

# Yarrabilba Precinct 8 ROL 1

## Precinct Network Plan – Water and Wastewater Infrastructure

PREPARED FOR Stockland | May 2026

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PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4663

Date: 5 June 2026



# Revision schedule

| Rev No | Date       | Description                      | Signature of Typed Name (documentation on file) |            |             |             |
|--------|------------|----------------------------------|-------------------------------------------------|------------|-------------|-------------|
|        |            |                                  | Prepared by                                     | Checked by | Reviewed by | Approved by |
| 00     | 05/06/2025 | Draft for Stockland              | H Lin                                           | H Lin      |             |             |
| 01     | 06/06/2025 | Final for EDQ                    | H Lin                                           | H Lin      | P Hall      | P Flint     |
| 02     | 08/04/2026 | Revision for Additional Lots     | H Lin                                           | H Lin      | P Hall      | P Flint     |
| 03     | 20/05/2026 | Revision for Water Retic Changes | H Lin                                           | H Lin      | P Hall      | P Flint     |

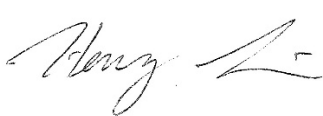
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# Quality statement

| Project manager | Project technical lead |
|-----------------|------------------------|
| Paul Flint      | Shane O'Brien          |

**PREPARED BY**

Henry Lin



20/05/ 2026

**CHECKED BY**

Phil Hall (RPEQ 23017)

20/05/ 2026

**REVIEWED BY**

Phil Hall (RPEQ 23017)



20/05/ 2026

**APPROVED FOR ISSUE BY**

Paul Flint

20/05/ 2026



**Stantec Australia Pty Ltd**  
Level 3, SW1 52 Merivale Street  
PO Box 3602  
SOUTH BRISBANE, QLD 4101

ABN: 17 007 820 322  
TEL +61 7 3029 5000  
FAX +61 7 3029 5050

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# 1 Introduction

This report outlines the requirements for the water and sewerage network for Precinct 8 ROL1 residential development located in the Yarrabilba development.

In accordance with the Yarrabilba Precincts 8 and 9 Context Planning Area Strategy (Precinct 8 & 9 CPAS) endorsed by Economic Development Queensland (EDQ), Precinct 8 ROL1 is located to the west of existing Precinct 6 development (refer to Figure 1). This ROL comprises of 63 ha of residential (897 residential lots), various sizes of open space and parklands and three stormwater quality basins (refer to Appendix A ).



**Figure 1: Locality of Precinct 8 ROL1 Development**

## 1.1 Previous Assessments

An infrastructure master plan (IMP) report entitled *Yarrabilba Water Supply and Sewerage – Infrastructure Master Plan 2017* was submitted to EDQ and endorsed by EDQ in August 2017 outlining the water supply and sewerage requirements for the entire Yarrabilba development area (it is noted that a 2023 IMP revision report will be also submitted to EDQ in September 2023). These works were based on an earlier proposed land use master plan with a total Yarrabilba equivalent persons (EP) of 46,869 EP and 47,647 EP for water and sewerage respectively. EDQ and Logan City Council (LCC) also instructed that an additional 1,486 future detached residential dwellings or 4,162 EP external to Yarrabilba are also in the priority development area (PDA) and are to be considered in the water and sewerage infrastructure plan.

Following the IMP, Precinct Network Plan (PNP) reports were prepared for the Precincts 1 to 6. A PNP is a detailed planning document that identifies all trunk infrastructure to service the proposed Precinct both internal and external to the site. These PNP reports include both interim and ultimate solutions in accordance with the revised regional strategy agreed by both EDQ and LCC.

For the water infrastructure, the PNP includes details of all the water infrastructure required to deliver peak demand, fire flow and pressure management (as required), including layout plans, pipe sizes, and details of pressure reduction areas and equipment.

For the sewerage infrastructure, the PNP includes details of all the sewerage infrastructure required, including layout plans, pipe sizes, conceptual design of the new pump station, vertical alignment of controlling sewer, and conceptual design of interim servicing infrastructure required to address development staging and odour/corrosion control.

Five PNP reports were prepared for the Precincts 1 to 6 and this PNP report is proposed for the Precinct 8 ROL1 development.

## 1.2 Precinct 8 ROL1

There are 897 residential lots, three stormwater quality basins and various sizes of open space and parklands in the Precinct 8 ROL1 development area (refer to Figure 2).

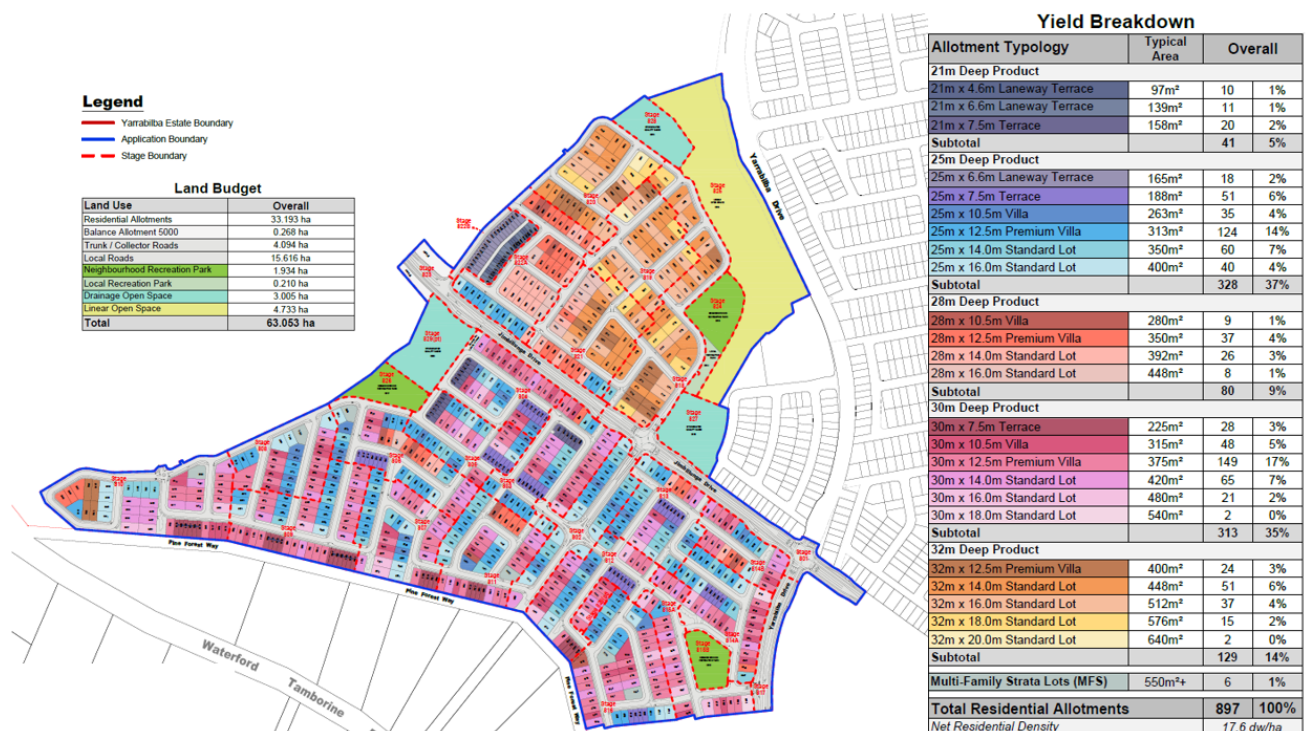


Figure 2: Precinct 8 ROL1 Development Contents

## 1.3 Development Timeline

Stockland advises that the Precinct 8 ROL1 development is likely to start in 2026 and this study assumes that the entire Precinct 8 ROL1 development would be completed throughout 2027/2028/2029.

## 2 Desired Standards of Service

The Desired Standards of Service (DSOS) adopted for this assessment are in accordance with the 2018 DSOS review report provided by LCC. The DSOS is provided in Appendix B and the key criteria are provided in the following sub-sections.

### 2.1 Water DSOS

An average day potable water demand (AD) of 165 L/EP/day plus an unaccounted for water (UFW) allowance of 25 L/EP/day was adopted. Adopted water supply peaking factors are summarised in Table 2-1.

**Table 2-1: Potable Water Demand Peaking Factors**

| Peaking Factors                    | Residential Detached | Residential Attached | Commercial Education | Industry |
|------------------------------------|----------------------|----------------------|----------------------|----------|
| Maximum Day (MD) / AD              | 1.7                  | 1.6                  | 1.3                  | 1.3      |
| Maximum Hour (MH) / AD             | 3.1                  | 2.6                  | 2.0                  | 1.7      |
| Mean Day Maximum Month (MDMM) / AD | 1.3                  | 1.3                  | 1.2                  | 1.2      |

The key water infrastructure sizing criteria applied to this study are outlined in Table 2-2.

**Table 2-2: Potable Water Demand Peaking Factors**

| Parameter                                | Description                                                  |
|------------------------------------------|--------------------------------------------------------------|
| Minimum service pressure                 | 22 m at the property boundary                                |
| Maximum service pressure                 | 55 m                                                         |
| Fire flow demands                        | Residential: 15 L/s<br>Non-Residential: 30 L/s               |
| Residual pressure during fire flow event | 12 m at the fire flow location                               |
| Background demand during fire            | 2/3 MH demand                                                |
| Maximum allowable pipe headloss          | 5 m/km for diameter ≤ 150 mm<br>3 m/km for diameter > 150 mm |

### 2.2 Sewerage DSOS

An average dry weather flow (ADWF) of 165 L/EP/day is adopted for this study in accordance with the 2014 LCC DSOS. As 'Reduced Infiltration Gravity Sewers' (RIGS) are utilised in the Yarrabilba development, the peak weather flow (PWWF) was calculated based on 1,000 L/EP/day. It is noted that gravity mains are designed to transfer PWWF of 1,000 L/EP/day with a depth of flow of 75% pipe depth and to meet self-cleansing velocities.

## 3 Population Development

### 3.1 Approach

Expected population growth and EP are assessed based on the proposed subdivision layouts (provided by Stockland) and the occupancy rates/densities agreed with LCC.

The residential populations for Precincts 1 to 6 were calculated using the following methodology:

- A lot count was performed for areas where the subdivision layout was complete and where the future layout was sufficiently detailed.
- Terrace houses and town houses were regarded as attached residential dwellings in the developed Precincts 1 to 3.
- Where the future layout was not detailed 11.2 % of the total number of residential lots was assumed to be attached residential dwellings

The projected yield for each village of future precincts (Precincts 7 and 9 to 17) of the Yarrabilba development was provided by Stockland. The map of future precincts outlines the extent of future commercial, industrial, open space and varying densities of residential development within the Yarrabilba PDA. The projected number of dwellings for each of future precincts was provided by Stockland (refer to YAR\_CA\_LL\_241118.xlsx). The development staging plan provided by Stockland is also included in Appendix C. These documents form the basis of long-term population projection assessment.

