

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1633

Date: 25 July 2025



AMENDED IN RED

By: Chessa Lao

Date: 7 July 2025



**CIVIL ENGINEERING REPORT
33 EDISON CRESCENT YARRABILBA
PROPOSED INDUSTRIAL BUILDING**

REVISION A
OUR REF: 25574

REVISION	DATE	AMENDMENTS
A	14/04/25	-

Prepared For:	Black Diamond Building & Construction
Prepared By:	Richard Leonard
Release Date	14/04/2025
Job Number:	25574
Document Name:	Civil Engineering Report
	33 Edison Crescent Yarrabilba
Revision:	A

Approved for release by

A handwritten signature in black ink, appearing to read 'CLL', is positioned above the printed name of the signatory.

Campbell Leonard
FIEAust CPEng NPER3
RPEQ 4293
Director

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Figures

1. Introduction

This Civil Engineering Report has been in order to accompany an application for a material change of use.

The objectives of this report are to assess the following in the context of the proposed development:

- Erosion and sediment control
- Bulk Earthworks
- Vehicular Access
- Stormwater Drainage
- Sewer Connection
- Water Connection
- Electrical and telecommunications connections

2. Site Information

The site is located at 33 Edison Crescent Yarrabilba (Lot 16 SP333769). This lot was created as part of Stage 2 of Precinct 5 of the Yarrabilba Priority Development Area (PDA). The site has a frontage to Edison Crescent to the west. It grades generally from the north east to the south west at generally 2.0%. The area of the site is 2,580m² in size, and it is currently vacant.



Figure 1 Aerial Photo of Site (Copyright Qld Globe)

The proposal for the site is for the construction of a building with associated car parking.

3. Engineering Assessment

3.1 Erosion and Sediment Control

During the course of the construction, the following processes are expected:

- Bulk earthworks
- Detailed earthworks to trim lot to final levels
- Construction

Management of stormwater runoff from the exposed earthwork surfaces will be based on containment, diversion and retention. At all stages of construction, current standards of building practices will be adhered to. These include:

- Placement of sediment fences
- Vehicle shakedown to prevent suspended solids being exported from site and consequently into surrounding stormwater infrastructure
- Sediment traps to field inlet pits and gullies

An Erosion and Sediment Control Plan has been prepared, refer to CLA Consultants Drawing 25574 - 002 in Figures. It will be the responsibility of the contractor to ensure that these and any other sedimentation and erosion controls are carried out.

3.2 Bulk Earthworks

The development of the site will require earthworks to level the site to provide the building pad. This process will result in a cut from the site of approximately 310m³ (Lots 22 and 23 combined). Drawing 25574 - 003 provides details of the earthworks proposed on the site.

3.3 Vehicular Access

It is proposed that access to the site for vehicles will be provided by two crossovers to Edison Crescent. These will be constructed as 'General Wide' crossovers as per IPWEA standard drawing RS-051.

The service vehicle for the development is a Heavy Rigid Vehicle (HRV). A Traffic Engineering Report will be prepared separately and provided to EDQ for assessment.

3.4 Stormwater Drainage

As discussed above, the subject site lies within a new subdivision. As part of the subdivision works, stormwater management has been provided within the downstream network through a series of bio-retention filters with additional ponding. As such, no treatment in terms of stormwater quantity is required within the site. It is proposed however to install SQIDEP approved Gross Pollutant Traps (Atlan Stormsacks or similar) to all field inlet pits. This will manage the release of gross pollutants and coarse sediments into the downstream infrastructure.

Stormwater from roofs and car park areas will be collected in a new internal stormwater drainage system. This system will use the existing stormwater pit on the site as the lawful point of discharge. The stormwater layout is shown on Drawing 25574 - 004, and the stormwater drainage longitudinal sections and catchment plan/calculations are shown at Drawings 25574 - 005 and 006 respectively.

3.5 Sewer Connection

The proposed sewer connection point will be the existing property connection to the south west of the site. CLA Consultants Drawing 25574 - 004 shows the location of this connection point.

3.6 Water Connection

A new private water meter assembly will be provided to the site from the existing 150mm diameter PVC-M water main which runs within the verge on the opposite side of Edison Crescent. The size and final location of this connection will be nominated by the hydraulic consultant prior to application for Plumbing and Drainage approval.

3.7 Electrical and Telecommunications Connections

The existing energex pillar boxes will be used as the connection point for the site. There is existing telstra infrastructure outside the site, this will be the connection point for communications purposes.

5. Conclusion

This report has assessed the following:

- Erosion and sediment control
- Bulk Earthworks
- Vehicular Access
- Stormwater Drainage
- Sewer Connection
- Water Connection
- Electrical and telecommunications connections

The proposed development is able to be serviced by all required infrastructure, and in accordance with the relevant local government requirements.

