Site Based Stormwater Management Plan

86-90 HARBURG DRIVE, BEENLEIGH

For Strana HPL

alto
CONSULTING ENGINEERS

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contents

1.0 INTRODUCTION 4
1.1 AVAILABLE INFORMATION 4
1.2 LOCALITY PLAN 4
2.0 SCOPE OF REPORT 5
2.1 LAWFUL POINT OF DISCHARGE 5
2.2 STORMWATER QUANTITY 5
2.3 STORMWATER QUALITY 5
3.0 SITE CHARACTERISTICS 6
3.1 LOCATION 6
3.2 SITE DESCRIPTION 6
4.0 DEVELOPMENT SITE 7
4.1 EXISTING LAND USE 7
4.2 EXISTING STORMWATER DISCHARGE 7
4.3 PROPOSED LAND USE 7
4.4 PROPOSED STORMWATER DISCHARGE 7
5.0 STORMWATER QUANTITY 8
5.1 DRAINS PARAMETERS 8
5.1 HYDROLOGICAL MODEL PARAMETERS 8
5.2 DRAINS MODEL 8
6.0 STORMWATER QUALITY 10
6.1 POLLUTANT CONCERNS 10
6.2 WATER QUALITY OBJECTIVES 10
7.0 MUSIC MODELLING 11
7.1 RAINFALL DATA & MODELLING PARAMETERS 11
7.2 STORMWATER QUALITY MANAGEMENT STRATEGY 11
7.3 MUSIC ANALYSIS / RESULTS 12
8.0 CONCLUSION 13
8.1 LAWFUL POINT OF DISHARGE 13
8.2 STORMWATER QUANTITY 13
8.3 STORMWATER QUALITY 13

appendices

Appendix A – CONCEPT ENGINEERING PLANS
Appendix B – ARCHITECTURAL PLANS
Appendix C – DETAILED SURVEY

alto CONSULTING ENGINEERS

1.0 INTRODUCTION

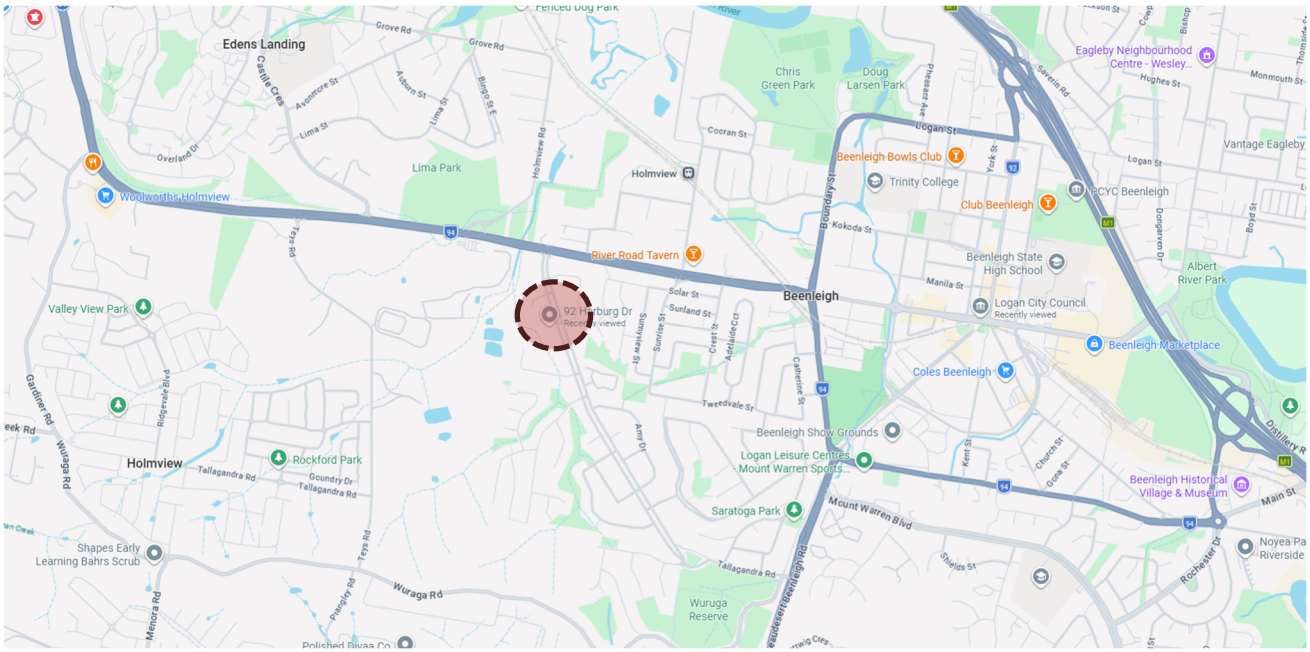
Alto Consulting Engineers Pty Ltd has been engaged by Strana HPL to prepare a site-based stormwater management plan for the proposed industrial development at 86-90 Harburg Drive, Beenleigh. This report will form part of the submission to Logan City Council as supporting documentation for the proposed development application.

1.1 AVAILABLE INFORMATION

- Architectural plans prepared by Abode Building Design (Ref: 26024)
- As Constructed Survey Plans by Advanced Surveys (Ref: 26078-JB-HARB-001)

1.2 LOCALITY PLAN

Figure 1-2 LOCALITY PLAN



2.0 SCOPE OF REPORT

The Scope of this report is to address the following stormwater issues:

- Identify the location of the lawful discharge point(s) for the development,
- Identify stormwater quantity and quality requirements for the development,
- Prepare a stormwater layout for the proposed development,

2.1 LAWFUL POINT OF DISCHARGE

- Identify the location of the lawful point of discharge for the development in compliance with the local authority guidelines.

2.2 STORMWATER QUANTITY

- Identify the increase in stormwater runoff that will be generated by the development (if any),
- Identify management strategies to ensure that stormwater discharge from the development is maintained at pre-development flows for all storm events up to and including 1% AEP, and
- demonstrate that the proposed stormwater discharge will not adversely affect the downstream properties and drainage systems.

2.3 STORMWATER QUALITY

- Identify the relevant planning policies and guidelines that the development must comply with,
- If applicable, identify Water Quality Objective Targets as determined by local authority planning schemes & Department of Environment & Resource Management (DERM),
- Identify a suitable “stormwater treatment train” aimed to comply with the set Water Quality Objectives and/or stormwater quality best management practices,
- If applicable, demonstrate compliance to the determined Water Quality Objectives with the use of “Model for Urban Stormwater Improvement Conceptualisation” Software,
- Prepare a conceptual stormwater layout highlighting all stormwater quality treatment devices proposed for this development,
- Provide details on monitoring and maintenance requirements for all stormwater treatment devices incorporated within this development.

3.0 SITE CHARACTERISTICS

3.1 LOCATION

The development site is located approximately 2km west of Logan Central. The site address is 86-90 Harburg Drive, Beenleigh.

3.2 SITE DESCRIPTION

The development site in its current state is vacant, generally flat (average slope approx. 1.0% toward the south-western boundary of the site) with a total site area of approximately 3,120m^2.

Figure 3-1 SITE LOCATION



4.0 DEVELOPMENT SITE

4.1 EXISTING LAND USE

The development site is currently a vacant lot.

Table 4-1 PRE-DEVELOPMENT CATCHMENT DETAILS

Impervious Area	0 m^2	0 %
Pervious Area	3120 m^2	100 %

4.2 EXISTING STORMWATER DISCHARGE

The existing site falls at an average slope of approx. 1.0% toward the south-western boundary which leads toward a creek. It is assumed, after reviewing the survey, that water runoff flows towards the south-western boundary and discharges into the creek.

4.3 PROPOSED LAND USE

The proposed development is for a material change of use, industrial development.

Table 4-2 POST-DEVELOPMENT CATCHMENT DETAILS

Impervious Area	929 m^2	30 %
Pervious Area	2191 m^2	70 %

Refer to Appendix B for Development Plans which are current at the time of preparing this report.

4.4 PROPOSED STORMWATER DISCHARGE

The development site has been provided with a lawful point of discharge via stormwater connection to existing manhole located in the southeastern corner of the site.

It is proposed that a suitably sized on-site drainage systems (Minor Design Storm = 20% AEP min) are constructed to capture stormwater runoff from majority of developed surfaces within the subject site. This runoff is directed to detention tanks and stormwater quality Improvement systems prior to discharging to the existing drainage discharge point at the southeastern boundary.

A stormwater quality improvement device will be incorporated into the on-site drainage system to ensure water quality objective are met prior to discharge of stormwater from the site.

Above ground poly tanks will be incorporated into the on-site drainage system to ensure post-development runoff is mitigated to less than (or equal to) pre-development flow prior to discharge of stormwater from the site.

Refer to Appendix A for Concept Engineering Plans.

5.0 STORMWATER QUANTITY

5.1 DRAINS PARAMETERS

Urban Stormwater drainage modelling software "DRAINS" version 2023.11 was utilised to determine peak stormwater discharge from the development site. Pre-development and post-development simulations were assembled and 1EY, 0.5EY, 0.2EY, 10% AEP, 5% AEP, 2% AEP and 1% AEP storm events with varying storm durations from 5 mins to 6 hours inclusive were modelled. This procedure established peak discharges for each storm event.

