

DRAWING NUMBER	SHEET TITLE
LU23194-CP-100	COVER SHEET & DRAWING SCHEDULES
LU23194-CP-200	CIVIL WORKS LAYOUT PLAN
LU23194-CP-201	PARKING & LINEMARKING LAYOUT PLAN
LU23194-CP-202	FLOOD (1% AEP) LAYOUT PLAN
LU23194-CP-203	VEHICULAR TURNING MOVEMENT LAYOUT PLAN
LU23194-CP-300	ACCESS DRIVEWAY LONGITUDINAL SECTION

# Lekker Urban.

# PROPOSED MULTIPLE DWELLING CIVIL ENGINEERING DOCUMENTATION - DA ISSUE

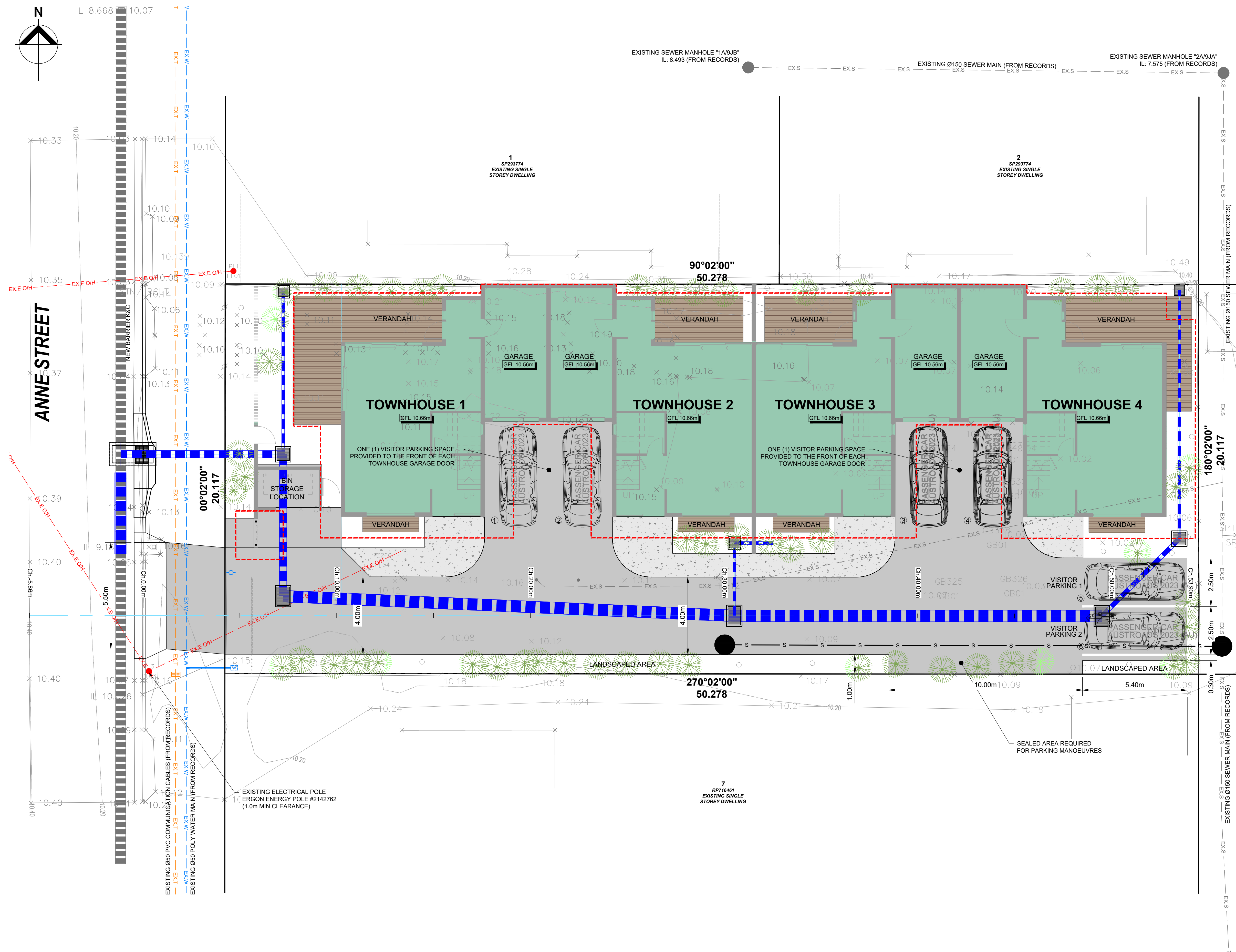
114 ANNE STREET, AITKENVALE QLD 4814

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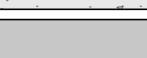