### 3.2 Planning Densities and Occupancy Rates

The following planning density and occupancy rates were used for estimating the EP for Precincts 1 to 6:

- Residential occupancy rates:
  - Detached dwelling: 2.8 EP/dwelling
  - Attached dwelling: 1.78 EP/dwelling.
- Non-residential planning densities:
  - Commercial and Industrial: 30 EP/ha (water) and 37 EP/ha (sewerage)
  - Education state and private primary schools: 166 EP, as per the Precinct 2 Yarrabilba State School population (138 EP) plus 20% planning allowance.
  - Education state and private high schools: 187 EP, as per the Precinct 3 Yarrabilba State Secondary College population (156 EP) plus 20% planning allowance.
  - Toilet block: 1.1 EP/toilet.

### 3.3 Population Summary

Precinct 8 ROL1 comprises of 897 detached residential lots and 6 attached residential (multi-family strata) lots (refer to Figure 2). Three attached dwellings per multi-family strata lot was assumed. A total of 2,527 EP for water and sewerage was estimated for Precinct 8 ROL1 in accordance with the planning densities in documented above.

A summary of the EP in both earlier Precincts and Precinct 8 ROL1 is provided in Table 3-1 and Table 3-2. The development applications of Precinct 4G and Precinct 6 ROL3 are also included and assumed to be developed before 2028.

**Table 3-1: Estimated 2026 Water EP for Precincts 1 to 6 and Precinct 8 ROL1**

| Precinct / Village | Residential Detached | Residential Attached | Commercial Employment/Retail/Community | Education  | Total EP      | Estimated 2028 EP* |
|--------------------|----------------------|----------------------|----------------------------------------|------------|---------------|--------------------|
| 1                  | 1,658                | 110                  | 375                                    | 101        | 2,244         | 2,244              |
| 2                  | 5,432                | 320                  | 0                                      | 392        | 6,144         | 6,144              |
| 3A                 | 605                  | 255                  | 44                                     | 214        | 1,118         | 1,118              |
| 3B                 | 1,249                | 59                   | 0                                      | 0          | 1,308         | 1,308              |
| 3C                 | 610                  | 0                    | 0                                      | 0          | 610           | 610                |
| 3D                 | 0                    | 0                    | 317                                    | 0          | 317           | 317                |
| 4A                 | 430                  | 35                   | 0                                      | 0          | 465           | 465                |
| 4B                 | 405                  | 33                   | 0                                      | 133        | 571           | 571                |
| 4C                 | 303                  | 24                   | 0                                      | 0          | 328           | 328                |
| 4E/6A              | 1,725                | 139                  | 0                                      | 0          | 1,864         | 1,864              |
| 4D                 | 1,021                | 82                   | 0                                      | 0          | 1,104         | 1,104              |
| 5A MIBA North      | 0                    | 0                    | 393                                    | 0          | 393           | 393                |
| 6 ROL1             | 1,492                | 52                   | 0                                      | 0          | 1,544         | 1,544              |
| 6 ROL2             | 1,159                | 100                  | 0                                      | 0          | 1,259         | 1,259              |
| 4G (previously 5F) | 325                  | 0                    | 0                                      | 0          | 325           | 325                |
| 6 ROL3             | 201.6                | 10.7                 | 0                                      | 0          | 212.3         | 212.3              |
| <b>8 ROL1</b>      | <b>2,495</b>         | <b>32</b>            | <b>0</b>                               | <b>0</b>   | <b>2,527</b>  | <b>2,527</b>       |
| <b>Total</b>       | <b>19,111</b>        | <b>1,251</b>         | <b>1,129</b>                           | <b>840</b> | <b>22,201</b> | <b>22,332</b>      |

\*: Based on development approvals up to and including 2028.

**Table 3-2: Estimated 2026 Sewerage EP for Precincts 1 to 6 and Precinct 8 ROL1**

| Precinct / Village | Residential Detached | Residential Attached | Commercial Employment/Retail/Community | Education  | Total EP      | Estimated 2028 EP* |
|--------------------|----------------------|----------------------|----------------------------------------|------------|---------------|--------------------|
| 1                  | 1,658                | 110                  | 460                                    | 101        | 2,329         | 2,329              |
| 2                  | 5,432                | 320                  | 0                                      | 392        | 6,144         | 6,144              |
| 3A                 | 605                  | 255                  | 55                                     | 214        | 1,129         | 1,129              |
| 3B                 | 1,249                | 59                   | 0                                      | 0          | 1,308         | 1,308              |
| 3C                 | 610                  | 0                    | 0                                      | 0          | 610           | 610                |
| 3D                 | 0                    | 0                    | 390                                    | 0          | 390           | 390                |
| 4A                 | 430                  | 35                   | 0                                      | 0          | 465           | 465                |
| 4B                 | 405                  | 33                   | 0                                      | 133        | 571           | 571                |
| 4C                 | 303                  | 24                   | 0                                      | 0          | 328           | 328                |
| 4E/6A              | 1,725                | 139                  | 0                                      | 0          | 1,864         | 1,864              |
| 4D                 | 1,021                | 82                   | 0                                      | 0          | 1,104         | 1,104              |
| 5A MIBA North      | 0                    | 0                    | 484                                    | 0          | 484           | 484                |
| 6 ROL 1            | 1,492                | 52                   | 0                                      | 0          | 1,544         | 1,544              |
| 6 ROL 2            | 1,159                | 100                  | 0                                      | 0          | 1,259         | 1,259              |
| 4G (previously 5F) | 325                  | 0                    | 0                                      | 0          | 325           | 325                |
| 6 ROL3             | 201.6                | 10.7                 | 0                                      | 0          | 212.3         | 212.3              |
| <b>8 ROL1</b>      | <b>2,495</b>         | <b>32</b>            | <b>0</b>                               | <b>0</b>   | <b>2,527</b>  | <b>2,527</b>       |
| <b>Total</b>       | <b>19,111</b>        | <b>1,251</b>         | <b>1,389</b>                           | <b>840</b> | <b>22,591</b> | <b>22,591</b>      |

\*: Based on development approvals up to and including 2028.

## 4 Water Supply Network Assessment

Water supply to the Yarrabilba development Precinct 8 ROL1 is provided from the Travis Road reservoirs. In the interim, supply to Travis Road reservoirs is provided from the South Maclean pumping station with the long term plan for supply being provided through a new connection to the Southern Regional Water Pipeline (SRWP) at Chambers Flat.

### 4.1 Water Demand

The ultimate maximum day (MD) and mean day maximum month (MDMM) demands for Precincts 1 to 6 and Precinct 8 ROL1 were calculated in accordance with the LCC DSOS stated in Section 2.1, and are summarised in Table 4-1. The sources of modelled population are:

- Precincts 1, 2 and 3A and 3B: Directly extracted from LCC water reticulation model, which includes the 2021 LCC infrastructure demand model (IDM) outcomes.
- Precincts 3C, 4, 5A MIBA North, 6 and 8 ROL1: Updated population (refer to Table 3-1) based on the development yields and layout provided by Stockland.

**Table 4-1: Yarrabilba Precincts 1 to 6 and Precinct 8 ROL1 Demand Summary**

| Category               | MD (ML/d) | MDMM (ML/d) | MD<br>(ML/d, 2026 Logan<br>Village) | MDMM<br>(ML/d, with 2026<br>Logan Village) |
|------------------------|-----------|-------------|-------------------------------------|--------------------------------------------|
| Detached residential   | 5.4       | 4.1         | 5.9                                 | 4.5                                        |
| Attached residential   | 0.4       | 0.3         | 0.5                                 | 0.4                                        |
| Commercial / education | 0.3       | 0.3         | 0.4                                 | 0.3                                        |
| Industry               | 0.1       | 0.1         | 0.1                                 | 0.1                                        |
| Open space             | 0.0       | 0.0         | 0.0                                 | 0.0                                        |
| Leakage/loss allowance | 0.7       | 0.7         | 0.7                                 | 0.7                                        |
| Total (ML/d)           | 6.8       | 5.5         | 7.6                                 | 6.1                                        |

In addition, fire flow was also considered at a requirement of 15 L/s for residential properties and 30 L/s for non-residential properties at a background demand of 2/3 peak hour.

### 4.2 Storage and Bulk Supply Assessment

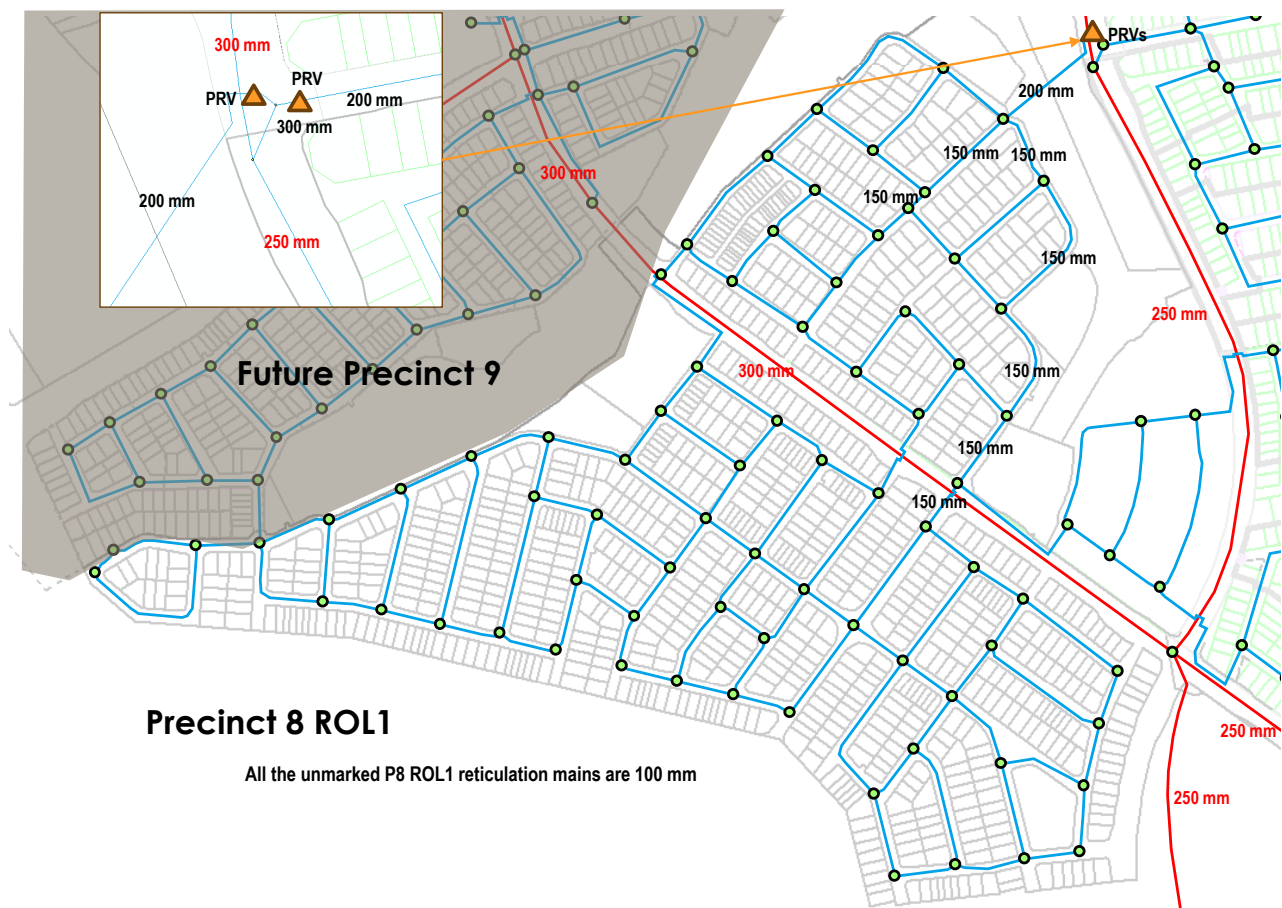
The required reservoir volume to serve the Yarrabilba Precincts 1 to 6 and Precinct 8 ROL1 plus 2026 Logan Village population (extracted from the LCC water reticulation model) was estimated as 5.5 ML. The existing Travis Road reservoir capacity is 9 ML. Hence there will be sufficient storage for Yarrabilba development until the end of Precinct 8 ROL1 development.

