



PRECINCT 5 - MIBA SOUTH - ROL1
FUNCTIONAL PLANS

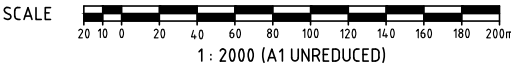


DRAWING INDEX

DRAWING NO.	DRAWING TITLE
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24-157-SK003	FUNCTIONAL LAYOUT - STAGING PLAN - SHEET 2
24-157-SK004	FUNCTIONAL LAYOUT - ROADWORKS PLAN - SHEET 1
24-157-SK005	FUNCTIONAL LAYOUT - ROADWORKS PLAN - SHEET 2
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1646
Date: 22 Sept 2025



FOR
APPROVAL

REVISIONS					
No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25

PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

Client

Approved - RPEQ 12805

DO NOT SCALE THIS
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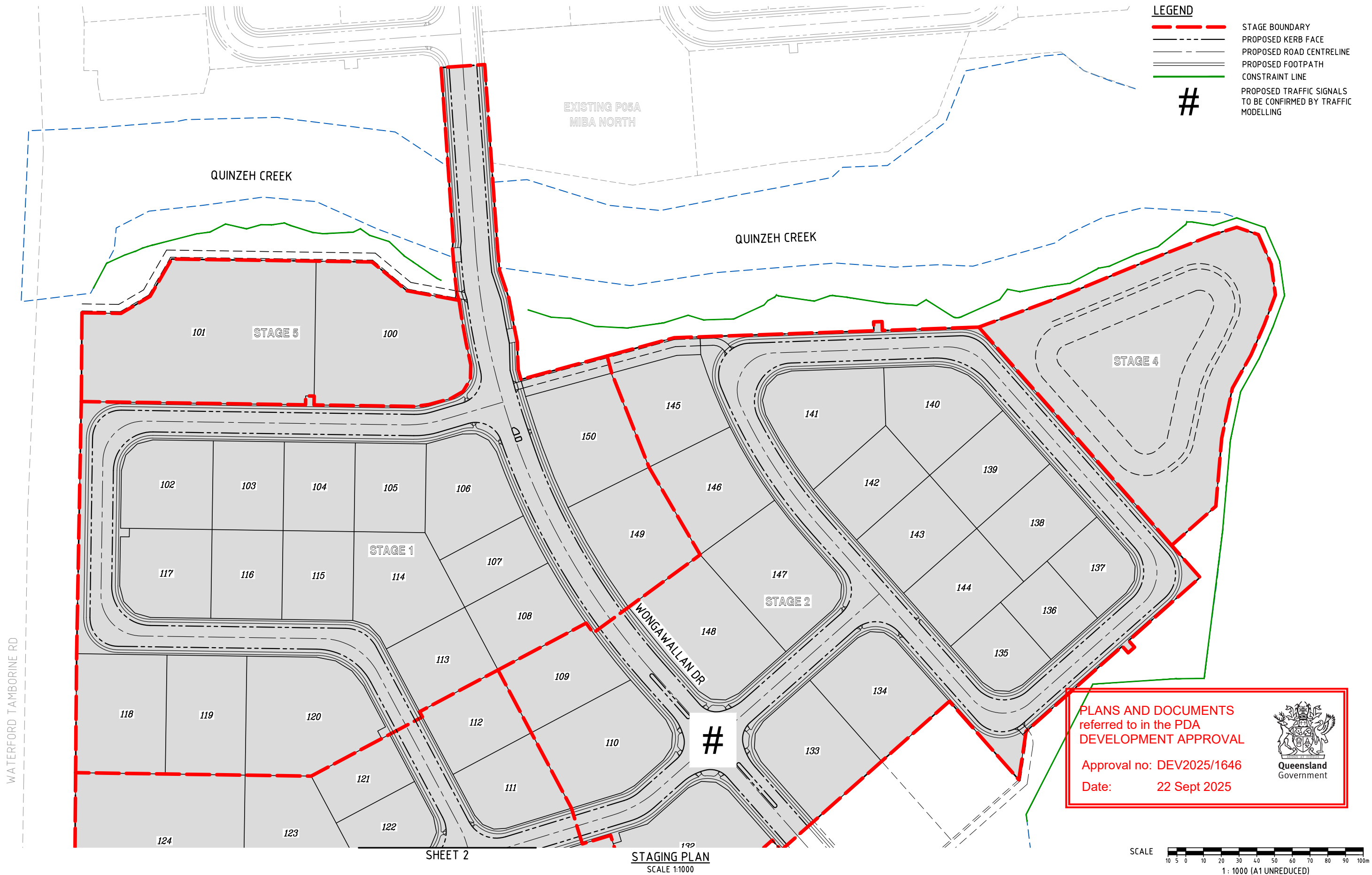
L1, 62 Astor Terrace, Spring Hill, QLD 4000
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Drawing Title

GENERAL
LOCALITY PLAN,
DRAWING INDEX AND NOTES

Scale	AS SHOWN	Sheet	01 of 24
A1	Drawing No	Revision	A
	24-157-SK001		

M:\2024\24157 Yarrabilba P5 MIBA South Preliminary Support\Engineering\Acad\FUNCTIONAL\24157-SK002-SK003-P055TH-FUNC-STAGING.dwg Plotted by: JS on Wed Jun 11 18:17:56 2025



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PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

Client

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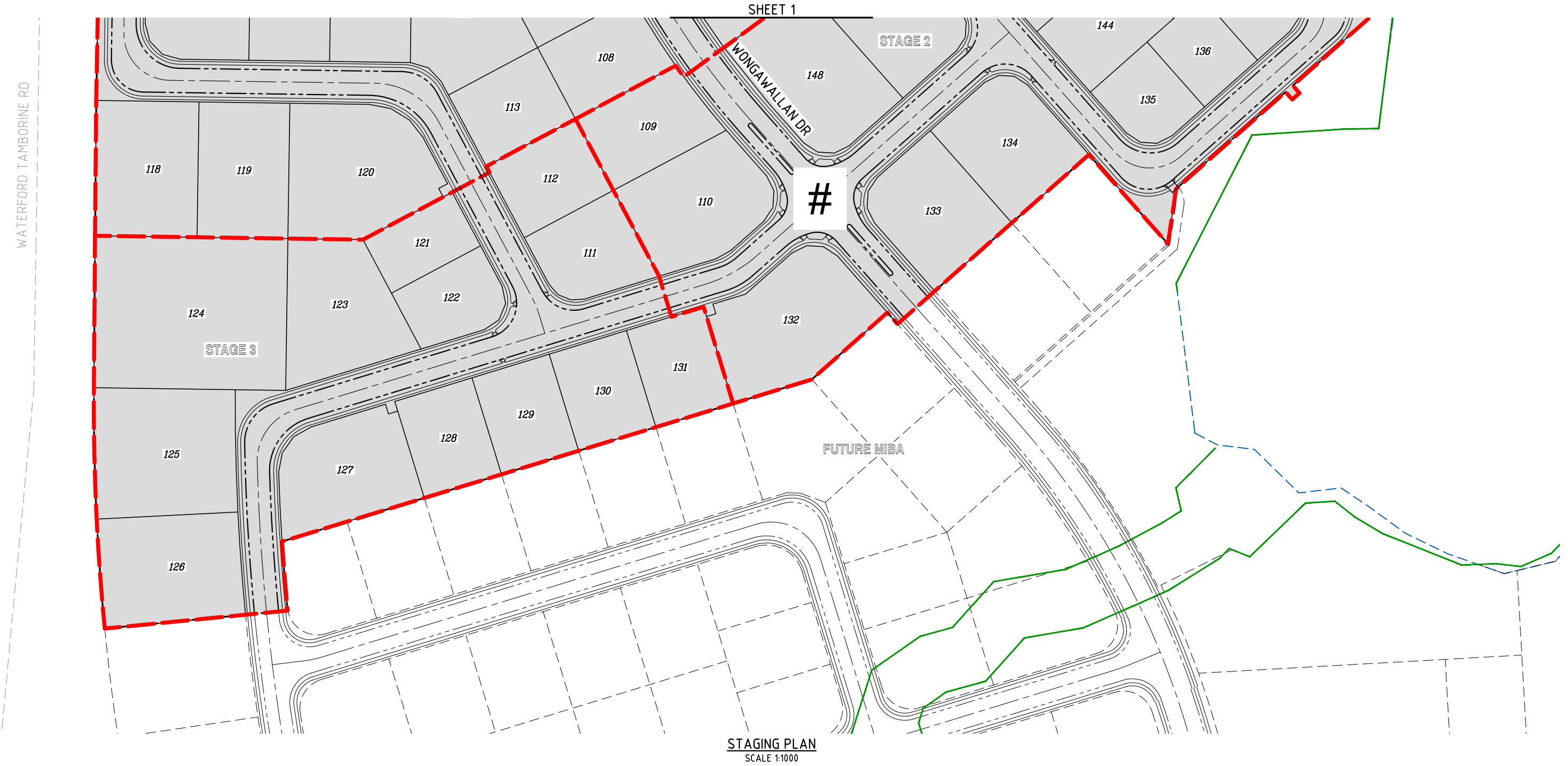
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Drawing Title

**FUNCTIONAL LAYOUT
STAGING PLAN
SHEET 1**

Scale	AS SHOWN	Sheet	02 of 24
A1	Drawing No 24-157-SK002	Revision	A

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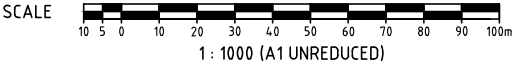


STAGING PLAN
SCALE 1:1000

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1646
Date: 22 Sept 2025

- LEGEND
- STAGE BOUNDARY
 - PROPOSED KERB FACE
 - PROPOSED ROAD CENTRELINE
 - PROPOSED FOOTPATH
 - CONSTRAINT LINE
 - # PROPOSED TRAFFIC SIGNALS TO BE CONFIRMED BY TRAFFIC MODELLING



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No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25

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PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

