

SU TRUCK

	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.6

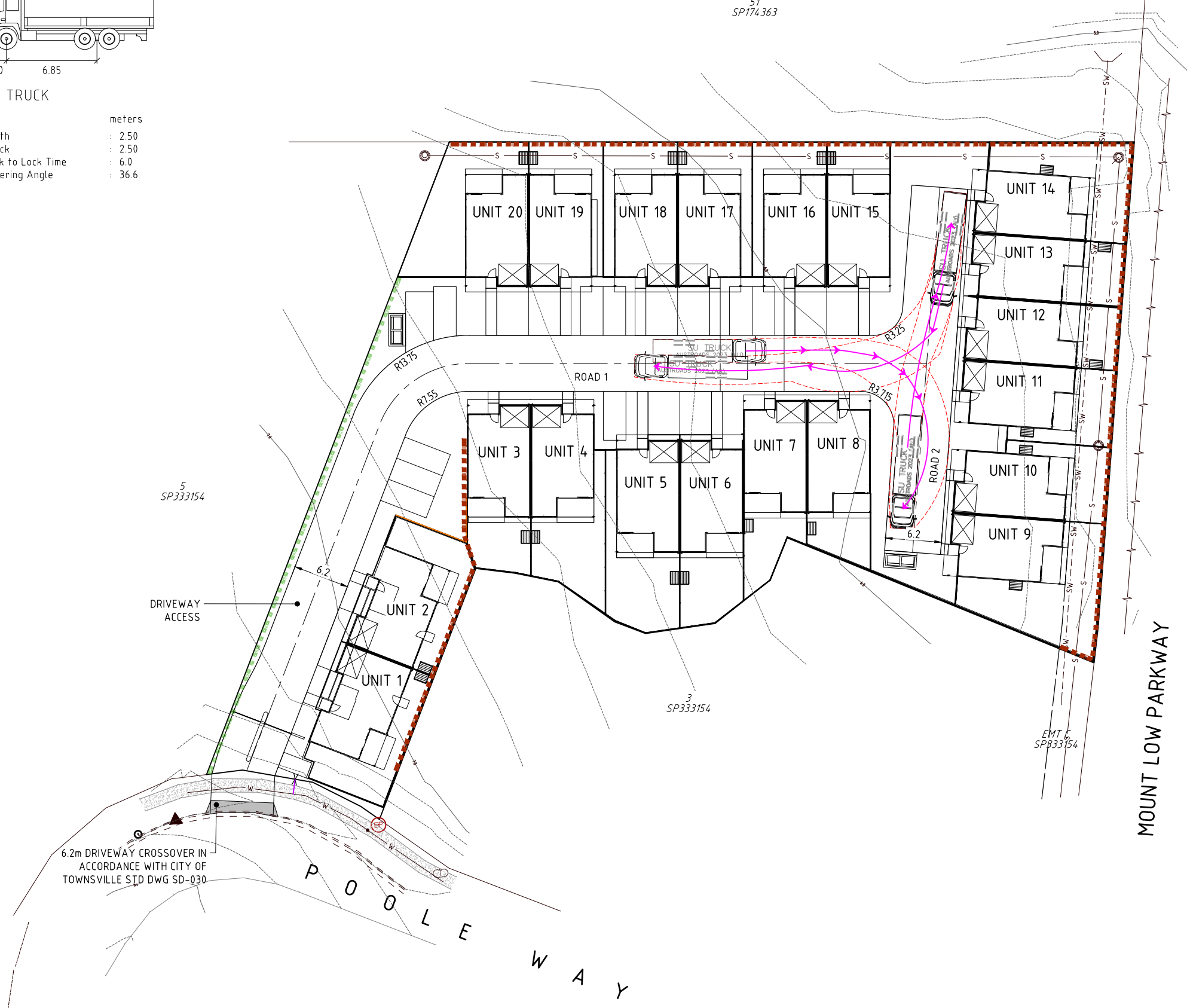
LEGEND:

EXISTING CONTOURS	——— 32 ———
EXISTING KERB & CHANNEL	=====
EXISTING EDGE OF BITUMEN	- - - - -
PROPOSED KERB & CHANNEL	=====
PROPOSED RETAINING WALL	-----
PRELIMINARY RETAINING WALL (BY BUILDING CONTRACTOR)	-----

TREE LEGEND

TREES PROPOSED TO BE RETAINED AND PROTECTED.	○
TREES PROPOSED TO BE RETAINED AND REQUIRE ARBORIST (AQF5) DIRECTION & SUPERVISION FOR TPZ WORKS.	⊗

TREE PROTECTION ZONE (TPZ)
 TPZ to be protected in accordance with Protection of trees on Development Sites (AS4970-2009) guidelines & any approval conditions.







