



CIVIL ENGINEERING REPORT
10-26 EDISON CRESCENT YARRABILBA
PROPOSED INDUSTRIAL BUILDING

REVISION A
OUR REF: 25590

REVISION	DATE	AMENDMENTS
A	14/04/25	-

Prepared For:	Black Diamond Building & Construction
Prepared By:	Richard Leonard
Release Date	4/05/2025
Job Number:	25590
Document Name:	Civil Engineering Report
	10-26 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 and title.

Campbell Leonard
FIEAust CPEng NPER3
RPEQ 4293
Director

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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 over two sites at 10-26 Edison Crescent Yarrabilba (Lots 20/21 SP333769). This lot was created as part of Stage 2 of Precinct 5 of the Yarrabilba Priority Development Area (PDA). The sites have frontages to Edison Crescent to the north and west. They grade generally from the north east to the south west at generally 2.0%. The combined area of both sites is 4,204m² in size, and they are currently vacant.

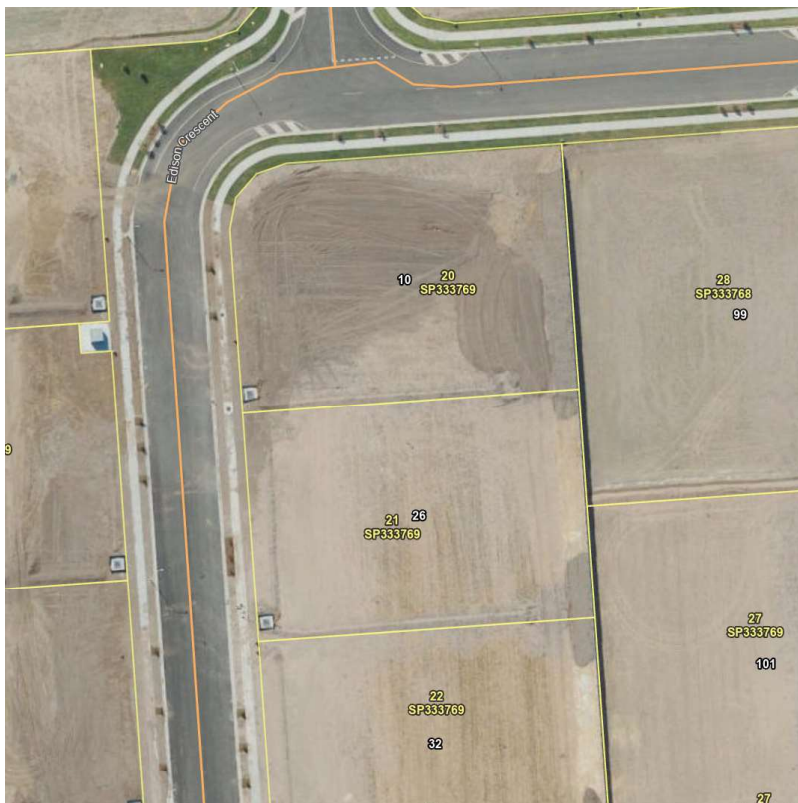


Figure 1 Aerial Photo of Site (Copyright Qld Globe)

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 25590 - 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 163m³ (Lots 22 and 23 combined). Drawing 25590 - 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 two existing stormwater pits on either site as the lawful point of discharge. The stormwater layout is shown on Drawing 25590 - 004, and the stormwater drainage longitudinal sections and catchment plan/calculations are shown at Drawings 25590 - 005 and 006 respectively.

3.5 Sewer Connection

The proposed sewer connection point will be the existing property connection to the south west of both sites. The hydraulics plans will provide details of the connections points.

