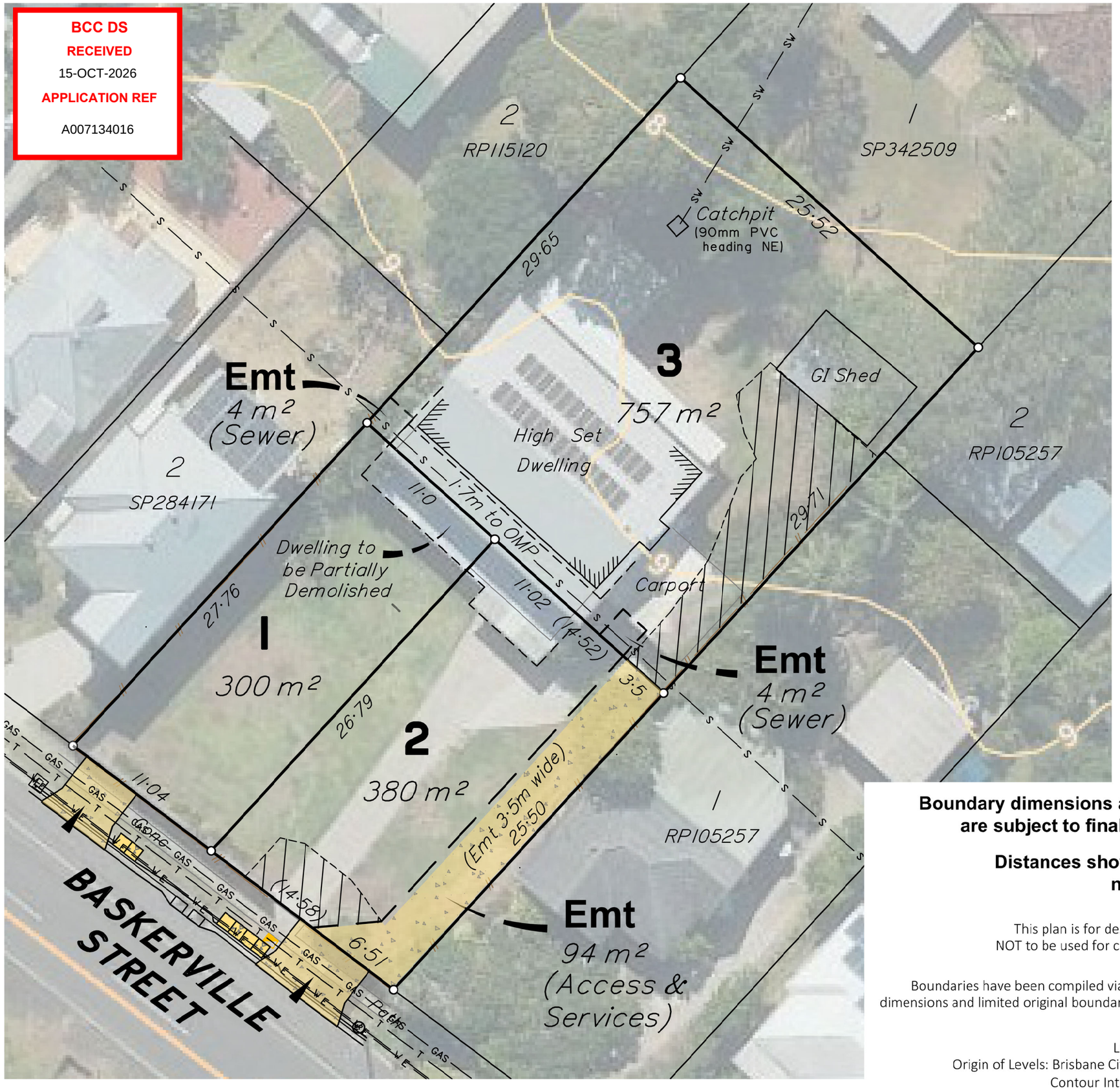
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Boundary dimensions and lot areas are subject to final field survey

Distances shown are to the nearest 0.01m

NOTE:
This plan is for design purposes only.
NOT to be used for construction setout.

BOUNDARIES
Boundaries have been compiled via original boundary dimensions and limited original boundary reference marks.

LEVEL DATUM
Level Datum is AHD
Origin of Levels: Brisbane City Council Records
Contour Interval is 1.0 metres

LEGEND TO SYMBOLS

- Proposed Vehicular Access
- Proposed No-Build/Exclusion Area
- Proposed Concrete Vehicular Driveway
- Proposed Bin Pads (Concrete)

SW	STORM WATER
S	SEWER MAIN
E	ELECTRICITY
T	TELSTRA
W	WATER
GAS	GAS
15.00	CONTOUR

B	Bldg Setback & Emt changes	9/10/26	
A	Original issue	17/08/26	
REVISION		DATE	ZONE

N

0 2.5 5 7.5

Scale 1:250

KMSurveys
Survey || Mapping || Land Development Consultants
CABOOLTURE: Unit 2/7 East St Caboolture
BRISBANE: 167 Pickering St, Enoggera
Cab: (07) 54 955 977 Bris: (07) 3865 3658
Mob: 0414 322 645
www.kmsurveys.com.au

Surveyor	na	
Drawn	KM	16.08.26
Checked	KM	17/08/26
Approved	KM	17/08/26

153 Baskerville St, BRIGHTON

Plan of Proposed Reconfiguration of Lot 2 on SP342509

Locality: BRIGHTON
Local Government: Brisbane City Council
Drawing No. 26082-PP Rev B
Sheet No. 1 of 1 **26082 PP.dwg**
A3

RECONFIGURATION OF ALLOTMENT
AT 153 BASKERVILLE STREET BRIGHTON
FOR ARCHER WILLIAM PROPERTY PTY LTD ATF ARCHER WILLIAM PROPERTY TRUST
OPERATIONAL WORKS ENGINEERING



N

LOCALITY PLAN
APPROX SCALE 1:3000

DRAWING SCHEDULE

DRAWING	DESCRIPTION
PLAN - SHEET	Description
253405-C10	Locality Plan & Schedule Of Drawings
253405-C11	Construction Notes
253405-C12	Existing Site Layout Plan
253405-C13	Proposed Site Layout Plan
253405-C14	Proposed Stormwater And Site Level Layout Plan
253405-C15	Proposed Earthworks Layout Plan
253405-C16	Proposed Earthworks Sections

PROPERTY DESCRIPTION

LOT 2 on SP342509 | AREA: 1437m²
LOCAL AUTHORITY | BRISBANE CITY COUNCIL

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PROJECT
RECONFIGURATION OF ALLOTMENT
153 BASKERVILLE STREET BRIGHTON
TITLE
LOCALITY PLAN &
SCHEDULE OF DRAWINGS

