

# 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

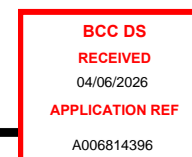


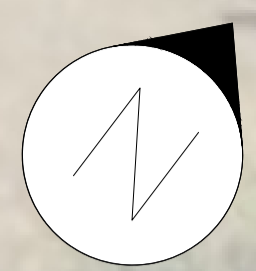
LOCALITY PLAN

IMAGE: QUEENSLAND GLOBE

N.T.S.

REV	DATE	DESCRIPTION	DES	DRN	CHK	APP	SCALE	ASSOCIATED CONSULTANTS	DESIGN CHECK	APPROVED	RPEQ.	CIVIL	PROJECT	DESIGNED	DRAWN	APPROVED	DATE				
1	24.04.2026	LAYOUT REVISED - ISSUED FOR DA APPROVAL	HS	HS	HS	HS		GAIA ENVIRONMENTAL CONSULTING	HS	HAIDER SHAH		AZIZ DEEN	45 PORTAL STREET, OXLEY BRISBANE CITY COUNCIL	HS	HS	HS	05.09.2026				
								VELOCITY TRAFFIC ENGINEERING	Approved for and on behalf of 72 CIVIL DESIGN & DRAFTING			72 CIVIL DESIGN & DRAFTING A.B.N. 73 789 722 441		COVER SHEET DRAWING AND LOCALITY PLAN		FOR DA APPROVAL		25-006	DA-001	2	
								SANTOSHI DEVELOPMENT CONSULTANTS	This drawing is intended solely for the client named in this document & issued for status provided herein. No third party may rely on this document without written permission from 72 CIVIL DESIGN & DRAFTING. This drawing should not be used for construction unless it is marked "Issued for construction" and signed by an RPEQ.			Pebble Beach, Windaroo QLD 4207 T: +61 7 3804 1399 M: +61 422 598 075 haider.shah@72civil.com		Civil Design & Drafting							





**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
- W --- EXISTING WATER MAIN
- S --- EXISTING SEWER MAIN
- EXISTING KERB & CHANNEL
- EOH --- EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING TELSTRA PIT
- SITE BOUNDARY
- EXTENT OF VEGETATION COVENANT AREA

**NOT FOR CONSTRUCTION**

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



BCC DS RECEIVED 04/09/2026 APPLICATION REF A000814396

ASSOCIATED CONSULTANTS	DESIGN CHECK	APPROVED	RPEQ:
GAIA ENVIRONMENTAL CONSULTING	HS	HAIDER SHAH	
VELOCITY TRAFFIC ENGINEERING	HS		
SANTOSHI DEVELOPMENT CONSULTANTS	HS		

Approved for and on behalf of 72 CIVIL DESIGN & DRAFTING

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CLIENT	PROJECT
AZIZ DEEN	45 PORTAL STREET, OXLEY BRISBANE CITY COUNCIL
TITLE	STATUS
EXISTING SITE LAYOUT PLAN	FOR DA APPROVAL

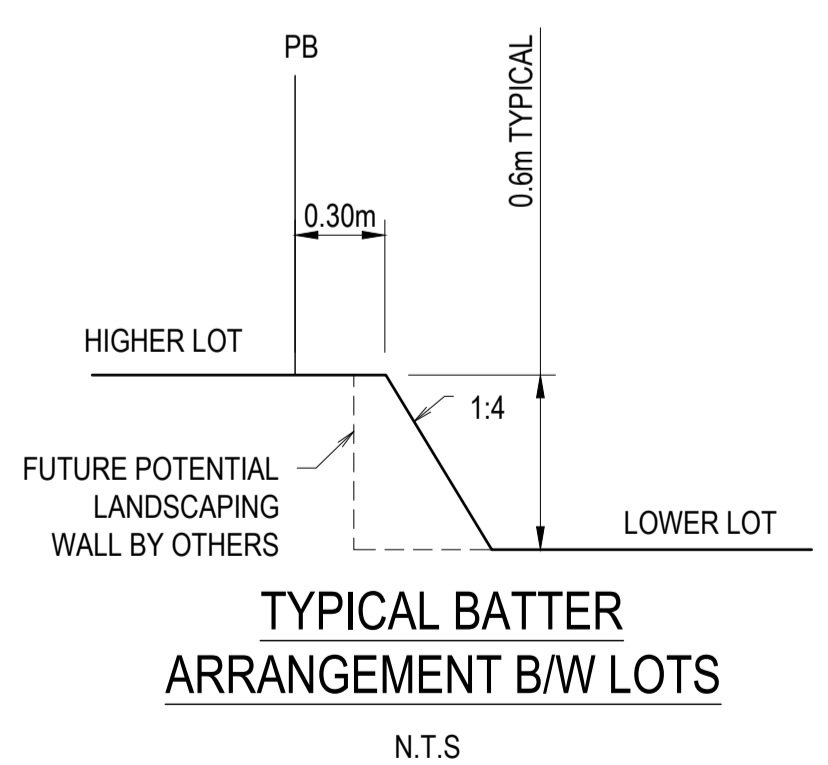
DESIGNED	DRAWN	APPROVED	DATE
HS	HS	HS	05.09.2026
PROJECT No	DRAWING No	REV	
25-006	DA-002	2	



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 SUBJECT 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.

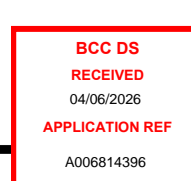
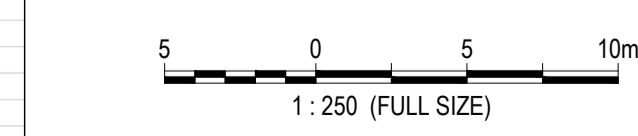
- NOTES**
- CONCEPT DESIGN IS FOR DEVELOPMENT APPLICATION ONLY AND MAY CHANGE DURING THE DETAILED/OPERATIONAL WORKS APPROVAL PROCESS.
  - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CURRENT SUBDIVISION PLAN SDC2142-308(A) PREPARED BY SANTOSHI DEVELOPMENT CONSULTANTS AND 72 CIVIL DESIGN & DRAFTING STORMWATER MANAGEMENT PLAN AND TECHNICAL MEMO.
  - ALL SERVICE LOCATIONS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK ON SITE.
  - NO WORKS ARE ALLOWED IN VEGETATION PROTECTION ZONE.
  - 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.



