



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1099
Date: 9 December 2020



AMENDED IN RED

By: Jennifer Davison
Date: 23 November 2020



OXLEY PDA STAGE 1 DA

FURTHER ISSUES TECHNICAL NOTE

KN GROUP
19 AUGUST 2020



DOCUMENT REGISTER

VERSION	STATUS	DATE OF ISSUE	AUTHORS	REVIEWERS
1	For Approval	19/08/2020	S. McDowall	G. Greenhalgh

TRANSMISSION REGISTER

Controlled copies of this document are issued to the persons/companies listed below. Any copy of this report held by persons not listed in this register is deemed uncontrolled. Updated versions of this report if issued will be released to all parties listed below via the email address listed.

NAME	CONTACT DETAILS
Kalon Harding	Kalon.Harding@dsmip.qld.gov.au
Chiara Towler	Chiara.Towler@rpsgroup.com.au

OXLEY PDA STAGE 1 DA – FURTHER ISSUES

CIVIL ENGINEERING RESPONSE

KN Group Pty Ltd has been requested by RPS to provide further information in support of the response to the Further Issues email received by Economic Development Queensland (EDQ). The following responses are specific to the civil engineering items raised by EDQ.

STORMWATER AND FLOODING

7. d) An inter-allotment roof water drainage system is proposed at the rear of lots 23-30 on the revised lot layout with discharge directed to the Stage 2 open space. The minor stormwater runoff will ultimately be conveyed via overland flow to the proposed detention basin in accordance with the Stormwater Management Plan by DesignFlow. Refer attached revised Functional Layout plans.

Discharge to be in accordance with Condition 21

EARTHWORKS

9. Typical retaining wall sections have been amended. Refer attached Functional Layout plan 19-173-102 for details.

FUNCTIONAL LAYOUT PLAN

11. Combined service trenches are proposed for electricity, telecommunication and gas (if required). This allows for increased corridors for street trees and street lights. Furthermore, the standard Brisbane City Council footpath alignment allows for adequate space behind the back of kerb and channel to accommodate street trees without impacting on the services and concrete footpath. Refer attached plan 19-173-104 for typical road reserve cross sections with service corridors and Overall Services plans 19-173-108 to 110 for a combined services and streetscape plan.

STAGE 1C FRONTAGE PAVEMENT WIDTH

12. The revised lot layout and pavement design allows for a 7.5m wide pavement for the full frontage of Stage 1C. Refer Functional Layout Road Works plan 19-173-103.

STAGE 1 FOOTPATH WIDTH

14. Footpath widths have been increased to 1.5m. Refer revised Functional Layout plans and Typical Sections for details.

PEDESTRIAN CONNECTIVITY AND DDA COMPLIANT ACCESS

15. A dual footpath arrangement is now proposed on the entry road (Road 1). Refer attached plan 19-173-103 for details.

ENTRY ROAD FOOTPATH – DESIGN & ARBORIST ASSESSMENT

16. An arborist assessment of the existing Bumpy Ash trees along the eastern side of the entry road has been undertaken by Independent Arboricultural Services and is included with this response. The assessment provides details on tree protection measures and nominates hold points during construction works for Arborist inspections. Although the arborist assessment report suggests standard footpath design and construction will not pose health risks to the existing Bumpy Ash trees, an alternative footpath design and construction methodology is provided for information should the site arborist deem necessary at the proposed hold point audits. Refer section 4 on attached Functional Layout plan 19-173-102 for details of alternative footpath construction.

Design to be in accordance with documentation endorsed by Compliance Assessment Condition 18

NOTE
REFER VMP DRAWINGS FOR
EXISTING TREE RETENTION

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR APPROVAL	18/02/2020	DJS
B	REISSUE FOR APPROVAL	21/02/2020	DES
C	REISSUE FOR APPROVAL	04/06/2020	SLK
D	REISSUE FOR APPROVAL	19/08/2020	DES