**NOTE:**

1. TOPOGRAPHIC SURVEY INFORMATION HAS BEEN UNDERTAKEN BY ATKINSON & BOOBY SURVEYS (DRAWING NO. 24-3334\_001) UNDERTAKE ON 21/10/2024. LEKKER URBAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING FEATURES WITHIN THE SURVEY INFORMATION PROVIDED.
2. MUST BE TRESS OWNERS FOR CLARITY. REFER TO THE SURVEY FOR FURTHER DETAILS.
3. INTERNAL DEMOLITION AND EXISTING FEATURES OMITTED FOR CLARITY.
4. THIS PLAN IS TO BE UTILISED AS A GUIDE ONLY AND DOES NOT REPRESENT THE FINAL LOT LAYOUT.
5. ALL PROPOSED WORKS ARE SUBJECT TO DISCUSSIONS AND MEETINGS WITH AUTHORITIES, APPROVAL FROM AUTHORITIES, RELEVANT CONSULTANT INFORMATION AS PER CLIENT REQUIREMENTS, FEASIBILITY COMPLETED BASED ON INFORMATION PROVIDED BY CLIENT.

**LEGEND:**

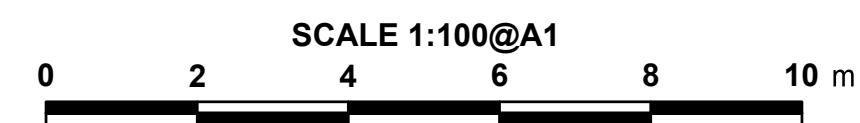
-  PROPOSED FINISHED SURFACE LEVEL
-  100mm EDGE LINE 'AS2700 - Y35 OFF WHITE'
-  PROPOSED STORMWATER DRAINAGE PIPE
-  PROPOSED STORMWATER PIT
-  NEW VERANDA  
REFER TO ARCHITECTS DOCUMENTATION FOR DETAILS
-  NEW CONCRETE PATHWAY
-  NEW SEALED CARPARK AREA
-  EX.W EXISTING WATER
-  EX.E OH EXISTING ELECTRICAL OVERHEAD
-  EX.E W/G EXISTING ELECTRICAL UNDERGROUND
-  EX.T EXISTING COMMUNICATIONS
-  EX.S EXISTING SEWER (GRAVITY)
-  TITLE BOUNDARY
-  ROOF LINE OVER
-  EXISTING CONTOURS (0.2m INTERVAL)
- 20.12** LOT DIMENSION & BEARING
-  CARPARK NUMBER

A	ISSUED FOR APPROVAL - DEVELOPMENT APPROVAL	J.L.A	25/06/2025
Revision	Amendments	Approved	Date

