MIRVAC

ROL13 – Precincts 5, 6 & 7 Everleigh

ENGINEERING SERVICES REPORT

Report No: MIR-1300/R2403580
Rev: 1
11 November 2024

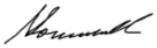
Premise

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2024/1517
Date: 16 May 2025

Queensland Government

AMENDED IN RED
By: Jennifer Sneesby
Date: 09/05/2025

Queensland Government

DOCUMENT AUTHORISATION					
Revision	**Revision Date**	**Proposal Details**			
0	24/05/24	Issue for Approval			
1	11/11/24	Response to Further Issues			
Prepared By		**Reviewed By**		**Authorised By**	
Nicholas Somerville		Andrew Langdon		Patrick Brady RPEQ: 7112	

CONTENTS

APPENDICES

1. INTRODUCTION

Premise was commissioned by Mirvac to prepare an Engineering Services Report for Precincts 5, 6 & 7, known as RoL 13, of the Everleigh development. Everleigh is located at Teviot Road, Greenbank and is part of the Priority Development Area (PDA) with EDQ being the assessing authority.

The proposed development consists of Precinct 5, Precinct 6 and Precinct 7. The deliverables of these precincts are list below with the Reconfiguration of a Lot (RoL) plan by Urbis shown in Figure 1.1.

- 354 residential lots
- A 13.4Ha super lot which will be subject to a future application for residential use.
- A 9.3Ha lot for a proposed high school.
- Delivery of a sewer pump station and associated mains (DCOP references SPS001, GM005, GM006 and RM003)
- Portion of trunk water main (DCOP reference WM005)
- Stormwater quality devices
- Neighbourhood and linear parks.

This report covers all engineering services that will be required to service the proposed development at a conceptual level for Development Approval. This report should be read in conjunction with the reports provided by Urbis (Town Planning). RoL Layouts by Urbis are included in Appendix A.

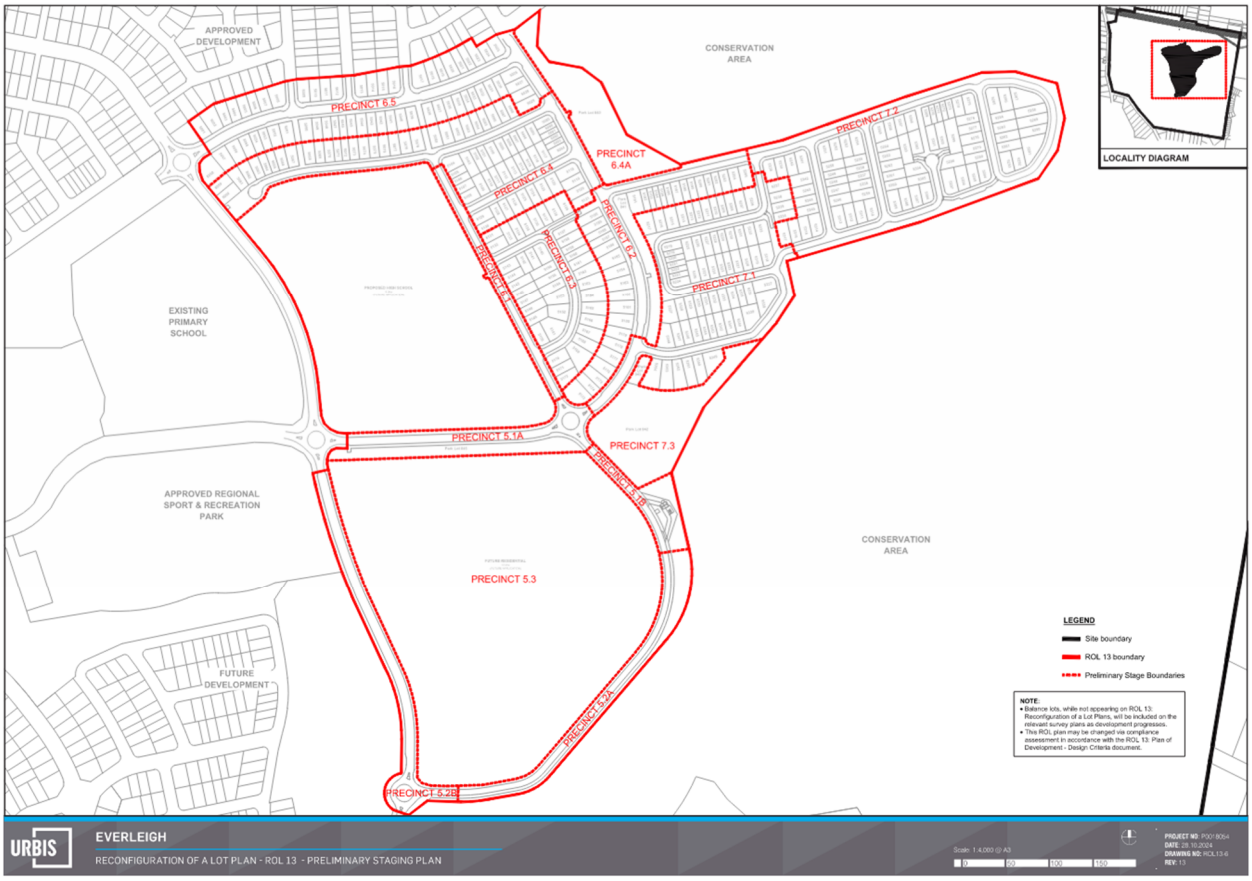


Figure 1.1: Precinct 5, Precinct 6 and Precinct 7 layout & sub-precinct split

2. SITE CHARACTERISTICS

Precincts 5, 6 and 7 have an approximate combined area of 53.4 ha and are located towards the east of the overall site. They adjoin Primary School and Central Park precincts to the west and Precincts 8 and 10 to the north.

The natural surface topography across RoL 13 includes an overland flow path running west to east, with maximum grades of up to 7% raising from this channel. The western edge of the subject area is bounded by completed earthworks and a completed road in the northern half.

Earthworks is currently being completed in the northern portions of RoL 13 to fill a shortfall of material in the approved Precincts 8 and 10. As such clearing of these borrow pits have also been completed under the Precincts 8 and 10 VCFMP.

The site is bound by conservation land to the east. The site has an active EPBC approval in place.

The proposed site location within the overall Everleigh development can be seen in Figure 2.1.

Figure 2.1: Site Location

3. DATA

Data for this report has been gathered from the following sources:

- Urbis Townplanners – Lot layout
- Economic Development Queensland (EDQ) – Greater Flagstone Priority Development Area plans and documents;
- Saunders Havill Group – Detail Survey (check);
- Premise Movement Network Infrastructure Master Plan, report number P000170/R02, Rev D (approval pending);
- Premise Sewerage Infrastructure Masterplan, report number MIR-0020/R01 (approval pending);
- Premise Water Infrastructure Masterplan, report number P000196/R01 (approval pending);
- Logan City Council – Existing services location (where applicable and relevant) and Planning Scheme 2015 development information;
- Detailed design and construction from DEV2018/999, DEV2020/1131 and DEV2022/1277
- Dial Before You Dig.
- ATP Consulting Engineers 'Traffic Noise Impact Assessment, Everleigh Green Bank, RoL 13 Application
- Engeny Everleigh Stormwater Masterplan, report number QC4060_005-REP-701-2
- Stormwater technical letter 'Everleigh RoL13 – Stormwater Quantity And Stormwater Quality Analysis' prepared by Engeny

4. SERVICES FOR DEVELOPMENT

4.1 EARTHWORKS

Earthworks will be required to facilitate the construction of the roads, allotments and parks proposed within Precincts 5, 6 and 7. The earthworks will consist of excavations, filling, permanent batters to existing surface level with maximum slope of 1 in 4 and batters between lots with a maximum slope of 1 in 2. Retaining walls will be constructed during civil works to provide level allotments. Retaining walls will be provided to lots where the height difference is 450mm or greater to a maximum height of 2.5m.

A preliminary 'as if complete' earthworks design has been carried out over the RoL 13 area. While the target for the earthworks design was to minimise the cut and fill volumes associated with the earthworks operation along with targeting a cut to fill volume balance, there were several constraints that needed to be considered which influenced levels. These constraints included:

- Interface to natural surface levels and adjoining developed precincts
- Interface to the conservation area
- Road Gradings
- Benching of allotments
- Maintaining the maximum grade across of the school site of 5%.
- Relationship between benched allotments and retaining walls
- Coordination with landscape design in linear parks and pedestrian lanes
- Stormwater drainage outlet and channel levels

The preliminary earthworks design for the site has identified that the overall earthworks cut and fill volumes result in a slight surplus of material, however this is based on concept levels through the future residential area in Precinct 5. The aim will be to reduce the cut through this area to have a slight shortfall in material.

To maintain 1 in 4 maximum batters along the conservation edge, 600mm high sandstone retaining walls have been utilised so that earthworks does not cross the boundary. This approach has been discussed with Logan City Council who stipulated the 600mm maximum height for passive surveillance. Areas where walls are required are shown on plan.

We note that due to the location of certain pad mount transformers along the conservation edge, an Energex retaining wall be required within their normal 4.8m x 5.0m to allow a flat surface for them to sit on.

Vegetation clearing will be required to allow earthworks operations to commence up to the conservation edge. Typically, a 100m bushfire buffer zone to maintenance as per the Bushfire Management Plan. Due to the conservation edge, this cannot be met. To achieve a suitable BAL rating, a 20m esplanade road reserve borders the entire edge. The additional 6m in this road reserve is to allow for interface earthworks to the natural surface.

The proposed earthworks design and extent can be seen on the Preliminary Earthworks Sketch Plans Provided in Appendix B.

4.2 EROSION & SEDIMENT CONTROL

Erosion and Sediment Control (ESC) measures will be required during all stages of development from site establishment to project completion. An Erosion and Sediment Control program will be designed and detailed during the detailed design phase.

4.3 ROADWORKS

Vehicle access to the site area will be via Anderson Drive and Ivory Parkway/Everleigh Drive through the recently completed Precinct 9 and previously completed school precinct. There will another, lower order access, through Guroman Drive once Precincts 8 and 10 are constructed which will link back up to the nearest roundabout on Anderson Drive to Teviot Road.

4.3.1 INTERNAL ROADS

The road layout has been developed in accordance with the road typologies nominated in the approval pending Movement Network Infrastructure Master Plan (MNIMP). Noting however the typologies are consistent with the existing MNIMP.

The roads servicing the Precincts 5, 6 and 7 include:

- Anderson Drive – Neighbourhood Connector 1
- Unnamed Road 103 – Neighbourhood Connector 1
- Guroman Drive – Neighbourhood Connector 2
- All other roads – Access Street (typical, park & conservation), including driveway extension.

The conservation typology of the Access Street is a new type for this application and has been included in the recently submitted MNIMP update. This road type is an Access Street pavement type within a 20m road reserve to allow for interface earthworks to the conservation area and additional bush fire management.

It is noted that Guroman Drive fronting the southern boundary of the proposed high school does not fit a typical cross section. This is because the internal design is not yet known for the high school and there is a high chance any works along this boundary would need retrofitting and not suit that intended use. Parking along this stretch (typical cross section) does not want to be offered to the public to then be removed by the school and its needs. If the school has not advised on their desired outcome prior to construction, the typical cross section for a Neighbourhood Connect 2 will be constructed.

A Road Hierarchy Plan showing the above road typologies located within the precincts can be seen in Appendix C.

All allotments can be accessed from the proposed internal road network via direct driveway access or the dedicated driveway access reserves provided. The proposed roads will be provided with concrete kerb and channel, 1.5m minimum width concrete footpaths or shared paths and minimum 4m wide verges which accommodate necessary service corridors as required by Logan City Council. We note that certain verges are reduced to 2.2m when fronting park or open space.

Internal Road Functional plans detailing the Precinct 5, 6 and 7 internal road network can be seen in Appendix D.

4.4 NOISE ATTENUATION

A traffic noise impact assessment has been undertaken by ATP Consulting Engineers (ATP). ATP undertook traffic noise propagation modelling to consider the future traffic flows for a planning horizon of 2044. Based on the results of the traffic noise impact assessment for the ROL 13 (Precincts 6 and 7) of the Everleigh development, the following is concluded:

- Teviot Road does not affect the noise amenity at the allotments within ROL 13
- Residential dwellings fronting Anderson and Guroman Drive have to be designed as per AS3671-1989 to mitigate traffic noise ingress. Refer Figure 6.1 of the below mentioned report.
- A setback distance of 10m and 5m from the lot boundary facing Anderson and Guroman Drive, respectively, must be imposed to comply with the outdoor play area and outdoor learning area criterion for educational facilities.
- Acoustic upgrades are required for educational facilities located within 50m from the boundary facing Anderson and Guroman Drive.

ATP Engineers have stated within their Traffic Noise Impact Assessment Everleigh, Greenbank ROL10 Application report *'Provided the recommended planning and design noise control measures are implemented in the construction of Everleigh development ROL 13, road traffic noise will not impose any further constraints on the establishment of this stage of the development.'*

Refer to ATP Consulting Engineers 'Traffic Noise Impact Assessment, Everleigh Green Bank, RoL 13 Application' report attached as part of the application documentation for further information.

4.5 TRAFFIC

A Traffic Impact Assessment has been prepared which addresses the suitability of the proposed Precincts 5, 6 and 7 site layout and road typologies, and determines traffic volumes in accordance with overall site data. The Traffic Impact Assessment provides confirmation of the above items with consideration to relevant guidelines, standards, and approved documents.

The Traffic Impact Assessment can be seen in Appendix E (supplied in separate document due to size).

4.6 STORMWATER DRAINAGE

The proposed piped roofwater drainage, underground drainage and major storm overland flow for this site will be designed in accordance with EDQ Guideline 13, Logan City Council and QUDM stormwater design guidelines. It is proposed that a network of gully pits and underground pipes will be constructed to capture and convey stormwater collected from allotments and roadways towards two new bioretention basins at a discharge point in the southeastern corner of the subject site. The area is nominated as Precinct 7.3 on the reconfiguration plans. There is a portion of the RoL 13 piped network which will discharge into the existing Anderson Drive pipe network which discharges into the future wetland.

The major storm overland flows generated from the Precincts 5, 6 and 7 catchments will be contained in the road reserves and conveyed to multiple discharge points including Anderson Drive for a portion of the north western catchment where it discharges into the interim wetland/detention arrangement, and various points along the conservation boundary for the eastern catchments. The overland flows discharging directly into the conservation area will flow through riparian revegetation zones.

Refer to the Preliminary Stormwater Drainage Plans provided in Appendix F and stormwater technical letter 'Everleigh RoL13 – Stormwater Quantity And Stormwater Quality Analysis' prepared by Engeny for further details.

4.7 STORMWATER QUANTITY & QUALITY

To allow for the multiple discharge points directly into the conversation area, the majority of flows from Precincts 5, 6, 7 are not detained. In accordance with the Everleigh Stormwater Masterplan prepared by Engeny, the central wetland area is designed to hold back major flows from that receiving catchment to allow the flows generated in this subject area first. Small catchments in the north and west of the precincts flow into the wetland area for detention.

Details on the proposed Stormwater Quantity and Quality treatments proposed for this precinct are provided within the stormwater technical letter 'Everleigh RoL13 – Stormwater Quantity And Stormwater Quality Analysis' prepared by Engeny. This stormwater technical letter outlines the water quantity and quality analysis undertaken in support of the Reconfiguration of a Lot (ROL) submission for Precincts 5, 6 and 7 of the Everleigh development.

4.8 SEWER RETICULATION

All proposed residential allotments within Precincts 5, 6 and 7 will be provided with a sewer property service. Property services will be connected to a sewer reticulation pipe network located within the road reserves.

The sewer reticulation network will be designed and installed in accordance with SEQ D&C Code, Logan City Council requirements and Premise prepared whole of site sewer design master plan.

There is one (1) internal sewer catchments within the ROL 13 area, however future Precincts 3 and 4 of the Everleigh development feed into the proposed pump station located within this application. This pump station also will also service the existing primary school and 7 lots within P10.5. There is a temporary pump station servicing the school located on the southeastern side of the Ivory Parkway/Anderson Drive roundabout. This temporary station must remain operational until the proposed pump station A is commissioned.

Sewer Pump Station A and its receiving 300mm gravity main and outgoing rising main are offsetting works under the Greater Flagstone Developer Charges and Offset Plan. Their DCOP IDs are SPS001, GM005, GM005 and RM003 respectively.

Table 4.8.1 below calculates the equivalent persons that Pump Station A will service.

1. **Table 4.8.1**

Catchment	Unit	EP / Unit	Total EP
Proposed RoL			
Precinct 6 & 7	354 Lots	2.8 EP per Lot	992
High School	1,800 students & 190 staff	0.1 EP per Lot	199
Total			**1,191**
Future RoL*			
Precinct 5.3	332 Lots	2.8 EP per Lot	930
Precinct 3 & 4	917 Lots	2.8 EP per Lot	2,565
Total			**3,495**
Existing			
Primary School	1,400 students & 140 staff	0.1 EP per Lot	154
Precinct 10.5	7 Lots	2.8 EP per Lot	20
Total			**174**
TOTAL OVERALL			**4,860**

Note - The future residentials have been included for the sizing of the SPS and downstream gravity main systems. These future lots will be completed as part of a future ROL approval.*

PUMP STATION A

Pump Station A (SPS001) is positioned in Precinct 5 of the RoL. This pump station services the largest catchment within the Everleigh development and considered offsetable under the DCOP. The rising main

is proposed to head north from the pump station, then west along the proposed new neighbourhood collector road, on the opposite side of the road to the school, where it will tunnel bore under the existing roundabout. From here, it will run parallel to the existing temporary 63mm rising main but just internal to the future southern sports park lot, within an easement. The rising main will discharge into an existing discharge manhole on Ivory Parkway (east to drain) where it gravity feeds into the regional pump station.

The demand on the SPS A is summarised in the table 4.8.2 below

2. Table 4.8.2

Category	Unit	EP / Unit	Total EP	Total ADWF	Total PWWF
Residential	1,610 Lots	2.8 EP per Lot	4,861	11.25 L/s	56.26 L/s
School	3,200 students & 330 staff	0.1 EP per pupil			

Note, A residential lot average day weather flow (ADWF) of 200L/EP/Day and peak wet weather flow (PWWF) of 1000L/EP/Day were adopted in accordance with the Logan Water Alliance Desired Standards of Service (DSS) April 2014

A summary of the wet well sizing is shown in the table below. The required operational storage of the wet well was calculated as 162.03m^3 and a wet well diameter of 2m was adopted.with The preliminary calculated depth of the wet well is 9.48m.

3. Table 4.8.3

Wet Well Details	Value
Capacity (PWWF) (L/s)	56.26
Operating Storage (m^3)	4.22
Wet Well diameter (m)	2.0
Operating Depth (m)	1.34
Surface Level (m)	34.27
Incoming Invert Level (m)	27.53
Alarm RL (m)	27.38
Standby RL (m)	27.08
Pump TWL RL (m)	26.93
Pump BWL RL (m)	25.59
Floor Level RL (m)	25.19
Wet Well Depth (m)	9.48
Emergency Storage Time	4 hours at ADWF of 11.25L/s
Total Emergency Storage Volume Required (m^3)	162.03
Emergency Storage in Wet Well (Above Alarm Level) (m^3)	21.65
Additional Emergency Storage Required (m^3)	140.39

A summary of the SRM sizing calculations is shown in table 4.8.4 below. An DN250 PE100 DR11 pipe will have a suitable velocity of 1.74m/s with a PWWF of 56.26L/s. The duty point of the pump station was

calculated as 56.26L/s at 24.42m. Preliminary design plans for the Sewage Pump Station and rising main are attached with the Preliminary Sewer Reticulation Plans in Appendix H.

