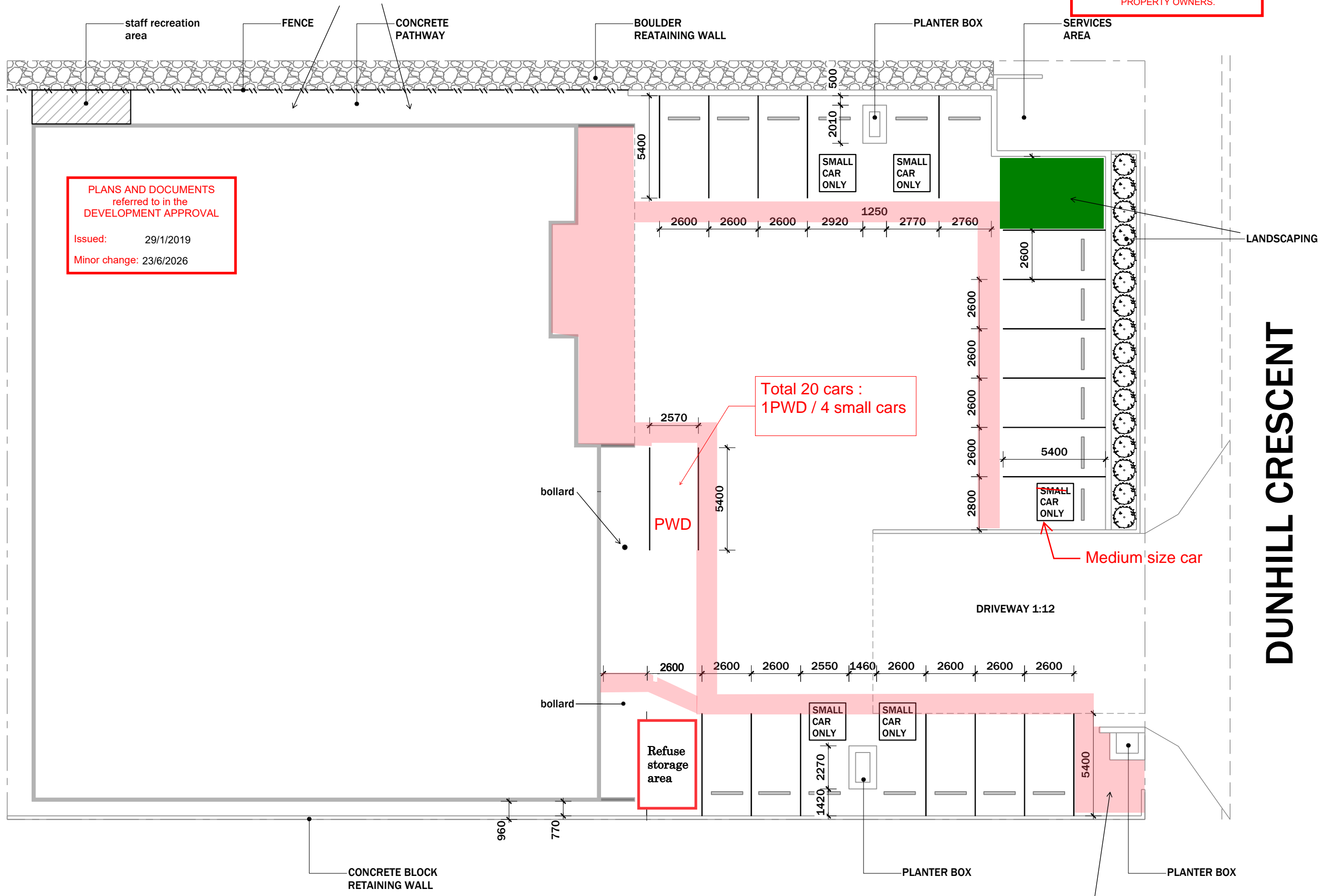


THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

BCC DS RECEIVED  
05/05/2026  
APPLICATION REF  
A007020756



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL  
Issued: 29/1/2019  
Minor change: 23/6/2026

Total 20 cars :  
1PWD / 4 small cars

Medium size car

DUNHILL CRESCENT



PROJECT  
**AS BUILT**

PHASE  
**DA**

LOCATION  
43 DUNHILL CRESCENT  
MORNINGSIDE

DATE: 23.03.2022  
PROJECT NO. ID211013

REVISION	DATE
1 COUNCIL RFI	04.07.2022
2 REV 2 - 19.03.2026	
3 Notes by Steffan Harries	
4	
5	
6	

NOTES:  
1. Confirm all dimensions on-site.  
2. Do not scale off drawings.  
3. All workmanship, materials and construction to comply with the Queensland Building Act 1975 and the Building Code of Australia 2019. Timber framing shall be designed and constructed in accordance with AS1684.2:2010.



