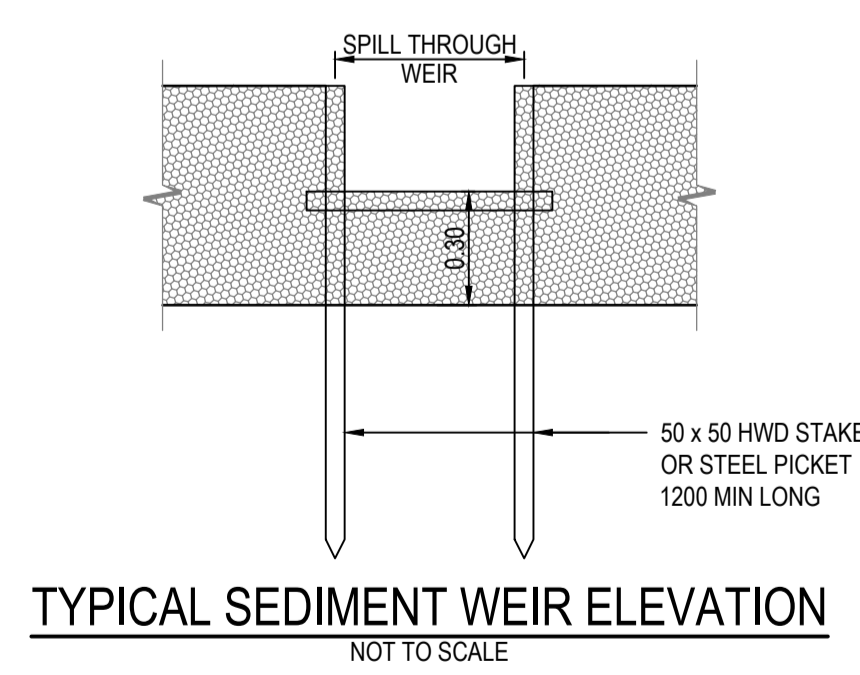
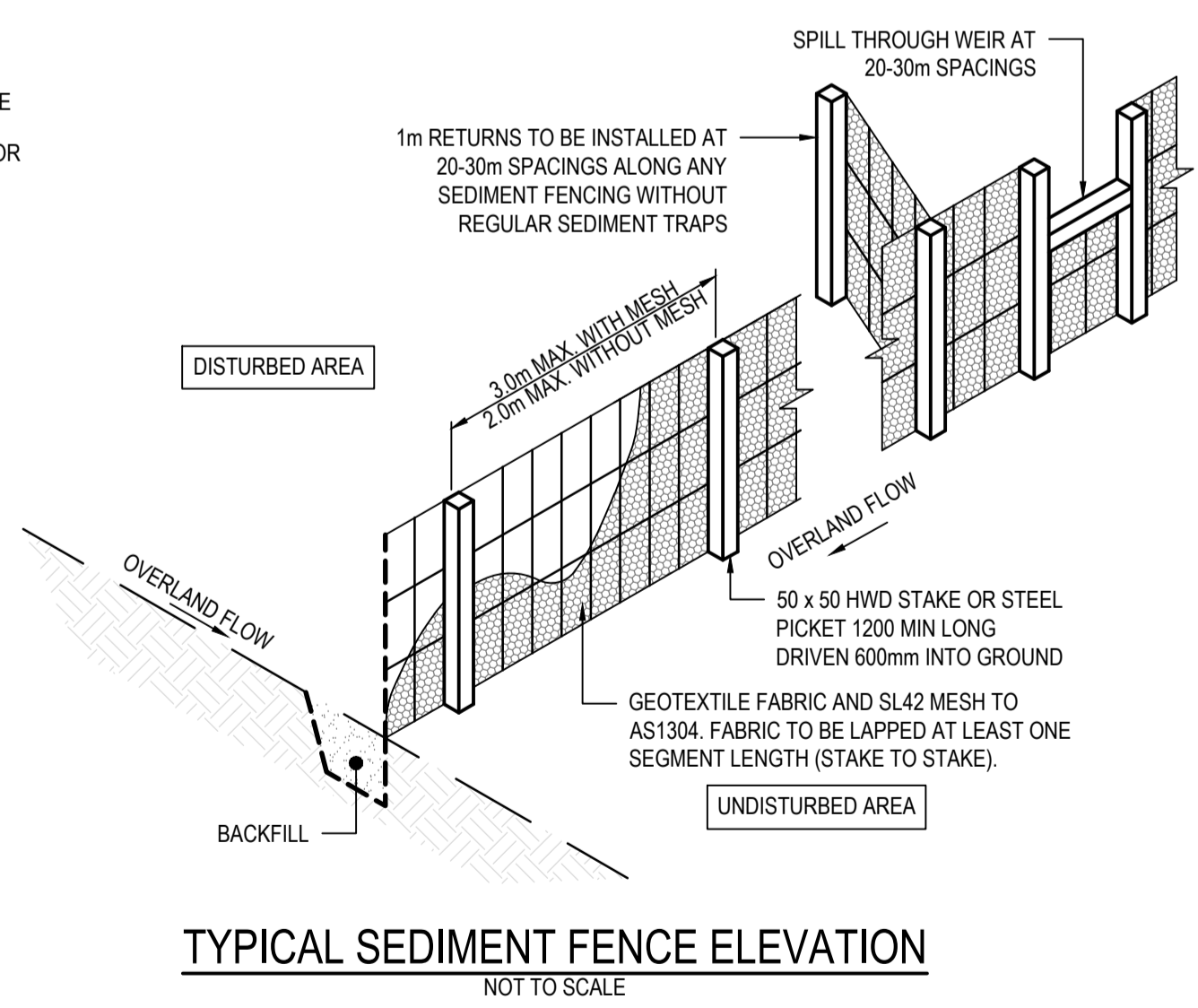
