

Client Ref: Stockland

16 May 2025

Stockland  
Level 4, 99 Melbourne Street  
SOUTH BRISBANE, QLD 4101

**PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL**

Approval no: DEV2025/1628

Date: 19 Sept 2025

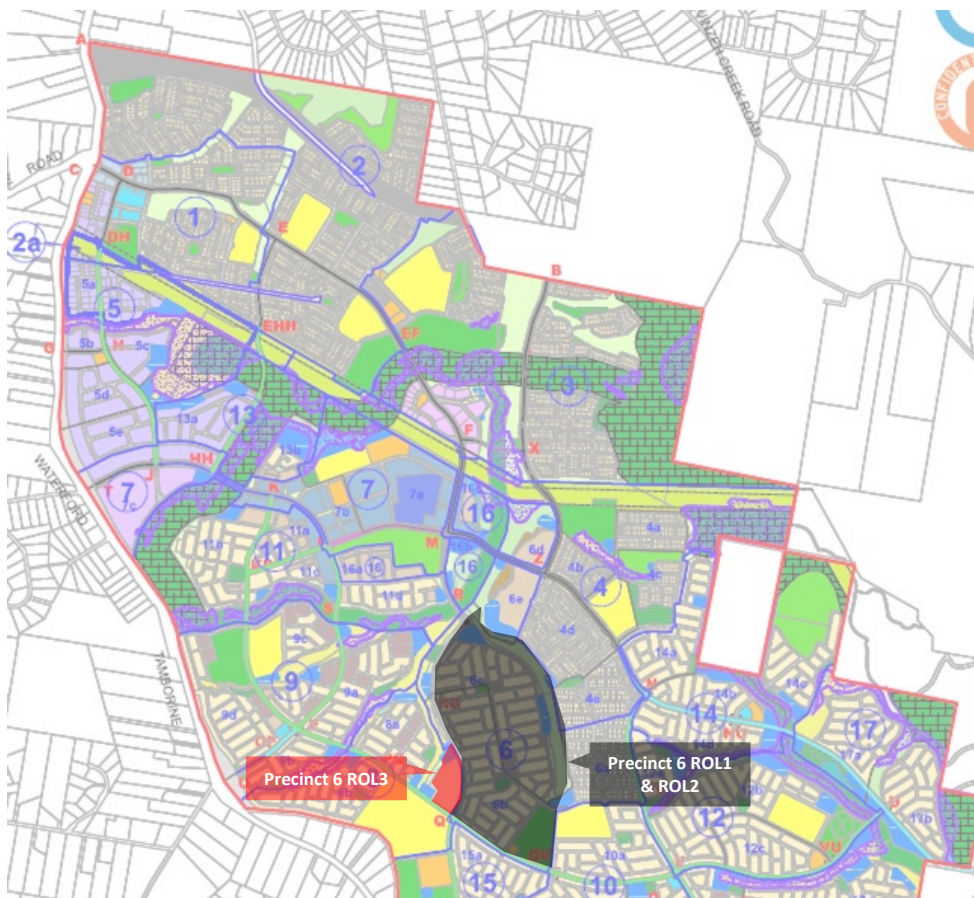


**Attention: Anne Vu**

Dear Anne,

### **Yarrabilba – Water Supply and Sewerage Servicing Strategy/Solution for Revised Precinct 6 ROL3**

The report 'Yarrabilba Precinct 6 ROL 2 Sub-Precinct Network Plan (SPNP) – Water and Wastewater Infrastructure, October 2023' outlining the ultimate and interim water supply and service strategy for Yarrabilba was endorsed by Economic Development Queensland (EDQ) and Logan City Council (LCC) in 2023. Since the approval of this report, the precinct boundaries have been rearranged, and the south-east corner of future Precinct 8 now has been included in Precinct 6 and named Precinct 6 ROL3 (see Figure 1 below).



**Figure 1 Revised Precinct 6 Boundary and Locality of Precinct 6 ROL3**

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YB P6G ROL3 Tech Memo V01.docx

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Stockland now intends to launch development application for the area Precinct 6 ROL3. The technical memorandum provides the revision of Precinct 6 ROL3 contents and the revised population calculation (in terms of EP), as well as the water supply and sewerage collection strategy and detailed reticulation sizes proposed for the Precinct 6 ROL3.

