

VIZ DEVELOPMENTS QLD PTY LTD

YARRABILBA WAREHOUSE DEVELOPMENT - CIVIL WORKS

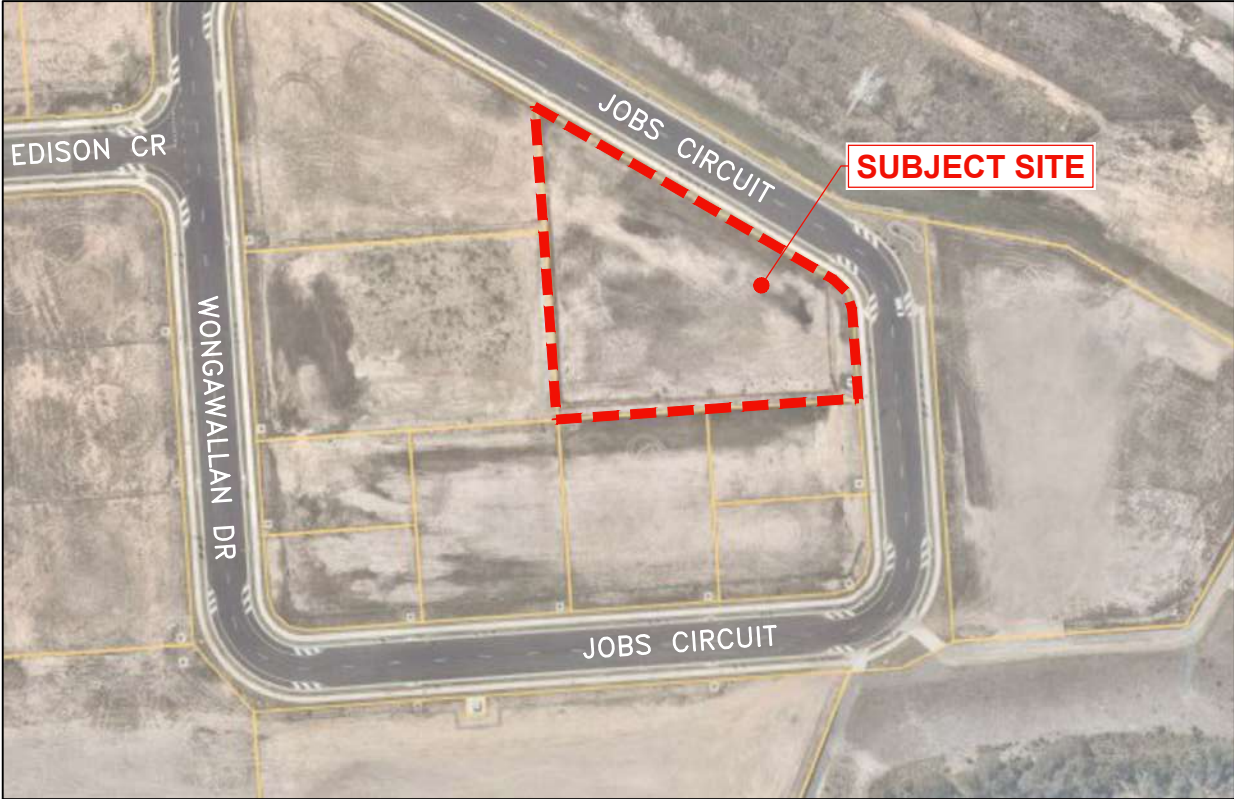
LOT 47 JOBS CIRCUIT, YARRABILBA, QLD 4207

DRAWING SCHEDULE		
DRAWING No.	REV.	DRAWING TITLE
2025106-OPW-001	B	DRAWING SCHEDULE AND LOCALITY PLAN
2025106-OPW-002	B	DRAWING SET NOTES SHEET 1 OF 2
2025106-OPW-003	B	DRAWING SET NOTES SHEET 2 OF 2
2025106-OPW-004	B	EXISTING FEATURES PLAN
2025106-OPW-010	B	BULK EARTHWORKS PLAN
2025106-OPW-011	B	BULK EARTHWORKS SECTIONS
2025106-OPW-020	B	DRIVEWAY AND DRAINAGE PLAN
2025106-OPW-021	B	DRIVEWAY GRADING PLAN SHEET
2025106-OPW-022	B	SECTIONS AND DETAILS SHEET SHEET 1 OF 2
2025106-OPW-022A	B	SECTIONS AND DETAILS SHEET SHEET 2 OF 2
2025106-OPW-023	B	LINEMARKING AND SIGNAGE PLAN
2025106-OPW-024	B	STORMWATER DRAINAGE CATCHMENT PLAN
2025106-OPW-025	B	STORMWATER DRAINAGE LONGITUDINAL SECTIONS
2025106-OPW-026	B	STORMWATER DRAINAGE CALCULATION TABLE PLAN SHEET 1 OF 2
2025106-OPW-027	B	STORMWATER DRAINAGE CALCULATION TABLE PLAN SHEET 2 OF 2
DRAWING SCHEDULE - SEWER&WATER		
DRAWING No.	REV.	DRAWING TITLE
2025106-OPW-030	B	SEWER AND WATER DRAWING SCHEDULE AND LOCALITY PLAN
2025106-OPW-031	B	SEWER AND WATER OVERALL RETICULATION PLAN
DRAWING SCHEDULE - VXO		
DRAWING No.	REV.	DRAWING TITLE
2025106-VXO-001	B	VEHICLE CROSSOVER (VXO) DRAWING SCHEDULE AND LOCALITY PLAN
2025106-VXO-002	B	VEHICLE CROSSOVER (VXO) PLAN AND DETAILS - VXO 1
2025106-VXO-003	B	VEHICLE CROSSOVER (VXO) PLAN AND DETAILS - VXO 2

PROPERTY DESCRIPTION:
LOT 47 ON SP345729

DETAIL AND LEVEL SURVEY	OWEN REV-B
SITE BENCHMARK: PSM59068 DATUM: RL. 46.040m (AHD) THIS DRAWING SET AND DESIGN IS BASED UPON THE FOLLOWING: LEVEL AND FEATURE (DETAIL) SURVEY DETAIL SURVEY BY: SURVEYOR: KN GROUP DRAWING NUMBER: 23-101-04 REVISION: A IMPORTANT NOTE: THE AFOREMENTIONED DETAIL SURVEY IS BASED ON A LOCAL SITE GRID AND ORIENTATION NOT MGA. THE PRINCIPAL CONTRACTOR IS TO COORDINATE ANY CONSTRUCTION SET-OUT, INCLUDING SURVEY CONTROL, WITH THE AFOREMENTIONED SURVEYOR. BOUNDARY IDENTIFICATION SURVEY IMPORTANT NOTE: THIS DESIGN PACKAGE IS NOT BASED UPON AN IDENTIFICATION SURVEY. PRIOR TO ANY CONSTRUCTION SET-OUT AND / OR ACTUAL CONSTRUCTION THIS DESIGN IS SUBJECT TO REVIEW AND POSSIBLE AMENDMENT TO SUIT AN IDENTIFICATION SURVEY - BEING ISSUED BY THE PRINCIPAL'S SURVEYOR.	

NOTE - PLAN COORDINATION	OWEN REV-B
THIS DESIGN IS BASED UPON COORDINATION WITH THE PROJECT CONSULTANTS DESIGNS MADE AVAILABLE. THE PRINCIPAL CONTRACTOR (PC) IS TO REVIEW THE CIVIL DESIGN IN COORDINATION WITH THE PROJECT CONSULTANTS DESIGNS AND THE PC'S CONSTRUCTION METHODOLOGY AND ADVISE OWEN OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION	
IMPORTANT NOTE - ELECTRONIC FILES	OWEN REV-B
1. ANY CONTRACTOR THAT UTILISES ANY ELECTRONIC FILES PROVIDED BY OWEN CONSULTING FOR THE PURPOSE OF ANY SET-OUT, LEVELING OR ANY OTHER USE IS TO NOTIFY OWEN CONSULTING IMMEDIATELY OF ANY DISCREPANCY BETWEEN ANY ELECTRONIC FILES AND ANY PLANS. CONTINUING WITH ANY WORKS IS AT THE RISK OF THE CONTRACTOR.	
NOTE - ARCHITECTURAL COORDINATION	OWEN REV-B
THIS DRAWING SET AND DESIGN IS BASED UPON THE FOLLOWING ARCHITECTURAL / BUILDING DESIGN LAYOUT BY: CONSULTANT: BRUAC DESIGN GROUND FLOOR / SITE PLAN NUMBER: BD067-DA01-L REVISION: L REVISION DATE: 16.03.26	



SOURCE: NEARMAP/ AUG-2025
LOCALITY PLAN
SCALE 1: 1000

DESIGN STANDARD AND SPECIFICATIONS (CURRENT EDITIONS)	
SEWER AND WATER	- WATER SUPPLY CODE OF AUSTRALIA (WSA) - LOGAN CITY COUNCIL PLANNING POLICY 5 - INFRASTRUCTURE - SEQ W&S D&C CODE
STORMWATER MANAGEMENT	- WATER SENSITIVE URBAN DESIGN TECHNICAL DESIGN GUIDELINES - HEALTHY WATERWAYS - QUEENSLAND URBAN DRAINAGE MANUAL (QUDM) - LOGAN CITY COUNCIL PLANNING POLICY 5 - INFRASTRUCTURE
ROADWORKS, DRIVEWAYS, VEHICLE CROSSINGS, FOOTPATHS AND VEHICLE PARKING	- QUEENSLAND COMPLETE STREETS - GUIDELINES FOR URBAN STREET DESIGN - AUSTRALIAN STANDARD AS2890 - AUSTROADS - GUIDE TO TRAFFIC MANAGEMENT PART 6A: PEDESTRIAN AND CYCLIST - DTMR - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES - LOGAN CITY COUNCIL PLANNING POLICY 5 - INFRASTRUCTURE
SOIL EROSION	INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA) - BEST PRACTICE EROSION & SEDIMENT CONTROL
EARTHWORKS	- AUSTRALIAN STANDARD AS3798 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS - LOGAN CITY COUNCIL PLANNING POLICY 5 - INFRASTRUCTURE

Owen.

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CIVIL ENGINEERS
PUBLIC WORKS
INFRASTRUCTURE
LAND DEVELOPMENT

SCALE	
SCALE 20 10 0 20 40 60 80 100 1:2000	
DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK	
DESIGNED DW	APPROVED
DRAWN DW/DS	ON BEHALF OF OWEN CONSULTING PTY LTD
REVIEWED SK	SHON KEALEY RPEP No. 29613

Approval no: DEV-2026-YAR-4373
Date: 22 April 2026



CLIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
DRAWING SCHEDULE AND LOCALITY PLAN
PROJECT No
2025106 LOT 47
DRAWING No
2025106-OPW-001

AMDT
B

NOTES - GENERAL	OWEN REV-B
1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ALL COUNCIL CONDITIONS (REFER TO NOTES - SUMMARY), ANY OTHER PROJECT CONSULTANT DRAWINGS & SPECIFICATIONS AND ANY WRITTEN INSTRUCTION. 2. IF CONTRACTOR IDENTIFIES ANY DISCREPANCIES BETWEEN ANY SPECIFICATION THEN IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE SUPERINTENDENT. 3. WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS AND COUNCIL / RELEVANT AUTHORITY STANDARD DRAWINGS AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE PROJECT DRAWINGS OR SPECIFICATIONS. 4. COUNCIL'S STANDARD DRAWINGS AND ENGINEERING GUIDELINES ARE TO BE ADOPTED UNLESS STATED OR SHOWN OTHERWISE. 5. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH ELECTRICAL & TELECOMMUNICATION PROVIDERS TO ENABLE THE SERVICES TO BE INSTALLED WITHOUT INTERRUPTION. 6. SETOUT INFORMATION IN ELECTRONIC FORMAT IS AVAILABLE UPON REQUEST. 7. ALL LEVELS SHOWN ON THIS DRAWING SET ARE TO AHD. 8. LEVELS FOR CONNECTION TO ANY EXISTING SERVICES / ROAD PAVEMENTS / SURFACE LEVELS SHOWN ON THE DRAWINGS MAY BE VARIED ON-SITE WITH APPROVAL FROM THE SUPERINTENDENT TO ALLOW FOR NEAT FINISH. 9. ALL WORKS ARE TO MATCH NEATLY INTO EXISTING ROADS / PAVEMENTS, SERVICES AND SURFACE LEVELS TO THE SATISFACTION OF COUNCIL / RELEVANT AUTHORITY AND THE SUPERINTENDENT. 10. NOTWITHSTANDING THE EXTENT OF WORKS SHOWN ON THE DRAWINGS, THE CONTRACTOR IS NOT PERMITTED TO CARRY OUT WORKS OUTSIDE THE EXTENT OF THE SITE WITHOUT FIRST OBTAINING THE PERMISSION OF THE ADJOINING LANDOWNER AND SUPERINTENDENT APPROVAL. 11. ANY TREES OR VEGETATION OUTSIDE THE LIMIT OF WORKS THAT ARE TO BE REMOVED OR TRIMMED ARE TO BE IDENTIFIED BY THE CONTRACTOR. ANY WORK IS TO BE APPROVED BY THE SUPERINTENDENT. 12. NO CONSTRUCTION MATERIALS OR MACHINERY SHALL BE STOCKPILED OR STORED ON ANY ADJACENT PROPERTIES OR GOVERNMENT AGENCY / COUNCIL LAND OR ROAD RESERVE WITHOUT PRIOR APPROVAL. 13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COUNCIL'S CONSTRUCTION TOLERANCES. ANY WORKS DEEMED NON-ACCEPTABLE BY COUNCIL OR THE SUPERINTENDENT SHALL BE RECTIFIED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE. 14. ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION AND TRAFFIC MANAGEMENT SHALL BE OBTAINED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE. 15. THE SUBSTITUTION OF A MATERIAL OR METHOD SHALL BE APPROVED BY THE SUPERINTENDENT. ANY SUBSTITUTION DOES NOT ALWAYS INDICATE A VARIATION AND THE CONTRACTOR SHALL ADVISE THE SUPERINTENDENT OF ANY ANTICIPATED VARIATION OF THE SUBSTITUTION. 16. A NETWORK OF SURVEY CONTROL MARKS (X,Y,Z) SHALL BE PROVIDED BY THE PRINCIPAL SURVEYOR (UNLESS AGREED OTHERWISE) PRIOR TO THE COMMENCEMENT OF WORKS. 17. THE PRINCIPAL CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES. COSTS INCURRED BY THE PRINCIPAL'S SURVEYOR RESULTING FROM DAMAGE, MOVEMENT OR ALTERATION OF SURVEY PEGS SHALL BE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR. 18. THE PRINCIPAL CONTRACTOR AND ANY SUB-CONTRACTORS SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT AND THE RELEVANT AUTHORITY. 19. THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROVISION OF ANY TEMPORARY BRACING, SUPPORTING, PROTECTION TO ANY EXISTING FENCING, PIPEWORK, CONDUITS, CULVERTS AND ANY OTHER ABOVE OR UNDERGROUND STRUCTURE OR FEATURE. 20. DO NOT OBTAIN DIMENSIONS FROM SCALING. IF IN DOUBT ASK. 21. NATURAL SURFACE LEVELS SHOWN ON ANY DRAWINGS ARE INDICATIVE ONLY AND SUBJECT TO SITE INVESTIGATION.	

WH&S AND ENVIRONMENTAL	OWEN REV-B
IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION WORKS COMPLIES WITH THE WH&S ACT 2011 AND THAT ENVIRONMENTAL CONTROL MEASURES ARE ALLOWED FOR TO THE SATISFACTION OF COUNCIL. THIS IS TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: • MAINTAIN SITE CONSTRUCTION DIARY • ENSURE ALL PERSONS ENTERING THE SITE SATISFY ALL WH&S AND INSURANCE REQUIREMENTS • INSTALLATION OF SITE SIGNAGE • TEMPORARY FENCING TO THE FULL EXTENT OF THE SITE AS WOULD BE REASONABLY EXPECTED • DUST AND NOISE CONTROL AND WORKING HOURS • SAFE AND DEDICATED SITE ACCESS • TRAFFIC MANAGEMENT - ALL APPROVED TRAFFIC MANAGEMENT PLAN/S ARE KEPT ON-SITE INCLUDING ALL RELEVANT TRAFFIC CONTROL PERMITS, QPS APPROVALS AND TMR PERMITS.	

NOTES - EXISTING SERVICES	OWEN REV-C
1. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL SERVICES BY A 'DIAL BEFORE YOU DIG' (DBYD) SEARCH, ELECTRONIC DETECTION AND POTHOLING. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT THESE SERVICES PRIOR TO WORKING IN THE VICINITY. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE. 3. THE CONTRACTOR IS TO CONFIRM THE ACTUAL LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION WORKS AND COMPARE WITH CURRENT DESIGN PLANS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT. 4. WHERE A CONNECTION IS MADE TO ANY ELEMENT OF EXISTING INFRASTRUCTURE, THEN THE LEVEL OF THAT INFRASTRUCTURE MUST BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORKS AND COMPARED WITH CURRENT DESIGN PLANS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT. 5. WHERE NEW SERVICES CROSS OTHER NEW SERVICES OR WHERE NEW SERVICES CROSS EXISTING SERVICES THE CONTRACTOR SHALL CHECK MINIMUM RELEVANT AUTHORITY CLEARANCES BY CHECKING LEVELS ON-SITE AND ADVISE THE SUPERINTENDENT PRIOR TO CONSTRUCTION IF THE MINIMUM CLEARANCE CAN NOT BE ACHIEVED. 6. OWEN CONSULTING ACCEPTS NO RESPONSIBILITY FOR ANY EXISTING SERVICES / INFRASTRUCTURE LOCATED ON-SITE THAT ARE NOT SHOWN ON THESE DRAWINGS OR THE ACCURACY OF EXISTING SERVICES LOCATIONS AND LEVELS SHOWN ON THESE DRAWINGS.	

EXISTING SERVICES LOCATION - QUALITY LEVEL DEFINITION
THIS DESIGN RELIES UPON EXISTING SERVICES INFORMATION DERIVED FROM THE FOLLOWING SOURCES - WHERE APPLICABLE: • THE SPATIAL LOCATION OF EXISTING SERVICES AT GROUND SURFACE LOCATED BY A REGISTERED SURVEYOR (QL-A) • THE SPATIAL LOCATION (HORIZONTAL & VERTICAL) OF UNDERGROUND SERVICES BY SURVEY REFERENCE (QL-B) • INFORMATION PROVIDED BY SERVICE OWNER AND / OR RELEVANT AUTHORITY (DEEMED QL-C) • DBYD SEARCH RESULTS (QL-D)

NOTES - SUMMARY - TO BE READ	OWEN REV-B
1. FOR THE PURPOSE OF THESE NOTES THE TERM ' COUNCIL ' REFERS TO THE LOCAL GOVERNMENT AUTHORITY THAT HAS JURISDICTION OVER THE AREA OF WORK. 2. FOR THE PURPOSE OF THESE NOTES THE TERM ' RELEVANT AUTHORITY ' REFERS TO THE GOVERNMENT OR OTHERWISE AUTHORITY THAT HAS JURISDICTION OVER THE ELEMENT OF WORK BEING CONSTRUCTED. 3. BY UNDERTAKING ANY WORK ON-SITE IT IS ACCEPTED THAT THE PRINCIPAL CONTRACTOR AND ANY SUB-CONTRACTOR HAVE READ AND UNDERSTAND ALL NOTES. 4. THESE NOTES ARE COPYRIGHT OF OWEN CONSULTING.	

NOTES - ROADWORKS	OWEN REV-B
1. CONTRACTOR TO ALLOW FOR STAGING OF ROADWORKS (AS REQUIRED) TO LIMIT THE IMPACT OF THE CONSTRUCTION ON EXISTING TRAFFIC. CONTRACTOR TO MAKE DUE ALLOWANCE FOR ALL PERMIT MANAGEMENT. 2. CONTRACTOR TO CONFIRM CONDUIT REQUIREMENTS FROM LANDSCAPING AND ELECTRICAL/COMMS DRAWINGS AND ALLOW FOR THESE PRIOR TO ANY PAVEMENT CONSTRUCTION. 3. THE CONTRACTOR SHALL ENSURE THAT ALL KERB AND CHANNEL GRADES SHALL NOT FALL BELOW 0.2% AT ANY POINT IRRESPECTIVE OF ROAD CENTRELINE GRADING OR INTERSECTION DESIGN LEVELS. 4. THE CONTRACTOR IS TO ENSURE ALL KERBING DRAINS FREELY AND IS TO NOTIFY THE SUPERINTENDENT IMMEDIATELY IF THIS WILL NOT OCCUR. 5. PAVEMENT SUB-BASE TO EXTEND 150mm (MIN) BEHIND BACK OF KERB OR AS PER COUNCIL STANDARDS. 6. CONTRACTOR TO REINSTATE ANY DAMAGE TO THE EXISTING KERB / FOOTPATH AND PROVIDE 'B' GRADE TURF BEHIND ANY REINSTATED KERB AND TO ALL DISTURBED AREAS. 7. ALL LAYERS OF PAVEMENT WORKS ARE TO BE PROOF ROLLED AND TESTED IN ACCORDANCE WITH COUNCIL REQUIREMENTS, SPECIFICATIONS AND TO THE APPROVAL OF COUNCIL AND THE SUPERINTENDENT. 8. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE SUPERINTENDENT A MINIMUM OF 24 HOURS NOTICE TO ALLOW FOR PAVEMENT INSPECTIONS TO BE BOOKED. 9. SUB-SOIL DRAINAGE SHALL BE INSTALLED UNDER ALL NEW KERB & CHANNEL AND GRADED AT 0.5% (MIN) TO CONNECT WITH DRAINAGE PITS.	

NOTES - STORMWATER DRAINAGE	OWEN REV-B
1. ALL DRAINAGE STRUCTURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS: • DTMR STANDARD DRAWINGS AND SPECIFICATIONS (WHERE APPLICABLE). • COUNCIL DESIGN GUIDELINES, STANDARD DRAWINGS AND SPECIFICATIONS. • ANY MANUFACTURERS STANDARD DRAWINGS AND SPECIFICATIONS. 2. ALL STORMWATER RIGID PIPES ARE TO BE RCP CLASS 2 (MIN). ALL FLEXIBLE PIPES ARE TO BE uPVC CLASS SN8 RRJ OR AS SPECIFIED. 3. THE CLASS OF STORMWATER PIPE SPECIFIED DOES NOT ALLOW FOR ALL CONSTRUCTION VEHICLE LOADINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THERE IS NO DAMAGE TO STORMWATER PIPES ALREADY LAID DURING THE COURSE OF CONSTRUCTION. 4. VIBRATORY TRENCH ROLLER ALLOWED AT DEPTHS OVER 600mm ABOVE TOP OF PIPE. 5. VIBRATORY TRENCH RAMMER ALLOWED AT DEPTHS OVER 450mm ABOVE TOP OF PIPE. 6. COMPACTION WHEELS ARE NOT TO BE USED WITHOUT PERMISSION FROM THE SUPERINTENDENT. 7. ALL TRENCH BACKFILL MATERIAL UNDER THE PAVEMENT SHALL BE CBR 15 OR APPROVED EQUIVALENT. 8. STEEL GRATES AND FRAMES ARE TO BE FABRICATED FROM MILD STEEL AND HOT DIP GALVANISED. ALL GRATES ARE TO BE CLASS D (UNO) AND BICYCLE SAFE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS3996 UNLESS NOTED OTHERWISE. 9. MANHOLE SETOUT POINTS TO CENTRE OF MH. 10. STORMWATER PIPE LENGTHS ARE CALCULATED FROM CENTRE OF PIT/CHAMBER. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE ACTUAL LENGTHS REQUIRED. 11. ANY TEMPORARY STORMWATER DIVERSIONS ARE TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO CONSTRUCTION.	

NOTES - EARTHWORKS	OWEN REV-B
1. ALL EARTHWORKS TO BE CONSTRUCTED TO COUNCIL STANDARDS AND SPECIFICATIONS, AS3798-2007. 2. FIELD DENSITY AND TESTING SHALL BE UNDERTAKEN BY A NATA APPROVED TESTING AUTHORITY IN ACCORDANCE WITH AS3798-2007 AND AS1289. THE FOLLOWING MINIMUM STANDARDS ARE REQUIRED TO BE ACHIEVED: • RESIDENTIAL ALLOTMENTS / PARKS = 95% DDR • PAVEMENTS (>300mm BELOW SUBGRADE) = 95% DDR • PAVEMENTS (<300mm BELOW SUBGRADE) = 98% DDR • BUILDING PAD = 98% DDR 3. ALL EARTHWORKS TO BE CARRIED OUT AT +/-2% OF OPTIMUM MOISTURE CONTENT. 4. FILL OBTAINED FROM SITE CUT IS TO BE CLEAN MATERIAL FREE FROM ANY ORGANIC MATERIAL, ROCK (>75mmØ), DEBRI AND BUILDING MATERIALS. 5. IMPORTED CONTROLLED FILL MATERIAL IS TO BE AS SPECIFIED AND MATERIALS QUALITY REPORT ISSUED TO SUPERINTENDENT. 6. FILL IS TO BE PLACED IN LAYERS NOT EXCEEDING 200mm LOOSE THICKNESS. 7. ALL ALLOTMENTS SHALL GRADE AT A MINIMUM SLOPE OF 1V IN 200H TO THE FRONT BOUNDARY UNLESS DESIGNED OTHERWISE. 8. MAXIMUM BATTER SLOPES TO ANY AREAS OF CUTTING / FILLING ARE TO BE 1V TO 4H UNLESS DESIGNED OTHERWISE. 9. ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILED FOR LATER RE-SPREADING TO ALL ALLOTMENTS, VERGES, BATTERS AND DISTURBED AREAS. 10. SILT FENCING TO BE PLACED ON THE DOWNSTREAM SIDE OF ALL STOCKPILE SITES. 11. METHOD OF DISPOSAL OF ALL WASTE MATERIAL SHALL MEET ALL LOCAL / STATE GOVERNMENT REQUIREMENTS AND IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR. 12. NOTWITHSTANDING THE LIMITS OF CUT AND FILL SHOWN ON THE DRAWINGS THE LIMITS AND FINAL PROFILE MAY BE VARIED ON SITE BY THE SUPERINTENDENT DURING CONSTRUCTION. 13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERINTENDENT IF EXISTING GROUND LEVELS SHOWN VARY FROM ACTUAL GROUND LEVEL ENOUGH TO SIGNIFICANTLY EFFECT EARTHWORKS QUANTITIES, TRIGGER A VARIATION OR ALTER DESIGN.	

NOTES - AS CONSTRUCTED (ADAC)	OWEN REV-C
1. THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL AS-CONSTRUCTED SURVEY AND PROVISION TO THE SUPERINTENDENT. 2. THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE AS-CONSTRUCTED SURVEY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ARE SURVEYED PRIOR TO ANY BACKFILLING. 3. AS-CONSTRUCTED INFORMATION IS TO REFLECT THE ACTUAL CONSTRUCTION AND ENDORSED BY A REGISTERED SURVEYOR. 4. THE AS-CONSTRUCTED POINTS/LEVELS SHALL BE TAKEN AT THE SAME POINTS/LEVELS LOCATIONS SHOWN ON DESIGN DRAWINGS AND ANY OTHER RELEVANT LOCATIONS TO ALLOW ASSESSMENT AGAINST THE DESIGN INTENT. 5. THE PRINCIPAL CONTRACTOR IS TO ISSUE AS-CONSTRUCTED SURVEY OF ALL CIVIL WORKS DETAILED IN THESE DRAWINGS IN IN ACCORDANCE WITH THE COUNCIL / RELEVANT AUTHORITY 'ASSET DESIGN AS-CONSTRUCTED' (ADAC) STANDARDS.	

NOTES - CONCRETE KERB	OWEN REV-B
1. CONTRACTOR TO ENSURE THAT THE KERBING MACHINE IS SUITABLE FOR THE PROPOSED CONCRETE MIX DESIGN AND KERB PROFILE. 2. PROVIDE MINIMUM 1.0m (UNO) LONG KERB TRANSITIONS BETWEEN DIFFERENT KERB TYPES. 3. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, CONTRACTION JOINTS, SHALL BE FORMED EVERY 2m OF KERB. THE JOINT SHALL BE TOOLED 20mm IN DEPTH TO FORM A NEAT GROOVE OF 5mm WIDTH.	

