LA FLAMME VULTURE
ST BRISBANE QLD 4169

BAX Engineering PTY. LTD.
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Operational Works Application

SEBASTIEN LAFLAMME



LOCALITY PLAN

DRAWING SCHEDULE

Number	Title
265-003-001	COVER SHEET
265-003-002	GENERAL NOTES
265-003-100	SITE LAYOUT PLAN
265-003-200	EARTHWORKS LAYOUT PLAN
265-003-201	EARTHWORKS SECTIONS SHEET 1 OF 2
265-003-202	EARTHWORKS SECTIONS SHEET 2 OF 2
265-003-250	SEDIMENT & EROSION CONTROL PLAN
265-003-251	SEDIMENT AND EROSION DETAILS - SHEET 1 OF 3
265-003-252	SEDIMENT AND EROSION DETAILS - SHEET 2 OF 3
265-003-253	SEDIMENT AND EROSION DETAILS - SHEET 3 OF 3
265-003-300	SITEWORKS AND DRAINAGE LAYOUT PLAN
265-003-310	DRIVEWAY LONGITUDINAL SECTION
265-003-350	PAVEMENT LAYOUT PLAN
265-003-351	CONCRETE & JOINTING DETAILS
265-003-400	DRAINAGE CATCHMENT LAYOUT PLAN
265-003-401	DRAINAGE LONGITUDINAL SECTIONS
265-003-402	DRAINAGE CALCULATIONS TABLE
265-003-403	TANK DETAILS
265-003-800	SWEPT PATH LAYOUT PLAN - SHEET 1 OF 2
265-003-801	SWEPT PATH LAYOUT PLAN - SHEET 2 OF 2

PROPERTY DESCRIPTION

LOT:
100&99
PLAN:
RP11455

LOCAL AUTHORITY:
BRISBANE CITY COUNCIL
LOCAL AUTHORITY APPROVAL NO:

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RECEIVED
19/09/2026
APPLICATION REF
A006924041

PROJECT DESCRIPTION

PROJECT NAME:
590 VULTURE STREET EAST BRISBANE QLD 4169
PROJECT NO:
265-003
REVISION DATE:
20.04.26
PLAN ISSUE:
FOR APPROVAL

GENERAL

1. CONTRACT SPECIFICATIONS
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION.

2. SETOUT
SURVEY SETOUT INFORMATION HAS BEEN ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR TO ENABLE THE CONTRACTOR TO ACCURATELY SETOUT THE WORKS TO THE CO-ORDINATES SHOWN. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.

3. DATUM
LEVELS SHOWN ARE TO A.H.D.
CONTRACTOR TO CONFIRM ALL LEVELS PRIOR TO THE COMMENCEMENT OF WORK.

4. EXISTING SERVICES
THE LOCATIONS OF ALL EXISTING SERVICES WITHIN THE WORK AREA SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE RELEVANT AUTHORITIES AND TO ENSURE THAT THE EXISTING SERVICES ARE NOT DAMAGED OR DISTURBED IN ANY WAY.

5. SPECIFICATIONS
ALL WORK TO CONFORM TO THE RELEVANT LOCAL AUTHORITY'S SPECIFICATIONS

6. MATERIALS
ALL SUITABLE CUT TO FILL MATERIALS GENERATED FROM EXCAVATIONS ASSOCIATED WITH THE PROJECT ARE TO BE COMPACTED TO FUTURE STAGES, OR IF DIRECTED BY THE SUPERINTENDENT REMOVED AND LAWFULLY DISPOSED OFF-SITE.

STORMWATER

1. ALL STORMWATER PIPE TYPES, BEDDING, BACKFILL AND STRUCTURES COMPLETE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S SPECIFICATIONS AND STANDARD DRAWINGS.

2. ALL CONCRETE PIPES TO BE SOCKETED WITH RUBBER RING JOINTS. FLUSH JOINTS ARE NOT TO BE USED UNLESS AUTHORISED BY LOCAL AUTHORITY.

3. ALL ALLOTMENTS TO BE GRADED SUCH THAT ROOFWATER DRAINAGE DISCHARGES TO LINED SWALES OR TO THE PIPED DRAINAGE SYSTEM.

4. PVC PIPE AND KERB ADAPTORS TO BE USED WHERE ALLOTMENT DRAINAGE DISCHARGES TO THE KERB AND CHANNEL.

5. ALL PIPES GREATER THAN AND INCLUDING 300mm DIA. SHALL BE CONSTRUCTED USING SRC OR FRC PIPES UNLESS OTHERWISE APPROVED. CONTRACTOR MAY ELECT TO USE PVC PIPES (RUBBER RING JOINTED OR SOLVENT WELDED JOINTED) WITHIN ALLOTMENTS FOR PIPES SMALLER THAN 300mm DIA.

6. UNLESS NOTED OTHERWISE, INTER-ALLOTMENT DRAINAGE IS TO BE LOCATED 0.5m FROM THE REAR AND SIDE BOUNDARIES OF THE ALLOTMENT SERVED. EASEMENTS 1.5m WIDE ARE TO BE CREATED OVER THE COMPLETED INTER-ALLOTMENT DRAINAGE.

7. LOTS DRAINING VIA OVERLAND FLOW TO THE ROAD RESERVE (WITHOUT FLOWING THROUGH ADJOINING PROPERTIES) ARE TO PROVIDE FOR Q100 OVERLAND FLOW.

8. ALL PIPES UNDER TRAFFICABLE AREAS TO BE CLASS '2' RCP MINIMUM, UNLESS NOTED OTHERWISE.

9. PIPES HAVE BEEN DESIGNED FOR SERVICE LOADS ONLY. THE PRINCIPAL CONTRACTOR SHALL ASSESS THE ALL CONSTRUCTION LOADS AND UPGRADE (AT THEIR OWN COST) IF NECESSARY. THE INCLUDED 'MINIMUM COMPACTION COVER TO PIPES' TABLE TO BE USED AS A GUIDE ONLY.

LINEMARKING

1. LINEMARKING AND SIGNAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

2. EXTENT OF LINEMARKING IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO INSTALLATION

3. EXACT LOCATION OF ALL SIGNS IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO INSTALLATION.

4. ALL SIGN POSTS & SIGN RAILS TO BE GALVANISED UNLESS OTHERWISE DIRECTED BY THE SUPERINTENDENT.

EARTHWORKS/ROADWORKS

1. DEMOLITION
THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT PRIOR TO THE REMOVAL OR DEMOLITION OF ANY EXISTING STRUCTURES WITH THE SITE CONFINES.

2. TOPSOIL STRIPPING
TOPSOIL (ALL ORGANIC MATERIAL) TO BE STRIPPED ACROSS THE LIMIT OF THE EARTHWORKS CUT AND FILL AREAS AND STOCKPILED IN A LOCATION APPROVED BY THE SUPERINTENDENT. THE EXISTING STRATA IS TO BE TREATED IN ACCORDANCE WITH THE SPECIFICATION PRIOR TO PLACING ANY FILL.

3. EARTHWORKS LEVELS
SURFACE LEVELS HAVE BEEN DERIVED FROM THE COMPUTER MODELLING OF FIELD SURVEY DATA. EARTHWORKS LEVELS SHOWN ON DRAWINGS ARE FINISHED SURFACE LEVELS AND INCLUDE 100mm OF TOPSOIL.

4. COMPACTION STANDARD
SITE FILLING AND TRENCH BACKFILL SHALL BE COMPACTED AND TESTED TO THE STANDARDS DESCRIBED IN AS3798-2007.

5. PAVEMENT DEPTHS
THE DESIGN PAVEMENT DEPTHS ARE BASED ON THE DEPTHS SHOWN IN THE SCHEDULE. THESE DEPTHS HAVE BEEN INCLUDED AS PART OF THE EARTHWORKS CALCULATIONS.
SUBGRADE TESTS ARE TO BE UNDERTAKEN AND FORWARDED TO THE SUPERINTENDENT FOR EVALUATION OF ULTIMATE PAVEMENT DEPTHS. TESTING TO INCLUDE SOAKED CBR AND ANY OTHER ASSESSMENTS DETERMINED NECESSARY BY THE SUPERINTENDENT.

6. TESTING
ALL COMPACTION TESTING TO BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY AND ARRANGED BY THE PRINCIPAL CONTRACTOR. ALL SITE FILLING TO BE TESTED AND CERTIFIED AS GEOTECHNICAL LEVEL 1, UNLESS NOTED OTHERWISE.

7. TOPSOIL REPLACEMENT
ALL FOOTPATHS, BATTERS AND ALLOTMENT CUT & FILL AREAS SHALL BE TOPSOILED (LIGHTLY COMPACTED) TO A MINIMUM DEPTH OF 100mm THICK USING TOPSOIL FROM ONSITE STOCKPILES. IF DIRECTED BY THE SUPERINTENDENT THE TOPSOIL SHALL BE A SCREENED PRIOR TO PLACING.

8. GRASSING
ALL CUT/FILL AND DISTURBED AREAS SHALL BE GRASSED (OR TURFED) TO THE SATISFACTION OF THE SUPERINTENDENT.

9. SUBSOIL DRAINS
SUBSOIL DRAINS ARE TO BE CONSTRUCTED UNDER ALL KERB STRUCTURES IN ACCORDANCE WITH THE LOCAL AUTHORITY GUIDELINES.

10. EARTHWORKS ZONE
THE FOLLOWING ACTIVITIES ARE PROHIBITED OUTSIDE THE EARTHWORKS ZONE:
- STORAGE AND MIXING OF MATERIALS AND LIQUID DISPOSAL
- VEHICLE PARKING
- MACHINERY REPAIRS/REFUELING
- PLACEMENT OF SITE OFFICES OR SHEDS
- STOCKPILING OF SOIL, RUBBLE OR DEBRIS
- ANY FILLING OR EXCAVATION INCLUDING TRENCHES, TOPSOIL, SKIMMING AND OR SURFACE EXCAVATION (UNLESS APPROVED OTHERWISE)

11. STOCKPILES
ALL SUITABLE FILL CREATED FROM THE WORKS SHALL BE COMPACTED TO FUTURE FILL AREAS AS NOMINATED.
NO STOCKPILES OF SURPLUS MATERIAL ARE TO BE CREATED UNLESS DIRECTED BY THE SUPERINTENDENT.

12. FOOTPATHS
ALL CONCRETE FOOTPATHS TO BE INSTALLED BY THE CIVIL CONTRACTOR UNLESS NOTED OTHERWISE. FOOTPATHS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY SPECIFICATIONS.

13. SERVICES
SERVICE ALLOCATIONS, COVER DETAILS AND PAVEMENT MARKINGS IN ACCORDANCE WITH THE RELEVANT AUTHORITY STANDARDS.
CONDUITS UNDER HARDSTAND AREAS (DRIVEWAYS AND FOOTPATHS) TO BE PROVIDED AS DIRECTED.

SEDIMENT AND EROSION

1. THE EROSION AND SEDIMENT CONTROL DESIGN IS TO BE USED AS A GUIDE ONLY. THE PRINCIPAL CONTRACTOR SHALL INSTALL AND MAINTAIN ANY ADDITIONAL OR ALTERNATIVE MEASURES IN ORDER TO COMPLY WITH STATUTORY REQUIREMENTS.

2. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENT DURING THE WORKS AND MAINTENANCE PERIOD. ALL DEVICES ARE TO BE IMPLEMENTED USING BEST PRACTICES IN ORDER TO MINIMISE THE QUANTITY OF SEDIMENT LEAVING THE SITE.

3. WHERE SLASHING OF EXISTING VEGETATION IS REQUIRED, THE VEGETATION SHALL BE SLASHED TO A MINIMUM HEIGHT OF 75mm TO ASSIST WITH EROSION PREVENTION.

4. ANY DISTURBED AREAS WHERE WORKS ARE COMPLETED ARE TO BE TOPSOILED AND GRASS SEEDED/HYDROMULCHED WITHIN FIVE DAYS (OR EARLIER IF RAIN IS EXPECTED).

5. ALL CONSTRUCTION VEHICLES ARE TO ACCESS THE SITE VIA AN AGREED SINGLE POINT OF ACCESS IN ORDER TO LIMIT THE TRACKING OF DELETERIOUS MATERIALS ONTO THE SURROUNDING ROAD NETWORK.

6. PROVIDE GULLY INLET PROTECTION TO ALL GULLY INLET STRUCTURES LOCATED, DIRECTLY DOWNSTREAM OF THE PROPOSED DEVELOPMENT WORKS.

