

RESIDENTIAL DEVELOPMENT

9-11 ADLER CIRCUIT, YARRABILBA

ENGINEERING SERVICES REPORT

FOR: SANDSKY DEVELOPMENTS

REPORT NUMBER: R002-G25081



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Document Control

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Report Title	R002 – G25081– Engineering Services Report	
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01	19/09/2025	MTB	MB	Original Issue
02	17/10/2025	MTB	MB	Updated Staging Plan
03	04/12/2025	MTB	MB	Amended as per EDQ RFI

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CONTENTS

1.	Introduction	4
1.1	Related Reports.....	4
2.	Property Description.....	5
2.1	Land Usage	6
2.2	Topography and Drainage.....	6
2.3	Upstream Catchment.....	6
3.	Proposed Development.....	7
3.1	Development Description.....	7
4.	Earthworks.....	8
5.	Erosion and Sediment Control	9
5.1	Introduction.....	9
5.2	General Erosion and Sediment Control Measures	9
5.3	Spoil and Stockpile Management Measures.....	9
6.	Flooding.....	10
7.	Water and Sewer Connection and Capacity	11
7.1	Sewer Connection	11
7.2	Water Connection	11
7.3	Sewer and Water Network.....	11
8.	Stormwater Drainage.....	12
9.	Conclusion.....	13

FIGURES LIST

FIGURE 2.1 - SITE LOCALITY	5
FIGURE 4.1: ACID SULFATE SOILS OVERLAY MAP (OM-1.00)	8
FIGURE 6.1: FLOOD HAZARD TRIGGER-FLOOD HAZARD INUNDATION AREA (OM-05.00).....	10

1. Introduction

This report has been prepared to support the lodgement of a development application for the construction of a new two-staged development comprising twenty-one (21) townhouses. The development is proposed to occur on the following parcel of land:

Property Address: 9 -11 Adler Circuit, Yarrabilba
Property Description: Lot 11 SP296372
Council: Logan City Council
Site Area: 5,263m²

The site is located within a Priority Development Area (PDA) and, as such, falls under the planning assessment jurisdiction of Economic Development Queensland (EDQ). This development application is subject to the provisions of the Yarrabilba Development Scheme, rather than the Logan planning scheme.

The report describes the civil engineering issues associated with the development of the proposed land and includes discussion on the following engineering items;

- Earthworks;
- Erosion and Sediment Control;
- Flooding;
- Stormwater Drainage;
- Water Connection; and
- Sewer Connection.

This report demonstrates that the proposed development can be suitably serviced with all engineering services described and supports the type and scale of development that is proposed.

1.1 Related Reports

This report is intended to be read in conjunction with the associated development submission documents, current as of the date of this report.

A Stormwater Management Report (Ref: R001-G25081) has been prepared for the proposed development and should be read in conjunction with this report.

1.2 Previous Approvals

The development site forms part of a previously approved master planned development application. The Yarrabilba Stormwater Management Plan for Precincts 1 and 2, was prepared as part of the prior development application which will be referenced in this report as the Master Stormwater Management Plan (MSMP) to maintain consistency with the established stormwater management strategy.

2. Property Description

The proposed development is situated on the existing lot located on 9 & 11 Adler Circuit, Yarrabilba, described as Lot 11 SP296372. The property is located within the Logan City Council area and is in close proximity to local commercial and retail centres.

The proposed development site is bounded by Yarrabilba Drive to the north, a commercial building and Adler Circuit to the south, a vacant lot to the east and open space with some vegetation to the west. The registered area of the existing allotment in this proposal is 5,263m².

A general locality plan is presented in Figure 2.1 below:



Figure 2.1 - Site Locality

2.1 Land Usage

The development site is currently a vacant lot consisting entirely of pervious land. The existing impervious area has been estimated from the survey to cover approximately 0% of the site area, as displayed in the Predevelopment Catchment Plan attached within Appendix B.

Currently there is no existing vehicle crossover to the development site.

2.2 Topography and Drainage

The detailed survey obtained for the development site indicates that the surface is a sloping site, grading to the northeast corner of the development site. Approximate levels on the site vary from 59.15m (AHD) in the southwestern corner of the site to 53.88m (AHD) in the northeastern corner of the site. The average grade of the site has been calculated to be approximately 4.00%.

The existing site is currently undeveloped. The majority of the site's surface water flows toward an existing field inlet pit located in the northeast corner of the development site, where it enters the council's drainage infrastructure via a kerb inlet pit within the Yarrabilba Drive road reserve. A small portion of the site drains into the neighbouring property to the east. A copy of the detailed survey by Axis Surveys is included in Appendix A of this report.

