

General Notes

CONTOURS SHOWN ARE
TAKEN FROM SURVEY 15021
BY SIMPSON RAYNER
SURVEYS.
NATURAL GROUND LINE AS
DEFINED BY BCC.
PROPOSED LEVELS ARE
DERIVED FROM PM No 137285
(RL 30.633m)

| | | | |
|----------|---|-------------------------|----|
| 23/06/15 | D | Consultant Issue | EA |
| 22/06/15 | C | Consultant Issue | EA |
| 19/06/15 | B | Client Issue | EA |
| 17/03/15 | A | Town Planning Lodgement | EA |

| Date | Issue Details | Checked |
|------|---------------|---------|
|------|---------------|---------|



**HAYES
ANDERSON
LYNCH**
ARCHITECTS PTY LTD

ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

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Client
Boris Pyatt & Mark Mina
BP and MM Developments Pty Ltd

Project
26 - 28 Curwen Terrace
Chermside

Drawing Title
Ground Floor Plan

| | | |
|----------------|----------------|----------|
| Scale @ A3 | Drawn: | Checked: |
| 1:250 | AD/EA | EA |
| Project Number | Drawing Number | Issue |
| H3001CUR | TP204 | D |

Printed:- 23/06/201

Received
23/06/2015
BCC DA

PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: **06/11/2015**

225dia pipe in
1.5m easement

SL = 24.10
IL = 23.60









1.5m Wide Easement

SL = 22.40
IL = 21.90

Manhole
SL = 21.80

SL = 24.50
IL = 24.00

LEGEND

- | | |
|----------------------------------------------------------------------------------|------------------------------------|
|  | 150mm Dia Stormwater |
|  | 225mm Dia Stormwater |
|  | 300mm Dia Stormwater |
|  | PVC Grated Pit |
|  | 375mm Dia Stormwater |
|  | 600mm Dia Stormwater |
|  | Proposed Drainage Easement |
|  | Proposed 5000 Litre Rainwater Tank |

Existing BCC Stormwater Chamber
SL = 20.83; IL = 19.04

BCC Manhole Over
Exist 600mm
SL = 24.00
IL = 22.53

Remove Exist Pipe

Install Type A Gully
2.4m Lintel & 375mm
Stormwater Pipe To
Exist Manhole

3m Wide Easement

Remove Exist Gully

Exist SL = 26.10; IL 24.56

BCC Manhole Over
Exist 600mm
SL = 25.80
IL = 24.20

Subject to detail design. The alignment of this pipe and easement may need to be amended if clearance between boundary and sewer is too narrow

Ground Floor Plan

APPENDIX 2 - CONCEPT STORMWATER PLAN



Dedicated to a better Brisbane

BCC Reference: 112/10/439/181

20 March 2015

HAL Architects
PO BOX 2680
FORTITUDE VALLEY QLD 4006

Att: Samantha Loxton

PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: **06/11/2015**

Received

23/06/2015

BCC DA

Re: Request for comment re Stormwater Strategy – 26-28 Curwen Tce, Chermside

Thank you for your email dated 20 February 2015 requesting Council's views surrounding a request comment re Stormwater Strategy in relation to a proposed development at 26/28 Curwen Tce, Chermside.

Following consultation please be advised that Council would object to the discharge of stormwater over the park, however, Council would not object to the stormwater being piped to the creek subject to the following:

- Adequate erosion controls are constructed at the discharge point
- Stormwater runoff is to be treated onsite prior to discharge to the stormwater infrastructure
- No discharge over the park
- Any discharge must not cause or contribute to erosion or increase Council's costs to maintain Beneke Street Park or the creek.
- Discharge must not increase peak stormwater discharges to the creek.
- The development must comply with section 7 of the IDPSP with regard to a legal point of discharge.

Should this stormwater solution be acceptable owners consent to lodge the DA including Council land will need to be sought, should it be required or you have any further queries regarding this matter please contact Kerry Dodds on 3403 4879.

Yours sincerely

Joe Bannan
Manager (as Council's Delegate)
Asset Management



Dedicated to a better Brisbane

PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: **06/11/2015**

Our Reference: 112/10/439/181

10 April 2015

Assessment Manager
Development Assessment
Brisbane City Council
GPO BOX 1434
BRISBANE QLD 4001

RE: LETTER OF CONSENT TO LODGE A DEVELOPMENT APPLICATION AT 26 – 28 CURWEN TERRACE, CHERMSIDE

The Brisbane City Council, being the owner of land described as;

- Lot 51 on RP183706

hereby consents to a development application being made by HAL Architects Pty Ltd on behalf of their client BP and MM Developments Pty Ltd that includes the above mentioned land.

Please note that this consent does not constitute nor imply approval of the subject Development Application which is subject to normal development assessment requirements as set out under the *Sustainable Planning Act 2009*.

Please find attached Council's letter dated 20 March 2015 in relation to Stormwater Strategy for this property. The conditions noted in this letter should be considered in review when assessing this application.

Yours faithfully

Joe Bannan
Manager - (As delegate of Council)
Asset Management