



MPN
CONSULTING

Civil Engineering Report

Yarrabilba Town Centre Shopping Centre

Date 05 June 2026

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

Approval no: DEV-2026-YAR-5014

Date: 13 August 2026



Queensland
Government

Prepared by

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Revision Status

MPN Reference No: 10388
Client: Stockland
Site Address: Corner of Yarrabilba Drive and Wentland Avenue, Yarrabilba.
Report Title: Civil Engineering Report

Document Control

Version	Date	Author	Reviewer	Approved	RPEQ
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Final Draft	10/04/2026	Lachlan Stephenson	LS	LS	16903
Issue A	5/06/2026	Lachlan Stephenson	Shaun Swenson		16903



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1 > Executive Summary

This report has been commissioned by Stockland to support the Development Application for the proposed Shopping Centre within the Yarrabilba Town Centre Centre Precinct.

The Shopping Centre is located on Lot 1 of the Town Centre ROL 1 Precinct with the ROL currently undergoing assessment from EDQ under application no. DEV-2025-YAR-4087.

This report addresses the following engineering aspects at the concept design level:

- Topography
- Stormwater
- Water
- Sewer
- Roadworks
- Earthworks
- Electricity and Telecommunications
- Gas
- Codes.



2 > Purpose

This Civil Engineering Report has been prepared to support the Development Application for the proposed Shopping Centre within the Yarrabilba Town Centre Centre Precinct.

3 > Introduction

3.1 Project Description

Stage 1 of the Centre Core of the Yarrabilba Town Centre is located on the corner of Yarrabilba Drive and Wentland Avenue and is in the south east of the overall Town Centre Precinct.

The major retail centre will be located on Lot 1 in the south eastern corner of RAL 1 with lots 2-5 located to the north and west of the major retail lot.

The retail centre will have access for servicing, staff and visitors from all surrounding roads with the servicing access limited to the northern and eastern sides of the site.

The proposed retail development is depicted on the architectural plans prepared by Buchan Group attached in Appendix A, with excerpt below.



Figure 1 - Site Layout Plan



4 > Site Characteristics

4.1 Site Location

The site is currently located across lots 3007 on SP333767 and 3102 on SP338330

The shopping centre site is on Lot 1 of the overall Town Centre Precinct and fronts Yarrabilba Drive to the east, Wentland Avenue to the south, Main street to the West, an access road and Kapa Boulevard to the north and future Town Centre allotments to the north and west.



Figure 2 – Site Location



4.2 Topography and Existing Site Drainage

The site is currently vacant with sparse grass cover. Minor earthworks have been undertaken across the site under a previous approval and Wentland Avenue to the south is currently under construction.

The site generally slopes from the south western corner of RAL 1 towards the north and south east

Stormwater runoff from the site sheet flows across the site into the open space to the north of RAL 1 and to the east into the Yarrabilba Drive drainage system.

5 > Site Data

Site data has been obtained from the following sources of information:

- Bureau of Meteorology (BOM)
- Before You Dig Australia (BYDA)
- Discussions with relevant authorities
- Existing development and masterplan approvals
- Survey plans
- Logan City Council (LCC)
- Relevant reports
- Satellite imagery.
- As Constructed Plans



6 > Stormwater

6.1 Development Proposal

The proposed development will require the construction of a new pit and pipe network within the new retail developments areas to capture runoff from roof, loading and carpark areas and convey to the discharge locations in accordance with the Total Water Cycle Management Infrastructure Masterplan and Stormwater Infrastructure Masterplan.

The retail area is split into two distinct stormwater drainage catchments with the majority of the site draining to the south east via Wentland and Yarrabilba Drive and part of the roof and service areas draining to the north.

Minor flows from the southern catchment will be captured internally and conveyed to the stormwater connection points in Wentland Avenue and Yarrabilba Drive before discharging to the stormwater treatment system located to the south east of the intersection of Wentland Avenue and Yarrabilba Drive. All minor flows will be treated by a gross pollutant trap including hydrocarbon capture prior to discharge from site into the surrounding stormwater network

Major flows from the southern catchment will flow overland through the car park area into the external road network where it will be conveyed into the creek system to the south east of the site.

Minor flows from the northern will be captured internally and conveyed via the new road drainage network to the proposed stormwater treatment systems to the north of RAL 1 neighbouring the creek/overland flow network. All minor flows will be treated by a gross pollutant trap including hydrocarbon capture prior to discharge from site into the surrounding stormwater network.

Major flows from the northern catchment will be conveyed through the new road system to the north into the creek/overland flow network.

A site-based Stormwater Quality Management Plan has been prepared by Design Flow for the proposed RAL 1 development and all drainage from the retail development will comply with the requirements of the masterplan drainage requirements.

The stormwater layout for the development is depicted on MPN Plans 10388–DA.07 to DA.10 and DA.15 to attached in Appendix B.

6.2 Staging Arrangement

It is intended that the retail development will proceed in stages, with building works and associated carparking and servicing areas proceeding as dictated by requirement.

As the internal stormwater drainage arrangements will have dedicated discharge points into the external network, there will be flexibility within the stormwater network to align with the required retail staging, such that any works within a certain area of the catchment will be able to connect into a main drainage run through the site to the external network.



As the site develops further additional connection points can be made to the main drainage run from within the dedicated catchment area to suit the staging requirements.

The connection points and internal drainage catchments will be assessed to align with the external network flows.

An allowable catchment area and flow (10% AEP) has been noted against each connection point, with the catchment boundary flexible to align with staging requirements. The approximate catchment boundaries based on preliminary staging assessments are depicted on the MPN plans.

The below table notes the allowable catchment area and flow to each point.

Connection Point no.	Catchment Area (ha)	Flow 10% AEP (m ³ /s)
1	0.755	0.347
2	0.349	0.160
3	0.353	0.162
4	0.414	0.190
5	0.168	0.077
6	0.524	0.241
7	0.646	0.297
8	1.368	0.629
9	0.120	0.055
10	1.542	0.709
11	1.013	0.466
12	3.525	1.620
13	1.515	0.696
Total	12.29	5.649

The stormwater connection catchments to the external network are depicted on MPN Plan 10388-DA.15 attached in Appendix B.



7 > Water Supply

7.1 Development Proposal

Inspection of the water network from As Constructed plans, masterplan assessments, Site Survey data and BYDA Plans indicates the following services in the vicinity of the site:

- An existing 450mm dia trunk water main running along Yarrabilba Drive.
- A 200mm dia trunk water main currently under construction in Wentland Avenue to the south of the site.

The watermain through RAL1 road network will be 150mm mains which will service the RAL1 allotments. The retail allotment, Lot 1, will connect to the watermain along Kapa Boulevard and provide new water meters at the road boundary.

The internal and masterplan water network for the RAL1 has been assessed by Stantec with modelling and reporting showing there is sufficient capacity in the existing network to service the proposed retail allotment of the Town Centre. This report was submitted as part of the RAL1 application

The existing and proposed water infrastructure in the vicinity of the site and the location of the new water meters is shown on MPN Plans 10388-DA.11 to DA.14 attached in Appendix B.

7.2 Staging Arrangements

The development site will have a single water connection location and new meters to the watermain in Kapa Boulevard to the North of the site. As the stages develop within the site the internal hydraulic water lines will be extended to suit the development requirements.

No additional connections will be made to the external watermain with additional stages in line with the requirements of Logan Water and the SEQ Code.

8 > Sewer

8.1 Development Proposal

Inspection of the sewer network from As Constructed Plans, masterplan assessments, Site Survey data and BYDA Plans indicate the following services in the vicinity of the site:

- An existing 225mm dia. Trunk sewer main located on Wentland Avenue to the south east of the site.
- An existing 225mm dia. Trunk sewer main located within the open space to the north of the site.

A new internal sewer network will be constructed along the internal roadways to provide service to the master lots as part of the RAL development. The sewer will be split into two catchments with a large component of the retail catchment of the sewer draining to the south east and a smaller catchment draining to the north. The catchment areas and extents have been defined by the masterplan modelling



with the internal network designed to ensure that the existing sewer network is not overloaded by the proposed retail development.

The internal and masterplan sewer network has been assessed by Stantec with modelling and reporting showing there is sufficient capacity in the existing network to service the proposed retail component of the RAL.

The existing and proposed sewer infrastructure in the vicinity of the site and the retail connection locations are shown on MPN Plans 10388–DA.11 to DA.14 attached in Appendix B.

8.2 Staging Arrangements

As the retail stages develop further within Lot 1, additional sewer flows will be directed to the sewer connection points to the internal network. Additional internal connections will be made to the main internal sewer lines from the new staged buildings.

The catchments and indicative internal hydraulic pipe alignments associated with each connection point are depicted on MPN Plan 10388–DA.16 attached in Appendix B.

9 > Roadworks

The proposed RAL1 development require the design and construction of a new internal road network in accordance with the Movement Infrastructure Masterplan.

The retail development on Lot 1 will have access from the new roads constructed as part of the RAL and the existing Wentland Avenue and Yarrabilba Drive.

The main car park access points for the new retail development will be from Main Street to the west of the site, Wentland Avenue to the south of the site and Yarrabilba Drive to the east of the site. The accesses to Yarrabilba Drive and Wentland Avenue will be left in-left out and will have turn lanes provided for deceleration off the main roads.

No further external roadworks will be completed as part of the retail centre with the external roads to be constructed as part of the RAL1 construction.

The Traffic Impact Assessment has been undertaken by SLR Consulting and also further discusses the vehicle movement and access requirements. The SLR report also addresses the staging of the access points and car park requirements.

All roadworks will be designed and constructed in accordance with the relevant EDQ / Logan City Council and Australian Standards.

The existing and proposed road infrastructure along with the internal carpark and loading layouts are shown on MPN Plan 10388– DA.07 to DA.10 attached in Appendix B.



10 > Earthworks

The proposed development will involve earthworks to construct the new building pads, car park areas, boundary retaining along with trenching for underground services and utilities.

The site will be graded to provide a level pad for the Lot 1 retail site as well as general grading through the car park area as part of the subdivisional earthworks, this will include boundary retaining walls along the boundaries of Wentland Avenue and Yarrabilba Drive.

The proposed retail development will include some minor additional earthworks for the car park pavement boxing and infill behind retaining walls.

Additional structural retaining walls will be constructed above the existing boulder retaining along the service area interfaces as well as at the vehicle entries off Yarrabilba Drive and Wentland Avenue.

A geotechnical investigation across the Town Centre has been undertaken by Pacific Geotechnical which has advised that site materials encountered include fill and natural sands, clays and weathered sandstone. These materials are suitable for reuse on site and will be used as fill across the retail site as part of the RAL1 subdivision earthworks.

The soils have been noted to be dispersive and as such will require dispersive soils management as part of any earthworks activities.

The design and construction of earthworks will be undertaken in accordance with AS3798 – Guidelines on Earthworks for Commercial and Residential Developments.

Any excavated material not suitable for filling, will be removed from the site and disposed of appropriately in approved fill.

All the filling operations will be completed under Level 1 supervision.

The site is located above RL 5.0m, the development would not be subject to the State Planning Policy July 2017 and consequently there is no requirement for an Acid Sulfate Soil investigation to be undertaken as part of the Development Application.

Preliminary earthworks plans are included in MPN plan 1388 – DA.01 to DA.04 with earthworks sections on DA.05 to DA.06 attached in Appendix B.



11 > Electricity and Communications

The proposed development will be serviced for electricity and telecommunications from the existing underground infrastructure in Yarrabilba Drive and Wentland Avenue along with the proposed roads to be constructed as part of the RAL1 subdivisional works. All works will be undertaken in accordance with the appropriate authority and Australian Standards.

The existing NBN and Energex underground infrastructure in the vicinity of the site is shown in the BYDA plans attached in Appendix C and D respectively.

12 > Gas

There are gas mains in close proximity to the site. If gas is required to service the development, APA can be contacted to arrange a connection to the site.

The existing gas underground infrastructure in the vicinity of the site is shown in the BYDA plans attached in Appendix E.



13 > Conclusion

This Civil Engineering Report demonstrates the proposed development will be adequately serviced by stormwater, sewer, water, electrical and communications services. The connections will be undertaken in accordance with the requirements of the relevant authorities.

The proposed development will require the construction of a new pit and pipe network within the new retail developments areas to capture runoff from roof, loading and carpark areas and convey to the discharge locations in accordance with the Total Water Cycle Management Infrastructure Masterplan and Stormwater Infrastructure Masterplan.

The retail area is split into two distinct stormwater drainage catchments with the majority of the site draining to the south east via Wentland and Yarrabilba Drive and part of the roof and service areas draining to the north.

It is proposed to provide new connections to the 150mm water mains that will be constructed as part of the RAL1 works external to the retail site. The meters will be located along the property boundary to Kapa Boulevard and between the driveways to the service areas.

A new internal sewer network will be constructed along the internal roadways to provide service to the master lots as part of the subdivisional works under RAL1. The sewer will be split into two catchments on the retail site with the majority of the site sewer draining to the south east and a minor catchment draining to the north. The catchment areas and extents have been defined by the masterplan modelling with the internal network designed to ensure that the existing sewer network is not overloaded by the proposed RAL1.

All services will have the ability to be staged to align with the development requirements as noted within the body of the report.

The proposed RAL1 development require the design and construction of a new internal road network in accordance with the Movement Infrastructure Masterplan.

The retail development on Lot 1 will have access from the new roads constructed as part of the RAL and the existing Wentland Avenue and Yarrabilba Drive.

The main car park access points for the new retail development will be from Main Street to the west of the site, Wentland Avenue to the south of the site and Yarrabilba Drive to the east of the site. The accesses to Yarrabilba Drive and Wentland Avenue will be left in-left out and will have turn lanes provided for deceleration off the main roads.

All roadworks will be designed and constructed in accordance with the relevant EDQ/ Logan City Council and Australian Standards



The site will be graded to provide a level pad for the Lot 1 retail site as well as general grading through the car park area as part of the subdivisional earthworks, this will include boundary retaining walls along the boundaries of Wentland Avenue and Yarrabilba Drive.

The proposed retail development will include some minor additional earthworks for the car park pavement boxing and infill behind retaining walls.

Additional structural retaining walls will be constructed above the existing boulder retaining along the service area interfaces as well as at the vehicle entries off Yarrabilba Drive and Wentland Avenue.

A geotechnical investigation across the Town Centre has been undertaken by Pacific Geotechnical which has advised that site materials encountered include fill and natural sands, clays and weathered sandstone. These materials are suitable for reuse on site and will be used as fill where required.

The soils have been noted to be dispersive and as such will require dispersive soils management as part of any future earthworks activities.

The proposed development will be serviced for electricity and telecommunications from the existing underground infrastructure in Yarrabilba Drive and Wentland Avenue along with the proposed roads to be constructed as part of the RAL1 subdivisional works. All works will be undertaken in accordance with the appropriate authority and Australian Standards.

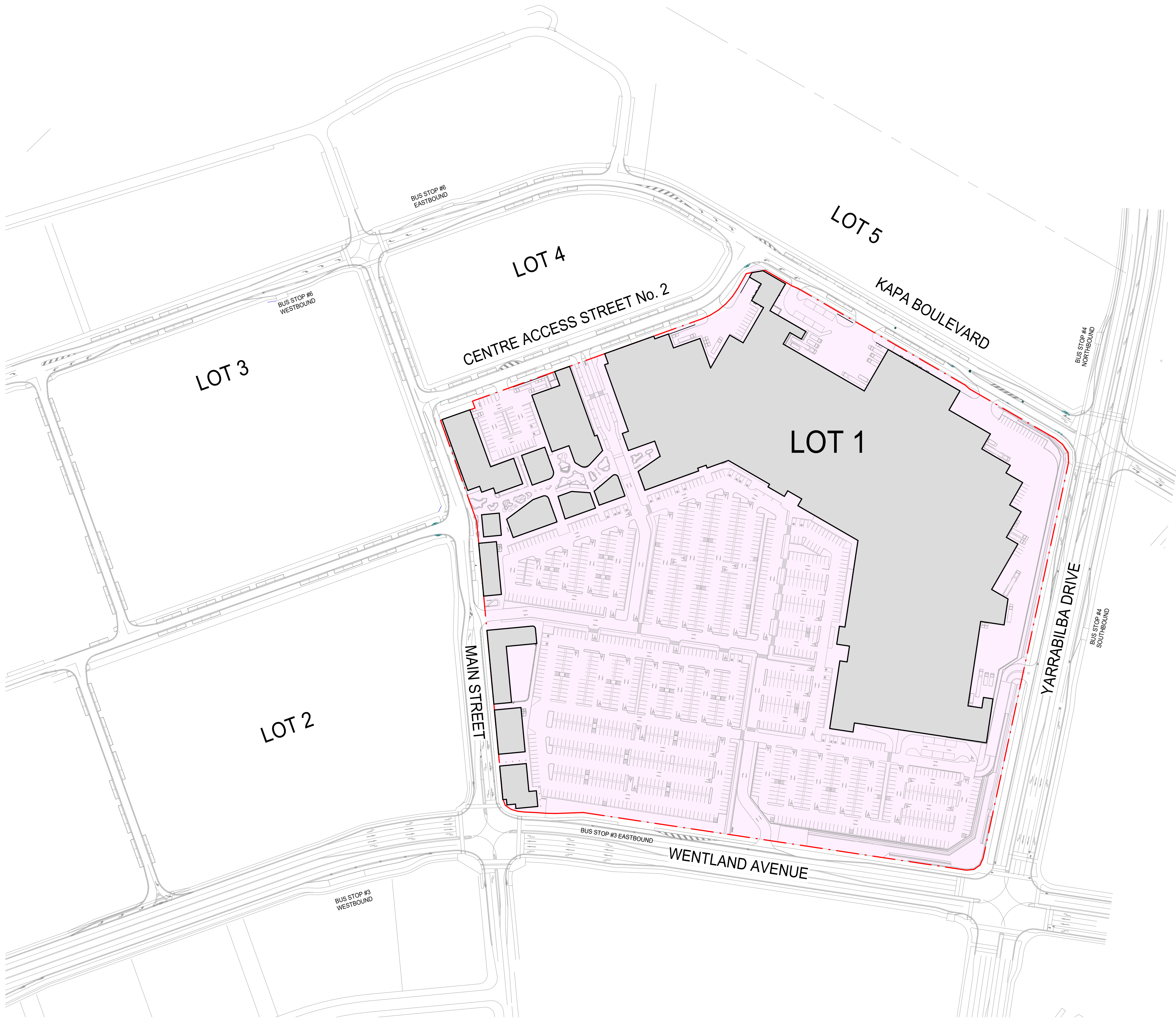
There are gas mains in close proximity to the site. If gas is required to service the development, APA can be contacted to arrange a connection to the site.

14 > Limitations of Report

MPN have prepared this report to support the Development Application for the Retail development on Lot 1 of the Yarrabilba Town Centre on land located at the corner of Yarrabilba Drive and Wentland Avenue, Yarrabilba. This report is provided for the exclusive use of Stockland for this specific project and its requirements. It should not be used by or relied upon by a third party and MPN accepts no responsibility for the use of this report by any party other than Stockland.



Appendix A. Architectural Plan



1 LOT / SITE PLAN
SCALE 1 : 1500

DEVELOPMENT STAGING TO BE IN ACCORDANCE
WITH APPROVED DOCUMENTS AND PLANS

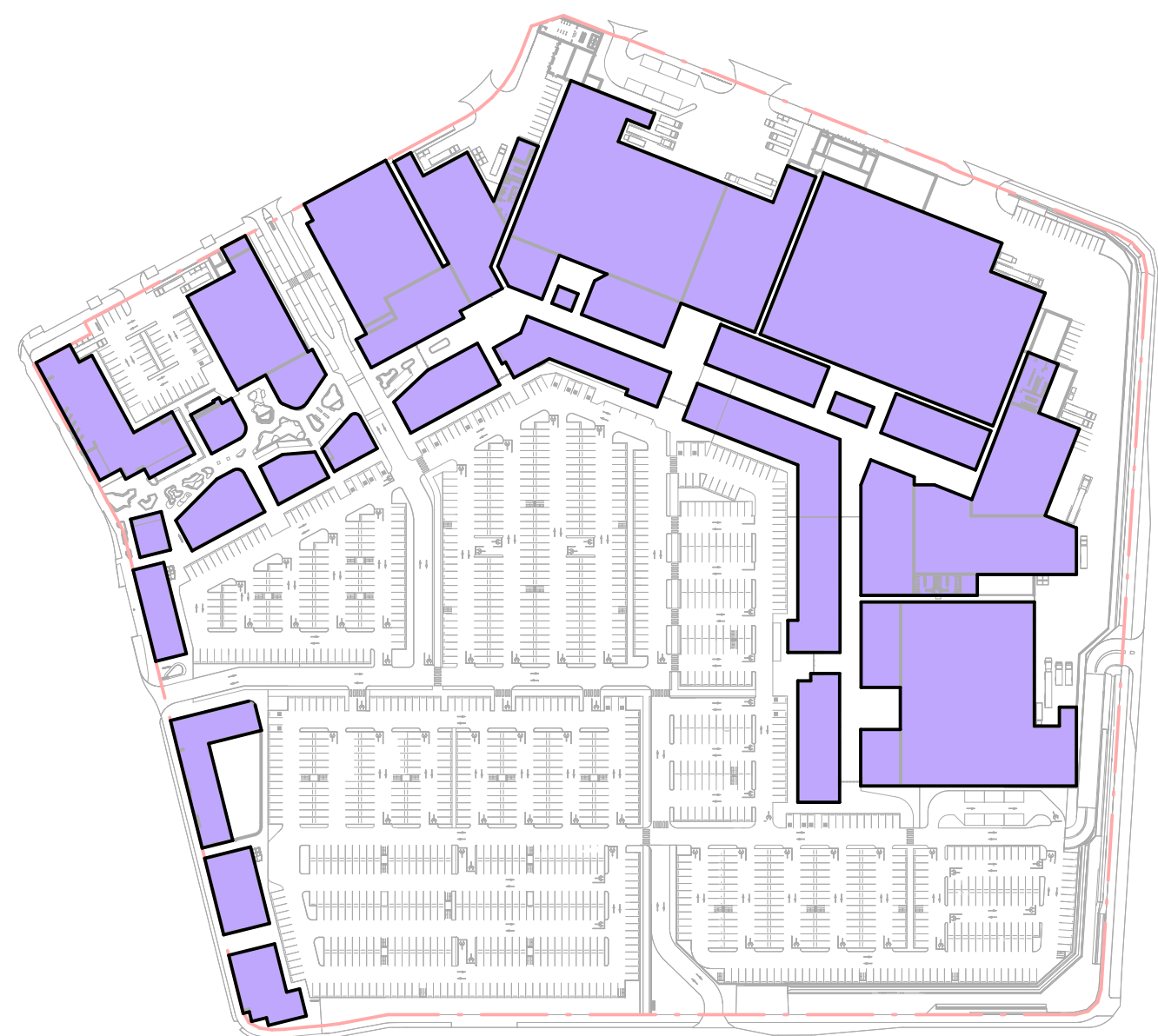
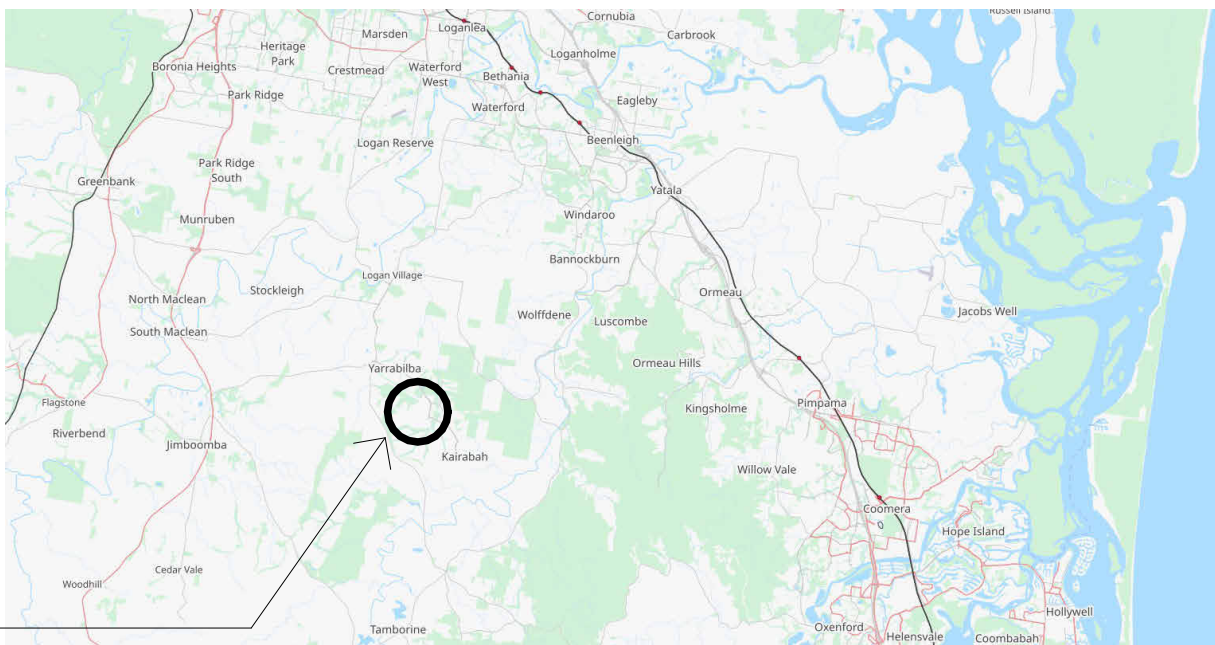
REAL PROPERTY DESCRIPTION:
LOT 1 ON SURVEY PLAN
SITE AREA: 122,938m²

AUTHORITY ASSESSMENT:
ECONOMIC DEVELOPMENT QUEENSLAND

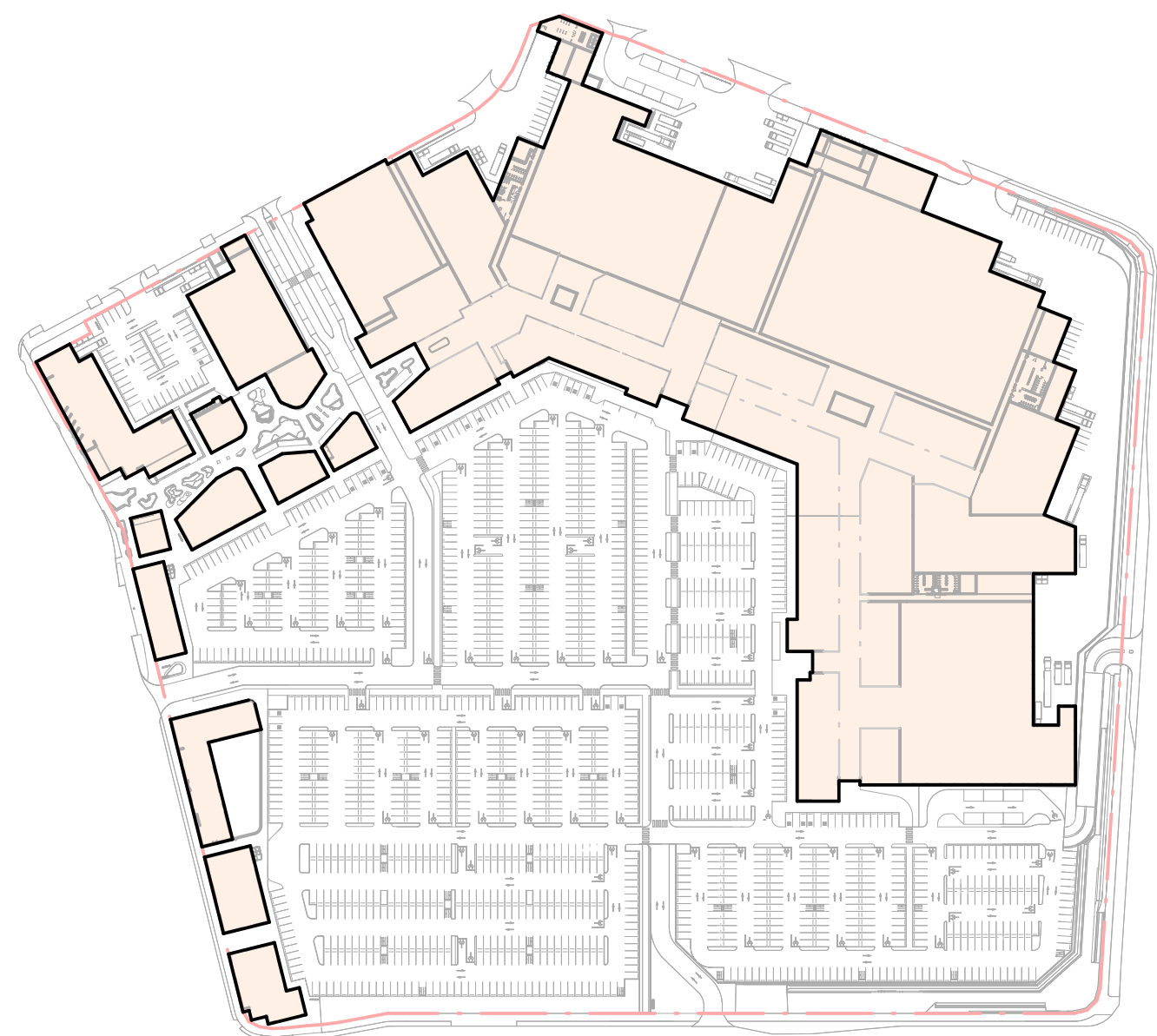
LOCAL GOVERNMENT:
LOGAN CITY COUNCIL

CONTEXT PLAN
SCALE 1 : 1

SITE LOCATION



2 GFA PLAN 38,420m² PLOT RATIO 0.3125
SCALE 1 : 2500



3 SITE COVER 45,400m² SITE COVER 36.93%
SCALE 1 : 2500



4 LANDSCAPING COVER 8,350m² 6.79%
SCALE 1 : 2500

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Project
YARRABILBA TOWN CENTRE
Yarrabilba Drive and Wentland Avenue
YARRABILBA QLD 4207