NOTES - CONSTRUCTION SET-OUT	OWEN REV-B
1. SETOUT CO-ORDINATES / DIMENSIONS ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING WORK. DRAWINGS SHALL NOT BE SCALED. 2. SETOUT INFORMATION IN DIGITAL FORMAT IS AVAILABLE UPON REQUEST FROM THE D&C CONTRACTOR. 3. SET-OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION OR FABRICATION IS COMMENCED. 4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THE DRAWINGS. IF IN DOUBT CONTACT THE SUPERINTENDENT. 5. THE COORDINATE SYSTEM THAT THESE DRAWINGS ARE BASED UPON IS MGA94 AND LEVEL DATUM IS AHD	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



Queensland Government



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CIVIL ENGINEERS

PUBLIC WORKS

INFRASTRUCTURE

LAND DEVELOPMENT

SCALE

N/A

DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK

DESIGNED DW

DRAWN DW/DS

REVIEWED SK

APPROVED

SHOWN KEALLEY

2025 No. 2963

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ON BEHALF OF OWEN CONSULTING PTY LTD
SHOWN KEALLEY
2025 No. 2963

NORTH

DATUM AHD(m)

ISSUE

DATE

ISSUE DESCRIPTION

B A

31.03.26

29.01.26

UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT

ISSUED FOR EDQ APPROVAL

CLIENT

VIZ DEVELOPMENTS QLD PTY LTD

PROJECT

WAREHOUSE DEVELOPMENT - CIVIL WORKS

LOT 47 ON SP345729

LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE

DRAWING SET NOTES SHEET 1 OF 2

PROJECT No

2025106 LOT 47

DRAWING No

2025106-OPW-002

AMDT

B

NOTES - WATER RETICULATION	OWEN REV-C
1. NOT WITHSTANDING THE DETAILS SHOWN ON THE DRAWINGS ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA SOUTH-EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 1.30 (AUGUST 2019) AND THE SEQ CODE CIVIL IPAM PRODUCT LIST (CURRENT EDITION). 2. POTABLE WATER MAIN SPECIFIED AS 'PVC-M' IS TO BE PVC-M PIPE, SOCKET AND SPIGOT, RRJ CLASS 16, BLUE IN COLOUR TO COMPLY WITH AS/NZS 1477 AND BE COMPATIBLE WITH DICL PIPE FITTINGS TO AS 2280. 3. POTABLE WATER PROPERTY SERVICE PRESSURE PIPE IS TO BE POLYETHYLENE (PE) PE100 PN16 TO COMPLY WITH AS/NZS 4130. 4. DICL PIPES ARE TO BE PN35. 5. ALL DICL PIPES AND FITTINGS ARE TO BE TREATED INTERNALLY AND EXTERNALLY WITH CORROSION PROTECTIVE COATING AS PER AS 4198. 6. ALL FITTINGS ARE TO BE DICL CLASS K9 TO AS 2280. 7. DICL ROAD CROSSINGS ARE TO EXTEND 0.5m BEHIND BACK OF KERB. 8. ALL FASTENERS ARE TO BE STAINLESS STEEL GRADE.316. 9. MARKER PLATES ARE TO BE INSTALLED FOR ALL VALVES, HYDRANTS AND WATER METERS IN ACCORDANCE WITH WSCA STD. DRG. SEQ-WAT-1300-2. 10. ALL HYDRANTS ARE TO BE POSITIONED DIRECTLY OPPOSITE COMMON PROPERTY BOUNDARIES WHERE POSSIBLE - UNO. 11. CONCRETE (STRENGTH GRADE N25) THRUST BLOCKS ARE TO BE CONSTRUCTED AT ALL UN-RESTRAINED VALVES, BENDS, TEES AND DEAD ENDS IN ACCORDANCE WITH WSCA STD. DRG. SEQ-WAT-1205-1. ADOPT BEARING CAPACITY OF: <u>100kPa</u>. (UNO) 12. PIPE BEDDING AND TRENCH BACKFILL TO BE IN ACCORDANCE WITH WSCA STD. DRG. SEQ-WAT-1201-1. 13. ALL TRENCH BACKFILL MATERIAL UNDER ROAD PAVEMENT SHALL BE CBR 15 OR APPROVED EQUIVALENT. COMPACTION RESULTS SHALL BE PROVIDED WHERE WATER TRENCHES CROSS ROADWAYS. 14. WATER PROPERTY SERVICE LOCATIONS AND METERS AT PROPERTY BOUNDARIES ARE TO MAINTAIN THE MINIMUM CLEARANCE WITH ELECTRICAL / TELECOMMUNICATIONS PITS AND PILLARS. THE PRINCIPAL CONTRACTOR IS TO ADVISE THE SUPERINTENDENT IMMEDIATELY IF MINIMUM CLEARANCES CAN NOT BE ACHIEVED ON-SITE. 15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL WATER CONSTRUCTION AND BACTERIAL TESTING REQUIREMENTS WITH COUNCIL / RELEVANT AUTHORITY. 16. IF THE PROJECT BILL OF QUANTITIES (BOQ) DOES NOT INCLUDE SEPARATE ITEM/S FOR ANY TESTING RATES - THEN THE CONTRACTOR'S RATES ARE ADOPTED AS INCLUDING ALL COSTS OF TESTING. 17. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COORDINATING ANY REQUIRED INSPECTIONS - INCLUDING HOLD POINTS - WITH COUNCIL / RELEVANT AUTHORITY. 18. PRIOR TO ANY CONNECTION TO EXISTING 'LIVE' WATER INFRASTRUCTURE - THE CONTRACTOR IS TO ISSUE TO THE SUPERINTENDENT ANY REQUIRED QUALITY ASSURANCE DOCUMENTATION FOR REVIEW AND APPROVAL BY THE SUPERINTENDENT AND COUNCIL / RELEVANT AUTHORITY.	
ABBREVIATIONS:	
WSCA - WATER SUPPLY CODE OF AUSTRALIA SOUTH-EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 1.30 (AUGUST 2019).	
DICL - DUCTILE IRON CEMENT LINED	

NOTES - SEWER (GRAVITY)	OWEN REV-C
1. NOT WITHSTANDING THE DETAILS SHOWN ON THE DRAWINGS ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE GRAVITY SEWERAGE CODE OF AUSTRALIA SOUTH-EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 2.1 (SEPTEMBER 2021) AND THE SEQ CODE CIVIL IPAM PRODUCT LIST (CURRENT EDITION). 2. ALL SEWER LENGTHS AND GRADES SHOWN ON THE LONGITUDINAL SECTIONS ARE MEASURED FROM CENTRE OF STRUCTURE TO THE CENTRE OF STRUCTURE. 3. UNPLASTICISED PVC (uPVC) SEWER PIPE TO BE AS/NZS 1260 SN8 AND WITH RUBBER RING JOINT SPIGOT AND SOCKET JOINTS. ALL FITTINGS SHALL BE ELASTOMERIC SEAL JOINTED. 4. PIPE BEDDING AND BACKFILL TO BE IN ACCORDANCE WITH GSCA STD. DRG. SEQ-SEW-1200-2. 5. EMBEDMENT AND TRENCH BACKFILL TO BE IN ACCORDANCE WITH GSCA STD. DRG's. SEQ-SEW-1200-2 AND SEQ-SEW-1201-1 (TYPE 3 SUPPORT) AND ANY RELEVANT COUNCIL STANDARDS FOR ROAD CROSSINGS. 6. ALL TRENCH BACKFILL MATERIAL UNDER ROAD PAVEMENT TO BE CBR 15 (MINIMUM). COMPACTION DENSITY TESTING RESULTS ARE TO BE ISSUED TO THE SUPERINTEBDENT. 7. WHERE SEWER GRAVITY MAINS HAVE A LONGITUDINAL GRADE OF 5% (1 IN 20) OR STEEPER, BULKHEADS TO BE CONSTRUCTED IN ACCORDANCE WITH CLAUSES 8.10, 17.5 & 17.6 OF THE GSCA. 5. WHERE MAINTENANCE STRUCTURES ARE OF A CONCRETE CONSTRUCTION, THEN THE CONCRETE IS TO BE CALCAREOUS AGGREGATE CONCRETE IN ACCORDANCE WITH THE RELEVANT AUTHORITY SPECIFICATIONS. 6. ALL MAINTENANCE STRUCTURES ARE TO HAVE A 600mm CLEAR ACCESS OPENING. 7. MAINTENANCE STRUCTURE COVER FINISHED LEVEL IS TO BE IN ACCORDANCE WITH GSCA STD. DRG. SEQ-SEW-1308-1. 8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL SEWER CONSTRUCTION TESTING REQUIREMENTS WITH COUNCIL / RELEVANT AUTHORITY. 9. IF THE PROJECT BILL OF QUANTITIES (BOQ) DOES NOT INCLUDE SEPARATE ITEM/S FOR ANY TESTING RATES - THEN THE CONTRACTOR'S RATES ARE ADOPTED AS INCLUDING ALL COSTS OF TESTING. 10. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COORDINATING ANY REQUIRED INSPECTIONS - INCLUDING HOLD POINTS - WITH COUNCIL / RELEVANT AUTHORITY. 11. PRIOR TO ANY CONNECTION TO EXISTING 'LIVE' SEWER INFRASTRUCTURE - THE CONTRACTOR IS TO ISSUE TO THE SUPERINTENDENT ANY REQUIRED QUALITY ASSURANCE DOCUMENTATION FOR REVIEW AND APPROVAL BY THE SUPERINTENDENT AND COUNCIL / RELEVANT AUTHORITY.	
ABBREVIATIONS:	
GSCA - GRAVITY SEWERAGE CODE OF AUSTRALIA SOUTH-EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 2.1 (SEPTEMBER 2021) - STD DRG's TO BE CURRENT REVISION.	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



Owen.

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P.(07) 5572 0702 A.C.N 121 686 208

CIVIL ENGINEERS

PUBLIC WORKS

INFRASTRUCTURE

LAND DEVELOPMENT

SCALE

N/A

NORTH

DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK

A1

DESIGNED DW

APPROVED

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DRAWN DW/DS

ON BEHALF OF OWEN CONSULTING PTY LTD

REVIEWED SK

SHON KEALEY

RFEG No. 29613

DATUM AHD(m)

B

A

ISSUE

DATE

ISSUE DESCRIPTION

31.03.26

29.01.26

UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT

ISSUED FOR EDQ APPROVAL

CLIENT

VIZ DEVELOPMENTS QLD PTY LTD

PROJECT

WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729

LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE

DRAWING SET NOTES SHEET 2 OF 2

PROJECT No

2025106 LOT 47

DRAWING No

2025106-OPW-003

AMDT

B



LEGEND	
	EXISTING SURFACE CONTOURS (0.50m INTERVAL)
	EXISTING KERB AND CHANNEL
	EXISTING CROWN OF ROAD
	EXISTING STORMWATER DRAINAGE
	EXISTING SEWER GRAVITY
	EXISTING WATER RETICULATION
	EXISTING ELECTRICAL UNDERGROUND
	EXISTING TELECOMMS CONDUIT
	EXISTING STORMWATER SWALE
	EXISTING STORMWATER MAINTENANCE HOLE
	EXISTING STORMWATER FIELD INLET
	EXISTING SEWER MAINTENANCE HOLE
	EXISTING STORMWATER GULLY PIT
	EXISTING TELSTRA PIT
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER VALVE
	SUBJECT SITE BOUNDARY

NOTES - EXISTING SERVICES

1. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL SERVICES BY A 'DIAL BEFORE YOU DIG' (DBYD) SEARCH, ELECTRONIC DETECTION AND POTHOLING. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT THESE SERVICES PRIOR TO WORKING IN THE VICINITY. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR IS TO CONFIRM THE ACTUAL LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION WORKS AND COMPARE WITH CURRENT DESIGN PLANS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT.
4. WHERE A CONNECTION IS MADE TO ANY ELEMENT OF EXISTING INFRASTRUCTURE, THEN THE LEVEL OF THAT INFRASTRUCTURE MUST BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORKS AND COMPARED WITH CURRENT DESIGN PLANS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT.
5. WHERE NEW SERVICES CROSS OTHER NEW SERVICES OR WHERE NEW SERVICES CROSS EXISTING SERVICES THE CONTRACTOR SHALL CHECK MINIMUM RELEVANT AUTHORITY CLEARANCES BY CHECKING LEVELS ON-SITE AND ADVISE THE SUPERINTENDENT PRIOR TO CONSTRUCTION IF THE MINIMUM CLEARANCE CAN NOT BE ACHIEVED.
6. OWEN CONSULTING ACCEPTS NO RESPONSIBILITY FOR ANY EXISTING SERVICES / INFRASTRUCTURE LOCATED ON-SITE THAT ARE NOT SHOWN ON THESE DRAWINGS OR THE ACCURACY OF EXISTING SERVICES LOCATIONS AND LEVELS SHOWN ON THESE DRAWINGS.

EXISTING SERVICES LOCATION - QUALITY LEVEL DEFINITION

- THIS DESIGN RELIES UPON EXISTING SERVICES INFORMATION DERIVED FROM THE FOLLOWING SOURCES - WHERE APPLICABLE:
- THE SPATIAL LOCATION OF EXISTING SERVICES AT GROUND SURFACE LOCATED BY A REGISTERED SURVEYOR (QL-A)
 - THE SPATIAL LOCATION (HORIZONTAL & VERTICAL) OF UNDERGROUND SERVICES BY SURVEY REFERENCE (QL-B)
 - INFORMATION PROVIDED BY SERVICE OWNER AND / OR RELEVANT AUTHORITY (DEEMED QL-C)
 - DBYD SEARCH RESULTS (QL-D)

NOTE - EXISTING FENCING

THE PRINCIPAL CONTRACTOR IS TO MAKE ALLOWANCE FOR ALL COSTS TO REMOVE / REPLACE ANY EXISTING COMMON PROPERTY BOUNDARY FENCING (IF REQUIRED) TO ALLOW FOR CONSTRUCTION OF ANY ELEMENTS SHOWN. THE LIAISON AND CONSENT WITH ANY ADJACENT LANDOWNERS, INCLUDING GOVERNMENT ENTITIES, IS TO BE ACHIEVED BY THE PRINCIPAL CONTRACTOR PRIOR TO THE REMOVAL / REPLACEMENT OF ANY COMMON PROPERTY BOUNDARY FENCING.

WORKS IN ADJACENT PROPERTIES

IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR, BUILDER, SUB-CONTRACTOR AND / OR ANY OTHER CONTRACTOR UNDERTAKING ANY WORKS ON ANY ADJACENT ALLOTMENT / PROPERTY TO:

1. ACHIEVE LANDOWNERS CONSENT IN WRITTEN FORM PRIOR TO ANY WORKS BEING UNDERTAKEN.
2. AGREE WITH THE LANDOWNER THE METHOD OF WORKS.
3. AGREE WITH THE LANDOWNER THE REINSTATEMENT WORKS.
4. TAKE FULL RESPONSIBILITY FOR ANY RECTIFICATION WORKS FOLLOWING COMPLETION OF THE WORKS, WHERE THE LANDOWNER IS NOT SATISFIED WITH THE WORKS.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



Owen.

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CIVIL ENGINEERS
PUBLIC WORKS
INFRASTRUCTURE
LAND DEVELOPMENT

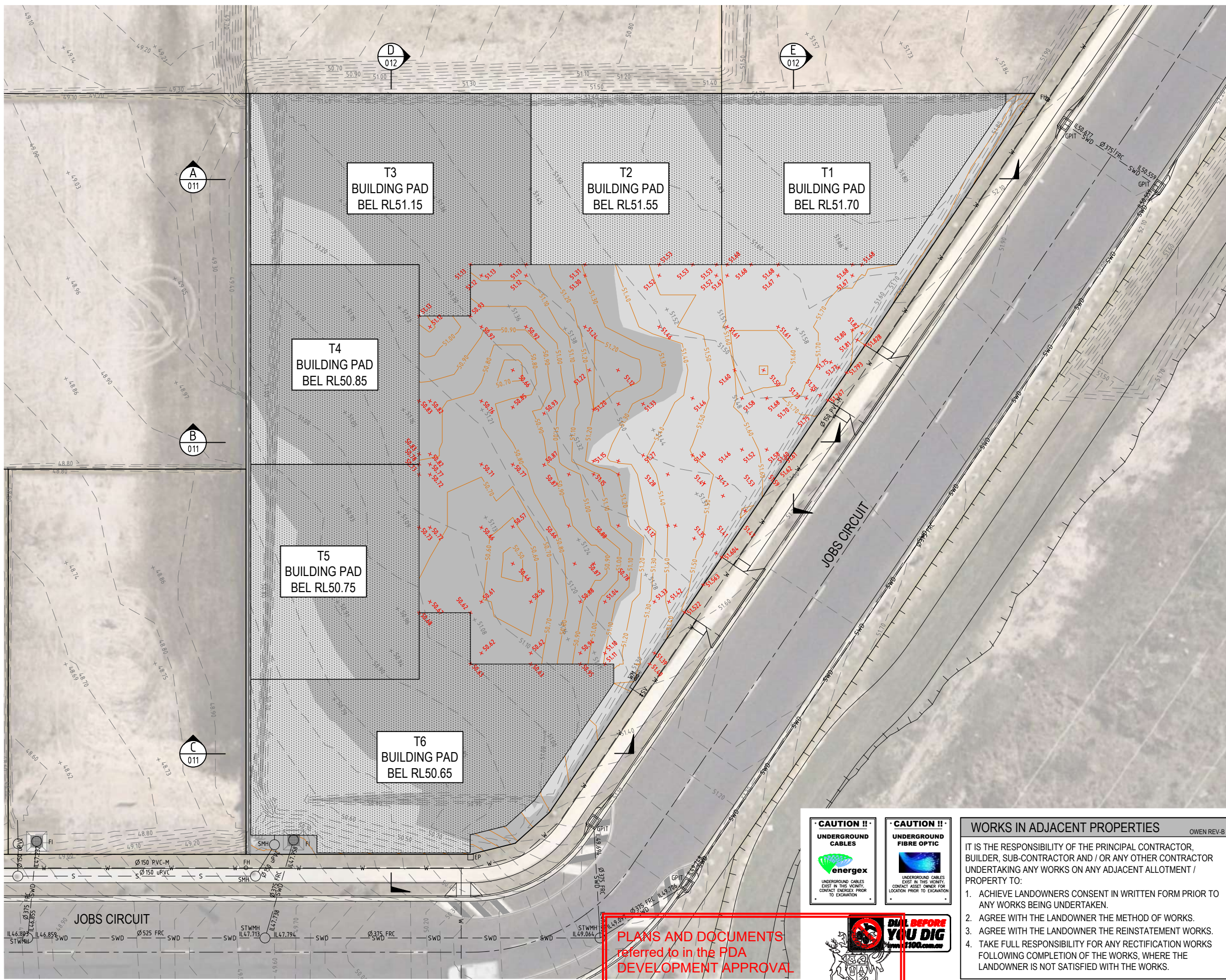
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DESIGNED DW	APPROVED
DRAWN DW/DS	ON BEHALF OF OWEN CONSULTING PTY LTD
REVIEWED SK	SHON KEALEY RPEP No. 29613

DATUM	AHD(m)	ISSUE	DATE	ISSUE DESCRIPTION
B	A	31.03.26	29.01.26	UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT ISSUED FOR EDQ APPROVAL

CLIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
EXISTING FEATURES PLAN
PROJECT No
2025106 LOT 47
DRAWING No
2025106-OPW-004

AMDT
B



LEGEND	
	EXISTING SURFACE CONTOURS (0.50m INTERVAL)
	EXISTING KERB AND CHANNEL
	EXISTING CROWN OF ROAD
	EXISTING STORMWATER DRAINAGE
	EXISTING SEWER GRAVITY
	EXISTING WATER RETICULATION
	EXISTING ELECTRICAL UNDERGROUND
	EXISTING TELECOMMS CONDUIT
	EXISTING STORMWATER MAINTENANCE HOLE
	EXISTING STORMWATER FIELD INLET
	EXISTING SEWER MAINTENANCE HOLE
	EXISTING STORMWATER GULLY PIT
	EXISTING TELSTRA PIT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SURFACE LEVEL
	DESIGN FINISHED EARTHWORKS LEVEL
	EARTHWORKS DESIGN FINISHED CONTOURS (0.10m INTERVALS)
	PROPOSED NOMINAL KERB LINE
	EARTHWORKS EXTENTS OF CUT
	EARTHWORKS EXTENTS OF FILL
	EARTHWORKS BUILDING PAD

NOTES - EARTHWORKS VOLUMES

TOTAL CUT: -453m ³	TOTAL FILL: 233m ³
TOTAL CUT TO FILL: 233m ³	
TOTAL CUT TO SPOIL (OR AS SPECIFIED): -220m ³	

QUANTITIES SHOWN ARE BASED ON THE FOLLOWING:
BULKING FACTOR
EXCLUDES ANY BULKING OR COMPACTION FACTORS (SOLID QTY'S)
TOPSOIL
THE TOPSOIL THICKNESS IS BASED UPON A REVIEW OF ANY AVAILABLE GEOTECHNICAL TESTING AND REPORTING. WHERE NO REPORTING IS AVAILABLE - THEN 100mm THICKNESS IS ADOPTED. THEREFORE, THE ALLOWED THICKNESS IS AN ESTIMATE ONLY.

- TOPSOIL THICKNESS REMOVAL ALLOWANCE TO ALL AREAS SUBJECT TO WORKS = 100mm
- TOPSOIL SPREAD THICKNESS TO LANDSCAPING = 100mm
- TOPSOIL SPREAD THICKNESS TO VERGES = N/A
- TOPSOIL SPREAD THICKNESS TO BATTERS = N/A

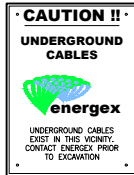
BUILDING/S SLAB FORMATION - ALLOWED FOR ALLOWANCE FOR BUILDING/S SLAB THICKNESS FORMATION IS BASED UPON THAT ADVISED BY THE PROJECT STRUCTURAL ENGINEER - OTHERWISE 150mm IS ADOPTED.

- 150mm THICK BUILDING SLAB
- 50mm THICK BASE LAYER

HARDSTAND PAVEMENT FORMATION - ALLOWED FOR ALLOWANCE FOR PAVEMENT THICKNESS FORMATION IS BASED UPON THE PRELIMINARY PAVEMENT DESIGN/S AS IDENTIFIED IN THIS DRAWING SET OR AS ADVISED BY PROJECT STRUCTURAL ENGINEER - SUBJECT TO DESIGN SUBGRADE CBR TESTS.

- 150mm THICK RIGID (CONCRETE) PAVEMENT
- 50mm THICK BASE LAYER

SERVICE TRENCH SPOIL
SERVICES TRENCH SPOIL FOLLOWING EARTHWORKS IS NOT ALLOWED FOR IN THE QUANTITIES - UNLESS NOTED OTHERWISE. THE CONTRACTOR IS TO MAKE ALLOWANCE.
GEOTECHNICAL INSPECTION AND TESTING AUTHORITY (GITA)
QUANTITIES SHOWN ARE SUBJECT TO ANY INSTRUCTION BY THE PROJECT GITA DURING EARTHWORKS.



WORKS IN ADJACENT PROPERTIES

IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR, BUILDER, SUB-CONTRACTOR AND / OR ANY OTHER CONTRACTOR UNDERTAKING ANY WORKS ON ANY ADJACENT ALLOTMENT / PROPERTY TO:

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- AGREE WITH THE LANDOWNER THE REINSTATEMENT WORKS.
- TAKE FULL RESPONSIBILITY FOR ANY RECTIFICATION WORKS FOLLOWING COMPLETION OF THE WORKS, WHERE THE LANDOWNER IS NOT SATISFIED WITH THE WORKS.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



Approval no: DEV-2026-YAR-4373
Date: 22 April 2026

Owen.

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CIVIL ENGINEERS
PUBLIC WORKS
INFRASTRUCTURE
LAND DEVELOPMENT

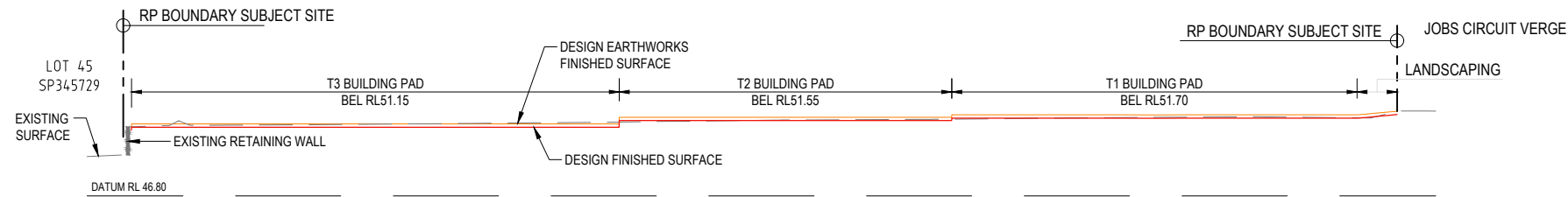
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DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK	
DESIGNED DW	APPROVED
DRAWN DW/DS	ON BEHALF OF OWEN CONSULTING PTY LTD
REVIEWED SK	SHAWN KEALEY RPEP No. 29653

Approval no: DEV-2026-YAR-4373	
Date: 22 April 2026	
Queensland Government	
DATUM	AHD(m)
ISSUE	DATE
ISSUE DESCRIPTION	

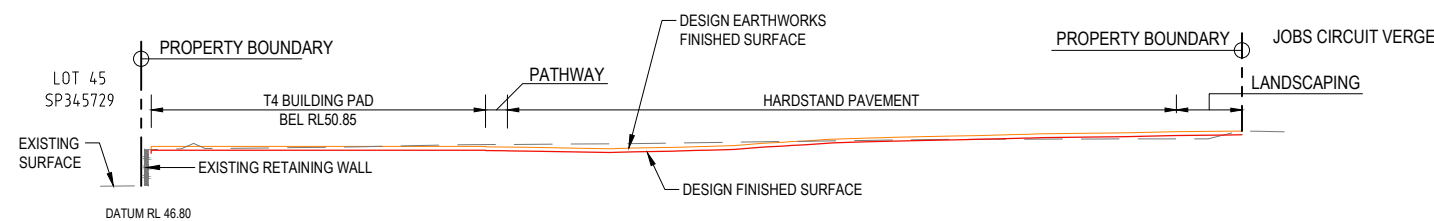
CLIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
BULK EARTHWORKS PLAN
PROJECT No
2025106 LOT 47
DRAWING No
2025106-OPW-010

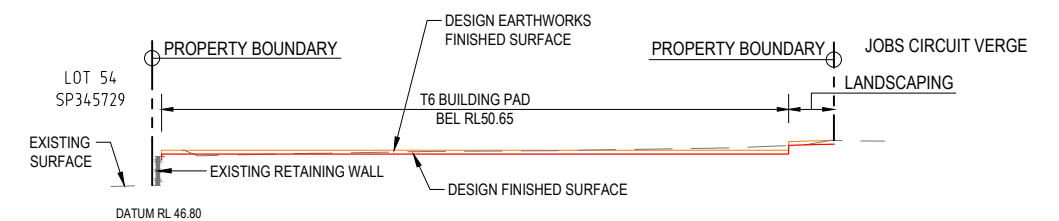
AMDT
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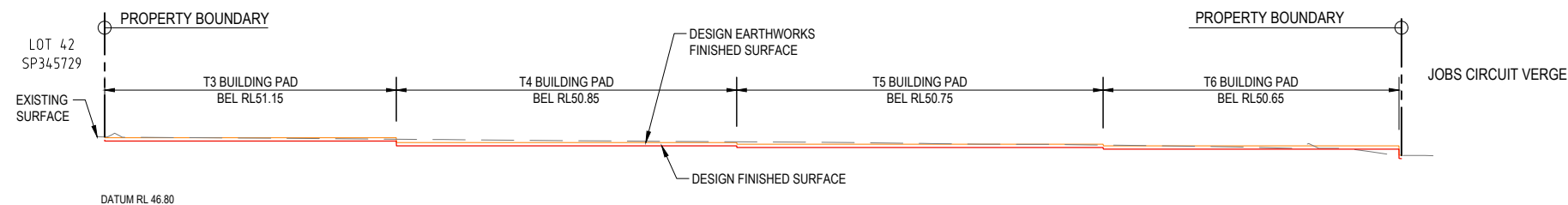
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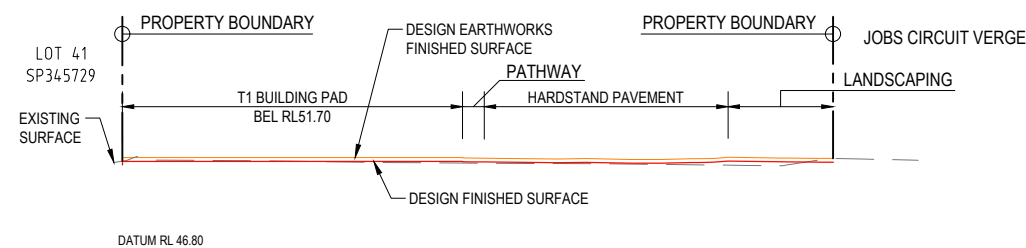
SECTION B
SCALE 1:200
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SECTION C
SCALE 1:200
010



SECTION D
SCALE 1:200
010



SECTION E
SCALE 1:200
010

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373
Date: 22 April 2026



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CIVIL ENGINEERS
PUBLIC WORKS
INFRASTRUCTURE
LAND DEVELOPMENT

SCALE		2 1 0 2 4 6 8 10	A
SCALE		1:200	
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DRAWN	DW/DS		
REVIEWED	SK	ON BEHALF OF OWEN CONSULTING PTY LTD SHON KEALLEY RPEP No. 29633	

NORTH
DATUM AHD(m)

B	31.03.26	UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT
A	29.01.26	ISSUED FOR EDQ APPROVAL
ISSUE	DATE	ISSUE DESCRIPTION

CLIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
BULK EARTHWORKS SECTIONS
PROJECT No
2025106 LOT 47
DRAWING No
2025106-OPW-011

AMDT
B



LEGEND	
	EXISTING SURFACE CONTOURS (0.50m INTERVAL)
	EXISTING KERB AND CHANNEL
	EXISTING CROWN OF ROAD
	EXISTING STORMWATER DRAINAGE
	EXISTING SEWER GRAVITY
	EXISTING WATER RETICULATION
	EXISTING ELECTRICAL UNDERGROUND
	EXISTING TELECOMMS CONDUIT
	EXISTING STORMWATER MAINTENANCE HOLE
	EXISTING STORMWATER FIELD INLET
	EXISTING SEWER MAINTENANCE HOLE
	EXISTING STORMWATER GULLY PIT
	EXISTING TELSTRA PIT
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING SURFACE LEVEL
	DESIGN FINISHED SURFACE LEVEL
	DESIGN FINISHED SURFACE CONTOURS (0.10m INTERVAL)
	PROPOSED BARRIER KERB TYPE B2
	PROPOSED STORMWATER DRAINAGE AND STRUCTURE LABEL
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE VEHICLE CROSSOVER (VXO)
	PROPOSED LANDSCAPING / TURF (BY OTHERS)
	PROPOSED CONCRETE PATHWAY

