PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT 9 ON RP84473 - 45 PORTAL STREET
OXLEY, QUEENSLAND

FOR
DEVELOPMENT APPROVAL
CONTRACT 25-006

DRAWING SCHEDULE

DRAWING NUMBER	**DRAWING TITLE**
DA-001	COVER SHEET DRAWING AND LOCALITY PLAN
DA-002	EXISTING SITE LAYOUT PLAN
DA-003	CONCEPT EARTHWORKS LAYOUT PLAN
DA-004	CONCEPT EARTHWORKS SECTIONS
DA-005	CONCEPT ROAD AND DRAINAGE LAYOUT PLAN
DA-006	CONCEPT WATER & SEWER RETICULATION LAYOUT PLAN
DA-007	CONCEPT SEDIMENT & EROSION CONTROL PLAN

SURVEY DATA

SURVEYED BY: SANTOSHI DEVELOPMENT CONSULTANTS

SURVEY DATED : 10.12.205

PLAN REFERENCE : SDC2142-208(A)

HEIGHT DATUM : AHD

COORD. SYSTEM : ARB

RP DESCRIPTION

LOT 9 ON RP84473

SITE AREA : 0.552 Ha

LOCALITY PLAN

N.T.S.

IMAGE: QUEENSLAND GLOBE

REV	DATE	DESCRIPTION	DES	DRN	CHK	APP
-	01.07.2025	ISSUED FOR DA APPROVAL	HS	HS	HS	HS
1	24.04.2026	LAYOUT REVISED - ISSUED FOR DA APPROVAL	HS	HS	HS	HS

SCALE

BCC DS
RECEIVED
29/05/2026
APPLICATION REF
A006814396

ASSOCIATED CONSULTANTS

GAIA ENVIRONMENTAL CONSULTING

VELOCITY TRAFFIC ENGINEERING

SANTOSHI DEVELOPMENT CONSULTANTS

DESIGN CHECK HS

DRAWN CHECK HS

APPROVED HAIDER SHAH RPEQ:

Approved for and on behalf of 72 CIVIL DESIGN & DRAFTING

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Civil Design & Drafting

CLIENT: AZIZ DEEN

PROJECT: 45 PORTAL STREET, OXLEY
BRISBANE CITY COUNCIL

TITLE: COVER SHEET DRAWING AND LOCALITY PLAN

STATUS: FOR DA APPROVAL

DESIGNED	DRAWN	APPROVED	DATE
HS	HS	HS	05.09.2026

PROJECT No: 25-006

DRAWING No: DA-001

REV: 2

GENERAL NOTES:

1. PROPOSED DESIGN IS FOR DEVELOPMENT APPLICATION ONLY AND MAY CHANGE DURING THE OPERATIONAL WORKS/ DETAILED DESIGN STAGE PROCESS.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CURRENT ARCHITECTURAL, LANDSCAPE, TRAFFIC AND SURVEY CONSULTANT DOCUMENTATION.
3. ALL SERVICE LOCATIONS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK ON SITE. EXISTING SERVICE INFORMATION IS BASED ON ONLINE MAPPING TOOLS & SANTOSHI DEVELOPMENT CONSULTANTS DRAWING NO. SDC2111-314 - DATED 11.04.25.
4. ALL EXISTING BUILDINGS AND/OR STRUCTURES TO BE DEMOLISHED OR RELOCATED OFF-SITE AS INDICATED ON PROJECT DRAWINGS. ALL ASSOCIATED SERVICES MUST BE DISCONNECTED AND WHERE NECESSARY, CAPPED IN ACCORDANCE WITH PLUMBING AND APPLICATION PRIOR TO DEMOLITION COMMENCED ON SITE.
5. ALL VEGETATION TO BE REMOVED FROM SITE IN ACCORDANCE WITH THE APPROVED TREE RETENTION PLAN IF REQUIRED.

LEGEND

- EXISTING SURFACE CONTOURS (0.5m)
- EXISTING FENCE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING KERB & CHANNEL
- EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING TELSTRA PIT
- SITE BOUNDARY
- EXTENT OF VEGETATION COVENANT AREA

NOT FOR CONSTRUCTION

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-	01.07.2025	ISSUED FOR DA APPROVAL	HS	HS	HS	HS
1	24.04.2026	LAYOUT REVISED - ISSUED FOR DA APPROVAL	HS	HS	HS	HS

SCALE

5 0 5 10m

1 : 250 (FULL SIZE)

BCC DS
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ASSOCIATED CONSULTANTS

GAIA ENVIRONMENTAL CONSULTING

VELOCITY TRAFFIC ENGINEERING

SANTOSHI DEVELOPMENT CONSULTANTS

DESIGN CHECK HS

DRAWN CHECK HS

APPROVED HAIDER SHAH RPEQ:

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Civil Design & Drafting

CLIENT: AZIZ DEEN

PROJECT: 45 PORTAL STREET, OXLEY
BRISBANE CITY COUNCIL

TITLE: EXISTING SITE LAYOUT PLAN

STATUS: FOR DA APPROVAL

DESIGNED	DRAWN	APPROVED	DATE
HS	HS	HS	05.09.2026

PROJECT No 25-006

DRAWING No DA-002

REV 2

RP53326

6
RP53326

14
SP252002

13
SP252002

10
RP84474

8
RP84472

EXISTING BUILDING AND ASSOCIATED STRUCTURES TO BE DEMOLISHED AND DISPOSE OFF-SITE

PROPOSED CONCRETE DIVERSION CHANNEL. REFER TO SMP PREPARED BY 72 CIVIL DESIGN & DRAFTING FOR DETAILS.