Project Number
250046

Status

Date Plotted 10/04/2026 10:11:33 PM
Scale As indicated @A1

Drawing Title
SITE PLAN

Drawing Number
AR-DA-101

Revision
A

BUCHAN

Brisbane Studio
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DEVELOPMENT SCHEDULE		
COMMERCIAL / RETAIL AREA		
GFA (EXCLUDING AMENITIES)	37,725m ²	
CAR PARKING TOTAL		
CAR PARKING BAYS	1513 BAYS	
CAR PARKING RATIO		
CARS PER 100m ²	4.01	



Rev.	Date	Description	Iss.	Appr.
A	08.04.2026	FINAL COORDINATION	KJ	MM
B	10.04.2026	DEVELOPMENT APPLICATION	KJ	MM
C	20.04.2026	DEVELOPMENT APPLICATION UPDATE	MM	MM

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Project
YARRABILBA TOWN CENTRE
Yarrabilba Drive and Wentland Avenue
YARRABILBA QLD 4207

Project Number
250046

Date Plotted 20/04/2026 8:04:18 AM
Scale As indicated @A1

Drawing Title
GROUND FLOOR PLAN

Drawing Number
AR-DA-201

BUCHAN

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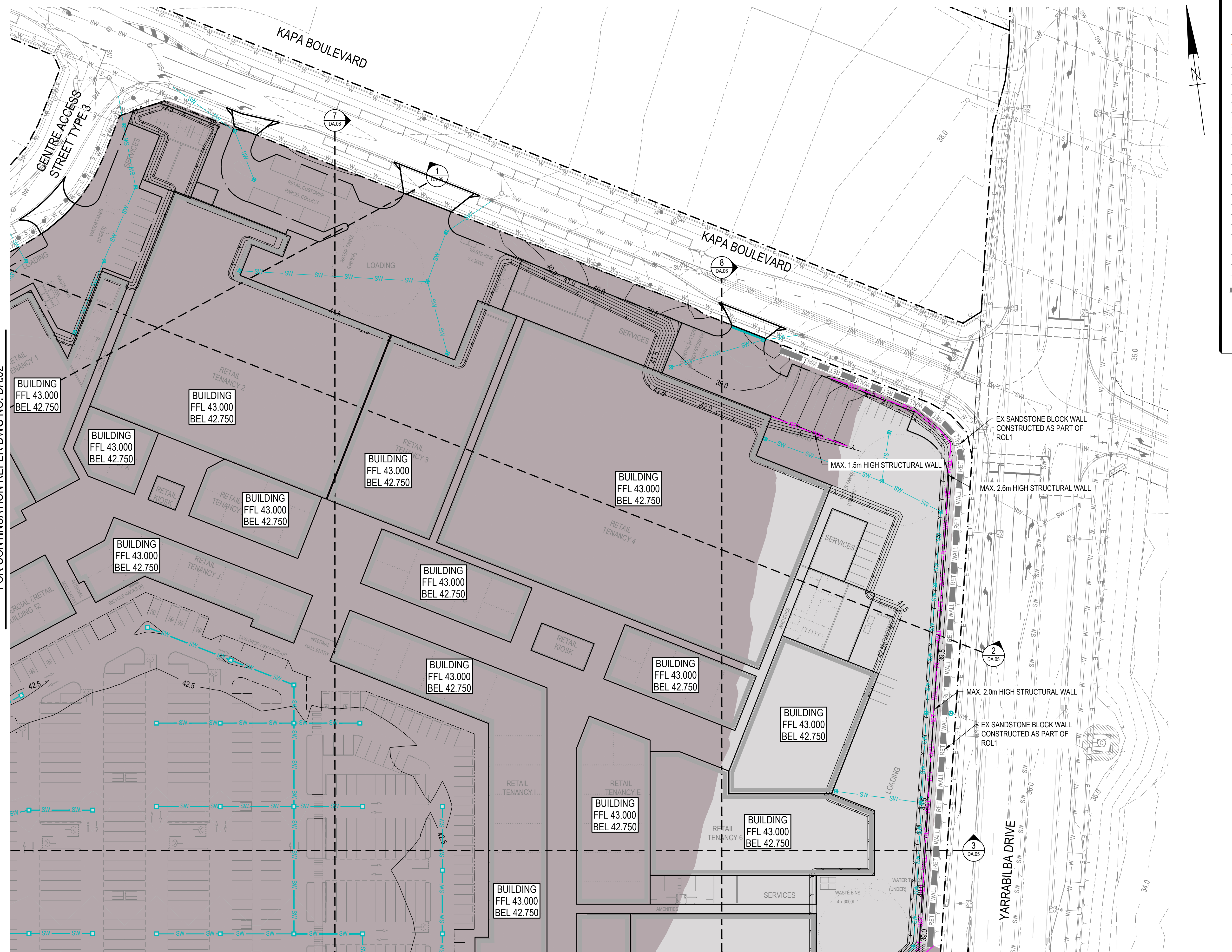
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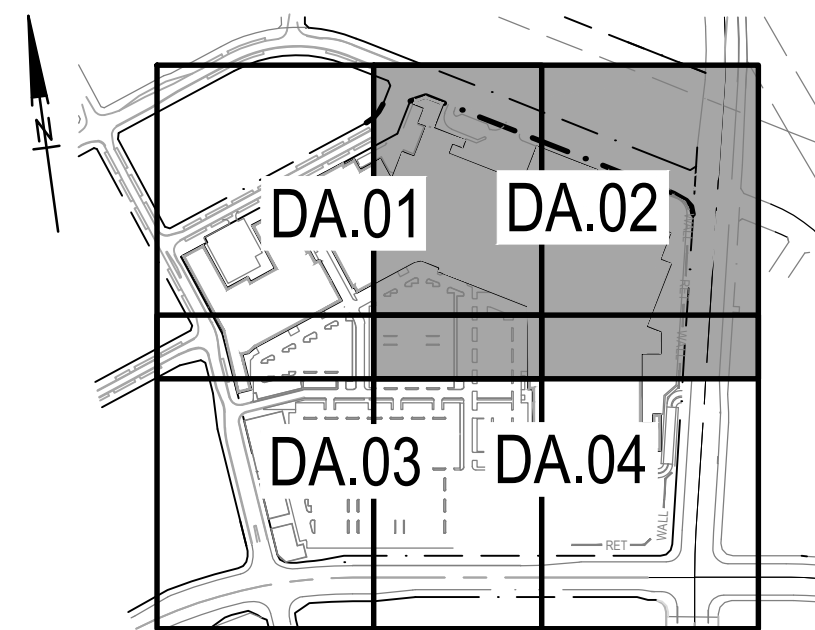


Appendix B. MPN Plans

FOR CONTINUATION REFER DWG NO. DA.02



LEGEND		
EXISTING		PROPOSED
---	PROPERTY BOUNDARY	---
---	EASEMENT BOUNDARY	---
---	CONTOUR	---
---	BUILDING	---
---	CONCRETE	---
---	EDGE OF BITUMEN	---
---	KERB	---
---	KERB AND CHANNEL	---
---	FLUSH KERB	---
---	KERB RAMP	---
---	STORM WATER MAIN	---
---	ROOFWATER	---
---	WATER MAIN	---
---	SEWER MAIN	---
---	GAS MAIN	---
---	TELECOMMUNICATIONS	---
---	OPTIC FIBRE	---
---	U/G ELECTRICITY	---
---	O/H ELECTRICITY	---
---	FENCE	---
---	TOP OF BATTER	---
---	FACE OF BATTER	---
---	TOE OF BATTER	---
---	SWALE DRAIN	---
---	RETAINING WALL	---
---	SANDSTONE BLOCK WALL (ROL1)	---
---	CUT AREA	---
---	FILL AREA	---
---	BULK EARTHWORKS LEVEL	---
---	BE 22.22	---



B	17.04.26	FOR APPROVAL	KC	LS
A	27.02.26	FOR COORDINATION	DG	LS
ISSUE DATE		AMENDMENT	BY APP	

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CLIENT: Stockland

YARRABILBA TOWN CENTRE

**YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207**

**BULK EARTHWORKS PLAN
- SHEET 2**

DESIGN:	DRAWN:	SCALE:
CHKD:	APPRD:	DATE:

mpn JOB	DRAWING No.	REV
10388	DA.02	B

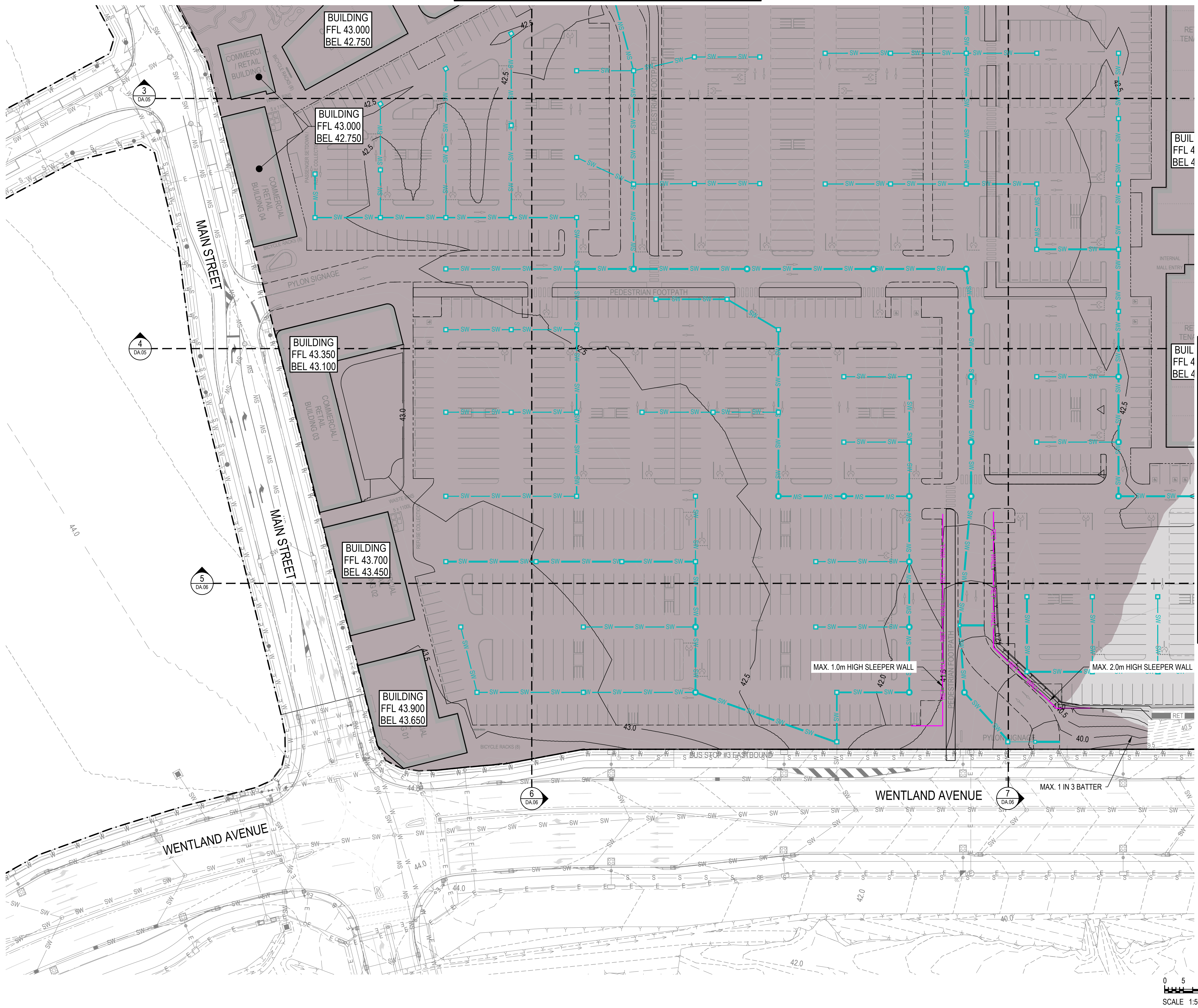
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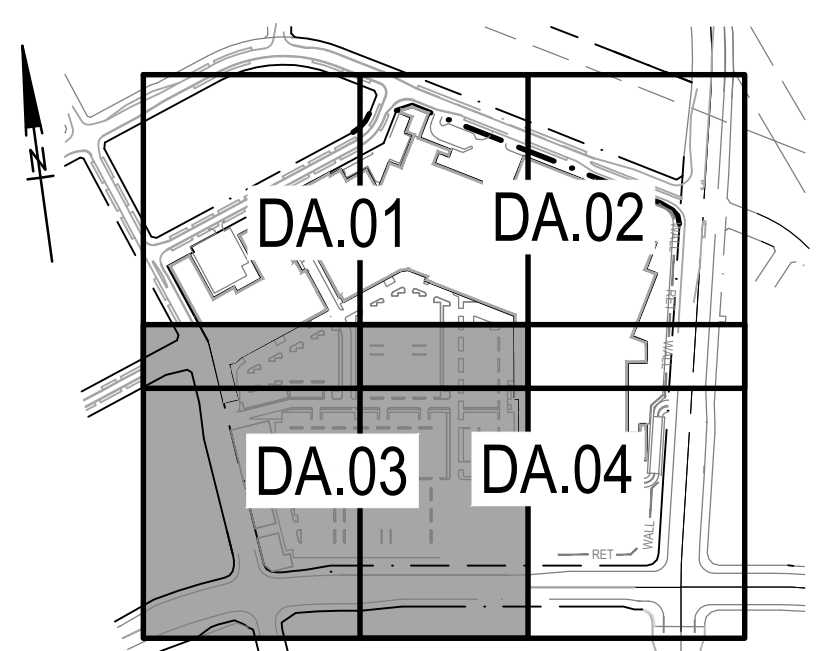
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FOR CONTINUATION REFER DWG NO. DA.04

LEGEND

EXISTING	PROPOSED
PROPERTY BOUNDARY	PROPERTY BOUNDARY
EASEMENT BOUNDARY	EASEMENT BOUNDARY
CONTOUR	CONTOUR
BUILDING	BUILDING
CONCRETE	CONCRETE
EDGE OF BITUMEN	EDGE OF BITUMEN
KERB	KERB
KERB AND CHANNEL	KERB AND CHANNEL
FLUSH KERB	FLUSH KERB
KERB RAMP	KERB RAMP
STORM WATER MAIN	STORM WATER MAIN
ROOFWATER	ROOFWATER
WATER MAIN	WATER MAIN
SEWER MAIN	SEWER MAIN
GAS MAIN	GAS MAIN
TELECOMMUNICATIONS	TELECOMMUNICATIONS
OPTIC FIBRE	OPTIC FIBRE
UG ELECTRICITY	UG ELECTRICITY
O/H ELECTRICITY	O/H ELECTRICITY
FENCE	FENCE
TOP OF BATTER	TOP OF BATTER
FACE OF BATTER	FACE OF BATTER
TOE OF BATTER	TOE OF BATTER
SWALE DRAIN	SWALE DRAIN
RETAINING WALL	RETAINING WALL
SANDSTONE BLOCK WALL (ROL1)	SANDSTONE BLOCK WALL (ROL1)
CUT AREA	CUT AREA
FILL AREA	FILL AREA
BULK EARTHWORKS LEVEL	BULK EARTHWORKS LEVEL



B	17.04.26	FOR APPROVAL	KC	LS
A	27.02.26	FOR COORDINATION	DG	LS
ISSUE	DATE	AMENDMENT	BY	APP

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CLIENT: **Stockland**

YARRABILBA TOWN CENTRE

**YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207**

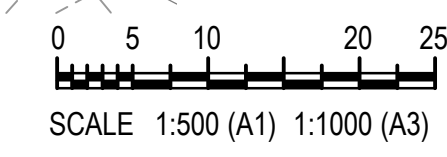
**BULK EARTHWORKS PLAN
- SHEET 3**

DESIGN:	DRAWN:	SCALE:
CHKD:	APPRD:	DATE:

mpn JOB	DRAWING No.	REV
10388	DA.03	B

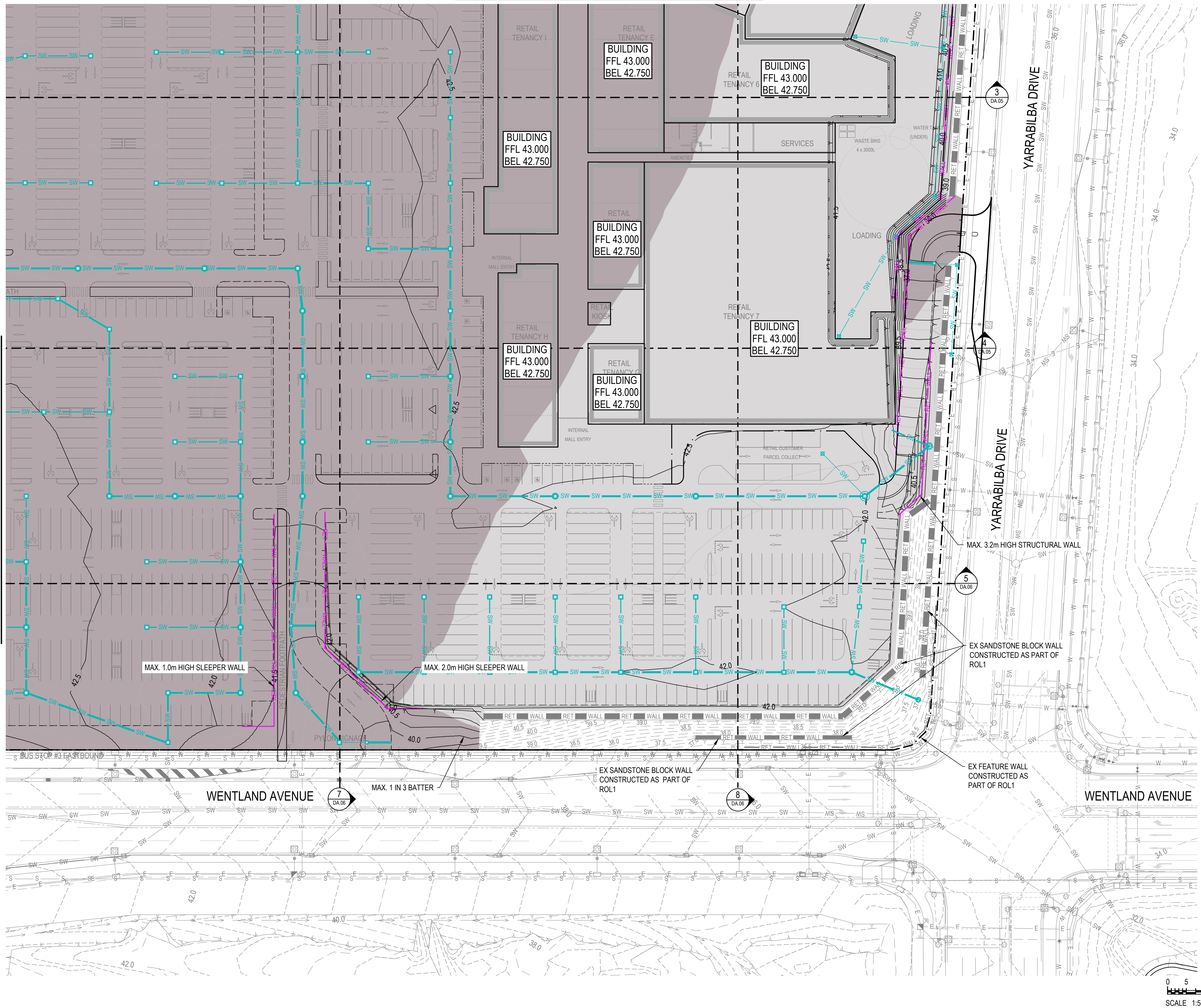
FOR APPROVAL

NOT FOR CONSTRUCTION

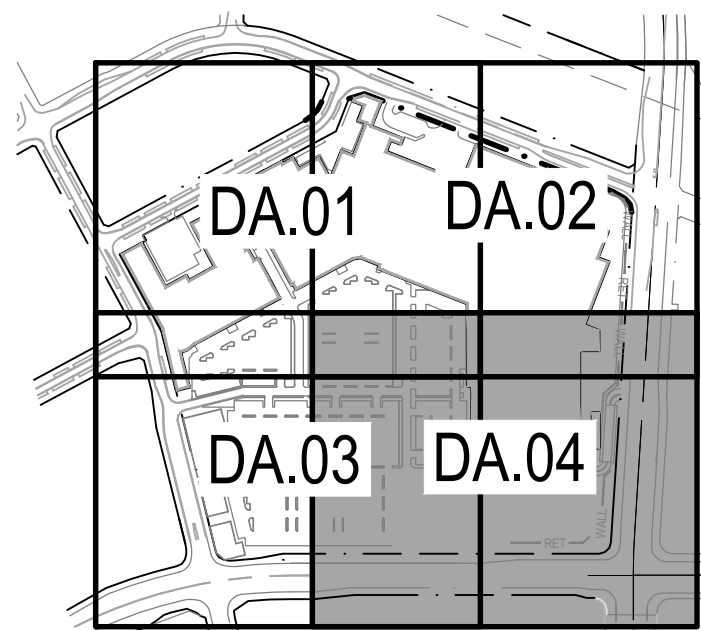


FOR CONTINUATION REFER DWG NO. DA.02

FOR CONTINUATION REFER DWG NO. DA.03



LEGEND	
EXISTING	PROPOSED
PROPERTY BOUNDARY	PROPERTY BOUNDARY
EASEMENT BOUNDARY	EASEMENT BOUNDARY
CONTOUR	CONTOUR
BUILDING	BUILDING
CONCRETE	CONCRETE
EDGE OF BITUMEN	EDGE OF BITUMEN
KERB	KERB
KERB AND CHANNEL	KERB AND CHANNEL
FLUSH KERB	FLUSH KERB
KERB RAMP	KERB RAMP
STORM WATER MAIN	STORM WATER MAIN
ROOFWATER	ROOFWATER
WATER MAIN	WATER MAIN
SEWER MAIN	SEWER MAIN
GAS MAIN	GAS MAIN
TELECOMMUNICATIONS	TELECOMMUNICATIONS
OPTIC FIBRE	OPTIC FIBRE
U/G ELECTRICITY	U/G ELECTRICITY
O/H ELECTRICITY	O/H ELECTRICITY
FENCE	FENCE
TOP OF BATTER	TOP OF BATTER
FACE OF BATTER	FACE OF BATTER
TOE OF BATTER	TOE OF BATTER
SWALE DRAIN	SWALE DRAIN
RETAINING WALL	RETAINING WALL
SANDSTONE BLOCK WALL (ROL1)	SANDSTONE BLOCK WALL (ROL1)
CUT AREA	CUT AREA
FILL AREA	FILL AREA
BULK EARTHWORKS LEVEL	BULK EARTHWORKS LEVEL



B	17.04.26	FOR APPROVAL	KC	LS
A	27.02.26	FOR COORDINATION	DG	LS
ISSUE	DATE	AMENDMENT	BY	APP
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E: solutions@mpnc.au
Level 4, Building 3,
Kings Row Office Park,
42 McDougall Street, Milton, QLD, 4064

CLIENT: Stockland

YARRABILBA TOWN CENTRE

YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207

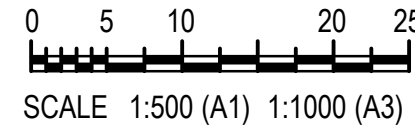
BULK EARTHWORKS PLAN
- SHEET 4

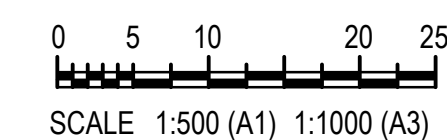
DESIGN:	DRAWN:	SCALE:
CHKD:	APPRD:	DATE:

mpn JOB	DRAWING No.	REV
10388	DA.04	B

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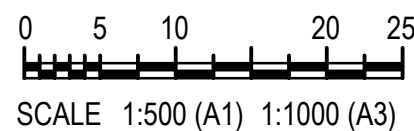
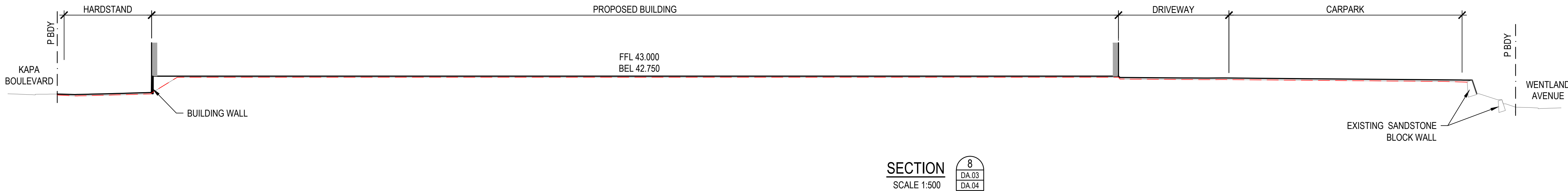
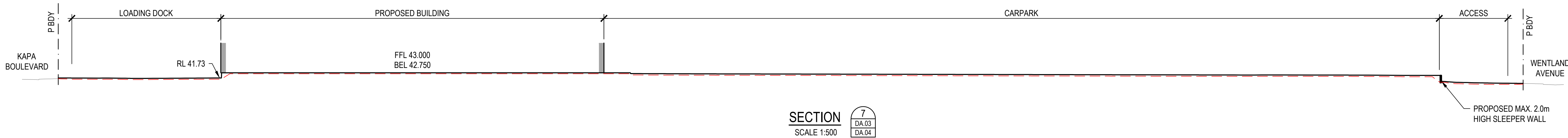
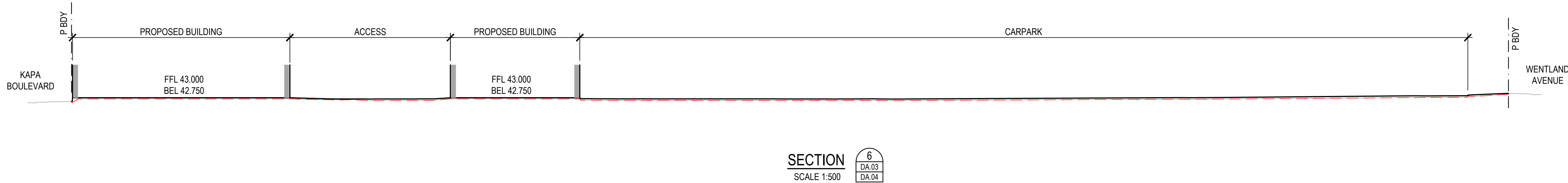
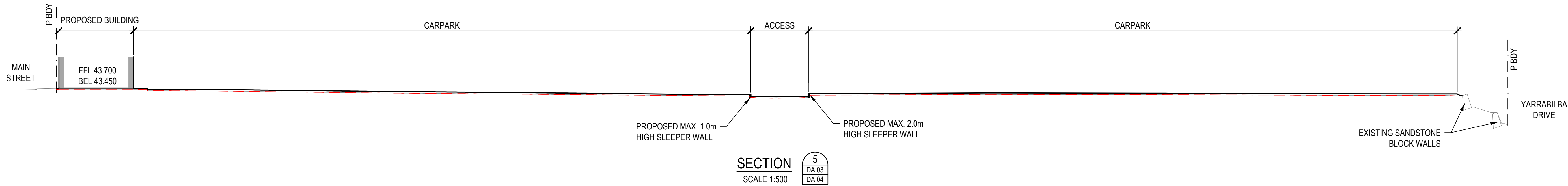


**YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207**

DESIGN: DG	DRAWN: DG	SCALES: AS SHOWN
CHKD:	APPRD:	DATE:

FOR APPROVAL

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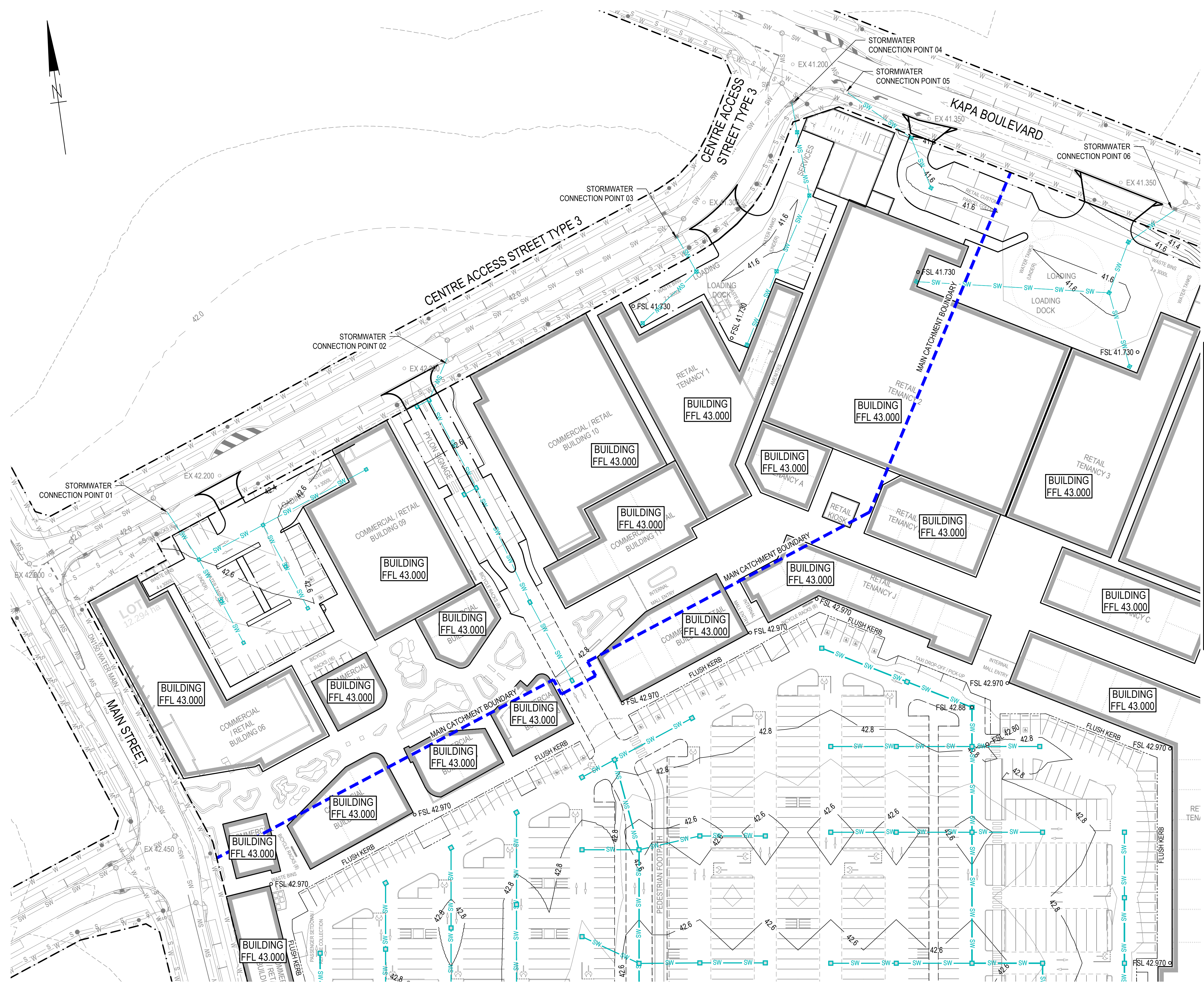
B	17.04.26	FOR APPROVAL		KC	LS
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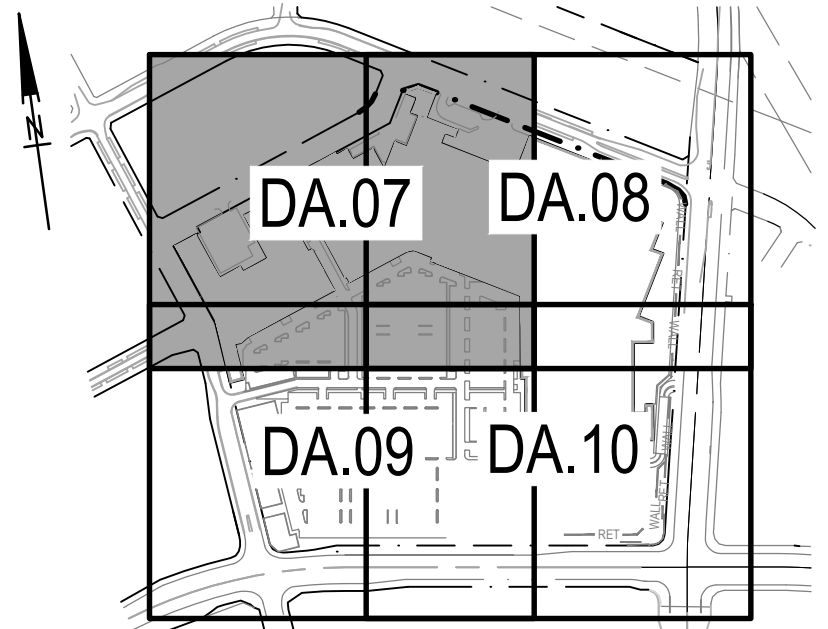
ABN: 39 062 191 799
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Level 4, Building 3,
Kings Row Office Park,
42 McDougall Street, Milton, QLD, 4064

CLIENT: Stockland		
YARRABILBA TOWN CENTRE		
YARRABILBA DRIVE AND WENTLAND AVENUE YARRABILBA QLD 4207		
BULK EARTHWORKS SECTIONS - SHEET 2		
DESIGN: DG	DRAWN: DG	SCALES: AS SHOWN
CHKD:	APPRD:	DATE:
mpn JOB	DRAWING No.	REV
10388	DA.06	B

FOR APPROVAL



EXISTING	LEGEND	PROPOSED
---	PROPERTY BOUNDARY	---
---	EASEMENT BOUNDARY	---
5.00	CONTOUR	5.00
---	BUILDING	---
---	CONCRETE	---
---	EDGE OF BITUMEN	---
---	KERB	---
---	KERB AND CHANNEL	---
---	FLUSH KERB	---
---	KERB RAMP	---
---	BOLLARD	---
SW	STORMWATER MAIN	SW
W	WATER MAIN	---
S	SEWER MAIN	---
RM	RISING MAIN	---
G	GAS MAIN	---
T	TELECOMMUNICATIONS	---
---	TOP OF BATTER	---
---	FACE OF BATTER	---
---	TOE OF BATTER	---
RET WALL	SANDSTONE BLOCK WALL (ROL1)	RET WALL
---	RETAINING WALL	RET WALL
---	MAIN CATCHMENT BOUNDARY	---
---	FINISHED SURFACE LEVEL	FSL 40.000
---	EXISTING SURFACE LEVEL	EX 40.000



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 42 McDougall Street, Milton, QLD, 4064

CLIENT: **Stockland**

YARRABILBA TOWN CENTRE

YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207

STORMWATER DRAINAGE PLAN - SHEET 1

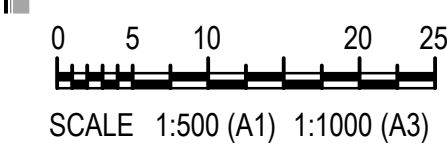
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CHKD:	APPRD:	DATE:

mpn JOB	DRAWING No.	REV
10388	DA.07	B

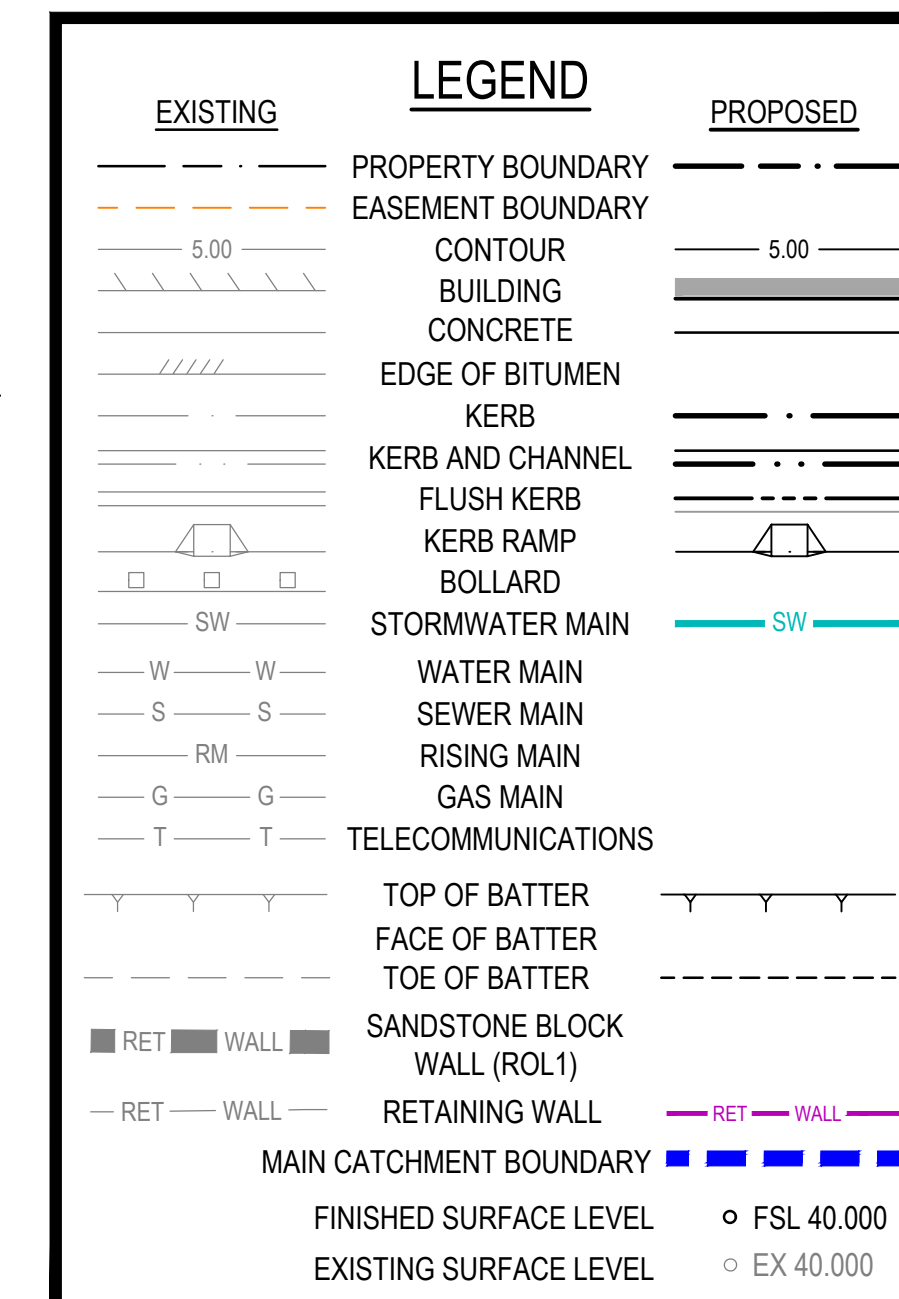
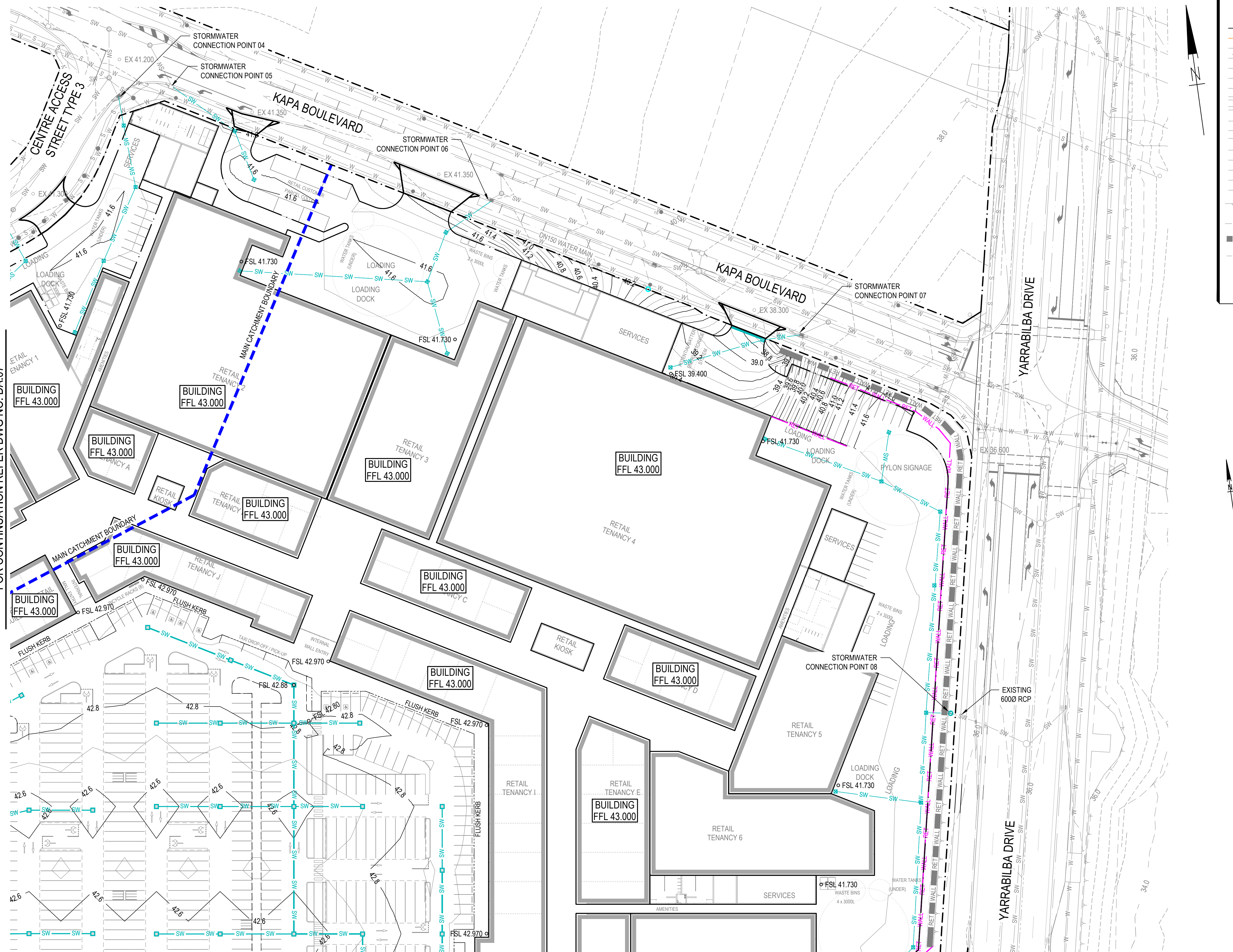
FOR APPROVAL

NOT FOR CONSTRUCTION

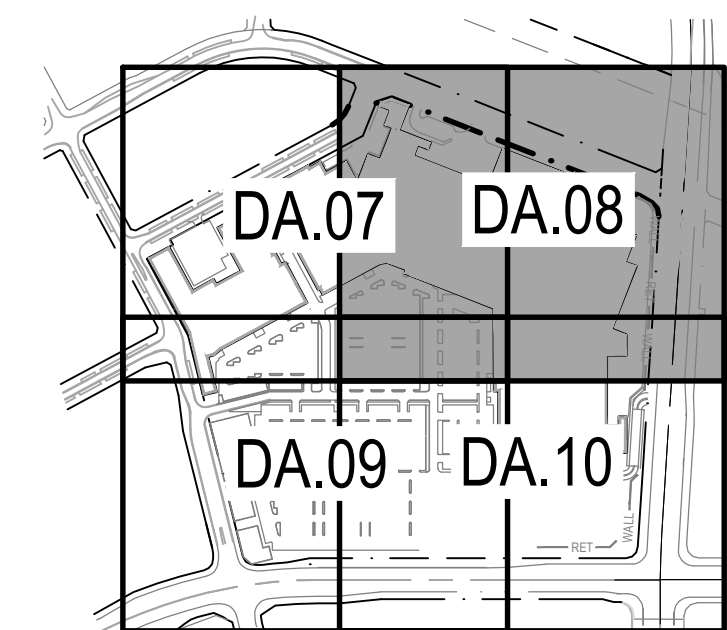
FOR CONTINUATION REFER DWG NO. DA.09



FOR CONTINUATION REFER DWG NO. DA.08



NOTE: RETAINING WALL
HEIGHTS SHOWN ON
EARTHWORKS PLANS.



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YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207

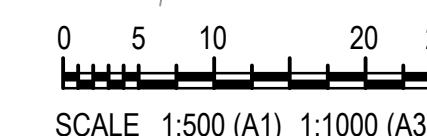
**STORMWATER DRAINAGE PLAN
- SHEET 2**

DESIGN:	DRAWN:	SCALES: AS SHOWN
CHKD:	APPRD:	DATE:

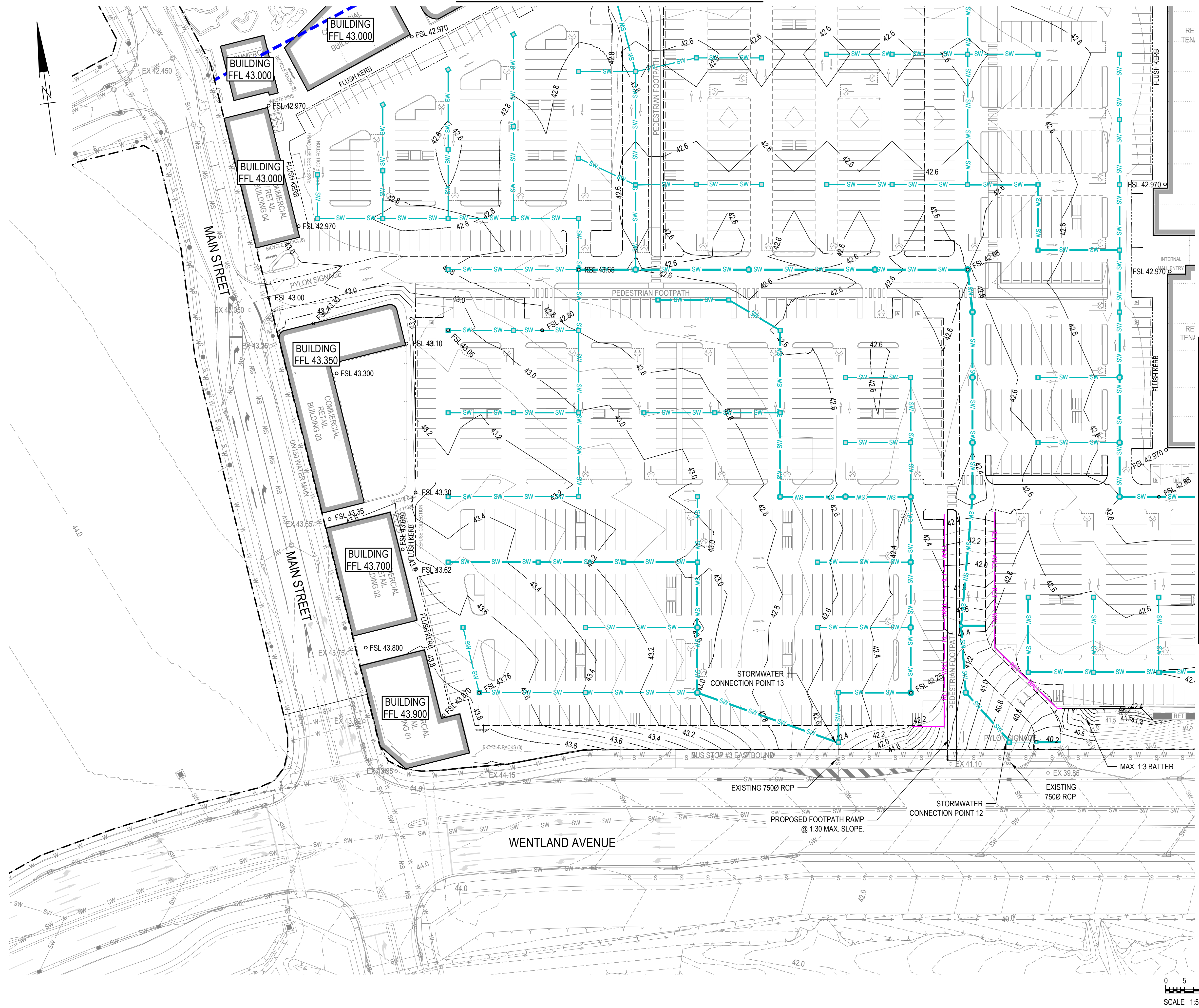
mpn JOB	DRAWING No.
10388	DA.08

FOR APPROVAL

FOR CONTINUATION REFER DWG NO. DA.10

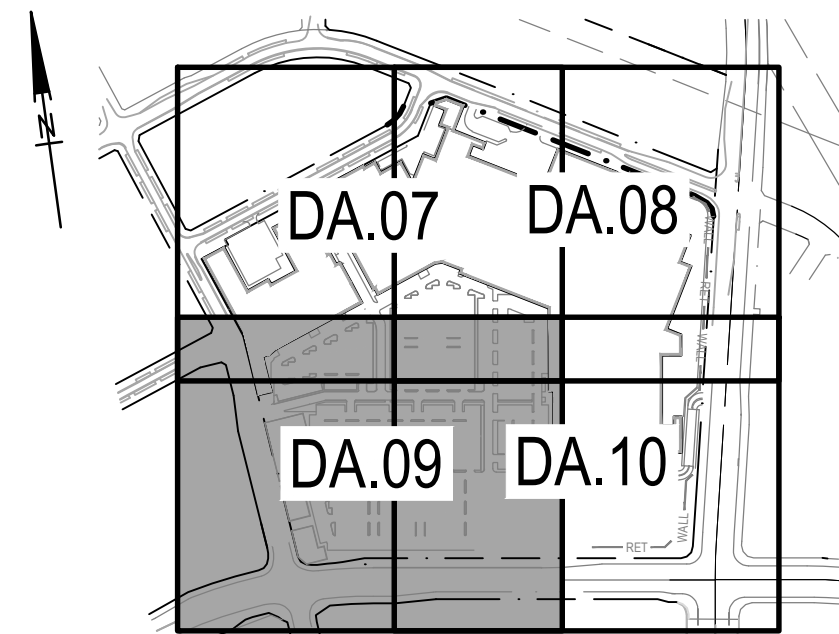


FOR CONTINUATION REFER DWG NO. DA.07



<u>EXISTING</u>	<u>LEGEND</u>	<u>PROPOSED</u>
— · — · —	PROPERTY BOUNDARY	— · — · —
— — —	EASEMENT BOUNDARY	— — —
5.00	CONTOUR	— 5.00 —
\\ \\ \\ \\	BUILDING	
\\ \\ \\ \\	CONCRETE	
\\ \\ \\ \\	EDGE OF BITUMEN	— · — · —
— · — · —	KERB	— · — · —
— · — · —	KERB AND CHANNEL	— · — · —
— · — · —	FLUSH KERB	— · — · —
	KERB RAMP	
	BOLLARD	
SW	STORMWATER MAIN	SW
— W — W —	WATER MAIN	
— S — S —	SEWER MAIN	
— RM —	RISING MAIN	
— G — G —	GAS MAIN	
— T — T —	TELECOMMUNICATIONS	
Y Y Y	TOP OF BATTER	Y Y Y
— — —	FACE OF BATTER	— — —
— — —	TOE OF BATTER	- - - - -
RET WALL	SANDSTONE BLOCK WALL (ROL1)	
— RET — WALL —	RETAINING WALL	RET WALL
	MAIN CATCHMENT BOUNDARY	
	FINISHED SURFACE LEVEL	○ FSL 40.000
	EXISTING SURFACE LEVEL	○ EX 40.000

NOTE: RETAINING WALL
HEIGHTS SHOWN ON
EARTHWORKS PLANS.



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CLIENT:  **Stockland**

YARRABILBA TOWN CENTRE

YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207

STORMWATER DRAINAGE PLAN
- SHEET 3

DESIGN:	DRAWN:	SCALES: AS SHOWN
CHKD:	APPRD:	DATE:

mpn JOB	DRAWING No.	REV
10388	DA.09	B

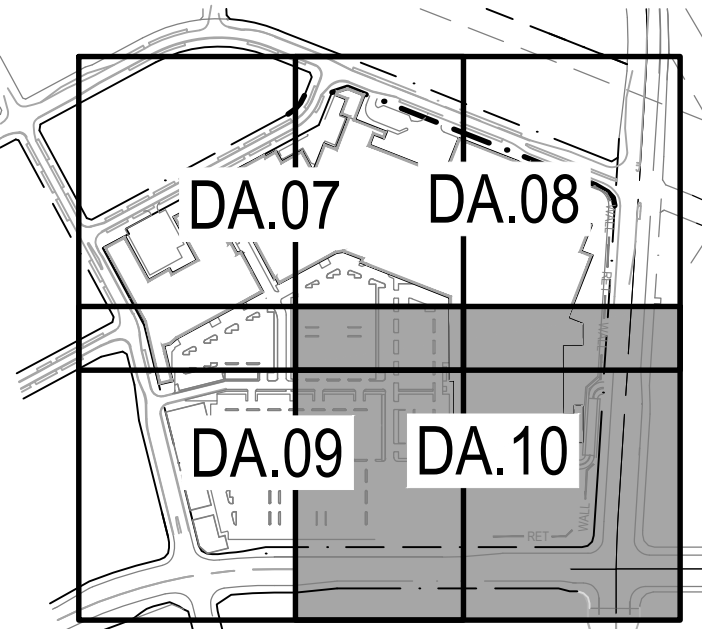
FOR APPROVAL

5
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This technical site plan illustrates the proposed development and its integration with the surrounding infrastructure. Key features include:

- Buildings and Retail Tenancies:** Several buildings are shown with their Finished Floor Levels (FFL) at 43.000 and 42.970. Retail tenancies A through H are designated, along with a retail kiosk and services area.
- Stormwater Management:** The plan details stormwater connection points 09 through 13, including existing and proposed structures. It also shows the removal of an existing pit and the decommissioning of a stormwater connection.
- Access and Pathways:** A pedestrian footpath and a proposed footpath ramp (1:30 max. slope) are shown, along with a bus stop #3 eastbound.
- Infrastructure and Surroundings:** The site is bordered by Wentland Avenue to the south and Yarrabilba Drive to the east. Existing and proposed kerbs, flush kerbs, and a pylon sign are also indicated.
- Elevation and Contours:** The plan includes numerous spot heights and contour lines to define the site's topography and drainage patterns.

NOTE: RETAINING WALL
HEIGHTS SHOWN ON
EARTHWORKS PLANS.