NOTES	
1.	FOR DRAWING SET NOTES REFER DRG. 2025106-OPW-002 & 003
2.	DESIGN IS SUBJECT TO ANY EDQ APPROVALS.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



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CIVIL ENGINEERS
PUBLIC WORKS
INFRASTRUCTURE
LAND DEVELOPMENT

SCALE	
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REVIEWED SK	ON BEHALF OF OWEN CONSULTING PTY LTD SHAWN KEALEY RPEP No. 29613

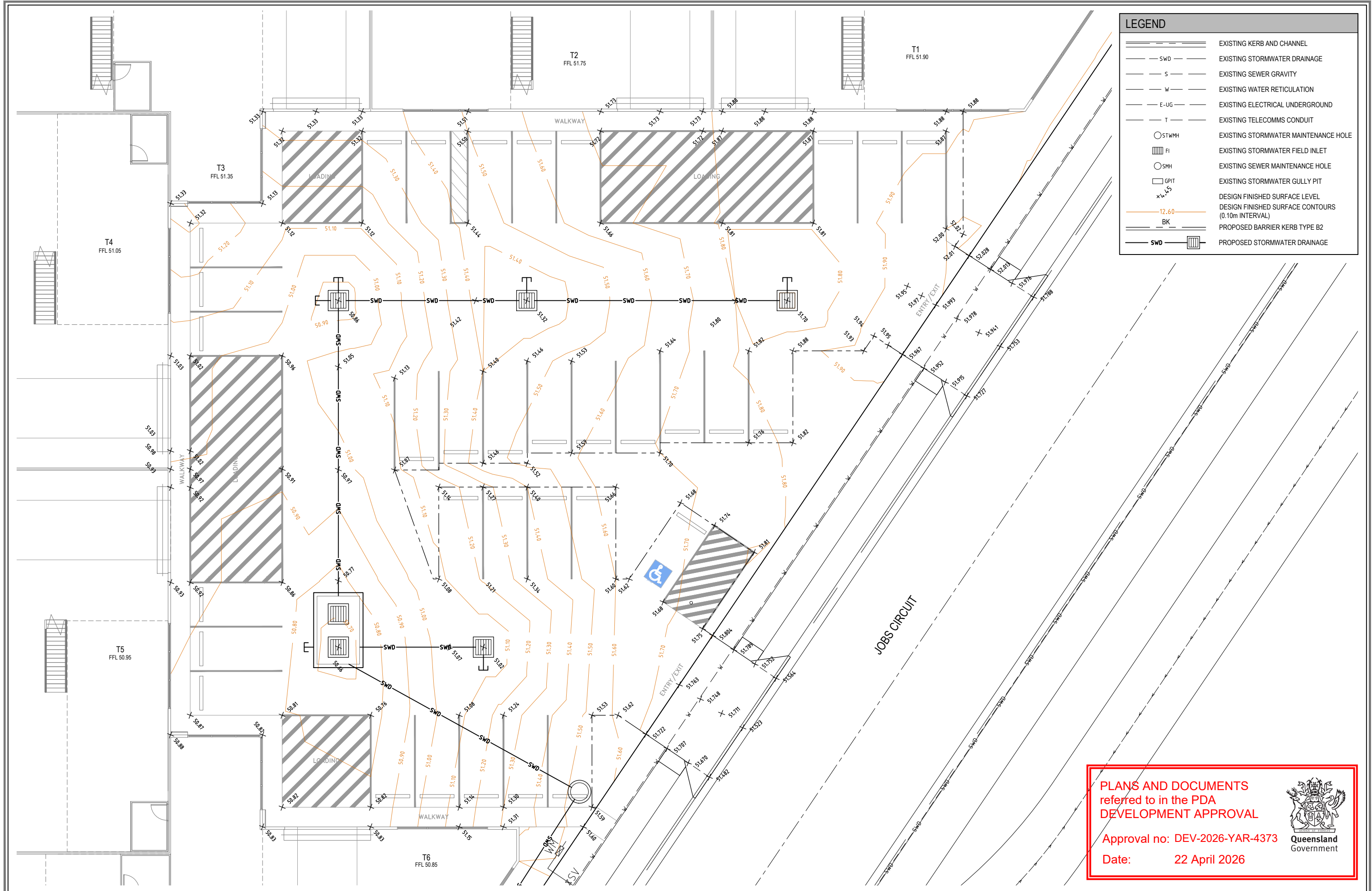


B	31.03.26	UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT
A	29.01.26	ISSUED FOR EDQ APPROVAL
ISSUE DATE ISSUE DESCRIPTION		

CLIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
DRIVEWAY AND DRAINAGE PLAN
PROJECT No
2025106 LOT 47
DRAWING No
2025106-OPW-020

AMDT
B



LEGEND

	EXISTING KERB AND CHANNEL
	EXISTING STORMWATER DRAINAGE
	EXISTING SEWER GRAVITY
	EXISTING WATER RETICULATION
	EXISTING ELECTRICAL UNDERGROUND
	EXISTING TELECOMMS CONDUIT
	EXISTING STORMWATER MAINTENANCE HOLE
	EXISTING STORMWATER FIELD INLET
	EXISTING SEWER MAINTENANCE HOLE
	EXISTING STORMWATER GULLY PIT
	DESIGN FINISHED SURFACE LEVEL
	DESIGN FINISHED SURFACE CONTOURS (0.10m INTERVAL)
	PROPOSED BARRIER KERB TYPE B2
	PROPOSED STORMWATER DRAINAGE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Queensland
Government

	The Rocket, Suite 903, Level 9 203 Robina Town Centre Dr, Robina QLD 4226 admin@owenconsulting.com.au P.(07) 5572 0702 A.C.N 121 686 208	CIVIL ENGINEERS	 SCALE 1 0 1 2 3 4 5 DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK	 NORTH	CLIENT VIZ DEVELOPMENTS QLD PTY LTD PROJECT WAREHOUSE DEVELOPMENT - CIVIL WORKS LOT 47 ON SP345729 LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207	TITLE DRIVEWAY GRADING PLAN SHEET PROJECT No 2025106 LOT 47 DRAWING No 2025106-OPW-021	AMDT B
		PUBLIC WORKS					
		INFRASTRUCTURE					
		LAND DEVELOPMENT	DESIGNED DW DRAWN DW/DS REVIEWED SK ON BEHALF OF OWEN CONSULTING PTY LTD SHAWN KEALEY RPEP No. 29653	APPROVED THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF OWEN CONSULTING PTY LTD. DATE 31.03.26 ISSUED FOR EDQ APPROVAL	DATE 29.01.26 ISSUE DESCRIPTION		

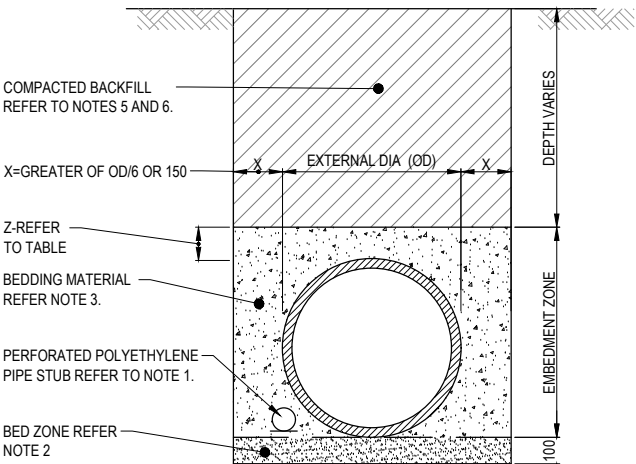
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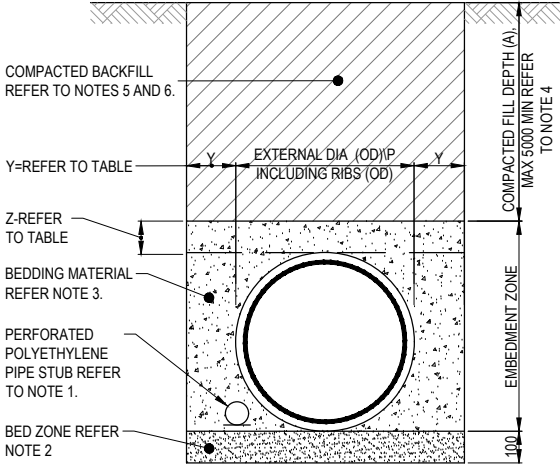
Date: 22 April 2026



EXTERNAL DIAMETER (OD)	SPACING Y	SPACING Z
>150, <=300	150	150
>300, <=450	200	
>450, <=900	300	
>900, <=1500	350	200
>1500	OD/4	300



RIGID SINGLE PIPE - BEDDING DETAIL
SCALE: NTS



FLEXIBLE SINGLE PIPE - BEDDING DETAIL
SCALE: NTS

NOTES: COMPACTION METHOD

- 15 TONNE EXCAVATOR AND COMPACTION WHEEL ALLOWED TO DEPTHS ABOVE THE CROWN OF THE PIPE AS PER TABLE BELOW.
- VIBRATING RAMMER (UP TO 75kg) ALLOWED AT DEPTHS ABOVE THE CROWN AS PER TABLE BELOW
- 2 TONNE VIBRATING TRENCH ROLLER ALLOWED AT DEPTHS ABOVE CROWN OF PIPE AS PER TABLE BELOW.

CLASS OF PIPE	COMPACTION METHOD	DEPTH ABOVE CROWN OF PIPE
CLASS 2	A	700mm MIN
	B	450mm MIN
	C	400mm MIN
CLASS 3	A	450mm MIN
	B	300mm MIN
	C	250mm MIN
CLASS 4	A	350mm MIN
	B	250mm MIN
	C	200mm MIN

NOTES: CONSTRUCTION METHOD AND BEDDING FOR R.C.P PIPES

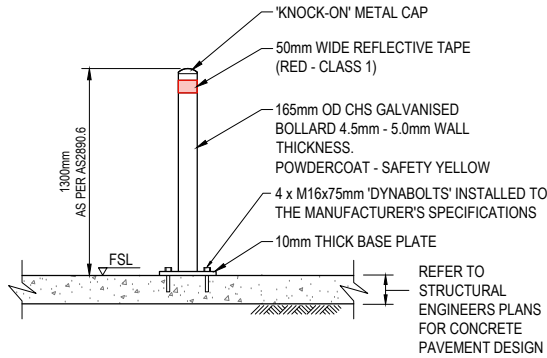
- BED AND HAUNCH ZONES ARE TO BE 'COMPACTED SELECT FILL' AS PER TABLE 3 GRADING TO AS 3725.
- SIDE ZONES ARE TO BE 'COMPACTED SELECT FILL' AS PER TABLE 4 GRADING TO AS 3725.
- 'COMPACTED ORDINARY FILL' AND 'BACKFILL' TO BE AS DEFINED IN AS 3725.
- 'D' (DIAMETER) REFERS TO THE OUTSIDE DIAMETER OF THE PIPE
- ALL ZONES ARE TO BE COMPACTED BY APPROVED METHODS TO ACHIEVE DENSITIES AS SPECIFIED IN AS 3725
- THE CONTRACTOR IN TO EXERCISE DUE CARE AND ATTENTION DURING PIPE INSTALLATION ENSURING PIPES ARE NOT DAMAGED DURING CONSTRUCTION. DAMAGED PIPES WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

NOTES: RIGID AND FLEXIBLE PIPE

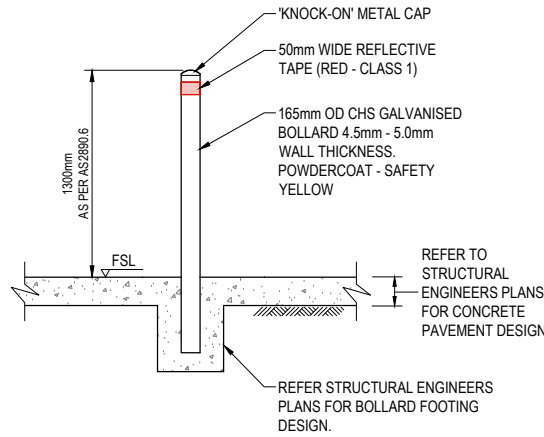
- UNLESS DIRECTED OTHERWISE, PROVIDE PIPE STUB TO DEWATER DRAINAGE TRENCH. STUB TO BE 1000mm LONG x 100mm DIA. CORRUGATED POLYETHYLENE PIPE CLASS 400 TO AS2439 (WITH END CAP) INSTALLED ON THE UPSTREAM FACE OF MANHOLES.
- BED ZONE MATERIAL: 5mm OR 10mm SCREENINGS, OR ALTERNATIVELY WASHED SCREENED BEDDING SAND TO GRADING SPECIFIED BELOW TO BED ZONE.

SEIVE SIZE IN mm	PASSING (% BY WEIGHT)
9.5	100
4.75	95-100
2.36	75-90
1.18	15-25
0.60	10-20
0.30	5-10
0.15	0-5

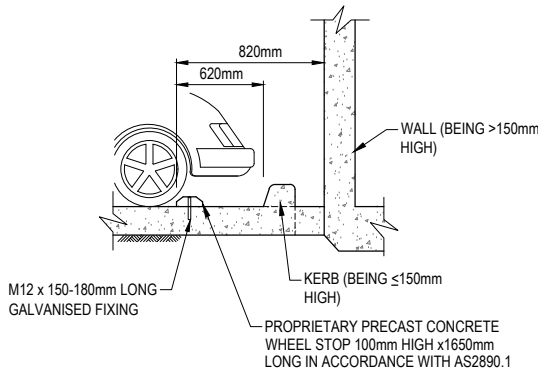
- EMBEDMENT ZONE MATERIAL: 5mm OR 10mm SCREENINGS.
- FOR FLEXIBLE PIPES, DEPTH OF COMPACTED BACKFILL (A) VARIES:
 - MINIMUM 600 TO UNDERSIDE OF CONSTRUCTED PAVEMENT OR;
 - MINIMUM 750 TO FINISHED SURFACE LEVEL (WHICHEVER IS GREATER)
- COMPACTED BACKFILL UNDER ROADS (RIGID AND FLEXIBLE PIPES): GRANULAR FILL COMPRISING CRUSHED ROCK (75mm MAXIMUM SIZE, NON PLASTIC OPEN GRADED MATERIAL) OR CRUSHED RUN RECYCLED CONCRETE. WHERE APPROVED UNDER SPECIAL CIRCUMSTANCES, STABILISED SAND (1 PART CEMENT TO 12 PARTS SAND BY VOLUME) OR CONTROLLED LOW STRENGTH MATERIAL OR LEAN MIX CONCRETE OR CLASS 3 MATERIAL MAY BE PERMITTED.
- COMPACTED BACKFILL UNDER FOOTPATHS AND BIKeways (RIGID AND FLEXIBLE PIPES): EXCAVATED MATERIAL PROVIDED ADEQUATE COMPACTION CAN BE OBTAINED. ALTERNATIVELY USE GRANULAR FILL.
- INCREASE EXCAVATION LOCALLY AT SPIGOT AND SOCKET JOINTS (RIGID PIPES) TO ENSURE MINIMUM BOTTOM COVER AS SHOWN.
- DIMENSIONS IN MILLIMETERS (U.N.O)



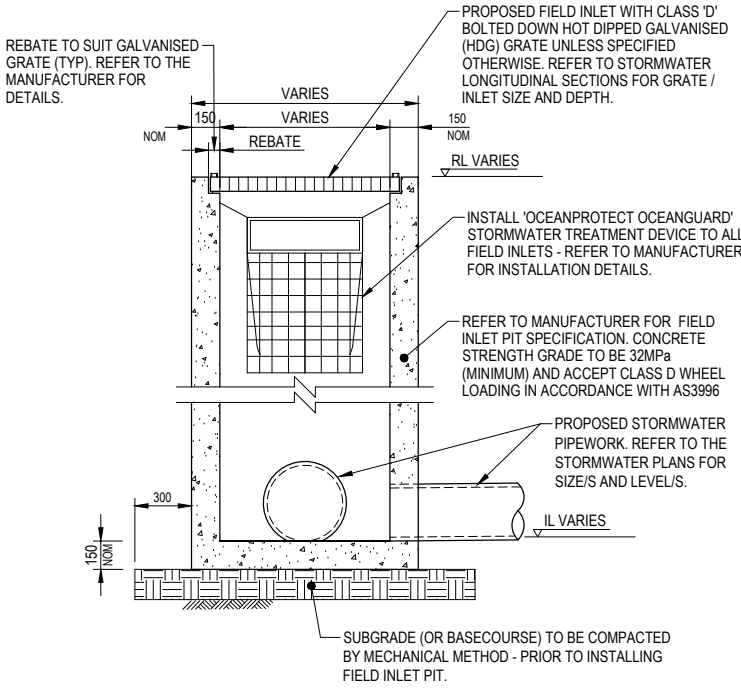
TYPICAL DETAIL - PWD SHARED SPACE - BOLLARD
OPTION 2 - SURFACE MOUNTED
SCALE: NTS



TYPICAL DETAIL - PWD SHARED SPACE - BOLLARD
OPTION 1 - CAST INSITU
SCALE: NTS



TYPICAL DETAIL - WHEEL STOP
SCALE: NTS



TYPICAL DETAIL - PRE-CAST SWD FIELD INLET
WITH QUALITY DEVICE
SCALE: NTS

Owen.

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CIVIL ENGINEERS
PUBLIC WORKS
INFRASTRUCTURE
LAND DEVELOPMENT

SCALE

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APPROVED
ON BEHALF OF OWEN CONSULTING PTY LTD
SHON KEALEY
RPEP No. 29613

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DATUM AHD(m)

B

A

ISSUE

DATE

ISSUE DESCRIPTION

31.03.26
29.01.26
UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT
ISSUED FOR EDQ APPROVAL

CLIENT

VIZ DEVELOPMENTS QLD PTY LTD

PROJECT

WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

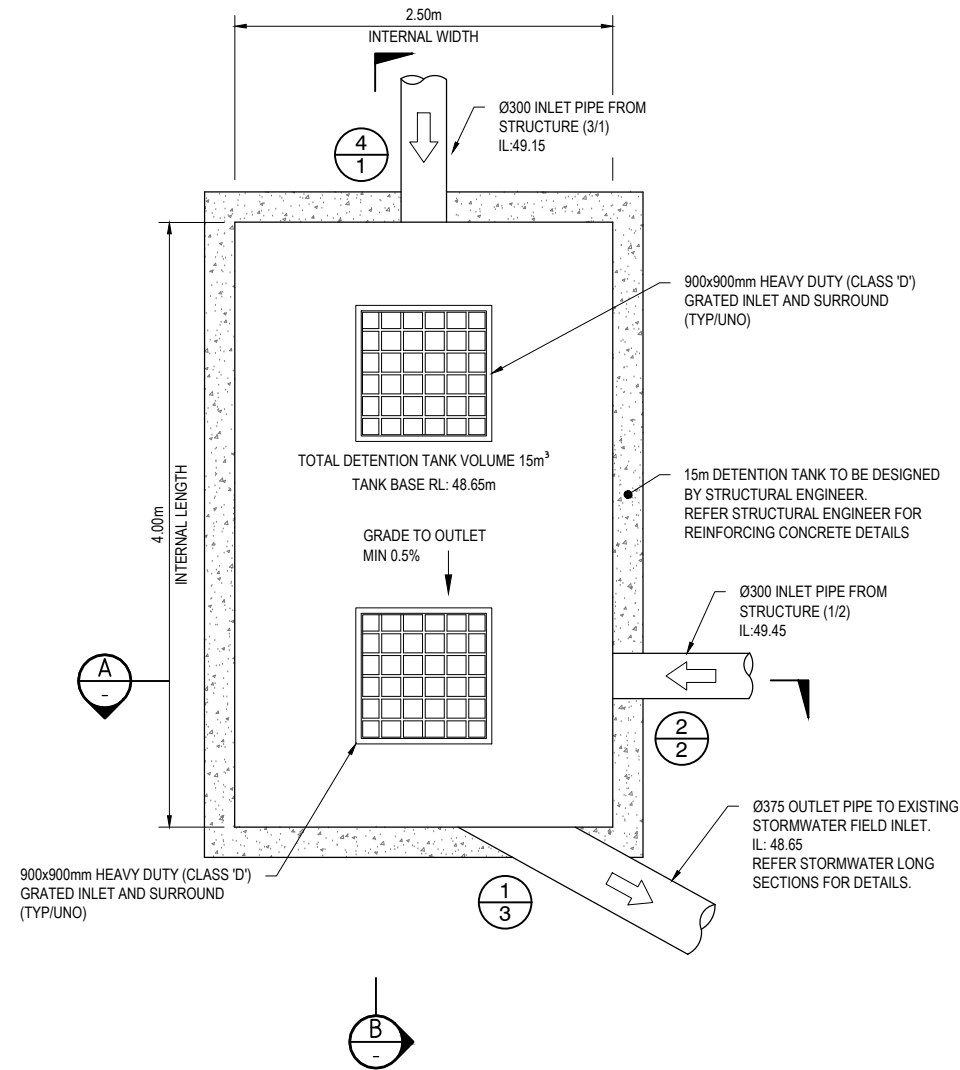
TITLE

SECTIONS AND DETAILS SHEET SHEET 1
OF 2

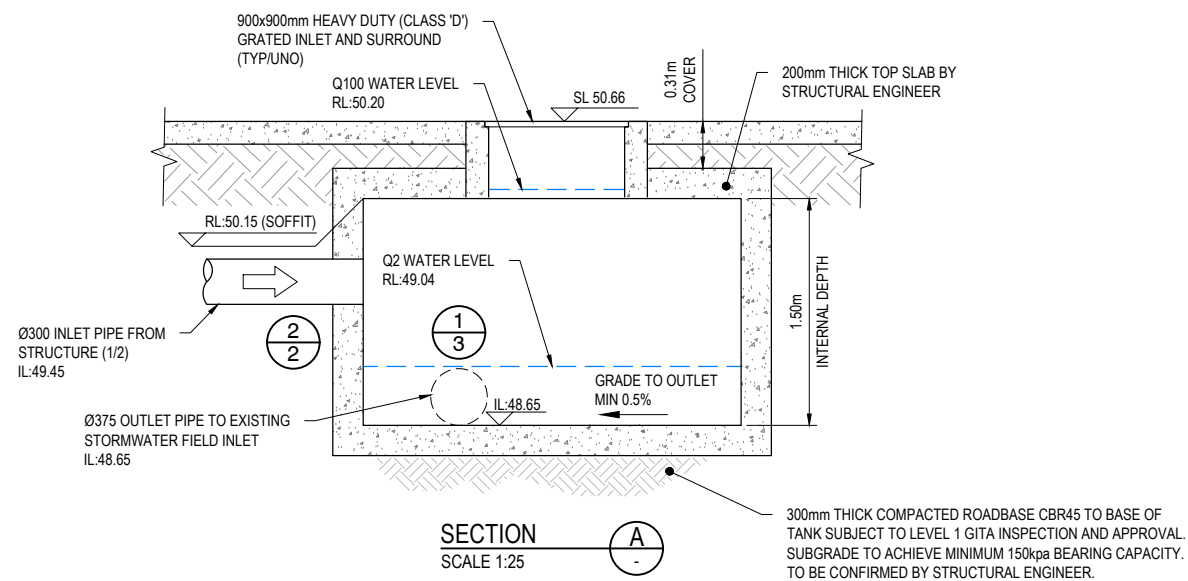
PROJECT No
2025106 LOT 47
DRAWING No
2025106-OPW-022

AMDT

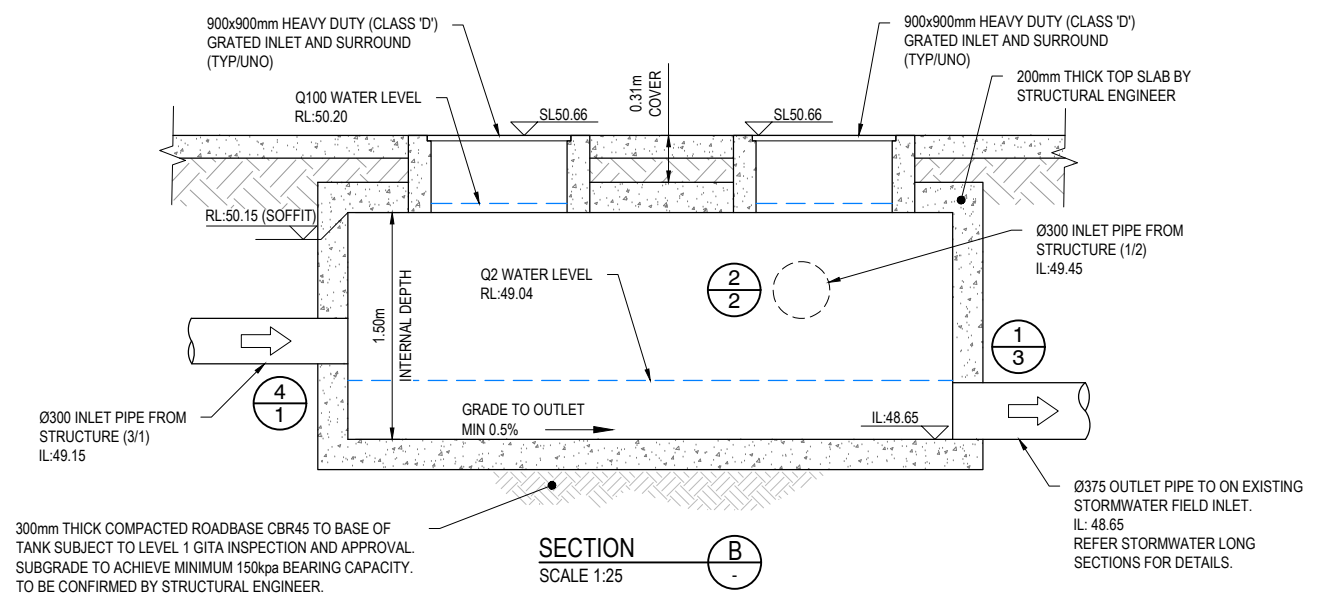
B



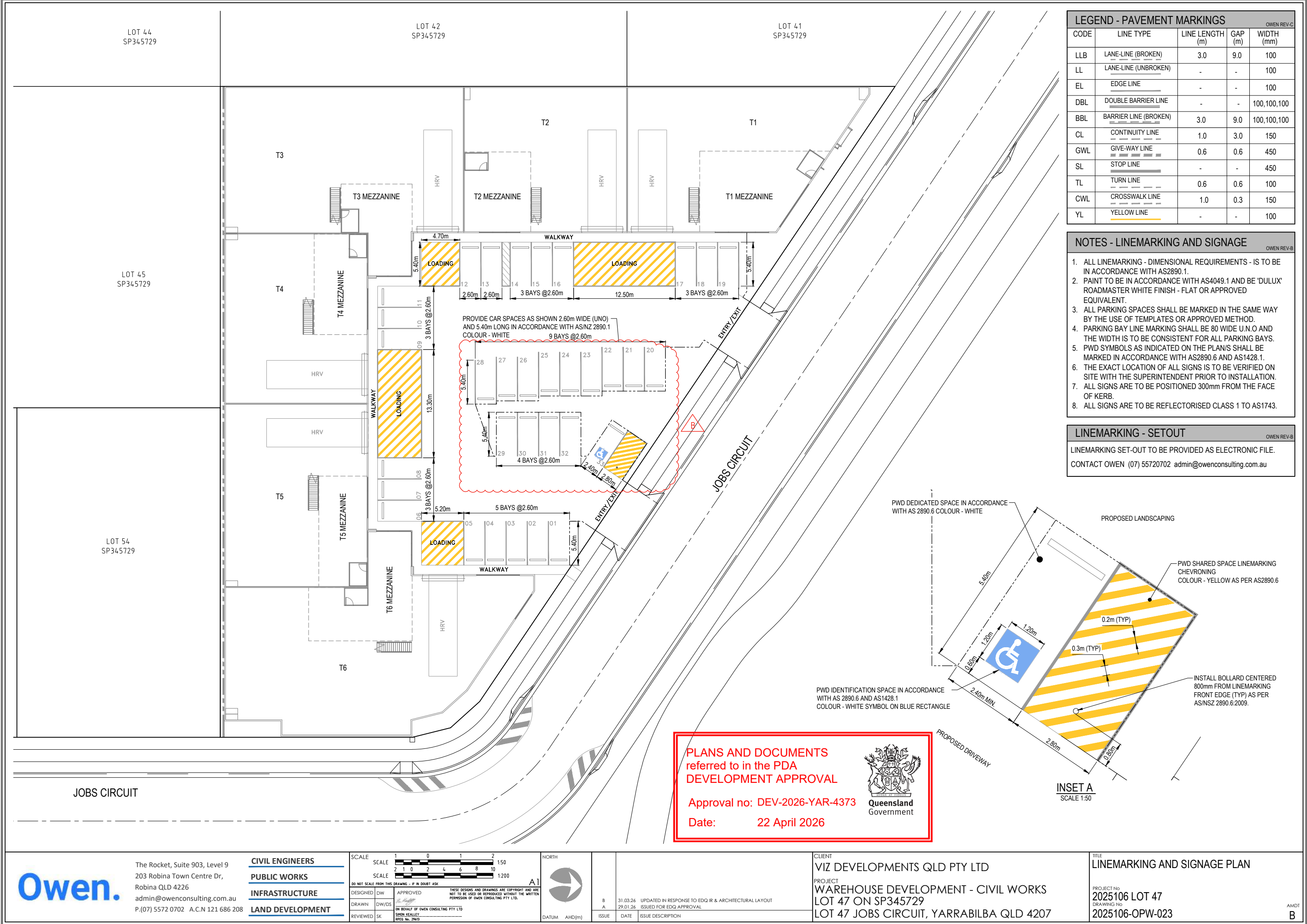
DETENTION PLAN - TANK
SCALE 1:25



SECTION
SCALE 1:25



SECTION
SCALE 1:25



LEGEND - PAVEMENT MARKINGS					OWEN REV-C
CODE	LINE TYPE	LINE LENGTH (m)	GAP (m)	WIDTH (mm)	
LLB	LANE-LINE (BROKEN)	3.0	9.0	100	
LL	LANE-LINE (UNBROKEN)	-	-	100	
EL	EDGE LINE	-	-	100	
DBL	DOUBLE BARRIER LINE	-	-	100,100,100	
BBL	BARRIER LINE (BROKEN)	3.0	9.0	100,100,100	
CL	CONTINUITY LINE	1.0	3.0	150	
GWL	GIVE-WAY LINE	0.6	0.6	450	
SL	STOP LINE	-	-	450	
TL	TURN LINE	0.6	0.6	100	
CWL	CROSSWALK LINE	1.0	0.3	150	
YL	YELLOW LINE	-	-	100	

- NOTES - LINEMARKING AND SIGNAGE
- OWEN REV-B
1. ALL LINEMARKING - DIMENSIONAL REQUIREMENTS - IS TO BE IN ACCORDANCE WITH AS2890.1.