7. RESTRICTION OF GENERAL PUBLIC ACCESS TO THE SITE BY IS TO BE PROVIDED AT THE INTERFACE BETWEEN THE EXISTING SURROUNDS AND THE NEW CONSTRUCTION. THE PROVISIONS SHALL ADDRESS ALL WORKPLACE HEALTH AND SAFETY CONCERNS.

8. THE LOCATION OF THE CONSTRUCTION VEHICLE COMPOUND, SITE OFFICE AND THE VEHICLE SERVICING AREA ARE TO BE AGREED AND INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS.

9. NO CLEARED VEGETATION IS TO BE BURNED ON SITE. ALL NATIVE VEGETATION WASTE IS TO BE MULCHED AND RETAINED ON SITE FOR USE AS PART OF THE LANDSCAPING OR REVEGETATION WORKS. ALL ORGANIC MATTER NOT SUITABLE FOR MULCHING SHALL BE LAWFULLY DISPOSED OFF SITE.

10. ANY ADDITIONAL CONTROL MEASURES AS DIRECTED BY THE SUPERINTENDENT (OR DESIGNATED AUTHORITY) DURING THE CONSTRUCTION OR MAINTENANCE PERIOD ARE TO BE IMPLEMENTED AT THE EARLIEST TIME POSSIBLE AND WITHIN 24 HOURS OF THE TIME OF THE REQUEST.

11. ANY CAPTURED RUNOFF IS TO BE TREATED AND TESTED . THE TREATED RUNOFF IS TO ACHIEVE COMPLIANCE WITH THE WATER QUALITY GUIDELINES AND THE SATISFACTION OF THE SUPERINTENDENT PRIOR TO RELEASE.

12. AREAS USED FOR STORAGE OF CHEMICALS USED FOR CONSTRUCTION PURPOSES SHALL HAVE SUITABLE CONTROL DEVICES INSTALLED. UPON COMPLETION OF WORKS, THE WASTE PRODUCTS ARE TO BE DISPOSED OF IN ACCORDANCE WITH THE STATUTORY REQUIREMENTS AND THE AREA REHABILITATED.

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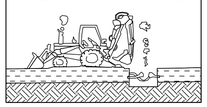

SERVICE LOCATIONS

IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO CONTACT ALL RELEVANT SERVICE AUTHORITIES TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO THE START OF CONSTRUCTION

ENERGY SERVICE PROVIDERS

AGL, origin, ERGON. ENERGY, energex

NOTE: SERVICE LOCATIONS ARE APPROXIMATE ONLY FROM PROVIDERS PLANS. LOCATIONS ARE TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. PHONE DBYD SERVICE LOCATIONS ON **1100** FOR DETAILS.

TELECOMMUNICATIONS SERVICE PROVIDERS

'yes' OPTUS, Telstra, visionstream

NOTE: SERVICE LOCATIONS ARE APPROXIMATE ONLY FROM PROVIDERS PLANS. LOCATIONS ARE TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. PHONE DBYD SERVICE LOCATIONS ON **1100** FOR DETAILS.

Telstra AUSTRALIA

WARNING: OPTIC FIBRE

EXTREME CARE TO BE TAKEN WHILE EXCAVATING IN THE VICINITY OF OPTIC FIBRE CABLES. LOCATIONS ARE TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION.

Manual of Uniform Traffic Control Devices



NOTE: ALL SIGNS & LINE MARKING TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

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B	20.04.26	STORMWATER AMENDED TO COUNCIL ADVICE	QT	GWA
A	09.01.23	ISSUED FOR APPROVAL	QT	GWA

SCALE:

PROJECT NO: 265-003
LOCAL AUTHORITY APPROVAL NO: ---

DATE	20.04.26
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DRAWN	QT
DESIGNED	QT

SURVEYED:
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

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CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

TITLE: GENERAL NOTES

PLAN No 265-003-002 | REVISION B | A1



EXISTING LAYOUT PLAN



PROPOSED LAYOUT PLAN

LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR (15.60)
- EXISTING FENCE
- EXISTING EDGE OF BITUMENT
- EXISTING KERB & CHANNEL
- EXISTING RETAINING WALL
- EXISTING UNDERGROUND ELECTRICITY (E)
- EXISTING STORMWATER (SW)
- EXISTING SEWER (S)
- EXSTING WATER (W)
- EXISTING TELSTRA (T)
- EXISTING GAS (G)
- EXISTING WATER METER (WM)
- EXISTING WATER FIRE HYDRANT
- EXISTING POWER POLE (PP)
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR (15.60)
- PROPOSED RETAINING WALL
- PROPOSED STORMWATER AND PIT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PATH
- PROPOSED STORMWATER RISING MAIN

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SCALE: 0 2 4 6 8 10m
Scale 1:200 - A1 (1:400 - A3)

PROJECT NO: 265-003
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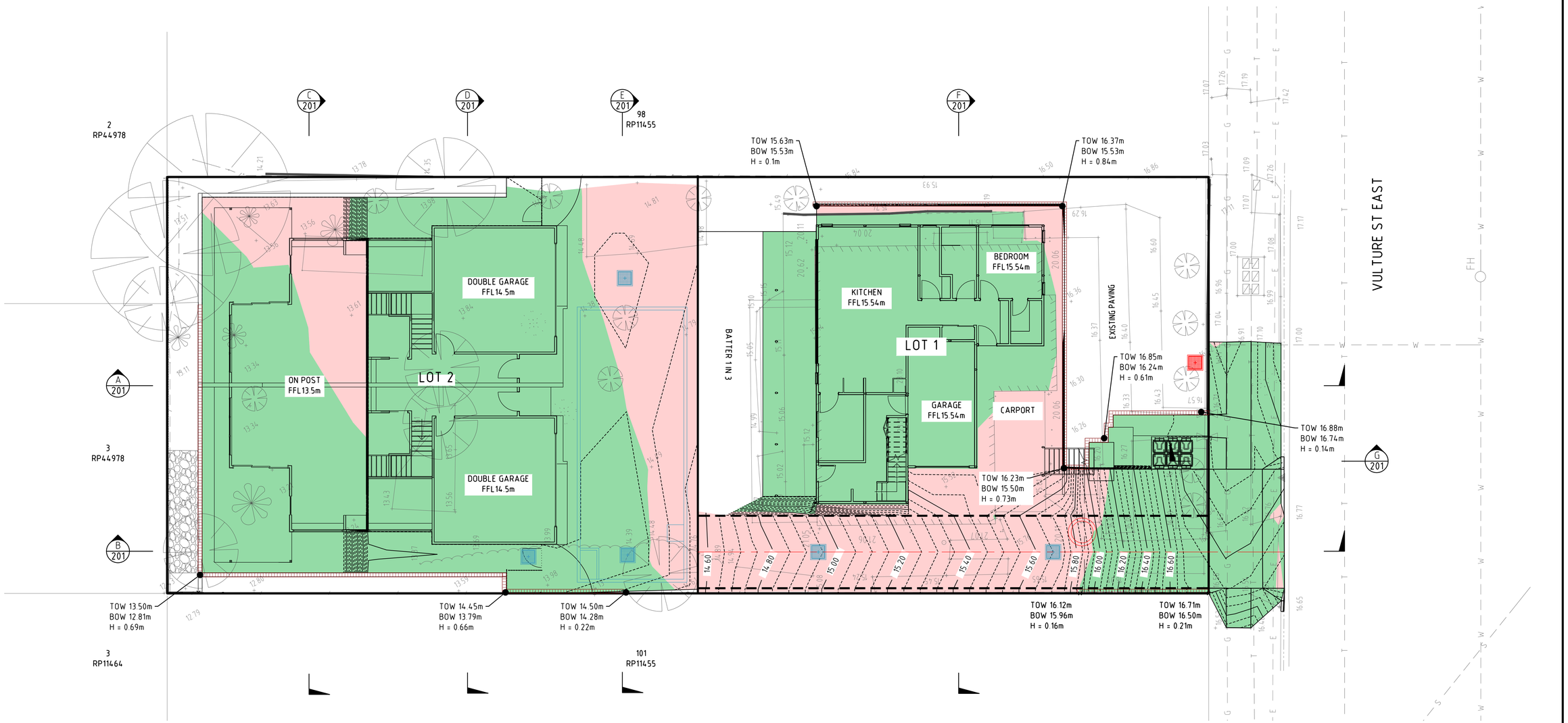
PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

TITLE: SITE LAYOUT PLAN

PLAN No 265-003-100 | REVISION B | A1



EARTHWORKS VOLUME

EARTHWORKS VOLUME FROM EXISTING SURFACE TO DESIGN SURFACE
CUT = 22.762m^3
FILL = 477.551m^3
BALANCE = 454.789m^3

LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR (15.60)
- EXISTING FENCE
- EXISTING EDGE OF BITUMENT
- EXISTING KERB & CHANNEL
- EXISTING RETAINING WALL
- EXISTING UNDERGROUND ELECTRICITY (E)
- EXISTING STORMWATER (SW)
- EXISTING SEWER (S)
- EXSTING WATER (W)
- EXISTING TELSTRA (T)
- EXISTING GAS (G)
- EXISTING WATER METER (WM)
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR (15.60)
- PROPOSED RETAINING WALL
- PROPOSED GRATED DRAIN
- PROPOSED STORMWATER PIT

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SCALE: 0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

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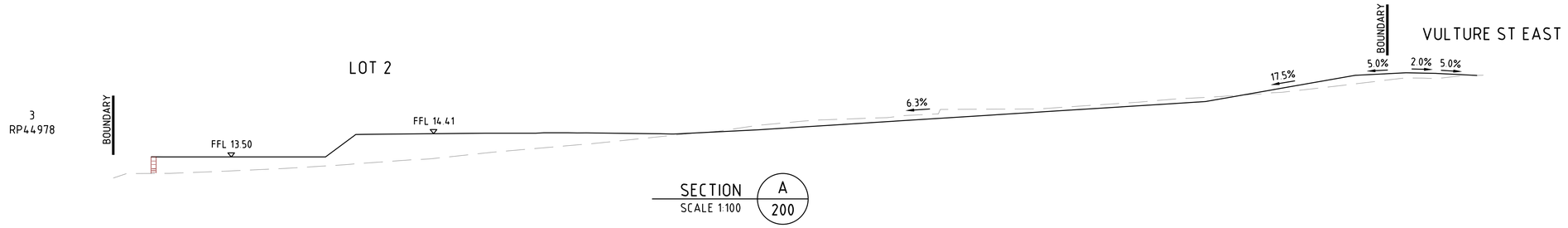
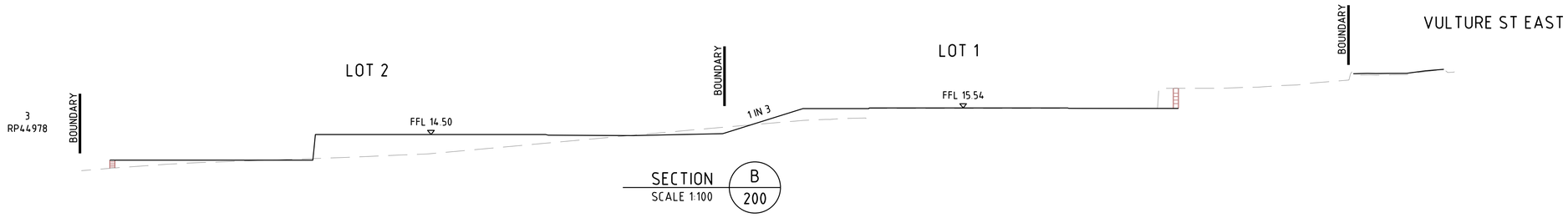
NORTH POINT

TITLE: EARTHWORKS LAYOUT PLAN

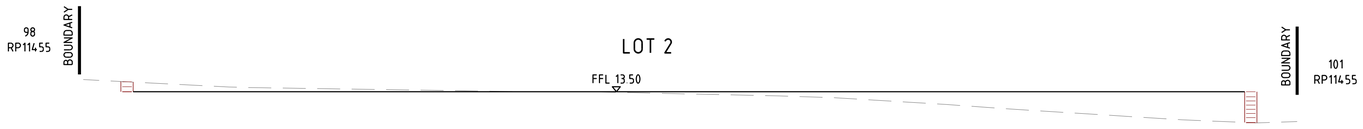
PLAN No 265-003-200 | REVISION B | A1



SECTION A
SCALE 1:100
200



SECTION B
SCALE 1:100
200



SECTION C
SCALE 1:50
200

0 0.5 1.0 1.5 2.0 2.5m
Scale 1:50 - A1 (1:100 - A3)