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

25590 – 001 – Site Plan, Drawing Schedule & Notes

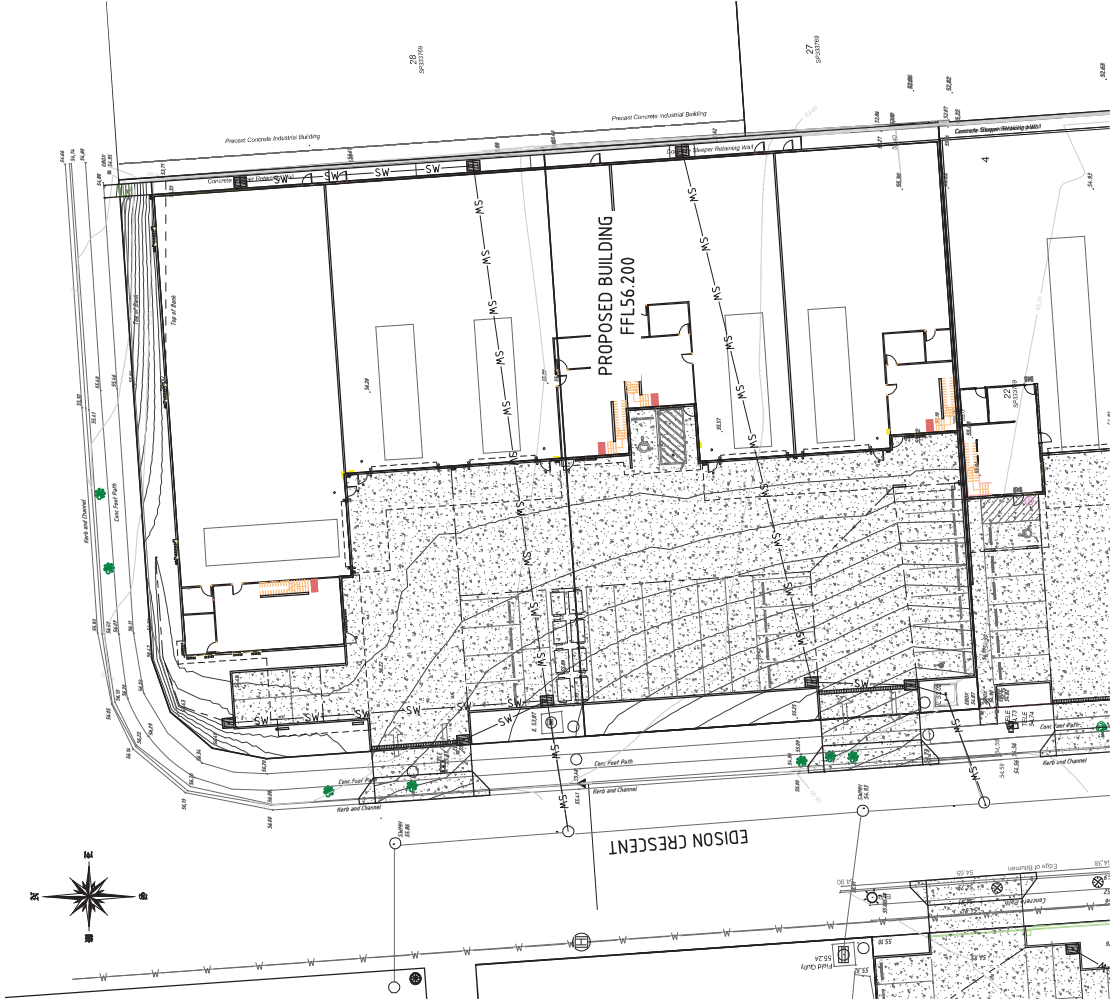
25590 – 002 – Erosion and Sediment Control Plan

25590 – 003 – Bulk Earthworks Plan

25590 – 004 – Site Grading & Drainage Plan

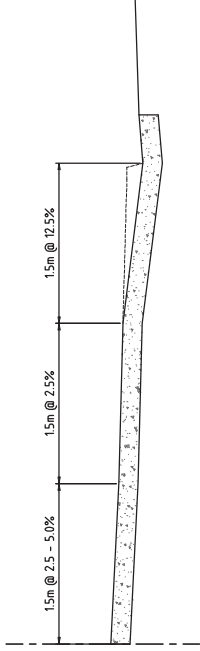
25590 – 005 – Stormwater Drainage Long Section

