

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

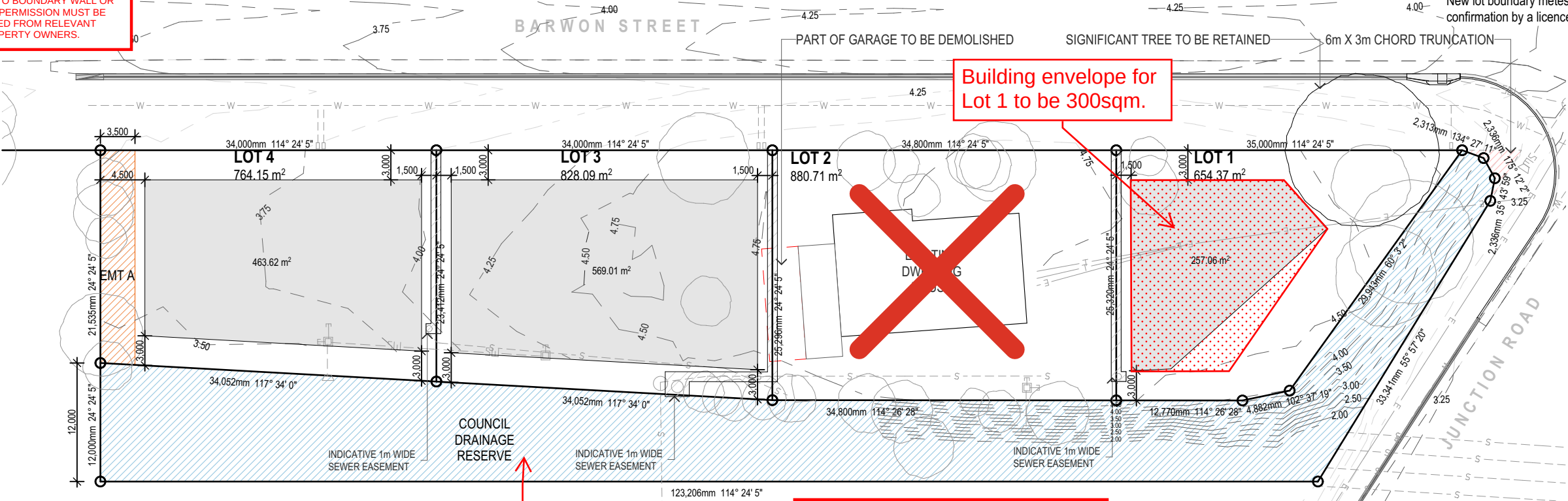
AMENDED IN RED
27/03/2024

NOTE:
Boundary, contours, levels, and site services information are sourced from a survey by Simpson Rayner Surveys on 14.11.22.
New lot boundary metres and bounds subject to final confirmation by a licenced surveyor.

Town Planning

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licenced surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



BCC DS
LODGED
24/09/2026
APPLICATION REF
A007117665

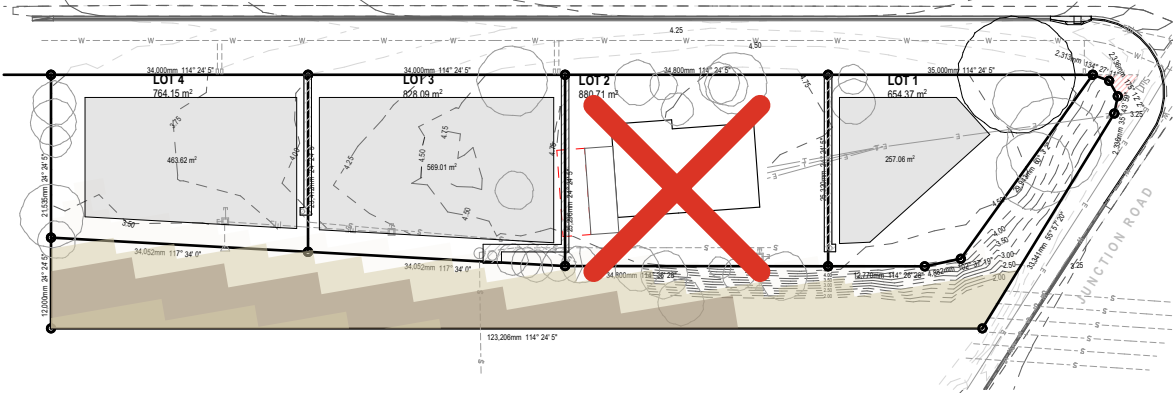
COUNCIL DRAINAGE RESERVE
EMT A - 3.5m WIDE EASEMENT
BUILDING ENVELOPE
WATERWAY CENTRELINE