4. **Table 4.8.4**

	Value
PWWF	56.26 L/s
Length of SRM	560
Pipe Type	PE100 DR11
Nominal Size	DN250
Internal Diameter (mm)	203
Area (m^2)	0.032
Velocity (m/s)	1.74
C value	130
Friction Head (m)	8.31
Low point (Pump BWL) (m)	25.59
High point (m)	41.70
Static Head Requirement (m)	16.11
Total Pump Head (m)	24.42
Pump Duty Point	56.26 L/s at 24.42m

The detailed design submission for pumping infrastructure and the receiving system shall be accompanied by the Odour Impact Assessment Report. This Impact Assessment shall address the odour impacts at the air discharge of associated gravity mains at the SPS location, the operation of the SPS, at the rising main discharge point to the downstream gravity network, and gas release valve arrangements.

As mentioned, the system will be discharging into an existing system which has already taken these loads into the account.

The sewer reticulation system details described above are shown on the Preliminary Sewer Reticulation Plans in Appendix H.

4.9 WATER RETICULATION

All proposed allotments in Precincts 5, 6 and 7 will be provided with a potable water service connection. A water reticulation pipe network will be provided in Precincts 5, 6 and 7 to provide service connections to each allotment. The water reticulation network will be designed and installed in accordance with the SEQ D&C Code, Logan City Council requirements and the recently resubmitted Water Infrastructure Masterplan prepared by Premise.

In the ultimate, fully developed, scenarios Precincts 5, 6 & 7 are serviced from a low-level connection on Greenbank Road. Due to how the site has been delivered, this connection will not occur until during or after the construction of these precincts, without a significant clearing and bulk earthworks operation occurring on top of what is required for the subject area. As such, to minimise the environmental exposure of the site and to ensure delivery of key pieces of infrastructure, such as the school lot and SPS, temporary pressure

reducing valves are proposed in similar locations to the boundary valves. The PRVs will be set to have minimal impact/pressure affect when the connection points switch.

However, it is proposed that the low-level water main is constructed and live by the time the final lot in Precinct 5, 6, 7 is registered.

The Anderson Drive extension will carry a portion of the 250mm main which is covered by the DCOP. ID number WM005.

The details described above are shown on the Preliminary Water Reticulation Plans in Appendix K

5. CONCLUSION

Based on the information collected and preliminary investigations carried out it has been established that the proposed development can be adequately serviced.

All service and infrastructure layouts are generally in accordance with the relevant approved infrastructure master plans, EDQ requirements, and other relevant and appropriate design standards and guidelines.

APPENDICES

APPENDIX A

MASTERPLAN LAYOUT

APPENDIX B

PRELIMINARY EARTHWORKS PLANS

LEGEND - PROPOSED

- EXTENT OF CUT
- EXTENT OF FILL
- PROPOSED BORROW AREA. FINAL EXTENT TO BE CONFIRMED DURING DETAILED DESIGN
- BORROW AREA EXTENT FOR PRECINCTS 8 AND 10 EARTHWORKS. FURTHER EARTHWORKS TO BE DONE TO GET TO FINISHED SURFACE LEVEL
- PROPOSED FUTURE RESIDENTIAL PRECINCT 5.3
- 12.0 — FINISHED MAJOR CONTOURS (0.50m)
- FINISHED MINOR CONTOURS (0.25m)
- RETAINING WALL
- VEGETATION CLEARING LINE
- ROL BOUNDARY
- PRECINCT BOUNDARY

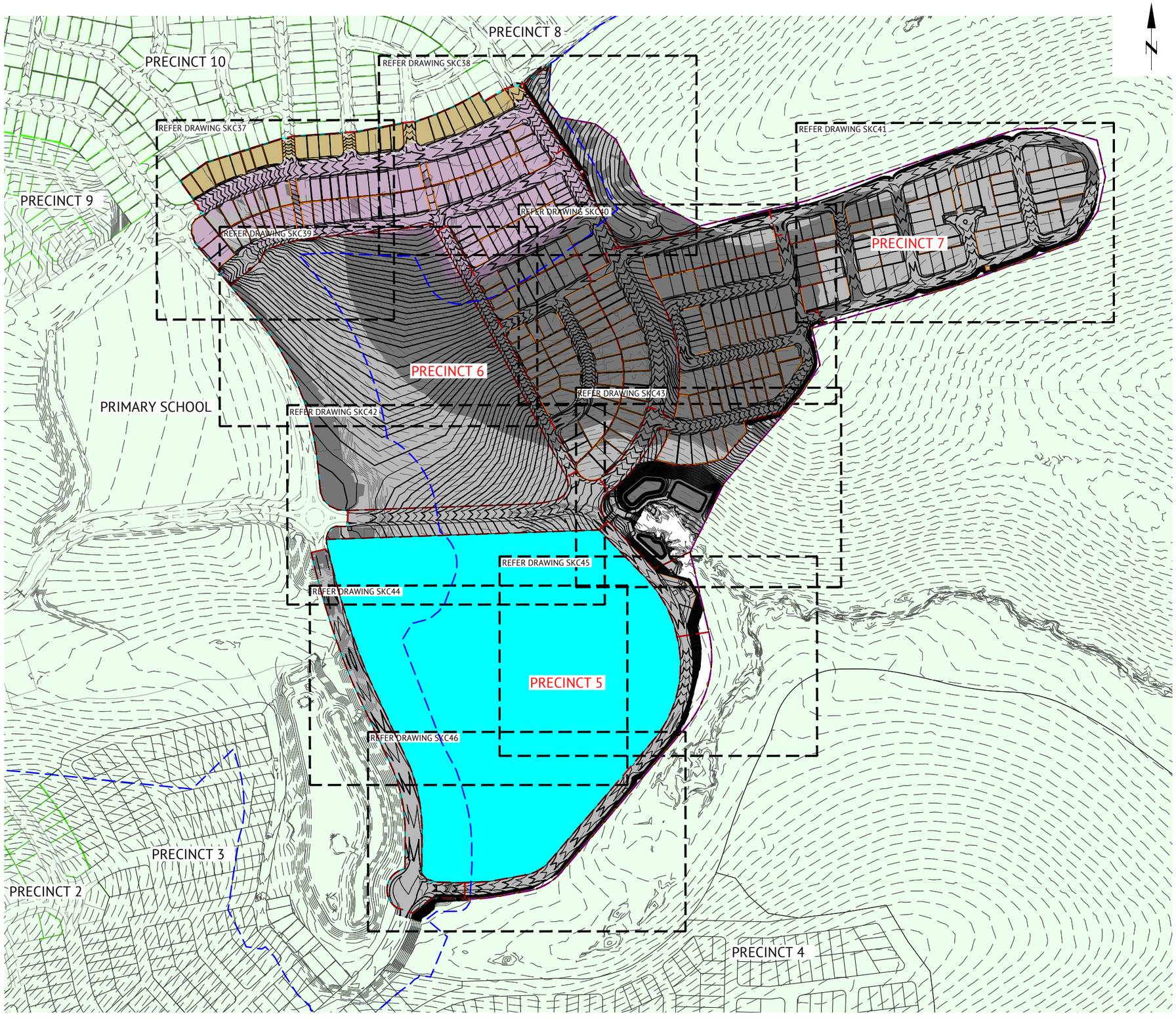
LEGEND - EXISTING

- EARTHWORKS TO BE DONE AS PART OF PRECINCTS 8, 9 AND 10. FOR DETAILS, REFER TO APPROVED DRAWINGS DEV2022/1277 DATED 11 NOVEMBER 2022 FOR PRECINCTS 8 AND 10 AND APPROVED DRAWINGS DEV2020/1160 DATED 26 AUGUST 2021 FOR PRECINCT 9
- 12.0 — EXISTING CONTOURS (0.50m)
- RETAINING WALL
- EXISTING VEGETATION CLEARING LINE

ROL13 EARTHWORKS VOLUMES

	CUT	FILL
ROL13 EARTHWORKS	407,025m³	390,543m³
TOTAL VOLUMES	407,025m³	390,543m³

NOTE:
1. BULK EARTHWORKS INCLUDES ROAD BOXING.
2. ROAD BOXING DEPTHS FOR PRECINCTS 6 AND 7 ARE 335mm FOR ACCESS STREETS, OTHERWISE 450mm. NO BOXING ALLOWANCE FOR PRECINCT 5.3.



PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	UPDATED EARTHWORKS AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	3	UPDATED BASIN LAYOUT AND ADDED PMT PADS	KK	NS
08/03/2024	2	UPDATED LAYOUT AND EARTHWORKS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 50 100 150m
SCALE 1:2500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: OVERALL PRELIMINARY EARTHWORKS LAYOUT PLAN

JOB CODE: MIR-1300
SHEET NUMBER: SKC36
REV: 4

LEGEND - PROPOSED

- EXTENT OF CUT
- EXTENT OF FILL
- PROPOSED BORROW AREA. FINAL EXTENT TO BE CONFIRMED DURING DETAILED DESIGN
- BORROW AREA EXTENT FOR PRECINCTS 8 AND 10 EARTHWORKS. FURTHER EARTHWORKS TO BE DONE TO GET TO FINISHED SURFACE LEVEL
- PROPOSED FUTURE RESIDENTIAL PRECINCT 5.3
- 12.0 — FINISHED MAJOR CONTOURS (0.50m)
- FINISHED MINOR CONTOURS (0.25m)
- RETAINING WALL
- VEGETATION CLEARING LINE
- PROPOSED FUTURE DRIVEWAY LOCATION
- ZERO LOT BOUNDARY
- 52.00 — PAD LEVEL
- ×45.20 — SPOT LEVEL
- EASEMENT
- TREE TO RETAIN
- PRECINCT BOUNDARY

LEGEND - EXISTING

- EARTHWORKS TO BE DONE AS PART OF PRECINCTS 8, 9 AND 10. FOR DETAILS, REFER TO APPROVED DRAWINGS DEV2022/1277 DATED 11 NOVEMBER 2022 FOR PRECINCTS 8 AND 10 AND APPROVED DRAWINGS DEV2020/1160 DATED 26 AUGUST 2021 FOR PRECINCT 9
- 12.0 — EXISTING CONTOURS (0.50m)
- RETAINING WALL
- EXISTING VEGETATION CLEARING LINE

N

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	5	UPDATED EARTHWORKS AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	4	ADDED PMT PADS	KK	NS
08/05/2024	3	UPDATED LAYOUT AND EARTHWORKS	KK	NS
13/12/2023	2	UPDATED PRECINCT BOUNDARIES AND PRECINCT NUMBERS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE PRELIMINARY EARTHWORKS LAYOUT PLAN - SHEET 1

JOB CODE MIR-1300
SHEET NUMBER SKC37
REV 5

NOTES

REFER SKC37 FOR NOTES AND LEGEND

N

JOINS SHEET 1

JOINS SHEET 3

JOINS SHEET 4

ROAD 107

EXISTING PRECINCT 10

CANDY WAY

ROAD 103

ROAD 101

ROAD 83

ROAD 99

GUROMAN DRIVE

PRECINCT 6.5

PRECINCT 6.4

PRECINCT 6.4A

PRECINCT 6.1

PRECINCT 6.2

Park Lot 840

PROPOSED HIGH SCHOOL (FUTURE APPLICATION)

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	5	UPDATED EARTHWORKS AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	4	ADDED PMT PADS, ADDED EARTHWORKS TO PARK LOT 840	KK	NS
08/03/2024	3	UPDATED LAYOUT AND EARTHWORKS	KK	NS
13/12/2023	2	UPDATED PRECINCT BOUNDARIES AND PRECINCT NUMBERS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

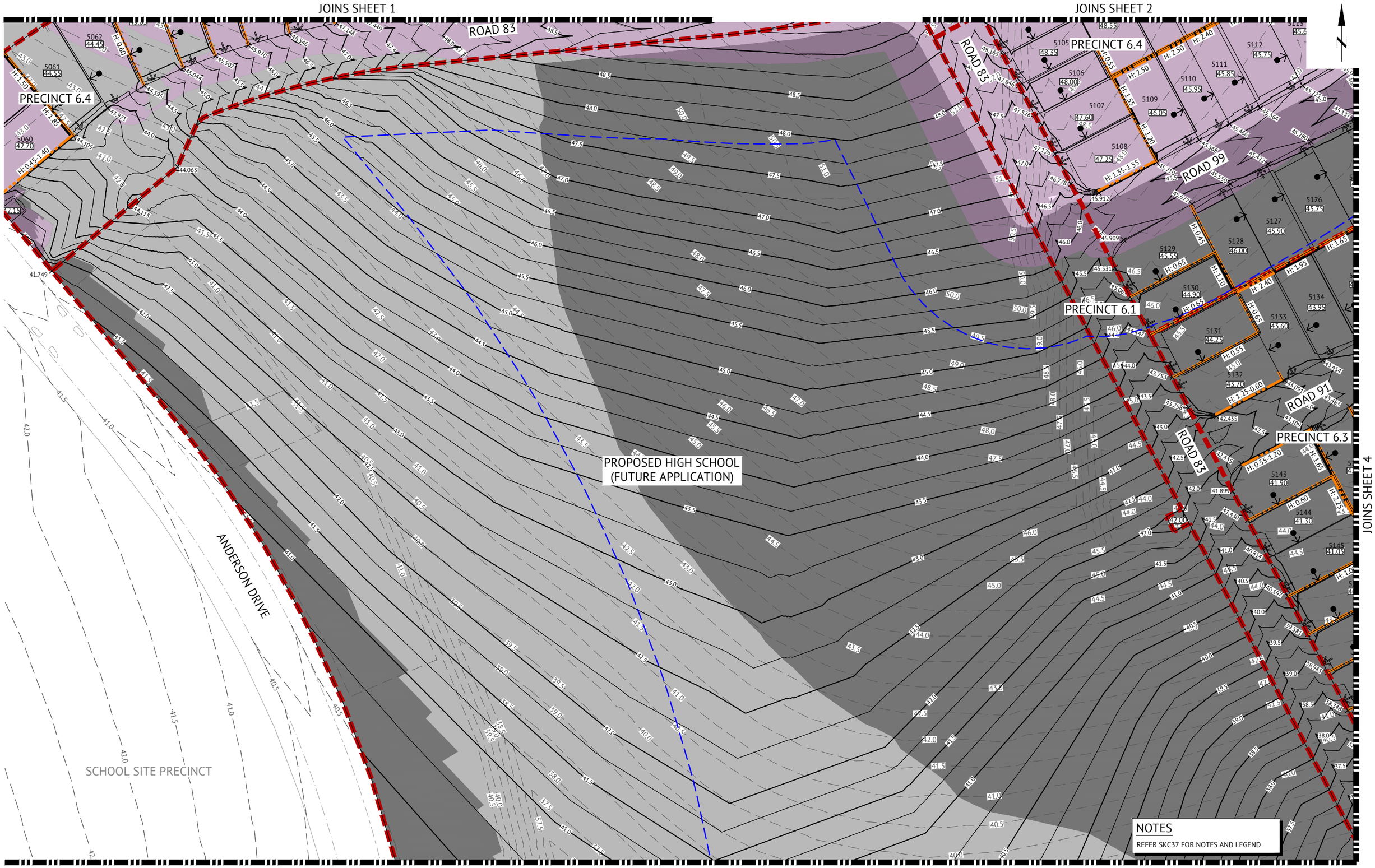
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY EARTHWORKS LAYOUT PLAN - SHEET 2

JOB CODE: MIR-1300
SHEET NUMBER: SKC38
REV: 5



PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	5	UPDATED EARTHWORKS AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	4	ADDED PMT PADS	KK	NS
08/03/2024	3	UPDATED LAYOUT AND EARTHWORKS	KK	NS
13/12/2023	2	UPDATED PRECINCT BOUNDARIES AND PRECINCT NUMBERS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY EARTHWORKS LAYOUT PLAN - SHEET 3

JOB CODE: MIR-1300
SHEET NUMBER: SKC39
REV: 5

JOINS SHEET 2

JOINS SHEET 3

JOINS SHEET 5

JOINS SHEET 7

NOTES

REFER SKC37 FOR NOTES AND LEGEND

N

PRECINCT 6.4A

PRECINCT 6.4

PRECINCT 6.3

PRECINCT 6.2

PRECINCT 6.1

PRECINCT 7.2

PRECINCT 7.1

ROAD 99

ROAD 91

ROAD 82

ROAD 88

ROAD 84

DWAY 16

DWAY 19

GUROMAN DRIVE

Park Lot 841

MAXIMUM 600mm HIGH RETAINING WALL

MAXIMUM 600mm HIGH RETAINING WALL

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	5	UPDATED EARTHWORKS AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	4	ADDED PMT PADS, ADDED EARTHWORKS TO PARK LOT 840	KK	NS
08/03/2024	3	UPDATED LAYOUT AND EARTHWORKS	KK	NS
13/12/2023	2	UPDATED PRECINCT BOUNDARIES AND PRECINCT NUMBERS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY EARTHWORKS LAYOUT PLAN - SHEET 4

JOB CODE: MIR-1300
SHEET NUMBER: SKC40
REV: 5

JOINS SHEET 4

ROAD 82
ROAD 89
ROAD 87
ROAD 84
DWAY 18
DWAY 19
PRECINCT 7.1
PRECINCT 7.2

MAXIMUM 600mm HIGH RETAINING WALL
MAXIMUM 600mm HIGH RETAINING WALL
MAXIMUM 1100mm HIGH RETAINING WALL (ENERGEX)
MAXIMUM 600mm HIGH RETAINING WALL

NOTES
REFER SKC37 FOR NOTES AND LEGEND

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	5	UPDATED EARTHWORKS AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	4	ADDED PMT PADS	KK	NS
08/03/2024	3	UPDATED LAYOUT AND EARTHWORKS	KK	NS
13/12/2023	2	UPDATED PRECINCT BOUNDARIES AND PRECINCT NUMBERS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY EARTHWORKS LAYOUT PLAN - SHEET 5

JOB CODE: MIR-1300
SHEET NUMBER: SKC41
REV: 5

JOINS SHEET 4

JOINS SHEET 7

JOINS SHEET 8

ROAD 91

ROAD 83

ANDERSON DRIVE

ANDERSON DRIVE

GUROMAN DRIVE

PROPOSED HIGH SCHOOL

PRECINCT 6.3

PRECINCT 6.1

PRECINCT 6.2

PRECINCT 5.1A

PRECINCT 5.2B

PRECINCT 5.3

5169 36.45

5170 35.80

5171 35.50

5172 35.10

5173 33.95

H:0.85-2.20

H:1.15

H:0.70-0.50

H:0.95

H:1.35

H:1.20

NOTES

REFER SKC37 FOR NOTES AND LEGEND

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
22/05/2024	4	ADDED PMT PADS	KK	
08/03/2024	3	UPDATED LAYOUT AND EARTHWORKS	KK	NS
13/12/2023	2	UPDATED PRECINCT BOUNDARIES AND PRECINCT NUMBERS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE PRELIMINARY EARTHWORKS LAYOUT PLAN - SHEET 6

JOB CODE MIR-1300
SHEET NUMBER SKC42
REV 4

JOINS SHEET 4

JOINS SHEET 6

JOINS SHEET 9

ROAD 91

ROAD 88

ROAD 83

ROAD 85

GUROMAN DRIVE

PRECINCT 6.1

PRECINCT 6.2

PRECINCT 6.3

PRECINCT 7.1

PRECINCT 5.1A

PRECINCT 5.1B

PRECINCT 5.3

PRECINCT 7.3

PARK LOT 843

Park Lot 842

MAXIMUM 600mm HIGH RETAINING WALL

N

NOTES

REFER SKC37 FOR NOTES AND LEGEND

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	5	UPDATED EARTHWORKS AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	4	AMENDED BASIN LAYOUT	KK	NS
08/05/2024	3	UPDATED LAYOUT AND EARTHWORKS	KK	NS
13/12/2023	2	UPDATED PRECINCT BOUNDARIES AND PRECINCT NUMBERS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

