



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

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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

[illegible]

Associated Consultants

Client	
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ECONOMIC
DEVELOPMENT
QUEENSLAND (EDQ)

Project

OXLEY SECONDARY
COLLEGE REDEVELOPMENT
STAGE 1



LEVEL 1 - 62 ASTOR TCE
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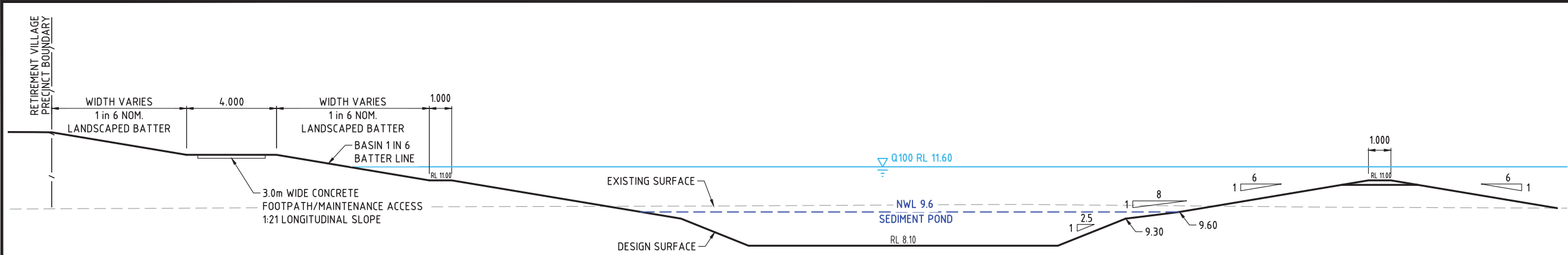
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FUNCTIONAL LAYOUT EARTHWORKS PLAN

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A1	Drawing No 19-173-101	Revision D	

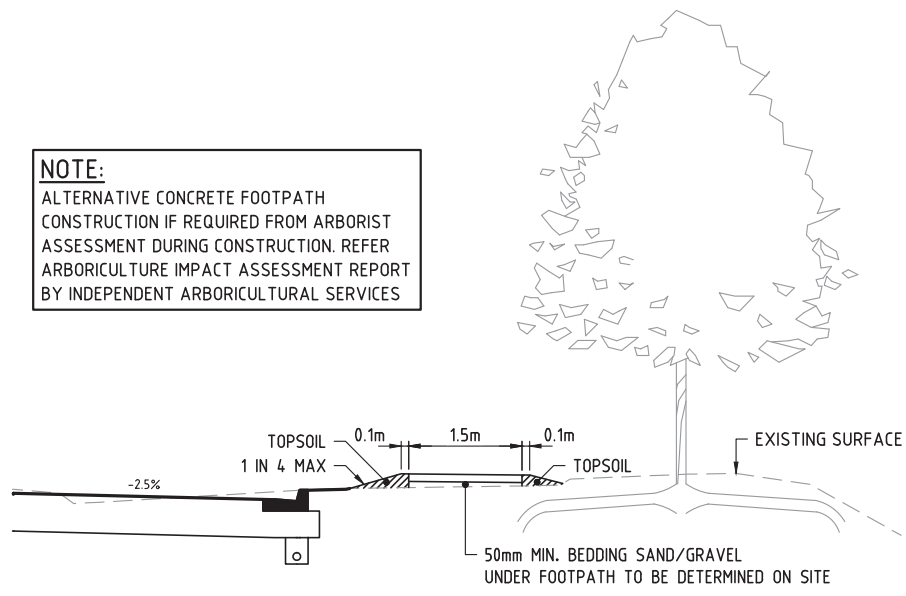


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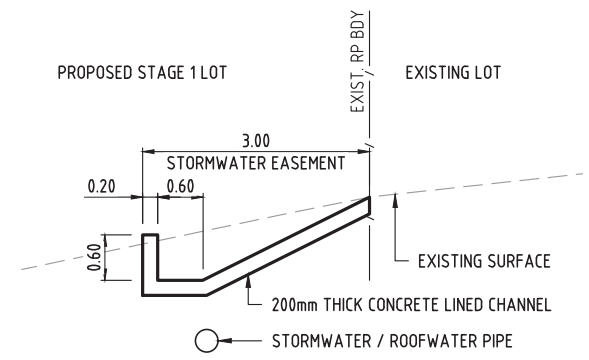


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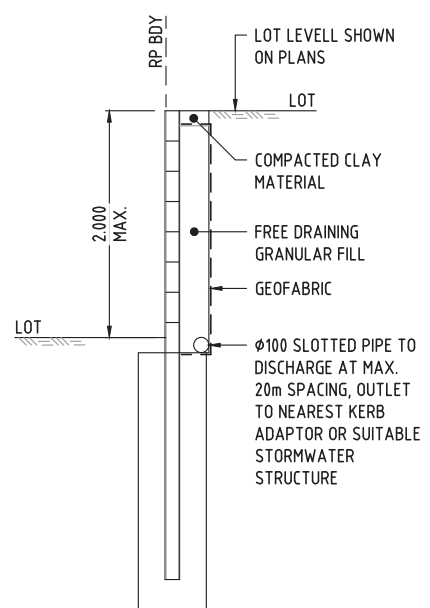
NOTE:
ALTERNATIVE CONCRETE FOOTPATH
CONSTRUCTION IF REQUIRED FROM ARBORIST
ASSESSMENT DURING CONSTRUCTION. REFER
ARBORICULTURE IMPACT ASSESSMENT REPORT
BY INDEPENDENT ARBORICULTURAL SERVICES