Associated Consultants

Client
**ECONOMIC
DEVELOPMENT
QUEENSLAND (EDQ)**

Project
**OXLEY SECONDARY
COLLEGE REDEVELOPMENT
STAGE 1**

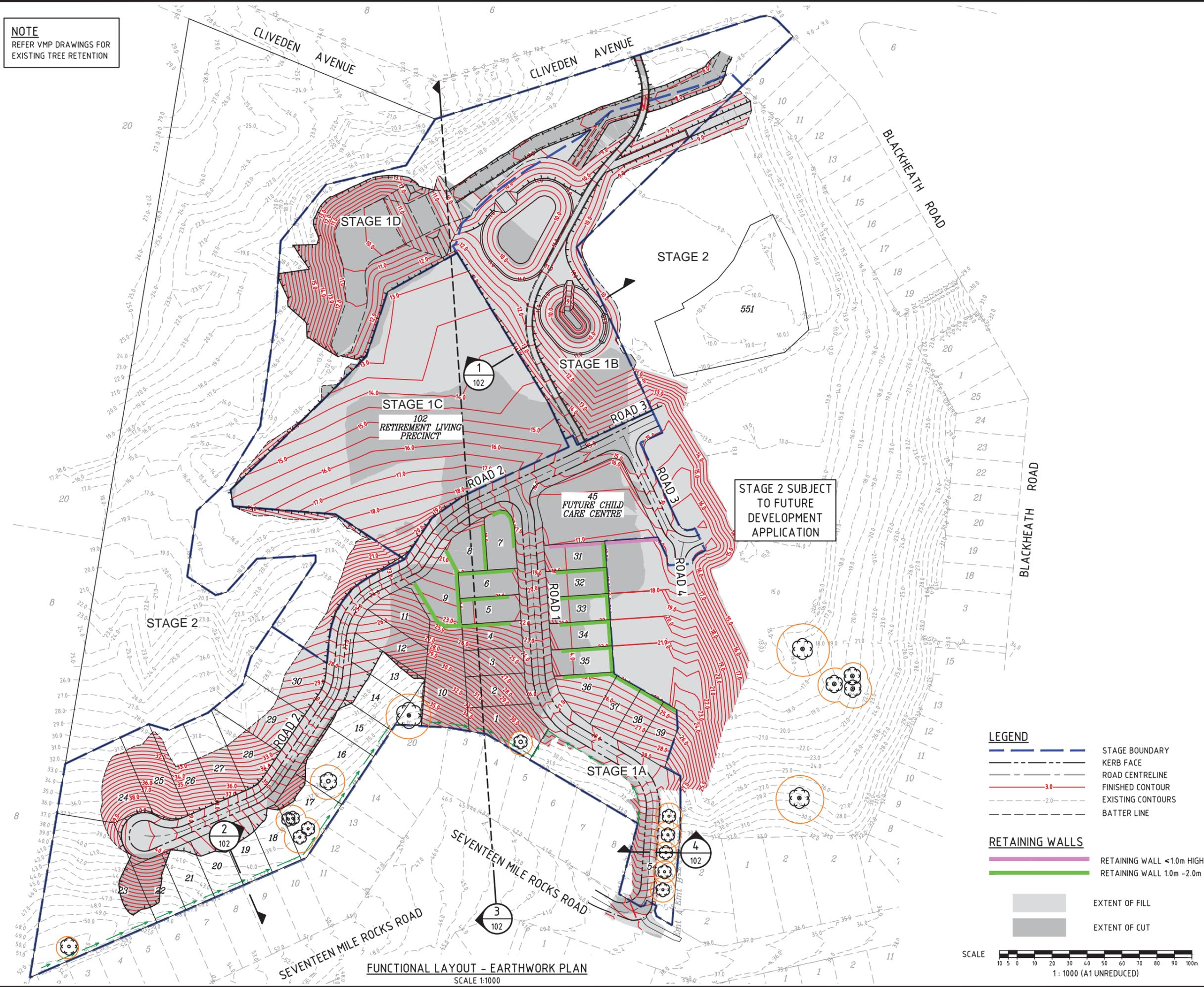
KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 1 - 62 ASTOR TCE
SPRING HILL, QLD 4000
PHONE 07 3017 1900
EMAIL kn@knpl.com.au
ABN 35 112 053 611

Approved

Drawing Title
**FUNCTIONAL LAYOUT
EARTHWORKS PLAN**

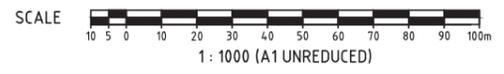
Drawn RW	Designed DJS	Checked GBG	Date FEB 20
Scale AS SHOWN	Drawing No 19-173-101		Sheet 1 of 11
A1		Revision D	



- LEGEND**
- STAGE BOUNDARY
 - KERB FACE
 - ROAD CENTRELINE
 - FINISHED CONTOUR
 - EXISTING CONTOURS
 - BATTER LINE

- RETAINING WALLS**
- RETAINING WALL <1.0m HIGH
 - RETAINING WALL 1.0m -2.0m

- EXTENT OF FILL
- EXTENT OF CUT



FUNCTIONAL LAYOUT - EARTHWORK PLAN
SCALE 1:1000

C:\Users\ahappadar\Local Vmp\A\Publish_293619-173-101-102-EW.dwg Printed by: AK on 20/08/2020 5:02:43 PM

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR APPROVAL	18/02/2020	DJS
B	REISSUE FOR APPROVAL	21/02/2020	DES
C	REISSUE FOR APPROVAL	19/08/2020	DES

Associated Consultants

Client

ECONOMIC
DEVELOPMENT
QUEENSLAND (EDQ)

Project

OXLEY SECONDARY
COLLEGE REDEVELOPMENT
STAGE 1

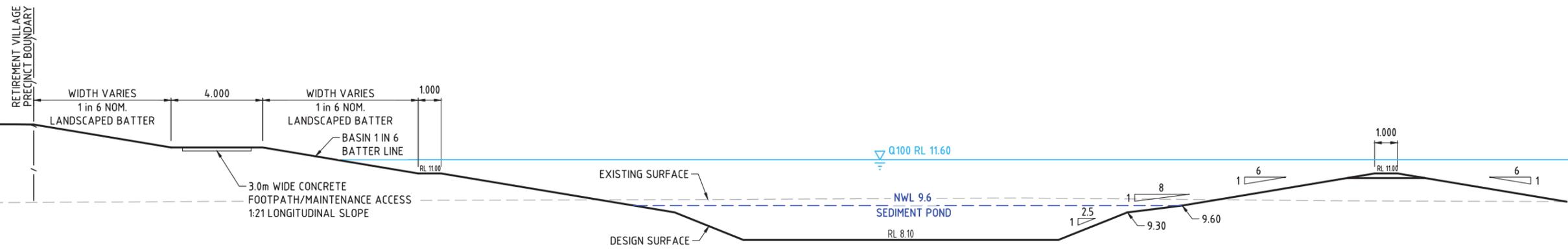


LEVEL 1 - 62 ASTOR TCE
SPRING HILL, QLD 4000
PHONE 07 3017 1900
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved

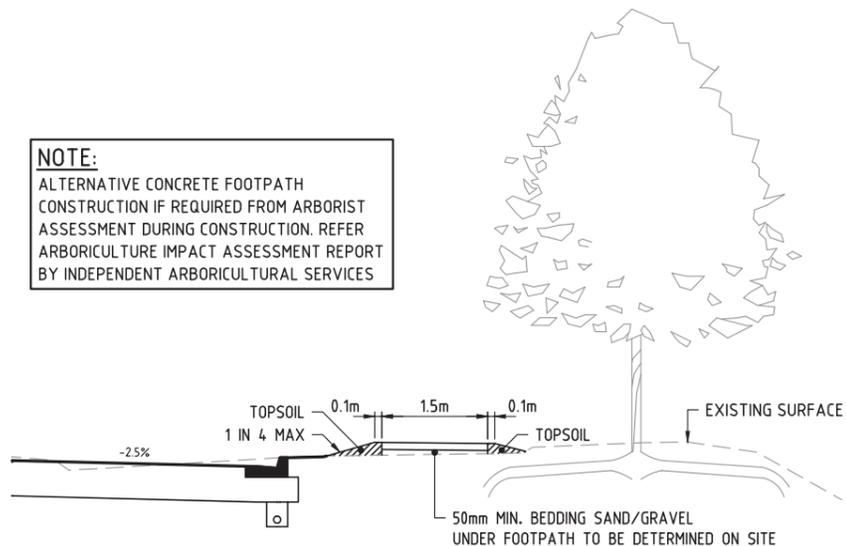
Drawing Title
FUNCTIONAL LAYOUT
EARTHWORKS PLAN
SECTIONS

Drawn RW	Designed DJS	Checked GBG	Date FEB 20
Scale AS SHOWN	Sheet 2 of 11		Revision C
A1	Drawing No 19-173-102		

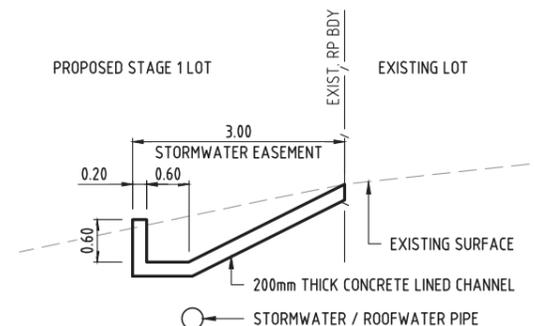


1 SECTION
101 SCALE 1:100

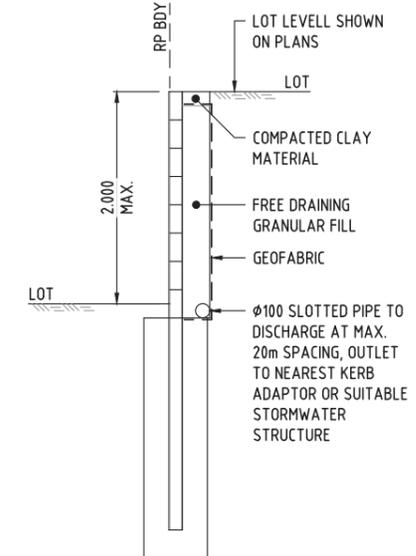
NOTE:
ALTERNATIVE CONCRETE FOOTPATH
CONSTRUCTION IF REQUIRED FROM ARBORIST
ASSESSMENT DURING CONSTRUCTION. REFER
ARBORICULTURE IMPACT ASSESSMENT REPORT
BY INDEPENDENT ARBORICULTURAL SERVICES



