



41-47 EDISON CRESCENT, YARRABILBA

ENGINEERING SERVICES REPORT

DATE	REVISION	ISSUED BY	REVIEWED BY	COMMENT
28/08/2025	A	J. MENDIOLEA (RPEQ 19751)	W. RASPOJNIK (RPEQ 2360)	Issued for EDQ Review

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1671

Date: 16 September 2025



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1. INTRODUCTION

1.1 SCOPE OF WORK

Spaceframe Buildings has been engaged to undertake the Engineering Services Report for a proposed industrial facility at 41-47 Edison Crescent, Yarrabilba. This report is issued in support of the MCU Application and issued in response to the Letter DEV2025/1671 received 20th August, 2025 from Economic Development Queensland.

2. SITE CHARACTERISTICS

2.1 EXISTING SITE INFORMATION

41-47 Edison Crescent represents two vacant lots (17, 18) which form part of Precinct 5 of the MIBA North development at Yarrabilba. The site in its current state and location with respect to the wider lot plan is presented in Figures 1 and 2 below.



Figure 1: Site Location



Figure 2: Estate Location

2.2 SURVEY, SEARCHES AND EXISTING PLANS

A Site survey has been undertaken at the site and is provided in Appendix A.

Following the wider estate works, the site in its current state is generally flat, with topography varying from 54.5 to 53.0 with this fall towards the south-east corner of the site towards the estate stormwater infrastructure connection points at each lot.

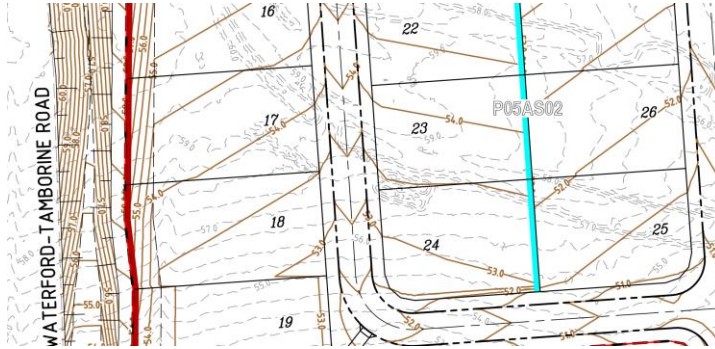


Figure 3: Site Topography

A number of Civil Engineering Estate Plans have been located that describe servicing intent at the site. These documents prepared by KN Group are provided in Appendix B.

Relevant Before you Dig Searches have been undertaken and are provided in Appendix C and are referenced throughout this document.

An Additional Site Services Plan has been prepared by SFB and provided in Appendix D to provide further clarity to services at the site as installed.

2.3 PROPOSED DEVELOPMENT

The proposed development involves the construction of an industrial warehouse facility. The facility sits hard to the eastern boundary, with hardstand and carparking areas serviced by the crossover to Boreas Road to the west.

The proposed site plan is described in Figure 4 below and presented in Appendix E for reference.

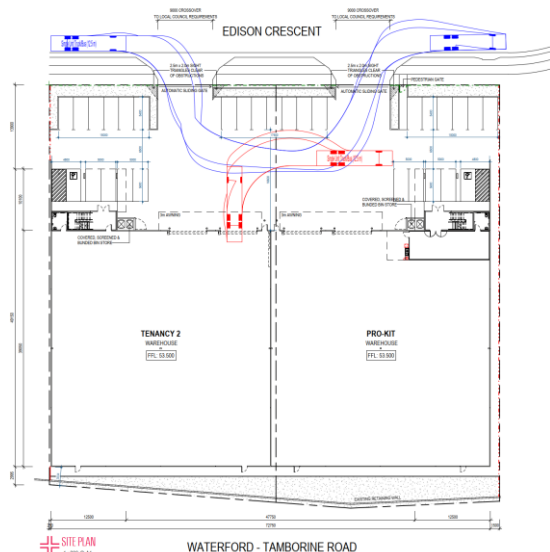


Figure 4: Proposed Site Plan

3. SITE ACCESS

3.1 EXTERNAL SITE ACCESS

Access to the site is proposed from Edison Crescent, with 2 No. Type B2 IPWEA Crossovers provided to facilitate access.

3.2 INTERNAL SITE ACCESS

Internal pavements have been designed to accommodate manoeuvring and loading requirements of large commercial vehicles.

4. STORMWATER DRAINAGE

Stormwater Drainage at the site has been specifically addressed in the Site-based Stormwater Plan prepared by SFB, which was prepared based on the Estate SWMP prepared by DesignFlow for the wider precinct.

The key stormwater design considerations at the site are as follows:

- No Stormwater detention is required for the site as peak flow mitigation has been addressed within the wider estate.
- The estate sits well above flood planning levels and flooding consideration is already addressed in the Estate development
- No Stormwater quality provisions are required to be made as this has been addressed at the estate level
- A site connection point has been provided at both Lots 17 and 18 as described in Figure 5 below.

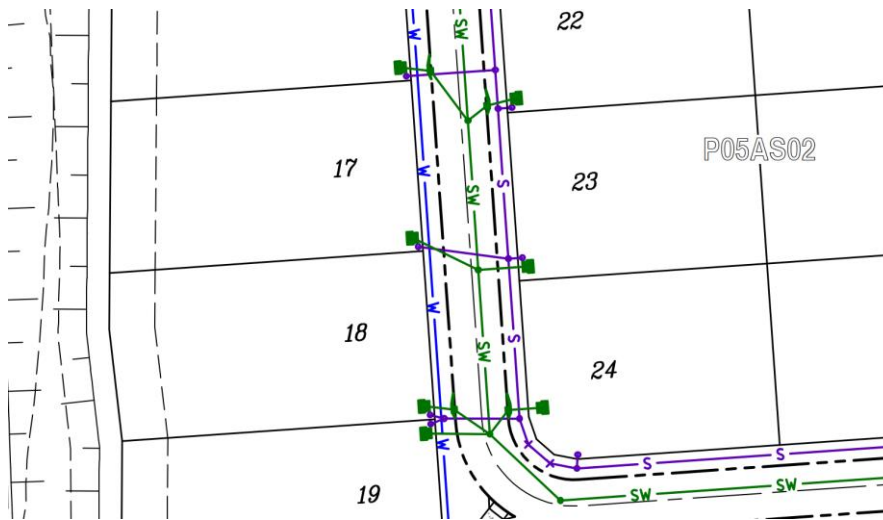


Figure 5: Estate Connection Points

Civil Engineering Estate Drawings provided in Appendix B clarify this intent, and the Conceptual Stormwater Design has been presented in Appendix F.

5. WATER SUPPLY

Existing Water Supply is present within the vicinity of the site having been installed during Estate works. Refer Appendix B and C for Estate Drawings and searches that confirm this installation.

As described in the site survey, there is an existing hydrant at the NE corner of the Lot 17 and SE corner of the Lot 18 portion of the proposed works.

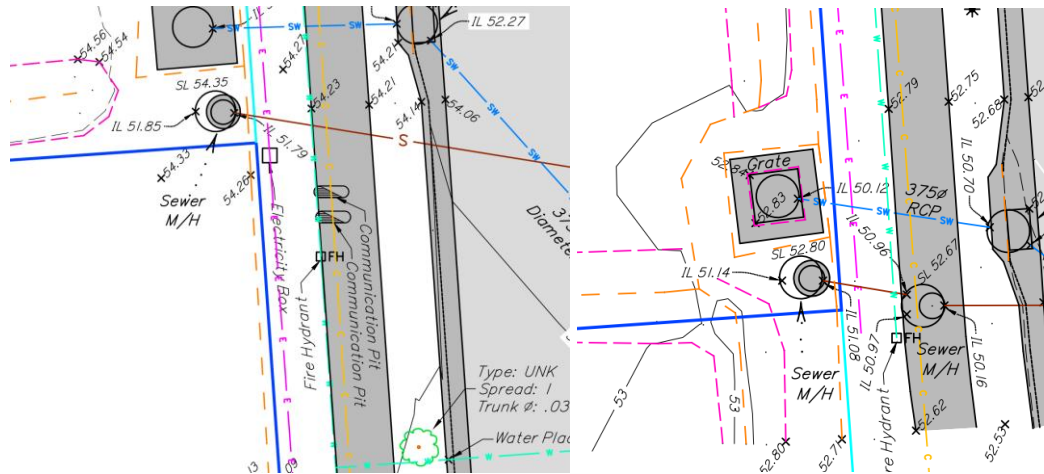


Figure 6: Hydrant Location

6. SEWERAGE

An existing Sewer is present within the vicinity of the site having been installed during Estate works as described in the Site Survey and KN Group Plans.

Sewer manholes have been installed at the SE corner of each lot, providing a connection point to the 150Ø Sewer Mains installed as part of the Estate Works which conveys this flow to the wider network.

Figure 7 below describes the connection points at each lot. It is intended that only the downstream lot connection (Lot 18) will be used in the proposed works.

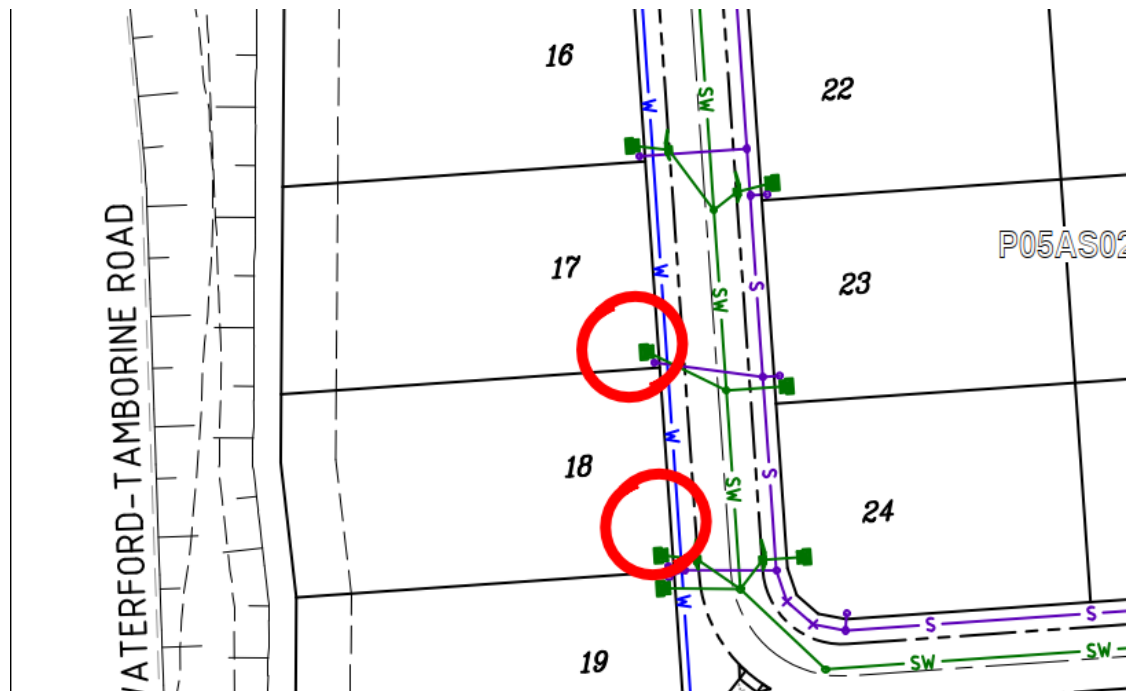


Figure 7: Sewer Connection

7. ELECTRICITY

Energex Search records indicate there is existing electrical supply infrastructure located in the immediate vicinity of the site, including both HV and LV.

