

LEGEND

-  EXISTING LOT BOUNDARY
-  STAGE BOUNDARY
-  NEW ROAD

AREA OF ALLOTMENTS	6.2681 ha
AREA OF NEW ROAD (INTERNAL)	0.8808 ha
AREA OF NEW ROAD (WATERFORD-TAMBORINE ROAD)	0.3663 ha

PLANS AND DOCUMENTS
 referred to in the PDA APPROVAL

22 JAN 2016

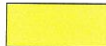
MEDQ



RECONFIGURATION OF A LOT RESUBDIVISION PART OF PRECINCT 1 DISTRICT CENTRE

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LEGEND

-  MIXED USE DEVELOPMENT (EMPLOYMENT FOCUSED)
-  BUILDING DEVELOPMENT WILL BE SETBACK A MINIMUM OF 5.0m TO THE STREET BOUNDARY. SETBACK AREA IS TO INCLUDE A 5.0m LANDSCAPE STRIP.
-  OPTIONAL BUILD TO BOUNDARY DEVELOPMENT ON UP TO 60% OF THIS FRONTAGE
-  YARRABILBA ENTRY IDENTITY ELEMENTS INCORPORATING FENCING
-  NO VEHICULAR ACCESS
-  PRECINCT ONE BOUNDARY

HIGHLANDS
STREET

APPROVED USES AND PARKING RATES TABLE	
Approved uses:	Car Parking Rate:
- Business	1 space/30sqm GFA
- Fast Food Premises	1 space/20sqm GFA
- Food Premises	1 space/20sqm GFA
- Health Care Services	1 space/30sqm GFA
- Market	
- Car Park	
- Community Facility	5 spaces + 1 space/30sqm GFA
- Education Establishment	1 space/2 staff
- Indoor Entertainment	1 space/20sqm GFA
- Showroom	1 space/40sqm GFA
- Short Term Accommodation	1 space/unit (small >75sqm)
- Utility Installation	1.25 space/unit above 75sqm

Where a rate of carparking is not defined in the above table, the applicant is responsible for providing evidence in support of the carparking proposed to be provided.

THIS PLAN MUST BE READ IN CONJUNCTION WITH NON-RESIDENTIAL PLAN OF DEVELOPMENT COMMON CLAUSES DOCUMENT (YB-P01-NRPOD161118 SHEET 3 OF 3) Compliance Assessment - Prior to commencement of works obtain "Compliance Assessment" endorsement from the nominated assessing authority (including engineering works).

Gross Leaseable Areas for the District Centre 1 shall comply with the caps approved in PDA approval DEV 2011-187

NOTE:

The boundaries shown hereon are subject to detailed engineering design, final survey and approval of subsequent permits as necessary.


NOTE

- (i) Zero setbacks to side and rear boundaries will be permitted subject to other provisions of the Plan of Development, daylight access, overshadowing, sightlines and constraints affecting adjoining development sites.
- (ii) The Yarrabilba entry identity landscape, including fencing, plantings and architectural elements must be retained in the development of the blocks. Optional Build to Boundary development will be permitted for up to 60% on the eastern edge of the Yarrabilba identity landscape element, assuming that any building has sufficient architectural merit. Any external site activities such as parking or storage east of the Yarrabilba Identity Landscape must be screened behind a solid fence constructed of materials complementary to the buildings on the site.
- (iii) All advertising devices are to be in accordance with Logan City Council's Planning Scheme.
- (iv) Buildings may cover up to 80% of the site, providing that:
 - All other planning and development requirements of the Plan of Development are complied with
 - Development is in context with, and visually compatible with the appearance of any neighbouring buildings
 - Adequate pedestrian access and amenity is provided at ground level
- (v) Maximum building height will be 15m. Buildings greater than 15m in height will require a separate development application that is subject to public notification.
- (vi) The ground floor of all buildings must have a minimum floor to floor height of 3.5m.
- (vii) Maximum podium height of 2 storey. Above podium 3.0m minimum setback.
- (viii) Buildings located on corner lots must be designed to address both street frontages.
- (ix) Buildings must provide legible entry points for both pedestrians and vehicles.
- (x) Car parking will be provided in line with the rates shown in the Approved Uses and Parking Rates Table. A time of use analysis can be undertaken to reduce car parking requirement by up to 25% where peak car parking uses do not occur at the same time.
- (xi) Shade in car parking areas will be provided. If using trees, not less than one tree per six parking spaces must be provided.
- (xii) Car parking and public areas will be provided with lighting for public safety.
- (xiii) Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
- (xiv) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- (xv) All air conditioning, lift rooms, ventilation plant and other equipment located on the roof or externally around the buildings will be treated as an integral part of the building form and screened from view with materials consistent with the building.
- (xvi) Where buildings face public realm areas including streets, parks and walkways, significant overlooking and surveillance opportunities must be incorporated with positive CPTED practice. Where public use walkways are incorporated between or within sites, the buildings must front activated zones to these walkways in accordance with positive CPTED practice.

