



PROPOSED UNIT
DEVELOPMENT

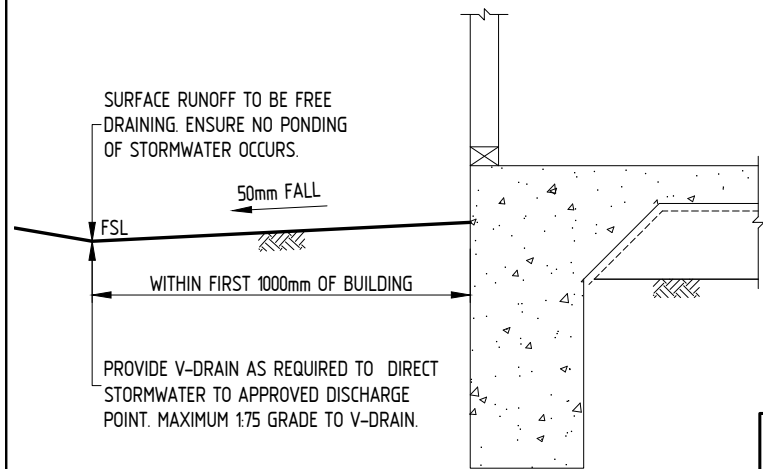
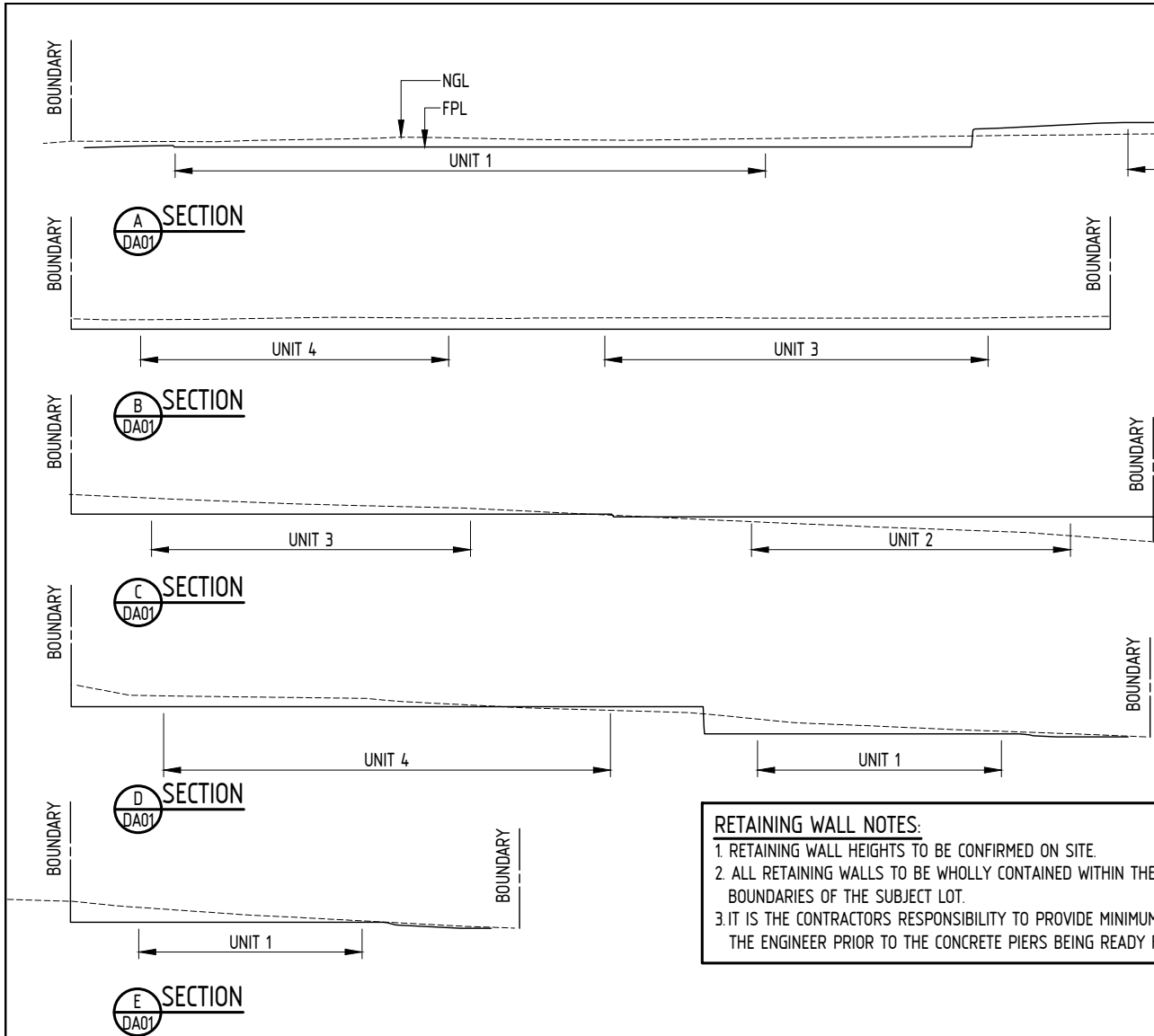
FOR

