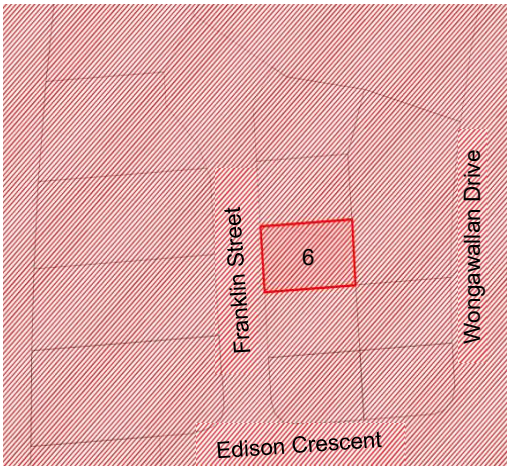
Industrial Development, LOT 6 Franklin St, Yarrabilba, QLD 4207.

Engineering Servicing Report

Address:	11 Franklin St, Yarrabilba, QLD 4207
Lot & RP Description:	LOT 6 on SP333768
Prepared for:	ABC Construction Group
Prepared by:	SCG Urban Mobile: 0477 300 133 Email: s.sandford@SCGUrban.com.au
SCG Ref:	830-100-ENG
Date:	January 2025



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1615

Date: 23 May 2025

Queensland Government

DOCUMENT CONTROL

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Reference Documents

1. SEQ Water Supply and Sewerage Design and Construction Code.
2. EDQ Requirements / IPWEAQ Standards

1. INTRODUCTION

This Engineering Services Report has been prepared by SCG Urban for and on behalf of ABC Construction Group to provide technical and supporting information for the proposed development at 11 Franklin Street, Yarrabilba, QLD 4207 (Proposed Lot 6).

The site is situated within the jurisdiction of Logan City Council, with all engineering works designed to comply with the PDA Development Guidelines as specified by Economic Development Queensland (EDQ). This report addresses critical aspects of civil engineering design, including water and sewer infrastructure, stormwater management, and access provisions, ensuring compliance with relevant regulatory requirements. It forms part of the Development Application package for submission and assessment.

SCG Urban provide this Engineering Servicing Report in association with the following consultants:

Consultant	Responsibilities
Bruac Design	Building Design Layout

THE SITE

This Engineering Services Report has been prepared by SCG Urban for and on behalf of ABC Construction Group, to provide supporting information associated with the relevant application. The application pertains to the development of an industrial lot at 11 Franklin Street, Yarrabilba, within the jurisdiction of Logan City Council. This report reviews the engineering elements for the proposed development in accordance with the PDA Development Guidelines as required by Economic Development Queensland (EDQ).

Real Property Descriptions

The subject site is located at 11 Franklin Street, Yarrabilba, QLD 4207.
The Real Property Description and area are as follows:
Lot 6 on SP333768 (approximate area of 1000m^2).

Figure 1: Aerial Image of Site (Source: Queensland Globe)

Land Uses

The subject site is located within a Priority Development Area, “Yarrabilba MIBA” Precinct 2A & Part of Precinct 5 Plan of an Industrial Development Industrial Facilities. The subject site is located on the eastern side of Franklin Street, that intersects with Edison Crescent. The subject site is Approx. 1,000m^2.

Figure 2: Priority Development Area Zone (LCC PD Online)

Site Analysis and Topography

The site features a low-gradient topography with slopes of 1% or less, predominantly sloping towards the southern boundary. The highest elevation is approximately RL 58.14m AHD at the northeast corner, with the lowest point at RL 57.293m AHD near the southwest boundary. For detailed topographic information, refer to SCG Urban's Existing Features Layout Plan (Drawing No. 830-100-ENG-DA01).

The site has been cleared of vegetation as part of the MIBA Precinct development. A review of the Logan City Council Flood Hazard Trigger Overlay Map confirms that the site is not subject to designated Flooding or Inundation Areas. Minimal bulk earthworks are required for the subject site to facilitate the construction of four Industrial Units & VXO and meet EDQ requirements.

Existing Services

The subject lot 6 at 11 Franklin Street, Yarrabilba, is currently equipped with several existing services. The water supply is provided through a 150mm diameter PVC water main on the western side of Franklin Street. The sewerage system comprises a 150mm diameter uPVC sewer main, connected to a manhole (MH 01/44) with a cover level at RL 57.293m AHD and an invert level of RL 55.740m AHD, featuring a gradient of 3.6%. The stormwater drainage system includes a 375mm diameter Class 3 pipe, with invert levels at RL 55.410m AHD upstream and RL 55.321m AHD downstream, discharging into a stormwater pit. These existing services are detailed in the Existing Features Layout Plan (Drawing No. 830-100-ENG-DA01) for precise locations and additional information.

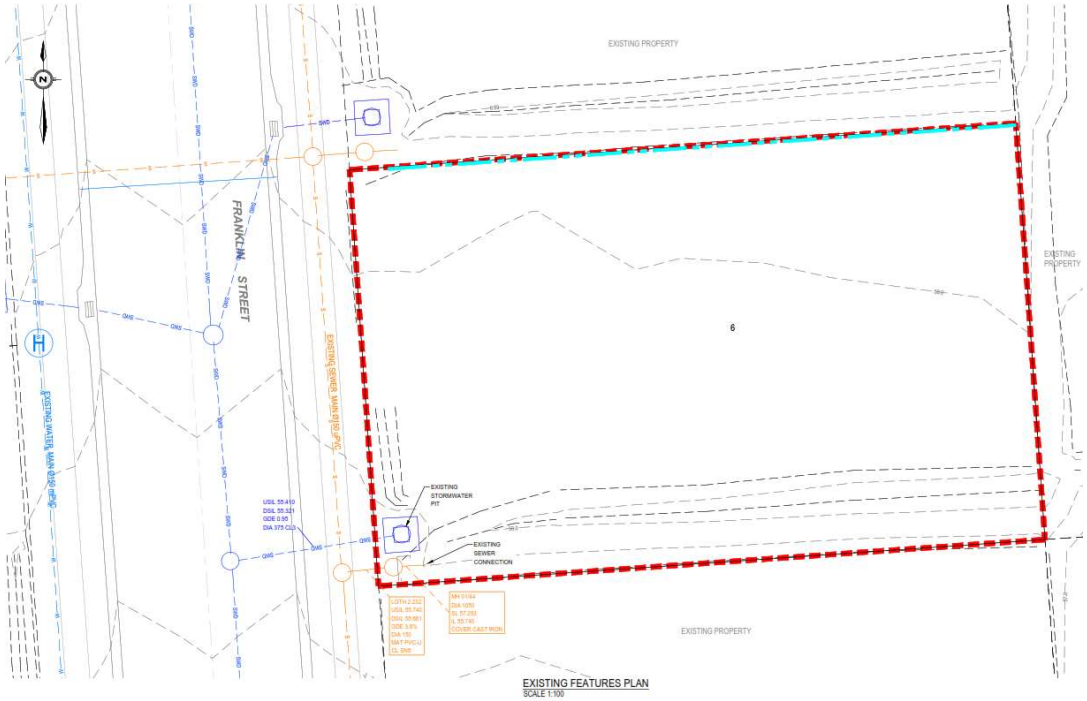

Figure 3: Existing Features Layout Plan (Source: Lendlease AsCON Data)

PROPOSED DEVELOPMENT AND ENGINEERING SERVICING

The proposed development at Lot 6 Franklin Street, Yarrabilba, involves the establishment of industrial units within the MIBA Precinct. The building layout, as detailed in **Appendix A**, highlights the site design, including infrastructure planning and utility connections. The development incorporates comprehensive infrastructure and servicing, ensuring compliance with Economic Development Queensland (EDQ) standards.

1. Design Brief and Intent

SCG Urban has been engaged by ABC Construction Group to provide civil engineering services for this industrial development. The project involves site preparation, utility connections, and infrastructure layouts to support the operational needs of the industrial units. The intent is to integrate these services seamlessly with existing infrastructure while ensuring efficient service delivery, safe access, and compliance with all relevant standards.

2. Site Works and Proposed Levels

The site will undergo minimal earthworks to create appropriate levels for the proposed industrial units while respecting the natural topography. The design accommodates a high point at RL 58.80m AHD, which corresponds to the top of the proposed retaining block wall structure, and a low point at RL 57.40m AHD. The finished levels are planned to facilitate proper drainage and site usability, with detailed contours and elevations outlined in the Bulk Earthworks Layout Plan (Drawing No. 830-100-ENG-DA02-DA03).

3. Roadworks & Access

Access to the development will be provided via Franklin Street, designed to accommodate industrial traffic. The site will feature a 6m wide vehicle access, ensuring efficient entry and exit for the four industrial units (ranging from approximately 170m² to 274m²). The Finished Floor Level (FFL) for these units is set at 58.20. The development includes eight carpark bays and a designated Refuse Bin Area for waste management. The Roadworks and Drainage Layout Plan (Drawing No. 830-100-ENG-DA04) outlines the access and building design levels.