CLIENT
ARCHER WILLIAM PROPERTY PTY LTD
ATF ARCHER WILLIAM PROPERTY
TRUST

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ABN 99 642 485 363
p 0404 157 187

SCALE
0 30 60 90 120 150m
SCALE 1:3000 A3

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APPROVAL
DANIEL KENNA
(RPEQ 15522)
DRAWING STATUS
FOR APPROVAL

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2	01-10-26	UPDATED LAYOUTS	DK	DK

DRAWING DETAILS	
DATUM	AHD
DESIGN	DK
DRAWN	DK
DESIGN CHECK	DK
DATE	01-10-26

PROJECT NUMBER: 253405
SHEET: C10
ISSUE: 2

253405-OPW-02-261001.DWG

GENERAL NOTES

G1 | THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER WORKING DRAWINGS AND SPECIFICATIONS AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION. ALL DISCREPANCIES AND VARIATIONS SHALL BE REFERRED TO AND MUST BE APPROVED BY THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.
G2 | ALL WORKS MUST CONFORM TO WSAA, SEQ CODE, COUNCIL AND IPWEAQ STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE SHOWN ON DRAWINGS AND/OR DIRECTED BY THE SUPERINTENDENT.
G3 | ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT STANDARDS AUSTRALIA SPECIFICATIONS AND CODES AND THE BY-LAWS OF THE RELEVANT BUILDING AUTHORITY.
G4 | THE POSITIONS OF SERVICES BELIEVED TO EXIST ON THE SITE ARE INDICATIVE ONLY. NO GUARANTEE IS GIVEN OR IMPLIED TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR SHALL MAKE THEMSELVES FULLY CONVERSANT WITH ALL EXISTING SERVICES AND STRUCTURES WITHIN AND ADJACENT TO THE SITE OF THE WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SERVICES AND STRUCTURES DURING THE COURSE OF THE CONTRACT.
G5 | SERVICES WHERE SHOWN ARE INDICATIVE ONLY. EXACT LOCATION AND DEPTH TO SERVICES ARE TO BECONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
G6 | CONTRACTOR TO TAKE APPROPRIATE ACTION AS NECESSARY TO PROTECT AND MAINTAIN EXISTING SERVICES.
G7 | DRAWINGS SHALL NOT BE SCALED. VERIFY ANY SET OUT DIMENSIONS SHOWN ON THESE DRAWINGS BEFORE SITE WORKS, CONSTRUCTION AND/OR FABRICATION COMMENCES. REFER ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING.
G8 | NO SUBSTITUTE MATERIALS SHALL BE USED WITHOUT THE WRITTEN APPROVAL OF THE SUPERINTENDENT.
G9 | ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE QUEENSLAND ELECTRICITY ACT AND WORKPLACE HEALTH AND SAFETY ACT, REGULATIONS AND GUIDELINES. CONTACT YOUR NEAREST OFFICE OF THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION.
G10 | HANDLING OF ASBESTOS MATERIALS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL OCCUPATIONAL HEALTH AND SAFETY COMMISSION CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS AND ANY APPLICABLE DEFENCE OH&S PROCEDURE FOR HANDLING ASBESTOS MATERIALS.
G11 | ALL HORIZONTAL AND VERTICAL CONNECTIONS TO EXISTING ROAD PAVEMENT ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE WORK AND THE DESIGN ADJUSTED BY SUPERINTENDENT AS NECESSARY ON SITE PRIOR TO CONSTRUCTION. DISCREPANCIES AND DESIGN ADJUSTMENTS ARE TO BE REFERRED TO THE SUPERINTENDENT FOR ACCEPTANCE PRIOR TO CONSTRUCTION.
G12 | THE CONTRACTOR IS TO CONTACT ENERGEX, UNITYWATER, TELSTRA AND ANY OTHER SERVICE AUTHORITY TO NOTIFY OF THE WORKS AND TO CONFIRM THE LOCATION OF EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION. POTHOLING IS REQUIRED TO CONFIRM LOCATION AND DEPTH OF SERVICE PRIOR TO CONSTRUCTION.
G13 | NOTIFY ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK WITHIN EXISTING ROAD RESERVES.
G14 | PROPOSED PROPERTY BOUNDARIES SHOWN ARE INDICATIVE BASED ON THE DCDB AND SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
G15 | EXISTING PAVEMENT AND KERBS TO BE SAWCUT AND NEW PAVEMENT AND KERBS TO MATCH NEATLY.
G16 | ALL CONCRETE TO BE GRADE N32 U.N.O.
G17 | EXPANSION JOINTS TO INCORPORATE DOWELS AT LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE SUPERINTENDENT WHERE APPLICABLE.
G18 | SOFT BRISTLE BROOM FINISH TO ALL CONCRETE SURFACING UNO.
G19 | CONCRETE TO BE CURED IN ACCORDANCE WITH REQUIREMENTS OF AUSPEC QLD-C271 EQUIVALENT.
G20 | PROVIDE ISOLATION JOINTS (WITH EXPANSION JOINT MATERIAL) AT KERB EDGES.
G21 | CONCRETE CONSTRUCTION JOINTS FOR REINFORCED CONCRETE TO BE AS PER IPWEA STD DRG RS-065 UNO.
G22 | ALL KERB RAMPS TO COMPLY WITH IPWEA RS-090 & RS-091.
G23 | ALL KERB RAMPS TO INCLUDE TGSI'S IN ACCORDANCE WITH IPWEA RS-092.