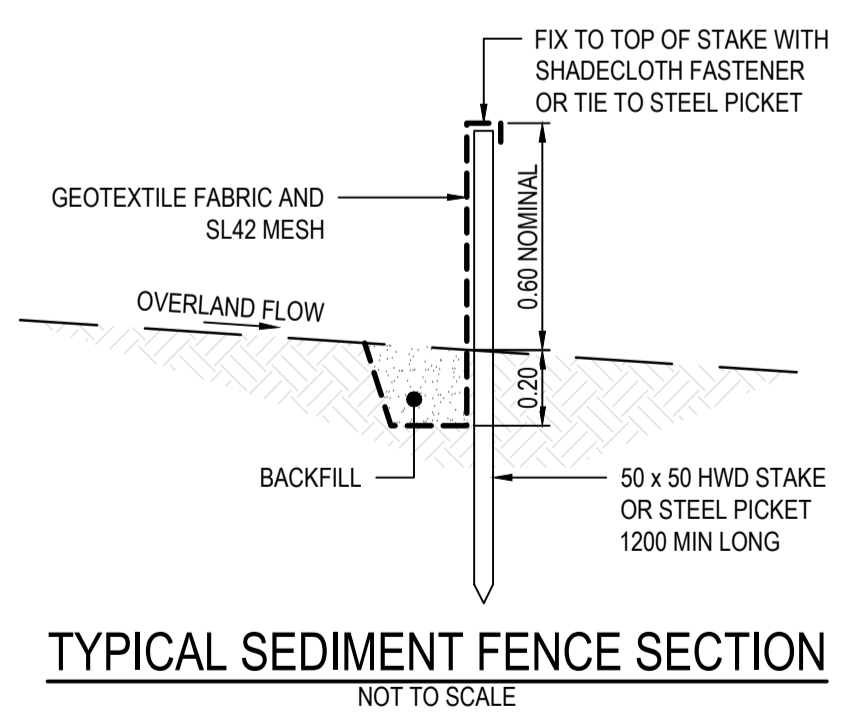


