

LEGEND

	BUILD TO BOUNDARY LINE		BUILDING ENVELOPE
	MANDATORY BUILD TO BOUNDARY LINE		
	NO VEHICULAR ACCESS		
	PROPOSED STAGE BOUNDARY		
	BOUNDARY		

SETBACK TABLE

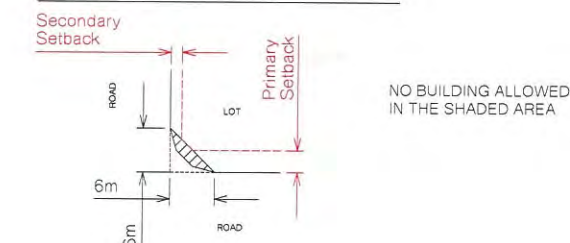
LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE
(P) PARKLAND	Ground floor 3.0	0.9	N/A	2.0	1.5
(T1) TRADITIONAL 1	Ground floor 3.0	0.9	N/A	2.0	1.5
(T2) TRADITIONAL 2	Ground floor 3.0	0.9	N/A	1.0	1.5
(T3) TRADITIONAL 3	Ground floor 3.0	0.9	N/A	1.0	1.5
(C1) COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(C2) COURTYARD 2	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCY1) TOWN COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCY2) TOWN COURTYARD 2	Ground floor 3.0	0.9	0.0	1.0	1.5
(PV) PREMIUM VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TPV) TOWN PREMIUM VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(V) VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TV) TOWN VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TC) TOWN COTTAGE	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCF) TERRACE (FRONT LOADED)	Ground floor 2.4	0.9	0.0	0.0	1.0

NOTE: ALL GARAGES MUST BE SETBACK 5.0M TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Town Courtyard	Premium Villa Town Cottage	Villa	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
EARTHWORKS							
Front Boundaries	1.5	1.4	1.25	1.0	0.5	0.5	1.8
Side Boundaries	1.0	0.7	0.6	0.5	0.5	0.5	1.8
Rear Boundaries	1.0	0.7	0.6	0.5	0.5	0.5	1.8
Boundary	1.5	1.5	1.5	1.5	1.5	1.5	1.8

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0m OR MORE REQUIRE RPEQ CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS


THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 4 OF 4 [DGN No P02.V05.ROL7-POD151208] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

16 MAR 2016

MEDQ



PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) RESIDENTIAL PLAN OF DEVELOPMENT

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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

MEDQ

LEGEND

-  BUILD TO BOUNDARY LINE
-  MANDATORY BUILD TO BOUNDARY LINE
-  NO VEHICULAR ACCESS
-  PROPOSED STAGE BOUNDARY
-  BOUNDARY
-  BUILDING ENVELOPE

SETBACK TABLE

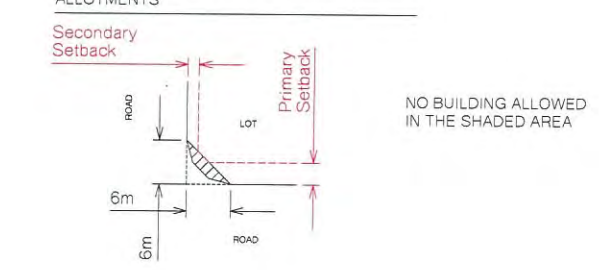
LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE
(P) PARKLAND	Ground floor 3.0	0.9	N/A	2.0	1.5
(T1) TRADITIONAL 1	Ground floor 3.0	0.9	N/A	2.0	1.5
(T2) TRADITIONAL 2	Ground floor 3.0	0.9	N/A	2.0	1.5
(T3) TRADITIONAL 3	Ground floor 3.0	0.9	N/A	2.0	1.5
(C1) COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(C2) COURTYARD 2	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCY1) TOWN COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCY2) TOWN COURTYARD 2	Ground floor 3.0	0.9	0.0	1.0	1.5
(PV) PREMIUM VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TPV) TOWN PREMIUM VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(V) VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TV) TOWN VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TC) TOWN COTTAGE	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCF) TERRACE (FRONT LOADED)	Ground floor 2.4	0.9	0.0	0.0	1.0

NOTE: ALL GARAGES MUST BE SETBACK 5.0M TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Town Courtyard	Premium Villa Town Cottage	Villa Town Villa	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundary	1.5	1.4	1.25	1.0	0.5	0.5	1.0
Side Boundary	1.0	0.7	0.6	0.5	0.5	0.5	1.0
Rear Boundary	1.5	1.5	1.5	1.5	1.5	1.5	1.0

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0m OR MORE REQUIRE RPEQ CERTIFICATION

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LEGEND

	BUILD TO BOUNDARY LINE		BUILDING ENVELOPE
	MANDATORY BUILD TO BOUNDARY LINE		
	NO VEHICULAR ACCESS		
	PROPOSED STAGE BOUNDARY		

SETBACK TABLE

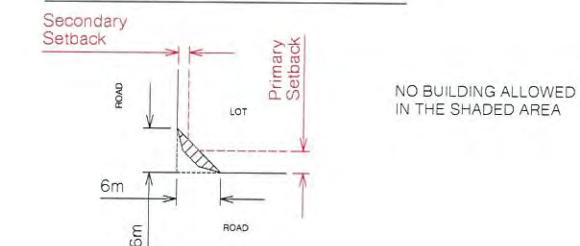
LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE
(P) PARKLAND	Ground floor	3.0	0.9	N/A	2.0
(T1) TRADITIONAL 1	Ground floor	3.0	0.9	N/A	2.0
(T2) TRADITIONAL 2	Ground floor	3.0	0.9	N/A	2.0
(T3) TRADITIONAL 3	Ground floor	3.0	0.9	N/A	2.0
(C1) COURTYARD 1	Ground floor	3.0	0.9	0.0	1.0
(C2) COURTYARD 2	Ground floor	3.0	0.9	0.0	1.0
(TCY1) TOWN COURTYARD 1	Ground floor	3.0	0.9	0.0	1.0
(TCY2) TOWN COURTYARD 2	Ground floor	3.0	0.9	0.0	1.0
(PV) PREMIUM VILLA	Ground floor	3.0	0.9	0.0	1.0
(TPV) TOWN PREMIUM VILLA	Ground floor	3.0	0.9	0.0	1.0
(V1) VILLA	Ground floor	3.0	0.9	0.0	1.0
(TV) TOWN VILLA	Ground floor	3.0	0.9	0.0	1.0
(TC) TOWN COTTAGE	Ground floor	3.0	0.9	0.0	1.0
(TLC) TERRACE (FRONT LOADED)	Ground floor	2.4	0.9	0.0	1.0

NOTE: ALL GARAGES MUST BE SETBACK 5.0M TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Town Courtyard	Premium Villa Town Cottage	Villa Town Villa	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
Front	1.5	1.4	1.25	1.0	0.5	0.5	1.5
Side	1.0	0.7	0.6	0.5	0.5	0.5	1.0
Rear	1.5	1.5	1.5	1.5	1.5	1.5	1.5

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0m OR MORE REQUIRE RPED CERTIFICATION.

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS


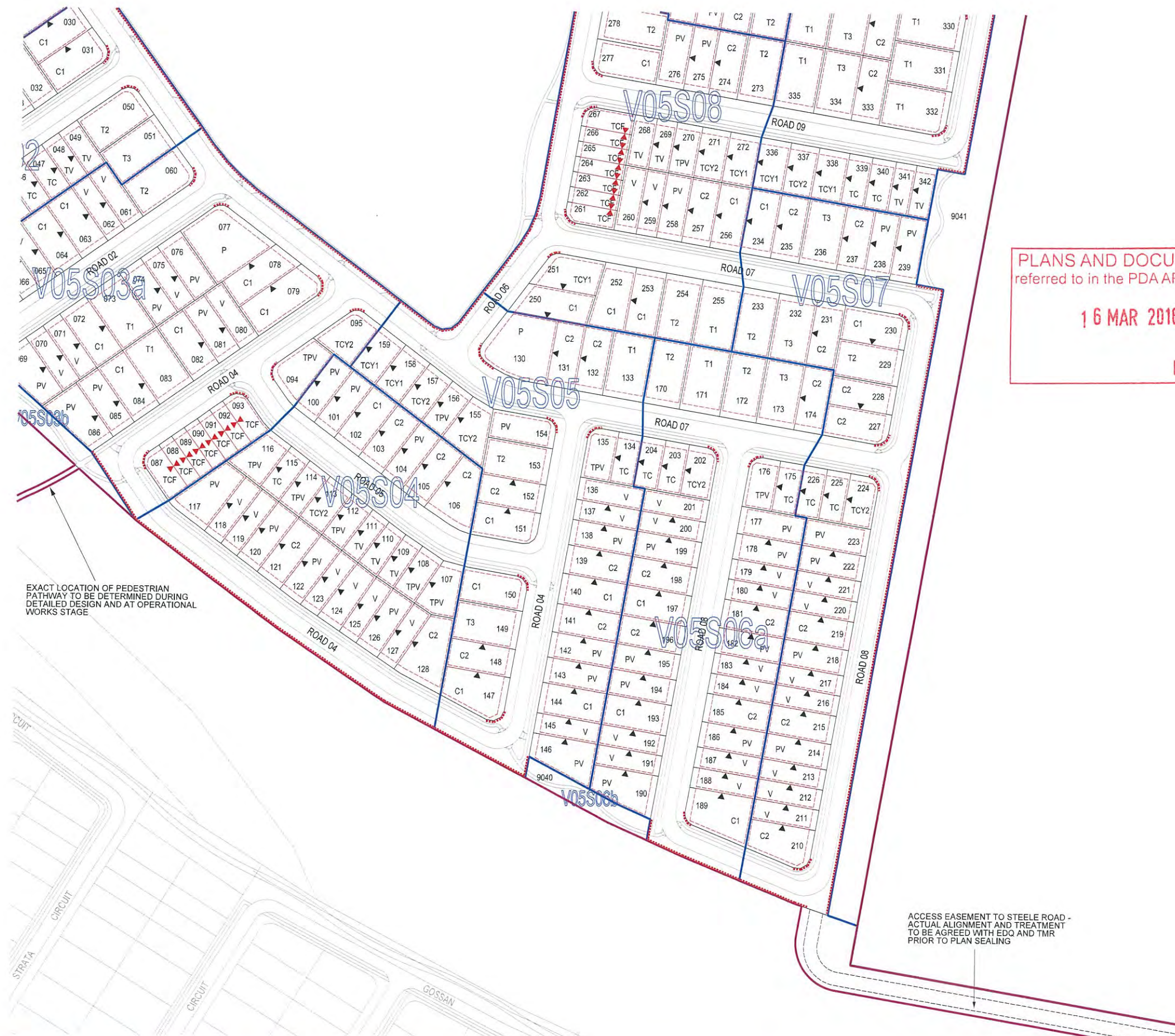
THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 4 OF 4 [DGN No P02.V05.ROL7-POD151208] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

16 MAR 2016

MEDQ

ACCESS EASEMENT TO STEELE ROAD - ACTUAL ALIGNMENT AND TREATMENT TO BE AGREED WITH EDQ AND TMR PRIOR TO PLAN SEALING



PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) RESIDENTIAL PLAN OF DEVELOPMENT

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DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

1. General:
 - (i) Easements over infrastructure have not been shown which may affect setbacks. Eaves must not protrude into easements.
 - (ii) The maximum height of unattached buildings shall not exceed 8.5m and for attached buildings or lots greater than 450sqm a building height of 10.5m may be permitted as measured from the natural ground level.
 - (iii) It is assumed that the pad level of each block will be the average of the four corners of the block. Buildings will be built to this pad level unless the consent of property owners on both sides of the block is obtained to vary the pad level.
 - (iv) Where allotments are so marked, the house construction must comply with the current Australian Standard for Domestic Construction regarding acoustics (AS 3671:1989 Acoustic-Road traffic noise intrusion Building siting and construction) such that the indoor noise levels from AS/NZS 2107:2000 of 40dB(A) for bedrooms and 45dB(A) for living rooms are achieved.
2. Setbacks:
 - (i) Setbacks are as per the Setback Table included on the Plan of Development unless otherwise specified.
 - (ii) Setbacks to the first floor and second floor (where permitted) are the same as those of the ground floor excluding on build to boundary walls where any floors above the ground floor must be setback a minimum of 1.0 metre.
 - (iii) All setbacks are measured to the wall. No projection will be closer to a side boundary than 450mm including gutter or fascia, with the exception of any eave returning to a build to boundary wall.
 - (iv) Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
 - (v) The build to boundary line is nominated on this plan. The length of wall built to this boundary is not to exceed 15.0m (excluding the terrace product) unless specified otherwise in a Plan of Development. Parapets are considered to be a wall and are to comply with the Setback table included on the Plan of Development.
 - (vi) Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments.'
 - (vii) Front setbacks on corner lots are determined by the frontage that the front facade is addressing, for example, if the facade is facing the primary frontage it needs to be in accordance with the front setback.
3. Site Cover and Amenity:
 - (i) Site cover for each lot is not to exceed the following:
 - a.80% for dual attached lots;
 - b.70% for build to the boundary lots;
 - c.60% for lots that do not use a build to boundary;
 - (ii) Total outdoor private open space accessible from the ground floor dwelling, either covered or uncovered, should be generally flat without any fall exceeding 70mm vertical for every 1.0 m horizontally. The total outdoor space should equal at least 15% of the total site area.
4. Parking, Garages and Carports:
 - (i) It is the requirement that at least one covered space per dwelling is off street.
 - (ii) TCF product, excluding those on a corner lot must have a single or tandem garage integrated into the dwelling, are setback a minimum of 5.0m to the front wall at the garage and a further 240mm to the garage door. Corner lot TCF product can provide a double garage or carport on the secondary frontage at the rear of the house with a 1.0m side setback to the wall and a further 240mm to the garage door.
 - (iii) Carports must include a roof design, design features and materials which are consistent with the form and materials of the home.
 - (iv) Carports must include either a garage door at the front or screening to the rear.
 - (v) ~~Double~~ garages for narrow lots (10m-12.49m) are to comply with Note 14 on this Plan of Development.
5. Driveways:
 - (i) The driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the construction of a driveway will be allowed. Where there is a footpath within the verge (either installed or to be installed post house construction) the material of the footpath including joints and edges must be maintained with the driveway commencing from either edge.
 - (ii) Maximum driveway grades within lots must not exceed 1:5, or 1:4 with transitions at both ends of the driveway.
 - (iii) Driveways must be offset at least 300mm from the side property boundary.
 - (iv) Driveways must be completed prior to occupation and be located as shown on the approved Functional Layout Roadworks Plan, unless otherwise agreed to by DSDIP.
 - (v) Driveways across the verge must comply with the local council requirements and widths cannot exceed 3.0m for a single garage or 5.0m for a double garage (~~Excluding Narrow Lots – Refer to Note 15~~).
 - (vi) Driveways are to accord with Logan City Council's standards. Prior to construction, approval from Logan City Council for Vehicular Access to Residential Premises is required.
6. Retaining Walls, Earthworks and Sloping Land:
 - (i) Retaining wall heights must not exceed those nominated in the Retaining Wall Heights table included on the Residential Plan of Development.
 - (ii) If these requirements are not able to be achieved, construction methods other than slab on ground construction are to be used. If elevated construction is to be used, under floor services must be located or screened to minimise their appearance to adjoining properties and public spaces.
 - (iii) Retaining walls along street or park frontages cannot exceed 1.0 m in height. A planted strip of a minimum width of 500mm must exist between any terraced retaining walls.
 - (iv) Retaining walls to side boundaries between lots cannot exceed 1.8metres high at the front wall of the house and must taper down forward of the house.
 - (v) Retaining walls over 900mm high require a 1 metre high fence above the wall and adequate landscape screening.
 - (vi) Where the block allows for build to the boundary, the build to the boundary wall must be projected to 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down of the build to boundary wall must be in a material consistent with the wall above it.
 - (vii) The front wall of the home must not be more than 50% below the midpoint level of the front boundary.

Except for Narrow Lots (10m-12.49m in width – refer note 14).

7. External Building Materials:

No raw, unfinished or untreated materials are permitted for external building works. This includes galvanised iron, zinc or aluminium coated steel, corrugated or unpainted fibre cement sheeting and bare, painted or uncoloured concrete block work or commons brickwork. Other materials will be considered on their architectural merits eg natural stone.
8. Front Facade Articulation:
 - (i) Facades of the home fronting the street must include a highly visible entry and include a substantial verandah, or include two materials or finishes to the entry.
 - (ii) Single storey homes must include articulation between the alignment of the front wall and the garage on the primary frontage. The minimum acceptable alignment variation is 560mm. ~~garages~~ are permitted to be a maximum 1.0m forward of the front building wall where the roof of the entry is positioned forward of the roof of the garage.
 - (iii) Double storey homes which incorporate a minimum depth verandah or balcony to the first floor to at least 40% of the front elevation width do not require articulation between the alignment of the front wall and the garage.
9. Homes with more than one Visible Facade (Corner Homes):

Homes on corners or with park frontage must provide feature windows and detailing to match the front elevation along the secondary frontage or extend the detailing of the priority street façade to the front four metres of the secondary frontage.
10. Fencing:
 - (i) No front fencing is desirable on primary street frontages in order to ensure the predominance of landscaping in front of buildings.
 - (ii) Any fencing on the primary street frontage is to be a maximum of 1.2 metres in height and decorative in style, with the exception of regulation fencing required around pools.
 - (iii) Fencing up to 1.5 m in height will be permitted on primary street frontages if it is:
 - a. an open style fence that is 50% transparent, or
 - b. is a courtyard wall constructed of face brickwork or masonry piers with coloured render or textured finish, or
 - c. is of architectural merit.
 - (iv) Fencing provided to a secondary street frontage can be up to 1.8 metres in height and must be decorative fencing.
 - (v) All side fencing must either return to the house a minimum of 1.0 metre behind the front building line or continue forward of the front building line as decorative fencing.
 - (vi) Decorative fencing is to be constructed of rendered and painted masonry piers or painted or stained posts, with infill panels of coloured metal tube, painted or stained timber palings or horizontal battens. Timber paling fences will only be accepted if they are painted in a colour which complements the design of the home, and treated with decorative capping or trims and provided with pronounced posts.
 - (vii) Secondary Fencing must finish four metres behind the front wall of your home.
 - (viii) Untreated or coloured metal sheeting, fibrous cement or non-decorative timber fencing is not acceptable as a decorative fence.
 - (ix) Fencing and retaining walls erected by Lend Lease must not be altered, removed or modified in any way, without the prior written approval from Lend Lease.
11. Landscaping:
 - (i) At least 50% of your front yard is landscaped with grass and/or garden beds. A significant portion of this area must include gardens with trees and/or shrubs capable of growing to 3 metres tall and at least 600mm high at the time of planting.
 - (ii) Please refer to the preferred Yarrabilba plant species list for guidance.
12. Outdoor Structure and Services
 - (i) All outdoor structures visible from the street or public spaces including but not limited to, roof or wall mounted air-conditioning units, satellite dishes, antennas, water tanks and clotheslines must be suitably screened and located to minimise detrimental visual impact.
 - (ii) Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.
13. Build to Boundary Wall Lengths
 - (i) The maximum length of build to boundary for any TCF product shall be 18m.
14. **Garages on Narrow Lots – Residential Lots (10m-12.49m in width)**

Garages for Lot between 10m and 12.49 in width must adhere to the following design criteria

 - 14.1 The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m.
 - 14.2 The garage door:
 - i. Width must not exceed 4.8m
 - ii. Must have a 450mm eave above it;
 - iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - iv. Must have a sectional, tilt or roller door.
 - 14.3 The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - i. A front entrance door and windows with a sidelight
 - ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door.
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.