2.3 Upstream Catchment

The site survey indicates that the development site is not expected to be impacted by an upstream catchment and no allowance for upstream catchment flows have been considered in this report.

3. Proposed Development

3.1 Development Description

The proposed development consists of:

- The construction of a two-stage development comprising twenty-one (21) townhouse-style residential dwellings; and
- The construction of associated driveways, carparking areas and other hardstand surfaces associated with the proposed development.

A copy of the proposed architectural site layout plan is included in Appendix A of this report.

Additional works on site shall include the construction of water reticulation, sewer reticulation, electrical and telecommunications services and stormwater management works.

External works for the development will consist of verge works with Adler Circuit to facilitate the construction of the vehicle crossover and service connections. No further external works are proposed as part of this development.

Erosion and sediment control measures shall be implemented in accordance with the latest version of the Best Practices Guidelines prepared by the International Erosion Control Association Australia (IECA Aust) and the Logan Planning Scheme Policy.

4. Earthworks

The earthworks associated with the proposed development will predominantly involve earthworks to facilitate the construction of the building pads and service trenches along with the access driveway.

The development is shown as being not being a potential acid sulfate soils problem area as per Logan Planning Scheme interactive mapping, shown in Figure 4.1 below.

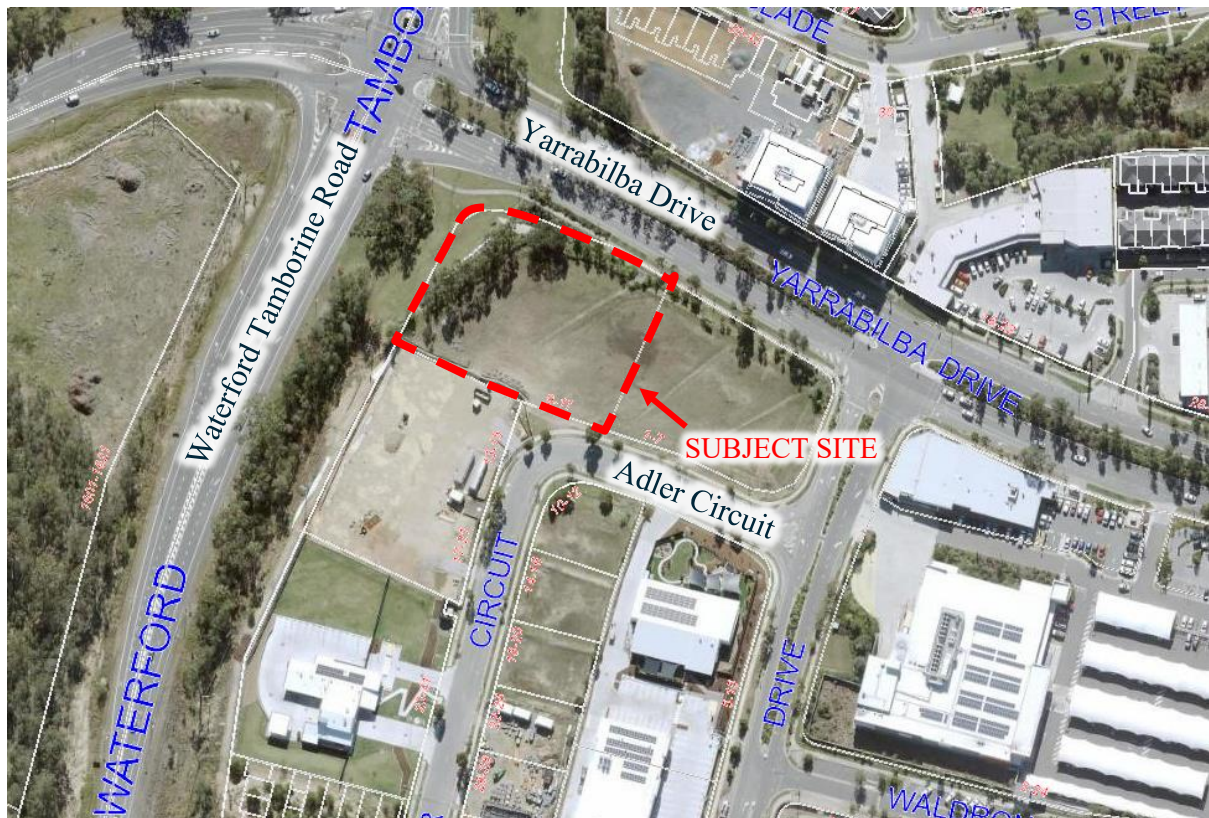


Figure 4.1: Acid Sulfate Soils Overlay Map (OM-1.00)

A site-specific Acid Sulfate Soils assessment may therefore not be required for the site.