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

22 JAN 2016

MEDQ

PRECINCT ONE - PLAN OF DEVELOPMENT PART OF PRECINCT ONE DISTRICT CENTRE

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- NOTE
- (i) Zero setbacks to side and rear boundaries will be permitted subject to daylight access, overshadowing, sightlines and other constraints affecting adjoining development sites.
 - (ii) Building development along the Waterford Tamborine Road must be setback a minimum of 5.0 metres. This area is to be landscaped and all external uses screened from Waterford Tamborine Road.
 - (iii) Buildings may cover up to 80% of the site, providing that:
 - All other planning and development requirements of the Plan of Development are complied with
 - Development is in context with, and visually compatible with the appearance of any neighbouring buildings
 - Adequate pedestrian access and amenity is provided at ground level
 - (iv) Maximum building height for non-residential buildings will be 15m. Non-residential buildings greater than 15m in height will require a separate development application that is subject to public notification.
 - (v) Buildings located on corner lots must be designed to address both street frontages.
 - (vi) Buildings must provide legible entry points for both pedestrians and vehicles.
 - (vii) All street frontages with the exception of Waterford Tamborine Road not developed as build to boundary buildings will require a 2.0m minimum width landscape strip, except at vehicular and pedestrian access points. The requirement for landscaping may be waived if greater achievements can be gained in terms of architectural quality and visual interest in the buildings. Car parking will be provided in accordance with the Approved Uses and Parking Rates Table and designed to comply with Australian Standards. A time of use analysis can be undertaken to reduce car parking requirement by up to 25% where peak car parking uses do not occur at the same time.
 - (vix) Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
 - (x) Canopy trees and landscape will be provided by Lendlease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
 - (xi) All advertising devices are to be in accordance with Logan City Council's Planning Scheme.
 - (xii) Car parking and public areas will be provided with lighting for public safety.
 - (xiii) Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
 - (xiv) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
 - (xv) All air conditioning, lift rooms, ventilation plant and other equipment located on the roof or externally around the buildings will be treated as an integral part of the building form and screened from view with materials consistent with the building.
 - (xvi) Where buildings face public realm areas including streets, parks and walkways, significant overlooking and surveillance opportunities must be incorporated with positive CPTED practice. Where public use walkways are incorporated between or within sites, the buildings must front activated zones to these walkways in accordance with positive CPTED practice.
 - (xvii) Bike parking will be provided at the rate of one space per five car parking spaces.
 - (xviii) Bike and end of journey facilities must be included within the development.
 - (xix) Service areas will not be permitted between the building and the street frontage.
 - (xx) Notwithstanding note (xix) above, service areas are permitted between the building and road frontage for Lots 003 - 009 and 021 - 022 where screened and not resulting in concealed entrapment zones.
 - (xxi) Notes relating to building, landscaping, advertising devices, and lighting are not to be in conflict with the 'Powerlink Easement Special Requirements' for lots 019, 020 and 026.