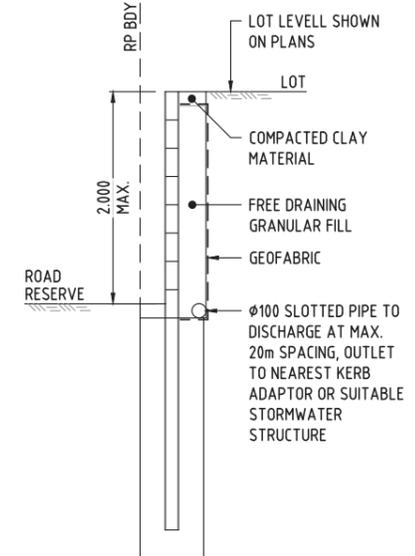
4 SECTION
101 SCALE - NTS



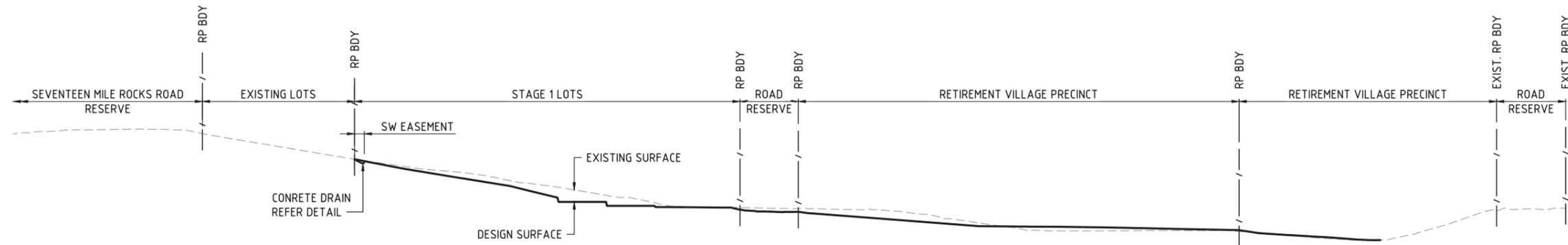
2 SECTION - TYPICAL
101 SCALE 1:50



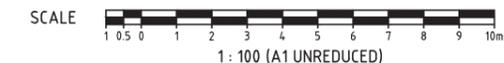
TYPICAL CONCRETE SLEEPER WALL DETAIL
SCALE 1:25



TYPICAL CONCRETE SLEEPER WALL DETAIL
- ADJACENT TO ROAD RESERVE
SCALE 1:25



3 SECTION
101 SCALE 1:50



C:\Users\shahappadara\local\temp\A1\Pub\19-173-102-Edw.dwg Plotted by: AK on 20/08/2020 5:02:44 PM

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR APPROVAL	18/02/2020	DJS
B	REISSUE FOR APPROVAL	21/02/2020	DES
C	REISSUE FOR APPROVAL	04/06/2020	SLK
D	REISSUE FOR APPROVAL	19/08/2020	DES

Associated Consultants

Client

ECONOMIC
DEVELOPMENT
QUEENSLAND (EDQ)

Project

OXLEY SECONDARY
COLLEGE REDEVELOPMENT
STAGE 1



LEVEL 1 - 62 ASTOR TCE
SPRING HILL, QLD 4000
PHONE 07 3017 1900
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved

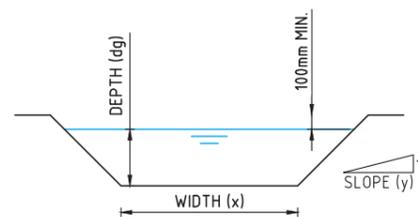
Drawing Title
FUNCTIONAL LAYOUT
STORMWATER

Drawn RW	Designed DJS	Checked GBG	Date FEB 20
Scale AS SHOWN	Sheet 5 of 11		Revision D
A1	Drawing No 19-173-105		

LEGEND

- STAGE BOUNDARY
- KERB FACE
- PROPOSED STORMWATER
- EXISTING STORMWATER
- INDICATIVE DRIVEWAY LOCATION
- PROPOSED ROOFWATER
- OVERLAND FLOW CHANNEL
- DRAINAGE SWALE (REFER SECTION 2 ON KN DWG 19-173-102)

