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Adele Crescent, Bahrs Scrub

Civil Engineering Report

Client: PacificCorp (Adele) Pty Ltd

Project No: BE220184

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1. Introduction

PacificCorp (Adele) Pty Ltd has engaged Burchills Engineering Solutions to prepare a Civil Engineering Report (CER) to be considered as part of a Development Application for a 2 into 11 Lot Reconfiguration located at 19-23 Adele Crescent, Bahrs Scrub.

This report determined that the site is suitable for the proposed development, in relation to matters concerning civil engineering design parameters and site constraints. The development can be undertaken in accordance with the current Logan City Council guidelines, SEQ Water Supply and Sewerage, Design and Construction Code and best management practices.

1.1 Scope of Report

This report describes the existing physical conditions of the site, and suitability for the proposed development with particular respect to:

- Project Identification;
- Proposed Development;
- Site Earthworks;
- Roadworks, Access and Traffic;
- Stormwater Drainage;
- Water Supply;
- Sewer Reticulation;
- Electricity and Telecommunications Supply.

This report represents an assessment of the facts and circumstances pertaining to these matters, as they are known to the writer at the time of preparation.



2. Project Identification

2.1 Real Property Description

The subject site is located at 19-23 Adele Crescent, Bahrs Scrub, and is legally described as Lot 27 and 28 on RP169807. The site occupies an area of 7.33 ha.

The site is identified by the Logan Planning Scheme 2015 (Version 8.1) as being located within an Emerging Community zone. Figure 2.1 below identifies the location of the subject site.



Figure 2.1 Site Locality Plan (MetroMap 2022)

2.2 Physical Description

Currently, the site is used for residential purposes, with each existing lot containing a single detached dwelling surrounded by moderately dense vegetation. The site has road frontage with Adele Crescent on the south-western boundary and has frontage to an unused road reserve on the northern and eastern boundaries. The site has a ridge that falls from the centrally from the southern boundary to the northern boundary and falls uniformly on either side. The height differential for the site is approximately 53m. The highest point on the site is at the southern boundary at RL 87m AHD, and the lowest point is at the north-eastern corner at RL 34m AHD. The majority of stormwater runoff conveys too the western side of the site there is a gully with a manmade dam. The catchments east of the ridge convey flows overland to two separate gullies

The site is bounded by the following existing land uses:

North:	Undeveloped Road Reserve;
South:	Neighbouring Property;
East:	Undeveloped Road Reserve; and
West:	Adele Crescent.



3. Proposed Development

The subject site is proposed to be reconfigured and developed from 2 into 11 lots, where the existing dwellings are to remain in place on 2 of the future allotments. The proposed development layout is shown below in Figure 3.1, and on the Plan of Development prepared by Wolter Consulting Group which is included in Appendix B of this report.

Figure 3.1 Subdivision Proposal Plan

Based on the SEQ Water Supply and Sewerage Design & Construction Code, the Equivalent Tenements (ET) and Equivalent Population (EP) for the proposed development is shown in Table 3.1.

Table 3.1 Development Summary

Use	Unit	Total Units	EP's/Unit	Total EP
Detached Dwelling	Per Dwelling	11	2.79	30.69
Total	-	11	-	30.69



4. Site Earthworks

It is anticipated that earthworks associated with the proposed development will involve 26,351m³ of overall excavation and 46,694m³ of overall filling associated with road construction, trenching of services, stormwater management devices, and minor alterations to levels to allow for level building pads.

The Preliminary Bulk Earthworks Layout Plan, Drawing No. BE220184-C200-A demonstrates the development's grading, finished surface levels, and retaining walls and is included within Appendix C.

4.1 Sediment and Erosion Control

The best management practices will be implemented according to the IECA Best Practice Erosion and Sediment Control (2008) guidelines. An Erosion Hazard Assessment has identified that the site is high-risk with regard to erosion potential. Sediment loss estimates have been used to determine that Type 1 controls are required for all internal catchments. A Conceptual Stormwater Management Plan has been prepared by Burchills Engineering Solutions (Report No. BE220184-RP-CSMP-00) and had found two (2) Type B temporary sediment basins during the construction phase will capture sediment laden stormwater runoff from each catchment.

The following is a procedure of water quality controls to be implemented for the construction stage of the development.

4.1.1 Phase 1 – Stripping & Bulk Earthworks

- Identify and mark all trees to be retained and erect exclusions zones, if required.
- Prior to any demolition, stripping or bulk earthworks on site, sediment fences, inlet traps, gully protection and entry/exit pad shall be put in place.
- A wash-down area and entry/exit pad will be provided at the construction site entrance to minimise the amount of sediment being tracked off the site.
- The wash down area will be drained to a suitable sediment capture device installed downstream of the construction entry.
- Sediment fences are to be installed along the downstream property boundaries prior to stripping and earthworks commencing.
- Construct an appropriately sized sediment basin for the development.
- If refuelling of machinery is to occur on site, appropriate absorbent products for cleaning oil spills will be provided.
- Provide bins on site for the disposal of waste and building debris.
- All fresh water upstream of disturbed areas and stockpiles is to be diverted around the disturbed area to minimise the amount of sediment mobilization.
- If it is anticipated that stockpiled material will not be used for a period of two weeks or more, a polythene cover (or equivalent) shall be used to prevent sediment transport by rain during wet periods. Conversely during dry periods a cover shall be used to prevent fine sediments becoming airborne.



- The contractor shall provide on-going maintenance of sediment and erosion control devices around the site.
- The contractor is to stage all works so that disturbed areas remain exposed for a short a period as practicable.

Measures to minimise airborne pollutants during construction in the form of dust during dry and/or windy weather shall include the following:

- Exposed soils shall be kept damp to prevent particulates becoming airborne; and
- Stockpiles exposed for more than two weeks shall be covered to prevent wind erosion.

4.1.2 Phase 2 – Infrastructure, Building & Roadworks

- The site stormwater pipes and pits shall be installed with drop inlets provided to all pits.
- Provide sediment fences, sandbags or fine mesh cover to all gully pits.
- Monitoring of new stormwater pipes and infrastructure (including the storm water quality improvement devices) to ensure they are free of sediment and debris.
- Maintain shake down and wash down area at entry/exit.
- All disturbed areas are to be surfaced or landscaped/grassed (maintained to minimum 70% ground cover) as soon as practicable after completion of localized works.

4.1.3 Phase 3 – Finishing Works & Defects Liability Period

All erosion and sediment control measures, including sediment fences and inlet traps shall be maintained until completion of surface finishes including landscaping and turfing:

- Maintain sediment fences.
- Attend to landscaped areas to maintain ground cover.



5. Roadworks, Access and Traffic

Preliminary design of the external roadworks on Adele Crescent has been undertaken and is depicted on Drawing No. BE220184-C360-A, prepared by Burchills Engineering Solutions. Half-width road reconstruction has been proposed to upgrade Adele Crescent to a Rural Access Road standard. Detailed Designs of the proposed road upgrade will be provided at the Operational Works phase of development.



6. Stormwater Drainage

The internal road network will collect stormwater runoff and convey it to swales on the edges of the road. Stormwater runoff will be conveyed to the site's LPDs in an uncontrolled manner as per the existing scenario. A Conceptual Stormwater Management Plan has been prepared by Burchills Engineering Solutions (Report No. BE220184-RP-CSMP-00), and has found a maximum increase of 2.95% is caused at LPD C as a result of the proposed development. This increase occurs in the 10% AEP event and again, is considered to have negligible impacts on surrounding properties and the future road corridor that bounds the site to the north and east. The combination of rainwater tanks and roadside swales and one (1) bio-retention basin is proposed to treat site stormwater runoff.

A Conceptual Stormwater Management Plan has been prepared by Burchills Engineering Solutions and is intended to accompany this Development Application.



7. Water Supply

It is noted that there are existing dwellings positioned on Lots 5 and 9 that are proposed to remain in place. The water servicing of these dwellings will remain as is, and be serviced by their existing water tanks. It is anticipated that other allotments will gain water supply via on-lot tanks to be provided by future landowners. Supply and install of water tanks is to be undertaken in accordance with Council Planning Scheme requirements and AS3500. The proposed water tanks will serve the following purposes:

- Function as a water quality treatment advice in accordance with the recommendations of the Conceptual Stormwater Management Plan (Report No. BE220184-RP-CSMP-00). Note that as per this report, the minimum size of the rainwater harvesting component of each tank is to be 35kL; and
- Provide potable water supply for each allotment. Future sizing of domestic potable water component of the tanks is to be provided at Building Application phase of each lot. Note that the potable water supply can be combined with the rainwater harvesting component of the tanks if required.
- Additional volume will be required for other purposes such as irrigation and fire-fighting.



8. Sewer Reticulation

It is noted that there are existing dwellings positioned on Lots 5 and 9 that are proposed to remain in place. The sewerage servicing of these dwellings will remain as is, and be serviced by their existing effluent disposal systems. It is anticipated that sewage generated by the other allotments will be disposed via effluent treatment systems on each lot. An Effluent Disposal Report has been prepared by Burchills Engineering Solutions (Report No. BE220184-RP-EDA-00), and provides information on effluent treatment areas. Note that delivery of the septic tanks and effluent treatment areas is to be provided by future landowners.



9. Electrical and Telecommunications

A detailed site survey has been completed and is included in Appendix A of this report. It is envisaged that adequate power supply can be provided to the site from the existing infrastructure. However, a specialist electrical consultant will need to be engaged to provide advice in relation to internal electrical reticulation requirements, to prepare detailed designs and to liaise with the relevant authorities.



10. Conclusion

The findings of this Civil Engineering Report support the site use proposed in this development application to Logan City Council.

It is anticipated that earthworks associated with the proposed development will be kept to a minimum with general cutting and filling associated with road construction, trenching of services, stormwater management devices, and minor alterations to levels to allow for level building pads.

All necessary stormwater drainage infrastructure can be provided to satisfy site constraints. The internal road network will collect stormwater runoff and convey it to inlet pits on either side of the road. These pits will be connected through a series of stormwater drain lines, discharging into a bio-retention basin located in the southern portion of the site.

There is no water mains in the immediate vicinity of the site. It is anticipated the development will not be connected to any external water supply.

There is no sewer reticulation in the immediate vicinity of the site. It is anticipated the development will not be connected to any external sewer reticulation.

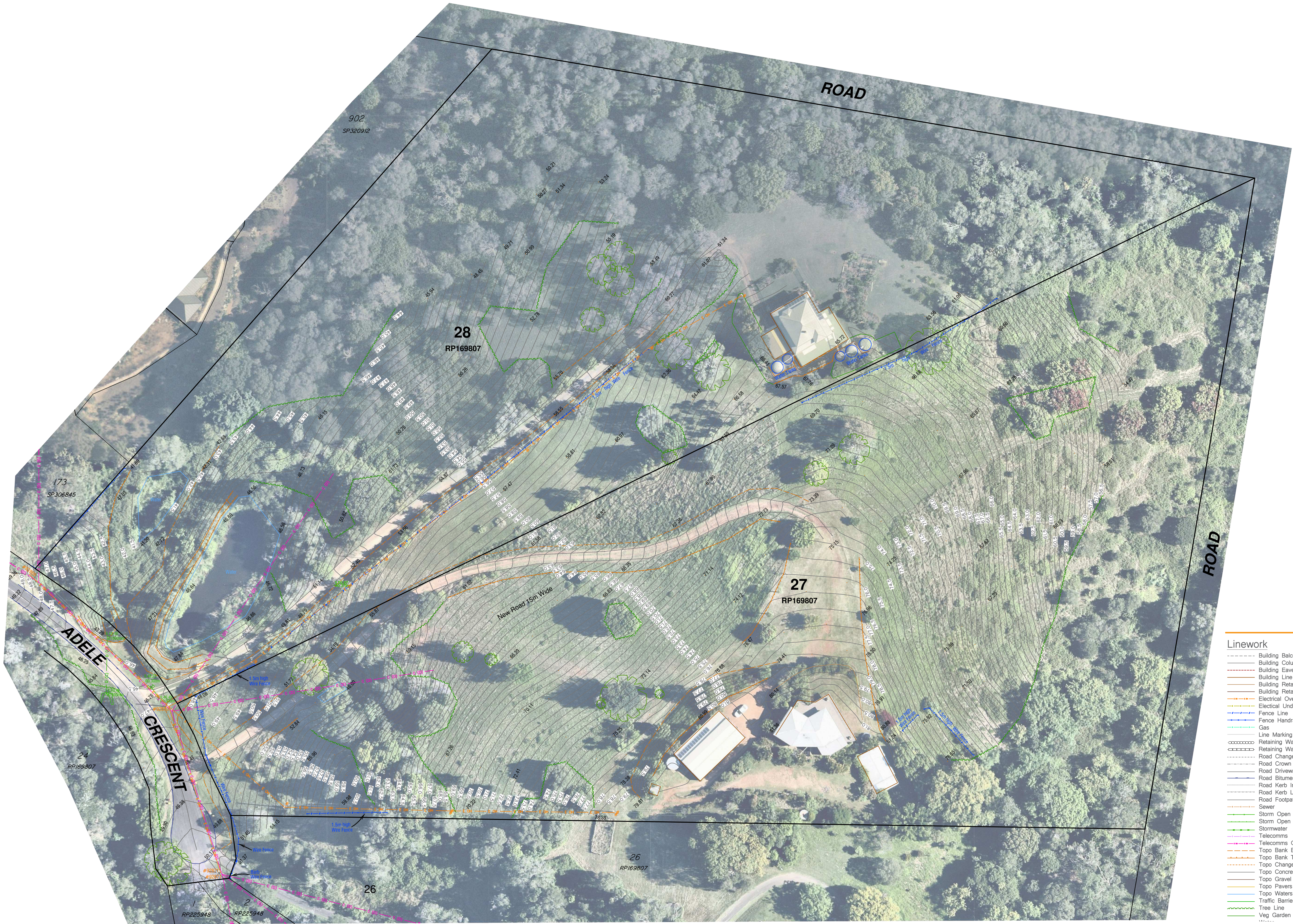
All required essential services can be suitably provided to the development, including:

- Stormwater Drainage;
- Reticulated Water Services;
- Reticulated Sewerage Services;
- Electricity and Telecommunications Supply.



Appendix A – Site Survey





Symbols

- Building Column
- Building Finished Floor Level
- Electrical Light Pole
- Electrical Manhole
- Electrical Pillar
- Electrical Pit
- Electrical Pole
- Fence Gate
- Fence Post
- Gas Manhole
- Gas Meter
- Gas Pit
- Gas Valve
- Permanent Survey Mark
- Surface Level
- Sewer Inspection Opening
- Sewer Invert
- Sewer Manhole
- Storm Kerb Adapter
- Storm Invert
- Storm Manhole
- Storm Gully Trap
- Storm Field Inlet
- Survey Benchmark
- Telecomms Manhole
- Telecomms Pillar
- Telecomms Pit
- Topo Surface Level
- Traffic Guide Post
- Traffic Light
- Traffic Parking Meter
- Traffic Sign
- Water Valve
- Water Tap
- Water Manhole
- Water Meter
- Water Fire Hydrant
- Veg Tree
- Veg Shrub

Notes

- (1) This plan was prepared for the purpose and the exclusive use of Christopher Cluffetell (PacificCorp), to be used for design work. This plan is not to be used without the supplied digital information. This information is not to be used for any other purpose or by any other person or corporation.
- (2) The contours and levels shown on this plan are suitable only for the purpose for which this plan was prepared and should not be used for any other purpose. The contour interval shown hereon is 0.5 metres.
- (3) Property Boundaries
The subject lot boundaries and dimensions shown on this plan are compiled from original survey records RP169807 and plotted with a surveying methodology that gives these boundaries a positional uncertainty of 100 millimetres and must not be used for detailed design.
- A Cadastral Survey as defined by the Surveying and Mapping Infrastructure Act 2003 and Surveyors Act 2003 is required for accurate boundary positions and dimensions.
(or)
- (4) Only visible features of underground services were located. Positions of stormwater mains, sewer mains & water mains that have been plotted are indicative only and as such should not be relied upon for detailed engineering design and construction. Contact relevant authorities before any excavation.
- (5) UNDERGROUND SERVICES

This plan generally complies with Australian Standard 5488: Classification of Subsurface Utility Information (SUI).

Definitions:
Quality Level A (QL-A): Meets location accuracy standards for minimum risk when excavating.
Features or points on alignments that have been positively identified, measured directly and have a maximum horizontal and vertical tolerance of 50mm or less.
QL-A Features in this data include surface fittings and surveyed inverts and points potholed by <insert Underground Service Locators Company name> <amend to suit>.

Quality Level B (QL-B): Significant risk reduction.
Points on alignments that have been remotely detected by <insert Underground Service Locators Company name>.
These points have a maximum horizontal tolerance of +/- 300mm and a maximum vertical tolerance of +/- 500mm.

Quality Level C (QL-C): Low accuracy and a high risk of damage.
Alignments determined using a combination of existing records and site survey of visible evidence. E.g. surveyed location of pit lids but the actual position of underground connection between pits is still assumed.

Quality Level D (QL-D): Least accurate data and if used on its own has a high risk of damage.
Includes Alignments that have been scaled or digitized from service provider's records.

Only information with Quality Level A should be relied upon for detailed design. For more information see AS5488.

(6) This plan may not be copied unless this note is included.

Linework

- Building Balcony
- Building Column (Strung)
- Building Eave
- Building Line
- Building Retaining Wall Base
- Building Retaining Wall Top
- Electrical Over-Head
- Electrical Underground
- Fence Handrail
- Gas
- Line Marking
- Retaining Wall - Rock
- Retaining Wall - Timber
- Road Change of Grade
- Road Crown
- Road Driveway
- Road Bitumen Edge
- Road Kerb Invert
- Road Kerb Lip
- Road Footpath
- Sewer
- Storm Open Drain Invert
- Storm Open Drain Edge
- Stormwater
- Telecomms
- Telecomms Over-Head
- Topo Bank Bottom
- Topo Bank Top
- Topo Change of Grade
- Topo Concrete
- Topo Gravel
- Topo Pavers
- Topo Waters Edge
- Traffic Barrier
- Tree Line
- Veg Garden Edge

Bracketed text indicates utility location quality
--- Utility Quality Level 'A': Measured to exposed utility
--- Utility Quality Level 'B': Electronic detection of utility
--- Utility Quality Level 'C': Aligned to utility surface features
--- Utility Quality Level 'D': Plotted from utility diagrams/features

Contour and Detail Survey

23 Adele Crescent, Bahrs Scrub

Local Authority: Logan City Description: Lots 27 & 28 on RP169807
Level Datum: PSM150950 Origin: AHD 48.640 via CORs
Co-ord System: MGA2020 Meridian: MGA2020 plane scale around PSM

Rev.	Reason for Issue or Amendment	Date	Surveyed	Drawn	Approved
A	Original Version	24-06-2022	P.Alcock	K.Brady	A.Thurston

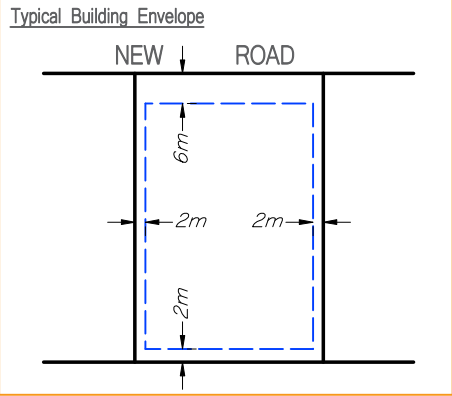
DRAWING NO.
22-0099S-02
without proposed lot layout

SHEET NO. 1 of 1
VERSION A

Appendix B – Building Envelope Plan



LEGEND	
	Site Boundary
	Building Location Envelope
	Indicative Effluent Disposal
	Wildlife Movement Area
	Existing Buildings to be Retained



1. SITE COVER
- The maximum area covered by all buildings and structure roofed with impervious materials, does not exceed 40% of the lot area or 2000m², whichever is lesser.
2. EFFLUENT
- Final effluent disposal areas must be located within the approved building envelope areas and in accordance with all required setbacks as per the Queensland Plumbing and Wastewater Code and AS/NZS 1547.



