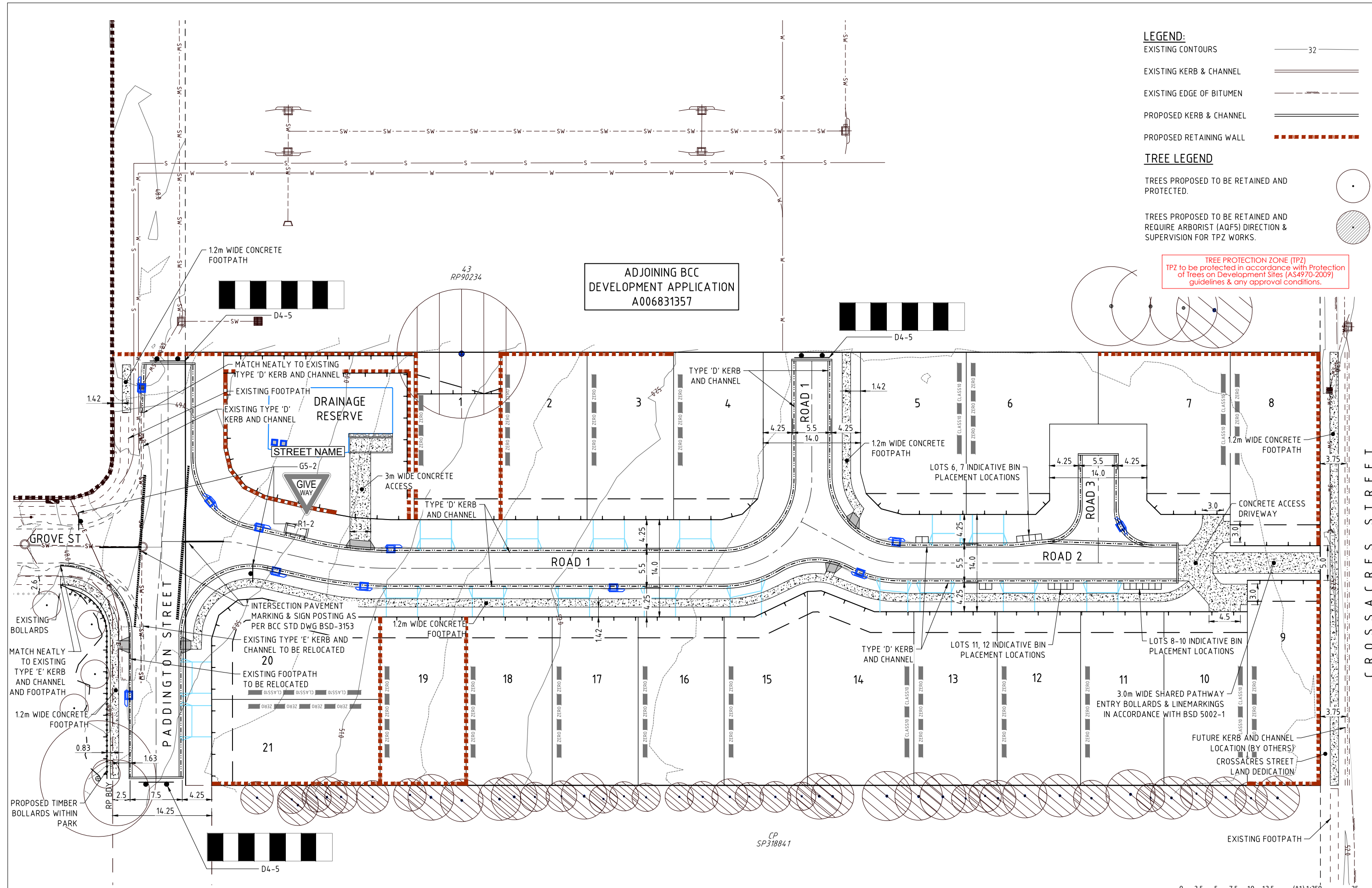


- LEGEND:**
- EXISTING CONTOURS 32
 - EXISTING KERB & CHANNEL
 - EXISTING EDGE OF BITUMEN
 - PROPOSED KERB & CHANNEL
 - PROPOSED RETAINING WALL

- TREE LEGEND**
- TREES PROPOSED TO BE RETAINED AND PROTECTED.
 - TREES PROPOSED TO BE RETAINED AND REQUIRE ARBORIST (AQFS) DIRECTION & SUPERVISION FOR TPZ WORKS.

TREE PROTECTION ZONE (TPZ)
TPZ to be protected in accordance with Protection of trees on Development Sites (AS4970-2009) guidelines & any approval conditions.



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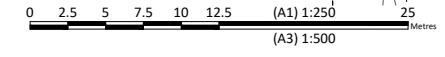
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ENGINEERING CONCEPT - FUNCTIONAL TRAFFIC LAYOUT