25590 – 006 – Stormwater Catchment Plan and Calculations

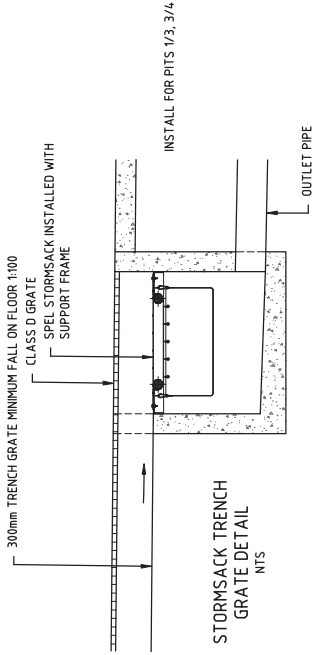


GENERAL NOTES:

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 BE MADE A SMOOTH JUNCTION WITH EXISTING CONDITIONS, AND HARRY 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. CIA CONSULTANTS SHALL BE RESPONSIBLE FOR THE INFORMATION SHOWN ON THESE PLANS TO BE ACCEPTED BY THE CONTRACTOR AS THE BEST AVAILABLE INFORMATION.
4. SERVICES CROSSINGS TO BE MADE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS. ALL SERVICES TO BE MAINTAINED IN WORKING ORDER AT ALL TIMES DURING CONSTRUCTION.
5. SERVICES CROSSINGS TO BE MADE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS. ALL SERVICES TO BE MAINTAINED IN WORKING ORDER AT ALL TIMES DURING CONSTRUCTION.
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
150 @ A3



STORMSACK TRENCH
GRATE DETAIL
NTS

DRAWING SCHEDULE	
NUMBER	TITLE
25590 - 001	SITE PLAN, DRAWING SCHEDULE & NOTES
25590 - 002	EROSION & SEDIMENT CONTROL PLAN
25590 - 003	BULK EARTHWORKS PLAN
25590 - 004	SITE GRADING & DRAINAGE PLAN SHEET
25590 - 005	STORMWATER DRAINAGE LONGITUDINAL SECTIONS
25590 - 006	STORMWATER CATCHMENT PLAN & CALCULATIONS



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2025/1644
Date: 7 August 2025



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CLIENT
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BUILDING

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10-26 EDISON
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YARRAH J.B.A