- ### SEDIMENT FENCE NOTES
- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50L/s IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
 - CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 - DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT INTERVALS EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
 - FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
 - JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
 - BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



15/06/2025

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REV.	DATE	AMENDMENT	BY:	CHK:
C	05.06.26	GENERAL AMENDMENTS	BAJ	AAS
B	17.03.26	GENERAL AMENDMENTS	ZK	AAS
A	13.03.26	ORIGINAL ISSUE	BAJ	AAS

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CLIENT: **IP&D INSIGHT** PLANNING • DEVELOPMENT

SCALE: AS SHOWN	DRAFTER: BAJ
SHEET SIZE: A1	DESIGNER: EG
DATUM: AHD	ENGINEER: AAS
APPROVED:	

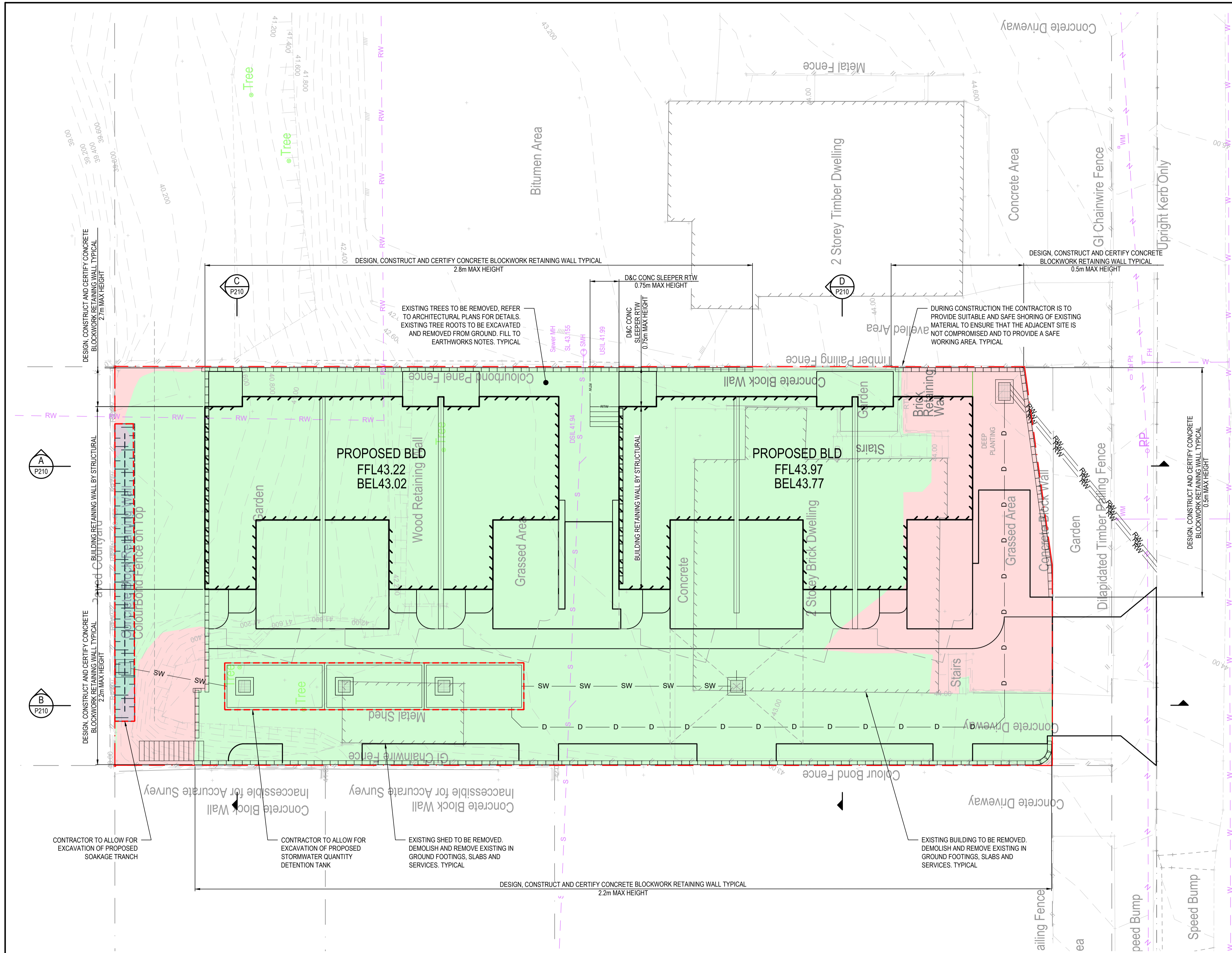
PROJECT: **RESIDENTIAL DEVELOPMENT**
15 VILLA STREET, ANNERLEY, QLD 4103

DRAWING TITLE: **PRELIMINARY EROSION & SEDIMENT CONTROL DETAILS**

PROJECT No.: 25401	
DRAWING No.: P105	REV.: C

PRELIMINARY

THIS PLAN MUST BE PLOTTED IN COLOUR FOR CORRECT DESIGN PRESENTATION



LEGEND		
EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		EASEMENT BOUNDARY
		CONTOUR - MAJOR
		CONTOUR - MINOR
		BUILDING
		KERB AND CHANNEL
		KERB
		RETAINING WALL
		STORMWATER DRAINAGE
		STORMWATER RISING MAIN
		ROOFWATER DRAINAGE
		SUBSOIL DRAIN
		SEWER
		WATER
		ELECTRICAL
		ELEC. OVERHEAD
		COMMUNICATIONS
		TOP OF BATTER
		BOTTOM OF BATTER
		ABANDON SERVICE
		+ RL.00 SURFACE LEVEL (RL)

EARTHWORKS VOLUMES

AN ALLOWANCE OF 150mm HAS BEEN MADE FOR STRIPPING OF TOPSOIL AND LATENTS. STRIP DEPTH TO BE CONFIRMED ON SITE. TRIMMING TOLERANCE +0mm/-20mm.

APPROXIMATE INSITU EARTHWORKS VOLUMES FROM STRIPPED SURFACE LEVEL TO BULK EARTHWORKS LEVEL HAVE BEEN CALCULATED AS:

CUT: 59m³

FILL: 619m³

VOLUMES PROVIDED ARE INDICATIVE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VOLUMES PRIOR TO TENDERING AND CONSTRUCTION. REFER TO STRUCTURAL ENGINEERS DETAILS FOR SAFE BEARING CAPACITY REQUIREMENTS. NO ALLOWANCE HAS BEEN MADE FOR EXCAVATION OF UNSUITABLE MATERIAL, STRUCTURAL FOOTINGS, SERVICE TRENCHES, STORMWATER TANKS OR PITS.