5. Erosion and Sediment Control

5.1 Introduction

During construction, it shall be the responsibility of the Principal Contractor to ensure that the development complies with the relevant erosion and sediment control objectives, as outlined in the State Planning Policy, IECA BPESC Guideline (2008), and the Logan Planning Scheme.

This section of the report provides suggested inclusions in an erosion and sediment control plan for the proposed development site. This plan includes recommendations for monitoring & reporting responsibilities and the construction of site-specific sedimentation and erosion control measures. Detailed drawings specifying the proposed erosion and sediment control measures are to be provided at the Operational Works stage of the development.

5.2 General Erosion and Sediment Control Measures

It shall be the responsibility of the Principal Contractor to ensure the following erosion and sediment control measures are implemented on site:

- Clean stormwater runoff from upstream allotments is to be directed away from the development site using earth bunds or cut-off drains, as deemed appropriate by a suitable supervisor;
- The prevention of sediment runoff towards other allotments via the effective implementation of silt fences, sediment basins or other mitigation devices as deemed appropriate by a suitable supervisor;
- Sediment runoff shall also be prevented from entering the council stormwater drainage system via the implementation of control measures such as gully pit sediment barriers;
- Erosion shakedown points shall be established at all vehicular access points, with shakedown areas regularly swept clean and sediment removed; and
- Erosion and sediment control measures are not to be removed from the development site until the site is completely rehabilitated and the surface is capable of resisting erosion.

5.3 Spoil and Stockpile Management Measures

It shall be the responsibility of the Principal Contractor to ensure the following spoil and stockpile management measures are implemented on site:

- Where the stockpiling of spoil and excess earthworks is necessary on the development site, stockpiles shall be established as far away as possible from stormwater inlets and pipelines to reduce the likelihood of sediment runoff; and
- Stockpiles are to be established within a designated zone of fill material and should be surrounded with appropriate erosion and sediment control measures.

6. Flooding

The site has been identified in the Logan Planning Scheme Interactive Mapping system and is not affected by mapped flood levels, as illustrated in Figure 6.1.



Figure 6.1: Flood Hazard Trigger-Flood Hazard Inundation area (OM-05.00)

The development site is shown to be not flood affected by the flood overlay of the Logan Planning Scheme Interactive Mapping service. Therefore, no further flood assessment is required.

7. Water and Sewer Connection and Capacity

7.1 Sewer Connection

There is an existing sewer structure located in the southeastern corner of the development site which discharges into, an existing Ø150mm sewer main which traverses south perpendicular to Adler Circuit road reserve.

The proposed development will be serviced by a Ø150 mm sewer property connection, which will connect directly to the existing sewer infrastructure located in the southern corner of the site. This connection will discharge into the existing Ø150 mm sewer main.

Location of the proposed sewer property connection is detailed in the Engineering Drawings attached as Appendix B.

7.2 Water Connection

The development site is currently unoccupied, and the location of the existing water property connection or water meter is unknown.

It is proposed that the development is to be serviced via an above ground Ø100 water meter and property connection, joining directly into the existing Ø150 water main within the Adler Circuit road reserve to the south of the development site. The final size and location of the connection is to be confirmed by the hydraulic engineer at the detailed design stage. The location of the proposed water property connection is detailed in the Engineering Drawings attached in Appendix B.

7.3 Sewer and Water Network

Yarrabilba Precinct 1 has an overarching Precinct Network Plan for the water and wastewater networks, which was prepared as part of the original development application. This Network Plan has assumed Equivalent Persons (EPs) for the proposed development site, therefore, a separate sewer and water capacity assessment is not required.

8. Stormwater Drainage

The site contains three stormwater catchments. The primary catchment, encompassing the majority of the development area, conveys runoff via overland sheet flow towards an existing stormwater drainage pit located in the northeastern corner of the site. A secondary, smaller catchment situated along the eastern boundary directs runoff towards the adjoining eastern property via overland sheet flow. The third catchment, located on the western portion of the site, is hydraulically separated from the development area by an existing bund, which prevents inflow from adjacent areas. This bunded catchment will remain unaltered, with flows continuing to be managed as per the current arrangement. All stormwater generated from the development will ultimately be captured and directed to the existing Council-owned bioretention basin, where it will be treated and detained.

