CONSTRUCTION ISSUE

REVISION K

PROPOSED RESIDENCE FOR

DELPHIN GIL JERLY GILBERT & ELDHOSE THOMAS

AT

328 EVERINGHAM AVENUE FRENCHVILLE QLD 4701

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/165-2025

Dated: 25 February 2026

PAGE LIST

GENERAL NOTES:

1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
   - THE CURRENT NATIONAL CONSTRUCTION CODES (NCC)
   - THE STATE DEVELOPMENT CODE
   - BUILDING REGULATIONS
   - CURRENT ISSUES OF AUSTRALIAN STANDARDS & MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED
2. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES.
3. SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.
4. 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.
5. ALL DIMENSIONS IN MILLIMETERS.
6. DIMENSIONS TAKE PREFERENCE TO SCALE AND ARE TO STRUCTURE NOT FINISH ON NEW WORK. EXISTING WALLS MAY BE NOMINALLY DIMENSIONED.
7. ALL DIMENSIONS, DETAILS, SITE LEVELS AND FINISHED FLOOR LEVELS TO BE CONFIRMED BY CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.
8. MANUFACTURER'S SPECIFICATION MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER THE CONDITIONS APPLICABLE THESE DRAWINGS ARE AVAILABLE DIGITALLY, IF REQUIRED.
9. ANY DATA SUPPLIED BY OTHERS AND SHOWN ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THIS DESIGNER. ALL USERS OF THESE DRAWINGS ARE ADVISED TO CHECK OTHER SUPPLIED DATA.
10. OWNER REMAINS RESPONSIBLE FOR ONGOING MAINTENANCE OF BUILDING. STRUCTURAL ELEMENTS IN PARTICULAR ARE TO REMAIN PROTECTED BY THE METHODS SHOWN AND LISTED IN THESE DRAWINGS.
11. ALL WINDOW AND DOOR DIMENSIONS ARE NOMINAL.

SITE WORKS NOTES:

1. POSITION OF DWELLING TO BE CONFIRMED BY SURVEYOR & CLIENT PRIOR TO ANY SITE WORKS.
2. ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 3.3*** AND STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
3. BUILDER TO ENSURE THAT ACTUAL SEWER LINE AND MANHOLE POSITIONS MATCH THOSE AS SHOWN AS BASED ON LOCAL AUTHORITY DOCUMENTS. ANY DISCREPANCIES MUST BE BROUGHT TO ATTENTION AND RESOLVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. BUILDER TO DETERMINE APPROPRIATE PLATFORMING METHOD ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. FINISHED FLOOR LEVEL IS TO BE ABOVE THE MINIMUM LEVEL AS PER LOCAL AUTHORITIES REQUIREMENTS & TO COMPLY WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 3.3.3***
5. FALL OF LAND UNKNOWN AND IS TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION. ANY REQUIRED EARTHWORKS INCLUDING CUT, FILL, BATTERS AND RETAINING MUST COMPLY WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 4.2.2*** AS 3798, AS4200 & ***AS 4678***.
6. THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM.
7. STORMWATER MUST BE CONNECTED TO A LEGAL POINT OF DISCHARGE -
   - STORMWATER KERB ADAPTERS TO STREET (2 MAX.)
   - ROOFWATER/STORMWATER PIPE
   - BUBBLERS TO COUNCIL SPECIFICATION.
   - RAINWATER TANK, OVERFLOW MUST CONNECT TO STORMWATER SYSTEM.
8. SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES.
9. ALL SUB-FLOOR AREAS MUST BE GRADED TO AVOID THE PONDING OF WATER.
10. THE HEIGHT OF FENCES, INCLUDING THE HEIGHT OF RETAINING WALLS ARE NOT TO EXCEED 2.0m ABOVE FINISHED GROUND LEVEL ***UNLESS*** INDICATED ON THE PLANS AND TO LOCAL AUTHORITY APPROVAL.
11. WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL IS ACHIEVED TO SUPPORT CONCRETE.

PATH/DRIVEWAY NOTES:

1. DRIVEWAY SLOPE NOT TO EXCEED 1:4. CHECK WITH LOCAL AUTHORITY REQUIREMENTS PRIOR TO CONSTRUCTING ANY DRIVEWAYS, PATHWAYS OR CROSSOVERS BETWEEN THE PROPERTY BOUNDARY AND ROAD KERB.
2. PROVIDE A LAYER OF SAND A MINIMUM OF 20mm THICK UNDER THE SLAB, COMPACTED AND LEVELED.
3. SLAB THICKNESS, MESH TO ENGINEERS DESIGN.

3D VIEW NOTES:

1. GROUND LINE OR SLOPE OF SITE IS NOT REPRESENTED ON 3D VIEWS.
2. FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
3. 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

ELECTRICAL NOTES:

1. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 9.5*** SMOKE ALARMS MUST COMPLY WITH AS 3786.
   - ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
   - ALL SMOKE ALARMS TO BE INTERCONNECTED
   - INSTALL LOCATIONS:
     1. ON EACH LEVEL OF LIVING SPACE
     2. OUTSIDE EACH BEDROOM AREA
     3. IN EVERY BEDROOM ***(QLD)***
2. THIS PLAN IS INDICATIVE ONLY AND IS TO BE USED ONLY AS AN EXAMPLE. OWNERS TO NOMINATE FINAL POSITIONS OF ELECTRICAL APPLIANCES, LIGHTING AND ELECTRICAL FITTINGS.

ELEVATION NOTES:

1. WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.
2. GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
3. FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
4. ELEVATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

SECTION NOTES:

1. TRUSS DESIGN IS INDICATIVE ONLY AND IS NOT PRESCRIPTIVE. FINAL DESIGN TO TRUSS MANUFACTURER SPECIFICATIONS.
2. ALL PINE TO BE JD4 MIN.
3. ALL HWD. TO BE F14 MIN.
4. GROUND LINE SHOWN DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
5. FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
6. SECTIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

FOUNDATION NOTES:

1. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES. SITE CLASSIFICATION IS TO BE CONFIRMED BY INSPECTION OF FOOTING EXCAVATIONS.
2. PLUMBER RESPONSIBLE TO LOCATE AND CONFIRM SEWER HOUSE CONNECTION LOCATION ACCURATELY PRIOR TO COMMENCEMENT. PLUMBER IS TO VERIFY WITH SITE SUPERVISOR PRIOR TO SETTING OUT FIXTURE DRAINAGE POINTS. NO AMENDMENTS OR SPECIAL FIXTURES HAVE BEEN NOMINATED.
3. WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL ACHIEVED TO SUPPORT CONCRETE.
4. REBATE GARAGE DOORS & SLIDING GLASS DOORS 20mm, AND SHOWER RECESSES 50mm IN LOCATIONS SHOWN.
5. ACCORDING TO MANUF' SPEC. OR BUILDERS DIRECTIONS.
6. MINIMUM COVER TO GROUND - 50mm.
7. TOP COVER TO SLAB REINFORCEMENT - 30mm.
8. GRADE FINISHED GROUND SURFACE TO DIVERT WATER AWAY FROM BUILDING.
9. WATERPROOF MEMBRANE IS 0.2mm POLYETHYLENE. JOINTS ARE TO BE LAPPED 300mm AND TAPED.
10. REINFORCEMENT TO BE SUPPORTED ON PLASTIC CHAIRS AT 1000mm CRS.
11. ALL CONCRETE IS TO BE MECHANICALLY VIBRATED DURING PLACING.
12. FILL MATERIAL AND SAND UNDER SLABS IS TO BE COMPACTED TO 95% OF MAX. DRY DENSITY.
13. FLOORS TO ALL WET AREAS TO HAVE A FALL TO A FLOOR WASTE.

TERMITE RISK NOTES:

1. TERMITE CONTROL BARRIERS TO BE IN ACCORDANCE WITH AS 3660.1 AND THE CURRENT ***ABCB HOUSING PROVISIONS PART 3.4***
2. ANY UNTREATED TIMBER POSTS, STAIRS AND THE LIKE SHALL BE SET 75MM MINIMUM CLEAR OF GROUND FOR VISUAL TERMITE CONTROL.
3. TWO APPROVED NOTICES SHALL BE AFFIXED TO THE DWELLING AS REQUIRED ADVISING OWNERS OF THE METHOD OF TERMITE RISK MANAGEMENT USED, AND THEIR ONGOING RESPONSIBILITY FOR THE MAINTENANCE OF THE SYSTEMS.
4. BUILDER TO CONFIRM WITH OWNER THE CHOSEN METHOD OF TIMBER PROTECTION.
5. OWNER REMAINS RESPONSIBLE FOR ONGOING INSPECTION OF STRUCTURAL TIMBER ELEMENTS, AND THAT BARRIERS ARE NOT COMPROMISED.
6. WHERE CONCRETE SLAB FORMS BARRIER, SLAB TO BE CONSTRUCTED AS PER AS2870. SLAB & FOOTINGS TO BE "MONOLITHIC". TERMITE COLLAR FLANGE TO BE CLAMPED TO PIPES AND SET IN SLAB. 75MM MIN OF EXPOSED SLAB EDGE TO REMAIN ABOVE FINISHED PERIMETER LEVEL. EXPOSED EDGE NOT TO BE COVERED BY SOIL, RENDERED OR TILED, BUT MAY BE PAINTED. WHERE BRICKWORK CONCEALS EDGE OF SLAB, IN ADDITION TO ABOVE, PROVIDE TERMITE COLLAR BARRIER BELOW D.P.C. FIXED TO SLAB EDGE.
7. INSTALL ANT CAPPING TO ALL BRICK PIERS, TIMBER OR CONC STUMPS. KEEP TIMBER CLEAR OF GROUND WHEN ON STEEL ANCHORS. NON-TIMBER ELEMENTS (EG STEEL POSTS) NEED NO PROTECTION FROM TERMITES.
8. ALL TIMBER IN DIRECT CONTACT WITH CONC TO BE SEPARATED BY G.I. FLASHING.

FLOOR PLAN NOTES:

1. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 9.5*** SMOKE ALARMS MUST COMPLY WITH AS3786.
   - ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
   - ALL SMOKE ALARMS TO BE INTERCONNECTED
   - INSTALL LOCATIONS:
     1. ON EACH LEVEL OF LIVING SPACE
     2. OUTSIDE EACH BEDROOM AREA
     3. IN EVERY BEDROOM ***(QLD ONLY)***
2. WALL FINISHES AND WINDOW TYPES ON 3D VIEWS ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
3. ALL GLAZING TO BE IN ACCORDANCE WITH AS1288. WINDOWS SIZES MAY VARY DUE TO MANUFACTURER'S SPECIFICATIONS.
4. BUILDER TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE CLADDING/LININGS (UNO).
5. S.S. BALUSTRADING TO COMPLY WITH THE CURRENT ***ABCB HOUSING PROVISIONS PART 11.3.6***
6. DOORS TO W.C.'S TO HAVE LIFT OFF HINGES (ONLY IF THE DOORS SWING IN TOWARDS THE W.C).
7. MASONRY CONSTRUCTION TO AS 3700.
8. REFER ENGINEERS DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL DETAILS, FRAMING, BRACING, TIE DOWN AND SLAB/FOOTING DETAILS.
9. SEAL WET AREAS IN ACCORDANCE WITH AS3740 & THE CURRENT ***ABCB HOUSING PROVISIONS PART 10.2***.
10. PROVIDE FLOOR WASTE TO ALL WET AREAS.