LEGEND - BULK EARTHWORKS	
	RETAINING WALL PART OF BUILDING STRUCTURE WALL
	DESIGN, CONSTRUCT AND CERTIFY CONCRETE BLOCK RETAINING WALL
	DESIGN, CONSTRUCT AND CERTIFY SLEEPER RETAINING WALL

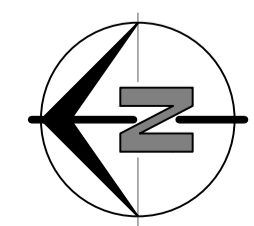
SERVICES CONDUITS NOTE

CONTRACTOR TO PROVIDE SERVICES AND CONDUITS BEHIND RETAINING WALLS PRIOR TO BACKFILLING

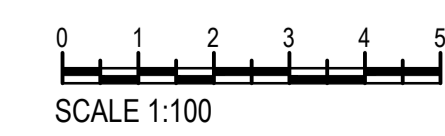
LAYOUT PLAN
SCALE 1:100

PRELIMINARY NOT FOR CONSTRUCTION

15/06/2025



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REV.	DATE	AMENDMENT	BY	CHK
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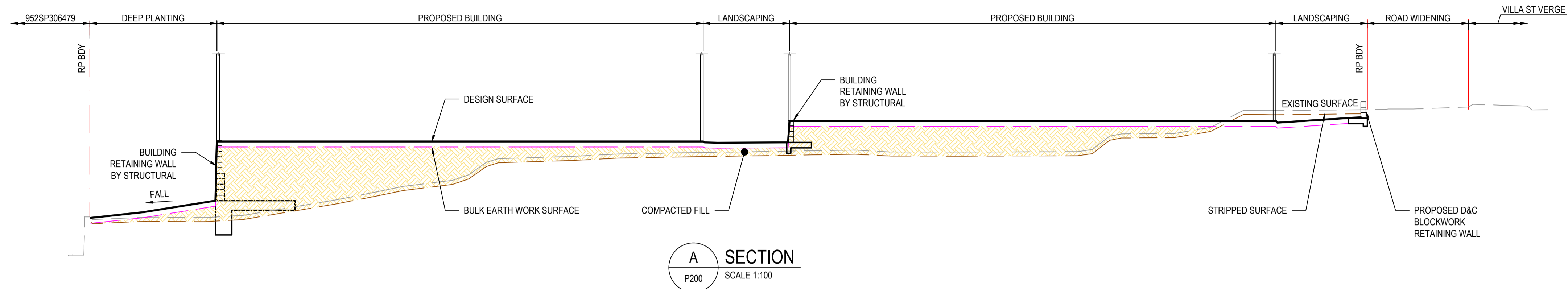
IP&D INSIGHT
PLANNING • DEVELOPMENT

SCALE: AS SHOWN	DRAFTER: BAJ
SHEET SIZE: A1	DESIGNER: EG
DATUM: AHD	ENGINEER: AAS
APPROVED:	

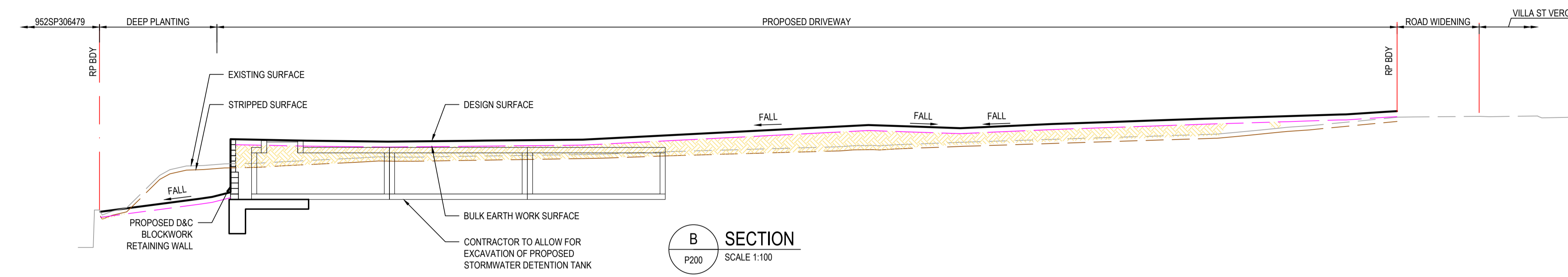
PROJECT:	RESIDENTIAL DEVELOPMENT 15 VILLA STREET, ANNERLEY, QLD 4103
DRAWING TITLE:	PRELIMINARY BULK EARTHWORKS LAYOUT PLAN