~~14.2b. Alternatively, the front wall of the house can be setback to align with the rear of the garage if a gatehouse and front yard landscaping or courtyard wall and front yard landscaping on the front property boundary are part of the proposal. Pergola structures between the gatehouse and the house entry can also be included.~~
15. **Driveways on Narrow Lots – Residential Lots (10m-12.49m in width)**

Driveways cannot exceed 3.0m across the verge on Lots between 10m and 12.49m wide

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

MEDQ

AMENDED IN RED

02 MAR 2016

By: JAN DRIVISON (name)

MEDQ

THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEETS 1 TO 3 [Dgn No. P02.V05.ROL7-POD151208]

PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) RESIDENTIAL PLAN OF DEVELOPMENT

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16 MAR 2015

MEDO

AMENDED IN RED

02 MAR 2016

By: JEN DAVISON (name)

MEDQ



LEGEND

YARRABILBA SITE BOUNDARY

RECONFIGURATION OF A LOT
APPLICATION SEVEN

LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
P	4	1.27%	871m ²	2.68%	3485m ²
T1	16	5.10%	649m ²	7.99%	10396m ²
T2	11	3.50%	582m ²	4.93%	6407m ²
T3	7	2.23%	601m ²	3.24%	4209m ²
C1	30	9.55%	512m ²	11.82%	15374m ²
C2	44	14.01%	473m ²	16.01%	20815m ²
IPV	60	19.11%	421m ²	19.46%	25300m ²
V	43	13.69%	326m ²	10.78%	14018m ²
TCY1	8	2.55%	391m ²	2.41%	3132m ²
TCY2	12	3.82%	371m ²	3.42%	4453m ²
TPV	27	8.60%	334m ²	6.95%	9032m ²
TV	17	5.41%	296m ²	3.35%	4353m ²
TC	21	6.69%	294m ²	4.76%	6190m ²
TCF	14	4.46%	205m ²	2.21%	2879m ²
Total Number of Lots	314				

MINIMUM RESIDENTIAL DENSITY 21.189ha
314 du
14.82 du/ha

MAXIMUM RESIDENTIAL DENSITY 21.189ha
314 du
14.82 du/ha

LAND USE BUDGET	ha
RESIDENTIAL	13.004
NEW ROAD - LOCAL	6.372
OPEN SPACE LOCAL AND LINEAR	1.728
PUMP STATION	0.085
SUB-TOTAL	21.189
OTHER GREEN SPACE INCLUDING APPROXIMATELY 8HA OF DISTRICT RECREATION PARK	20.748
PATHWAY TO VILLAGE 04 AND EMERGENCY EMT	0.491
TOTAL	42.428

NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling
on each single family lot.

DENSITY calculations include the area of residential lots, local roads
and local parks.

The boundaries, roads and pathways shown herein are subject to
detailed engineering design, final survey and approval of
subsequent development applications by the relevant authorities.



PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) RECONFIGURATION OF A LOT

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LEGEND

LOT TYPE
PARKLAND (P)
TRADITIONAL (T1, T2, T3)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY1, TCY2)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TOWN COTTAGE (TC)
TERRACE FRONT LOADED (TCF)

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16 MAR 2016

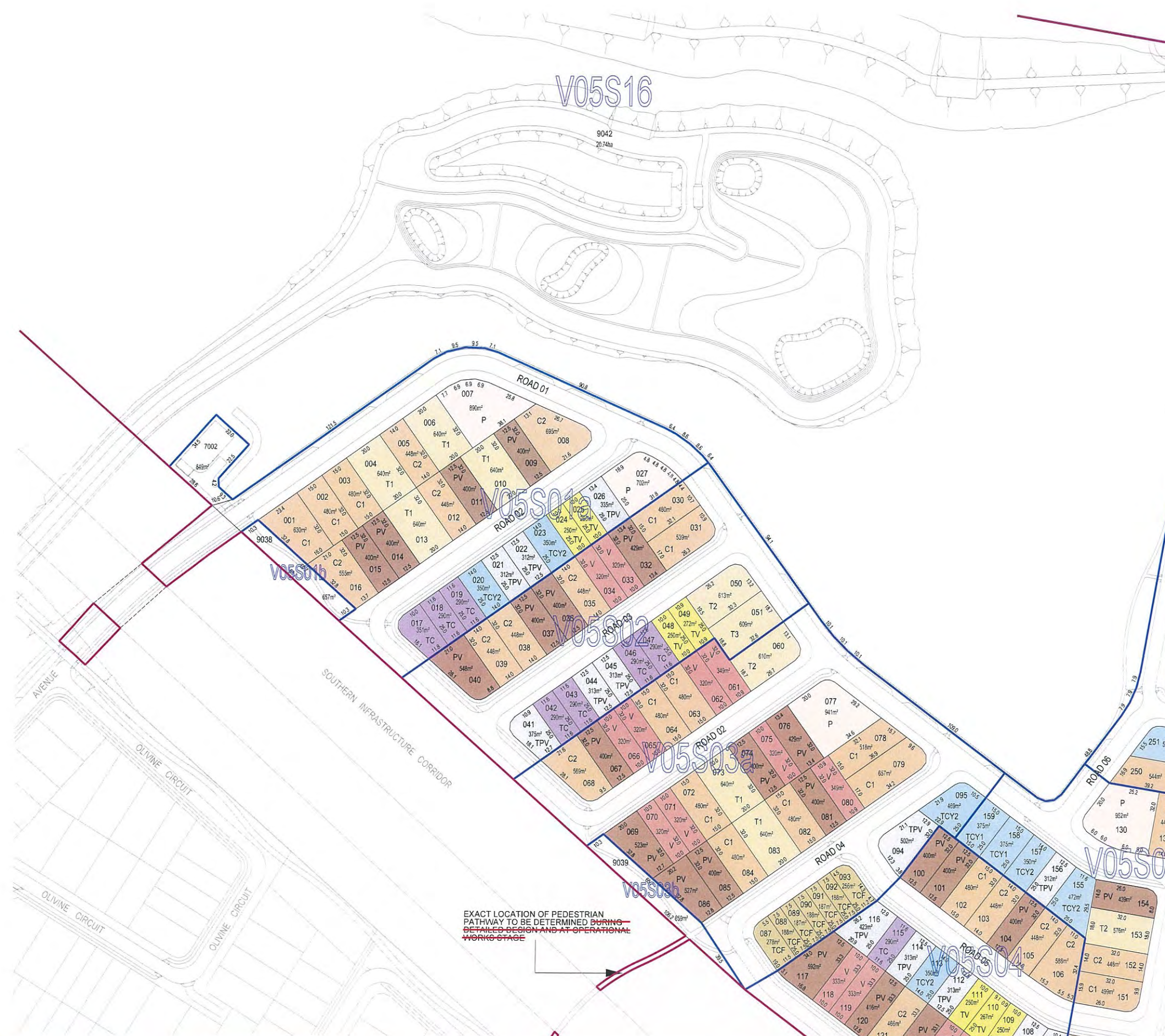
MEDQ

AMENDED IN RED

02 MAR 2016

By: JEN DAVISON (name)

MEDQ



NOTE:

The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN)

RECONFIGURATION OF A LOT

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LEGEND

LOT TYPE
PARKLAND (P)
TRADITIONAL (T1, T2, T3)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY1, TCY2)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TOWN COTTAGE (TC)
TERRACE FRONT LOADED (TCF)

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MEDQ

AMENDED IN RED

02 MAR 2016

By: JENNIFER DAVISON (name)

MEDQ


NOTE:

The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) **RECONFIGURATION OF A LOT**

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LEGEND

LOT TYPE
PARKLAND (P)
TRADITIONAL (T1, T2, T3)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY1, TCY2)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TOWN COTTAGE (TC)
TERRACE FRONT LOADED (TCF)

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

MEDQ

AMENDED IN RED

02 MAR 2016

By: JEN ORRISON (name)

MEDQ



PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN)

RECONFIGURATION OF A LOT

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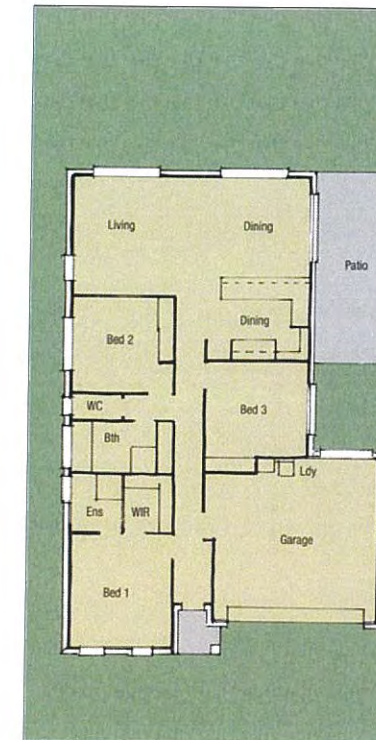
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

MEDQ



COURTYARD LOTS



TOWN COURTYARD LOTS

PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) TYPICAL HOUSE PLANS - LOTS 250sqm TO 450sqm

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PREMIUM VILLA BLOCKS



VILLA BLOCKS

PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) TYPICAL HOUSE PLANS - LOTS 250sqm TO 450sqm

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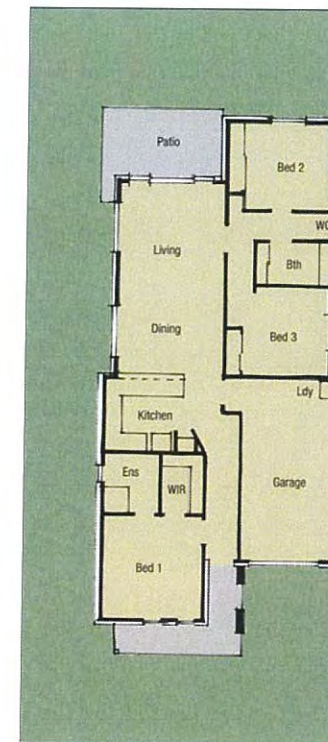
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2015

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TOWN PREMIUM VILLA BLOCKS



TOWN VILLA BLOCKS

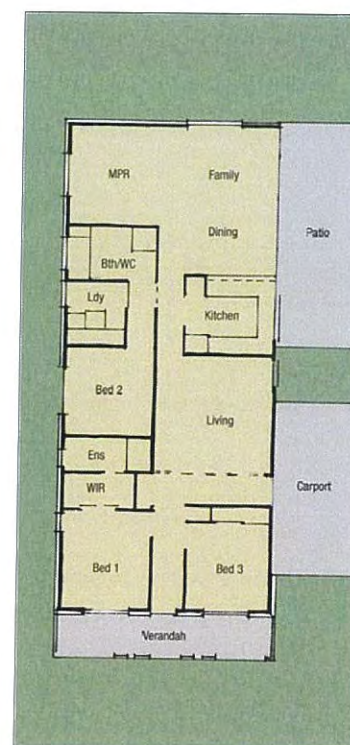
PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) TYPICAL HOUSE PLANS - LOTS 250sqm TO 450sqm

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TOWN COTTAGE BLOCKS

PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) TYPICAL HOUSE PLANS - LOTS 250sqm TO 450sqm

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YARRABILBA - VILLAGE 5 District Recreation Park

AMENDED IN RED

02 MAR 2016
By: JEN DRIVISON (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2015

MEDQ

LEGENDS

- | | | | |
|--|--|---|--|
| 01 Nature Trails with interpretation | 09 Focal point/shelter at entry | 17 Maintenance access | 25 Possible Scouts Camp |
| 02 Existing Koala Habitat retained | 10 Parking bays (40+ total) | 18 Buffer planting to neighbouring lots | 26 Bushland Tracks to connect to proposed local and existing regional tracks |
| 03 Bund | 11 Playground with landmark structure/climbing wall | 19 Boardwalk/terrace access to wetlands | |
| 04 Spillway | 12 Park facilities (toilets etc) | 20 Dog off-leash area | |
| 05 Wetland planting | 13 Turf mound maze | 21 Entrance treatments planting/mounds within SIC | |
| 06 Retention systems | 14 Informal recreation zone | 22 Mid-level terrace lawns | |
| 07 Pedestrian crossing over causeway | 15 Upper terraces with seating and feature shade trees | 23 Fitness Equipment | |
| 08 Pump station and water tank screening | 16 Grassed embankment | 24 Existing vegetation retained | |



LEGEND

-  YARRABILBA SITE BOUNDARY
-  RECONFIGURATION OF A LOT APPLICATION SEVEN
-  OPEN SPACE
-  PLANTING BEDS
-  PATH
-  RETAINED TREES
-  NEW TREE PLANTING

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

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Various Green
Space including

Lot 9038 - 9041 Local Linear Parks
Path Connection and new tree planting
as well as screen planting to property
boundaries consisting of lowshrubs
and groundcovers.

Lot 9042 - District Sports Park V05S16
See Approved - Precinct Two - Open
Space Concept Plan 05
(Dgn YAR-P02-OSC05-140210)
Updated concept plan is to be provided
before decision is made.

District Recreation Park
Approximately 8ha

AMENDED IN RED

02 MAR 2016

By: JEN DIVISION (name)
MEDQ



PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) OPEN SPACE PLAN

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LEGEND

- YARRABILBA SITE BOUNDARY
- RECONFIGURATION OF A LOT APPLICATION SEVEN

1. Urban setting on a collector with urban street trees in scale with surrounding development with detailed pedestrian level plantings and landscape. Includes frequent small scale trees for pedestrian shade, medium canopy trees over roads and tall accent feature trees & feature paving.
2. Open parkland setting on a local street with the character of adjacent park flowing into streetscape, generally medium height native shade and urban tree canopy over turf.
3. Suburban local street with medium to low scale canopy trees placed informally to provide a unifying element to residential streets across Yarrabilba. Species selection is dominated by native trees punctuated by groups of flowering feature native and textured bark species. Feature trees may vary for differentiation between villages.
4. Adjacent the Southern Infrastructure Corridor (SIC) street trees will include a mix of landmark trees to match the scale of the SIC and smaller dense canopy trees for shade, pedestrian scale and screening at street level.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) STREETSCAPE CHARACTER

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0 40 80 120 160 200m
Scale 1:4,000 at A3





YARRABILBA

**PRECINCT 2 - FLOOD BUND '6'
AND WETLAND 'W2'**

PRIVATE PROPERTY
(OWNED BY OTHERS)

DATUM A.H.D.
P.S.M. No 59068
E 2125.970
N 26685.150
RL 46.040

DRAWING INDEX

DRAWING NO.	DRAWING NO.
13-128-51	GENERAL - LOCALITY PLAN, DRAWING INDEX AND NOTES
13-128-52	GENERAL NOTES
13-128-53	GENERAL LAYOUT PLAN
13-128-54	FLOOD BUND '6' AND - WETLAND 'W2' LAYOUT PLAN
13-128-55	BULK EARTHWORKS - CONTOUR PLAN
13-128-56	BULK EARTHWORKS SECTIONS - SHEET 1
13-128-57	BULK EARTHWORKS SECTIONS - SHEET 2
13-128-58	BULK EARTHWORKS SECTIONS - SHEET 3
13-128-59	STORMWATER SECTIONS - SHEET 1
13-128-60	STORMWATER SECTIONS - SHEET 2
13-128-61	FLOOD BUND '6' - DETAIL PLAN - SHEET 1
13-128-62	FLOOD BUND '6' - DETAIL PLAN - SHEET 2
13-128-63	WETLAND 'W2' - DETAIL PLAN - SHEET 1
13-128-64	WETLAND 'W2' - DETAIL PLAN - SHEET 2
13-128-65	FLOOD BUND '6' AND WETLAND 'W2' - DETAILS AND SECTIONS - SHEET 1
13-128-66	FLOOD BUND '6' AND WETLAND 'W2' - DETAILS AND SECTIONS - SHEET 2
13-128-67	FLOOD BUND '6' AND WETLAND 'W2' - DETAILS AND SECTIONS - SHEET 3
13-128-68	FLOOD BUND '6' AND WETLAND 'W2' - DETAILS AND SECTIONS - SHEET 4
13-128-69	FLOOD BUND '6' AND WETLAND 'W2' - DETAILS AND SECTIONS - SHEET 5
13-128-70	FLOOD BUND '6' AND WETLAND 'W2' - DETAILS AND SECTIONS - SHEET 6
13-128-71	FLOOD BUND '6' AND WETLAND 'W2' - DETAILS AND SECTIONS - SHEET 7
13-128-72	EROSION AND SEDIMENT CONTROL - LAYOUT PLAN - POST CONSTRUCTION PHASE
13-128-73	EROSION AND SEDIMENT CONTROL - NOTES
13-128-74	EROSION AND SEDIMENT CONTROL - DETAILS
13-128-75	SAFETY IN DESIGN



GENERAL NOTES

1. THESE NOTES APPLY TO ALL PROJECT DRAWINGS IN THE SET UNLESS NOTED OTHERWISE AND SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.
2. ALL LEVELS ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (AHD).
3. ALL CO-ORDINATES ARE IN METRES TO MAP AUSTRALIAN GRID (MGA).
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
5. DIMENSIONS SHALL NOT BE SCALED OFF DRAWINGS.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

MEDQ

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	07/15	IOC

Associated Consultants
RPS
RPS Australia East Pty Ltd
ACN 140 292 752
ABN 64 140 292 752
Suite 4, Robina East Quay Corporate Park
Robina Building 24-26 Oxenford Drive, Robina
PO Box 1048 Robina QLD 4225
T +61 7 555 38900
F +61 7 555 38988
W rpsgroup.com.au

Client
lendlease

Project
YARRABILBA
PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'

KN GROUP PTY LTD
CONSULTING ENGINEERS
LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805
RML 23.7.15

Drawing Title
**GENERAL
LOCALITY PLAN,
DRAWING INDEX AND NOTES**

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN	Drawing No 13-128-51	Sheet 01 of 25	Revision A

MS-2013\13128_Varraulta Northern SW Detention Basin(Engineering) Acad.DETAIL SET DWG 51.DWG 128 SJ GE NOTES Rev. 27/07/2015 2:10:04 PM et

- ## INSPECTIONS

1. AT THE COMPLETION OF BULK EARTHWORKS AND ALL CIVIL STRUCTURES, AND PRIOR TO TOPSOILING, TO CONFIRM COMPLIANCE WITH DESIGN DRAWINGS AND APPROPRIATENESS OF PROPOSED TOPSOIL. (CONTRACTOR TO PROVIDE AS CONSTRUCTED SURVEY.)
2. AT THE COMPLETION OF TOPSOILING TO CONFIRM APPROPRIATE TOPSOIL DEPTH AND PREPARATION.
3. PRIOR TO PLANTING AND FOLLOWING PLANTING OF WETLAND VEGETATION TO CONFIRM PLANTING LAYOUT AND ESTABLISHMENT PROCEDURES. (I.E. PREFERRED WATER LEVELS)

1. ALL EXISTING RETAINED VEGETATION SHALL BE APPROPRIATELY PROTECTED WITH FENCING AND THE CONTRACTOR SHALL ENSURE THAT ENCROACHMENT WITHIN THE TREE PROTECTION ZONE (TPZ) IS MINIMISED IN ACCORDANCE WITH AS4970:2009 PROTECTION OF TREES ON DEVELOPMENT SITES. ALL FENCING TYPES AND METHODOLOGY SHALL COMPLY WITH AS4970:2009 PROTECTION OF TREES ON DEVELOPMENT SITES.