**NOT FOR CONSTRUCTION**

- LEGEND**
- EXISTING SURFACE CONTOURS (0.5m)
  - - - EXISTING FENCE
  - - - W - - - EXISTING WATER MAIN
  - - - S - - - EXISTING SEWER MAIN
  - - - EXISTING KERB & CHANNEL
  - EOH - 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

REV	DATE	DESCRIPTION	DES	DRN	CHK	APP	SCALE
1	24.04.2026	LAYOUT REVISED - ISSUED FOR DA APPROVAL	HS	HS	HS	HS	1:250 (FULL SIZE)



ASSOCIATED CONSULTANTS

**GAIA ENVIRONMENTAL CONSULTING**

**VELOCITY TRAFFIC ENGINEERING**

**SANTOSHI DEVELOPMENT CONSULTANTS**

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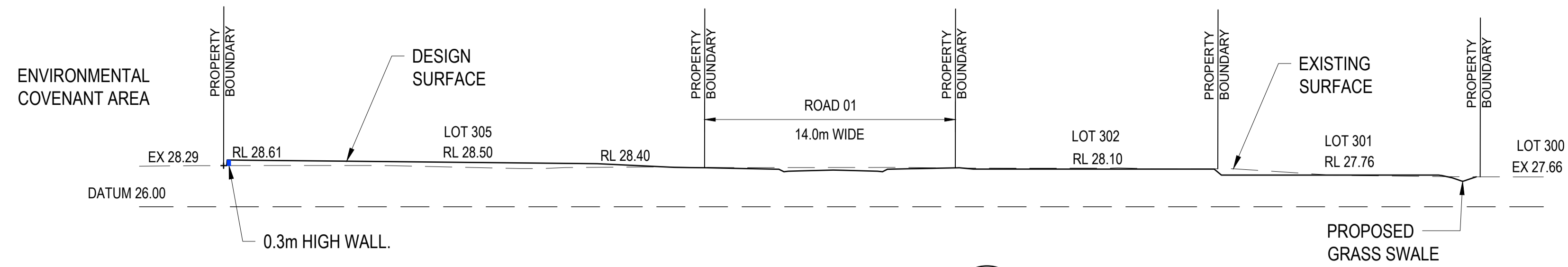
CLIENT: **AZIZ DEEN**

TITLE: **CONCEPT EARTHWORKS LAYOUT PLAN**

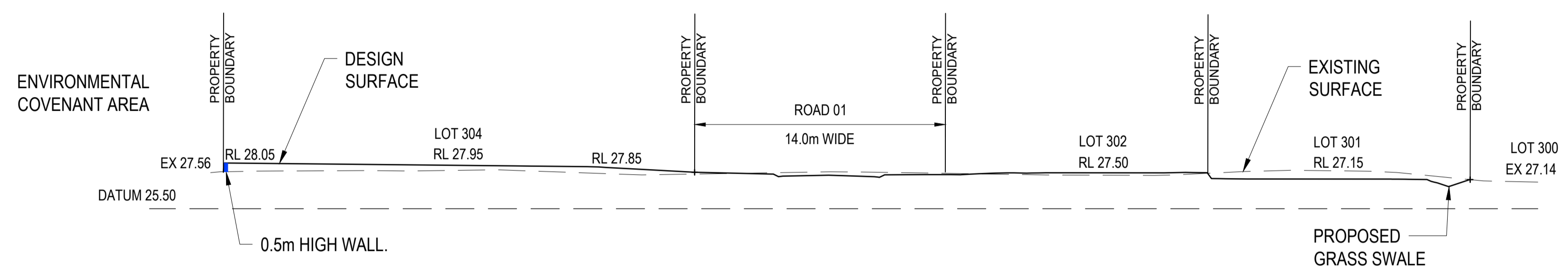
PROJECT: **45 PORTAL STREET, OXLEY BRISBANE CITY COUNCIL**

STATUS: **FOR DA APPROVAL**

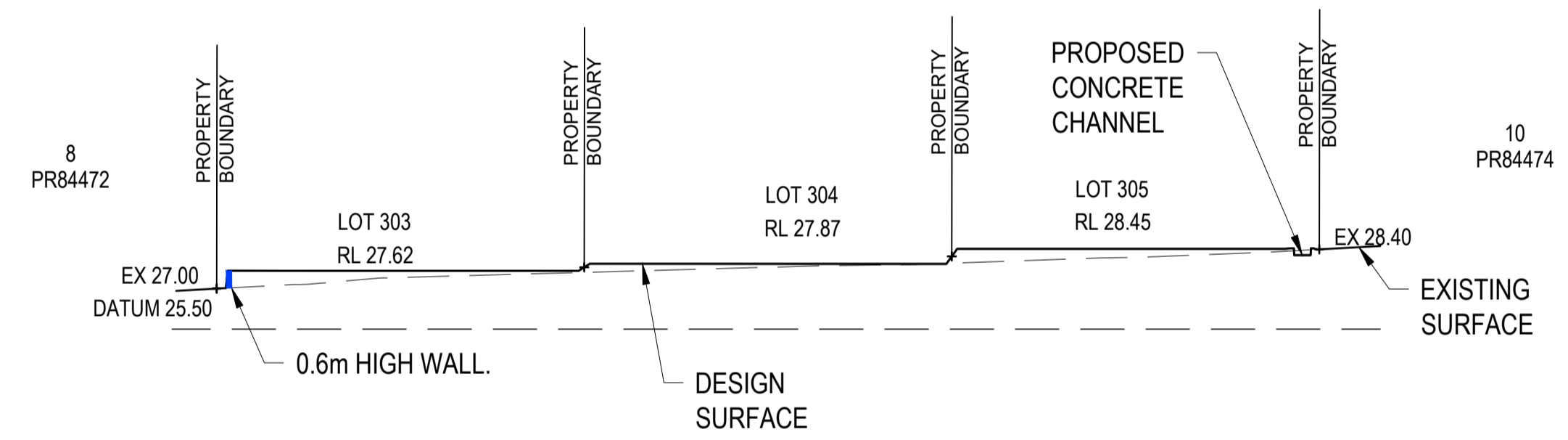
DESIGNED	DRAWN	APPROVED	DATE
HS	HS	HS	05.09.2026
PROJECT No	DRAWING No	REV	
25-006	DA-003	2	



