

**BCC DS**  
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 27/05/2026  
**APPLICATION REF**  
 A006687677

**SITE SPECIFIC NOTES**

- ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED A.S.S. (ACID SULPHATE SOIL) INVESTIGATION & ASSOCIATED MANAGEMENT PLAN B10082ER002 (REV B) DATED 9TH OF MAY 2011, PREPARED BY LAMBERT & REHBEIN.
- EXCAVATED SOIL TO BE STOCKPILED ON SITE FOLLOWING A.S.S. TREATMENT.
- CONTRACTOR TO ALLOW FOR ALL NECESSARY DEWATERING WORKS TO CONSTRUCT THE DRAIN INCLUDING ANY WATER QUALITY TREATMENT REQUIREMENTS.

**GENERAL NOTES**

- ALL DIMENSIONS AND SET OUT ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES, AND VERIFIED WITH BRISBANE CITY COUNCIL.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING.
- DURING CONSTRUCTION BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL AUTHORITY.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH S.A.A. CODES & BY-LAWS AND ORDINANCES OF THE RELEVANT LOCAL AUTHORITY AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK.
- IRRESPECTIVE OF SERVICES SHOWN ON THESE DRAWINGS THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERTAKING ALL SEARCHES, ORGANISING POT-HOLLING AND ALL OTHER MEASURES NECESSARY TO CERTAIN LOCATION AND DEPTH OF EXISTING SERVICES. ANY SERVICES DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE RE-INSTATED AT THE CONTRACTOR'S EXPENSE.
- ANY DISTURBED OR DAMAGED FOOTPATHS AND PRIVATE PROPERTY SHALL BE REINSTATED TO THEIR ORIGINAL CONDITION.
- CONTRACTOR TO VERIFY ALL INVERT LEVELS, SURFACE LEVELS, COVER OVER DRAINAGE LINES, AND MINIMUM FALLS ARE CORRECT & OBTAINABLE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES MUST BE NOTIFIED TO THE SUPERVISING ENGINEER PRIOR TO INSTALLATION OF ANY DRAIN LINES.
- THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORK HEALTH AND SAFETY ACT. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO "NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT" ARE FULFILLED.
- THE CONTRACTOR SHALL COMPLY, IN ADDITION TO THE REQUIREMENTS OF THE WHS ACT 2011 AND THE WHS REGULATIONS 2011, ALSO WITH THE CODE OF PRACTICE FOR THE MANAGEMENT AND CONTROL OF ASBESTOS IN WORKPLACES AND CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS.
- THE CONTRACTOR SHALL ENSURE THAT ALL WORKS ARE LEFT CLEAN, TIDY AND IN SAFE CONDITION. ALL HOLES, EXCAVATIONS AND OTHER CONSTRUCTION TRAFFIC DEPRESSIONS SHALL BE BACKFILLED, COMPACTED AND TRIMMED TO AN EVENLY GRASSED PROFILE PRIOR TO COMPLETION/HANDOVER OF SITE.

**GENERAL EARTHWORKS PROCEDURES:**

(NOT APPLICABLE UNDER BUILDING STRUCTURES)  
 - REFER SITE SPECIFIC GEOTECHNICAL REPORT)