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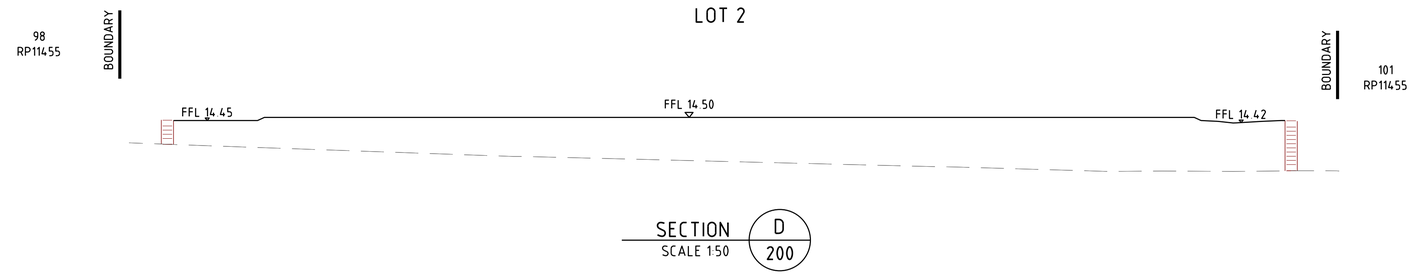
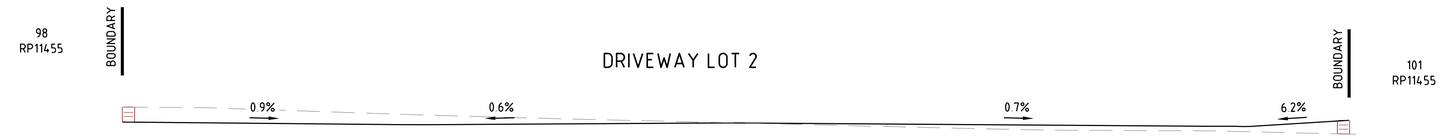
NORTH POINT

TITLE: EARTHWORKS SECTIONS
SHEET 1 OF 2

PLAN No 265-003-201 | REVISION B | A1



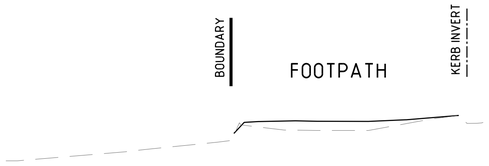
SECTION D
SCALE 1:50
200



SECTION E
SCALE 1:50
200



SECTION F
SCALE 1:50
200



SECTION G
SCALE 1:50
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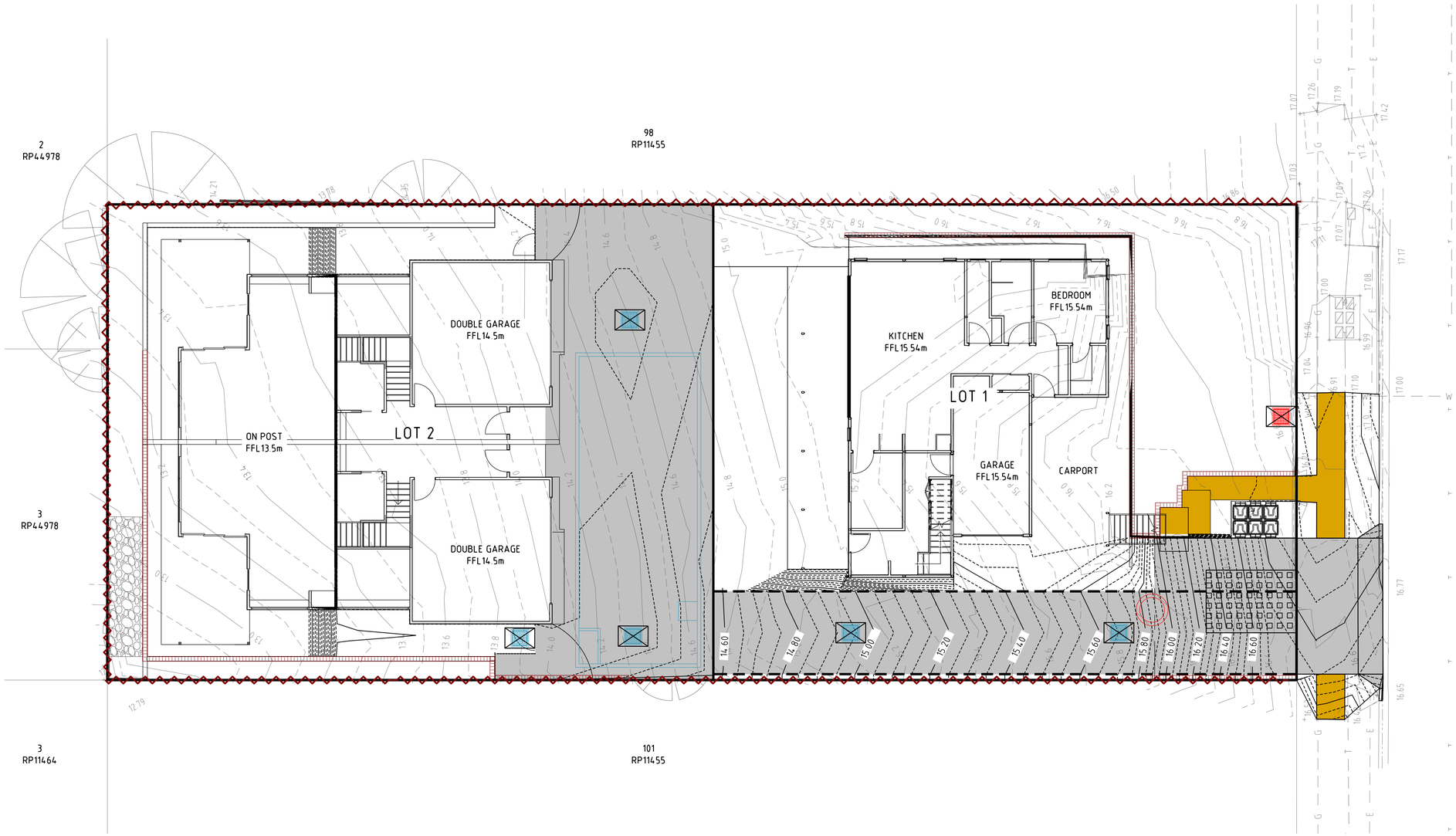
NORTH POINT

TITLE: EARTHWORKS SECTIONS
SHEET 2 OF 2

PLAN No 265-003-202 | REVISION B | A1



LEGEND:

- EXISTING MINOR CONTOUR
- 15.6 EXISTING MAJOR CONTOUR
- EXISTING FENCE
- EXISTING EDGE OF BITUMENT
- EXISTING KERB & CHANNEL
- EXISTING RETAINING WALL
- E EXISTING UNDERGROUND ELECTRICITY
- SW EXISTING STORMWATER
- S EXISTING SEWER
- W EXSTING WATER
- T EXISTING TELSTRA
- G EXISTING GAS
- WM EXISTING WATER METER
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- PROPOSED MINOR CONTOUR
- 15.6 PROPOSED MAJOR CONTOUR
- PROPOSED RETAINING WALL
- SEDIMENT FENCE
- STABILISED SITE ACCESS
- PIT PROTECTION FILTER
- PROPOSED STORMWATER PIT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PATH

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DESIGNED	QT

SURVEYED:
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

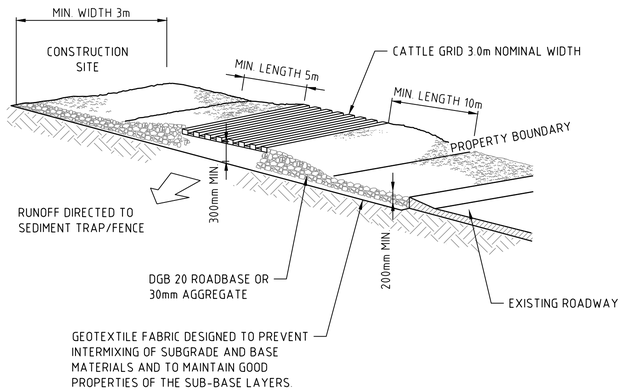
CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

TITLE: SEDIMENT & EROSION CONTROL PLAN

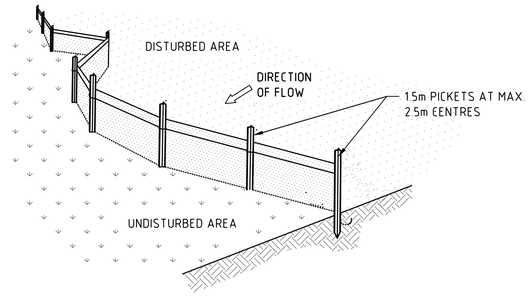
PLAN No 265-003-250 | REVISION B | A1



CONSTRUCTION NOTES:

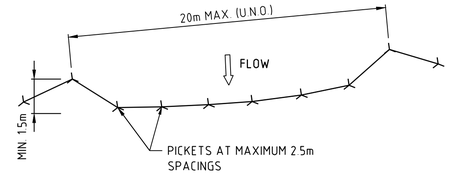
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

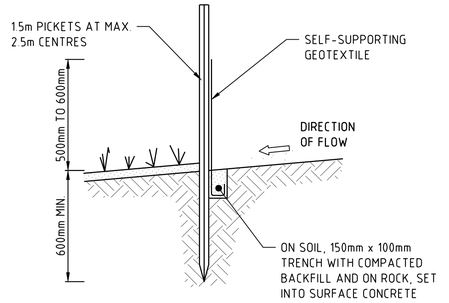
STABILISED SITE ACCESS



CONSTRUCTION NOTES:

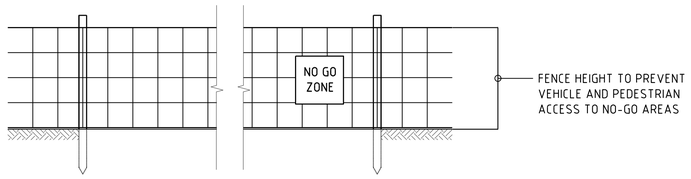
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE. PROVIDE SMALL RETURNS AS SHOWN TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION.
2. WHERE POSSIBLE, LIMIT CATCHMENTS TO APPROXIMATELY 50 L/s FOR A Q10 DESIGN STORM EVENT.
3. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED
4. DRIVE 1.5 METRE LONG PICKETS ALONG THE DOWNSLOPE EDGE OF THE TRENCH AT 2.5 METRE MAXIMUM INTERVALS. IF STAR PICKETS ARE USED ENSURE THEY ARE FITTED WITH SAFETY CAPS.
5. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING (NOT SHADE CLOTH).FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS AND TO BASE OF TRENCH. FIX GEOTEXTILE WITH WIRE TIES OR CONNECTIONS RECOMMENDED BY THE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
7. BACKFILL THE TRENCH OVER FABRIC BASE AND COMPACT THOROUGHLY.





SECTION DETAIL

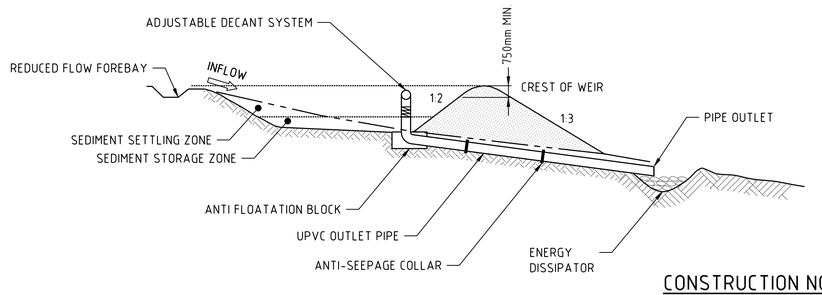
SEDIMENT FENCE

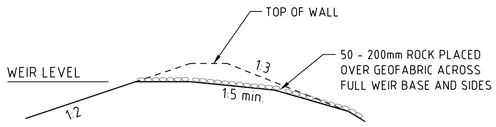


CONSTRUCTION NOTES:

1. INSTALL FENCING WHERE SHOWN WITH SIGNS AT REGULAR INTERVALS IN CLEARLY VISIBLE LOCATIONS. MAINTAIN UNTIL DIRECTED OTHERWISE.