- ## SOIL AND GROUNDWATER MANAGEMENT

- SUFFICIENT.

- ### HIGH FLOW CONTINGENCIES

- ## EARTHWORKS

- TOPSOIL

- ### DRAINAGE PIPES AND PITS

- ### TOLERANCES

- CLAY LINER

ACCESS ROADS

- PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

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Associated Consultants

RPS

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PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



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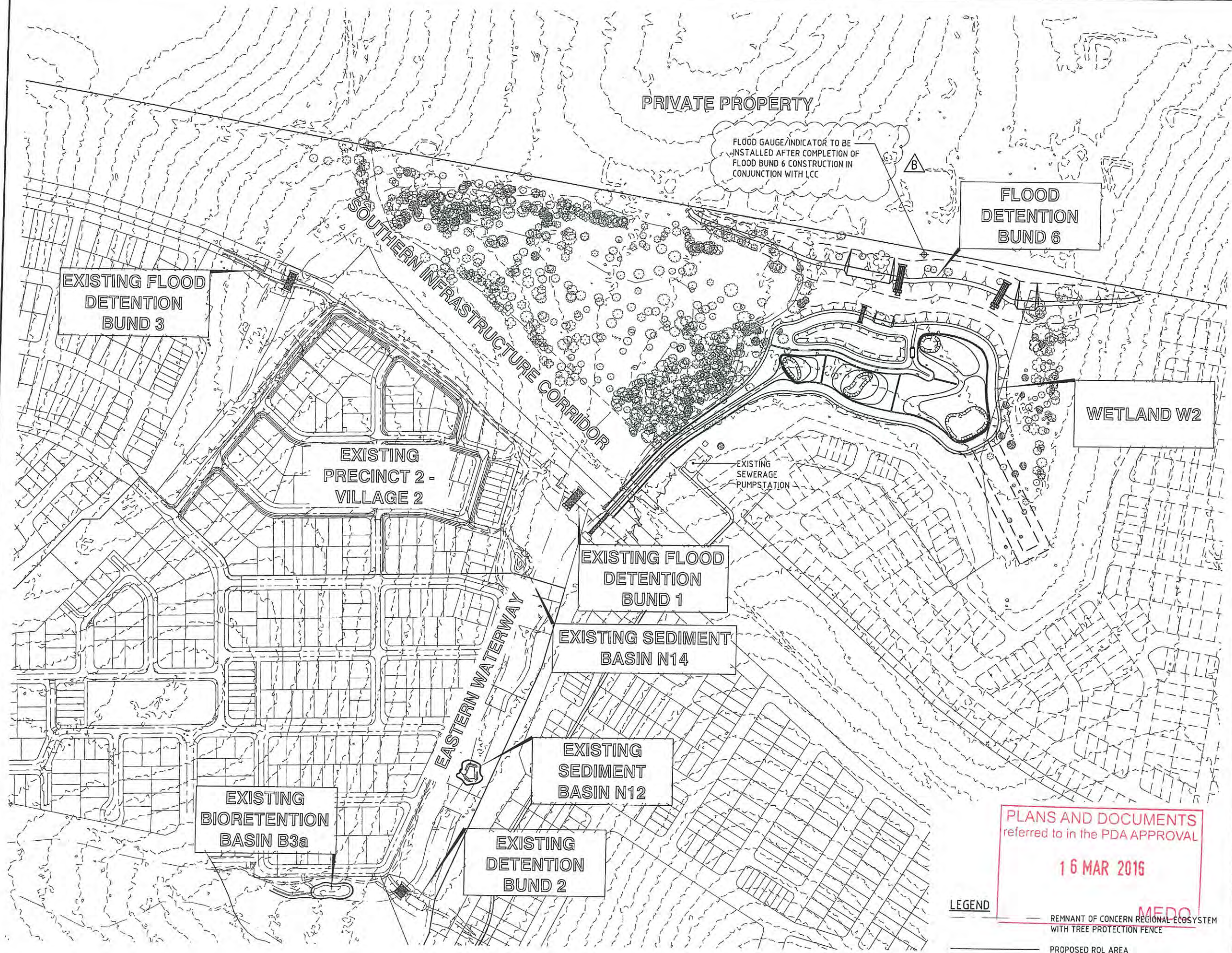
LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

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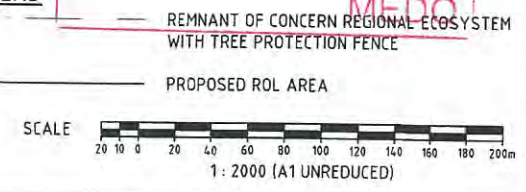
Drawing Title

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale			Sheet 02 of 25
A1	Drawing No 13-128-52		Revision A



LAYOUT PLAN
SCALE 1: 2000

LEGEND



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NORTH

LOCALITY PLAN

REVISIONS			
No	Description	Date	By
A	FOR APPROVAL	07/15	IOC
B	FLOOD MARKER NOTE ADDED	31/07/15	LOC

Associated Consultants:

RPS

RPS Australia East Pty Ltd
ACN 140 292 782
ABN 44 140 292 782
Suite 4, Robina East Quay Corporate Park
North Building 24-28 Chatterley Drive, Robina
PO Box 1549 Robina QLD 4226
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

Client:

lendlease

Project:

YARRABILBA

PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805
R.M.L. 31-7-15

Drawing Title:
GENERAL LAYOUT PLAN

Drawn	Designed	Checked	Date
IOC	IOC	GBG	JUL 15

Scale	Sheet
AS SHOWN	03 of 25

Drawing No	Revision
13-128-53	B

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LOCALITY PLAN



REVISIONS

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RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robina
PO Box 1048 Robina DC, Qld 4226

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T +61 7 555 3690
F +61 7 555 3699
W msgroup.com

W.interscience.com

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YARRABILBA

PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

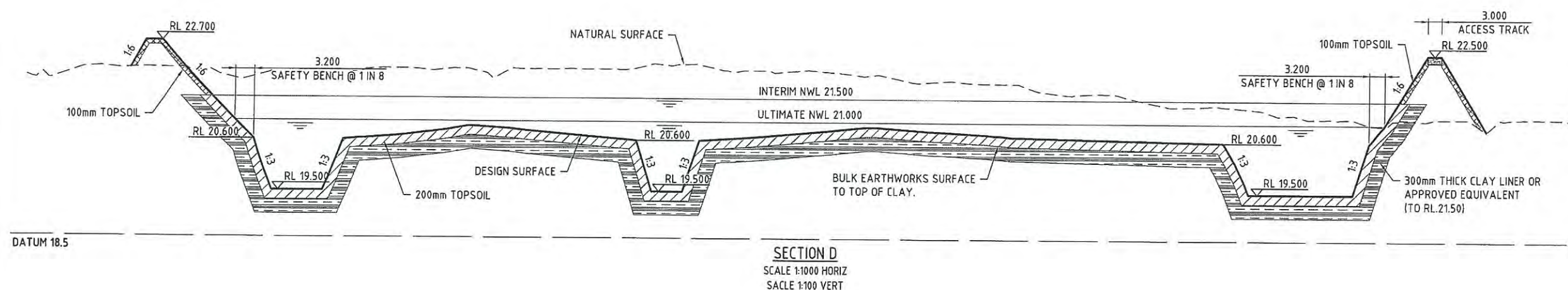
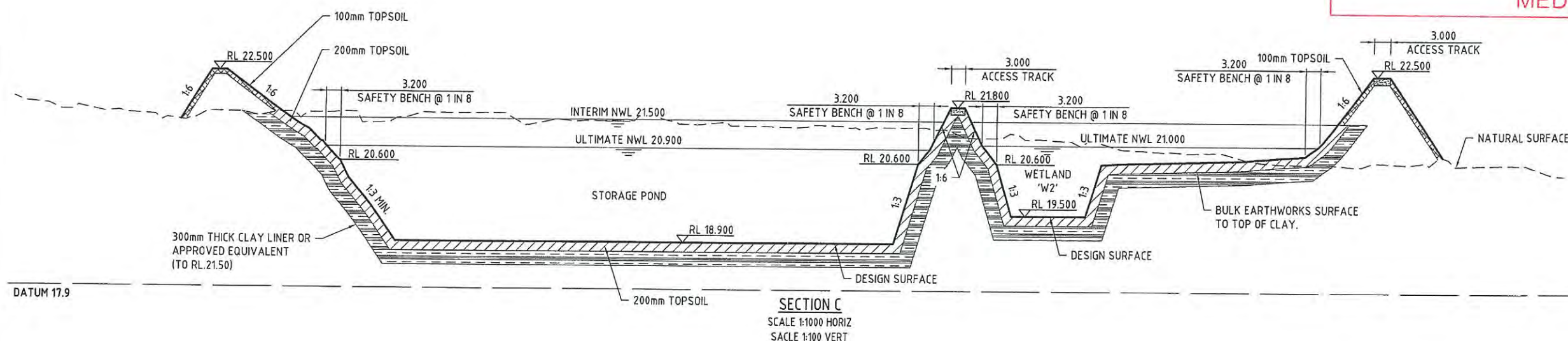
Approved - RPEQ 12805

Approved: RM 23.7.15

Drawing Title

BULK EARTHWORKS SECTIONS
SHEET 1

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN			Sheet 06 of 2
A1	Drawing No 13-128-56		Revision A



SCALE  1 : 1000 (A1 UNREDUCED)

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RW 23-7-15

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
--------------	-----------------	----------------	----------------

Scale	Sheet
AS SHOWN	08 of 2

A1	Drawing No 13-128-58	Revision A
----	-------------------------	---------------

NATURAL SURFACE

DESIGN SURFACE

PLANTED CHANNEL -
MINIMUM 200mm THICK
TOPSOIL WITH JUTE MESH

TYPICAL SECTION

SCALE 1:100 HORIZ
SCALE 1:10 VERT

LOWFLOW CULVERTS.
3/825Ø RCP.
REFER KN SET 14-169

NATURAL SURFACE

DESIGN SURFACE -
(CHANNEL INVERT)

ULTIMATE NWL 21.000

Vertical Geometry Grade
Vertical Geometry Length (m)

Vertical Curve Length (m)
Vertical Curve Radius (m)

DATUM R.L.12.000

VOLUMES	CUT	139	224	57	69	81	86	105	124	173	190	137	91		
	FILL	145	41	217	169	68	37	39	46	49	39	0	0		
NATURAL SURFACE	24.648	24.536	23.856	23.757	23.626	23.629	23.236	23.134	23.101	22.880	22.862	22.873	22.626	22.339	22.121
CUT/FILL DEPTH	-0.748	-0.872	-0.428	-0.564	-0.649	-0.671	-0.515	-0.648	-0.737	-0.629	-0.847	-1.094	-1.082	-1.266	-1.221
DESIGN SURFACE	23.900	23.664	23.429	23.193	22.978	22.957	22.722	22.486	22.364	22.251	22.015	21.779	21.544	21.072	20.900
PEGGED CHAINAGE	0.000	20.000	40.000	60.000	78.297	80.000	100.000	120.000	130.408	140.000	160.000	180.000	200.000	240.000	254.634

Horiz Curve Data

R.200
52.110

LOWFLOW SWALE LONGITUDINAL SECTION

SCALE - 1:1000 (H)
1:100 (V)

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

1. THIS DWG IS TO BE READ IN CONJUNCTION WITH DMR STD DWG 1303 and 1312 to 1320
2. DIMENSIONS OF CULVERT CELLS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION
3. BERM/ CORE MATERIAL TO BE SOURCED ON SITE TO THE FOLLOWING MINIMUM STANDARDS BERM

- CORE
- LIQUID LIMIT 35-55%
- PLASTICITY INDEX 15-45%
- GREATER THAN 50% PASSING THE 75 MICRON SIEVE, PREDOMINATELY CONSISTING CLAY FRACTION.
- EMERSON CLASS No. 5 OR GREATER.
- LABORATORY PERMEABILITY OF $<1 \times 10^{-9}$ m/sec WHEN COMPACTED TO 98% MMDD.

MEDQ

[illegible]

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 14 140 292 762

Suite 4, Robena East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robina
PO Box 1048 Robina DC, Qld 4226

T +61 7 555 36900
F +61 7 555 36999

W rpsgroup.com.au

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YARRABILBA

PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

RW 23.7.15

Drawing Title
STORMWATER SECTIONS
SHEET 1

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN			Sheet 09 of 25
A1	Drawing No. 13-128-59		Revision A



1. THIS DWG IS TO BE READ IN CONJUNCTION WITH DMR STD DWG 1303 and 1312 to 1320
2. DIMENSIONS OF CULVERT CELLS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

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LOCALITY PLAN



REVISIONS

[illegible]

Associated Consultants

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34/35 Glenferrie Drive, R
PO Box 1048 Robina DC, Qld 4226
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

Client	
--------	--



Project



YARRABILBA

PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

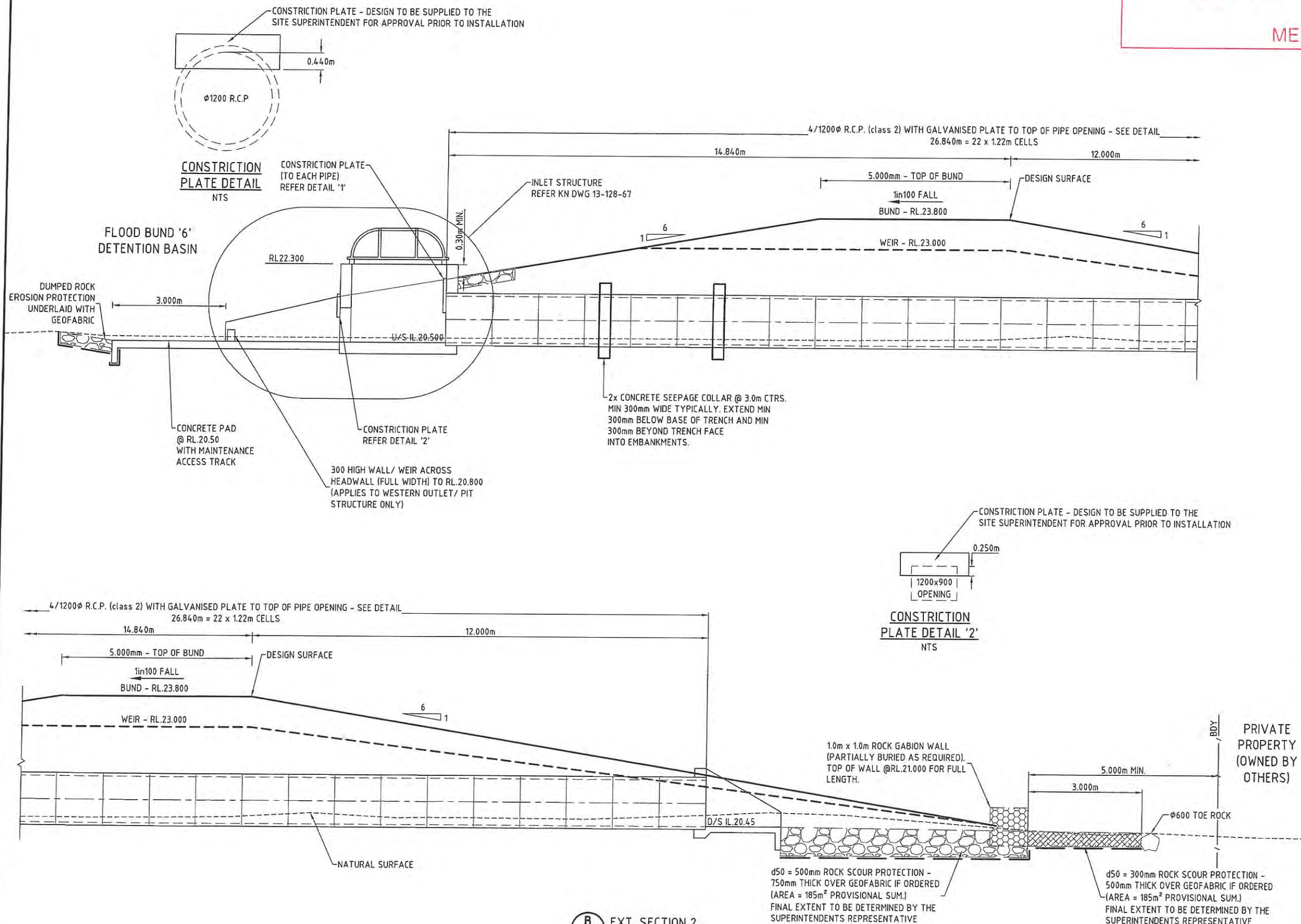
RM 23.7.15

Drawing Title

STORMWATER SECTIONS

SHEET 2

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN			Sheet 10 of 2
A1	Drawing No 13-128-60		Revision A



B EXT. SECTION 2
54 SCALE 1:50

A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The top quadrant is labeled 'NORTH', the bottom 'SOUTH', the left 'WEST', and the right 'EAST'.

[illegible]

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Suite 4, Robina East Quay Corporate Park
(Irrum Building) 34-35 Glenferrie Drive, Robina
PO Box 1048 Robina DC, Qld 4226

T +61 7 555 36900
F +61 7 555 36999

W rps2group.com.au

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YARRABILBA

PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



KN GROUP PTY LTD
CONSULTING ENGINEERS

Approved - RPEQ 12805
RME 23.7.15

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN			Sheet 11 of 25
A1	Drawing No 13-128-61		Revision A

MEDC

SCALE 
1:250 (A1 UNREDUCED)

REFER KN DWG 13-128-62

REFER KN DWG 13-128-61

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

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PRIVATE PROPERTY
(OWNED BY OTHERS)

d50 = 500mm ROCK SCOUR PROTECTION -
750mm THICK OVER GEOFABRIC IF ORDERED
(AREA = 150m² PROVISIONAL SUM.)
FINAL EXTENT TO BE DETERMINED BY THE
SUPERINTENDENTS REPRESENTATIVE

ROCK GABION WALL - TOP @ RL.21.000
REFER KN DWG 13-128-60.

PROPERTY BOUNDARY

1.0m WIDE OPENING
IN GABION WALL
WITH DUMPED ROCK
EXTENDED 4.0m MIN.

APRON, WINGWALLS AND HEADWALL TO
BE IN ACCORDANCE WITH DMR STD DWG'S

BUND - RL.23.800

REINFORCED TURF
TRACK (3m WIDE)

MAINTENANCE ACCESS TRACK
@ RL.21.00 MIN.