<p>JFOP URBAN CONSULTANTS</p>	BRISBANE - SUNSHINE COAST - CENTRAL QLD	PLANNERS
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	JFP House - 76 Ernest Street, South Brisbane Qld 4101	SURVEYORS
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	JFP URBAN CONSULTANTS PTY. LTD. A.C.N. 050 414 045	LANDSCAPE ARCHITECTS

ENGINEERING CONCEPT - FUNCTIONAL TRAFFIC LAYOUT
10 POOLE WAY, BUSHLAND BEACH
BHAVIN GANDHI GROUP

JOB NO:	PLAN:	ISSUE:
B4818EA1_DA1	CT01	A
SCALE:	1:250 @ A1	
DATE:	15/10/2025	
DRAFTED BY:	CDV	
FILE NAME:	B4818EA1_DA1.DWG	

14/10/2025 14:48:13 (A) DESIGN WORKING DRAWINGS (B4818EA1_DA1)

LEGEND:

EXISTING CONTOURS	— 32 —
FINISHED CONTOURS	— 32 —
PRELIMINARY PAD LEVEL (PL)	PL40.65
PRELIMINARY FILLING	
PRELIMINARY EXCAVATION	
PRELIMINARY RETAINING WALL	
PRELIMINARY RETAINING WALL (BY BUILDING CONTRACTOR)	

NOTES:

- BATTERS BETWEEN ALLOTMENTS TO BE 1 IN 2 MAXIMUM.
- PAD AND EARTHWORKS LEVELS ARE PRELIMINARY ONLY AND ARE SUBJECT TO DETAILED ENGINEERING DESIGN.
- RETAINING WALL HEIGHTS ARE INDICATIVE ONLY AND ARE SUBJECT TO DETAILED ENGINEERING DESIGN.
- PLEASE REFER TO THE TREE RETENTION PLAN (TRP) FOR DETAILS PERTAINING TREE RETENTION &/OR REMOVAL

TREE LEGEND

TREES PROPOSED TO BE RETAINED AND PROTECTED.



TREES PROPOSED TO BE RETAINED AND REQUIRE ARBORIST (AQF5) DIRECTION & SUPERVISION FOR TPZ WORKS.



TREE PROTECTION ZONE (TPZ)
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ENGINEERING CONCEPT - EARTHWORKS LAYOUT PLAN