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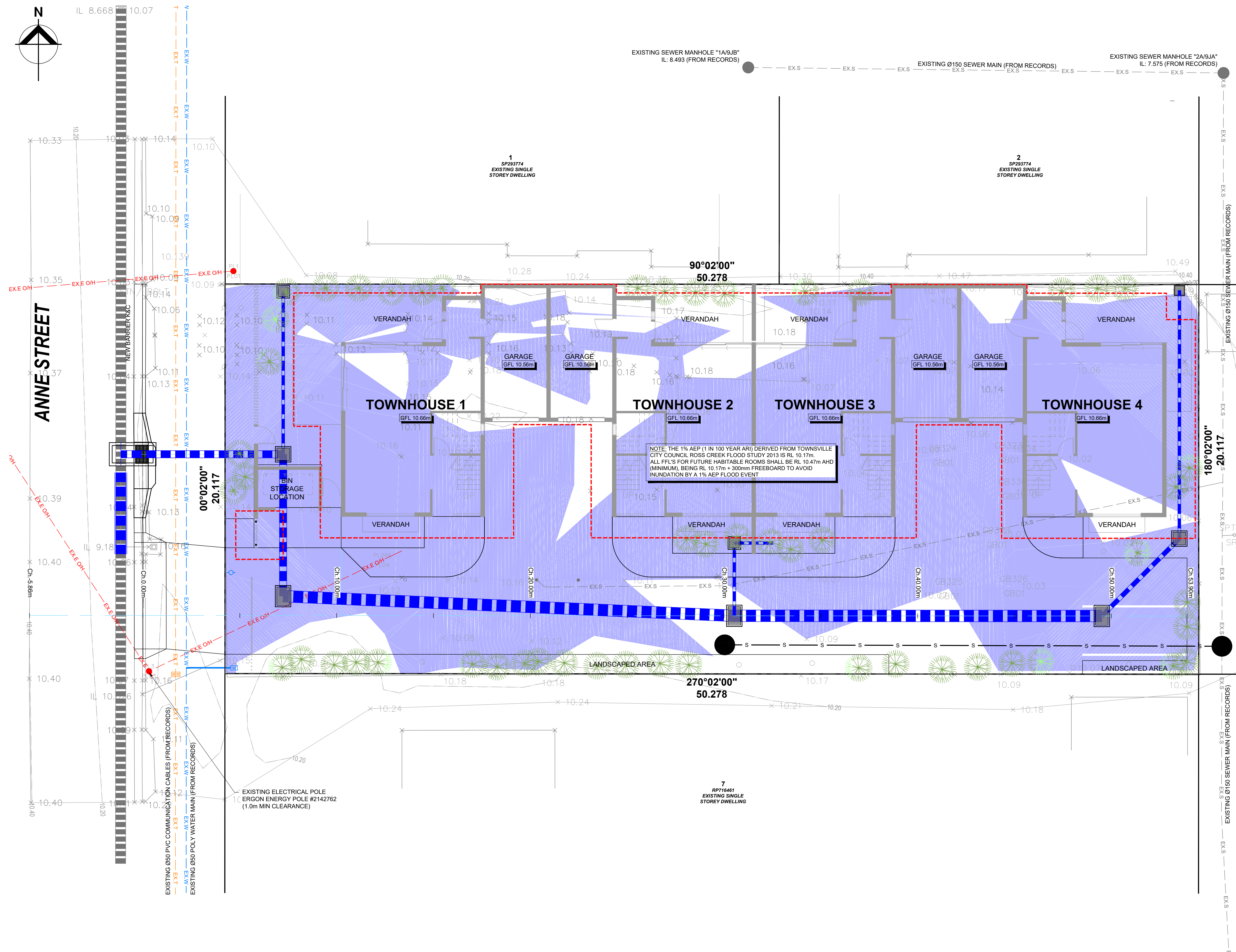
Designed: A.P.B.	Checked: J.D.D
Authorised: J.L.A	Date: 25/06/2025

**CIVIL ENGINEERING DOCUMENTATION**  
**PROPOSED MULTIPLE DWELLING**  
**PARKING & LINEMARKING LAYOUT PLAN**

114 ANNE STREET, AITKENVALE QLD - LOT 6 ON RP716461  
KT LUONG & YH PHAM

**FOR APPROVAL**      DRAWING NUMBER: **LU23194-CP-201**      REV: **A**





**NOTE:**

1. TOPOGRAPHIC SURVEY INFORMATION HAS BEEN UNDERTAKEN BY ATKINSON & BOOBY SURVEYS (DRAWING NO. 24-3334\_001) UNDERTAKE ON 21/10/2024. LEKKER URBAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING FEATURES WITHIN THE SURVEY INFORMATION PROVIDED.
2. QUESTIONS TO THESE SURVEYS ARE SUBJECT TO DISCUSSION AND MEETINGS WITH AUTHORITIES.
3. INTERNAL DEMOLITION AND EXISTING FEATURES OMITTED FOR CLARITY.
4. THIS PLAN IS TO BE UTILISED AS A GUIDE ONLY AND DOES NOT REPRESENT THE FINAL LOT LAYOUT.
5. ALL PROPOSED WORKS ARE SUBJECT TO DISCUSSION AND MEETINGS WITH AUTHORITIES, APPROVAL FROM AUTHORITIES, RELEVANT CONSULTANT INFORMATION AS PER CLIENT REQUIREMENTS, FEASIBILITY COMPLETED BASED ON INFORMATION PROVIDED BY CLIENT.

**LEGEND:**

- 10.30  
PROPOSED FINISHED SURFACE LEVEL
- 100mm EDGE LINE 'AS2700 - Y35 OFF WHITE'
- PROPOSED STORMWATER DRAINAGE PIPE
- PROPOSED STORMWATER PIT
- EXTENT OF 1% AEP WATER SURFACE LEVEL (RL 10.17m)  
VOLUME TO FILL = 53m³
- EXISTING WATER
- EXISTING ELECTRICAL OVERHEAD
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING COMMUNICATIONS
- EXISTING SEWER (GRAVITY)
- TITLE BOUNDARY
- ROOF LINE OVER
- EXISTING CONTOURS (0.2m INTERVAL)

