

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1613

Date: 23 June 2025



civil engineering report

LOT 25008 ALLIS STREET, FLAGSTONE QLD

FOR Flag Land Pty Ltd ATF Flag Land Unit Trust


CONSULTING ENGINEERS

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1.0 INTRODUCTION

Alto Consulting Engineers Pty Ltd has been engaged by Flag Land Pty Ltd ATF Flag Land Unit Trust to prepare a Civil Engineering Report in relation to the proposed expansion of the existing childcare centre at Lot 25008 Allis Street, Flagstone. The proposal contemplates the addition of approximately 709 square metres in site area (obtained from the neighbouring site through the reconfiguration of the existing lots) and the expansion of the existing building, carpark and outdoor areas. The proposal would increase the number of places at the centre from 135 to 179. The proposed expansion is shown in the building plans in Appendix B.

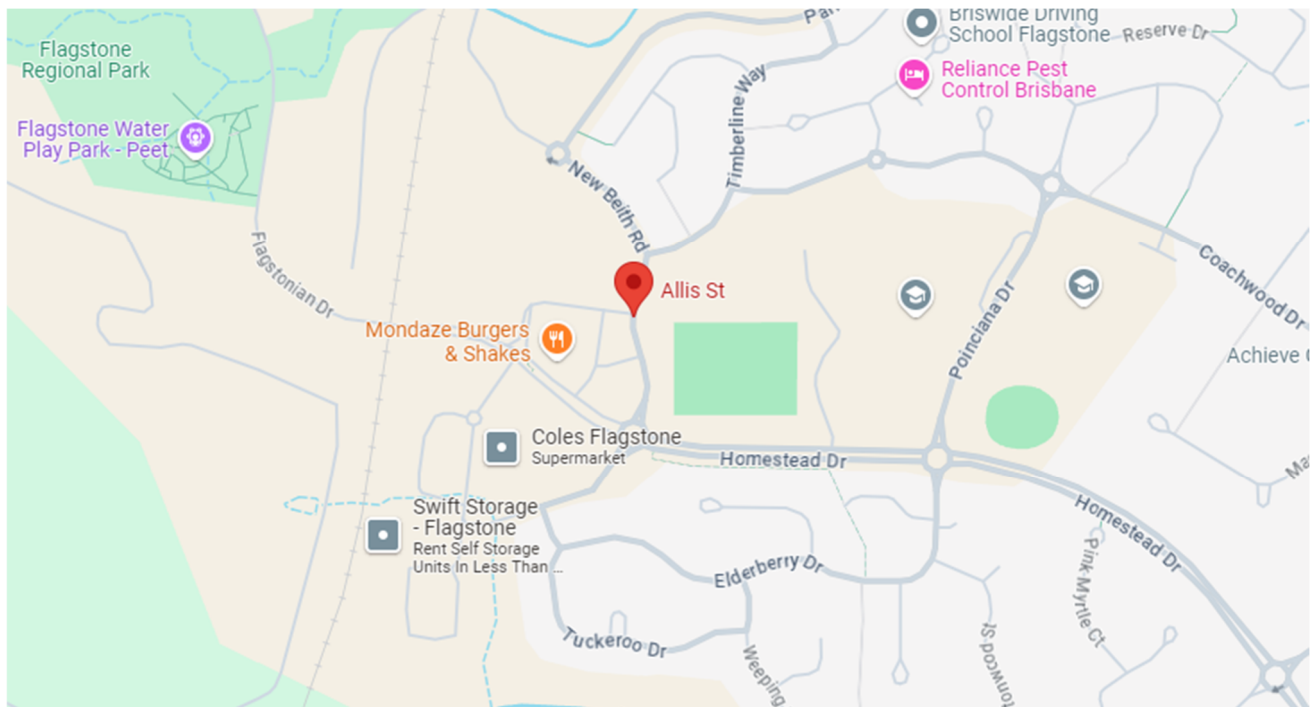
The proposed expansion does not require the addition, relocation or increase in the existing water or sewer connections.

1.1 AVAILABLE INFORMATION

- Proposed architectural prepared by Raymond Design (Ref: RD20029)

1.2 LOCALITY PLAN

Figure 1-1 SITE LOCATION



2.0 SITE CHARACTERISTICS

2.1 LOCATION

The site address is Lot 25008 Allis Street, Flagstone QLD 4304.