Table 7-3 PRE DEVELOPMENT Vs POST DEVELOPMENT (UNMITIGATED) DISCHARGE

AEP	PRE-DEVELOPMENT PEAK (m^3/S)	POST-DEVELOPMENT PEAK (m^3/S)	DIFFERENCE (M^3/S)
63.2	0.054	0.059	+0.005
39.3	0.074	0.080	+0.006
18.1	0.103	0.112	+0.009
10	0.121	0.132	+0.011
5	0.146	0.158	+0.012
2	0.167	0.179	+0.012
1	0.193	0.204	+0.011

The above table demonstrates an increase in post development peak discharge.

5.1 HYDROLOGICAL MODEL PARAMETERS

Default Hydrological Model: ILSAX
Supplementary Area Depression Storage (mm): 1
Soil Type: Normal with antecedent rainfall depth for AMC 3 mm
Paved (impervious) area depression storage (mm): 1
Grassed (pervious) area depression storage (mm): 5

5.2 DRAINS MODEL

Table 7-4 PROPOSED DETENTION TANK DETAILS

CATCHMENT	TANK SIZE	OUTLET DETAILS
Roof	30KL consisting of 6x 5kL above ground tanks with the following characteristics: Base Area = $2.54m^2$ Tank Height = $2.385m^2$	1x 50mm @ base of tank

Figure 7-2 DRAINS MODEL

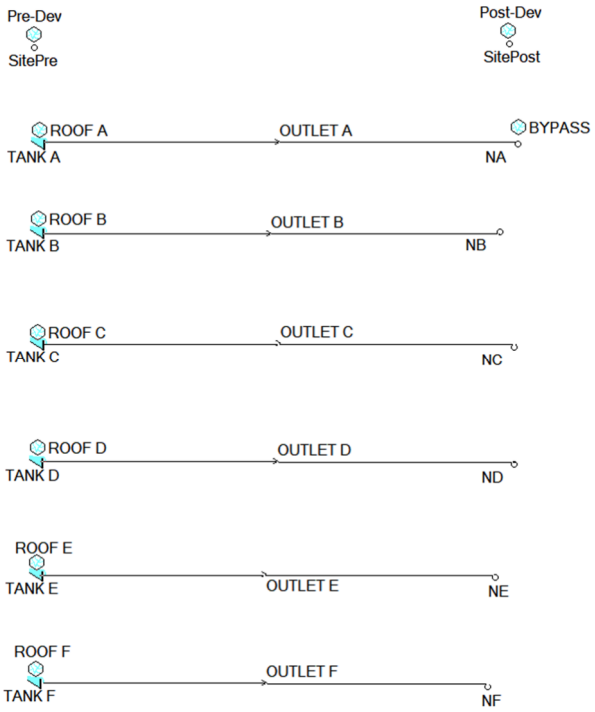


Table 7-5 PRE DEVELOPMENT VS POST DEVELOPMENT (MITIGATED) DISCHARGE

AEP	PRE-DEVELOPMENT PEAK (m^3/S) (CALIBRATED DRAINS)	POST-DEVELOPMENT PEAK (m^3/S) (CALIBRATED DRAINS)	DIFFERENCE (M^3/S)
63.2	0.054	0.053	-0.001
39.3	0.074	0.071	-0.003
18.1	0.103	0.098	-0.005
10	0.121	0.117	-0.004
5	0.146	0.138	-0.008
2	0.167	0.158	-0.009
1	0.193	0.179	-0.014

The above table demonstrates that the on-site detention tanks are successful in reducing peak development discharge to less than pre-development flow rates for all storm events.

6.0 STORMWATER QUALITY

6.1 POLLUTANT CONCERNS

The pollutants of concern are summarised below. These pollutants can have adverse environmental impacts within the downstream catchment. It is proposed to adopt Site-Based Water Sensitive Urban Design to provide capture and treatment to the below mentioned pollutants.

Table 5-6 TYPICAL POLLUTANTS

POLLUTANT	SOURCE
Litter	Paper, Construction Packaging, Food Waste, Cement, Off - Cuts
Sediment	Unprotected Exposed Soils, Stockpiles, Erosion
Hydrocarbons	Fuel And Oil Spills, Leaks From Machinery
Toxic Materials	Cement Slurry, Asphalt Primer, Solvents, Cleaning Agents
Ph Altering Substances	Acid Sulphate Soils, Cement Slurry, Wash Water
Thermal Pollution	Vehicles And Machinery, Increased Impervious Areas

6.2 WATER QUALITY OBJECTIVES

For this development, it is necessary to identify the Water Quality Objectives (WQO's) with regards to the future stormwater discharge from the site. Based on "Urban Stormwater Quality Planning Guidelines 2010" obtained from Queensland Government, Department of Environment and Resource Management, the removal of the following pollutants from stormwater discharge will be required to meet the water quality objectives.

Table 5-7 WATER QUALITY OBJECTIVES

POLLUTANT INDICATOR	% REDUCTION
TSS (Total Suspended Solids)	80%
TP (Total Phosphorus)	60%
TN (Total Nitrogen)	45%
GP (Gross Pollutants)	90%

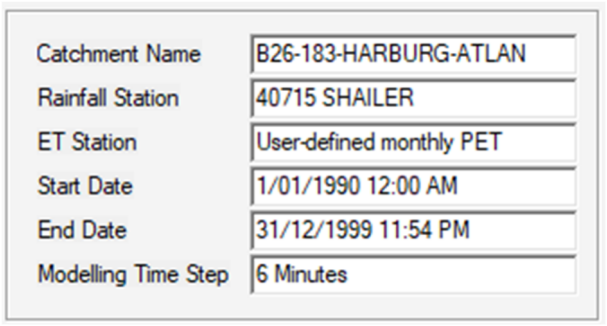
7.0 MUSIC MODELLING

MUSIC Version 6.3 was used to assess pollutants and the performance of the proposed stormwater treatment train to be adopted for this development. Modelling was undertaken in accordance with "Water by Design – Music Modelling Guidelines Version 1.0 – 2010".

7.1 RAINFALL DATA & MODELLING PARAMETERS

- Council: Logan City Council
- Station ID: 40659
- Station Name: Greenbank
- Climate Period for MUSIC: 19/12/1975 to 31/07/2010
- Time Step Adopted: 6 minutes

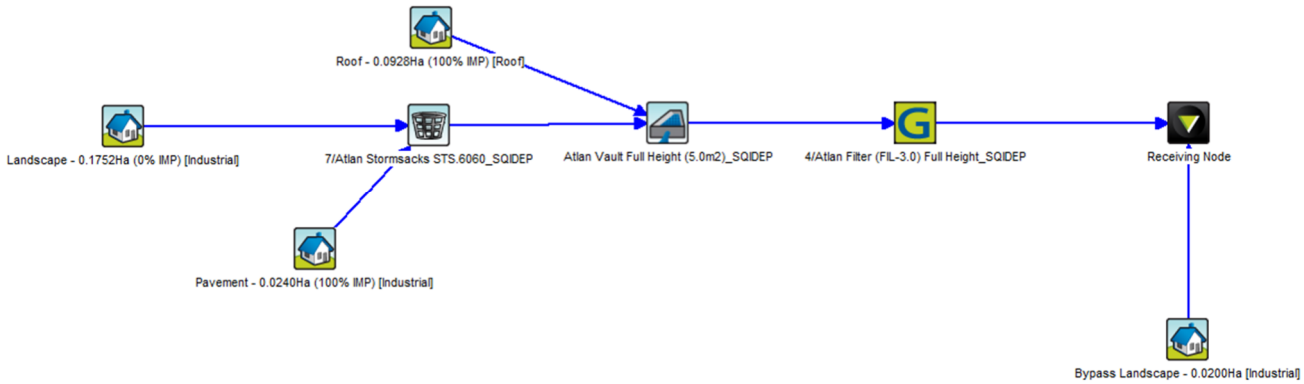
Figure 6-3 CATCHMENT PROPERTIES



7.2 STORMWATER QUALITY MANAGEMENT STRATEGY

The prepared MUSIC models seek to meet the applicable Water Quality Objectives by selecting and testing various stormwater management methods. The typical "stormwater treatment train" for this development is illustrated below.

Figure 6-4 TYPICAL STORMWATER TREATMENT TRAIN



The proposed stormwater treatment train will consist of:

- Roof water and surface runoff to be directed to stormwater quality improvement device.
- All field inlets to be fitted with an approved Atlan Trap with 200-micron mesh bags.
- Stormwater pipe flow to be directed to 4 x full height (FIL-3.0) SQIDEP Atlan Filter system.
- As this development is an industrial development, regular maintenance will be undertaken to assist with removal of gross pollutants from the site.

7.3 MUSIC ANALYSIS / RESULTS

A MUSIC analysis was carried out on the proposed development site based on the "treatment train" shown in Figure 6-3. The results of the annual pollutant load reductions based on the above design calculations are shown below;

Table 6-8 SUMMARY OF POLLUTANT TARGETS

INDICATOR	WQO's Target	WQO's ACHIEVED	OBJECTIVES MET
TSS (Total Suspended Solids)	80%	81.30%	YES
TP (Total Phosphorus)	60%	73.80%	YES
TN (Total Nitrogen)	45%	57.20%	YES
GP (Gross Pollutants)	90%	100.0%	YES

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.71	1.71	0
Total Suspended Solids (kg/yr)	132	24.7	81.3
Total Phosphorus (kg/yr)	0.395	0.103	73.8
Total Nitrogen (kg/yr)	4.51	1.93	57.2
Gross Pollutants (kg/yr)	27.5	0	100

8.0 CONCLUSION

Refer Appendix A for further details regarding the following sub-sections of this report.

