

3582 – CIVIL ENGINEERING WORKS

489 HEMMANT TINGALPA ROAD, TINGALPA, QUEENSLAND, 4173

DEVELOPMENT APPROVAL – RECONFIGURING A LOT DEVELOPMENT PERMIT



LOCALITY PLAN
SCALE 1:10000

- GENERAL PROJECT NOTES**
- ALL DIMENSIONS ARE INDICATED IN MILLIMETERS U.N.O.
 - GENERAL NOTES SHALL APPLY TO THE ENTIRE SCOPE OF WORKS.
 - ALL WORKS, TESTING AND MATERIALS SHALL COMPLY WITH THE RELEVANT PROJECT DRAWINGS AND SPECIFICATIONS AS WELL AS ALL CURRENT COUNCIL AND SERVICE PROVIDER STANDARDS, SPECIFICATIONS AND GUIDELINES.
 - SCHEDULING OF THE PROCEDURAL TESTING OF WORKS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 - CONNECTION TO EXISTING SERVICES:
 - EXISTING SERVICES POSITION, SIZE, DEPTH AND INVERT LEVELS SHALL BE CHECKED ON SITE AND COMMUNICATED TO THE CIVIL WORKS ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - CONNECTION TO EXISTING SERVICES SHALL BE DONE AT THE DEVELOPER'S COST.
 - ALL NEW SERVICES TO BE CONSTRUCTED STARTING AT THE PROPOSED CONNECTION POINT.
 - ALL DRAINAGE RUNS TO BE ACCESSIBLE ALONG THE ENTIRE PIPE LENGTH.
 - NO BACKFILLING OF TRENCHES FOR NEWLY INSTALLED SERVICES OR EXCAVATED EXISTING SERVICES MAY BE DONE WITHOUT APPROVAL FROM THE APPOINTED RPEQ.
 - ALL WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE WORKPLACE HEALTH AND SAFETY ACT.
 - SAFETY ISSUES FOR EACH DEVICE TO BE CONSIDERED AND MONITORED TO THE SATISFACTION OF THE SUPERINTENDENT.
 - WHERE APPLICABLE, TRAFFIC MANAGEMENT MUST BE PROVIDED FOR THE FULL DURATION OF CONSTRUCTION IN ACCORDANCE WITH "THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
 - ALL WORK AGAINST EXISTING FEATURES TO BE JOINED AND FINISHED OFF NEATLY.
 - ALL MEASURING DEVICES, SAFETY EQUIPMENT AND MACHINERY REQUIRED FOR INSPECTIONS OR MEETINGS, AS SPECIFIED OR REQUESTED BY THE ENGINEER, MUST BE PROVIDED BY THE CONTRACTOR.
 - ALL EXISTING AREAS TO BE MAINTAINED MUST BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR UPON COMPLETION OF WORKS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT 'BEFORE YOU DIG' TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. ANY DAMAGES TO EXISTING PUBLIC UTILITIES, CAUSED BY THE CONTRACTOR, WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.
 - ALL PROPERTY BOUNDARIES SHOWN ARE SUBJECT TO FIELD SURVEY CONFIRMATION BY A REGISTERED SURVEYOR.
 - IF THE AS-CONSTRUCTED SURVEY DOES NOT FORM PART OF THE CONTRACTOR'S SCOPE OF WORKS, THE CONTRACTOR MUST COORDINATE WORKS WITH THE NOMINATED SURVEYOR.
 - ALL ENVIRONMENTAL WORK, INCLUDING CLEARING, MUST BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION COMMENCING.

DRAWING SCHEDULE		
DRAWING NO.	DRAWING TITLE	REV.
3582-01-C001	BCC COVER SHEET, DRAWING SCHEDULE, LOCALITY MAP AND GENERAL NOTES	B
3582-01-CN001	CONCRETE LAYOUTS – PART 1	B
3582-01-CN002	CONCRETE LAYOUTS – PART 2	B
3582-01-CN003	CONCRETE LAYOUTS – DETAILS AND NOTES	A
3582-01-EC001	EROSION AND SEDIMENT CONTROL LAYOUT AND NOTES	B
3582-01-EC002	EROSION AND SEDIMENT CONTROL DETAILS	A
3582-01-EW001	EARTHWORKS LAYOUT – PART 1 AND NOTES	B
3582-01-EW002	EARTHWORKS LAYOUT – PART 2 AND NOTES	B
3582-01-EW003	EARTHWORKS SECTIONS – PART 1	B
3582-01-EW004	EARTHWORKS SECTIONS – PART 2	A
3582-01-R001	ROAD ALIGNMENT 01 LAYOUT AND PROFILE VIEW	B
3582-01-R002	ROAD ALIGNMENT 02 LAYOUT AND PROFILE VIEW	B
3582-01-R003	ROAD ALIGNMENT 01 SECTIONS	A
3582-01-R004	ROAD ALIGNMENT 02 SECTIONS	A
3582-01-R005	TYPICAL ROAD DETAILS	B
3582-01-RM001	ROAD MARKINGS LAYOUT – PART 1	A
3582-01-RM002	ROAD MARKINGS LAYOUT – PART 2 AND NOTES	A
3582-01-RW001	RETAINING WALL LAYOUT, NOTES AND DETAILS	B
3582-01-RW002	RETAINING WALL ELEVATIONS	B
3582-01-SW001	STORMWATER DRAINAGE LAYOUT AND NOTES	B
3582-01-SW002	STORMWATER DRAINAGE LONGITUDINAL SECTIONS – PART 1	C
3582-01-SW003	STORMWATER DRAINAGE LONGITUDINAL SECTIONS – PART 2	C
3582-01-SW005	BIORETENTION BASIN LAYOUT AND DETAILS	B
3582-01-SW006	BIORETENTION BASIN SECTIONS AND DETAILS	B
3582-01-SW007	HEADWALL LAYOUT AND DETAILS	A



BEFORE YOU DIG AUSTRALIA (BYDA)
DOCUMENTATION MUST BE OBTAINED
BEFORE ANY ON-SITE CONSTRUCTION OR
EXCAVATION IS ALLOWED TO COMMENCE.
PROJECT DOCUMENTATION IS TO BE READ
IN CONJUNCTION WITH THE BEFORE YOU DIG
PLANS AND OTHER RELEVANT
DOCUMENTATION.

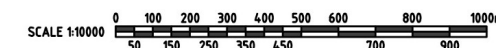
EXISTING SERVICES NOTE

THIS DESIGN HAS BEEN PREPARED BASED ON THE SERVICE AUTHORITY AS-CONSTRUCTED AND DETAIL AND CONTOUR SURVEY INFORMATION. POT HOLING WAS DONE TO VERIFY EXISTING SERVICES LOCATIONS AND DEPTHS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DESIGN ON SITE.