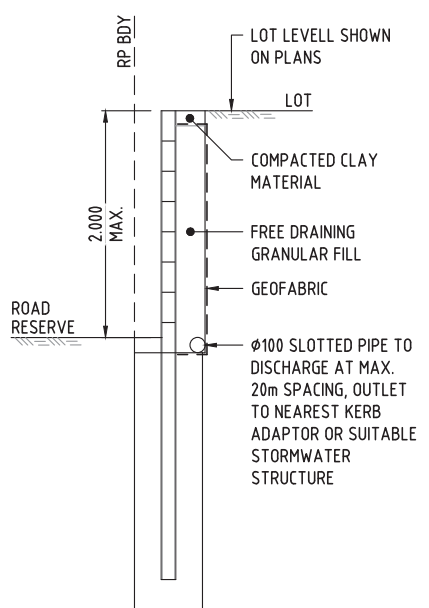
4 SECTION
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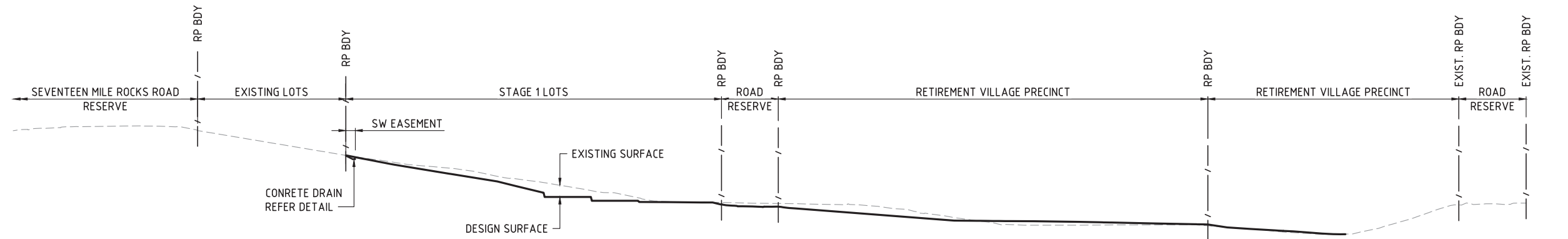
2 SECTION - TYPICAL
101 SCALE 1:50



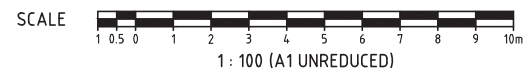
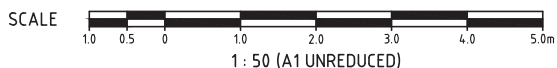
TYPICAL CONCRETE SLEEPER WALL DETAIL
SCALE 1:25



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



3 SECTION
101 SCALE 1:50



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NORTH

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

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Drawing Title

FUNCTIONAL LAYOUT
EARTHWORKS PLAN
SECTIONS

Drawn	Designed	Checked	Date
RW	DJS	GBG	FEB 20

Scale	Sheet
AS SHOWN	2 of 11

A1	Drawing No	Revision
	19-173-102	C

REVISIONS

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QUEENSLAND (EDQ)