2. PAINT TO BE IN ACCORDANCE WITH AS4049.1 AND BE 'DULUX' ROADMASTER WHITE FINISH - FLAT OR APPROVED EQUIVALENT.

3. ALL PARKING SPACES SHALL BE MARKED IN THE SAME WAY BY THE USE OF TEMPLATES OR APPROVED METHOD.

4. PARKING BAY LINE MARKING SHALL BE 80 WIDE U.N.O AND THE WIDTH IS TO BE CONSISTENT FOR ALL PARKING BAYS.

5. PWD SYMBOLS AS INDICATED ON THE PLAN/S SHALL BE MARKED IN ACCORDANCE WITH AS2890.6 AND AS1428.1.

6. THE EXACT LOCATION OF ALL SIGNS IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO INSTALLATION.

7. ALL SIGNS ARE TO BE POSITIONED 300mm FROM THE FACE OF KERB.

8. ALL SIGNS ARE TO BE REFLECTORISED CLASS 1 TO AS1743.

LINEMARKING - SETOUT

OWEN REV-B

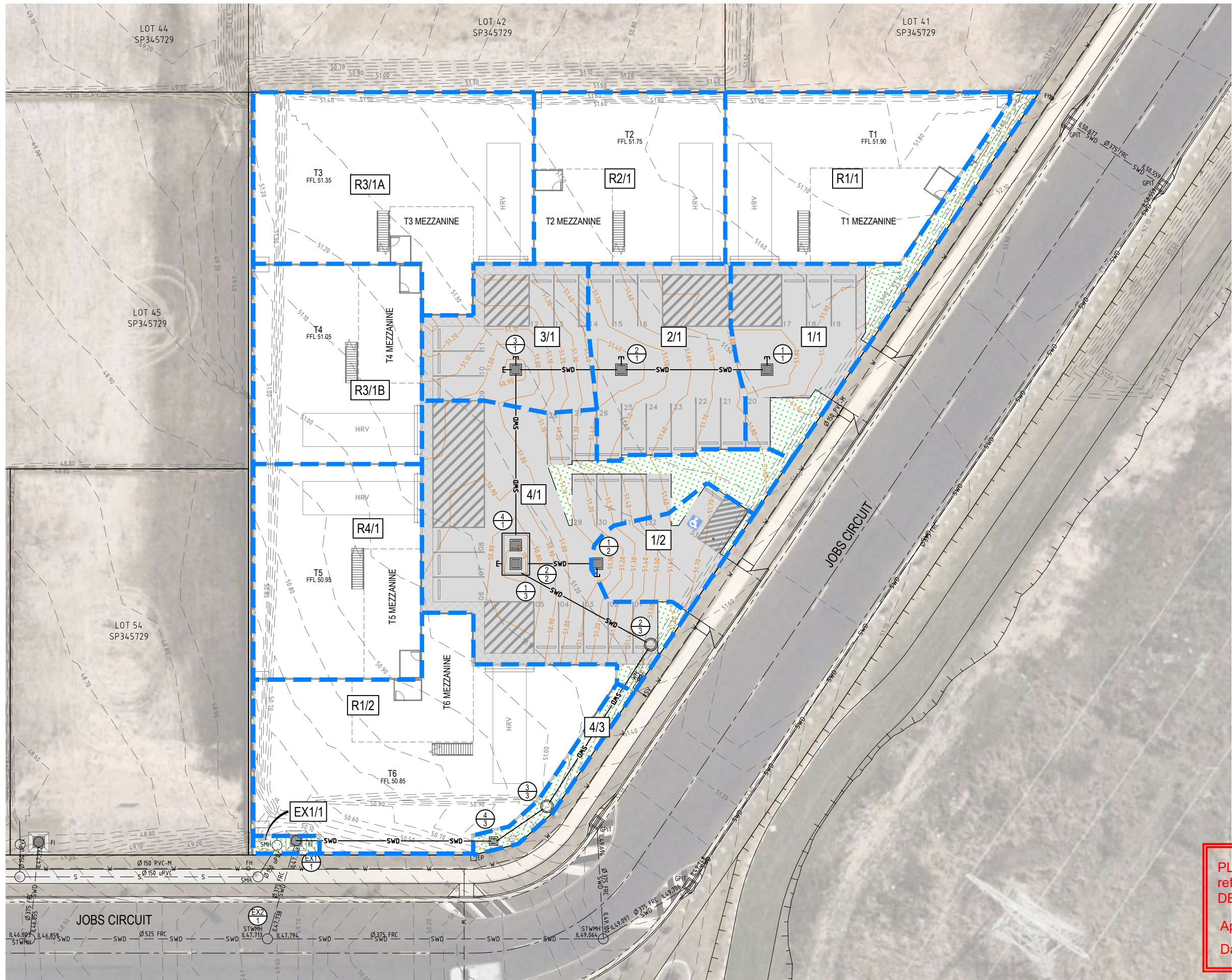
LINEMARKING SET-OUT TO BE PROVIDED AS ELECTRONIC FILE.

CONTACT OWEN (07) 55720702 admin@owenconsulting.com.au

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



LEGEND

3.0

12.60

2

1

SWD

1/1

EXISTING SURFACE CONTOURS
(0.50m INTERVAL)
DESIGN SURFACE CONTOURS
(0.1m INTERVAL)

PROPOSED STORMWATER DRAINAGE
AND STRUCTURE LABEL

CATCHMENT BOUNDARY

CATCHMENT BOUNDARY LABEL

STORMWATER CATCHMENT AREA TABLE	
CATCHMENT LABEL	CATCHMENT AREA
1/1	0.0297 Ha
2/1	0.0305 Ha
3/1	0.0235 Ha
4/1	0.0638 Ha
1/2	0.0133 Ha
4/3	0.0048 Ha
EX1/1	0.0013 Ha
1/2	0.0133 Ha
R1/1	0.0440 Ha
R2/1	0.0361 Ha
R3/1A	0.0559 Ha
R3/1B	0.037 Ha
R4/1	0.0400 Ha
R1/2	0.0627 Ha

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373
Date: 22 April 2026

Queensland
Government

The Rocket, Suite 903, Level 9
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admin@owenconsulting.com.au
P.(07) 5572 0702 A.C.N 121 686 208

CIVIL ENGINEERS

PUBLIC WORKS

INFRASTRUCTURE

LAND DEVELOPMENT

SCALE

SCALE 2 1 0 2 4 6 8 10 1:200

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DESIGNED DW
DRAWN DW/DS
REVIEWED SK

APPROVED
ON BEHALF OF OWEN CONSULTING PTY LTD
SHAWN KEALEY
RPEP No. 29613

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A1

DATUM AHD(m)

B A

31.03.26
29.01.26

UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT
ISSUED FOR EDQ APPROVAL

ISSUE
DATE
ISSUE DESCRIPTION

CIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

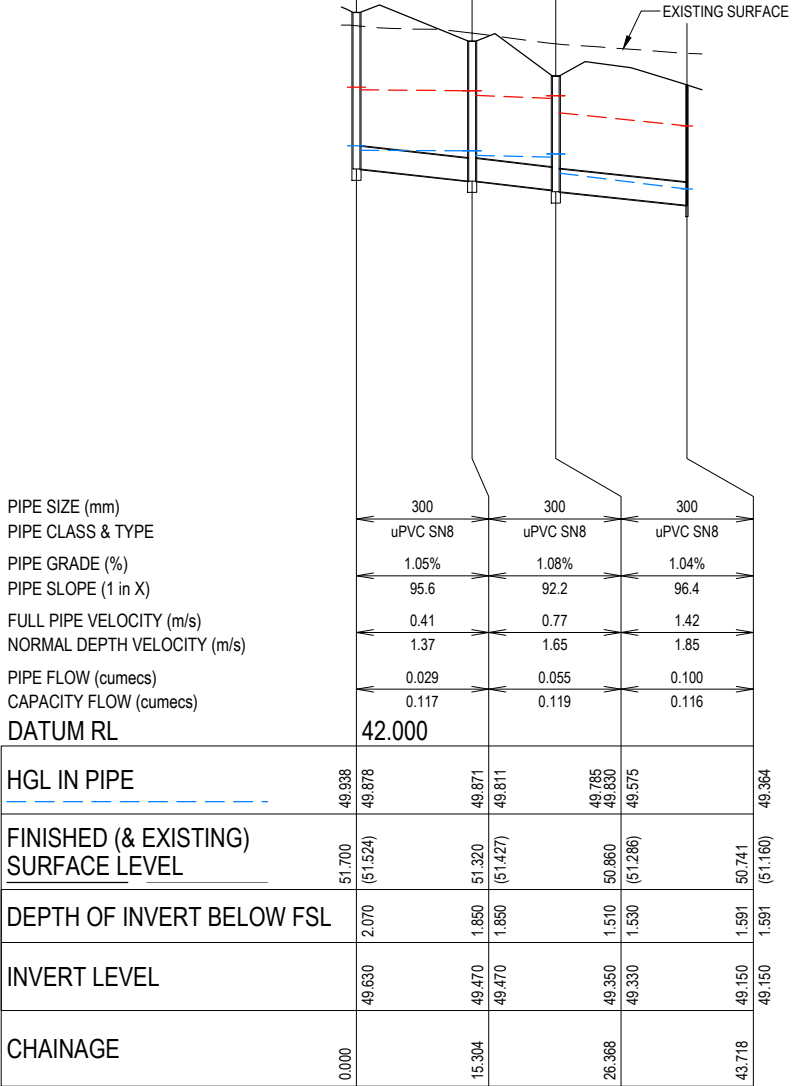
TITLE
STORMWATER DRAINAGE CATCHMENT PLAN

PROJECT No
2025106 LOT 47
DRAWING No
2025106-OPW-024

AMDT
B

STRUCTURE NAME	1/1	2/1	3/1	4/1
	1725.796 E 26808.568 N	1726.863 E 26793.301 N	1727.635 E 26782.264 N	1744.943 E 26783.474 N
STRUCTURE DESCRIPTION	900x900 FIELD INLET WITH CLASS 'D' GRATE REFER IPWEAQ STD. DR. DSD-401	900x900 FIELD INLET WITH CLASS 'D' GRATE REFER IPWEAQ STD. DR. DSD-401	900x900 FIELD INLET WITH CLASS 'D' GRATE REFER IPWEAQ STD. DR. DSD-401	INLET TO DETENTION TANK REFER TO DRG. 2025106-OPW-022A FOR DETAILS

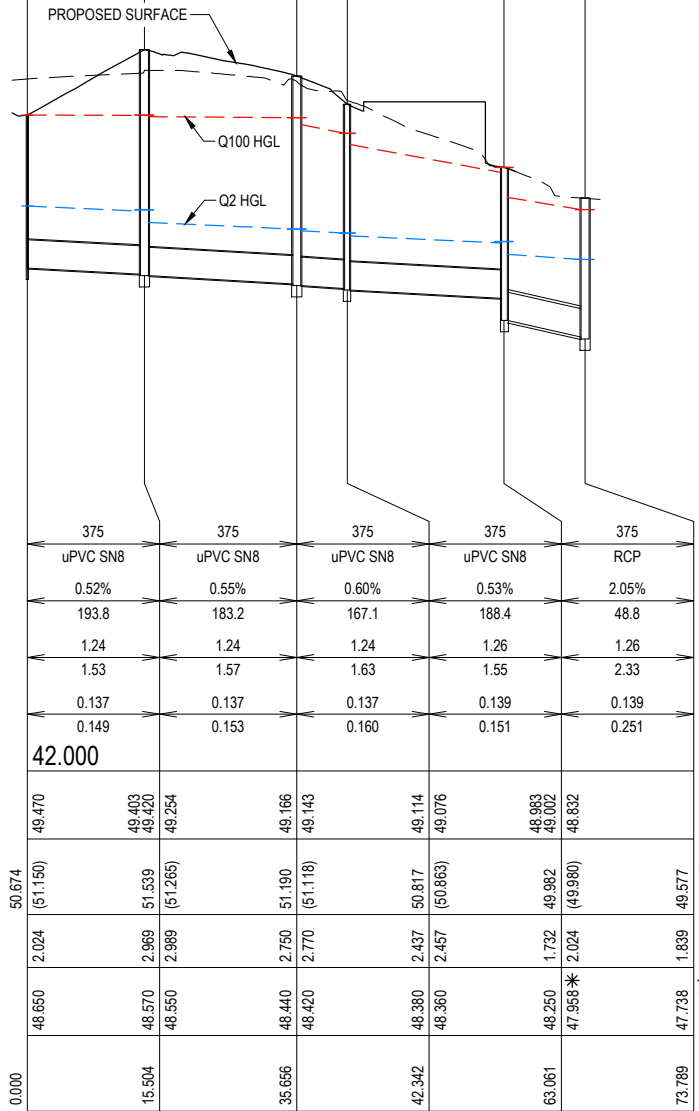
* NOTE:
EXACT LOCATION AND DEPTH (INVERT LEVEL)
OF EXISTING STORMWATER PIPE TO BE
CONFIRMED ON SITE PRIOR TO START OF
CONSTRUCTION AND OWEN CONSULTING TO
BE NOTIFIED IMMEDIATELY IF DIFFERENT.



LINE

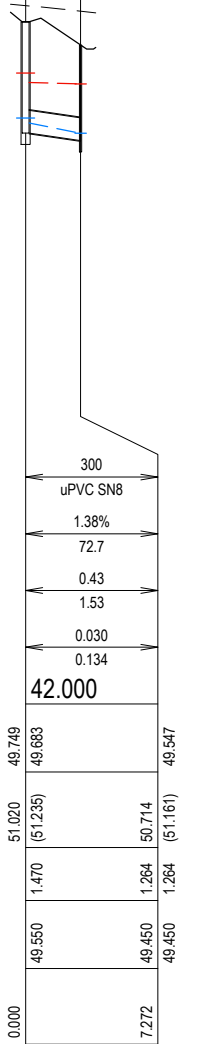
1

STRUCTURE NAME	1/3	2/3	3/3	4/3	EX1/1	EX2/1
	1748.940 E 26784.367 N	1755.417 E 26798.407 N	1773.089 E 26788.723 N	1777.120 E 26783.389 N	1778.533 E 26762.718 N	1789.007 E 26760.444 N
STRUCTURE DESCRIPTION	OUTLET OF DETENTION TANK REFER TO DRG. 2025106-OPW-022A FOR DETAILS	Ø1050 STORMWATER ACCESS CHAMBER REFER IPWEAQ STD. DR. DSD-101	Ø1050 STORMWATER ACCESS CHAMBER REFER IPWEAQ STD. DR. DSD-101	600x600 FIELD INLET WITH CLASS 'B' GRATE REFER IPWEAQ STD. DR. DSD-401	EXISTING 900x900 FIELD INLET PIT	EXISTING Ø1050 STORMWATER ACCESS CHAMBER



2

STRUCTURE NAME	1/2	2/2
	1747.341 E 26792.185 N	1747.948 E 26784.930 N
STRUCTURE DESCRIPTION	900x600 FIELD INLET WITH CLASS 'D' GRATE REFER IPWEAQ STD. DR. DSD-401	INLET TO DETENTION TANK REFER TO DRG. 2025106-OPW-022A FOR DETAILS



3

NOTES - MATERIAL TYPE AND CLASS

THE DESIGN STORMWATER DRAINAGE MATERIAL TYPE AND CLASS TO BE CONSTRUCTED IS SUBJECT TO APPROVAL OF THE RELEVANT AUTHORITY AND / OR THE PROJECT CONSULTING ENGINEER (CIVIL). THE ALLOWABLE MATERIAL TYPES AND RELEVANT CLASSES ARE, SUBJECT TO APPROVAL, AS PER BELOW:

1. uPVC (CLASS SN8)
2. REINFORCED CONCRETE PIPE (CLASS 3)
3. HDPE PIPE (CLASS PE100)
4. RHS (RECTANGULAR HOLLOW SECTION - GALVANISED)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



Owen.

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CIVIL ENGINEERS
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LAND DEVELOPMENT

SCALE	10 0 10 20 HORIZ 1:500 1 0 1 2 VERT 1:50	A1
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DRAWN DW/DS	ON BEHALF OF OWEN CONSULTING PTY LTD	
REVIEWED SK	SHON KEALLEY RPEP No. 29613	

DATUM	AHD(m)
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B A	31.03.26 29.01.26	UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT ISSUED FOR EDQ APPROVAL
ISSUE	DATE	ISSUE DESCRIPTION

CLIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
STORMWATER DRAINAGE LONGITUDINAL
SECTIONS
PROJECT No
2025106 LOT 47
DRAWING No
2025106-OPW-025

AMDT
B

12D MODEL - HYDRAULIC DESIGN SHEET																																													
Minor 2 Year Storm Event																																													
Pipe	Pipe	Pipe	Pipe	Full Pipe	Pipe	Pipe	Full-area	Full-area	Full-area	Full-area	Part-area	Part-area	Part-area	Part-area	Catchment	Direct Node	Pipe	Capacity	Q/Qcap	Full Pipe	Norm Depth	Crit Depth	Capacity Vel	US Node	Pipe	Pipe	DS Node	Cover	Pipe	Pipe	US Node	US Node	Pipe	Phead Loss	WSE Loss	Manning n	Pipe	US Node	Pipe	Pipe	DS Node	HGL	HGL	F'board	
ID	Type	Length	Size	Area Af	Grade	Grade	Tct	I	Sum CA	Qc=CA	Tct	I	Sum CA	Qc=CA	Flow Qc	Flow Qdg	Flow Q	Flow Qcap	Ratio	Vel Vf=Q/Af	Vel Vh=Q/An	Vel Vc=Q/Ac	Vcap=Qcap/Af	Grate RL	US IL	DS IL	Grate RL	Min	DS Bend	DS Drop	Ku	Kw	Vhead	(Ku.Vhead)	(Kw.Vhead)	Roughness	Thead Loss	HGL	US HGL	DS HGL	HGL	Grade	Grade	US	
(-)	(-)	(m)	(mm)	(sq.m)	(%)	(1 in)	(min)	(mm/hr)	(ha)	(L/s)	(min)	(mm/hr)	(ha)	(L/s)	(L/s)	(L/s)	(L/s)	(L/s)	(-)	(m/s)	(m/s)	(m/s)	(m/s)	(m)	(m)	(m)	(m)	(deg)	(m)	(m)	(-)	(-)	(m)	(m)	(m)	(-)	(m)	(m)	(m)	(m)	(m)	(%)	(1 in)	(m)	
1/1 to 2/1	uPVC SN8	15.30	300	0.071	1.05	95.6	10.00	124.00	0.0659	22.7	5.00	161.00	0.0648	29.0	29.0		29.0	116.9	0.25	0.41	1.37	0.98	1.65	51.70	49.63	49.47	51.32	1.54	-0.0	0.000	7.00		0.01	0.06		0.011	0.01	49.94	49.88	49.87	49.87	0.04	2241.4	1.76	
2/1 to 3/1	uPVC SN8	11.06	300	0.071	1.08	92.2	10.13	123.36	0.1254	43.0	5.13	159.72	0.1232	54.6	54.6		54.6	119.1	0.46	0.77	1.65	1.22	1.68	51.32	49.47	49.35	50.86	1.20	-90.0	0.020	1.97		0.03	0.06		0.011	0.03	49.87	49.81	49.79	49.83	0.23	437.8	1.45	
3/1 to 4/1	uPVC SN8	17.35	300	0.071	1.04	96.4	10.22	122.90	0.2299	78.5	5.09	160.08	0.2251	100.1	100.1		100.1	116.5	0.86	1.42	1.85	1.62	1.65	50.86	49.33	49.15	50.74	1.22	0.0		2.05	2.49	0.10	0.21	0.25	0.011	0.17	49.83	49.58	49.36	49.36	1.22	82.3	1.03	
1/3 to 2/3	uPVC SN8	15.50	375	0.110	0.52	193.8										137.0	137.0	148.9	0.92	1.24	1.53	1.59	1.35	50.67	48.65	48.57	51.54	1.64	93.6	0.020			0.08			0.011	0.07	49.47	49.47	49.40	49.42	0.44	229.0	1.20	
2/3 to 3/3	uPVC SN8	20.15	375	0.110	0.55	183.2										137.0	137.0	153.2	0.89	1.24	1.57	1.59	1.39	51.54	48.55	48.44	51.19	2.38	24.2	0.020	1.89	2.12	0.08	0.15	0.17	0.011	0.09	49.42	49.25	49.17	49.17	0.44	229.0	2.12	
3/3 to 4/3	uPVC SN8	6.69	375	0.110	0.60	167.1										137.0	137.0	160.3	0.85	1.24	1.63	1.59	1.45	51.19	48.42	48.38	50.82	2.08	33.2	0.020	0.29		0.08	0.02		0.011	0.03	49.17	49.14	49.11	49.11	0.44	229.0	2.02	
4/3 to Ex1/1	uPVC SN8	20.72	375	0.110	0.53	188.4	10.00	124.00	0.0042	1.5	5.00	161.00	0.0040	1.8	1.8	137.0	138.8	151.0	0.92	1.26	1.55	1.60	1.37	50.82	48.36	48.25	49.98	1.35	-73.9	0.292	0.47		0.08	0.04		0.011	0.09	49.11	49.08	48.98	49.00	0.45	223.0	1.70	
Ex1/1 to Ex2/1	RCP	10.73	375	0.110	2.05	48.8	10.17	123.14	0.0054	1.8	5.17	159.27	0.0051	2.3	2.3	137.0	139.3	251.2	0.55	1.26	2.33	1.60	2.27	49.98	47.96	47.74	49.58	1.58	0.0		1.86	2.10	0.08	0.15	0.17	0.013	0.07	49.00	48.83	48.76	48.76	0.63	158.6	0.98	
1/2 to 2/2	uPVC SN8	7.27	300	0.071	1.38	72.7	10.00	124.00	0.0682	23.5	5.00	161.00	0.0677	30.3	30.3		30.3	134.1	0.23	0.43	1.53	1.00	1.90	51.02	49.55	49.45	50.71	0.95	0.0	0.520	7.00		0.01	0.07		0.011	0.07	49.75	49.68	49.55	49.55	1.87	53.4	1.27	

12D MODEL - HYDROLOGICAL DESIGN SHEET																								
Minor 2 Year Storm Event																								
Node	Node	Setout	Setout	Setout	Catch	Time	Intensity	Runoff	Area	Full	Full	Full	Partial	Partial	Partial	Direct	Approach	Road	Flooded	Max Pond	Inlet	Inlet	Bypass	
Name	Type	Easting	Northing	RL	ID	Tc	I	C	A	CA	Sum CA	Qc=CA	CA	Sum CA	Qc=CA	Flow Qdg	Flow Qa	Capacity	Depth	Depth	Curve Name	Flow Og	Node	
(-)	(-)	(m)	(m)	(m)	(-)	(min)	(mm/hr)	(-)	(ha)	(ha)	(ha)	(L/s)	(ha)	(ha)	(L/s)	(L/s)	(L/s)	(L/s)	(m)	(m)	(-)	(L/s)	(-)	
1/1	900x900 FIELD INLET WITH CLASS 'D' GRATE	1725.80	26808.57	51.70	1P	10.00	124.00	0.75	0.0030	0.0022	0.0659	22.7	0.0011	0.0648	29.0		29.0	69.6	0.044	0.080	SAG	29.0	2/1	
					1I	5.00	161.00	0.90	0.0268	0.0241			0.0241											
					2I	5.00	161.00	0.90	0.0440	0.0396			0.0396											
2/1	900x900 FIELD INLET WITH CLASS 'D' GRATE	1726.86	26793.30	51.32	1P	10.00	124.00	0.75	0.0030	0.0023	0.0595	20.5	0.0011	0.0583	26.1		26.1	69.6	0.040	0.080	SAG	26.1	3/1	
					1I	5.00	161.00	0.90	0.0274	0.0247			0.0247											
					2I	5.00	161.00	0.90	0.0361	0.0325			0.0325											
3/1	900x900 FIELD INLET WITH CLASS 'D' GRATE	1727.64	26782.26	50.86	1P	10.00	124.00	0.75	0.0023	0.0018	0.1045	36.0	0.0009	0.1036	46.4		46.4	94.0	0.061	0.100	SAG	46.4	LOST	
					1I	5.00	161.00	0.90	0.0211	0.0190			0.0190											
					2I	5.00	161.00	0.90	0.0559	0.0503			0.0503											
					3I	5.00	161.00	0.90	0.0372	0.0335			0.0335											
4/1	INLET TO DETENTION TANK	1744.94	26783.47	50.74																			-	
1/3	OUTLET OF DETENTION TANK	1748.84	26784.37	50.67												137.0	137.0					137.0	-	
2/3	Ø1050 STORMWATER ACCESS CHAMBER	1755.42	26798.41	51.54																			-	
3/3	Ø1050 STORMWATER ACCESS CHAMBER	1773.09	26788.72	51.19																			-	
4/3	600x600 FIELD INLET WITH CLAS 'B' GRATE	1777.12	26783.39	50.82	1P	10.00	124.00	0.75	0.0005	0.0004	0.0042	1.5	0.0002	0.0040	1.8		1.8					1.8	-	
					1I	5.00	161.00	0.90	0.0043	0.0039			0.0039										-	
Ex1/1	EXISTING 900x900 FIELD INLET	1778.52	26762.72	49.98	1P	10.00	124.00	0.75	0.0001	0.0001	0.0011	0.4	0.0000	0.0011	0.5		0.5					0.5	-	
					1I	5.00	161.00	0.90	0.0012	0.0010			0.0010										-	
Ex2/1	EXISTING Ø1050 STORMWATER ACCESS CHAMBER	1789.01	26760.44	49.58																			-	
1/2	900x600 FIELD INLET WITH CLASS 'D' GRATE	1747.34	26792.18	51.02	1P	10.00	124.00	0.75	0.0013	0.0010	0.0682	23.5	0.0005	0.0677	30.3		30.3					30.3	-	
					1I	5.00	161.00	0.90	0.0120	0.0108			0.0108										-	
					2I	5.00	161.00	0.90	0.0627	0.0564			0.0564										-	
2/2	INLET TO DETENTION TANK	1747.85	26784.93	50.71																			-	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026