ROOF DRAINAGE NOTES:

1. ALL GUTTER AND DOWNPIPE WORKS TO AS/NZS 3500.3 AND THE CURRENT ***ABCB HOUSING PROVISIONS PART 7.4***.
2. DOWNPIPES (DP) TO BE 90mmØ UPVC.
3. TEMPORARY DOWNPIPES TO BE PROVIDED AT DP LOCATIONS DURING CONSTRUCTION DRAINING ROOFWATER ONTO GROUND, 2M MIN AWAY FROM BUILDING.
4. ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH ***THE CURRENT NCC VOL. 3 PART B6 AND B7***, THE CURRENT ***ABCB HOUSING PROVISIONS PART 7.4***, STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
5. THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING.
6. THE AREA SPECIFIC RAINFALL INTENSITY ***FOR GUTTERING SELECTION, OVERFLOW MEASURES & DOWNPIPES MUST BE SELECTED FROM THE RELEVANT TABLES IN THE CURRENT ABCB HOUSING PROVISIONS PART 7.4*** OR FROM AS/NZ3500.
7. EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES.
8. BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100 IN ACCORDANCE WITH AS/NZ3500.3.
9. DOWNPIPES MUST SERVE NOT MORE THAN 12 METERS OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOCATED MORE THAN 1.2 METRES FROM A VALLEY GUTTER.

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PLAN NUMBER: #2412/25

BUILDERS NUMBER:

AREI PLAN CODE: **AREI DESIGNS**

CLIENT: **DELPHIN & ELDHOSE GILBERT**

DRAWING NAME: **COVER**

PROJECT: **PROPOSED RESIDENCE FOR DELPHIN GIL JERLY GILBERT & ELDHOSE THOMAS AT 328 EVERINGHAM AVENUE FRENCHVILLE QLD 4701**

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SCALE @ A3 NTS

REV	DESCRIPTION	DRAWN	DATE
H	CONSTRUCTION ISSUE	SM	19/08/25
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J	CONSTRUCTION ISSUE	RL	22/09/25
K	CONSTRUCTION ISSUE	CAJ	09/10/25

SCALE NOT APPLICABLE

PROPERTY DESCRIPTION

LOT: 63 RP858242
SUBURB: FRENCHVILLE
LOCAL AUTHORITY: ROCKHAMPTON REGIONAL COUNCIL

AREA OF LOT - 1064m²
AREA OF RESIDENCE - 196.8m²
SITE COVERAGE - 17.8%

WIND LOAD -
BAL -

SITE / HOUSE FFLS

PAD LEVEL -	58.280
MAIN FLOOR LEVEL -	58.680
GARAGE LEVEL -	58.680
PORCH / PATIO LEVEL -	58.610

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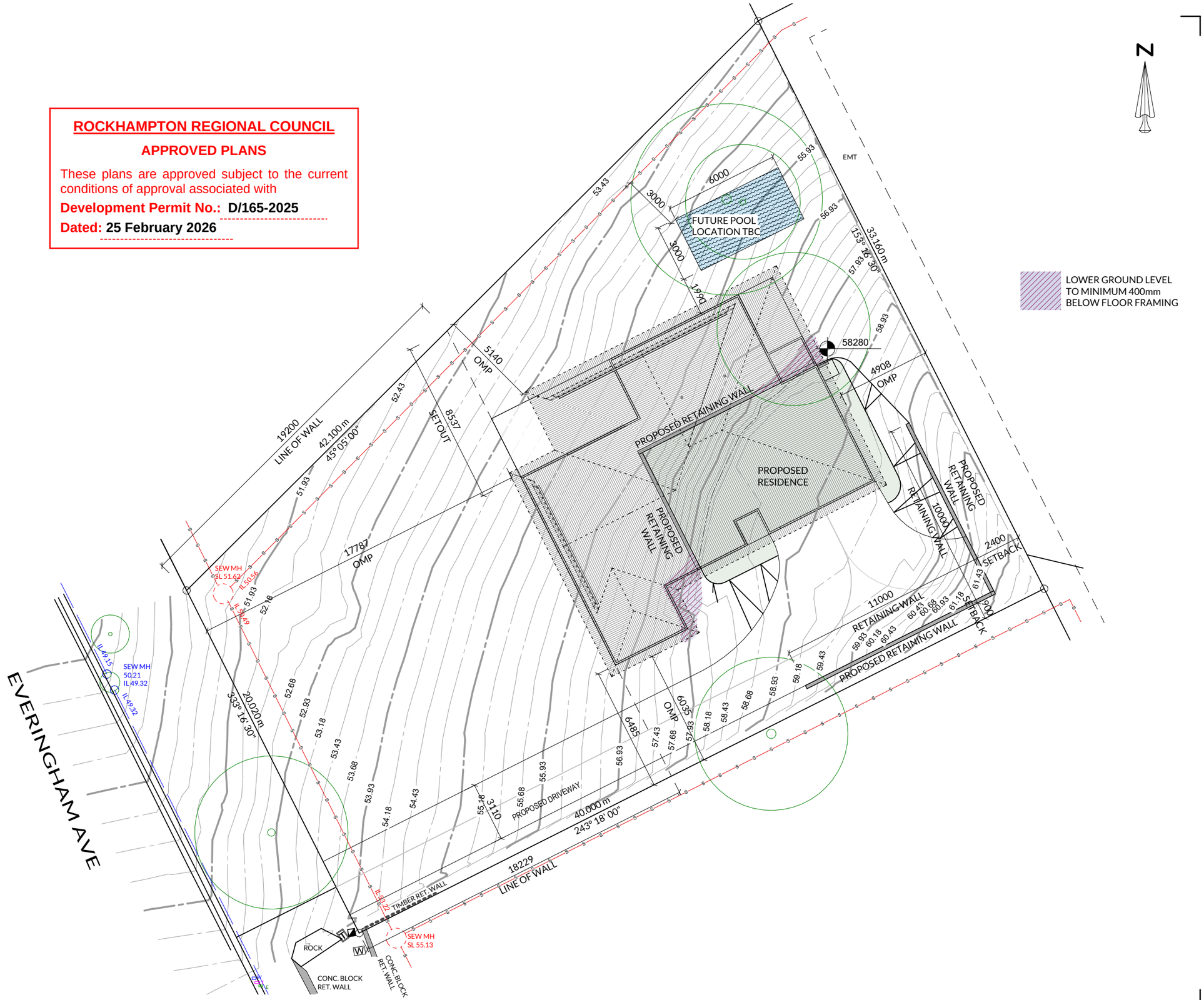

COUNCIL ONLINE MAPPING AERIAL VIEW

LEGEND

- GM — UNDERGROUND GAS MARKER
- H — HYDRANT
- STORM WATER PIT
- W — WATER CONNECTION
- ELECTRICAL TURRET
- T — TELSTRA PIT
- MAN HOLE
- DP — 100mm DOWN PIPE
- PP — POWER POLE
- STREET LIGHT
- SITE BENCH MARK
- SEWER LINE
- CONTOUR LINE
- EXISTING RETAINING
- NEW RETAINING
- ROOF LINE
- DOWNPIPE (DP) STORM WATER LINE
- FENCE
- ELECTRICAL (UNDERGROUND)
- ELECTRICAL (OVERHEAD)
- TELSTRA COMMUNICATIONS
- WATER LINE

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PLAN NUMBER: #2412/25
BUILDERS NUMBER:
AREI PLAN CODE: **AREI DESIGNS**

CLIENT: **DELPHIN & ELDHOSE GILBERT**
DRAWING NAME: **SITE PLAN**

PROJECT: **PROPOSED RESIDENCE FOR DELPHIN GIL JERLY GILBERT & ELDHOSE THOMAS AT 328 EVERINGHAM AVENUE FRENCHVILLE QLD 4701**

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SCALE @ A3 1:200

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USE SCALE & RULER AS A GUIDE ONLY

0m 1 2m 3 4m 5 6m 7 8m 9 10m

FLOOR AREAS

ROOM	SQUARES	SQM
BALCONY	1.54	14.3 m²
GARAGE	4.24	39.4 m²
LIVING	14.48	134.6 m²
PATIO	0.74	6.9 m²
PORCH	0.19	1.7 m²
UNCOVERED BALCONY	0.97	9.0 m²
TOTAL	22.16	205.8 m²

DOOR SCHEDULE

MARK	SIZE	DOOR TYPE
D1	2040 x 1020	GLASS ENTRY DOOR
D2	2040 x 870	HOLLOW CORE SWING
D3	2040 x 870	HOLLOW CORE CAVITY SLIDER
D4	2040 x 870	HOLLOW CORE SWING
D5	2040 x 870	HOLLOW CORE SWING
D6	2040 x 720	HOLLOW CORE CAVITY SLIDER
D7	2040 x 870	HOLLOW CORE SWING
D8	2 OF 2040 x 720	HOLLOW CORE CAVITY SLIDER
D9	2040 x 720	HOLLOW CORE SWING
D10	2040 x 870	HOLLOW CORE SWING
D11	2100 x 4800	PANEL LIFT DOOR

WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION
W1	1500 x 1800	ALUM. FRAMED SLIDING WINDOW
W2	1200 x 1500	ALUM. FRAMED SLIDING WINDOW
W3	1500 x 1800	ALUM. FRAMED SLIDING WINDOW
W4	1500 x 1800	ALUM. FRAMED SLIDING WINDOW
W5	900 x 600	ALUM. FRAMED SLIDING WINDOW
W6	600 x 2100	ALUM. FRAMED SLIDING WINDOW
W7	1500 x 1800	ALUM. FRAMED SLIDING WINDOW
W8	2100 x 1400	ALUM. FRAMED SLIDING GLASS DOOR
W9	2100 x 1800	ALUM. FRAMED SLIDING GLASS DOOR
W10	2100 x 2100	ALUM. FRAMED SLIDING GLASS DOOR
W11	1200 x 1800	ALUM. FRAMED SLIDING WINDOW
W12	1800 x 3200	ALUM. FRAMED SLIDING WINDOW
W13	2100 x 1800	ALUM. FRAMED SLIDING GLASS DOOR
W14	2100 x 1400	ALUM. FRAMED SLIDING GLASS DOOR

NOTES:

- ALL EXTERNAL DOORS AND WINDOWS TO HAVE FLY SCREENS.