CLIENT	
PACIFICCORP	
(Adele) Pty Ltd	
SITE ADDRESS	
19 & 23 Adele Crescent, Bahrs Scrub	
RPD:	
Lots	27 & 28
Plan	RP169807
Locality	Bahrs Scrub
Local Authority	Logan City
Level Datum	PSM150950
Co-ord System	MGA2020
Origin	AHD 48.640 via CORs
Meridian	MGA2020 plane scale around PSM

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2. Design subject to local authority approval & detailed engineering requirements, areas and dimensions are approximate only and are subject to survey. Therefore this drawing is not to be used for engineering design.
3. Lot layout data supplied by others and is approximate only.
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DESIGN	GS
DRAWN	JC
CHECKED	GS

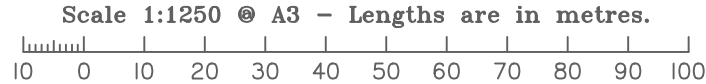
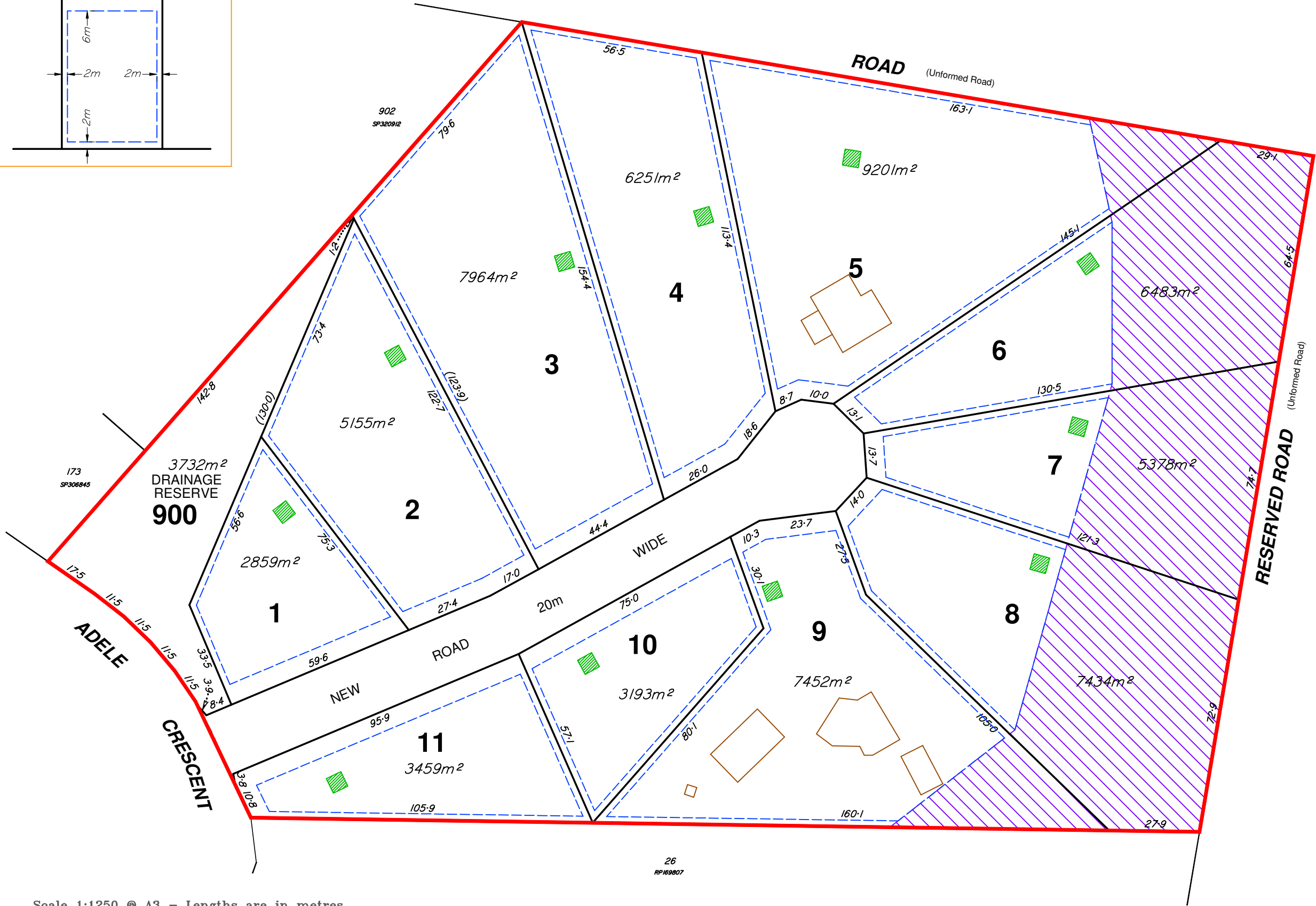
DRAWING TITLE:

Building Envelope Plan

WOLTER consulting group

PlanningUrban DesignLandscapeEnvironmentSurveying

DRAWING NO.	VERSION
22-0099P-05	B
DATE DRAWN	SHEET NO.
18-08-2022	1 of 1



Appendix C – Conceptual Engineering Drawings



LAND DEVELOPMENT SUBDIVISION

LOTS 27 & 28 ON RP169807

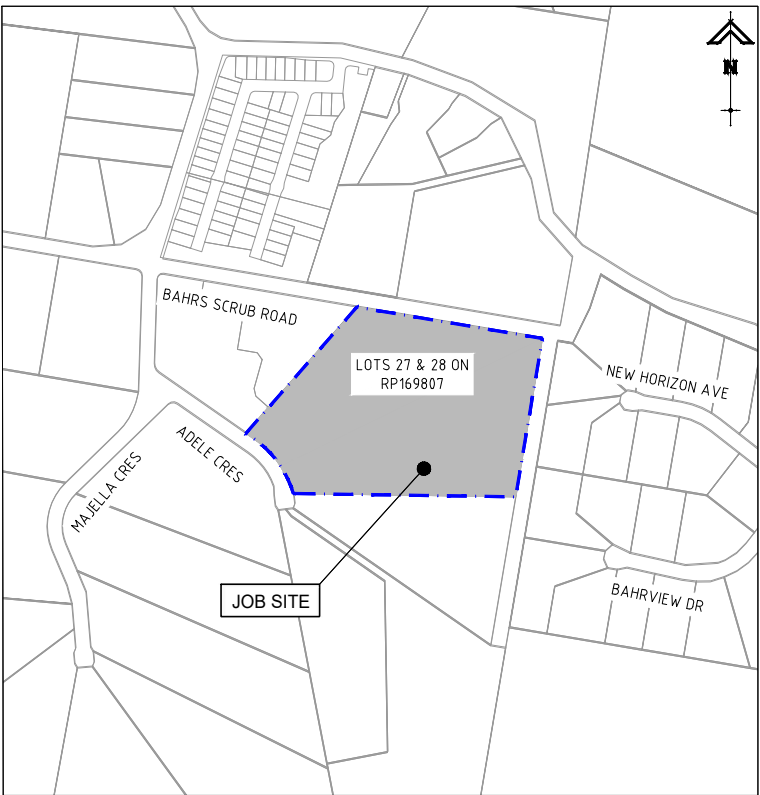
ADELE CRESCENT, BAHR'S SCRUB

DEVELOPMENT APPLICATION

PROJECT NO. BE220065-02



LOCALITY PLAN
N.T.S.



NEIGHBOURHOOD PLAN
N.T.S.

SCHEDULE OF DRAWINGS	
DWG NO.	TITLE
SK01	COVER SHEET AND DRAWING SCHEDULE
SK02	EARTHWORKS LAYOUT PLAN
SK03	BULK EARTHWORKS SECTIONS
SK04	SEDIMENT AND EROSION CONTROL PLAN
SK05	SEDIMENT AND EROSION TYPICAL DETAILS
SK06	ROADWORKS DETAILS PLAN
SK07	ROADWORKS TYPICAL CROSS SECTIONS
SK08	ROAD 1 LONGITUDINAL SECTION
SK09	ROAD 1 CROSS SECTIONS SHEET 1 OF 6
SK10	ROAD 1 CROSS SECTIONS SHEET 2 OF 6
SK11	ROAD 1 CROSS SECTIONS SHEET 3 OF 6
SK12	ROAD 1 CROSS SECTIONS SHEET 4 OF 6
SK13	ROAD 1 CROSS SECTIONS SHEET 5 OF 6
SK14	ROAD 1 CROSS SECTIONS SHEET 6 OF 6
SK15	CONCEPT EXTERNAL ROADWORKS
SK16	STORMWATER DRAINAGE LAYOUT PLAN
SK17	CULVERT SECTIONS

NOTE
PRELIMINARY DESIGNS HAVE BEEN BASED OFF SURVEY DATA PROVIDED BY WOLTER CONSULTING.

NOTE
FINISHED SURFACE PROFILES AND BATTER. GRADIENTS ARE SUBJECT TO GLOBAL STABILITY ANALYSIS BY A GEOTECHNICAL ENGINEER.

PREPARED BY

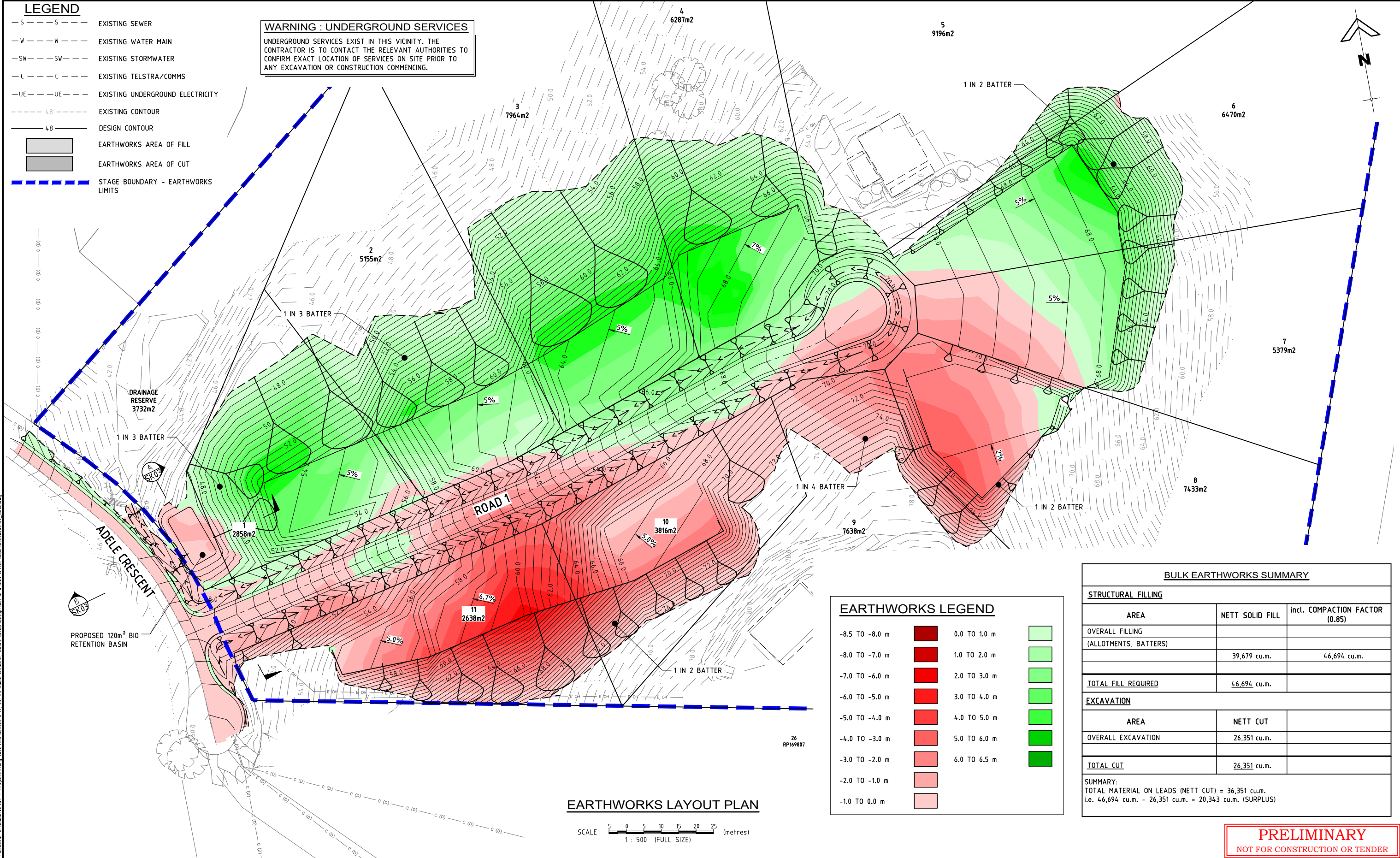


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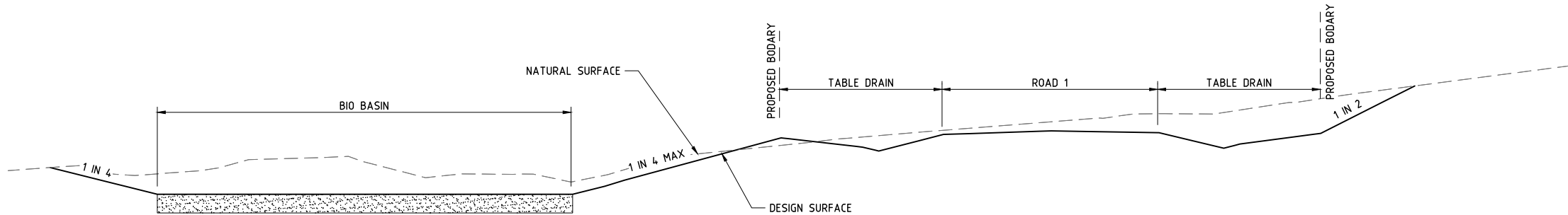
DATE : 22.08.22

PROJECT No.:	DRAWING No.:	VERSION:
BE220065-02	SK01	B

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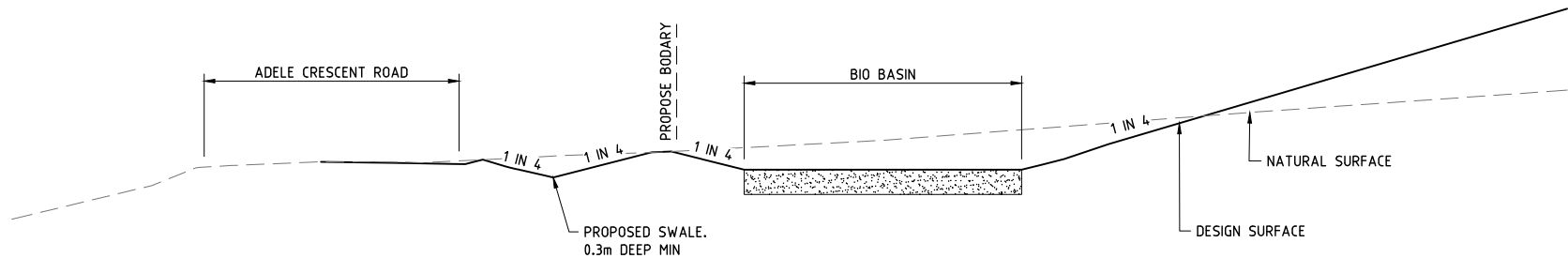


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PLOTTED: 22 Aug 2022



SECTION **A**
SK02

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SECTION **B**
SK02

SCALE 1 0 1 2 3 4 5 (metres)
1 : 100 (FULL SIZE)

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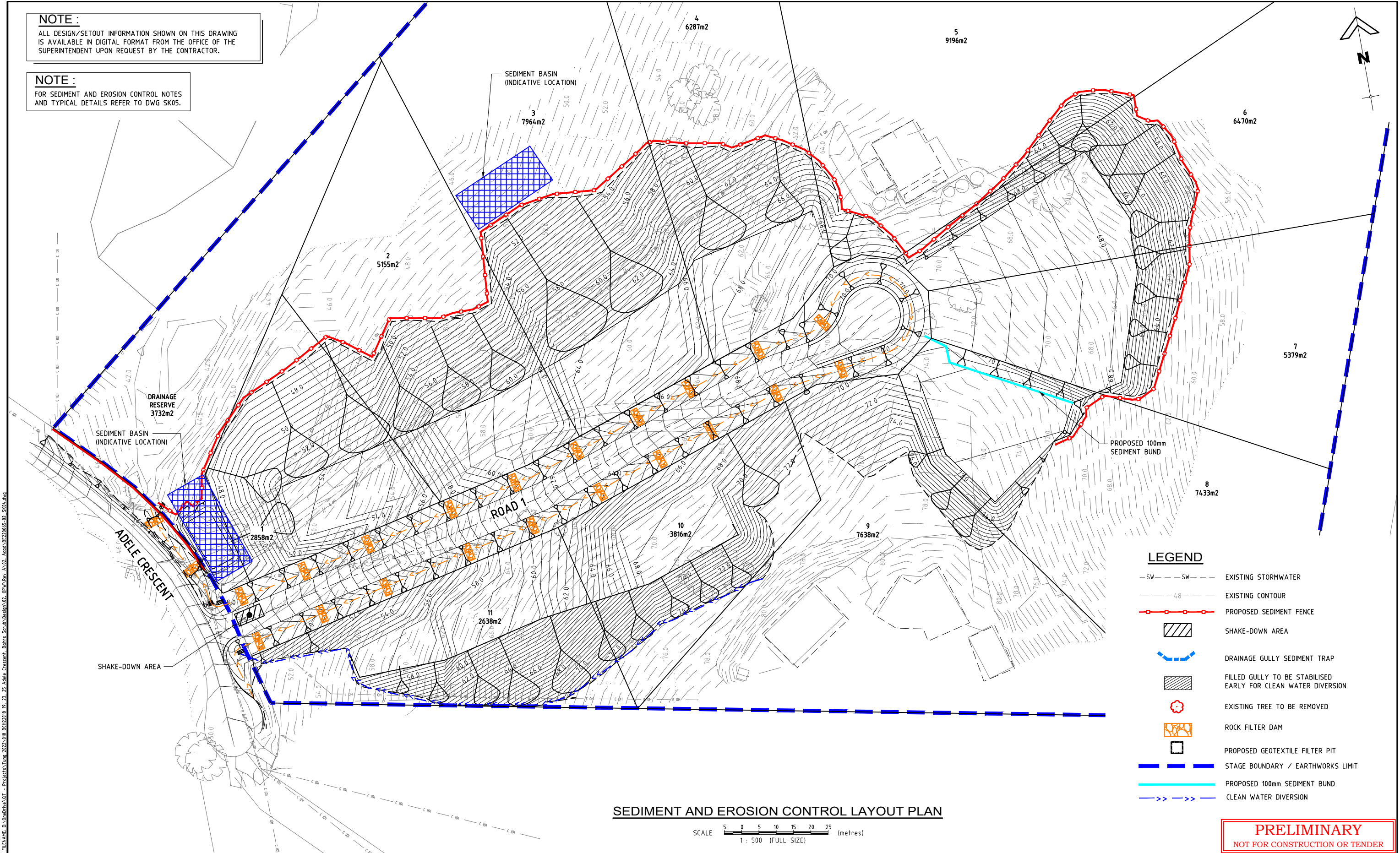
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		APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365										
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ADELE CRESCENT, BAHR'S SCRUB
19, 23, 25 ADELE CRESCENT, BAHR'S SCRUB
FOR