LCC advised the timing of two sub-regional trunk mains for construction are as below:

- **600 mm diameter trunk main between the Seqwater SRWP and Travis Road reservoirs:** LCC advised that this trunk main will be delivered by the end of 2026.
- **600 mm diameter trunk main from the Travis Road Reservoir outlet on Camp Cable Road to the development:** LCC advised the schedule of this trunk main has been postponed and is constantly reviewed and monitored based on the real/operational demands growth from Logan Village and Yarrabilba. LCC has provided the hydraulic network model with the operation scenario to assist this study to access the need of this augmentation for the Yarrabilba Precincts 1 to 6 and Precinct 8 ROL1 development (refer to Section 4.4).

### 4.3 Proposed Precinct Water Supply Layout

Precinct 8 ROL1 will be also served by the new DN300 mm trunk water main (refer to the Figure 4.3 Ultimate Yarrabilba Water Network in the IMP report) connected to the existing Yarrabilba Drive DN450 trunk water main in the Precinct 4 development. A DN200 mm reticulation main with a pressure reduce valve (PRV) teed off the new DN300 mm trunk mains are then connected to the proposed ROL1 reticulation mains as shown in Figure 3. Stockland will provide the functional service layout drawings which indicates the compliance with the Figure 3 in the future. The final engineering drawings for construction (subject to LCC's approval) will detail the reticulation network with additional cross connections to the trunk mains for serviceability and future operational flexibility.



**Figure 3: Proposed Precinct 8 ROL1 Water Reticulation Mains**

The preliminary elevations of the 846 residential lots in Precinct 8 ROL1 range from 34 m AHD to 63 m AHD. By comparing with the top water level (TWL) of 110 m AHD at the Travis Road reservoirs to the development elevations it is proposed that a new demand management area (DMA) with a modulated PRV is required to comply with LCC DSOS.

The hydraulic performance of the network including Yarrabilba PMAs was assessed against the LCC DSOS with the forecast population in the ultimate planning horizon. Performance under the maximum hour (MH) demand scenario and the fire flow scenario were assessed, and the assessment outcomes are provided in Appendix D.

This study has updated the background future Yarrabilba population as 34,401 EP (the rest of Stockland Precincts 9 to 17 plus four external lots in the Yarrabilba PDA) based on the projected yield of each village of future precincts (Precincts 9 to 17) of the Yarrabilba development provided by Stockland.

## 4.4 Interim Solution Assessment

As the two sub-regional external trunk water main augmentations (refer to Section 4.2) have been postponed by LCC, LCC advised to use an operational model loaded with derived EP and demand patterns (LW\_2022-01.mxd) to further review the actual needs of the identified network augmentations. It was agreed with LCC that the water model operational scenario 'OPER\_MD' would be updated to include the 2026 connected village population including the Precinct 6 ROL3 and Precinct 8 ROL1 (refer to Table 3-1), for assessment of the interim network performance (without the use of PMAs) and the need for the two sub-regional trunk mains. The following changes to the provided model were carried out:

- Pipelines and demands for the villages to be connected by 2028 were included as the 2026 background demand. These are Precincts 1 to 6 and Precinct 8 ROL1. It is noted that the demands of these villages were modelled as the EP presented in Table 3-1. The population of other developed villages in Precincts 1 and 2 were modelled as per the LCC's model.
- The 600 mm diameter trunk main in Precinct 1 along Yarrabilba Drive is included.
- No Yarrabilba PMA boundary valves are active in the operational scenarios.
- The two 600 mm diameter sub-regional trunk mains outlined above were not included.

The initial 'OPER\_MD\_YB\_P8 ROL1' scenario modelled outcomes show that the modelled nodes with high elevations fail to meet the 22 m minimum residual pressure requirement at 8am (peak hour). Further investigations identified that the standpipe demands (HFP28 at the node WFH022306 and HFP01 at the node WFH020901) trigger the 8am modelled pressure failures. By removing demand at these two standpipes (scenario 'OPER\_MD\_YB\_NO\_HFB'), the modelled outcomes show that both the minimum pressure and fire-fighting residual pressure meet LCC's desire standards of service (DSOS). The modelled outcomes are provided in Appendix D and can be checked in the model 'LW\_2022-01\_YB\_V06.mxd', which will be provided to LCC along with this report.

Connecting Yarrabilba Precincts 1 to 6 and Precinct 8 ROL1 to the existing network will not trigger the need to construct either of the 600 mm diameter trunk mains external to the development before the implementation of PMAs in the Yarrabilba development.

It is recommended that LCC confirm the flow rates attributed to the two standpipe sites mentioned above and take operational actions (e.g. introducing an orifice plate to mitigate flow at the site, time restrictions, or relocation) to mitigate the impacts.

The Ultimate PMA, network size and layout required for servicing early precincts were approved in the 2022 endorsed PNP report assessment and therefore have not been reviewed in this report.

## 5 Sewerage Network Assessment

### 5.1 Overview of Sewerage System

Sewage from Precinct 1 and western portion of Precinct 2 are served by the existing pumping station SPS-084. Sewage from the eastern portion of Precinct 2 and western part of Precinct 3A are collected by the existing gravity sewers servicing Precincts 1 and 2 which deliver sewage to pumping station SPS 087. Pumping station SPS 087 transfers flow through the existing 200 mm diameter rising main to pumping station SPS 084. This pumping station transfers sewage via a 300/375 mm diameter rising main to LCC's Logan Village pumping station (SPS 081) and then to Chambers Flat and ultimately to the Loganholme sewerage treatment plant (STP).

Sewage from the eastern part of Precinct 3A, Precincts 3B, 3C, 3D, all stages of Precinct 4, Precinct 6, Precinct 5A MIBA North and Precinct 8 ROL1 will gravitate to the interim pumping station, SPS 153, located in the Precinct 3D area to the west of Yarrabilba Drive. The interim pumping station will be replaced in future by an ultimate regional pumping station PS 3, which is proposed to service approximately 50,000 EP. The interim pumping station SPS 153 transfers flows to SPS 084 and then to LCC's wastewater network at Logan Village.

The combined design flow for Precinct 8 ROL1 lots are as follows:

- ADWF of 4.8 L/s; and
- PWWF of 29.2 L/s.

Sewage from Precinct 8 ROL1 lots will be collected by the local DN150 reticulation network before being transferred by the DN375/DN525/DN600/DN675 trunk sewers to the pumping station SPS 153 (interim) or PS 3 (ultimate).

### 5.2 Sewerage Interim Solution Assessment

In Section 5.1 of the 2018 endorsed PNP report, it was agreed with LCC that pumping station SPS 084 along with the 2 ML storage and the downstream Logan Village/Chamber Flats trunk infrastructure can service a capacity of 12,729 EP from the Yarrabilba development. This capacity cap was revised by the 2021 LCC study 'Chambers Flat Road 2 SPS Strategy Review - IP0011'. LCC recently advised that the spare capacity for the Yarrabilba development between SPS 084 and the Chambers Flat 2 pumping station is between 20,420 EP and 25,000 EP assuming that a 2 EY (twice in one year) event containment standard is adopted. This revised capacity cap is higher than the total sewerage EP of 22,461 EP from the Yarrabilba Precincts 1 to 6 and Precinct 8 ROL1 development. A summary of the recent LCC capacity assessment is provided in Appendix E.

LCC latest assessment shows the SPS 153 'static' capacity is 6,869 EP, which equates to 79.5 L/s at 1,000 L/EP/day PWWF loading. The population contributing to SPS 153 has been higher than 6,869 EP after the MIBA North approval. As LCC adopts the dynamic containment standard for the SPS 153 catchment, and LCC is reviewing the SPS 153 dynamic capacity in 2023 / 2024. EDQ, LCC and Stockland agreed the following actions/approaches are to be used for the recent development applications, which include Precinct 6 ROL3 and Precinct 8 ROL1:

- Stockland is to provide the latest development rollout schedule to LCC.
- LCC have undertaken the capacity enhancement works downstream the existing Yarrabilba pumping station SPS087 to increase the advised 25,000 EP Yarrabilba allowance.
- LCC is to revise the dynamic capacity of pumping station SP 153:
  - Stockland is to undertake the field investigation to remove the possible sources of fast response components of rainfall induced inflow and infiltration (RDII) in the network.
  - LCC is to install the flow gauges in the Yarrabilba gravity sewer network and to calibrate the fully developed pumping station SPS 084 catchment.
  - LCC is to re-assess the dynamic capacity of pumping station SP 153 by applying the modelling parameters obtained from the pumping station SPS 084 catchment.

- LCC is to undertake the relevant option assessment between advancing the scheduled ultimate sub-regional sewerage infrastructure and local interim solutions (wet weather storage near SPS 153, larger SPS 153 pumps, or constructing and utilising the ultimate Yarrabilba PS3 rising main). The interim solutions will be at LCC's costs in accordance with the endorsed infrastructure agreement. LCC also advised "if SPS153 capacity is exceeded before 2031, a pump upgrade is probably the best option that can be employed in the interim".