CRAIG & LEANNE LLOYD

AT

51 TAYLOR STREET,
TOOWOOMBA CITY, QLD

19711 PROJECT DRAWING SCHEDULE	
CIVIL	
DA00	PROJECT DRAWING SCHEDULE
DA01	STORMWATER MANAGEMENT PLAN
DA02	STORMWATER MANAGEMENT DETAILS
DA03	VEHICLE SWEPT PATHS - B85



SITE SURFACE DRAINAGE SECTION
TYPICAL TO PERIMETER OF BUILDING

RETAINING WALL NOTES:

1. RETAINING WALL HEIGHTS TO BE CONFIRMED ON SITE.
2. ALL RETAINING WALLS TO BE WHOLLY CONTAINED WITHIN THE PROPERTY BOUNDARIES OF THE SUBJECT LOT.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE MINIMUM OF 24 HOURS NOTICE TO THE ENGINEER PRIOR TO THE CONCRETE PIERS BEING READY FOR INSPECTION

RETAINING WALL APPROVAL NOTE

1. RETAINING WALLS GREATER THAN 10m IN HEIGHT AND/OR WITHIN 1200mm OF THE SEWER MAIN REQUIRE BUILDING APPROVAL AND REFERRAL AGENCY APPROVAL FOR BUILDING OVER OR NEAR SEWER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. BUILDER TO APPLY FOR QUEENSLAND DEVELOPMENT CODE (QDC) DISCRETION FOR RETAINING WALL PIERS CLOSER THAN 1200mm TO SEWER MAIN.
3. RETAINING WALLS GREATER THAN 2.0m IN HEIGHT WHEN COMBINED WITH A FENCE ABOVE AND LOCATED WITHIN 10m FROM A BOUNDARY MAY REQUIRE A SITING DISCRETION FROM COUNCIL.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL NECESSARY APPROVALS ARE OBTAINED PRIOR TO CONSTRUCTION AND ADHERED TO.

DOWNPIPE NOTES:

1. CONFIRM ALL DOWNPIPE LOCATIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
2. PROVIDE ABOVE GROUND FLEXIBLE CONNECTION BETWEEN THE DOWNPIPES AND THE UNDERGROUND STORMWATER PIPES. PROVIDE APPROVED EXPANSION JOINT, (STORMPLASTICS OR APPROVED EQUIVALENT) THAT ALLOWS 150mm OF MOVEMENT. PROVIDE PVC ADAPTOR DOWNPIPE AS NECESSARY. PROVIDE 40mm OF ABLEFLEX TO DOWNPIPE PENETRATIONS THROUGH DRIVEWAY/FOOTPATH SLAB.
3. ALL CHARGED DOWNPIPE PIPEWORK TO BE SOLVENT WELDED AND BE PRESSURE TESTED TO THE SAME STANDARD AS A SEWER PIPE PRIOR TO BACKFILLING.
4. PROVIDE APPROVED SELF CLEANING RAINWATER HEADS TO ALL DOWNPIPES AND RAINWATER TANK OVERFLOWS. MINIMUM 1200mm ABOVE TANK INLET.
5. PROVIDE APPROVED UNDERGROUND FIRST FLUSH SYSTEM TO DRAINAGE PIPE BEFORE TANK INLET IF REQUIRED BY THE RELEVANT PARTS OF THE QDC. DISCHARGE TO UNDERGROUND RUBBLE PIT MINIMUM 3.0m CLEAR OF BUILDING AND BOUNDARY.