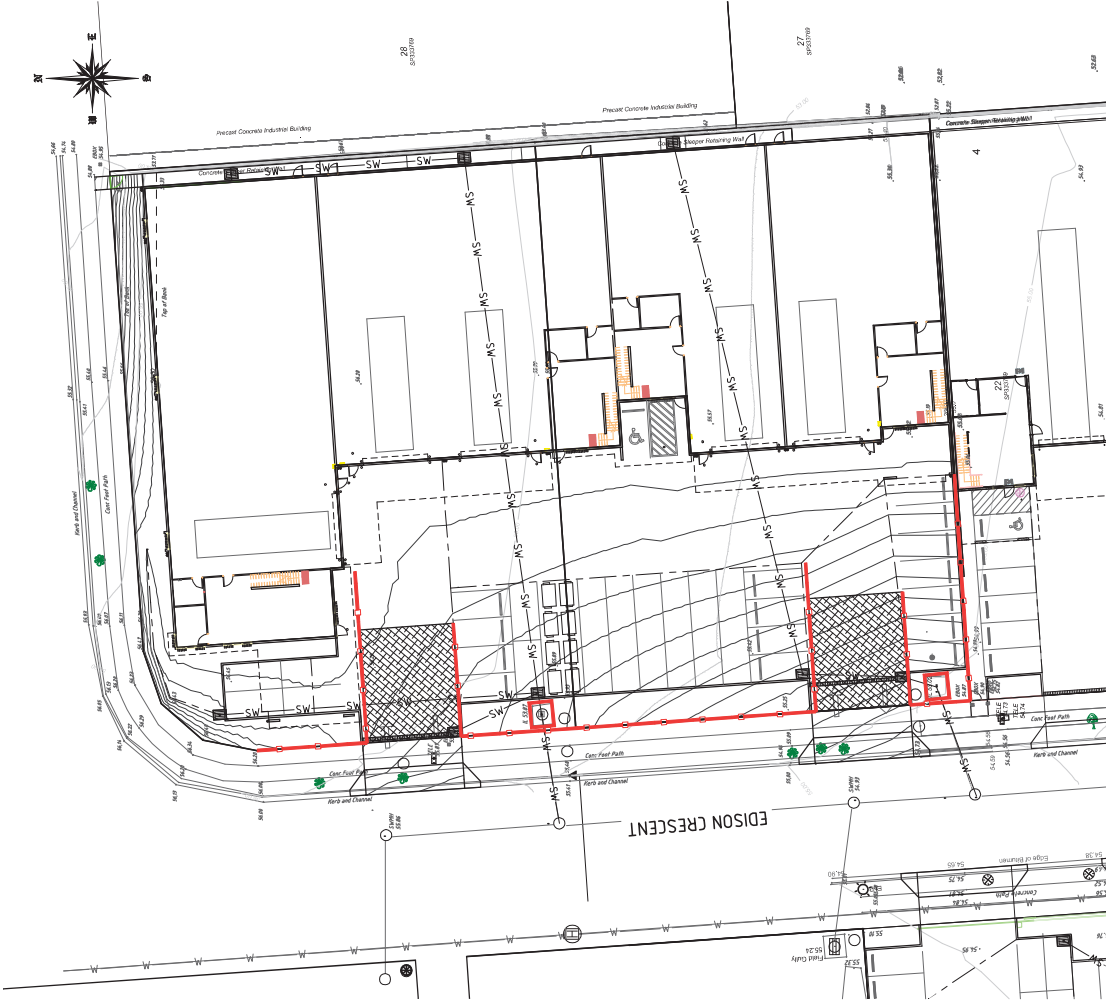
PROPERTY DESCRIPTION	LOTS 20/21 SP333769
DESIGNED	RC LEONARD
DRAWN	RC LEONARD
REVIEWED	CB LEONARD
DATE	4 MAY 2025
APPROVED	

REV.	DESCRIPTION	BY	DATE	APPROVED

SITE PLAN, DRAWING
SCHEDULE & NOTES

PROJECT REF.	DRAWING NO.	REVISION
25590	001	-





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

- LEGEND
- SILT FENCE
 - VEHICLE SHAKEDOWN
 - INLET SEDIMENT TRAP

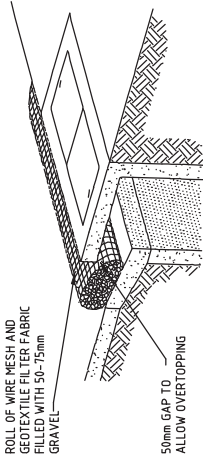
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1644

