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APPLICATION REF
A007136128

ENGINEERING REPORT
& Stormwater Management Plan

137 Nudgee Road, Ascot
Commercial Development

October 2026

Client: Ascot Property No.1 Pty Ltd

Project No.: 26103
Revision No.: A

Your Vision, Our Expertise.

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This report has been compiled at the level of detail specified in the report and no responsibility is accepted for interpretations made at more detailed levels than so indicated.

Report Contact:

Name:	Zac Lemon
Position:	Director (Civil & Environmental)
Phone:	(07) 3505 6498

Document Control

Revision	Date	Details	Prepared	Checked	Approved	Signed	RPEQ
A	14/10/2026	ISSUE	MK	SD	ZL		24798

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1. INTRODUCTION

Concept Engineers has been engaged to prepare a Site-Based Stormwater Management Plan & Engineering Services for the proposed commercial development at 137 Nudgee Rd, Ascot. This report has been prepared to address the engineering requirements associated with the development and is submitted for review and approval by Brisbane City Council (BCC).

Scope Constraints, Objectives, and Opportunities

The scope of the report is to address the key elements of assessment which include:

- **Lawful point of discharge**: Identify the location of lawful discharge points for the development.
- **Stormwater quantity:** Further stormwater quantity mitigation is not expected to be required, as the existing impervious fraction exceeds 60% in accordance with the BCC PSP section 7.5.5.
- **Stormwater quality:** Development is not triggering SPP requirements (>2500 m^2 of land disturbance).
- **Engineering considerations & services:** Guidance regarding earthworks, crossover, and services.

This report is designed to provide advice that aligns with council requirements and other authorities, supported by the preliminary drawing set we've prepared for assessment, which outlines the key adopted elements from survey data and council records.

Available Data for Review & Assessment

- Proposed architectural drawing prepared by Elevation Architecture in **Appendix A**
- Detailed survey prepared by Survey Mark in **Appendix B**
- Preliminary civil engineering drawings prepared by Concept Engineers **Appendix C**



Figure 1.1 – Site Location (QLD Globe-2025)

2. DEVELOPMENT SITE CHARACTERISTICS

Site Description

The project site topography and site feature present unique challenges and characteristics, which are addressed in this report.

Street Address	137 Nudgee Rd, Ascot
Real Property Description	Lot 1 on RP98178
Total Site Area	1452 m^2
Previous Use	Commercial Development
Proposed Use	Commercial Development
Existing Impervious / Pervious Area	930 m^2 at 64.1% impervious | 522 m^2 at 35.9% pervious
Proposed Impervious / Pervious Area	1168 m^2 at 80.5% impervious | 284 m^2 at 19.5% pervious

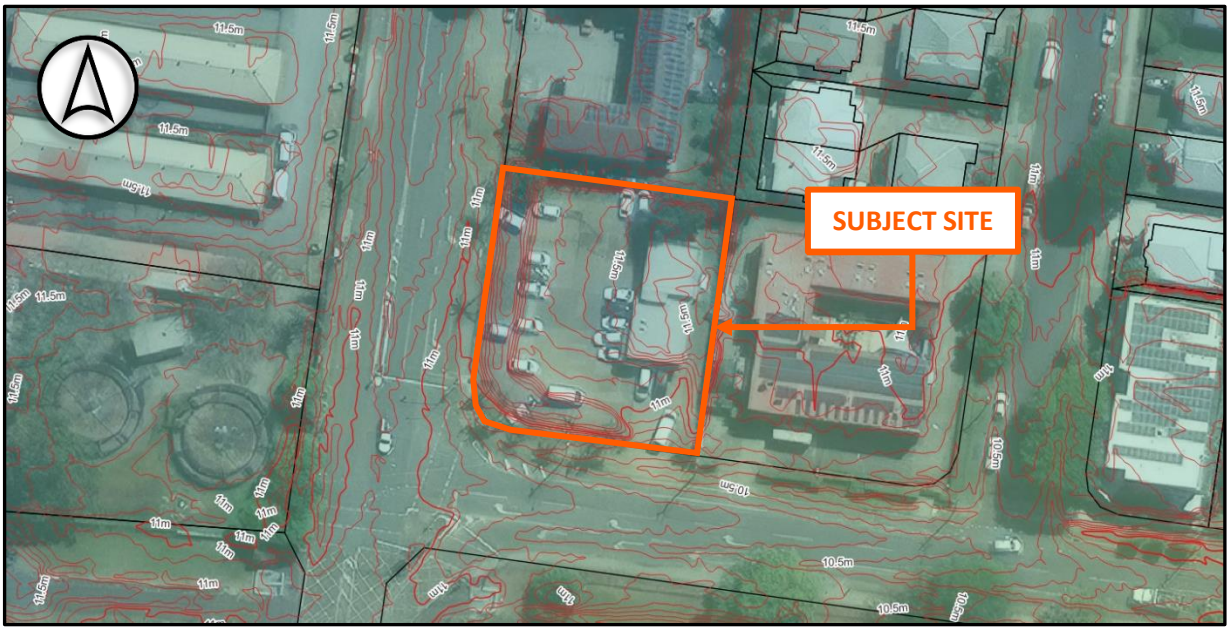


Figure 2.1 GIS Layout Plan (QGIS)

General Characteristics

- **Topographical Features:** The site has an average slope of approximately 2.63% (1 in 38), generally falling to the south towards Lamington Ave. Ground levels range from approximately 11.8 m to 10.6 m AHD.
- **Existing Discharge Arrangement**: Based on the site review, surface runoff generally follows the lower contours as sheet flow towards the site boundaries. The central portion of the site is comparatively higher, resulting in runoff generally falling away from the centre towards the surrounding boundaries before discharging to the kerb and channel along the eastern and southern frontages of the site.
- **Downstream Drainage Elements:** Runoff from the site generally discharges towards both Nudgee Road and Lamington Avenue. Flows towards Nudgee Road are conveyed along the existing kerb and channel before continuing along the Lamington Avenue kerb and channel. The combined flows are ultimately conveyed to an existing stormwater pit (Asset ID J18039837), located approximately 30 m south-east of the site.
- **Road Interface:** The site fronts Nudgee Rd and Lamington Ave, which function as an arterial road and district road, respectively.



3. HYDROLOGICAL ASPECT

Proposed Stormwater Discharge

The on-site drainage system is designed to manage both Minor (10% AEP) and Major (1% AEP) storm events. Minor flows will be captured via the drainage network, while major flows will be conveyed as overland flow. Roofwater is proposed to be directed through roofwater connections to the pit and pipe network. Runoff from the carpark, driveway and landscaped areas will be collected through the proposed internal drainage system and conveyed via the proposed kerb adaptor. The proposed outlet will discharge to the existing kerb and channel along Lamington Avenue, which is nominated as the lawful point of discharge (LPOD).

Refer to **Appendix C** for detailed engineering stormwater plans.

Hydrological Aspects

- **Water Bodies**: The nearest water body is Brisbane River, located approximately 1.25 km south of the site.
- **Soil Type and Permeability**: Geotechnical testing has yet to be undertaken and will be at detailed design.
- **Acid Sulfate Soil**: The site is located above 5 m AHD and below 20 m AHD and is therefore within the elevation range where acid sulfate soil considerations apply. The potential for ASS should be confirmed prior to construction, particularly where excavation or soil disturbance is proposed.
- **Flood and Overland Flow**: Based on BCC flood mapping, the subject site is not identified as being affected by mapped flooding or designated overland flow.