**20.12**

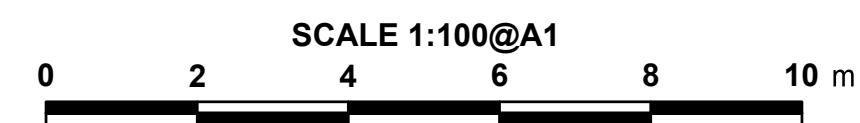
LOT DIMENSION & BEARING

A	ISSUED FOR APPROVAL - DEVELOPMENT APPROVAL	J.L.A	25/06/2025
Revision	Amendments	Approved	Date

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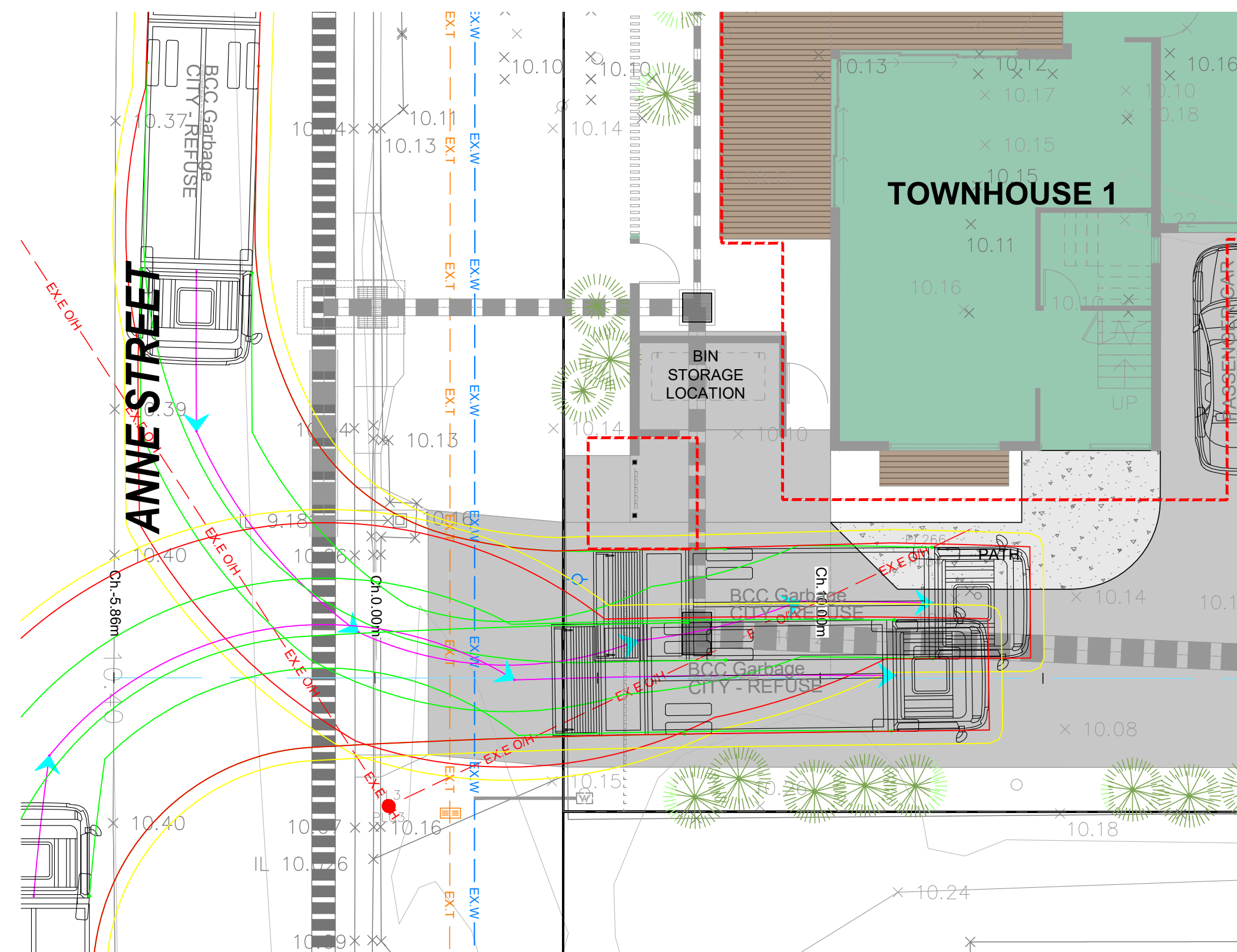
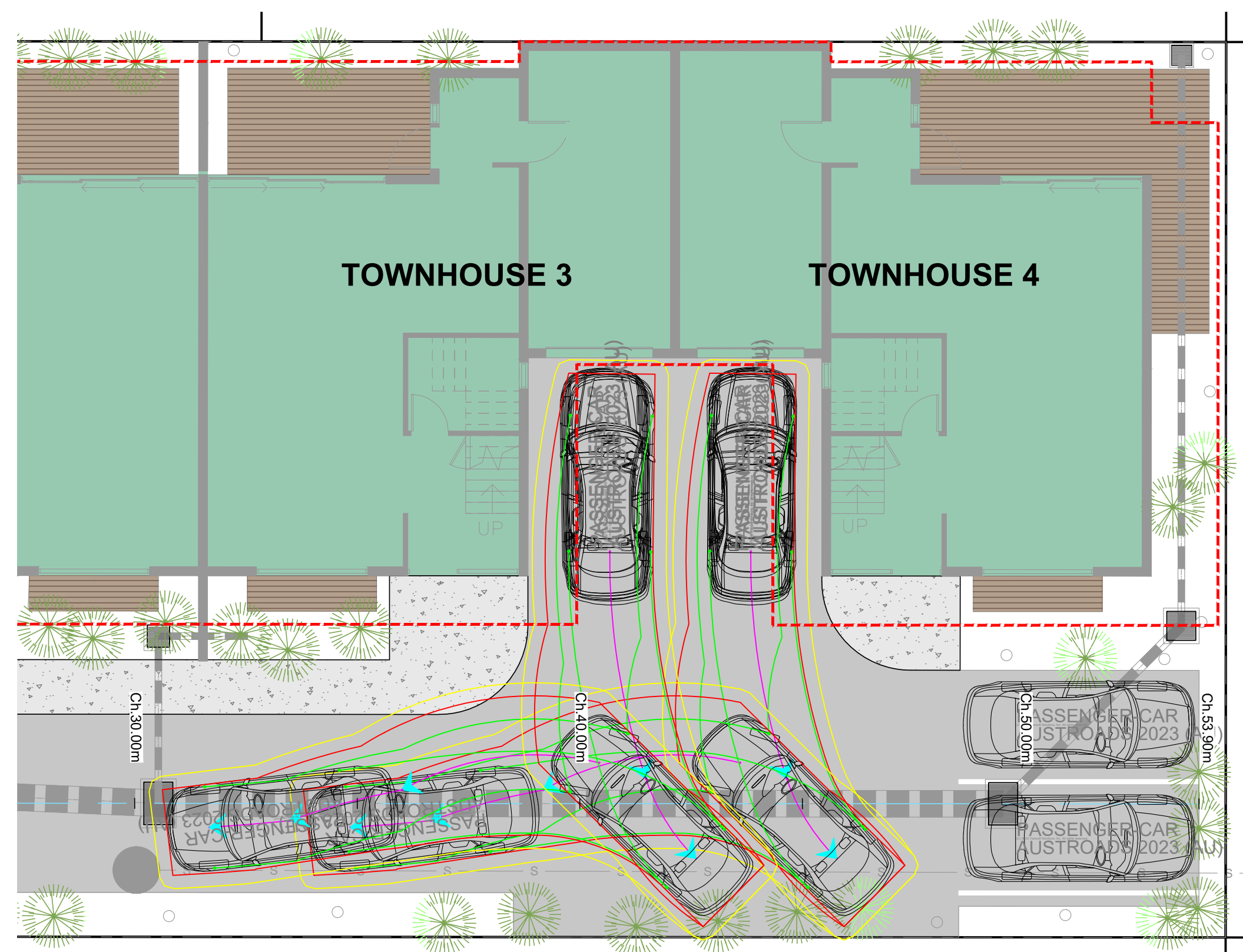
