it is the contractor's responsibility to verify availability of plant schedule conforming stock at the lodging of their tender. Immediately upon being awarded the tender the contractor is to secure conforming stock as per Samples and Testing of these notes. The Landscape Architect must be informed immediately if any difficulty is encountered in procuring the plants to achieve program.
The secured plants shall be transported to a single location, no matter where sourced from. These plants are to be set aside from any other plants at their location, maintained and hardened off in accordance with horticultural best practice and clearly labelled as being for this design lot and client. The allocated plants must be made available to be inspected by the Landscape Architect at all times.

PLANTING SUPPLY

11.01 Planting Supply - References

The approved Contractor and their prospective supplier/s shall comply with applicable sections of relevant Australian Standards and Codes, NATSPEC and current NIPAS guidelines . Supply plants are to be propagated in nursery facilities that have been accredited by the Queensland Nursery Industry Association.

11.02 Planting Supply - Plant Quantities

Sufficient plants shall be grown, in addition to the Plant Schedule if necessary to ensure that the listed quantity of plants can be supplied at the due date.

11.03 Planting supply - Plant Properties

- Plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted (root curl) or damaged.
- Provide trees which are true to type, unless required to be multi-stemmed, have a single leading shoot.
- Supply plants in weed free containers of the required size.
- If trees are to be supplied as open rooted stock, ensure this is appropriate to the species, variety,size and time of year for planting.
- Do not carry out potting-on.
- Replace damaged or failed plants with plants of the same type and size.

11.04 Planting Supply - Hardening and Acclimatisation

All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. For a minimum of eight (8) weeks prior to delivery, all plants shall be grown in open areas receiving a minimum time of 75% full sun as appropriate to their intended installation conditions. Watering and fertilising of plants shall be gradually reduced for a similar time period leading up to delivery to aid in hardening of plants. If plants are being grown / propagated outside a 100km radius of the site then the Contractor shall move all plant stock to a Nursery within this radius so that the plants may become acclimatised for a period of not less than (8) weeks prior to date of delivery.
All plants must be hardened in accordance with the above clauses.

11.05 Planting Supply - Labelling

Plants shall be labelled according to the following schedule: One label per 50 plants or part thereof at each holding location. Labels shall include the following information:
- Name of plant species
- Size of pot
- Name of Project
- Specified plant size
- Actual plant size

These labels shall be sufficiently durable to still be legible after a period of twelve (12) months, and shall be securely fixed to the plant in such a manner that it may not dislodge or be easily relocated. It shall be located at such a level that it may be easily read throughout the inspection period.

11.06 Planting Supply - Photographs and samples

Submit photographs and conditions reports of stock as requested by the Superintendent.
Root Conditions of plants may be determined by removing plants from their containers for inspection.
Where it is decided to remove the soil from the roots of any plants, the number so disturbed will not exceed 1% of the total of each of the species or variety where the number specified exceeds one hundred (100), or one sample if the number is less than one hundred (100). If samples so inspected are found to be defective, the entire line represented by the defective samples may be rejected. All plants rendered unsuitable as a result of this inspection will be considered as samples on which payment cannot be claimed. At the time of delivery all plants shall conform with the specified minimum size and nominated container size,confirmed in the Plant Schedule.
Plants shall be grown, maintained, pruned and fertilised to produce a specimen at delivery conforming with the detail and description contained in the Plant Schedule. This shall include root pruning to advanced stock for a minimum 12 week period prior to delivery to site.
Rootball dimensions should be appropriate to the planter into which they will be installed.
The plants shall be watered, weeded, fertilised, and treated for pests and diseases all as necessary to maintain continuing healthy growth. An approved pruning program shall be carried out regularly during the Establishment Period to promote trunk and foliage canopy formation in trees.
All plants must have the approval of the Landscape Architect before delivery to site.

11.07 Planting Supply - Delivery

All plant material must be protected from the adverse effects of the elements during handling and transport. Plants shall be transported in fully enclosed pan technician type trucks. During transit from the nursery to the site, the Contractor shall monitor the plants to ascertain that undue movement or disturbance is not occurring and that moisture levels are suitable to ensure plant health.Deliver plant material to site on a day to day basis, planting immediately after delivery. Store surplus plant material on-site only in exceptional circumstance. Ensure site stored plant material is secured within a well lit and ventilated location for no longer than 14 hours.

PLANTING INSTALLATION

11.08 Planting Installation - General

All planting installation to be in accordance with MSC requirements, relevant approvals and associated standards
The Contractor is responsible for procurement and acceptance of delivered stock, including mature trees, installation to approved set out, staking and guying as specified and detailed.The Contractor shall allow for the delivery of the scheduled plants to the site. The Landscape Architect will inspect all plant stock at their discretion on arrival at site prior to unloading.

All plant material shall be planted immediately after delivery to the site or heeled in or covered with moist soil or hessian or as directed by the Landscape Architect. Until planted, all material shall be adequately protected from rain and winds and be properly cared. Lift Advanced trees requiring craneage by slinging their rootballs. Trees lifted by slings attached to trunks or limbs will be rejected. The Contractor must provide an Installation Methodology Plan to the Landscape Architect for approval.

11.09 Planting Installation - Planting zones, Conditions and Placing

General: At Stockpile
Do not vary the plant locations from those required. If it appears necessary to vary the locations and spacings to avoid service lines, or to cover the area uniformly, or for other reasons, apply for directions.
Where trees are shown to be planted in straight rows, use a string line to ensure that all rows align perfectly.Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

Watering
Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

Placing
Where shown on the drawings planting areas shall be constructed as detailed and specified herein.

Individual Planting In Grassed Areas:
Excavate a hole to twice the diameter of the root ball and at least 100mm deeper than the root ball.
Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth

11.10 Planting Installation - Planting over Existing Subgrade

The Contractor shall excavate tree holes to minimum depths as detailed. Ascertain location of all under-ground services prior to commencing excavation and co-ordinate with other relevant works.
Cultivate and break up subgrade to a depth of 200mm to base of each tree hole and thoroughly mix through a quantity of TerraCottem comparable to the corresponding plant pot size.

Install materials as detailed. Place 100mm of topsoil to bottom of holes, and thoroughly mix in the recommended quantity of OSMOCOTE (or equal as approved). Place trees in holes and backfill with specified topsoil.
Ensure the topsoil is evenly compacted around the root ball and that trees are plumb vertically. Apply "Barmac Auxinone"(or equal as approved) root growth hormone to manufacturers recommendations
Finished levels of root balls and topsoil to suit depths of mulch. All debris, rubbish or other deleterious material is to be removed from soil profile. Install sub-soil drain and backfill with topsoil to nominated levels, allowing for settlement of soil. Thoroughly soak soil to confirm drainage is functioning correctly. Top up with topsoil where settlement occurs.

Spraying
Immediately report any evidence of insect attack or disease amongst plant material.
Where required, spray with insecticide, fungicide or both in accordance with the manufacturers' recommendations. Submit proposal and obtain approval before starting this work.

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CHARLEVILLE HOSPITAL

LOCATION: 72 KING STREET, CHARLEVILLE. QLD 4470
LOT: 147
PLAN: OR283
SITE AREA: 104645.0 m²
EST. EXIST. BLD COVER: 12000m²

SCHEMATIC DESIGN
NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
01	SCHEMATIC DESIGN	24.07.26	DP	PM

Architect / Designer
FENNEC STUDIO

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
NOTES - PLANTING

Scale (A1) N/A
Date Printed 23/07/2026

Drawing Number LA-105
Issue 01

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PLANTING INSTALLATION

11.11 Planting Installation - Tree Surgery

Employ a fully qualified arborist to carry out tree surgery work required to maintain existing mature trees.

A minimum qualification of Certificate III in Horticulture (Arboriculture) and membership of the National Arborists Association of Australia and the Queensland Arboricultural Association Inc. is required.
Give sufficient notice prior to commencing tree surgery and carry out the work in a safe and progressive manner and in accordance with: AS4373: 2007 Pruning of Amenity Trees.
Remove dead and decayed wood or limbs that have been broken. Make all cuts into live wood. If the trees show signs of deterioration after the work has been done, carry out a program of feeding or soil amelioration such as soil aeration, irrigation or incorporation of organic material.
Do not unduly disturb the remaining root system.Prevent incursion of rot or disease after cutting.
Continue this program until the end of the Planting Establishment Period. Avoid damage to trees being treated or to nearby trees and surroundings. Do not use trees as anchors for winching operations or bracing. Provide bracing as necessary before cutting to prevent uncontrolled breakages and damage to surroundings.

11.12 Planting Installation - Pot Stock

Thoroughly soak all the plants in their pots on the day before planting.
Notify in writing of all soil or other drainage conditions which are considered detrimental to the growth of plant materials. State condition and submit proposal for correcting condition if feasible including change in cost and delay,if any.
Excavate hole in topsoil and cultivate and break up subgrade to a depth of 200mm to base of each hole and thoroughly mix through a quantity TerraCottem comparable to the corresponding plant pot size and place fertiliser granules (quantity as recommended by the manufacturer) in the base of the hole prior to planting. The fertiliser shall be long life (8-9 months), with an N:P:K ratio of 18:4.8:8.3 (ie Osmocote Long Life Fertiliser, or equal as approved).
Remove plant from pot. Place the plant into the hole so that the top of the soil level in the container matches the surrounding level. Backfill around the plant with well broken-up topsoil, and remove any debris detrimental to normal plant growth. Tread in soil, lightly adding topsoil mix as necessary to place the ballor roots in position that will leave the plant at finished grades as detailed in the drawing.
Water plant well with clear potable water.

11.13 Planting Installation - Transplant

Give sufficient notice before transplanting.
Select a time for transplanting having regard to the appropriate season, time of actual operation, root ball diameter and depth, lifting methods, weather conditions and the like.
Lifting
Two days before transplanting of each specimen, thoroughly irrigate it to the full depth of the root ball.
Minimise the cutting of roots. Cut roots with sharp tools. Do not fracture the ball of soil around the root system, but maintain it in firm condition during transplanting by wrapping in appropriate open weave material (e.g. hessian), securely tied.
Planting
Avoid disturbance to the root ball and plant. Remove the root ball wrapping and ties by cutting.
Pruning
General: Prune as directed where selective pruning of branches or canopy is necessary. Comply with the recommendations of AS 4373.
Watering
At the completion of transplanting water the root ball thoroughly and continue to water until established.

11.14 Planting Installation - Mulching

General: Organic Mulch shall be free from stones, soil, clay, dust, weeds, seeds, roots, sticks, rubbish, vermin, insects, pests, fungus, disease and other deleterious material. It shall be free from matter toxic to plant growth.
Organic mulch shall be aged for a minimum of one month in a quality environment conducive to breakdown and turned every two weeks, unless otherwise specified.

Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread mulch to the specified thickness so that after settling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds. In mass planted areas: Place after the preparation of the planting bed but before planting and other work.In smaller areas (e.g. planter boxes): Place after the preparation of the planting bed, planting and other work. Extent: To surrounds of plants planted in riplines and grass areas, provide mulch to a minimum of 600 mm diameter. Keep organic and inorganic mulch not closer than 50 mm from plant stems. Depths: Spread organic mulch to the nominated depth or a minimum depth of 100 mm. Spread gravel mulch to a nominal depth of 50 mm if atop weed mat,100 mm without weed mat.

PLANTING INSTALLATION

11.15 Planting Installation - Turfing and Grassing

General: Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds (including nut grass and oxalis) and other foreign matter. Cut turf to a minimum 25 mm thick in long 300 mm wide strips.
"PREMIUM Grade"or "A Grade"is turf of any particular species that contains 97% or more of that species per square metre, and no visible contamination from other species, weed (paspalum, nutgrass,oxalis, bindii, etc) or any other deleterious material. Soil quality, texture and structure are also major factors in determining turf quality.

Supply
Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying.

Fertiliser
Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings and at other times as required to maintain healthy grass cover.
Laying
General: Lay the turf in the following manner.
- Commence turf laying against the longest straight line boundary. Butt and push ends and edges against each other tightly without stretching or tearing the turf. Gaps and overlaps must be avoided. Joints in rows must be staggered and a sharp knife used to trim around obstacles (posts, sprinklers, paths, etc.) The Contractor shall avoid the use of off-cuts or small strips at outer edges, as they will not retain moisture.
- Turf must be laid flush against existing grass or paved edges.
- Rolls shall be laid across steep slopes, rather than up or down the slope, unless otherwise directed by Superintendent. Turf should be pegged until rooted to avoid slippage on steep slopes or batters.
- Laid turf must be dampened, tamped and/or gently rolled to establish good contact with the soil. Gaps shall be filled with loose soil, to reduce air pockets.
- The Contractor shall avoid all unnecessary walking or kneeling on newly laid, or freshly watered turf, to avoid indentations
- On steep slopes peg the turf to prevent downslope movement. Remove the pegs when the turf is established.

Watering
Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth. Keep the grass in a healthy condition.

MAINTENANCE

12 Maintenance General

12.01 Establishment Period

Commencement: The establishment period commences at the date of practical completion inspection.
The Contractor shall maintain all landscape works and make good all defects, after acceptance of the construction by the Superintendent in writing, for the following maintenance periods.
- General planting: Required period: 3 months.
- 100 mm - 300 mm pot (inclusive): Required period: 12 months.

During the maintenance period the contractor shall present the site at all times in a clean and tidy condition to the satisfaction of the Superintendent.

Existing planting and grass
Where existing grass or planting is within the landscape contract area, maintain it as for the corresponding classifications of new grass or planting

MAINTENANCE CONT

12.02 Defects Liability

Defects liability for all construction works is as set out in the Head Contract, and as noted below:
- 12 months Pots

12.03 Program

Furnish a proposed landscape maintenance program, and amend it as required. Comply with the amended program.

12.04 Log Book

Keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. Make the log book available for inspection on request and submit, to support each progress claim for maintenance.

12.05 Maintenance - Soft Works

Throughout the planting establishment period continue to carry out maintenance work including, but not limited to, mowing to maintain a height not exceeding 50mm, monthly checking of irrigation system, weeding, rubbish removal, fertilising, pest and disease control, staking and tying, returfing, replanting,cultivating,pruning, hedge clipping, aerating, reinstatement of mulch, renovating, top dressing, and keeping the site neat and tidy.

12.06 Maintenance - Establishment irrigation

Watering of all planting and turf areas is to occur as per the following table during the establishment phase.
Should potable water not be available due to water restrictions, the contractor is to allow in their tender for water truck delivery and dispersement to the application rates and frequencies as identified in the table below. Watering is to occur to sufficient levels to ensure all plants are actively growing and free from moisture stress. The watering interval is to be constantly monitored to ensure that plants establish a deep root system that can support the plant needs in the longer term and assure long term viability.

Zone	Water Requirement Application Rate(L / m2)	Water Requirement Application Frequency (x/week)	Total Water Application per Week (wk / m2)
Establishment Period Weeks 0 6 *			
Planting	10L/m2	3 Applications / week	30L/m2
	8L/m2	3 Applications / week	24L/m2
Establishment Period Weeks 6 12 *			
Planting	10L/m2	3 Applications / week	30L/m2

* Adequate rain measured on-site via superintendent approved accurate rain gauge may be adequate grounds upon which a watering application may be omitted by the contractor upon request to the Superintendent. Further the Contractor shall monitor this watering regime and make suggested adjustment applications to the superintendent to suit growing conditions, weather and growth. Approval of such applications is solely at the discretion of the superintendent.
Turf & Grass Seed
Turf shall be thoroughly watered twice daily for the first two weeks after laying. Turf shall then be watered daily for the next two weeks except in periods of heavy rain.
The Contractor shall allow for replacing all areas where the turf has failed to provide a healthy grass cover one month from the date of laying. The first cut and any subsequent mowing shall be carried out every week between September to April and once every two weeks in the months of May to August. The grass must also be maintained at a standard height of 40mm and not more than 100mm in height at any time during the period that the grass is maintained.
Mulched Surfaces
Maintain the surface in a clean and tidy condition and re-mulch all garden areas at the end of the maintenance period.

Planting
Establishment Works shall also include making good any settlement in planting.
Lift plants and mulch and place additional topsoil as required. Replace all material to approval.
Seasonal spraying shall be in accordance with the manufacturer's recommendations.
Spray material shall be applied at an appropriate time to manufacturer's specification and only to control pests and diseases as specified.
Immediately replace failed, damaged or stolen plants (at the expense of the SubContractor).
Where existing planting is within the landscape contract area, maintain it as for the Corresponding classifications of new planting.

Notes

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CHARLEVILLE HOSPITAL

LOCATION: 72 KING STREET, CHARLEVILLE. QLD 4470
LOT: 147
PLAN: OR283
SITE AREA: 104645.0 m²
EST. EXIST. BLD COVER: 12000m²

SCHEMATIC DESIGN
NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
01	SCHEMATIC DESIGN	24.07.26	DP	PM

Architect / Designer
FENNEC STUDIO

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
NOTES - PLANTING

Scale (A1)
N/A

Date Printed
23/07/2026

Drawing Number
LA-106

Issue
01

fennec

CHARLEVILLE HOSPITAL SOFTSCAPE

DESCRIPTION KEY

CODE	BOTANIC NAME	COMMON NAME	RATE / m²	TOLERANCE	NATIVE / EXOTIC	ESTIMATED MATURE SIZE (M)		CONTAINER	CULTIVATION	TOPSOIL TYPE & DEPTH		MULCH DEPTH		DRAINAGE	IRRIGATION	MINIMUM REQUIREMENTS	CLEAR TRUNK (M)	SUPPORT	AREA m²	TOTAL QTY
						H	S		DEPTH (M)	A (M)	B (M)	Wood (M)	Stone (S)							
TREES																				**2**
T1	*Flindersia schottiana*	Bumpy Ash	-	FULL SUN / LIGHT SHADE	NATIVE	15	6	200L	0.10	0.60	0.40	0.10	-	SUBSOIL	WATER TRUCK	NATSPEC CONFORMIING	1.2	GUYING		2
G1 - PLANTING MIX TYPE 1			5																31.5	**158**
LOM LON	*Lomandra longifolia 'Tanika'*	Lomandra	35%	FULL SUN / LIGHT SHADE	NATIVE	0.6	0.7	200mm	0.20	0.30	-	0.10	-	SUBSOIL	WATER TRUCK	WELL FORMED TO FILL POT	-	-	-	55
DIA CAE	*Dianella caerulea 'Little Jess'*	Dianella	30%	FULL SUN / LIGHT SHADE	NATIVE	0.4	0.5	140mm	0.20	0.30	-	0.10	-	SUBSOIL	WATER TRUCK	WELL FORMED TO FILL POT	-	-	-	47
ERE GLA	*Eremophila glabra 'Kalbarri Carpet'*	Tar Bush	20%	FULL SUN / LIGHT SHADE	NATIVE	0.3	1.5	200mm	0.20	0.30	-	0.10	-	SUBSOIL	WATER TRUCK	WELL FORMED TO FILL POT	-	-	-	32
GRE LAN	*Grevillea lanigera 'Mt Tamboritha'*	Grevillea	15%	FULL SUN / LIGHT SHADE	NATIVE	0.3	2	140mm	0.20	0.30	-	0.10	-	SUBSOIL	WATER TRUCK	WELL FORMED TO FILL POT	-	-	-	24
C1 - CLIMBERS			2																10	**20**
PAN PAN	*Pandorea pandorana "Golden Showers"*	Wonga Wonga Vine	40%	FULL SUN / LIGHT SHADE	NATIVE	20	9	200mm	0.20	0.30	-	-	0.10	SUBSOIL	WATER TRUCK	WELL FORMED TO FILL POT	-	-	-	8
MYO PAR	*Myoporum parvifolium*	Creeping Boobialla	60%	FULL SUN / LIGHT SHADE	NATIVE	20	9	140mm	0.20	0.30	-	-	0.10	SUBSOIL	WATER TRUCK	WELL FORMED TO FILL POT	-	-	-	12
TURF			-																-	**230**
TURF	*TifTuf Hybrid Bermuda*	Bermuda	-	FULL SUN / LIGHT SHADE	-	-	-	ROLL	0.15	0.15	0.150	-		-	WATER TRUCK	-	-	-	-	230

NOTE
Schedule quantities are a result of quantity management with some schedule formulas forced

CHARLEVILLE HOSPITAL HARDSCAPE/FURNITURE

DESCRIPTION KEY

CODE	ELEMENT	MATERIAL	SIZE	FINISH	COLOUR	AGGREGATE	PATTERN JOINTING	SEALANT/ SLIP RESISTANT TESTING	SAMPLES	FIXING	INDICATIVE SUPPLIER	UNIT	TOTAL QUANTITY
WT	SPRING TENSION WIRE TRELLIS https://jasbem.com.au/services/spring-tension-trellis-wire	8 vertical Stainless steel spring tension & mounts- installed to ambulance roof shelter	-	-	-	-	-	-	-	To manufacturer spec	Jasbem	lm	36
P1	PAVEMENT TYPE 1	Insitu concrete Nil oxide	125mm Depth on 100mm CBR 45 unbound pavement, reinforced , N32, compacted subgrade, jointing.	Fine Broom Finish	Nil Oxide	N/A	IPWEAQ RS-065	Slip Testing | Required	-	Refer Engineers Detail and specification notes	CCS / Cemex / BoralL / Excel	m^2	63
STREETPRINT/LOGOTHERM COATING	STREETPRINT/LOGOTHERM COATING	-	-	-	-	N/A	-	Slip Testing | Required	Yes	-	Brick N Pave	m^2	35
STONE MULCH	Stone mulch to C! Planting mix	10mm River Stone | Bush Rock	Decorative Stone 100mm Depth	-	-	10mm	-	-	-	Refer Suppliers detail and specification notes	Local Quarry	m^2	10
EDGING													
C1	Edge - Concrete	S32 Fiber reinforced - macro fibre (5KG/M3) or Approved equivalent	150mm x 150mm	Smooth	Standard Grey	-	10mm Tooled fillet to edges	-	To manufacturer's requirements	-	-	lm	16

Notes

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01	SCHEMATIC DESIGN	24.07.26	DP	PM

Architect / Designer
FENNEC STUDIO

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

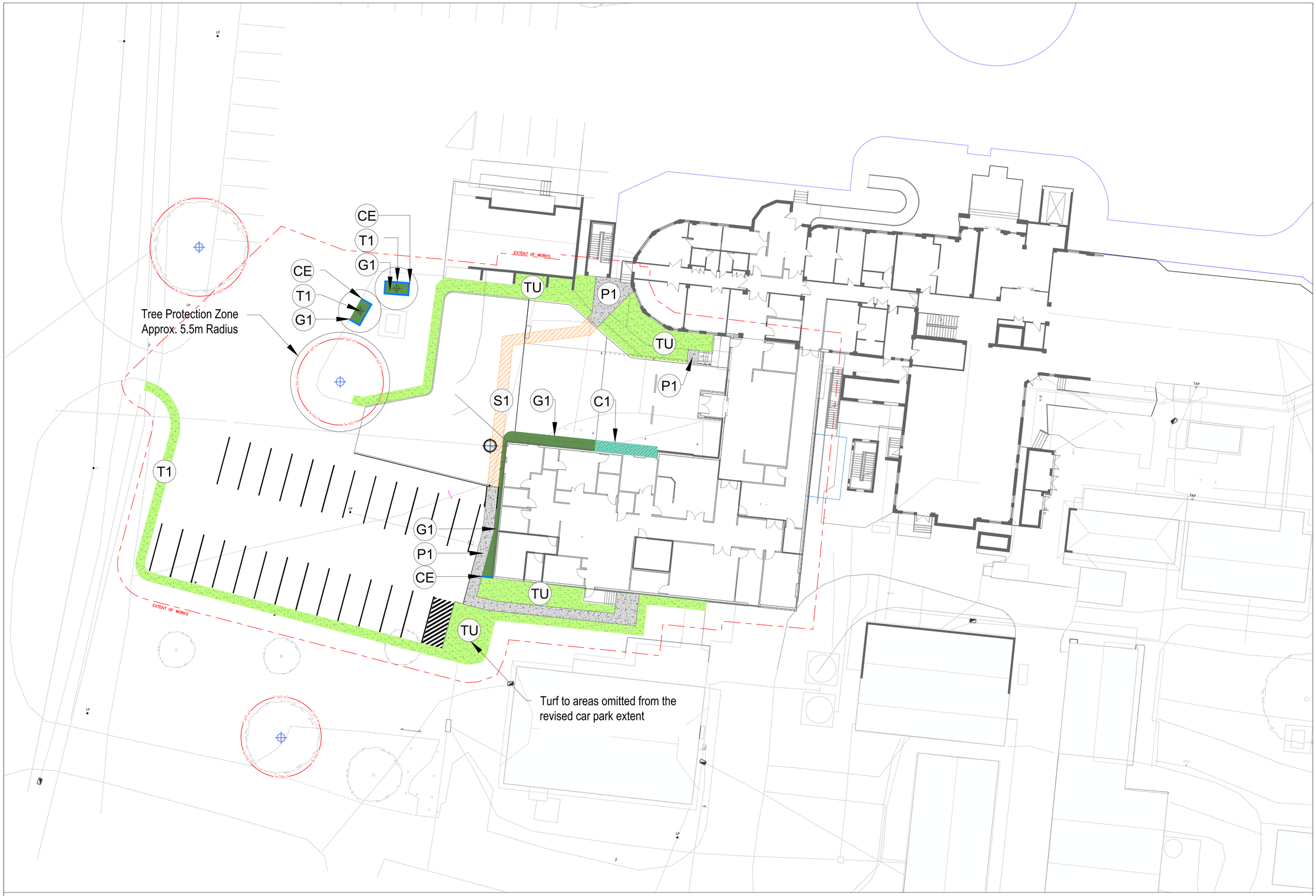
Project Number
25.177

Drawing
SCHEDULE - PLANTING

Scale (A1) N/A
Date Printed 23/07/2026

Drawing Number LA-110
Issue 01

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GENERAL LEGEND

Project Works Site

HARDSCAPE LEGEND

P1 — Pavement Type 1

CE — Concrete edging

S1 — Safety Path Streetprint

PLANTING LEGEND

PLANTING

G1 — G1 - Groundcover Planting Type 1

C1 — C1 - Climbers Type 1
Stone Mulch
Wire Trellis to underside of roof

TURF

TU — TURF TYPE1

TREE PLANTING

T1 - Flindersia schottiana
200L

EXISTING TREES

TREES RETAINED AND PROTECTED

Notes

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CHARLEVILLE HOSPITAL

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LOT: 147
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SITE AREA: 104645.0 m²
EST. EXIST. BLD COVER: 12000m²

SCHEMATIC DESIGN

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1:200 0 2 4 6 8m

Issue	Description	Date	Chk	Auth
01	SCHEMATIC DESIGN	24.07.26	DP	PM

Architect / Designer
FENNEC STUDIO

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
HARD & SOFTSCAPE PLAN

Scale (A1) 1 : 200
Date Printed 23/07/2026

Drawing Number LA-200
Issue 01

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hello@fennecstudio.com.au

fennecstudio.com.au

Turrbal and Yuggera Country
Level 15, 324 Queen Street
Brisbane QLD 4000

Appendix 5 – Traffic Impact Assessment

Melbourne Geelong Sydney Brisbane Adelaide Hobart E mail@ratio.com.au
ABN 93 983 380 225

15 September 2026

Department of Health Queensland
c/- ARCH
L3/140 Ann Street
BRISBANE QLD 4000

25077T-LET01-F02
72 King Street, Charleville
Traffic Impact Statement

1. Introduction and Proposal Overview

Ratio Consultants have been engaged to assess and prepare a traffic impact statement for the proposed expansion of the Charleville Hospital, located at 72 King Street in Charleville.

The proposal is for the provision of additional medical imaging machinery as a part of the Queensland Government's Statewide MRI and CT Expansion program. In particular, the expansion consists of a building envelope with a floor area of approximately 690sqm providing an ultrasound machine, CT scanner, and MRI machine.

The proposal consists of reconfiguring 20 existing car spaces in addition to providing five (5) new car spaces at the western side of the new building.

The proposed development plans, prepared by ARCH, are attached at Appendix A of this report.

2. Existing Conditions

2.1 Subject Site

The subject site is located on the southeast corner of the King Street / Lou Ariotti Drive intersection in Charleville. The eastern frontage of the site abuts Western railway line.

An aerial photograph of the subject site is shown at Figure 1.

Figure 1: Aerial Photograph



Source: Landchecker (August 2020)

2.2 Road Network

King Street is a Council controlled road that is oriented in a northeast-southwest direction along the northern boundary of the site. In the vicinity of the site, King Street accommodates an approximately 18.2m wide carriageway which can readily accommodate kerbside parallel car parking on both sides of the road and one through lane in each direction.

Lou Ariotti Drive is a Council controlled road that is oriented in a north-south direction generally along the western boundary of the site. It is noted that Lou Ariotti Drive appears to partially encroach into the subject site for approximately 130m. In the vicinity of the site, Lou Ariotti Drive accommodates an approximately 6m wide carriageway which can appropriately accommodate a single through traffic lane in each direction.

2.3 Existing Use and Operation

The subject site is occupied by Charleville Hospital, which currently includes the following services:

— Waroona Multi-Purpose Centre

— Pathology Queensland Lab

— Community Health Building

— Dental Clinic

— Staff Accommodation

— Medical Imaging (X-ray and ultrasound services).

A total of three (3) full-time equivalent staff are currently provided for the existing medical imaging services provided on-site.

Vehicle access to the site is provided via one (1) connection with King Street at the northern boundary of the site (primary access), two (2) connections with Lou Ariotti Drive at the western boundary of the site, and one (1) connection with the abutting vacant land to the south.

A total of 135 formal car spaces are currently provided on-site, including two (2) spaces for people with disabilities (PWD). Additional informal car parking is also accommodated throughout the site within landscaped areas.

Separate car parking areas are provided for the staff accommodation and balance of uses on the site.

Two (2) emergency bays are provided at the western side of the building.

The key transport characteristics of the site are shown at Figure 2.

Figure 2: Key Transport Characteristics



3. Car Parking Assessment

3.1 Statutory Car Parking Requirement

Table 7.3.1.2 of the Murweh Shire Council's Planning Scheme provides minimum car parking rates for various land uses. Given the operations of existing and proposed site, the proposed expansion does not fall under any of the land use terms that have a specified car parking rate.

Performance Outcome 11 (PO11) in Table 7.3.1.1 of the Murweh Planning Scheme details the following with respect to car parking provision:

"*The proposed development accommodates sufficient car parking on site to meet the peak parking demand of the use at any point in time.*"

As such, a first principles traffic assessment has been undertaken to review the car parking provision for the proposed expansion in the following sections.

3.2 Car Parking Demand Assessment

Our experience suggests that the car parking demands of hospitals vary based on a range of factors, including the services provided, the size of the hospital, and the catchment area of the hospital.

In this instance, the proposal is for the expansion to a regional hospital, by providing additional scanning and imagery services. The purpose of the broader MRI and CT expansion is, in part, to provide improved access to services for existing patients in regional hospitals. It is understood that many existing patients are currently required to be transferred to metropolitan hospitals to receive appropriate scanning and imagery services if they cannot be provided on-site. Given this, existing patients would not be expected to introduce additional car parking demands compared to existing conditions as they would already be on the site receiving medical care.

It is acknowledged that the proposed expansion would also result in a minor uplift in car parking demands caused by an increase to the number of staff on the site for medical imagery operators and administration, and potentially some new patients as a result of the new services offered. The proposal will increase the number of full-time equivalent staff to 10 FTE staff at any one time, which is a net increase of 7 staff members.

The attraction of additional patients is generally consistent with the existing operation of the hospital, which would occasionally generate busier periods where an overflow car parking demand is generated compared to the existing supply. This type of variance and car parking behaviour is within expectations for the land use term 'hospital' which tends to have peaks and troughs in car parking demands.

3.3 Adequacy of the Car Parking Provision

Having regard to the above assessments, it is anticipated that the proposed expansion will result in a minor uplift in the car parking demand generated by staff and visitors.

Any minor uplift in car parking is expected to be accommodated by the proposed formal and informal car parking supply, noting the modest increase of 5 car spaces proximate to the proposed building would be expected to accommodate customer demands, whereas staff could reasonably park throughout the broader site.

Furthermore, a review of available aerial imagery suggests that there are on-site vacancies within the existing formal car parking supply.

Based on the above, we are satisfied that the provision of five (5) additional car spaces is sufficient to accommodate the minor uplift in the car parking demand.

3.4 Parking Spaces for People with Disabilities

The proportion of car parking that must be suitable for persons with disabilities (PWD) is set out in Section D4D6 of the National Construction Code (NCC). The proposed use would be classified as a Class 9a building under the NCC building classifications.

Table 1 provides a summary of the PWD car parking requirements for the overall hospital use on the site.

Table 1: Accessible Parking Requirement

Description	Building Class	NCC PWD Parking Requirement
Hospital	9a	1 accessible space for every 50 carparking spaces or part thereof

Based on the above, the hospital use is required to provide a total of three (3) PWD car spaces.

The existing hospital provides 2 PWD car spaces, with car space F13 in the new car parking area providing a third PWD car space. Accordingly, the PWD parking provision is appropriate.

4. Car Parking Layout and Access

AO14.2 of Table 7.3.1.1 of the Murweh Shire Planning Scheme states that "*car parking and manoeuvring areas are designed in accordance with the AS2890.1 – Parking Facilities*". As such, the following recommendations are provided in accordance with the Planning Scheme.

4.1 Car Parking Layout

We recommend that the new car parking is provided in accordance with the AS/NZS2890.1:2004 and AS/NZS2890.6:2022 where applicable. In particular, we recommend that the car parking accommodates the following transport characteristics:

- Standard car spaces are provided at 2.6m wide and 5.4m long, accessed from an aisle that is 5.8m wide.
- The PWD car space and adjacent shared area is provided at 2.4m wide and 5.4m long.

4.2 Access Arrangements

The following access arrangements are recommended to be provided in accordance with the AS/NZS2890.1:2004:

- Given that the proposed car park is a dead-end and exceeds the width of six (6) car spaces, a turning provision is recommended to be provided to assist the traffic flow. Where appropriate and subject to the swept path assessments, the bollard within the shared area could be removed and the shared area could be utilised as a turning bay which is not an uncommon outcome (subject to additional widening to a width of 3.2m).

4.3 Emergency Vehicle Access

Minor amendments are proposed to the existing emergency vehicle access bay given the changes to the on-site car parking layout; however, they will generally be accessed as per existing conditions.

Swept path diagrams demonstrating appropriate ambulance bay access, prepared by Bornhorst & Ward Pty Ltd, are attached to Appendix B.

4.4 Loading and Refuse Collection

Loading and refuse collection are proposed to be retained as per the existing arrangements.

5. Traffic Impact

The nature of the proposed expansion is to modernise existing hospitals with newer equipment such as an ultrasound, CT scan and an MRI machine. The operation of the hospital is expected to remain generally consistent with the existing use, with a minor uplift in traffic generated by the site to reflect the minor staff and patient uplift.

The anticipated increase in traffic is expected to be negligible and is not expected to have any material impact on the operation or safety of the surrounding road network. Furthermore, given the site accommodates a number of existing vehicle connections with the external road network, the minor uplift of additional site generated traffic would naturally disperse throughout the broader road network and is not expected to introduce an increase of 5% for a single movement, compared to the existing conditions.

Despite having multiple connections with the external road network, it is expected that the most users access the existing hospital via the site's connection with King Street centred at the northern boundary of the site. Given the width of the carriageway in the vicinity of the access, the existing carriageway effectively accommodates a basic access left turn lane (BAL) and a basic access right turn lane (BAR). This is expected to be sufficient to continue accommodating the existing traffic in addition to the low levels of proposed expansion traffic volumes.

Accordingly, we are satisfied that the proposed expansion will generate a negligible amount of traffic and that the minor uplift of traffic will not have a material impact on the surrounding road network and intersections.

6. Conclusion

Based on the above, there are no traffic engineering reasons why the proposed expansion to the existing Charleville Hospital should be refused.

Should you have any queries, please feel free to reach out to Bryan I, Kane Bullock, or the undersigned.

