290 FREEMAN ROAD, INALA QLD 4077
PROPOSED RESIDENTIAL SUBDIVISION

ROOFBROOK CONSULTING ENGINEERS PTY LTD



LOCALITY PLAN
SCALE N.T.S

WATER RETICULATION LEGEND

EXISTING	PROPOSED	ITEM DESCRIPTION
W	W	WATER RETICULATION MAIN - POTABLE
WR	W	WATER RETICULATION MAIN - RECYCLED
W		DISUSED WATER RETICULATION MAIN
W	W	FIRE HYDRANT
W	W	ISOLATION VALVE
W	W	SCOUR VALVE
W	W	AIR VALVE
W	W	DEAD END
W	W	CONNECTOR
W	W	TEST/CHLORINATION POINT
W	W	REDUCER
W	W	PIPE MATERIAL CHANGE
W	W	ISOLATION VALVE TO REMAIN CLOSED PENDING CLEARANCE OF NEW MAIN
		WATER METER (SMALL / LARGE)
W	W	FLUSHING POINT
W	W	HYDRANT - OPERATIONAL PURPOSES ONLY
W	W	BOUNDARY VALVE
W	W	FLOW METER
W	W	THRUST / ANCHOR BLOCK
W	W	ENCASING / ENVELOPER PIPE
		WATER SERVICE CONDUIT

NOTES:
1. THIS IS A GENERIC LEGEND. NOT ALL ITEMS WITHIN THIS LEGEND MAY BE PRESENT ON THIS PLAN AND THE SCALE OF THE ITEMS MAY BE DIFFERENT TO THE ITEMS PRESENTED ON THIS PLAN.

STORMWATER DRAINAGE CATCHMENT LEGEND

EXISTING	PROPOSED	ITEM DESCRIPTION
		STORMWATER DRAINAGE PIPE CULVERT
		STORMWATER DRAINAGE BOX CULVERT
		STORMWATER MANHOLE
		STORMWATER GULLY PIT (LIP IN LINE)
		STORMWATER GULLY PIT (KERB IN LINE)
		STORMWATER FIELD INLET WITH GRATE
		STORMWATER FIELD INLET WITH DOME
		STORMWATER TRENCH GRATE
		STORMWATER HEADWALL
		STORMWATER OVERLAND FLOW PATH
		STORMWATER CATCHMENT BOUNDARY
		STORMWATER IMPERVIOUS SURFACE
		STORMWATER PERVIOUS SURFACE
EX/1	1/1	STORMWATER CATCHMENT NAME (NOTE: RW (PREFIX) DENOTES ROOFWATER CATCHMENT)

NOTES:
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SERVICES LEGEND

EXISTING	PROPOSED	ITEM DESCRIPTION
E	E	ELECTRICAL SERVICE - UNDERGROUND
V	V	ELECTRICAL SERVICE - OVERHEAD
G	G	GAS MAIN
T	T	TELECOMMUNICATIONS - UNDERGROUND
T	T	TELECOMMUNICATIONS - OVERHEAD
NBN	NBN	TELECOMMUNICATIONS - NBN
OF	OF	TELECOMMUNICATIONS - OPTIC FIBRE
S	S	SEWER MAIN
WR	WR	WATER RETICULATION MAIN - RECYCLED
W	W	WATER RETICULATION MAIN - POTABLE
SWD	SWD	STORMWATER DRAINAGE
RWD	RWD	ROOFWATER DRAINAGE

SEWERAGE RETICULATION LEGEND

EXISTING	PROPOSED	ITEM DESCRIPTION
S	S	GRAVITY MAIN
S		DISUSED / ABANDONED GRAVITY MAIN
S	S	FLOW DIRECTION
S	S	PROPERTY CONNECTION
S/RM	S/RM	RISING MAIN
S/RM		DISUSED / ABANDONED RISING MAIN
		MANHOLE STRUCTURE (MH)
		MAINTENANCE STRUCTURE (MS)
		TERMINAL ENTRY POINT (TEP)
x 0.000	x 0.000	LOT CONTROL LEVEL
		ALLOTMENT FALL
1/1	1/1	STRUCTURE NAME
HB1/1	VB1/1	BEND NAME (HB DENOTES HORIZONTAL BEND) (VB DENOTES VERTICAL BEND)

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A006548499

ISSUE FOR APPROVAL

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Surveyor:	LAWSON SURVEYS
Plan Ref.: ACAD-21478-DT	
Level Datum AHD	AHD- VIDE PSM 11439
RP Description:	LOT 45 RP52227
Size of Land:	9853m²
Orig. Drg. Size	A1
Job No.	23-136
Drawing No.	SK000
Scale:	N.T.S
Rev:	A1

PRELIMINARY

NOTE:
REFER TO SK000 FOR LEGEND.

