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4 February 2022

Enquiries: Alex Saunders
Project No: 301050316-1

Logan City Council
PO Box 3226
Logan City DC QLD 4114

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2022/1267
Date: 31/03/2022

Queensland Government

Attention: Planning and Development

RE: 16-18 Reserve Drive, Flagstone
1 into 2 Lot Subdivision

We have been requested by Golden Grove Building Group to provide engineering documentation in support of a 1 into 2 lot subdivision at Reserve Drive, Flagstone. A Lot Layout Plan has been prepared by Arnold Development Consultants and is provided as Attachment A, and a Concept Services Layout Plan is provided as Attachment B.

It is noted that as-constructed drawings obtained from Logan City Council's site has shown that the existing Lot was initially designed as two separate lots within the original subdivision and was sealed as one single lot. The as-constructed drawings have been provided as Attachment C.

Road and Pedestrian Access

The existing Lot (Lot 1 on SP243247) has street frontage along Songbird Circuit and Reserve Drive, on the Eastern and Southern boundaries.

With the creation of the Lots under the subdivision development, Proposed Lot 11 will have frontage on Songbird Circuit and Proposed Lot 12 will have frontage on Reserve Drive. The location of a crossover for Proposed Lot 11 is likely to be on the Northern end of the boundary line due to the locations of existing services and street infrastructure.

An existing concrete footpath also exists along the entire frontage of both proposed Lots.

Topography

According to survey shown within the Proposed Lot Layout in Attachment A, the existing surface naturally drains in a South-Easterly direction towards Songbird Circuit and Reserve Drive. There is an existing boulder retaining wall along the North-Western boundary of proposed Lots 11 and 12, with varying heights up to 2.7m.

This site is currently undeveloped and has some minor vegetation cover.

Stormwater Drainage

Flood Overlays

The site is not affected by flood overlays shown within the Logan City Council PD Hub mapping. Refer to Attachment D.

Stormwater Connections

The sites topography and existing stormwater system indicate that the legal point of discharge for the proposed Lots is via kerb adaptor connections to the existing kerb and channel within Songbird Circuit and Reserve Drive.

DOCUMENT: P:\301050316\PROJECT DOCUMENTATION\CIVIL\DOCUMENTS & REPORTS\DA LETTER RESERVE DRIVE\301050316-1 - RESERVE DRIVE FLAGSTONE ENGINEERING LETTER2.DOCX (SA)

There is an existing kerb adaptor connection located on Reserve Drive, which will be suitable to service proposed Lot 12. A second kerb adaptor connection has been located in the survey and via street view, which will be suitable to service proposed Lot 11.

Stormwater Quantity Mitigation

The original subdivision drawings show that the existing lot was catered for originally as two lots. Stormwater quantity mitigation was catered for in a subdivision wide combined bioretention and detention basin. Given the subdivision wide stormwater management strategy catered for two lots at this location, the creation of lots under this application is consistent with the wider subdivision, therefore no on-site detention is proposed or deemed necessary.

Stormwater Quality Mitigation

No stormwater quality mitigation / management is required for the proposed subdivision, given the one into two subdivision development does not trigger the stormwater quality threshold requirements under the State Planning Policy (July 2017).

Noting that although no treatment is required for this proposed development, the existing subdivision wide bioretention basins were constructed for the treatment of the Flagstone Rise Estate. The design of this basin would likely have considered Lot 1 on SP243247 as two separate lots, which is consistent with the proposed development intent. Therefore the pollutant reduction will occur through the existing basin even though technically not required under this application.

Sewer Reticulation

Existing sewer mains are located along the Southern verge of Reserve Drive, the Eastern verge of Songbird Circuit, and a sewer main road crossing at Songbird Circuit near the North-Eastern boundary of proposed Lot 11.

The existing parent Lot (Lot 1 on SP243247) has an existing 100mm property connection from the main crossing Songbird Circuit, near the North-Eastern corner of the Lot. This existing connection is to remain and be used to service proposed Lot 11.

A new 100dia uPVC sewer connection is proposed to service proposed Lot 12. The new property connection is to be connected to the main within Reserve Drive and be constructed in accordance with Logan Water's requirements. The Lot 12 crossing will need to traverse the Reserve Drive carriageway and traverse under the existing stormwater system.

Water Reticulation

An existing water main exists on the Northern verge of Reserve Drive, and the Western verge of Songbird Circuit.

A hydrant and valve also exist within Songbird Circuit along the site frontage. As-constructed records and pavement markings also indicate a hydrant exists along the Reserve Drive site frontage, however this has not been located in the survey. Both of these hydrants will provide adequate coverage in accordance with the Water Supply Code of Australia (WSA03:2011, V3.1, updated 2019).

No meters were located within the survey, however as-constructed drawings indicate a meter exists along the Reserve Drive frontage for the parent lot. This existing meter is to be located and used to service proposed Lot 12. If the meter is not located on site, a new connection and meter is to be constructed to service proposed Lot 12 and be constructed in accordance with Logan Water's requirements.

A new connection and meter is to be constructed to service proposed Lot 11 and is to be constructed in accordance with Logan Water's requirements.

Power and Communications

Existing pillar boxes for servicing the proposed Lots exist at the North-Eastern and South-Western corners of the parent Lot.

Telstra and NBN networks are located in close proximity to the site, and it is anticipated that connection can be made to these networks for communications servicing through a request to the service providers.

Gas

A gas main exists on the Western verge of Songbird Circuit, and along the Southern verge of Reserve Drive. The gas main also branches across the road at the South-Western corner of the parent lot. The Dial Before You Dig mapping (Refer Attachment E) suggests a connection has been provided to the site in the South-Western corner, which could service proposed Lot 12, should a connection be desired. An agreement can be made with APA if proposed Lot 11 requires a gas connection.

Conclusion

The property being subdivided was part of the greater Flagstone estate and was developed in 2014. The infrastructure created when the estate was developed is suitable to support the 1 into 2 lot subdivision subject to the works outlined above and, on this basis, we request that the application is supported from an engineering perspective.

Please do not hesitate to contact the undersigned if you have any queries.

Yours sincerely

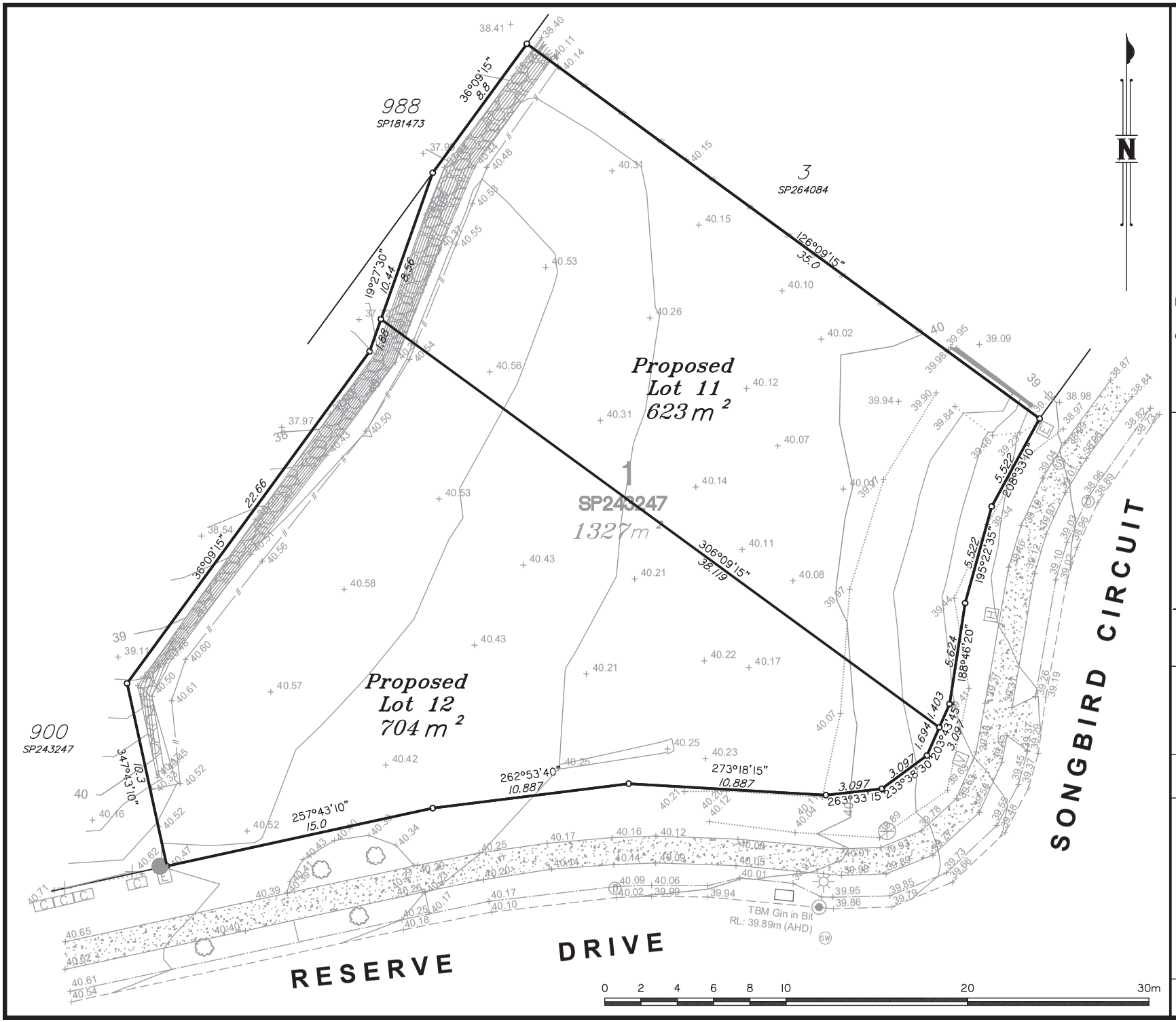
Stantec Australia Pty Ltd

Alex Saunders RPEQ 13360

Encl:

- Attachment A – Proposed Lot Layout
- Attachment B – Proposed Servicing Plan
- Attachment C – As-Constructed drawings
- Attachment D – Logan PD Hub Flood Property Report
- Attachment E – DBYD

Attachment A – Proposed Lot Layout



ARNOLD
DEVELOPMENT
CONSULTANTS
Land development strategies through
excellence in Land Surveying & Town Planning

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Brisbane: Level 1/55 Douglas Street, Milton
Phone: (07) 3333 1985, Facsimile: (07) 3333 1986
Gold Coast: 212/34 Glenferrie Drive Robina
Phone: (07) 5593 4099, Facsimile: (07) 5593 8066

PROPOSAL PLAN CERTIFICATION

The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. Final allotment metes and bounds are subject to final field survey.
Constraints shown hereon have been located by scale method from relevant supporting reports compiled as part of this development proposal.

Arnold Development Consultants
Land Surveying, Town Planning &
Land Development Strategies

Signed: Date:

TITLE
Subdivision Proposal Plan

PROJECT
#16-18 Reserve Drive,
Flagstone
Lot 1 on SP243247

CLIENT
GOLDENGROVE

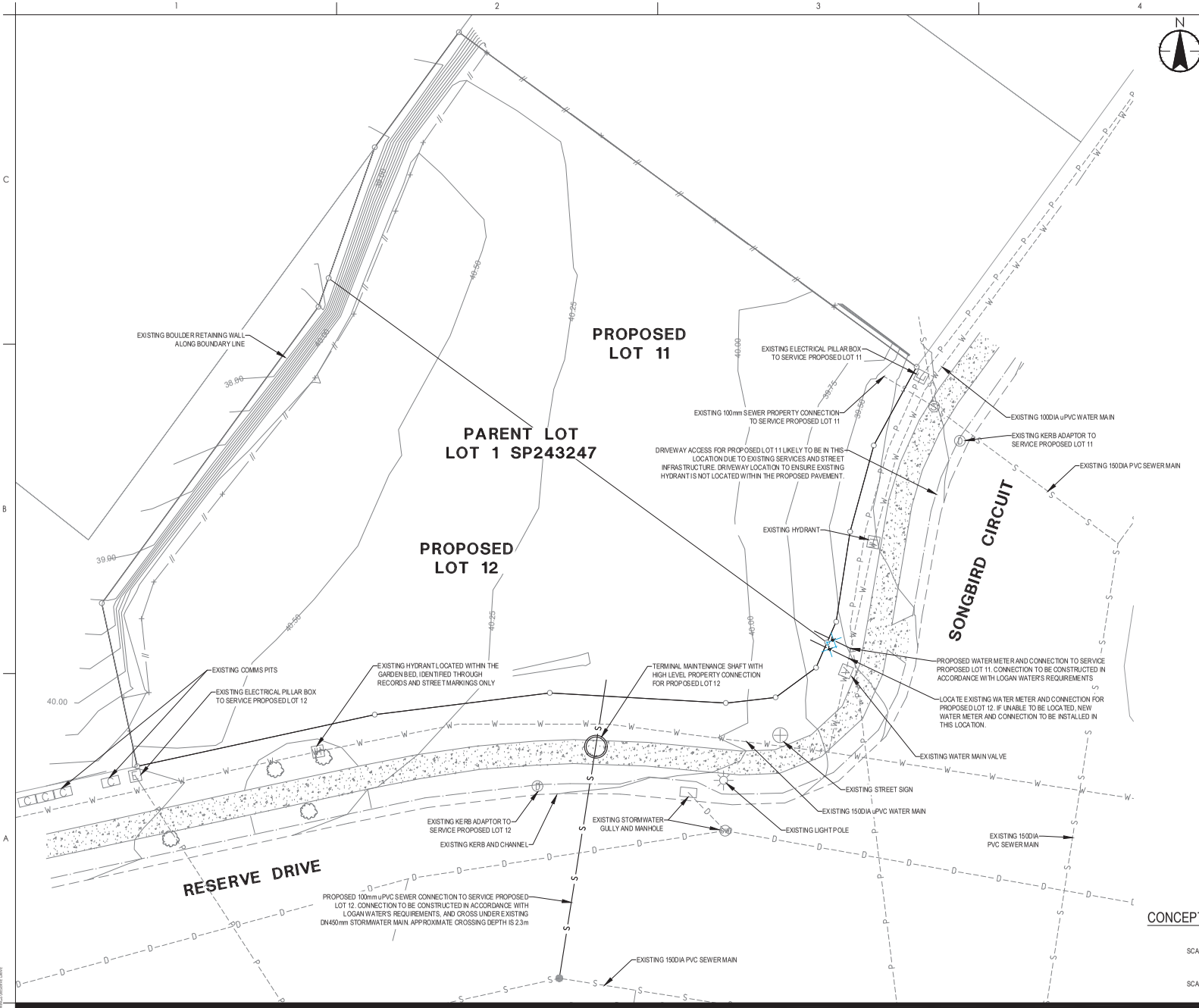
Scale:	1:200 @ A3
Datum:	AHD by GPS
Level Origin:	PSM 50119 RL: 38.753 (AHD)
Meridian:	SP243247
LGA:	Logan C.C.
Locality:	Flagstone
Surveyor:	MJT
Drawn:	NM
Contour Interval:	0.25m
Index Interval:	1.0m

SERVICE DETAILS

Sewerage:	Underground
Stormwater:	Underground
Water:	Underground
Electricity:	Underground
Telephone:	Underground
Gas:	
Road:	Bitumen
Kerb:	Mountable
Footpath:	Concrete

PROJECT No.	SHEET	SURVEY DATE
7103.242_PRO	1 of 1	30/11/2021

Attachment B – Proposed Servicing Plan



GENERAL NOTES

1. DRAWINGS ARE CONCEPTUAL ONLY AND ARE INTENDED FOR DEVELOPMENT APPROVAL PURPOSES ONLY.
2. WHERE LEVELS OR SIZES OF ANY WORKS ARE SHOWN, THESE ARE INDICATIVE ONLY TO DEMONSTRATE THE CAPABILITY OF THE SERVICING OPTION PROPOSED AND ARE SUBJECT TO DETAILED DESIGN (OPERATIONAL WORKS DESIGN). THIS IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE LATEST VERSIONS OF THE AUTHORITY STANDARDS, AUSTRALIAN STANDARDS AND OTHER INDUSTRY REFERENCE DOCUMENTS AT TIME OF DESIGN.
3. DRAWINGS ARE NOT INTENDED TO BE USED FOR TENDER, ESTIMATING OR CONSTRUCTION.