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YARRABILBA TOWN CENTRE			
YARRABILBA DRIVE AND WENTLAND AVENUE YARRABILBA QLD 4207			
STORMWATER DRAINAGE PLAN - SHEET 4			
DESIGN:	DRAWN:	SCALES:	AS SHOWN
CHKD:	APPD:	DATE:	
mpn JOB	DRAWING No.		REV
10388	DA.10		B
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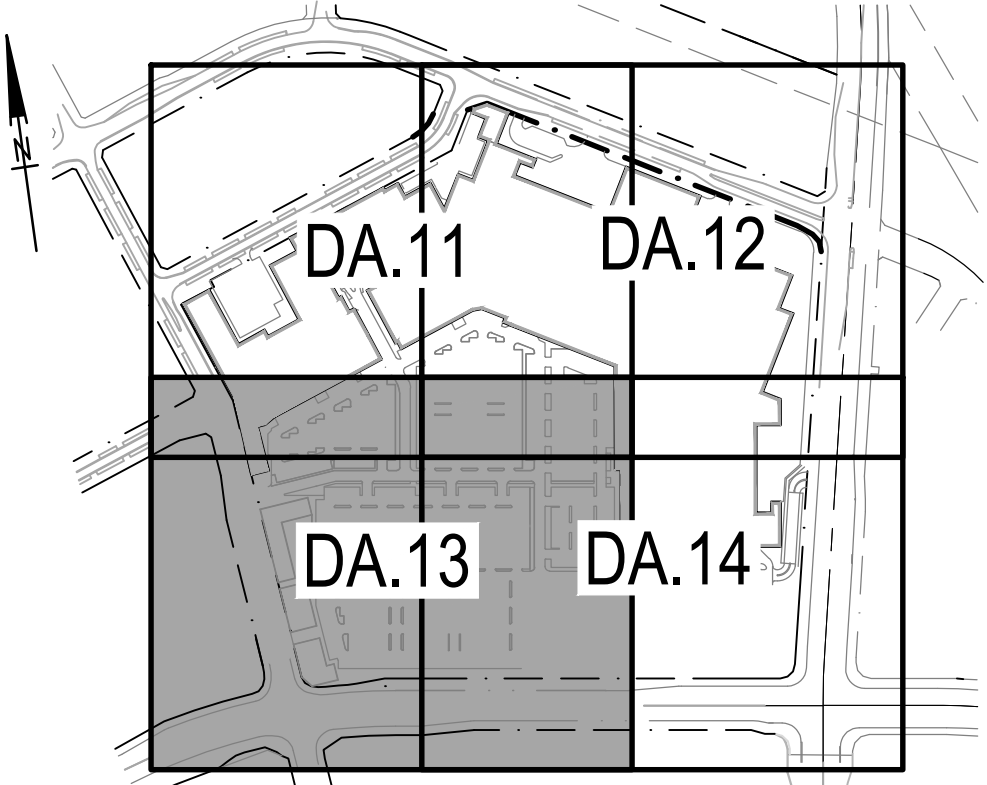
FOR CONTINUATION REFER DWG NO. DA.11



LEGEND

EXISTING	PROPOSED
--- PROPERTY BOUNDARY	--- EASEMENT BOUNDARY
--- 5.00	--- CONTOUR
--- BUILDING	--- CONCRETE
--- EDGE OF BITUMEN	--- KERB
--- KERB AND CHANNEL	--- FLUSH KERB
--- KERB RAMP	--- BOLLARD
--- SW	--- STORM WATER MAIN
--- W	--- WATER MAIN
--- S	--- SEWER MAIN
--- RM	--- RISING MAIN
--- G	--- GAS MAIN
--- T	--- TELECOMMUNICATIONS
--- TOP OF BATTER	--- FACE OF BATTER
--- TOE OF BATTER	---
--- RET. WALL	--- SANDSTONE BLOCK WALL
--- RET. WALL	--- RET. WALL
---	--- SEWER CATCHMENT BOUNDARY

FOR CONTINUATION REFER DWG NO. DA.14



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YARRABILBA TOWN CENTRE

YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207

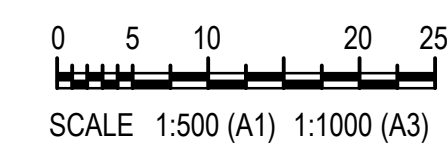
**SERVICES CONNECTION PLAN
- SHEET 3**

DESIGN:	DRAWN:	SCALE:
CHKD:	APPRD:	DATE:

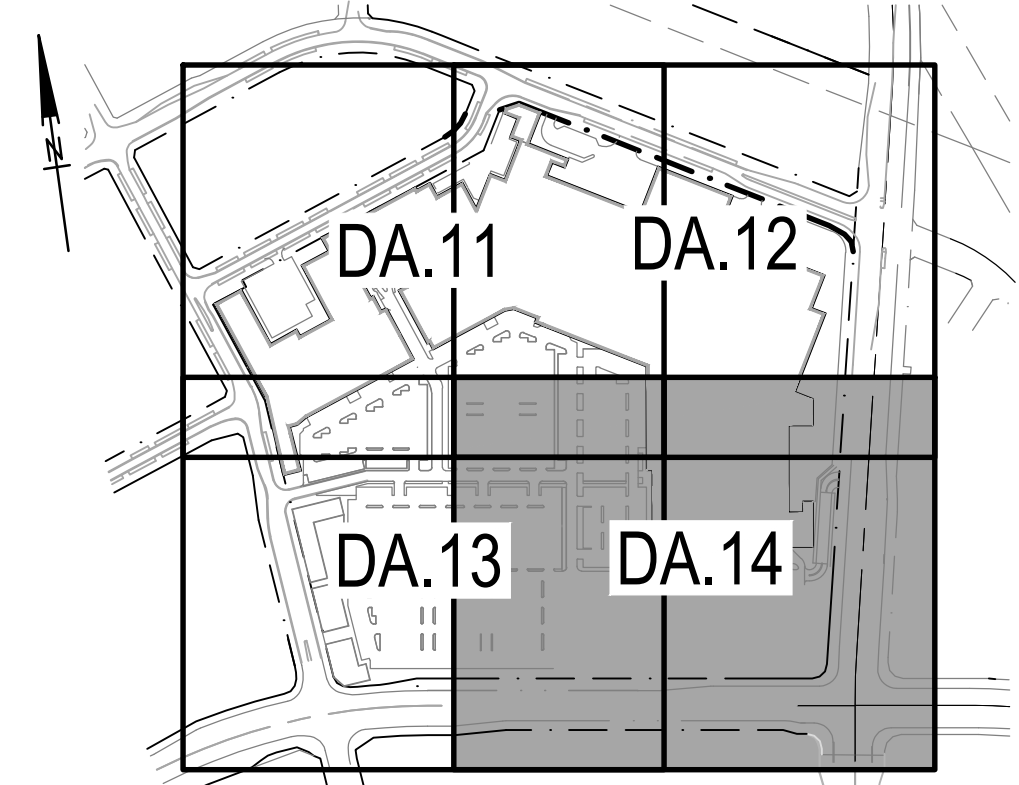
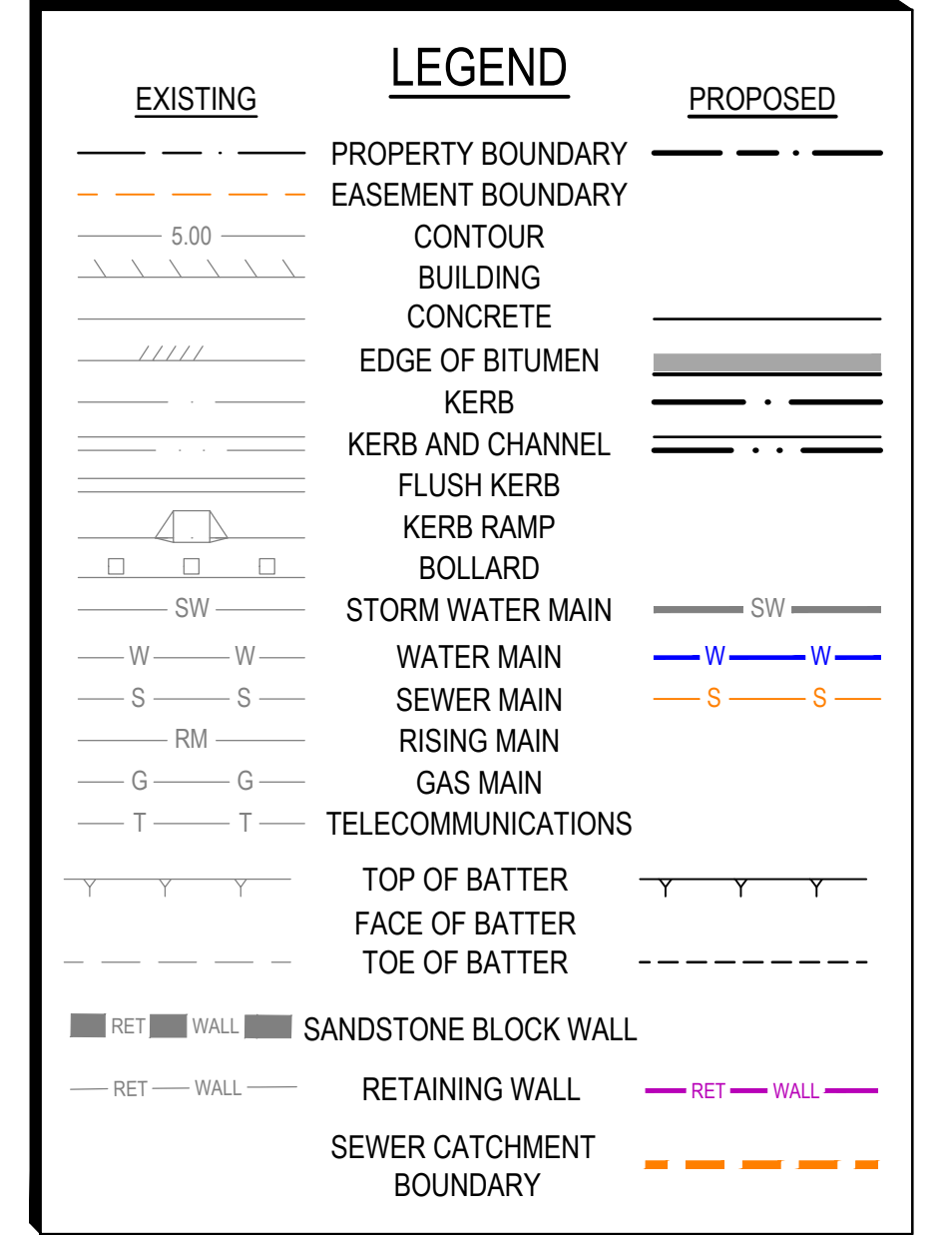
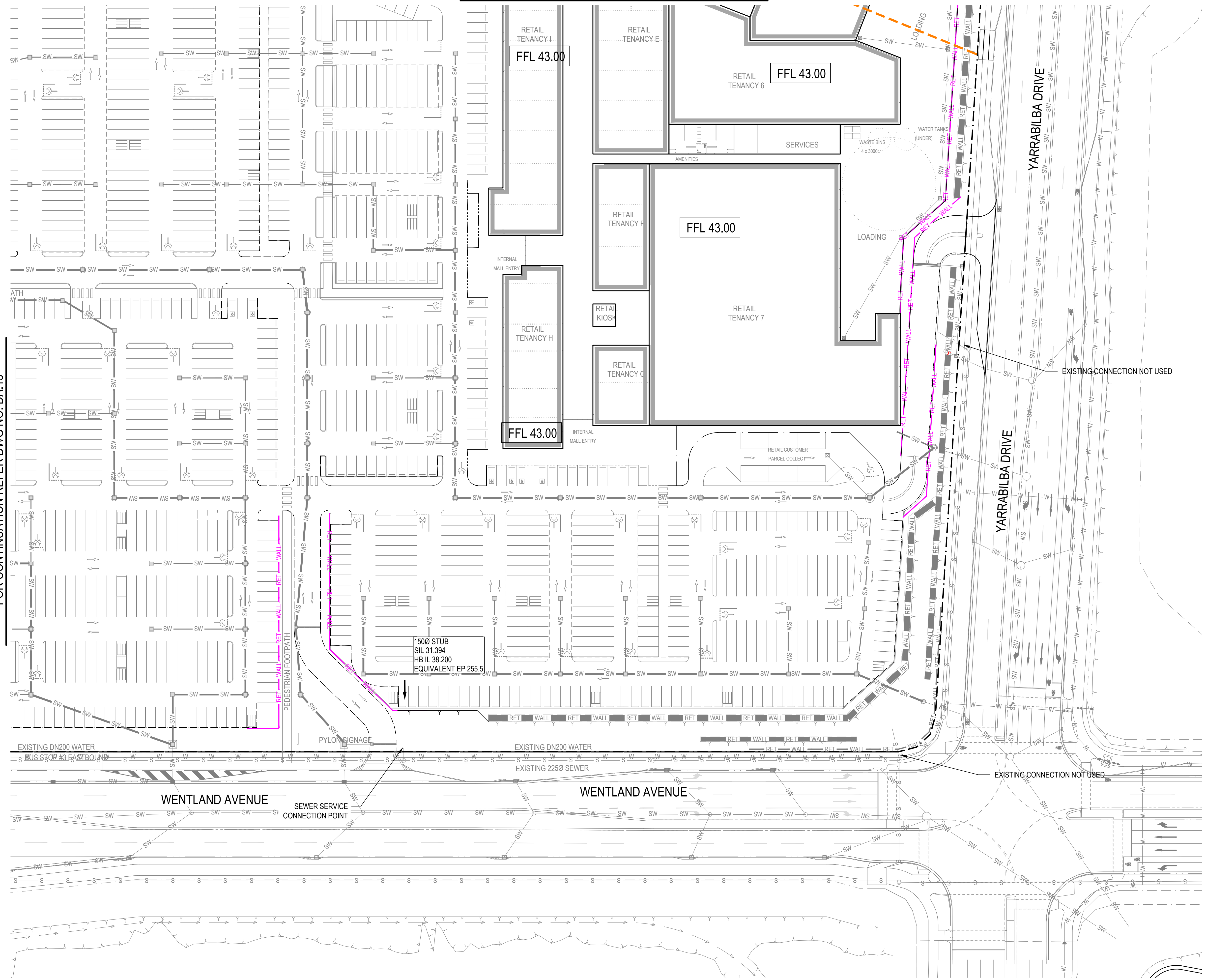
mpn JOB	DRAWING No.	REV
10388	DA.13	B

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FOR CONTINUATION REFER DWG NO. DA.12



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YARRABILBA TOWN CENTRE

**YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207**

SERVICES CONNECTION PLAN
- SHEET 4

DESIGN:	DRAWN:	SCALES: AS SHOWN
CHKD:	APPRD:	DATE:

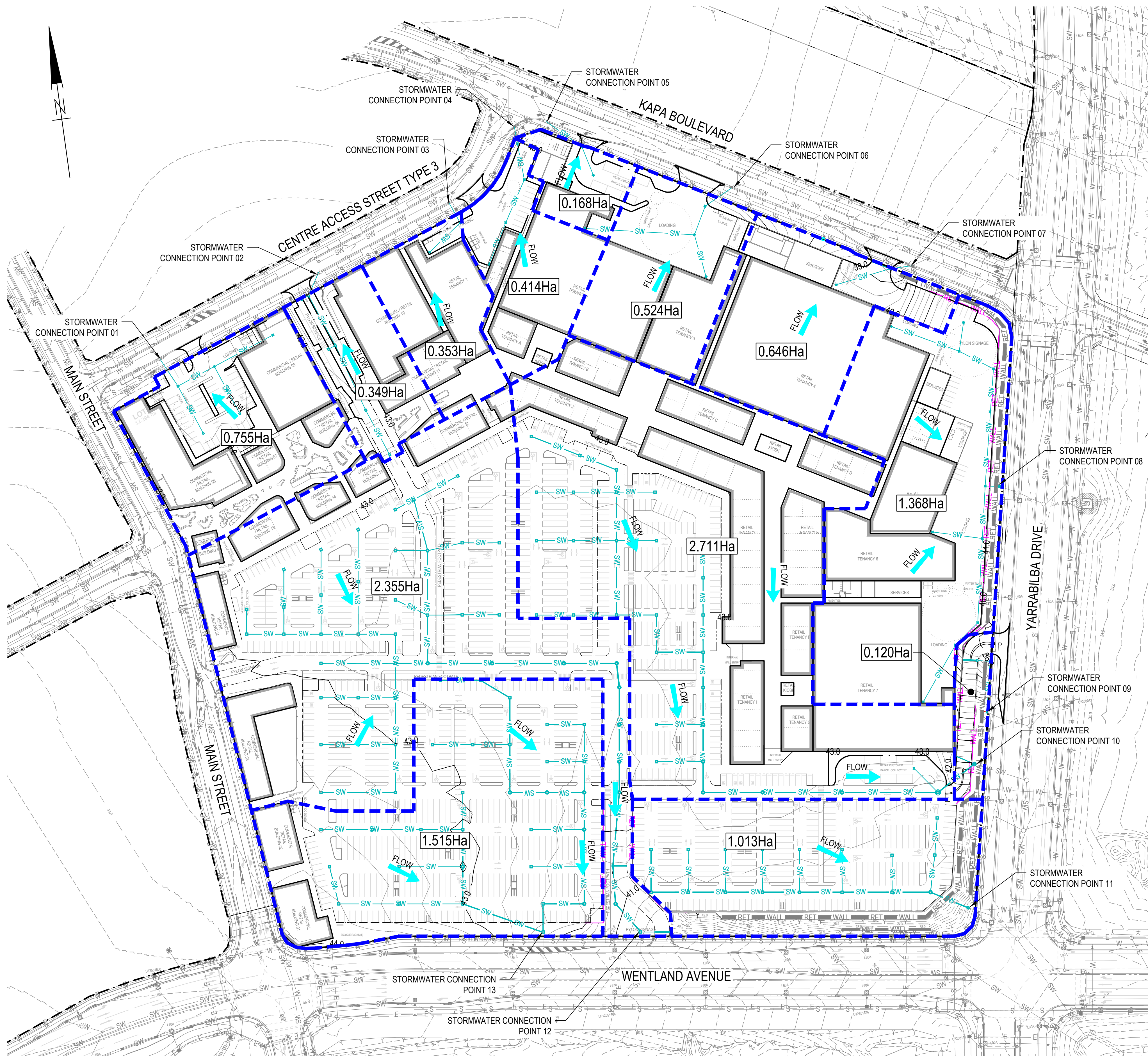
mpn JOB	DRAWING No.	REV
10388	DA.14	B

FOR APPROVAL

FOR CONTINUATION REFER DWG NO. DA.13

NOT FOR CONSTRUCTION

0 5 10 20 25
SCALE 1:500 (A1) 1:1000 (A3)



EXISTING

PROPOSED

PROPERTY BOUNDARY

EASEMENT BOUNDARY

5.00

CONTOUR

BUILDING

CONCRETE

EDGE OF BITUMEN

KERB

KERB AND CHANNEL

FLUSH KERB

KERB RAMP

BOLLARD

SW

W

W

S

S

RM

G

G

T

T

TELECOMMUNICATIONS

TOP OF BATTER

FACE OF BATTER

TOE OF BATTER

RET WALL

SANDSTONE BLOCK WALL

RET WALL

RETAINING WALL

CATCHMENT BOUNDARY

CATCHMENT AREA

1.368Ha

FLOW DIRECTION

SW

FLOW

LEGEND

5.00

SW

W

W

S

S

RM

G

G

T

T

TELECOMMUNICATIONS

TOP OF BATTER

FACE OF BATTER

TOE OF BATTER

RET WALL

SANDSTONE BLOCK WALL

RET WALL

RETAINING WALL

CATCHMENT BOUNDARY

CATCHMENT AREA

1.368Ha

FLOW DIRECTION

SW

FLOW

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CLIENT: Stockland

YARRABILBA TOWN CENTRE

YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207

STORMWATER CATCHMENT PLAN

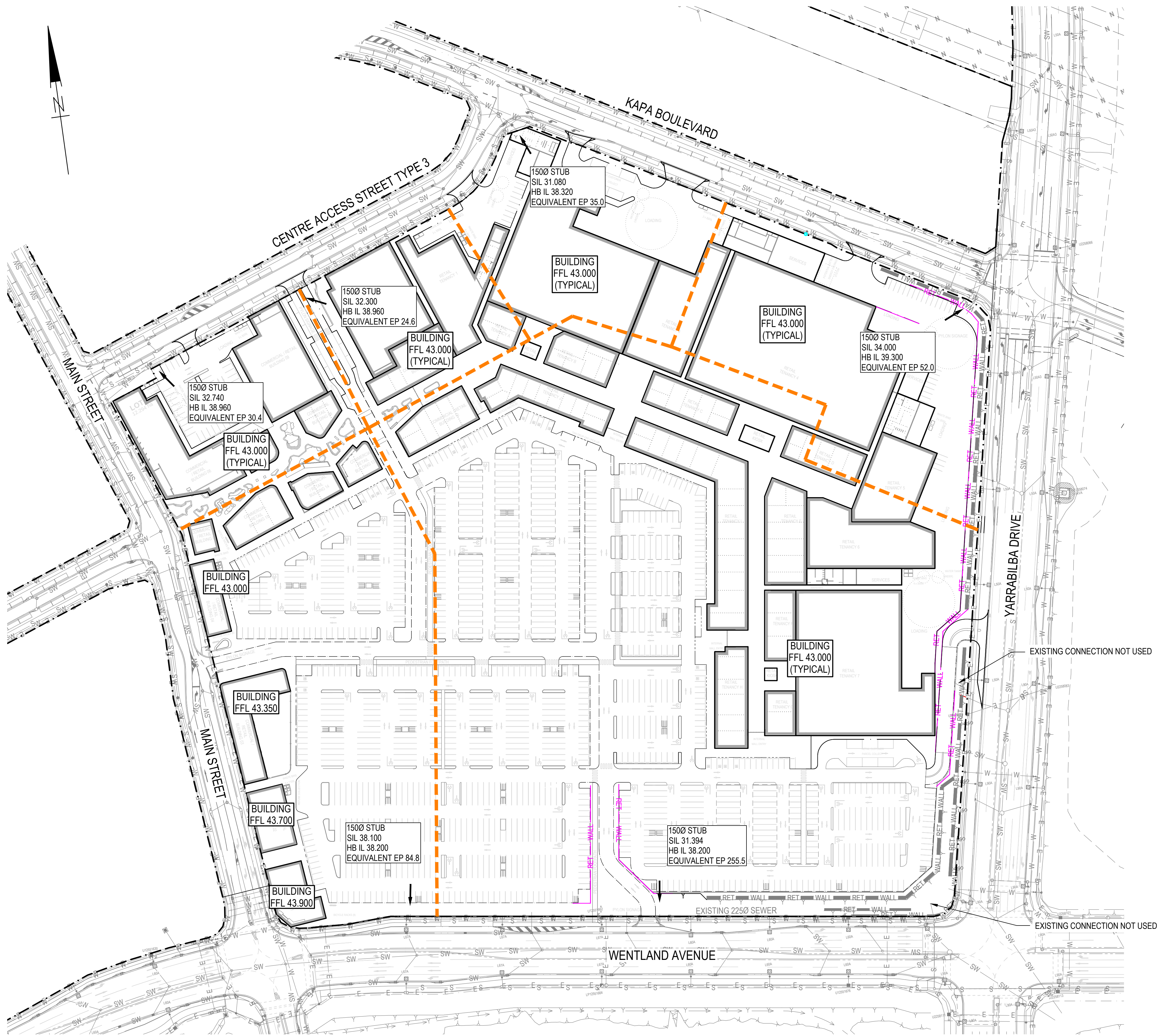
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CHKD:	APPRD:	DATE:

mpn JOB	DRAWING No.	REV
10388	DA.15	B

FOR APPROVAL

0 10 20 30 40 50
SCALE 1:1000 (A1) 1:2000 (A3)

NOT FOR CONSTRUCTION



LEGEND

- S — S — S — EXISTING SEWER MAIN
- S — S — S — PROPOSED SEWER MAIN DN150
- S — S — S — PROPOSED SEWER MAIN DN225
- S — S — S — PROPOSED CATCHMENT BDY

SIL - MINIMUM GRADE ON SEWER
HBIL - LOT CONTROL IL

NOTES
SEWER EP VALUES ARE THE HIGHEST EXPECTED VALUES FOR THE DEVELOPMENT

NOTES
SEWER MAIN INVERT LEVELS HAVE BEEN OBTAINED BY GRADING SEWER MAIN FROM DOWNSTREAM INVERT AT MINIMUM GRADE UPSTREAM.
ALL LOTS CONTROLLED AT 1 IN 60 GRADE
SEWER DN150 UNLESS NOTED OTHERWISE

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YARRABILBA TOWN CENTRE

**YARRABILBA DRIVE AND WENTLAND AVENUE
YARRABILBA QLD 4207**

**PROPOSED SEWERAGE
NETWORK PLAN**

DESIGN:	DRAWN:	SCALES:	AS SHOWN
CHKD:	APPRD:	DATE:	

mpn JOB	DRAWING No.	REV
10388	DA.16	A

FOR APPROVAL

0 10 20 30 40 50
SCALE 1:1000 (A1) 1:2000 (A3)

NOT FOR CONSTRUCTION



Appendix C. NBN BYDA Plans

To: Lachlan Stephenson
Phone: Not Supplied
Fax: Not Supplied
Email: lachlanstephenson@mpnc.au

Dial before you dig Job #:	53349717	
Sequence #	274087453	
Issue Date:	05/06/2026	
Location:	Lot 7003 Yarrabilba Drive , Yarrabilba , QLD , 4207	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

1	7	13	19
2	8	14	20
3	9	15	21
4	10	16	22
5	11	17	23
6	12	18	24



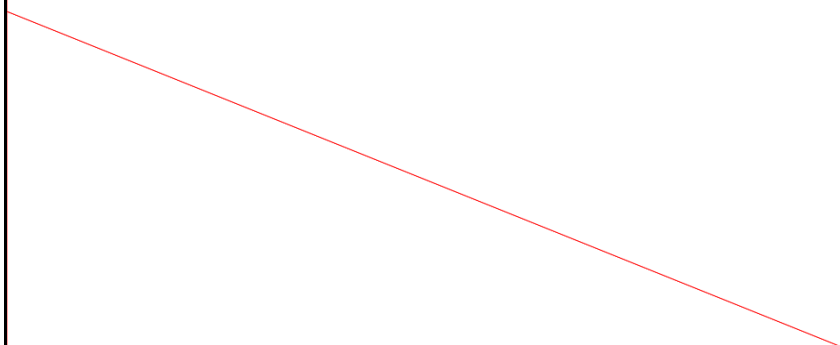
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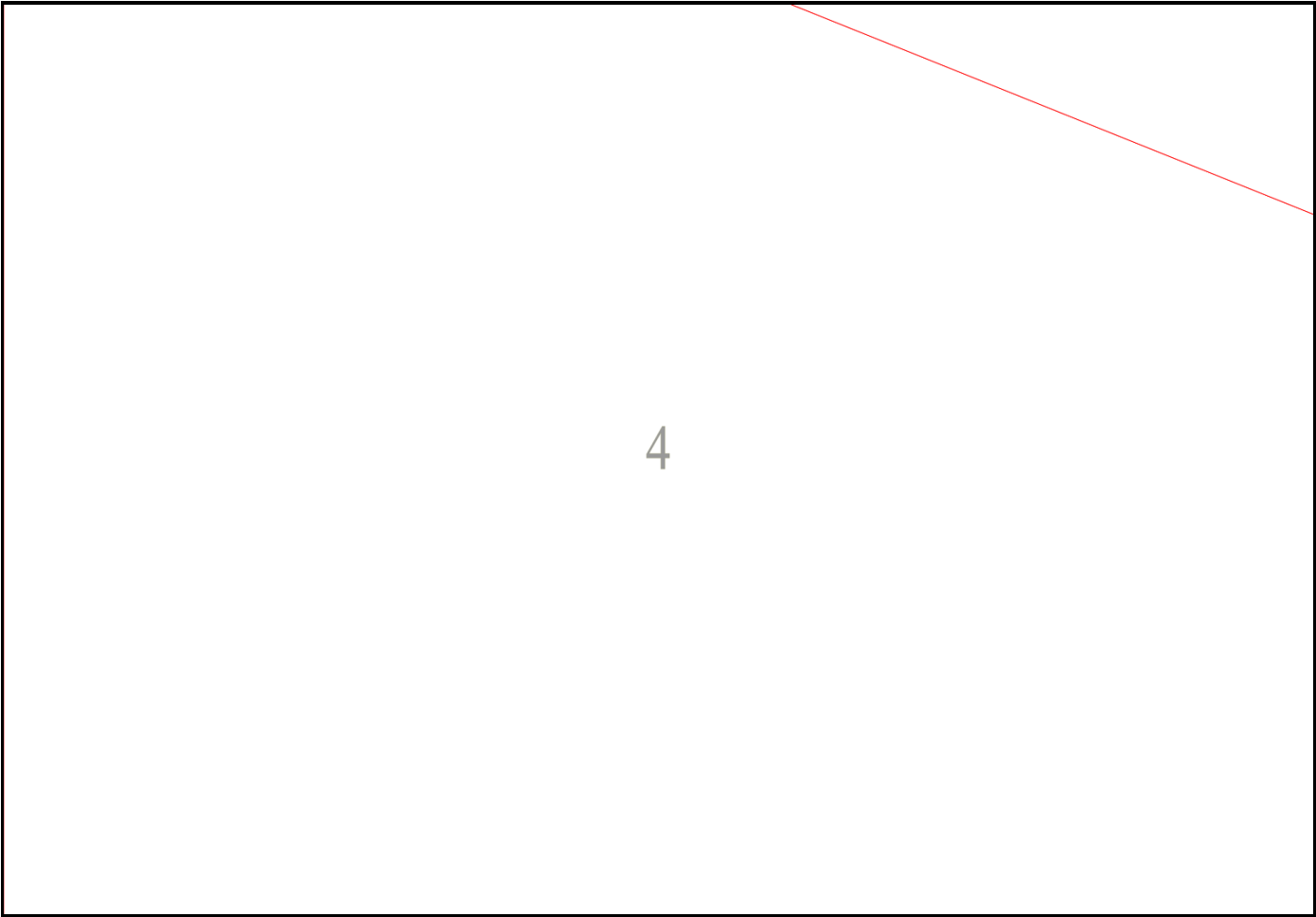