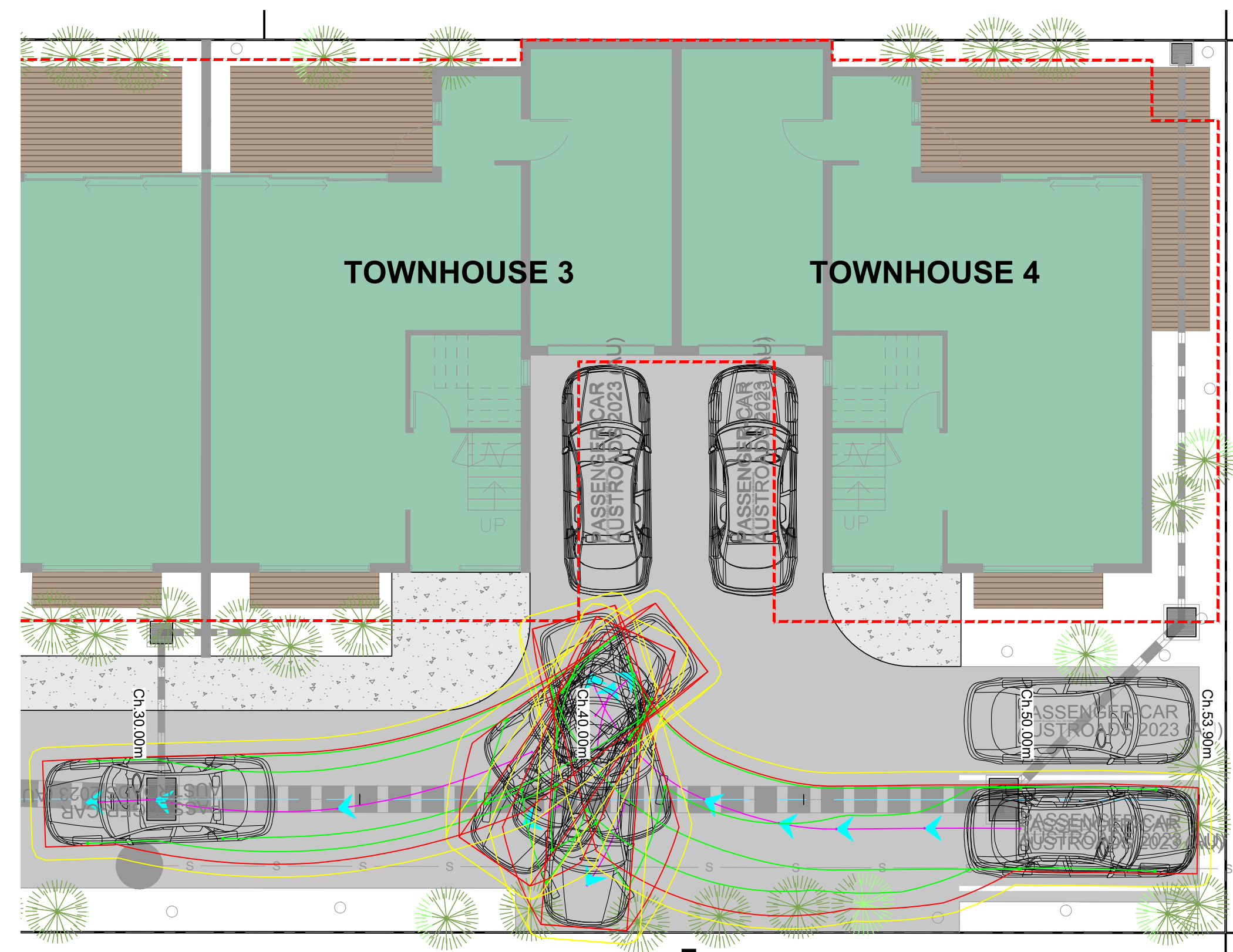
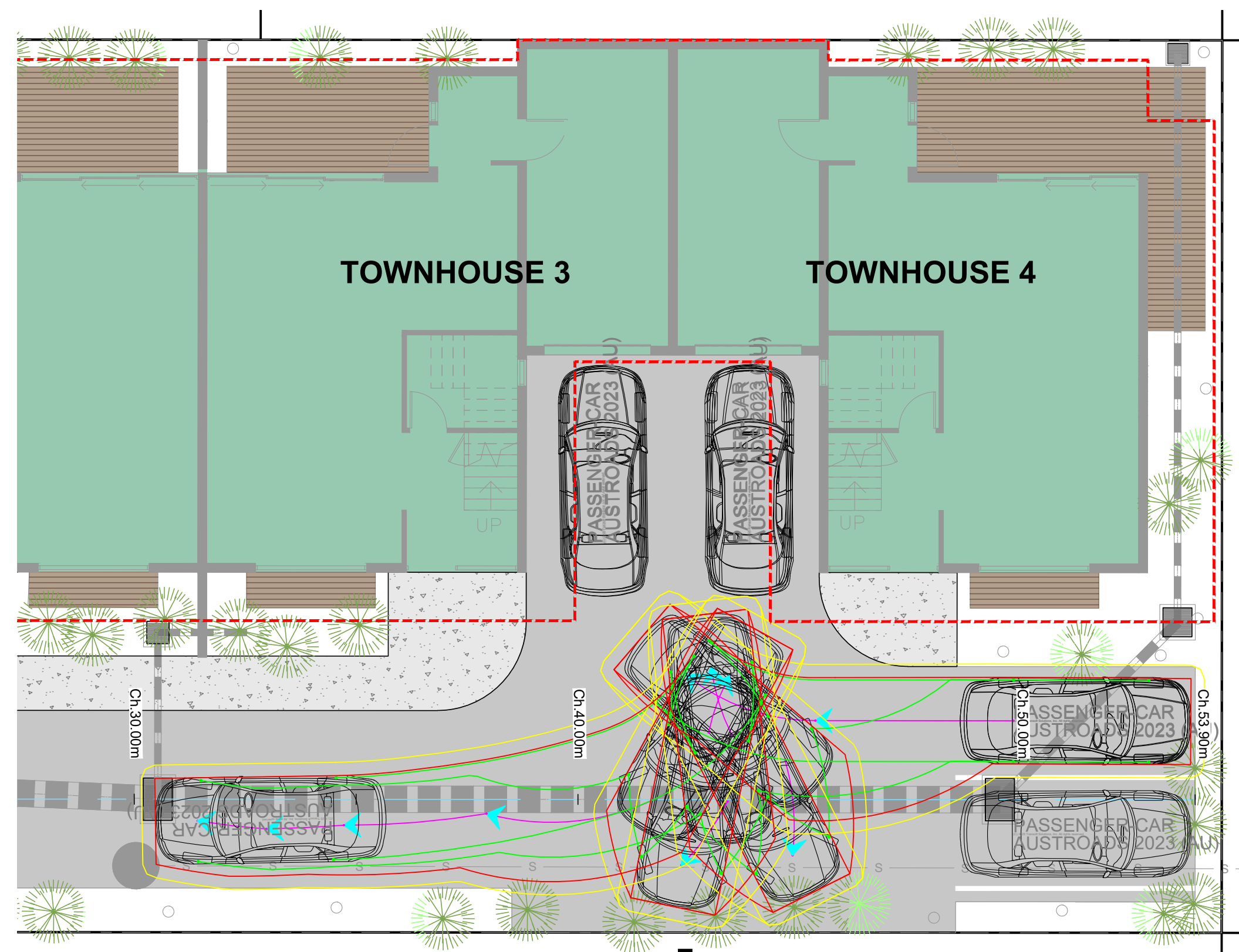
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Authorised: J.L.A	Date: 25/06/2025