Built Environment and Site Planning

The subject site currently comprises an existing commercial building, associated car parking areas, vehicle accessways and landscaped areas. A significant portion of the site consists of existing hardstand surfaces, with landscaping provided around portions of the site perimeter. Existing vehicular access is provided from Lamington Ave, with the existing built form generally located within the eastern portion of the site.

The proposed development will involve the removal of the existing building and associated hardstand areas and redevelopment of the site to accommodate a new commercial development, including the proposed building footprint, car parking, access arrangements, landscaping and supporting site infrastructure. Existing site features will be modified or removed as required to facilitate the proposed development works.



4. STORMWATER QUANTITY & QUALITY CONSIDERATION

Stormwater Quantity Consideration

On-site detention is not proposed on the basis that the existing site comprises greater than 60% sealed impervious surfaces. In accordance with Section 7.5.5 of the BCC Stormwater Management PSP, sites with greater than 60% existing sealed impervious surfaces will generally not require stormwater detention, as there is little change in peak flow associated with redevelopment.

Stormwater Quality Assessment

The State Planning Policy (SPP) stormwater quality triggers have been reviewed for the proposed development. Based on the site area and proposed scope of works, the development does not trigger the relevant SPP stormwater quality assessment thresholds. Accordingly, formal stormwater quality treatment is not required for this development.

Table 3.1 – State Planning Policy (SPP) Checklist

Material Change of Use (MCU) for urban purposes involves a land area >2,500m2 that will result in an impervious area greater than 25% of the net developable area.	No
MCU for urban purposes that involves a land area >2,500m2 resulting in 6+ dwellings.	No
ROL for urban purposes with a land area >2,500m2 and results in six (6) or more lots.	No
OPW for urban purposes that involve disturbing more than 2,500m2 of land.	No



5. SERVICE, WORKS, AND INFRASTRUCTURE

Earthworks

The proposed development requires earthworks to achieve the proposed building platforms of proposed commercial building and to establish the carparking areas. Approximately 253 m³ of material will be cut and 25 m³ placed as fill, with a net cut volume of 228 m³ to be exported. Downturn slabs up to approximately 0.25 m in depth are proposed at the south-western corner of the site to manage level differences between the proposed development and the surrounding existing ground levels.

Refer to **Appendix C** which shows a schematic of the earthwork & retaining wall proposed for the site.

Erosion & Sediment Control

Prior to construction, the following erosion & sediment control measures will be implemented to minimise the disturbance and ensure the water quality is the vicinity of subject site is maintained.

Refer to **Appendix C** which shows a schematic of the erosion & sediment control proposed for the site.

Sewerage Reticulation

Based on Urban Utilities GIS records, there is an existing 150 mm earthenware gravity sewer main (Asset ID LS152827) runs along the eastern boundary of the site. Two existing sewer property connections, 150 mm and 100 mm (Asset IDs PC269247 and PC269246), are connected to the sewer main.

For the proposed development, the existing 150 mm sewer property connection (Asset ID PC269247) is proposed to be removed, while the existing 100 mm sewer property connection (Asset ID PC269246) is proposed to be retained and upgraded. The final sewer connection sizing will be confirmed by the Hydraulic Consultant during detailed design.

Water Reticulation

Based on Urban Utilities GIS records, an existing DN20 water service (Asset ID WS136565) is connected to the existing DN150 CI water pressure main (Asset ID RS196537) located along Nudgee Rd. The existing water service is proposed to be upgraded to service the proposed commercial development. The final water connection sizing will be confirmed during detailed design by the Hydraulic Consultant based on the proposed development demand.

Electricity, Telecommunications, and gas

BYDA records indicate that existing utility assets are located within the vicinity of the subject site. Overhead electrical cables, including low voltage (LV) up to 1 kV and high voltage (HV) 1–33 kV infrastructure, are located along Nudgee Rd and Lamington Ave. Telecommunications infrastructure, including P50 and P100 conduits, is also identified along Nudgee Rd and Lamington Ave, with a P50 conduit located within the subject site. Gas infrastructure is also present within the surrounding road network, including medium pressure gas mains along Nudgee Rd and Lamington Ave and a high pressure gas main along Nudgee Rd.