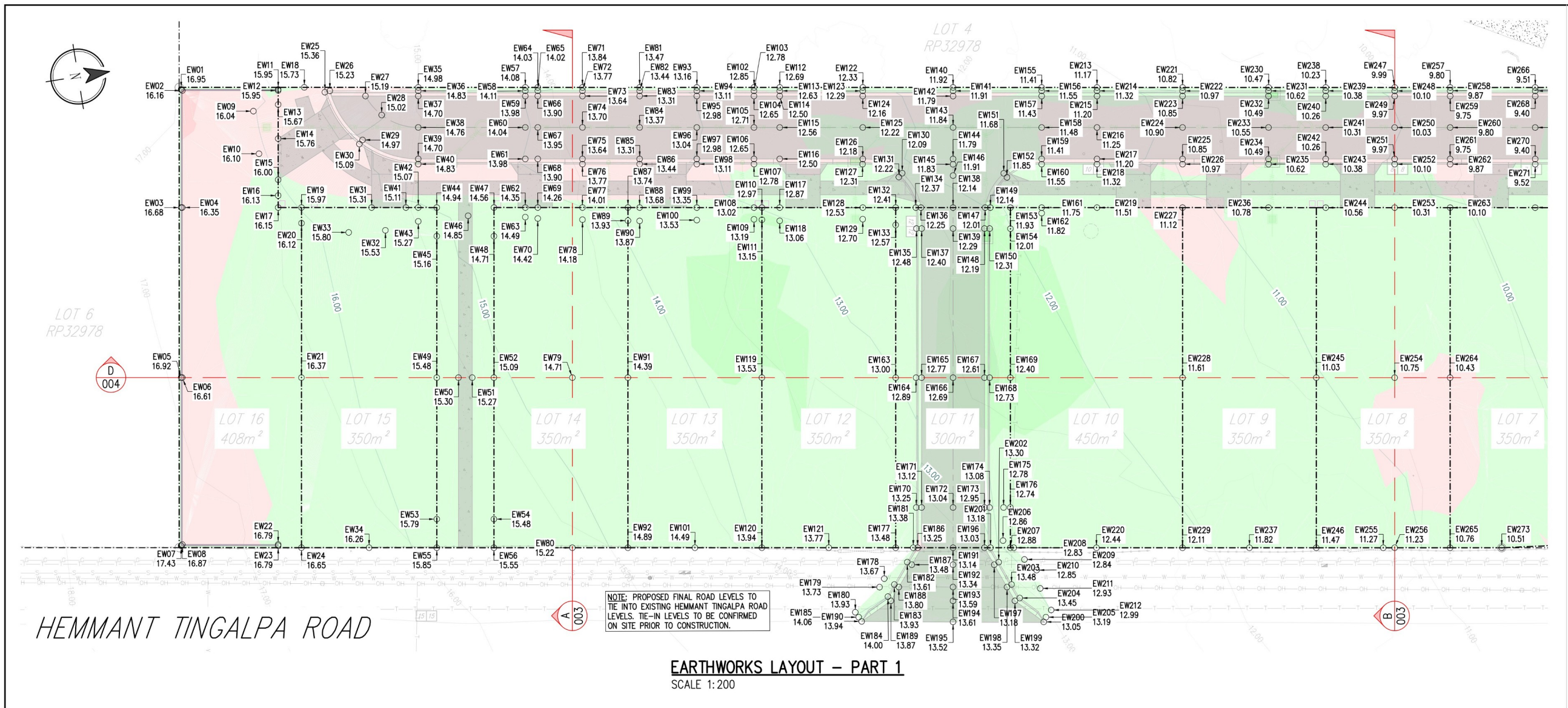
REAL PROPERTY DESCRIPTION

DEVELOPMENT APPROVAL – ROL DEVELOPMENT PERMIT
LOT 5 RP 32978
COUNCIL FILE REF: A006705978

NOT FOR CONSTRUCTION



DRAFTING AND RPEQ CERTIFICATION		RPEQ CERTIFICATION		REV No.	DATE	DESCRIPTION	DRAWN	RPEQ	RPEQ No.	INITIALS	DATE	PROJECT	DRAWING STATUS
		DATE	16/09/2026	SIGNED								489 HEMMANT TINGALPA ROAD, TINGALPA, QLD, 4173	 TENDER INFORMATION APPROVAL CONSTRUCTION AS-CONSTRUCTED
		NAME OF SIGNATORY	ISAAC SCOT									SRBH SOLUTIONS (PTY) LTD, ATF SRBH SOLUTIONS TRUST	
		RPEQ No.	16797									BCC COVER SHEET, DRAWING SCHEDULE, LOCALITY MAP AND GENERAL NOTES	DRAWING No.
													3582-01-C001
													REVISION
													B
													SHEET
													01
													01



LEGEND

- EXISTING STORMWATER PIPE AND CHAMBER
- EXISTING STORMWATER INLET PIT
- EXISTING STORMWATER HEADWALL
- EXISTING SEWER PIPE AND MANHOLE
- EXISTING WATER PIPE
- EXISTING WATER VALVE
- EXISTING WATER HYDRANT
- EXISTING TELECOM SERVICE AND PIT
- EXISTING GAS LINE
- EXISTING O/H ELECTRICITY AND POLE
- EXISTING SERVICES - TO BE ABANDONED
- PROPERTY BOUNDARY
- EXISTING FENCE LINE
- FINAL SURFACE LEVEL CONTOURS
- EXISTING GROUND LEVEL CONTOURS
- SURVEY REFERENCE MARK
- NEW CONCRETE
- EXISTING CONCRETE
- NEW ASPHALT
- NEW RETAINING WALL
- AREA OF FILL
- AREA OF CUT

CUT AND FILL HATCH

CUT	[Red Hatch]	-0.706m TO -0.500m
	[Pink Hatch]	-0.500m TO -0.000m
	[Green Hatch]	+0.000m TO +0.500m
	[Light Green Hatch]	+0.500m TO +1.000m
	[Dark Green Hatch]	+1.000m TO +1.462m
FILL	[Dark Green Hatch]	+1.000m TO +1.462m

HEMMANT TINGALPA ROAD

EARTHWORKS LAYOUT - PART 1
SCALE 1:200

EARTHWORKS NOTES

- ALL LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD).
- DESIGN SURFACE CONTOURS SHOWN AT 1m INTERVALS.
- EXISTING GROUND LEVEL CONTOURS SHOWN AT 1m INTERVALS.
- CONSTRUCTION AREA TO BE STRIPPED OF ALL GRASS, SHRUBS, ORGANIC MATERIAL, RUBBISH, DELETERIOUS MATERIALS AND UNSUITABLE TOPSOIL AS INSTRUCTED BY THE RPEQ. STRIPPED MATERIAL TO BE REMOVED OFF SITE.
- STRIPPED TOPSOIL TO BE REMOVED OFF SITE UNLESS INSTRUCTED OTHERWISE. STRIPPED TOPSOIL SHALL NOT BE USED AS FILLING MATERIAL WITHOUT PRIOR COUNCIL APPROVAL.
- ALL EARTHWORKS TO BE DONE IN ACCORDANCE WITH BRISBANE CITY COUNCIL (BCC) STANDARDS, SPECIFICATIONS AND GUIDELINES AS WELL AS AS3798-2007 REQUIREMENTS.
- IN ACCORDANCE WITH LEVEL 1 OF AS3798-2007 THE GEOTECHNICAL SUPERVISION OF EARTHWORKS IS TO BE DONE BY A N.A.T.A. REGISTERED GEOTECHNICAL TESTING AUTHORITY AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO PROVIDE THE ENGINEER WITH ALL TESTING THROUGHOUT THE PROJECT AND MUST NOTIFY THE ENGINEER OF ALL NON-COMFORMANCES. NON-COMFORMING ITEMS TO BE REMEDIED AS INSTRUCTED BY THE ENGINEER.
- FILL AREA SUBGRADE TO BE PROOF ROLLED, IN THE PRESENCE OF THE ENGINEER, PRIOR TO FILL.

EARTHWORKS NOTES (CONTINUED)

- OPERATIONS. SOFT AND/OR COMPRESSIBLE MATERIAL SHALL BE REPLACED WITH ALTERNATIVE MATERIAL AND COMPACTED TO A DENSITY AS PER PROJECT SPECIFICATIONS OR AS INSTRUCTED BY THE ENGINEER.
- FILL MATERIALS TO BE PLACED IN RELATIVELY HORIZONTAL LAYERS WITH A MAXIMUM PLACEMENT THICKNESS OF 250mm. DIFFERENT THICKNESSES COULD BE APPLICABLE AS A RESULT OF EQUIPMENT, TYPE OF COMPACTION AND OTHER FACTORS. MATERIALS TO BE COMPACTED TO A MINIMUM DRY DENSITY RATIO RELATIVE TO THE STANDARD COMPACTIVE EFFORT.
 - EACH FILL LAYER TO BE COMPACTED TO THE SPECIFIED MINIMUM DRY DENSITY.
 - SITE SOILS SHALL BE PLACED NEAR OPTIMUM MOISTURE CONTENT (O.M.C.) FOR GENERAL EARTHWORKS. A RANGE OF $\pm 2\%$ IS RECOMMENDED.
 - CLAYEY BACKFILL MUST NOT BE PLACED TOO DRY OF O.M.C. TO AVOID FUTURE SWELLING WITH CHANGES TO MOISTURE CONTENT OR INUNDATION FROM WATER.
 - CONTRACTOR TO NOTIFY THE SUPERINTENDENT UPON COMPLETION OF EARTHWORKS OPERATIONS. THE FINISHED SURFACE MUST BE PROOF ROLLED AND WITNESSED BY THE ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE SITE AND SURROUNDING AREAS FROM DAMAGE AS A RESULT OF STORMWATER RUN-OFF DURING CONSTRUCTION.
 - TEMPORARY DIVERSION DRAINS OR ANY OTHER REQUIRED DRAINAGE CONTROL DEVICES MUST BE IMPLEMENTED