**CIVIL ENGINEERING DOCUMENTATION**  
**PROPOSED MULTIPLE DWELLING**  
**CIVIL SITE WORKS LAYOUT PLAN**

114 ANNE STREET, AITKENVALE QLD - LOT 6 ON RP716461  
KT LUONG & YH PHAM

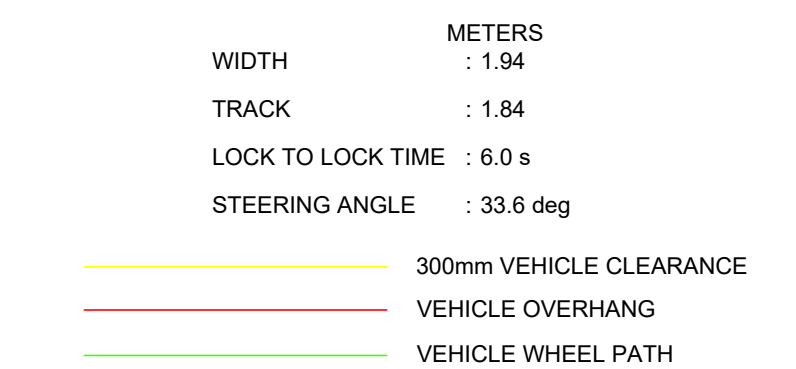
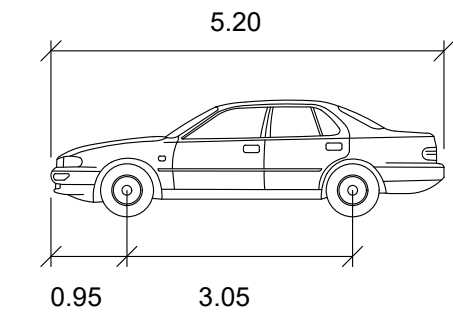
<b>FOR APPROVAL</b>	DRAWING NUMBER: <b>LU23194-CP-202</b>	REV: <b>A</b>
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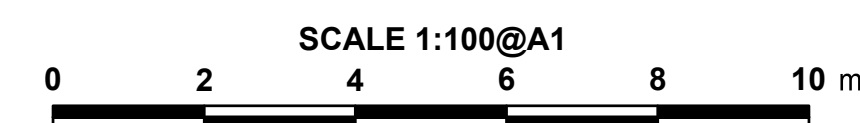