8.1 LAWFUL POINT OF DISHARGE

The development site has been provided with a lawful point of discharge via stormwater connection to existing manhole located in the southeastern corner of the site.

8.2 STORMWATER QUANTITY

Urban Stormwater drainage modelling software “DRAINS” version 2023.11 was utilised to determine peak stormwater discharge from the development site. Pre-development and post-development simulations were assembled and 1EY, 0.5EY, 0.2EY, 10% AEP, 5% AEP, 2% AEP and 1% AEP storm events with varying storm durations from 5 mins to 6 hours inclusive were modelled. This procedure established peak discharges for each storm event.

Table 7-9 PROPOSED DETENTION TANK DETAILS

CATCHMENT	TANK SIZE	OUTLET DETAILS
Roof	30KL consisting of 6x 5kL above ground tanks with the following characteristics: Base Area = 2.54m^2 Tank Height = 2.385m^2	1x 50mm @ base of tank

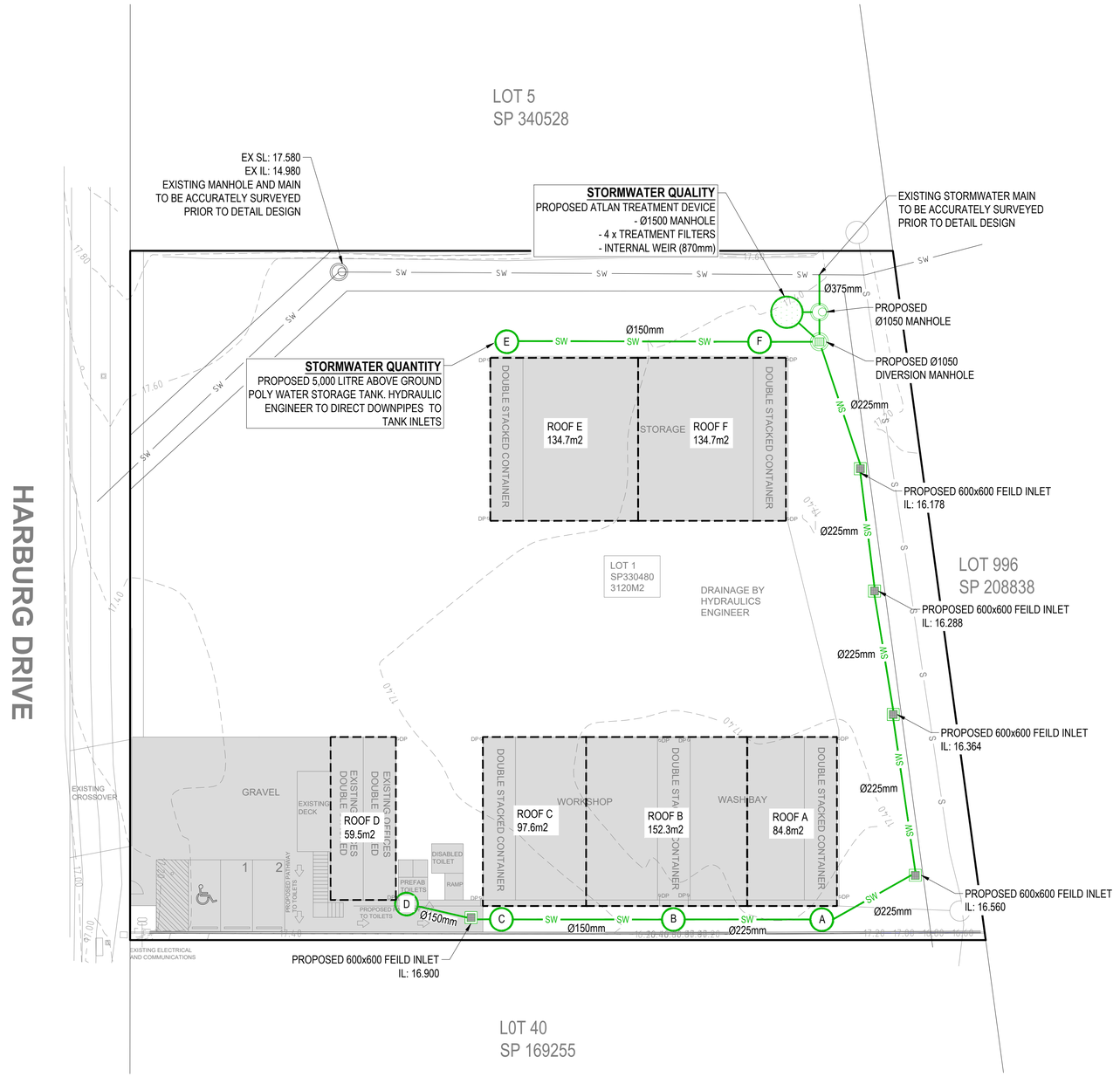
8.3 STORMWATER QUALITY

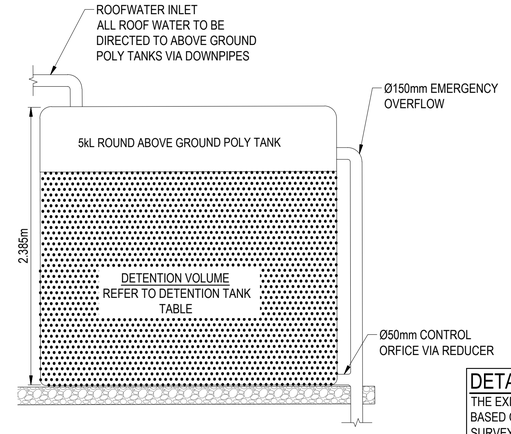
The proposed stormwater treatment train will consist of:

- Roof water and surface runoff to be directed to stormwater quality improvement device.
- All field inlets to be fitted with an approved Atlan Trap with 200-micron mesh bags.
- Stormwater pipe flow to be directed to 4 x full height (FIL-3.0) SQIDEP Atlan Filter system.
- As this development is an industrial development, regular maintenance will be undertaken to assist with removal of gross pollutants from the site.

APPENDICES

Appendix A – CONCEPT ENGINEERING PLANS





TYPICAL ABOVE GROUND DETENTION TANK DETAIL

NTS

TANK TYPE	Q100 LEVEL	Q100 VOLUME	ROOF AREA
A	1.460m	3.708m3	84.816m2
B	2.100m	5.334m3	152.316m2
C	1.580m	4.013m3	97.583m2
D	1.280m	3.251m3	59.482m2
E	1.930m	4.902m3	134.748m2
F	1.930m	4.902m3	134.748m2
TOTAL		26.110m3	

STORMWATER DRAINAGE LEGEND

- PROPOSED STORMWATER STRUCTURE
- SW — PROPOSED STORMWATER DRAINAGE
- EXISTING STORMWATER STRUCTURE
- SW — EXISTING STORMWATER DRAINAGE
- 37.00 — EXISTING SURFACE CONTOUR

OTHER SERVICES LEGEND

- E — EXISTING ELECTRICITY U/G
- OH — EXISTING ELECTRICITY O/H
- G — EXISTING GAS MAIN
- OF — EXISTING OPTIC FIBRE
- T — EXISTING TELECOMMUNICATIONS
- S — EXISTING SEWERAGE
- W — EXISTING WATER MAIN

DETAILED SURVEY

THE EXISTING SURFACE LEVELS AND SERVICE LOCATIONS ON THIS PLAN HAVE BEEN BASED ON DETAILED SURVEY "26078-JB-HARB-001" PREPARED BY "ADVANCED SURVEYS".

CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES TRAVERSING OR ADJACENT TO THE DEVELOPMENT SITE PRIOR TO UNDERTAKING WORKS.

CONTRACTOR TO PROTECT ALL SERVICES TRAVERSING OR ADJACENT TO THE DEVELOPMENT SITE AT ALL TIMES

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING "C-401 - STORMWATER DRAINAGE NOTES AND SPECIFICATIONS"

EROSION AND SEDIMENT CONTROLS TO BE INSTALLED PRIOR TO COMMENCEMENT OF STORMWATER DRAINAGE WORKS AND MAINTAINED FOR THE ENTIRE DURATION OF THE WORKS.

ALL FIELD INLETS TO BE FITTED WITH "ATLAN TRAPS" OF APPROVED EQUIVALENT.

WARNING!

CONTRACTOR MUST CONFIRM THE LOCATION AND LEVEL OF ALL EXISTING SERVICES WITHIN THE VERGE PRIOR TO EXCAVATION. SHOULD EXISTING SERVICES BE AT RISK, AN ALTERNATE TEMPORARY RETENTION METHOD MUST BE INVESTIGATED.