GRATED PIT NOTES:

1. GRATED PITS ARE TO BE POSITIONED PREFERABLY IN TURFED AREAS RATHER THAN IN LANDSCAPED AREAS. IF POSITIONED IN LANDSCAPED AREAS ENSURE PIT IS INSTALLED AT A SUITABLE HEIGHT TO CAPTURE SURROUNDING SURFACE RUNOFF
2. ENSURE POSITIVE, UNOBSTRUCTED STORMWATER SURFACE RUNOFF INTO PIT.
3. IF ANY PITS ARE FOUND TO BE INSTALLED INCORRECTLY THEN IT IS TO BE RECTIFIED TO THE SATISFACTION OF THE ENGINEER AND REINSPECTED.
4. ALL GRATED PITS LOCATED IN THE DRIVEWAY TO BE PROVIDED WITH CLASS D GALVANISED GRATES OR APPROVED EQUIVALENT UNO.
5. ALL MANHOLE LIDS OR SIMILAR LOCATED WITHIN THE DRIVEWAY TO BE PROVIDED WITH CLASS D CAST IRON LIDS UNO.
6. ALL PITS TO BE BENCHED AS NECESSARY TO MINIMISE STORMWATER HEAD LOSSES AND TO PREVENT THE PONDING OF WATER INSIDE THE PIT.

INSPECTION NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE A MINIMUM OF 24 HOURS NOTICE TO THE ENGINEER PRIOR TO ANY INSPECTIONS.
2. NO TRENCHES ARE TO BE BACKFILLED WITHOUT THE ENGINEER SIGHTING AND PROVIDING APPROVAL OF THE RELEVANT DRAINAGE COMPONENTS.
3. ALL STAGES OF THE DRAINAGE WORKS ARE TO BE SIGHTED AND APPROVED PRIOR TO ANY CERTIFICATES BEING ISSUED. CERTIFICATION CANNOT BE PROVIDED IF DRAINAGE COMPONENTS HAVE NOT BEEN INSPECTED BY THE ENGINEER.
4. ANY CHANGES MADE FROM THE ORIGINAL APPROVED DESIGN PLANS OR DOCUMENTED INSTRUCTIONS MUST BE RE-INSPECTED BY THE ENGINEER DURING THE CONSTRUCTION PHASE TO PROVIDED CERTIFICATION.
5. IF THE WORK CANNOT BE INSPECTED AND APPROVED, CERTIFICATION BY LEROY PALMER CONSULTING CANNOT BE PROVIDED.

RETAINING WALL NOTES:

1. RETAINING WALL HEIGHTS TO BE CONFIRMED ON SITE.
2. ALL RETAINING WALLS TO BE WHOLLY CONTAINED WITHIN THE PROPERTY BOUNDARIES OF THE SUBJECT LOT.
3. RETAINING WALL DETAILS TO BE PROVIDED BY OTHERS UNLESS THIS FIRM HAS BEEN ENGAGED TO DO SO, IN WHICH CASE REFER RETAINING WALL DETAILS.

OPERATIONAL WORKS NOTE:

1. OBTAIN OPERATIONAL WORKS APPROVAL FROM TOOWOOMBA REGIONAL COUNCIL PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LEGEND - STORMWATER MANAGEMENT PLAN

DP	DENOTES Ø90mm PVC DOWNPIPE CONNECTED TO Ø100mm STORMWATER PIPE AT MIN 1:100 GRADE UNO.
GP	DENOTES EVERHARD 300 SERIES STORMWATER PIT.
GP2	DENOTES EVERHARD 450 SERIES STORMWATER PIT.
GP3	DENOTES EVERHARD 600 SERIES STORMWATER PIT.
→	DENOTES PROPOSED DIRECTION OF OVERLAND STORMWATER FLOW.
→	DENOTES EXISTING DIRECTION OF OVERLAND STORMWATER FLOW.
10.000	DENOTES FINISH SURFACE LEVEL. (WHEN LOCATED NEXT TO BARRIER KERB VALUE REFERS TO BOTTOM OF KERB UNLESS NOTED OTHERWISE).
■■■■■■■■■■	NEW RETAINING WALL.
■■■■■■■■■■	EXISTING RETAINING WALL.
////	BUILDING TO RETAIN. REFER STRUCTURAL DRAWINGS
■■■■■■■■■■	DENOTES EXISTING CONCRETE PAVEMENT TO REMAIN
■■■■■■■■■■	DENOTES PROPOSED GREY CONCRETE FOOTPATH. BROOM FINISHED. REFER EXTERNAL PAVEMENT DETAILS
■■■■■■■■■■	DENOTES PROPOSED CONCRETE PAVEMENT. REFER EXTERNAL PAVEMENT PLAN.
— E —	ELECTRICAL
— T —	TELECOMMUNICATIONS
— G —	GAS MAIN
— eW —	WATER MAIN
— eSW —	EXISTING STORMWATER MAIN - COUNCIL
— SW —	NEW STORMWATER MAIN - COUNCIL
— — —	NEW STORMWATER PIPEWORK - PRIVATE
— — —	EXISTING STORMWATER PIPEWORK - PRIVATE
— eS —	SEWER MAIN