Queensland
Government

12D MODEL - HYDRAULIC DESIGN SHEET

Pipe ID	Pipe Type	Pipe Length (m)	Pipe Size (mm)	Full Pipe Area Af (sq,m)	Pipe Grade (%) (1 in)	Pipe Tct (min)	Full-area I (mm/hr)	Full-area Sum Ca (ha)	Full-area Qc=CIA (m³/min)	Part-area I (mm/hr)	Part-area Sum Ca (ha)	Part-area Qc=CIA (m³/min)	Catchment Flow Qc (L/s)	Direct Node Flow Qdg (L/s)	Peak Flow Qrat (L/s)	Net Bypass Flow Qb (L/s)	Pipe Flow Qw (L/s)	Excess Pipe Flow Qx (L/s)	Capacity Flow Qcap (L/s)	Q/Ocap Ratio (-)	Full Pipe Vel V=Q/Af (m/s)	Norm Depth Vnc=V/Qn (m)	Crit Depth Vel Vc=Q/CAC (m/s)	Capacity Vcap=Qcap/Vc (m/s)	US Node Grate RL (m)	Pipe US IL (m)	Pipe DS IL (m)	DS Node Grate RL (m)	Cover Min (m)	Pipe DS Bend (deg)	Pipe DS Drop (m)	US Node K (-)	US Node Kw (-)	Pipe Vhead (m)	Phead Loss (Ku*Vhead) (m)	WSE Loss (Kw*Vhead) (m)	Manning n (-)	Pipe Thread Loss (m)	US Node HGL (m)	Pipe US HGL (m)	Pipe DS HGL (m)	HGL HGL (Grade %)	HGL Grade (%)(1 in)	Fboard US (m)	
1/1 to 2/1	uPVC SN8	15.30	300	0.071	1.05	95.6	10.00	245.00	0.0659	44.9	5.10	311.00	0.0648	56.0	56.0	-21.2	34.8	116.9	0.30	0.49	1.44	1.04	1.65	51.70	49.63	49.47	51.32	1.54	-0.0	0.000	2.73	0.01	0.03	0.011	0.01	50.71	50.68	50.66	50.66	0.09	1079.4	0.99			
2/1 to 3/1	uPVC SN8	11.06	300	0.071	1.08	92.2	10.13	243.85	0.1254	84.9	5.13	308.70	0.1232	105.6	105.6	-36.8	68.8	119.1	0.32	0.97	1.74	1.34	1.68	51.32	49.47	49.35	50.86	1.20	-90.0	0.020	1.24	0.05	0.06	0.011	0.04	50.66	50.60	50.56	50.60	0.36	275.8	0.66			
3/1 to 4/1	uPVC SN8	17.35	300	0.071	1.04	96.4	10.22	243.02	0.2299	155.2	5.22	307.04	0.2268	193.5	193.5	-79.3	114.2	116.5	0.98	1.62	1.88	1.76	1.65	50.86	49.33	49.15	50.74	1.22	0.0	0.000	1.43	1.70	0.13	0.19	0.23	0.011	0.17	50.60	50.37	50.20	50.20	1.00	100.3	0.26	
1/3 to 2/3	uPVC SN8	15.50	375	0.110	0.52	193.8								273.0	273.0		273.0	237.3	148.9	1.83	2.47	2.47	2.52	1.35	50.67	48.65	48.57	51.54	1.64	93.6	0.020		0.01		0.011	0.00	50.67	50.67	50.67	50.67	0.03	3367.0	0.00		
2/3 to 3/3	uPVC SN8	20.15	375	0.110	0.55	183.2								273.0	273.0		273.0	220.7	153.2	1.78	2.47	2.47	2.52	1.39	51.54	48.55	48.44	51.19	2.38	24.2	0.020	1.52	1.92	0.01	0.02	0.02	0.011	0.01	50.67	50.65	50.64	50.64	0.06	1573.8	0.86
3/3 to 4/3	uPVC SN8	6.69	375	0.110	0.60	167.1								273.0	273.0		273.0		160.3	1.70	2.47	2.47	2.52	1.45	51.19	48.48	48.38	50.82	2.08	33.2	0.020	0.29	0.31	0.09	0.011	0.12	50.64	50.55	50.43	50.43	1.73	57.7	0.55		
4/3 to Ex1/1	uPVC SN8	20.72	375	0.110	0.53	188.4	10.00	245.00	0.0042	2.9	5.00	311.00	0.0040	3.5	3.5	273.0	276.5	276.5	151.0	1.83	2.50	2.50	2.55	1.37	50.82	48.36	48.25	49.98	1.35	-73.9	0.292	0.46	0.32	0.15	0.011	0.37	50.43	50.29	49.92	49.98	1.78	56.2	0.38		
Ex1/1 to Ex2/1	RCP	7.73	375	0.110	2.05	48.8	10.17	243.45	0.0054	3.6	5.17	307.89	0.0051	4.4	4.4	273.0	277.4	277.4	251.2	1.10	2.51	2.51	2.56	2.27	49.98	47.96	47.74	49.58	1.58	0.0		1.67	2.00	0.20	0.33	0.40	0.013	0.16	49.98	49.59	49.42	49.42	1.53	65.2	0.00
1/2 to 2/2	uPVC SN8	10.27	300	0.071	1.38	72.7	10.00	245.00	0.0682	46.4	5.00	311.00	0.0677	58.5	58.5		58.5	58.5	1																										

12D MODEL - HYDROLOGICAL DESIGN SHEET

[illegible]

Node Name	Node Type	Setout Easting (m)	Setout Northing (m)	Setout RL (m)	Catch ID (-)	Time Tc (min)	Intensity I (mm/hr)	Runoff C (-)	Area A (ha)	Full CA (ha)	Full Sum CA	Full Qc=CA (L/s)	Partial CA (ha)	Partial Sum CA (ha)	Partial Qc=CA (L/s)	Catchment Flow Qc (L/s)	Direct Flow Qdg (L/s)	Approach Flow Qa (L/s)	Road Capacity (L/s)	Flooded Depth (m)	Max Pond Depth (m)	Choke Factor (-)	Inlet Curve Name (-)	Inlet Flow Qg (L/s)	Bypass Flow Qb (L/s)	Bypass Node (-)
1/1	900x900 FIELD INLET WITH CLASS 'D' GRATE	1725.80	26808.57	51.70	1P	10.00	245.00	0.75	0.0030	0.0022	0.0659	44.9	0.0011	0.0648	56.0	56.0		56.0	34.8	0.080	0.080	0.50	SAG	34.8	21.2	2/1
					1i	5.00	311.00	0.90	0.0268	0.0241			0.0241													
					2i	5.00	311.00	0.90	0.0440	0.0396			0.0396													
2/1	900x900 FIELD INLET WITH CLASS 'D' GRATE	1726.86	26793.30	51.32	1P	10.00	245.00	0.75	0.0030	0.0023	0.0595	40.5	0.0011	0.0583	50.4	50.4		71.6	34.8	0.080	0.080	0.50	SAG	34.8	36.8	3/1
					1i	5.00	311.00	0.90	0.0274	0.0247			0.0247													
					2i	5.00	311.00	0.90	0.0361	0.0325			0.0325													
3/1	900x900 FIELD INLET WITH CLASS 'D' GRATE	1727.64	26782.26	50.86	1P	10.00	245.00	0.75	0.0023	0.0018	0.1045	71.1	0.0009	0.1036	89.5	89.5		126.3	47.0	0.100	0.100	0.50	SAG	47.0	79.3	LOST
					1i	5.00	311.00	0.90	0.0211	0.0190			0.0190													
					2i	5.00	311.00	0.90	0.0559	0.0503			0.0503													
					3i	5.00	311.00	0.90	0.0372	0.0335			0.0335													
4/1	INLET INTO DETENTION TANK	1744.94	26783.47	50.74																					-	
1/3	OUTLET OF DETENTION TANK	1748.84	26784.37	50.67																					-	
2/3	Ø1050 STORMWATER ACCESS CHAMBER	1755.42	26798.41	51.54													273.0	273.0						273.0	-	
3/3	Ø1050 STORMWATER ACCESS CHAMBER	1773.09	26788.72	51.19																					-	
4/3	600x600 FIELD INLET WITH CLASS 'B' GRATE	1777.12	26783.39	50.82	1P	10.00	245.00	0.75	0.0005	0.0004	0.0042	2.9	0.0002	0.0040	3.5	3.5		3.5						3.5	-	
					1i	5.00	311.00	0.90	0.0043	0.0039			0.0039													
Ex1/1	EXISTING 900x900 FIELD INLET	1778.52	26762.72	49.98	1P	10.00	245.00	0.75	0.0001	0.0001	0.0011	0.8	0.0000	0.0011	0.9	0.9		0.9						0.9	-	
					1i	5.00	311.00	0.90	0.0012	0.0010			0.0010													
Ex2/1	EXISTING Ø1050 STORMWATER ACCESS CHAMBER	1789.01	26760.44	49.58																					-	
1/2	900x600 FIELD INLET WITH CLASS 'D' GRATE	1747.34	26792.18	51.02	1P	10.00	245.00	0.75	0.0013	0.0010	0.0682	46.4	0.0005	0.0677	58.5	58.5		58.5						58.5	-	
					1i	5.00	311.00	0.90	0.0120	0.0108			0.0108													
					2i	5.00	311.00	0.90	0.0627	0.0564			0.0564													
2/2	INLET TO DETENTION TANK	1747.85	26784.93	50.71																					-	

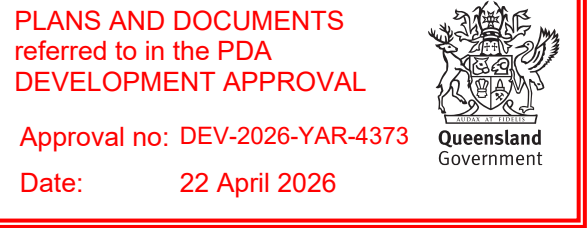
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



Queensland
Government



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VIZ DEVELOPMENTS QLD PTY LTD

YARRABILBA WAREHOUSE DEVELOPMENT - (SEWER&WATER)

LOT 47 JOBS CIRCUIT, YARRABILBA, QLD 4207

DRAWING SCHEDULE - SEWER&WATER

DRAWING No.	REV.	DRAWING TITLE
2025106-OPW-030	B	SEWER AND WATER DRAWING SCHEDULE AND LOCALITY PLAN
2025106-OPW-031	B	SEWER AND WATER OVERALL RETICULATION PLAN

PROPERTY DESCRIPTION:

LOTS 47 ON SP345729

DETAIL AND LEVEL SURVEY

SITE BENCHMARK: PSM59068
DATUM: RL. 46.040m (AHD)
THIS DRAWING SET AND DESIGN IS BASED UPON THE FOLLOWING:

LEVEL AND FEATURE (DETAIL) SURVEY

DETAIL SURVEY BY:
SURVEYOR: KN GROUP
DRAWING NUMBER: 23-101-04
REVISION: A

IMPORTANT NOTE: THE AFOREMENTIONED DETAIL SURVEY IS BASED ON A LOCAL SITE GRID AND ORIENTATION NOT MGA. THE PRINCIPAL CONTRACTOR IS TO COORDINATE ANY CONSTRUCTION SET-OUT, INCLUDING SURVEY CONTROL, WITH THE AFOREMENTIONED SURVEYOR.

BOUNDARY IDENTIFICATION SURVEY

NOTE - ARCHITECTURAL COORDINATION

THIS DRAWING SET AND DESIGN IS BASED UPON THE FOLLOWING ARCHITECTURAL / BUILDING DESIGN LAYOUT BY:
CONSULTANT: BRUAC DESIGN
GROUND FLOOR / SITE PLAN NUMBER: BD067-DA01-L
REVISION: L
REVISION DATE: 16.03.26

NOTE - PLAN COORDINATION

THIS DESIGN IS BASED UPON COORDINATION WITH THE PROJECT CONSULTANTS DESIGNS MADE AVAILABLE. THE PRINCIPAL CONTRACTOR (PC) IS TO REVIEW THE CIVIL DESIGN IN COORDINATION WITH THE PROJECT CONSULTANTS DESIGNS AND THE PC'S CONSTRUCTION METHODOLOGY AND ADVISE OWEN CONSULTING OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION

NOTES - APPROVALS

- DESIGN IS NOT FOR CONSTRUCTION.
- DESIGN IS SUBJECT TO OPERATIONAL WORKS SUBMISSION AND APPROVAL.

MINIMUM COVER OVER WATER MAINS

LOCATION	MINIMUM COVER <200mm DIA.
NON-TRAFFICABLE AREAS, DRIVEWAYS, VERGES/FOOTWAYS	0.60m
CARRIAGEWAYS OF SEALED LOCAL ROADS	0.60m
CARRIAGEWAYS OF UNSEALED ROADS	0.75m
CARRIAGEWAYS OF MAJOR ROADS, EMBANKMENTS	0.75m
INDUSTRIAL AND COMMERCIAL AREAS	0.75m

IMPORTANT NOTE: IF DURING CONSTRUCTION SET-OUT ON-SITE THE CONTRACTOR IDENTIFIES THAT THE MINIMUM COVER CAN NOT BE ACHIEVED, THEN THE CONTRACTOR IS TO NOTIFY OWEN CONSULTING IMMEDIATELY PRIOR TO CONTINUING WITH CONSTRUCTION.

NOTES - STANDARDS REFERENCE

- GSCA - GRAVITY SEWERAGE CODE OF AUSTRALIA SOUTH-EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 2.1 (SEPTEMBER 2021) - STD DRG's TO BE CURRENT REVISION.
- WSCA - WATER SUPPLY CODE OF AUSTRALIA SOUTH-EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 1.30 (AUGUST 2019). - STD DRG's TO BE CURRENT REVISION.

MINIMUM COVER OVER SEWERS

LOCATION	MINIMUM COVER
PRIVATE PROPERTY & PUBLIC LAND NOT SUBJECT TO VEHICLE LOADING	0.6m
PRIVATE PROPERTY ZONED RESIDENTIAL SUBJECT TO VEHICLE LOADING	0.75m
FOOTPATHS, NATURE STRIPS, INDUSTRIAL AND COMMERCIAL LOTS, SEALED ROAD PAVEMENT OTHER THAN MAJOR ROAD SUBJECT TO VEHICULAR LOADING	0.90m
UNSEALED AND MAJOR ROAD CARRIAGEWAYS	1.20m

IMPORTANT NOTE: IF DURING CONSTRUCTION SET-OUT ON-SITE THE CONTRACTOR IDENTIFIES THAT THE MINIMUM COVER CAN NOT BE ACHIEVED, THEN THE CONTRACTOR IS TO NOTIFY OWEN CONSULTING IMMEDIATELY PRIOR TO CONTINUING WITH CONSTRUCTION.

NOTES - EXISTING SERVICES

- THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL SERVICES BY A 'DIAL BEFORE YOU DIG' (DBYD) SEARCH, ELECTRONIC DETECTION AND POTHOLING. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT THESE SERVICES PRIOR TO WORKING IN THE VICINITY. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS TO CONFIRM THE ACTUAL LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION WORKS AND COMPARE WITH CURRENT DESIGN PLANS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT.
- WHERE A CONNECTION IS MADE TO ANY ELEMENT OF EXISTING INFRASTRUCTURE, THEN THE LEVEL OF THAT INFRASTRUCTURE MUST BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORKS AND COMPARED WITH CURRENT DESIGN PLANS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT.
- WHERE NEW SERVICES CROSS OTHER NEW SERVICES OR WHERE NEW SERVICES CROSS EXISTING SERVICES THE CONTRACTOR SHALL CHECK MINIMUM RELEVANT AUTHORITY CLEARANCES BY CHECKING LEVELS ON-SITE AND ADVISE THE SUPERINTENDENT PRIOR TO CONSTRUCTION IF THE MINIMUM CLEARANCE CAN NOT BE ACHIEVED.
- OWEN CONSULTING ACCEPTS NO RESPONSIBILITY FOR ANY EXISTING SERVICES / INFRASTRUCTURE LOCATED ON-SITE THAT ARE NOT SHOWN ON THESE DRAWINGS OR THE ACCURACY OF EXISTING SERVICES LOCATIONS AND LEVELS SHOWN ON THESE DRAWINGS.

EXISTING SERVICES LOCATION - QUALITY LEVEL DEFINITION

THIS DESIGN RELIES UPON EXISTING SERVICES INFORMATION DERIVED FROM THE FOLLOWING SOURCES - WHERE APPLICABLE:

- THE SPATIAL LOCATION OF EXISTING SERVICES AT GROUND SURFACE LOCATED BY A REGISTERED SURVEYOR (QL-A)
- THE SPATIAL LOCATION (HORIZONTAL & VERTICAL) OF UNDERGROUND SERVICES BY SURVEY REFERENCE (QL-B)
- INFORMATION PROVIDED BY SERVICE OWNER AND / OR RELEVANT AUTHORITY (DEEMED QL-C)
- DBYD SEARCH RESULTS (QL-D)

NOTES - DEMOLITION

IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR, BUILDER, SUB-CONTRACTOR AND / OR ANY OTHER CONTRACTOR UNDERTAKING ANY DEMOLITION WORKS TO:

- SUBMIT AND ACHIEVE ANY NECESSARY APPROVALS FOR ANY DEMOLITION WORKS PRIOR TO ANY DEMOLITION WORKS.
- THIS PLAN IS INDICATIVE ONLY AND THE EXTENT OF DEMOLITION IS SUBJECT TO CHANGE FROM OTHERS.

RELEVANT APPLICATION & APPROVAL

RELEVANT APPROVAL(S) AS FOLLOWS:
AUTHORITY:
REFERENCE No:
DATE:



SOURCE: NEARMAP/ AUG-2025

LOCALITY PLAN

SCALE 1: 1000

DESIGN STANDARD AND SPECIFICATIONS (CURRENT EDITIONS)

SEWER AND WATER	- WATER SUPPLY CODE OF AUSTRALIA (WSA) - LOGAN CITY COUNCIL PLANNING POLICY 5 - INFRASTRUCTURE - SEQ W&S D&C CODE
ROADWORKS, DRIVEWAYS, VEHICLE CROSSINGS, FOOTPATHS AND VEHICLE PARKING	- QUEENSLAND COMPLETE STREETS - GUIDELINES FOR URBAN STREET DESIGN - AUSTRALIAN STANDARD AS2890 - AUSTROADS - GUIDE TO TRAFFIC MANAGEMENT PART 6A: PEDESTRIAN AND CYCLIST - DTMR - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES - LOGAN CITY COUNCIL PLANNING POLICY 5 - INFRASTRUCTURE
SOIL EROSION	INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA) - BEST PRACTICE EROSION & SEDIMENT CONTROL

WORKS IN ADJACENT PROPERTIES

IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR, BUILDER, SUB-CONTRACTOR AND / OR ANY OTHER CONTRACTOR UNDERTAKING ANY WORKS ON ANY ADJACENT ALLOTMENT / PROPERTY TO:

- ACHIEVE LANDOWNERS CONSENT IN WRITTEN FORM PRIOR TO ANY WORKS BEING UNDERTAKEN.
- AGREE WITH THE LANDOWNER THE METHOD OF WORKS.
- AGREE WITH THE LANDOWNER THE REINSTATEMENT WORKS.
- TAKE FULL RESPONSIBILITY FOR ANY RECTIFICATION WORKS FOLLOWING COMPLETION OF THE WORKS, WHERE THE LANDOWNER IS NOT SATISFIED WITH THE WORKS.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



Owen.

The Rocket, Suite 903, Level 9
203 Robina Town Centre Dr,
Robina QLD 4226
admin@owenconsulting.com.au
P.(07) 5572 0702 A.C.N 121 686 208

CIVIL ENGINEERS

PUBLIC WORKS

INFRASTRUCTURE

LAND DEVELOPMENT

SCALE	10 0 10 20 30 40 50 SCALE 1:1000
DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK	A1
DESIGNED DW	APPROVED
DRAWN DW/DS	THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF OWEN CONSULTING PTY LTD.
REVIEWED SK	ON BEHALF OF OWEN CONSULTING PTY LTD SHON KEALEY RPEP No. 29613



B A	31.03.26 29.01.26	UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT ISSUED FOR EDQ APPROVAL
ISSUE	DATE	ISSUE DESCRIPTION

CLIENT	VIZ DEVELOPMENTS QLD PTY LTD
PROJECT	WAREHOUSE DEVELOPMENT - CIVIL WORKS LOT 47 ON SP345729 LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE	SEWER AND WATER DRAWING SCHEDULE AND LOCALITY PLAN
PROJECT No	2025106 LOT 47
DRAWING No	2025106-OPW-030

AMDT
B

VIZ DEVELOPMENTS QLD PTY LTD

YARRABILBA WAREHOUSE DEVELOPMENT - CIVIL WORKS (VXO'S NON-STANDARD)

LOT 47 JOBS CIRCUIT, YARRABILBA, QLD 4207

DETAIL AND LEVEL SURVEY

OWEN REV-B

SITE BENCHMARK: PSM59068
DATUM: RL. 46.040m (AHD)
THIS DRAWING SET AND DESIGN IS BASED UPON THE FOLLOWING:

LEVEL AND FEATURE (DETAIL) SURVEY

DETAIL SURVEY BY:
SURVEYOR: KN GROUP
DRAWING NUMBER: 23-101-04
REVISION: A

IMPORTANT NOTE: THE AFOREMENTIONED DETAIL SURVEY IS BASED ON A LOCAL SITE GRID AND ORIENTATION NOT MGA. THE PRINCIPAL CONTRACTOR IS TO COORDINATE ANY CONSTRUCTION SET-OUT, INCLUDING SURVEY CONTROL, WITH THE AFOREMENTIONED SURVEYOR.

NOTE - ARCHITECTURAL COORDINATION

OWEN REV-B

THIS DRAWING SET AND DESIGN IS BASED UPON THE FOLLOWING ARCHITECTURAL / BUILDING DESIGN LAYOUT BY:
CONSULTANT: BRUAC DESIGN
GROUND FLOOR / SITE PLAN NUMBER: BD067-DA01-L
REVISION: L
REVISION DATE: 16.03.26

NOTES - VXO APPROVAL

OWEN REV-B

CONSTRUCTION, INCLUDING ANY DEMOLITION WORK, IS NOT TO BE UNDERTAKEN UNTIL ANY NECESSARY APPLICATIONS HAVE BEEN LODGED WITH COUNCIL / RELEVANT AUTHORITY AND APPROVAL/S ISSUED.

NOTE - PLAN COORDINATION

OWEN REV-B

THIS DESIGN IS BASED UPON COORDINATION WITH THE PROJECT CONSULTANTS DESIGNS MADE AVAILABLE. THE PRINCIPAL CONTRACTOR (PC) IS TO REVIEW THE CIVIL DESIGN IN COORDINATION WITH THE PROJECT CONSULTANTS DESIGNS AND THE PC'S CONSTRUCTION METHODOLOGY AND ADVISE OWEN CONSULTING OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION

WORKS IN ADJACENT PROPERTIES

OWEN REV-B

IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR, BUILDER, SUB-CONTRACTOR AND / OR ANY OTHER CONTRACTOR UNDERTAKING ANY WORKS ON ANY ADJACENT ALLOTMENT / PROPERTY TO:

1. ACHIEVE LANDOWNERS CONSENT IN WRITTEN FORM PRIOR TO ANY WORKS BEING UNDERTAKEN.
2. AGREE WITH THE LANDOWNER THE METHOD OF WORKS.
3. AGREE WITH THE LANDOWNER THE REINSTATEMENT WORKS.
4. TAKE FULL RESPONSIBILITY FOR ANY RECTIFICATION WORKS FOLLOWING COMPLETION OF THE WORKS, WHERE THE LANDOWNER IS NOT SATISFIED WITH THE WORKS.

DRAWING SCHEDULE - VXO		
DRAWING No.	REV.	DRAWING TITLE
2025106-VXO-001	B	VEHICLE CROSSOVER (VXO) DRAWING SCHEDULE AND LOCALITY PLAN
2025106-VXO-002	B	VEHICLE CROSSOVER (VXO) PLAN AND DETAILS - VXO 1
2025106-VXO-003	B	VEHICLE CROSSOVER (VXO) PLAN AND DETAILS - VXO 2

NOTES - VERGE REINSTATEMENT

OWEN REV-B

IMMEDIATELY UPON COMPLETION OF WORKS WITHIN ANY VERGE THE CONTRACTOR IS TO REINSTATE ANY DISTURBED AREAS WITHIN THE VERGE WITH TOPSOIL, TURF AND REINFORCED CONCRETE FOOTPATH (IF APPLICABLE) AS SPECIFIED TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT. NO TRIP HAZARDS WILL BE ACCEPTED BY COUNCIL OR THE SUPERINTENDENT.

NOTES - EXISTING SERVICES

OWEN REV-C

1. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL SERVICES BY A 'DIAL BEFORE YOU DIG' (DBYD) SEARCH, ELECTRONIC DETECTION AND POTHOLING. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT THESE SERVICES PRIOR TO WORKING IN THE VICINITY. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR IS TO CONFIRM THE ACTUAL LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION WORKS AND COMPARE WITH CURRENT DESIGN PLANS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT.
4. WHERE A CONNECTION IS MADE TO ANY ELEMENT OF EXISTING INFRASTRUCTURE, THEN THE LEVEL OF THAT INFRASTRUCTURE MUST BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORKS AND COMPARED WITH CURRENT DESIGN PLANS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT.
5. WHERE NEW SERVICES CROSS OTHER NEW SERVICES OR WHERE NEW SERVICES CROSS EXISTING SERVICES THE CONTRACTOR SHALL CHECK MINIMUM RELEVANT AUTHORITY CLEARANCES BY CHECKING LEVELS ON-SITE AND ADVISE THE SUPERINTENDENT PRIOR TO CONSTRUCTION IF THE MINIMUM CLEARANCE CAN NOT BE ACHIEVED.
6. OWEN CONSULTING ACCEPTS NO RESPONSIBILITY FOR ANY EXISTING SERVICES / INFRASTRUCTURE LOCATED ON-SITE THAT ARE NOT SHOWN ON THESE DRAWINGS OR THE ACCURACY OF EXISTING SERVICES LOCATIONS AND LEVELS SHOWN ON THESE DRAWINGS.

EXISTING SERVICES LOCATION - QUALITY LEVEL DEFINITION

THIS DESIGN RELIES UPON EXISTING SERVICES INFORMATION DERIVED FROM THE FOLLOWING SOURCES - WHERE APPLICABLE:

- THE SPATIAL LOCATION OF EXISTING SERVICES AT GROUND SURFACE LOCATED BY A REGISTERED SURVEYOR (QL-A)
- THE SPATIAL LOCATION (HORIZONTAL & VERTICAL) OF UNDERGROUND SERVICES BY SURVEY REFERENCE (QL-B)
- INFORMATION PROVIDED BY SERVICE OWNER AND / OR RELEVANT AUTHORITY (DEEMED QL-C)
- DBYD SEARCH RESULTS (QL-D)

NOTES - GENERAL - VXO

OWEN REV-B

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ALL COUNCIL CONDITIONS (REFER TO NOTES - SUMMARY), ANY OTHER PROJECT CONSULTANT DRAWINGS & SPECIFICATIONS AND ANY WRITTEN INSTRUCTION.
2. WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS AND COUNCIL / RELEVANT AUTHORITY STANDARD DRAWINGS AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE PROJECT DRAWINGS OR SPECIFICATIONS.
3. COUNCIL'S STANDARD DRAWINGS AND SPECIFICATIONS ARE TO BE ADOPTED UNLESS STATED OR SHOWN OTHERWISE - IF IN DOUBT - CONTACT OWEN CONSULTING.
4. FINISHED LEVELS SHOWN FOR ON THIS PLAN FOR CONNECTION TO ANY EXISTING ROAD PAVEMENTS OR FOOTPATHS MAY BE VARIED ON-SITE WITH PRIOR APPROVAL FROM THE SUPERINTENDENT.
5. ALL WORKS ARE TO MATCH NEATLY INTO EXISTING ROADS / PAVEMENTS AND FOOTPATH SURFACE LEVELS TO THE SATISFACTION OF COUNCIL / RELEVANT AUTHORITY AND THE SUPERINTENDENT.
6. DO NOT OBTAIN DIMENSIONS FROM SCALING - IF IN DOUBT CONTACT OWEN CONSULTING.

NOTES - CONCRETE WORKS

OWEN REV-B

1. CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600.
2. ALL NEW CONCRETE WORK SHALL MATCH NEATLY TO EXISTING.
3. CONCRETE FINISHES ARE TO BE AS FOLLOWS (UNO):
KERB AND KERB & CHANNEL - SMOOTH FINISH
FOOTPATHS AND DRIVEWAYS - BROOM FINISH IN PERPENDICULAR DIRECTION TO TRAFFIC
4. CONCRETE SPECIFICATION TO BE (UNO):
SLUMP 80mm
MAXIMUM AGGREGATE 20mm
5. CONCRETE STRENGTH GRADE FOR VXO'S AND KERB TO BE N32 (UNO) IN ACCORDANCE WITH AS 1379.
6. ALL TOPSOIL TO BE REMOVED PRIOR TO CONSTRUCTION.
7. UPON REMOVAL OF THE TOPSOIL - ANY POOR / UNSUITABLE SUBGRADE MATERIAL IS TO BE REMOVED AND REPLACED WITH COMPACTED CBR15 (MINIMUM) ROAD BASE IN LAYERS NOT EXCEEDING 150mm THICK.
8. PLACE MEDIUM-DUTY POLYETHYLENE (0.2mm THICK) TO UNDERSIDE OF CONCRETE - FOR FULL EXTENT.
9. ALL REINFORCEMENT TO BE SECURELY TIED PRIOR TO PLACEMENT OF CONCRETE. BAR CHAIRS ARE TO BE IN PLACE.
10. REINFORCEMENT COVER TO BE 40mm (MINIMUM) TO TOP, BOTTOM AND SIDES (INCLUDING FITMENTS).
11. ALIPHATIC ALCOHOL IS TO BE APPLIED TO THE FULL EXTENT OF THE CONCRETE SURFACE AFTER INITIAL SCREEDING. ALIPHATIC ALCOHOL IS TO BE RE-APPLIED AFTER EACH SUBSEQUENT FINISHING OPERATION.
12. NO CONCRETE IS TO BE PLACED ON-SITE WHEN THE TEMPERATURE EXCEED 35 DEGREES CELSIUS.



SOURCE: NEARMAP/ AUG-2025

LOCALITY PLAN
SCALE 1: 1000

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



PROPERTY DESCRIPTION:
LOT 47 ON SP345729

DESIGN STANDARD AND SPECIFICATIONS (CURRENT EDITIONS)	
ROADWORKS, DRIVEWAYS, VEHICLE CROSSINGS, FOOTPATHS AND VEHICLE PARKING	- QUEENSLAND COMPLETE STREETS - GUIDELINES FOR URBAN STREET DESIGN - AUSTRALIAN STANDARD AS2890 - AUSTROADS - GUIDE TO TRAFFIC MANAGEMENT PART 6A: PEDESTRIAN AND CYCLIST - DTMR - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES - LOGAN CITY COUNCIL PLANNING POLICY 5 - INFRASTRUCTURE
DESIGN STANDARD AND SPECIFICATIONS (CURRENT EDITIONS)	
IPWEAQ PCD-101 IPWEAQ RSD-200 IPWEAQ RSD-100 IPWEAQ RSD-101 IPWEAQ RSD-102	- CONCRETE PATHWAY CONSTRUCTION DETAILS - KERB AND CHANNEL PROFILES AND DIMENSIONS - RESIDENTIAL DRIVEWAYS SHEET 1 OF 2 - RESIDENTIAL DRIVEWAYS SHEET 2 OF 2 - HEAVY DUTY

Owen.

