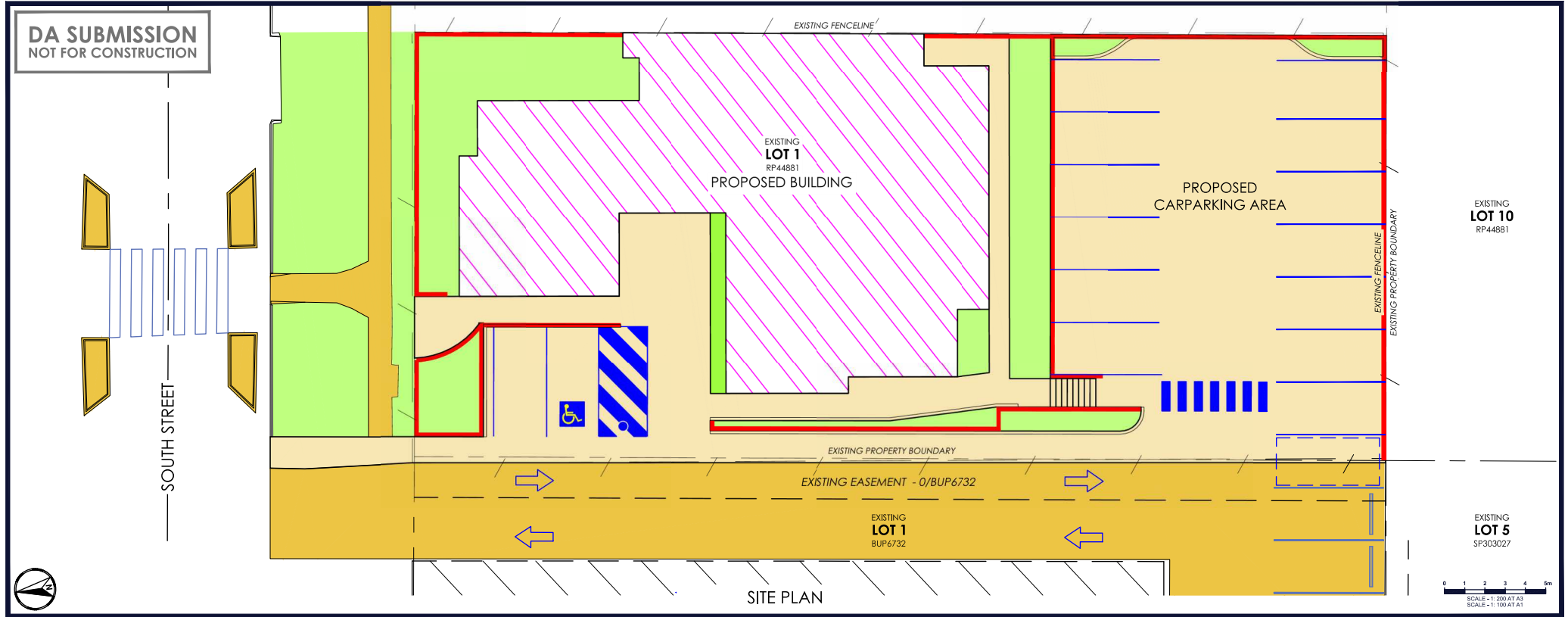




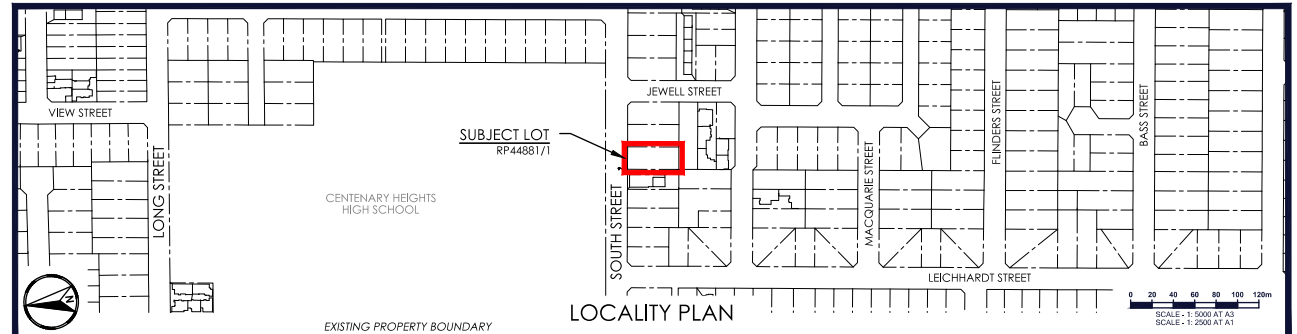
**BAKER
ROSSOW**
CONSULTING ENGINEERS

RECEIVED
23/06/2026
**TOOWOOMBA
REGIONAL COUNCIL**

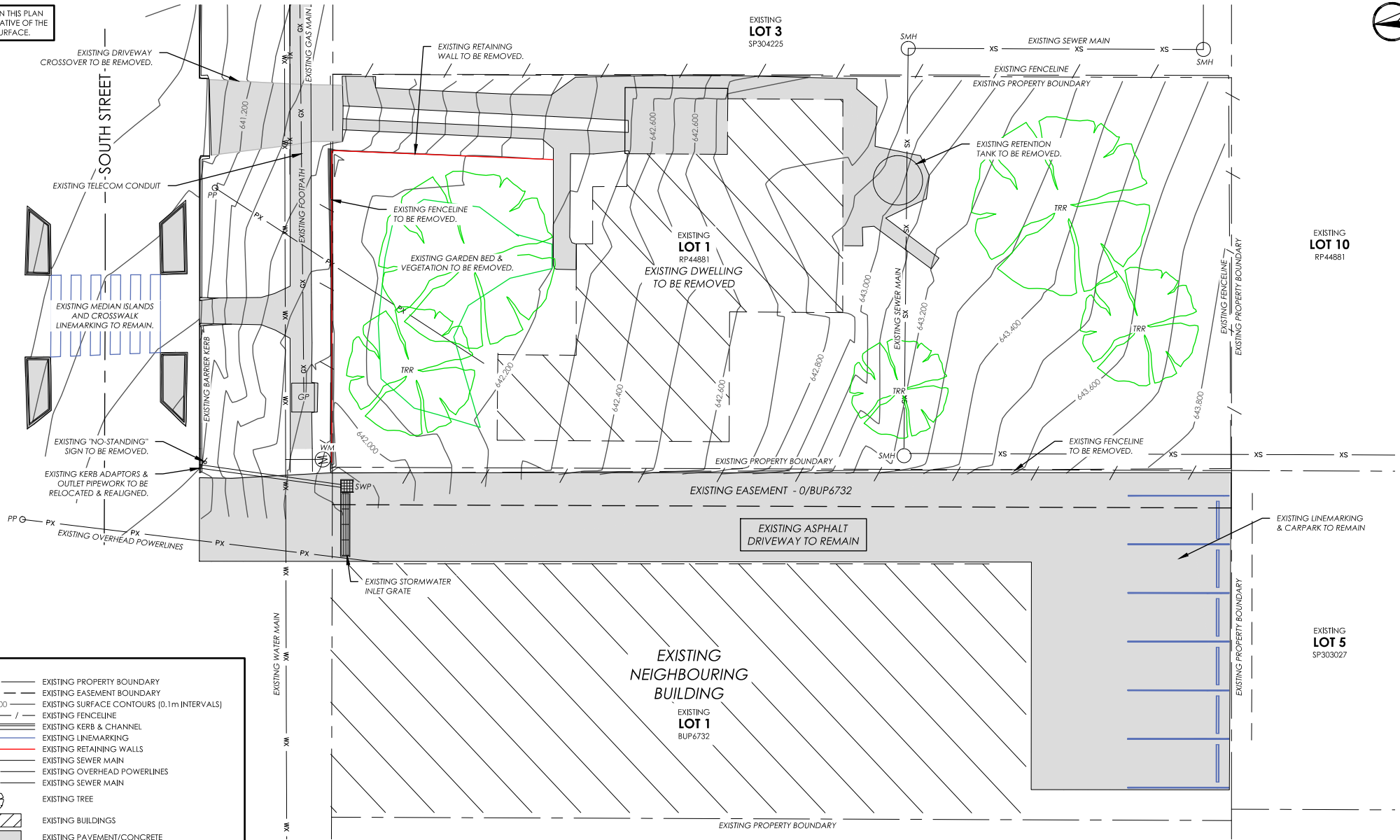
PROPOSED COMMERCIAL DEVELOPMENT 136 SOUTH STREET, SOUTH TOOWOOMBA FOR STRUXI DESIGN