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STAGE 1



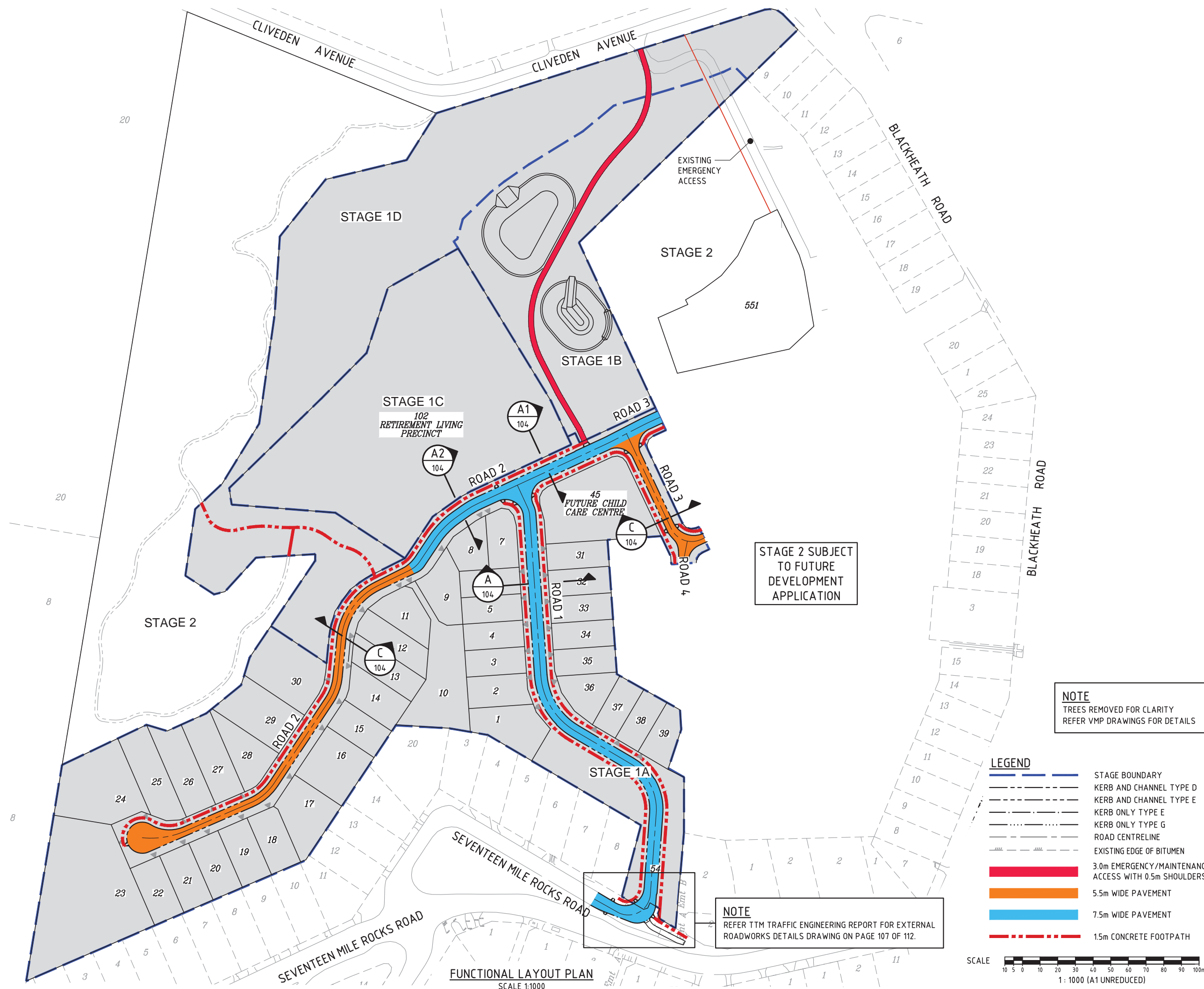
LEVEL 1 - 62 ASTOR TCE
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Drawing Title

FUNCTIONAL LAYOUT
ROAD WORKS

Drawn RW	Designed DJS	Checked GBG	Date FEB 20
Scale AS SHOWN			Sheet 3 of 1
A1	Drawing No 19-173-103		Revision D



REVISIONS

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QUEENSLAND (EDQ)

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OXLEY SECONDARY
COLLEGE REDEVELOPMENT
STAGE 1



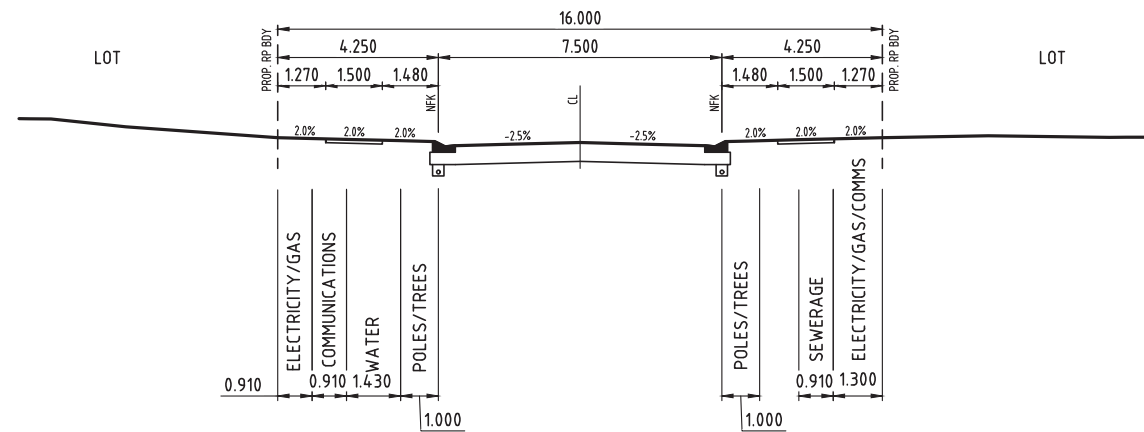
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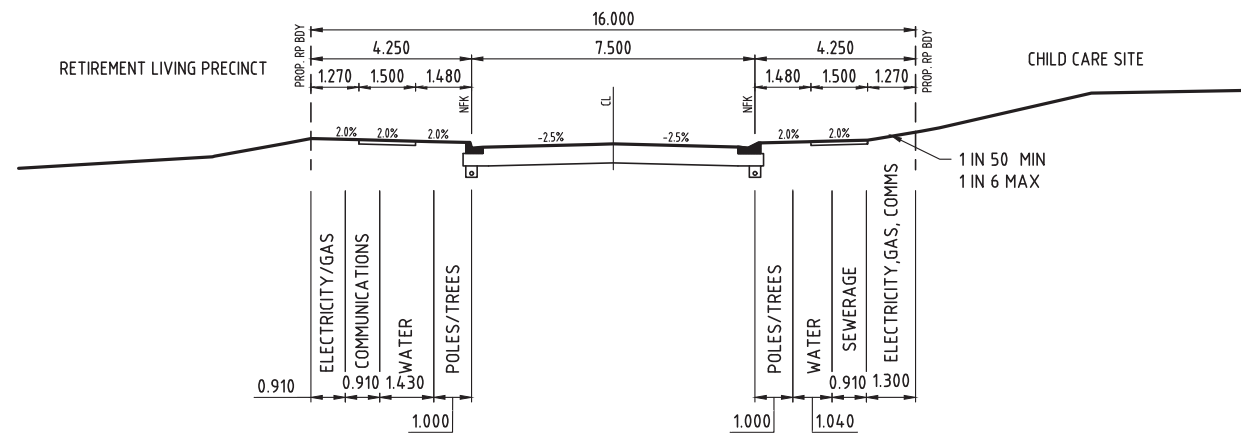
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TYPICAL SECTIONS