2.2 SITE DESCRIPTION

The site has a 135 place childcare centre constructed in 2022-23. The site has frontages to both Allis Street and Wild Mint Drive.

Figure 2-2 AERIAL PHOTOGRAPH



3.0 CIVIL ENGINEERING

3.1 STORMWATER DRAINAGE

The existing stormwater drainage infrastructure has been designed in accordance with requirements outlined in QUDM (V4), Logan City Planning Scheme Policies and Australian Standard AS3500.3:2018 – Plumbing and Drainage – Stormwater Drainage.

The proposed expansion requires augmentation of the existing internal drainage system through the removal of a small section of existing stormwater pipe and field inlets in the outdoor area and the addition of new pipe and field inlets in the outdoor areas and in the new portion of carpark. These changes are shown in the Concept Engineering Plans in Appendix A.

New hardstand and roof water will be captured through additional drainage infrastructure, including a new field inlet in the expanded carpark.

The lawful point of discharge is in the northwest of the site within an easement. The amended stormwater design will continue to discharge to this existing infrastructure. That existing infrastructure is sufficient to accommodate the flows from the expanded childcare centre.

Further, the setbacks from the stormwater manhole and easement infrastructure shown in the building plans in Appendix B are sufficient.

3.2 SEWERAGE RETICULATION

The sewer reticulation works will be designed in accordance with the Gravity Sewerage Code of Australia South East Queensland Service Providers Edition Version 2.1.

The subject site is currently serviced by a 150mm sewer property connection which leads to a 150mm sewer reticulation main. The connection is sufficient to service the expanded centre.