LEGEND

- EMPLOYMENT FOCUS
- OPTIONAL BUILD TO STREET BOUNDARY DEVELOPMENT ON UP TO 60% OF THE STREET FRONTAGE
- NO VEHICULAR ACCESS
- BUILDING DEVELOPMENT WILL BE SETBACK A MINIMUM OF 5.0m TO THE BOUNDARY. A POOL FENCE STYLE TRANSPARENT FENCE OR SIMILAR IS REQUIRED AND THIS SETBACK AREA IS TO BE LANDSCAPED.
- NO BUILDINGS PERMITTED IN LAND UNDER POWERLINK EASEMENTS (REFER POWERLINK EASEMENT SPECIAL REQUIREMENTS ON SHEET 3 OF THIS POD)

APPROVED USES AND PARKING RATES TABLE	
Approved uses:	Car Parking Rate:
- Business	1 space/30sqm GFA
- Emergency Services	
- Food Premises - Maximum of 500sqm for POD area	1 space/20sqm GFA
- Health Care Services (Lots 3-9 only) Max 750sqm GFA for POD area	1 space/30sqm GFA
- Indoor Sport and Recreation (excluding Convention Centre and Amusement Arcade) Max 2500sqm GFA for POD area	15 spaces + 1 space per 100sqm GFA
- Indoor Entertainment	1 space/20sqm GFA
- Low Impact Industry	2 spaces/tenant + 1/100sqm GFA
- Research and Technology Facility	1 space/tenant + 1/100sqm GFA
- Service Industry	1 space/60sqm GFA
- Shop - Maximum of 250sqm for POD area	1 space/20sqm GFA
- Showroom	1 space/40sqm GFA
- Utility Installation	
- Veterinary Hospital (Lot 23 only)	1 space/30sqm GFA
- Warehouse	1 space/2 employees or, 1 space/100sqm GFA whichever is greater

Where a rate of carparking is not defined in the above table, the applicant is responsible for providing evidence in support of the carparking proposed to be provided.

THIS PLAN MUST BE READ IN CONJUNCTION WITH NON-RESIDENTIAL PLAN OF DEVELOPMENT COMMON CLAUSES DOCUMENT (YB-P01-NRPOD160120 SHEET 3 OF 3)
Compliance Assessment - Prior to commencement of works obtain "Compliance Assessment" endorsement from the nominated assessing authority (including engineering works).

Gross Leaseable Areas for the District Centre 1 shall comply with the caps approved in PDA approval DEV 2011-187

NOTE:
The boundaries shown hereon are subject to detailed engineering design, final survey and approval of subsequent permits as necessary.

PRECINCT ONE - PLAN OF DEVELOPMENT PART OF PRECINCT ONE DISTRICT CENTRE

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DEVELOPMENT STANDARDS

Engineering Standards

All engineering works are to comply with the PDA Guideline No. 13 Engineering Standards, dated May 2015. Connect the development to the relevant authority assets (stormwater water, sewer, utilities) in accordance with the authority standards and conditions. Upon completion and certification of the works the developer shall prepare and provide to the Economic Development Queensland (EDQ) "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil).

Emissions (including air, water and soil pollutants, noise, vibration, heat, light, radioactivity and electromagnetic radiation) and **hazards** must be managed in accordance with:

- the Environmental Protection (Air) Policy 2008
- the Environmental Protection (Noise) Policy 2008
- the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011

Energy Efficiency

Buildings must be oriented to incorporate appropriate passive solar design and day lighting, while avoiding unwanted heat gain:

- All external glazing must comply with BCA Part J2.4 using glazing calculation Method 2 Energy Index Option B.
- Design external shading devices to protect glazed areas on the north, east, and west sides of the building.
- External wall insulation to be minimum total R-Value of R1.0 for all non-air-conditioned spaces and R2.0 for all air-conditioned spaces. Metal external wall sheeting to be insulated from metal studs or frames by a minimum R0.2 thermal break.
- External wall colours and roof colour to have a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).
- Concrete block or slab external walls must be painted.
- Roof insulation to be minimum total R-value of R1.5.
- Where appropriate, buildings must include provisions for natural ventilation, such as roof ventilators and operable windows.

Car Parking

All car parking / off street vehicle manoeuvring is developed in accordance with AS 2890.1 to 6 and Austroads AGTM11-08 Guide to Traffic Management Part 11: Parking.

