ARCADIS

ENGINEERING SERVICES REPORT

7-101 BAYLISS ROAD, SOUTH RIPLEY

KDL DEV 3 PTY LTD



IMPROVING QUALITY OF **LIFE**

7-101 BAYLISS ROAD, SOUTH RIPLEY

ENGINEERING SERVICES REPORT

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Project No	30287851
Report No	GA0001
Revision	02
Date	15/09/2026

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Revision	Date	Description
01	22/08/2025	Original Issue
02	15/09/2026	DA Minor Change Application

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1 EXECUTIVE SUMMARY

KDL Dev 3 Pty Ltd has commissioned Arcadis to prepare an Engineering Services Report (ESR) for a development application for the site located over the following allotment:

- Lot 80 on SP162940 (7-101 Bayliss Road, South Ripley).

The proposed development intended for the site involves the construction of a residential subdivision including a road network and stormwater management areas.

This report addresses the municipal engineering services component of the development, and the engineering planning issues associated with the development application. This report demonstrates that the proposed development can connect to the local stormwater, potable water and sewerage reticulation systems as well as transport infrastructure.

Drainage

The site will manage stormwater quality through the use of municipal infrastructure. Stormwater will be discharged to the existing lawful points of discharge (LPoD), primarily being the road reserve bordering the northern boundary of the site. The site incorporates stormwater treatment through the use of combined bio-retention and detention basins to achieve stormwater management objectives. The Stormwater Management Plan '30287851-GA0002-SBSMP' prepared by Arcadis should be referred to for further details of the proposed devices used to manage stormwater prior to discharging to the LPoD.

Potable Water

Connection for the proposed development's water reticulation network to Urban Utilities existing water supply network will be provided via connection to the water infrastructure located within the development north of the site.

Sewerage

The site proposes to connect to Urban Utilities sewer network via the neighbouring subdivision to the north. A sewer reticulation network will be required to service each lot.

Roads and Access

Vehicle access to the development will be provided via two connections to Bayliss Road to the west, two connections to Coleman Road to the east and two connections to the new roads constructed to the north as a part of the neighbouring subdivision. New internal roads including footpaths will be designed in accordance with Council's relevant standards to facilitate access for each lot.

1.1 Clarification

This development application has previously been approved (7193/2017/PDA) in 2023. At the time that the development application was approved the neighbouring development to the north had not yet been constructed, however, this development has now been completed. Due to the neighbouring development being constructed, in addition to changes to the lot layout, the engineering services strategy has been modified to suit the existing conditions.

1.2 Revision 2

This revision of the report has been prepared to support a Minor Change Development Application to the approval (7193/2017/MAPDA/A) granted on 12 June 2026. The report has been updated to reflect the revised staging and to confirm the ongoing serviceability of the site and associated stormwater infrastructure under the revised development sequencing.

2 SITE CHARACTERISTICS

2.1 Location Details

The subject site is located within South Ripley, South-East Queensland, Australia over the following allotment:

- Lot 80 on SP162940 (7-101 Bayliss Road, South Ripely).

The site is bordered by part of the proposed South Providence Estate development (3701/2024/PDA) to the south, a proposed residential development to the east 7251/2018/MAPDA/A, a residential dwelling to the west and a residential development to the north (also part of the South Providence Estate development).

The total area of the site is approximately 1,622,250m^2.

Ipswich City Council is the local government authority.

2.2 Land Usage

In its current state, the project site contains medium dense vegetation. Figure 2-1 below provides a current locality plan of the site.



Figure 2-1 Site Locality Plan (Aerial Imagery Courtesy of Nearmap)

2.3 Topography and Features

The site topography consists of grades ranging from approximately 2 to 10%. The site has a high point of approximately RL 76m AHD in the south-east corner of the site and a low point of approximately RL 48m AHD in the north-west corner of the site.

3 PROPOSED DEVELOPMENT

The proposed development involves the construction of 339 residential dwellings, stormwater management areas, open space areas and an internal road network.

A plan extract of the proposed development has been provided in Figure 3-1.

A full set of proposed plans are provided within the development application package and should be referred to for further information.



Figure 3-1 Proposed Development Proposed Plans

4 INFRASTRUCTURE SERVICES

4.1 Stormwater Drainage

A Site Based Stormwater Management Plan (SBSMP) 30287851-GA0002-SBSMP' has been prepared separately which addresses the stormwater management planning requirements for the development. The SBSMP should be referred to for a more in-depth analysis of prevailing stormwater constraints and opportunities, however a summary of key engineering requirements is provided herein.

4.1.1 Existing Stormwater Drainage

Stormwater runoff generated by the site currently discharges to the north towards Bayliss Road. This information is derived from survey and LiDAR data.

4.1.2 Proposed Stormwater Drainage

The proposed development will manage stormwater via the use of municipal infrastructure to achieve Council's quality and quantity objectives. The site will maintain its discharge locations primarily being the road reserve to the north via piped discharge to existing drainage infrastructure and overland flow. Construction of roads and stormwater treatment areas will necessitate a pit and pipe drainage network within the proposed development.

The SBSMP prepared by Arcadis should be referred to for further details on the exact methodology used to achieve Council objectives.

Refer to Engineering Drawings included in Appendix B for further details.

4.2 Water Network

4.2.1 Existing Potable Water

Before You Dig (BYD) records shows there is existing water infrastructure within the development to the north. It also shows that there is a DN355 trunk water main within the verge of Ripley Road at the intersection between Providence Parade and Ripley Road.

4.2.2 Planned Potable Water

There is no proposed potable water infrastructure shown on the Urban Utilities website or within the Ipswich City Plan. There are a number of developments neighbouring the site which propose to construct/extend existing water infrastructure.

4.2.3 Proposed Potable Water

The development proposes to connect into the existing water reticulation located in the development to the north. An internal water reticulation will be required to service each lot.

A Service Advice Notice (SAN) was received from Urban Utilities on 25 August 2025, outlining the preferred servicing strategy for the development. Key outcomes of the SAN in relation to potable water servicing include:

- The development is capable of being serviced by the existing Urban Utilities water network, subject to confirmation through a detailed network analysis.
- Potable water servicing may utilise both low-level and high-level supply zones, depending on the ultimate development levels and staging sequence.
- A staged servicing approach is supported, incorporating both interim and ultimate network configurations.

- Detailed hydraulic modelling is required to demonstrate compliance with Urban Utilities' desired standards of service and to confirm network performance throughout the staged development.

Refer to Appendix E for the Urban Utilities SAN for the development.

A Water Network Analysis (WNA) will be prepared (as per aforementioned SAN) as part of the water connection applications to Urban Utilities.

Fire hydrants shall be placed at appropriate intervals along the new water mains to ensure coverage of the site. New water property services will be provided for each allotment. Any existing property service connections will be made redundant and decommissioned.

Refer to Appendix B for concept engineering drawings.

4.2.4 Projected Development Loadings

The development has only been assessed under the future loading case. In its existing state the site is considered part of the 'Ripley Valley Urban Development Area Development Scheme' therefore there is no existing demands assigned to the site area. However, the projected development loading has been calculated based on the proposed layout plan and the conversion rates from SEQ Water Supply & Sewerage Code 'Ipswich City Planning Scheme Development Density (Urban Utilities)' shown in the table below.

Table 4-1 Projected Development Loading

Category	Quantity	Conversion Rate	Proposed Demand (EP)
Detached dwelling	339	2.74 EP per dwelling	929
		Total	**929**

4.3 Sewer Network

4.3.1 Existing Sewer

BYD records and Urban Utilities Open Data Map demonstrates there is an existing DN160 sewer reticulation main within the development north of the site.

4.3.2 Planned Sewer

No proposed sewer infrastructure could be determined from Urban Utilities and Ipswich City Plan. There are a number of developments neighbouring the site which propose to construct/extend existing sewer infrastructure.

4.3.3 Proposed Sewer

Subject to Urban Utilities approval, connection for the proposed development to Urban Utilities sewer supply network will be via connection to the existing DN160 mains within the development to the north. A gravity sewer reticulation internal to the site will be required to service the proposed lots.

The SAN received from Urban Utilities confirmed that the site can be serviced by the existing wastewater network, subject to detailed design. Key servicing considerations include:

- Provision for future upstream catchments and network extensions.
- Alignment with the broader Ripley Valley wastewater servicing strategy.
- Demonstration of compliance through a detailed sewerage servicing assessment.

Refer to Appendix E for the Urban Utilities SAN for the development.

Refer to engineering drawings in Appendix B for the proposed sewer reticulation and connection points.

4.3.4 Projected Development Loadings

Due to the nature of the development and its location, the wastewater demand is calculated in the same manner as the water supply. Refer to section 4.2.4.

4.4 Electrical And Telecommunications Services

The proposed development will incorporate low-voltage electricity and telecommunications supply designed by a specialist electrical and telecommunications consultant in accordance with Council and Energex requirements. A Before You Dig (BYD) search has identified existing telecommunications services within Bayliss Road and Coleman Road east and west of the development site. Electricity, gas and nbn was also identified in the development to the north. A specialist engineer will need to advise on if these supplies are suitable and will be subject to utility providers approvals.

The BYD search results are provided in Appendix D and should be referred to for the locations of the above-mentioned services within the vicinity of the site.

5 ROADS AND ACCESS

Vehicular access to the proposed development shall be provided via Coleman Road, Bayliss Road and the new roads constructed to the north as a part of the neighbouring subdivision. In addition to these access points, internal roads will be constructed within the site to service each allotment. New internal roads will be designed in accordance with Councils relevant standards, inclusive of pedestrian footpaths. Additionally, an emergency access will be provided with the Stage 5 cul-de-sac as generally shown in the below Figure 4-1.

A small portion of the south-western corner has been dedicated to Council as road resumption area.

All proposed roadworks shall be designed in accordance with Council standards and subject to CPM requirements for construction.

Refer to the Engineering Drawings included in Appendix B for further details.

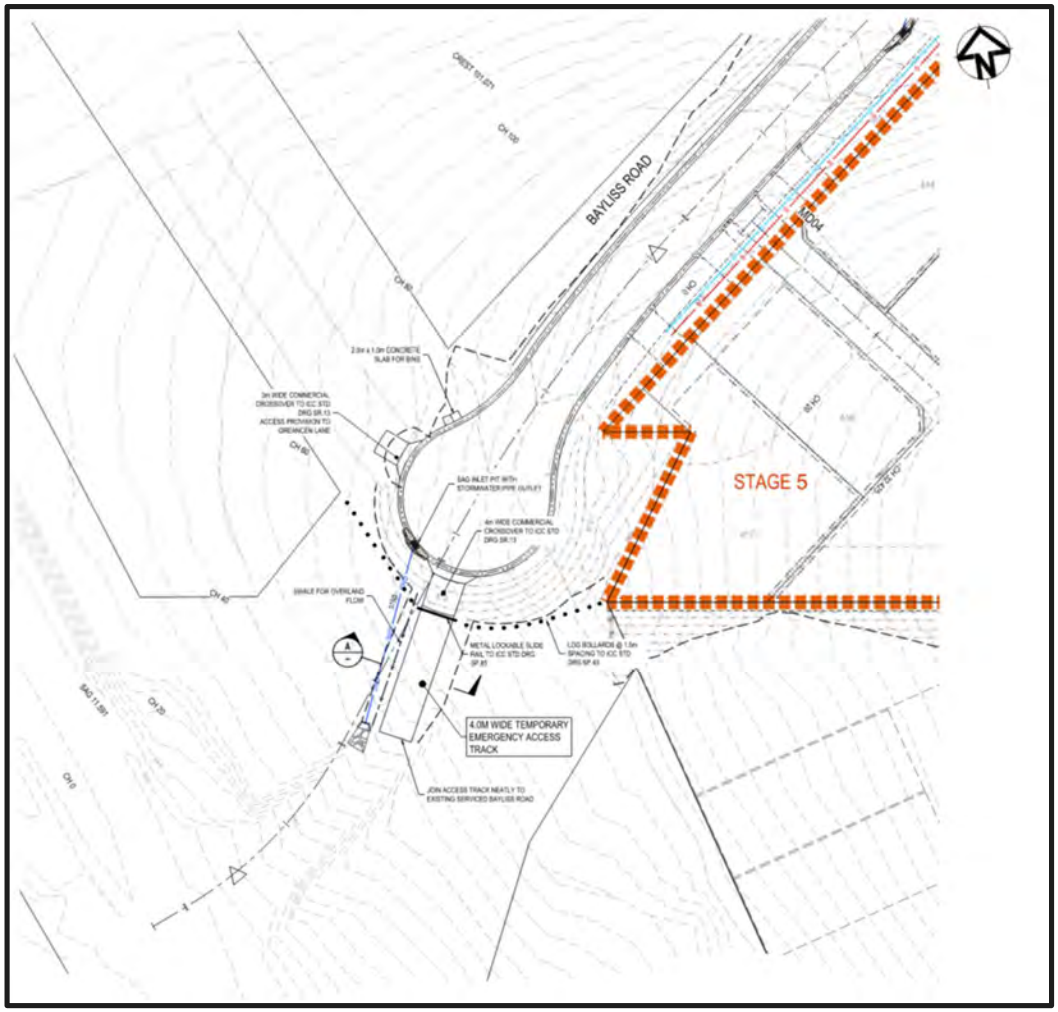


Figure 4-1 Proposed Emergency Access Stage 5

6 CONCLUSION

This report demonstrates the proposed development will be constructed and operated in accordance with the SEQ Water Supply & Sewerage Code, Requirements of Council, Requirements of Urban Utilities, the South-East Queensland State Planning Policy (SPP) and the Queensland Development Code. It has concluded that the site can connect to the local stormwater, potable water and sewerage reticulation systems as well as transport infrastructure. Future Operational Works and Urban Utilities applications will be sought to permit the works to be undertaken.

Stormwater

- Stormwater quality and quantity will be managed on-site through combined basin areas.
- Stormwater will be discharged to the existing lawful points of discharge primarily being the road reserve north of the site.

Potable Water

- The site proposes to connect to Urban Utilities existing water network via the infrastructure in the development north of the site.

Sewerage

- The site proposes to connect to Urban Utilities sewer network via the existing sewerage reticulation located in the development north of the site.

Roads and Access

- Vehicle access to the development will be provided via two connections to Bayliss Road to the west, two connections to Coleman Road to the east and two connections to the new roads constructed to the north as a part of the neighbouring subdivision. New internal roads including footpaths will be designed in accordance with Council's relevant standards to facilitate access for each lot.

APPENDIX A
Survey



Ipswich 2023 LGA – 1m LiDAR QLD Government. Source : www.elevation.fsdf.org.au

N

42
SP210642

ROAD
BAYLISS

GREACEN
LANE

41
SP210642

2
CP853185

241
SL10253

8
SP162940

80
SP162940

septic tank
septic tank
building
pool
shed
track
test pit location
test pit location
timber shed and barbed wire fence
timber shed and barbed wire fence
timber shed and barbed wire fence

N

ROAD

BAYLISS

ROAD

BRAHMAN

WAY

GOLF LANE

3031
SP341321

2248
SP341321

2221
SP341321

2220
SP341321

2219
SP341321

2218
SP341321

2217
SP341321

2216
SP341321

2215
SP341321

2214
SP341321

2213
SP341321

42
SP210642

8
SP162940

80
SP162940

dam

building

pool

shed

test pit location

septic tank

septic tank

Vegetation Key

Palm Tree

Tree <300mm Trunk Diameter / Shrub

Tree >300mm Trunk Diameter

Services Key

Hydrant (GV) DN ... CLASS W ... DN ... CLASS W

Sewer CLASS S ... CLASS S ... CLASS S ... CLASS S

Water Main CLASS W ... CLASS W ... CLASS W ... CLASS W

Valve/MH CLASS W ... CLASS W ... CLASS W ... CLASS W

Electrical (Overhead / Ground) ... CLASS S ... CLASS S

Electrical (Above Ground) ... CLASS S ... CLASS S

Gas Pipe ... CLASS S ... CLASS S ... CLASS S

Note: Classification of subsurface utility information in accordance with Australian Standard 5488

Legend

Communications Pit
Communications Pillar
Communications Marker
Electrical Box
Electrical Marker
Electrical Light Pole
Electrical Pole
Electrical Sky Pole
Gas Marker
Gas Pit
Gas Valve
Kerb Outlet
Pole
Pylon
Unknown Manhole (U MH)
Boundary Trap Pit (BB Pit)
Sewer Manhole (Sew MH)
Stormwater Manhole (SW MH)
Sign
Survey Mark
Traffic Light
Water Meter
Water Hydrant
Water Hydrant Marker
Water Meter
Water Valve

Notes:

plan is prepared for KDL from a combination of field survey and existing records for the purpose of design and should not be used for any other purpose.

ite boundaries as shown hereon have been determined from minimum connections to survey marks placed by others and from from measurements by others, the verification of which does not form part of this survey. This survey shows site tures and features only. It does not guarantee the position of boundary pegs, if found. The position of fence lines, retaining walls and other features is indicative only and should not be relied upon as depicting the boundary lines.

visible surface features of underground services on or adjacent to the site have been located by field survey.

t able to be so located, known services have been plotted from the records of relevant authorities where available and have been noted accordingly on the plan. Where such records either do not exist or are considered inadequate, a notation been made hereon.

Position of underground services on this drawing are indicated by a single line. Care should be exercised as services may occupy a considerably wider corridor than that indicated on this drawing. Users should be aware during excavation or struction that services may exist for which there is no record.

ore any excavation is commenced, it is the responsibility of the contractor:
to accurately locate exact location and depth of all relevant utility services,
to determine whether site encumbrances will prevent or limit development, and
to check on the local authority's definition of Natural Ground Level.

to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.

ntours shown are from field survey. These contours should not be used for Natural Ground Level as defined by the local authority planning Scheme for the purposes of determining building heights.

Rev	Description	Date	Drawn	Checked	Approved
A	Initial issue to client	06/03/26	KMJ	BDG	LEH

Client:	KDL
Plan Type:	Contour & Detail Survey
Project:	Bayliss Road, South Ripley
RPD:	Lot 80 on SP162940
Locality:	South Ripley
Local Authority:	Ipswich City Council
Meridian:	IS345259
Height Datum:	AHD 0
Height Origin:	PM210425 RL:50.027m
Scale:	1:250 (A3)
Contour Intervals:	0.25m
Surveyed:	SP - 19/02/26
Drawn:	KMJ - 03/03/26
Checked:	BDG - 06/03/26

SURVEY MARK
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Plan Ref:

7390-0002-A

Sheet 2 of

shed

80
SP162940

test pit location

timber post and barbed wire fence

timber post and barbed wire fence

239
SP162142

timber post and barbed wire fence

241
SL10253

N

Vegetation Key

- Palm Tree
- Tree <200mm Trunk Diameter / Shrub
- Tree >200mm Trunk Diameter

Services Key

Stormwater ==== GW ==== CLASS 'B' ==== DN ==== CLASS 'A' ==== DN ==== CLASS 'A' ====
Sewer ==== S ==== CLASS 'B' ==== S ==== CLASS 'A' ==== S ==== CLASS 'A' ====
Water Main ==== W ==== CLASS 'B' ==== W ==== CLASS 'A' ==== W ==== CLASS 'B' ====
Hydrants ==== C ==== CLASS 'B' ==== C ==== CLASS 'A' ==== C ==== CLASS 'B' ====
Electrical (Underground) ==== E ==== CLASS 'A' ==== E ====
Telstra ==== T ==== CLASS 'B' ==== T ==== CLASS 'A' ==== T ==== CLASS 'B' ====
Gas Pipe ==== G ==== CLASS 'B' ==== G ==== CLASS 'A' ==== G ==== CLASS 'B' ====

Note: Classification of subsurface utility information in accordance with Australian Standard 5488

Legend

- Communications Pit
- Communications Pillar
- Communications Marker
- Electrical Box
- Electrical Meters
- Electrical Light Pole
- Electrical Pit
- Electrical Pit
- Electrical Stay Pole
- Gas Marker
- Gas Pit
- Gas Valve
- Kerb Outlet
- Pole
- Pylon
- Unknown Manhole (U MH)
- Stormwater Pipe Pit (SW PP)
- Sewer Manhole (Sew MH)
- Stormwater Manhole (SW MH)
- Sign
- Survey Mark
- Traffic Light
- Traffic Pit
- Water Hydrant
- Water Hydrant Marker
- Water Meter
- Water Valve

Notes:

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title boundaries as shown hereon have been determined from minimum connections / survey marks placed by others and then from measurements by others, the verification of which does not form part of this survey. This survey shows site ures and boundaries only. It does not purport to show any restrictions on the use of the land, including rights and other features is indicative only and should not be relied upon as depicting the boundary lines.

visible surface features of underground services on or adjacent to the site have been located by field survey.

t able to be so located, known services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation been made hereon.

Position of underground services on this drawing are indicated by a single line. Care should be exercised as services may occupy a considerably wider corridor than that indicated in this drawing. Users should be aware during excavation or struction that services may exist for which there is no record.

to construction commencing, it is the clients responsibility:
to determine whether any services are to be altered, and
to determine whether title encumbrances will prevent or limit development, and
to check on the local authority's definition of Natural Ground Level.

to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.

contours shown are from field survey. These contours should not be used for Natural Ground Level as defined by the local authority planning Scheme for the purposes of determining building heights.

REV	DESCRIPTION	DATE	DRAWN	APPROVED
A	Initial issue to client	06/03/26	KMJ	BDG	LEH

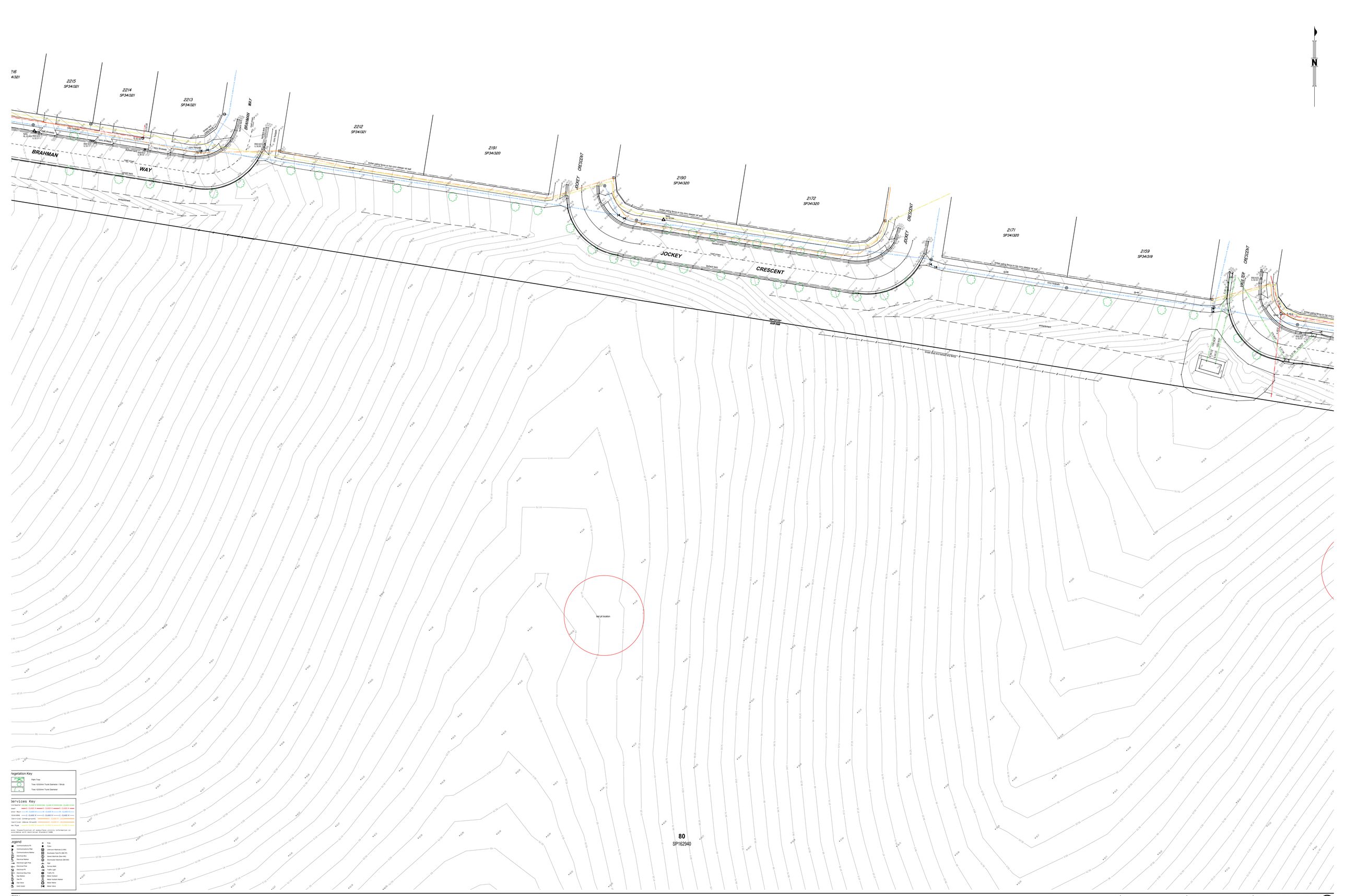
Client:	KDL
Plan Type:	Contour & Detail Survey
Project:	Bayliss Road, South Ripley
RPD:	Lot 80 on SP162940
Locality:	South Ripley
Local Authority:	Ipswich City Council
Meridian:	1534525Z59
Height Datum:	AHD 0.
Height Origin:	PM010425 RL:50.027m
Scale:	1:250 (A3)
Contour Intervals:	0.25m
Surveyed:	SP - 19/02/26
Drawn:	KMJ - 03/03/26
Checked:	BDG - 06/03/26

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Plan Ref:

7390-0002-A

Sheet 3 -



Vegetation Key

Palm Tree
Tree <200mm Trunk Diameter / Shrub
Tree >200mm Trunk Diameter

Services Key

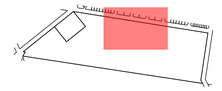
Electrical (Underground)
Electrical (Above Ground)
Gas Pipe

Legend

Communications Pit
Communications Pillar
Communications Marker
Electrical Box
Electrical Marker
Electrical Light Pole
Electrical Pole
Electrical Pit
Electrical Slip Pole
Gas Marker
Gas Pit
Gas Valve
Hyd Outlet
Pole
Pylon
Unknown Manhole (≥ 1M2)
Stormwater Pit/Inlet (SW Pit)
Street Manhole (Sewer MH)
Stormwater Manhole (SW MH)
Sign
Survey Mark
Traffic Light
Traffic Pit
Water Hydrant
Water Hydrant Marker
Water Meter
Water Valve

Notes:

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- d able to be so located, known services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation been made hereon.
- Position of underground services on this drawing are indicated by a single line. Care should be exercised as services may occupy a considerably wider corridor than that indicated on this drawing. Users should be aware during excavation or struction that services may exist for which there is no record.
- to construction commencing, it is the clients responsibility:
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  - to determine whether site encumbrances will prevent or limit development, and
  - to obtain any further survey information required by authorities.
- to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.
- contours shown are from field survey. These contours should not be used for Natural Ground Level as defined by the local authority planning Scheme for the purposes of determining building heights.



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Rev	Description	Date	Drawn	Checked | Approved

Client:	KDL	Height Datum:	AHD D.
Plan Type:	Contour & Detail Survey	Height Origin:	PM212425 RL:50.027m
Project:	Bayliss Road, South Ripley	Scale:	1:250 (A0)
RPD:	Lot 80 on SP162940	Contour Intervals:	0.25m
Locality:	South Ripley	Surveyed:	SP - 19/02/26
Local Authority:	Ipswich City Council	Drawn:	KMJ - 03/03/26
Meridian:	IS345259	Checked:	BDG - 06/03/26

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Plan Ref:

7390-0002-A

Sheet 4 o

80
SP162940

test pit location

Barbed wire fence

241
SL10253

Timber post and barbed wire fence

N

Vegetation Key

Palm Tree

Tree >200mm Trunk Diameter / Shrub

Tree >200mm Trunk Diameter

Services Key

Telephone	C CLASS W ——— DW CLASS W ——— DW CLASS W
Gas	C CLASS W ——— G CLASS W ——— G CLASS W
Water Main	C CLASS W ——— W CLASS W ——— W CLASS W
Telephone	C CLASS W ——— C CLASS W ——— C CLASS W
Electrical (Underground)	E CLASS W ——— E CLASS W
Electrical (Above Ground)	E CLASS W ——— E CLASS W
Gas Pipe	G CLASS W ——— G CLASS W ——— G CLASS W

NOTE: Classification of Subsurface Utility Information in accordance with Australian Standard 5488

Legend

Communications Pit	Pole
Communications Pillar	Pylon
Communications Marker	Unknown Manhole (U MH)
Electrical Box	Boundary Trap Pit (BM PI)
Electrical Marker	Sewer Manhole (Sew MH)
Electrical Light Pole	Stormwater Manhole (SW MH)
Electrical Pole	Sign
Electrical Pit	Survey Mark
Electrical Sky Pole	Traffic Light
Gas Marker	Traffic Pit
Gas Pit	Water Hydrant
Gas Valve	Water Hydrant Marker
Kerb Outlet	Water Meter
	Water Valve

Notes:

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to accurately locate and/or expose any non visible services,
to determine whether title encumbrances will prevent or limit development, and
to check the zoning and all relevant planning controls for the site.

to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.

contours shown are from field survey. These contours should not be used for Natural Ground Level as defined by the local authority planning Scheme for the purposes of determining building heights.

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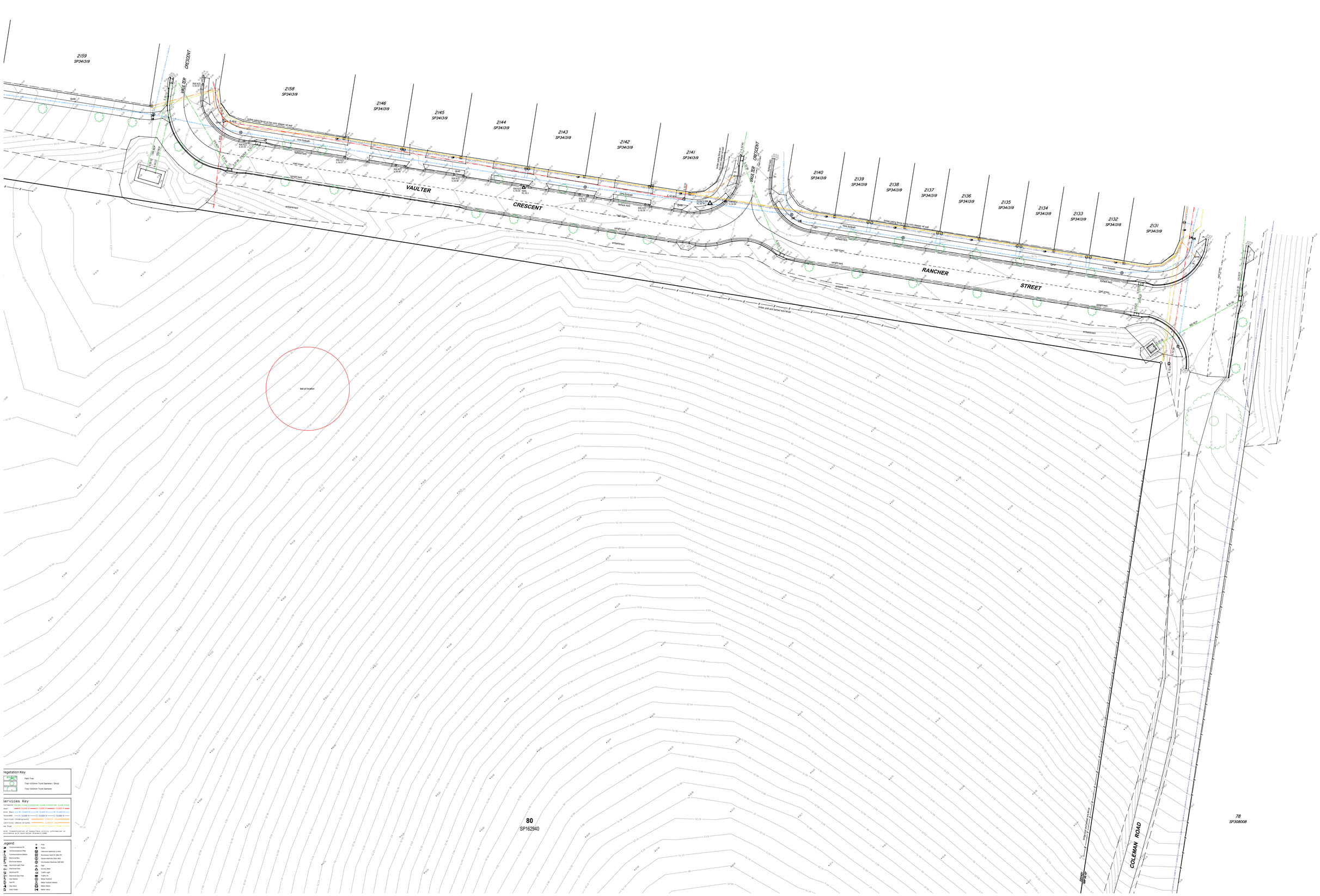
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Local Authority:	Ipswich City Council
Meridian:	I13452259
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Drawn:	KMJ - 03/03/26
Checked:	BDG - 06/03/26

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Plan Ref:

7390-0002-A

Sheet 1 o



Vegetation Key

Palm Tree

Tree <200mm Trunk Diameter / Shrub

Tree >200mm Trunk Diameter

Services Key

stormwater 450 DIA - CLASS 'B' 600mm DIA - CLASS 'B' 900mm DIA - CLASS 'B' mm

sewer 150 DIA - CLASS 'B' 225mm DIA - CLASS 'B' 300mm DIA - CLASS 'B' mm

water Main 100 DIA - CLASS 'B' 150mm DIA - CLASS 'B' 200mm DIA - CLASS 'B' mm

hydrants 100 DIA - CLASS 'B' 150mm DIA - CLASS 'B' 200mm DIA - CLASS 'B' mm

electrical (Underground) 240mm DIA - CLASS 'B' - LEAD

electrical (Above Ground) 240mm DIA - CLASS 'B' 300mm DIA - CLASS 'B' mm

Gas Pipe 100 DIA - CLASS 'B' 150mm DIA - CLASS 'B' 200mm DIA - CLASS 'B' mm

NOTE: Classification of subsurface utility information in accordance with Australian Standard 5488

Legend

- Communications Pit
- Communications Pillar
- Communications Marker
- Electrical Box
- Electrical Marker
- Electrical Light Pole
- Electrical Pole
- Electrical Pit
- Electrical Stay Pole
- Gas Marker
- Gas Pit
- Gas Valve
- Kerb Outlet
- Pole
- Point
- Unknown Manhole (U MH)
- Backflow Point Pit (BB PP)
- Sewer Manhole (Sew MH)
- Stormwater Manhole (SW MH)
- Sign
- Survey Mark
- Traffic Light
- Traffic Pit
- Water Hydrant
- Water Marker Marker
- Water Valve
- Water Valve

Notes:

plan is prepared for KDL from a combination of field survey and existing records for the purpose of design and should not be used for any other purpose.

title boundaries as shown hereon have been determined from minimum connections to survey marks placed by others and then from measurements by others, the verification of which does not form part of this survey. This survey shows site ours and features only. It does not guarantee the position of boundary pegs, if found. The position of fence lines, retaining walls and other features is indicative only and should not be relied upon as depicting the boundary lines.

visible surface features of underground services on or adjacent to the site have been located by field survey.

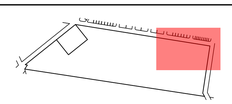
f data to be so located, known services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation been made hereon.

Position of underground services on this drawing are indicated by a single line. Care should be exercised as services may occupy a considerably wider corridor than that indicated on this drawing. Users should be aware during excavation or struction that services may exist for which there is no record.

to construction commencing, it is the clients responsibility:
to determine the precise location of all services, and
to determine whether title encumbrances will prevent or limit development, and
to check on the local authority's definition of Natural Ground Level.

to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.

contours shown are from field survey. These contours should not be used for Natural Ground Level as defined by the local authority planning Scheme for the purposes of determining building heights.