PROJECT No.:	25401
DRAWING No.:	P200
REV.:	C

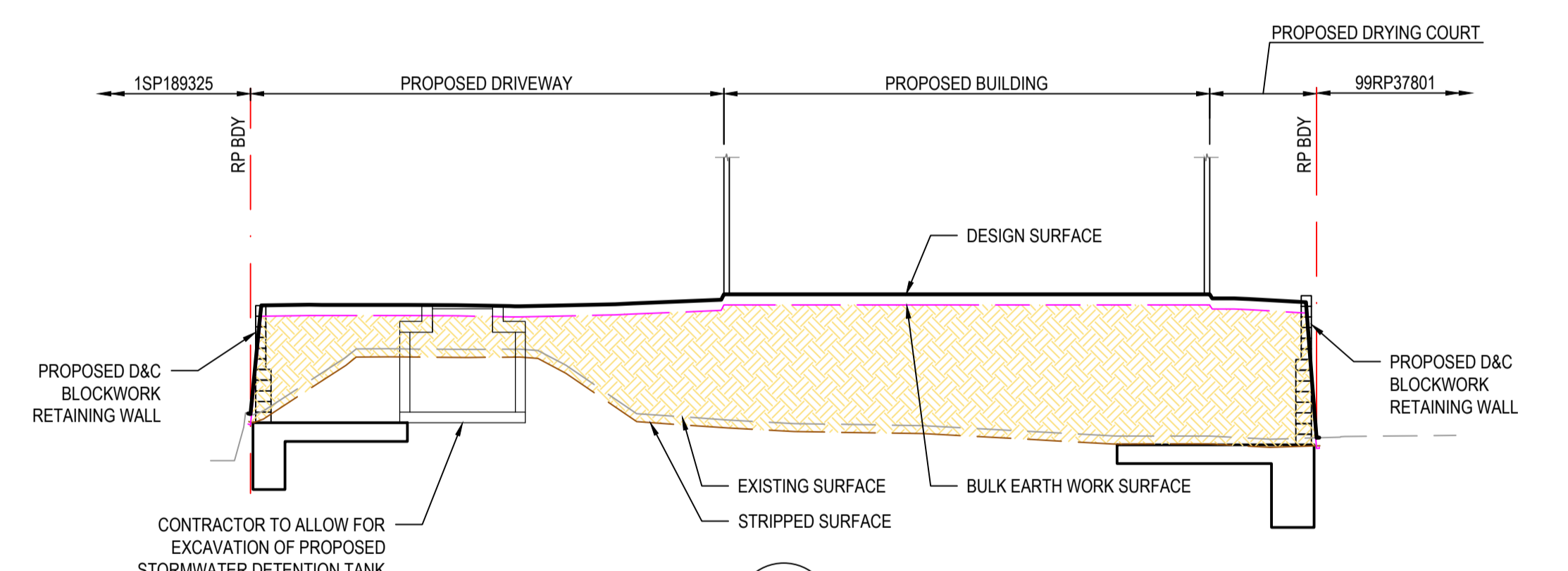
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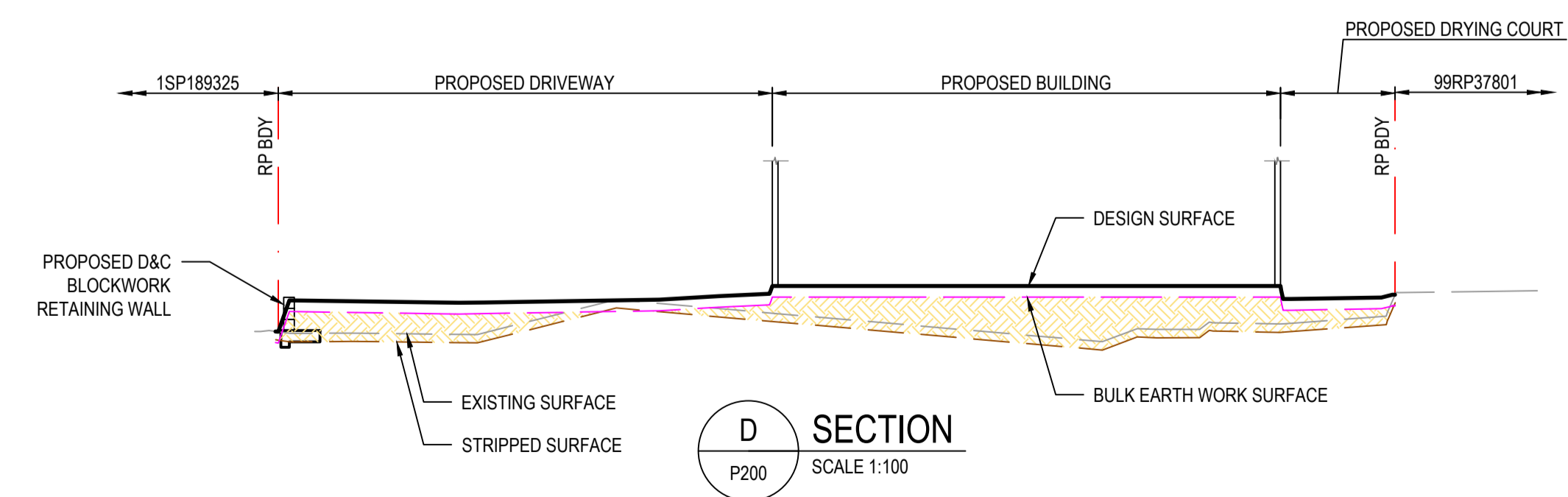
A SECTION
P200 SCALE 1:100