The **main entry** to the building is at the front of the building, or otherwise is clearly visible and identifiable from the street; and is directly accessible from the car parking area or street.

Buildings are shaped, designed and finished so that the maximum length of unvaried or unarticulated wall does not exceed 20 metres (unless facing a side or rear property boundary);

Roofing materials are precoloured and non-reflective;

Service vehicles can enter and leave the Site in a forward direction.

Where an **on-site refuse collection** area is provided, access and manoeuvring areas are designed and provided to enable access by a refuse collection vehicle based on the Design Service Vehicle in *Austroads/Standards Australia HB72 Design Vehicles and Turning Path Templates*.

All premises are identified by the provision of a street number in a prominent location, preferably near the site entry, ie. on the kerb or letterbox or by signage on the building or site.

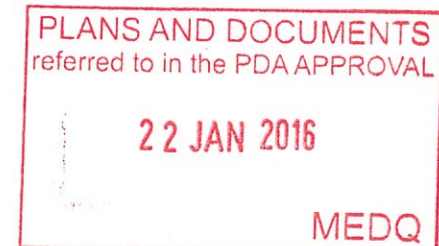
The design and provision of access driveways, manoeuvring areas and loading and unloading facilities for service vehicles complies with *Australian Standard AS 2890.2 2002 Off Street Parking Commercial Vehicle Facilities*.

The parking area meets the design requirements of *Australian Standard AS 2890.1 2004 Parking Facilities Off Street Car Parking*.

Compliance assessment & Payment of Infrastructure Charges to be undertaken in accordance with the applicable Conditions of Approval.

Lots 019, 020 & 026 Powerlink Easement Special Requirements:

- Development within the easement shall comply with the Powerlink Management of Co-use Guidelines and easement documents.
- Any compliance assessment application shall be forwarded to Powerlink for sign off prior to formal lodgement with EDQ.
- All uses and works within the easement require the approval of Powerlink and must comply with the easement document requirements.
- No buildings shall be located within easement.
- The Powerlink Easement Special Requirements override any relevant POD provisions relating to building, landscaping, advertising devices and lighting.



PRECINCT ONE - PLAN OF DEVELOPMENT PART OF PRECINCT ONE DISTRICT CENTRE - COMMON CLAUSES DOCUMENT

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LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PROPOSED ROAD CENTRELINE
- PROPOSED FOOTPATH
- PROPOSED LINEMARKING (EDGE)
- PROPOSED LINEMARKING (CONTINUITY LINE)
- PROPOSED LINEMARKING (GIVE WAY LINE)



Traffic Signals
(see Condition 11 of PDA development approval DEV2015/739)

AMENDED IN RED

20 JAN 2016

By: OZEN HASLAM (name)
MEDQ

EXISTING DWELLING TO BE
REMOVED DURING STAGE 5
CONSTRUCTION

PROPOSED LEFT-IN
LEFT-OUT INTERSECTION GEOMETRY TO
BE CONFIRMED DURING DETAILED DESIGN

EXISTING
SHOPPING
CENTRE

EXISTING
TAVERN

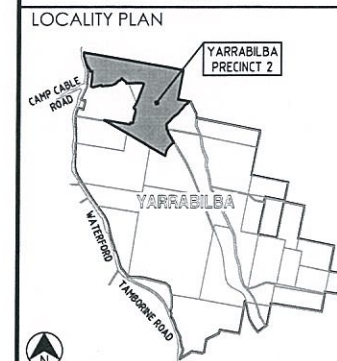
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

22 JAN 2016

MEDQ

SCALE
10 5 0 10 20 30 40 50 60 70 80 90 100m
1: 1000 (A1 UNREDUCED)

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REVISIONS

No	Description	Date	By
A	APPROVAL	APR 15	LOCC
B	GENERAL REVISIONS	27/07/15	MDW
C	STAGE 3 LOTS AMENDED	03/11/15	EL
D	STAGE 5 ADDED AND BOYS AMENDED	17/11/15	EL