REV	DESCRIPTION	DATE	DRAWN	APPROVED
A	Initial issue to client	06/03/26	KMJ	BDG

Client:	KDL	Height Datum:	AHD D
Plan Type:	Contour & Detail Survey	Height Origin:	PM212425 RL:50.021m
Project:	Bayliss Road, South Ripley	Scale:	1:250 (A3)
RPD:	Lot 80 on SP162940	Contour Intervals:	0.25m
Locality:	South Ripley	Surveyed:	SP - 19/02/26
Local Authority:	Ipswich City Council	Drawn:	KMJ - 03/03/26
Meridian:	153452259	Checked:	BDG - 06/03/26

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Plan Ref:

7390-0002-A

Sheet 6 o

80
SP162940

7B
SP308008

241
SL10253

185
S13141

test pit location

test pit location

timber post and barbed wire fence

timber post and barbed wire fence

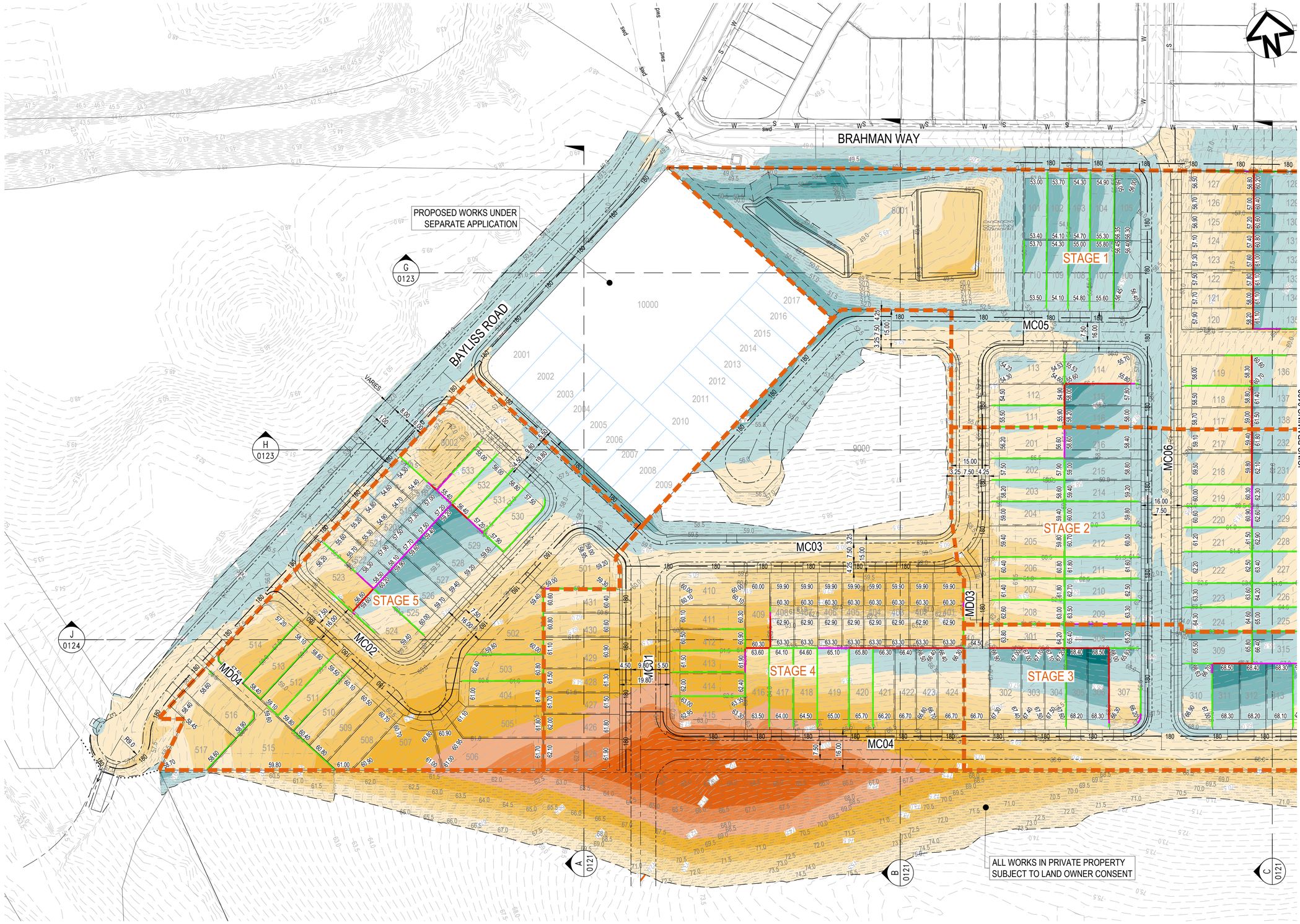
COLEMAN ROAD

Fence

Fence

Fence

APPENDIX B
Engineering Drawings



LEGEND

- STAGE BOUNDARY
- 5.0 DESIGN SURFACE CONTOUR
- 5.0 EXISTING SURFACE CONTOUR
- 60.00 PROPOSED BUILDING PAD AND LEVEL
- PROPOSED RETAINING WALL 0.5m - 1.5m
- PROPOSED RETAINING WALL >1.5m - 2.0m
- PROPOSED RETAINING WALL >2.0m - 3.5m
- EARTHWORKS BATTER
- swd EXISTING STORMWATER DRAINAGE
- s EXISTING SEWERAGE RETICULATION
- w EXISTING WATER RETICULATION

CUT FILL DEPTH RANGE

Lower_value		Upper_value		Colour
	Greater than -6		m	
-6	to	-5	m	
-5	to	-4	m	
-4	to	-3	m	
-3	to	-2	m	
-2	to	-1	m	
-1	to	0.00	m	
0.000	to	1	m	
1	to	2	m	
2	to	3	m	
3	to	4	m	
4	to	5	m	
5	to	6	m	
	Greater than 6		m	

Issue	Description	DR	CH	VE	Date
04	MINOR CHANGE APPLICATION	JU	SS	GE	14.09.26
03	FURTHER IR RESPONSE	LB	BF	MW	16.03.26
02	COUNCIL IR RESPONSE	LB	BF	MW	25.11.25
01	ORIGINAL ISSUE	LB	BF	MW	22.08.25

Scales

0 15 30 45 60 75m

1 : 750

100mm on Original

Surveyor

Client

KDL PROPERTY GROUP

Status

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Original Issue Signatures			
Drawn	L. BRINDELL	Original Size	A1
Designed	B. FINSELBACH	Height Datum	AHD
Project Manager	J. STOCKWELL	Grid	LOCAL
Verified	GARY ELLIS	RPEQ: 17942 DATE: 14 SEP 26	

Project

7-101 & 25 BAYLISS ROAD, SOUTH RIPLEY
CIVIL ENGINEERING SERVICES

Title

BULK EARTHWORKS
LAYOUT PLAN SHEET 1

ARCADIS
Arcadis Australia Pacific Pty Limited
Level 7, Seabank Building, 12-14 Marine Parade
SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

Project Number: 30287851

Drawing No.: BSR-AAU-DA-WS00-DRG-CV-0101

Issue: 04

Date Plotted: 14 Sep 2026 - 01:33pm File Name: C:\Users\umipigj3186\DC\ACCDocs\Arcadis ACC AU\AAU-30287851-7 To 101 Bayliss Road\Project Files\10_WIP\10_Civil\STG_00\DRG\BSR-AAU-DA-WS00-DRG-CV-0101-EarthworksLayout.dwg

JOCKEY CRESCENT

VAULTER CRESCENT

RANCHER STREET

COLEMAN ROAD

JOINS DRAWING 0101

STAGE 1

STAGE 2

STAGE 3

STAGE 6

STAGE 7

STAGE 8

STAGE 9

STAGE 10

MC07

MC08

MC09

MC10

MC11

VARIES

ALL WORKS IN PRIVATE PROPERTY
SUBJECT TO LAND OWNER CONSENT

G 0123

H 0123

J 0124

C 0121

D 0122

E 0122

F 0122

LEGEND

- STAGE BOUNDARY
- 5.0 DESIGN SURFACE CONTOUR
- 5.0 EXISTING SURFACE CONTOUR
- 60.00 PROPOSED BUILDING PAD AND LEVEL
- PROPOSED RETAINING WALL 0.5m - 1.5m
- PROPOSED RETAINING WALL >1.5m - 2.0m
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- swd EXISTING STORMWATER DRAINAGE
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CUT FILL DEPTH RANGE

Lower_value		Upper_value		Colour
Greater than -6			m	
-6	to	-5	m	
-5	to	-4	m	
-4	to	-3	m	
-3	to	-2	m	
-2	to	-1	m	
-1	to	0.00	m	
0.000	to	1	m	
1	to	2	m	
2	to	3	m	
3	to	4	m	
4	to	5	m	
5	to	6	m	
Greater than 6			m	

Issue	Description	DR	CH	VE	Date
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01	ORIGINAL ISSUE	LB	BF	MW	22.08.25

Scales

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1 : 750

100mm on Original

Surveyor

Client

KDL PROPERTY GROUP

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Designed	B. FINSELBACH	Height Datum	AHD
Project Manager	J. STOCKWELL	Grid	LOCAL
Verified	GARY ELLIS	RPEQ: 17942 DATE: 14 SEP 26	

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7-101 & 25 BAYLISS ROAD,
SOUTH RIPLEY
CIVIL ENGINEERING SERVICES

Title

BULK EARTHWORKS
LAYOUT PLAN SHEET 2

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SOUTHPORT QLD 4215
ABN 76 104 485 289
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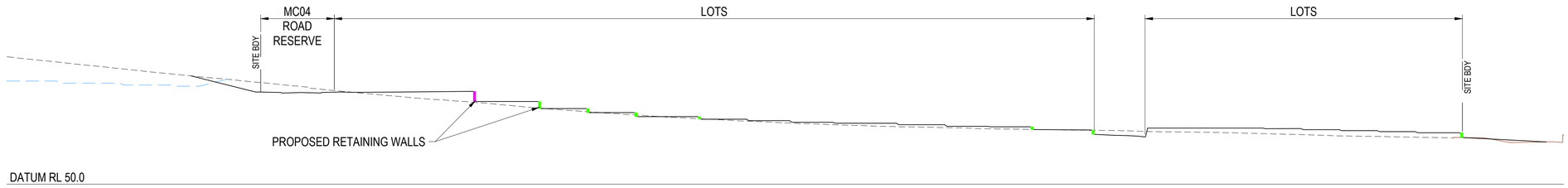
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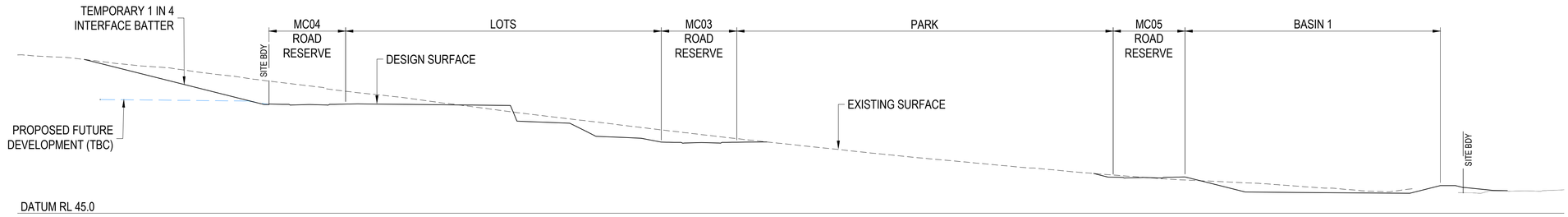
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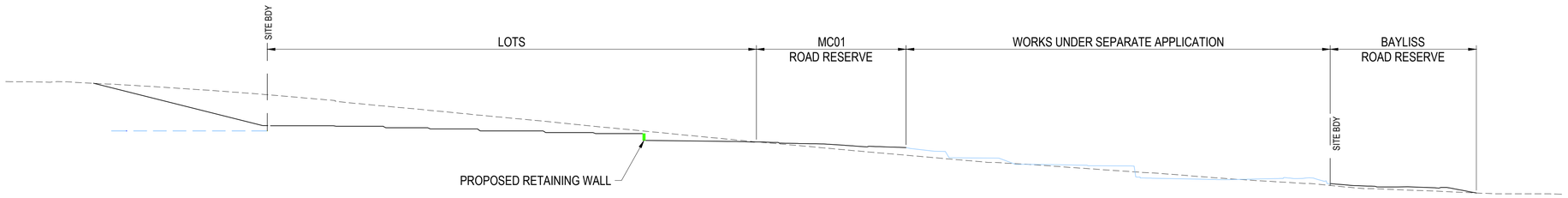
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SECTION C (0101 / 0102)
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SECTION B (0101)
1 : 500



SECTION A (0101)
1 : 500

Issue	Description	DR	CH	VE	Date
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02	COUNCIL IR RESPONSE	LB	BF	MW	25.11.25
01	ORIGINAL ISSUE	LB	BF	MW	22.08.25

100mm on Original

Scales
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Surveyor

Client
KDL PROPERTY GROUP

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Original Issue Signatures			
Drawn	L. BRINDELL	Original Size	A1
Designed	B. FINSELBACH	Height Datum	AHD
Project Manager	J. STOCKWELL	Grid	LOCAL
Verified	GARY ELLIS	RPEQ: 17942 DATE: 14 SEP 26	

Project
7-101 & 25 BAYLISS ROAD,
SOUTH RIPLEY
CIVIL ENGINEERING SERVICES

Title
EARTHWORK SECTIONS
SHEET 1

ARCADIS
Arcadis Australia Pacific Pty Limited
Level 7, Seabank Building, 12-14 Marine Parade
SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

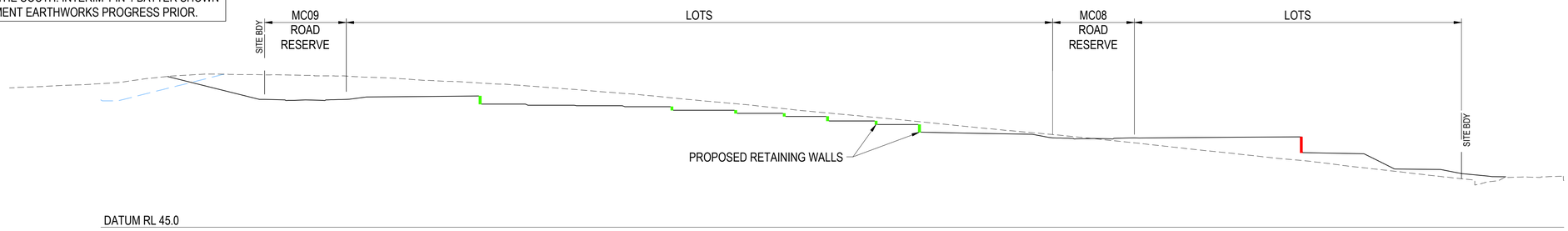
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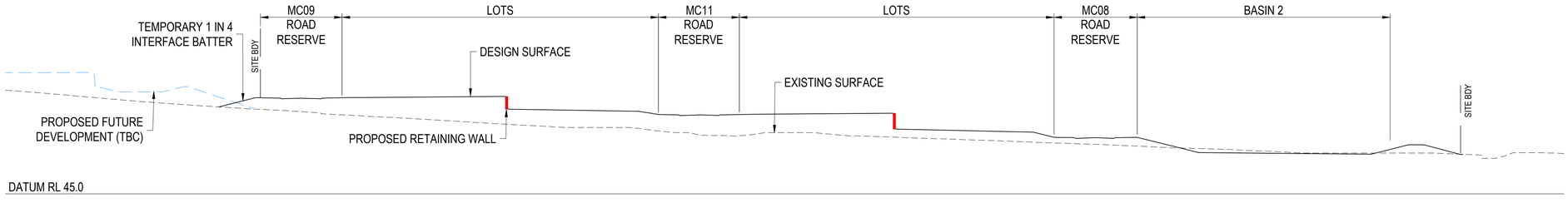
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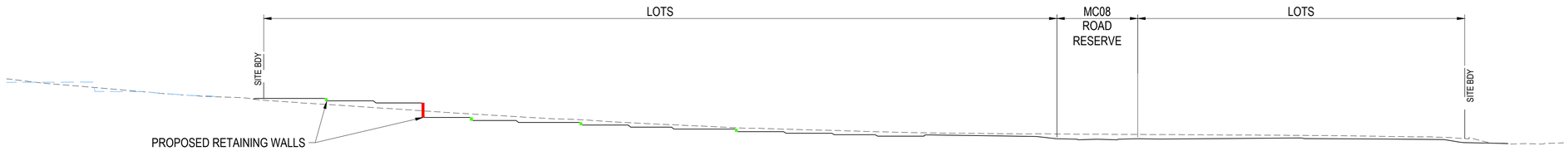
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SECTION F
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0102



SECTION E
1 : 500
0102



SECTION D
1 : 500
0102

Issue	Description	DR	CH	VE	Date
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03	FURTHER IR RESPONSE	LB	BF	MW	16.03.26
02	COUNCIL IR RESPONSE	LB	BF	MW	25.11.25
01	ORIGINAL ISSUE	LB	BF	MW	22.08.25

100mm on Original

Scales
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1 : 500

Surveyor

Client
KDL PROPERTY GROUP

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Drawn	L. BRINDELL	Original Size	A1
Designed	B. FINSELBACH	Height Datum	AHD
Project Manager	J. STOCKWELL	Grid	LOCAL
Verified	GARY ELLIS	RPEQ: 17942 DATE: 14 SEP 26	

Project
7-101 & 25 BAYLISS ROAD,
SOUTH RIPLEY
CIVIL ENGINEERING SERVICES

Title
EARTHWORK SECTIONS
SHEET 2

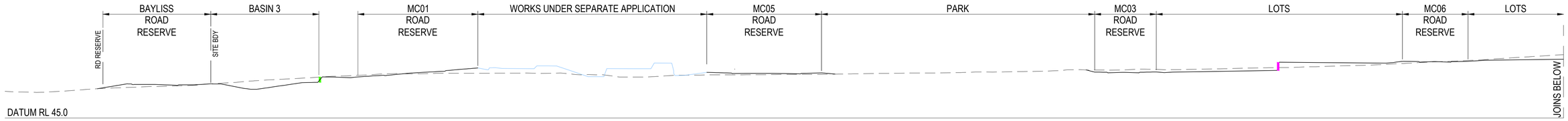
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SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

Project Number: 30287851

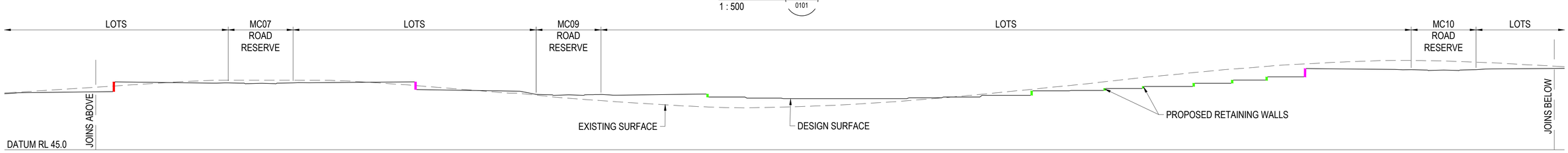
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Issue: 04

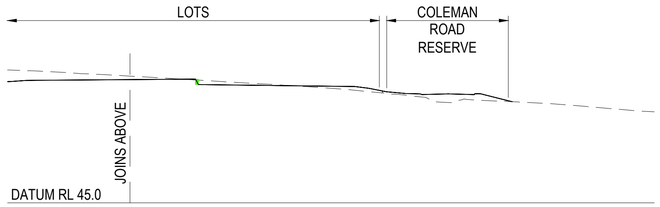
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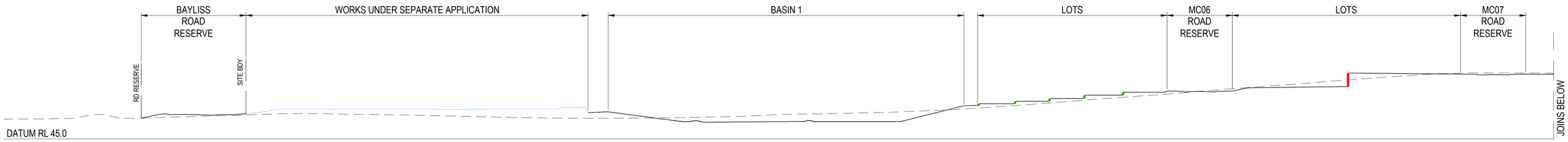
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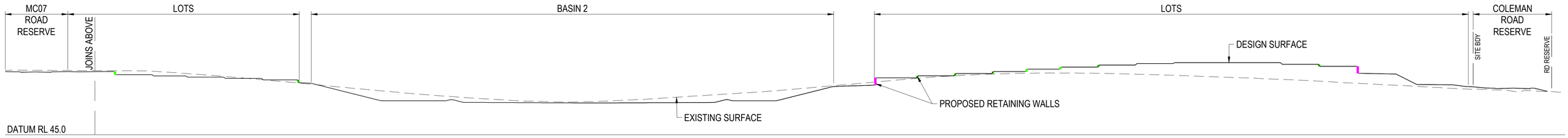
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SECTION H CONTINUED
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SECTION G
1 : 500 0101



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02	FURTHER IR RESPONSE	LB	BF	MW	16.03.26
01	ORIGINAL ISSUE	LB	BF	MW	25.11.25

100mm on Original

Scales

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1 : 500

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Project Manager	J. STOCKWELL	Grid	LOCAL
Verified	GARY ELLIS	RPEQ: 17942 DATE: 14 SEP 26	

Project

7-101 & 25 BAYLISS ROAD,
SOUTH RIPLEY
CIVIL ENGINEERING SERVICES

Title

EARTHWORK SECTIONS
SHEET 3

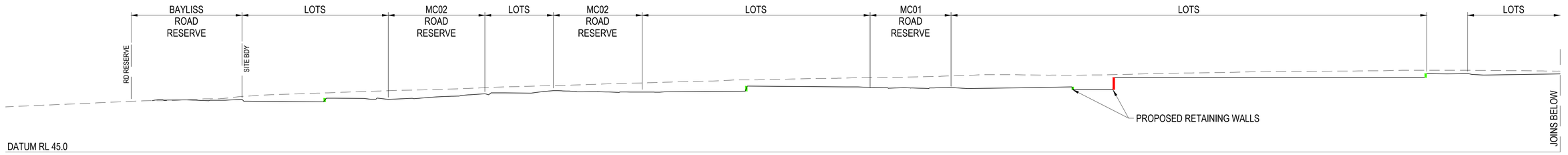
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SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
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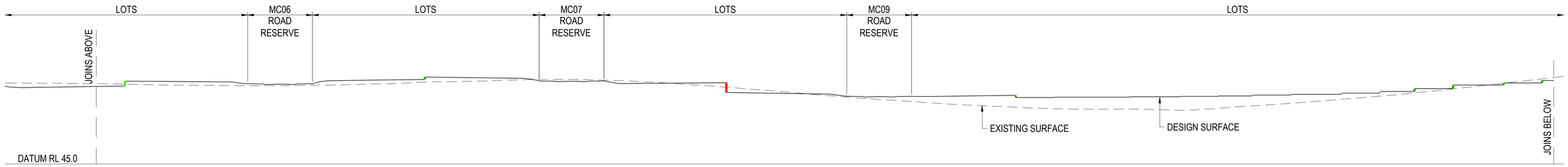
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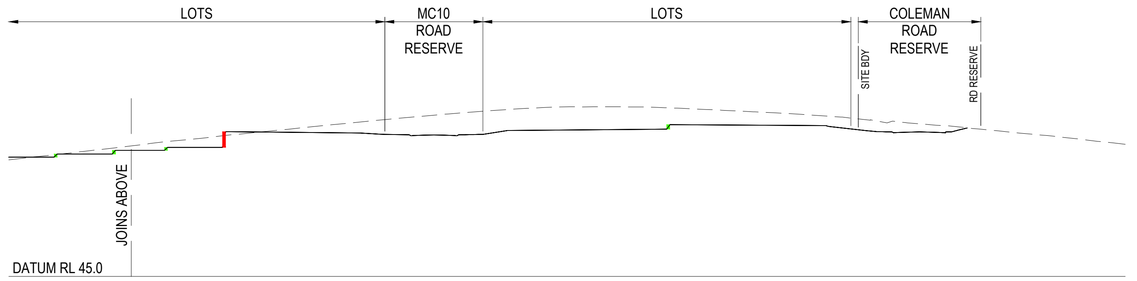
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SECTION J 0102 CONTINUED
1 : 500



SECTION J 0102 CONTINUED
1 : 500

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02	FURTHER IR RESPONSE	LB	BF	MW	16.03.26
01	ORIGINAL ISSUE	LB	BF	MW	25.11.25

100mm on Original

Scales
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1 : 500

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Designed	B. FINSELBACH	Height Datum	AHD
Project Manager	J. STOCKWELL	Grid	LOCAL
Verified	GARY ELLIS	RPEQ: 17942 DATE: 14 SEP 26	

Project
7-101 & 25 BAYLISS ROAD,
SOUTH RIPLEY
CIVIL ENGINEERING SERVICES

Title
EARTHWORK SECTIONS
SHEET 4

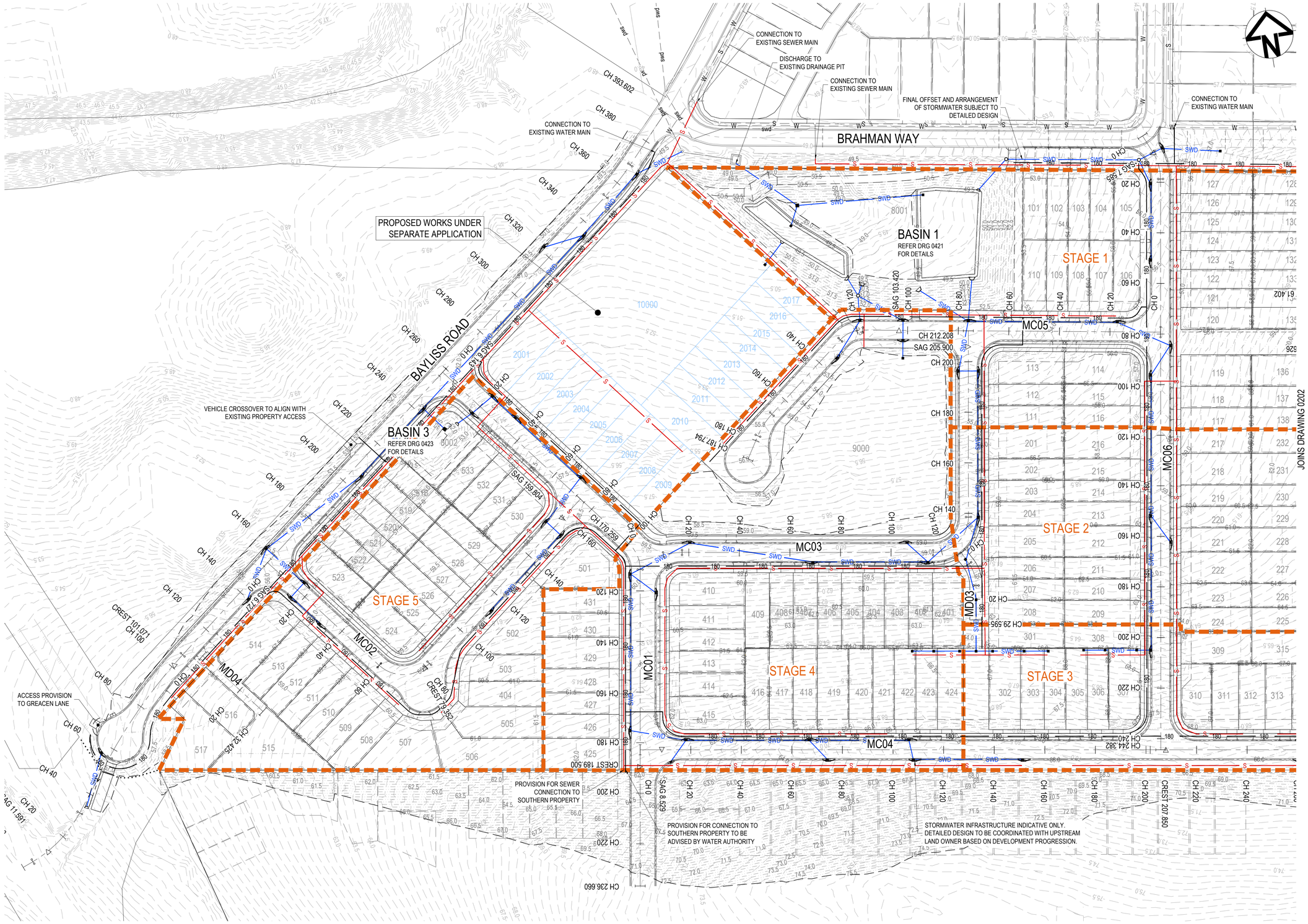
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ABN 76 104 485 289
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Drawing No. BSR-AAU-DA-WS00-DRG-CV-0124

Issue 03

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Issue	Description	DR	CH	VE	Date
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01	ORIGINAL ISSUE	LB	BF	MW	22.08.25

Scales

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1 : 750

100mm on Original

Surveyor

Client

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Project Manager	J. STOCKWELL	Grid	LOCAL
Verified	GARY ELLIS	RPEQ: 17942 DATE: 14 SEP 26	

Project

7-101 & 25 BAYLISS ROAD, SOUTH RIPLEY
CIVIL ENGINEERING SERVICES

Title

COMBINED SERVICES LAYOUT PLAN SHEET 1

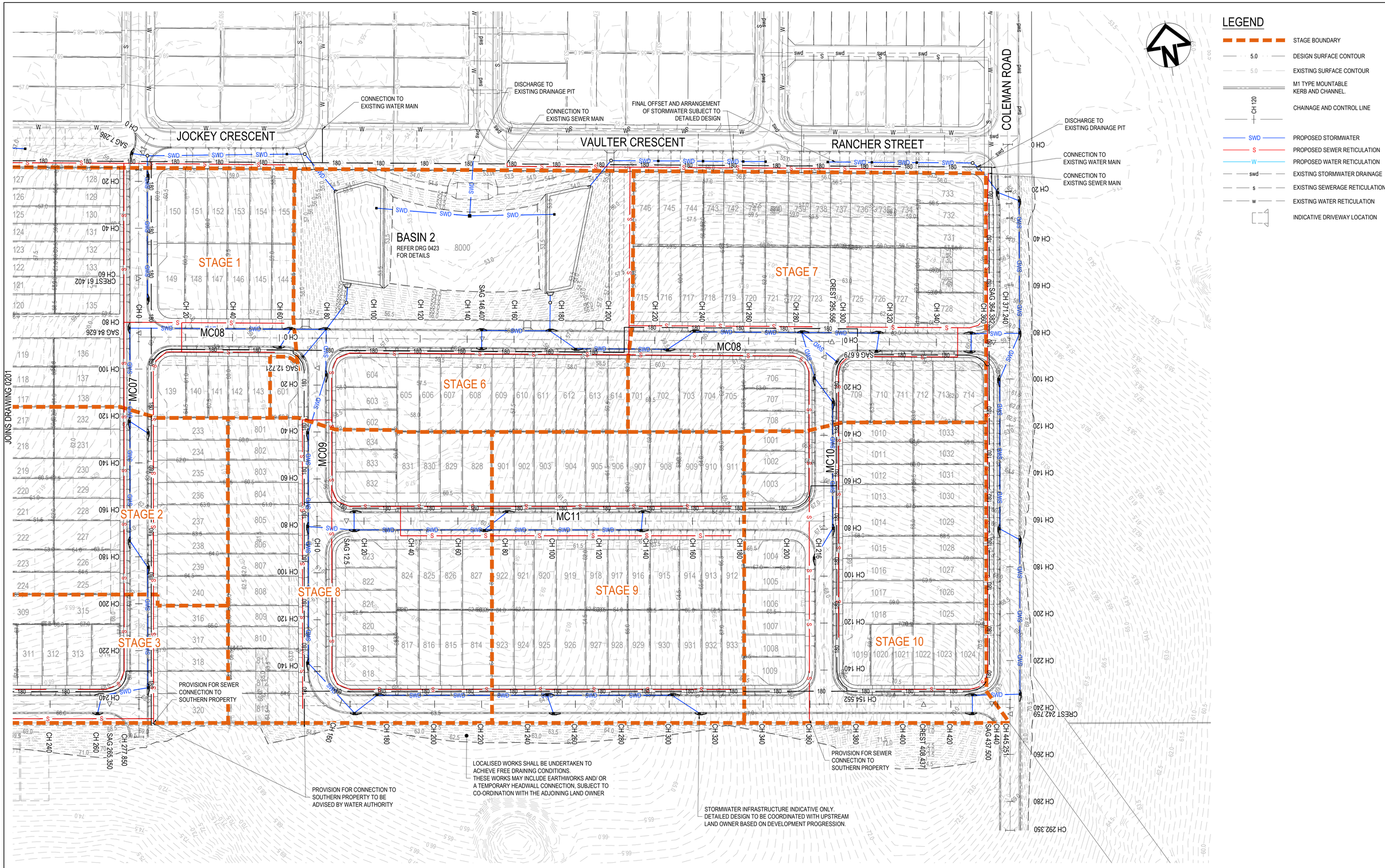
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ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

Project Number: 30287851

Drawing No.: BSR-AAU-DA-WS00-DRG-CV-0201

Issue: 04

Date Plotted: 14 Sep 2026 - 02:27pm File Name: C:\Users\umipigj3186\DC\ACCDocs\Arcadis ACC AU\AAU-30287851-7 To 101 Bayliss Road\Project Files\10_WIP\10_Civil\STG_00\DRG\BSR-AAU-DA-WS00-DRG-CV-0201-CombinedServices.dwg



Issue	Description	DR	CH	VE	Date
04	MINOR CHANGE APPLICATION	JU	SS	GE	14.09.26
03	FURTHER IR RESPONSE	LB	BF	MW	16.03.26
02	COUNCIL IR RESPONSE	LB	BF	MW	25.11.25
01	ORIGINAL ISSUE	LB	BF	MW	22.08.25

Scales

0 15 30 45 60 75m

1 : 750

100mm on Original

Surveyor

Client

KDL PROPERTY GROUP

Status

PRELIMINARY
NOT FOR CONSTRUCTION

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Original Issue Signatures

Drawn	L. BRINDELL	Original Size	A1
Designed	B. FINSELBACH	Height Datum	AHD
Project Manager	J. STOCKWELL	Grid	LOCAL
Verified	GARY ELLIS	RPEQ: 17942 DATE: 14 SEP 26	

Project

7-101 & 25 BAYLISS ROAD, SOUTH RIPLEY
CIVIL ENGINEERING SERVICES

Title

COMBINED SERVICES LAYOUT PLAN SHEET 2

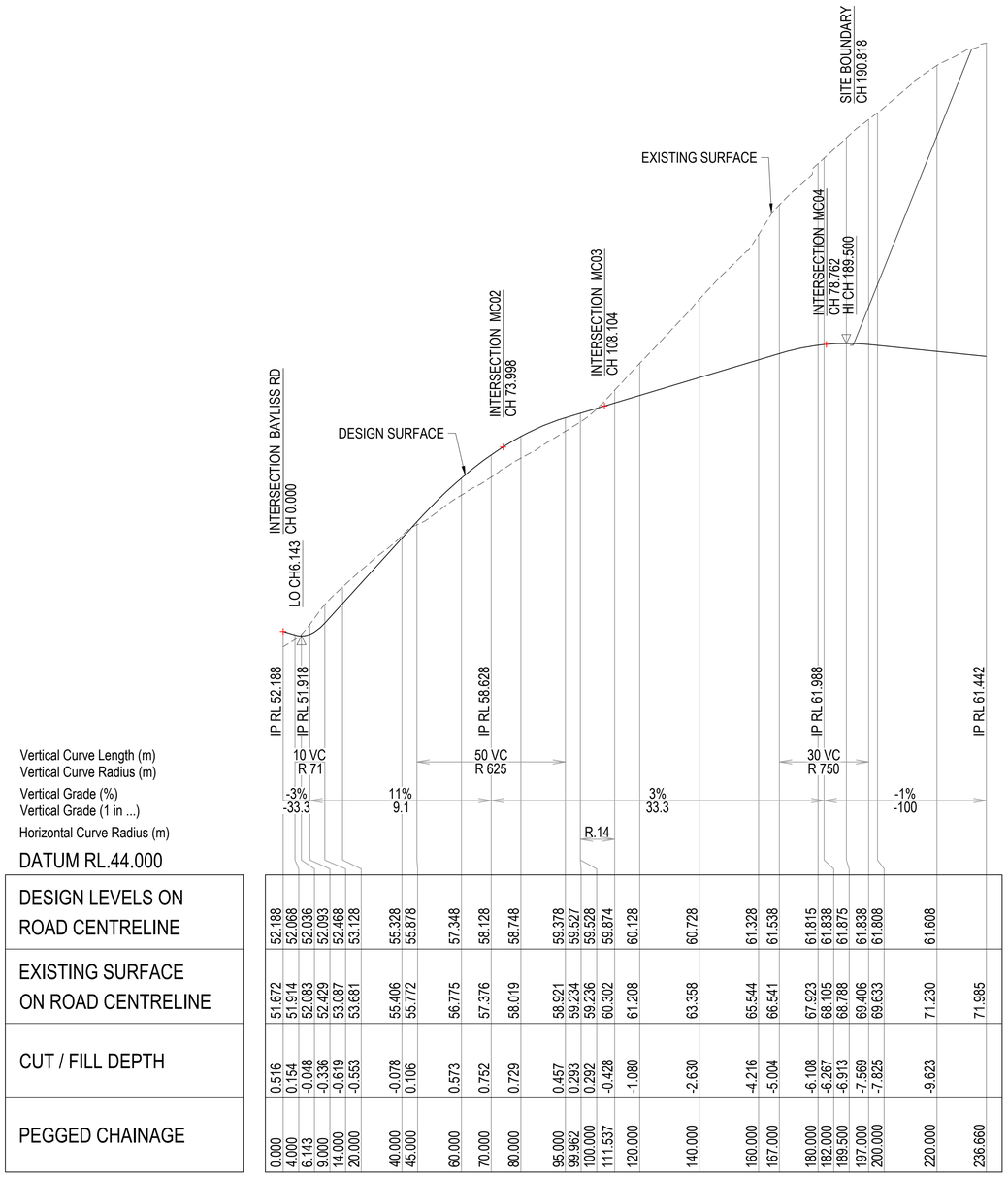
ARCADIS
Arcadis Australia Pacific Pty Limited
Level 7, Seabank Building, 12-14 Marine Parade
SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

Project Number: 30287851

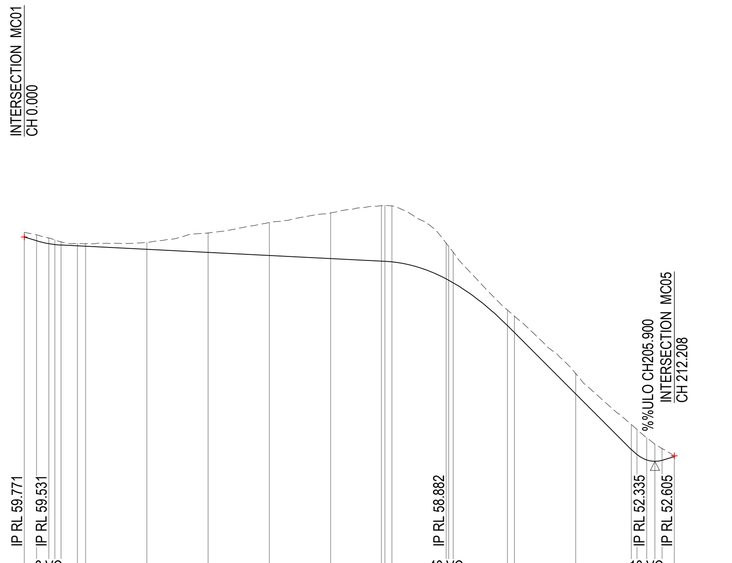
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Issue: 04

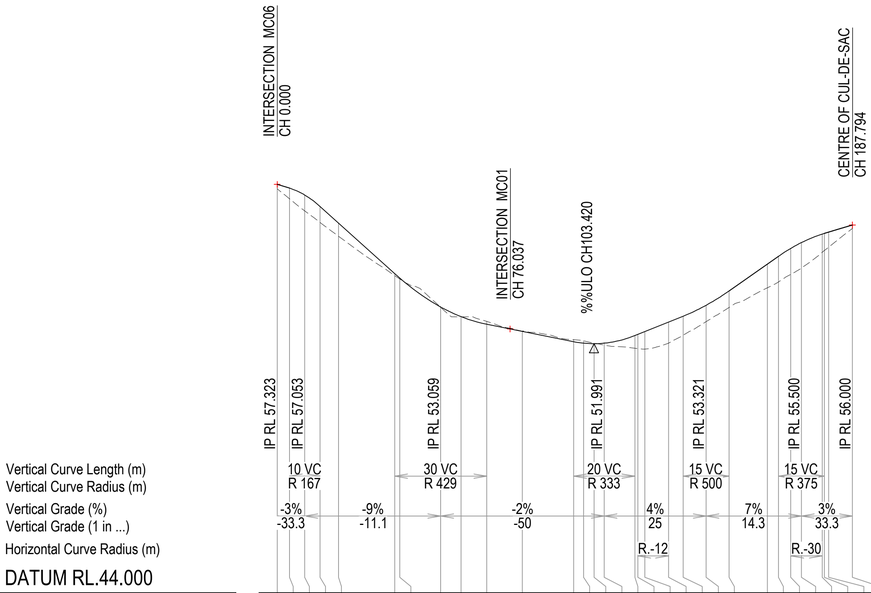
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INTERSECTION BAYLISS RD
CH 0.000
LO CH6.143
EXISTING SURFACE
DESIGN SURFACE
INTERSECTION MC02
CH 73.998
INTERSECTION MC03
CH 108.104
INTERSECTION MC04
CH 78.762
HI CH 189.500
SITE BOUNDARY
CH 190.818
IP RL 52.188
IP RL 51.918
IP RL 58.628
IP RL 61.988
IP RL 61.442
Vertical Curve Length (m)
Vertical Curve Radius (m)
10 VC
R 71
50 VC
R 625
30 VC
R 750
Vertical Grade (%)
Vertical Grade (1 in ...)
-3%
-33.3
11%
9.1
3%
33.3
-1%
-100
Horizontal Curve Radius (m)
R.14
DATUM RL.44.000

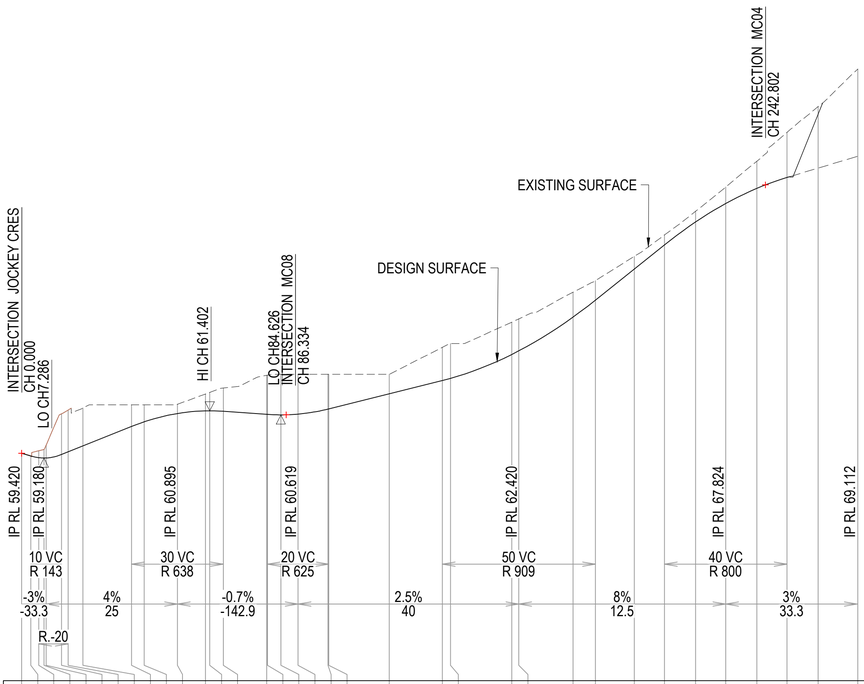
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INTERSECTION MC01
CH 0.000
%%ULO CH205.900
INTERSECTION MC05
CH 212.208

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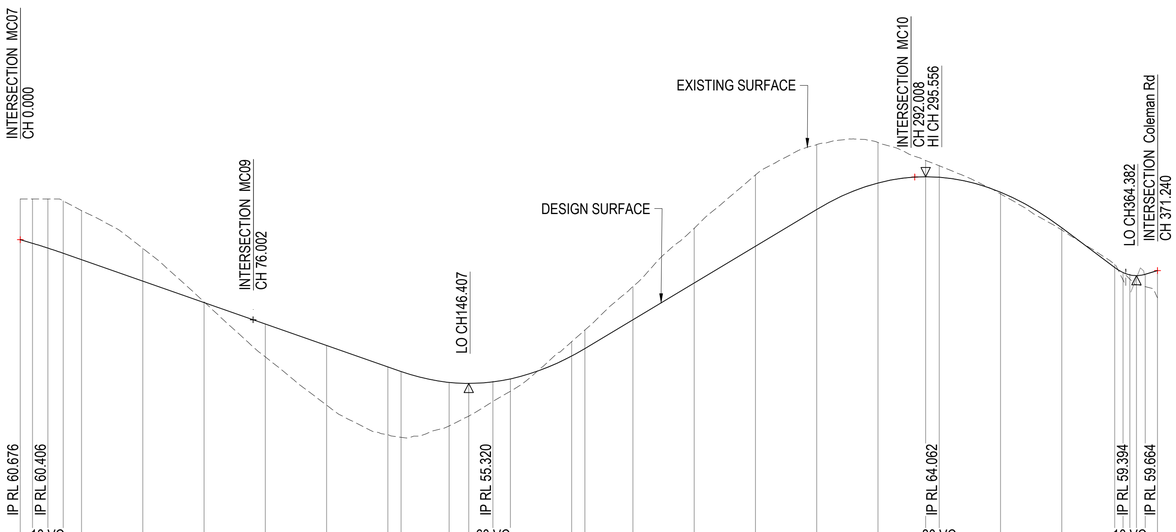

INTERSECTION MC06
CH 0.000
INTERSECTION MC01
CH 76.037
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CENTRE OF CUL-DE-SAC
CH 187.794