Figures

Site Survey Stewart McIntyre & Associates

CLA Consultants Drawings

25574 – 001 – Site Plan, Drawing Schedule & Notes

25574 – 002 – Erosion and Sediment Control Plan

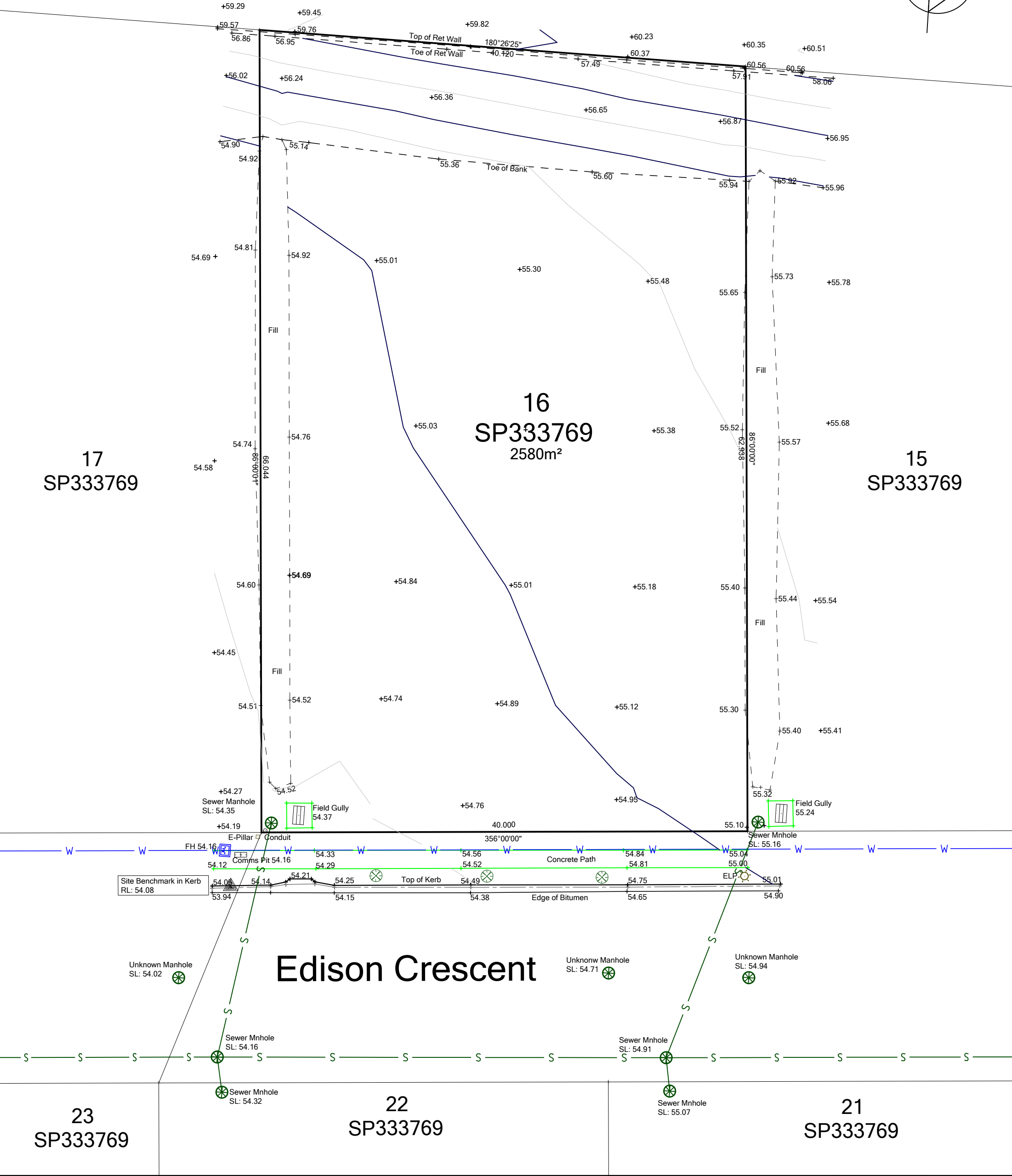
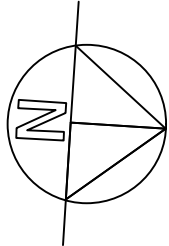
25574 – 003 – Bulk Earthworks Plan

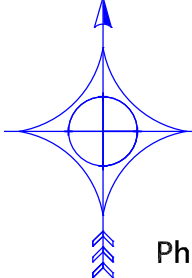
25574 – 004 – Site Grading & Drainage Plan

25574 – 005 – Stormwater Drainage Long Section

25574 – 006 – Stormwater Catchment Plan and Calculations

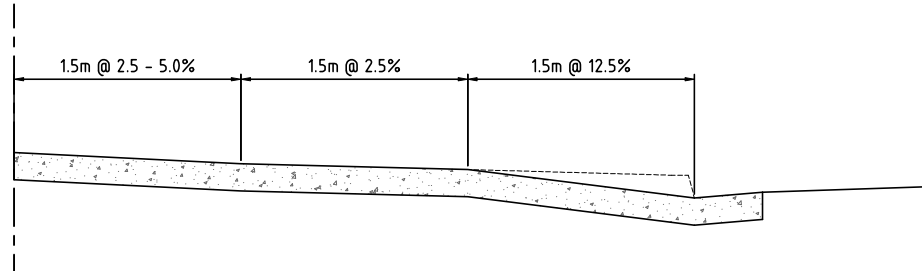
5003
IS323208



 Stewart McIntyre & Associates Consulting Surveyors 14/2 Mieke Court, Burleigh Heads Phone: (07) 5598 3334 Email: mcsurvey@bigpond.net.au		TITLE CONTOUR SURVEY OVER LOT 16 ON SP333769		SURVEYOR G.C.	DATE 31/03/2025
				DRAWN G.C.	
		LOCALITY: YARRABILBA LGA: GOLD COAST CITY		COMFILE:	
SCALE 1:300	LEVEL DATUM AHD	CLIENT: BLACK DIAMOND		DRAWING NO. : 25779YB - DETAIL	