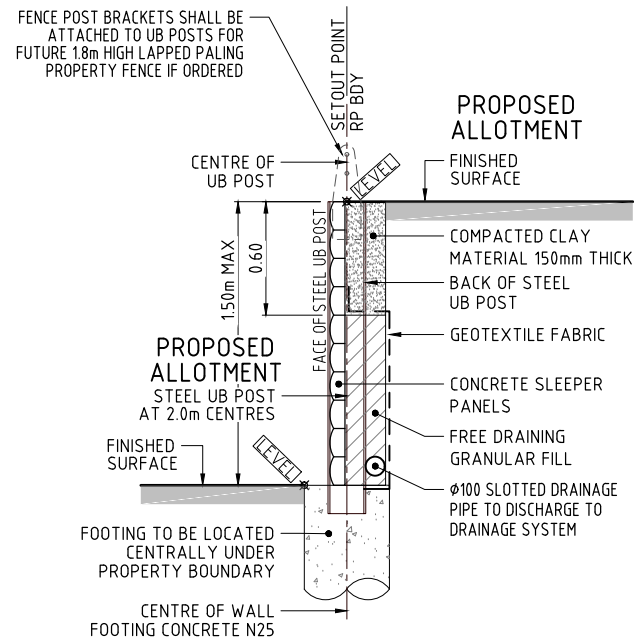
10 POOLE WAY, BUSHLAND BEACH
BHAVIN GANDHI GROUP



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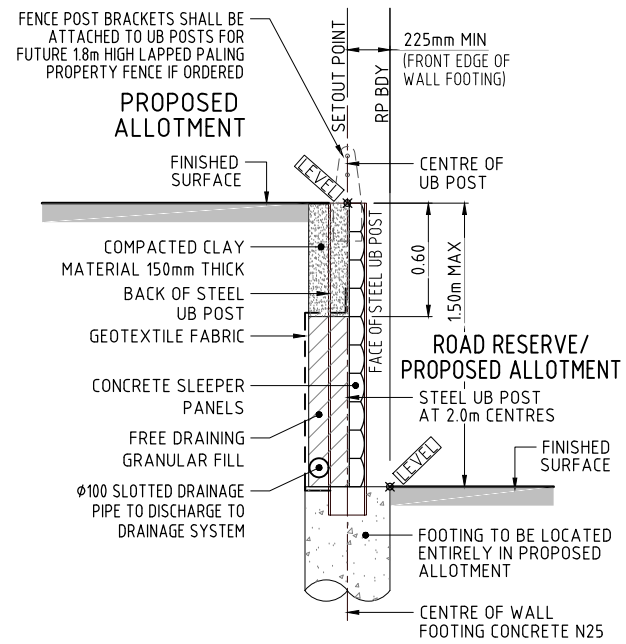
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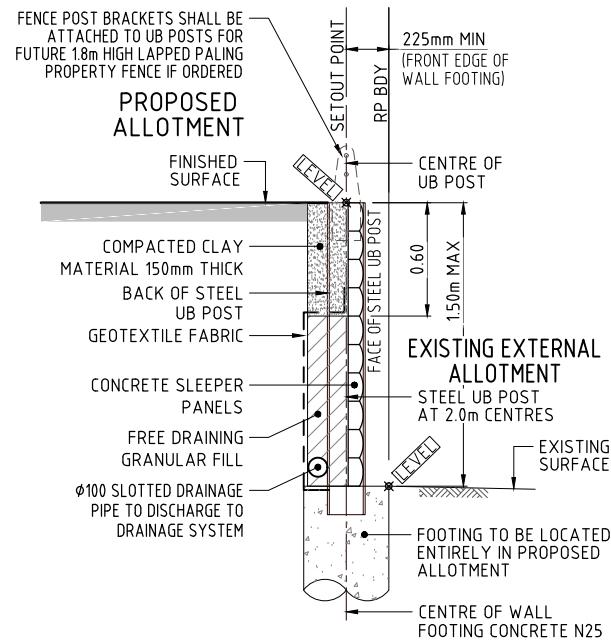
TYPICAL SECTION - TYPE A1
CONCRETE SLEEPER/UB POST RETAINING WALL
SCALE 1:20

NOTE: RETAINING WALL DESIGN (INCLUDING FENCE POST BRACKETS AND FITTINGS) AND CONSTRUCTION CERTIFICATION TO INCORPORATE LOADING FROM FUTURE 1.8m HIGH LAPPED PALING PROPERTY FENCE