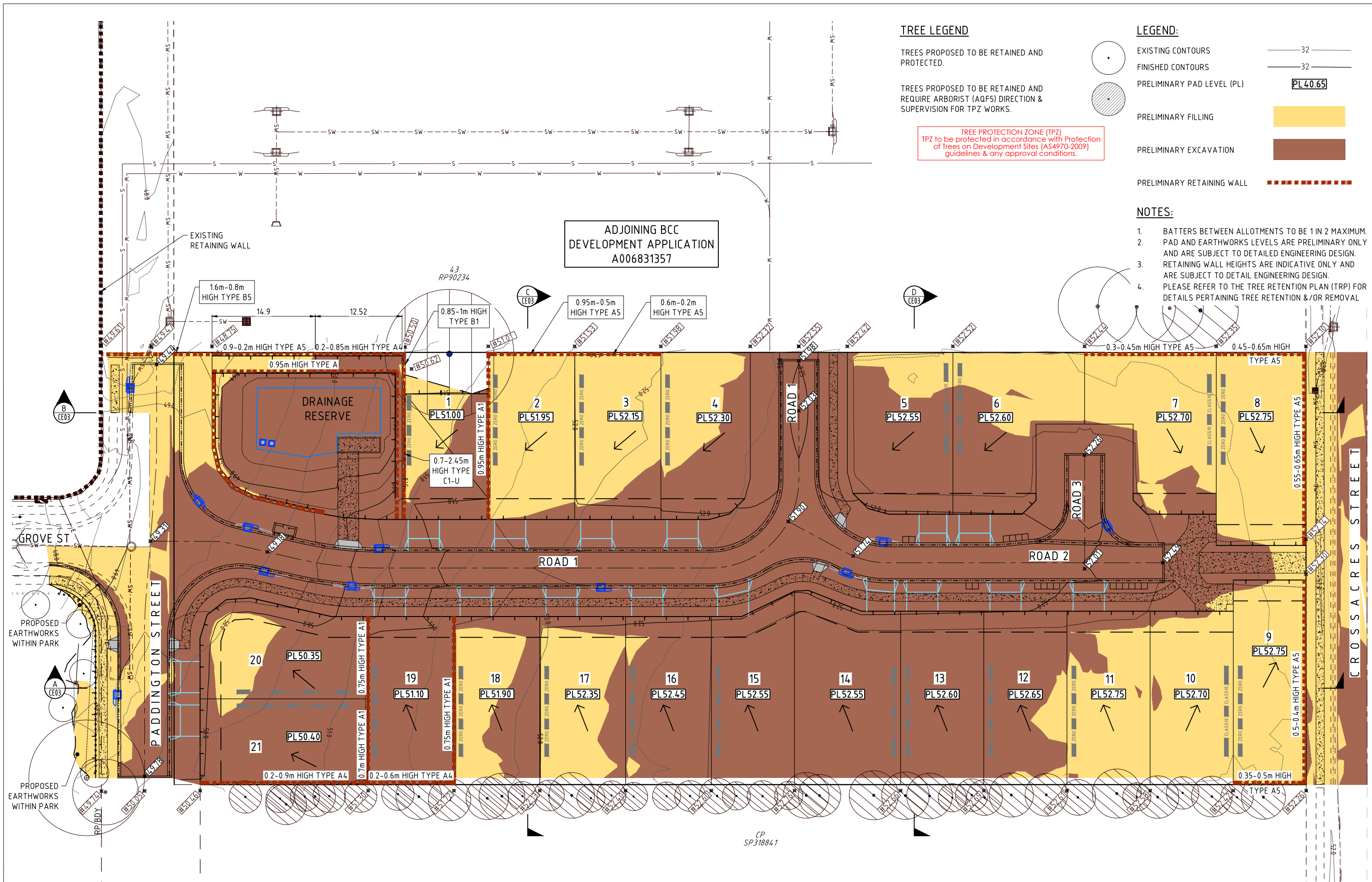
**58 CROSSACRES STREET DOOLANDELLA QLD
AUSBUILD GROUP PTY LTD**

BCC DS
RECEIVED
11/05/2026
APPLICATION REF
A006838065

JOB NO:	PLAN:	ISSUE:
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FILE NAME:	B4687EA1_DA7 [CONCEPT].DWG	



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TREE LEGEND

TREES PROPOSED TO BE RETAINED AND PROTECTED.

TREES PROPOSED TO BE RETAINED AND REQUIRE ARBORIST (AQF5) DIRECTION & SUPERVISION FOR TPZ WORKS.

TREE PROTECTION ZONE (TPZ)
 TPZ to be protected in accordance with Protection of Trees on Development Sites (AS4970-2009) guidelines & any approval conditions.

LEGEND:

- EXISTING CONTOURS
- FINISHED CONTOURS
- PRELIMINARY PAD LEVEL (PL)
- PRELIMINARY FILLING
- PRELIMINARY EXCAVATION
- PRELIMINARY RETAINING WALL

NOTES:

1. BATTERS BETWEEN ALLOTMENTS TO BE 1 IN 2 MAXIMUM.
2. PAD AND EARTHWORKS LEVELS ARE PRELIMINARY ONLY AND ARE SUBJECT TO DETAILED ENGINEERING DESIGN.
3. RETAINING WALL HEIGHTS ARE INDICATIVE ONLY AND ARE SUBJECT TO DETAIL ENGINEERING DESIGN.
4. PLEASE REFER TO THE TREE RETENTION PLAN (TRP) FOR DETAILS PERTAINING TREE RETENTION &/OR REMOVAL

ADJOINING BCC DEVELOPMENT APPLICATION A006831357

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CP SP318841

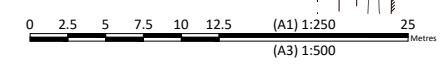
ENGINEERING CONCEPT - EARTHWORKS LAYOUT PLAN

58 CROSSACRES STREET DOOLANDELLA QLD
 AUSBUILD GROUP PTY LTD

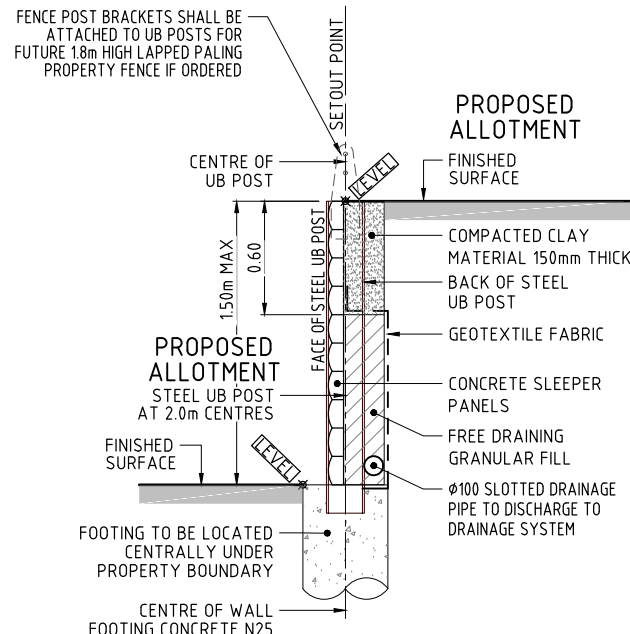
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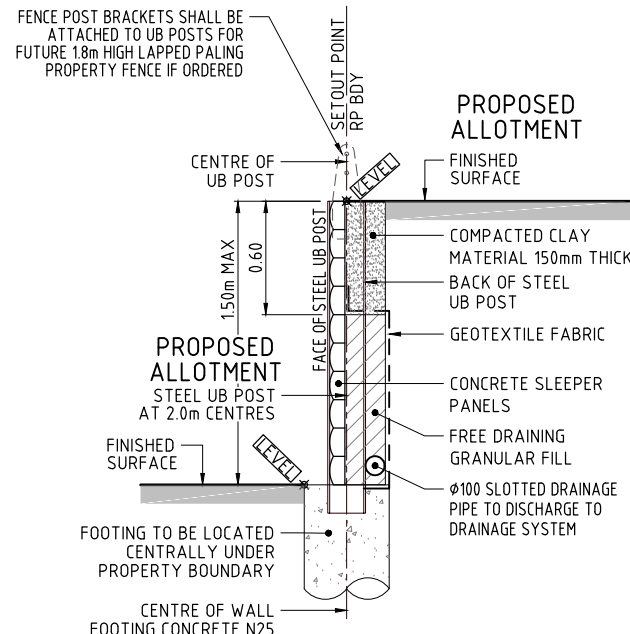


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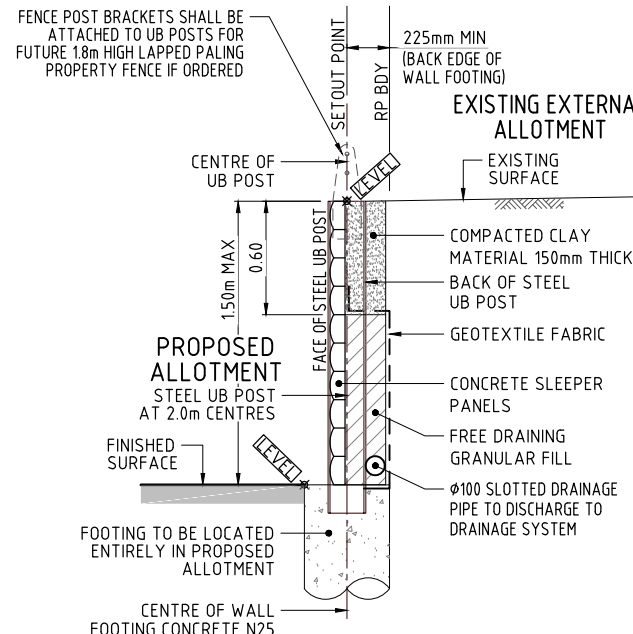
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CONCRETE SLEEPER/UB POST RETAINING WALL
SCALE 1:20

NOTE: RETAINING WALL DESIGN (INCLUDING FENCE POST BRACKETS AND FITTINGS) AND CONSTRUCTION CERTIFICATION TO INCORPORATE LOADING FROM FUTURE 1.8m HIGH LAPPED PALING PROPERTY FENCE