CONCRETE MAINTENANCE ACCESS RAMP
(3m WIDE) @ 1 in 6 MAX. TO RL.21.50
CONCRETE PAD @ RL.20.50

FLOOD '6' DETENTION BUND
LAYOUT PLAN
SCALE 1:250

NOTE

- THIS DWG IS TO BE READ IN CONJUNCTION WITH
DMR STD DWG 1303 and 1312 to 1320.
- DIMENSIONS OF CULVERT CELLS TO BE CONFIRMED
PRIOR TO COMMENCEMENT OF CONSTRUCTION.

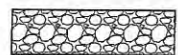
LEGEND



GABION MATTRESS OVERLAID WITH
TOPSOIL/TURF/VEGETATION.
REFER LANDSCAPE ARCHITECTS
DRAWINGS FOR DETAILS



WEIR CHUTE - ROCK SCOUR PROTECTION
REFER PLANS FOR SIZE/EXTENT



ROCK SCOUR PROTECTION
REFER PLANS FOR SIZE/EXTENT



d50 = 300mm DUMPED ROCK EROSION PROTECTION
- 500mm THICK OVER GEOFABRIC (IF ORDERED)



3.0m WIDE CONCRETE MAINTENANCE ACCESS
N32 CONCRETE 200mm THICK MIN. SL82 MESH
TOP & BOTTOM. 50mm COVER



3.0m WIDE REINFORCED TURF
MAINTENANCE ACCESS TRACK



3.0m WIDE CEMENT TREATED ROAD
BASE 200mm THICK (TYPE 2.3)
MAINTENANCE ACCESS TRACK

SCALE
1: 250 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
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LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	07/15	IOC

Associated Consultants

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Project

YARRABILBA

PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kn@knpl.com.au
ABN 35 112 053 611

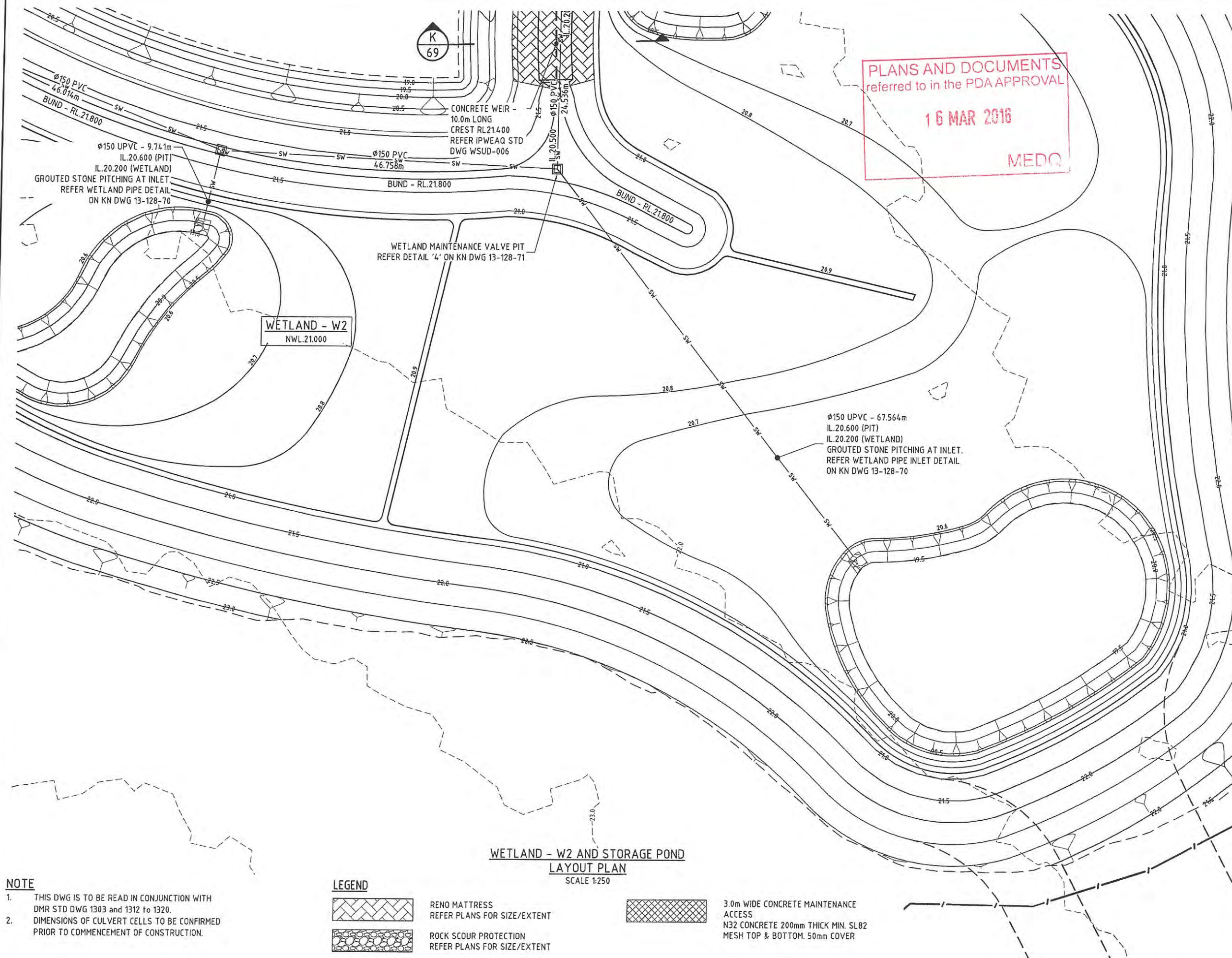
Approved - RPEQ 12803

23.7.15

Drawing Title

FLOOD BUND '6'
DETAIL PLAN
SHEET 2

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN	Drawing No 13-128-62	Sheet 12 of 25	Revision A



NOTE

LEGEND

RENO MATTRESS
REFER PLANS FOR SIZE/EXTENT

ROCK SCOUR PROTECTION
REFER PLANS FOR SIZE/EXTENT

3.0m WIDE CONCRETE MAINTENANCE
ACCESS
N32 CONCRETE 200mm THICK MIN. SL82
MESH TOP & BOTTOM. 50mm COVER

SCALE  1 : 250 (A1 UNREDUCED)

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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LOCALITY PLAN

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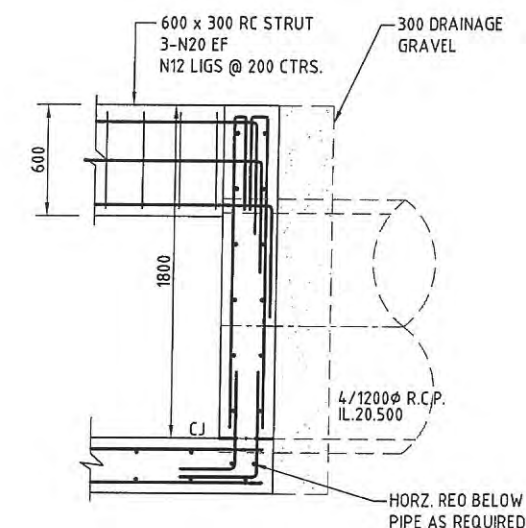
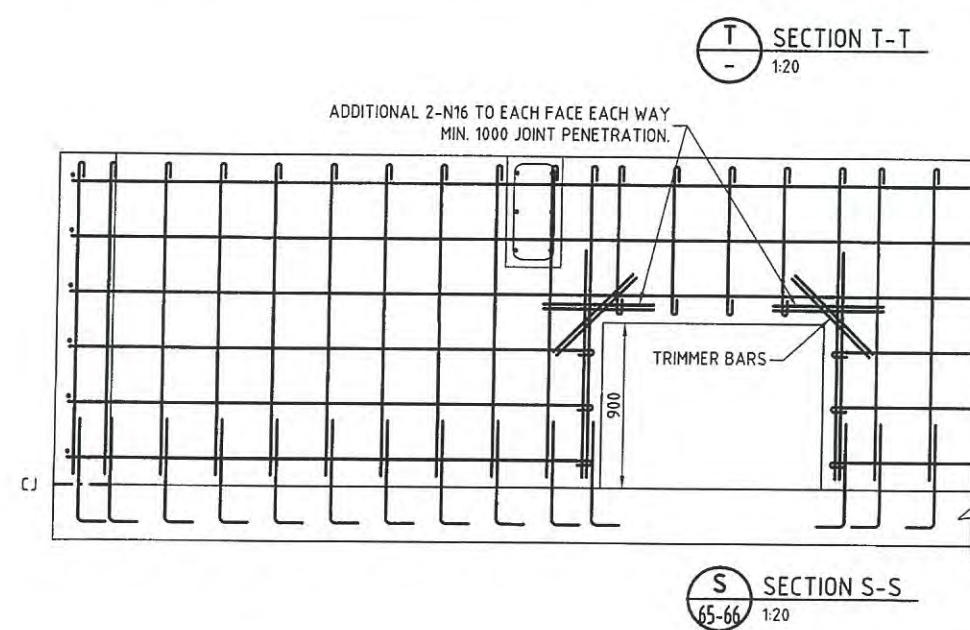
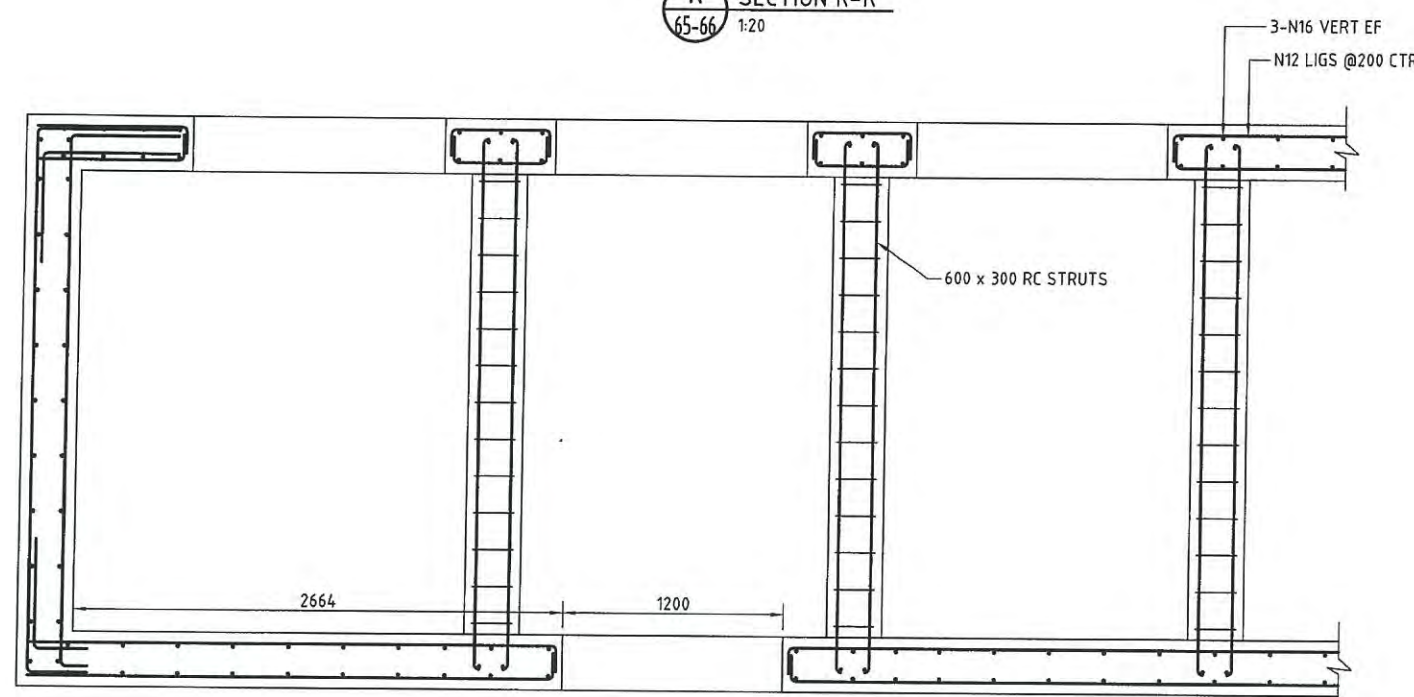
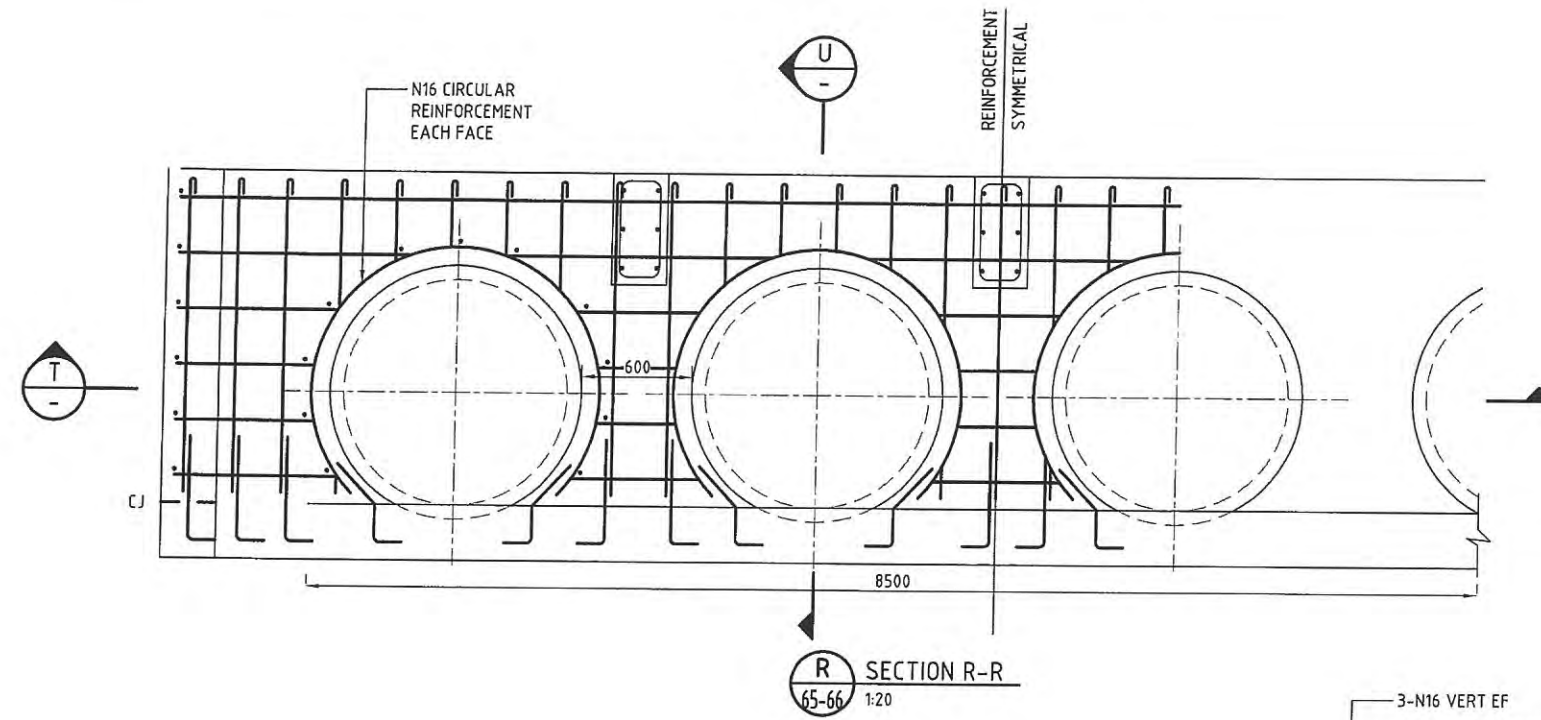
Project	
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KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

WETLAND 'W2'
DETAIL PLAN
SHEET 2



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

16 MAR 2016

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NOTE

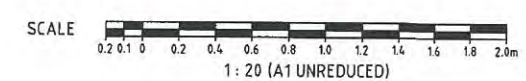
1. THIS DWG IS TO BE READ IN CONJUNCTION WITH KN DWG 13-128-65 AND 66.

LEGEND

CJ CONSTRUCTION JOINT

ALL SLABS & WALLS

- 300mm THICK U.N.O
- F'c = 32MPa MIN
- 40 COVER
- N16 @300 CRS U.N.O BOTH WAYS, BOTH FACES



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Associated Consultants

RPS Australia East Pty Ltd
ACN 140 222 782
ABN 44 140 222 782
Suite 4, Robina East Quay Corporate Park
(North Building) 34-38 Greenfield Drive, Robina
PO Box 1948 Robina QLD 4226
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

Client

lendlease

Project

YARRABILBA

PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805
R.M. 23.7.15

Drawing Title

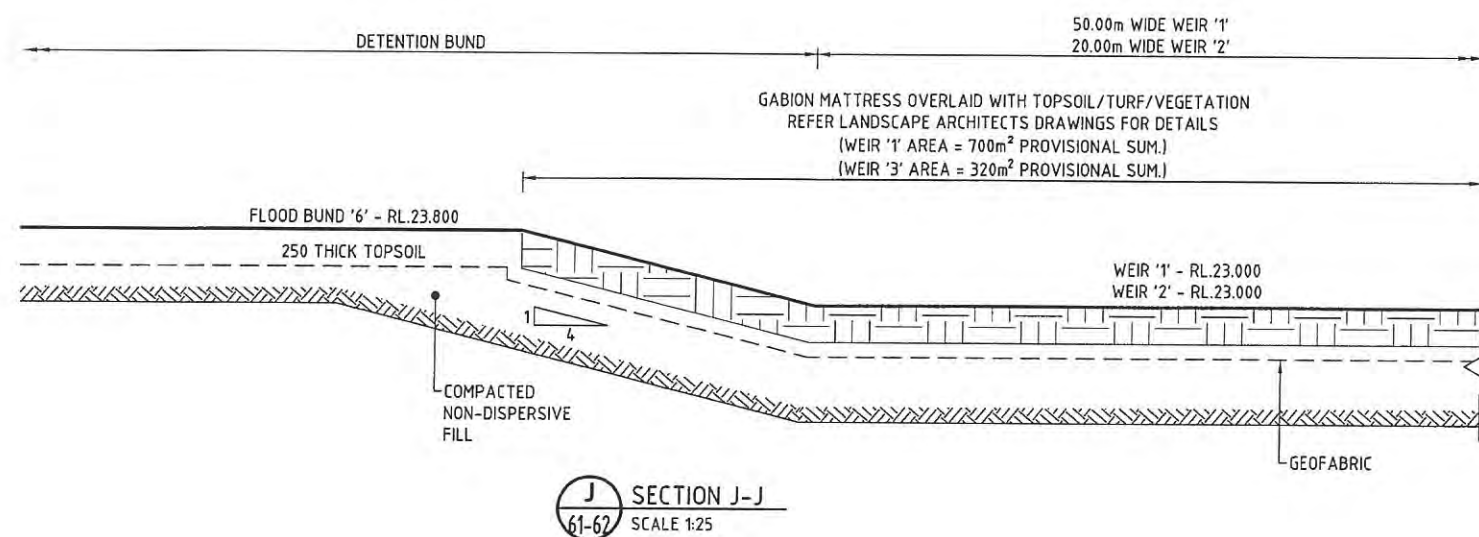
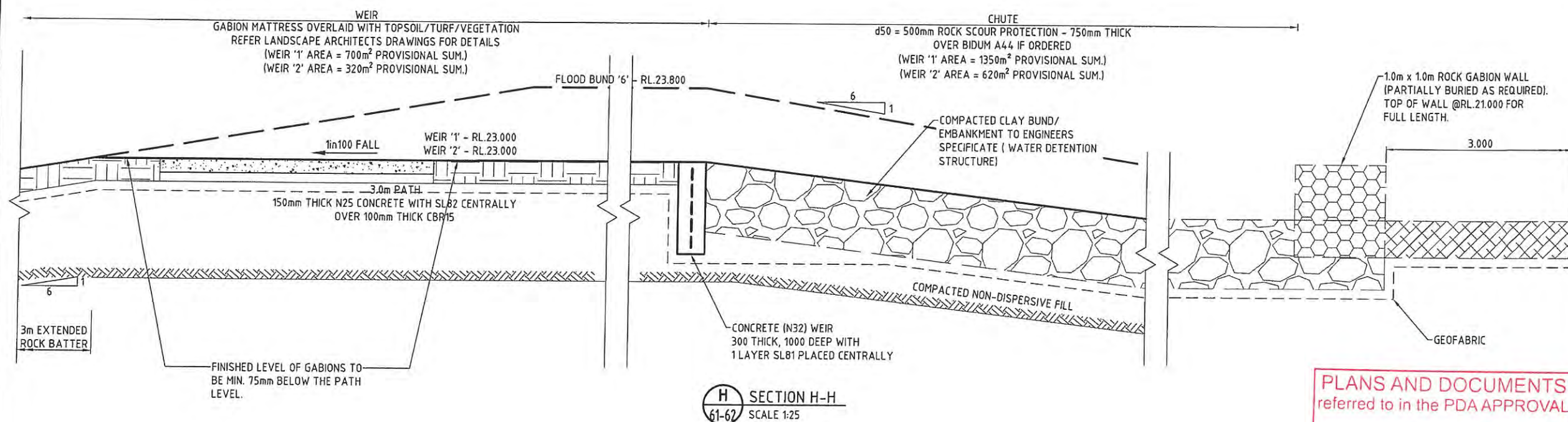
FLOOD BUND '6' AND WETLAND 'W2'
DETAILS AND SECTIONS
SHEET 3