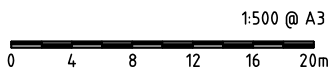


- GENERAL NOTES:
1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOGAN CITY COUNCIL'S SPECIFICATIONS. CONTRACTOR TO OBTAIN AND RETAIN A COPY ON SITE DURING THE COURSE OF THE WORKS.
 2. ALL NEW WORKS ARE TO MAKE A SMOOTH JUNCTION WITH EXISTING CONDITIONS, AND MARRY IN A 'WORKMANLIKE' MANNER.
 3. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL SERVICES WITH EACH RELEVANT AUTHORITY. ANY DAMAGE TO SERVICES SHALL BE RECTIFIED BY THE CONTRACTOR OR THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE. SERVICES SHOWN ON THESE PLANS ARE ONLY THOSE EVIDENT AT THE TIME OF SURVEY OR AS DETERMINED FROM SERVICE DIAGRAMS. CLA CONSULTANTS CANNOT GUARANTEE THE INFORMATION SHOWN NOR ACCEPT ANY RESPONSIBILITY FOR INACCURACIES OR INCOMPLETE DATA.
 4. SERVICES & ACCESSSES TO THE EXISTING PROPERTIES ARE TO BE MAINTAINED IN WORKING ORDER AT ALL TIMES DURING CONSTRUCTION.
 5. ADJUST EXISTING SERVICE COVERS TO SUIT NEW FINISHED LEVELS TO RELEVANT AUTHORITY REQUIREMENTS WHERE NECESSARY.
 6. REINSTATE AND STABILISE ALL DISTURBED LANDSCAPED AREAS.
 7. MINIMUM GRADE OF SUBSOIL SHALL BE 0.5% (1:200) FALL TO OUTLETS.
 8. ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ARE TO BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, EROSION AND SEDIMENTATION CONTROL PLAN AND LOCAL COUNCIL'S REQUIREMENTS WHERE APPLICABLE.
 9. CONTRACTOR TO CHECK AND CONFIRM SITE DRAINAGE CONNECTIONS ACROSS THE VERGE PRIOR TO COMMENCEMENT OF SITE DRAINAGE WORKS.
 10. PROPERTIES AFFECTED BY THE WORKS ARE TO BE NOTIFIED IN ADVANCE WHERE DISRUPTION TO EXISTING ACCESS IS LIKELY.



VEHICULAR CROSSOVER GRADING DETAILS
1:50 @ A3

DRAWING SCHEDULE	
NUMBER	TITLE
25574 - 001	SITE PLAN, DRAWING SCHEDULE & NOTES
25574 - 002	EROSION & SEDIMENT CONTROL PLAN
25574 - 003	BULK EARTHWORKS PLAN
25574 - 004	SITE GRADING & DRAINAGE PLAN SHEET
25574 - 005	STORMWATER DRAINAGE LONGITUDINAL SECTIONS
25574 - 006	STORMWATER CATCHMENT PLAN & CALCULATIONS



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CLIENT
BLACK DIAMOND BUILDING