SCALE 1 : 250
0 5 10 15 (m)

ISSUE FOR APPROVAL

STORMWATER CATCHMENT TABLE

STORM EVENTS: MINOR 10yr, MAJOR 100yr INTENSITY (1hr/10yr ARI): 61.80mm/Hr

CATCHMENT NAME	CATCHMENT AREA (ha)	FRACTION IMPERVIOUS	TIME OF CONCENTRATION	MINOR COEFFICIENT	MAJOR COEFFICIENT
EX/1	0.9853	0.10	15.00	0.70	0.84

LOT 3
SP332581

EUGENIA STREET

EXISTING RP. BDY

DISCHARGE TO EXISTING UNFORMED OPEN DRAIN VIA EXISTING HEADWALL (L15147040)

LOT 48
RP149913

LOT 47
RP149913

BRAMPTON STREET

EXISTING RP. BDY

LOT 45
RP52227

EXISTING DWELLING AND POOL

EX/1

EXISTING UNFORMED OPEN DRAIN (T11000004)

LOT 46
RP149913

EXISTING RP. BDY

FREEMAN ROAD

EXISTING RP. BDY

EXISTING RP. BDY

LOT 46
RP52227

BCC DS
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APPLICATION REF
A006548499

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AMENDMENTS

No.	DATE	DESCRIPTION	DRAWN
A	10.06.2026	PRELIMINARY ISSUE	CW
B	14.07.2026	ISSUE FOR APPROVAL	JB

Associated Consultant:
ASSOCIATED CONSULTANT

Approved: GREGG TYQUIN
RPEQ. 1528 Date:

Drawn: CW | Design: JB
Checked: JB | Supervisor: JB

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PRE-DEVELOPMENT CATCHMENT PLAN

North:
Orig. Drg. Size A1
Size of Land: 9853M²
Scale: 1:250

Client: ROOFBROOK CONSULTING ENGINEERS PTY LTD

Project: 290 FREEMAN ROAD, INALA QLD 4077
PROPOSED RESIDENTIAL SUBDIVISION

Job No. 25-136
Drawing No. SK001
Revision: B

NOTE:
REFER TO SK000 FOR LEGEND.