A1 ORIGINAL SIZE BEFORE REDUCTION

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Coote Burchills Engineering Pty Ltd
ABN 76 166 942 365

PROJECT:

ADELE CRESCENT,
BAHR'S SCRUB

DRAWING TITLE:

SEDIMENT AND
EROSION CONTROL
PLAN

DEVEL. APPLIC. No.:

DATE : 22-08-22

PROJECT LEADER : FRASER LUCAS

DESIGNER : THO GIAN

DRAFTSPERSON : THO GIAN

CHECKED : FRASER LUCAS

APPROVED FOR AND ON BEHALF OF
BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365

RPEQ No.:

SCALE :

DATUM : AHD

FULL SIZE : A1

PROJECT No.:

DRAWING No.:

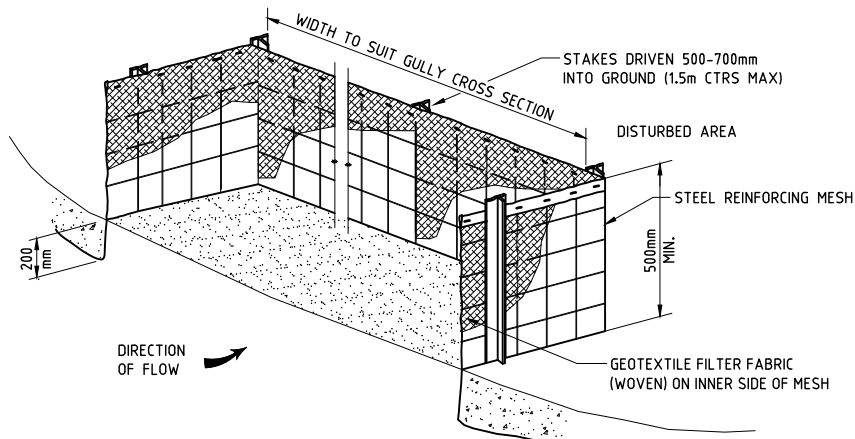
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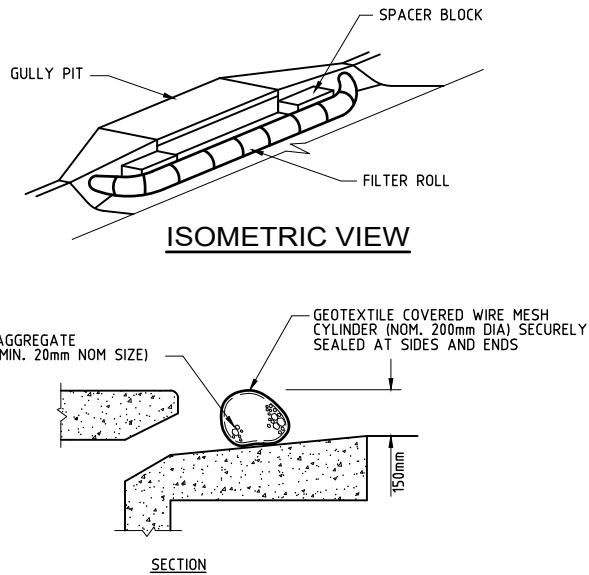
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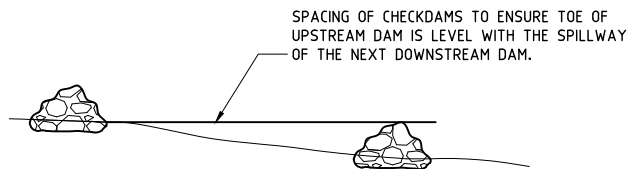
NOTE: REFER TO IPWEAQ STANDARD DRAWINGS D-0040 AND D-0041 FOR ALL ADDITIONAL SEDIMENT CONTROL DETAILS.



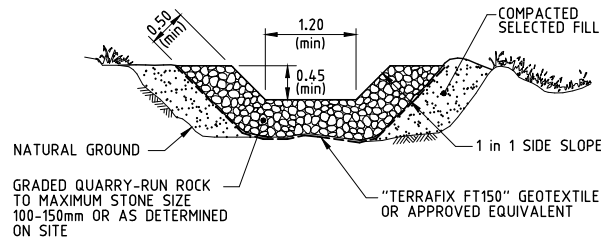
**DRAINAGE GULLY
SEDIMENT TRAP**
N.T.S.



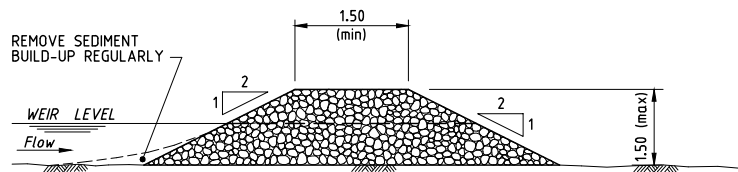
FILTER ROLL
N.T.S.



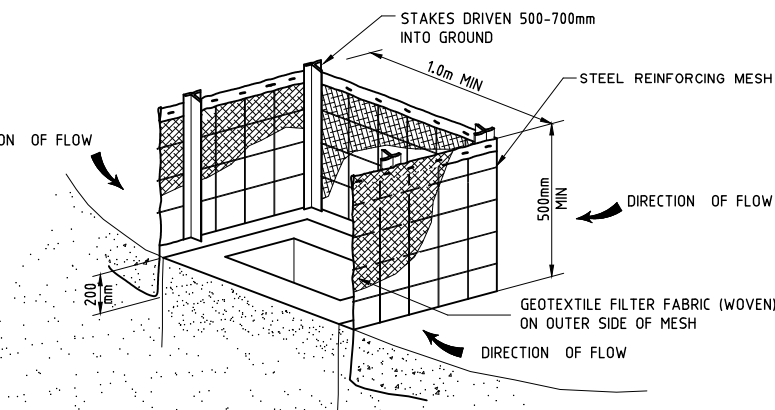
TYPICAL LONGITUDINAL SECTION



DRAIN CROSS SECTION

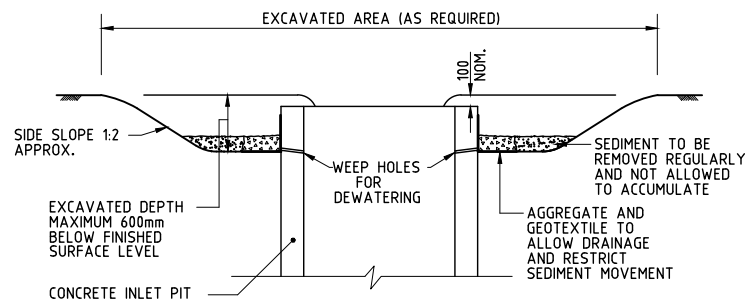


**DRAIN LONGITUDINAL SECTION
ROCK FILTER DAM**



**STORMWATER INLET
SEDIMENT TRAP**
N.T.S.

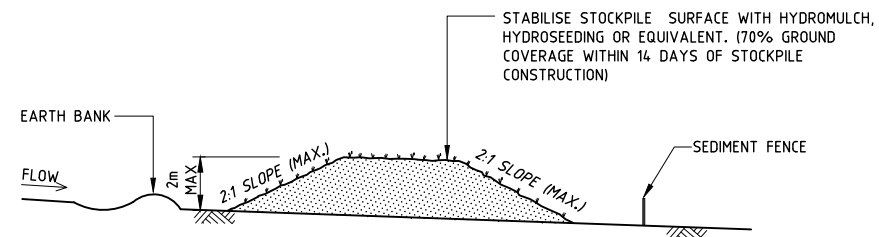
NOTE
FOURTH SIDE OF TRAP
NOT SHOWN FOR CLARITY



EXCAVATED INLET ARRANGEMENT
N.T.S.

SEDIMENT AND EROSION CONTROL NOTES

- THIS DRAWING HAS BEEN PREPARED AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE SITE SEDIMENT AND EROSION CONTROL MEASURES AND DURING THE CONSTRUCTION PERIOD INSTALL ADDITIONAL MEASURES WHERE SCOUR OR SEDIMENT TRANSPORT IS LIKELY TO OCCUR.
- DELAY CLEARING, GRUBBING AND TOPSOIL STRIPPING UNTIL NECESSARY.
- COMMENCE WORK ON SITE ONLY AFTER SEDIMENT AND EROSION CONTROL MEASURES ARE IN PLACE.
- MANAGE SITE ENTRY/EXIT POINTS TO ENSURE SEDIMENT IS NOT TRACKED OFF SITE.
- SHAKEDOWN AREA:** PROVIDES FOR CONSTRUCTION, SERVICE AND STAFF VEHICLES ENTERING PUBLIC ROADS. CONTRACTOR SHALL LOCATE TO SUIT SITE ACTIVITIES. CONSTRUCTED AS 250mm THICK LAYER OF COARSE (150mm -200mm) RIVER GRAVEL OVER A SINGLE LAYER OF HIGH STRENGTH GEOTEXTILE (15m x 5m).
- THE CONTRACTOR SHALL INSTALL EITHER STORMWATER INLET SEDIMENT TRAPS OR EXCAVATED INLET ARRANGEMENT AT ALL STORMWATER STRUCTURES DURING THE CONSTRUCTION.
- FILTER ROLLS SHALL BE INSTALLED AT GULLY PITS IMMEDIATELY AFTER GULLY PIT CONSTRUCTION AND LEFT IN PLACE DURING THE MAINTENANCE PERIOD. OPERATION OF ROLLS DURING PERIODS OF HEAVY RAIN TO BE MONITORED TO PREVENT FLOODING AND EROSION DAMAGE ELSEWHERE.
- ARRANGE FOR EROSION CONTROL MEASURES TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE SOURCE OF EROSION.
- ENSURE STOCKPILED TOPSOIL AND EARTHWORKS ARE NOT ERODED BY WIND AND STORMWATER RUN-OFF AND ARE PROVIDED WITH A SILT FENCE AROUND THE LOW SIDE.
- SILT FENCES HAVE BEEN ESTABLISHED UNDER BULK EARTHWORKS CONTRACT. ERECT SILT FENCES IF REQUIRED, GENERALLY ALONG THE LOW SIDE OF THE CONSTRUCTION SITE AND ALONG A LINE OF CONSTANT LEVEL. AS AN ALTERNATIVE TO BURYING THE SILT FENCE LOWER EDGE, THE CONTRACTOR MAY ELECT TO PLACE 200mm OF THE FABRIC ON THE GROUND UP-SLOPE OF THE FENCE AND COVER WITH 100mm MIN LAYER OF AGGREGATE.
- TO PREVENT EROSION, TOPSOIL AND SEED IMMEDIATELY AFTER COMPLETION OF BULK EARTHWORKS TO FINISHED PROFILES.
- PROVIDE TURF STRIP ADJACENT TO KERB FOR FULL LENGTH OF NEW ROAD AND TURF STRIP PLACED AT 90° TO KERB EVERY 10m FOR FULL WIDTH OF VERGE.
- PRIOR TO COMPLETION OF CONSTRUCTION OF PAVEMENT AND SEALING, PLACE SANDBAGS AT 45° TO ARREST SCOUR AGAINST KERB AND CHANNEL AS FOLLOWS:
ROAD GRADE 0.5% - 5% - 25m MAX CRS.
5% - 10% - 10m MAX CRS.
10% - 15% - 15m MAX CRS.
15% - 20% - 5m MAX CRS.
- SWEEP EXTERNAL ROADS WHERE SEDIMENT HAS BEEN DROPPED FROM CONSTRUCTION VEHICLES. DO NOT WASH SILT INTO THE STORMWATER SYSTEM.
- ALL SEDIMENT AND EROSION CONTROL STRUCTURES, TRENCHES ETC. SHALL BE REGULARLY MAINTAINED AND INSPECTED FOR EFFECTIVENESS.
- THE USE OF POTABLE WATER IS NOT PERMITTED IN SITE EARTHWORKS OPERATIONS, ROAD AND PAVEMENT CONSTRUCTION OR DUST SUPPRESSION. RECYCLED WATER IS REQUIRED TO BE USED AND IS TO BE IN ACCORDANCE WITH C.O.G.C. GUIDELINES.



TYPICAL STOCKPILE CONFIGURATION
N.T.S.

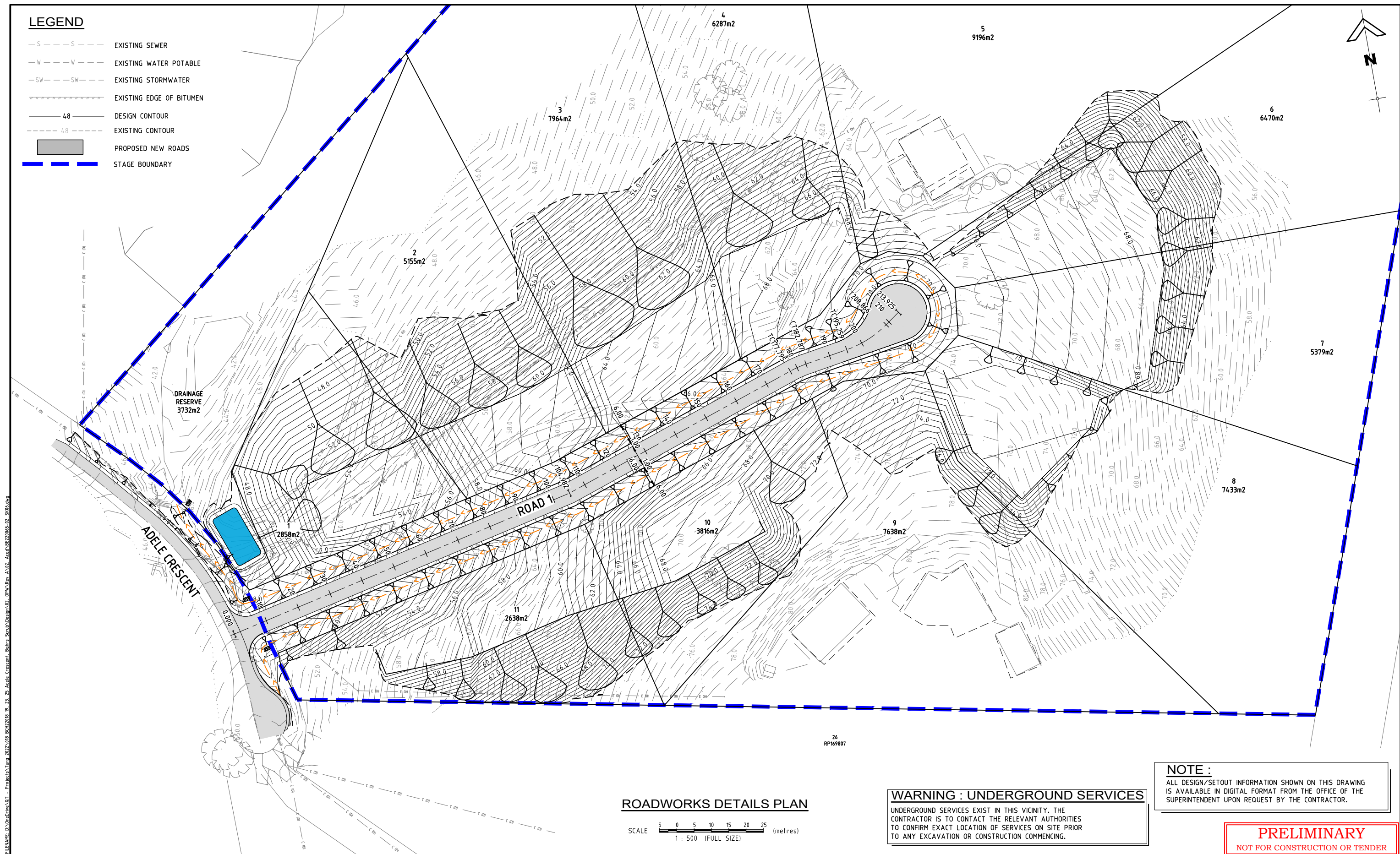
NOTES

- LOCATE STOCKPILES AT TOP OF CATCHMENT ON FLAT GROUND AND NOT WITHIN 5m OF CONCENTRATED FLOW PATHS.
- STOCKPILES SHOULD HAVE EARTH BANKS UPSLOPE FOR DIVERSION OF UPSTREAM WATER AROUND STOCKPILE AND SEDIMENT FENCES PLACED 1-2m DOWNSLOPE.