## 6 Conclusions

The following conclusions are drawn from the assessment of the water supply and sewerage network requirements for Precinct 8 ROL1:

1. 2,527 EP were estimated for Precinct 8 ROL1.
2. The estimated population of Precincts 1 to 6 and Precinct 8 ROL1 is 22,332 EP for water and 22,591 EP for sewerage.
3. A total of 5.5 ML of storage capacity is required to supply Precincts 1 to 6 and Precinct 8 ROL1 plus the forecast Logan Village demand in the 2026 planning horizon. The existing Travis Road reservoir capacity is 9 ML. Hence there will be sufficient storage for Yarrabilba development until the end of Precinct 8 ROL1 development.
4. The proposed water network layout, as outlined in Figure 3, can service the ultimate demands of Precincts 1 to 6 and Precinct 8 ROL1 with the PMA arrangement outlined in the endorsed 2018 PNP report.
5. The design sewage flows for the combined Precinct 8 ROL1 lots are ADWF of 4.8 L/s and PWWF of 29.2 L/s respectively.
6. Sewage from Precinct 8 ROL1 lots will be collected by the local DN150 reticulation sewers and then transferred by the DN375/DN525/DN600/DN675 trunk sewers to the pumping station SPS 153 (interim) or PS 3 (ultimate).
7. Based on assessments using the methodology agreed with LCC, the recent development applications (Precinct 6 ROL3 and Precinct 8 ROL1):
  - a. Will not trigger the 600 mm diameter Travis Road reservoir SRWP connection main or the 600 mm diameter Travis Road reservoir outlet main under the interim operation (i.e. PMAs not implemented).
  - b. Agreed actions provided in Section 5.2 are to be undertaken for the sewerage assessment.

# **Appendix A**    Precinct 8 ROL1 Layout Plan and Population Development

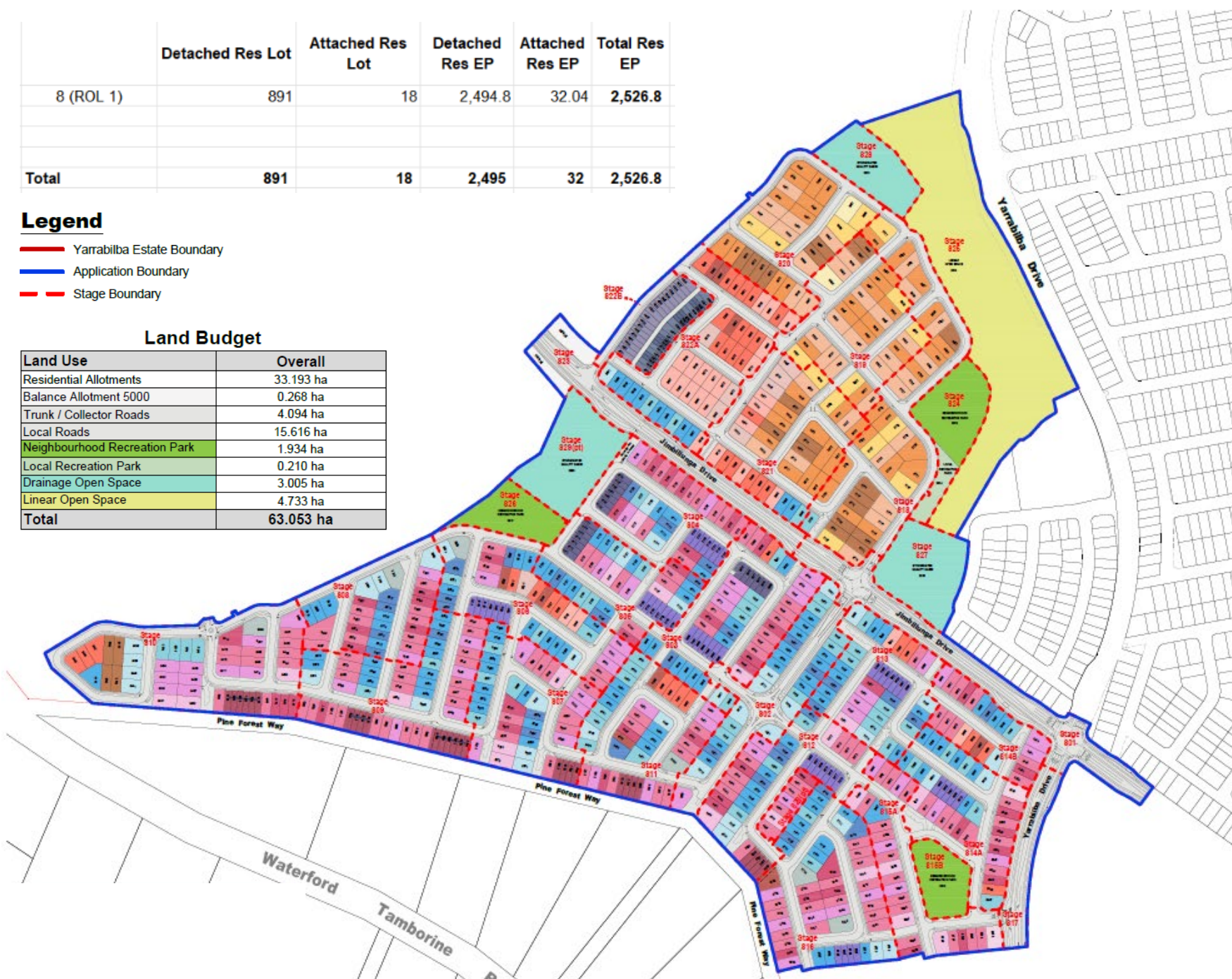
|              | Detached Res Lot | Attached Res Lot | Detached Res EP | Attached Res EP | Total Res EP   |
|--------------|------------------|------------------|-----------------|-----------------|----------------|
| 8 (ROL 1)    | 891              | 18               | 2,494.8         | 32.04           | 2,526.8        |
| <b>Total</b> | <b>891</b>       | <b>18</b>        | <b>2,495</b>    | <b>32</b>       | <b>2,526.8</b> |

### Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary

### Land Budget

| Land Use                      | Overall          |
|-------------------------------|------------------|
| Residential Allotments        | 33.193 ha        |
| Balance Allotment 5000        | 0.268 ha         |
| Trunk / Collector Roads       | 4.094 ha         |
| Local Roads                   | 15.616 ha        |
| Neighbourhood Recreation Park | 1.934 ha         |
| Local Recreation Park         | 0.210 ha         |
| Drainage Open Space           | 3.005 ha         |
| Linear Open Space             | 4.733 ha         |
| <b>Total</b>                  | <b>63.053 ha</b> |



### Yield Breakdown

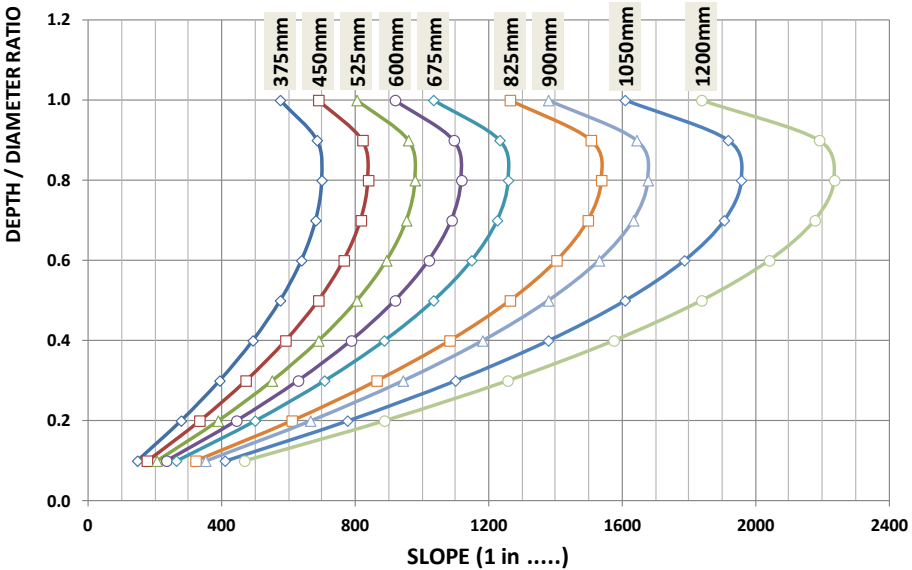
| Allotment Typology             | Typical Area | Overall    |      |
|--------------------------------|--------------|------------|------|
| 21m Deep Product               |              |            |      |
| 21m x 4.6m Laneway Terrace     | 97m²         | 10         | 1%   |
| 21m x 6.6m Laneway Terrace     | 139m²        | 11         | 1%   |
| 21m x 7.5m Terrace             | 158m²        | 20         | 2%   |
| Subtotal                       |              | 41         | 5%   |
| 25m Deep Product               |              |            |      |
| 25m x 6.6m Laneway Terrace     | 165m²        | 18         | 2%   |
| 25m x 7.5m Terrace             | 188m²        | 51         | 6%   |
| 25m x 10.5m Villa              | 263m²        | 35         | 4%   |
| 25m x 12.5m Premium Villa      | 313m²        | 124        | 14%  |
| 25m x 14.0m Standard Lot       | 350m²        | 60         | 7%   |
| 25m x 16.0m Standard Lot       | 400m²        | 40         | 4%   |
| Subtotal                       |              | 328        | 37%  |
| 28m Deep Product               |              |            |      |
| 28m x 10.5m Villa              | 280m²        | 9          | 1%   |
| 28m x 12.5m Premium Villa      | 350m²        | 37         | 4%   |
| 28m x 14.0m Standard Lot       | 392m²        | 26         | 3%   |
| 28m x 16.0m Standard Lot       | 448m²        | 8          | 1%   |
| Subtotal                       |              | 80         | 9%   |
| 30m Deep Product               |              |            |      |
| 30m x 7.5m Terrace             | 225m²        | 28         | 3%   |
| 30m x 10.5m Villa              | 315m²        | 48         | 5%   |
| 30m x 12.5m Premium Villa      | 375m²        | 149        | 17%  |
| 30m x 14.0m Standard Lot       | 420m²        | 65         | 7%   |
| 30m x 16.0m Standard Lot       | 480m²        | 21         | 2%   |
| 30m x 18.0m Standard Lot       | 540m²        | 2          | 0%   |
| Subtotal                       |              | 313        | 35%  |
| 32m Deep Product               |              |            |      |
| 32m x 12.5m Premium Villa      | 400m²        | 24         | 3%   |
| 32m x 14.0m Standard Lot       | 448m²        | 51         | 6%   |
| 32m x 16.0m Standard Lot       | 512m²        | 37         | 4%   |
| 32m x 18.0m Standard Lot       | 576m²        | 15         | 2%   |
| 32m x 20.0m Standard Lot       | 640m²        | 2          | 0%   |
| Subtotal                       |              | 129        | 14%  |
| Multi-Family Strata Lots (MFS) | 550m²+       | 6          | 1%   |
| Total Residential Allotments   |              | 897        | 100% |
| Net Residential Density        |              | 17.6 dw/ha |      |