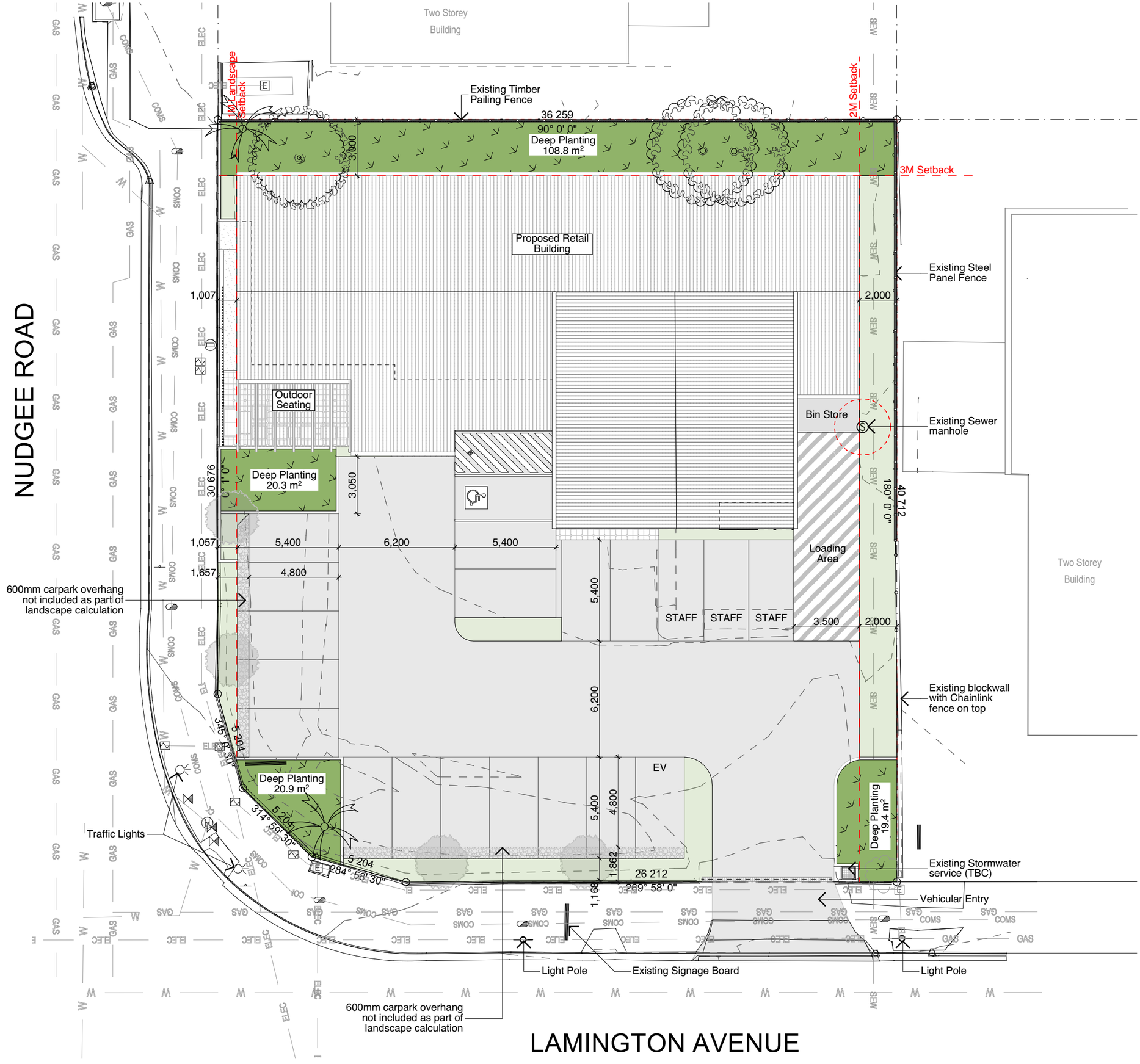


6. CONCLUSION & RECOMMENDATIONS

In conclusion, the Site-Based Stormwater Management Plan & Engineering Services by Concept Engineers for proposed commercial development at 137 Nudgee Rd, Ascot offers a comprehensive preliminary engineering design for stormwater management and compliant site grading to transition into detailed design. By addressing key aspects such as the lawful point of discharge, stormwater considerations, and engineering considerations, the report establishes a solid framework aligned with Brisbane City Council (BCC) requirements.

Furthermore, the report provides supporting engineering assessments and preliminary design considerations to guide future detailed design development. This document serves as a vital guide for effective stormwater management in the project, laying a foundation for successful implementation and ensuring compliance with local and state regulatory requirements.

7. Appendix A – Architectural Drawing



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DA
NOT FOR CONSTRUCTION

elevation
architecture
(07) 3251 6900
info@elevationarchitecture.com.au

Revision

A	Preliminary Issue for Information	10/09/2026
B	Issue for Information	8/10/2026

Project
Ascot Retail Development
137 Nudgee Road, Ascot QLD 4007

Client
Flux Property

Architect
DS

Drawn
RK

Stage
DA

Status
Preliminary (NOT FOR CONSTRUCTION)

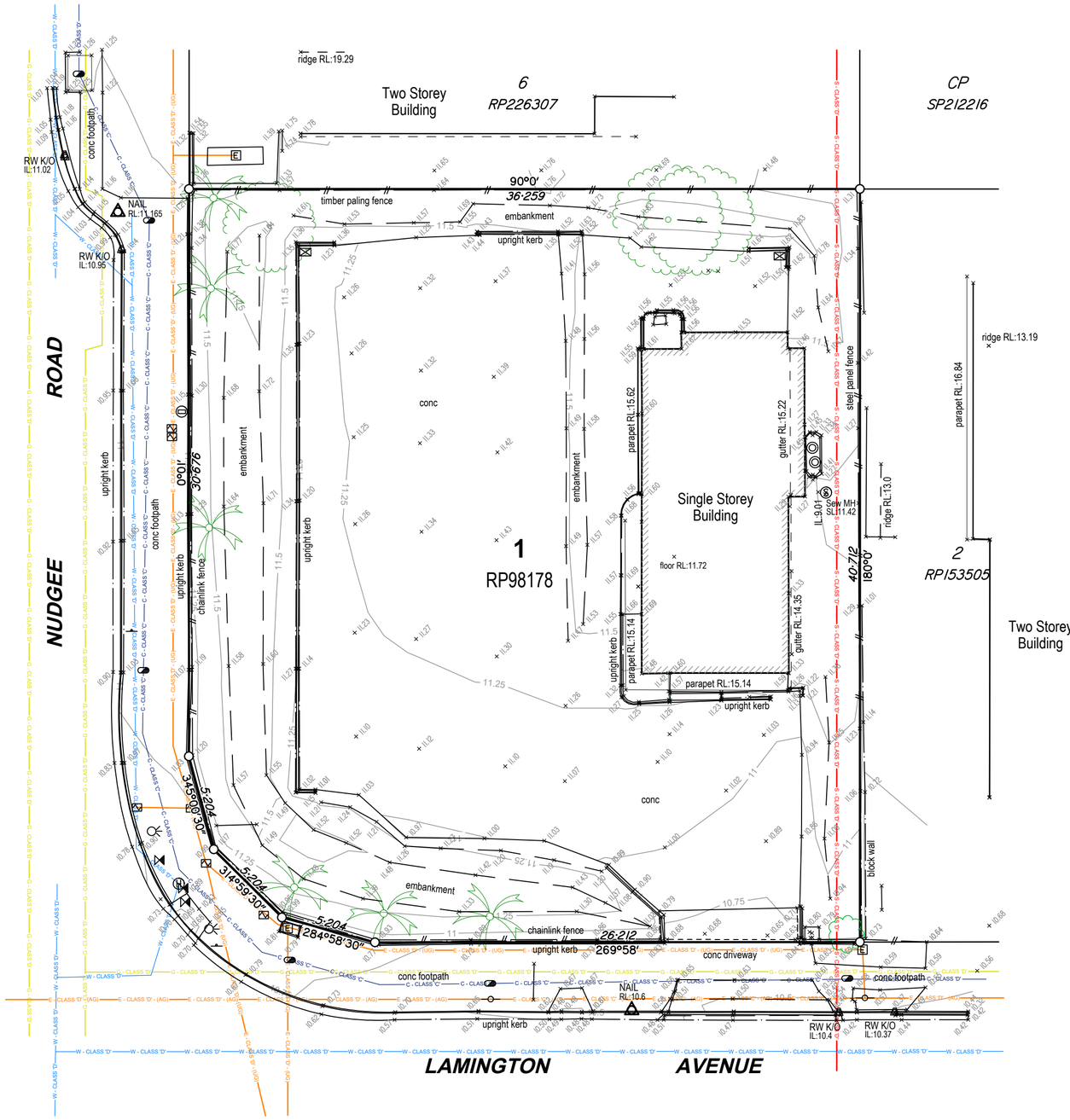
Scale
1:200 at A3

Project No.
1293-35

Proposed Site Plan

A-DA-01.02 B

8. Appendix B – Survey Plan



Vegetation Key

- Palm Tree
- Tree <200mm Trunk Diameter / Shrub
- Tree >200mm Trunk Diameter

Services Key

Stormwater	SW - CLASS 'A'	SW - CLASS 'A'	SW - CLASS 'A'
Sewer	S - CLASS 'A'	S - CLASS 'A'	S - CLASS 'A'
Water Main	W - CLASS 'A'	W - CLASS 'A'	W - CLASS 'A'
Telecomms	C - CLASS 'A'	C - CLASS 'A'	C - CLASS 'A'
Electrical (Underground)	E - CLASS 'A' - (UG)		
Electrical (Above Ground)	E - CLASS 'A' - (AG)		
Gas Pipe	G - CLASS 'A'	G - CLASS 'A'	G - CLASS 'A'

Note: Classification of subsurface utility information in accordance with Australian Standard 5488

Legend

- Communications Pit
- Communications Pillar
- Communications Marker
- Electrical Box
- Electrical Marker
- Electrical Light Pole
- Electrical Pole
- Electrical Pit
- Electrical Stay Pole
- Gas Marker
- Gas Pit
- Gas Valve
- Kerb Outlet
- Pole
- Pylon
- Unknown Manhole (U MH)
- Roofwater Field Pit (RW FP)
- Sewer Manhole (Sew MH)
- Stormwater Manhole (SW MH)
- Sign
- Survey Mark
- Traffic Light
- Traffic Pit
- Water Hydrant
- Water Hydrant Marker
- Water Meter
- Water Valve

Notes:

This plan is prepared for Flux Property from a combination of field survey and existing records for the purpose of design and should not be used for any other purpose.