Client Stockland

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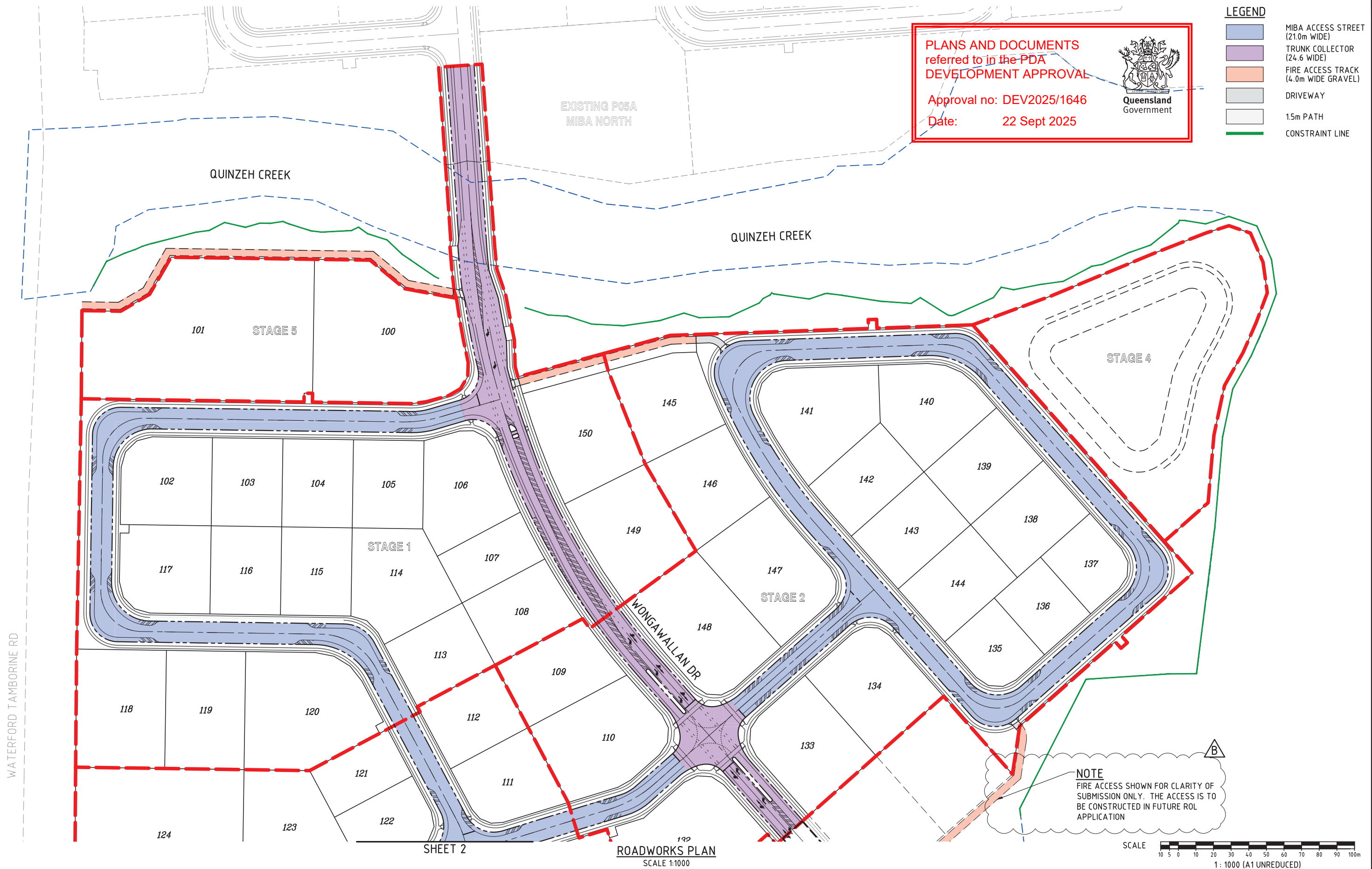
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Drawing Title			
FUNCTIONAL LAYOUT STAGING PLAN SHEET 2			
Scale		Sheet	
AS SHOWN		03 of 24	
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	24-157-SK003		

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APPROVAL

REVISIONS					
No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25
B	NOTE ADDED	SLK	JAS	RWM	22.07.25

Project
YARRABILBA
PRECINCT 5 - MIBA STH - ROL
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

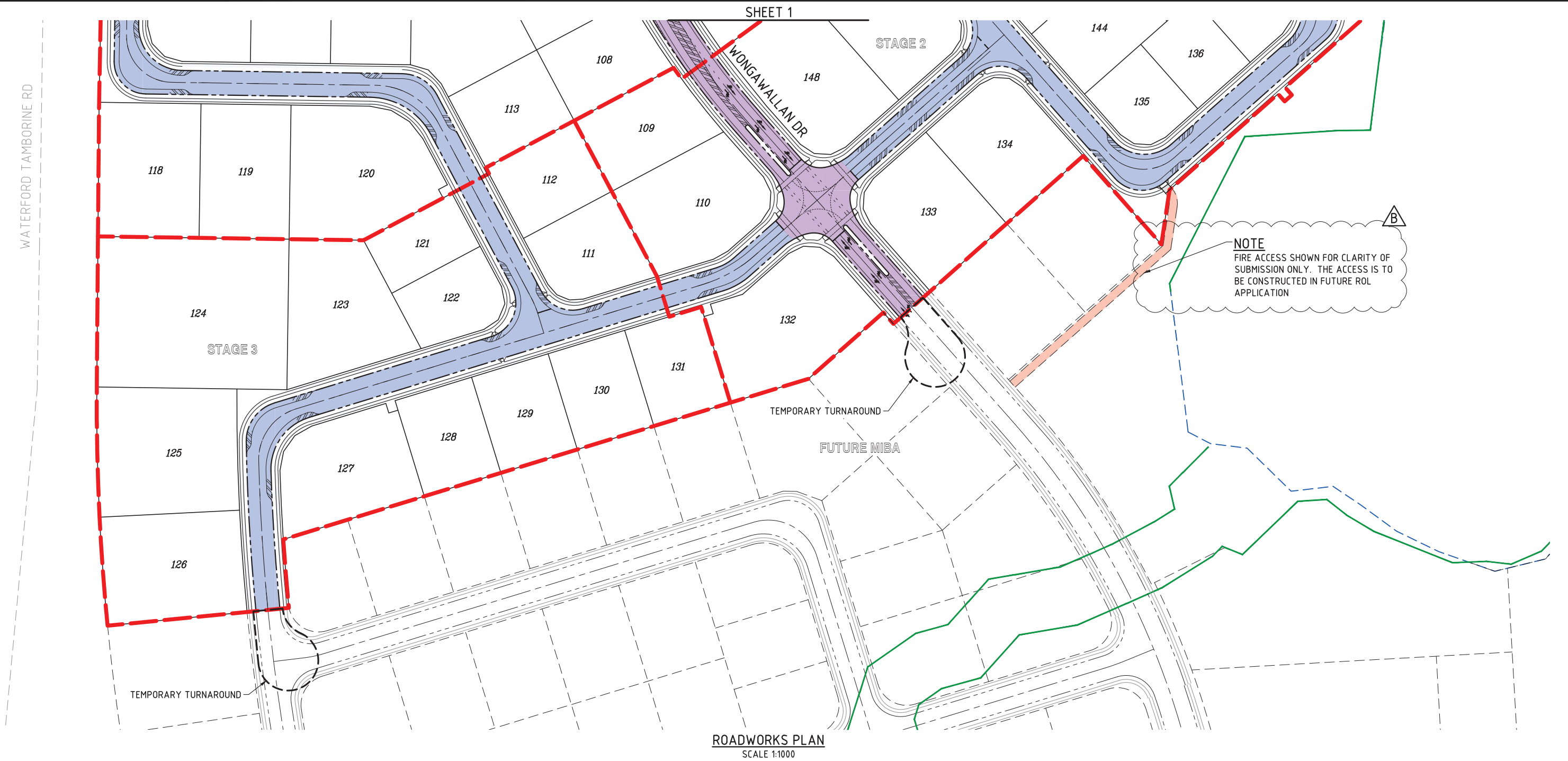
Client
Stockland
Approved - RPEQ 12805
Digitally signed by Robert William Mander BEng (Civl), CPEng, RPEQ 12805
Date: 2025.07.22 12:58:22+10'00'

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Drawing Title
**FUNCTIONAL LAYOUT
ROADWORKS PLAN
SHEET 1**
Scale
AS SHOWN
A1
Drawing No
24-157-SK004
Revision
04 of 24
B

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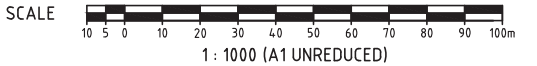
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2025/1646
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Queensland
Government

LEGEND

- MIBA ACCESS STREET
(21.0m WIDE)
- TRUNK COLLECTOR
(24.6 WIDE)
- FIRE ACCESS TRACK
(4.0m WIDE GRAVEL)
- DRIVEWAY
- 1.5m PATH
- CONSTRAINT LINE



FOR
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A	FOR APPROVAL	SLK	JAS	RWM	11.06.25
B	NOTE ADDED	SLK	JAS	RWM	22.07.25

Project

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PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

Client

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Mander BEng (Civl), CPEng, RPEQ
12805
Date: 2025.07.22 12:58:23+10'00'


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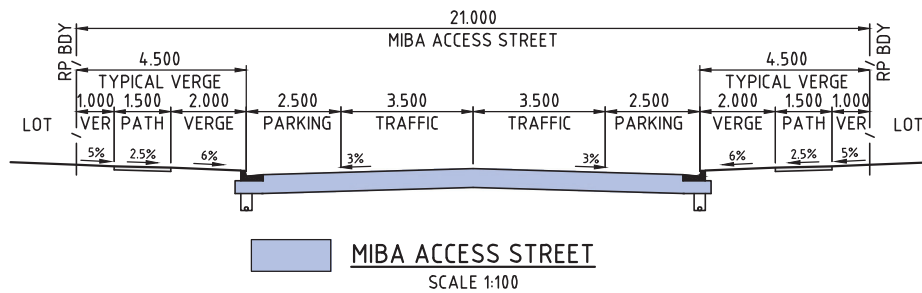
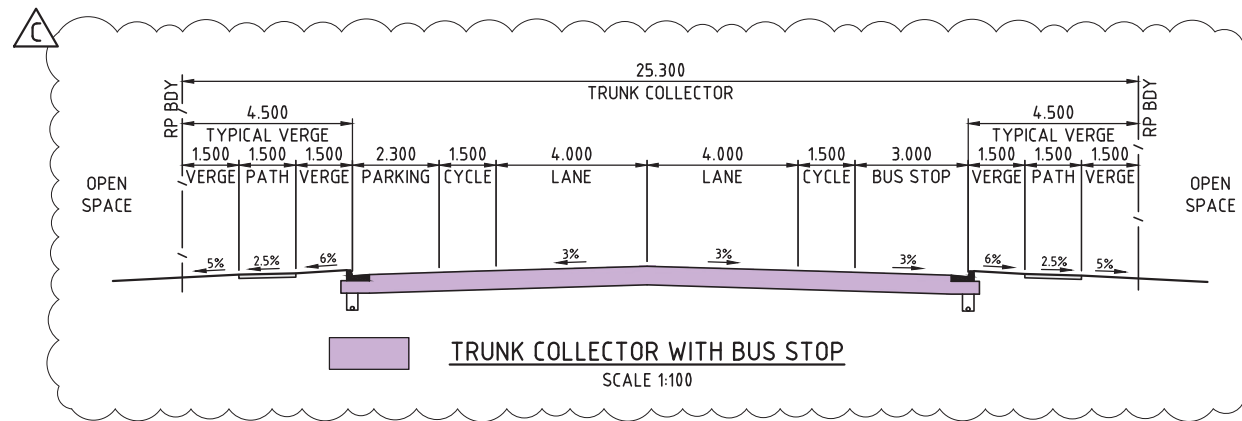
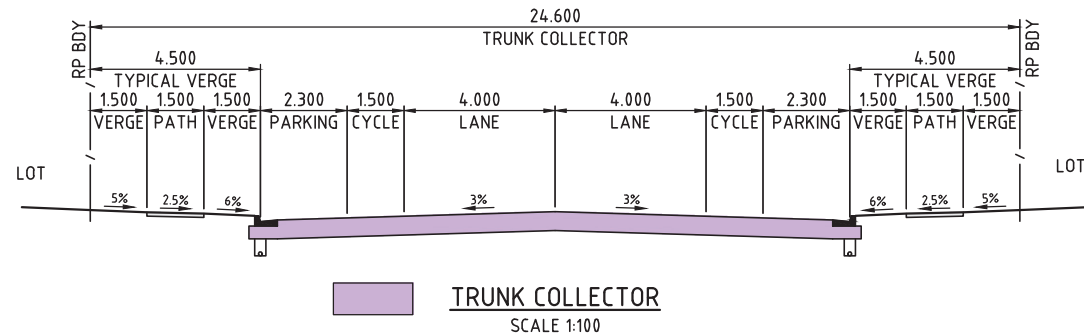
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Drawing Title