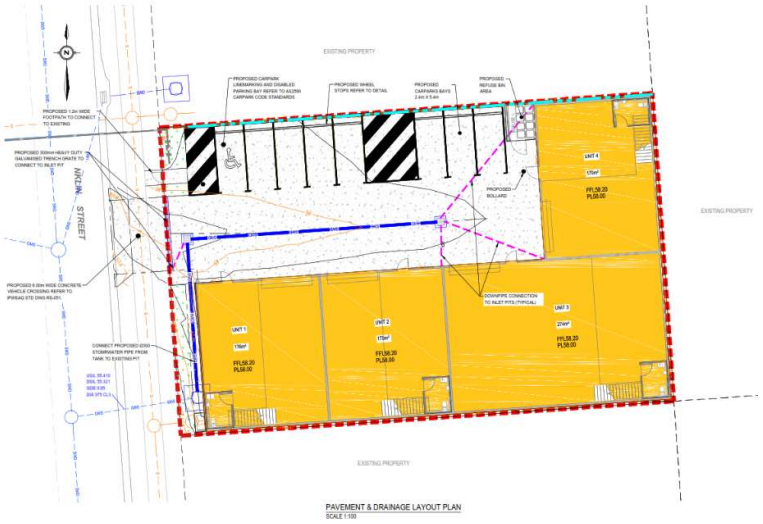

Figure 4: Pavement & Drainage Layout Plan (Source: SCG Urban Plans)

4. Water Reticulation

The site will be serviced by an existing 150mm diameter PVC water main across the road, with a connection to the existing road crossing conduit using a 40mm water service. This will be utilised to service the new industrial units. Additionally, essential fittings will be installed to meet operational demands, as detailed in the Water and Sewer Layout Plan (Drawing No. 830-100-ENG-DA06)

5. Sewer Reticulation

A 150mm diameter uPVC sewer main currently services the site. The proposed development will connect to this existing network via existing structure MH 01/44, located within the site boundary, which allows for property connection and accommodates the anticipated load. Detailed sewer layouts and connection points are shown in the Water and Sewer Layout Plan (Drawing No. 830-100-ENG-DA06).

6. Stormwater Drainage including Management.

Stormwater management is a critical aspect of the project. The existing stormwater drainage network, which includes a 375mm diameter Class 3 stormwater pipe, will be utilised to effectively manage runoff. Proposed downpipes from the units will discharge into on-site field inlets via 300mm diameter pipes, which will ultimately connect to the existing 900x900 field inlet and a 1050mm maintenance hole (MH) with an invert level (IL) of 55.410. Additionally, a 300mm heavy-duty galvanized trench grate is proposed to connect to the inlet pit, ensuring efficient surface flow management and preventing localized ponding. The Stormwater Catchment Plan (Drawing No. 830-100-ENG-DA05) details the drainage strategy, ensuring compliance with EDQ guidelines for stormwater quantity management.

7. Power and Telecommunication Services.

The existing electrical and telecommunication services, including power lines and Telstra pits, will be utilised as required to service the new development. The exact requirements for these utilities will be confirmed through the detailed design process by the appointed electrical consultant, ensuring reliable power and communication infrastructure for the industrial units. Details will be finalised as part of the design and shown in the relevant plans.

CONCLUSION

This Engineering Servicing Report demonstrates that the proposed development at Lot 6, Franklin Street, Yarrabilba, is feasible and aligns with the regulatory and technical requirements set forth by Economic Development Queensland (EDQ) and Logan City Council. The engineering design addresses all critical aspects, including site preparation, water and sewer infrastructure, stormwater management, road access, and utility servicing, ensuring compliance with relevant standards.

The proposed solutions integrate seamlessly with existing infrastructure, delivering a robust foundation for the establishment of industrial units within the MIBA Precinct. The development prioritises functionality, sustainability, and compliance, ensuring effective service delivery and minimal environmental impact.

SCG Urban remains committed to supporting the successful implementation of this project, providing ongoing collaboration to ensure its timely and efficient execution.

Appendix A

Proposed Engineering Drawings, and Servicing Plans

Prepared by SCG Urban

DEVELOPMENT APPLICATION
PLANS FOR INDUSTRIAL UNITS

LOT 6 PART OF LOT 101 ON SP271601

LOT 6 FRANKLIN ST, YARRABILBA QLD

DRAWING INDEX	
DWG. No.	DESCRIPTION
DA00	DRAWING INDEX AND LOCALITY PLAN
DA01	EXISTING FEATURES
DA02	EARTHWORKS LAYOUT PLAN
DA03	BULK EARTHWORKS SECTIONS
DA04	PAVEMENT AND DRAINAGE LAYOUT PLAN
DA05	STORMWATER CATCHMENT PLAN
DA06	SEWER & WATER LAYOUT PLAN
DA07	SEDIMENT AND EROSION CONTROL PLAN
DA08	SEDIMENT AND EROSION DETAILS & NOTES

LOCALITY PLAN
SCALE 1:2000

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A	ISSUE FOR APPROVAL	GC	20.12.24

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1 : 4000 A3

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COUNCIL: LCC-PDA

CLIENT: ABC CONSTRUCTION GROUP

CONSULTANTS: bruac design BUILDING DESIGN

STATUS: ISSUE FOR APPROVAL

CERTIFIED: JASON MARSHALL

RPEQ NO. 6835		PROJECT TEAM	
HEIGHT DATUM	AHD	DESIGNER	GC
GRID	LOCAL	REVIEWED	SS
ORIGINAL SIZE	A1 THESE DRAWINGS ARE INTENDED TO BE PRINTED IN COLOUR	APPROVER	JM

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LOT 6 PART OF LOT 101 ON SP271601
LOT 6 FRANKLIN ST, YARRABILBA QLD

DRAWING TITLE: DRAWING INDEX AND LOCALITY PLAN

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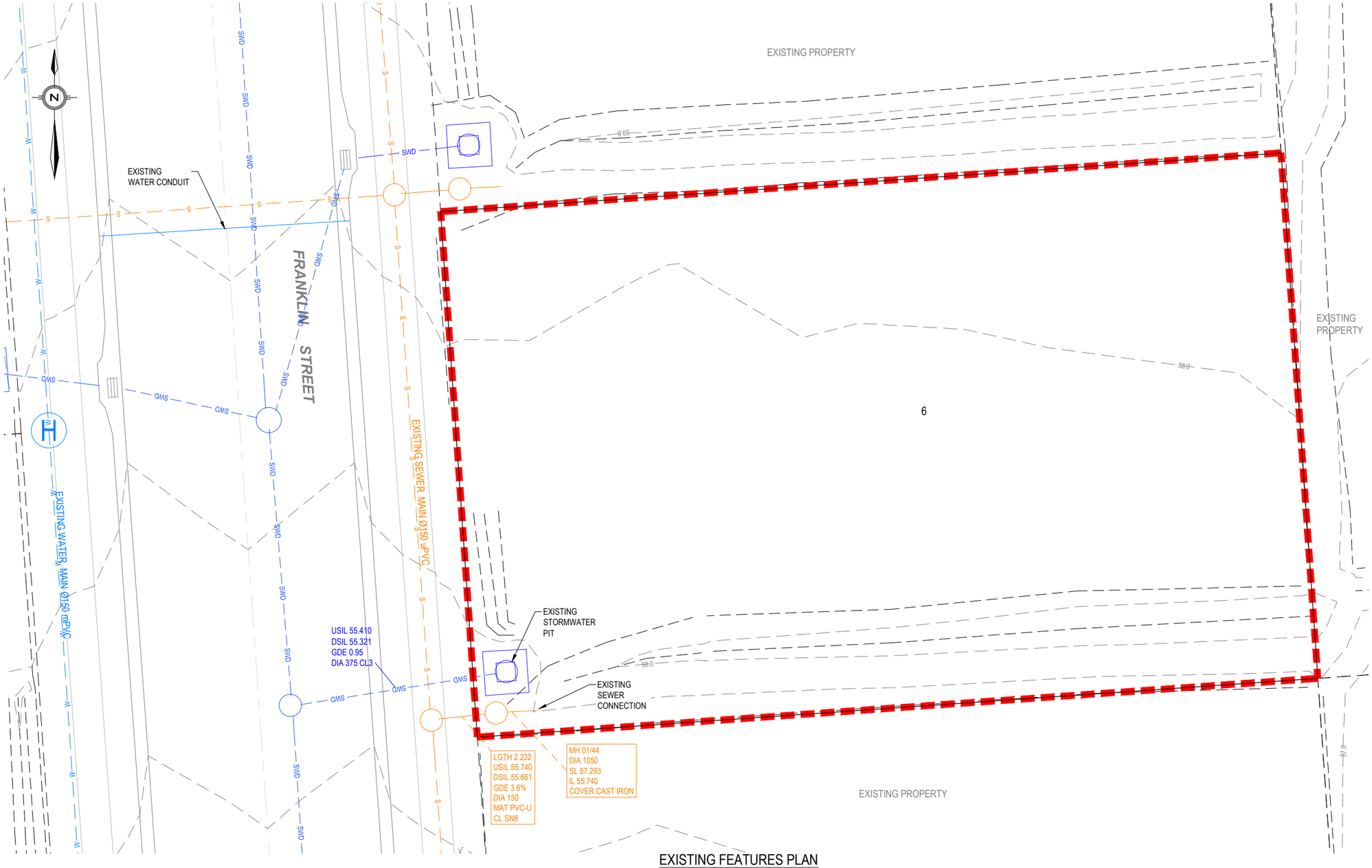