## 1. Contents of Precinct ROL3

The revised Precinct 6 ROL3 is located to the west of Yarrabilba Drive and to the north of Jimbillunga Drive in Yarrabilba. The area comprises of 5.6 ha or 74 lots of residential (72 detached and 2 attached residential) development, detention basin and parklands (shown in Figure 2)

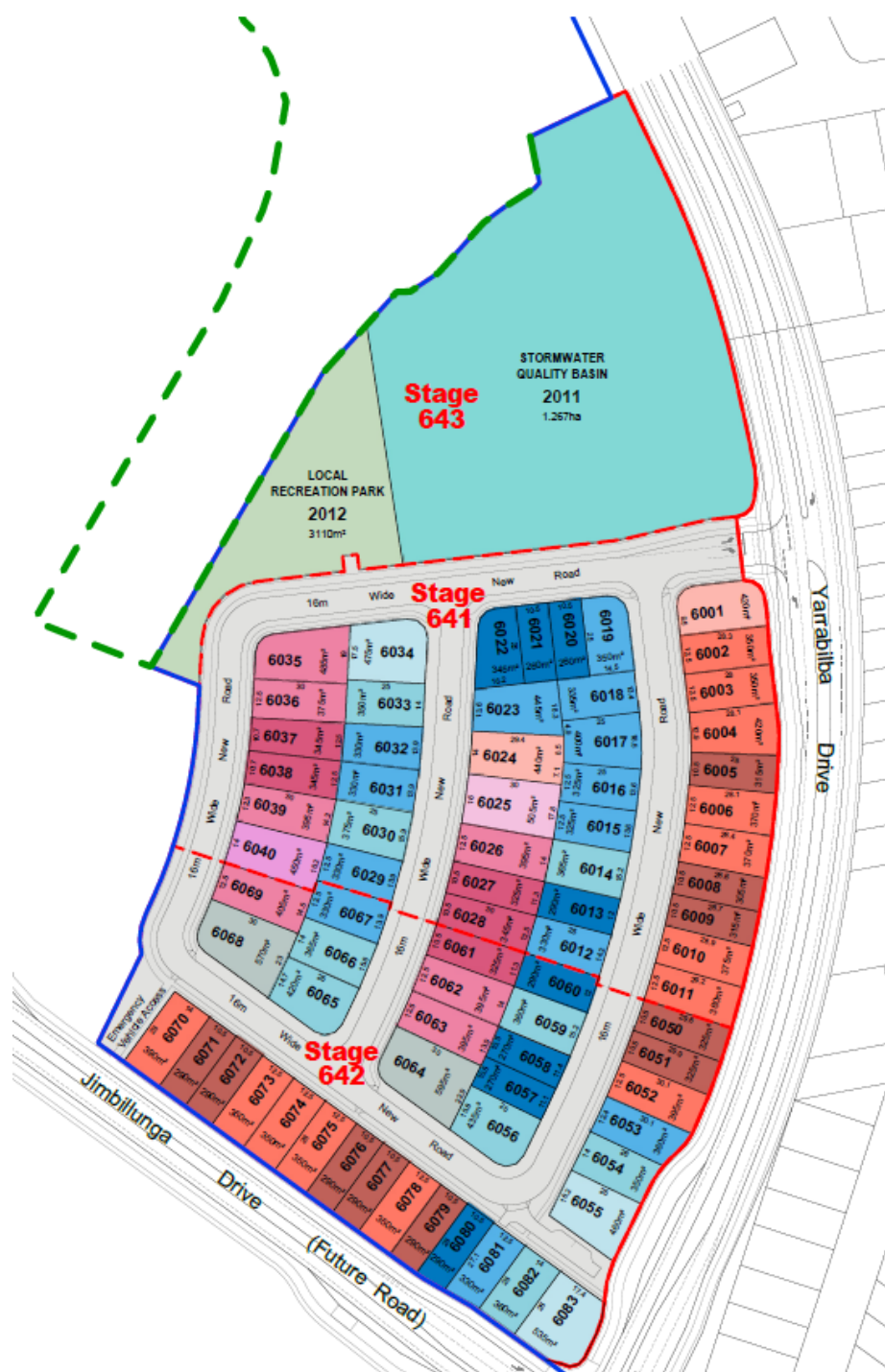


Figure 2 Locality and Development Contents of Precinct 6 ROL3

## 2. Proposed Population and Timing

This technical memorandum assumed 72 detached residential lots and 2 attached residential lots (with the maximum of 3 attached dwellings), or a total of 212.3 EP in the Precinct 6 ROL3 application. Stockland will launch the application now (May 2025) and anticipate the sale activities will start around the second half of 2026.