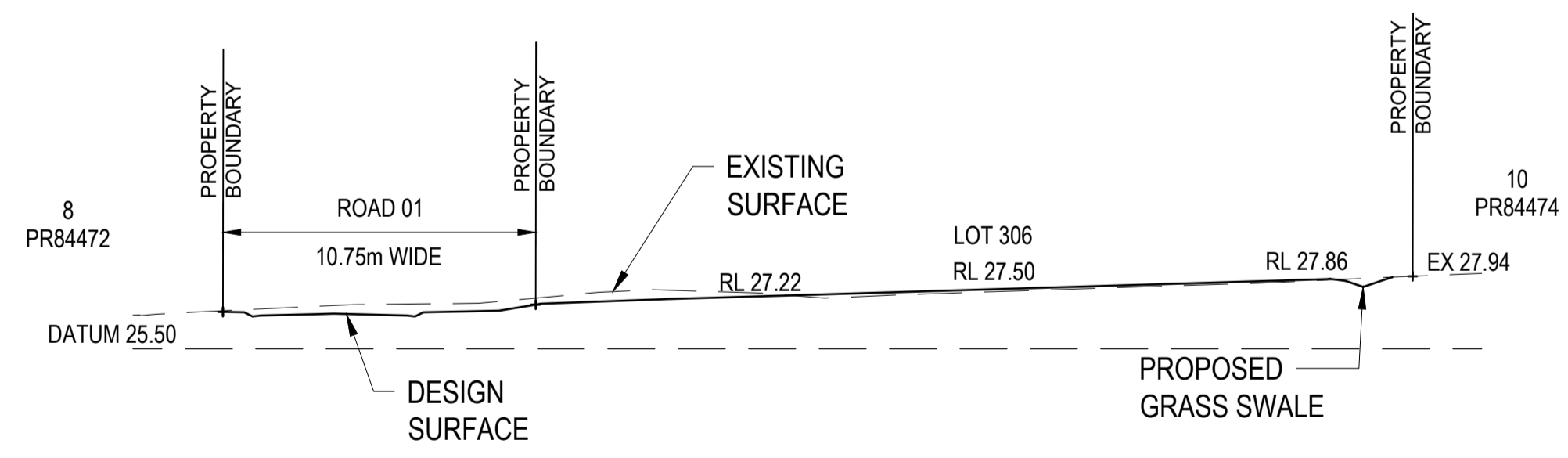
SECTION A  
1 : 200



SECTION B  
1 : 200



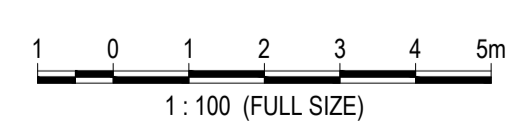
SECTION C  
1 : 200



SECTION D  
1 : 200

LEGEND  
 PROPOSED WALL 1.0m HIGH (MAX)

REV	DATE	DESCRIPTION	DES	DRN	CHK	APP	SCALE
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BCC DS RECEIVED  
 04/09/2026  
 APPLICATION REF  
 A000814396

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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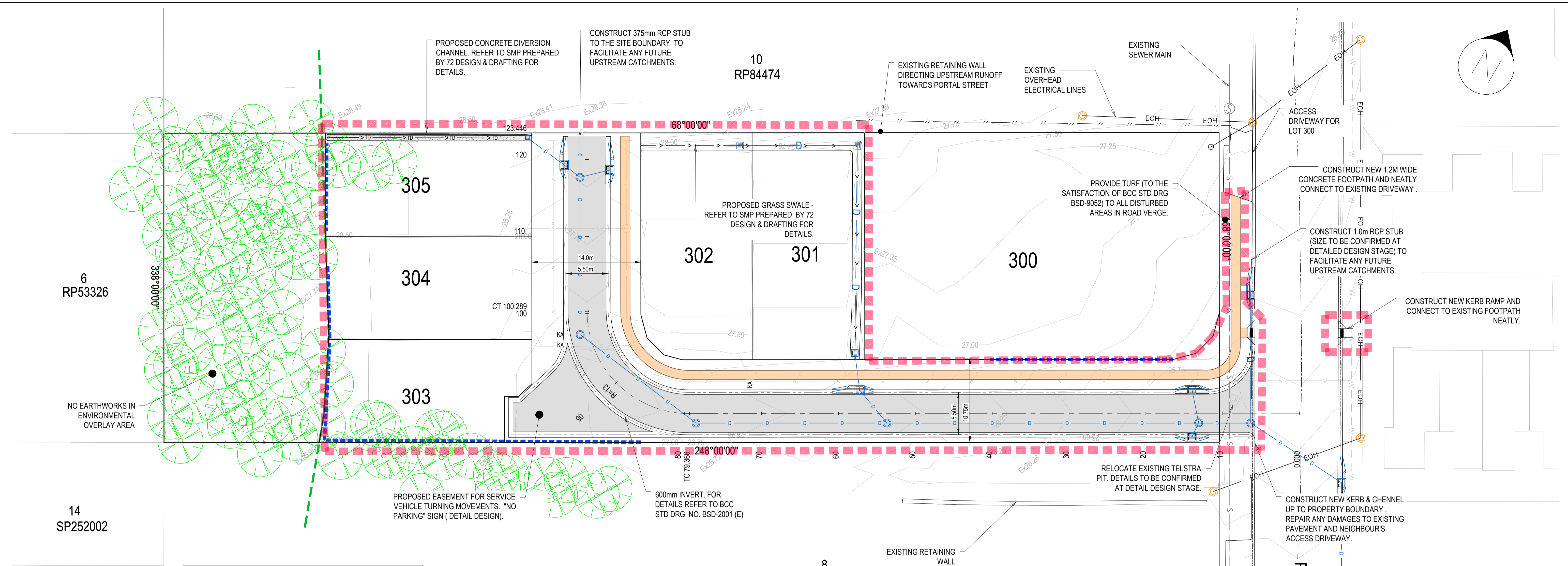
CLIENT  
**AZIZ DEEN**