FUNCTIONAL LAYOUT
ROADWORKS PLAN
SHEET 2

Scale	AS SHOWN	Sheet	05 of 24
A1	Drawing No. 24-157-SK005	Revision	B

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NB
KERB TYPES TO BE CONFIRMED
DURING DETAILED DESIGN

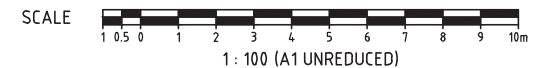
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No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25
B	NEW SECTION ADDED	SLK	JAS	RWM	22.07.25
C	NEW SECTION AMENDED	SLK	JAS	RWM	23.07.25



YARRABILBA

PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

Client



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William Mander BEng (Civil),
CPEng, RPEQ 12805
Date: 2025.07.24
10:10:02+10'00'



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Drawing Title

FUNCTIONAL LAYOUT
TYPICAL CROSS SECTIONS

Scale

AS SHOWN

A1

Sheet

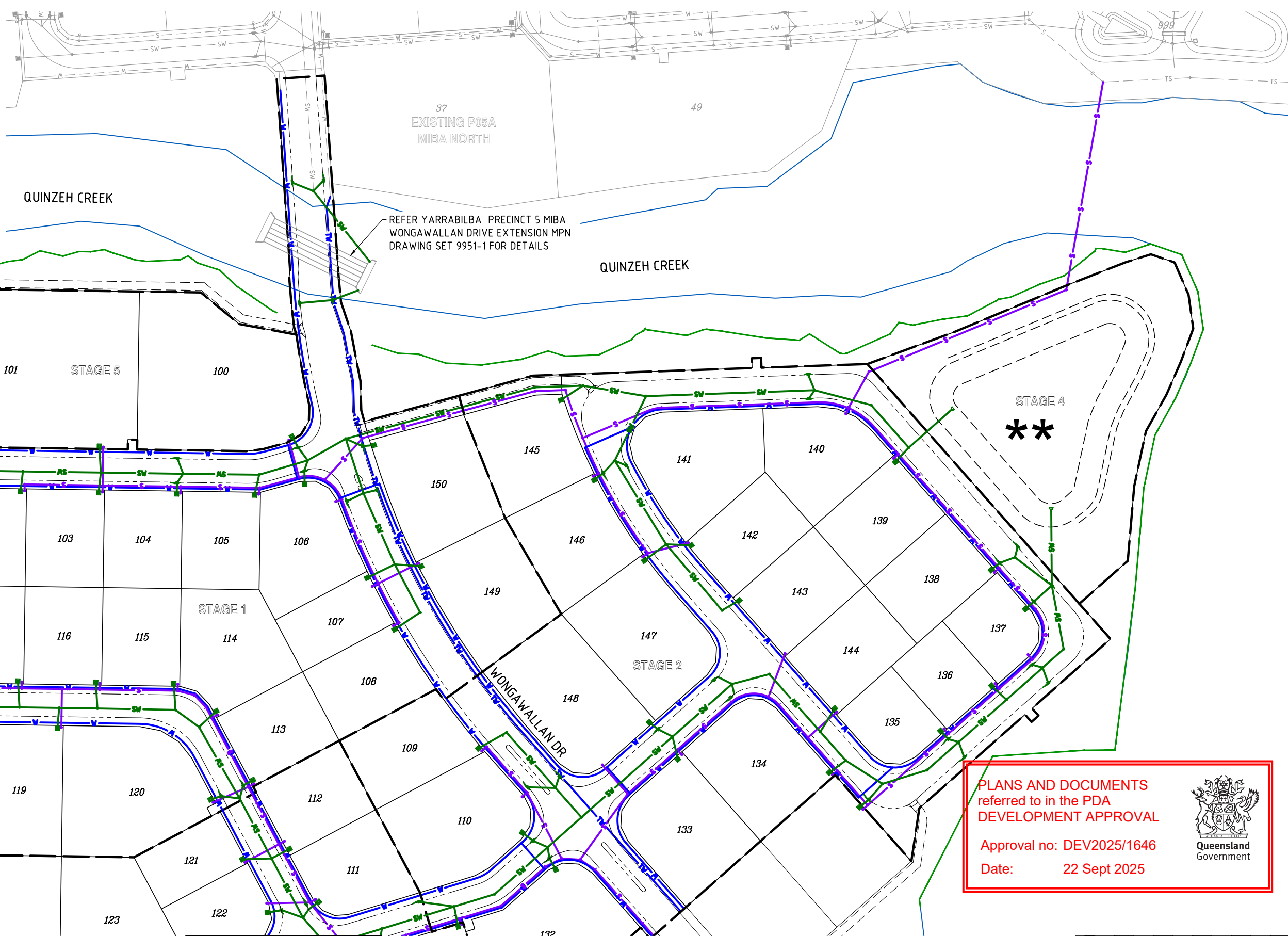
06 of 24

Revision

C

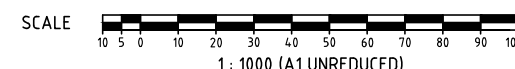
LEGEND

- 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 5 MIBA SOUTH
CONSTRAINT LINE



PLANS AND DOCUMENTS
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YARRABILBA
PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

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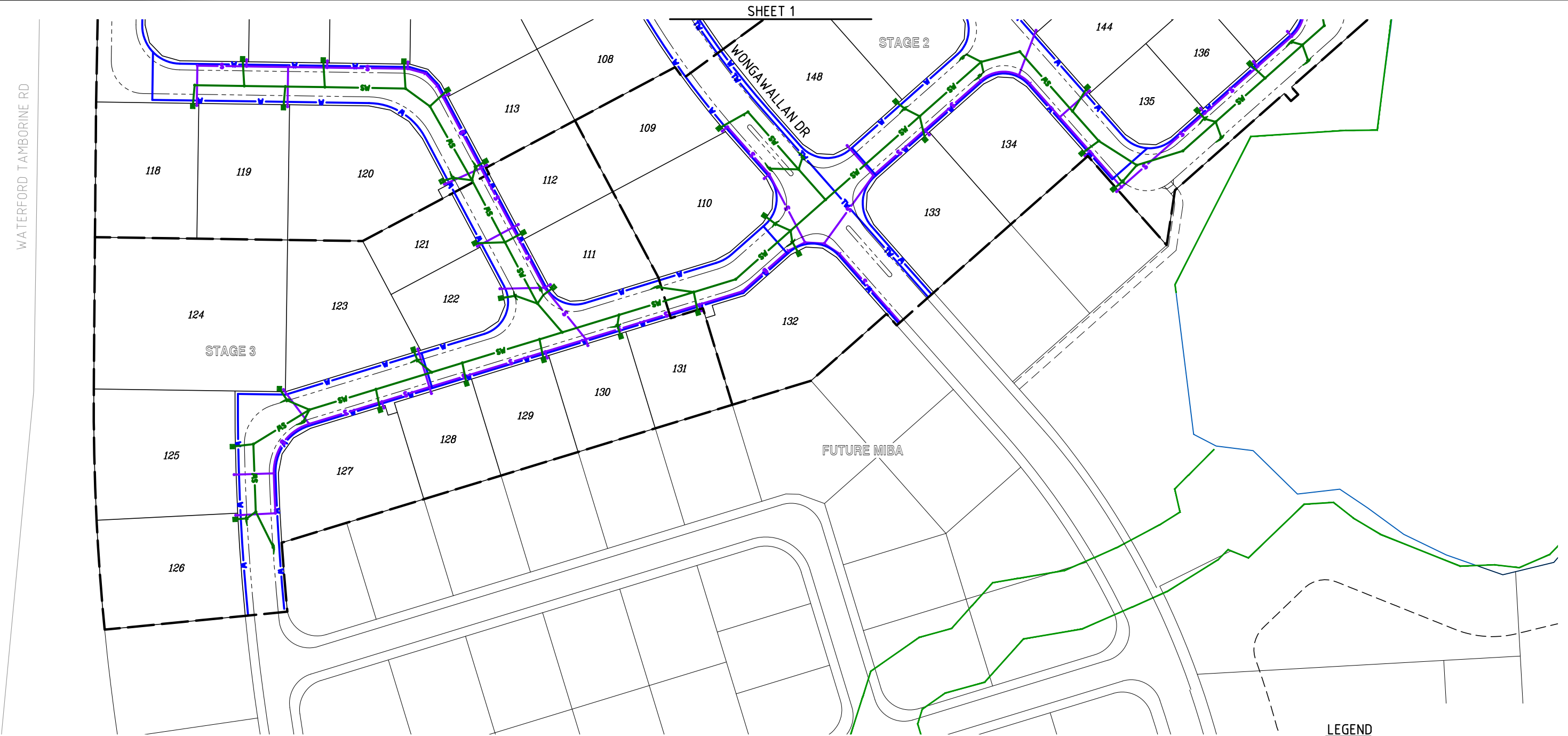
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Drawing Title
**FUNCTIONAL LAYOUT
SERVICES PLAN
SHEET 1**
Scale
AS SHOWN
A1
Drawing No
24-157-SK007
Sheet
07 of 24
Revision
A

M:\2024\24157 Yarrabilba P5 MBA South Preliminary Support\Engineering\Acad\FUNCTIONAL\SVL-157-SK007-SK008-POS5TH-FUNC-SERVICES.dwg Plotted by JS on Wed Jun 11 18:07 2025

WATERFORD TAMBORINE RD



SERVICES PLAN
SCALE 1:1000

PLANS AND DOCUMENTS
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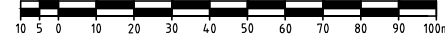
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Date: 22 Sept 2025



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 5 MIBA SOUTH
- CONSTRAINT LINE

SCALE 1: 1000 (A1 UNREDUCED)



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A	FOR APPROVAL	SLK	JAS	RWM	11.06.25

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PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

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Drawing Title

FUNCTIONAL LAYOUT
SERVICES PLAN
SHEET 2

Scale	AS SHOWN	Sheet	08 of 24
A1	Drawing No	Revision	A
	24-157-SK008		

LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- S PROPOSED SEWER
- TS PROPOSED TRUNK SEWER
- SW PROPOSED STORMWATER
- W PROPOSED WATER
- TW PROPOSED TRUNK WATER
- S EXISTING SEWER
- TS EXISTING TRUNK SEWER
- SW EXISTING STORMWATER
- W EXISTING WATER
- TW EXISTING TRUNK WATER
- BIO BASIN/SEDIMENT POND
- REFER DESIGNFLOW'S REPORT:
SMP - PRECINCT 5 MIBA SOUTH
- CONSTRAINT LINE

QUINZEH CREEK

QUINZEH CREEK

STAGE 5

STAGE 4

STAGE 1

STAGE 2

WONGAWALLAN DR

PLANS AND DOCUMENTS
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Project
YARRABILBA
PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