PROJECT
**33 EDISON CRESCENT
YARRABILBA**

PROPERTY DESCRIPTION	LOT 16 SP333769
DESIGNED	RC LEONARD
DRAWN	RC LEONARD
REVIEWED	CB LEONARD
DATE	14 APRIL 2025

APPROVED

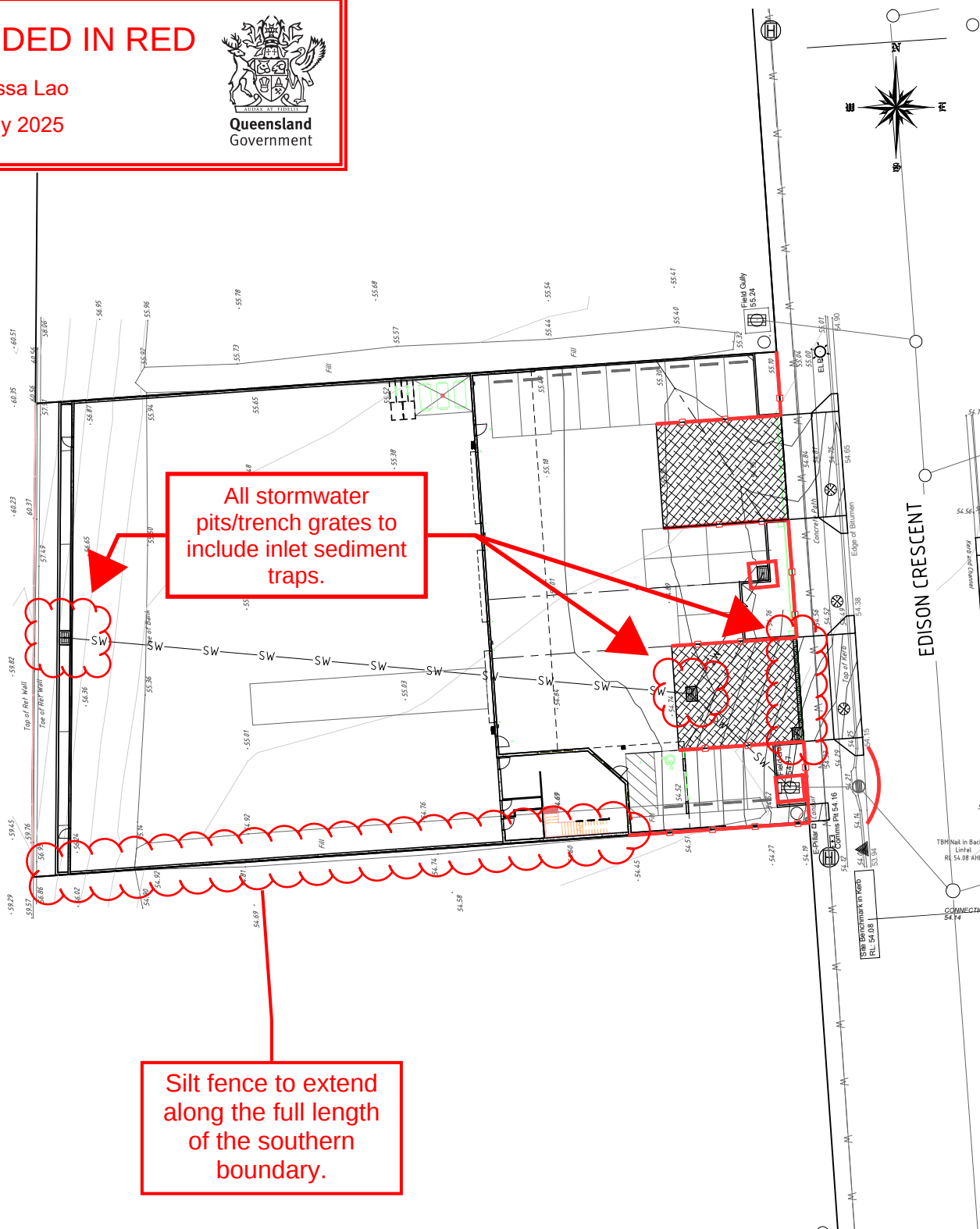
FIEAust CPEng RPEQ 4293

NAME
**SITE PLAN, DRAWING
SCHEDULE & NOTES**

PROJECT REF.	DRAWING NO.	REVISION
25574	001	-

AMENDED IN RED

By: Chessa Lao
Date: 7 July 2025

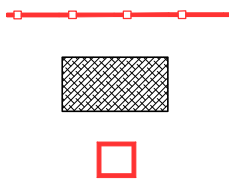


LEGEND

SILT FENCE

VEHICLE SHAKEDOWN

INLET SEDIMENT TRAP



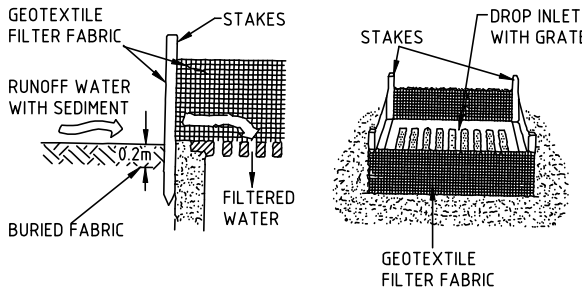
PLACE PORTABLE KERB SEDIMENT TRAP AS PER DETAIL AT ALL GULLY PITS AFFECTED BY SITE CONSTRUCTION WORKS

Sedimentation and Erosion Control

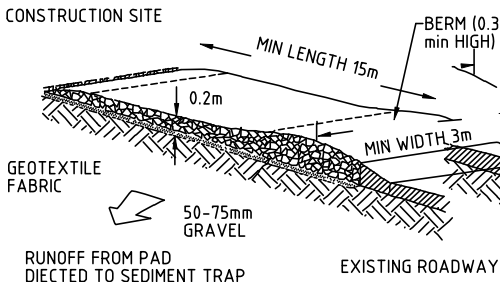
1. Sedimentation and erosion control implementation and maintenance shall be in accordance with LOGAN City Council's Development Manual as read in conjunction with the document titles "Environmental Best Management Practices". The Contractor shall make himself aware of the prevailing weather conditions and shall take all necessary precautions to secure the site at the completion of each day's work, and whenever else is considered necessary.
2. Sediment and erosion control measures shall be provided as required to prevent the movement of dust and/or silt from the site.
3. Sediment and erosion control measures shall be installed downstream of any work area prior to the commencement of work in that area.
4. Erosion and sedimentation control measures shall be installed prior to the disturbance of the site and as required during the course of the works.
5. Topsoil shall be stripped in accordance with the specification and stockpiles at locations as agreed by the superintendent and Council's designated representative.
6. All disturbed areas shall be stabilised with the provision of 75mm minimum topsoil and grass seeded, mulched, re-vegetated etc within 7 days of the completion of final allotment earthworks.
7. All sediment control measures and devices shall be inspected for structural damage after each rainfall event and at the completion of each days work. All trapped sediment shall be removed to an approved location on site for re-use on site or for subsequent removal from the site. Site disposal will only be approved when it can be established that no additional erosion can occur.
8. Sediment and erosion control measures around stockpiles shall include but not necessarily be limited to:-
 - a) Provision of a silt fence below the stockpile, as indicated by the natural slopes of the land,
 - b) Provision of grass cover if stockpile is to remain in place for more than 30 days,
 - c) Provision of a surface emulsion or approved equivalent to prevent wind erosion.
9. Place 600mm width turf at both top and toes of retaining walls and tops of new kerb.
10. Water areas of construction regularly as required to obviate potential for dust nuisance to adjoining properties and the site generally.

Construction Traffic Shakedown

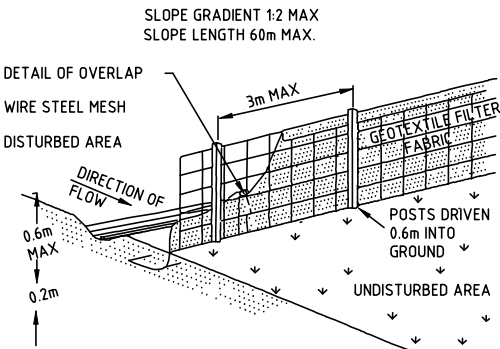
Provide construction traffic shake down device at all relevant site exit points. Clean out and maintain shake down device regularly to ensure efficient operation.