TITLE  
**CONCEPT EARTHWORKS SECTIONS**

PROJECT  
**45 PORTAL STREET, OXLEY  
 BRISBANE CITY COUNCIL**

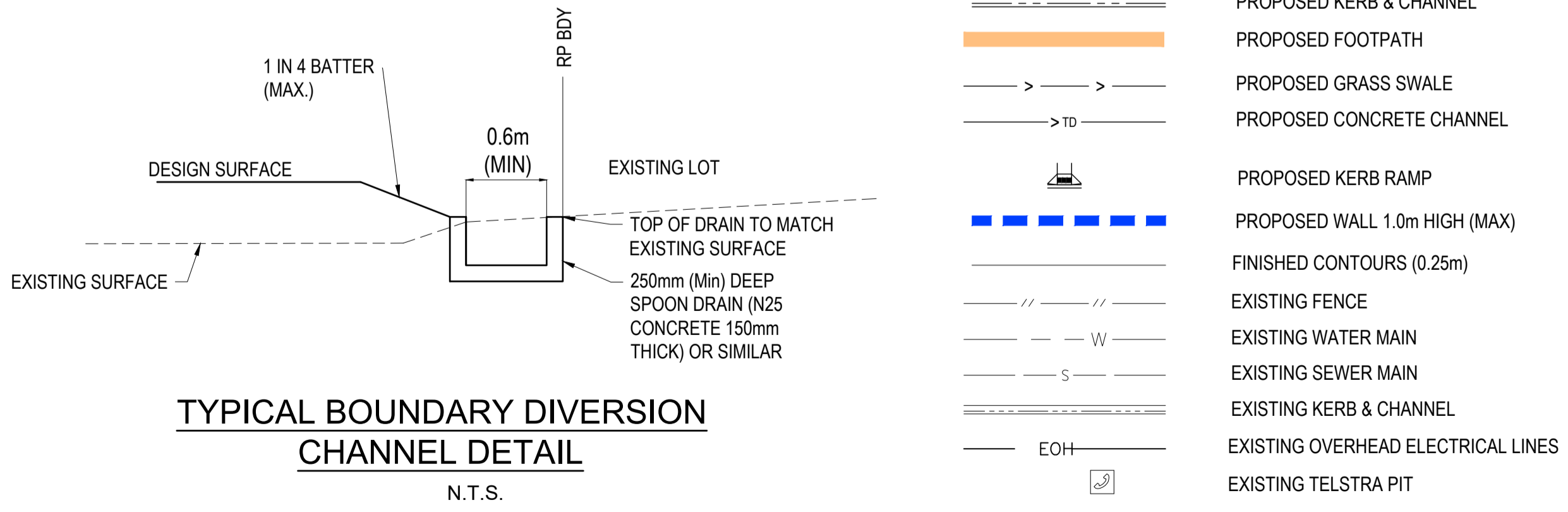
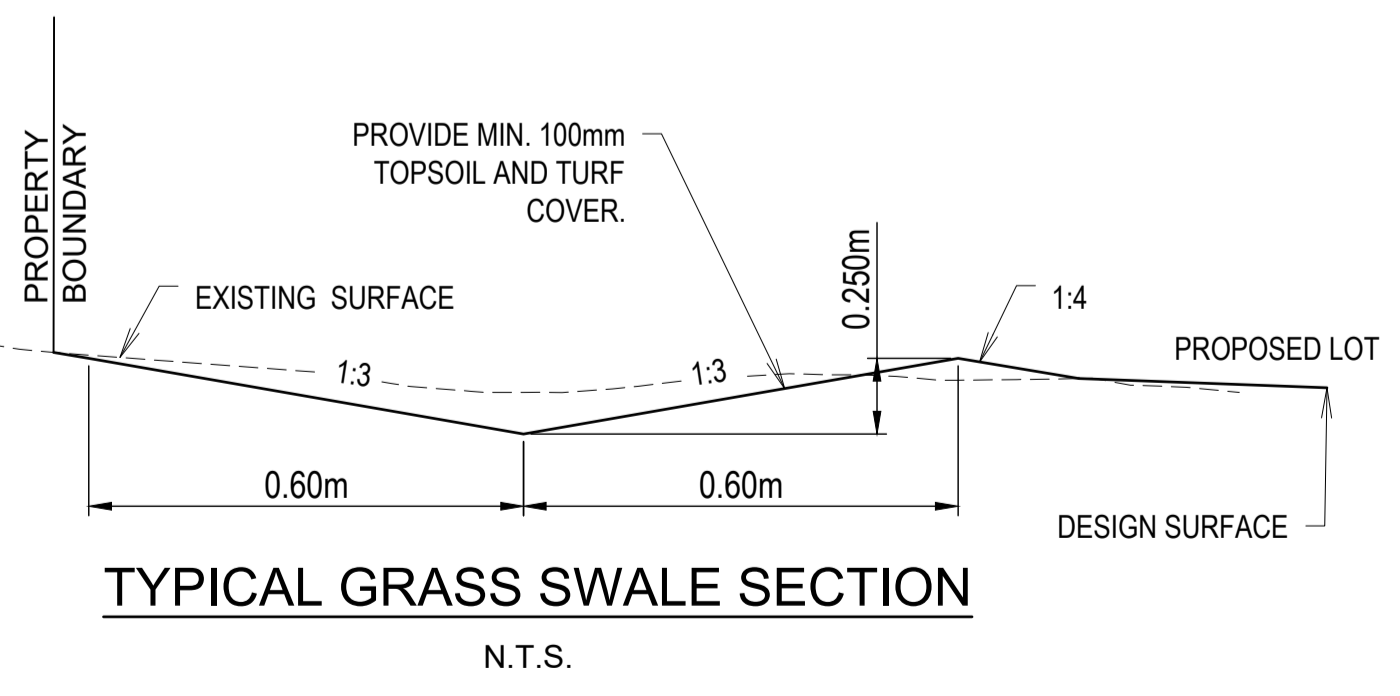
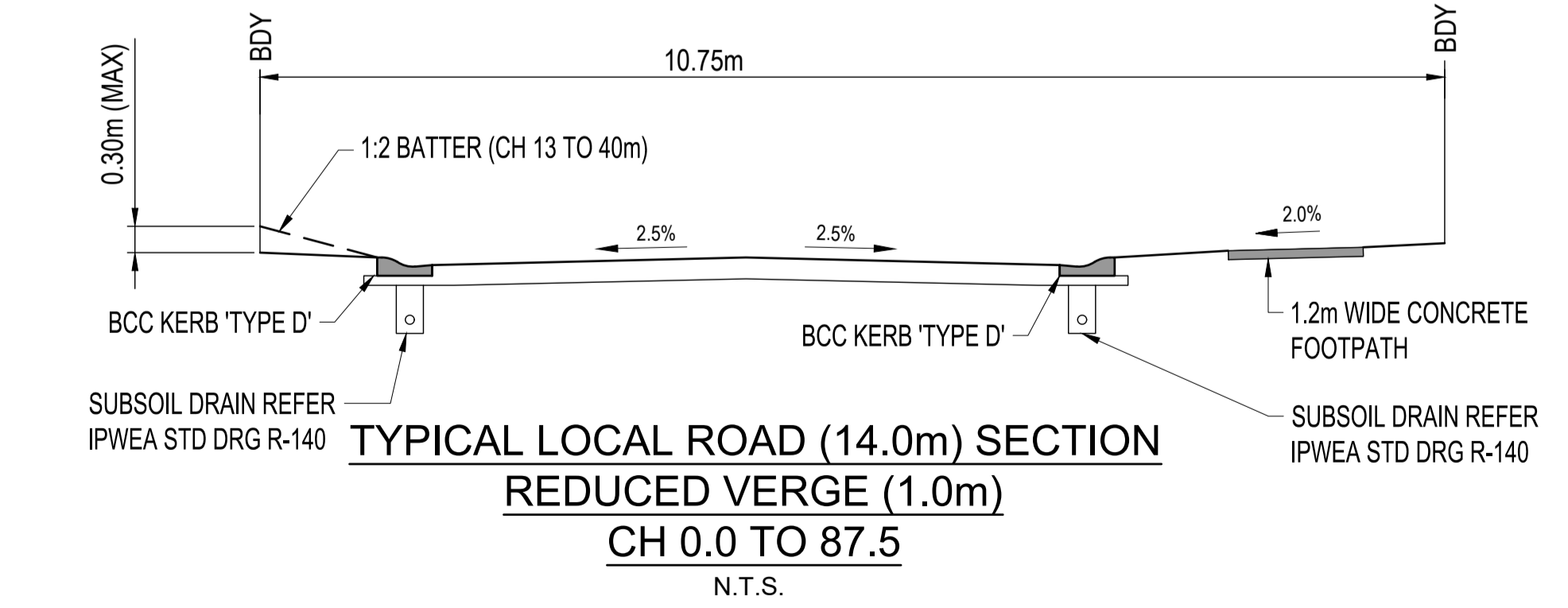
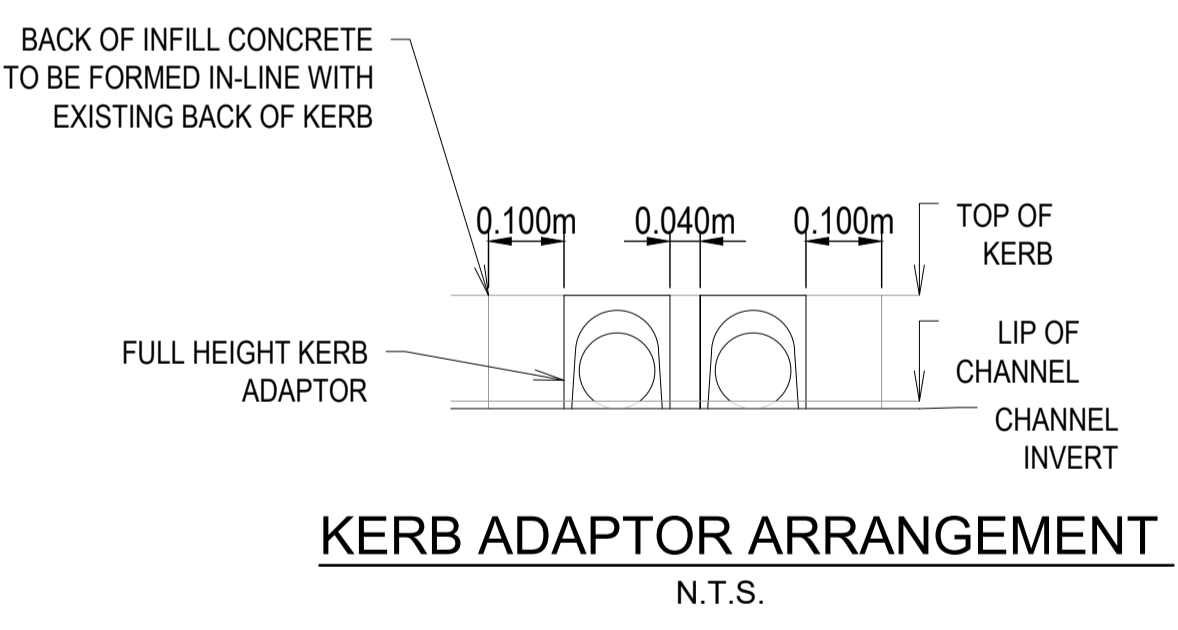
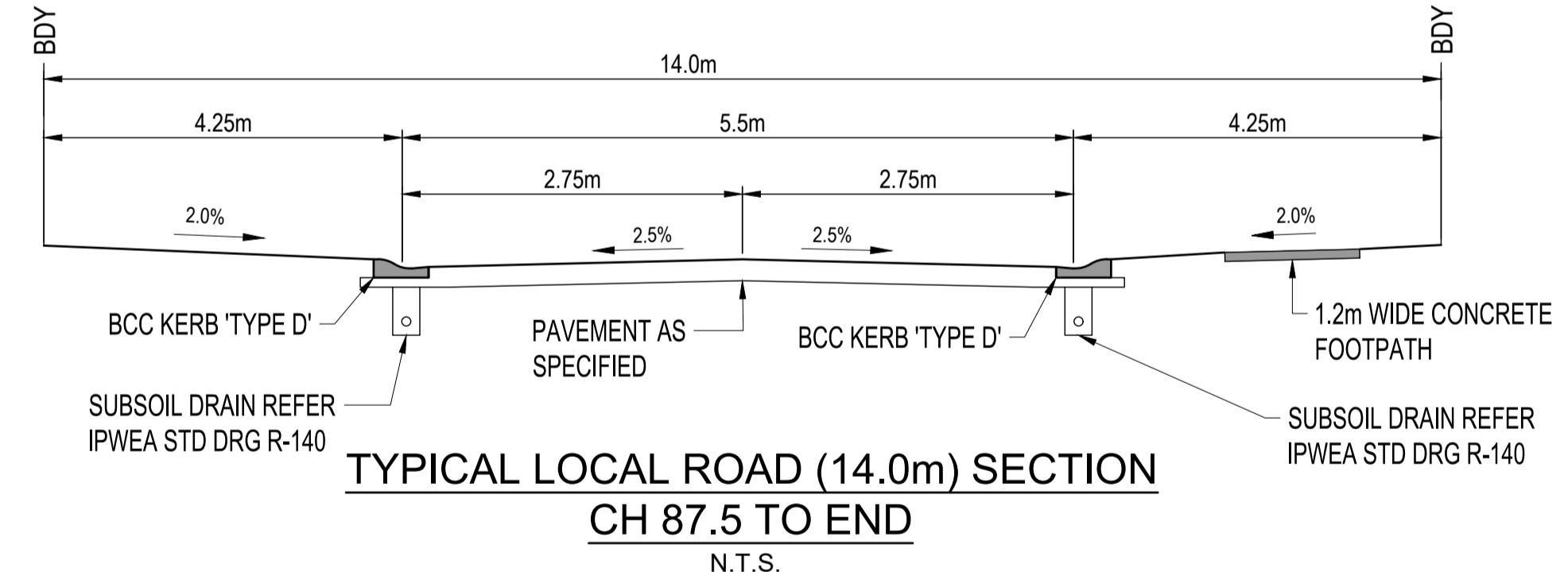
STATUS  
**FOR DA APPROVAL**