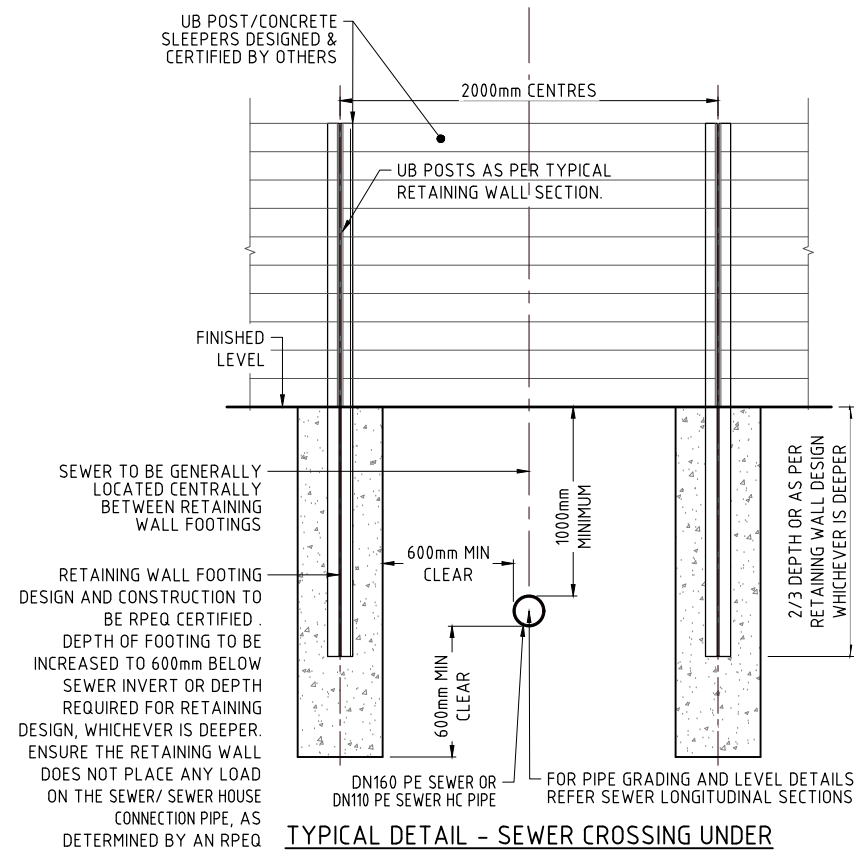
TYPICAL SECTION - TYPE A3
CONCRETE SLEEPER/UB POST RETAINING WALL
SCALE 1:20

NOTE: RETAINING WALL DESIGN (INCLUDING FENCE POST BRACKETS AND FITTINGS) AND CONSTRUCTION CERTIFICATION TO INCORPORATE LOADING FROM FUTURE 1.8m HIGH LAPPED PALING PROPERTY FENCE



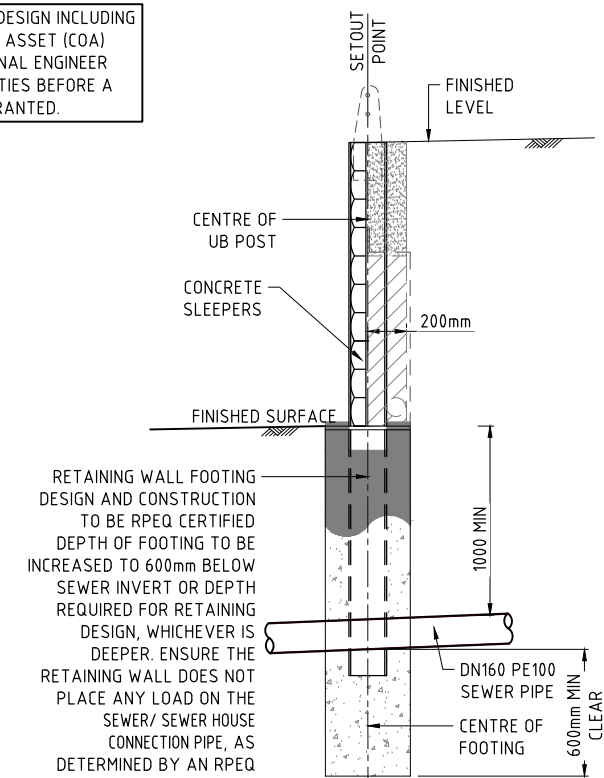
TYPICAL SECTION - TYPE A5
CONCRETE SLEEPER/UB POST RETAINING WALL
SCALE 1:20

NOTE: RETAINING WALL DESIGN (INCLUDING FENCE POST BRACKETS AND FITTINGS) AND CONSTRUCTION CERTIFICATION TO INCORPORATE LOADING FROM FUTURE 1.8m HIGH LAPPED PALING PROPERTY FENCE



TYPICAL DETAIL - SEWER CROSSING UNDER
CONCRETE SLEEPER RETAINING WALL
SCALE 1:20

APPROVED RETAINING WALL STRUCTURAL DESIGN INCLUDING A FORM 15 AND A SIGNED CONSTRUCT OVER ASSET (COA) FORM ISSUED BY A REGISTERED PROFESSIONAL ENGINEER (RPEQ) AND APPROVED BY TO URBAN UTILITIES BEFORE A NETWORK ACCESS PERMIT (NAP) MAY BE GRANTED.