PROPOSED GRASS SWALE - REFER TO SMP PREPARED BY 72 DESIGN & DRAFTING FOR DETAILS.

EXISTING RETAINING WALL DIRECTING UPSTREAM RUNOFF TOWARDS PORTAL STREET

EXISTING SEWER MAIN

EXISTING OVERHEAD ELECTRICAL LINES

CURRENT SITE ACCESS DRIVEWAY

PORTAL STREET

ROAD 01

305 1:100 FSL 28.61 FSL 28.40

304 1:100 FSL 28.05 FSL 27.85

303 1:100 FSL 27.81 FSL 27.60

302 1:55 FSL 28.15 FSL 27.77

301 1:33 FSL 27.86 FSL 27.22

300

68°00'00"

248°00'00"

338°00'00"

158°00'00"

0.5m HIGH WALL

0.6m HIGH WALL

0.8m HIGH WALL

0.4m HIGH WALL

0.50m HIGH WALL (Max)

NO EARTHWORKS IN ENVIRONMENTAL OVERLAY AREA

HESS EXTENT

CLEARING OF VEGETATION IN ACCORDANCE WITH APPROVED CLEARING PLAN

PROPOSED EARTHWORKS PAD

1:2 BATTER

1:6 BATTER TO EXISTING SURFACE (MINOR)

EXISTING RETAINING WALL

EXISTING WATER MAIN

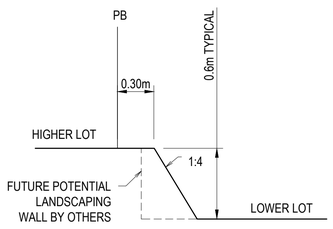
A 004 B 004 C 004 D 004

BULK EARTHWORKS VOLUMES	
CUT	429 cum
FILL	356 cum
BALANCE	73 cum

VOLUMES SHOWN ABOVE ARE SOLID VOLUMES BETWEEN NATURAL SURFACE AND DESIGN SURFACE. THESE QUANTITIES ARE SUBJECTED TO CHANGE DURING DETAILED DESIGN STAGE OF THE PROJECT. NO ALLOWANCE IS GIVEN FOR STRIPPING TOPSOIL AND UNSUITABLE MATERIAL. NO ALLOWANCE FOR PAVEMENT BOXING AND BULKING/COMPACTION FACTORS.

NOTES

1. CONCEPT DESIGN IS FOR DEVELOPMENT APPLICATION ONLY AND MAY CHANGE DURING THE DETAILED/OPERATIONAL WORKS APPROVAL PROCESS.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CURRENT SUBDIVISION PLAN SDC2142-308(A) PREPARED BY SANTOSHI DEVELOPMENT CONSULTANTS AND 72 CIVIL DESIGN & DRAFTING STORMWATER MANAGEMENT PLAN AND TECHNICAL MEMO.
3. ALL SERVICE LOCATIONS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK ON SITE.
4. NO WORKS ARE ALLOWED IN VEGETATION PROTECTION ZONE.
5. IN THE SOUTH-WEST CORNER OF THE SITE, EXISTING SURFACE LEVELS HAVE BEEN INTERPOLATED BASED ON AVAILABLE LIDAR DATA. THESE LEVELS ARE INDICATIVE ONLY AND MAY VARY FROM ACTUAL SITE TOPOGRAPHY. VERIFICATION THROUGH ON-SITE SURVEY IS RECOMMENDED PRIOR TO DETAILED DESIGN OR CONSTRUCTION.



TYPICAL BATTER ARRANGEMENT B/W LOTS

N.T.S

NOT FOR CONSTRUCTION

LEGEND

- EXISTING SURFACE CONTOURS (0.5m)
- EXISTING FENCE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING KERB & CHANNEL
- EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING TELSTRA PIT
- LIMIT OF WORKS
- EXTENT OF VEGETATION COVENANT AREA
- PROPOSED GRASS SWALE
- PROPOSED CONCRETE CHANNEL
- PROPOSED WALL 1.5m HIGH (MAX)
- PROPOSED BATTER TOP
- PROPOSED BATTER TOE
- DESIGN CONTOURS (0.5m)
- PROPOSED DRAINAGE EASEMENT

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SCALE

5 0 5 10m

1 : 250 (FULL SIZE)

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ASSOCIATED CONSULTANTS

GAIA ENVIRONMENTAL CONSULTING

VELOCITY TRAFFIC ENGINEERING

SANTOSHI DEVELOPMENT CONSULTANTS

DESIGN CHECK HS
DRAWN CHECK HS
APPROVED HAIDER SHAH RPEQ:

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Civil Design & Drafting

CLIENT: AZIZ DEEN

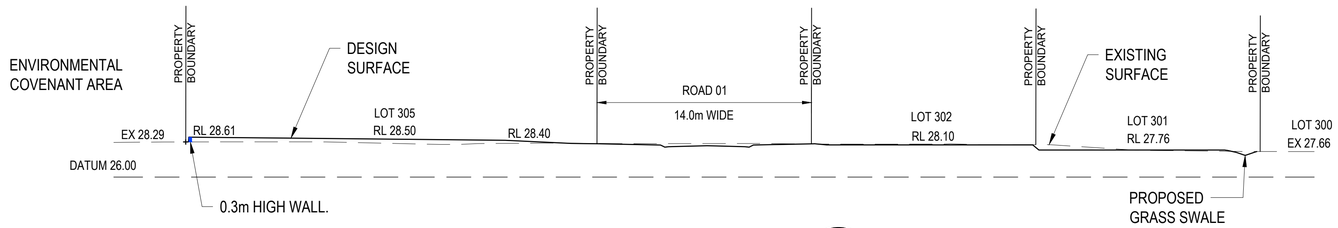
PROJECT: 45 PORTAL STREET, OXLEY
BRISBANE CITY COUNCIL

TITLE: CONCEPT EARTHWORKS LAYOUT PLAN

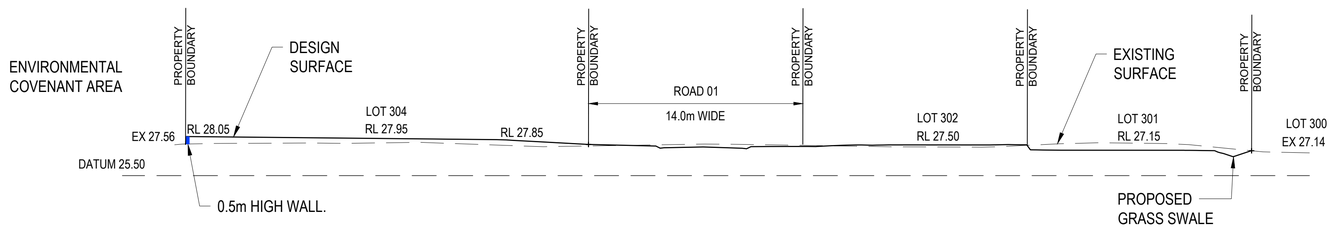
STATUS: FOR DA APPROVAL

DESIGNED	DRAWN	APPROVED	DATE
HS	HS	HS	05.09.2026

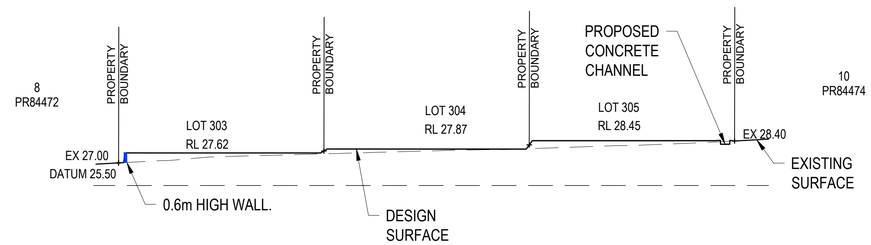
PROJECT No 25-006
DRAWING No DA-003
REV 2



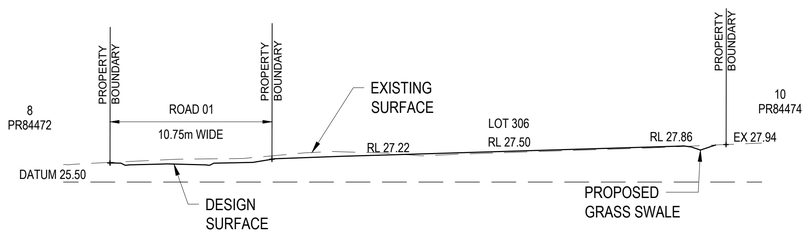
SECTION A
1 : 200
DA-003



SECTION B
1 : 200
DA-003



SECTION C
1 : 200
DA-003



SECTION D
1 : 200
DA-003

LEGEND

PROPOSED WALL 1.0m HIGH (MAX)

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-	01.07.2025	ISSUED FOR DA APPROVAL	HS	HS	HS	HS
1	24.04.2026	LAYOUT REVISED - ISSUED FOR DA APPROVAL	HS	HS	HS	HS

SCALE

1 0 1 2 3 4 5m

1 : 100 (FULL SIZE)

BCC DS
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APPLICATION REF
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ASSOCIATED CONSULTANTS

GAIA ENVIRONMENTAL CONSULTING

VELOCITY TRAFFIC ENGINEERING

SANTOSHI DEVELOPMENT CONSULTANTS

DESIGN CHECK: HS
DRAWN CHECK: HS
APPROVED: HAIDER SHAH
RPEQ:

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Civil Design & Drafting

CLIENT: AZIZ DEEN

PROJECT: 45 PORTAL STREET, OXLEY
BRISBANE CITY COUNCIL

TITLE: CONCEPT EARTHWORKS SECTIONS

STATUS: FOR DA APPROVAL

DESIGNED	DRAWN	APPROVED	DATE
HS	HS	HS	05.09.2026

PROJECT No: 25-006
DRAWING No: DA-004
REV: 2

PROPOSED CONCRETE DIVERSION CHANNEL. REFER TO SMP PREPARED BY 72 DESIGN & DRAFTING FOR DETAILS.

CONSTRUCT 375mm RCP STUB TO THE SITE BOUNDARY TO FACILITATE ANY FUTURE UPSTREAM CATCHMENTS.

10
RP84474

EXISTING RETAINING WALL DIRECTING UPSTREAM RUNOFF TOWARDS PORTAL STREET

EXISTING OVERHEAD ELECTRICAL LINES

EXISTING SEWER MAIN

ACCESS DRIVEWAY FOR LOT 300

CONSTRUCT NEW 1.2M WIDE CONCRETE FOOTPATH AND NEATLY CONNECT TO EXISTING DRIVEWAY .