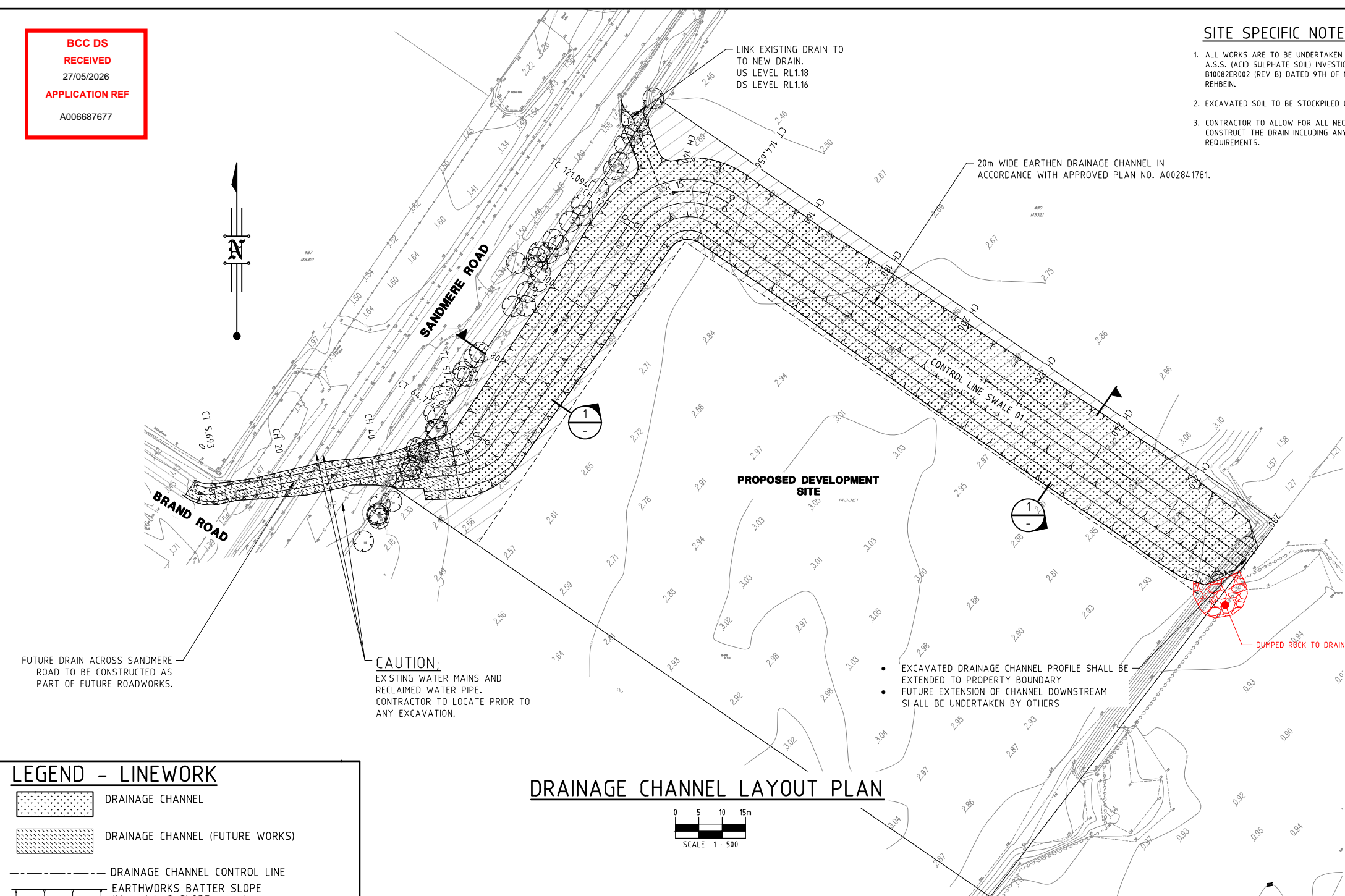
- CLEARING, STRIPPING AND GRUBBING SHOULD BE CARRIED OUT IN AREAS SUBJECT TO EARTHWORKS. ALSO ALL SOILS CONTAINING ORGANIC MATTER SHOULD BE STRIPPED FROM THE CONSTRUCTION AREA. THIS MATERIAL IS NOT CONSIDERED SUITABLE FOR USE AS STRUCTURAL FILL.
- DEPRESSIONS FORMED BY REMOVAL OF VEGETATION, UNDERGROUND ELEMENTS etc. SHOULD HAVE ALL DISTURBED WEAKENED SOIL CLEANED OUT AND BE BACKFILLED WITH COMPACTED SELECT MATERIAL. THIS IS OF PARTICULAR IMPORTANCE FOLLOWING THE REMOVAL OF THE EXISTING DWELLINGS AND FOUNDATIONS
- AFTER CLEARING, GRUBBING AND STRIPPING THE EXPOSED SURFACE IN THE ROAD CONSTRUCTION AREAS, SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR LOOSE MATERIAL. WEAK SOILS, PARTICULARLY LOOSE SURFACE CLAYEY SANDS SHOULD BE COMPACTED TO THE APPROPRIATE REQUIREMENTS WHERE POSSIBLE. WEAK, OVERLY MOIST SOILS, PARTICULARLY CLAY SOILS, SHOULD BE PREFERABLY REMOVED. PROOF ROLLING OF CUT AREAS SHOULD BE DEFERRED UNTIL AFTER EXCAVATION.
- THE INSITU SOILS, WHERE FREE OF ORGANIC AND DELETERIOUS MATERIAL, MAY BE USED FOR STRUCTURAL FILL PROVIDED THE MOISTURE CONTENT OF THE SOILS ON PLACEMENT APPROXIMATES THE OPTIMUM MOISTURE CONTENT REQUIRED FOR COMPACTION. THIS MAY REQUIRE CONDITIONING TO BRING THE SOILS TO OPTIMUM. HOWEVER, IT SHOULD BE NOTED THAT PLASTIC CLAY SOILS COULD BE EXPECTED TO PRESENT DIFFICULTIES IN HANDLING, PLACEMENT AND COMPACTION IF THE APPROPRIATE MOISTURE CONTENT COULD NOT BE ACHIEVED, PARTICULARLY IF THE CLAYS WERE OVERLY MOIST.
- ANY IMPORTED FILL, IF NEEDED TO MAKE UP EARTHWORK DEFICIENCIES, SHOULD HAVE A SOAKED CBR OF NOT LESS THAN 15% AND A MAXIMUM AGGREGATE SIZE OF NOT GREATER THAN 75mm, MAX. LIQUID LIMIT = 40 MAX. P.I. = 15, MAX. P.I. x % PASSING 425um = 450
- GUIDELINES FOR MINIMUM RELATIVE COMPACTION VALUES FOR INSITU SOILS AND IMPORTED FILL FOR THE PAVEMENTS ARE PRESENTED IN THE TABLE BELOW.

| LOCATION                         | MINIMUM DRY DENSITY RATIO (%)                           |
|----------------------------------|---|
| BUILDING PADS                    | REFER SITE SPECIFIC GEOTECHNICAL REPORT RECOMMENDATIONS |
| ROADWAYS                         |   |
| a) >0.3m BELOW PAVEMENT SUBGRADE | 95 (Std.)   |
| b) <0.3m BELOW PAVEMENT SUBGRADE | 100 (Std.)  |