**SITE PLAN**

SCALE: 1:200

SHEET NUMBER:

**AB1.2**

DRAWN BY: BRETT RICHARDSON

**1 SITE PLAN**  
SCALE: 1:200

**AMENDED IN RED**  
23/6/2026

delineated pedestrian access  
(1.2m in width minimum)

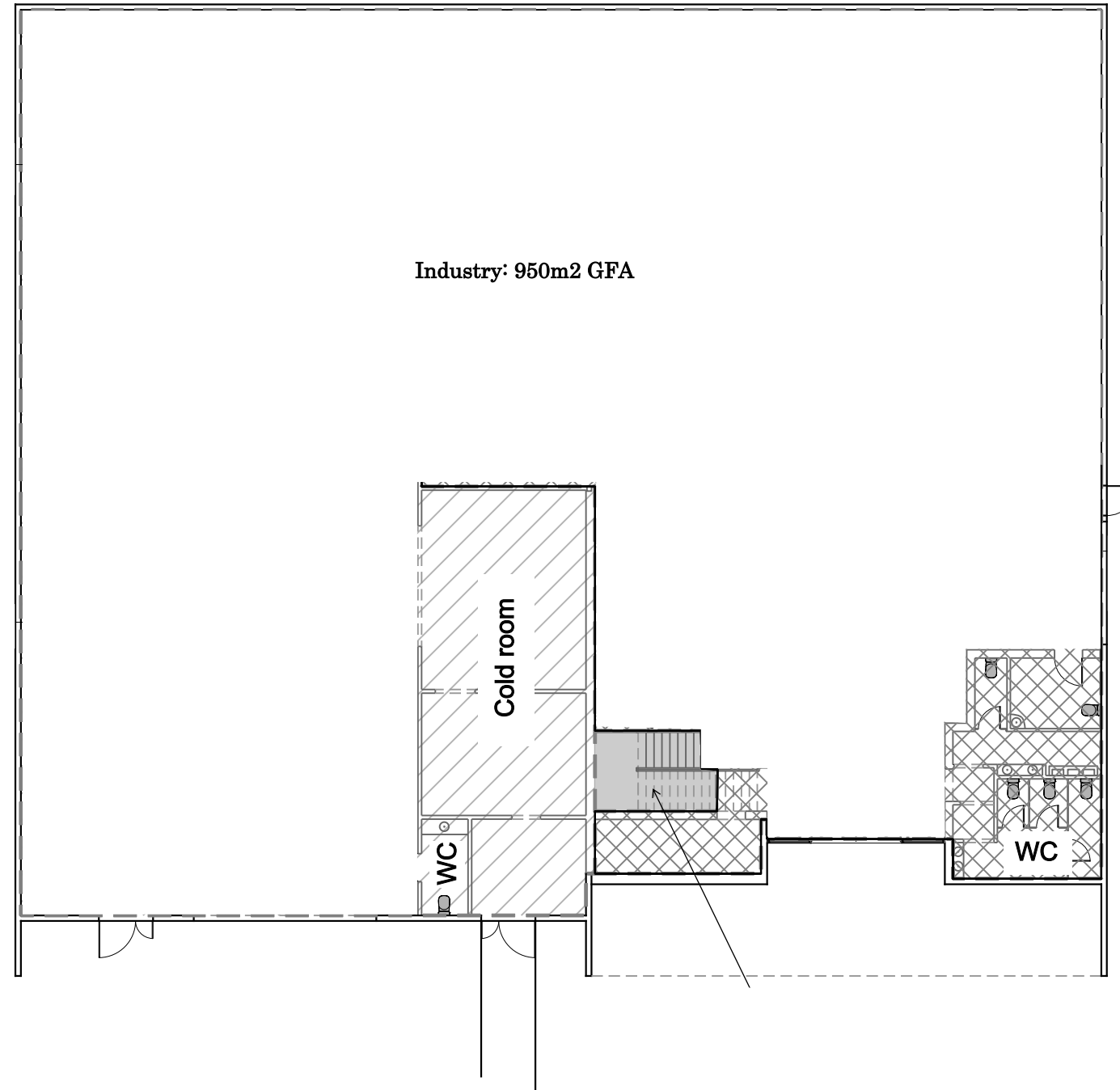
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 29/1/2019

Minor change: 23/6/2026

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BCC DS RECEIVED  
05/05/2026  
APPLICATION REF  
A007020756



Industry: 950m2 GFA

Cold room

WC

WC

TOTAL GFA:

Industry: 950m2  
Ground Floor: 950m2  
First Floor: 234m2

TOTAL: 1184m2 GFA

**1** GROUND FLOOR PLAN  
SCALE: 1:200



PROJECT  
**AS BUILT**

PHASE  
**DA**

LOCATION  
43 DUNHILL CRESCENT  
MORNINGSIDE

DATE: 23.03.2022  
PROJECT NO. ID211013

REVISION	DATE
1 COUNCIL RFI	04.07.2022
2 <b>REV 2 - 19.03.2026</b>	
3 <b>Notes by Steffan Harries</b>	
4 <b>Harries</b>	
5	
6	