Figure 8 below highlights these installations.

The project electrical engineer will co-ordinate connections to the grid in due course.

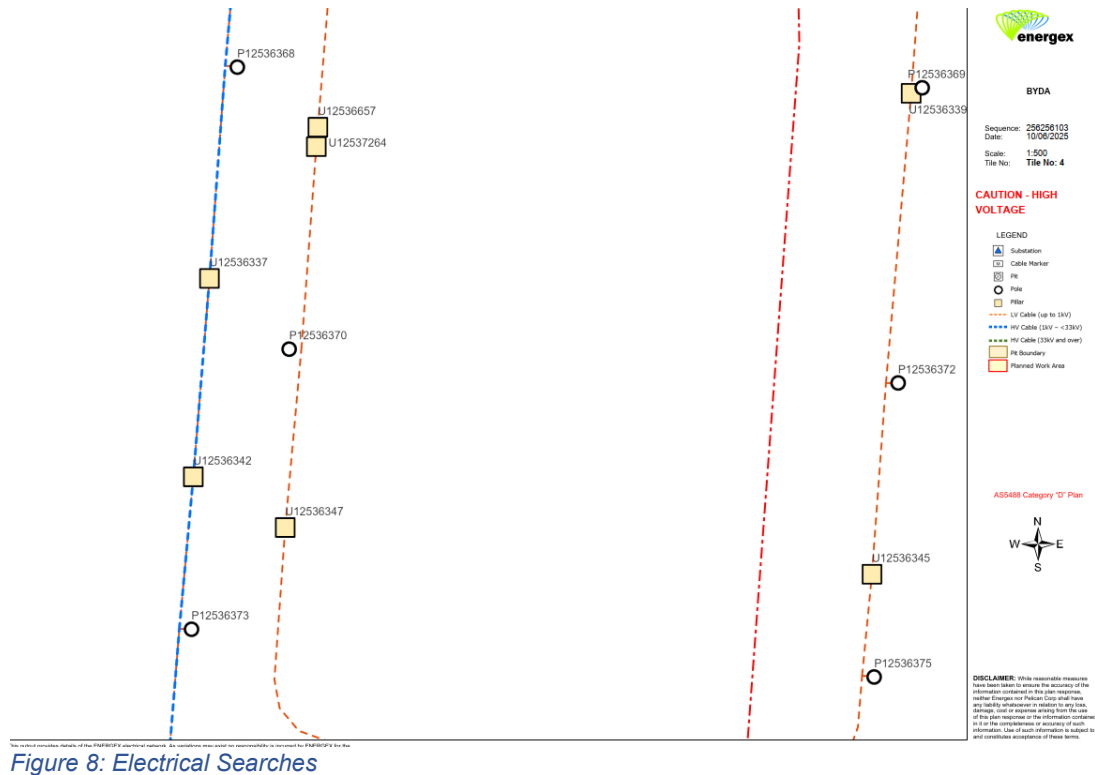


Figure 8: Electrical Searches

8. TELECOMMUNICATIONS

As described in the Site Survey, existing underground communications infrastructure has been installed in the verge during estate works.

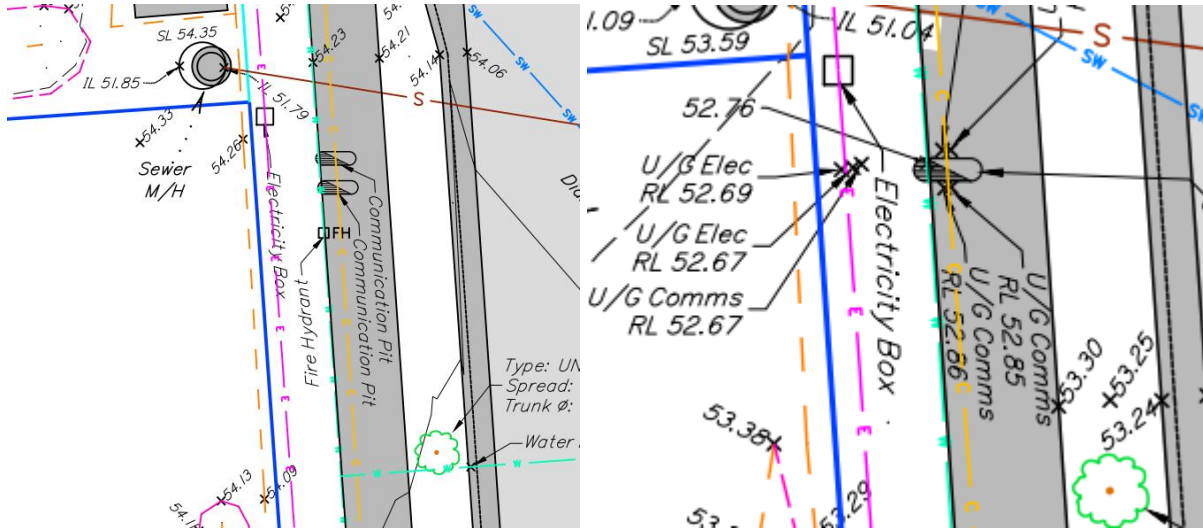


Figure 9: Communications Infrastructure

The proposed development will require a connection to this supply to address their telecommunication requirements. Each lot has been provided with a communications pit connection point at the NE corner of the site.



9. GAS

BYDA Searches have been undertaken and no relevant Gas Infrastructure has been located in the vicinity of the project.



10. SUMMARY

The Engineering Services Report identifies the existing infrastructure within the vicinity of the 41-47 Edison Crescent (Lots 17 and 18) development and describes the proposed strategy for the new industrial development.

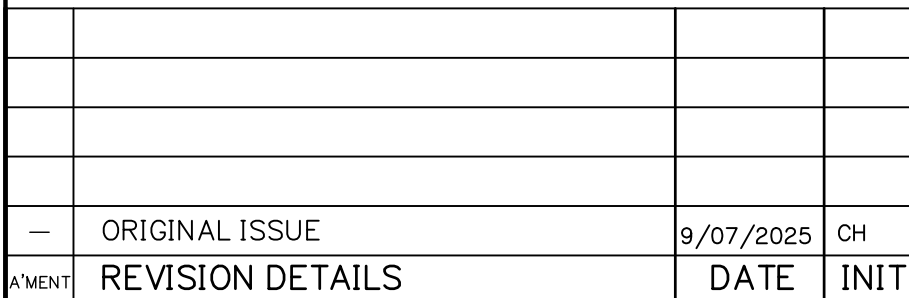
It is evident that the estate works that have been undertaken in the wider Precinct works have provided a site that can be adequately serviced from a access, stormwater, sewerage, water supply, communications and electrical infrastructure perspective.

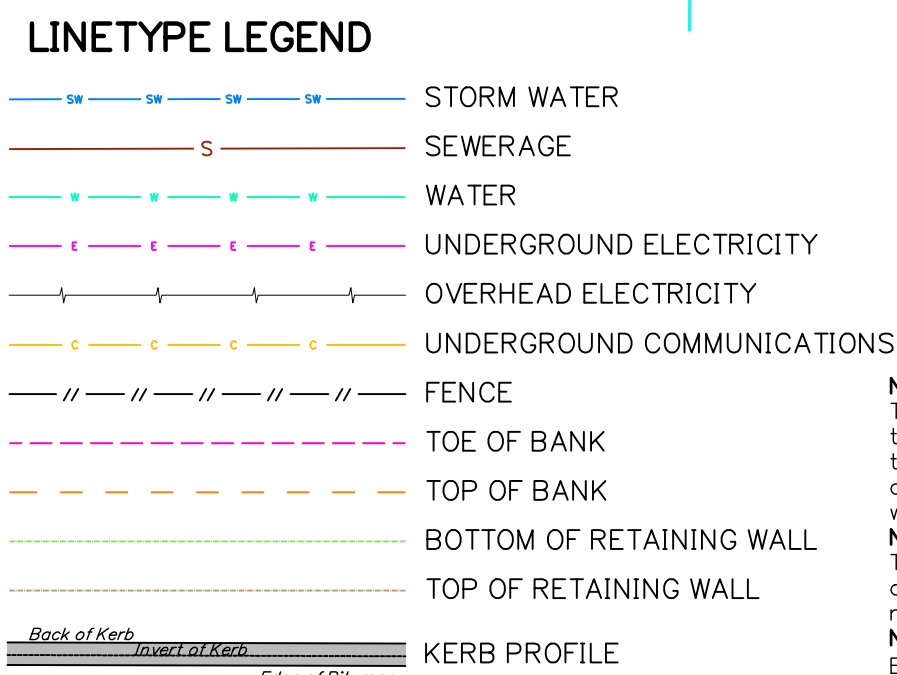
Proposed connections have been identified and are considered feasible subject to the relevant authority approvals and specialist consultant designs. No major upgrades are anticipated, and all works will be undertaken in accordance with applicable standards and servicing authority requirements.