## Appendix B LCC DSOS



## WASTEWATER NETWORK DSS

| Parameter                                                                                                                                                                                                                    | Criteria                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Sewage load                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |
| ADWF                                                                                                                                                                                                                         | 165 L/EP/day                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |
| PDWF                                                                                                                                                                                                                         | <p>Use actual flow data; or</p> $d \times 165 \quad \text{L/EP/d or;}$ $d \times 0.00191 \times EP \quad \text{L/s}$ <p>Where:</p> $d = 0.01(\log A)^4 - 0.19(\log A)^3 + 1.4(\log A)^2 - 4.66\log A + 7.57$ <p><i>d</i> = dry weather peaking factor</p> <p><i>A</i> = gross plan area of development catchment, in hectares</p> <p>Refer to WSAA Sewerage Code of Australia; Part 1 Planning and Design</p>                      |                        |
| <p><b>Overflow Frequency Standard</b></p> <p>for assessment of existing networks and planning and design of augmentations for existing networks</p> <p>This standard is only to be used by Council and their consultants</p> | <p>Master Planning;</p> <ul style="list-style-type: none"><li>Manholes: Maximum of 1 overflow per year</li><li>Sewer designated outlet: Maximum of 2 overflows per year</li></ul> <p>Detailed Planning:</p> <ul style="list-style-type: none"><li>Acceptable network overflow frequency standard to be determined using a risk or effects based approach. The standard is to be determined in consultation with Council.</li></ul> |                        |
| <p><b>PWWF</b></p> <p>For planning and design of wastewater networks servicing greenfield development</p> <p>This standard is to be used by developers, Council and their consultants</p>                                    | Residential                                                                                                                                                                                                                                                                                                                                                                                                                        | 1000 L/EP/d (6.1xADWF) |
|                                                                                                                                                                                                                              | Non-residential                                                                                                                                                                                                                                                                                                                                                                                                                    | 840 L/EP/d (5xADWF)    |
|                                                                                                                                                                                                                              | High density residential (minimum 3 storey development)                                                                                                                                                                                                                                                                                                                                                                            | PDWF+0.2 L/s/Ha        |
|                                                                                                                                                                                                                              | Common Effluent Drainage                                                                                                                                                                                                                                                                                                                                                                                                           | 660 L/EP/d (4xADWF)    |
| Gravity sewer design                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |
| Flow equation                                                                                                                                                                                                                | Colebrook White to be used for all applications – design and modelling                                                                                                                                                                                                                                                                                                                                                             |                        |
| Pipe roughness general                                                                                                                                                                                                       | Colebrook White <i>k</i> = 1.5mm                                                                                                                                                                                                                                                                                                                                                                                                   |                        |
| Maximum velocity @ PWWF                                                                                                                                                                                                      | 3 m/s                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |
| Depth of flow @ PWWF - Existing                                                                                                                                                                                              | Up to 1m below MH surface level and no spillage through overflow structures                                                                                                                                                                                                                                                                                                                                                        |                        |
| Depth of flow @ PWWF - Proposed/ new sewers                                                                                                                                                                                  | 75% of pipe depth                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |
| Depth of flow @ PDWF – Existing and new sewers                                                                                                                                                                               | Maximum 60% of pipe depth                                                                                                                                                                                                                                                                                                                                                                                                          |                        |
| Minimum shear stress                                                                                                                                                                                                         | <p>Minimum grades are to be based on achieving self-cleansing shear stress of 1.6 Pa at 75% of PDWF.</p> <p>Self-cleansing shear stress should be met within 5 years of constructing a pipeline in a greenfield area. The designer must consider the operational implications of not meeting self-cleansing shear over any timeframe.</p>                                                                                          |                        |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Slime Stripping shear stress      | <p>It is desirable where gradients permit to achieve slime stripping. A wall shear of 3.35Pa is required to achieve slime stripping.</p> <p>Slime stripping shear should be achieved at PWWF. Where gravity mains are constructed in greenfield areas, the operational implications of not meeting slime stripping shear in the early years of growth are to be considered.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Minimum grades for self cleansing | Diameter (mm)                                                                                                                                                                                                                                                                                                                                                                   | Grades (mm, 1 in X)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                   | 150                                                                                                                                                                                                                                                                                                                                                                             | 180 (80 in last section between last manholes or to an end)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                   | 225                                                                                                                                                                                                                                                                                                                                                                             | 300                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                   | 300                                                                                                                                                                                                                                                                                                                                                                             | 400                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                   | 375 - 1200                                                                                                                                                                                                                                                                                                                                                                      | <p>Minimum Grades are to be based on achieving Self Cleansing Shear Stress of 1.6 Pa at 75% PDWF, refer formula and figure below.</p> $S_{min} = \frac{\tau}{\rho \cdot g \cdot R_p}$ <p>Where:</p> <p><math>S_{min}</math> = Minimum Grade</p> <p><math>\tau</math> = Self Cleansing Shear Stress = 1.6 Pa</p> <p><math>\tau</math> = Slime Stripping Shear Stress = 3.85 Pa</p> <p><math>\rho</math> = Density of Water = 1000 kg/m<sup>3</sup></p> <p><math>g</math> = Gravitational constant = 9.8 m<sup>2</sup>/s</p> <p><math>R_p</math> = Hydraulic Radius Partial Full Pipe (m) = Wetted Perimeter / Cross sectional flow area</p>  <p>Note: Depth/Diameter ratio is based on flow conditions at PDWF</p> |