NOTES:  
1. Confirm all dimensions on-site.  
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**GROUND FLOOR PLAN**

SCALE: 1:200

SHEET NUMBER:

**AB1.3**

DRAWN BY: BRETT RICHARDSON

PLANS AND DOCUMENTS  
referred to in the  
DEVELOPMENT APPROVAL

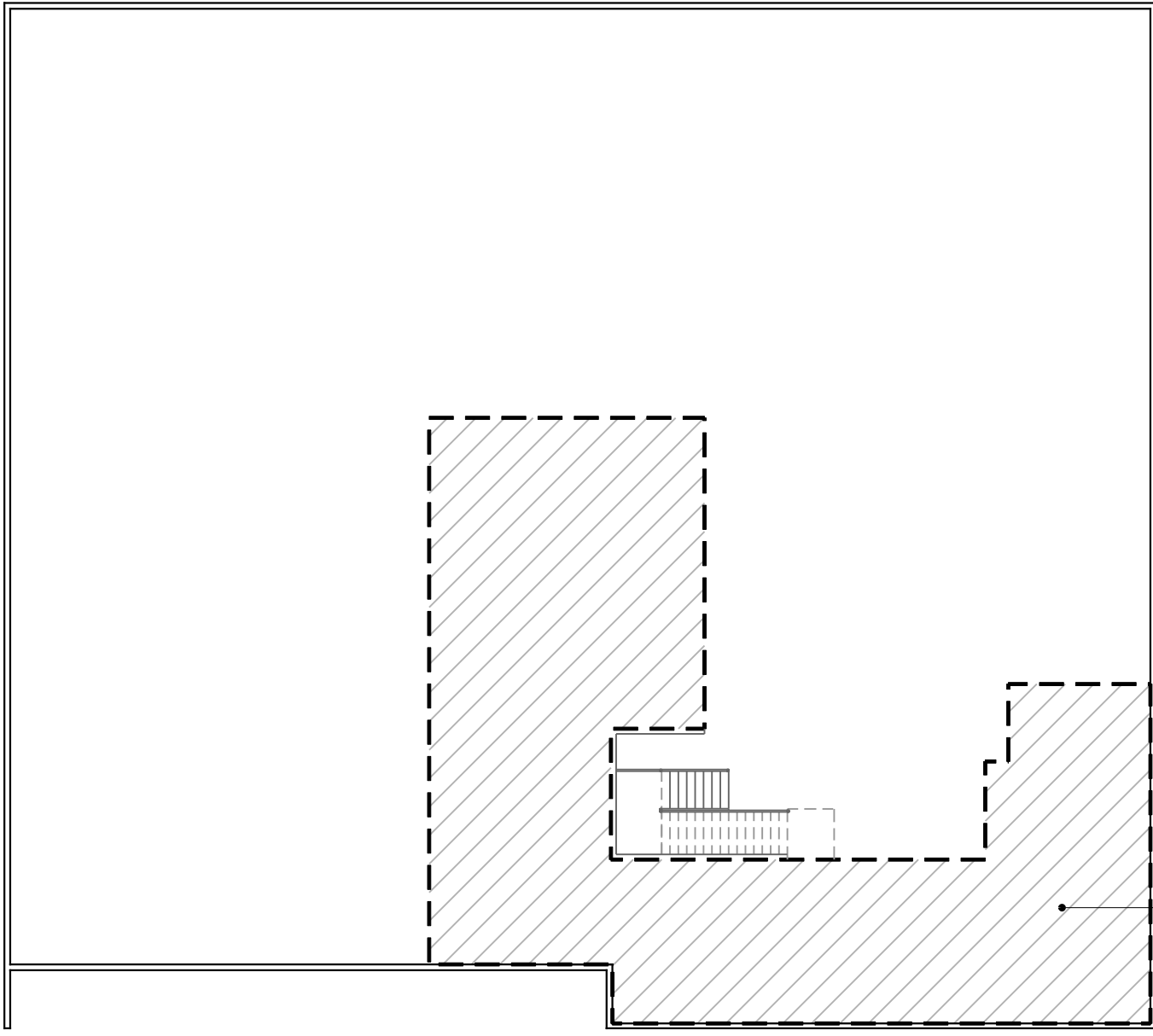
Issued: 29/1/2019  
Minor change: 23/6/2026

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

BCC DS  
RECEIVED

05/05/2026

APPLICATION REF  
A007020756



Ancillary storage and  
office associated with  
Industry use  
234 sqm



PROJECT  
**AS BUILT**

PHASE  
**DA**

LOCATION  
**43 DUNHILL CRESCENT  
MORNINGSIDE**

DATE: 23.03.2022  
PROJECT NO. ID211013

REVISION	DATE
1 COUNCIL RFI	04.07.2022
2 <b>REV 2 - 19.03.2026</b>	
3 <b>Notes by Steffan</b>	
4 <b>Harries</b>	
5	
6	