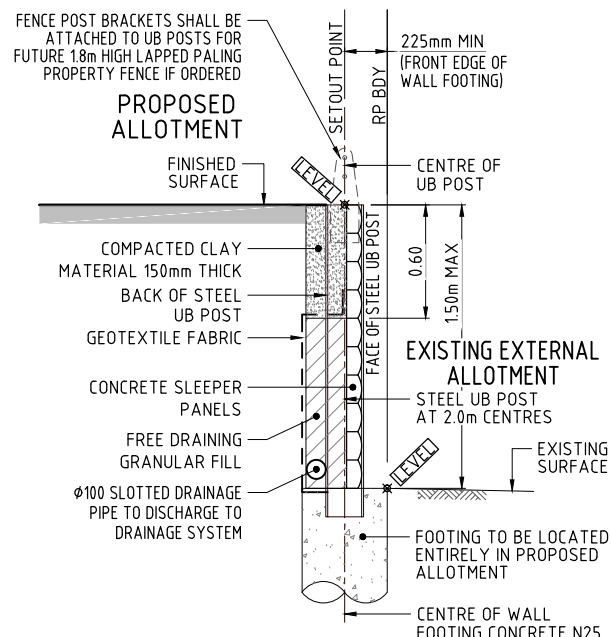
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SCALE 1:20

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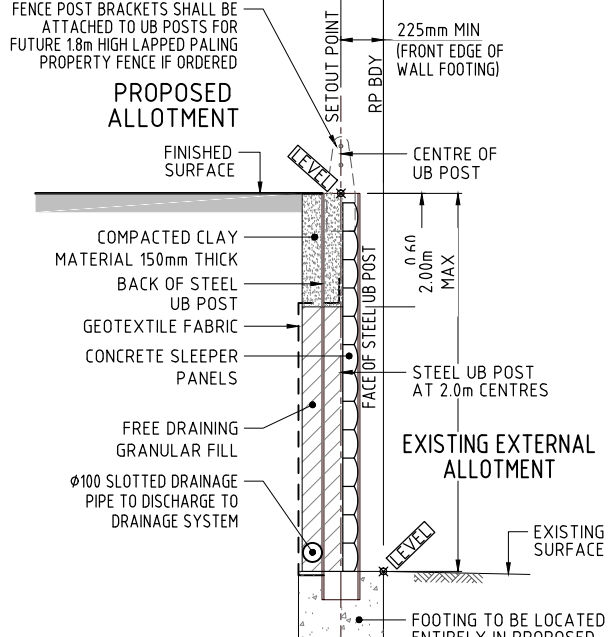
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CONCRETE SLEEPER/UB POST RETAINING WALL
SCALE 1:20

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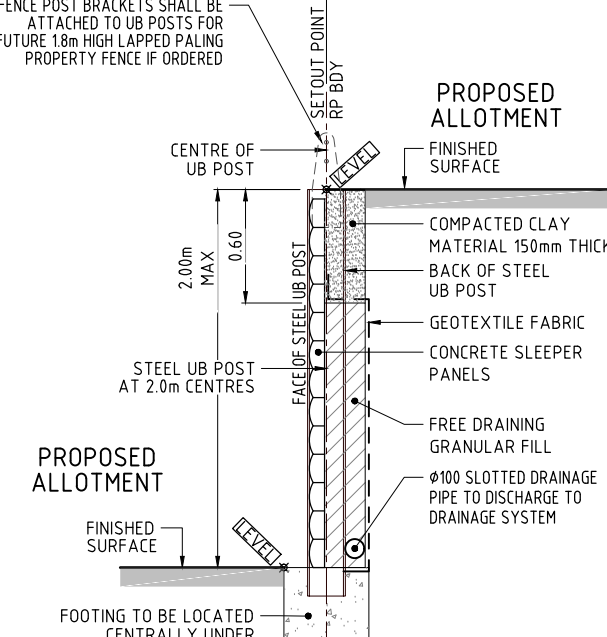
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CONCRETE SLEEPER/UB POST RETAINING WALL
SCALE 1:20

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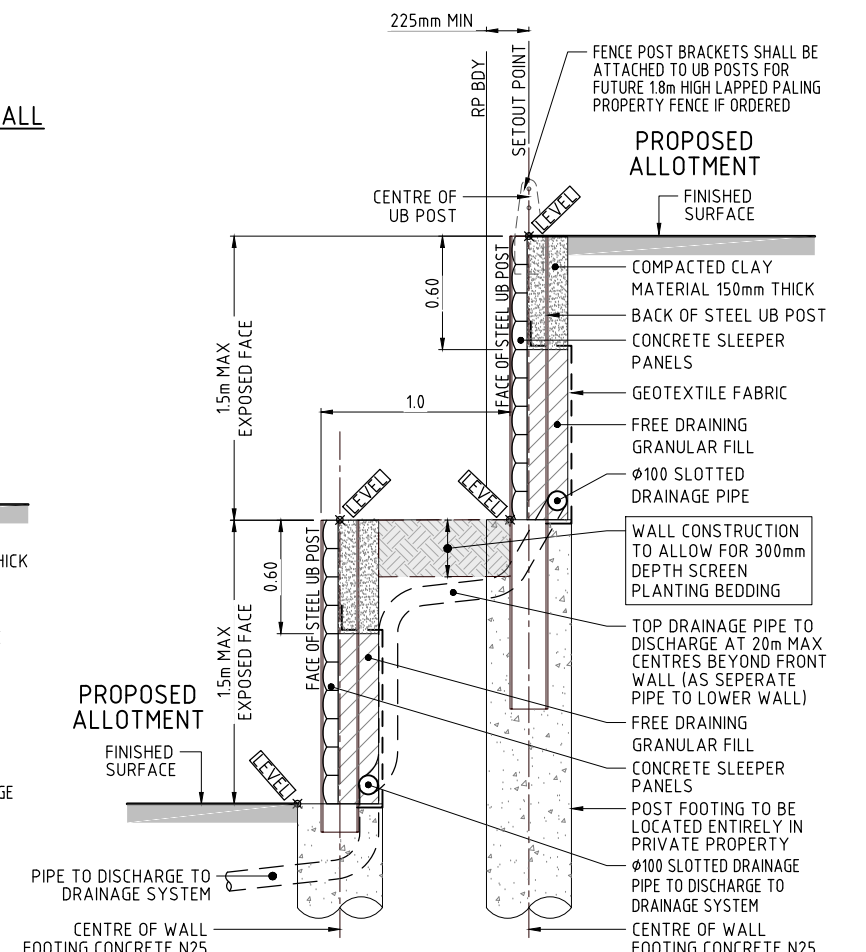
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CONCRETE SLEEPER/UB POST RETAINING WALL
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NOTE: RETAINING WALL DESIGN (INCLUDING FENCE POST BRACKETS AND FITTINGS) AND CONSTRUCTION CERTIFICATION TO INCORPORATE LOADING FROM FUTURE 1.8m HIGH LAPPED PALING PROPERTY FENCE



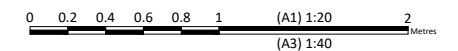
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CONCRETE SLEEPER/UB POST RETAINING WALL
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NOTE: RETAINING WALL DESIGN (INCLUDING FENCE POST BRACKETS AND FITTINGS) AND CONSTRUCTION CERTIFICATION TO INCORPORATE LOADING FROM FUTURE 1.8m HIGH LAPPED PALING PROPERTY FENCE