ENVIRONMENTAL MANAGEMENT

EM1 | ALL EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3798 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
EM2 | ALL ENVIRONMENT PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO START OF CONSTRUCTION WORK, INCLUDING CLEARING.
EM3 | NO TREES SHALL BE REMOVED BEYOND THE EXTENT OF EARTHWORKS OR WHERE NECESSARY FOR CONSTRUCTION WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT.
EM4 | ALL TREES AND SHRUBS TO BE RETAINED MUST BE PROTECTED FROM DAMAGE.
EM5 | BACKFILL AROUND TREE ROOTS USING A MIXTURE OF THREE PARTS TOPSOIL TO ONE PART COMPOST, LIGHTLY COMPACTED.
EM6 | EXCAVATIONS UNDER TREE CANOPIES TO BE BACKFILLED AS SOON AS POSSIBLE.
EM7 | ALL DISTURBED AREAS SHALL BE LEFT IN A STABLE CONDITION. THIS WILL INVOLVE SEEDING OR TURFING WITH APPROPRIATE GRASS SPECIES. ANY DISTURBED SLOPES SHALL BE COVERED WITH A SUITABLE FORM OF EROSION CONTROL PRODUCT WHICH DOES NOT CONTAIN EXTERNAL WIRE OR NYLON REINFORCEMENT.
EM8 | IF YOU SUSPECT FIRE ANTS ON SITE CALL DEPARTMENT OF PRIMARY INDUSTRIES ON 132523.
EM9 | PIPELINES ADJACENT TO SIGNIFICANT TREES MUST BE INSTALLED BY BORING OR DIRECTIONAL DRILLING UNLESS OTHERWISE AGREED BY THE CONTRACT MANAGER.
EM10 | FOR TRENCH INSTALLATIONS TREE ROOTS MUST BE EXPOSED BY HAND EXCAVATION. TREE ROOTS MUST BE CUT CLEANLY AND A BITUMINOUS FUNGICIDAL SEALANT APPLIED TO THE CUT SURFACE.
EM11 | TOPSOIL AND SUBSOIL MUST BE STOCKPILED SEPARATELY AND NOT BE STOCKPILED UNDER TREE CANOPIES.
EM12 | PLACE APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES IN ACCORDANCE WITH THE ENVIRONMENTAL MANAGEMENT PLAN.
EM13 | NO SOIL MUST BE STOCKPILED WITHIN 5M OF ANY CREEK OR WATER COURSE.
EM14 | ANY SOIL DISTURBED ON SITE IS TO BE REUSED ON SITE. ANY UNSUITABLE MATERIAL NOT REUSED MUST BE DISPOSED OF AT A REGULATED WASTE DISPOSAL FACILITY.

EARTHWORKS

EW1 | ALL EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3798 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
EW2 | THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND SERVICES WITH THE RELEVANT AUTHORITIES AND MARK THE LOCATIONS PRIOR TO COMMENCING EARTHWORKS.
EW3 | TOPSOIL TO BE REMOVED AND STOCKPILED PRIOR TO EARTHWORKS.
EW4 | ALL VEGETATION TO BE CLEARED AND GRUBBED PRIOR TO PLACEMENT OF ANY FILL MATERIAL TO THE SATISFACTION OF THE SUPERINTENDENT.
EW5 | FILL BATTERS ARE TO BE OVER FILLED AND COMPACTED BY 0.5M BEYOND FINAL BATTER FACE AND CUT BACK TO FINAL BATTER.
EW6 | ALL FILL MATERIAL EXCLUDING ROAD PAVEMENT IS TO BE PLACED IN LAYERS NOT EXCEEDING 150mm COMPACTED THICKNESS AND COMPACTED TO DENSITIES OUTLINED IN FILL MATERIAL NOTES.
EW7 | NO DAMAGE TO THE SIGNIFICANT TREES AS SHOWN ON THESE PLANS.
EW8 | THE CONTRACTOR SHALL ENSURE THE SITE IS FREE DRAINING AT ALL TIMES DURING CONSTRUCTION. MAJOR OVERLAND FLOW PATHS IF PRESENT ARE SHOWN ON THE DRAWINGS.
EW9 | REFER TO THE GEOTECHNICAL SPECIFICATIONS FOR FILL MATERIAL AND TESTING REQUIREMENTS.
EW10 | CONTROL TESTING OF EARTHWORKS TO BE GENERALLY IN ACCORDANCE WITH AS1289.5 & AS3798-1996, WITH LEVEL 1 GEOTECHNICAL CERTIFICATION UNLESS OTHERWISE APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT OR COUNCIL.
EW11 | FILL DENSITY TESTING SHALL CONFORM TO THE FOLLOWING:
  a. 1 TEST PER 500M³ - GENERALLY
  b. 1 TEST PER 100M³ - WATER COURSES
  c. 1 TEST PER 2 LAYERS PER 40M - TRENCH BACKFILL
EW12 | FILL TO BE PLACED IN A MAXIMUM 200mm LIFTS, UNLESS APPROVED OTHERWISE BY A SUITABLY QUALIFIED CONSULTANT, AND COMPACTED TO SPECIFICATION.
EW13 | PLACEMENT OF FILL SHALL CONFORM TO THE FOLLOWING MINIMUM DRY DENSITY RATIOS (M.D.D.R.) COMPACTION STANDARDS:
  a. RESIDENTIAL ALLOTMENTS = 95% STD
  b. ROAD VERGES/EMBANKMENTS = 95% STD
  c. PAVEMENT SUBGRADE = 100% STD
  d. FOR NON-COHESIVE MATERIALS M.D.D.R = 80%
EW14 | ALL TEMPORARY STOCKPILES (IF APPLICABLE) TO HAVE 1:6 MAXIMUM SIDE BATTERS (GRASS SEEDED).
EW15 | WHERE TOPSOIL STOCKPILES ARE LOCATED ADJACENT TO FILL AREAS, CARE MUST BE TAKEN TO ENSURE STRUCTURAL FILL DOES NOT BECOME CONTAMINATED BY BLENDING WITH TOPSOIL.
EW16 | VERGE AND BATTERS TO HAVE A MINIMUM 75MM OF TOPSOIL AND FULL WIDTH TURF IF ORDERED.
EW17 | EARTHWORKS BATTERS ARE TO CONFORM TO THE FOLLOWING STANDARDS:
  a. 1:4 OR FLATTER TO BE GRASS SEEDED (UNLESS NOTED OTHERWISE)
  b. STEEPER THAN 1:4 TO BE A COMBINATION OF TURF STRIPS OR GRASS SEEDING (UNLESS NOTED OTHERWISE)
EW18 | ALL VOLUMES PROVIDED EXCLUDE ANY COMPACTION OR BULKING FACTORS, LANDSCAPE TOPSOIL REQUIREMENTS, DETAILED EXCAVATION AND FOOTING AND TRENCHING REQUIREMENTS.
EW19 | ALL VOLUMES PROVIDED ARE INDICATIVE AND ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR.