EXISTING FEATURES PLAN
SCALE 1:100

LEGEND

- SITE BOUNDARY
- EXISTING SURFACE CONTOURS
- EXISTING SEWER
- WATER MAIN, SLUICE VALVE, FIRE HYDRANT, REDUCER & END CAP
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING COMMUNICATION LINES
- EXISTING ELECTRICAL LINES
- EXISTING HYDRANT & WATER METER
- EXISTING POWER & LIGHT POLE
- EXISTING ELECTRICAL PIT
- EXISTING TELSTRA PIT

NOTES / WARNINGS

1. UNDERGROUND SERVICES EXIST IN THIS AREA.
2. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.

REV.	DESCRIPTION	ISSUE	DATE
B	AMENDED LAYOUT	GC	17.04.25
A	ISSUE FOR APPROVAL	GC	20.12.24

SCALE: 1 : 100 / 1 : 200 — A1 / A3

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LOT 6 FRANKLIN ST, YARRABILBA QLD

DRAWING TITLE: EXISTING FEATURES PLAN

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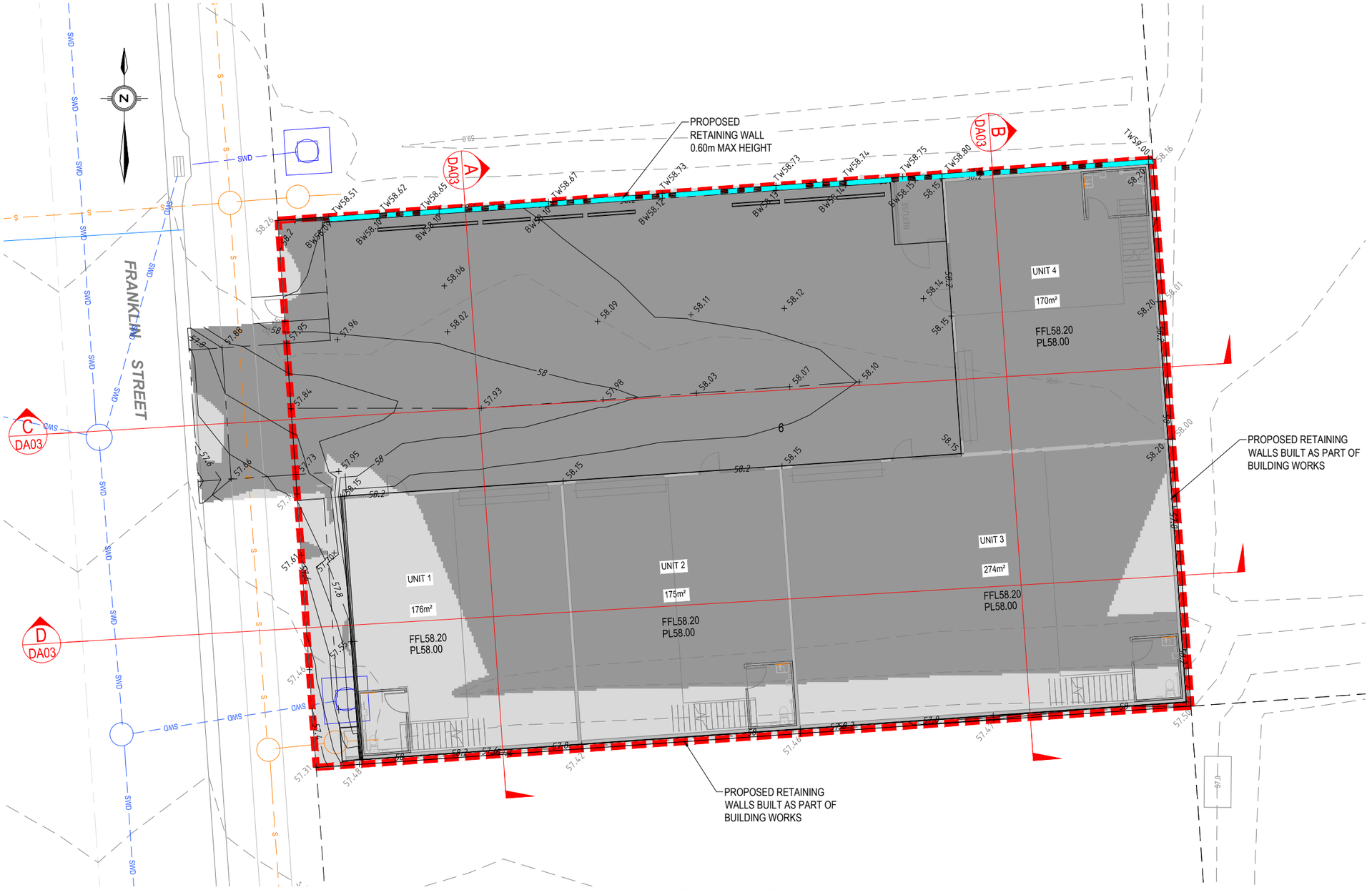

LEGEND

- PROPOSED HARDSTAND EDGE
- SITE BOUNDARY
- 11.00 PROPOSED SURFACE CONTOURS
- 11.00 EXISTING SURFACE CONTOURS
- 12.650 PROPOSED FINISH SURFACE LEVEL
- TW12.65 PROPOSED TOP OF WALL LEVEL
- 12.65 EXISTING SURFACE LEVEL
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED SWALE DRAIN
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING ELECTRICAL
- EXISTING COMMUNICATION LINES
- EXISTING HYDRANT & WATER METER
- EXISTING POWER & LIGHT POLE
- EXISTING ELECT. PIT & TELSTRA PITS
- PROPOSED CUT
- PROPOSED FILL

EARTHWORKS SCHEDULE

CUT OR FILL	ITEM	VOLUME (m^3)
CUT	TOTAL CUT	42
FILL	TOTAL FILL	131
TOTAL IMPORT FILL FROM LOT 7 (SOLID BANK MEASURE NO COMPACTION FACTORED)		89

BULK EARTHWORKS LAYOUT PLAN

SCALE 1:100

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DRAWING TITLE: BULK EARTHWORKS LAYOUT PLAN

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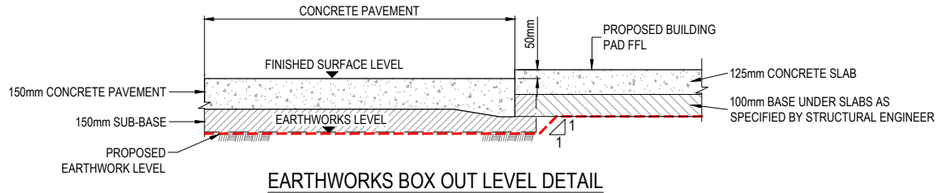

EARTHWORKS BOX OUT LEVEL DETAIL
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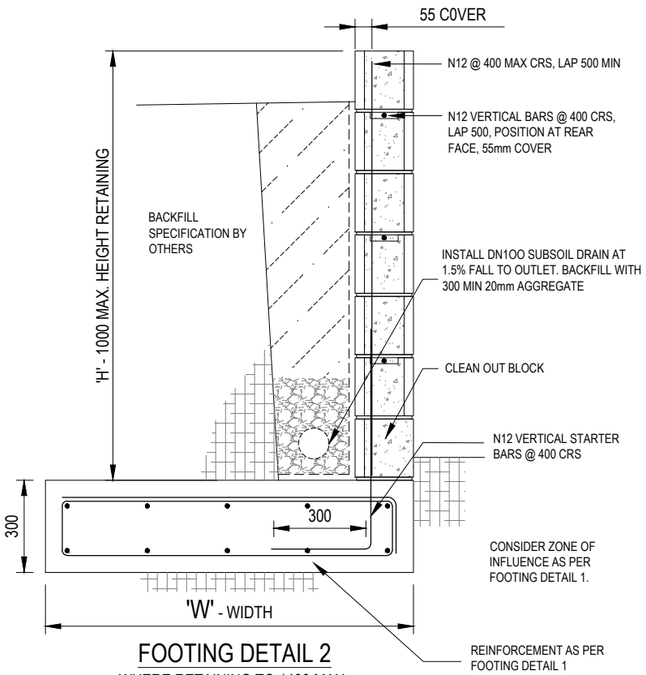
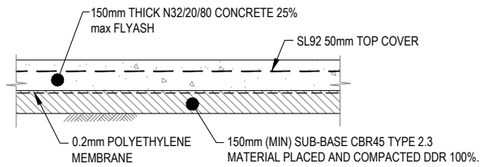
FOOTING SCHEDULE (APPLICABLE TO DETAILS 1 & 2)	
'H' HEIGHT	'W' WIDTH
0 - 600	600
600 - 1200	1200



FOOTING DETAIL 2
WHERE RETAINING TO 1400 MAX.
SCALE 1:20



TYPICAL 150mm THICK CONCRETE PAVEMENT
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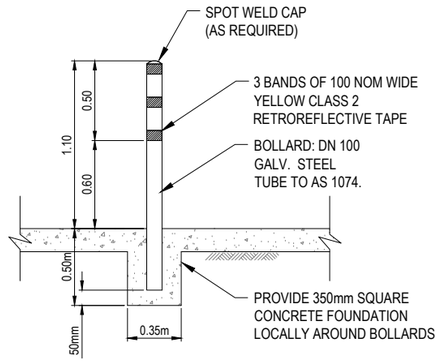