TYPICAL SECTION - TYPE C1-U
TERRACED CONCRETE SLEEPER/UB POST RETAINING WALL
SCALE 1:20

NOTE: RETAINING WALL DESIGN (INCLUDING FENCE POST BRACKETS AND FITTINGS) AND CONSTRUCTION CERTIFICATION TO INCORPORATE LOADING FROM FUTURE 1.8m HIGH LAPPED PALING PROPERTY FENCE



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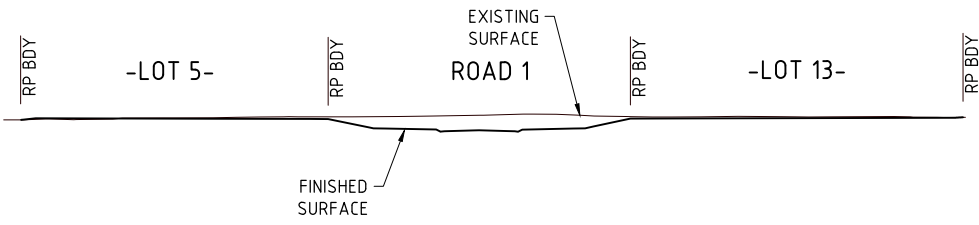
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ENGINEERING CONCEPT - EARTHWORKS DETAILS PLAN

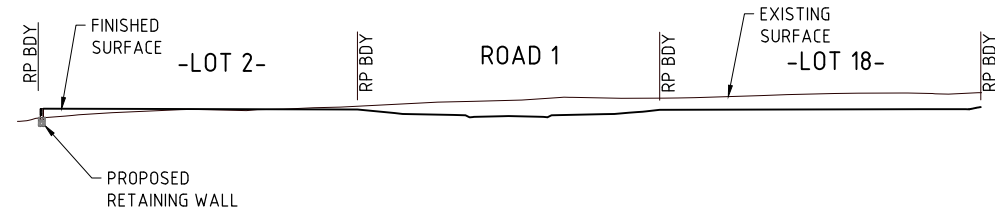
58 CROSSACRES STREET DOOLANDELLA QLD
AUSBUILD GROUP PTY LTD

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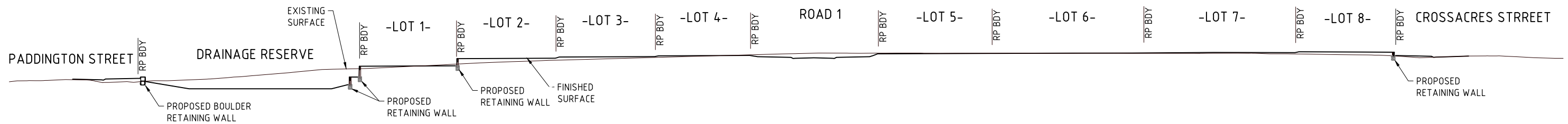
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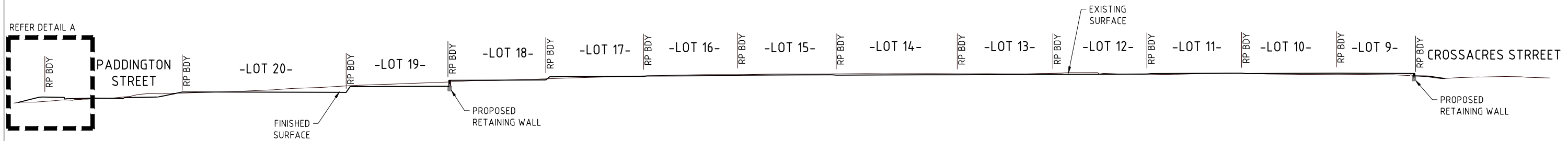
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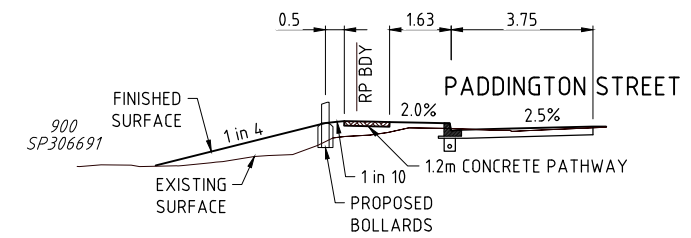
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SECTION B
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SECTION A
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DETAIL A
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DETAIL A
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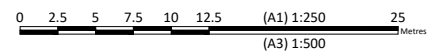


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ENGINEERING CONCEPT - EARTHWORKS SECTIONS

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 AUSBUILD GROUP PTY LTD



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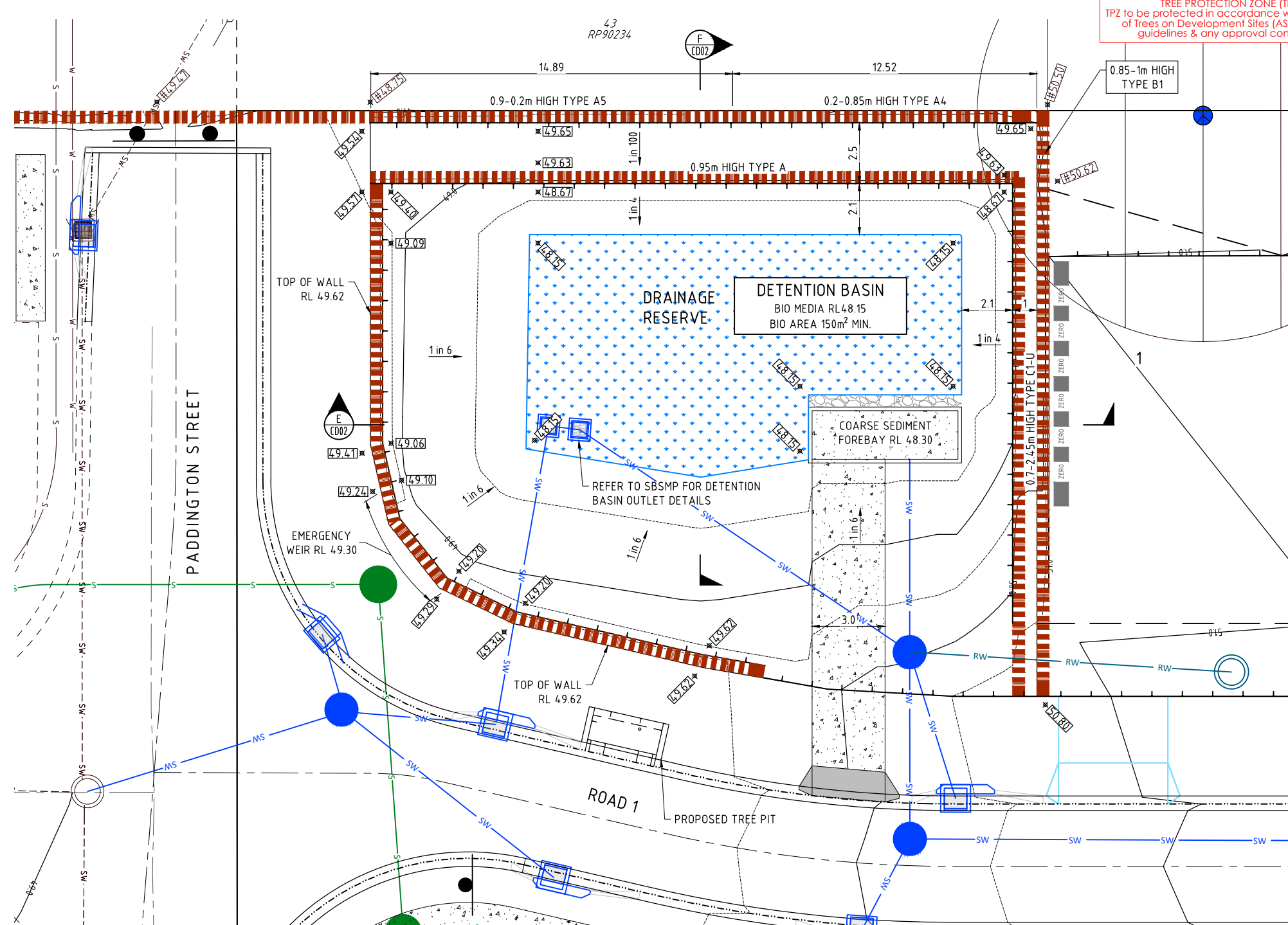
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TREES PROPOSED TO BE RETAINED AND REQUIRE ARBORIST (AQF5) DIRECTION & SUPERVISION FOR TPZ WORKS.