NOTES:  
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**MEZZANINE  
FLOOR PLAN**

SCALE: 1:200

SHEET NUMBER:

**AB1.4**

DRAWN BY: BRETT RICHARDSON

**1 MEZZANINE FLOOR PLAN**  
SCALE: 1:200

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 29/1/2019

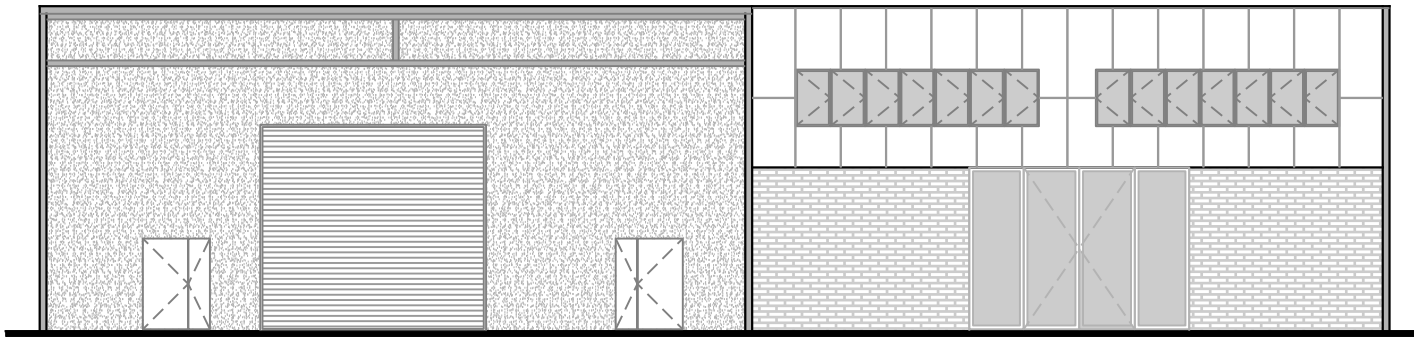
Minor change: 23/6/2026

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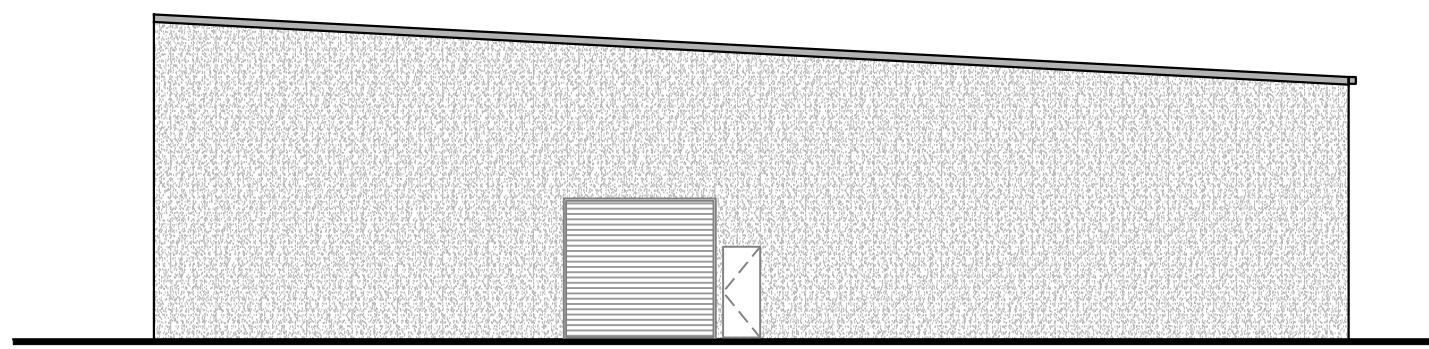
BCC DS RECEIVED