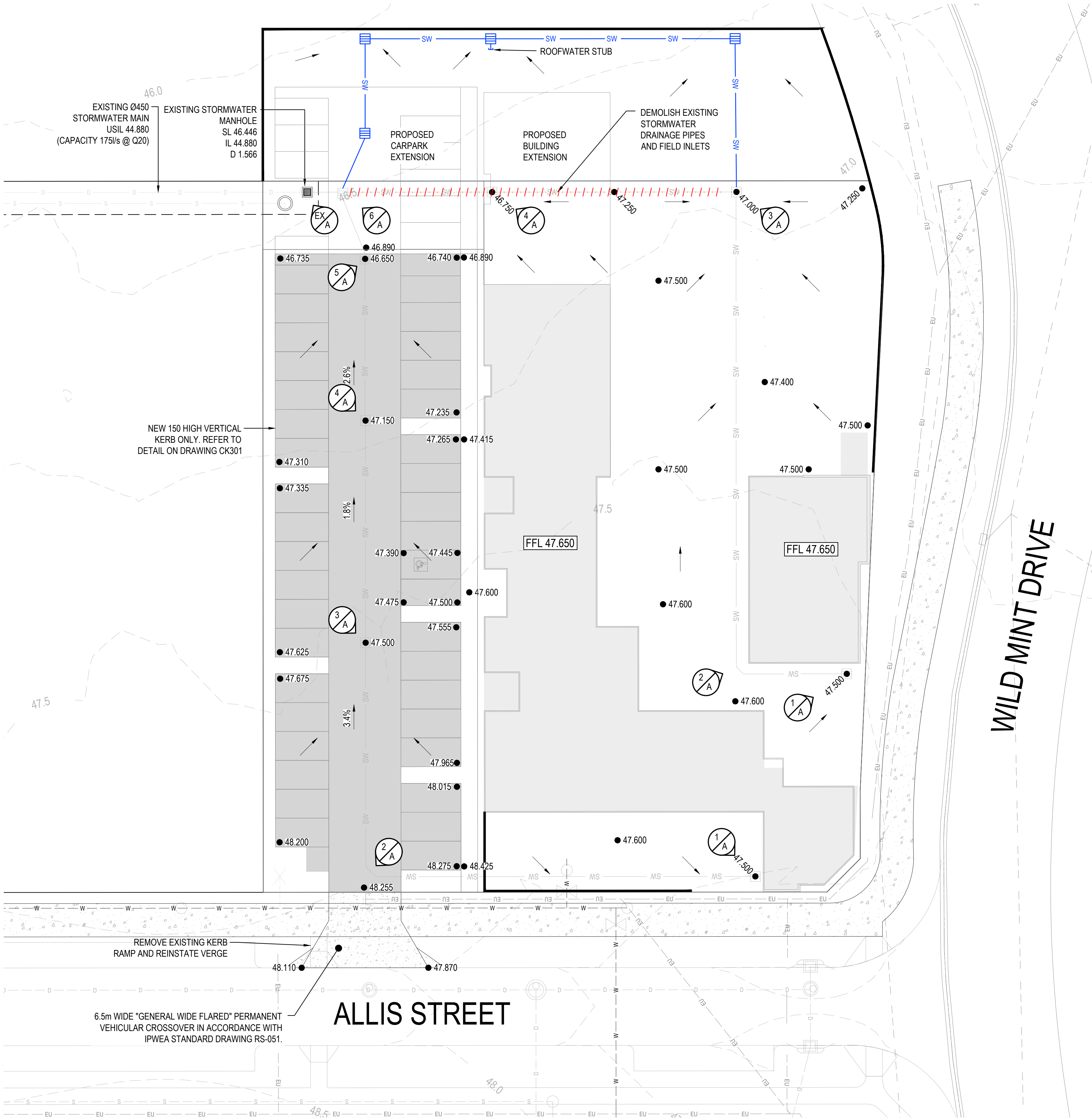
3.3 WATER RETICULATION

The subject site is currently serviced by a 100mm water property connection which leads to a 100mm water reticulation main. The connection is sufficient to service the expanded centre.

Private water services will be designed and constructed in accordance with AS3500.1:2018 – Plumbing and Drainage – Water Services. Design plans will be prepared by a suitably qualified and experienced hydraulic consultant.

APPENDICES

Appendix A – CONCEPT ENGINEERING PLANS



STORMWATER DRAINAGE SYSTEM LEGEND

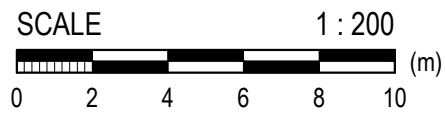
- FFL 38.300
- 47.500 FINISHED SURFACE LEVEL
- SW PROPOSED STORMWATER DRAINAGE
- SW EXISTING STORMWATER DRAINAGE
- PROPOSED STORMWATER STRUCTURE
- EXISTING STORMWATER STRUCTURE
- ABANDONED STORMWATER STRUCTURE

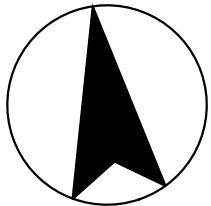
CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES TRAVERSING OR ADJACENT TO THE DEVELOPMENT SITE PRIOR TO UNDERTAKING WORKS.

CONTRACTOR TO PROTECT ALL SERVICES TRAVERSING OR ADJACENT TO THE DEVELOPMENT SITE AT ALL TIMES

EROSION AND SEDIMENT CONTROLS TO BE INSTALLED PRIOR TO COMMENCEMENT OF STORMWATER DRAINAGE WORKS AND MAINTAINED FOR ENTIRE DURATION OF WORKS.