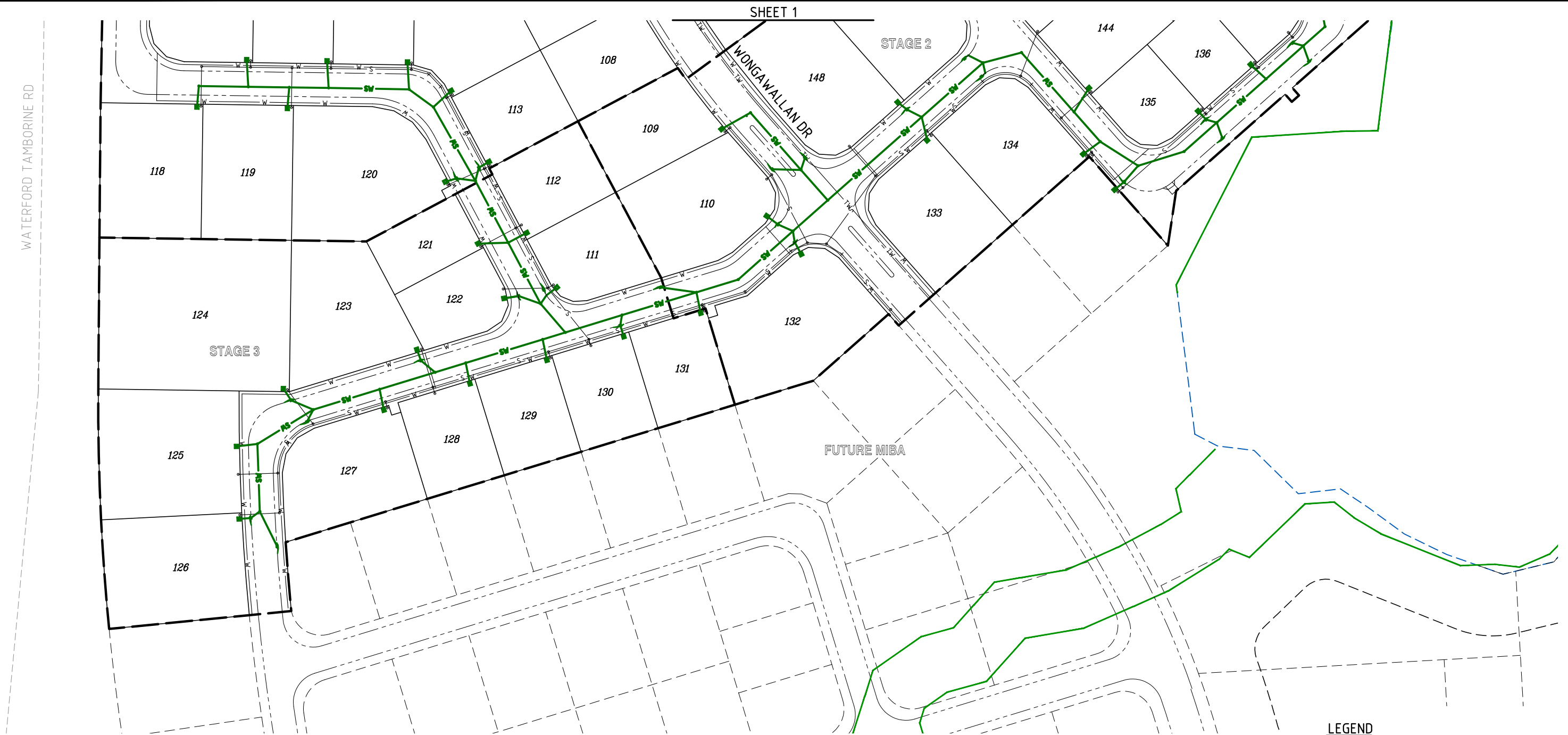
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Drawing Title
**FUNCTIONAL LAYOUT
STORMWATER PLAN
SHEET 1**
Scale
AS SHOWN
A1
Drawing No
24-157-SK009
Sheet
09 of 24
Revision
A

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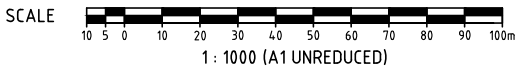


STORMWATER PLAN
SCALE 1:1000

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 5 MBA SOUTH
- CONSTRAINT LINE

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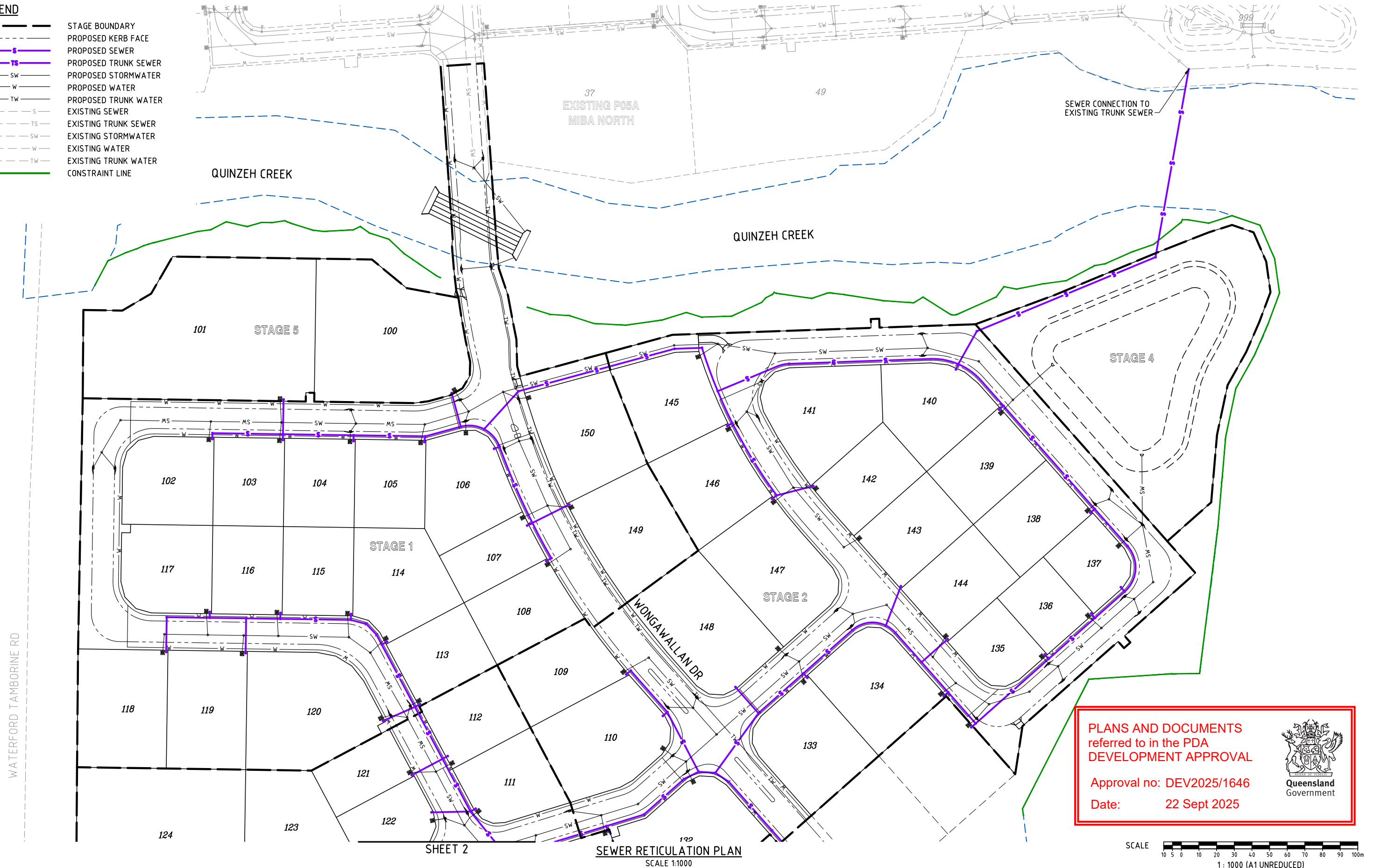
Drawing Title

FUNCTIONAL LAYOUT
STORMWATER PLAN
SHEET 2

Scale	AS SHOWN	Sheet	10 of 24
A1	Drawing No 24-157-SK010	Revision	A

LEGEND

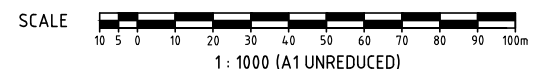
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- PROPOSED KERB FACE
- PROPOSED SEWER
- PROPOSED TRUNK SEWER
- PROPOSED STORMWATER
- PROPOSED WATER
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- EXISTING SEWER
- EXISTING TRUNK SEWER
- EXISTING STORMWATER
- EXISTING WATER
- EXISTING TRUNK WATER
- CONSTRAINT LINE



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PRECINCT 5 - MIBA STH - ROL1 PRELIMINARY PLANNING FUNCTIONAL DRAWINGS

Client

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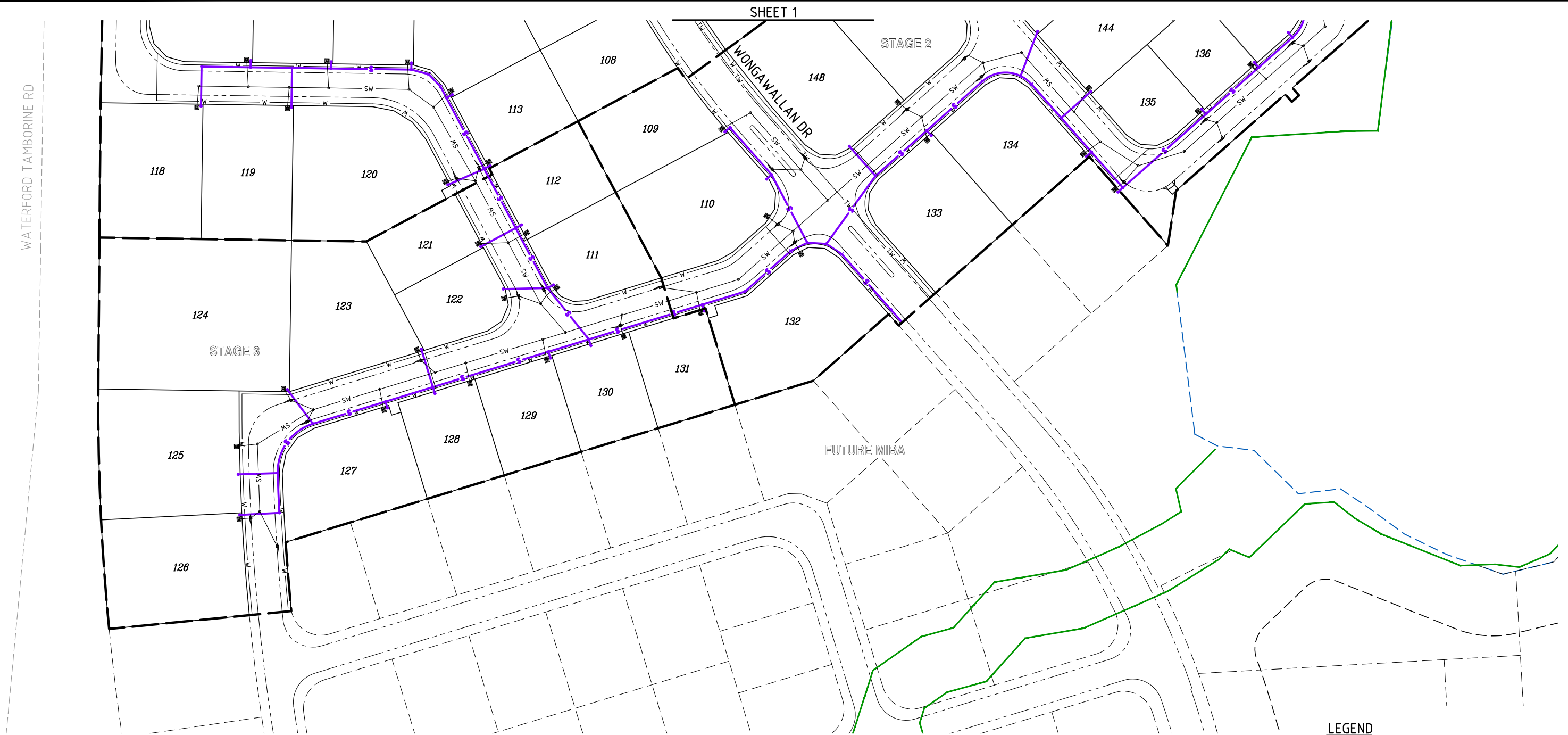
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Drawing Title			
FUNCTIONAL LAYOUT SEWER RETICULATION PLAN SHEET 1			
Scale	AS SHOWN	Sheet	11 of 24
A1	Drawing No 24-157-SK011	Revision	A