PROVIDE TURF (TO THE SATISFACTION OF BCC STD DRG BSD-9052) TO ALL DISTURBED AREAS IN ROAD VERGE.

PROPOSED GRASS SWALE - REFER TO SMP PREPARED BY 72 DESIGN & DRAFTING FOR DETAILS.

CONSTRUCT 1.0m RCP STUB (SIZE TO BE CONFIRMED AT DETAILED DESIGN STAGE) TO FACILITATE ANY FUTURE UPSTREAM CATCHMENTS.

CONSTRUCT NEW KERB RAMP AND CONNECT TO EXISTING FOOTPATH NEATLY.

6
RP53326

NO EARTHWORKS IN ENVIRONMENTAL OVERLAY AREA

PROPOSED EASEMENT FOR SERVICE VEHICLE TURNING MOVEMENTS. "NO PARKING" SIGN (DETAIL DESIGN).

600mm INVERT. FOR DETAILS REFER TO BCC STD DRG. NO. BSD-2001 (E)

RELOCATE EXISTING TELSTRA PIT. DETAILS TO BE CONFIRMED AT DETAIL DESIGN STAGE.

CONSTRUCT NEW KERB & CHENNEL UP TO PROPERTY BOUNDARY . REPAIR ANY DAMAGES TO EXISTING PAVEMENT AND NEIGHBOUR'S ACCESS DRIVEWAY.

14
SP252002

EXISTING RETAINING WALL

8
RP84472

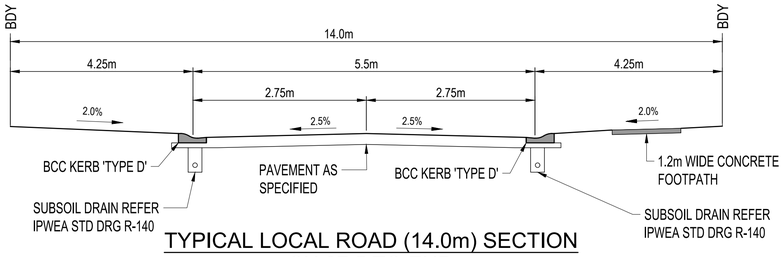
PORTAL STREET

CONNECTION TO EXISTING DRAINAGE INFRASTRUCTURE. REFER TO TECH MEMO PREPARED BY 72 CIVIL DATAED 15-12-2025.

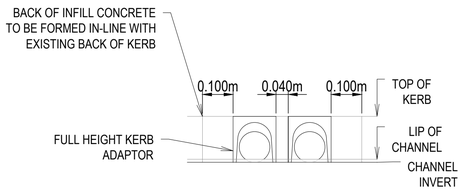
NOT FOR CONSTRUCTION

NOTES

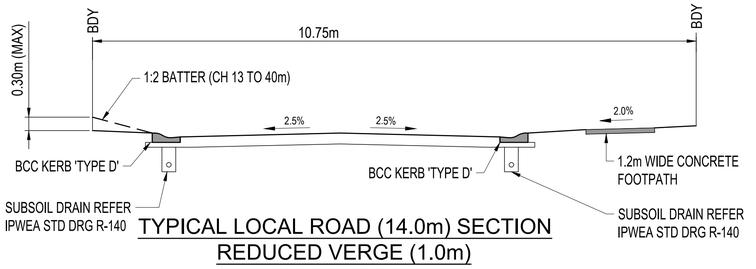
1. FOR SWEPT PATH ASSESSMENT DETAILS REFER TO TRAFFIC CONSULTANT PLANS.
2. FOR PROPOSED STORMWATER TREATMENT DEVICE AND DETAILS REFER TO SWMP REPORT PREPARED BY 72 CIVIL DESIGN AND DRAFTING.
3. BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES HAVE BEEN INTERPOLATED FROM GIS DATA OR KNOWN POSITIONS OF VALVES, MANHOLES ETC. OR INFORMATION SUPPLIED BY SERVICE AUTHORITIES.
4. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL SERVICES ARE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF WORK



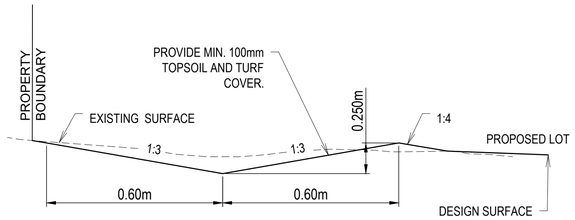
TYPICAL LOCAL ROAD (14.0m) SECTION
CH 87.5 TO END
N.T.S.



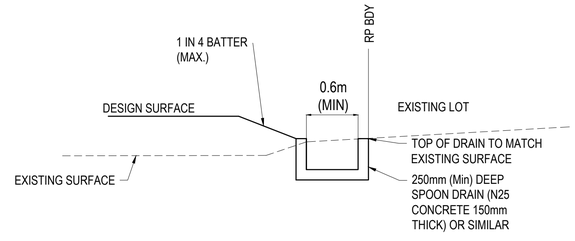
KERB ADAPTOR ARRANGEMENT
N.T.S.



TYPICAL LOCAL ROAD (14.0m) SECTION
REDUCED VERGE (1.0m)
CH 0.0 TO 87.5
N.T.S.



TYPICAL GRASS SWALE SECTION
N.T.S.