SCALE 1 : 200

0 2 4 6 8 10 (m)

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
A	PRELIMINARY	07/08/2026	MA
B	ISSUE FOR APPROVAL	25/09/2026	MA

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DIMENSIONS: Verify all dimensions on site before commencing any work. Take figured dimensions in preference to scaled dimensions.

DESIGNED: JMo | DRAWN: MA | VERIFIED: EH | APPROVED: | RPEQ. | DATE:

SIZE OF LAND: 0.312 HA

ALTO CONSULTING ENGINEERS PTY. LTD.
ACN: 650 107 403

16 Old Cleveland Road
Greenslopes QLD 4120

+61 7 3839 3366
www.altoeng.com.au
admin@altoeng.com.au

NORTH:

SCALE: 1:200 (M)

CLIENT: STRANA HPL

PROJECT: PROPOSED DEVELOPMENT AT 86-90 HARBURG DRIVES, BEENLEIGH

TITLE: STORMWATER DRAINAGE LAYOUT

ORIG. DRG. SIZE: A1 | PROJECT NO.: B26-183 | DRAWING NO.: C-402 | REVISION: B

PRELIMINARY

Appendix B – ARCHITECTURAL PLANS

PROJECT ADDRESS : 86-90 HARBURG DRIVE
BEENLEIGH
LOT NO: LOT 1/SP330480
AREA: 3120M2
LOCAL AUTHORITY: LOGAN CITY COUNCIL

HARBURG DRIVE

57.053m (62°17'50")

STORMWATER

STORMWATER

STORMWATER

3000

3000

4000

STORMWATER

52.015m (144°37'30")

EXISTING SEWER LINE

51.560m (152°17'50")

LOT 1
SP330480
3120M2

EXISTING GATES

EXISTING CROSSOVER

EXISTING P.A. GATE

EXISTING TELSTRA PITS

EXISTING FIRE HYDRANT

EXISTING ELECTRICAL

EXISTING ELECTRICAL AND COMMUNICATIONS

EXISTING RETAINING WALL - 1400MM HIGH

EXISTING RETAINING WALL - 1300MM HIGH

64.000m (62°17'20")

EXISTING RETAINING WALL - 1200MM HIGH

EXISTING RETAINING WALL - 1100MM HIGH

DRAWING SCHEDULE

1. EXISTING SITE PLAN
2. PROPOSED SITE PLAN
3. TRUCK TURNING CIRCLES, PAINT SPECIFICATION
4. WASH BAY & WORKSHOP ELEVATIONS A
5. WASH BAY & WORKSHOP ELEVATIONS B, TOILET PLANS
6. STORAGE ELEVATIONS
7. EXISTING OFFICE PLANS

EXISTING SITE PLAN

SCALE 1:200

project name:	Proposed Local Hire - Upgrade of Existing Facilities	amendments:	For Construction Issue A - 02/05/2026
client:	Julian Eyers		
address:	86-90 Harburg Drive Beenleigh		

Abode Building Design
Christopher Baker
Phone: 0414 977 421
Email: cbakerdesigns@hotmail.com
Licence No: 15016389

scale: 1:200	date: 13/04/26
job no: 26024	sheet no: 01

COLOUR SCHEME

OFFICE BUILDINGS WILL BE BLACK
OTHER CONTAINERS WILL BE LIGHT GREY

PROPOSED SITE PLAN

SCALE 1:200

scale: 1:200
date: 13/04/26
job no: 26024
sheet no: 02

For Construction
Issue A - 02/05/2026

57.053m (62°17'50")

52.015m (144°37'30")

64.000m (62°17'20")

STORMWATER

GARDEN BED TO CLIENTS DETAILS

DOUBLE STACKED CONTAINER

STORAGE
NO SLAB

LOT 1
SP330480
3120M2

DRAINAGE BY HYDRAULICS ENGINEER

EXISTING SEWER LINE

LOADING BAY
TRUCKS REVERSE IN

GATE RETRACK PATH

ALLSHELTER HARDTOP ROOF

WORKSHOP
SLAB
(OPTIONAL)

WASH BAY
SLAB
(OPTIONAL)