BARRIER FENCE





WEIR PROTECTION DETAIL

CONSTRUCTION NOTES:

1. REMOVE ALL VEGETATION AND TOPSOIL FROM UNDER THE DAM WALL AND FROM WITHIN STORAGE AREA.
2. CONSTRUCT BASIN SIZE, DECANT SYSTEM, OUTLET PIPE AND WEIR IN ACCORDANCE WITH THE SITE SPECIFIC CALCULATIONS PROVIDED IN THE ESCP.
3. BASIN WALLS TO BE CONSTRUCTED OF MATERIAL THAT IS NON-DISPERSIVE AND FREE OF ROOTS, WOOD, ROCK, LARGE STONE OR FOREIGN MATERIAL.
4. PREPARE THE SITE UNDER THE EMBANKMENT BY RIPPING TO AT LEAST 100mm TO HELP BOND COMPACTED FILL TO THE EXISTING SUBSTRATE.
5. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT.
6. CONSTRUCT THE EMERGENCY SPILLWAY.
7. REHABILITATE THE STRUCTURE.

SEDIMENT BASIN

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APPLICATION REF
A006924041

No.	DATE	REVISIONS	BY	CKD
B	20.04.26	STORMWATER AMENDED TO COUNCIL ADVICE	QT	GWA
A	09.01.23	ISSUED FOR APPROVAL	QT	GWA

SCALE: 0 2 4 6 8 10m
Scale 1:200 - A1 (1:400 - A3)

PROJECT NO: 265-003
LOCAL AUTHORITY APPROVAL NO: ---

DATE	20.04.26
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DRAWN	QT
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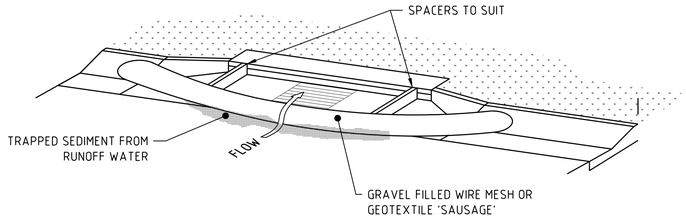
CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET EAST BRISBANE QLD 4169

NORTH POINT

TITLE: SEDIMENT AND EROSION DETAILS - SHEET 1 OF 3

PLAN No 265-003-251 | REVISION B | A1



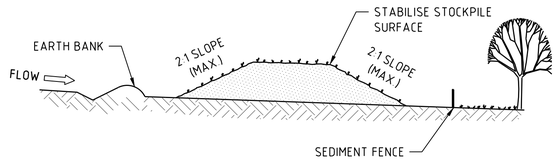
CONSTRUCTION NOTES:

1. INSTALL FILTERS TO KERB INLETS AT SAG POINTS ONLY
2. 'SAUSAGE' TO BE FILLED WITH 25mm TO 50mm GRAVEL, SHAPED INTO AN ELLIPTICAL CROSS SECTION APPROX. 150mm HIGH AND 400mm WIDE AND BE NO LONGER THAN LENGTH OF INLET PIT
3. SPACERS TO PROVIDE MIN. 100mm GAP BETWEEN FILTER AND KERB INLET AND FORM SEAL WITH KERB TO PREVENT SEDIMENT BYPASSING FILTER
4. GRAVEL FILLED SANDBAGS CAN BE USED AS A SUBSTITUTE FOR 'SAUSAGE'. SANDBAGS MUST BE FIRMLY PLACED AND INTERLOCKED TO PREVENT SEDIMENT PASSING BETWEEN THEM

GRAVEL INLET FILTER

PROVIDE SAND BAGS ACROSS FLOW PATH AS DETERMINED ON SITE BY SUPERINTENDENT.

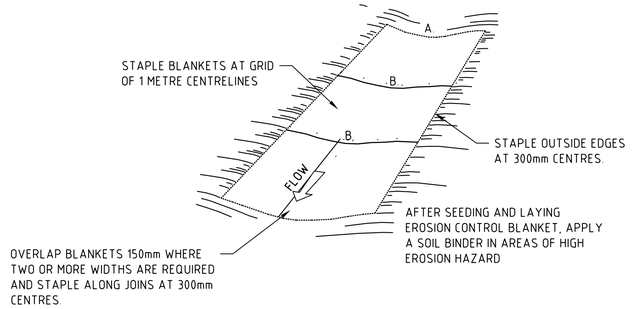
SANDBAG TEMPORARY BUND

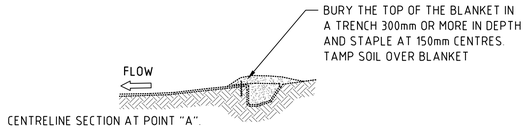


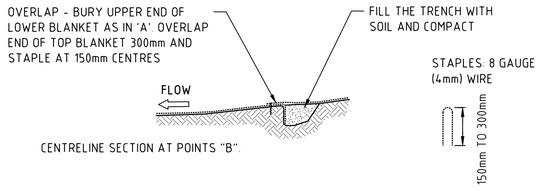
CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON CONTOURS AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE POSSIBLE, RESTRICT TOPSOIL STOCKPILES TO LESS THAN 2 METRES IN HEIGHT.
4. WHERE PLACED FOR MORE THAN 10 DAYS, STABILISE TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT DIVERSION DRAINS ON THE UPSLOPE SIDE AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

STOCKPILES



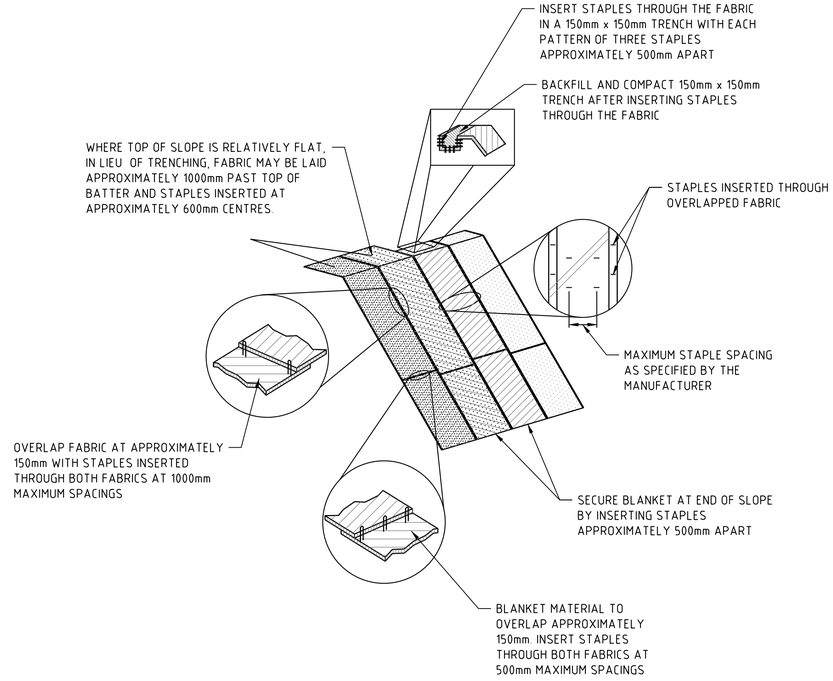




CONSTRUCTION NOTES:

1. REMOVE ANY ROCKS, CLODS, STICKS OR GRASS FROM THE SURFACE BEFORE LAYING MATTING.
2. ENSURE THAT TOPSOIL IS AT LEAST 75mm DEEP.
3. COMPLETE FERTILISING AND SEEDING BEFORE LAYING THE MATTING.
4. ENSURE FABRIC WILL BE CONTINUOUSLY IN CONTACT WITH THE SOIL BY GRADING THE SURFACE CAREFULLY FIRST.
5. LAY THE FABRIC IN "SHINGLE-FASHION", WITH THE END OF EACH UPSTREAM ROLL OVERLAPPING THOSE DOWNSTREAM. ENSURE EACH ROLL IS ANCHORED PROPERLY AT ITS UPSLOPE END.
6. ENSURE THAT THE FULL WIDTH OF FLOW IN THE CHANNEL IS COVERED BY THE MATTING UP TO THE DESIGN STORM EVENT (USUALLY A 10-YEAR ARI TIME OF CONCENTRATION STORM EVENT).
7. DIVERT WATER FROM THE STRUCTURE UNTIL VEGETATION IS STABILISED PROPERLY.

CONCENTRATED FLOW CATCH DRAIN



CONSTRUCTION NOTES:

1. REMOVE ANY ROCKS, CLODS, STICKS OR GRASS FROM THE GROUND SURFACE BEFORE LAYING THE MATTING.
2. SPREAD TOPSOIL TO AT LEAST 75mm DEPTH.
3. COMPLETE FERTILISING AND SEEDING ON A PROPERLY PREPARED SEEDBED WHERE REQUIRED PRIOR TO LAYING MATTING.
4. ENSURE FABRIC IS CONTINUOUSLY IN CONTACT WITH THE SOIL BY GRADING THE SURFACE CAREFULLY FIRST.
5. MATTING TO BE LAID "SHINGLE-FASHION" WITH ENDS OF EACH UPSTREAM ROLL OVERLAPPING NEXT DOWNSLOPE ROLL.
6. ENSURE SUFFICIENT STAPLES ARE USED TO MAINTAIN A GOOD CONTACT BETWEEN SOIL AND MATTING.

BATTER SHEET FLOW

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A006924041

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B	20.04.26	STORMWATER AMENDED TO COUNCIL ADVICE	QT	GWA
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SCALE: 0 2 4 6 8 10m
Scale 1:200 - A1 (1:400 - A3)

PROJECT NO: 265-003
LOCAL AUTHORITY APPROVAL NO.: ---

DATE	20.04.26
CHECKED	GWA
DRAWN	QT
DESIGNED	QT

SURVEYED:
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CPESC No: 7678
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FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

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2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

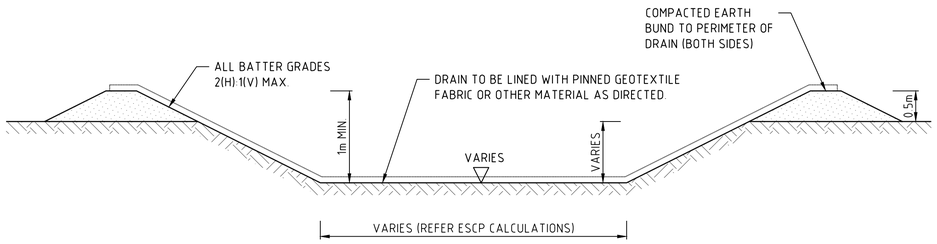
CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET EAST BRISBANE QLD 4169

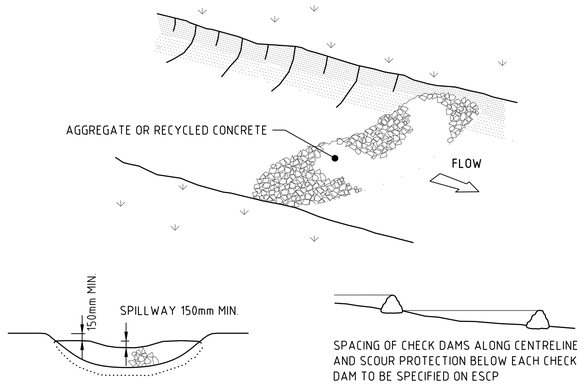
NORTH POINT

TITLE: SEDIMENT AND EROSION DETAILS - SHEET 2 OF 3

PLAN No 265-003-252 | REVISION B | A1



CLEAN WATER CATCH DRAIN

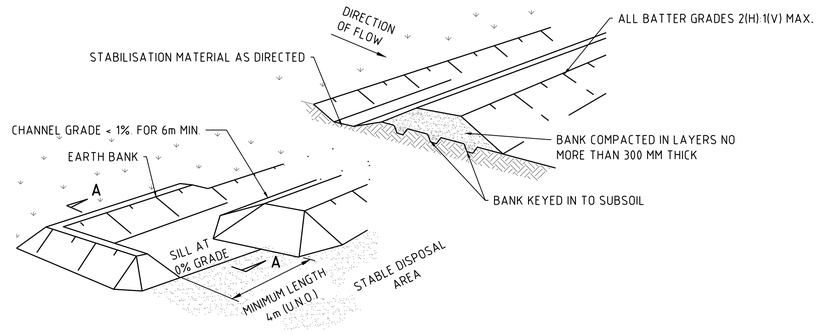


TYPICAL CHANNEL SECTION TYPICAL LONGITUDINAL SECTION

CONSTRUCTION NOTES:

1. CHECK DAMS TO BE BUILT WITH VARIOUS MATERIALS, INCLUDING ROCKS, LOGS AND SANDBAGS. THE MAINTENANCE PROGRAM SHOULD ENSURE INTEGRITY IS RETAINED.
2. TRENCH CHECK DAM 200mm INTO THE GROUND ACROSS WHOLE WIDTH. WHERE ROCK IS USED, FILL TRENCHES TO AT LEAST 100mm ABOVE GROUND SURFACE TO REDUCE RISK OF UNDERCUTTING.
3. TRENCH MAXIMUM HEIGHT SHOULD NOT EXCEED 600mm ABOVE GULLY FLOOR. THE CENTRE SHOULD ACT AS A SPILLWAY, BEING AT LEAST 150mm LOWER THAN OUTER EDGES.
4. SPACE DAMS SO THE TOE OF THE UPSTREAM DAM IS LEVEL WITH THE SPILLWAY OF THE FOLLOWING DOWNSTREAM DAM.