TYPICAL BOUNDARY DIVERSION CHANNEL DETAIL
N.T.S.

LEGEND

- PROPOSED ASPHALT PAVEMENT
- KA — PROPOSED KERB ADAPTOR
- D — PROPOSED STORMWATER
- TYPE - D — PROPOSED KERB & CHANNEL
- PROPOSED FOOTPATH
- PROPOSED GRASS SWALE
- TD — PROPOSED CONCRETE CHANNEL
- PROPOSED KERB RAMP
- PROPOSED WALL 1.0m HIGH (MAX)
- FINISHED CONTOURS (0.25m)
- EXISTING FENCE
- W — EXISTING WATER MAIN
- S — EXISTING SEWER MAIN
- EXISTING KERB & CHANNEL
- EOH — EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING TELSTRA PIT

REV	DATE	DESCRIPTION	DES	DRN	CHK	APP
-	01.07.2025	ISSUED FOR DA APPROVAL	HS	HS	HS	HS
1	24.04.2026	LAYOUT REVISED - ISSUED FOR DA APPROVAL	HS	HS	HS	HS

SCALE
5 0 5 10m
1 : 250 (FULL SIZE)

BCC DS
RECEIVED
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APPLICATION REF
A00631396

ASSOCIATED CONSULTANTS
GAIA ENVIRONMENTAL CONSULTING
VELOCITY TRAFFIC ENGINEERING
SANTOSHI DEVELOPMENT CONSULTANTS

DESIGN CHECK HS
DRAWN CHECK HS
APPROVED HAIDER SHAH
RPEQ:
Approved for and on behalf of 72 CIVIL DESIGN & DRAFTING