TREE PROTECTION ZONE (TPZ)
TPZ to be protected in accordance with Protection of Trees on Development Sites (AS4970-2009) guidelines & any approval conditions.

PRELIMINARY SERVICES LEGEND:

- FINISHED CONTOURS
- EXISTING WATER
- EXISTING SEWERAGE
- EXISTING DRAINAGE
- EXISTING ROOFWATER
- EXISTING COMMUNICATIONS
- EXISTING ELECTRICAL (U/GROUND)
- PRELIMINARY DRAINAGE
- PRELIMINARY ROOFWATER
- PRELIMINARY SEWERAGE
- PRELIMINARY WATER
- PRELIMINARY SLEEPER WALL
- PRELIMINARY BOULDER WALL
- PROPOSED EASEMENT
- Q100 FLOOD LINE
- ROOFWATER SWALE

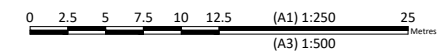


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ENGINEERING CONCEPT - BIORETENTION BASIN LAYOUT PLAN

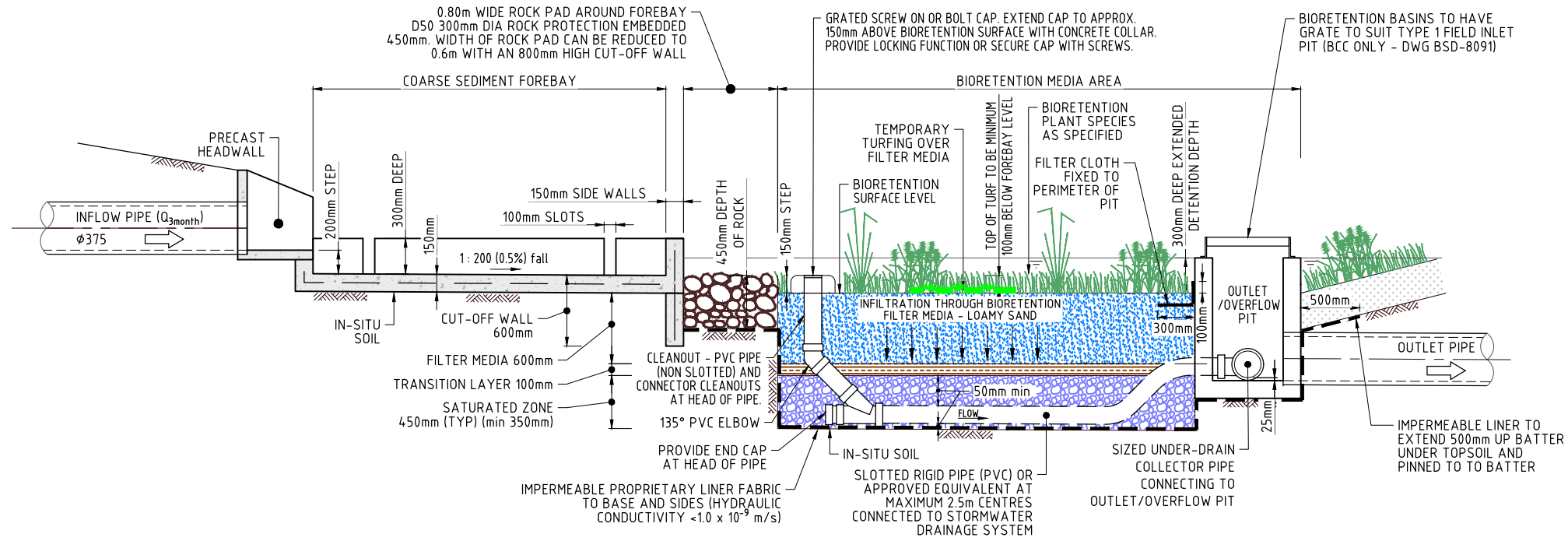
58 CROSSACRES STREET DOOLANDELLA QLD
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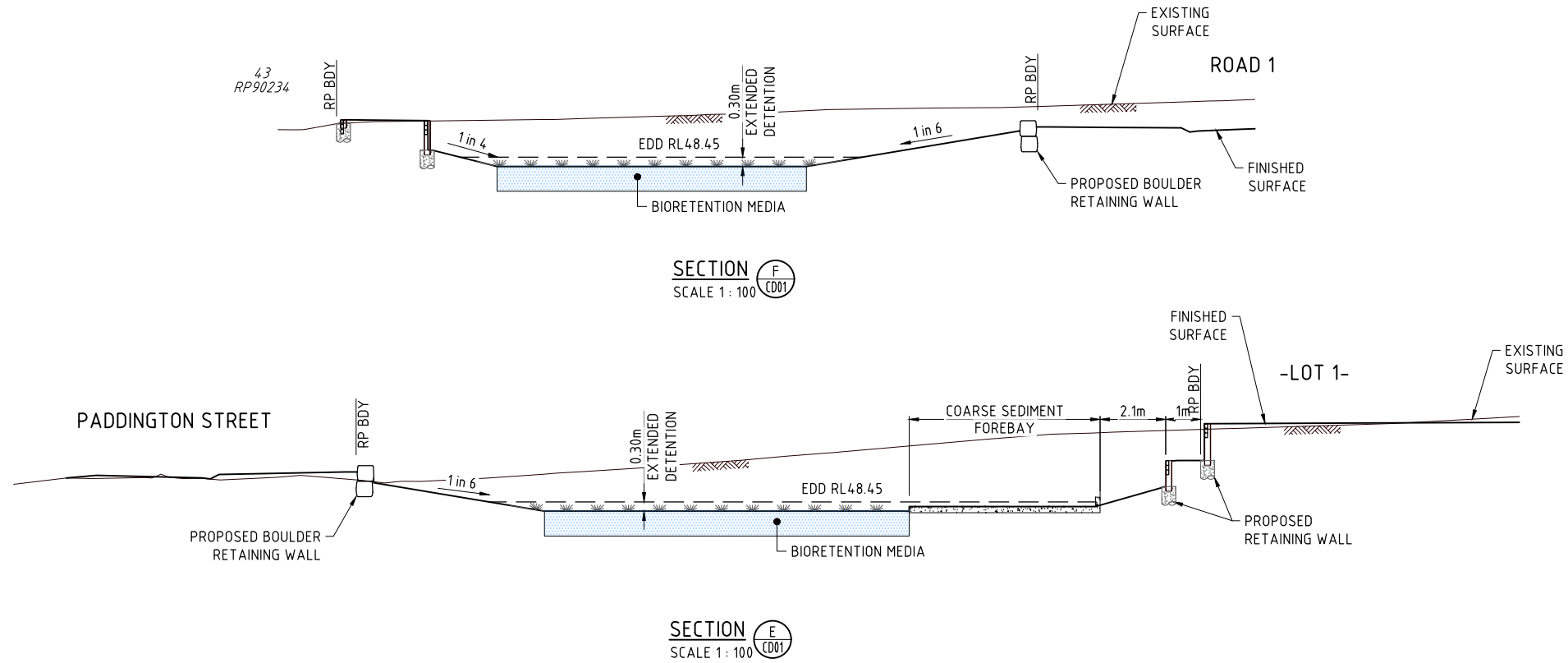
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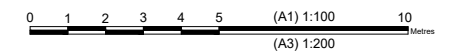
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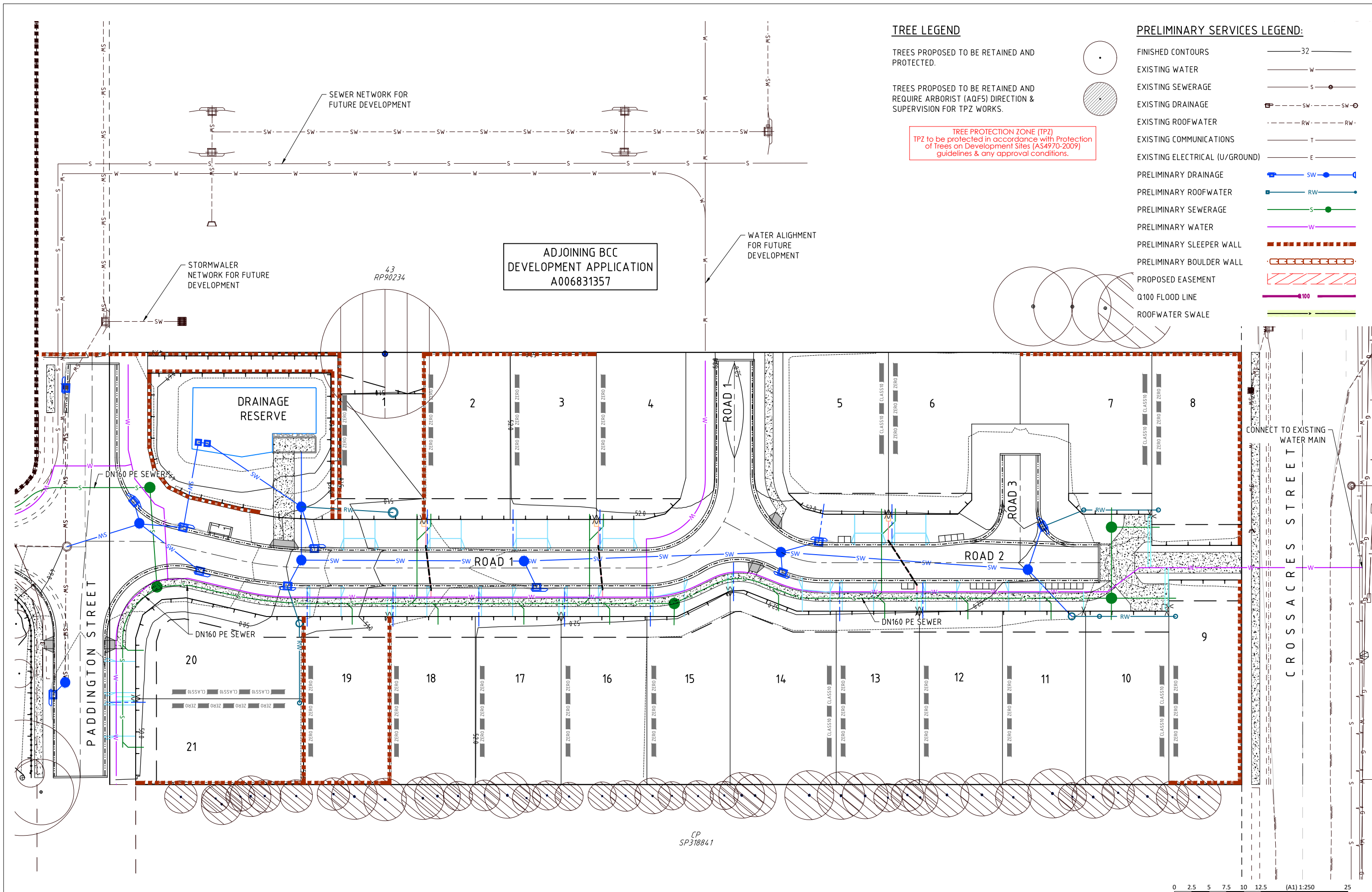
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SECTION F
SCALE 1:100