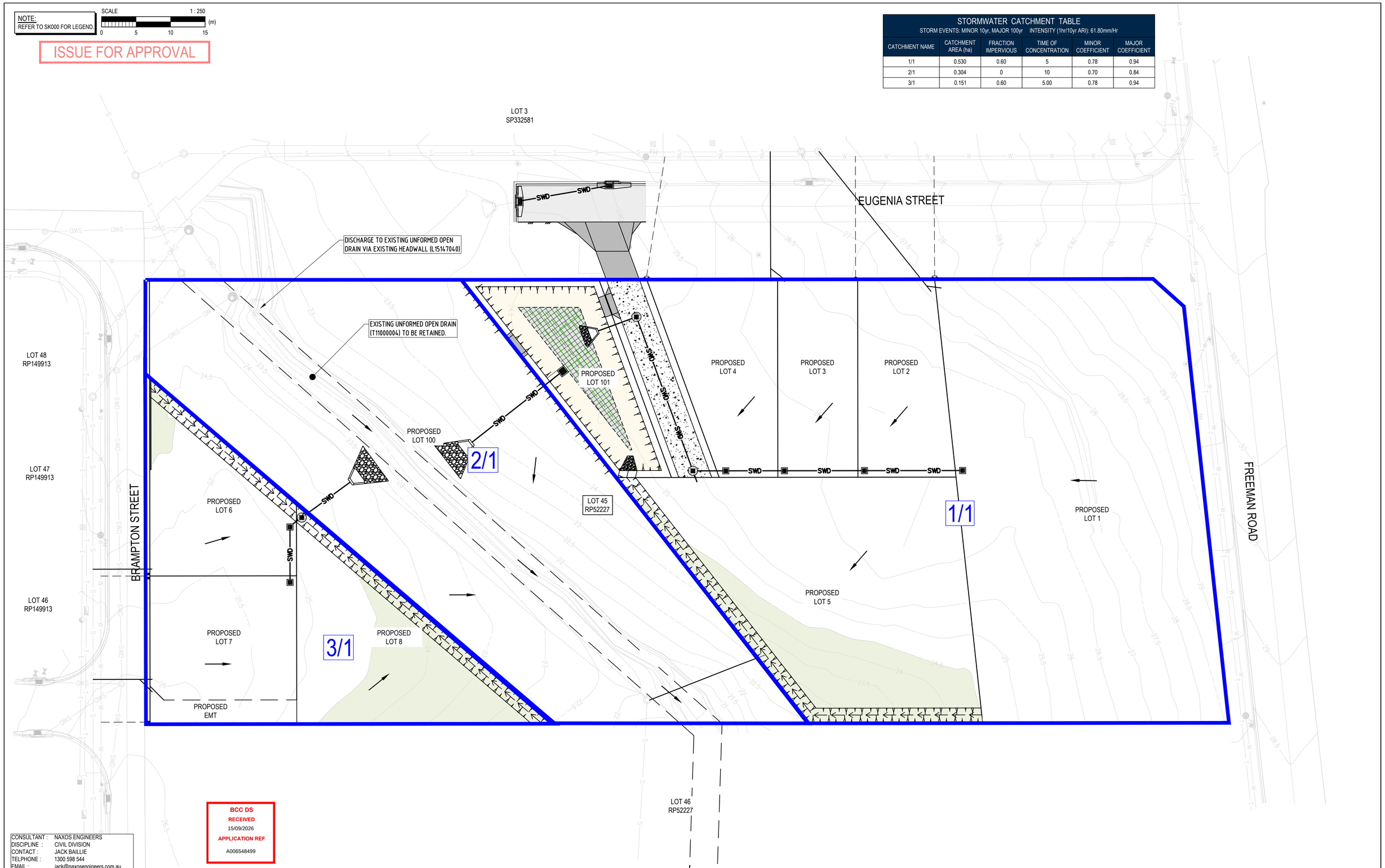
SCALE 1 : 250
0 5 10 15 (m)

ISSUE FOR APPROVAL

STORMWATER CATCHMENT TABLE

STORM EVENTS: MINOR 10yr, MAJOR 100yr INTENSITY (1hr/10yr ARI): 61.80mm/Hr

CATCHMENT NAME	CATCHMENT AREA (ha)	FRACTION IMPERVIOUS	TIME OF CONCENTRATION	MINOR COEFFICIENT	MAJOR COEFFICIENT
1/1	0.530	0.60	5	0.78	0.94
2/1	0.304	0	10	0.70	0.84
3/1	0.151	0.60	5.00	0.78	0.94



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A	10.06.2026	PRELIMINARY ISSUE	CW
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Associated Consultant:
ASSOCIATED CONSULTANT

Approved: GREGG TYQUIN
RPEQ. 1528 Date:

Drawn: CW | Design: JB
Checked: JB | Supervisor: JB

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POST-DEVELOPMENT CATCHMENT PLAN