The title boundaries as shown hereon have been determined from minimum connections to survey marks placed by others and then from measurements by others, the verification of which does not form part of this survey. This survey shows site contours and features only. It does not guarantee the position of boundary pegs, if found. The position of fence lines, retaining walls and other features is indicative only and should not be relied upon as depicting the boundary lines.

Only visible surface features of underground services on or adjacent to the site have been located by field survey.

If not able to be so located, known services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation has been made hereon.

The Position of underground services on this drawing are indicated by a single line. Care should be exercised as services may occupy a considerably wider corridor than that indicated on this drawing. Users should be aware during excavation or construction that services may exist for which there is no record.

Prior to construction commencing, it is the clients responsibility:

- to accurately locate and/or expose any non visible services.
- to determine whether title encumbrances will prevent or limit development, and
- to check on the local authority's definition of Natural Ground Level.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.

The contours shown are from field survey. These contours should not be used for Natural Ground Level as defined by the local authority planning Scheme for the purposes of determining building heights.

REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
B	Compiled sewer amended	29/09/26	KMJ	BDG	LEH
A	Initial issue to client	01/09/26	KMJ	BDG	LEH

Client:	Flux Property
Plan Type:	Contour & Detail Survey
Project:	137 Nudgee Road
RPD:	Lot 1 on RP98178
Locality:	Ascot
Local Authority:	Brisbane City
Meridian:	RP98178

Height Datum:	AHD D
Height Origin:	PM43932 RL:9.454m
Scale:	1:200 (A2)
Contour Intervals:	0.25m
Surveyed:	SBP - 24/08/26
Drawn:	KMJ - 28/08/26
Checked:	BDG - 01/09/26

SURVEY MARK
Land Surveying · Urban Planning
surveymark.com.au

Plan Ref:

7616-0001-B

9. Appendix C – Civil Drawings



LAYOUT PLAN

SCALE 1:100

DRAWING LEGEND

GENERAL

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		EASEMENT BOUNDARY
1.00	1.00	CONTOUR - MAJOR
1.20	1.20	CONTOUR - MINOR
		BUILDING
		BUILDING ROOF LINE
		KERB AND CHANNEL
		KERB
RTW	RTW	RETAINING WALL
SW	SW	STORMWATER DRAINAGE
RW	RW	ROOFWATER DRAINAGE
S	S	SEWER
W	W	WATER
E	E	UNDERGROUND ELECTRICAL
OH	OH	OVERHEAD ELECTRICAL
T	T	COMMUNICATIONS
		TOP OF BATTER
		BOTTOM OF BATTER
		ABANDON SERVICE
◆ 0.00m	◆ RL 0.00m	SURFACE LEVEL (RL)

EROSION & SEDIMENT CONTROL

SF — SEDIMENT FENCE

CONTRACTOR TO ENSURE SURROUNDING ROADS ARE KEPT CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION. TYPICAL

CONTRACTOR TO PROVIDE TRAFFIC CONTROL (AS REQUIRED) AND ENSURE WORK ZONES ARE SAFE DURING CONSTRUCTION. TYPICAL

PROVIDE KERB INLET SEDIMENT PROTECTION AT ALL DOWNSTREAM GULLIES UP TO 50m FROM SITE. TYPICAL

SITE TO BE CLEARED IN PREPARATION FOR BUILDING CONSTRUCTION. ALL EXISTING STRUCTURES (INCLUDING ANY PILES) AND SITE IMPROVEMENTS TO BE DEMOLISHED AND REMOVED, UNLESS NOTED OTHERWISE.

0 1 2 4 6m

SCALE 1:100 A1

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REV	DATE	DESCRIPTION	DWN	DES	CHK	APP
A	14.10.26	ISSUE FOR APPROVAL	WN	VL	DS	ZL

ARCHITECT: elevation architecture

PROJECT: 137 NUDGEE ROAD, ASCOT

DRAWING TITLE: EROSION & SEDIMENT CONTROL LAYOUT PLAN

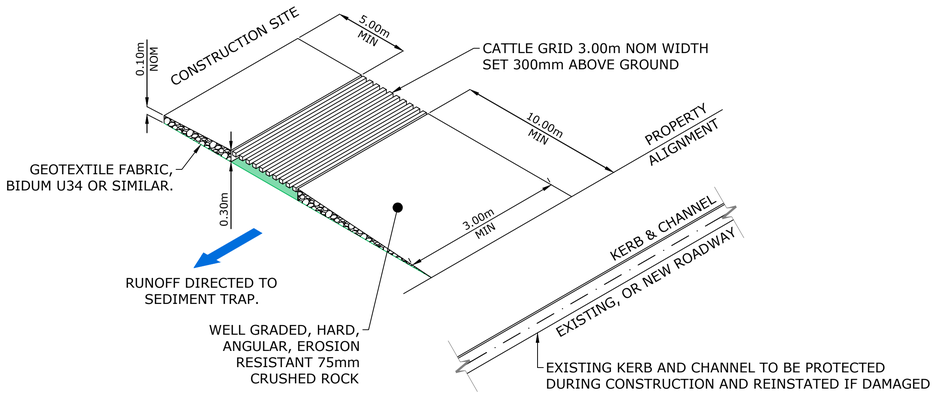
PRELIMINARY

PROJECT No.	DRAWING No.	REVISION
26103	P100	A

ORIGINAL SIZE A1

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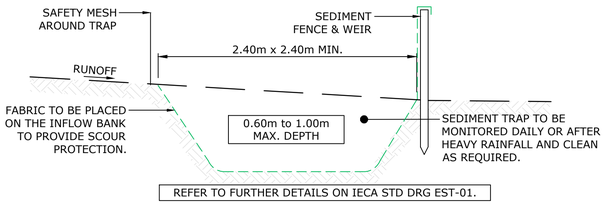
DATE PLOTTED: 14.10.2026



NOTE:
UNBOUND PAVEMENT MATERIAL (GRAVEL) TO GRADING B, TABLE 9 OF TMR SPECIFICATION MRS11.05, EXCLUDE MATERIAL FINER THAN AS SIEVE 2.36mm.

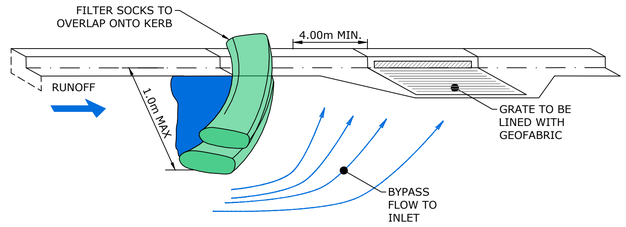
REFER TO FURTHER DETAILS ON IECA STD DRG EXIT-01 TO EXIT 6.

TEMPORARY CONSTRUCTION ENTRY / EXIT
N.T.S



REFER TO FURTHER DETAILS ON IECA STD DRG EST-01.