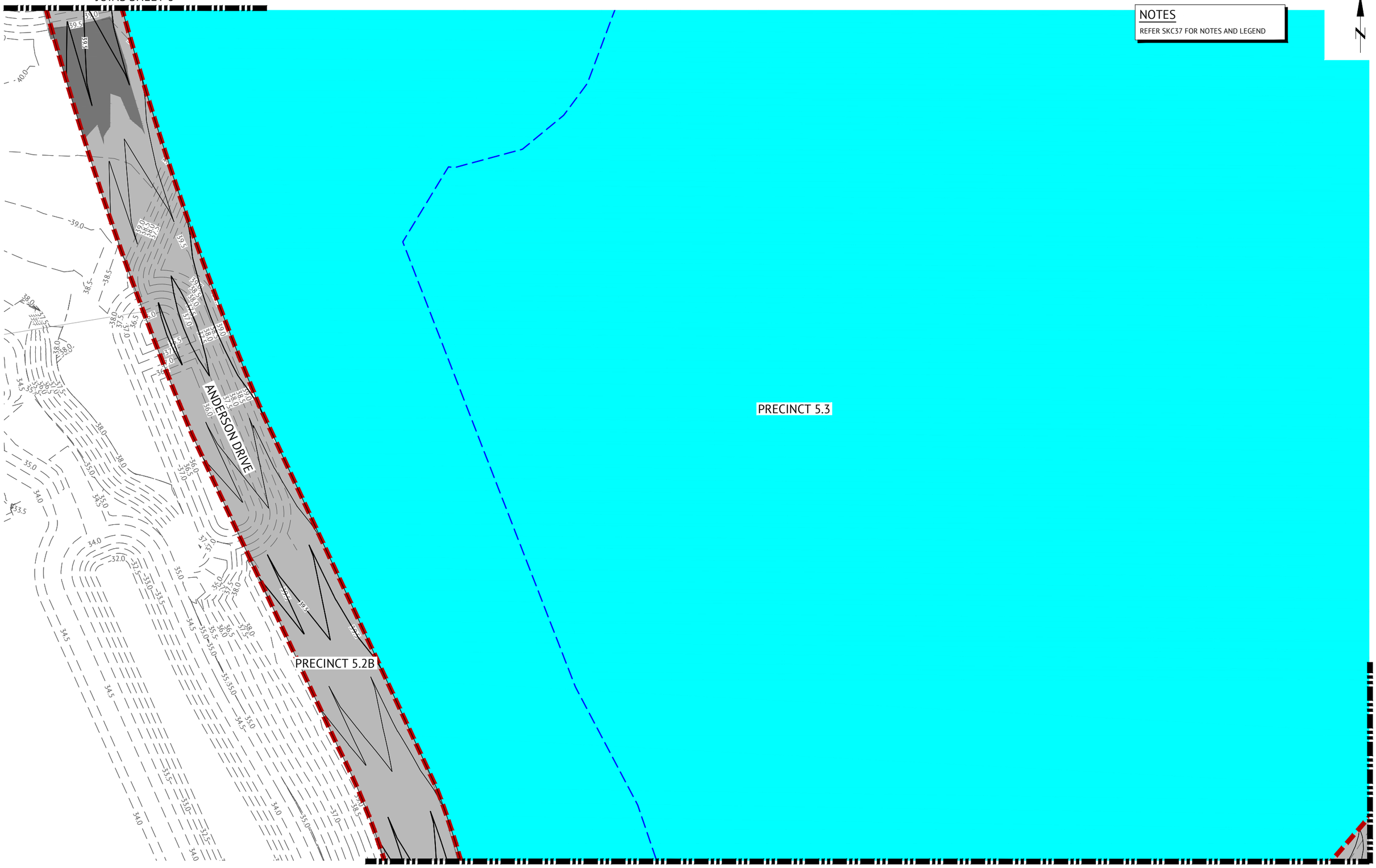
DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY EARTHWORKS LAYOUT PLAN - SHEET 7

JOB CODE: MIR-1300
SHEET NUMBER: SKC43
REV: 5

JOINS SHEET 6



JOINS SHEET 9

JOINS SHEET 10

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
08/03/2024	3	UPDATED LAYOUT AND EARTHWORKS	KK	NS
13/12/2023	2	UPDATED PRECINCT BOUNDARIES AND PRECINCT NUMBERS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY EARTHWORKS LAYOUT PLAN - SHEET 8

JOB CODE: MIR-1300
SHEET NUMBER: SKC44
REV: 3

JOINS SHEET 7

PRECINCT 5.3

PRECINCT 5.1B

PRECINCT 5.2A

ROAD 85

MAXIMUM 2.5m HIGH RETAINING WALL AROUND SEWAGE PUMP STATION

MAXIMUM 600mm HIGH RETAINING WALL

N

JOINS SHEET 10

NOTES

REFER SKC37 FOR NOTES AND LEGEND

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	UPDATED EARTHWORKS AS PER CHANGES TO PRECINCT BOUNDARIES	KK	NS
08/03/2024	3	UPDATED LAYOUT AND EARTHWORKS	KK	NS
13/12/2023	2	UPDATED PRECINCT BOUNDARIES AND PRECINCT NUMBERS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE PRELIMINARY EARTHWORKS LAYOUT PLAN - SHEET 9

JOB CODE MIR-1300
SHEET NUMBER SKC45
REV 4

JOINS SHEET 8

JOINS SHEET 9

N

PRECINCT 5.2A

PRECINCT 5.3

PRECINCT 5.2B

ANDERSON DRIVE

ROAD 85

MAXIMUM 600mm
HIGH RETAINING WALL

MAXIMUM 600mm
HIGH RETAINING WALL

NOTES

REFER SKC37 FOR NOTES AND LEGEND

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	UPDATED EARTHWORKS AS PER CHANGES TO PRECINCT BOUNDARIES	KK	NS
08/03/2024	3	UPDATED LAYOUT AND EARTHWORKS	KK	NS
13/12/2023	2	UPDATED PRECINCT BOUNDARIES AND PRECINCT NUMBERS	KK	NS
25/10/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

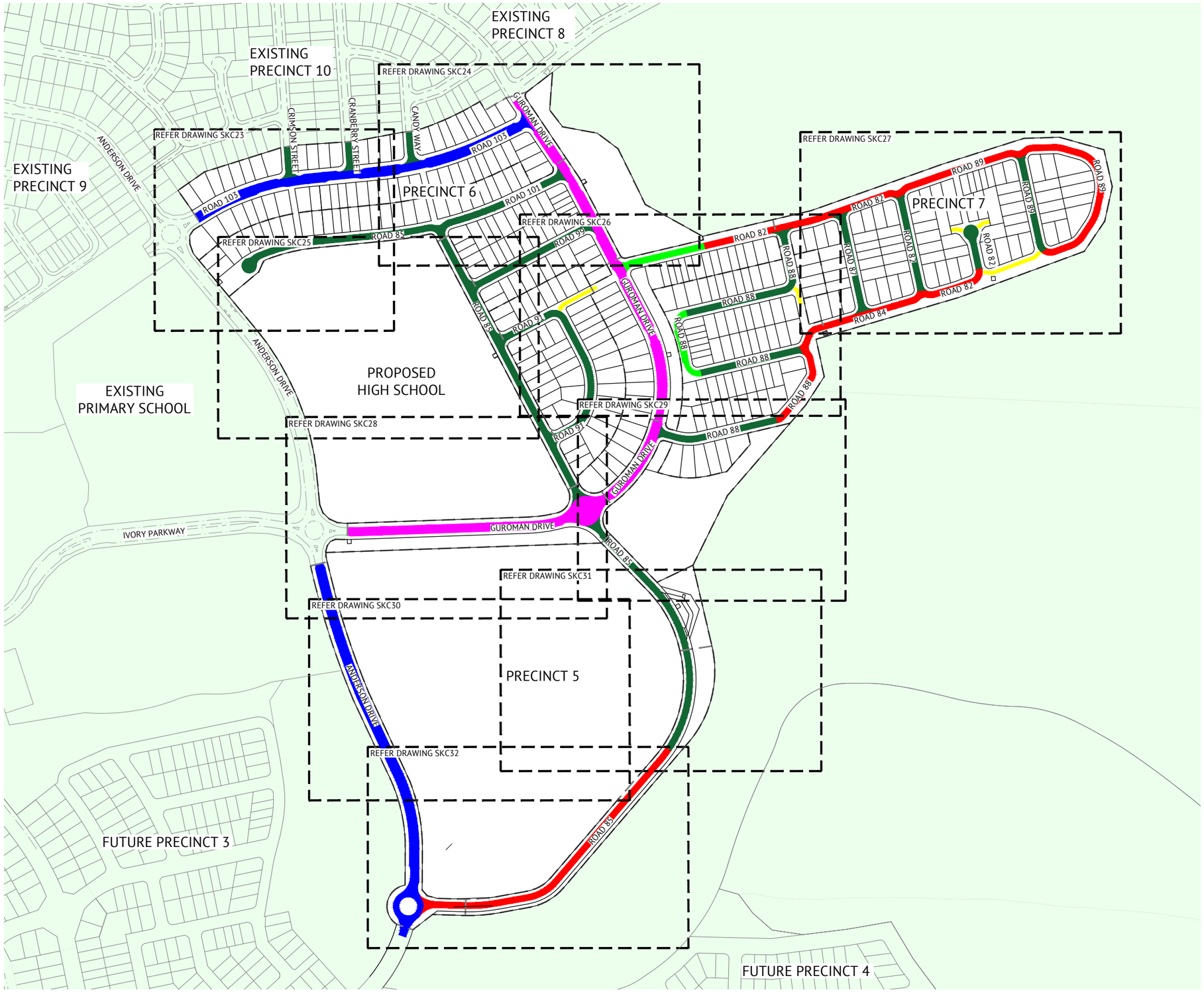
SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY EARTHWORKS LAYOUT PLAN - SHEET 10

JOB CODE: MIR-1300
SHEET NUMBER: SKC46
REV: 4

APPENDIX C

ROAD HEIRARCHY PLAN



LEGEND - ROAD HEIRARCHY

- NEIGHBOURHOOD CONNECTOR 1
- NEIGHBOURHOOD CONNECTOR 2
- ACCESS STREET (TYPICAL)
- ACCESS STREET (PARK)
- ACCESS STREET (CONSERVATION)
- DRIVEWAY

N

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	3	AMENDED ROAD AS PER CHANGES TO LOT LAYOUT	KK	NS
21/05/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 50 100 150m
SCALE 1:2500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE ROAD HEIRARCHY PLAN

JOB CODE MIR-1300
SHEET NUMBER SKC22
REV 3

APPENDIX D

INTERNAL ROAD FUNCTIONAL PLANS

EXISTING PRECINCT 10

CRIMSON STREET

CRANBERRY STREET

ROAD 103

ROAD 85

ANDERSON DRIVE

PRECINCT 6.5

PRECINCT 6.4

PROPOSED
HIGH SCHOOL

5001 5002 5003 5004 5005 5006 5007 5008 5009 5010 5011 5012 5013 5014 5015 5016 5041 5042 5043 5044 5045 5046 5047 5048 5049 5050 5051 5052 5053 5054 5055 5056 5057 5058 5059 5060 5061 5062 5063 5064 5065 5066 5067 5068 5069 5070 5071 5072 5073 5074 5075 5076 5077

2.5m WIDE CONCRETE FOOTPATH

4.0m WIDE VERGE
3.75m WIDE TRAFFIC LANE
3.75m WIDE TRAFFIC LANE
4.0m WIDE VERGE
5.0m WIDE VERGE
2.5m WIDE PARALLEL PARKING LANE
3.5m WIDE TRAFFIC LANE
3.5m WIDE TRAFFIC LANE
2.5m WIDE PARALLEL PARKING LANE
4.0m WIDE VERGE
5.5m WIDE VERGE
5.5m WIDE VERGE
4.0m WIDE VERGE
3.75m WIDE TRAFFIC LANE
3.75m WIDE TRAFFIC LANE
4.0m WIDE VERGE
4.0m WIDE VERGE
3.75m WIDE TRAFFIC LANE
3.75m WIDE TRAFFIC LANE
4.0m WIDE VERGE

JOINS SHEET 2

JOINS SHEET 3

LEGEND - PROPOSED

- PROPOSED IPWEA STD TYPE 'B1' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'B2' KERB ONLY. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA TYPE 'M3' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'ER1' EDGE RESTRAINT. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA INVERT. REFER IPWEA STD DWG RS-080.
- IPWEA STD TYPE 'SM5' KERB ONLY. REFER IPWEA STD DWG RS-080.
- PROPOSED FUTURE DRIVEWAY LOCATION
- ZERO LOT BOUNDARY
- PROPOSED 1.5m WIDE GREEN KERB BUILD-OUT
- PROPOSED 1.5m WIDE (U.N.O.) CONCRETE FOOTPATH.
- FOOTPATH ALIGNMENT BY LANDSCAPE
- PROPOSED KERB RAMP. REFER IPWEA STD DWG RS-090.
- PROPOSED THRESHOLD TREATMENT
- PROPOSED NEW AC PAVEMENT
- PROPOSED PMT SITE LOCATION
- PRECINCT BOUNDARY

N

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	AMENDED ROAD AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	3	ADDED LANDSCAPE FOOTPATH AND PMT LOCATIONS	KK	NS
21/03/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE ROAD FUNCTIONAL LAYOUT - SHEET 1

JOB CODE MIR-1300
SHEET NUMBER SKC23
REV 4

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	AMENDED ROAD AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	3	ADDED LANDSCAPE FOOTPATH AND PMT LOCATIONS	KK	NS
21/03/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: ROAD FUNCTIONAL LAYOUT - SHEET 2

JOB CODE: MIR-1300
SHEET NUMBER: SKC24
REV: 4

JOINS SHEET 1

JOINS SHEET 2

JOINS SHEET 4

JOINS SHEET 6

PRECINCT 6.4

PRECINCT 6.3

PRECINCT 6.1

PROPOSED
HIGH SCHOOL

EXISTING
PRIMARY SCHOOL

ANDERSON DRIVE

ROAD 85

ROAD 99

ROAD 91

4.0m WIDE VERGE
3.75m WIDE TRAFFIC LANE
3.75m WIDE TRAFFIC LANE
4.0m WIDE VERGE

5060 5061 5062 5105 5106 5107 5108 5109 5110 5111 5112 5113 5126 5127 5128 5129 5130 5131 5132 5133 5134 5143 5144 5145

NOTE:
REFER SKC23 FOR LEGEND.

N

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
22/05/2024	3	ADDED LANDSCAPE FOOTPATH AND PMT LOCATIONS	KK	NS
21/03/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

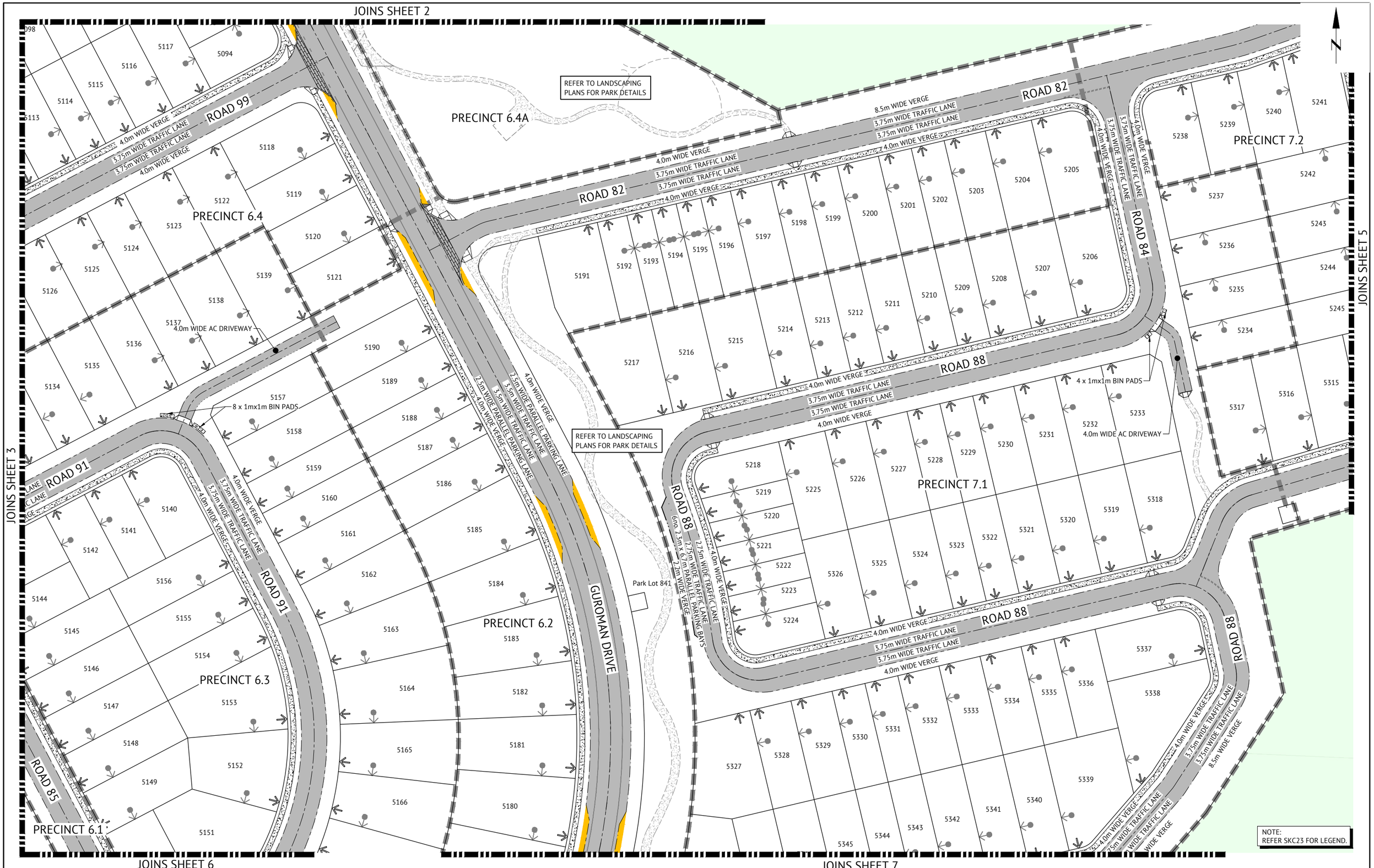
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE ROAD FUNCTIONAL LAYOUT - SHEET 3

JOB CODE MIR-1300
SHEET NUMBER SKC25
REV 3



PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
22/05/2024	3	ADDED LANDSCAPE FOOTPATH AND PMT LOCATIONS	KK	NS
21/03/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: ROAD FUNCTIONAL LAYOUT - SHEET 4

JOB CODE: MIR-1300
SHEET NUMBER: SKC26
REV: 3

NOTE:
REFER SKC23 FOR LEGEND.

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	AMENDED ROAD AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	3	ADDED LANDSCAPE FOOTPATH AND PMT LOCATIONS	KK	NS
21/03/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: ROAD FUNCTIONAL LAYOUT - SHEET 5

JOB CODE: MIR-1300
SHEET NUMBER: SKC27
REV: 4

JOINS SHEET 3

ROAD 85

ROAD 91

5170

5169

PRECINCT 6.3

5171

5172

5174

PRECINCT 6.2

5173

3.75m WIDE TRAFFIC LANE

4.0m WIDE VERGE

3.75m WIDE TRAFFIC LANE

4.0m WIDE VERGE

ANDERSON DRIVE

Guroman Drive road layout to be designed to accommodate indented bus bays in accordance with the conditions of approval DEV2024/1517 and DTMR Road Planning and Design Manual

PROPOSED
HIGH SCHOOL

5.5m WIDE VERGE

4.5m WIDE TRAFFIC LANE

3.5m WIDE TRAFFIC LANE

2.5m WIDE PARALLEL PARKING LANE

4.0m WIDE VERGE

GUROMAN DRIVE

PRECINCT 5.1A

REFER TO LANDSCAPING PLANS FOR PARK DETAILS

JOINS SHEET 7

2.5m WIDE CONCRETE FOOTPATH

ANDERSON DRIVE

PRECINCT 5.2B

PRECINCT 5.3

AMENDED IN RED

By: Jennifer Sneesby

Date: 09/05/2025

Queensland Government

NOTE:
REFER SKC23 FOR LEGEND.