Drawn	Designed	Checked	Date
IOC	IOC	GBG	JUL 15

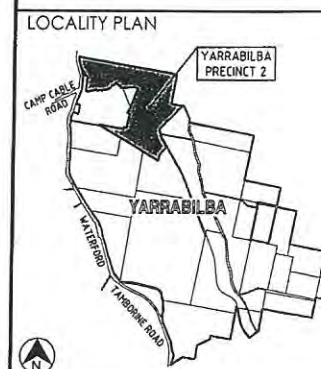
Scale	Sheet
AS SHOWN	17 of 25

Drawing No	Revision
A1 13-128-67	A

M:\2013\13128 Yarrabilba Northern SW Detention Basin\Engineering\444\DETAL SET DWG\10KN13 128 65 61 FBD6_DETAL SET.dwg, 21/07/2015 10:12:47 AM, et



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Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 14 140 292 762

Suite 4, Robins East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robins
PO Box 1048 Robins DC, Cld 4286

T +61 7 555 36900
F +61 7 555 36999

W rpsaue.com.au

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PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805
RME 23.7.15
Date: 23.7.15

FLOOD BUND '6' AND WETLAND 'W2'
DETAILS AND SECTIONS
SHEET 4

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN			Sheet 18 of 25
A1	Drawing No 13-128-68		Revision A

LOCALITY PLAN



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RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robina
PO Box 1048 Robina DC, Qld 4228
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

Client	
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PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



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CONSULTING ENGINEERS

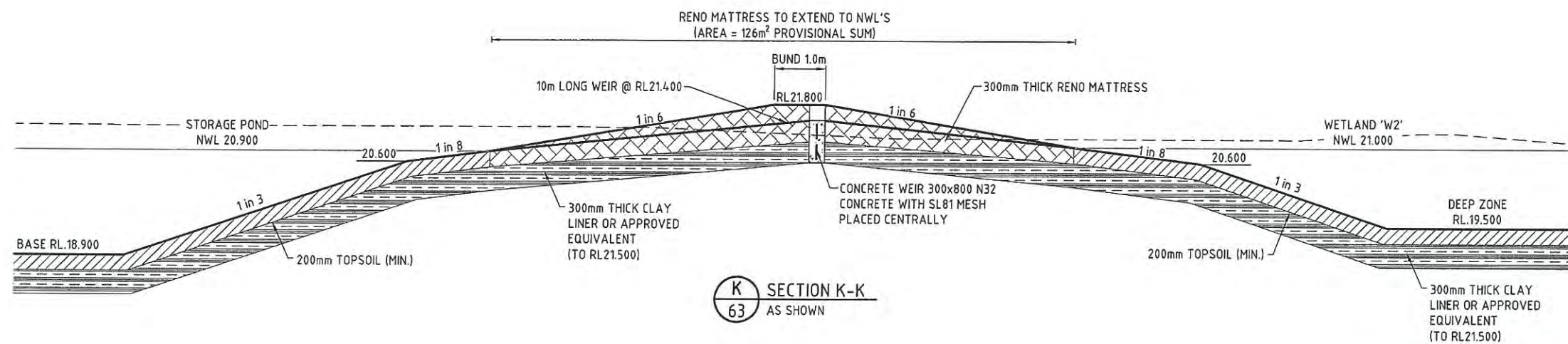
LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

23-7-15
Drawing Title

FLOOD BUND '6' AND WETLAND 'W2'
DETAILS AND SECTIONS
SHEET 5

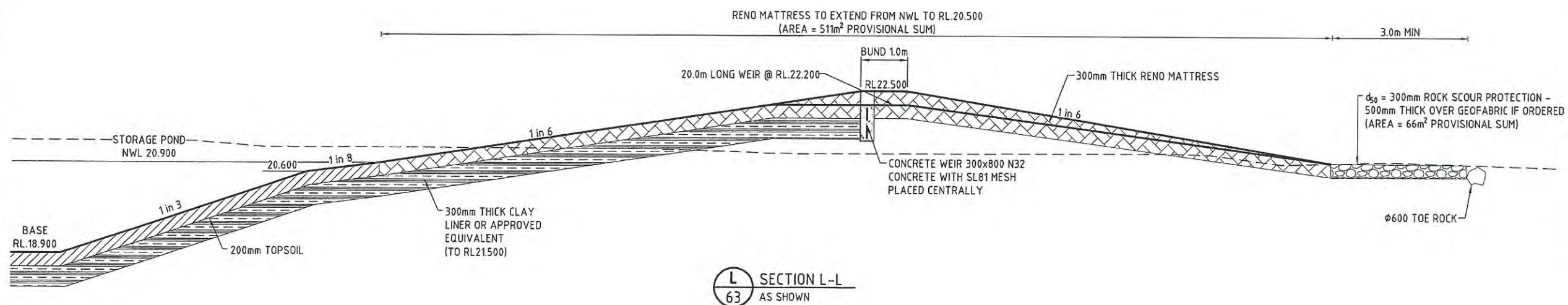
Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN			Sheet 19 of 25
A1	Drawing No 13-128-69	Revision A	



PLANS AND DOCUMENTS
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16 MAR 2016

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SCALE  0.2 0.1 0 0.2 0.4 0.6 0.8 1.0 1.2 1.4 1.6 1.8 2.0m
1 : 20 (A1 UNREDUCED)

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16 MAR 2016

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LOCALITY PLAN



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A	FOR APPROVAL	07/15	IOC

Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Raine East Quay Corporate Park
(North Building) 3435 Glenferrie Drive, Raine
PO Box 1048 Raine DC, Vic 3220
T +61 7 555 36000
F +61 7 555 36000
W rpsgroup.com.au

Client



Project



YARRABILBA

PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL knp@knpl.com.au
ABN 35 112 053 611

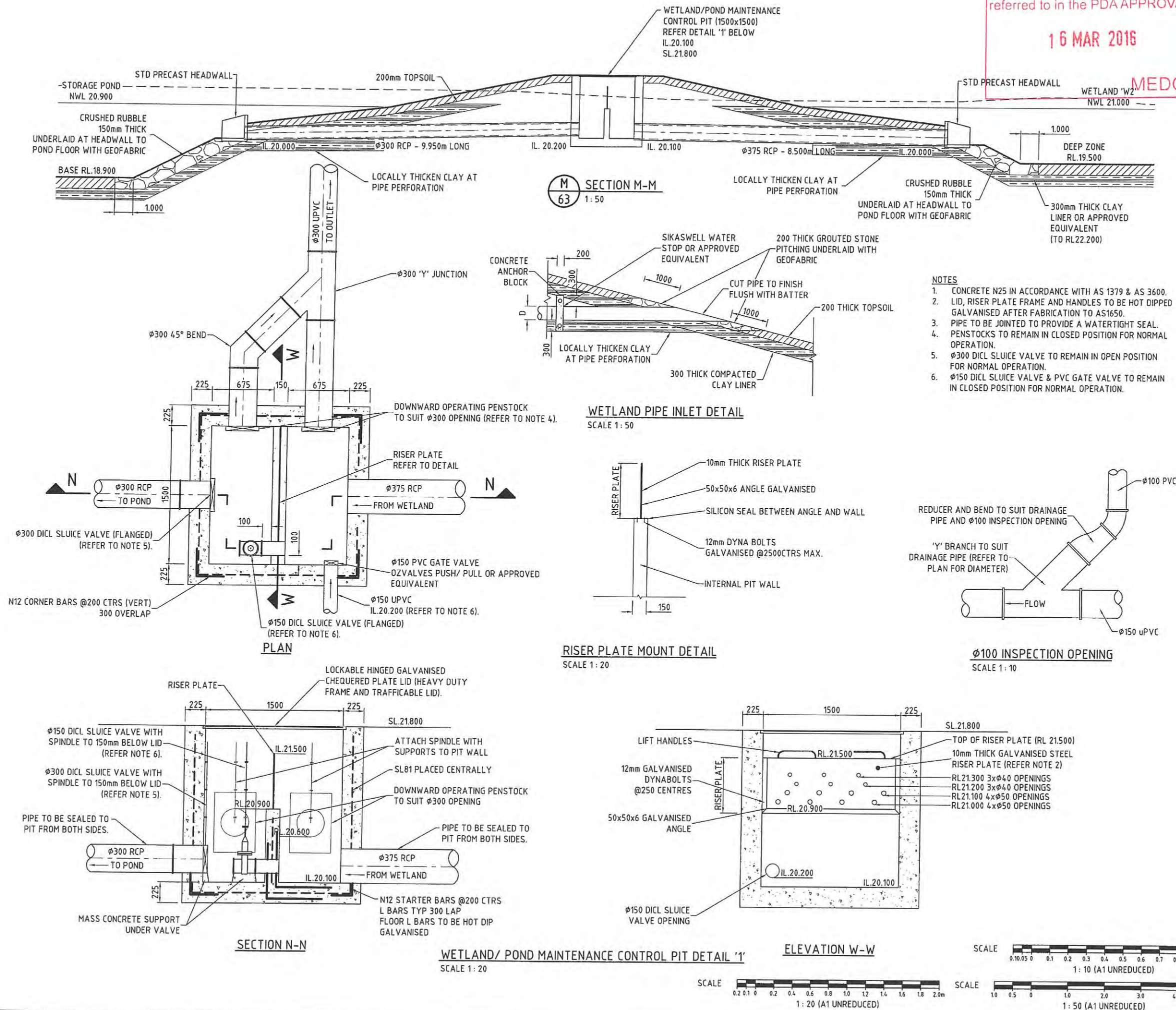
Approved - RPS 12805

23.7.15

Drawing Title

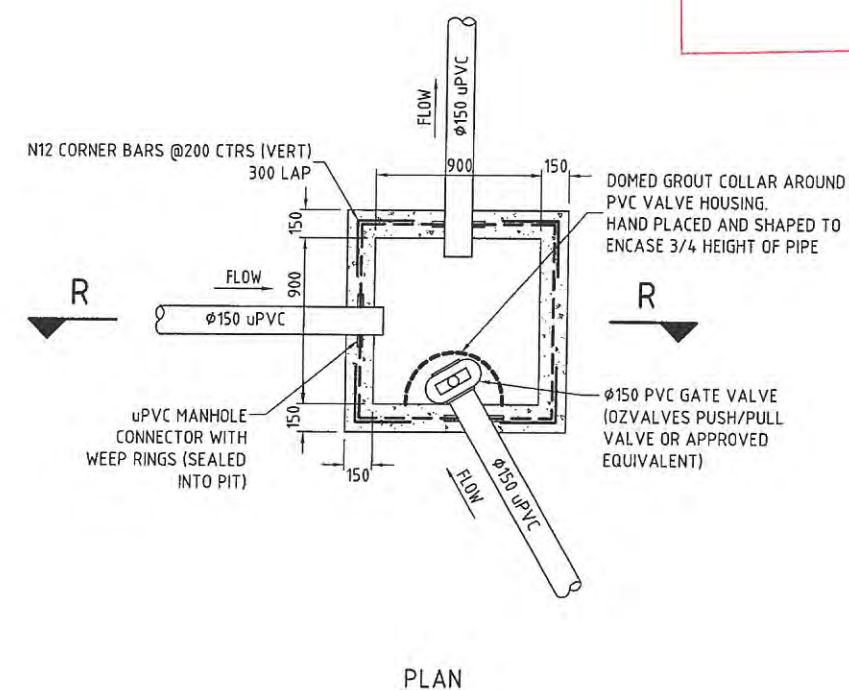
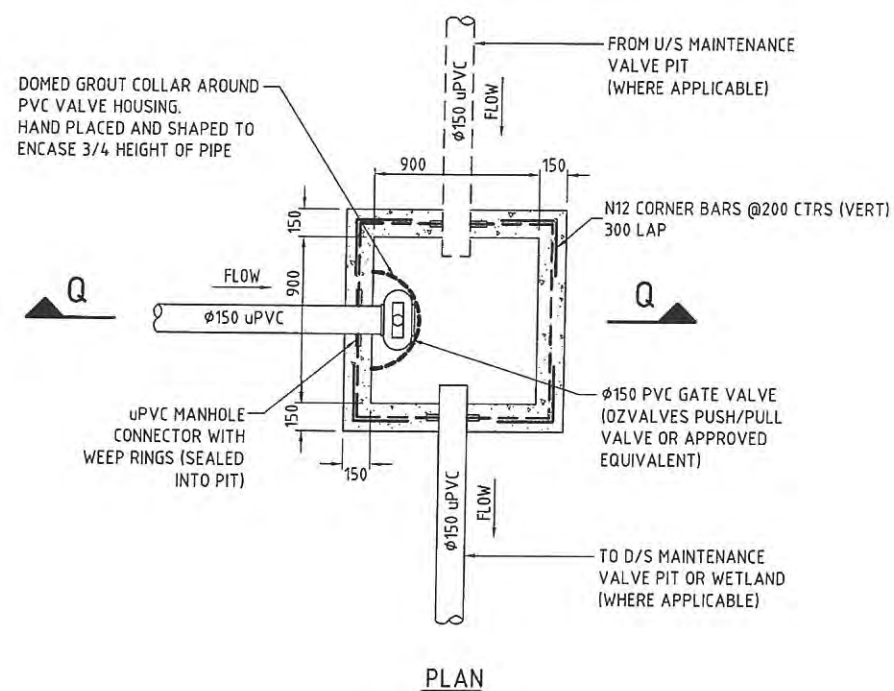
FLOOD BUND '6' AND WETLAND 'W2'
DETAILS AND SECTIONS
SHEET 6

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN	Sheet 20 of 25	Revision A	



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Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Suite 4, Robina East Quay Corporate Park
(North Building) 34-35 Gierfeme Drive, Robina
PO Box 1048 Robina DC, Qld 4228

T +61 7 555 36900
F +61 7 555 36999

W rpsaust.com.au

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PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805
R. M. 23.7.15

Drawing Title
FLOOD BUND '6' AND WETLAND 'W2'
DETAILS AND SECTIONS
SHEET 7

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN			Sheet 21 of 25
A1	Drawing No 13-128-71	Revision A	

Diagram illustrating the cross-section of a manhole structure, showing various components and dimensions:

- ATTACH LIGHTWEIGHT GALVANISED CHAIN FROM LIFT SPINDLE TO PIT WALL 100 BELOW LID.
- 900x900 OPENING
- LOCKABLE GALVANISED HINGED LID
- SL.21.800
- SL81 PLACED CENTRALLY
- GROUT SUPPORT COLLAR
- Ø150 PVC GATE VALVE (Ø2 VALVES PUSH/PULL VALVE OR APPROVED EQUIVALENT)
- PIPE TO BE SEALED TO PIT FROM BOTH SIDES.
- FLOW
- Ø150 uPVC
- 150
- 150
- Ø IL. 20.500
- N12 STARTER BARS @ 200 CTRS L BARS TYP 300 LAP FLOOR L BARS TO BE HOT DIP GALVANISED

SECTION Q-Q

ATTACH LIGHTWEIGHT GALVANISED CHAIN FROM LIFT SPINDLE TO PIT WALL 100 BELOW LID.

900x900 OPENING

LOCKABLE GALVANISED HINGED LID

SL.21.800

SL.81 PLACED CENTRALLY

Ø150 PVC GATE VALVE (Ø2 VALVES PUSH/PULL VALVE OR APPROVED EQUIVALENT)

PIPE TO BE SEALED TO PIT FROM BOTH SIDES.