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

ADELE CRESCENT, BAHR'S SCRUB 19, 23, 25 ADELE CRESCENT, BAHR'S SCRUB FOR			
--	--	--	---

— S — — S — —	EXISTING SEWER
— W — — W — —	EXISTING WATER POTABLE
— SW — — SW — —	EXISTING STORMWATER
~~~~~	EXISTING EDGE OF BITUMEN
————— 4.8 —————	DESIGN CONTOUR
— — — — — 4.8 — — — — —	EXISTING CONTOUR
	PROPOSED NEW ROADS
	STAGE BOUNDARY



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ADELE CRESCENT, BAHR'S SCRUB  
19, 23, 25 ADELE CRESCENT, BAHR'S SCRUB  
FOR

**A1** ORIGINAL SIZE BEFORE REDUCTION

B	CLIENT REVIEW	22-08-22
A	ORIGINAL ISSUE	03-08-22
VER.	DESCRIPTION	DATE

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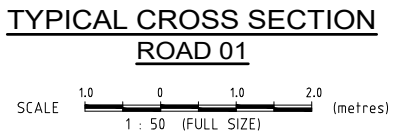
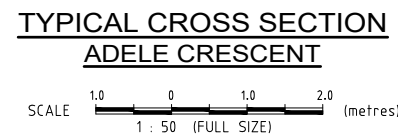
PROJECT:

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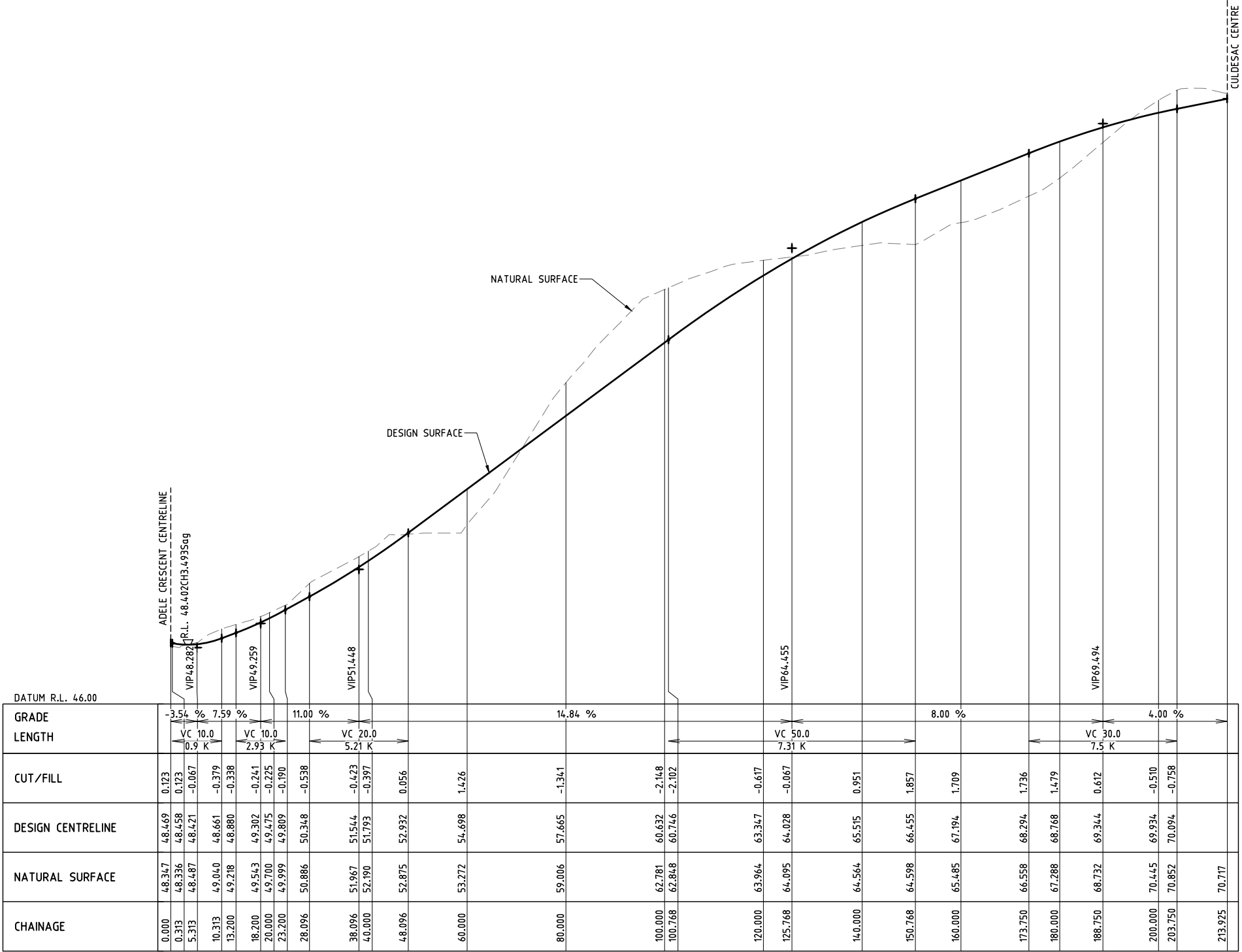
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ROADWORKS DETAILS  
PLAN

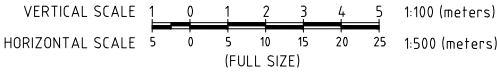
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DRAFTSPERSON : THO GIAN		CHECKED : FRASER LUCAS	
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SCALE :	DATUM :	AHD	FULL SIZE : A1
PROJECT No. : <b>BE220065-02</b>	DRAWING No. : <b>SK06</b>		VERSION: <b>B</b>



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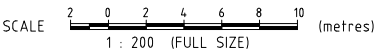
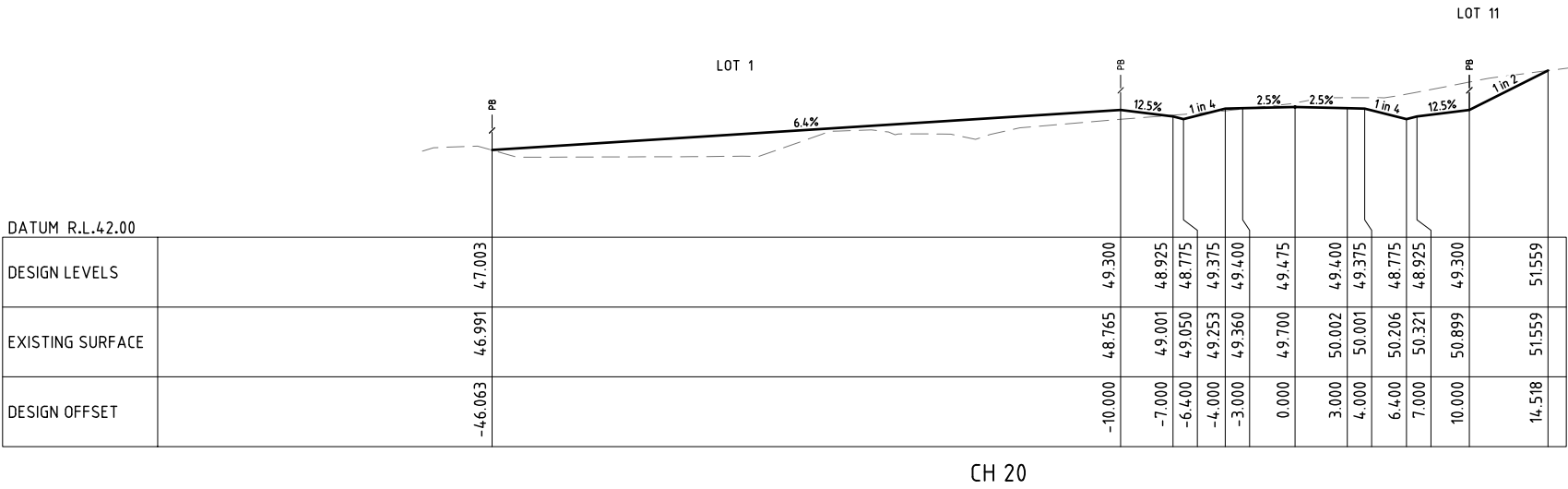
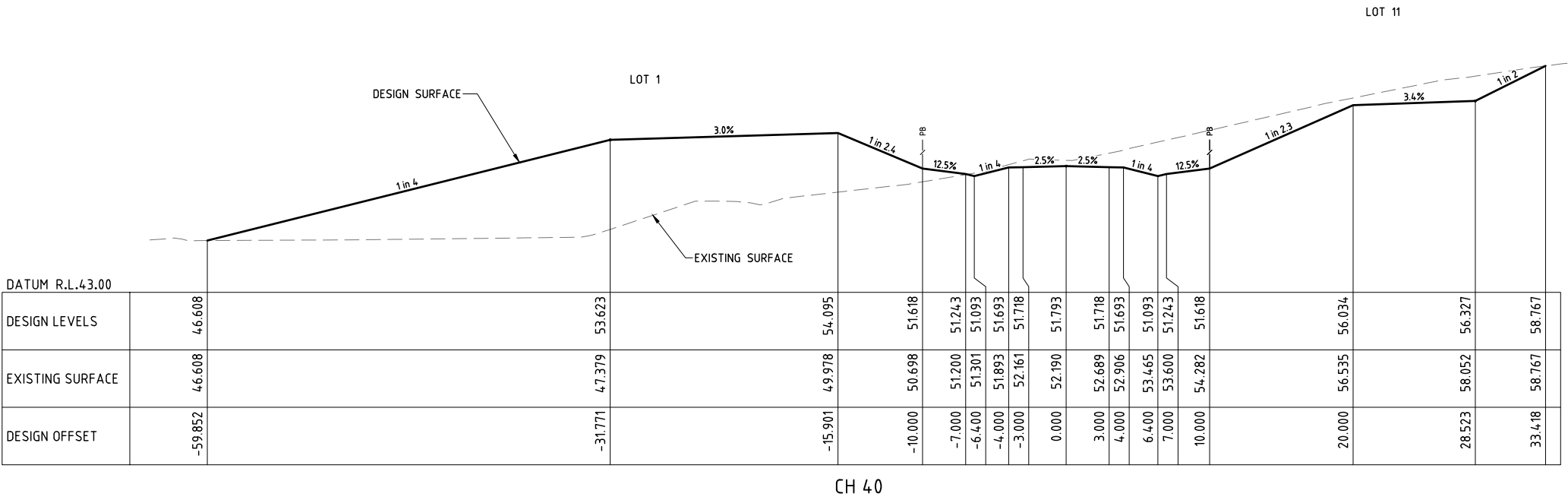


ROAD 1 LONGITUDINAL SECTION



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															DRAFTSPERSON : THO GIAN			CHECKED : FRASER LUCAS		
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FOR

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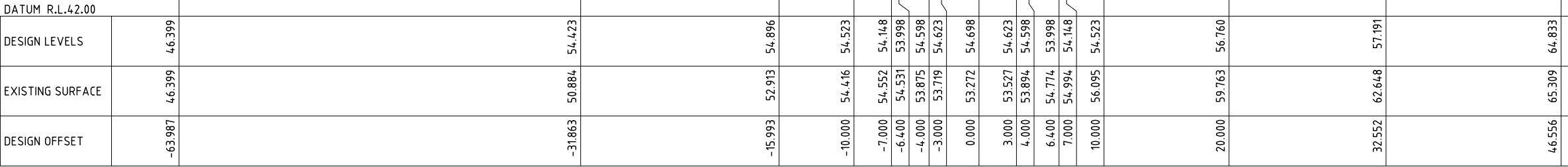
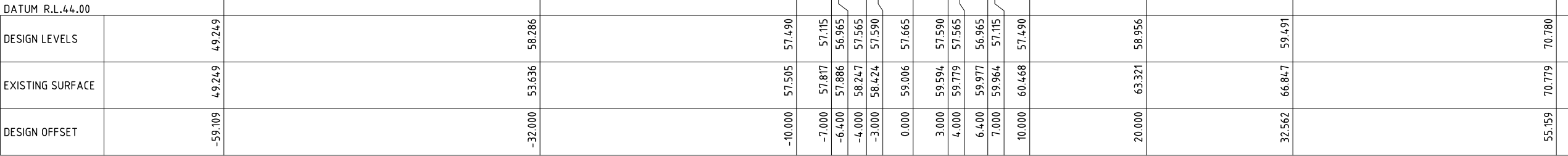
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ADELE CRESCENT, BAHRs SCRUB

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ROAD 1 CROSS SECTIONS  
SHEET 1 OF 6

DEVEL. APPLIC. No. :		DATE : 22-08-22
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PROJECT No.:	DRAWING No. :	VERSION:
BE220065-02	SK09	B



SCALE  (metres)  
1 : 200 (FULL SIZE)

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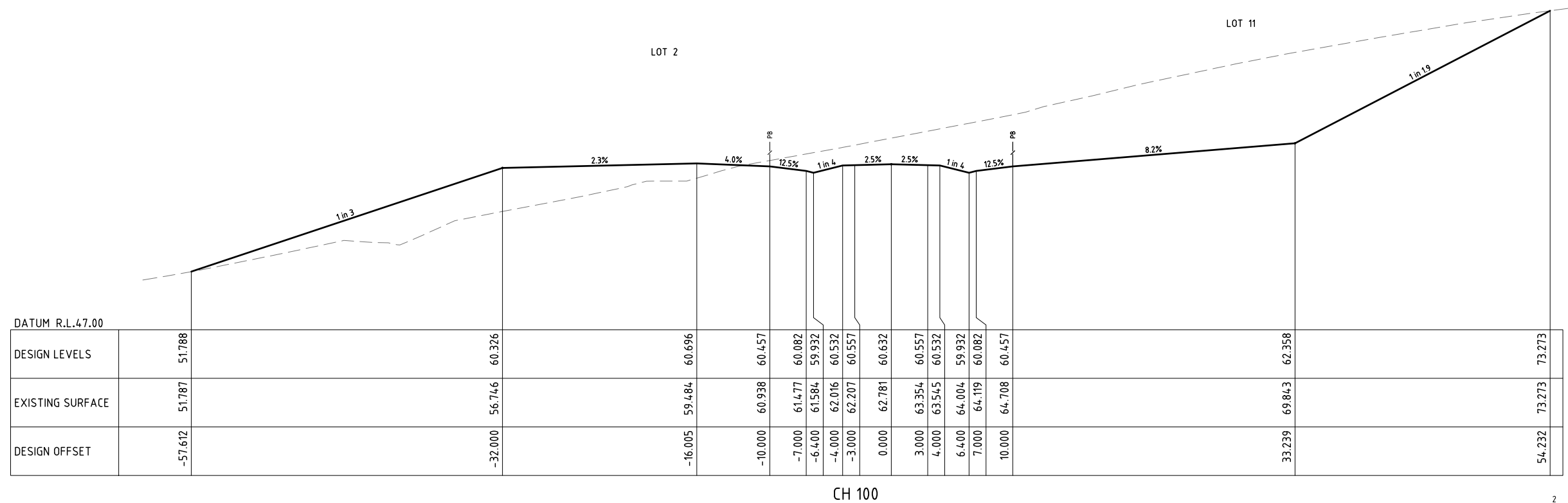


PROJECT:

ADELE CRESCENT,  
BAHRS SCRUB

DRAWING TITLE :	
ROAD 1 CROSS SECTIONS   SHEET 2 OF 6	

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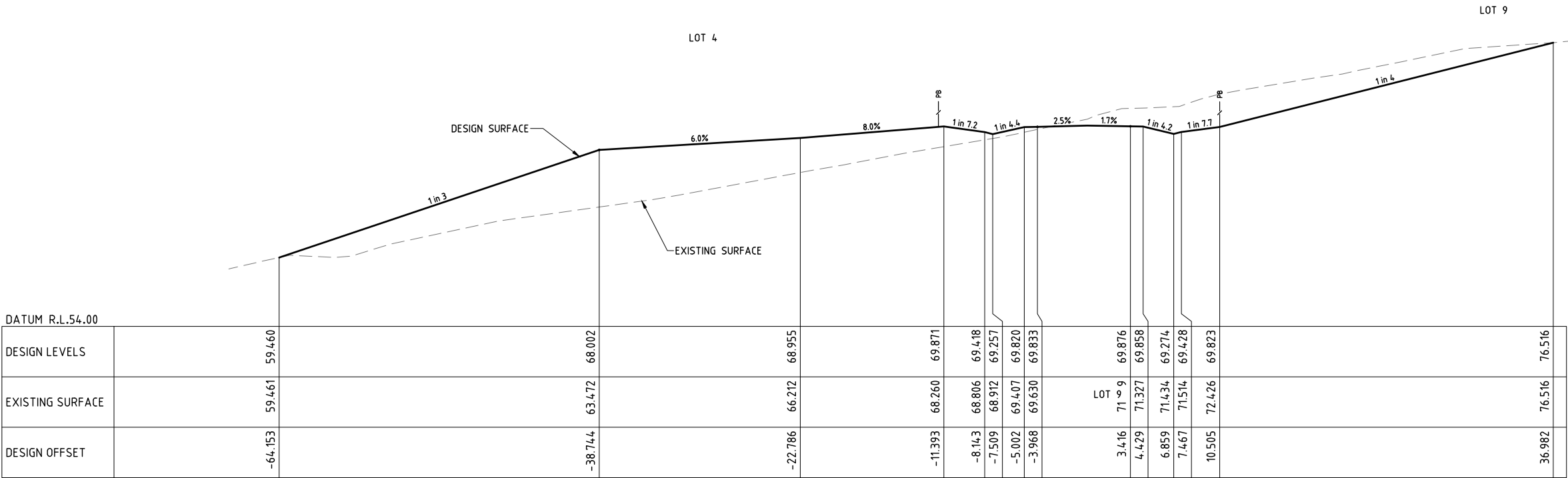
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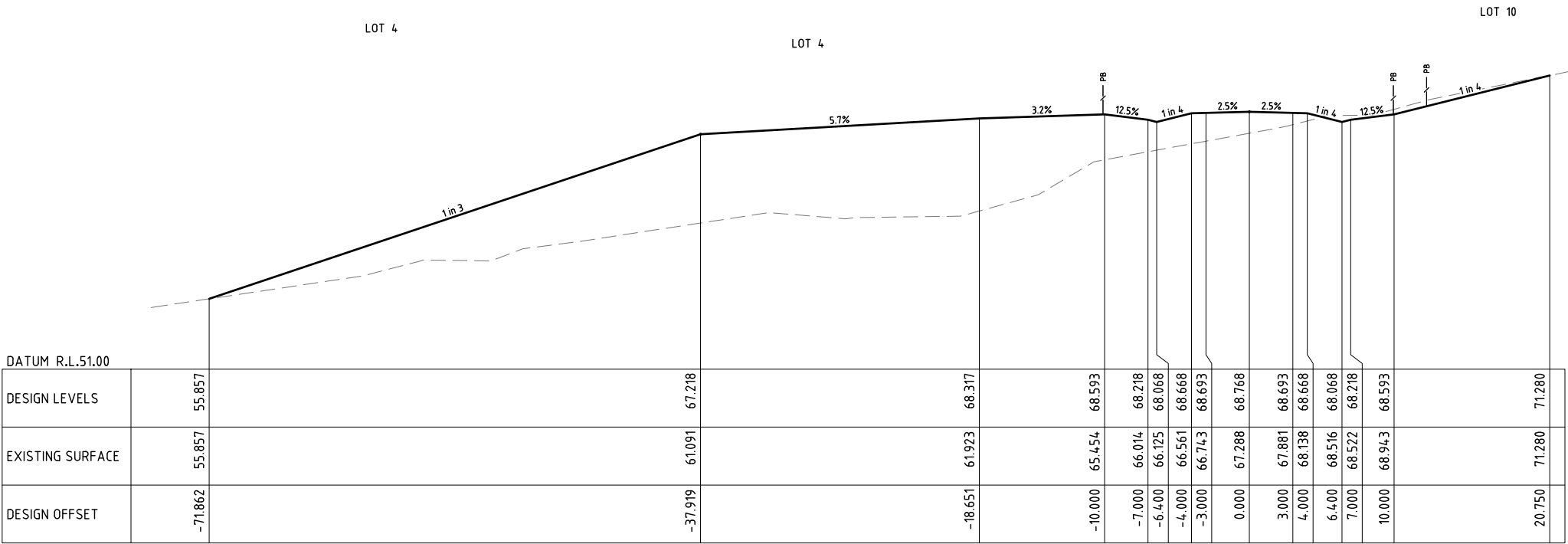
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ROAD 1 CROSS SECTIONS  
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SCALE:	DATING: AHD	FULL SIZE: A1	
PROJECT No: BE220065-02	DRAWING No: SK12	VERSION: B	



CH 200



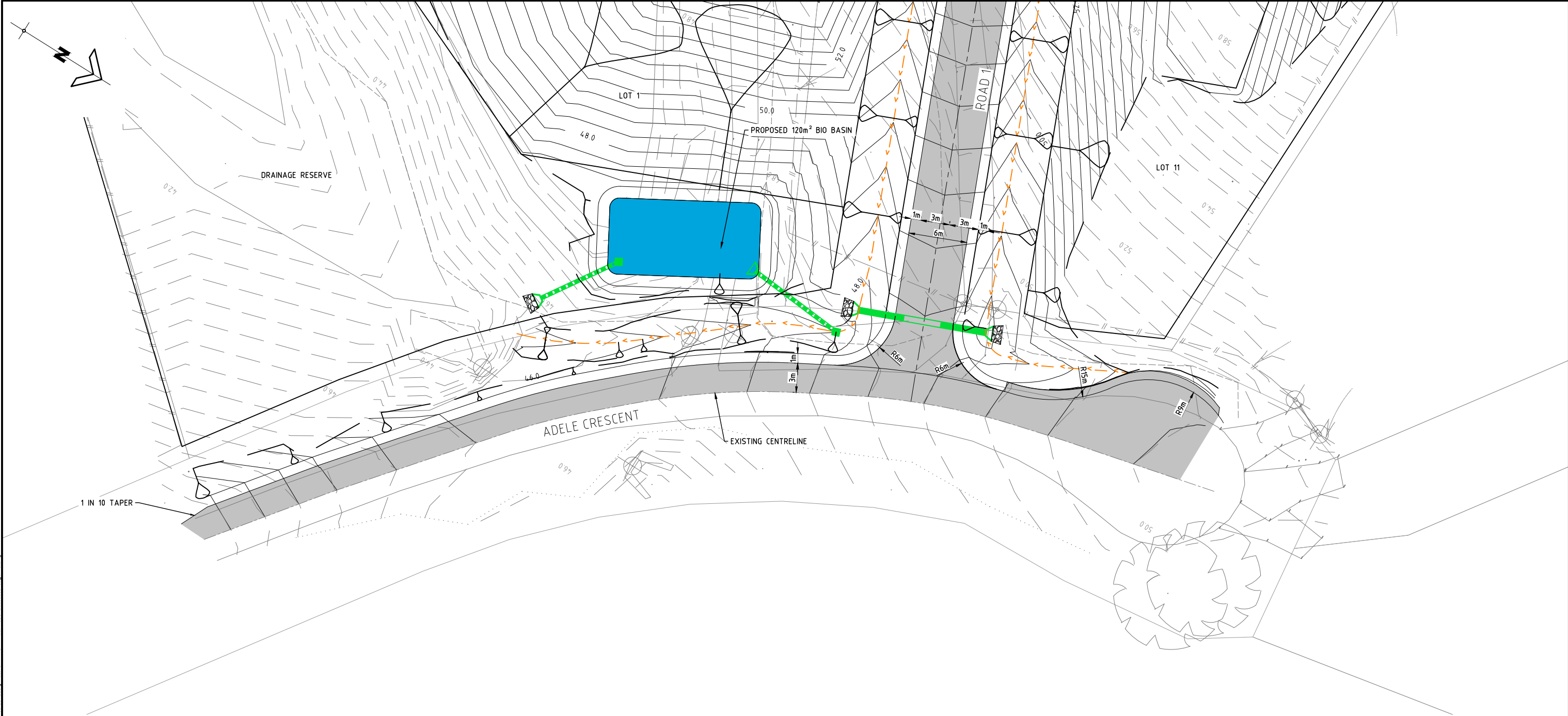
CH 180



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A1 ORIGINAL SIZE BEFORE REDUCTION		VER.	DESCRIPTION	DATE				BE220065-02	SK13	B	





CONCEPT EXTERNAL ROADWORKS

SCALE 2 0 2 4 6 8 10 (metres)  
1 : 200 (FULL SIZE)

LEGEND

- PROPOSED STORMWATER DRAINAGE
- PROPOSED SWALE
- PROPOSED ROAD WIDENING
- EXISTING CONTOUR
- DESIGN CONTOUR

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B CLIENT REVIEW			22-08-22														
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Coote Burchills Engineering Pty Ltd  
ABN 76 166 942 365

— S — — S — — EXISTING SEWER

— W — — W — — EXISTING WATER POTABLE

— SW — — SW — — EXISTING STORMWATER

— — — — — EXISTING ROAD

— — 4.8 — — — — DESIGN CONTOUR

— — W — — — — PROPOSED WATER

— — S — — ○ — — PROPOSED SEWER

**— — — — —** PROPOSED STORMWATER DRAINAGE

○

18  
4

**— — — — —** STAGE BOUNDARY/EARTHWORKS LIMIT



CULVERT 3. SEE DRG  
SK17 FOR DETAILS

PROPOSED 120m² BIORETENTION BASIN

CULVERT 2. SEE DR  
SK17 FOR DETAILS

600 x 300 RCBC —  
CULVERT 1. SEE DRG  
SK17 FOR DETAILS

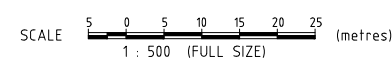
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## STORMWATER DRAINAGE LAYOUT PLAN



ADELE CRESCENT, BAHR'S SCRUB  
 , 23, 25 ADELE CRESCENT, BAHR'S SCRUB  
 FOR

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Gold Coast | Brisbane | Toowoomba  
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Phone: +61 7 5509 6400  
Fax: +61 7 5509 6411  
Email: [admin@burchills.com.au](mailto:admin@burchills.com.au)  
**Coote Burchills Engineering Pty Ltd**  
ABN 76 166 942 365

PROJECT:

ADELE CRESCENT,  
BAHRS SCRUB

DRAWING TITLE :

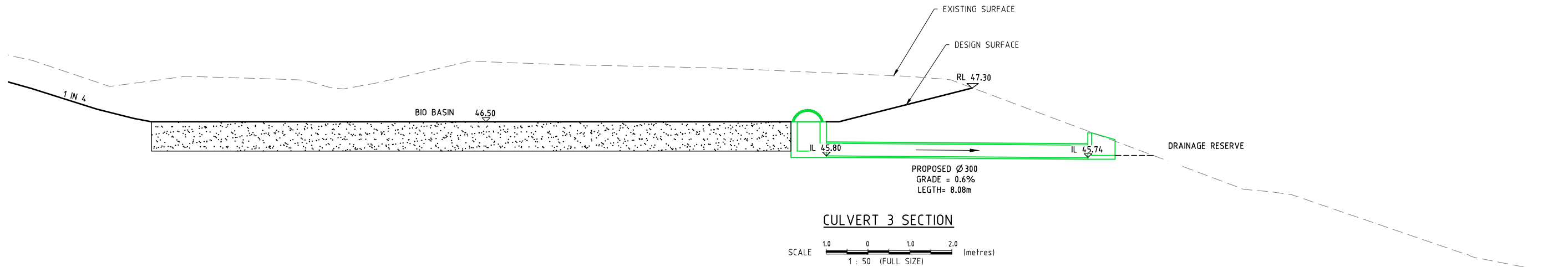
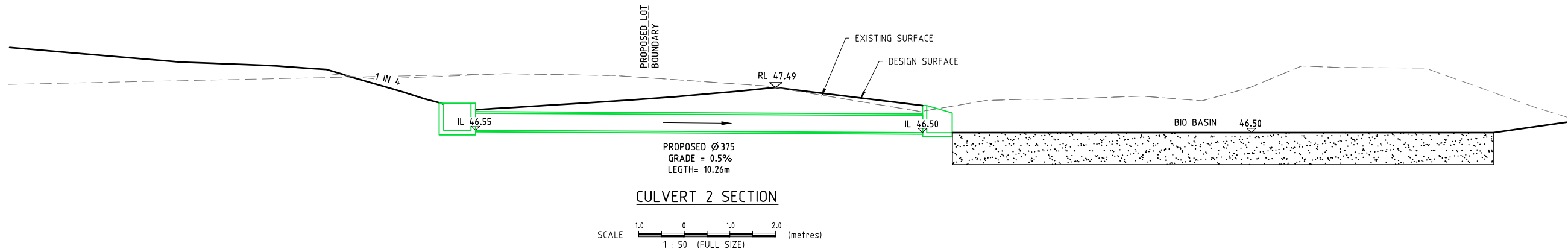
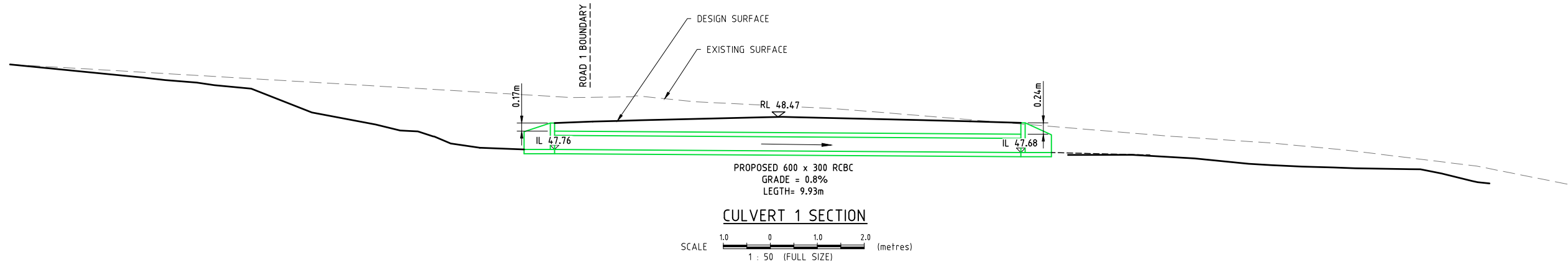
# STORMWATER DRAINAGE LAYOUT PLAN

DEVEL. APPLIC. No. :		DATE : 22-08-22	
PROJECT LEADER : FRASER LUCAS		DESIGNER : THO GIAN	
DRAFTSPERSON : THO GIAN		CHECKED : FRASER LUCAS	
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365  RPEQ No. :			
SCALE :	DATUM :	AHD	FULL SIZE : A1
PROJECT No. : <b>BE220065-02</b>	DRAWING No. : <b>SK16</b>		VERSION: <b>B</b>

**PRELIMINARY**  
NOT FOR CONSTRUCTION OR TENDER

FILENAME: D:\OneDrive\QT - Projects\Tung 2022\018 BCH22018 19, 23, 25 Adele Crescent, Bahrs Scrub\Design\02. OPW\Rev A\02. Acad\BE220065-02_SK16.dwg  