260025 DRAWING LIST			
DRAWING NO.	SHEET TITLE	REVISIONS	
DEVELOPMENT APPLICATION			
DA-101	EXISTING LAYOUT PLAN	A	A
DA-102	OVERALL LAYOUT PLAN	A	B
DA-201	DETAILED LAYOUT PLAN - SHEET 1 OF 2	A	A
DA-202	DETAILED LAYOUT PLAN - SHEET 2 OF 2	A	A
DA-203	EARTHWORKS DEPTH BANDING PLAN	A	A
DA-204	SITE CROSS SECTIONS - SHEET 1 OF 2	A	A
DA-205	SITE CROSS SECTIONS - SHEET 2 OF 2	A	A
DA-301	STORMWATER DRAINAGE LAYOUT PLAN	A	B
DA-302	PRE-DEVELOPMENT STORMWATER CATCHMENT PLAN	A	A
DA-303	POST-DEVELOPMENT STORMWATER CATCHMENT PLAN	A	A



CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE EXISTING SURFACE.



LEGEND	
	EXISTING PROPERTY BOUNDARY
	EXISTING EASEMENT BOUNDARY
	EXISTING SURFACE CONTOURS (0.1m INTERVALS)
	EXISTING FENCELINE
	EXISTING KERB & CHANNEL
	EXISTING LINEMARKING
	EXISTING RETAINING WALLS
	EXISTING SEWER MAIN
	EXISTING OVERHEAD POWERLINES
	EXISTING SEWER MAIN
	EXISTING TREE
	EXISTING BUILDINGS
	EXISTING PAVEMENT/CONCRETE
	EXISTING SEWER MANHOLE
	EXISTING STORMWATER PIT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS PIT

DA SUBMISSION
NOT FOR CONSTRUCTION

THESE DRAWINGS ARE FOR THE PURPOSE OF DEVELOPMENT APPLICATION, IN ORDER TO DEMONSTRATE CONCEPTS FOR ROADWORKS, SEWER, STORMWATER DRAINAGE, WATER SUPPLY AND ALLOTMENT EARTHWORKS. SUBJECT TO DETAILED DESIGN

REVISIONS	DRAWN	DESIGN	DATE
A	JWG	JWG	10/06/26



DISCREPANCIES
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.

COPYRIGHT
COPYRIGHT RIGHTS ON ALL PLANS AND DESIGNS PRODUCED BY BAKER ROSSOW CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL.

ENDORSEMENT
WHERE NO SIGNATURE IS PRESENT, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

CLIENT
STRUXI DESIGN

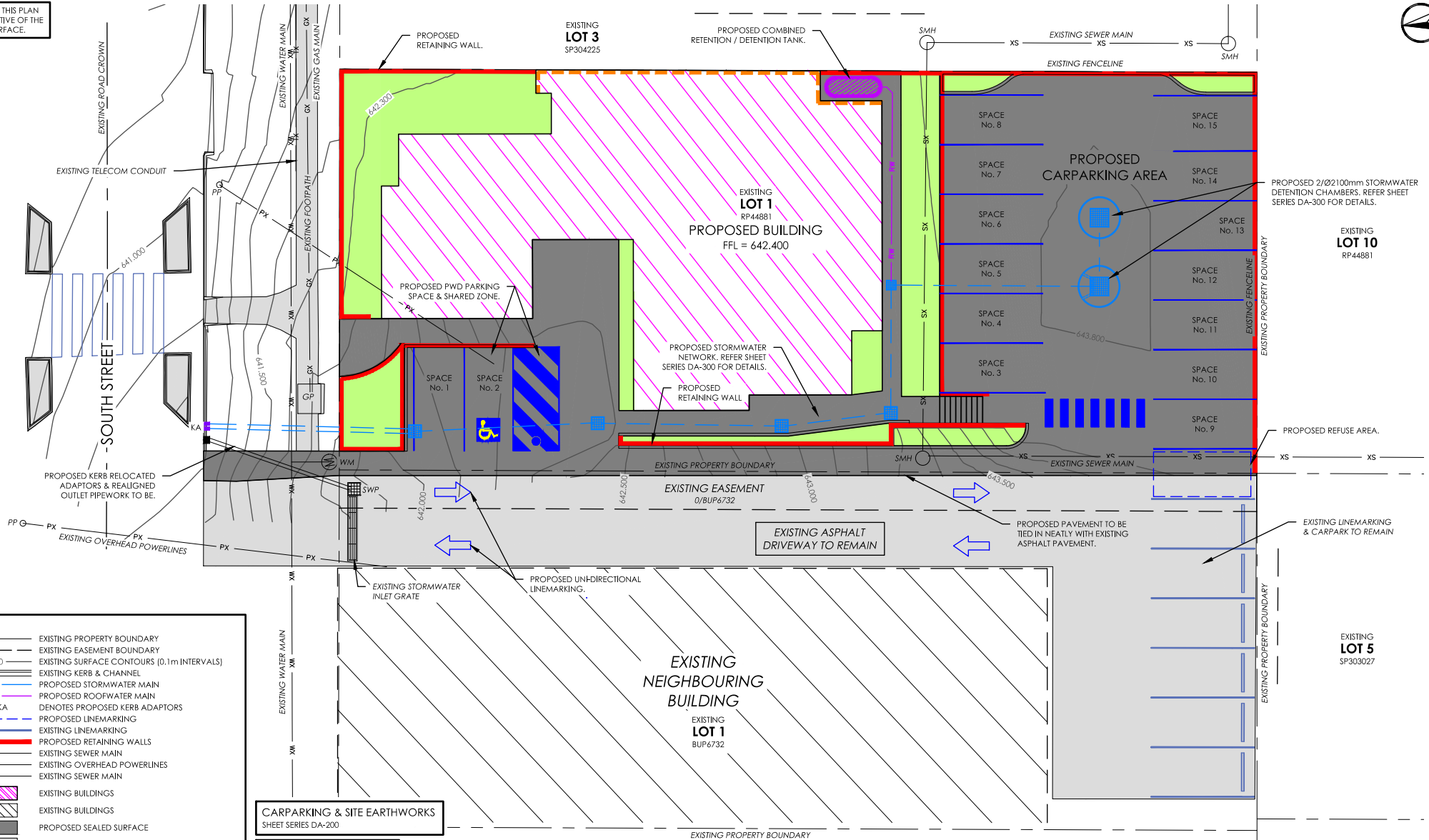
PROJECT
**PROPOSED COMMERCIAL DEVELOPMENT
136 SOUTH STREET, SOUTH TOOWOOMBA**

TITLE
EXISTING LAYOUT PLAN

SCALE			
1:200			
EXAMINED	PROJECT NUMBER	ORIG. SIZE	
B.HARVEY	260025	A3	
CHECKED	REVISION	PLAN NUMBER	REVISION
Ben Harvey	RPEQ: 26710	DA-101	A

DA-100 - OVERALLS.DWG - 10/06/2026 12:04:44 PM

CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE FINISHED SURFACE.