LEGEND

C	CASEMENT WINDOW
SL.G.D	SLIDING GLASS DOOR
S.W	SLIDING WINDOW
A	AWNING WINDOW
D.HU	DOUBLE HUNG WINDOW
B.D.	BIFOLD DOORS
LU	LOUVERS
SL	SIDELIGHT
M.V.	MECHANICAL VENT
SKL	SKYLIGHT
F.G.	FIXED GLASS WINDOW

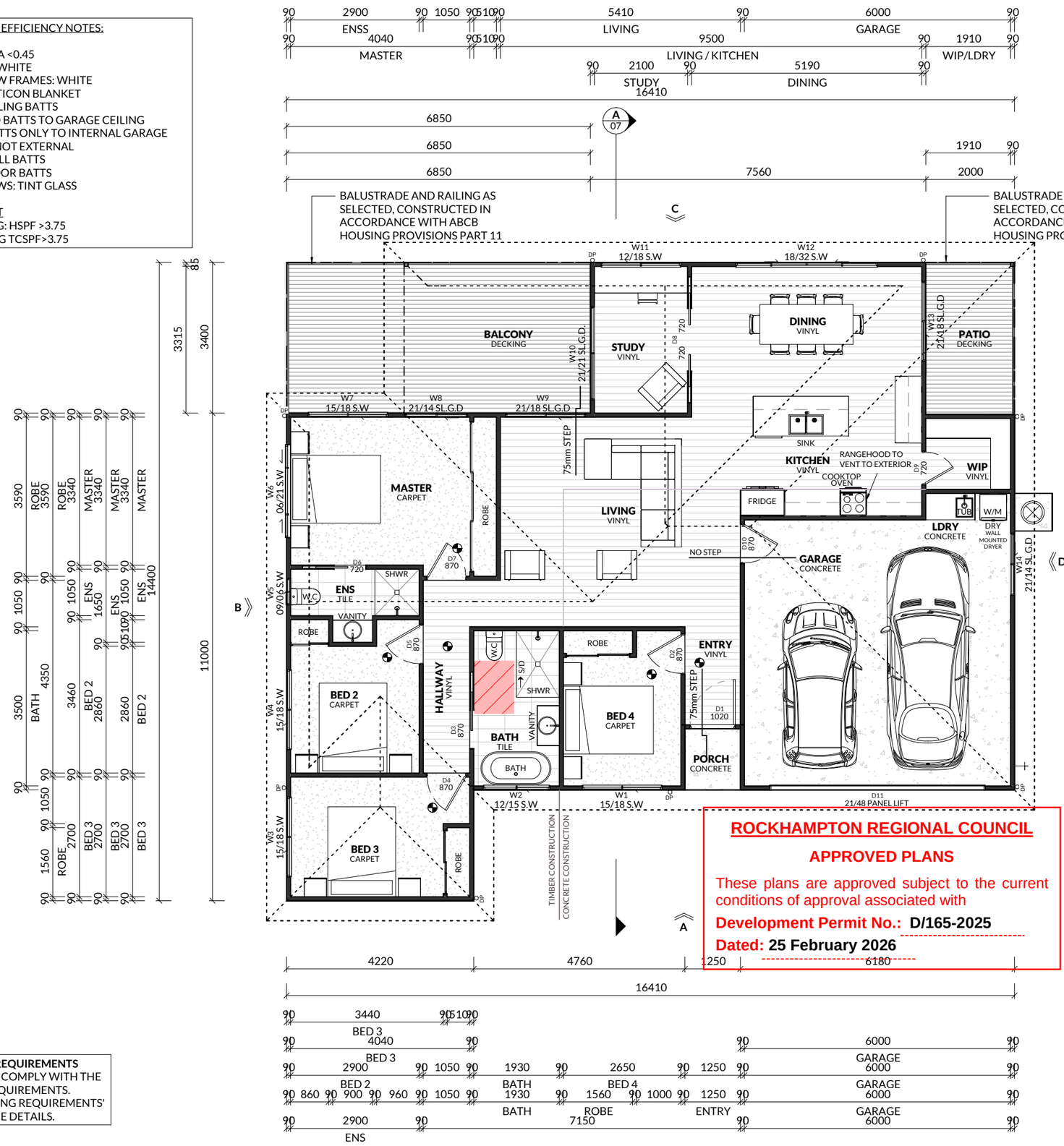
SMOKE ALARM
HOSE COCK
ELEC M/BOX
GAS BOTTLES
HOT WATER
FLOOR WASTE

ENERGY EFFICIENCY NOTES:

ROOF: SA <0.45
WALLS: WHITE
WINDOW FRAMES: WHITE
R1.3 ANTICON BLANKET
R3.5 CEILING BATTS
- NO BATTS TO GARAGE CEILING
- BATTS ONLY TO INTERNAL GARAGE

WALLS NOT EXTERNAL
R2.0 WALL BATTS
R2.0 FLOOR BATTS
WINDOWS: TINT GLASS

A/C UNIT
HEATING: HSPF >3.75
COOLING TCSPF>3.75



LIVABLE HOUSING DESIGN REQUIREMENTS
THIS DWELLING IS REQUIRED TO COMPLY WITH THE NCC LIVABLE HOUSING REQUIREMENTS.
PLEASE REFER TO 'LIVABLE HOUSING REQUIREMENTS' SHEET FOR COMPLIANCE DETAILS.

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PLAN NUMBER: #2412/25
BUILDERS NUMBER:
AREI PLAN CODE: **AREI DESIGNS**

CLIENT: **DELPHIN & ELDHOSE GILBERT**
DRAWING NAME: **FLOOR PLAN**

PROJECT: **PROPOSED RESIDENCE FOR DELPHIN GIL JERLY GILBERT & ELDHOSE THOMAS AT 328 EVERINGHAM AVENUE FRENCHVILLE QLD 4701**

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SCALE @ A3 1:100

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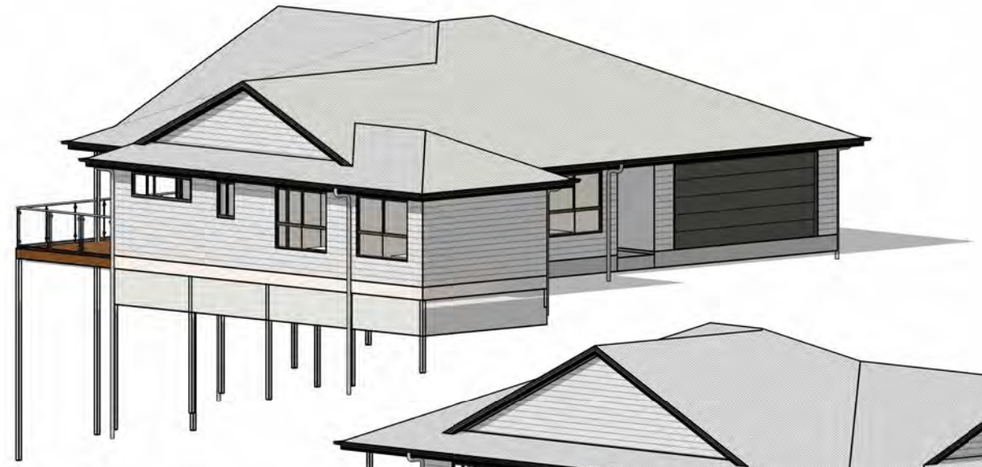

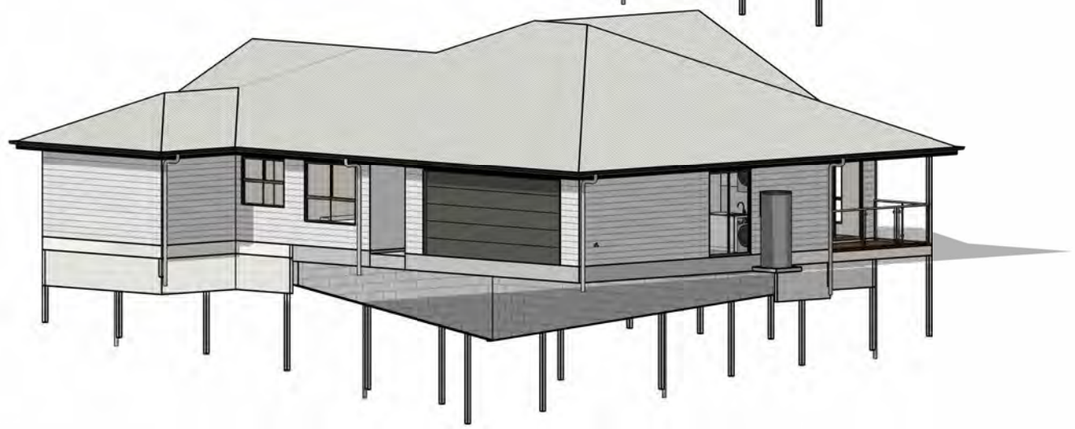

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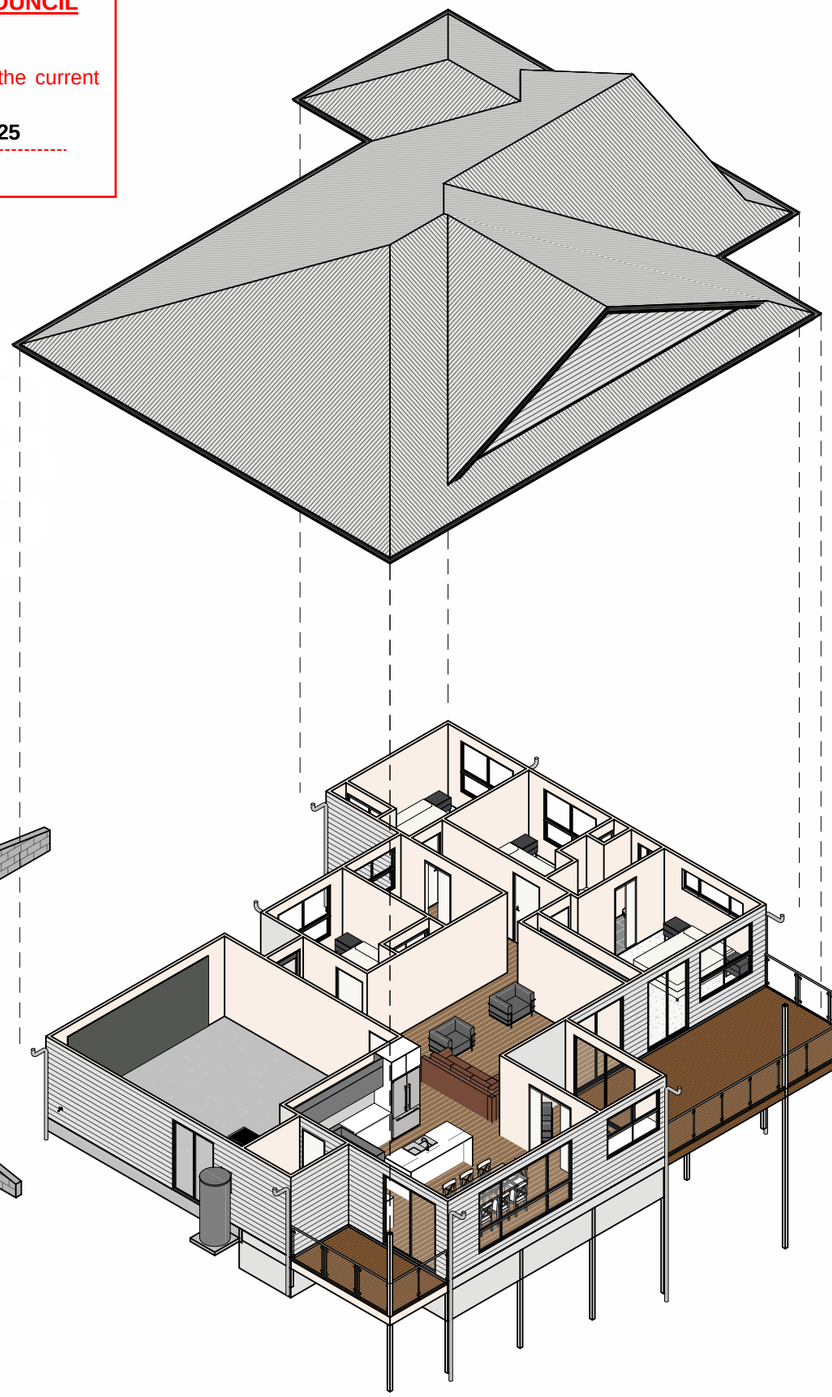

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| BUILDERS NUMBER:
| AREI PLAN CODE: **AREI DESIGNS**

| CLIENT: **DELPHIN & ELDHOSE GILBERT**
| DRAWING NAME: **3D VIEWS**

| PROJECT: **PROPOSED RESIDENCE FOR DELPHIN GIL JERLY GILBERT & ELDHOSE THOMAS AT 328 EVERINGHAM AVENUE FRENCHVILLE QLD 4701**