| Gravity sewer design                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flow criticality                                                                                                                                                                         | <p>If the gradient of a pipeline creates super critical flow conditions consideration must be given to appropriate manhole design to ensure flow disturbances do not occur. Flow criticality is determined by the Froude number:</p> <p>Fr&lt;1.0 sub critical<br/>Fr= 1.0 critical<br/>Fr&gt;1.0 super critical</p> <p>Where</p> $Fr = \frac{v}{\sqrt{g D}}$ <p>v=velocity m/s<br/>g=gravity m<sup>2</sup>/s<br/>D=hydraulic depth (m)</p>                                                                                                                                                                                                                                                                                                                                                                                                     |
| Sewerage pump stations                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Wet well operating requirements                                                                                                                                                          | <p><math>V (kL) = \frac{0.9 \times \text{pump rate (L/s)}}{N}</math></p> <p>Where N is the acceptable number of starts per hour</p> <p>Pump Rate (L/s) = capacity of the largest duty pump</p> <p>N = 12 for motors &lt;= 15 kW<br/>N = 8 for motors 15kW - 200 kW<br/>N = 5 for motors &gt; 200 kW</p> <p>Control levels shall be based on Table 5.1 of WSA04-2005. The minimum depth between duty start and duty off is 100mm and ideally should be 300mm or greater.</p>                                                                                                                                                                                                                                                                                                                                                                     |
| Emergency storage                                                                                                                                                                        | <p>Emergency storage volume requirement to be based on containment of 2 hours of PDWF. Where actual measured flow data is available, then volume should be based on containing 2 hrs measured PDWF provided it takes into account any future growth. Except where otherwise specified to meet the requirements of the overflow risk assessment</p> <p>If there is an overflow pipe - storage in the system is measured between the high level alarm and overflow pipe invert level.</p> <p>If there is no overflow pipe - storage is measured between the high level alarm and 300mm below the lowest upstream manhole or top of wet well.</p>                                                                                                                                                                                                  |
| <p>Pump capacity</p> <p>Guidance Note:<br/>As pump stations (PS) are typically categorised as trunk infrastructure this standard shall also apply to pump stations in RIGS networks.</p> | <p>If PWWF &lt;20L/s, then 2 pumps (duty/standby arrangement) shall be provided, with each pump being capable of delivering PWWF.</p> <p>If PWWF &gt;20L/s and &lt;200L/s, then 2 pumps (duty/duty assist arrangement) shall be provided, with each pump being sized such that the two pumps running in parallel are capable of delivering PWWF. The minimum single pump capacity shall be not less than the calculated PDWF, where PDWF is a minimum of 2.5xADWF. If calculated PDWF has a peaking factor &lt;2.5xADWF then 2.5 shall be used.</p> <p>All pump stations with a capacity greater than 200 L/s are to be designed on a case by case basis in consultation with Logan City Council.</p> <p>Pump stations that discharge directly to a WWTP are to be designed to minimise flow variability in wet and dry weather conditions.</p> |
| NPSH                                                                                                                                                                                     | <b>Refer Clause 6.4 of WSA04-2005</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| <b>Rising mains</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flow equation                                                    | Colebrook White to be used for all applications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Friction mains                                                   | <p>For preliminary design a Colebrook White Roughness (k) of 0.6 mm is to be used.</p> <p>For detailed design, roughness shall be based on velocity and pipe roughness at end of pump design life.</p> <p>However, pumps should be able to operate (not necessarily meet design flow) for Colebrook White roughness's between manufacturers specified roughness for new pipes and 0.6 mm</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Minimum velocity                                                 | <p>Minimum Velocity to be based on:</p> <ul style="list-style-type: none"> <li>• achieving an absolute minimum self cleansing shear stress of 1.6 Pa at single pump flow</li> <li>• achieving slime stripping shear stress of 3.85 Pa at the greater of PWWF or maximum pump station pumping capacity</li> <li>• If slime stripping shear cannot be met with single pump flow a regular flushing regime is required to prevent slime build up.</li> </ul> <p>The wall shear is to be calculated using the following equation:</p> $\tau = \rho \cdot g \cdot (D/4) \times (HL/L)$ <p>Where:</p> <p><math>\tau</math> = Wall Shear Stress (minimum of 1.6 Pa required for self cleansing)</p> <p>HL = Frictional loss over main length of L based on Colebrook White (m)</p> <p>L = Length of main (m)</p> <p><math>\rho</math> = Density of Water = 1000 kg/m<sup>3</sup></p> <p>g = Gravitational constant = 9.8 m<sup>2</sup>/s</p> <p>D = Internal Diameter of Pipe (m)</p> |
| Maximum velocity                                                 | <p>3.0 m/s proposed systems</p> <p>Manufacturer's specifications for new systems</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Max detention time                                               | <p>Maximum time of detention in pressure main and SPS wet well is 6 hours [2 hours in wet well and 4 hours in rising main] (based on daily average flows) to minimise potential for odour / hydrogen sulphide generation. Where high retention times are likely to occur, odour / sulphide control measures will be required to the satisfaction of Logan City Council.</p> <p><b>(Refer WSA 07-2007-1.1 section 3.15)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Reduced infiltration gravity sewers (RIGS) &amp; NuSewers</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| NuSewer                                                          | Are not permitted without Logan City Council approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| RIGS Design                                                      | Refer to <b>SEQ WS&amp;S D&amp;C Code Section 6.7.2 Design Parameters</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Low pressure sewers / vacuum pumps</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Low pressure sewers / vacuum pumps                               | Are not preferred and will only be allowed subject to approval from Logan City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Private pump stations and rising mains</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Private pump stations and rising mains                           | Private pump stations and rising mains are permitted for single users only and no connection or sharing will be permitted without approval from Logan City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Common effluent drainage</b>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Common effluent drainage (CED)                                   | Not permitted without approval from Logan City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Water Network Desired Standards of Service (DSS)                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                         |                                           |       |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------|-------|
| Parameter                                                                                                                                                                                                                                                      | Criteria                                                                                                                                                                                                                                                                |                                           |       |       |
| Water demand                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                         |                                           |       |       |
| Average Day Demand (ADD)                                                                                                                                                                                                                                       | On demand areas - 190 L/EP/d. Based on 165 L/EP/d residential consumption + allowance for leakage/losses (25 L/EP/d).                                                                                                                                                   |                                           |       |       |
|                                                                                                                                                                                                                                                                | Constant flow areas -190 L/EP/d. Based on 165 L/EP/d residential consumption + allowance for leakage/losses (25 L/EP/d).                                                                                                                                                |                                           |       |       |
| Peaking factors                                                                                                                                                                                                                                                | Category                                                                                                                                                                                                                                                                | MDMM/AD                                   | MD/AD | PH/AD |
| Guidance Note:<br>Peaking factors are to be applied to the residential component of demand, i.e. 165 L/EP/d. Leakage /loss levels will remain constant throughout all demand categories and should only be appended after any peaking escalation has occurred. | Residential detached                                                                                                                                                                                                                                                    | 1.3                                       | 1.7   | 3.1   |
|                                                                                                                                                                                                                                                                | Residential attached                                                                                                                                                                                                                                                    | 1.3                                       | 1.6   | 2.6   |
|                                                                                                                                                                                                                                                                | Rural residential / Constant flow                                                                                                                                                                                                                                       | 1                                         | 1     | 1.5   |
|                                                                                                                                                                                                                                                                | Commercial                                                                                                                                                                                                                                                              | 1.2                                       | 1.3   | 2.0   |
|                                                                                                                                                                                                                                                                | Industry                                                                                                                                                                                                                                                                | 1.2                                       | 1.3   | 1.7   |
|                                                                                                                                                                                                                                                                | Parks / Open space                                                                                                                                                                                                                                                      | 1.2                                       | 1.3   | 1.7   |
| System planning                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                         |                                           |       |       |
| Bulk supply and reticulation                                                                                                                                                                                                                                   | 3 days of MDMM. Reservoirs to have a net positive inflow and capable of continuous operation and not fall below the emergency level.<br>3 days of MD. Reservoirs should not fall below the emergency level.<br>5 days of AD. Reservoirs should fill from empty to full. |                                           |       |       |
| Service pressures                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                         |                                           |       |       |
| Minimum operating pressure at PH                                                                                                                                                                                                                               | On demand areas – 22m at the property boundary based on reservoir at minimum operating level (MOL). MOL defined as 15% of storage height or top of emergency storage.                                                                                                   |                                           |       |       |
|                                                                                                                                                                                                                                                                | Constant flow areas – 10m at the property boundary based on reservoir at minimum operating level (MOL) MOL defined as 15% of storage height or top of emergency storage.                                                                                                |                                           |       |       |
| Maximum operating pressure                                                                                                                                                                                                                                     | 80 m at the property boundary based on the reservoir at TWL                                                                                                                                                                                                             |                                           |       |       |
| Target maximum operating pressure                                                                                                                                                                                                                              | 55 m at the property boundary based on the reservoir level at TWL                                                                                                                                                                                                       |                                           |       |       |
| Fire fighting                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                         |                                           |       |       |
| System pressure                                                                                                                                                                                                                                                | On demand areas                                                                                                                                                                                                                                                         | 12 m minimum at property boundary         |       |       |
|                                                                                                                                                                                                                                                                | Constant flow areas                                                                                                                                                                                                                                                     | no fire service provided                  |       |       |
| Fire flow                                                                                                                                                                                                                                                      | Constant flow areas                                                                                                                                                                                                                                                     | no fire service provided                  |       |       |
|                                                                                                                                                                                                                                                                | Rural Residential                                                                                                                                                                                                                                                       | 7.5 L/s for 2 hrs                         |       |       |
|                                                                                                                                                                                                                                                                | Rural Commercial / Industrial                                                                                                                                                                                                                                           | 15 L/s for 2 hrs                          |       |       |
|                                                                                                                                                                                                                                                                | Residential                                                                                                                                                                                                                                                             | 15 L/s for 2 hrs                          |       |       |
|                                                                                                                                                                                                                                                                | Commercial & Industrial                                                                                                                                                                                                                                                 | 30 L/s for 4 hrs                          |       |       |
|                                                                                                                                                                                                                                                                | Special risk / hazard                                                                                                                                                                                                                                                   | to be advised by Logan City Council (LCC) |       |       |
| Background demand                                                                                                                                                                                                                                              | 2/3 PH (as per DEWS requirements)                                                                                                                                                                                                                                       |                                           |       |       |
| Reservoir level                                                                                                                                                                                                                                                | Minimum Operating Level (MOL)                                                                                                                                                                                                                                           |                                           |       |       |

| Water quality                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                            |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Drinking water quality                                                                                                                                                                                                                                                                                                                                    | Drinking water to comply with the NHMRC Australian Drinking Water Guidelines                                                                                                                                                                                                                                                                                                               |                      |
| Reservoir storage                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| Ground level storage capacity                                                                                                                                                                                                                                                                                                                             | 3 (MD - MDMM) + (Emergency storage)<br><br>Emergency Storage = 4 hr MDMM demand in zone or 0.5 ML whichever is greater.                                                                                                                                                                                                                                                                    |                      |
| Elevated storage capacity                                                                                                                                                                                                                                                                                                                                 | 6 (PH - 1/12 MDMM) + minimum firefighting reserve.<br><i>Fire Fighting reserve =</i><br><b>&gt; 4800EP:</b> <ul style="list-style-type: none"><li>rural residential 0.11 ML</li><li>industry 0.54 ML</li><li>otherwise 0.22 ML</li></ul> <b>&lt; 4800 EP:</b> <ul style="list-style-type: none"><li>rural residential 0.05 ML</li><li>industry 0.43 ML</li><li>otherwise 0.11 ML</li></ul> |                      |
| Guidance Note:<br>In-line pressure booster pumping without high-level storage shall be considered where satisfactory pressures can be provided by gravity flow during low demand periods or booster failure can be mitigated to an acceptable level (risk assessment required) and where there is no other feasible means of providing adequate pressure. |                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| Pumping capacity                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| Pump supplying a ground level reservoir                                                                                                                                                                                                                                                                                                                   | MDMM over 20 hrs                                                                                                                                                                                                                                                                                                                                                                           |                      |
| Pump supplying an elevated reservoir                                                                                                                                                                                                                                                                                                                      | (6PH – operating volume) / (6 x 3600)<br><br><i>Operating volume =</i><br>Elevated reservoir capacity - fire fighting reserve                                                                                                                                                                                                                                                              |                      |
| Standby pump capacity                                                                                                                                                                                                                                                                                                                                     | To match duty, except where more than one duty pump or as determined by risk assessment.                                                                                                                                                                                                                                                                                                   |                      |
| Reticulation booster pumps/pumped system                                                                                                                                                                                                                                                                                                                  | PH + fire flow                                                                                                                                                                                                                                                                                                                                                                             |                      |
| Pipeline assessment & design                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| Main capacity                                                                                                                                                                                                                                                                                                                                             | Raw water mains & trunk feeding ground level reservoir:<br>MDMM for a gravity supply and MDMM over 20hrs for a pumped supply<br>Trunk Mains feeding elevated reservoir: capacity of pumps:<br>Reticulation Mains: PH + fire flow.                                                                                                                                                          |                      |
| Mains size                                                                                                                                                                                                                                                                                                                                                | Constant flow areas - where mains terminate in short runs such as cu- de-sacs minimum sizes that may be acceptable are:<br>DN 63 up to 150 m from main<br>DN 80 up to 350 m from main                                                                                                                                                                                                      |                      |
| Guidance Note:<br>New CF areas are not permitted by LCC.<br><br>On demand areas - minimum reticulation main 100mm in residential areas and 150mm in commercial and industrial areas.                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| Friction default value                                                                                                                                                                                                                                                                                                                                    | Existing Infrastructure                                                                                                                                                                                                                                                                                                                                                                    |                      |
|                                                                                                                                                                                                                                                                                                                                                           | Future Infrastructure                                                                                                                                                                                                                                                                                                                                                                      |                      |
|                                                                                                                                                                                                                                                                                                                                                           | Colebrook White k values (mm)                                                                                                                                                                                                                                                                                                                                                              |                      |
|                                                                                                                                                                                                                                                                                                                                                           | Pipe Material                                                                                                                                                                                                                                                                                                                                                                              | Pipeline Age (years) |
|                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                            | < 1010 to 25> 25     |
| Asbestos Cement                                                                                                                                                                                                                                                                                                                                           | 0.150.30.3                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| Plastic (UPVC, MDPE, Hobas, etc)                                                                                                                                                                                                                                                                                                                          | 0.060.060.15                                                                                                                                                                                                                                                                                                                                                                               |                      |
| MSCL/DICL                                                                                                                                                                                                                                                                                                                                                 | 0.30.30.6                                                                                                                                                                                                                                                                                                                                                                                  |                      |
| CICL                                                                                                                                                                                                                                                                                                                                                      | 0.30.30.6                                                                                                                                                                                                                                                                                                                                                                                  |                      |
| The design shall be conducted to achieve less than the following head losses:<br>a) 5 m head/km for ≤DN 150 (CIOD) or ≤DN 180 (ISO).<br>b) 3 m head/km for ≥DN 200 (CIOD) or ≥DN 250 (ISO).<br>c) Head loss shall be calculated using computer models or hydraulic formulas.                                                                              |                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| Maximum velocity                                                                                                                                                                                                                                                                                                                                          | 2.5 m/s<br>At peak hour for trunk mains and at peak hour including fire flow for reticulation.                                                                                                                                                                                                                                                                                             |                      |

| Standpipe and Hydrant Filling Points                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hydraulic model                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b><u>Planning Scenario</u></b></p> <p>All designated and planned standpipes and hydrant filling points are to be modelled at either anticipated flowrates or recorded flows from SCADA or field test (hourly patterns).</p> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b><u>Operational Scenario</u></b></p> <p>Operational scenario to be modelled at 15 min time steps to highlight actual likely impacts on network.</p>                                                                        |
| <p><b><u>Augmentation</u></b> – In general significant network augmentations would not be considered prudent to support new hydrant filling points. Alternate strategies such as relocation or management of hydrant filling point flows (while maintaining suitable service levels) should be considered to maintain DSS. Suitable service levels should be agreed with Council's Water Business &amp; Customer Management team.</p> |                                                                                                                                                                                                                                 |