SERVICES AND FEATURE SURVEY SHOWN HAS BEEN PLOTTED FROM VARIOUS SOURCES OF VARYING DEGREES OF ACCURACY.

LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- EXISTING CONTOUR (0.1m)
- EXISTING FOOTPATH
- PROPOSED SEWER CONNECTION
- PROPOSED WATER CONNECTION & METER
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORMWATER LINE
- EXISTING ELECTRICAL LINE

NOTE: EXISTING TELECOM AND GAS LINES NOT PLOTTED, AS THE LOCATION OF THE SERVICES WERE NOT AVAILABLE VIA SURVEY OR GIS SOFTWARE. REFER TO DIAL BEFORE YOU DIG RECORDS FOR LOCATIONS.

CONCEPT SERVICES LAYOUT PLAN

SCALE 1:125 (A1) 0 2.5 5

SCALE 1:250 (A3) 0 2.5 5

Notes

A PRELIMINARY	KJL	AKS	04/02/2022	
Issued/Revision	By	Appd	YYYY.MM.DD	
Authorised A.SAUNDERS RPEQ No. 13360	KJL Dwn.	KJL Dsgn.	AKS Chkd.	04/02/2022 YYYY.MM.DD

Issue Status

PRELIMINARY

NOT FOR CONSTRUCTION

This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

Colour Disclaimer

This drawing has been documented in colour. This drawing is required to be printed in colour. Failure to do so may result in loss of information. Black and white printing may be used if specific black and white documents have been obtained from Stantec.

Notes

Stantec

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Client/Project Logo

Client/Project

GOLDEN GROVE BUILDING GROUP

PROPOSED 1 INTO 2 SUBDIVISION

16-18 RESERVE DRIVE, FLAGSTONE

File Name: 301050316-1 - DA01 - CONCEPT SERVICES LAYOUT PLAN.DWG

KJL Dwn.	KJL Dsgn.	AKS Chkd.	04/02/2022 YYYY.MM.DD

Title

CONCEPT SERVICES LAYOUT PLAN

Project No.	Auth. Ref.	Scale
301050316-1	-	AS SHOWN
Revision: A	Drawing No.: DA01	

Plotted: 4/02/2022 11:47:05 AM By: KRYDER, KATHERINE
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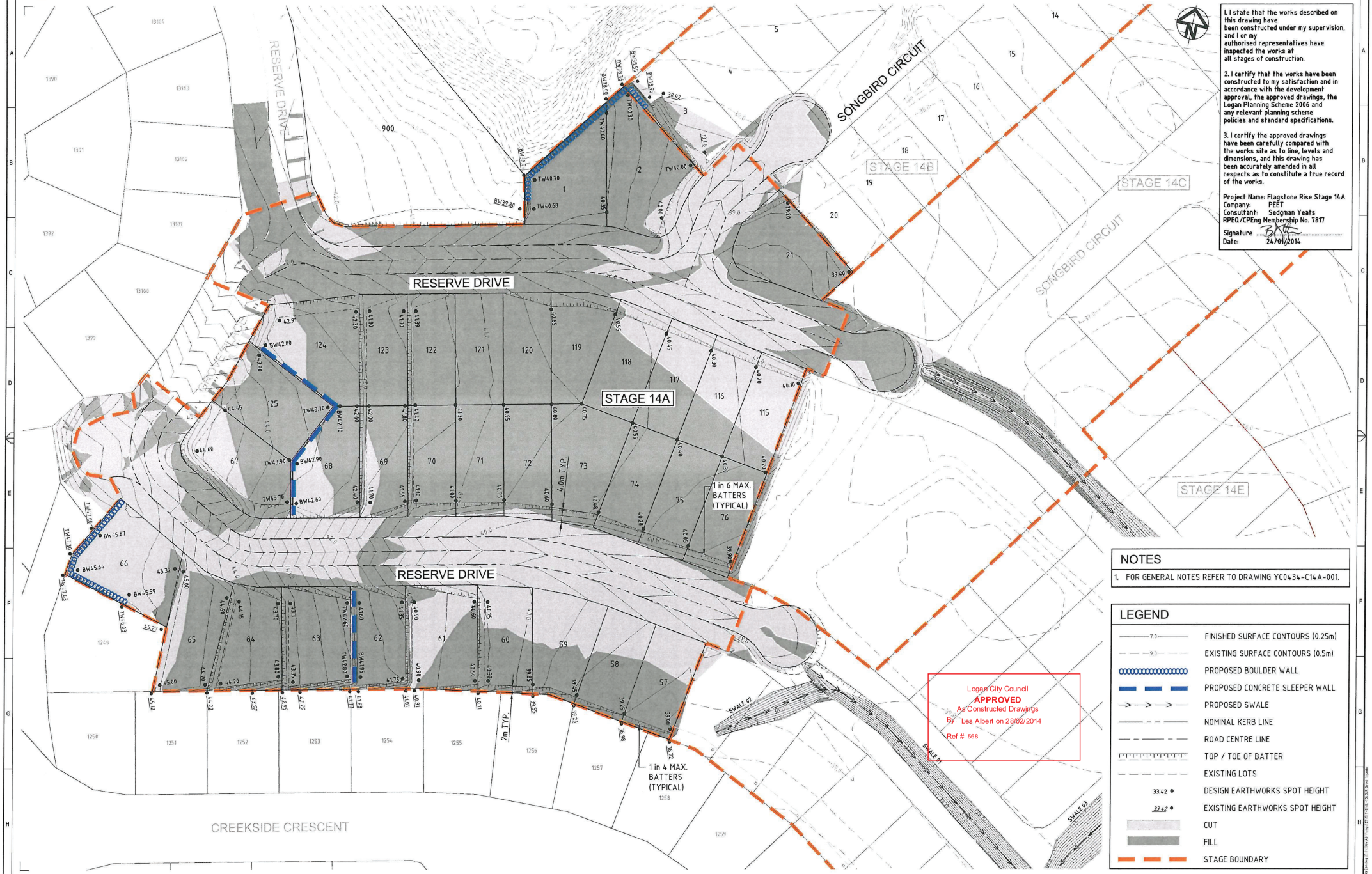
ORIGINAL SHEET - ISO A1 COORD - MGA/AYZone DATUM - mAHD

Attachment C – As-Constructed Drawings



I. I state that the works described on this drawing have been constructed under my supervision, and I or my authorised representatives have inspected the works at all stages of construction.

2. I certify that the works have been constructed to my satisfaction and in accordance with the development approval, the approved drawings, the Logan Planning Scheme 2006 and any relevant planning scheme policies and standard specifications.

3. I certify the approved drawings have been carefully compared with the works site as to line, levels and dimensions, and this drawing has been accurately amended in all respects as to constitute a true record of the works.

Project Name: Flagstone Rise Stage 14A
Company: PEET
Consultant: Sedgman Yeats
RPEQ/CPEng Membership No. 7817
Signature
Date: 24/04/2014

Logan City Council
APPROVED
As Constructed Drawings
By: Les Albert on 28/02/2014
Ref # 568

NOTES

1. FOR GENERAL NOTES REFER TO DRAWING YC0434-C14A-001.

LEGEND

- FINISHED SURFACE CONTOURS (0.25m)
- EXISTING SURFACE CONTOURS (0.5m)
- PROPOSED BOULDER WALL
- PROPOSED CONCRETE SLEEPER WALL
- PROPOSED SWALE
- NOMINAL KERB LINE
- ROAD CENTRE LINE
- TOP / TOE OF BATTER
- EXISTING LOTS
- DESIGN EARTHWORKS SPOT HEIGHT
- EXISTING EARTHWORKS SPOT HEIGHT
- CUT
- FILL
- STAGE BOUNDARY

CLIENT PEET LIMITED

PEET

REVISIONS				
E	G.S.	24.01.14	AS CONSTRUCTED ISSUE	
D	G.S.	16.10.13	RETAINING WALL LOCATION AMENDED TO BE WITHIN LOTS 68 & 124	
C	G.S.	20.05.13	ISSUE FOR TENDER	
B	G.S.	15.04.13	RESPONSE TO COUNCIL RFI	
A	G.S.	26.03.13	ISSUE FOR COUNCIL APPROVAL	
REV	BY	DATE	DESCRIPTION	CKD APP

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DRAWN	G.S.	
DESIGNED	S.W.	
REVIEWED	C.S.	
APPROVED	B.T.	RPEQ 7817

SCALE 10 0 10 20 1:500

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PROJECT
STAGE 14A FLAGSTONE RISE
JIMBOOMBA, QLD

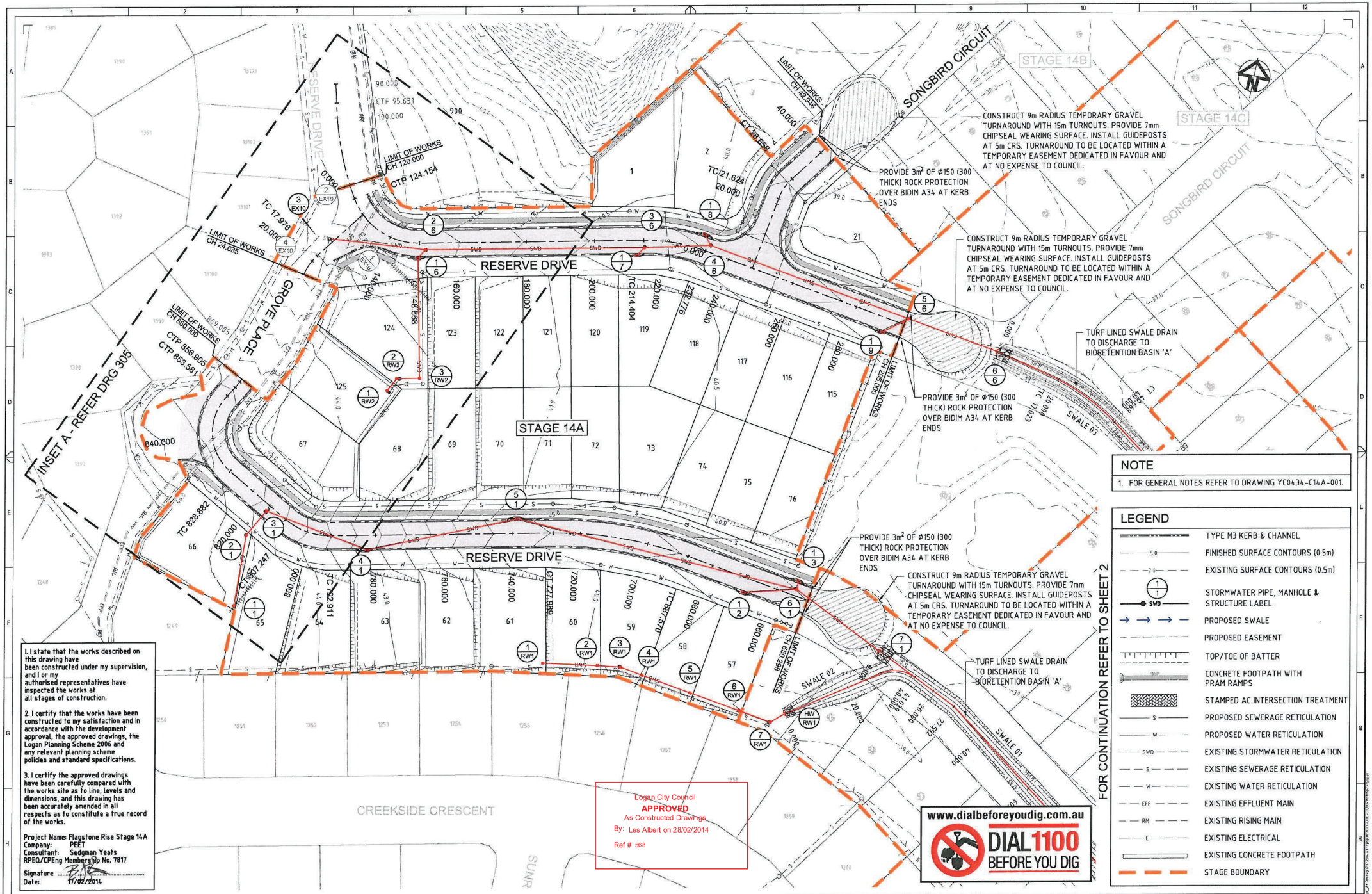
Flagstone Rise Step up

STAGE / PHASE OPERATIONAL WORKS

DRAWING NAME
BULK EARTHWORKS PLAN

01-29272

DRG No. YC0434-C14A-204 REV E



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PEET

REV	BY	DATE	DESCRIPTION	CKD	APP
E	G.S.	17.02.14	UPDATED AS CONSTRUCTED ISSUE		
D	G.S.	24.01.14	AS CONSTRUCTED ISSUE		
C	G.S.	20.05.13	ISSUE FOR TENDER		
B	G.S.	15.04.13	RESPONSE TO COUNCIL RFI		
A	G.S.	26.03.13	ISSUE FOR COUNCIL APPROVAL		

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DESIGNED	S.W.	
REVIEWED	C.S.	
APPROVED	B.T.	RPEQ 7817

Ref. No. OW/79/2013 | SHEET SIZE A1

SCALE 10 0 10 20 1:500

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PROJECT
STAGES 14A & 14B FLAGSTONE RISE
JIMBOOMBA, QLD

Flagstone Rise Step up

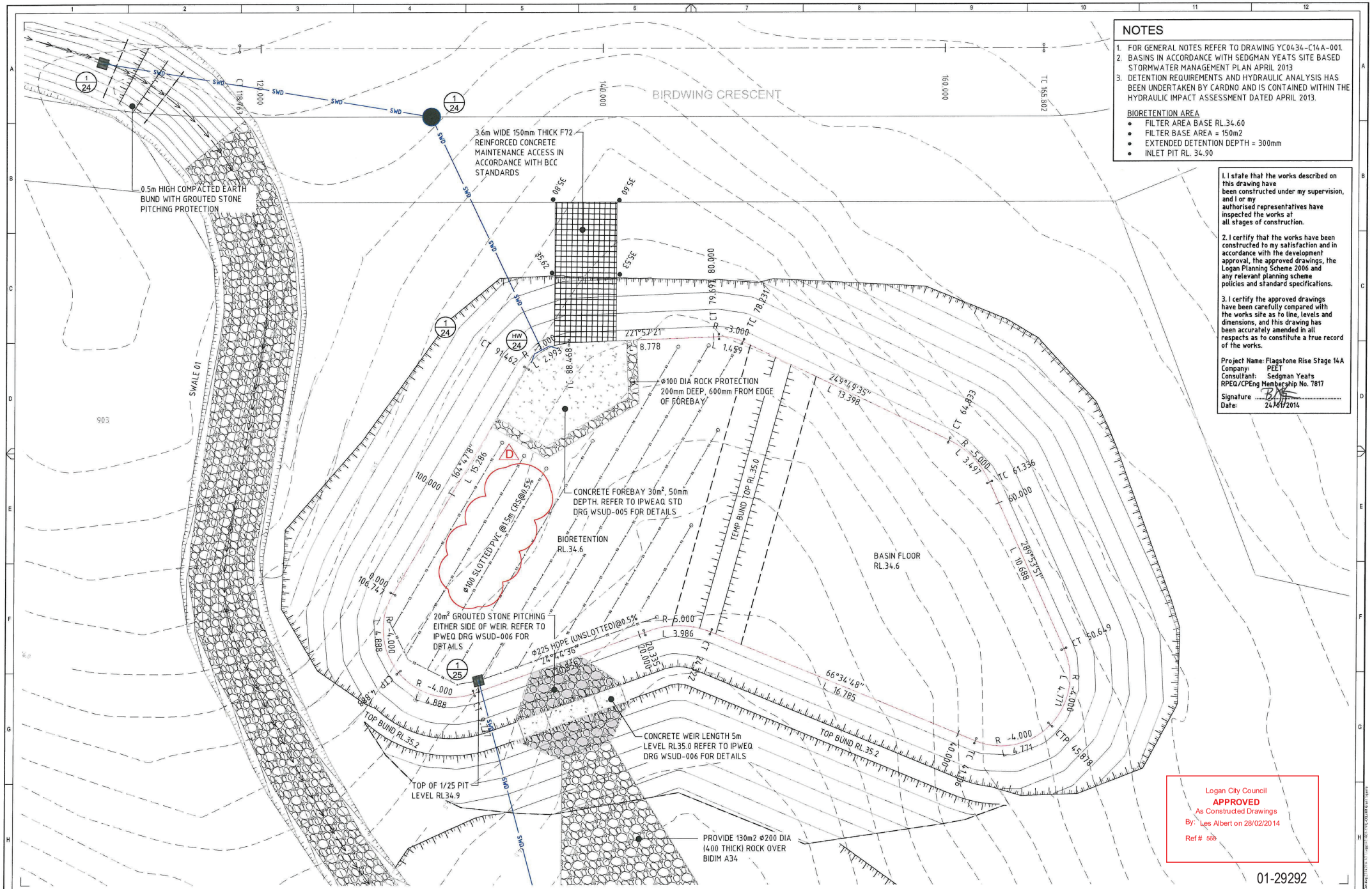
STAGE / PHASE OPERATIONAL WORKS

DRAWING NAME
ROADWORKS AND DRAINAGE PLAN
SHEET 1 OF 2

01-29275

DRG No. YC0434-C14A-302

REV E



NOTES

1. FOR GENERAL NOTES REFER TO DRAWING YC0434-C14A-001.
2. BASINS IN ACCORDANCE WITH SEDGMAN YEATS SITE BASED STORMWATER MANAGEMENT PLAN APRIL 2013
3. DETENTION REQUIREMENTS AND HYDRAULIC ANALYSIS HAS BEEN UNDERTAKEN BY CARDNO AND IS CONTAINED WITHIN THE HYDRAULIC IMPACT ASSESSMENT DATED APRIL 2013.