JOINS SHEET 8

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
22/05/2024	3	ADDED LANDSCAPE FOOTPATH AND PMT LOCATIONS	KK	NS
21/03/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE ROAD FUNCTIONAL LAYOUT - SHEET 6

JOB CODE MIR-1300
SHEET NUMBER SKC28
REV 3

JOINS SHEET 4

JOINS SHEET 6

JOINS SHEET 9

ROAD 91

ROAD 88

ROAD 85

GUROMAN DRIVE

PRECINCT 6.2

PRECINCT 6.3

PRECINCT 7.1

PRECINCT 7.3

PRECINCT 5.1A

PRECINCT 5.1B

PRECINCT 5.3

PARK LOT 843

Park Lot 842

REFER TO LANDSCAPING PLANS FOR PARK DETAILS

REFER TO LANDSCAPING PLANS FOR PARK DETAILS

5150 5151 5166 5167 5168 5169 5170 5171 5172 5173 5174 5175 5176 5177 5178 5179 5180

5340 5341 5342 5343 5344 5345 5346 5347 5348

5349 5350 5351 5352 5353 5354

4.0m WIDE VERGE
3.75m WIDE TRAFFIC LANE
3.75m WIDE TRAFFIC LANE
4.0m WIDE VERGE

4.0m WIDE VERGE
3.75m WIDE TRAFFIC LANE
3.75m WIDE TRAFFIC LANE
8.5m WIDE VERGE

4.0m WIDE VERGE
2.5m WIDE PARALLEL PARKING LANE
3.5m WIDE TRAFFIC LANE
3.5m WIDE TRAFFIC LANE
2.5m WIDE PARALLEL PARKING LANE
4.0m WIDE VERGE

4.0m WIDE VERGE
3.75m WIDE TRAFFIC LANE
3.75m WIDE TRAFFIC LANE
4.0m WIDE VERGE

4.0m WIDE VERGE
3.75m WIDE TRAFFIC LANE
3.75m WIDE TRAFFIC LANE
4.0m WIDE VERGE

NOTE:
REFER SKC23 FOR LEGEND.

N

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
22/05/2024	3	ADDED LANDSCAPE FOOTPATH	KK	NS
21/03/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE ROAD FUNCTIONAL LAYOUT - SHEET 7

JOB CODE MIR-1300
SHEET NUMBER SKC29
REV 3

JOINS SHEET 6

N

PRECINCT 5.2B

PRECINCT 5.3

2.5m WIDE CONCRETE FOOTPATH

ANDERSON DRIVE

2.5m WIDE VERGE

3.75m WIDE PARALLEL PARKING LANE

3.75m WIDE TRAFFIC LANE

3.75m WIDE TRAFFIC LANE

3.75m WIDE PARALLEL PARKING LANE

2.5m WIDE VERGE

4.0m WIDE VERGE

JOINS SHEET 9

NOTE:
REFER SKC23 FOR LEGEND.

JOINS SHEET 10

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
21/03/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE ROAD FUNCTIONAL LAYOUT - SHEET 8

JOB CODE MIR-1300
SHEET NUMBER SKC30
REV 2

JOINS SHEET 6

JOINS SHEET 7

N

REFER TO LANDSCAPING PLANS FOR PARK DETAILS

PROPOSED SEWAGE PUMP STATION

PRECINCT 5.1B

PRECINCT 5.2A

PRECINCT 5.3

4.0m WIDE VERGE

3.75m WIDE TRAFFIC LANE

3.75m WIDE TRAFFIC LANE

4.0m WIDE VERGE

ROAD 85

NOTE:
REFER SKC23 FOR LEGEND.

JOINS SHEET 10

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
21/03/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE ROAD FUNCTIONAL LAYOUT - SHEET 9

JOB CODE MIR-1300
SHEET NUMBER SKC31
REV 2

JOINS SHEET 8

N

PRECINCT 5.2B

ANDERSON DRIVE

2.5m WIDE CONCRETE FOOTPATH

2.5m WIDE VERGE

3.5m WIDE TRAFFIC LANE

2.5m WIDE PARALLEL PARKING LANE

4.0m WIDE VERGE

PRECINCT 5.3

ROAD 85

4.0m WIDE VERGE

3.75m WIDE TRAFFIC LANE

3.75m WIDE TRAFFIC LANE

8.5m WIDE VERGE

PRECINCT 5.2A

NOTE:
REFER SKC23 FOR LEGEND

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
21/03/2024	2	UPDATED LOT LAYOUT	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE ROAD FUNCTIONAL LAYOUT - SHEET 10

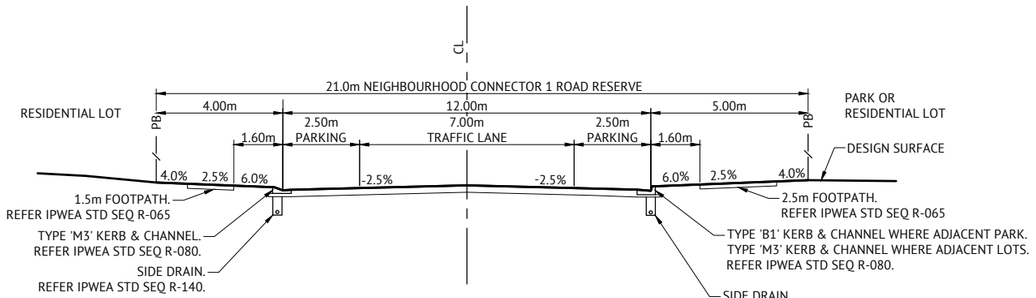
JOB CODE MIR-1300
SHEET NUMBER SKC32
REV 2

AMENDED IN RED

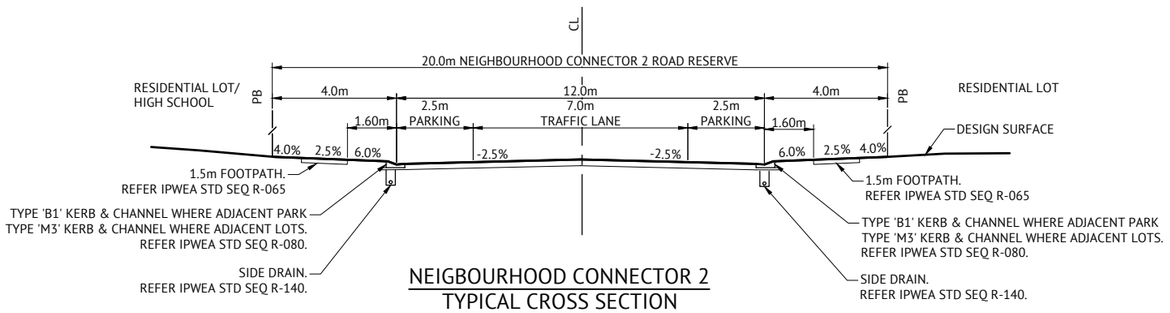
By: Jennifer Sneesby

Date: 09/05/2025

Queensland Government

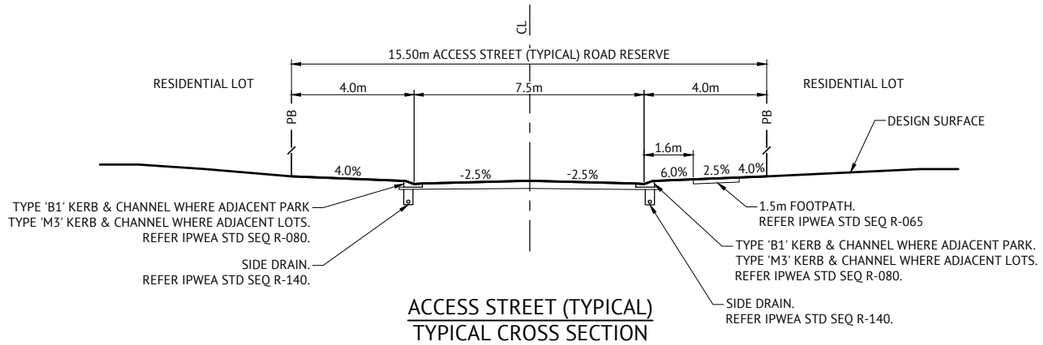


NEIGBOURHOOD CONNECTOR 1
TYPICAL CROSS SECTION

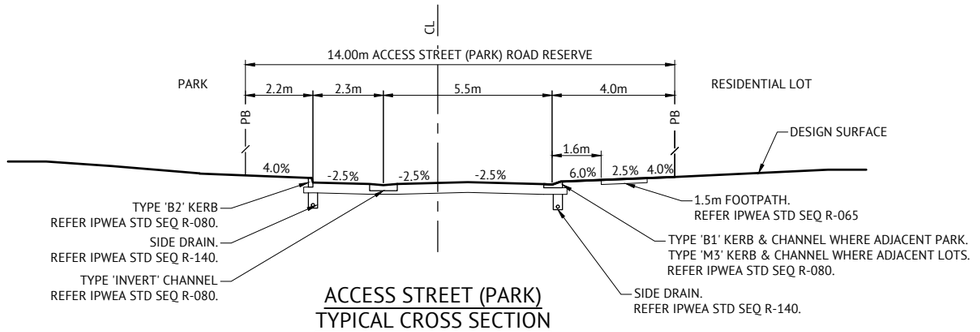


NEIGBOURHOOD CONNECTOR 2
TYPICAL CROSS SECTION

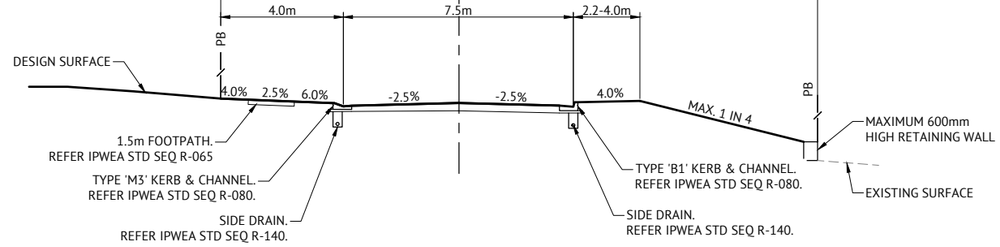
Guroman Drive cross section to be designed to accommodate indented bus bays in accordance with the conditions of approval DEV2024/1517 and DTMR Road Planning and Design Manual



ACCESS STREET (TYPICAL)
TYPICAL CROSS SECTION

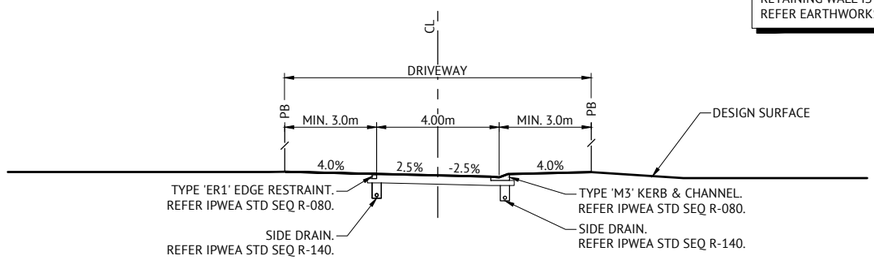


ACCESS STREET (PARK)
TYPICAL CROSS SECTION



ACCESS STREET (CONSERVATION)
TYPICAL CROSS SECTION

NOTE: WHERE A 1 IN 4 BATTER ADJACENT THE CONSERVATION AREA CANNOT BE ACHIEVED A RETAINING WALL IS TO BE CONSTRUCTED. REFER EARTHWORKS PLANS FOR DETAILS.



DRIVEWAY
TYPICAL CROSS SECTION

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
04/12/2023	2	AMENDED CROSS SECTIONS TO MATCH MWH MNIMP	KK	NS
28/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE 0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE TYPICAL ROAD CROSS SECTIONS

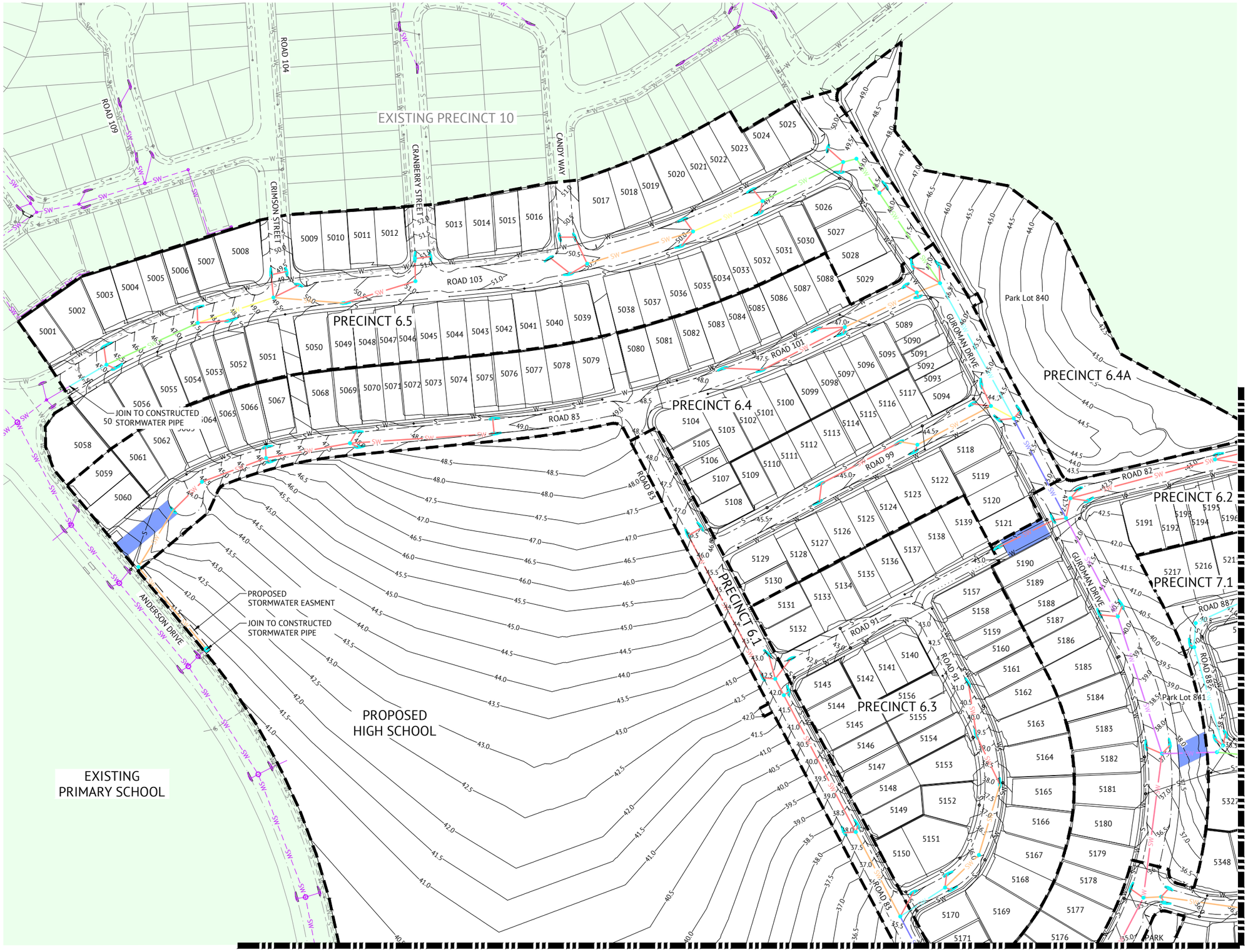
JOB CODE MIR-1300
SHEET NUMBER SKC33
REV 2

APPENDIX E

TRAFFIC IMPACT ASSESSMENT – supplied in separate document

APPENDIX F

PRELIMINARY STORMWATER DRAINAGE PLANS



LEGEND - PROPOSED

- DN375 STORMWATER
- DN450 STORMWATER
- DN525 STORMWATER
- DN600 STORMWATER
- DN675 STORMWATER
- DN750 STORMWATER
- DN825 STORMWATER
- DN900 STORMWATER
- DN1050 STORMWATER
- DN1200 STORMWATER
- 900x450 BOX CULVERT
- OVERLAND FLOW PATH
- 12.0 — FINISHED CONTOURS (0.50m)
- PROPOSED IPWEA STD TYPE 'B1' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'B2' KERB ONLY. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA TYPE 'M3' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'ER1' EDGE RESTRAINT. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA INVERT. REFER IPWEA STD DWG RS-080.
- IPWEA STD TYPE 'SM5' KERB ONLY. REFER IPWEA STD DWG RS-080.
- S — GRAVITY SEWER
- RM — SEWER RISING MAIN
- W — WATER
- PRECINCT BOUNDARY

LEGEND - EXISTING

- STORMWATER
- GRAVITY SEWER
- SEWER RISING MAIN
- WATER
- ELECTRICAL
- TELSTRA
- GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	UPDATED STORMWATER AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	3	ADDED BOX CULVERT TO LEGEND	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
10/02/2022	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

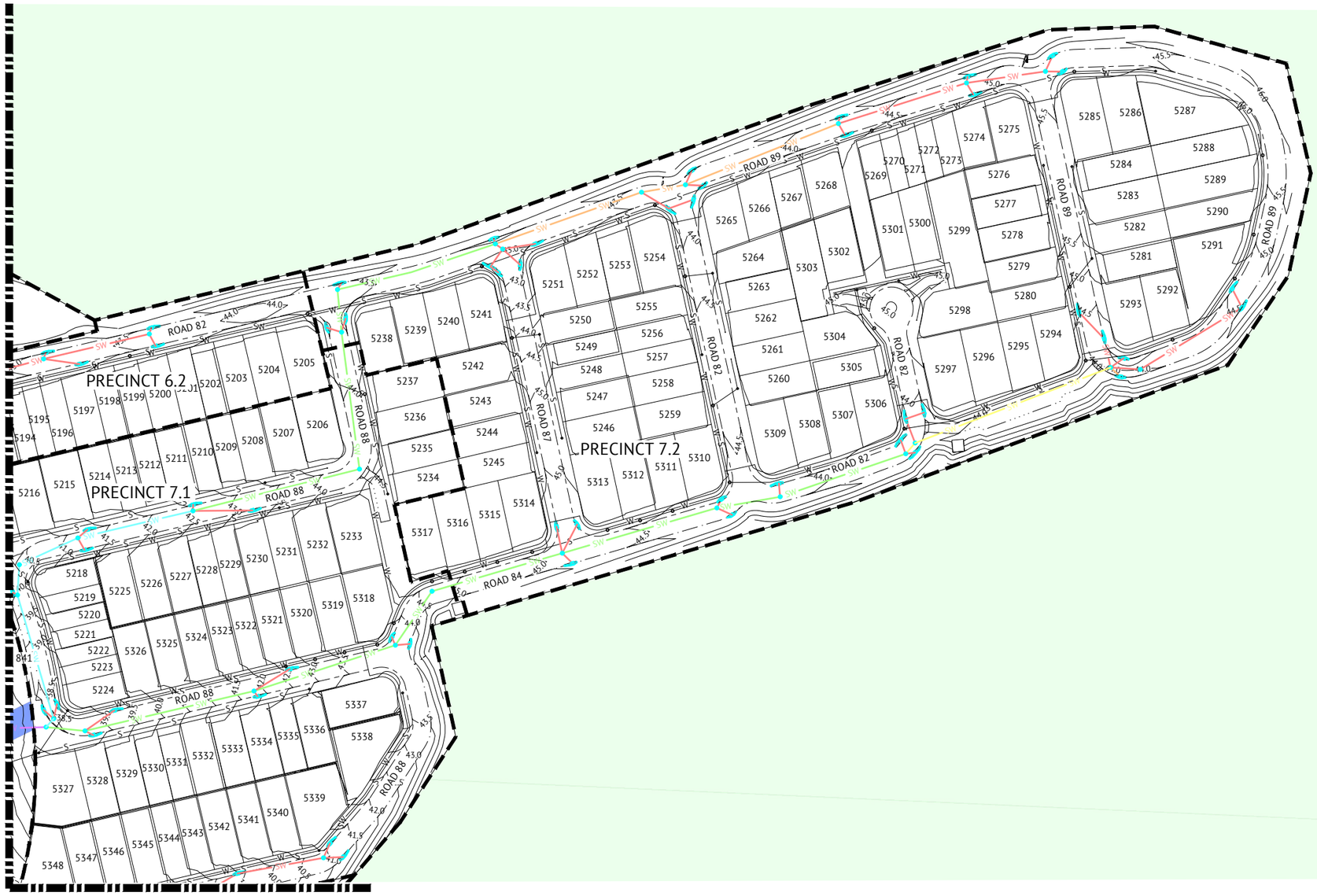
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY STORMWATER LAYOUT PLAN - SHEET 1