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DATUM RL.52.000

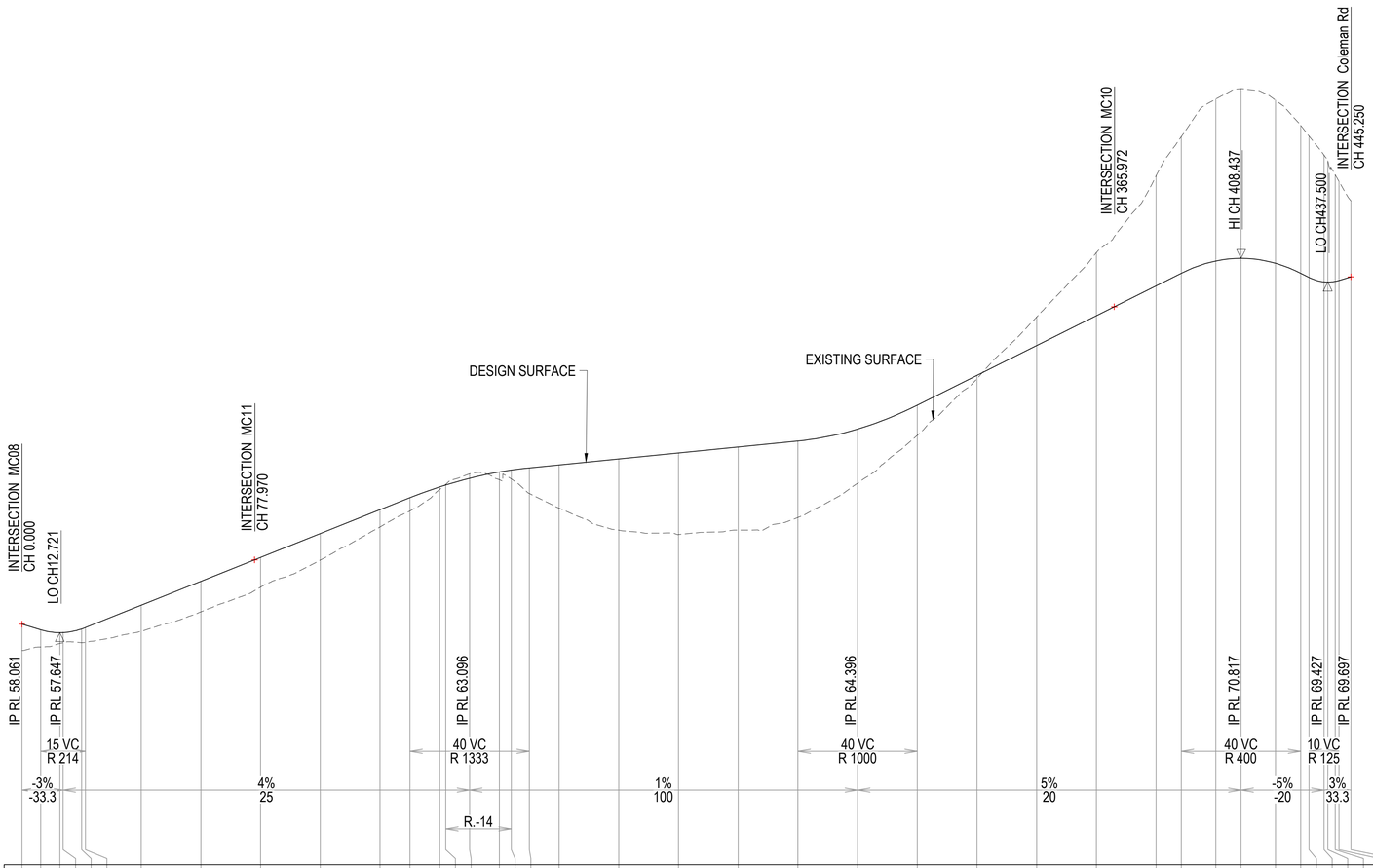
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Vertical Curve Length (m)
Vertical Curve Radius (m)
Vertical Grade (%)
Vertical Grade (1 in ...)
Horizontal Curve Radius (m)

DATUM RL.47.000

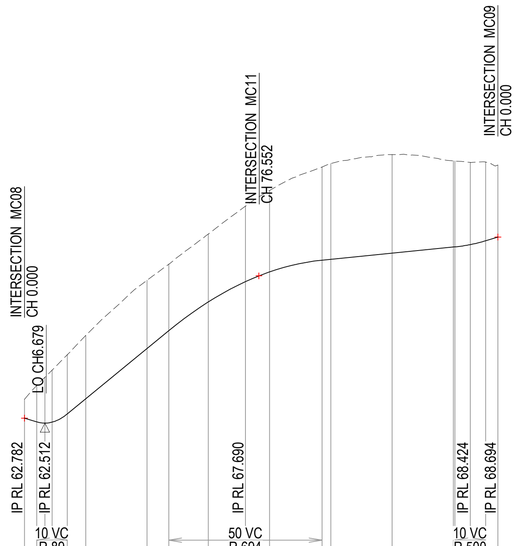
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Vertical Curve Length (m)
Vertical Curve Radius (m)
Vertical Grade (%)
Vertical Grade (1 in ...)
Horizontal Curve Radius (m)

DATUM RL.50.000

| | | |



Vertical Curve Length (m)
Vertical Curve Radius (m)
Vertical Grade (%)
Vertical Grade (1 in ...)
Horizontal Curve Radius (m)

DATUM RL.55.000

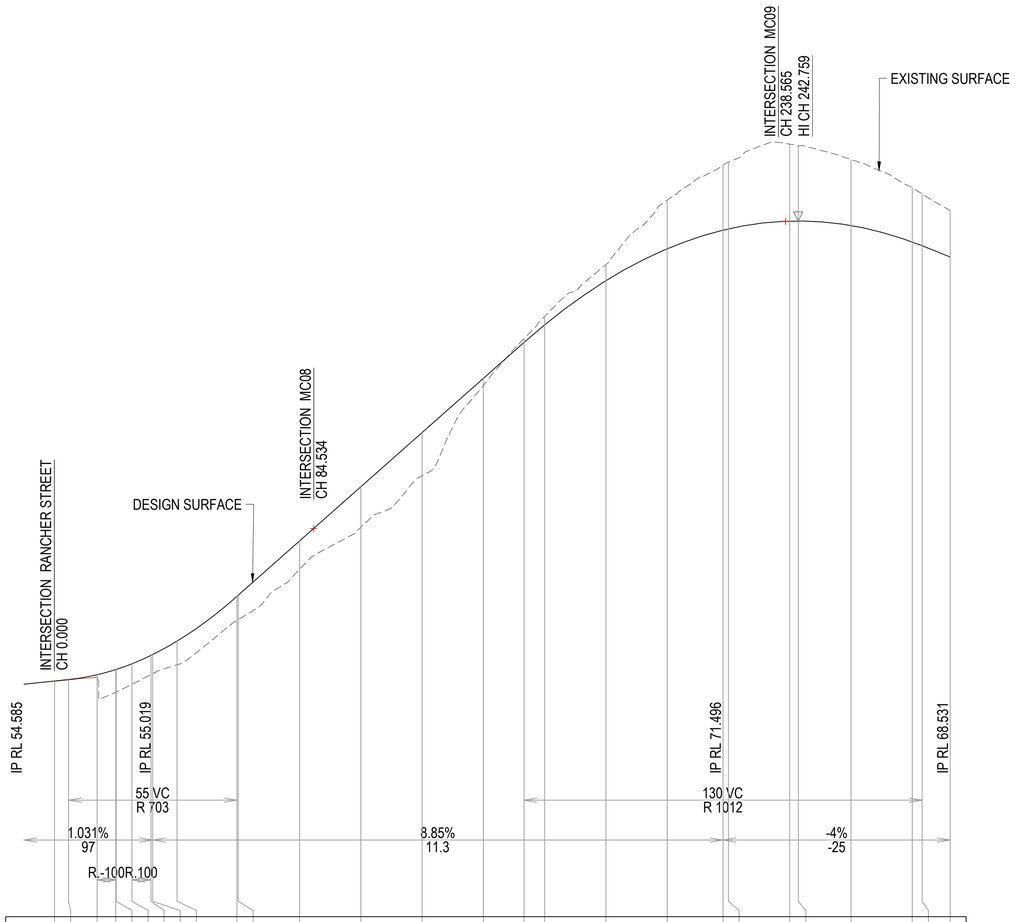
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Vertical Curve Length (m)
Vertical Curve Radius (m)
Vertical Grade (%)
Vertical Grade (1 in ...)
Horizontal Curve Radius (m)

DATUM RL.41.000

| | | |



DATUM RL.47.000

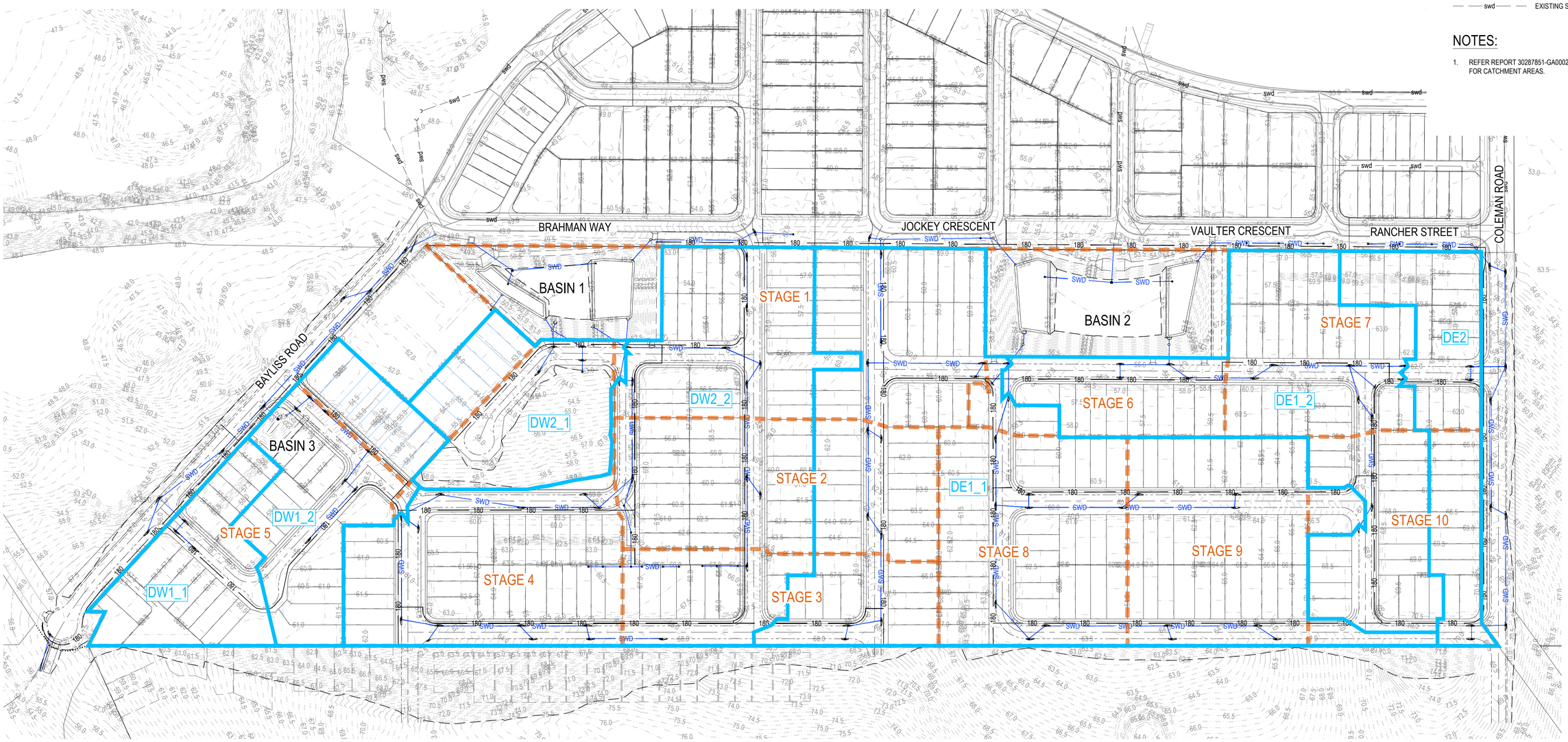
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LEGEND

- STAGE BOUNDARY
- 5.0 — DESIGN SURFACE CONTOUR
- NOMINAL FACE OF KERB
- SWD — PROPOSED STORMWATER
- DW1_1 — STORMWATER CATCHMENT, LABEL AND BOUNDARY
- swd — EXISTING STORMWATER DRAINAGE

NOTES:

1. REFER REPORT 30287851-GA0002-03 - SBSMP FOR CATCHMENT AREAS.



Issue	Description	DR	CH	VE	Date
02	REVISED STAGE BOUNDARIES	JU	BF	GE	15.09.26
01	ORIGINAL ISSUE	LB	BF	MW	16.03.26

100mm on Original

Scales

0 25 50 75 100 125m

1 : 1250

Surveyor

Client

KDL PROPERTY GROUP

Status

PRELIMINARY
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Original Issue Signatures

Drawn	L. BRINDELL	Original Size	A1
Designed	B. FINSELBACH	Height Datum	AHD
Project Manager	J. STOCKWELL	Grid	LOCAL
Verified	GARY ELLIS	RPEQ: 17942 DATE: 15 SEP 26	

Project

7-101 & 25 BAYLISS ROAD,
SOUTH RIPLEY
CIVIL ENGINEERING SERVICES

Title

STORMWATER
CATCHMENT PLAN

ARCADIS
Arcadis Australia Pacific Pty Limited
Level 7, Seabank Building, 12-14 Marine Parade
SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

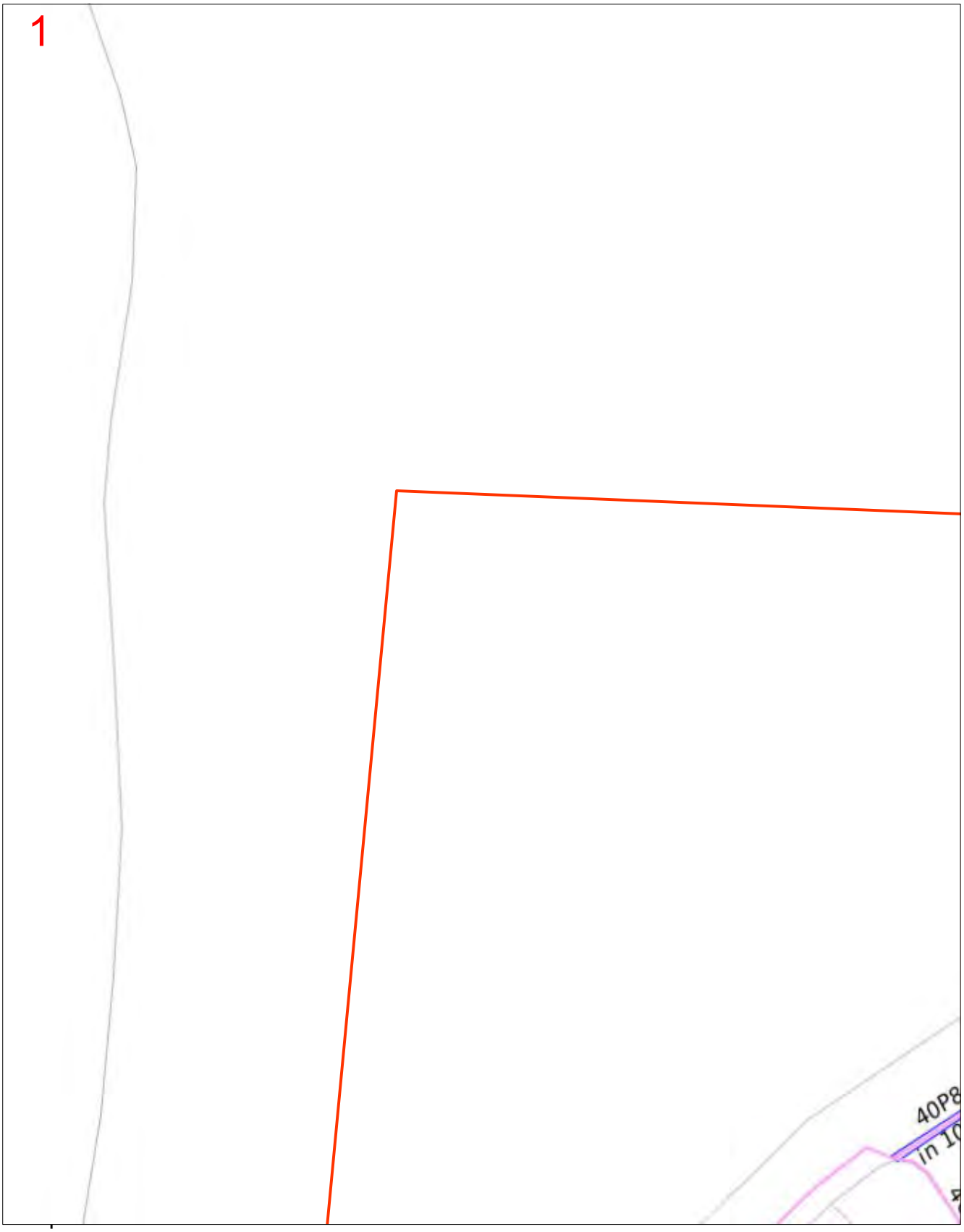
Project Number: 30287851

Drawing No.: BSR-AAU-DA-WS00-DRG-CV-0300

Issue: 02

Date Plotted: 15 Sep 2026 - 11:00am File Name: C:\Users\umipigj3186\DC\ACCDocs\Arcadis ACC AU\AAU-30287851-7 To 101 Bayliss Road\Project Files\10_WIP\10_Civil\STG_00\DRG\BSR-AAU-DA-WS00-DRG-CV-0300-SWCatchments.dwg

APPENDIX C
Before You Dig Maps



Scale 1: 700

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

N

Enquiry Area

Map Key Area



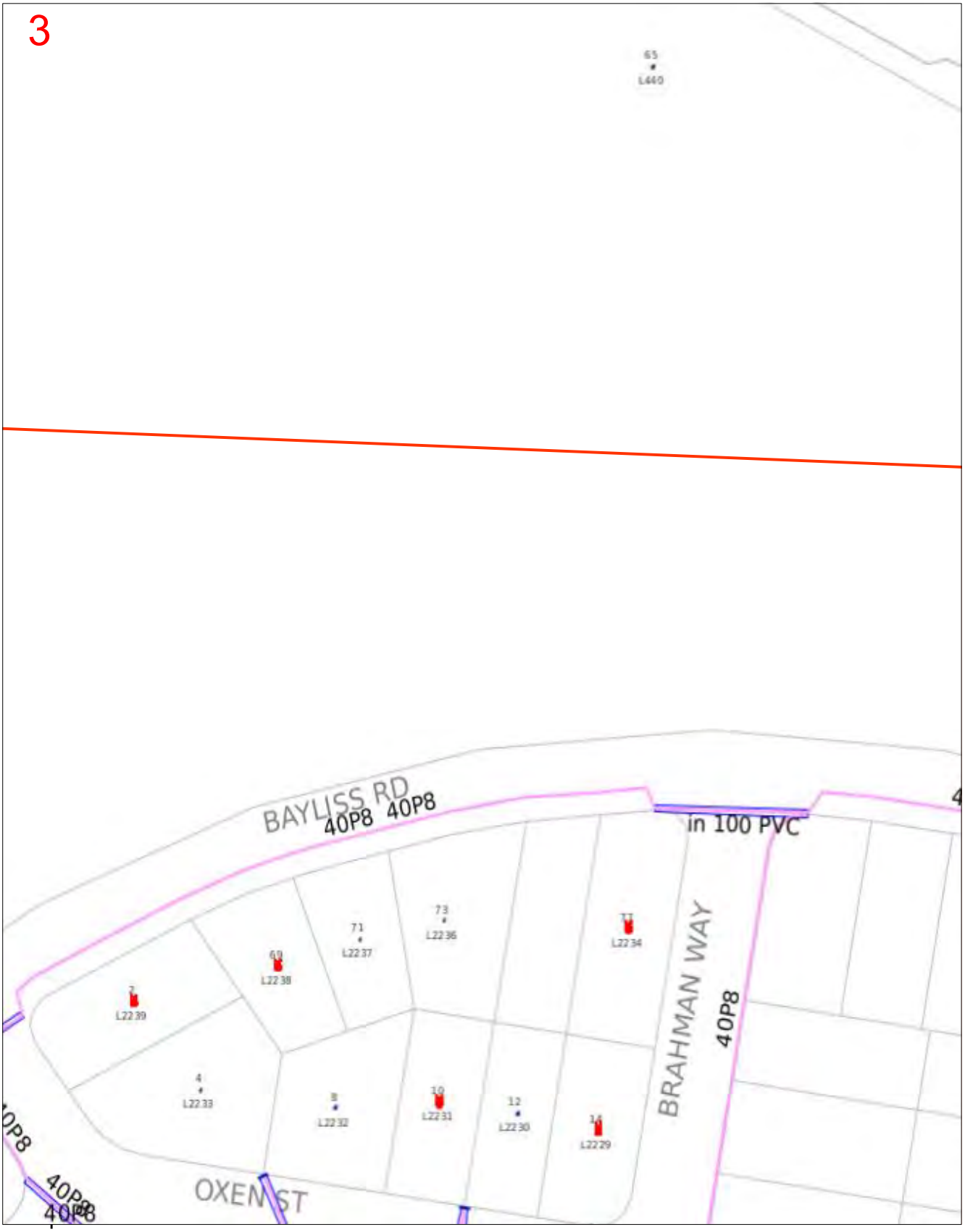
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Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Enquiry Area

Map Key Area



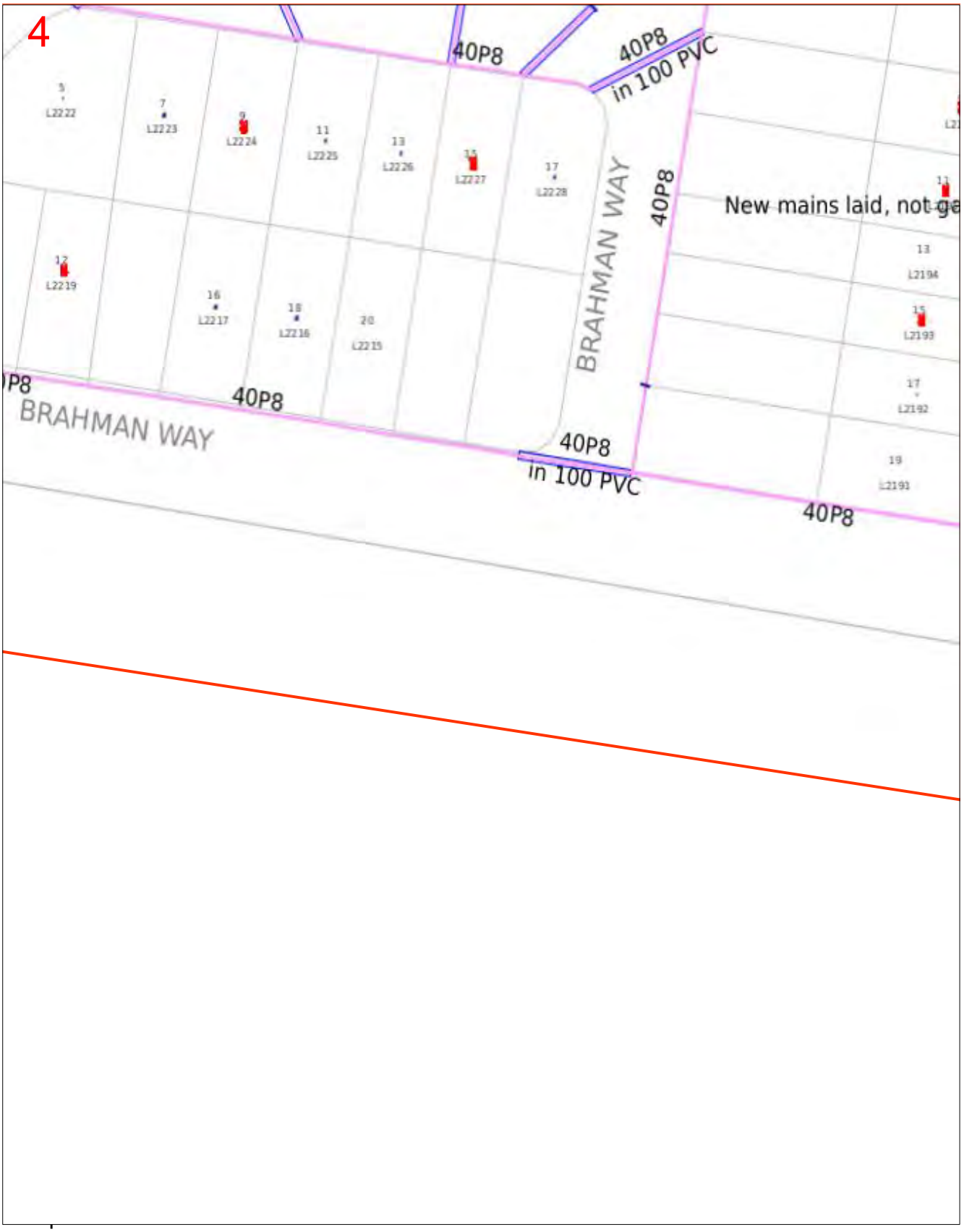
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Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

N

Enquiry Area

Map Key Area



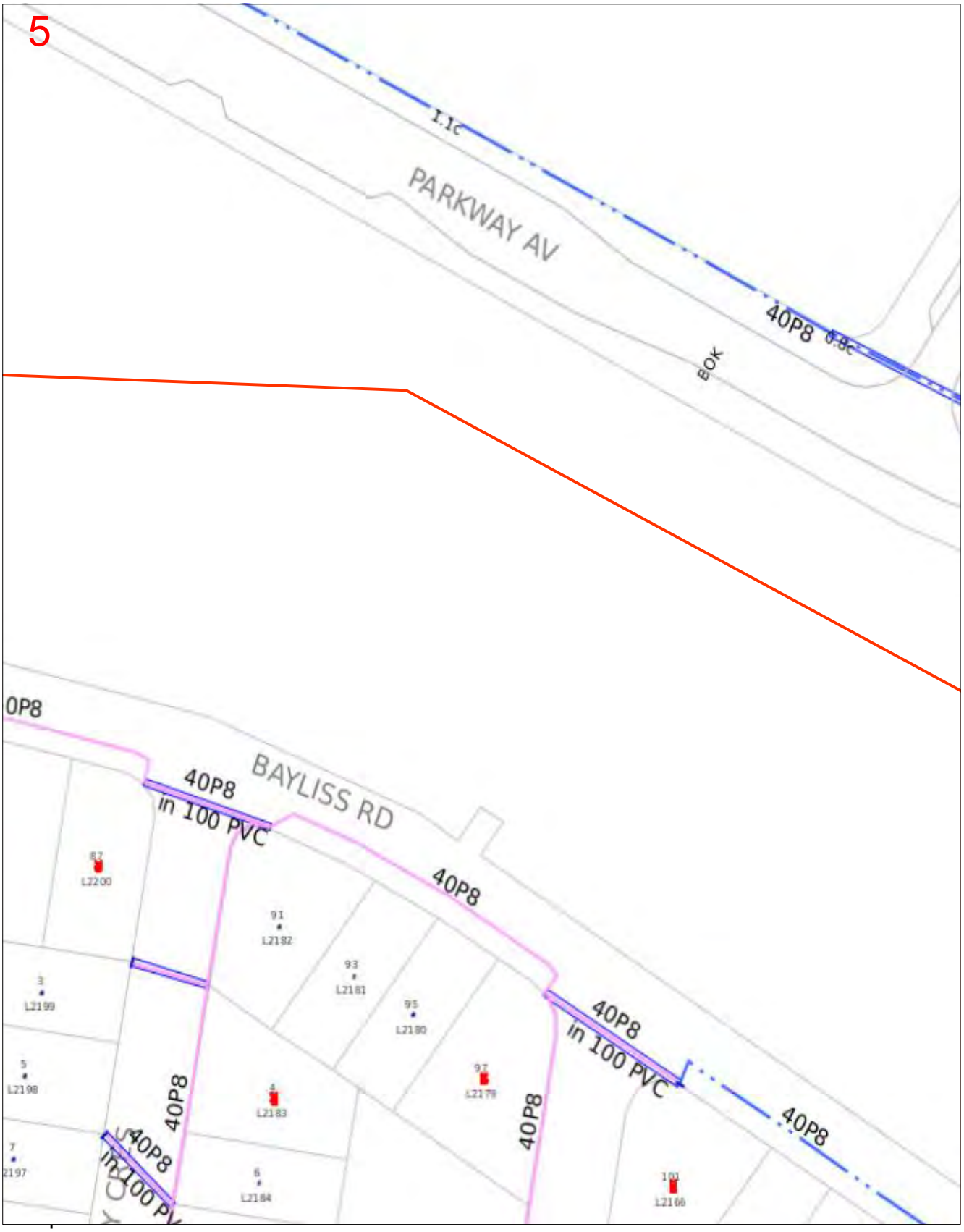
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Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Enquiry Area

Map Key Area



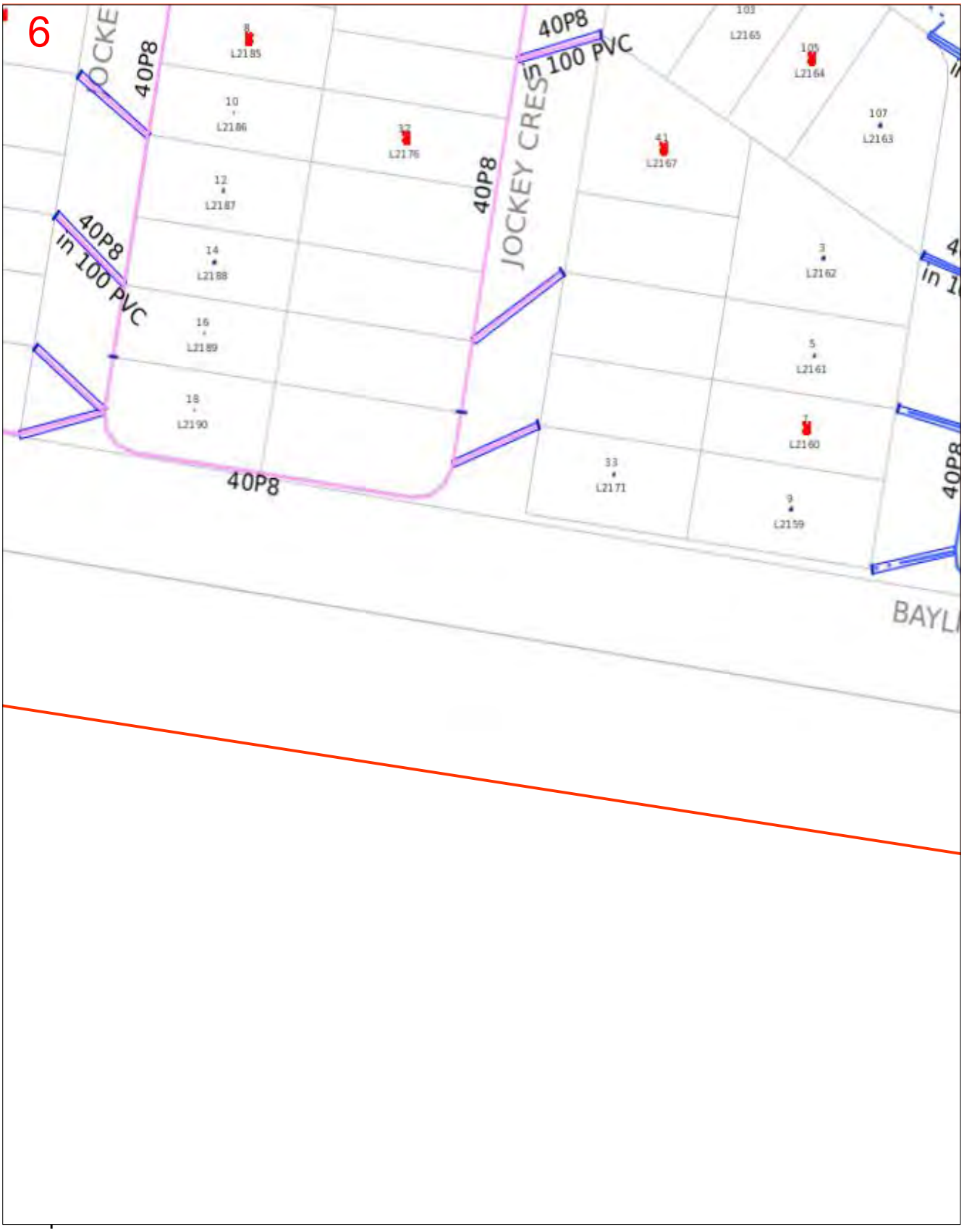
Scale 1: 700

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

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Enquiry Area

Map Key Area



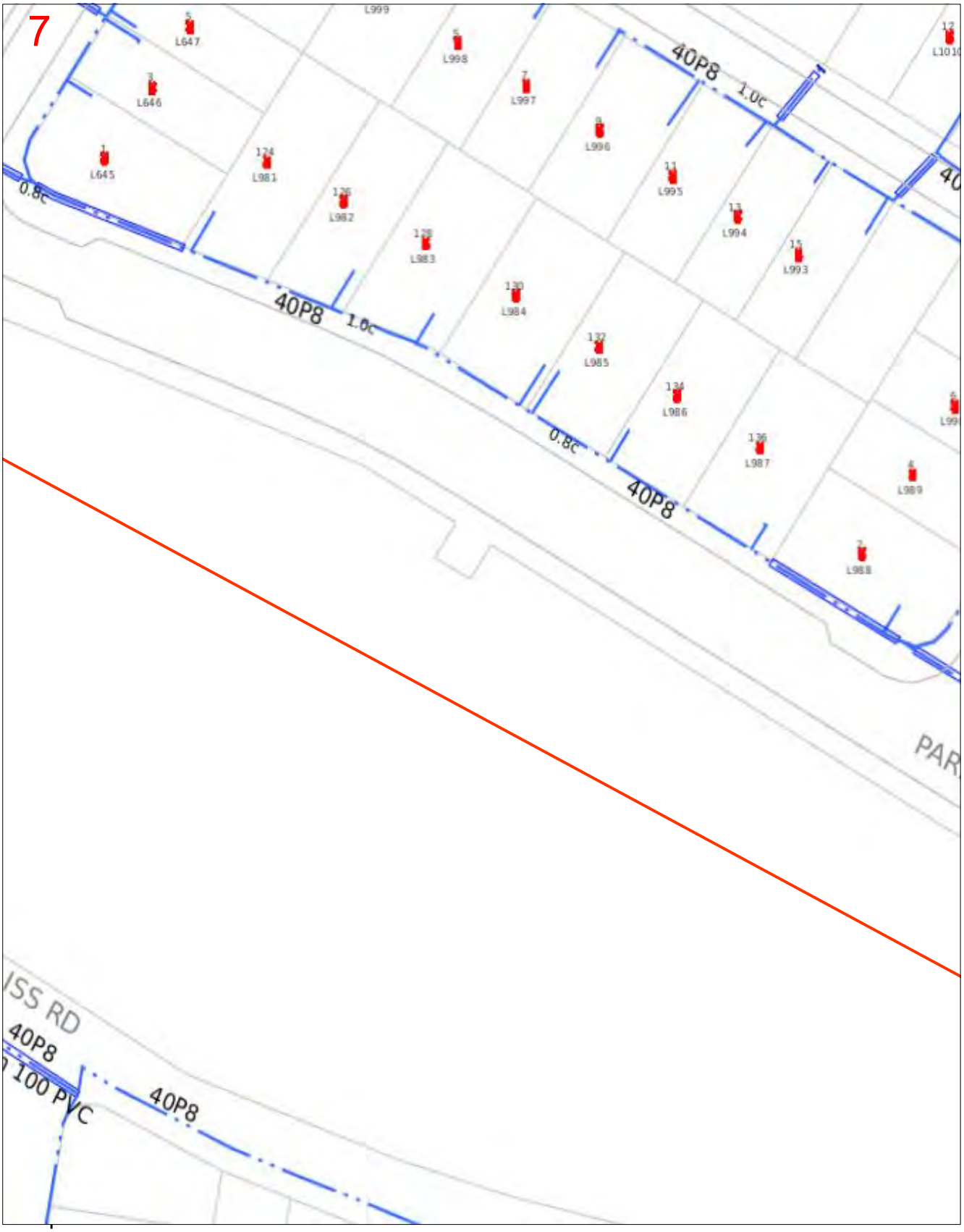
Scale 1: 700

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

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Enquiry Area

Map Key Area



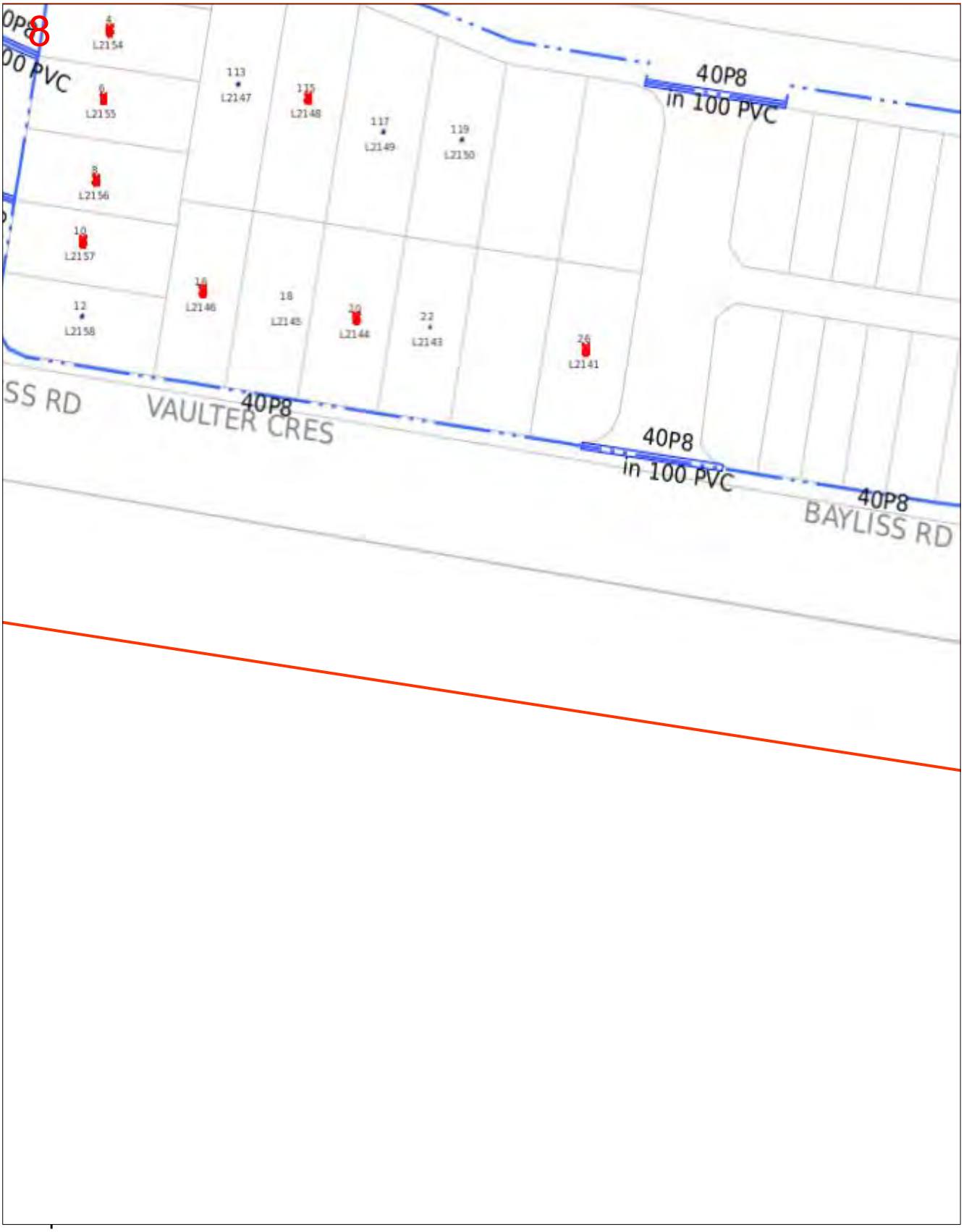
Scale 1: 700

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

N

Enquiry Area

Map Key Area



Scale 1: 700

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

N

Enquiry Area

Map Key Area



Scale 1: 700

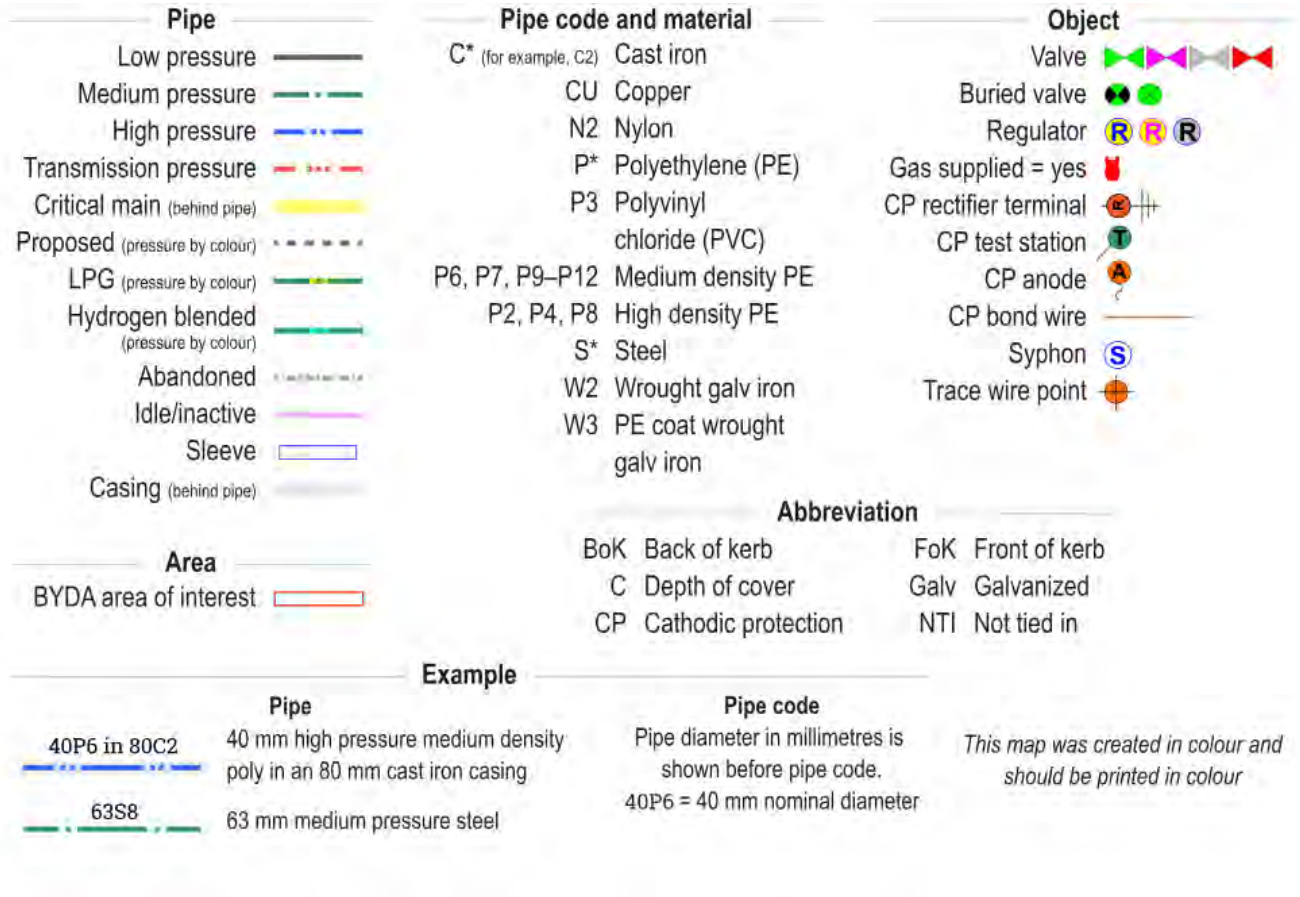
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Enquiry Area