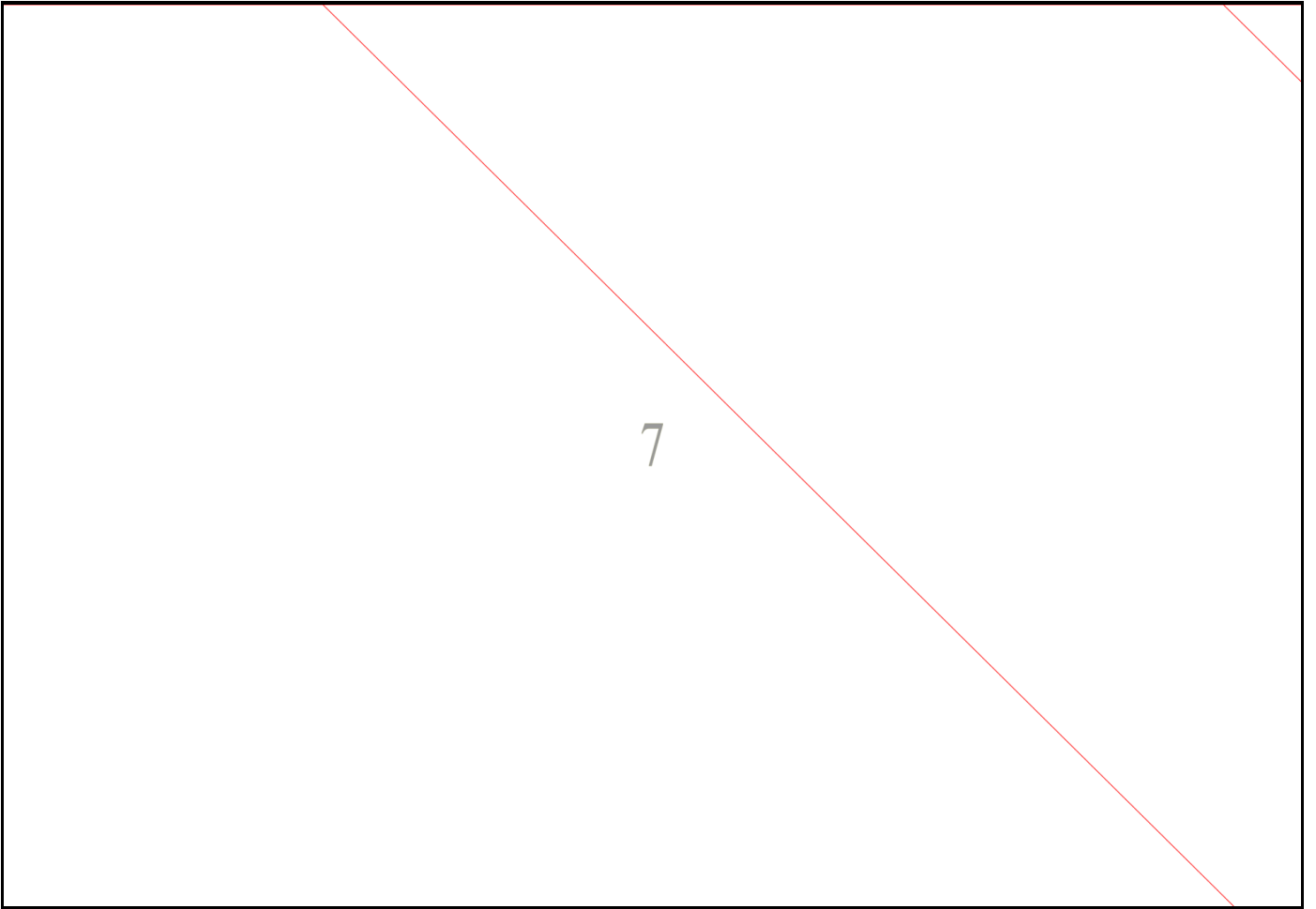
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m

1

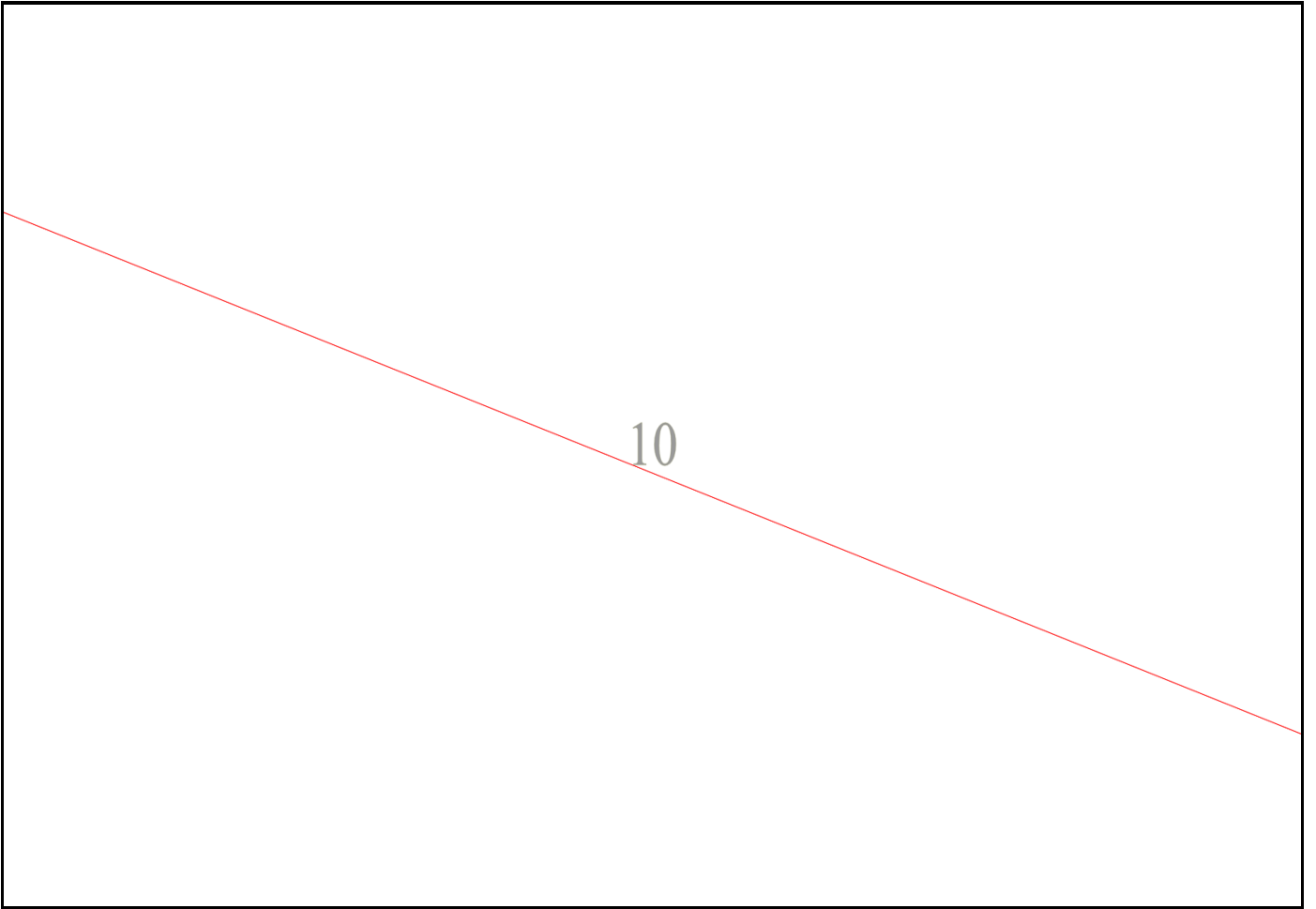
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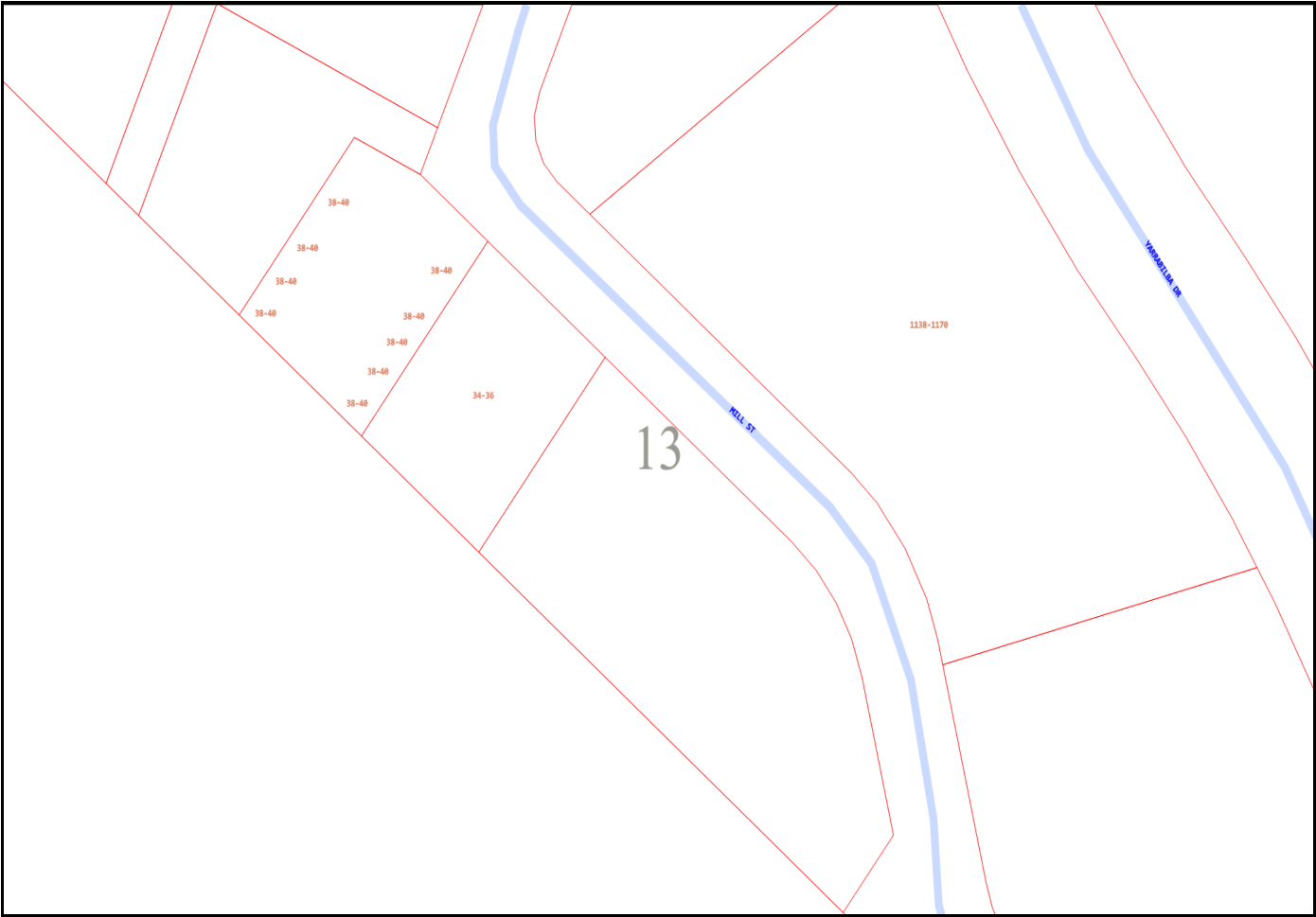


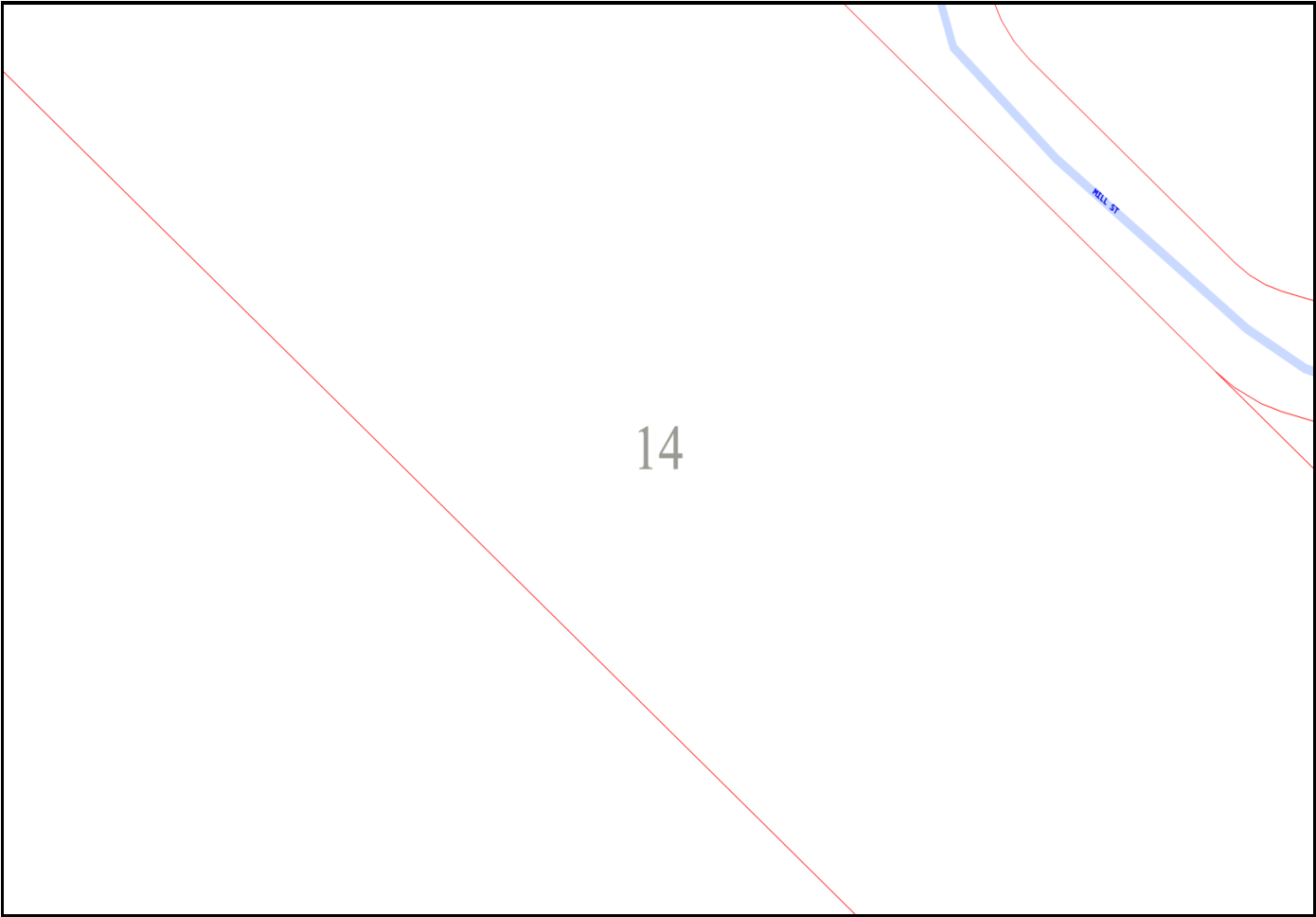


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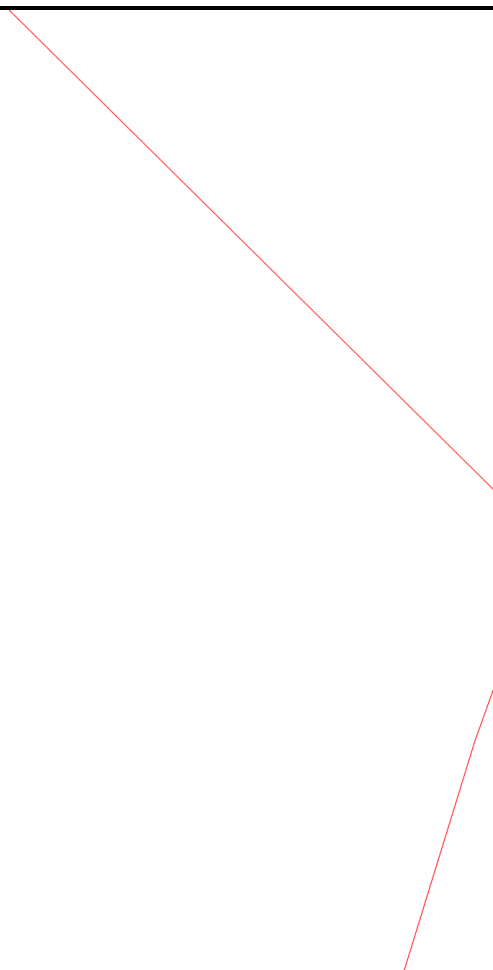


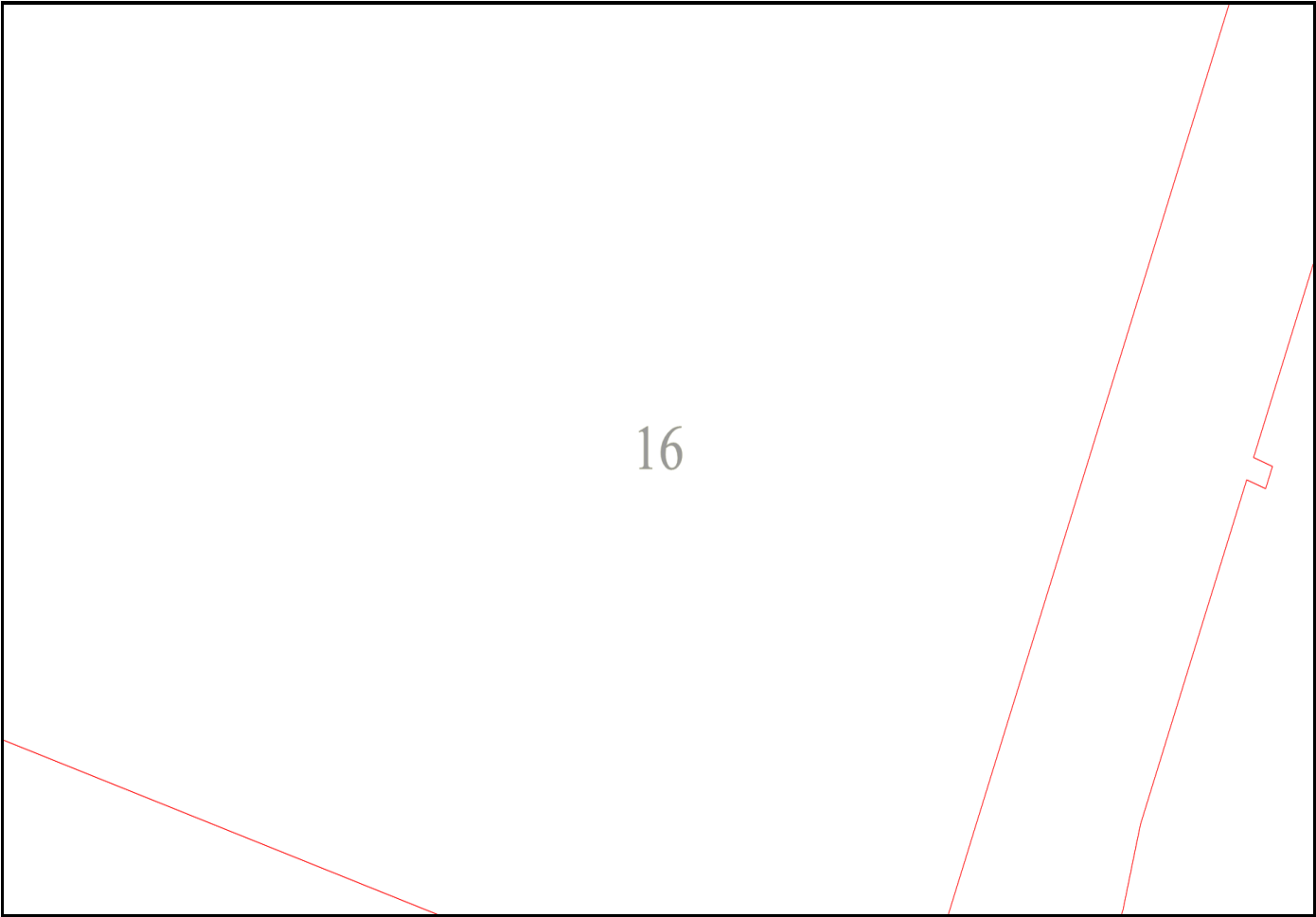
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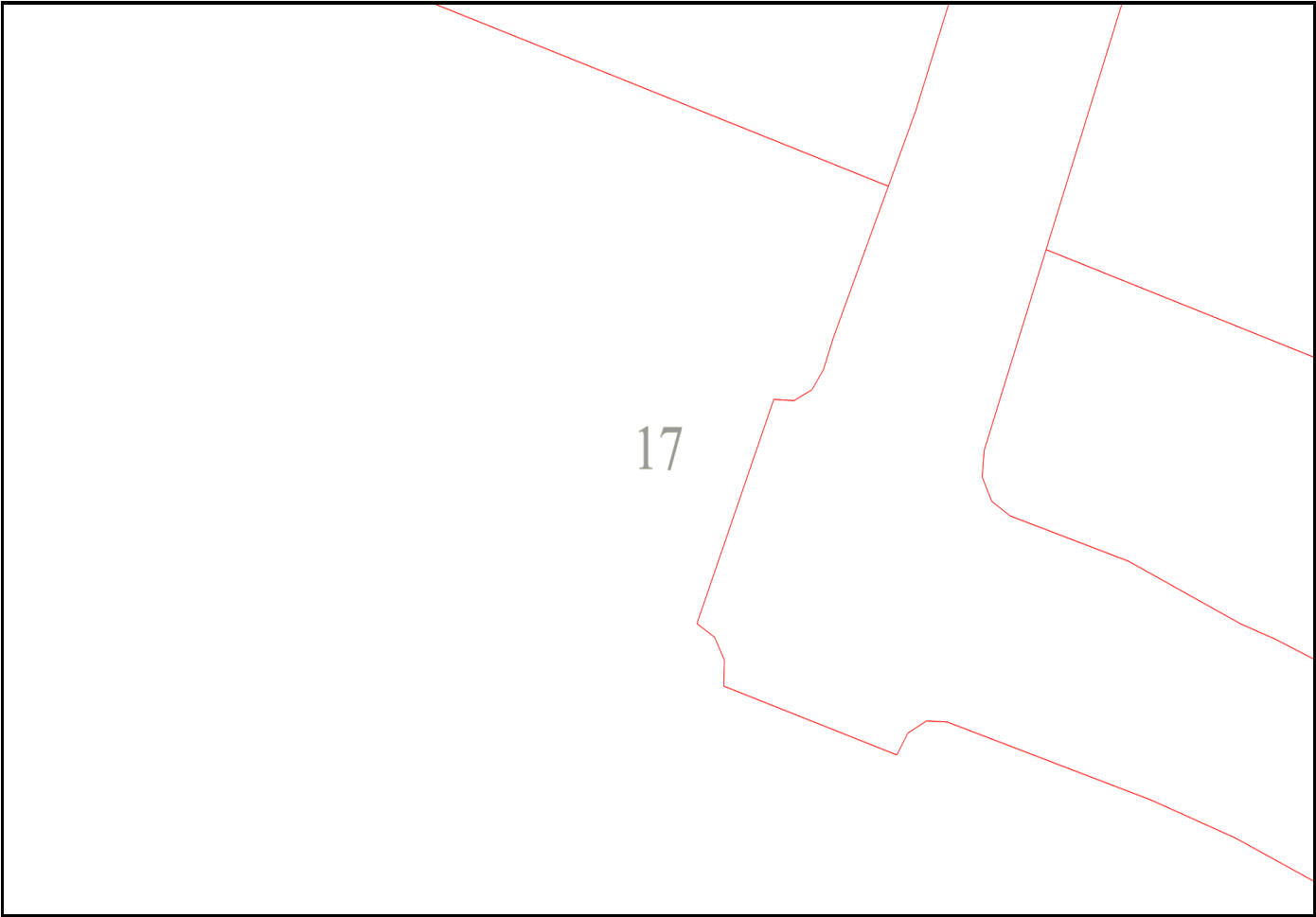