## **Appendix C** Yarrabilba Development Rollout Plan

**LEGEND**

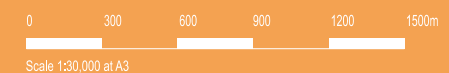
- YARRABILBA PROJECT SITE (WITHIN GREATER YARRABILBA STRUCTURE PLAN AREA)
- PROPOSED PRECINCT BOUNDARY
- RESIDENTIAL - STANDARD
- RESIDENTIAL - URBAN
- RESIDENTIAL - URBAN DETACHED
- RESIDENTIAL - URBAN SEMI-DETACHED
- RESIDENTIAL - TERRACES
- MAJOR ACTIVITY CENTRE - CORE
- MIXED USE - TOWN CENTRE CORE
- MIXED USE - TOWN CENTRE FRAME
- COMMERCIAL MIXED USE
- COMMUNITY
- LOCAL RETAIL
- EDUCATION
- MIXED INDUSTRY AND BUSINESS
- MIXED BUSINESS / INFRASTRUCTURE
- OPEN SPACE - EPBC FAUNA CORRIDOR & ENVIRONMENTAL PROTECTION
- OPEN SPACE - REMNANT VEGETATION OF CONCERN
- OPEN SPACE - CONSERVATION
- OPEN SPACE - DISTRICT AND MAJOR
- OPEN SPACE - LINEAR
- OPEN SPACE - NEIGHBOURHOOD PARK
- OPEN SPACE - LOCAL PARK
- OPEN SPACE - LAND UNDER Q100
- KOALA PROTECTION / WETLAND / BUSHFIRE AND ASSOCIATED BUFFERS
- ELECTRICITY EASEMENT AND BUFFER
- SOUTHERN INFRASTRUCTURE CORRIDOR
- MAJOR ROAD
- WATERFORD TAMBORINE ROAD WIDENING
- VILLAGE ROAD
- STORMWATER TREATMENT
- PRIMARY MOVEMENT NETWORK AS DESIGNED / APPROVED
- PRIMARY MOVEMENT NETWORK 40m
- PRIMARY MOVEMENT NETWORK 35m/33.5m
- PRIMARY MOVEMENT NETWORK 26.5m
- PRIMARY MOVEMENT NETWORK 25.6m
- KOALA HABITAT TO BE PROTECTED AND MANAGED (PLUS 10m BUFFER)
- EPBC OFFSET LAND - 195ha

THE CONTENTS OF THIS PLAN ARE CONCEPTUAL ONLY, FOR DISCUSSION PURPOSES. ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY SUBJECT TO RELEVANT STUDIES, SURVEY, ENGINEERING AND DEVELOPMENT APPROVALS. THIS IS NOT A MASTERPLAN.

# Yarrabilba Masterplan Land Use Commercial Assessment

# DRAFT ONLY

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2024 Lend Lease Communities (Australia). All rights reserved. Except as permitted by Lend Lease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lend Lease.



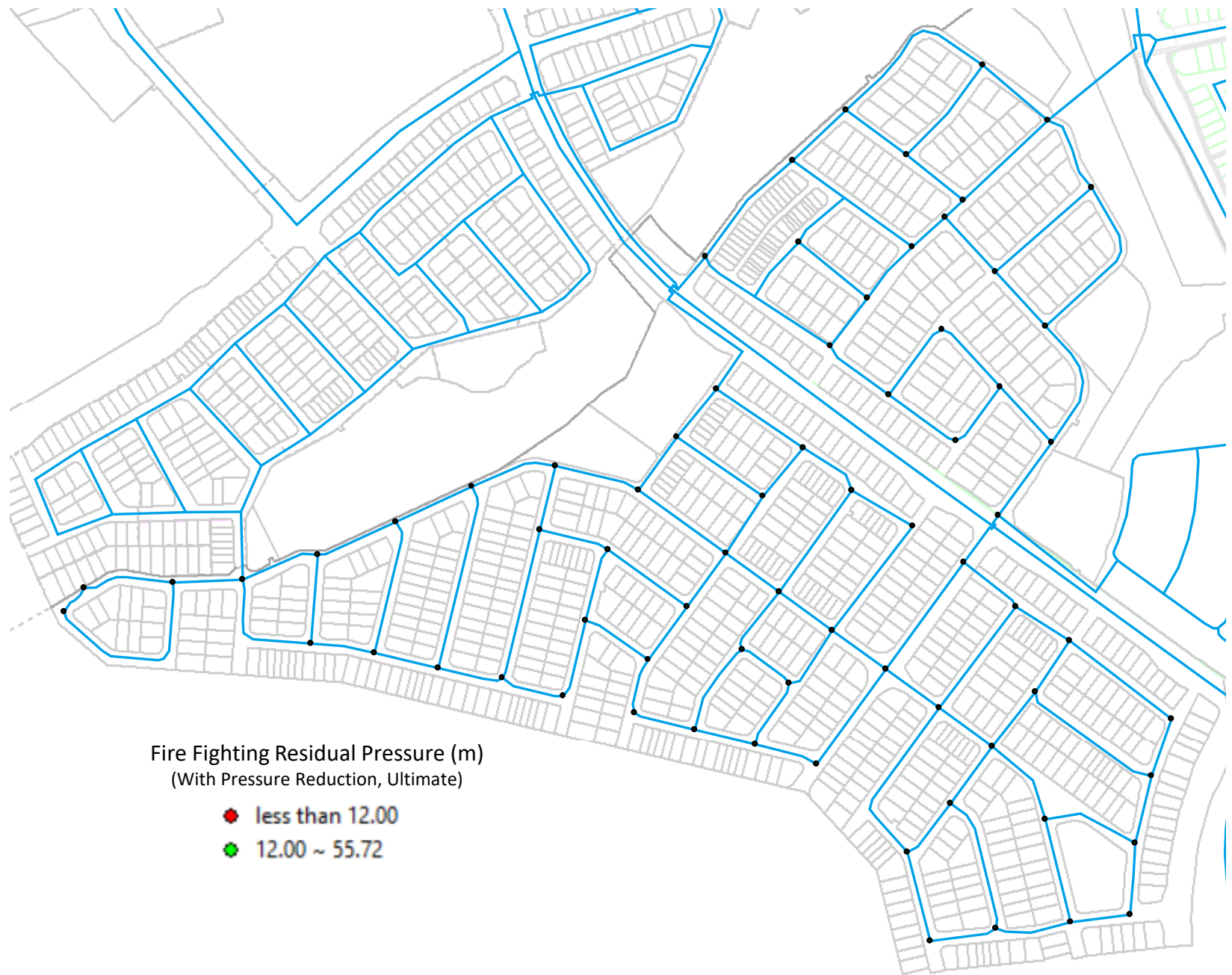
**lendlease**

## **Appendix D**    Water Reticulation Hydraulic Performance Assessment Outcomes



aximum Hour Pressure (m)  
th Pressure Reduction, Ultimate)

- ◆ less than 12.00
- ◆ 12.00 ~ 22.00
- ◆ 22.00 ~ 55.00
- ◆ 55.00 ~ 80.00
- ◆ 80.00 ~ 128.86



## **Appendix E**    LCC Yarrabilba Sewerage Spare Capacity Assessment Summary

**Lin, Henry**

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**Subject:** FW: Spare capacity for the Yarrabilba Development

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**From:** Pollard, Matt <[Matt.Pollard@wsp.com](mailto:Matt.Pollard@wsp.com)>

**Sent:** Wednesday, March 30, 2022 11:45 AM

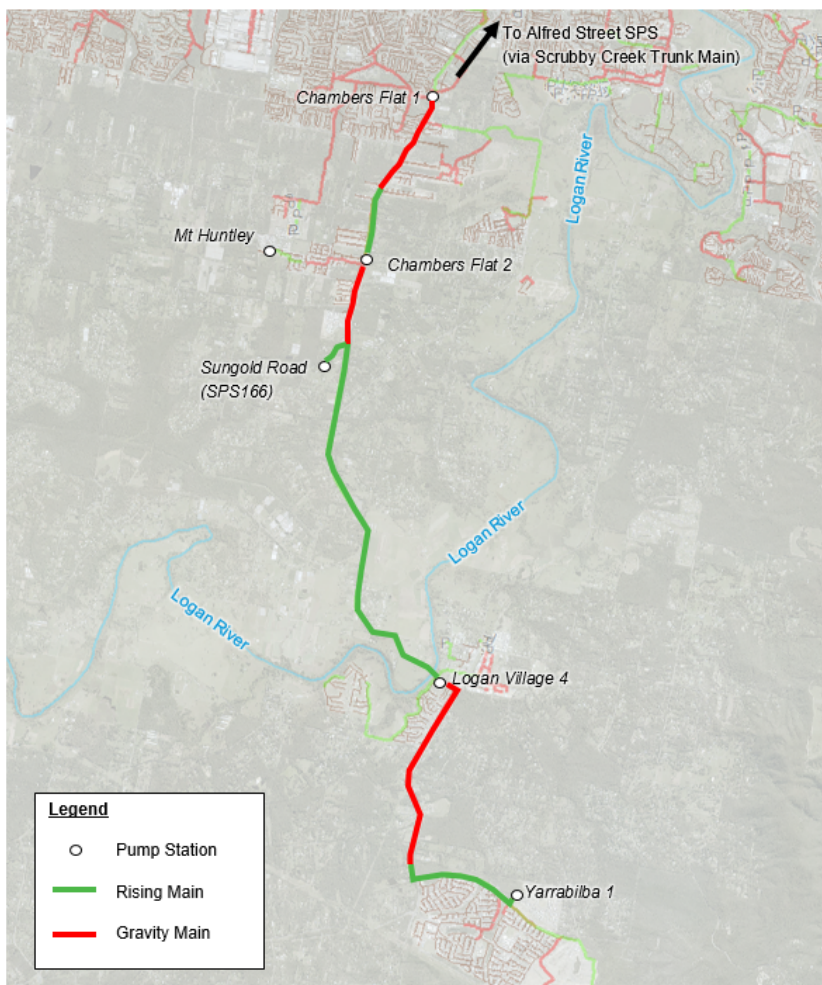
**To:** Lin, Henry <[Henry.Lin@stantec.com](mailto:Henry.Lin@stantec.com)>; Pollard, Matt <[MattPollard@logan.qld.gov.au](mailto:MattPollard@logan.qld.gov.au)>

**Cc:** WaterDA <[WaterDA@logan.qld.gov.au](mailto:WaterDA@logan.qld.gov.au)>; Daniel O'Brien <[DanielO'Brien@logan.qld.gov.au](mailto:DanielO'Brien@logan.qld.gov.au)>; Seymour, Michael <[MichaelSeymour@logan.qld.gov.au](mailto:MichaelSeymour@logan.qld.gov.au)>

**Subject:** RE: Spare capacity for the Yarrabilba Development

Hi Henry

A recent planning task undertaken by Logan Water (Chambers Flat Road 2 SPS Strategy Review - IP0011) has analysed the capacity of the existing system between Yarrabilba 1 and the Chambers Flat 2 SPS in detail. A map of this system is shown below:



The Task involved running the Loganholme calibrated model for this system for the 1EY and 2EY design storms. The model was calibrated based on flow data collected in 2019, which included 3 flow gauges within Yarrabilba. Conservative assumptions have been made for the wet weather response for future development / development not captured during the flow survey period.