In the developed scenario, stormwater runoff generated across the site will be collected via a private internal stormwater drainage network. The captured flows will be conveyed through a proposed ø375mm diameter stormwater pipe, discharging into the existing stormwater pit located at the northeastern corner of the site. Ultimately, flows are discharging into the existing council owned bioretention basin as per the Master Stormwater Management plan. This proposed drainage arrangement is detailed in the Engineering Drawings provided in Appendix B.

A separate report has been prepared for submission with this application to address stormwater drainage in specific detail.

The report prepared by Michael Bale & Associates (Ref: R001- G25081) describes the process of managing stormwater quality and quantity.

9. Conclusion

This report has been prepared to support the lodgement of a development application involving the construction of a new development, comprising of twenty-one (21) townhouses. The development is proposed to take place over the following parcel of land:

Property Address: 9 -11 Adler Circuit, Yarrabilba
Property Description: Lot 11 SP296372
Council: Logan City Council
Site Area: 5,263m²

There are no apparent significant constraints on the execution of earthworks, sediment and erosion control, provision of vehicular access, or the drainage of stormwater from the site.

A summary of the proposed water and sewer connection strategy is provided for Council's consideration. The existing Yarrabilba Precinct Network Plan for the water and wastewater networks was completed as part of the original development application, and no further assessment is required.

has assumed EPs form the proposed development site and therefore no sewer and water capacity assessment will not be required.

This report demonstrates that the proposed development can be suitably serviced with all engineering services described and supports the type and scale and development that is proposed.

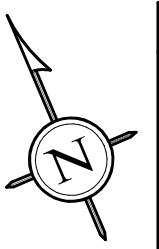


Appendix A

Site Survey & Architectural Plans

Waterford Tamborine Road

Yarrabilba Drive



Contour & Feature Survey



LOT 11 on SP296372

#9-11 Adler Circuit

Suburb Yarrabilba

Local Auth Logan City Council

Area 5263 m²

Sandsky
Constructions Pty
Ltd

Order No: SC646/1040

NOTES TO BE READ BEFORE USING THIS PLAN

This Plan has limitations regarding its use for some applications. Please contact this office if there is any doubt about the suitability of this plan for the intended use. These notes form part of this plan and they must remain with the plan or any copies. The limitations of this plan are detailed in the link below, with the main ones being:-

1. This plan has been prepared for our client & should not be used by others without approval.
2. The boundaries shown have been sourced from DoR documents or as noted, and have not been checked, unless a boundary identification survey has been completed by Axis Surveys.
3. Distances from features to the shown boundaries should not be used or relied upon.
4. If positional accuracy is critical a boundary identification survey may be required.
5. The certificate of title has not been searched and should be checked for any encumbrances.
6. The contours may not represent the local authority's definition of "Ground Level".
7. A flood search has not been carried out. Check with local council for min. and max. construction heights.
8. Non visible services (if shown), have been plotted from the relevant authority's records or from other sources and may not be accurate. Services should be exposed before design or construction commences.
9. The position of any subsurface structures have not been investigated.
10. The north point has been taken from the survey plan and may not be suitable for all uses.

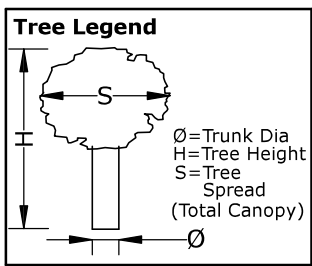
Refer to this link for more information: www.axisurveys.com.au/axisurveysdisclosures/

Issue	Date	Amendment	By
1	03/10/2025	Original Issue	CSJ
2	01/12/2025	Sewer Info Update	RL

Site No: 2501563 Order No: X558773
Height Datum: 400
Height Origin: GNSS
Surveyed: MB
Date: 01/04/2025
Scale: 1:200
Page 41
1 OF 2

Detailed Sewer Info
(See Page 2)