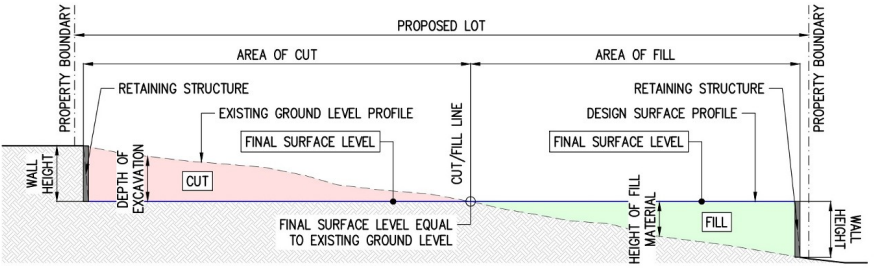
EARTHWORKS NOTES (CONTINUED)

- DURING CONSTRUCTION TO MINIMISE THE EFFECTS OF WEATHER CONDITIONS. SHOULD THERE BE DAMAGE TO THE WORKS AND/OR SURROUNDING AREAS AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE IN NOT PROVIDING ADEQUATE PROTECTION, NO EXTENSION OF TIME WILL BE GRANTED.
- IMPORTED FILL MATERIAL TO BE GRANULAR FILL WITH LOW PLASTICITY AND MATERIAL CHARACTERISTICS: CBR 10% MIN. (SUBJECT TO APPROVAL FROM ENGINEER)
 - SUITABLE FILL MATERIAL IS TO COMPLY WITH CLAUSE 4.3, AS3798, GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
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 - AS PER SECTION 11 OF THE ENVIRONMENTAL PROTECTION ACT (EPA) 1994: ALL FILL MATERIALS ON SITE, ONLY COMPRISED OF NATURAL EARTH AND ROCK, MUST BE FREE OF CONTAMINANTS, NOXIOUS, HAZARDOUS, DELETERIOUS AND ORGANIC MATERIALS.
 - THE RELEVANT EPA POLICIES, PARTICULARLY THOSE REGARDING THE PRESENCE AND TREATMENT OF FIRE ANTS, APPLY TO ANY MOVEMENT OF MATERIAL TO AND FROM SITE.

Earthworks Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
TOPSOIL VOLUMES (75mm STRIP)	1.000	1.000	8136.99sq.m	610.27 Cu. M.	0.00 Cu. M.	610.27 Cu. M.<Cut>
EARTHWORKS VOLUMES (EXCL. TOPSOIL)	1.000	1.000	8135.46sq.m	189.04 Cu. M.	3425.49 Cu. M.	3236.45 Cu. M.<Fill>
Totals			16272.45sq.m	799.31 Cu. M.	3425.49 Cu. M.	2626.18 Cu. M.<Fill>

NOTE: INDICATED SURFACE LEVELS AND SUBSEQUENT EARTHWORKS VOLUMES ARE FINAL SURFACE LEVELS - SUBTRACT PAVEMENT SURFACING AND LAYERS.



TYPICAL SECTION THROUGH EARTHWORKS
SCALE N.T.S.



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LOT 5 RP 32978
COUNCIL FILE REF: A006705978

REFER TO DRAWING 3582-01-EW002 FOR EARTHWORKS LAYOUT - PART 2 AND NOTES
REFER TO DRAWING 3582-01-EW003 FOR EARTHWORKS SECTIONS - PART 1
REFER TO DRAWING 3582-01-EW004 FOR EARTHWORKS SECTIONS - PART 2
REFER TO DRAWING 3582-01-RW001 FOR RETAINING WALL LAYOUT, NOTES AND DETAILS
REFER TO DRAWING 3582-01-RW002 FOR RETAINING WALL ELEVATIONS



DRAFTING AND RPEQ CERTIFICATION

RPEQ CERTIFICATION

DATE 16/09/2026 SIGNED
NAME OF SIGNATORY ISAAC SCOT
RPEQ No. 16797

REV No.	DATE	DESCRIPTION	DRAWN	RPEQ	RPEQ No.	INITIALS	DATE
A	23/04/26	ISSUED FOR APPROVAL	S.V.	-	-	DRAWN	S.V. 16/09/26
B	16/09/26	ISSUED FOR APPROVAL	S.V.	-	-	CHECKED	I.S. 16/09/26
						APPROVED	I.S. 16/09/26
						SIZE	A1
						SCALE	AS SHOWN

PROJECT 489 HEMMANT TINGALPA ROAD, TINGALPA, QLD, 4173
CLIENT SRBH SOLUTIONS (PTY) LTD, ATF SRBH SOLUTIONS TRUST
DRAWING EARTHWORKS LAYOUT - PART 1 AND NOTES

DRAWING STATUS

TENDER INFORMATION APPROVAL CONSTRUCTION AS-CONSTRUCTED

DRAWING No.