Yours Sincerely,



Chris Greenland (RPEQ: 28299)
Director: Transport
Ratio Consultants Pty Ltd

Appendix A – Development Plans

LOU ARIOTTI DR

EXISTING PARKING

DENTAL CLINIC

TEMP AMBULANCE BAY (MARQUEE/TENT WITH RETRACTABLE SIDES) ANCHORED TO EXISTING BITUMEN

NOM. 5000

6000

TEMP HOARDING TO EXISTING RAMP FOR DURATION OF TEMP AMBULANCE BAY

MAIN ENTRY

TEMP MODULAR CSSD

TEMP MODULAR OT

MAIN HOSPITAL

SITE BOUNDARY
53° 59' 25"

182° 39' 25"
19372 mm

TREE PROTECTION ZONE.
REFER TO ARBORISTS
RECOMMENDATIONS

ROOF OVER AMBULANCE BAY

MECH PLANT DECK

UP

CSSD & OT UPGRADE WORKS BELOW

EXTENTS OF ADDITIONAL ASPHALT FOR VEHICLE CIRCULATION ZONE SHOWN IN GREY

F1 F2 F3 F4 F5 F6 F7 F8 F9 F10 F11 F12 F13 F14 F15 F16 F17 F18 F19 F20 F21 F22 F23 F24 F25

EXISTING ASPHALT WITH UPDATED PARKING LAYOUT

F23 Benchmark Nail in conc. carpark edge RL 208.51

NEW MEDICAL IMAGING BUILDING

5.00°

5.00°

DRIVEWAY ADJUSTMENT TO ACCOMMODATE DELIVERY VEHICLE ACCESS TO CIVIL ENG'S DOCUMENTATION

PHYSIO & OT BUILDING

BOLLARDS

SITE BOUNDARY
193° 50' 25"

TREE PROTECTION ZONE.
REFER TO ARBORISTS
RECOMMENDATIONS

COMMUNITY HEALTH BUILDING

NEW LINE MARKING TO EXISTING DRIVEWAY

LAUNDRY

NEW LINE MARKING TO EXISTING DRIVEWAY

STORE

STORE

MAINTENANCE WORKSHOP

Notes

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Registered Business Name sutersARCH ABN 37 169 328 018
Nominated Architect Angus Rose NSW ARB 8341

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B	SD TENDER ISSUE	24.07.26	DA	SL
A	FOR INFORMATION	09.07.26	DA	SL

Architect/ Designer
ARCH
www.sutersarch.com

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
SITE PLAN - NEW WORKS

Scale (A1)
1 : 200

Date Printed
24/07/2026 5:23:41 PM

Drawing Number
AC1100

Issue
B

File Name: Autodesk Docs://25.177_HIQ MRI-CT Program/25.177-AR-SHACE T3-CH-R26.rvt



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Registered Business Name sutersARCH ABN 37 169 328 018
Nominated Architect Angus Rose NSW ARB 8341

ROOM DEPARTMENT LEGEND

- CLINICAL SUPPORT
- CORR
- CT
- ED
- ENGINEERING
- HOLDING / RECOVERY
- PATIENT ENTRY, WAITING
- STAFF
- ULTRASOUND
- X-RAY

SCHEMATIC DESIGN
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A	FOR INFORMATION	09.07.26	DA	SL

Architect/ Designer
ARCH
www.sutersarch.com

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
GENERAL ARRANGEMENT PLAN - GROUND FLOOR

Scale (A1)
1 : 100

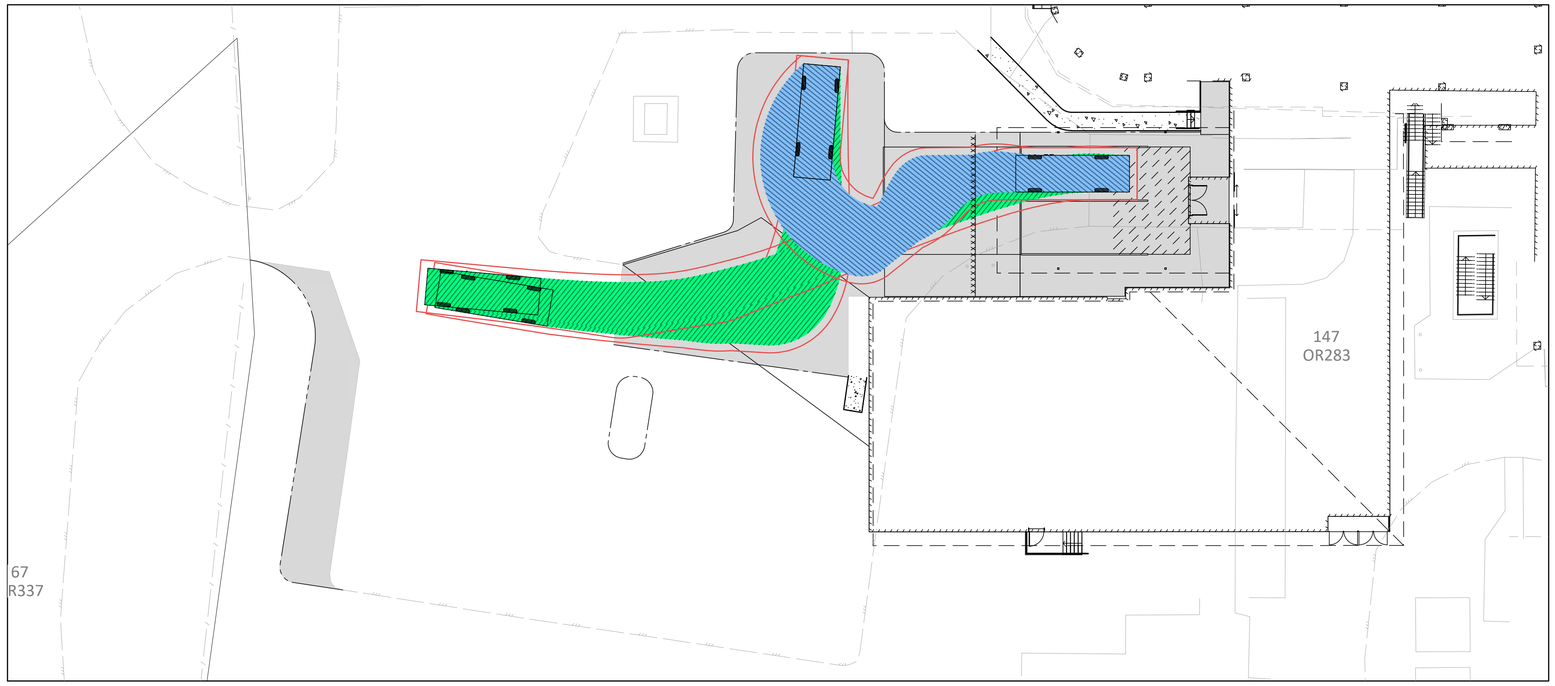
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Issue
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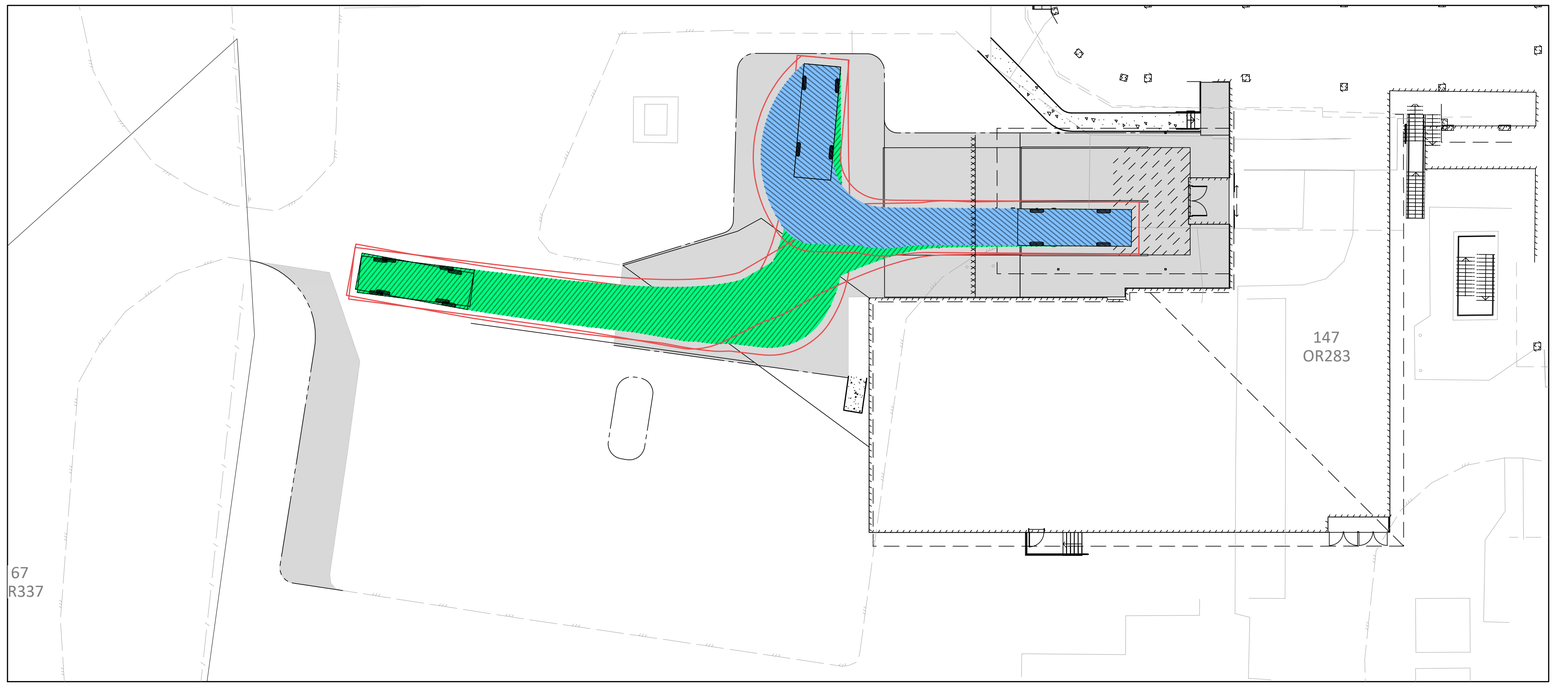
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Appendix B – Swept Path Assessments (Prepared by Bornhorst & Ward Pty Ltd)



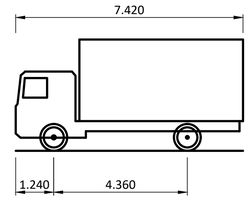
QAS VEHICLE - ENTRY/EXIST/TURN PARKING SPACE 1

SCALE 1:200



QAS VEHICLE - ENTRY/EXIST/TURN PARKING SPACE 2

SCALE 1:200



QAS DESIGN VEHICLE	
Overall Length	7.420m
Overall Width	2.400m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.400m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	7.185m

THIS DRAWING IS BEST VIEWED IN COLOUR AND ON AN ELECTRONIC DEVICE

PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES — A1 UNREDUCED / A3 REDUCED

SCALES — UNREDUCED / REDUCED

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STATUS

TENDER

SCAN QR CODE TO CONFIRM CURRENT DRAWING REVISION
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REV	DATE	DESCRIPTION	DWN	DES	CHK	APP
A	24.07.26	ISSUE FOR TENDER	JB	AM	TCR	

ASSOCIATED CONSULTANTS

APPROVED . . . . . DATE

CHECKED DATE

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CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: TURN TEMPLATES LAYOUT

PROJECT No. 25390C

DRAWING No. C0960 REVISION A

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ORIGINAL SIZE A1

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Appendix 6 – Stormwater Management Plan

SITE BASED STORMWATER MANAGEMENT PLAN

FOR THE PROPOSED CHARLEVILLE HOSPITAL MEDICAL IMAGINE BUILDING EXPANSION

LOCATED AT
72 KING ST CHARLEVILLE QLD 4470

PREPARED FOR SUTERSARCH

BORNHORST +WARD

Bornhorst & Ward Pty Ltd
A.B.N. 78 010 151 354
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Brisbane Qld 4000
Phone: (07) 3013 4699
E-mail: mail@bornhorstward.com.au

Bornhorst and Ward Project No: **25390C**

If you have any queries regarding this proposal, then please contact: **AYDEN MONTGOMERIE**

Revision	Date	Description	Author	Rev.	App.
A	AUG 2026	INITIAL REVISION	AM	TCR	
B	SEP 2026	UPDATED FOR HIQ FEEDBACK	AM	TCR	NR

RPEQ 7729

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BORNHORST +\VARD

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1. INTRODUCTION

Bornhorst and Ward has been commissioned to investigate and report on the stormwater requirements pertaining to the proposed building expansion located at 72 King St Charleville Qld 4470 (Lot 147 on OR283). The proposal consists of constructing a new medical imagine building, . Plans of the proposed development can be seen in Appendix A.

This document reports on the existing and proposed stormwater infrastructure required as part of the proposed development as well as the stormwater quantity and quality management required for the site. The engineering requirements for this proposal shall be in accordance with Engineering Best Management Practices, the Queensland Urban Drainage Manual (QUDM 2017) and the State Planning Policy (2017).

This report outlines the preliminary design methodology and calculations in support of a Development Application and should be read in conjunction with other documents issued by the consultant team.

2. EXISTING AND PROPOSED SITE CHARACTERISTICS

2.1 LOCATION AND EXISTING FEATURES

The development site, located at 72 King Street, Charleville has the following existing characteristics:

- The site is bound by, Lou Ariotti Drive to the west, King Street to the North, Township zoned lot to the south, and a Queensland Rail Corridor to the east;
- The development site comprises of existing hospital buildings, associated carparking and landscaped areas, as well as on site workers accommodation buildings;
- The total area of the site is approximately 10.3 ha;
- The remaining site area consists of grass cover with some light bushland toward the south eastern corner of the site;
- The site is currently accessed by vehicular crossovers from Lou Ariotti Drive and King Street;
- The nearest waterway is Bradleys Gully which runs through the site at its westernmost boundary. The next major waterway is the Warrego River, located approximately 1,200m from the sites north western boundary.

Refer to Figure 1 for locality details.



Figure 1: Locality Plan

2.2 PROPOSED DEVELOPMENT

The following points outline the proposed development:

- It is proposed to construct a new medical imaging building towards the south western corner of the existing main hospital building. This will connect to the existing hospital building via an enclosed walkway.
- As this new building will sit over the existing Queensland Ambulance Service (QAS) driveway, a new QAS bay will be constructed to service the existing hospital.
- The existing staff carparking will be adjusted to increase the total number of staff carparks available. This will require a small increase to the existing pavement.
- The existing water treatment enclosure is proposed to be moved to the north east of the proposed development, near the Warroona Multipurpose Centre in Figure 1. Flow from this driveway drains towards Lout Ariotti Drive and King Street, ultimately draining to Bradleys Gully to the west.

Refer to the development drawings in Appendix A for further information.

2.3 TOPOGRAPHY AND CATCHMENT CHARACTERISTICS

The topography and catchment characteristics are as follows:

- The high point of the existing site is approximately RL 295m AHD located at the sites eastern boundary. The low point of the site is approximately RL 290m AHD located along the western boundary, within Bradleys Gully.
- The development falls at an average approximate grade of 1.8% from the high to low point.
- During major storm event, runoff from the site discharges as overland flow over the sites western boundary, towards Lou Ariotti Drive and Bradleys Gully.
- It is assumed that roof flow from existing buildings is discharged to existing underground stormwater infrastructure.

See the survey plan in Appendix C for more information.

2.4 EXISTING FLOODING CONDITIONS AND FREEBOARD REQUIREMENTS

The current flood reporting available from Murweh Shire Council shows mapping for peak flood depth, velocity and hazard up to the Q100 event. Through discussion with Council, the hydrology used to create this mapping is considered outdated, and is in the process of being updated. The below information should be used only indicatively to assess the risk of flooding to the proposed development, and should be reviewed once council completed their updated flood studies in late 2026.

Information obtained from Murweh Shire Council for the site indicates that the site is subject to flooding from the Warrego River and Bradleys Gully. Characteristics of the flooding are as follows:

- During the minor event (Q10), flood levels from Bradleys Gully rise to approx. 291.4m AHD, while in the major event, flood levels rise to approx. 291.6m AHD.
- Flooding from the Warrego River impacts the development site, during a minor event (Q10), flood levels rise to approx. 291.2m AHD, while in a major event flood levels rise to approx. 293.1m AHD.
- The levee (shown as a pink line in the attached flood mapping documents), was built to mitigate flooding from the Warrego River, however mapping shows that in a A100 flood event, flood water overtops this levee.
- The Flood Risk Assessment report that the above information is taken only completed flood modelling up to the Q100 event. Typically, a hospital building would be designed to the Q500 flood level.

Refer to the mapping extracts of the Murweh Shire Council Flood Risk Assessment Report in Appendix C and the Q100 Bradleys Gully Peak Depth mapping in Figure 2 below for more details.

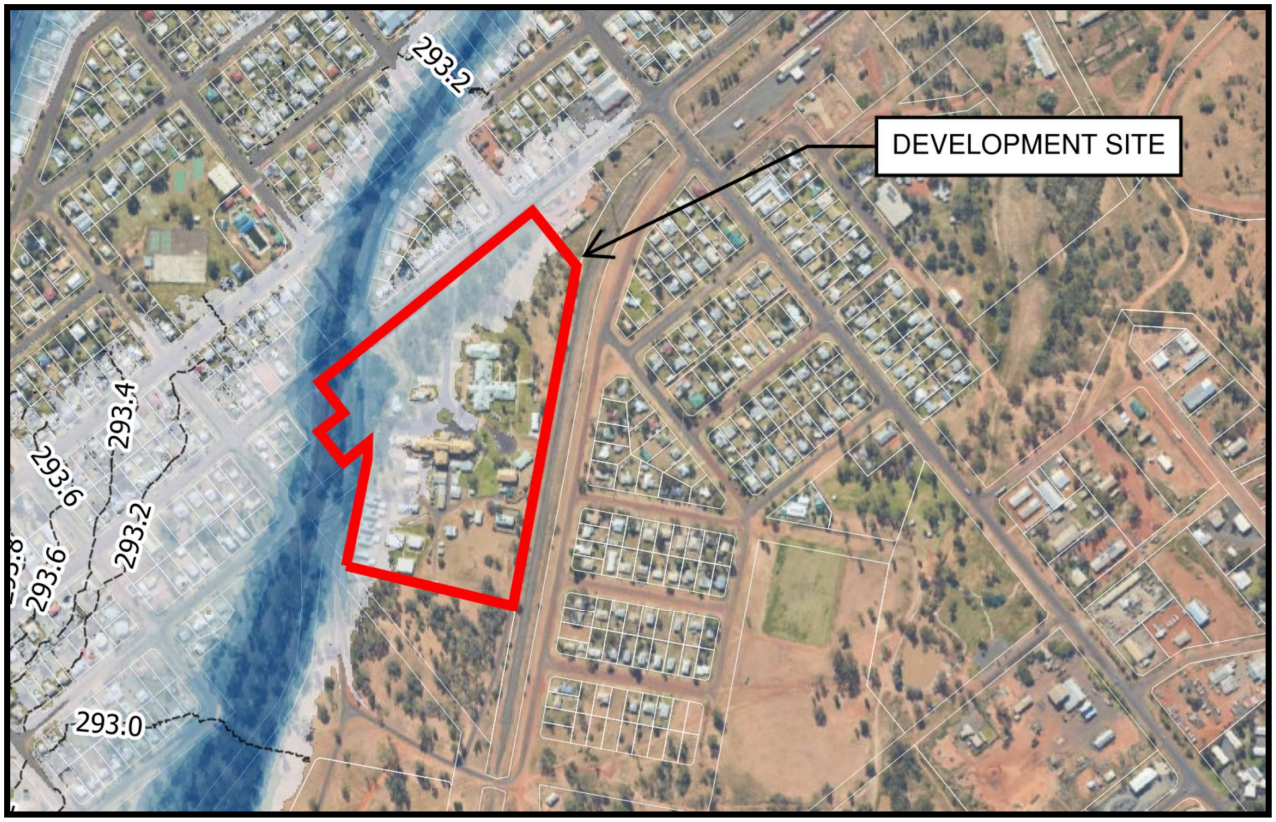


Figure 2: Murweh Shire Council Flood Risk Assessment Report – Warrego River 1 in 100 Year Event

Design levels for the building must comply with the flood immunity standards specified by CIR Guidelines. It has been agreed with the Hospital and Health Services team that the proposed building will have a minimum FFL of the Q100 level + 500mm freeboard where there is no Q500 information.

Therefore, the proposed building should have a minimum FFL of 293.1m AHD. As the building will tie into the existing hospital at 294m AHD, the building is considered immune to the Q100 event with a 500mm freeboard.

2.5 HYDRAULIC STORAGE IMPACTS

The proposed development site is shown to be inundated with flooding from Warrego River and Bradelys Gully river/creek flooding as per the mapping in the Murweh Shire Council Flood Risk Assessment Report, to an approximate level of 293.1m AHD in a 1% AEP event. The proposed development includes 88m^3 of fill below RL 293.1m AHD, and therefore there would be a loss of 88m^3 of flood storage from the Warrego River catchment.

Further detailed flood modelling should be conducted to confirm the development's impact to existing flooding from the Warrego River and Bradleys Gully catchments.

Based on the building footprint, the proposed development sits within the H1 and H2 general hazard areas. H1 is generally safe for vehicles, people & buildings, while H2 is unsafe for small vehicles.

2.6 IMPACTS TO RAILWAY CORRIDOR

The increase in stormwater flow resulting from the proposed development is proposed to drain towards Bradleys Gully, and it is not proposed that any flow is directed towards the railway reserve to the east. Contours surrounding the relocated water treatment shed area suggests overland flow in the major event will surface flow towards the internal driveway, ultimately draining towards Bradleys Gully.

3. EXISTING AND PROPOSED STORMWATER INFRASTRUCTURE

3.1 EXISTING INFRASTRUCTURE

A Site Survey Investigation has been completed of the site and its surrounding area. The following stormwater infrastructure was noted:

- An existing underground stormwater tank exists underneath the proposed building footprint. It is not clear based on provided photos and survey what purpose this tank serves. It has been confirmed that the connections to this tank have been re routed, and that it does not currently service the existing hospital in any way.
- A 300mm diameter stormwater pipe runs westerly from the existing tank location. As described above, this pipe does drain from the existing tank, rather it accepts upstream flows from the east. This pipe ultimately drains to a manhole within Lout Ariotti Drive, which then assumedly drains out to Bradelys Gully.

Site Survey of the existing stormwater infrastructure can be found in Appendix C of this report.

3.2 PROPOSED STORMWATER DRAINAGE

The proposed stormwater infrastructure for the development site will consist of:

- Surface runoff within the development will be directed to Lou Ariotti Drive via overland flow, as per existing conditions;
- Roof water from the proposed building extension will be drained to a manhole built over the existing stormwater line. A stub connection will be provided for a hydraulic drainage connection.
- The QAS bay will drain towards the existing staff carparking via overland flow, where it will continue to flow towards Lou Ariotti Drive.
- The existing underground stormwater tank is proposed to be demolished, and the volume is to be replaced with clean compacted fill as per the attached geotechnical report;
- Minor events will be collected by stormwater piped network;
- Major events will be directed to Lou Ariotti Drive and Bradleys Gully as per existing conditions;
- The **legal point of discharge** for the site will be Bradleys Gully. Stormwater generated on site will be conveyed to this location as described above;
- As there will be no meaningful increase to the peak flows existing the site as a result of the development, no stormwater detention measures are required.
- Considering the development works area is less than 2,500m^2, there are no stormwater quality requirements under the State Planning Policy, so no stormwater quality treatment measures are proposed.
- The relocated water treatment enclosure will be drained via downpipes to the internal driveway via a kerb outlet.

Refer to the Engineering drawings located in Appendix B.

4. STORMWATER QUANTITY ANALYSIS

Under the State Planning Policy, several design elements were identified in relation to stormwater management issues. MID and Murweh Shire Council must be satisfied that:

- The proposed development can be drained;
- The stormwater management system can follow the features and functions of the natural drainage system;
- The volume, timing, velocity and pollutant load of stormwater has no adverse effect on any surrounding properties or receiving waters; and
- Suitable provision is made in the design layout to accommodate for major drainage.

All stormwater discharge will comply with State Planning Policy with quantity calculations completed in accordance with the requirements and methods outlined in the Queensland Urban Drainage Manual (QUDM).

4.1 PEAK FLOW CALCULATIONS

Modelling of stormwater runoff quantity has been considered for the existing site conditions and operational phase of the development. The Rational Method as outlined in QUDM was used to determine the peak flow rate corresponding to the minor and major storm events for this development. Further computational modelling for the site (i.e. DRAINS/XPSTORM), has not been conducted, as it is not expected that the site will require any detention. Additionally, the scope for civil stormwater drainage is relatively simple (stub connection for roof flow/minor event, overland flow for pavement areas and major event drainage), so it is not expected that complex modelling is required.

QUDM Table 7.3.1 and 7.3.2 was used to identify the design storm events for this development as:

Minor (piped flow)	-	10% AEP (1 in 10 year ARI)
Major (overland flow)	-	1.0% AEP (1 in 100 year ARI)

These design events have been adopted for use for the proposed development.
Flow rates for the developed site have been evaluated as a total discharge from the site.

4.1.1 Rainfall Data

The IFD data used in the Rational Method calculations was obtained from the Australian Bureau of Meteorology website based on the approximate latitude and longitude of the development site (LAT: 26.4125 S, LONG: 146.2375 E). This data indicated the 60 minute, 10 year ARI rainfall intensity applicable to the development site is 43.8mm/hr. This rainfall intensity was used in conjunction with the fraction impervious values to determine the coefficients of runoff for the existing and developed phases of the development in accordance with QUDM.

4.1.2 Peak Flow Discharge to Bradleys Gully

The coefficient of runoff was taken to be 0.67 and 0.68 for the existing and proposed scenarios respectively. For the existing site, this was based on the assumption that 60% of the site is covered by roof and hardstand surfaces, with the remaining 40% being bushland, landscaping, or turfed areas. The proposed hardstand area from the proposed development was then added to this roof/hardstand area to determine the proposed fraction impervious percentage, which then corresponded to a 0.68 runoff coefficient.

The time of concentration for both cases was determined in accordance with QUDM. As the site is large (>10ha), and the proposed development is comparatively small (0.12 ha), the time of concentration for existing and proposed scenarios will not significantly change. The time of concentration for both cases was determined as 15 minutes, based on Table 4.6.2 of QUDM, for a development where average slope at top of catchment is up to 3%.

The following table is a summary of the peak site stormwater discharges for varying storm events, calculated in accordance with the Rational Method as outlined in QUDM, to the Bradleys Gully for the existing and developed conditions. Detailed calculations are attached in Appendix D for reference and review.

Table 1: Pre and Post Development Peak Stormwater Discharge to Bradleys Gully

	Parameter	Existing	Developed	Difference
Catchment Details	Area (ha)	10.300	10.300	-
	Fraction Impervious (fi)	60%	61%	+1%
	Coefficient of Runoff (C_{10})	0.67	0.68	+0.01
	Time of Concentration (min)	15.0	15.0	-
	63% AEP (Q1 ARI) Rainfall Intensity (mm/hr)	51	51	-
	39% AEP (Q2 ARI) Rainfall Intensity (mm/hr)	59	59	-
	18% AEP (Q5 ARI) Rainfall Intensity (mm/hr)	84	84	-
	10% AEP (Q10 ARI) Rainfall Intensity (mm/hr)	101	101	-
	5% AEP (Q20 ARI) Rainfall Intensity (mm/hr)	118	118	-
	2% AEP (Q50 ARI) Rainfall Intensity (mm/hr)	141	141	-
	1% AEP (Q100 ARI) Rainfall Intensity (mm/hr)	158	158	-
Discharge	63% AEP (Q1 ARI) (m^3/s)	0.784	0.790	+0.006
	39% AEP (Q2 ARI) (m^3/s)	0.963	0.971	+0.008
	18% AEP (Q5 ARI) (m^3/s)	1.535	1.548	+0.013
	10% AEP (Q10 ARI) (m^3/s)	1.944	1.960	+0.016
	5% AEP (Q20 ARI) (m^3/s)	2.380	2.399	+0.019
	2% AEP (Q50 ARI) (m^3/s)	3.103	3.129	+0.026
	1% AEP (Q100 ARI) (m^3/s)	3.638	3.668	+0.030

As indicated in the table above, the peak discharge from the proposed building expansion to Bradley's Gully will be increased by 30L/s, or 0.83% increase to Bradelys Gully in a 1% AEP event. Therefore, no stormwater quantity detention measures are required for the discharge of stormwater runoff from the development site to Bradley's Gully.

4.1.3 Peak Flow Discharge from Relocated Water Treatment Enclosure

The coefficient of runoff was taken to be 0.40 and 0.90 for the existing and proposed scenarios respectively. The existing site has been assumed as 0% impervious, while the proposed development has been assumed as 100% impervious.

Given the longest time of concentration for both existing and proposed sites would be less than 5 minutes, the time of concentration for both scenarios has been set to 5 minutes in accordance with Section 4.6.2 "Minimum time of concentration" of QUDM.

The following table is a summary of the peak site stormwater discharges for varying storm events, calculated in accordance with the Rational Method as outlined in QUDM, to the Bradleys Gully for the existing and developed conditions. Detailed calculations are attached in Appendix D for reference and review.

Table 2: Pre and Post Development Peak Stormwater Discharge to Bradleys Gully

	Parameter	Existing	Developed	Difference
Catchment Details	Area (ha)	0.026	0.026	-
	Fraction Impervious (fi)	0%	100%	+100%
	Coefficient of Runoff (C_{10})	0.40	0.90	+0.50
	Time of Concentration (min)	5.0	5.0	-
	63% AEP (Q1 ARI) Rainfall Intensity (mm/hr)	76	76	-
	39% AEP (Q2 ARI) Rainfall Intensity (mm/hr)	88	88	-
	18% AEP (Q5 ARI) Rainfall Intensity (mm/hr)	126	126	-
	10% AEP (Q10 ARI) Rainfall Intensity (mm/hr)	152	152	-
	5% AEP (Q20 ARI) Rainfall Intensity (mm/hr)	177	177	-
	2% AEP (Q50 ARI) Rainfall Intensity (mm/hr)	211	211	-
	1% AEP (Q100 ARI) Rainfall Intensity (mm/hr)	237	237	-
Discharge	63% AEP (Q1 ARI) (m^3/s)	0.002	0.004	+0.002
	39% AEP (Q2 ARI) (m^3/s)	0.002	0.005	+0.003
	18% AEP (Q5 ARI) (m^3/s)	0.003	0.008	+0.005
	10% AEP (Q10 ARI) (m^3/s)	0.004	0.010	+0.006
	5% AEP (Q20 ARI) (m^3/s)	0.005	0.012	+0.007
	2% AEP (Q50 ARI) (m^3/s)	0.007	0.015	+0.008
	1% AEP (Q100 ARI) (m^3/s)	0.008	0.017	+0.009

As indicated in the table above, the peak discharge from the proposed building expansion to Bradley's Gully will be increased by 9L/s in a 1% AEP event. As this shed has been relocated from an existing area, and is therefore does not introduce additional impervious area to the development site, no detention has been proposed. As the existing water treatment enclosure location and the proposed relocated shed both drain to Lou Ariotti Drive, and ultimately Bradley's Gully, there will be no increase in flow as a result of the development in these areas.

5. STORMWATER QUALITY

5.1 CONSTRUCTION PHASE

As a result of the proposed development, contaminants will be generated during the construction phase. A comprehensive Erosion and Sediment control plan including the construction process will be prepared during the detailed design. This is to be kept on site during the construction phase and will be in accordance with the State Planning Policy (2017).

5.2 OPERATIONAL PHASE

The following is an extract from Part E: Interim Development Assessment Requirements within State Planning Policy which describes developments that the policy is applicable to:

Receiving waters *– a development application for any of the following:*

1) a material change of use for urban purposes that involves a land area greater than 2500 square metres that:
   a) will result in an impervious area greater than 25 per cent of the net developable area, or
   b) will result in six or more dwellings, or

2) reconfiguring a lot for urban purposes that involves a land area greater than 2500 square metres and will result in six or more lots, or

3) operational works for urban purposes that involve disturbing more than 2500 square metres of land.

As the proposed development is for a development that involves less than 2500m^2 of disturbed land, the State Planning Policy requirements for water quality are not applicable to the proposed development.

No stormwater quality treatment is proposed as part of the proposed development.

6. SUMMARY

This Engineering Report has demonstrated that the proposed development located at 72 King Street, Charleville, can be developed in accordance with Engineering Best Management Practice, QUDM (2017) and the State Planning Policy (2017). The following points summarise the findings and recommendations:

- It is proposed to discharge stormwater from the proposed development towards Bradleys Gully as per existing conditions. Minor flows from the proposed building roof will be conveyed through the internal piped system, while minor flows from the proposed QAS driveway and staff carparking areas will overland flow to Bradleys Gully as per existing conditions. Major flows will be directed to Bradleys Gully as overland flow as per existing conditions.
- A new manhole is proposed to built over the existing 300mm diameter stormwater pipe, and a stub connection will be provided to this manhole for hydraulic connection.
- It is proposed to remove the existing underground stormwater tank, as this has been confirmed to be non-operational and does not service the existing hospital. Once removed, the volume is proposed to be filled with clean earthworks fill in accordance with the attached geotechnical report.
- There will be an insignificant increase (0.83%/30L/s) to peak stormwater flows as a result of the proposed development. However, this small increase in flow is considered negligible, and will not impact downstream properties in events up to the 1% AEP. Therefore, no stormwater detention is proposed as part of the development.
- No stormwater quality is proposed as part of the development, as the works area is less than 2,500m^2.