North: | Orig. Drg. Size A1
Size of Land: 9853M²
Scale: 1:250

Client: ROOFBROOK CONSULTING ENGINEERS PTY LTD

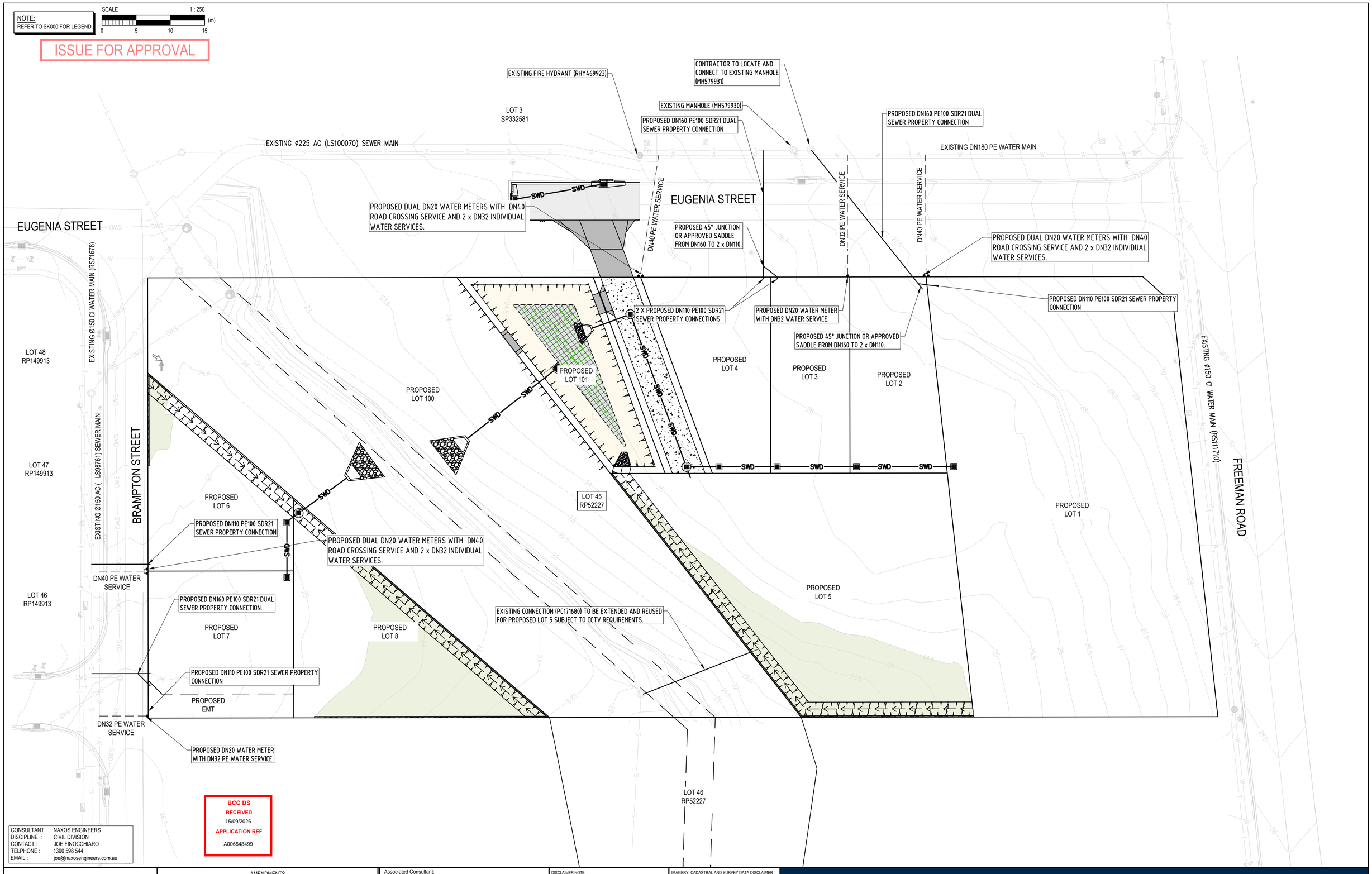
Project: 290 FREEMAN ROAD, INALA QLD 4077
PROPOSED RESIDENTIAL SUBDIVISION

Job No. 25-136
Drawing No. SK002
Revision: B

NOTE:
REFER TO SK000 FOR LEGEND.

SCALE 1 : 250
0 5 10 15 (m)

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APPLICATION REF
A006548499

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B	14.07.2026	ISSUE FOR APPROVAL	JB

Associated Consultant:
ASSOCIATED CONSULTANT

Approved: GREGG TYQUIN
RPEQ. 1528 Date:

Drawn: JB | Design: CW
Checked: JB | Supervisor: JB

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CONCEPT SERVICES PLAN

North:
Orig. Drg. Size A1
Size of Land: 9853M²
Scale: 1:250

Client: ROOFBROOK CONSULTING ENGINEERS PTY LTD

Project: 290 FREEMAN ROAD, INALA QLD 4077
PROPOSED RESIDENTIAL SUBDIVISION

Job No. 25-136
Drawing No. SK003
Revision: B

NOTE:
REFER TO SK000 FOR LEGEND.