PLOTTED: 22 Aug 2022

FILENAME: D:\madrive\01 - Projects\A1 - Adele Crescent, Bahrs Scrub\Design\01 - OPW Rev A102 - Asch BE220065-02 - SK17.dwg  
PLOTTED: 22 Aug 2022



**PRELIMINARY**  
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ADELE CRESCENT, BAHRS SCRUB   19, 23, 25 ADELE CRESCENT, BAHRS SCRUB   FOR						COPYRIGHT ©   This drawing is copyright and the property of Burchills Engineering Solutions. It must not be retained, copied or used without the authority of Burchills Engineering Solutions.   DISCLAIMER   This drawing and its contents are electronically generated, are confidential and may only be used for the purpose for which they were intended. Burchills Engineering Solutions will not accept responsibility for any consequences arising from the use of the drawing for other than its intended purpose or where the drawing has been altered, amended or changed either manually or electronically by any third party.   NOTE   This is an uncontrolled document issued for information purposes only, unless the checked sections are signed or completed. Figured dimensions take precedence over scale. Do not scale reduced size drawings. Verify dimensions prior to commencing any on-site or off-site works or fabrication.		BURCHILLS  ENGINEERING SOLUTIONS   Gold Coast   Brisbane   Toowoomba Ipswich   Moreton Bay Phone: +61 7 5509 6400 Fax: +61 7 5509 6411 Email: admin@burchills.com.au Coote Burchills Engineering Pty Ltd ABN 76 166 942 365		PROJECT:   ADELE CRESCENT, BAHRS SCRUB		DRAWING TITLE :   CULVERT SECTIONS		DEVEL APPLIC. No. :		DATE : 22-08-22	
		PROJECT LEADER : FRASER LUCAS		DESIGNER : THO GIAN													
		DRAFTSPERSON : THO GIAN		CHECKED : FRASER LUCAS													
		APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365															
		RPEQ No. :															
A1   ORIGINAL SIZE BEFORE REDUCTION		B		CLIENT REVIEW		22-08-22		SCALE :		DATUM : AHD		FULL SIZE : A1					
		A		ORIGINAL ISSUE		03-08-22		PROJECT No.:		DRAWING No. :		VERSION:					
		VER.		DESCRIPTION		DATE		BE220065-02		SK17		B					

## **Appendix D – DBYD**



## Caller Details

<b>Contact:</b>	Henry Piggott	<b>Caller Id:</b>	3198634	<b>Phone:</b>	0477 771 894
<b>Company:</b>	Burchills Engineering				
<b>Address:</b>	123 Margaret Street Toowoomba City QLD 4350	<b>Email:</b>	henry.piggott@burchills.com.au		

## Dig Site and Enquiry Details

**WARNING:** The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



<b>User Reference:</b>	23 Adele Crescent		
<b>Working on Behalf of:</b>	Private		
<b>Enquiry Date:</b>	<b>Start Date:</b>	<b>End Date:</b>	
18/05/2022	19/05/2022	19/05/2023	

**Address:**  
23 Adele Crescent  
Bahrs Scrub QLD 4207

### Job Purpose:

Excavation

### Location of Workplace:

Both

### Onsite Activities:

Mechanical Excavation

### Location in Road:

Road, Nature Strip, Footpath

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

### Notes/Description of Works:

Not supplied

## Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at [www.1100.com.au](http://www.1100.com.au)
- For more information on safe excavation practices, visit [www.1100.com.au](http://www.1100.com.au)

## Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

# Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
211532777	APT Management Services Pty Ltd (Allgas)	1800 085 628	NOTIFIED
211532773	Energex QLD	13 12 53	NOTIFIED
211532774	Logan City Council	(07) 3412 3412	NOTIFIED
211532775	NBN Co Qld	1800 687 626	NOTIFIED
211532776	Telstra QLD South East	1800 653 935	NOTIFIED

END OF UTILITIES LIST



# DBYD SYMBOLGY LEGEND

	Cross Bonding Link Box - <b>Critical</b>		Planned Cross Bonding Link Box - New/Updated
	Disconnect Box - <b>Critical</b>		Planned Cross Bonding Link Box - Remove
	Ring Main Unit		Planned Disconnect Box - New/Updated
	Distribution Pad Substation		Planned Disconnect Box - Remove
	Earth		Planned Distribution Pad Substation - New/Updated
	Remote Earth		Planned Distribution Pad Substation - Remove
	Cable Marker		Planned Distribution Ground Substation - New/Updated
	Handhole		Planned Distribution Ground Substation - Remove
	Manhole		Planned Ring Main Unit - New/Updated
	Commercial Industrial Pillar		Planned Ring Main Unit - Remove
	Distribution Cabinet		Planned Earth - New/Updated
	Link Pillar		Planned Earth - Remove
	Service Pillar		Planned Cable Marker - New/Updated
	Feeder Pillar		Planned Cable Marker - Remove
	Pole		Planned Remote Earth - New/Updated
	Streetlight Column		Planned Remote Earth - Remove
	Communication Junction Pillar		Planned Underground Warning Post - New/Updated
	Communication Pit		Planned Underground Warning Post - Remove
	Fibre Patch Panel		Planned Pilot Cubicle - New/Updated
	Pilot Cubicle		Planned Pilot Cubicle - Remove
	Underground Asset 33kV and above		Planned Fibre Patch Panel - New/Updated
	Underground Asset below 33kV		Planned Fibre Patch Panel - Remove
	Underground Conduit with or without cable		Planned Commercial Industrial Pillar - New/Updated
	Pit		Planned Commercial Industrial Pillar - Remove
	Communication Boundary		Planned Distribution Cabinet - New/Updated