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT BOUNDARY
- EXISTING SURFACE CONTOURS (0.1m INTERVALS)
- EXISTING KERB & CHANNEL
- SWD PROPOSED STORMWATER MAIN
- RW PROPOSED ROOFWATER MAIN
- KA DENOTES PROPOSED KERB ADAPTORS
- PROPOSED LINEMARKING
- EXISTING LINEMARKING
- PROPOSED RETAINING WALLS
- W EXISTING SEWER MAIN
- PX EXISTING OVERHEAD POWERLINES
- SX EXISTING SEWER MAIN
- EXISTING BUILDINGS
- EXISTING BUILDINGS
- PROPOSED SEALED SURFACE
- EXISTING PAVEMENT/CONCRETE
- PROPOSED LANDSCAPING AREAS
- SMH EXISTING SEWER MANHOLE
- SWP EXISTING STORMWATER PIT
- WM EXISTING WATER METER
- PP EXISTING POWER POLE
- GP EXISTING GAS PIT

CARPARKING & SITE EARTHWORKS
SHEET SERIES DA-200

STORMWATER DRAINAGE
SHEET SERIES DA-300

CAUTION!
CONTRACTOR TO EXERCISE EXTREME CARE DURING EXCAVATION IN VICINITY OF EXISTING UNDERGROUND ELECTRICAL CABLES AND SEWER INFRASTRUCTURE.

DA SUBMISSION
NOT FOR CONSTRUCTION

THESE DRAWINGS ARE FOR THE PURPOSE OF DEVELOPMENT APPLICATION, IN ORDER TO DEMONSTRATE CONCEPTS FOR ROADWORKS, SEWER, STORMWATER DRAINAGE, WATER SUPPLY AND ALLOTMENT EARTHWORKS. SUBJECT TO DETAILED DESIGN

REVISIONS	DRAWN	DESIGN	DATE
B	ANNOTATION AMMENDMENTS	JWG	JWG 12/06/26
A	ORIGINAL ISSUE	JWG	JWG 10/06/26



DISCREPANCIES
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.

COPYRIGHT
COPYRIGHT © 2026 ON ALL PLANS AND DESIGNS PRODUCED BY BAKER ROSSOW CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL.

ENDORSEMENT
WHERE NO SIGNATURE IS PRESENT, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

CLIENT: **STRUXI DESIGN**

PROJECT: **PROPOSED COMMERCIAL DEVELOPMENT
136 SOUTH STREET, SOUTH TOOWOOMBA**

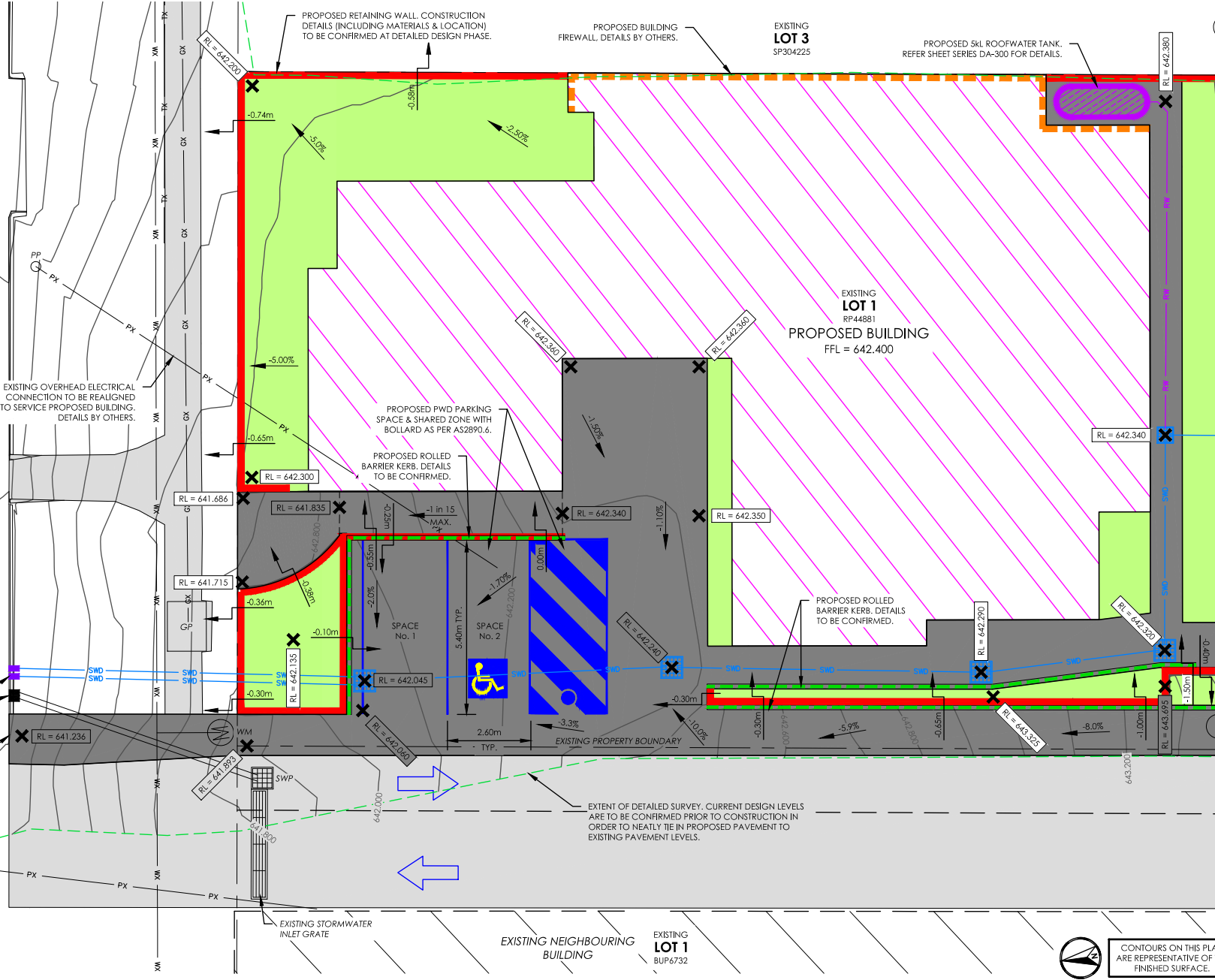
TITLE: **OVERALL LAYOUT PLAN**

SCALE			
1:200			
0 1 2 3 4 5m			
SCALE - 1:300 AT A3 SCALE - 1:100 AT A4			
EXAMINED	PROJECT NUMBER	ORIG. SHEET	
B. HARVEY	260025	A3	
CHECKED	REVISION	PLAN NUMBER	REVISION
Ben Harvey	RPEQ: 26710	DA-102	B