EARTHWORKS FILL NOTES

WHERE FILL MATERIALS ARE REQUIRED TO ALTER SITE LEVELS OR FILL HOLES FORMED DURING SITE PREPARATION, THEN SELECT FILL SHOULD BE USED WHICH MEETS THE FOLLOWING REQUIREMENTS:

- WELL GRADED GRANULAR MATERIAL, MAY BE SITE SOURCED, IMPORTED OR RECYCLED;
- LESS THAN 15% FINER THAN 75mm, FINES SHOULD BE LOW TO NON-PLASTIC;
- LESS THAN 10% GREATER THAN 20mm, NO MATERIAL LARGER THAN 75mm;
- FREE FROM CONTAMINATION SUCH AS SALT, HYDROCARBONS, CHEMICALS, TIMBER, PALM FRONDS, CEMENT FIBRE SHEETING AND PIPES, COLLAPSING SOILS, SENSITIVE SOILS, UNTREATED ACID SULPHATE SOILS, SOILS THAT CONTAIN MATERIALS THAT ARE WATER SOLUBLE, ASBESTOS OR DOMESTIC, INDUSTRIAL, MINE AND/OR BUILDING WASTE;
- GENERALLY LESS THAN 5% INERT WASTE, INCLUDING PLASTIC, BRICKS, CONCRETE, SMALL METAL FRAGMENTS OR ROAD BUILDING PRODUCTS (EXCEPTIONS MAY APPLY TO RECYCLED MATERIALS);
- LESS THAN 5% FINELY DIVIDED ORGANIC MATTER AND NO CLUMPS OF ORGANIC MATTER. FINELY DIVIDED ORGANIC MATTER INCLUDES TREATED ACID SULPHATE SOILS, SMALL LEAVES, MULCH, DISPERSED DRIED GRASS AND ROOTS TO 5MM;
- GENERALLY, AVOID ROCK THAT CRUSHES OR DEGRADES DURING HANDLING AND COMPACTION, OR FORMS FRAGMENTS THAT ARE ELONGATED OR PLATY, I.E. SHALE, SILTSTONE, CLAYSTONE, MUDSTONE, SOME PHYLLITES, SLATES AND SCHISTS.

FILL MATERIAL SHOULD BE PLACED IN A CONTROLLED MANNER TO MEET THE REQUIREMENTS OF AS3798 - 2007. ALL FILL MATERIALS SHOULD BE PLACED IN LOOSE LAYERS NOT EXCEEDING 200mm THICK, MOISTENED AND COMPACTED USING A VIBRATING PLATE OR ROLLER TO 95% SMDD.
SMALLER OR LIGHT COMPACTION EQUIPMENT MAY REQUIRE THINNER LAYERS TO ENSURE COMPACTION THROUGH THE FULL DEPTH OF THE LAYER. COMPACTION USING SITE MACHINERY, FLOODING OR STATIC ROLLERS GENERALLY DOES NOT MEET THESE REQUIREMENTS. OTHER FILL MATERIALS MAY BE USED, BUT COULD HAVE AN ADVERSE EFFECT ON THE SITE CLASSIFICATION OR SLOPE PERFORMANCE. FURTHER GUIDANCE ON EARTHWORKS IS CONTAINED IN AUSTRALIAN GEOGUIDE LR8 HILLSIDE CONSTRUCTION.

STORMWATER DRAINAGE

SW1 | THE DESIGN AEP'S ADOPTED FOR THE DRAINAGE DESIGN ARE:

- MINOR STORM: 5% AEP
- MAJOR STORM: 1% AEP

SW2 | ALL FIELD INLETS TO BE TYPE 2A IN ACCORDANCE WITH IPWEA DS-050 UNO.
SW3 | EXCAVATION, BEDDING & BACKFILL TO BE IN ACCORDANCE WITH IPWEA DS-030
SW5 | CONTRACTOR TO CONFIRM LEVELS & ALIGNMENT OF ALL STORMWATER PRIOR TO CONSTRUCTION.
SW6 | ALL MANHOLE ACCESS COVERS & GRATES IN CONCRETE & PAVED AREAS TO BE ACO RHINOCAST RECESSED (CLASS D) OR APPROVED EQUIVALENT WITH INFILL TO SUIT SURFACE FINISH.
SW7 | ALL STORMWATER PIPES UNDER ROADWAYS AND FOOTPATHS SHALL BE CLASS '2' R.C.P. R.R.J. UNLESS OTHERWISE NOTED.
SW8 | THE STORMWATER CLASSES HAVE BEEN DESIGNED FOR SERVICE LOADS ONLY, AND THE CONTRACTOR SHALL ASSESS ANTICIPATED CONSTRUCTION LOADS AND UPGRADE PIPE CLASSES, IF NECESSARY, IN ACCORDANCE WITH AS3725-1989 AT THE CONTRACTORS COST.
SW9 | WHERE STORMWATER PIPES PASS THROUGH THE WALL OF A PIT OR ARRESTER THAT IS MORE THAN 1m DEEP, TWO FLEXIBLE JOINTS SHALL BE LOCATED ON THE PIPE WITHIN 800mm OF THE OUTER FACE OF THE STRUCTURE, AND NOT MORE THAN 600mm APART

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PROJECT
RECONFIGURATION OF ALLOTMENT
153 BASKERVILLE STREET BRIGHTON
TITLE
CONSTRUCTION NOTES

CLIENT
ARCHER WILLIAM PROPERTY PTY LTD
ATF ARCHER WILLIAM PROPERTY
TRUST

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e admin@ingeniir.com
a PO Box 988 Maroochydore 4558
ABN 99 642 485 363
p 0404 157 187