For these runs, the adopted setting for the Yarrabilba 1 pump station was to limit pumped flows to 70 L/s at all times to minimise overflows in the downstream network and utilise the 2 ML storage. The outcomes for this assessment for different populations at Yarrabilba is shown in the following table.

|                       |       | Option 2                   |                              |                                   |                                   |                                   |
|-----------------------|-------|----------------------------|------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| SPS                   |       | Yarrabilba (SPS084)        |                              |                                   | Logan Village 4 (SPS081)          | Chambers Flat 2 (SPS082)          |
| Yarrabilba Population | Event | Emergency Storage (% full) | Wet Weather Storage (% full) | Overflow Volume (m <sup>3</sup> ) | Overflow Volume (m <sup>3</sup> ) | Overflow Volume (m <sup>3</sup> ) |
| 25,000 EP             | 2 EY  | 100%                       | 100%                         | 173                               | 0                                 | 0                                 |
|                       | 1 EY  | 100%                       | 100%                         | 2,553                             | 0                                 | 0                                 |
| 20,420 EP             | 2 EY  | 76%                        | 76%                          | 0                                 | 0                                 | 0                                 |
|                       | 1 EY  | 100%                       | 100%                         | 375                               | 0                                 | 0                                 |
| 15,500 EP             | 2 EY  | 50%                        | 0%                           | 0                                 | 0                                 | 0                                 |
|                       | 1 EY  | 95%                        | 95%                          | 0                                 | 0                                 | 0                                 |

Logan Water stakeholders have agreed that for the Yarrabilba storage, the appropriate containment standard is the 2EY event and therefore the Yarrabilba population that the existing system can cater for is somewhere between 20,420 EP and 25,000 EP.

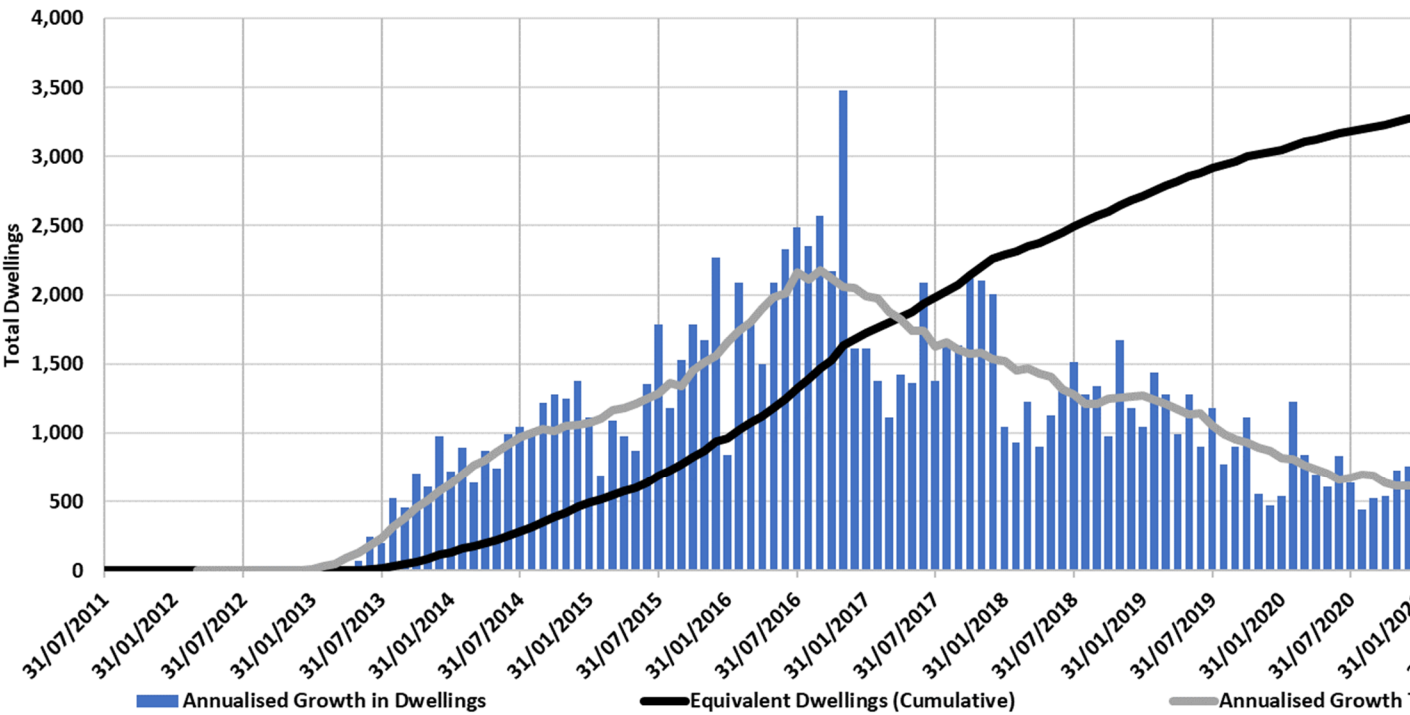
To achieve the performance outlined in the above table, works will be undertaken to upgrade the Chambers Flat 2 SPS. These works are included in the Subregional Infrastructure Program (SRIP).

Based on current growth rates, we expect that the existing system will have sufficient capacity to cater for Yarrabilba until sometime between 2033 and 2037 (refer graph below). If the recent increase in the rate of lot sales is sustained and converts to occupied dwellings that date may come forward.

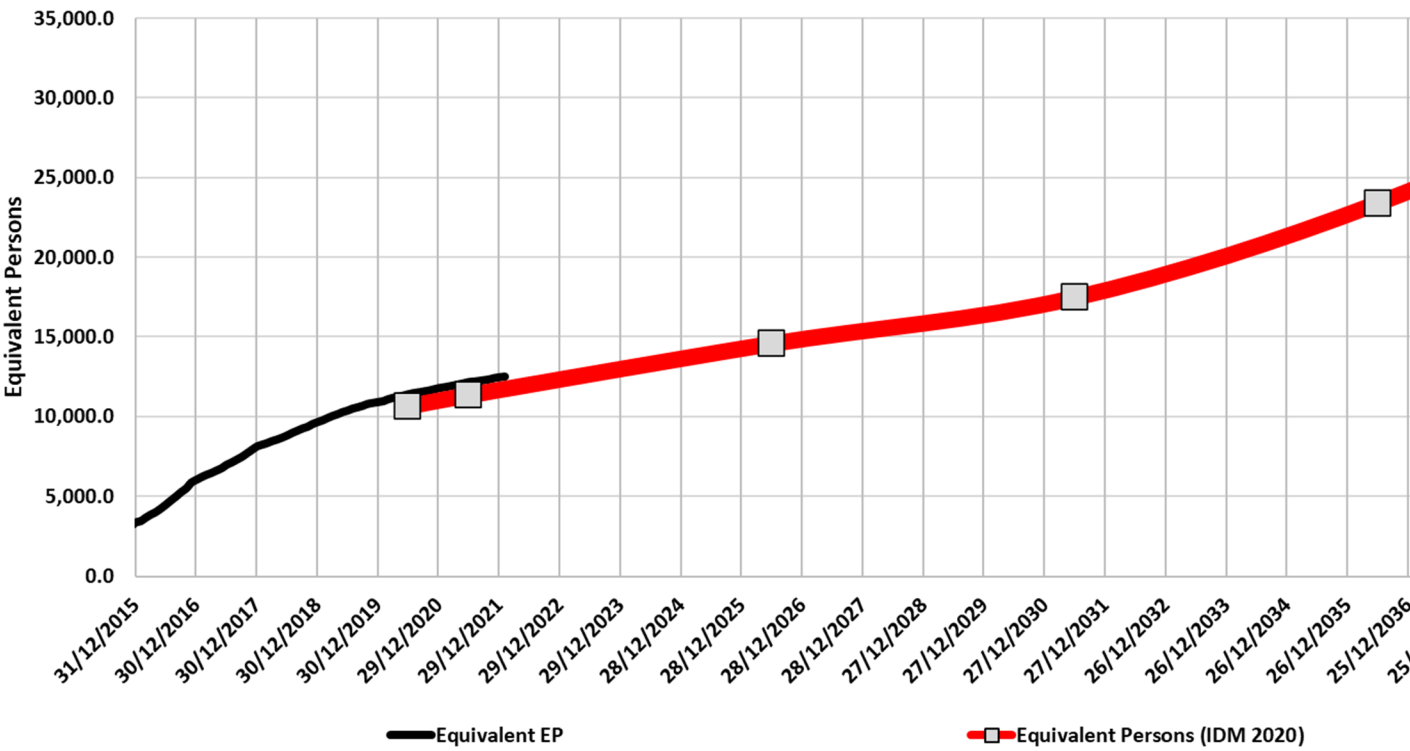
I note that as at the start of February 2022, we are still not seeing the increased lot sales translate into occupied dwellings. The charts below are taken from residential Bin data extracted from Councils data base on the 9<sup>th</sup> of February.

That aside, should the growth rates increase and be sustained, Council has already progressed planning for the Yarrabilba 3 regional / transfer pump station and the Chambers Flat WWTP so that the long term servicing solution can be brought forward if required.

Yarrabilba



Yarrabilba



Regards

**Matthew Pollard**  
**Principal Planning Engineer | Water Infrastructure Solutions**

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[Mattpollard@logan.qld.gov.au](mailto:Mattpollard@logan.qld.gov.au) | 07 3412 0000 | 0420 755 900 | Teams [Call](#) / [Chat](#)

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*Logan City Council acknowledges the Traditional Custodians of the lands and waterways across the City of Logan.  
We pay our respects to Elders past, present and emerging.*

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**Stantec Australia Pty Ltd**

Level 3, SW1 52 Merivale Street  
PO Box 3602  
SOUTH BRISBANE, QLD 4101