	Reserve (RE)		Planned Distribution Cabinet - Remove
	Water Resource (WR)		Planned Link Pillar - New/Updated
	Cadastral Parcels		Planned Link Pillar - Remove
	Planned Jointing Pit - New/Updated		Planned Service Pillar - New/Updated
	Planned Jointing Pit - Remove		Planned Service Pillar - Remove
	Planned Communication Boundary - New/Updated		Planned Pole - New/Updated
	Planned Communication Boundary - Remove		Planned Pole - Remove
	Planned Tunnel/Trench/Bore - New/Updated		Planned Manhole - New/Updated
	Planned Tunnel/Trench/Bore - Remove		Planned Manhole - Remove
			Planned Streetlight Column - New/Updated
			Planned Streetlight Column - Remove
			Planned Handhole - New/Updated
			Planned Handhole - Remove
			Planned Communication Junction Pillar - New/Updated
			Planned Communication Junction Pillar - Remove

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

For Emergency Situations  
please call 13 19 62



DBYD

Sequence: 211532773

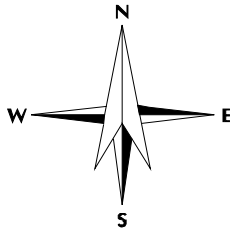
Date: 18/05/2022

Scale: 1:2050

OVERVIEW

For a full list of Map  
Symbols, please  
refer to the supplied  
DBYD Symbology  
Legend page

AS5488 Category “D” Plan



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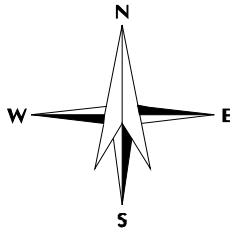


DBYD

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Date: 18/05/2022  
Scale: 1:500  
Tile No: 1

For a full list of Map  
Symbols, please  
refer to the supplied  
DBYD Symbology  
Legend page

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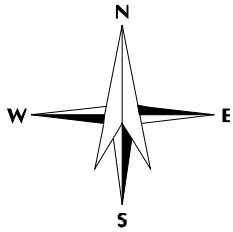


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Date: 18/05/2022  
Scale: 1:500  
Tile No: 2

For a full list of Map  
Symbols, please  
refer to the supplied  
DBYD Symbology  
Legend page

AS5488 Category “D” Plan



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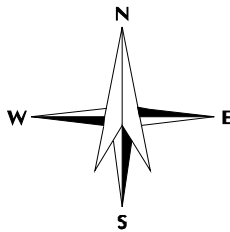


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Date: 18/05/2022  
Scale: 1:500  
Tile No: 3

For a full list of Map  
Symbols, please  
refer to the supplied  
DBYD Symbolology  
Legend page

AS5488 Category “D” Plan



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please call 13 19 62

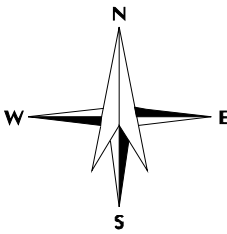


DBYD

Sequence: 211532773  
Date: 18/05/2022  
Scale: 1:500  
Tile No: 4

For a full list of Map  
Symbols, please  
refer to the supplied  
DBYD Symbology  
Legend page

AS5488 Category “D” Plan



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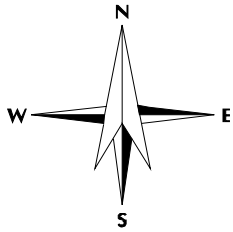


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Sequence: 211532773  
Date: 18/05/2022  
Scale: 1:500  
Tile No: 5

For a full list of Map  
Symbols, please  
refer to the supplied  
DBYD Symbology  
Legend page

AS5488 Category “D” Plan



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please call 13 19 62

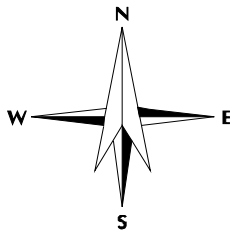


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Date: 18/05/2022  
Scale: 1:500  
Tile No: 6

For a full list of Map  
Symbols, please  
refer to the supplied  
DBYD Symbology  
Legend page

AS5488 Category “D” Plan



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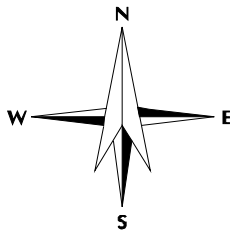


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Sequence: 211532773  
Date: 18/05/2022  
Scale: 1:500  
Tile No: 7

For a full list of Map  
Symbols, please  
refer to the supplied  
DBYD Symbolology  
Legend page

AS5488 Category “D” Plan



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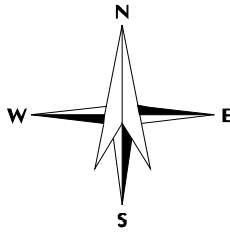


DBYD

Sequence: 211532773  
Date: 18/05/2022  
Scale: 1:500  
Tile No: 8

For a full list of Map  
Symbols, please  
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DBYD Symbology  
Legend page

AS5488 Category “D” Plan



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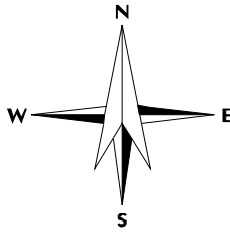


DBYD

Sequence: 211532773  
Date: 18/05/2022  
Scale: 1:500  
Tile No: 9

For a full list of Map  
Symbols, please  
refer to the supplied  
DBYD Symbology  
Legend page

AS5488 Category “D” Plan



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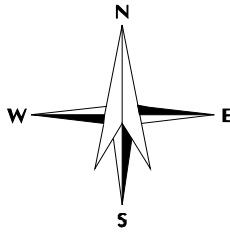


DBYD

Sequence: 211532773  
Date: 18/05/2022  
Scale: 1:500  
Tile No: 10

For a full list of Map  
Symbols, please  
refer to the supplied  
DBYD Symbology  
Legend page

AS5488 Category “D” Plan



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# Dial Before You Dig (DBYD)

## Asset Location Response



PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central  
p (07) 3412 3412 • e [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au) • [www.logan.qld.qov.au](http://www.logan.qld.qov.au) • ABN 21-627-796 435



Burchills Engineering - Henry Piggott  
123 Margaret Street  
Toowoomba City QLD 4350  
[henry.piggott@burchills.com.au](mailto:henry.piggott@burchills.com.au)

Logan City Council has been advised that you have placed an enquiry through the Dial Before You Dig service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

Enquiry Details	
Sequence Number	211532774
Enquiry Date	18/05/2022 16:02