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CIVIL ENGINEERS
PUBLIC WORKS
INFRASTRUCTURE
LAND DEVELOPMENT

SCALE		10 0 10 20 30 40 50 SCALE 1:1000
DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK		A1
DESIGNED DW	APPROVED	THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF OWEN CONSULTING PTY LTD.
DRAWN DW/DS	ON BEHALF OF OWEN CONSULTING PTY LTD	
REVIEWED SK	SHON KEALEY RPEP No. 29613	

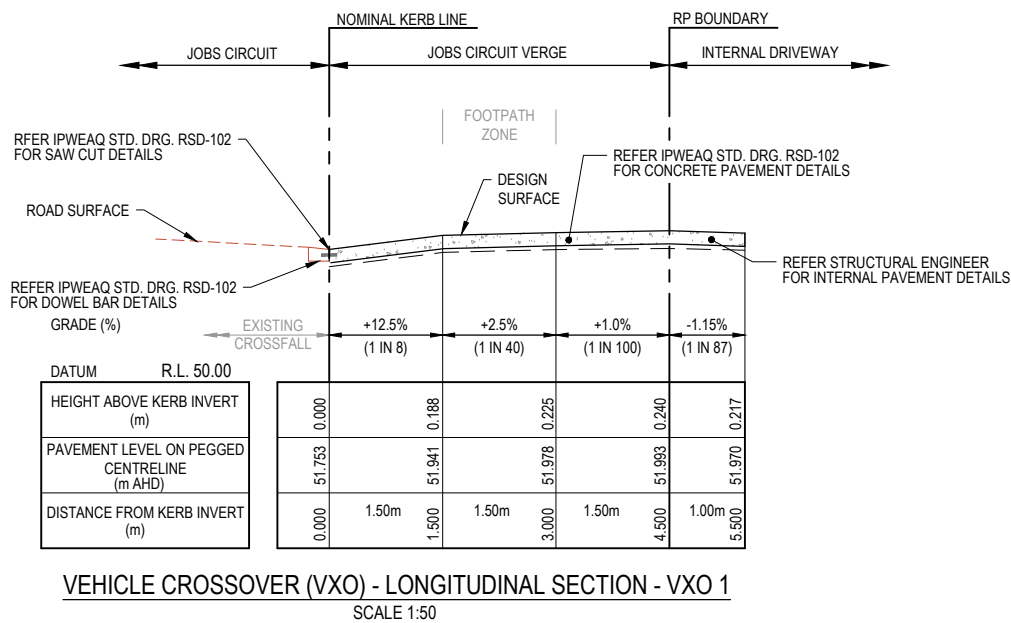
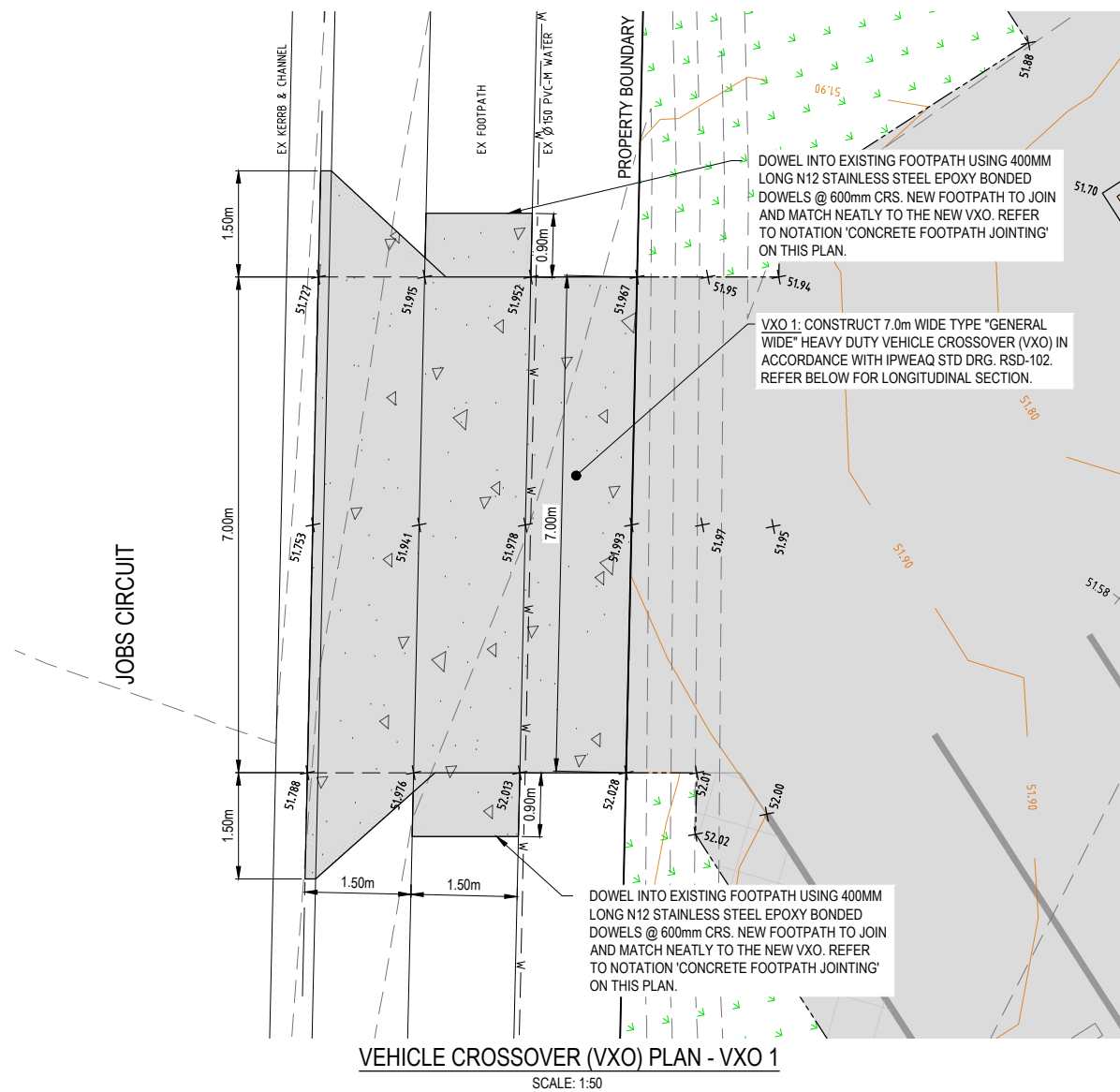


B A	31.03.26 29.01.26	UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT ISSUED FOR EDQ APPROVAL
ISSUE	DATE	ISSUE DESCRIPTION

CLIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
VEHICLE CROSSOVER (VXO) DRAWING
SCHEDULE AND LOCALITY PLAN
PROJECT No
2025106 LOT 47
DRAWING No
2025106-VXO-001

AMDT
B



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR OR ANY OTHER CONTRACTOR UNDERTAKING ANY WORKS WITHIN ANY ROAD RESERVE TO:

1. SUBMIT AND ACHIEVE ANY NECESSARY APPROVALS FOR ANY WORKS WITHIN ANY ROAD RESERVE - INCLUDING THE VERGE.
2. BE IN ACCORDANCE WITH ANY APPROVED TRAFFIC GUIDANCE SCHEME / TRAFFIC MANAGEMENT PLAN.



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CIVIL ENGINEERS
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LAND DEVELOPMENT

SCALE	1 0 1 2 150
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DESIGNED DW	APPROVED
DRAWN DW/DS	ON BEHALF OF OWEN CONSULTING PTY LTD
REVIEWED SK	SIGN REALEX

NORTH

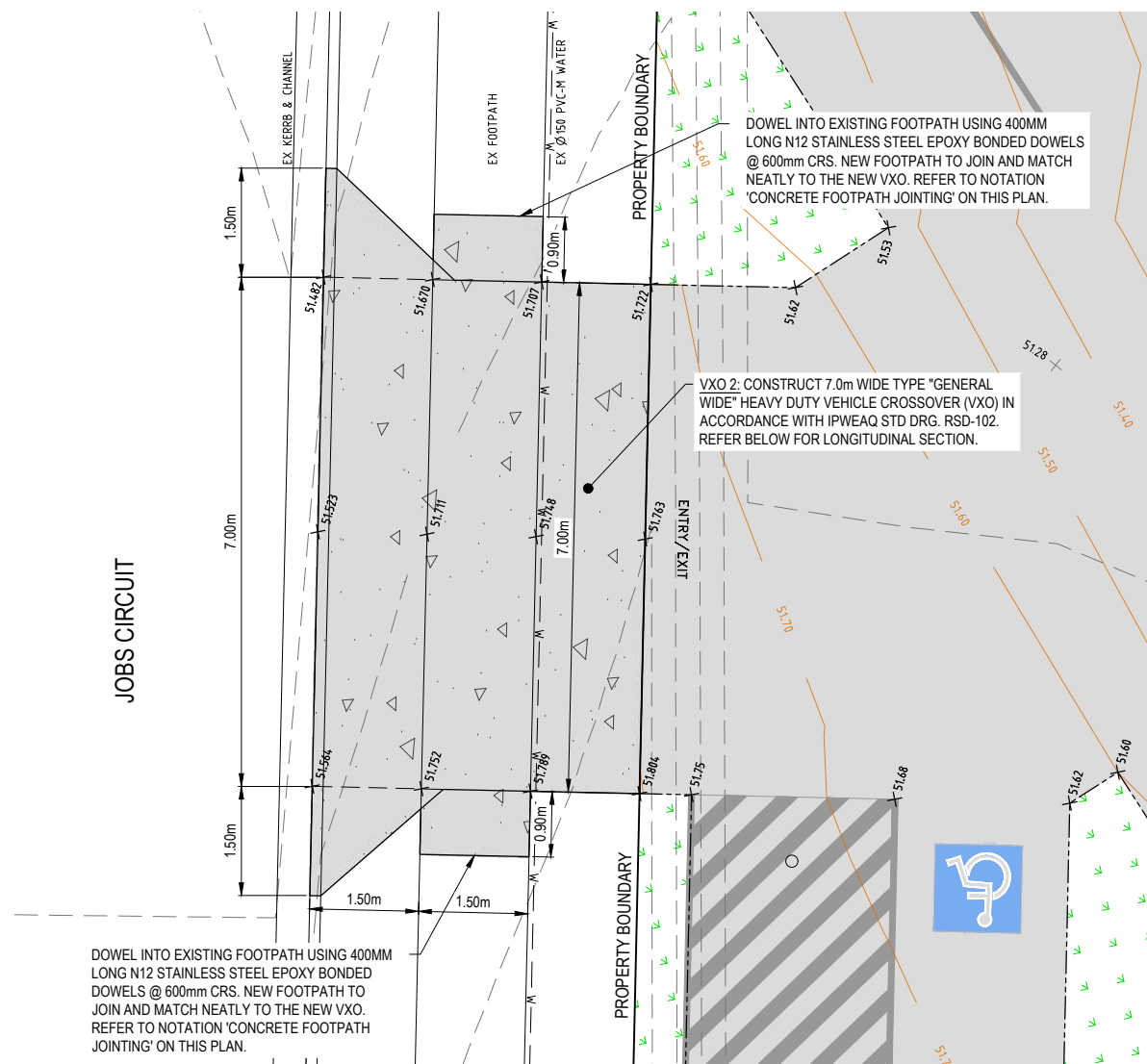
DATUM AHD(m)

B	31.03.26	UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT
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ISSUE	DATE	ISSUE DESCRIPTION

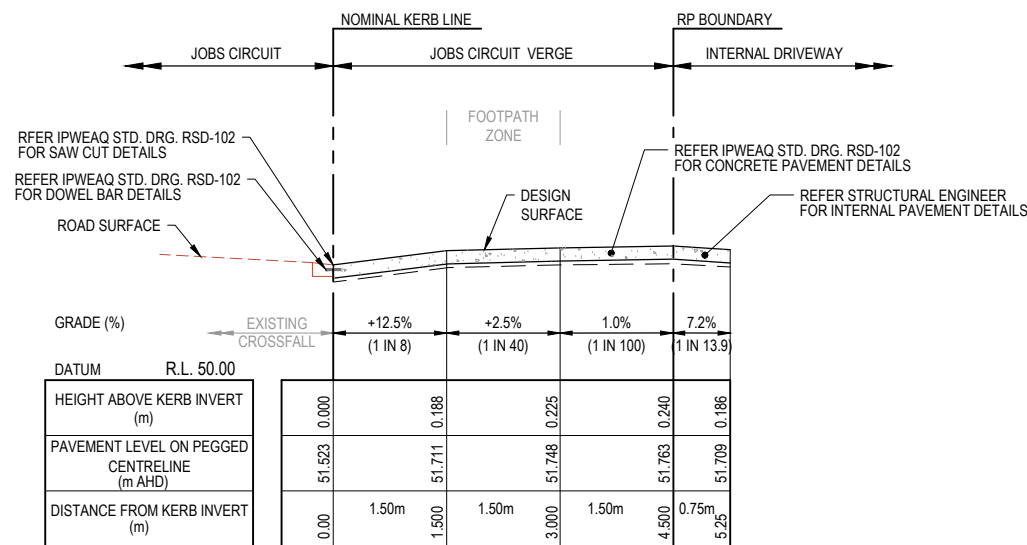
CLIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
VEHICLE CROSSOVER (VXO) PLAN AND DETAILS - VXO 1
PROJECT NO
2025106 LOT 47
DRAWING NO
2025106-VXO-002

AMDT
B



VEHICLE CROSSOVER (VXO) PLAN - VXO 2
SCALE: 1:50



VEHICLE CROSSOVER (VXO) - LONGITUDINAL SECTION - VXO 2
SCALE 1:50

NOTE - CONCRETE FOOTPATH JOINTING OWEN REV-B

1. REFER IPWEAQ STD DRG PCD-101 (PATHWAY / WIDENING JOINING) FOR CONNECTION DETAILS TO EXISTING.
2. STAINLESS STEEL (SS316) DOWELS TO BE USED FOR ALL JOINTS WHERE DOWELS ARE SPECIFIED ON IPWEAQ STD DRG PCD-101.
3. NO TRIP HAZARDS WILL BE ACCEPTED BY COUNCIL OR THE SUPERINTENDENT.

LEGEND

	EXISTING SURFACE CONTOURS (0.50m INTERVAL)
	EXISTING KERB AND CHANNEL
	EXISTING STORMWATER DRAINAGE
	EXISTING SEWER GRAVITY
	EXISTING WATER RETICULATION
	EXISTING STORMWATER MAINTENANCE HOLE
	EXISTING STORMWATER FIELD INLET
	EXISTING SEWER MAINTENANCE HOLE
	EXISTING STORMWATER GULLY PIT
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	DESIGN FINISHED SURFACE LEVEL
	DESIGN FINISHED SURFACE CONTOURS (0.1m INTERVAL)
	PROPOSED BARRIER KERB TYPE B2
	PROPOSED STORMWATER DRAINAGE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE VEHICLE CROSSOVER (VXO)
	PROPOSED LANDSCAPING / TURF (BY OTHERS)

CONCRETE VXO AREAS OWEN REV-B

CONCRETE VXO AREA = 34.4m²

1. QUANTITIES SHOWN ARE CALCULATED FROM THE CURRENT 'AUTOCAD' BASE FILE AND IS AVAILABLE UPON REQUEST FOR THE CONTRACTOR TO PERFORM THEIR OWN 'CHECK'. IF THE CONTRACTOR ELECTS NOT TO 'CHECK' THE AREA, THEN THE AREA SPECIFIED IS DEEMED TO BE AGREED UPON.
2. THE AREA IS TAKEN AS THE EDGE OF CONCRETE.
3. IF MEDIAN ISLANDS, PLANTER BEDS (OR SIMILAR) IS SPECIFIED WITHIN THE EXTENT OF THE VXO, THEN THE CONCRETE AREA DOES NOT INCLUDE AREA OF MEDIAN ISLANDS, PLANTER BEDS (OR SIMILAR).

NOTES - CONCRETE PAVEMENT TESTING

1. CONCRETE COMPRESSIVE STRENGTH TESTS (28 DAY) TO BE UNDERTAKEN AT 1 (ONE) TEST PER LOT WITH 1 LOT BEING ANY 1 (ONE) POUR.
2. CONTRACTOR TO ALLOW FOR TESTING AND TO ALLOW TO ISSUE RESULTS TO SUPERINTENDENT WITHOUT DELAY.

NOTES - INSPECTIONS

1. CONTRACTOR TO ALLOW TO MAKE CONTACT WITH COUNCIL AND REQUEST A PRE-POUR INSPECTION.
2. CONTRACTOR TO ENSURE THAT AN INSPECTION IS HELD AND THE REINFORCEMENT / BOXING IS APPROVED BY COUNCIL PRIOR TO ANY CONCRETE POUR.
3. CONTRACTOR TO ALLOW TO MAKE CONTACT WITH COUNCIL AND REQUEST A FINAL INSPECTION WITH COUNCIL AND ACHIEVE APPROVAL PRIOR TO JOB COMPLETION.
4. ANY RECTIFICATION WORKS ORDERED BY COUNCIL IS THE RESPONSIBILITY OF THE CONTRACTOR.

NOTES - TRAFFIC MANAGEMENT OWEN REV-B

- IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR OR ANY OTHER CONTRACTOR UNDERTAKING ANY WORKS WITHIN ANY ROAD RESERVE TO:
1. SUBMIT AND ACHIEVE ANY NECESSARY APPROVALS FOR ANY WORKS WITHIN ANY ROAD RESERVE - INCLUDING THE VERGE.
 2. BE IN ACCORDANCE WITH ANY APPROVED TRAFFIC GUIDANCE SCHEME / TRAFFIC MANAGEMENT PLAN.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



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SCALE	1 0 1 2 150
DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK	
DESIGNED DW	APPROVED
DRAWN DW/DS	ON BEHALF OF OWEN CONSULTING PTY LTD
REVIEWED SK	SHON KEALEY RPEP No. 29613



B	31.03.26	UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT
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CLIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
VEHICLE CROSSOVER (VXO) PLAN AND DETAILS - VXO 2
PROJECT No
2025106 LOT 47
DRAWING No
2025106-VXO-003

AMDT
B

VIZ DEVELOPMENTS QLD PTY LTD

EROSION AND SEDIMENT CONTROL MANAGEMENT PLAN

LOT 47 JOBS CIRCUIT, YARRABILBA, QLD 4207

DRAWING SCHEDULE - ESC		
DRAWING No.	REV.	DRAWING TITLE
2025106-ESC-001	B	DRAWING SCHEDULE AND LOCALITY PLAN
2025106-ESC-002	B	DRAWING SET NOTES SHEET
2025106-ESC-003	B	EROSION AND SEDIMENT CONTROL PLAN - PHASE 0 INITIAL SITE ESTABLISHMENT
2025106-ESC-004	B	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 LAND-CLEARING
2025106-ESC-005	B	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 EARTHWORKS
2025106-ESC-006	B	EROSION AND SEDIMENT CONTROL PLAN - PHASE 3 ROADWORKS & SERVICES
2025106-ESC-007	B	EROSION AND SEDIMENT CONTROL DETAILS

DESIGN STANDARDS AND GUIDELINES (CURRENT EDITIONS)	
RELEVANT AUTHORITY	LOGAN CITY COUNCIL PLANNING POLICY 5 - INFRASTRUCTURE
EROSION & SEDIMENT CONTROL	INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA) - BEST PRACTICE EROSION & SEDIMENT CONTROL
STORMWATER MANAGEMENT	WATER SENSITIVE URBAN DESIGN TECHNICAL GUIDELINES - HEALTHY WATERWAYS STATE PLANNING POLICY (SPP, JULY 2017)
STORMWATER DRAINAGE & RUNOFF	QUEENSLAND URBAN DRAINAGE MANUAL (QUDM) FOURTH EDITION 2016
EARTHWORKS	AS 3798 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS

PROPERTY DESCRIPTION:

LOT 47 ON SP345729

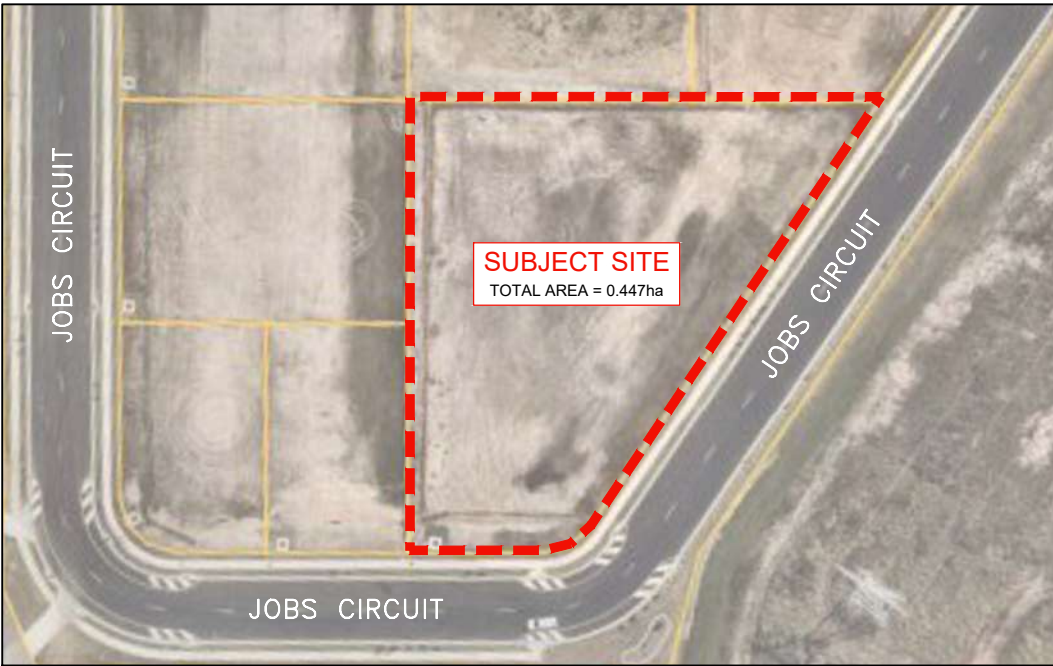
DETAIL AND LEVEL SURVEY	OWEN REV-B
SITE BENCHMARK: PSM59068 DATUM: RL. 46.040m (AHD) THIS DRAWING SET AND DESIGN IS BASED UPON THE FOLLOWING:	
LEVEL AND FEATURE (DETAIL) SURVEY	
DETAIL SURVEY BY: SURVEYOR: KN GROUP DRAWING NUMBER: 23-101-04 REVISION: A	
IMPORTANT NOTE: THE AFOREMENTIONED DETAIL SURVEY IS BASED ON A LOCAL SITE GRID AND ORIENTATION NOT MGA. THE PRINCIPAL CONTRACTOR IS TO COORDINATE ANY CONSTRUCTION SET-OUT, INCLUDING SURVEY CONTROL, WITH THE AFOREMENTIONED SURVEYOR.	
BOUNDARY IDENTIFICATION SURVEY	
IMPORTANT NOTE: THIS DESIGN PACKAGE IS NOT BASED UPON AN IDENTIFICATION SURVEY. PRIOR TO ANY CONSTRUCTION SET-OUT AND / OR ACTUAL CONSTRUCTION THIS DESIGN IS SUBJECT TO REVIEW AND POSSIBLE AMENDMENT TO SUIT AN IDENTIFICATION SURVEY - BEING ISSUED BY THE PRINCIPAL'S SURVEYOR.	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

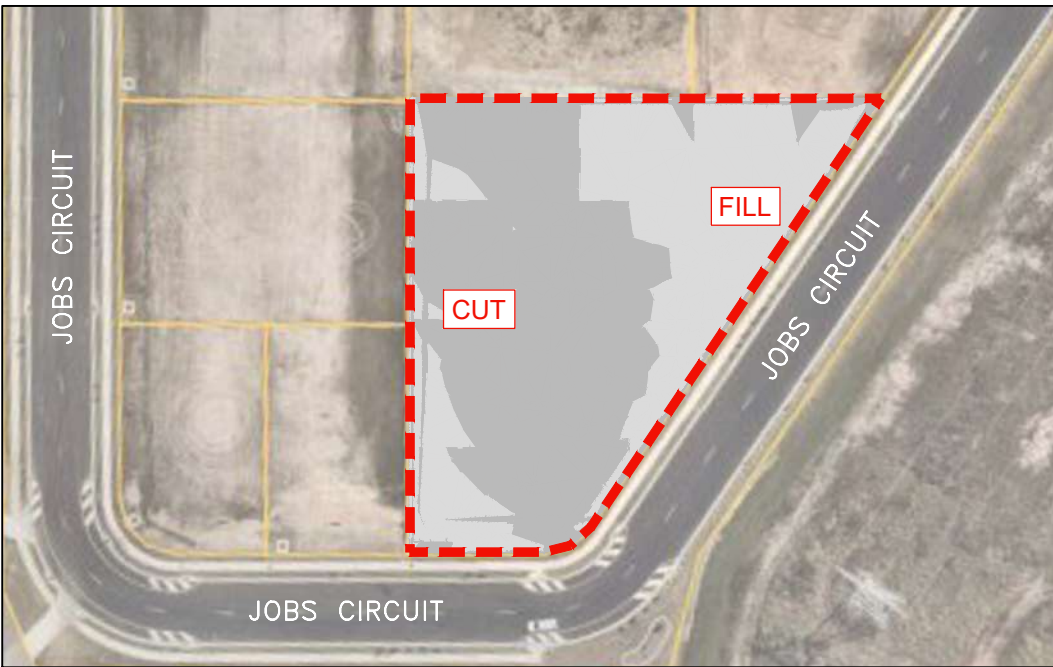
Approval no: DEV-2026-YAR-4373
Date: 22 April 2026



NOTE - ARCHITECTURAL COORDINATION	OWEN REV-B
THIS DRAWING SET AND DESIGN IS BASED UPON THE FOLLOWING ARCHITECTURAL / BUILDING DESIGN LAYOUT BY: CONSULTANT: BRUAC DESIGN GROUND FLOOR / SITE PLAN NUMBER: BD067-DA01-L REVISION: L REVISION DATE: 16.03.26	
NOTE - PLAN COORDINATION	
THIS DESIGN IS BASED UPON COORDINATION WITH THE PROJECT CONSULTANTS DESIGNS MADE AVAILABLE. THE PRINCIPAL CONTRACTOR (PC) IS TO REVIEW THE CIVIL DESIGN IN COORDINATION WITH THE PROJECT CONSULTANTS DESIGNS AND THE PC'S CONSTRUCTION METHODOLOGY AND ADVISE OWEN OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION	



SOURCE: NEARMAP/ OCTOBER-2025
SUBJECT SITE - PRE-DEVELOPMENT
SCALE 1: 750



SOURCE: NEARMAP/ OCTOBER-2025
SUBJECT SITE - DISTURBED AREA EXTENTS
SCALE 1: 750

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SCALE		15 0 15 30 SCALE 1:750
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DESIGNED	EK	APPROVED
DRAWN	DW/DS	ON BEHALF OF OWEN CONSULTING PTY LTD
REVIEWED	SK/EK	SHON KEALEY RPEP No. 29613

NORTH
DATUM AHD(m)

B	31.03.26	UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT
A	20.01.26	ISSUED FOR EDQ APPROVAL
ISSUE	DATE	ISSUE DESCRIPTION

CLIENT	VIZ DEVELOPMENTS QLD PTY LTD
PROJECT	WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729	
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207	

TITLE	DRAWING SCHEDULE AND LOCALITY PLAN
PROJECT No	2025106 LOT 47
DRAWING No	2025106-ESC-001

AMDT
B

NOTES - SEDIMENT MANAGEMENT
ALL WORK TO BE IN ACCORDANCE WITH INTERNATIONAL EROSION CONTROL ASSOCIATION - AUSTRALASIA BEST PRACTICE MANAGEMENT GUIDELINES.
1. CONSTRUCTION OF ALL SEDIMENT MANAGEMENT DEVICES TO THE SATISFACTION OF COUNCIL'S REPRESENTATIVE. SHALL BE COMPLETED AND EFFECTIVE PRIOR TO: (a) STRIPPING OF TOPSOIL AND GRASS. (b) BULK EARTHWORKS TO THE SITE. (c) SERVICES INSTALLATION. (d) PAVEMENT CONSTRUCTION.
2. ALL SEDIMENT MANAGEMENT MEASURES ARE TO REMAIN IN PLACE UNTIL INSTRUCTION IS RECEIVED FROM THE COUNCIL REPRESENTATIVE OR SUPERINTENDENT TO REMOVE ALL OR PART OF THE SILT CONTROL APPLICATIONS.
3. BOTH TEMPORARY AND PERMANENT SEDIMENT MANAGEMENT/EROSION CONTROL DEVICES SHALL BE MAINTAINED AT A SUITABLE LEVEL/CONDITION THROUGHOUT CONSTRUCTION TO THE SATISFACTION OF THE COUNCIL'S REPRESENTATIVE. SEDIMENT FENCES ARE TO BE CLEANED OUT WHEN CAPACITY IS REDUCED BY 30%.
4. SEDIMENT MANAGEMENT MEASURES ARE TO BE MAINTAINED THROUGHOUT THE MAINTENANCE PERIOD AS DIRECTED.
5. PRIOR TO COMMENCEMENT OF CONSTRUCTION APPROVAL IS TO BE OBTAINED FROM COUNCIL FOR THE LOCATION OF THE SITE ACCESS POINT AND SHAKE DOWN AREA WHICH ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. IF SEDIMENT AND EROSION CONTROL DEVICES HAVE BEEN FOUND TO BE DEFECTIVE IN SERVICE, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED SEDIMENT AND EROSION CONTROL PLANS.
7. ANY SILT OR SEDIMENT ON EXISTING ROADS CAUSED BY THE MOVEMENT OF CONSTRUCTION TRAFFIC IS TO BE REMOVED DAILY BY APPROVED METHODS.
8. TEMPORARY DRAINAGE CONTROL FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
9. ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING "UP-SLOPE" EARTHWORKS.
10. ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
11. CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% OF PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
12. IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
13. STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.