APPENDIX A SITE SURVEY







HATCH LEGEND

 – Denotes Bitumen Surface

 – Denotes Concrete Surface

- EPP – Denotes Electricity Power Pole
- ✱ – Denotes Light Pole
- PP – Denotes Property Supply Pole
- ✱ – Denotes Water Valve
- WM – Denotes Water Meter
- FH – Denotes Fire Hydrant
- ▭ – Denotes Telstra Pit
- ▭ – Denotes Electricity Pit

1. Date of field survey: 08/07/2025 RA
2. Lot dimensions compiled from SP333769.
3. Contour interval 0.5m

Gum 5.4

TYPICAL TREE SYMBOL
Type - Gum
Size - 0.4 Diameter of Trunk
- 5.0 Diameter of Canopy

LOCALITY : Yarrabilba

Spaceframe Buildings Pty Ltd
Detail & Level Survey

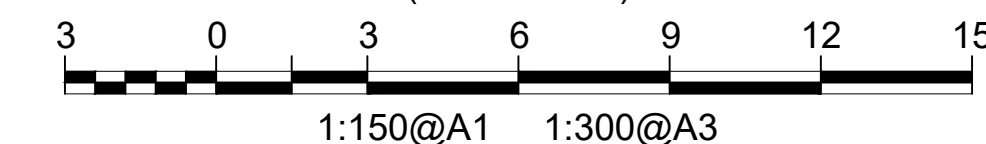
LEVEL DATUM

A.H.D
FROM PSM 212454
R.L. 52.158m

MERIDIAN: MGA 2020 Vide SP333769

LOCAL AUTHORITY : Logan City Council

GRAPHIC SCALE
(IN METRES)



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TJ KELLY SURVEYS PTY LTD

DATE	9/07/2025
JOB NO	5048
DWG FILE	5048-01
DRAWN	CH
CHECKED	CH
Scale	1" = 5'-0"

1:150

Drawing Number
5048-01

LEVEL DATUM

A.H.D
FROM PSM 212454
R.L. 52.158m

MERIDIAN: MGA 2020 Vide SP333769

LOCAL AUTHORITY : Logan City Council



OFFICE:
111 Brisbane Street, BEAUDESER
POSTAL ADDRESS:
PO Box 221 BEAUDESERT 4285

Phone: (07) 5541 4722
Facsimile: (07) 5541 4723
Email: admin@kellynet.com
Web : www.kellynet.com.au



APPENDIX B BYDA SEARCHES



To: Suzie Robinson
Phone: Not Supplied
Fax: Not Supplied
Email: SuzanneRobinson@spaceframe.com

Dial before you dig Job #:	50382991	
Sequence #	256256101	
Issue Date:	10/06/2025	
Location:	1691-1697 Waterford - Tamborine Road , Logan Village , QLD , 4207	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

1

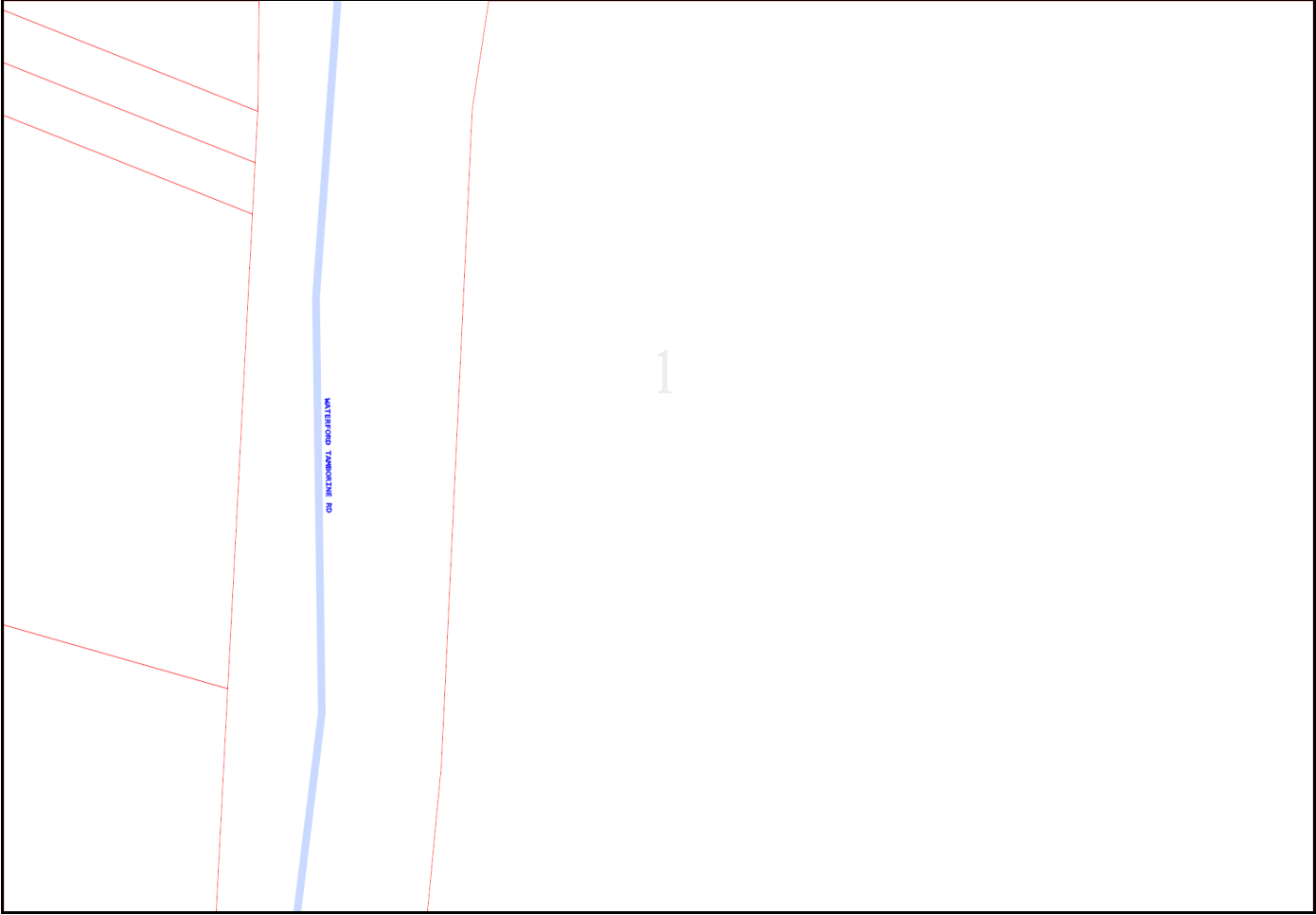
2

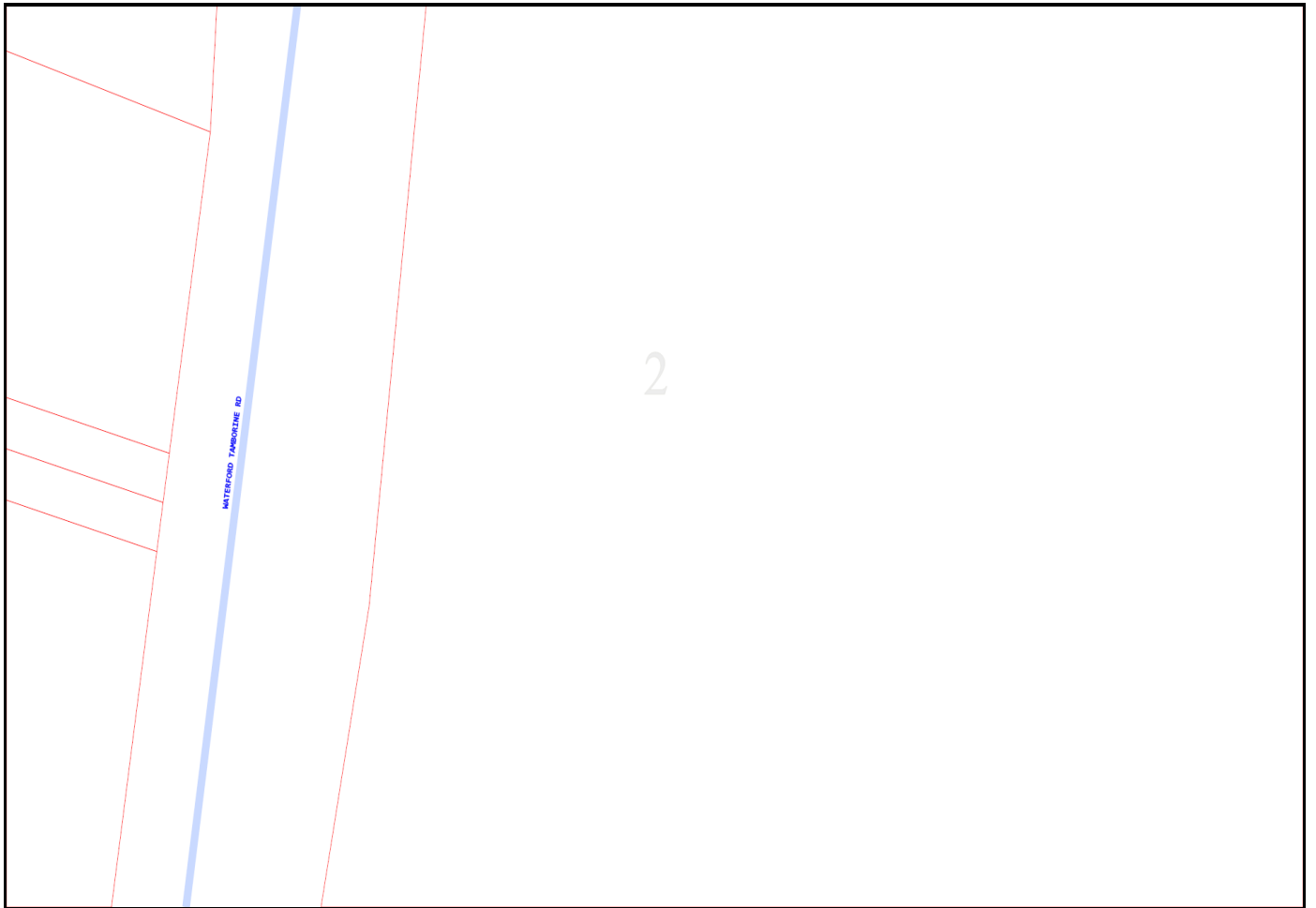


LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale 	0 20 40 60 Meters 1:2000 1 cm equals 20 m





Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Before You Dig Australia (BYDA)

Asset Location Response



PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central
p (07) 3412 3412 • e council@logan.qld.gov.au • www.logan.qld.qov.au • ABN 21-627-796 435



Spaceframe Buildings Pty Ltd - Suzie Robinson
225 Queensport Road North
Murarrie QLD 4172
SuzanneRobinson@spaceframe.com

Logan City Council has been advised that you have placed an enquiry through the Before You Dig Australia service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

Enquiry Details	
Sequence Number	256256102
Enquiry Date	10/06/2025 11:58
Response	AFFECTED
Address	1691-1697 Waterford - Tamborine Road Logan Village
Location in Road	
Activity	Planning and Design

Please review plans attached and contact Logan City Council prior to commencing works:

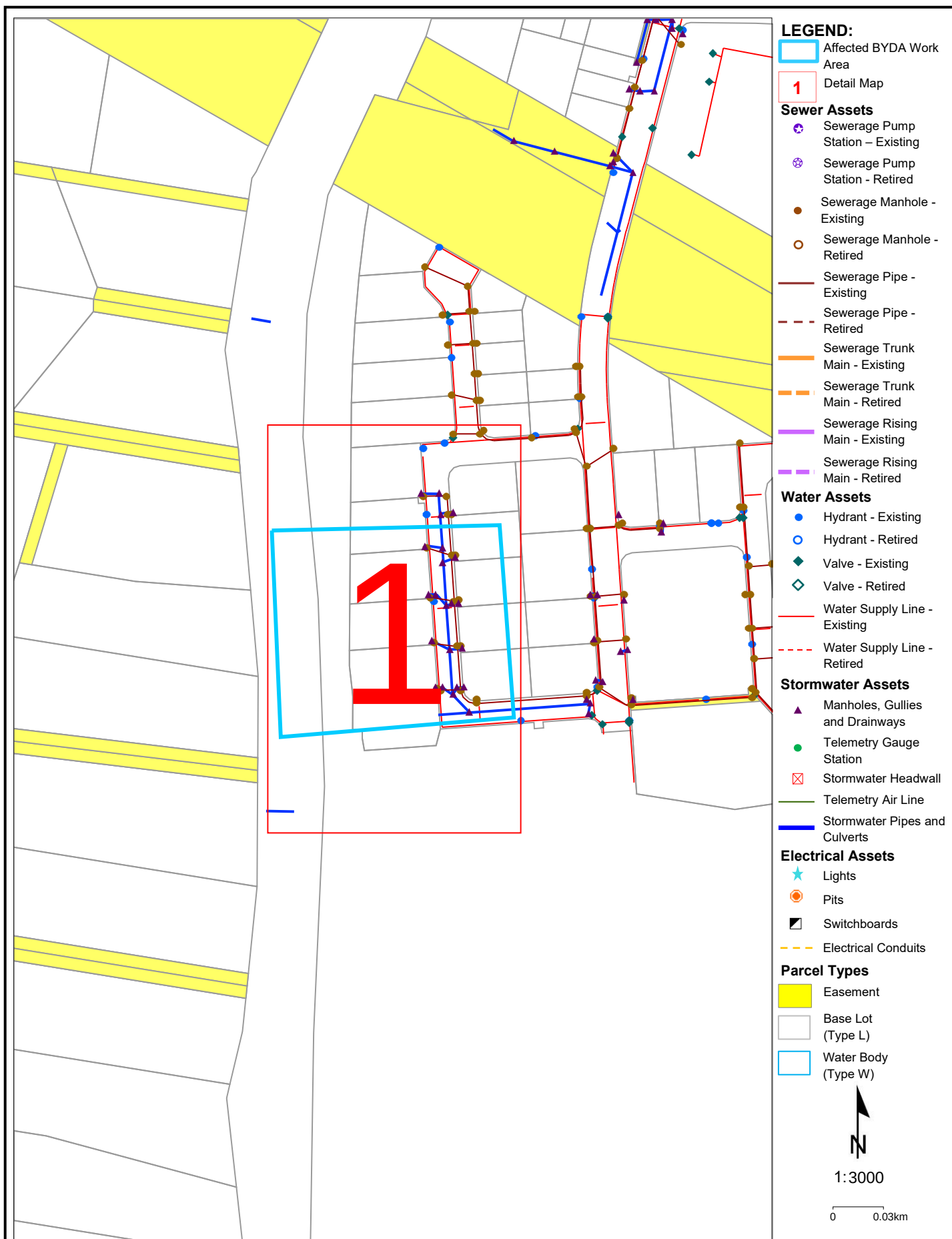
Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the [Logan City As-Constructed Plans](#) link and type in the property address you are seeking. Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For **As Constructed Private Sewer/Roofwater (Inside Properties)**
Contact *Development Assessment, Building & Plumbing*
p: (07) 3412 5269
Alternatively visit our Website *Link to the relevant PS1 or PS2 forms:*
[Logan City As-Constructed Plans](#)
- For **As Constructed Private Sewer/Water/Stormwater (Outside Properties)**
Contact *Road Infrastructure Planning*
p: (07) 3412 5282
Alternatively visit our Website *Link for PS3 forms:*
[Logan City As-Constructed Plans](#)

If you need more assistance please call us on 07 3412 3412 or email us at council@logan.qld.gov.au.

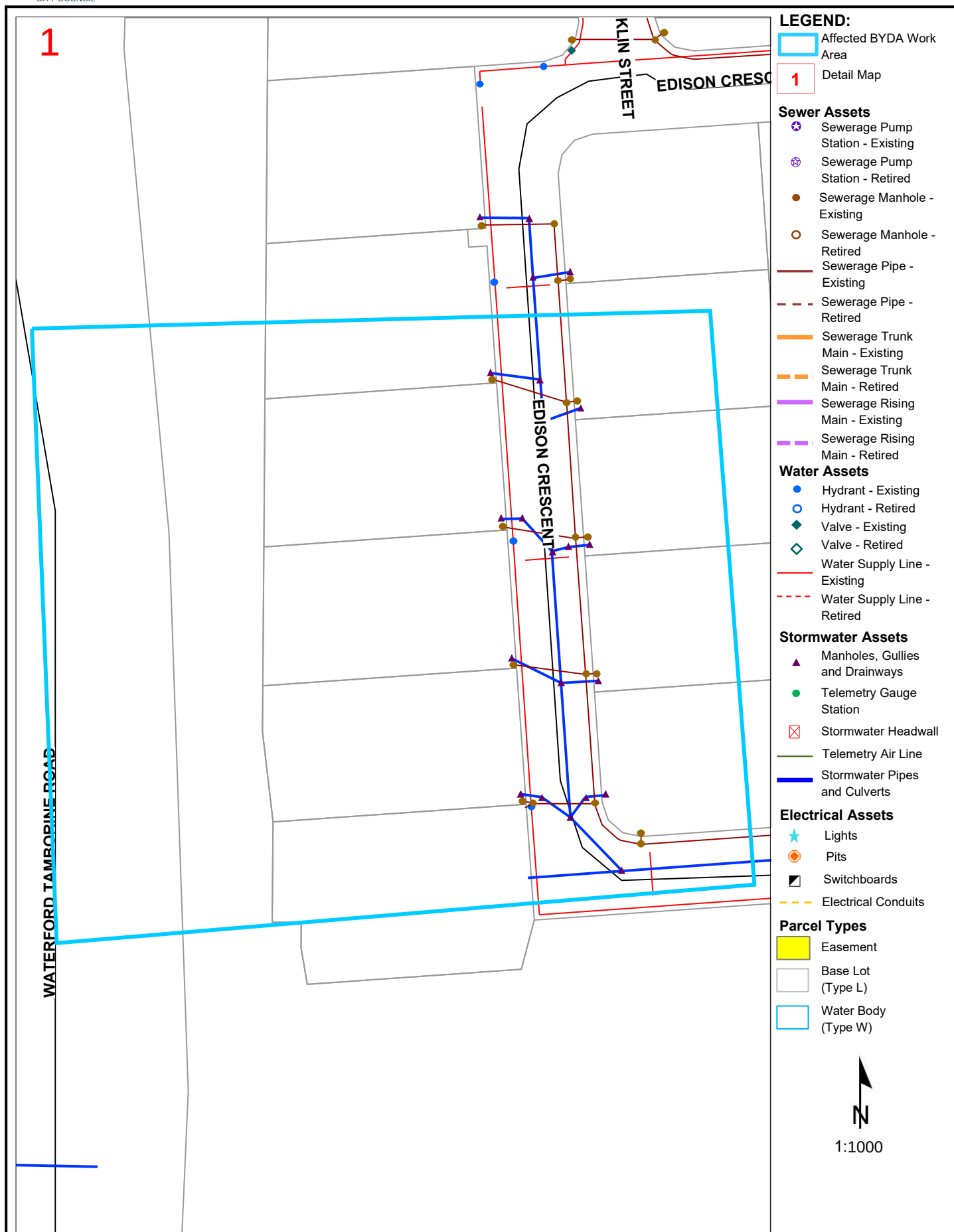
Disclaimer: This document is confidential to the addressee and may also be privileged, and neither confidentiality nor privilege is waived, lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from Council's records is believed to be accurate, but no responsibility is assumed for any error or omission. Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of, Chief Executive Officer.

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

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BYDA

Sequence: 256256103
Date: 10/06/2025

Scale: 1:1538
Tile No: **OVERVIEW**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category “D” Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 256256103
Date: 10/06/2025
Scale: 1:500
Tile No: **Tile No: 1**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category “D” Plan



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BYDA

Sequence: 256256103
Date: 10/06/2025

Scale: 1:500
Tile No: **Tile No: 2**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 256256103
Date: 10/06/2025

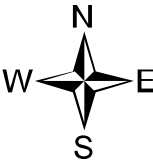
Scale: 1:500
Tile No: **Tile No: 3**

**CAUTION - HIGH
VOLTAGE**

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62

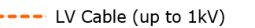
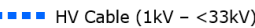
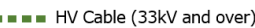


BYDA

Sequence: 256256103
Date: 10/06/2025
Scale: 1:500
Tile No: **Tile No: 4**

**CAUTION - HIGH
VOLTAGE**

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV – <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



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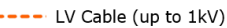
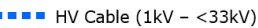
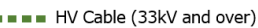
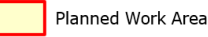