GENERAL NOTES:

1. ALL DRAINAGE WORKS TO COMPLY WITH THE RELEVANT SECTIONS OF AS/NZS 3500.3-2018.
2. BUILDER TO ACCURATELY LOCATE ANY EXISTING COUNCIL INFRASTRUCTURE AND PUBLIC UTILITIES AND CONFIRM DEPTHS/HEIGHTS INCLUDING ANY THAT MAY NOT BE SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. ANY CONFLICT WITH AN EXISTING SERVICE SHALL BE REFERRED TO THE ENGINEER OR THE RELEVANT AUTHORITY FOR DETERMINATION.
4. DATUM HEIGHTS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

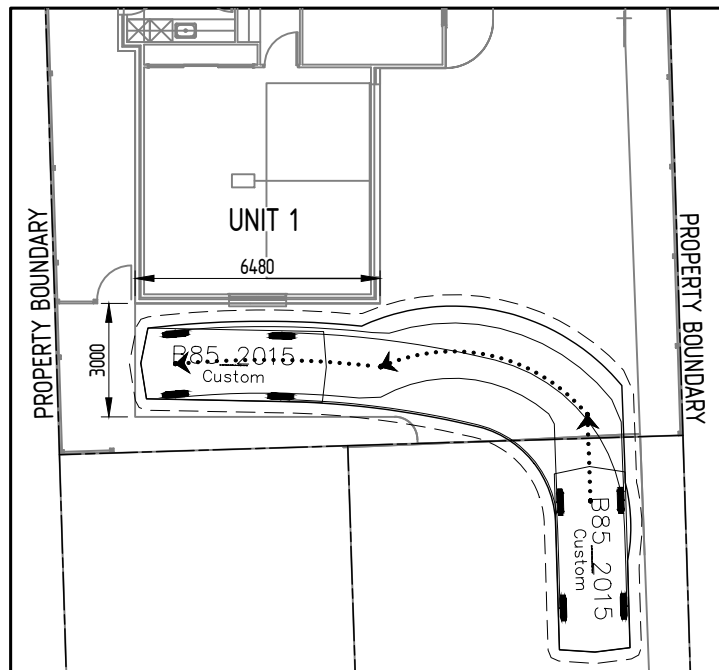
PIPEWORK NOTES:

1. ALL STORMWATER PIPEWORK TO BE Ø100mm DWV PVC-U CLASS SN6 UNO. STORMWATER PIPEWORK BETWEEN Ø100-Ø225mm TO BE DWV PVC-U CLASS SN4 UNO.
2. ALL STORMWATER PIPEWORK LARGER THAN Ø225mm TO BE RIBBED PP PIPE BLACKMAX OR APPROVED EQUIVALENT AT MINIMUM 1:100 GRADE.
3. ALL CHARGED PIPEWORK TO BE SOLVENT WELDED AND BE PRESSURE TESTED TO THE SAME STANDARD AS A SEWER PIPE PRIOR TO BACKFILLING.
4. ALL STORMWATER PIPEWORK UNDER BUILDING SLAB OR FOOTINGS AND ANY PIPEWORK LOCATED UNDER THE ROAD VERGE TO BE PVC-U CLASS PN12 UNO.
5. ALL STORMWATER PIPEWORK TO BE LAID AT A MINIMUM 1:100 GRADE UNO.
6. ANY DRAINAGE PIPEWORK PENETRATING FIRE RATED STRUCTURAL SLAB OR FIRE WALLS ARE TO BE FITTED WITH FIRE STOP COLLARS IN ACCORDANCE WITH THE BCA.