BIORETENTION AREA

- FILTER AREA BASE RL.34.60
- FILTER BASE AREA = 150m2
- EXTENDED DETENTION DEPTH = 300mm
- INLET PIT RL. 34.90

I, I state that the works described on this drawing have been constructed under my supervision, and I or my authorised representatives have inspected the works at all stages of construction.

2. I certify that the works have been constructed to my satisfaction and in accordance with the development approval, the approved drawings, the Logan Planning Scheme 2006 and any relevant planning scheme policies and standard specifications.

3. I certify the approved drawings have been carefully compared with the works site as to line, levels and dimensions, and this drawing has been accurately amended in all respects as to constitute a true record of the works.

Project Name: Flagstone Rise Stage 14A
Company: PEET
Consultant: Sedgman Yeats
RPEQ/CPEng Membership No. 7817
Signature
Date: 24/01/2014

Logan City Council
APPROVED
As Constructed Drawings
By: Les Albert on 28/02/2014
Ref # 568

01-29292

CLIENT PEET LIMITED

REV	BY	DATE	DESCRIPTION	CKD	APP
E	G.S.	24.01.14	AS CONSTRUCTED ISSUE		
D	G.S.	21.05.13	UNDERDRAIN MATERIAL AMENDED		
C	G.S.	20.05.13	ISSUE FOR TENDER		
B	G.S.	15.04.13	RESPONSE TO COUNCIL RFI		
A	G.S.	26.03.13	ISSUE FOR COUNCIL APPROVAL		

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DRAWN	G.S.	
DESIGNED	S.W.	
REVIEWED	C.S.	
APPROVED	B.T.	RPEQ 7817

Ref. No. OW/79/2013 | SHEET SIZE A1 | SCALE 1:500

SEDGMAN YEATS
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PROJECT
STAGE 14A FLAGSTONE RISE
JIMBOOMBA, QLD

Flagstone Rise Step up

STAGE / PHASE OPERATIONAL WORKS

DRAWING NAME
BIORETENTION BASIN 'A' PLAN & DETAILS

DRG No. YC0434-C14A-407

REV E

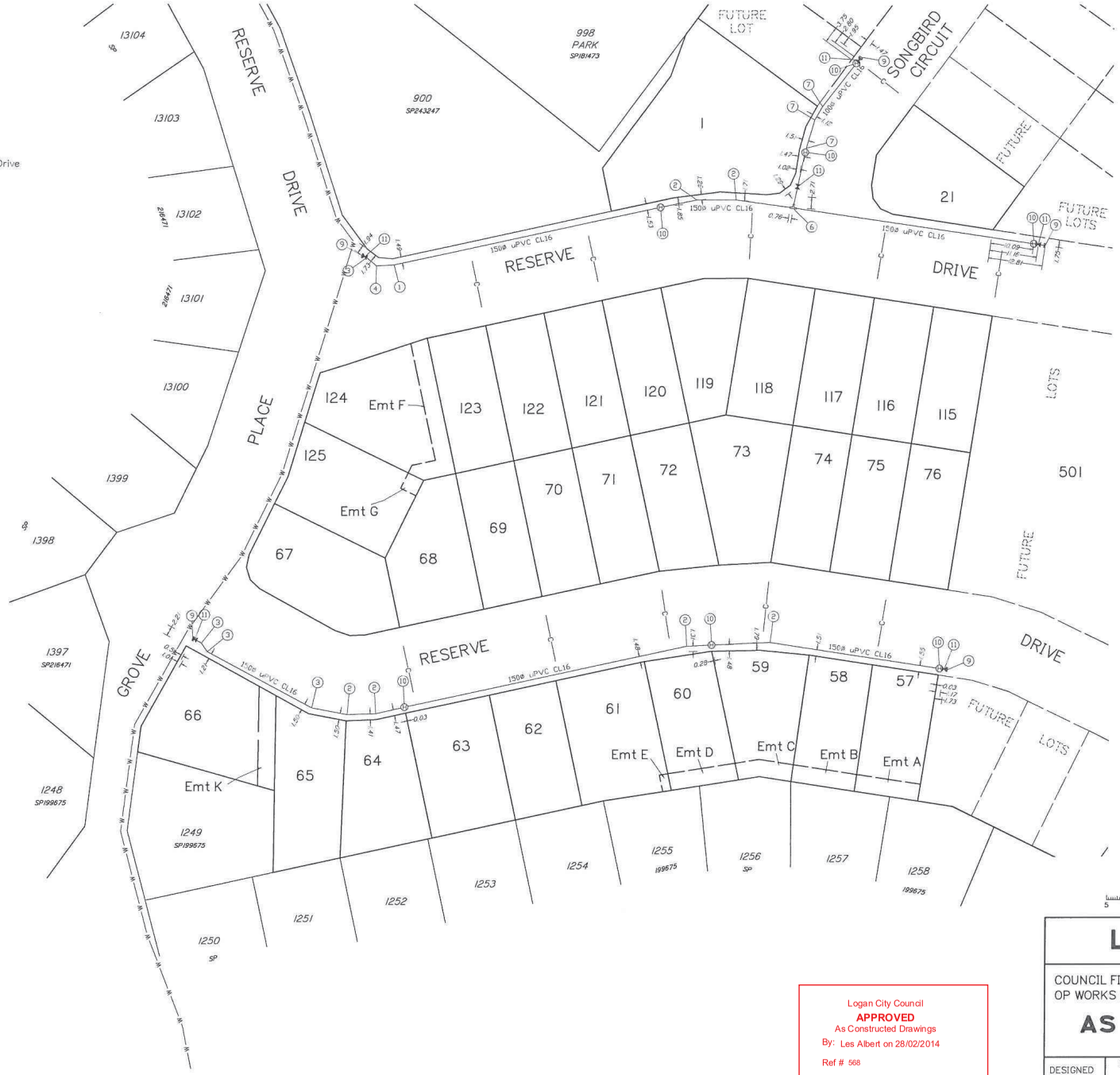
Real Property Description

Lots 1, 21, 57 – 76 & 115 – 125
on SP243247

Parish of MACLEAN
County of Stanley

Reference

PSM 172450 RL37.522 AHD
Located at the intersection of Reserve Drive & Parkside Drive



LEGEND

- NEW WATER
- EXISTING WATER
- CONDUIT ø100 uPVC CL16
- FIRE HYDRANT
- TEE INTERSECTION
- SLUICE VALVE
- END CAP

No.	ITEM
1	ø150 x ø150 TEE
2	ø150 x 11.25° BEND
3	ø150 x 22.5° BEND
4	ø150 x 45° BEND
5	ø150 x 90° BEND
6	ø150 x 100ø TEE
7	ø100 x 11.25° BEND
8	ø100 x 90° BEND
9	END CAP
10	FIRE HYDRANT
11	SLUICE VALVE

AS CONSTRUCTED DETAILS

DTS Group QLD Pty Ltd hereby certify that the measurements shown hereon are the results of our observations in the field.

The Common Seal of DTS GROUP QLD PTY LTD A.C.N. 010 098 843

Cadastral Surveyor/Director

Director

Date 18·02·14

Scale 1:500 – Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

Logan City Council
APPROVED
As Constructed Drawings
By: Les Albert on 28/02/2014
Ref # 568

LOGAN CITY COUNCIL

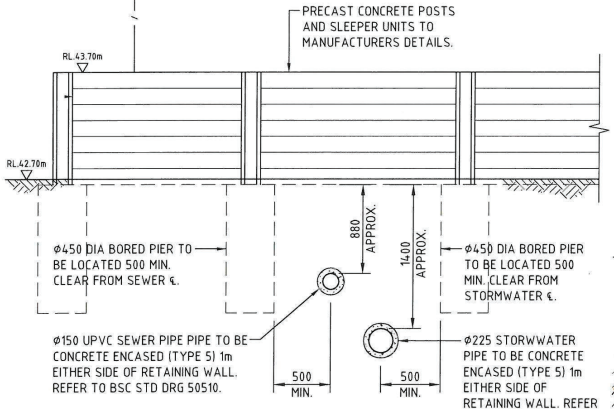
COUNCIL FILE NO.: 869769–1
OP WORKS NO.: OW/79/2013

SUBURB: **JIMBOOMBA**

AS CONSTRUCTED WATER

DESIGNED	Sedgman Yeats		SCALE: 1: 500	No. OF SHEETS Sheet 1 of 1
DRAWN	AA BNE130732		DRAWING No.	04-04741
CHECKED	RJ 07/01/14			

FOR CONTINUATION REFER TO SHEET 2



SECTION A
SCALE 1 : 25

I, I state that the works described on this drawing have been constructed under my supervision, and I or my authorised representatives have inspected the works at all stages of construction.

2. I certify that the works have been constructed to my satisfaction and in accordance with the development approval, the approved drawings, the Logan Planning Scheme 2006 and any relevant planning scheme policies and standard specifications.

3. I certify the approved drawings have been carefully compared with the works site as to line, levels and dimensions, and this drawing has been accurately amended in all respects as to constitute a true record of the works.

Project Name: Flagstone Rise Stage 14A
Company: PEET
Consultant: Sedgman Yeats
RPEQ/CPEng Membership No. 7817
Signature .....
Date: 24/01/2014

Logan City Council
APPROVED
As Constructed Drawings
By: Les Albert on 28/02/2014
Ref # 568

NOTE
1. FOR GENERAL NOTES REFER TO DRAWING YC0434-C14A-001.

LEGEND
- FINISHED SURFACE CONTOURS (0.5m)
- SEWERAGE LINE, MAINTENANCE SHAFT, MANHOLE & STRUCTURE NUMBER
- SEWERAGE LINE & HOUSE CONNECTION
- PROPOSED EASEMENT BOUNDARY
- PROPOSED STORMWATER DRAINAGE
- PROPOSED WATER RETICULATION
- EXISTING SEWER MAIN
- EXISTING STORMWATER RETICULATION
- EXISTING WATER RETICULATION
- EXISTING EFFLUENT MAIN
- EXISTING RISING MAIN
- EXISTING ELECTRICAL
- STAGE BOUNDARY

NEW HC OB 10.36 IL 37.35
NEW HC OB 6.27 IL 38.14
EXISTING SEWER HOUSE CONNECTION TO SERVICE STAGE 14A LOTS (TYPICAL).
NEW HC OB 6.14 IL 39.61
CONTRACTOR TO EXPOSE EXISTING SEWER & JOIN NEW HOUSE CONNECTION TO COUNCIL STANDARDS (TYPICAL).
NEW HC OB 9.28 IL 41.49
NEW HC OB 29.42 IL 42.49

REV	BY	DATE	DESCRIPTION	CKD	APP
F	G.S.	24.01.14	AS CONSTRUCTED ISSUE		
E	G.S.	16.10.13	SECTION A ADDED		
D	G.S.	21.05.13	MAINTENANCE STRUCTURE 5/147 REMOVED		
C	G.S.	20.05.13	ISSUE FOR TENDER		
B	G.S.	15.04.13	RESPONSE TO COUNCIL RFI		
A	G.S.	26.03.13	ISSUE FOR COUNCIL APPROVAL		

CLIENT PEET LIMITED

PEET

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DRAWING IS NOT TO BE SCALED

Ref. No. OW/79/2013 | SHEET SIZE A1

DRAWN	G.S.	
DESIGNED	S.W.	
REVIEWED	C.S.	
APPROVED	B.T.	RPEQ 7817

SCALE 1:500

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PROJECT
STAGE 14A FLAGSTONE RISE
JIMBOOMBA, QLD

Flagstone Rise Step up

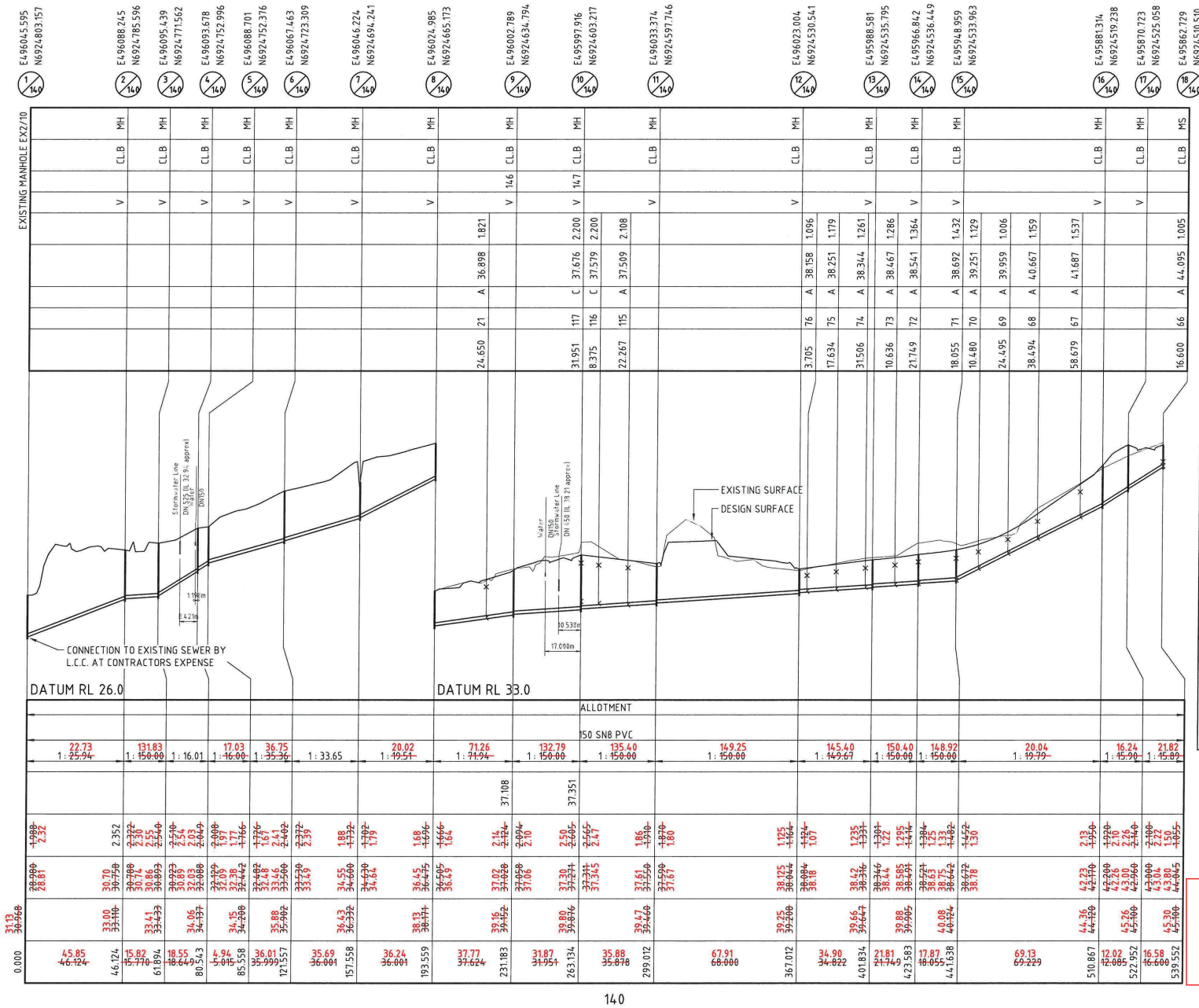
STAGE / PHASE AS CONSTRUCTED

DRAWING NAME
SEWER RETICULATION PLAN
SHEET 1 OF 2

05-05853

DRG No. YC0434-C14A-500

REV F



I, I state that the works described on this drawing have been constructed under my supervision, and I or my authorised representatives have inspected the works at all stages of construction.