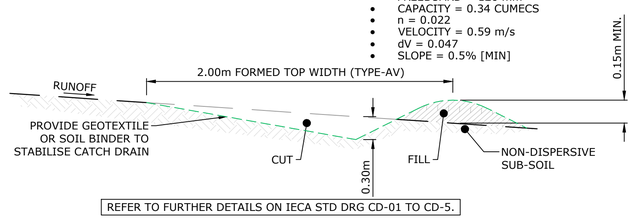
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NOT TO SCALE



REFER TO FURTHER DETAILS ON IECA STD DRG FS-01.

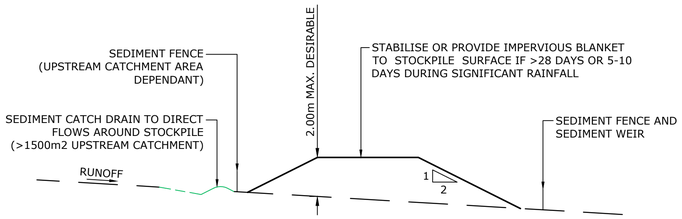
TYPICAL ON GRADE KERB INLET SEDIMENT TRAP
NOT TO SCALE

CHANNEL CALCULATIONS
- CATCHMENT AREA = <1.5 Ha
- TIME OF CONCENTRATION = 5 mins
- 2 YR ARI DESIGN STANDARD
- 5MIN I^2 = 128mm/hr
- C2 X FF = 0.595
- Q2= 0.32 CUMECS
- FREEBOARD = 120 mm
- CAPACITY = 0.34 CUMECS
- n = 0.022
- VELOCITY = 0.59 m/s
- dV = 0.047
- SLOPE = 0.5% [MIN]



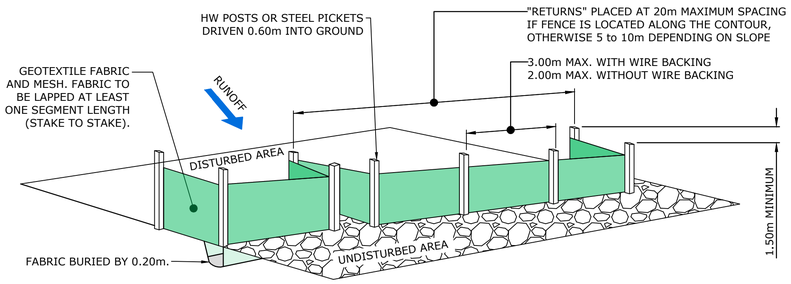
REFER TO FURTHER DETAILS ON IECA STD DRG CD-01 TO CD-5.

TYPICAL SEDIMENT CATCH DRAIN
NOT TO SCALE



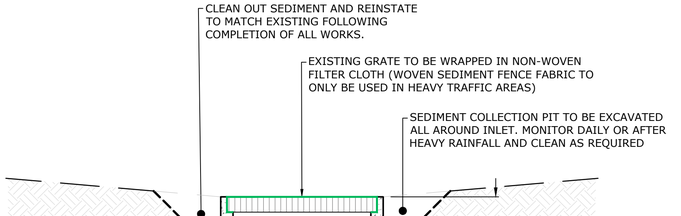
REFER TO FURTHER DETAILS ON IECA FIELD GUIDE FOR CONSTRUCTION SITE MANAGERS.

TYPICAL STOCKPILE
NOT TO SCALE



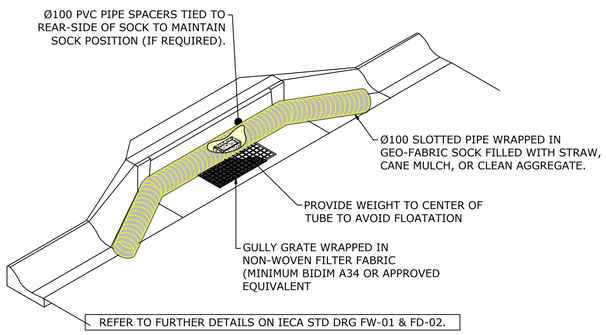
REFER TO FURTHER DETAILS ON IECA STD DRG SF-01, SF-02, UST-01

TYPICAL SEDIMENT FENCE ELEVATION
NOT TO SCALE



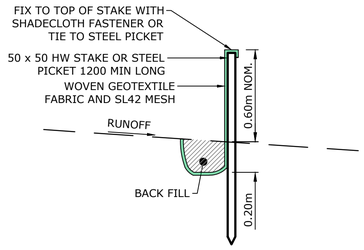
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TYPICAL DROP INLET PROTECTION
NOT TO SCALE



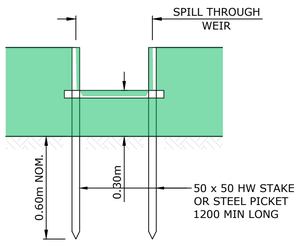
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TYPICAL SAG KERB INLET SEDIMENT TRAP
NOT TO SCALE



REFER TO FURTHER DETAILS ON IECA STD DRG SF-01, SF-02, UST-01

TYPICAL SEDIMENT FENCE SECTION
NOT TO SCALE



REFER TO FURTHER DETAILS ON IECA STD DRG SF-01, SF-02, UST-01

TYPICAL SEDIMENT WEIR ELEVATION
NOT TO SCALE

IECA DRAWING LIST

CODE	TITLE
ECM-1	EROSION CONTROL MATS
EXIT-1	CONSTRUCTION EXIT- ROCK PAD
EXIT-2	ROCK PADS FOR BUILDING SITES
EXIT-3	ROCK PADS FOR BUILDING SITES
EXIT-4	CONSTRUCTION EXIT- VIBRATION GRID
EXIT-5	CONSTRUCTION EXIT- VIBRATION GRID
EXIT-6	CONSTRUCTION EXIT- WASH BAY
FF-1	FILTER FENCE
SF-1	SEDIMENT FENCE
SF-2	SEDIMENT FENCE
ESC-3	KERB INLET SEDIMENT TRAPS
ESC-4	SEDIMENT FENCE
FS-01	SEDIMENT FENCE
CD1	CATCH DRAINS
CD2	CATCH DRAINS- EARTH LINED
CD3	CATCH DRAINS- GRASS LINED
CD4	CATCH DRAINS- GEOTEXTILE LINED
CD5	CATCH DRAINS- ROCK LINED
EST-01	EXCAVATED SEDIMENT TRAP
BOOK 5	A FIELD GUIDE FOR CONSTRUCTION SITE MANAGERS
UST-1	U-SHAPED SEDIMENT TRAP
FW-1	FABRIC WRAP DROP INLET PROTECTION

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REV	DATE	DESCRIPTION	DWN	DES	CHK	APP
A	14.10.26	ISSUE FOR APPROVAL	WN	VL	DS	ZL

ARCHITECT: elevation architecture

PROJECT: 137 NUDGEE ROAD, ASCOT

DRAWING TITLE: EROSION & SEDIMENT CONTROL DETAILS

PRELIMINARY

PROJECT No.	DRAWING No.	REVISION
26103	P101	A

DATE PLOTTED: 14.10.2026

ORIGINAL SIZE A1 0 10 20 30 40 50 100

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EXISTING TREE TO BE DEMOLISH AND REMOVE. TYPICAL

EXISTING STORMWATER GULLY TO BE REMOVED

3 P221

EXISTING HOUSE TO BE DEMOLISHED. DEMOLISH AND REMOVE EXISTING IN GROUND FOOTINGS, SLABS AND SERVICES. TYPICAL

EXISTING STORMWATER GULLY TO BE REMOVED

CP RP212216

PROPOSED BLD
FFL 11.60
BEL 11.40

1 P221

EXISTING DN20 WATER SERVICE (ASSET ID: 136565) TO BE REMOVED DUE TO CONFLICT WITH PROPOSED BUILDING FOOTPRINT / BOA REQUIREMENTS

PROPOSED RETAINING WALL - 0.45m HEIGHT (MAX.)