A summary of the population in Precincts 1 to 6 is provided in Table 1 and Table 2.

**Table 1: Estimated 2027 Water EP for Precincts 1, 2, 3, 4, 5A, 6A, 6 ROL1, 6 ROL2 and 6 ROL3**

| Precinct /Village | Residential Detached | Residential Attached | Commercial/Em<br>ployment/Retail/<br>Community | Education  | Total EP      | Estimated<br>2027 EP* |
|-------------------|----------------------|----------------------|------------------------------------------------|------------|---------------|-----------------------|
| 1                 | 1,658                | 110                  | 375                                            | 101        | 2,244         | 2,244                 |
| 2                 | 5,432                | 320                  | 0                                              | 392        | 6,144         | 6,144                 |
| 3A                | 605                  | 255                  | 44                                             | 214        | 1,118         | 1,118                 |
| 3B                | 1,249                | 59                   | 0                                              | 0          | 1,308         | 1,308                 |
| 3C                | 610                  | 0                    | 0                                              | 0          | 610           | 610                   |
| 3D                | 0                    | 0                    | 317                                            | 0          | 317           | 317                   |
| 4A                | 430                  | 35                   | 0                                              | 0          | 465           | 465                   |
| 4B                | 405                  | 33                   | 0                                              | 133        | 571           | 571                   |
| 4C                | 303                  | 24                   | 0                                              | 0          | 328           | 303                   |
| 4E/4F             | 1,725                | 139                  | 0                                              | 0          | 1,864         | 1,864                 |
| 4D                | 1,021                | 82                   | 0                                              | 0          | 1,104         | 1,104                 |
| 5A MIBA North     | 0                    | 0                    | 393                                            | 0          | 393           | 393                   |
| 4G                | 325                  | 0                    | 0                                              | 0          | 325           | 325                   |
| 6 ROL1            | 1,492                | 52                   | 0                                              | 0          | 1,544         | 1,544                 |
| 6 ROL2            | 1,159                | 100                  | 0                                              | 0          | 1,259         | 1,259                 |
| <b>6 ROL3</b>     | <b>201.6</b>         | <b>10.7</b>          | <b>0</b>                                       | <b>0</b>   | <b>212.3</b>  | <b>212.3</b>          |
| <b>Total</b>      | <b>16,616</b>        | <b>1,220</b>         | <b>1,129</b>                                   | <b>840</b> | <b>19,805</b> | <b>19,805</b>         |

\*: Based on development approvals up to and including 2027.

**Table 2: Estimated 2027 Sewerage EP for Precincts 1, 2, 3, 4, 5A, 6A, 6 ROL1, 6 ROL2 and 6 ROL3**

| Precinct | Residential Detached | Residential Attached | Commercial/Em<br>ployment/Retail/<br>Community | Education | Total EP | Estimated<br>2027 EP* |
|----------|----------------------|----------------------|------------------------------------------------|-----------|----------|-----------------------|
| 1        | 1,658                | 110                  | 460                                            | 101       | 2,329    | 2,329                 |
| 2        | 5,432                | 320                  | 0                                              | 392       | 6,144    | 6,144                 |
| 3A       | 605                  | 255                  | 55                                             | 214       | 1,129    | 1,129                 |
| 3B       | 1,249                | 59                   | 0                                              | 0         | 1,308    | 1,308                 |
| 3C       | 610                  | 0                    | 0                                              | 0         | 610      | 610                   |
| 3D       | 0                    | 0                    | 390                                            | 0         | 390      | 390                   |
| 4A       | 430                  | 35                   | 0                                              | 0         | 465      | 465                   |
| 4B       | 405                  | 33                   | 0                                              | 133       | 571      | 571                   |
| 4C       | 303                  | 24                   | 0                                              | 0         | 328      | 303                   |
| 4E/6A    | 1,725                | 139                  | 0                                              | 0         | 1,864    | 1,864                 |