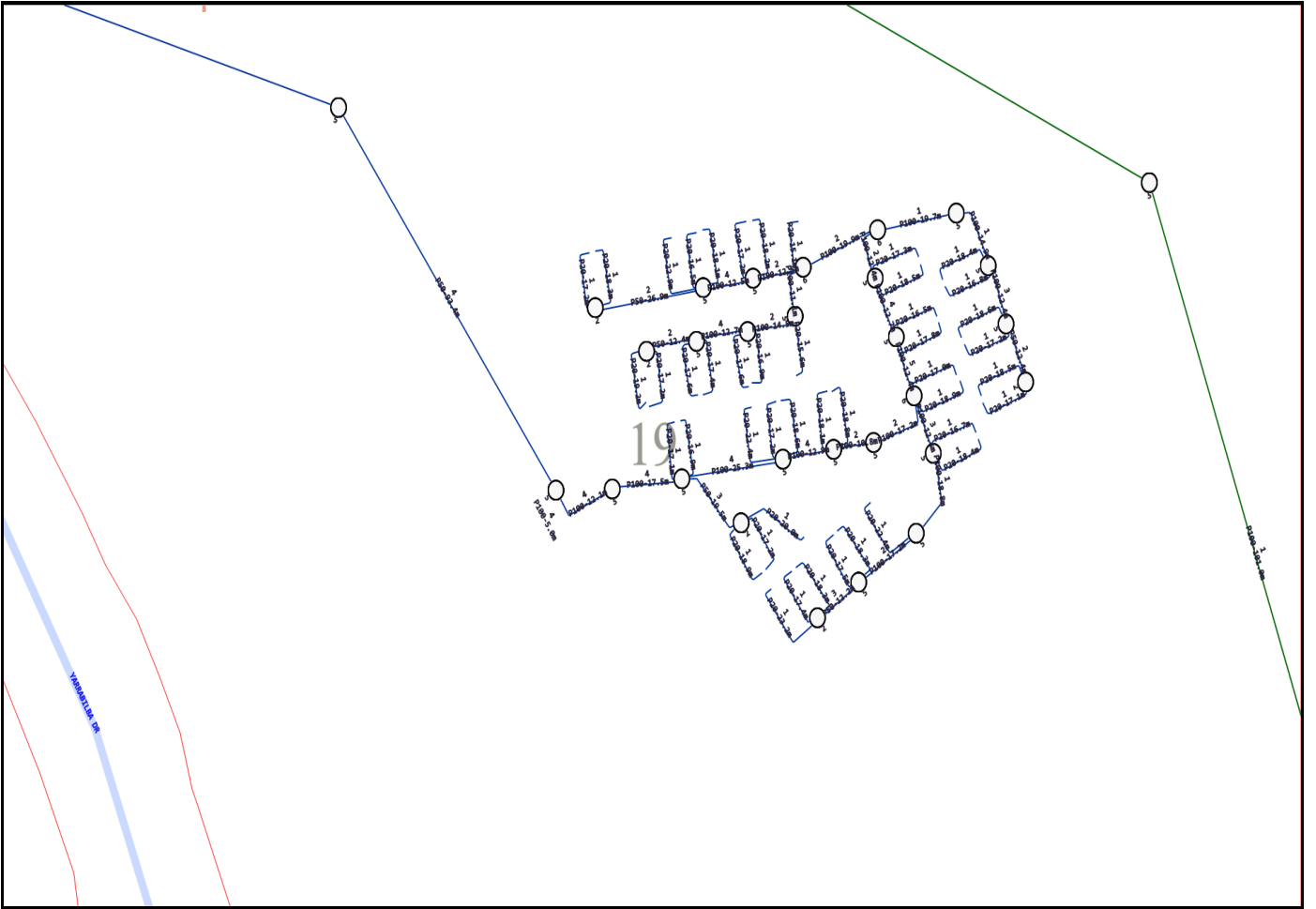


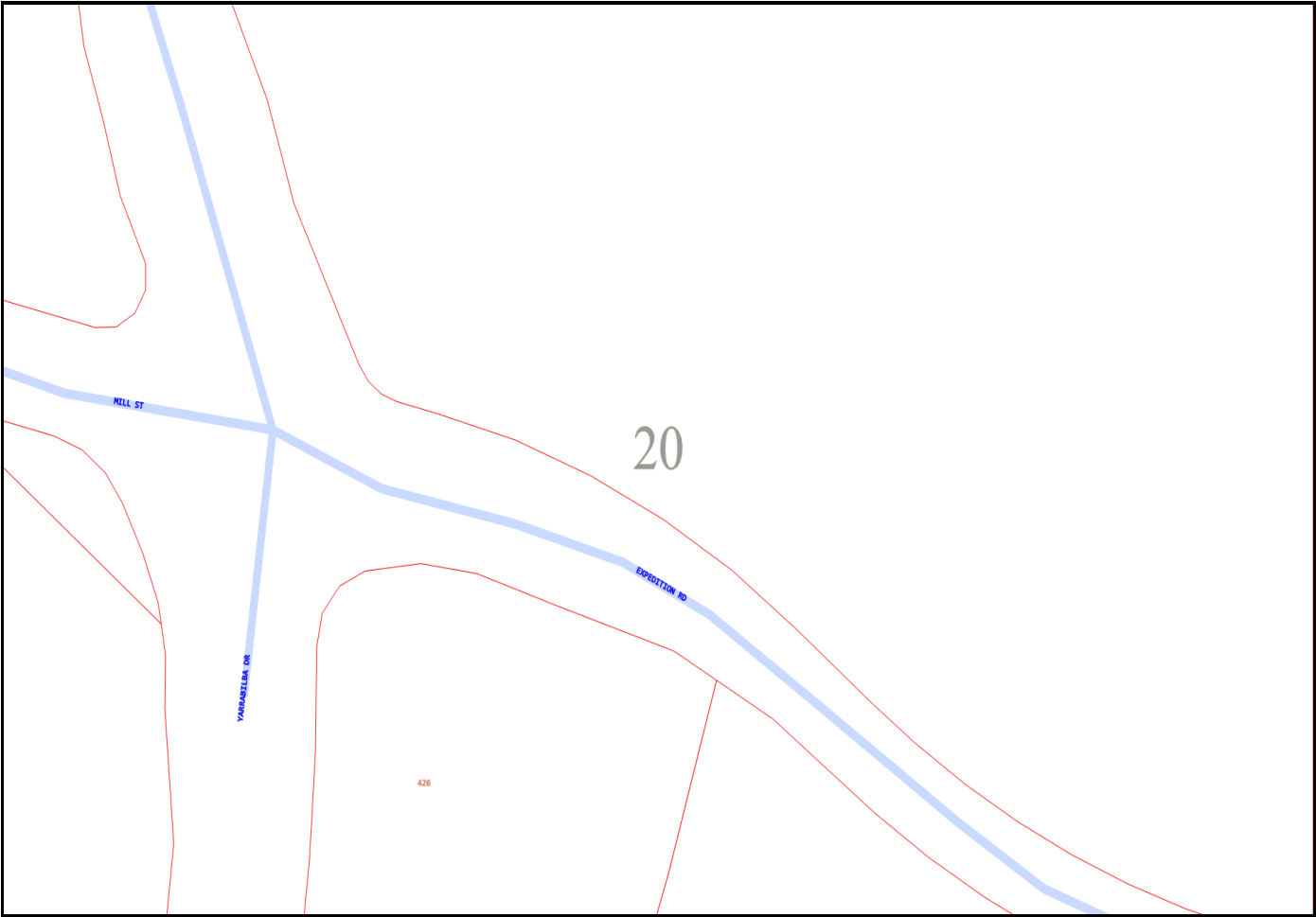
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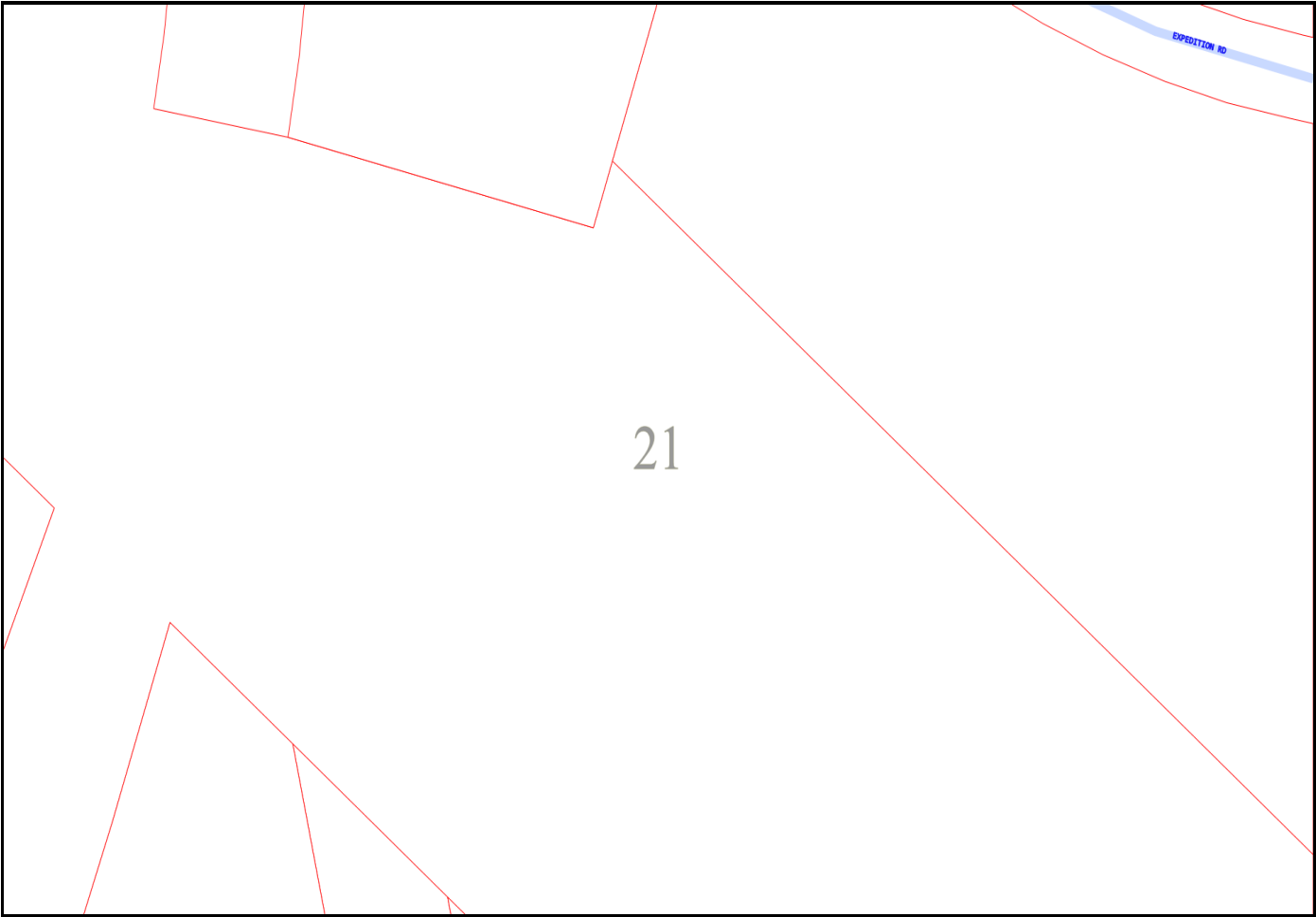


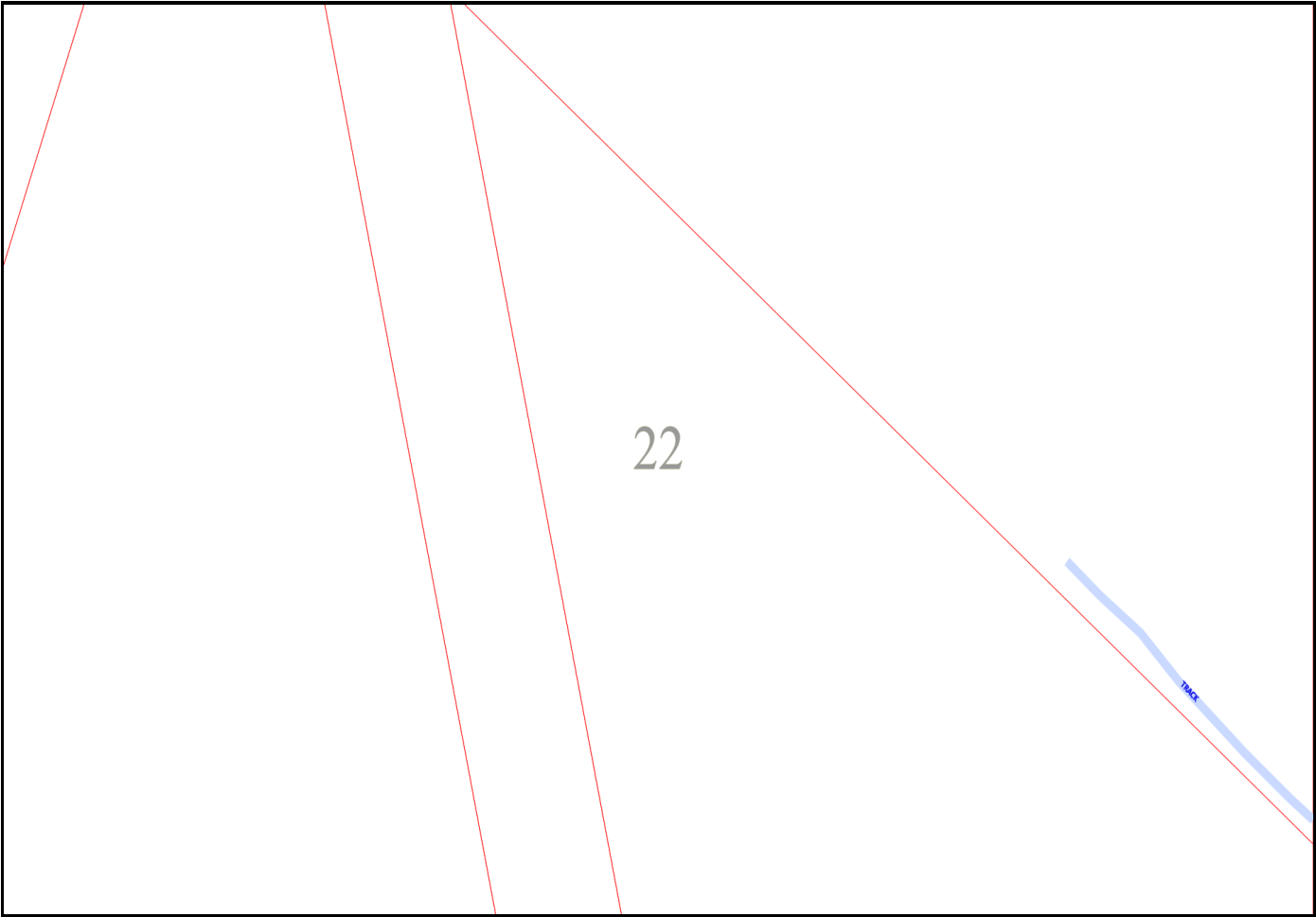


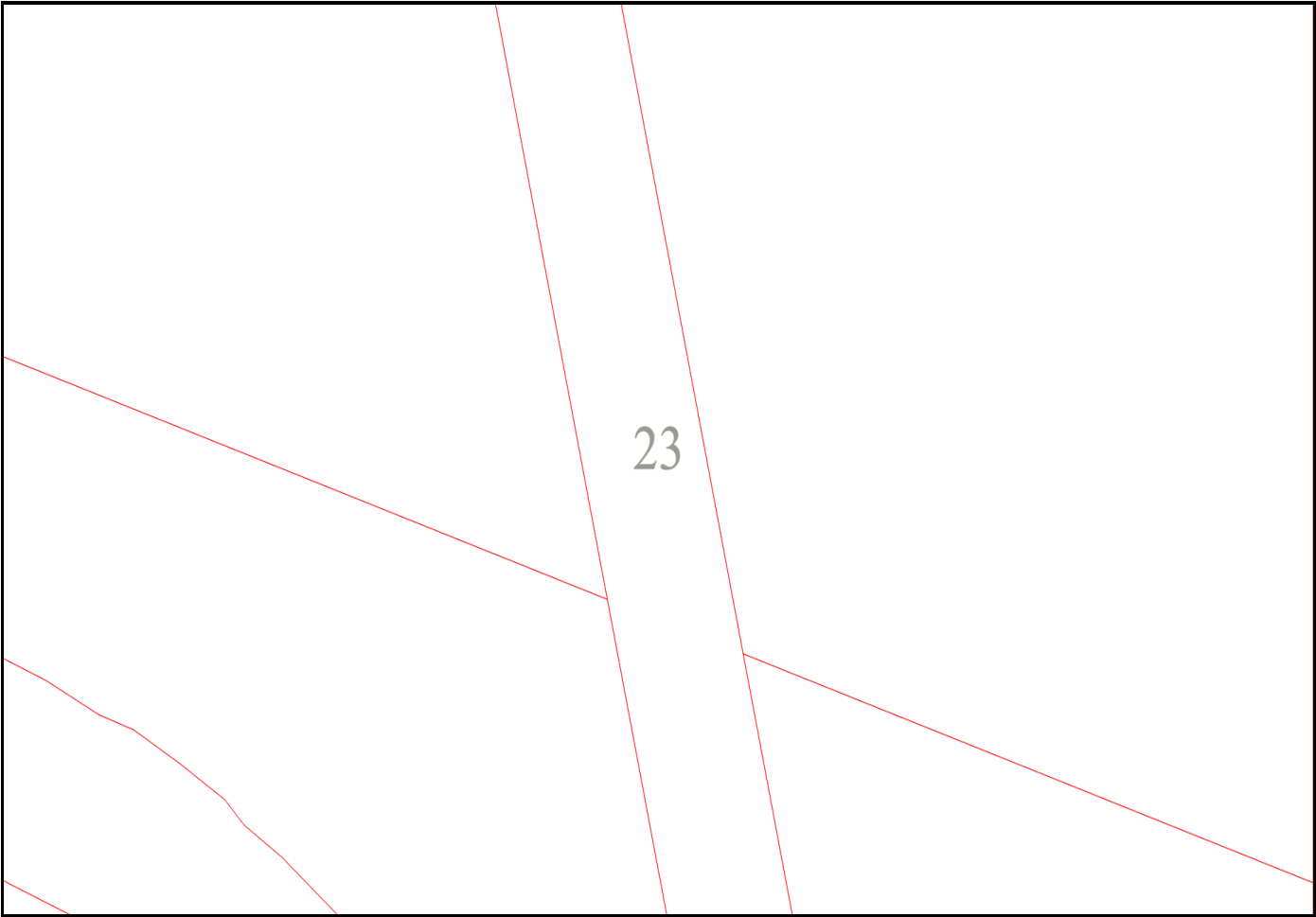














Emergency Contacts

You must immediately report any damage to the **nbn**[™] network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Appendix D. ENERGEX BYDA Plans



BYDA

Sequence: 274087457
Date: 05/06/2026

Scale: 1:3732
Tile No: **OVERVIEW**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

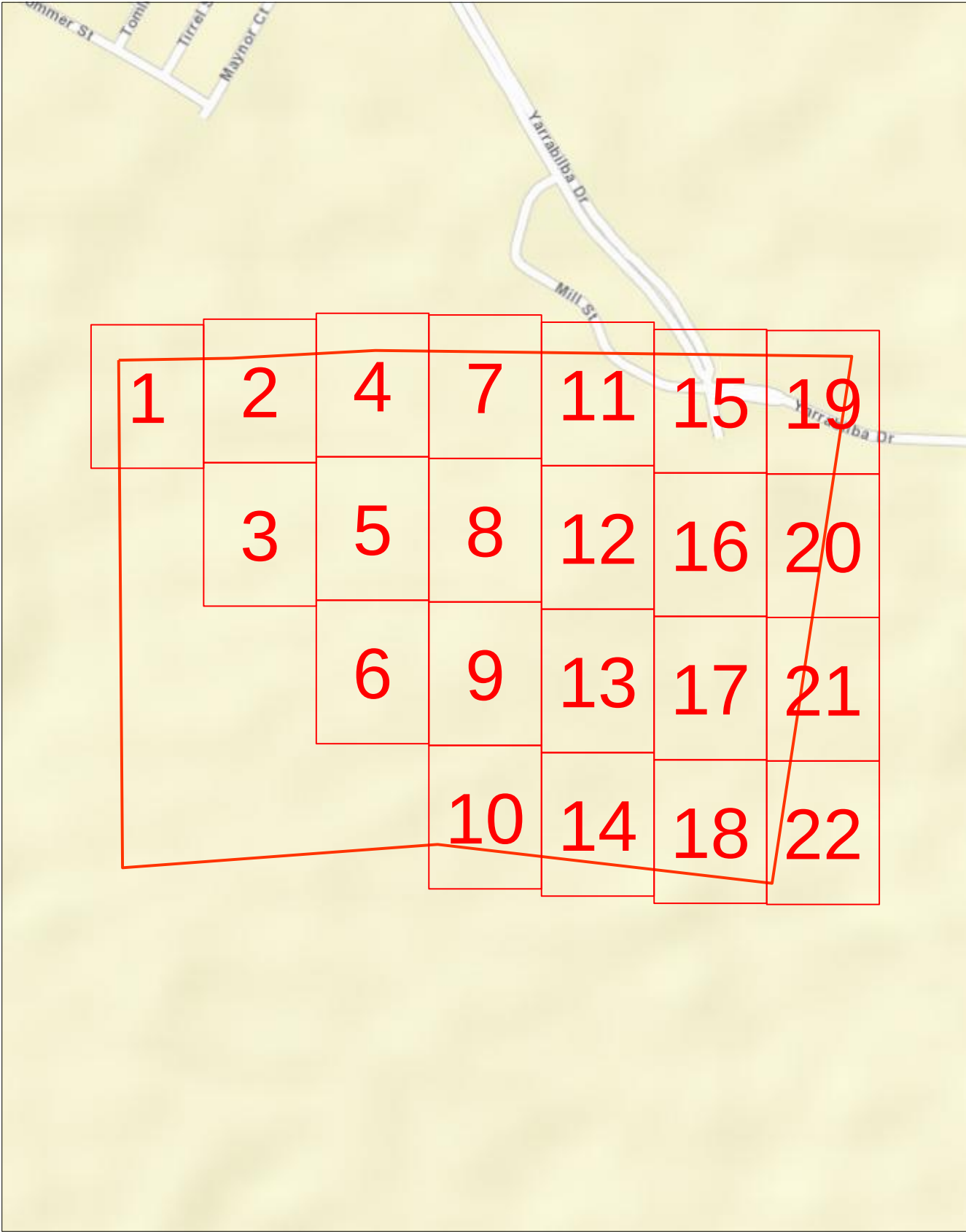
AS5488 Category "D" Plan

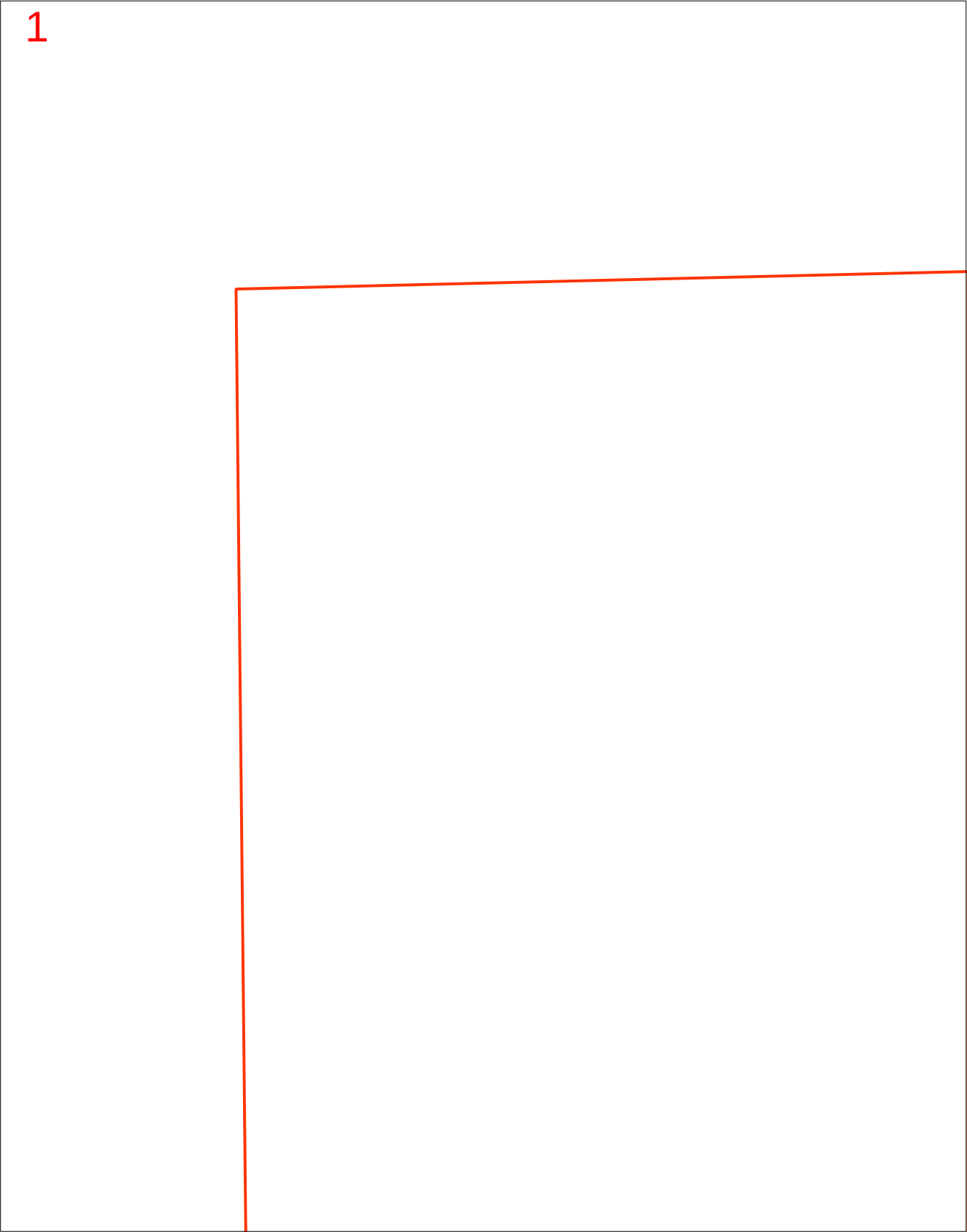


DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



Appendix E. Gas BYDA Plans





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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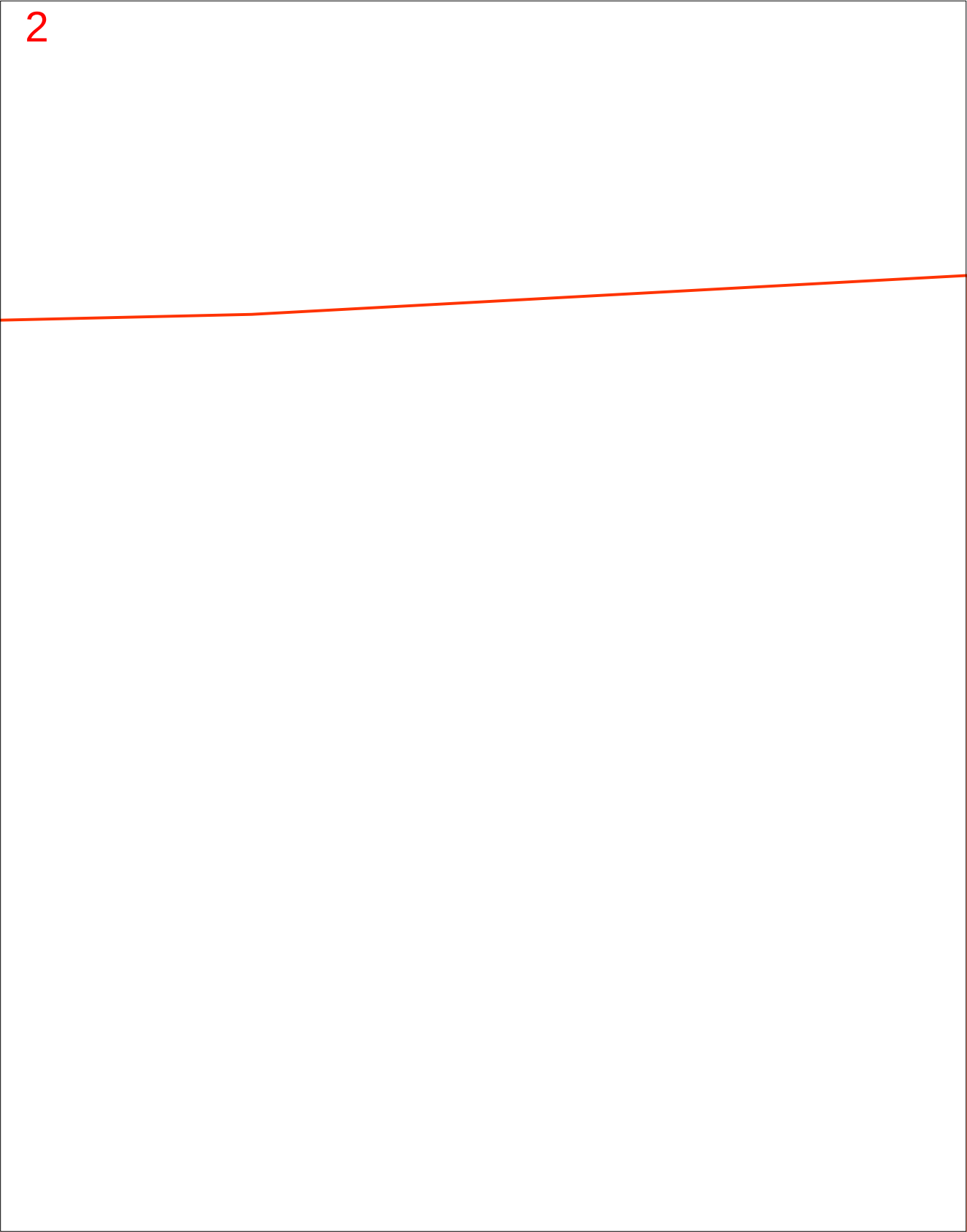