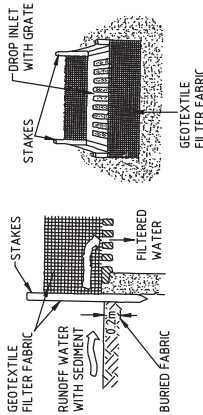
Date: 7 August 2025

Queensland Government

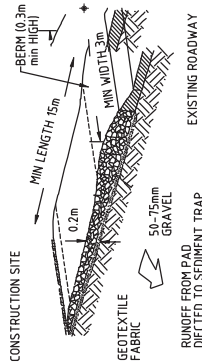
- Sedimentation and Erosion Control
- Sedimentation and erosion control implementation and maintenance shall be in accordance with the Local Government's "Environmental Best Management Practices". The Contractor shall make himself aware of the prevailing weather conditions and shall take all necessary precautions to secure the site at the completion of each day's work, and whenever else is considered necessary.
 - Sedimentation and erosion control measures shall be provided as required to prevent the movement of dust and/or silt from the site.
 - Sediment and erosion control measures shall be installed downstream of any work area prior to the commencement of work in that area.
 - Erosion and sedimentation control measures shall be installed prior to the commencement of work in that area.
 - Topsoil shall be stripped in accordance with the specification and stockpiles at locations as agreed by the superintendent and Council's designated representative.
 - 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 the work.
 - All sediment control measures and devices shall be inspected for structural damage after each rainfall event and at the completion of each day's 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 demonstrated that no adverse erosion can occur.
 - Sediment and erosion control measures around stockpiles shall include but not necessarily be limited to:-
 - Provision of a silt fence below the stockpile, as indicated by the natural slopes of the land.
 - Provision of grass cover if stockpile is to remain in place for more than 30 days.
 - Provision of surface mulch or equivalent to prevent wind erosion.
 - Place 600mm width turf at both top and toes of retaining walls and tops of new kerb.
 - 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 shakedown device at all relevant site exit points. Clean out and maintain shakedown device regularly to ensure efficient operation.



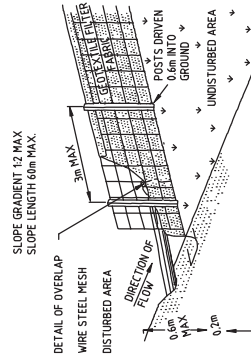
PORTABLE GRAVEL KERB SEDIMENT TRAP



INLET SEDIMENT TRAP



VEHICLE SHAKEDOWN AREA



SILT FENCE

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CLIENT
BLACK DIAMOND BUILDING

PROJECT
10-26 EDISON CRESCENT YARRABILL BA

PROPERTY DISPOSITION
DESIGNED RC LEONARD
DRAWN RC LEONARD
REVIEWED CB LEONARD

DATE 4 MAY 2025

APPROVED [Signature]

PROJECT REF: 25590
DRAWING NO: 002
REVISION: -

EROSION & SEDIMENT CONTROL PLAN

1500 @ A3
0 4 8 12 16 20m



LEGEND	
CUT/FILL DEPTH (m)	Colour
-0.75 to -0.50	
-0.50 to -0.25	
-0.25 to 0.00	
0.00 to 0.25	
0.25 to 0.50	
0.50 to 0.75	
0.75 to 1.00	

EARTHWORKS SUMMARY	
TOTAL CUT	750m ³
TOTAL FILL	587m ³
BALANCE	163m 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 1:4 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.

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. BATTERS TO BE TURFED/MULCHED PRIOR TO MAINTENANCE INSPECTION.

1:500 @ A3



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BLACK DIAMOND BUILDING

10-26 EDISON CRESCENT YARRABILBA

LOTS 20/21 SP333769

RC LEONARD

RC LEONARD

CB LEONARD

4 MAY 2025

PROPERTY DESCRIPTION	DESIGNED	DRAWN	REVIEWED	DATE	APPROVED	BY	DATE	APPROVED
 R. LEONARD CPEng BRQ# 4291								
BULK EARTHWORKS PLAN								

PROJECT REF	DRAWING NO	REVISION
25590	003	

REPLACE ANY STREET TREES REMOVED
DUE TO V&X CONSTRUCTION



- LEGEND**
- EXISTING LEVELS
× 12.22
 - PROPOSED LEVELS
+ RL 15.1
 - PROPOSED STORMWATER
CONTOURS - EXISTING
 - CONTOURS - PROPOSED
 - PROPOSED CONCRETE
PAVEMENT