JOB CODE: MIR-1300
SHEET NUMBER: SKC47
REV: 4



LEGEND - PROPOSED

- DN375 STORMWATER
- DN450 STORMWATER
- DN525 STORMWATER
- DN600 STORMWATER
- DN675 STORMWATER
- DN750 STORMWATER
- DN825 STORMWATER
- DN900 STORMWATER
- DN1050 STORMWATER
- DN1200 STORMWATER
- 900x450 BOX CULVERT
- OVERLAND FLOW PATH
- 12.0 — FINISHED CONTOURS (0.50m)
- PROPOSED IPWEA STD TYPE 'B1' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'B2' KERB ONLY. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'M3' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'ER1' EDGE RESTRAINT. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA INVERT. REFER IPWEA STD DWG RS-080.
- IPWEA STD TYPE 'SM5' KERB ONLY. REFER IPWEA STD DWG RS-080.
- S — GRAVITY SEWER
- RM — SEWER RISING MAIN
- W — WATER
- PRECINCT BOUNDARY

LEGEND - EXISTING

- SW — STORMWATER
- S — GRAVITY SEWER
- RM — SEWER RISING MAIN
- W — WATER
- E — ELECTRICAL
- T — TELSTRA
- G — GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	UPDATED STORMWATER AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	3	ADDED BOX CULVERT TO LEGEND	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
10/02/2022	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

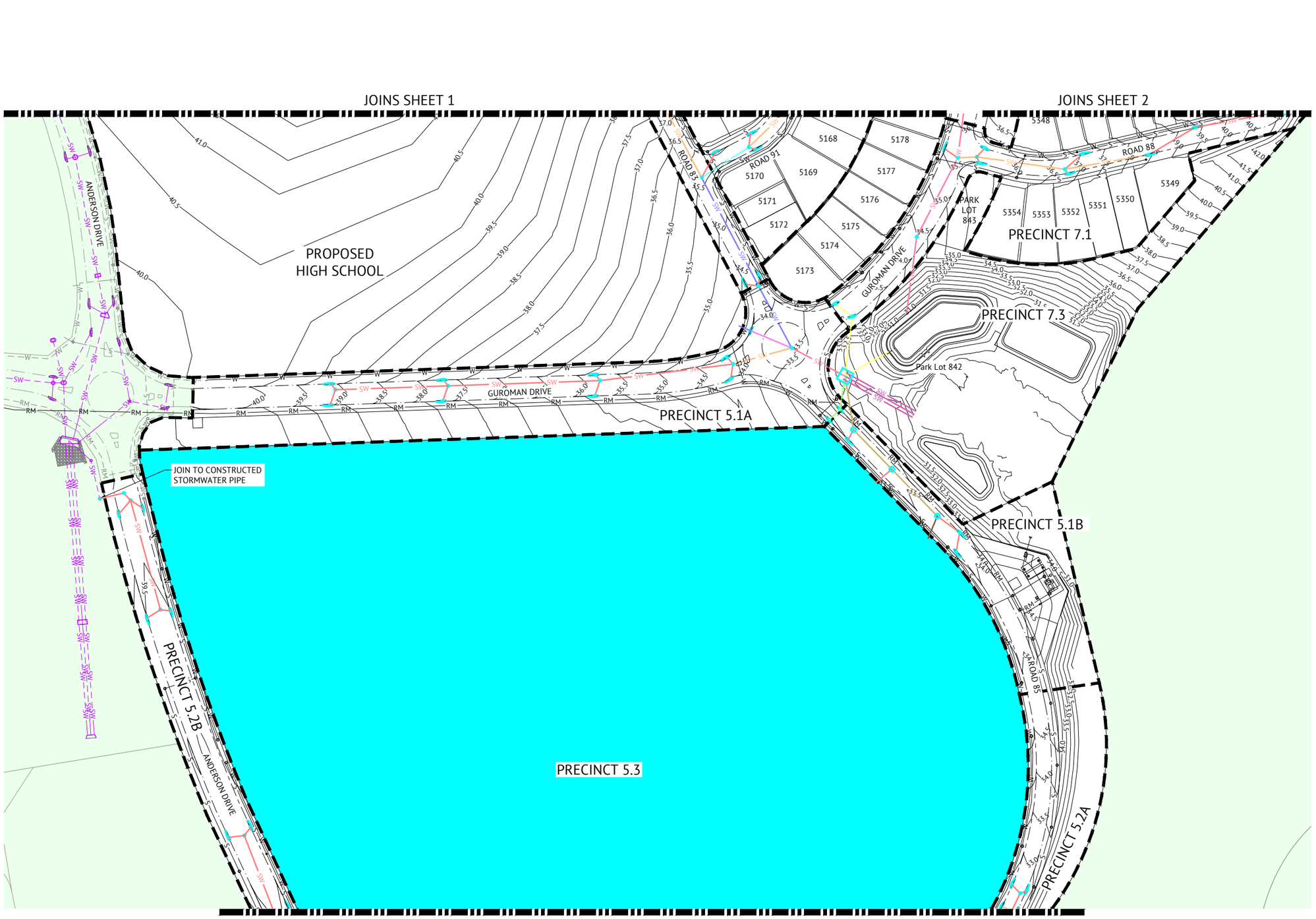
Premise
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY STORMWATER LAYOUT PLAN - SHEET 2

JOB CODE: MIR-1300
SHEET NUMBER: SKC48
REV: 4



LEGEND - PROPOSED

- DN375 STORMWATER
- DN450 STORMWATER
- DN525 STORMWATER
- DN600 STORMWATER
- DN675 STORMWATER
- DN750 STORMWATER
- DN825 STORMWATER
- DN900 STORMWATER
- DN1050 STORMWATER
- DN1200 STORMWATER
- 900x450 BOX CULVERT
- OVERLAND FLOW PATH
- 12.0 — FINISHED CONTOURS (0.50m)
- PROPOSED IPWEA STD TYPE 'B1' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'B2' KERB ONLY. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA TYPE 'M3' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'ER1' EDGE RESTRAINT. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA INVERT. REFER IPWEA STD DWG RS-080.
- IPWEA STD TYPE 'SM5' KERB ONLY. REFER IPWEA STD DWG RS-080.
- S — GRAVITY SEWER
- RM — SEWER RISING MAIN
- W — WATER
- PRECINCT BOUNDARY

LEGEND - EXISTING

- STORMWATER
- GRAVITY SEWER
- SEWER RISING MAIN
- WATER
- ELECTRICAL
- TELSTRA
- GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	UPDATED STORMWATER AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	3	ADDED BOX CULVERT TO LEGEND, AMENDED STORMWATER LAYOUT	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
10/02/2022	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

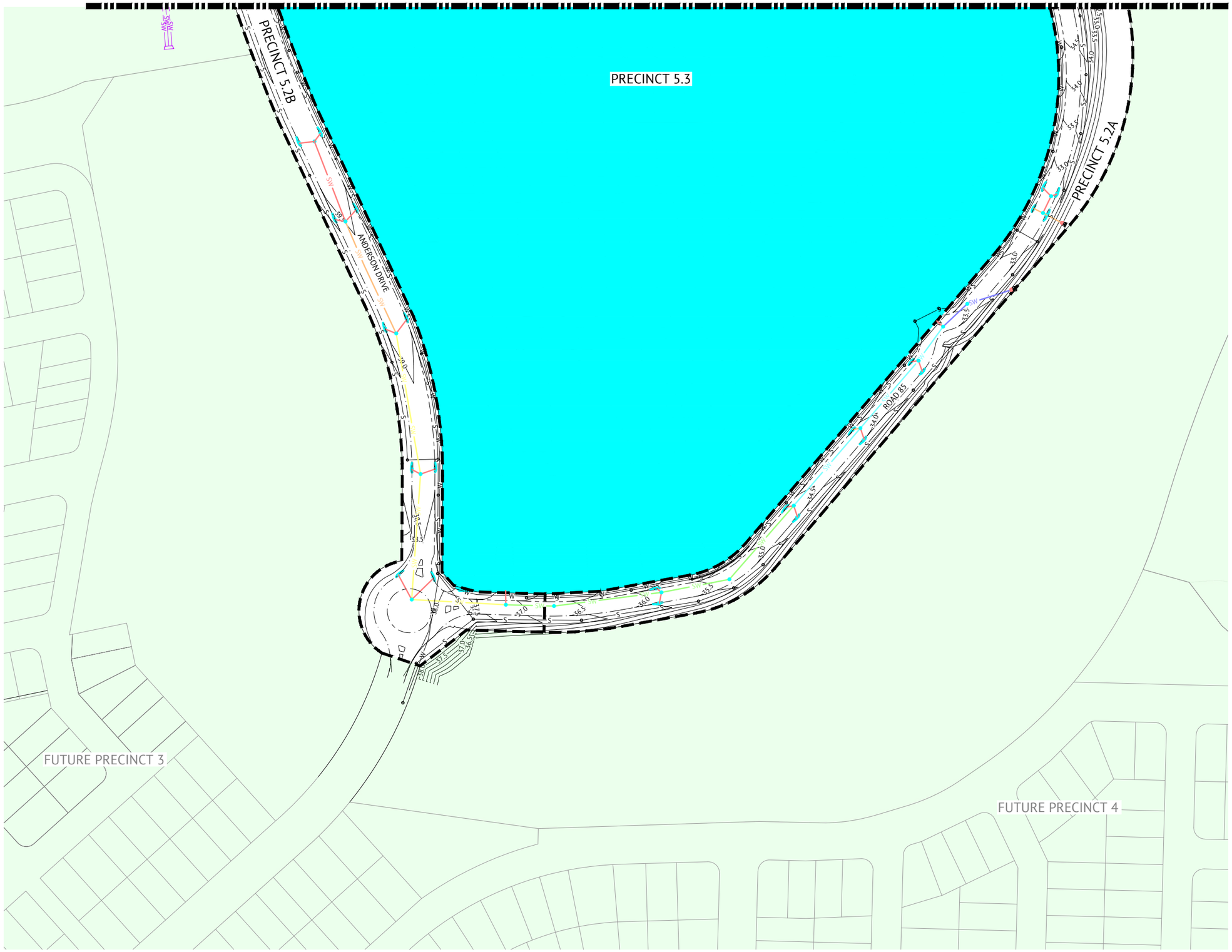
DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE PRELIMINARY STORMWATER LAYOUT PLAN - SHEET 3

JOB CODE MIR-1300
SHEET NUMBER SKC49
REV 4

JOINS SHEET 3



N

LEGEND - PROPOSED

- DN375 STORMWATER
- DN450 STORMWATER
- DN525 STORMWATER
- DN600 STORMWATER
- DN675 STORMWATER
- DN750 STORMWATER
- DN825 STORMWATER
- DN900 STORMWATER
- DN1050 STORMWATER
- DN1200 STORMWATER
- 900x450 BOX CULVERT
- OVERLAND FLOW PATH
- FINISHED CONTOURS (0.50m)
- PROPOSED IPWEA STD TYPE 'B1' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'B2' KERB ONLY. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA TYPE 'M3' KERB & CHANNEL. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'ER1' EDGE RESTRAINT. REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA INVERT. REFER IPWEA STD DWG RS-080.
- IPWEA STD TYPE 'SM5' KERB ONLY. REFER IPWEA STD DWG RS-080.
- GRAVITY SEWER
- SEWER RISING MAIN
- WATER
- PRECINCT BOUNDARY

LEGEND - EXISTING

- STORMWATER
- GRAVITY SEWER
- SEWER RISING MAIN
- WATER
- ELECTRICAL
- TELSTRA
- GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	UPDATED STORMWATER AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	3	ADDED BOX CULVERT TO LEGEND	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
10/02/2022	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
ENGINEERING CERTIFICATION
PATRICK BRADY RPEQ 7112

SCALE
0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE PRELIMINARY STORMWATER LAYOUT PLAN - SHEET 4

JOB CODE MIR-1300
SHEET NUMBER SKC50
REV 4

APPENDIX G

PRELIMINARY SEWER RETICULATION PLANS

LEGEND - PROPOSED

- DN150 PVC GRAVITY SEWER (MAX. 3m DEEP)
- DN225 PVC GRAVITY SEWER (MAX. 3m DEEP)
- DN300 PVC GRAVITY SEWER (MAX. 3m DEEP)
- GRAVITY SEWER (DEPTH >3m)
- MAINTENANCE STRUCTURE
- DN250 SEWER RISING MAIN
- DRINKING WATER MAIN
- STORMWATER DRAINAGE
- FUTURE GRAVITY SEWER
- PRECINCT BOUNDARY

LEGEND - EXISTING

- GRAVITY SEWER
- SEWER RISING MAIN
- STORMWATER DRAINAGE
- WATER
- ELECTRICAL
- TELSTRA
- GAS

EXISTING PRECINCT 10

EXISTING PRECINCT 8

ROAD 107

GUROMAN DRIVE

CRIMSON STREET

CRANBERRY STREET

CANDY WAY

ROAD 103

PRECINCT 6.5

CONNECT TO CONSTRUCTED SEWER

ROAD 101

ROAD 83

PRECINCT 6.4

PRECINCT 6.4A

Park Lot 840

ROAD 99

PRECINCT 6.3

PRECINCT 6.1

PRECINCT 6.2

ROAD 82

ROAD 88

ROAD 91

PRECINCT 7.1

Park Lot 841

PARK LOT

CONNECT TO CONSTRUCTED SEWER

ANDERSON DRIVE

EXISTING SEWER HOUSE CONNECTIONS TO BE DISUSED

PROPOSED HIGH SCHOOL

EXISTING PRIMARY SCHOOL

JOINS SHEET 2

JOINS SHEET 3

N

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	UPDATED SEWER AS PER CHANGES TO LOT LAYOUT	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
29/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

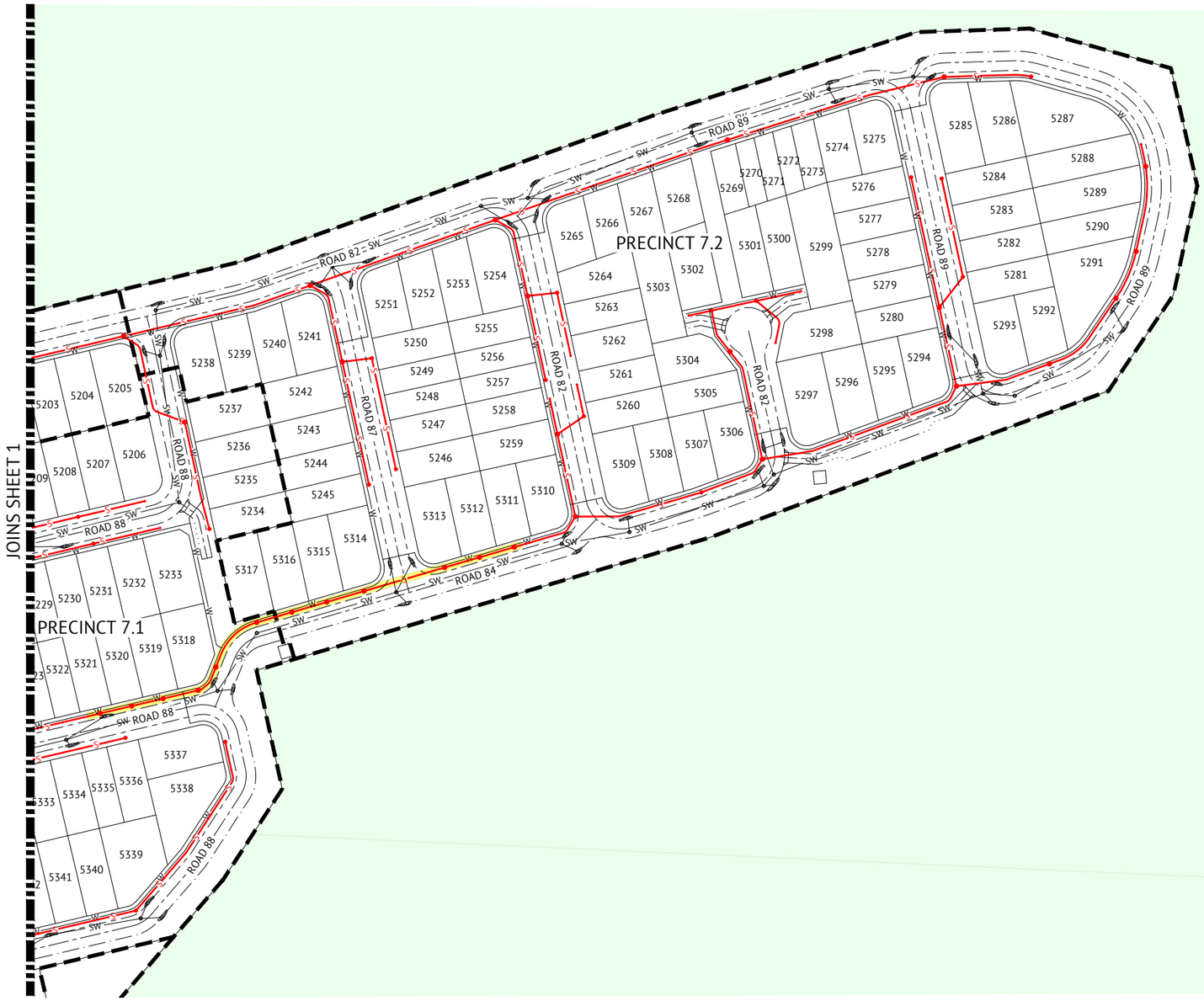
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY SEWER LAYOUT PLAN - SHEET 1

JOB CODE: MIR-1300
SHEET NUMBER: SKC51
REV: 4



N

NOTE:

PROPOSED SEWER WITHIN PRECINCT 7.2 TO CROSS ABOVE STORMWATER DRAINAGE TO MINIMISE LENGTH OF SEWER MAIN OVER 3m DEEP AND NUMBER OF MAINTENANCE STRUCTURES FOR HOUSE CONNECTIONS

LEGEND - PROPOSED

- DN150 PVC GRAVITY SEWER (MAX. 3m DEEP)
- DN225 PVC GRAVITY SEWER (MAX. 3m DEEP)
- DN300 PVC GRAVITY SEWER (MAX. 3m DEEP)
- GRAVITY SEWER (DEPTH >3m)
- MAINTENANCE STRUCTURE
- DN250 SEWER RISING MAIN
- DRINKING WATER MAIN
- STORMWATER DRAINAGE
- FUTURE GRAVITY SEWER
- PRECINCT BOUNDARY

LEGEND - EXISTING

- GRAVITY SEWER
- SEWER RISING MAIN
- STORMWATER DRAINAGE
- WATER
- ELECTRICAL
- TELSTRA
- GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	UPDATED SEWER AS PER CHANGES TO LOT LAYOUT	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
29/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