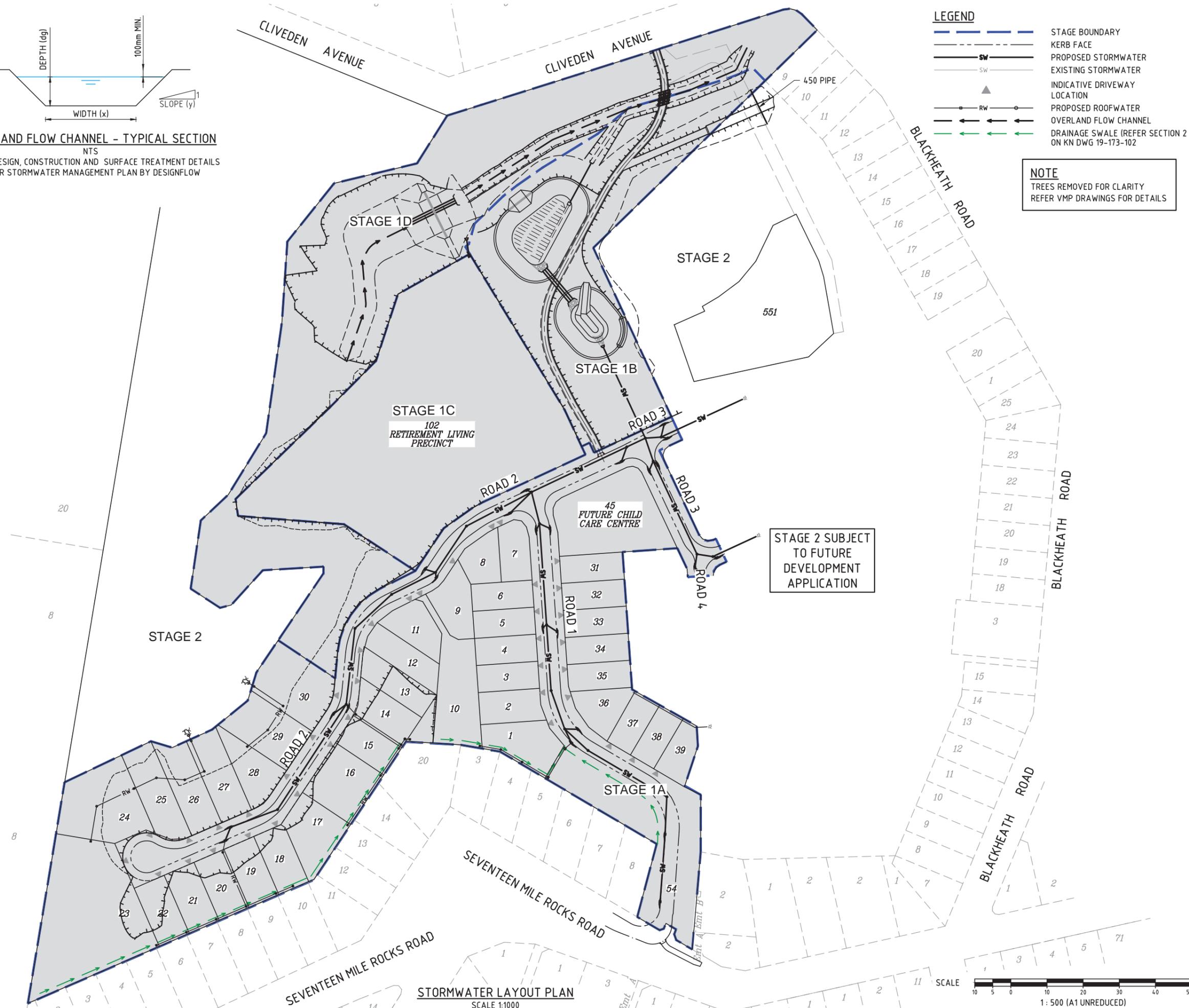
NOTE
TREES REMOVED FOR CLARITY
REFER VMP DRAWINGS FOR DETAILS



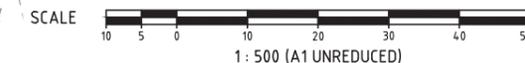
OVERLAND FLOW CHANNEL - TYPICAL SECTION

NTS

NB: FOR DESIGN, CONSTRUCTION AND SURFACE TREATMENT DETAILS
REFER STORMWATER MANAGEMENT PLAN BY DESIGNFLOW

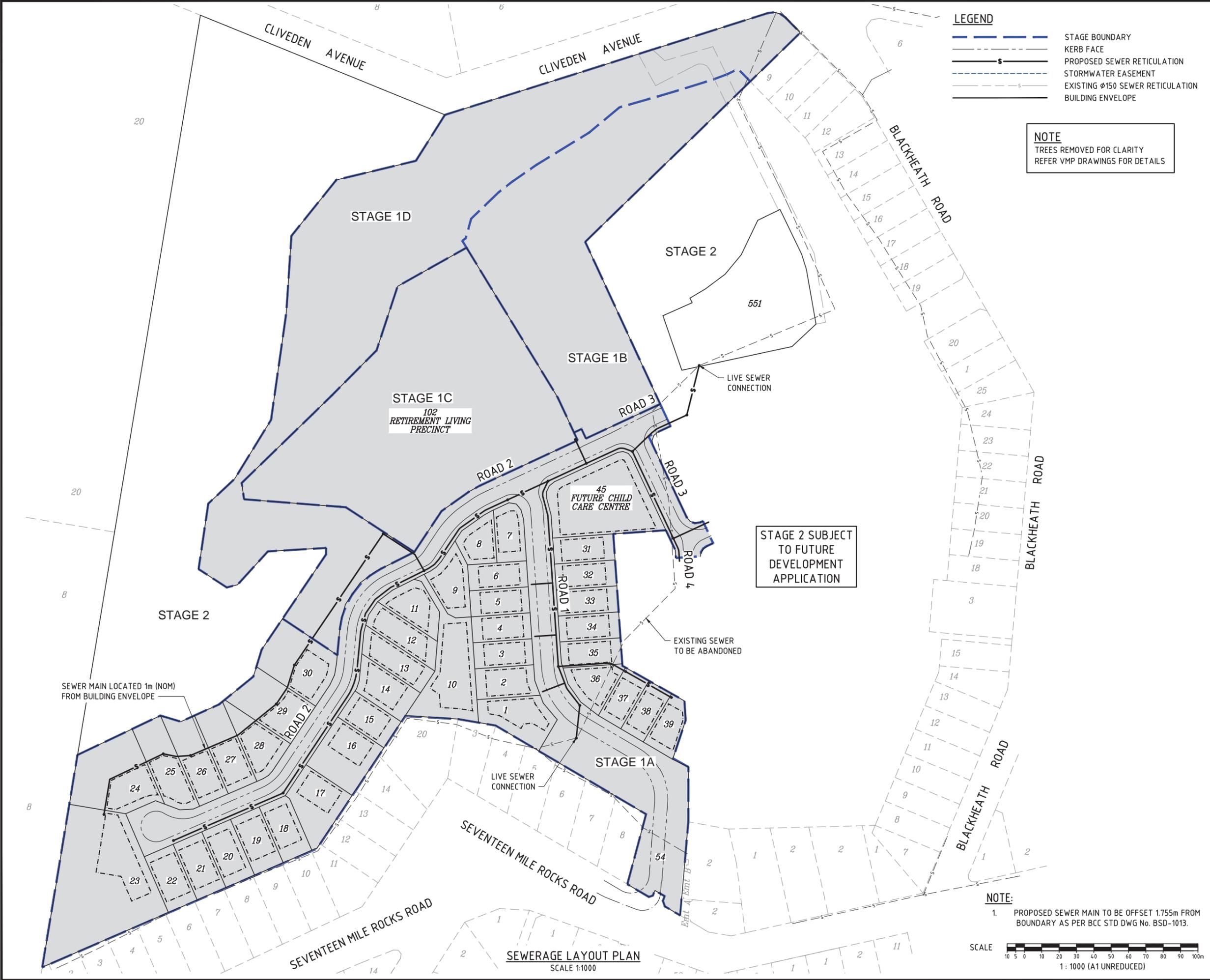


STORMWATER LAYOUT PLAN
SCALE 1:1000



M:\2019\19173 Oxley Secondary College Redevelopment DA\Engineering\Asel\FUNCTIONAL\19-173-105_SW.dwg Plotted by: AK on 20/08/2020 5:02:54 PM

M:\2019\19173 Oxley Secondary College Redevelopment DA\Engineering\Visual\FUNCTIONAL\19-173-106_SEWER.dwg Plotted by: AK on 20/08/2020 5:03:00 PM



DO NOT SCALE THIS DRAWING IF IN DOUBT - ASK!



LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR APPROVAL	18/02/2020	DJS
B	REISSUE FOR APPROVAL	21/02/2020	DES
C	REISSUE FOR APPROVAL	04/06/2020	SLK
D	REISSUE FOR APPROVAL	19/08/2020	DES

Associated Consultants

Client

ECONOMIC DEVELOPMENT QUEENSLAND (EDQ)