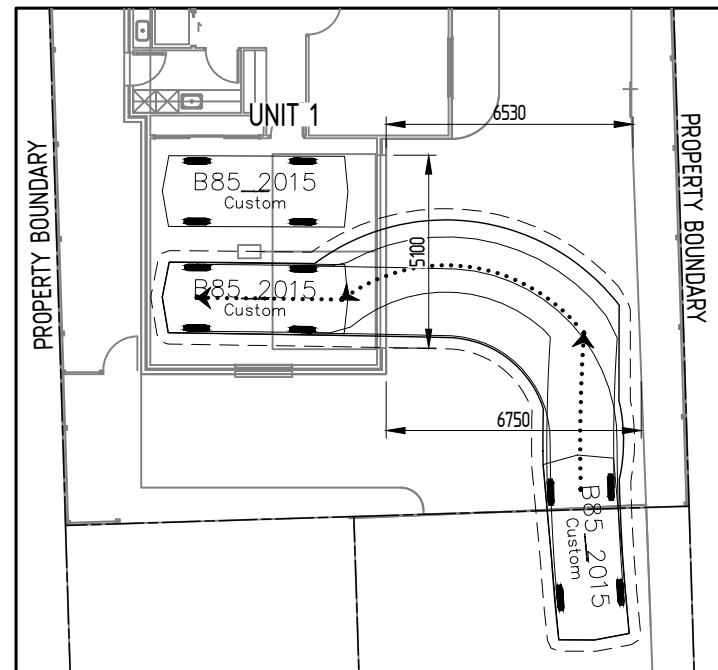
BED, HAUNCH AND BACKFILL NOTES:

1. BEDDING, SIDE SUPPORT AND OVERLAY MATERIAL SHALL BE NATURALLY OCCURRING GRAVELY SAND OR OTHER GRANULAR MATERIAL. IT SHALL GENERALLY BE AN IMPORTED MATERIAL. IT SHALL BE FREE FROM COHESIVE MATERIAL, ROCK OR ANY OTHER HARD OR SHARP OBJECTS AND BE FREE DRAINING.
2. THE EMBEDMENT MATERIAL SHALL BE PLACED IN LOOSE LAYERS NOT MORE THAN 200mm THICK AND COMPACTED TO NO LESS THAN 90% STANDARD R.D.D.
3. TRENCH BACKFILL SHALL BE MATERIAL EXCAVATED FROM THE TRENCH OR AN IMPORTED MATERIAL WITH A MINIMUM CBR OF 15%. IT SHALL BE FREE FROM BUILDERS WASTE, CONCRETE, ROCKS OR A SIMILAR MATERIAL GREATER THAN 75mm.
4. TRENCH BACKFILL SHALL BE PLACED IN LOOSE LAYERS NOT MORE THAN 200mm THICK AND COMPACTED TO NO LESS THAN 95% STANDARD R.D.D IN SUCH A WAY THAT THE PIPES ARE NEITHER DISLODGED OR DAMAGED.