SKILLION ROOF TO EXISTING OFFICES

NEW SLIDING GATE

EXISTING CROSSOVER

FIRE TRUCK

GRAVEL

EXISTING DECK

EXISTING OFFICES DOUBLE STACKED

PREFAB TOILETS

DISABLED TOILET

PROPOSED PATHWAY TO TOILETS

RAMP

EXISTING P.A. GATE

EXISTING TELSTRA PITS

EXISTING FIRE HYDRANT

EXISTING ELECTRICAL

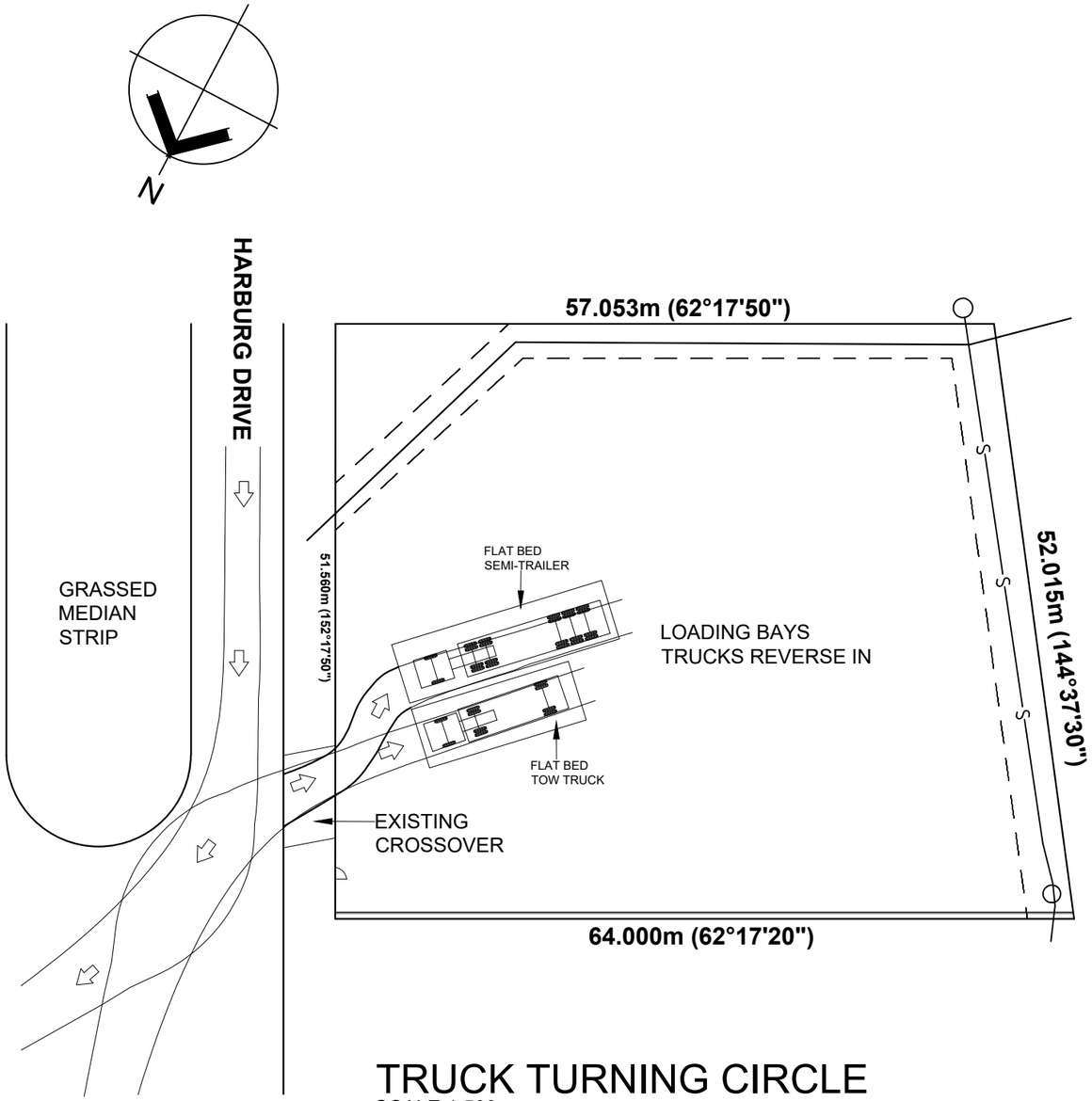
EXISTING ELECTRICAL AND COMMUNICATIONS

EXISTING RETAINING WALL - 1400MM HIGH

EXISTING RETAINING WALL - 1300MM HIGH

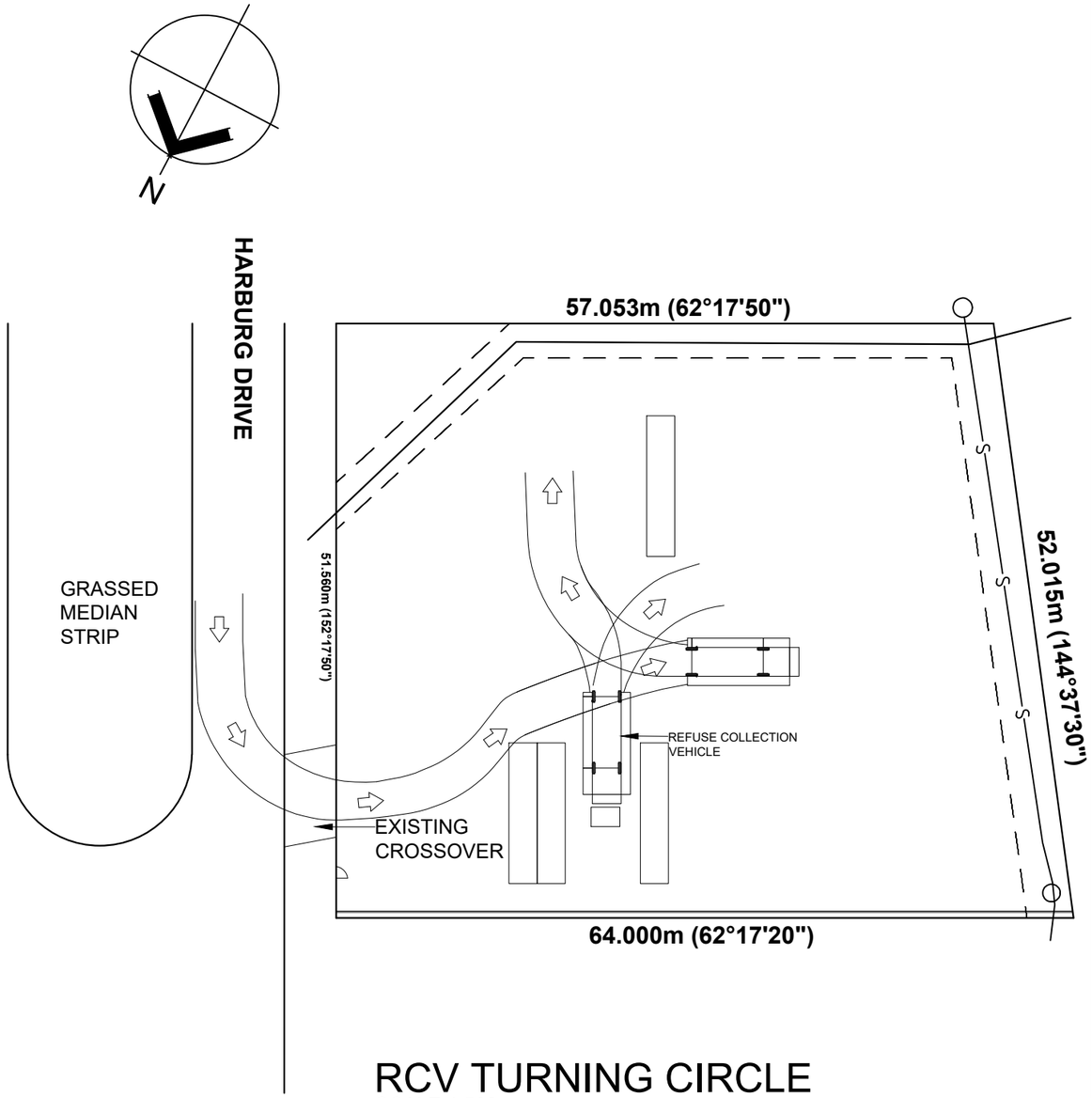
EXISTING RETAINING WALL - 1200MM HIGH

EXISTING RETAINING WALL - 1100MM HIGH



TRUCK TURNING CIRCLE

SCALE 1:500



RCV TURNING CIRCLE

SCALE 1:500

PAINT SPECIFICATION - STRUCTURES TO BE PAINTED

BUILDING NAME	WALLS	ROOF	POSTS	GUTTERS	DOWN PIPES	WINDOW FRAMES	WINDOW HOODS	DOORS	HANDRAIL	PAINT BRAND	PRODUCT NAME	FINISH	COLOUR
OFFICE	YES	YES	N/A	YES	YES	YES	YES	YES	N/A	DULUX	WEATHERSHIELD MATT	MATT	COLORBOND NIGHT SKY (BLACK)
OFFICE DECK	YES	YES	YES	N/A	N/A	N/A	N/A	N/A	YES	DULUX	WEATHERSHIELD MATT	MATT	COLORBOND NIGHT SKY (BLACK)
WORKSHOP	YES	YES	N/A	YES	YES	N/A	N/A	YES	N/A	DULUX	WEATHERSHIELD MATT	MATT	TRANQUIL RETREAT (LIGHT GREY)
WASH BAY	YES	YES	N/A	YES	YES	N/A	N/A	YES	N/A	DULUX	WEATHERSHIELD MATT	MATT	TRANQUIL RETREAT (LIGHT GREY)
STORAGE	YES	YES	N/A	YES	YES	N/A	N/A	YES	N/A	DULUX	WEATHERSHIELD MATT	MATT	TRANQUIL RETREAT (LIGHT GREY)
PREFAB TOILETS	YES	YES	YES	N/A	N/A	YES	N/A	YES	YES	DULUX	WEATHERSHIELD MATT	MATT	TRANQUIL RETREAT (LIGHT GREY)
DISABLED TOILETS	YES	YES	YES	N/A	N/A	YES	N/A	YES	YES	DULUX	WEATHERSHIELD MATT	MATT	TRANQUIL RETREAT (LIGHT GREY)

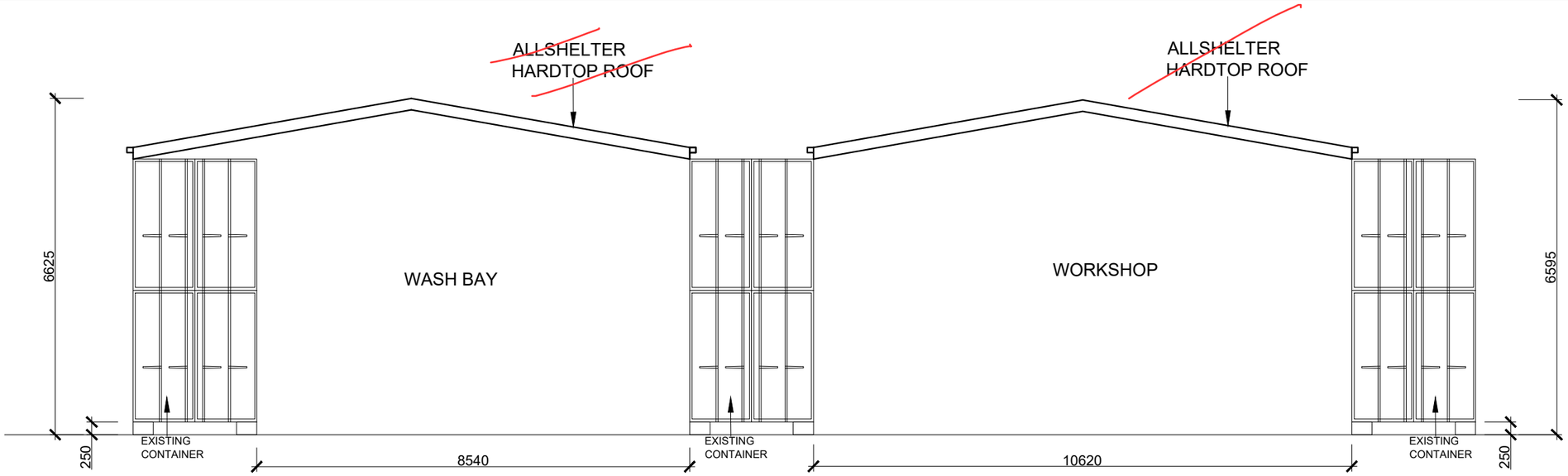
NOTE: THESE ARE PAINT COLOURS INDICATIVE AND SUBJECT TO FINAL SELECTION BY OWNER.

project name: Proposed Local Hire - Upgrade of Existing Facilities
client: Julian Eyers
address: 86-90 Harburg Drive Beenleigh

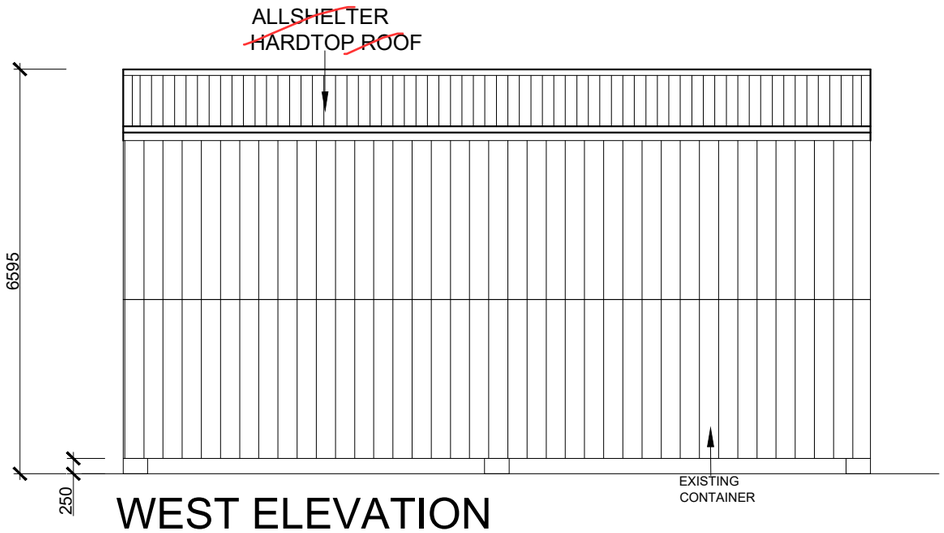
amendments: For Construction Issue A - 02/05/2026