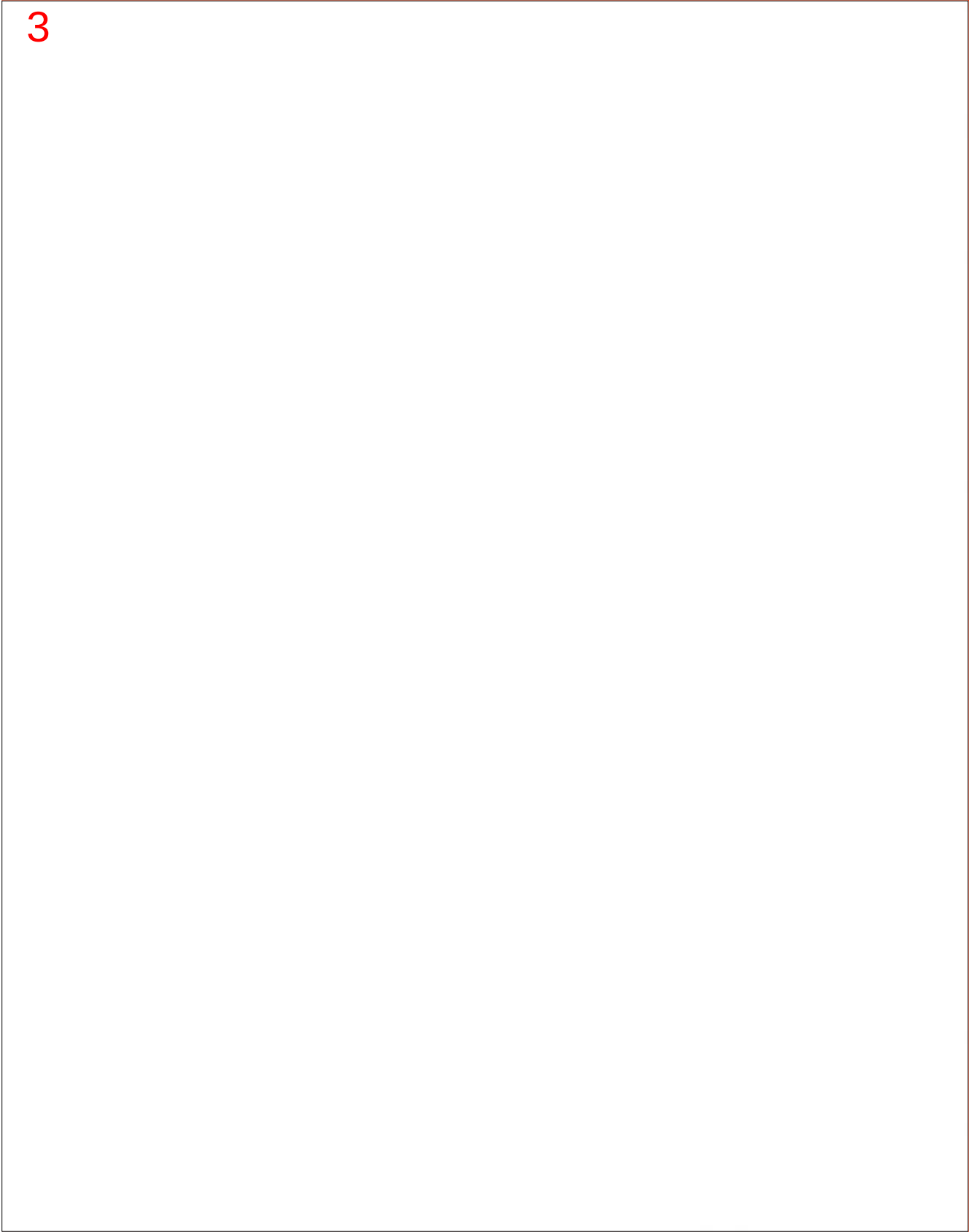
Enquiry Area

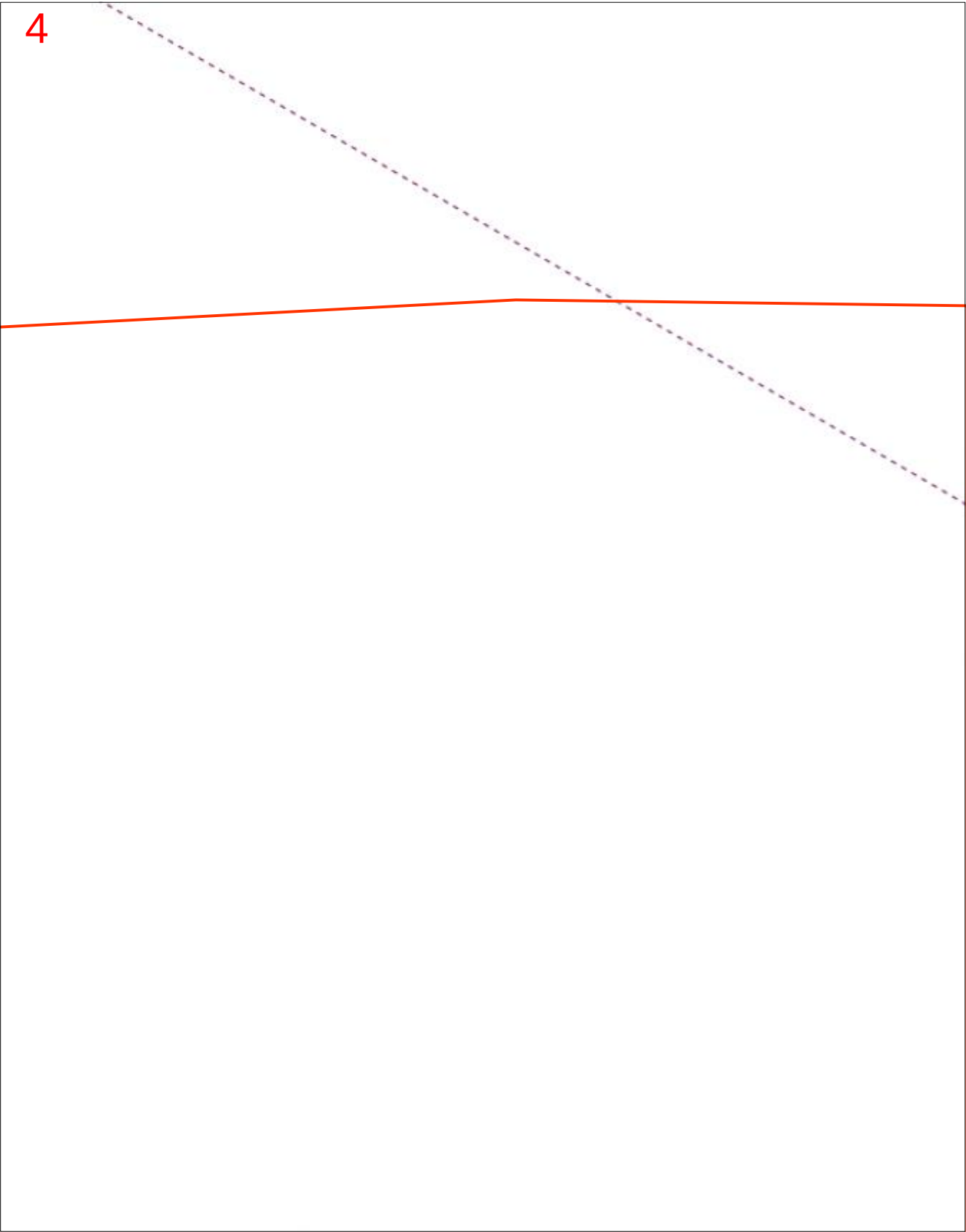


Map Key Area









Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

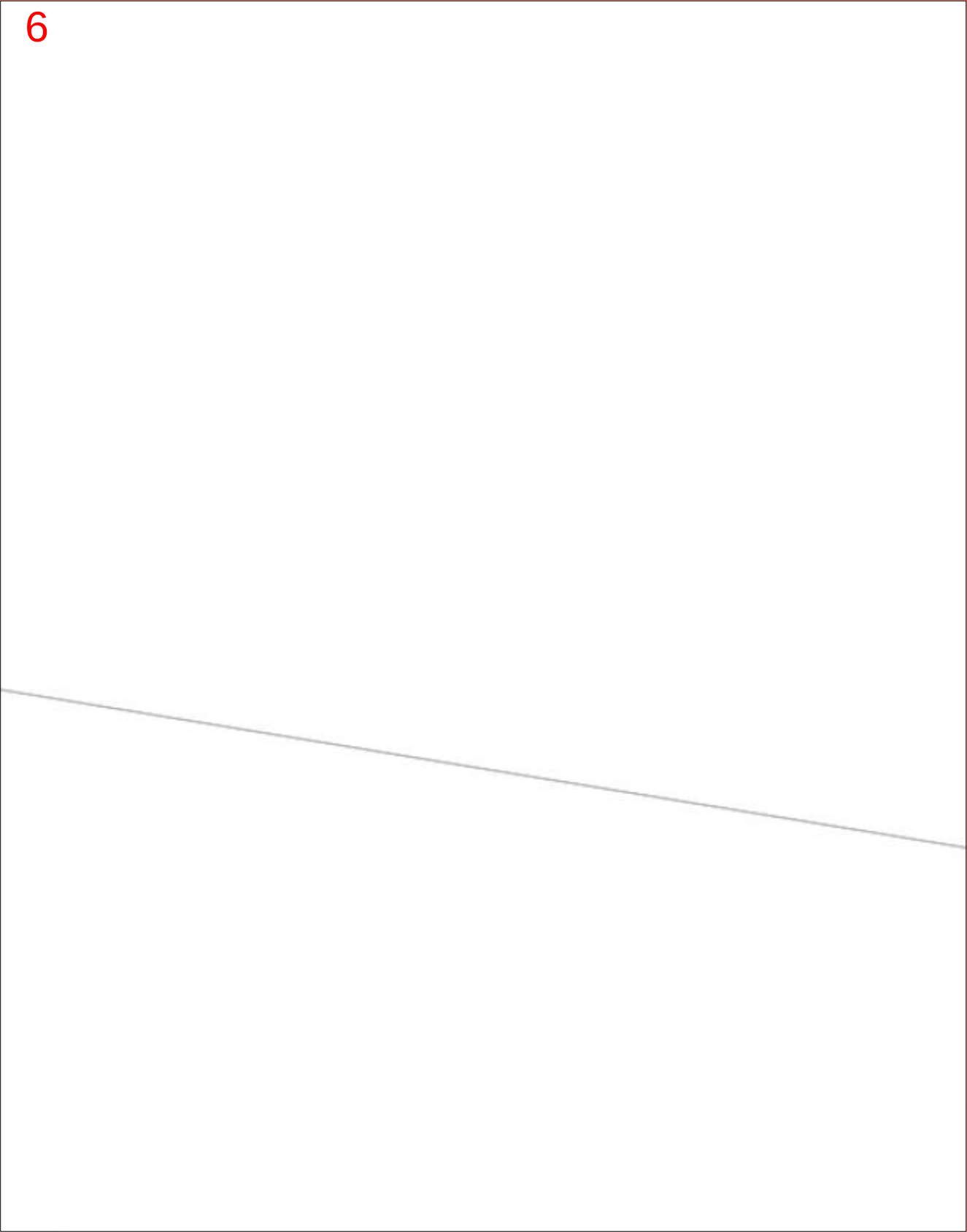


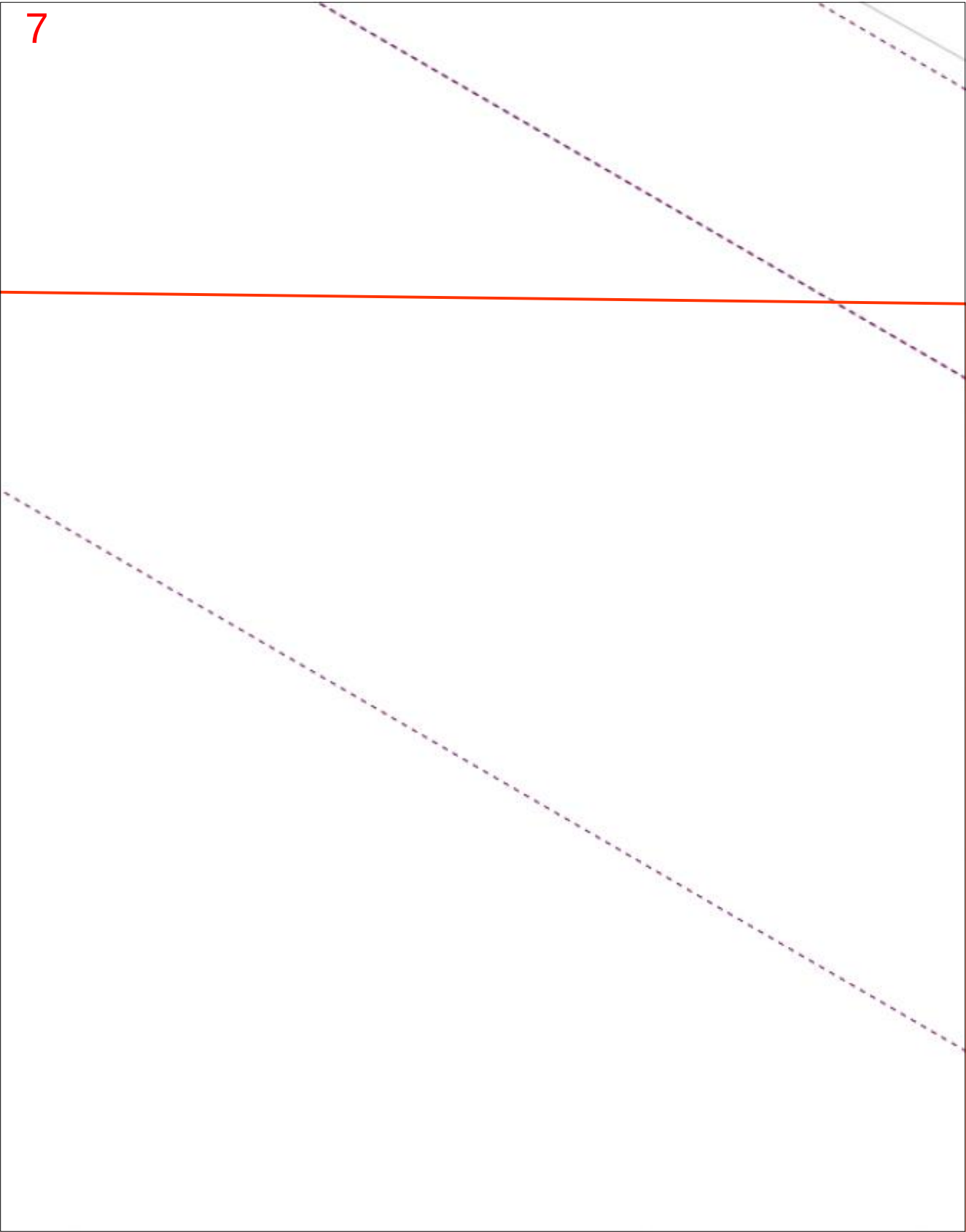
Enquiry Area



Map Key Area







Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

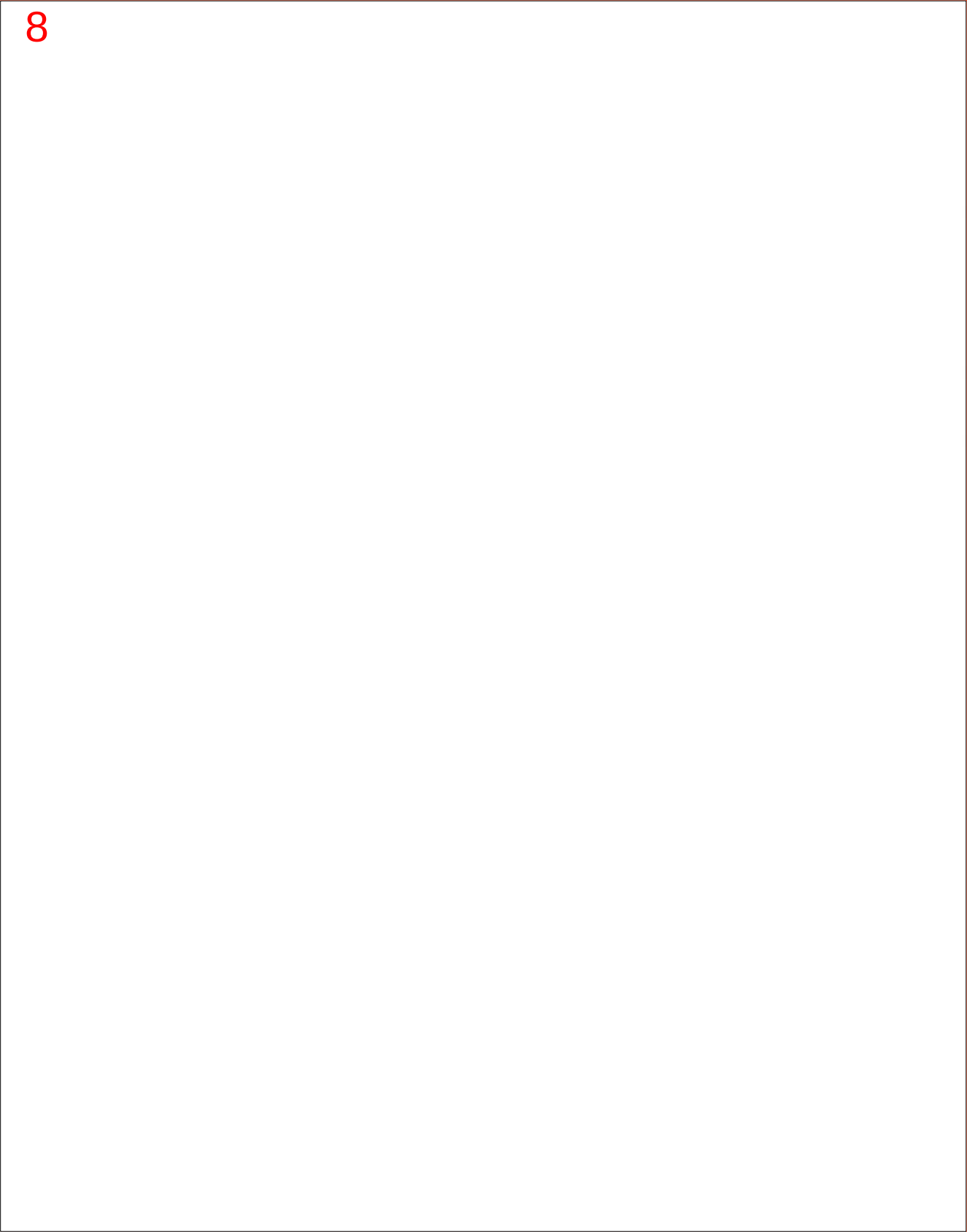


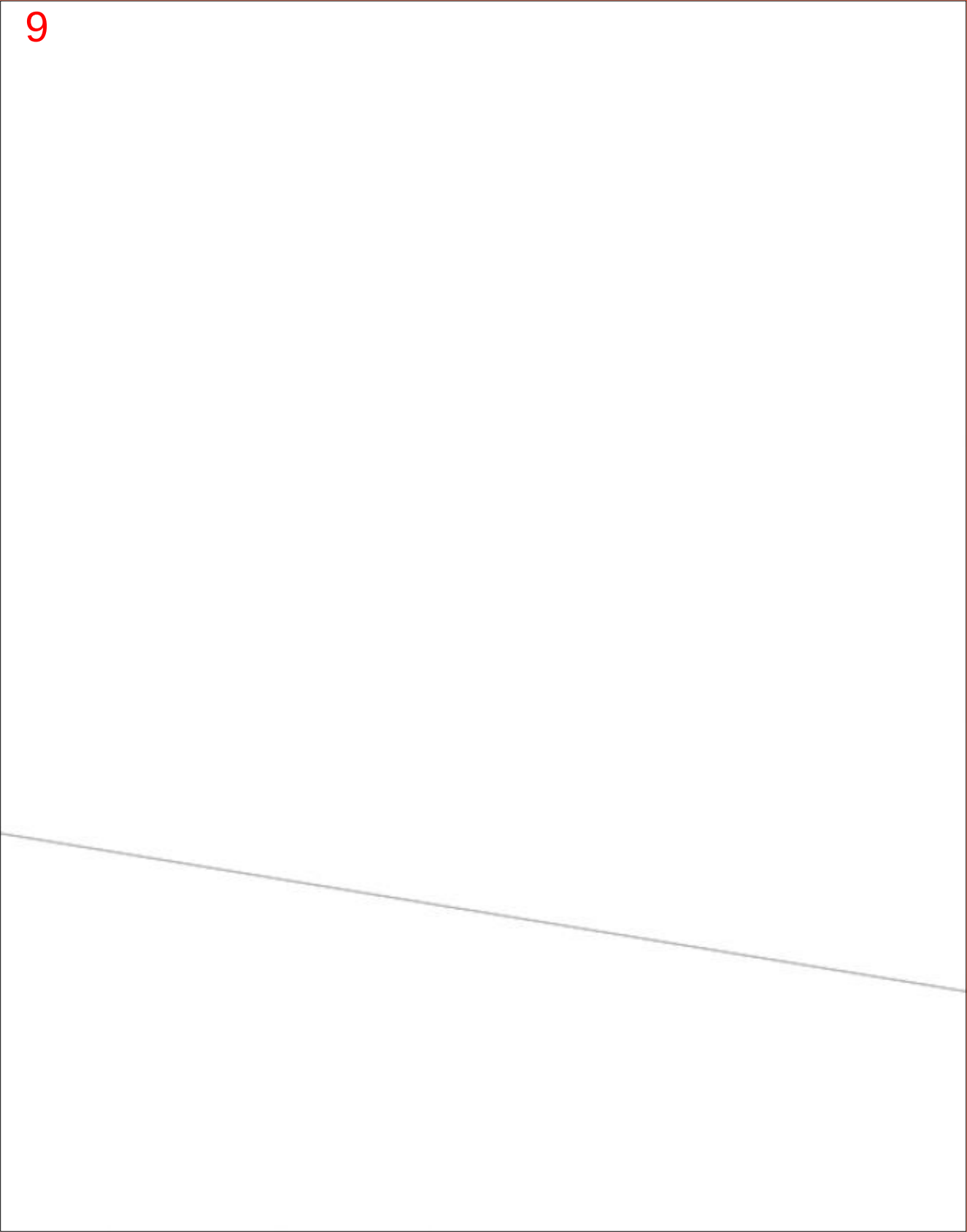
Enquiry Area



Map Key Area







Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

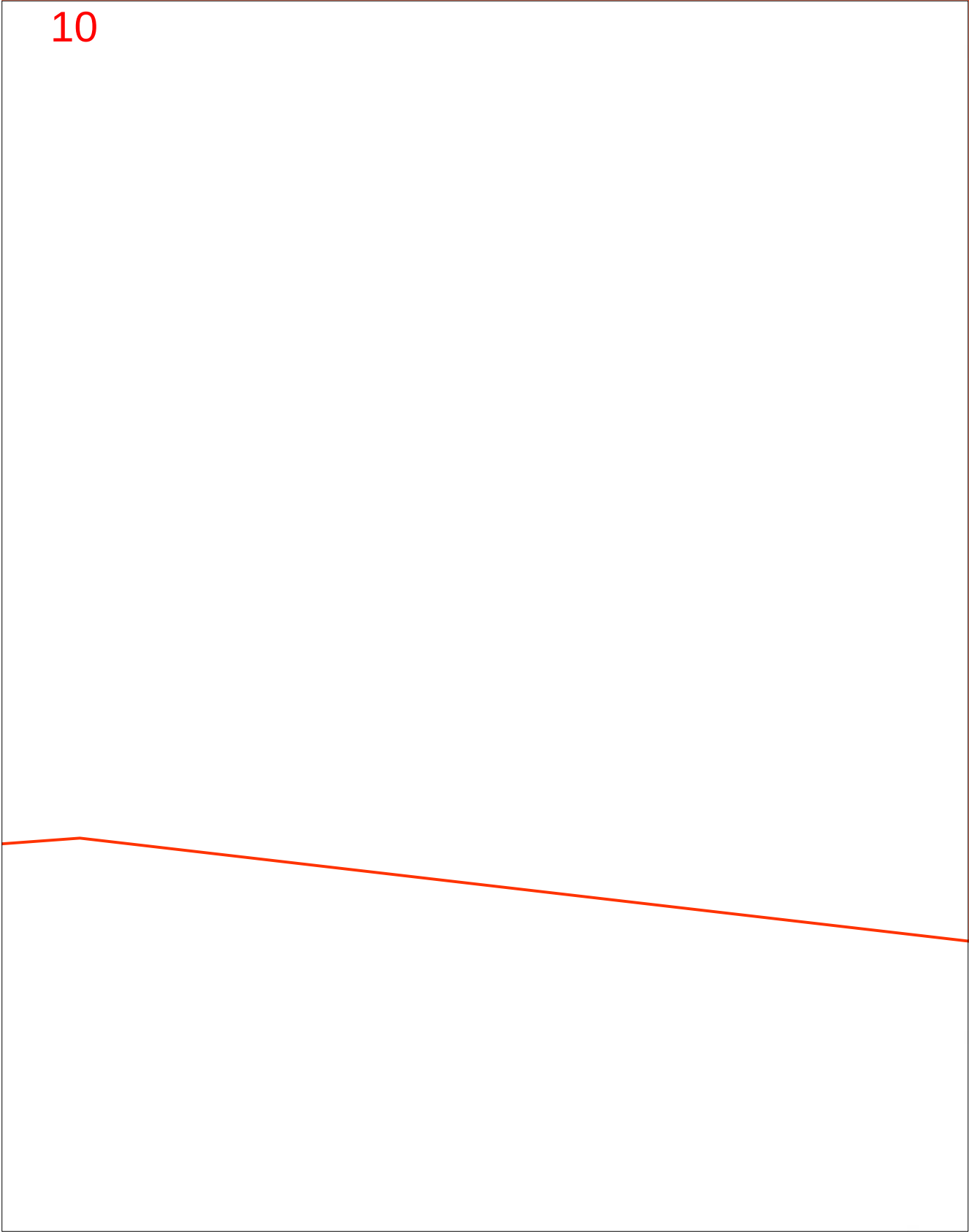


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

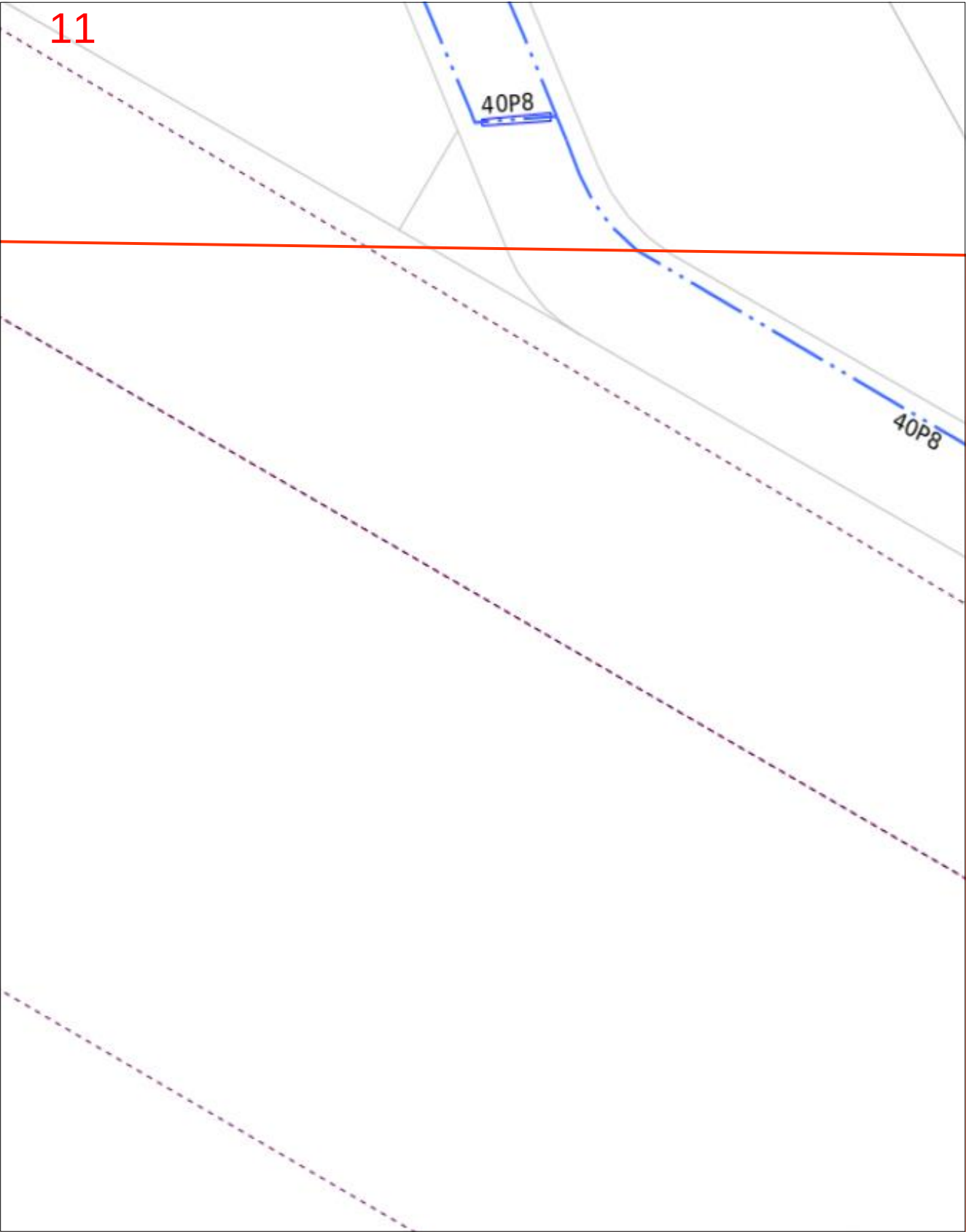


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

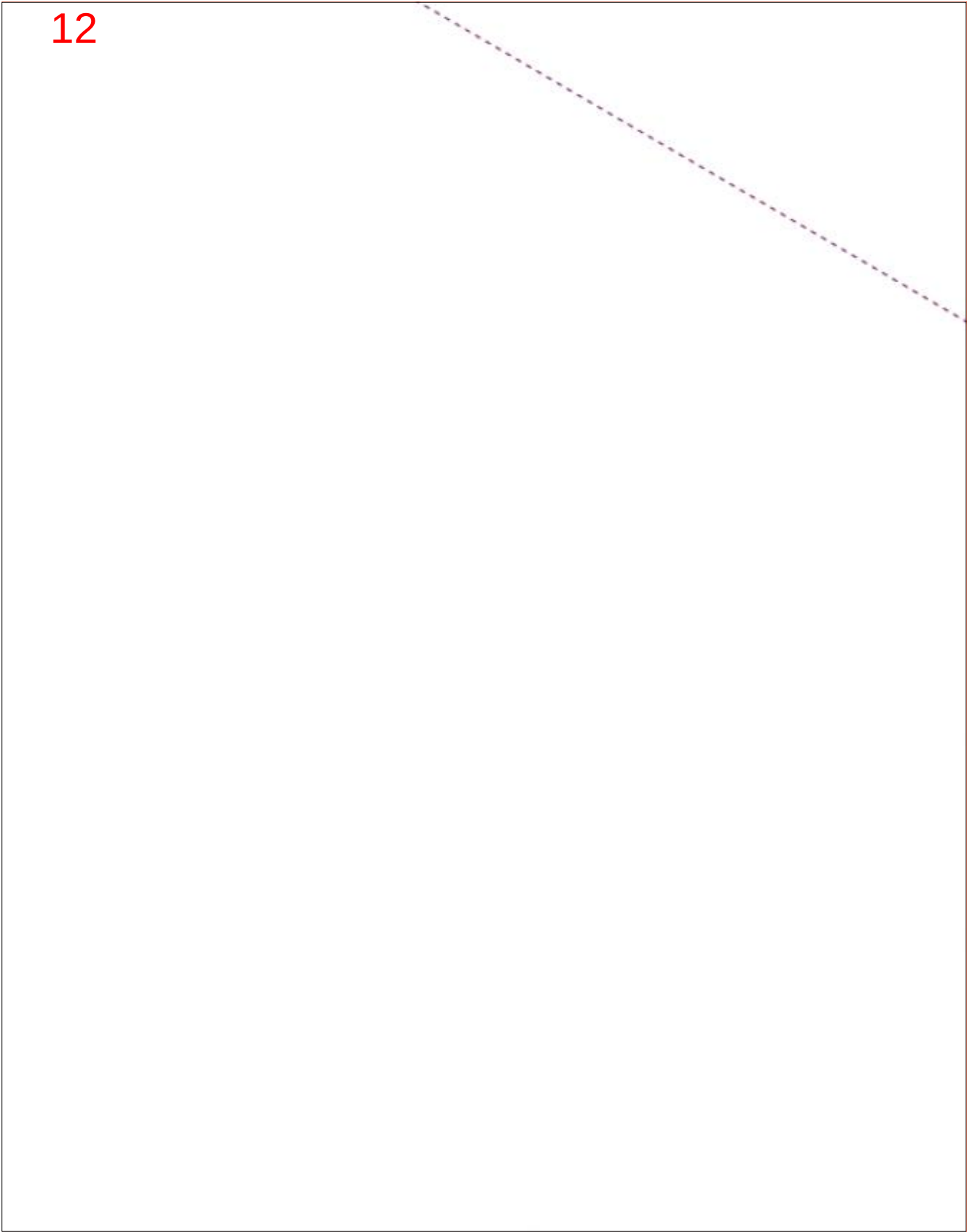


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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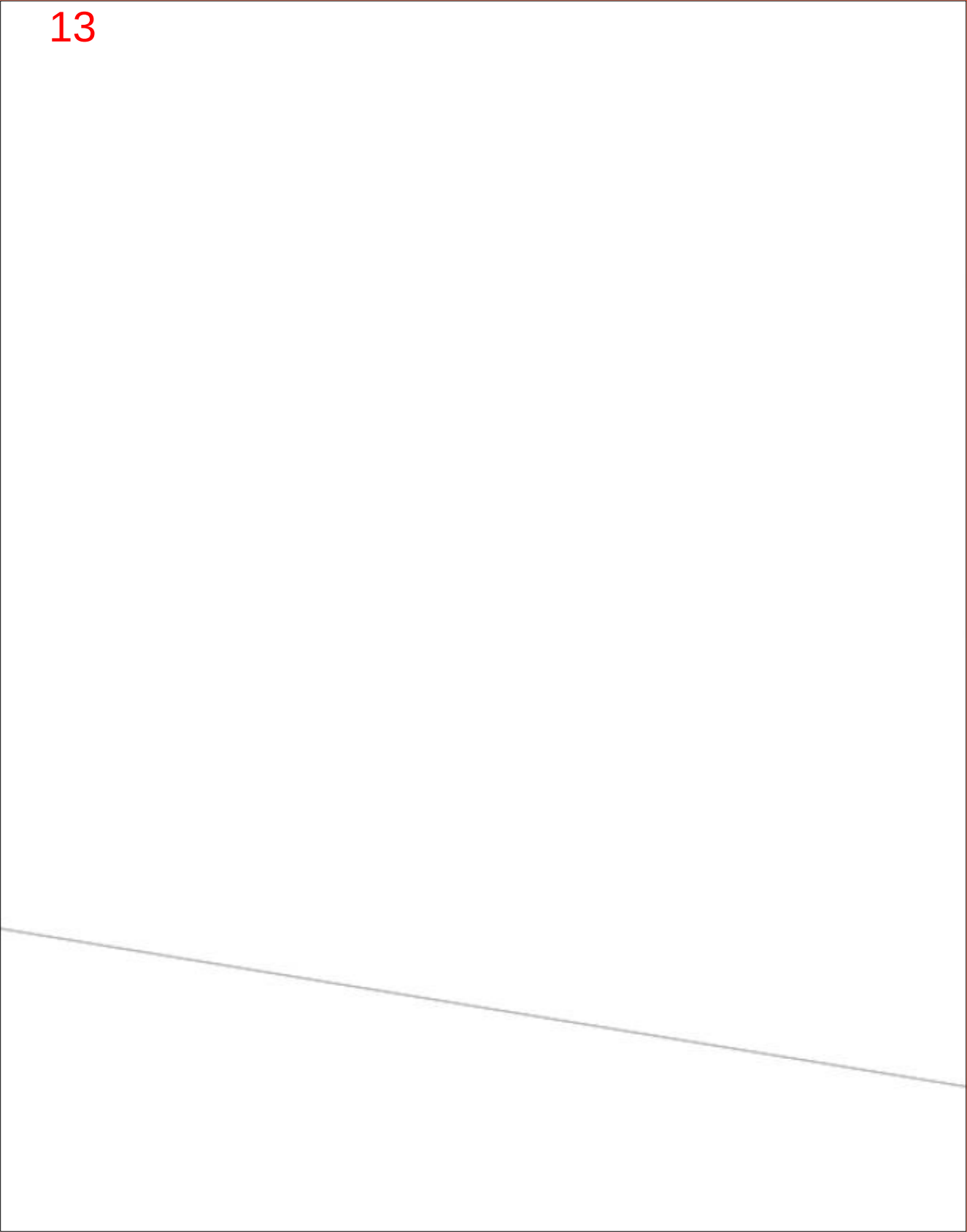