05/05/2026

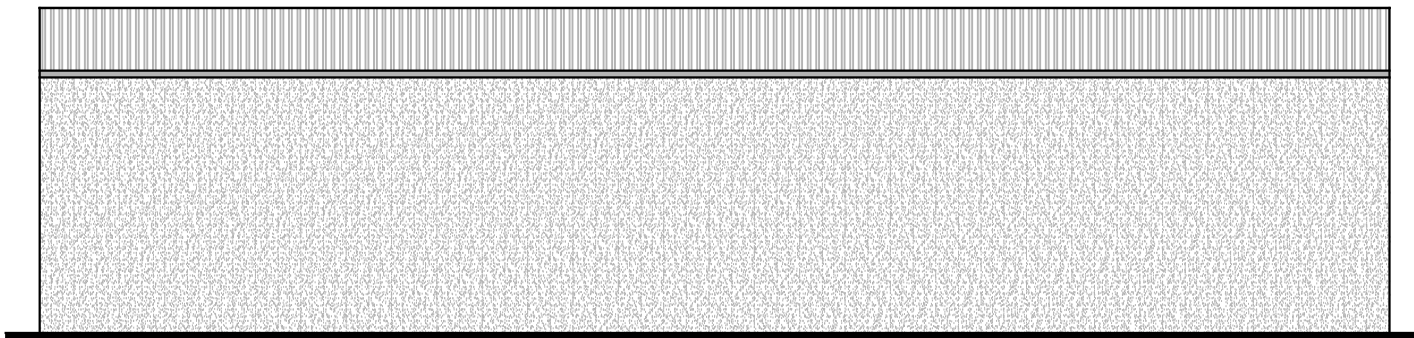
APPLICATION REF A007020756



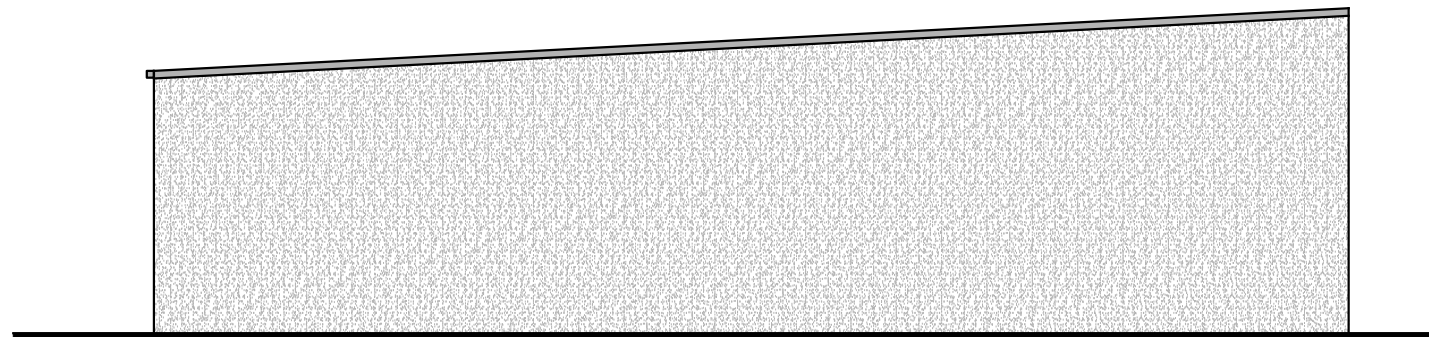
**1 SOUTH ELEVATION**  
SCALE: 1:200



**2 EAST ELEVATION**  
SCALE: 1:200



**3 NORTH ELEVATION**  
SCALE: 1:200



**4 WEST ELEVATION**  
SCALE: 1:200

PROJECT  
**AS BUILT**

PHASE  
**DA**

LOCATION  
**43 DUNHILL CRESCENT  
MORNINGSIDE**

DATE: 23.03.2022  
PROJECT NO. ID211013

REVISION	DATE
1 COUNCIL RFI	04.07.2022
2 <b>REV 2 - 19.03.2026</b>	
3 <b>Notes by Steffan Harries</b>	
4	
5	
6	

NOTES:

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**ELEVATIONS**

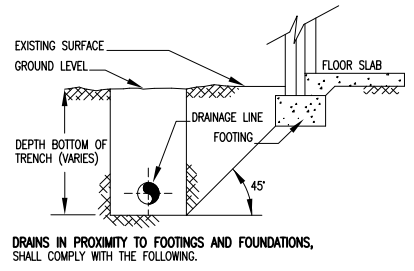
SCALE: 1:200

SHEET NUMBER:

**AB1.5**

DRAWN BY: BRETT RICHARDSON

**DRAINAGE PLAN N°.**  
FREEHOLD TITLE  
PLUMBING APPLICATION N°.



- DRAINS IN PROXIMITY TO FOOTINGS AND FOUNDATIONS, SHALL COMPLY WITH THE FOLLOWING.**
- \* DRAINS SHALL PASS UNDER A STRIP OF FOOTING AT NOT LESS THAN 45° AND HAVE A MINIMUM CLEARANCE OF 25mm FROM THE TOP OF THE PIPE TO THE UNDER SIDE OF ANY FOOTING.
  - \* DRAIN LAID THROUGH FOOTINGS AND WALLS, OTHER THAN BELOW GROUND EXTERNAL WALLS, SHALL BE INSTALLED WITH AN ANNUAL SPACE OF NOT LESS THAN 25mm FILLED WITH A LINER OF FLEXIBLE MATERIAL.
  - \* WHERE A DRAIN IS TO BE LAID PARALLEL TO A FOOTING, THE EXCAVATION SHALL COMPLY WITH AS 3500.2:2015 CLAUSE 3.8, CLAUSE 5.2 AND ABOVE DETAIL.
  - \* DRAINS AND PIPES PASSING THROUGH WALLS AND FOOTINGS SHALL COMPLY WITH THE STRUCTURAL ENGINEERING SPECIFICATIONS FOR THE PROJECT.