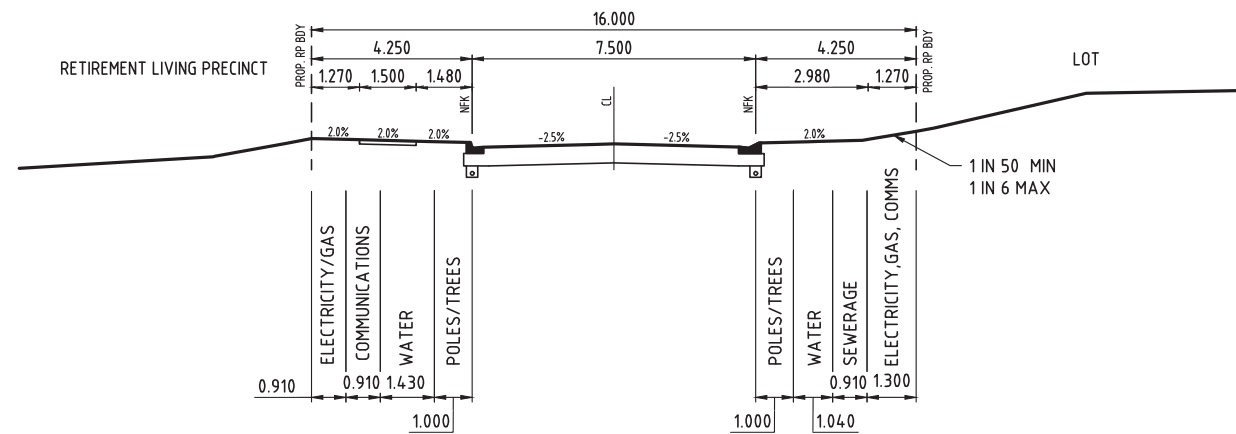
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A1	Drawing No 19-173-104	Revision C	



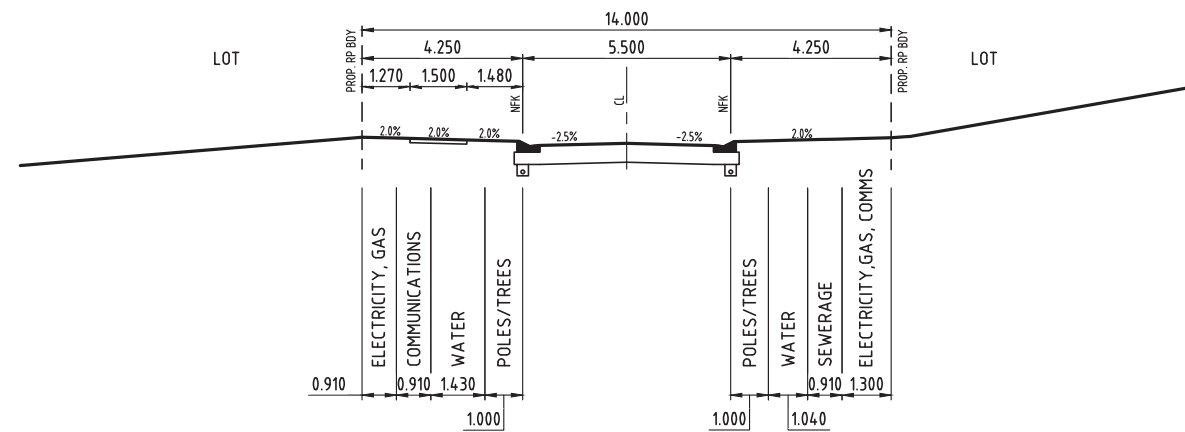
A SECTION
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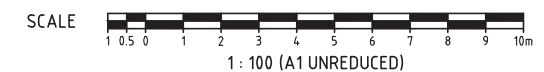
A1 SECTION
103 SCALE 1:100