BYDA

Sequence: 256256103
Date: 10/06/2025
Scale: 1:500
Tile No: **Tile No: 5**

**CAUTION - HIGH
VOLTAGE**

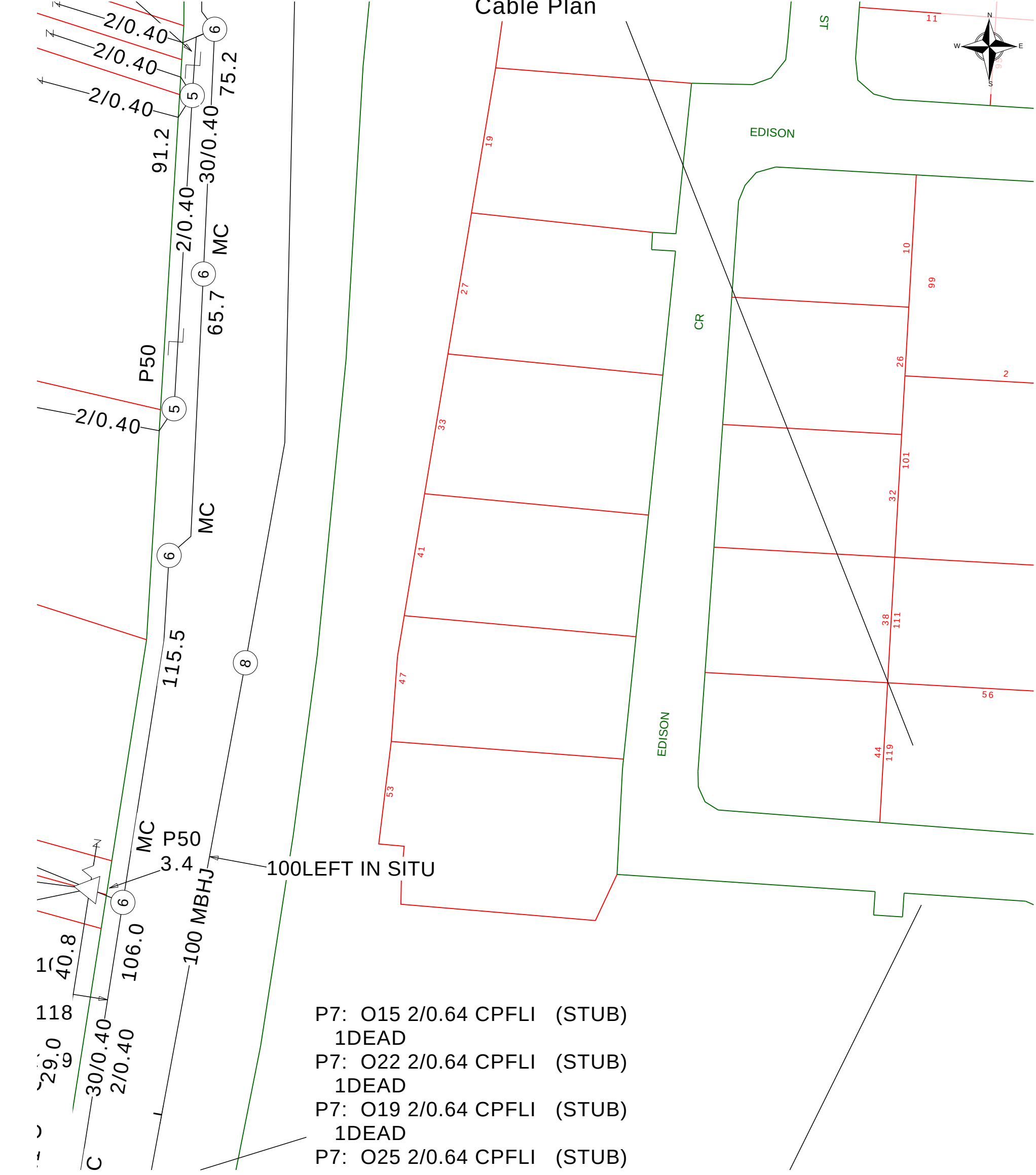
LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV – <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category “D” Plan



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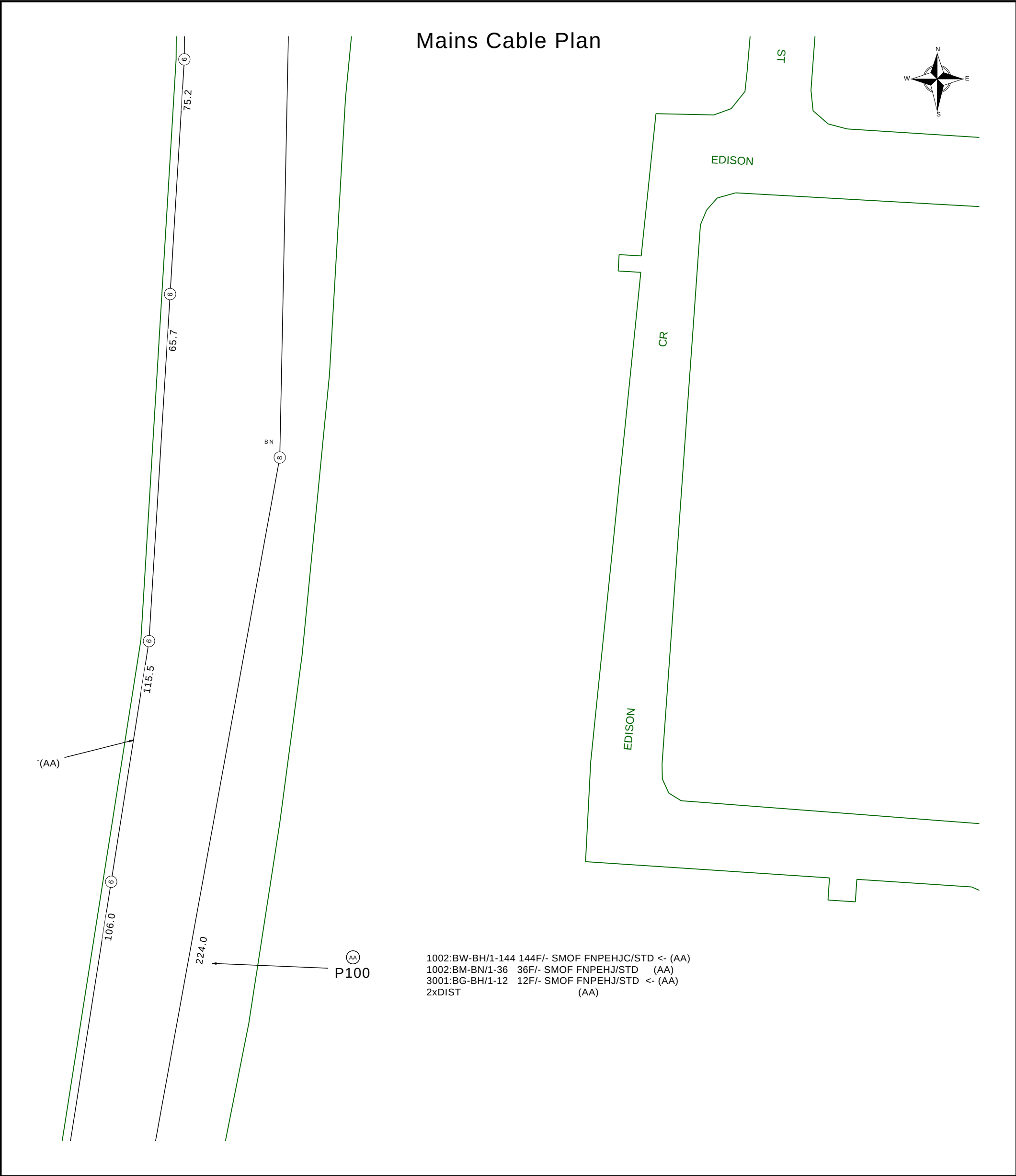


	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 256256104
	TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
	Generated On 10/06/2025 12:02:42	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 256256104
	TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
	Generated On 10/06/2025 12:02:42	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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See the Steps- Telstra Duty of Care that was provided in the email response.

Page 2 of 2



Before You Dig Australia

Classification: Networks

Enquiry Date: 10/06/2025
Sequence Number: 256256106
Work Site Address: 1691-1697 Waterford - Tamborine Road
Logan Village
QLD 4207

Enquiry Date: 10/06/2025
Enquirer: Suzie Robinson
Sequence Number: 256256106
Work Site Address: 1691-1697 Waterford - Tamborine Road
Logan Village
QLD 4207

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are NO Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read and comply with all the relevant information contained in this response to your BYDA enquiry.

Before You Dig Checklist

APA



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
-



2. Prepare

- Not applicable where no gas assets present.
 - Note while no gas assets are indicated, enquirers should still look for visible evidence of gas assets at the worksite.
-



3. Pothole

- Not applicable where no gas assets present.
-



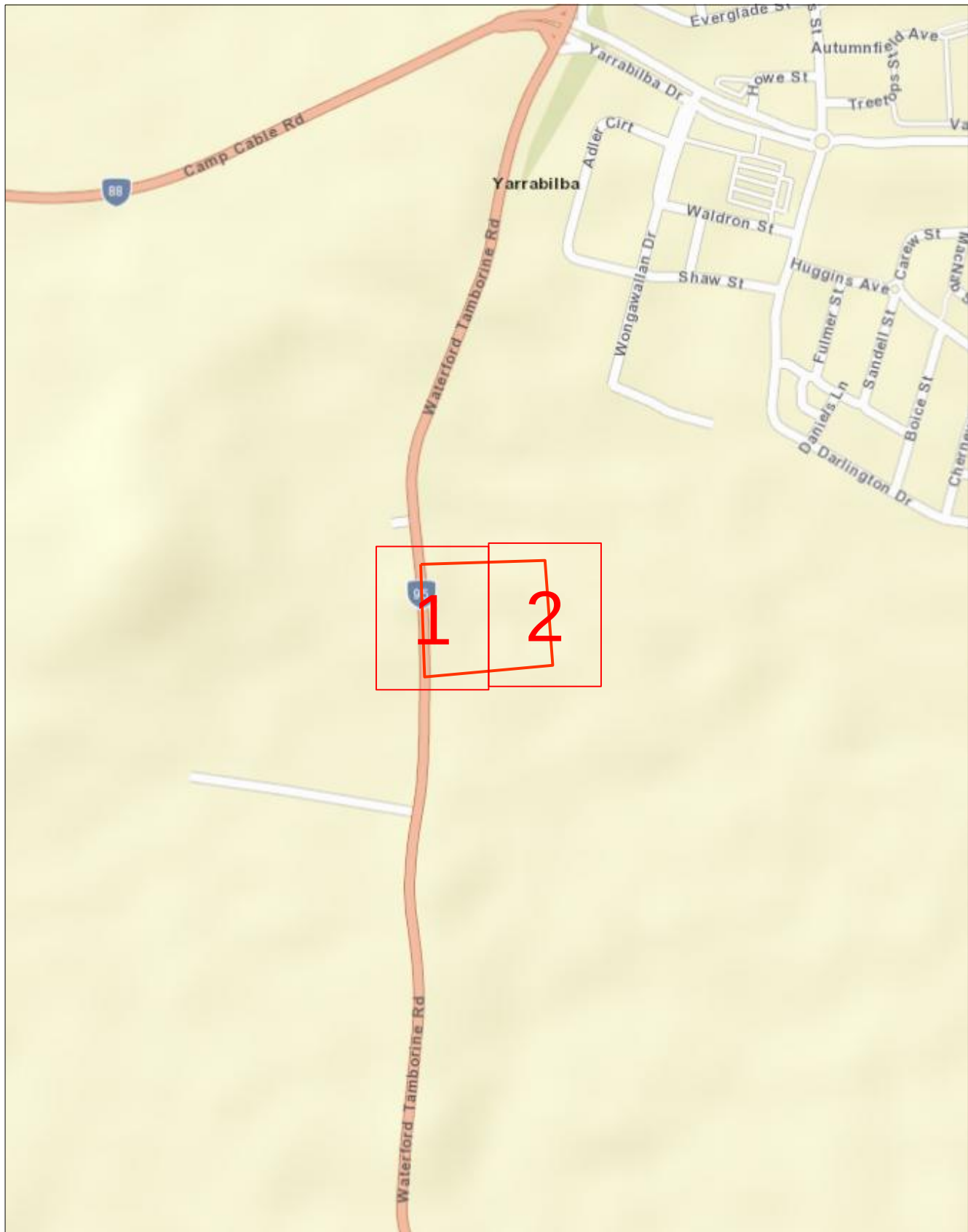
4. Protect

- Not applicable where no gas assets present.
-



5. Proceed

- Only proceed with your work once you are confident no gas assets are located in vicinity to your work location.
- APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