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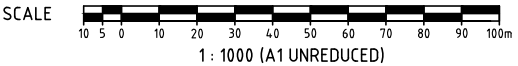
SEWER RETICULATION PLAN
SCALE 1:1000

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
- CONSTRAINT LINE

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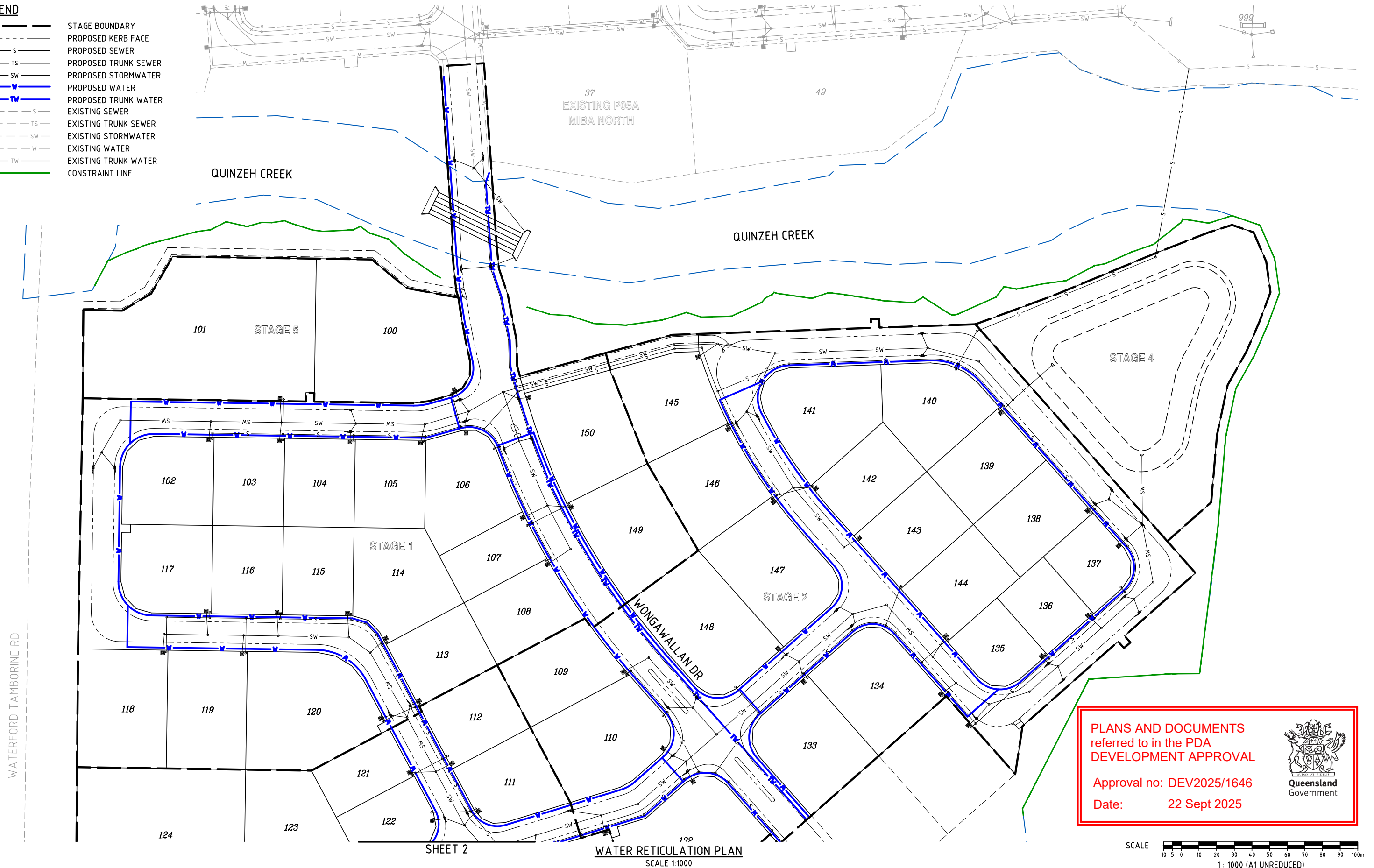
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Drawing Title			
FUNCTIONAL LAYOUT SEWER RETICULATION PLAN SHEET 2			
Scale	AS SHOWN	Sheet	12 of 24
A1	Drawing No 24-157-SK012	Revision	A

LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- S PROPOSED SEWER
- TS PROPOSED TRUNK SEWER
- SW PROPOSED STORMWATER
- W PROPOSED WATER
- TW PROPOSED TRUNK WATER
- S EXISTING SEWER
- TS EXISTING TRUNK SEWER
- SW EXISTING STORMWATER
- W EXISTING WATER
- TW EXISTING TRUNK WATER
- CONSTRAINT LINE



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SCALE 10 5 0 10 20 30 40 50 60 70 80 90 100m

1 : 1000 (A1 UNREDUCED)

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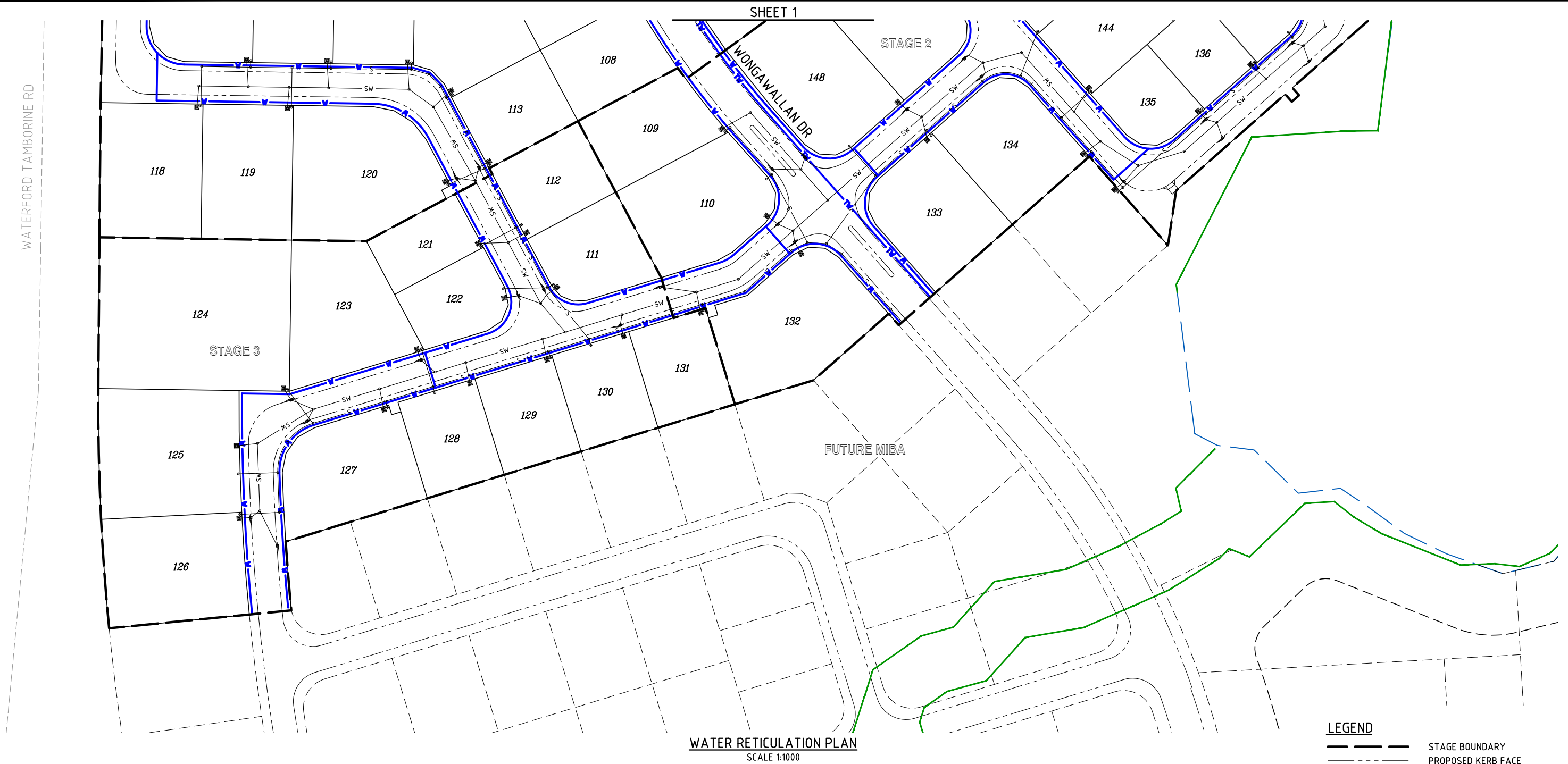
L1, 62 Astor Terrace, Spring Hill, QLD 4000
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Drawing Title

FUNCTIONAL LAYOUT WATER RETICULATION PLAN SHEET 1

Scale	AS SHOWN	Sheet	13 of 24
A1	Drawing No. 24-157-SK013	Revision	A

M:\2024\24157 Yarrabilba P5 MIBA South Preliminary Support\Engineering\Acad\FUNCTIONAL\24157-SK014-P055TH-FUNC-WAT.dwg Plotted by: JS on Wed Jun 11 18:18:16 2025