3351-01-EW001

REVISION

B

SHEET

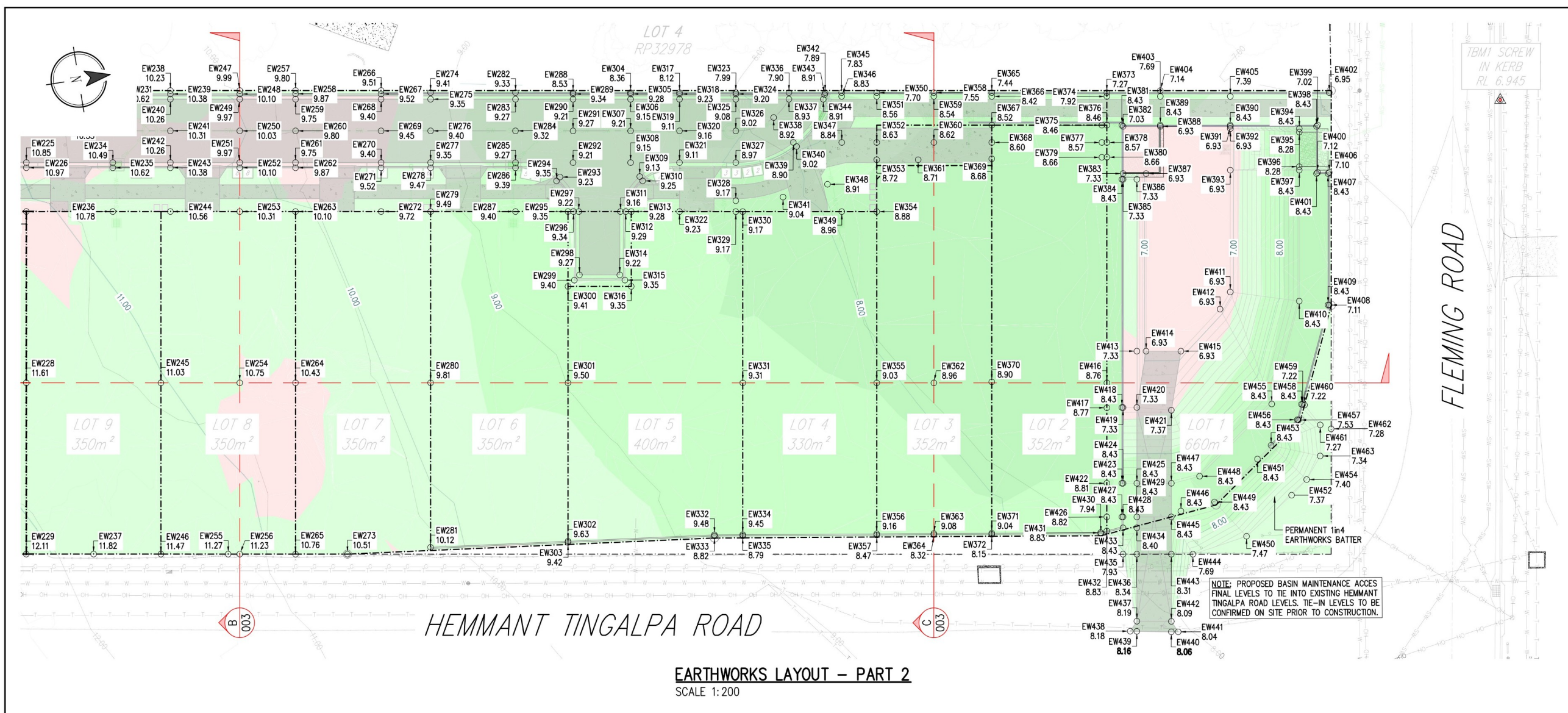
01

02

04

BCC DS RECEIVED 17/09/2026 APPLICATION REF A00757635





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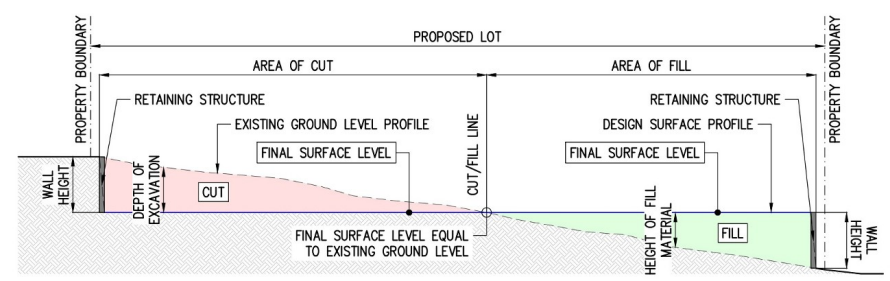
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SCALE N.T.S.



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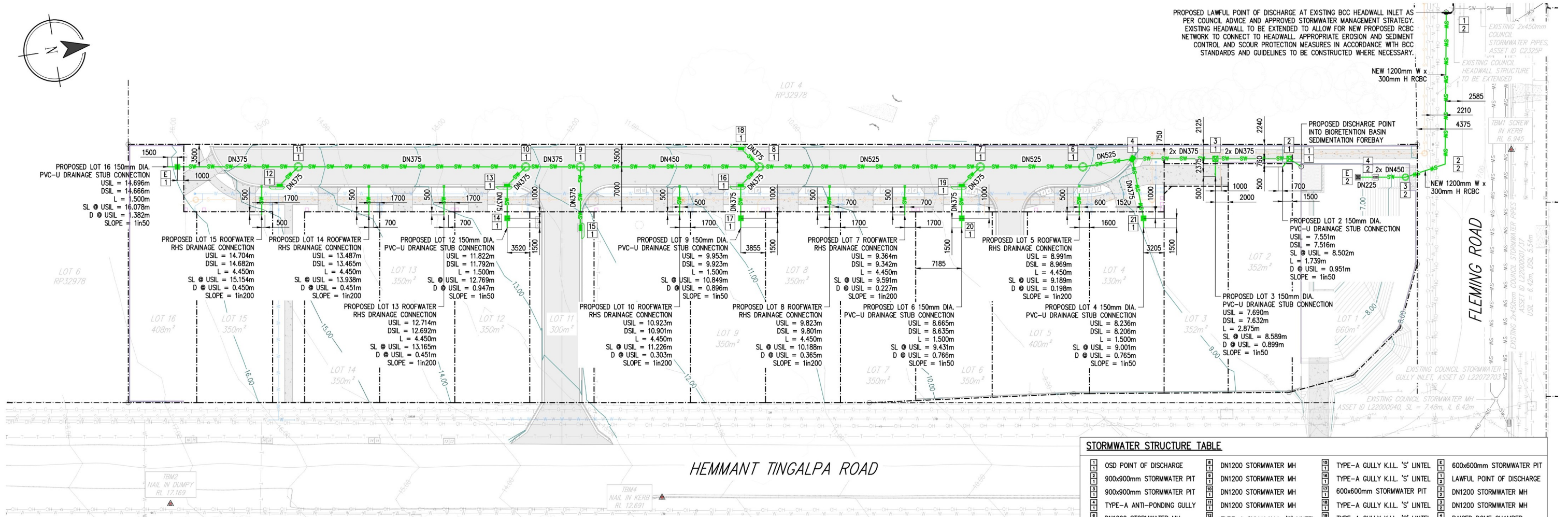
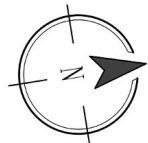
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REAL PROPERTY DESCRIPTION
DEVELOPMENT APPROVAL - ROL DEVELOPMENT PERMIT
LOT 5 RP 32978
COUNCIL FILE REF: A006705978

REFER TO DRAWING 3582-01-EW001 FOR EARTHWORKS LAYOUT - PART 1 AND NOTES
REFER TO DRAWING 3582-01-EW003 FOR EARTHWORKS SECTIONS - PART 1
REFER TO DRAWING 3582-01-EW004 FOR EARTHWORKS SECTIONS - PART 2
REFER TO DRAWING 3582-01-RW001 FOR RETAINING WALL LAYOUT, NOTES AND DETAILS
REFER TO DRAWING 3582-01-RW002 FOR RETAINING WALL ELEVATIONS



DRAFTING AND RPEQ CERTIFICATION BCC 08 RECEIVED 17/09/2026 APPLICATION REF A00707635		RPEQ CERTIFICATION DATE 16/09/2026 SIGNED _____ NAME OF SIGNATORY ISAAC SCOT RPEQ No. 16797		<table border="1"><tr><th>REV No.</th><th>DATE</th><th>DESCRIPTION</th><th>DRAWN</th><th>RPEQ</th><th>RPEQ No.</th><th>INITIALS</th><th>DATE</th></tr><tr><td>A</td><td>23/04/26</td><td>ISSUED FOR APPROVAL</td><td>S.V.</td><td>-</td><td>-</td><td>DRAWN</td><td>S.V. 16/09/26</td></tr><tr><td>B</td><td>16/09/26</td><td>ISSUED FOR APPROVAL</td><td>S.V.</td><td>-</td><td>-</td><td>CHECKED</td><td>I.S. 16/09/26</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>APPROVED</td><td>I.S. 16/09/26</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>SIZE</td><td>A1</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>SCALE</td><td>AS SHOWN</td></tr></table>		REV No.	DATE	DESCRIPTION	DRAWN	RPEQ	RPEQ No.	INITIALS	DATE	A	23/04/26	ISSUED FOR APPROVAL	S.V.	-	-	DRAWN	S.V. 16/09/26	B	16/09/26	ISSUED FOR APPROVAL	S.V.	-	-	CHECKED	I.S. 16/09/26							APPROVED	I.S. 16/09/26							SIZE	A1							SCALE	AS SHOWN	<table border="1"><tr><td>PROJECT</td><td>489 HEMMANT TINGALPA ROAD, TINGALPA, QLD, 4173</td></tr><tr><td>CLIENT</td><td>SRBH SOLUTIONS (PTY) LTD, ATF SRBH SOLUTIONS TRUST</td></tr><tr><td>DRAWING</td><td>EARTHWORKS LAYOUT - PART 2 AND NOTES</td></tr></table>		PROJECT	489 HEMMANT TINGALPA ROAD, TINGALPA, QLD, 4173	CLIENT	SRBH SOLUTIONS (PTY) LTD, ATF SRBH SOLUTIONS TRUST	DRAWING	EARTHWORKS LAYOUT - PART 2 AND NOTES	<table border="1"><tr><td>DRAWING STATUS</td><td> TENDER INFORMATION APPROVAL CONSTRUCTION AS-CONSTRUCTED </td></tr><tr><td>DRAWING No.</td><td>3351-01-EW002</td></tr><tr><td>REVISION</td><td>B</td></tr><tr><td>SHEET</td><td>02</td></tr><tr><td>OE</td><td>04</td></tr></table>		DRAWING STATUS	TENDER INFORMATION APPROVAL CONSTRUCTION AS-CONSTRUCTED	DRAWING No.	3351-01-EW002	REVISION	B	SHEET	02	OE	04
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HEMMANT TINGALPA ROAD