**DETAIL OF DRAINAGE LINE IN RELATION TO FOOTINGS AND FOUNDATIONS**  
SCALE: NOT TO SCALE

**NOTE-**  
REMOVE ANY REDUNDANT DRAINAGE OUTLET FROM THE KERB AND CHANNEL INCLUDING ASSOCIATED PIPEWORK ACROSS FOOTPATH AND RE-INSTALL KERB AND FOOTPATH TO COUNCIL SATISFACTION.

**NOTE-**  
ALL COURTYARDS/BALCONY'S SHALL HAVE AN OVERLAND FLOW PATH INSTALLED THROUGH DIVIDING WALL/FENCES DURING CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER BY BODY CORPORATE/OWNER. ALL FENCES SHALL HAVE A 75mm SPACE BETWEEN FINISHED GROUND LEVEL AND BOTTOM OF FENCE.

**NOTE-**  
ALL STORMWATER DRAINAGE TO BE IN UPVC CLASS DWV ON MINIMUM GRADE 1:100.

See amended layout  
For built form and car parking layout refer to Architectural plans

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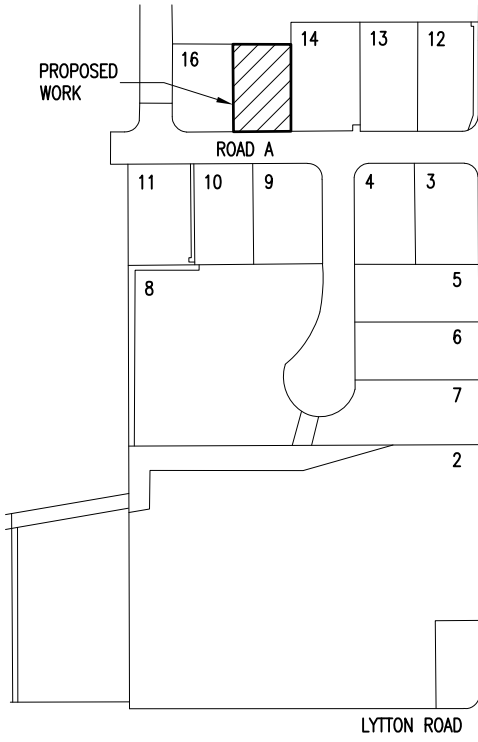
**AMENDED IN RED**  
12/06/2026