ROCK CHECK DAM





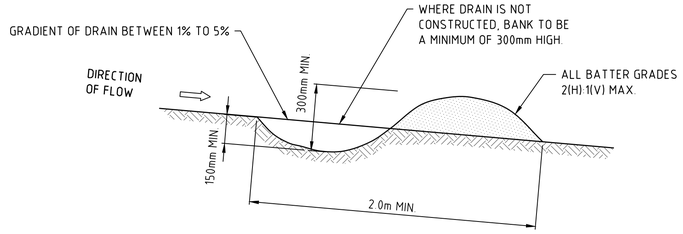
TYPICAL CHANNEL SECTION

SECTION AA

CONSTRUCTION NOTES:

1. CONSTRUCT AT THE GRADIENT SPECIFIED (PREFERABLY BETWEEN 1 AND 5 PERCENT)
2. WORK AROUND EXISTING VEGETATION AND AVOID REMOVING TREES AND SHRUBS WHERE POSSIBLE.
3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
4. BUILD DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V-SHAPED, AT THE DIMENSIONS SHOWN ON THE ESCP.
5. ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
6. WHERE DISCHARGING TO ERODIBLE LANDS, ENSURE OUTLET THROUGH A PROPERLY CONSTRUCTED LEVEL SPREADER.
7. CONSTRUCT THE LEVEL SPREADER AT GRADIENTS SPECIFIED (PREFERABLY LESS THAN 1 PERCENT LEVEL)
8. WHERE POSSIBLE, ENSURE WATER DISCHARGES ONTO STABILISED OR UNDISTURBED AREAS WITHIN THE SAME SUBCATCHMENT FROM WHICH IT ORIGINATED.

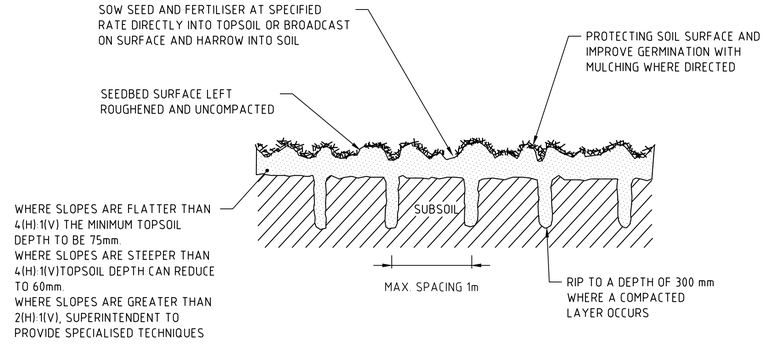
EARTH BANK (HIGH FLOWS)



CONSTRUCTION NOTES:

1. LOW FLOW DRAINS TO BE USED WHERE THE MAXIMUM UPSLOPE LENGTH IS 80m
2. BUILD WITH GRADIENTS BETWEEN 1 PERCENT AND 5 PERCENT
3. WHERE POSSIBLE WORK AROUND EXISTING VEGETATION.
4. ENSURE THE STRUCTURE IS FREE OF PROJECTIONS OR IRREGULARITIES THAT COULD IMPEDE FLOW.
5. DRAINS TO BE CONSTRUCTED WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS (NOT V SHAPED)
6. ENSURE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE
7. WHERE POSSIBLE COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION

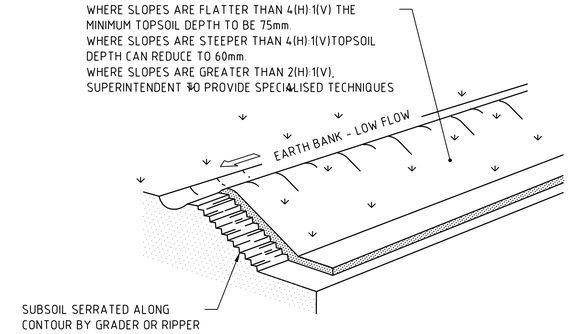
EARTH BANK (LOW FLOW) CATCH DRAINS



CONSTRUCTION NOTES:

1. LOOSEN COMPACTED SOIL BEFORE SOWING SEED. IF NECESSARY, RIP SURFACE TO A DEPTH OF 300mm. AVOID ROTARY HOE CULTIVATION.
2. AVOID COMPACTION BY WORKING THE GROUND A MINIMAL AMOUNT IN ORDER TO ACHIEVE THE DESIRED TILTH AND GOOD SEED BED.
3. AVOID CULTIVATION IN VERY WET OR VERY DRY CONDITIONS.
4. CULTIVATE ALONG THE CONTOUR, NOT UP AND DOWN THE SLOPE.

SEEDBED PREPARATION



CONSTRUCTION NOTES:

1. SCARIFY SURFACE ALONG THE LINE OF THE CONTOUR TO A DEPTH OF 50mm TO 100mm TO BREAK UP ANY HARDSETTING SURFACES AND TO PROVIDE A GOOD BOND BETWEEN THE RESPREAD MATERIAL AND SUBSOIL.
2. ADD SOIL AMELIORANTS AS REQUIRED.
3. IF COMPACTED LAYERS OCCUR RIP TO A DEPTH OF 300mm.

REPLACING TOPSOIL

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B	20.04.26	STORMWATER AMENDED TO COUNCIL ADVICE	QT	GWA
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SCALE: 0 2 4 6 8 10m — Scale 1:200 - A1 (1:400 - A3)

SURVEYED:

DATUM: AHD

PROJECT NO: 265-003

LOCAL AUTHORITY APPROVAL NO: ---

DATE	20.04.26
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APPROVED:

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CPESC No: 7678
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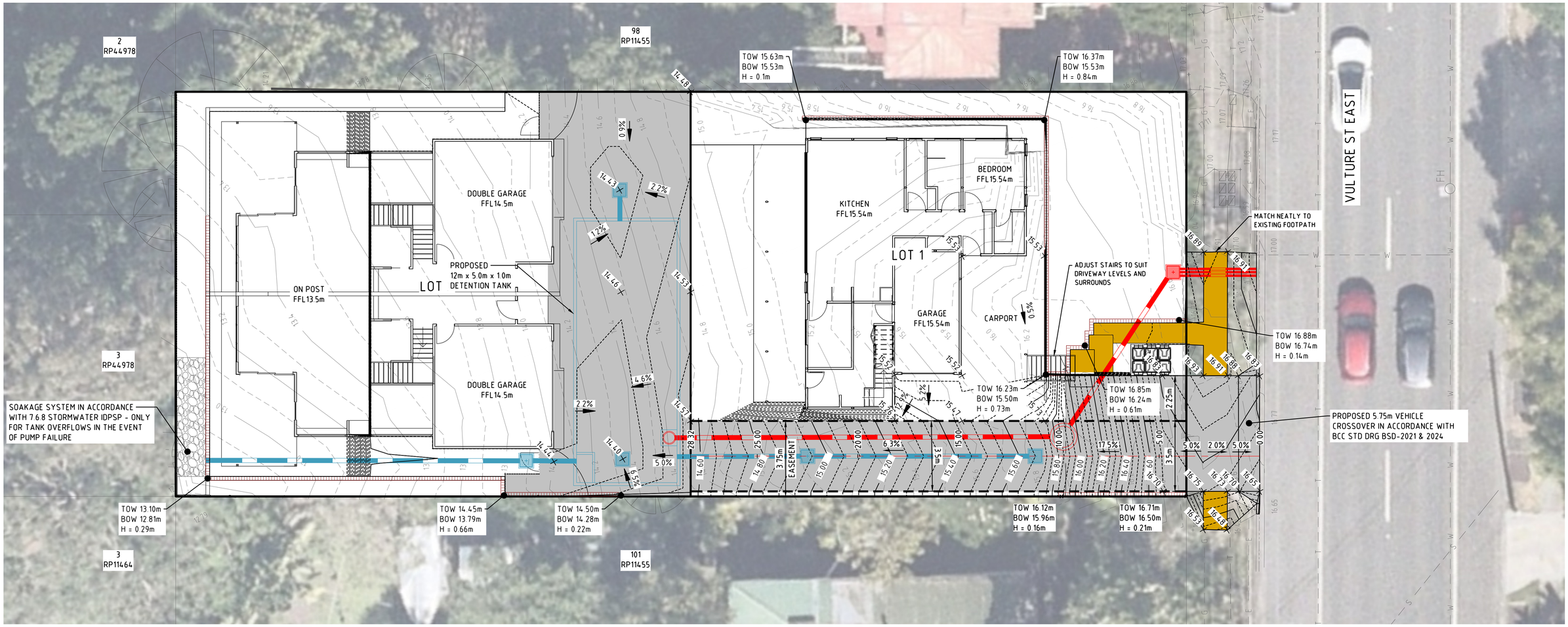
CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET EAST BRISBANE QLD 4169

NORTH POINT

TITLE: SEDIMENT AND EROSION DETAILS - SHEET 3 OF 3

PLAN No 265-003-253 | REVISION B | A1



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APPLICATION REF
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LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR (15.60)
- EXISTING FENCE
- EXISTING EDGE OF BITUMENT
- EXISTING KERB & CHANNEL
- EXISTING RETAINING WALL
- EXISTING UNDERGROUND ELECTRICITY (E)
- EXISTING STORMWATER (SW)
- EXISTING SEWER (S)
- EXSTING WATER (W)
- EXISTING TELSTRA (T)
- EXISTING GAS (G)
- EXISTING WATER METER (WM)
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR (15.60)
- PROPOSED RETAINING WALL
- PROPOSED STORMWATER AND PIT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PATH
- PROPOSED STORMWATER RISING MAIN

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SCALE: 0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

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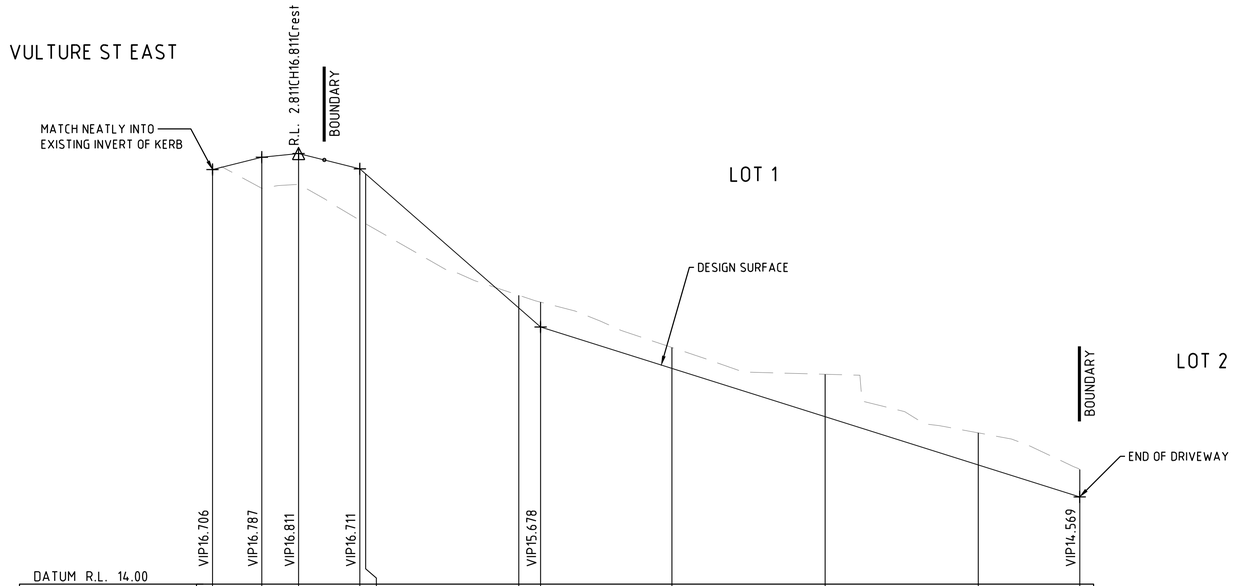
PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