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Civil Design & Drafting

CLIENT: AZIZ DEEN

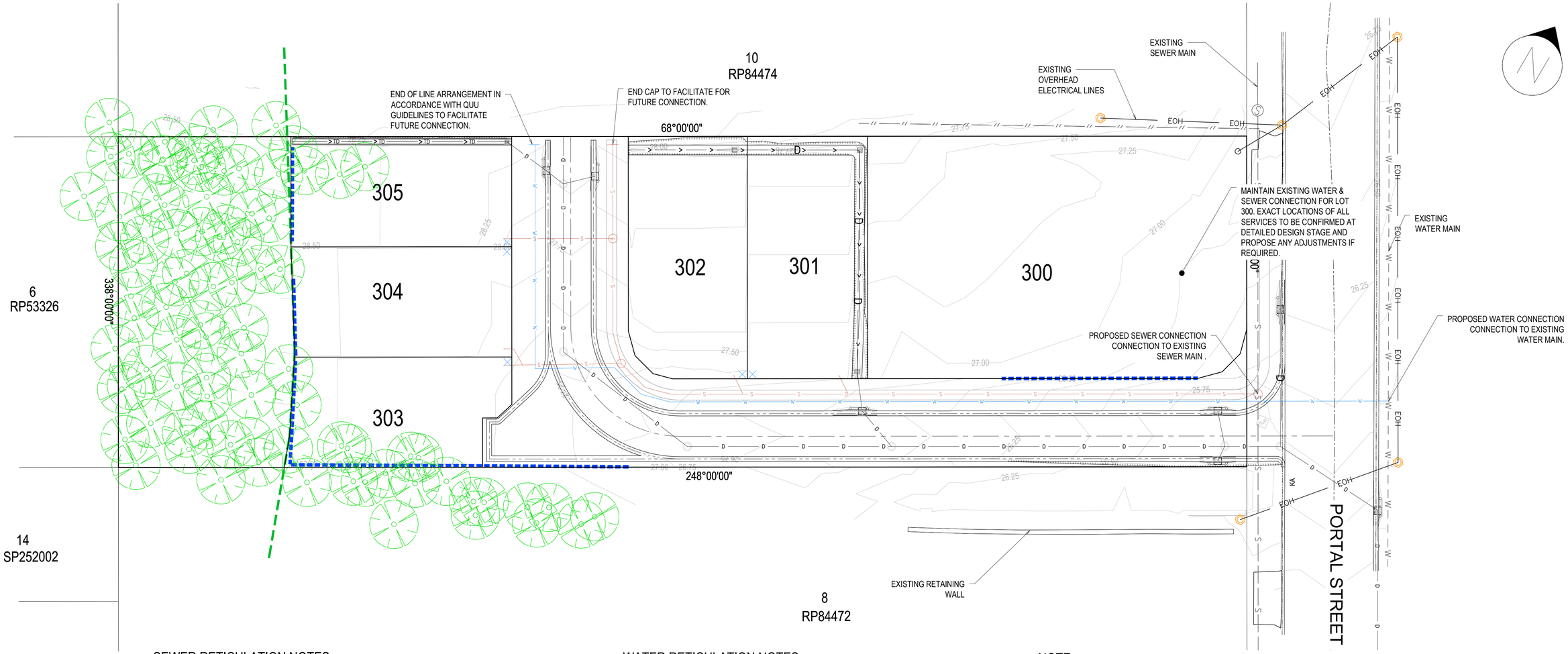
PROJECT: 45 PORTAL STREET, OXLEY
BRISBANE CITY COUNCIL

TITLE: CONCEPT ROAD & DRAINAGE LAYOUT PLAN

STATUS: FOR DA APPROVAL

DESIGNED	DRAWN	APPROVED	DATE
HS	HS	HS	05.09.2026

PROJECT No	DRAWING No	REV
25-006	DA-005	2



SEWER RETICULATION NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FOLLOWING CURRENT SPECIFICATIONS AND STANDARDS (IN ORDER OF PRIORITY):
   - SOUTH EAST QUEENSLAND SEWERAGE CODE (SEQ-SP's)
   - SEWERAGE CODE OF AUSTRALIA WSA02-2014 V3.1.
2. UNLESS SPECIFIED OTHERWISE, ALL WORK AND MATERIALS SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY THE CONTRACTOR UNDER THE WATER AUTHORITIES SUPERVISION AT THE DEVELOPERS COST.
4. ALL PIPES AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE 'ACCEPTED PRODUCTS AND MATERIALS' LIST.
5. PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 500mm AND A MAXIMUM OF 750mm.
6. WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300mm (LOOSE) IN DEPTH AND SHALL BE COMPACTED UNTIL THE COMPACTION IS NOT LESS THAN 95% OF THE MATERIAL'S MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH A.S. 1289 (MODIFIED COMPACTION). TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES, APPROVAL OF CONSTRUCTED SEWERS WILL NOT BE ISSUED BY SEQ SERVICE PROVIDER UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
7. WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER, TRENCHSTOPS AND/OR BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEQ-SP's.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
9. SEWER SHALL BE DISUSED/ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN THE SEQ-SP's.
10. ALL PIPEWORK EMBEDMENT TO BE TYPE 3 SUPPORT IN ACCORDANCE WITH SEQ-SEW-1201-1. UNLESS NOTED OTHERWISE.
11. MAINTENANCE HOLES GREATER THAN 4.0M DEPTH TO BE PE LINED IN ACCORDANCE WITH SEQ-SPS-1407-1 & SEQ-SPS-1407-2.

WATER RETICULATION NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FOLLOWING CURRENT SPECIFICATIONS AND STANDARDS (IN ORDER OF PRIORITY):
   - SOUTH EAST QUEENSLAND WATER SUPPLY CODE (SEQ-SP's)
   - WATER SUPPLY CODE OF AUSTRALIA WSA03-2011 V3.1.
2. UNLESS SPECIFIED OTHERWISE, ALL WORK AND MATERIALS SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. COVER ON MAINS FROM PERMANENT LEVEL TO BE AS SHOWN IN STANDARD DRAWING SEQ-WAT-1200-2.
4. CONDUITS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWINGS IN SEQ-SP's.
5. A WATER METER SUPPLIED AT DEVELOPER'S COST, IS TO BE INSTALLED AT THE SERVICE POINT OF EACH LOT IN ACCORDANCE WITH THE STANDARD DRAWINGS IN SEQ-SP's.
6. ALL MATERIAL USED IN THE WORKS SHALL COMPLY WITH THE SEQ-SP's.
7. ALL WORK ON EXISTING WATER MAINS TO BE CARRIED OUT BY SERVICE AUTHORITY AT DEVELOPER'S EXPENSE.
8. WHERE A WATER MAIN CROSSES A ROAD THE WATER MAIN DEPTH OR PIPE CLASS IS TO BE ADJUSTED TO CONSIDER CONSTRUCTION LOADINGS. WATER MAINS ARE NOT TO BE LAID WITHIN ROAD PAVEMENT.
9. PROVIDE CONCRETE THRUST BLOCKS TO FITTINGS IN ACCORDANCE WITH SEQ-CODE STD. DRG. SEQ-WAT-1205-1 & SEQ-WAT-1206-1.
10. ALL PIPEWORK EMBEDMENT TO BE TYPE C SUPPORT IN ACCORDANCE WITH SEQ-WAT-1201-1. UNLESS NOTED OTHERWISE.

NOTE:

NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THE JOB DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE SUPERINTENDENT OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ANY UNDERGROUND SERVICES IN THIS AREA AND SHALL BE RESPONSIBLE FOR MAKING GOOD ANY DAMAGE THERETO.

NOT FOR CONSTRUCTION

LEGEND

- PROPOSED STORMWATER
- EXISTING FENCE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING KERB & CHANNEL
- EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING TELSTRA PIT
- EXTENT OF VEGETATION COVENANT AREA
- FINAL DESIGN MERGE CONTOURS (0.25m)
- PROPOSED DRAINAGE EASEMENT
- WATER-SERVICE LOCATION
- PROPOSED WATER MAIN
- PROPOSED SEWERAGE RETICULATION

REV	DATE	DESCRIPTION	DES	DRN	CHK	APP
-	01.07.2025	ISSUED FOR DA APPROVAL	HS	HS	HS	HS
1	24.04.2026	LAYOUT REVISED - ISSUED FOR DA APPROVAL	HS	HS	HS	HS

SCALE

5 0 5 10m

1 : 250 (FULL SIZE)

BCC OS
RECEIVED
28/05/2026
APPLICATION REF
A006814396

ASSOCIATED CONSULTANTS

GAIA ENVIRONMENTAL CONSULTING

VELOCITY TRAFFIC ENGINEERING

SANTOSHI DEVELOPMENT CONSULTANTS

DESIGN CHECK HS

DRAWN CHECK HS

APPROVED HAIDER SHAH RPEQ:

Approved for and on behalf of 72 CIVIL DESIGN & DRAFTING

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Civil Design & Drafting

CLIENT: AZIZ DEEN

PROJECT: 45 PORTAL STREET, OXLEY
BRISBANE CITY COUNCIL

TITLE: CONCEPT WATER & SEWER RETICULATION LAYOUT PLAN

STATUS: FOR DA APPROVAL

DESIGNED	DRAWN	APPROVED	DATE
HS	HS	HS	05.09.2026

PROJECT No 25-006

DRAWING No DA-006

REV 2

GENERAL NOTES:

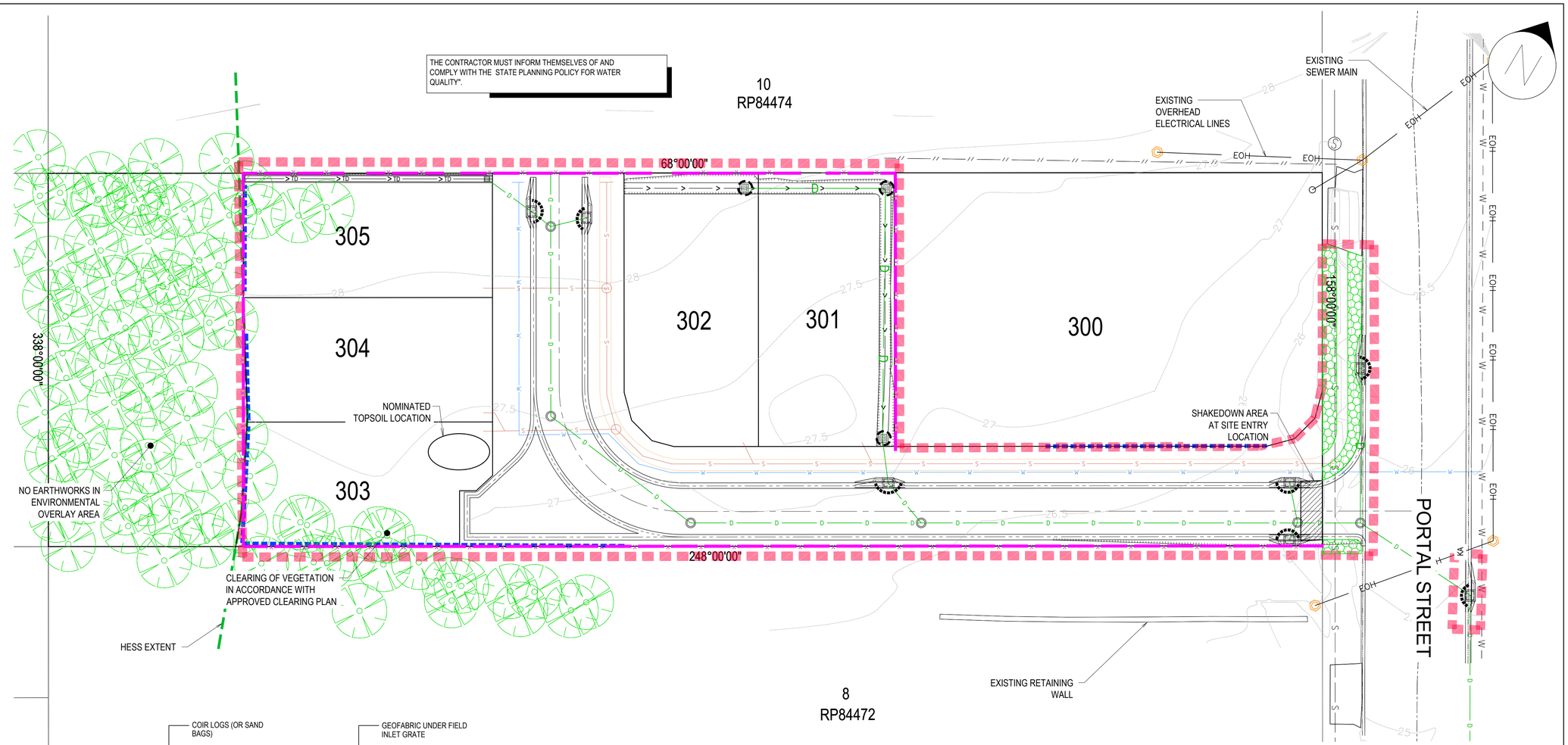
1. THE MEASURES SHOWN ON THE ESC PLANS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CARRY OUT ALL WORKS IN ACCORDANCE WITH THE CONTRACTORS SEDIMENT AND EROSION CONTROL PLAN. ALL RESPONSIBILITY FOR SEDIMENT AND EROSION CONTROL IS DELEGATED TO THE CONTRACTOR BY THE APPLICANT AND THE LAND OWNERS UNTIL THE ON MAINTENANCE INSPECTION.
2. THE CONTRACTOR AT A MINIMUM IS TO COMPLY WITH HEALTHY WATERWAYS "CONTROLLING STORMWATER POLLUTION ON YOUR BUILDING SITE" AND ALL ASSOCIATED DOCUMENTATION AND CHECKLISTS. SEDIMENT CONTROLS ARE NOT TO BE REMOVED PRIOR TO SATISFACTORY ESTABLISHMENT OF GROUND COVER/WRITTEN DIRECTION FROM THE SUPERINTENDENT.
3. ALL FENCING AND SILT FENCING TO BE INSTALLED PRIOR TO PRE-START MEETING.
4. THE CONTRACTOR SHALL PROVIDE AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL BY SUPERINTENDENT PRIOR TO POSSESSION OF SITE BEING GRANTED.
5. ALL COARSE SEDIMENTS ARE TO BE TREATED AND SHALL NOT ENTER THE DOWNSTREAM INFRASTRUCTURE. THE TARGET FOR THIS IS 50mg/L OF SUSPENDED SOLIDS 90% OF THE TIME.
6. ALL FINE SEDIMENTS (DISPERSIVE SOILS) ARE TO BE TREATED IN TEMPORARY BASINS ON SITE. THE CONTRACTOR MUST TREAT AND RELEASE THE WATER AT COUNCIL STANDARDS, AS SOON AS POSSIBLE AFTER EACH EVENT.
7. ONCE HYDRO MULCH IS DEEMED TO BE SUFFICIENTLY ESTABLISHED, SILT FENCES CAN BE REMOVED IF INSTRUCTED BY THE PRINCIPLE.
8. ALL SEDIMENT & EROSION CONTROL DRAWINGS ARE TO READ IN CONJUNCTION WITH APPROVED VEGETATION MANAGEMENT PLANS AND APPROVALS.