NOTES - SEDIMENT FENCE
MATERIALS
1. FABRIC: POLYPROPYLENE, POLYAMIDE, NYLON, POLYESTER, OR POLYETHYLENE WOVEN OR NON-WOVEN FABRIC, AT LEAST 700MM IN WIDTH AND A MINIMUM UNIT WEIGHT OF 140GSM. ALL FABRICS TO CONTAIN ULTRAVIOLET INHIBITORS AND STABILISERS TO PROVIDE A MINIMUM OF 6 MONTHS OF USEABLE CONSTRUCTION LIFE (ULTRAVIOLET STABILITY EXCEEDING 70%).
2. FABRIC REINFORCEMENT: WIRE OR STEEL MESH MAXIMUM 14-GAUGE WITH A MAXIMUM MESH SPACING OF 200MM.
3. SUPPORT STAKES: 1.5KG/M (MIN) STEEL STAR PICKETS SUITABLE FOR ATTACHING FABRIC.
INSTALLATION
1. REFER TO APPROVED PLANS FOR LOCATION, EXTENT, AND REQUIRED TYPE OF FABRIC (IF SPECIFIED). IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, FABRIC TYPE, OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. TO THE MAXIMUM DEGREE PRACTICAL AND WHERE THE PLANS ALLOW, ENSURE THE FENCE IS LOCATED: (i) TOTALLY WITHIN THE PROPERTY BOUNDARY; (ii) ALONG A LINE OF CONSTANT ELEVATION WHEREVER PRACTICAL; (iii) AT LEAST 2M FROM THE TOE OF ANY FILLING OPERATIONS THAT MAY RESULT IN SHIFTING SOIL/FILL DAMAGING FENCE.
3. INSTALL RETURNS WITHIN THE FENCE AT MAXIMUM 20M INTERVALS IF THE FENCE IS INSTALLED ALONG THE CONTOUR, OR 5 TO 10M MAXIMUM SPACING (DEPENDING ON SLOPE) IF THE FENCE IS INSTALLED AT AN ANGLE TO THE CONTOUR THE 'RETURNS' SHALL CONSIST OF EITHER: (i) V-SHAPED SECTION EXTENDING AT LEAST 1.5M UP THE SLOPE; OR (ii) SANDBAG OR ROCK/AGGREGATE CHECKDAM A MINIMUM 1/3 AND MAXIMUM 1/2 FENCE HEIGHT, AND EXTENDING AT LEAST 1.5M UP THE SLOPE.
4. ENSURE THE EXTREME ENDS OF THE FENCE ARE TURNED UP THE SLOPE AT LEAST 1.5M, OR AS NECESSARY, TO MINIMISE WATER BYPASSING AROUND THE FENCE.
5. ENSURE THE SEDIMENT FENCE IS INSTALLED IN A MANNER THAT AVOIDS THE CONCENTRATION OF FLOW ALONG THE FENCE, AND THE UNDESIRABLE DISCHARGE OF WATER AROUND THE END OF THE FENCE.
6. IF THE SEDIMENT FENCE IS TO BE INSTALLED ALONG THE EDGE OF EXISTING TREES, ENSURE CARE IS TAKEN TO PROTECT THE TREES AND THEIR ROOT SYSTEMS DURING INSTALLATION OF THE FENCE. DO NOT ATTACH THE FABRIC TO THE TREES.
7. UNLESS DIRECTED BY THE SUPERVISOR OR THE APPROVED PLANS, EXCAVATE A 200MM WIDE BY 200MM DEEP TRENCH ALONG THE PROPOSED FENCE LINE, PLACING THE EXCAVATED MATERIAL ON THE UP SLOPE SIDE OF THE TRENCH.
8. ALONG THE LOWER SIDE OF THE TRENCH, APPROPRIATELY SECURE THE POSTS INTO THE GROUND NO GREATER THAN 3M IF SUPPORTED BY A TOP SUPPORT WIRE OR WEIR MESH BACKING, OTHERWISE NO GREATER THAN 2M.
9. IF SPECIFIED, SECURELY ATTACH THE ASUPPORT WIRE OR MESH TO THE UP-SLOPE SIDE OF THE POSTS WITH THE MESH EXTENDING AT LEAST 200MM INTO THE EXCAVATED TRENCH. ENSURE THE MESH AND FABRIC IS ATTACHED TO THE UP-SLOPE SIDE OF THE POSTS EVEN WHEN DIRECTING A FENCE AROUND THE CORNER OF A SHARP CHANGE OF DIRECTION.
10. WHEREVER POSSIBLE, CONSTRUCT THE SEDIMENT FENCE FROM A CONTINUOUS ROLL OF FABRIC. TO JOIN FABRIC EITHER: (i) ATTACH EACH END TO TWO OVERLAPPING POSTS WITH FABRIC FOLDING AROUND THE ASSOCIATED POST ONE TURN, AND WITH THE TWO POSTS TIED TOGETHER WITH WIRE OR (ii) OVERLAP THE FABRIC TO THE NEXT ADJACENT SUPPORT POST.
11. SECURELY ATTACH THE FABRIC TO THE SUPPORT POSTS USING TIE WIRE AT MAXIMUM 150MM SPACING.
12. ENSURE THE COMPLETED SEDIMENT FENCE IS AT LEAST 450MM, BUT NOT MORE THAN 700MM HIGH. IF A SPILL-THROUGH WEIR IS INSTALLED, ENSURE THE CREST OF THE WEIR IS AT LEAST 300MM ABOVE THE GROUND LEVEL.
13. BACKFILL THE TRENCH AND TAMP THE FILL TO FIRMLY ANCHOR THE BOTTOM OF THE FABRIC AND MESH TO PREVENT WATER FROM FLOWING UNDER THE FENCE.

NOTES - GULLY GRATE/SAG PIT
MATERIAL
1. SOCKS: MINIMUM 200mm DIAMETER SYNTHETIC OR BIODEGRADABLE TUBES MANUFACTURED FROM NON-WOVEN OR COMPOSITE FABRIC SUITABLE FOR THE 'FILTRATION' OF COARSE SEDIMENT.
INSTALLATION
1. REFER TO APPROVED PLANS FOR THE LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. ENSURE THE SOCKS ARE PLACED INDIVIDUALLY OR COLLECTIVELY (AS A SINGLE SEDIMENT TRAP) SUCH THAT: (i) LEAKAGE AROUND OR UNDER THE SOCKS IS MINIMISED; (ii) ADJOINING SOCKS ARE TIGHTLY BUTTED OR OVERLAPPED AT LEAST 450mm; (iii) THE SURFACE AREA OF POTENTIAL WATER PONDING UP-SLOPE OF EACH SEDIMENT TRAP IS MAXIMISED; (iv) TO THE MAXIMUM DEGREE PRACTICAL, ALL SEDIMENT-LADEN WATER WILL PASS THROUGH THE FORMED POND BEFORE FLOWING OVER THE DOWN-SLOPE END OF THE SEDIMENT TRAP.
3. WHEN PLACED ACROSS THE INVERT OF MINOR DRAINS, ENSURE THE SOCKS ARE PLACED SUCH THAT: (i) THE CREST OF THE DOWNSTREAM SOCK IS LEVEL WITH THE CHANNEL INVERT AT THE IMMEDIATE UPSTREAM SOCK (IF ANY); (ii) EACH SOCK EXTENDS UP THE CHANNEL BANKS SUCH THAT THE CREST OF THE SOCK AT ITS LOWEST POINT IS LOWER THAN GROUND LEVEL AT EITHER END OF THE SOCK.
4. IF STAKES ARE REQUIRED TO ANCHOR THE SOCKS, THEIR SPACING DOES NOT EXCEED 1.2m OR SIX TIMES THE SOCK DIAMETER (WHICHEVER IS THE LESSER). A MAXIMUM STAKE SPACING OF 0.3m APPLIES WHEN USED TO FORM CHECK DAMS.
MAINTENANCE
1. INSPECT ALL FILTER SOCKS PRIOR TO FORECAST RAIN DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER SIGNIFICANT RUNOFF PRODUCING STORMS OR OTHERWISE AFTER FORTNIGHTLY INTERVALS.
2. REPAIR OR REPLACE DAMAGED SOCKS.
3. THE BULK OF THE SEDIMENT COLLECTED BEHIND THE FILTER SOCKS SHOULD BE REMOVED BY SHOVEL AFTER EACH STORM EVENT.
4. REMOVE COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
REMOVAL
1. ALL SAND, SOIL, SEDIMENT OR MUD MUST BE PHYSICALLY REMOVED FROM SEALED SURFACES, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM, AND THEN BY A MECHANICAL VACUUM UNIT, IF AVAILABLE.
2. IF NECESSARY FOR SAFETY REASONS, THE SEALED SURFACE SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIALS FROM THE SURFACE.
3. DISPOSE OF COLLECTED SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
4. ALL SYNTHETIC (PLASTIC) MESH OR OTHER NON READILY BIODEGRADABLE MATERIALS MUST BE REMOVED FROM THE SITE ONCE THE SLOPE OR DRAIN IS STABILISED, OR THE SOCKS HAVE DETERIORATED TO A POINT WHERE THEY ARE NO LONGER PROVIDING THERE INTENDED DRAINAGE OR SEDIMENT CONTROL FUNCTION.

NOTES - CONSTRUCTION EXIT - VIBRATION GRID
INSTALLATION
1. REFER TO APPROVED PLANS FOR LOCATION AND DIMENSIONAL DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE APPOINTED ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. CLEAR THE LOCATION OF THE VIBRATION GRID, REMOVING STUMPS, ROOTS AND OTHER VEGETATION TO PROVIDE FIRM FOUNDATION SO THAT THE ROCK IS NOT PRESSED INTO SOFT GROUND. CLEAR SUFFICIENT WIDTH TO ALLOW PASSAGE OF LARGE VEHICLES, BUT CLEAR ONLY THAT NECESSARY FOR EXIT. DO NOT CLEAR ADJACENT AREAS UNTIL THE REQUIRED EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE.
3. GRADE THE LOCATION OF THE VIBRATION GRID SO THAT RUNOFF FROM THE UNIT WILL NOT FLOW INTO THE STREET OR ADJOINING PROPERTIES, BUT WILL FLOW TOWARDS AN APPROPRIATE-TRAPPING DEVICE.
4. ENSURE THAT INSTALLATION OF THE VIBRATION GRID HAS ADEQUATE SEDIMENT STORAGE VOLUME UNDER THE GRID. WHERE NECESSARY, INSTALL SUITABLE PRECAST SEDIMENT COLLECTION CHAMBERS.
5. PLACE A ROCK PAD/RAMP FORMING A MINIMUM 200MM THICK LAYER OF CLEAN, OPEN-VOID ROCK OVER THE ROADWAY BETWEEN THE VIBRATION GRID AND THE SEALED STREET TO PREVENT TYRES FROM PICKING UP MORE SOIL AFTER THEY HAVE BEEN CLEANED.
6. THE TOTAL LENGTH OF THE VIBRATION GRID AND ROCK RAMPS SHOULD BE AT LEAST 15M WHERE PRACTICABLE, AND AS WIDE AS THE FULL WIDTH OF THE ENTRY OR EXIT AND AT LEAST 3M. THE ROCK RAMP SHOULD COMMENCE AT THE EDGE OF THE OFF-SITE SEALED ROAD OR PAVEMENT.
7. FLARE THE END OF THE ROCK PAD WHERE IT MEETS THE PAVEMENT SO THAT THE WHEELS OF TURNING VEHICLES DO NOT TRAVEL OVER UNPROTECTED SOIL.
MAINTENANCE
1. INSPECT VIBRATION GRID PRIOR TO FORECAST RAIN, DAILY EXTENDED PERIODS OF RAINFALL AND AFTER SIGNIFICANT RUNOFF-PRODUCING RAINFALL OR OTHERWISE AFTER FORTNIGHTLY INTERVALS.
2. IF SAND, SOIL, SEDIMENT OR MUD IS TRACKED OR WASHED ONTO THE ADJACENT SEALED ROADWAY, THEN SUCH MATERIAL MUST BE PHYSICALLY REMOVED, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM.
3. IF NECESSARY FOR SAFETY REASONS, THE ROADWAY SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIAL FROM THE ROADWAY.
4. WHEN THE VOIDS BETWEEN THE ROCK BECOMES FILLED WITH MATERIAL AND THE EFFECTIVENESS OF THE ROCK RAMPS ARE REDUCED TO A POINT WHERE SEDIMENT IS BEING TRACKED OFF THE SITE, A NEW 100MM LAYER OF ROCK MUST BE ADDED AND/OR THE ROCK PAD MUST BE EXTENDED.
5. ENSURE ALL ASSOCIATED DRAINAGE CONTROL MEASURES ARE MAINTAINED IN ACCORDANCE WITH THEIR DESIRED OPERATIONAL CONDITION.
6. DISPOSE OF SEDIMENT AND DEBRIS IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.
REMOVAL
1. THE VIBRATION GRID SHOULD BE REMOVED ONLY AFTER IT IS NO LONGER NEEDED AS A SEDIMENT CONTROL DEVICE.
2. REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
3. RE-GRADE AND STABILISE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.

NOTES - ROCK FILTER WEIR
MATERIALS
• SUPPORT POSTS/STAKES: 1500MM2 (MIN) HARDWOOD, 2500MM2 (MIN) SOFTWOOD, OR 1.5KG/M (MIN) STEEL STAR PICKETS SUITABLE FOR ATTACHING WIRE MESH.
• WIRE MESH: WIRE OR STEEL MESH MINIMUM 14-GAUGE WITH A MAXIMUM MESH SPACING OF 200MM.
• PRIMARY CORE ROCK: 15 TO 75MM ROUND OR CRUSHED (ANGULAR) ROCK.
• AGGREGATE FILTER: 15 TO 25MM CLEAN AGGREGATE.
• GEOTEXTILE FILTER FABRIC: HEAVY-DUTY NON-WOVEN, NEEDLE-PUNCHED FILTER FABRIC, MINIMUM 'BIDIM' A34 OR EQUIVALENT.
• WOVEN FLOW CONTROL FABRIC: MINIMUM UNIT WEIGHT OF 140GSM, WITH ULTRAVIOLET INHIBITORS AND STABILISERS TO PROVIDE A MINIMUM OF 6 MONTHS OF USEABLE CONSTRUCTION LIFE.
• ARMOUR ROCK (SPLASH PAD): WELL GRADED, HARD, ANGULAR, EROSION RESISTANT ROCK, WITH MEAN SIZE NOT LESS THAN 225MM.
INSTALLATION
1. REFER TO PLANS FOR LOCATION AND CONSTRUCTION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. COVER THE FOUNDATION AREA AND CUT-OFF TRENCH WITH HEAVY-DUTY FILTER FABRIC. OVERLAP ADJOINING FABRIC SHEETS A MINIMUM OF 600MM AT ALL JOINTS.
3. INSTALL THE SUPPORT POSTS AT A MAXIMUM 600MM CENTRES, AND ATTACH THE WIRE MESH TO THE INSIDE OF THE POSTS. INSTALL THE PARALLEL WIRE MESH FENCES AT THE SPACING AND NUMBER SPECIFIED IN THE APPROVED PLANS.
4. PLACE FILTER CLOTH AND/OR WOVEN FABRIC (AS SPECIFIED) ON THE UPSTREAM SIDE OF THE MOST DOWNSTREAM FENCE.
5. INSTALL THE INTERNAL FILTER MEDIUM BETWEEN THE PARALLEL FENCES. IF AGGREGATE IS USED, IT SHOULD BE PLACED IN MAXIMUM 400MM LIFTS. AFTER EACH 400MM LIFT, LACE DIAGONAL SUPPORT POSTS TOGETHER USING FENCING WIRE TO IMPROVE STABILITY OF THE WEIR. REPEAT THIS PROCESS UNTIL THE WEIR REACHES THE SPECIFIED HEIGHT.
6. CLEAR THE SETTLING POND AREA OF WOODY VEGETATION AND ORGANIC MATTER TO THE DIMENSIONS SPECIFIED WITHIN THE PLANS.
7. WHERE NECESSARY, EXCAVATE THE UPSTREAM SETTLING POND AND/OR SEDIMENT STORAGE PIT IN ACCORDANCE WITH THE APPROVED PLANS. EXCAVATED PITS TYPICALLY HAVE SIDE SLOPES OF 2:1(H:V) OR FLATTER UNLESS STEEPER SLOPES ARE KNOWN TO BE STABLE.
8. TAKE ALL NECESSARY MEASURE TO MINIMISE THE SAFETY RISK CAUSED BY THE STRUCTURE.
MAINTENANCE
1. CHECK ALL SEDIMENT WEIRS AFTER EACH RUNOFF EVENT AND MAKE REPAIRS IMMEDIATELY.
2. INSPECT ALL EMBANKMENTS FOR UNDERCUTTING OR UNDESIRABLE SEEPAGE FLOWS.
3. IDEALLY, SEDIMENT WEIRS SHOULD DISCHARGE (FROM FULL) OVER NO LESS THAN 8 HOURS. IF DRAINAGE IS TOO RAPID, THEN ADDITIONAL FILTER AGGREGATE MAY BE REQUIRED TO ACHIEVE OPTIMUM HYDRAULIC PERFORMANCE.
4. IF FLOW THROUGH THE STRUCTURE IS REDUCED TO AN UNACCEPTABLE LEVEL, THE UPSTREAM FILTER MEDIUM (AGGREGATE OR FILTER CLOTH) SHOULD BE REMOVED AND REPLACED.
5. IF A GREATER DEGREE OF WATER TREATMENT (FILTRATION) IS REQUIRED, EXTRA GEOTEXTILE FILTER FABRIC SHOULD BE PLACED OVER THE UPSTREAM FACE OF THE STRUCTURE.
6. CHECK THE STRUCTURE AND DOWNSTREAM CHANNEL BANKS FOR DAMAGE FROM OVERTOPPING FLOWS. MAKE REPAIRS AS NECESSARY.
7. IMMEDIATELY REPLACE ANY ROCK DISPLACED FROM THE DOWNSTREAM SPLASH PAD.
8. REMOVE SEDIMENT AND RESTORE ORIGINAL SEDIMENT STORAGE VOLUME WHEN COLLECTED SEDIMENT EXCEEDS 10% OF THE SPECIFIED STORAGE VOLUME.
9. DISPOSE OF SEDIMENT AND DEBRIS IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.
REMOVAL
1. WHEN THE UP-SLOPE DRAINAGE AREA HAS BEEN STABILISED, REMOVE ALL MATERIALS INCLUDED DEPOSITED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
2. ALL WATER AND SEDIMENT SHOULD BE REMOVED FROM THE SETTLING POND PRIOR TO THE DAM'S REMOVAL. DISPOSE OF SEDIMENT AND WATER IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.
3. BRING THE DISTURBED AREA TO A PROPER GRADE, THEN SMOOTH, COMPACT AND STABILISE AND/OR REVEGETATE AS REQUIRED TO MINIMISE THE EROSION HAZARD.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

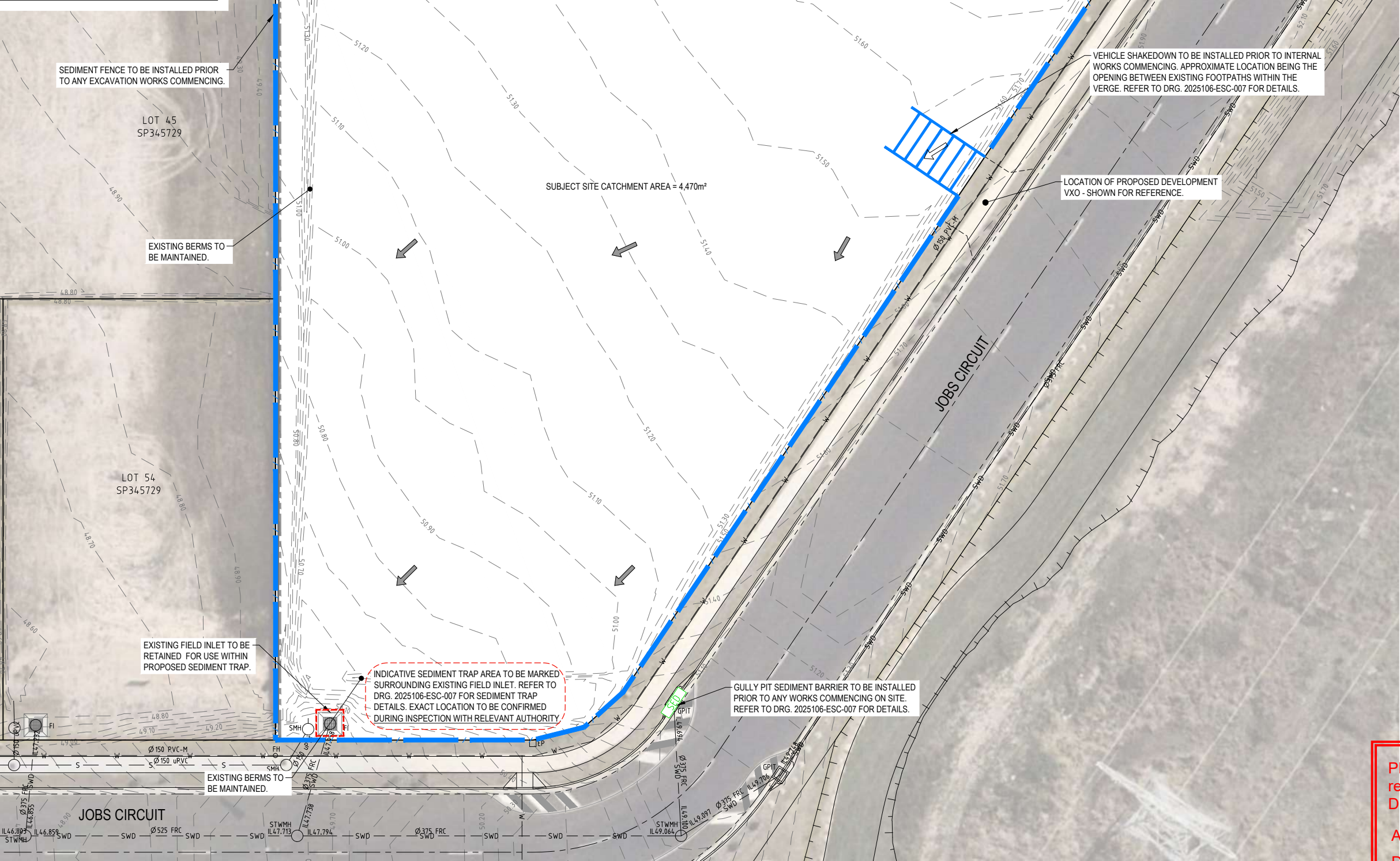
Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



EROSION RISK ASSESSMENT	
SOIL LOSS RATE (T/HA/YR)	EROSION RISK
0-150	VERY LOW
150-225	LOW
225-500	MEDIUM
500-1500	HIGH
>1500	EXTREME

THE EROSION RISK TABLE HAS BEEN EXTRACTED FROM IECA (AUSTRALASIA) - BEST PRACTICE EROSION AND SEDIMENT CONTROL (BPESC) - CHAPTER 4.4. BASED ON THE SOIL LOSS RATE OF 75T/HA/YR, THE SUBJECT SITE EROSION RISK IS **VERY LOW**.



LEGEND - PHASE 0	
	EXISTING SURFACE CONTOURS
	SEDIMENT FENCE
	GENERAL DIRECTION OF OVERLAND FLOW
	VEHICLE SHAKEDOWN
	PROPOSED GULLY PIT SEDIMENT BARRIER

PHASE 0 MEASURES - PRIOR TO PRE-START:	
1.	CONTRACTOR TO MARK ON-SITE THE EXTENTS OF SEDIMENT TRAP AREA WITH PEGS (OR SIMILAR)
2.	CONTRACTOR TO MARK ON-SITE THE EXTENTS (INDICATIVE) OF TOPSOIL STOCKPILE/S LOCATION WITH PEGS (OR SIMILAR)
3.	INSTALL VEHICLE SHAKEDOWNS
4.	INSTALL SEDIMENT FENCE

NOTES - PHASE 0	
1.	REFER TO DRG 2025106-ESC-007 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
2.	MEASURES SHOWN ON THIS PLAN ARE TO BE IMPLEMENTED PRIOR TO PRE-START INSPECTION WITH RELEVANT AUTHORITIES
3.	THE MEASURES SHOWN ON THIS PLAN ARE A MINIMUM ONLY. ALL RESPONSIBILITY FOR EROSION AND SEDIMENT CONTROL IS DELEGATED TO THE CONTRACTOR UNTIL ACHIEVING ON-MAINTENANCE APPROVAL.
4.	THE CONTRACTOR AT A MINIMUM IS TO COMPLY WITH HEALTHY WATERWAYS "CONTROLLING STORMWATER POLLUTION ON YOUR BUILDING SITE" AND ALL ASSOCIATED DOCUMENTATION AND CHECKLISTS.

SUBJECT SITE SOIL CLASSIFICATION	
A SOIL CLASSIFICATION HAS BEEN MADE FOR THE SUBJECT SITE BASED ON AVAILABLE DATA FROM CSIRO SOIL AND LANDSCAPE GRID OF AUSTRALIA. THE CRITICAL SOIL CONSIDERED IN SOIL LOSS CALCULATIONS IS THE SUBSOIL WHICH WILL BE EXPOSED UPON STRIPPING OF TOPSOIL.	
IN THIS CASE, THE SUBJECT SITE SUBSOIL IS SANDY-LOAM .	
IF THE CONTRACTOR ON SITE IDENTIFIES ANY DISPARITIES OF SUBSOIL TYPE THAT VARIES FROM THE ABOVE, OR IF ANY IMPORTED SOILS VARY FROM THE ABOVE, THE CONSULTING ENGINEER IS TO BE CONTACTED AS ADJUSTMENTS MAY BE REQUIRED TO THE EROSION AND SEDIMENT CONTROLS.	
IF DISPERSIVE SOILS ARE IDENTIFIED ON SITE, THE CONTRACTOR MUST CONTACT THE CONSULTING ENGINEERS IMMEDIATELY .	

SEDIMENT CONTROL STANDARD REQUIREMENTS:SOIL LOSS CALCULATIONS	
THE REQUIREMENT FOR A SEDIMENT BASIN (TYPE 1 SEDIMENT CONTROL) HAS BEEN ASSESSED IN ACCORDANCE WITH IECA (AUSTRALASIA) - BEST PRACTICE EROSION AND SEDIMENT CONTROL (BPESC) - TABLE 4.5.1 SEDIMENT CONTROL STANDARD BASED ON SOIL LOSS RATE. RUSLE EQUATION HAS BEEN USED TO DETERMINE SITE SOIL LOSS RATE (A).	
SITE CATCHMENT AREA: 4,470m² RUSLE EQUATION: $A = R \times K \times LS \times C \times P$	
R (RAINFALL EROSIVITY) = 3705 (BRISBANE REFERENCE) K (SOIL ERODIBILITY) = 0.030 (SANDY LOAM) LS (TOPOGRAPHIC FACTOR) = 0.52 (105m LENGTH, 1.6% GRADIENT) C (COVER FACTOR) = 1.0 (CONSTRUCTION CONDITIONS) P (PRACTICE FACTOR) = 1.3 (COMPACTED CONSTRUCTION SURFACE)	
THEREFORE, ANNUAL SOIL LOSS (A) = 75 T/HA/YR	
ACCORDING TO BPESC GUIDELINES, TYPE 2 CONTROL APPLIES FOR A $\geq 75T/HA/YR$ AND A $\leq 150T/HA/YR$ WHEN SITE AREA > 2,500m².	
THEREFORE, TYPE 2 SEDIMENT CONTROL TECHNIQUES HAVE BEEN ADOPTED FOR THE SITE - AS IDENTIFIED.	
SEDIMENT BASIN (TYPE 1 SEDIMENT CONTROL) IS NOT REQUIRED.	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: **DEV-2026-YAR-4373**
Date: **22 April 2026**



EROSION & SEDIMENT CONTROL PLAN PHASE 0 INITIAL SITE ESTABLISHMENT

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CIVIL ENGINEERS
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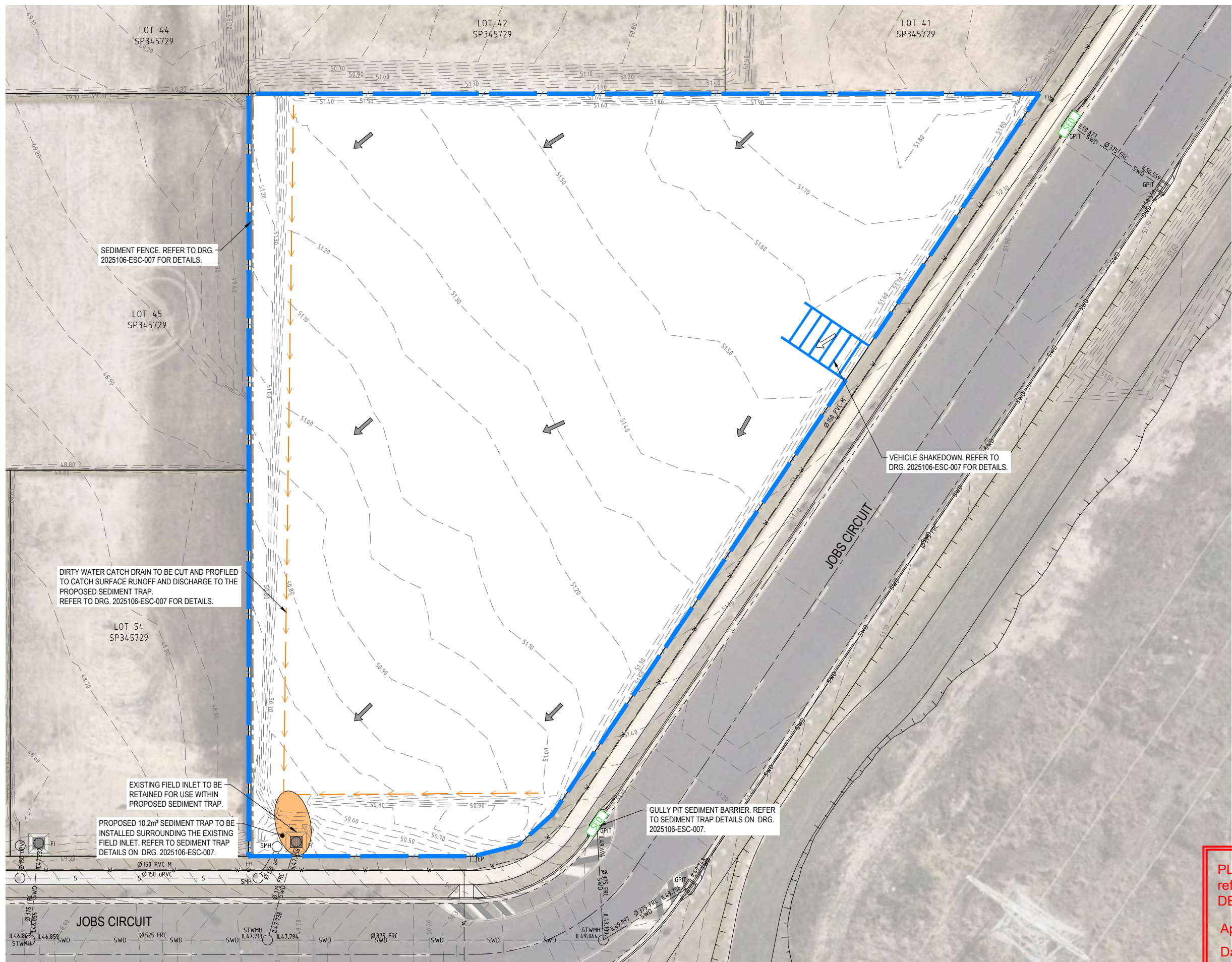


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PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
EROSION AND SEDIMENT CONTROL PLAN -
PHASE 0 INITIAL SITE ESTABLISHMENT
PROJECT NO
2025106 LOT 47
DRAWING NO
2025106-ESC-003

AMDT
B



LEGEND - PHASE 1

- 55 --- EXISTING SURFACE CONTOURS
- / — SEDIMENT FENCE
- < — DIRTY WATER CATCH DRAIN
- ← GENERAL DIRECTION OF OVERLAND FLOW
- ▤ VEHICLE SHAKE DOWN
- SED PROPOSED GULLY PIT SEDIMENT BARRIER
- EXCAVATED SEDIMENT TRAP

PHASE 1 MEASURES - LAND-CLEARING

1. INSTALL SEDIMENT TRAP.
2. CUT / PROFILE DIRTY WATER CATCH DRAIN'S.
3. MAINTAIN SEDIMENT FENCES, REPLACE AS REQUIRED.
4. MAINTAIN VEHICLE SHAKEDOWN AND REPAIR AS REQUIRED.
5. MAINTAIN GULLY PIT SEDIMENT BARRIERS AND REPAIR AS REQUIRED.