SCALE 1 : 250
0 5 10 15 (m)

ISSUE FOR APPROVAL

LOT 3
SP332581

MINOR ALTERATIONS TO 'T-HEAD' TURNAROUND AREA. DETAILED DESIGN SUBJECT TO OPW PHASE.

NEW PAVEMENT TO JOIN NEATLY TO EXISTING EUGINIA STREET PAVEMENT.

EUGENIA STREET

PROPOSED COMBINED BIO-RETENTION/DETENTION BASIN. REFER TO SK005 AND SBSMP FOR FURTHER DETAILS.

PROPOSED 4.5m WIDE MODIFIED TYPE B2 CROSSOVER GENERALLY IN ACCORDANCE WITH BCC STD DRG: BSD-2021.

DISCHARGE TO EXISTING UNFORMED OPEN DRAIN VIA EXISTING HEADWALL (L15147040)

1 IN 4 BATTERS TYP.

PROPOSED 4.5m WIDE CONCRETE EASEMENT DRIVEWAY.

LOT 48
RP149913

PROPOSED LOT 100

PROPOSED LOT 101

PROPOSED LOT 4

PROPOSED LOT 3

PROPOSED LOT 2

PROPOSED LOT 1

PROPOSED LOT 5

PROPOSED LOT 6

PROPOSED LOT 7

PROPOSED LOT 8

LOT 47
RP149913

LOT 46
RP149913

LOT 45
RP52227

LOT 46
RP52227

BRAMPTON STREET

FREEMAN ROAD

EXISTING Ø150 CI WATER MAIN (RS111710)

2/1

3/1

1/1

Ø375 uPVC SWD

Ø450 uPVC SWD

Ø225 uPVC SWD

FIELD INLET (TYP).

ROOF WATER DRAINAGE CONNECTIONS TO BE PROVIDED AT EACH PIT TO SERVICE EACH PROPOSED LOT (TYP).

PROPOSED HEADWALLS AND STONE PITCHED SCOUR PROTECTION DISCHARGE TO SITE LPOD (EXISTING OPEN DRAIN).

PROPOSED 600x600 TYPE 1 FIELD INLET IN ACCORDANCE WITH BCC STD DRG: BSD-8091.

RETAINING WALL (TYP). DESIGN BY OTHERS DURING OPW PHASE.

ROOF WATER DRAINAGE CONNECTIONS TO BE PROVIDED AT EACH PIT TO SERVICE EACH PROPOSED LOT (TYP).

PROPOSED 2M WIDE 0.5M DEEP CUT OFF SWALE TO DIRECT SURFACE RUNOFF TO PROPOSED FIELD INLET.

PROPOSED 2M WIDE 0.5M DEEP CUT OFF SWALE TO DIRECT SURFACE RUNOFF TO PROPOSED COMBINED BIO-RETENTION/DETENTION BASIN.

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Associated Consultant:
ASSOCIATED CONSULTANT

Approved: GREGG TYQUIN
RPEQ. 1528 Date:

Drawn: CW
Design: JB
Checked: JB
Supervisor: JB

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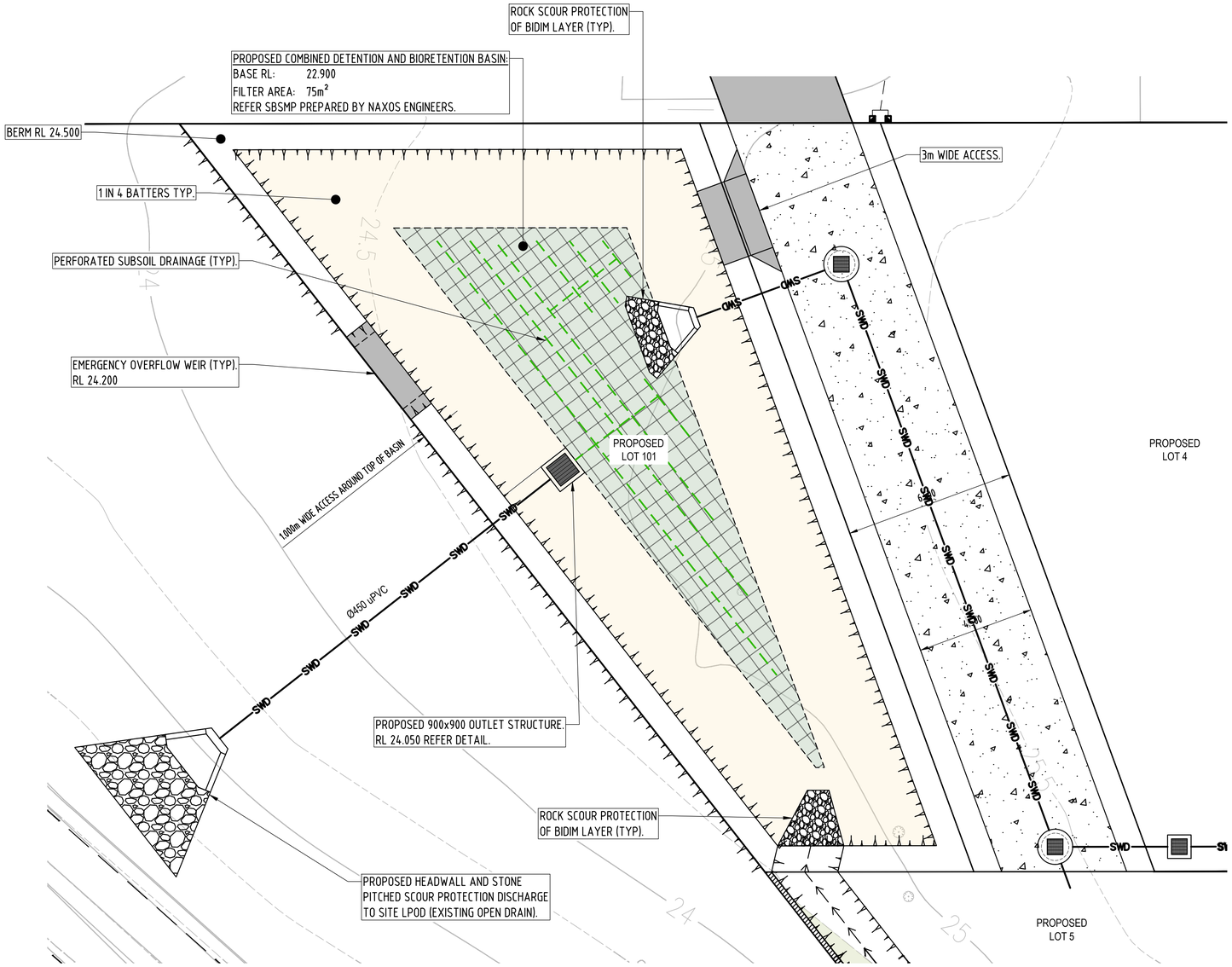
CONCEPT STORMWATER PLAN

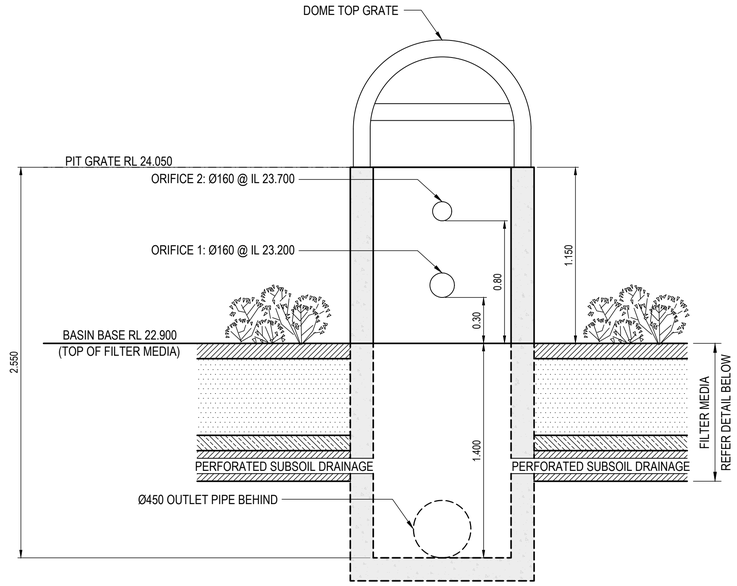
North:
Orig. Drg. Size A1
Size of Land: 9853M²
Scale:

Client: ROOFBROOK CONSULTING ENGINEERS PTY LTD

Project: 290 FREEMAN ROAD, INALA QLD 4077
PROPOSED RESIDENTIAL SUBDIVISION

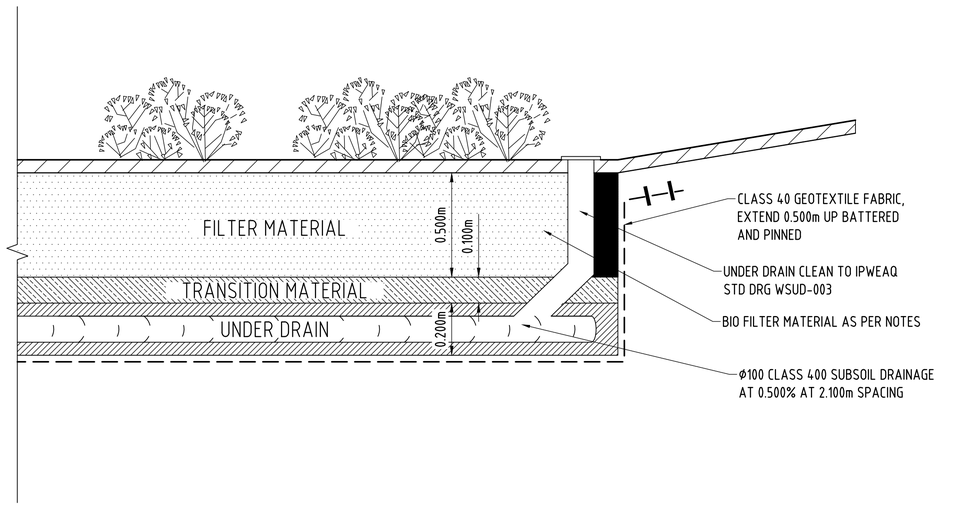
Job No. 25-136
Drawing No. SK004
Revision: B





ORIFICE DETAIL

N.T.S.



TYPICAL BIORETENTION BASIN FILTER SECTION

SCALE : N.T.S

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NOTE:
REFER TO SK000 FOR LEGEND.

SCALE 1 : 250
0 5 10 15 (m)

ISSUE FOR APPROVAL

CONSULTANT : NAXOS ENGINEERS
DISCIPLINE : CIVIL DIVISION
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ASSOCIATED CONSULTANT

Approved: GREGG TYQUIN
RPEQ. 1528 Date:

Drawn: CW | Design: JB
Checked: JB | Supervisor: JB

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CONCEPT BASIN DETAIL PLAN

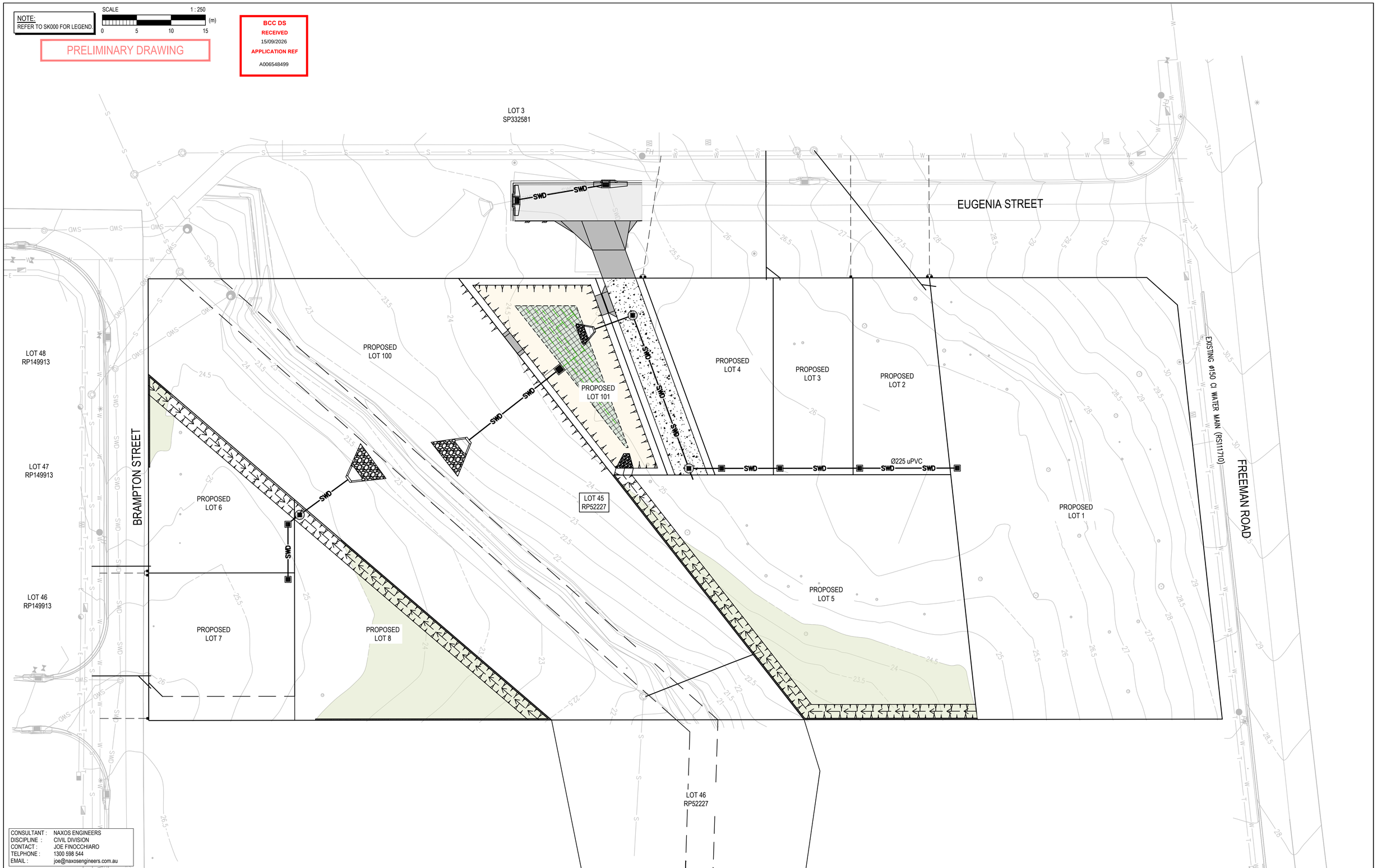
North:
Orig. Drg. Size A1
Size of Land: 9853M²
Scale: 1:100
Client: ROOFBROOK CONSULTING ENGINEERS PTY LTD
Project: 290 FREEMAN ROAD, INALA QLD 4077
PROPOSED RESIDENTIAL SUBDIVISION
Job No. 25-136
Drawing No. SK005
Revision: B

NOTE:
REFER TO SK000 FOR LEGEND.

SCALE 1 : 250
0 5 10 15 (m)

PRELIMINARY DRAWING

BCC DS
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AMENDMENTS

No.	DATE	DESCRIPTION	DRAWN
A	10.06.2026	PRELIMINARY ISSUE	CW

Associated Consultant:
ASSOCIATED CONSULTANT

Approved: GREGG TYQUIN
RPEQ. 1528 Date:

Drawn:	Design:
CW	CW
Checked:	Supervisor:
JB	JB

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CONCEPT STORMWATER PLAN

North:
Orig. Drg. Size A1
Size of Land: 9853M²
Scale:
Client: ROOFBROOK CONSULTING ENGINEERS PTY LTD
Project: 25-136 - FREEMAN (290)
PROPOSED RESIDENTIAL SUBDIVISION
Job No. 25-136
Drawing No. SK004
Revision: A