Abode Building Design
Christopher Baker
Phone: 0414 977 421
Email: cbakerdesigns@hotmail.com
Licence No: 15016389

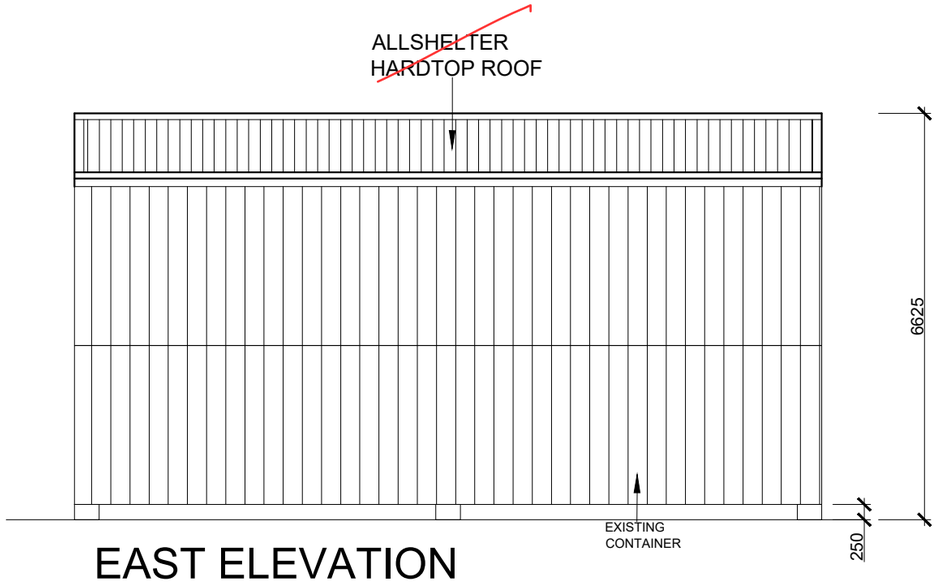
scale: 1:500 | date: 13/04/26
job no: 26024 | sheet no: 03



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SCALE 1:100



WEST ELEVATION
SCALE 1:100



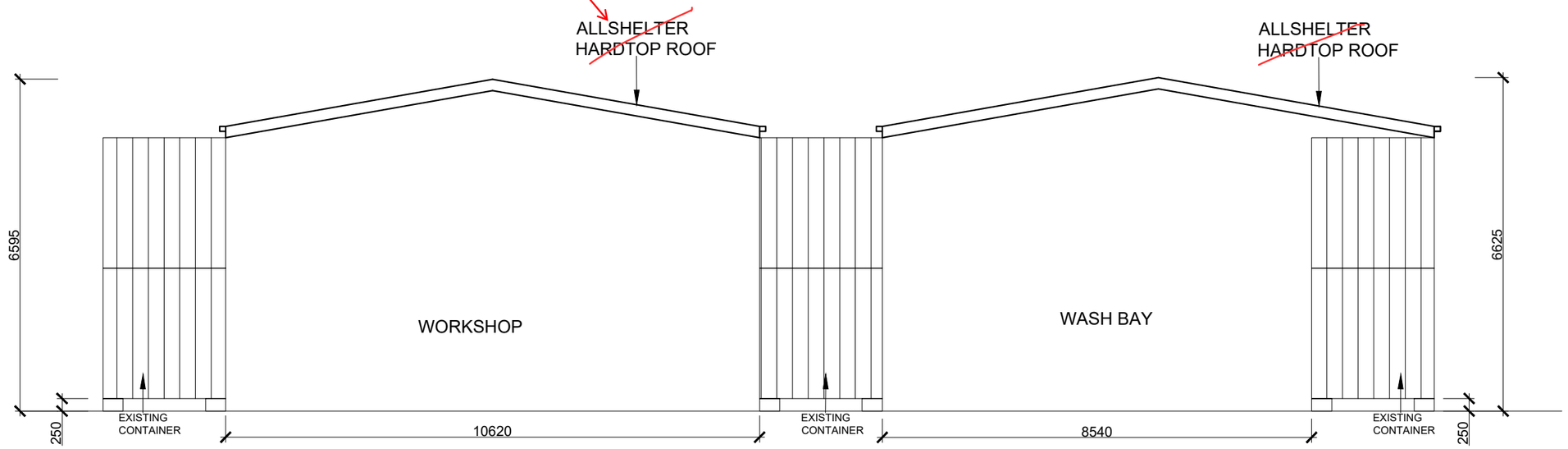
EAST ELEVATION
SCALE 1:100

WORKSHOP AND WASH BAY ELEVATIONS
SCALE 1:100

project name:	Proposed Local Hire - Upgrade of Existing Facilities	amendments:	For Construction Issue A - 02/05/2026	Abode Building Design Christopher Baker Phone: 0414 977 421 Email: cbakerdesigns@hotmail.com Licence No: 15016389	scale: 1:100 / date: 13/04/26
client:	Julian Eyers				job no: 26024 / sheet no: 04
address:	86-90 Harburg Drive Beenleigh				

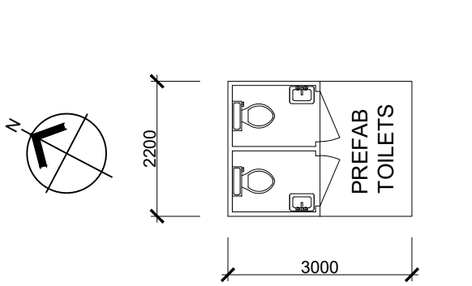
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remove this note from everywhere

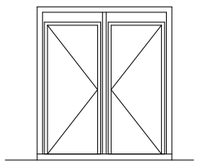


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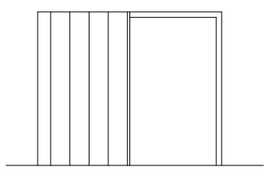
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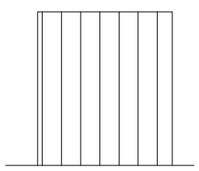
PREFAB TOILET FLOOR PLAN
SCALE 1:100



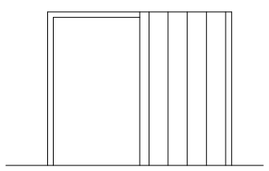
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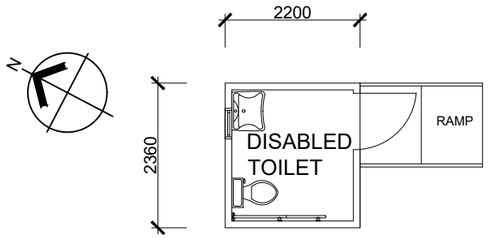


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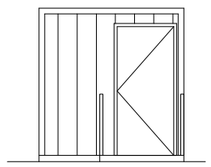


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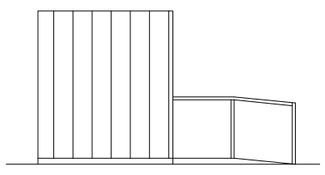
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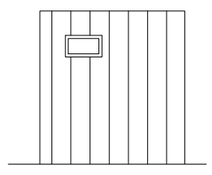
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SCALE 1:100



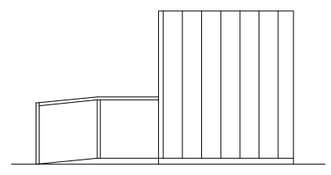
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WEST ELEVATION
SCALE 1:100



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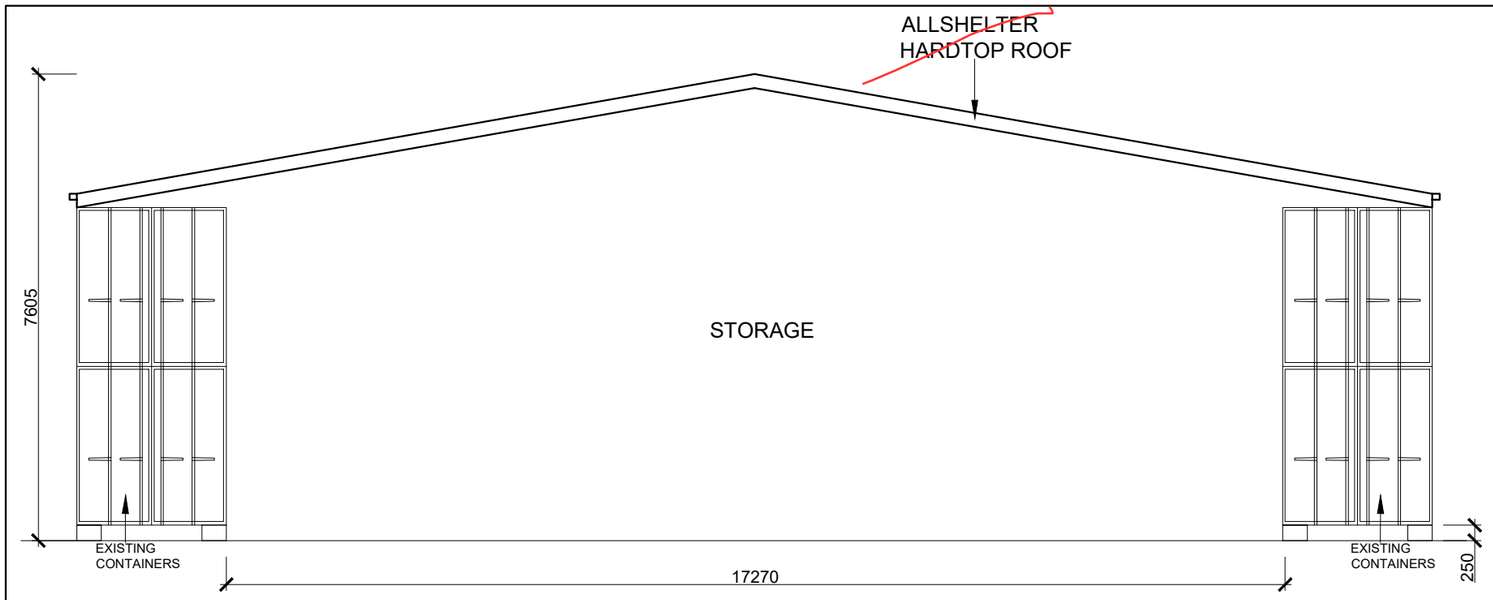