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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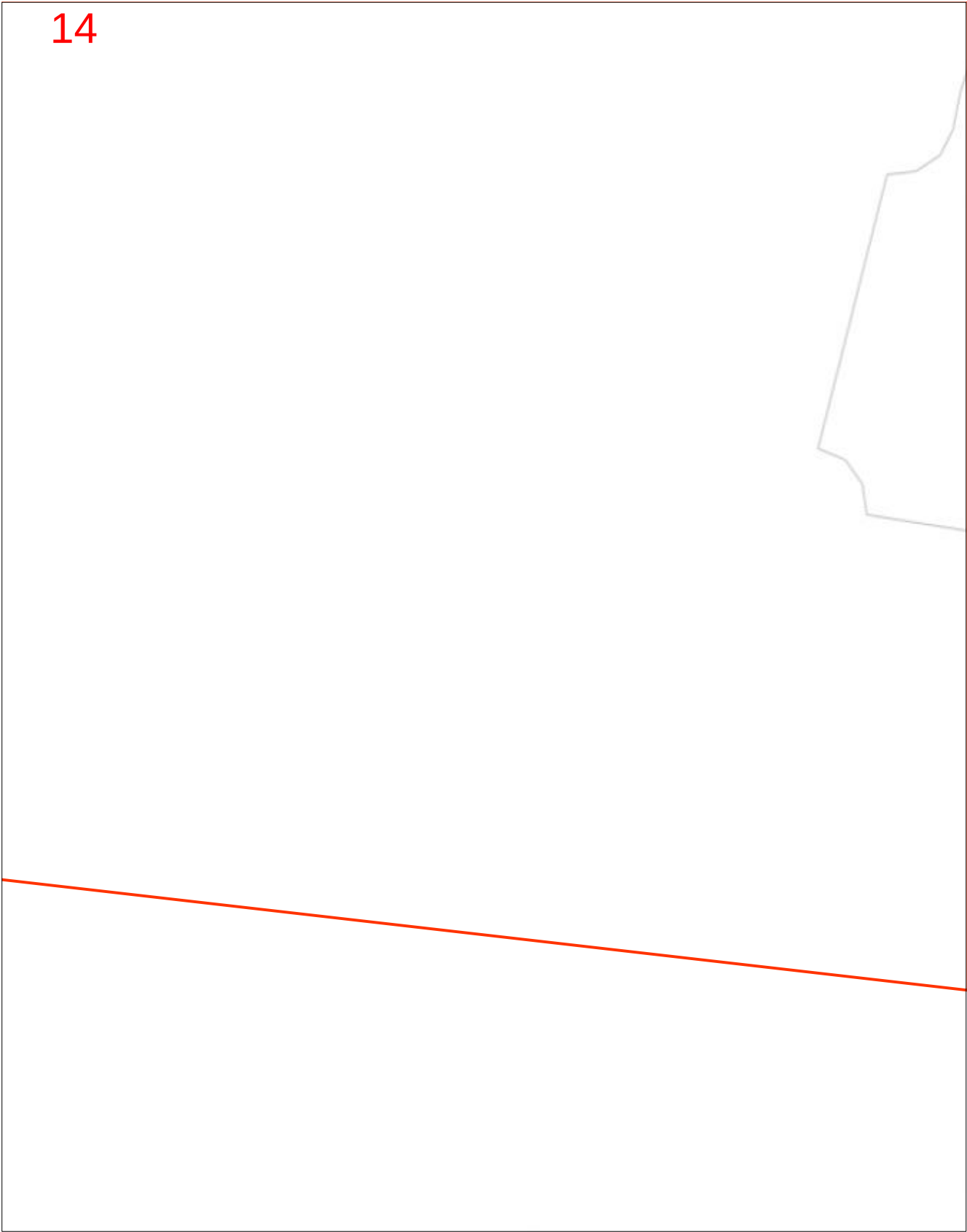


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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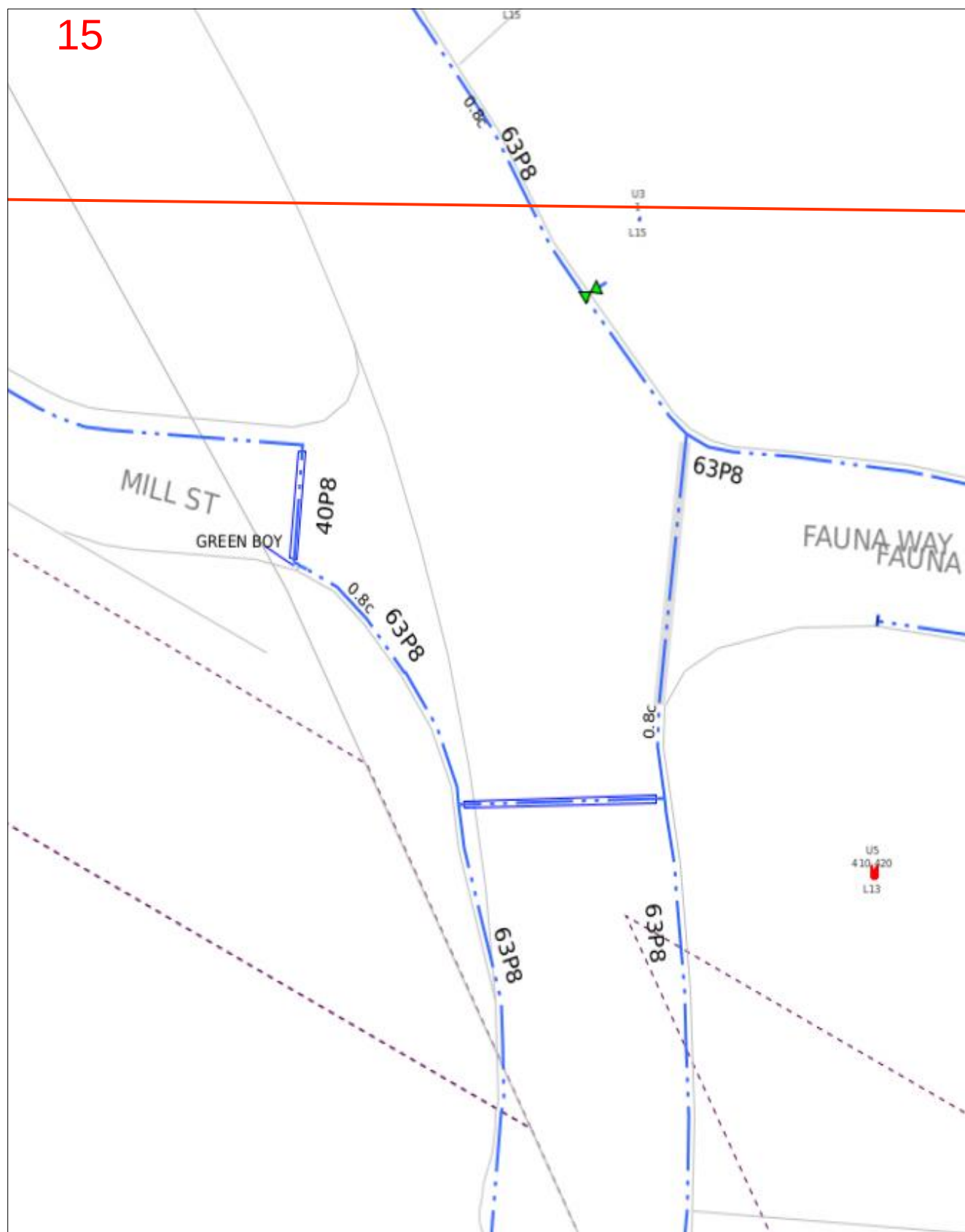
Enquiry Area



Map Key Area



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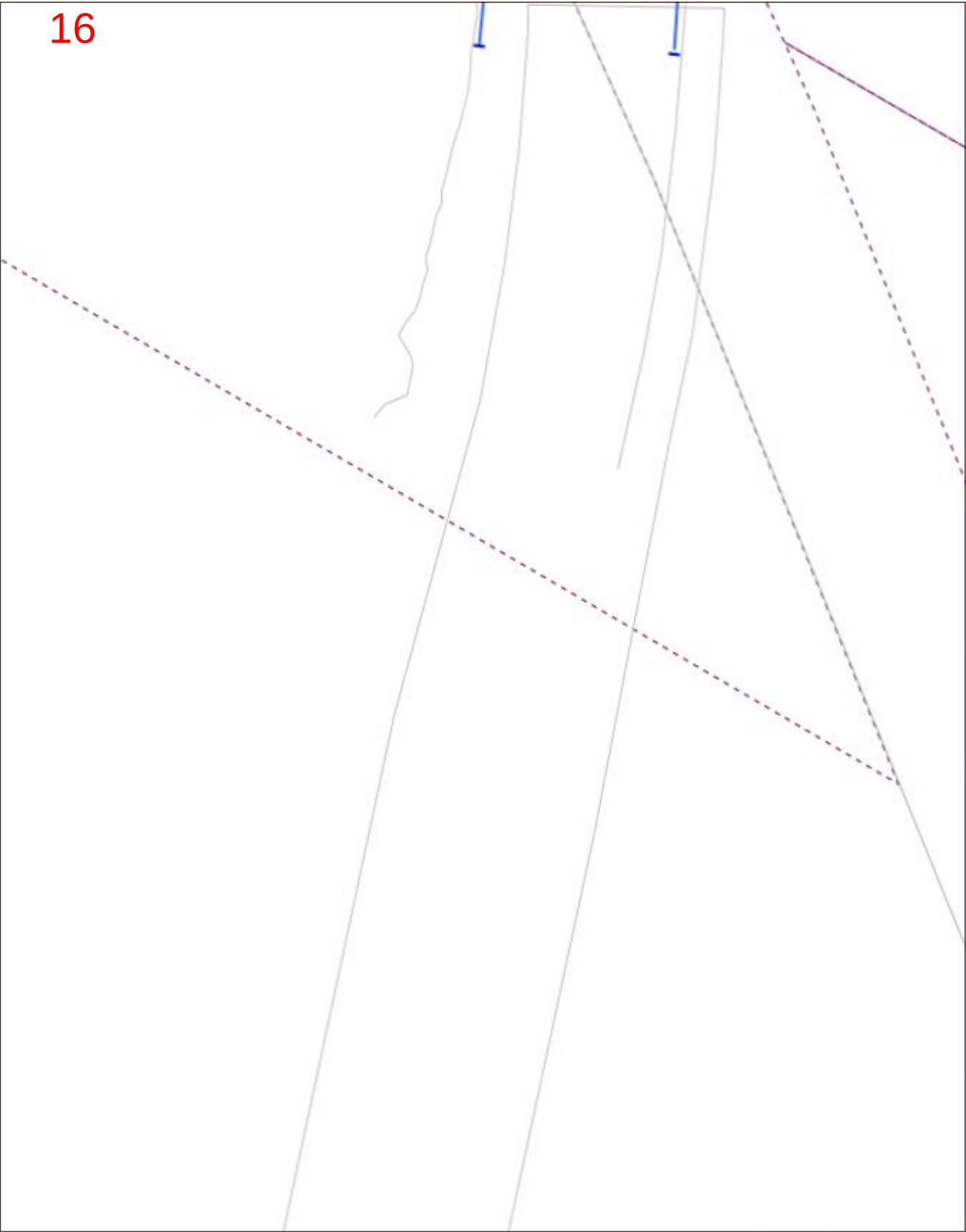


Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Map Key Area







Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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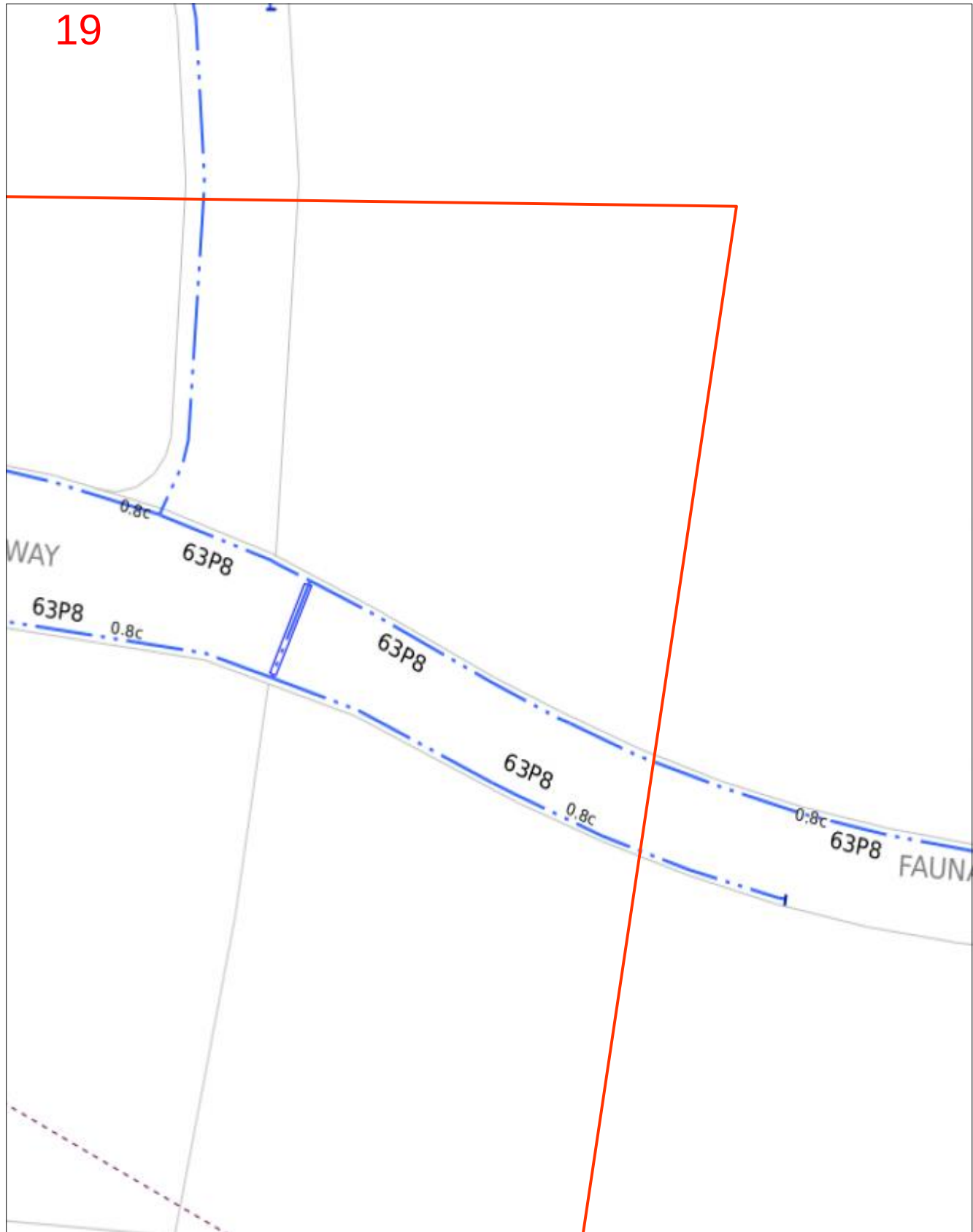


Enquiry Area



Map Key Area





Scale 1: 700

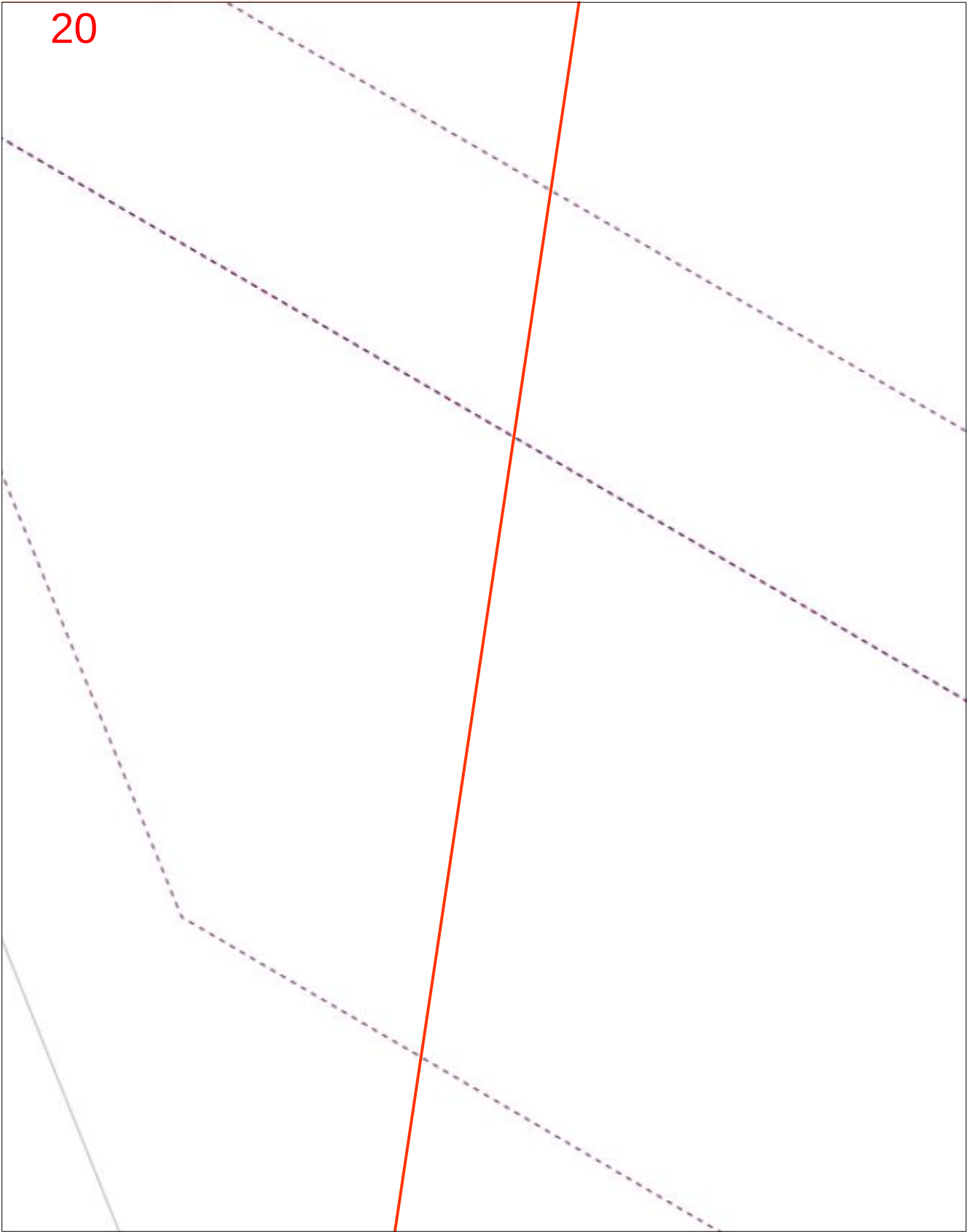
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area

Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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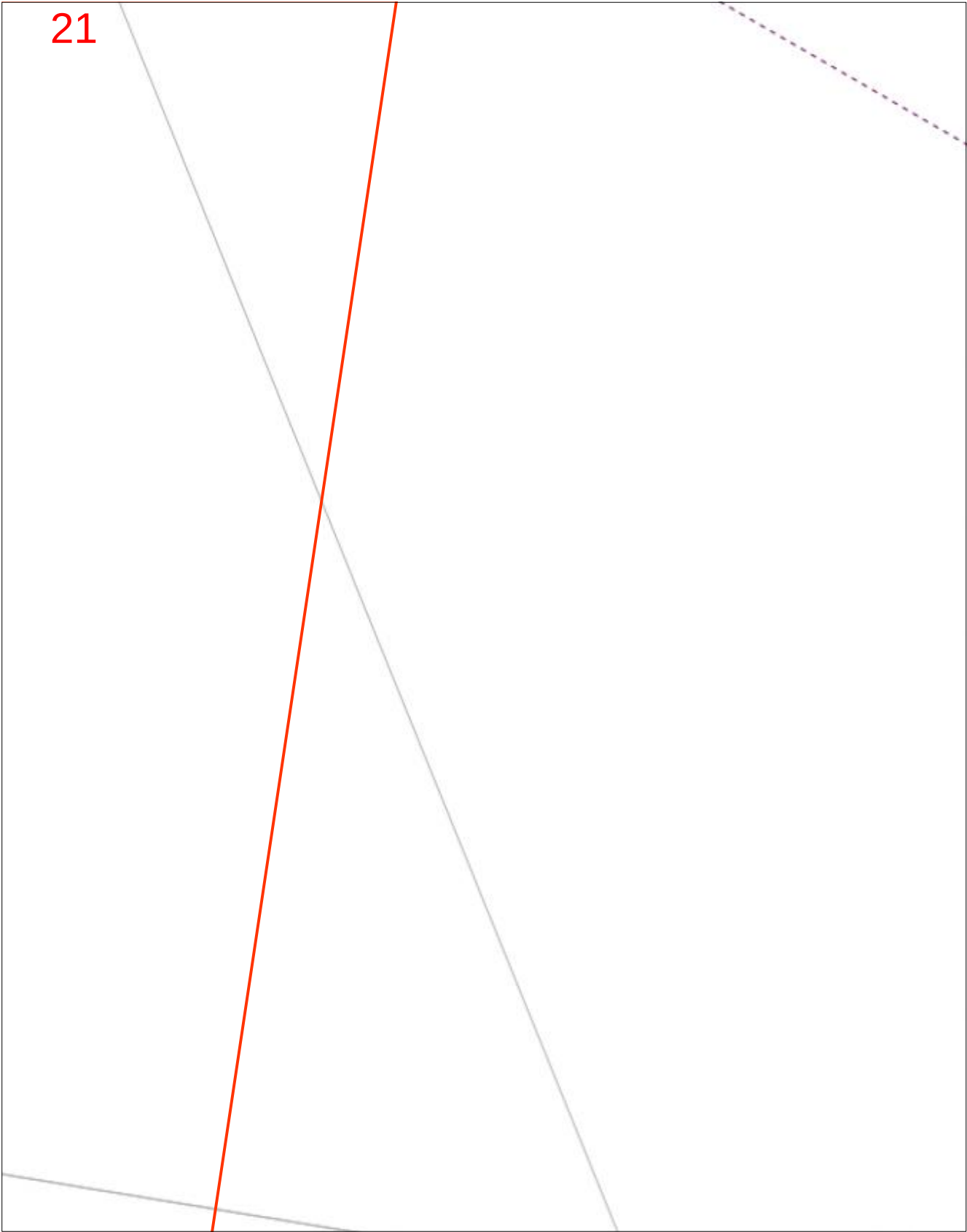


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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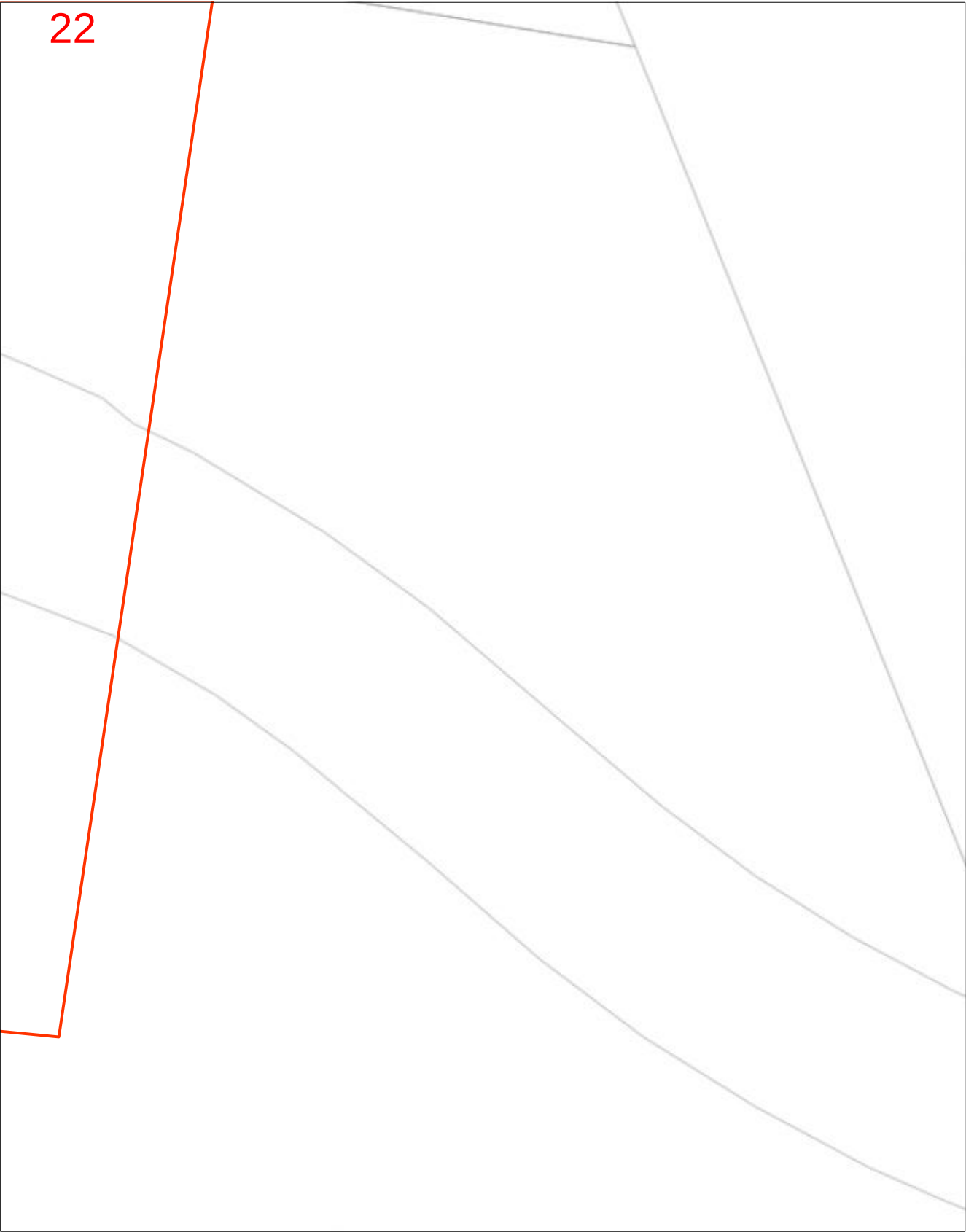


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area



Map Key Area