A	ISSUED FOR APPROVAL - DEVELOPMENT APPROVAL	J.L.A	25/06/2025
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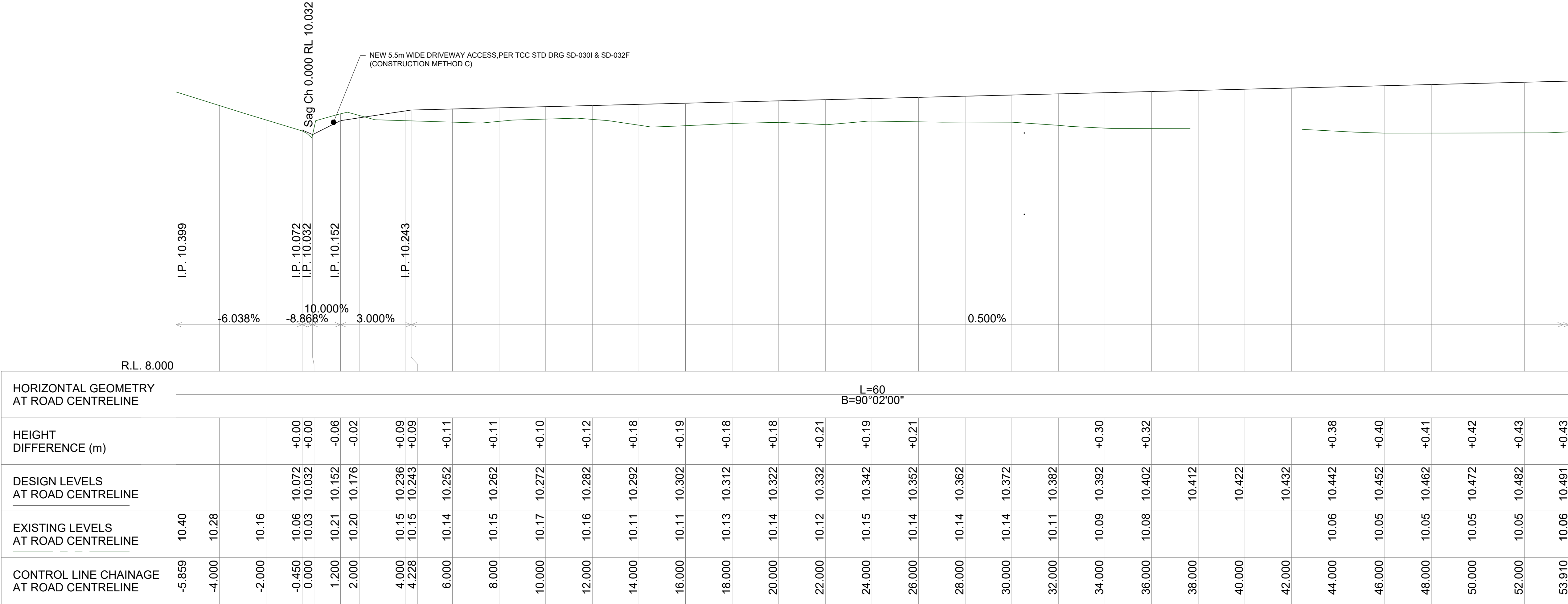
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Authorised: J.L.A	Date: 25/06/2025

**CIVIL ENGINEERING DOCUMENTATION**  
**PROPOSED MULTIPLE DWELLING**  
**VEHICULAR TURNING MOVEMENT LAYOUT PLAN**

114 ANNE STREET, AITKENVALE QLD - LOT 6 ON RP716461  
KT LUONG & YH PHAM

**FOR APPROVAL**      DRAWING NUMBER: **LU23194-CP-203**      REV: **A**





LONGITUDINAL SECTION - ACCESS DRIVEWAY  
SCALE: H1:100, V1:20

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SCALE 1:100@A1	
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Designed: A.P.B.	Checked: J.D.D
Authorised: J.L.A	Date: 25/06/2025

CIVIL ENGINEERING DOCUMENTATION  
PROPOSED MULTIPLE DWELLING  
ACCESS DRIVEWAY LONGITUDINAL SECTION

114 ANNE STREET, AITKENVALE QLD - LOT 6 ON RP716461  
KT LUONG & YH PHAM

FOR APPROVAL

DRAWING NUMBER:  
LU23194-CP-300

REV:  
A