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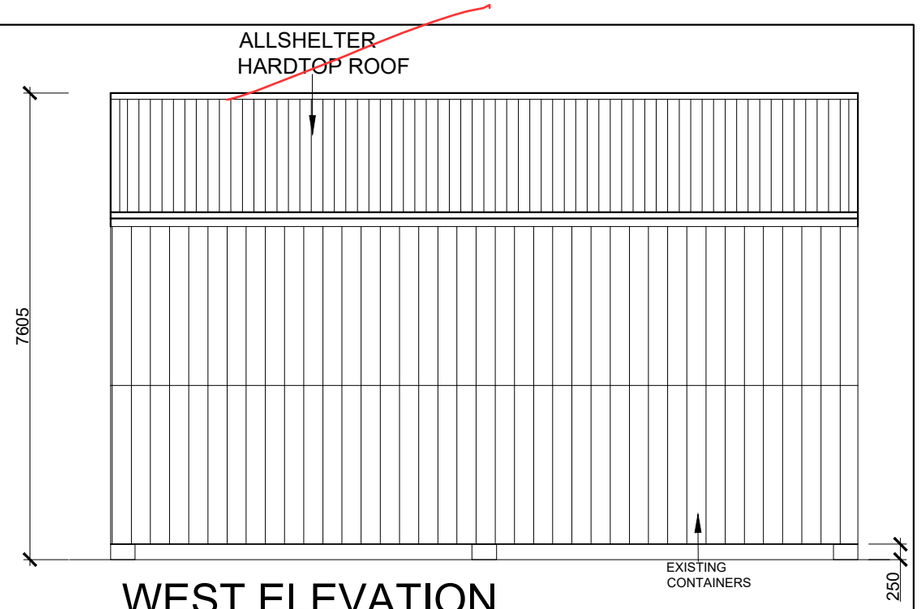
DISABLED TOILET ELEVATIONS
SCALE 1:100

project name:	Proposed Local Hire - Upgrade of Existing Facilities	amendments:	For Construction Issue A - 02/05/2026	Abode Building Design Christopher Baker Phone: 0414 977 421 Email: cbakerdesigns@hotmail.com Licence No: 15016389	scale: 1:100 / date: 13/04/26
client:	Julian Eyers				job no: 26024 / sheet no: 05
address:	86-90 Harburg Drive Beenleigh				

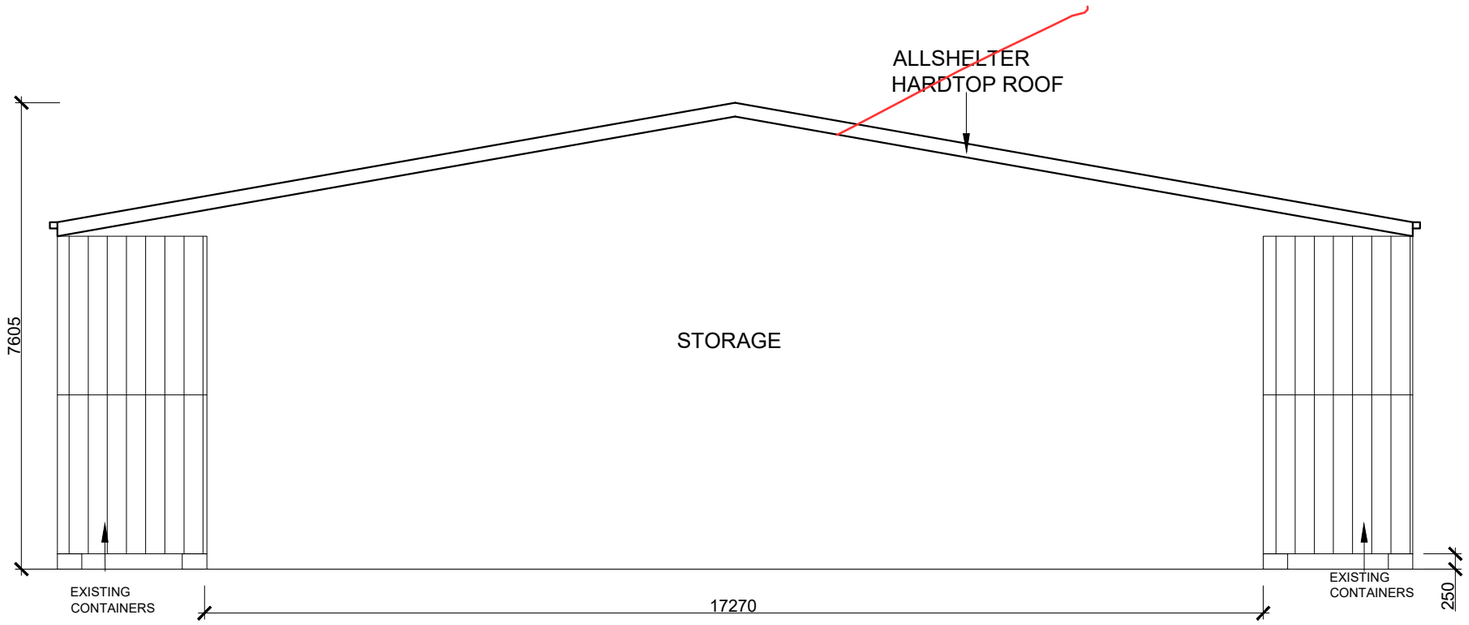
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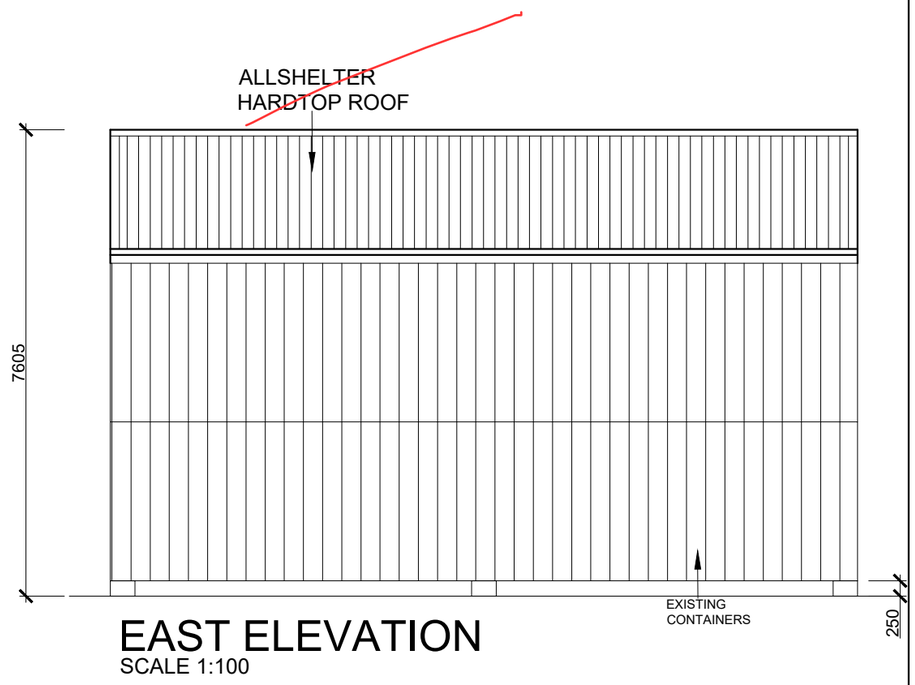
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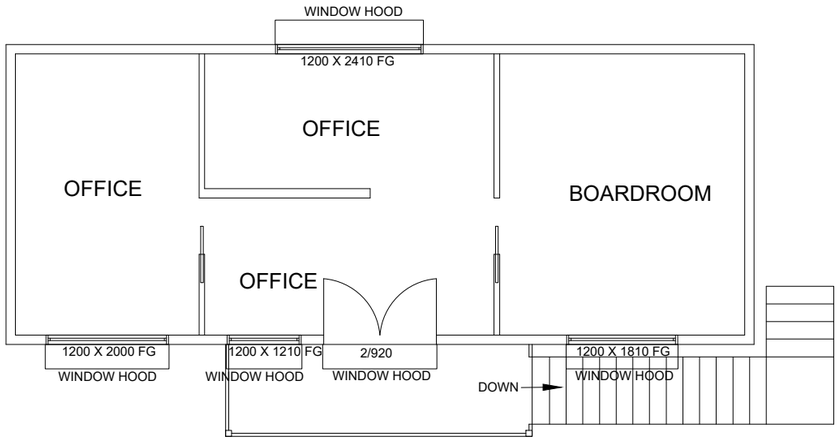
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