1:250 @ A3
0 2 4 6 8 10m

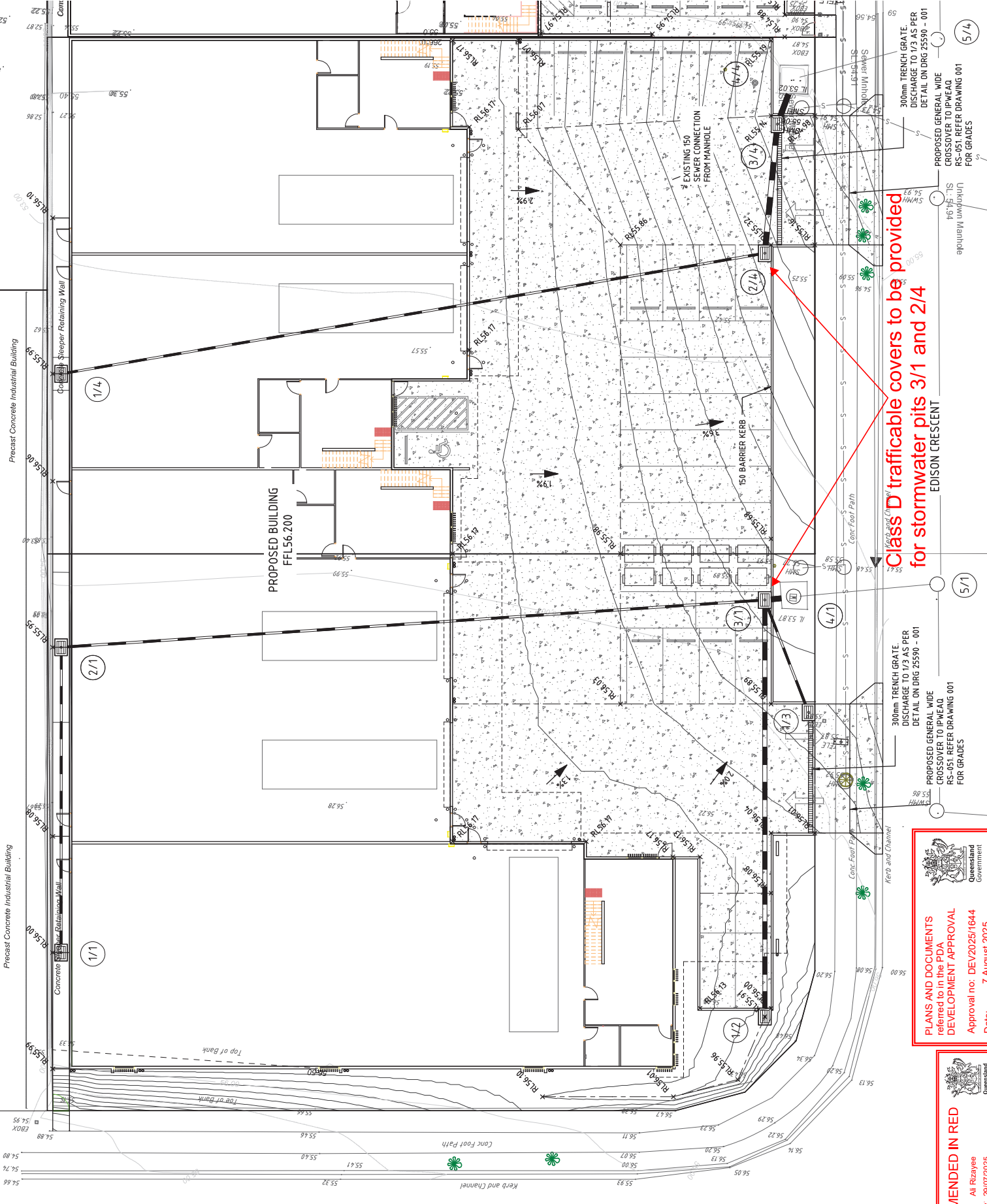
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PROJECT
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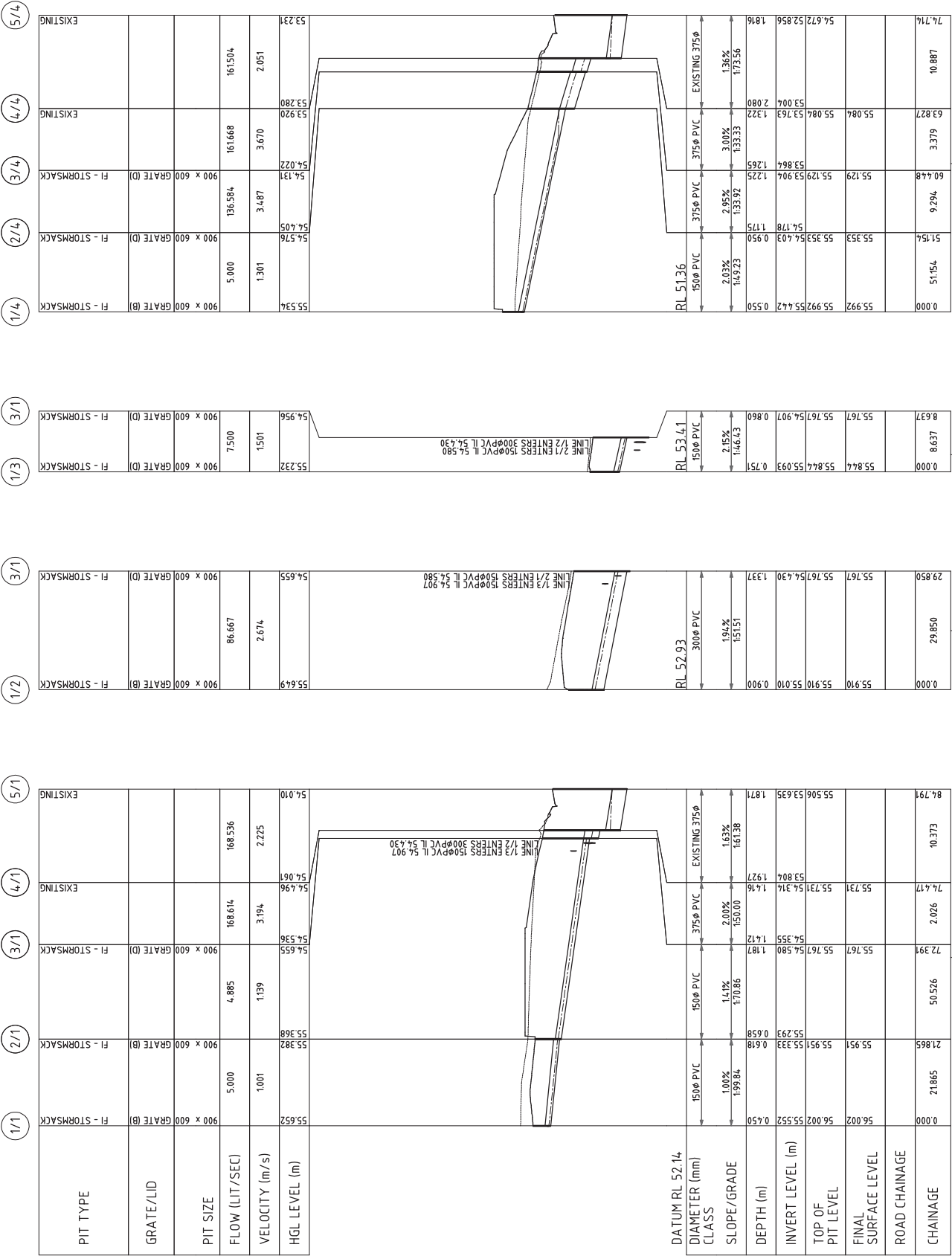
REV.	DESCRIPTION	BY	DATE	APPROVED
NAME	SITE GRADING & DRAINAGE PLAN			
PROJECT REF.	DRAWING NO.	REVISION		
25590	004	-		



Class D trafficable covers to be provided for stormwater pits 3/1 and 2/4

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2025/1644
Date: 7 August 2025

AMENDED IN RED
By: Al Razyee
Date: 29/07/2025





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PROJECT
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PROPERTY DESCRIPTION
LOTS 20/21 SP333769

DESIGNED
RC LEONARD

DRAWN
RC LEONARD

REVIEWED
CB LEONARD

DATE
4 MAY 2025

APPROVED

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REV. DESCRIPTION BY DATE APPROD

NAME
STORMWATER
DRAINAGE LONG
SECTIONS

PROJECT REF. DRAWING NO. 25590
REVISION 005

[illegible]