2. I certify that the works have been constructed to my satisfaction and in accordance with the development approval, the approved drawings, the Logan Planning Scheme 2006 and any relevant planning scheme policies and standard specifications.

3. I certify the approved drawings have been carefully compared with the works site as to line, levels and dimensions, and this drawing has been accurately amended in all respects as to constitute a true record of the works.

Project Name: Flagstone Rise Stage 14A
Company: PEET
Consultant: Sedgman Yeats
RPEQ/CPEng Membership No. 7817
Signature .....
Date: 24/01/2014

Logan City Council
APPROVED
As Constructed Drawings
By: Les Albert on 28/02/2014
Ref # 568

CLIENT PEET LIMITED

PEET

REV	BY	DATE	DESCRIPTION	CKD	APP
D	G.S.	24.01.14	AS CONSTRUCTED ISSUE		
C	G.S.	20.05.13	ISSUE FOR TENDER		
B	G.S.	15.04.13	RESPONSE TO COUNCIL RFI		
A	G.S.	26.03.13	ISSUE FOR COUNCIL APPROVAL		

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DRAWING IS NOT TO BE SCALED

Ref. No. OW79/2013 | SHEET SIZE A1

DRAWN	G.S.	
DESIGNED	S.W.	
REVIEWED	C.S.	
APPROVED	B.T.	RPEQ 7817

SCALE
HORIZ 10 0 10 20 30 40 50 1:1000
VERT 1 0 1 2 3 4 5 1:100

SEDGMAN YEATS
LEVEL 2, 5 GARDNER CLOSE, MILTON QLD 4064 AUSTRALIA
T 07 3124 4500 F 07 5503 1672 info@yeats.com.au www.yeats.com.au

PROJECT
STAGE 14A FLAGSTONE RISE
JIMBOOMBA, QLD

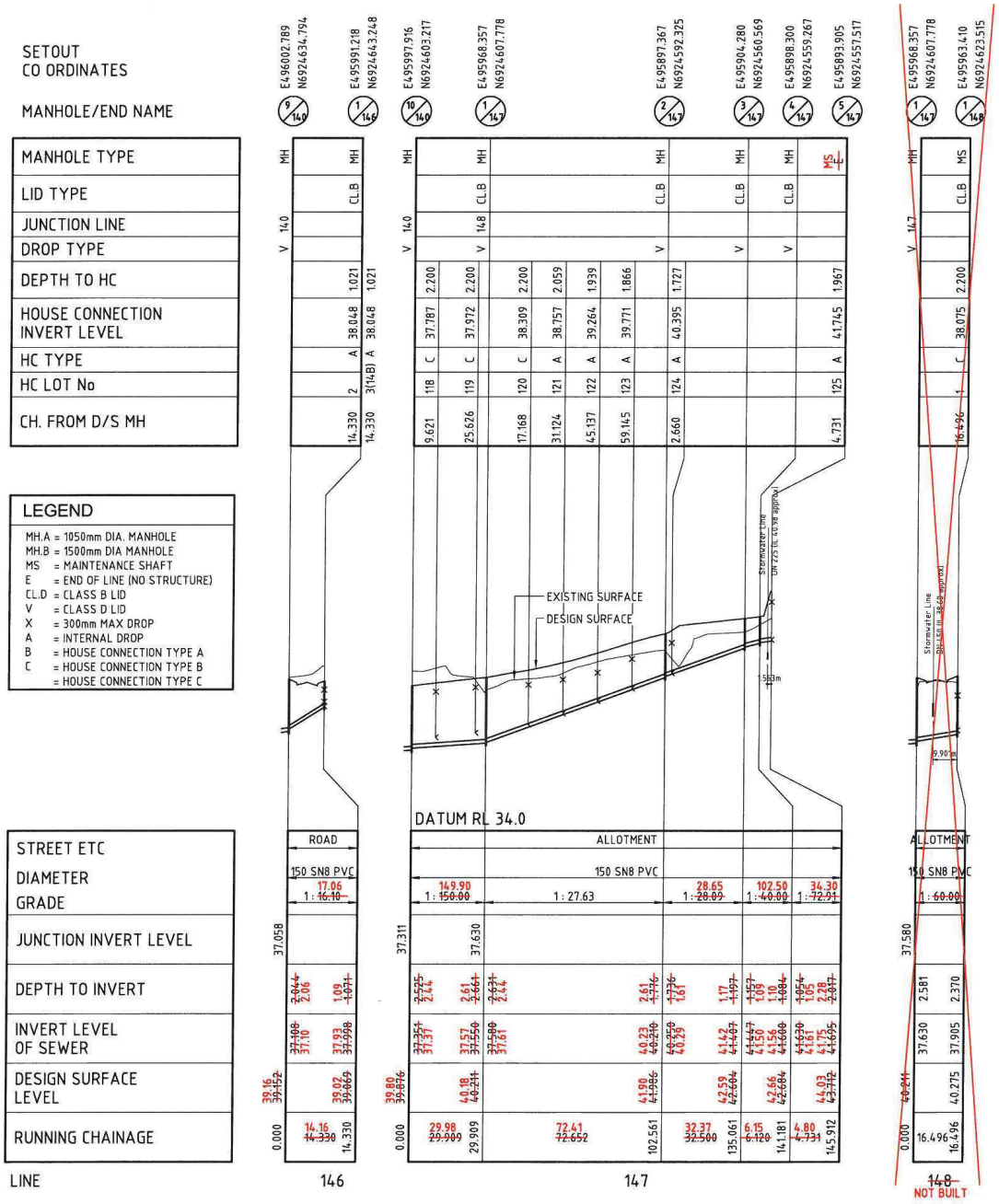
Flagstone Rise Step up

STAGE / PHASE OPERATIONAL WORKS

DRAWING NAME
SEWER LONGITUDINAL SECTIONS
SHEET 1 OF 2

05-05855

DRG No. YC0434-C14A-502 REV D



NOTE: ALL HOUSE CONNECTIONS TO LOTS 57-65 TO BE COMPLETED BY COUNCIL DUE TO CONNECITON BEING MADE TO AN EXISTING LIVE SEWER. THIS IS IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

I. I state that the works described on this drawing have been constructed under my supervision, and I or my authorised representatives have inspected the works at all stages of construction.

2. I certify that the works have been constructed to my satisfaction and in accordance with the development approval, the approved drawings, the Logan Planning Scheme 2006 and any relevant planning scheme policies and standard specifications.

3. I certify the approved drawings have been carefully compared with the works site as to line, levels and dimensions, and this drawing has been accurately amended in all respects as to constitute a true record of the works.

Project Name: Flagstone Rise Stage 14A
Company: PEET
Consultant: Sedgman Yeats
RPEQ/CPEng Membership No. 7817
Signature .....
Date: 17/02/2014

Logan City Council
APPROVED
As Constructed Drawings
By: Les Albert on 28/02/2014
Ref # 568

REV	BY	DATE	DESCRIPTION	CKD	APP
F	G.S.	17.02.14	UPDATED AS CONSTRUCTED ISSUE		
E	G.S.	24.01.14	AS CONSTRUCTED ISSUE		
D	G.S.	21.05.13	STRUCTURE 5/147 REMOVED. END OF LINE ONLY		
C	G.S.	20.05.13	ISSUE FOR TENDER		
B	G.S.	15.04.13	RESPONSE TO COUNCIL RFI		
A	G.S.	26.03.13	ISSUE FOR COUNCIL APPROVAL		

CLIENT PEET LIMITED

PEET

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DRAWING IS NOT TO BE SCALED

DRAWN	G.S.	
DESIGNED	S.W.	
REVIEWED	C.S.	
APPROVED	B.T.	RPEQ 7817

SCALE
HORIZ 10 0 10 20 30 40 50 1:1000
VERT 1 0 1 2 3 4 5 1:100

Ref. No. OW/79/2013 SHEET SIZE A1

SEDGMAN YEATS
LEVEL 2, 5 GARDNER CLOSE, MILTON QLD 4064 AUSTRALIA
T 07 3124 4500 F 07 5503 1672 info@yeats.com.au www.yeats.com.au

PROJECT
STAGE 14A FLAGSTONE RISE
JIMBOOMBA, QLD

Flagstone Rise Step up

STAGE / PHASE OPERATIONAL WORKS

DRAWING NAME
SEWER LONGITUDINAL SECTIONS
SHEET 2 OF 2

05-05856

DRG No. YC0434-C14A-503

REV F

Attachment D – Logan PD Hub Flood Property Report

Flood Level Report

The Logan City Council Flood Level Report is provided to support planning and development in accordance with the current version of the Logan Planning Scheme 2015. This report summarises the relevant information for the Flood Hazard overlay code and applicable flood planning levels. The content of this report should be considered along with all other applicable planning and development requirements.
This tool is not designed to give information on the risk of flooding for the purposes of preparing for potential flooding that may affect your home or business. For information on disaster preparedness please visit Council's Disasters and Emergencies webpage.

FLOOD HAZARD INFORMATION ADVICE

Logan City Council is currently in the process of re-modelling flood hazard across the city. The purpose of re-modelling flood hazard enables Council to get a better understanding of flood risk to the community, Council infrastructure and for disaster preparedness. Council will also apply State policies and National standards on flooding to the modelling. The extent of the flood hazard overlay shown on the Logan Planning Scheme Flood hazard overlay map OM-05.00 is likely to change substantially as a result of this re-modelling, namely additional areas that are not currently mapped as affected by flood hazard will be mapped as affected by flood hazard, and areas currently mapped as being subject to flood hazard may be the subject of greater flood hazard. Once endorsed Council will use this new flood modelling to update the Logan Planning Scheme flood hazard overlay and update the Defined Flood Levels for development. In the meantime, all persons planning to undertake development in the city are strongly encouraged to contact Council's Rivers and Catchment Engineering Program (phone 07 3412 3412) to establish the status of the re-modelling and to determine how it may impact their land.

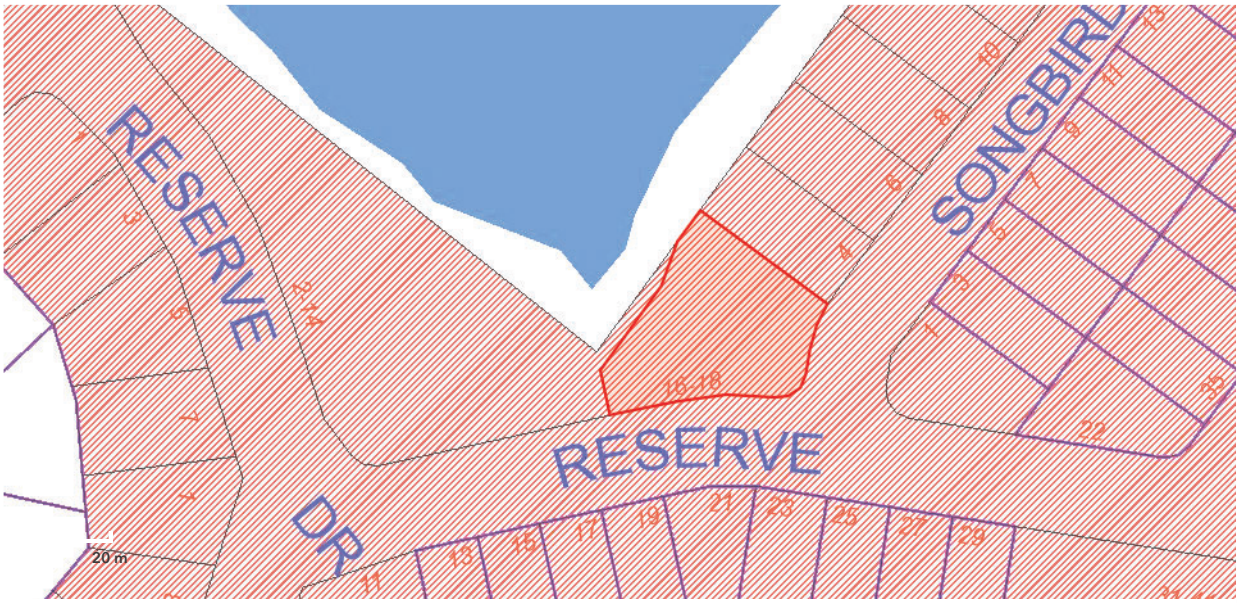
Property Details

Address:	2 Songbird Circuit FLAGSTONE 4280		
Lot/Plan:	Lot 1 SP 243247	**Property Key:**	334987
Property Size:	1,327 m ^{2} (survey plan area)	**Division:**	11
Zone and precinct:	Priority Development Area - N/A		

Planning and Development Triggers

The Flood Hazard Overlay from the Logan Planning Scheme 2015 is displayed. If the selected property is impacted/affected, the Flood Level Report will provide information about flood levels. For further information please contact Council by emailing Council@logan.qld.gov.au or phoning (07) 3412 5282.

No Flood Planning Triggers	This property has not been identified in a natural hazard area for flooding. The Flood Hazard overlay code is not triggered for planning and development.



Logan City Council

Powered by Esri

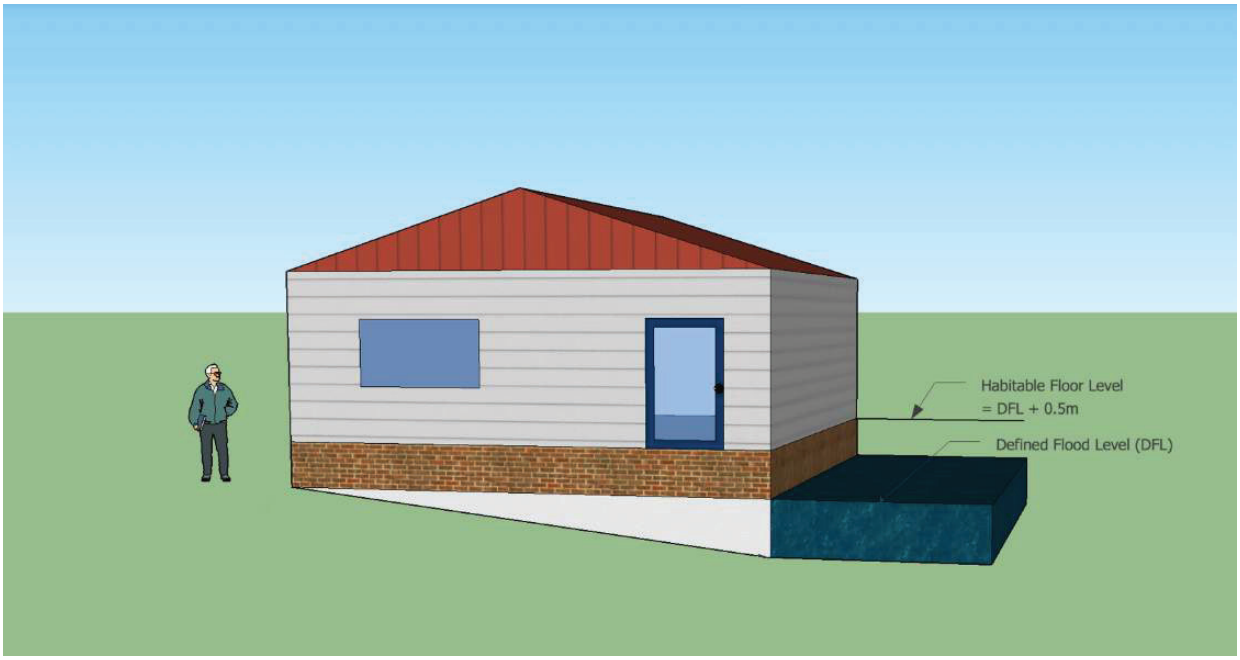
Where to next?