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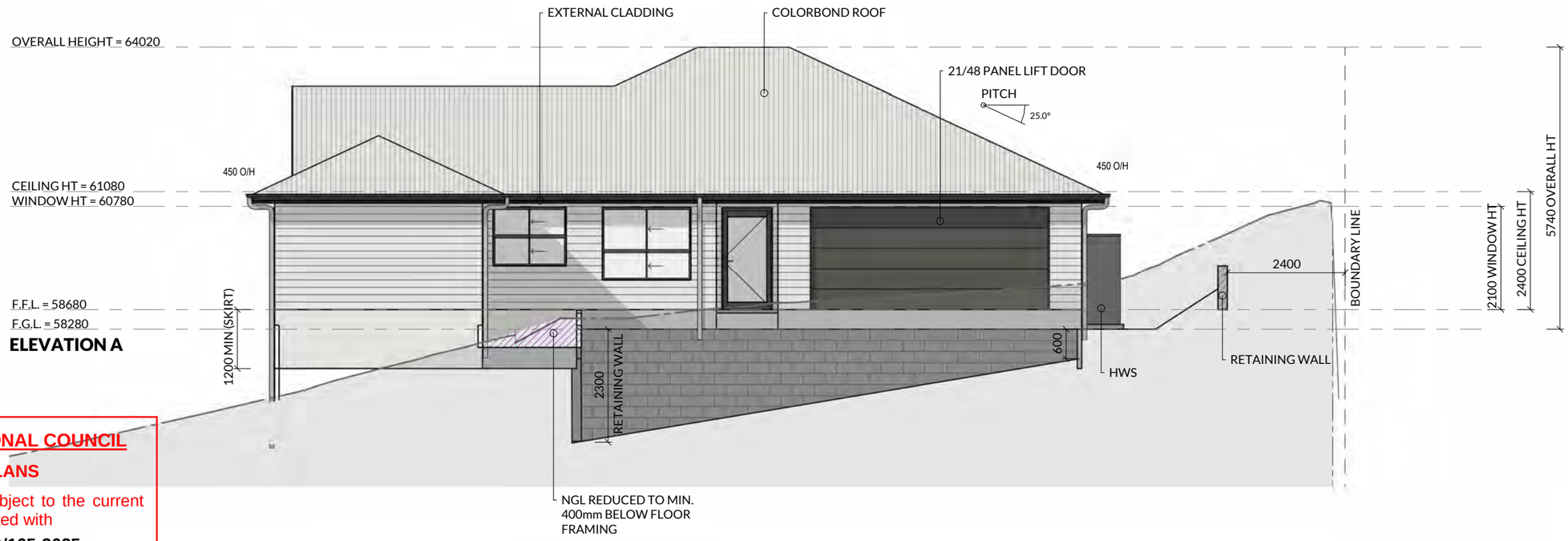
NOTES:

- ALL EXTERNAL DOORS AND WINDOWS TO HAVE FLY SCREENS.



ELEVATION A

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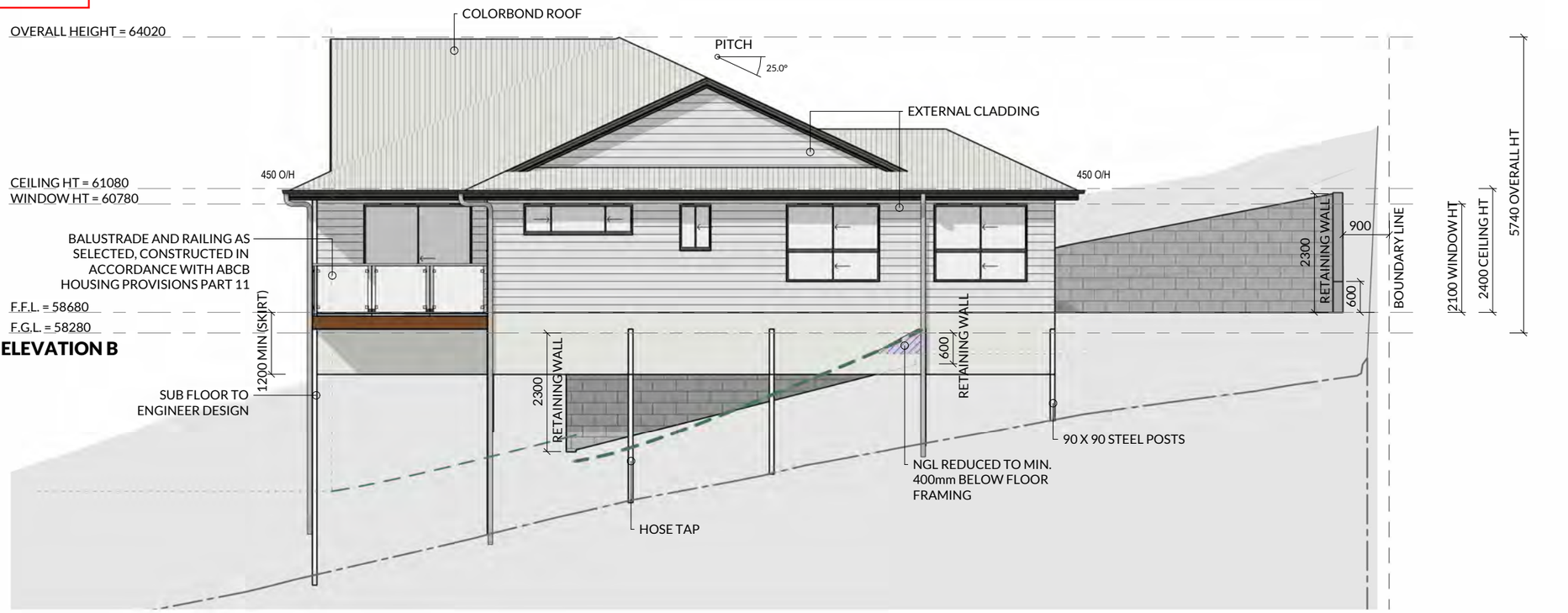
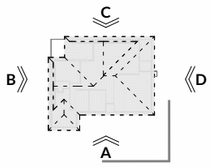
Development Permit No.: **D/165-2025**

Dated: **25 February 2026**



ELEVATION B



AREI

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PLAN NUMBER: #2412/25

BUILDERS NUMBER:

AREI PLAN CODE: **AREI DESIGNS**

CLIENT: **DELPHIN & ELDHOSE GILBERT**

DRAWING NAME: **ELEVATIONS A & B**

PROJECT: **PROPOSED RESIDENCE FOR DELPHIN GIL JERLY GILBERT & ELDHOSE THOMAS AT 328 EVERINGHAM AVENUE FRENCHVILLE QLD 4701**

CHECKED: RL

PAGE NO: 05 OF 13

SCALE @ A3 1:100

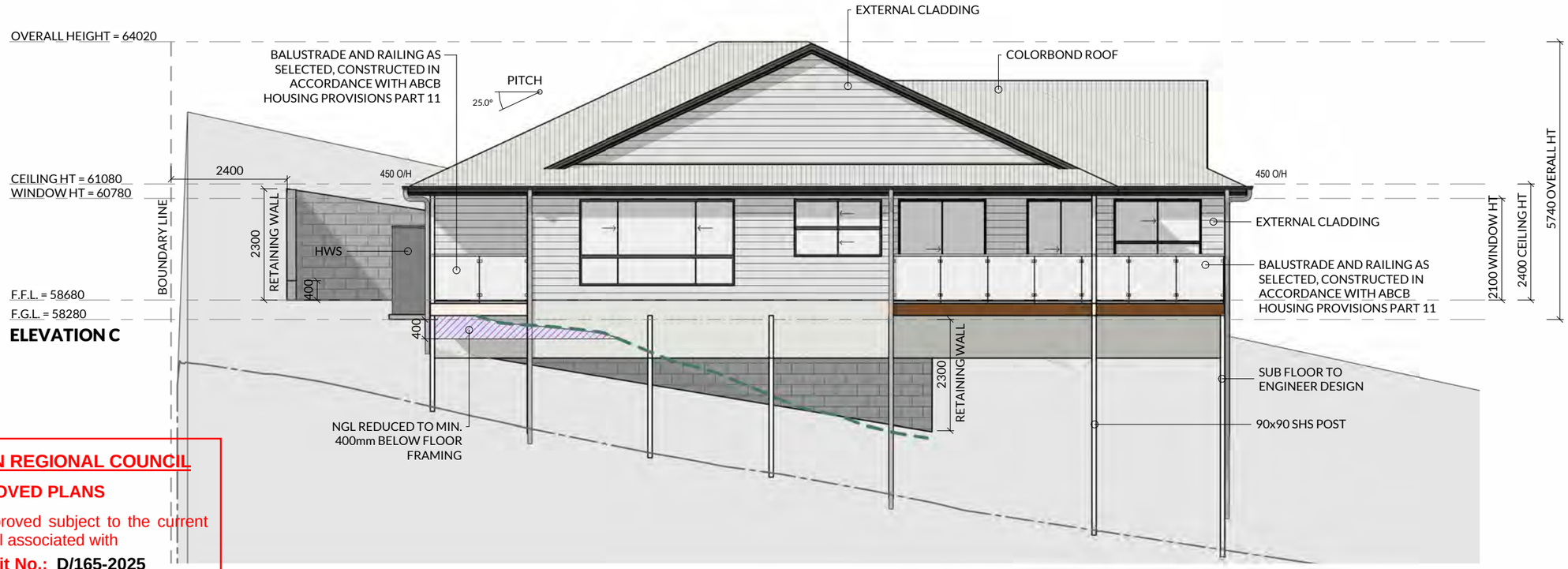
REV	DESCRIPTION	DRAWN	DATE
H	CONSTRUCTION ISSUE	SM	19/08/25
I	CONSTRUCTION ISSUE	RL	01/09/25
J	CONSTRUCTION ISSUE	RL	22/09/25
K	CONSTRUCTION ISSUE	CAJ	09/10/25

USE SCALE & RULER AS A GUIDE ONLY

0m 1m 2m 3m 4m 5m

NOTES:

- ALL EXTERNAL DOORS AND WINDOWS TO HAVE FLY SCREENS.