ALL FIELD INLETS TO BE FITTED WITH ENVIROPOD FILTER BASKETS OR APPROVED EQUIVALENT

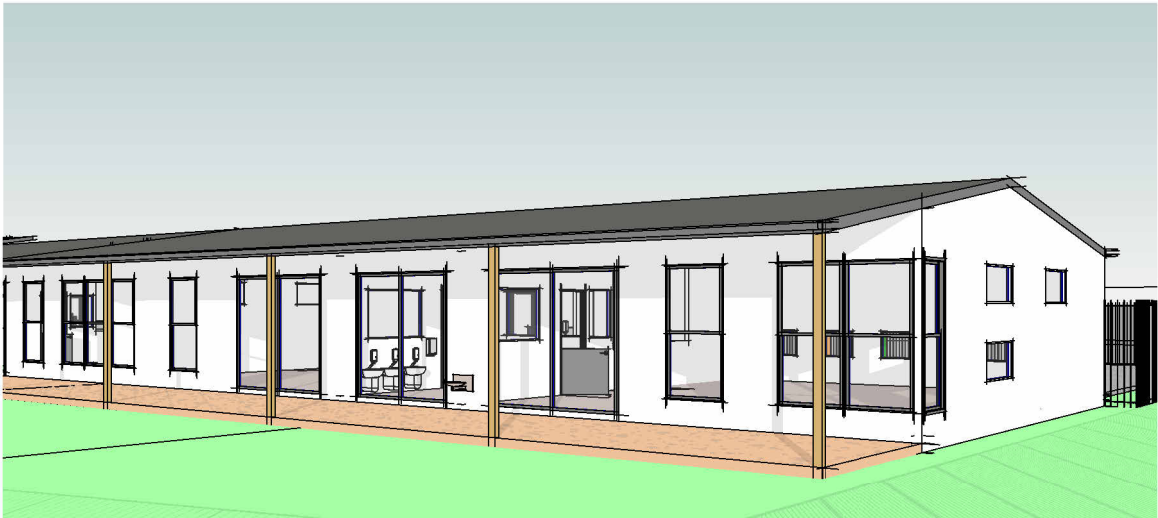


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A	ISSUE FOR INFORMATION	02.04.2025	MS							PROJECT:		PROPOSED CHILDCARE CENTRE AT LOT 25008 ALLIS STREET, FLAGSTONE QLD																							
										TITLE:		CONCEPT PAVEMENT & STORMWATER DRAINAGE LAYOUT PLAN																							
COPYRIGHT: This drawing is copyright and the property of the consultants and must not be retained, copied or used without their authority. DIMENSIONS: Verify all dimensions on site before commencing any work. Take figured dimensions in preference to scaled dimensions.										DESIGNED:		JM	DRAWN:	JM	VERIFIED:	EH		APPROVED:		RPEQ:		DATE:		SIZE OF LAND:	3,500m ²	SCALE:	1:200 (m)	ORIG. DRG. SIZE:	A1	PROJECT NO.	B22-009	DRAWING NO.	SK001	REVISION:	A

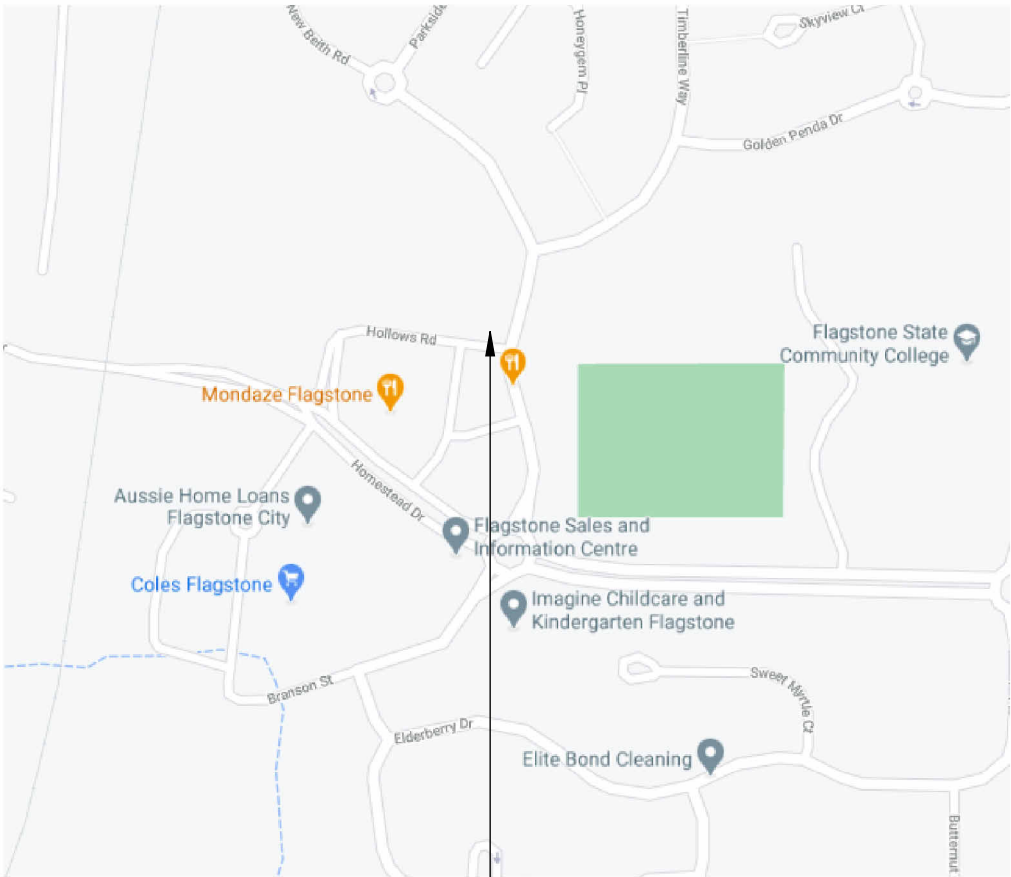
Appendix B – ARCHITECTURAL PLANS

proposed addition of 44 places to existing 135 place child care centre, allis street, flagstone, qld