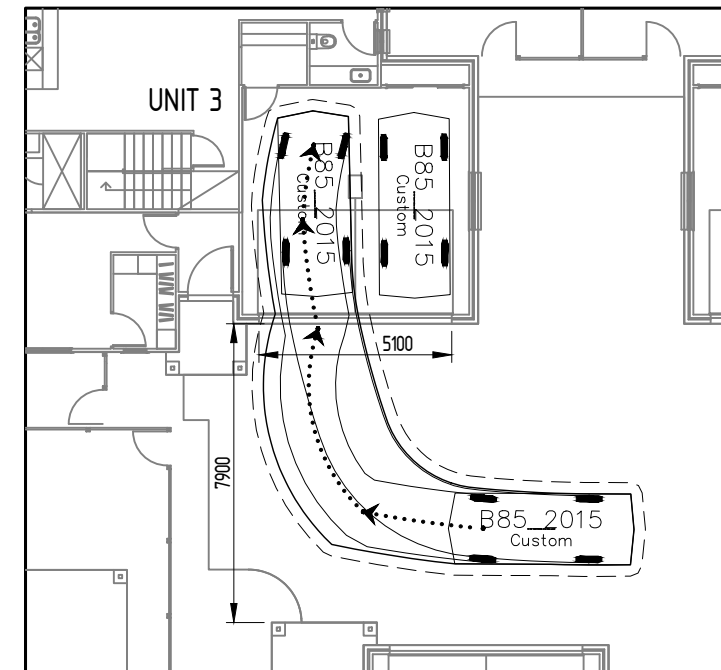
* COPYRIGHT * THE CONTENTS AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE COPYRIGHT OF LEROY PALMER CONSULTING ENGINEERS. USE OR DUPLICATION OF THIS DOCUMENT IN PART OR IN FULL WITHOUT THE WRITTEN PERMISSION OF LEROY PALMER CONSULTING ENGINEERS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.	Amend	Date	Amendment Details	By	Client: CRAIG & LEANNE LLOYD	Project: PROPOSED UNIT DEVELOPMENT 51 TAYLOR STREET TOOWOOMBA	Drawing Title: STORMWATER MANAGEMENT DETAILS	 LEROY PALMER CONSULTING ENGINEERS CIVIL ENGINEERING STRUCTURAL ENGINEERING HYDRAULIC ENGINEERING BUILDING DESIGN	Suite 8, Capital Place, 195 Hume St [PO Box 1413] Toowoomba Q 4350 P 07 4638 7655 E lpalmer@lpce.com.au ACN 125 942 163	Scale 1:250, 20 (A3)	Drawing Number 19711 - DA02	Amend 1	Certification LEROY PALMER RPEQ 5208
	1	26/06/26	ISSUE FOR MCU APPLICATION	CVP									