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SCALE

APPROVAL
DANIEL KENNA
(RPEQ 15522)
DRAWING STATUS
FOR APPROVAL

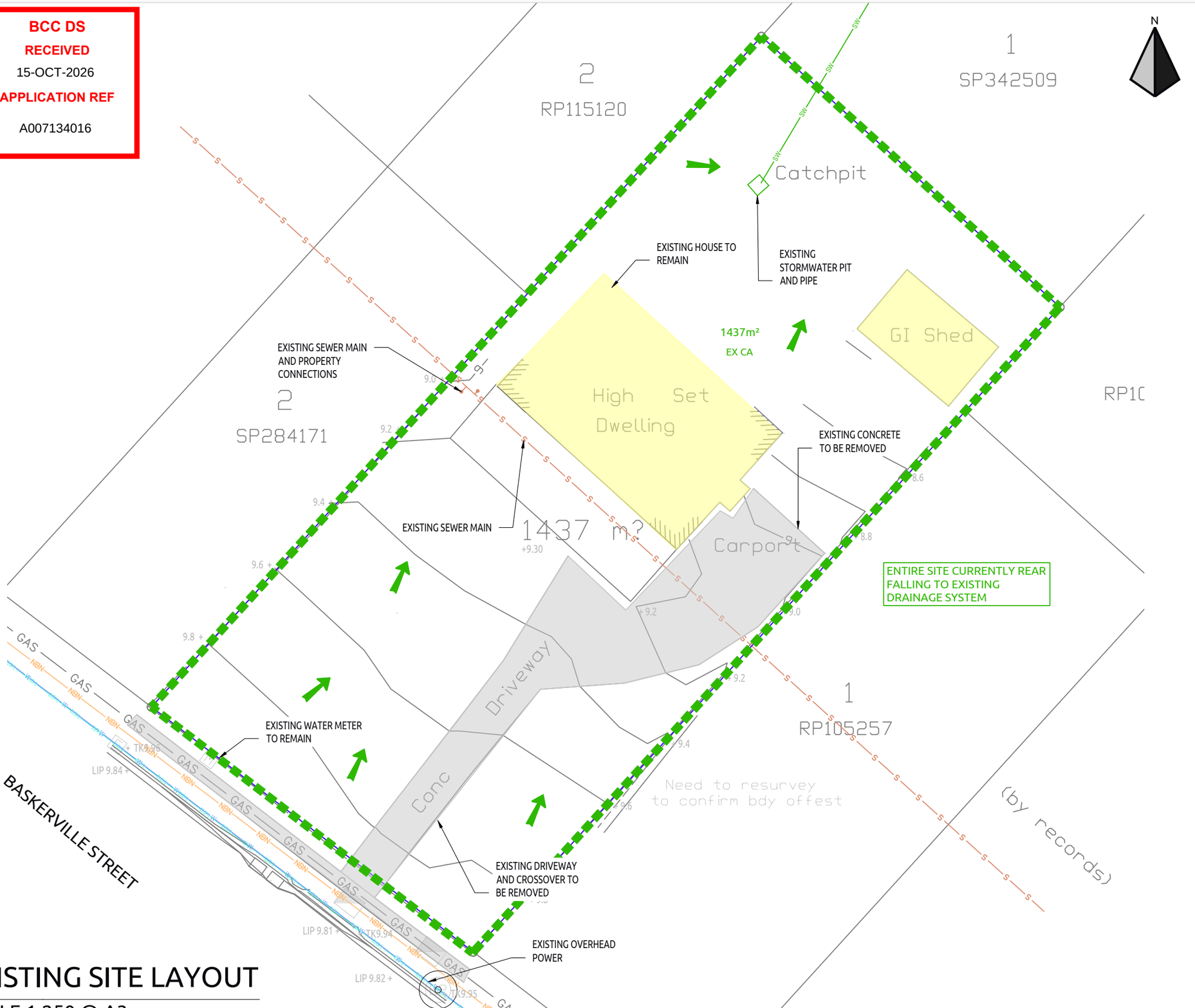
ISSUE	DATE	DESCRIPTION	BY	CHKD
1	29-09-26	FOR APPROVAL	DK	DK
2	01-10-26	UPDATED LAYOUTS	DK	DK

DRAWING DETAILS	
DATUM	AHD
DESIGN	DK
DRAWN	DK
DESIGN CHECK	DK
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PROJECT NUMBER: 253405
SHEET: C11
ISSUE: 2

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LEGEND	
MARK	DESCRIPTION
	CADASTRAL PARCELS
	EXISTING BUILDING
	ROADWORKS & CARPARKING
	EXISTING CONCRETE
	ELECTRICAL
	POLES
	PILLARS
	LINE NETWORK HV (OH)
	LINE NETWORK LV (OH)
	11KV HIGH VOLTAGE CABLE (UG)
	LOW VOLTAGE CABLE (UG)
	WATER
FH	EXISTING SYSTEM VALVE
FH	EXISTING HYDRANT (FH)
W	EXISTING WATER MAIN
	SEWER
	EXISTING MAINTENANCE HOLE (MH)
	EXISTING MAINTENANCE SHAFT (MS)
S S	EXISTING SEWER MAIN
	COMMUNICATIONS
NBN	EXISTING COMMUNICATIONS
	STORMWATER
SW	EXISTING STORMWATER PIPE
	EXISTING STORMWATER SURFACE FLOW
	LEVELS & RETAINING
	EXISTING RETAINING WALL
+ 23.750	EXISTING SURFACE LEVEL
	CATCHMENT BOUNDARY
1437m²	CATCHMENT AREA
EX CA	CATCHMENT NAME

EXISTING SITE LAYOUT

SCALE 1:250 @ A3

PROJECT
RECONFIGURATION OF ALLOTMENT
153 BASKERVILLE STREET BRIGHTON
TITLE
EXISTING SITE LAYOUT PLAN

CLIENT
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ATF ARCHER WILLIAM PROPERTY TRUST

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a PO Box 988 Maroochydore 4558
ABN 99 642 485 363
p 0404 157 187

SCALE
0 2.5 5 7.5 10 12.5m
SCALE 1:250 A3

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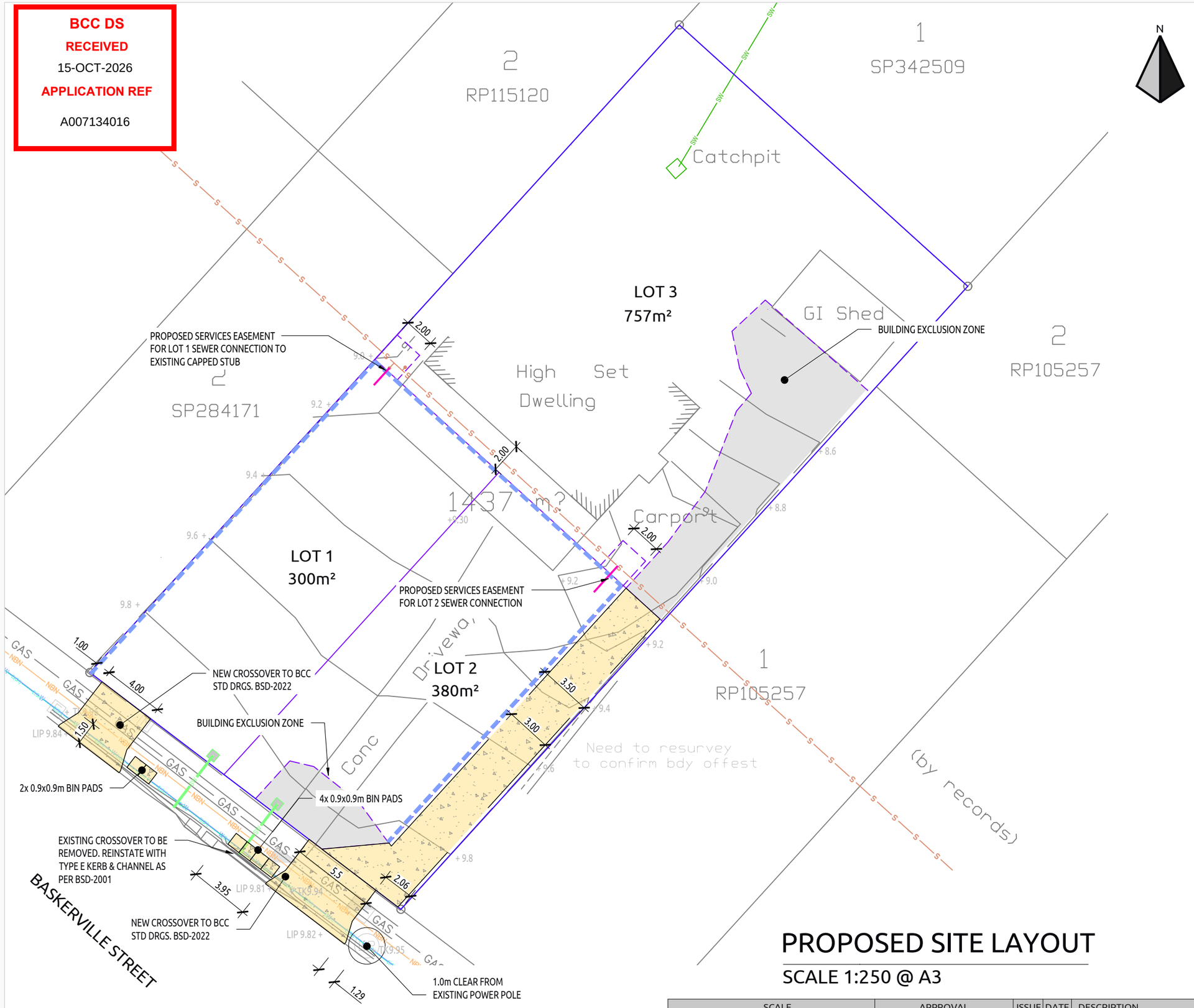
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DRAWING DETAILS	
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SHEET: C12
ISSUE: 2