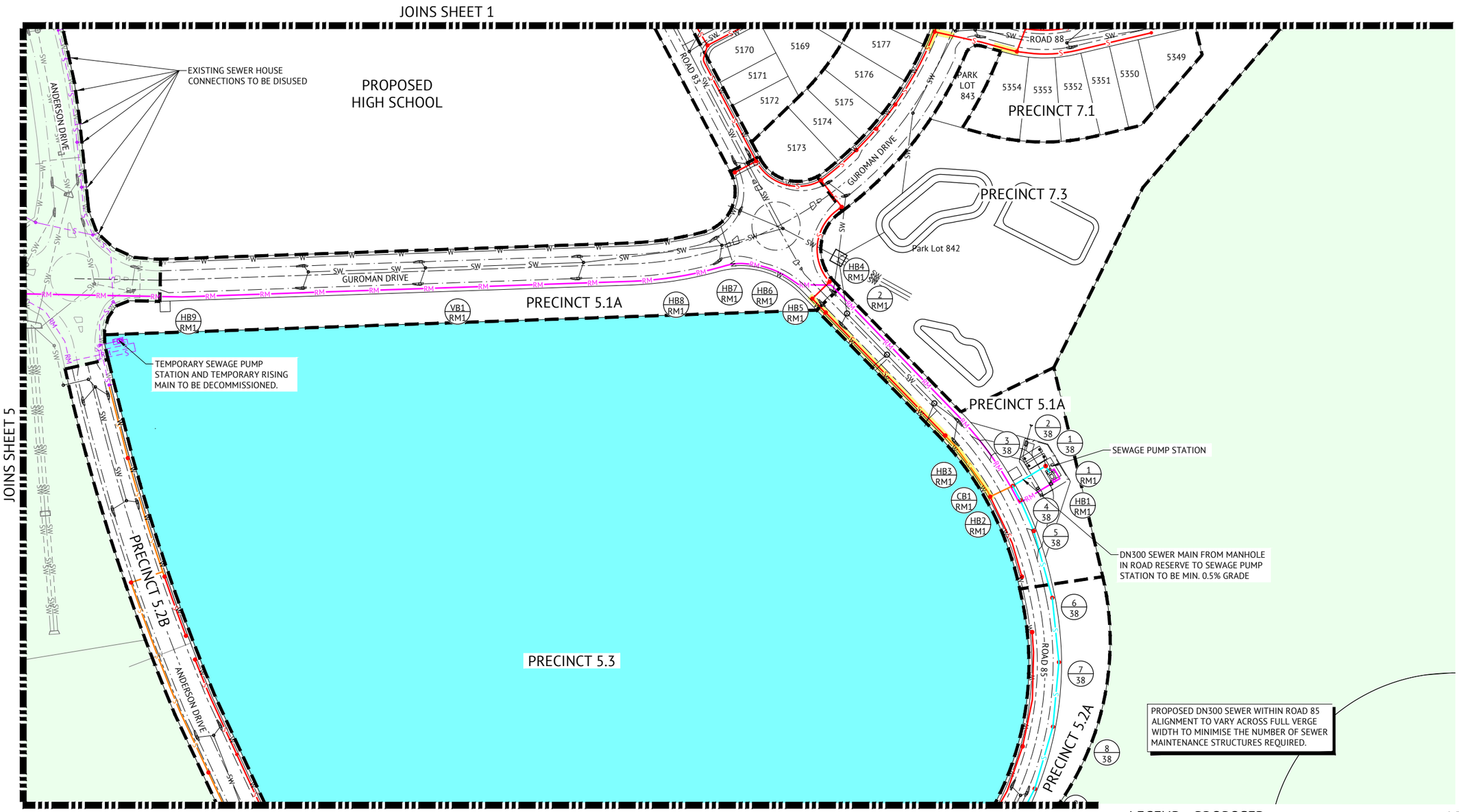
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE
0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY SEWER LAYOUT PLAN - SHEET 2

JOB CODE: MIR-1300
SHEET NUMBER: SKC52
REV: 4



LEGEND - PROPOSED

- DN150 PVC GRAVITY SEWER (MAX. 3m DEEP)
- DN225 PVC GRAVITY SEWER (MAX. 3m DEEP)
- DN300 PVC GRAVITY SEWER (MAX. 3m DEEP)
- GRAVITY SEWER (DEPTH >3m)
- MAINTENANCE STRUCTURE
- DN250 SEWER RISING MAIN
- DRINKING WATER MAIN
- STORMWATER DRAINAGE
- FUTURE GRAVITY SEWER
- PRECINCT BOUNDARY

LEGEND - EXISTING

- GRAVITY SEWER
- SEWER RISING MAIN
- STORMWATER DRAINAGE
- WATER
- ELECTRICAL
- TELSTRA
- GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	4	UPDATED SEWER AS PER CHANGES TO LOT LAYOUT	KK	NS
22/05/2024	3	AMENDED STORMWATER LAYOUT	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
29/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

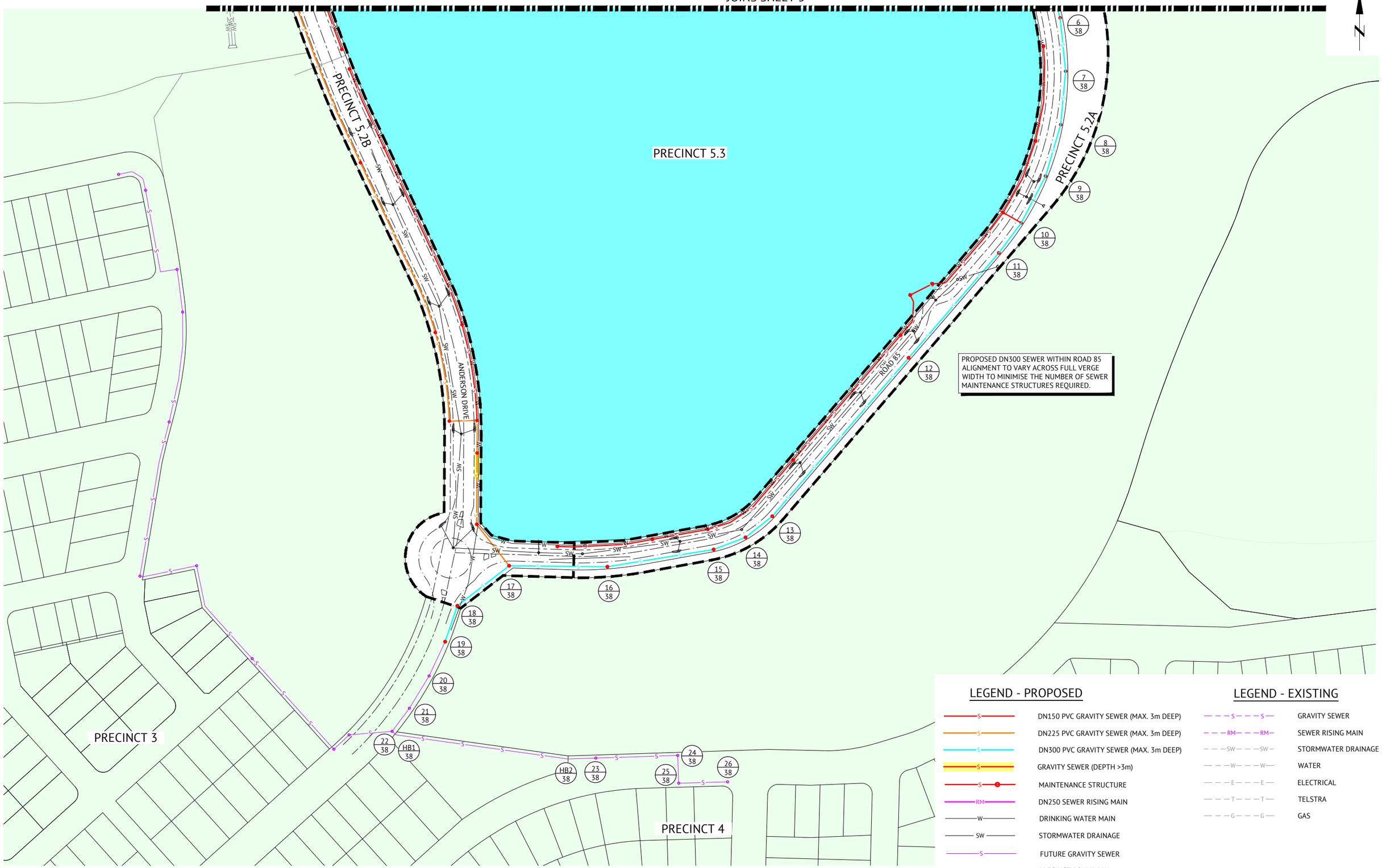
DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY SEWER LAYOUT PLAN - SHEET 3

JOB CODE: MIR-1300
SHEET NUMBER: SKC53
REV: 4

JOINS SHEET 3



LEGEND - PROPOSED

- DN150 PVC GRAVITY SEWER (MAX. 3m DEEP)
- DN225 PVC GRAVITY SEWER (MAX. 3m DEEP)
- DN300 PVC GRAVITY SEWER (MAX. 3m DEEP)
- GRAVITY SEWER (DEPTH >3m)
- MAINTENANCE STRUCTURE
- DN250 SEWER RISING MAIN
- DRINKING WATER MAIN
- STORMWATER DRAINAGE
- FUTURE GRAVITY SEWER
- PRECINCT BOUNDARY

LEGEND - EXISTING

- GRAVITY SEWER
- SEWER RISING MAIN
- STORMWATER DRAINAGE
- WATER
- ELECTRICAL
- TELSTRA
- GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	3	UPDATED SEWER AS PER CHANGES TO LOT LAYOUT	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
29/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY SEWER LAYOUT PLAN - SHEET 4

JOB CODE: MIR-1300
SHEET NUMBER: SKC54
REV: 3

JOINS SHEET 1

JOINS SHEET 3

N

EXISTING
PRIMARY SCHOOL

PROPOSED
HIGH SCHOOL

FUTURE SOUTHERN
SPORTS FIELDS

PRECINCT 5.3

IVORY PARKWAY

ANDERSON DRIVE

GUROMAN DRIVE

PRECINCT 5.2B

EARTHWORKS EXTENTS FOR RISING MAIN WITHIN FUTURE SOUTHERN SPORTS FIELDS TO BE DETERMINED DURING RISING MAIN DETAILED DESIGN

SEWER RISING MAIN TO BE TUNNEL BORED UNDER EXISTING ROUNDABOUT

TEMPORARY SEWAGE PUMP STATION AND TEMPORARY RISING MAIN TO BE DECOMMISSIONED.

CONNECT TO CONSTRUCTED SEWER

RISING MAIN TO CONNECT TO CONSTRUCTED SEWER

EXISTING SEWAGE PUMP STATION

HB16 RM1
HB15 RM1
HB14 RM1
HB13 RM1
HB12 RM1
EX1 RM1
VB2 RM1
HB11 RM1
HB10 RM1
CB2 RM1
HB9 RM1

LEGEND - PROPOSED

- DN150 PVC GRAVITY SEWER (MAX. 3m DEEP)
- DN225 PVC GRAVITY SEWER (MAX. 3m DEEP)
- DN300 PVC GRAVITY SEWER (MAX. 3m DEEP)
- GRAVITY SEWER (DEPTH >3m)
- MAINTENANCE STRUCTURE
- DN250 SEWER RISING MAIN
- DRINKING WATER MAIN
- STORMWATER DRAINAGE
- FUTURE GRAVITY SEWER
- PRECINCT BOUNDARY

LEGEND - EXISTING

- GRAVITY SEWER
- SEWER RISING MAIN
- STORMWATER DRAINAGE
- WATER
- ELECTRICAL
- TELSTRA
- GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
29/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

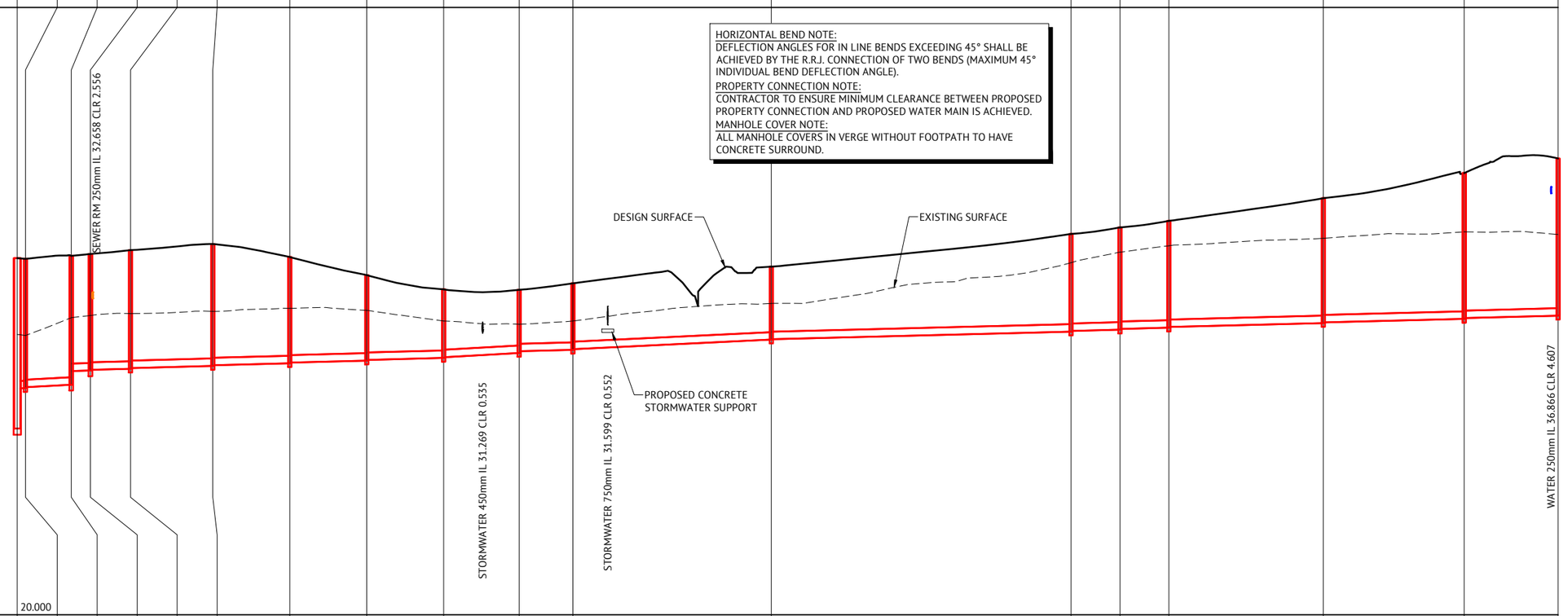
DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY SEWER LAYOUT PLAN - SHEET 5

JOB CODE: MIR-1300
SHEET NUMBER: SKC55
REV: 2

MAINTENANCE HOLE / SHAFT NO.		1/38	2/38	3/38	4/38	5/38	6/38	7/38	8/38	9/38	10/38	11/38	12/38	13/38	14/38	15/38	16/38	17/38	18/38
MH / MS COVER TYPE			B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
MH / MS TYPE		WW	B	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
MH DROP TYPE																			
LINE NO.																			
PROPERTY CONNECTION DEPTH																			
PROPERTY CONNECTION INVERT LEVEL																			
PROPERTY CONNECTION TYPE																			
LOT NO.																			
DATUM RL		20.000																	
PROPERTY DESCRIPTION													RR						
PIPE SIZE (mm), CLASS													DN300 uPVC SN8						
GRADE (1 IN X)		200	200	400	400	400	400	400	400	180	400	210	400	400	400	400	400	400	
LENGTH		3.300	18.300	7.675	16.058	32.942	30.805	30.805	30.805	30.199	21.517	79.406	120.000	19.577	19.577	61.813	56.380	37.583	
EMBEDMENT TYPE																			
DEPTH OF INVERT BELOW FSL		6.817	5.217	5.172	5.132	5.163	4.611	4.665	4.635	4.749	4.719	4.882	4.852	4.255	4.225	3.423	3.393	2.745	2.715	2.531	2.458	2.663	2.633	2.924	2.904	3.912	3.882	4.094	4.064	4.278	4.248	4.999	4.969	5.833	5.803	6.293
INVERT LEVEL (IL)		27.452	29.052	29.069	29.109	29.200	29.752	29.771	29.801	29.842	29.872	29.954	29.984	30.061	30.091	30.168	30.198	30.275	30.305	30.473	30.546	30.600	30.630	31.008	31.028	31.328	31.358	31.406	31.436	31.485	31.515	31.670	31.700	31.841	31.871	31.965
FINISHED SURFACE LEVEL (FSL)		34.269	34.241		34.364		34.436		34.591		34.836			34.316		33.591		33.020		33.004		33.263		33.932		35.239		35.501		35.763		36.669		37.674		38.258
EXISTING SURFACE LEVEL (ESL)		31.218	31.176		31.886		31.975		32.050		32.137			32.260		32.176		31.756		31.624		31.756		32.459		34.085		34.508		34.764		35.064		35.322		35.216
CHAINAGE (CH)		0.000	3.300		21.600		29.275		45.334		78.275			109.080		139.885		170.690		200.888		222.406		301.812		421.812		441.389		460.966		522.779		579.159		616.742
LINE																																				



HORIZONTAL BEND NOTE:
DEFLECTION ANGLES FOR IN LINE BENDS EXCEEDING 45° SHALL BE ACHIEVED BY THE R.R.J. CONNECTION OF TWO BENDS (MAXIMUM 45° INDIVIDUAL BEND DEFLECTION ANGLE).

PROPERTY CONNECTION NOTE:
CONTRACTOR TO ENSURE MINIMUM CLEARANCE BETWEEN PROPOSED PROPERTY CONNECTION AND PROPOSED WATER MAIN IS ACHIEVED.

MANHOLE COVER NOTE:
ALL MANHOLE COVERS IN VERGE WITHOUT FOOTPATH TO HAVE CONCRETE SURROUND.

LEGEND

RR DENOTES ROAD RESERVE
PP DENOTES PRIVATE PROPERTY

MANHOLE TYPES	
A	CONCRETE MANHOLE 1.05Ø
B	CONCRETE MANHOLE 1.20Ø
C	CONCRETE MANHOLE 1.50Ø
J	TYPE 'J' 1 MAINTENANCE SHAFT (DN300 SHAFT)
TE	TEMPORARY END
LRB	HORIZONTAL BEND (3m HORIZ. RADIUS)
WW	SEWAGE PUMP STATION WET WELL

LID TYPES	
B	CLASS B NON TRAFFICABLE CAST IRON
BD	CLASS B NON TRAFFICABLE BOLT DOWN
D	CLASS D TRAFFICABLE CAST IRON

MAINTENANCE STRUCTURE DROP TYPES	
V	FALL THROUGH MH
W	OBLIQUE 45° BACKDROP
X	INTERNAL DROP
Y	EXTERNAL DROP
VORT	INTERNAL VORTEX DROP
Z	MAINTENANCE SHAFT DROP

PROPERTY CONNECTION TYPES	
A	TYPE A - STD
B	TYPE B - SLOPE UP
D	TYPE D - VERTICAL

NOTES:
1. EMBEDMENT TYPE 3 SHALL USE CRUSHED ROCK NOMINAL 5-7mm (SINGLE SIZED).
2. DUCTILE IRON PIPES SHALL HAVE MIN. 1300 MICRON POLYURETHANE INTERNAL LINING.

38 (CONTROL LINE TO FUTURE PRECINCT 4)

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	2	UPDATED LONG SECTION TO MATCH SEWER MAIN UPDATES	KK	NS
21/05/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
PROJECT DIRECTOR PATRICK BRADY RPEQ 7112

SCALE
HORIZONTAL 1:500 (A1)
0 10 20 30m
VERTICAL 1:50 (A1)
0 1 2 3m
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE PRELIMINARY SEWER GRAVITY MAIN LONG SECTIONS - SHEET 1

JOB CODE MIR-1300
SHEET NUMBER SKC66
REV 2

MAINTENANCE HOLE / SHAFT NO.	18/38	19/38	20/38	21/38	22/38	HB1/38	HB2/38	23/38	24/38	25/38	26/38
MH / MS COVER TYPE	B	B	B	B	B			B	B	B	B
MH / MS TYPE	A	A	A	A	A	LRB	LRB	A	A	A	A
MH DROP TYPE											
LINE NO.											
PROPERTY CONNECTION DEPTH											
PROPERTY CONNECTION INVERT LEVEL											
PROPERTY CONNECTION TYPE											
LOT NO.											