proposal
- proposed addition of 44 places to existing 135 place child care centre
r.p.d. lot 25008, allis street, flagstone, qld
local authority Logan City Council
new site area 4209 sqm new site cover 1529.5 sqm (36.3 %) new gross floor area - 1056.5 sqm
building area
new ground floor area - 1056.5 sqm new veranda area - 454.0 sqm exist. safety zone area - 10.9 sqm exist. playstore - 8.1 sqm
childcare centre
no. of children - 179 no. of activity rooms - 10
staff
- 25 contact
playscape
required -- 1253.0 sq.m. total provided -- 1541.0 sq.m.
car parking
childcare centre car bays provided - 47 bays inc. disabled bay cars required - 44.5 bays (1/employee + 1/10 children)
development statement
built environment the development will comply with the requirements of the Logan City Council, the NCC 2022 Vol 1 & the National Quality Framework and standards.
car parking all car parking and access shall accord with AS2890.1
area calculations all area calculations are based on design and are subject to final design development. final figures shall accord with minimums or maximums allowed by council and shall not vary by more than 5% of that stated
garbage collection garbage is to be collected on site, bins to be stored in screened service area



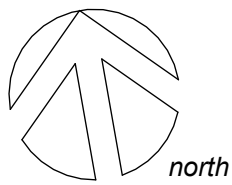
proposed 3D



locality plan

site location



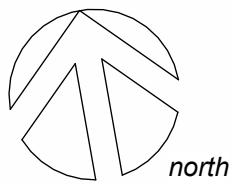


c.c. raymond QBCC lic. no. 1178466

raymond design

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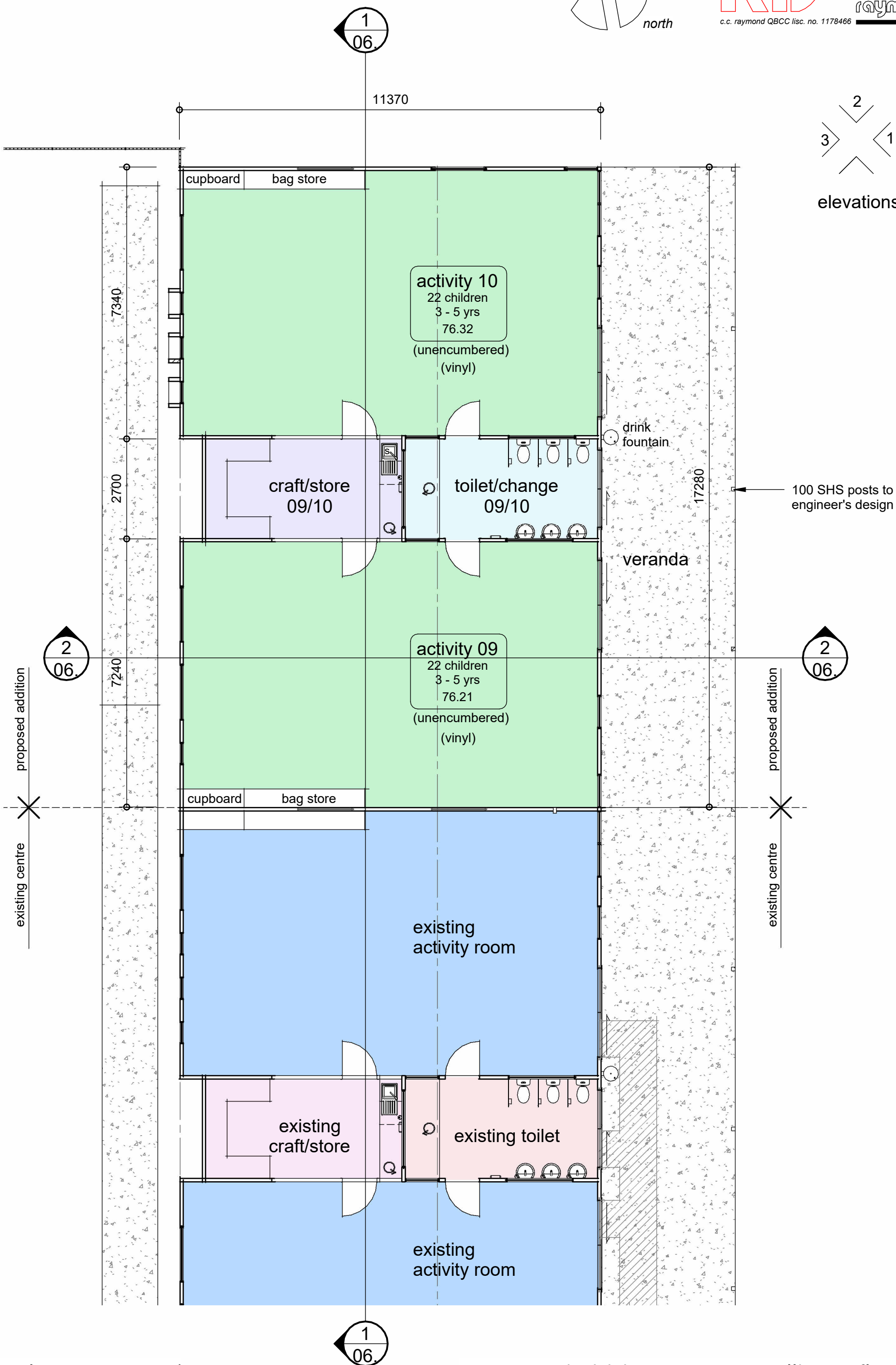
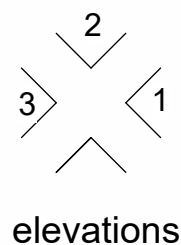