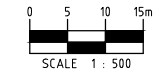
NOTE: THE RECOMMENDED COMPACTIONS ARE PERCENTAGES OF THE MAXIMUM DRY DENSITY DETERMINED BY AUSTRALIAN STANDARD 1289

- FIELD DENSITY TESTING SHOULD BE CARRIED OUT TO CHECK THE STANDARD OF COMPACTION ACHIEVED AND THE PLACEMENT MOISTURE CONTENT. THE FREQUENCY AND EXTENT OF TESTING SHOULD BE AS PER GUIDELINES IN AS.3798-1996.
- BACKFILLING FOR SERVICE TRENCHES, ETC SHOULD USE GOOD QUALITY MATERIAL FREE OF ORGANIC MATERIAL. THE BACKFILL SHOULD BE PLACED IN UNIFORM LAYERS OVER THE FULL WIDTH OF THE EXCAVATIONS WITH THE LAYERS NOT EXCEEDING 200mm THICKNESS, LOOSELY PLACED. THE BACKFILL MATERIAL SHOULD BE COMPACTED TO THE SPECIFICATIONS OUTLINED ABOVE FOR INSITU OR IMPORTED COHESIVE MATERIAL. BENCHING OF BATTERED EXCAVATIONS SHOULD BE UNDERTAKEN WHEN BACKFILLING.
- BACKFILLING FOR SERVICE TRENCHES UNDER ROADWAYS SHALL BE WITH A QUALITY MATERIAL OF NOT LESS THAN CBR 15% (Soaked) TO THE UNDERSIDE OF PAVEMENT, COMPACTED AT OPTIMUM MOISTURE CONTENT TO ACHIEVE 95% MODIFIED COMPACTION.

B.C.C. Ref. DA A002841781



**DRAINAGE CHANNEL LAYOUT PLAN**



**LEGEND - LINEWORK**

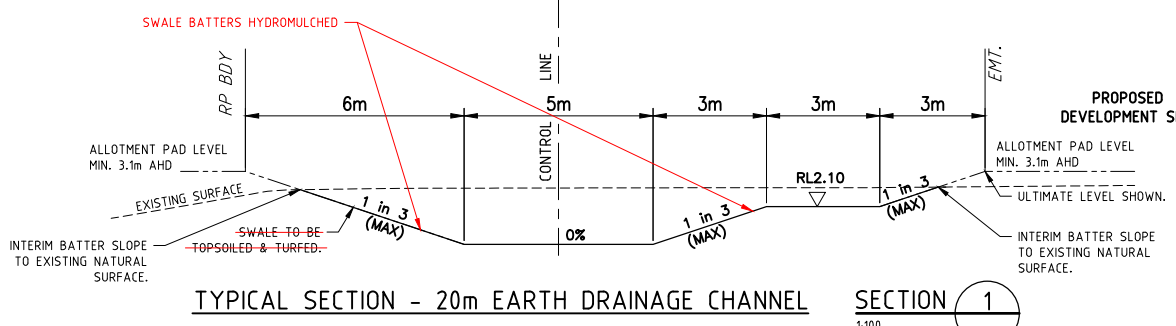
- DRAINAGE CHANNEL
- DRAINAGE CHANNEL (FUTURE WORKS)
- DRAINAGE CHANNEL CONTROL LINE
- EARTHWORKS BATTER SLOPE (Max. 1 in 3 SLOPE u.n.o.)
- DRAINAGE RESERVE

**LEGEND - LINEWORK (existing)**

- SEWER RETICULATION
- SEWER RISING MAIN
- STORMWATER DRAINLINE
- WATER MAIN
- OVERHEAD ELECTRICAL POWER
- EXISTING NATURAL SURFACE LEVEL

**EXISTING SERVICES**

NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER 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 ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.



**WORK AS CONSTRUCTED**

SIGNATURE: DATE: 04/06/17

ANDREW PEZZUTTI R.P.E.Q. No. 6382  
 FOR AND ON BEHALF OF LAMBERT & REHBEIN (SEQ) Pty Ltd

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**LAMBERT & REHBEIN (SEQ) Pty. Ltd.**

Associated Consultants:  
**TERRAMAP ENGINEERING & PROJECT SURVEYORS**  
 WEB www.terramap.com.au  
 PHONE (07) 3245 111

**R.P.D.**  
 Lots 476, 477, 478 & 479 on M3321

**LEVEL DATUM**  
 PSM 15225  
 R.L. 2.086 AHD

| No. | Date     | By  | Amendment           | Checked |
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| B   | 04/06/18 | DJT | WORK AS CONSTRUCTED |         |
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**LAMBERT & REHBEIN**  
 ENGINEERS • MANAGERS • SCIENTISTS

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Project: **COMMERCIAL DEVELOPMENT  
 77 SANDMERE ROAD,  
 PINKENBA**