TYPICAL BOLLARD DETAIL
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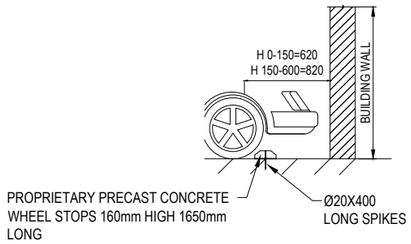

WHEEL STOP DETAIL
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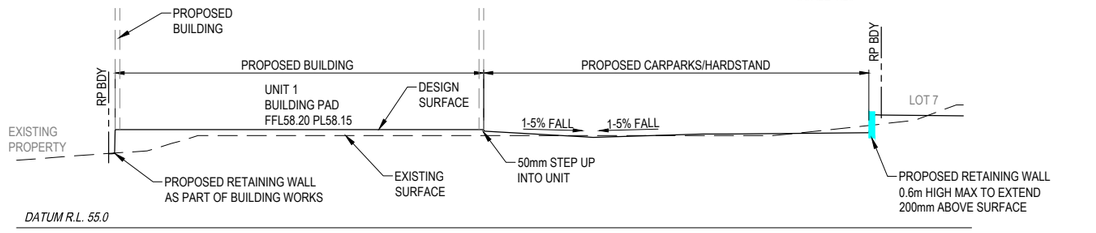

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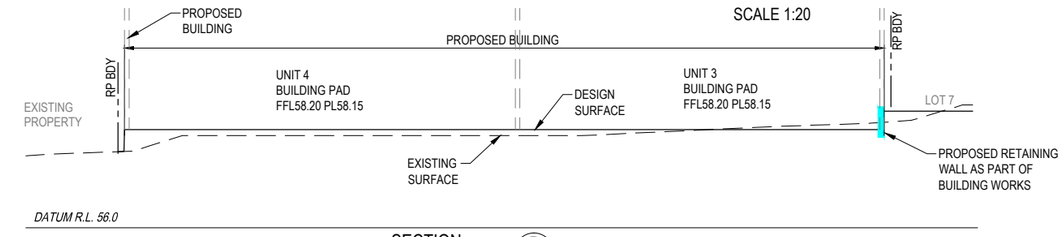

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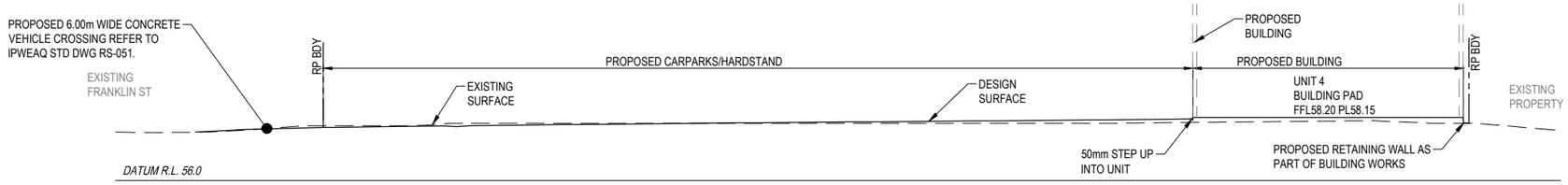

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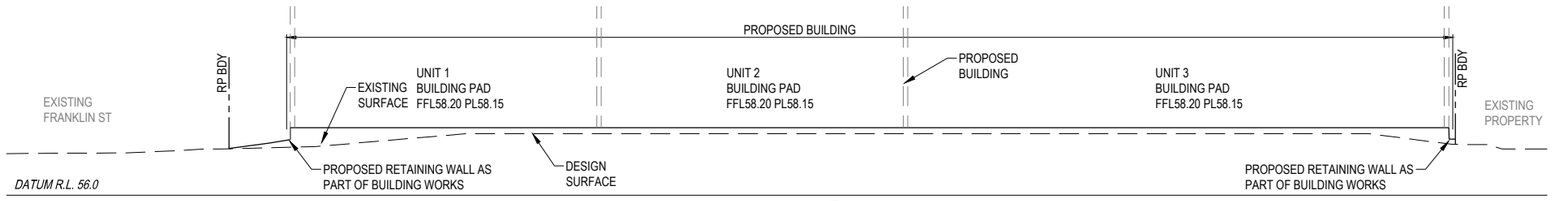

SECTION D
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LOT 6 PART OF LOT 101 ON SP271601
LOT 6 FRANKLIN ST, YARRABILBA QLD

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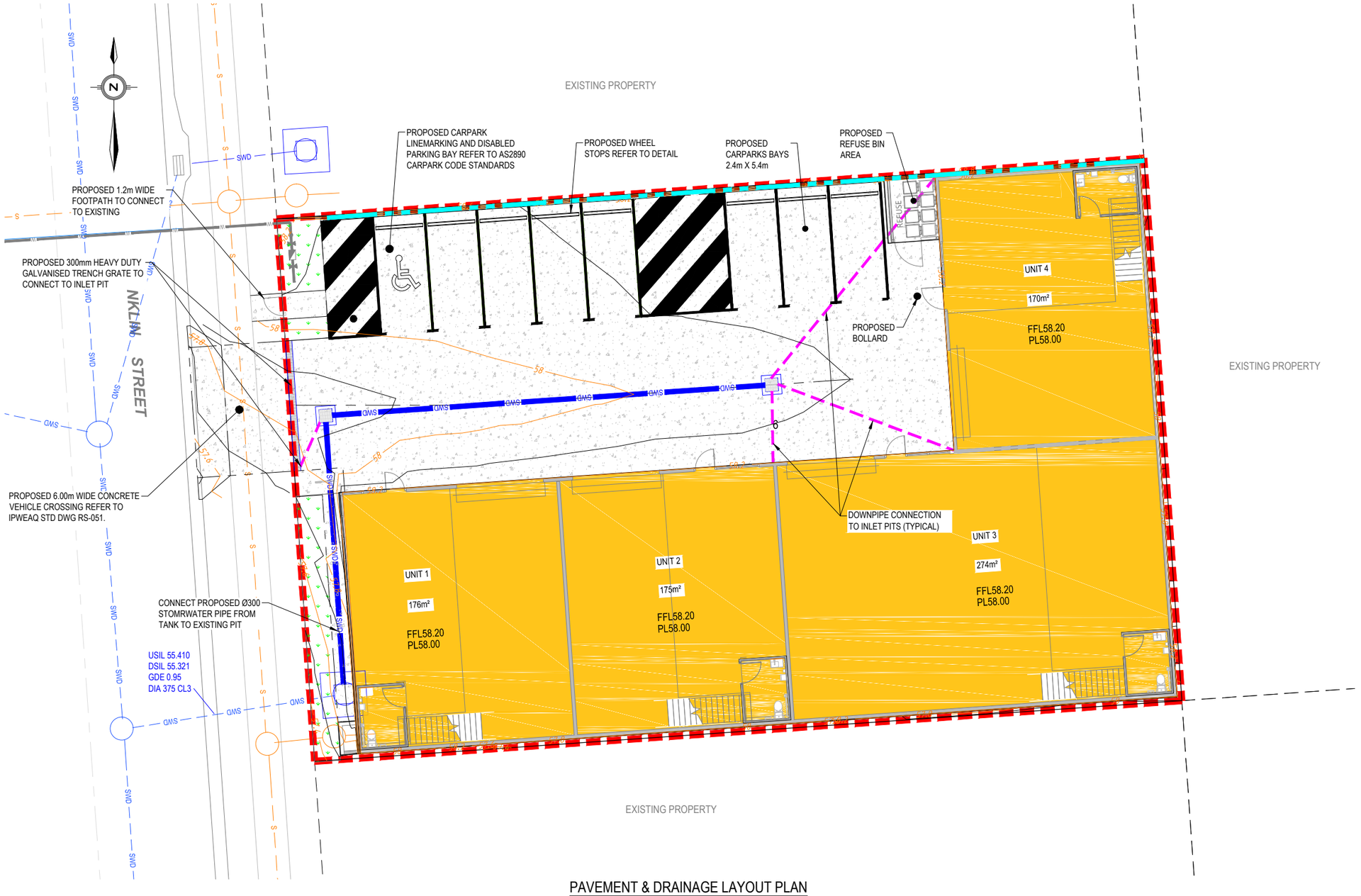

PAVEMENT & DRAINAGE LAYOUT PLAN

SCALE 1:100

LEGEND

- SITE BOUNDARY
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED BUILDING
- PROPOSED EDGE OF HARDSTAND
- PROPOSED STORMWATER LINE & MANHOLE & INLET PIT
- DOWNPIPE CONNECTION TO INLET PIT
- PROPOSED STORMWATER LABEL
- PROPOSED SURFACE CONTOURS (0.10m INTERVALS)
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED SWALE DRAIN
- EXISTING SEWER LINE
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING ELECTRICAL
- EXISTING COMMUNICATION LINES
- EXISTING HYDRANT & WATER METER
- EXISTING POWER & LIGHT POLE
- EXISTING ELECTRICAL & TELSTRA PIT