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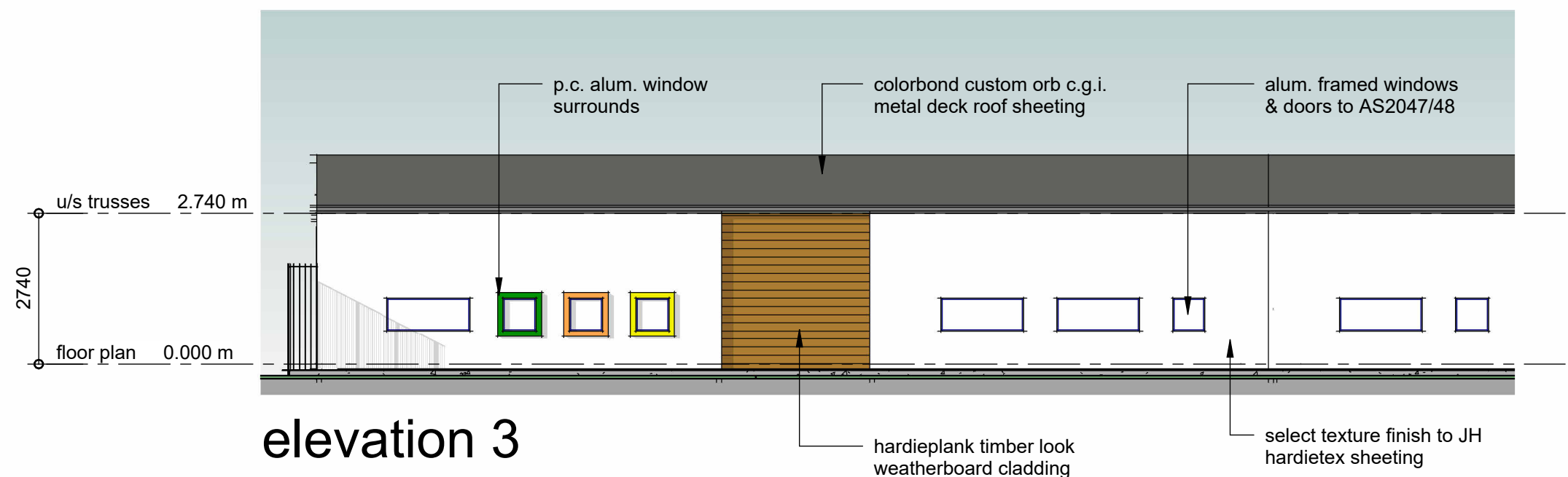