DESIGNED	DRAWN	APPROVED	DATE
HS	HS	HS	05.09.2026
PROJECT No	DRAWING No	REV	
25-006	DA-004	2	



**NOT FOR CONSTRUCTION**

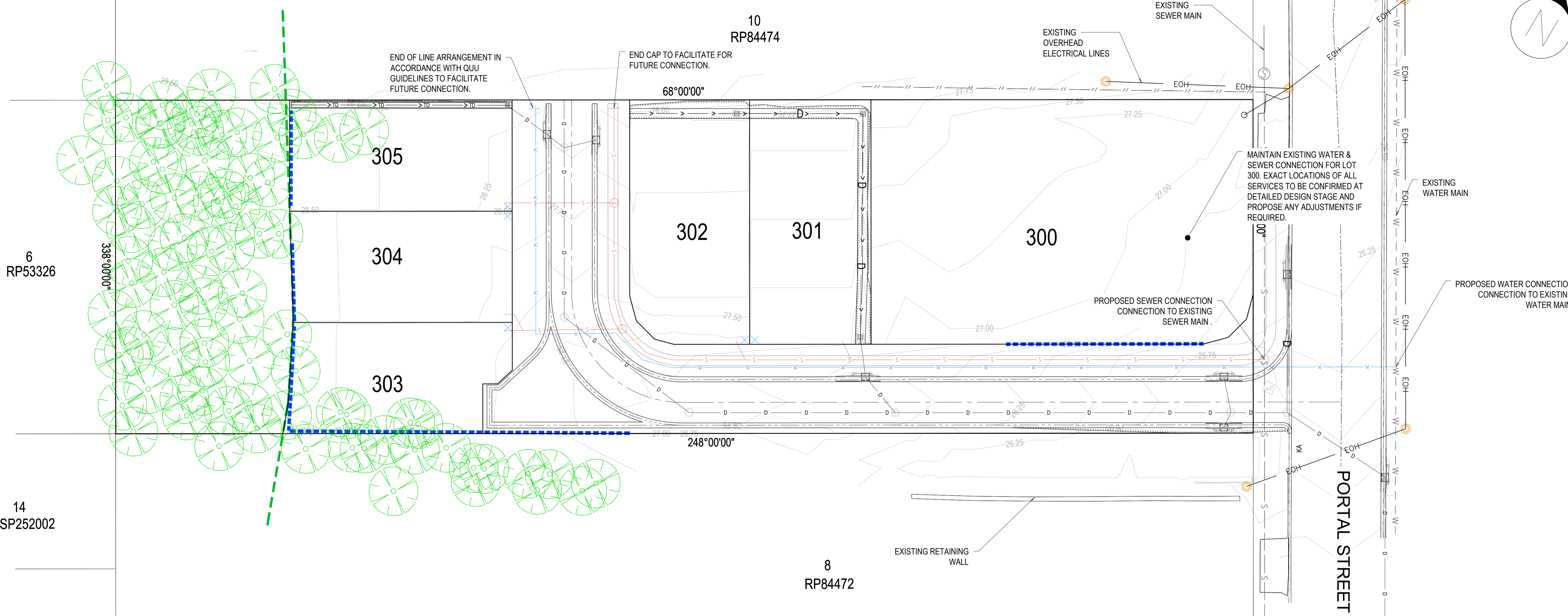
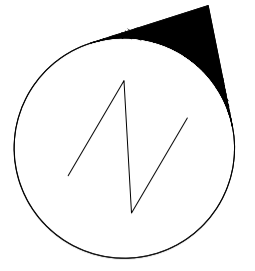
- NOTES**
- FOR SWEEP PATH ASSESSMENT DETAILS REFER TO TRAFFIC CONSULTANT PLANS.
  - FOR PROPOSED STORMWATER TREATMENT DEVICE AND DETAILS REFER TO SWMP REPORT PREPARED BY 72 CIVIL DESIGN AND DRAFTING.
  - BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES HAVE BEEN INTERPOLATED FROM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