~~PLANS AND DOCUMENTS referred to in the APPROVAL~~  
Dated: 29/01/2019

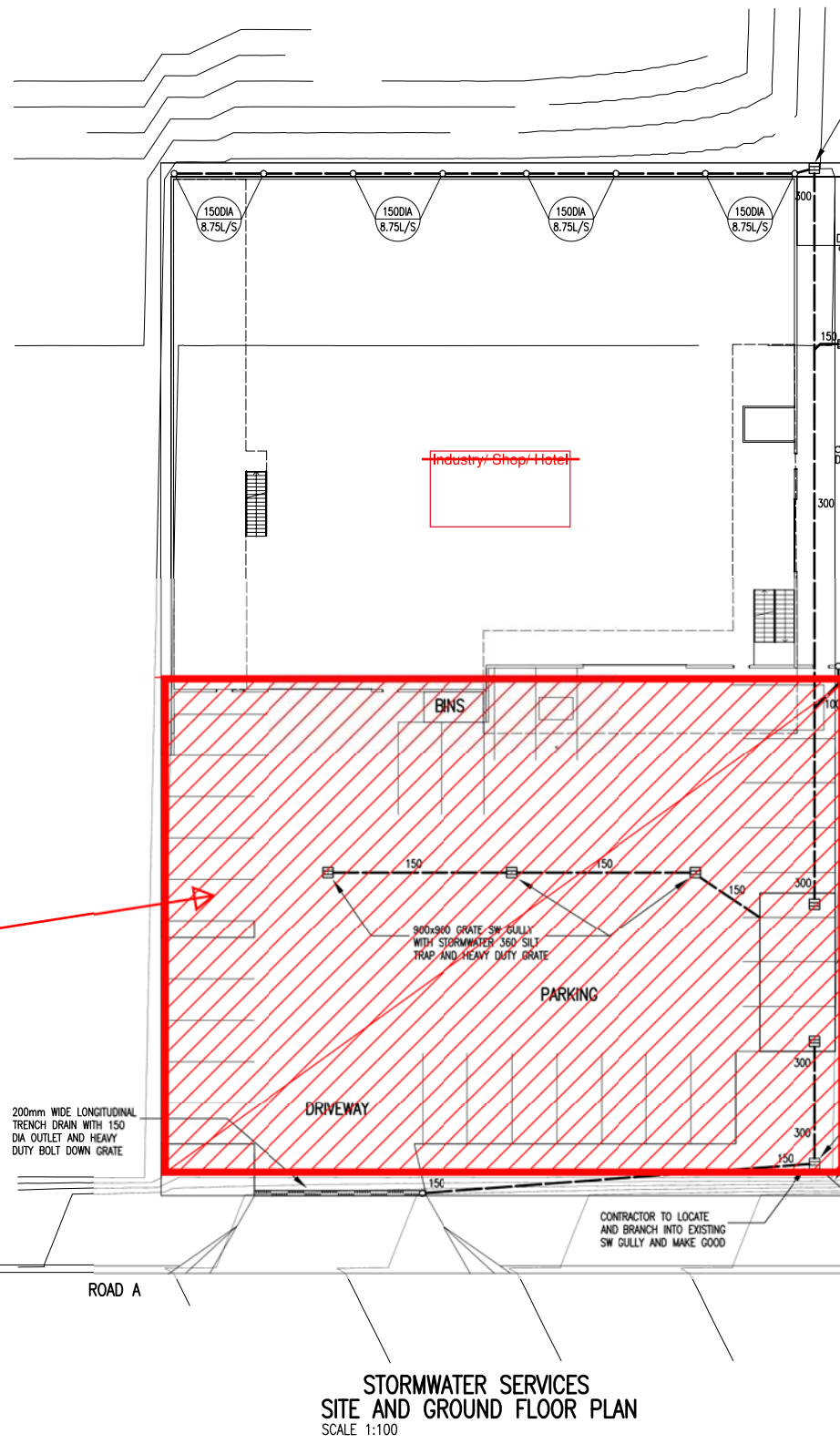
Received  
13/12/2018  
BCC DS

~~PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL~~  
Issued: 29 January 2019  
Minor change: 23 September 2022

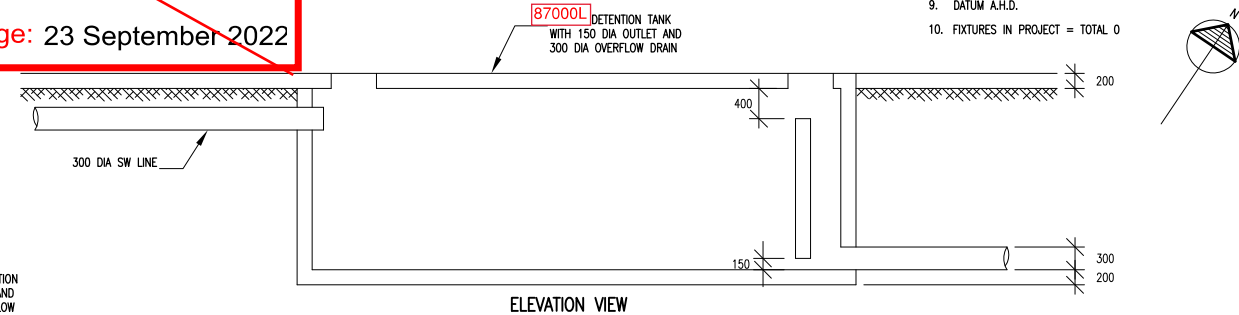
~~PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL~~  
Issued: 29/1/2019  
Minor change: 23/6/2026



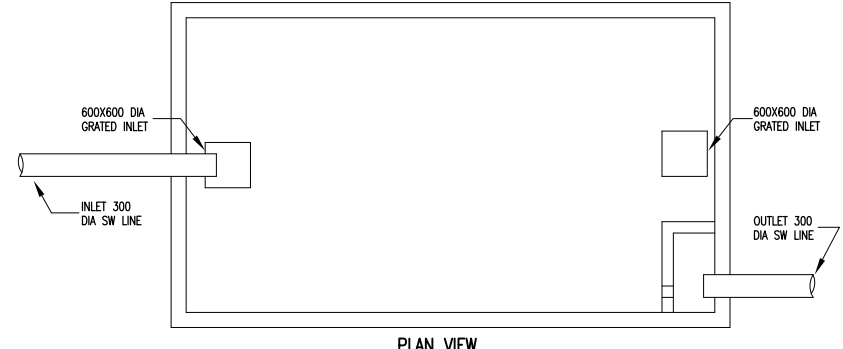
**LOCALITY PLAN**  
SCALE: NOT TO SCALE



**STORMWATER SERVICES SITE AND GROUND FLOOR PLAN**  
SCALE 1:100



**ELEVATION VIEW**



**DETAIL OF DETENTION TANK**  
SCALE 1:50

- LEGEND**
- : STORMWATER SERVICE
  - - - : AGRICULTURAL LINE
  - - - : EXISTING STORMWATER DRAINAGE
  - - - : STORMWATER BY CIVIL ENGINEER
  - Ø : DOWNPIPE DIAMETER AND LITRES PER SECOND
  - AG : AGRICULTURAL
  - AS : AUSTRALIAN STANDARD
  - CO : CLEAR OUT
  - DIA : DIAMETER
  - DP : DOWNPIPE
  - HL : HIGH LEVEL
  - IC : INSPECTION CHAMBER
  - IL : INVERT LEVEL
  - IO : INSPECTION OPENING
  - IND : INDEPENDENT WASTE DROPPER
  - L/SEC : LITRES PER SECOND
  - MH : MANHOLE
  - RHS : RECTANGULAR HOLLOW SECTION
  - RL : RELATIVE LEVEL
  - RW : RAIN WATER
  - SL : SURFACE LEVEL
  - SW : STORMWATER