This Flood Level Report is designed to support the implementation of the Logan Planning Scheme 2015. The planning scheme helps Council to safely manage population growth, plan for a sustainable future and guide the way land is used and developed across the city.

Building a house?

A house located in a Flood Hazard overlay area must have a finished habitable floor level a minimum of 500mm above the defined flood event (as shown below).

A building permit, is required prior to commencing construction on most types of domestic or commercial build works. These can be sought from a private building certifier who will assess whether the proposed work complies with the relevant legislation, regulations and standards. You can access more information on the building works process from Council at Planning & Building.



Lodging a development application?

For further advice regarding planning approval for a subdivision or material change of use, or operational works please visit the Development in Logan webpage or contact a Council planner on (07) 3412 5269.

Buying or selling?

Regulation of planning and development is just one way that we can help to make our city flood resilient. If you are looking to buy or sell a property it is important to consider the risk of flooding and how you can be prepared for potential flooding which may affect your property, business and neighbourhood. Being resilient is a shared responsibility, and Council has developed a range of information on flooding to assist all members of the community to be better prepared for severe weather and flooding. For information on all hazards, including flooding, please visit Council's Disasters and Emergencies website.

Please note:

All possible steps have been undertaken to ensure the information presented in this report is accurate at the time of generation. Changes to the topography and condition of the local creeks and waterways may have an impact on flooding. Over time, Council may undertake further technical studies to maintain the understanding of flooding across the city, and update the information available.

Logan City Council
PO Box 3226 Logan Central QLD 4114
Generated: Tuesday, 25 January 2022 2:54 PM

Phone: (07) 3412 5269
Email: council@logan.qld.gov.au
Web: logan.qld.gov.au

Attachment E – DBYD

Job No 31317753

Phone: 1100
www.1100.com.au

Caller Details

Contact:	Katherine Leggett	**Caller Id:**	3101462	**Phone:**	(07) 3811 4544
Company:	Stantec Australia				
Address:	Level 3, 52 Merivale Street, South Brisbane Brisbane QLD 4101	**Email:**	katherine.leggett@stantec.com		

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

User Reference: 301050316-1

Working on Behalf of: Private

Enquiry Date:	**Start Date:**	**End Date:**
03/02/2022	28/02/2022	28/02/2022

Address:

16-18 Reserve Drive
Flagstone QLD 4280

Job Purpose:	**Onsite Activities:**
Excavation	Non-Destructive Digging
Location of Workplace:	**Location in Road:**
Both	Road, Nature Strip, Footpath

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:

Not supplied

Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at **www.1100.com.au**
- **For more information on safe excavation practices, visit www.1100.com.au**

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days.
Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.
** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.
# Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
207694064	APT Holdings - Origin (AGN North)	1800 085 628	NOTIFIED
207694062	Energex QLD	13 12 53	NOTIFIED
207694061	Logan City Council	(07) 3412 3412	NOTIFIED
207694063	NBN Co Qld	1800 687 626	NOTIFIED
207694060	Telstra QLD FA	1800 653 935	NOTIFIED

END OF UTILITIES LIST

APA Group
PO Box 6014 Halifax Street
South Australia 5000

03/02/2022

Company: Stantec Australia
Katherine Leggett
Level 3, 52 Merivale Street, South Brisbane
Brisbane
QLD 4101

katherine.leggett@stantec.com

Dear Katherine Leggett

Sequence Number: 207694064
Worksite Address: 16-18 Reserve Drive
Flagstone
QLD 4280

RE: REQUEST FOR APA GROUP (APA) UNDERGROUND DIAL BEFORE YOU DIG

Dear Sir/Madam

In response to the above enquiry we wish to confirm that APA **operates underground plant** (Mains and / or Services) at or in the vicinity of the above address.

Please check that the following map represents the area you requested - if the area is not correct please contact our Dial Before You Dig Officer - 1800 085 628. If works are proposed adjacent to any underground plant operated by APA please ensure compliance with the attached "DUTY OF CARE"

Please find enclosed the following information in support of the above: -

1. A location map of the **suburb** the service is in and an A4 location map showing the **status** of APA underground plant (Mains and / or Services) adjacent to the subject site

2. DUTY OF CARE statement which forms **an integral part** of any information supplied by APA

FOR GAS EMERGENCIES 24 HOURS - 1800 GAS LEAK (1800 427 532)

Please note that as work on APA underground plant is ongoing any information supplied on their status can only be considered current for **30 days from the date of this response**. Expired locations, i.e., over 30 days from the date of this response, require a new Dial Before You Dig request to validate location information.

Should you have any questions with **regards to the attached information** please contact our Dial Before You Dig officer - 1800 085 628.

For any excavation works, including vacuum excavations, an "Authority to Work" Permit may be required and a Site Watch may need to be scheduled.

A minimum of 5 business days' notice is required to process permit applications. Permit applications can be made by: -

Post: Permit Applications QLD, PO Box 885 Hamilton Central QLD 4007 or

Email: permitsqld@apa.com.au or Phone: (07) 3215 6644 though an application will most likely be required

Charges may apply for Site Watch requests. Your sequence number may be requested when making your booking, please have this available when you request either a mains location or site watch.

For other enquiries please contact your gas retailer

To find out who your retailer is call 1800 657 567

Warning: **if there are high or transmission pressure gas mains present in the vicinity of your area of interest, an APA employee must be in attendance during any excavation within 3 metres of high or transmission pressure mains, and an "Authority to Work" permit must be issued prior to work commencing.**

Please contact us for a permit to work request if you believe your work is within this zone, by completing the "Authority to Work" request form attached and sending to APA. 5 days' notice is required prior to the commencement of any excavation to assess and allocate resources. Contact phone numbers are shown at the end of the notice of location.

Please Note: For some DBYD enquiries, you might receive 2 responses from the APA Group. Please read both responses carefully as they will relate to different assets. It is your responsibility to action all requirements set out in APA Group responses.

Please take some time to review the entire response document and check the information supplied and please let us have any feedback by sending an email to DBYDNetworksAPA@apa.com.au or contacting us direct on 1800 085 628.

Yours faithfully

Dial Before You Dig Officer
APA Group

Email DBYDNetworksAPA@apa.com.au
Ph. 1800 085 628

APA CHANGE NOTIFICATION

The map below may have different symbols to those you are familiar with.

APA recently upgraded the asset mapping software utilised for Dial Before You Dig requests.

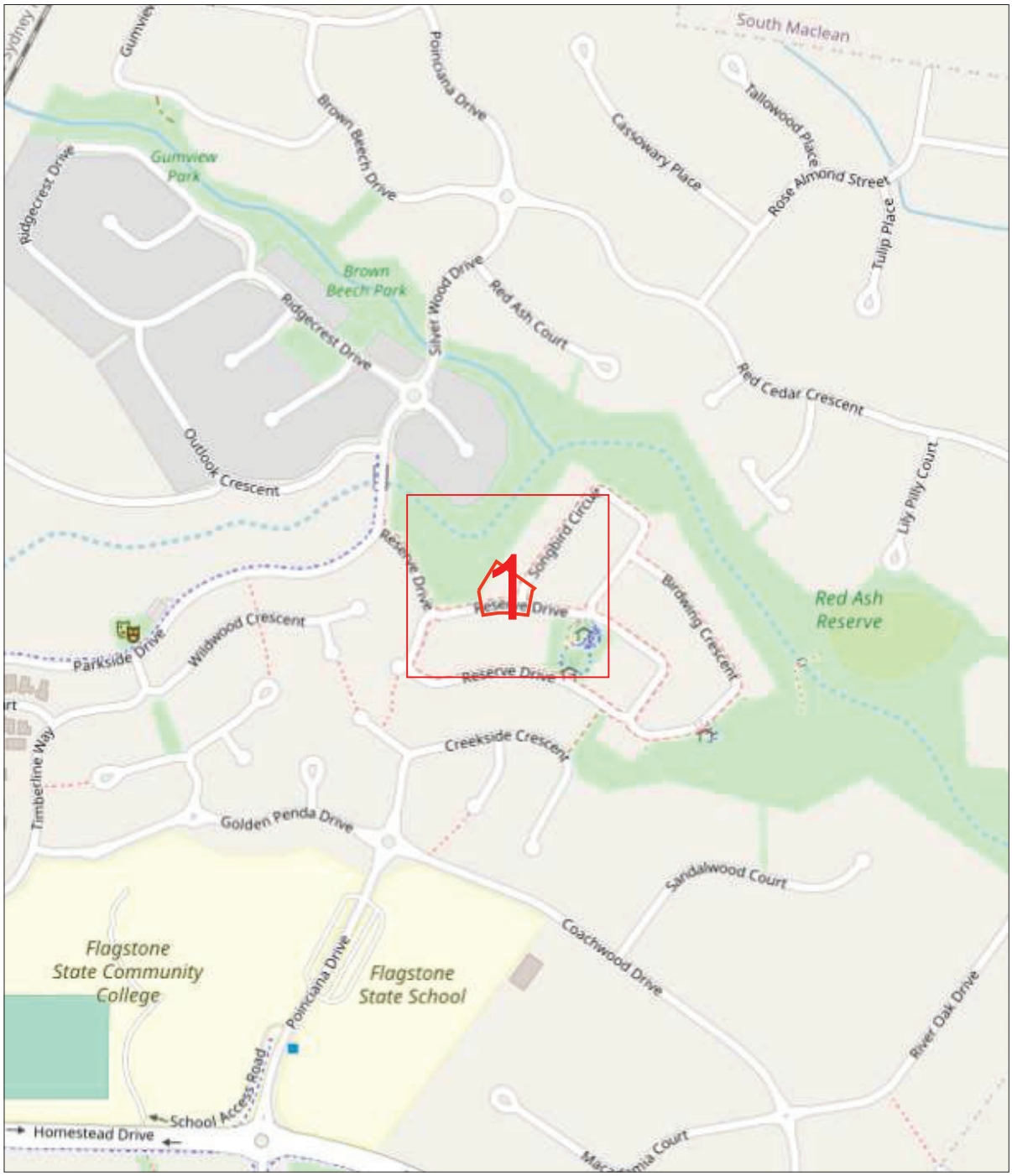
To avoid confusion, please carefully review the legend along with the map.

Please direct any questions to DBYDNetworksAPA@apa.com.au

DIAL BEFORE YOU DIG www.1100.com.au
The Essential First Step

operated by apa

Site Address	16-18 Reserve Drive Flagstone 4280	**Sequence No**	207694064
Name	Katherine Leggett		
Email	katherine.leggett@stantec.com		



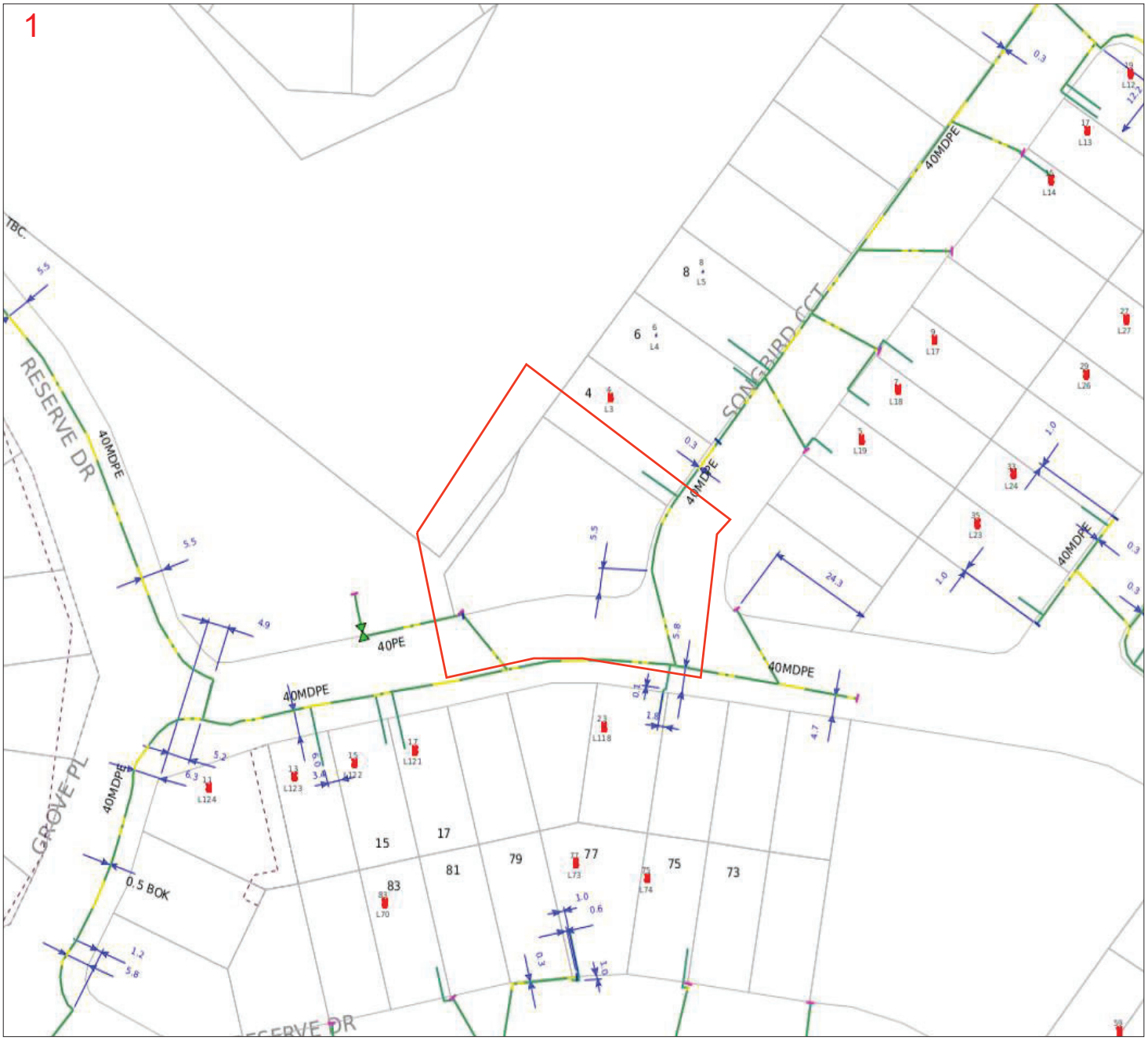
Scale 1: 6000	N	Enquiry Area / Map Key Area

APA Group does not guarantee the accuracy or completeness of the map and does not make any warranty about the data. APA Group is not under any liability to the user for any loss or damage (including consequential loss or damage) which the user may suffer resulting from the use of this map.

DIAL BEFORE YOU DIG www.1100.com.au The Essential First Step

operated by apa

Site Address	16-18 Reserve Drive Flagstone 4280	Sequence No	207694064



PIPE AND BOUNDARIES		PIPE CODE / MATERIALS		OBJECTS or TERMS	
SERVICE (COLOUR BY PRESSURE)		C2, CI	Cast Iron	VALVES	
LOW PRESSURES		CU	Copper	BURIED VALVES	
MEDIUM PRESSURES		N2, NY, NY11	Nylon	GATE / REGULATORS	
HIGH PRESSURES		P# *(e.g. P6)*	Polyethylene (PE)	GAS SUPPLIED = YES	
TRANSMISSION PRESSURES		P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT	
PRIORITY MAIN (BEHIND PIPE)		P2,P4,P8	High Density PE	CP TEST POINT/ ANODE	
PROPOSED (COLOUR BY PRESSURE)		ST or S#	Steel	SYPHON	
LPG (COLOUR BY PRESSURE)		*S6# (e.g. S61)*	Steel Class 600	TRACE WIRE POINT	
ABANDONED		*S3# (e.g. S33)*	Steel Class 300	PIPELINE MARKER	
IDLE		W2 or GAL	Wrought Galv. Iron	NOT TIED IN	N.T.I.
SLEEVE		W3 or PGAL	Poly Coat Wrought Galv. Iron	COUPLING & END CAP	or
CASING / SPLIT (BEHIND PIPE)		*Pipe diameter in millimetres is shown before pipe code e.g. 40P6 = 40mm nominal diameter*		DEPTH OF COVER	C
UNKNOWN					
EASEMENT/ JURISDICTION					

EXAMPLES

40P6 in 80C2 — 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing

63S8 — 63mm Medium Pressure Steel

Line / Polygon Request

This map is created in colour and shall be printed in colour

Map Key

1

Scale 1:700

0 0.009km

N

APA Group does not guarantee the accuracy or completeness of the map and does not make any warranty about the data. APA Group is not under any liability to the user for any loss or damage (including consequential loss or damage) which the user may suffer resulting from the use of this map

Working Around Gas Assets: Duty of Care and Responsibilities

It is illegal to interfere or tamper with gas infrastructure.
Offenders who interfere or tamper with gas infrastructure may be prosecuted under relevant legislation and there are very serious penalties for such offences

"Gas infrastructure" or "infrastructure" in this document refers to any infrastructure or property owned or operated by APA Group including, but not limited to natural gas mains, services and regulator/meter stations or regulator pits.