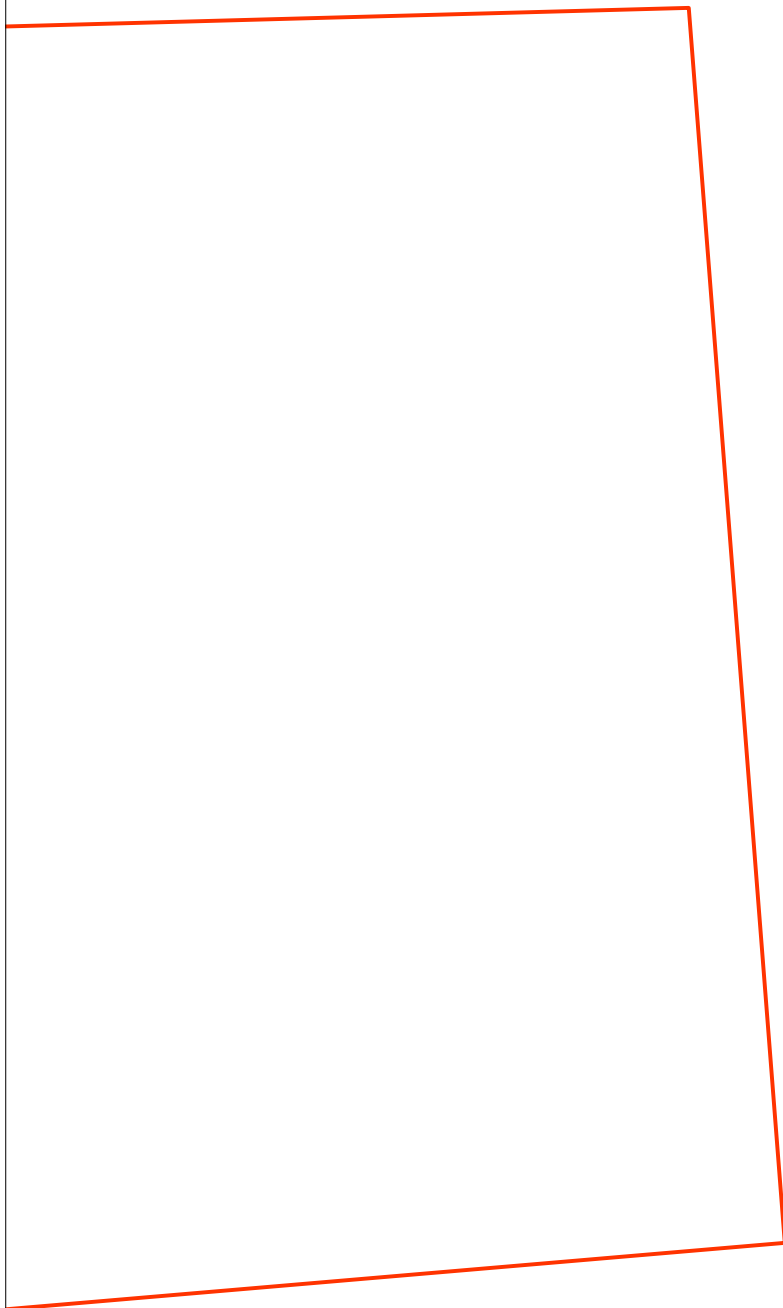
Enquiry Area



Map Key Area



2



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area



Map Key Area



Legend

Pipe	Pipe code and material	Object
Low pressure	C* (for example, C2) Cast iron	Valve
Medium pressure	CU Copper	Buried valve
High pressure	N2 Nylon	Regulator
Transmission pressure	P* Polyethylene (PE)	Gas supplied = yes
Critical main (behind pipe)	P3 Polyvinyl chloride (PVC)	CP rectifier terminal
Proposed (pressure by colour)	P6, P7, P9–P12 Medium density PE	CP test station
LPG (pressure by colour)	P2, P4, P8 High density PE	CP anode
Hydrogen blended (pressure by colour)	S* Steel	CP bond wire
Abandoned	W2 Wrought galv iron	Syphon
Idle/inactive	W3 PE coat wrought galv iron	Trace wire point
Sleeve		
Casing (behind pipe)		
Area	Abbreviation	
BYDA area of interest	BoK Back of kerb	FoK Front of kerb
	C Depth of cover	Galv Galvanized
	CP Cathodic protection	NTI Not tied in
Example		
40P6 in 80C2 63S8	Pipe 40 mm high pressure medium density poly in an 80 mm cast iron casing 63 mm medium pressure steel	Pipe code Pipe diameter in millimetres is shown before pipe code. 40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour

Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

The following rates apply for this service (1 hour minimum charge):

Item	Rate (excl. gst)
Site Watch - Business Hours	\$143.42 per hour
Site Watch - After Hours	\$175.06 per hour
Cancellation Fee Fee applies where cancellations received after 12pm (midday) 1 business day prior to the booking	\$286.84

- Contact APA - Before You Dig officer for state specific hours of business.

Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA - Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Important Information

- Refer to requirements relating to construction, excavation and other work activities in the APA **Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- **For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.**
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

Disclaimer and legal details

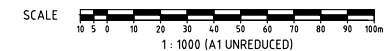
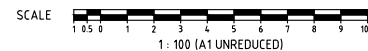
- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets.





APPENDIX C CIVIL ENGINEERING ESTATE DRAWINGS





	STAGE BOUNDARY
	PROPOSED KERB FACE
	EASEMENT
	PROPOSED ROAD CENTRELINE
	PROPOSED FOOTPATH
	EXISTING ELECTRICAL OVERHEAD
	FAUNA OFFSET
	ENVIRONMENTAL DRIPLINE
	FIRE ACCESS TRACK (GRAVEL)

[illegible]

Associated Consultants



Project



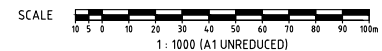
PRECINCT 5 - MIBA
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS



Approved

Drawing Title
P05A FUNCTIONAL LAYOUT
ROADWORKS PLAN
SHEET 2

Drawn JS	Designed JS	Checked RM	Date JUN 22
Scale AS SHOWN			Sheet 02 of 07
A1	Drawing No 18-102-SK002		Revision A



	PROPOSED KERB FACE
	PROPOSED SEWER
	PROPOSED TRUNK SEWER
	PROPOSED STORMWATER
	PROPOSED WATER
	PROPOSED TRUNK WATER
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER
	BIO BASIN/SEDIMENT POND
	REFER DESIGNFLOW'S REPORT: SMP - PRECINCT 5
	EXISTING ELECTRICAL OVERHEAD
	FAUNA OFFSET
	ENVIRONMENTAL DRIPLINE
	FIRE ACCESS TRACK (GRAVEL)

[illegible]

rps



 **YARRABILBA**
PRECINCT 5 - MIBA
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

kn
group

ABN 35 112 53 611
LT, 62 Astor Tree
Spring Hill Q 4006
07 3017 1900
www.knsgroup.com.au

Drawing Title
P05A FUNCTIONAL LAYOUT
SERVICES PLAN
SHEET 3

Drawn JS	Designed JS	Checked RM	Date JUN 22
Scale AS SHOWN			Sheet 05 of 07
Drawing No A1 18-102-SK005		Revision A	

REFER INSET 'A'

EXISTING
PO1 OVALS

LEGEND

PROPOSED KERB FACE
PRELIMINARY CONTOURS
EXISTING CONTOURS (LIDAR)
EASEMENT
PROPOSED ROAD CENTRELINE
PROPOSED FOOTPATH
EXISTING ELECTRICAL OVERHEAD

FAUNA OFFSET

ENVIRONMENTAL DRIPLINE

FIRE ACCESS TRACK (GRAVEL)
PROPOSED RETAINING WALL 15-2.0m
PROPOSED RETAINING WALL 2.0-2.5m

FAUNA OFFSET

ENVIRONMENTAL DRIPLINE

FIRE ACCESS TRACK (GRAVEL)

PROPOSED RETAINING WALL 2.0-2.5m

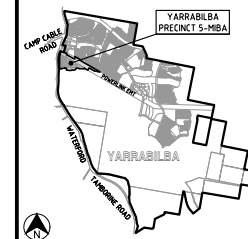
BORINE ROAD

INSET 'A'
SCALE 1:1000

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



LOCALITY PLAN



REVISIONS

[illegible]

Associated Consultants



1



Project



YARRABILBA

PRECINCT 5 - MIBA
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS



ABN 35 112 53 6
 L1, 62 Astor T
 Spring Hill Q 400
 07 3017 190
www.kourou.com.au

Approved _____

Drawing Title

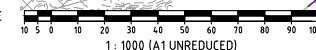
P05A FUNCTIONAL LAYOUT
EARTHWORKS PLAN
SHEET 1

Drawn JS	Designed JS	Checked RM	Date JUN 22
Scale AS SHOWN			Sheet 06 of 07
A1	Drawing No 18-102-SK006		Revision A