**LEGEND**

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

<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DES</th> <th>DRN</th> <th>CHK</th> <th>APP</th> <th>SCALE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>24.04.2026</td> <td>LAYOUT REVISED - ISSUED FOR DA APPROVAL</td> <td>HS</td> <td>HS</td> <td>HS</td> <td>HS</td> <td></td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	DES	DRN	CHK	APP	SCALE	1	24.04.2026	LAYOUT REVISED - ISSUED FOR DA APPROVAL	HS	HS	HS	HS		<p>ASSOCIATED CONSULTANTS</p> <p><b>GAIA ENVIRONMENTAL CONSULTING</b></p> <p><b>VELOCITY TRAFFIC ENGINEERING</b></p> <p><b>SANTOSHI DEVELOPMENT CONSULTANTS</b></p>	<p>DESIGN CHECK</p> <p>APPROVED</p> <p>HAIDER SHAH</p> <p>DRAWN CHECK</p> <p>HS</p> <p>Approved for and on behalf of 72 CIVIL DESIGN &amp; DRAFTING</p>	<p>RPEQ:</p> <p><b>72 CIVIL DESIGN &amp; DRAFTING</b></p> <p>A.B.N. 73 789 722 441</p> <p>Pebble Beach, Windaroo QLD 4207</p> <p>T: +61 7 3804 1399</p> <p>M: +61 422 598 075</p> <p>haider.shah@72civil.com</p>	<p>CIVIL DESIGN &amp; DRAFTING</p>	<p>CUSTOMER</p> <p><b>AZIZ DEEN</b></p> <p>TITLE</p> <p><b>CONCEPT ROAD &amp; DRAINAGE LAYOUT PLAN</b></p>	<p>PROJECT</p> <p><b>45 PORTAL STREET, OXLEY</b></p> <p><b>BRISBANE CITY COUNCIL</b></p> <p>STATUS</p> <p><b>FOR DA APPROVAL</b></p>	<table border="1"> <thead> <tr> <th>DESIGNED</th> <th>DRAWN</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>HS</td> <td>HS</td> <td>HS</td> <td>05.09.2026</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>PROJECT No</th> <th>DRAWING No</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>25-006</td> <td>DA-005</td> <td>2</td> </tr> </tbody> </table>	DESIGNED	DRAWN	APPROVED	DATE	HS	HS	HS	05.09.2026	PROJECT No	DRAWING No	REV	25-006	DA-005	2
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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:**

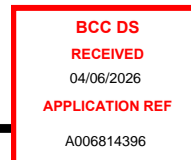
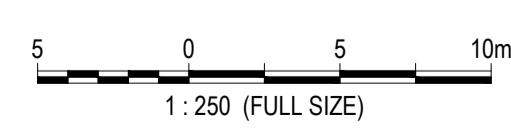
NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THE JOB DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE SUPERINTENDENT OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ANY 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	SCALE
1	24.04.2026	LAYOUT REVISED - ISSUED FOR DA APPROVAL	HS	HS	HS	HS	



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GAIA ENVIRONMENTAL CONSULTING	HS	HAIDER SHAH	
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CLIENT	PROJECT
AZIZ DEEN	45 PORTAL STREET, OXLEY BRISBANE CITY COUNCIL
TITLE	STATUS
CONCEPT WATER & SEWER RETICULATION LAYOUT PLAN	FOR DA APPROVAL
DESIGNED	DRAWN
HS	HS
APPROVED	DATE
HS	05.09.2026
PROJECT No	DRAWING No
25-006	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/WITTEN 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.