APPENDIX A

DEVELOPMENT DRAWINGS



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Nominated Architect Angus Rose NSW ARB 8341

CHARLEVILLE HOSPITAL

LOCATION: 72 KING STREET, CHARLEVILLE. QLD 4470
LOT: 147
PLAN: OR283
SITE AREA: 104645.0 m²
EST. EXIST. BLD COVER: 12000m²
PROPOSED
GFA: 600m²
EST. SITE COVER: 11.5%
PARKING
EXISTING: 135
PROPOSED: 135
NOTE FORMAL PARKING ONLY

SCHEMATIC DESIGN

NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
E	FOR INFORMATION	09.07.26	DA	SL
D	SITE UPDATE	15.05.26	DA	SL
C	SITE INFORMATION UPDATE	07.05.26	CM	SL
B	FOR INFORMATION	23.04.26	DA	SL
A	FOR INFORMATION	09.04.26	DA	SL

Architect/ Designer
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Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
SITE PLAN

Scale (A1) 1 : 1000
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Drawing Number AC1000
Issue E

File Name: Autodesk Docs://25.177- HIQ MRI-CT Program/25.177-AR-SMACE T3-CH-R26.rvt



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ELECTRICAL SERVICE	— E – E – E —
FENCE	— / ——— / —
GAS SERVICE	— G – G – G —
SEWER SERVICE	— S – S – S —
STORMWATER SERVICE	— SW ——— SW —
TELECOM SERVICE	— T – T – T —
WATER SERVICE	— W – W – W —

NOTE:
- REFER TO SURVEY PLAN FOR ALL EXISTING UNDERGROUND SERVICES
- ALL EXISTING UNDERGROUND SERVICES TO BE CHECKED ON SITE
- REFER TO ENGINEER'S DOCUMENTATION TO SERVICES WORKS

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Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
SITE PLAN - EXISTING / DEMOLITION

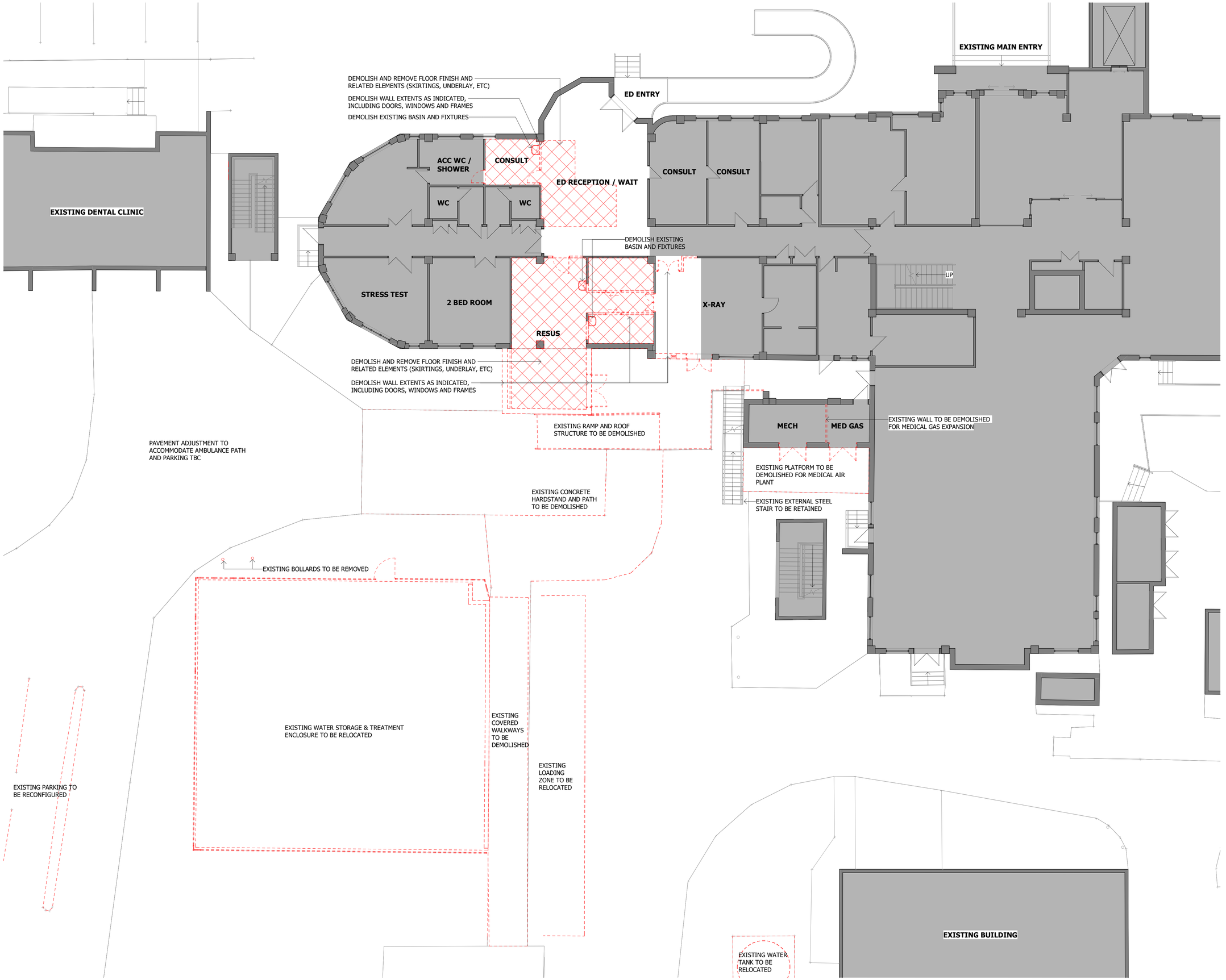
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CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
EXISTING / DEMOLITION PLAN - GROUND FLOOR

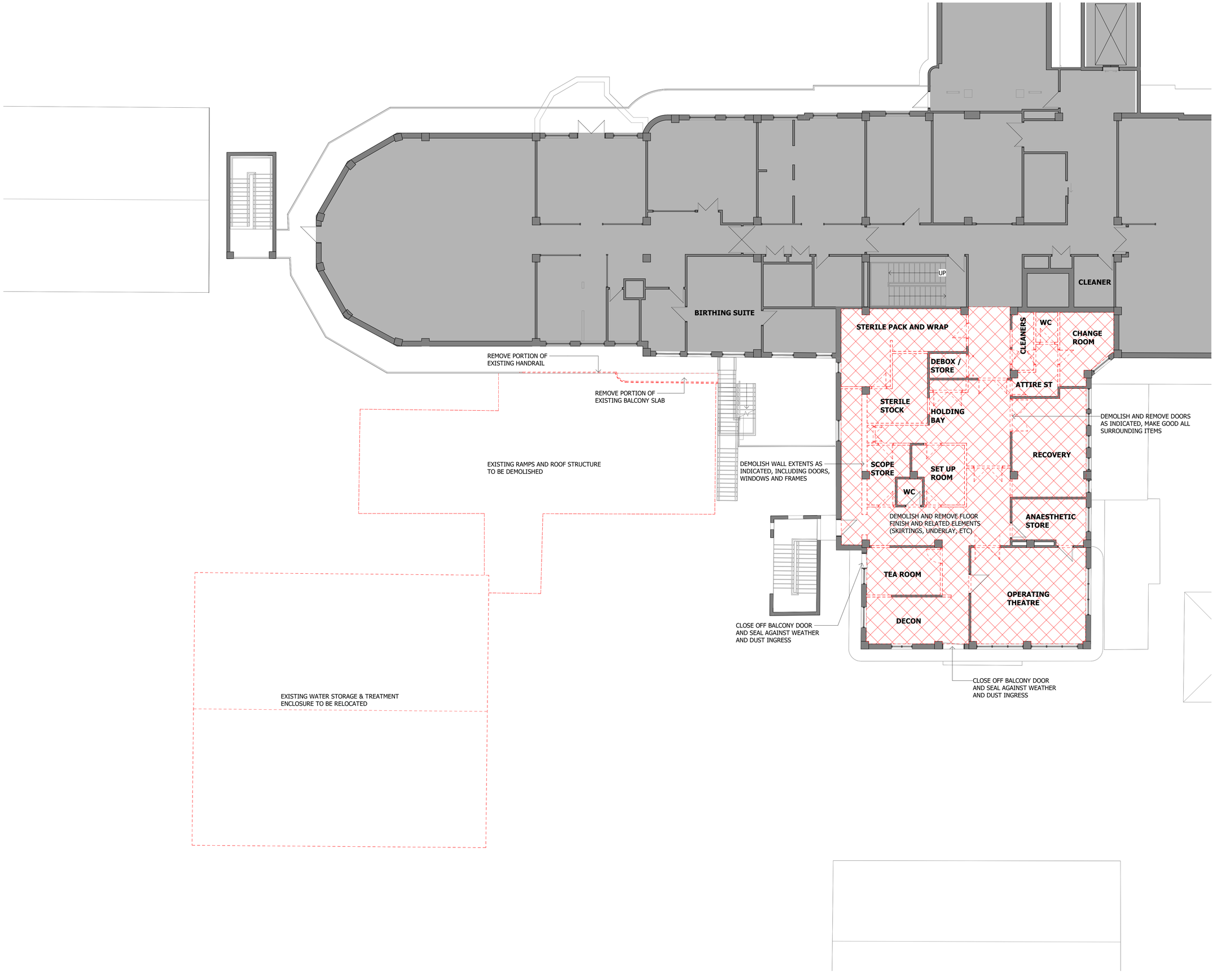
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Date Printed
9/07/2026 4:10:37 PM

Drawing Number
AC1010

Issue
A

File Name: Autodesk Docs://25.177_HIQ MRI CT Program/25.177-AR-SPACE T3-CH-R26.rvt



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Nominated Architect Angus Rose NSW ARB 8341

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Issue	Description	Date	Chk	Auth
A	FOR INFORMATION	09.07.26	DA	SL

Architect/ Designer
ARCH
www.sutersarch.com

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
EXISTING / DEMOLITION PLAN - LEVEL 1

Scale (A1)
1 : 100

Date Printed
9/07/2026 4:10:39 PM

Drawing Number
AC1011

Issue
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A	FOR INFORMATION	09.07.26	DA	SL

Architect/ Designer
ARCH
www.sutersarch.com

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
SITE PLAN - NEW WORKS

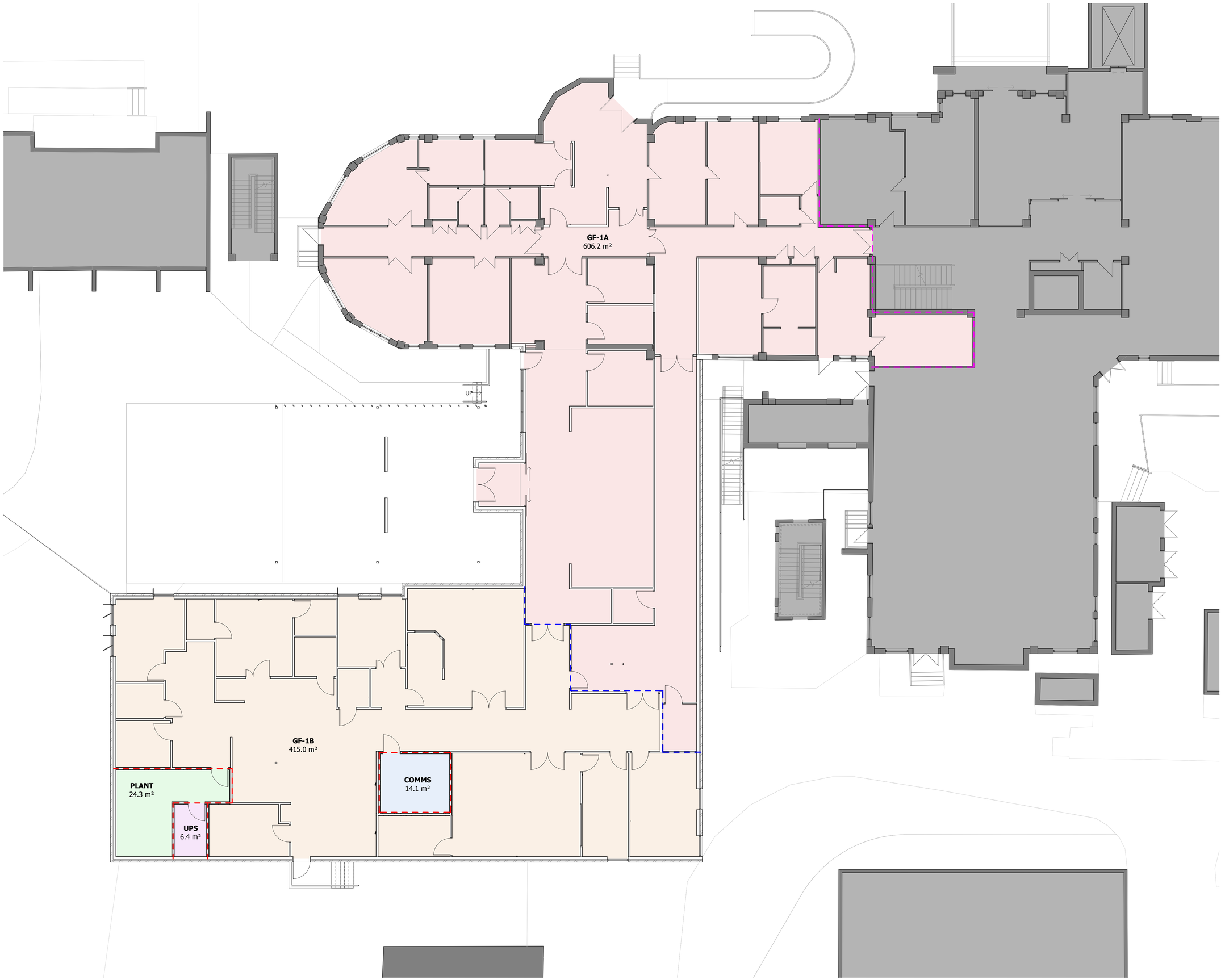
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Drawing Number
AC1100

Issue
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File Name: Autodesk Docs://25.177. HIQ MRI-CT Program/25.177-AR-SMACE T3-CH-R26.rvt



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LEGEND:

- FIRE COMPARTMENT WALL
- EXISTING FIRE COMPARTMENT WALL
- SMOKE COMPARTMENT WALL

*THIS COMPARTMENT PLAN IS FOR DIAGRAMMATIC PURPOSES ONLY. REFER TO OTHER DOCUMENTS FOR SPECIFIC DETAILS ON ELEMENTS.

SCHEMATIC DESIGN
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Issue	Description	Date	Chk	Auth
A	FOR INFORMATION	09.07.26	DA	SL

Architect/ Designer
ARCH
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Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
COMPARTMENT PLAN - GROUND FLOOR

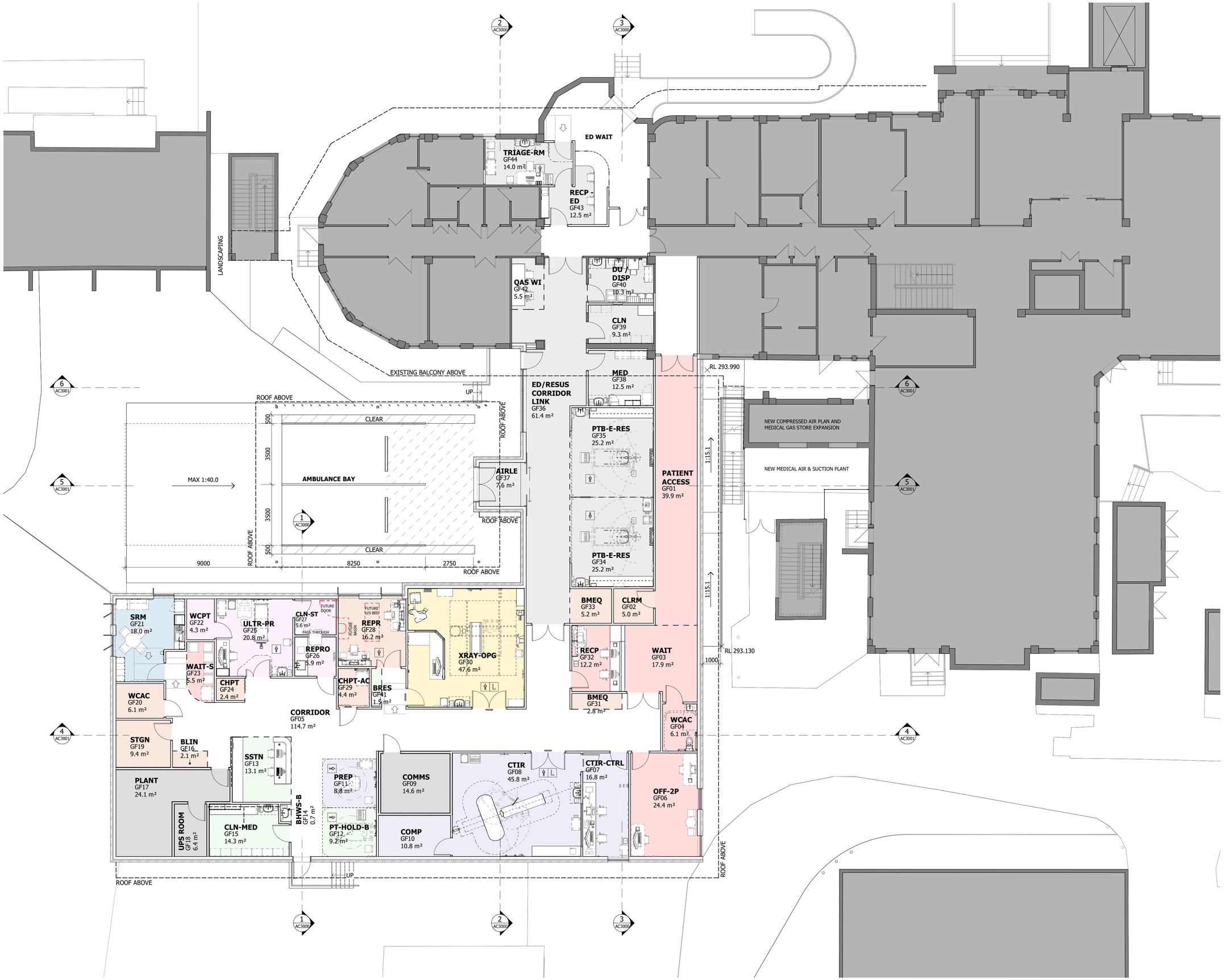
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Date Printed
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Drawing Number
AC1150

Issue
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ROOM DEPARTMENT LEGEND

- CLINICAL SUPPORT
- CT
- ED
- ENGINEERING
- HOLDING / RECOVERY
- PATIENT ENTRY, WAITING
- STAFF
- ULTRASOUND
- X-RAY

SCHEMATIC DESIGN
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Issue	Description	Date	Chk	Auth
A	FOR INFORMATION	09.07.26	DA	SL

Architect/ Designer
ARCH
www.sutersarch.com

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
GENERAL ARRANGEMENT PLAN - GROUND FLOOR

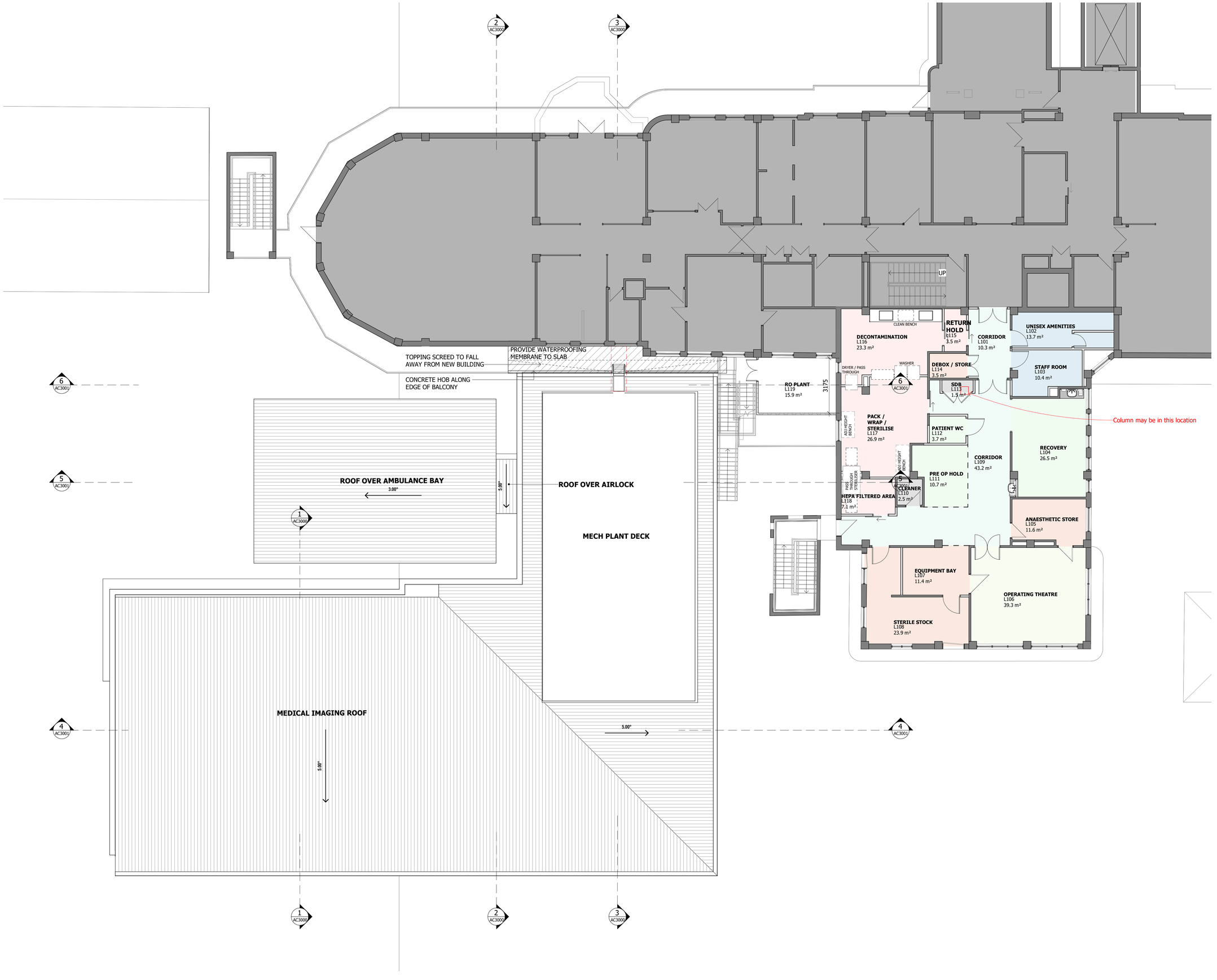
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9/07/2026 4:10:47 PM

Drawing Number
AC1200

Issue
A

File Name: Autodesk Docs://25.177-AR-SHACE T3-CH-R26.rvt



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Issue	Description	Date	Chk	Auth
B	FOR INFORMATION	09.07.26	DA	SL
A	FOR INFORMATION	29.06.26	DA	SL

Architect/ Designer
ARCH
www.sutersarch.com

Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

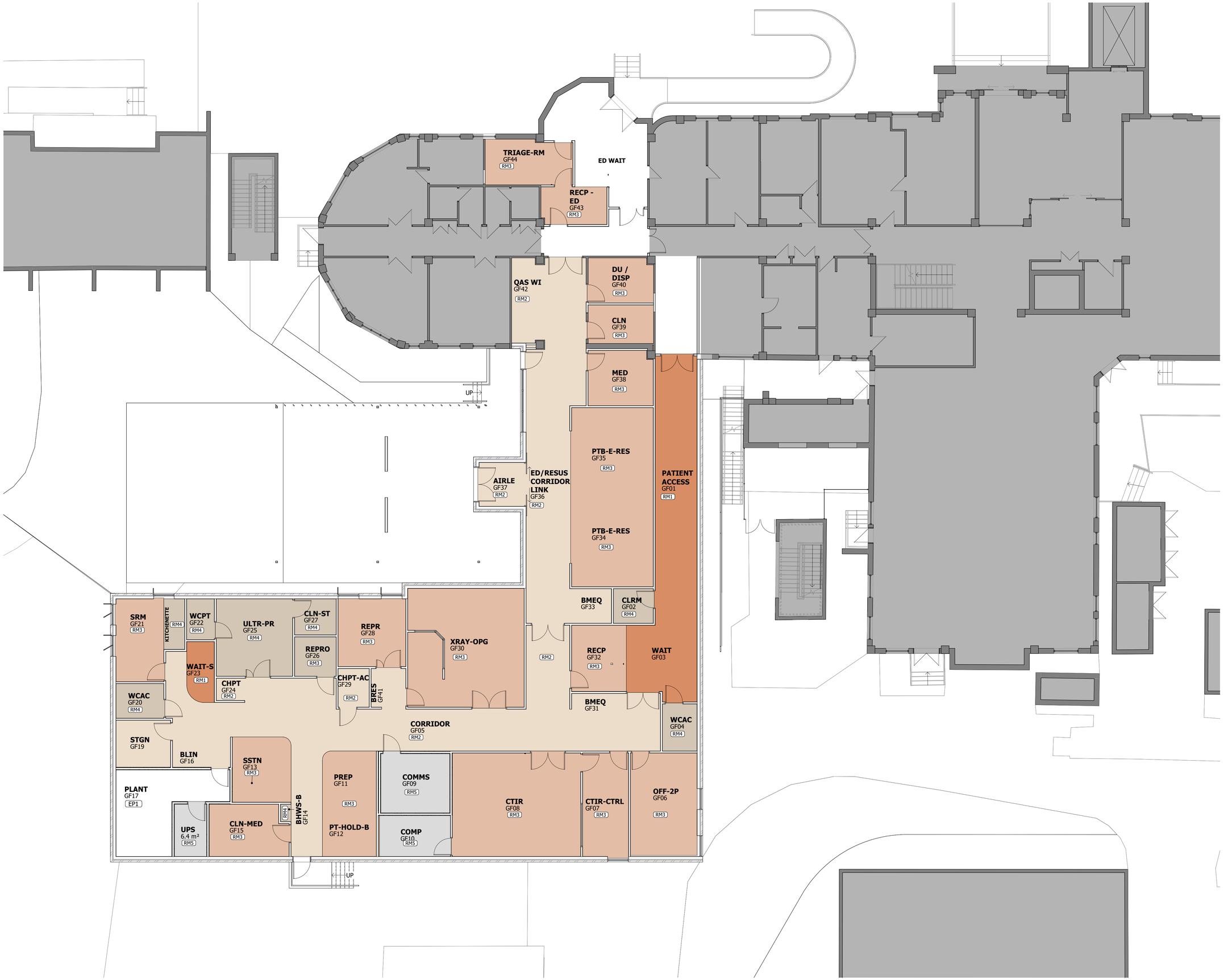
Project Number
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Drawing
GENERAL ARRANGEMENT PLAN - LEVEL 1

Scale (A1) 1 : 100
Date Printed 9/07/2026 4:10:50 PM

Drawing Number AC1201
Issue B

File Name: Autodesk Docs://25.177_HIQ MRI-CT Program/25.177-AR-SHACE T3-CH-R26.rvt



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FINISHES LEGENDS

RM1 - ART/PATTERNED VINYL FLOORING
RM2 - GENERAL CORRIDOR VINYL FLOORING
RM3 - IMAGING ROOMS VINYL FLOORING
RM4 - WET AREA VINYL FLOORING, NON SLIP
RM5 - ANTI-STATIC VINYL FLOORING
EP1 - EPOXY RESIN FLOORING

SCHEMATIC DESIGN
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A	FOR INFORMATION	09.07.26	DA	SL

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Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
FINISHES PLAN - GROUND FLOOR

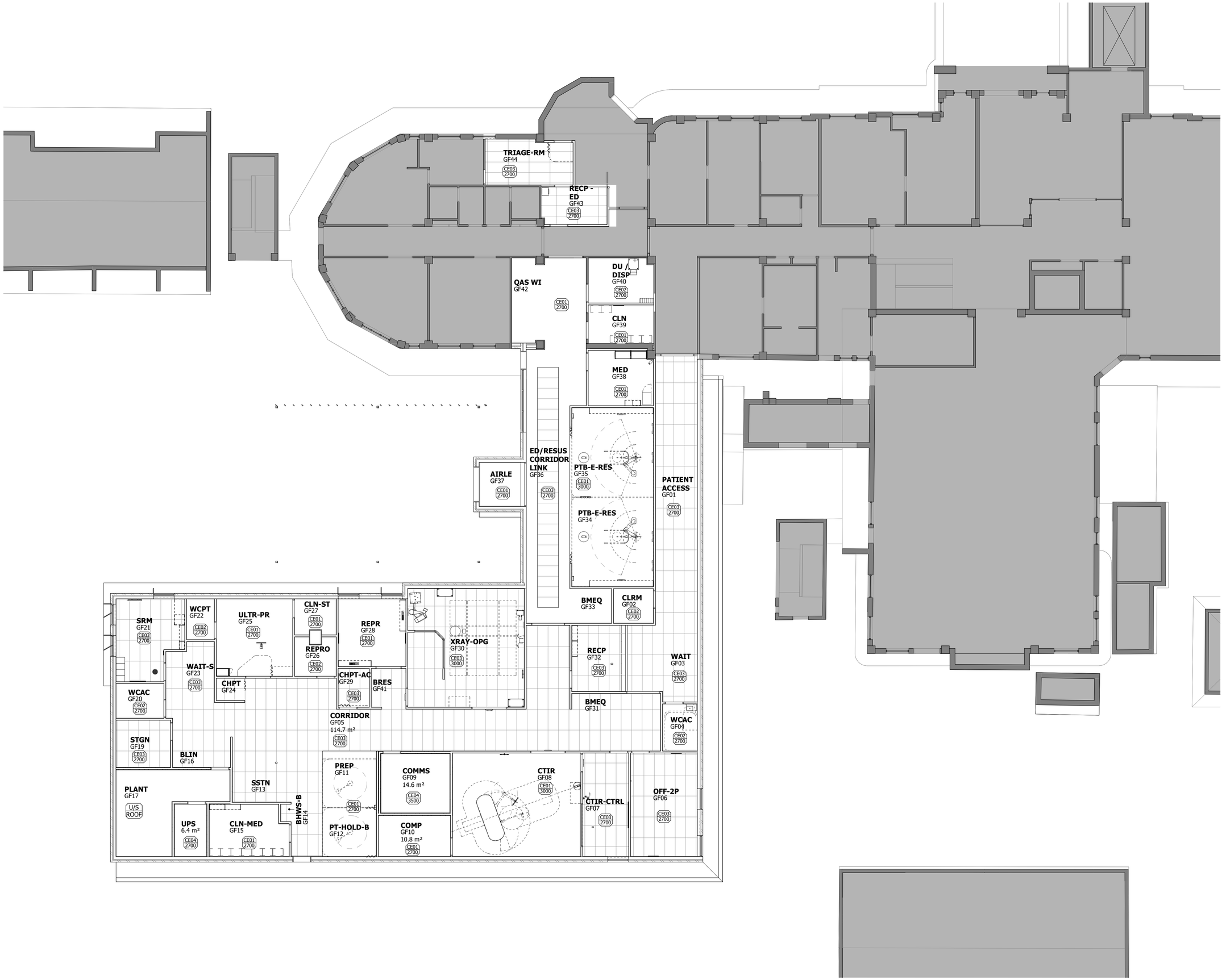
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Date Printed
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Drawing Number
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Issue
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File Name: Autodesk Docs://25.177_HIQ MRI-CT Program/25.177-AR-SMACE T3-CH-R26.rvt



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CEILING FINISHES LEGEND

CE01 - FLUSH SET PLASTERBOARD
CE02 - FLUSH SET PLASTERBOARD, MOISTURE RESISTANT
CE03 - CEILING GRID & TILE
CE04 - FLUSH SET 2HR FIRE-RATED CEILING

GENERAL NOTES:
1. TO BE READ IN CONJUNCTION WITH MECHANICAL, ELECTRICAL, ESD, ACOUSTIC AND FIRE DOCUMENTATION.
2. REFER TO FINISHES SCHEDULE AND SPECIFICATION FOR FURTHER DETAILS.
3. GRID CEILINGS TO BE SET OUT TO ACCOMMODATE CENTRED LIGHTS UNLESS OTHERWISE NOTED ON DRAWINGS.
4. WALLS TO BE BUILT AND ATTACHED TO UNDERSIDE OF STRUCTURE ABOVE
5. SERVICES AS INDICATED ARE DERIVED FROM SERVICES ENGINEER'S DOCUMENTS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. COORDINATION OF SERVICES TO OCCUR ON SITE

SCHEMATIC DESIGN
NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
A	FOR INFORMATION	09.07.26	DA	SL

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ARCH
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Client
HIQ

Project
HIQ MRI CT PROGRAM - TRANCHE 3 - 1250A

Location
CHARLEVILLE HOSPITAL, QLD

Project Number
25.177

Drawing
REFLECTED CEILING PLAN - GROUND FLOOR

Scale (A1)
1 : 100

Date Printed
9/07/2026 4:10:58 PM

Drawing Number
AC1800

Issue
A

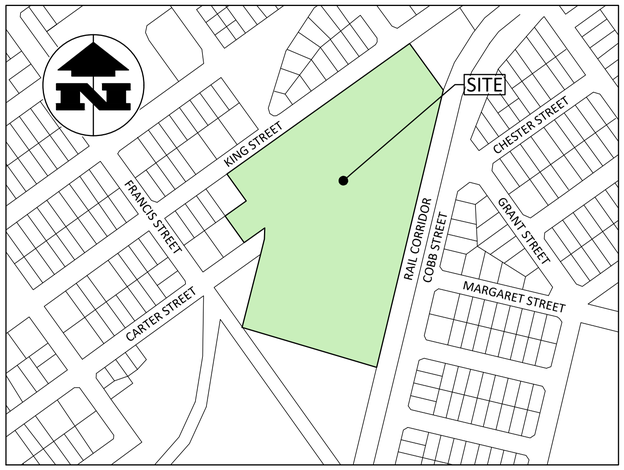
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APPENDIX B

ENGINEERING DRAWINGS

CHARLEVILLE HOSPITAL EXPANSION PROGRAM

CIVIL DRAWINGS



LOCALITY MAP
N.T.S

AUS SPEC

QLD-C101	GENRAL
QLD-C201	CONTROL OF TRAFFIC
QLD-C211	CONTROL OF SEDIMENT AND EROSION
QLD-C212	CLEARING AND GRUBBING
QLD-C213	EARTHWORKS
QLD-C220	STORMWATER DRAINAGE
QLD-C221	PIPE DRAINAGE
QLD-C223	DRAINAGE STRUCTURES
QLD-C224	OPEN DRAINS
QLD-C229	KERB REPLACEMENT
QLD-C230	SUBSURFACE DRAINAGE GENERAL
QLD-C232	PAVEMENT DRAINS
QLD-C244	SPRAYED BITUMINOUS SURFACING
QLD-C245	ASPHALTIC CONCRETE
QLD-C261	PAVEMENT MARKINGS
QLD-C262	SIGNPOSTING
QLD-C263	GUIDE POSTS
QLD-C271	MINOR CONCRETE WORKS
QLD-D02	PAVEMENT DESIGN
QLD-D04	SUB SURFACE DRAINAGE DESIGN
QLD-D05	STORMWATER DRAINAGE DESIGN
QLD-D06	SITE RE-GRADING
QLD-D07	EROSION CONTROL AND STORMWATER MANAGEMENT

DRAWING LIST

GENERAL
C0000 COVER SHEET, DRAWING LIST, STANDARD DRAWINGS AND SPECIFICATIONS
C0003 STANDARD NOTES
C0004 HAZARD RISK ASSESSMENT PLAN
C0005 LEGEND
DEMOLITION
C0050 DEMOLITION LAYOUT
EARTHWORKS
C0100 EARTHWORKS NOTES AND DETAILS
C0110 EARTHWORKS LAYOUT
C0120 EARTHWORKS SECTIONS
SITEWORKS AND DRAINAGE
C0300 SITEWORKS AND DRAINAGE NOTES AND DETAILS
C0310 SITEWORKS AND DRAINAGE LAYOUT
PAVEMENT
~~C0350 PAVEMENT NOTES AND DETAILS~~
C0360 PAVEMENT LAYOUT
SIGNS AND LINEMARKING
C0850 SIGNS AND LINEMARKING NOTED AND DETAILS
C0860 SIGNS AND LINEMARKING LAYOUT
TURN TEMPLATES
C0960 TURN TEMPLATES LAYOUT

THIS DRAWING IS BEST VIEWED IN COLOUR AND ON AN ELECTRONIC DEVICE

IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE A BYDA PRIOR TO COMMENCEMENT OF CONSTRUCTION.
VISIT: WWW.BYDA.COM.AU
DIAL: 1100 BETWEEN 8AM AND 5PM

PROJECT SETOUT CONTROL

SOURCE: AK SURVEYS

R.P. DESCRIPTION

LOT 147 ON OR283

LOCAL GOVERNMENT: MURWEH SHIRE COUNCIL
LOCALITY: CHARLEVILLE

STATUS

TENDER

SCAN QR CODE TO CONFIRM CURRENT DRAWING REVISION
http://docs.bornhorstward.com.au/revision/

REV	DATE	DESCRIPTION	DWN	DES	CHK	APP
A	24.07.26	ISSUE FOR TENDER	JB	AM	TCR	

ASSOCIATED CONSULTANTS

APPROVED . . . . . DATE

CHECKED DATE

BORNHORST +WARD
+61 (7) 3013 4699 www.bornhorstward.com.au

CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: COVER SHEET, DRAWING LIST, STANDARD DRAWINGS AND SPECIFICATIONS

PROJECT No. 25390C

DRAWING No. C0000

REVISION A

I:\2025\25390\L_CIDS_DRAWINGS\DRG\C0000.DWG

24/07/2026 5:05:16 PM

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0 10 20 30 40 50 100

ORIGINAL SIZE A1

STANDARD NOTES

1. GENERAL

1.1. NO WORK IS TO COMMENCE ON SITE UNTIL APPROVAL TO PROCEED HAS BEEN GIVEN BY THE SUPERINTENDENT.

1.2. THE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND STANDARD DRAWINGS LISTED. THE SUPERINTENDENT WILL ON REQUEST RESOLVE ANY POINT OF CONFLICT. DIMENSIONS ARE NOT TO BE SCALED.

1.3. WHERE A JUNCTION IS TO BE MADE TO EXISTING CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION AND LEVEL OF THIS CONSTRUCTION PRIOR TO COMMENCING WORK ON ANY CRITICAL SECTION. THE SUPERINTENDENT MAY VARY LEVELS AND GRADIENTS OF NEW WORKS TO ACHIEVE A SATISFACTORY CONNECTION.

1.4. ALL CONSTRUCTION WORK SHALL COMPLY WITH THE QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT. CONTACT YOUR NEAREST OFFICE OF THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION. Ph: 1300 362 128

1.5. THE CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICAL MEASURES TO PREVENT OR REDUCE HARM TO THE ENVIRONMENT AS SET OUT IN THE ENVIRONMENTAL PROTECTION ACT.

1.6. PLEASE NOTE THAT INSPECTIONS BY BORNHORST + WARD ARE PERIODIC SITE INSPECTIONS TO SATISFY OURSELVES THAT WE CAN CERTIFY THAT WORK BEING CARRIED OUT IS GENERALLY IN ACCORDANCE WITH OUR DESIGN INTENT.

2. SERVICES NOTES

2.1. LOCATION & PROTECTION
THE LOCATION OF SERVICES SHOWN ON THESE PLANS HAS BEEN APPROXIMATED FROM KNOWN POSITIONS OF VALVES, INSPECTION/ACCESS CHAMBERS, ETC AND INFORMATION SUPPLIED BY SERVICES AUTHORITIES. DETAILS OF SERVICES ARE PROVIDED FOR INFORMATION ONLY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SUPPLIED. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL SERVICES WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK AND PROVIDING ALL NECESSARY MEASURES TO PROTECT ALL SERVICES DURING THE COURSE OF THE WORK.

2.2. STRUCTURES TO BE MAINTAINED IN A STABLE CONDITION AND NO PART TO BE OVERSTRESSED DURING CONSTRUCTION.

2.3. AUTHORITY SERVICES CONFLICTS
SERVICE RELOCATIONS ARE SHOWN WHERE KNOWN. THE CONTRACTOR IS TO LOCATE, AND IF NECESSARY, LEVEL ALL SERVICES IN THE AREA OF THE WORKS PRIOR TO CONSTRUCTION. THE SUPERINTENDENT IS TO BE ADVISED IMMEDIATELY OF ANY UNIDENTIFIED CONFLICTS.

2.4. TELECOMMUNICATION CABLE
NO WORK IS TO BE CARRIED OUT WITHIN 3.0m OF CABLE IN URBAN AREAS AND 10.0m IN RURAL AREAS, WITHOUT FIRST CONSULTING THE RELEVANT AUTHORITY. THE CONTRACTOR IS TO MANUALLY EXPOSE AND PROTECT THE SERVICE WHEN EXCAVATING, OR WORKING, CLOSER TO TELECOMMUNICATION PLANT THAN THE ABOVE DISTANCES.