BCC DS
RECEIVED
03/10/2023
APPLICATION REF
A006052019

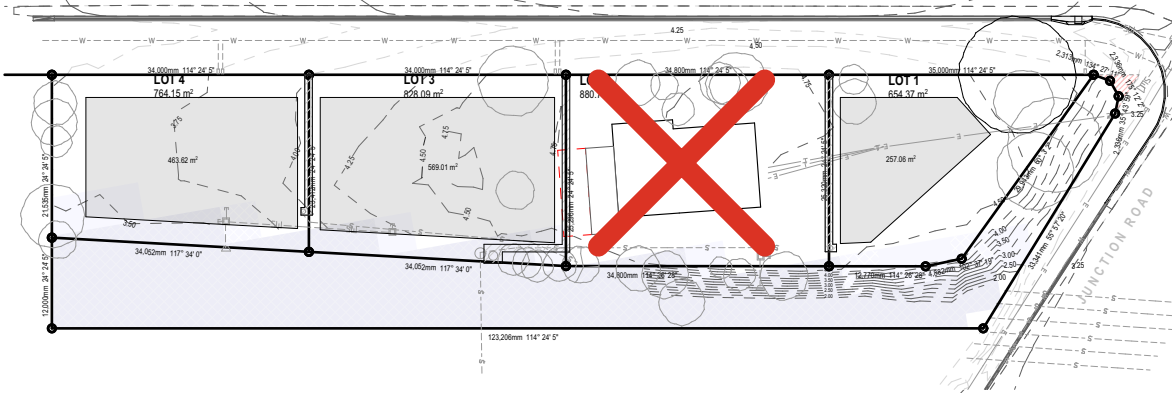
Site Plan
1:500

Land for Stormwater Network - Stormwater (Non-Trunk) as per conditions.

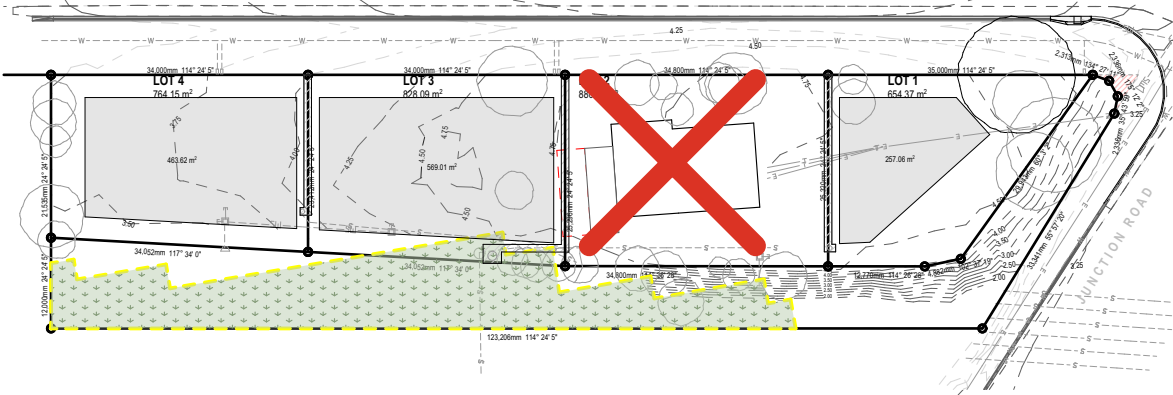
PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: 05/04/2024