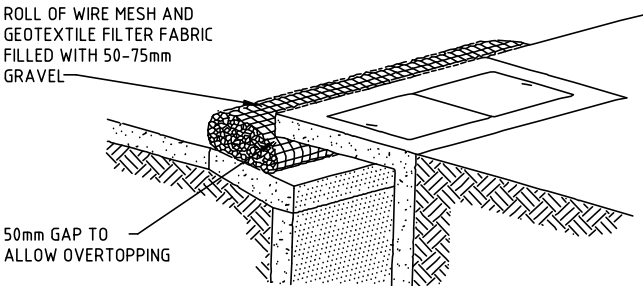
INLET SEDIMENT TRAP



VEHICLE SHAKEDOWN AREA



SILT FENCE



PORTABLE GRAVEL KERB SEDIMENT TRAP



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CLIENT
BLACK DIAMOND BUILDING

PROJECT
33 EDISON CRESCENT
YARRABILBA

PROPERTY DESCRIPTION	LOT 16 SP333769
DESIGNED	RC LEONARD
DRAWN	RC LEONARD
REVIEWED	CB LEONARD
DATE	14 APRIL 2025

APPROVED

RPEQ 4293

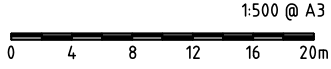
REV.	DESCRIPTION	BY	DATE	APPRD

NAME
EROSION &
SEDIMENT CONTROL
PLAN

PROJECT REF.	DRAWING NO.	REVISION
25574	002	-

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1633
Date: 25 July 2025



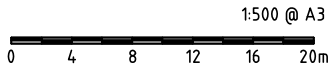
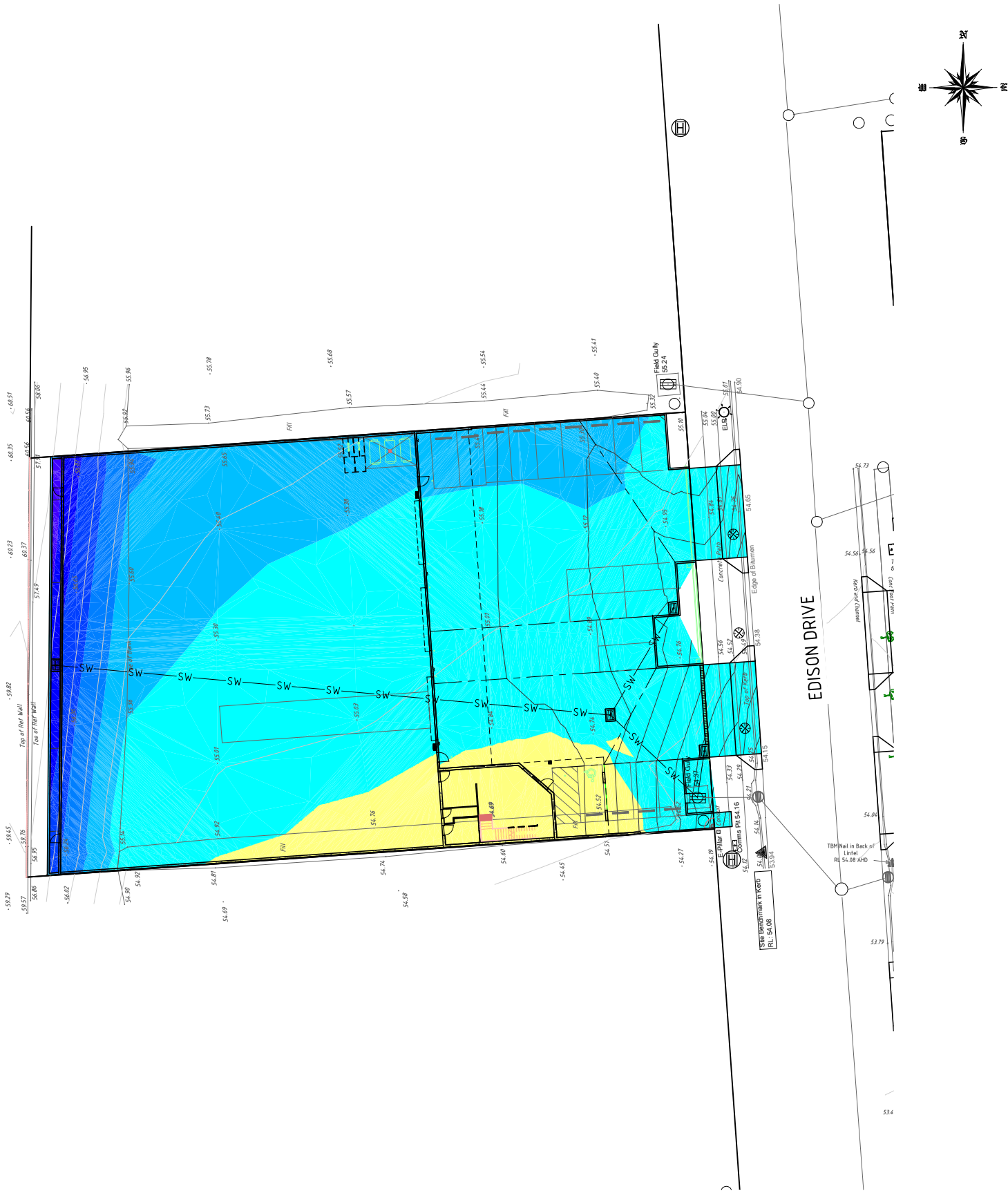
LEGEND	
CUT/FILL DEPTH (m)	Colour
-3.00 to -2.50	
-2.50 to -2.00	
-2.00 to -1.50	
-1.50 to -1.00	
-1.00 to -0.50	
-0.50 to 0.00	
0.00 to 0.50	