1. Planning Your Work

a. The constructor must:

i. Request plans of APA Group infrastructure for a particular location at a reasonable time before construction begins (at least 5 business days);
ii. Design for minimal impact and ensure protection of APA Group infrastructure, this includes networks managed by APA on behalf of Australian Gas Networks and Allgas; and
iii. Contact APA Group if their infrastructure is in any way affected by planned construction activities.

2. Before You Start Work

a. Please Note: **You will be responsible to pay for the repair of any damage by you to gas assets.**

b. You must obtain **Dial Before You Dig** (DBYD) documentation before any on-site construction or excavation commences. This document is to be read in conjunction with the Dial Before You Dig plans and other relevant documentation.
APA Group will provide free site plans if an APA Group infrastructure location request is made to APA on **1800 085 628**

c. If DBYD documents indicate you will be working within 3m of a high pressure or transmission gas pipeline, you must complete and submit the **Authority to Work Request** provided with your DBYD documentation **five (5) business days** prior to commencing the work. Requests **under** five (5) business days will incur extra charges.

d. APA Group shall assess your Authority to Work Request and will inform you if a Site Watch is required. A Site Watch involves the presence of an APA representative at site to advise on locating and working around the asset. Where on-site location advice is provided, the constructor is responsible for all hand digging (potholing) to visually locate and expose APA Group infrastructure. Vacuum excavations may only be used if permission is granted by APA and if it is used on high pressure mains Site Watch will be required. **Site Watch services are charged at an hourly rate.**

e. The principal contractor for the site must provide APA Group with a written construction methodology for all works impacting or encroaching on APA infrastructure. All construction methodology documents will be reviewed by APA Group prior to the commencement of site works. Construction methodology documents must be submitted as part of an Authority to Work Request (send to permitsqld@apa.com.au).

f. Site Plans

i. Plans and/or details provided by APA Group through DBYD or otherwise are current for one (1) month from the date of dispatch and should be disposed of by shredding or any other secure disposal method after use.
ii. APA Group retains copyright in all plans and details provided in connection with any request.
iii. APA Group plans or other details are provided for the use of the applicant, its servants, employees, contractors and agents, and must not be used for any unauthorised purpose.
iv. APA Group plans are pipe indication diagrams only and indicate the presence of plant in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty as such levels can change over time.
v. APA Group, its servants, employees, or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and/or details so supplied to the applicant/constructor, its servants, employees, contractors and/or agents, and the applicant/constructor agrees to indemnify APA Group against any claim or demand for any such loss or damage.
vi. The constructor is responsible for all infrastructure damage occasioned to APA Group infrastructure.
vii. APA Group reserves all rights to recover compensation for loss or damage caused by interference or damage, including consequential loss and damages to its property and gas infrastructure.
viii. All care is taken in the preparation of location drawings and plans, but NO responsibility is accepted by APA Group for errors or omissions.

3. Working in the Vicinity of a Gas Pipeline

a. **Excavation** near Gas Mains and Services

PLEASE NOTE: Unless otherwise approved, mechanical excavation is not permitted above, or within 600mm of either side of APA Group infrastructure.

i. **Location of Gas Mains and Services:** Examining the DBYD documentation and other plans is not sufficient as reference points may change from the time of installation and recording on documentation. You MUST use appropriately qualified plant locators to accurately locate and prove the position of all assets and then validate these positions prior to commencing work. For all work to be done within 3.0 metres of APA Group infrastructure, the constructor is required to hand dig (pothole) and expose the plant, hence proving its exact location before work can commence. Vacuum excavation can cause failure of some types of gas mains and therefore APA Group must be contacted prior to any vacuum excavation.
Please note that new APA Group gas mains generally have a plastic warning tape or lightweight plastic board buried above the pipe but this is not the case for older mains or when pipe is laid by means of boring or located in conduit.

ii. **IMPORTANT NOTE:** Not all gas services (i.e. pipe from gas main to a gas meter in an individual property) are captured on APA Plans. Gas services shown on plans are indicative only and do not pinpoint the exact location of APA's asset. A gas service may also cross a road to reach a property. To confirm the presence of a gas service, please contact the APA DBYD number below for further information.

iii. **Installation of Utilities Parallel to Gas Mains and Services**: If construction work is being undertaken parallel to APA Group gas mains, then hand digging (potholing) at least every 4 m is required to establish the location of all gas mains. Nominal locations must be confirmed before work can commence. A minimum clearance of 600mm must be maintained from gas mains unless otherwise approved by APA. If an excavation exceeds the depth of the gas mains and it is likely that the covers or bedding material around the pipes will move, approval must be sought from APA Group's Capital Works team.

iv. **Installation of Utilities Across Gas Mains and Services:** A minimum clearance of 300mm above and below and APA Group gas mains must be maintained unless otherwise approved by APA. If the width or depth of the excavation is such that the gas mains will be exposed or unsupported, then APA Group must be contacted to determine whether the gas mains should be taken out of service, or whether they need to be protected or supported. Protective cover strips when removed must be replaced under APA Group supervision.

v. **Exposed Gas mains and Services:** Exposure of APA infrastructure shall be limited to potholing for location purposes. Any other exposure of pipe is not permitted unless expressly approved by APA Group. Exposed gas pipes must be protected by the constructor against the effects of heat by shielding or covering with a suitable material. Heating of exposed plastic pipes is dangerous. If depth of cover is compromised in any way due to works, please contact APA immediately.

vi. **Heavy machinery Operation over Gas Mains and Services:** Where heavy "Crawler" or "Vibration" type machinery is operated over the top of gas mains, a minimum cover of 750mm to the gas mains must be maintained using load bearing protection whilst the machinery is in operation.

vii. **Directional Drilling Near Gas Mains and Services:** When drilling parallel to gas mains, trial holes must be carefully hand dug at least every 4m to prove the actual location of the conduits/pipes before using drilling machinery. Where it is required to drill across the line of gas mains, the actual location of the gas mains must first be proven by the constructor by hand digging. A trench must be excavated one metre from the side of the gas mains where the auger will approach to ensure a minimum clearance of 600mm for gas mains can be maintained unless otherwise approved by APA.

viii. **Explosives:** Clearances must be obtained from APA Group's Networks Engineering Manager for use of explosives in the vicinity of gas mains. Please contact the APA Group.

b. **Damage Reporting**: All damage to conduits and pipes and any other gas infrastructure and property must be reported to APA Group no matter how insignificant the damage appears to be. Even very minor damage to protective coverings can lead to eventual failure through corrosion. All work in the vicinity of damaged infrastructure should cease and the area should be vacated until a clearance to continue work has been obtained from an APA Group officer. Please contact the Emergency number below to report damage.

c. **Solutions and Assistance**: If it is determined that APA Group infrastructure is likely to be impacted or encroached upon by planned construction, APA Group must be contacted to arrange for possible engineering solutions. If APA Group relocation or protection works are part of the agreed solution, then payment to APA Group for the cost of this work will be the responsibility of the principal contractor. APA Group will provide an estimated quotation for work on receipt of the order number before work will proceed.

d. **Reinstatement**: APA assets affected by third party works as highlighted above are to be reinstated as per APA requirements, potentially including but not limited to; warning tape/marker board, soft bedding/backfill materials, trench dimensions, depth of cover, trace wire for PE mains, compaction requirements, concrete protection, and surface re-instatement.

4. Contacting APA

GAS EMERGENCIES 24 HRS	GAS PLANT RELOCATIONS APA CAPITAL WORKS	APA GROUP GAS ASSET LOCATIONS TEAM (PERMITS OFFICE)	APA DBYD NETWORKS SUPPORT
1800 GAS LEAK (1800 427 532)	PH: 07 3215 6709 capitalworksqldnetworks@apa.com.au	PH: 07 3215 6644 permitsqld@apa.com.au	PH: 1800 085 628

LPG

APA Group responsibilities include (in conjunction with Origin Energy):

- Ensuring the safety of all persons and property due to the supply of gas services.
- Consultation on the supply of services to residential, commercial and industrial sites via reticulated gas networks.
- Maintenance of reticulated gas systems within authorised areas.
- Examination of the impact of proposed developments on existing gas mains and service networks.
- The provision of Dial Before You Dig and maps for the identification of gas mains and services.
- Preparation of designs and cost estimates for the supply of reticulated gas systems in the developing areas of Queensland.
- Liaison with local authorities for the extension of gas mains and services.

The APA Group is responsible for Natural Gas reticulation systems and pipelines in Brisbane, Ipswich, Darling Downs, Roma and the Wide Bay and Central Coasts of Queensland from Hervey Bay to Rockhampton. It also manages reticulated LPG systems throughout Queensland and Northern NSW.

APA Group must be consulted for any of the following proposed developments:

- Prior to any excavation works (services, landscaping, driveways, etc.) involved within road corridors including footpaths, parks or crown lands and within properties that are supplied with gas.
- Prior to the demolition of any structures within a gas reticulated area.
- As a part of any proposed development of buildings including new constructions, internal changes, extensions or associated external works (civil) to such structures where these works may affect the assets operated by APA.

To lodge a new enquiry for location of Gas Mains contact 'Dial Before You Dig' on www.1100.com.au

EMERGENCIES (24 Hours)……. 1800 GAS LEAK (1800 427 532)

THIS NOTICE is an integral part of the information provided by the APA Group and as such MUST always be read and applied to any works falling within the jurisdiction of the GAS SUPPLY ACT 2003.

CRITICAL GAS DISTRIBUTION MAINS "AUTHORITY TO WORK" REQUEST

N.B. THIS IS NOT A PERMIT TO WORK

SITE ADDRESS: ……

SUBURB: ……UBD MAP REF:……

DBYD Sequence Number:…… Date of DBYD Enquiry…..

(Note: Only valid enquiries will be accepted and the currency of DBYD requests will affect your permit period. APA Group's DBYD requests are valid for one month only. Enquiries may need to be renewed and a new application may be required)

COMMENTS:……

……

BROAD DESCRIPTION OF WORK (please provide any approvals from APA Group related to these works)

……

……

……

WORK TO BE CARRIED OUT:

Class 1. Location
Works crossing a critical gas mains ☐

Class 2. Location
Works within 3 metres of a critical gas mains ☐

Class 3. Location
Works involving large excavations that would cause ground movement, vibrations or blasting beyond 3m of a critical gas mains ☐

Class 4. Location
Works within 1m of gas service or connection to industrial gas meter ☐

DETAILS OF WORK INVOLVED (Tick Applicable)

Excavation	☐	Change to surface level	☐
Service crossing (Gas CONNECTION)	☐	Boring	☐
Proving (Dial Before You Dig)	☐	Blasting	☐
Earthworks	☐	Road Construction/Change?	☐
Vacuum Excavation	☐	Other (give details)	☐

……

Relevant drawings, Block Plans etc, attached Yes ☐ No ☐

PROPOSED DATES AND TIMES	**From:**	**To:**
Excavation	…… / …… / 20… ..... am/pm	…… / ……/ 20… ..... am/pm
Backfill	…… / …… / 20… ..... am/pm	…… / ……/ 20… ..... am/pm

Insurance Cover – Current Level None ☐ $5M ☐ $10M ☐ $20M ☐ Other☐ _

NOTES

1. This Authority to Work applies only to work in the vicinity of the Gas Mains. It does not authorise work near or on the Gas Mains itself
2. A minimum of 5 business days must be allowed between receipt by APA Group of this Request and a response. However, more time for notification may be necessary
3. For Class 1 and Class 2 classifications, this application must be accompanied by a detailed sequence of events, outlining all aspects of work involved and work is not permitted until an Authority to Work is issued
4. For class 1 and 2 Dial Before You Dig, APA Group will arrange for an inspector to be on site as necessary during the work. An inspector must be present at all times for works involving excavation within 1m of the Gas Mains. APA Group will advise the requirement for an inspector for other works within 3m of the Gas Mains
5. The applicant is responsible for any damage resulting from the work and all consequential damages and losses arising from such damage and therefore must insure against every liability of the contractor in respect of or arising out of any loss of life, loss of or damage to property of person (both real and personal), arising out of or in any way connected to this permit

Such insurance must be arranged for an indemnity of not less than $20 Million unless otherwise agreed.

Permit Requested By:(print name)…….Signature: ……Date …./…./….

Company:…… Postal Address:……..

Phone No:…… Fax number…… Email……

Requestors PO Number…….. Site Contact Details: Name……

Site Contact Number……

Principal Contractors Details(if required)……..

Principal Contractors Contact details:…….

Please be advised;
Under the Work Health and Safety Act 2011, each work place has an obligation to comply to Workplace Health and Safety Regulations and Codes of Practice.

APA Group brings to your attention Work Health and Safety Regulations 2011, Chapter 4: Hazardous Work. Failure to comply to the above regulation may result in APA Group reporting the non-compliance to Workplace Health and Safety.

Office use only
Received: Date …/…./…. Site Watch required? **Yes/No** (please circle)

Pipeline Officer:
(print name)……...Signature: ……Date: …/…/….

Further information can be requested via:
Post: **Permit Applications QLD**
PO Box 885 Hamilton Central QLD 4007
Phone: (07) 3215 6644 though an application will most likely be required
Email: permitsqld@apa.com.au

Paper size A3 Map has been designed to be reproduced in colour

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX DBYD map, then ENERGEX shall be contacted immediately.

For Emergency Situations please call 13 19 62

energex

DBYD

Sequence: 207694062
Date: 03/02/2022

Scale: 1:1025

OVERVIEW

For a full list of Map Symbols, please refer to the supplied DBYD Symbology Legend page

AS5488 Category "D" Plan

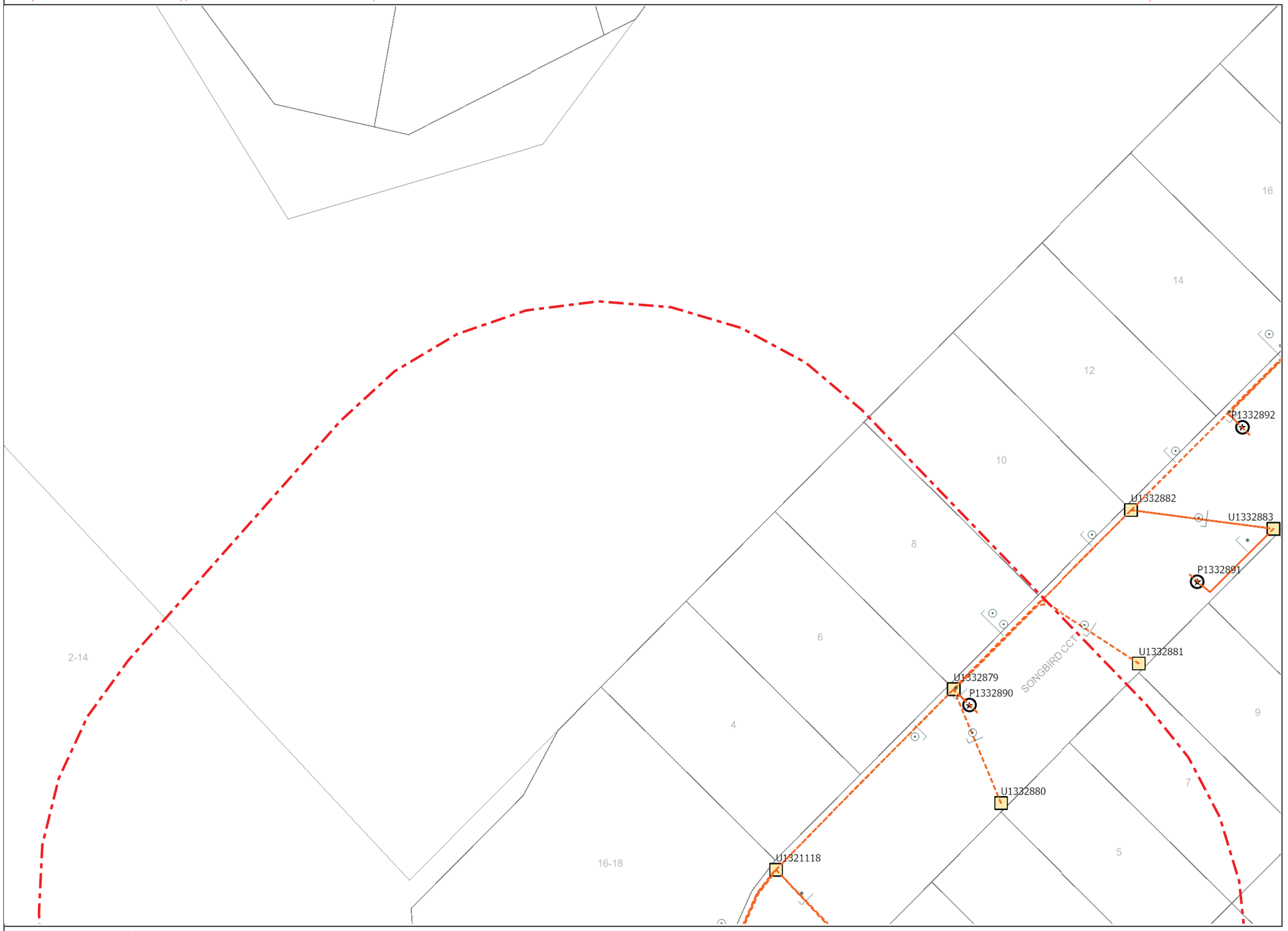
N
W E
S

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

This output provides details of the ENERGEX electrical network. As variations map exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX DBYD map, then ENERGEX shall be contacted immediately.