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LOT 6 PART OF LOT 101 ON SP271601
LOT 6 FRANKLIN ST, YARRABILBA QLD

DRAWING TITLE: PAVEMENT AND DRAINAGE LAYOUT PLAN

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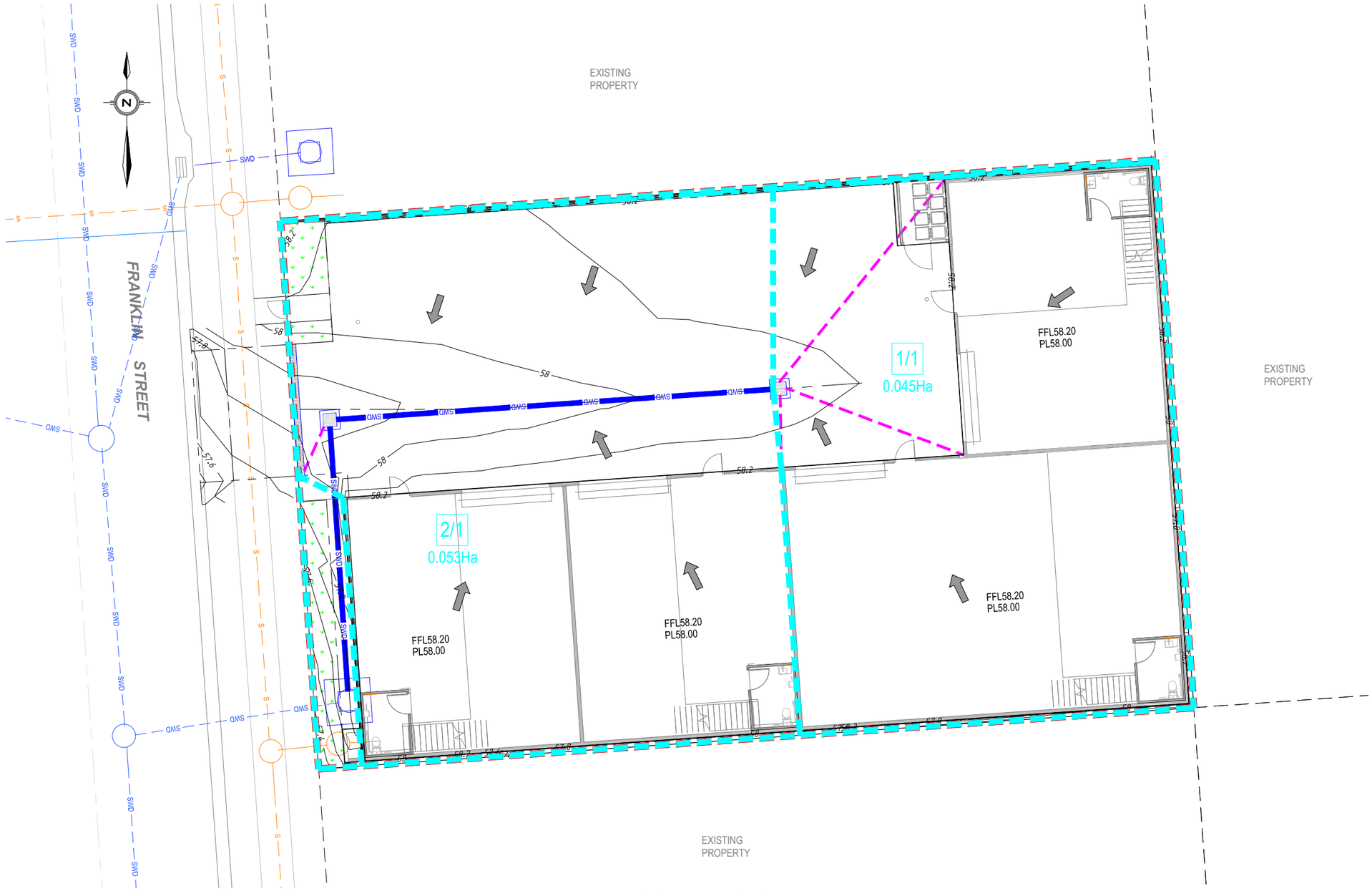

LEGEND

- 6.0 — FINISHED SURFACE CONTOURS
- PROPOSED CATCHMENT BOUNDARY
- SWD — PROPOSED STORMWATER LINE
- DP — DOWNPIPE CONNECTION TO INLET PIT
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORMWATER PIT
- 1/RW2 / 0.501Ha — CATCHMENT NUMBER AND AREA
- PROPOSED SWALE DRAIN
- SWD — EXISTING STORMWATER
- FLOW DIRECTION

STORMWATER CATCHMENT PLAN

SCALE 1:100

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SCALE: 1 : 100 / 1 : 200 — 1 0 1 2 3 4 5m — A1 / A3

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DRAWING TITLE: STORMWATER CATCHMENT PLAN

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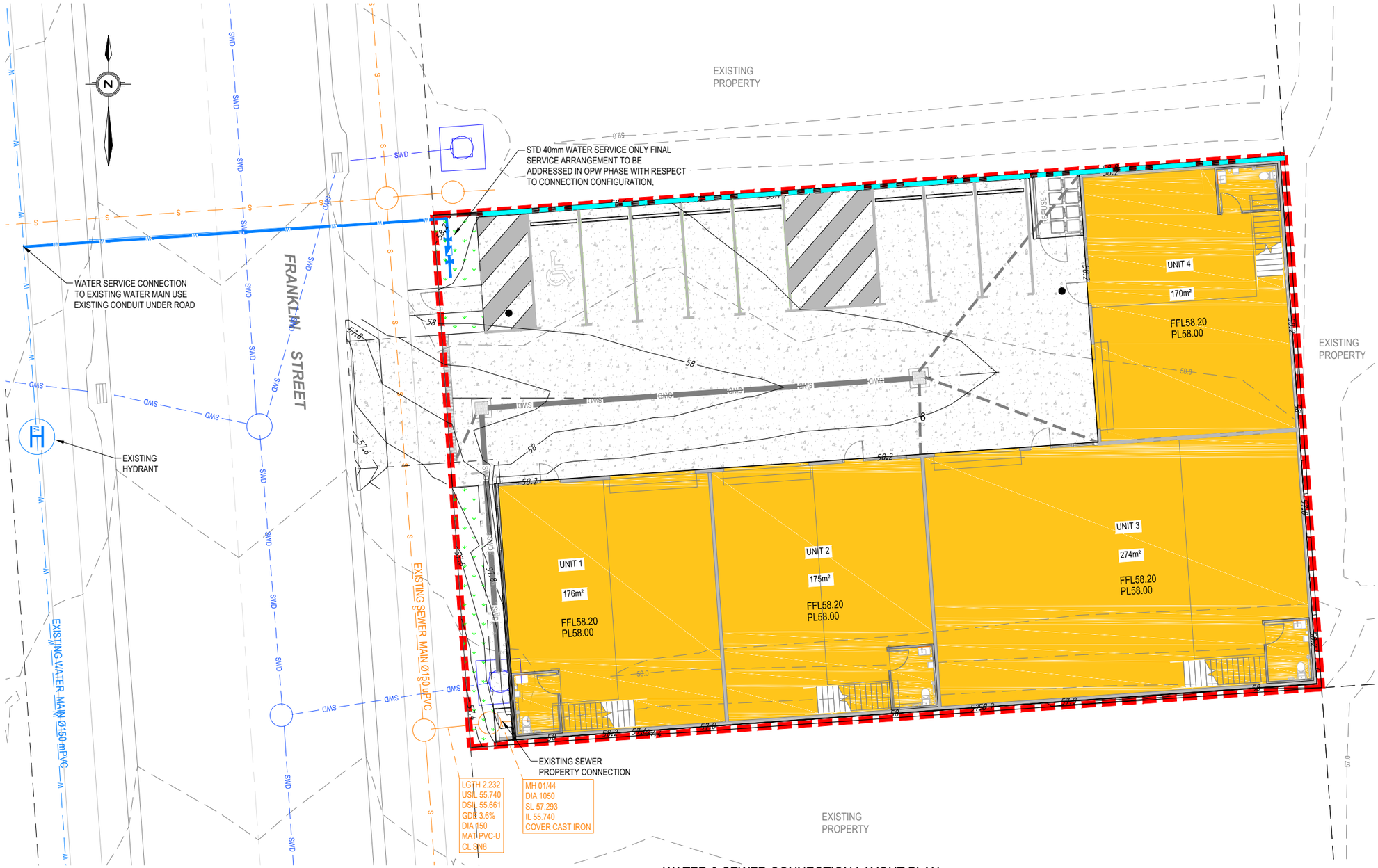
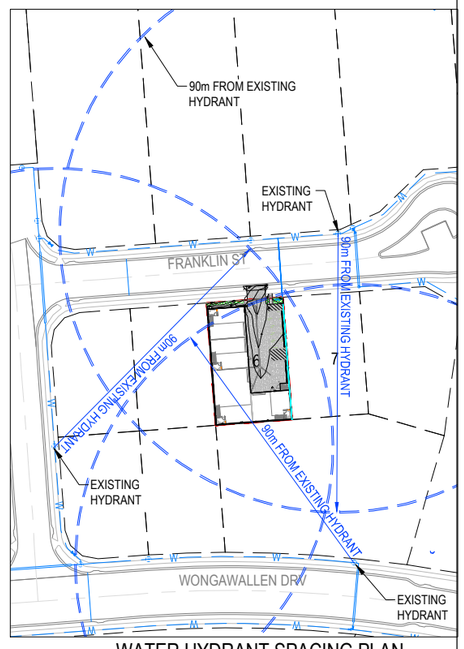
SCG PROJECT NO.	DRAWING NO.	REVISION
830-100-ENG-DA	DA05	B