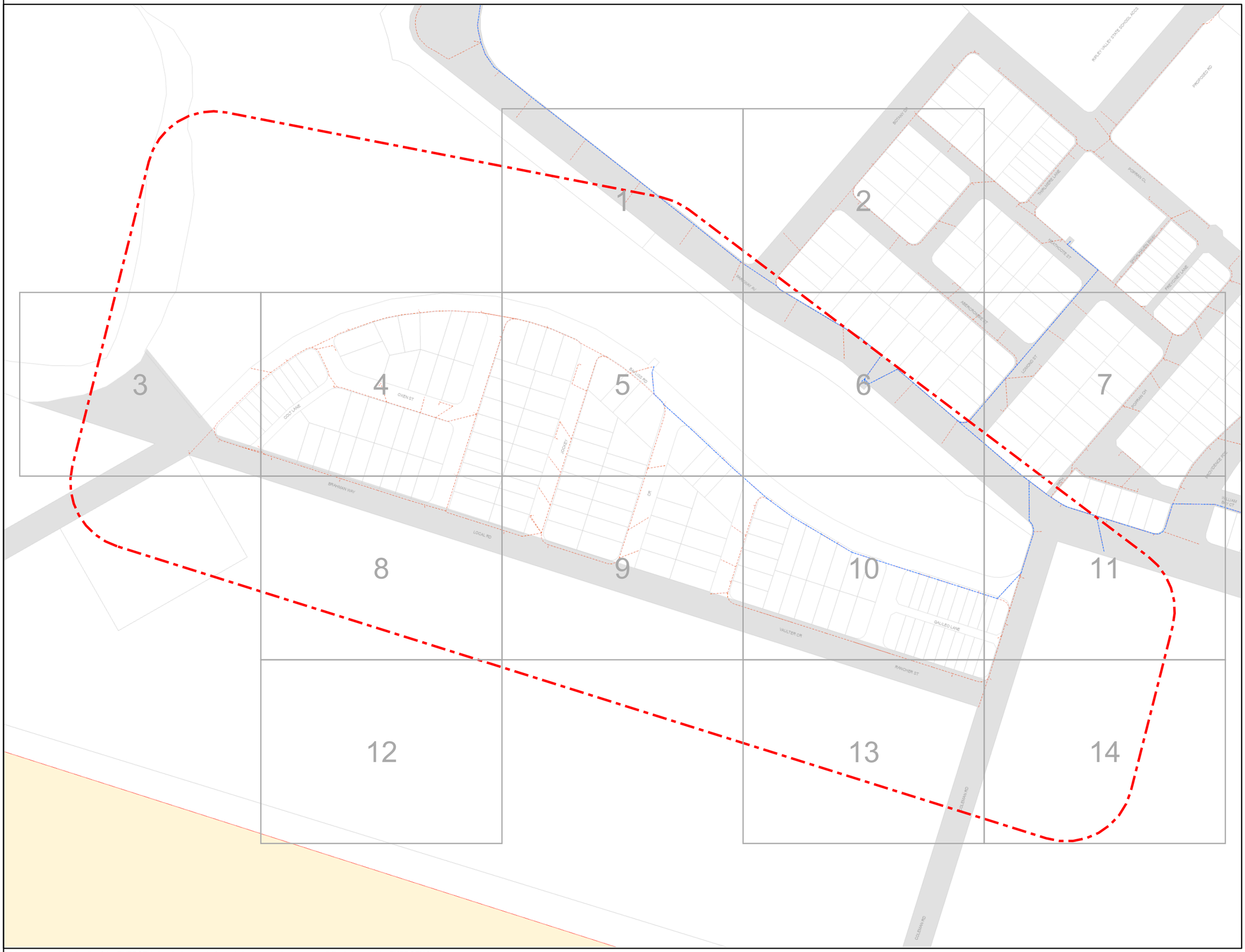
Map Key Area

Legend


Pipe
Low pressure
Medium pressure
High pressure
Transmission pressure
Critical main (behind pipe)
Proposed (pressure by colour)
LPG (pressure by colour)
Hydrogen blended (pressure by colour)
Abandoned
Idle/inactive
Sleeve
Casing (behind pipe)
Area
BYDA area of interest
Pipe code and material
C* (for example, C2) Cast iron
CU Copper
N2 Nylon
P* Polyethylene (PE)
P3 Polyvinyl chloride (PVC)
P6, P7, P9–P12 Medium density PE
P2, P4, P8 High density PE
S* Steel
W2 Wrought galv iron
W3 PE coat wrought galv iron
Object
Valve
Buried valve
Regulator
Gas supplied = yes
CP rectifier terminal
CP test station
CP anode
CP bond wire
Syphon
Trace wire point
Abbreviation
BoK Back of kerb
C Depth of cover
CP Cathodic protection
FoK Front of kerb
Galv Galvanized
NTI Not tied in
Example
Pipe
40P6 in 80C2
40 mm high pressure medium density poly in an 80 mm cast iron casing
63S8
63 mm medium pressure steel
Pipe code
Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter
This map was created in colour and should be printed in colour

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:2562
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

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

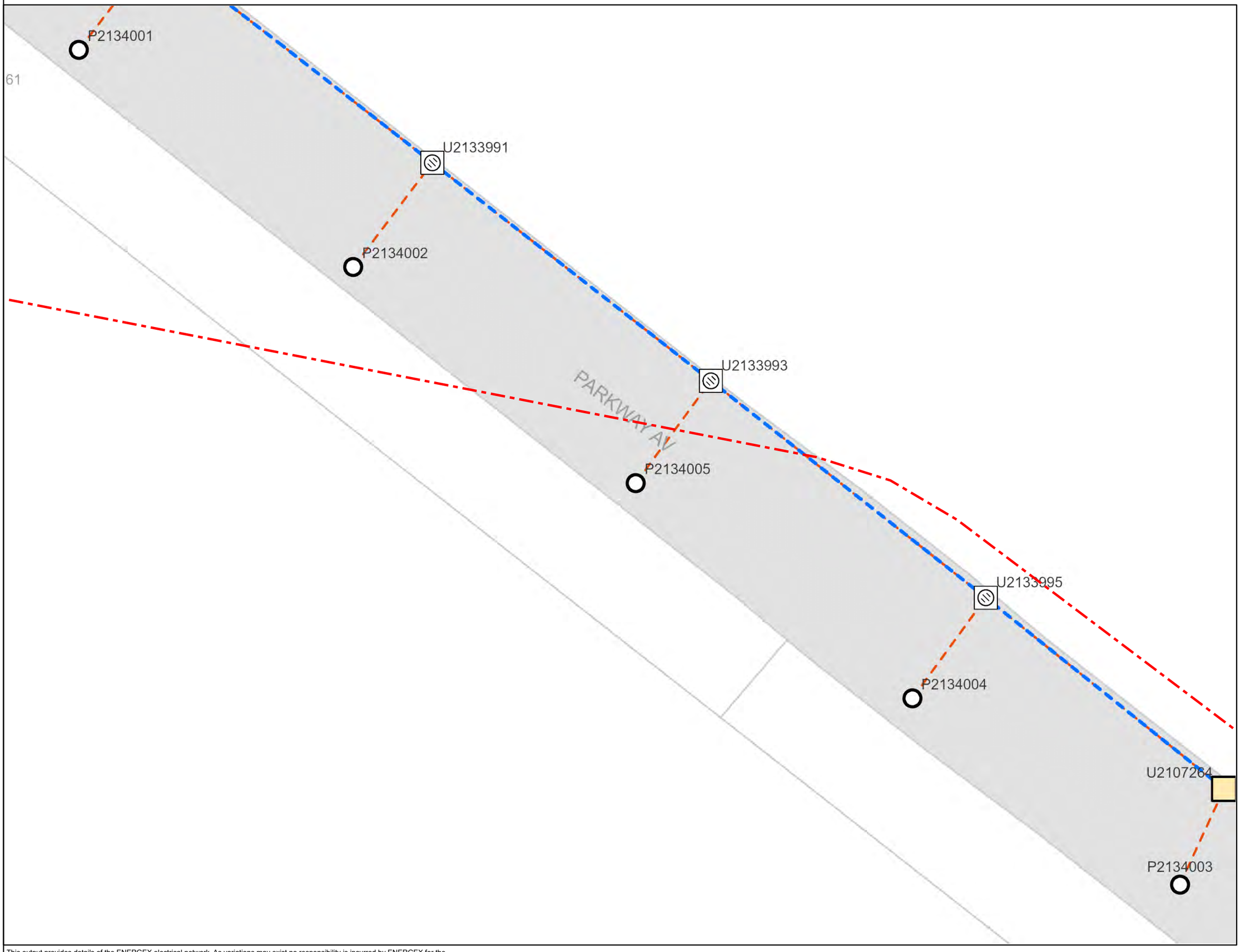
N
W E
S

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BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 1**

CAUTION - HIGH VOLTAGE

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

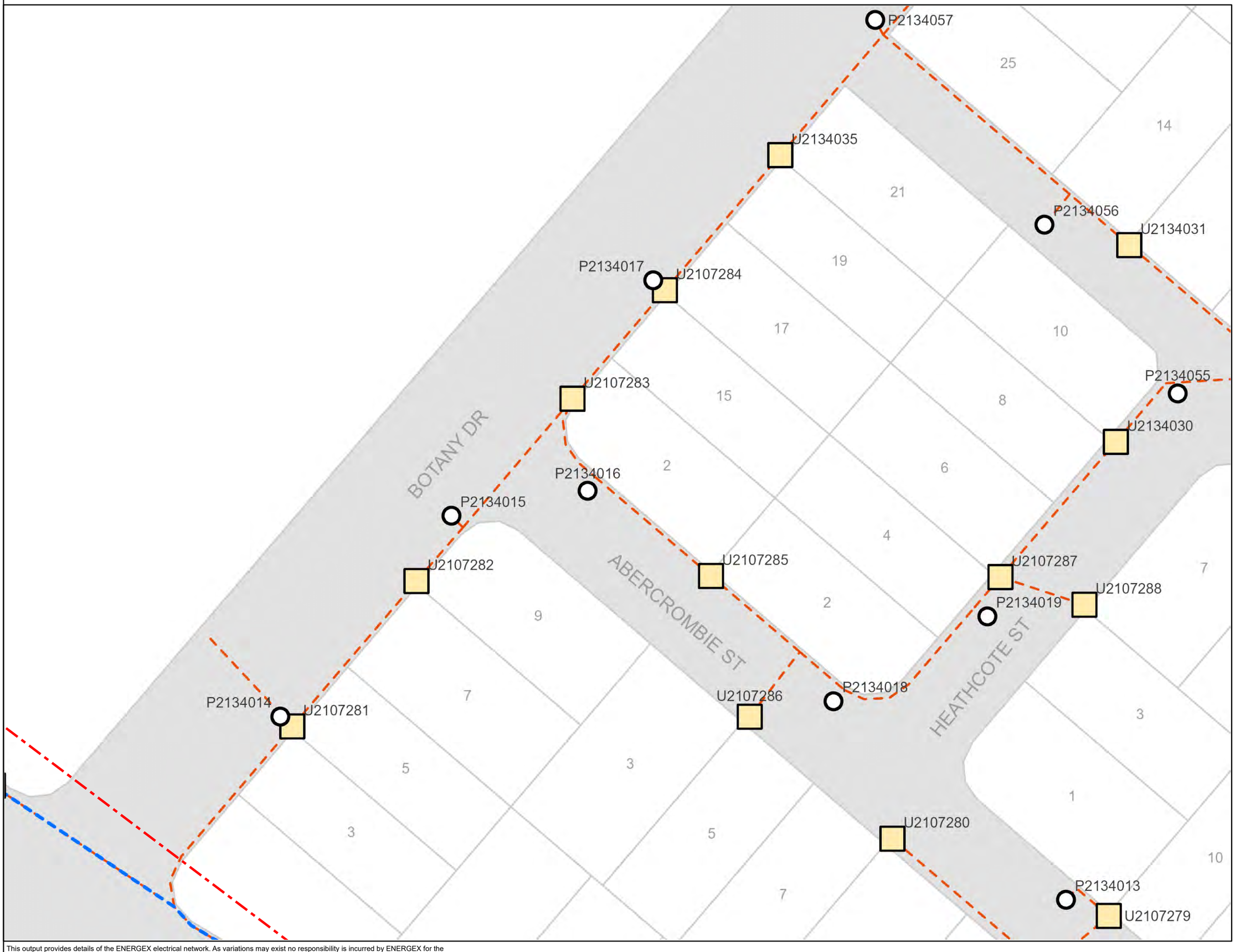
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W E
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Please Call 13 19 62



energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

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

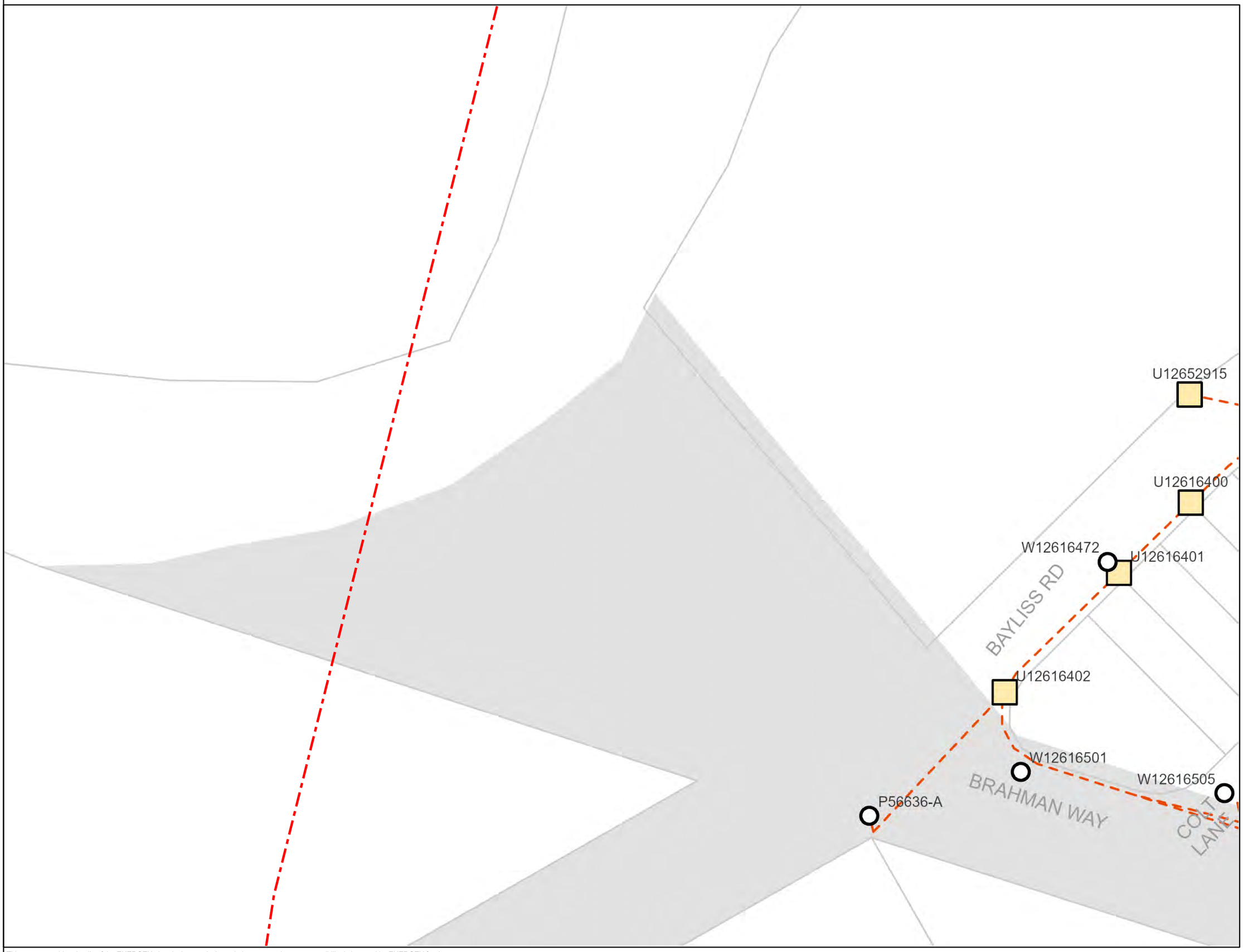
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W E
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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

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Please Call 13 19 62



energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 3**

CAUTION - HIGH VOLTAGE

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

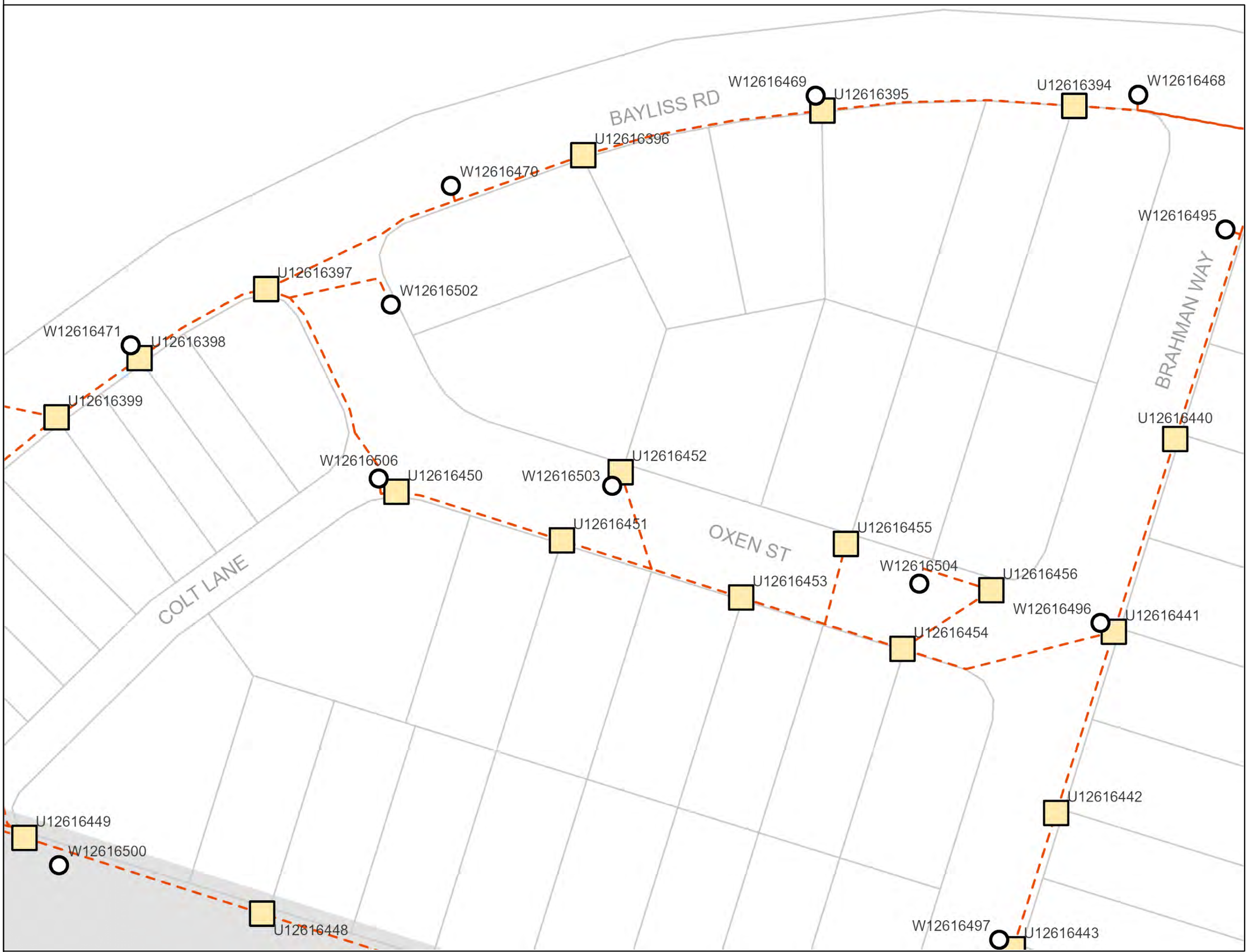
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W E
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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

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Please Call 13 19 62



BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 4**

CAUTION - HIGH VOLTAGE

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

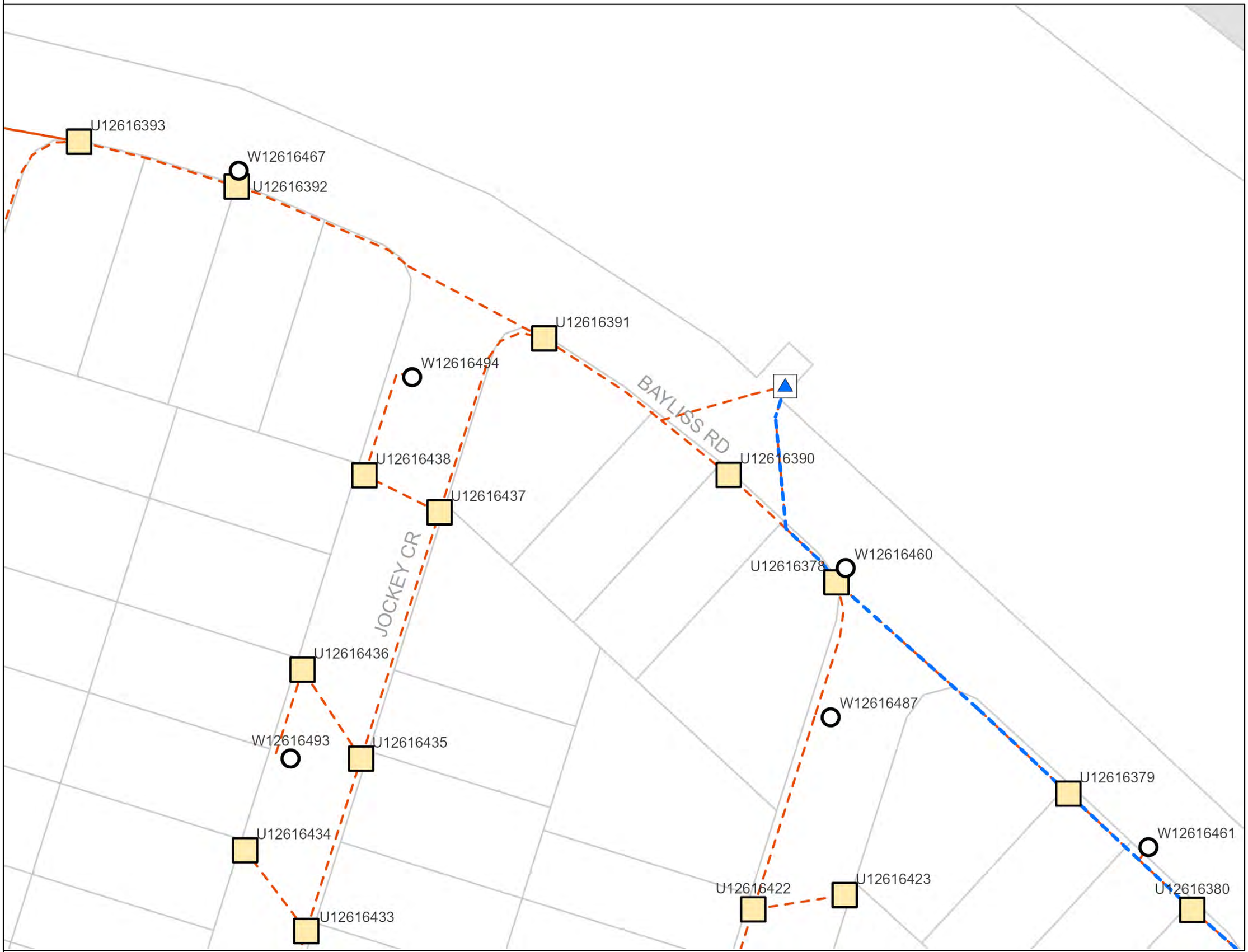
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energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 5**

CAUTION - HIGH VOLTAGE

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

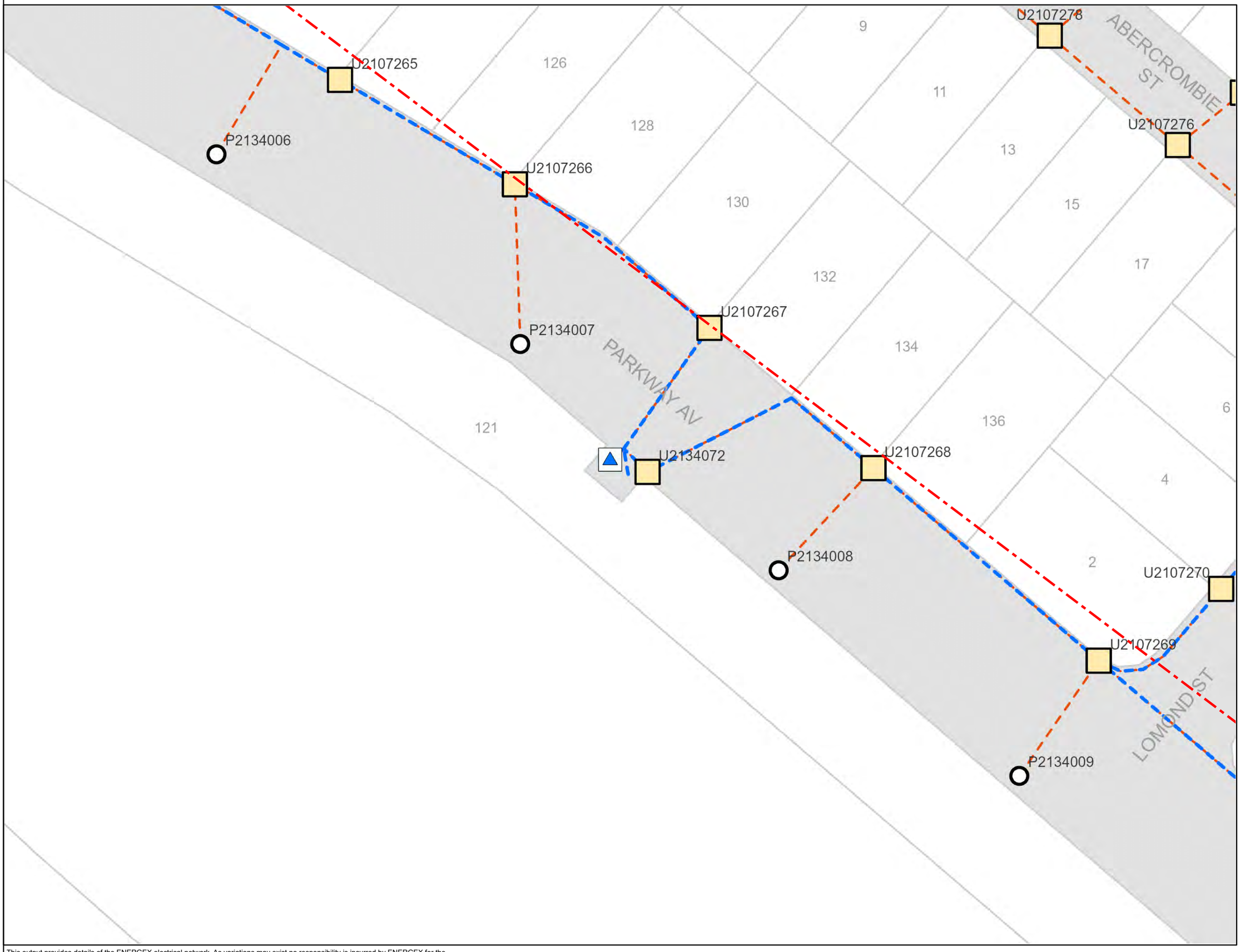
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W E
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 6**

CAUTION - HIGH VOLTAGE

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

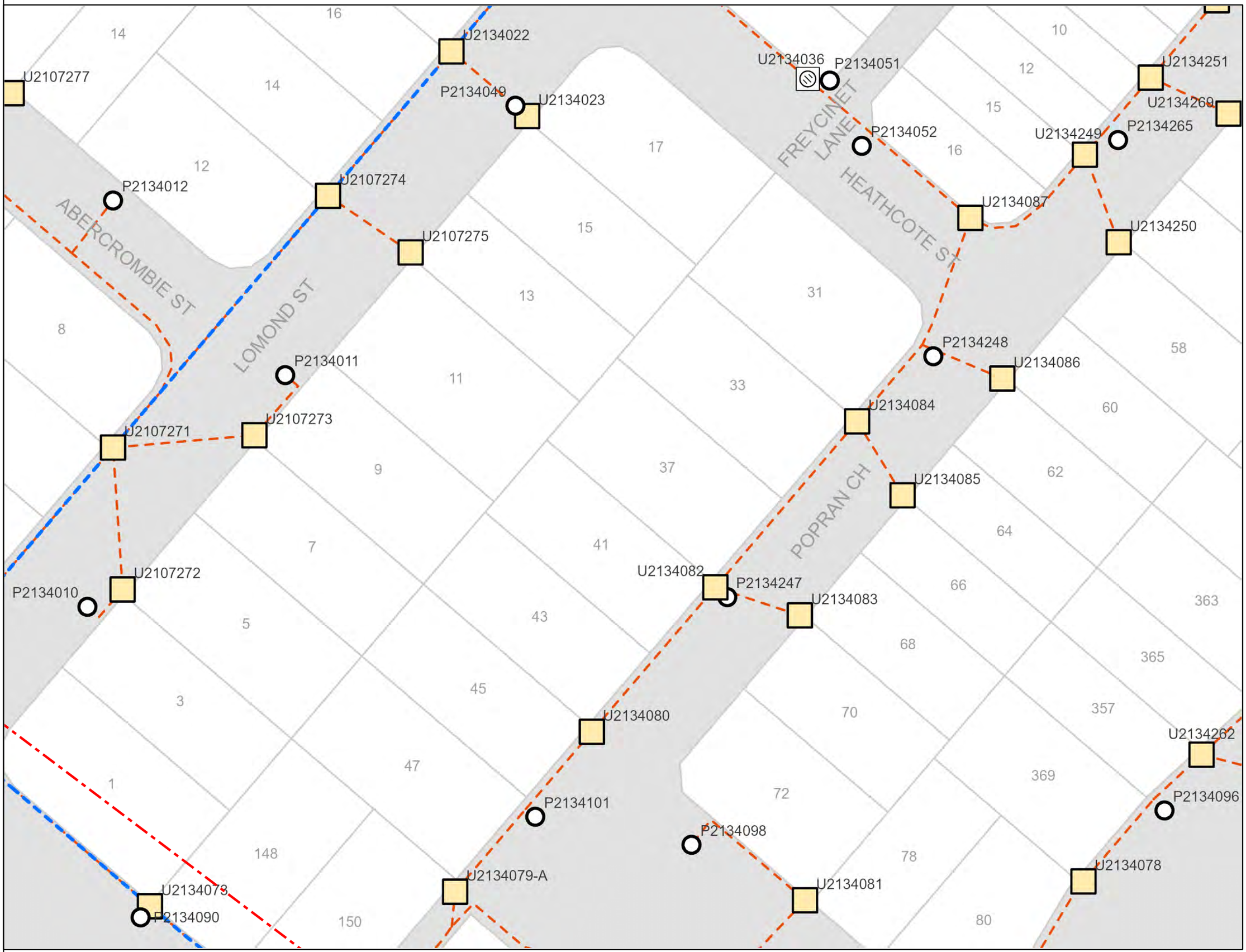
N
W E
S

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For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 7**

CAUTION - HIGH VOLTAGE

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

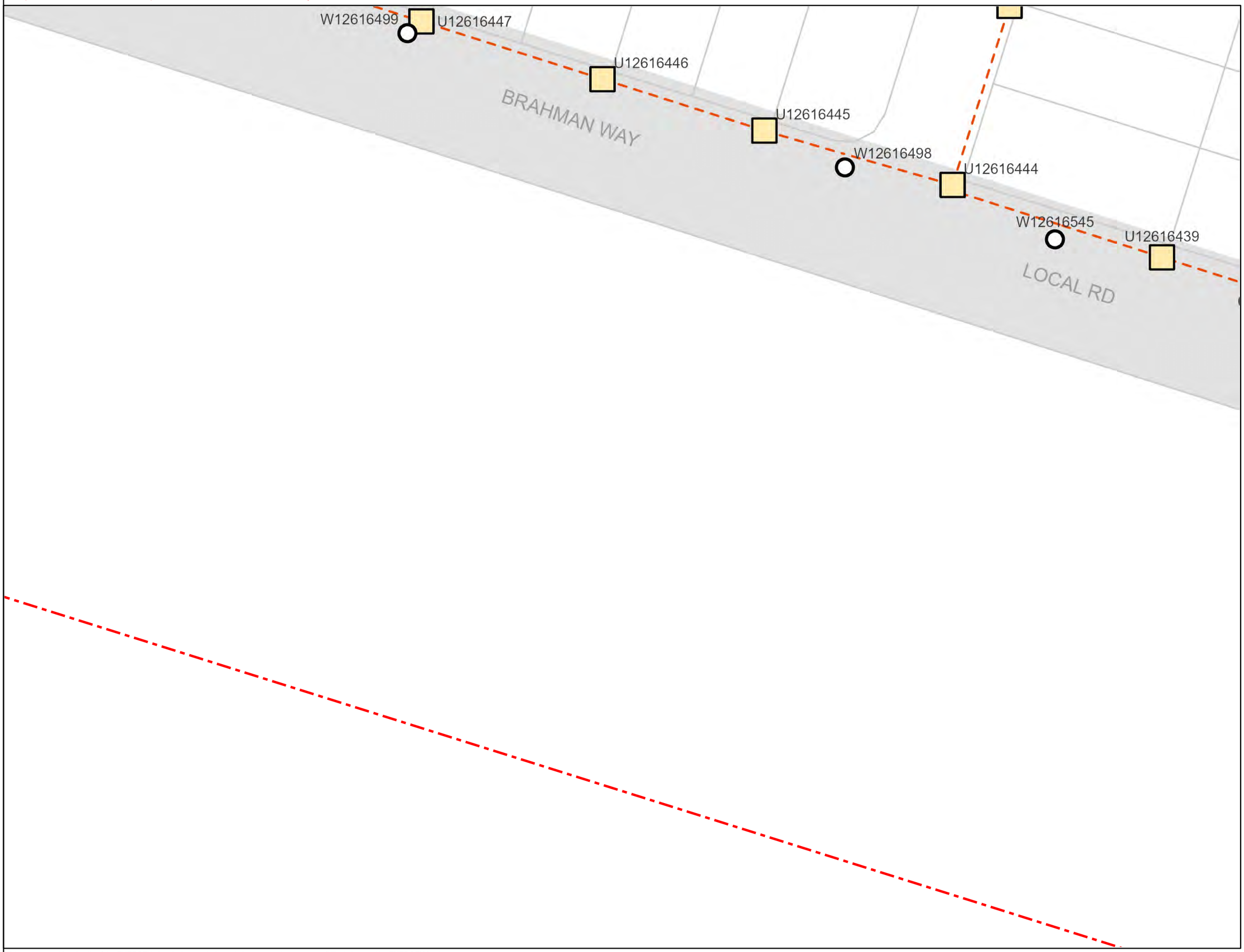
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 8**

CAUTION - HIGH VOLTAGE

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

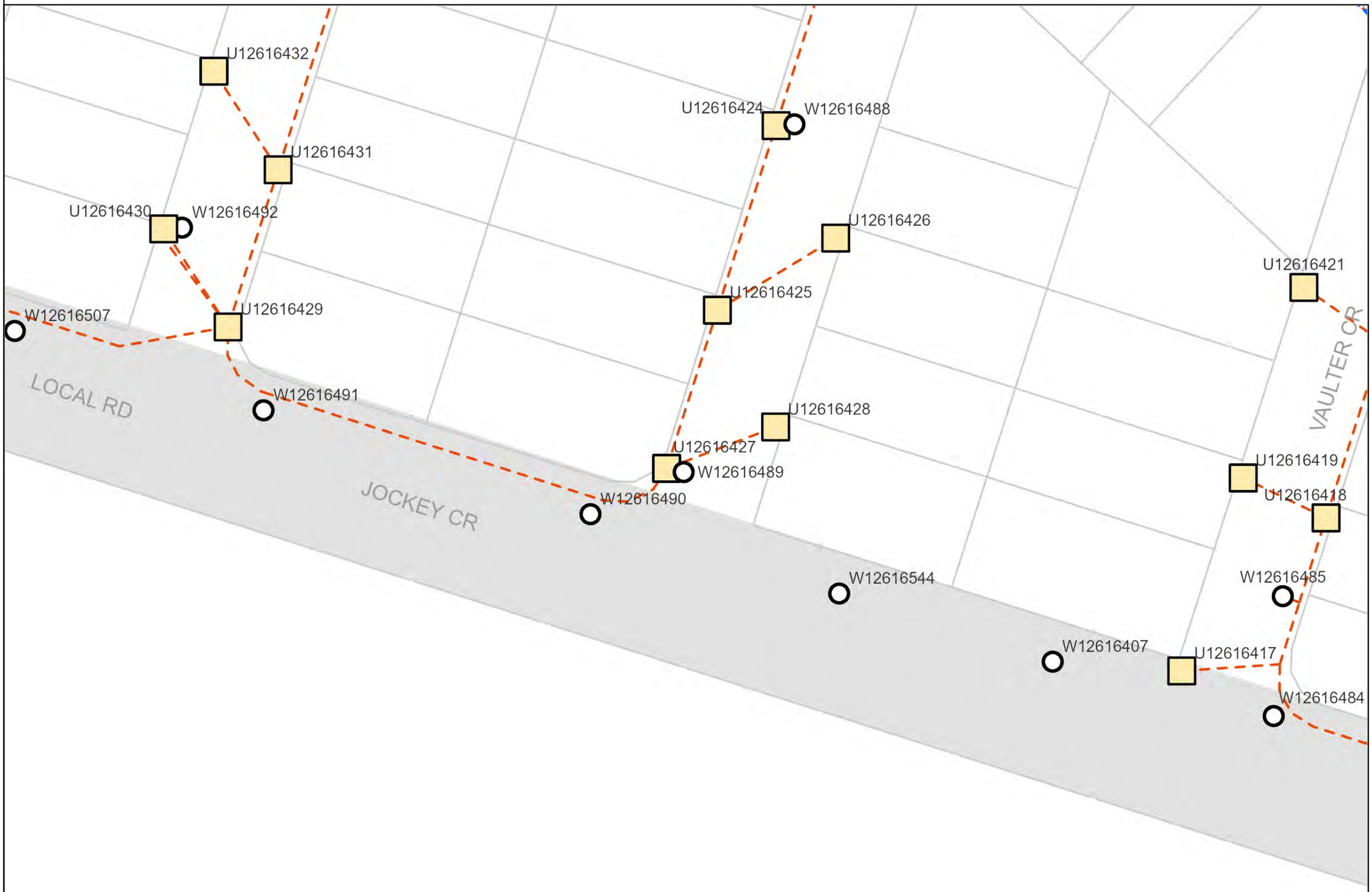
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 9**