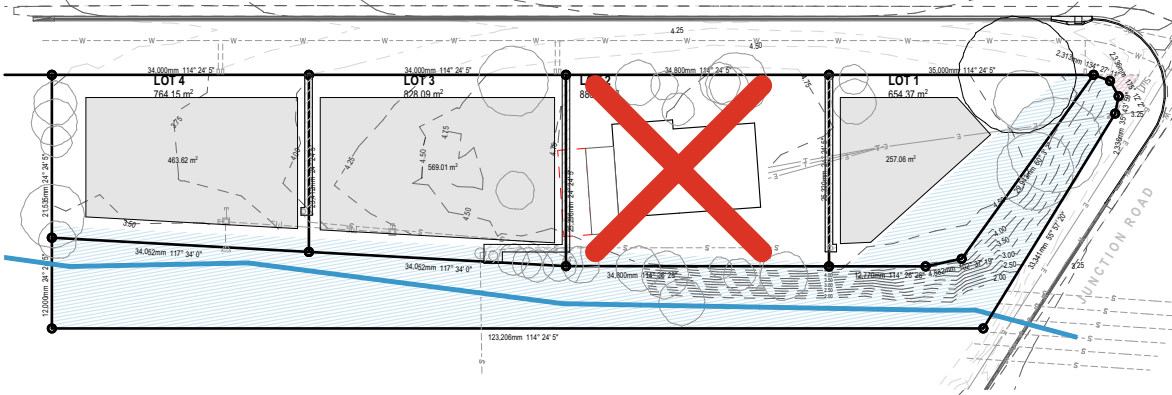
Site Plan - Creek Flooding
1:1000



Site Plan - Tide Inundation
1:1000



Site Plan - MSES
1:1000



Site Plan - Waterway Corridor
1:1000

13/09/23	D	Town Planning	EA
17/08/23	C	Town Planning	EA
17/07/23	B	Town Planning	EA
05/06/23	A	Town Planning	EA

Date Issue Details Checked

HAYES ANDERSON LYNCH
ARCHITECTS PTY LTD

ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

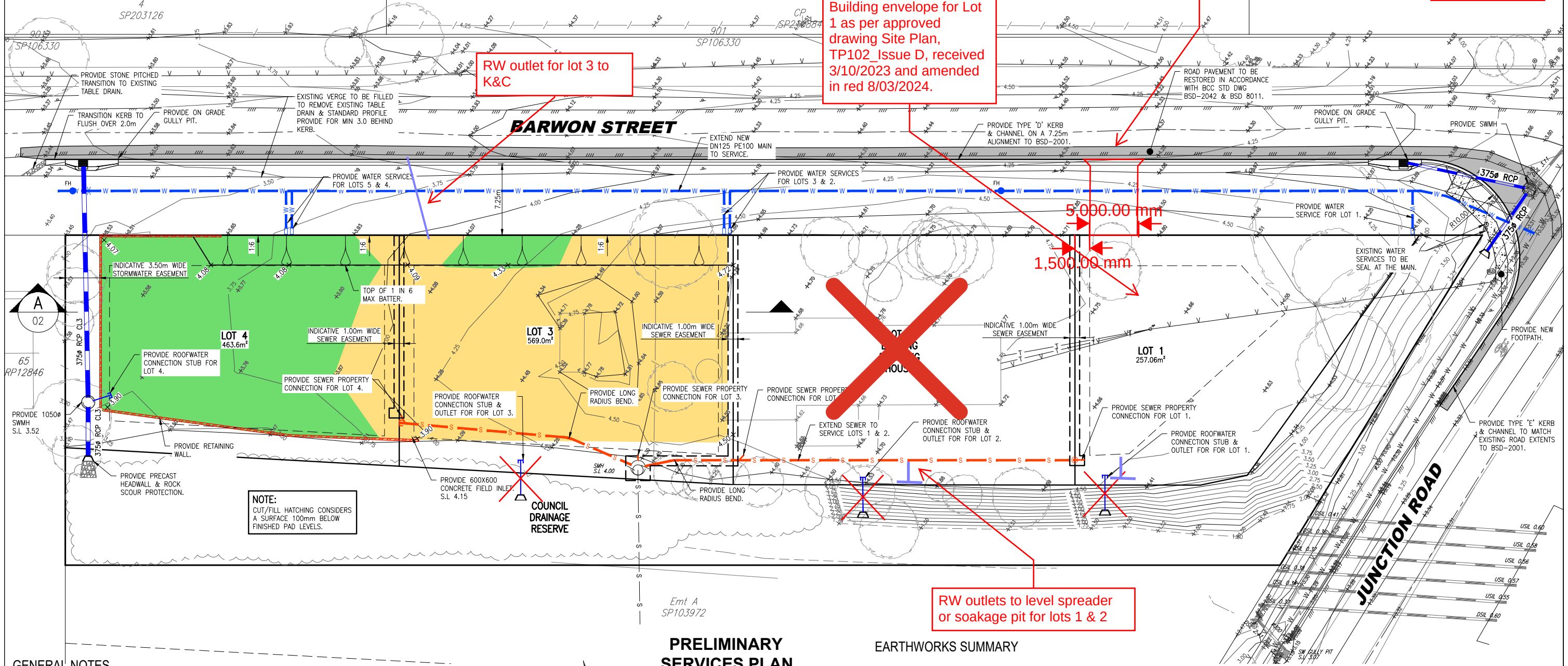
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Project
Subdivision
168 Junction Road, Morningside,
QLD 4170