EARTHWORKS SUMMARY	
TOTAL CUT	1,118m ³
TOTAL FILL	27m ³
BALANCE	1,091m ³

NOTES:
1. CALCULATIONS BASED ON EARTHWORKS LEVEL
250mm BELOW FINISHED LEVEL

NOTES

1. ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD 3798-GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
2. EXCESS SPOIL MATERIAL SHALL BE REMOVED FROM THE SITE TO AN APPROVED LOCATION. THE CONTRACTOR SHALL PROVIDE DETAILS OF THE SPOIL SITE TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF SPOIL REMOVAL OPERATIONS.
3. SEDIMENTATION AND EROSION CONTROL MEASURES TO BE INSTALLED AND APPROVED PRIOR TO THE COMMENCEMENT OF EARTHWORKS.
4. ANY FILL BATTERS STEEPER THAN 1V:4H AND GREATER THAN 1.0M IN HEIGHT REQUIRE LODGEMENT OF BUILDING APPLICATION.
5. ALL WORKS TO BE IN ACCORDANCE WITH COGC PLANNING SCHEME POLICIES.
6. THE CONTRACTOR SHALL PROVIDE LEVEL 1 CERTIFICATION OF THE FILL MATERIAL PRIOR TO THE COMMENCEMENT OF FURTHER CIVIL WORKS.
7. BATTERS TO BE TURFED/MULCHED PRIOR TO ON MAINTENANCE INSPECTION.
8. ALL EXPOSED EARTHWORKS TO BE SEEDED PRIOR TO ON MAINTENANCE INSPECTION.



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CLIENT
**BLACK DIAMOND
BUILDING**