WATER & SEWER CONNECTION LAYOUT PLAN
SCALE 1:100

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED BUILDING
- EXISTING WATER MAIN
- EXISTING SEWER
- DUCK FOOT HYDRANT,SLUICE VALVE, SCOUR VALVE, FIRE HYDRANT, REDUCER & END CAP (DH SV SC FH RD EC)
- PROPOSED WATER SERVICE MAIN (DEVELOPER ASSET)
- PROPOSED WATER MAIN (COUNCIL ASSET)
- PROPOSED FIRE SERVICE MAIN
- PROPOSED DN50 ROAD CROSSING
- PROPOSED SEWER LINE & MANHOLE
- PROPOSED SURFACE CONTOURS (0.10m INTERVALS)



WATER HYDRANT SPACING PLAN
SCALE 1:1000

REV.	DESCRIPTION	ISSUE	DATE
B	AMENDED LAYOUT	GC	17.04.25
A	ISSUE FOR APPROVAL	GC	20.12.24

SCALE:
1 : 100, 1 : 200 — 1 0 1 2 3 4 5m — A1 A3
1 : 1000, 1 : 2000 — 10 0 10 20 30 40 50m — A1 A3

DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK A1

CLIENT: ABC CONSTRUCTION GROUP

CONSULTANTS: bruac design BUILDING DESIGN

STATUS: ISSUE FOR APPROVAL

CERTIFIED: JASON MARSHALL

RPEQ NO. 6835

HEIGHT DATUM	AHD	DESIGNER	GC
GRID	LOCAL	REVIEWED	SS
ORIGINAL SIZE	A1 THESE DRAWINGS ARE INTENDED TO BE PRINTED IN COLOUR	APPROVER	JM

PROJECT TEAM

PROJECT TITLE: DEVELOPMENT APPLICATION PLANS FOR INDUSTRIAL UNITS
LOT 6 PART OF LOT 101 ON SP271601
LOT 6 FRANKLIN ST, YARRABILBA QLD

DRAWING TITLE: WATER AND SEWER CONNECTION LAYOUT PLAN

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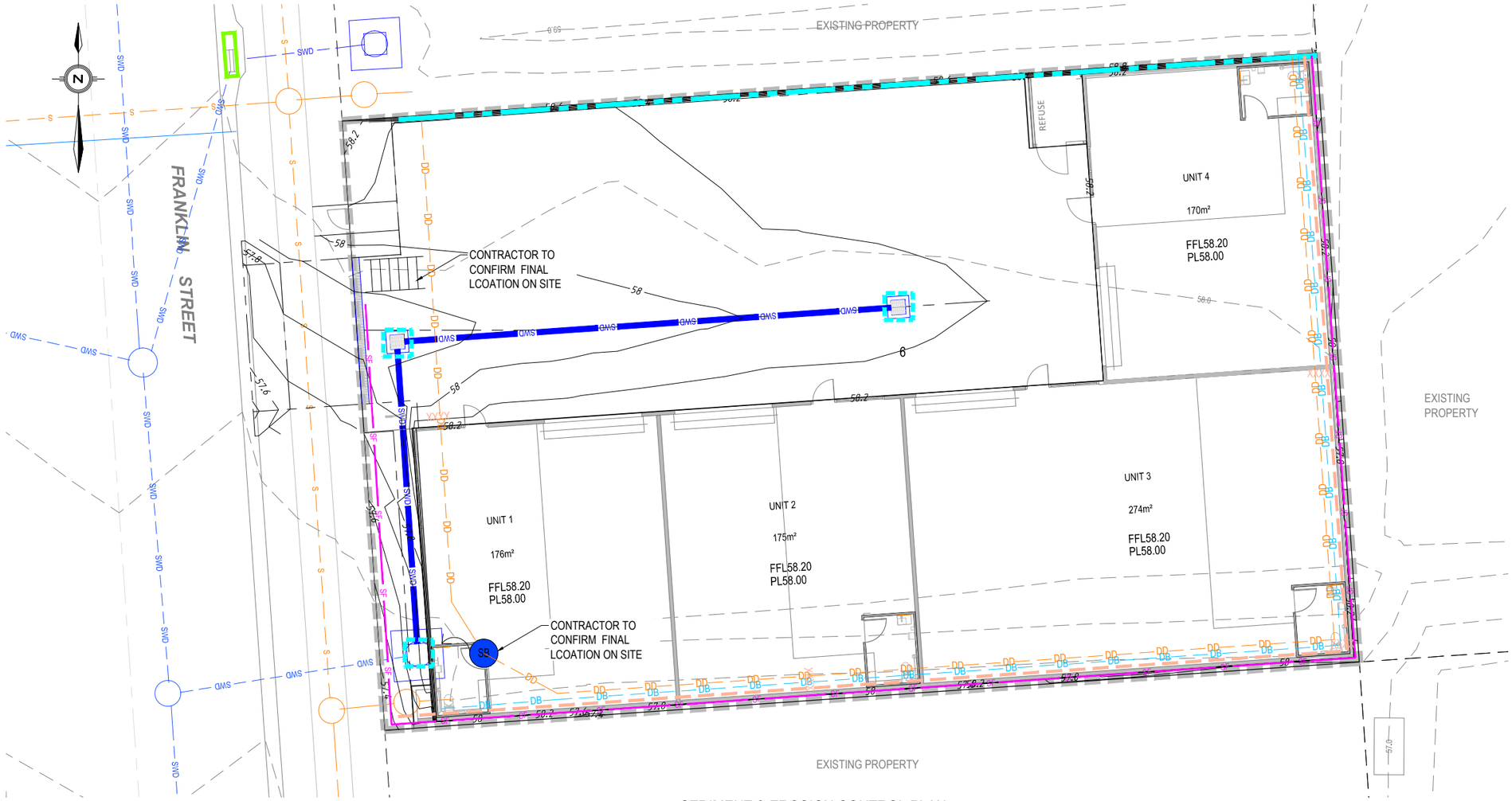
SCG PROJECT NO.	DRAWING NO.	REVISION
830-100-ENG-DA	DA06	B



LEGEND

- VEHICLE SHAKE DOWN
- XXXX CHECK DAM
- OVERLAND STORMWATER FLOW
- SB TEMPORARY SEDIMENT BASIN
- GULLY PIT SEDIMENT BARRIER
- FIELD PIT SEDIMENT BARRIER
- CWD CLEAR WATER DIVERSION DRAIN
- DUST FENCE
- PROPOSED TEMPORARY SWALE
- SF SILT FENCE TO BE INSTALLED
- DB DIVERSION BUND
- DD DIRTY WATER DIVERSION DRAIN
- LIMIT OF WORKS
- 11 EXISTING SURFACE CONTOURS
- 11 DESIGN SURFACE CONTOURS
- PROPOSED HARDSTAND EDGE
- PROPOSED CONCRETE RETAINING WALL
- SWD PROPOSED STORMWATER
- S EXISTING SEWER
- W EXISTING WATER
- SWD EXISTING STORMWATER
- E EXISTING ELECTRICAL
- C EXISTING COMMUNICATION LINES
- FH WM EXISTING HYDRANT & WATER METER
- PP LP EXISTING POWER & LIGHT POLE
- EPIL TPIT EXISTING ELECT. PIT & TELSTRA PITS

NOTES:

1. THE MEASURES SHOWN ON THIS PLAN ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CARRY OUT ALL WORKS IN ACCORDANCE WITH THE CONTRACTORS SEDIMENT AND EROSION CONTROL PLAN. ALL RESPONSIBILITY FOR SEDIMENT AND EROSION CONTROL IS DELEGATED TO THE CONTRACTOR BY THE APPLICANT AND THE LAND OWNERS UNTIL THE ON MAINTENANCE INSPECTION.
2. THE CONTRACTOR AT A MINIMUM IS TO COMPLY WITH HEALTHY WATERWAYS "CONTROLLING STORMWATER POLLUTION ON YOUR BUILDING SITE" AND ALL ASSOCIATED DOCUMENTATION AND CHECKLISTS.
3. REFER TO DWG DA08 FOR NOTES AND DETAILS.

STOCKPILE NOTES:

1. ALL STOCKPILES MUST BE SURROUNDED BY A SILT FENCE.
2. STOCKPILES MUST BE COVERED, IF NECESSARY, TO PREVENT DUST OR CONTAMINATION OF WATERS.

STABILISATION NOTES:

1. TOP SOIL AND SEED MUST BE PLACED ON COMPLETED AREAS WITHIN 7 DAYS OF THAT AREA BEING COMPLETED.
2. HYDROMULCHING MAY BE ORDERED BY THE SUPERINTENDENT.
3. ALL BATTERS GREATER THAN 1 IN 4 TO BE MULCHED WITH ONSITE MULCH.
4. 90% STRIKE MUST OCCUR WITHIN 4 WEEKS. AFTER THIS PERIOD RE-SEEDING MAY BE ORDERED AT THE CONTRACTOR'S COST.