TITLE: SITEWORKS AND DRAINAGE LAYOUT PLAN

PLAN No 265-003-300 | REVISION B | A1



DATUM R.L. 14.00	VIP16.706	VIP16.787	VIP16.811	VIP16.711		VIP15.678				VIP14.569		
GRADE	5.00 %	4.00 %	5.00 %		-17.50 %		-6.30 %					
LENGTH												
HORIZONTAL ALIMNT ARC LENGTHS							TAN 28.315					
CUT/FILL	-0.000	0.203	0.201	0.336	0.325	-0.083	-0.163	-0.137	-0.277	-0.209		
DESIGN CENTRELINE	16.706	16.787	16.811	16.711	16.678	15.803	15.678	15.408	15.093	14.778		
NATURAL SURFACE	16.707	16.584	16.610	16.375	16.353	15.886	15.841	15.545	15.370	14.987	14.748	
CHAINAGE	0.000	1.611	2.811	4.811	5.000	10.000	10.711	15.000	20.000	25.000	28.315	

0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

0 0.2 0.4 0.6 0.8 1.0m
Scale 1:20 - A1 (1:40 - A3)

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SCALE:

PROJECT NO: 265-003
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DRAWN	QT
DESIGNED	QT

SURVEYED:
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

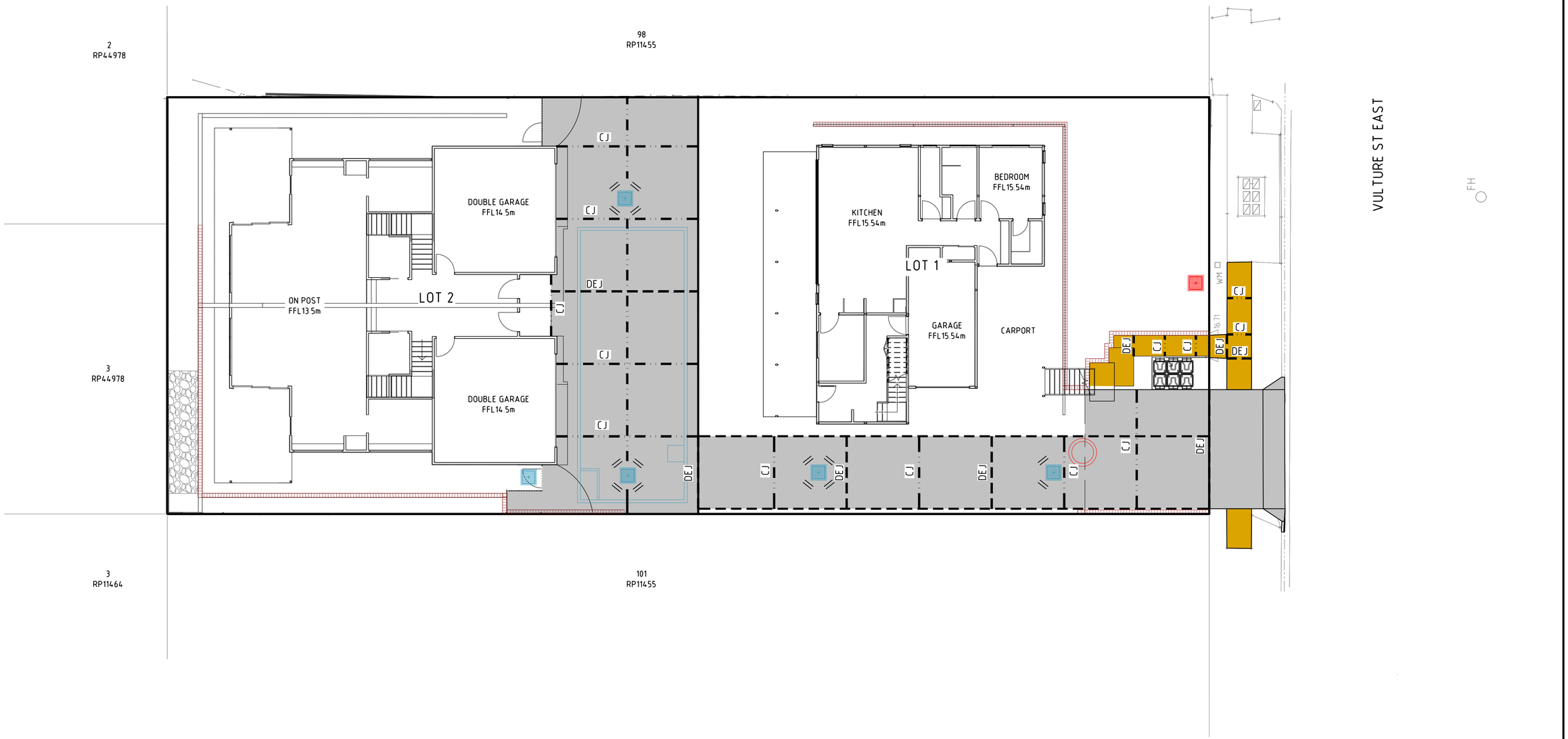
CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

TITLE: DRIVEWAY LONGITUDINAL SECTION

PLAN No 265-003-310 | REVISION B | A1



LEGEND:

- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL
- CJ — CONTROL JOINT
- DEJ — DOWELLED EXPANSION JOINT

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19/09/2026
APPLICATION REF
A006924041

No.	DATE	REVISIONS	BY	CKD
B	20.04.26	STORMWATER AMENDED TO COUNCIL ADVICE	QT	GWA
A	09.01.23	ISSUED FOR APPROVAL	QT	GWA

SCALE: 0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

PROJECT NO: 265-003
LOCAL AUTHORITY APPROVAL NO: ---

DATE	20.04.26
CHECKED	GWA
DRAWN	QT
DESIGNED	QT

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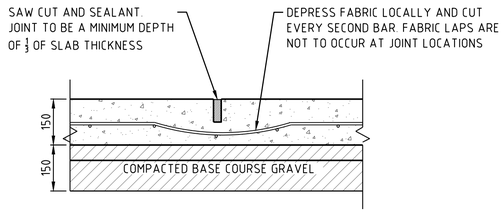
CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

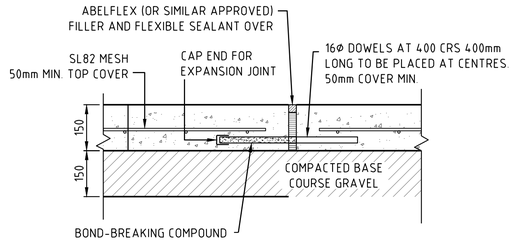
TITLE: PAVEMENT LAYOUT PLAN

PLAN No 265-003-350 | REVISION B | A1



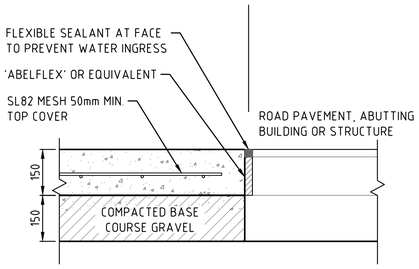
CONTROL JOINT (CJ)

SCALE 1:10



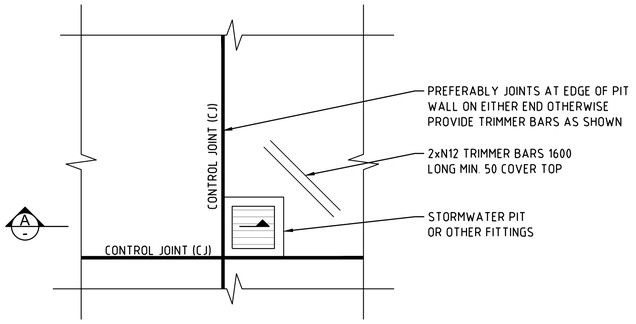
DOWELLED EXPANSION JOINT DETAIL (DEJ)

SCALE 1:10



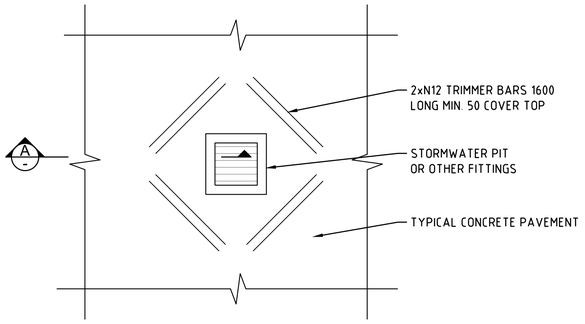
TYPICAL ISOLATION JOINT DETAIL (IJ)

SCALE 1:10



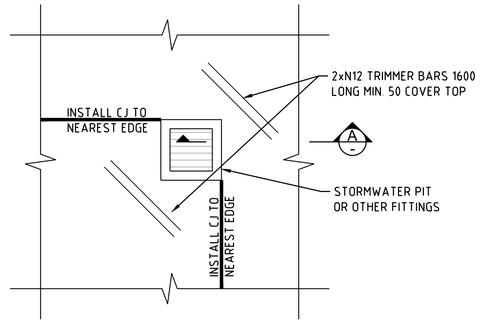
PIT LOCATED AT SLAB JOINTS

SCALE 1:50



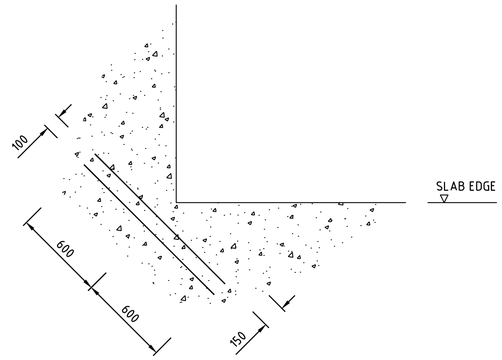
PIT LOCATED AT SLAB JOINTS

SCALE 1:50



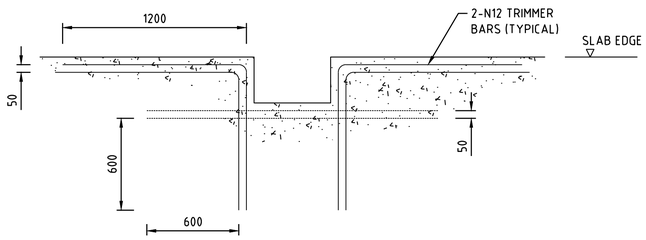
PIT LOCATED NEAR SLAB JOINTS

SCALE 1:50



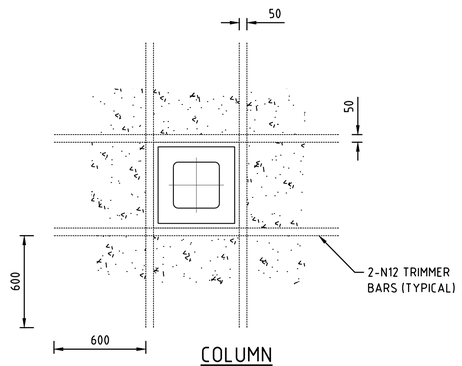
RE-ENTRAN CORNER - INTERNAL

SCALE 1:20



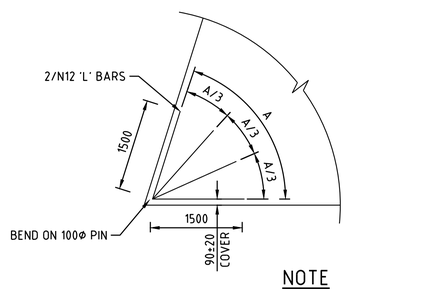
EDGE PENETRATION

SCALE 1:20



COLUMN

SCALE 1:20



NOTE

BARS TO BE TIED TO
UNDERSIDE OF TOP MESH

CORNER REINFORCEMENT IN SLABS

SCALE 1:50

CONCRETE NOTES

1. CONCRETE MIX

THE CONCRETE SHALL HAVE A MINIMUM 28 DAY CHARACTERISTIC COMPRESSIVE STRENGTH OF 32MPa(MIN), MAXIMUM WATER/CEMENT RATIO OF 0.45 AND A MINIMUM CEMENT CONTENT OF 300kg/m^3.