CAUTION - HIGH VOLTAGE

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

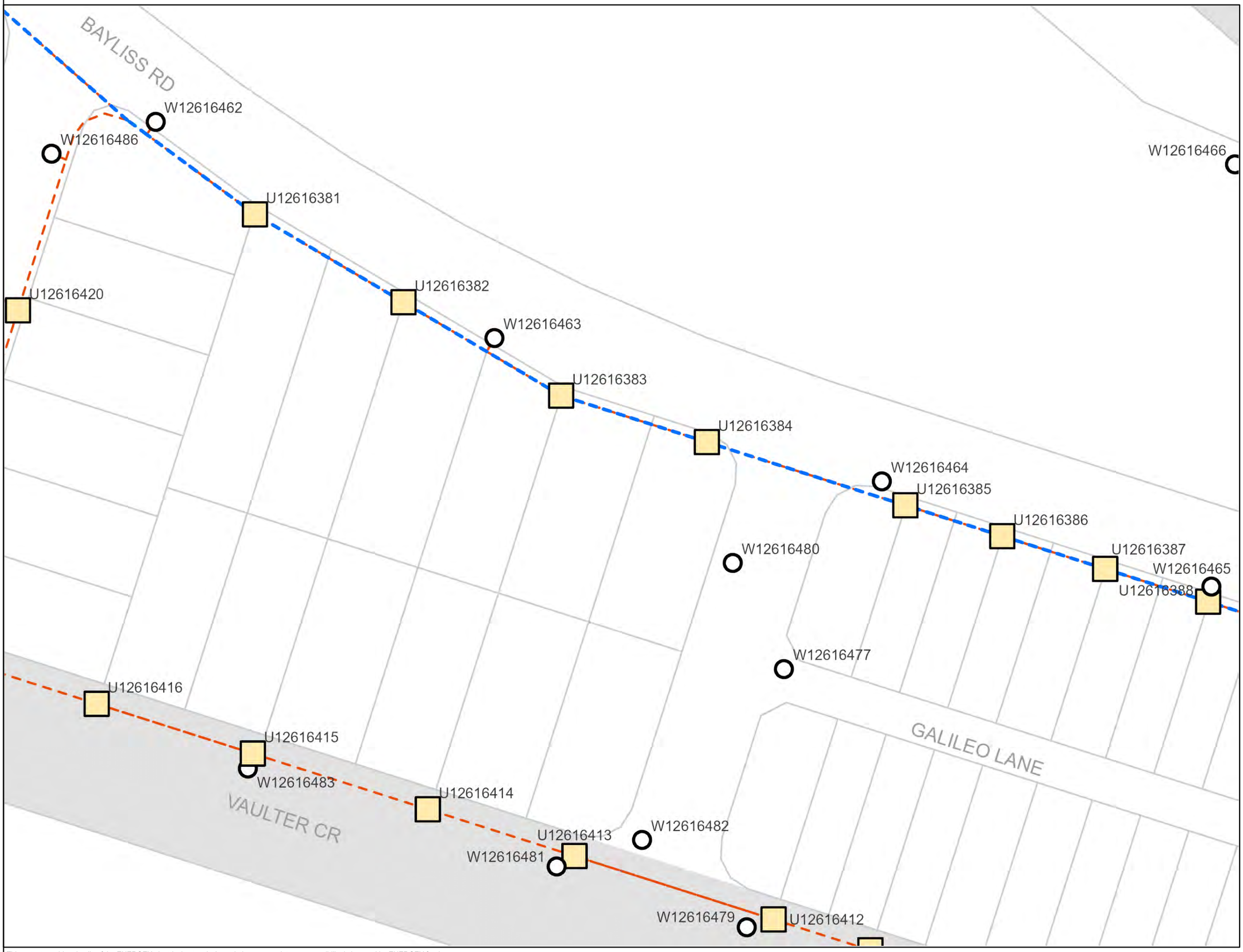
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 10**

CAUTION - HIGH VOLTAGE

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

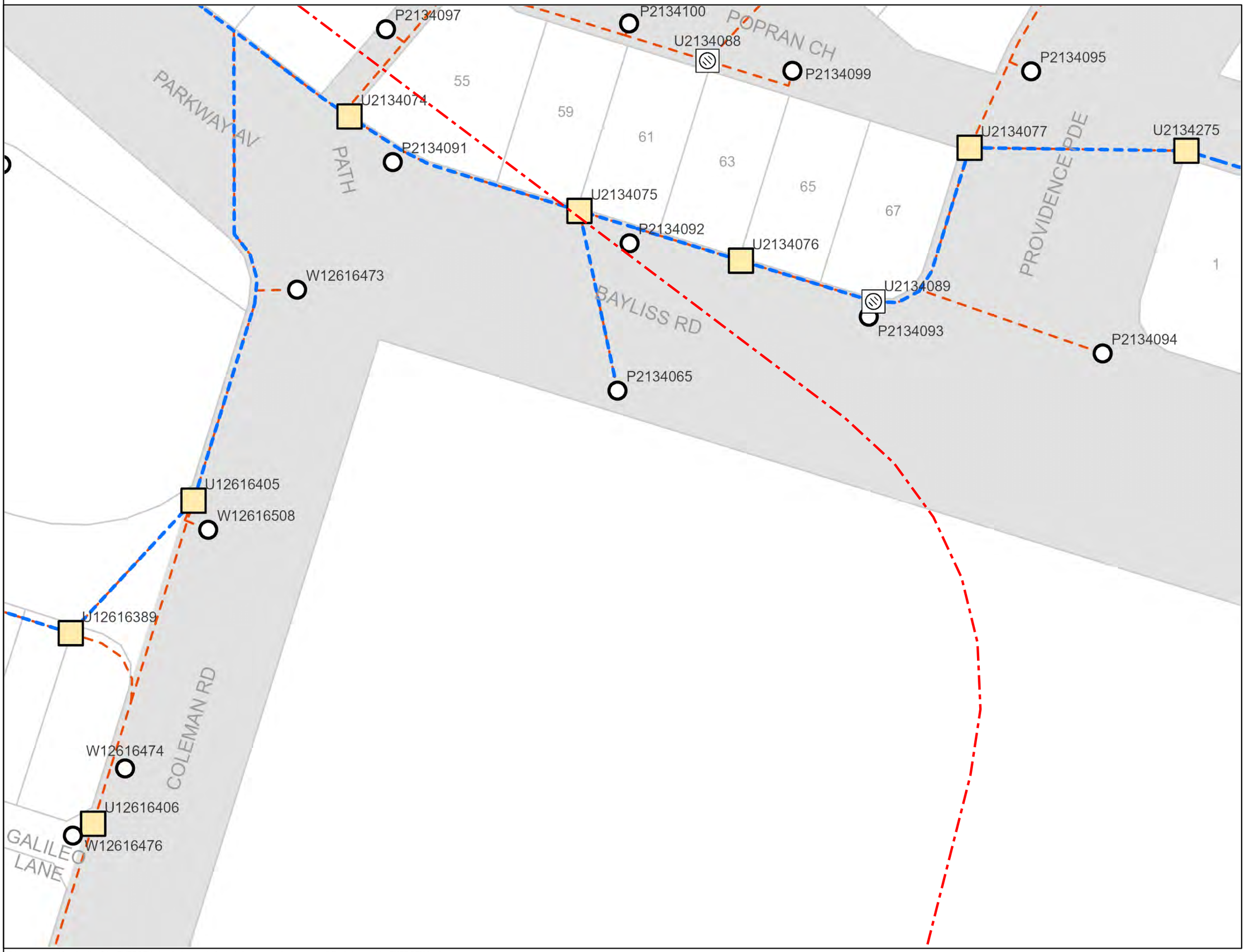
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 11**

CAUTION - HIGH VOLTAGE

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

N
W E
S

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For Emergency Situations
Please Call 13 19 62

energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 12**

CAUTION - HIGH VOLTAGE

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

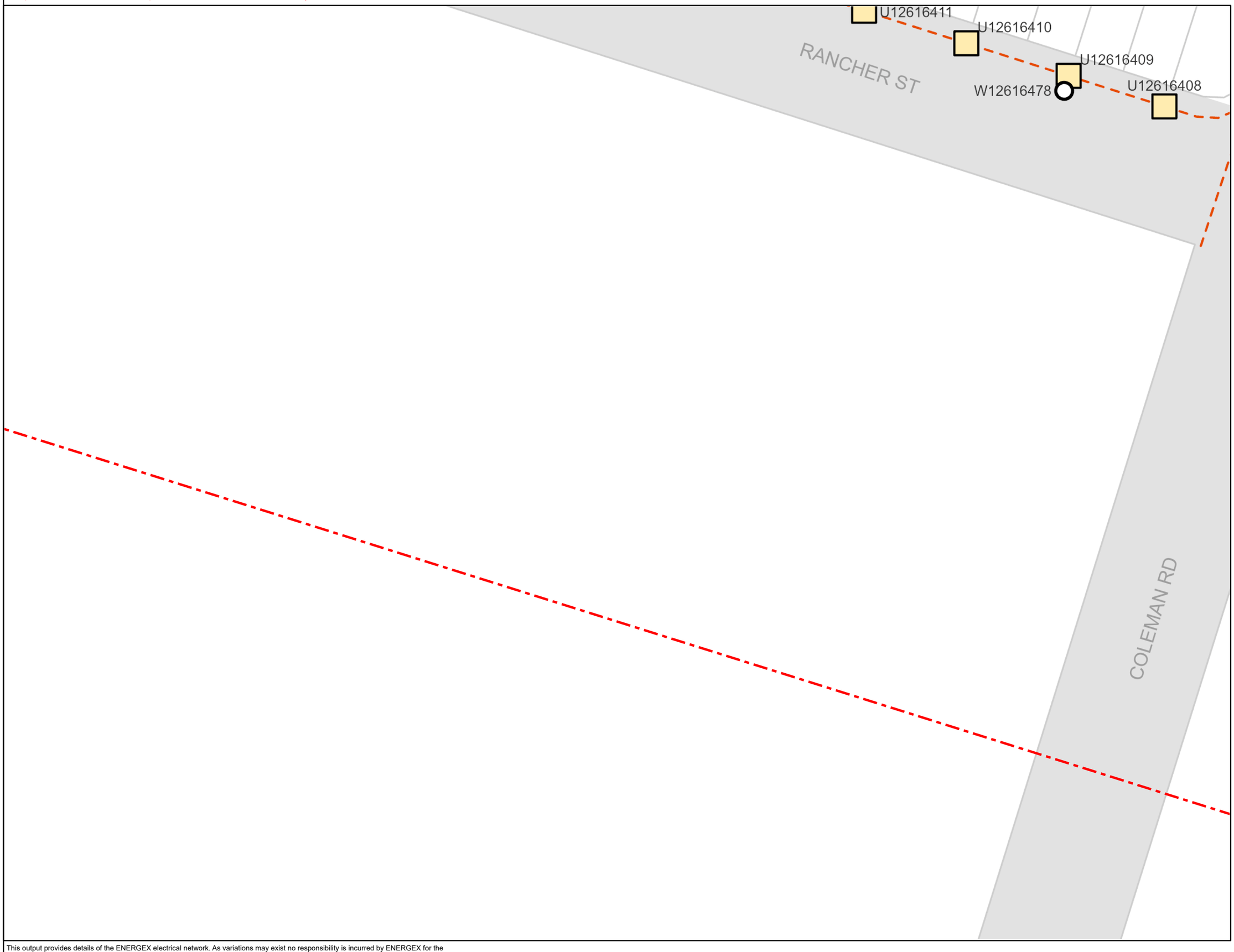
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Please Call 13 19 62



energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 13**

CAUTION - HIGH VOLTAGE

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

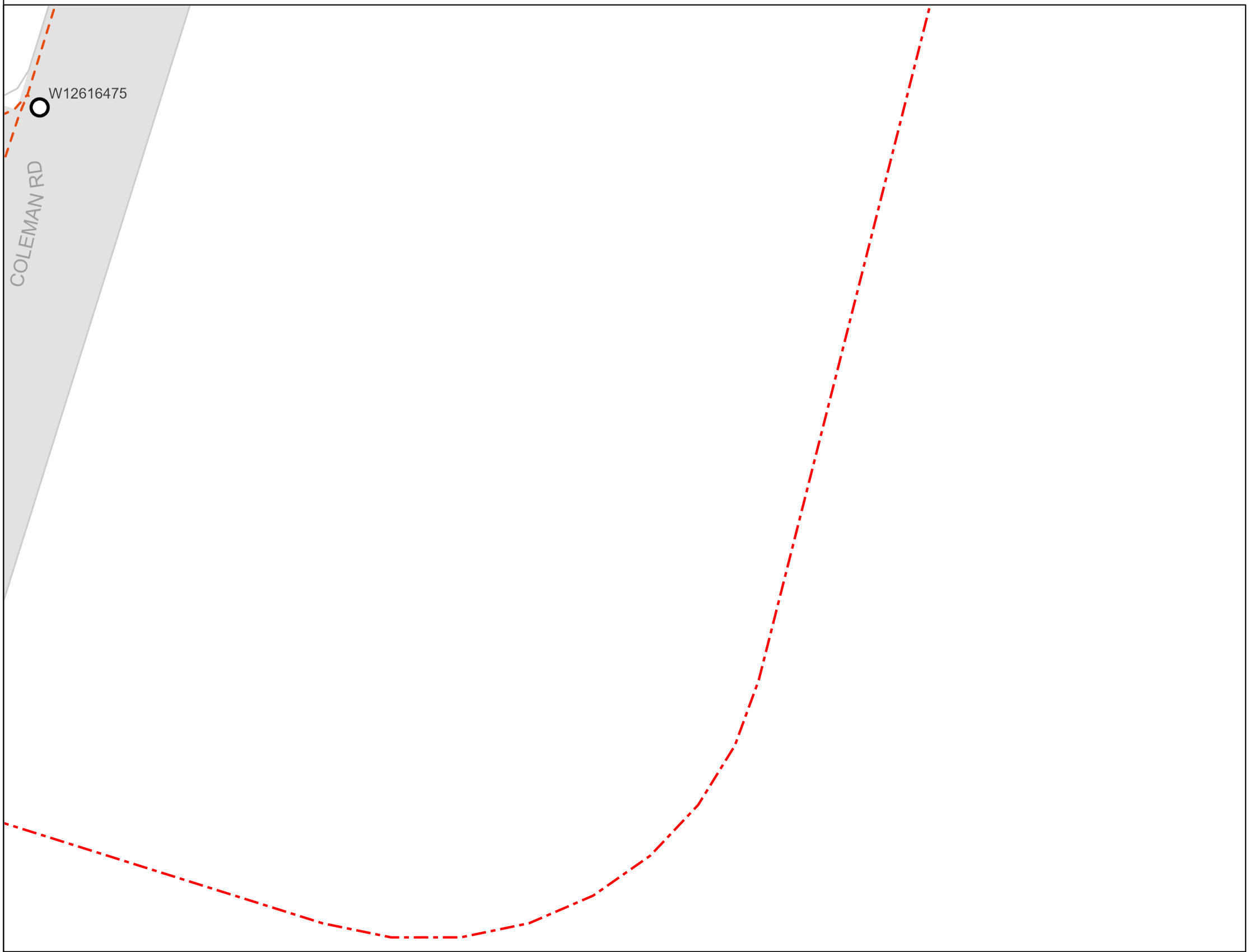
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 257657453
Date: 08/07/2025

Scale: 1:500
Tile No: **Tile No: 14**

CAUTION - HIGH VOLTAGE

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

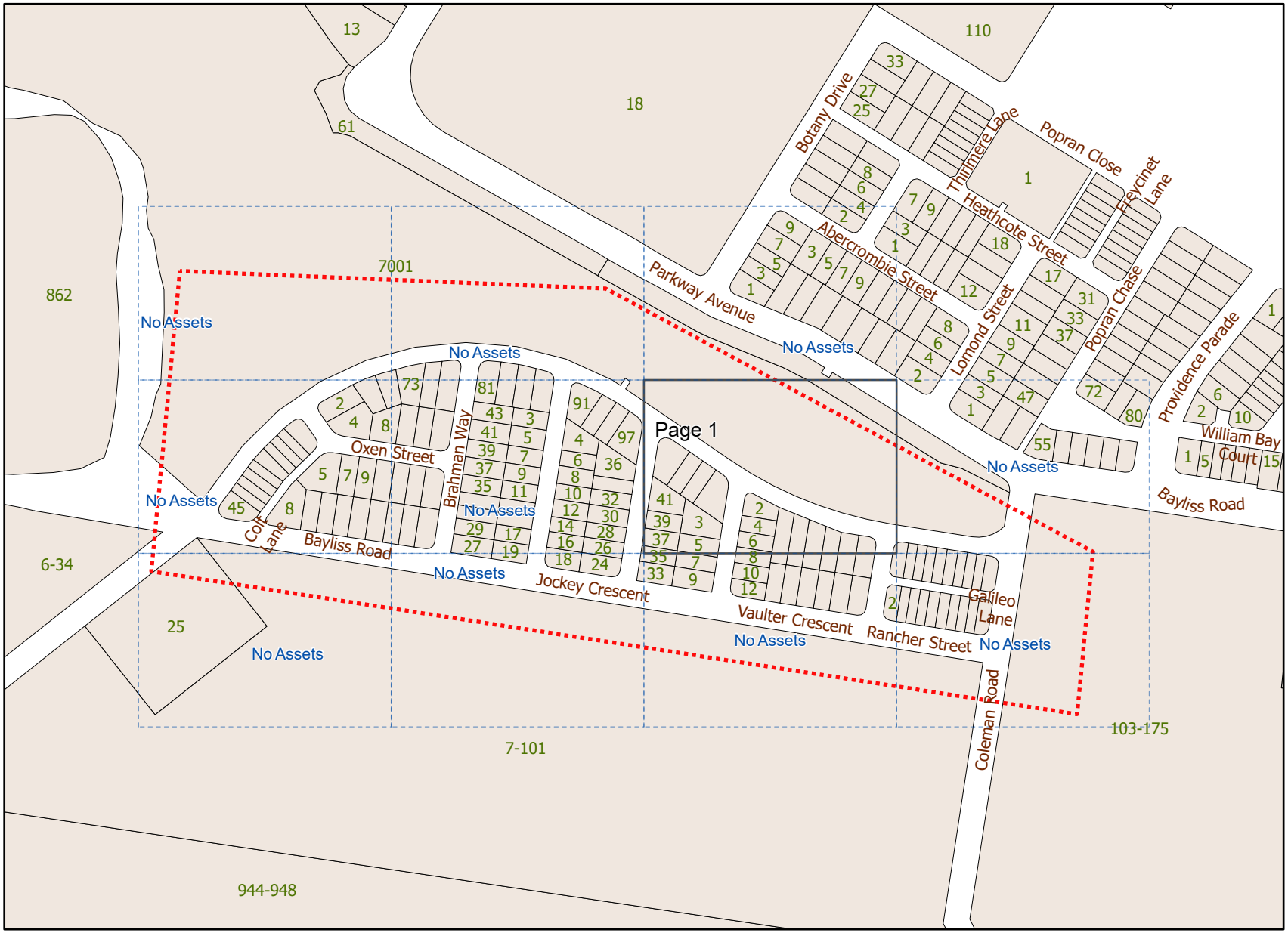
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Job # 50609902
Seq # 257657451

Provided by City of Ipswich



Legend

- BYDA Enquiry
- Detailed map page
- No dig site assets

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City of Ipswich infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact City of Ipswich on (07) 3810 6666

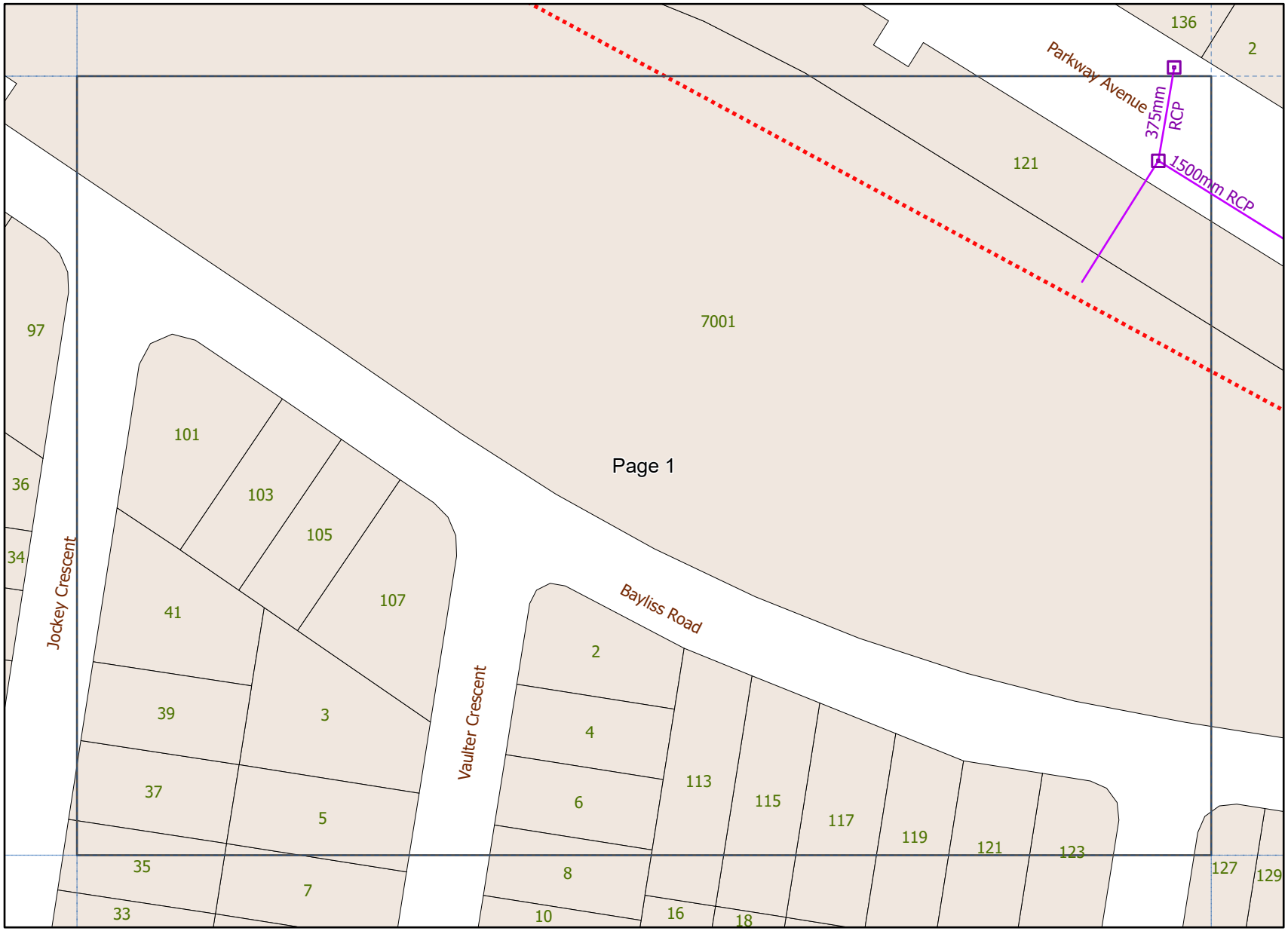
Index Sheet

Plans generated by SmarterWX™ Automate

0 50 100 200 m

Scale 1:4,500

Job # 50609902
Seq # 257657451
Provided by City of Ipswich



Legend

BYDA Enquiry

Drainage

Main

Kerb Inlet Pit

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City of Ipswich infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact City of Ipswich on (07) 3810 6666

08/07/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate

0 10 20 40 m

N

Scale 1:1,000

To:	Gabrielle Djelovic
Phone:	Not Supplied
Fax:	Not Supplied
Email:	gabby.djelovic@arcadis.com

Dial before you dig Job #:	50609902
Sequence #	257657450
Issue Date:	08/07/2025
Location:	66 Bayliss Road , South Ripley , QLD , 4306

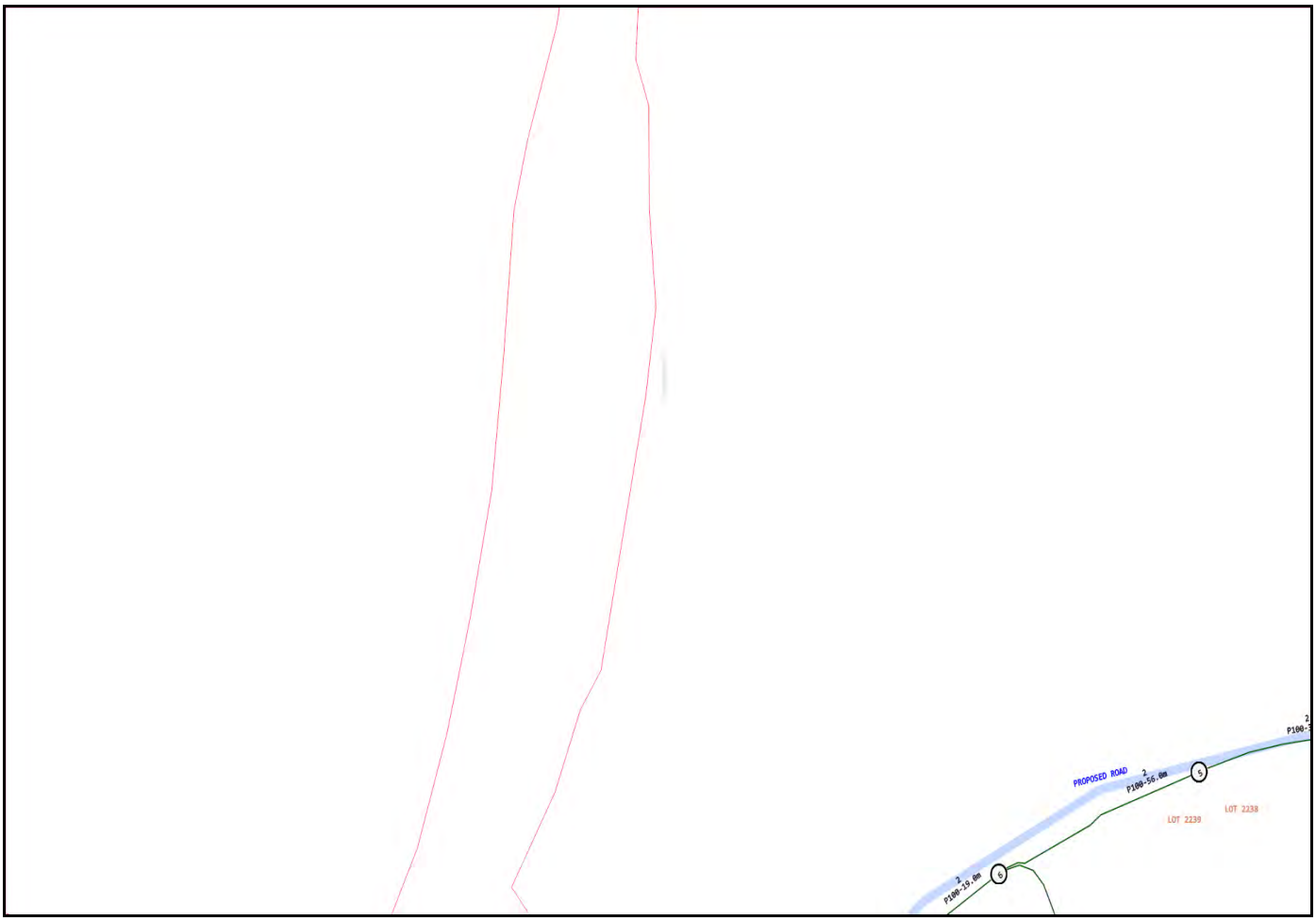
BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

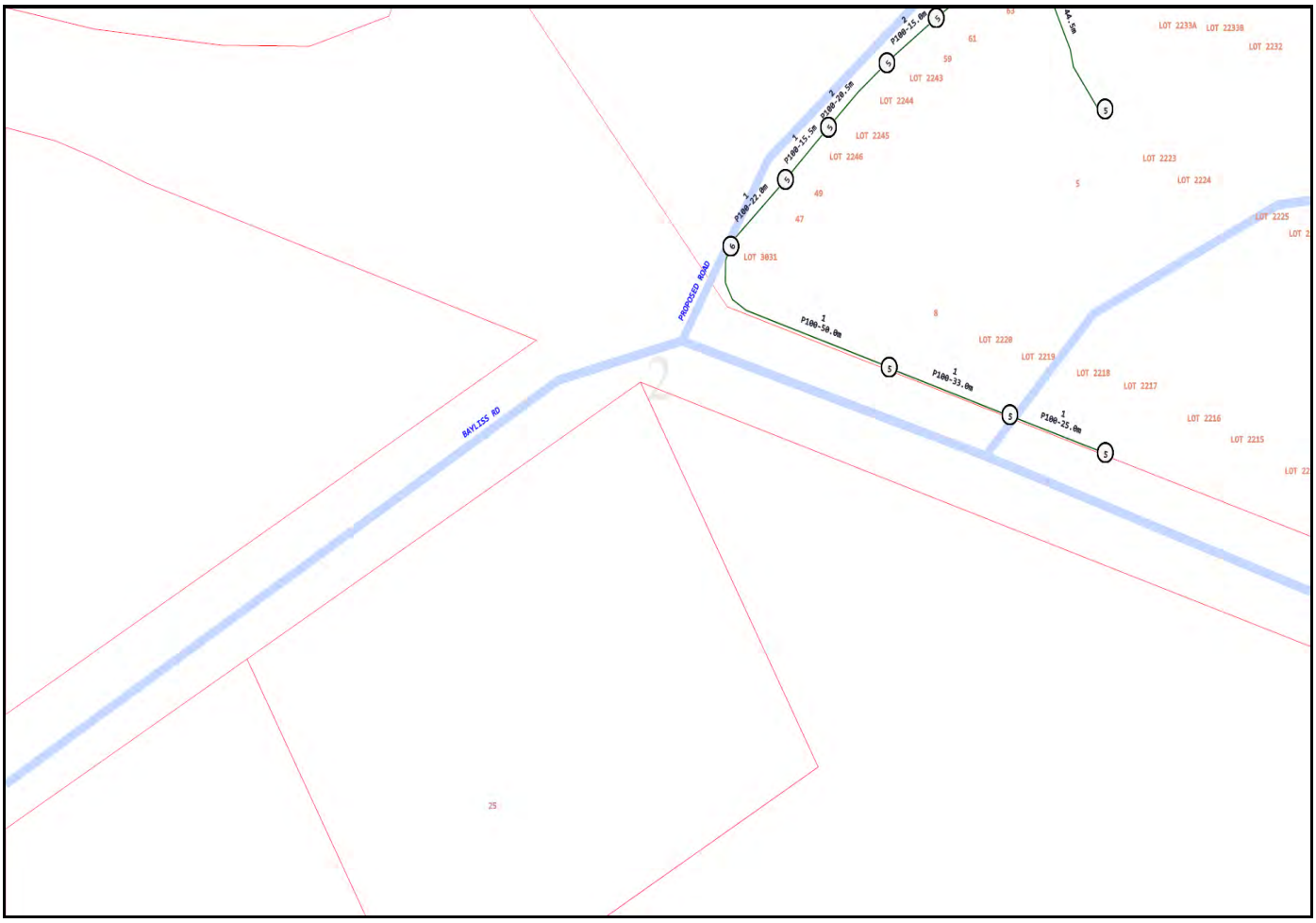
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

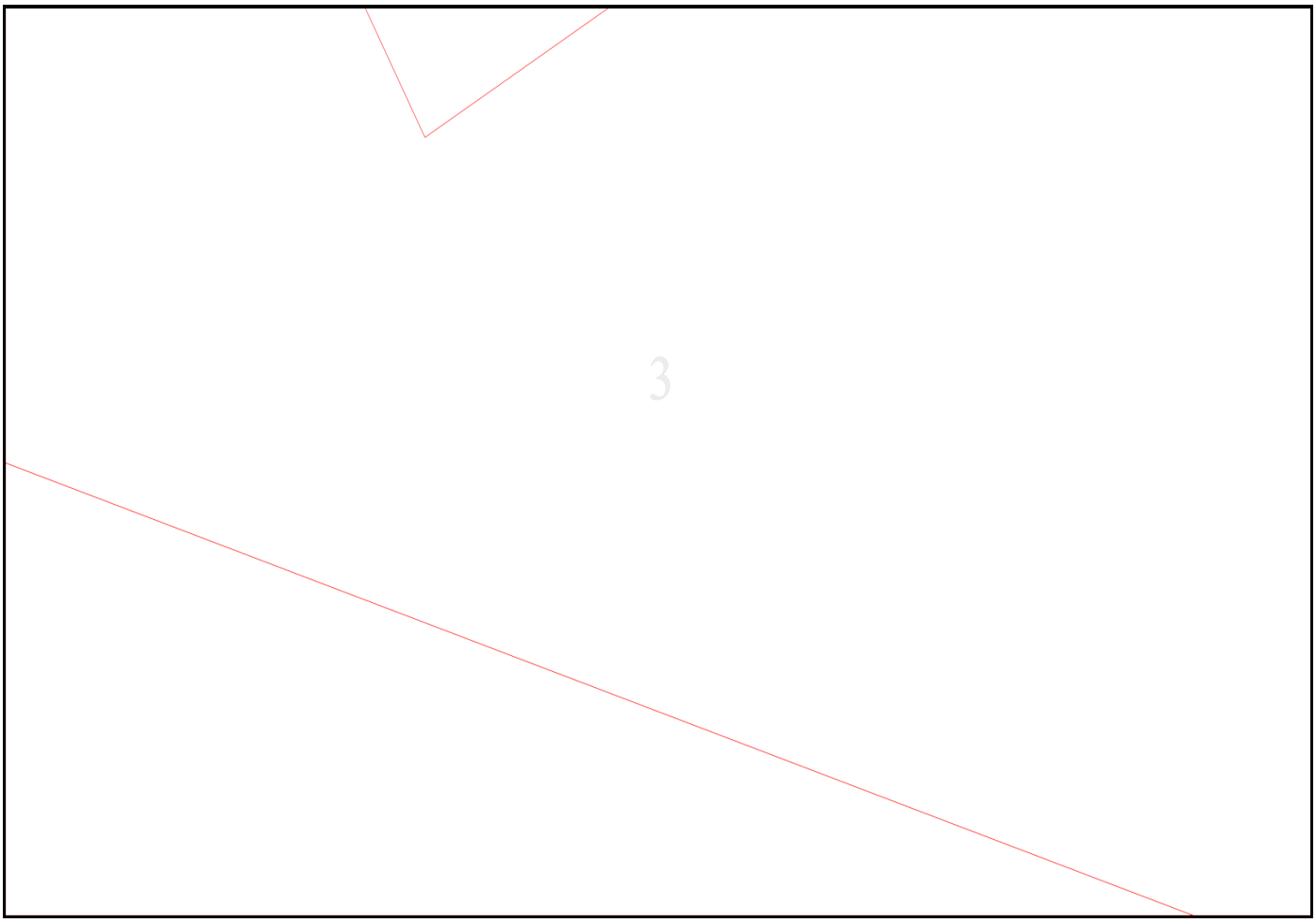
1	4	7
2	5	8
3	6	9

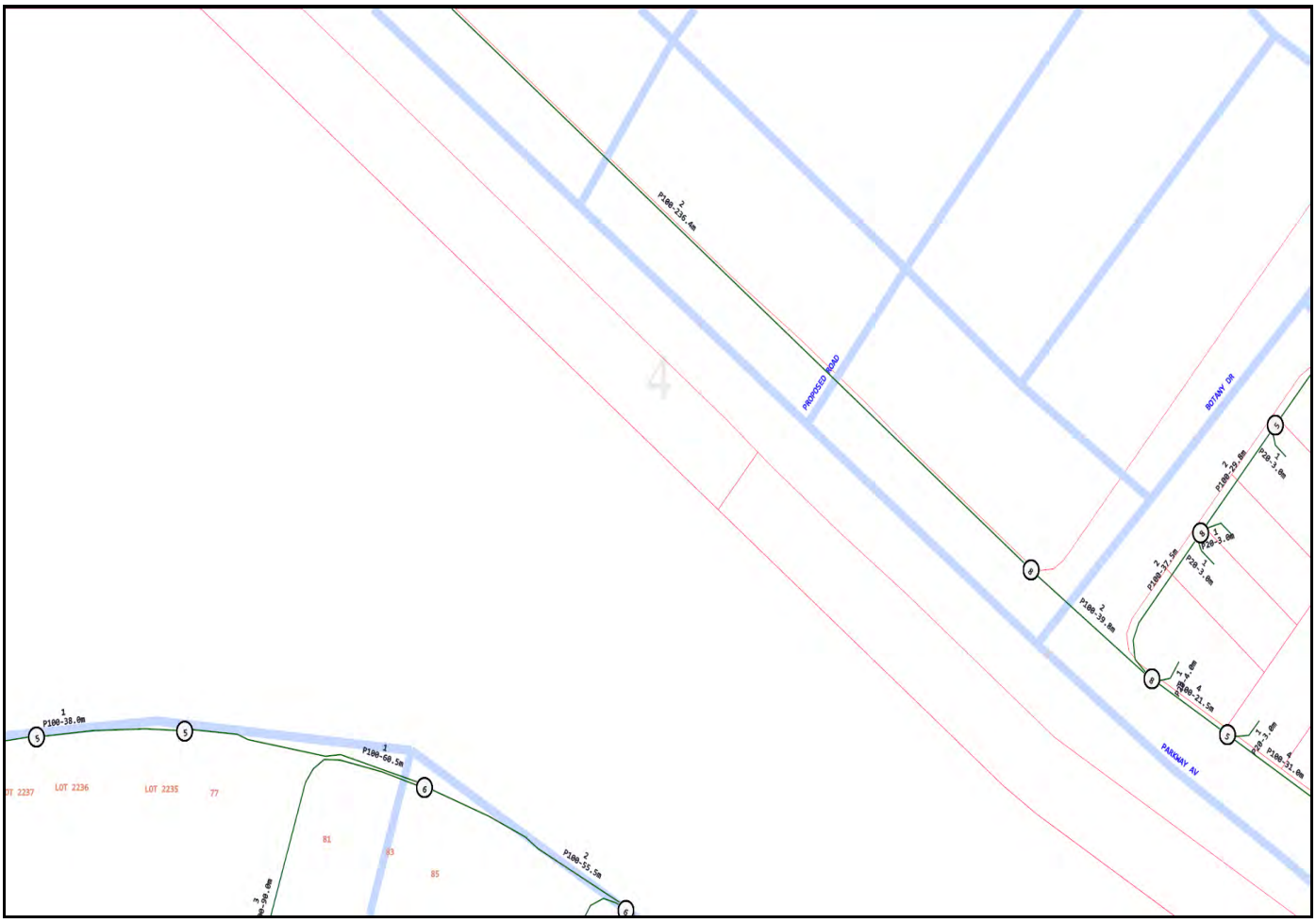
LEGEND

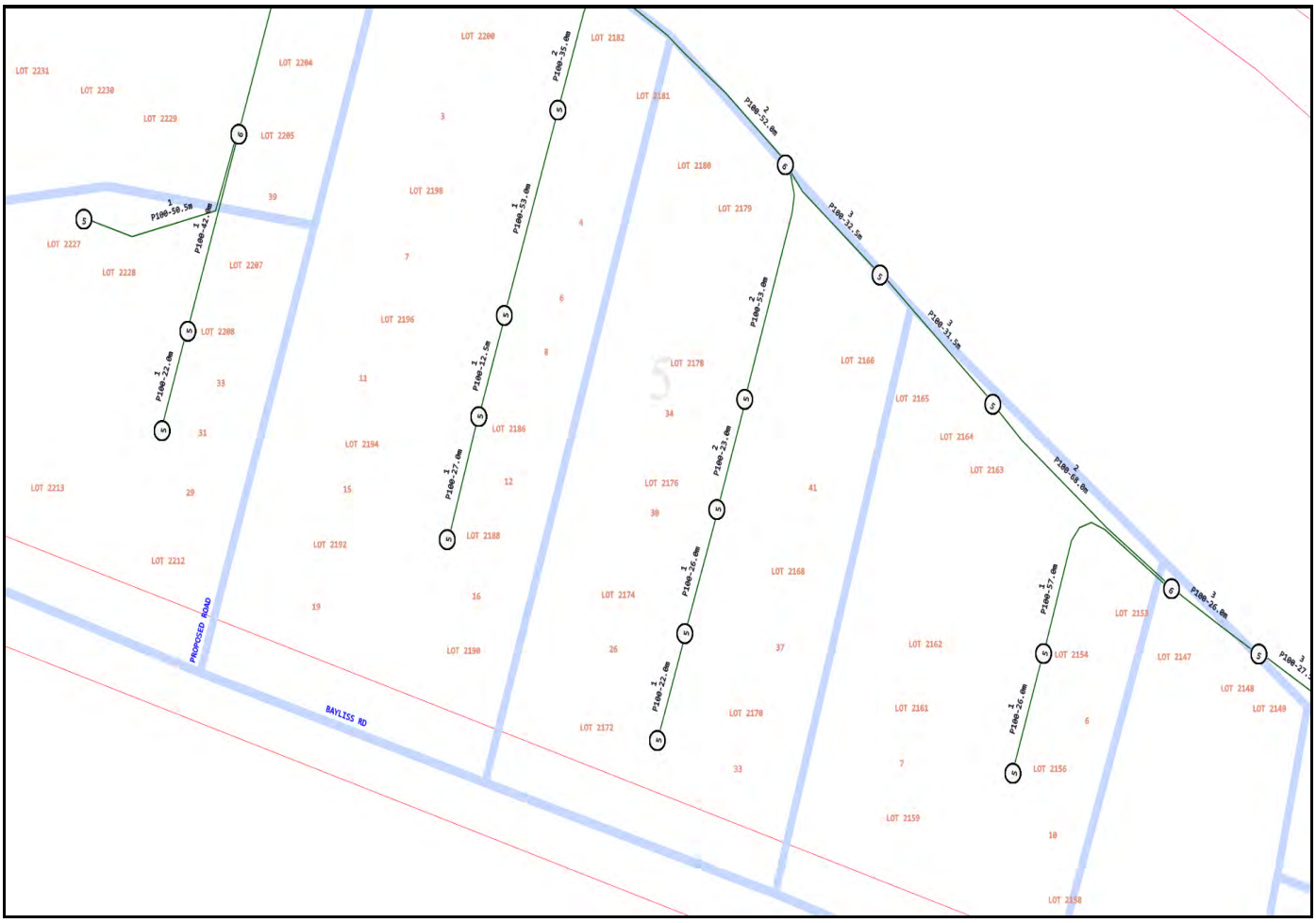
44	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m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