B SECTION
P200 SCALE 1:100



C SECTION
P200 SCALE 1:100



D SECTION
P200 SCALE 1:100

PRELIMINARY NOT FOR CONSTRUCTION

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APPLICATION REF
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REV.	DATE	AMENDMENT	BY	CHK
C	05.06.26	GENERAL AMENDMENTS	BAJ	AAS
B	17.03.26	GENERAL AMENDMENTS	ZK	AAS
A	13.03.26	ORIGINAL ISSUE	BAJ	AAS

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SCALE:	AS SHOWN	DRAFTER:	BAJ
SHEET SIZE:	A1	DESIGNER:	EG
DATUM:	AHD	ENGINEER:	AAS
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PROJECT:	RESIDENTIAL DEVELOPMENT 15 VILLA STREET, ANNERLEY, QLD 4103
DRAWING TITLE:	PRELIMINARY BULK EARTHWORKS SECTIONS

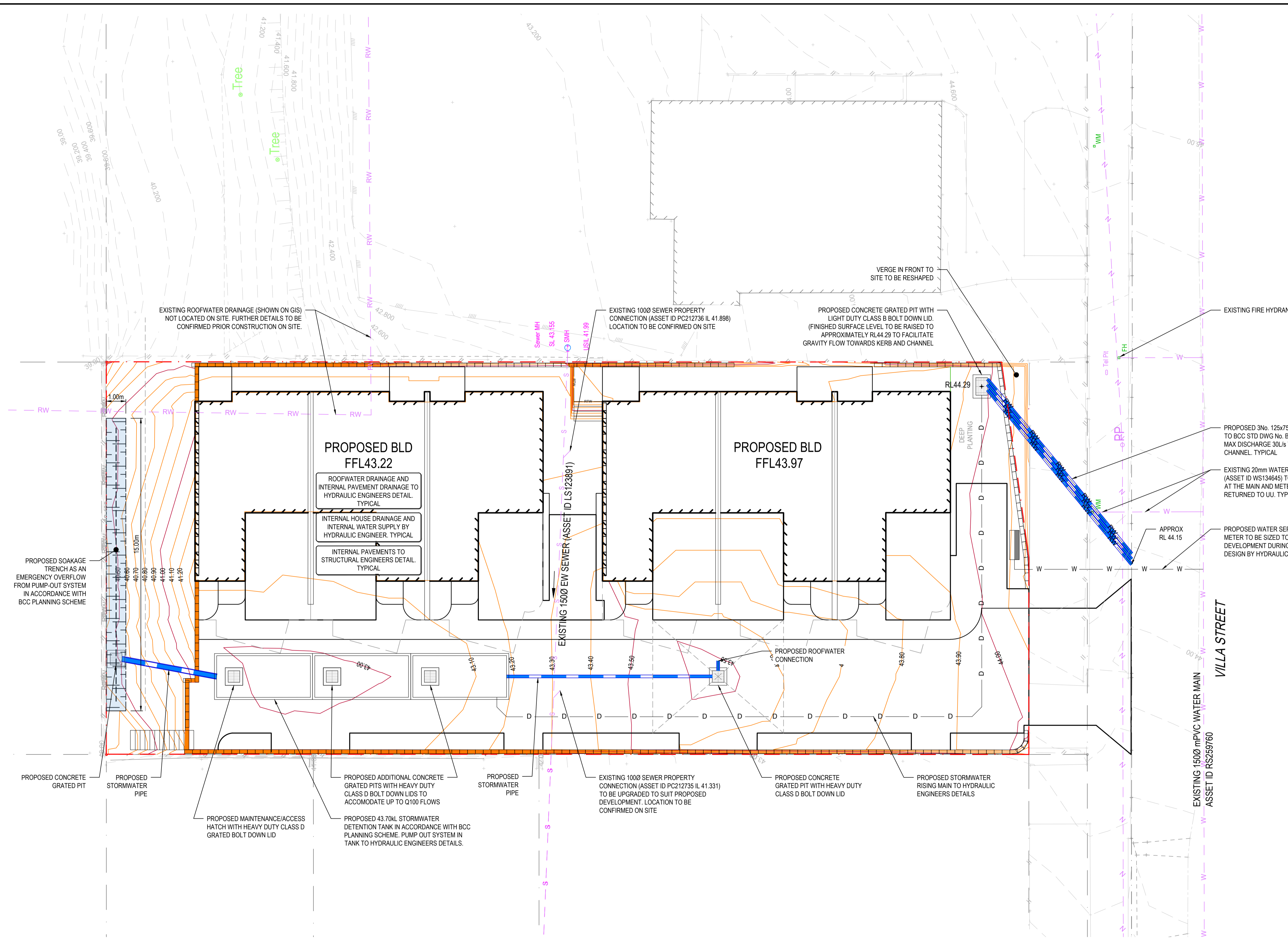
PROJECT No.:	25401
DRAWING No.:	P210
REV.:	C