SECTION A-A
SCALE 1:20



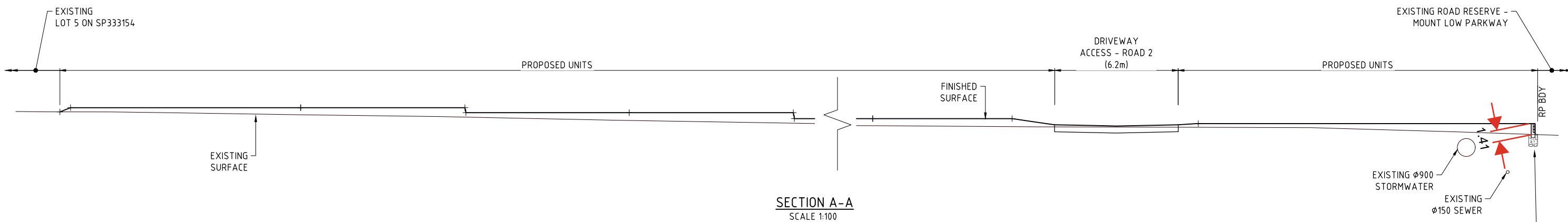
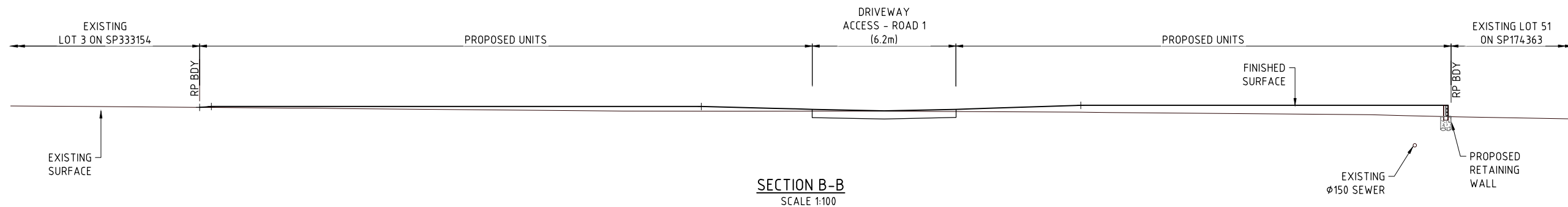
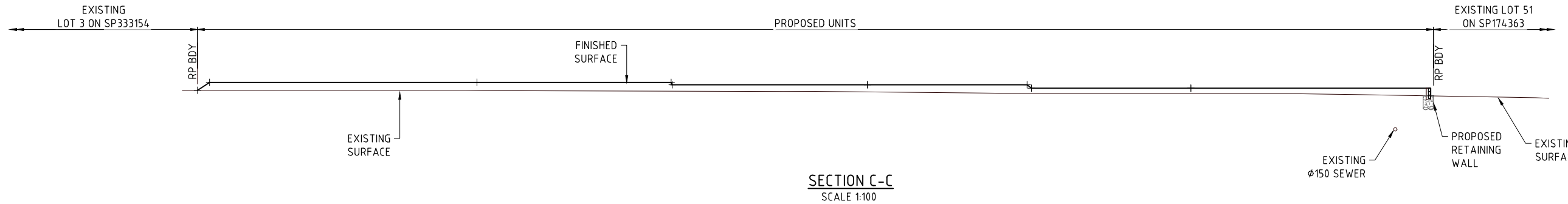
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ENGINEERING CONCEPT - EARTHWORKS DETAILS PLAN

10 POOLE WAY, BUSHLAND BEACH
BHAVIN GANDHI GROUP

JOB NO: B4818EA1_DA1 PLAN: CE02 ISSUE: A
SCALE: 1:20 @ A1
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ENGINEERING CONCEPT - EARTHWORKS SECTIONS PLAN

10 POOLE WAY, BUSHLAND BEACH
 BHAVIN GANDHI GROUP

JOB NO:	PLAN:	ISSUE:
B4818EA1_DA1	CE03	A
SCALE:	1:100 @ A1	
DATE:	15/10/2025	
DRAFTED BY:	CDV	
FILE NAME:	B4818EA1_DA1.DWG	

PRELIMINARY SERVICES LEGEND:

FINISHED CONTOURS	— 32 —
EXISTING WATER	— W —
EXISTING SEWERAGE	— S —
EXISTING DRAINAGE	— SW —
EXISTING ROOFWATER	— RW —
EXISTING COMMUNICATIONS	— T —
EXISTING ELECTRICAL (U/GROUND)	— E —
PRELIMINARY DRAINAGE	— SW —
PRELIMINARY ROOFWATER	— RW —
PRELIMINARY SEWERAGE	— S —
PRELIMINARY WATER	— W —
PRELIMINARY SLEEPER WALL	— [Dashed Line] —
PRELIMINARY RETAINING WALL (BY BUILDING CONTRACTOR)	— [Dashed Line] —
PROPOSED EASEMENT	— [Hatched Area] —
Q100 FLOOD LINE	— [Thick Line] —
ROOFWATER SWALE	— [Green Line] —