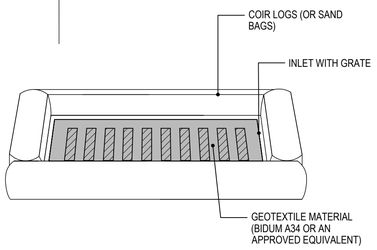
STOCKPILE NOTES

1. ALL STOCKPILES MUST BE SURROUNDED BY A SILT FENCE.
2. STOCKPILES MUST BE COVERED, IF NECESSARY, TO PREVENT DUST OR CONTAMINATION OF WATERS.

STABILIZATION NOTES

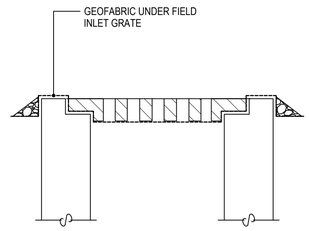
1. TOP SOIL AND SEED MUST BE PLACED ON COMPLETED AREAS WITHIN 7 DAYS OF THAT AREA BEING COMPLETED.
2. HYDROMULCHING MAY BE ORDERED BY THE SUPERINTENDENT.
3. ALL BATTERS GREATER THAN 1 IN 4 TO BE MULCHED WITH ONSITE MULCH.
4. 90% STRIKE MUST OCCUR WITHIN 4 WEEKS. AFTER THIS PERIOD RE-SEEDING MAY BE ORDERED AT THE CONTRACTOR'S COST.

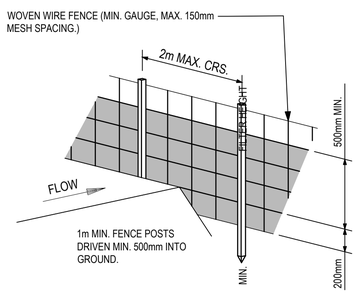




FIELD INLET SEDIMENT TRAP : GEOFABRIC

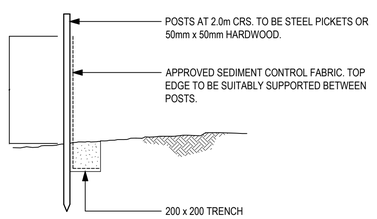
SCALE NTS





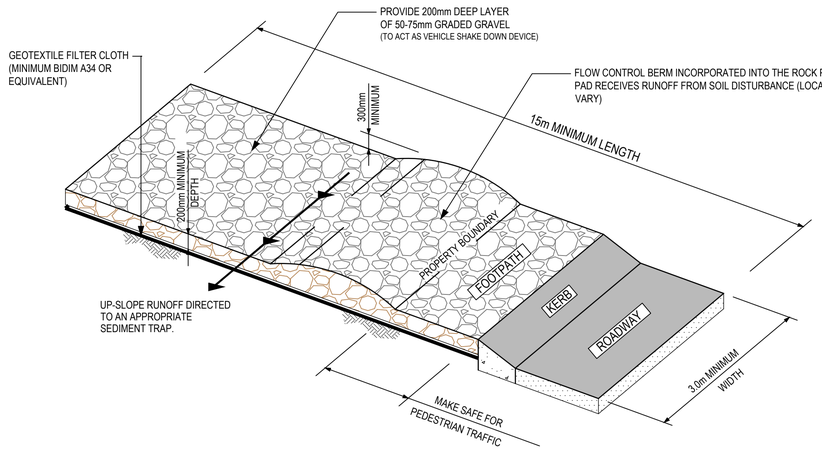
SEDIMENT FENCE PERSPECTIVE VIEW

SCALE NTS



SEDIMENT FENCE DETAIL

SCALE NTS



TEMPORARY ROCK PAD ENTRY/EXIT PAD

SCALE NTS

NOT FOR CONSTRUCTION

LEGEND

- LIMIT OF WORKS
- PROPOSED SEDIMENT FENCE
- EXTENT OF VEGETATION COVENANT AREA
- GULLET INLET PROTECTION
- SHAKEDOWN AREA
- TURFING/LANDSCAPING

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PROJECT: 45 PORTAL STREET, OXLEY
BRISBANE CITY COUNCIL

TITLE: CONCEPT SEDIMENT & EROSION CONTROL PLAN

STATUS: FOR DA APPROVAL

DESIGNED	DRAWN	APPROVED	DATE
HS	HS	HS	05.09.2026

PROJECT No: 25-006

DRAWING No: DA-007

REV: 2