Associated Consultants

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Client



Project

YARRABILBA
PRECINCT 1
MIBA AREA
FUNCTIONAL DRAWINGS



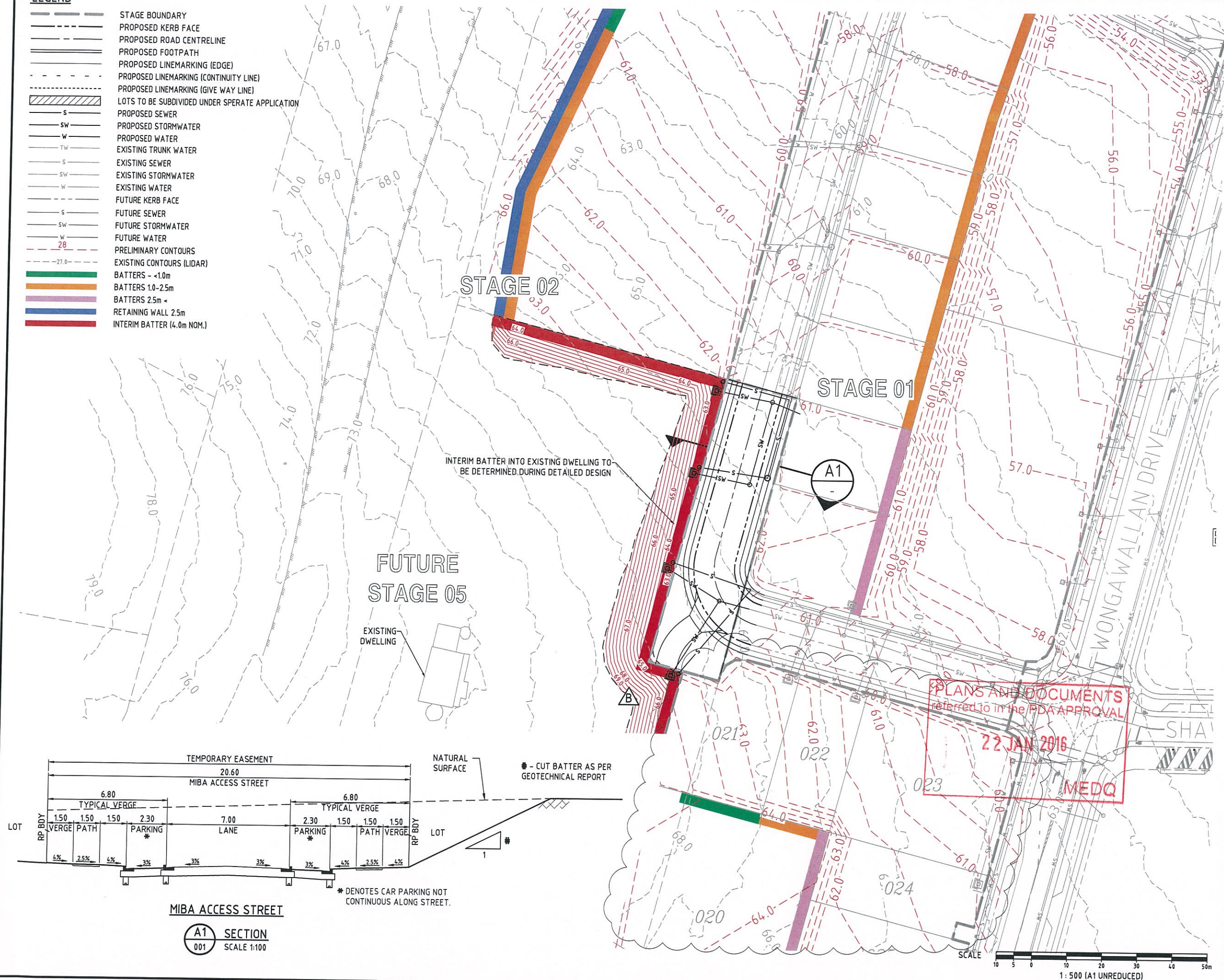
LEVEL 2 - 71 GREY STREET
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PHONE 07 3017 1900
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EMAIL kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title
VILLAGE CENTRE STAGE 3
ROADWORKS PLAN