SECTION E
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TREE LEGEND

TREES PROPOSED TO BE RETAINED AND PROTECTED.

TREES PROPOSED TO BE RETAINED AND REQUIRE ARBORIST (AQF5) DIRECTION & SUPERVISION FOR TPZ WORKS.

TREE PROTECTION ZONE (TPZ)
 TPZ to be protected in accordance with Protection of Trees on Development Sites (AS4970-2009) guidelines & any approval conditions.

PRELIMINARY SERVICES LEGEND:

- FINISHED CONTOURS
- EXISTING WATER
- EXISTING SEWERAGE
- EXISTING DRAINAGE
- EXISTING ROOFWATER
- EXISTING COMMUNICATIONS
- EXISTING ELECTRICAL (U/GROUND)
- PRELIMINARY DRAINAGE
- PRELIMINARY ROOFWATER
- PRELIMINARY SEWERAGE
- PRELIMINARY WATER
- PRELIMINARY SLEEPER WALL
- PRELIMINARY BOULDER WALL
- PROPOSED EASEMENT
- Q100 FLOOD LINE
- ROOFWATER SWALE

ADJOINING BCC DEVELOPMENT APPLICATION A006831357

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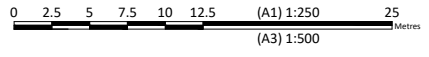
ENGINEERING CONCEPT - SERVICES LAYOUT PLAN - SHEET 1 OF 2