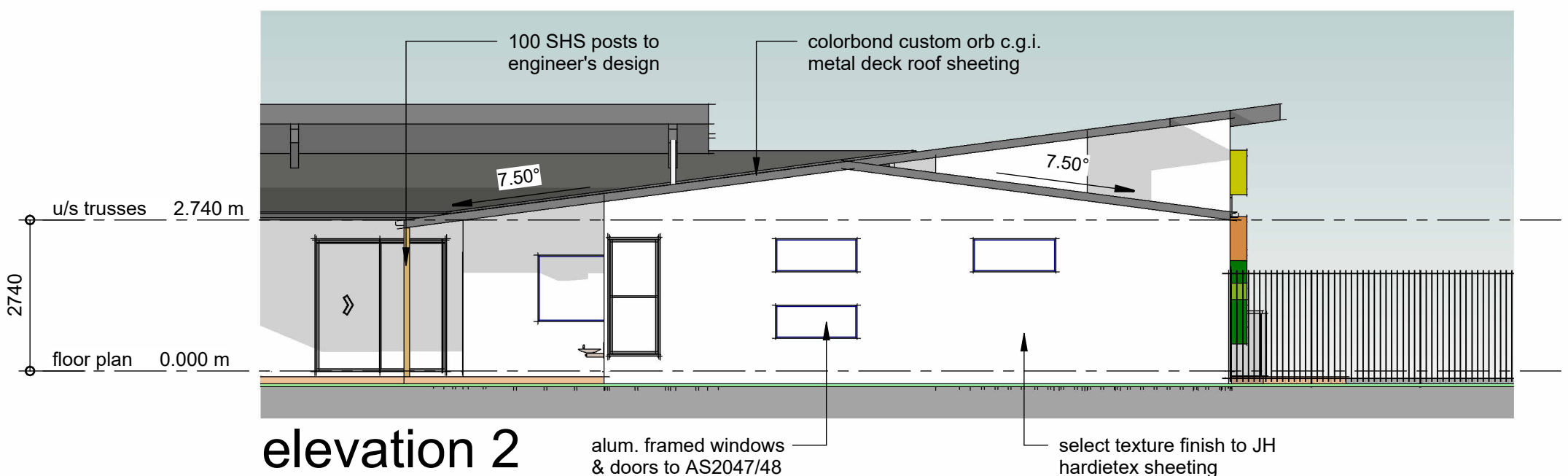
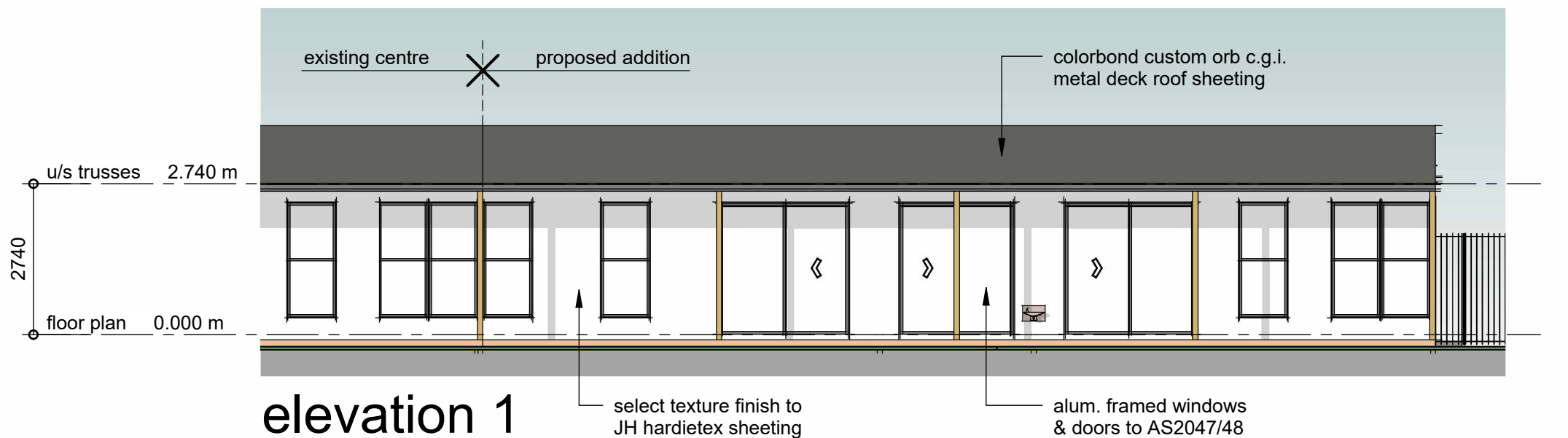
c.c. raymond QBCC lic. no. 1178466