Drawn	Designed	Checked	Date
EL	EL	G8G	APR 15
Scale	Drawing No	Revision	
AS SHOWN	15-103-SK001	D	

	STAGE BOUNDARY
	PROPOSED KERB FACE
	PROPOSED ROAD CENTRELINE
	PROPOSED FOOTPATH
	PROPOSED LINEMARKING (EDGE)
	PROPOSED LINEMARKING (CONTINUITY LINE)
	PROPOSED LINEMARKING (GIVE WAY LINE)
	LOTS TO BE SUBDIVIDED UNDER SEPERATE APPLICATION
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED WATER
	EXISTING TRUNK WATER
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER
	FUTURE KERB FACE
	FUTURE SEWER
	FUTURE STORMWATER
	FUTURE WATER
	PRELIMINARY CONTOURS
	EXISTING CONTOURS (LIDAR)
	BATTERS <1.0m
	BATTERS 1.0-2.5m
	BATTERS 2.5m <
	RETAINING WALL 2.5m
	INTERIM BATTER (4.0m NOM.)



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LOCALITY PLAN



REVISIONS

[illegible]

Associated Consultants



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PRECINCT 1
MIBA AREA
FUNCTIONAL DRAWINGS



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Drawing Title

VILLAGE CENTRE STAGE 3
BELL PROPERTY ROAD
FUNCTIONAL PLAN

Drawn I.O.C	Designed I.O.C	Checked GBG	Date APR 15
Scale AS SHOWN			Sheet 5 of -
A1	Drawing No 15-103-SK011		Revision B

[illegible]

RPS

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Lend Lease

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MIBA AREA
FUNCTIONAL DRAWINGS

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Drawing Title

VILLAGE CENTRE STAGE 3
TYPICAL SECTIONS

Drawn EL	Designed EL	Checked GBG	Date APR 13
Scale AS SHOWN			Sheet 2 of
A1	Drawing No 15-103-SK002		Revision B



 SECTION
001 SCALE 1:100

* DENOTES CAR PARKING NOT CONTINUOUS ALONG STREET.