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N

LEGEND

MARK	DESCRIPTION
	CADASTRAL PARCELS
	PROPOSED BUILDING
	ROADWORKS & CARPARKING
	PROPOSED DRIVEWAY/CARPARK
	PROPOSED CROSSOVER
	PROPOSED NEW KERB
CCJ	CONTROL JOINT
SJ	SLAB CUT JOINT
	ELECTRICAL
	POLES
	PILLARS
E(OH)	LINE NETWORK HV (OH)
E(OH)	LINE NETWORK LV (OH)
	11KV HIGH VOLTAGE CABLE (UG)
	LOW VOLTAGE CABLE (UG)
	WATER
	EXISTING SYSTEM VALVE
FH	EXISTING HYDRANT (FH)
W	EXISTING WATER MAIN
	SEWER
	EXISTING MAINTENANCE HOLE (MH)
	EXISTING MAINTENANCE SHAFT (MS)
S	EXISTING SEWER MAIN
	COMMUNICATIONS
NBN	EXISTING COMMUNICATIONS
	STORMWATER
SW	EXISTING STORMWATER PIPE
SW	PROPOSED STORMWATER PIPE
	PROPOSED SWALE DRAIN
	LEVELS & RETAINING
	EXISTING RETAINING WALL
+ 23.750	EXISTING SURFACE LEVEL
	PROPOSED RETAINING WALL
+ FSL 23.750	PROPOSED FINISHED SURFACE LEVEL
FFL 24.00	PROPOSED FINISHED FLOOR LEVEL

PROPOSED SITE LAYOUT

SCALE 1:250 @ A3

PROJECT
RECONFIGURATION OF ALLOTMENT
153 BASKERVILLE STREET BRIGHTON
TITLE
PROPOSED SITE LAYOUT PLAN

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SCALE
0 2.5 5 7.5 10 12.5m
SCALE 1:250 A3

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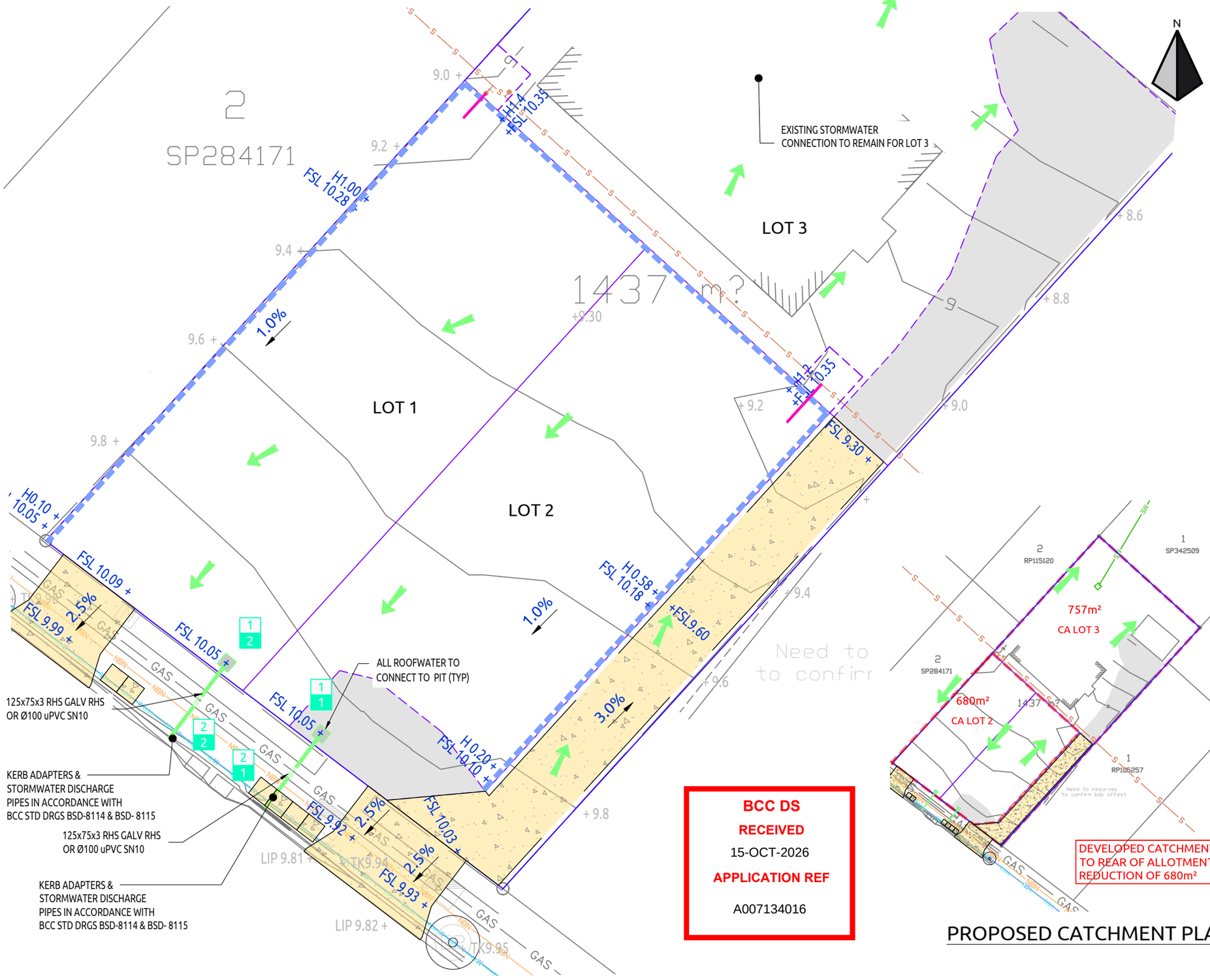
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DRAWN	DK
DESIGN CHECK	DK
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253405

