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ENGINEERING SERVICES REPORT

PROPOSED MULTI-UNIT TOWNHOUSE DEVELOPMENT
Lot 9 and part Lot 10 on RP813095
173-181 and 183-203 OLD LOGAN VILLAGE ROAD
WATERFORD
QLD 4133

Prepared for

CANTERBURY COLLEGE LTD

Document Reference

PCE-24-011-B

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This report has been authorised by Carl Hager, Director of *PAC CIV* Pacific Civil Engineers Pty Ltd



Carl Hager | Director
MEngSc CPEng RPEQ 8538 NER APEC Engineer IntPE (Aus)

The information contained within this report is provided in good faith in the belief that no information, opinions or recommendations made are misleading. All comments and opinions given in this report are based on information sourced during site inspections, supplied by the client, their agent and/or third parties.

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Appendix D – Logan City Council Interactive Mapping & BYDA Searches

1.0 INTRODUCTION

Pacific Civil Engineers Pty Ltd (*PAC CIV*) has been engaged by Canterbury College Pty Ltd to prepare an Engineering Services Report (ESR) in support of a Development Application (DA) to be submitted to Logan City Council (LCC) for the proposed Multi Unit (50No units) Townhouse Development (OLV) to be located on Lot 9 RP 813095 (173-181 Old Logan Village Road, Waterford) and part of the northern portion of Lot 10 RP 813095 (183-203 Old Logan Village Road, Waterford), referenced as the Subject Site.

1.1 Scope

This report examines the existing infrastructure & future civil engineering impacts for the proposed development, availability of services, including water & sewerage, for the purposes of the DA:

- Site access;
- Preliminary Bulk Earthworks, Filling & Excavation, Retaining Wall locations & heights (if applicable);
- Preliminary Stormwater Drainage, Lawful Point of Discharge (LPD), flooding (if applicable);
- Acid Sulfate Soils (if applicable);
- Preliminary Sewerage demand, availability & sewer property connection location.
- Preliminary Water demand, availability & water property connection location.
- Erosion and Sediment Control; and
- Utilities availability, including electrical, telecommunications & gas services.

2.0 EXISTING SITE FEATURES

2.1 Location, Landuse and Vegetation

The Subject Site has an existing total area of 9,241m^2 and is formally described as Lot 9 RP 813095 and part of Lot 10 on RP813095. Refer to **Figure 1** below for aerial view and general locality.



Figure 1 – Locality Plan of Subject Site Area *(modified from Qld Globe)*

Refer to **Appendix A** for the detailed Engineering Survey prepared by *TH Jensen & Bowers Pty Ltd* (THJ).

The site is currently vacant and comprises grassed and trees.

2.2 Existing Topography and Drainage

The following topography details refer to the development area at the Subject Site;

- The existing fall of the land grades generally from the east to the west towards the old rail corridor boundary at the rear of the site.
- Existing site levels range from approximately RL 21 AHD at the eastern (road frontage) boundary of the subject site to RL 14.5m AHD at the western (rear) boundary adjoining the old rail corridor boundary, with an average grade of approximately 10% towards the western boundary.
- No easements have been identified within the subject site.
- Based on LCC BYDA mapping & THJ survey provided, if does not appear that existing stormwater drainage infrastructure is available in Old Logan Village Rd adjoining or across the road from the subject site (LCC does not have As Constructed mapping for the existing stormwater drainage).

Refer to **Figure 2** below for schematic showing LCC existing infrastructure, **Appendix A** for the detailed Engineering Survey Plan prepared by *TH Jensen & Bowers Pty Ltd* (THJ) which shows spot levels and contours for the subject site and including the adjoining road verges, existing services adjoining the site and **Appendix D** for the information obtained from LCC Interactive Mapping and BYDA searches.