For Emergency Situations please call 13 19 62



DBYD

Sequence: 207694062
Date: 03/02/2022

Scale: 1:500
Tile No: 1

For a full list of Map Symbols, please refer to the supplied DBYD Symbology Legend page

AS5488 Category "D" Plan

N
W
E
S

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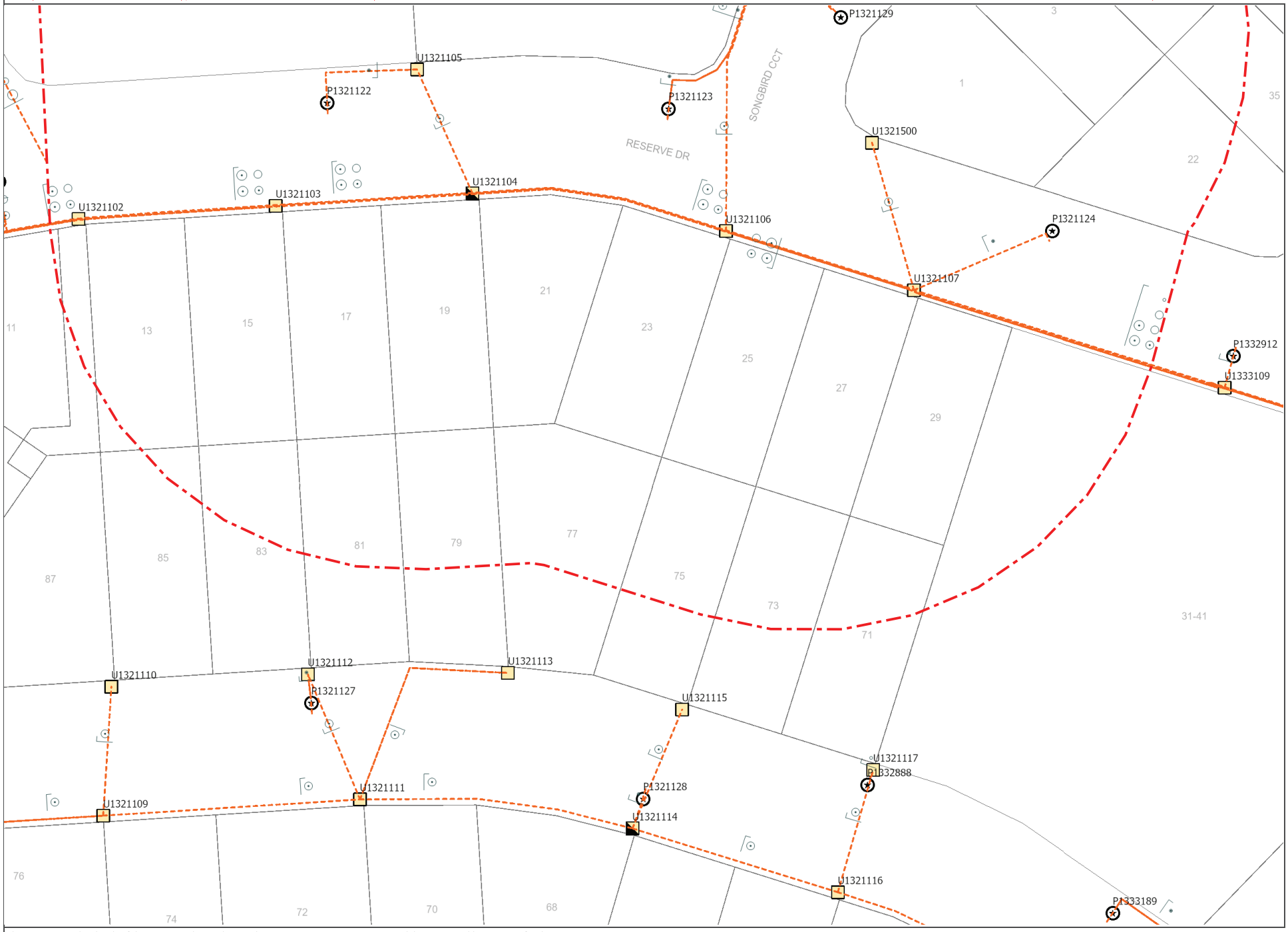


DBYD

Sequence: 207694062
Date: 03/02/2022

Scale: 1:500
Tile No: 2

For a full list of Map Symbols, please refer to the supplied DBYD Symbology Legend page

AS5488 Category "D" Plan

N
W
E
S

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

This output provides details of the ENERGEX electrical network. As variations map exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Dial Before You Dig (DBYD)

Asset Location Response

PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central
p (07) 3412 3412 • **e** council@logan.qld.gov.au • www.logan.qld.qov.au • ABN 21-627-796 435

Stantec Australia - Katherine Leggett
Level 3, 52 Merivale Street, South Brisbane
Brisbane QLD 4101
katherine.leggett@stantec.com

Logan City Council has been advised that you have placed an enquiry through the Dial Before You Dig service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

Enquiry Details	
Sequence Number	207694061
Enquiry Date	03/02/2022 10:48
Response	**AFFECTED**
Address	16-18 Reserve Drive Flagstone
Location in Road	Road,Nature Strip,Footpath
Activity	Non-Destructive Digging

Please review plans attached and contact Logan City Council prior to commencing works:

Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the *Logan City As-Constructed Plans* link and type in the property address you are seeking. Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For **As Constructed Private Sewer/Roofwater *(Inside Properties)***
  Contact *Development Assessment, Building & Plumbing*
  p: (07) 3412 5269
  Alternatively visit our Website Link to the relevant PS1 or PS2 forms:
  Logan City As-Constructed Plans

- For **As Constructed Private Sewer/Water/Stormwater *(Outside Properties)***
  Contact *Road Infrastructure Planning*
  p: (07) 3412 5282
  Alternatively visit our Website Link for PS3 forms:
  Logan City As-Constructed Plans

If you need more assistance please call us on 07 3412 3412 or email us at council@logan.qld.gov.au.

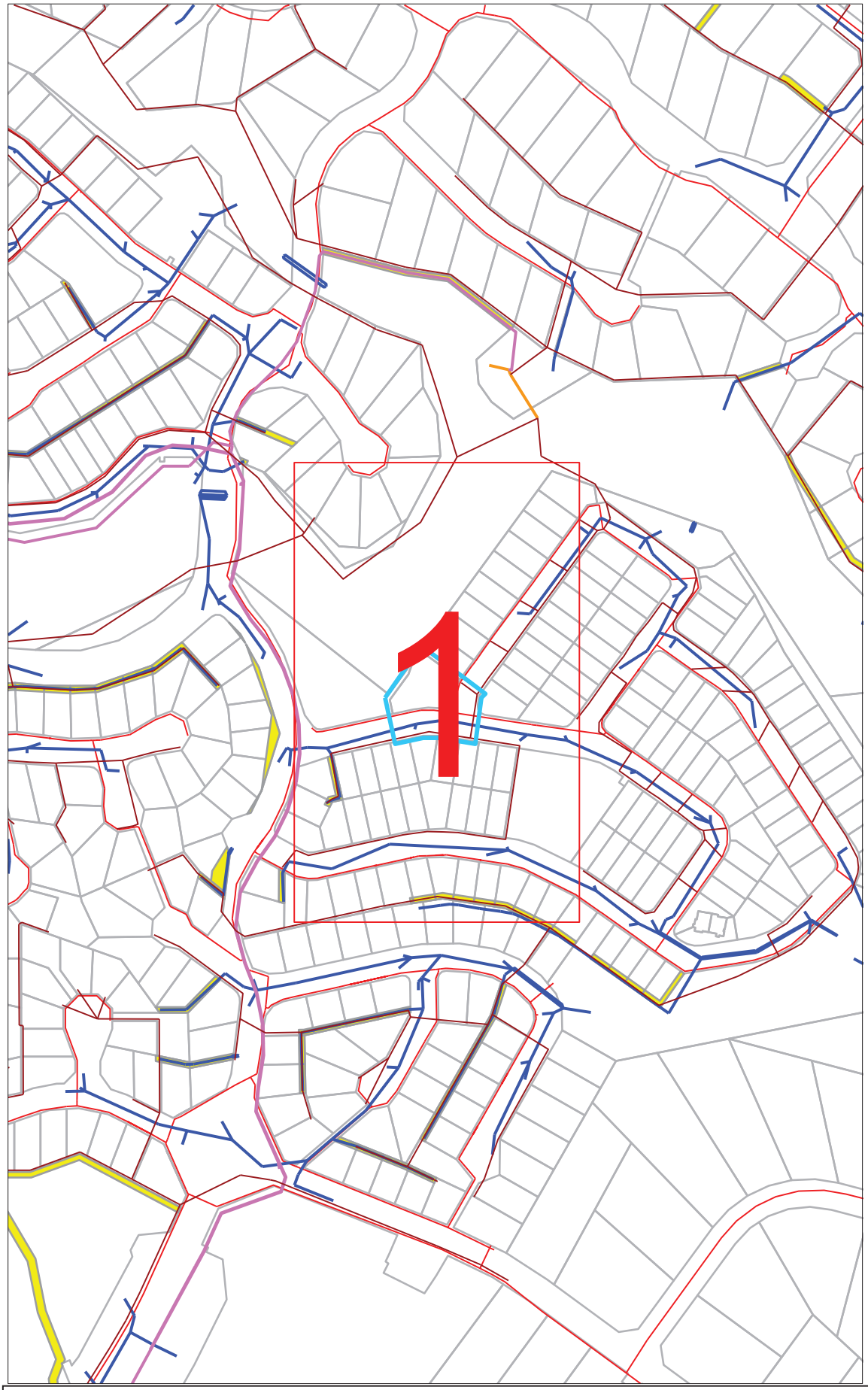
Disclaimer: This document is confidential to the addressee and may also be privileged, and neither confidentiality nor privilege is waived, lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from Council's records is believed to be accurate, but no responsibility is assumed for any error or omission. Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of, Chief Executive Officer.

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

Overview Map

Sequence No: 207694061

16-18 Reserve Drive Flagstone



LEGEND:

- Affected DBYD Work Area
- 1 Detail Map

Sewer Assets

- Sewerage Pump Station - Existing
- Sewerage Pump Station - Retired
- Sewerage Manhole - Existing
- Sewerage Manhole - Retired
- Sewerage Pipe - Existing
- Sewerage Pipe - Retired
- Sewerage Trunk Main - Existing
- Sewerage Trunk Main - Retired
- Sewerage Rising Main - Existing
- Sewerage Rising Main - Retired

Water Assets

- Hydrant - Existing
- Hydrant - Retired
- Valve - Existing
- Valve - Retired
- Water Supply Line - Existing
- Water Supply Line - Retired

Stormwater Assets

- Manholes, Gullies and Drainways
- Telemetry Gauge Station
- Stormwater Headwall
- Telemetry Air Line
- Stormwater Pipes and Culverts

Parcel Types

- Easement
- Base Lot (Type L)
- Water Body (Type W)

N

1:3000

0 0.03km

Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

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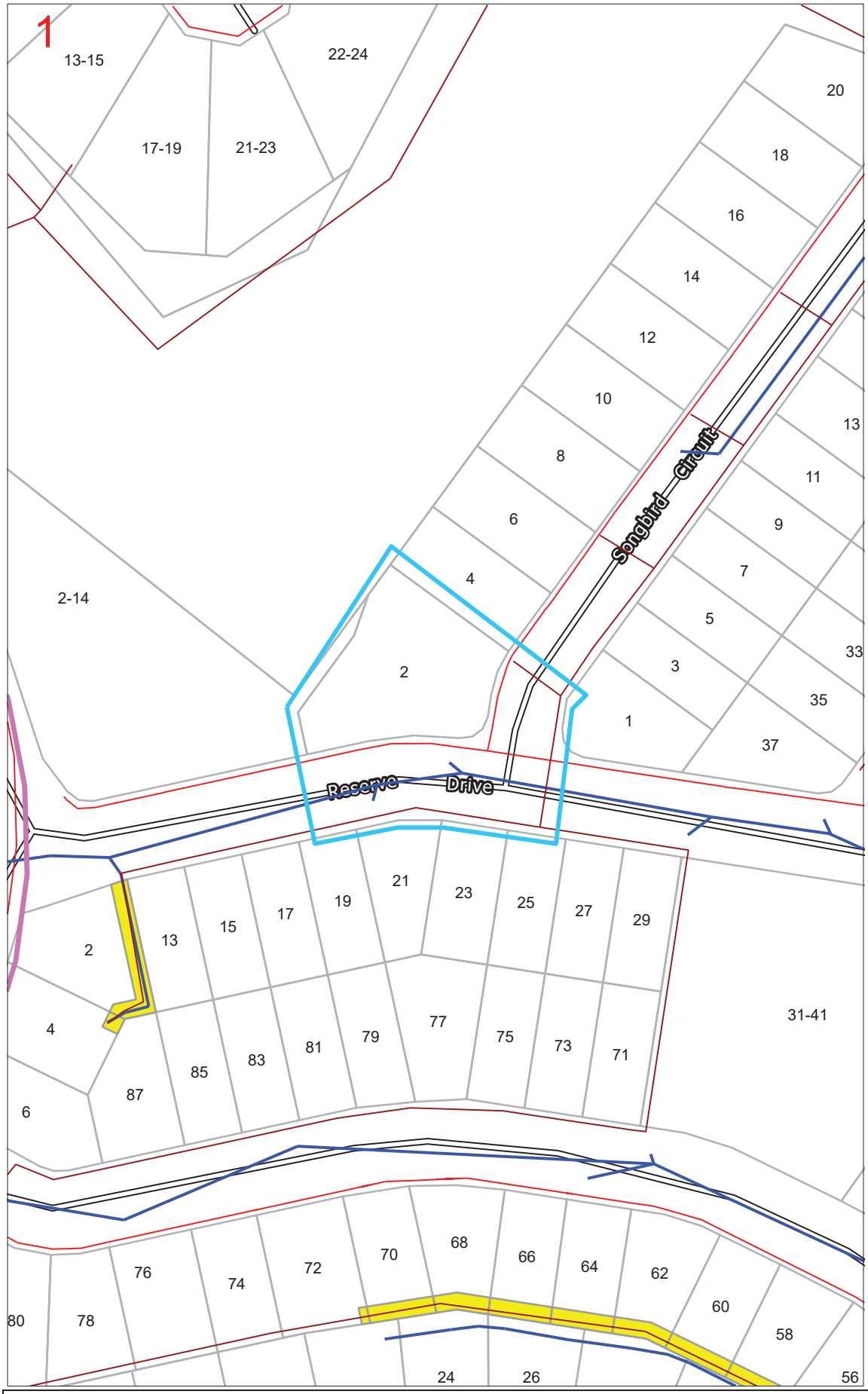
Map 1