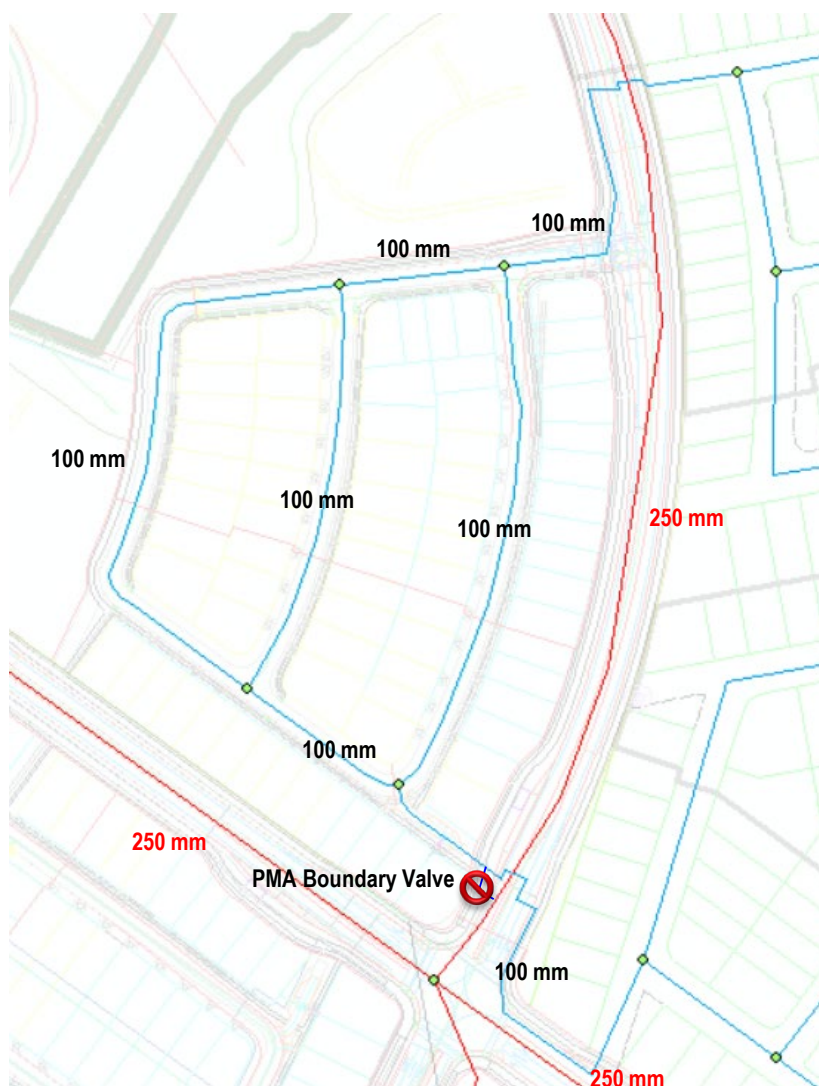
| Precinct      | Residential Detached | Residential Attached | Commercial/Em<br>ployment/Retail/<br>Community | Education  | Total EP      | Estimated<br>2027 EP* |
|---------------|----------------------|----------------------|------------------------------------------------|------------|---------------|-----------------------|
| 4D            | 1,021                | 82                   | 0                                              | 0          | 1,104         | 1,104                 |
| 5A MIBA North | 0                    | 0                    | 484                                            | 0          | 484           | 393                   |
| 4G            | 325                  | 0                    | 0                                              | 0          | 325           | 325                   |
| 6 ROL1        | 1,492                | 52                   | 0                                              | 0          | 1,544         | 1,544                 |
| 6 ROL2        | 1,159                | 100                  | 0                                              | 0          | 1,259         | 1,259                 |
| <b>6 ROL3</b> | <b>201.6</b>         | <b>10.7</b>          | <b>0</b>                                       | <b>0</b>   | <b>212.3</b>  | <b>212.3</b>          |
| <b>Total</b>  | <b>16,616</b>        | <b>1,220</b>         | <b>1,389</b>                                   | <b>840</b> | <b>20,065</b> | <b>20,065</b>         |

\*: Based on development approvals up to and including 2026.