ELEVATION C

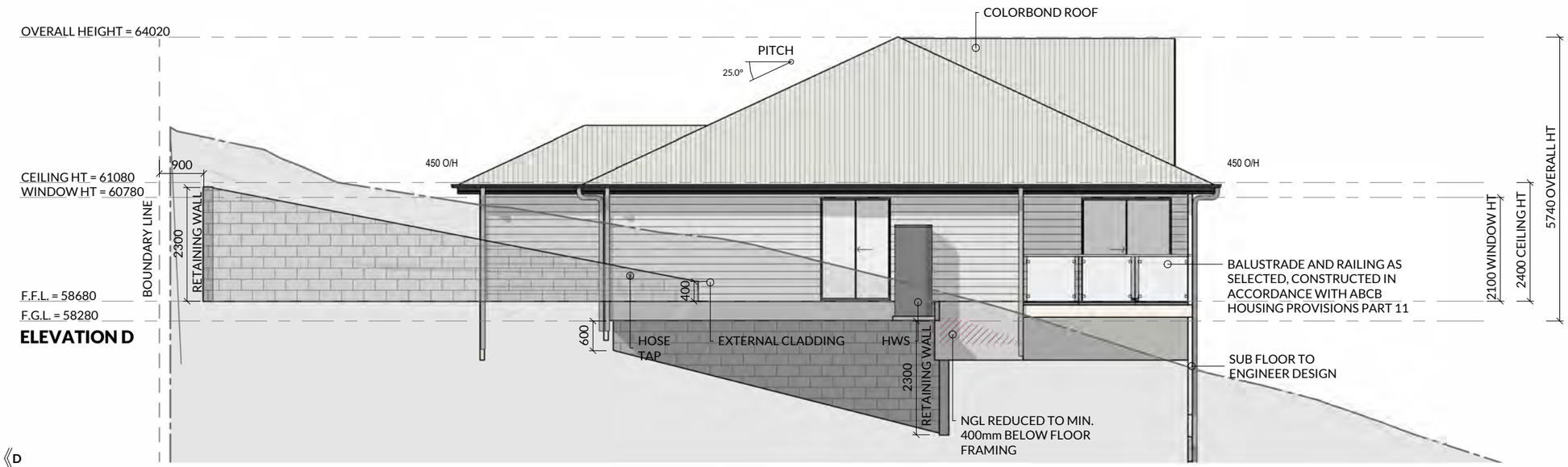
ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

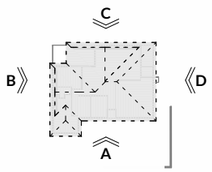
These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/165-2025

Dated: 25 February 2026



ELEVATION D



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TAS BSP: 071565667
ABN: 31 615 195 818

PLAN NUMBER: #2412/25

BUILDERS NUMBER:

AREI PLAN CODE: **AREI DESIGNS**

CLIENT: **DELPHIN & ELDHOSE GILBERT**

DRAWING NAME: **ELEVATIONS C & D**

PROJECT: **PROPOSED RESIDENCE FOR DELPHIN GIL JERLY GILBERT & ELDHOSE THOMAS AT 328 EVERINGHAM AVENUE FRENCHVILLE QLD 4701**

CHECKED: RL

PAGE NO: 06 OF 13

SCALE @ A3 1:100

REV	DESCRIPTION	DRAWN	DATE
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USE SCALE & RULER AS A GUIDE ONLY

0m 1m 2m 3m 4m 5m

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/165-2025
Dated: 25 February 2026

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ABN 51 640 311 841

Attention: GSG Laboratories Pty Ltd

By Email

2 Feb 2026

ARCOS PROJECT:2600002.06

Report 01 Revision A

Report on Geotechnical Assessment

Proposed Residential Development

Lot 63 of 328 Everingham Avenue, Frenchville

Arcos Unit Group Pty Ltd (Arcos Group) has undertaken a geotechnical assessment for the above project and client.

SUMMARY OF ASSESSMENT

Results of Australian Geomechanic Society Landslide Risk Assessment
Low

Note: The above is a summary of the detailed investigation results discussed within this report. The entire report must be read, understood and kept in entirety.

Geotechnical Engineer

Mitchell Horne B.Eng (Civ)(Hons)

mitchhorne@arcosgroup.com.au

For and On Behalf of Arcos Group

Principal Geotechnical Engineer

Andre Dos Santos B.Eng (Civ), MIEAust, RPEQ, CPEng, NER

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For and on Behalf of Arcos Group

1 INTRODUCTION

Arcos Unit Group Pty Ltd (Arcos Group) was commissioned to undertake a geotechnical assessment for the project at the location described on the title page of this report.

This report outlines the results of the GSG Laboratories Pty Ltd (GSG) investigation, laboratory testing, analysis, and interpretive reporting on the following items:

- Review of the existing slope stability hazards, their attributed risks and impacts of the proposed development in alignment with the practices set out within the Australian Geomechanics Society guidelines; and,
- Provide recommendations from a geotechnical context that will avoid or reduce any potential instability.

This report must be kept in entirety. The use of this document is exclusively undertaken in accordance with our terms and conditions.

2 REGIONAL GEOLOGY

The site is in an area underlain by Early Permian aged Lakes Creek Formation, which typically comprises "*Siltstone and lithic sandstone*".

3 EXISTING STABILITY RISK

Local authorities prepare mapping tools to aid in assessing potential slope stability requirements. The mapping tools are a "high level" approach where the site-specific investigations are specific to a particular site/allotment. It is important to note that where a site-specific investigation and slope stability assessment are undertaken, they take precedence.

Reference to the available overlays show that the site has been initially mapped in an area of "Steep Land" in accordance with the Rockhampton Regional Council Steep Land Overlay. Therefore, a site-specific geotechnical assessment is required to determine if the proposed development will satisfy the acceptable outcomes outlined in the development plan.

Reference to the available overlays for the area show the site has been initially mapped as "Very Low" in terms of landslide hazard.

4 GEOTECHNICAL INVESTIGATION

A site investigation was undertaken by GSG on 19 December 2025. The purpose of the investigation was to inform the site classification for the proposed residential dwelling. The investigation comprised the drilling of three boreholes to between 0.8 m and 1.5 m depth at the location of the proposed dwelling. The subsurface conditions encountered in the bores typically comprised dense clayey sandy gravel underlain by bedrock at approximately 0.8 m to 1.5 m depth. No groundwater seepage was noted at the time of the investigation.

5 SITE ASSESSMENT

Geotechnical comments are based on the factual findings of the investigation, best practice, local experience, published correlations; however, are fundamentally founded in opinion and this should be considered.

The allotment is described as Lot 63 on RP858242 and encompasses some 1064 m2. Grades fall from approximately RL63 at the east corner of the allotment down to RL51, at approximately 10-18° degrees. No obvious signs of disturbed ground, tension cracks or hummocks were noted in the vicinity of the proposed residence during the site assessment. A variety of vegetation ranging from small shrubs to mature trees were observed. The mature trees were all observed to be typically vertical with no misshapen or curved trunks. Misshapen or curved trunks are usually good indicators for previous slope instability.

6 AGS ASSESSMENT

Landslides are caused where a soil or rock mass has a decrease in strength, usually attributed to groundwater, resulting in the material not being able to maintain its own self-weight resulting in a slope failure.

The Australian Geomechanics Society (AGS) developed a set of tools and procedures for assessing the stability of a slope. The tools and procedures presented with the AGS documentation form the basis of the assessment undertaken herein and their documentation is attached for reference.

The guidelines also identify that the regulator typically sets the standard for levels of tolerable risk. AGS defines tolerable risk as *"risks within a range that society can live with so as to secure certain benefits. It is a range of risk regarded as non-negligible and needing to be kept under review and reduced further if practicable"*.

The guides suggest that areas of moderate or greater risk should not be developed unless a rigorous remediation plan be implemented to reduce the area to a level of Acceptable Risk. AGS defines acceptable risk as *"risk which everyone affected is prepared to accept. Action to further reduce such risk is usually not required unless reasonably practicable measures are available at low cost in terms of money, time and effort."*.

AGS suggest that regulators generally accept risk levels of "low" or lower as a level of acceptable risk.

AGS prepared a semi-quantitative assessment tool for determining the level of risk for a site. The tool separates the potential hazards for a site, from a stability context, and rates them with a level of risk frequency. The multiplication of these individual risk frequencies summates as the risk frequency rating which is then measured against the levels of risk nominated by AGS.

The results of this analysis are shown in Table 1.

TABLE 1: AGS ASSESSMENT

Hazard	Likelihood	Consequence	Risk Level
Global Failure	Barely Credible	Catastrophic	**Low**
Creep in Shallow Soils	Unlikely	Minor	**Low**
Rotational or translational slide down the slope	Rare	Major	**Low**

Based on the results of the AGS assessment, the perceived risk based on the conditions encountered and information available at the time of the assessment is **"Low"**.

7 HILLSIDE CONSTRUCTION

The following works should be implemented in addition to other items highlighted within this document. These points are considered to be typical good hillside construction practice as explained in attached documentation:

- Footings should be founded into weathered bedrock.
- Fill should be limited to no more than 2 m and should be step keyed into the existing slope. The fill should be formed at no steeper than 4H:1V, unless retained by an engineered retention system. All fill should be placed in accordance with AS3798.
- Where slopes are not supported by an engineer designed support system, natural slopes within or near movement sensitive areas should be no steeper than 2.5H:1V.
- All stormwater and surface water is to be discharged by an approved stormwater drainage system. The use of subsurface drainage systems are not suitable unless greater than 50 m downslope from the envelope at this site.
- Retaining walls must be designed by a suitably qualified RPEQ engineer, and must achieve a minimum safety factor of 1.5 against global instability.

- Avoid leakage from underground services and drains. Any leaking services or blocked drains should be remedied promptly.
- Erosion protection of cut and fill batters will be required. Batters should incorporate crest and toe drainage. Batters should be vegetated appropriately to minimise erosion.
- Overland flow paths will need to be carefully directed to approved outlets to minimise erosion possibility.

8 GEOTECHNICAL RECOMMENDATIONS

The following sections details specific geotechnical constraints or recommendations in addition to general hillside construction notes.

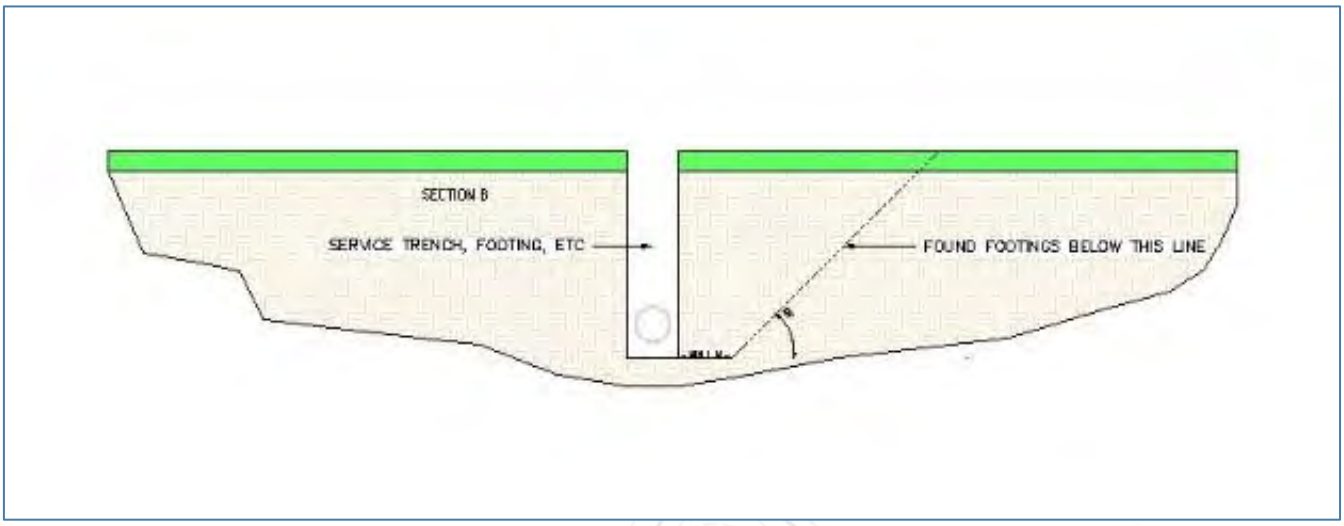
8.1 FOOTINGS

In accordance with industry standards, a geotechnical engineer from Arcos should undertake the testing within the footings to confirm that the encountered material is in alignment with the adopted parameters and assumptions provided within this report. Where this does not occur, Arcos cannot be held liable for any of the information presented within this report.

All footings will need to be designed to accommodate potential ground surface movement, settlement values and any additional settlement values associated with the placement of new fill.

Settlement for suitably sized and designed high level footings should be in the order of 1-2% of the width of the footing.