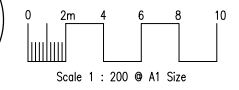
- NOTES -**
1. ALL IOs AND COs ARE TO BE TAKEN TO SURFACE LEVEL OR AS REQUIRED BY THE LOCAL AUTHORITY.
  2. ALL VPs TO TERMINATE IN ACCORDANCE WITH AS 3500.
  3. CONTRACTOR TO VERIFY ALL INVERT LEVELS, SURFACE LEVELS AND COVER OVER DRAINAGE LINES ARE CORRECT AND OBTAINABLE BEFORE COMMENCEMENT AS INVERT LEVELS SHOWN ARE A GUIDE ONLY.
  4. FIRE SERVICE DESIGN IS ONLY VALID FOR 1 YEAR DUE TO ON GOING CHANGES WITH CODES AND PRESSURE REDUCTION WITHIN THE UTILITY PROVIDERS WATER MAINS. IF CONSTRUCTION IS NOT COMPLETED WITHIN THIS TIME FRAME CONTACT THIS OFFICE FOR REVIEW OF DOCUMENTS.
  5. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL LIAISE DIRECTLY WITH THE APPROPRIATE AUTHORITIES AND SHALL ASCERTAIN THE EXACT POSITIONS OF ALL SERVICES. THE CONTRACTOR SHALL NOT WORK NEAR THESE SERVICES WITHOUT THE PERSONAL SUPERVISION OR THE WRITTEN PERMISSION OF THE RELEVANT AUTHORITIES.
  6. CONTRACTOR TO COMPLY WITH THE WORKPLACE HEALTH AND SAFETY ACT, ALL ASSOCIATED SECTIONS AND CODES & ENVIRONMENTAL HERITAGE ACT.
  7. CONTRACTOR SHALL ENSURE THAT ALL PLUMBING AND DRAINAGE WORKS COMPLY WITH AS / NZS 3500 (ALL SECTIONS), PLUMBING AND DRAINAGE ACT 2002 AND COUNCIL APPROVED DRAWINGS. COUNCIL APPROVED DRAWINGS ARE ONLY VALID FOR TWO YEARS FROM DATE OF APPROVAL. IF WORK HAS NOT COMMENCED WITHIN THIS TIME FRAME DRAWINGS WILL HAVE TO BE REVISED TO COMPLY WITH CODE CHANGES AND RESUBMITTED FOR APPROVAL.
  8. ALL PIPEWORK SHALL COMPLY WITH ACOUSTIC REQUIREMENTS OF BCA/NATIONAL CONSTRUCTION CODE.
  9. DATUM A.H.D.
  10. FIXTURES IN PROJECT = TOTAL 0

**NOT FOR CONSTRUCTION**

**PRELIMINARY 00/00/00**

**PRELIMINARY FIRE SERVICES STILL TO BE CONFIRMED**

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH AS/NZS 3500 AND UNDER QBCC DESIGN LICENSE 1066809 CWA BUILDING HYDRAULIC & FIRE SERVICES PTY LTD ACN 112305772



PI	PRELIMINARY FOR CLIENT REVIEW	JUN '18
ISSUE	DESCRIPTION	DATE

**CUSTOMER**  
SHAUN LOCKWOOD  
70 STUART STREET, BULIMBA  
PHONE: 0415 347 720

**PROJECT**  
INDUSTRIAL BUILDING  
AT LOT 15 COLMSLIE BUSINESS PARK  
COLMSLIE  
R.P.D LOT 15

**Chilton Woodward & Associates**  
Hydraulic & Fire Service Consultants  
Suite 20, Argyle Place  
14 Argyle Street, Breakfast Creek 4010  
Email: chilwood@powerup.com.au

**CWA**  
ABN 79 112 305 772  
QBCC N. 1066809  
ph (07) 3262 4322

DESIGNER	CAD	CHECKED	SCALE	DATE
VC	KCP	JW ? UC ?	1:200	Jun'18

**DRAWING TITLE**  
HYDRAULIC SERVICES  
STORMWATER SERVICES  
SITE & GROUND FLOOR PLAN

**DRAWING No.**  
18188-H1SW

**SHEET No.**  
1 of 1