TREE LEGEND

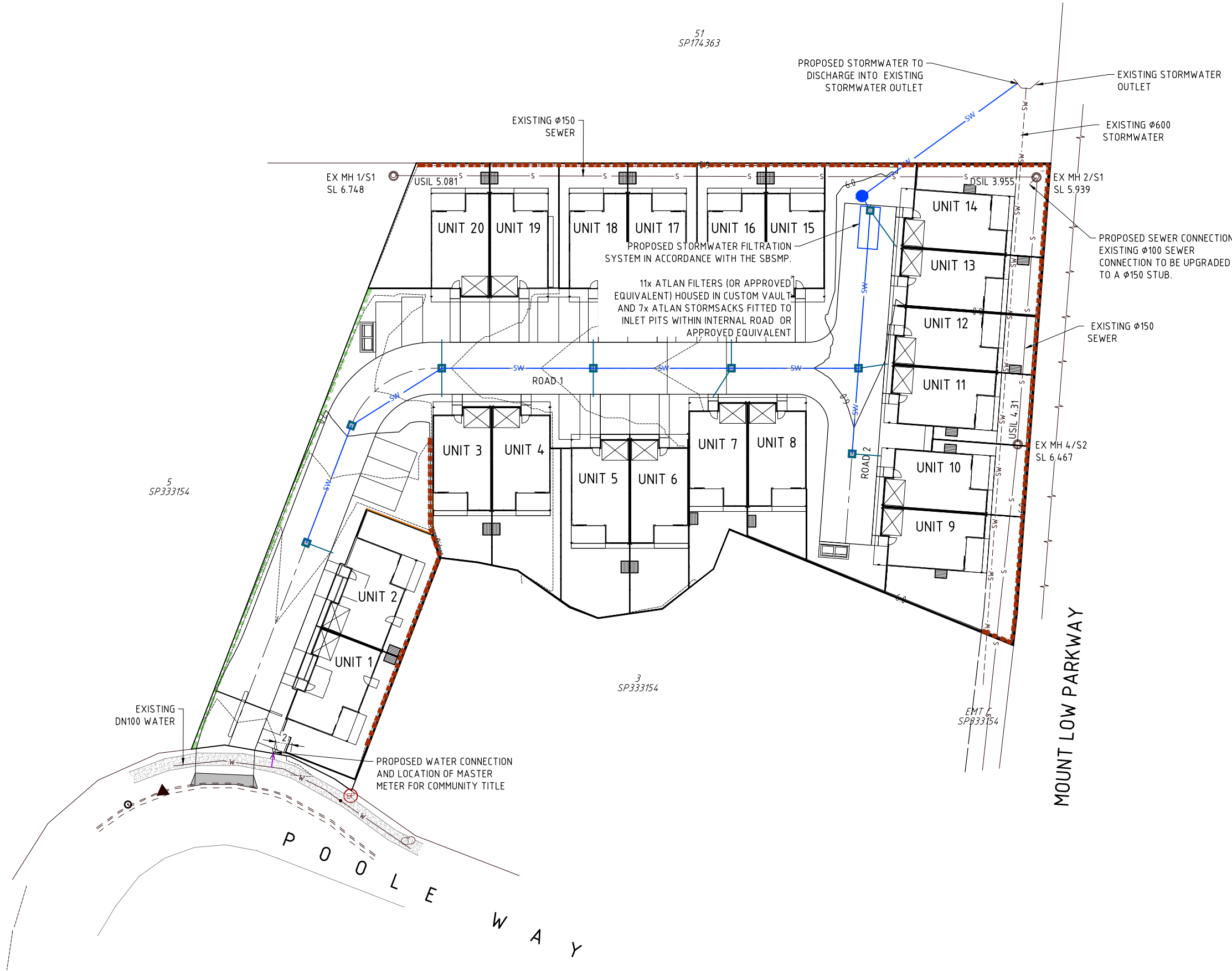
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TREES PROPOSED TO BE RETAINED AND REQUIRE ARBORIST (AQFS) DIRECTION & SUPERVISION FOR TPZ WORKS.



TREE PROTECTION ZONE (TPZ)
TPZ to be protected in accordance with Protection of Trees on Development Sites (AS4970-2009) guidelines & any approval conditions.



ENGINEERING CONCEPT - SERVICES LAYOUT PLAN

**10 POOLE WAY, BUSHLAND BEACH
BHAVIN GANDHI GROUP**



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