STORMWATER DRAINAGE LAYOUT

SCALE 1:300

STORMWATER STRUCTURE TABLE

1	OSD POINT OF DISCHARGE	4	DN1200 STORMWATER MH	16	TYPE-A GULLY K.I.L. 'S' LINTEL	24	600x600mm STORMWATER PIT
2	900x900mm STORMWATER PIT	5	DN1200 STORMWATER MH	17	TYPE-A GULLY K.I.L. 'S' LINTEL	25	LAWFUL POINT OF DISCHARGE
3	900x900mm STORMWATER PIT	6	DN1200 STORMWATER MH	18	TYPE-A GULLY K.I.L. 'S' LINTEL	26	DN1200 STORMWATER MH
4	TYPE-A ANTI-PONDING GULLY	7	DN1200 STORMWATER MH	19	TYPE-A GULLY K.I.L. 'S' LINTEL	27	DN1200 STORMWATER MH
5	DN1200 STORMWATER MH	8	TYPE-A GULLY K.I.L. 'S' LINTEL	20	TYPE-A GULLY K.I.L. 'S' LINTEL	28	RAISED DOME CHAMBER
6	DN1200 STORMWATER MH	9	TYPE-A GULLY K.I.L. 'S' LINTEL	21	600x600mm STORMWATER PIT	29	TYPE-1 RAISED GRATE
7	DN1200 STORMWATER MH	10	600x600mm STORMWATER PIT	22	600x600mm STORMWATER PIT	30	

LEGEND

	NEW STORMWATER PIPE AND MANHOLE
	NEW STORMWATER KERB ADAPTOR
	NEW STORMWATER PIT
	NEW STORMWATER INLET PIT
	NEW STORMWATER GULLY PIT
	EXISTING STORMWATER PIPE AND CHAMBER
	EXISTING STORMWATER INLET PIT
	EXISTING STORMWATER HEADWALL
	NEW SEWER PIPE AND MANHOLE
	NEW SEWER MAINTENANCE SHAFT
	NEW SEWER PROPERTY CONNECTION
	NEW SEWER INSPECTION SLAB
	EXISTING SEWER PIPE AND MANHOLE
	NEW WATER PIPE
	NEW WATER VALVE
	NEW WATER HYDRANT
	NEW WATER METER - SINGLE DOMESTIC
	EXISTING WATER PIPE
	EXISTING WATER VALVE
	EXISTING WATER HYDRANT
	EXISTING TELECOM SERVICE AND PIT
	EXISTING GAS LINE

LEGEND

	EXISTING O/H ELECTRICITY AND POLE
	EXISTING SERVICES - TO BE ABANDONED
	PROPERTY BOUNDARY
	EXISTING FENCE LINE
	FINAL SURFACE LEVEL CONTOURS
	EXISTING GROUND LEVEL CONTOURS
	SURVEY REFERENCE MARK
	NEW CONCRETE
	EXISTING CONCRETE
	NEW ASPHALT
	NEW TURFED AREA
	NEW RETAINING WALL



BEFORE YOU DIG AUSTRALIA (BYDA) DOCUMENTATION MUST BE OBTAINED BEFORE ANY ON-SITE CONSTRUCTION OR EXCAVATION IS ALLOWED TO COMMENCE. PROJECT DOCUMENTATION IS TO BE READ IN CONJUNCTION WITH THE BEFORE YOU DIG PLANS AND OTHER RELEVANT DOCUMENTATION.

STORMWATER DRAINAGE NOTES

1. GENERAL

- 1.1. ALL STORMWATER DRAINAGE EXCAVATION AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE AS3500 PLUMBING AND DRAINAGE CODE AS WELL AS THE RELEVANT LOCAL AUTHORITY SPECIFICATIONS AND DETAILS.
- 1.2. ALL LEVELS TO AHD.
- 1.3. ALL DIMENSIONS ARE IN MILLIMETERS U.N.O.
- 1.4. ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION COMMENCING.
- 1.5. NO DIMENSIONS MAY BE OBTAINED BY SCALING DRAWINGS.
- 1.6. ALL PVC STORMWATER PIPES TO BE PVC-U CLASS "SN8" U.N.O.
- 1.7. ALL RCP AND FRC PIPES TO BE MINIMUM CLASS "4" U.N.O.
- 1.8. ALL MATERIALS SHALL MEET THE RELEVANT AS1254 AND AS1273 REQUIREMENTS AND SPECIFICATIONS.
- 1.9. STORMWATER PIPES TO BE INSTALLED AT A MINIMUM GRADE OF 1.0% (1:100 SLOPE) U.N.O.
- 1.10. ROOFWATER RHS DRAINS ACROSS VERGE TO BE LAID WITH THE MAX. AVAILABLE COVER AND A MINIMUM SLOPE OF 1in200.
- 1.11. ALL ROOFWATER DRAINAGE RHS TO BE 150x100x4mm CONNECTED TO KERB ADAPTOR OUTLET.
- 1.12. FULL HEIGHT KERB ADAPTORS TO MATCH KERB AND CHANNEL PROFILES AS PER BSD-8114.
- 1.13. ALL TYPE-A GULLY PITS TO BE TYPE 'C' (SLIMLINE TYPE) KERB-IN-LINE ON-GRADE INLETS AS PER BSD-8057.
- 1.14. ALL TYPE-A GULLY PITS TO HAVE 2.4m LONG 'S' (SMALL) CONCRETE LINTEL AS PER BSD-8055.
- 1.15. ALL TYPE-A ANTI-PONDING SAG INLETS AS PER BSD-8056.
- 1.16. CONTRACTOR MUST VERIFY THAT ALL PIPE LEVELS AND GRADES CAN BE ACHIEVED PRIOR TO STORMWATER CONSTRUCTION. ANY DEVIATIONS MUST BE REFERRED TO THE SUPERINTENDENT FOR ANY NECESSARY ALTERATIONS PRIOR TO PIPEWORK CONSTRUCTION COMMENCING.

STORMWATER DRAINAGE NOTES (CONTINUED)

- 1.17. EXISTING SERVICES POSITIONS, SIZES AND DEPTH/INVERT LEVELS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CONFIRMED WITH THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 1.18. CONSTRUCTION OF NEW SERVICES TO BE DONE STARTING AT THE CONNECTION POINT TO EXISTING SERVICES.
- 1.19. ADEQUATE BRIDGING PROTECTION TO BE PROVIDED WHERE PIPES ARE LAID WITHIN THE ZONE OF INFLUENCE OF STRUCTURAL LOADINGS. ALL BRIDGING IS TO BE DESIGNED BY A RPEQ.
- 1.20. PIT STRUCTURE BENCHING TO HAVE SMOOTH, FINISHED SURFACE.
- 1.21. PIPES MAY NOT PROJECT INSIDE THE PIT SHAFT.
- 1.22. THE CONTRACTOR MUST NOTIFY ALL RELEVANT AUTHORITIES AND PAY ALL FEES NECESSARY PRIOR TO CONSTRUCTION COMMENCING.
- 1.23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES AND FOR THE REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
- 1.24. FOOTPATHS AND PRIVATE PROPERTY SHALL BE REINSTATED TO THEIR ORIGINAL CONDITION AFTER COMPLETION OF WORKS IN THE AREA.
- 1.25. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE WORKPLACE HEALTH AND SAFETY ACT 1995. THE CONTRACTOR MUST ENSURE THE REQUIREMENTS OF ALL SPECIFICATIONS WITH REGARDS TO 'NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT' ARE FULFILLED.
- 1.26. ALL STORMWATER PIPES REQUIRING COUNCIL APPROVAL MUST BE SURVEYED PRIOR TO BACKFILLING. AN MGA SURVEY FROM A REGISTERED SURVEYOR MUST BE SUBMITTED FOR REVIEW AND APPROVAL. ALL TRENCHES THAT HAVE BEEN BACKFILLED PRIOR TO THE SURVEY MUST BE EXCAVATED AND THE PIPE EXPOSED FOR THE SURVEY.