DA-100 - OVERALL LAYOUT PLAN - 12/06/2026 8:40:28 AM

LEGEND

---	EXISTING PROPERTY BOUNDARY
---	EXISTING EASEMENT BOUNDARY
---	EXISTING SURFACE CONTOURS (0.1m INTERVALS)
---	EXISTING KERB & CHANNEL
SWD	PROPOSED STORMWATER MAIN
RW	PROPOSED ROOFWATER MAIN
KA	DENOTES PROPOSED KERB ADAPTORS
---	PROPOSED ROLLED KERB
/	PROPOSED LINEMARKING
---	EXISTING LINEMARKING
---	PROPOSED RETAINING WALLS
---	PROPOSED FIRE WALL (BY OTHERS)
---	EXTENT OF DETAILED SURVEY
---	PROPOSED FINISHED SURFACE FALL GRADE
X	PROPOSED FINISHED SURFACE SPOT HEIGHT
X	DENOTES PROPOSED RETAINING WALL STEP-DOWN
W	EXISTING SEWER MAIN
PX	EXISTING OVERHEAD POWERLINES
SX	EXISTING SEWER MAIN
---	EXISTING BUILDINGS
---	EXISTING BUILDINGS
---	PROPOSED DRIVEWAY PAVEMENT SURFACE
---	EXISTING PAVEMENT/CONCRETE
---	PROPOSED LANDSCAPING AREAS
SMH	EXISTING SEWER MANHOLE
SWP	EXISTING STORMWATER PIT
WM	EXISTING WATER METER
PP	EXISTING POWER POLE
GP	EXISTING GAS PIT



! CONTRACTOR IS TO CONFIRM LEVELS OF ALL INFRASTRUCTURE ON SITE PRIOR TO CONSTRUCTION TO AVOID CLASHES WITH PROPOSED STORMWATER.

! CAUTION! CONTRACTOR TO EXERCISE EXTREME CARE DURING EXCAVATION IN VICINITY OF EXISTING UNDERGROUND ELECTRICAL CABLES AND SEWER INFRASTRUCTURE.

REVISIONS	DRAWN	DESIGN	DATE
A	JWG	JWG	10/06/26



DISCREPANCIES
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.

COPYRIGHT
COPYRIGHT EXISTS ON ALL PLANS AND DESIGNS PRODUCED BY BAKER ROSSOW CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL.

ENDORSEMENT
WHERE NO SIGNATURE IS PRESENT, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

CLIENT
STRXUI DESIGN

PROJECT
PROPOSED COMMERCIAL DEVELOPMENT
136 SOUTH STREET, SOUTH TOOWOOMBA

TITLE
DETAILED LAYOUT PLAN - SHEET 1 OF 2

SCALE 1:200	EXAMINED B. HARVEY	PROJECT NUMBER 260025	ORIG. SHE A3
CERTIFIED Ben Harvey	RPEQ# 26710	PLAN NUMBER DA-201	REVISION A

CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE FINISHED SURFACE.

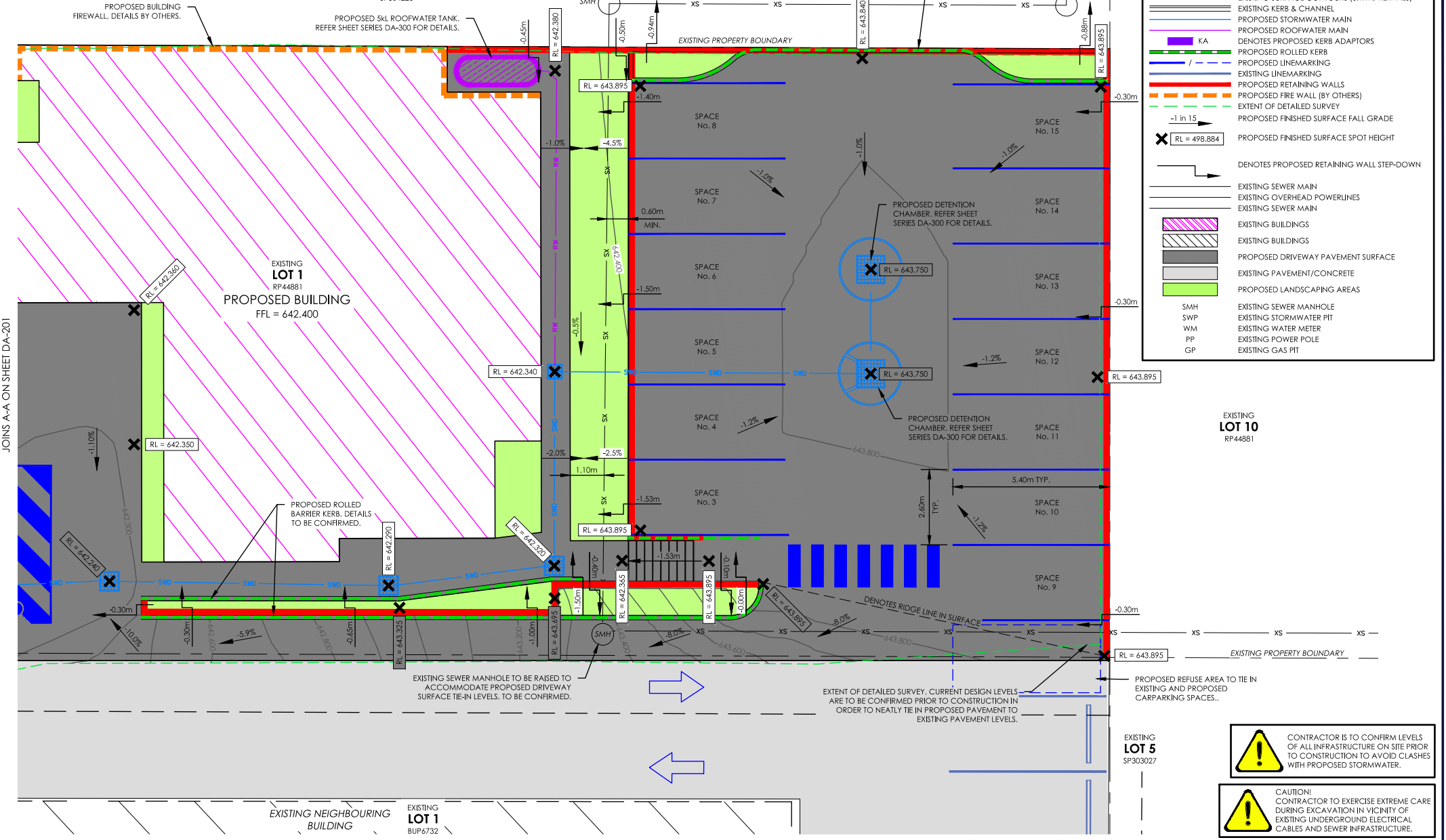
SCALE: 1:200 AT A1
SCALE: 1:100 AT A1

0 1 2 3 4 5 m

JOINS A-A ON SHEET DA-202

DA-200 - DETAILS & EARTHWORKS (DWG) - 11/06/2026, 8:24:52 AM

CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE FINISHED SURFACE.