Project

OXLEY SECONDARY COLLEGE REDEVELOPMENT STAGE 1

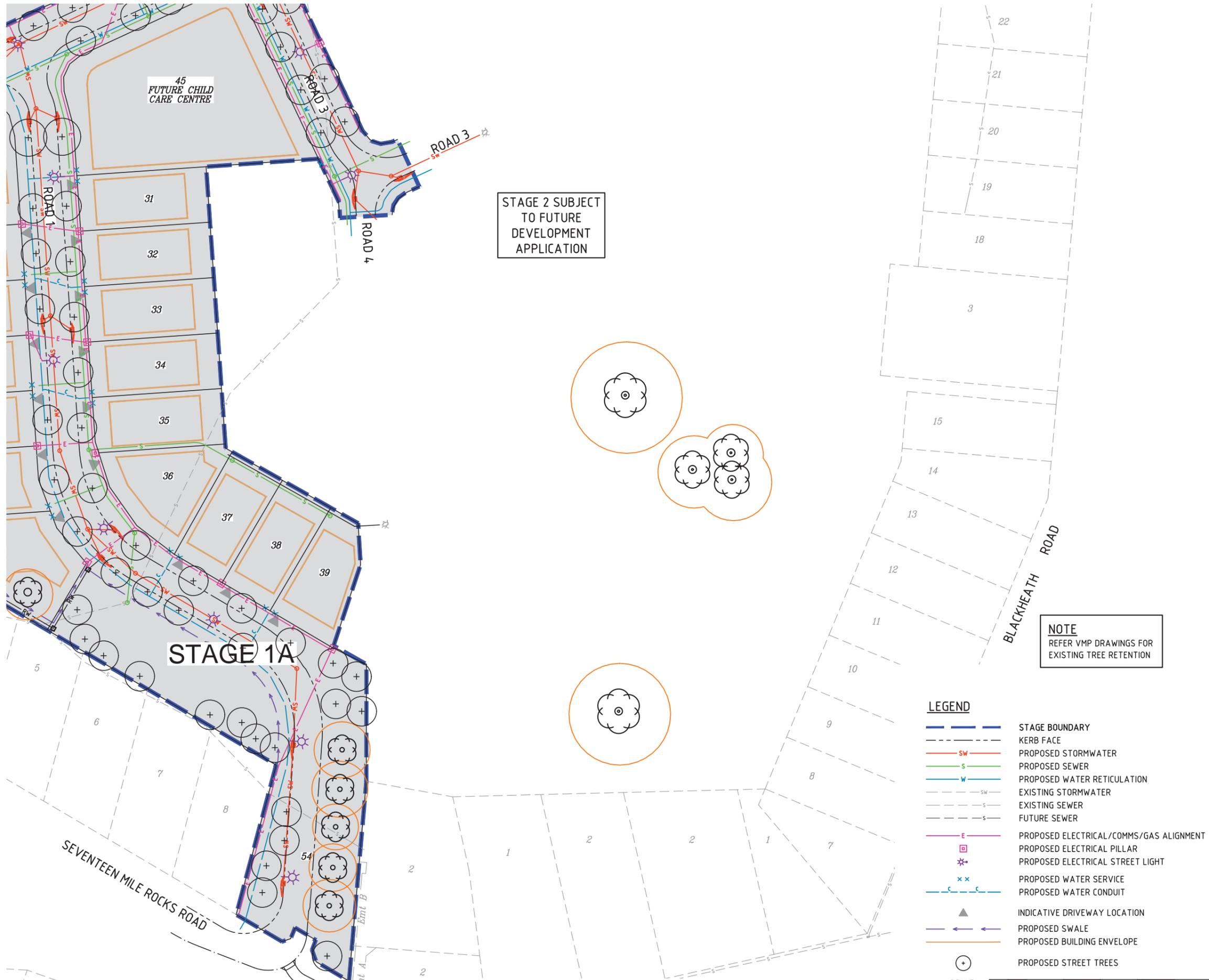


LEVEL 1 - 62 ASTOR TCE
SPRING HILL, QLD 4000
PHONE 07 3017 1900
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved

Drawing Title
FUNCTIONAL LAYOUT SEWER

Drawn RW	Designed DJS	Checked GBG	Date FEB 20
Scale AS SHOWN	Drawing No 19-173-106		Sheet 6 of 11
A1	Revision D		



NOTE
REFER VMP DRAWINGS FOR
EXISTING TREE RETENTION

FOR CONTINUATION REFER KNG DWG No 19-173-110

FUTURE CHILD
CARE CENTRE

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	18/02/2020	DJS
B	REISSUE FOR APPROVAL	21/02/2020	DES
C	REISSUE FOR APPROVAL	04/06/2020	SLK
D	REISSUE FOR APPROVAL	19/08/2020	DES

Associated Consultants

Client
**ECONOMIC
DEVELOPMENT
QUEENSLAND (EDQ)**

Project
**OXLEY SECONDARY
COLLEGE REDEVELOPMENT
STAGE 1**



LEVEL 1 - 62 ASTOR TCE
SPRING HILL, QLD 4000
PHONE 07 3017 1900
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved

Drawing Title
**FUNCTIONAL LAYOUT
OVERALL SERVICES
SHEET 2**

Drawn RW	Designed DJS	Checked GBG	Date FEB 20
Scale AS SHOWN	Drawing No 19-173-109		Sheet 9 of 11
A1	Revision D		