PROJECT
**33 EDISON CRESCENT
YARRABILBA**

PROPERTY DESCRIPTION LOT 16 SP333769

DESIGNED RC LEONARD

DRAWN RC LEONARD

REVIEWED CB LEONARD

DATE 14 APRIL 2025

APPROVED

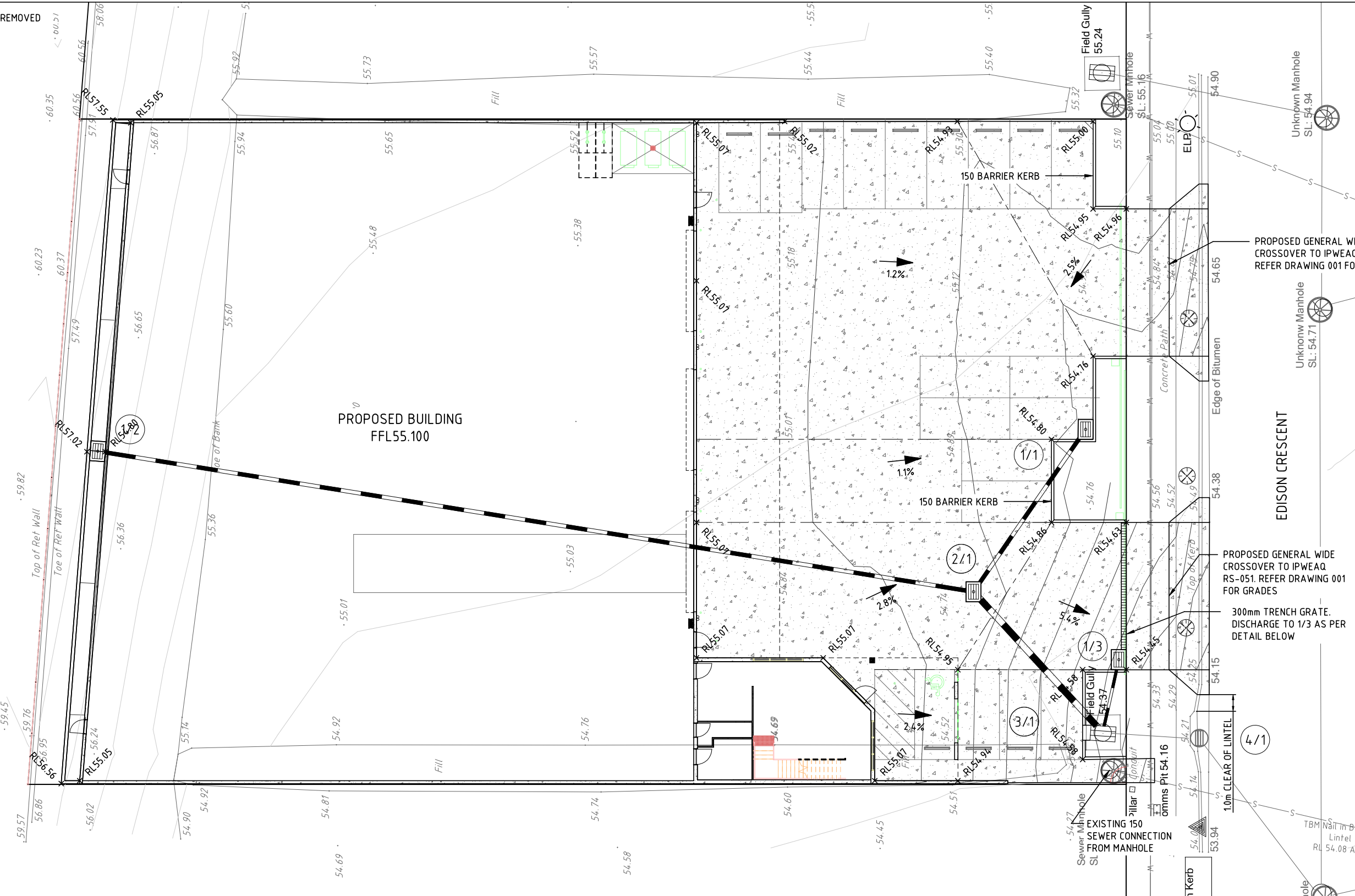
RPEQ 4293

REV.	DESCRIPTION	BY	DATE	APPRD
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NAME
**BULK EARTHWORKS
PLAN**

PROJECT REF.	DRAWING NO.	REVISION
25574	003	-

REPLACE ANY STREET TREES REMOVED
DUE TO VXO CONSTRUCTION



PROPOSED GENERAL WIDE
CROSSOVER TO IPWEAQ RS-051.
REFER DRAWING 001 FOR GRADES

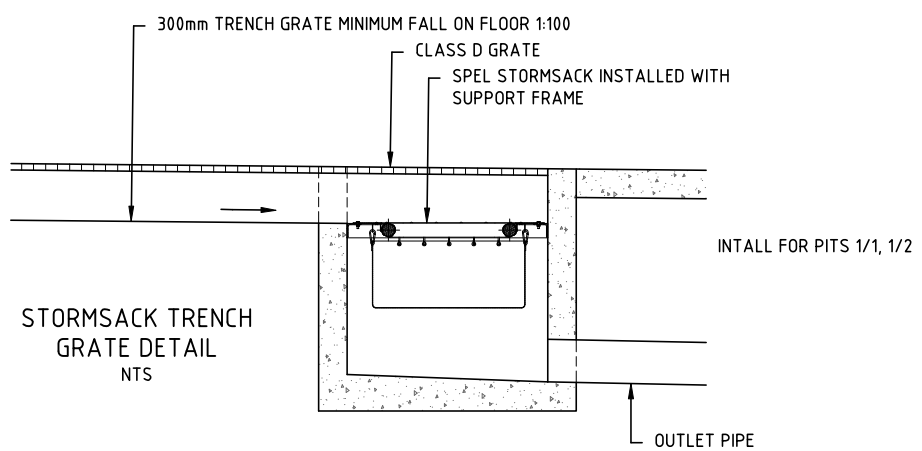
EDISON CRESCENT

PROPOSED GENERAL WIDE
CROSSOVER TO IPWEAQ
RS-051. REFER DRAWING 001
FOR GRADES

300mm TRENCH GRATE.
DISCHARGE TO 1/3 AS PER
DETAIL BELOW

EXISTING 150
SEWER CONNECTION
FROM MANHOLE

10m CLEAR OF LINTEL



- LEGEND**
- EXISTING LEVELS x 12.22
 - PROPOSED LEVELS + RL 12.51
 - PROPOSED STORMWATER CONTOURS - EXISTING
 - CONTOURS - PROPOSED
 - PROPOSED CONCRETE PAVEMENT

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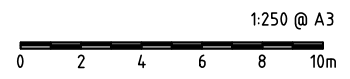
APPROVED