2. SLUMP

CONCRETE SLUMP TEST TO BE COMPLETED & SHALL NOT BE LESS THAN 75mm & NOT MORE THAN 100mm

4. AGGREGATE

MAX AGGREGATE SIZE TO BE 20mm.

4. SUBGRADE PREPARATION

THE SUBGRADE TO THE EXPOSED AGGREGATE CONCRETE PAVEMENT AREAS SHALL BE PREPARED THE SAME AS CONVENTIONAL ROADS.

5. TRAFFIC

TRAFFIC SHALL NOT BE ALLOWED ON THE FINISHED CONCRETE PAVEMENT FOR AT LEAST 14 DAYS AFTER COMPLETION OF CONSTRUCTION.

6. JOINTS

ALL CONTROL JOINTS AND KEY JOINTS SHALL BE LOCATED GENERALLY PERPENDICULAR TO CENTRELINE. ALL CONTROL JOINTS TO BE COMPLETED AS SOON AS CONCRETE HAS CURED SUFFICIENTLY SO AS NOT TO DAMAGE THE SLAB SURFACE.

7. REINFORCING

a. ALL CONCRETE WORKS & REINFORCEMENT TO BE IN ACCORDANCE WITH AS3600.
b. COVER TO ALL REINFORCEMENT IN ACCORDANCE WITH AS3600.
c. PROVIDE BAR CHAIRS FOR ALL REINFORCING

8. GENERAL

INDUSTRIAL DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH COUNCIL STANDARD DRAWING IPWEAQ RS-051.
THE GRAVEL PAVEMENT SHALL BE NEATLY PROFILED AND TRIMMED TO ENSURE CONSTANT CONCRETE DEPTHS AND PROFILES.
ACTUAL CONSTRUCTION REQUIREMENTS MAY VARY FROM THE DETAILS SHOWN AND THEREFORE ALL CONSTRUCTION DETAILS SHOULD BE VERIFIED BY THE SUPERINTENDENT PRIOR TO CONSTRUCTION COMMENCING.
PROVIDE ABELFLEX BETWEEN KERB AND DRIVEWAY
REINFORCEMENT TO HAVE MINIMUM COVER OF 50mm UNLESS NOTED OTHERWISE.
PAVEMENT & CONCRETE DESIGN TO BE DETERMINED BY CBR VALUES AND SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARDS
CONSTRUCTION JOINTS, WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
CONCRETE TESTING TO BE IN ACCORDANCE WITH AS3600.

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SCALE: 0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

PROJECT NO: 265-003
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INFO@BAXENGINEERING.COM.AU

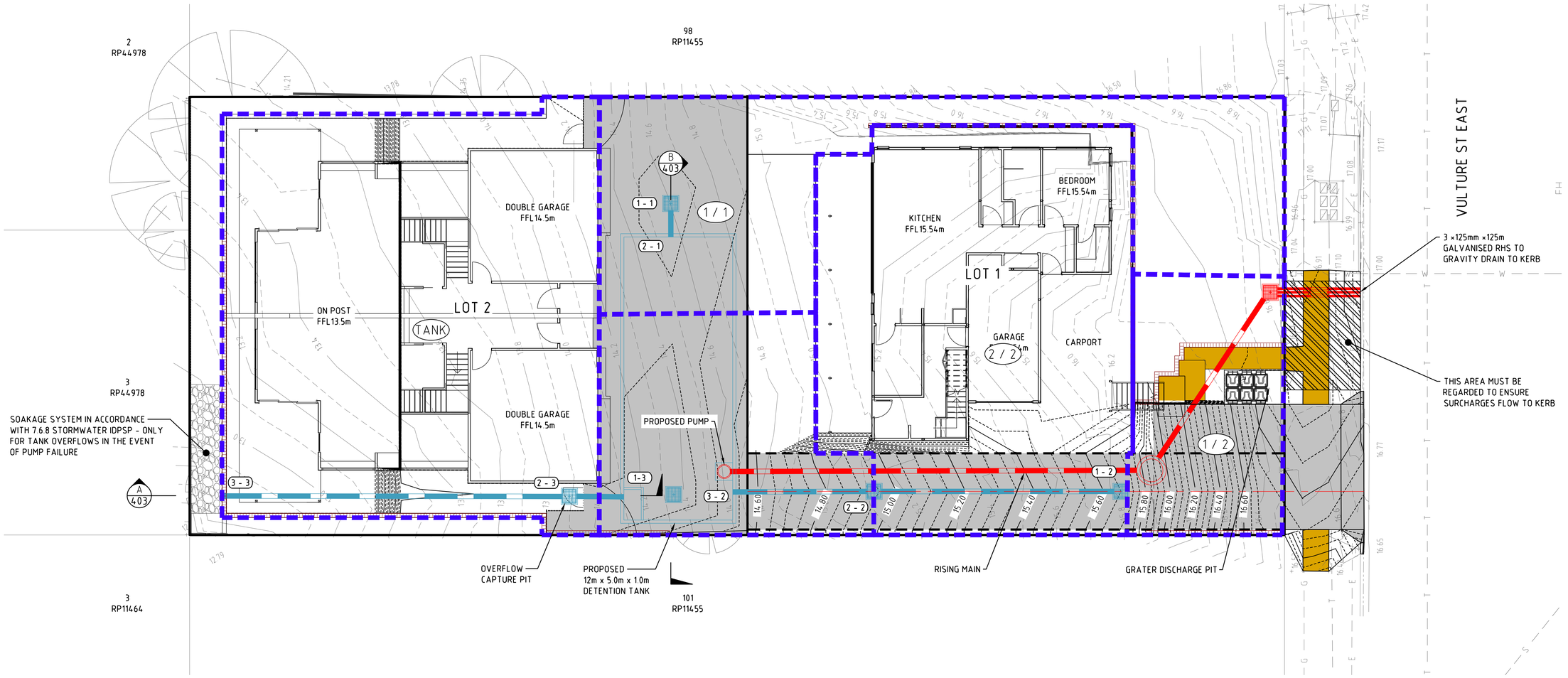
CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

TITLE: CONCRETE & JOINTING DETAILS

PLAN No 265-003-351 | REVISION B | A1



NOTES
1. STORMWATER TO POND 100mm MIN. IN DRIVEWAY PRIOR CAPTURE BY OVERFLOW PIT.
2. ENGINEER TO CONFIRM THAT UNITS WILL NOT BE SUBJECTED TO FLOODING IN THE EVENT OF PUMP FAILURE
3. NIB WALL MAY BE REQUITED AROUND GRATED DISCHARGE PIT TO ENSURE FLOWS DO NOT FLOW BACK DOWN DRIVEWAY
4. DUTY POINT ONE PUMP 5 L/S. DUTY POINT BOTH PUMPS 8 L/S
5. ALL WORKS ARE TO COMPLY WITH 7.6.6 OF STORMWATER DRAINAGE INFRASTRUCTURE DESIGN PLANNING SCHEME POLICY

CATCHMENT TABLE

CATCHMENT	AREA (ha)
1/1	0.018
2/1	0.011
1/2	0.026
2/2	0.026
TANK	0.033

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LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR (15.60)
- EXISTING FENCE
- EXISTING EDGE OF BITUMENT
- EXISTING KERB & CHANNEL
- EXISTING RETAINING WALL
- EXISTING UNDERGROUND ELECTRICITY (E)
- EXISTING STORMWATER (SW)
- EXISTING SEWER (S)
- EXSTING WATER (W)
- EXISTING TELSTRA (T)
- EXISTING GAS (G)
- EXISTING WATER METER (WM)
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR (15.60)
- PROPOSED RETAINING WALL
- PROPOSED STORMWATER AND PIT
- PROPOSED DRAINAGE CATCHMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER RISING MAIN

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SCALE: 0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

PROJECT NO: 265-003
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INFO@BAXENGINEERING.COM.AU

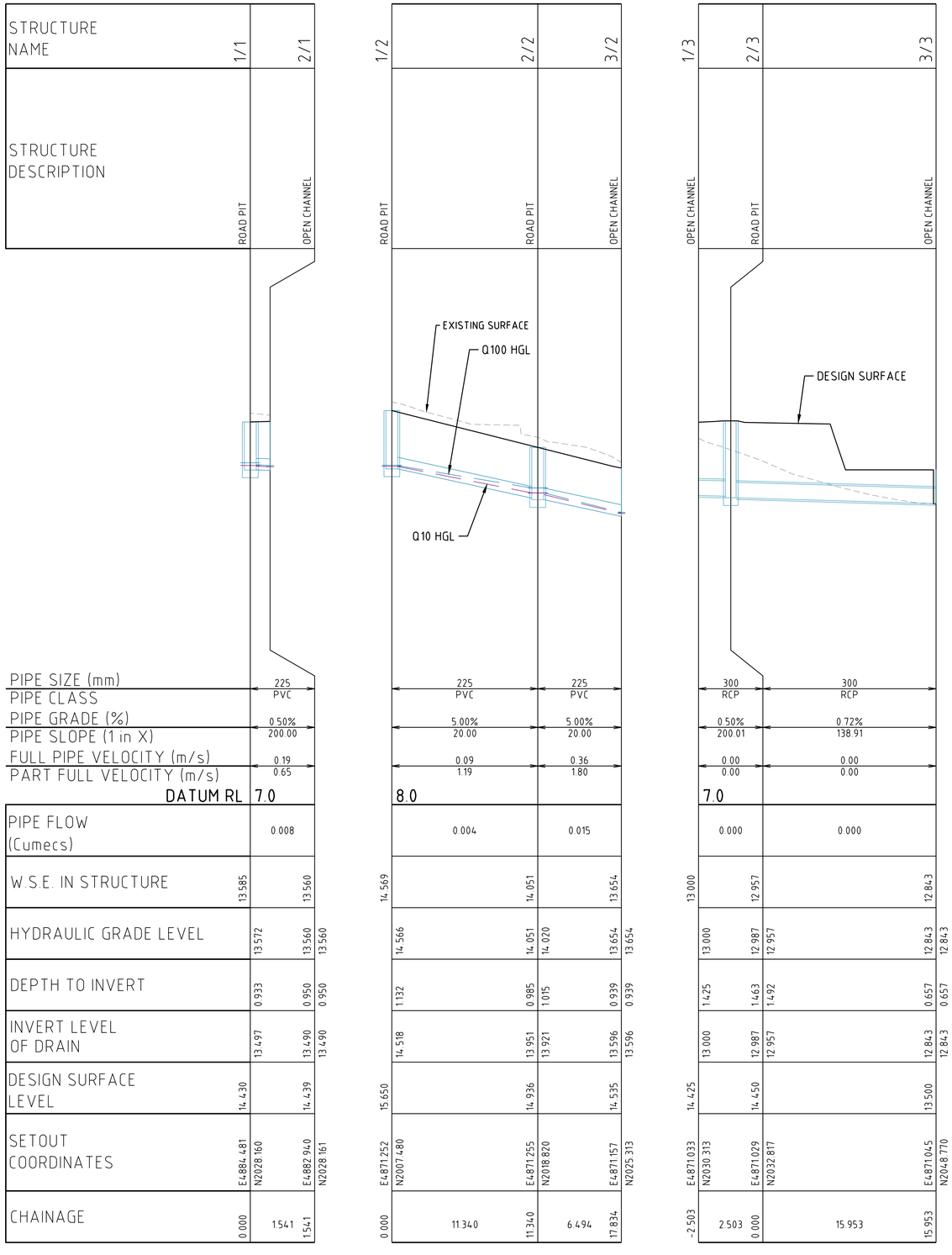
CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

TITLE: DRAINAGE CATCHMENT LAYOUT PLAN

PLAN No 265-003-400 | REVISION B | A1



0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

0 0.2 0.4 0.6 0.8 1.0m
Scale 1:20 - A1 (1:40 - A3)

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CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