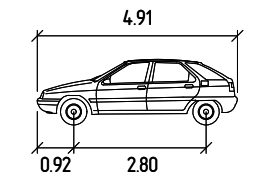
UNIT 1 – CARPARK – ENTRY



UNIT 1 – GARAGE – ENTRY



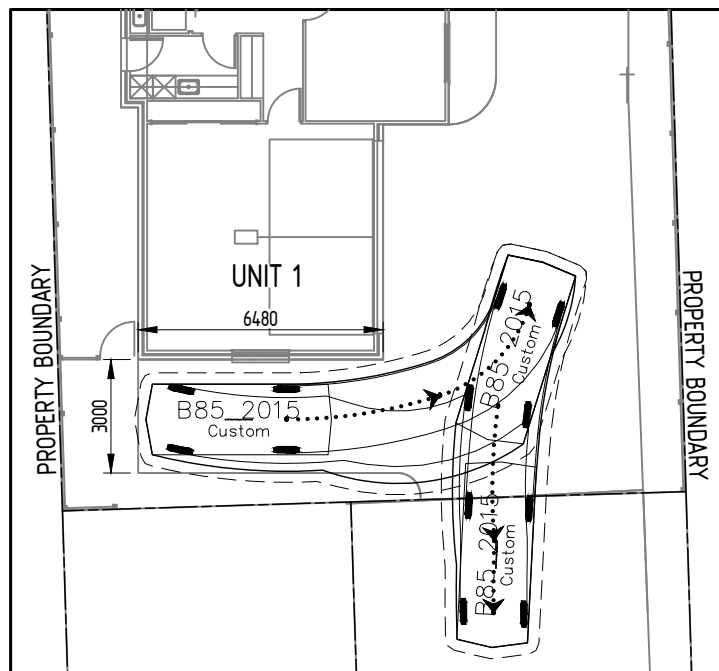
UNIT 3 – GARAGE – ENTRY



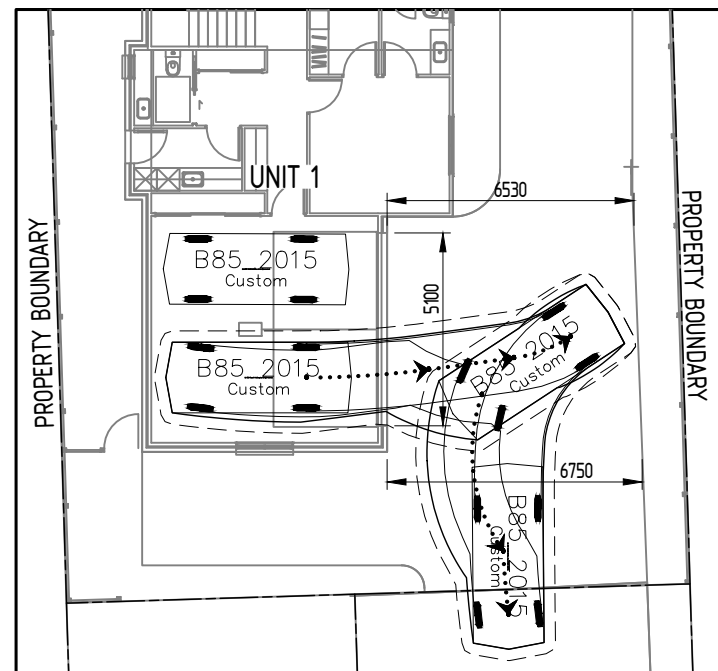
AS2890.1 – B85	metres
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.00
Steering Angle	: 37.50
Clearance (both sides)	: 0.30
Minimum Turn Radius (To outside vehicle body)	: 5.90

NOTE:
1. ALL VEHICLE MANOEUVRING TEMPLATES REPRESENT THE TURNING PATH OF A B85 VEHICLE WITH A 300mm CLEARANCE SHOWN.

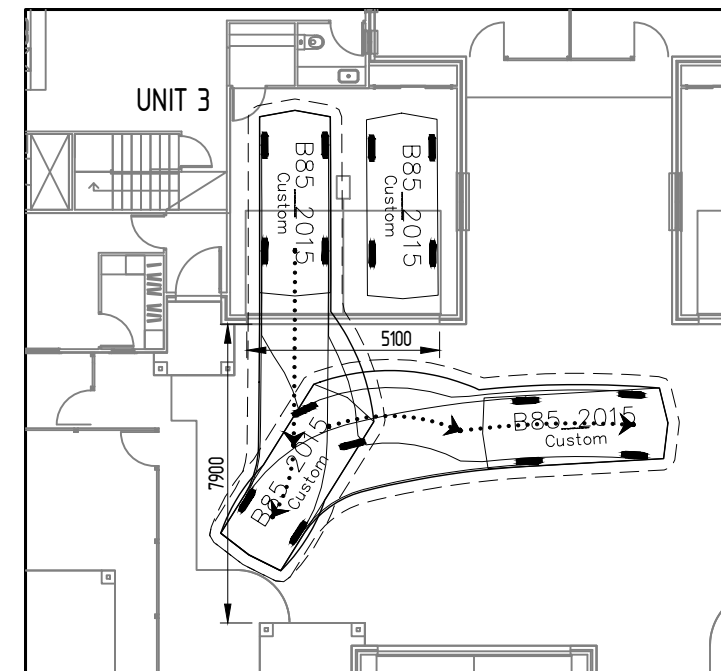
NOTE:
WHERE VEHICLE BODY AND CLEARANCE OVERLAPS LANDSCAPING, LANDSCAPING TO BE MAX 150 HIGH.



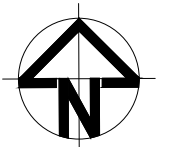
UNIT 1 – CARPARK – EXIT



UNIT 1 – GARAGE – EXIT



UNIT 3 – GARAGE – EXIT



* COPYRIGHT * THE CONTENTS AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE COPYRIGHT OF LEROY PALMER CONSULTING ENGINEERS. USE OR DUPLICATION OF THIS DOCUMENT IN PART OR IN FULL WITHOUT THE WRITTEN PERMISSION OF LEROY PALMER CONSULTING ENGINEERS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.	Amend	Date	Amendment Details	By	Client: CRAIG & LEANNE LLOYD	Project: PROPOSED UNIT DEVELOPMENT 51 TAYLOR STREET TOOWOOMBA	Drawing Title: VEHICLE SWEPT PATHS - B85	LEROY PALMER CONSULTING ENGINEERS CIVIL ENGINEERING STRUCTURAL ENGINEERING HYDRAULIC ENGINEERING BUILDING DESIGN	Suite 8, Capital Place, 195 Hume St [PO Box 1413] Toowoomba Q 4350 P 07 4638 7655 E lpalmer@lpce.com.au ACN 125 942 163	Drawn CVP Designed GK Checked LRP Scale 1:200 (A3) Drawing Number 19711 - DA03	Certification  LEROY PALMER RPEQ 5208
	1	26/06/26	ISSUE FOR MCU APPLICATION	CVP							