58 CROSSACRES STREET DOOLANDELLA QLD
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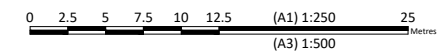
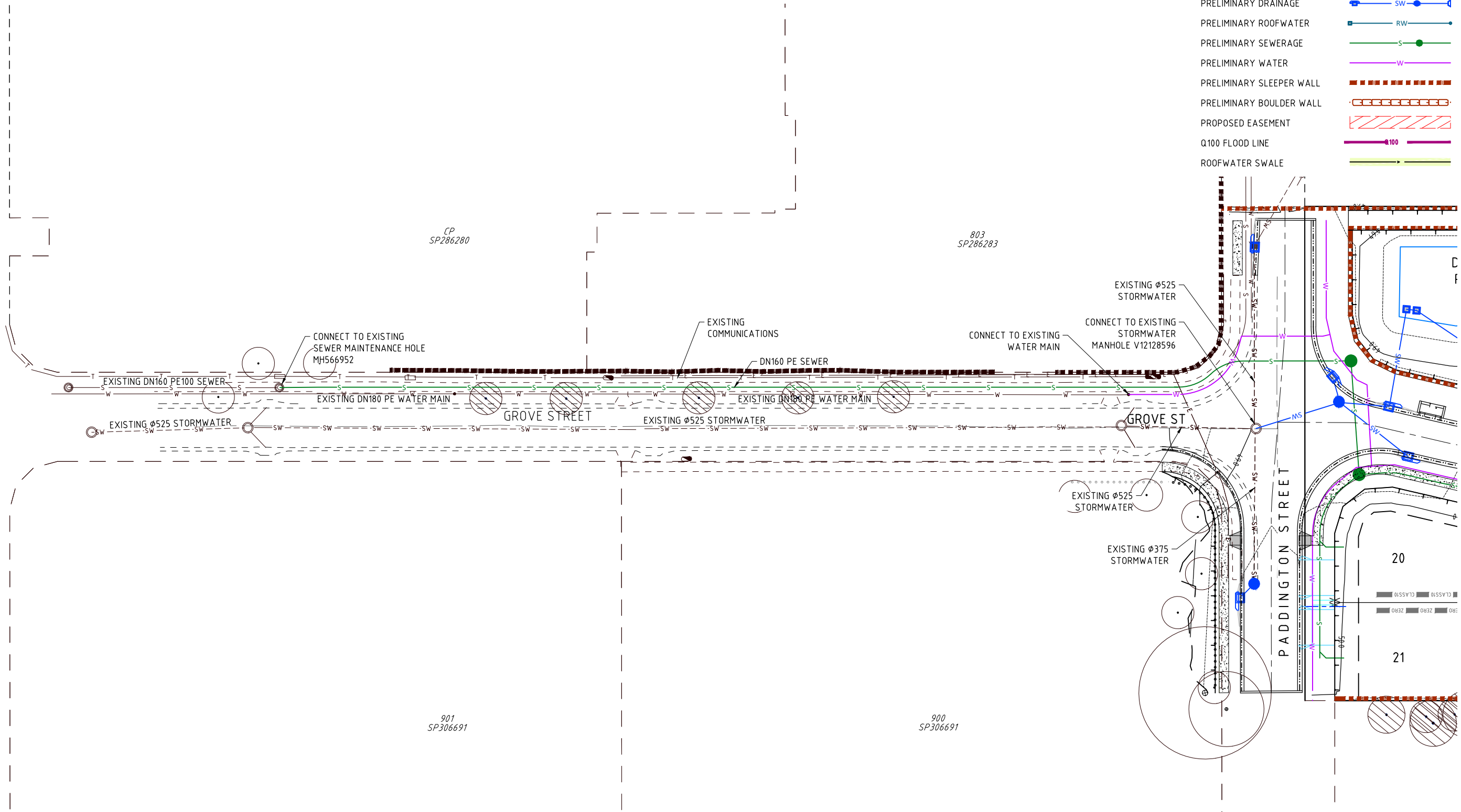
TREES PROPOSED TO BE RETAINED AND PROTECTED.
 TREES PROPOSED TO BE RETAINED AND REQUIRE ARBORIST (AQF5) DIRECTION & SUPERVISION FOR TPZ WORKS.

TREE PROTECTION ZONE (TPZ)
 TPZ to be protected in accordance with Protection of Trees on Development Sites (AS4970-2009) guidelines & any approval conditions.



PRELIMINARY SERVICES LEGEND:

- FINISHED CONTOURS ——— 32 ———
- EXISTING WATER ——— W ———
- EXISTING SEWERAGE ——— S ———
- EXISTING DRAINAGE ——— SW ——— SW ———
- EXISTING ROOFWATER ——— RW ——— RW ———
- EXISTING COMMUNICATIONS ——— T ———
- EXISTING ELECTRICAL (U/GROUND) ——— E ———
- PRELIMINARY DRAINAGE ——— SW ——— SW ———
- PRELIMINARY ROOFWATER ——— RW ——— RW ———
- PRELIMINARY SEWERAGE ——— S ——— S ———
- PRELIMINARY WATER ——— W ——— W ———
- PRELIMINARY SLEEPER WALL ——— [Dashed Brown Line]
- PRELIMINARY BOULDER WALL ——— [Dashed Orange Line]
- PROPOSED EASEMENT ——— [Red Hatched Area]
- Q100 FLOOD LINE ——— [Purple Line]
- ROOFWATER SWALE ——— [Green Line]



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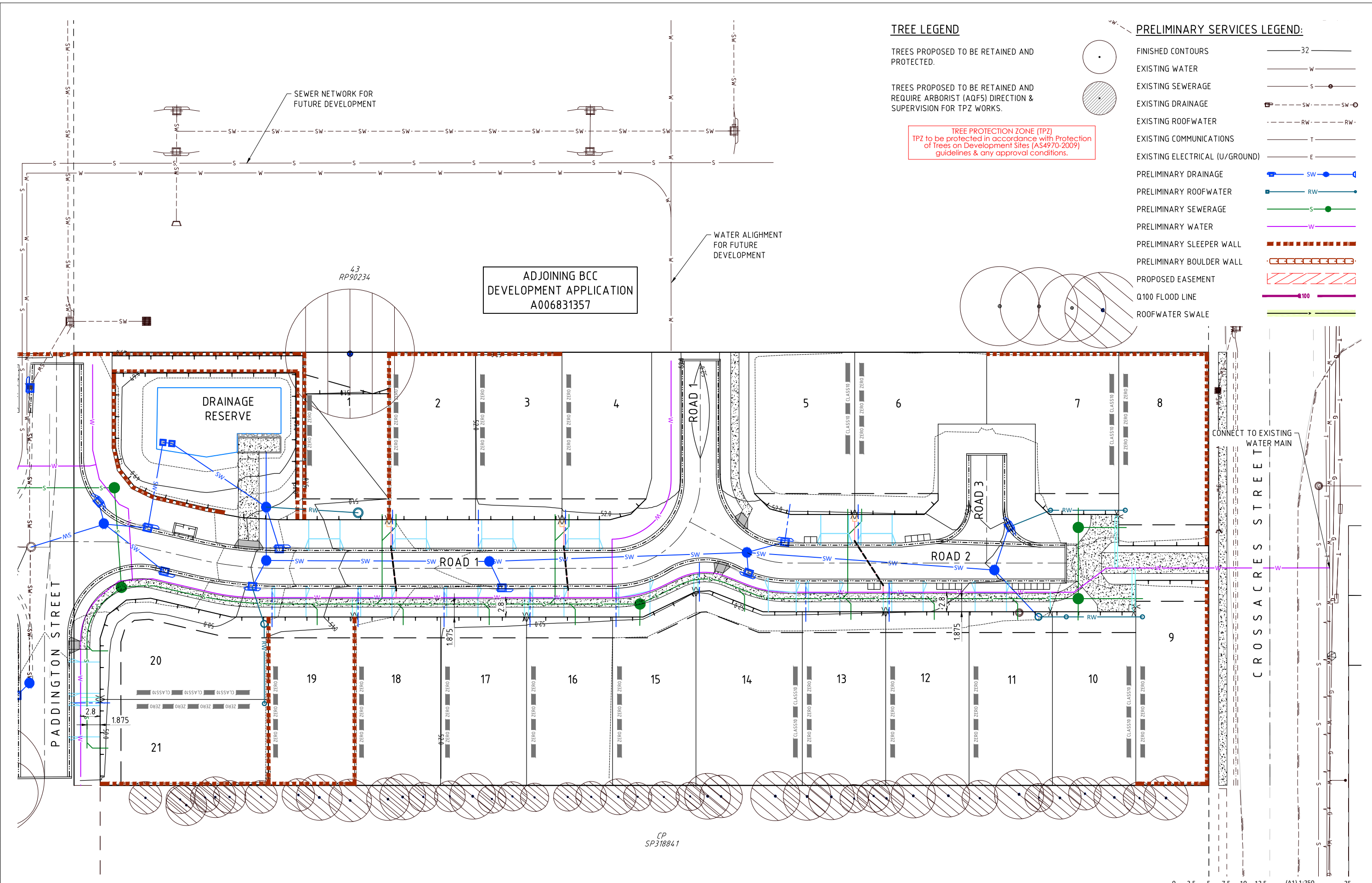
ENGINEERING CONCEPT - SERVICES LAYOUT PLAN - SHEET 2 OF 2