EXISTING KERB TO BE REMOVED

EXISTING DN100 SEWER PROPERTY CONNECTION (ASSET ID PC269247) TO BE REMOVED DUE TO CONFLICT WITH PROPOSED BUILDING FOOTPRINT / BOA REQUIREMENTS

EXISTING SERVICE TO BE REMOVED

BIN STORE
FFL 11.55
BEL 11.35

1 RP98178

Single Storey Building

2 RP153505

Two Storey Building

2 P221

PROPOSED DOWNTURN SLAB (DT) - 0.20m HEIGHT (MAX.)

PROPOSED DOWNTURN SLAB (DT) - 0.20m HEIGHT (MAX.)

PROPOSED DOWNTURN SLAB (DT) - 0.25m HEIGHT (MAX.)

PROPOSED DOWNTURN SLAB (DT) - 0.25m HEIGHT (MAX.)

NUDGEE ROAD

LAMINGTON AVENUE

LAYOUT PLAN

SCALE 1:100

DRAWING LEGEND

GENERAL

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		EASEMENT BOUNDARY
1.00	1.00	CONTOUR - MAJOR
1.20	1.20	CONTOUR - MINOR
		BUILDING
		BUILDING ROOF LINE
		KERB AND CHANNEL
		KERB
RTW	RTW	RETAINING WALL
SW	SW	STORMWATER DRAINAGE
RW	RW	ROOFWATER DRAINAGE
S	S	SEWER
W	W	WATER
E	E	UNDERGROUND ELECTRICAL
OH	OH	OVERHEAD ELECTRICAL
T	T	COMMUNICATIONS
		TOP OF BATTER
		BOTTOM OF BATTER
		ABANDON SERVICE
0.00m	RL 0.00m	SURFACE LEVEL (RL)

BULK EARTHWORKS VOLUMES

CUT (m^3)	FILL (m^3)	BALANCE (FILL/CUT)
252	25	227

TOP SOIL CONSIDERATIONS: 80m³

AN ALLOWANCE OF 0-150mm FOR VEGETATION TOP SOIL REMOVAL HAS BEEN ACCOUNTED FOR IN LOCALISED AREAS WITH MAJORITY OF THE SITE BEING PREDOMINATELY SURFACED (I.E. COMPACTED GRAVELS, SEALED SURFACES, STRUCTURE). APPROXIMATE INSITU EARTHWORKS VOLUMES FROM LOCALISED STRIPPED SURFACE LEVEL TO BULK EARTHWORKS LEVEL CALCULATED.

CUT & FILL RANGE

CUT	FILL	
		0.00m - 1.00

0 1 2 4 6m
SCALE 1:100 A1

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REV	DATE	DESCRIPTION	DWN	DES	CHK	APP
A	14.09.26	ISSUE FOR APPROVAL	WN	VL	DS	ZL

ARCHITECT: elevation architecture

PROJECT: 137 NUDGEE ROAD, ASCOT

DRAWING TITLE: CONCEPTUAL EARTHWORKS LAYOUT PLAN

PRELIMINARY

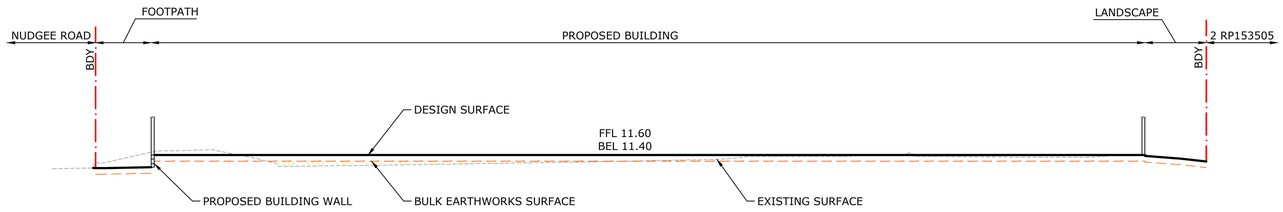
PROJECT No.	DRAWING No.	REVISION
26103	P200	A

DATE PLOTTED: 14.10.2026

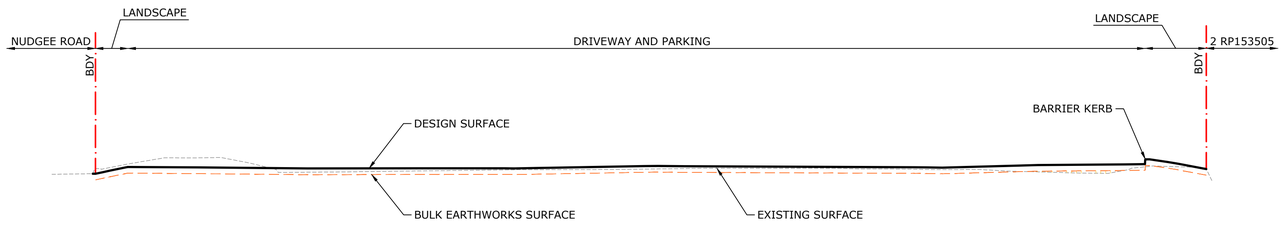
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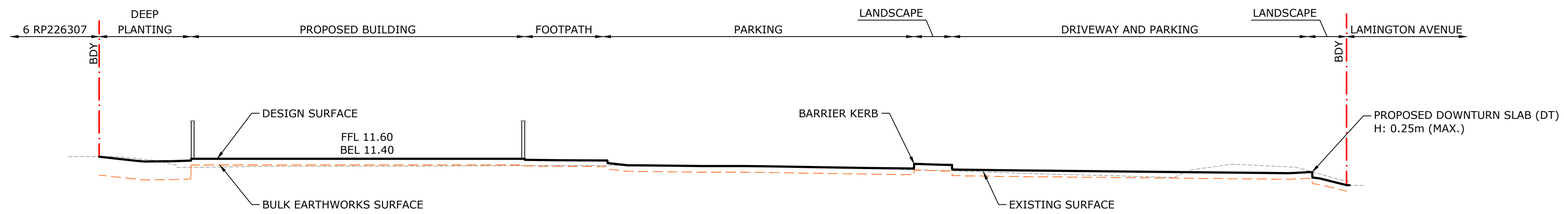
ORIGINAL SIZE A1 0 10 20 30 40 50 100



SECTION 1
SCALE 1:100 — P200



SECTION 2
SCALE 1:100 — P200



SECTION 3
SCALE 1:100 — P200

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0 1 2 4 6m
SCALE 1:100 A1

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ARCHITECT: elevation architecture

PROJECT: 137 NUDGEE ROAD, ASCOT

DRAWING TITLE: BULK EARTHWORKS SECTIONS

PRELIMINARY

PROJECT No.	DRAWING No.	REVISION
26103	P221	A

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ORIGINAL SIZE A1 0 10 20 30 40 50 100