LEGEND

RR	DENOTES ROAD RESERVE
PP	DENOTES PRIVATE PROPERTY

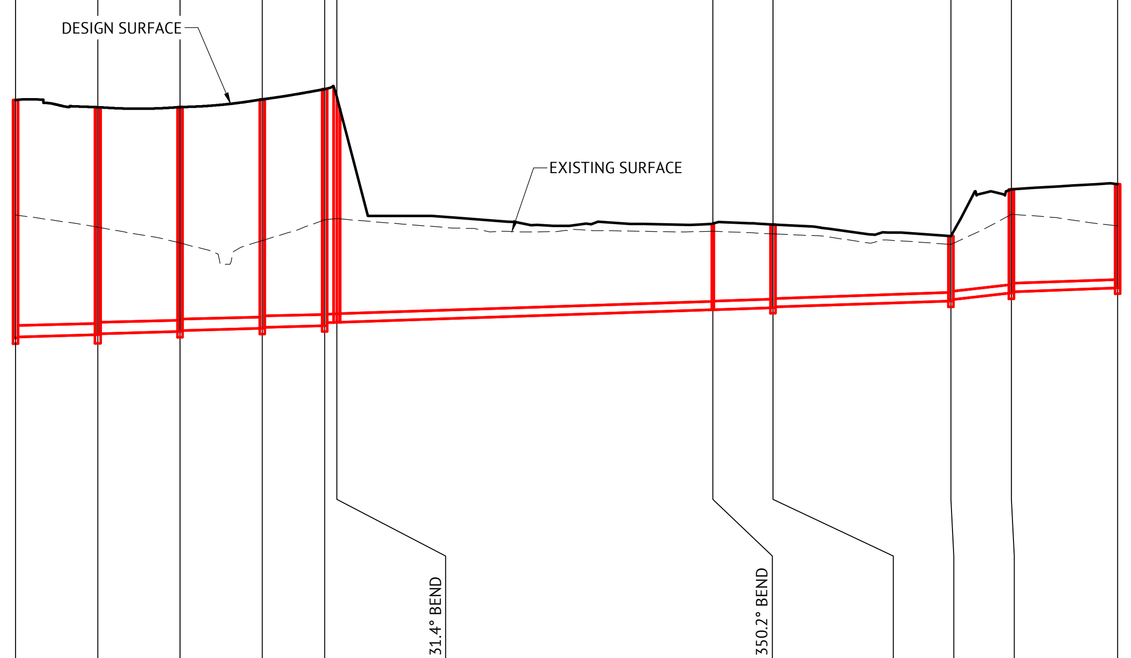
MANHOLE TYPES	
A	CONCRETE MANHOLE 1.050
B	CONCRETE MANHOLE 1.200
C	CONCRETE MANHOLE 1.500
J	TYPE 'J' 1 MAINTENANCE SHAFT (DN300 SHAFT)
TE	TEMPORARY END
LRB	HORIZONTAL BEND (3m HORIZ. RADIUS)
WW	SEWAGE PUMP STATION WET WELL

LID TYPES	
B	CLASS B NON TRAFFICABLE CAST IRON
BD	CLASS B NON TRAFFICABLE BOLT DOWN
D	CLASS D TRAFFICABLE CAST IRON

MAINTENANCE STRUCTURE DROP TYPES	
V	FALL THROUGH MH
W	OBLIQUE 45° BACKDROP
X	INTERNAL DROP
Y	EXTERNAL DROP
VORT	INTERNAL VORTEX DROP
Z	MAINTENANCE SHAFT DROP

PROPERTY CONNECTION TYPES	
A	TYPE A - STD
B	TYPE B - SLOPE UP
D	TYPE D - VERTICAL

NOTES:
1. EMBEDMENT TYPE 3 SHALL USE CRUSHED ROCK NOMINAL 5-7mm (SINGLE SIZED).
2. DUCTILE IRON PIPES SHALL HAVE MIN. 1300 MICRON POLYURETHANE INTERNAL LINING.



HORIZONTAL BEND NOTE:
DEFLECTION ANGLES FOR IN LINE BENDS EXCEEDING 45° SHALL BE ACHIEVED BY THE R.R.J. CONNECTION OF TWO BENDS (MAXIMUM 45° INDIVIDUAL BEND DEFLECTION ANGLE).

PROPERTY CONNECTION NOTE:
CONTRACTOR TO ENSURE MINIMUM CLEARANCE BETWEEN PROPOSED PROPERTY CONNECTION AND PROPOSED WATER MAIN IS ACHIEVED.

MANHOLE COVER NOTE:
ALL MANHOLE COVERS IN VERGE WITHOUT FOOTPATH TO HAVE CONCRETE SURROUND.

DATUM RL 23.000

LENGTH	PROPERTY DESCRIPTION	PIPE SIZE (mm), CLASS	GRADE (1 IN X)	EMBEDMENT TYPE
21.738		DN300 uPVC SN8	400	
21.738		DN300 uPVC SN8	400	
21.738		DN300 uPVC SN8	400	
16.571		DN300 uPVC SN8	400	
2.363		DN225 uPVC SN8	300	
0.822		DN225 uPVC SN8	300	
0.822		DN225 uPVC SN8	300	
98.400	RR	DN225 uPVC SN8	300	
0.258		DN225 uPVC SN8	300	
0.258		DN225 uPVC SN8	300	
15.696		DN225 uPVC SN8	300	
47.088		DN225 uPVC SN8	300	
15.973		DN225 uPVC SN8	95	
28.115		DN225 uPVC SN8	300	

CHAINAGE (CH)	DEPTH OF INVERT BELOW FSL	INVERT LEVEL (IL)	FINISHED SURFACE LEVEL (FSL)	EXISTING SURFACE LEVEL (ESL)
616.742	6.293 / 6.263	31.965 / 31.995	38.258	35.216
638.480	6.017 / 5.987	32.049 / 32.079	38.066	34.893
660.218	5.933 / 5.903	32.134 / 32.164	38.067	34.478
681.957	6.055 / 6.025	32.218 / 32.248	38.273	34.537
698.528	6.253 / 6.173	32.289 / 32.369	38.542	35.089
700.890	6.235	32.377	38.612	35.116
701.712	5.951	32.380	38.331	35.121
702.534	5.629	32.383	38.012	35.116
800.934	2.267	32.711	34.978	34.787
801.191	2.274	32.712	34.985	34.787
801.449	2.282	32.712	34.994	34.786
817.145	2.202 / 2.182	32.765 / 32.785	34.967	34.720
864.232	1.721 / 1.681	32.942 / 32.982	34.663	34.442
880.205	2.747 / 2.707	33.150 / 33.190	35.897	35.237
908.321	2.747	33.284	36.031	34.927

LINE 38 (CONTROL LINE TO FUTURE PRECINCT 4)

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	2	UPDATED LONG SECTION TO MATCH SEWER MAIN UPDATES	KK	NS
21/05/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

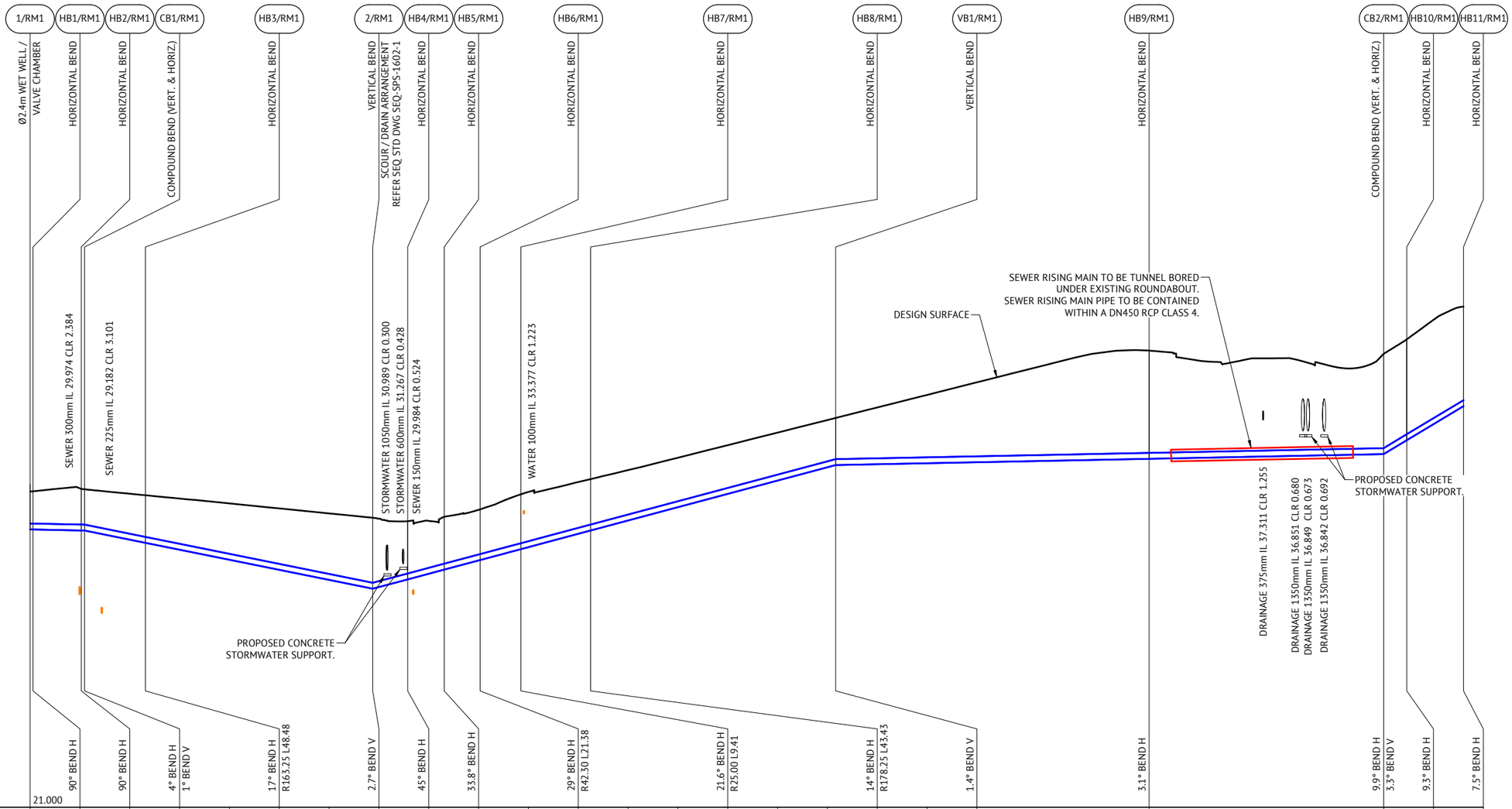
Premise
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
PROJECT DIRECTOR: PATRICK BRADY RPEQ 7112

SCALE
HORIZONTAL 1:500 (A1) 0 10 20 30m
VERTICAL 1:50 (A1) 0 1 2 3m
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY SEWER GRAVITY MAIN LONG SECTIONS - SHEET 2

JOB CODE: MIR-1300
SHEET NUMBER: SKC67
REV: 2



DATUM R.L.	21.000	90° BEND H	90° BEND H	4° BEND H	1° BEND V	17° BEND H R163.25 L48.48	2.7° BEND V	45° BEND H	33.8° BEND H	29° BEND H R42.30 L21.38	21.6° BEND H R25.00 L9.41	14° BEND H R178.25 L43.43	1.4° BEND V	3.1° BEND H	9.9° BEND H	3.3° BEND V	9.3° BEND H	7.5° BEND H														
PROPERTY DESCRIPTION		RR																PARK														
PIPE SIZE (mm), CLASS		DN250 PE100 SDR11																														
GRADE (1 IN X)		-500	-500	-500	-49.5	-49.5	-49.5	-49.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	500	500	16.7	16.7							
LENGTH		1.250	20.323	1.397	1.401	24.239	24.239	71.533	14.720	15.407	4.450	10.692	10.692	1.778	4.703	4.703	2.966	21.713	21.713	81.542	132.069	98.809	9.774	23.893								
EMBEDMENT TYPE		TYPE A																														
DEPTH TO INVERT		1.900	1.903	1.751	1.736	1.750	2.006	2.261	2.989	2.448	2.228	2.180	2.133	2.247	2.269	2.309	2.329	2.224	2.164	2.106	1.985	4.558	4.221	4.244	4.191							
INVERT LEVEL		32.700	32.697	32.657	32.654	32.626	32.136	31.647	30.203	30.596	31.007	31.126	31.411	31.697	31.744	31.870	31.995	32.075	32.654	33.234	35.411	35.675	35.873	36.459	37.893							
FINISHED SURFACE LEVEL	34.600	34.600	34.408	34.390	34.376	34.142	33.908	33.192	33.043	33.235	33.306	33.544	33.944	34.014	34.179	34.325	34.299	34.819	35.341	37.396	40.233		40.094	40.704	42.084							
CHAINAGE	0.000	1.250	21.573	22.970	24.371	48.610	72.848	144.382	159.102	174.509	178.959	189.651	200.342	202.120	206.822	211.525	214.492	236.205	257.918	339.459	471.528		570.337	580.111	604.004							

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION		
21/05/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

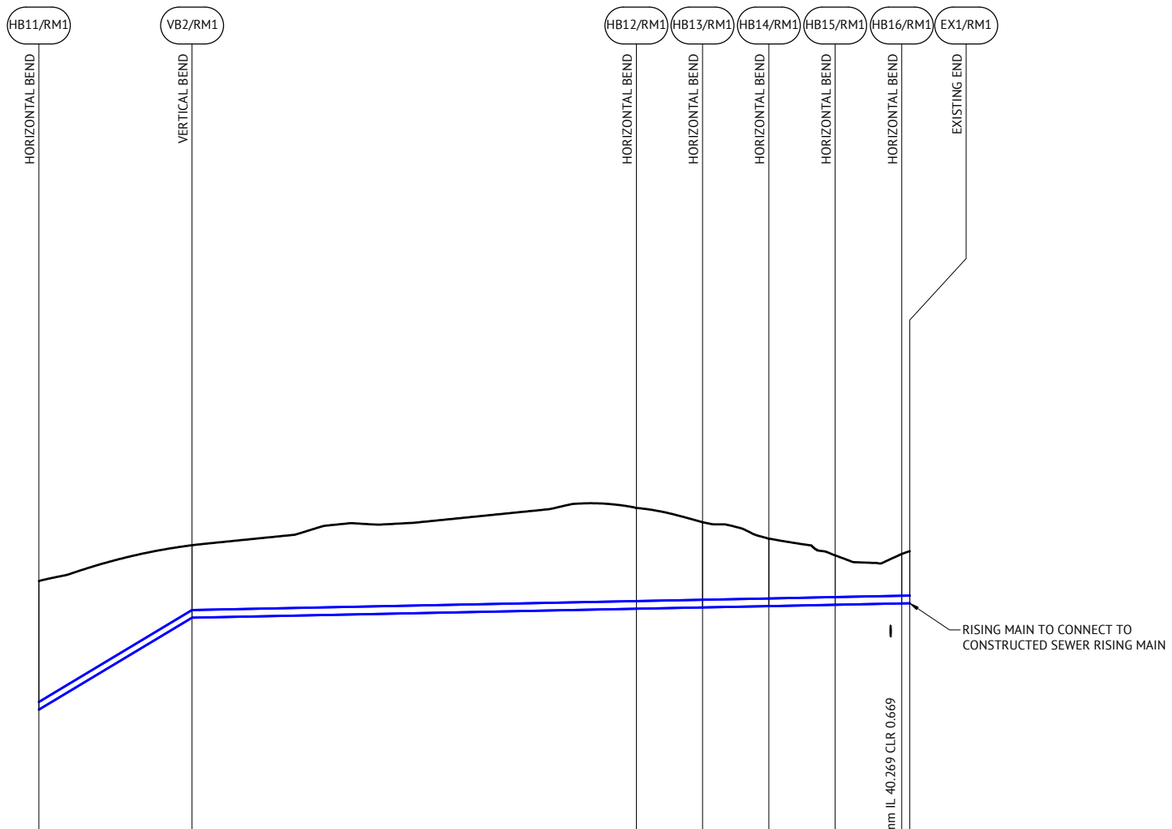
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
PROJECT DIRECTOR: PATRICK BRADY RPEQ 7112

SCALE
HORIZONTAL 1:1000 (A1)
0 20 40 60m
0 2 4 6m
VERTICAL 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY SEWER RISING MAIN LONG SECTIONS - SHEET 1

JOB CODE: MIR-1300
SHEET NUMBER: SKC68
REV: 1



DATUM R.L.	7.5° BEND H	27.000	3.3° BEND V	16.5° BEND H	11.3° BEND H	11.3° BEND H	11.3° BEND H	5.6° BEND H	
PROPERTY DESCRIPTION			PARK						
PIPE SIZE (mm), CLASS			DN250 PE100 SDR11						
GRADE (1 IN X)		16.7	500	500	500	500	500	500	
LENGTH		49.995	144.924	21.580	21.649	21.649	21.724	2.595	
EMBEDMENT TYPE			TYPE A						
DEPTH TO INVERT	4.191	2.361	3.278	2.778	2.193	1.611	1.613	1.698	
INVERT LEVEL	37.893	40.893	41.183	41.226	41.269	41.312	41.356	41.361	
FINISHED SURFACE LEVEL	42.084	43.254	44.460	44.004	43.462	42.923	42.969	43.059	
CHAINAGE	604.004	653.999	798.924	820.504	842.153	863.802	885.526	888.120	

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
21/05/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED KLYNT KIWANG
CHECKED ANDREW LANGDON
PROJECT MANAGER NICK SOMERVILLE
PROJECT DIRECTOR PATRICK BRADY RPEQ 7112

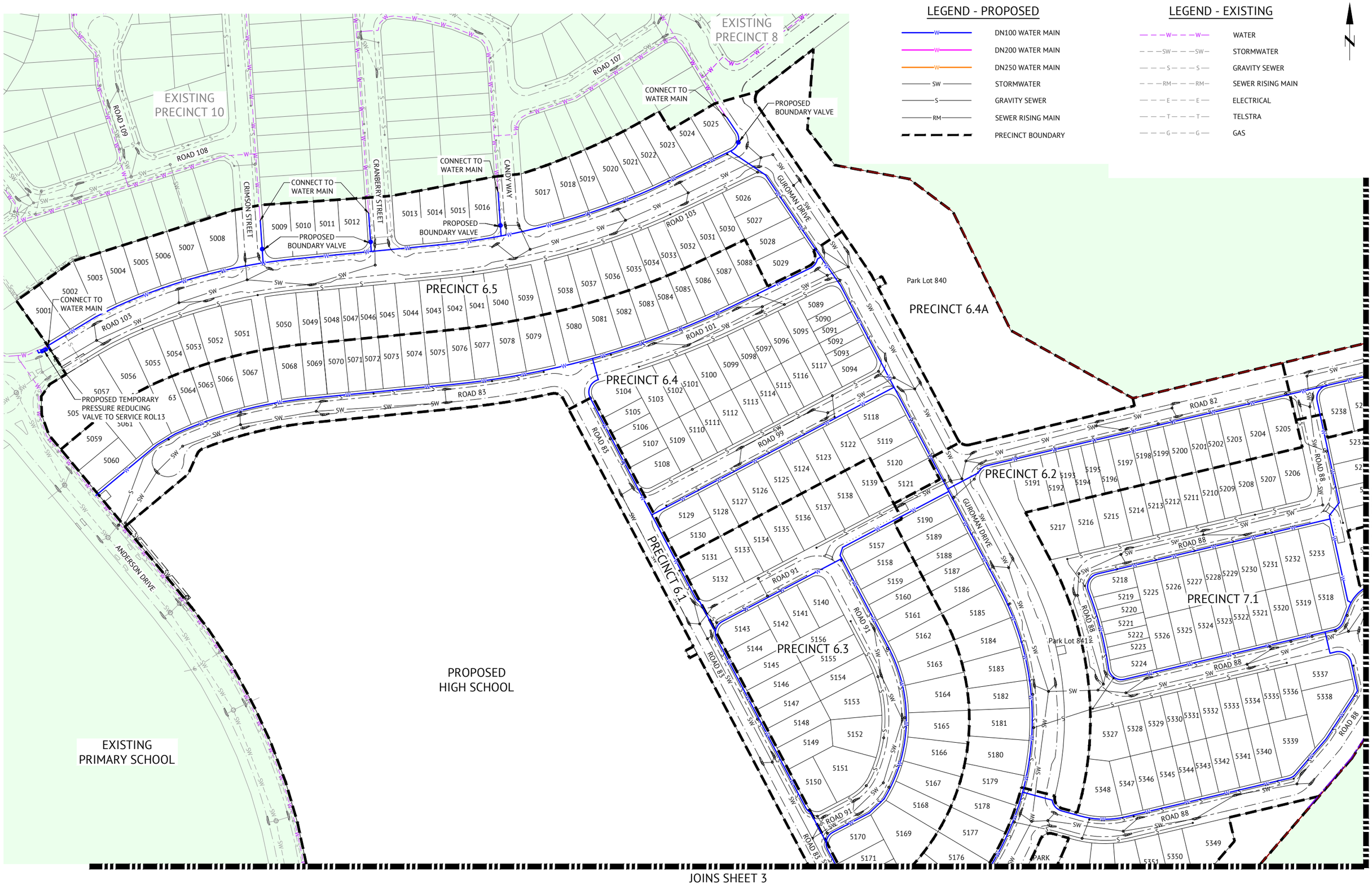
SCALE
HORIZONTAL 1:1000 (A1)
0 20 40 60m
VERTICAL 1:100 (A1)
0 2 4 6m
ORIGINAL SHEET SIZE A1