Response	<b>AFFECTED</b>
Address	23 Adele Crescent Bahrs Scrub
Location in Road	Road,Nature Strip,Footpath
Activity	Mechanical Excavation

### **Please review plans attached and contact Logan City Council prior to commencing works:**

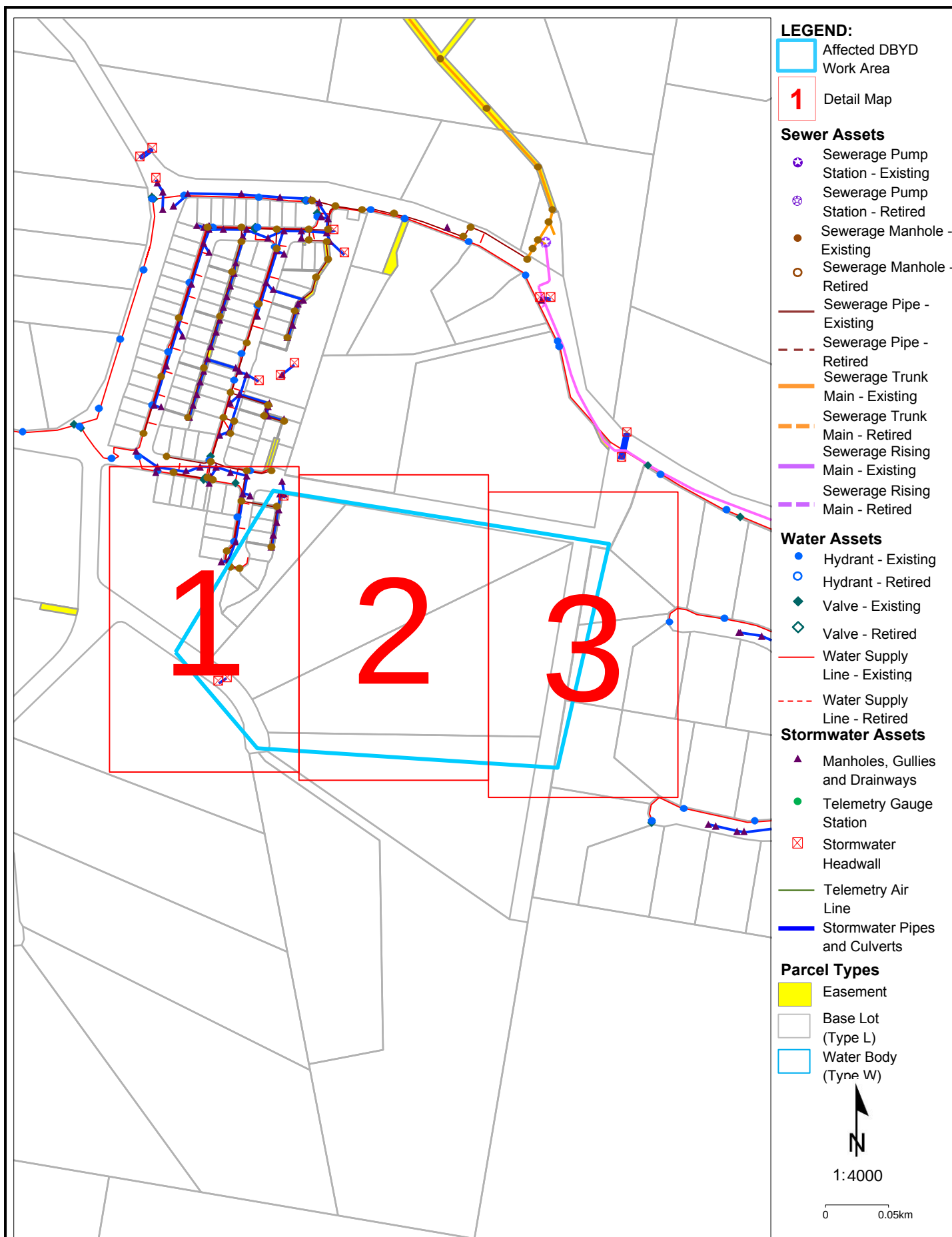
Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the [Logan City As-Constructed Plans](#) link and type in the property address you are seeking. Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For **As Constructed Private Sewer/Roofwater (Inside Properties)**  
Contact *Development Assessment, Building & Plumbing*  
p: (07) 3412 5269  
Alternatively visit our Website Link to the relevant PS1 or PS2 forms:  
[Logan City As-Constructed Plans](#)
- For **As Constructed Private Sewer/Water/Stormwater (Outside Properties)**  
Contact *Road Infrastructure Planning*  
p: (07) 3412 5282  
Alternatively visit our Website Link for PS3 forms:  
[Logan City As-Constructed Plans](#)

If you need more assistance please call us on 07 3412 3412 or email us at [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au).

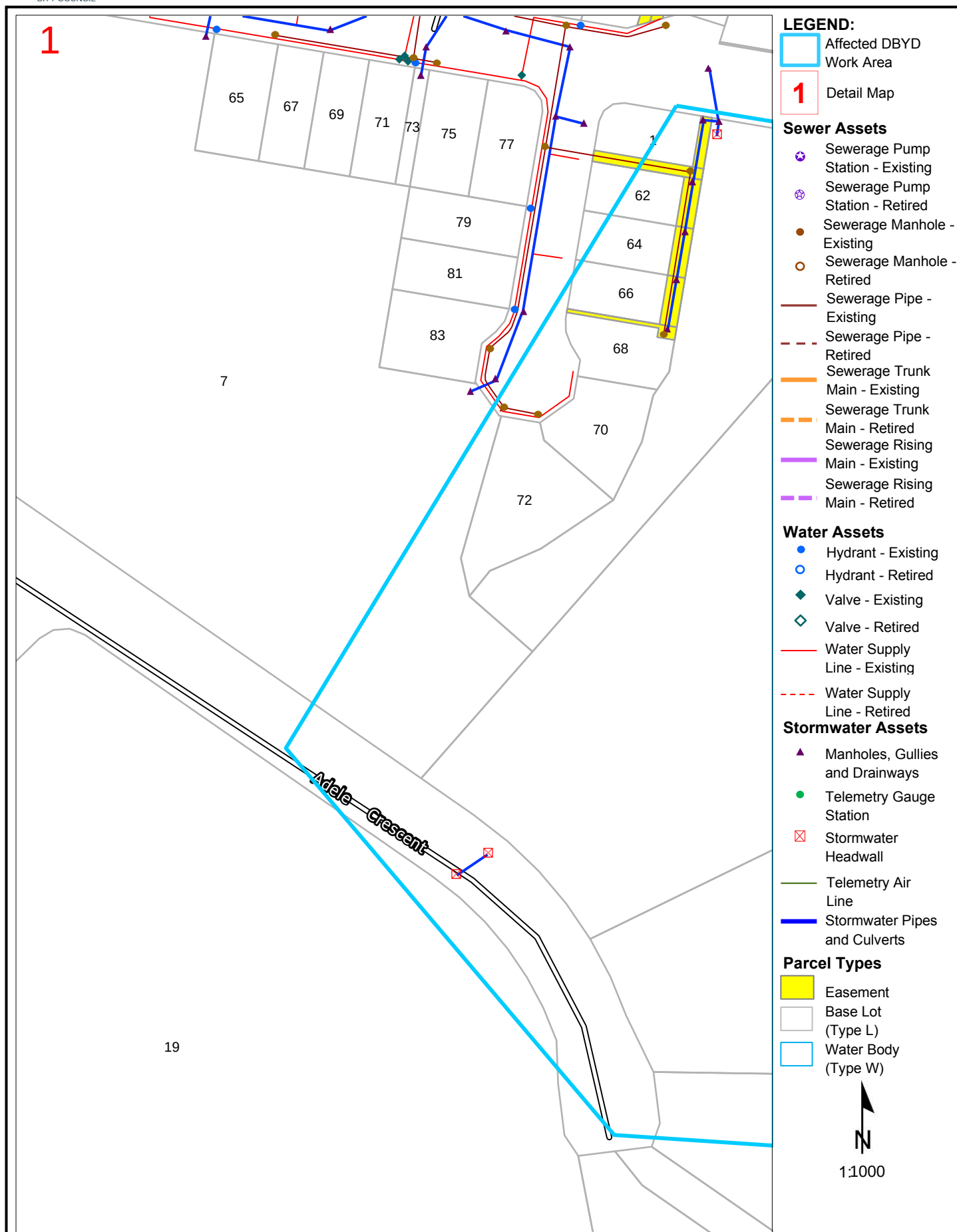
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Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



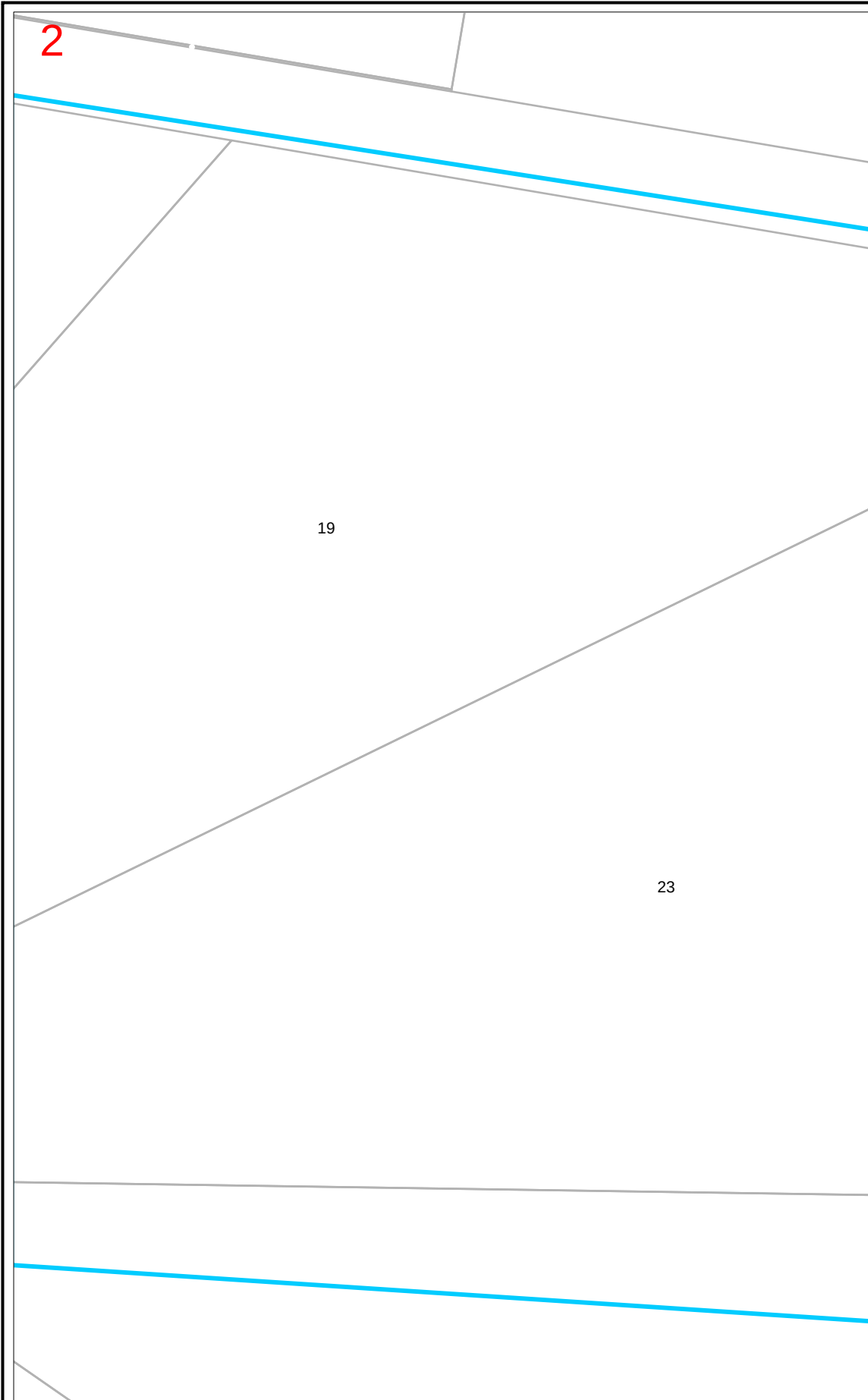
**Disclaimer:** The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

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### LEGEND:

 Affected DBYD Work Area

 Detail Map

### Sewer Assets

-  Sewerage Pump Station - Existing
-  Sewerage Pump Station - Retired
-  Sewerage Manhole - Existing
-  Sewerage Manhole - Retired
-  Sewerage Pipe - Existing
-  Sewerage Pipe - Retired
-  Sewerage Trunk Main - Existing
-  Sewerage Trunk Main - Retired
-  Sewerage Rising Main - Existing
-  Sewerage Rising Main - Retired

### Water Assets

-  Hydrant - Existing
-  Hydrant - Retired
-  Valve - Existing
-  Valve - Retired
-  Water Supply Line - Existing
-  Water Supply Line - Retired

### Stormwater Assets

-  Manholes, Gullies and Drainways
-  Telemetry Gauge Station
-  Stormwater Headwall
-  Telemetry Air Line
-  Stormwater Pipes and Culverts

### Parcel Types

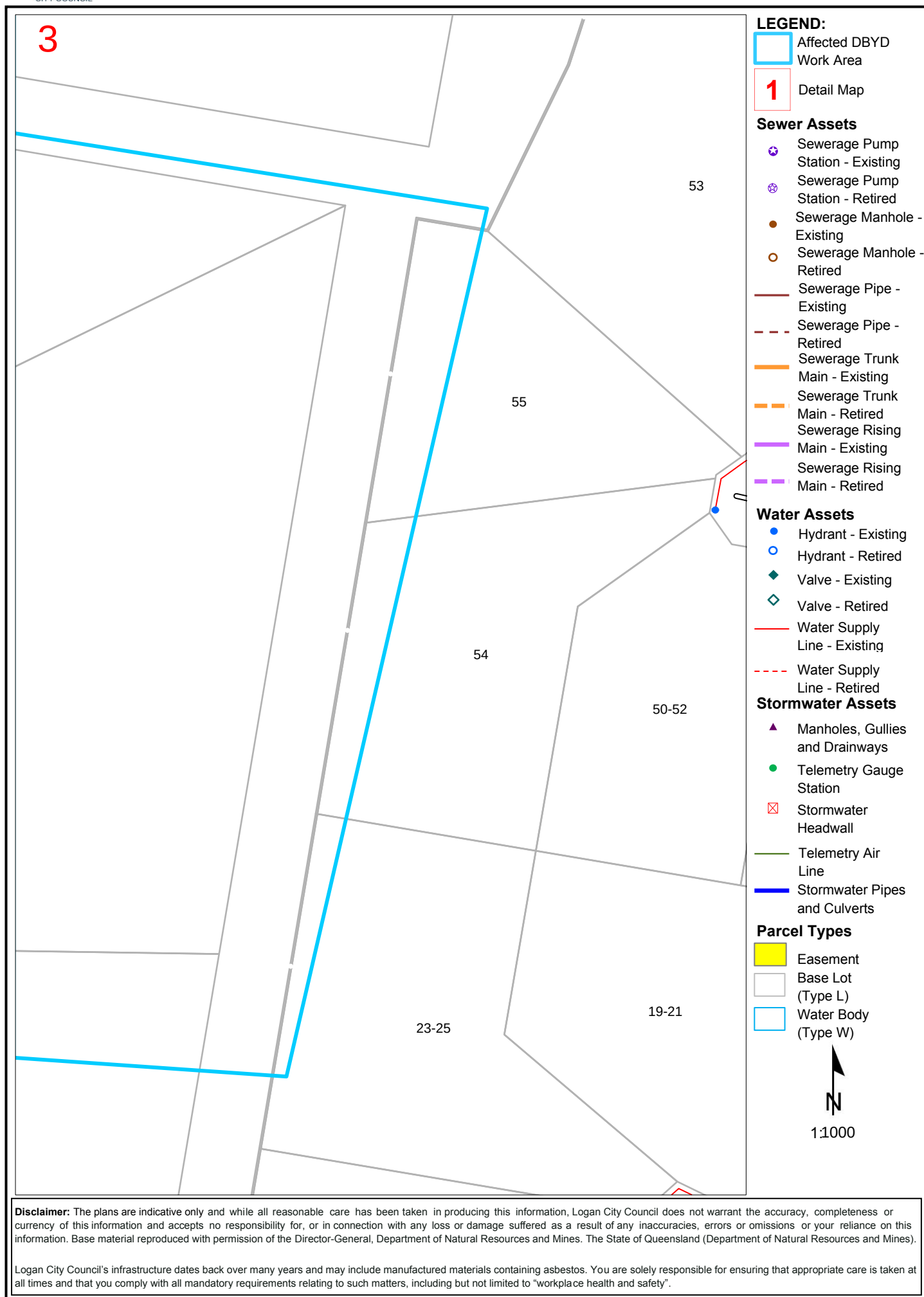
-  Easement
-  Base Lot (Type L)
-  Water Body (Type W)



1:1000

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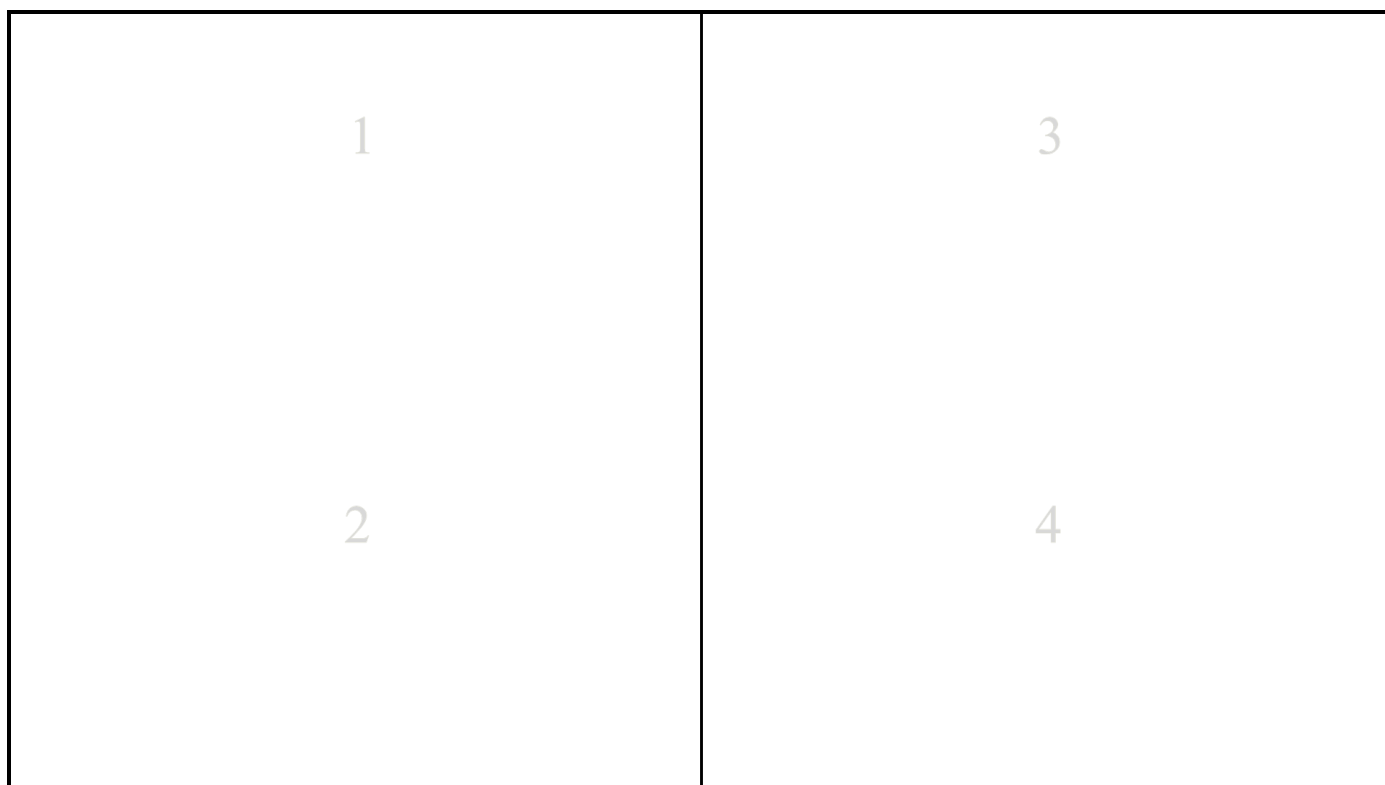
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**To:** Henry Piggott  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** henry.piggott@burchills.com.au

<b>Dial before you dig Job #:</b>	31971968	 <b>DIAL BEFORE YOU DIG</b> www.1100.com.au
<b>Sequence #</b>	211532775	
<b>Issue Date:</b>	18/05/2022	
<b>Location:</b>	23 Adele Crescent , Bahrs Scrub , QLD , 4207	

## Indicative Plans

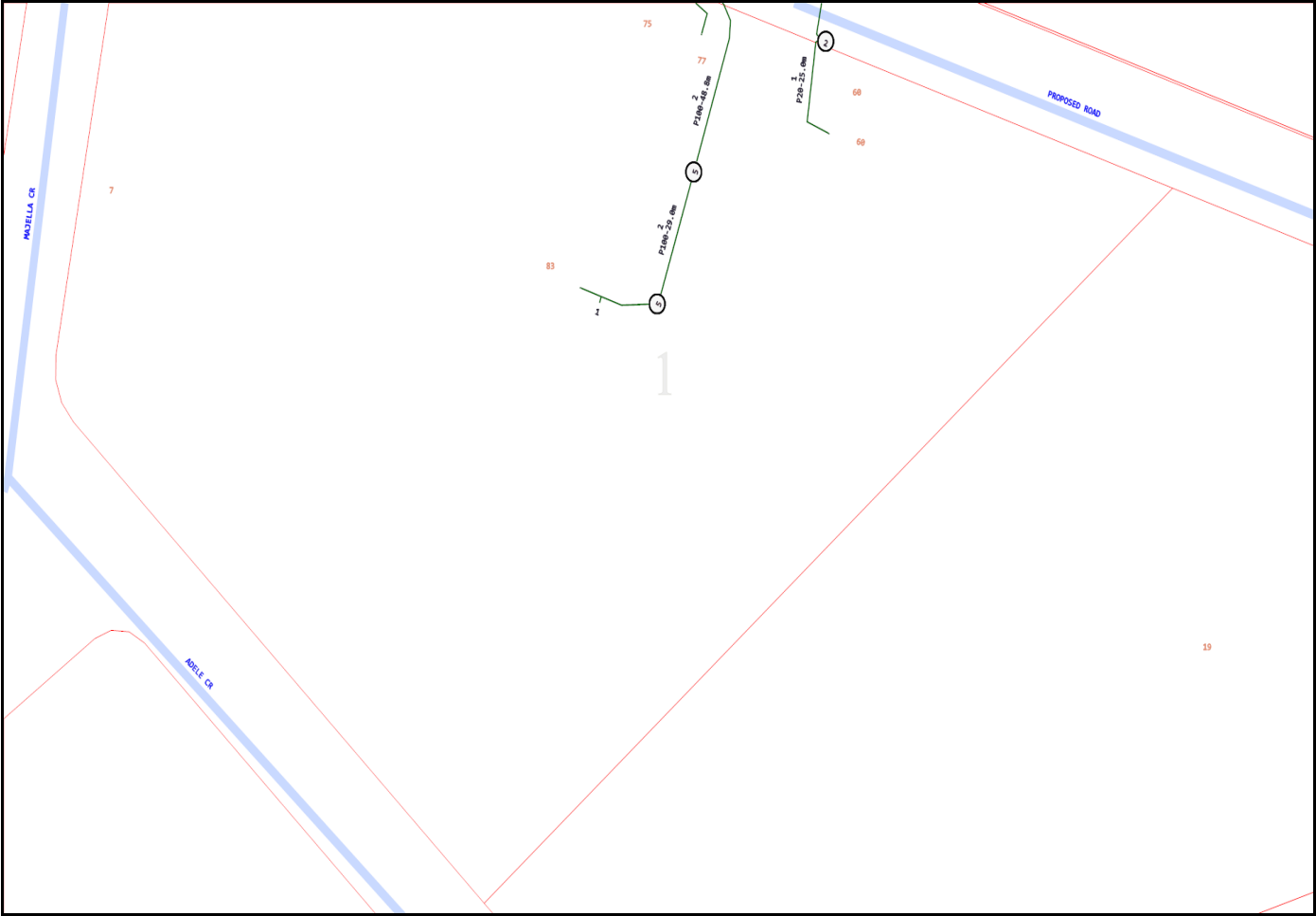


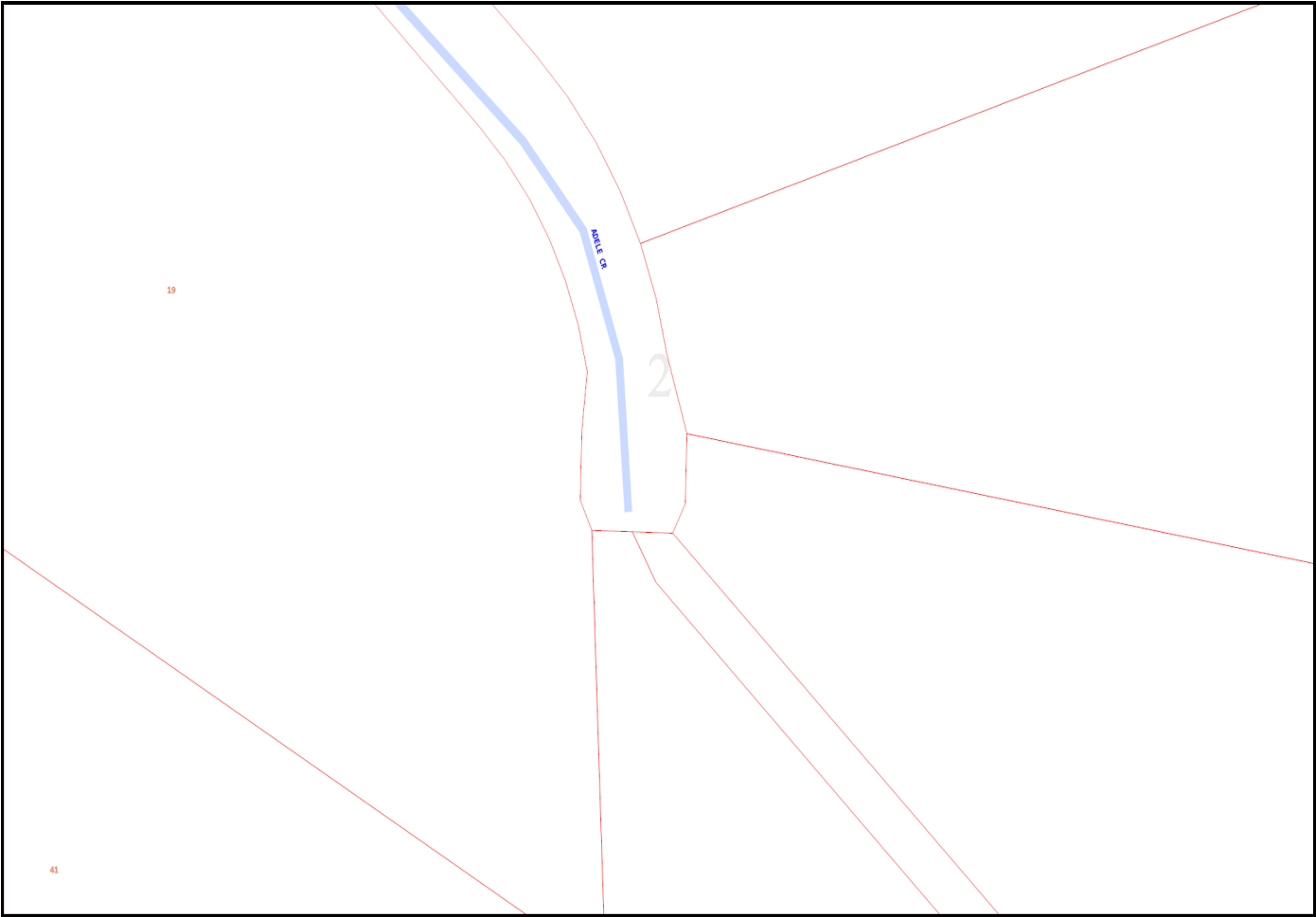


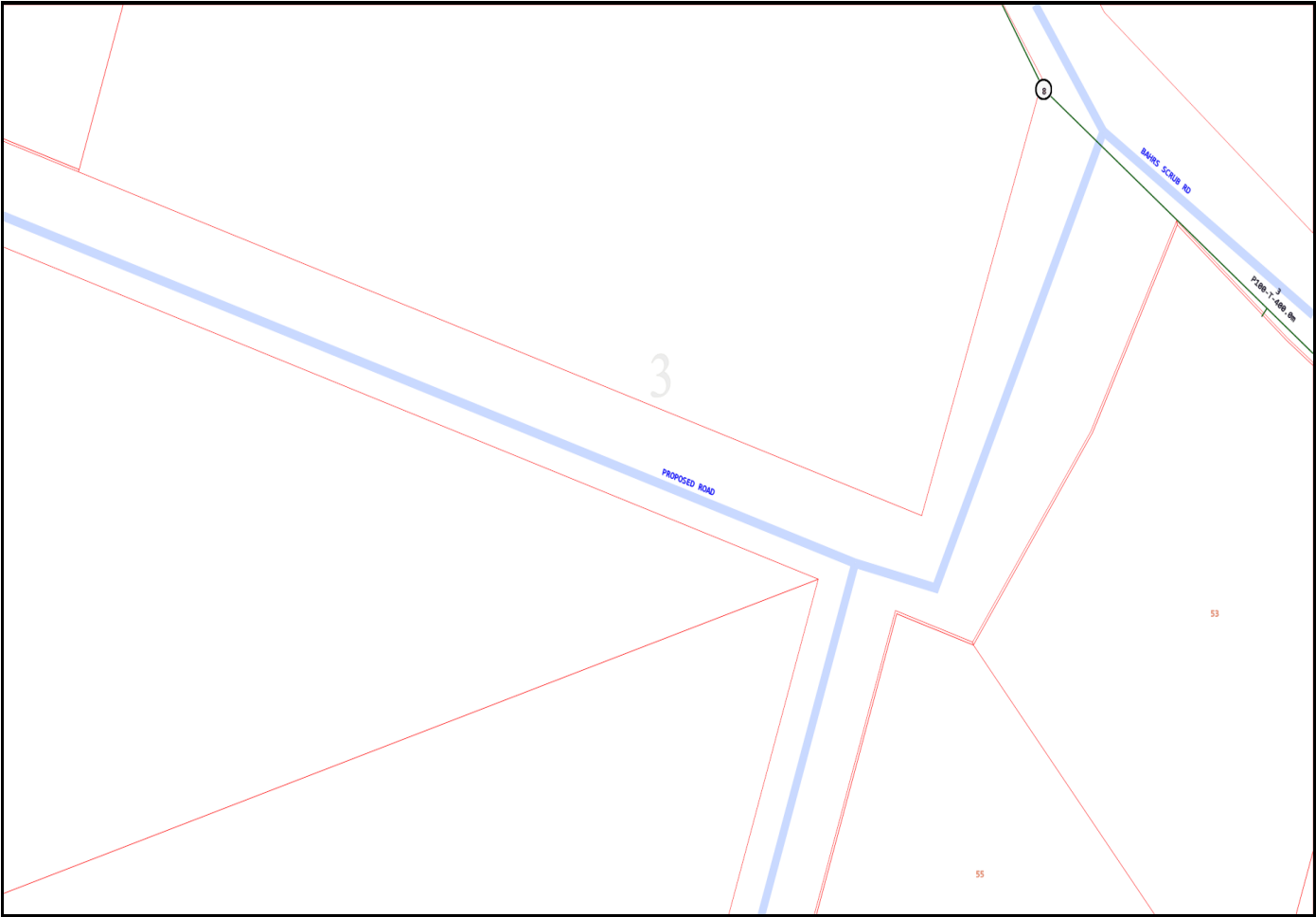
## LEGEND

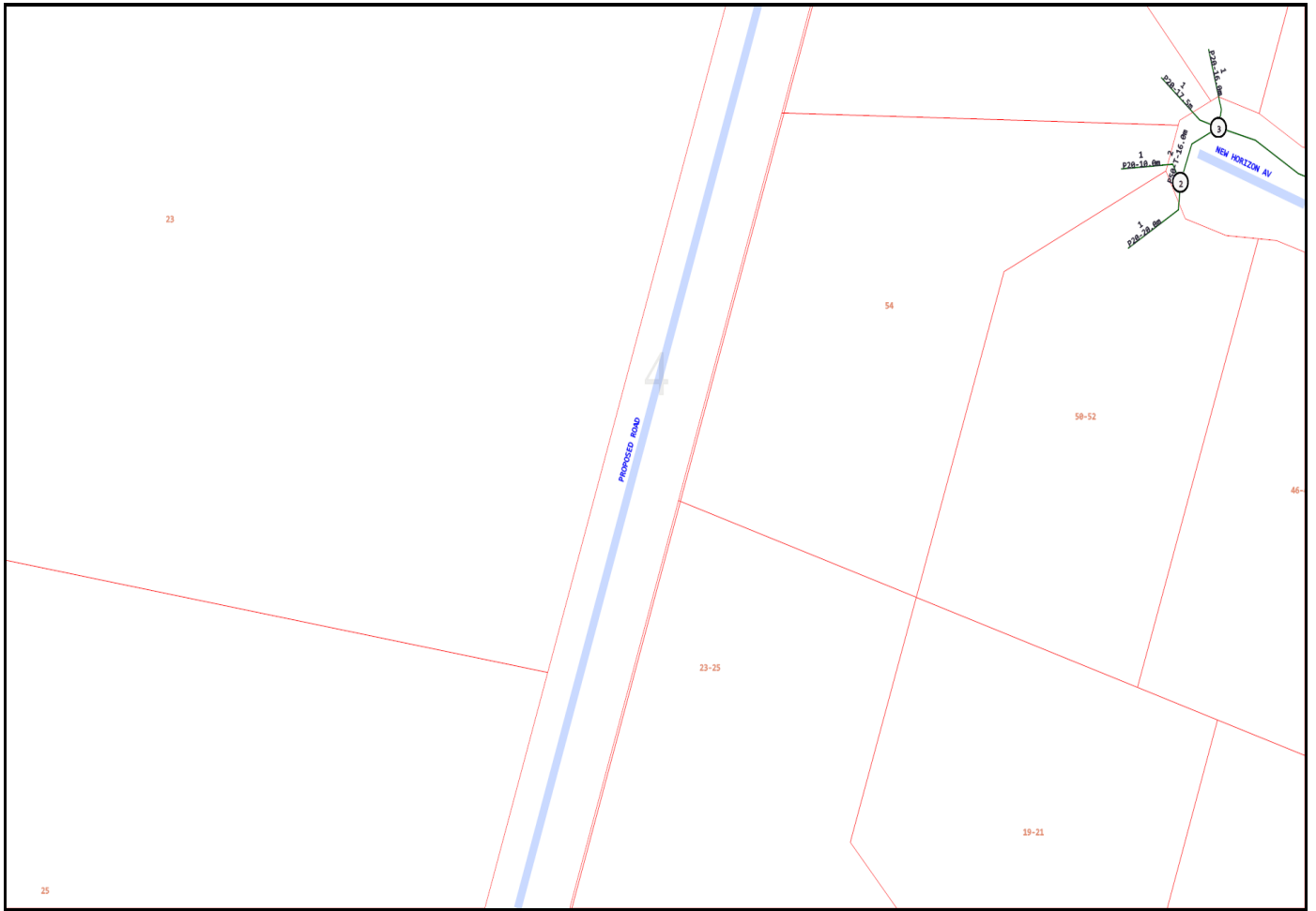


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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









## Emergency Contacts

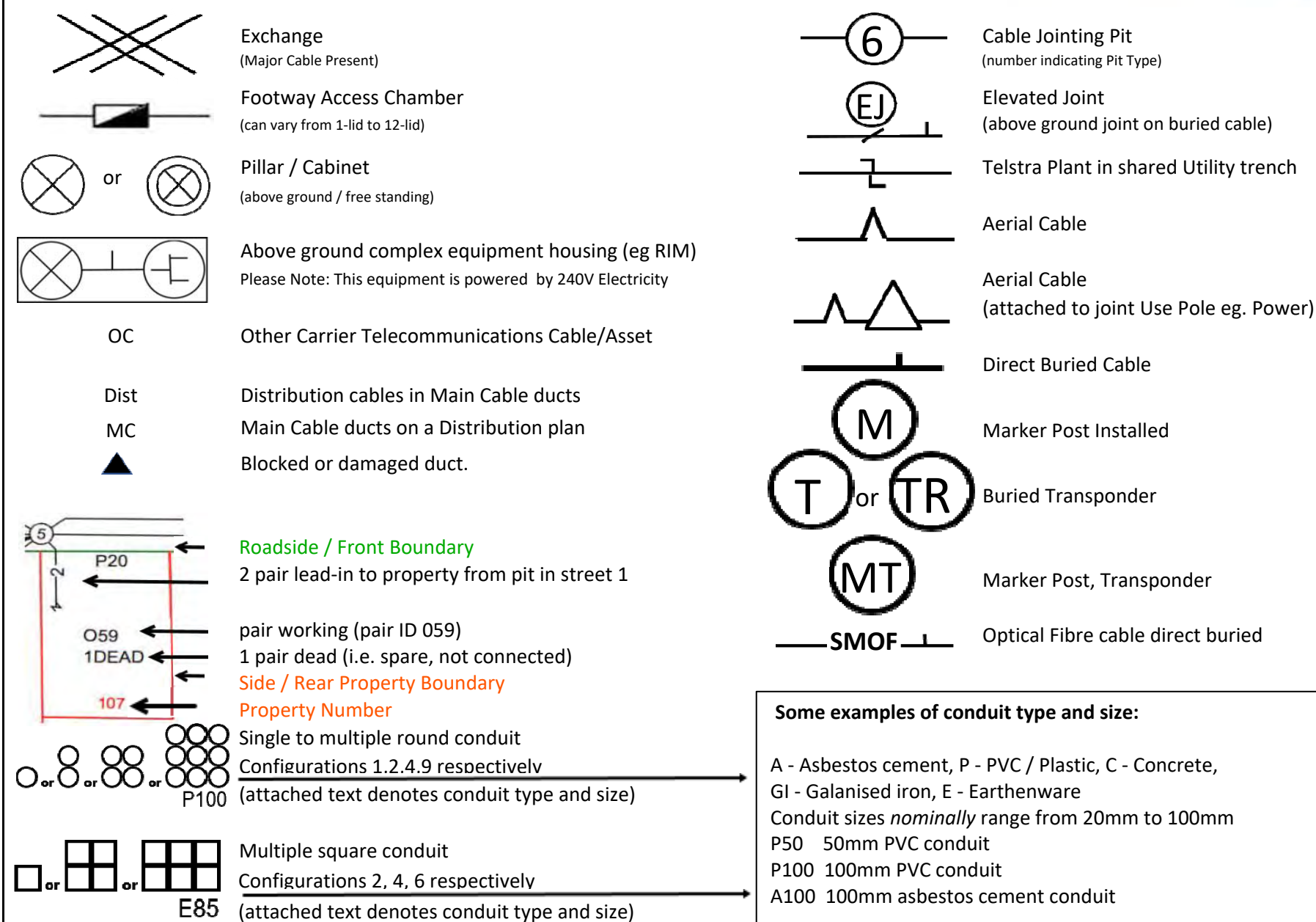
You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

# LEGEND

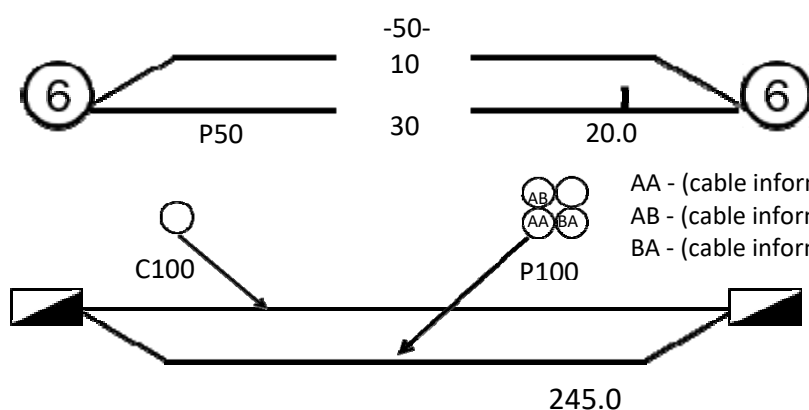
IT'S HOW  
WE CONNECT



For more info contact a Certified Locating Organisation or Telstra Plan Services 1800 653 935



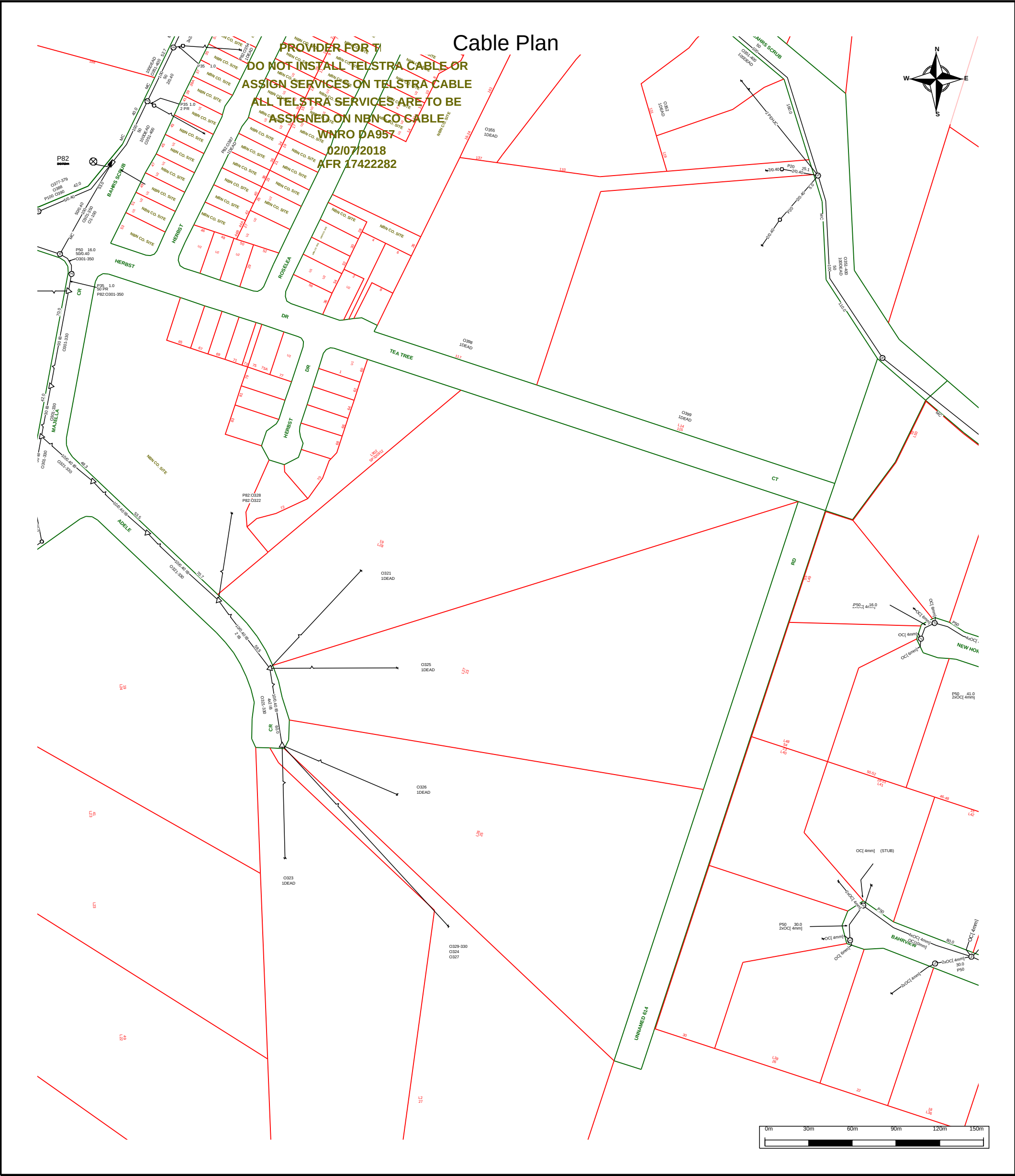
Some Examples of how to read Telstra Plans



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

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

**WARNING:** Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.



	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 211532776
		Please read Duty of Care prior to any excavating
	TELSTRA CORPORATION LIMITED A.C.N. 051 775 556	
Generated On 18/05/2022 16:05:49		

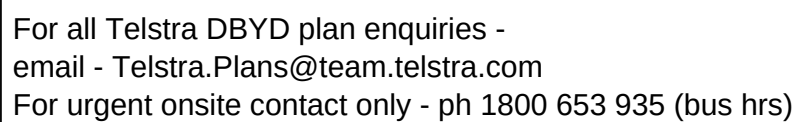
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

[illegible]

Generated On 18/05/2022 16:05:50

Please read Duty of Care prior to any excavating

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

APA Group  
PO Box 6014 Halifax Street  
South Australia 5000

18/05/2022

Company: Burchills Engineering  
Henry Piggott  
123 Margaret Street  
Toowoomba City  
QLD 4350

henry.piggott@burchills.com.au

Dear Henry Piggott

**Sequence Number:** 211532777  
**Worksite Address:** 23 Adele Crescent  
Bahrs Scrub  
QLD 4207

Thank you for your Dial Before You Dig enquiry regarding the location of Gas Assets. We can confirm that the APA Network's Division has **no** underground Gas Assets in the vicinity of the above location.

**Please Note:** For some DBYD enquiries, you might receive 2 responses from the APA Group. Please read both responses carefully as they will relate to different assets. It is your responsibility to action all requirements set out in APA Group responses.

You are hereby notified that the attached Duty of Care requirements apply to any activity in the vicinity of Gas Assets operated by APA, please ensure you read and comply with all the relevant requirements. Should you have any questions with regards to the attached information please contact our Dial Before You Dig officer - 1800 085 628.