Sequence No: 207694061

16-18 Reserve Drive Flagstone



LEGEND:

- Affected DBYD Work Area
- 1 Detail Map

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- Sewerage Pipe - Retired
- Sewerage Trunk Main - Existing
- Sewerage Trunk Main - Retired
- Sewerage Rising Main - Existing
- Sewerage Rising Main - Retired

Water Assets

- Hydrant - Existing
- Hydrant - Retired
- Valve - Existing
- Valve - Retired
- Water Supply Line - Existing
- Water Supply Line - Retired

Stormwater Assets

- Manholes, Gullies and Drainways
- Telemetry Gauge Station
- Stormwater Headwall
- Telemetry Air Line
- Stormwater Pipes and Culverts

Parcel Types

- Easement
- Base Lot (Type L)
- Water Body (Type W)

N

1:1000

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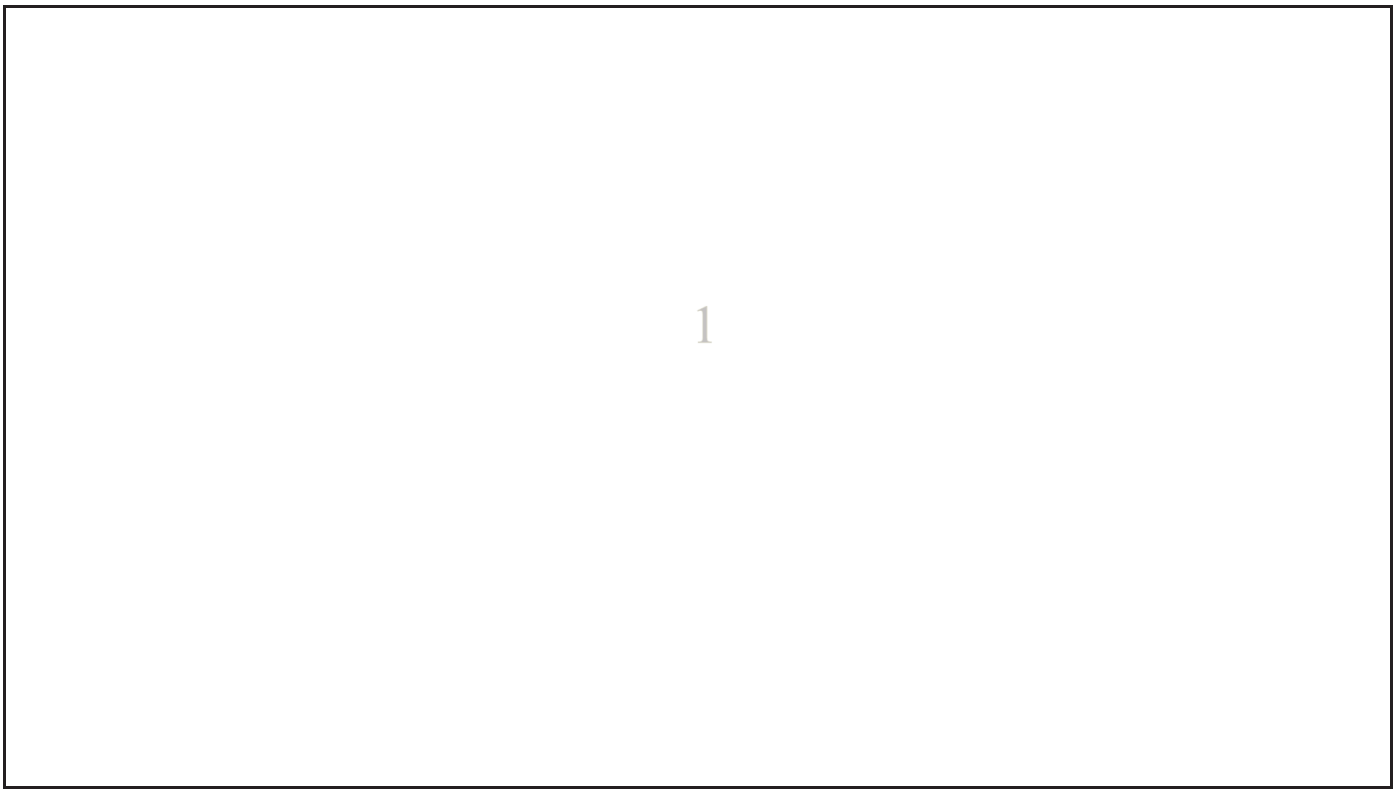
To:	Katherine Leggett
Phone:	Not Supplied
Fax:	Not Supplied
Email:	katherine.leggett@stantec.com

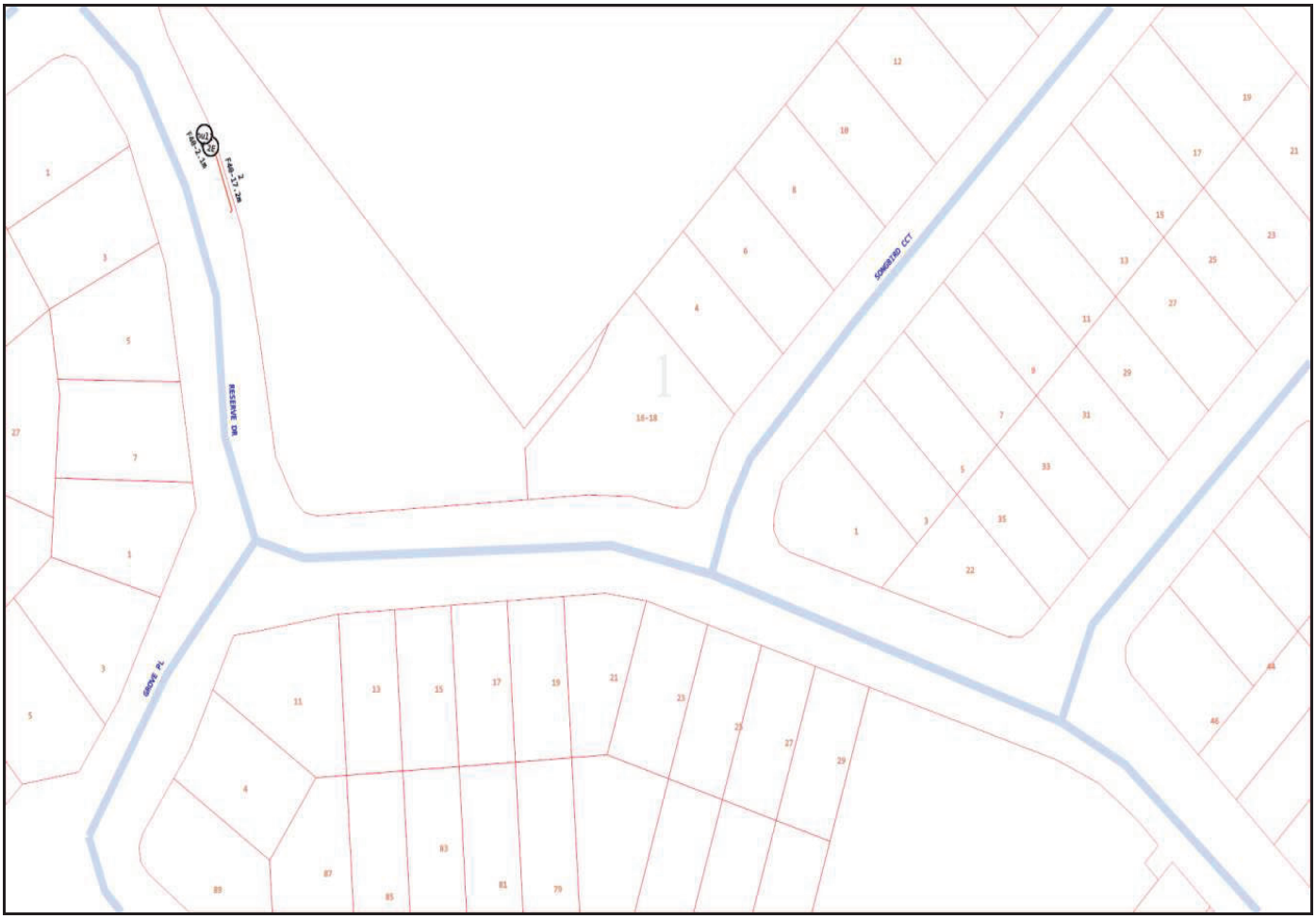
Dial before you dig Job #:	31317753
Sequence #	207694063
Issue Date:	03/02/2022
Location:	16-18 Reserve Drive , Flagstone , QLD , 4280

Indicative Plans



LEGEND

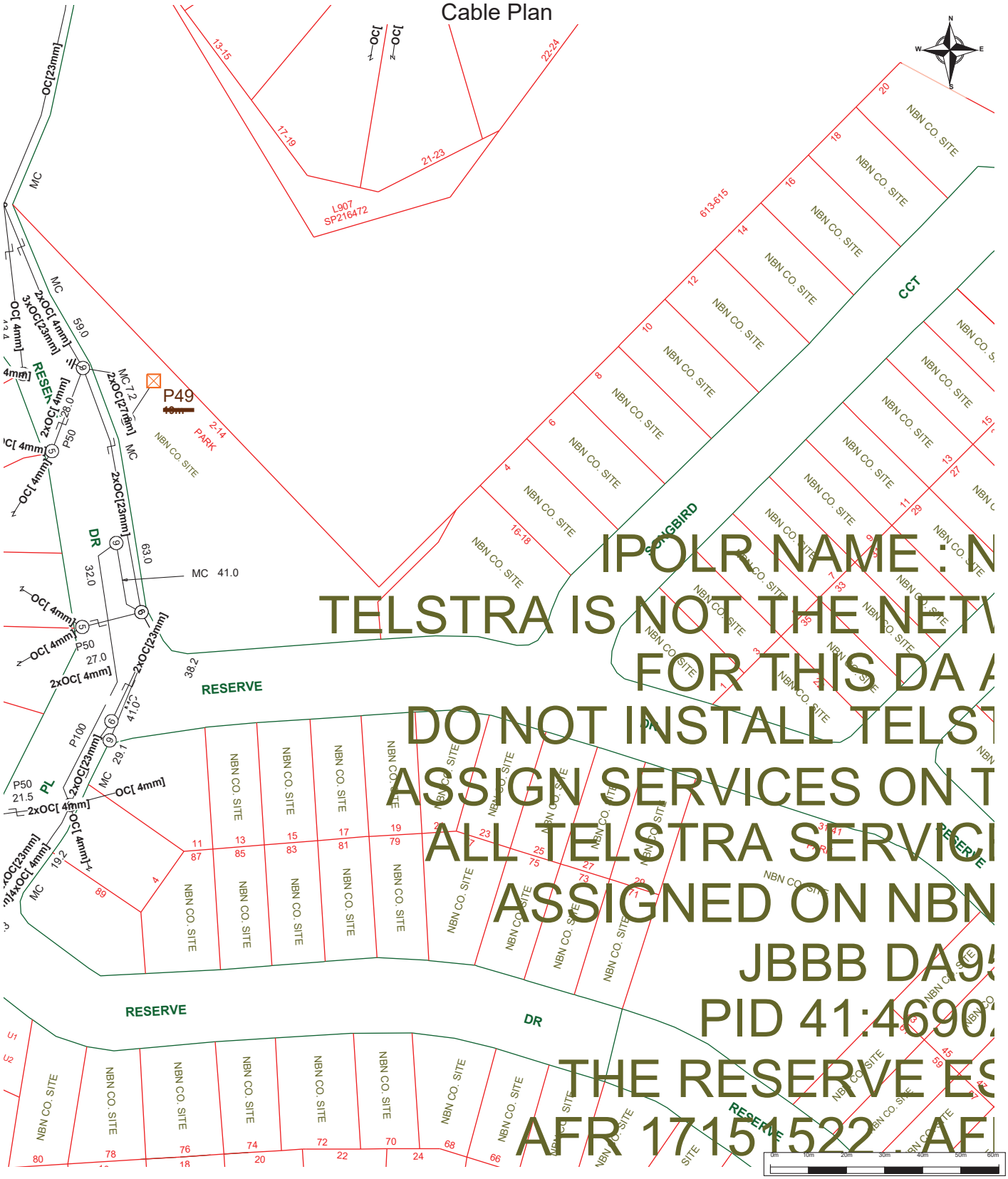
34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Cable Plan



Telstra

For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 04/02/2022 02:13:11

Sequence Number: 207694060

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

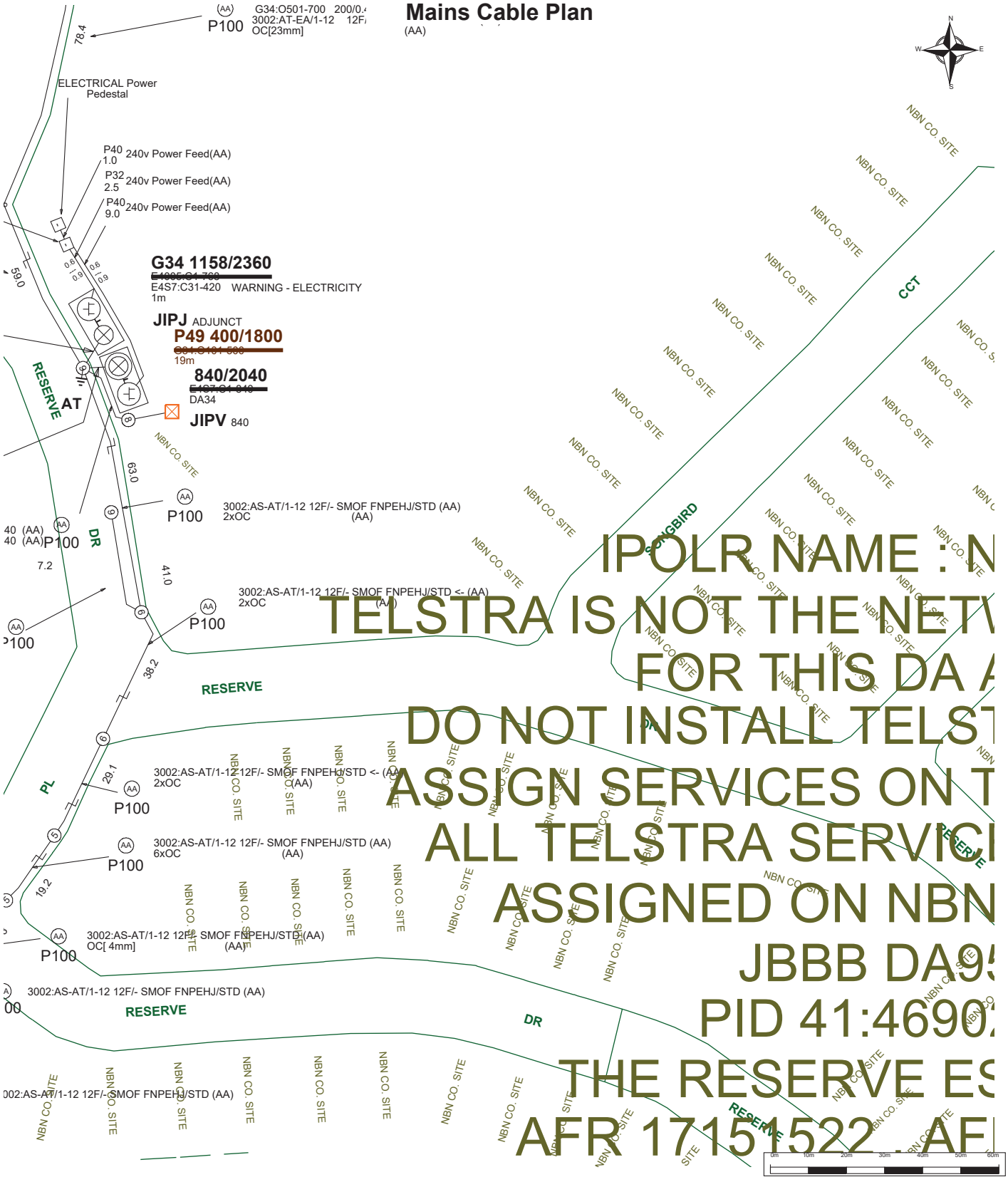
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan



Telstra

For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 04/02/2022 02:13:13

Sequence Number: 207694060

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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