PLOTTED: 05/06/2026

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LEGEND

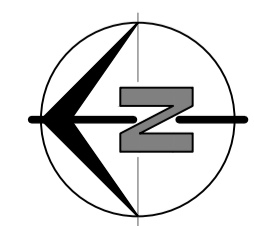
EXISTING	PROPOSED	
- - - - -	- - - - -	PROPERTY BOUNDARY
- - - - -	- - - - -	EASEMENT BOUNDARY
- - - - -	- - - - -	CONTOUR - MAJOR
- - - - -	- - - - -	CONTOUR - MINOR
- - - - -	- - - - -	BUILDING
- - - - -	- - - - -	KERB AND CHANNEL
- - - - -	- - - - -	KERB
- - - - -	- - - - -	RETAINING WALL
- - - - -	- - - - -	STORMWATER DRAINAGE
- - - - -	- - - - -	STORMWATER RISING MAIN
- - - - -	- - - - -	ROOFWATER DRAINAGE
- - - - -	- - - - -	SUBSOIL DRAIN
- - - - -	- - - - -	SEWER
- - - - -	- - - - -	WATER
- - - - -	- - - - -	ELECTRICAL
- - - - -	- - - - -	ELEC. OVERHEAD
- - - - -	- - - - -	COMMUNICATIONS
- - - - -	- - - - -	TOP OF BATTER
- - - - -	- - - - -	BOTTOM OF BATTER
- x x x x x	- x x x x x	ABANDON SERVICE
	+ RL0.00	SURFACE LEVEL (RL)



LAYOUT PLAN
SCALE 1:100

PRELIMINARY NOT FOR CONSTRUCTION

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C	05.06.26	GENERAL AMENDMENTS	BAJ	AAS
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SCALE: AS SHOWN	DRAFTER: BAJ
SHEET SIZE: A1	DESIGNER: EG
DATUM: AHD	ENGINEER: AAS
APPROVED:	

PROJECT:
RESIDENTIAL DEVELOPMENT
15 VILLA STREET, ANNERLEY, QLD 4103

DRAWING TITLE:
PRELIMINARY SERVICES LAYOUT PLAN

PROJECT No.:	25401
DRAWING No.:	P300
REV.:	C

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LEGEND

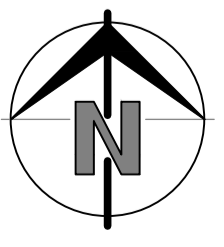
EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
---	---	EASEMENT BOUNDARY
---	---	CONTOUR - MAJOR
---	---	CONTOUR - MINOR
---	---	BUILDING
---	---	KERB AND CHANNEL
---	---	KERB
---	---	RTW
---	---	RETAINING WALL
---	---	STORMWATER DRAINAGE
---	---	STORMWATER RISING MAIN
---	---	ROOFWATER DRAINAGE
---	---	SUBSOIL DRAIN
---	---	SEWER
---	---	WATER
---	---	ELECTRICAL
---	---	ELEC. OVERHEAD
---	---	COMMUNICATIONS
---	---	TOP OF BATTER
---	---	BOTTOM OF BATTER
---	---	ABANDON SERVICE
---	---	STORMWATER CATCHMENT
---	---	+ RL0.00
		SURFACE LEVEL (RL)



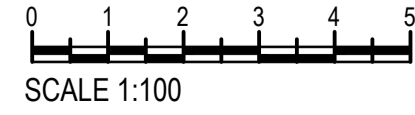
LAYOUT PLAN
SCALE 1:100

PRELIMINARY

PLOTTED: 05.06.2025



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REV.	DATE	DESCRIPTION	BY	CHK
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		AMENDMENT:		