A2 SECTION
103 SCALE 1:100



C SECTION
103 SCALE 1:100





LOCALITY PLAN

[illegible]

Associated Consultants

Client	
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ECONOMIC
DEVELOPMENT
QUEENSLAND (EDQ)

Project

OXLEY SECONDARY
COLLEGE REDEVELOPMENT
STAGE 1

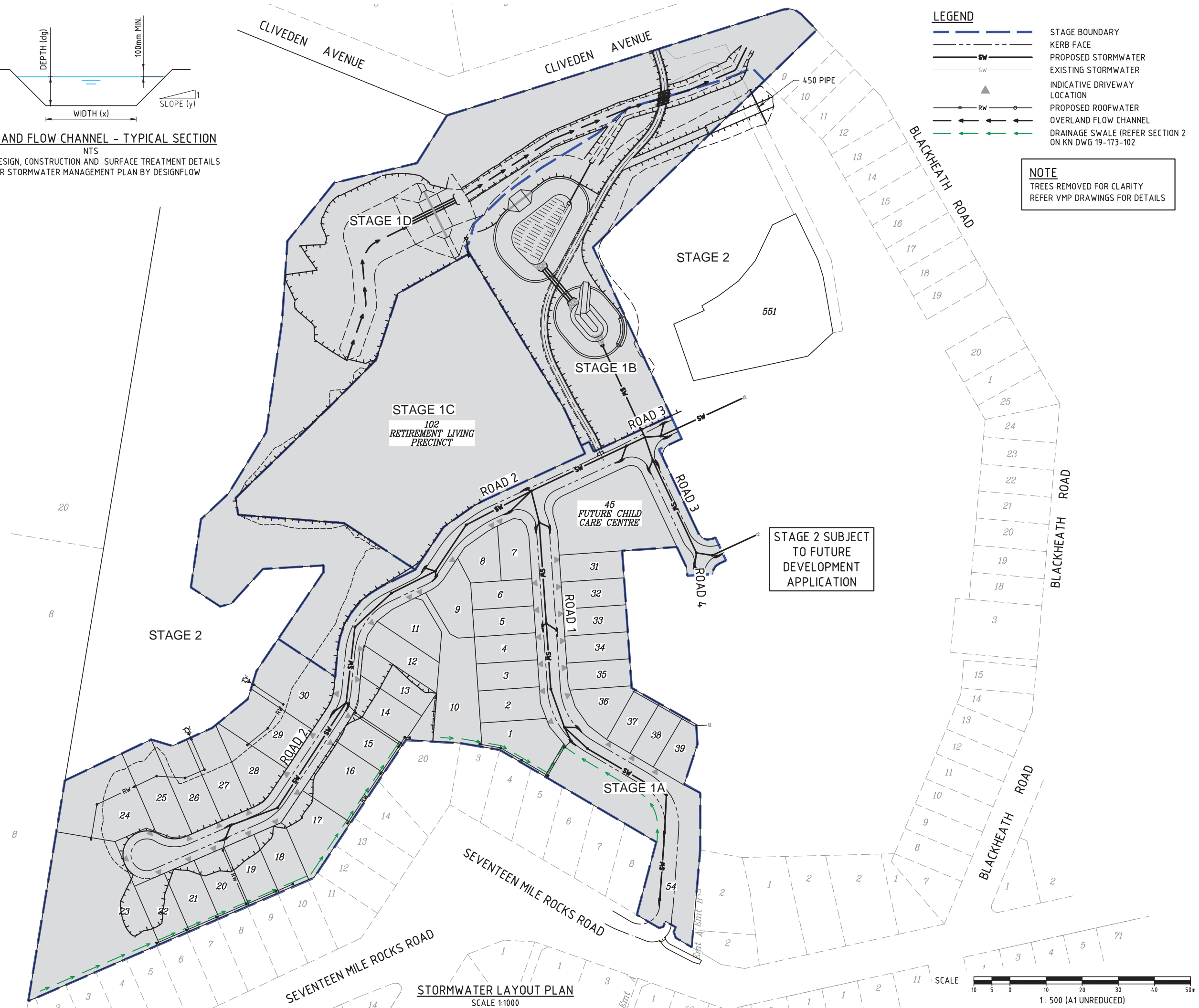


Approved

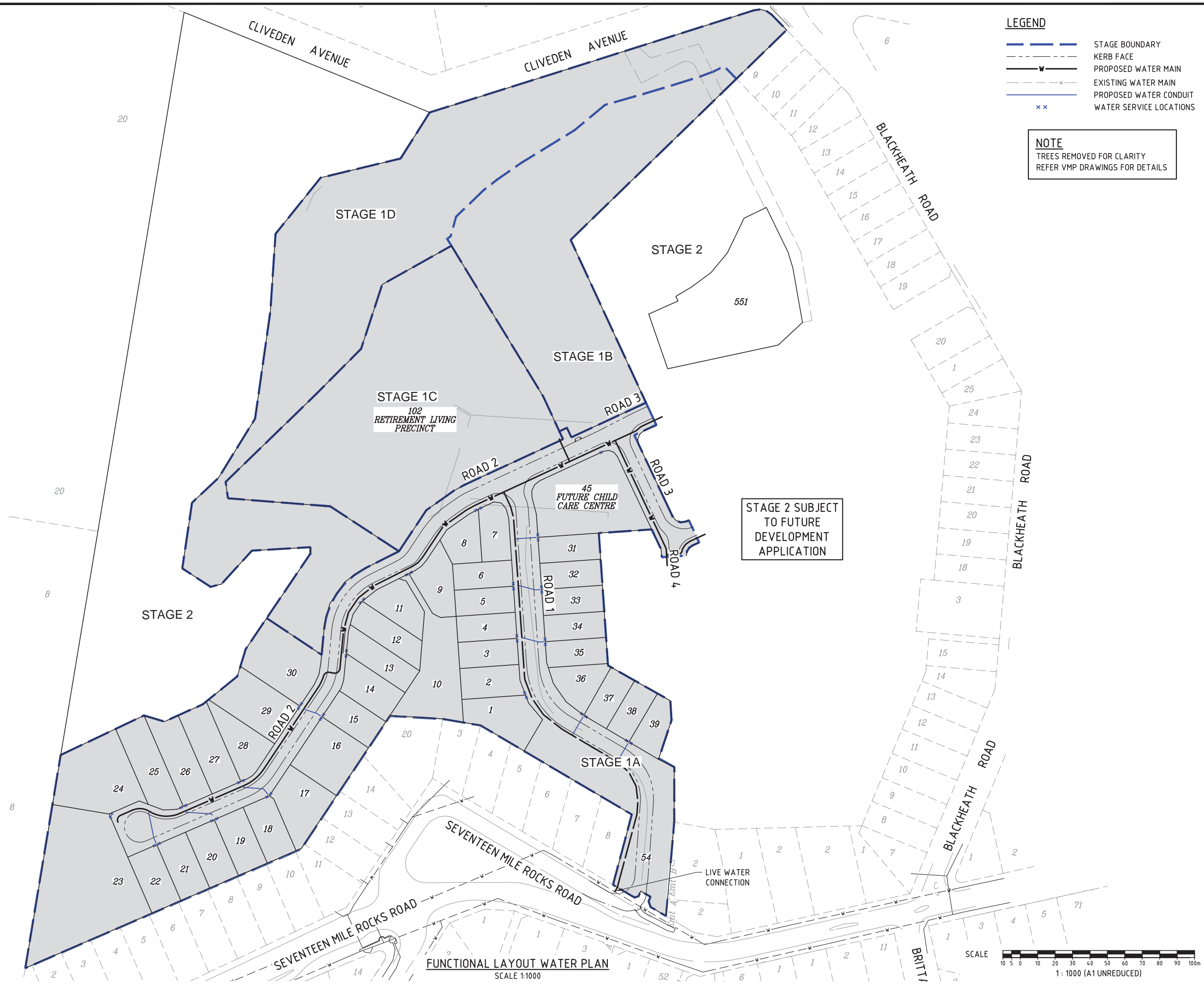
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FUNCTIONAL LAYOUT
STORMWATER

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



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QUEENSLAND (EDQ)