Drawing Title
Site Plan

Scale @ A3	Drawn:	Checked:
1:1000, 1:500JK		EA
Project Number	Drawing Number	Issue
H4464JUN	TP102	D



GENERAL NOTES

- IN CASE OF DOUBT - ASK!
- ALL LEVELS TO AHD, DIMENSIONS IN METERS U.N.O
- ALL LIAISON WITH LOCAL, STATE & STATUTORY AUTHORITIES IS THE CONTRACTOR'S RESPONSIBILITY.
- THE LOCATION OF EXISTING SERVICES IS FOR CONTRACTOR'S INFORMATION ONLY, THE LOCATION OF SERVICES WILL BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.
- ANY DAMAGE CAUSED TO THE EXISTING SERVICE WILL BE MADE GOOD AT THE CONTRACTORS EXPENSE.
- EARTHWORKS PROCEDURES ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS 3798 - 2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
- EARTHWORKS OPERATIONS ARE TO BE CARRIED OUT IN GENERAL ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- WORKS NOT SPECIFICALLY REFERRED TO, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL DRAWINGS AND SPECIFICATIONS OF THE LOCAL AUTHORITY.
- THE CONTRACTOR IS TO ALLOW FOR ALL FEES AND HAULAGE COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL FROM THE SITE.
- ALL COSTS ASSOCIATED WITH NOISE AND DUST SUPPRESSION FOR SITE WORKS ARE DEEMED THE CONTRACTOR'S RESPONSIBILITY.
- COMPACTION STANDARDS
 - MODIFIED TO AS 1289 TEST 5.2.1
 - STANDARD TO AS 1289 TEST 5.1.1
- PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR WILL PROVIDE SCOUR AND EROSION PROTECTION INCLUDING PROVISION OF SILT TRAPS AND FENCES TO MINIMISE DEPOSITION OF MATERIAL DOWNSTREAM OF THE PROPERTY.
- NO BLASTING WILL BE PERMITTED.
- THE LOCATION OF THE SITE SHEDS, SITE OFFICE AND AMENITIES BUILDING WILL BE LOCATED TO SUIT TEMPORARY UTILITY SERVICES OR AS AGREED WITH THE MANAGER.
- TESTING FREQUENCY AS 3798 - 2007 SECTION 8.0 OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.
- AT COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL ARRANGE FOR AN INDEPENDENT LICENSED SURVEYOR TO CARRY OUT A "WORKS AS CONSTRUCTED" SURVEY AND SUBMIT THE DETAIL PLAN TO THE MANAGER.
- THE LOCATION OF TEMPORARY STOCKPILES DURING CONSTRUCTION IS TO BE AGREED WITH THE MANAGER.

PRELIMINARY SERVICES PLAN

SCALE 1:200 (A1 SIZE)

0 2 4 6 8 10

AREA OF FILL - AREA OF CUT -

LEGEND

	ASPHALTIC PAVEMENT		WATER RETICULATION U.P.V.C.
	REINFORCED CONCRETE PAVEMENT		WATER RETICULATION D.I.C.L.
	PROPOSED SEWER MANHOLE		WATER RETICULATION CONDUIT
	EXISTING SEWER MANHOLE		GATE VALVE
	PROPOSED SEWER		FH FIRE HYDRANT
	SEWER MANHOLE NUMBER		WATER METER
	ON GRADE GULLY PIT		DUAL OUTLET HYDRANT
	SAG GULLY PIT		SFH SWABBING FIRE HYDRANT
	600 x 600 FIELD INLET		W-W WATER SERVICE FITTING
	900 x 600 FIELD INLET		T TELEPHONE
	1500 DIA FIELD INLET		E ELECTRICITY
	STORMWATER LINE		EDGE OF BITUMEN
	STORMWATER HEADWALL		FENCE
	EXISTING STORMWATER LINE		21.00 NATURAL CONTOURS
	NATURAL SURFACE LEVEL		22.00 FINISHED SURFACE LEVEL
			V OVERHEAD POWER
			20 STORMWATER NUMBER