TREE SCHEDULE				
No.	Name	T Ø	Spr Ø	H
1	TREE	0.30 m	6.0 m	6.0 m
2	TREE	0.30 m	6.0 m	6.0 m
3	TREE	0.30 m	3.0 m	8.0 m
4	TREE	0.30 m	3.0 m	8.0 m
5	TREE	0.30 m	3.0 m	8.0 m
6	TREE	0.30 m	3.0 m	8.0 m
7	TREE	0.30 m	3.0 m	8.0 m
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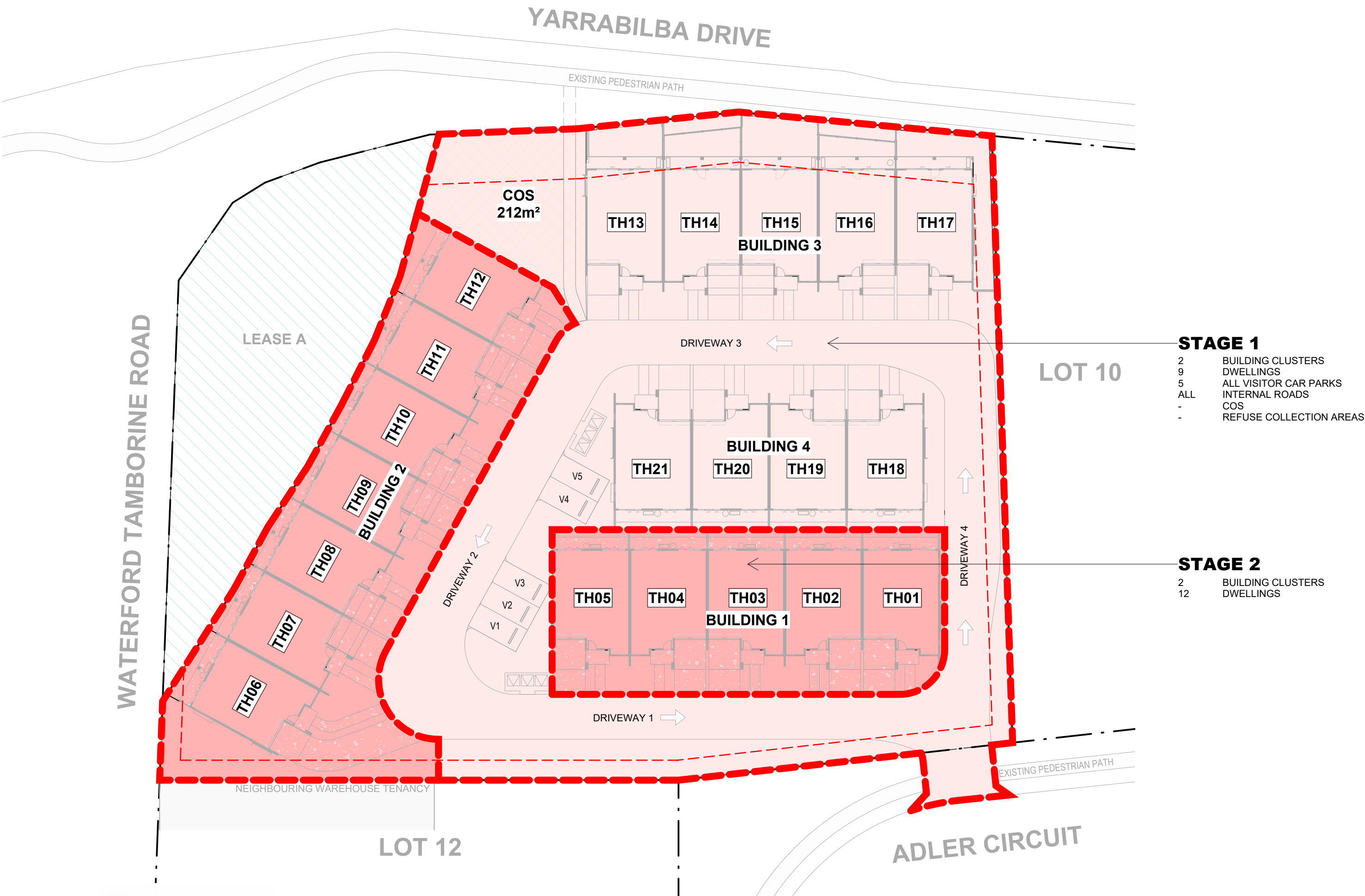


Existing
Building
Lot 101
SP326202

Adler Circuit

Lot 11 ADLER CIRCUIT, YARRABILBA





REDDOOR
ARCHITECTURE

NEIGHBOURING
PROPERTY LOT 10



WATERFORD
TAMBORINE ROAD

7
-
EXTERNAL ELEVATION - YARRABILBA DRIVE
1 : 350@A3



PAINT COLOUR LEGEND

WALLS

DULUX LEXICON HALF
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX TRANQUIL RETREAT
(OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