58 CROSSACRES STREET DOOLANDELLA QLD
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TREE LEGEND

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- EXISTING ROOFWATER
- EXISTING COMMUNICATIONS
- EXISTING ELECTRICAL (U/GROUND)
- PRELIMINARY DRAINAGE
- PRELIMINARY ROOFWATER
- PRELIMINARY SEWERAGE
- PRELIMINARY WATER
- PRELIMINARY SLEEPER WALL
- PRELIMINARY BOULDER WALL
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- Q100 FLOOD LINE
- ROOFWATER SWALE

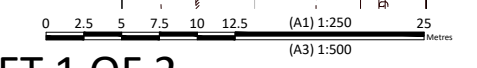
ADJOINING BCC
 DEVELOPMENT APPLICATION
 A006831357

CONNECT TO EXISTING
 WATER MAIN

CROSSACRES STREET

PADDINGTON STREET

CP
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ENGINEERING CONCEPT - WATER & WASTE WATER LAYOUT PLAN - SHEET 1 OF 2

58 CROSSACRES STREET DOOLANDELLA QLD
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TREE LEGEND

TREES PROPOSED TO BE RETAINED AND PROTECTED.



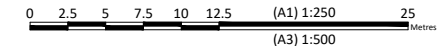
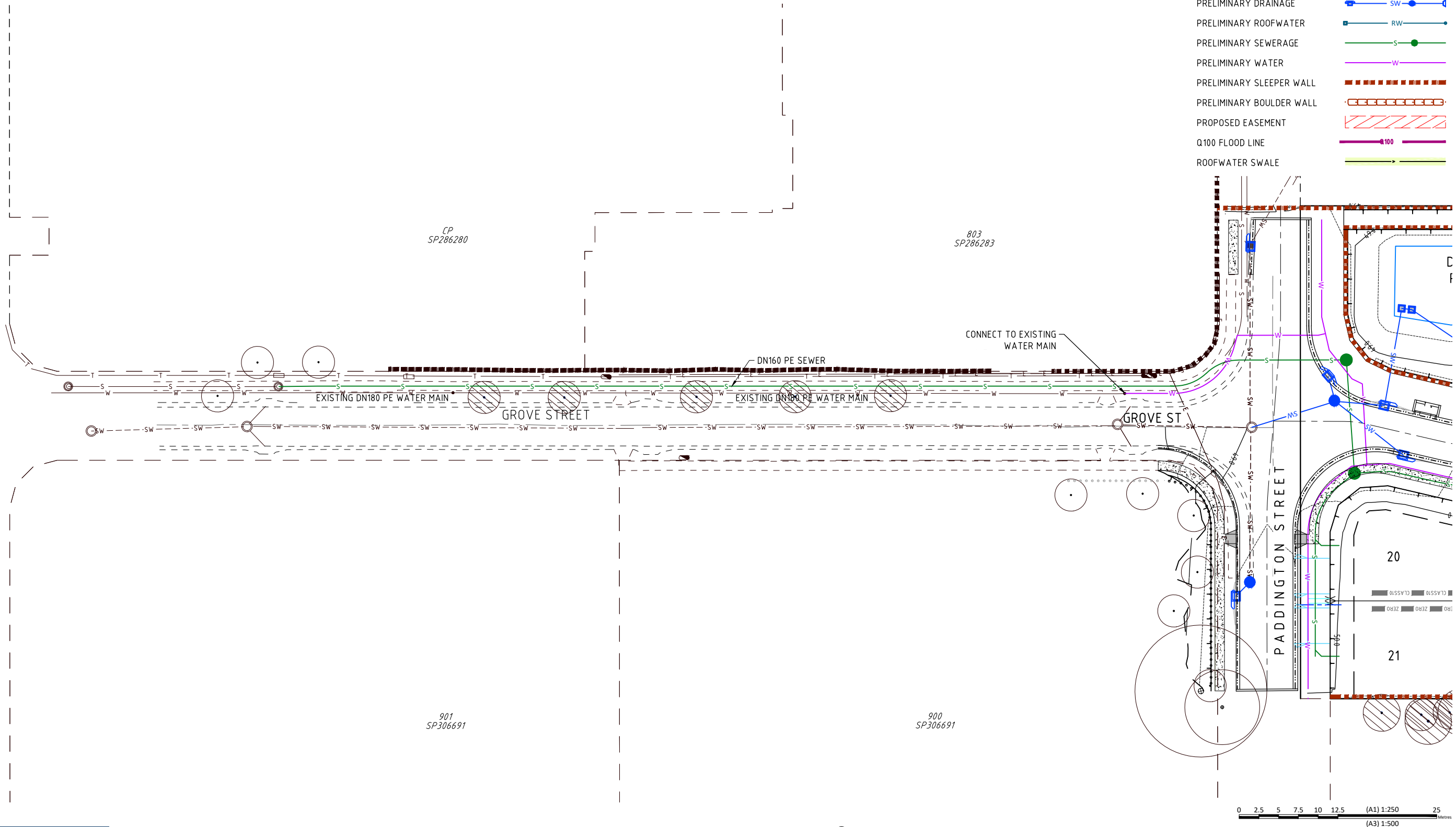
TREES PROPOSED TO BE RETAINED AND REQUIRE ARBORIST (AQF5) DIRECTION & SUPERVISION FOR TPZ WORKS.



TREE PROTECTION ZONE (TPZ)
TPZ to be protected in accordance with Protection of Trees on Development Sites (AS4970-2009) guidelines & any approval conditions.

PRELIMINARY SERVICES LEGEND:

- FINISHED CONTOURS ——— 32 ———
- EXISTING WATER ——— W ———
- EXISTING SEWERAGE ——— S ———
- EXISTING DRAINAGE ——— SW ——— SW ———
- EXISTING ROOFWATER ——— RW ——— RW ———
- EXISTING COMMUNICATIONS ——— T ———
- EXISTING ELECTRICAL (U/GROUND) ——— E ———
- PRELIMINARY DRAINAGE ——— SW ——— SW ———
- PRELIMINARY ROOFWATER ——— RW ——— RW ———
- PRELIMINARY SEWERAGE ——— S ——— S ———
- PRELIMINARY WATER ——— W ——— W ———
- PRELIMINARY SLEEPER WALL ——— [Dashed Brown Line]
- PRELIMINARY BOULDER WALL ——— [Dashed Orange Line]
- PROPOSED EASEMENT ——— [Red Hatched Area]
- Q100 FLOOD LINE ——— [Purple Line]
- ROOFWATER SWALE ——— [Green Line]



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PLANNERS

URBAN DESIGNERS

SURVEYORS

ENGINEERS

LANDSCAPE ARCHITECTS

ENGINEERING CONCEPT - WATER & WASTE WATER LAYOUT PLAN - SHEET 2 OF 2

58 CROSSACRES STREET DOOLANDELLA QLD

AUSBUILD GROUP PTY LTD

BCC DS RECEIVED
 11/05/2026
APPLICATION REF
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JOB NO:	PLAN:	ISSUE:
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SCALE:	1:250 @ A1	
DATE:	24/03/26	
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FILE NAME:	B4687EA1_DA7 [CONCEPT].DWG	

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