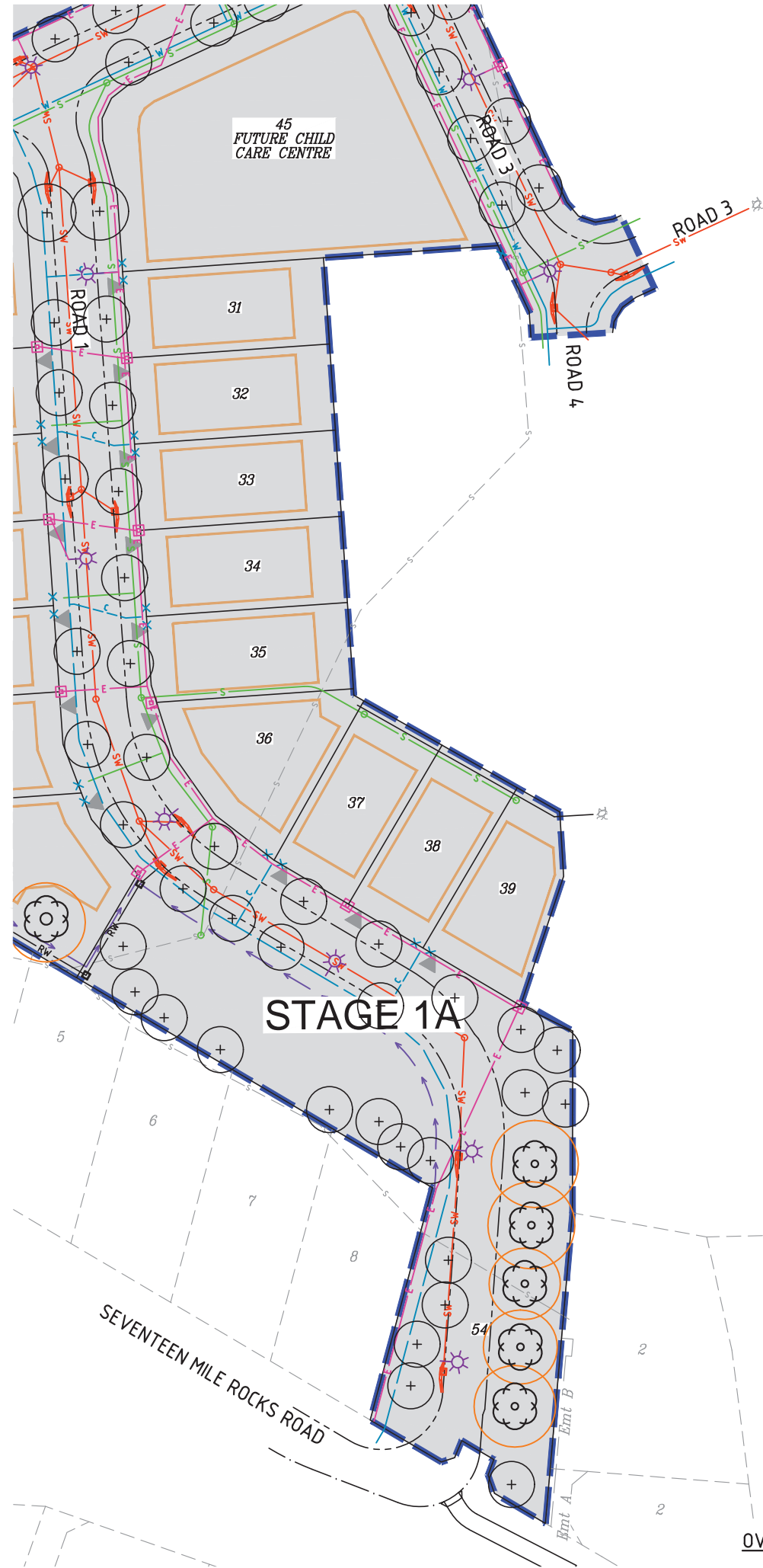
OXLEY SECONDARY
COLLEGE REDEVELOPMENT
STAGE 1



Drawn RW	Designed DJS	Checked GBG	Date FEB 20
Scale AS SHOWN			Sheet 7 of 11
A1	Drawing No 19-173-107		Revision D

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FOR CONTINUATION REFER KNG DWG No 19-173-109



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



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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
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QUEENSLAND (EDQ)

Project

OXLEY SECONDARY
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Drawing Title

FUNCTIONAL LAYOUT
OVERALL SERVICES
SHEET 1

Drawn RW	Designed DJS	Checked GBG	Date FEB 20
Scale AS SHOWN	Drawing No 19-173-108	Sheet 8 of 11	Revision D

NOTE
REFER VMP DRAWINGS FOR
EXISTING TREE RETENTION

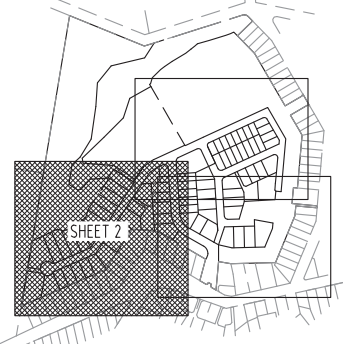
FOR CONTINUATION REFER KNG DWG No 19-173-110

FUTURE CHILD
CARE CENTRE

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LOCALITY PLAN



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QUEENSLAND (EDQ)

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OXLEY SECONDARY
COLLEGE REDEVELOPMENT
STAGE 1



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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	Revision D