SHEET C13
ISSUE 2

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DEVELOPED CATCHMENT - 757m²
TO REAR OF ALLOTMENT
REDUCTION OF 680m²

PROPOSED CATCHMENT PLAN

LEGEND

MARK	DESCRIPTION
	CADASTRAL PARCELS
	PROPOSED BUILDING
	ROADWORKS & CARPARKING
	PROPOSED DRIVEWAY/CARPARK
	PROPOSED CROSSOVER
	PROPOSED NEW KERB
	ELECTRICAL
	POLES
	PILLARS
E(OH)	LINE NETWORK HV (OH)
E(OH)	LINE NETWORK LV (OH)
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	LOW VOLTAGE CABLE (UG)
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S	EXISTING SEWER MAIN
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NBN	EXISTING COMMUNICATIONS
	STORMWATER
SW	EXISTING STORMWATER PIPE
	PROPOSED STORMWATER SURFACE FLOW
SW	PROPOSED STORMWATER PIPE
	PROPOSED SWALE DRAIN
	LEVELS & RETAINING
	EXISTING RETAINING WALL
+ 23.750	EXISTING SURFACE LEVEL
	PROPOSED RETAINING WALL
+ FSL 23.750	PROPOSED FINISHED SURFACE LEVEL
FFL 24.00	PROPOSED FINISHED FLOOR LEVEL
	CATCHMENT BOUNDARY
436m²	CATCHMENT AREA
CA LOT 2	CATCHMENT NAME

STORMWATER PIT SCHEDULE

MARK	DESCRIPTION
1|1	450SQ. FIP RELN OR EQUIV. SL 10.05 | IL 2.75
1|2	KERB ADAPTOR AS PER IPWEAQ STD DRG RS-081 SL 9.91 | IL 9.76
1|2	450SQ. FIP RELN OR EQUIV. SL 10.05 | IL 2.75
2|2	KERB ADAPTOR AS PER IPWEAQ STD DRG RS-081 SL 9.91 | IL 9.76

PROPOSED STORMWATER AND SITE LEVEL LAYOUT

SCALE 1:250 @ A3

PROJECT
RECONFIGURATION OF ALLOTMENT
153 BASKERVILLE STREET BRIGHTON
TITLE
PROPOSED STORMWATER AND SITE LEVEL LAYOUT PLAN

CLIENT
ARCHER WILLIAM PROPERTY PTY LTD
ATF ARCHER WILLIAM PROPERTY
TRUST

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e admin@ingeniir.com
a PO Box 988 Maroochydore 4558
ABN 99 642 485 363
p 0404 157 187

SCALE
0 2.5 5 7.5 10 12.5m
SCALE 1:250 A3

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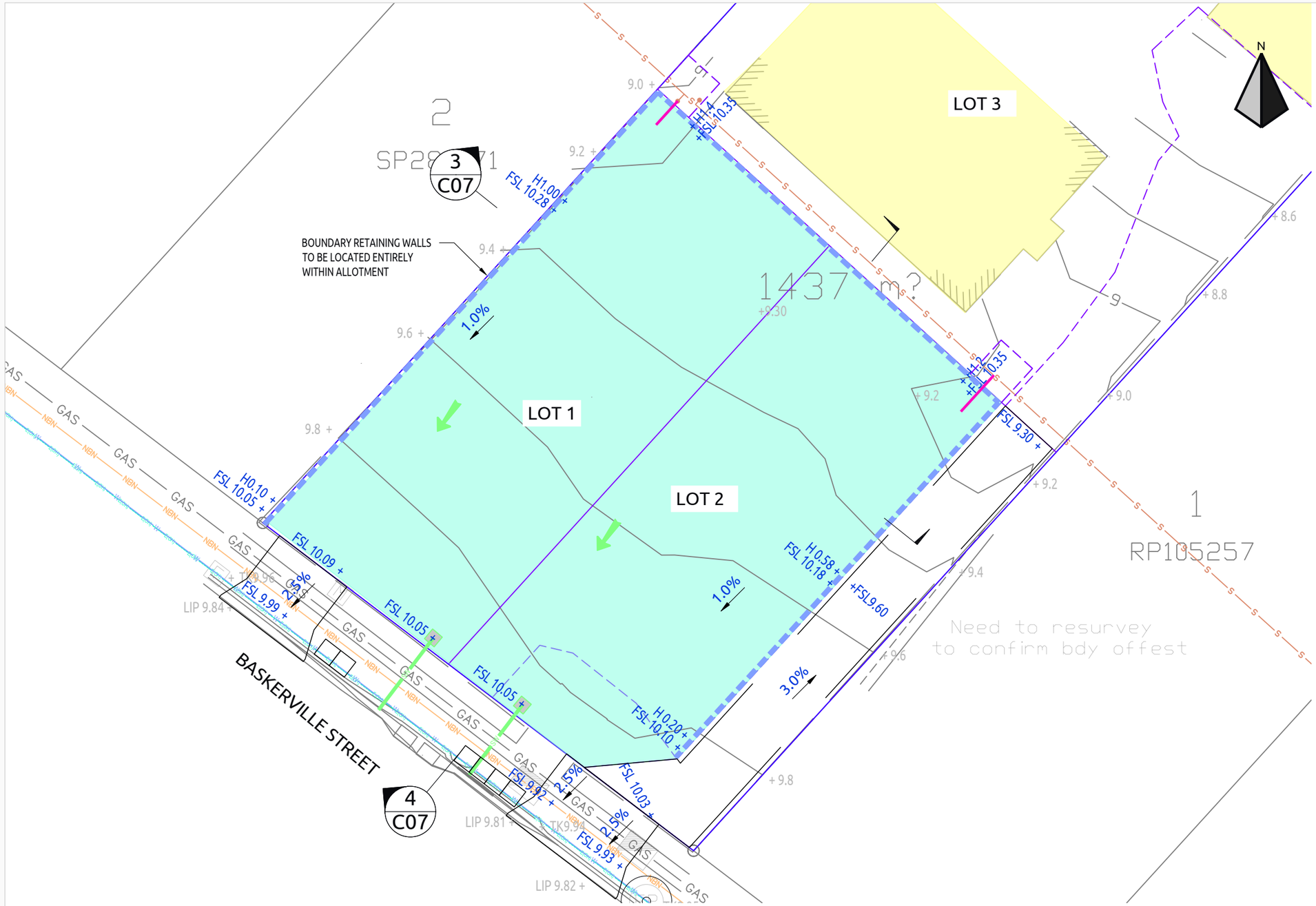
APPROVAL
DANIEL KENNA
(RPEQ 15522)
DRAWING STATUS
FOR APPROVAL