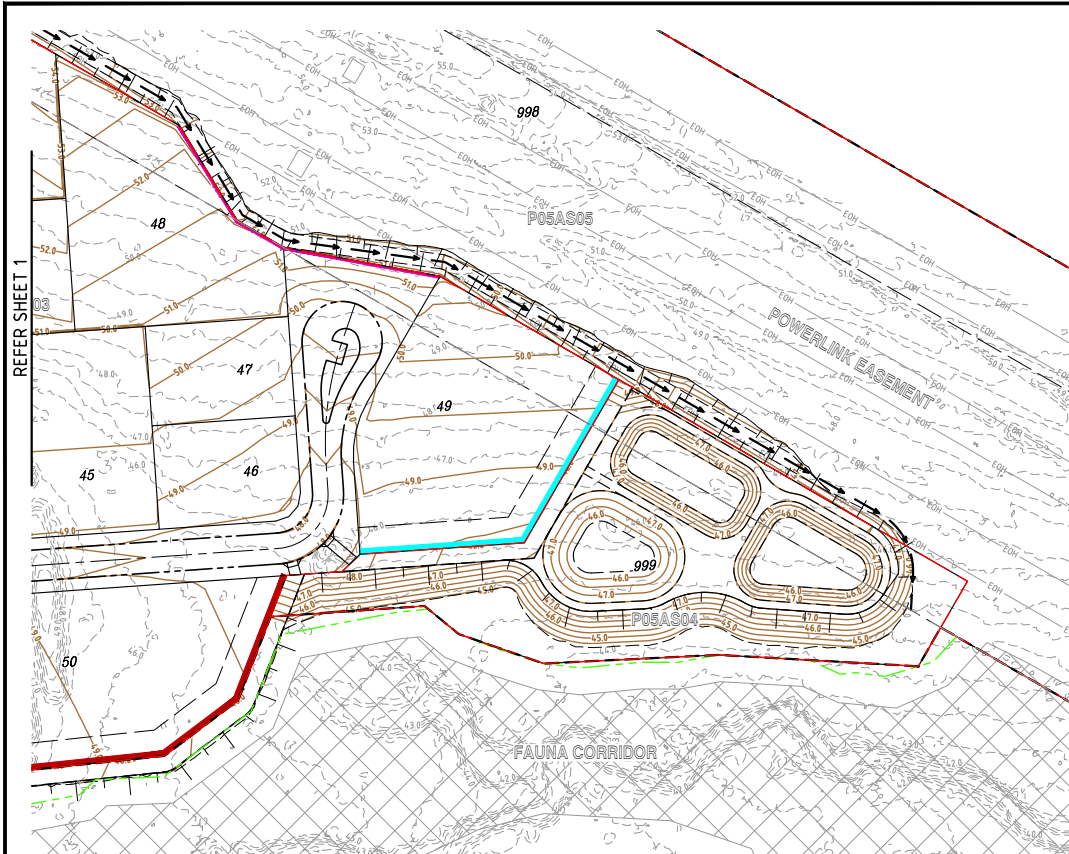
EARTHWORKS PLAN

SCALE 1:1000

SCALE



REFER SHEET 2



EARTHWORKS PLAN
SCALE 1:1000

FAUNA CORRIDOR

POWERLINK EASEMENT

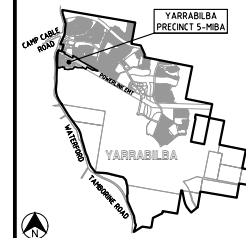
P05AS05

998

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



LOCALITY PLAN



REVISIONS

[illegible]

Associated Consultants



11



Project



PRECINCT 5 - MIBA
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

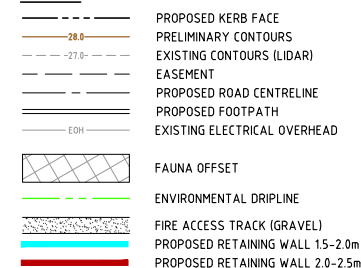


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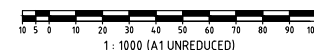
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EARTHWORKS PLAN
SHEET 2

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Scale AS SHOWN			Sheet 07 of 07
A1	Drawing No. 18-102-SK007		Revision A

LEGEND



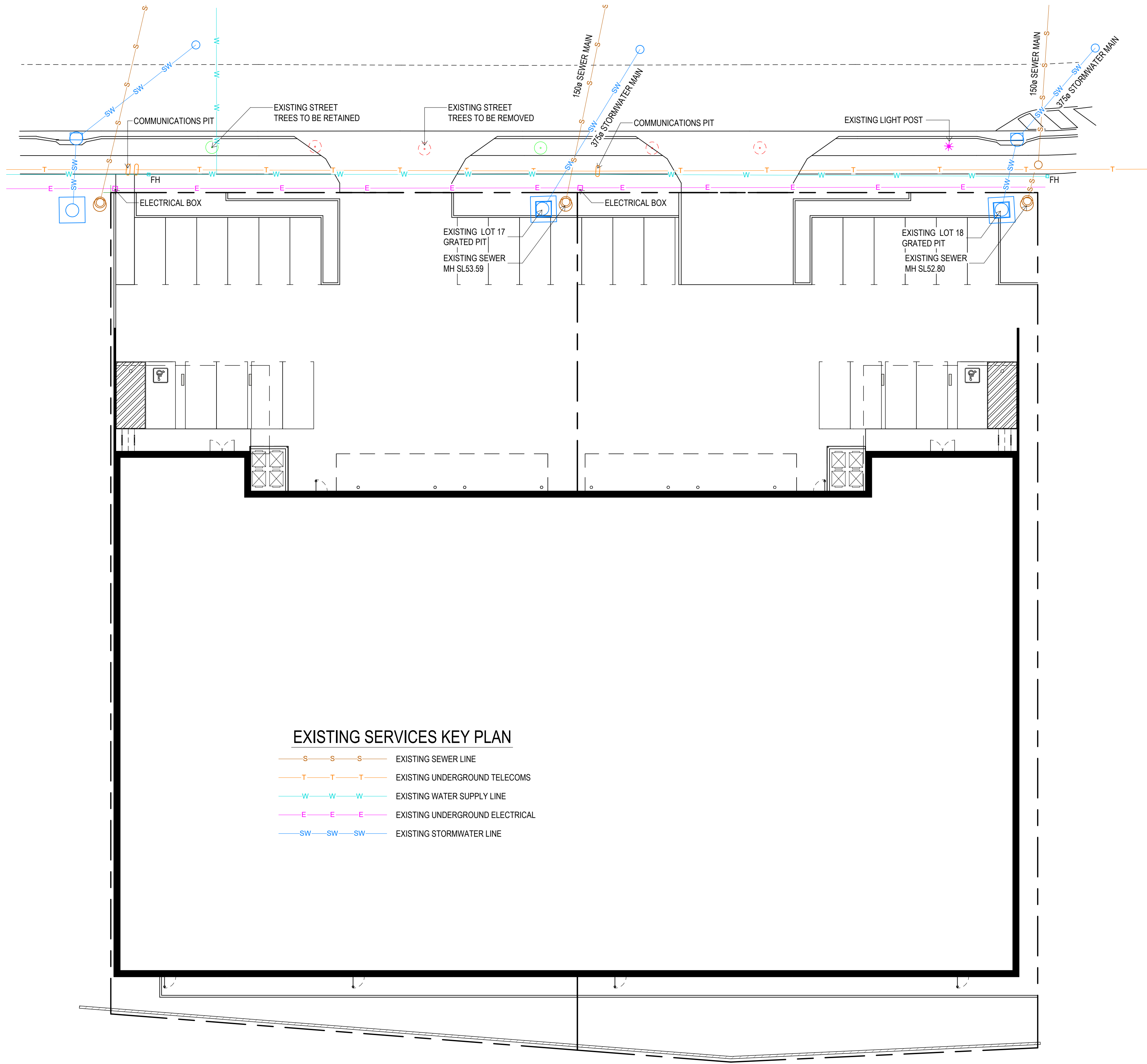
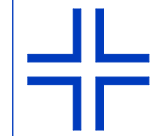
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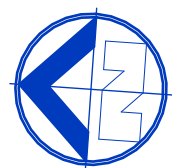


APPENDIX D SERVICES DRAWING





 SITE SERVICES PLAN
1 : 200 @ A1



EXISTING SERVICES PLAN
PRO-KIT
41-47 EDISON CRESCENT
VARRABILBA QLD 4207
DWG N° 11565-62-1 by HAL
DATE 25/08/2025.

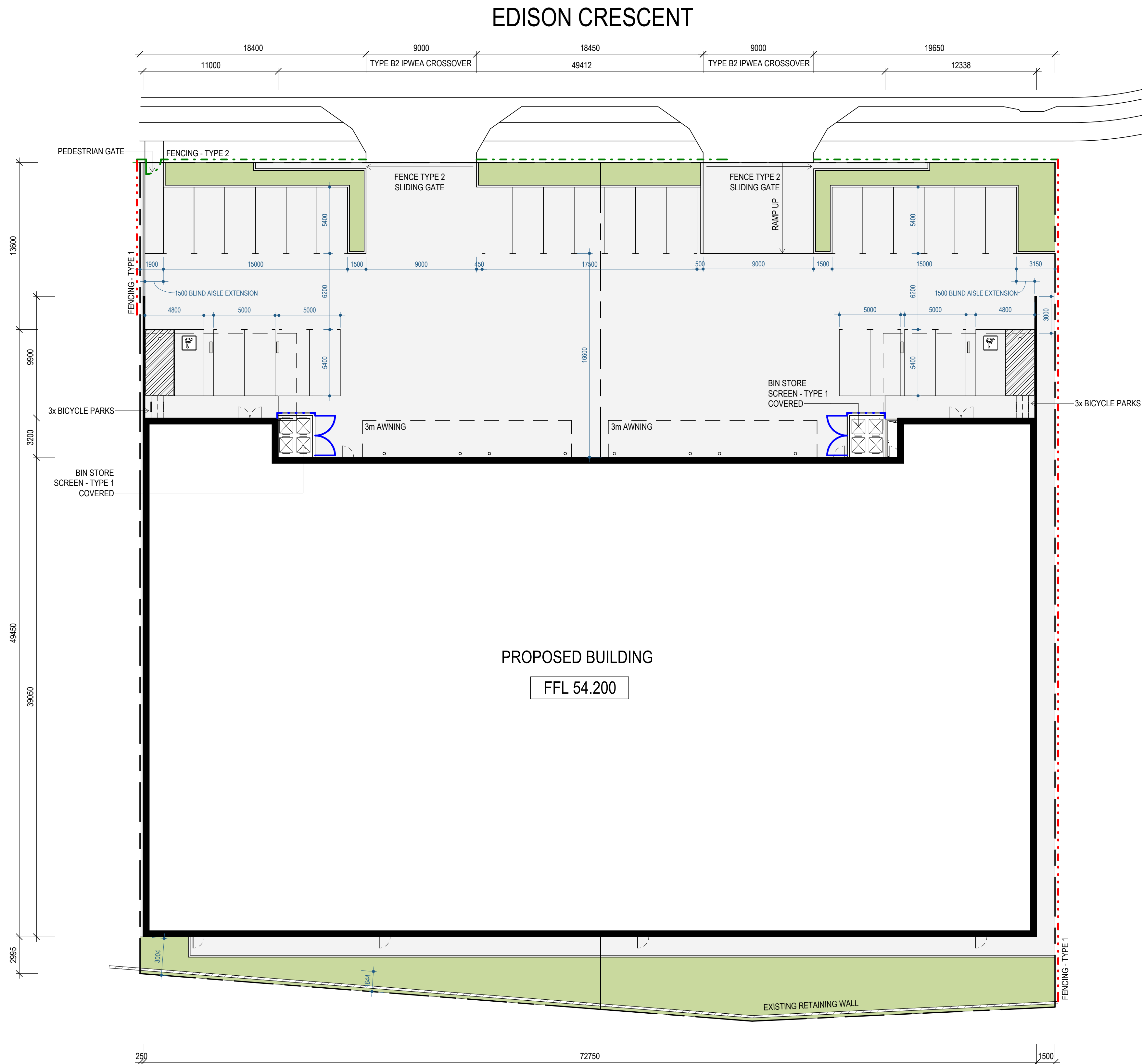




APPENDIX E SITE PLAN



 **SITE PLAN**
1 : 200 @ A1



GENERAL NOTES

UNLESS NOTED OTHERWISE:

- INDUSTRIAL CROSSOVERS TO BE CONSTRUCTED AS PER LOCAL AUTHORITY STANDARD DETAIL DRAWINGS.
- 150mm WIDE CONCRETE KERBING TO CARPARK AND DRIVEWAY PERIMETER - WHERE SHOWN.
- PROVIDE DISABLED ACCESS FROM CARPARK TO BUILDING RAMPS TO BE MAXIMUM GRADES OF 1:20 ACROSS CAR TURNING AREA WITH MAXIMUM 3mm STEP UP FROM RAMP TO FLOOR TO COMPLY WITH AS1428.1:2001.
- ALL RAMPS FROM CARPARK TO TENANCY ENTRY DOORS TO BE 1:14 MAXIMUM GRADIENT.

KEY

- E — E — EXISTING ELECTRICAL
- // — // — EXISTING FENCING
- G — G — EXISTING GAS
- S — S — EXISTING SEWER
- D — D — EXISTING STORMWATER
- T — T — EXISTING TELECOM
- W — W — EXISTING WATER LINE
- FENCING - TYPE 1:
1.8m HIGH BLACK PVC COATED
CHAINWIRE WITH 3x ROWS BARBED
WIRE
- FENCING - TYPE 2:
1.8m HIGH SPEARTOP, BLACK
POWDERCOATED.
- SCREEN - TYPE 1:
2.1m HIGH EZ SLAT, BLACK
POWDERCOATED.

SITE INFORMATION

SITE AREA

LOT 17 & 18 on SP333769	5,098 m ²
SITE COVERAGE	64% 3,231 m ²
LANDSCAPING	8% 401 m ²

FLOOR AREA

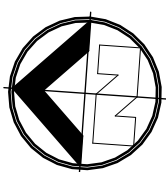
TOTAL	3,224 m ²
PRO-KIT	
GROUND FLOOR	
OFFICE	39 m ²
RETAIL DISPLAY AREA	63 m ²
WAREHOUSE	1,358 m ²
FIRST FLOOR	
OFFICE	115 m ²
RETAIL DISPLAY AREA	82 m ²
	1,657 m ²

TENANCY 2

GROUND FLOOR	
OFFICE	35 m ²
WAREHOUSE	1,420 m ²
FIRST FLOOR	
OFFICE	111 m ²
	1,567 m ²

PARKING

BICYCLE PARKS	6
CAR PARKS (INCLUDING PWD)	29



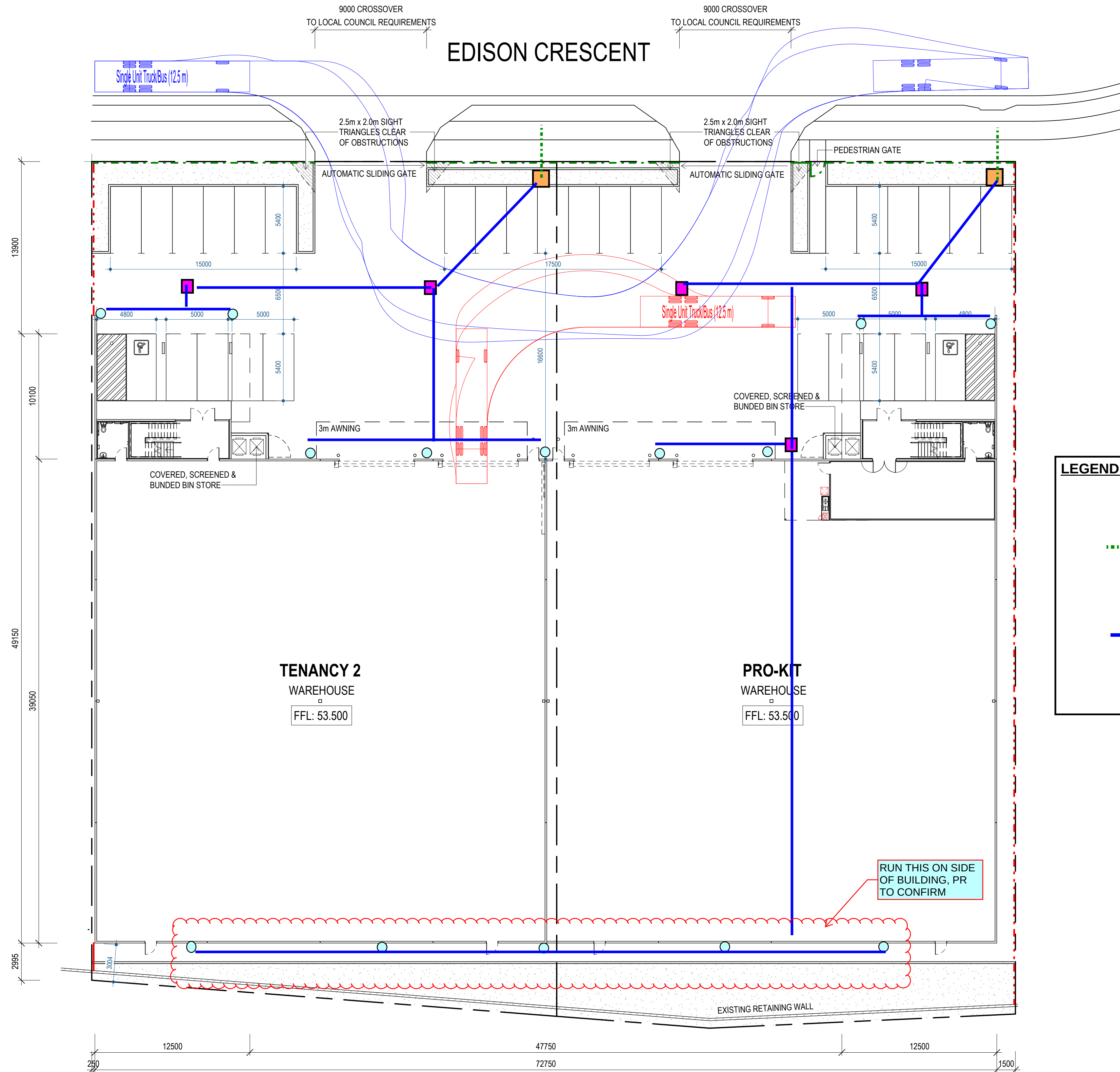
SITE PLAN
PRO-KIT
41-47 EDISON CRESCENT
VARRABILBA QLD 4207
DLUG N° 11565-20-9 by HAL
DATE 25/08/2025

space
frame
DESIGN + CONSTRUCT SOLUTIONS



APPENDIX F STORMWATER DRAINAGE





SITE PLAN
1 : 200 @ A1

WATERFORD - TAMBORINE ROAD

GENERAL NOTES

UNLESS NOTED OTHERWISE:

- INDUSTRIAL CROSSOVERS TO BE CONSTRUCTED AS PER LOCAL AUTHORITY STANDARD DETAIL DRAWINGS.
- 150mm WIDE CONCRETE KERBING TO CARPARK AND DRIVEWAY PERIMETER - WHERE SHOWN.
- PROVIDE DISABLED ACCESS FROM CARPARK TO BUILDING RAMPS TO BE MAXIMUM GRADES OF 1:20 ACROSS CAR TURNING AREA WITH MAXIMUM 3mm STEP UP FROM RAMP TO FLOOR TO COMPLY WITH AS1428.1:2001.
- ALL RAMPS FROM CARPARK TO TENANCY ENTRY DOORS TO BE 1:14 MAXIMUM GRADIENT.

KEY

- E — E — EXISTING ELECTRICAL
- // — // — EXISTING FENCING
- G — G — EXISTING GAS
- S — S — EXISTING SEWER
- D — D — EXISTING STORMWATER
- T — T — EXISTING TELECOM
- W — W — EXISTING WATER LINE
- — — — PROPOSED FENCING:
1.8m HIGH BLACK PVC COATED
CHAINWIRE WITH 3x ROWS BARBED
WIRE
- — — — PROPOSED FENCING:
1.8m HIGH SPEARTOP, BLACK
POWDERCOATED.

LEGEND:

- EXISTING CONNECTION POINT
- EXISTING SW PIPE
- IN-GROUND PIT W/ ATLAN
STORMSACK
- IN-GROUND PIPE
- DOWNPIPE

SITE INFORMATION

SITE AREA

LOT 17 & 18 on SP333769	5,098 m ²
LANDSCAPING 8%	385 m ²

FLOOR AREA

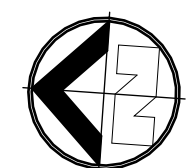
TOTAL	3,222 m ²
PRO-KIT	
GROUND FLOOR	
OFFICE	35 m ²
SHOWROOM	66 m ²
WAREHOUSE	1,355 m ²
FIRST FLOOR	
OFFICE	116 m ²
SHOWROOM	83 m ²
	1,655 m ²

TENANCY 2

GROUND FLOOR	
OFFICE	35 m ²
WAREHOUSE	1,420 m ²
FIRST FLOOR	
OFFICE	111 m ²
	1,567 m ²

PARKING

CAR PARKS (INCLUDING PWD)	29
---------------------------	----



SITE PLAN
PRO-KIT
41-47 EDISON CRESCENT
VARRABILBA QLD 4207
DWG N° 5101-20-2 by HAL
DATE 04/05/2025

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225 Queensport Rd North, Murarrie Qld 4172 Australia | PO Box 452, Morningside Qld 4170 Australia
P +61 7 3890 9500 | **F** +61 7 3890 9533 | **E** mail@spaceframe.com | **W** www.spaceframe.com

FACILITATE | DESIGN | CONSTRUCT | DELIVER



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