Title: **DRAINAGE SWALE CHANNEL PLAN, NOTES,  
 LEGEND & TYPICAL SECTION**

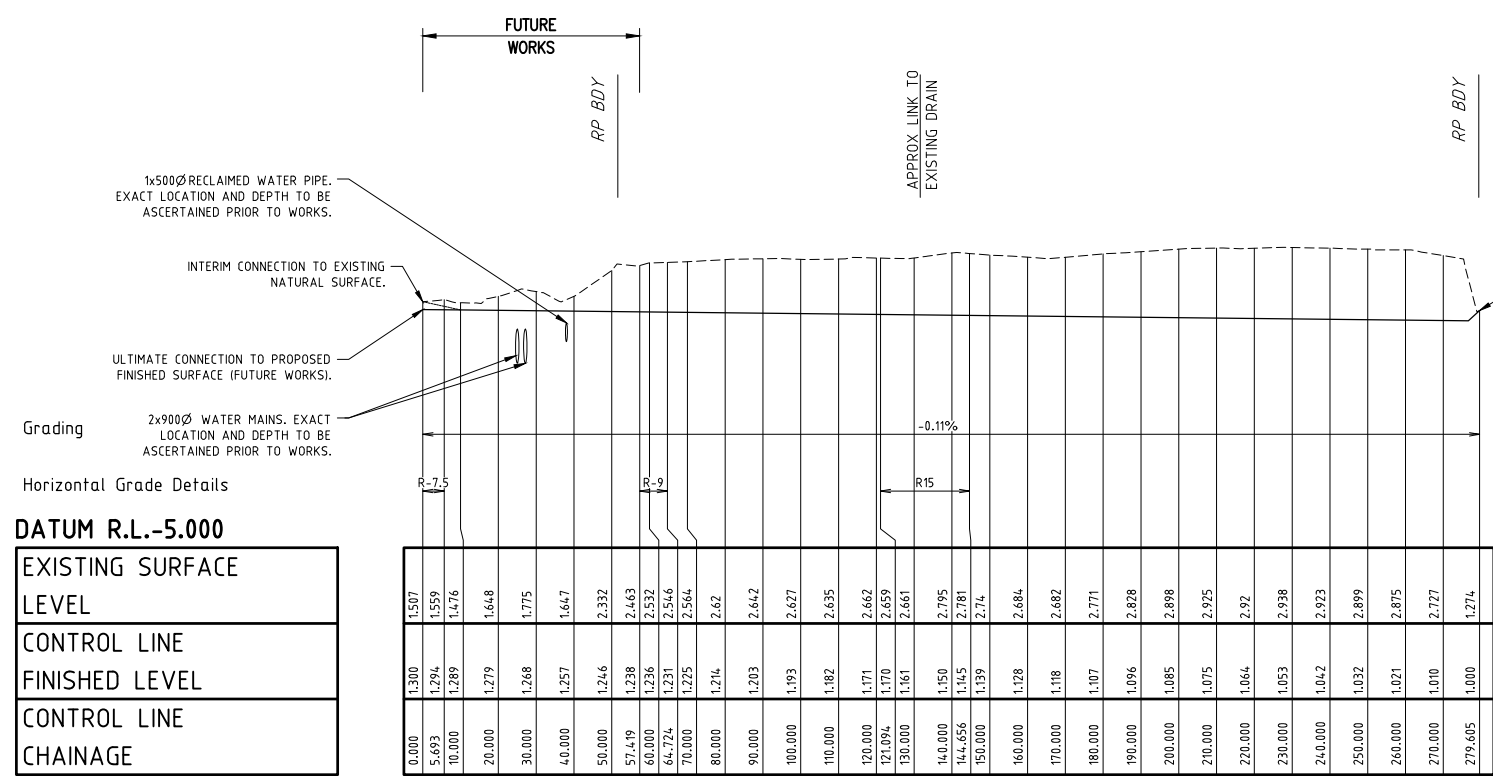
Client: **SELL & PARKER PTY LTD**

|                        |                       |                       |                                |
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| Draftsperson:          | Checked:              | Sheet Size: <b>A1</b> | Drawing No.: <b>B12515-C01</b> |
| Designer:              | Approved:             | RPEQ No: 6382         |                                |
| Scale: <b>AS SHOWN</b> | Date: <b>20.04.17</b> | <b>A</b>              | <b>B</b>                       |

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| SWALE->1 HORIZONTAL POINTS |          |            |             |        |               |            |          |              |
|----------------------------|----------|------------|-------------|--------|---------------|------------|----------|--------------|
| PT                         | CHAINAGE | EASTING    | NORTHING    | HEIGHT | BEARING       | RAD/SPIRAL | A.LENGTH | DEFL.ANGLE   |
| IP 1                       | 0.000    | 514159.196 | 6970637.781 | 1.300  | 124°28'00.00" |            |          |              |
| IP 2                       | 2.847    | 514161.663 | 6970636.088 | 1.297  |               | R = -7.500 | 5.693    | 43°29'35.49" |
| CT                         | 5.693    | 514164.617 | 6970636.558 | 1.294  | 80°58'24.51"  |            |          |              |
| TC                         | 57.419   | 514215.702 | 6970644.673 | 1.238  | 80°58'24.51"  |            |          |              |
| IP 3                       | 61.071   | 514219.522 | 6970645.280 | 1.234  |               | R = -9.000 | 7.305    | 46°30'24.51" |
| CT                         | 64.724   | 514221.710 | 6970648.468 | 1.231  | 34°27'60.00"  |            |          |              |
| TC                         | 121.094  | 514253.612 | 6970694.943 | 1.170  | 34°28'00.00"  |            |          |              |
| IP 4                       | 132.875  | 514262.101 | 6970707.310 | 1.157  |               | R = 15.000 | 23.562   | 89°59'60.00" |
| CT                         | 144.656  | 514274.467 | 6970698.821 | 1.145  | 124°28'00.00" |            |          |              |
| IP 5                       | 279.605  | 514385.726 | 6970622.450 | 1.000  | 124°27'60.00" |            |          |              |