3. TRAFFIC CONTROL

3.1. TRAFFIC CONTROL IS TO BE IN ACCORDANCE WITH THE CURRENT ISSUE OF BOTH THE *QUEENSLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (QMUTCD)* AND THE *QUEENSLAND GUIDE TO TEMPORARY TRAFFIC MANAGEMENT (QGTTM)*. IF REQUESTED BY THE SUPERINTENDENT THE CONTRACTOR IS REQUIRED TO PROVIDE FOR APPROVAL TRAFFIC MANAGEMENT PLANS DETAILING THE TRAFFIC MOVEMENTS TO BE PROVIDED, THEIR STAGING, AND THE SIGNAGE ADOPTED IN EACH STAGE.

CONTRACTOR SHALL COORDINATE WITH ELECTRICAL, COMMUNICATIONS, FIRE, HYDRAULIC SERVICES AND LANDSCAPE CONSULTANT'S DRAWINGS FOR LOCATIONS OF PROPOSED OR RETAINED SERVICES. NO PAVING OR KERB IS TO BE PLACED UNTIL ALL SERVICES UNDER HAVE BEEN PLACED AND TESTED.

PROJECT SETOUT

1. ALL PROJECT SETOUT (HORIZONTAL AND VERTICAL) IS TO BE UNDERTAKEN BY THE CONTRACTOR FROM A DIGITAL SURFACE MODEL (12D OR 3D-DWG) PROVIDED BY BORNHORST & WARD, RELATIVE TO PERMANENT SURVEY MARKS OR OTHER SURVEY CONTROL PROVIDED BY THE PRINCIPAL. THE CONTRACTOR IS TO ALERT THE SUPERINTENDENT IF SUITABLE CONTROL IS NOT AVAILABLE.
2. CONTRACTOR IS TO CONFIRM TIE-IN LEVELS TO EXISTING FEATURES PRIOR TO CONSTRUCTION
3. SURFACE LEVELS OF STORMWATER & SEWER MANHOLES AND OTHER SERVICE PITS ARE TO SUIT THE FINISHED SURFACE (LEVEL AND GRADIENT), WHICH MAY BE SLIGHTLY DIFFERENT TO ANY CENTER OF STRUCTURE LEVELS PROVIDED.

ENVIRONMENTAL NOTES

VEGETATION PROTECTION

1. TREES LOCATED ALONG THE FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
2. WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD, GIRDLES SHALL BE CONSTRUCTED WITH 1.8m BATTENS CLOSELY SPACED AND ARRANGED VERTICALLY FROM GROUND LEVEL. GIRDLES SHALL BE STRAPPED TO TREES PRIOR TO CONSTRUCTIONS AND REMAIN UNTIL COMPLETION.
3. TREE ROOTS SHALL BE TUNNELLED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHOULD BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT THE LOCAL CITY COUNCIL ARBORIST FOR FURTHER ADVICE.
4. ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY APPROVED ARBORIST.

SOIL

1. TOPSOIL AND SUBSOIL SHOULD BE STOCKPILED SEPARATELY.
2. CARE SHOULD BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
3. ACID SULPHATE SOILS EXIST IN THE WORKS AREA. THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL REQUIRES THAT ACID SULPHATE SOILS BE MANAGED AS FOLLOWS:

CREEK CROSSINGS

1. SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
2. APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
3. NO SOIL SHALL BE STOCKPILED WITHIN 5m OF THE CREEK.

REHABILITATION

1. PREDISTURBANCE SOIL PROFILES & COMPACTION LEVELS SHALL BE REINSTATED.
2. PREDISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.

ALL ENVIRONMENT PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION WORK, INCLUDING CLEARING, COMMENCING.

AS CONSTRUCTED INFORMATION

AS-CONSTRUCTED INFORMATION INCLUDING ASSET REGISTERS IS A CRITICAL PART OF AUTHORITY REQUIREMENTS FOR ASSET ACCEPTANCE:

1. ALL ADAC PLANS, REDLINE MARKUPS OF DESIGN DRAWINGS, AUTHORITY ASSET REGISTERS, XML FILES, 12D XML REPORTS AND ALL OTHER REQUIRED AUTHORITY REQUIRED AS-CONSTRUCTED INFORMATION IS TO BE SURVEYED, PREPARED AND SIGNED BY A LICENSED SURVEYOR, ENGAGED BY THE CONTRACTOR.
   a. BORNHORST + WARD IS NOT RESPONSIBLE FOR THE PREPARATION OF AS-CONSTRUCTED DOCUMENTS.
   b. AS-CONSTRUCTED INFORMATION NOT SIGNED BY A LICENSED SURVEYOR WILL BE REJECTED.
2. COUNCIL SUBMISSION AND RPEQ SIGNATURES OF THE AS CONSTRUCTED INFORMATION WILL NOT BE COMPLETED UNTIL A REVIEW OF THE INFORMATION HAS OCCURRED AND THE DOCUMENTS REQUIRE NO FURTHER REVISIONS ACCORDING TO THE CONSULTING ENGINEERS REVIEW.
3. ALLOWANCE FOR A SINGLE ASSESSMENT OF THE AS CONSTRUCTED INFORMATION IS ALLOWED FOR BY BORNHORST + WARD. FAILURE TO PROVIDE DOCUMENTS SUITABLE TO AUTHORITY STANDARDS (E.G. LESS THAN 5 MAJOR DEFECTS IN THE SUPPLIED INFORMATION) WILL RESULT IN REJECTION OF THE DATA AND RE-ASSESSMENT FEES FROM BORNHORST + WARD WILL APPLY.
4. LOCAL AUTHORITY RE-SUBMISSION FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

QUALITY ASSURANCE (QA) INFORMATION

1. QA INFORMATION IS A CRITICAL PART OF THE FINAL CERTIFICATION REQUIREMENTS AND AUTHORITY REQUIREMENTS FOR ASSET ACCEPTANCE.
   a. QA INFORMATION REQUIRED FOR ASSET ACCEPTANCE AND FINAL CERTIFICATION IS OUTLINED BY THE PROJECT SPECIFICATION, AND INCLUDES, BUT IS NOT LIMITED TO, MATERIAL AND PRODUCT SUPPLY CERTIFICATES, CERTIFICATES FOR CONSTRUCTION VERIFICATION TESTING COMPLETED ON SITE AND CCTV.
   b. THE SCOPE OF THE QA INFORMATION REQUIRED IS AS PER THE PROJECT SPECIFICATION AND LOCAL AUTHORITY REQUIREMENTS. THIS SHALL ALSO BE COMPLETED AT FREQUENCIES OUTLINED BY THE LOCAL AUTHORITY STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SINGLE CONSOLIDATED PACKAGE OF ALL QA INFORMATION NECESSARY TO ACHIEVE FINAL CERTIFICATION AND TO SATISFY LOCAL AUTHORITY REQUIREMENTS.
3. ALLOWANCE FOR A SINGLE ASSESSMENT OF THE QA INFORMATION IS ALLOWED FOR BY BORNHORST + WARD. FAILURE TO PROVIDE DOCUMENTS SUITABLE TO AUTHORITY STANDARDS (E.G. LESS THAN 5 MAJOR DEFECTS IN THE SUPPLIED INFORMATION) WILL RESULT IN REJECTION OF THE DATA AND RE-ASSESSMENT FEES FROM BORNHORST + WARD WILL APPLY.

CIVIL ENGINEERING FINAL CERTIFICATION, PRACTICAL COMPLETION (PC), LOCAL AUTHORITY 'ON MAINTENANCE'

1. RPEQ COMPLETION CERTIFICATE FOR THE CIVIL WORKS AND/OR COUNCIL SUBMISSION APPLICATION FOR 'ON-MAINTENANCE' WILL NOT BE PROCESSED BY THE CONSULTING ENGINEER UNTIL THE FOLLOWING HAS BEEN PROVIDED:
   a. ACCEPTABLE AS-CONSTRUCTED INFORMATION IN ACCORDANCE WITH THE ABOVE.
   b. ACCEPTABLE QA INFORMATION IN ACCORDANCE WITH THE ABOVE.
   c. ON-MAINTENANCE INSPECTIONS HAVE OCCURRED WITH BOTH THE CONSULTING ENGINEER AND LOCAL AUTHORITY, DEFECTS HAVE BEEN RECTIFIED AND ACCEPTED IN WRITING BY THE CONSULTING ENGINEER AND LOCAL AUTHORITY.
   d. QA INFORMATION HAS BEEN ACCEPTED IN WRITING BY THE LOCAL AUTHORITY.
2. IN CASES WHERE A PROVISIONAL/UNCOMPLETED CERTIFICATE IS PROVIDED, THE UN-COMPLETED CIVIL WORKS, ON-MAINTENANCE AND AUTHORITY ACCEPTANCE MUST BE COMPLETED WITHIN 3 MONTHS OF THE PROVISIONAL CERTIFICATE, FAILURE TO COMPLETE WITHIN THIS TIME FRAME WILL SEE WORKS CARRIED OUT BY AN INDEPENDENT CONTRACTOR AT THE CONTRACTORS EXPENSE.
3. THE MAINTENANCE PERIOD WILL BE BOUND TO THE WRITTEN ON-MAINTENANCE ACCEPTANCE LETTER DATES ISSUED BY THE LOCAL AUTHORITY AND NOT THE PC LETTER DATES. UNTIL SUCH TIME THAT THE AUTHORITY ISSUES THE WRITTEN ON-MAINTENANCE LETTER, THE SITE IS CONSIDERED A CONSTRUCTION ZONE, IS CONSIDERED NOT ACCEPTED FOR MAINTENANCE BY THE AUTHORITY AND IS TO BE MANAGED BY THE CONTRACTOR, INCLUDING ALL PUBLIC INDEMNITY LIABILITY. THIS COULD RESULT IN A LONGER THAN TYPICAL (12 MONTH) DEFECTS PERIOD IF THE CONTRACTOR FAILS TO COMPLETE THE AS CONSTRUCTED INFORMATION, QA INFORMATION, DEFECTS AND GENERALLY REQUIRED COMPLETION DOCUMENTS IN A TIMELY MANNER.
4. OFF-MAINTENANCE NOTES:
   a. 'OFF MAINTENANCE' WILL BE GRANTED BY THE LOCAL AUTHORITY, FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND RECTIFICATION OF ALL DEFECTS. AT THE EARLIEST, 'OFF-MAINTENANCE' ACCEPTANCE WILL OCCUR AT THE DATES INDICATED BY THE LOCAL AUTHORITY 'ON-MAINTENANCE' ACCEPTANCE LETTER (IRRELEVANT OF THE PC DATES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ASSET UNTIL THIS TIME.
   b. PRIOR TO THE LOCAL AUTHORITY INSPECTION, THE CONSULTING ENGINEER AND CONTRACTOR SHALL INSPECT THE SITE TO IDENTIFY ANY DEFECTS THAT HAVE OCCURRED THROUGHOUT THE MAINTENANCE PERIOD.
   c. THE OFF-MAINTENANCE INSPECTION CAN ONLY BE BOOKED ONCE THE CONTRACTOR HAS RECTIFIED ALL DEFECTS, SUPPLIED ALL AUTHORITY REQUIRED SUBMISSIONS (E.G. CCTV) AND THE SITE IS DEEMED READY FOR SUCH AN INSPECTION (E.G. IS THE SITE WELL MAINTAINED ETC).

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IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE A BYDA PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: STANDARD NOTES

PROJECT No. 25390C

DRAWING No. C0003

REVISION A

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DESIGN HAZARD NOTES:

1. BORNHORST + WARD, HAVING BEEN COMMISSIONED TO CARRY OUT DETAILED DESIGN AND DOCUMENTATION OF THESE WORKS, CONFIRM THAT THE BORNHORST + WARD DRAWING SET HAS BEEN INTERNALLY REVIEWED FOR DESIGN SAFETY IN ACCORDANCE WITH SECTION 22 OF THE WORK HEALTH AND SAFETY ACT 2011 QLD.
2. THIS REPORT SUMMARISES AN INTERNAL REVIEW OF BORNHORST + WARD'S DETAILED DESIGN DRAWINGS FOR DESIGN SAFETY.
3. THIS REPORT IN NO WAY RELIEVES THE PRINCIPAL, CONTRACTOR OR ANY OTHER PARTY OF THEIR OWN OBLIGATIONS AND RESPONSIBILITIES UNDER THE WORK HEALTH AND SAFETY ACT 2011 QLD, INCLUDING (BUT NOT LIMITED TO) CONSULTATION WITH THE DESIGNER UNDER SECTION 294 OF THE ACT, THE PREPARATION OF SATISFACTORY SAFE WORK METHOD STATEMENTS AND DUTIES OF CARE.
4. IT IS A REQUIREMENT UNDER SECTION 296 OF THE WORK HEALTH AND SAFETY ACT 2011 QLD, THAT A COPY OF THIS REPORT BE PROVIDED TO THE CONTRACTOR BY THE ENTITY COMMISSIONING THE WORK SHOWN OF THE BORNHORST + WARD DRAWINGS.
5. AS PER THE DEPARTMENT OF JUSTICE AND THE ATTORNEY-GENERAL-WORKPLACE HEALTH AND SAFETY QUEENSLAND, A WRITTEN REPORT IS NOT REQUIRED FOR DESIGNS THAT HAVE TYPICAL FEATURES.

CONSTRUCTION HAZARD NOTES:

1. UNDER THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011, THE WORK HEALTH AND SAFETY REGULATION 2011 AND OTHER LEGISLATION AND GUIDELINES, THE PRINCIPAL CONTRACTOR HAS SPECIFIC OBLIGATIONS IN RELATION TO THE SAFE OPERATION OF THE SITE AND OF THE WORKS.
TO ASSIST THE PRINCIPAL CONTRACTOR IN COMPLYING WITH THESE OBLIGATIONS THE PROJECT DESIGNERS HAVE IDENTIFIED BY DRAWING NOTES, AREAS WHERE POTENTIAL HAZARDS MAY ARISE. THESE NOTES OR ADVICE, SHALL NOT NECESSARILY BE CONSIDERED COMPLETE AND ARE BASED UPON THE DESIGNERS' UNDERSTANDING OF THE SAFETY RISKS ASSOCIATED WITH THE WORKS.
2. PURSUANT TO THE WORK HEALTH AND SAFETY ACT 2011 WE HEREBY ADVISE THAT OUR DESIGN SAFETY REVIEW ONLY IDENTIFIES UNUSUAL OR ATYPICAL DESIGN FEATURES THAT MAY PRESENT ADDITIONAL HAZARD S OR RISKS DURING CONSTRUCTION PHASE AND THESE ARE LISTED IN THE CONSTRUCTION HAZARD SCHEDULE.

GENERAL CONSTRUCTION RISKS

SAFETY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDES BUT IS NOT LIMITED TO:

1. DEEP EXCAVATIONS
2. EXISTING OVERHEAD & UNDERGROUND SERVICES
3. WORKS NEAR ROADS, RAILWAYS.
4. PUBLIC SAFETY : PEDESTRIANS & VEHICLES IN AND AROUND THE SITE.
5. OPEN WATERBODIES , EXCAVATIONS, FLOOR PENETRATIONS
6. GROUND SUPPORT REQUIREMENTS FOR CONSTRUCTION EQUIPMENT

DESIGN HAZARD SCHEDULE

ITEM	DESIGN HAZARD	POTENTIAL HAZARD	RISK	ELIMINATION / MINIMISATION OR HAZARD / RISK	RESIDUAL RISK
D1	EXISTING UNDERGROUND / OVERHEAD SERVICES HAZARD	EXISTING UNDERGROUND AND/OR OVERHEAD SERVICES HAZARD EXIST ON SITE	LOW	THE DESIGN OF THE PROJECT HAS INCORPORATED THE LOCATION OF THESE EXISTING SERVICES AND TAKE ALL ACTIONS NECESSARY TO MITIGATE THIS HAZARD DURING CONSTRUCTION.	LOW
D2	DEEP EXCAVATION HAZARD	DEEP EXCAVATION IS REQUIRED TO INSTALL SEWER TO SERVICE STRUCTURE.	HIGH	THE DEEP EXCAVATION HAZARD CANNOT BE AVOIDED AND THE CONTRACTOR WILL NEED TO TAKE ALL ACTIONS NECESSARY TO ADDRESS THIS HAZARD DURING CONSTRUCTION.	MEDIUM

CONSTRUCTION HAZARD SCHEDULE

ITEM	CONSTRUCTION HAZARD	POTENTIAL HAZARD	RISK	ELIMINATION / MINIMISATION OR HAZARD / RISK	RESIDUAL RISK
1	RETAINING WALLS WITH A HEIGHT > 1m		LOW		LOW

NOTE:
THIS SAFETY-IN-DESIGN REVIEW ONLY ADDRESSES ITEMS THAT PRESENT HAZARDS DURING CONSTRUCTION OR DEMOLITION AND THAT ARE UNUSUAL OR ATYPICAL, OR UNIQUE TO THIS PROJECT.

CONSEQUENCE TABLE

LEVEL	CONSEQUENCE	COST/TIME
5 - CATASTROPHIC	FATALITY OR MULTIPLE PERSONS ONSITE WITH LIFE THREATENING HEALTH EFFECT OR INABILITY TO CONTINUE.	HUGE FINANCIAL OR TIME LOSS
4 - MAJOR	EXTENSIVE INJURIES, OR ONSET OF SEVER OR LIFE THREATENING HEALTH EFFECT TO SINGLE PERSON ONSITE. MULTIPLE PERSONS WITH ONSET OF IRREVERSIBLE HEALTH EFFECTS. PERMANENT INJURY TO PERSON INSITE.	MAJOR FINANCIAL OR TIME LOSS
3 - MODERATE	MEDICAL TREATMENT REQUIRED. IRREVERSIBLE HEALTH EFFECT TO A SINGLE PERSON. MULTIPLE PERSONS ONSITE WITH REVERSIBLE HEALTH EFFECTS.	HIGH FINANCIAL OR TIME OR LOSS
2 - MINOR	NO INJURIES. OVER EXPOSURE TO A SINGLE PERSON ONSITE, BUT NO REPORTED HEALTH EFFECTS.	MEDIUM FINANCIAL OR TIME LOSS
1 - INSIGNIFICANT		LOW FINANCIAL OR TIME LOSS

LIKELIHOOD TABLE

LEVEL	DESCRIPTION	QUANTIFICATION GUIDE
A - ALMOST CERTAIN	THE EVENT IS EXPECTED TO OCCUR IN MOST CERTAIN CIRCUMSTANCES.	MORE THAN ONCE PER YEAR
B - LIKELY	THE EVENT WILL PROBABLY OCCUR IN MOST CIRCUMSTANCES.	AT LEAST ONCE IN 5 YEARS
C - POSSIBLE	THE EVENT SHOULD OCCUR AT SOME TIME.	AT LEAST ONCE IN 10 YEARS
D - UNLIKELY	THE EVENT COULD OCCUR AT SOME TIME.	AT LEAST ONCE IN 30 YEARS
E - RARE	THE EVENT MAY OCCUR IN EXCEPTIONAL CIRCUMSTANCES.	LESS THAN ONCE IN 30 YEARS

RISK EVALUATION TABLE

RISK LEVEL	ACTION REQUIRED
EXTREME	UNACCEPTABLE RISK. RE-DESIGN REQUIRED. DO NOT PROCEED WITHOUT ADDITIONAL CONTROLS.
HIGH	UNACCEPTABLE RISK. ADDITIONAL CONTROLS NEEDED. CONSIDER FURTHER REVIEW AND CONSIDER RE-DESIGN
MODERATE	RISK MAY BE ACCEPTABLE. MANAGEMENT TO DETERMINE ACTIONS REQUIRED.
LOW	ACCEPTABLE. MANAGE RISK THROUGH ROUTINE PROCEDURES AND OTHER ADMINISTRATIVE CONTROLS

RISK ANALYSIS MATRIX

LIKELIHOOD	1 - INSIGNIFICANT	2 - MINOR	3 - MODERATE	4 - MAJOR	5 - CATASTROPHIC
A - ALMOST CERTAIN	MODERATE	HIGH	EXTREME	EXTREME	EXTREME
B - LIKELY	MODERATE	HIGH	HIGH	EXTREME	EXTREME
C - POSSIBLE	LOW	MODERATE	HIGH	EXTREME	EXTREME
D - UNLIKELY	LOW	LOW	MODERATE	HIGH	HIGH
E - RARE	LOW	LOW	MODERATE	HIGH	HIGH

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PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: HAZARD RISK ASSESSMENT PLAN

PROJECT No. 25390C

DRAWING No. C0004 REVISION A

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BOUNDARIES

DEMOLISHED	EXISTING	PROPOSED	
			EASEMENT
			PROPERTY BOUNDARY
			STAGE BOUNDARY

ROADWORKS

DEMOLISHED	EXISTING	PROPOSED	
TOP OF BATTER / TOE OF BATTER	TOP OF BATTER / TOE OF BATTER	TOP OF BATTER / TOE OF BATTER	BATTER
			BUILDING PAD
52	52	52	CONTOURS
			CONTROL LINE
			EXTENT OF BITUMEN
			EXTENT OF BUILDING
			EDGE OF SHOULDER
			FENCE
		PD>	PAVEMENT DRAIN
TOP OF WALL / TOE OF WALL	TOP OF WALL / TOE OF WALL	TOP OF WALL / TOE OF WALL	RETAINING WALL
		10	SETOUT POINT
			SAWCUT
			STONE PITCHING
			STREET NAME SIGN
			TREE
			TRAFFIC SIGN

SERVICES

DEMOLISHED	EXISTING	PROPOSED	
			ABANDONED SERVICE
E	E	E	ELECTRICITY U/G
E–COMP	E–COMP		ELECTRICITY U/G (FROM RECORDS)
PP	PP	PP	ELECTRICITY O/H
G	G	G	GAS
G–COMP	G–COMP		GAS (FROM RECORDS)
OF	OF		OPTIC FIBRE
COMP–OF	COMP–OF		OPTIC FIBRE (FROM RECORDS)
T	T	T	TELECOMMUNICATION
T–COMP	T–COMP		TELECOMMUNICATION (FROM RECORDS)
		T	TELECOMMUNICATION PIT
		E	ELECTRICAL U/G PITS
		EP	ELECTRICAL POWER POLE
		LP	LIGHT POLE
		TL	TRAFFIC LIGHT
		GV	GAS VALVE
		U U	UNKNOWN PIT OR MAINTENANCE HOLE

SEWER

DEMOLISHED	EXISTING	PROPOSED	
S	S	S	SEWERAGE
COMP–S	COMP–S		SEWERAGE (FROM RECORDS)
S		S	SEWERAGE PROPERTY CONNECTION
RM	RM	RM	SEWERAGE RISING MAIN
2/7		2/7	STRUCTURE NUMBER

STORMWATER

DEMOLISHED	EXISTING	PROPOSED	
		X.X 0.0000ha	CATCHMENT NUMBER
			CATCHMENT BOUNDARY
			OPEN CHANNEL
			STORMWATER DRAINAGE
D–COMP	D–COMP		STORMWATER DRAINAGE (FROM RECORDS)
0.0.0		0.0.0	STORMWATER STRUCTURE NUMBER
SB	SB	SB	SUBSOIL DRAINAGE & CLEANOUT
		KA	KERB ADAPTER
		RG	ROOFWATER TO GULLY
		SB	RETAINING WALL SUBSOIL

WATER

DEMOLISHED	EXISTING	PROPOSED	
W	W	W	WATER
W–COMP	W–COMP		WATER (FROM RECORDS)
			WATER CONDUIT
FH W	FH W	FH W	FIRE HYDRANT
V W	V W	V W	VALVE
SV W	SV W	SV W	SCOUR VALVE
W	W	W	END CAP
WMT	WMT	W WMT	WATER METER
150 100	150 100	150 100	REDUCER
PVC DICL	PVC DICL	PVC DICL	PIPE MATERIAL CHANGE
			WATER SERVICE POINT
W W	W W	W	ISOLATION VALVE TO REMAIN CLOSED PENDING CLEARANCE OF NEW MAIN
W	W	W	THRUST/ANCHOR BLOCK

KERB TYPES

DEMOLISHED	EXISTING	PROPOSED	DELINEATION	
				IPWEA TYPE B2 KERB ONLY
				IPWEA TYPE ER1 EDGE RESTRAINT KERB

EARTHWORKS/EROSION & SEDIMENT CONTROL

PROPOSED	
61.35 +	BULK EARTHWORKS LEVEL
	BIO-RETENTION FILTER MEDIA
	OVERFLOW RELIEF DRAINAGE
	CUT
	FILL
	SILT FENCE
	SILT FENCE WITH RETURNS
	INLET SEDIMENT TRAP
	TEMPORARY CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP
	FLOW DIRECTION ARROW
	FILTER SOCK
	SANDBAG
	BUND
	SWALE/CUTOFF DRAIN
	ROCK CHECK DAM
	TURF
	HYDRO MULCH

PAVEMENT

PROPOSED	
	CONCRETE FOOTPATH
	PAVEMENT TYPE A
	EXISTING PAVEMENT HATCH

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CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: LEGEND

PROJECT No. 25390C

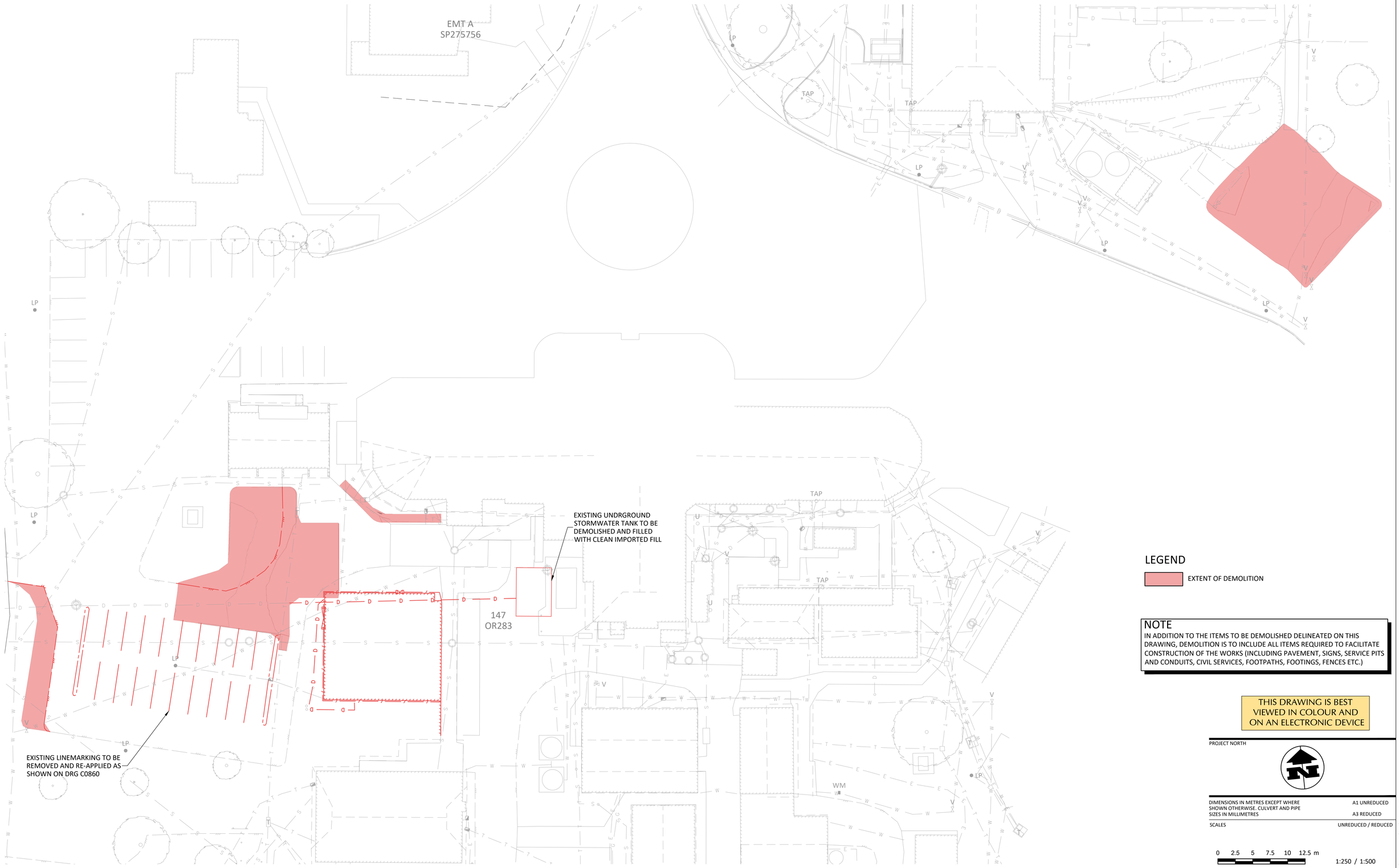
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PLAN
SCALE 1:250

LEGEND

EXTENT OF DEMOLITION

NOTE

IN ADDITION TO THE ITEMS TO BE DEMOLISHED DELINEATED ON THIS DRAWING, DEMOLITION IS TO INCLUDE ALL ITEMS REQUIRED TO FACILITATE CONSTRUCTION OF THE WORKS (INCLUDING PAVEMENT, SIGNS, SERVICE PITS AND CONDUITS, CIVIL SERVICES, FOOTPATHS, FOOTINGS, FENCES ETC.)

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PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES — A1 UNREDUCED, A3 REDUCED

SCALES — UNREDUCED / REDUCED

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STATUS

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PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: DEMOLITION LAYOUT

PROJECT No. 25390C

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BULK EARTHWORKS NOTES

1.CROSS REFERENCES

REFER TO THE FOLLOWING SUPPORTING INFORMATION FOR PROJECT SPECIFIC REQUIREMENTS

A. SURVEY - AK SURVEYS, 05/04/2026
B. GEOTECHNICAL REPORT - REPORT FOR GEOTECHNICAL INVESTIGATION, VERSION 1, 22/05/2026 SOIL SURVEYS
C. ARCHITECTURAL DRAWINGS - SUTERSARCH
D. STRUCTURAL ENGINEERING DRAWINGS - BORNHORST + WARD

2.DESIGN BASIS

THE BULK EARTHWORKS DESIGN HAS BEEN BASED UPON THE FOLLOWING

A. SUBGRADE LAYER SHOWN ON THE PAVEMENT DESIGN
B. BUILDING PAD LEVELS ARE BASED ON THE FINISHED FLOOR LEVELS AND SLAB THICKNESSES NOTED ON THE PLAN LAYOUTS
C. FINISHED SURFACE LEVELS IN ALL OTHER AREAS (TOP OF FOOTPATHS, TOP OF LANDSCAPING AREAS, TOP OF TOPSOILED AREAS, EXPOSED FACE OF RETAINING WALLS ETC)

THE BULK EARTHWORKS DESIGN AND LEVELS ARE A GUIDE ONLY AND EXCLUDE

D. BOX OUT FOR TOPSOILED AREAS (FINISHED SURFACE SHOWN)
E. DETAILED EXCAVATION (FOOTINGS, TRENCHING, SLAB SET DOWNS, LANDSCAPE AREAS, DEEP PLANTING, ETC)
F. TEMPORARY WORKS (TEMPORARY BATTERS, WORKING PLATFORMS, RAMPS, RETAINING WALL EXCAVATIONS ETC)
G. INTERFACE BETWEEN CUT / FILL AREAS; BATTERS FOR SITE REPLACEMENT MATERIAL

3.BULK EARTHWORKS SITE MANAGEMENT

THE CONTRACTOR IS TO:

A. ENGAGE A GEOTECHNICAL INSPECTION AND TESTING AUTHORITY (GITA) AS PER AS3798 TO SUPERVISE ALL FILLING ACTIVITIES
B. ENGAGE AN RPEQ GEOTECHNICAL ENGINEER TO UNDERTAKE GEOTECHNICAL SUPERVISION OF THE EARTHWORKS AND ADVISE ON TREATMENT FOR:
   - UNSUITABLE MATERIALS
   - GROUND IMPROVEMENT TREATMENTS BELOW FILL AREAS
   - TEMPORARY WORKS (INCLUDING BUT NOT LIMITED TO BATTERS, DEEP TRENCHES ETC)
C. NOTWITHSTANDING THE BULK EARTHWORKS LEVELS DOCUMENTED ON THE DRAWINGS, COORDINATE EARTHWORKS (BULK AND DETAILED) REQUIREMENTS BETWEEN ALL TRADES AND PROJECT DOCUMENTS. BUILDING PLATFORM SETOUT IS AS PER THE ARCHITECTURAL DRAWINGS
D. COMPLY WITH ALL REGULATIONS CONCERNING WORK HOURS, WARNING SIGNS, FENCING OR SECURITY AND EMISSIONS FROM THE SITE INCLUDING DUST, WATER, SILT, NOISE AND SMOKE AS REQUIRED TO MEET THE 'GENERAL DUTY OF CARE' UNDER THE ENVIRONMENTAL PROTECTION ACT
E. MANAGE MATERIALS FOR FIRE ANTS AS PER THE BIOSECURITY ACT 2014
F. IMPLEMENT EROSION AND SEDIMENT CONTROLS ON THE SITE
G. MANAGE ACID SULFATE SOILS AS PER THE ASSMP
H. PROTECT THE EXCAVATION FROM PONDING DUE TO SURFACE RUN OFF AND DISCHARGE FROM PIPED DRAINAGE SYSTEMS. SHOULD WATER ENTER THE EXCAVATION, IT SHALL BE REMOVED AS SOON AS POSSIBLE. FILL OR PAVEMENT MATERIALS ARE NOT TO BE PLACED OVER THE EXCAVATION UNTIL THE MOISTURE CONTENT RETURNS TO A SIMILAR LEVEL AS THE NATURAL GROUND. THE EXCAVATION SHALL BE REINSPECTED AND PROOF ROLLED
I. FOR HIGHLY REACTIVE MATERIALS
   - TAKE APPROPRIATE PRECAUTIONS TO PROTECT MATERIAL FROM BECOMING TOO MOIST OR FROM DRYING OUT
   - LIMIT THE SIZE OF EXCAVATIONS SUCH THAT THEY CAN BE QUICKLY PROTECTED WHEN RAINFALL IS PREDICTED
J. MANAGE CUT / FILL / IMPORTATION / STOCKPILE REQUIREMENTS, SPOIL GENERATED FROM TRENCHING ETC
K. MANAGE TOPSOIL GENERATION ON SITE, REUSE FOR LANDSCAPING WHERE PROVEN SUITABLE AS PER THE LANDSCAPE SPECIFICATION, SPOIL EXCESS OFF SITE

LANDSCAPE CONTRACTOR SPECIFIC REQUIREMENTS

L. COMPLETE DETAILED EXCAVATION AND FINAL CUT FOR ALL LANDSCAPED AREAS
M. MANAGE MATERIAL GENERATED FROM EXCAVATIONS AS DIRECTED BY THE MANAGING CONTRACTOR

BUILDER SPECIFIC REQUIREMENTS

N. COMPLETE DETAILED EXCAVATION FOR ALL BUILDING AREAS (FOOTINGS, SLAB SET DOWNS, STEPS, WORKING PLATFORM AREAS)

4.MATERIALS

GENERAL SITE WON FILL MATERIAL

A. SITE WON MATERIAL SUBJECT TO ACCEPTANCE (AND OR IMPROVEMENT) DIRECTED BY THE GEOTECHNICAL ENGINEER
B. COMPLY WITH THE FOLLOWING:
   - INORGANIC, NON-PERISHABLE WITH NO CONTAMINANTS SUCH AS WOOD, PLASTIC, BOULDERS OR OTHER DELETERIOUS MATERIALS
   - MAXIMUM PARTICLE SIZE OF 75mm
   - NOT CONSIST OF SILTY SAND OR SANDY SILT MATERIALS. WHERE ENCOUNTERED, THESE ARE TO BE SPOILED OFF SITE OR BLENDED UNDER GEOTECHNICAL SUPERVISION TO FORM A SUITABLE MATERIAL
C. TEST SITE WON FILL AT A RATE OF 1 SAMPLE PER SOURCE FOR EVERY 1000M3 / (SOLID) OR PART THERE OF
D. MATERIAL NOT COMPLYING WITH THE ABOVE IS DEEMED UNSUITABLE, AND SHALL BE SPOILED OFF SITE.