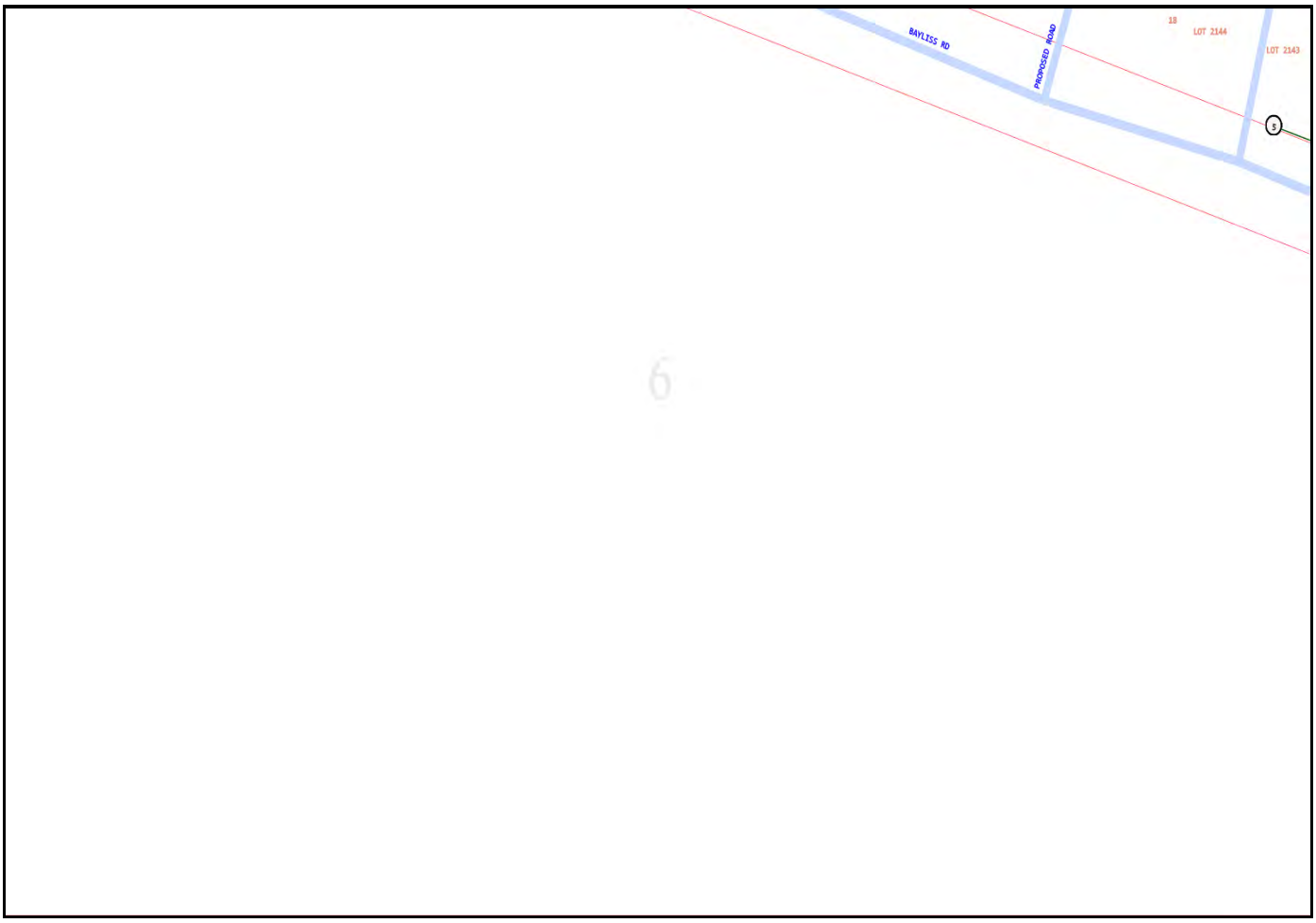

PROPOSED ROAD
2
P100-56.6m
5
LOT 2239
LOT 2238
2
P100-19.8m
6

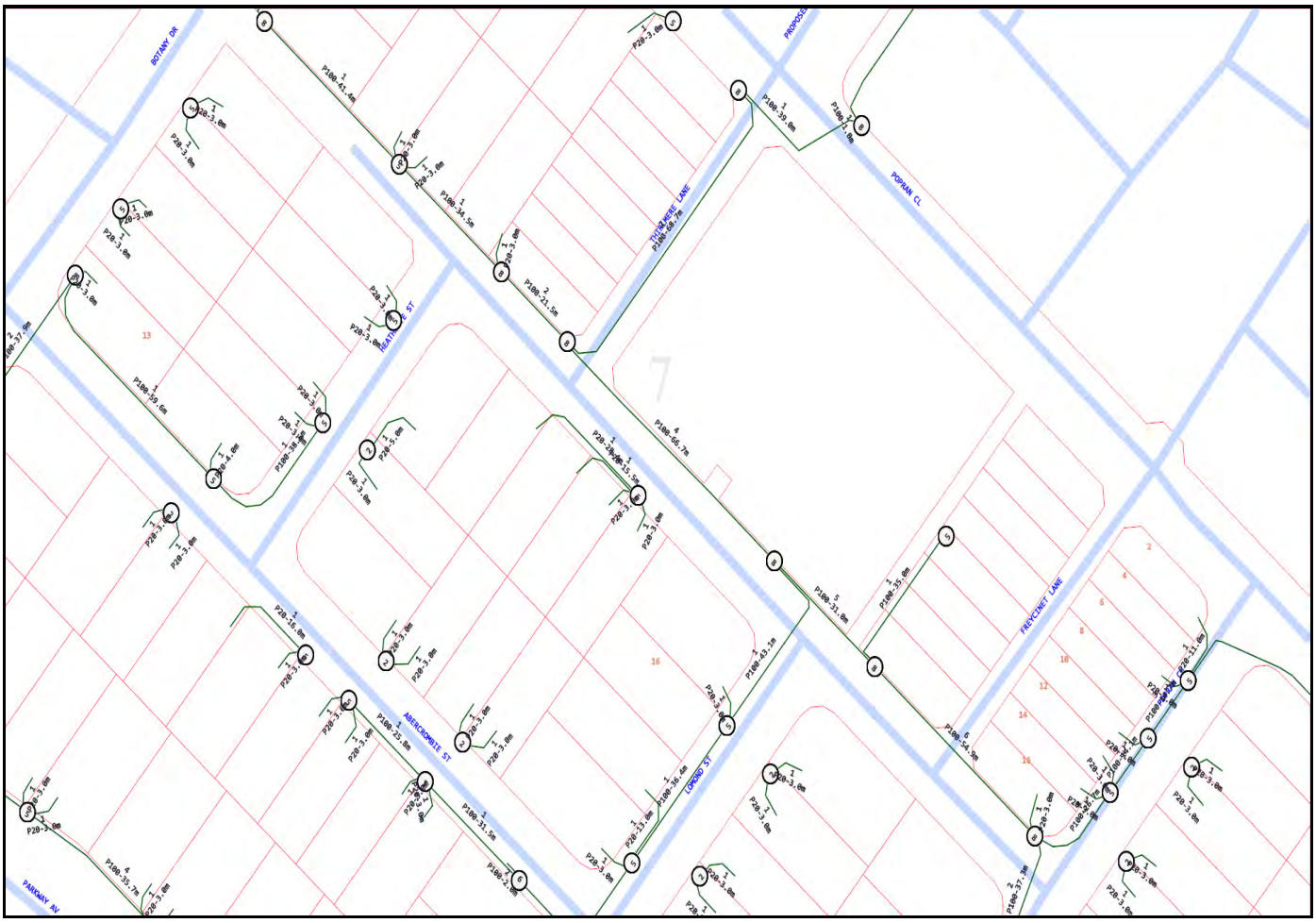

PROPOSED ROAD
BAYLISS RD
LOT 3031
LOT 2243
LOT 2244
LOT 2245
LOT 2246
LOT 2220
LOT 2219
LOT 2218
LOT 2217
LOT 2216
LOT 2215
LOT 2223
LOT 2224
LOT 2225
LOT 2232
LOT 2233A
LOT 2233B
P100-22.0m
P100-15.5m
P100-20.5m
P100-15.0m
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59
49
47
8
5
25

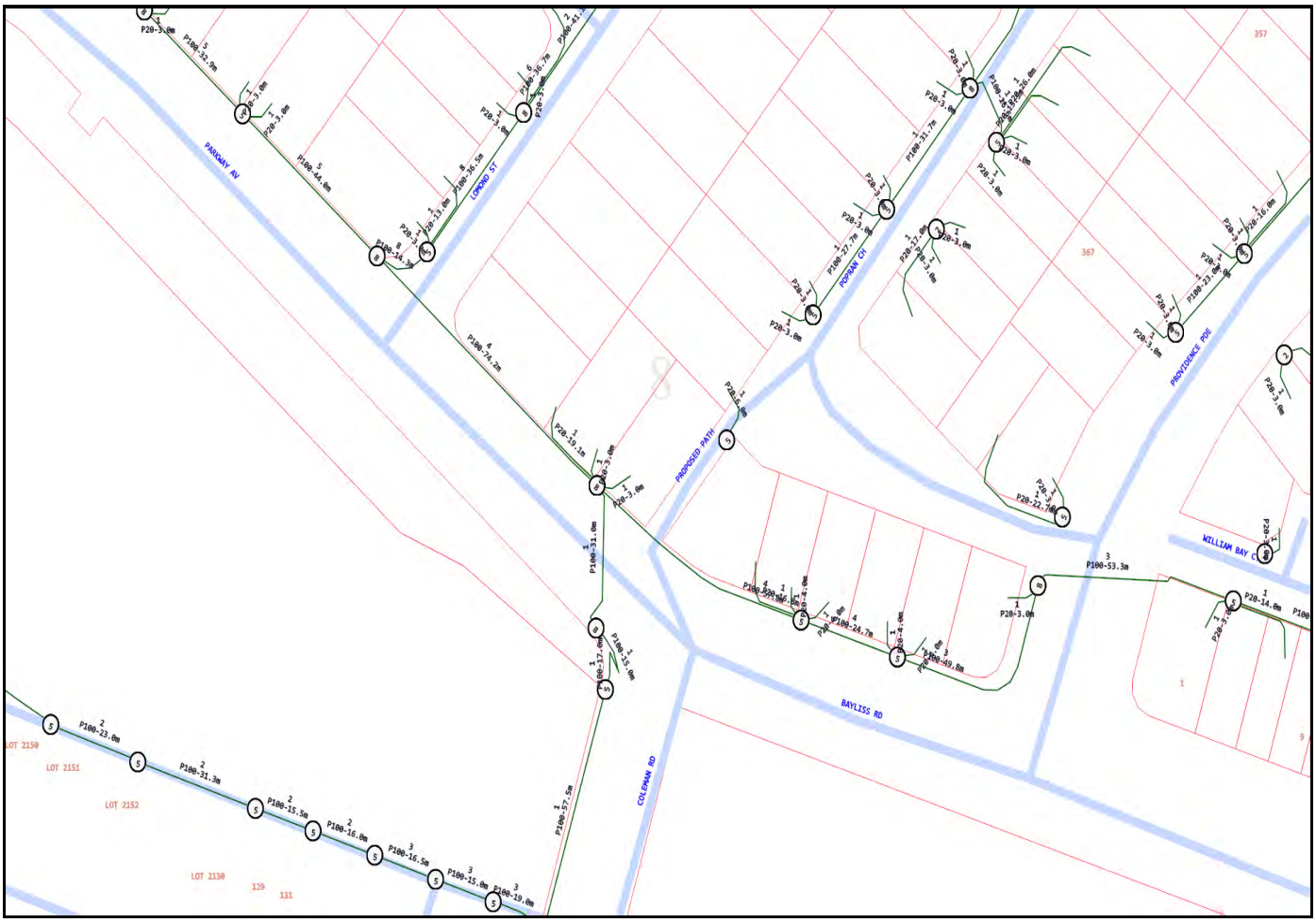

3

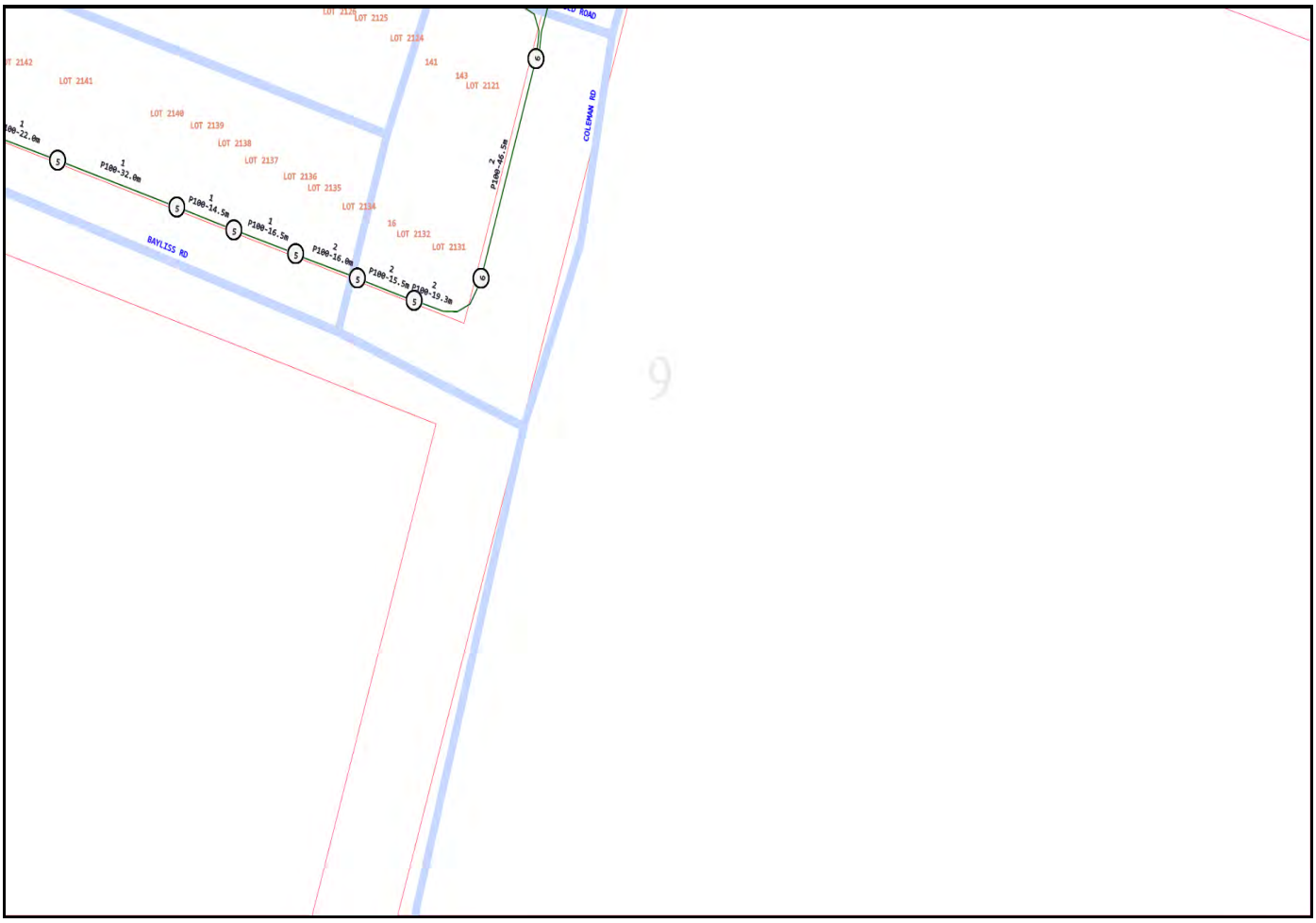

PROPOSED ROAD
ROTARY DR
PARKWAY AV
LOT 2237
LOT 2236
LOT 2235
77
81
83
85
4
P100-38.0m
P100-60.5m
P100-55.5m
P100-134.4m
P100-39.8m
P100-37.5m
P100-25.8m
P100-21.5m
P100-31.6m
P20-3.0m


LOT 2231
LOT 2230
LOT 2229
LOT 2227
LOT 2228
LOT 2204
LOT 2205
LOT 2207
LOT 2208
LOT 2200
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LOT 2161
LOT 2159
LOT 2158
LOT 2156
LOT 2154
LOT 2153
LOT 2148
LOT 2149
LOT 2147
LOT 2213
LOT 2212
PROPOSED ROAD
BAYLISS RD
P100-50.5m
P100-42.0m
P100-22.0m
P100-35.0m
P100-53.0m
P100-12.5m
P100-27.0m
P100-52.0m
P100-37.5m
P100-53.0m
P100-31.5m
P100-23.0m
P100-26.0m
P100-22.0m
P100-68.0m
P100-57.0m
P100-26.0m
P100-27.5m


BAYLISS RD
PROPOSED ROAD
18
LOT 2144
LOT 2143
5


BOTANY DR
PROPOSED
PIDPAN CL
FLEMINGKEE LANE
BEATRICE ST
FRENCINET LANE
ABERCROMBIE ST
LORIMO ST
PANAMA AV
13
16
7


PANKIAY AV
LOMOND ST
PROPOSED PATH
POPLAR CR
PROVIDENCE PDE
WILLIAM BAY CRES
BAYLISS RD
COLEMAN RD
LOT 2150
LOT 2151
LOT 2152
LOT 2130
129
131
357
367



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.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus conduits with less than 600mm of cover. Not to be driven across Optus direct buried cable with less than 1.2 meters of cover. Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

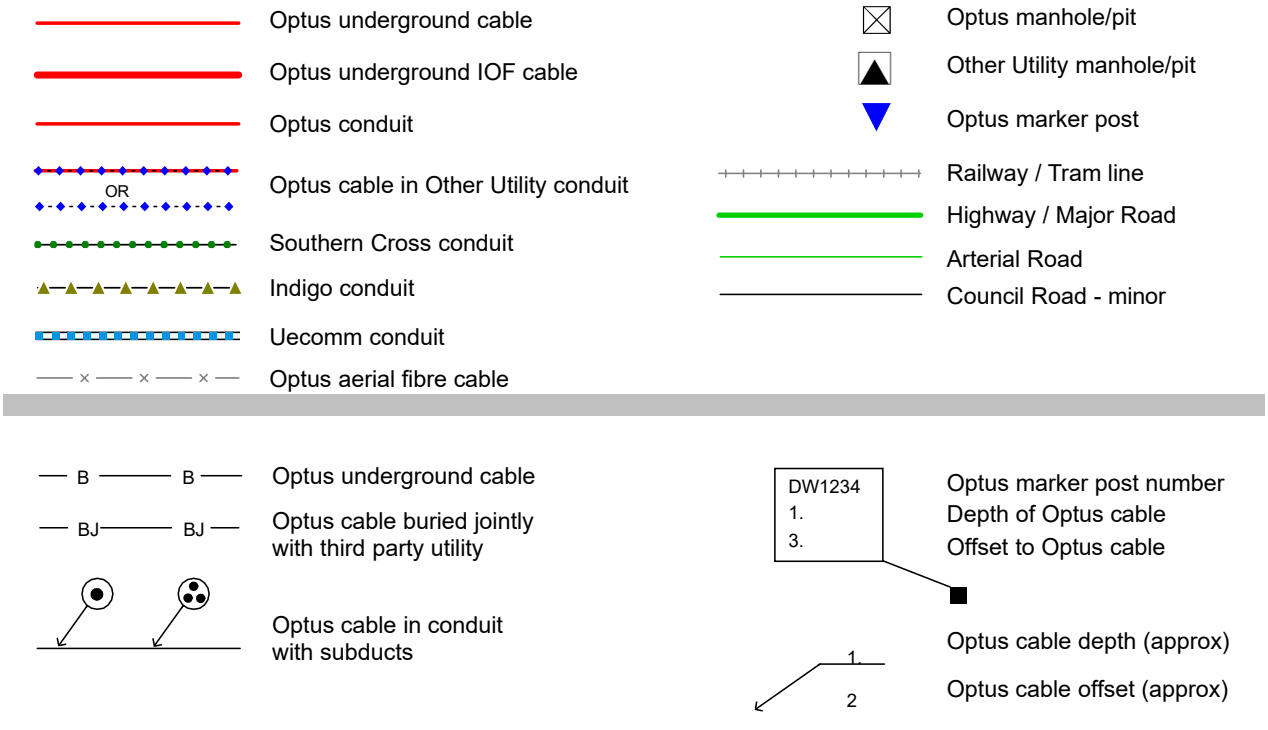
In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

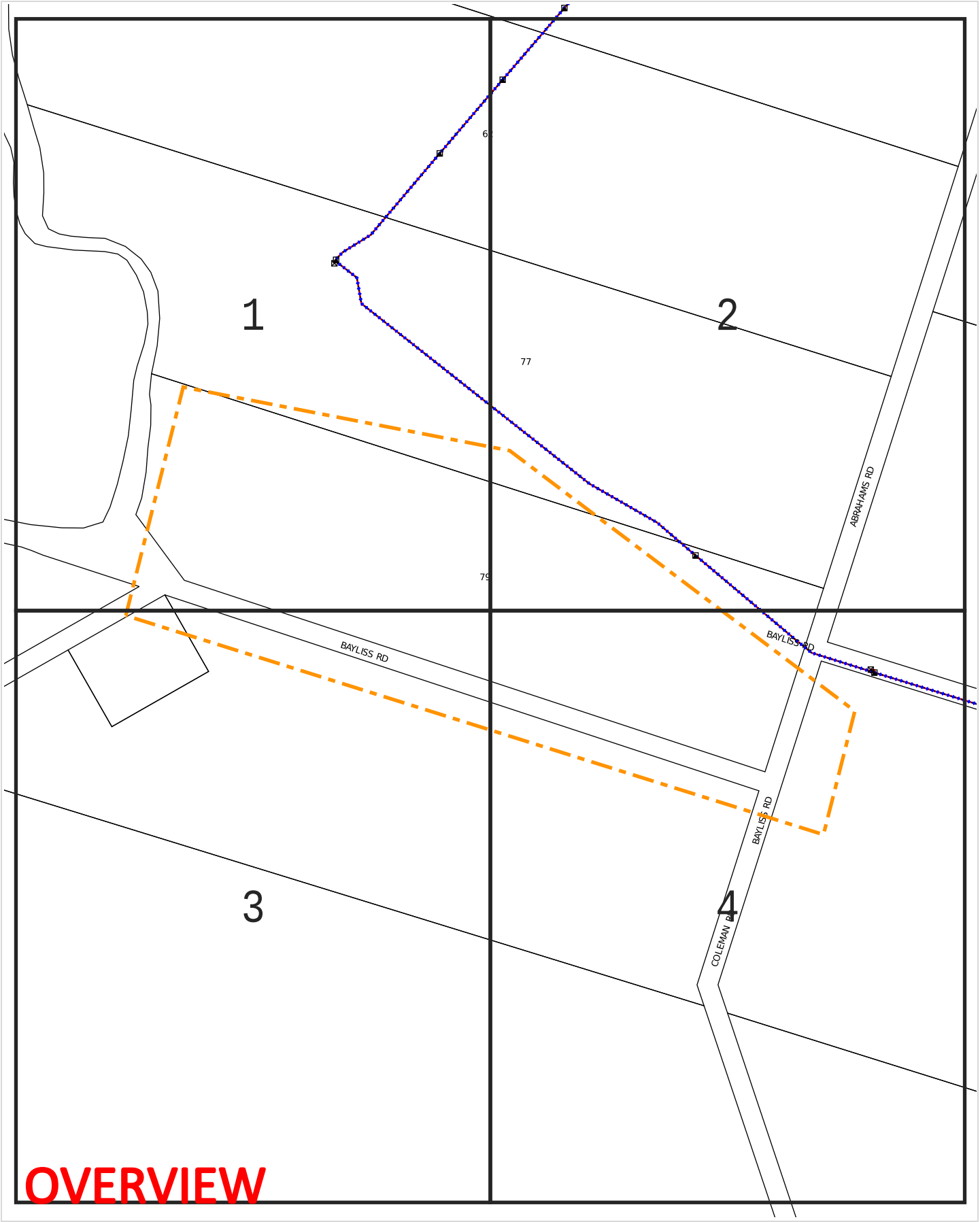
In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:
NFODamages&RelocationsDropbox@optus.com.au
Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS





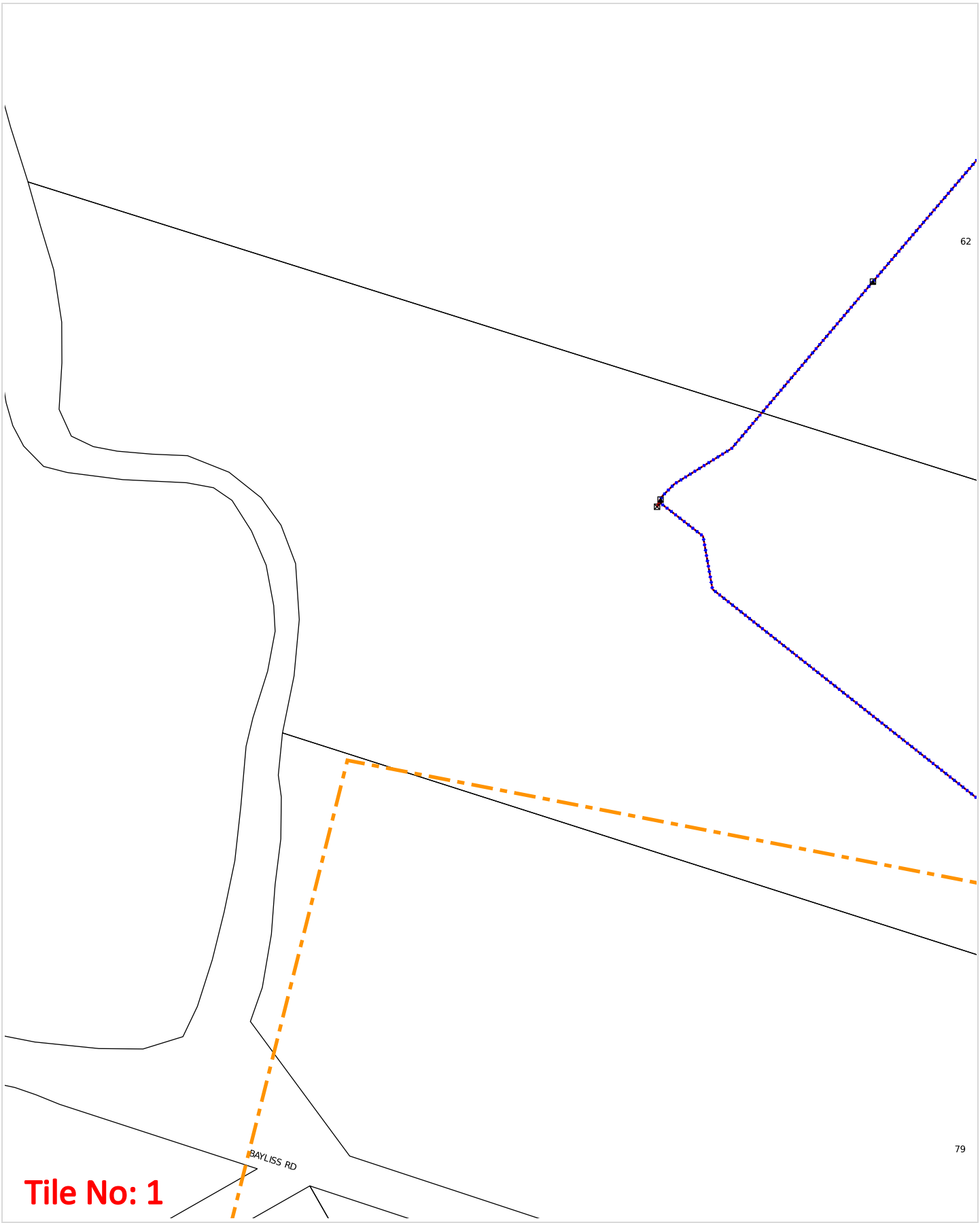
OVERVIEW

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Sequence Number: 257657452

Date Generated: 08 Jul 2025

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

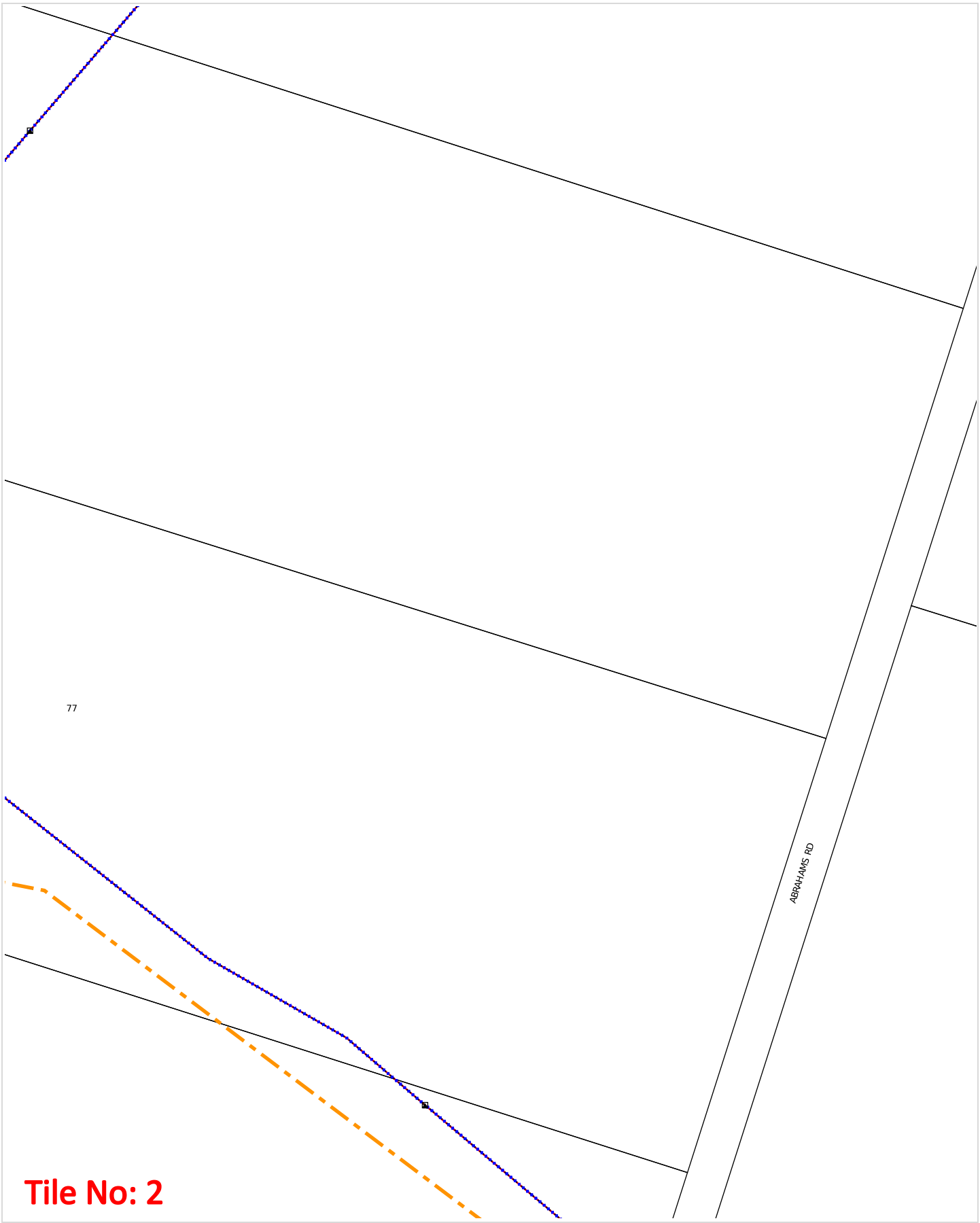


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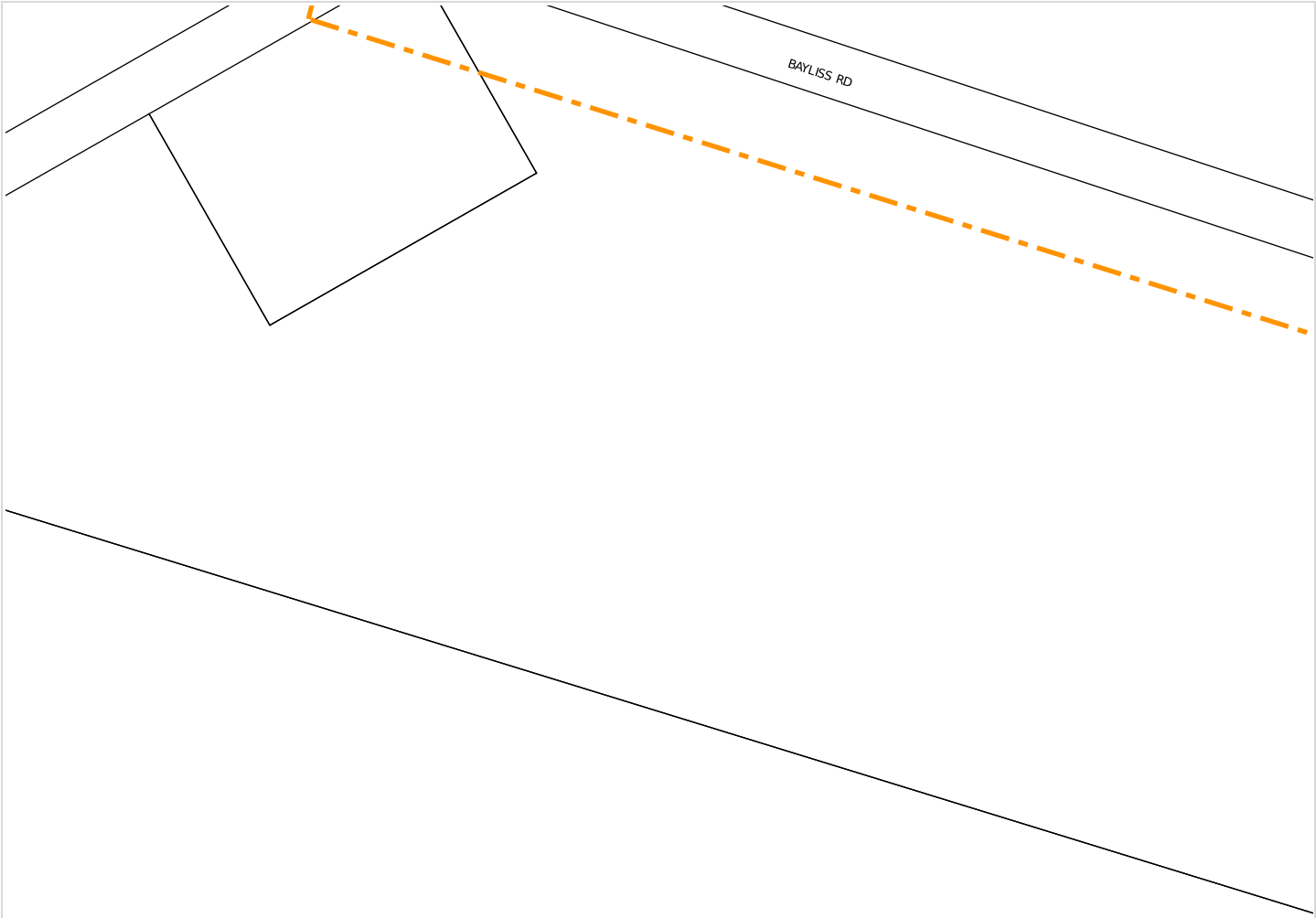
Tile No: 2

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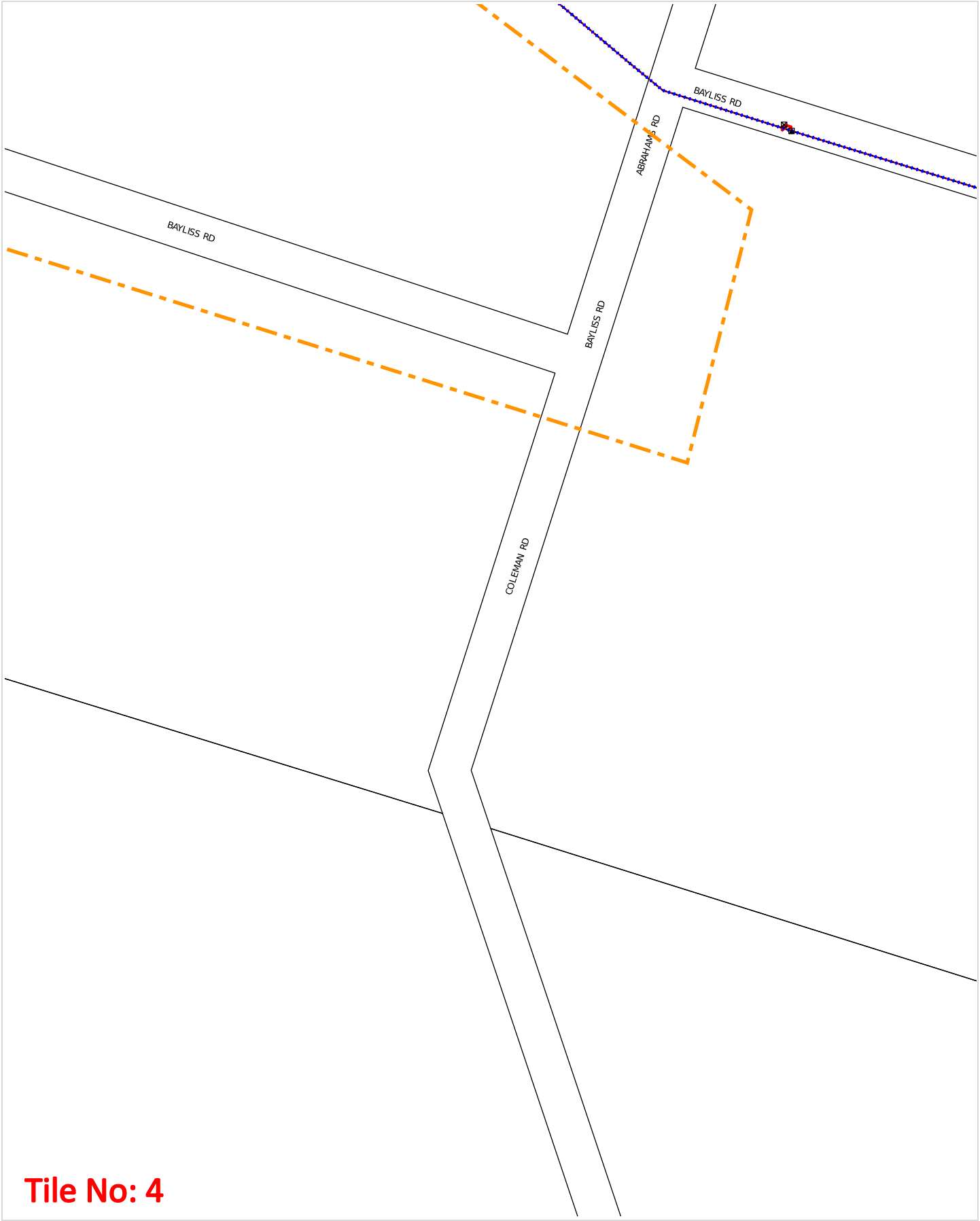
Tile No: 3

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Queensland Urban Utilities

Referral
257657454

Member Phone
13 26 57

Responses from this member

Response received Tue 8 Jul 2025 4.58pm

File name	Page
Response Body	161
257657454 - Urban Utilities Plan.pdf	163
Urban Utilities Important Information.pdf	170

GPO Box 2765
Brisbane QLD 4001

Date: 08 Jul 2025

Before You Dig Australia Response

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Dear Gabrielle Djelovic

We appreciate your diligence in contacting the Before You Dig Australia service (**BYDA**) prior to engaging in work or activities which may affect the water and sewerage infrastructure of Urban Utilities.

Job Number:	50609902
Sequence Number:	257657454
Enquiry Date:	8/07/2025 4:55:00 PM
Enquiry Location:	66 Bayliss Road South Ripley QLD 4306

WARNING: When working in the vicinity of Urban Utilities' assets you have a legal *Duty of Care* that must be observed.

Our records indicate the presence of infrastructure owned by Urban Utilities within your nominated search area, as shown on the attached plan.

Please note that you may be liable for any loss or damage to our infrastructure which is caused by any works or activities which you undertake over or near such infrastructure. Additionally, your works or activities may conflict with other works scheduled in your nominated search area. To avoid any unnecessary impacts, before any undertaking you must obtain the following approvals:

- And/or a Urban Utilities Network Access Permit for self assessable works or activities that are within two metres of our infrastructure (refer to Urban Utilities Network Access Permit Webpage)
- Either a Build Over Asset (BOA) Approval for assessable building works undertaken within specified distances of our infrastructure (refer to DHPW BOA Factsheet)

We have provided additional information about your responsibilities in relation to our infrastructure in the Important Information sheet attached to this letter. By accessing BYDA to obtain our records about our infrastructure, you warrant that you have read the sheet and agree to the terms and conditions set out therein.