PHASE 1 PRE-START NOTE:

1. MEASURES SHOWN ON THIS PLAN ARE TO BE IMPLEMENTED PRIOR TO PRE-START MEETING WITH COUNCIL.
2. THE CONTRACTOR MUST INFORM THEMSELVES OF AND COMPLY WITH THE STATE PLANNING POLICY FOR HEALTHY WATERS".
3. SEDIMENT FENCES TO BE INSTALLED DOWNSTREAM OF ALL WORKS AND EXPOSED SOILS
4. IN ADDITION TO THE ABOVE SILT FENCING TO BE INSTALLED ACROSS SITE AT MINIMUM 30m SPACINGS WHERE AREAS HAVE BEEN EXPOSED.
5. MINIMISE THE NUMBER OF SITE ACCESS LOCATIONS (PREFERENCE FOR ONE ONLY) AND PROVIDE STABILISED SITE ACCESS AND SHAKEDOWN TO EACH ACCESS TO MINIMISE TRANSPORT OF SEDIMENT OF SITE.
6. ALL DUST GENERATING ACTIVITIES TO CEASE WHEN WIND SPEED REACHES 35kmhr AND ABOVE. THE CONTRACTOR IS RESPONSIBILE FOR PROVIDING A CALIBRATED WIND METER ON SITE.
7. INCREASED WATERING ON SITE TO PROVENT DUST GENERATION, INCLUDING THE TEMPORARY SPRINKLERS (AS REQUIRED).
8. ALL SEDIMENT AND EROSION CONTROL STRUCTURES, TRENCHES ETC SHALL BE REGULARLY MAINTAINED AND INSPECTED FOR EFFECTIVENESS.

PHASE 1 MEASURES:

1. INSTALL SHAKEDOWN
2. INSTALL SEDIMENT AND EROSION CONTROL FENCES
3. CUT CLEAN WATER CATCH DRAIN
4. LINE CLEAN WATER CATCH DRAIN BASE WITH SYNTHETIC EROSION CONTROL MATTING OR ROCK AS VELOCITY > 0.5m/s
5. INSTALL TEMPORARY CLEAN WATER CULVERT CROSSING TO POSITIONS SHOWN.

PHASE2 NOTES:

PHASE 2 - DURING CONSTRUCTION
THIS PHASE IS TO BE IN ACCORDANCE WITH THE CONTRACTOR'S SEDIMENT AND EROSION CONTROL PLAN. THE CONTRACTOR IS TO ENGAGE A STORMWATER QUALITY CONSULTANT TO UNDERTAKE STORMWATER QUALITY AND EVENT MONITORING DURING THE "CONSTRUCTION" PHASE, INCLUDING BUT NOT LIMITED TO REMEDIAL ACTION FOLLOWING EVENT MONITORING RESULTS.

THE MONTHLY ALLOWANCE IN THE SCHEDULE WILL NOT BE CLAIMABLE IF TESTS SHOW A RELEASE OF GREATER THAN 50mg/L OF SUSPENDED SOLIDS AND THE RAIN EVENTS DO NOT EXCEED 75TH PERCENTILE OF A 5 DAY EVENT (ON THIS SITE 40mm OVER 5 DAYS). ALL OTHER COSTINGS NOT SCHEDULED ARE DEEMED INCLUDED.

MEASURES SHOWN ON THIS PLAN ARE TO BE IMPLEMENTED PRIOR TO PRE-START MEETING WITH COUNCIL.

THE CONTRACTOR MUST INFORM THEMSELVES OF AND COMPLY WITH "THE STATE PLANNING POLICY FOR HEALTHY WATERS".

PHASE 2 MEASURES:

1. MAINTAIN SEDIMENT FENCE AND REPLACE AS REQUIRED.
2. MAINTAIN CLEAN WATER CATCH DRAINS AND LINER
3. INSTALL CHECK DAMS AS SHOWN
4. SEDIMENT BASINS TO DESIGNED AND INSTALLED TO ACHIEVE 80% HYDRAULIC EFFECTIVENESS WITH CAPTURED RUNOFF TREATED SUCH THAT DISCHARGE CONTAINS < TOTAL SUSPENDED SOLIDS AND IS WITHIN A PH RANGE OF 6.5-8.5.
5. INSTALL GULLY PIT SEDIMENT BARRIERS.
6. INSTALL FIELD INLET SEDIMENT BARRIERS.

SEDIMENT & EROSION CONTROL PLAN

SCALE 1:100

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DRAWING TITLE: SEDIMENT AND EROSION CONTROL LAYOUT PLAN

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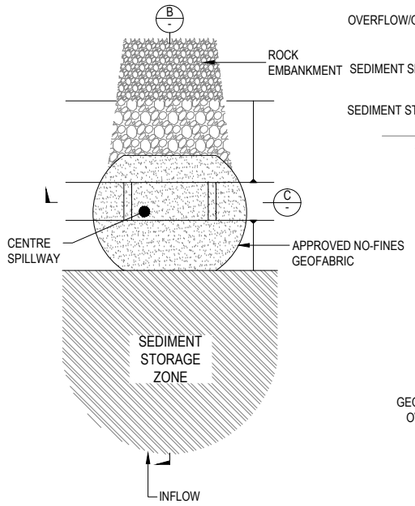
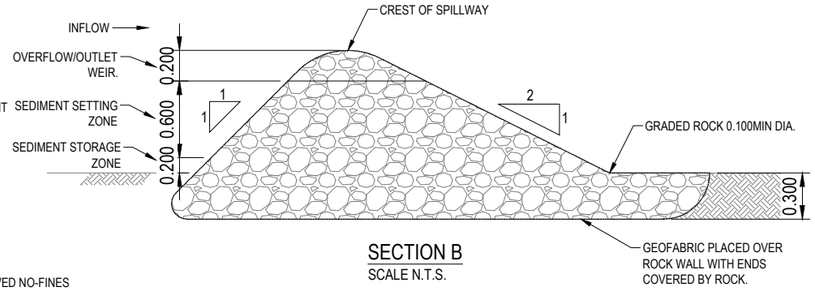
830-100-ENG-DA	DA07	B





SECTION B
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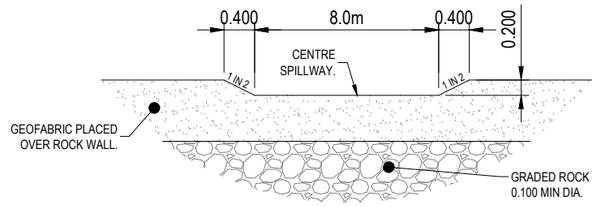

SECTION C
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GENERAL DETAILS - SEDIMENT BASIN (IF ORDERED)
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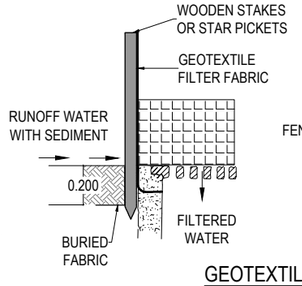

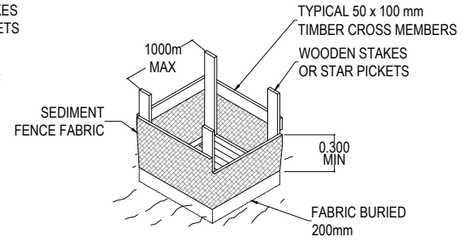

GEOTEXTILE FILTER FABRIC FIELD INLET SEDIMENT TRAP
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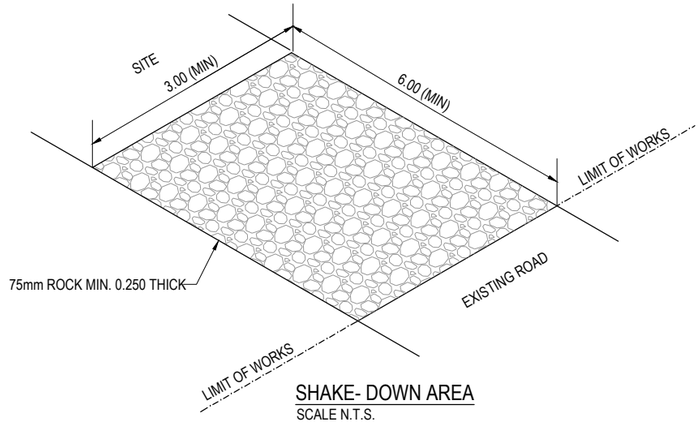
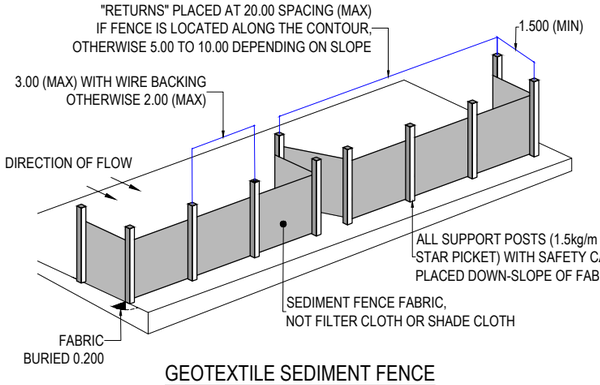


SHAKE- DOWN AREA
SCALE N.T.S.

NOTES - SEDIMENT MANAGEMENT

ALL WORK TO BE IN ACCORDANCE WITH INTERNATIONAL EROSION CONTROL ASSOCIATION - AUSTRALASIA BEST PRACTICE MANAGEMENT GUIDELINES.