GENERAL EARTHWORKS IMPORTED FILL

E. COMPLY WITH THE FOLLOWING:
   - LIQUID LIMIT: 35%
   - 4 DAY SOAKED CBR: 15%
   - WPI: <1200
   - PI%: >= 10%
   - MINIMUM % PASSING 0.075mm SIEVE: 20%
   - MINIMUM PASSING 19mm SIEVE: 80%
   - EMERSON CLASS: >3
   - MAXIMUM PARTICLE SIZE: 75mm
   - SHRINK/SWELL INDEX: 0.5%
F. TEST IMPORTED FILL AT A RATE OF 1 SAMPLE PER SOURCE FOR EVERY 1000m^3 (SOLID) OR PART THERE OF

5.EXECUTION

SITE PREPARATION

A. ALL SITE PREPARATION IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
B. MATERIAL DEEMED UNSUITABLE BY THE GITA IN AREAS TO BE FILLED SHALL BE DEALT WITH AS PER THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER
C. THE GITA SHALL CONFIRM THAT ALL ORGANIC MATERIAL HAS BEEN REMOVED PRIOR TO THE COMMENCEMENT OF FILLING ACTIVITIES
D. TEST ROLLING AND REMOVAL OF UNSUITABLE MATERIAL IS TO BE UNDERTAKEN IN ACCORDANCE WITH AS3798. ANY SOFT SPOTS OR ZONES OF UNSUITABLE MATERIAL THAT ARE IDENTIFIED SHALL BE DEALT WITH AS REQUIRED BY THE GEOTECHNICAL ENGINEER
E. UNCONTROLLED FILL IS TO BE REMOVED AND RECOMPACTED ON SITE WHERE MATERIAL IS SUITABLE.

SUBGRADE AREAS (CUT/FILL & PAVEMENT AREAS)

F. COMPACT AS PER THE COMPACTION & OMC NOTES BELOW, UNDER GEOTECHNICAL SUPERVISION, TO A DEPTH NOT LESS THAN 150mm FOR CUT/FILL AREA AND 300mm FOR PAVEMENT AREAS.

FILL

G. ALL FILL SHALL BE PLACED IN ACCORDANCE WITH SECTION 6 OF AS3798 AND TESTED IN ACCORDANCE WITH SECTION 7 OF AS3798
H. BACKFILL AND FILL IS TO BE COMPACTED IN 250mm MAXIMUM DEPTH LOOSE LAYERS
I. FILL BATTER SLOPES ARE TO BE OVERFILLED AND TRIMMED BACK TO THE FINISHED BATTER SLOPE

COMPACTION & OMC

J. COMPACT IN ACCORDANCE WITH THE FOLLOWING MINIMUM DENSITY RATIOS:
   - RESIDENTIAL LOT FILL: 95% STD
   - COMMERCIAL FILL: 98% STD
   - BUILDING PADS: 100% STD
   - SUBGRADE (EXCEEDING 300MM BELOW PAVEMENT): 95% STD
   - SUBGRADE (WITHIN 300mm OF PAVEMENT): 100% STD
J. MANAGE THE MOISTURE CONTENT OF THE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL REPORT OR GEOTECHNICAL ENGINEER

TOLERANCES

K. VERTICAL
   - PAVEMENT SUBGRADES IN EARTH AND FILL: +0mm / -50mm
   - PAVEMENT SUBGRADES IN ROCK: +0mm / -75mm
   - ALL OTHER AREAS: +/-50mm PROVIDED AREA MATCHES ADJACENT CONSTRUCTION
   - WHERE PAVEMENT SUBGRADES ARE CONSTRUCTED LOWER THAN DESIGN LEVELS, INCREASE THE LOWER PAVEMENT LAYER THICKNESS TO ACHIEVE FINISHED SURFACE LEVELS
L. HORIZONTAL
   - ALL AREAS: +/-50mm PROVIDED AREA MATCHES ADJACENT CONSTRUCTION

6.SUPERVISION

A. LEVEL 1 INSPECTION AND TESTING IS TO BE IMPLEMENTED ON THE SITE IN ACCORDANCE WITH AS3798
B. UNLESS NOTED OTHERWISE THE FREQUENCY OF TESTING IS TO BE IN ACCORDANCE WITH TABLE 8.1 OF AS3798
C. THE GITA IS TO UNDERTAKE CONTINUOUS INSPECTION AND TESTING AND IS TO PROVIDE A COMPLIANCE CERTIFICATE IMMEDIATELY FOLLOWING COMPLETION OF EARTHWORKS
   - THE COMPLIANCE CERTIFICATE SHALL BE SIGNED BY A SUITABLY QUALIFIED AND EXPERIENCED GEOTECHNICAL ENGINEER (RPEQ) AND SHALL STATE THE FOLLOWING:
   - ALL EARTHWORKS HAVE BEEN CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATION
   - THAT FILL HAS BEEN PLACED AND COMPACTED TO THE MINIMUM DENSITY RATIOS DETAILED ON THE DRAWINGS AND SPECIFICATION
   - THAT FILL MATERIAL COMPLIES WITH THE DRAWINGS AND SPECIFICATION
D. THE GITA IS TO MAINTAIN SITE RECORD REPORTS SUCH THAT THEY MAY BE PRESENTED AT THE REQUEST FROM THE SUPERINTENDENT

7.HOLD POINTS FOR BORNHORST & WARD INSPECTION

A. PROVIDE A MINIMUM OF 48 HOURS NOTICE TO INSPECT THE FOLLOWING
   - APPROVAL OF IMPORTED FILL TEST CERTIFICATES

8.WITNESS POINTS FOR BORNHORST & WARD INSPECTION

NIL

9.SUBMISSIONS

A. PROVIDE THE FOLLOWING PRIOR TO PRACTICAL COMPLETION
   - LEVEL 1 INSPECTION AND TESTING REPORT, AND RPEQ SIGNED COMPLIANCE CERTIFICATE
   - A CONSOLIDATED RECORD OF IMPORTED FILL TESTING CERTIFICATES
   - FIRE ANT BIO SECURITY INSTRUMENT PERMIT WHERE APPLICABLE

10. VARIATIONS

A. VARIATIONS ARISING FROM LATENT CONDITIONS REQUIRE THE FOLLOWING:
   - REPORT FROM THE GEOTECHNICAL ENGINEER WITH RECOMMENDATIONS FOR REMEDIATION
   - 12D FORMAT SURVEY PRE AND POST REMEDIATION
   - PAYMENT TO BE SOLID VOLUMES, COMPACTED IN PLACE ON SITE (TRUCK DOCKETS NOT ACCEPTED)

PROJECT SETOUT

1. ALL PROJECT SETOUT (HORIZONTAL AND VERTICAL) IS TO BE UNDERTAKEN BY THE CONTRACTOR FROM A DIGITAL SURFACE MODEL (12D OR 3D-DWG) PROVIDED BY BORNHORST & WARD, RELATIVE TO PERMANENT SURVEY MARKS OR OTHER SURVEY CONTROL PROVIDED BY THE PRINCIPAL. THE CONTRACTOR IS TO ALERT THE SUPERINTENDENT IF SUITABLE CONTROL IS NOT AVAILABLE.
2. CONTRACTOR IS TO CONFIRM TIE-IN LEVELS TO EXISTING FEATURES PRIOR TO CONSTRUCTION
3. SURFACE LEVELS OF STORMWATER & SEWER MANHOLES AND OTHER SERVICE PITS ARE TO SUIT THE FINISHED SURFACE (LEVEL AND GRADIENT), WHICH MAY BE SLIGHTLY DIFFERENT TO ANY CENTER OF STRUCTURE LEVELS PROVIDED.

BUILDING EARTHWORKS NOTES

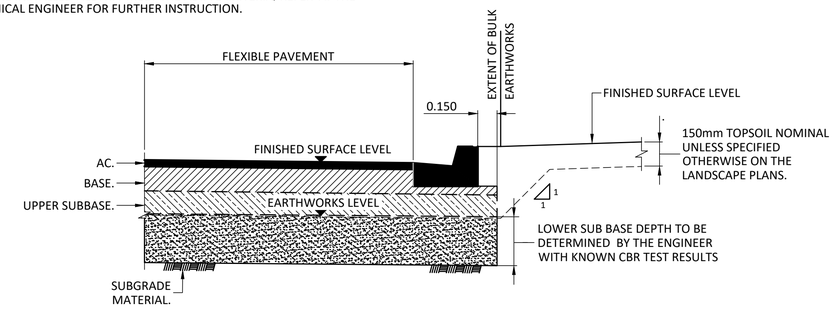
1. GENERAL

A. REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS FOR STRUCTURAL SLAB THICKNESS AND FOUNDATIONS.
B. REFER TO ARCHITECT FOR ALL SETOUT, LEVELS, STEPS, FALLS ETC. TO SLABS.
C. THE CONTRACTOR IS TO CONFIRM BUILDING SETOUT WITH THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF EARTHWORKS, INCLUDING LOCATION AND DEPTH OF ALL SLAB SET DOWNS.

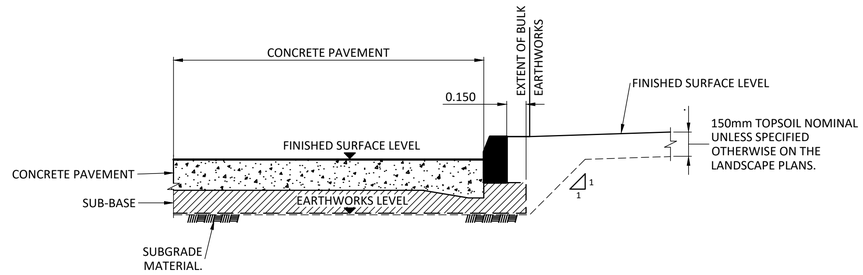
2. STRUCTURAL DESIGN

A. THE STRUCTURE HAS BEEN DESIGNED BASED ON SITE CONDITIONS WITH THE FOLLOWING CRITERIA: -
   - INSITU SITE CLASSIFICATION (AS 2870): CLASS P
   - INSITU BEARING CAPACITY: 150 KPA

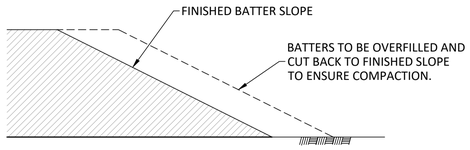
   SHOULD THE INSTALLED FILL NOT MEET THE ABOVE CRITERIA, REFER TO THE GEOTECHNICAL ENGINEER FOR FURTHER INSTRUCTION.



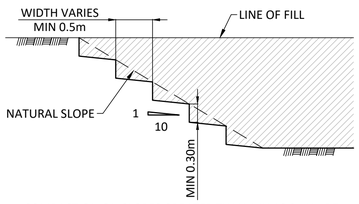
EARTHWORKS LEVELS UNDER FLEXIBLE PAVEMENT DETAIL
N.T.S.



EARTHWORKS LEVELS UNDER CONCRETE PAVEMENT DETAIL
N.T.S.



FILL BATTER CUTBACK DETAILS
N.T.S



COMPACTION ON SLOPES GREATER THAN 1 IN 10 SHALL BE KEYED AS SHOWN ABOVE UNLESS DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER.

COMPACTION ON SLOPES
N.T.S

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CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: EARTHWORKS NOTES AND DETAILS

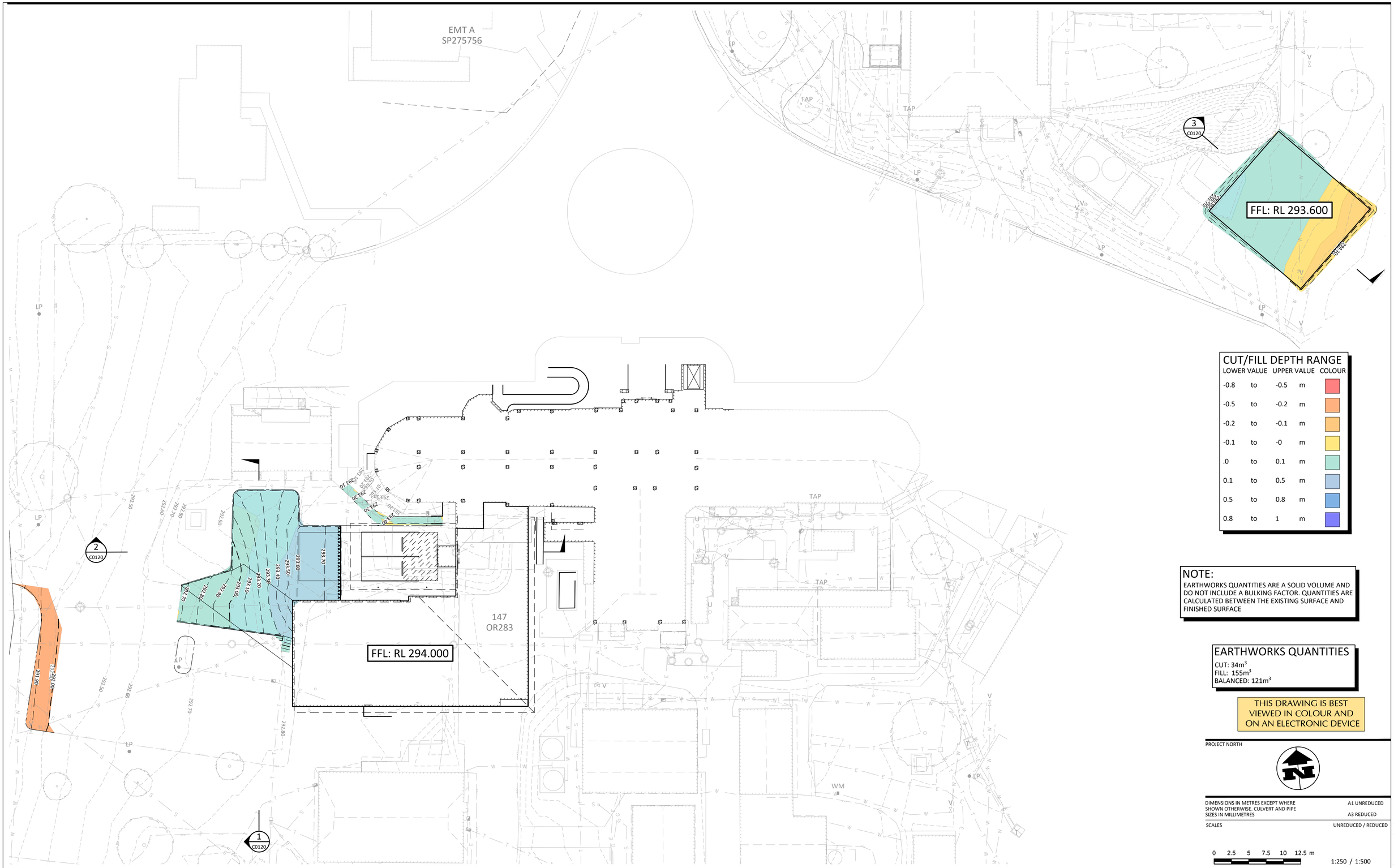
PROJECT No. 25390C
DRAWING No. C0100
REVISION A

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ORIGINAL SIZE A1

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PLAN
SCALE 1:250

CUT/FILL DEPTH RANGE

LOWER VALUE		UPPER VALUE		COLOUR
-0.8	to	-0.5	m	
-0.5	to	-0.2	m	
-0.2	to	-0.1	m	
-0.1	to	-0	m	
.0	to	0.1	m	
0.1	to	0.5	m	
0.5	to	0.8	m	
0.8	to	1	m	

NOTE:
EARTHWORKS QUANTITIES ARE A SOLID VOLUME AND DO NOT INCLUDE A BULKING FACTOR. QUANTITIES ARE CALCULATED BETWEEN THE EXISTING SURFACE AND FINISHED SURFACE

EARTHWORKS QUANTITIES

CUT: 34m^3
FILL: 155m^3
BALANCED: 121m^3

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PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES — A1 UNREDUCED, A3 REDUCED

SCALES — UNREDUCED / REDUCED

0 2.5 5 7.5 10 12.5 m — 1:250 / 1:500

STATUS

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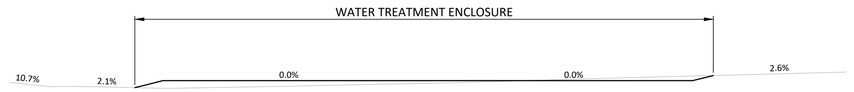
SUBJECT: EARTHWORKS LAYOUT

PROJECT No. 25390C
DRAWING No. C0110
REVISION A

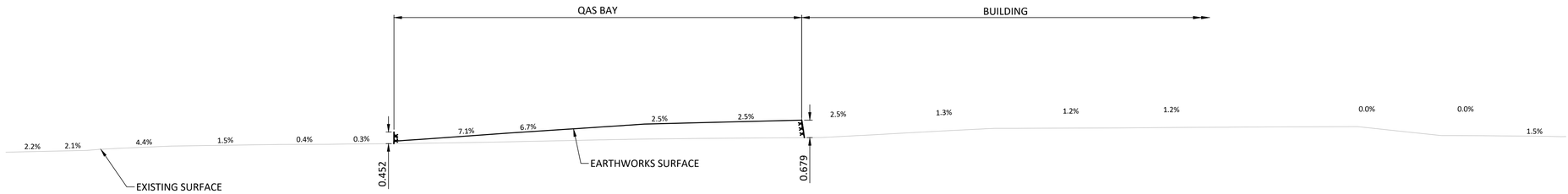
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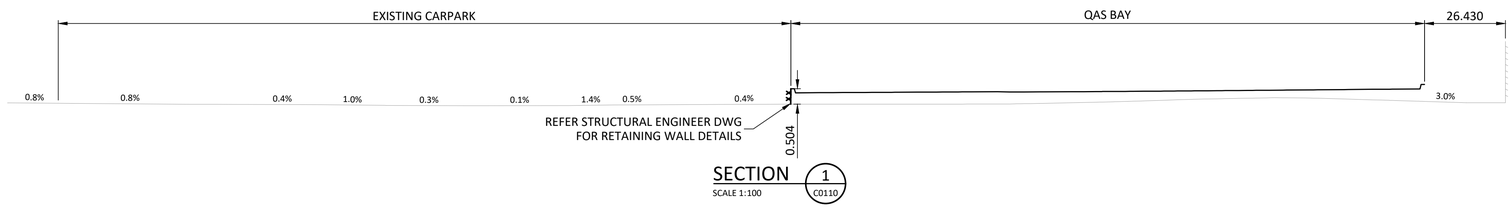
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SECTION 3
SCALE 1:100 C0110



SECTION 2
SCALE 1:100 C0110



SECTION 1
SCALE 1:100 C0110

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DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES — A1 UNREDUCED, A3 REDUCED

SCALES — UNREDUCED / REDUCED

0 1.0 2.0 3.0 4.0 5.0m — 1 : 100 / 1 : 200

STATUS

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PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: EARTHWORKS SECTIONS

PROJECT No. 25390C

DRAWING No. C0120 REVISION A

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STANDARD STORMWATER DRAINAGE NOTES

1. MATERIALS

1.1. PIPES
ALL PIPES TO BE SRCP CLASS 3 UNLESS NOTED OTHERWISE. OTHER PIPE MATERIALS MAY ONLY BE ACCEPTED UNDER WRITTEN PERMISSION FROM LOCAL AUTHORITY AND SUPERINTENDENT.

1.1.1 PIPES JOINTING SHALL COMPLY WITH THE FOLLOWING UNLESS NOTED OTHERWISE:

SIZE	JOINTING
< 375 DIA	RRJ
375 TO 900 DIA	SPIGOT AND SOCKET RRJ
> 900 DIA	INTERNAL FLUSH JOINT WITH EXTERNAL RUBBER BANDS

1.2. BEDDING, BACKFILL AND OVERLAY
BEDDING, HAUNCH / SIDE ZONE AND OVERLAY MATERIAL
THIS MATERIAL SHALL CONFORM TO THE PROJECT SPECIFICATION AND LOCAL AUTHORITY STANDARDS UNLESS NOTED OTHERWISE. CONFIRM WITH SUPERINTENDENT IF LOCAL AUTHORITY STANDARD NOT AVAILABLE:

2. BACKFILL
THE BACKFILL SHALL CONFORM TO THE FOLLOWING:

LOCATION	TRENCH	EMBANKMENT
EXISTING ROAD TO REMAIN IN USE	CEMENT STABILIZED FILL	N/A
NEW ROAD	GRAVEL (CBR>15% SOAKED)	*ORDINARY FILL
OTHER LOCATION	*ORDINARY FILL	*ORDINARY FILL

*ORDINARY FILL SHALL CONFORM TO THE REQUIREMENT DETAILED IN THE RELEVANT AUTHORITIES DETAILS AND SPECIFICATIONS.

3. MAINTENANCE HOLES
3.1 BASE AND SHAFT
REFER TO AUTHORITY STANDARD DRAWINGS.
PRECAST SHAFTS NOT ACCEPTABLE FOR PUBLIC ASSETS.
3.2 COVER TYPES
UNLESS NOTED ON PROJECT DRAWINGS ALL COVERS (LIDS AND GRATES) ARE TO BE CLASS D AND CONSTRUCTED TO LOCAL AUTHORITY STANDARDS.
3.3 ALL STORMWATER STRUCTURES TO BE FULLY BENCHED TO LOCAL AUTHORITY STANDARDS.
3.4 ALL MANHOLES DEEPER THAN 3.0m TO BE CONSTRUCTED TO DTMR STANDARD DRAWING SD1307.

4. CONSTRUCTION

CONSTRUCTION OF BEDDING. HAUNCH/SIDE ZONE, OVERLAY AND BACKFILLING FOR CONCRETE PIPES TO BE IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND LOCAL AUTHORITY STANDARDS UNLESS NOTED OTHERWISE. CONFIRM WITH SUPERINTENDENT IF LOCAL AUTHORITY STANDARD NOT AVAILABLE.
CONSTRUCTION OF UNDERLAY. SIDE SUPPORT, OVERLAY AND BACKFILL FOR PVC PIPES TO BE IN ACCORDANCE WTIH AS2032 PART 5 AND 7
NOTE: SPACING BETWEEN MULTIPLE PIPES TO BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARDS

4.1. DRAINAGE TRENCH COMPACTION:
MINIMUM DRY DENSITY COMPACTION RATIOS TO AS 1289.5.4.1 (STANDARD COMPACTION)

ZONE	LOCATION	MATERIAL	MIN. DRY DENSITY (%)	
			COHESIVE	NON COHESIVE
BEDDING	TRENCH FOUNDATION	REFER NOTE 1.2	98	70
BACKFILL	UNDER ROAD	GRANULAR (TOP 300mm)	98	N/A
BACKFILL	UNDER ROAD	CBR 15	98	N/A
BACKFILL	FOOTPATH	*ORDINARY FILL	98	N/A
BACKFILL	OTHER	*ORDINARY FILL	98	N/A

*REFER NOTE 1.2.1
TESTING FREQUENCY: 1 TEST PER 30 LINEAL METERS OF TRENCH PER LAYER OR A MINIMUM OF 2 TESTS PER LAYER FOR TRENCHES < 50m IN LENGTH.

4.2. A 1.0m LENGTH OF DIA 100 SUBSOIL DRAIN, SLEEVED IN A GEOTEXTILE SOCK, IS TO BE PLACED IN THE BEDDING UPSTREAM OF ALL DRAINAGE STRUCTURES OUTFALLING INTO THE DRAINAGE STRUCTURE.

4.3. WORKS UNDER EXISTING PAVEMENT (WHICH IS TO REMAIN IN USE)

4.3.1. STATE CONTROLLED ROADS UNLESS APPROVED OTHERWISE BY THE MANAGEMENT CONTRACTOR ARE TO BE PLACED BY TUNNEL BORING.
4.3.2. OTHER PAVEMENTS ADOPT LOCAL AUTHORITY'S TRENCH THROUGH EXISTING ROAD DETAILS

4.4. CCTV TO BE COMPLETED ON ALL STORMWATER PIPELINES TO LOCAL AUTHORITY STANDARD.
4.4.1. NO REPAIRS OF ANY STORMWATER PIPE ARE TO BE UNDERTAKEN WITHOUT APPROVAL FROM BORNHORST & WARD.

4.5. IPWEA
4.5.1. FIELD INLET PITS GREATER THAN 2.2m IN DEPTH ARE TO HAVE CENTRALLY PLACED SL81 MESH WITHIN WALLS AND BASE

4.6. ALL JUNCTIONS TO STORMWATER PIPELINES TO BE MADE AT MANHOLES, GULLY PITS. BANDAGE OR BREAK IN JUNCTIONS ARE NOT PERMITTED AND WILL BE REJECTED

4.7. H2 SUPPORT HAS BEEN ASSUMED FOR ALL CONSTRUCTION LOADS. CONCRETE PIPE CLASS HAS BEEN CHECKED USING CPAA PIPE CLASS V2.0.23. CONSTRUCTION VEHICLE LOADS CONSIDERED.

4.7.1. EXCAVATOR WITH 580mm COMPACTION WHEEL (25.0T)
SMOOTH DRUM VIBRATORY ROLLER (10.0T)
EXCAVATOR - 325B (25.9T)

4.7.2. IN GENERAL, MAXIMUM CONSTRUCTION LOADS ARE NOT TO EXCEED A 10T SMOOTH DRUM VIBRATORY ROLLER AT 460mm COVER AND A 25T EXCAVATOR AND COMPACTION WHEEL AT 750mm COVER

4.7.3. IF THE CONTRACTOR USES DIFFERENT OR HEAVIER EQUIPMENT THAN THE ABOVE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF THE PIPE CLASS IS ADEQUATE

STANDARD ROADWORKS NOTES

FLEXIBLE PAVEMENTS

1. PAVEMENT AND SURFACING

1.1. PAVEMENT THICKNESSES SHOWN ON DRAWINGS ARE PRELIMINARY. THE SUPERINTENDENT WILL NOMINATE FINAL PAVEMENT THICKNESSES FOLLOWING DETAILED SUBGRADE EVALUATION AS NOMINATED IN THE SPECIFICATIONS.

1.2. A PRIMER SEAL IS REQUIRED ON THE BASE COURSE SURFACE BEFORE ANY ASPHALTIC CONCRETE SURFACING, OR SEALING, IS CARRIED OUT. REFER SPECIFICATION FOR TYPICAL REQUIREMENTS. DETAILS TO BE CONFIRMED WITH THE SUPERINTENDENT PRIOR TO CONSTRUCTION.

1.3. BITUMINOUS SURFACING SHALL NOT BE COMMENCED UNTIL THE PROFILE, SURFACE COMPACTION, QUALITY AND FINISH OF THE PAVEMENT HAVE BEEN APPROVED BY THE SUPERINTENDENT. SHOULD THE PAVEMENT, DUE TO ANY REASON OR CAUSE, LOSE THE REQUIRED QUALITY, STABILITY, DENSITY OR FINISH BEFORE THE SURFACING IS COMPLETE, IT SHALL BE RECTIFIED AT THE EXPENSE OF THE CONTRACTOR.

2. MATERIALS

2.1. WHERE PAVEMENT MATERIALS ARE SPECIFIED BY SOAKED CBR VALUES, THIS SHALL BE DEFINED AS THE FOUR DAY SOAKED CBR VALUE WHEN TESTING IN ACCORDANCE WITH AS 1289.6.1.1 - METHOD 6.1.1

MATERIAL COMPLIANCE TESTING

1. PRIOR TO DELIVERY OF ANY MATERIAL ON SITE SUBMIT MATERIAL COMPLIANCE TEST RESULTS TO THE SUPERINTENDENT.
2. TESTING REQUIRED TO DEMONSTRATE COMPLIANCE OF MATERIALS SHALL BE UNDERTAKEN AT THE RATE OF ONE (1) TEST PER 500 CUBIC METRES SOLID MEASUREMENT OR PART THEREOF UNLESS OTHERWISE DETERMINED BY THE SUPERINTENDENT OR SPECIFIED UNDER THE JOB SPECIFICATION.

PAVEMENT INSPECTIONS AND TESTING

1. PAVEMENT INSPECTIONS

1.1. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT SEVENTY TWO (72) HOURS IN ADVANCE OF WHEN THE SUBGRADE OR FINISHED PAVEMENT WILL BE READY FOR THE SUPERINTENDENT'S INSPECTION. PAVING SHALL NOT COMMENCE UNTIL THE SUPERINTENDENT HAS INSPECTED AND APPROVED THE SUBGRADE PREPARATION.

1.2. THE SUBGRADE IS TO BE FREE FROM STICKS, ORGANIC MATTER, CLAY LUMPS AND OTHER DELETERIOUS MATERIAL.

2. PAVEMENT COMPACTION TESTING

2.1. THE MINIMUM STANDARDS OF COMPACTION SHALL BE:
SUBGRADE - 100% STANDARD COMPACTION
SUBGRADE REPLACEMENT MATERIAL - 98% MODIFIED COMPACTION
SUB-BASE - 98% MODIFIED COMPACTION
BASE - 98% MODIFIED COMPACTION

2.2. COMPACTION TESTS ARE REQUIRED ON SUBGRADE, SUBGRADE REPLACEMENT, SUB-BASE AND BASE LAYERS AT A FREQUENCY OF ONE (1) TEST PER 100 METRES FOR ROADWAY OR ONE (1) TEST PER 500m2 FOR GENERAL PAVING

PAVEMENT DRAINS & CONDUITS

1. PAVEMENT DRAINS

1.1. SUB-SURFACE PAVEMENT DRAINS ARE TO BE PROVIDED BENEATH ALL KERBS (UNLESS NOTED OTHERWISE), CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY STANDARD DRAWINGS.

1.2. PAVEMENT DRAINS SHOULD BE FREE DRAINING AND CONNECTED TO THE NEAREST STORMWATER PIT OR OUTLET AT 0.5% GRADE MINIMUM.

1.3. PAVEMENT DRAINS ARE TO BE NON SOCKED, SLOTTED Ø100 CORRUGATED POLYETHYLENE PIPE AND FITTINGS, CLASS AS NOMINATED BY LOCAL AUTHORITY STANDARD DRAWING. DRAINAGE TRENCH TO BE THE GEOFABRIC WRAPPED OPTION AS PER THE LOCAL AUTHORITY STANDARD DRAWING. (BIDIM A29 OR EQUIVALENT UNLESS NOTED OTHERWISE ON THE STANDARD DRAWING)

1.4. CONNECTION BETWEEN LENGTHS OF DRAINAGE PIPE, AND TO EXISTING, TO BE VIA STANDARD FITTINGS - COUPLINGS, Y JUNCTIONS ETC.

1.5. ROAD CROSSINGS OF PAVEMENT DRAINS ARE TO BE UN-SLOTTED PIPE, UNLESS SPECIFIED AS A MITRE DRAIN ON THE PROJECT DRAWINGS.

1.6. CAPPED CLEANOUTS TO SURFACE TO BE PROVIDED AT ALL HIGH POINTS, UPSTREAM OF ALL ROAD CROSSINGS, AT CONNECTION TO EXISTING PAVEMENT DRAINS AND AT A MAXIMUM SPACING OF 60M FOR PIPE DRAINS AND 50M FOR STRIP DRAINS.

1.7. WHERE THE DESIGN REQUIRES CONNECTION TO EXISTING PAVEMENT DRAINS, PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH. CONTRACTOR TO ADVISE THE SUPERINTENDENT IF PAVEMENT DRAINS DO NOT EXIST AT A SUITABLE LOCATION.

2. SERVICE CONDUITS

2.1. THE CONTRACTOR IS TO CONFIRM THE LOCATION OF SERVICE CONDUITS WITH THE SUPERINTENDENT PRIOR TO CONSTRUCTION.

NOTE:
ANY LONG SECTIONS MARKED `STUB CONNECTION` OR EXPECTED HYDRAULIC CONNECTIONS ARE INDICATIVE ONLY, CONFIRM WITH HYDRAULICS DRAWINGS.

NOTE:
AS3600 EXPOSURE CLASSIFICATION FOR STORMWATER CAST INSITU GULLY PITS AND MANHOLES: A1

STANDARD ROADWORKS NOTES

GROUTED ROCK PITCHING

1.1. GENERAL

1.1.1. PLACING: CLEAN AND THOROUGHLY WET ALL ROCKS BEFORE PLACING. PLACE ROCKS WITH THE GREATEST AREA TOWARDS THE FACE AND THE LONGEST SIDE HORIZONTAL. BREAK JOINTS AS MUCH AS POSSIBLE.

1.1.2. ROCK SIZE: USE SPALLS WITH SIZES RANGING FROM 75 mm TO 300 mm.

1.1.3. MORTAR: PLACE ROCKS IN CEMENT MORTAR BEDS IN HORIZONTAL LAYERS. CONSTRUCT FACE JOINTS WITH A NOMINAL WIDTH OF 25 mm.

1.1.4. OPEN FACE: SET THE MORTAR BACK 50 MM BEHIND THE EXPOSED FACE OF THE STONE.

1.1.5. FINISHING: CLEAN DOWN THE EXPOSED ROCK FACES TO REMOVE ANY COATING OF CEMENT MORTAR.

1.1.6. CAPPING: CONSTRUCT CAPPING ALONG THE TOP OF ALL STONE PITCHED WALLS. CAPPING WIDTH MUST BE THE SPECIFIED WALL THICKNESS. CUT CONTROL JOINTS AT 2 m CENTRES. CONSTRUCT CAPPING USING 50 mm THICK MORTAR BED OR 100 mm THICK (APPROXIMATELY) PRECAST CONCRETE BLOCKS OR 100 mm THICK CONCRETE GRADE 15 MPA.

1.1.7. CURING: THE PROVISIONS OF REFERENCE SPECIFICATION S200 CONCRETE WORK – CLAUSE 6.0 DO NOT APPLY. PROVIDE MORTAR AND CAPPING WITH NO CRACKS GREATER THAN 0.3 mm WIDE OTHER THAN AT CONTROL JOINTS.

1.2. TOLERANCES EXPOSED STONE SURFACE

1.2.1. RELATIVE (IN 1 METRE) TOLERANCE: ±20 mm.

1.2.2. RELATIVE (IN 3 METRE) TOLERANCE: ±30 mm.

1.2.3. ABSOLUTE TOLERANCE: ±20 mm.

1.3. TOLERANCES CONCRETE CAPPING

1.3.1. VERTICAL ALIGNMENT: ±20 mm ABSOLUTE.

1.3.2. HORIZONTAL ALIGNMENT: ±30 mm ABSOLUTE, ±10 mm RELATIVE TO A 3 m STRAIGHTEDGE.

1.4. DRAINAGE

1.4.1. POSITION: PROVIDE 100 mm DIAMETER WEEPHOLES AT 1 m SPACINGS ALONG THE TOE OF THE WALL OR STONE PITCHING. PROVIDE 100 mm DIAMETER WEEPHOLES EVERY 2 m^2 ELSEWHERE.

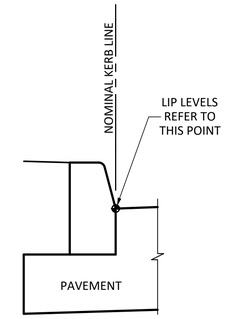
1.4.2. EARTH FACE: COVER REAR OF WEEPHOLES WITH TYPE 2 GEOTEXTILE SECURELY TAPED IN PLACE.

1.4.3. BACKFILLING: BACKFILL ROCK WALLING PROGRESSIVELY WITH A LAYER AT LEAST 300 mm THICK OF POROUS MATERIAL SUCH AS COARSE AGGREGATE OR CRUSHED ROCK. IN STONE PITCHING, SURROUND WEEP HOLE INLETS WITH AT LEAST 0.03 m^3 OF 10 mm GRANULAR DRAINAGE MATERIAL.

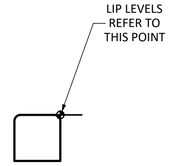
1.4.4. GRATED OUTLETS: PROVIDE SECURELY FIXED GRATED OUTLETS TO ALL WEEPHOLES.

1.5. SCOUR PROTECTION

1.5.1. CUT-OFF WALLS: CONSTRUCT STONE PITCHED CUT-OFF WALLS AT THE TOE AND SIDES OF ALL STONE PITCHING IN WATERWAYS (EXCEPT AT THE TOE WHERE IT IS PROTECTED BY A SLAB OR FOOTING). THE CUT-OFF WALLS MUST BE A MINIMUM 0.45 m DEEP FROM FINISHED SURFACE AND AT LEAST 0.3 m WIDE.



IPWEA B2
REFER IPWEA STD DWG RS-080 FOR DETAILS
N.T.S.



NO VEHICLE LOADING
IPWEA ER1
REFER IPWEA STD DWG RS-080 FOR DETAILS
N.T.S.

IPWEA SM2
REFER IPWEA STD DWG RS-080 FOR DETAILS
N.T.S.

PROJECT SETOUT

1. ALL PROJECT SETOUT (HORIZONTAL AND VERTICAL) IS TO BE UNDERTAKEN BY THE CONTRACTOR FROM A DIGITAL SURFACE MODEL (12D OR 3D-DWG) PROVIDED BY BORNHORST & WARD, RELATIVE TO PERMANENT SURVEY MARKS OR OTHER SURVEY CONTROL PROVIDED BY THE PRINCIPAL. THE CONTRACTOR IS TO ALERT THE SUPERINTENDENT IF SUITABLE CONTROL IS NOT AVAILABLE.
2. CONTRACTOR IS TO CONFIRM TIE-IN LEVELS TO EXISTING FEATURES PRIOR TO CONSTRUCTION
3. SURFACE LEVELS OF STORMWATER & SEWER MANHOLES AND OTHER SERVICE PITS ARE TO SUIT THE FINISHED SURFACE (LEVEL AND GRADIENT), WHICH MAY BE SLIGHTLY DIFFERENT TO ANY CENTER OF STRUCTURE LEVELS PROVIDED.