FLOW

IL.20.500

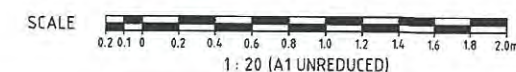
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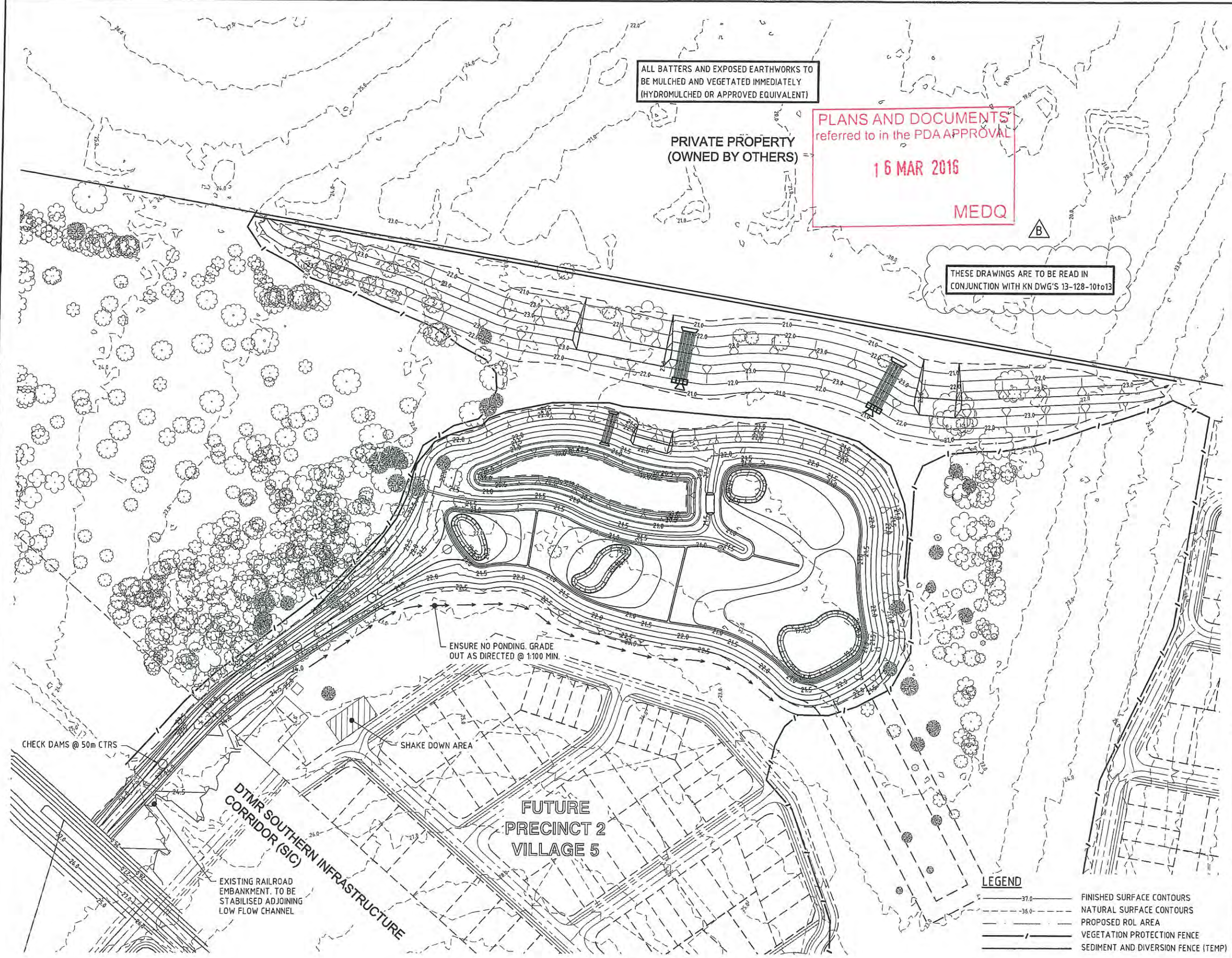
Ø150 uPVC

N12 STARTER BARS @ 200 CTRS
L BARS TYP 300 LAP
FLOOR L BARS TO BE HOT DIP GALVANISED

SECTION R-R

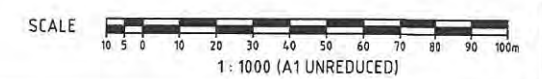
WETLAND/POND MAINTENANCE OUTLET PIT DETAIL '4'
SCALE 1:20





PLAN
SCALE 1:1000

- LEGEND**
- 37.0 — FINISHED SURFACE CONTOURS
 - - - 36.0 - - - NATURAL SURFACE CONTOURS
 - - - PROPOSED ROL AREA
 - - - VEGETATION PROTECTION FENCE
 - - - SEDIMENT AND DIVERSION FENCE (TEMP)



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NORTH

LOCALITY PLAN

YARRABILBA PRECINCT 2

YARRABILBA

REVISIONS

No	Description	Date	By
A	FOR APPROVAL	07/15	IOC
B	NOTE ADDED	31/07/15	IOC

Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robina
PO Box 1018 Robina QLD 4226
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

Client

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Project

YARRABILBA

PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805
[Signature] 31.7.15

Drawing Title

**EROSION AND SEDIMENT CONTROL
LAYOUT PLAN
- POST CONSTRUCTION PHASE**

Drawn	Designed	Checked	Date
IOC	IOC	GBG	JUL 15

Scale	Sheet
AS SHOWN	22 of 25

Drawing No	Revision
A1	B

M. V. (2015) 1/18 Varradon Northern SW Detention Basin Engineering Acad DETAIL SET DWG S1.DWG 128 73 74 ES_DETAIL 5 dwg 20/07/2015 9:55:57 AM, et

- ## TREES

- EROSION AND SEDIMENTATION CONTROL NOTES:

1. STRIP AND STOCKPILE AVAILABLE TOPSOIL (ASSUMED AVERAGE DEPTH 150MM) FROM ALL DISTURBED AREAS PRIOR TO BULK EARTHWORKS. GRADE EVENLY BETWEEN ALLOTMENT FINISHED SURFACE LEVELS AND ENSURE LOTS ARE FREE DRAINING.
2. MINIMUM SLOPE ACROSS ALLOTMENTS TO BE 1%.
3. ALL FOOTPATHS, BATTERS, AND EARTHWORKS AFFECTED ALLOTMENTS ARE TO BE TOPSOILED TO A MINIMUM DEPTH OF 150MM (LIGHTLY COMPACTED) AND TURFED WHERE SPECIFIED.
4. SEDIMENT FENCES TO BE PLACED AS SHOWN. FOR DETAILS OF SEDIMENT FENCE REFER BEST PRACTICE EROSION & SEDIMENT CONTROL BOOK 1, PAGE 2.50, FIGURE 2.7. SEDIMENT FENCED TO BE REPAIRED AND EXCESSIVE SEDIMENT DEPOSITS SHALL BE REMOVED ONCE CAPACITY FALLS BELOW 75%

1. FOR DETAILS OF SEDIMENT FENCE REFER BEST PRACTICE EROSION & SEDIMENT CONTROL BOOK 1, PAGE 2.50, FIGURE 2.8.
2. SEDIMENT FENCES TO BE REPAIRED AS REQUIRED AND EXCESSIVE SEDIMENT DEPOSITS SHOULD BE REMOVED.
3. INSTALL KERB INLETS WITH GRAVEL RANGING FROM 50MM TO 75MM IN SIZE SHALL BE INSTALLED AT ALL COMPLETED INLETS. REFER IPWEAQ STANDARD DRAWING D-0041. THESE SHALL BE MAINTAINED IN A CLEAN CONDITION. IN THE EVENT OF HEAVY RAIN THEY SHALL BE REMOVED TO MINIMISE THE POTENTIAL FOR FLOODING.
4. CHECKS OF SILT CONTROL DEVICES ARE TO BE MADE WEEKLY, OR AFTER ANY SIGNIFICANT STORM EVENT TO ENSURE INTEGRITY AND PERFORMANCE.

1. PROVIDE TURFING TO ENTIRE WIDTH OF ALL SWALES, FOOTPATHS, AND 1 IN 4 CUT AND FILL BATTERS.
2. FOOTPATH BATTERS ARE TO BE STABILISED WITH TOPSOIL (AND TURFED) AS SOON AS PRACTICAL AFTER THE BATTERS HAVE BEEN COMPLETED.

1. TOPSOIL STOCKPILES SHALL BE LESS THAN 1M DEEP AND UNCOMPACTED. A SEDIMENTATION FENCE SHALL BE CONSTRUCTED ON THE D/S SIDE, OR THE STOCKPILE STABILISED WITH VEGETATION, MULCH, OR A SOIL STABILISER.
2. SEDIMENTATION FENCES TO BE PLACED AS SHOWN.
3. REGULARLY INSPECT BANKS AND REPAIR ANY SLUMPS, WHEEL TRACK DAMAGE OR LOSS OF FREEBOARD.
4. REMOVE SEDIMENT TO AVOID PONDING FROM CATCH DRAINS.
5. REMOVE EXCESSIVE SEDIMENT FROM UPSTREAM OF CHECK DAM.
6. ROAD RESERVE TO BE USED AS HAUL ROAD.
7. A CATCH DRAINOR DIVERSION BANK IS TO BE PROVIDED ON THE TOP SIDE OF ALL CUTS, WITH DISCHARGE EITHER TO UNDISTURBED GRASS LANDS OR TO THE CROSS ROAD DRAINAGE.
8. SUPPLEMENTARY EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.
9. WATER QUALITY SAMPLES MUST BE TAKEN AND ANALYSED PRIOR TO THE RELEASE OF ANY WATER FROM THE SEDIMENT POND. WATER QUALITY MUST SATISFY THE FOLLOWING CRITERIA: TSS<50MG/L PH BETWEEN 6.5 AND 8.5.
10. ALL WATER QUALITY DATA INCLUDING DATES OF RAINFALL, TESTING AND WATER RELEASE MUST BE MAINTAINED IN AN ON-SITE REGISTER. THIS REGISTER IS TO BE MAINTAINED FOR THE DURATION OF THE APPROVED WORKS AND BE AVAILABLE ON SITE FOR INSPECTION BY COUNCIL OFFICERS ON REQUEST.
11. EXPOSED AREAS ON LOTS ARE TO BE SEEDED AND MULCHED (E.G. HYDROMULCHED). MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2.5T/HA. ALTERNATIVELY THEY SHALL BE DRILL-SEEDED AND IRRIGATED SO AS TO ENSURE >70% GROUND COVER WITHIN 14 DAYS FROM NOVEMBER TO APRIL, OR 30 DAYS FROM MAY TO OCTOBER.

1. SEDIMENTATION FENCES TO BE MAINTAINED UNTIL TURFING IS COMPLETED.
2. SEDIMENT BASINS TO BE CHECKED AFTER EVERY SIGNIFICANT STORM AND DESILTED ONCE THE SETTLEMENT LIMIT HAS BEEN REACHED.

16 MAR 2015

LOCALITY PLAN

CAMP CABLE ROAD

YARRABILBA PRECINCT 2

YARRABILBA

MITCHELL ROAD

YARRABILBA ROAD

N

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Associates & Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ASN 44 140 292 762

Suite 4, Robur East City Corporate Park
Riverview Drive 34-38 Glenferrie Drive, Robur
PO Box 1048 Robur DC, QLD 4208

T +61 7 555 30600
F +61 7 555 30699

W rpsgroup.com.au

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Client	
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Project



YARRABILBA

PRECINCT 2
FLOOD BUND '6'
AND WETLAND 'W2'



LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

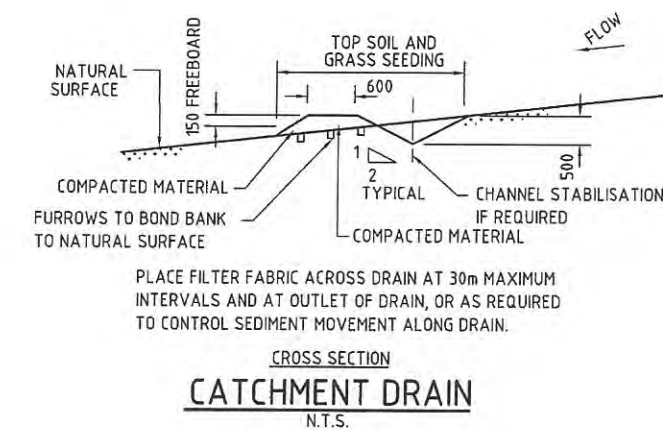
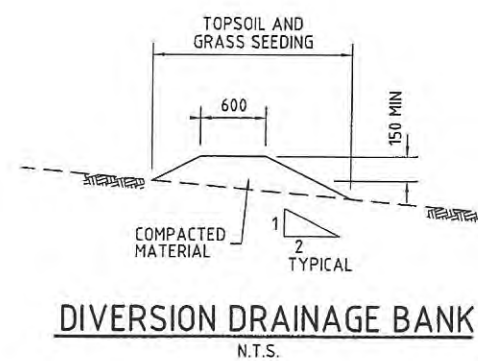
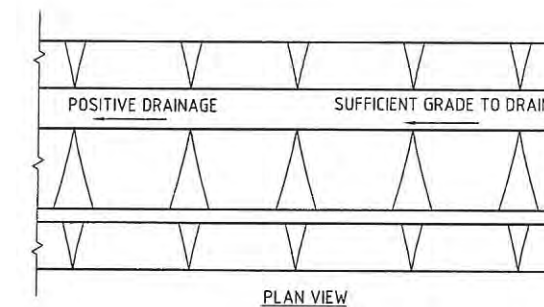
Approved - RPEQ 12805
RMA 23.7.15

Drawing Title
**EROSION AND SEDIMENT CONTROL
NOTES**

Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN			Sheet 23 of 25
A1	Drawing No 13-128-73	Revision A	



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Drawn IOC	Designed IOC	Checked GBG	Date JUL 15
Scale AS SHOWN			Sheet 24 of 25
A1	Drawing No 13-128-74		Revision A

The following table summarises the safety in design issues considered.

Section of Works	Identify any Potential Incident or Hazard	Consequence	Likelihood	Risk Rating	Risk Control Measures	Consequence	Likelihood	Residual Risk Rating (after design applied)	Risk Management
Earthworks Material Investigation	Geotechnical Investigation	C	3	S	SWMS required by Contractor	D	3	M	Contractor
Road Works	Pedestrians Injury	D	3	M	TMP to be provided by Contractor to exclude pedestrians from work site	E	3	L	Contractor
	Civil Construction Workers – Injury	A	4	H	TMP and SWMS required for all activities	C	2	S	Contractor
	Maintenance Workers	A	4	H	TMP and SWMS required for all activities	C	3	S	Contractor
	Underground Services (Existing)	A	3	H	DBYD information to be sort prior to design. Existing to be located by survey if applicable to design. All existing services to be located and depths confirmed prior to commencement. SWMS to be provided by Contractor	C	2	S	Designer/ Contractor
Working adjacent to existing Infrastructure	Conflict between construction equipment / personnel and live infrastructure In particular Power lines	B	4	S	All existing services highlighted in the documentation. Contractor to complete DBYD search before commencing works. SWMS to be provided by Contractor	C	4	M	Designer/ Contractor
Service trench/ pipe installation	Location of all trenches to provide clearance to all other services and all structures or battered embankments	A	4	H	Mains located with safe working clearance to existing pressure mains, structures and battered embankments	C	4	M	Designer
	Trench depth	A	4	M	Depth of trenches minimized for both safety and cost efficiency	C	4	M	Designer
Works within Confined Spaces	Construction of stormwater, sewer, water and wetland structures	A	4	M	Contractor to ensure works undertaken in a manner complying with safe work method statements	D	5	L	Contractor
Silt and Erosion Control	Public access to water retaining temporary sediment basins	A	5	S	Protection measures – that is fencing of all water retaining structures with side slopes greater than 1 in 5 as described in International Erosion Control Association (Australasian) Table B9	C	4	M	Designer/ Contractor

RISK RATING

H: High Risk S: Significant Risk

M: Moderate Risk L: Low Risk

Read the Risk Rating from the matrix below:

Risk Assessment Matrix	A	B	C	D	E
1	H	H	H	S	S
2	H	H	S	S	M
3	H	H	S	M	L
4	H	S	M	L	L
5	S	S	M	L	L

Page | 1

A1	13-128-75	A
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Not part of this approval

FUTURE IRRIGATION TREATMENT AREA. EXACT LOCATION TO BE DETERMINED DURING DETAILED DESIGN

LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PROPOSED ROAD CENTRELINE
- PROPOSED FOOTPATH
- NOTIONAL DRIVEWAY LOCATION (EXACT LOCATION TO BE DETERMINED DURING DETAILED DESIGN)

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

16 MAR 2016

MEDQ

AMENDED IN RED

02 MAR 2016

By: JENNIFER DAVISON (name)
MEDQ

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



REVISIONS

No	Description	Date	By
A	APPROVAL	OCT/15	I.O.C
B	DRIVEWAY LOCATIONS ADDED	23/11/15	EL
C	LATM ADDED	02/02/16	IOC

Associated Consultants

RPS
RPS Australia East Pty Ltd
ACN 140 292 702
ABN 44 140 292 702
Suite 4, Robina East Quay Corporate Park,
(North Building) 34-35 Glenelg Drive, Robina
PO Box 1048 Robina DC, Qld 4226
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

Client



Project

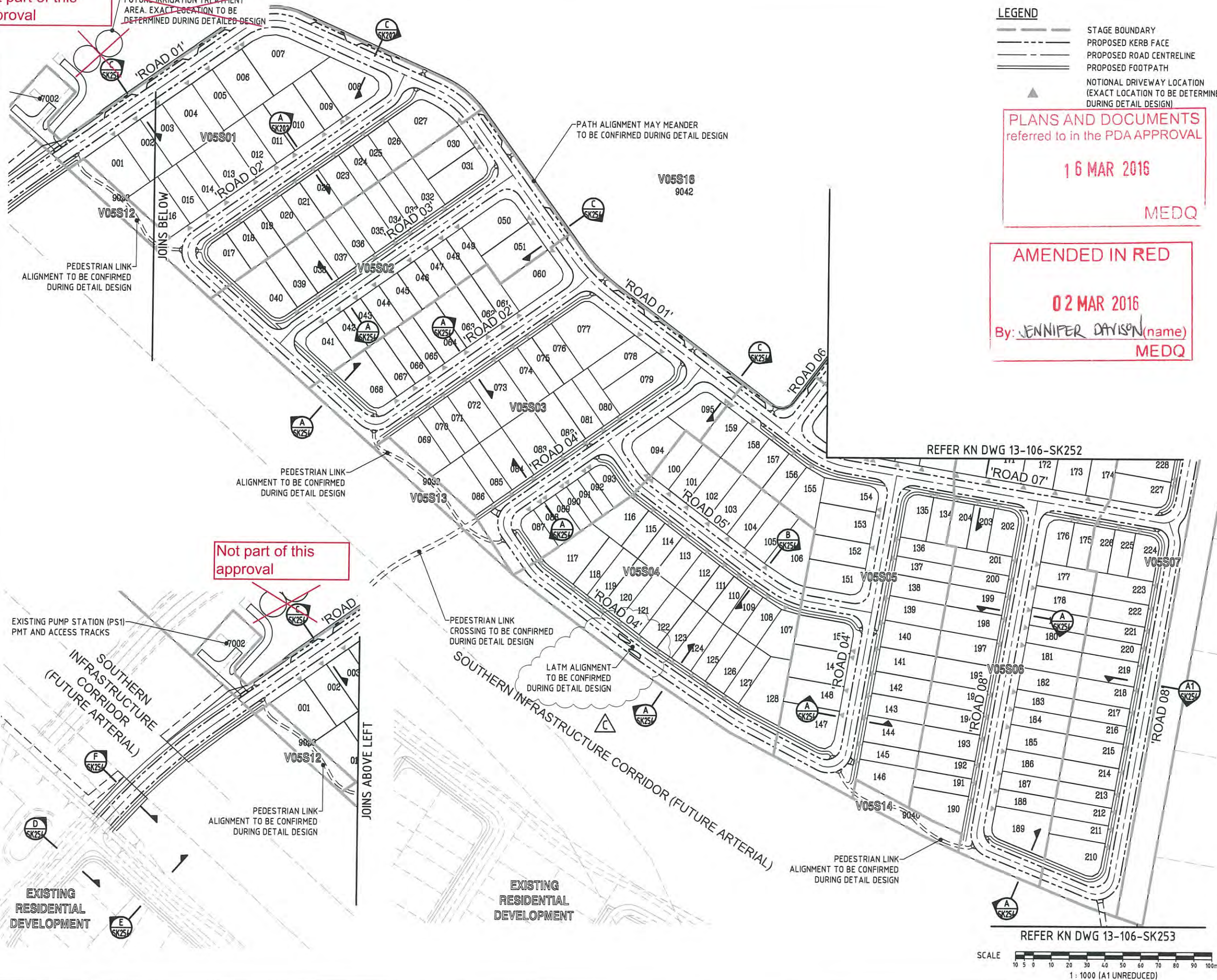
YARRABILBA
PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