STORMWATER DRAINAGE NOTES (CONTINUED)

2. LAWFUL POINT OF DISCHARGE (LPD)
 - 2.1. THE LAWFUL POINT OF DISCHARGE FOR THE DEVELOPMENT IS THE EXISTING COUNCIL HEADWALL IN FLEMING RD.
 - 2.2. ALL MINOR STORM FLOWS THAT FALL OR PASS ONTO THE SITE MUST DRAIN TO THE LAWFUL POINT OF DISCHARGE IN ACCORDANCE WITH THE QUEENSLAND URBAN DRAINAGE MANUAL (QUDM).
3. STORMWATER DESIGN
 - 3.1. STORMWATER DESIGN MUST HAVE A MINIMUM FREEBOARD DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE QUEENSLAND URBAN DRAINAGE MANUAL (QUDM) FOR OVERLAND FLOW PATHS AND PROVIDE AN UNDERGROUND NETWORK DESIGNED TO CATER FOR THE MINOR STORM OF 2 YEAR ARI.
4. OVERLAND FLOW
 - 4.1. THE MINIMUM BUILDING PAS LEVEL FOR LOT 2 IS TO BE 8.673m AHD, OR BEING 200mm ABOVE ADJACENT DRIVEWAY LEVELS IN EMT-A, AND A MIN 150mm ABOVE ADJACENT STORMWATER BASIN EMBANKMENT LEVELS.
 - 4.2. THE MINIMUM BUILDING PAD LEVEL FOR LOT 3 IS TO BE 8.727m AHD, OR BEING 200mm ABOVE ADJACENT DRIVEWAY LEVELS IN EMT-B.
5. DISTURBED AREAS

ALL DISTURBED VERGE AREAS TO BE A MINIMUM OF 75mm TOPSOILED AND TURFED UPON COMPLETION OF WORKS. RESTORATION WORKS PROFILE TO BE INTO EXISTING.
6. ADAC AS-CONSTRUCTED SUBMISSION

ADAC XML IS REQUIRED FOR A STORMWATER DEVELOPMENT IF CONSTRUCTED BY A PRIVATE CONTRACTOR. IT IS A REQUIREMENT THAT ALL AS-CON PACKAGES MUST COMPLY WITH BCC REQUIREMENTS.

STORMWATER INSPECTION NOTES

MAJOR STORMWATER INSPECTIONS:

1. MANDATORY HOLDING POINTS FOR WORKS
 - PRESTART MEETING
 - PIPE LAID AND BEDDED IN TRENCH PRIOR TO BACKFILL
 - AS-CONSTRUCTED SURVEY OF WORKS PRIOR TO BACKFILL
 - ON MAINTENANCE
2. THE CONTRACTOR MUST PROVIDE THE CERTIFYING ENGINEER THE FOLLOWING PRIOR TO THE RELEASE OF AS-CONSTRUCTED CERTIFICATION
 - PIPE LAYER'S ACCREDITATION (DRAINER'S LICENSE)
 - TRENCH BACKFILL COMPACTION TEST RESULTS
 - BEDDING MATERIAL GRADING (10mm DRAINAGE GRAVEL)
 - AS-CONSTRUCTED SURVEY PREPARED BY A LICENSED SURVEYOR
 - CCTV SURVEY (IN DUPLICATE)
 - PHOTOGRAPHIC EVIDENCE AT ALL STAGES OF CONSTRUCTION
3. SCHEDULING OF TESTING AND WORKS TO ALLOW FOLLOWING OF THIS PROCESS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR
4. IF THE AS CONSTRUCTED SURVEY DOES NOT FORM PART OF THE CONTRACTOR'S SCOPE OF WORKS, THE CONTRACTOR MUST COORDINATE WORKS WITH THE NOMINATED SURVEYOR. CONTRACTOR TO GIVE THE SURVEYOR AS MUCH NOTICE AS POSSIBLE TO PROGRAM SURVEY WORKS.

NOT FOR CONSTRUCTION

EXISTING SERVICES NOTE

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REAL PROPERTY DESCRIPTION

DEVELOPMENT APPROVAL - ROL DEVELOPMENT PERMIT
LOT 5 RP 32978
COUNCIL FILE REF: A006705978

REFER TO DRAWING 3582-01-SW002 FOR STORMWATER LONGITUDINAL SECTIONS - PART 1
REFER TO DRAWING 3582-01-SW003 FOR STORMWATER LONGITUDINAL SECTIONS - PART 2
REFER TO DRAWING 3582-01-SW005 FOR BIORETENTION LAYOUT AND DETAILS
REFER TO DRAWING 3582-01-SW006 FOR BIORETENTION BASIN SECTIONS AND DETAILS
REFER TO DRAWING 3582-01-SW007 FOR HEADWALL LAYOUTS AND DETAILS

SCALE 1:300
0 5 10 15 20 22m
4 3 2 1

DRAFTING AND RPEQ CERTIFICATION



RPEQ CERTIFICATION

DATE 16/09/2026 SIGNED
NAME OF SIGNATORY ISAAC SCOT
RPEQ No. 16797

REV No.	DATE	DESCRIPTION	DRAWN	RPEQ	RPEQ No.	INITIALS	DATE
A	23/04/26	ISSUED FOR APPROVAL	S.V.	-	-	DRAWN	16/09/26
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						APPROVED	16/09/26
						SIZE	
						SCALE	
						AS SHOWN	

PROJECT 489 HEMMANT TINGALPA ROAD, TINGALPA, QLD, 4173
CLIENT SRBH SOLUTIONS (PTY) LTD, ATF SRBH SOLUTIONS TRUST
DRAWING STORMWATER DRAINAGE LAYOUT AND NOTES

DRAWING STATUS

TENDER INFORMATION APPROVAL CONSTRUCTION AS-CONSTRUCTED

DRAWING No. 3582-01-SW001

REVISION B
SHEET 01 OF 06

FLEMING ROAD

IN AREAS WHERE 1m OR MORE DROP IS FOUND, SAFETY FENCE TO BSD STANDARD DRAWING SERIES 7000 IS REQUIRED (BSD-7001 - BSD-7005)

ON-SITE DETENTION (OSD) DETAILS	
TYPE OF DETENTION	BIORETENTION BASIN
BASIN AREA	423.80m ²
BASIN FLOOR LEVEL	6.93m AHD
EXTENDED DETENTION DEPTH	300mm
TOP OF BASIN LEVEL	8.43m AHD
TOTAL BASIN DEPTH	1.5m
TOTAL BASIN VOLUME	382.83m ³
SPILLWAY LEVEL	8.28m AHD

OUTLET DETAILS		
OUTLET TYPE	SIZE (Ø,mm)	BASE OFFSET (m)
GRATE	900x900mm	0.300
ORIFICE	550mm W x 175mm H	0.470
	725mm W x 150mm H	0.730
GRATE	DOME COVER	1.050
SPILLWAY	300x150mm	1.350
DRAINAGE PIPE	225mm dia.	-0.542
OUTLET PIPE	2x450mm dia.	-0.723