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DESIGNED J.M.H
DRAWN J.J.D
CHECKED J.M.H
APPROVED J.J.D

DATE NOVEMBER 2022

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PROJECT
LOCATION
TITLE
CLIENT

PROPOSED RESIDENTIAL SUBDIVISION
LOT 62 ON RP12846
168 JUNCTION ROAD, MORNINGSIDES
PRELIMINARY SERVICES PLAN
DAN POLZI

DRAWING STATUS
PRELIMINARY N.F.C.
DRAWING NUMBER
B22-136-P01
SHEET NUMBER
01 OF 02
REVISION
A

NOTE:
TEMPORARY EXCAVATIONS ARE TO BE SUPERVISED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.

FLOOD LEVELS:
DEFINED FLOOD LEVEL (DFL): 3.60m AHD
MINIMUM LOT IMMUNITY LEVEL: 3.90 AHD

NOTE:
THE INVERT LEVEL & LOCATION OF ALL EXISTING STORMWATER & SEWER INFRASTRUCTURE SHALL BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

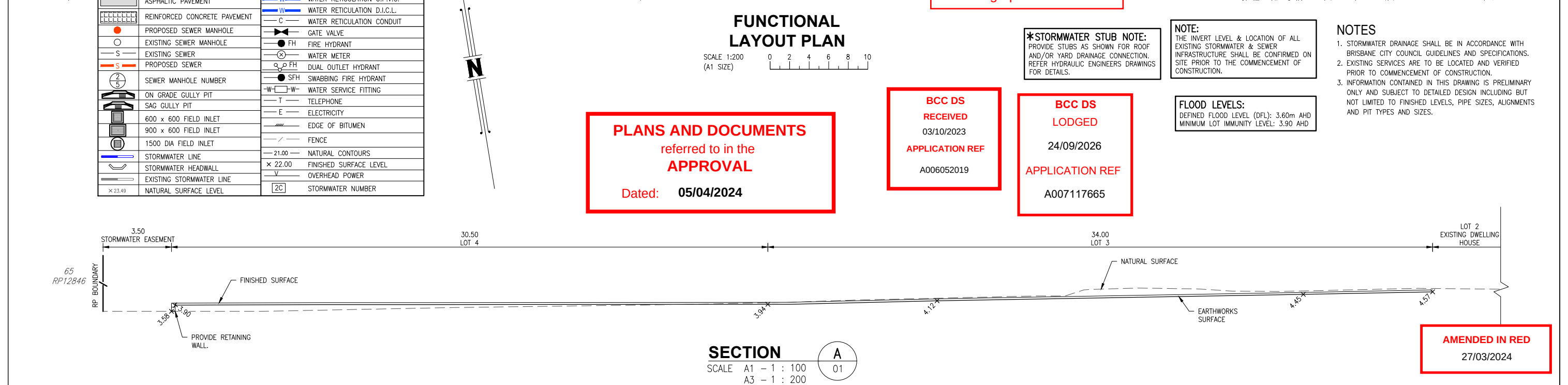
*STORMWATER STUB NOTE:
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

ALL RETAINING WALLS LOCATED WITHIN THE SITE TO STABILISE CUT ARE TO BE WHOLLY WITHIN THE PROPERTY BOUNDARY INCLUDING ALL ASSOCIATED FOOTINGS AND SUB-SOIL DRAINAGE.

CONTRACTOR TO USE EXCAVATION TECHNIQUE THAT WILL PREVENT SUBSIDANCE WITHIN NEIGHBOURING PROPERTIES IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS REPORT AND ADVICE ON SITE.

NOTES
1. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH BRISBANE CITY COUNCIL GUIDELINES AND SPECIFICATIONS.
2. EXISTING SERVICES ARE TO BE LOCATED AND VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. INFORMATION CONTAINED IN THIS DRAWING IS PRELIMINARY ONLY AND SUBJECT TO DETAILED DESIGN INCLUDING BUT NOT LIMITED TO FINISHED LEVELS, PIPE SIZES, ALIGNMENTS AND PIT TYPES AND SIZES.

AMENDED IN RED
27/03/2024

[illegible]