KN GROUP PTY LTD
CONSULTING ENGINEERS
LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title
**V05 FUNCTIONAL LAYOUT
ROADWORKS PLAN
SHEET 1**

Drawn	Designed	Checked	Date
I.O.C	I.O.C	GBG	OCT 15
Scale	AS SHOWN	Sheet	1 of -
A1	Drawing No	Revision	C
	13-106-SK251		

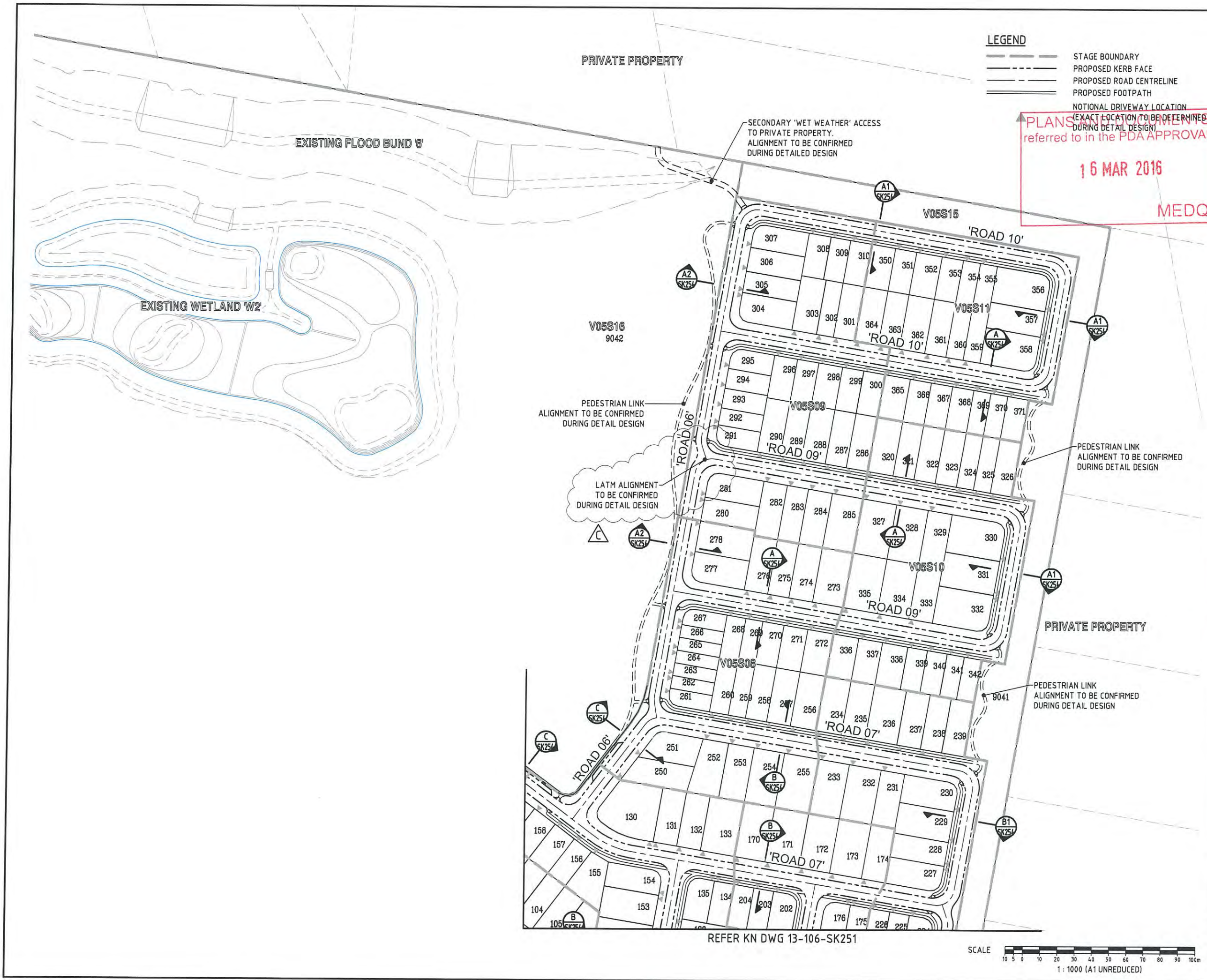


Not part of this approval

REFER KN DWG 13-106-SK252

REFER KN DWG 13-106-SK253

SCALE
1 : 1000 (A1 UNREDUCED)



DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN

YARRABILBA PRECINCT 2

YARRABILBA

CAMP CABLE ROAD

YARRILBA ROAD

REVISIONS

No	Description	Date	By
A	APPROVAL	OCT/15	I.O'C
B	DRIVEWAY LOCATIONS ADDED	23/11/15	EL
C	LATM ADDED	02/02/16	IOC

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RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive Robina
PO Box 1048 Robina DC Qld 4226
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

Client

lendlease

Project

YARRABILBA

PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12905

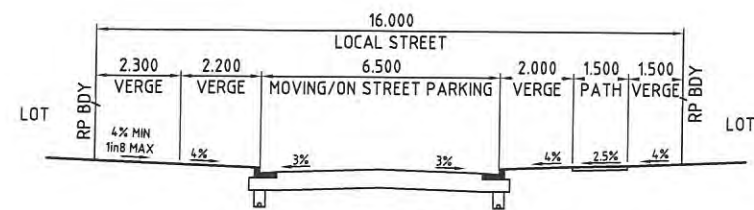
Drawing Title

**V05 FUNCTIONAL LAYOUT
ROADWORKS PLAN
SHEET 2**

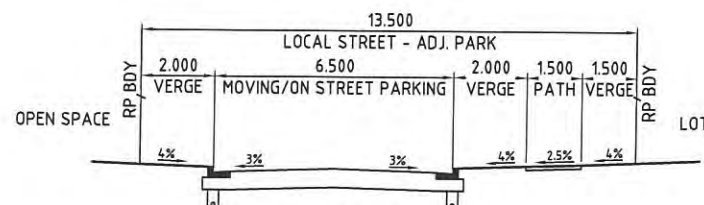
Drawn	Designed	Checked	Date
I.O'C	I.O'C	GBG	OCT 15

Scale	Sheet
AS SHOWN	2 of -

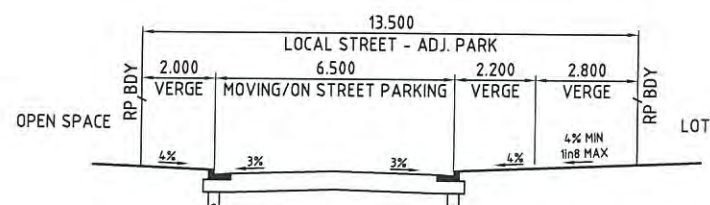
Drawing No	Revision
A1	C



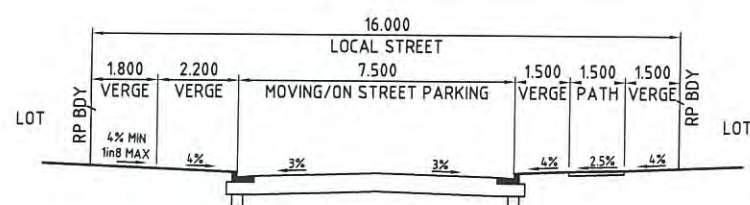
LOCAL STREET
A SECTION
251 & 252 SCALE 1:100



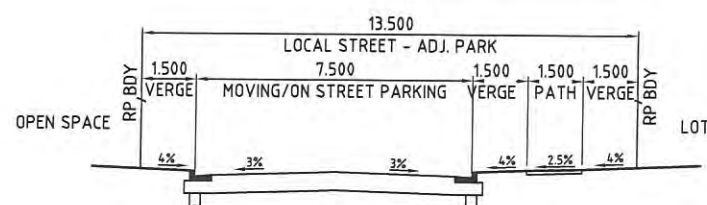
LOCAL STREET
A1 SECTION
251 & 252 SCALE 1:100



LOCAL STREET
A2 SECTION
251 & 252 SCALE 1:100

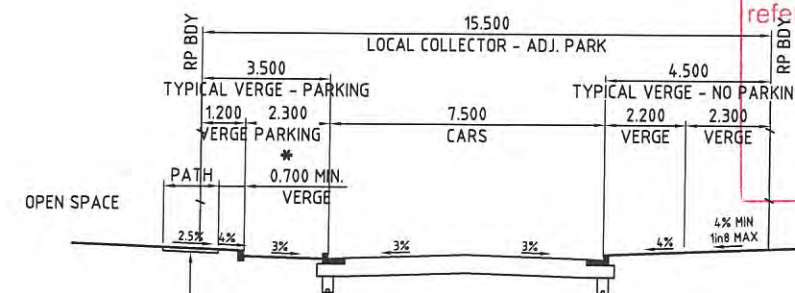


LOCAL COLLECTOR
B SECTION
251 & 252 SCALE 1:100



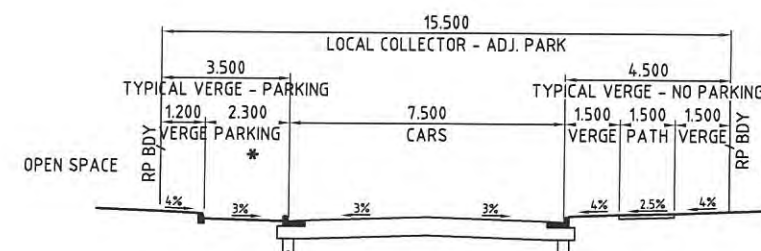
LOCAL COLLECTOR
B1 SECTION
251 & 252 SCALE 1:100

NB
KERB TYPES TO BE CONFIRMED
DURING DETAILED DESIGN



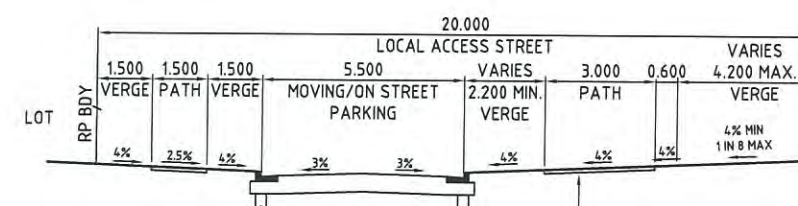
LOCAL COLLECTOR
C SECTION
251 & 252 SCALE 1:100

* DENOTES CAR PARKING NOT
CONTINUOUS ALONG STREET.
VERGE WIDTH ADJUSTS
WITH/WITHOUT CAR PARKING



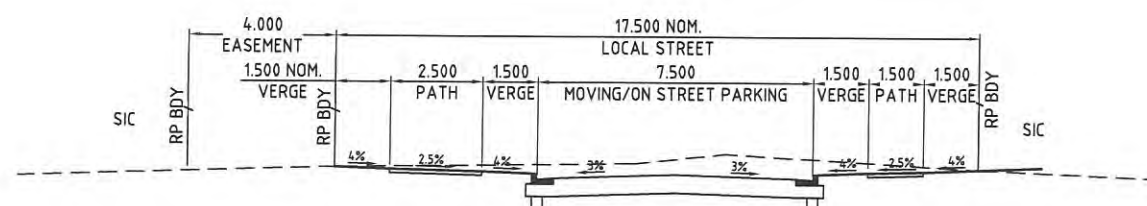
LOCAL COLLECTOR
(EXISTING VILLAGE 4A ROAD)
D SECTION
251 SCALE 1:100

* DENOTES CAR PARKING NOT
CONTINUOUS ALONG STREET.
VERGE WIDTH ADJUSTS
WITH/WITHOUT CAR PARKING

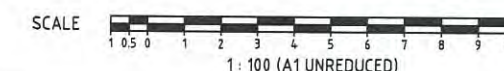


LOCAL ACCESS STREET
(EXISTING VILLAGE 4A ROAD)
E SECTION
251 SCALE 1:100

MAJOR PEDESTRIAN LINK
ALIGNMENT TO VARY



LOCAL COLLECTOR
F SECTION
251 SCALE 1:100



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

MEDQ

DO NOT SCALE THIS DRAWING
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REVISIONS

No	Description	Date	By
A	APPROVAL	OCT/15	I.O.C

Associated Consultants
RPS
RPS Australia East Pty Ltd
ACN 140 292 782
ABN 44 140 292 782
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robina
PO Box 1048 Robina DC, QLD 4225
T +61 7 555 39900
F +61 7 555 39999
W rpsgroup.com.au



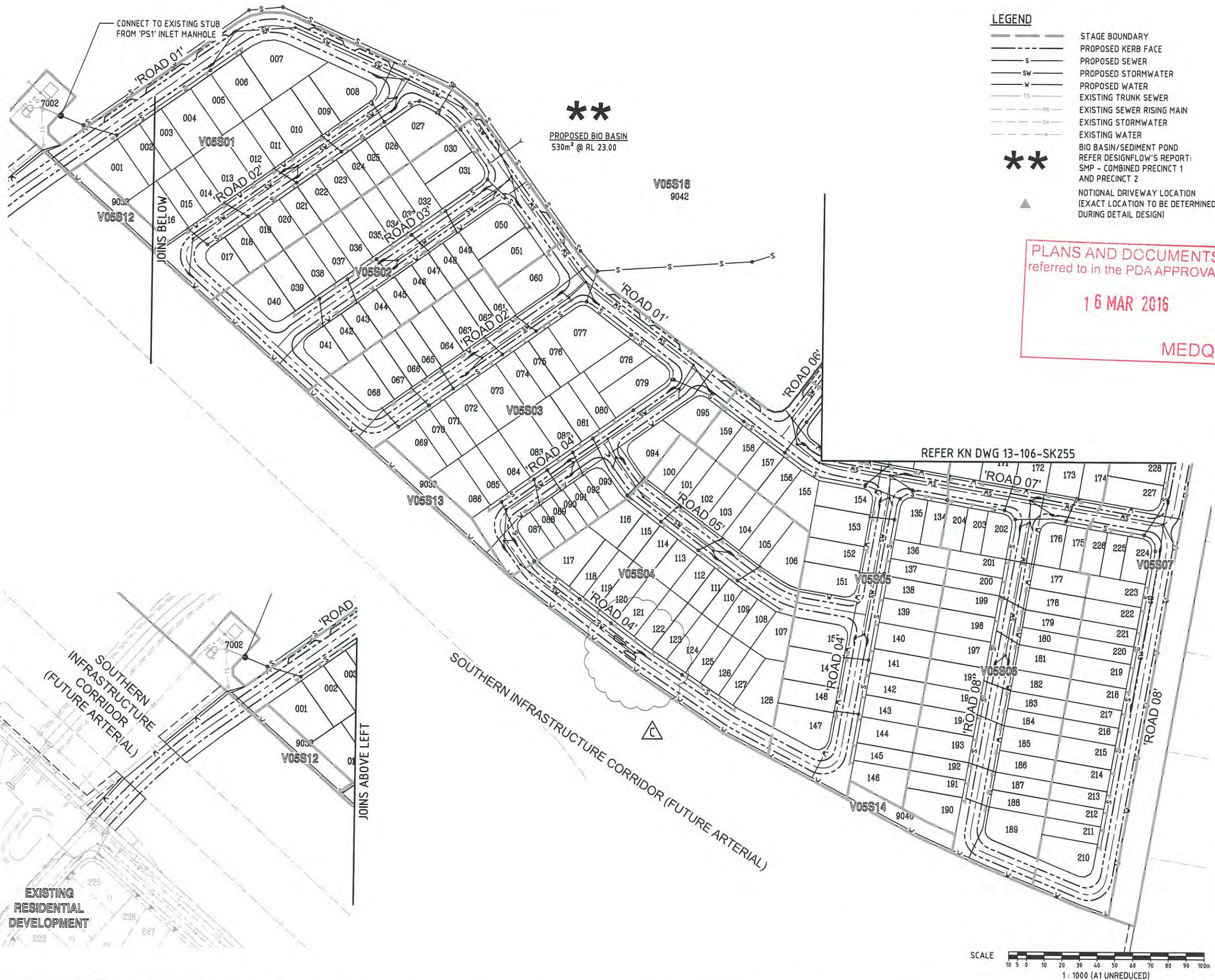
Project
YARRABILBA
PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

KN GROUP PTY LTD
CONSULTING ENGINEERS
LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title
**V05 FUNCTIONAL LAYOUT
TYPICAL SECTIONS**

Drawn I.O.C	Designed I.O.C	Checked GBG	Date OCT 15
Scale AS SHOWN	Drawing No 13-106-SK254	Sheet 4 of -	Revision A



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LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	APPROVAL	OCT/15	I.O.C.
B	DRIVEWAY LOCATIONS ADDED	23/11/15	EL
C	LATM ADDED AND SEWER LAYOUT AMENDED	02/02/16	IOC

Associated Consultants

RPS
RPS Australia East Pty Ltd
ACN 140 292 702
ABN 44 140 292 702
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robina
PO Box 1048 Robina DC, Qls 4225
T +61 7 555 36900
F +61 7 555 36909
W rpsgroup.com.au

Client



Project

YARRABILBA
PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

KN GROUP PTY LTD
CONSULTING ENGINEERS
LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

**V05 FUNCTIONAL LAYOUT
SERVICES PLAN
SHEET 1**

Drawn I.O.C.	Designed I.O.C.	Checked GBG	Date OCT 15
Scale			Sheet 5 of -
A1	Drawing No 13-106-SK255		Revision C

PRIVATE PROPERTY

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2016

MEDQ

EXISTING FLOOD BUND 'C'

EXISTING WETLAND 'W2'

V05S16
9042

PROPOSED SEDIMENT BASIN
250m² @ NWL 22.50
PROPOSED BIO BASIN
1080m² @ RL 22.50

C

'ROAD 06'

'ROAD 09'

'ROAD 07'

'ROAD 06'

'ROAD 07'

'ROAD 08'

'ROAD 09'

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'ROAD 295'

'ROAD 296'