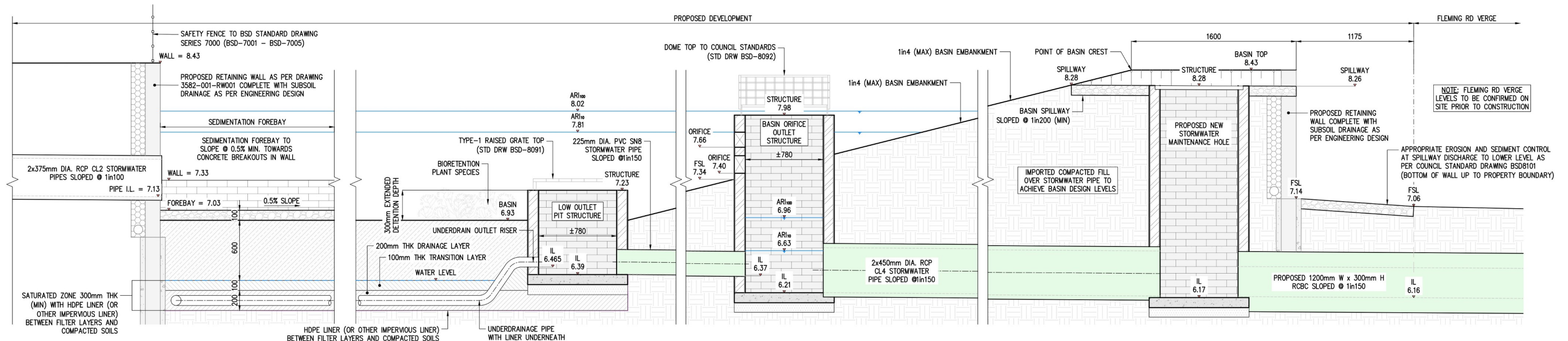
WATER DEPTHS		
ARI (y)	WATER DEPTH (mm)	FREEBOARD (m) TOP OF BASIN
1	280	770
2	410	640
5	520	530
10	580	470
20	650	400
50	720	330
100	790	260

LEGEND

	NEW STORMWATER PIPE AND MAINTENANCE PIT
	NEW STORMWATER PIPE AND DRAINAGE PIT
	NEW STORMWATER HEADWALL
	NEW BASIN OUTLET STRUCTURE
	EXISTING STORMWATER LINE AND STRUCTURE
	NEW SEWER PIPE AND PROPERTY CONNECTION
	EXISTING SEWER LINE AND MAINTENANCE HOLE
	EXISTING WATER LINE AND VALVE
	EXISTING HYDRANT
	EXISTING FENCE LINE
	EXISTING TELSTRA SERVICE AND PIT
	EXISTING GAS SERVICE
	EXISTING O/H ELECTRICAL SERVICE AND POLE
	PROPERTY BOUNDARY
	FINAL SURFACE LEVEL CONTOURS
	EXISTING GROUND LEVEL CONTOURS
	NEW RETAINING WALL
	NEW CONCRETE

BIORETENTION BASIN LAYOUT

SCALE 1:100



SECTION THROUGH BASIN OUTLET

SCALE 1:20

SCALE 1:20

SCALE 1:100

DRAFTING AND RPEQ CERTIFICATION



RPEQ CERTIFICATION

DATE 16/09/2026 SIGNED _____

NAME OF SIGNATORY ISAAC SCOT

RPEQ No. 16797

REV No. DATE DESCRIPTION

A 23/04/26 ISSUED FOR APPROVAL

B 16/09/26 ISSUED FOR APPROVAL

DRAWN RPEQ RPEQ No.

S.V. - -

S.V. - -

INITIALS DATE

S.V. 16/09/26

CHECKED I.S. 16/09/26

APPROVED I.S. 16/09/26

SIZE SCALE

A1 AS SHOWN

PROJECT

489 HEMMANT TINGALPA ROAD,
TINGALPA, QLD, 4173

CLIENT

SRBH SOLUTIONS (PTY) LTD, ATF SRBH SOLUTIONS TRUST

DRAWING

BIORETENTION BASIN LAYOUT AND DETAILS

DRAWING STATUS

TENDER INFORMATION APPROVAL CONSTRUCTION AS-CONSTRUCTED

DRAWING No.

3351-01-SW005

REVISION

B

SHEET

04

DATE

06

BY

06



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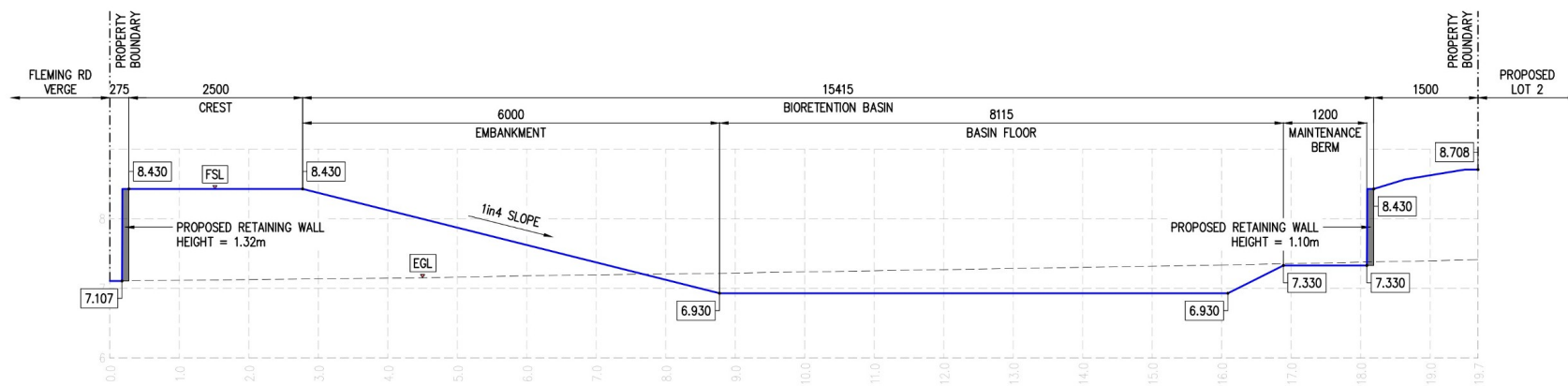
REAL PROPERTY DESCRIPTION

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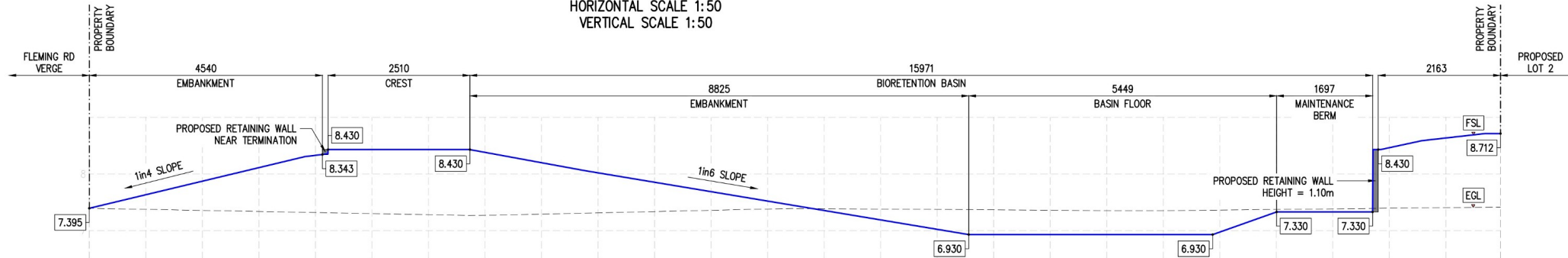
LOT 5 RP 32978