### 3. Water Service Strategy Revision and Revised Water Reticulation Network

The ultimate pressure management areas (PMA), network size and layout required for servicing entire Precinct 6 were approved in the 2023 endorsed report assessment. It is noted that the 212.3 EP of Precinct 6 ROL3 were counted as the Precinct 8 in the 2023 endorsed report assessment. Hence the total EP of this PMA has kept unchanged. The interim water supply scenarios for Precinct 6 were also assessed by the Yarrabilba Precinct 6 ROL 2 Sub-Precinct Network plan – Water and Wastewater Infrastructure report dated October 2023 (P6 ROL 2 SPNP report). The interim solution was provided in section 4 of P6 ROL 2 SPNP report. These two assessments and outcomes are not included in this memorandum.

The proposed P6 ROL3 water reticulation network is shown in Figure 3.



**Figure 3 Water Reticulation Network for Precinct 6 ROL3**

#### **4. Sewerage Service Strategy Revision and Revised Water Reticulation Network**

Sewage generated by the Precinct 6 ROL3 development will be collected by the pumping station SPS153 network, then pumped to the pumping station SPS 084. Flow from SPS 084 is transferred to the Loganholme STP catchment via the Chambers Flat pumping station. The ultimate internal trunk and reticulation sewerage infrastructure within the Yarrabilba development boundary was approved in the 2018 endorsed report assessment and would not be accessed again in the letter.

The combined design flow for Precinct 6 ROL3 are as follows:

- ADWF of 0.4 L/s; and
- PWWF of 2.5 L/s.

The interim sewerage service strategy for Precinct 6 was also addressed in Section 5.2 of the P6 ROL 2 SPNP report and is not included in this memorandum.

#### **5. Conclusions**

The revised Precinct 6 ROL3 water and sewerage service population is 212.3 EP. The revised water supply reticulation network of Precinct 6 ROL3 is provided as Figure 3. The functional drawings of water and sewerage reticulation layout is included in Appendix A.

The revised population and timing have been assessed by the P6 ROL 2 SPNP report, and both the ultimate and interim water and sewerage solutions were provided.

Please do not hesitate to contact the undersigned if you require any clarification on this assessment.