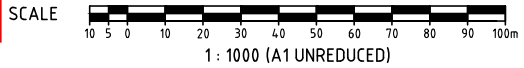
WATER RETICULATION PLAN
SCALE 1:1000

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1646
Date: 22 Sept 2025



- 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
 - CONSTRAINT LINE



FOR
APPROVAL

REVISIONS					
No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25

Project

YARRABILBA

PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

Client

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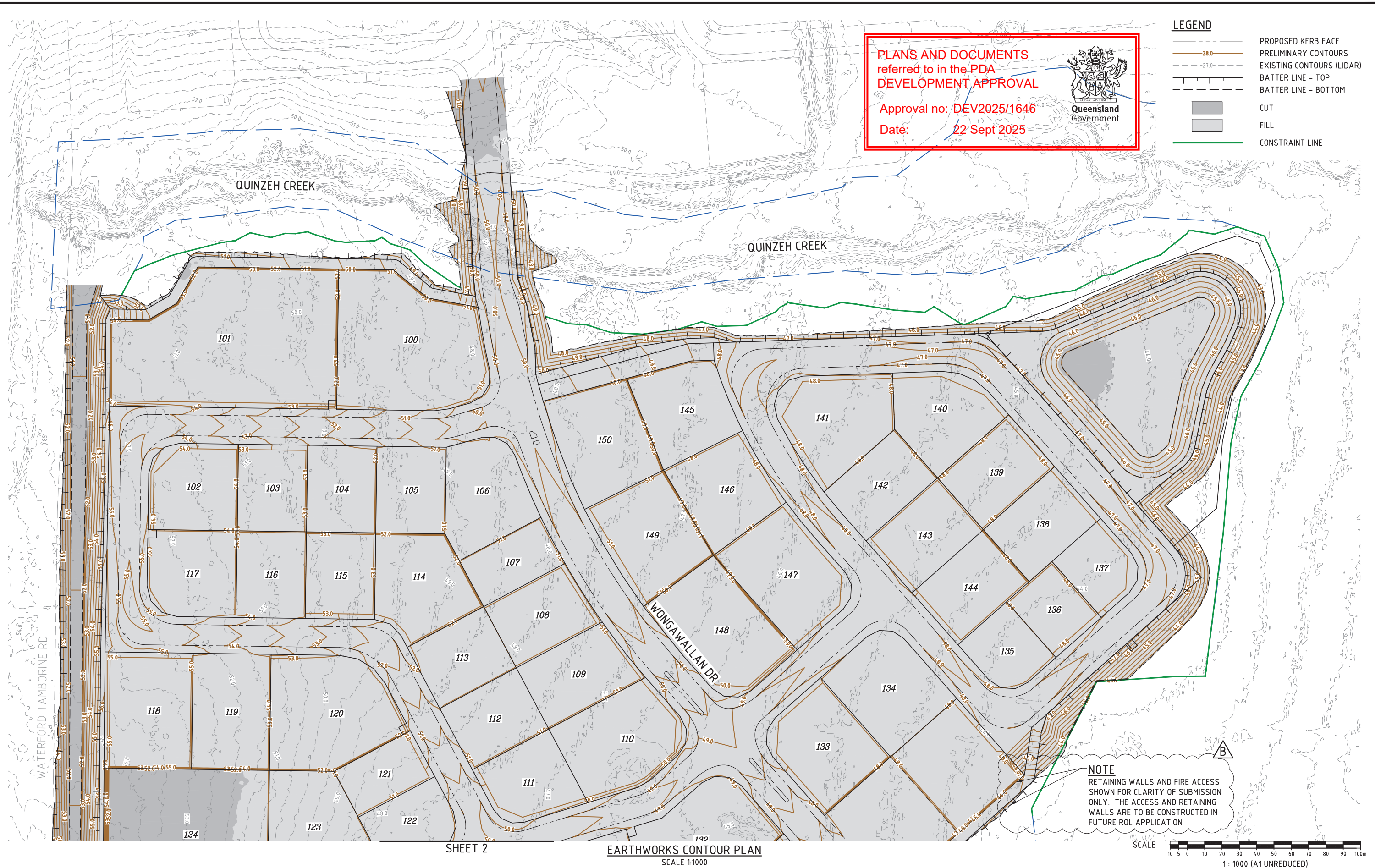
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Drawing Title			
FUNCTIONAL LAYOUT WATER RETICULATION PLAN SHEET 2			
Scale	AS SHOWN	Sheet	14 of 24
A1	Drawing No 24-157-SK014	Revision	A

HA 2024\21-157 Yarrabilba PS MBA South Preliminary Support\Engineering\Acad\FUNCTIONALS\21-157-SK015-SK016-PROSTH-FUNC-EWKS.dwg Plotted by SLK on 22/07/2025 12:03:34 PM



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REVISIONS					
No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25
B	NOTE ADDED	SLK	JAS	RWM	22.07.25

Project

YARRABILBA

PRECINCT 5 - MBA STH - ROL
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

Client

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Date: 2025.07.22 12:58:23+10'00'

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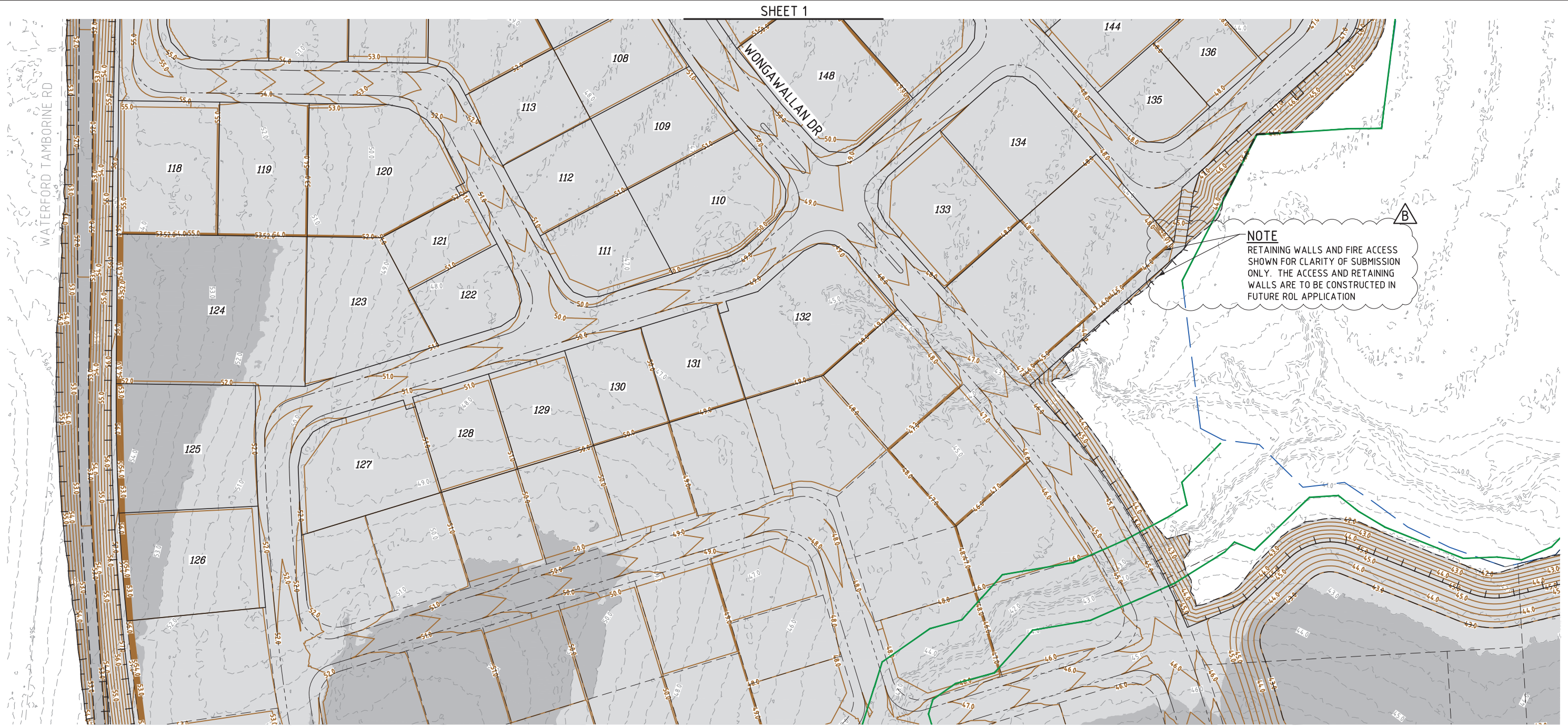
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Drawing Title

**FUNCTIONAL LAYOUT
EARTHWORKS CONTOUR PLAN
SHEET 1**

Scale	AS SHOWN	Sheet	15 of 24
A1	Drawing No 24-157-SK015	Revision	B

M:\2024\24157 Yarrabilba PS MBA South Preliminary Support\Engineering\Acad\FUNCTIONAL\241-157-SK015-SK016-POSSTH-FUNC-EWKS.dwg Plotted by: SLK on 22/07/2025 12:03:35 PM



EARTHWORKS CONTOUR PLAN
SCALE 1:1000

PLANS AND DOCUMENTS
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Date: 22 Sept 2025



LEGEND

- PROPOSED KERB FACE
- PRELIMINARY CONTOURS
- EXISTING CONTOURS (LIDAR)
- BATTER LINE - TOP
- BATTER LINE - BOTTOM
- CUT
- FILL
- CONSTRAINT LINE

SCALE
10 5 0 10 20 30 40 50 60 70 80 90 100m
1 : 1000 (A1 UNREDUCED)

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APPROVAL

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No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25
B	NOTE ADDED	SLK	JAS	RWM	22.07.25

Project
YARRABILBA
PRECINCT 5 - MIBA STH - ROL
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

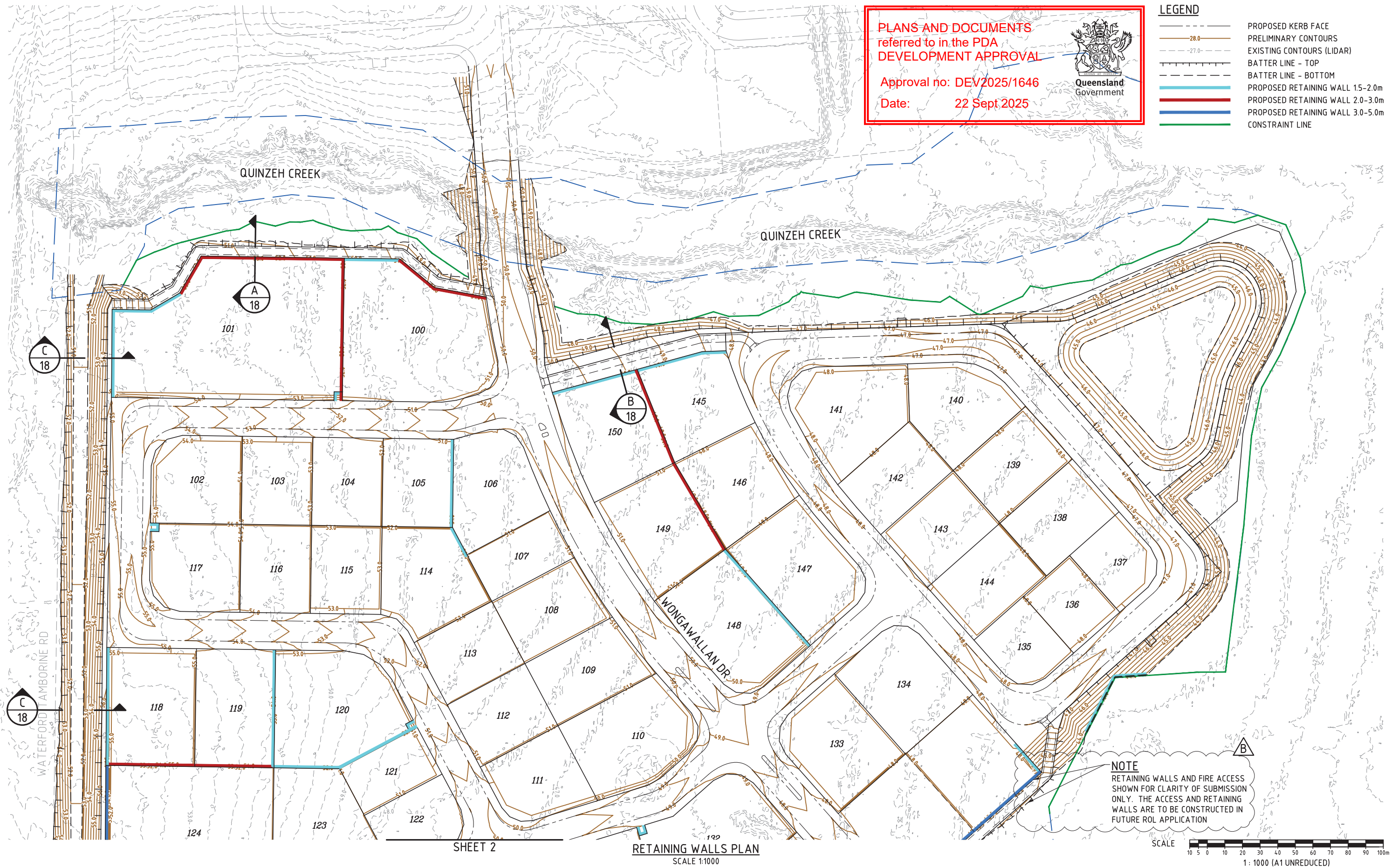
Client
Stockland
Approved - RPEQ 12805
Digitally signed by Robert William Mander BEng (Civl), CPEng, RPEQ 12805
Date: 2025.07.22 12:58:23+10'00'

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Drawing Title
**FUNCTIONAL LAYOUT
EARTHWORKS CONTOUR PLAN
SHEET 2**
Scale
AS SHOWN
A1
Drawing No
24-157-SK016
Sheet
16 of 24
Revision
B