**Caution - Damage to gas assets could result in possible explosion and fire with the risk of personal injury.  
For Gas Emergencies please call 1800 GAS LEAK (1800 427 532)**

Please find enclosed the following information:

- APA's Duty of Care, if you are unclear of your obligations under these requirements please contact the APA Representative listed above immediately
- An overview map with your requested area highlighted to assist in identifying the location of APA's Gas Assets
- A map(s) showing APA's Gas Assets in the requested area, this information is valid for 30 days from the date of this response, **please check this represents the area you requested**, if it does not, please contact the APA Representative listed above immediately

Please ensure you review all the information contained in this response carefully and please do not hesitate to contact us for further information by sending an email to [DBYDNetworksAPA@apa.com.au](mailto:DBYDNetworksAPA@apa.com.au) or contacting us direct on 1800 085 628.

Yours Faithfully,

**Dial Before You Dig Officer**  
**APA Group**  
**Email: DBYDNetworksAPA@apa.com.au**

## Duty of Care - Working Around Gas Assets

### General Conditions

- This location enquiry is valid for 30 days from the date of this response
- Expired locations, i.e., over 30 days from the date of this response, require a new Dial Before You Dig request to validate location information
- The location information supplied in this document shall be used as a guide only. APA Group shall not be liable or responsible for the accuracy of any such information supplied pursuant to this request
- It is the responsibility of the excavator to expose all Gas Assets, including Gas Service pipe (see below), **by hand** (Please Note: Do not use vacuum excavation systems as damage to Gas Assets may occur). Gas Asset depths may vary according to ground conditions
- Gas Service (inlet service) connecting Gas Assets in the street to the gas meter on the property are typically **not** marked on the map unless otherwise stated
- Generally, a map of the Gas Service (inlet service) connection may be found inside the gas meter box
- Some Gas Assets are installed inside of a casing. The locations where a Gas Asset changes from inserted to direct burial are not marked on the map
- This information has been generated by an automated system based on the area highlighted in your DBYD request and has not been independently verified. **It is your responsibility** to ensure that the information supplied in this response matches the dig site you defined when submitting your Dial Before You Dig enquiry. If the information does not match the dig site or you have any question, please contact APA immediately using the details listed on the first page and / or please resubmit your enquiry
- For **Gas Emergencies** please call 1800 GAS LEAK (1800 427 532)

### APA CHANGE NOTIFICATION

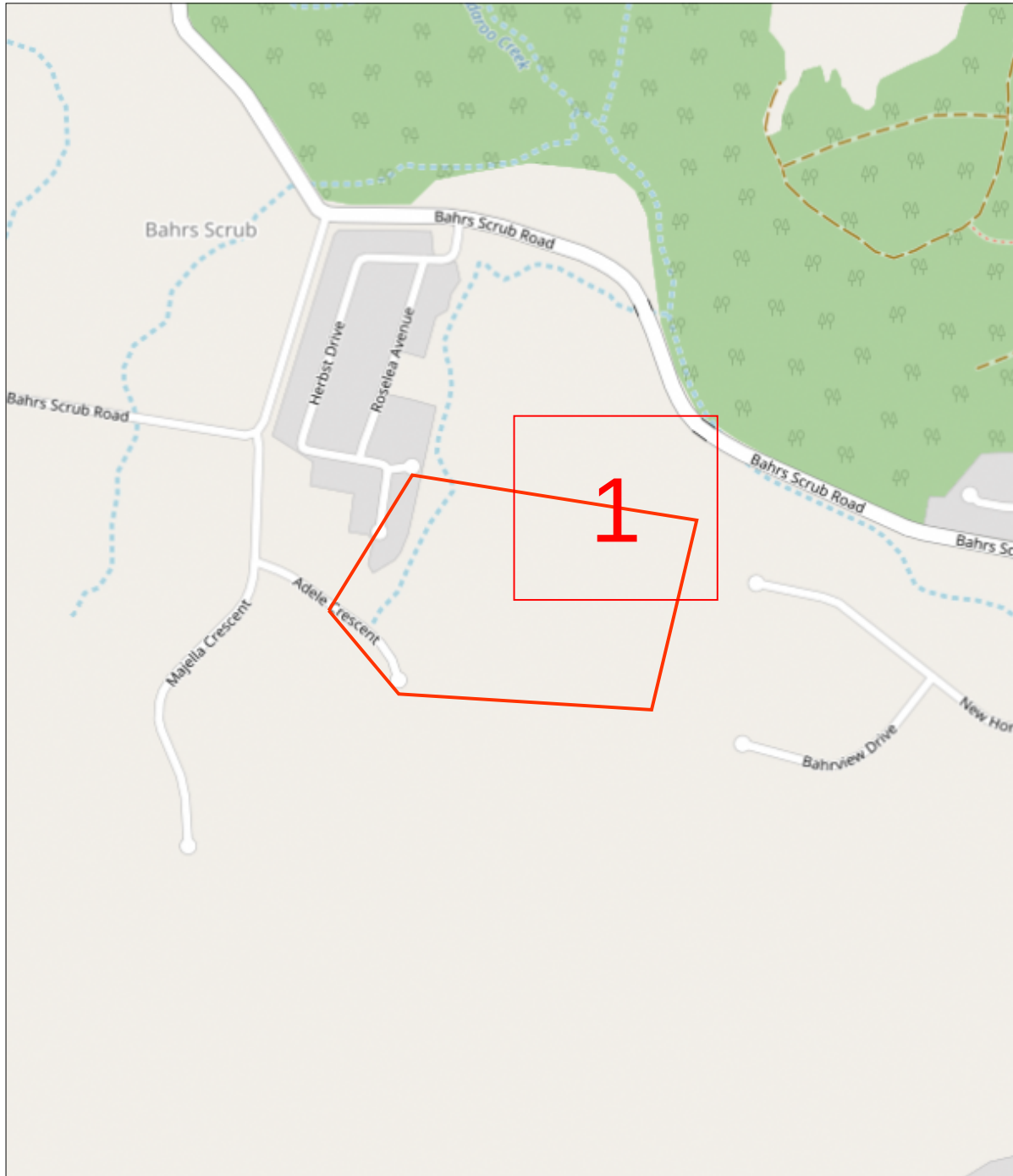
**The map below may have different symbols to those you are familiar with.**

APA recently upgraded the asset mapping software utilised for Dial Before You Dig requests.

To avoid confusion, please carefully review the legend along with the map.

Please direct any questions to [DBYDNetworksAPA@apa.com.au](mailto:DBYDNetworksAPA@apa.com.au)

<b>Site Address</b>	23 Adele Crescent Bahrs Scrub 4207	211532777
<b>Name</b>	Henry Piggott	
<b>Email</b>	henry.piggott@burchills.com.au	



Scale 1: 6000



Enquiry Area

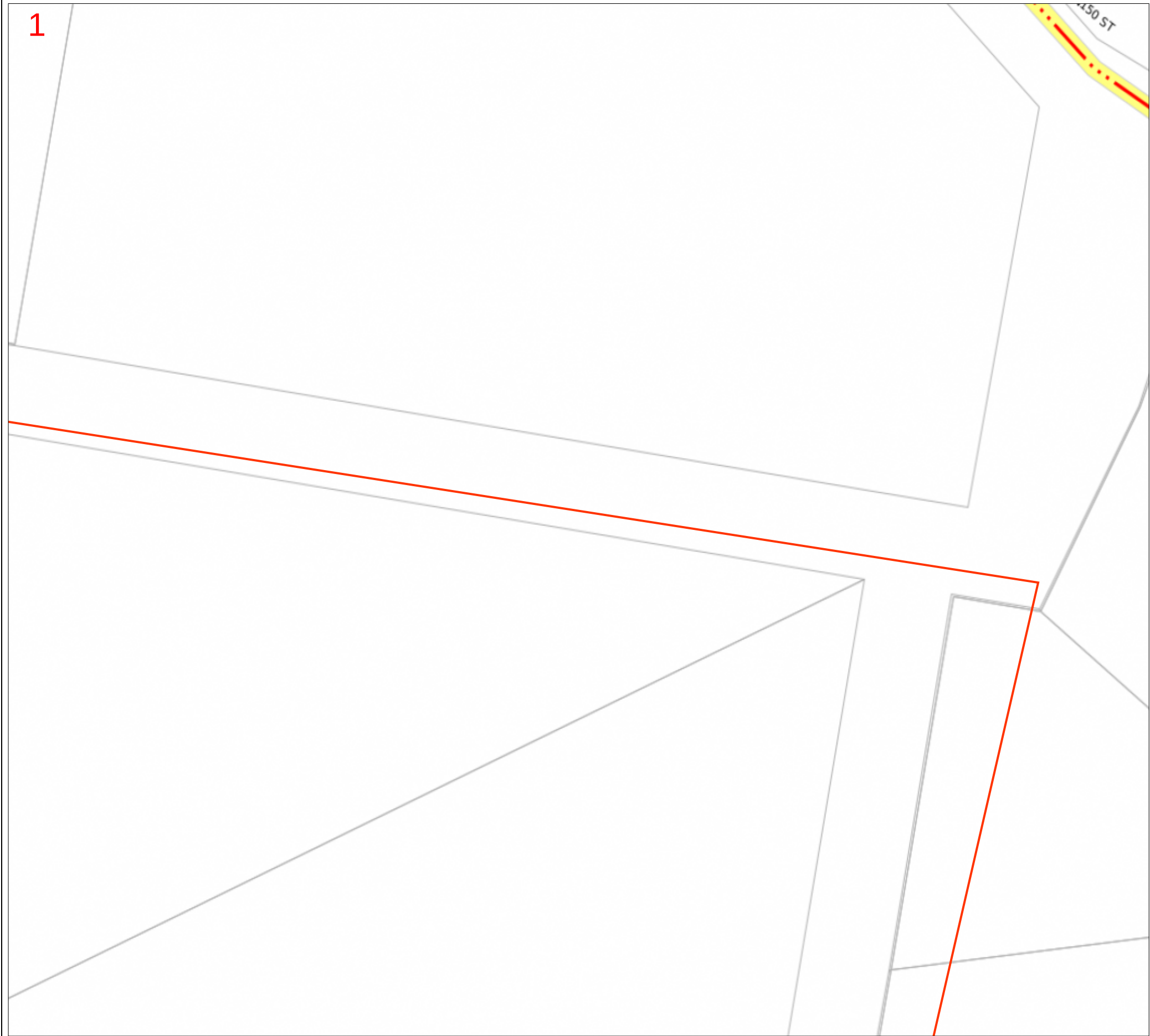


Map Key Area



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Site Address	23 Adele Crescent Bahrs Scrub 4207	Sequence No	211532777
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<b>PIPE AND BOUNDARIES</b>		<b>PIPE CODE / MATERIALS</b>		<b>OBJECTS or TERMS</b>
SERVICE (COLOUR BY PRESSURE)	————	C2, CI	Cast Iron	VALVES
LOW PRESSURES	————	CU	Copper	BURIED VALVES
MEDIUM PRESSURES	— · — · —	N2, NY, NY11	Nylon	GATE / REGULATORS
HIGH PRESSURES	— · — · —	P# (e.g. P6)	Polyethylene (PE)	GAS SUPPLIED = YES
TRANSMISSION PRESSURES	— · — · —	P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT
PRIORITY MAIN (BEHIND PIPE)		P2,P4,P8	High Density PE	CP TEST POINT/ ANODE
PROPOSED (COLOUR BY PRESSURE)	— · — · —	ST or S#	Steel	SYPHON
LPG (COLOUR BY PRESSURE)	— · — · —	S6# (e.g. S61)	Steel Class 600	TRACE WIRE POINT
ABANDONED	— · — · —	S3# (e.g. S33)	Steel Class 300	PIPELINE MARKER
IDLE	————	W2 or GAL	Wrought Galv. Iron	NOT TIED IN N.T.I.
SLEEVE		W3 or PGAL	Poly Coat Wrought Galv. Iron	COUPLING & END CAP
CASING / SPLIT (BEHIND PIPE)		<i>Pipe diameter in millimetres is shown before pipe code e.g. 40P6 = 40mm nominal diameter</i>		DEPTH OF COVER C
UNKNOWN	————			
EASEMENT/ JURISDICTION	— · — · —			
<b>EXAMPLES</b>				
		40P6 in 80C2 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing		
		63S8 63mm Medium Pressure Steel		

Line / Polygon Request

This map is created in colour and shall be printed in colour

00.008km

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