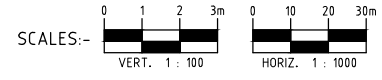
- EXCAVATED DRAINAGE CHANNEL PROFILE SHALL BE EXTENDED TO PROPERTY BOUNDARY
- FUTURE EXTENSION OF CHANNEL DOWNSTREAM SHALL BE UNDERTAKEN BY OTHERS

**DATUM R.L.-5.000**

|                             |
|-----------------------------|
| EXISTING SURFACE LEVEL      |
| CONTROL LINE FINISHED LEVEL |
| CONTROL LINE CHAINAGE       |

CONTROL LINE SWALE 01 LONGITUDINAL SECTION

**DRAINAGE CHANNEL LONGITUDINAL SECTION**

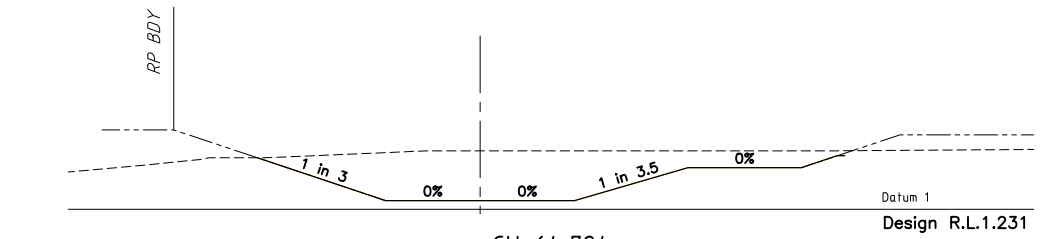
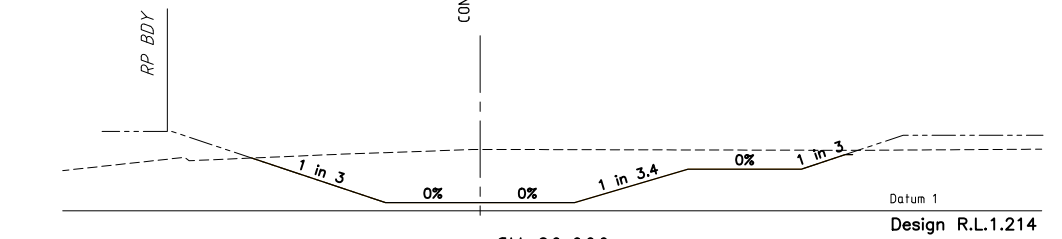
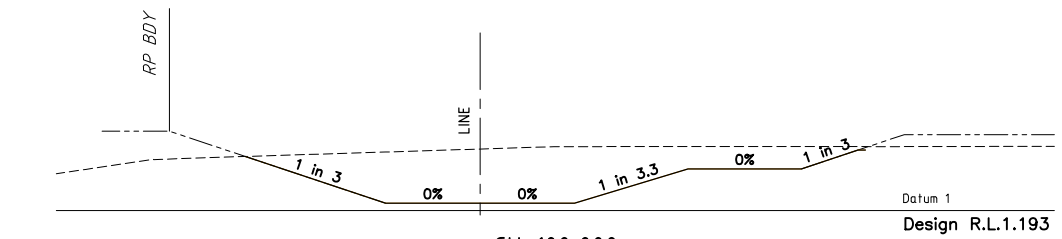
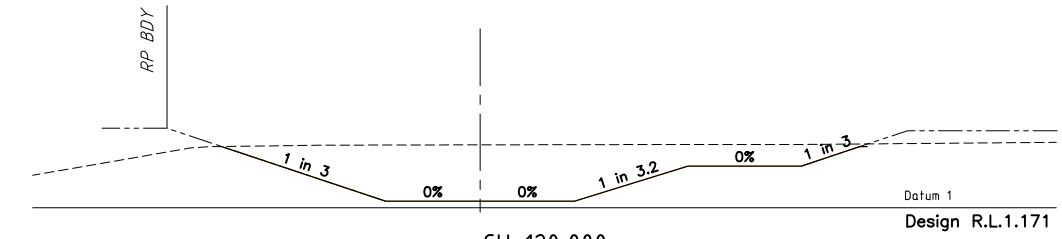
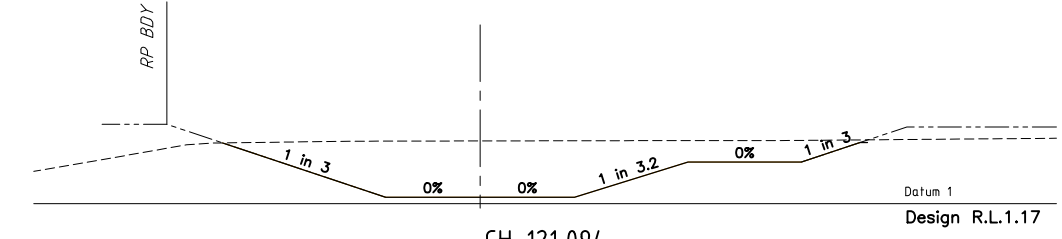
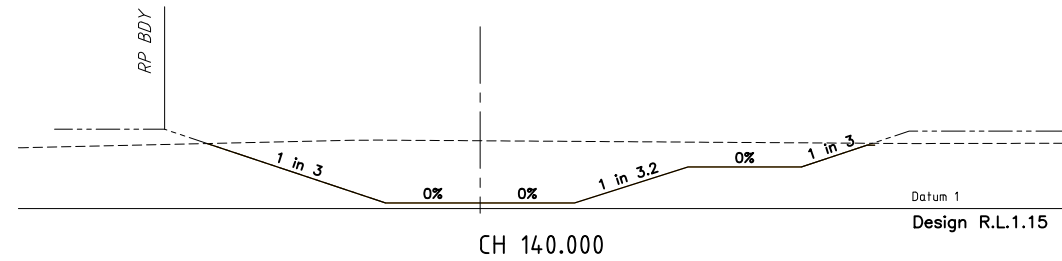
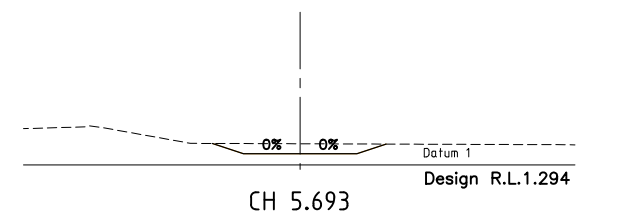
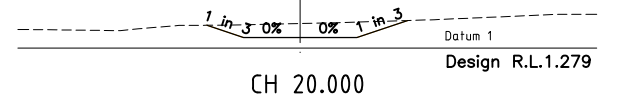
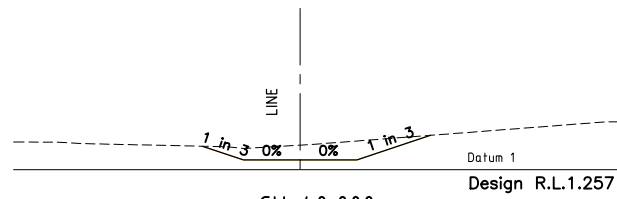
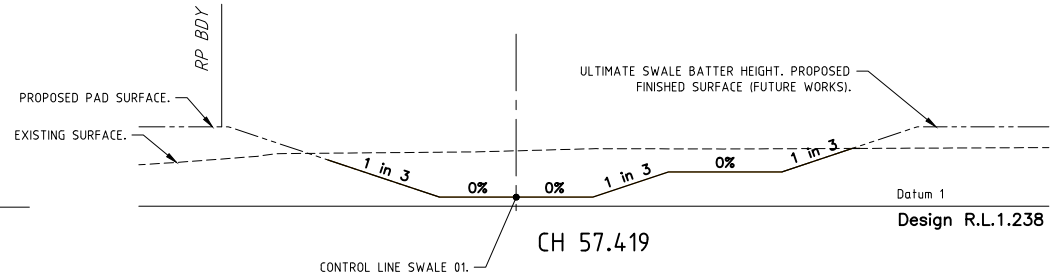
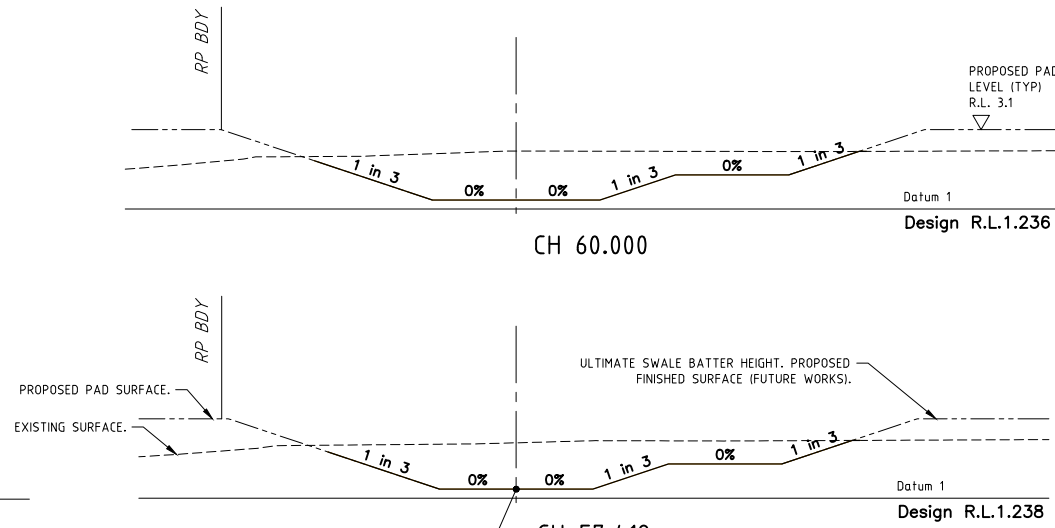