STORAGE ELEVATIONS
SCALE 1:100

project name:	Proposed Local Hire - Upgrade of Existing Facilities	amendments:	For Construction Issue A - 02/05/2026	Abode Building Design Christopher Baker Phone: 0414 977 421 Email: cbakerdesigns@hotmail.com Licence No: 15016389	scale: 1:100 / date: 13/04/26
client:	Julian Eyers				job no: 26024 / sheet no: 06
address:	86-90 Harburg Drive Beenleigh				



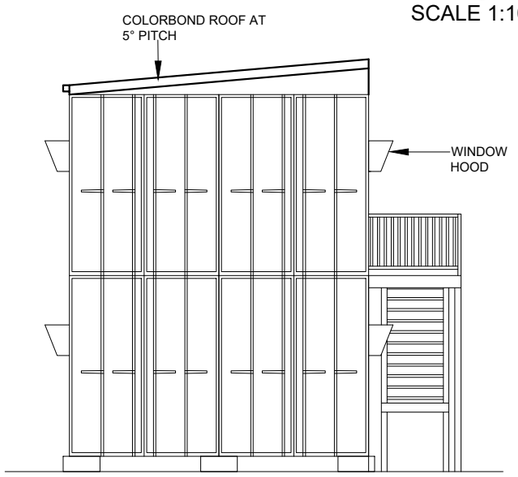
FIRST FLOOR PLAN - OFFICE
SCALE 1:100



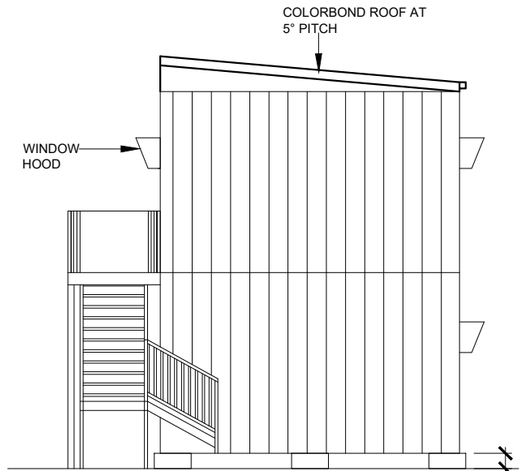
EAST ELEVATION
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COLOUR SCHEME

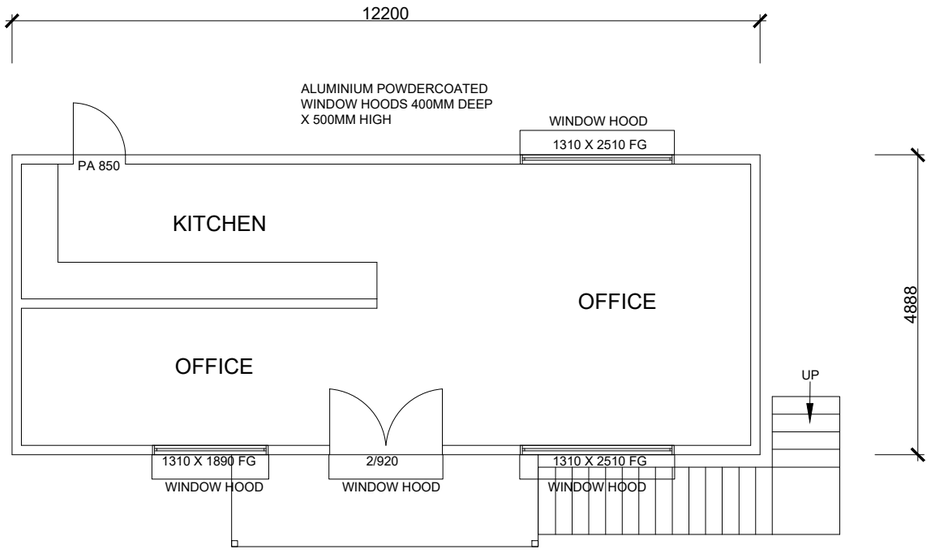
OFFICE BUILDINGS WILL BE BLACK
OTHER CONTAINERS WILL BE LIGHT GREY



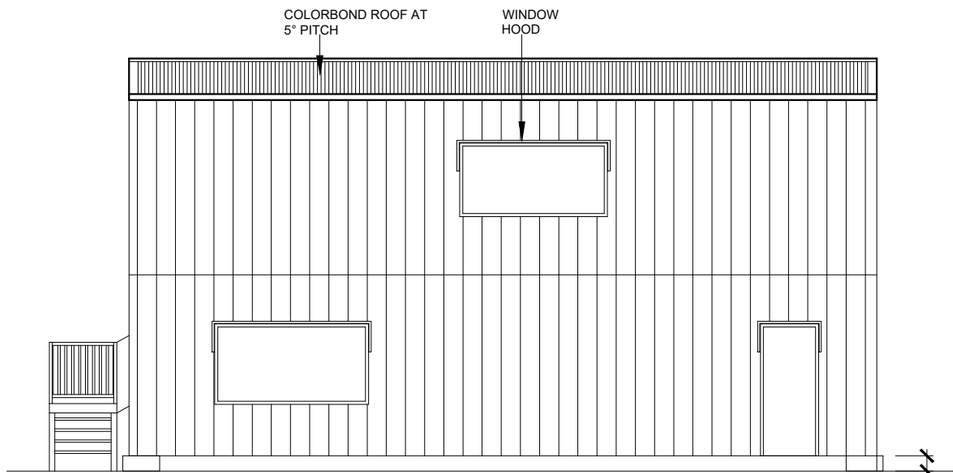
SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



GROUND FLOOR PLAN - OFFICE
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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client:	Julian Eyers				job no: 26024 / sheet no: 07
address:	86-90 Harburg Drive Beenleigh				

Appendix C – DETAILED SURVEY PLAN

IMPORTANT NOTES:

DATE OF SURVEY:	09/07/26
PROJECTION SYSTEM:	Plane
MERIDIAN:	Cadastral (SP204803)
CONTOUR INTERVAL:	0.2m & 1.0m
ORIGIN OF LEVELS:	OPM 97499
HEIGHT DATUM:	AHD

All information supplied by the Advanced Surveys Australia Pty Ltd, whether transmitted verbally, electronically, in written correspondence or on hard copy drawings, may contain inaccuracies and users are to take appropriate measures to verify any information obtained. Advanced Surveys Australia Pty Ltd will not accept liability or responsibility to the user or any other person or entity with respect to any inaccuracies which may be contained in the information supplied.

This note is an integral part of this plan.

SERVICES

Services were plotted by third party & are shown indicative on this plan.

SERVICES

The position of service alignments shown on this plan must not be relied upon when designing services or buildings that will be constructed in close proximity to them. If existing service positions are critical for design or construction purposes, the service location must be accurately determined by pot holing or verification on site by the relevant service authority prior to commencement of design or construction.

Advanced Surveys Australia Pty Ltd cannot accept any liability whatsoever for loss or damage caused to any underground service whether shown in these plan or not.

5 0 5 10 15 20 25 30

Scale 1: 300(A3) - Lengths are in metres

LEGEND

0.00 Major Contours

0.00 Minor Contours

NOTE:
SERVICES WHERE PLOTTED BY THIRD PARTY

HARBURG DRIVE

62°17'50"
64.00

51.56
152°17'50"

52.015
324°37'30"

57.053
242°17'50"

1
3120 m²

EMT G

EMT F

PROPERTY BOUNDARIES

The property boundaries and dimensions shown on this plan must not be relied upon when designing services, buildings or other structures that will be constructed in close proximity to them. Designs of services, buildings or structures that require critical boundary offsets will require accurate boundary locations determined by completing a cadastral survey as defined by the Surveyors Act 2003.

Boundary corners were not marked at the time of survey and have determined by plan dimensions only.

Measurements and offsets are subject to final survey.

No.	DESCRIPTION	DATE	DRAWN	CHECK'D	APPR'D
A	Issued for Client information	10/06/26	MG		

ADVANCED SURVEYS

Scale
1:300 (A3)
DRAWING IS NOT TO SCALE IF LEFT BLANK

Horizontal Datum
LOCAL

VERTICAL DATUM
AHD

J's INVESTMENTS Pty Ltd
90 HARBURG DR, BEENLEIGH QLD

DETAIL: EXISTING FEATURES & SURFACE

DWG. No. 26078-JB-HARB-001

SHEET SIZE A3 | Rev. A

DETAIL SURVEY/EXISTING CONTOURS

SHEET 1 OF 1

altô
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