1. CONSTRUCTION OF All SEDIMENT MANAGEMENT DEVICES TO THE SATISFACTION OF COUNCIL'S REPRESENTATIVE. SHALL BE COMPLETED AND EFFECTIVE PRIOR TO:
   (a) STRIPPING OF TOPSOIL AND GRASS.
   (b) BULK EARTHWORKS TO THE SITE.
   (c) SERVICES INSTALLATION.
   (d) PAVEMENT CONSTRUCTION.
2. ALL SEDIMENT MANAGEMENT MEASURES ARE TO REMAIN IN PLACE UNTIL INSTRUCTION IS RECEIVED IFROM THE COUNCIL REPRESENTATIVE OR SUPERINTENDENT TO REMOVE ALL OR PART OF THE SILT CONTROL APPLICATIONS.
3. BOTH TEMPORARY AND PERMANENT SEDIMENT MANAGEMENT/EROSION CONTROL DEVICES SHALL BE MAINTAINED AT A SUITABLE LEVEL/CONDITION THROUGHOUT CONSTRUCTION TO THE SATISFACTION OF THE COUNCIL'S REPRESENTATIVE. SEDIMENT FENCES ARE TO BE CLEANED OUT WHEN CAPACITY IS REDUCED BY 30%.
4. SEDIMENT MANAGEMENT MEASURES ARE TO BE MAINTAINED THROUGHOUT THE MAINTENANCE PERIOD AS DIRECTED.
5. PRIOR TO COMMENCEMENT OF CONSTRUCTION APPROVAL IS TO BE OBTAINED FROM COUNCIL FOR THE LOCATION OF THE SITE ACCESS POINT AND SHAKE DOWN AREA WHICH ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. IF SEDIMENT AND EROSION CONTROL DEVICES HAVE BEEN FOUND TO BE DEFECTIVE IN SERVICE, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED SEDIMENT AND EROSION CONTROL PLANS.
7. ANY SILT OR SEDIMENT ON EXISTING ROADS CAUSED BY THE MOVEMENT OF CONSTRUCTION TRAFFIC IS TO BE REMOVED DAILY BY APPROVED METHODS.
8. TEMPORARY DRAINAGE CONTROL FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
9. ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING "UP-SLOPE" EARTHWORKS.
10. ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
11. CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% OF PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
12. IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
13. STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.



GEOTEXTILE SEDIMENT FENCE
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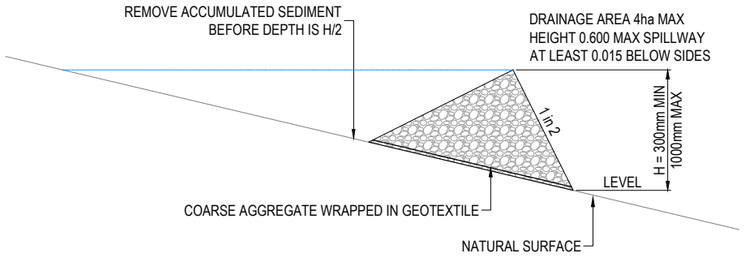

ELEVATION X
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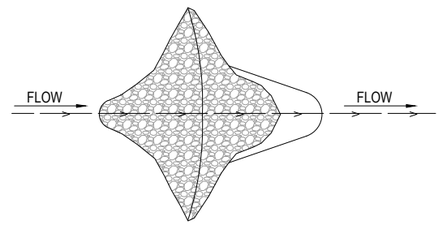
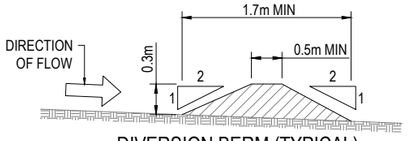
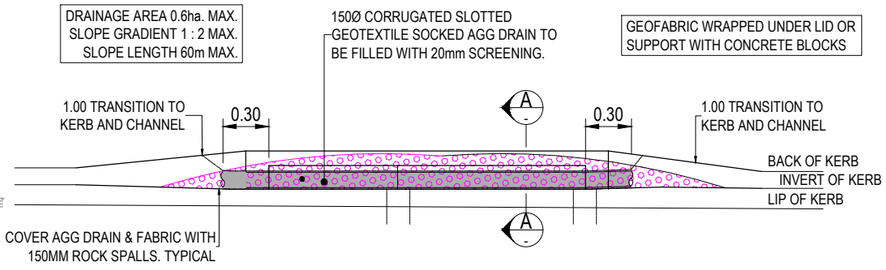


PLAN

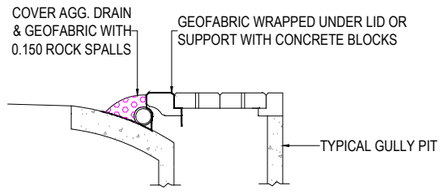
ROCK CHECK DAM
N.T.S



DIVERSION BERM (TYPICAL)
SCALE N.T.S.



PLAN VIEW
N.T.S.



GULLY PIT SEDIMENT BARRIER DETAIL
N.T.S.

SECTON A-A
N.T.S.

NOTES - SEDIMENT CONTROL

SEDIMENT FENCE

1. (a)NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
   (b)NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.6Ha PER 100m LENGTH OF FENCE.
   (c)WOVEN FABRICS ARE PREFERRED, NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, I.E. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITES WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
   (d)WHERE FENCES NEED TO BE LOCATED ACROSS THE CONTOUR THE LAYOUT SHALL CONFORM TO 'TYPICAL LAYOUT ACROSS GRADE.
   (e)FENCES ARE REQUIRED 2m MIN. FROM TOE OF CUT OR FILL BATTERS, WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1m MIN. AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE. TEMP CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP.
2. (a)ADJACENT STORMWATER RUNOFF TO BE DIVERTED AWAY FROM ENTRY/EXIT.
   (b)WHEEL-WASH OR SPRAY UNIT MAY BE REQUIRED DURING WET WEATHER.

FIELD INLET

1. (a)A STABLISED BYPASS OVERLAND FLOW PATH SHOULD EXIST ADJACENT TO THE FIELD INLET.
   (b)WATER LEVEL CONTROL PERIMETER BANKS MAY BE REQUIRED.
   (c)BLOCKS TO BE RESTRAINED BY A HORIZONTAL TIMBER RAIL AT BLOCK JOINT HEIGHT FIXED TO TIMBER STAKES AT CORNERS.

CHECK DAMS

1. (a) CATCHMENT AREA LIMITED TO 2000sqm.USE IN MINOR OPEN DRAINS ONLY, (VELOCITY CONTROL), SEDIMENT COLLECTION IS A SECONDARY PURPOSE.

SEDIMENT BASIN

1. THE CONTRACTOR SHALL CONDUCT MAINTENANCE INSPECTIONS DURING CONSTRUCTION TO DETERMINE WHETHER MACHINERY, FALLING TREES, OR CONSTRUCTION ACTIVITY HAS DAMAGED ANY COMPONENTS OF THE BASINS. IF DAMAGE HAS OCCURRED THE CONTRACTOR SHALL REPAIR THE BASIN/BASINS TO THEIR ORIGINAL REQUIREMENTS. INSPECTIONS SHALL ALSO BE CARRIED OUT BY THE CONTRACTOR AFTER EACH RAINFALL EVENT AND REPAIR BASINS WERE NECESSARY.
2. THE CONTRACTOR SHALL PLACE A POST OR STAKE WITHIN EACH BASIN TO INDICATE THE DEPTH AT WHICH ACCUMULATED SEDIMENT MUST BE REMOVED TO RESTORE THE ORIGINAL STORAGE VOLUME.
3. DURING ANY INSPECTIONS THE CONTRACTOR SHALL CHECK ALL VISIBLE PIPE CONNECTIONS FOR LEAKS, CHECK EMBANKMENTS FOR EXCESSIVE SETTLEMENT, AND CHECK SUBMERGED INFLOW PIPES FOR SILT AND REPAIR AS NECESSARY. ALL TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM BASIN AND RISER.
4. CONTRACTOR TO CONFIRM FINAL LOCATION OF SEDIMENT BASIN ON SITE.
5. ALL FINE SEDIMENTS (DISPERSIVE SOILS) ARE TO BE TREATED IN TEMPORARY BASINS ON SITE. THE CONTRACTOR MUST TREAT AND DECANT THE WATER AT COUNCIL AND SPECIFIED WATER QUALITY STANDARDS USUALLY 50mg/L, AS SOON AS POSSIBLE AFTER EACH EVENT.
6. ALL COMMERCIAL FLOCCULANTS SHOULD BE INITIALLY BE APPLIED IN ACCORDANCE WITH SITE SPECIFIC SOIL INVESTIGATIONS, OR OTHERWISE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS IF SITE SPECIFIC TESTING HAS NOT OCCURRED. FLOCCULATING AGENTS MUST BE SPREAD EVENLY OVER THE ENTIRE POND SURFACE OR OTHERWISE INCORPORATED UNIFORMLY THROUGHOUT THE SEDIMENT BASIN.
7. GYPSUM MAY BE PLACED THROUGHOUT THE DRAINAGE LINES TO FACILITATE FLOCCULATION AND REDUCE THE TIME TO ACHIEVE THE WATER QUALITY CRITERIA FOR DISCHARGE.

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SCALE:
1 : 100 1 0 1 2 3 4 5m A1
1 : 200 A3
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LOT 6 FRANKLIN ST, YARRABILBA QLD

DRAWING TITLE: SEDIMENT AND EROSION CONTROL DETAILS AND NOTES

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