HA:2024\24157 Yarrabilba PS MIBA South Preliminary Support\Engineering\Acad\FUNCTIONAL\24157-SK017-SK018-P055TH-FUNC-RET.dwg Plotted by: SLK on 22/07/2025 12:03:36 PM



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REVISIONS					
No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25
B	NOTE ADDED	SLK	JAS	RWM	22.07.25

Project

YARRABILBA

PRECINCT 5 - MIBA STH - ROL
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

Client

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Date: 2025.07.22 12:58:23+10'00'

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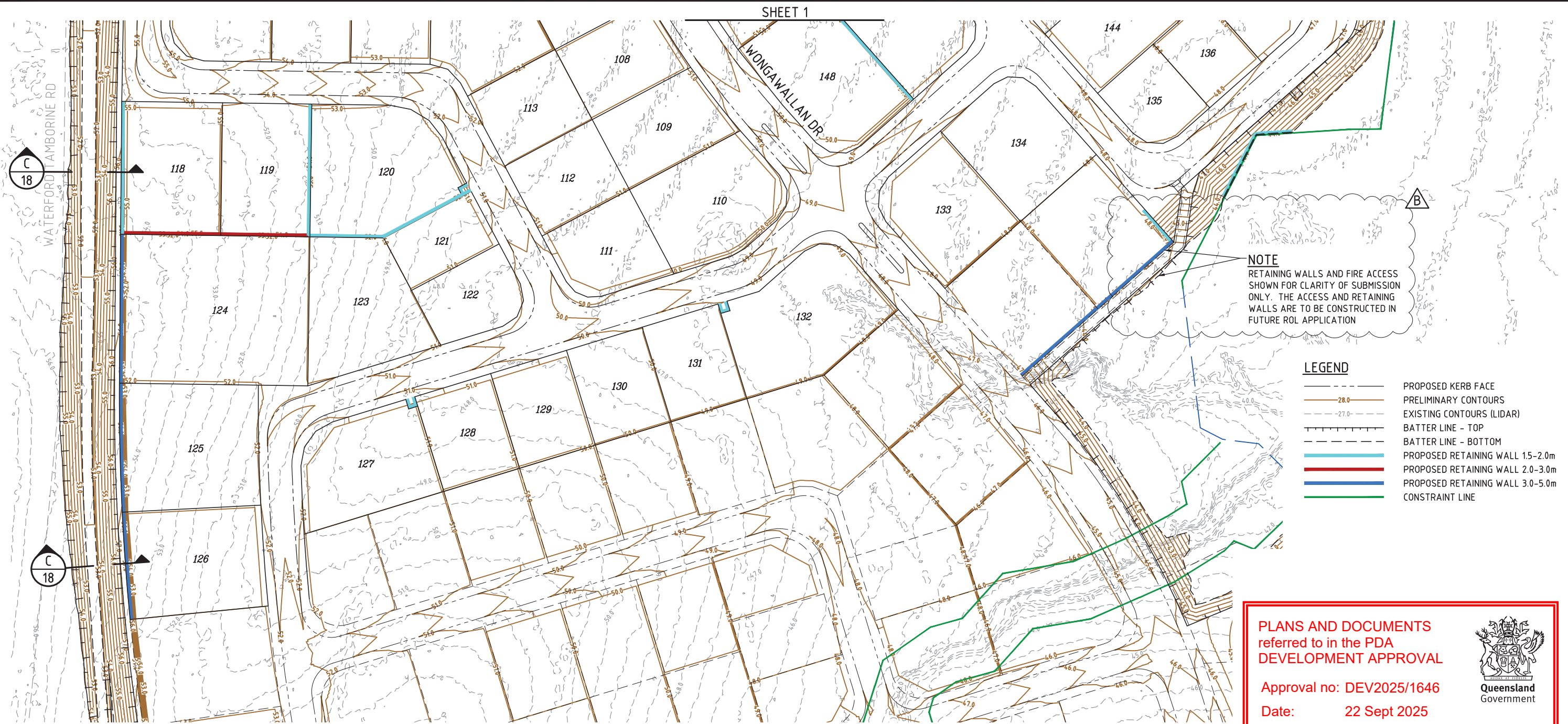
L1, 62 Astor Terrace, Spring Hill, QLD 4000
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Drawing Title

**FUNCTIONAL LAYOUT
RETAINING WALLS PLAN
SHEET 1**

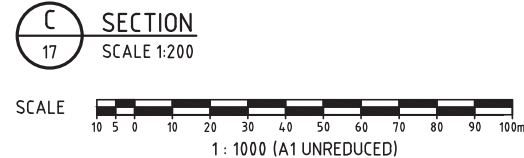
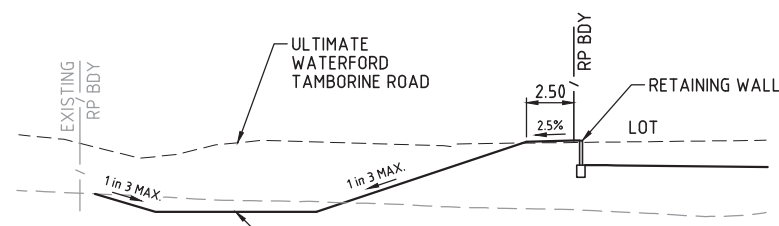
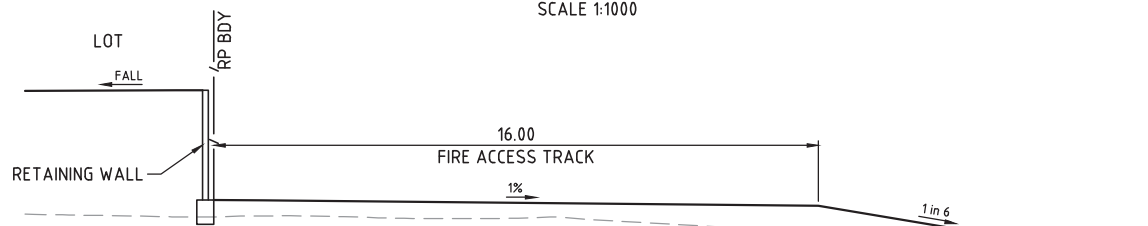
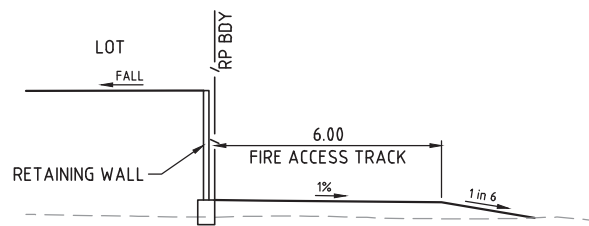
Scale	AS SHOWN	Sheet	17 of 24
A1	Drawing No 24-157-SK017	Revision	B

M:\2024\24157 Yarrabilba PS MBA South Preliminary Support\Engineering\Acad\FUNCTIONAL\24157-SK017-SK018-PRELIM-FUNC-RET.dwg Plotted by: SLK on 15/07/2025 15:26 PM



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A	FOR APPROVAL	SLK	JAS	RWM	11.06.25
B	NOTE ADDED	SLK	JAS	RWM	15.07.25

Project

YARRABILBA
PRECINCT 5 - MIBA STH - ROL
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

Client

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Date: 2025.07.15 14:52:07+10'00'

Application No.

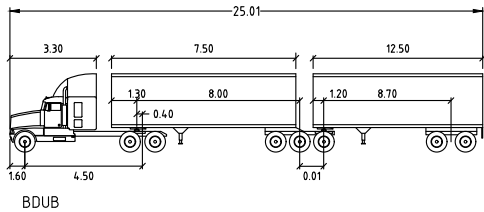
DO NOT SCALE THIS DRAWING
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Drawing Title

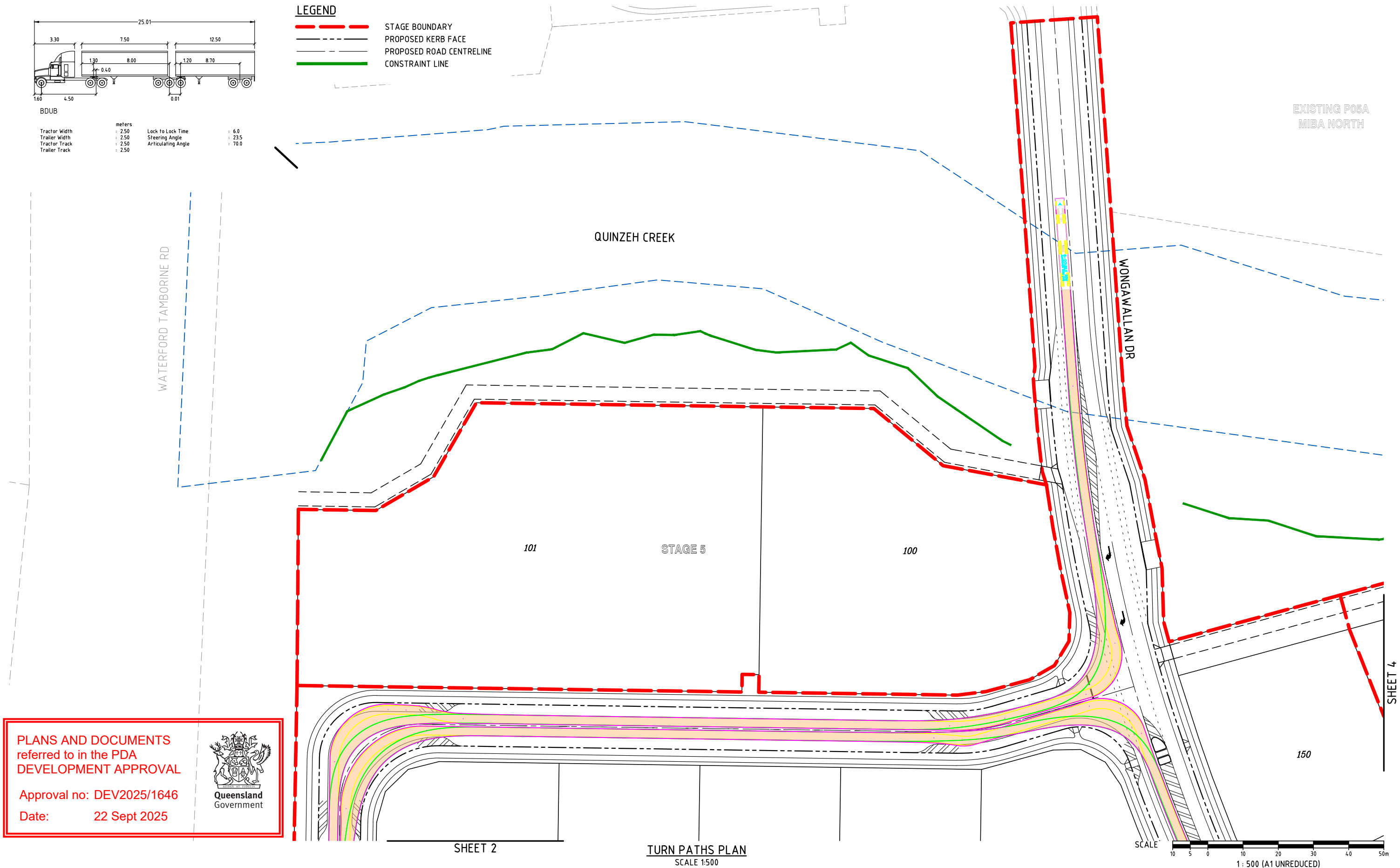
**FUNCTIONAL LAYOUT
RETAINING WALLS PLAN
SHEET 2**

Scale	AS SHOWN	Sheet	18 of 24
A1	Drawing No 24-157-SK018	Revision	B



BDUB			
Tractor Width	2.50	Lock to Lock Time	6.0
Trailer Width	2.50	Steering Angle	23.5
Tractor Track	2.50	Articulating Angle	70.0
Trailer Track	2.50		