DRAWING LEGEND

GENERAL

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		EASEMENT BOUNDARY
1.00	1.00	CONTOUR - MAJOR
1.20	1.20	CONTOUR - MINOR
		BUILDING
		BUILDING ROOF LINE
		KERB AND CHANNEL
		KERB
RTW	RTW	RETAINING WALL
SW	SW	STORMWATER DRAINAGE
RW	RW	ROOFWATER DRAINAGE
S	S	SEWER
W	W	WATER
E	E	UNDERGROUND ELECTRICAL
OH	OH	OVERHEAD ELECTRICAL
T	T	COMMUNICATIONS
		TOP OF BATTER
		BOTTOM OF BATTER
		ABANDON SERVICE
0.00m	RL 0.00m	SURFACE LEVEL (RL)

EXISTING STORMWATER GULLY TO BE REMOVED

EXISTING STORMWATER GULLY TO BE REMOVED

PROPOSED BLD
FFL 11.60

EXISTING DN20 WATER SERVICE (ASSET ID: 136565) TO BE REMOVED DUE TO CONFLICT WITH PROPOSED BUILDING FOOTPRINT / BOA REQUIREMENTS

PWD PARKING BAY:
YELLOW PAINTED CHEVRON AND LINES WITH BOLLARDS 1:40 MAX CROSSFALL IN PWD PARKING BAY TO AS2890.6. TYPICAL

WHITE PAINTED PWD SYMBOL ON BLUE RECTANGLE TO AS2890.6. TYPICAL

ROOFWATER STUB. TO HYDRAULIC ENGINEER'S DETAILS. TYPICAL

EXISTING DN150 CI WATER PRESSURE MAIN (ASSET ID RS196537)

NEW WATER SERVICE AND WATER METER. SIZING TO BE CONFIRMED AT DETAILED DESIGN

EXISTING DN100 SEWER PROPERTY CONNECTION (ASSET ID PC269247) TO BE REMOVED DUE TO CONFLICT WITH PROPOSED BUILDING FOOTPRINT / BOA REQUIREMENTS

EXISTING SERVICE TO BE REMOVED

BIN STORE
FFL 11.55

100mm WIDE WHITE PAINTED PARKING BAY LINE - COLOURED WHITE. TYPICAL

EXISTING DN100 SEWER PROPERTY CONNECTION (ASSET ID PC269246) TO BE UPGRADED WITH SIZE TO BE CONFIRMED BY HYDRAULIC AT DETAILED DESIGN

600x600 CONCRETE GRATED PIT (G.PIT) WITH HEEL PROOF, ANTI-SLIP, HEAVY DUTY CLASS D BOLT DOWN LID

PROPOSED 6.5m WIDE TYPE B2 VEHICLE CROSSING. REFER BCC STANDARD DRAWING BSD-2021 & 2024 FOR DETALS

2 x 125 x 75 RHS TO KERB ADAPTOR (1:100 MIN). TYPICAL

CP RP212216

Two Storey Building

NUDGEE ROAD

LAMINGTON AVENUE

LAYOUT PLAN
SCALE 1:100

0 1 2 4 6m
SCALE 1:100 A1

REV	DATE	DESCRIPTION	DWN	DES	CHK	APP
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ARCHITECT: elevation architecture

PROJECT: 137 NUDGEE ROAD, ASCOT

DRAWING TITLE: CONCEPTUAL SERVICES LAYOUT PLAN

PRELIMINARY

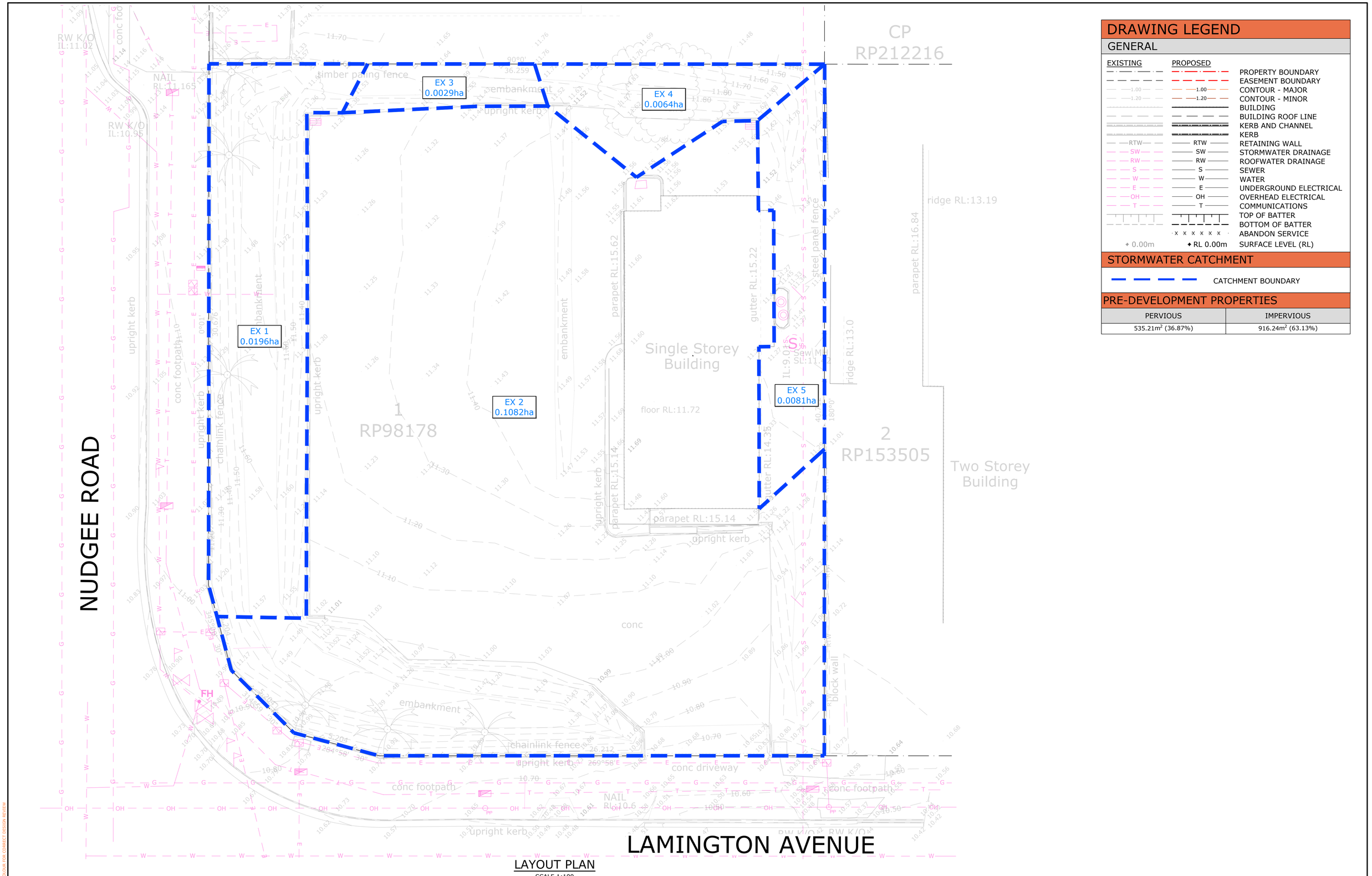
PROJECT No.	DRAWING No.	REVISION
26103	P300	A