If footings are located adjacent to an underground service or other obstruction that is not homogenous with the founding strata, the footing should be extended a minimum 0.3 m below an imaginary line projected at a 45 degree angle from the lowest point of the service/obstruction. This is depicted graphically for reference:



Where footings found into dense (or denser) gravel, they may be dimensioned for a maximum allowable bearing pressure of 200 kPa. Based on the borelogs, the above material is encountered at approximately 0.8 - 1.5 m depth below existing surface levels at the time of the investigation.

The ultimate geotechnical end bearing and shaft adhesion parameters are presented in Table 2 for deep level footings where high level footings are not suitable. The values given will need to reduced by applying a suitable geotechnical strength reduction factor (Φ_g) for limit state or divided by a suitable factor of safety for working stress methods. The Φ_g should be selected by the designer.

TABLE 2: DEEP LEVEL FOOTING – ULTIMATE GEOTECHNICAL PARAMETERS (LONG PILE)

Material	Bored Fb (kPa)	Bored Fs (kPa)
Dense (or Denser) GRAVEL	NR	NR
Very Low Strength ROCK	1800	60
Notes: Fb = Base Bearing (Ultimate); Fs = Shaft Adhesion (Ultimate)		

The upper 1.2 m of soil profile should be ignored in shaft calculations for bored piles to allow for shrinkage cracks. The values presented in Table 2 assume that the material equal to four pile diameters below the base of any footings is as strong or stronger.

Settlement values are subjected to a variety of factors; however, a properly designed and constructed pile should have a serviceability settlement between 2% and 3% of its' diameter.

ATTACHMENTS

About Your Geotechnical Report

Interpretation of the Subsurface Sheets

Practice Note Guidelines

Client Supplied Information

ABOUT YOUR GEOTECH REPORT

These notes have been provided to clarify and enhance the reader's understanding of the terminology used throughout the report, and also to identify where limitations exist. All investigations are undertaken based on budgetary constraints which impart a level of uncertainty as a result of limiting the amount of investigation undertaken.

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This report remains the property of Arcos Unit Group Pty Ltd at all times unless ownership is transferred in writing. It cannot be included in any documentation without the express written permission of Arcos Unit Group Pty Ltd

Subsurface Report Sheets (Bores etc)

The provided subsurface sheets are inherently an interpretation undertaken by a suitably qualified and experienced person; however, the reliability of the provided information will rely on the method of investigation. It is prudent to state that these sheets only represent a very small percentage of the subsurface conditions across a particular project.

It reasons that given the relatively small representation of the subsurface conditions for a project, spacial variability between testing locations must be taken into consideration including the orientation of strata intersections.

The presence or lack of groundwater is usually stated on the subsurface sheets; however, it must be noted that the measurements undertaken onsite are typically very inaccurate and if the presence or lack of groundwater will have any degree of affect on the project, additional groundwater monitoring techniques should be employed such as groundwater monitoring wells.

Reporting

The report has been prepared and reviewed by suitably qualified and experienced persons. The persons draw on previous experience, local knowledge, published literature, and otherwise standard engineering approaches and principals. The context of which the report has been prepared for must be considered and if the context changes, due consideration should be given to the possibility that the report is no longer considered relevant and review by Arcos Unit Group Pty Ltd must be undertaken.

Arcos Unit Group Pty Ltd undertakes quality assurance checks in accordance with its' quality system requirements; however, restrictions on the project outside of Arcos Unit Group Pty Ltd's control can result in unanticipated variations, changes in policy or interpretation of said policies by the relevant authority, or the actions of contractors subject to commercial pressure.

Site Variations

If site variations become evident at the time of construction or after the release of a report, Arcos Unit Group Pty Ltd requests immediately notification. This notification is proposed in order to assist in remediation prior to any permanent structures or design procedures are undertaken.

Collaboration

Arcos Unit Group Pty Ltd strongly recommends open and collaborative communication about the use and inherent interpretation of Arcos Unit Group Pty Ltd's report. Please contact the author of the report to arrange for an obligation free discussion regarding the potential benefits of having geotechnical consultants.

ARCOS

ABN 51 640 311 842
arcosgroup.com.au
Sunshine Coast | Brisbane | Gold Coast

Interpretation of the Subsurface Sheets

The terminology included on Arcos Unit Group Pty Ltd's has been evolved from AS1726:2016. Typically a soil's strength, colour, plasticity, grain size, other inclusions, and moisture will be described. A rock's strength, weathering, colour, grain, and other inclusions are typically described.

Soil

Soil is typically described by the components that make it up by percentage or whichever has a governing behaviour. The types and sizes reproduced from AS1726 are:

Boulder	>200 mm
Cobble	63 to 200 mm
Gravel	2.36 to 63 mm
Sand	0.075 to 2.36 mm
Silty	0.002 to 0.075 mm
Clay	< 0.002 mm

The strength of soil is usually assessed by suitably experienced persons through the use of laboratory test results, published literature, field assessments or a combination of the above. The strength of soil is characterised into either cohesive (clays and silts) or cohesionless (sands and gravels) as shown below:

Cohessive Soil	Strength Term
Very Soft	< 12.5 kPa
Soft	12.5 to 25 kPa
Firm	25 to 50 kPa
Stiff	50 to 100 kPa
Very Stiff	100 to 200 kPa
Hard	> 200 kPa

Cohesionless Soils	Strength Term (uncorrected Qc)
Very Loose	<2 MPa
Loose	2 to 5 MPa
Medium Dense	5 to 15 MPa
Dense	15 to 25 MPa
Very Dense	> 25 MPa

Rock

Rock is typically described by the components that make it up by percentage or whichever has a governing behaviour. The strength of rock is typically the most important component. Typically, the strength of rock is based on laboratory testing, tactile assessment and other observations as relevant. The industry standard method for assessing the strength of rock in the field is to use the point load strength index (AS4133.4.1). It is important to note that the point load strength index does not take into consideration the degree of fracturing of a rock mass which can both lower and increase the overall rock strength. The strength of rock is broken down as follows:

Very Low Strength (VLS)	< 2 MPa (UCS)
Low Strength (LS)	2 to 6 MPa (UCS)
Medium Strength (MS)	6 to 20 MPa (UCS)
High Strength (HS)	20 to 60 MPa (UCS)
Very High Strength (VHS)	60 to 200 MPa (UCS)
Extremely High Strength (EHS)	> 200 MPa (UCS)
Very Low Strength (VLS)	< 0.1 Is(50)
Low Strength (LS)	0.1 to 0.3 Is(50)
Medium Strength (MS)	0.30 to 1.0 Is(50)
High Strength (HS)	1.0 to 3.0 Is(50)
Very High Strength (VHS)	3.0 to 10.0 Is(50)
Extremely High Strength (EHS)	> 10.0 Is(50)

The Is(50) values are based on a correlation between the unconfined compressive strength (UCS) of 20. This value varies significantly and site specific testing must take precedence.

Rock weathering is broken down as follows:

Extremely weathered (EW)	Behaves as soil but rock structure evident
Highly weathered (HW)	Colour and strength of original fresh rock is not recognisable. Decomposition of rock evident
Moderately weathered (MW)	Defects are heavily stained with rock mass showing signs of discolouration
Slightly weathered (SW)	Some staining but minimal to no change in strength
Fresh stained (FS)	Minor staining evident
Fresh rock (FR)	No change

Rock fracturing is broken down as follows and can only be accurately described where undamaged continuous sampling has been undertaken:

Fragmented (Fg)	Defect spacings < 20 mm
Highly Fractured (HF)	Defect spacings 20 to 50 mm
Fractured (Fr)	Defect spacings 50 to 200 mm
Slightly Fractured (SF)	Defect spacings 200 to 1000 mm
Unbroken (Ub)	Defect spacings > 1000 mm

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

APPENDIX C: LANDSLIDE RISK ASSESSMENT

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10^{-1}	$5x10^{-2}$	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10^{-2}	$5x10^{-3}$	100 years	200 years	The event will probably occur under adverse conditions over the design life.	LIKELY	B
10^{-3}	$5x10^{-4}$	1000 years	2000 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10^{-4}	$5x10^{-5}$	10,000 years	20,000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10^{-5}	$5x10^{-6}$	100,000 years	200,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10^{-6}		1,000,000 years		The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%	40%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	10%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	1%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%		Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

Notes: (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.

(3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilisation works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.

(4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not vice versa

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

APPENDIX C: – QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (CONTINUED)

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or L (5)
B - LIKELY	10^{-2}	VH	VH	H	M	L
C - POSSIBLE	10^{-3}	VH	H	M	M	VL
D - UNLIKELY	10^{-4}	H	M	L	L	VL
E - RARE	10^{-5}	M	L	L	VL	VL
F - BARELY CREDIBLE	10^{-6}	L	VL	VL	VL	VL

Notes: (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.
(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide.

APPENDIX G - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

	GOOD ENGINEERING PRACTICE	*POOR ENGINEERING PRACTICE*
ADVICE		
GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING		
SITE PLANNING	Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION		
HOUSE DESIGN	Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING	Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
ACCESS & DRIVEWAYS	Satisfy requirements below for cuts, fills, retaining walls and drainage. Council specifications for grades may need to be modified. Driveways and parking areas may need to be fully supported on piers.	Excavate and fill for site access before geotechnical advice.
EARTHWORKS	Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS	Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Engineer design to resist applied soil and water forces. Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS	Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		
SURFACE	Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION		
DRAWINGS	Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS	Site Visits by consultant may be appropriate during construction/	
INSPECTION AND MAINTENANCE BY OWNER		
OWNER'S RESPONSIBILITY	Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	

AS 2870 SITE CLASSIFICATION REPORT

PREPARED FOR:

Company Name:

Castle Evolution

Site:

Lot 63, RP858242 (#328) Everingham Avenue, Frenchville, Qld 4701

Date of report: 8 January 2026

Project No: WR 3003

8 January 2026

Castle Evolution
russell@castleevolution.com.au
0428 607 224

Attention: Castle Evolution

RE: WR 3003
AS 2870 Site Classification Report

Dear Castle Evolution,

This letter presents a site classification report for services undertaken on the above-mentioned project.

Site classification is based on the expected ground surface movement and the depth to which this movement extends.

Sites are classified in accordance with clause 2.1.2 and 2.1.3 using the techniques and principles specified in clauses 2.2, 2.3, 2.4 and 2.5 of AS 2870.

Please do not hesitate to contact the undersigned should there be any queries regarding this report.

For and on behalf of GSG Laboratories.

Clint Clinton – Drilling Manager
QBCC Site Classifier Licence No. 15268116
QBCC Nominee Supervisor License No. 15406427
p. 1300 295 835
e. clint.clinton@gsglabs.com.au w. gsglabs.com.au
a. Brisbane, Bundaberg, Gympie, Hervey Bay, Tamworth

Table of contents

1. Referenced documents

The following documents should be read and adhered to in relation to this report:

- Australian Standard AS 2870 - Residential slabs and footings.
- Australian Standard AS 3798 - Guidelines on earthworks for commercial and residential developments.
- Australian Standard AS 1726 - Geotechnical site investigations.
- CSIRO - Foundation maintenance and footing performance - A homeowner's guide.

2. Introduction

Castle Evolution requested GSG laboratories to conduct a geotechnical site investigation for the **Proposed residence,** at the location listed on the title page of this report.

The aim is to provide a site classification for the proposed residential development in accordance with Australian Standard AS 2870 Residential slabs and footings.

The following report outlines methods, results, and observations from this investigation. The site classification has been made in conjunction with the sites sub-surface soil profile and other prevailing onsite conditions.