NB
KERB TYPES TO BE CONFIRMED
DURING DETAILED DESIGN

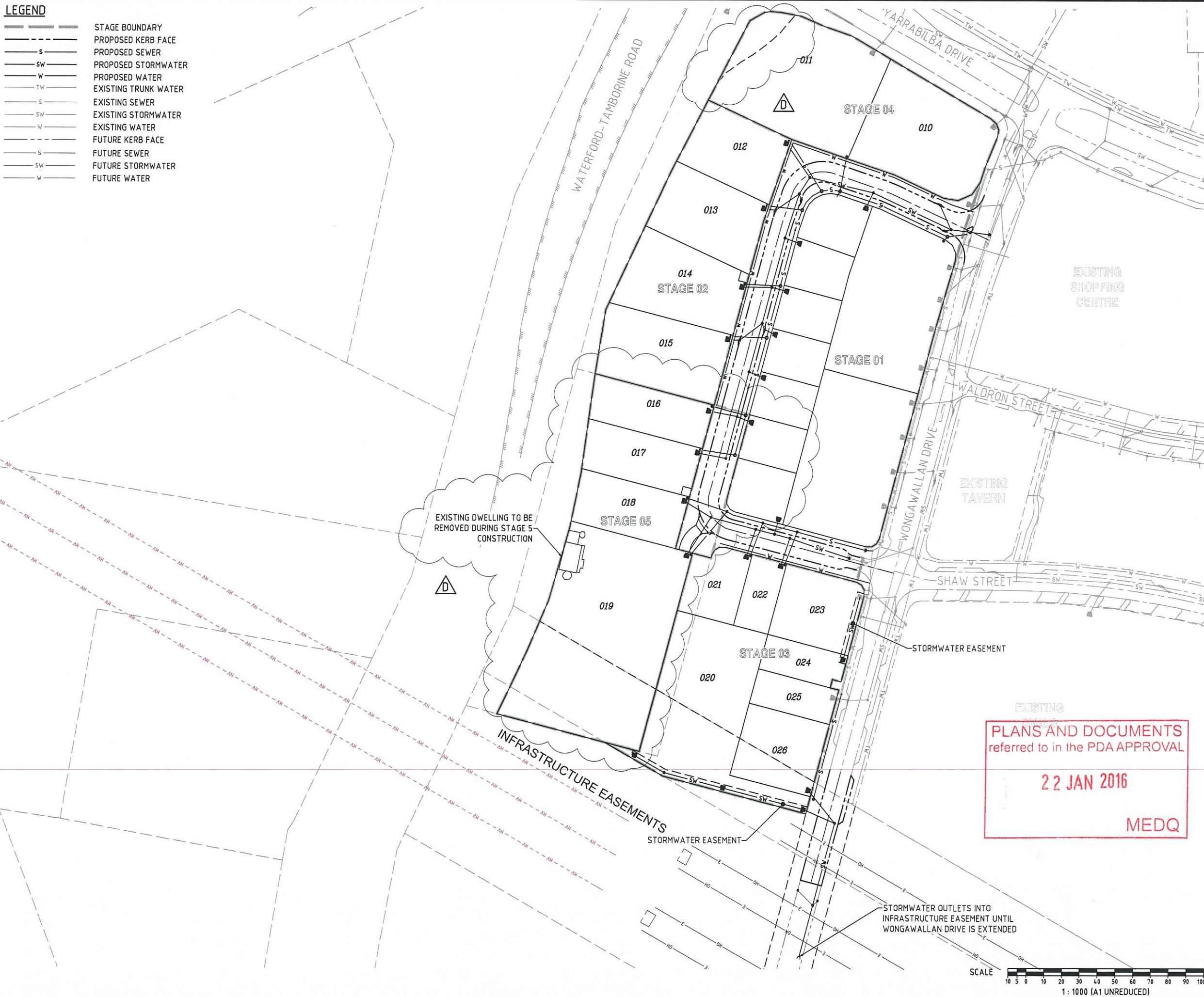
PLANS AND DOCUMENTS
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22 JAN 2016

MEDQ

LEGEND

---	STAGE BOUNDARY
---	PROPOSED KERB FACE
S	PROPOSED SEWER
SW	PROPOSED STORMWATER
W	PROPOSED WATER
TW	EXISTING TRUNK WATER
S	EXISTING SEWER
SW	EXISTING STORMWATER
W	EXISTING WATER
---	FUTURE KERB FACE
S	FUTURE SEWER
SW	FUTURE STORMWATER
W	FUTURE WATER



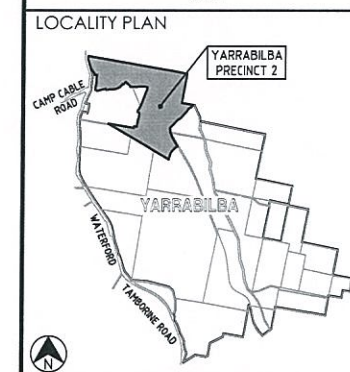
PLANS AND DOCUMENTS
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22 JAN 2016

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REVISIONS

No	Description	Date	By
A	APPROVAL	APR 15	L/C
B	GENERAL REVISIONS	28/07/2015	MDW
C	STAGE 3 LOTS AMENDED	03/11/15	EL
D	STAGE 5 ADDED AND BDY'S AMENDED	17/11/15	EL