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ANDREW PEZZUTTI R.P.E.G. No. 6382  
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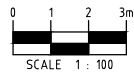
B.C.C. Ref. DA A002841781

|  |  |  |           |         |  |  |   |   |   |   |
|--|--|--|-----------|---------|--|--|---|---|---|---|
| Associated Consultants:<br><b>TERRAMAP ENGINEERING &amp; PROJECT SURVEYORS</b><br>WEB www.terramap.com.au<br>PHONE (07) 3245 111   | <b>R.P.D.</b><br>Lots 476, 477, 478 & 479 on M3321 |  |           |         |  | <b>LAMBERT &amp; REHBEIN</b><br>ENGINEERS • MANAGERS • SCIENTISTS<br>CBD HOUSE<br>LEVEL 3, 120 WICKHAM STREET<br>FORTITUDE VALLEY QLD 4006<br>P.O. BOX 112 FORTITUDE VALLEY QLD 4006<br>A.C.N. 010 451 902 | TELEPHONE (07) 3250 9000<br>FACSIMILE (07) 3250 9001<br>EMAIL mail@lar.net.au | Project: <b>COMMERCIAL DEVELOPMENT<br/>77 SANDMERE ROAD,<br/>PINKENBA</b> | Client: <b>SELL &amp; PARKER PTY LTD</b>            |   |
|  | <b>LEVEL DATUM</b><br>PSM 15225<br>R.L. 2.086 AHD  | B 04/06/18 DJT WORK AS CONSTRUCTED<br>A 20.04.17 DG ORIGINAL ISSUE |           |         |  |  |   |   | Title: <b>DRAINAGE CHANNEL LONGITUDINAL SECTION</b> | Designer: <i>[Signature]</i><br>D.G. <i>[Signature]</i> |
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FUTURE WORKS  
(APPROXIMATE EXTENTS)



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 77 SANDMERE ROAD,  
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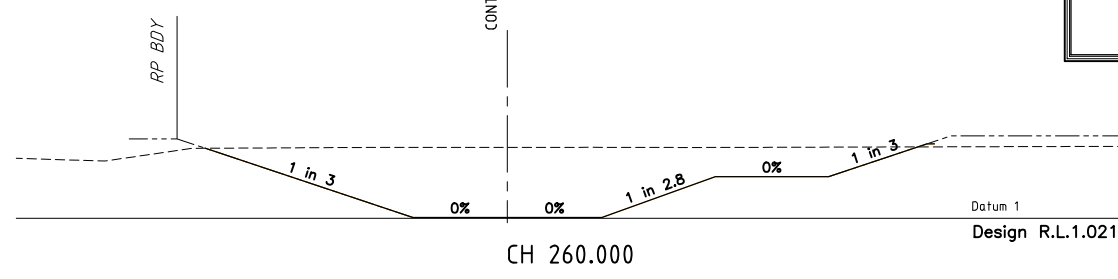
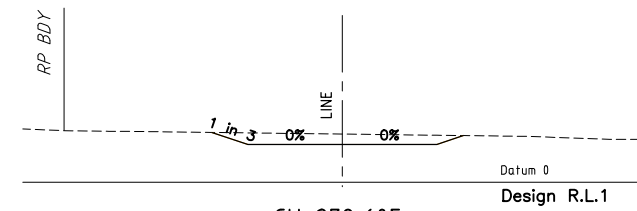
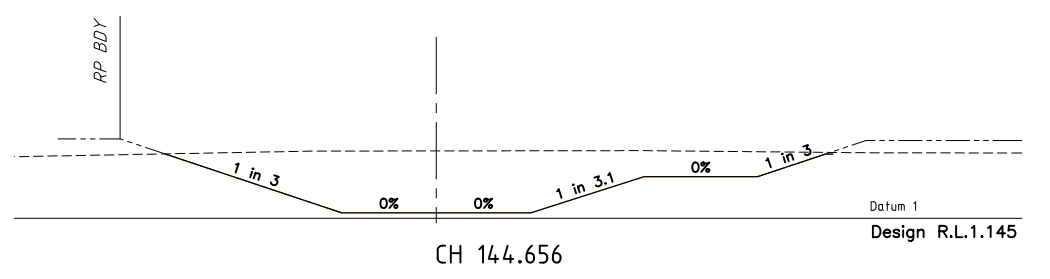
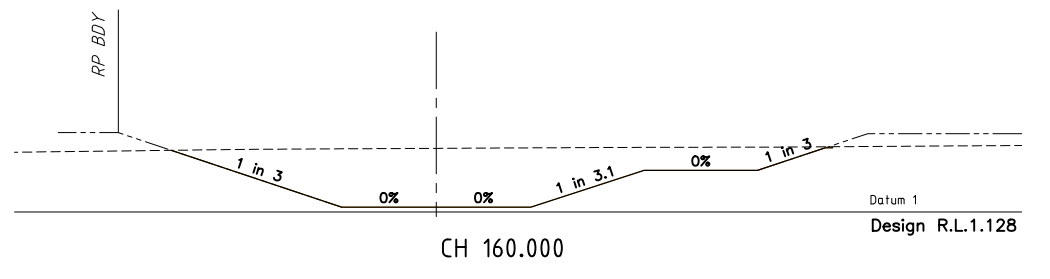
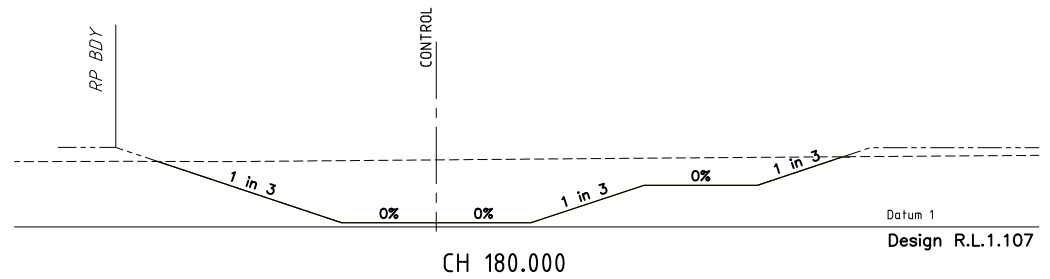
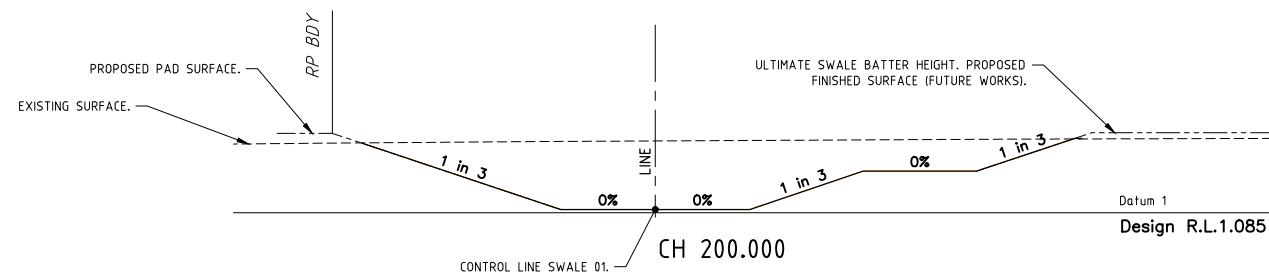
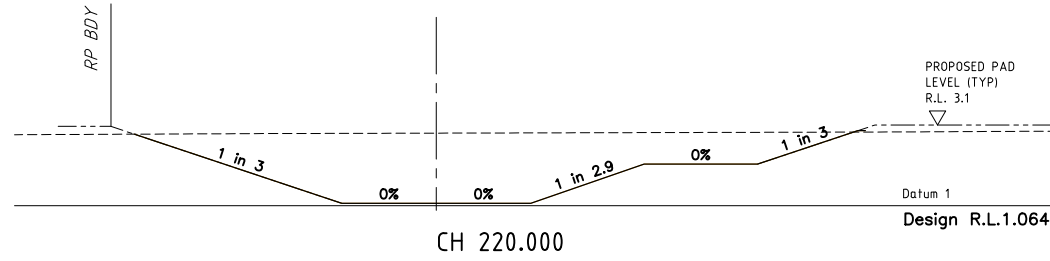
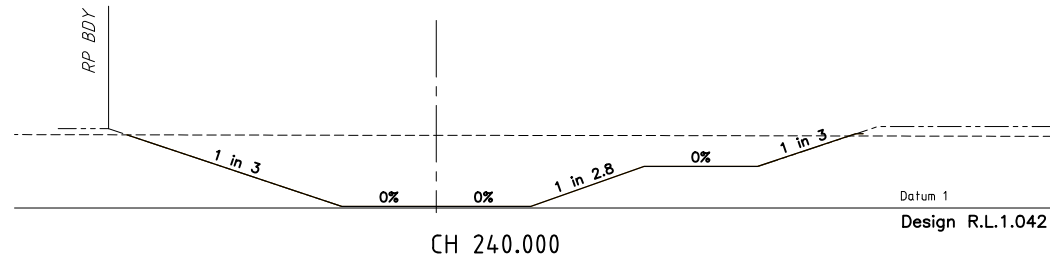
Title: **DRAINAGE CHANNEL CROSS SECTIONS**  
 SHEET 1 OF 2