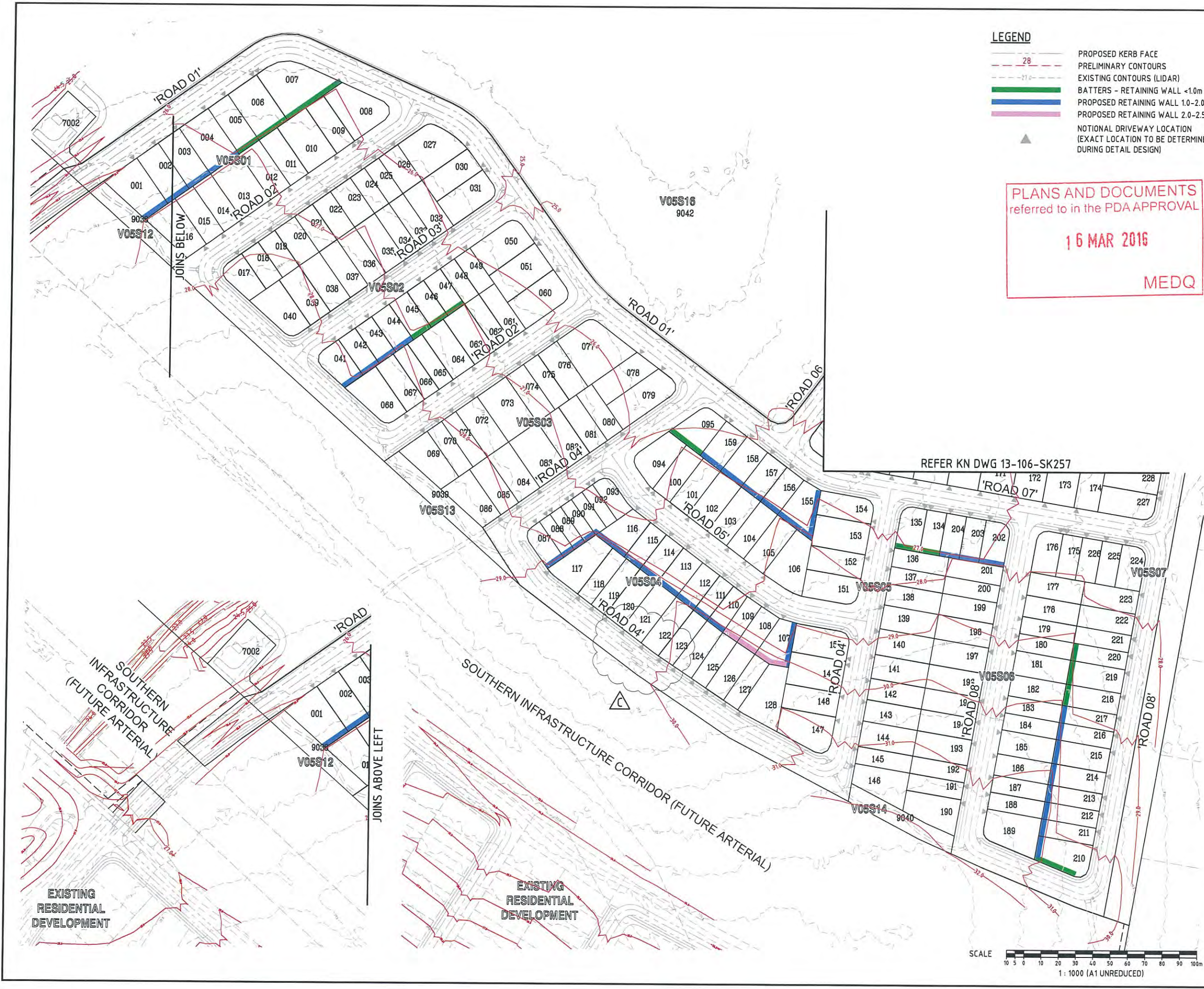
'ROAD 297'

'ROAD 298'

'ROAD 299'

'ROAD 300'

<



- LEGEND**
- PROPOSED KERB FACE
 - PRELIMINARY CONTOURS
 - EXISTING CONTOURS (LIDAR)
 - BATTERS - RETAINING WALL <1.0m
 - PROPOSED RETAINING WALL 1.0-2.0m
 - PROPOSED RETAINING WALL 2.0-2.5m
 - NOTIONAL DRIVEWAY LOCATION (EXACT LOCATION TO BE DETERMINED DURING DETAIL DESIGN)

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

16 MAR 2016

MEDQ

DO NOT SCALE THIS DRAWING IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN

YARRABILBA PRECINCT 2

YARRABILBA

CAMP CABLE ROAD

LANDSHIRE ROAD

REVISIONS

No	Description	Date	By
A	APPROVAL	OCT/15	I.O.C
B	DRIVEWAY LOCATIONS ADDED	23/11/15	EL
C	LATM ADDED	02/02/16	IOC

Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 64 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Overlander Drive, Robina
PO Box 1048 Robina DC, Qld 4226
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

Client

lendlease

Project

YARRABILBA

PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

**V05 FUNCTIONAL LAYOUT
EARTHWORKS PLAN
SHEET 1**

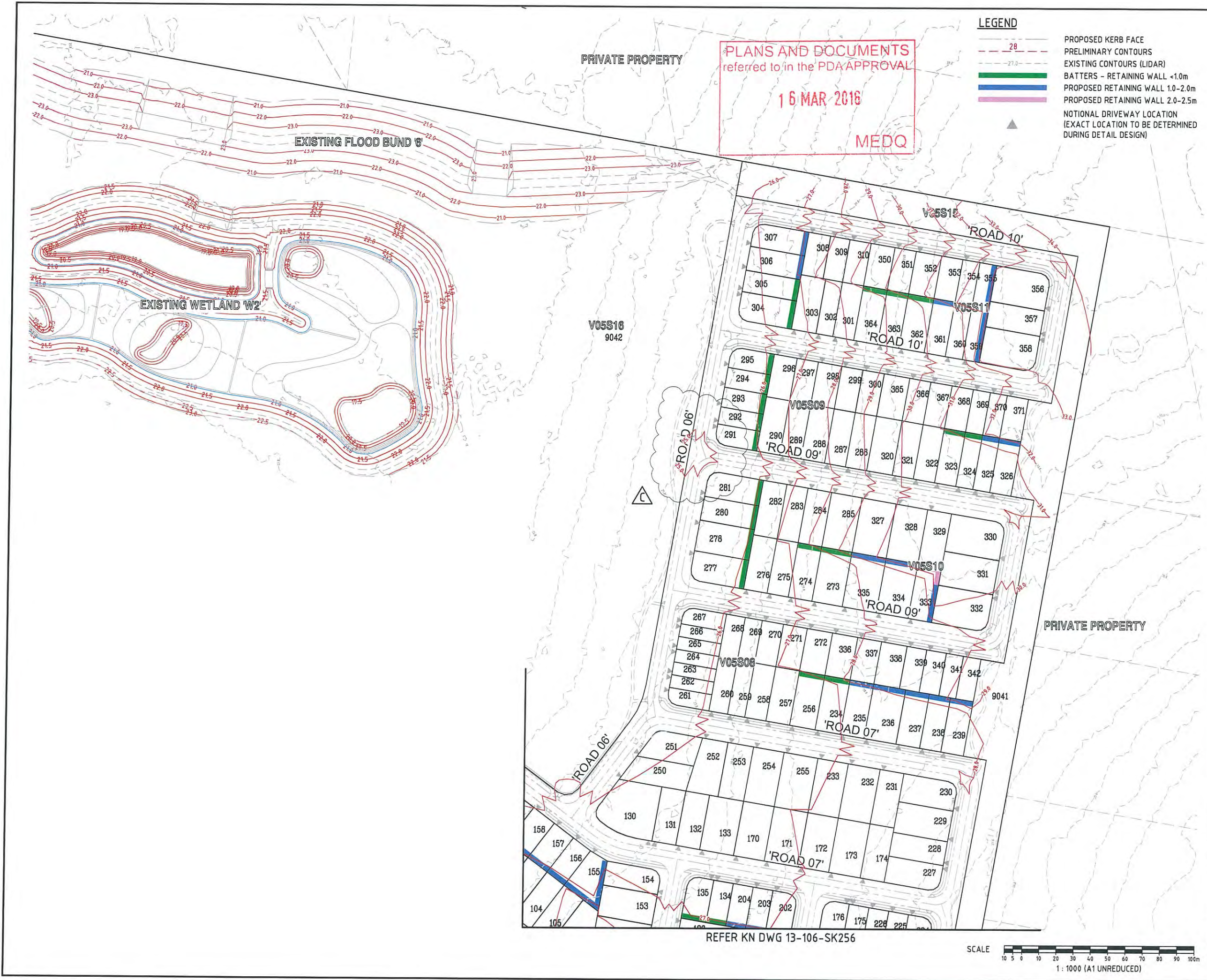
Drawn	Designed	Checked	Date
I.O.C	I.O.C	GBG	OCT 15

Scale

AS SHOWN

Sheet 7 of -

Revision	Revision
A1	13-106-SK257
C	



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NORTH

LOCALITY PLAN

YARRABILBA PRECINCT 2

YARRABILBA

CAMP CABLE ROAD

MYNOR ROAD

TANBERRY ROAD

REVISIONS

No	Description	Date	By
A	APPROVAL	OCT/15	I.O.C
B	DRIVEWAY LOCATIONS ADDED	23/11/15	EL
C	LATM ADDED	02/02/16	IOC

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RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robina
PO Box 1048 Robina DC, QLD 4226
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

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YARRABILBA

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KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

**V05 FUNCTIONAL LAYOUT
EARTHWORKS PLAN
SHEET 2**

Drawn	Designed	Checked	Date
I.O.C	I.O.C	GBG	OCT 15

Scale	Sheet
AS SHOWN	8 of -

Drawing No	Revision
A1	C

M:\2013\13106 Yarrabilba Precinct 2 Preliminary Support\Engineering\PC Sew\PCSLong\DXF Scale: Horiz 1 in 1000 Vert 1 in 100

MAINTENANCE HOLE/SHAFT No.
MH/MS COVER TYPE
MH/MS TYPE
BRANCH LINE No.
BRANCH DROP TYPE
HC TYPE
HC DEPTH
HC CH. TO DS MH/MS
HC INVERT LEVEL
HC LOT No.

LEGEND:

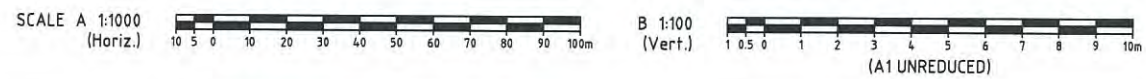
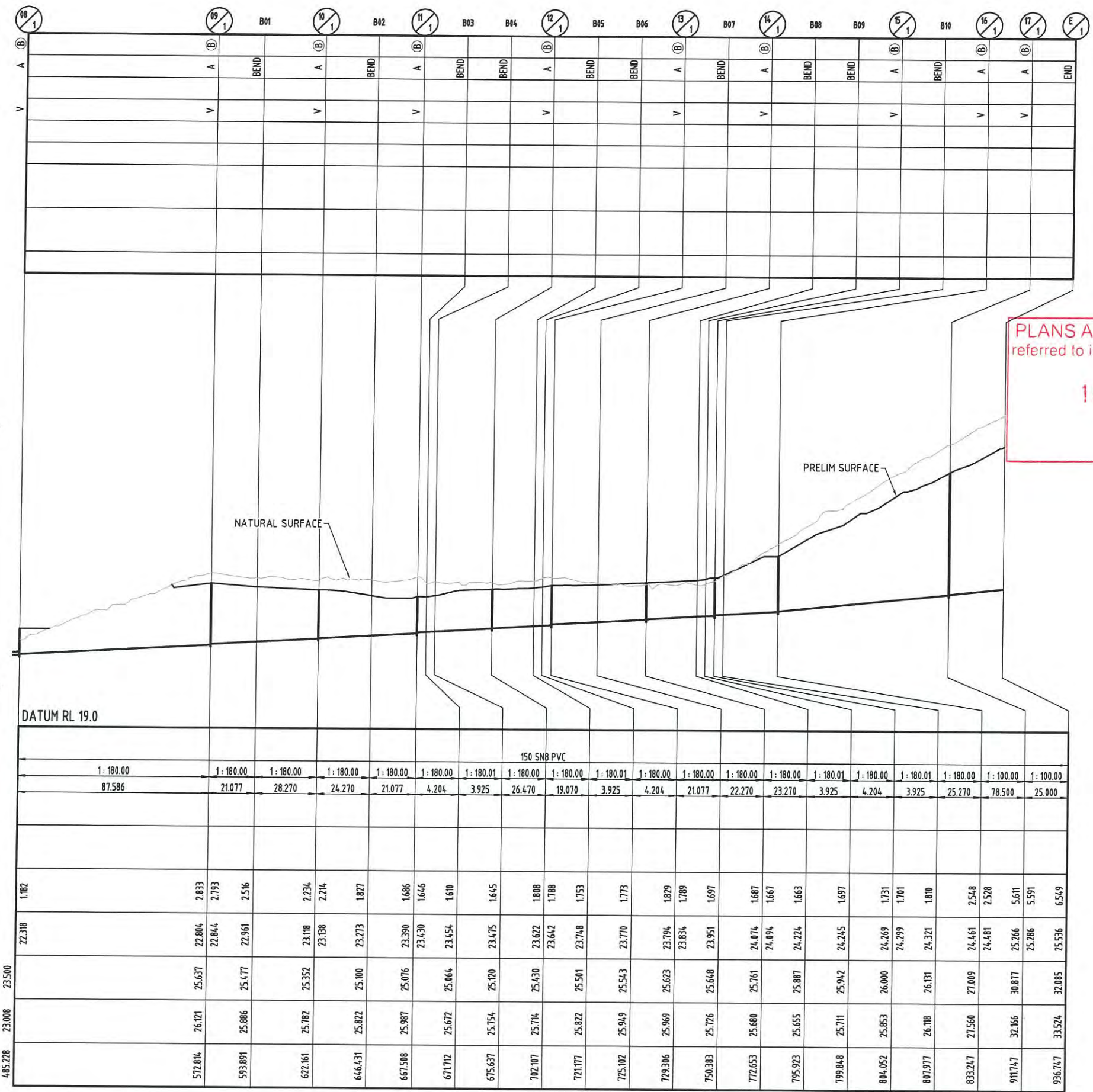
COVER TYPES
B = CLASS B NON-TRAFFICABLE
D = CLASS D TRAFFICABLE
BD = BOLT DOWN
REFER STD. DWG. No. SEQ-SEW-1308-1 & SEQ-SEW-1308-5 to SEQ-SEW-1308-11

MAINTENANCE HOLE TYPES
A = CAST IN-SITU CONC. 1.050φ
B = CAST IN-SITU CONC. 1.200φ
C = CAST IN-SITU CONC. 1.500φ
D = CAST IN-SITU CONC. 1.800φ
REFER STD. DWG. No. SEQ-SEW-1307-1

* FINISHED SURFACE LEVELS ARE PRELIMINARY ONLY AND ARE SUBJECT TO CHANGE DURING DETAILED DESIGN

LOCATION
PIPE DIAMETER
GRADE
LENGTH
EMBEDMENT TYPE
JUNCTION
INVERT LEVEL
DEPTH OF INVERT BELOW FSL
INVERT LEVEL (IL)
FINISHED SURFACE LEVEL (FSL) *
EXISTING SURFACE LEVEL (ESL)
CHAINAGE (CH)

LINE



DO NOT SCALE THIS DRAWING IF IN DOUBT - ASK!

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	APPROVAL	02/02/16	IOC

Associated Consultants

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Robina East Quay Corporate Park,
North Building 34-36 Glenferrie Drive, Robina
PO Box 1048 Robina QC, Qld 4226
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

Client

Project

PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

KN GROUP PTY LTD
CONSULTING ENGINEERS
LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kn@knpl.com.au
ABN 35 112 053 611

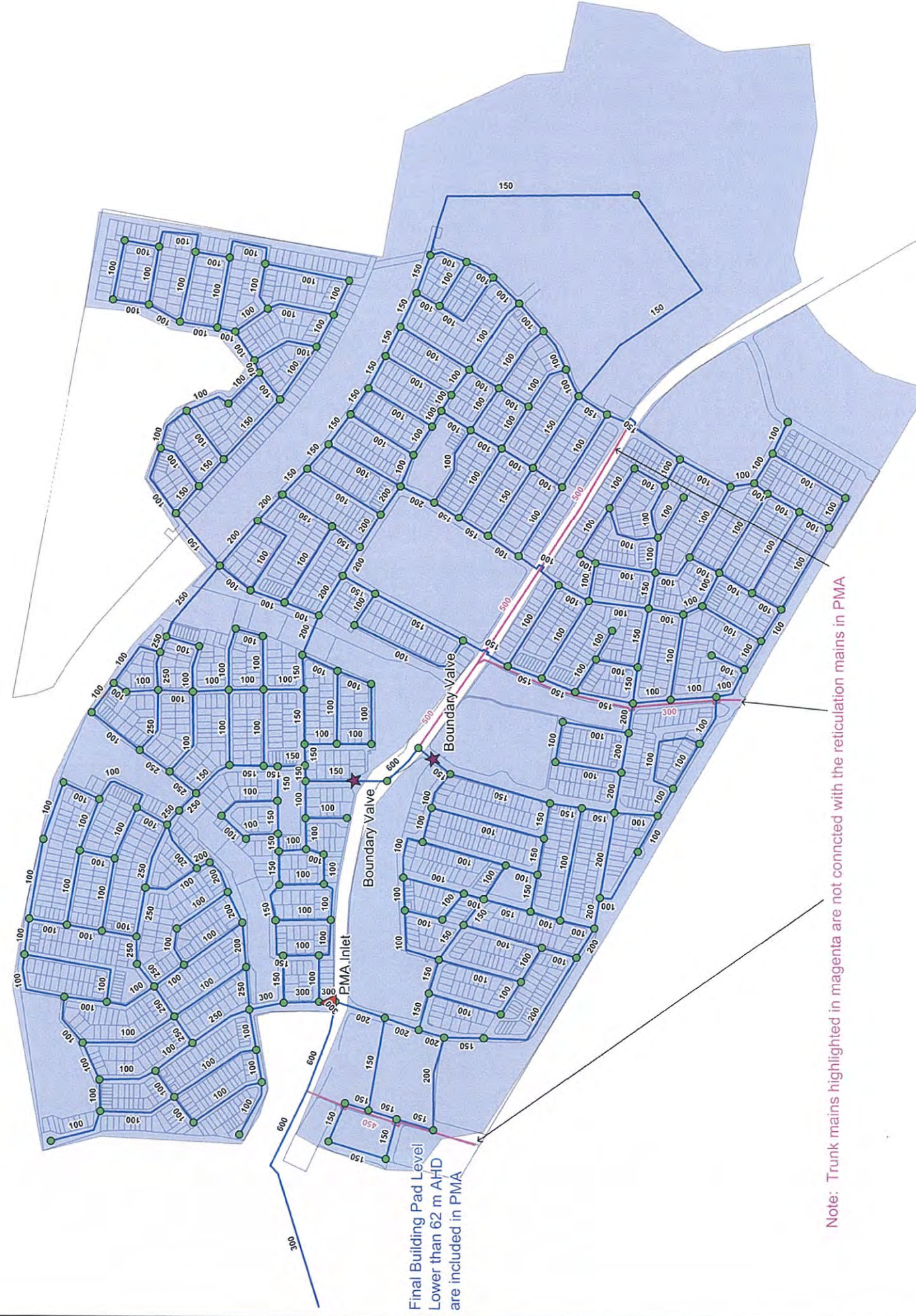
Approved - RPEQ 12805

Drawing Title
V05 FUNCTIONAL LAYOUT
TRUNK SEWER - LONG. SECTION
SHEET 2

Drawn I.O'C	Designed I.O'C	Checked GBG	Date OCT 15
Scale			Sheet 13 of -
Drawing No A1 13-106-SK263			Revision A

LEGEND

- Property Boundary
- Potable Water Main
- Potable Water Trunk Main (not in PMA)
- PMA Boundary
- Zone Inlet
- Boundary Valve



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 MAR 2015

MEDQ

Figure 4.1
Layout of Yarrabilba
Water Supply Network