ISSUE	DATE	DESCRIPTION	BY	CHKD
1	29-09-26	FOR APPROVAL	DK	DK
2	01-10-26	UPDATED LAYOUTS	DK	DK

DRAWING DETAILS	
DATUM	AHD
DESIGN	DK
DRAWN	DK
DESIGN CHECK	DK
DATE	01-10-26

PROJECT NUMBER
253405
SHEET C14
ISSUE 2

253405-OPW-02-261001.DWG



LEGEND

MARK	DESCRIPTION
	CADASTRAL PARCELS
	PROPOSED BUILDING
	ELECTRICAL
	POLES
	PILLARS
E(OH)	LINE NETWORK HV (OH)
E(OH)	LINE NETWORK LV (OH)
	11KV HIGH VOLTAGE CABLE (UG)
	LOW VOLTAGE CABLE (UG)
	WATER
FH	EXISTING SYSTEM VALVE
FH	EXISTING HYDRANT (FH)
W	EXISTING WATER MAIN
	SEWER
	EXISTING MAINTENANCE HOLE (MH)
	EXISTING MAINTENANCE SHAFT (MS)
S	EXISTING SEWER MAIN
	COMMUNICATIONS
NBN	EXISTING COMMUNICATIONS
	STORMWATER
SW	EXISTING STORMWATER PIPE
	PROPOSED STORMWATER SURFACE FLOW
SW	PROPOSED STORMWATER PIPE
	LEVELS & RETAINING
	PROPOSED EARTHWORKS FILL
	PROPOSED EARTHWORKS CUT
	EXISTING RETAINING WALL
+ 23.750	EXISTING SURFACE LEVEL
	PROPOSED RETAINING WALL
+ FSL 23.750	PROPOSED FINISHED SURFACE LEVEL
FFL 24.00	PROPOSED FINISHED FLOOR LEVEL

CUT & FILL VOLUMES

CUT VOLUME - 0cu.m
FILL VOLUME - 276cu.m
APPROX NET IMPORT - 276cu.m
NOTE: EARTHWORKS VOLUMES TO FINISHED LEVELS ONLY. REFER STRUCTURAL & LANDSCAPE DRAWINGS FOR DETAILS ON FOUNDATIONS AND SURFACE FINISHES

BCC DS
RECEIVED
15-OCT-2026
APPLICATION REF
A007134016

PROPOSED EARTHWORKS LAYOUT

SCALE 1:200 @ A3

PROJECT
RECONFIGURATION OF ALLOTMENT
153 BASKERVILLE STREET BRIGHTON
TITLE
PROPOSED EARTHWORKS LAYOUT PLAN

CLIENT
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SCALE
0 2 4 6 8 10m
SCALE 1:200 A3

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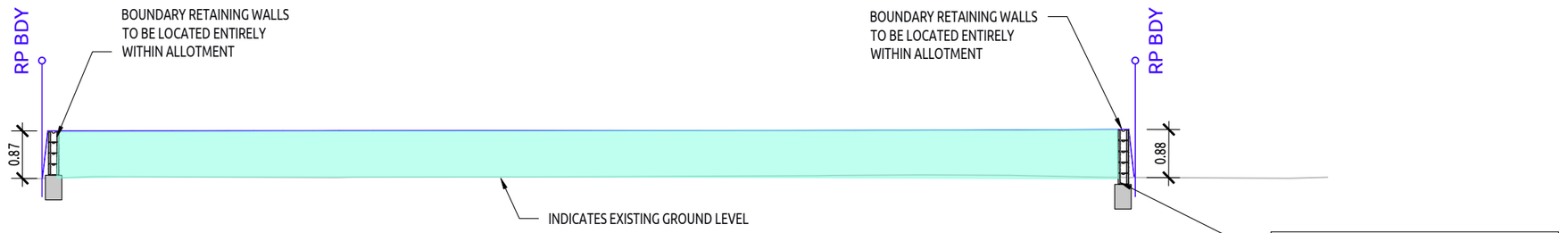
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DATUM	AHD
DESIGN	DK
DRAWN	DK
DESIGN CHECK	DK
DATE	01-10-26

PROJECT NUMBER: 253405
SHEET: C15
ISSUE: 2

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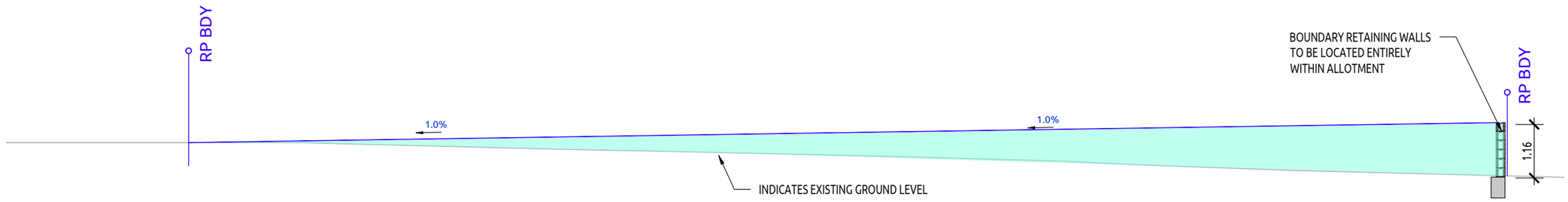
BCC DS
RECEIVED
15-OCT-2026
APPLICATION REF
A007134016

LEGEND	
MARK	DESCRIPTION
	CADASTRAL PARCELS
	PROPOSED BUILDING
	LEVELS & RETAINING
	PROPOSED EARTHWORKS FILL
	PROPOSED EARTHWORKS CUT
+ FSL 23.750	PROPOSED FINISHED SURFACE LEVEL



NORTH SECTION
SCALE 1:100

3
C06



WEST SECTION
SCALE 1:100

4
C06

PROJECT
RECONFIGURATION OF ALLOTMENT
153 BASKERVILLE STREET BRIGHTON
TITLE
PROPOSED EARTHWORKS SECTIONS

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SCALE
0 1.0 2.0 3.0 4.0 5.0m
SCALE 1:100 A3

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FOR APPROVAL

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DRAWN	DK
DESIGN CHECK	DK
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ISSUE 2

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