LEGEND

- EXISTING PROPERTY BOUNDARY
- - - EXISTING EASEMENT BOUNDARY
- EXISTING SURFACE CONTOURS (0.1m INTERVALS)
- EXISTING KERB & CHANNEL
- PROPOSED STORMWATER MAIN
- PROPOSED ROOFWATER MAIN
- DENOTES PROPOSED KERB ADAPTORS
- PROPOSED ROLLER BARRIER KERB
- PROPOSED LINEMARKING
- EXISTING LINEMARKING
- PROPOSED RETAINING WALLS
- PROPOSED FIRE WALL (BY OTHERS)
- EXTENT OF DETAILED SURVEY
- PROPOSED FINISHED SURFACE FALL GRADE
- ✕ RL = 498.884 PROPOSED FINISHED SURFACE SPOT HEIGHT
- DENOTES PROPOSED RETAINING WALL STEP-DOWN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD POWERLINES
- EXISTING SEWER MAIN
- EXISTING BUILDINGS
- EXISTING BUILDINGS
- PROPOSED DRIVEWAY PAVEMENT SURFACE
- EXISTING PAVEMENT/CONCRETE
- PROPOSED LANDSCAPING AREAS
- SMH EXISTING SEWER MANHOLE
- SWP EXISTING STORMWATER PIT
- WM EXISTING WATER METER
- PP EXISTING POWER POLE
- GP EXISTING GAS PIT

JOINS A-A ON SHEET DA-201

EXISTING LOT 10
RP44881

EXISTING LOT 5
SP303027

CAUTION!
CONTRACTOR IS TO CONFIRM LEVELS OF ALL INFRASTRUCTURE ON SITE PRIOR TO CONSTRUCTION TO AVOID CLASHES WITH PROPOSED STORMWATER.

CAUTION!
CONTRACTOR TO EXERCISE EXTREME CARE DURING EXCAVATION IN VICINITY OF EXISTING UNDERGROUND ELECTRICAL CABLES AND SEWER INFRASTRUCTURE.

REVISIONS	DRAWN	DESIGN	DATE
A	JWG	JWG	10/06/26



DISCREPANCIES
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.

COPYRIGHT
COPYRIGHT EXISTS ON ALL PLANS AND DESIGNS PRODUCED BY BAKER ROSSOW CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL.

ENDORSEMENT
WHERE NO SIGNATURE IS PRESENT, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

CLIENT: STRUXI DESIGN

PROJECT: PROPOSED COMMERCIAL DEVELOPMENT
136 SOUTH STREET, SOUTH TOOWOOMBA

TITLE: DETAILED LAYOUT PLAN - SHEET 2 OF 2

SCALE: 1:200

EXAMINED	PROJECT NUMBER	ORIG. SIB
B. HARVEY	260025	A3

CERTIFIED	RPEQ: 26710	PLAN NUMBER	REVISION
Ben Harvey	10/06/2026 09:35:10:00	DA-202	A

DA-202 - DETAILS & EARTHWORKS DWG - 11/06/2026, 8:25:06 AM



B
DA-204

A
DA-204

C
DA-205

D
DA-205

E
DA-205

F
DA-205

EXISTING
LOT 3
SP304225

EXISTING PROPERTY BOUNDARY

EXISTING
LOT 1
RP44881
PROPOSED BUILDING
FFL = 642.400

EXISTING
LOT 10
RP44881

SOUTH STREET

EXISTING ASPHALT
DRIVEWAY TO REMAIN

EXISTING
LOT 1
BUP6732
EXISTING NEIGHBOURING
BUILDING

EXISTING
LOT 5
SP303027

DEPTHS OF CUT/FILL			
No.	Min. Level	Max. Level	Colour
1	-1.000	-0.800	Dark Red
2	-0.800	-0.600	Red
3	-0.600	-0.400	Orange
4	-0.400	-0.200	Light Orange
5	-0.200	0.000	Yellow
6	0.000	0.200	Light Green
7	0.200	0.400	Green
8	0.400	0.600	Dark Green
9	0.600	0.800	Very Dark Green
10	0.800	1.000	Black

EARTHWORKS VOLUMES:
 PLAN AREA = 1,030m²
 CUT / EXCAVATION = 78m³
 FILL / EMBANKMENT = 260m³
 EARTHWORKS VOLUMES SHOWN ABOVE
 HAVE BEEN CALCULATED AS SOLID
 QUANTITIES, BETWEEN THE FOLLOWING
 SURFACES:
 • EXISTING SURFACE
 • PRELIMINARY DESIGN SURFACE

LEGEND

- EXISTING PROPERTY BOUNDARY
- - - EXISTING EASEMENT BOUNDARY
- EXISTING KERB & CHANNEL
- ▬ PROPOSED RETAINING WALLS

DEPTH BANDING GENERATED FROM EXISTING SURFACE TO TOP OF PRELIMINARY FINISHED SURFACE.

**DA SUBMISSION
NOT FOR CONSTRUCTION**

THESE DRAWINGS ARE FOR THE PURPOSE OF DEVELOPMENT APPLICATION, IN ORDER TO DEMONSTRATE CONCEPTS FOR ROADWORKS, SEWER, STORMWATER DRAINAGE, WATER SUPPLY AND ALLOTMENT EARTHWORKS, SUBJECT TO DETAILED DESIGN

REVISIONS	DRAWN	DESIGN	DATE
A	JWG	JWG	10/06/26



DISCREPANCIES
 WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.

COPYRIGHT
 COPYRIGHT © 2026 BY BAKER ROSSOW CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL.

ENDORSEMENT
 WHERE NO SIGNATURE IS PRESENT, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

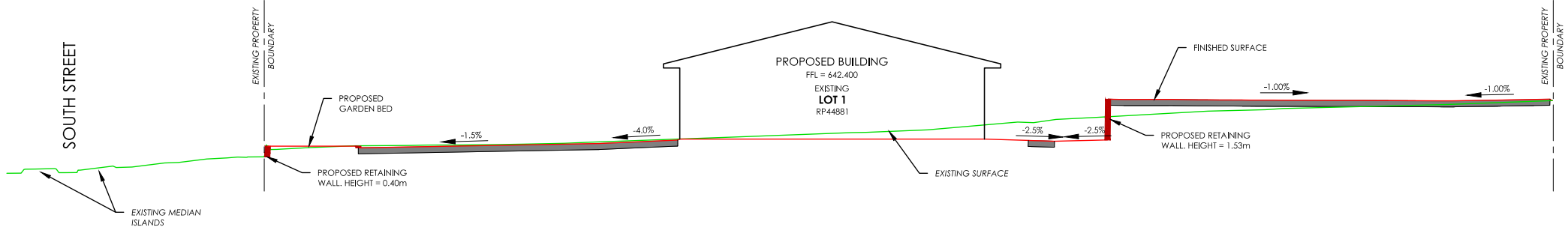
CLIENT: STRUXI DESIGN

PROJECT: PROPOSED COMMERCIAL DEVELOPMENT
136 SOUTH STREET, SOUTH TOOWOOMBA

TITLE: EARTHWORKS DEPTH BANDING PLAN

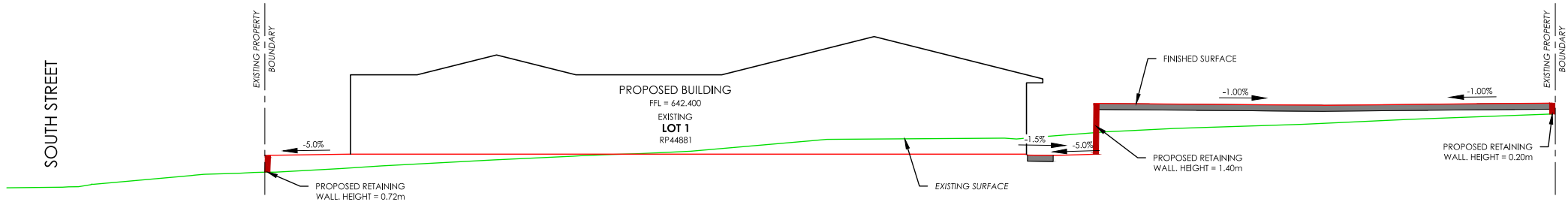
SCALE			
1:200		0 1 2 3 4 5m	
SCALE - 1:100 AT A1		SCALE - 1:100 AT A1	
EXAMINED: B.HARVEY	PROJECT NUMBER: 260025	ORIG. SHE: A3	
CERTIFIED: Ben Harvey	RPEQ#: 26710	PLAN NUMBER: DA-203	REVISION: A