TITLE: DRAINAGE LONGITUDINAL SECTIONS

PLAN No 265-003-401 | REVISION B | A1

0		SUB-CATCHMENT RUNOFF							INLET DESIGN							DRAIN DESIGN													HEAD LOSSES							PART FULL		DESIGN LEVELS							
				Tc	I	A	CA	Qc	Qa				Qg	Qb		Tc	I	CA	Qrat	Q	L	S			Vf=Q/A	Qcap	Vcap	Vt		Vf²/2g	Ku	hu	Kw	hw	Sf	hf									
STRUCTURE No.	DRAIN SECTION	STORM EVENT	ARI EVENT	SUB-CATCHMENT TIME OF CONC.	RAINFALL INTENSITY	CO-EFFICIENT OF RUNOFF	SUB-CATCHMENT AREA	EQUIVALENT AREA	SUB-CATCHMENT DISCHARGE	FLOW IN K&C (INC. BYPASS)	ROAD XFALL AT INLET	INLET TYPE	INLET CURVE	FLOW INTO INLET	BYPASS FLOW	BYPASS STRUCTURE No.	CRITICAL TIME OF CONC.	RAINFALL INTENSITY	TOTAL (C x A)	PEAK FLOW	PIPE FLOW	REACH LENGTH	PIPE GRADE	PIPE SIZE	PIPE CLASS	FULL PIPE VELOCITY	CAPACITY FLOW	CAPACITY VELOCITY	TRAVEL VELOCITY	CHART(S) USED	VELOCITY HEAD	U/S HEAD LOSS COEFFICIENT	U/S HEAD LOSS	W.S.E COEFFICIENT	CHANGE IN W.S.E	PIPE FRICTION SLOPE	PIPE FRICTION HEAD LOSS	NORMAL DEPTH	NORMAL DEPTH VEL.	PIPE U/S I.L	PIPE D/S I.L	PIPE U/S H.G.L	PIPE D/S H.G.L	W.S.E	GRATE LEVEL	STRUCTURE No.
			yrs	min	mm/h		ha	ha	L/s	L/s	%			L/s	L/s		min	mm/hr	ha	L/s	L/s	m	%	mm		m/s	L/s	m/s	m/s		m		m		m	%	m	m	m/s	m	m	m	m	m	m	
1/1	A	Minor	10	5	191	0.8	0.018	0.014	8	8	3	RD PIT		8	0		5	191	0.014	8	8	1.541	0.5	225	PVC	0.19	32	0.8	2	G1	0.002	7	0.013		0.013	0.77	0.008	0.075	0.65	13.497	13.49	13.572	13.56	13.585	14.43	1/1
	A	Major	100	5	278	0.96	0.018	0.017	13	13	3	RD PIT		13	0		5	278	0.017	13	13	1.541	0.5	225	PVC	0.33	32	0.8	2	G1	0.006	7	0.039		0.039	0.92	0.008	0.101	0.76	13.497	13.49	13.598	13.584	13.638	14.43	
2/1		Minor	10								3	CHNL																																13.56	14.439	2/1
		Major	100								3	CHNL																																13.584	14.439	
1/2	A	Minor	10	5	191	0.8	0.008	0.007	4	4	3	RD PIT		4	0		5	191	0.007	4	4	11.34	5	225	PVC	0.09	100	2.53	2	G1	0	7	0.003		0.003	4.54	0.529	0.029	1.19	14.518	13.951	14.566	14.051	14.569	15.65	1/2
	A	Major	100	5	278	0.96	0.008	0.008	6	6	3	RD PIT		6	0		5	278	0.008	6	6	11.34	5	225	PVC	0.16	100	2.53	2	G1	0.001	7	0.009		0.009	3.82	0.454	0.038	1.4	14.518	13.951	14.582	14.149	14.59	15.65	
2/2	A	Minor	10	5	191	0.8	0.026	0.021	11	11	3	RD PIT		11	0		5.09	190	0.027	15	15	6.494	5	225	PVC	0.36	100	2.53	2	G1/T1	0.007	4.58	0.031	4.59	0.031	5.64	0.239	0.058	1.8	13.921	13.596	14.02	13.654	14.051	14.936	2/2
	A	Major	100	5	278	0.96	0.026	0.025	19	19	3	RD PIT		19	0		5.09	277	0.033	25	25	6.494	5	225	PVC	0.64	100	2.53	2	G1/T1	0.021	4.58	0.095	4.59	0.095	5.86	0.209	0.077	2.1	13.921	13.596	14.054	13.673	14.149	14.936	
3/2		Minor	10								3	CHNL																																13.654	14.535	3/2
		Major	100								3	CHNL																																13.673	14.535	
1/3	A	Minor	10	0	0		0	0	0	0	3	CHNL		0	0		1	268	0	0	0	2.503	0.5	300	RCP	0	68	0.97	2		0	2	0		0	0.5	0.013	0	0	13	12.987	13	12.987	13	14.425	1/3
	A	Major	100	0	0		0	0	0	0	3	CHNL		0	0		1	390	0	0	0	2.503	0.5	300	RCP	0	68	0.97	2		0	2	0		0	0.5	0.013	0	0	13	12.987	13	12.987	13	14.425	
2/3	A	Minor	10	0	0		0	0	0	0	3	RD PIT		0	0		1.02	267	0	0	0	15.953	0.72	300	RCP	0	82	1.16	2		0	0	0		0	0.72	0.115	0	0	12.957	12.843	12.957	12.843	12.957	14.45	2/3
	A	Major	100	0	0		0	0	0	0	3	RD PIT		0	0		1.02	389	0	0	0	15.953	0.72	300	RCP	0	82	1.16	2		0	0	0		0	0.72	0.115	0	0	12.957	12.843	12.957	12.843	12.957	14.45	
3/3		Minor	10								3	CHNL																																12.843	13.5	3/3
		Major	100								3	CHNL																																12.843	13.5	

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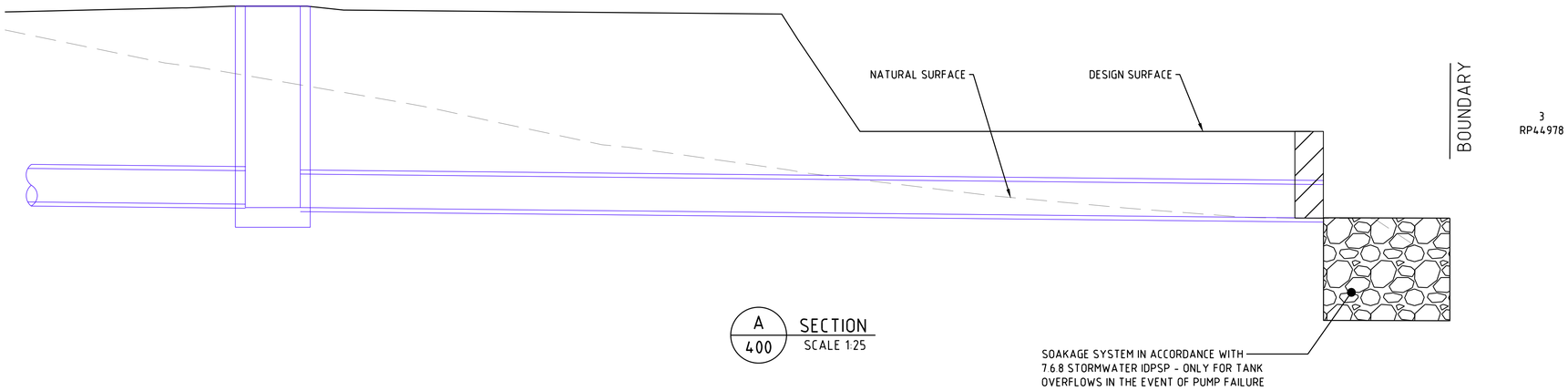
CLIENT: SEBASTIEN LAFLAMME

PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

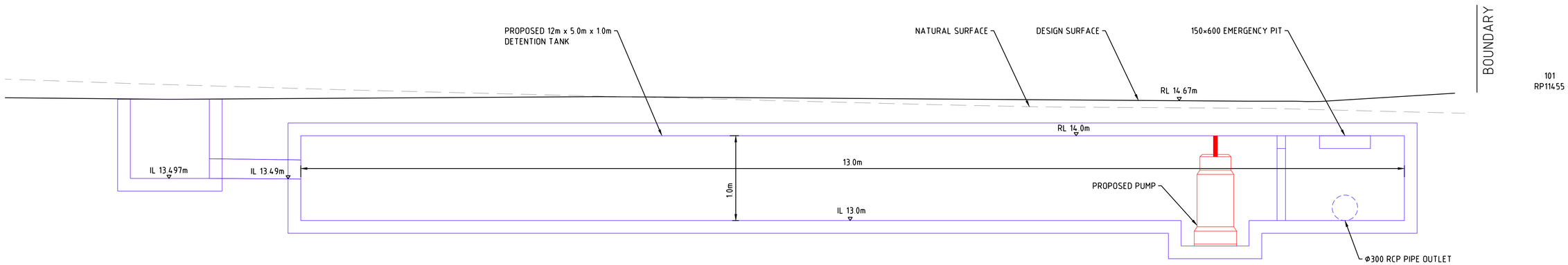
NORTH POINT

TITLE: DRAINAGE CALCULATIONS TABLE

PLAN No 265-003-402 | REVISION B | A1



A 400 SECTION
SCALE 1:25



B 400 SECTION
SCALE 1:25

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SCALE: 0 2 4 6 8 10m
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CLIENT: SEBASTIEN LAFLAMME

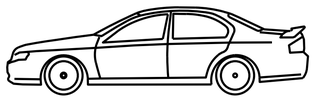
PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

TITLE: TANK DETAILS

PLAN No 265-003-403 | REVISION B | A1





B85 VEHICLE (REALISTIC MIN RADIUS) (2004)

OVERALL LENGTH	4.910m
OVERALL WIDTH	1.870m
OVERALL BODY HEIGHT	1.421m
MIN BODY GROUND CLEARANCE	0.12m
TRACK WIDTH	1.770m
LOCK-TO-LOCK TIME	4.00s
KERB TO KERB TURNING RADIUS	5.750m

LEGEND:

- VEHICLE BODY ENVELOPE
- WHEEL PATH
- 0.3m OVERHANG
- E — EXISTING UNDERGROUND ELECTRICITY
- S — EXISTING SEWER
- T — EXISTING TELSTRA
- G — EXISTING GAS

BCC DS
RECEIVED
19/09/2026
APPLICATION REF
A006924041

No.	DATE	REVISIONS	BY	CKD
B	20.04.26	STORMWATER AMENDED TO COUNCIL ADVICE	QT	GWA
A	09.01.23	ISSUED FOR APPROVAL	QT	GWA

SCALE: 0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

PROJECT NO: 265-003
LOCAL AUTHORITY APPROVAL NO: ---

DATE	20.04.26
CHECKED	GWA
DRAWN	QT
DESIGNED	QT

SURVEYED:

DATUM: AHD

APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: SEBASTIEN LAFLAMME

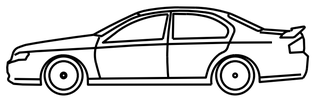
PROJECT: 590 VULTURE STREET
EAST BRISBANE QLD 4169

NORTH POINT

TITLE: SWEPT PATH LAYOUT PLAN - SHEET 1 OF 2

PLAN No 265-003-800 | REVISION B | A1





B85 VEHICLE (REALISTIC MIN RADIUS) (2004)

OVERALL LENGTH	4.910m
OVERALL WIDTH	1.870m
OVERALL BODY HEIGHT	1.421m
MIN BODY GROUND CLEARANCE	0.12m
TRACK WIDTH	1.770m
LOCK-TO-LOCK TIME	4.00s
KERB TO KERB TURNING RADIUS	5.750m

LEGEND:

- VEHICLE BODY ENVELOPE
- WHEEL PATH
- 0.3m OVERHANG
- E — EXISTING UNDERGROUND ELECTRICITY
- S — EXISTING SEWER
- T — EXISTING TELSTRA
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No.	DATE	REVISIONS	BY	CKD
B	20.04.26	STORMWATER AMENDED TO COUNCIL ADVICE	QT	GWA
A	09.01.23	ISSUED FOR APPROVAL	QT	GWA

SCALE: 0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

PROJECT NO: 265-003
LOCAL AUTHORITY APPROVAL NO: ---

DATE	20.04.26
CHECKED	GWA
DRAWN	QT
DESIGNED	QT

SURVEYED:

DATUM: AHD

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CLIENT: SEBASTIEN LAFLAMM

PROJECT: 590 VULTURE STREE
EAST BRISBANE QLD 4169

BCC DS
RECEIVED
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APPLICATION REF
A006924041

NORTH POINT

TITLE: SWEPT PATH LAYOUT PLAN - SHEET 2 OF 2

PLAN No 265-003-801 | REVISION B | A1