ALL SETOUT (HORIZONTAL AND VERTICAL) WILL BE PROVIDED BY 3D DIGITAL FILE IN PROJECT SURVEY COORDINATES.

THIS DRAWING IS BEST VIEWED IN COLOUR AND ON AN ELECTRONIC DEVICE

STATUS
TENDER

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CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: SITEWORKS AND DRAINAGE NOTES AND DETAILS

PROJECT No. 25390C
DRAWING No. C0300
REVISION A

0 10 20 30 40 50 100

ORIGINAL SIZE A1

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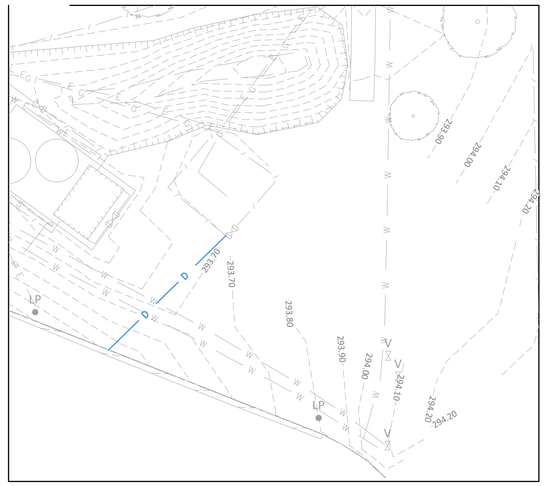
LEGEND

DELINEATION

- IPWEA TYPE B2 KERB ONLY
- IPWEA TYPE ER1 EDGE RESTRAINT KERB

EMT A
SP275756

JOINS INSET A RIGHT



INSET A
SCALE 1:250

EXISTING COMMS PIT TO BE RAISED WITH CLASS D TRAFFICABLE LID. REFER ELECTRICAL DRAWINGS

EXISTING COMMS PIT TO BE RAISED WITH CLASS D TRAFFICABLE LID. REFER ELECTRICAL DRAWINGS

PROPOSED CONCRETE FOOTPATH

REFER STRUCTURAL DRAWINGS FOR SLAB DETAILS

PAVEMENT WIDENING TO PERMIT 2 WAY TRAFFIC MOVEMENT

NEW 1050mm MANHOLE WITH ROOFWATER STUB FOR HYDRAULIC CONNECTION

PEDESTRIAN LINK TO QAS RAMP VIA STAIRS OR RAMP

SEWER STUB TO SERVICE PROPOSED BUILDING TO BE BUILT FROM EXISTING MANHOLE

REPLACE EXISTING PAVEMENT AREA WITH LANDSCAPING TO RETAIN LIGHTING POLE

147
OR283

67
OR337

PLAN
SCALE 1:250

THIS DRAWING IS BEST VIEWED IN COLOUR AND ON AN ELECTRONIC DEVICE

PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES — A1 UNREDUCED; A3 REDUCED

SCALES — UNREDUCED / REDUCED

0 2.5 5 7.5 10 12.5 m — 1:250 / 1:500

STATUS

TENDER

J:\2025\25390h_C05_DRAWINGS\DRG\C0310.DWG

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CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: SITEWORKS AND DRAINAGE LAYOUT

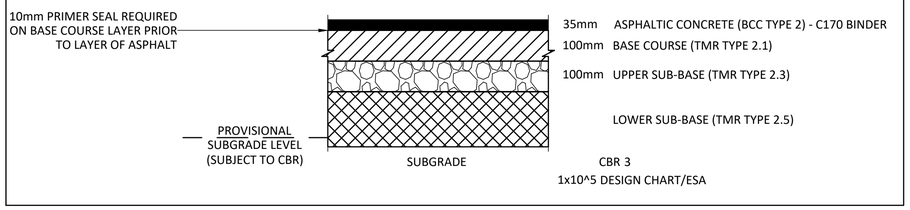
PROJECT No. 25390C

DRAWING No. C0310 — REVISION A

0 10 20 30 40 50 100 — ORIGINAL SIZE A1

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PAVEMENT TYPE A: ASPHALTIC PAVEMENT



PLAN
SCALE 1:250

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PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES — A1 UNREDUCED, A3 REDUCED

SCALES — UNREDUCED / REDUCED

0 2.5 5 7.5 10 12.5 m — 1:250 / 1:500

STATUS

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CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: PAVEMENT LAYOUT

PROJECT No. 25390C

DRAWING No. C0360 — REVISION A

0 10 20 30 40 50 100 — ORIGINAL SIZE A1

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SIGNS AND LINE MARKING NOTES

1. CROSS REFERENCES

NIL

2. DESIGN BASIS

THE SIGNS AND LINE MARKING DESIGN HAS BEEN BASED UPON THE FOLLOWING:

A. THE QUEENSLAND GOVERNMENT, QUEENSLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (Q-MUTCD) AND THE AUSTROADS GUIDE TO ROAD DESIGN.

B. THE SIGN AND LINE MARKING POSITIONING ON THE PROJECT DRAWINGS PROVIDE THE GENERAL DESIGN INTENT, WITH CRITICAL DIMENSIONS SHOWN. FOR DISPLAY PURPOSES HOWEVER, SOME ELEMENTS ARE LARGELY DIAGRAMMATIC.

3. SITE MANAGEMENT

THE CONTRACTOR IS TO:

A. INSTALL THE SIGNS AND LINE MARKING IN ACCORDANCE WITH Q-MUTCD AND THE SPECIFICATIONS, TO ACHIEVE THE GENERAL DESIGN INTENT OF THE PROJECT DRAWINGS.

4. MATERIALS

ALL ITEMS:

A. REFER TO THE SPECIFICATIONS & STANDARD DRAWINGS LISTED.

SIGNS:

B. ALL SIGNS ARE TO BE REFLECTORISED AS PER PART 1 OF THE Q-MUTCD.

C. POSTS AND HARDWARE TO LOCAL AUTHORITY REQUIREMENTS.

LINE MARKING:

D. CHLORINATED RUBBER MODIFIED ALKYD BASED PAVEMENT MARKING PAINT IS TO BE USED FOR ALL CONCRETE SURFACES.

E. ALL MARKINGS ARE TO BE INSTALLED WITH A HIGH SKID RESISTANCE MATERIAL.

GUIDE POSTS:

RETROREFLECTIVE RAISED PAVEMENT MARKERS (RRPM):

F. REFER TO THE SPECIFICATIONS.

SERVICE MARKERS:

G. REFER TO THE SEQ CODE AND SPECIFICATIONS.

5. EXECUTION

ALL ITEMS:

A. REFER TO THE SPECIFICATIONS & STANDARD DRAWINGS LISTED.

SIGNS:

B. MINIMUM CLEARANCES TO THE EDGE OF SIGN

- UNKERBED ROADS
  - 600mm FROM OUTER EDGE OF SHOULDER
  - 600mm FROM LINE OF GUIDE POSTS
  - 600mm FROM FACE OF GUARD RAIL
- KERBED ROADS
  - 300mm FROM FACE OF KERB ON UPRIGHT KERBS ON THE ROAD EDGE
  - 500mm FROM FACE OF KERB WHERE MOUNTABLE OR SEMI MOUNTABLE KERBS ARE USED, AND ON TRAFFIC ISLANDS
- BIKE PATHS / JOINT USE PATHS
  - 600mm FROM EDGE OF PATH

C. MOUNTING HEIGHT

- GENERALLY AS PER Q-MUTCD PART 1, CL1.12.3.4, 1.12.3.5 UNLESS MODIFIED BY THE SPECIFICATION OR STANDARD DRAWING.
- CHEVRON ALIGNMENT MARKERS - MAX 1.2m TO UNDERSIDE OF SIGN.
- KEEP LEFT SIGNS - 525mm ABOVE ISLAND OR FOOTPATH SURFACE, UNLESS MODIFIED BY THE SPECIFICATION OR STANDARD DRAWING.
- HAZARD MARKERS - 525mm ABOVE ISLAND OR FOOTPATH SURFACE, UNLESS MODIFIED BY THE SPECIFICATION OR STANDARD DRAWING

LINE MARKING:

D. INSTALL PRODUCTS AS PER THE MANUFACTURERS REQUIREMENTS, INCLUDING SURFACE PREPARATION.

E. REMOVE REDUNDANT LINE MARKING ONLY BY ABRASIVE BLASTING (INCLUDING WATER BLASTING) OR BY COLD PLANNING OR GRINDING.

GUIDE POSTS:

F. INSTALL 1.2m FROM EDGE OF BITUMEN

RETROREFLECTIVE RAISED PAVEMENT MARKERS (RRPM):

G. INSTALL ION ACCORDANCE WITH THE Q-MUTCD PART 5.6 AND AS1906.3 EXCEPT NOTED AS FOLLOWS:

- EDGE LINES - NOT REQUIRED
- CONTINUITY LINES - NOT REQUIRED

H. NORMAL SPACING 'N' BETWEEN RRPM'S TO BE AS PER Q-MUTCD TABLE 5.5. FOR MARKERS ON OUTLINES OF PAINTED MEDIAN STRIPS AND SEPARATORS, ADOPT PREFERRED DIMENSION, 'N', AS 6.0m.

SERVICE MARKERS:

I. FOR NEW AND EXISTING WATER, INSTALL ROAD PAVEMENT, KERB MARKERS AND IDENTIFICATION MARKER POSTS AS PER SEQ CODE STANDARD DRAWING SEQ-WAT-1300-1.

J. WHERE EXISTING MARKERS ARE DISTURBED AS A RESULT OF THE WORKS, REINSTATE AS PER THE ABOVE STANDARD DRAWINGS.

6. HOLD POINTS FOR BORNHORST & WARD INSPECTION

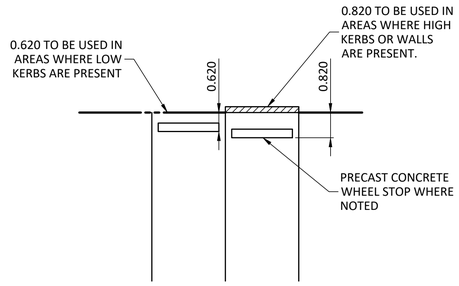
NIL

7. WITNESS POINTS FOR BORNHORST & WARD INSPECTION

NIL

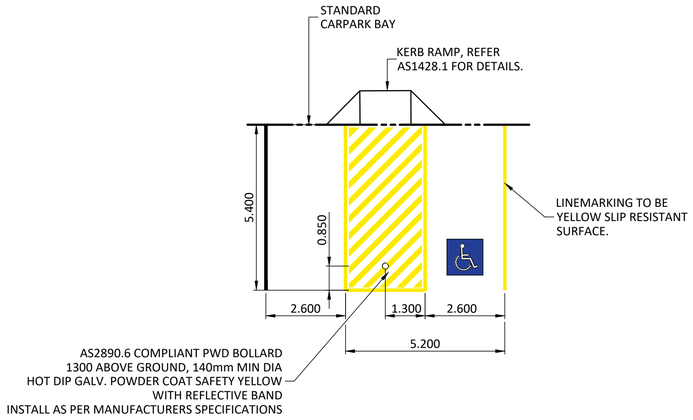
8. SUBMISSIONS

NIL



WHEEL STOP SETOUT DETAIL

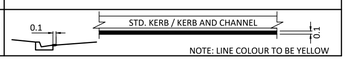
IN ACCORDANCE WITH AUSTRALIAN STANDARD 2890.1 SPECIFICATION



CARPARK LINEMARKING DETAIL

CARPARK LINEMARKING TO BE 80-100mm WIDE
PAINT IN ACCORDANCE WITH AUSTRALIAN STANDARD 2890.1 AND 2890.6 SPECIFICATIONS

LINEMARKING LEGEND

TYPE	DESCRIPTION	DIMENSIONS
PS1	CONTINUOUS LINE - PARKING SPACE	
NS1	CONTINUOUS LINE - NO STOPPING	

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STATUS

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CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: SIGNS AND LINEMARKING NOTED AND DETAILS

PROJECT No. 25390C

DRAWING No. C0850

REVISION A

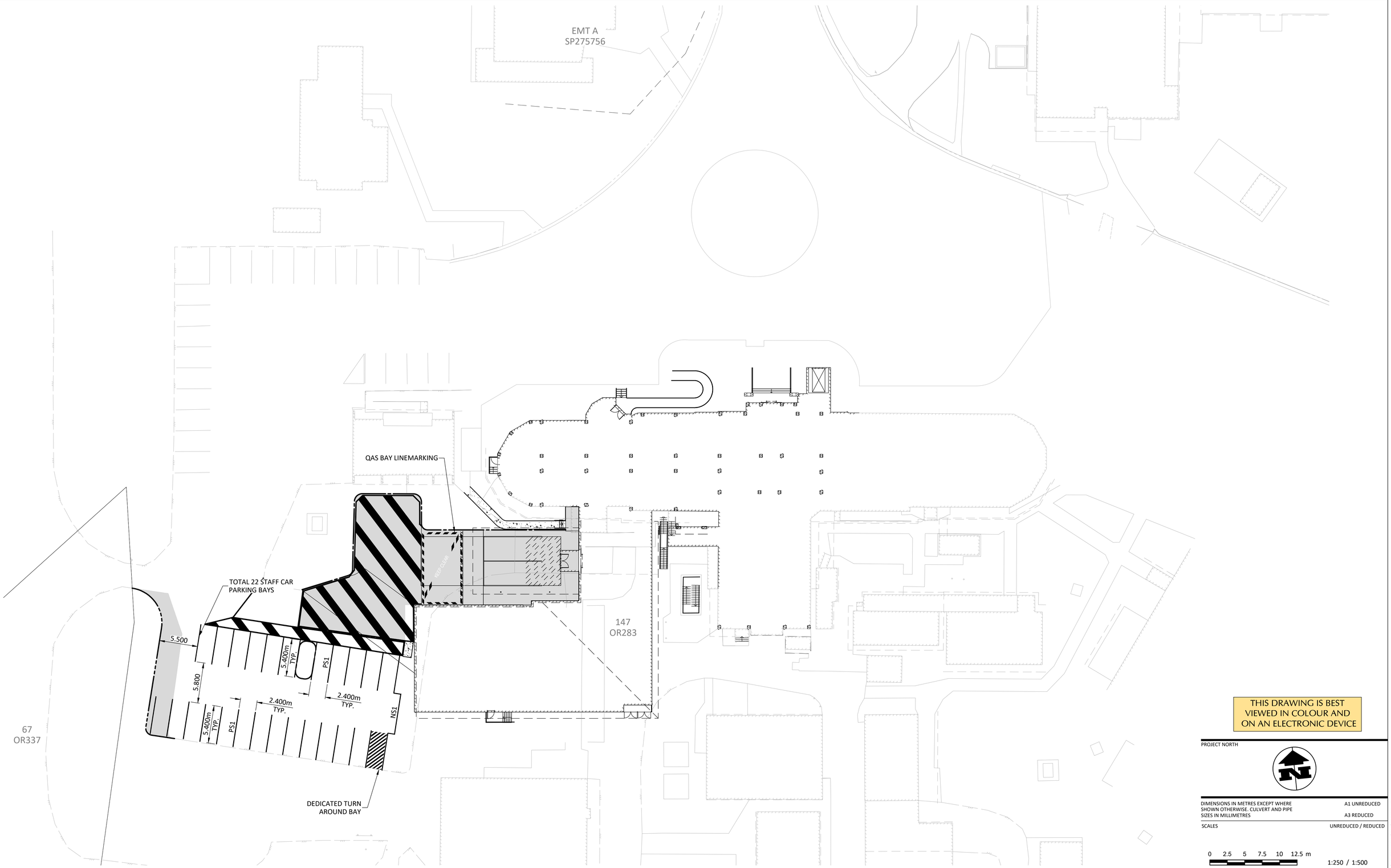
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0 10 20 30 40 50 100

ORIGINAL SIZE A1



PLAN
SCALE 1:250

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PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES — A1 UNREDUCED / A3 REDUCED

SCALES — UNREDUCED / REDUCED

0 2.5 5 7.5 10 12.5 m — 1:250 / 1:500

STATUS

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CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: SIGNS AND LINEMARKING LAYOUT

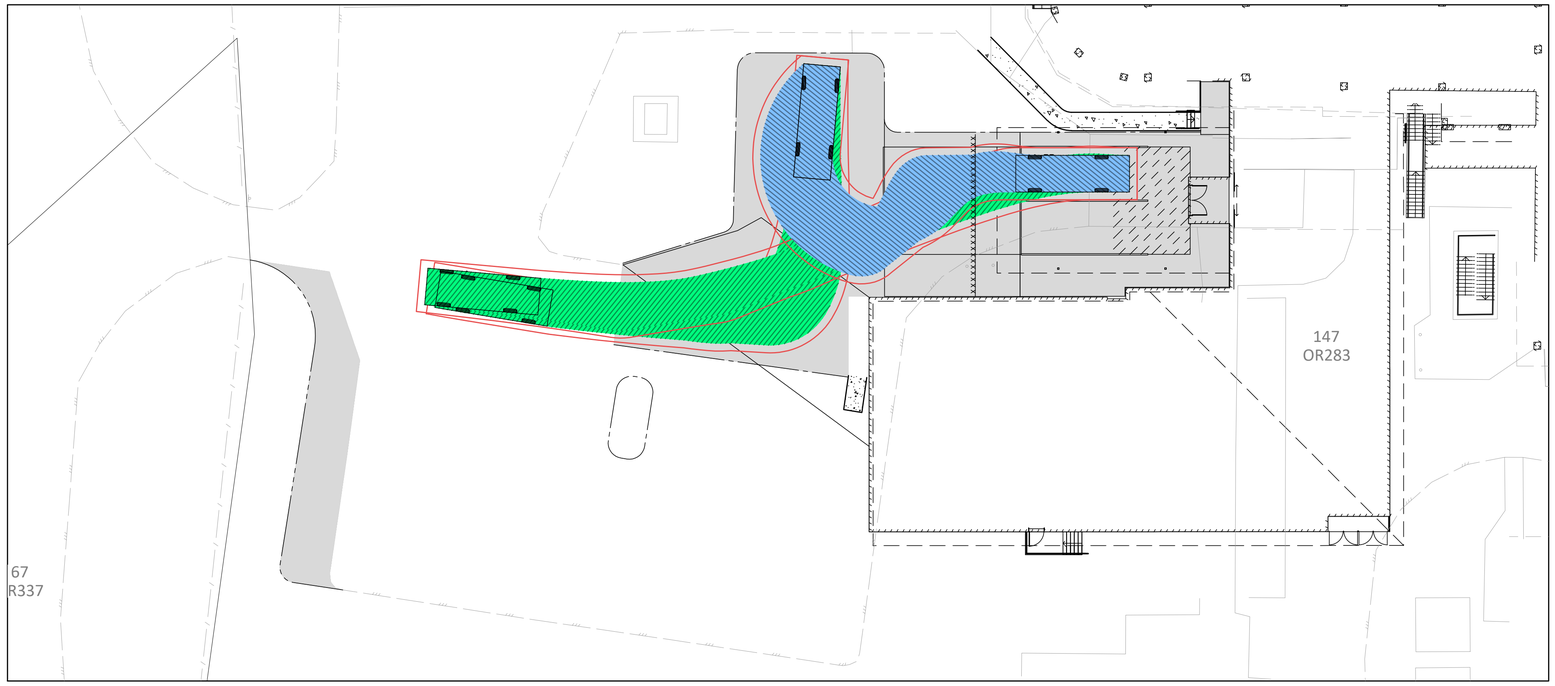
PROJECT No. 25390C

DRAWING No. C0860 — REVISION A

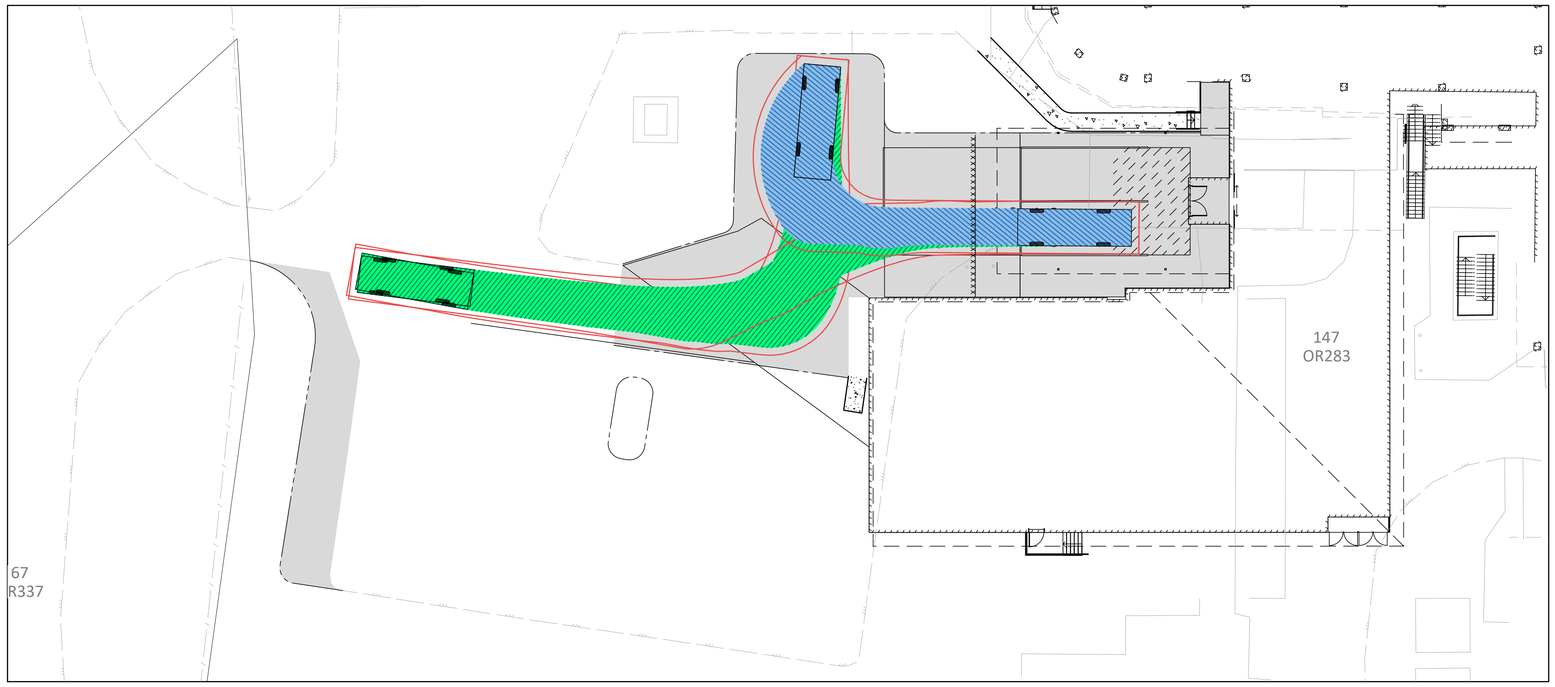
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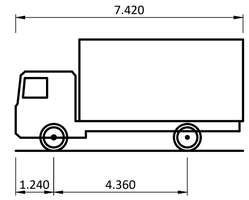
0 10 20 30 40 50 100 ORIGINAL SIZE A1



QAS VEHICLE - ENTRY/EXIST/TURN PARKING SPACE 1
SCALE 1:200



QAS VEHICLE - ENTRY/EXIST/TURN PARKING SPACE 2
SCALE 1:200



QAS DESIGN VEHICLE	
Overall Length	7.420m
Overall Width	2.400m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.400m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	7.185m

THIS DRAWING IS BEST VIEWED IN COLOUR AND ON AN ELECTRONIC DEVICE

PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES — A1 UNREDUCED / A3 REDUCED

SCALES — UNREDUCED / REDUCED

0 2 4 6 8 10 m — 1:200 / 1:400

STATUS

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CLIENT: QUEENSLAND HEALTH

PROJECT: CHARLEVILLE HOSPITAL EXPANSION PROGRAM

SUBJECT: TURN TEMPLATES LAYOUT

PROJECT No. 25390C

DRAWING No. C0960 — REVISION A

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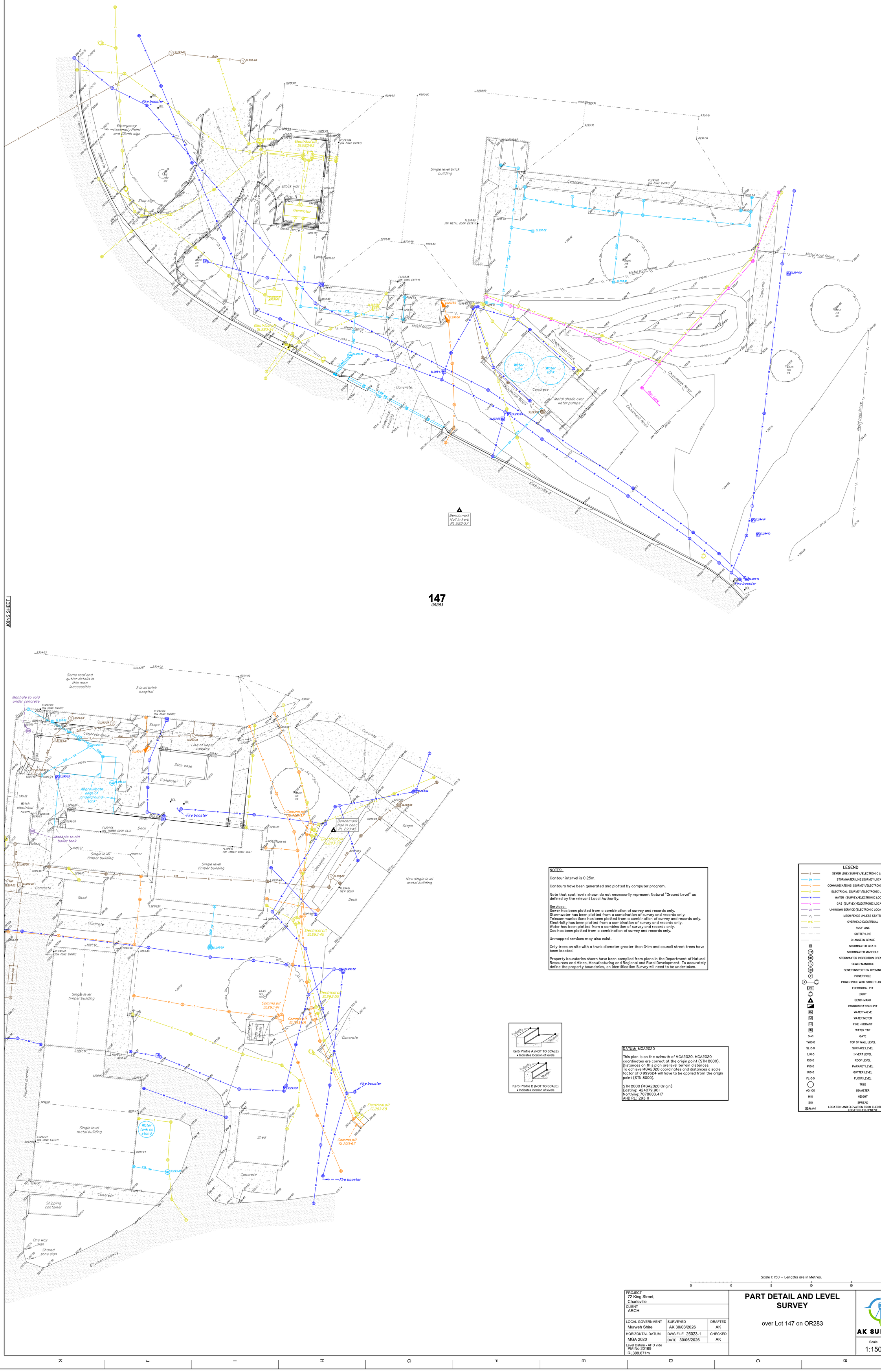
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0 10 20 30 40 50 100

ORIGINAL SIZE A1

APPENDIX C

EXISTING SITE INFORMATION



JOINS SHEET 1

147
OR283

NOTES:

Contour interval is 0·25m.

Contours have been generated and plotted by computer program.

Note that spot levels shown do not necessarily represent Natural "Ground Level" as defined by the relevant Local Authority.

Services:
Sewer has been plotted from a combination of survey and records only.
Stormwater has been plotted from a combination of survey and records only.
Telecommunications has been plotted from a combination of survey and records only.
Electricity has been plotted from a combination of survey and records only.
Water has been plotted from a combination of survey and records only.
Gas has been plotted from a combination of survey and records only.

Unmapped services may also exist.

Only trees on site with a trunk diameter greater than 0·1m and council street trees have been located.

Property boundaries shown have been compiled from plans in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development. To accurately define the property boundaries, an Identification Survey will need to be undertaken.

DATUM: MGA2020

This plan is on the azimuth of MGA2020. MGA2020 coordinates are correct at the origin point (STN 8000). Distances on this plan are level terrain distances.
To achieve MGA2020 coordinates and distances a scale factor of 0·999624 will have to be applied from the origin point (STN 8000).

STN 8000 (MGA2020 Origin)
Easting: 424079.901
Northing: 7078603.417
AHD RL: 293·11

LEGEND

S	SEWER LINE (SURVEY/ELECTRONIC LOCATION)
SW	STORMWATER LINE (SURVEY LOCATION)
C	COMMUNICATIONS (SURVEY/ELECTRONIC LOCATION)
E	ELECTRICAL (SURVEY/ELECTRONIC LOCATION)
W	WATER (SURVEY/ELECTRONIC LOCATION)
G	GAS (SURVEY/ELECTRONIC LOCATION)
US	UNKNOWN SERVICE (ELECTRONIC LOCATION ONLY)
	MESH FENCE UNLESS STATED
OHE	OVERHEAD ELECTRICAL
	ROOF LINE
	GUTTER LINE
	CHANGE IN GRADE
	STORMWATER GRATE
SW	STORMWATER MANHOLE
SWI	STORMWATER INSPECTION OPENING
S	SEWER MANHOLE
SI	SEWER INSPECTION OPENING
	POWER POLE
	POWER POLE WITH STREET LIGHT
EPIT	ELECTRICAL PIT
	LIGHT
	BENCHMARK
	COMMUNICATIONS PIT
WV	WATER VALVE
M	WATER METER
H	FIRE HYDRANT
WT	WATER TAP
	GATE
TW10·0	TOP OF WALL LEVEL
SL10·0	SURFACE LEVEL
IL10·0	INVERT LEVEL
R10·0	ROOF LEVEL
P10·0	PARAPET LEVEL
G10·0	GUTTER LEVEL
FL10·0	FLOOR LEVEL
	TREE
⌀0.100	DIAMETER
H10	HEIGHT
S10	SPREAD
RL10·0	LOCATION AND ELEVATION FROM ELECTROMAGNETIC LOCATING EQUIPMENT

Scale 1: 150 — Lengths are in Metres.
5 0 5 10 15 20

PROJECT: 72 King Street, Charleville		
CLIENT: ARCH		
LOCAL GOVERNMENT: Murweh Shire	SURVEYED: AK 30/03/2026	DRAFTED: AK
HORIZONTAL DATUM: MGA 2020	DWG FILE: 26023-1	CHECKED: AK
Level Datum - AHD vide PM No 20169 RL388.671m	DATE: 30/06/2026	

PART DETAIL AND LEVEL SURVEY

over Lot 147 on OR283

AARON KAYE
Surveying Associate
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AK SURVEYS
122 Redbank Plains Road, BELLBIRD PARK QLD 4300

Scale	Plan Reference	Revision
1:150	26025A0/1	02

PART DETAIL AND LEVEL SURVEY

over Lot 147 on OR283

147
OR283

Lease A
SP275756

MGA2020 Origin
(STN 8000)
Screw in kerb
E 424079.901
N 7078603.417
RL 293.11

Staff parking beyond this point sign

Kerb profile A

Bitumen road

Solar light

#3203127

Mesh fence

Garage

Carpark

Bitumen driveway

Concrete ramp

Deck

FL293.80
(TIMBER DOOR SILL)

Single level brick building

Stair case

Concrete

Concrete seat with shade

Comms pit SL293.09

Comms pit SL293.24

Line of upper walkway

2 level brick hospital

Some roof and gutter details in this area inaccessible

Concrete edge with aircon unit on top (approximately 1m high)

Steps

Concrete ramp

Fire booster

Chainmesh fence

Approximate edge of underground tank

Large metal open shed with multiple tanks under

16.781 mm

15.368 mm

2.685 mm

Loading zone

Brick pump room

Grease trap

Water tank

Single level metal building

Single level timber and brick building

Reserved parking patients clients and visitors only sign

Comms pit SL292-91

No entry sign

One way and 10kmh sign

Comms pit SL293-18

Concrete

Steps

Benchmark Nail in conc carpark edge RL 292-51

Benchmark Nail in Bit RL 293.35

CARTER STREET

183°39'25"
193.72

183°39'25"

193.49

20kmh sign

Kerb Profile A (NOT TO SCALE)
• Indicates location of levels

Kerb Profile B (NOT TO SCALE)
• Indicates location of levels

DATUM: MGA2020

This plan is on the azimuth of MGA2020. MGA2020 coordinates are correct at the origin point (STN 8000). Distances on this plan are level terrain distances.
To achieve MGA2020 coordinates and distances a scale factor of 0·999624 will have to be applied from the origin point (STN 8000).

STN 8000 (MGA2020 Origin)
Easting: 424079.901
Northing: 7078603.417
AHD RL: 293·11

LEGEND

S	SEWER LINE (SURVEY/ELECTRONIC LOCATION)
SW	STORMWATER LINE (SURVEY LOCATION)
C	COMMUNICATIONS (SURVEY/ELECTRONIC LOCATION)
E	ELECTRICAL (SURVEY/ELECTRONIC LOCATION)
W	WATER (SURVEY/ELECTRONIC LOCATION)
G	GAS (SURVEY/ELECTRONIC LOCATION)
US	UNKNOWN SERVICE (ELECTRONIC LOCATION ONLY)
\\	MESH FENCE UNLESS STATED
OHE	OVERHEAD ELECTRICAL
	ROOF LINE
	GUTTER LINE
	CHANGE IN GRADE
	STORMWATER GRATE
SW	STORMWATER MANHOLE
IW	STORMWATER INSPECTION OPENING
S	SEWER MANHOLE
SIO	SEWER INSPECTION OPENING
	POWER POLE
	POWER POLE WITH STREET LIGHT
EPIT	ELECTRICAL PIT
	LIGHT
	BENCHMARK
	COMMUNICATIONS PIT
WV	WATER VALVE
M	WATER METER
H	FIRE HYDRANT
WT	WATER TAP
	GATE
TWI0·0	TOP OF WALL LEVEL
SLI0·0	SURFACE LEVEL
ILI0·0	INVERT LEVEL
RI0·0	ROOF LEVEL
PI0·0	PARAPET LEVEL
GI0·0	GUTTER LEVEL
FLI0·0	FLOOR LEVEL
	TREE
ø0.100	DIAMETER
H10	HEIGHT
S10	SPREAD
@RL10·0	LOCATION AND ELEVATION FROM ELECTROMAGNETIC LOCATING EQUIPMENT

NOTES:

Contour interval is 0·25m.

Contours have been generated and plotted by computer program.

Note that spot levels shown do not necessarily represent Natural "Ground Level" as defined by the relevant Local Authority.

Services:
Sewer has been plotted from a combination of survey and records only.
Stormwater has been plotted from a combination of survey and records only.
Telecommunications has been plotted from a combination of survey and records only.
Electricity has been plotted from a combination of survey and records only.
Water has been plotted from a combination of survey and records only.
Gas has been plotted from a combination of survey and records only.

Underground service levels have not been plotted for clarity. Refer to drawing for levels.

Unmapped services may also exist.

Only trees on site with a trunk diameter greater than 0·1m and council street trees have been located.

Property boundaries shown have been compiled from plans in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development. To accurately define the property boundaries, an Identification Survey will need to be undertaken.

Scale 1: 150 — Lengths are in Metres.