STAGE 2

STAGE 1

FOR CONTINUATION REFER KNG DWG No 19-173-108

LEGEND

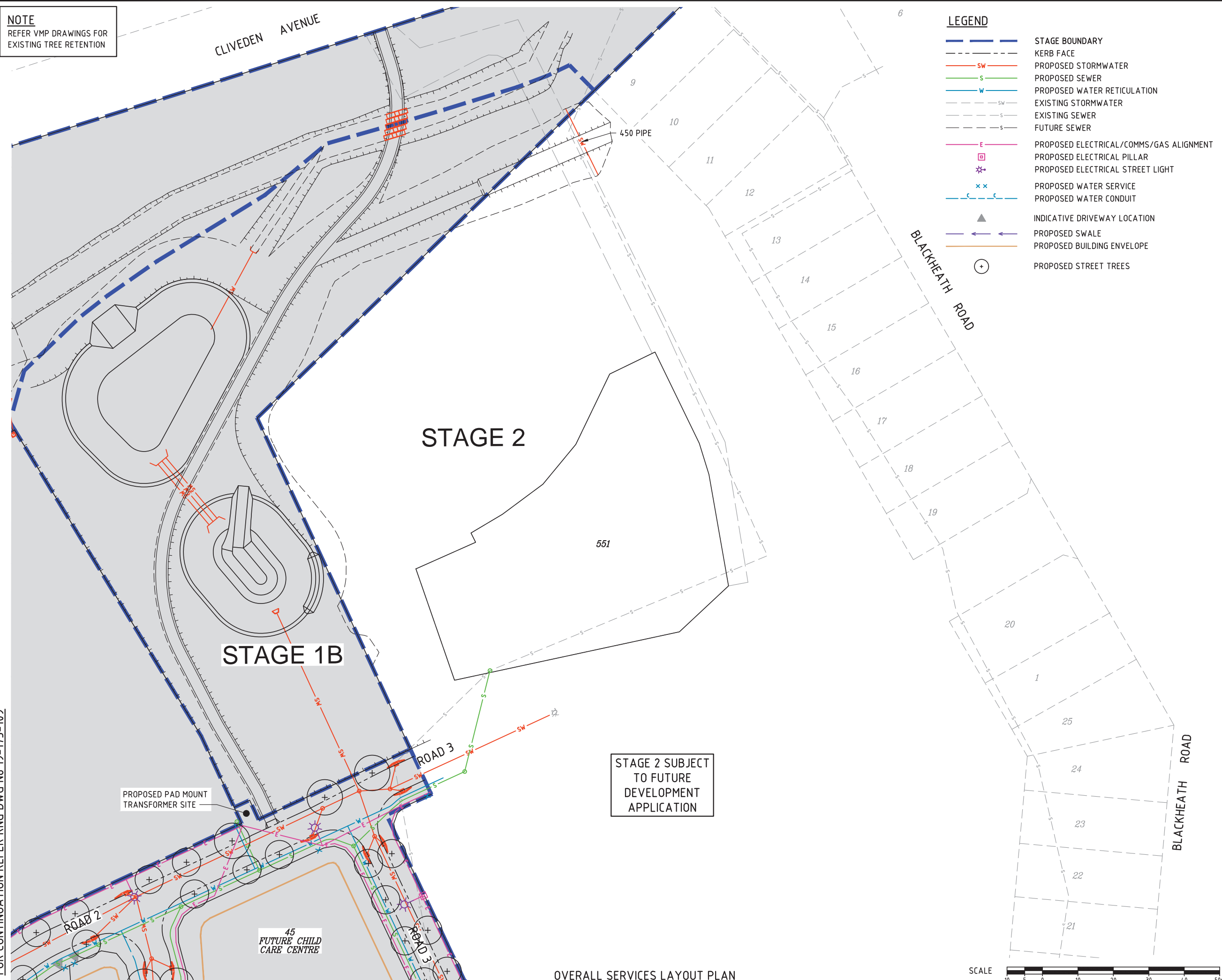
- STAGE BOUNDARY
- KERB FACE
- PROPOSED STORMWATER
- PROPOSED SEWER
- PROPOSED WATER RETICULATION
- EXISTING STORMWATER
- EXISTING SEWER
- FUTURE SEWER
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- PROPOSED ELECTRICAL STREET LIGHT
- PROPOSED WATER SERVICE
- PROPOSED WATER CONDUIT
- INDICATIVE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

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

OVERALL SERVICES LAYOUT PLAN
SCALE 1:500

SEVENTEEN MILE ROCKS ROAD

NOTE
REFER VMP DRAWINGS FOR
EXISTING TREE RETENTION



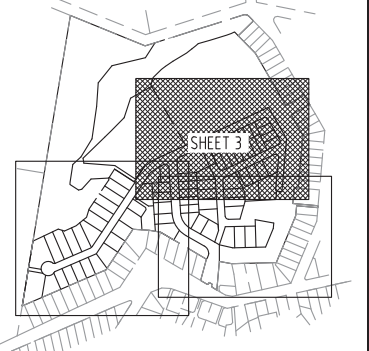
LEGEND

- STAGE BOUNDARY
- KERB FACE
- PROPOSED STORMWATER
- PROPOSED SEWER
- PROPOSED WATER RETICULATION
- EXISTING STORMWATER
- EXISTING SEWER
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- PROPOSED BUILDING ENVELOPE
- PROPOSED STREET TREES

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LOCALITY PLAN



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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



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Approved

Drawing Title

FUNCTIONAL LAYOUT
OVERALL SERVICES
SHEET 3

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

FOR CONTINUATION REFER KNG DWG No 19-173-108

OVERALL SERVICES LAYOUT PLAN
SCALE 1:500

SCALE
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1: 500 (A1 UNREDUCED)

REVISIONS

[illegible]

Associated Consultants

Client

ECONOMIC
DEVELOPMENT
QUEENSLAND (EDQ)

Project

OXLEY SECONDARY
COLLEGE REDEVELOPMENT
STAGE 1



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Drawing Title

FUNCTIONAL LAYOUT
PARKING

Drawn RW	Designed DJS	Checked GBG	Date FEB 20
Scale AS SHOWN			Sheet 11 of 1
A1	Drawing No 19-173-111		Revision D