DULUX COLORBOND
MONUMENT (OR SIMILAR)

NOTE: PROJECTIONS TO BE POWDERCOATED
TO MATCH PAINT COLOUR

ROOF & GUTTERS

DULUX COLORBOND
SURFMIST (OR SIMILAR)

DULUX LEXICON HALF
(OR SIMILAR)

DOOR & WINDOW FRAMES

POWDER COATED
WHITE

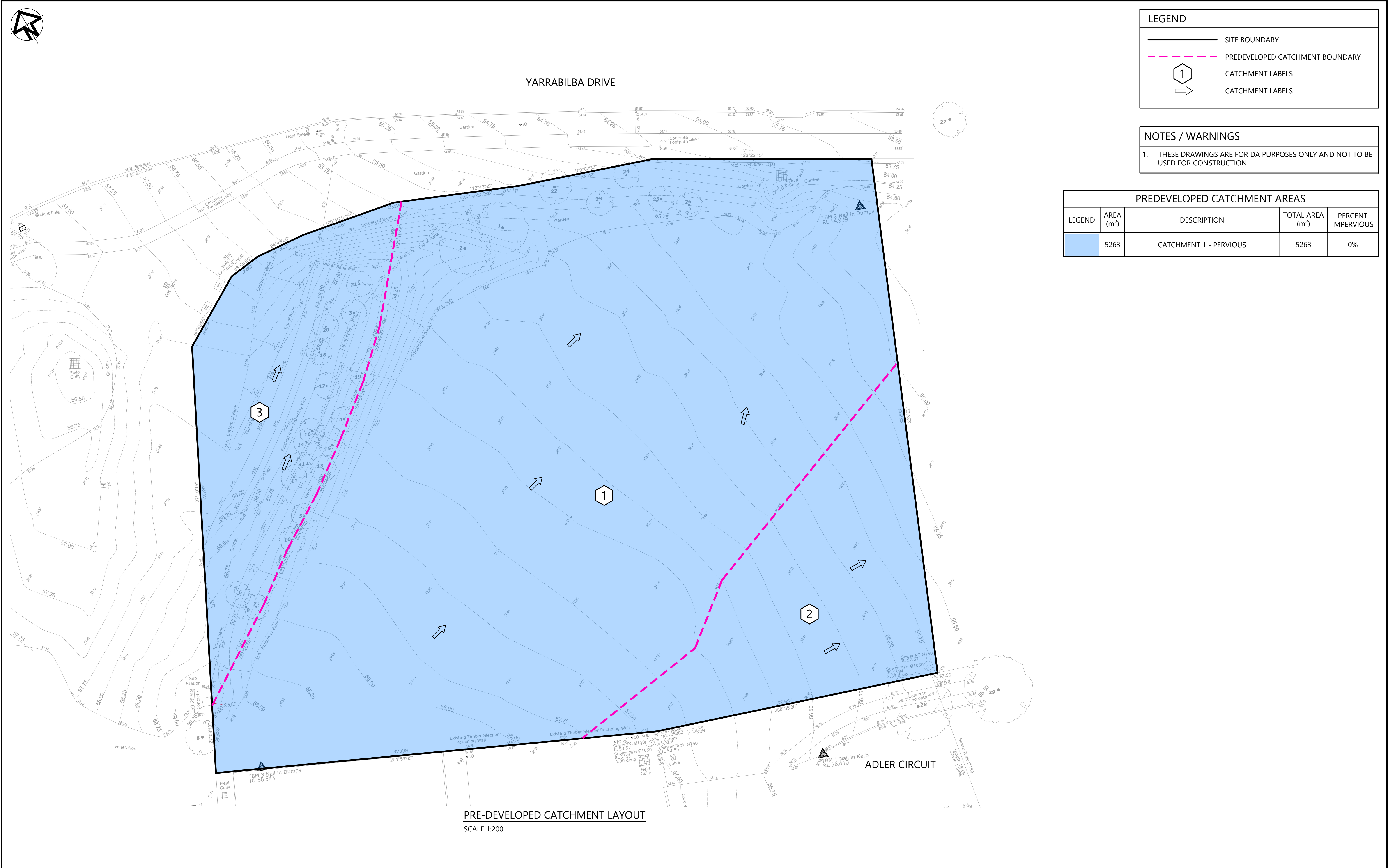
LEGEND

NATURAL GROUND LINE

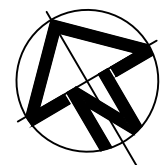


Appendix B

Engineering Drawings



02 01 ISSUE UPDATED SURVEY ORIGINAL ISSUE MTB MTB 04.12.25 15.09.25				STATUS				SURVEYOR		CLIENT		PROJECT TITLE:		NOTES: THESE DRAWINGS REMAIN THE PROPERTY OF MICHAEL BALE & ASSOCIATES PTY LTD. AND MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THESE DRAWINGS HAVE BEEN PREPARED FOR EXCLUSIVE USE BY OUR CLIENT. NO RESPONSIBILITY IS TAKEN FOR ANY THIRD PARTY THAT RELIES UPON OR USES THIS INFORMATION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS NOTED OR INSTRUCTED OTHERWISE BY MICHAEL BALE & ASSOCIATES. EXISTING SERVICES ARE SHOWN FOR INFORMATION ONLY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIS INFORMATION. ALL EXISTING SERVICES IN THE VICINITY OF THE SITE SHALL BE LOCATED BY CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.	
				FOR DA APPROVAL NOT FOR CONSTRUCTION				R.P.E.Q No: CERTIFIED		SANDSKY DEVELOPMENTS		ARCHITECT			
				HEIGHT DATUM		AHD		DESIGNER		DB		SCALE		1C/ 24 Macquarie Street Teneriffe, QLD, 4005 contact@rdarch.com.au	