Associated Consultants

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YARRABILBA

PRECINCT 1
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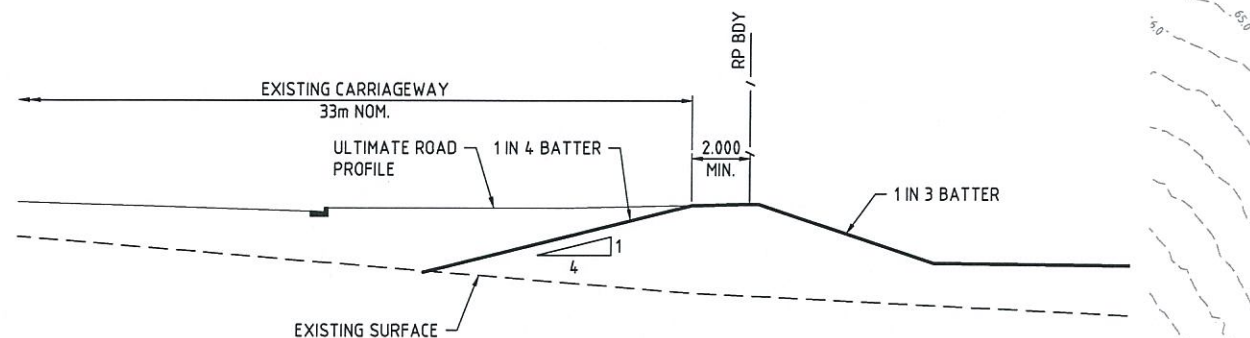
Approved - RPEQ 12805

Drawing Title
**VILLAGE CENTRE STAGE 3
SERVICES PLAN**

Drawn EL	Designed EL	Checked GBG	Date APR 15
Scale AS SHOWN	Drawing No 15-103-SK003	Sheet 3 of -	Revision D

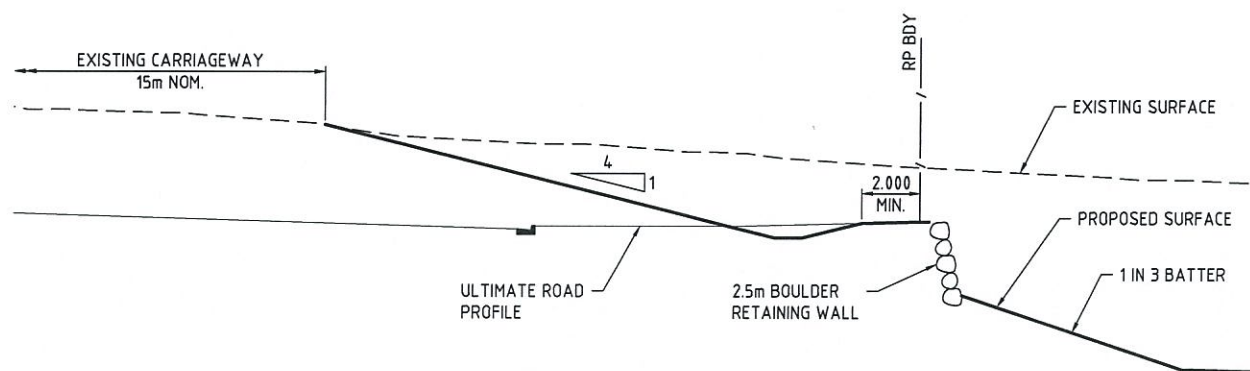
LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PRELIMINARY CONTOURS
- EXISTING CONTOURS (LIDAR)
- BATTERS - <1.0m
- BATTERS 1.0-2.5m
- BATTERS 2.5m <
- RETAINING WALL 2.5m



TYPICAL BATTER PROFILE

A SECTION
SCALE 1:125



TYPICAL RETAINING WALL AND BATTER PROFILE

B SECTION
SCALE 1:125

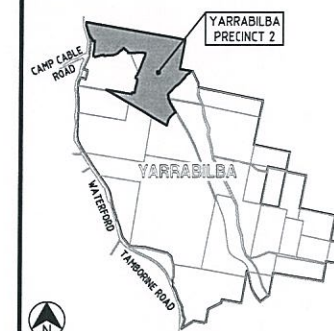


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LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	APPROVAL	APR 15	I.O.C
B	GENERAL REVISIONS	28/07/15	MDW
C	SECTION C ADDED & CONTS REVISED	04/11/15	EL
D	STAGE 5 ADDED AND BDYS AMENDED	17/11/15	EL

Associated Consultants

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Approved - RPEQ 12805

Drawing Title
VILLAGE CENTRE STAGE 3
EARTHWORKS PLAN

Drawn	Designed	Checked	Date
EL	EL	GBG	APR 15
Scale	AS SHOWN	Sheet	4 of -
Drawing No	15-103-SK004	Revision	D