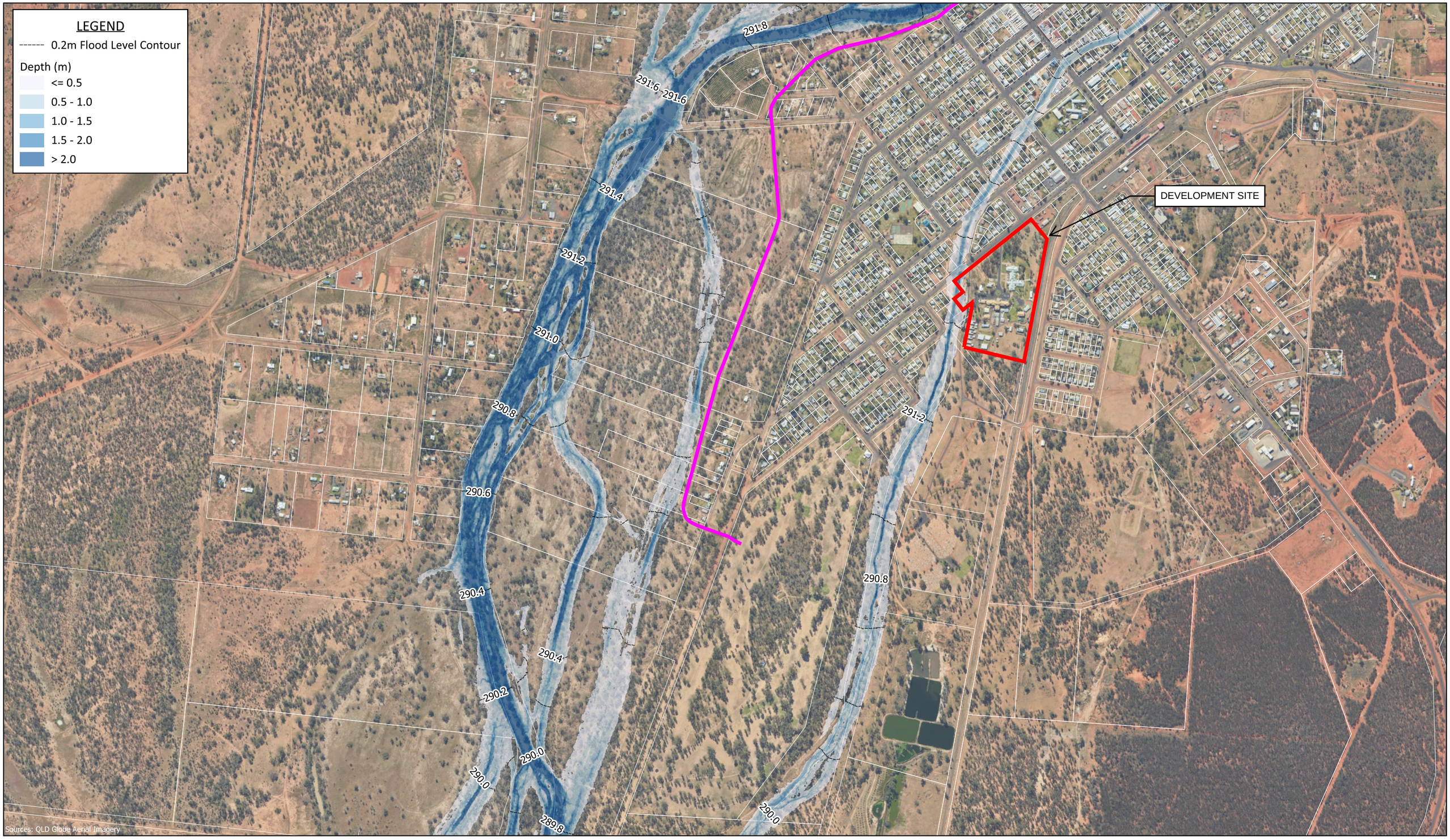
5 0 5 10 15 20

PROJECT: 72 King Street, Charleville		
CLIENT: ARCH		
LOCAL GOVERNMENT: Murweh Shire	SURVEYED: AK 30/03/2026	DRAFTED: AK
HORIZONTAL DATUM: MGA 2020	DWG FILE: 26023-1	CHECKED: AK
Level Datum - AHD vide PM No 20169 RL388.671m	DATE: 30/06/2026	

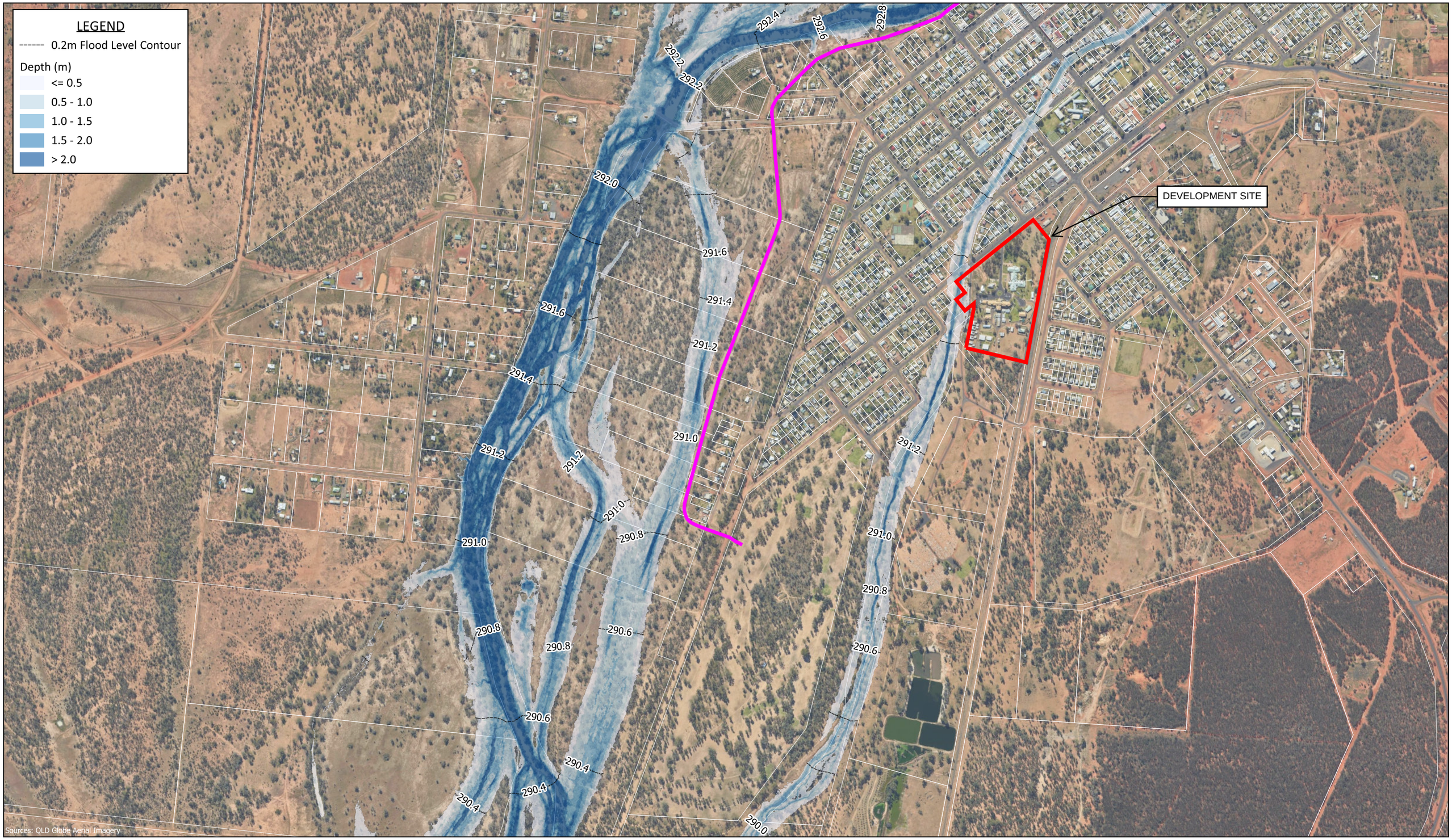
AARON KAYE
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Scale	Plan Reference	Revision
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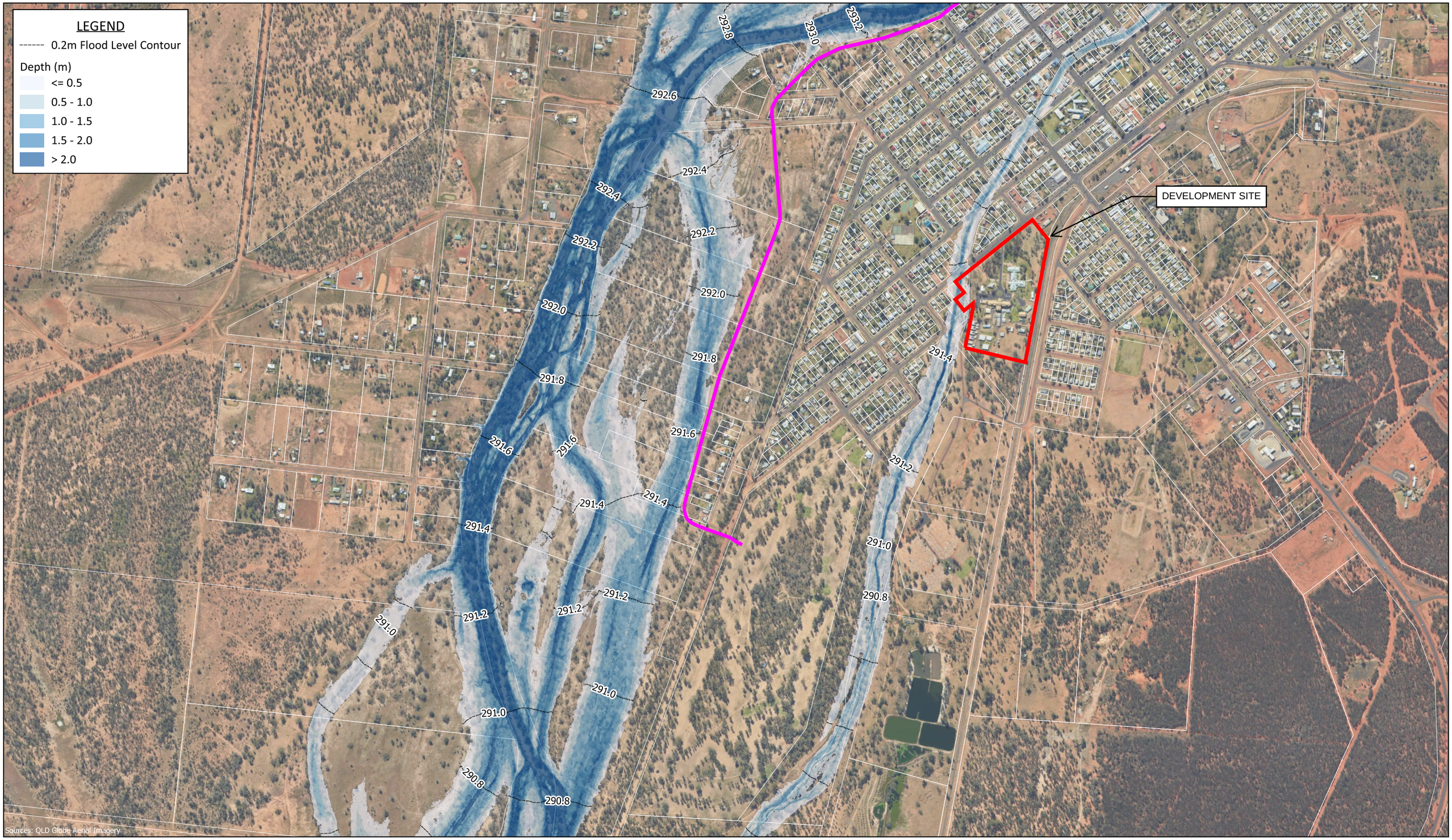
JOINS SHEET 2



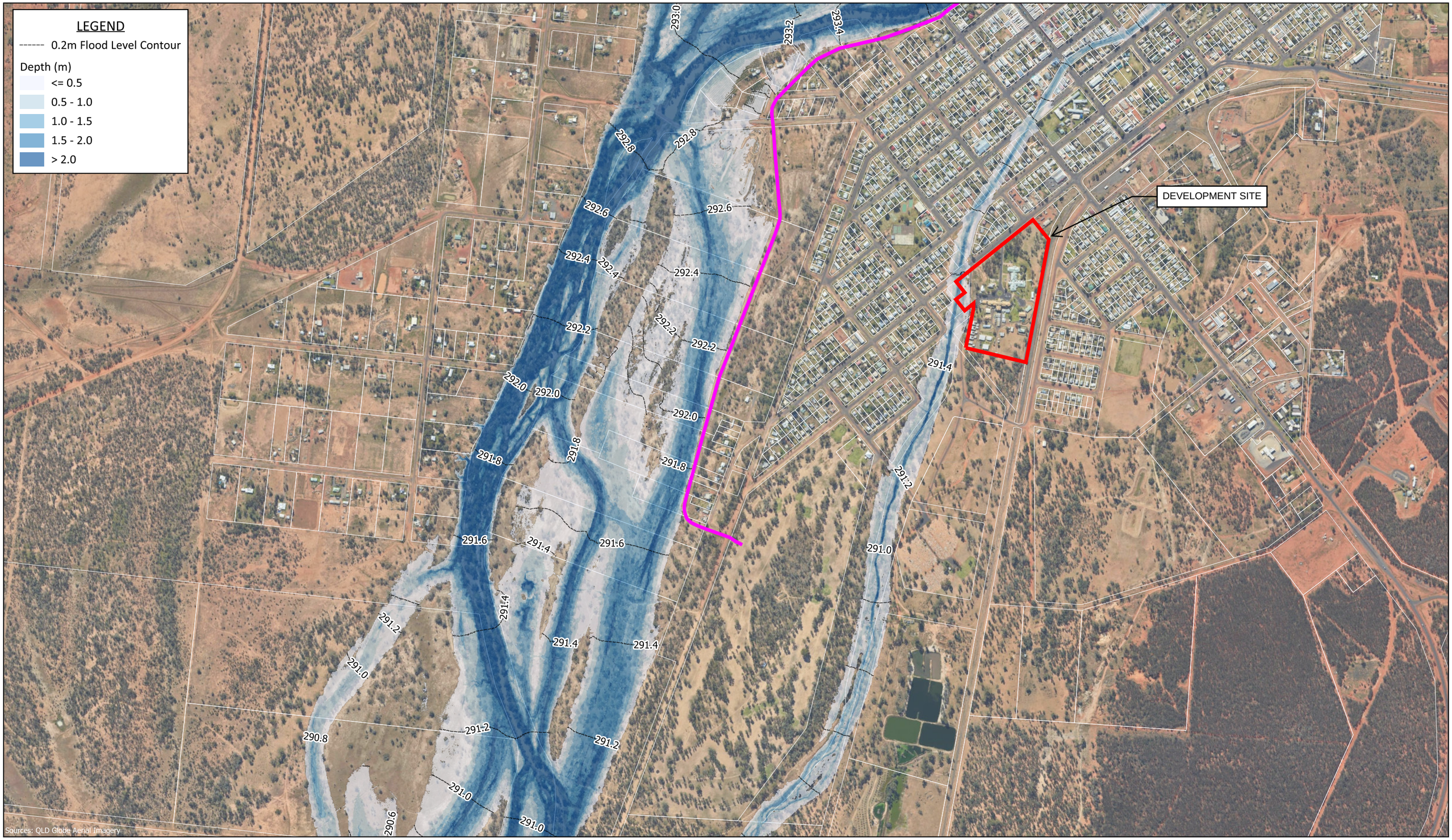
Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: Peak Depth - Bradleys Gully 1 in 10 AEP Design Flood Event							
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Version: A	Map: 3 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



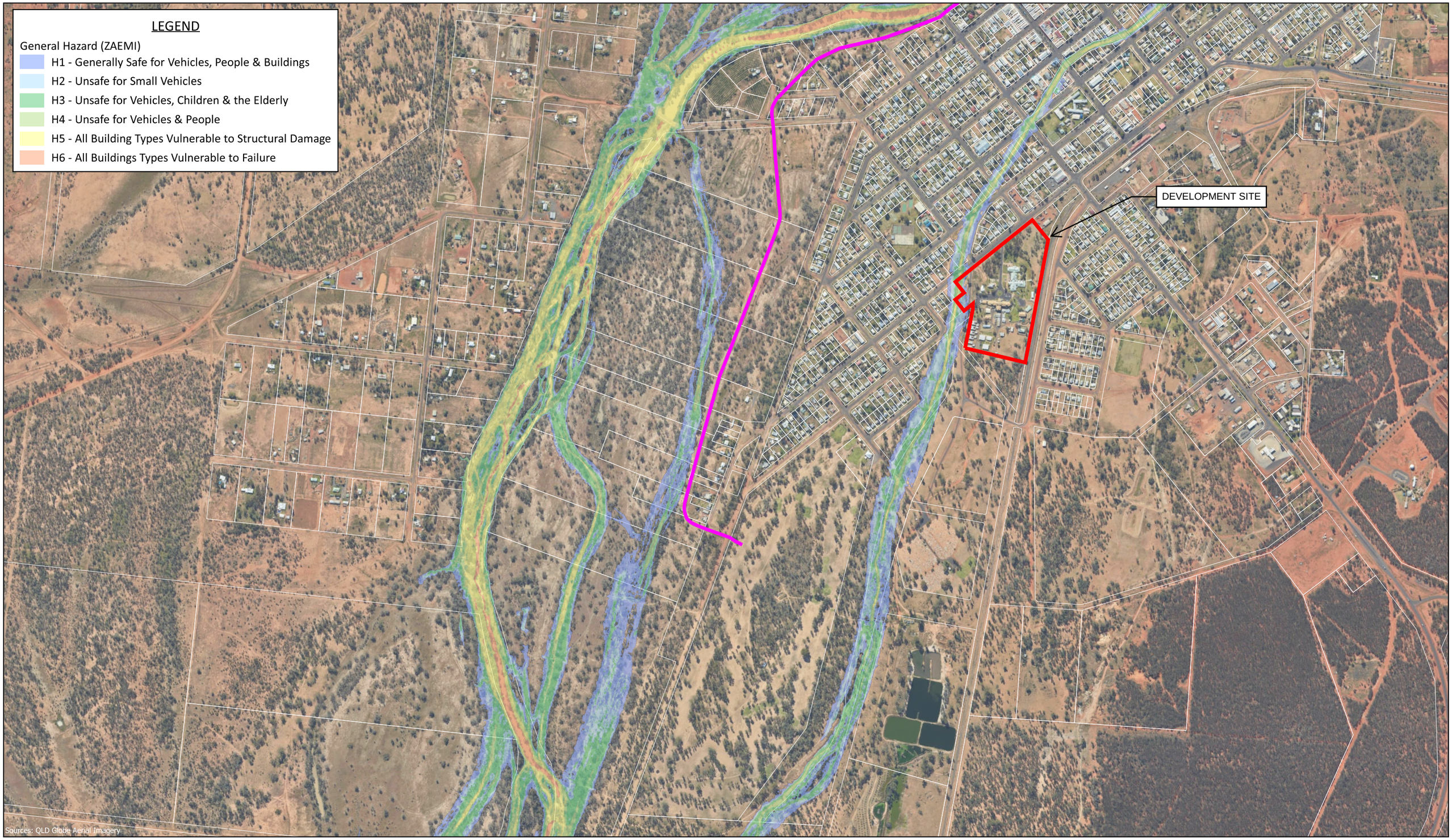
Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: Peak Depth - Bradleys Gully 1 in 20 AEP Design Flood Event							
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Version: A	Map: 6 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



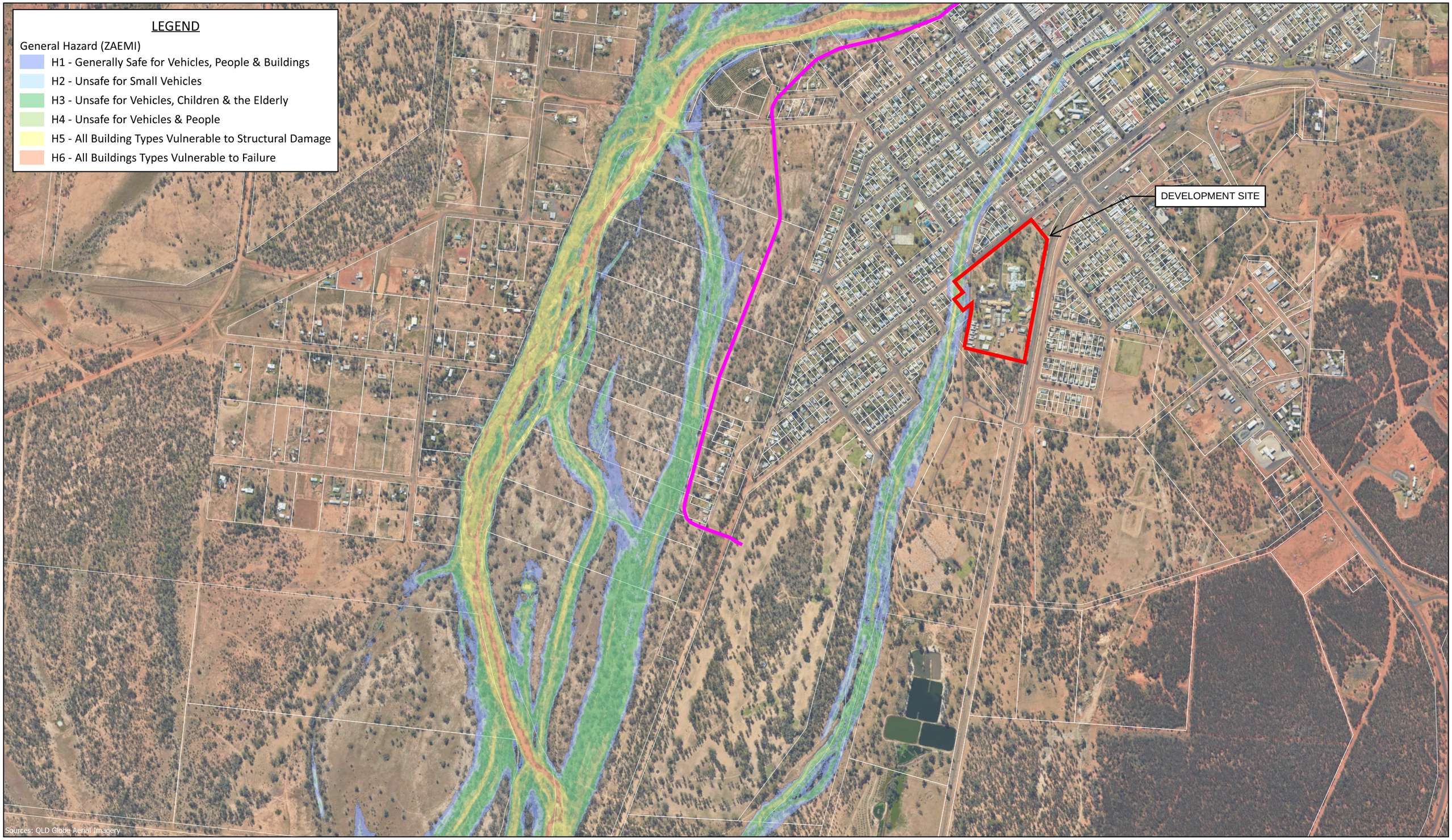
Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: Peak Depth - Bradleys Gully 1 in 50 AEP Design Flood Event							
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Version: A	Map: 9 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: Peak Depth - Bradleys Gully 1 in 100 AEP Design Flood Event							
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Version: A	Map: 12 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: General Hazard Rating - Bradleys Gully 1 in 10 AEP Design Flood Event							
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Version: A	Map: 39 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: General Hazard Rating - Bradleys Gully 1 in 20 AEP Design Flood Event							
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Version: A	Map: 42 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025

LEGEND

General Hazard (ZAEMI)

- H1 - Generally Safe for Vehicles, People & Buildings
- H2 - Unsafe for Small Vehicles
- H3 - Unsafe for Vehicles, Children & the Elderly
- H4 - Unsafe for Vehicles & People
- H5 - All Building Types Vulnerable to Structural Damage
- H6 - All Buildings Types Vulnerable to Failure

DEVELOPMENT SITE

Sources: QLD Globe Aerial Imagery

Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: General Hazard Rating - Bradleys Gully 1 in 50 AEP Design Flood Event							
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Version: A	Map: 45 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025

LEGEND

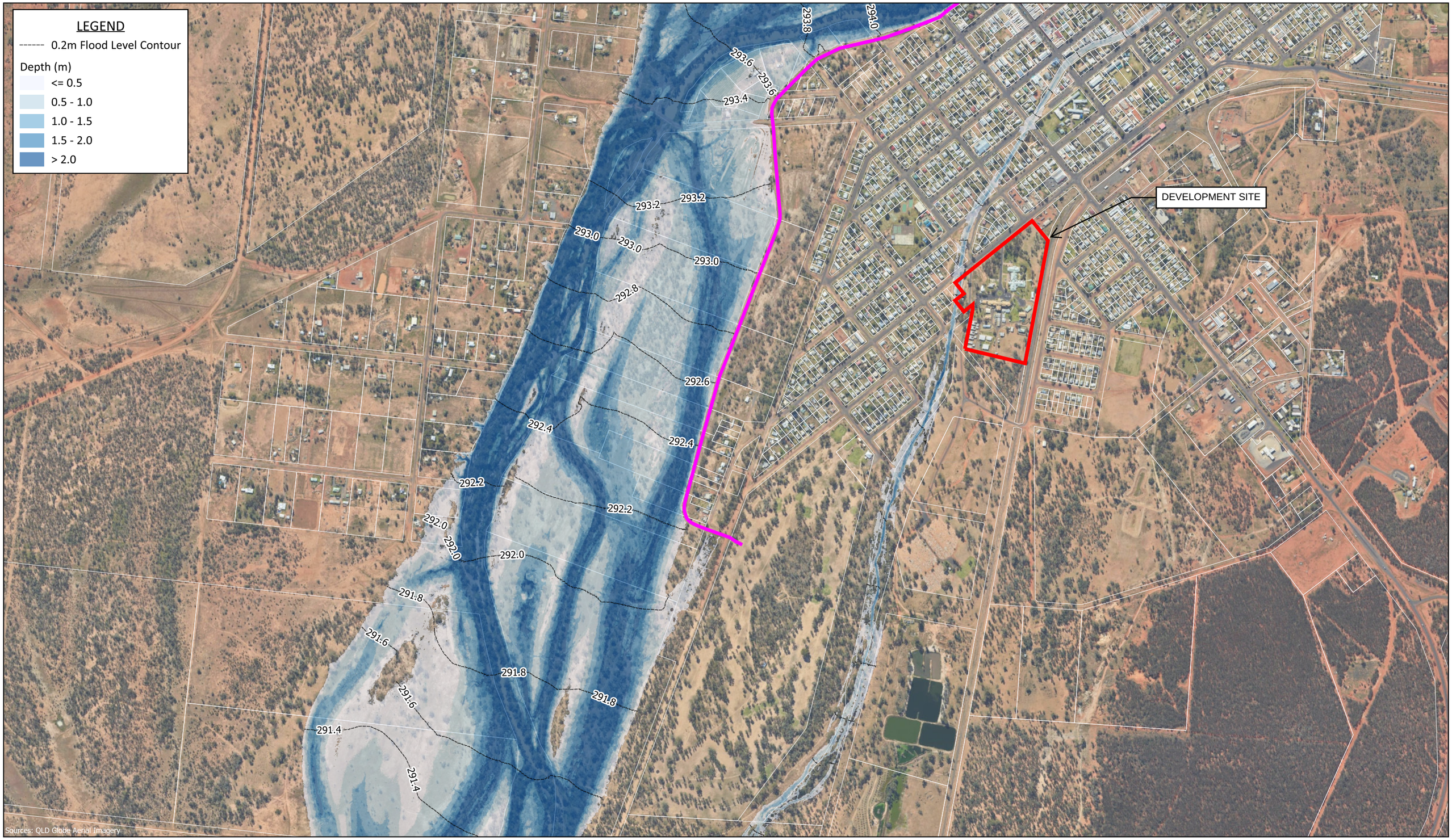
General Hazard (ZAEMI)

- H1 - Generally Safe for Vehicles, People & Buildings
- H2 - Unsafe for Small Vehicles
- H3 - Unsafe for Vehicles, Children & the Elderly
- H4 - Unsafe for Vehicles & People
- H5 - All Building Types Vulnerable to Structural Damage
- H6 - All Buildings Types Vulnerable to Failure

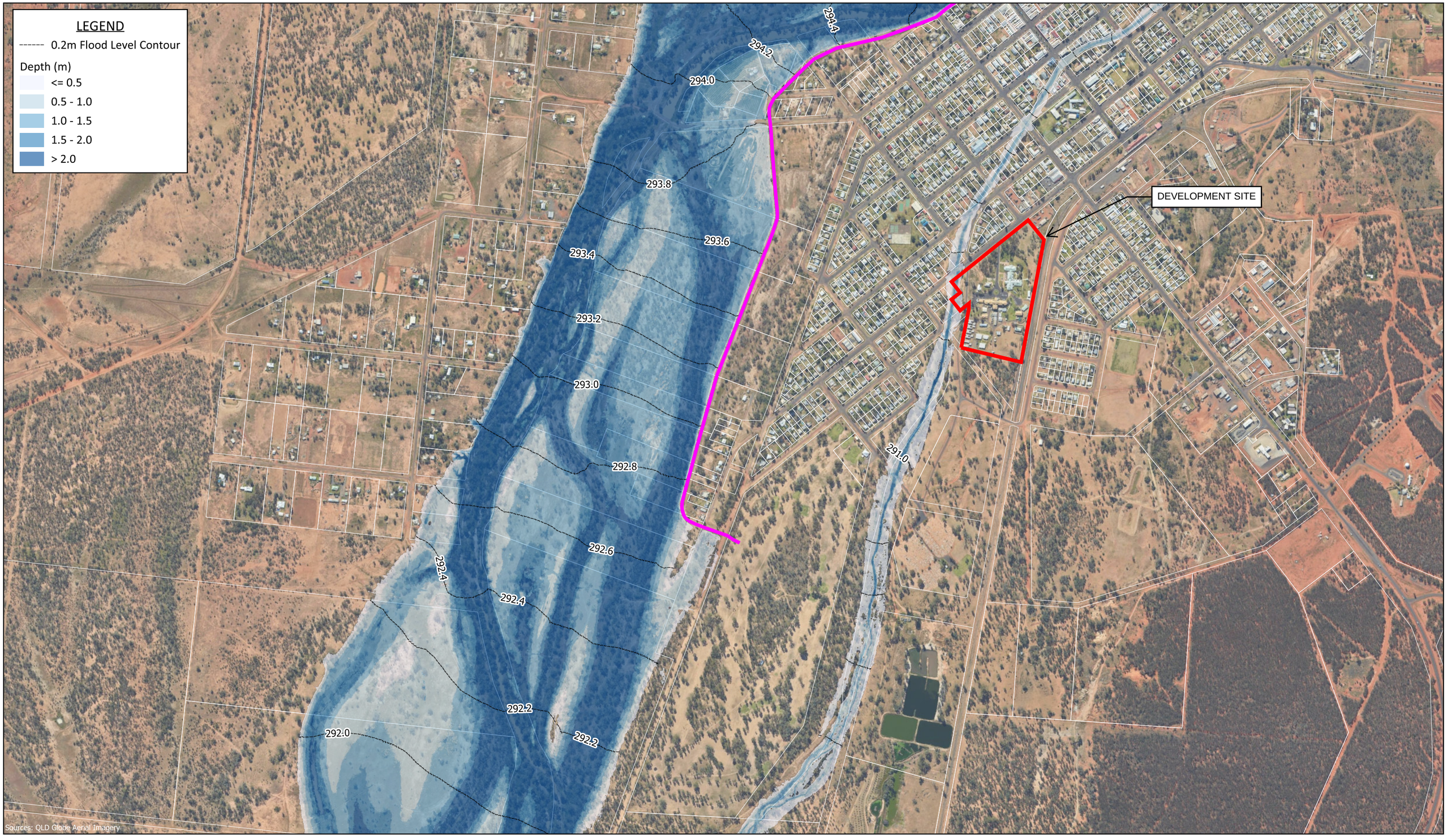
DEVELOPMENT SITE

Sources: QLD Globe Aerial Imagery

Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: General Hazard Rating - Bradleys Gully 1 in 100 AEP Design Flood Event							Client: SHIRE OF MURWEH
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Version: A	Map: 48 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: Peak Depth - Warrego River 1 in 10 AEP Design Flood Event							
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Version: A	Map: 51 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: Peak Depth - Warrego River 1 in 20 AEP Design Flood Event							
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Version: A	Map: 54 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025

LEGEND

------ 0.2m Flood Level Contour

Depth (m)

<= 0.5

0.5 - 1.0

1.0 - 1.5

1.5 - 2.0

> 2.0

295.2

295.0

294.8

294.6

294.4

294.2

294.0

293.8

293.6

293.4

293.2

293.0

292.8

291.2

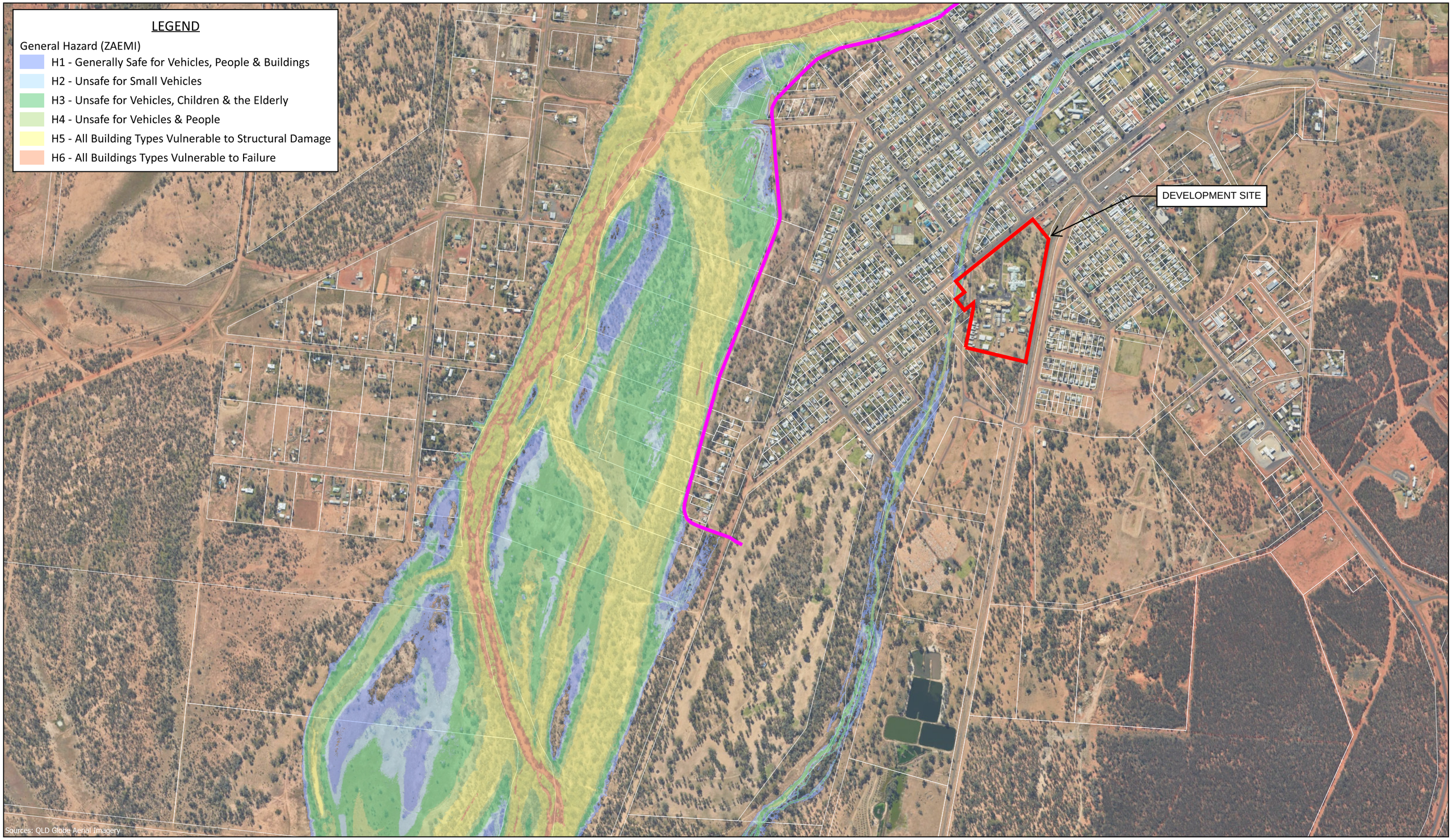
DEVELOPMENT SITE

Sources: QLD Globe Aerial Imagery

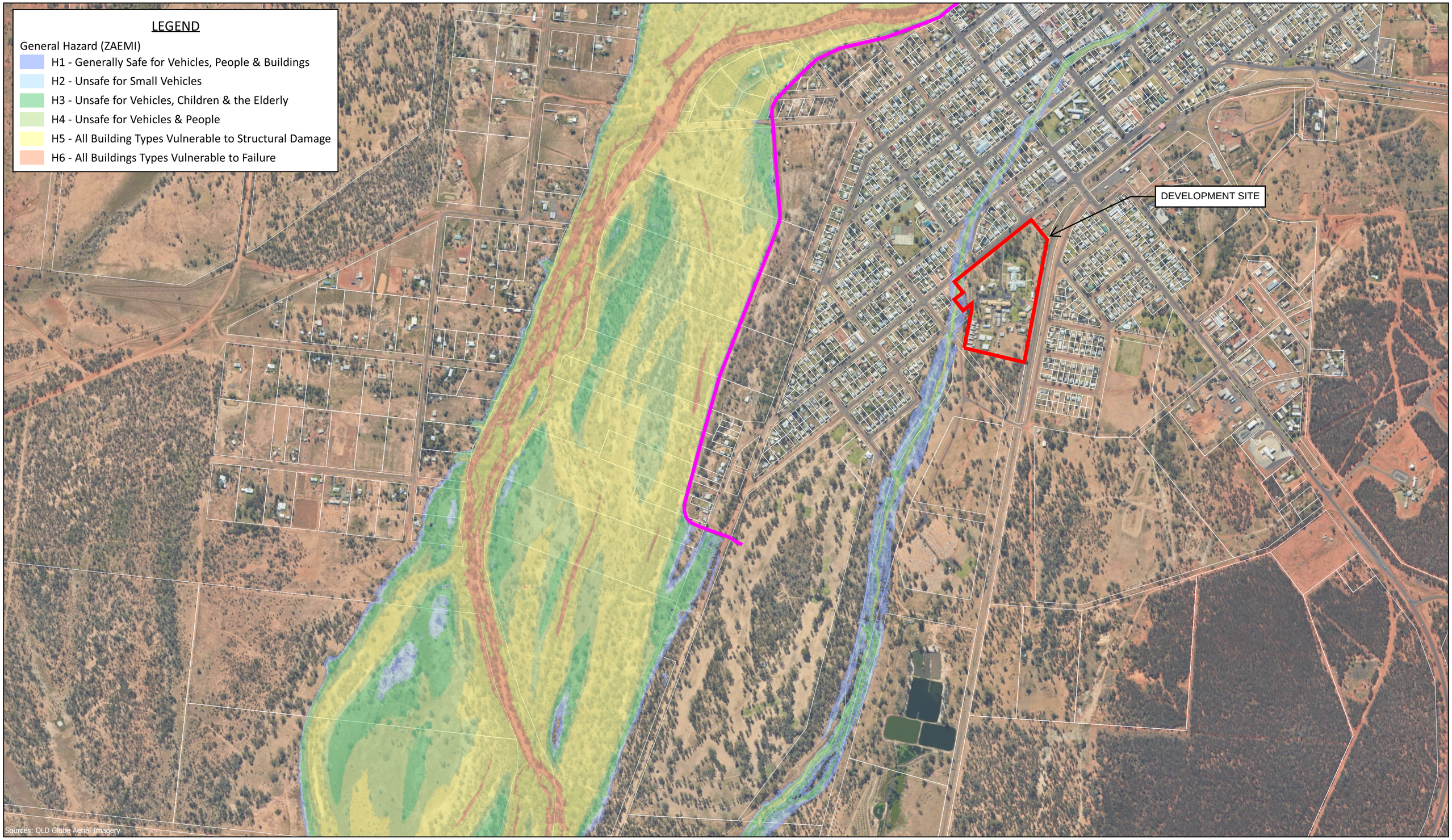
Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: Peak Depth - Warrego River 1 in 50 AEP Design Flood Event							
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Version: A	Map: 57 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