GRID		LOCAL		CHECKER		MB		SCALE 1:200 2 1 0 2 4 6 8 10 1:200 (A1) - 1:400 (A3)		RED DOOR ARCHITECTURE		PRE-DEVELOPED CATCHMENT LAYOUT PLAN		DRAFTING No. PROJECT No. REVISION DA01 - G25081 - 02	
ORIGINAL SIZE		A1		APPROVER		MB									



YARRABILBA DRIVE

LEGEND

- SITE BOUNDARY
POST-DEVELOPED CATCHMENT BOUNDARY
CATCHMENT LABELS

NOTES / WARNINGS

1. THESE DRAWINGS ARE FOR DA PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION

POST-DEVELOPED CATCHMENT AREAS

LEGEND	NAME	AREA (m ²)	DESCRIPTION	TOTAL AREA (m ²)	PERCENT IMPERVIOUS
	1	1160	CATCHMENT 1 - LANDSCAPING	4527	74%
	2	372	CATCHMENT 1 - HARDSTAND		
	3	1647	CATCHMENT 1 - ROOF		
	4	1348	CATCHMENT 1 - DRIVEWAY	736	100%
	5	736	BYPASS - LANDSCAPING		
TOTAL				5263	64%



POST-DEVELOPED CATCHMENT LAYOUT
SCALE 1:200

STATUS
FOR DA APPROVAL
NOT FOR CONSTRUCTION

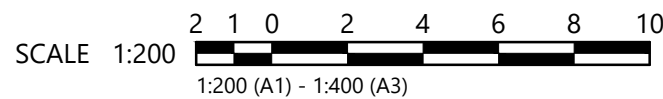
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HEIGHT DATUM	AHD
GRID	LOCAL
ORIGINAL SIZE	A1
DESIGNER	DB
CHECKER	MB
APPROVER	MB

SURVEYOR



Unit 5 / 23 Overlord Place
Acacia Ridge, QLD 4110
07 3363 8100

SCALE



CLIENT

SANDSKY
DEVELOPMENTS

ARCHITECT



1/ 24 Macquarie Street
Teneriffe, QLD, 4005
contact@rdarch.com.au



MICHAEL BALE
& ASSOCIATES
Structural and Civil Engineering Consultancy

PROJECT TITLE:

9 - 11 ADLER CIRCUIT
YARRABILBA
LOT 11 SP296372

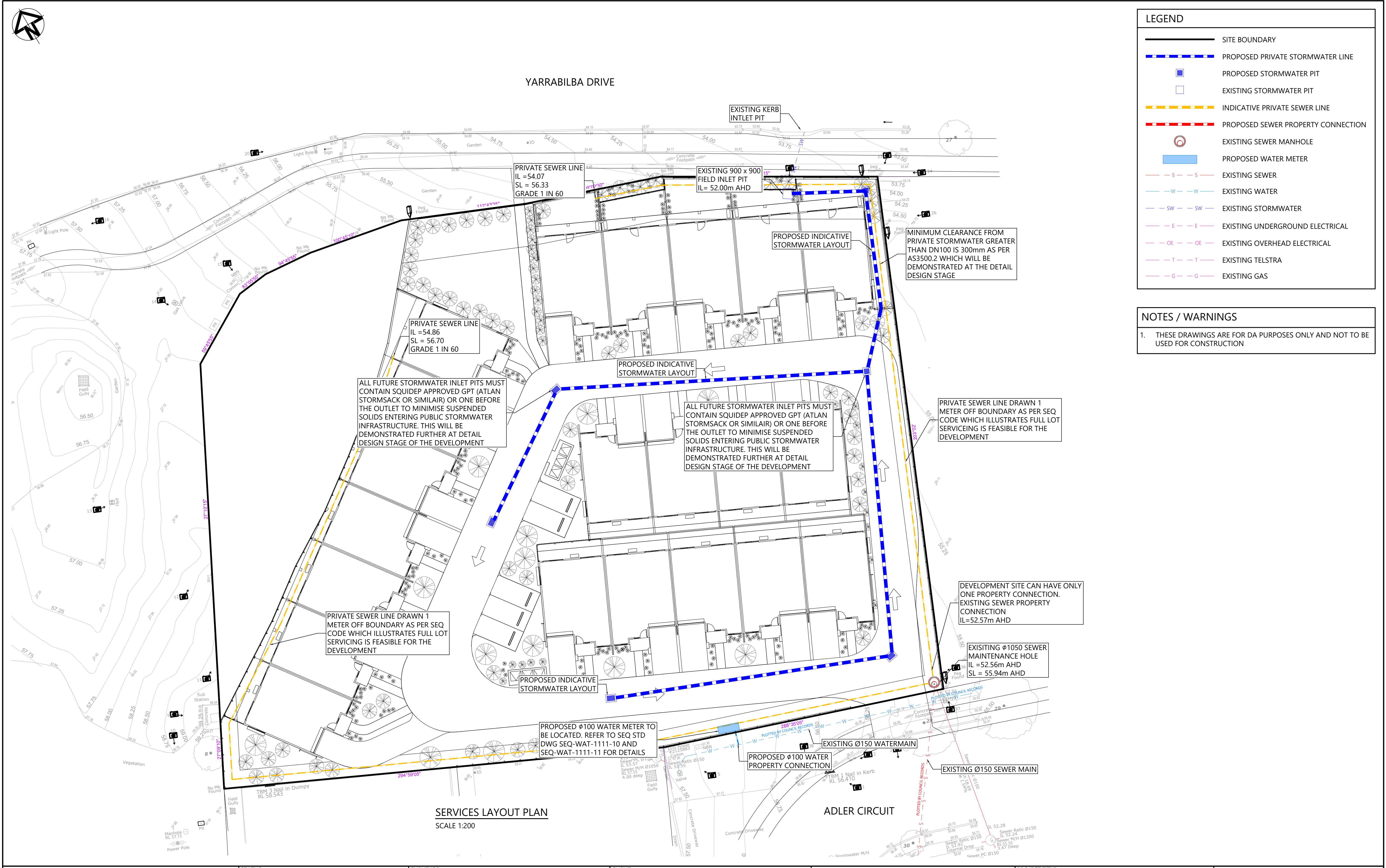
DRAWING TITLE:

POSTDEVELOPED
CATCHMENT
LAYOUT PLAN

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DRAWING No.	PROJECT No.	REVISION
DA02	G25081	- 02



STATUS FOR APPROVAL NOT FOR CONSTRUCTION				SURVEYOR  Unit 5 / 23 Overford Place Acacia Ridge, QLD 4110 07 3363 8100				CLIENT SANDSKY DEVELOPMENTS				 MICHAEL BALE & ASSOCIATES Structural and Civil Engineering Consultancy				PROJECT TITLE: 9 - 11 ADLER CIRCUIT YARRABILBA LOT 11 SP296372				NOTES: THESE DRAWINGS REMAIN THE PROPERTY OF MICHAEL BALE & ASSOCIATES PTY LTD. AND MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THESE DRAWINGS HAVE BEEN PREPARED FOR EXCLUSIVE USE BY OUR CLIENT. NO RESPONSIBILITY IS TAKEN FOR ANY THIRD PARTY THAT RELIES UPON OR USES THIS INFORMATION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS NOTED OR INSTRUCTED OTHERWISE BY MICHAEL BALE & ASSOCIATES. EXISTING SERVICES ARE SHOWN FOR INFORMATION ONLY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIS INFORMATION. ALL EXISTING SERVICES IN THE VICINITY OF THE SITE SHALL BE LOCATED BY CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.																			
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