3. Lot details

Lot Details	Comments
Lot / Survey Plan	RP858242 / Lot 63
Council Region	Rockhampton Regional Council
Lot Type	Residential

4. Site description

The proposed site is situated on an angularly shaped allotment, approximately 1064m² which has a road access off Everingham Avenue. The site has a steep slope as shown on the enclosed contour plan. Vegetation consists of natural grass and trees have been noted on site. Regionally the allotment is located in a Lakes Creek Formation Region.

5. Site observations

Terrain Observations	Assessed	Comments
Approximate Slope of Ground	Steep Slope	See enclosed contour plan.
Drainage Conditions	No	
Ground Cover	Grass	
Site Classification Indicators	**Assessed**	**Comments**
Trees Onsite?	Yes	
Trees Recently Removed?	No	
Fill Identified in BH Logs?	No	
Low Bearing Capacity Soils (<50kPa)?	No	
House Recently Demolished?	No	

6. Site investigation

Fieldwork was carried out and comprised of drilling 3 (three) boreholes to a depth of 0.8m at borehole 1 and 1.0m at borehole 2 and 1.5m at borehole 3 where auger refusal was reached. The boreholes were advanced using Mechanical Auger(s)

Dynamic Cone Penetrometer (DCP) and / or Pocket Penetrometer (PP) tests were also carried out at each borehole location to assess soil strength variation. Please refer to appendix B for the site plan or aerial photograph for borehole locations.

The site has been classified in accordance with Australian Standard - Residential slabs and footings AS 2870, which has a classification based on a range of predicted surface movement (y_s).

This report is based on the extent of the soil investigation undertaken. If during any phase of the building ground profile conditions revealed differ or vary from those described in this report, our office or suitably qualified personnel should be contacted. However, the (y_s) value may be re-evaluated if the further earthworks are required to the site (cut/fill etc).

7. Site classification

Classification of sites where ground movement is predominantly due to soil reactivity under normal moisture conditions shall be classified based on the expected level of ground movement as nominated in the table below.

Class	Classification based on site reactivity	Characteristic surface movement (y_s) mm
A	Most sand and rock sites with little or no ground movement from moisture changes.	-
S	Slightly reactive clay sites which may experience only slight ground movement from moisture changes.	$0 < y_s \leq 20$
M	Moderately reactive clay or silt sites which may experience moderate ground movement from moisture changes.	$20 < y_s \leq 40$
H1	Highly reactive clay sites which may experience high ground movement from moisture changes.	$40 < y_s \leq 60$
H2	Highly reactive clay sites which may experience very high ground movement from moisture changes.	$60 < y_s \leq 75$
E	Extremely reactive sites which may experience extreme ground movement from moisture changes.	$y_s > 75$

For classes M, H1, H2 and E, further classification may be required, based on the depth of the expected moisture change. For sites with deep-seated moisture changes characteristic of dry climates and corresponding to a design depth of suction change (H_s) equal to or greater than 3m, the classification shall be M-D, H1-D, H2-D or E-D as appropriate.

For example, M represents a moderately reactive site with shallow moisture changes and M-D represents a moderately reactive site with deep moisture changes.

Sites with inadequate bearing strength or where ground movement may be significantly affected by factors other than reactive soil movements due to normal moisture conditions shall be classified as Class P.

Class P sites include soft or unsuitable foundations such as clay or silt or loose sands, landslip, mine subsidence, collapsing soils, and soil subject to erosion, reactive sites subject to abnormal moisture conditions and sites that cannot be classified in accordance with clause 2.1.2 of AS 2870.

A site shall be classified a Class ‘P’ if:

- the bearing strength is less than that specified in clause 2.4.5 of AS 2870;
- excessive foundation settlement may occur due to loading on the foundation;
- the site contains uncontrolled or controlled fill as identified in clause 2.5.3 of AS 2870;
- the site may be subject to mine subsidence, landslip, collapse activity or coastal erosion;
- the site may be subject to moisture changes due to site conditions more severe than the normal site
- conditions described in clause 1.3.2; of AS 2870; or.
- the site may be subject to other factors resulting in foundation movement beyond the reactive soil

movements resulting from moisture changes due to the normal site conditions described in clause 1.3.2 of AS 2870.

Based on the results of the investigation, the site has been classified as **Class M - Moderately reactive clay or silt site which may experience moderate ground movement from moisture changes.** with characteristic surface movement (y_s) mm of **20 < ys < 40**

The site classification has been undertaken in accordance with Australian Standard - Residential slabs and footings AS 2870 – Section 2 – Site Classification.

Dynamic cone penetrometer (DCP) tests were performed on site in accordance with AS 1289.6.3.3, please refer to appendix A for geotechnical logs.

This site classification has been prepared specifically for the above-mentioned project and any data or opinions that are given should not be used out of context or pertaining to any other job or purpose without analysis and overview from the site classifier.

This site classification has been based upon field and sample analysis from the locations mentioned, the nature and continuity below borehole depth is inferred and it must be considered that further investigation may be required to assess actual conditions of subsurface undisturbed soils.

8. Recommendations

8.1. General

It is suggested the site be stripped of all vegetation and topsoil, with any areas of soft, loose or wet material selectively excavated to provide a consistent and stable working platform.

During excavation it is suggested that footings are to be inspected carefully and if any irregularities occur further advice shall be sought.

It is suggested that all slabs and footings/support piers be designed by an engineer in accordance with AS 2870.

To reduce potential future building damage, it is recommended to:

- Maintain a reasonable distance from building when planting trees or damaging vegetation.
- Monitor watering systems and avoid excessive garden watering.
- Monitor underground services and attend any damage as soon as reasonably practicable.

8.2. Existing buildings and trees

If buildings or trees were present, this site may have the following footing movement due to:

- Abnormal site and moisture conditions.
- Trees too close to footings.

8.3. Bearing

It is recommended that dynamic cone penetrometer (DCP) testing be conducted in the bottom of the footings before pouring concrete to ensure adequate bearing. (i.e. 100kPa Min.) A NATA endorsed certificate can be provided by GSG Laboratories if required.

8.4. Rock site

The depth of rock may vary over the site.

9. Laboratory test results

Laboratory tests were obtained in accordance with either historical data, examination and/or AS 1289. (work request no. WR 3003).

The results are as follows:

Swell (Ɛsw) = 1.2%

Shrinkage (Ɛsh) = 3.5%

Swell/Shrink Index (I_{ss}) = 3.5%

Characteristic *Value* (y_s) = 30 - 35mm

The (y_s) value for above is based on the current site conditions when the site investigation was conducted.

10. Performance and maintenance of footing systems

Maintenance is always essential for the durability and stability of the footings and foundation to ensure that the original site classification remains valid and abnormal moisture conditions do not develop.

Sites classified as A and S (sands, silts, and clays) should be protected from becoming extremely wet by adequate attention to site drainage and prompt repair of plumbing leaks.

Sites classified as M, H1, H2, or E should be maintained at essentially stable moisture conditions and extremes of wetting and drying prevented. This will require attention to the following:

a) Drainage of the site
b) Limitation on gardens
c) Restrictions on trees and shrubs
d) Repair of leaks

Further information regarding this maintenance is described in AS 2870 - Residential slabs and footings.

CSIRO - Foundation maintenance and footing performance - A homeowner's guide and its recommendations should be followed. Any site earthworks following the date of this report must comply with the requirements of AS 3798 - Guidelines on earthworks for commercial and residential developments to validate the site classification.

11. Conditions of this report

11.1. Limitations

a) Recommendations given in this report are based on the information provided by the client. Any change in construction type, building location or withheld information may require additional testing and/or make the recommendations in this report invalid. In such cases, GSG Laboratories will not accept any liability for the consequences and GSG Laboratories reserves the right to make an additional charge if more testing or a change to the report is necessary.

b) Removal of trees from a site before an investigation can cause significant swelling of the soil over large areas. The removal of large trees from a construction site during development is rarely picked up during the investigation phase and is generally outside the scope of AS 2870. Sites affected by large trees are often classified "P". If, during the footing excavation, it is noticed that there are soils with varying moisture contents or evidence of large trees having been removed GSG Laboratories should be notified immediately.

c) If trees are present or have been removed from within or near the proposed structure footprint, it is the responsibility of the designing engineer to use principles of AS 2870 Appendix H 'guide to design of footings for trees'. The classification therefore excludes the effect of trees on the site unless otherwise stated.

Distance from proposed structure that trees can affect footings include:
0.75 x 'h' 'M' sites
1.0 x 'h' 'H' sites
1.5 x 'h' 'E' sites

'h' is the mature height of the tree. Where there are rows of trees, the distance should be increased.

d) It is the responsibility of the designing engineer to calculate the yt and add it to the ys.

e) The recommendations made in this report may need to be reviewed should any site works disturb any soil 200mm below the proposed founding depth.

f) The descriptions of the soils encountered in the boreholes follow those outlined in AS 1726-2017 - Geotechnical Site Investigations. Colour descriptions can vary with soil moisture content and individual interpretation.

g) If the site conditions at the time of construction differ from those described in this report, then GSG laboratories must be contacted so a site inspection can be carried out prior to any footing being covered with concrete. The owner/builder will be responsible for any fees associated with this additional work.

h) This report assumes that the soil profiles observed in the boreholes are representative of the entire site. If the soil profile and site conditions appear to differ substantially from those reported herein, then GSG Laboratories should be contacted immediately, and this report may need to be reviewed and amended where appropriate. The owner/builder will be responsible for any fees associated with this additional work.

i) Every reasonable effort has been made to locate the test sites so that the borehole profiles are representative of the soil conditions within the area investigated. The client should be made aware however, that exploration is limited by available time and economic restraints. In some cases, soil conditions can change dramatically over short distances, therefore, even careful exploration programs may not locate all the variations.

j) The user of this report must consider the following limitations. Soil and drilling depths are given to a tolerance of +/- 200mm. Where spot levels or a feature survey have been undertaken, levels are given a tolerance of +/- 200mm.

k) It must be understood and a condition of acceptance of this report is that whilst every effort is made to identify fill material across the site, difficulties exist in determining fill material for example, well compacted site or area derived fill, when utilising a small diameter auger. Consequently, GSG Laboratories emphasises that we will not be responsible for any financial losses, consequential or otherwise, that may occur because of not accurately determining the fill profile across the site.

l) Assessment of flooding is based on Government/Council planning and GIS data available at the time of this investigation. Geotechnical Services has not made a site-specific assessment based on height or hydrological data with reference to the future flood risk at the property and does not guarantee that this site is free from flooding as further detailed investigation may be required.

m) This report does not assess the potential for landslide, undermining or aggressive soils.

n) This report may not be reproduced except in full, and only with the permission of GSG laboratories. The information shall only be used and is only applicable for the development shown on the client information provided for this site.

11.2. Fill material

Some building sites may contain areas of fill, which cannot be visually identified at the time of investigation. It is also often difficult to determine fill from natural insitu materials during a site investigation borehole. Whilst every effort is made to identify fill material across the site, difficulties exist in determining fill material, for example, well compacted site or area derived fill, when utilising a small diameter auger.

If fill is encountered during excavation of footings, and it is not described in the field investigation log, further advice must be obtained. Consequently, GSG Laboratories will not be responsible for any financial losses, consequential or otherwise, that may occur because of not accurately determining the fill profile across the site.

Where controlled (compacted) fill is encountered, the amount of compacted fill allowable is up to 800mm of “sand” fill or 400mm of “other” fill. AS 2870 provides details of additional construction requirements for controlled fill sites.