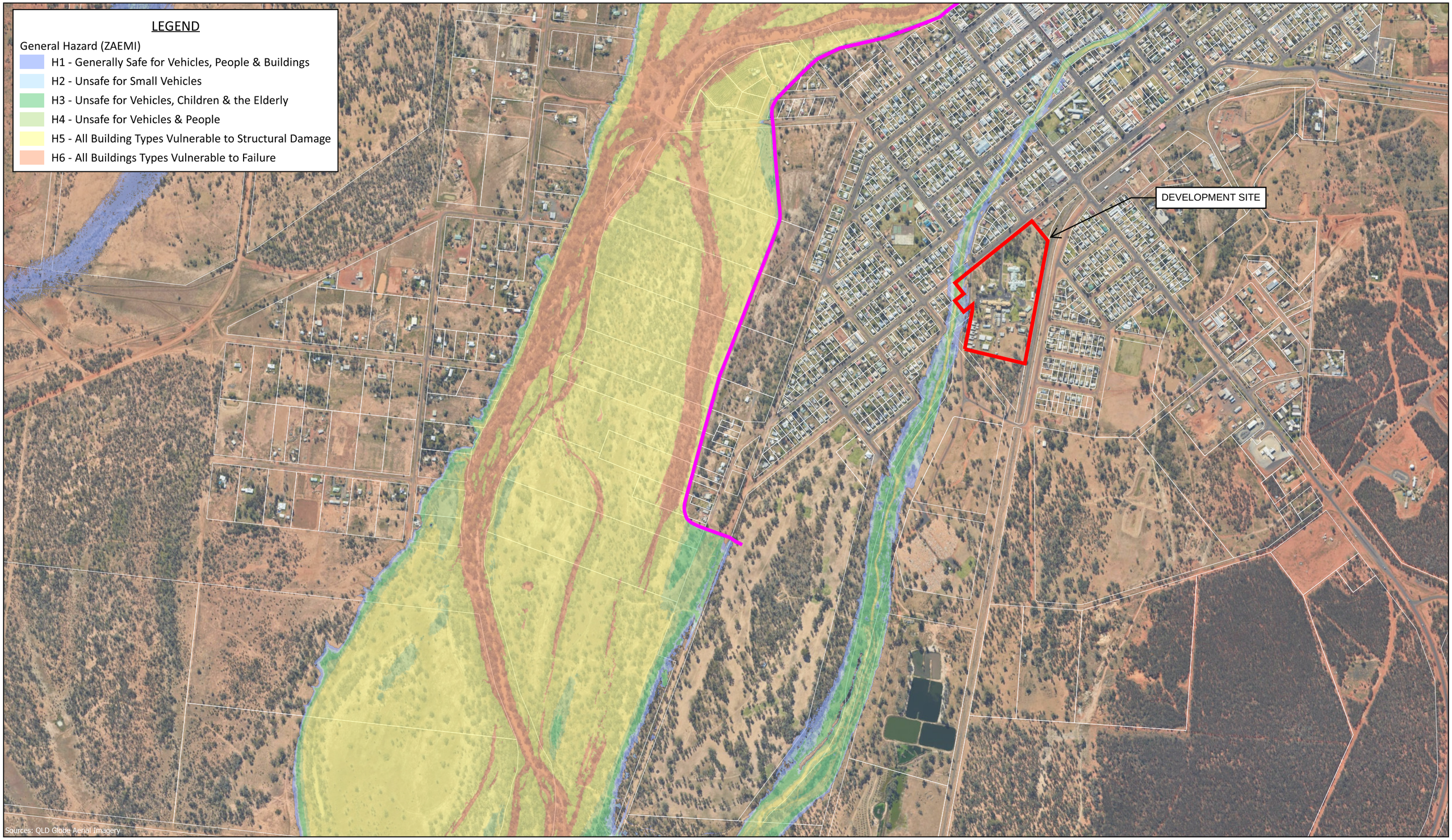
Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: Peak Depth - Warrego River 1 in 100 AEP Design Flood Event							
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Version: A	Map: 63 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



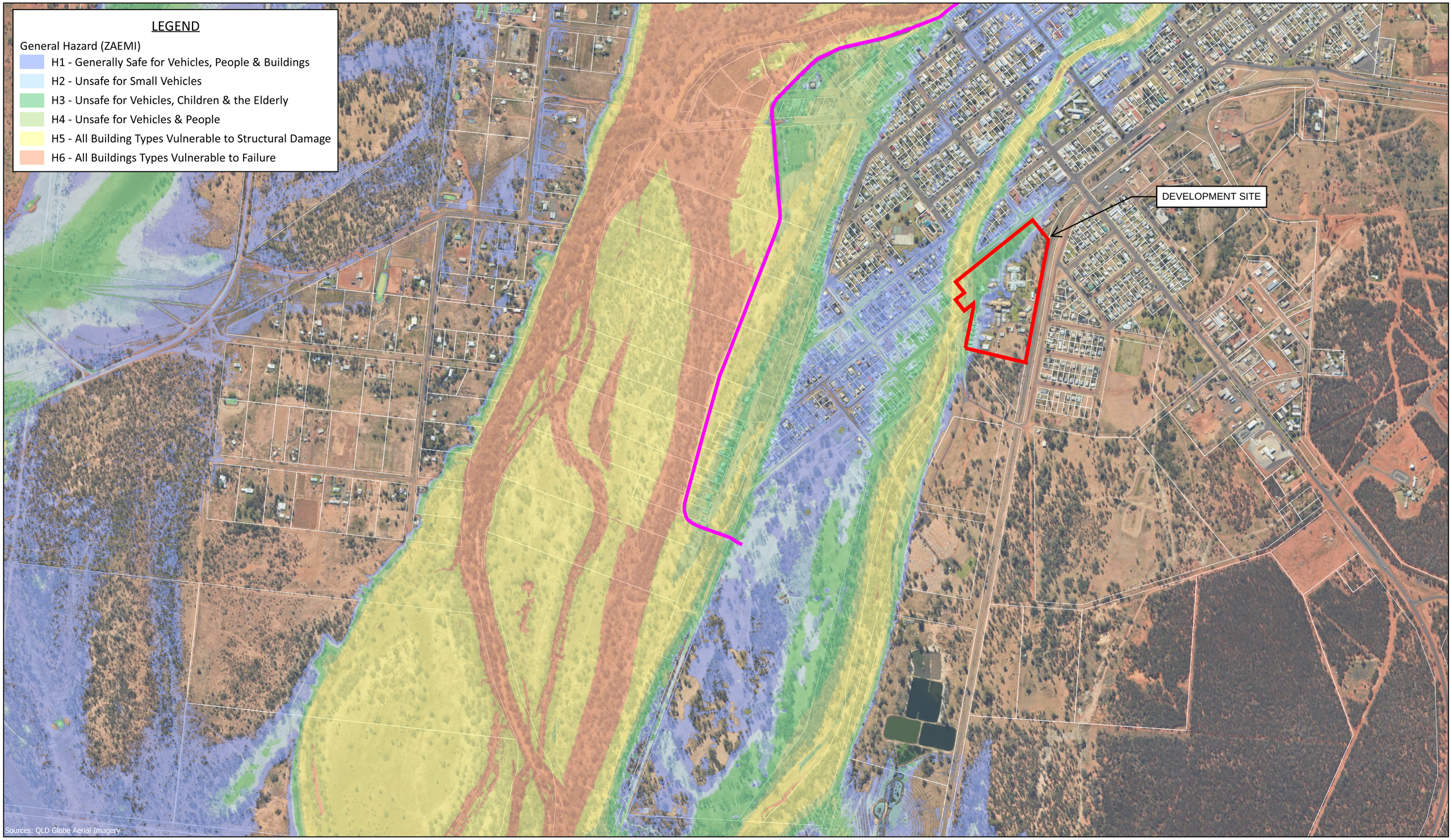
Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: General Hazard Rating - Warrego River 1 in 10 AEP Design Flood Event							
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Version: A	Map: 105 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: General Hazard Rating - Warrego River 1 in 20 AEP Design Flood Event							
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Version: A	Map: 108 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: General Hazard Rating - Warrego River 1 in 50 AEP Design Flood Event							
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Version: A	Map: 111 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025



Project: Charleville Flood Risk Study							Consultant: genesis hydrology
Map Title: General Hazard Rating - Warrego River 1 in 100 AEP Design Flood Event							
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Version: A	Map: 117 of 120	Created By: C.H.	Checked By: E.O.B.	Size: A3	Scale: 1:12,500	CRS: GDA94 / MGA zone 55	Date Printed: 16-05-2025

APPENDIX D

RATIONAL METHOD CALCULATIONS

INITIAL PEAK FLOW ESTIMATE

Written by BB 31/10/08

Updated by DJK 25/05/20

BORNHORST + WARD

Job Number: **25390c**

Job Name: **Charleville MRI/CT Expansion**

Designed: AM

Checked: TCR

IFD Location: Medical Imaging + QAS

TOTAL RUNOFF COEFF.

	Sub Catchment Area (Ha)		Fraction Impervious		Runoff Coeficients		Calculated C10	
No.	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
1	10.300	10.300	60%	61%	0.67	0.68		
2	0.000	0.000	0%	0%	0.00	0.00		
3	0.000	0.000	0%	0%	0.00	0.00		
4	0.000	0.000	0%	0%	0.00	0.00		
5	0.000	0.000	0%	0%	0.00	0.00		
	10.3	**10.3**					**0.67**	**0.68**

Raw IFD data has been obtained from the Bureau of Meteorology (BOM) website.

EXISTING TIME OF CONCENTRATION

	Std Inlet Time	15
SHEET FLOW	Site Slope (%)	0
	Flow Length (m)	0
	Horton's "n"	0
	Travel Time (min)	0.00
CHANNEL/PIPE FLOW	Travel Length (m)	0
	Fall (m)	0
	Travel Time (min)	0
	Multiplier	0
	Travel Time (min)	0
	Total Time (Tc)	**15.0**

DEVELOPED TIME OF CONCENTRATION

	Std Inlet Time	15
SHEET FLOW	Site Slope (%)	0
	Flow Length (m)	0
	Horton's "n"	0
	Travel Time (min)	0.00
CHANNEL/PIPE FLOW	Travel Length (m)	0
	Fall (m)	0
	Travel Time (min)	0
	Multiplier	0
	Travel Time (min)	0
	Total Time (Tc)	**15.0**

PEAK RUNOFF CALCULATIONS

		Rainfall Intensity (mm/hr)		Coeficient of Runoff		Peak Runoff Rates (m^3/s)	
AEP Event %	ARI Event yr	Existing	Proposed	Existing	Proposed	Existing	Proposed
63%	1	51	51	0.54	0.54	**0.784**	**0.790**
39%	2	59	59	0.57	0.57	**0.963**	**0.971**
18%	5	84	84	0.64	0.64	**1.535**	**1.548**
10%	10	101	101	0.67	0.68	**1.944**	**1.960**
5%	20	118	118	0.70	0.71	**2.380**	**2.399**
2%	50	141	141	0.77	0.78	**3.103**	**3.129**
1%	100	158	158	0.80	0.81	**3.638**	**3.668**

PEAK FLOWS FOR FREQUENT EVENTS

ARI Event	% of Q1	Peak discharge (m^/s)	
yr		Existing	Proposed
1mth	25%	**0.196**	**0.198**
2mth	40%	**0.314**	**0.316**
3mth	50%	**0.392**	**0.395**
4mth	60%	**0.470**	**0.474**
6mth	75%	**0.588**	**0.593**
9mth	90%	**0.705**	**0.711**
12mth	100%	**0.784**	**0.790**

INITIAL PEAK FLOW ESTIMATE

Written by BB 31/10/08

Updated by DJK 25/05/20

BORNHORST + WARD

Job Number: **25390c**

Job Name: **Charleville MRI/CT Expansion**

Designed: AM

Checked: TCR

IFD Location: Water Treatment Relocation

TOTAL RUNOFF COEFF.

	Sub Catchment Area (Ha)		Fraction Impervious		Runoff Coeficients		Calculated C10	
No.	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
1	0.026	0.026	0%	100%	0.40	0.90		
2	0.000	0.000	0%	0%	0.00	0.00		
3	0.000	0.000	0%	0%	0.00	0.00		
4	0.000	0.000	0%	0%	0.00	0.00		
5	0.000	0.000	0%	0%	0.00	0.00		
	0.0262	**0.0262**					**0.40**	**0.90**

Raw IFD data has been obtained from the Bureau of Meteorology (BOM) website.

EXISTING TIME OF CONCENTRATION

	Std Inlet Time	5
SHEET FLOW	Site Slope (%)	0
	Flow Length (m)	0
	Horton's "n"	0
	Travel Time (min)	0.00
CHANNEL/PIPE FLOW	Travel Length (m)	0
	Fall (m)	0
	Travel Time (min)	0
	Multiplier	0
	Travel Time (min)	0
	Total Time (Tc)	**5.0**

DEVELOPED TIME OF CONCENTRATION

	Std Inlet Time	5
SHEET FLOW	Site Slope (%)	0
	Flow Length (m)	0
	Horton's "n"	0
	Travel Time (min)	0.00
CHANNEL/PIPE FLOW	Travel Length (m)	0
	Fall (m)	0
	Travel Time (min)	0
	Multiplier	0
	Travel Time (min)	0
	Total Time (Tc)	**5.0**

PEAK RUNOFF CALCULATIONS

		Rainfall Intensity (mm/hr)		Coeficient of Runoff		Peak Runoff Rates (m^3/s)	
AEP Event %	ARI Event yr	Existing	Proposed	Existing	Proposed	Existing	Proposed
63%	1	76	76	0.32	0.72	**0.002**	**0.004**
39%	2	88	88	0.34	0.77	**0.002**	**0.005**
18%	5	126	126	0.38	0.86	**0.003**	**0.008**
10%	10	152	152	0.40	0.90	**0.004**	**0.010**
5%	20	177	177	0.42	0.95	**0.005**	**0.012**
2%	50	211	211	0.46	1.00	**0.007**	**0.015**
1%	100	237	237	0.48	1.00	**0.008**	**0.017**

PEAK FLOWS FOR FREQUENT EVENTS

ARI Event	% of Q1	Peak discharge (m^/s)	
yr		Existing	Proposed
1mth	25%	**0.000**	**0.001**
2mth	40%	**0.001**	**0.002**
3mth	50%	**0.001**	**0.002**
4mth	60%	**0.001**	**0.002**
6mth	75%	**0.001**	**0.003**
9mth	90%	**0.002**	**0.004**
12mth	100%	**0.002**	**0.004**

Appendix 7 – State Development Assessment Code Response

State code 2: Development in a railway environment

Guide to Development in a Transport Environment: Rail which provides direction on how to address this code.

Table 2.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Building, structures, infrastructure, services and utilities		
PO1 Development does not create a safety hazard within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies** The majority of the development is located on the western side of the premises, away from the railway corridor. The works closest to the railway corridor involve the relocation of the water treatment enclosure, which will be situated approximately 40m from the railway corridor boundary. Given this setback and the limited extent of works near the railway corridor, the proposed development is not anticipated to create a safety hazard within or near the corridor.
PO2 Development does not cause damage to the **railway corridor, rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies** The majority of the development is located on the western side of the premises, away from the railway corridor. The works closest to the railway corridor involve the relocation of the water treatment enclosure, which will be situated approximately 40m from the railway corridor boundary. Given this setback and the limited extent of works near the railway corridor, the proposed development is not anticipated result in damage to railway

Performance outcomes	Acceptable outcomes	Response
		corridor, rail transport infrastructure or other rail infrastructure.
PO3 Development does not interfere with, or obstruct, the **rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies** All works will be undertaken within the premises. No aspect of the proposed development will interfere with or obstruct rail transport infrastructure or other rail infrastructure.
PO4 Development does not adversely impact the **structural integrity** or physical condition of the **railway**, **other rail infrastructure** or the **railway corridor** by adding or removing **loading**.	No acceptable outcome is prescribed.	**Complies** The majority of the development is located on the western side of the premises, away from the railway corridor. The works closest to the railway corridor involve the relocation of the water treatment enclosure, which will be situated approximately 40m from the railway corridor boundary. The water treatment enclosure is modest in scale and is comparable to a large carport or three-bay shed, with open sides and front, and metal sheeting to the rear. The relocated structure will measure approximately 15m in width x 15m in length x 5.5m in height. Given the setback from the railway corridor and the scale of the structure, the proposed works are not anticipated to adversely impact the structural integrity or physical condition of the railway, other rail infrastructure, or the railway corridor.
PO5 Development above a **railway** is designed to enable natural ventilation and smoke dispersion in the event of a fire emergency.	No acceptable outcome is prescribed.	**Not Applicable** Development is not above the railway.

Performance outcomes	Acceptable outcomes	Response
PO6 Development does not adversely impact the operating performance of the **railway corridor**.	No acceptable outcome is prescribed.	**Complies** The majority of the development is located on the western side of the premises, away from the railway corridor. The limited works closest to the railway corridor are not anticipated to adversely impact the operating performance of the corridor. All works are contained within the boundaries of the premises, and access to and from the site will remain unchanged.
PO7 Buildings and **structures** in a **railway corridor** are designed and constructed to protect persons in the event of a derailed train.	No acceptable outcome is prescribed.	**Not Applicable** No buildings or structures are proposed within the railway corridor.
PO8 Buildings and **structures** in **high risk locations** and where also located within 10 metres of the centreline of the nearest **railway** track are design and constructed to protect persons in the event of a derailed train.	**AO8.1** Buildings and **structures**, in a **railway corridor**, including foundations, retaining and other support elements, are designed and constructed in accordance with Civil Engineering Technical Requirement CIVIL-SR-012 Collision protection of supporting elements adjacent to **railways**, Queensland Rail, 2011, AS5100 Bridge design, and AS1170 Structural design actions.	**Not Applicable** No buildings or structures are proposed within the railway corridor. The nearest works to the corridor are setback approximately 40m from the corridor boundary.
PO9 Buildings and **structures** are designed and constructed to protect people from electrocution.	**AO9.1** The outermost projection of development is set back horizontally a minimum of 3 metres from the outermost projection of **overhead line equipment**.	**Complies** The nearest aspect of the proposed development is located approximately 40m from the railway corridor boundary and therefore exceed the minimum setback requirement.
PO10 Development in the **railway corridor** is designed and constructed to prevent projectiles being thrown onto the **railway**.	No acceptable outcome is prescribed.	**Not Applicable**
PO11 Buildings, and **structures** with publicly accessible or communal areas within 20 metres from the centreline of the nearest **railway** track are	**AO11.1** Publicly accessible areas located within 20 metre from the centreline of the nearest **railway** do not overlook a **railway**.	**Complies** The boundary between the premises and the railway corridor is separated by a 1.8m high chain wire

Performance outcomes	Acceptable outcomes	Response
designed and constructed to prevent projectiles from being thrown onto a **railway**.	OR **AO11.2** Buildings and **structures** are designed to ensure publicly accessible areas located within 20 metres from the centreline of the nearest **railway** track and that overlook the **railway** may include throw protection screens in accordance with the relevant provisions of the Civil Engineering Technical Requirement – CIVIL-SR005 Design of buildings over or near **railways**, Queensland Rail, 2011, and the Civil Engineering Technical Requirement – CIVIL-SR008 Protection screens, Queensland Rail.	fence, which appears to extend along the full length of the shared boundary. It is noted that the railway corridor boundary adjoining Cobb Street is unfenced. Notwithstanding this, the existing fence is considered sufficient to prevent public access to the railway corridor from the hospital site. On this basis, the proposed development is not anticipated to increase the risk of projectiles being thrown onto the railway.
Stormwater and overland flow		
PO12 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard in a **railway corridor**.	No acceptable outcome is prescribed.	**Complies** The relocation of the water treatment enclosure will not introduce any additional impervious area. However, it will require amended drainage arrangements. The proposed development is supported by a Site-based Stormwater Management Plan, which notes that stormwater from the relocated water treatment enclosure will be directed via downpipes to the internal driveway and discharged through a kerb outlet. Given the setback of the structure from the railway corridor and the proposed drainage arrangements, the water treatment enclosure is not anticipated to create or exacerbate a safety hazard within the railway corridor.

Performance outcomes	Acceptable outcomes	Response
PO13 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of the **railway corridor**, **rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies** All stormwater from the proposed development will be directed through downpipes to the internal driveway and discharged via a kerb outlet, away from the railway corridor. Accordingly, the proposed development is not anticipated to result in a material worsening of the operating performance of the railway corridor, rail transport infrastructure or other rail infrastructure.
PO14 Stormwater run-off or overland flow from the development site does not interfere with the **structural integrity** or physical condition of the **railway corridor, rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies** All stormwater from the proposed development will be directed through downpipes to the internal driveway and discharged via a kerb outlet, away from the railway corridor. Accordingly, the proposed development is not anticipated to generate stormwater run-off or overland flow that would interfere with the structural integrity or physical condition of the railway corridor, rail transport infrastructure or other rail infrastructure.
Flooding		
PO15 Development does not result in a material worsening of flooding impacts within a **railway corridor**.	No acceptable outcome is prescribed.	**Complies** All stormwater from the proposed development will be directed to the internal driveway and discharged via a kerb outlet. The relocated enclosure will be set back approximately 40m from the railway corridor boundary. Given the setback and proposed drainage arrangements, the development is not anticipated to result in a material worsening of flooding impacts within the railway corridor.

Performance outcomes	Acceptable outcomes	Response
Drainage Infrastructure		
PO16 Drainage infrastructure does not create a safety hazard in a **railway corridor**.	**AO16.1** Drainage infrastructure is wholly contained within the development site. AND **AO16.2** Drainage infrastructure can be maintained without requiring access to a **railway corridor**.	**Complies** The proposed development will maintain the existing drainage flow paths towards Bradleys Gully. Stormwater from the water treatment enclosure will be directed via downpipes to the internal driveway and discharged through a kerb outlet. All drainage infrastructure is proposed to be located within the premises and can be maintained without requiring access to the railway corridor.
Construction Impacts		
PO17 Construction activities do not cause ground movement or vibration impacts in a **railway corridor**.	No acceptable outcome is prescribed.	**Complies** The majority of ground works will be undertaken on the western side of the premises. The construction of the water treatment enclosure is not anticipated to cause ground movement or vibration impacts within the railway corridor.
Access		
PO18 Development prevents unauthorised access to the **railway corridor**.	**AO18.1** Development abutting the **railway corridor** incorporates fencing along the property boundary with the **railway corridor** in accordance with the **railway manager's** standards. AND **AO18.2** A road barrier designed in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-007 – Design Criteria for Road Rail Barriers. AND	**Complies** The proposed development will maintain the existing 1.8m chain link fencing between the premises and the railway corridor. Given the rural nature of the area, the existing fencing is considered suitable to prevent unauthorised access to the railway corridor. No new vehicle manoeuvring areas, driveways or car parks are proposed adjacent to the railway corridor.

Performance outcomes	Acceptable outcomes	Response
	AO18.3 Vehicle manoeuvring areas, driveways, **loading** areas and carparks abutting the **railway corridor** incorporate **rail interface barriers** along the boundary to the **railway corridor**.	
PO19 Development maintains existing maintenance and authorised access to the **railway corridor**.	**AO19.1** Development does not obstruct existing authorised access points and access routes for maintenance and emergency works to the **railway corridor** at all times.	**Complies** All existing authorised access points and access routes for maintenance and emergency works to the railway corridor will remain unimpeded by the proposed development.
PO20 Development does not impede the maintenance of a **railway bridge** or authorised access to a **railway bridge**.	**AO20.1** Buildings and other **structures** are set back horizontally a minimum of 3 metres from a **railway bridge**. AND **AO20.2** Permanent **structures** are not located below or abutting a **railway bridge**. AND **AO20.3** Temporary activities below or abutting a **railway bridge** do not impede access to a **railway corridor**.	**Not Applicable** No railway bridge is visibly present near the premises. All works are sufficiently setback to no impede access.
Public passenger transport and active transport		
PO21 Development does not compromise the safety of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Not Applicable**
PO22 Development maintains pedestrian and cycle access to a **railway** station or other **public**	No acceptable outcome is prescribed.	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
passenger transport infrastructure and **active transport infrastructure** associated with the **railway**.		
PO23 Development does not adversely impact the **structural integrity** or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Not Applicable**
PO24 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Not Applicable**
Planned upgrades		
PO25 Development does not impede delivery of **planned upgrades** of **rail transport infrastructure**.	No acceptable outcome is prescribed.	**Not Applicable** No planned upgrades identified.
Network safety		
PO26 Development involving **dangerous goods** does not adversely impact on the safety or operations of the **railway** and **rail transport infrastructure**.	**AO26.1** Development does not involve handling or storage of hazardous chemicals above the threshold quantities listed in table 5.2 of the Model Planning Scheme Development Code for Hazardous Industries and Chemicals, Office of Industrial Relations, Department of Justice and Attorney-General, 2016.	**Complies** The proposed development includes the delivery of a new generator and fuel storage for 16,000L of diesel. The fuel storage will be approximately 80m from the railway corridor boundary. Access to the fuel storage will be via the existing access arrangements. The fuel storage is not anticipated to create a safety hazard for the operations of the railway.

Table 2.2 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO27 Development does not create a safety hazard for users of the **railway** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies** The proposed development will be setback approximately 40m from its nearest area of works to the shared property boundary. Given this separation, the proposed development is not anticipated to create a safety hazard for users of the railway or other rail infrastructure.
PO28 Development does not adversely impact on the operating performance of the **railway** or **other rail infrastructure** within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies** The proposed development will be setback approximately 40m from its nearest area of works to the shared property boundary. Given this separation, the proposed development is not anticipated to adversely impact the operating performance of the railway or other rail infrastructure within the railway corridor.
PO29 Development does not undermine, damage, or cause subsidence of, the **railway corridor**.	No acceptable outcome is prescribed.	**Complies** The proposed development is not anticipated to undermine, damage, or cause subsidence of the railway corridor.
PO30 Development does not adversely impact the **structural integrity** or physical condition of the **railway**, **other rail infrastructure** or the **railway corridor** by adding or removing **loading**.	No acceptable outcome is prescribed.	**Complies** The nearest works associated with the proposed development will be set back approximately 40m from the shared boundary with the railway corridor. Given this separation, the proposed development is not anticipated to adversely impact the structural integrity or physical condition of the railway, other

		rail infrastructure or the railway corridor through the addition or removal of loading.
PO31 Development does not cause ground water disturbance in the **railway corridor**.	No acceptable outcome is prescribed.	**Not Applicable** The relocation of the water treatment enclosure Is not anticipated to cause ground water disturbance.
PO32 Development does not adversely impact the **railway** or **other rail infrastructure** within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies** The proposed development is sufficiently setback from the railway corridor and is not anticipated to adversely impact the railway or other rail infrastructure within the railway corridor.
PO33 Excavation, boring, piling, blasting, drilling, fill compaction or similar activities does not adversely impact the operating performance of the **railway** or **other rail infrastructure** within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies** All proposed fill will be isolated to the western side of the premises, approximately 160m from the railway corridor. No adverse impacts to the railway corridor are anticipated.
PO34 Filling and excavation material does not cause an obstruction or nuisance in the **railway corridor**.	**AO34.1** Fill, spoil or any other material is not stored in, or adjacent to, the **railway corridor**.	**Complies** All fill or other material associated with the proposed development will be stored on the western side of the premises away from the railway corridor.

Table 2.3 Railway crossings

Performance outcomes	Acceptable outcomes	Response
PO35 Development does not require a new level **railway crossing**.	No acceptable outcome is prescribed.	**Not Applicable** Development does not require a new level railway crossing.
PO36 Development does not adversely impact on the operating performance of an existing **railway crossing**.	No acceptable outcome is prescribed.	**Complies** The existing railway crossing will remain unchanged. The proposed development will not adversely impact the operating performance of the existing railway crossing.
PO37 Development does not adversely impact on the safety of an existing **railway crossing**.	No acceptable outcome is prescribed.	**Complies** The existing railway crossing will remain unchanged. The development will not adversely impact the safety of the existing railway crossing.
PO38 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a **railway crossing**.	No acceptable outcome is prescribed.	**Complies** The premises provides adequate on-site circulation for all vehicle types anticipated to access the development. As such, the proposed development is not anticipated to result in vehicles queuing at a railway crossing.

Table 2.4 Environmental emissions

Statutory note: Where development is adjacent to a **railway** with 15 or fewer passing trains per day, compliance with table 2.4 is not required.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a Lot		
Involving the creation of 5 or fewer new residential lots adjacent to a railway or type 2 multi-modal corridor		
PO39 Development minimises free field noise intrusion from a **railway**.	**AO39.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO39.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound. OR	**Not Applicable** Development does not for a reconfiguring a lot.

	AO39.3 Development provides a **solid gap-free fence** or other **solid gap-free structure** along the full extent of the boundary closest to a **railway**.	
Involving the creation of 6 or more new residential lots adjacent to a railway or type 2 multi-modal corridor		
PO40 Reconfiguring a lot minimises free field noise intrusion from a **railway**.	**AO40.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO40.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	**Not Applicable**
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a railway or type 2 multi-modal corridor		
PO41 Development minimises noise intrusion from a **railway** in **private open space** at the ground floor.	**AO41.1** Development provides a noise barrier or earth mound which is designed, sited and constructed:	**Not Applicable**

	1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for **private open space** at the ground floor level; 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO41.2** Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for **private open space** at the ground floor level by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO42 Development (excluding a **relevant residential building** or **relocated building)** minimises noise intrusion from the **railway** in **habitable rooms** at the facade of the ground floor level.	**AO42.1** Development (excluding a **relevant residential building** or **relocated building**) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building facade acoustic level in reference table 1 (item 1.1) for **habitable rooms** at the ground floor level; 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and	**Not Applicable**

	Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;. c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO42.2** Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building facade acoustic level in reference table 1 (item 1.1) for **habitable rooms** at the ground floor level by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO43 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in Table 3 (item 3.1).	No acceptable outcome is prescribed.	**Not Applicable**
Above ground floor level requirements (accommodation activity) adjacent to a railway or type 2 multi-modal corridor		
PO44 Balconies, podiums and roof decks include: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and roof decks	No acceptable outcome is prescribed.	**Not Applicable**

PO45 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is prescribed.	**Not Applicable**
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor		
PO46 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas**; b. in accordance with: i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table (item 2.3) for all **outdoor education areas** and **outdoor play areas** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	No acceptable outcome is prescribed.	**Not Applicable** Development does not include education areas or outdoor play areas.

PO47 Development involving a **childcare centre** or **educational establishment**: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); b. in accordance with: i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; or 2. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	No acceptable outcome is prescribed.	**Not Applicable** Development does not include child care centre or an educational establishment.
PO48 Development involving: 1. **indoor education areas** and **indoor play areas**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital**; achieves the maximum internal acoustic level in reference table 3 (items 3.2, 3.3 and 3.4).	No acceptable outcome is prescribed.	**Complies** Although the proposed development is applying for a material change of use for a hospital, the hospital is established. The proposal seeks to undertake an extension to the western side of the hospital, to provide expanded imagery technology. The proposed extension will be undertaken on the western side of the hospital, approximately 160m from the railway corridor.
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or **type 2 multi-modal corridor**		
PO49 Development involving a **childcare centre**; or **educational establishment** which have	No acceptable outcome is prescribed.	**Not Applicable**

balconies, podiums or elevated **outdoor play areas** predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from the **railway** are provided with: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); and 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and elevated **outdoor play areas**.		The proposed development does not involve a childcare centre or educational establishment.
PO50 Development including: 1. **indoor education areas** and **indoor play areas** in a **childcare centre** or **educational establishment**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is prescribed.	**Complies** The proposed extension will be setback 160m from the railway corridor. Given this separation distance, the siting is considered sufficient to ensure patients are not subject to significant disturbance from railway noise.
Air, light and vibration		
PO51 Private open space, **outdoor education areas** and **outdoor play areas** are protected from air quality impacts from a **railway**.	**AO51.1** Each dwelling or unit has access to a **private open space** which is shielded from a **railway** by a building, noise barrier, **solid gap-free fence**, or other **solid gap-free structure**. OR **AO51.2** Each **outdoor education area** and **outdoor play area** is shielded from a **railway** by a building,	**Not Applicable** Development does not include child care centre or educational establishment.

	noise barrier, **solid gap-free fence,** or other **solid gap-free structure**.	
PO52 Patient care areas within **hospitals** are protected from vibration impacts from a **railway**.	**AO52.1 Hospitals** are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1m/s^{1.75}$. AND **AO52.2 Hospitals** are designed and constructed to ensure vibration in the ward of a **patient care area** does not exceed a vibration dose value of $0.4m/s^{1.75}$.	**Complies** The proposed extension will be setback 160m from the railway corridor. Given this separation distance, the siting is considered sufficient to ensure patients are not subject to significant disturbance from railway noise.
PO53 Development is designed and sited to ensure light from infrastructure within, and use of, a **railway** does not: 1. intrude into buildings during night hours (10pm to 6am); and 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	**Complies** The proposed extension will be set back approximately 160m from the railway corridor. Given the separation distance, together with the presence of existing buildings between the hospital and the railway corridor, it is not anticipated that light from the railway will intrude into the building during night hours or create unreasonable disturbance during evening hours.

Table 2.5 Development in a future railway corridor

Performance outcomes	Acceptable outcomes	Response
PO54 Development does not impede the planning, design and delivery of **rail transport infrastructure** in a **future railway corridor**.	**AO54.1** Development is not located in a **future railway corridor**. OR both of the following acceptable outcomes apply: **AO54.2** The intensification of lots does not occur within a **future railway corridor**. AND **AO54.3** Development does not result in the landlocking of parcels once a **future railway corridor** is delivered.	**Not Applicable**
PO55 Development, including filling, excavation, building foundations and **retaining structures** do not undermine or cause subsidence of a **future railway corridor**.	No acceptable outcome is prescribed.	**Not Applicable**
PO56 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a **future railway corridor**.	No acceptable outcome is prescribed.	**Not Applicable**