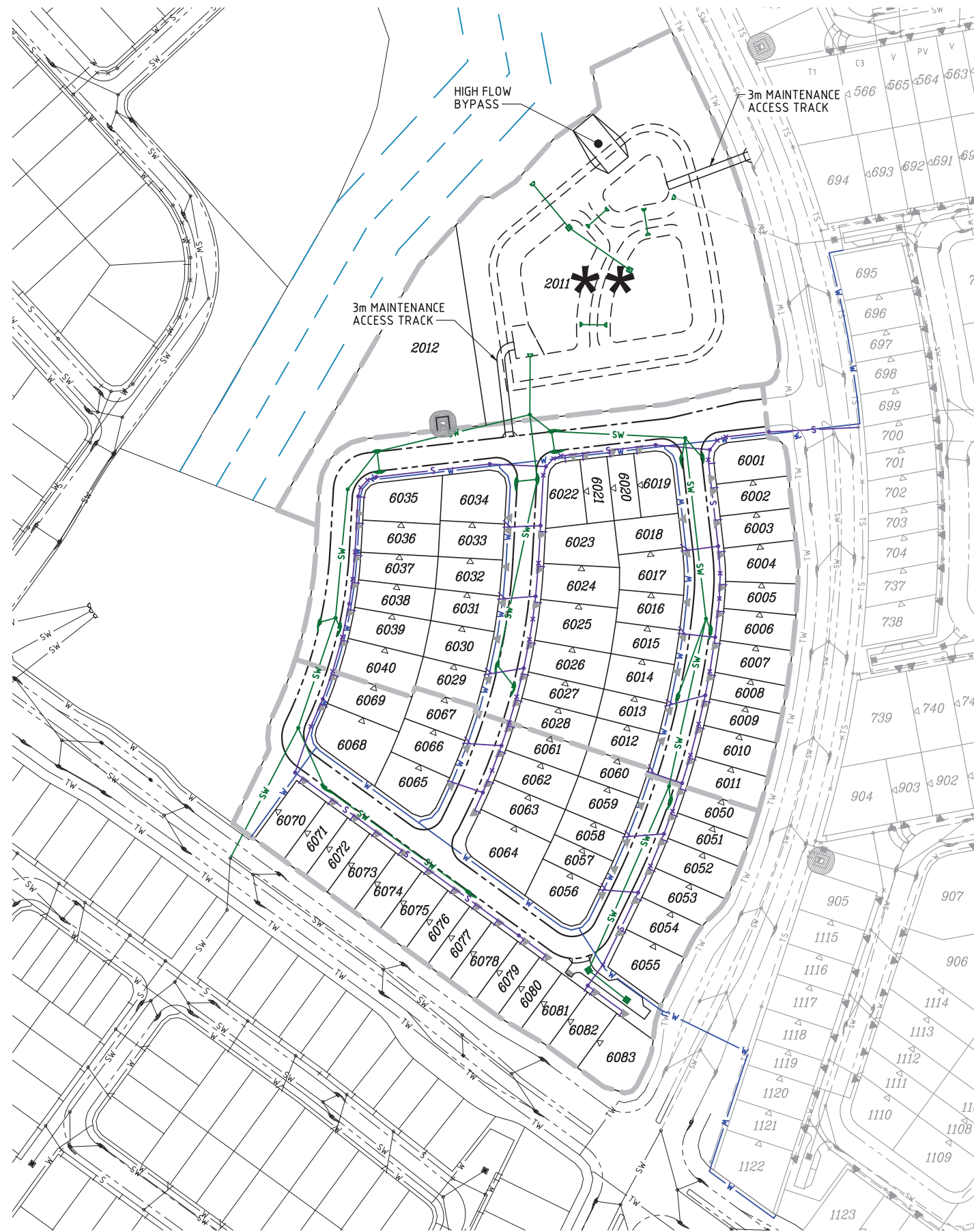
Yours sincerely

**Henry Lin**

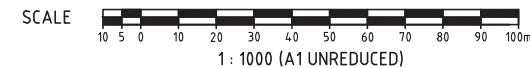
**Stantec Australia Pty Ltd**

## **Appendix A – Proposed Water and Sewerage Reticulation Functional Drawings**





- LEGEND**
- STAGE BOUNDARY
  - PROPOSED KERB FACE
  - PROPOSED SEWER
  - PROPOSED TRUNK SEWER
  - PROPOSED STORMWATER
  - PROPOSED WATER
  - PROPOSED TRUNK WATER
  - EXISTING SEWER
  - EXISTING TRUNK SEWER
  - EXISTING STORMWATER
  - EXISTING WATER
  - EXISTING TRUNK WATER
  - BIO BASIN/SEDIMENT POND
  - REFER DESIGNFLOW'S REPORT:  
SMP - PRECINCT 6



FOR  
APPROVAL

| REVISIONS |              |     |     |     |          |
|-----------|--------------|-----|-----|-----|----------|
| No        | Description  | DR  | DES | CHK | Date     |
| A         | FOR APPROVAL | JAS | JAS | RWM | 12.05.25 |
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Project

**YARRABILBA**

**PRECINCT 6 - ROL3  
FUNCTIONAL DRAWINGS**

Client

**Stockland**

Approved - RPEQ 12805

*Robert William Mander*

Digitally signed by Robert William Mander BEng (Civ), CPEng, RPEQ 12805  
Date: 2025.05.14 17:15:42+10'00'

DO NOT SCALE THIS  
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NORTH

Application No.

**kn group**

L1, 62 Astor Terrace, Spring Hill, QLD 4000  
www.kngroup.com.au | 07 3017 1900

| Drawing Title                              |                            |               |                   |
|--------------------------------------------|----------------------------|---------------|-------------------|
| P06ROL3 FUNCTIONAL LAYOUT<br>SERVICES PLAN |                            |               |                   |
| Scale                                      | AS SHOWN                   |               | Sheet<br>02 of 03 |
| A1                                         | Drawing No<br>21-233-SK152 | Revision<br>A |                   |