- LEGEND**
- STAGE BOUNDARY
 - PROPOSED KERB FACE
 - PROPOSED ROAD CENTRELINE
 - CONSTRAINT LINE



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PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
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Drawing Title

FUNCTIONAL LAYOUT
TURN PATHS PLAN
SHEET 1

Scale	AS SHOWN	Sheet	19 of 24
A1	Drawing No 24-157-SK019	Revision	A

LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PROPOSED ROAD CENTRELINE
- CONSTRAINT LINE

SHEET 1

STAGE 1

100

WATERFORD TAMBORINE RD

102

103

104

105

106

150

WONGAWALLAN DR

117

116

115

114

107

STAGE 1

108

113

109

112

110

PLANS AND DOCUMENTS
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Date: 22 Sept 2025



SHEET 3

TURN PATHS PLAN
SCALE 1:500

SCALE
10 5 0 10 20 30 40 50m
1 : 500 (A1 UNREDUCED)

SHEET 4

SHEET 5

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A	FOR APPROVAL	SLK	JAS	RWM	11.06.25

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PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

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Drawing Title
**FUNCTIONAL LAYOUT
TURN PATHS PLAN
SHEET 2**
Scale
AS SHOWN
A1
Drawing No
24-157-SK020
Sheet
20 of 24
Revision
A

- LEGEND**
- STAGE BOUNDARY
 - PROPOSED KERB FACE
 - PROPOSED ROAD CENTRELINE
 - CONSTRAINT LINE

WATERFORD TAMBORINE RD

SHEET 2

STAGE 3

SHEET 5

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Date: 22 Sept 2025



TURN PATHS PLAN
SCALE 1:500

SCALE
10 5 0 10 20 30 40 50m
1 : 500 (A1 UNREDUCED)

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No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25

Project
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PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

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Drawing Title
**FUNCTIONAL LAYOUT
TURN PATHS PLAN
SHEET 3**
Scale
AS SHOWN
A1
Drawing No
24-157-SK021
Sheet
21 of 24
Revision
A

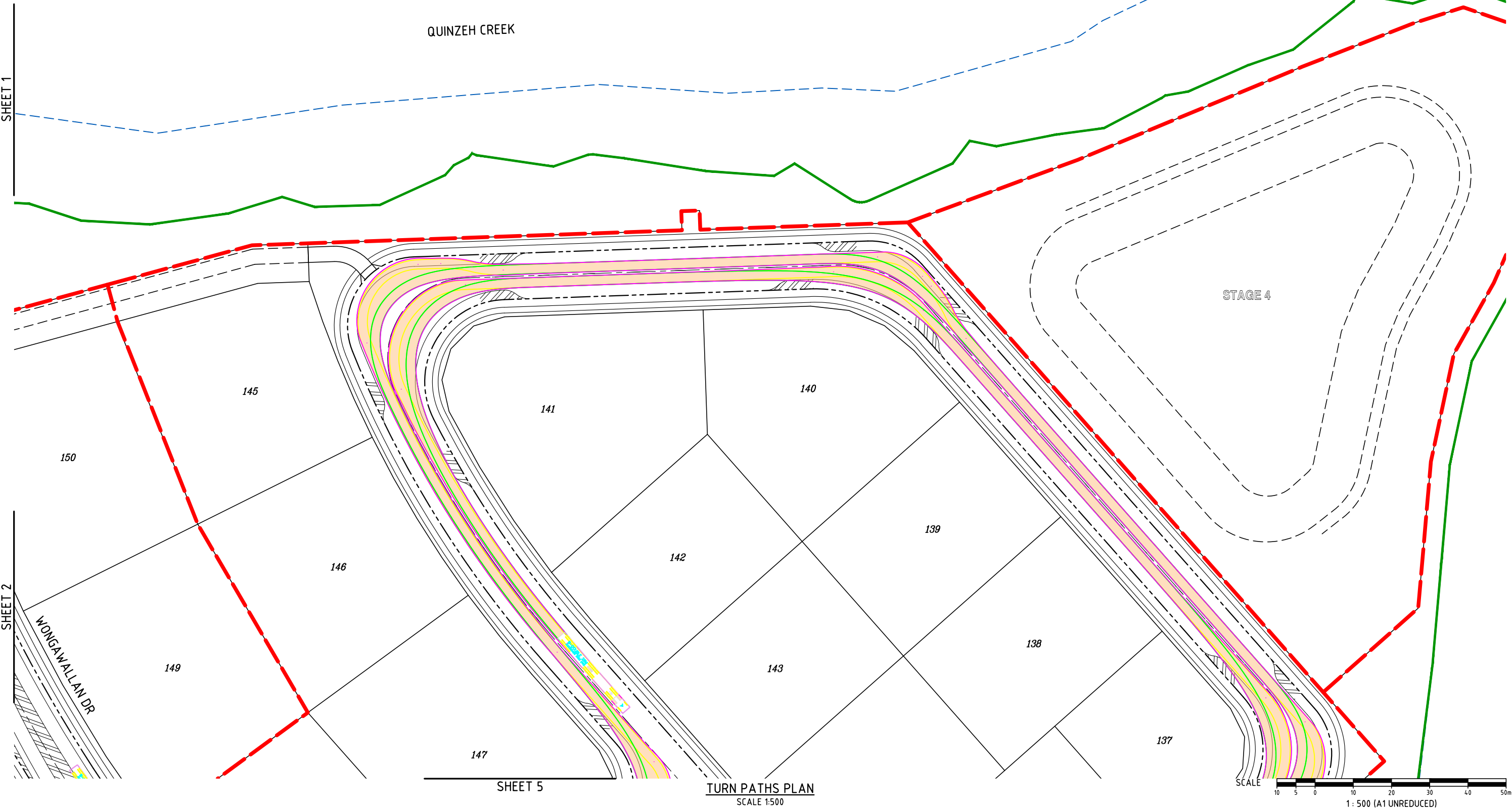
- LEGEND
- STAGE BOUNDARY
 - PROPOSED KERB FACE
 - PROPOSED ROAD CENTRELINE
 - CONSTRAINT LINE

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Date: 22 Sept 2025


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REVISIONS					
No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25

**YARRABILBA**

PRECINCT 5 - MIBA STH - ROL1
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

Client  **Stockland**

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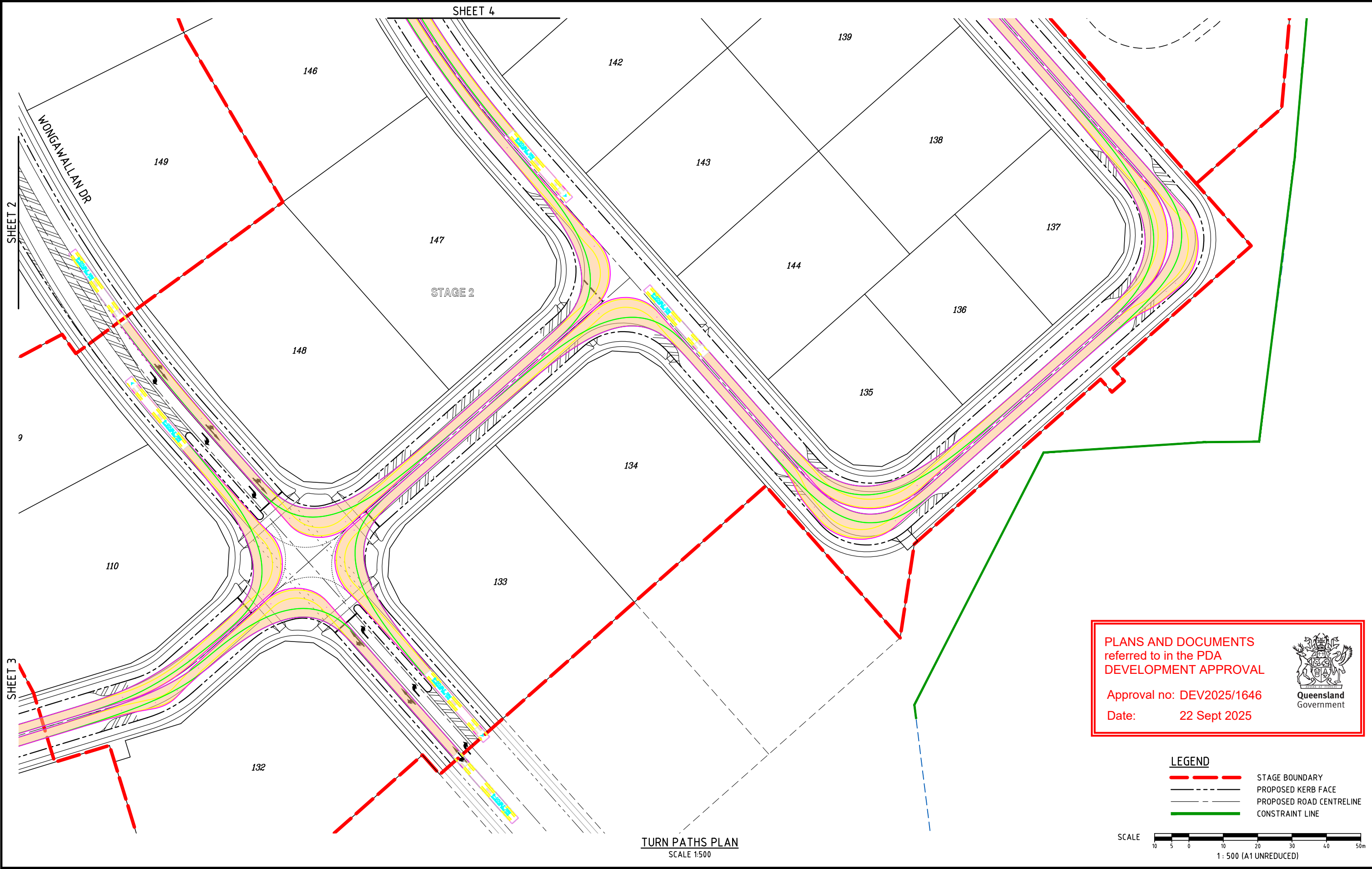
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Drawing Title
**FUNCTIONAL LAYOUT
TURN PATHS PLAN
SHEET 4**

Scale AS SHOWN	Sheet 22 of 24
A1	Revision A



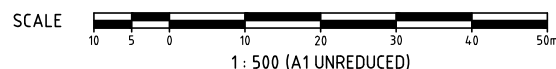
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Date: 22 Sept 2025



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- LEGEND**
- STAGE BOUNDARY
 - PROPOSED KERB FACE
 - PROPOSED ROAD CENTRELINE
 - CONSTRAINT LINE



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REVISIONS					
No	Description	DR	DES	CHK	Date
A	FOR APPROVAL	SLK	JAS	RWM	11.06.25



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Drawing Title FUNCTIONAL LAYOUT TURN PATHS PLAN SHEET 5			
Scale AS SHOWN		Sheet 23 of 24	
A1	Drawing No 24-157-SK023	Revision A	

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TURN PATHS PLAN
SCALE 1:250



TURN PATHS PLAN
SCALE 1:1050

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Date: 22 Sept 2025



LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PROPOSED ROAD CENTRELINE
- CONSTRAINT LINE



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Drawing Title
**FUNCTIONAL LAYOUT
TURN PATHS PLAN
SHEET 6**
Scale AS SHOWN
Drawing No 24-157-SK024
Sheet 24 of 24
Revision A