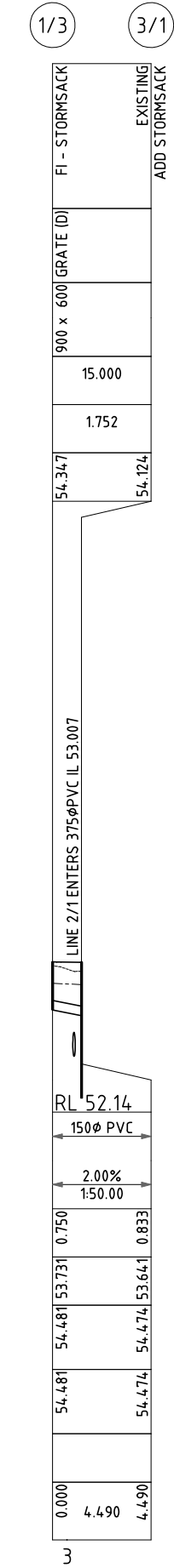
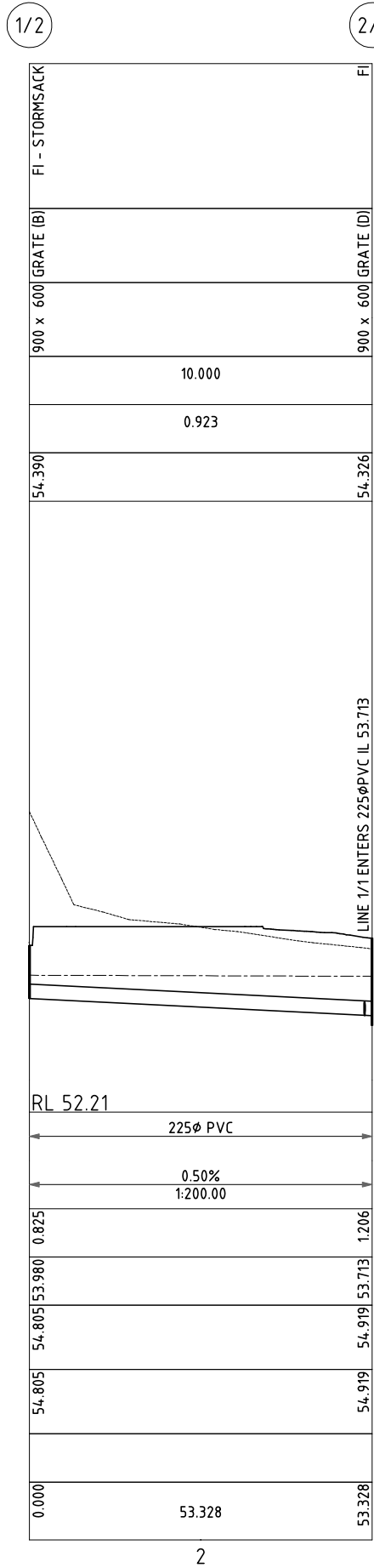
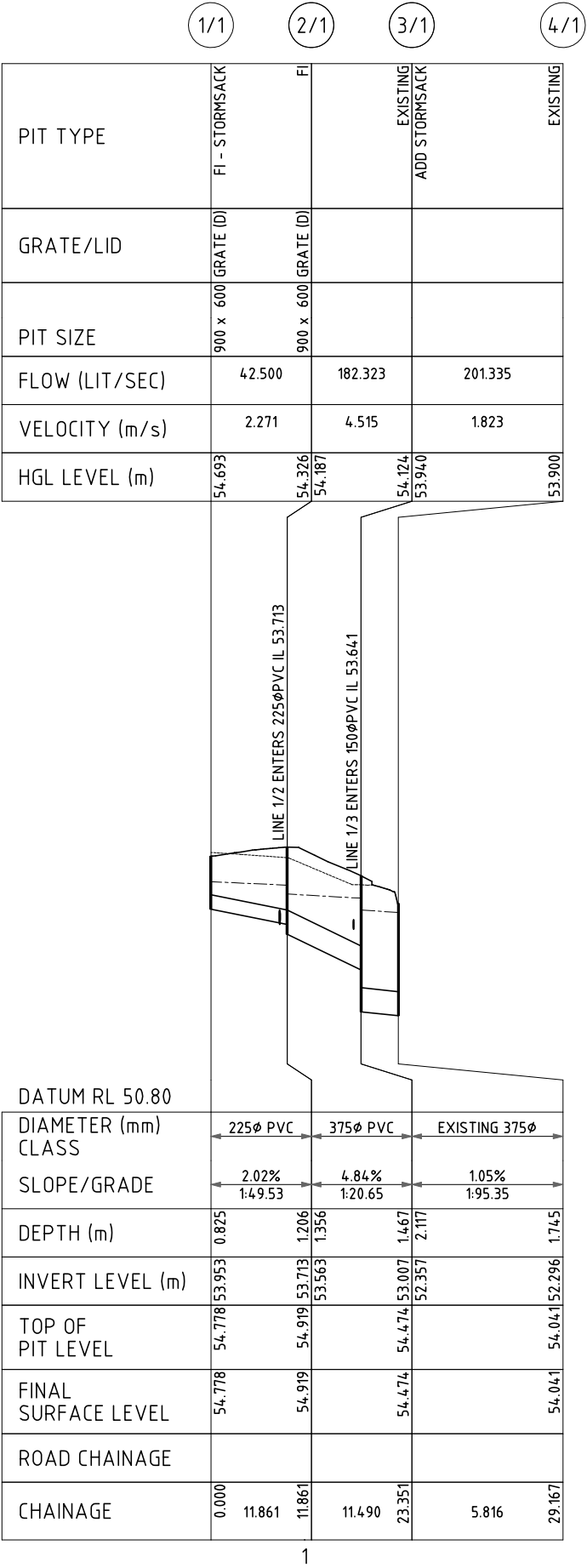
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REV.	DESCRIPTION	BY	DATE	APPRD

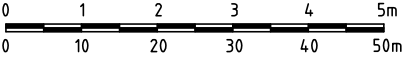
NAME
**SITE GRADING &
DRAINAGE PLAN**

PROJECT REF.	DRAWING NO.	REVISION
25574	004	-





VERTICAL 1:100 @ A3
HORIZONTAL 1:1,000 @ A3



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CLIENT

BLACK DIAMOND BUILDING

PROJECT

33 EDISON CRESCENT YARRABILBA

PROPERTY DESCRIPTION

LOT 16 SP333769

DESIGNED

RC LEONARD

DRAWN

RC LEONARD

REVIEWED

CB LEONARD

DATE

14 APRIL 2025

APPROVED



FIEAust CPEng RPEQ 4293

REV.

DESCRIPTION

BY

DATE

APPRD

NAME

STORMWATER DRAINAGE LONG SECTIONS

PROJECT REF.

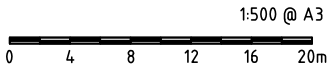
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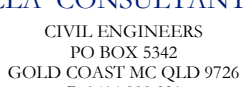
REVISION

25574

005

-

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CLIENT BLACK DIAMOND BUILDING				
PROJECT 33 EDISON CRESCENT YARRABILBA				
PROPERTY DESCRIPTION	LOT 16 SP333769			
DESIGNED	RC LEONARD			
DRAWN	RC LEONARD			
REVIEWED	CB LEONARD			
DATE	14 APRIL 2025			
APPROVED	 FIEAust CPEng RPEQ 4293			
REV.	DESCRIPTION	BY	DATE	APPR'D
NAME				
STORMWATER CATCHMENT PLAN & CALCULATIONS				
PROJECT REF:	DRAWING NO.	REVISION		
25574	006	-		