COUNCIL FILE REF: A006705978

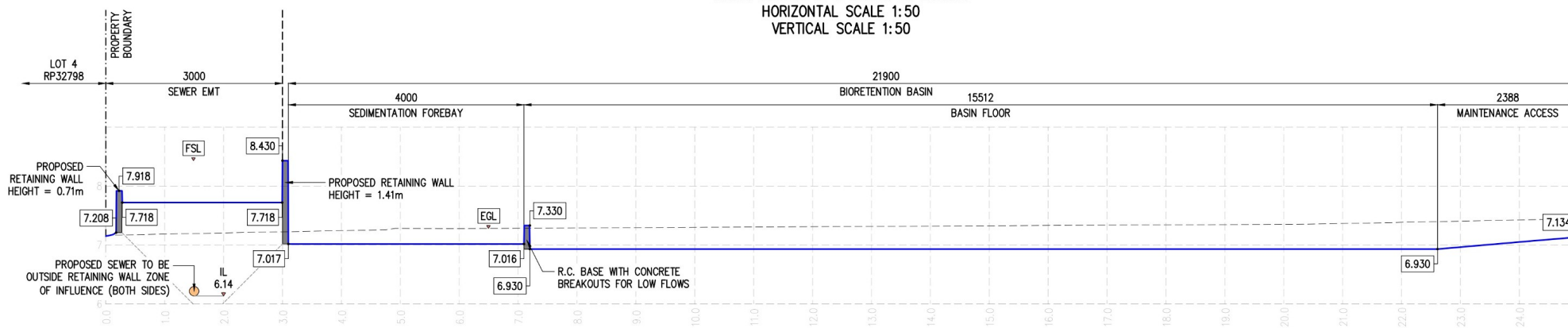
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REFER TO DRAWING 3582-01-SW006 FOR BIORETENTION BASIN SECTIONS AND DETAILS
REFER TO DRAWING 3582-01-SW007 FOR HEADWALL LAYOUTS AND DETAILS



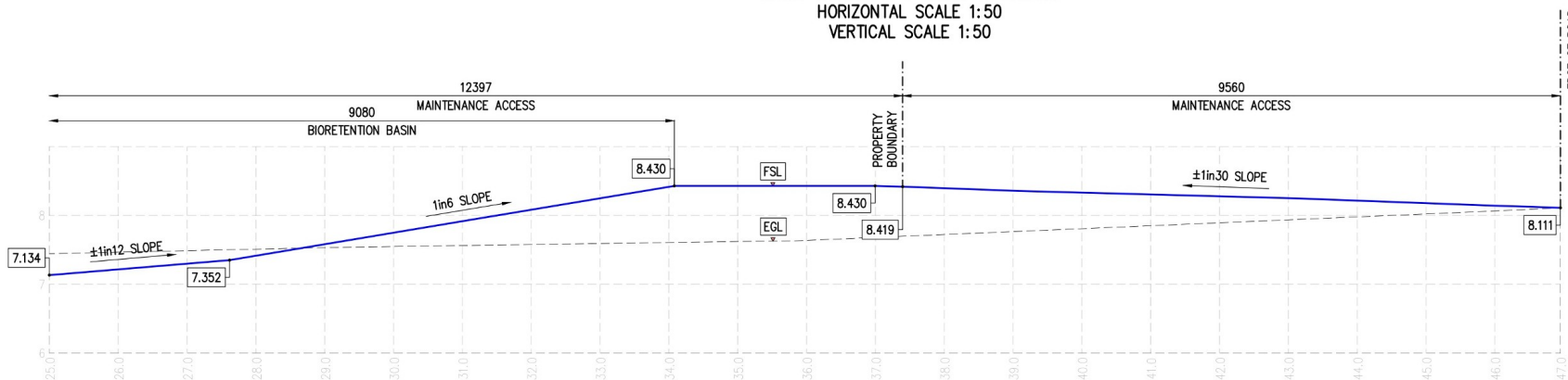
BASIN SECTION A-A 0.00m TO 19.69m
HORIZONTAL SCALE 1:50
VERTICAL SCALE 1:50



BASIN SECTION B-B 0.00m TO 24.97m
HORIZONTAL SCALE 1:50
VERTICAL SCALE 1:50



BASIN SECTION C-C 0.00m TO 25.00m
HORIZONTAL SCALE 1:50
VERTICAL SCALE 1:50



BASIN SECTION C-C 25.00m TO 46.95m
HORIZONTAL SCALE 1:50
VERTICAL SCALE 1:50

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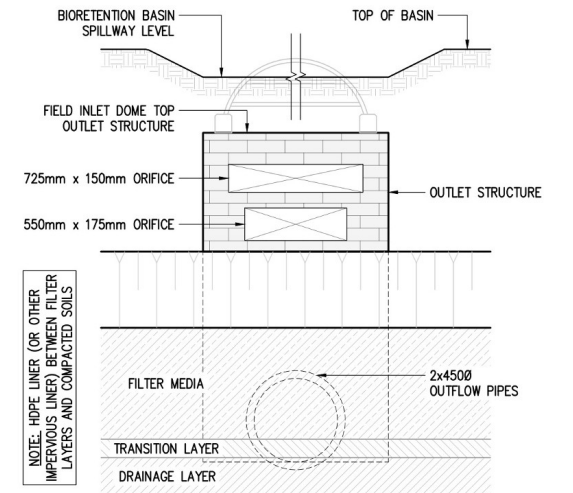
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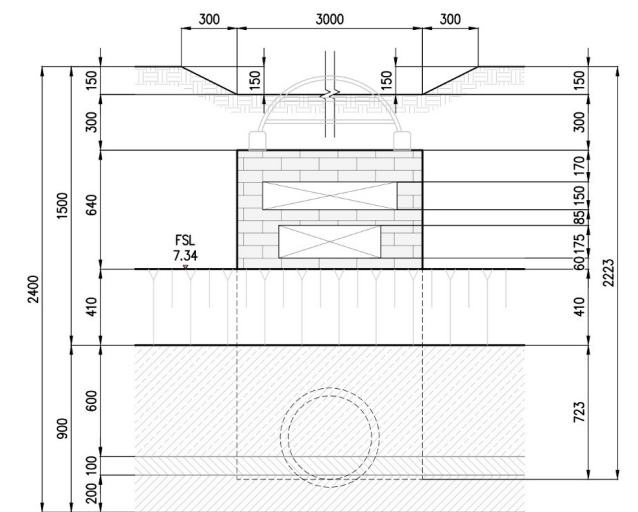
REAL PROPERTY DESCRIPTION

DEVELOPMENT APPROVAL - ROL DEVELOPMENT PERMIT
LOT 5 RP 32978
COUNCIL FILE REF: A006705978

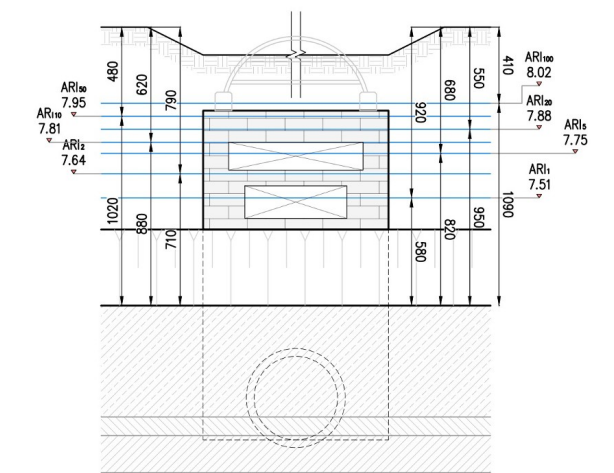
NOT FOR CONSTRUCTION



BASIN OUTLET STRUCTURE DETAIL-1
SCALE 1:20



BASIN OUTLET STRUCTURE DETAIL-2
SCALE 1:20



BASIN OUTLET STRUCTURE DETAIL-3
SCALE 1:20



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SCALE 1:20 0 1 2.0m

SCALE 1:50 0.8 0.4 0 1 2 3 4 5m

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PROJECT	489 HEMMANT TINGALPA ROAD, TINGALPA, QLD, 4173
CLIENT	SRBH SOLUTIONS (PTY) LTD, ATF SRBH SOLUTIONS TRUST
DRAWING	BIORETENTION BASIN SECTIONS AND DETAILS

DRAWING STATUS	TENDER	INFORMATION	APPROVAL	CONSTRUCTION	AS-CONSTRUCTED
DRAWING No.	3351-SW006	REVISION	B		
SHEET	05	06	07	08	09