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ORIGINAL SIZE A1 0 10 20 30 40 50 100



LAYOUT PLAN
SCALE 1:100

DRAWING LEGEND

GENERAL

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		EASEMENT BOUNDARY
1.00	1.00	CONTOUR - MAJOR
1.20	1.20	CONTOUR - MINOR
		BUILDING
		BUILDING ROOF LINE
		KERB AND CHANNEL
		KERB
RTW	RTW	RETAINING WALL
SW	SW	STORMWATER DRAINAGE
RW	RW	ROOFWATER DRAINAGE
S	S	SEWER
W	W	WATER
E	E	UNDERGROUND ELECTRICAL
OH	OH	OVERHEAD ELECTRICAL
T	T	COMMUNICATIONS
		TOP OF BATTER
		BOTTOM OF BATTER
	x x x x x x	ABANDON SERVICE
✦ 0.00m	✦ RL 0.00m	SURFACE LEVEL (RL)

STORMWATER CATCHMENT

CATCHMENT BOUNDARY

PRE-DEVELOPMENT PROPERTIES

PERVIOUS	IMPERVIOUS
535.21m² (36.87%)	916.24m² (63.13%)

0 1 2 4 6m
SCALE 1:100 A1

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ARCHITECT: elevation architecture

PROJECT: 137 NUDGEE ROAD, ASCOT

DRAWING TITLE: PRE CATCHMENT LAYOUT PLAN

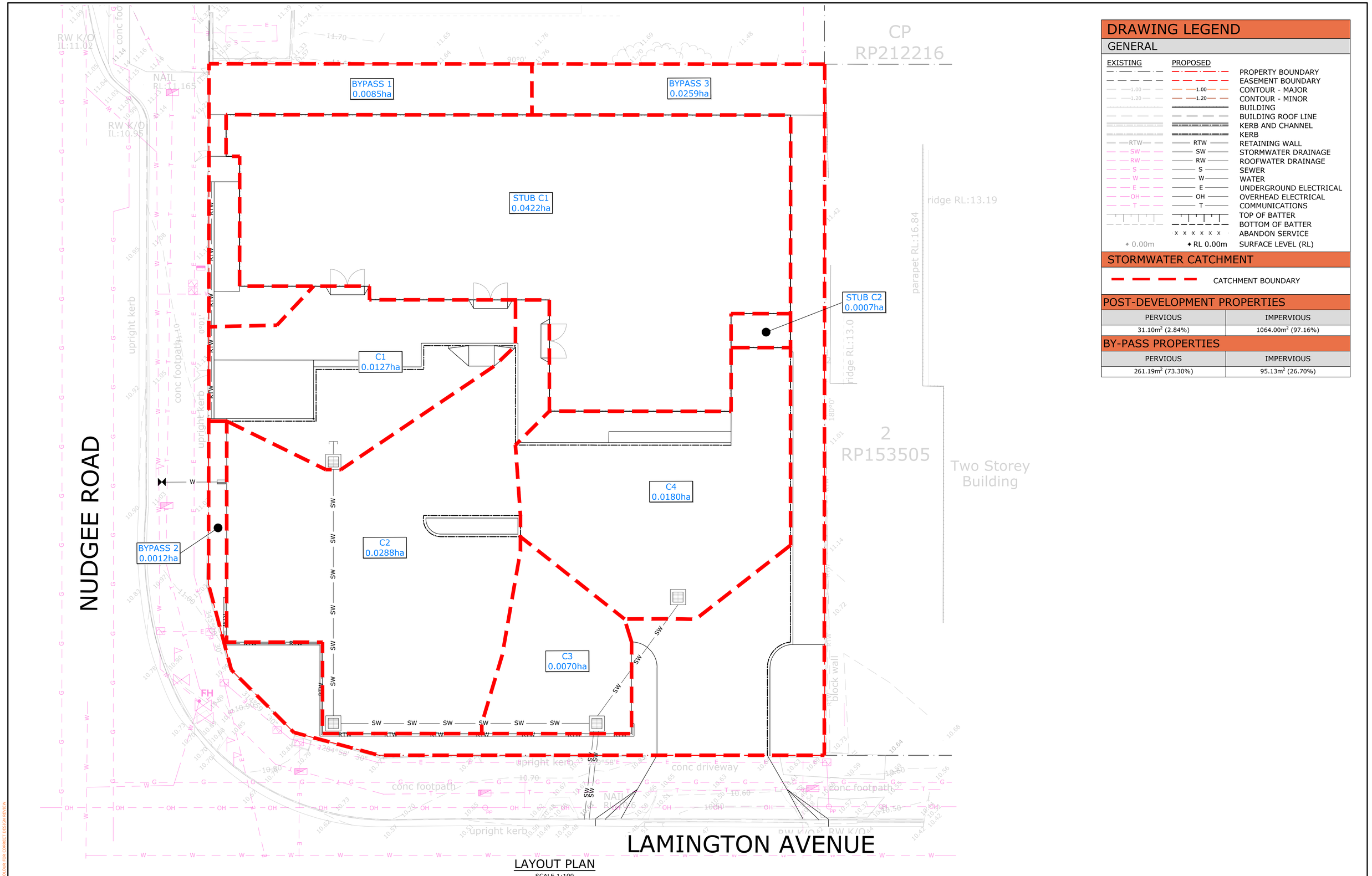
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PROJECT No.	DRAWING No.	REVISION
26103	P400	A

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ORIGINAL SIZE A1 0 10 20 30 40 50 100



LAYOUT PLAN
SCALE 1:100

DRAWING LEGEND

GENERAL

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		EASEMENT BOUNDARY
1.00	1.00	CONTOUR - MAJOR
1.20	1.20	CONTOUR - MINOR
		BUILDING
		BUILDING ROOF LINE
		KERB AND CHANNEL
		KERB
RTW	RTW	RETAINING WALL
SW	SW	STORMWATER DRAINAGE
RW	RW	ROOFWATER DRAINAGE
S	S	SEWER
W	W	WATER
E	E	UNDERGROUND ELECTRICAL
OH	OH	OVERHEAD ELECTRICAL
T	T	COMMUNICATIONS
		TOP OF BATTER
		BOTTOM OF BATTER
		ABANDON SERVICE
+ 0.00m	+ RL 0.00m	SURFACE LEVEL (RL)

STORMWATER CATCHMENT

CATCHMENT BOUNDARY

POST-DEVELOPMENT PROPERTIES

PERVIOUS	IMPERVIOUS
31.10m^2 (2.84%)	1064.00m^2 (97.16%)

BY-PASS PROPERTIES

PERVIOUS	IMPERVIOUS
261.19m^2 (73.30%)	95.13m^2 (26.70%)

0 1 2 4 6m
SCALE 1:100 A1

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ARCHITECT: elevation architecture

PROJECT: 137 NUDGEE ROAD, ASCOT

DRAWING TITLE: POST CATCHMENT LAYOUT PLAN

PRELIMINARY

PROJECT No.	DRAWING No.	REVISION
26103	P401	A

DATE PLOTTED: 14.10.2026

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Level 4/111 Boundary Street
West End QLD 4101

Tel: (07) 3505 6498
Email: admin@conceptengineers.com.au

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