STAGE 2

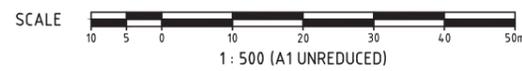
STAGE 1

SEVENTEEN MILE ROCKS ROAD

OVERALL SERVICES LAYOUT PLAN
SCALE 1:500

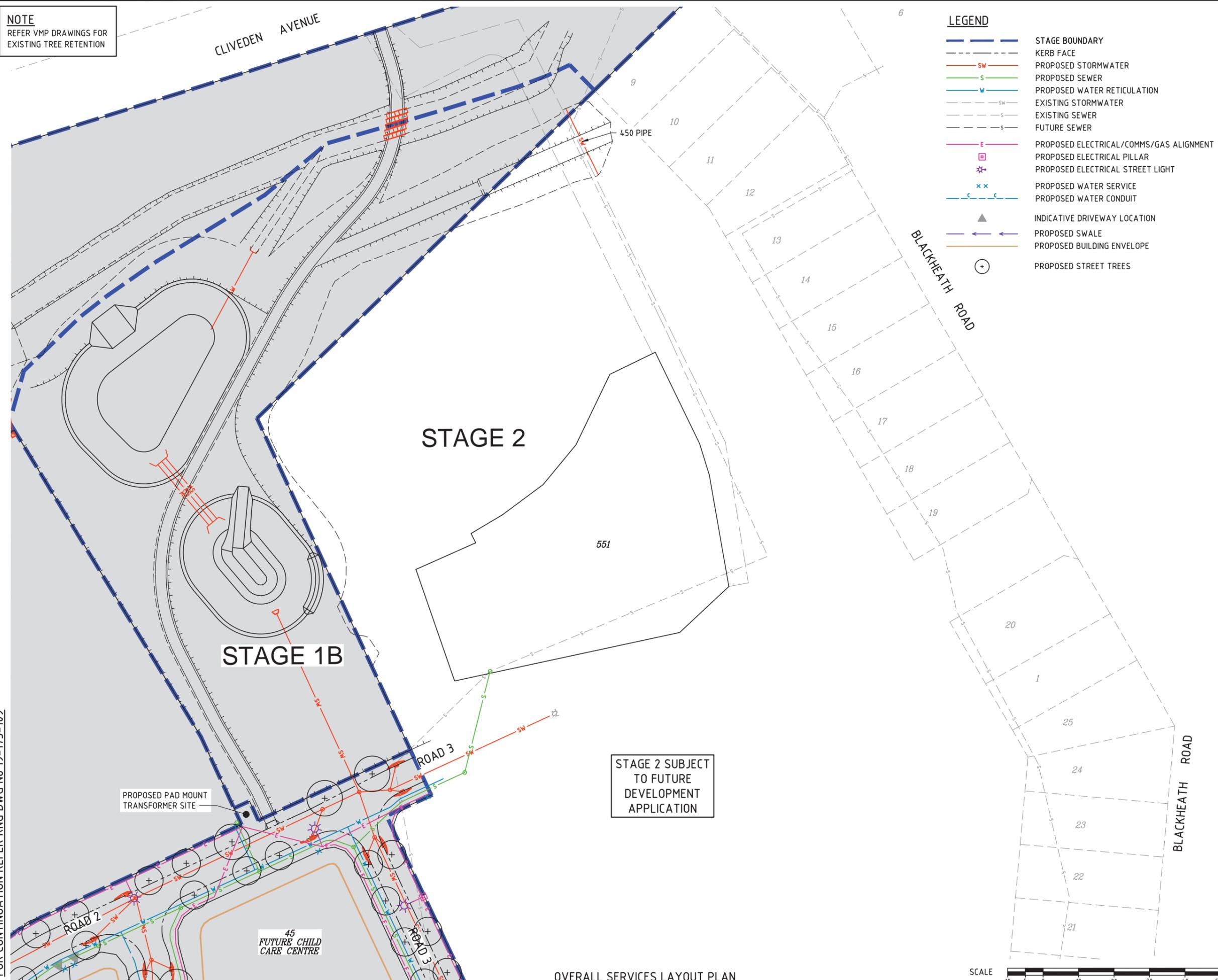
LEGEND

- STAGE BOUNDARY
- KERB FACE
- PROPOSED STORMWATER
- PROPOSED SEWER
- PROPOSED WATER RETICULATION
- EXISTING STORMWATER
- EXISTING SEWER
- FUTURE SEWER
- PROPOSED ELECTRICAL/COMMS/GAS ALIGNMENT
- PROPOSED ELECTRICAL PILLAR
- PROPOSED ELECTRICAL STREET LIGHT
- PROPOSED WATER SERVICE
- PROPOSED WATER CONDUIT
- INDICATIVE DRIVEWAY LOCATION
- PROPOSED SWALE
- PROPOSED BUILDING ENVELOPE
- PROPOSED STREET TREES



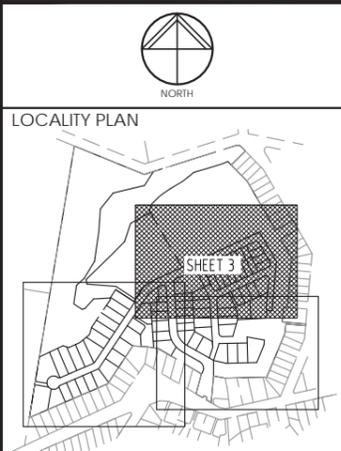
M:\2019\19173 Oxley Secondary College Redevelopment DA\Engineering\Visual\FUNCTIONAL\19-173-108_110-SERV-ALL.dwg Plotted by: AK on 20/08/2020 3:03:14 PM

NOTE
REFER VMP DRAWINGS FOR
EXISTING TREE RETENTION



- LEGEND**
- STAGE BOUNDARY
 - KERB FACE
 - PROPOSED STORMWATER
 - PROPOSED SEWER
 - PROPOSED WATER RETICULATION
 - EXISTING STORMWATER
 - EXISTING SEWER
 - FUTURE SEWER
 - PROPOSED ELECTRICAL/COMMS/GAS ALIGNMENT
 - PROPOSED ELECTRICAL PILLAR
 - * PROPOSED ELECTRICAL STREET LIGHT
 - x x PROPOSED WATER SERVICE
 - PROPOSED WATER CONDUIT
 - ▲ INDICATIVE DRIVEWAY LOCATION
 - PROPOSED SWALE
 - PROPOSED BUILDING ENVELOPE
 - ⊕ PROPOSED STREET TREES

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	18/02/2020	DJS
B	REISSUE FOR APPROVAL	21/02/2020	DES
C	REISSUE FOR APPROVAL	04/06/2020	SLK
D	REISSUE FOR APPROVAL	19/08/2020	DES

Associated Consultants

Client

ECONOMIC DEVELOPMENT QUEENSLAND (EDQ)

Project

OXLEY SECONDARY COLLEGE REDEVELOPMENT STAGE 1

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 1 - 62 ASTOR TCE
SPRING HILL, QLD 4000
PHONE 07 3017 1900
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved

Drawing Title

**FUNCTIONAL LAYOUT
OVERALL SERVICES
SHEET 3**

Drawn RW	Designed DJS	Checked GBG	Date FEB 20
Scale AS SHOWN	Sheet 10 of 11		Revision D
A1	Drawing No 19-173-110		

M:\2019\19173 Oxley Secondary College Redevelopment DA\Engineering\Asst\FUNCTIONAL\19-173-108_110-SERV-ALL.dwg Plotted by: AK on 20/08/2020 3:03:35 PM

FOR CONTINUATION REFER KNG DWG No 19-173-109

FOR CONTINUATION REFER KNG DWG No 19-173-108

STAGE 2 SUBJECT
TO FUTURE
DEVELOPMENT
APPLICATION

OVERALL SERVICES LAYOUT PLAN
SCALE 1:500

SCALE 10 5 0 10 20 30 40 50m
1: 500 (A1 UNREDUCED)