DA-203 - DETAILER & EARTHWORKS.DWG - 11/06/2026 - 2:42:38 AM



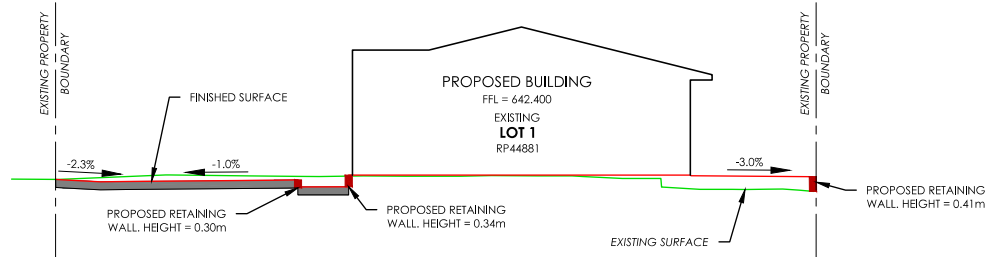
SECTION A - DA-203

DATUM RL: 637.000
SCALE: 1:200 | VERT. EXAGGERATION: 1:1



SECTION B - DA-203

DATUM RL: 637.000
SCALE: 1:200 | VERT. EXAGGERATION: 1:1



SECTION C - DA-203

DATUM RL: 637.000
SCALE: 1:200 | VERT. EXAGGERATION: 1:1

REVISIONS	DRAWN	DESIGN	DATE
A	JWG	JWG	10/06/26



DISCREPANCIES
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.

COPYRIGHT
COPYRIGHT EXISTS ON ALL PLANS AND DESIGNS PRODUCED BY BAKER ROSSOW CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL.

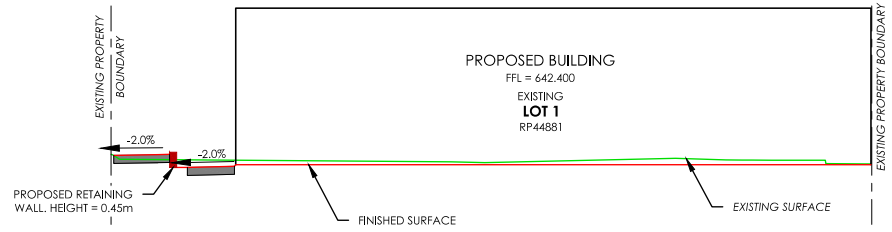
ENDORSEMENT
WHERE NO SIGNATURE IS PRESENT, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

CLIENT
STRUXI DESIGN

PROJECT
**PROPOSED COMMERCIAL DEVELOPMENT
136 SOUTH STREET, SOUTH TOOWOOMBA**

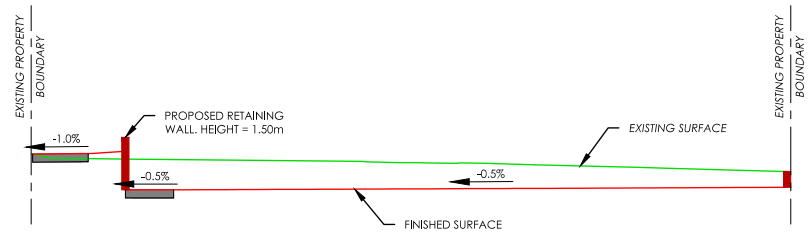
TITLE
SITE CROSS SECTIONS - SHEET 1 OF 2

SCALE			
1:200		0 1 2 3 4 5m	
EXAMINED		SCALE - 1:300 AT A3 SCALE - 1:100 AT A4	
B.HARVEY	PROJECT NUMBER	260025	ORIG. SIZE
Ben Harvey	PLAN NUMBER	DA-204	REVISION
CERTIFIED	RPEQ: 26710	DATE	10/06/26
10/06/26	10:00		



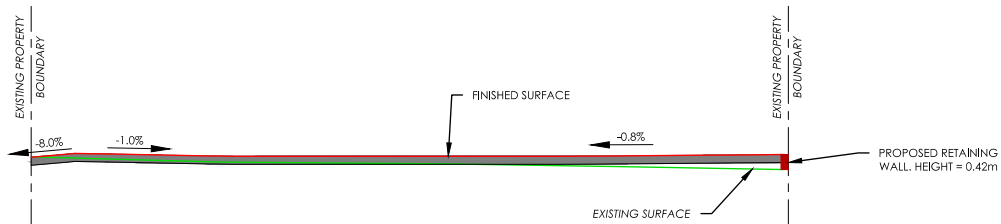
SECTION D - DA-203

DATUM RL: 637.000
SCALE: 1:200 | VERT. EXAGGERATION: 1:1



SECTION E - DA-203

DATUM RL: 637.000
SCALE: 1:200 | VERT. EXAGGERATION: 1:1



SECTION F - DA-203

DATUM RL: 637.000
SCALE: 1:200 | VERT. EXAGGERATION: 1:1

REVISIONS	DRAWN	DESIGN	DATE
A	JWG	JWG	10/06/26



DISCREPANCIES
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.

COPYRIGHT
COPYRIGHT EXISTS ON ALL PLANS AND DESIGNS PRODUCED BY BAKER ROSSOW CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL.