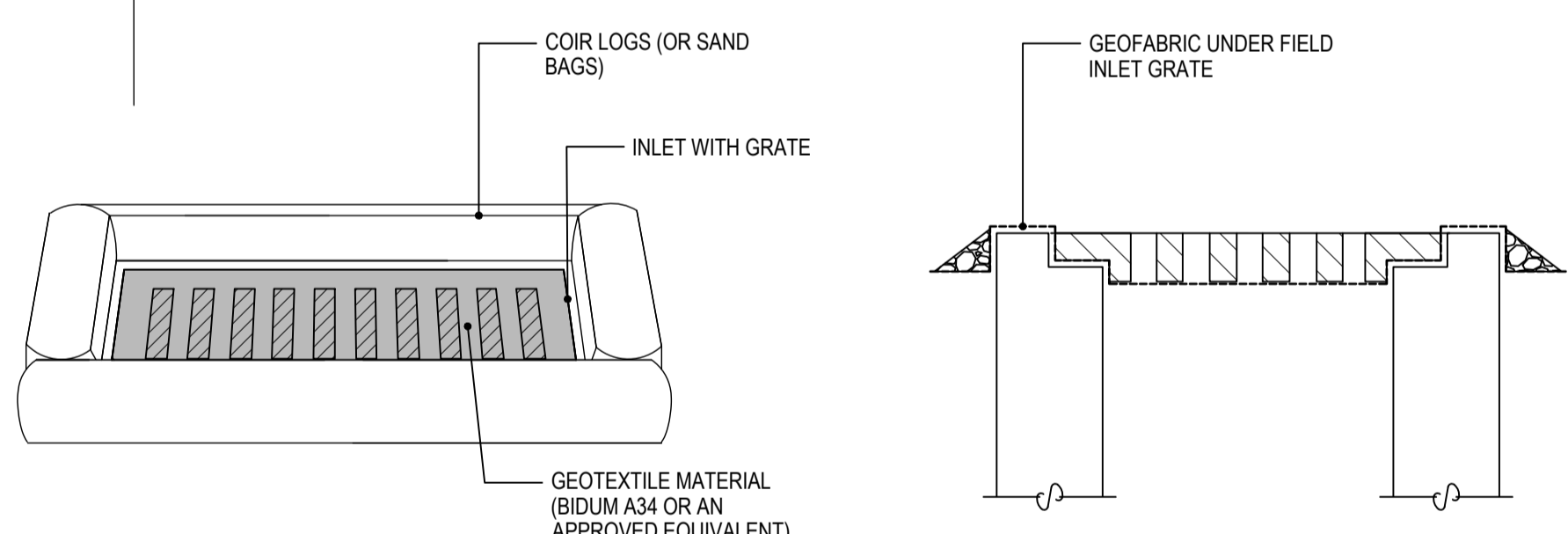
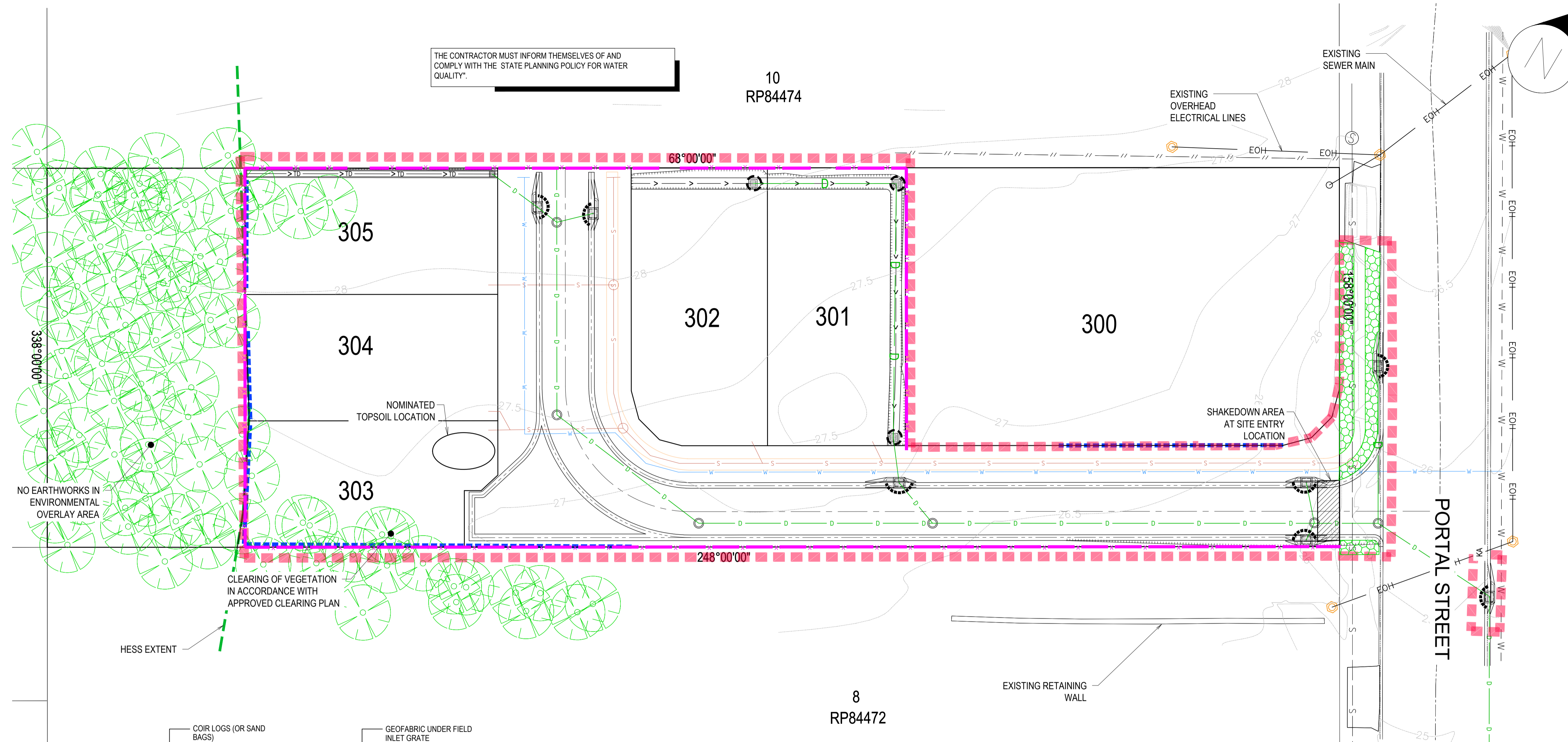
**STOCKPILE NOTES**

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**

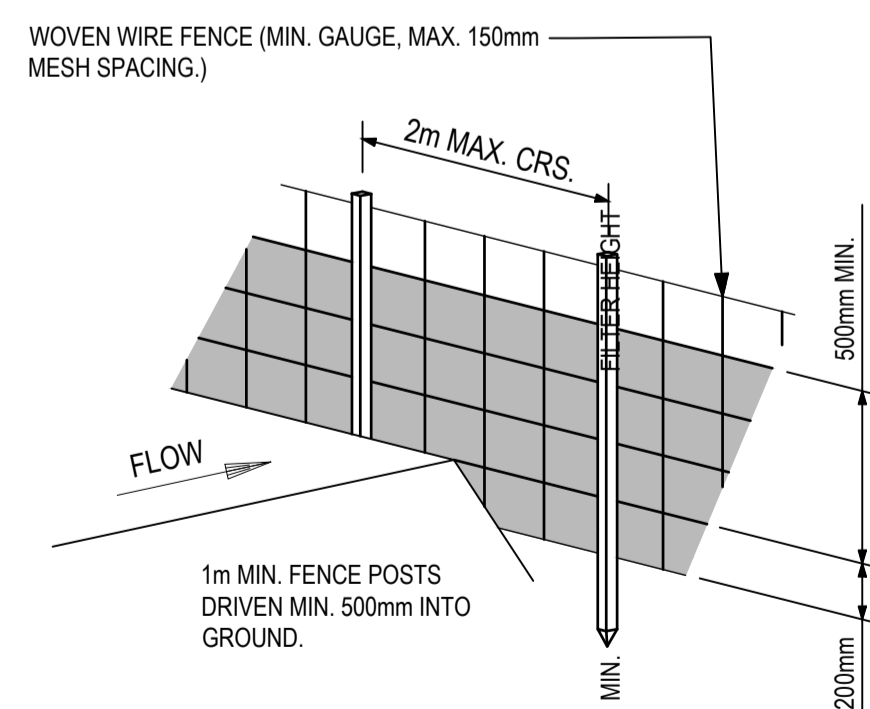
1. TOP SOIL AND SEED MUST BE PLACED ON COMPLETED AREAS WITHIN 7 DAYS OF THAT AREA BEING COMPLETED.
2. HYDROMULCHING MAY BE ORDERED BY THE SUPERINTENDENT.
3. ALL BATTERS GREATER THAN 1 IN 4 TO BE MULCHED WITH ONSITE MULCH.
4. 90% STRIKE MUST OCCUR WITHIN 4 WEEKS. AFTER THIS PERIOD RE-SEEDING MAY BE ORDERED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

THE CONTRACTOR MUST INFORM THEMSELVES OF AND COMPLY WITH THE STATE PLANNING POLICY FOR WATER QUALITY.