CLIENT MIRVAC QLD PTY LTD
PROJECT EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION TEVIOT ROAD, GREENBANK
SHEET TITLE PRELIMINARY SEWER RISING MAIN LONG SECTIONS - SHEET 2

JOB CODE MIR-1300
SHEET NUMBER SKC69
REV 1

APPENDIX H

PRELIMINARY WATER RETICULATION PLANS



PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	3	UPDATED LOT LAYOUT	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
29/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

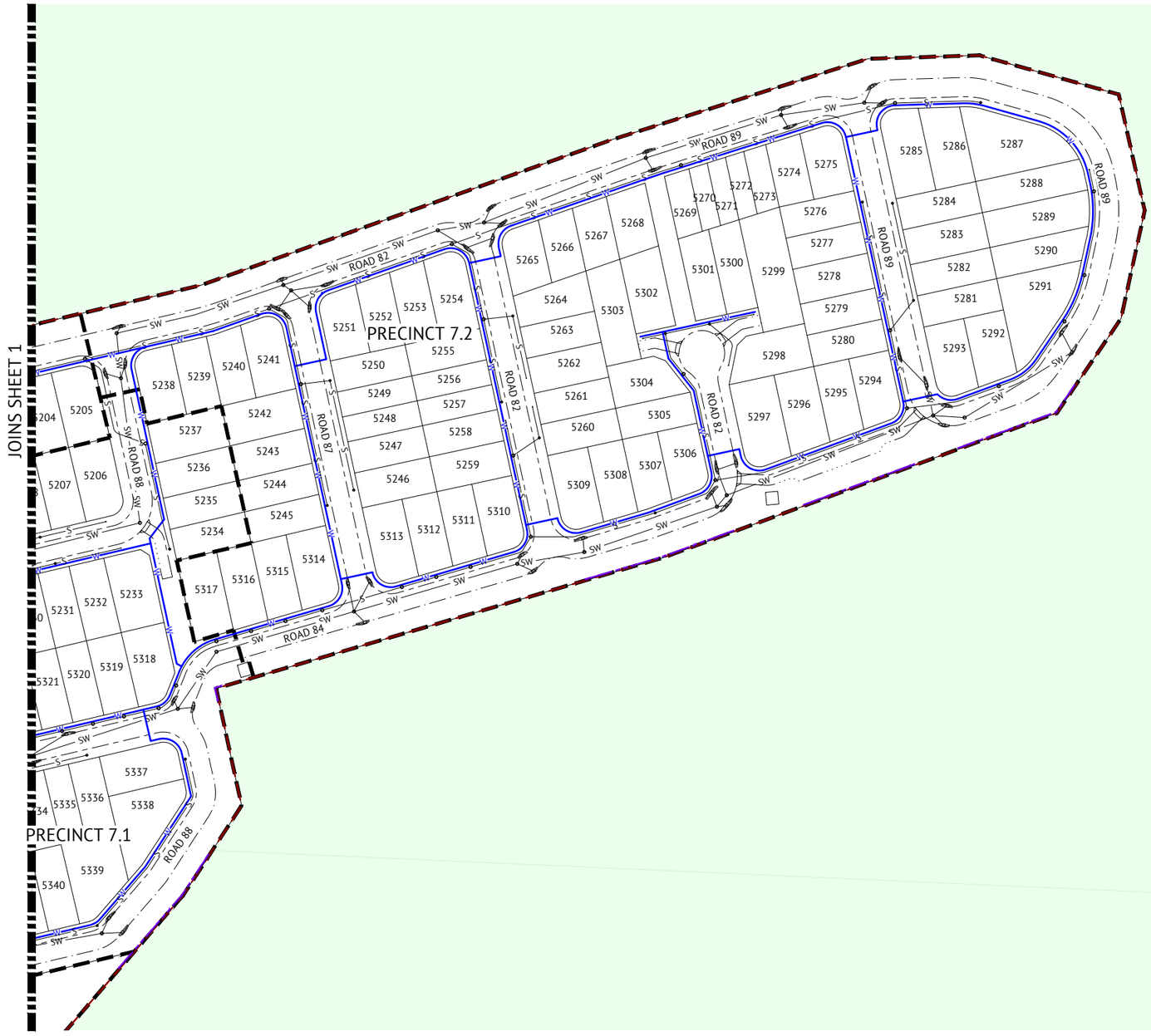
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY WATER LAYOUT PLAN - SHEET 1

JOB CODE: MIR-1300
SHEET NUMBER: SKC56
REV: 3



N

LEGEND - PROPOSED

W	DN100 WATER MAIN
W	DN200 WATER MAIN
W	DN250 WATER MAIN
SW	STORMWATER
S	GRAVITY SEWER
RM	SEWER RISING MAIN
	PRECINCT BOUNDARY

LEGEND - EXISTING

W	WATER
SW	STORMWATER
S	GRAVITY SEWER
RM	SEWER RISING MAIN
E	ELECTRICAL
T	TELSTRA
G	GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
05/11/2024	3	UPDATED WATER AS PER CHANGES TO LOT LAYOUT	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
29/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE
0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY WATER LAYOUT PLAN - SHEET 2

JOB CODE: MIR-1300
SHEET NUMBER: SKC57
REV: 3

LEGEND - PROPOSED

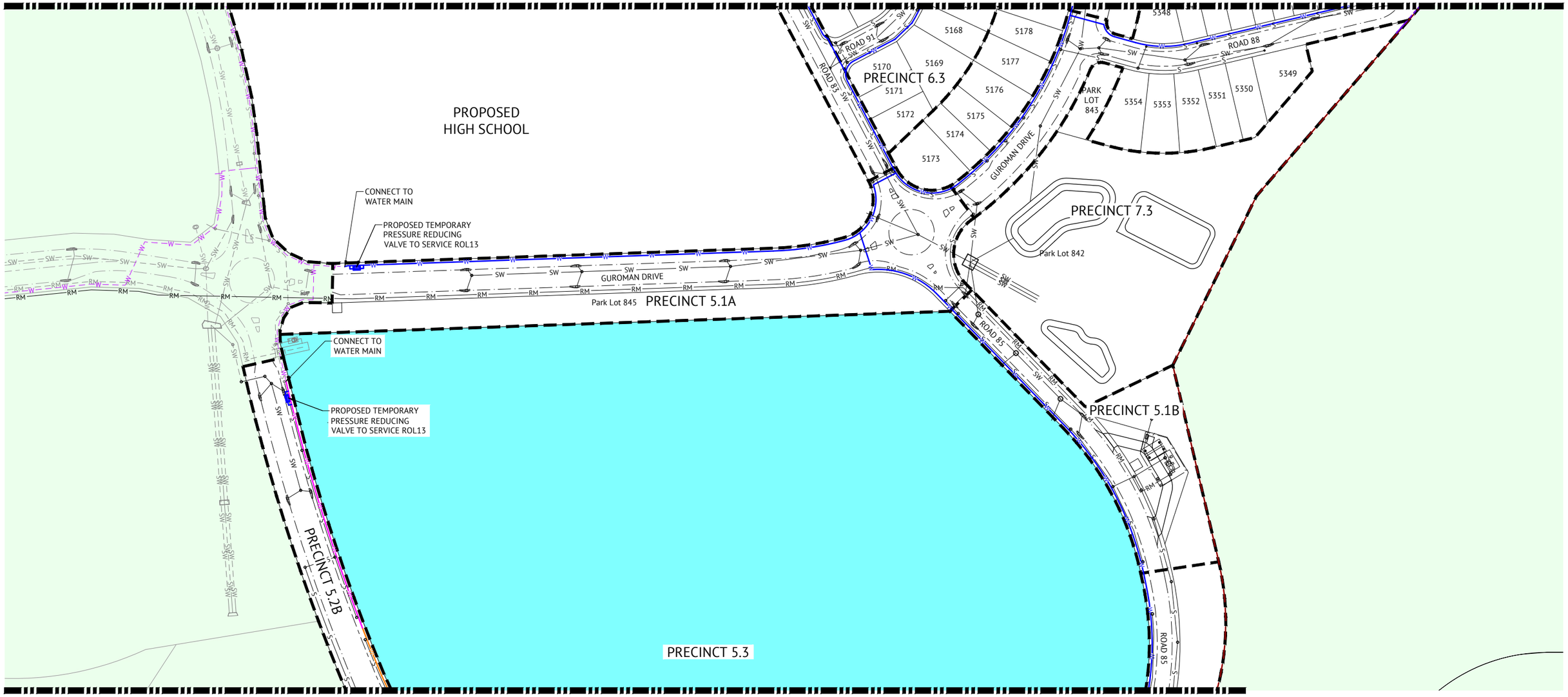
- DN100 WATER MAIN
- DN200 WATER MAIN
- DN250 WATER MAIN
- STORMWATER
- GRAVITY SEWER
- SEWER RISING MAIN
- PRECINCT BOUNDARY

LEGEND - EXISTING

- WATER
- STORMWATER
- GRAVITY SEWER
- SEWER RISING MAIN
- ELECTRICAL
- TELSTRA
- GAS

N

JOINS SHEET 1



JOINS SHEET 4

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
22/05/2024	3	UPDATED WATER AS PER CHANGES TO LOT LAYOUT	KK	NS
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
29/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

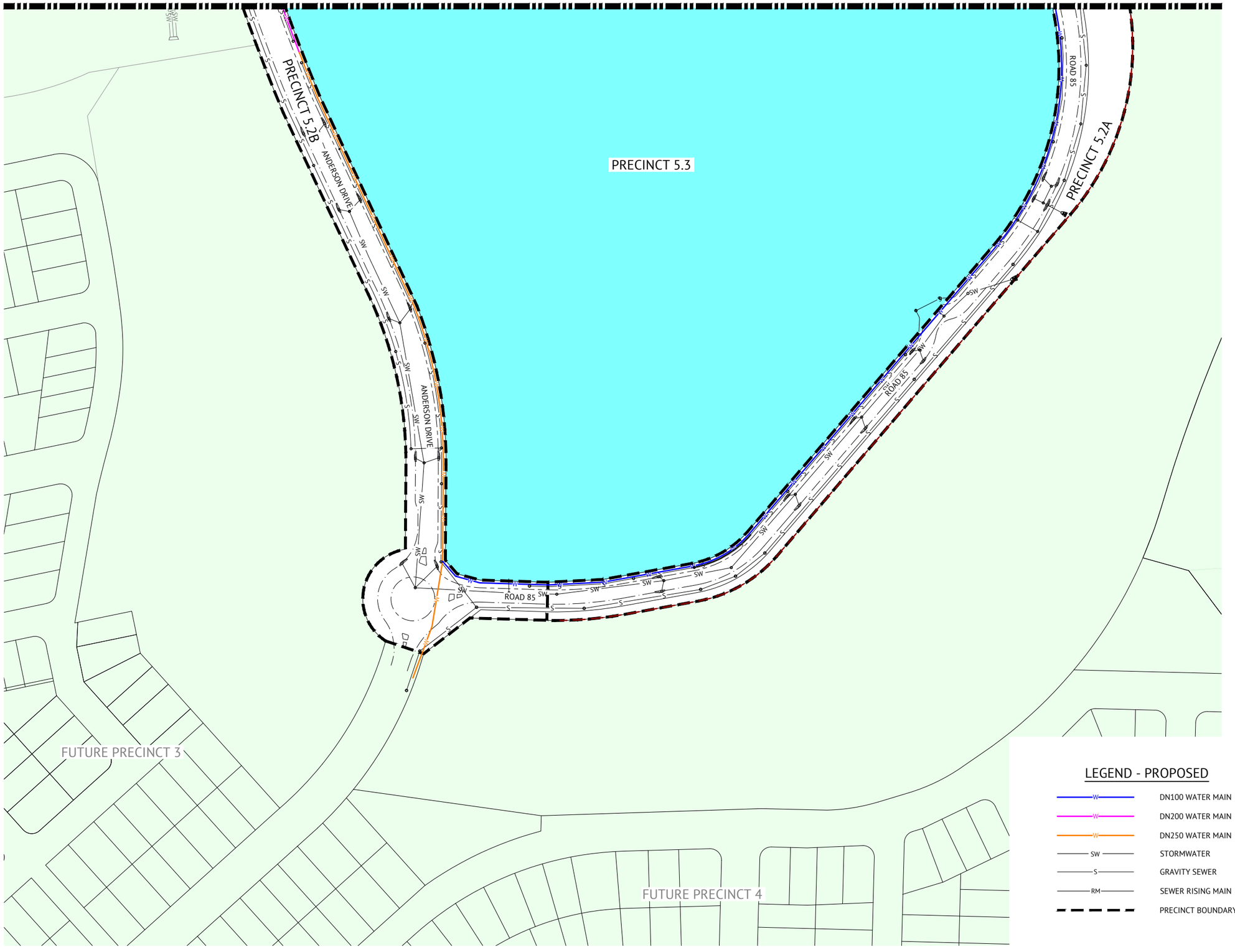
DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE
0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY WATER LAYOUT PLAN - SHEET 3

JOB CODE: MIR-1300
SHEET NUMBER: SKC58
REV: 3

JOINS SHEET 3



N

LEGEND - PROPOSED

W	DN100 WATER MAIN
W	DN200 WATER MAIN
W	DN250 WATER MAIN
SW	STORMWATER
S	GRAVITY SEWER
RM	SEWER RISING MAIN
	PRECINCT BOUNDARY

LEGEND - EXISTING

W	WATER
SW	STORMWATER
S	GRAVITY SEWER
RM	SEWER RISING MAIN
E	ELECTRICAL
T	TELSTRA
G	GAS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
14/03/2024	2	UPDATED TO PRECINCT NUMBERS AND LAYOUT	KK	NS
29/09/2023	1	PRELIMINARY - NOT FOR CONSTRUCTION	KK	NS

REVISIONS

Premise

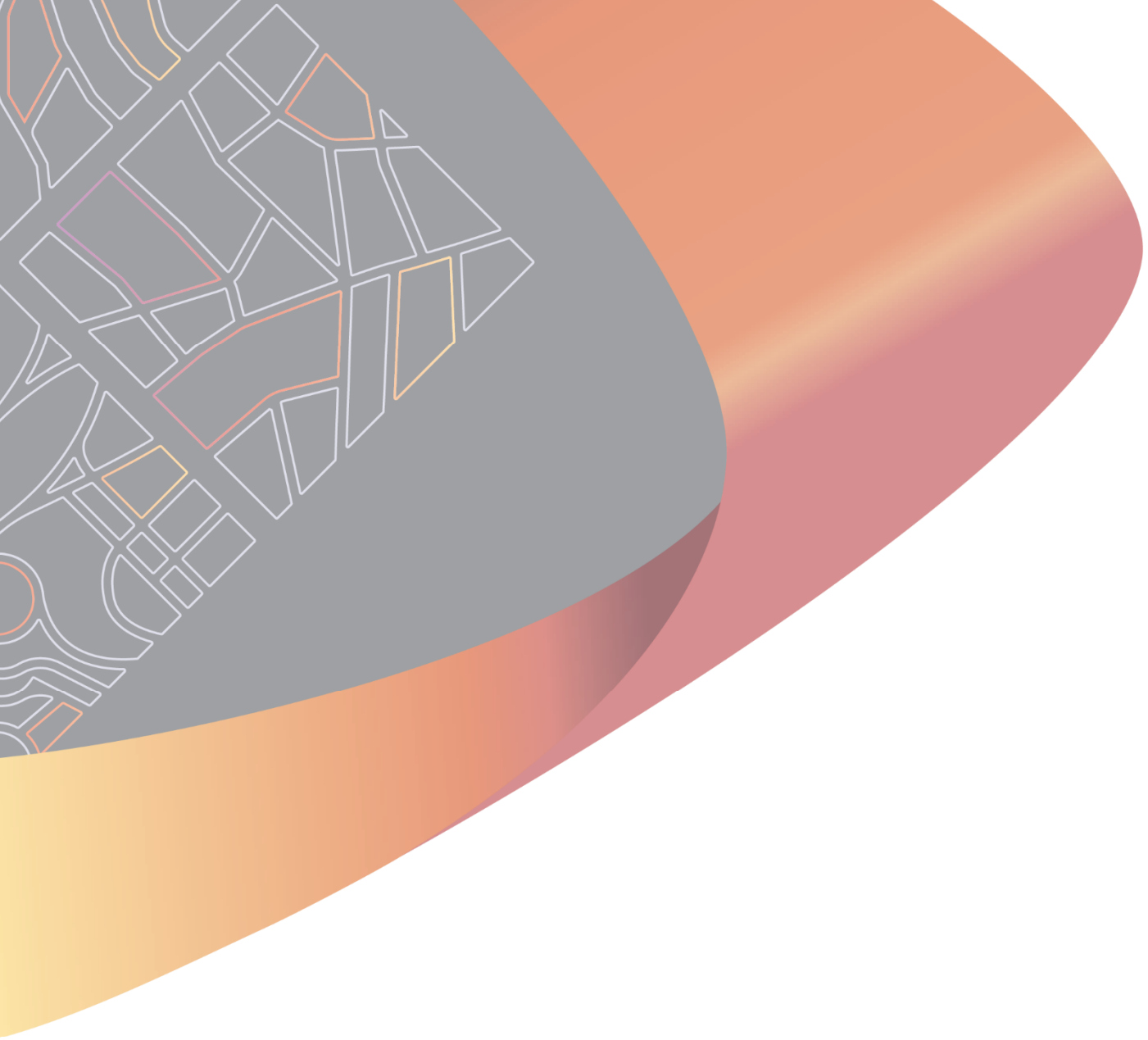
BRISBANE OFFICE
LEVEL 11, 300 ADELAIDE STREET
BRISBANE, QLD 4000
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: KLYNT KIWANG
CHECKED: ANDREW LANGDON
PROJECT MANAGER: NICK SOMERVILLE
ENGINEERING CERTIFICATION: PATRICK BRADY RPEQ 7112

SCALE: 0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: MIRVAC QLD PTY LTD
PROJECT: EVERLEIGH ROL13 SUBDIVISION DEVELOPMENT
LOCATION: TEVIOT ROAD, GREENBANK
SHEET TITLE: PRELIMINARY WATER LAYOUT PLAN - SHEET 4

JOB CODE: MIR-1300
SHEET NUMBER: SKC59
REV: 2



Premise