NOTES - PHASE 1

1. REFER TO DRG. 2025106-ESC-007 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
2. THE MEASURES SHOWN ON THIS PLAN ARE A MINIMUM ONLY.
3. THE CONTRACTOR AT A MINIMUM IS TO COMPLY WITH HEALTHY WATERWAYS "CONTROLLING STORMWATER POLLUTION ON YOUR BUILDING SITE" AND ALL ASSOCIATED DOCUMENTATION AND CHECKLISTS.

LAND-CLEARING LIMITS (BASED ON EROSION RISK)

SOIL LOSS RATE (T/HA/YR)	EROSION RISK	MAXIMUM WEEKS OF LAND CLEANING
75	VERY LOW	8 WEEKS

THE TABLE ABOVE OUTLINES THE MAXIMUM WEEKS OF LAND CLEARING WORKS PRIOR TO UNDERTAKING BULK EARTHWORKS.

IF THERE ARE PROLONGED PERIODS OF DELAYS OR SITE SHUTDOWNS DURING THE LAND CLEARING AND SUBSEQUENT EARTHWORKS STAGES, THE CONTRACTOR IS TO INSTALL ADDITIONAL EROSION CONTROL MEASURES SUCH AS MULCHING OR SOIL BINDER (OR SIMILAR) TO ENSURE EROSION OF EXPOSED SOIL IS MINIMISED IN ACCORDANCE WITH IECA (AUSTRALASIA) - BEST PRACTICE EROSION AND SEDIMENT CONTROL GUIDELINES.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Date: 22 April 2026

 Queensland Government

EROSION & SEDIMENT CONTROL PLAN PHASE 1 LAND-CLEARING

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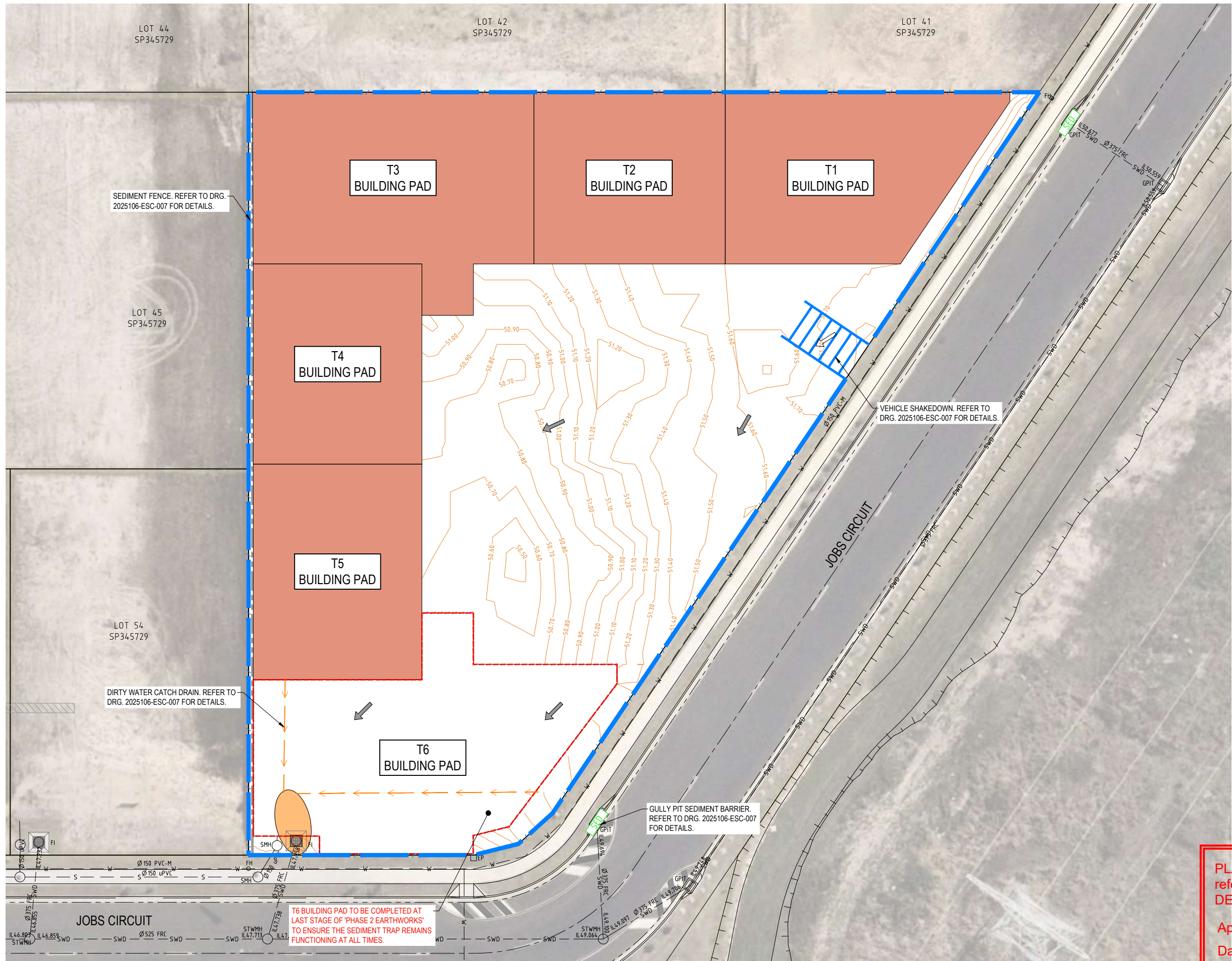
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LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
EROSION AND SEDIMENT CONTROL PLAN -
PHASE 1 LAND-CLEARING

PROJECT No
2025106 LOT 47

DRAWING No
2025106-ESC-004

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LEGEND - PHASE 2

- 5.00 EARTHWORKS FINISHED SURFACE CONTOURS
- SEDIMENT FENCE
- DIRTY WATER CATCH DRAIN
- GENERAL DIRECTION OF OVERLAND FLOW
- VEHICLE SHAKE DOWN
- PROPOSED GULLY PIT SEDIMENT BARRIER
- EXCAVATED SEDIMENT TRAP

PHASE 2 MEASURES - EARTHWORKS

1. MAINTAIN SEDIMENT FENCE AND REPLACE AS REQUIRED.
2. MAINTAIN DIRTY WATER CATCH DRAINS AND LINER
3. INSTALL CHECK DAMS - IF DIRECTED
4. MAINTAIN THE SEDIMENT TRAP DEVICE AND CLEAN CONSISTENTLY
5. MAINTAIN GULLY PIT SEDIMENT BARRIERS AND REPAIR REQUIRED.

NOTES - PHASE 2

1. REFER TO DRG. 2025106-ESC-007 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
2. THE MEASURES SHOWN ON THIS PLAN ARE A MINIMUM ONLY.
3. THE CONTRACTOR AT A MINIMUM IS TO COMPLY WITH HEALTHY WATERWAYS "CONTROLLING STORMWATER POLLUTION ON YOUR BUILDING SITE" AND ALL ASSOCIATED DOCUMENTATION AND CHECKLISTS.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Queensland Government

EROSION & SEDIMENT CONTROL PLAN - PHASE 2 EARTHWORKS

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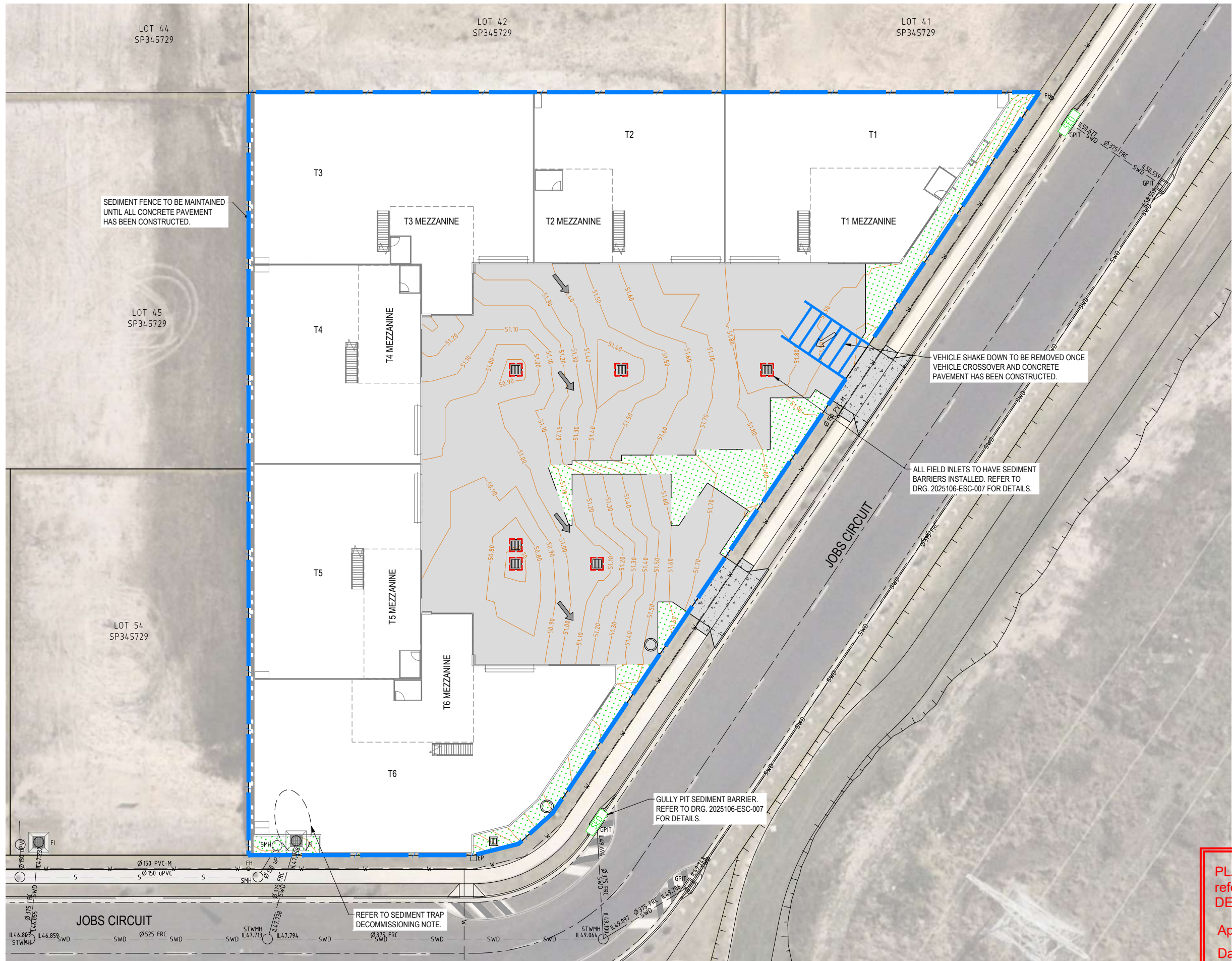
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PHASE 2 EARTHWORKS

PROJECT No
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AMDT
B



LEGEND - PHASE 3

5.00

DESIGN FINISHED SURFACE CONTOURS

SEDIMENT FENCE

GENERAL DIRECTION OF OVERLAND FLOW

VEHICLE SHAKEDOWN

PROPOSED GULLY PIT SEDIMENT BARRIER

FIELD INLET SEDIMENT BARRIER

EXTENTS OF PROPOSED CONCRETE HARDSTAND

PROPOSED LANDSCAPING EXTENTS

- PHASE 3 MEASURES:
1.

MAINTAIN SEDIMENT FENCE AND REPLACE AS REQUIRED.
2.

MAINTAIN VEHICLE SHAKEDOWN AND REPAIR OR REPLACE AS REQUIRED.
3.

INSTALL FIELD INLET SEDIMENT BARRIERS.
4.

REMOVE SEDIMENT FENCE AND VEHICLE SHAKEDOWN ONCE CONCRETE PAVEMENT HAS BEEN CONSTRUCTED.
5.

REMOVE SEDIMENT TRAP AND CATCH DRAIN SECTIONS ONCE UP-SLOPE DRAINAGE AREA HAS BEEN STABILISED.
6.

REMOVE PHASE 3 TREATMENTS ONCE ALL WORKS ARE COMPLETED.
7.

LANDSCAPE AREA TO EXTENTS SHOWN.

- NOTES - PHASE 3
1.

REFER TO DRG 2025106-ESC-007 FOR NOTES AND DETAILS.
2.

THE MEASURES SHOWN ON THIS PLAN ARE INDICATIVE. THE CONTRACTOR SHALL CARRY OUT ALL WORKS IN ACCORDANCE WITH THE CONTRACTORS SEDIMENT AND EROSION CONTROL PLAN. ALL RESPONSIBILITY FOR SEDIMENT AND EROSION CONTROL IS DELEGATED TO THE CONTRACTOR BY THE APPLICANT AND THE LAND OWNERS UNTIL THE ON MAINTENANCE INSPECTION.
3.

THE CONTRACTOR AT A MINIMUM IS TO COMPLY WITH HEALTHY WATERWAYS "CONTROLLING STORMWATER POLLUTION ON YOUR BUILDING SITE" AND ALL ASSOCIATED DOCUMENTATION AND CHECKLISTS.

SEDIMENT TRAP DE-COMMISSIONING NOTE:

ONCE THE UP-SLOPE DRAINAGE AREA HAS BEEN STABILISED, THE SEDIMENT TRAP AND CATCH DRAINS CAN BE DE-COMMISSIONED IN ACCORDANCE WITH IECA (AUSTRALASIA) - BEST PRACTICE EROSION AND SEDIMENT CONTROL GUIDELINES. ENSURE THAT THE DISTURBED AREA IS STABILISED APPROPRIATELY TO AVOID ANY SAFETY ISSUES.

SITE STABILISATION / REVEGETATION TIMING (BASED ON EROSION RISK)

SOIL LOSS RATE (T/HA/YR)	EROSION RISK	MAXIMUM DAYS TO STABILISE / REVEGETATE SITE
75	VERY LOW	30 DAYS

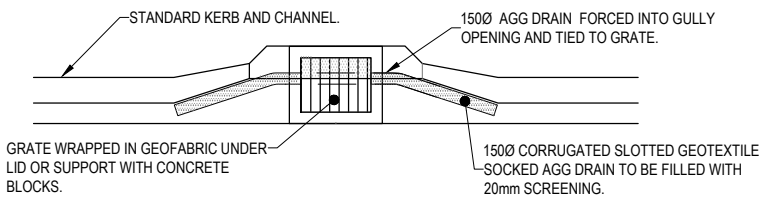
THE TABLE ABOVE OUTLINES THE MAXIMUM DAYS AFTER COMPLETING WORKS TO STABILISE / REVEGETATE ANY DISTURBED SOIL SURFACES.

AS THERE IS A VERY LOW EROSION RISK, THE DISTURBED SOIL SURFACES MUST ACHIEVE MINIMUM 60% COVER WITHIN THE ABOVE MAXIMUM DAYS AFTER COMPLETION OF WORKS.

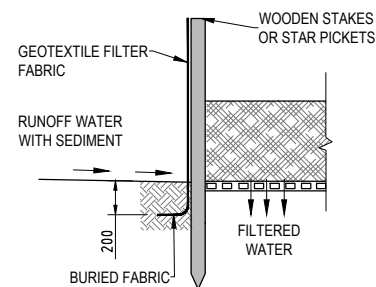
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

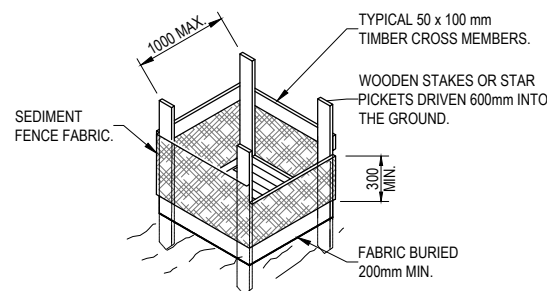
Date: 22 April 2026



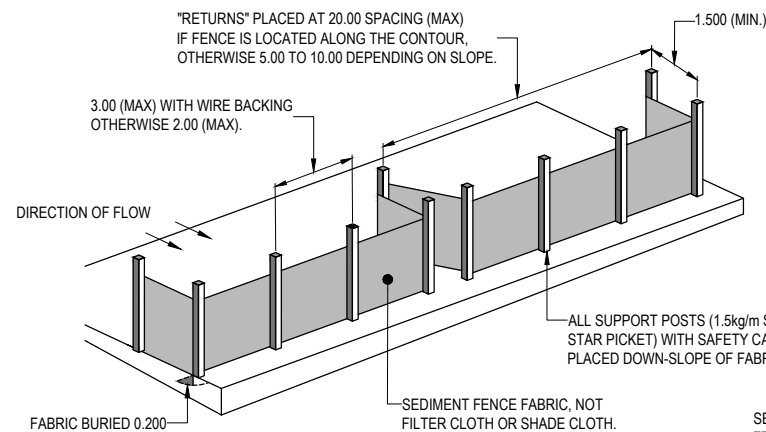
GULLY PIT SEDIMENT BARRIER DETAIL
SCALE: N.T.S.



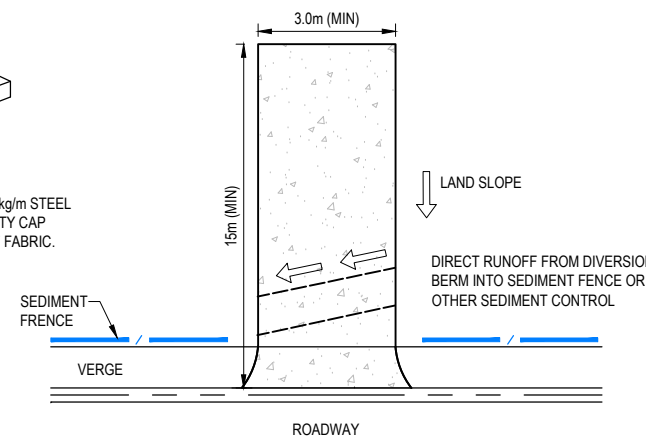
FIELD INLET SEDIMENT BARRIER
SCALE N.T.S.



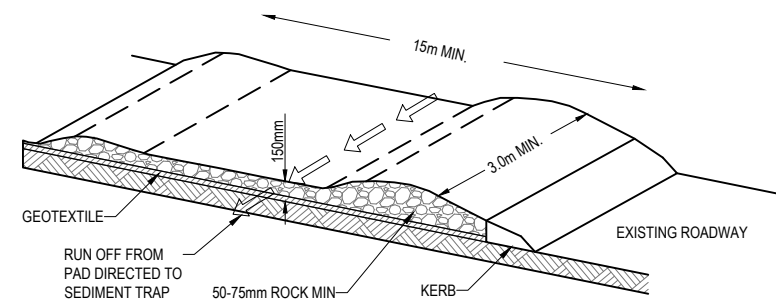
FIELD INLET SEDIMENT BARRIER
SCALE N.T.S.



GEOTEXTILE SEDIMENT FENCE
SCALE N.T.S.



VEHICLE SHAKE DOWN DETAIL
SCALE N.T.S.



NOTES - SEDIMENT TRAP

CONSTRUCTION

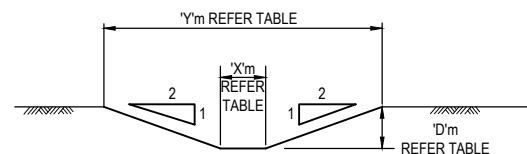
- REFER TO PLANS FOR LOCATION AND CONSTRUCTION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- EXCAVATE THE TRAP IN ACCORDANCE WITH THE APPROVED PLANS. UNLESS OTHERWISE SPECIFIED, THE EXCAVATED PIT SHOULD HAVE A SIDE SLOPE OF 2:1(H:V) OR FLATTER.
- APPROPRIATELY STABILISE ANY BANK SUBJECT TO DIRECT INFLOW.
- ESTABLISH ALL NECESSARY UP-SLOPE DRAINAGE CONTROL MEASURES TO ENSURE THAT SEDIMENT-LADEN RUNOFF IS APPROPRIATELY DIRECTED INTO THE SEDIMENT TRAP.
- TAKE ALL NECESSARY MEASURE TO MINIMISE THE SAFETY RISK CAUSED BY THE STRUCTURE.

MAINTENANCE

- CHECK EXCAVATED SEDIMENT TRAPS AFTER EACH RUNOFF EVENT AND MAKE REPAIRS IMMEDIATELY.
- INSPECT THE BANKS FOR SLUMPING OR EXCESSIVE SCOUR.
- IF FLOW THROUGH THE STRUCTURE IS REDUCED TO AN UNACCEPTABLE LEVEL DUE TO BLOCKAGE OF THE OUTLET STRUCTURE (IF ANY), THEN MAKE ALL NECESSARY REPAIRS AND MAINTENANCE TO RESTORE THE DESIRED FLOW CONDITIONS.
- CHECK THE STRUCTURE AND SURROUNDING CHANNEL BANKS FOR DAMAGE FROM OVERTOPPING FLOWS AND MAKE REPAIRS AS NECESSARY.
- REMOVE SEDIMENT AND RESTORE ORIGINAL SEDIMENT STORAGE VOLUME WHEN COLLECTED SEDIMENT EXCEEDS 30% OF THE PIT VOLUME.
- DISPOSE OF SEDIMENT AND DEBRIS IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.

REMOVAL

- WHEN THE UP-SLOPE DRAINAGE AREA HAS BEEN STABILISED, REMOVE ALL MATERIALS INCLUDED DEPOSITED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
- ALL WATER AND SEDIMENT SHOULD BE REMOVED FROM THE BASIN PRIOR TO THE DAM'S REMOVAL. DISPOSE OF SEDIMENT AND WATER IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.
- BRING THE DISTURBED AREA TO A PROPER GRADE, THEN SMOOTH, COMPACT AND STABILISE AND/OR REVEGETATE AS REQUIRED.



CATCH DRAIN WITH DOWN SLOPE BANK
SCALE N.T.S.

CATCH DRAIN DESIGN TABLE	
MAX CATCHMENT AREA FOR DRAIN (Ha)	0.255
PEAK DESIGN STORM EVENT (BASED ON <12 MONTH ANTICIPATED DESIGN LIFE)	1 IN 2 YR ARI
Tc (min)	12.7
Q2 (m³/s)	0.04
X (m)	0.50
Y (m)	1.42
V (m/s)	0.70
CATCH DRAIN LINING	N/A
ROCK CHECK DAM	N/A
FLOW DEPTH (m)	0.08
D (m) INCLUDES 150MM FREEBOARD	0.23
CHANNEL SLOPE (%)	1.00

SEDIMENT TRAP DESIGN TABLE		
CRITICAL SEDIMENT SIZE (mm)	WATER PONDING TEMPERATURE (C°)	SURFACE AREA PER UNIT DISCHARGE (m²/m³/s)
0.10	15	160

BASED ON A CATCHMENT DISCHARGE (Q2) OF 0.064m³/s DURING LAND CLEARING / EARTHWORKS, THE REQUIRED **SEDIMENT TRAP SURFACE AREA IS 10.24m²**.

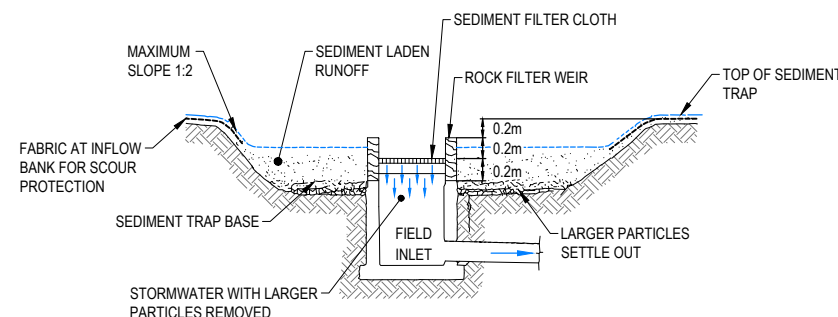
DESIGN IS GENERALLY IN ACCORDANCE WITH IECA / CATCHMENT & CREEKS PTY LTD VERSION 2 - 2010.

CONSERVATIVE ASSUMPTIONS ARE MADE FOR THE CRITICAL SEDIMENT SIZE AND THE PONDING WATER TEMPERATURE.

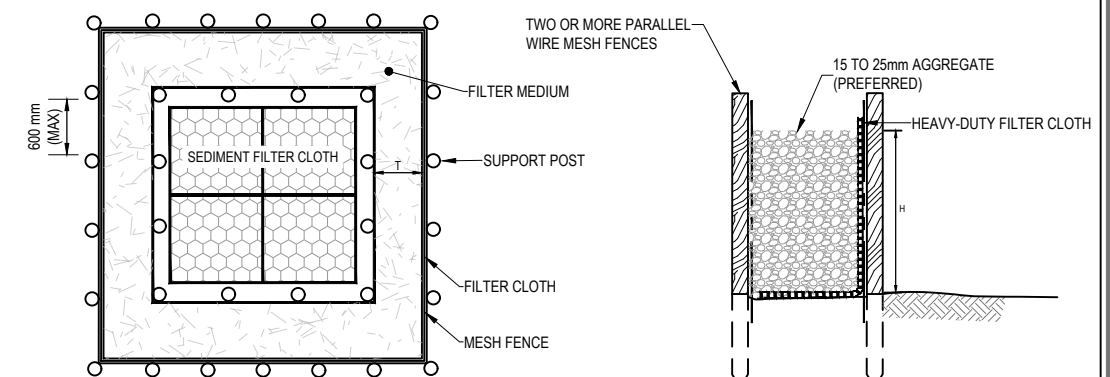
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Approval no: **DEV-2026-YAR-4373**

Date: **22 April 2026**



EXCAVATED FIELD INLET SEDIMENT TRAP WITH ROCK FILTER WEIR TYPICAL DETAILS
SCALE N.T.S.



ROCK FILTER WEIR - FIELD INLET PROTECTION PLAN VIEW
SCALE N.T.S.

ROCK FILTER WEIR WITH GEOTEXTILE FILTER
SCALE N.T.S.

Owen.

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CIVIL ENGINEERS
PUBLIC WORKS
INFRASTRUCTURE
LAND DEVELOPMENT

SCALE 0.2 0 0.2 0.4 0.6 0.8 1.0 SCALE	
DESIGNED EK	APPROVED
DRAWN DW/DS	ON BEHALF OF OWEN CONSULTING PTY LTD
REVIEWED SK/EK	2025 2643

NORTH
A1
DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK
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B A	31.03.26 20.01.26	UPDATED IN RESPONSE TO EDQ IR & ARCHITECTURAL LAYOUT ISSUED FOR EDQ APPROVAL
DATUM	AHD(m)	ISSUE
DATE	ISSUE DESCRIPTION	

CLIENT
VIZ DEVELOPMENTS QLD PTY LTD
PROJECT
WAREHOUSE DEVELOPMENT - CIVIL WORKS
LOT 47 ON SP345729
LOT 47 JOBS CIRCUIT, YARRABILBA QLD 4207

TITLE
EROSION AND SEDIMENT CONTROL DETAILS
PROJECT No
2025106 LOT 47
DRAWING No
2025106-ESC-007
AMDT
A