ENDORSEMENT
WHERE NO SIGNATURE IS PRESENT, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

CLIENT
STRUXI DESIGN

PROJECT
**PROPOSED COMMERCIAL DEVELOPMENT
136 SOUTH STREET, SOUTH TOOWOOMBA**

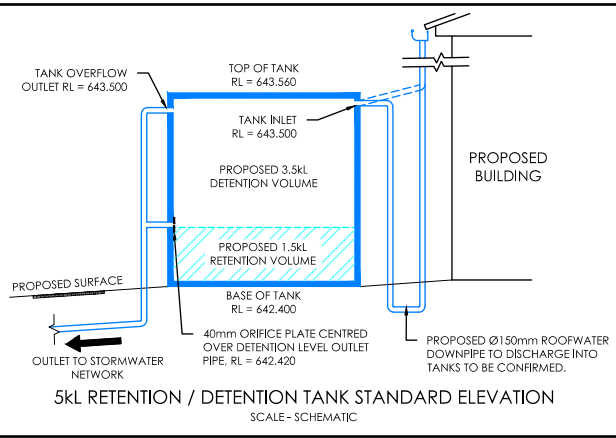
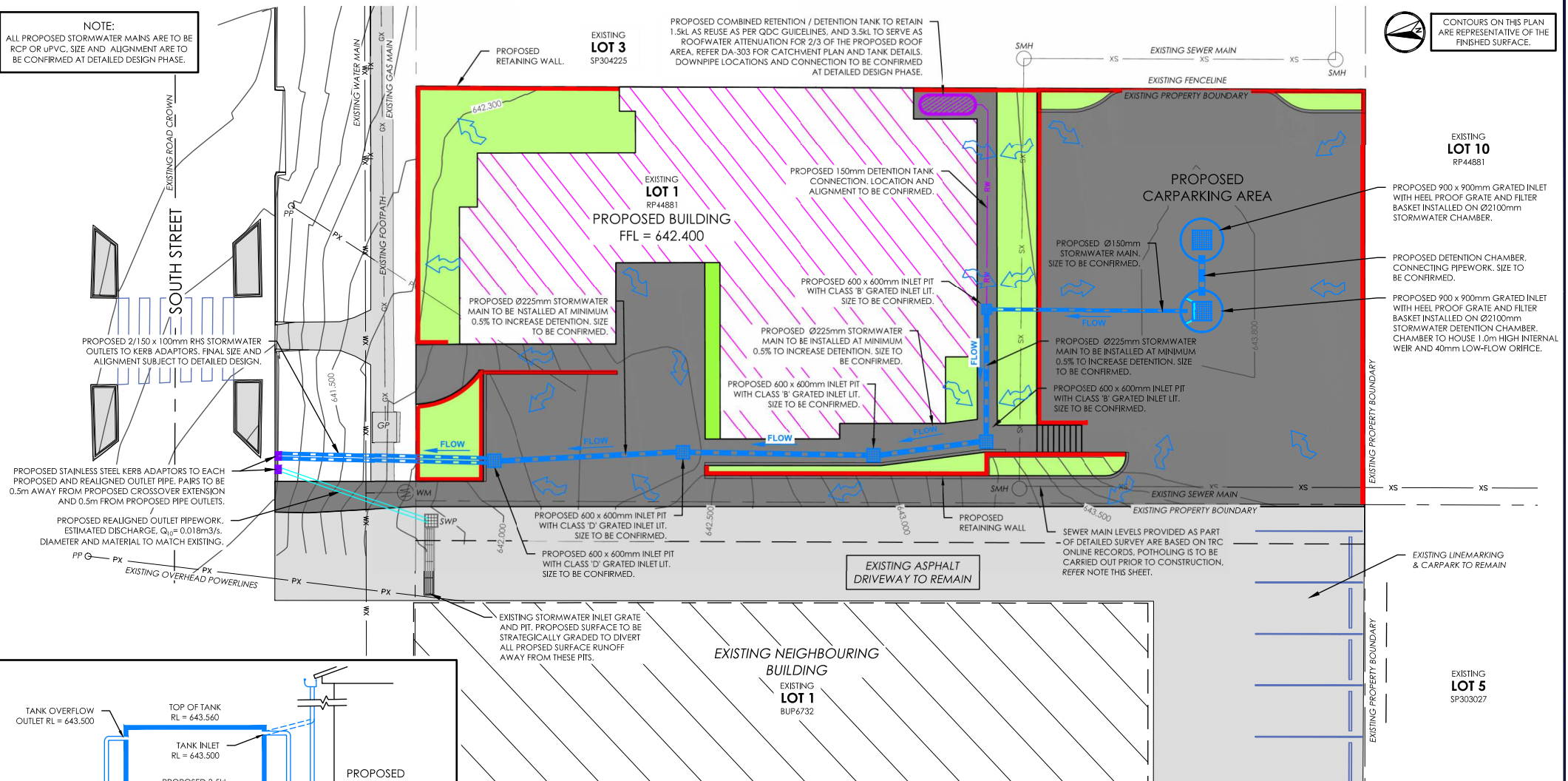
TITLE
SITE CROSS SECTIONS - SHEET 2 OF 2

SCALE 1:200		
EXAMINED B. HARVEY	PROJECT NUMBER 260025	CRG. SHE A3
CERTIFIED Ben Harvey	RPEQ: 26710 IEng. approved for Ben Harvey 15/06/2026-12/09/2026	PLAN NUMBER DA-205
		REVISION A

DA-205 - DETAILS & EARTHWORKS.DWG - 11/06/2026 8:24:25 AM

NOTE:
ALL PROPOSED STORMWATER MAINS ARE TO BE RCP OR UPVC. SIZE AND ALIGNMENT ARE TO BE CONFIRMED AT DETAILED DESIGN PHASE.

CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE FINISHED SURFACE.



CAUTION!
CONTRACTOR IS TO CONFIRM LEVELS OF ALL INFRASTRUCTURE ON SITE PRIOR TO CONSTRUCTION TO AVOID CLASHES WITH PROPOSED STORMWATER.

CAUTION!
CONTRACTOR TO EXERCISE EXTREME CARE DURING EXCAVATION IN VICINITY OF EXISTING UNDERGROUND ELECTRICAL CABLES AND SEWER INFRASTRUCTURE.

LEGEND

- EXISTING PROPERTY BOUNDARY
- - - EXISTING EASEMENT BOUNDARY
- 460.000 EXISTING SURFACE CONTOURS (0.1m INTERVALS)
- EXISTING KERB & CHANNEL
- PROPOSED STORMWATER MAINS - INDICATIVE SIZING ONLY
- KA DENOTES PROPOSED KERB ADAPTORS
- PROPOSED RETAINING WALLS
- PROPOSED FIRE WALL
- DENOTES PROPOSED SURFACE FALL DIRECTION
- W EXISTING SEWER MAIN
- PX EXISTING OVERHEAD POWERLINES
- SX EXISTING SEWER MAIN

LEGEND

- PROPOSED BUILDING & ROOFLINE OVER
- EXISTING BUILDINGS
- PROPOSED DRIVEWAY PAVEMENT SURFACE
- EXISTING PAVEMENT/CONCRETE
- PROPOSED LANDSCAPING AREAS
- SMH EXISTING SEWER MANHOLE
- SWP EXISTING STORMWATER PIT
- WM EXISTING WATER METER
- PP EXISTING OVERHEAD POWER POLE
- GP EXISTING GAS PIT

REVISIONS	DRAWN	DESIGN	DATE
B	ANNOTATION AMMENDMENTS	JWG	JWG 12/06/26
A	ORIGINAL ISSUE	JWG	JWG 10/06/26



DISCREPANCIES
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.

COPYRIGHT
COPYRIGHT EXISTS ON ALL PLANS AND DESIGNS PRODUCED BY BAKER ROSSOW CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL.

ENDORSEMENT
WHERE NO SIGNATURE IS PRESENT, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

CLIENT
STRUXI DESIGN

PROJECT
PROPOSED COMMERCIAL DEVELOPMENT
136 SOUTH STREET, SOUTH TOOWOOMBA

TITLE
STORMWATER DRAINAGE LAYOUT PLAN

SCALE: 1:200

EXAMINED	PROJECT NUMBER	ORIG. SIZE
B.HARVEY	260025	A3
CERIFIED	PLAN NUMBER	REVISION
Ben Harvey	DA-301	B

RPEQC: 26710
Digitally signed by Ben Harvey
Date: 2026.06.12 09:24:10+00

DA-301 - STORMWATER.DWG - 12/06/2026 9:48:25 AM

CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE EXISTING SURFACE.

OUTFALL 1
 $Q_{100} = 0.053\text{m}^3/\text{s}$
 $Q_{10} = 0.029\text{m}^3/\text{s}$

SOUTH STREET

EXISTING LOT 3
 SP304225

EXISTING LOT 10
 RP44881

R1
 0.028ha

EXISTING LOT 1
 RP44881

EX1
 0.078ha

EX2
 0.034ha

EXISTING NEIGHBOURING BUILDING
 EXISTING LOT 1
 BUP6732

EXISTING LOT 5
 SP303027



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT BOUNDARY
- 460.000 EXISTING SURFACE CONTOURS (0.1m INTERVALS)
- EXISTING KERB & CHANNEL
- EXISTING CATCHMENT R1
- EXISTING CATCHMENT C1
- EXISTING CATCHMENT C2

CATCHMENT NAME	CATCHMENT AREA (ha)	RUNOFF COEFF MINOR	RUNOFF COEFF MAJOR	IMPERVIOUS CATCHMENT AREA (%)
R1	0.028	0.90	1.00	100.00
EX1	0.078	0.58	0.70	10.00
EX3	0.034	0.46	0.55	0.00

POST-DEVELOPMENT STORMWATER CATCHMENT TABLE

REVISIONS	DRAWN	DESIGN	DATE
A	JWG	JWG	10/06/26



DISCREPANCIES
 WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.