11.3. Variation to this report

It is neither economically feasible nor practical to determine every subsurface feature on the site. Studies have shown that many boreholes lead to only a slight increase in probability of detecting hidden site features (such as a filled well or cellar) in the foundation soils. As such, any variations, or discrepancies in soil type, colour, or

horizon depth must be reported to the Engineer immediately so that their potential influence on the footings may be assessed.

11.4. Loss or damages

Subject to the limitations of this report as expressed in Section 8.1, GSG Laboratories Pty Ltd will not accept liability for loss or damage, consequential or otherwise, based on the recommendations of this report, other than for the cost of re-assessment.

This site classification assessment should not be considered a comprehensive analysis of the subject site, if a more detailed geotechnical assessment and report is required, please contact the office.

Appendix A – Geotechnical logs and photographs

GSG Laboratories

Brisbane, Bundaberg, Gympie, Hervey Bay, Tamworth

Phone: 1300 295 835

Geotechnical Log - Borehole

BH1

UTM	: 56K	**Drill Rig**	: 831 FX3	**Job Number**	: WR 3003
Easting (m)	: 249505.41	**Driller Supplier**	: Drillman	**Client**	: Castle Evolution
Northing (m)	: 7415526.97	**Logged By**	: Clint Clinton	**Project**	: LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,
Ground Elevation	: 59.82 (m)	**Reviewed By**	:	**Location**	: Frenchville QLD 4701, Australia
Total Depth	: 0.8 m BGL	**Date**	: 19/12/2025	**Loc Comment**	:

Drilling Method	Water	Depth (m)	Soil Origin	Material Description	Moisture	Consistency	Samples	Testing: DCP	Remarks
Auger	N/A Not Encountered	0.3	Natural	Clayey Sandy Gravel (GC): dense, rounded, sub-rounded, sub-angular and angular, fine to coarse sized, fine grained sand, medium plasticity clay, brown mottled grey orange, dry.	D	D		10 12 15	
			Natural	Clayey Sandy Gravel (GC): dense to very dense, rounded, sub-rounded, sub-angular and angular, fine to coarse sized, fine grained sand, medium plasticity clay, orange mottled white, dry.	D	D-VD		18 25	
				BH1 Refusal at 0.8 m (rock refusal)					

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Phone: 1300 295 835

Geotechnical Log - Borehole

BH2

UTM	: 56K	**Drill Rig**	: 831 FX3	**Job Number**	: WR 3003
Easting (m)	: 249492.58	**Driller Supplier**	: Drillman	**Client**	: Castle Evolution
Northing (m)	: 7415522.51	**Logged By**	: Clint Clinton	**Project**	: LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,
Ground Elevation	: 59.82 (m)	**Reviewed By**	:	**Location**	: Frenchville QLD 4701, Australia
Total Depth	: 1 m BGL	**Date**	: 19/12/2025	**Loc Comment**	:

Drilling Method	Water	Depth (m)	Soil Origin	Material Description	Moisture	Consistency	Samples	Testing – DCP	Remarks
Auger	N/A Not Encountered	0.3	Natural	Clayey Sandy Gravel (GC): dense, rounded, sub-rounded, sub-angular and angular, fine to coarse sized, fine grained sand, medium plasticity clay, brown mottled grey orange, dry.	D	D		11 13 16	
			Natural	Clayey Sandy Gravel (GC): dense to very dense, rounded, sub-rounded, sub-angular and angular, fine to coarse sized, fine grained sand, medium plasticity clay, orange mottled white, dry.	D	D-VD		20 25	
				BH2 Refusal at 1 m (rock refusal)					

GSG Laboratories

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Phone: 1300 295 835

Geotechnical Log - Borehole

BH3

UTM	: 56K	**Drill Rig**	: 831 FX3	**Job Number**	: WR 3003
Easting (m)	: 249482.07	**Driller Supplier**	: Drillman	**Client**	: Castle Evolution
Northing (m)	: 7415519.44	**Logged By**	: Clint Clinton	**Project**	: LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,
Ground Elevation	: 59.82 (m)	**Reviewed By**	:	**Location**	: Frenchville QLD 4701, Australia
Total Depth	: 1.5 m BGL	**Date**	: 19/12/2025	**Loc Comment**	:

Drilling Method	Water	Depth (m)	Soil Origin	Material Description	Moisture	Consistency	Samples	Testing: DCP	Remarks
Auger	N/A Not Encountered	0.3	Natural	Clayey Sandy Gravel (GC): dense, rounded, sub-rounded, sub-angular and angular, fine to coarse sized, fine grained sand, medium plasticity clay, brown mottled grey orange, dry.	D	D		9 10 10	
			Natural	Clayey Sandy Gravel (GC): dense to very dense, rounded, sub-rounded, sub-angular and angular, fine to coarse sized, fine grained sand, medium plasticity clay, orange mottled white, dry.	D	D-VD		12 16 20 25	
		1.0		BH3 Refusal at 1.5 m (rock refusal)					

GSG LABORATORIES

1300 295 835

Brisbane, Bundaberg, Gympie, Hervey Bay, Tamworth

sales@gsglabs.com.au

Photo description			
Client	Castle Evolution		
Location	Frenchville QLD 4701, Australia		
Project name	LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,		
Project No	WR 3003	**Scale**	Not to Scale
BH No	BH1	**BH Depth**	

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Photo description			
Client	Castle Evolution		
Location	Frenchville QLD 4701, Australia		
Project name	LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,		
Project No	WR 3003	**Scale**	Not to Scale
BH No	BH1	**BH Depth**	

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Photo description			
Client	Castle Evolution		
Location	Frenchville QLD 4701, Australia		
Project name	LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,		
Project No	WR 3003	**Scale**	Not to Scale
BH No	BH1	**BH Depth**	

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Photo description			
Client	Castle Evolution		
Location	Frenchville QLD 4701, Australia		
Project name	LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,		
Project No	WR 3003	**Scale**	Not to Scale
BH No	BH2	**BH Depth**	

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Photo description			
Client	Castle Evolution		
Location	Frenchville QLD 4701, Australia		
Project name	LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,		
Project No	WR 3003	**Scale**	Not to Scale
BH No	BH2	**BH Depth**	

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Photo description			
Client	Castle Evolution		
Location	Frenchville QLD 4701, Australia		
Project name	LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,		
Project No	WR 3003	**Scale**	Not to Scale
BH No	BH3	**BH Depth**	

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Photo description			
Client	Castle Evolution		
Location	Frenchville QLD 4701, Australia		
Project name	LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,		
Project No	WR 3003	**Scale**	Not to Scale
BH No	BH3	**BH Depth**	

GSG LABORATORIES

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sales@gsglabs.com.au

Photo description			
Client	Castle Evolution		
Location	Frenchville QLD 4701, Australia		
Project name	LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,		
Project No	WR 3003	**Scale**	Not to Scale
BH No	BH3	**BH Depth**	

Appendix B – Site plan and borehole locations

GSG LABORATORIES
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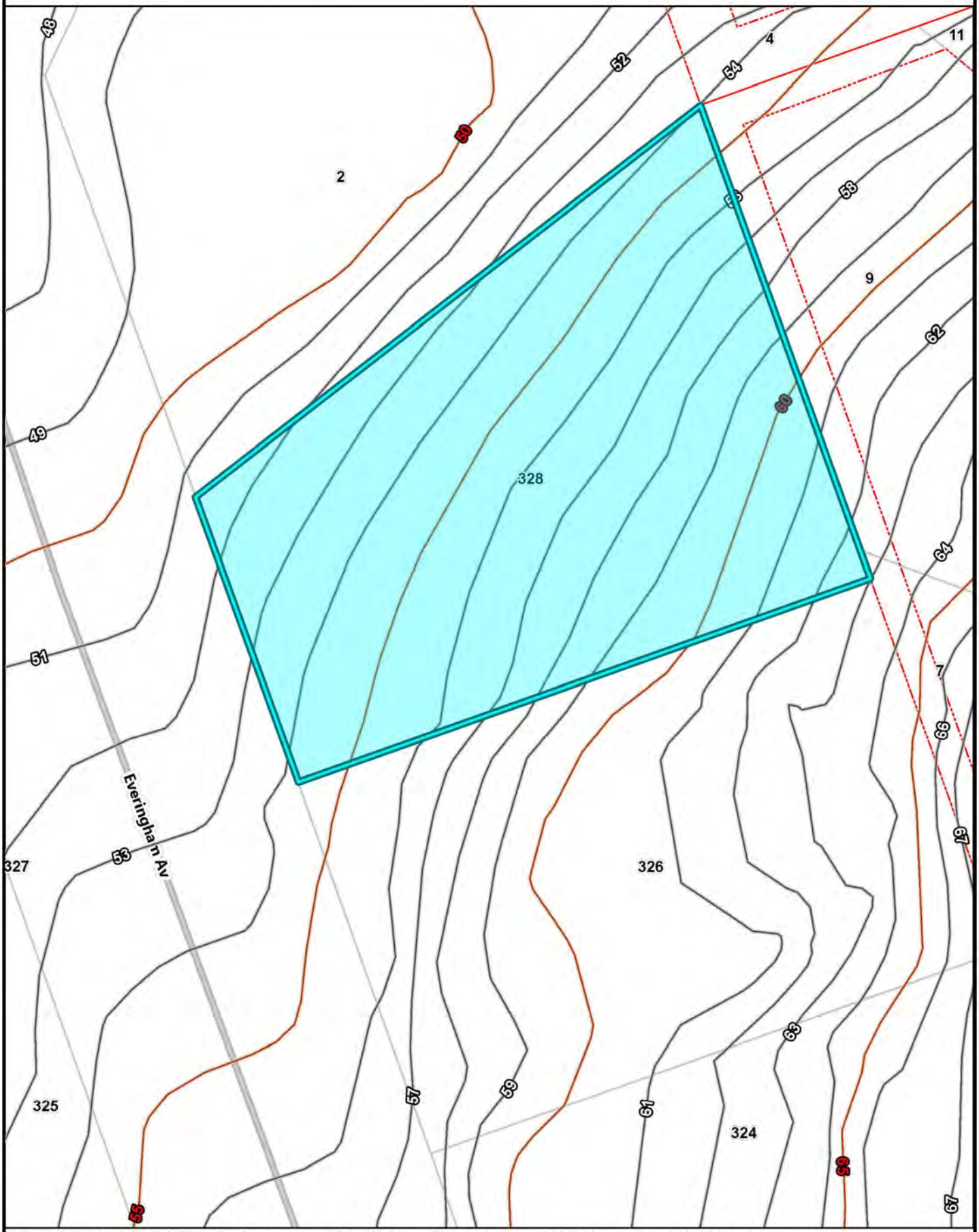
Brisbane, Bundaberg, Gympie, Hervey Bay, Tamworth
sales@gsglabs.com.au

Brisbane, Bundaberg, Gympie, Hervey Bay, Tamworth	P: 1300 295 835 F:
PLAN	
Client No:	Job No: WR 3003
Client: Castle Evolution	
Project: LOT 63 ON RP858242 (#328) EVERINGHAM AVENUE,	
Address: Frenchville QLD 4701, Australia	
Legend:	
Image Source: NearMap	Viewed: 2026-01-07

Drawn By: Clint Clinton	Checked By:	Date: 2026-01-07	Figure: 1

Map Title



Scale 1:320 at A4 page size.

N


Woodland Drive
2
SP155344
4
2
1
SP155344
63
RP858242
328
ROCKHAMPTON REGIONAL
Everingham Avenue
64
RP858242
326
92
RP8972

ARCOS

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