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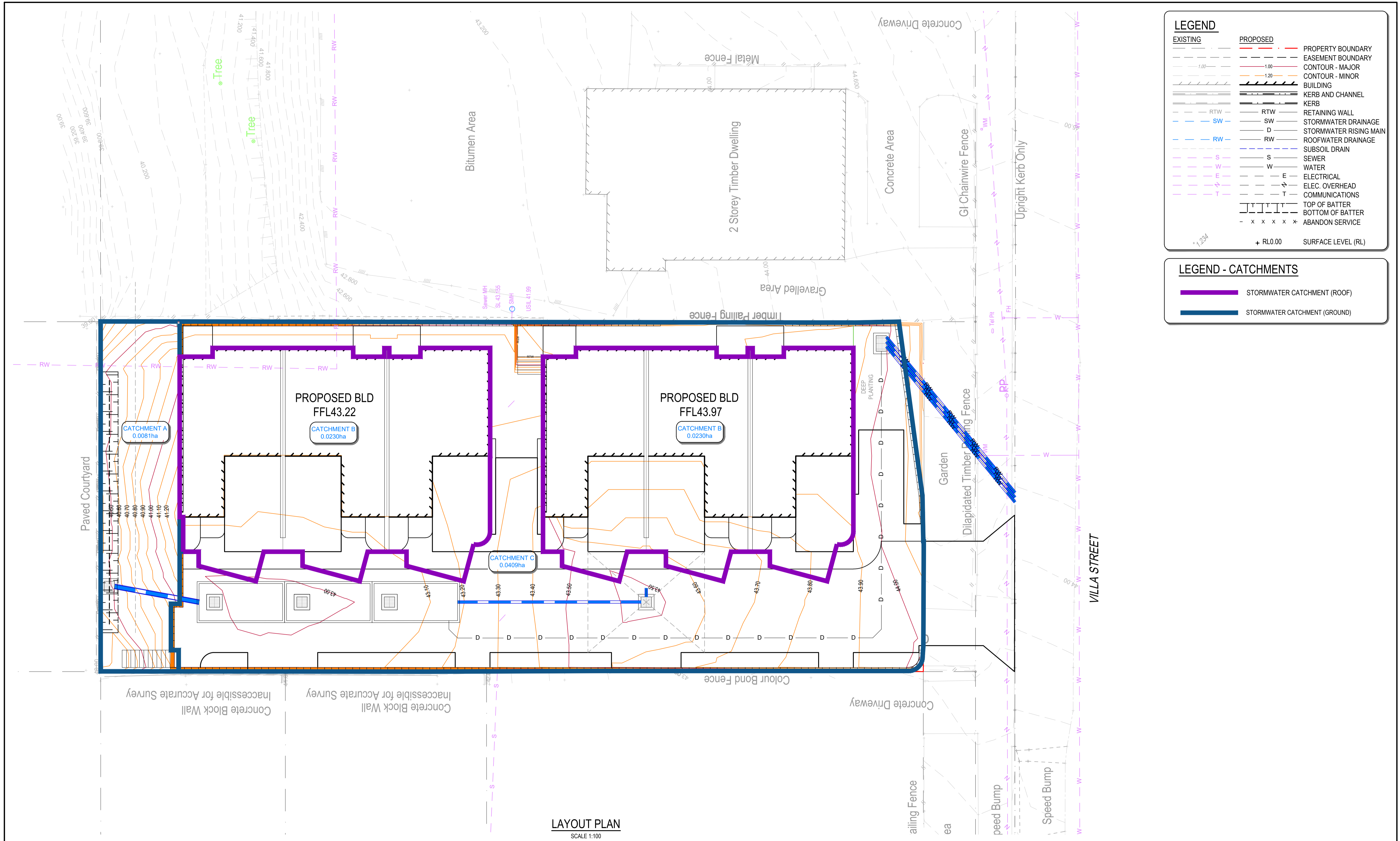
SCALE: AS SHOWN	DRAFTER: BAJ
SHEET SIZE: A1	DESIGNER: EG
DATUM: AHD	ENGINEER: AAS
APPROVED:	

PROJECT: RESIDENTIAL DEVELOPMENT
15 VILLA STREET, ANNERLEY, QLD 4103

DRAWING TITLE: PRELIMINARY STORMWATER PRE-DEVELOPMENT CATCHMENT LAYOUT PLAN

PROJECT No:	25401
DRAWING No:	P400
REV.:	A

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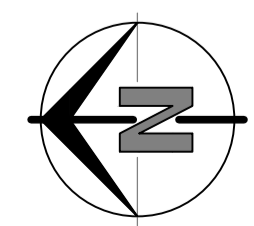
LEGEND		
EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
---	---	EASEMENT BOUNDARY
---	---	CONTOUR - MAJOR
---	---	CONTOUR - MINOR
---	---	BUILDING
---	---	KERB AND CHANNEL
---	---	KERB
---	---	RETAINING WALL
---	---	STORMWATER DRAINAGE
---	---	STORMWATER RISING MAIN
---	---	ROOFWATER DRAINAGE
---	---	SUBSOIL DRAIN
---	---	SEWER
---	---	WATER
---	---	ELECTRICAL
---	---	ELEC. OVERHEAD
---	---	COMMUNICATIONS
---	---	TOP OF BATTER
---	---	BOTTOM OF BATTER
---	---	ABANDON SERVICE
	+ RL0.00	SURFACE LEVEL (RL)

LEGEND - CATCHMENTS	
---	STORMWATER CATCHMENT (ROOF)
---	STORMWATER CATCHMENT (GROUND)

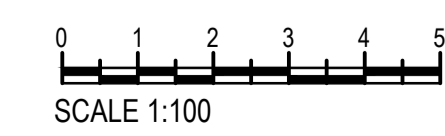
LAYOUT PLAN
SCALE 1:100

PRELIMINARY

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		AMENDMENT:		

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SCALE: AS SHOWN	DRAFTER: BAJ
SHEET SIZE: A1	DESIGNER: EG
DATUM: AHD	ENGINEER: AAS
APPROVED:	

PROJECT: RESIDENTIAL DEVELOPMENT
 15 VILLA STREET, ANNERLEY, QLD 4103

DRAWING TITLE: PRELIMINARY STORMWATER POST-DEVELOPMENT CATCHMENT PLAN

PROJECT No:	25401
DRAWING No:	P401
REV:	A

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