COPYRIGHT
 COPYRIGHT EXISTS ON ALL PLANS AND DESIGNS PRODUCED BY BAKER ROSSOW CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL.

ENDORSEMENT
 WHERE NO SIGNATURE IS PRESENT, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

CLIENT
 STRUXI DESIGN

PROJECT
 PROPOSED COMMERCIAL DEVELOPMENT
 136 SOUTH STREET, SOUTH TOOWOOMBA

TITLE
 PRE-DEVELOPMENT STORMWATER CATCHMENT PLAN

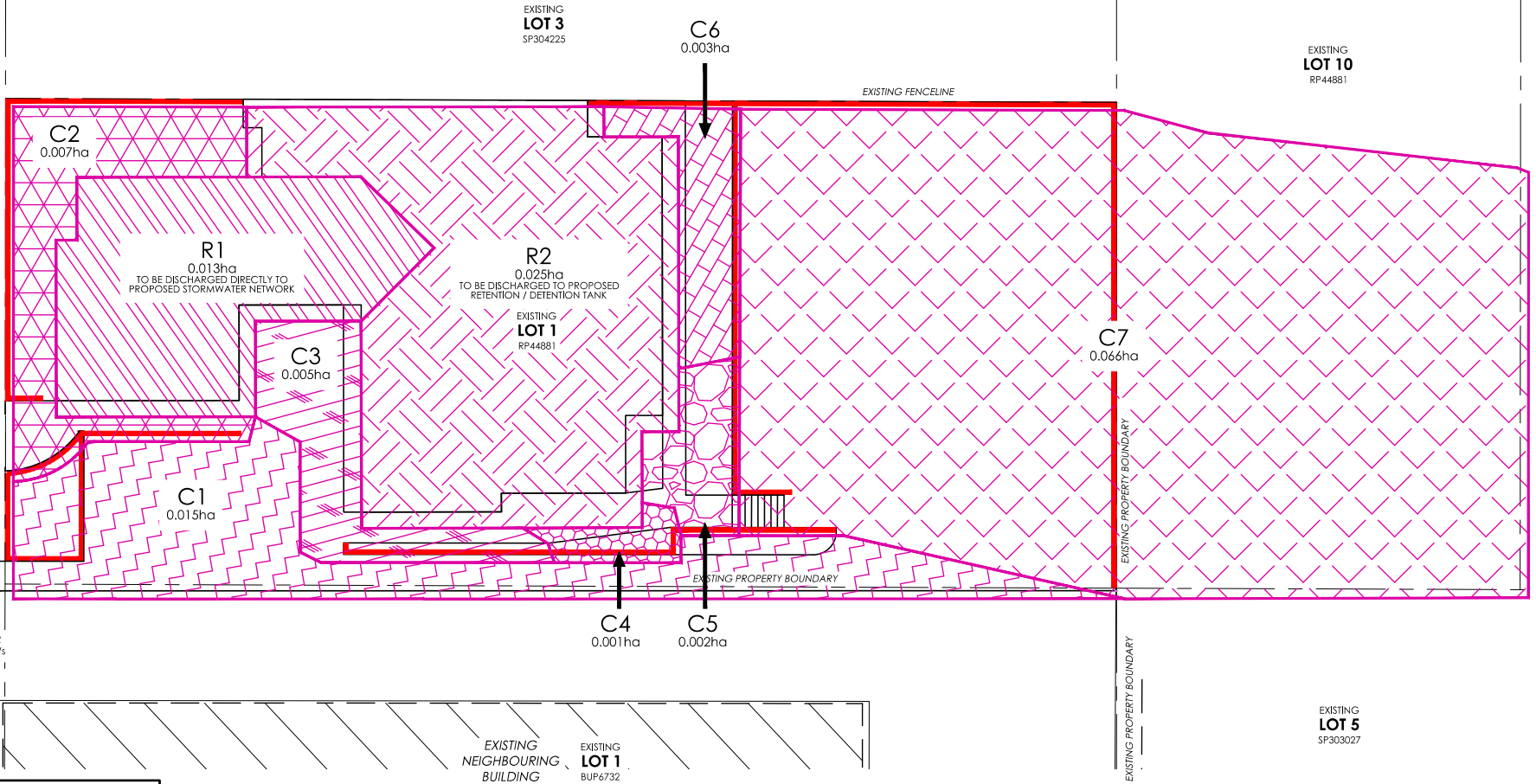
SCALE 1:200		 <small>SCALE - 1:200 AT A3 SCALE - 1:100 AT A1</small>	
EXAMINED B.HARVEY	PROJECT NUMBER 260025	ORIG. SIZE A3	
CERTIFIED Ben Harvey	RPEQ: 26710 Issued, reviewed by Ben Harvey Date: 10/06/26 08:11:00	PLAN NUMBER DA-302	REVISION A



SOUTH STREET

OUTFALL A
 $Q_{100} = 0.053\text{m}^3/\text{s}$
 $Q_{10} = 0.022\text{m}^3/\text{s}$

UPSTREAM KERB ADAPTOR
 Q_{10} DISCHARGE = $0.018\text{m}^3/\text{s}$



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT BOUNDARY
- EXISTING SURFACE CONTOURS (0.1m INTERVALS)
- EXISTING KERB & CHANNEL
- PROPOSED CATCHMENT R1
- PROPOSED CATCHMENT R2
- PROPOSED CATCHMENT C1
- PROPOSED CATCHMENT C2
- PROPOSED CATCHMENT C3
- PROPOSED CATCHMENT C4
- PROPOSED CATCHMENT C5
- PROPOSED CATCHMENT C6
- PROPOSED CATCHMENT C7

CATCHMENT NAME	CATCHMENT AREA (ha)	RUNOFF COEFF MINOR	RUNOFF COEFF MAJOR	IMPERVIOUS CATCHMENT AREA (%)
R1	0.013	0.90	1.00	100.00
R2	0.025	0.90	1.00	100.00
C1	0.015	0.82	0.99	83.00
C2	0.007	0.57	0.68	24.00
C3	0.005	0.82	0.99	83.00
C4	0.001	0.64	0.77	40.00
C5	0.002	0.64	0.77	40.00
C6	0.003	0.61	0.73	33.00
C7	0.066	0.68	0.81	49.00

POST-DEVELOPMENT STORMWATER CATCHMENT TABLE

REVISIONS	DRAWN	DESIGN	DATE
A	JWG	JWG	10/06/26



DISCREPANCIES
 WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.

COPYRIGHT
 COPYRIGHT © 2026 FOR ALL PLANS AND DESIGNS PRODUCED BY BAKER ROSSOW CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL.

ENDORSEMENT
 WHERE NO SIGNATURE IS PRESENT, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

CLIENT: STRUXI DESIGN

PROJECT: PROPOSED COMMERCIAL DEVELOPMENT
 136 SOUTH STREET, SOUTH TOOWOOMBA

TITLE: POST-DEVELOPMENT STORMWATER CATCHMENT PLAN

SCALE: 1:200

0 1 2 3 4 5m

SCALE - 1:100 AT A3
 SCALE - 1:100 AT A4

EXAMINED: B. HARVEY	PROJECT NUMBER: 260025	ORIG. SIZE: A3
CHECKED: Ben Harvey	RPEQ: 26710	PLAN NUMBER: DA-303
DIGITALLY SIGNED BY: Ben Harvey	DATE: 2026/06/12 09:11:00	REVISION: A