Client: **SELL & PARKER PTY LTD**

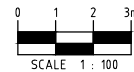
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|---------------------------|-----------------------|----------------|------------------------|
| Draftsperson: [Signature] | Checked: [Signature]  | Sheet Size: A1 | Drawing No. B12515-C03 |
| Designer: [Signature]     | Approved: A. PEZZUTTI | RPEQ No: 6382  |                        |
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 Lots 476, 477, 478 & 479 on M3321

**LEVEL DATUM**  
 PSM 15225  
 R.L. 2.086 AHD

| No. | Date     | By  | Amendment           | Checked     |
|-----|----------|-----|---------------------|-------------|
| B   | 04/06/18 | DJT | WORK AS CONSTRUCTED |             |
| A   | 20.04.17 | DG  | ORIGINAL ISSUE      | [Signature] |

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Project: **COMMERCIAL DEVELOPMENT**  
**77 SANDMERE ROAD,**  
**PINKENBA**

Title: **DRAINAGE CHANNEL CROSS SECTIONS**  
**SHEET 2 OF 2**

|  |                                     |                 |                         |
|--|-------------------------------------|-----------------|-------------------------|
| Client: <b>SELL &amp; PARKER PTY LTD</b> |                                     |                 |                         |
| Draftsperson: D.G.                       | Checked: D.L.                       | Sheet Size: A1  | Drawing No.: B12515-C04 |
| Designer: D.G.                           | Approved: A. PEZZUTTI RPEQ No. 6382 | Scale: AS SHOWN | Date: 20.04.17          |
|  |                                     | A               | B                       |

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