For further enquiries or assistance with interpretation of plans and search content please contact our BYDA Support Team by email networkaccess@urbanutilties.com.au. Alternatively, you can write to us at Urban Utilities, PO Box 2765, Brisbane QLD 4001.

Thank you for taking the time to consult the BYDA service.

Yours sincerely

Before You Dig Australia Support Team
Urban Utilities
networkaccess@urbanutilties.com.au

To best manage the risk of damage and liabilitiy, we recommend that you engage the services of a BYDA Certified Locator

---

Important Notice

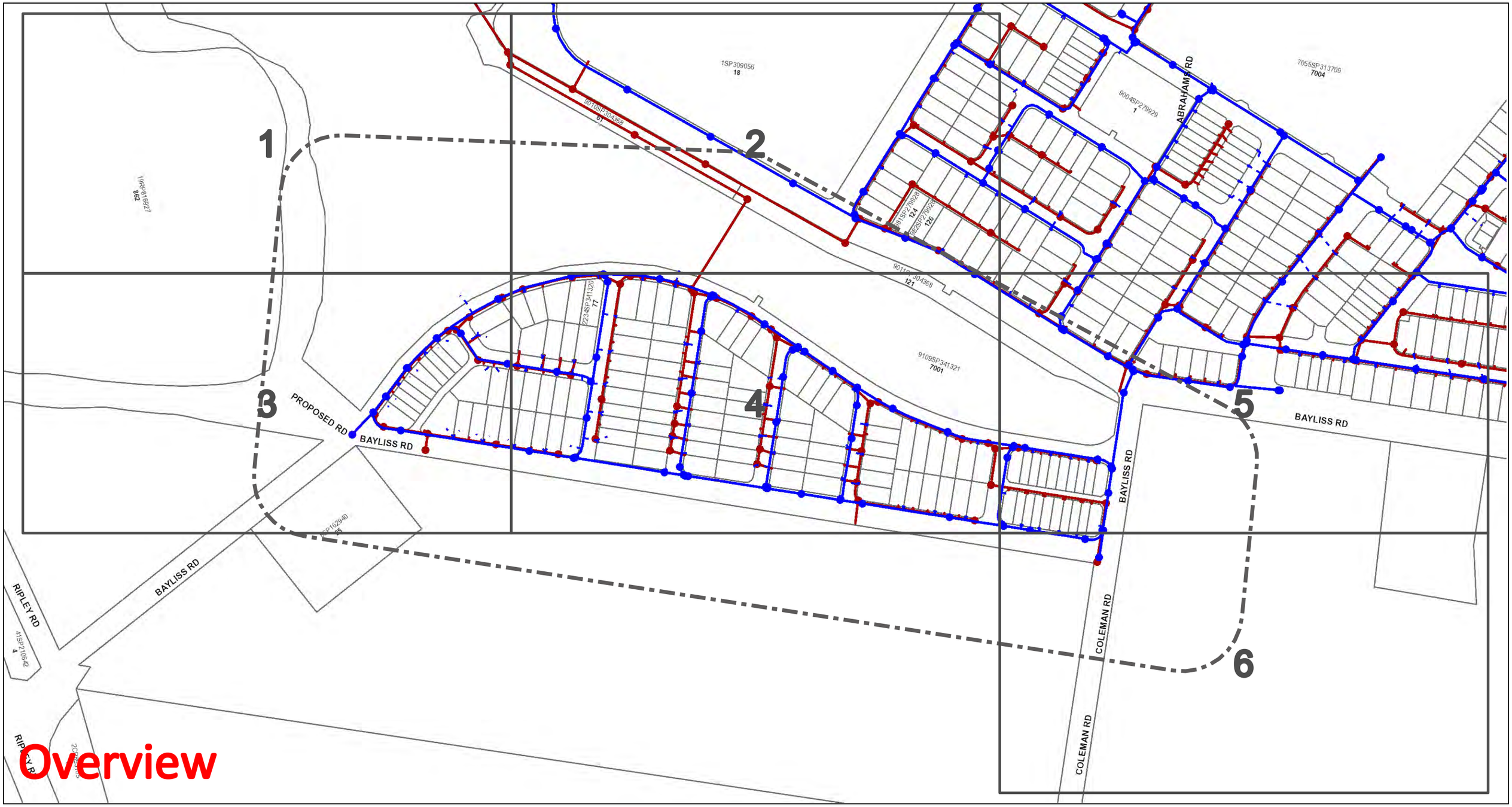
This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. **Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.**

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.

Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp 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.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as Adobe Acrobat Reader (for PDF files)

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:3075

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 257657454

Date BYDA Ref Received: 08/07/2025
Date BYDA Job to Commence: 27/07/2025
Date BYDA Map Produced: 08/07/2025

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer	Water	Recycled Water
Infrastructure	Infrastructure	Infrastructure
Major Infrastructure	Major Infrastructure	Major Infrastructure
Network Pipelines	Network Pipelines	Network Pipelines
Network Structures	Network Structures	Network Structures
	Water Service (Indicative only)	

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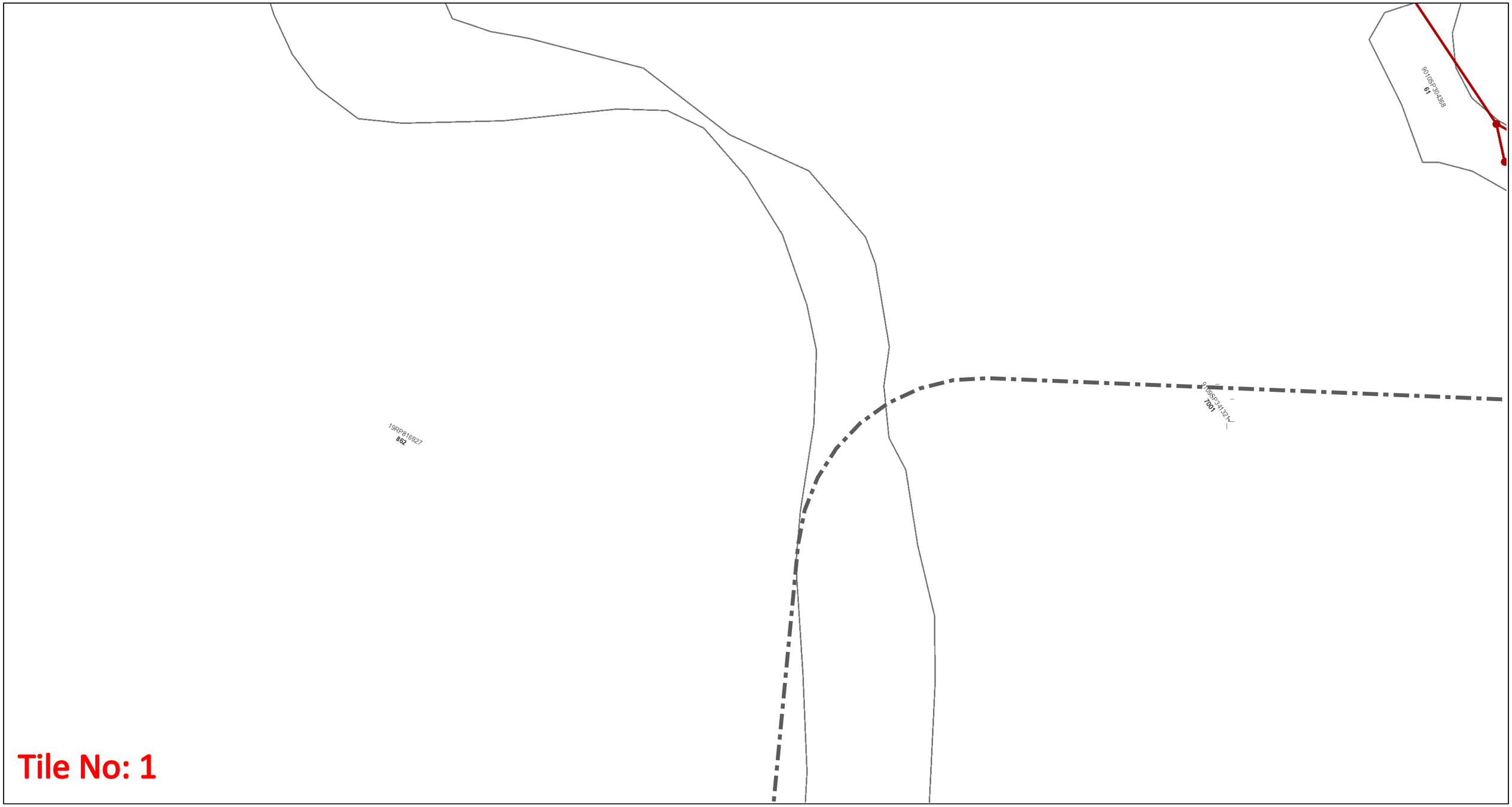
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For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).
www.urbanutilities.com.au

ABN 86 673 835 011

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1

UrbanUtilities

N

Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 257657454

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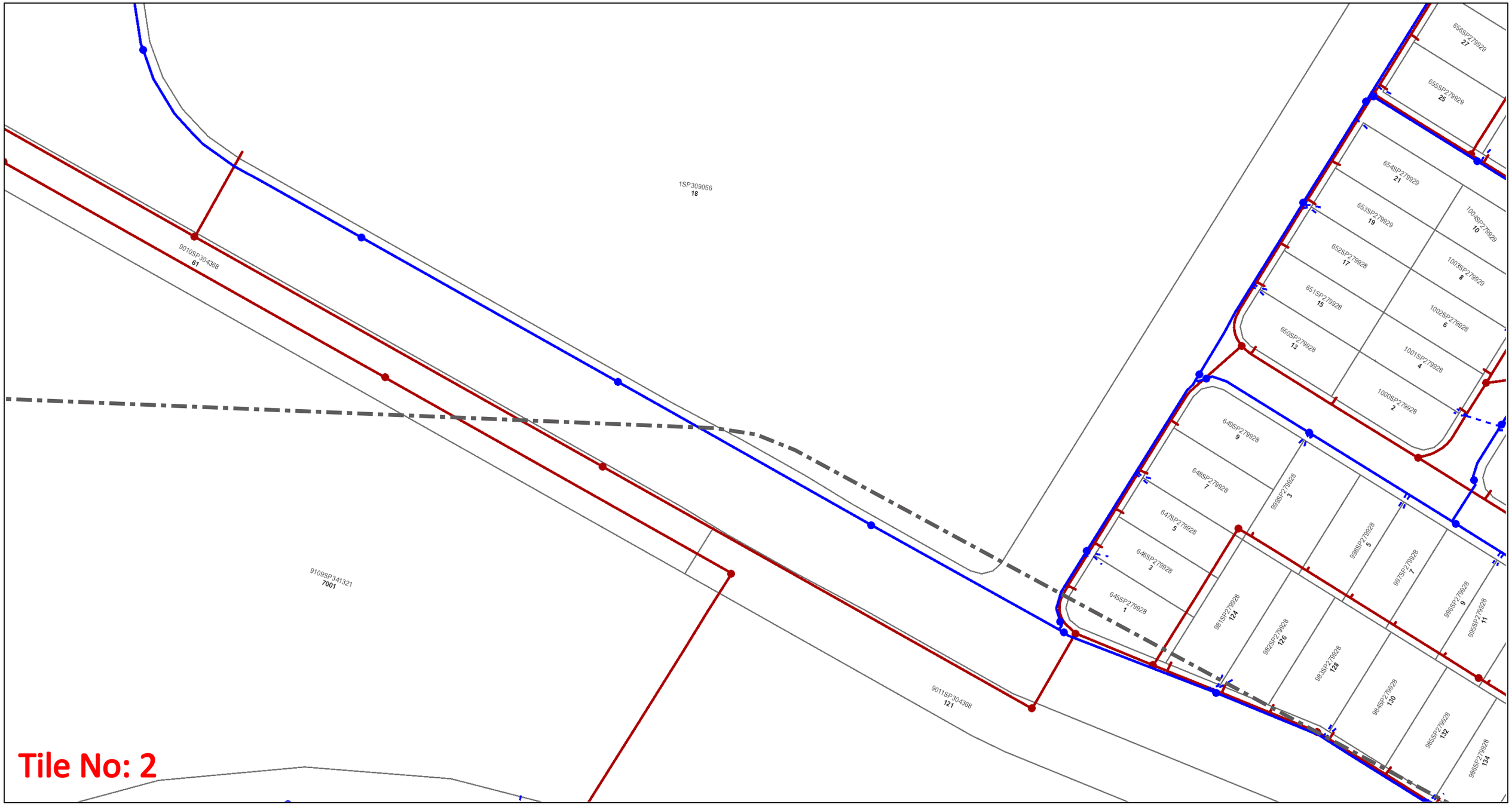
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Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 2

UrbanUtilities

N

Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

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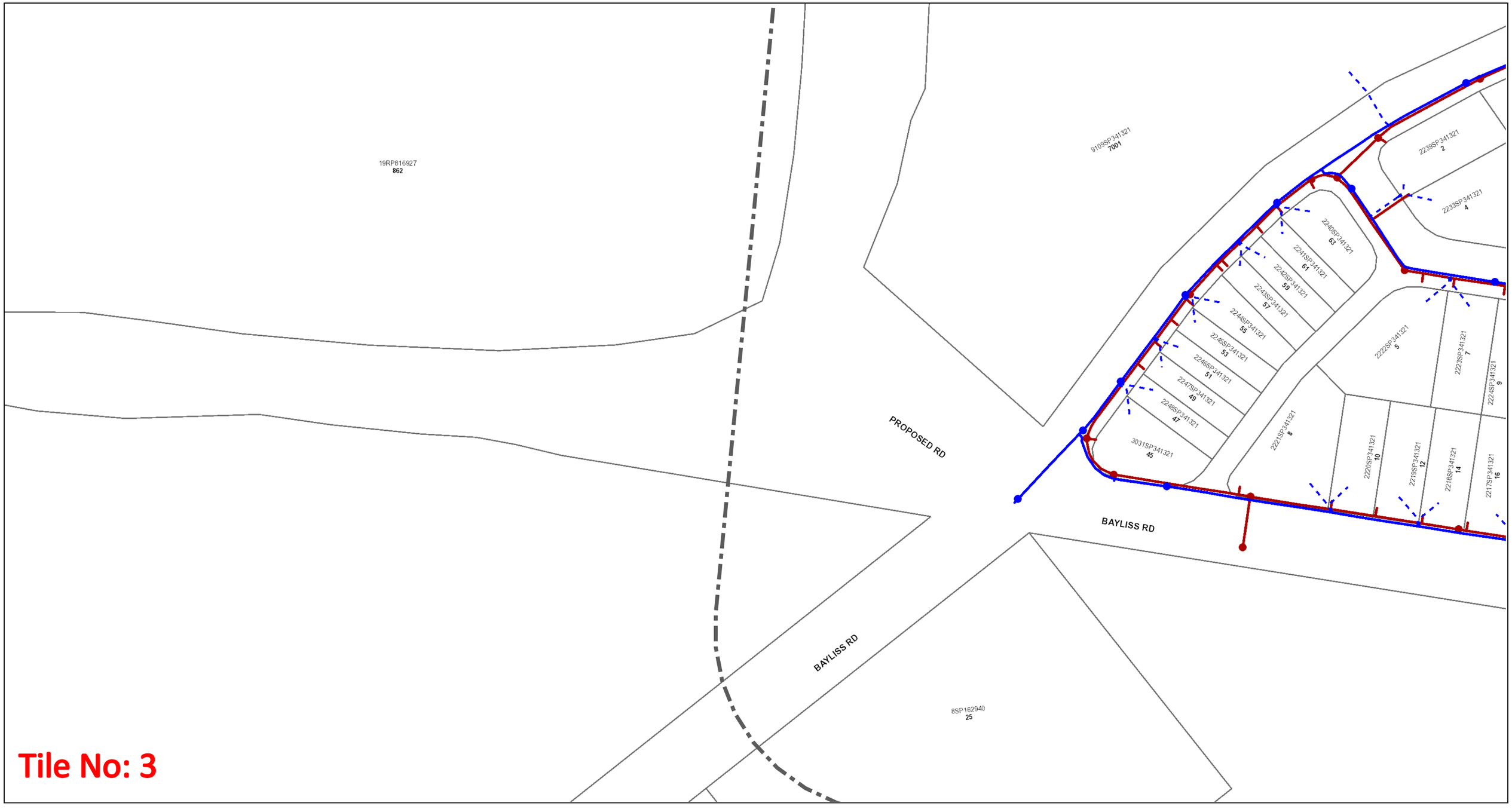
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Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 3

UrbanUtilities

N

Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 257657454

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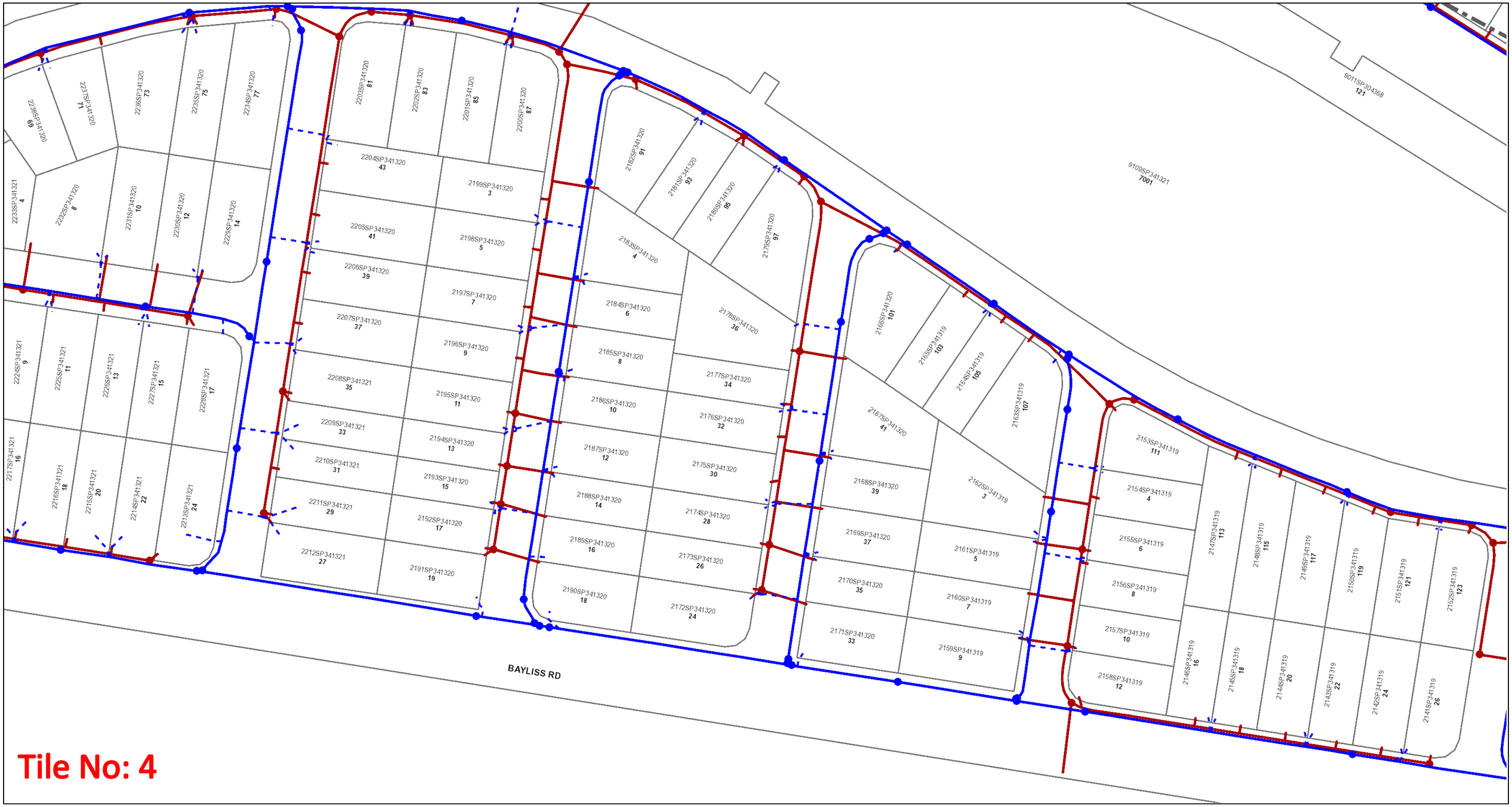
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Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 4

UrbanUtilities

N

Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 257657454

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Date BYDA Job to Commence: 27/07/2025

Date BYDA Map Produced: 08/07/2025

This Map is valid for 30 days

Produced By: Urban Utilities

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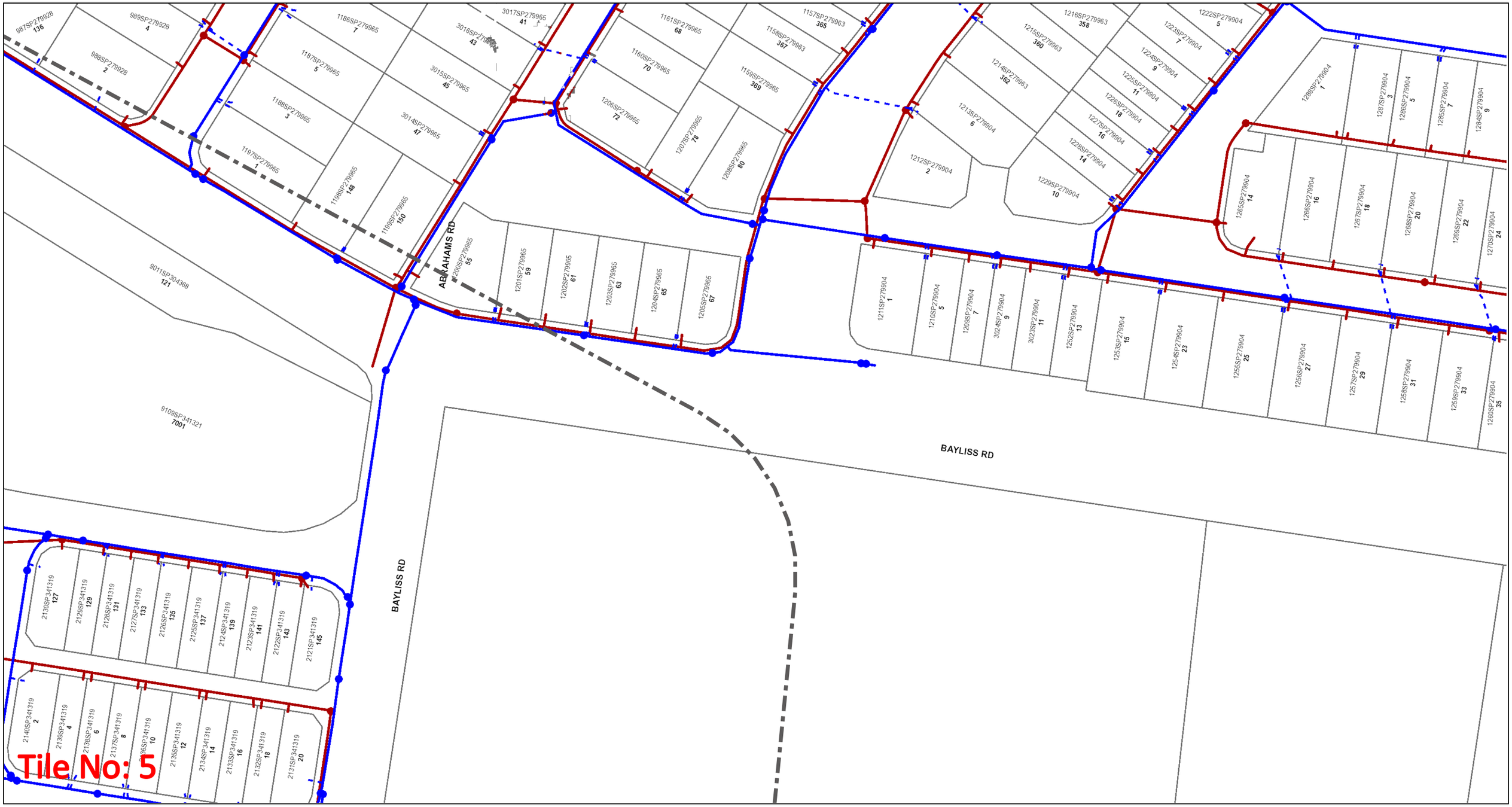
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Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

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Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 6

UrbanUtilities

N

Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

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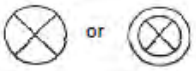
LEGEND



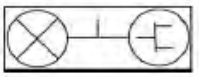
Exchange
(Major Cable Present)



Footway Access Chamber
(can vary from 1-lid to 12-lid)



Pillar / Cabinet
(above ground / free standing)



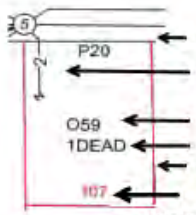
Above ground complex equipment housing (eg RIM)
Please Note: This equipment is powered by 240V Electricity

OC — Other Carrier Telecommunications Cable/Asset

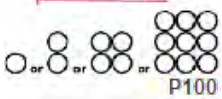
Dist — Distribution cables in Main Cable ducts

MC — Main Cable ducts on a Distribution plan

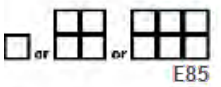
▲ — Blocked or damaged duct.



Roadside / Front Boundary
2 pair lead-in to property from pit in street 1
pair working (pair ID 059)
1 pair dead (i.e. spare, not connected)
Side / Rear Property Boundary
Property Number



Single to multiple round conduit
Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)



Multiple square conduit
Configurations 2, 4, 6 respectively
(attached text denotes conduit type and size)



Cable Jointing Pit
(number / Letter indicating Pit Type)



Elevated Joint
(above ground joint on buried cable)



Telstra Plant in shared Utility trench



Aerial Cable



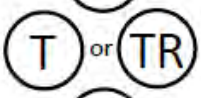
Aerial Cable
(attached to joint Use Pole eg. Power)



Direct Buried Cable



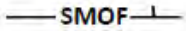
Marker Post Installed



Buried Transponder



Marker Post, Transponder

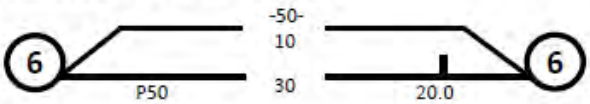


Optical Fibre cable direct buried

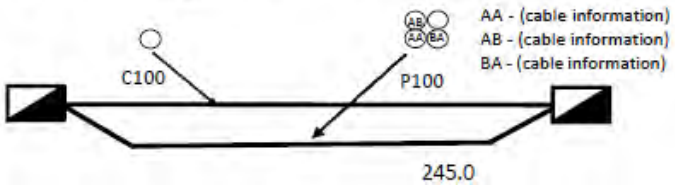
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

Protect our Network:

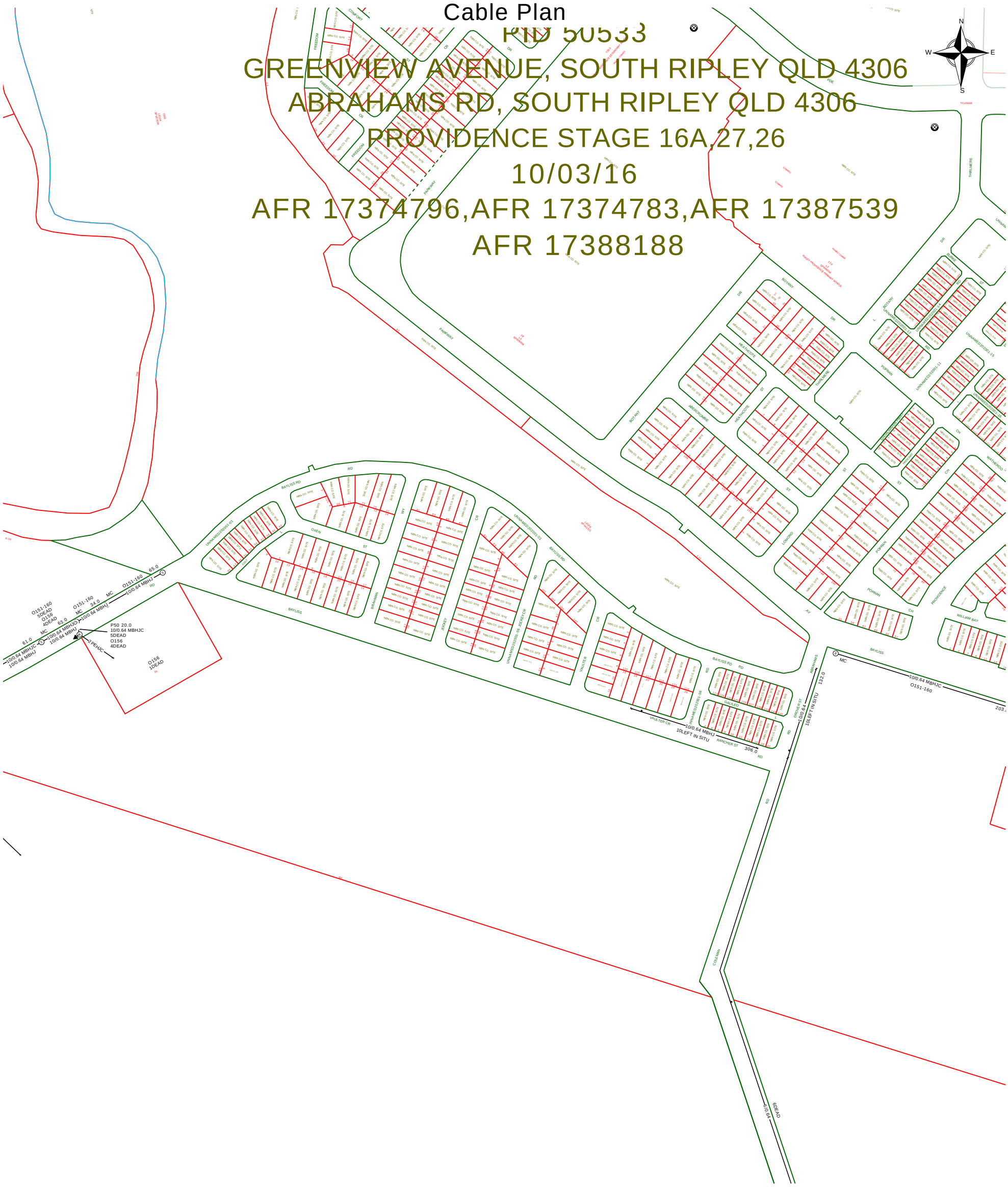
by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mmVibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0mJackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a CERTLOC Certified Locating Organisation (CLO) or Telstra Location Intelligence Team 1800 653 935

Cable Plan

PID 50533
GREENVIEW AVENUE, SOUTH RIPLEY QLD 4306
ABRAHAMS RD, SOUTH RIPLEY QLD 4306
PROVIDENCE STAGE 16A,27,26
10/03/16
AFR 17374796,AFR 17374783,AFR 17387539
AFR 17388188



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-(Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 257657457
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
Generated On 08/07/2025 17:01:26	

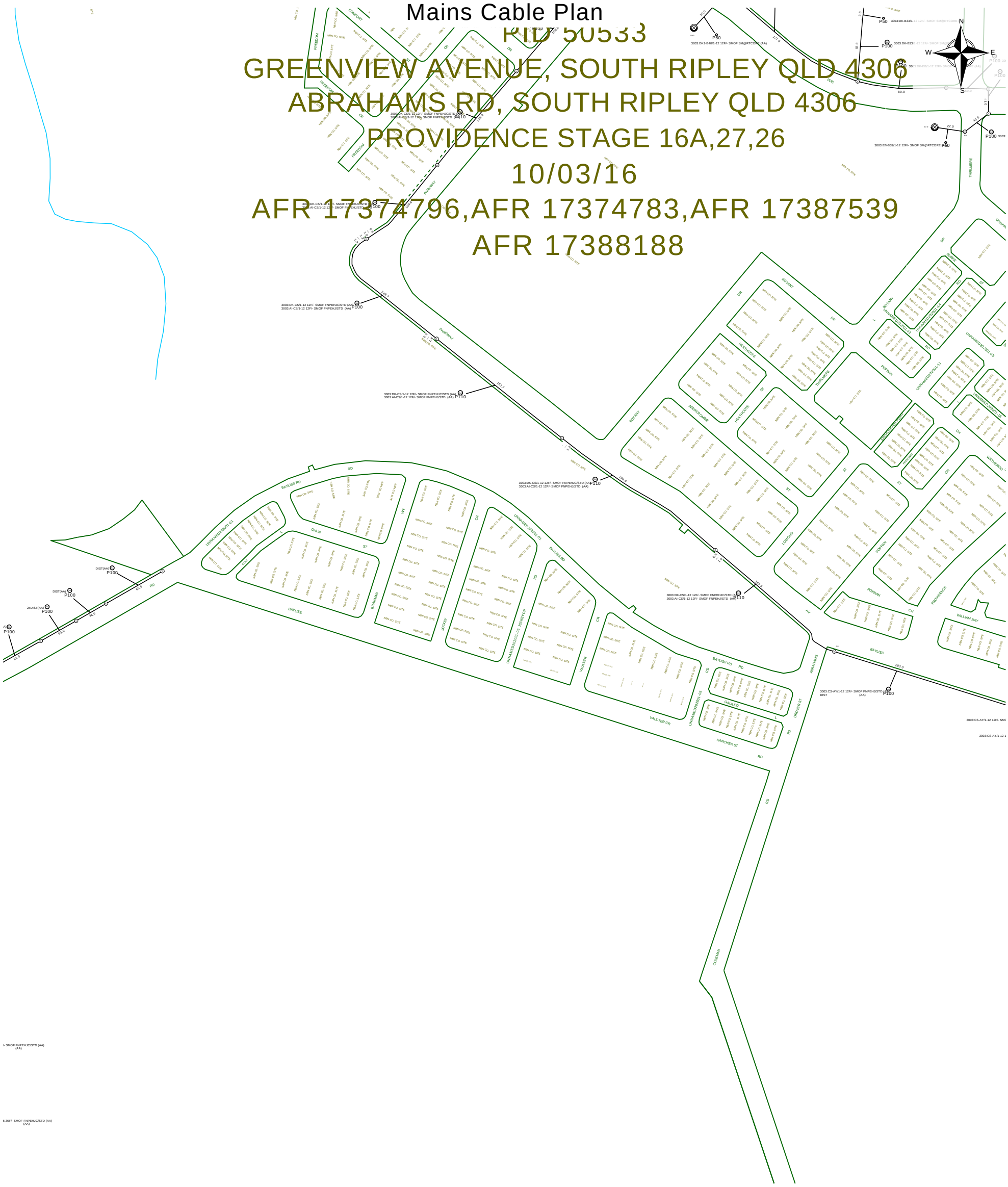
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan

RP 50533
GREENVIEW AVENUE, SOUTH RIPLEY QLD 4306
ABRAHAMS RD, SOUTH RIPLEY QLD 4306
PROVIDENCE STAGE 16A,27,26
10/03/16
AFR 17374796,AFR 17374783,AFR 17387539
AFR 17388188



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 257657457
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
Generated On 08/07/2025 17:01:33	

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See the Steps- Telstra Duty of Care that was provided in the email response.

APPENDIX D

Service Advice Notice (Urban Utilities)

Urban Utilities
GPO Box 2765
BRISBANE QLD 4001
Phone: 07 3432 2200
www.urbanutilities.com.au/development

25/08/2025

Gabby Djelovic
Arcadis
PO Box 1653, Southport QLD
Southport QLD 4215
Via Email: gabby.djelovic@arcadis.com

Dear Gabby,

Urban Utilities Services Advice Notice

This Urban Utilities Services Advice Notice, applies in accordance with section 99BRAC(3) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* and has regard to the Water Netserv Plan Connections Policy. This advice is guidance only, is not lawfully binding and does not constitute approval to connect, disconnect or alter Urban Utilities networks. Urban Utilities provides no warranty or assurance that this information is correct. The service network is dynamic and subject to change. Independent site physical investigation are recommended to verify site conditions and the location, condition and size of any existing infrastructure.

Urban Utilities application number:	25-SAN-82931
Applicant name:	Arcadis
Street address:	BAYLISS RD, SOUTH RIPLEY, IPSWICH CITY, QLD 4306
Real Property Description:	Lot 80SP162940
Services Advice Notice request received:	21/07/2025
Proposed Development:	361 residential dwellings & Childcare centre
Service connection/alteration/disconnection proposed:	☒Drinking water ☒Wastewater
Development Demand Type:	☒Reconfiguration of a lot
In a Priority Development Area:	☒Yes Ripley - Economic Development Queensland assessment and infrastructure charging framework applies.
Urban Utilities Services Advice Notice Contact:	Name: Brett Carruthers Email: brett.carruthers@urbanutilities.com.au or Developer Services: 07 3432 2200 DevelopmentEnquiries@urbanutilities.com.au.

Infrastructure planning and design

Urban Utilities understand that this service advice request has been lodged in order to seek general advice for servicing a proposed 361 residential allotment subdivision including child care centre.

The project site is within the Ripley Valley Priority Development Area (PDA). Development applications for priority development areas are assessed by Economic Development Queensland (EDQ).

The infrastructure funding framework within each PDA is also prescribed and managed by EDQ under an Infrastructure Charges Offset Plan (ICOP). The developer should review the current ICOP and development scheme to understand the broader infrastructure obligations specific to this site.

The proposed development site is bounded by Coleman Road to the east, and Bayliss Road to the north. According to contours illustrated on development layout plans prepared by Saunders Havill, the natural ground profile of the site varies between 50 – 75m AHD.

The proposed development site is illustrated in figure 1 below

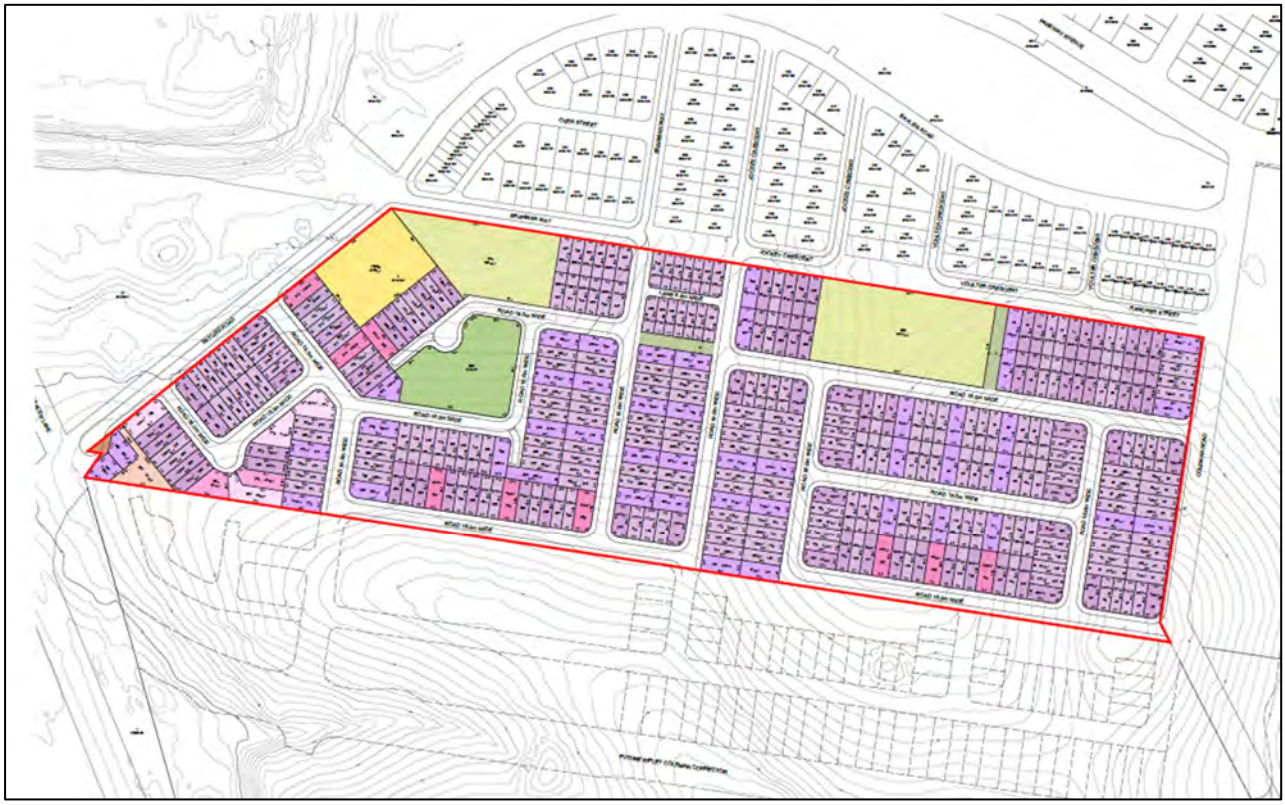


Figure 1 – proposed development site

Water

There are no existing property connections servicing the proposed development site. A map of the existing water infrastructure in vicinity of the site is provided in Figure 2.