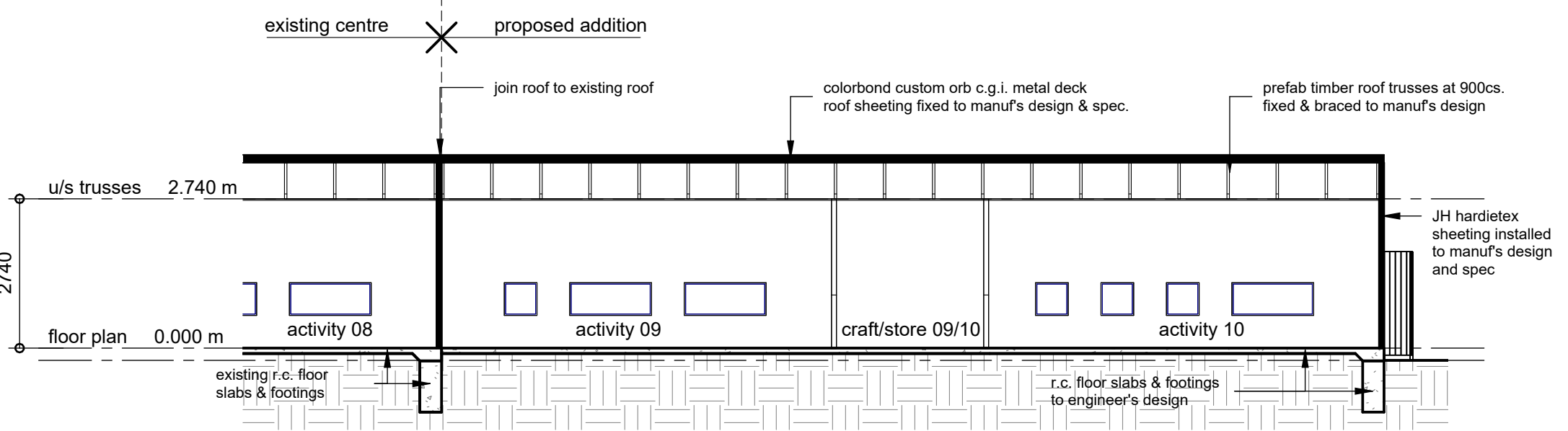


floor plan proposed

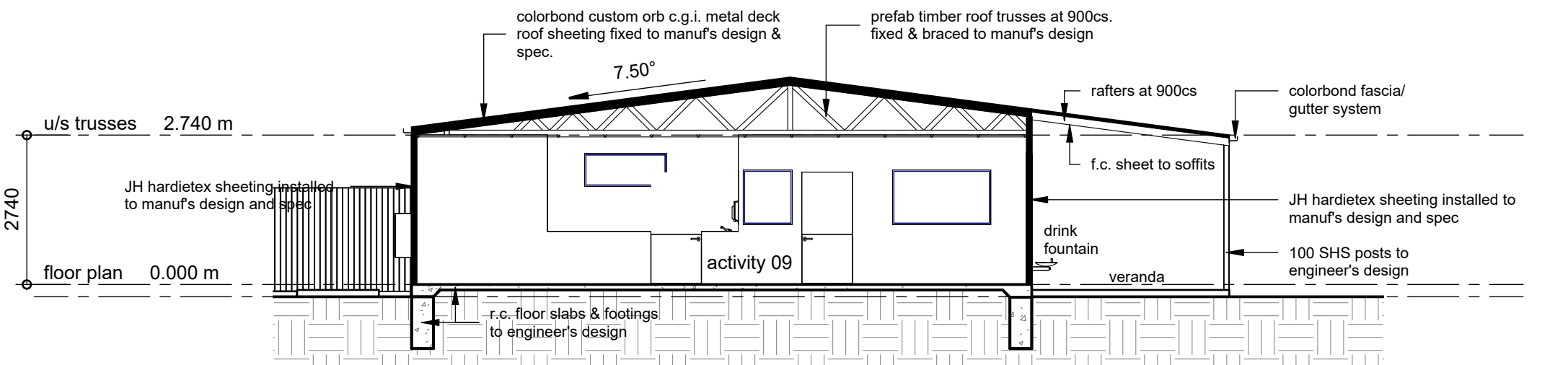
proposed chidcare centre, allis st, flagstone, qld.

04.





section 01



section 02