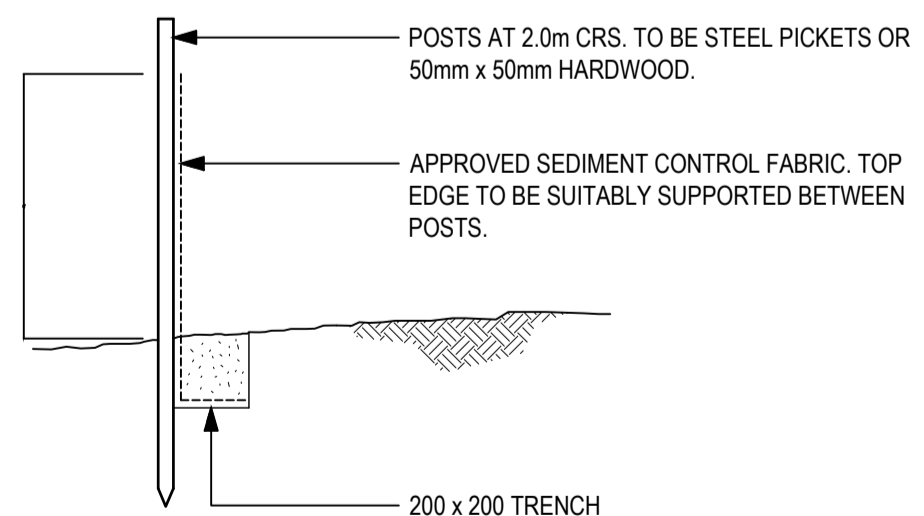
**FIELD INLET SEDIMENT TRAP : GEOFABRIC**

SCALE NTS



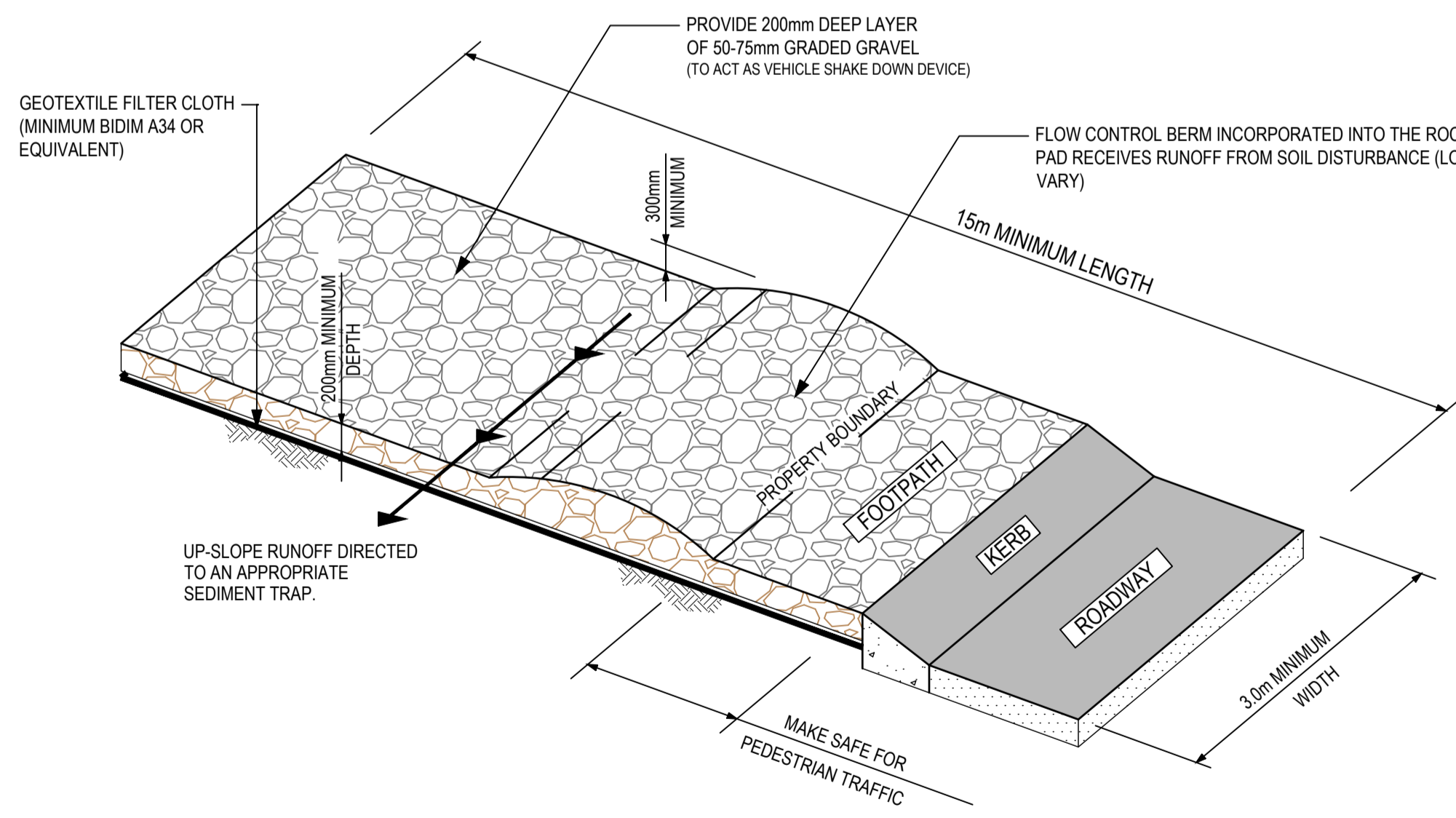
**SEDIMENT FENCE PERSPECTIVE VIEW**

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

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



BCC DS RECEIVED 04/09/2026 APPLICATION REF A00814396

ASSOCIATED CONSULTANTS	DESIGN CHECK	APPROVED	RPEQ.
GAIA ENVIRONMENTAL CONSULTING	HS	HAIDER SHAH	
VELOCITY TRAFFIC ENGINEERING	HS		
SANTOSHI DEVELOPMENT CONSULTANTS	HS		

Approved for and on behalf of 72 CIVIL DESIGN & DRAFTING

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AZIZ DEEN	45 PORTAL STREET, OXLEY BRISBANE CITY COUNCIL
TITLE	STATUS
CONCEPT SEDIMENT & EROSION CONTROL PLAN	FOR DA APPROVAL

DESIGNED	DRAWN	APPROVED	DATE
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