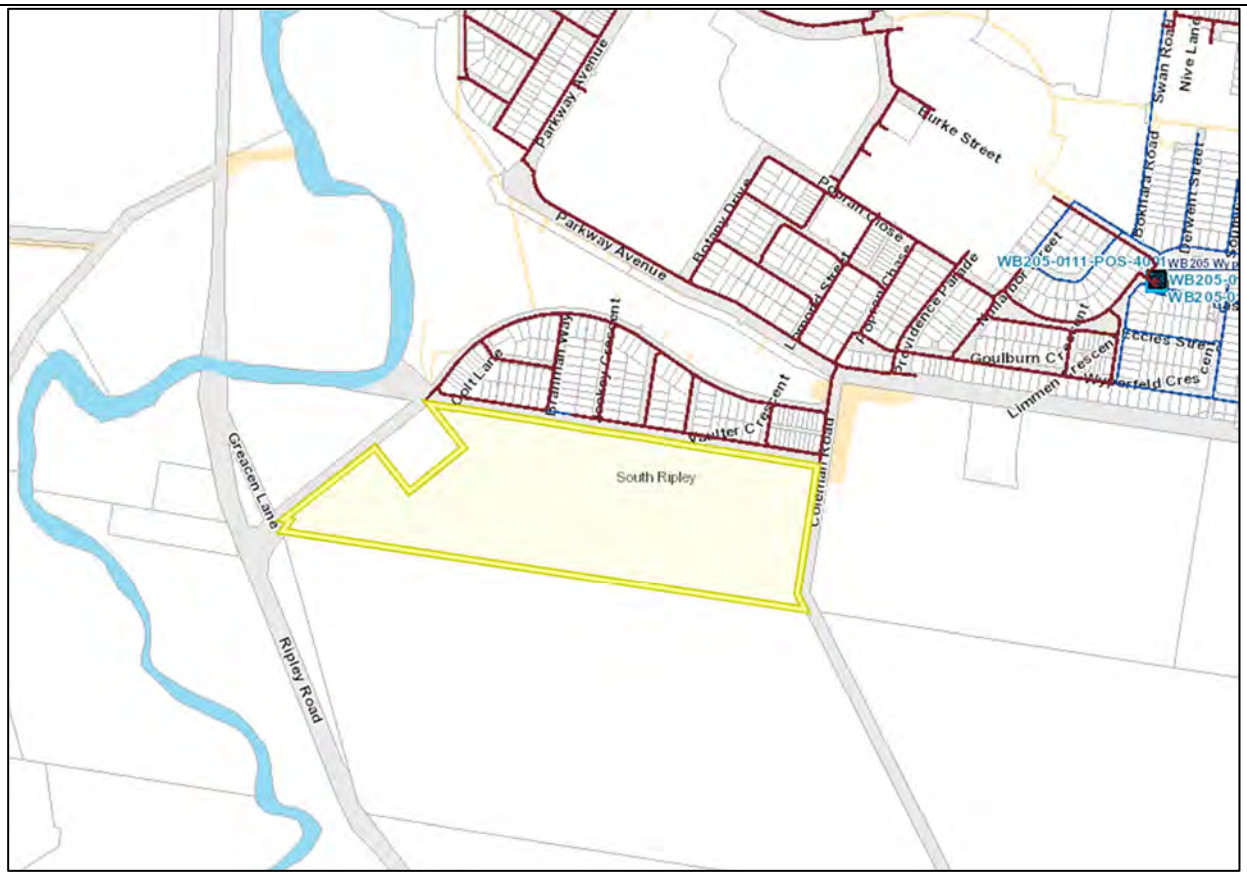


Figure 2: Existing water infrastructure in the vicinity of the subject site

According to Figure 2, the following water mains are at the vicinity of the proposed development site:

- 355PE reticulation main in Bayliss/Vaulter Cr (Ripley Low Level Zone)
- DN355PE extended along the western verge of Coleman Road. (Ripley Low Level Zone)

Water Infrastructure Planning

The Ripley Valley is currently serviced by three pressure zones but predominantly the Ripley low level zone. The Ripley reservoirs contain a bottom operating level of 102mAHD. The general planning philosophy to service the valley is to maximise service via the low level supply as far as practical, whilst ensuring the desired standards of service are maintained. Developable areas outside the hydraulic reach of the Ripley low level zone shall be service from higher pressure systems. The indicative service limit of the Ripley low level zone is generally the 70m contour, depending on network losses from the source.

There is an existing water booster (WB205) which was developed to service elevated regions throughout the Providence central precinct outside the reach of the Ripley low level zone. The WB205 booster provides a discharge head of 127mAHD. A secondary supply source from the Redbank Plains high level zone (WP111) has also recently been extended to supply Intrapac developments, and more recently elevated areas throughout Providence east. The WP111 booster provides an operating HGL of approximately 145mAHD. An existing Ripley high level supply (R085) is also available to the west containing a bottom water level of 149.1mAHD.

Based on the contour information illustrated within plans provided, a portion of the site is identified to sit above the 70m RL contour, and may be dependant on high level supply solutions. Figure 3 below presents the development layout with areas above the 70m RL shaded in blue.

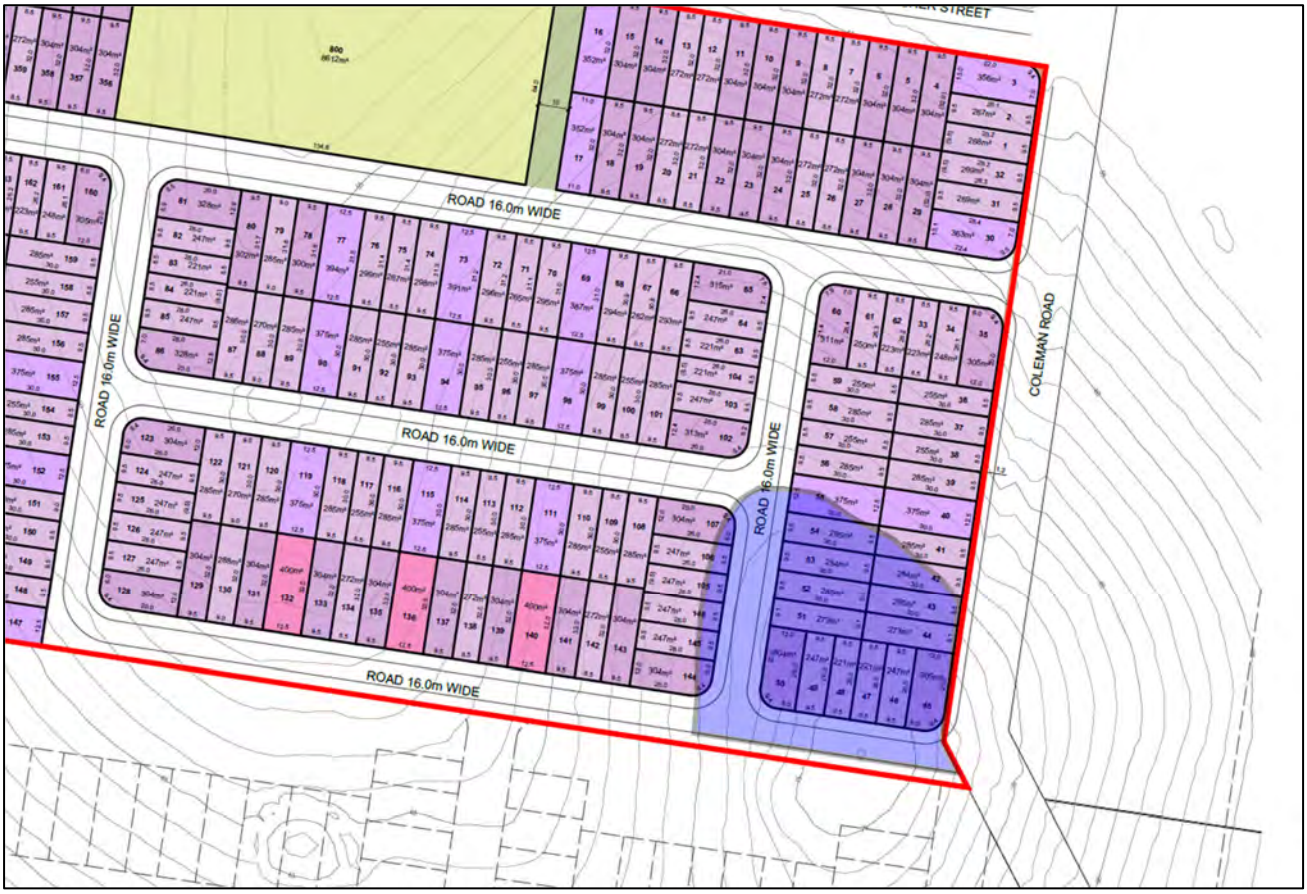


Figure 3

Provided sufficient capacity is available demonstrated through a hydraulic analysis, much of the development site may be connected to the Ripley low level zone with primary connections to existing infrastructure within Colman Rd and Vaulter Crecent. Figure 4 represents the local area, subject site, with the 70m RL contour highlighted. As shown, much of the subject site sits below the 70m contour where supply from the Ripley low level zone is feasible.

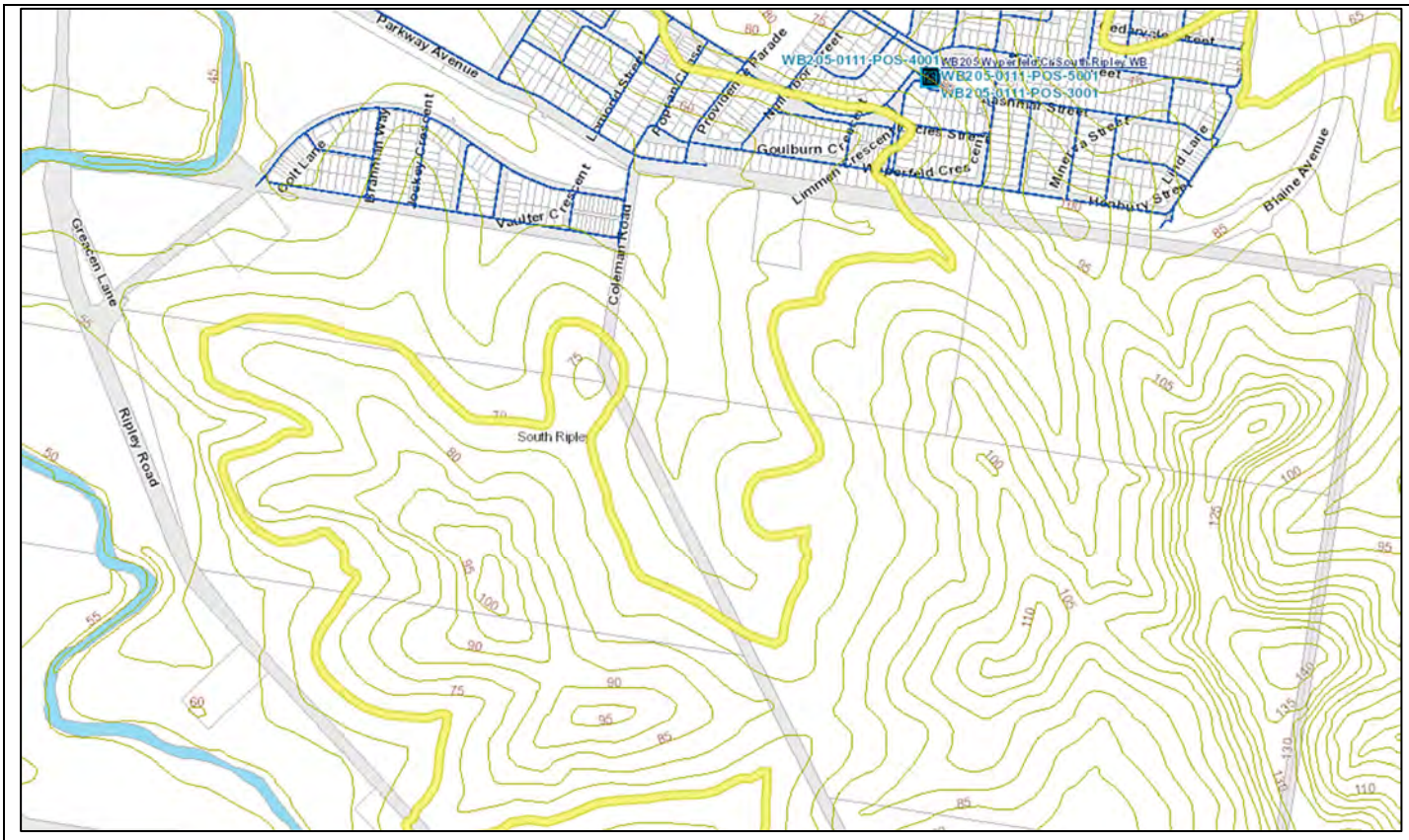


Figure 4

Urban Utilities have identified that the most efficient ultimate configuration providing water to Ripley south is generally in accordance with the catchment schematic presented in figure 5 below. As shown, high level regions (above 70m) are intended to ultimately form part of the Ripley HL zone (R085).

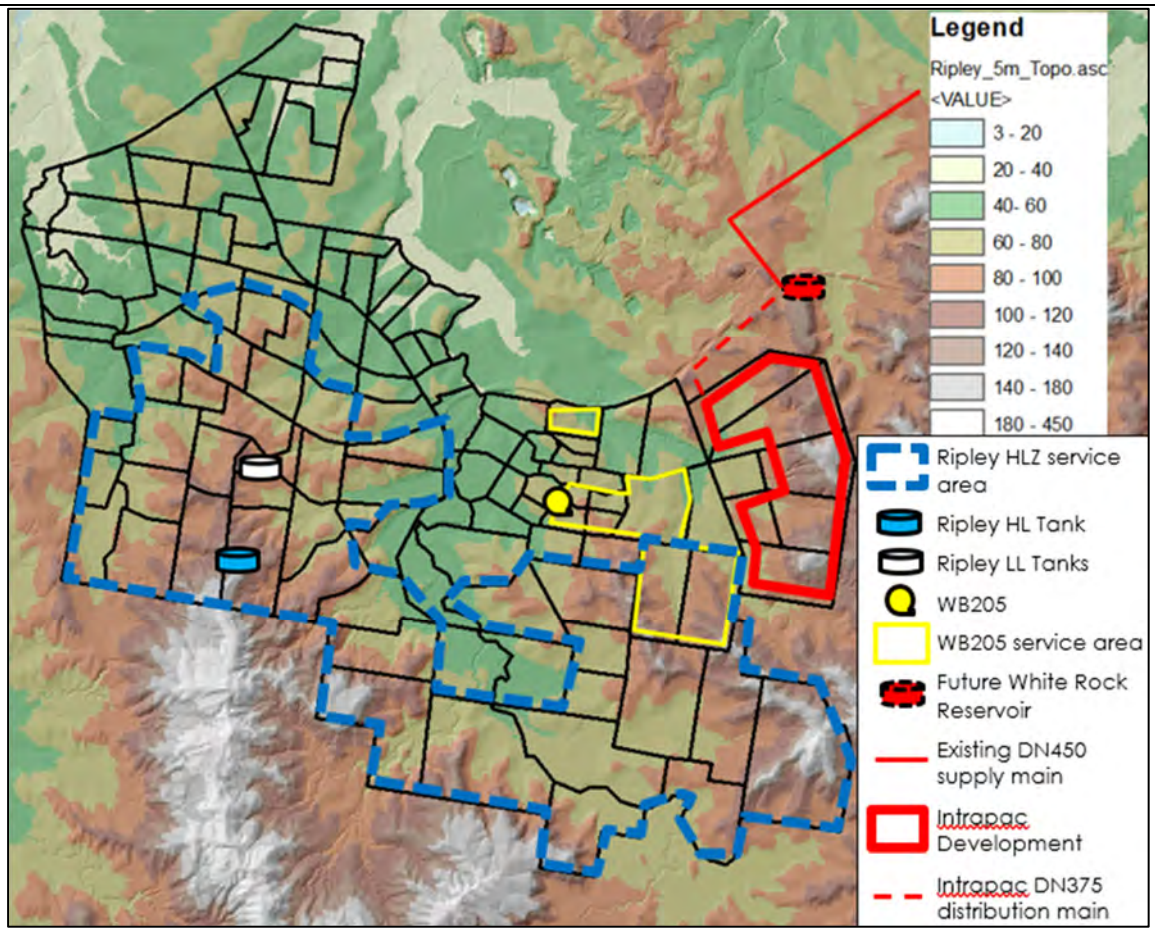


Figure 5 – Ultimate Ripley South supply schematic

It is recognised that the likely sequence of development will not offer the ability to connect Ripley south east high level precincts to the Ripley Valley high level zone (R085) in the immediate horizon, and therefore, an interim connection configuration to either the WB205, or WB111 boosters will be endorsed within the capacity limitations of these supply networks. The identified interim service configuration is generally outlined in figure 6 below.

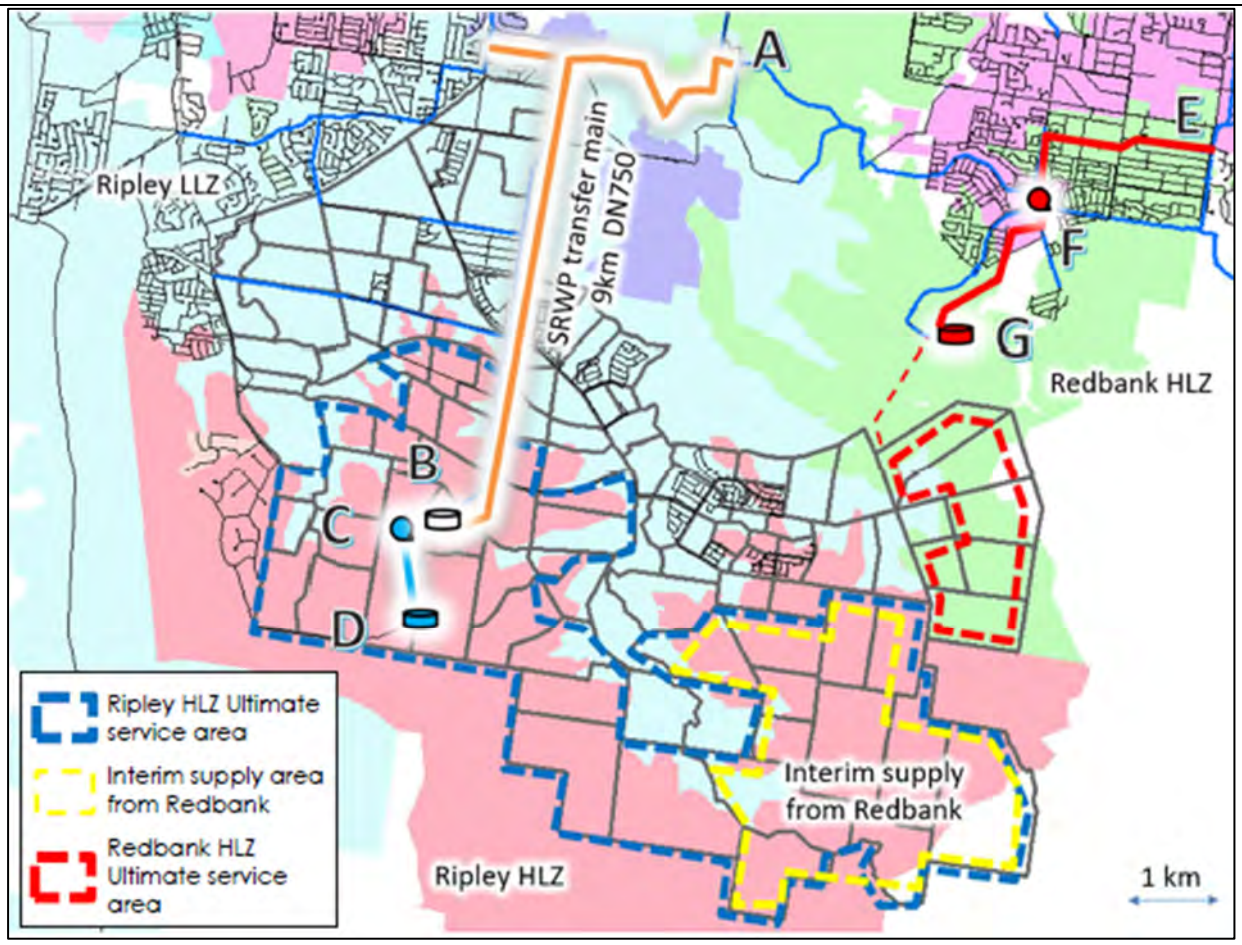


Figure 6 – Interim Ripley South supply schematic utilising WP111 & WB205

Investigation has found that the existing DN450/375 Cumner road distribution main contains a capacity of 10,000ep, and the WB205 booster may contain an additional 2000ep to accommodate for further high level development in the region. It is estimated that 5000ep will be allocated to Intrapac HL developments, and 3000ep providing for Providence East, reserving 4000ep to provide for high level development areas south of Providence central, including the subject site prior to R085 network extensions are achieved. A DN375 main expanding the WP111 supply south west through Providence East is considered suitable for this purpose with the indicative alignment forming part of approved Providence East IMPs is outlined in figure 7 below.

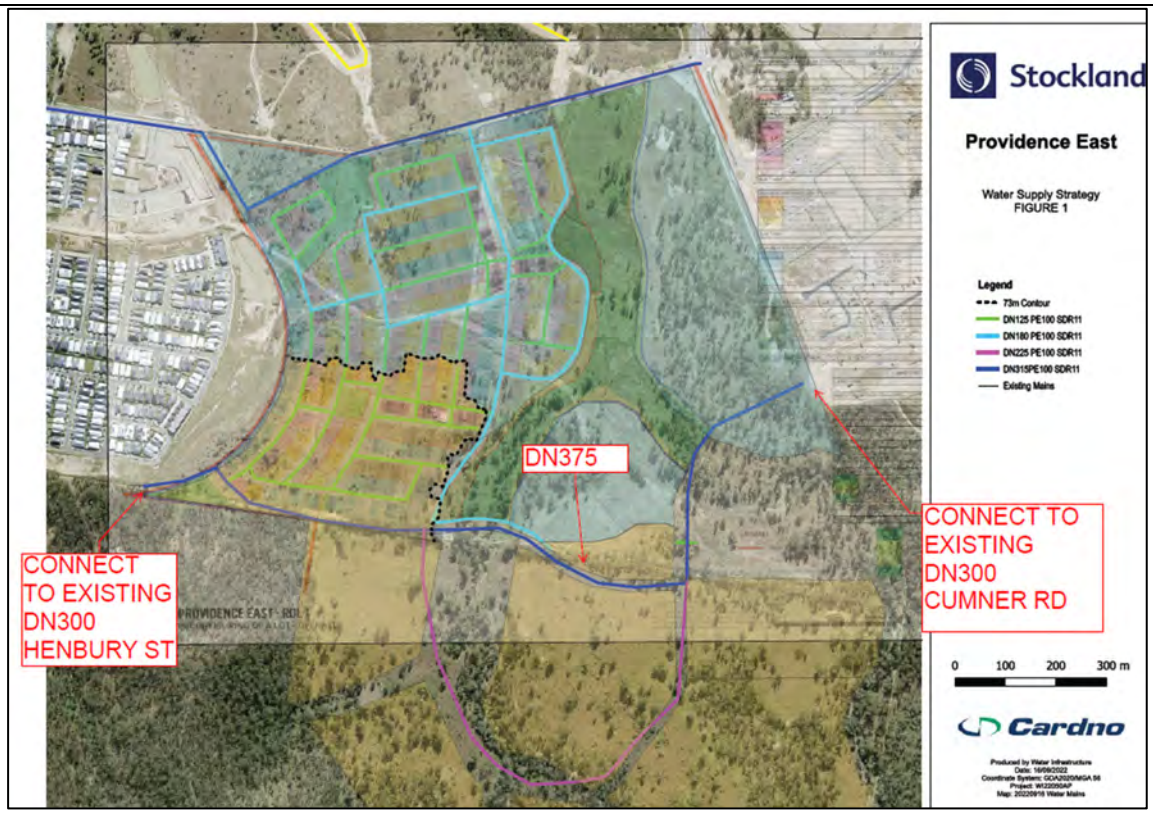


Figure 7

The utilisation of WB205 spare capacity for initial Ripley South high level development will be the only service option available untill the WP111 supply through providence East becomes available. WB205 suction augmentations to the Ripley low level network, through providence central, are necessary to utilise the potential capacity of WB205. This augmentation generally includes a DN315/355 main through the providence town centre as generally outlined in figure 8 below. Actual agreed service configurations and strategy for the subject site would need to be further defined within an endorsed water reticulation analysis.



Figure 8 – DN300 interconnection between providence Pd and WB205

Further Information required - Hydraulic Analysis

The Applicant shall submit a water reticulation analysis report to Urban Utilities. The report must be approved prior to Urban Utilities accepting stage 1 water approvals. The report should include but not be limited to:

- An assessment of the network's capacity and the effect the proposed development has on the existing network, including proposed measures to overcome any identified problems;
- An assessment of any new works required both internal and external to the proposed development, including an appreciation of the infrastructure needs of nearby existing or future developments; and
- Details as to how, security of supply, and water quality are to be achieved during the proposed staging of development.
- The report must demonstrate compliance with the SEQ Code desired standards of service

Wastewater

Existing Gravity networks are available on the western bounds of the subject site. Figure 9 provides spatial illustration of nearby gravity networks in proximity to the subject site.

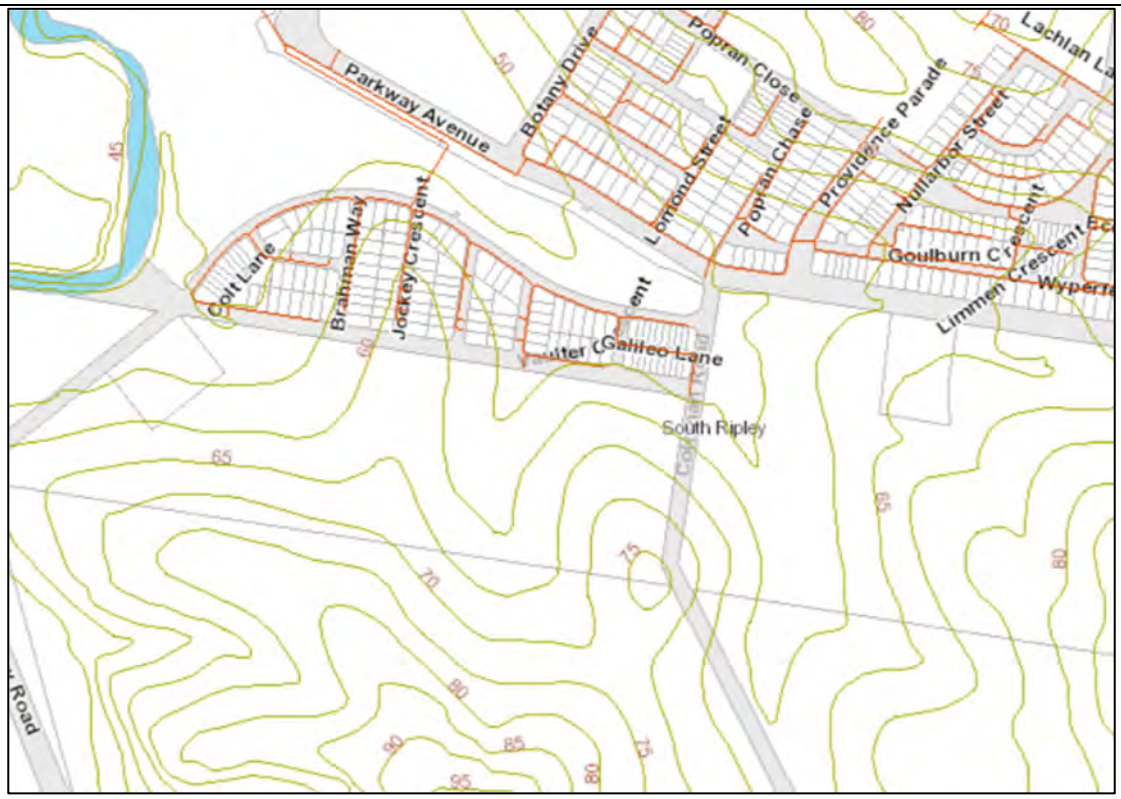


Figure 9

Developments must accommodate upstream properties by enabling access to the reticulated sewer network in the process of developing a site. It is a design requirement in the *SEQ WS&S D&C Code* that developments enable future extension of the sewerage to ensure upstream properties can also develop.

It is also a standard condition of Water Approval that wastewater infrastructure shall terminate in a location and in an arrangement that allows future connection to the network to be made without requiring the consent of private landowners.

- All property connections within the subject site servicing upstream properties must be upsized to a minimum DN160 PE100 size.
- Where upstream properties do not have an existing property connection, and where the development is likely to isolate upstream properties from the sewer, a property connection through the subject site and servicing the upstream lot must be provided.

Based on available contour information a small pocket of upstream future development must be accommodated for through proposed reticulation throughout the subject site. Refer figure 10. Unless demonstrated otherwise, sewerage reticulation shall be extended through the subject site and terminated at a location allowing ease of future extension and command of the area shaded in red.

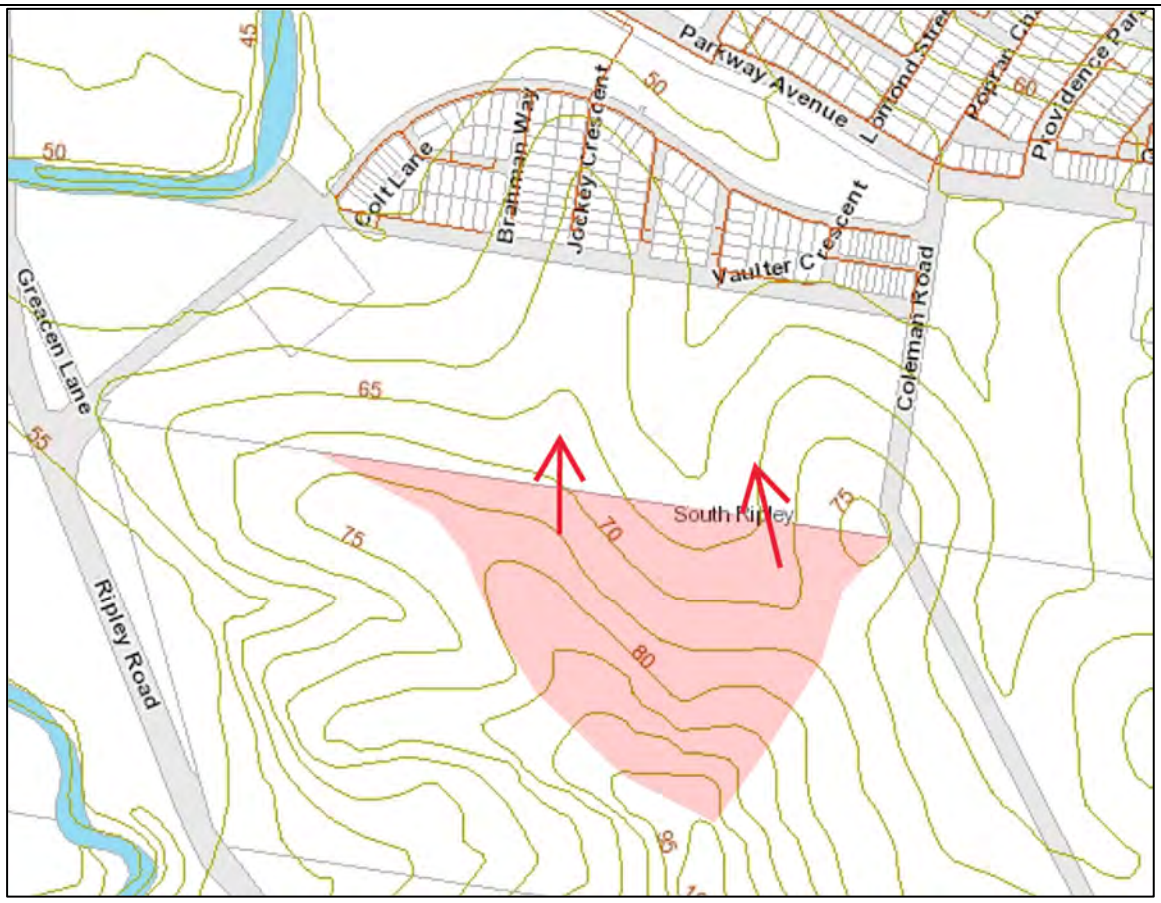


Figure 10

Sewerage planning for the Ripley Valley is covered by EDQs Ripley DCOP plan. Figure 11 below provides an extract from the Ripley PDA infrastructure policy. The plan include indicates an intent to services the Valley via gravity command, with a primary trunk gravity sewer extension taking the Bundamba Creek alignment (GM059 & GM054). Portions of the subject site may be dependant on a partial extension of this gravity sewer. A sewerage servicing plan should be prepared and submitted to Urban Utilities for review and approval. The plan shall consider how the site may be serviced in accordance with the SEQ Code, and EDQs planning policy.

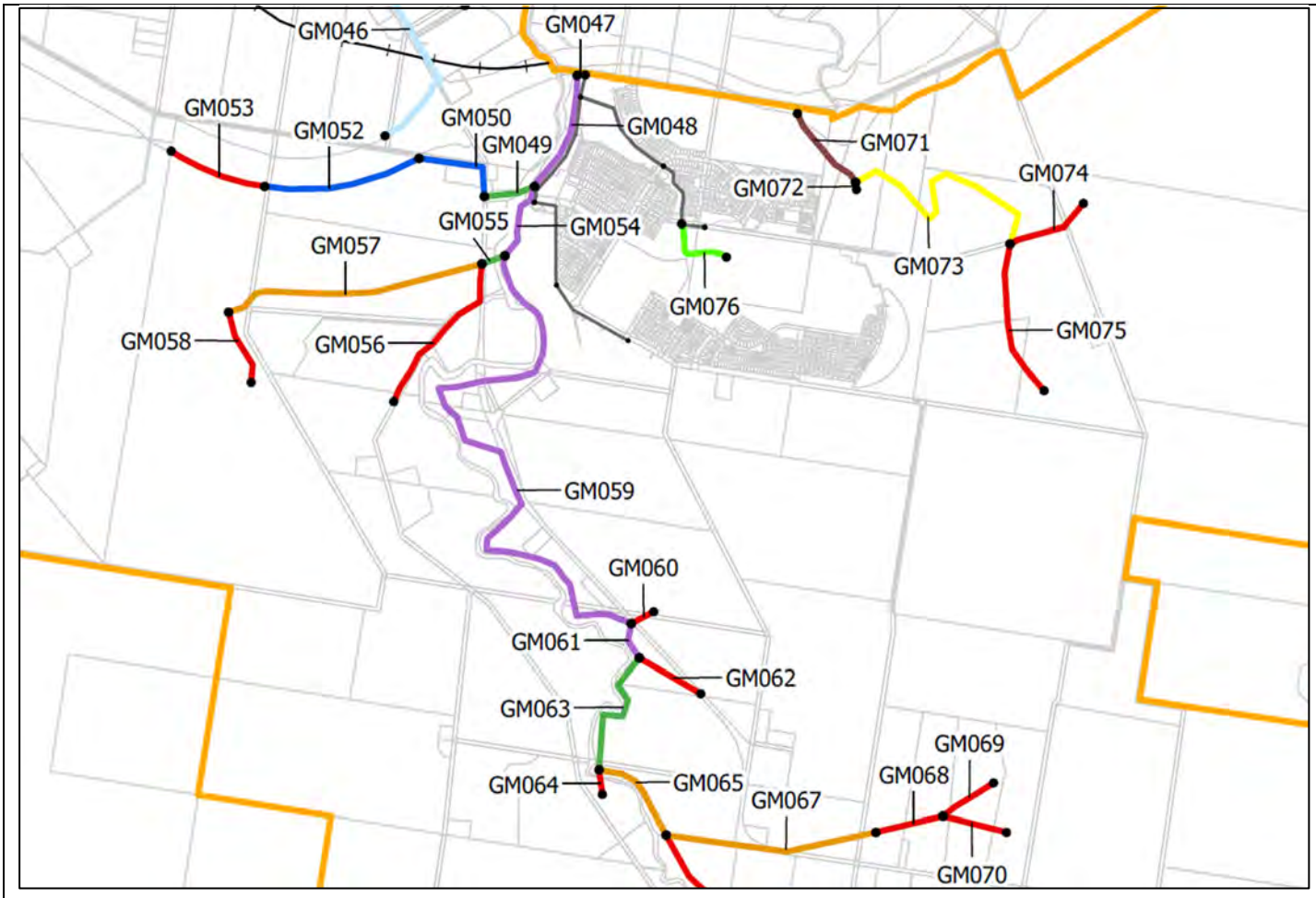


Figure 11

Urban Utilities advise there to be available capacity in the reticulated networks recently delivered by Stocklands on the northern bounds of the subject site to accommodate for the proposed development. However, if these existing reticulated services do not offer a connection by grade, and also limiting network depth to 3m, extension of the Bundamba Creek trunk sewer network may be required.

Property Easements

☒Applicable from information provided at this time

Infrastructure in Private Property

All reticulated water supply and/or sewerage infrastructure should be located within the public road reserve wherever possible and cannot be located in private property. Where this is not possible easements will need to be established for construction, and ongoing management of water and wastewater network traversing private ownership/multiple sites and to access land to be contributed for complex assets i.e. pumping stations, reservoirs. Please refer to the *SEQ Water Supply and Sewerage Design and Construction Code* and following link for Easement Guidelines at: **https://urbanutilities.com.au/development/our-services/easements.**

Park and Open Space Easements

State and local governments now requiring easements also for any water or wastewater infrastructure in public park/open space. It is recommended that applicants liaise with the relevant authority in the first instance as this can be a lengthy process.

Water Meters

Meters must be identified at the time of development network connection or alteration. Management lots can affect metering and submetering configurations. For further guidance, refer to the Metering Guidelines, at the following link: **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

Water Approval Application Process

A formal Water Approval assessment will determine if your application qualifies as a:

- *Standard Connection Water Approval* (generally up to 3 residential dwellings / lots) where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and a quote is provided for an Urban Utilities engaged contractor to undertake design and construction works once paid (customers are responsible for privately engaging plumbing expertise).

  From receipt of a paid and properly made application, it will take five business days for the Water Approval assessment and five business days to issue a decision notice. Urban Utilities' contractor will contact you within three business days to arrange construction. You will need to confirm that the site is cleared, ready for construction and a plumber organised. If conditions are deemed unsafe due to wet weather, works will be postponed and rescheduled as necessary. The contractor will commence construction within 15-25 business days. A Connection Certificate will be issued once your connection is complete and all fees and charges have been paid. **https://www.urbanutilities.com.au/development/our-services/how-to-connect-water-and-sewerage/standard-connections**

- *Non-Standard Connection Water Approval - Minor Works* (not deemed a Standard Connection and generally with water reticulation up to 80m and wastewater reticulation up to 90m, and no more than two maintenance structures). This is where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and design and construction certification is undertaken by a customer engaged Endorsed Consultant, from those that qualified to meet Urban Utilities Certification Scheme Guidelines, and who will be subjected to audits. A 12 month security bond 'warranty period' applies to infrastructure certified as Water Approval compliant but it remains private infrastructure, not owned or maintained by Urban Utilities, until then. Refer to the 'Minor Works Design Technical Guidelines': **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

- *Non-Standard Connection Water Approval - Major Works* (generally all other property and network connections, not deemed a Standard Connection Water Approval, including complex assets, i.e. pumping infrastructure, and multistage developments). This is where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and there is a Water Approval condition for a Design Approval. Appropriately registered and licenced specialists are privately engaged by applicants to design and construct works with Urban Utilities undertaking assurance at key construction points and post construction. A 12 month to 2 year security bond 'warranty period' applies to infrastructure certified as Water Approval compliant but it remains private infrastructure, not owned or maintained by Urban Utilities, until then.

  From receipt of a paid and properly made Non-Standard Water Approval application, it will take 20 business days for assessment unless otherwise agreed. Information requests may apply (up to 20 business days for you to respond and up to 20 business days to review from receipt of requested information and paid invoice. A Design Approval must be assessed in 20 business days of receipt of all designs and invoice payment. Refer also to 'Our Service Commitments' at the following link: **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

Fees and Charges

Urban Utilities fees and charges, including scope of works, are stated in the Urban Utilities' Water Netserv Plan 'Developer Customer Price List': **https://www.urbanutilities.com.au/development/help-and-advice/fees-and-services.** Water Approval related fees and charges:

- *Assessment fees* - service costs for assessing Water Approval applications (connect, disconnect or alter water and wastewater connection for development), detailed designs, build over asset referrals and amendments from lodgement stage to post construction compliance
- *Construction fees* – paid to a contractor to undertake construction work related to a water approval (via Urban Utilities only for Standard Connection Water Approvals, otherwise privately engaged by an applicant e.g. plumber, builder, engineer)
- *Developer Product/Service fees* – purchased item or services e.g. complex engineering search, or products e.g. large water meters, security bonds, re-checking/re-inspection fees
- *Infrastructure charges* – State legislated, already discounted rates for new trunk demand, paid at connection (physical connection or certified connection e.g. Connection Certificate) and only used for trunk (shared major infrastructure as per Water Netserv Plan).

Visibility of Activity

- *You can follow Application Progress* – Site owners and agents can see the progress of an application by being a registered and activated contact for an application in the Developer Services Portal. Refer to the 'Application Contact' quick reference guide and 'Adding a Contact' Explainer Byte at the following link: **https://www.urbanutilities.com.au/development/developer-services-portal**
- *GIS* – Urban Utilities owned and operated (not under construction) infrastructure is available for viewing online via 'GIS Open Data'. Refer to the 'GIS Mapping System Guideline' at the following link: **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

Properly Made Application

You are required to submit a lawful Water Approval application. This means ensuring the following are complete and correct:

- all the Owner, Billing Entity and Agent details in the Developer Services Portal
- proposed development and site details with plans (including sequencing for multistage development)
- Proof of ownership and relevant consent of all landowners affected by the development service design.

Refer to the 'Check for completeness guidelines' and relevant consent forms at the following link: **https://www.urbanutilities.com.au/development/help-and-advice/development-forms**

This Services Advice Notice is current for 12 months from the date of issue. Should you wish to proceed with applying for a service connection please lodge your application via Urban Utilities Developer Applications Portal at **www.urbanutilities.com.au/development**. Please include your Services Advice Notice reference number in your application.