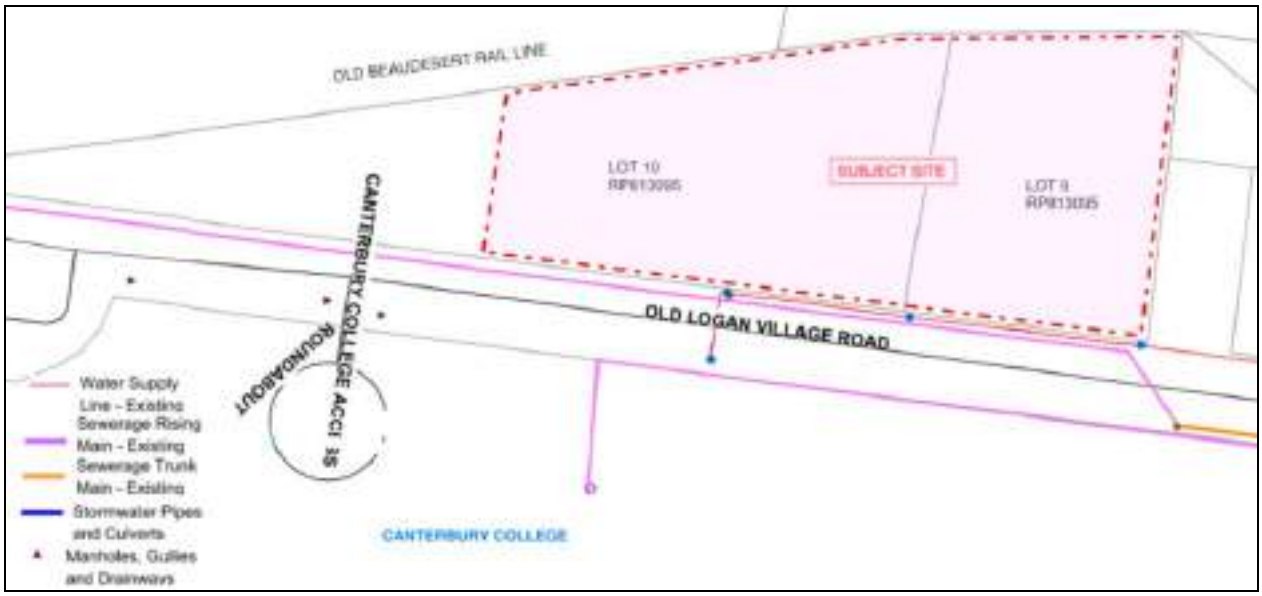


Figure 2 – LCC Schematic – Existing Infrastructure

3.0 PROPOSED DEVELOPMENT

The proposed Multi-Unit Townhouse (OLV) Development comprises a DA MCU application submission to Logan City Council (LCC) based on the following;

- Townhouse Development (8,985 m^2 total GFA) comprising a proposed total of 50No dwellings.

- Combination of three bedroom type dwellings (33No) and four bedroom type dwellings (17No).
- Internal circular driveway access, private parking (100 spaces) and visitor parking areas (13 spaces).
- Pedestrian pathways.
- Landscape treatments, private open space, communal open space and ornamental gardens.
- Vehicular access and egress proposed via a new driveway crossover off Old Logan Village Road.
- Refer to **Figures 3, 4 and 5** below for the Site Master Plan, Overall Site Plan and General Arrangement Plan layouts for the proposed OLV development.

Refer to **Appendix B** for the proposed development drawings, including elevations and perspectives, prepared by *PRAX Studio (PRAX)* Pty Ltd for the DA application.



Figure 3 – Site Master Plan – PRAX Studio



Figure 4 – Overall Site Plan – PRAX Studio



Figure 5 – General Arrangement Plan – Level 1 – PRAX Studio

4.0 EARTHWORKS

The existing site topography grades naturally from approximately RL 21m AHD at the eastern (road frontage) boundary of the subject site to approximately RL 14.5m AHD at the western boundary adjoining the Old Beaudesert Rail Corridor (OBRC) line with an average grade of approximately 10% towards the west as shown on the *TH Jensen & Bowers Pty Ltd* (THJ) survey included at **Appendix A**.

Minor earthworks are proposed for the development and with the preliminary design grade maintaining the general fall from east to west. Building levels will be stepped to suit the proposed development and natural slope of the land.

Preliminary finished Surace Levels (FSL) within the internal driveway area have been typically set for the purposes of the DA varying generally from approximately RL 18.5 to RL 20 and ramped where required to facilitate access to the proposed garages, parking areas and access to the street.

Garage FFL's typically range from between RL 18.8 to RL 16.6 within the site adjoining the internal private driveway.

The preliminary design includes retaining the earthworks, either by separate retaining walls, or as part of the building works, up to approximately 1.5m in height, predominantly along the rear (western) boundary of the site.

Earthworks levels have been predominantly set to ensure that the site can naturally drain to the western boundary & maintain the current stormwater discharge location for the subject site.

Design levels can be confirmed at the detailed civil engineering design stage for Operational Works (OPW) or Building (BA) approval.

Preliminary Bulk Earthworks Plan and Cross Sections have been prepared for the purposes of the DA submission, as shown on the *PAC CIV Preliminary Bulk Earthworks Plan and Preliminary Bulk Earthworks Cross Sections* drawings included at **Appendix C**.

5.0 ROADWORKS

The Pre lodgement Meeting (PLM) minutes provided by LCC (Ref: PLM/337/2024) note a requirement at Item 5 (refer **Figure 6** below) that the site may need to be widened, with kerb and channel, footpath and drainage.

	Author Name and Date: Scott Hall 11/12/2024	
5	The full frontage of the site may need to be widened, with kerb & channel, footpath & stormwater drainage, as it looks like half the road currently drains as surface flow onto these lots & the road stormwater would likely need to be collected & piped down the road or through the lot at some point	Frontage works will be required along the Old Logan Village Road frontage of the site to an Urban Access Street standard in accordance with Table 3.4.4.2.1 – Road Design Standards of Planning Scheme Policy 5 including a minimum 20m wide road reserve, 7.5m wide pavement, kerb and channel on a 6.25m alignment, 1.2m wide footpath.

Figure 6 – Extract Pre Lodgement Meeting Minutes – Item 5 Roadworks Widening

We note that the proposal development drawings prepared by PRAX (refer **Appendix B**) provide for new kerb and channel, on-street parking and footpaths along the full site frontage.

Pacific Civil Engineers Pty Ltd (*PAC CIV*) has prepared *a Preliminary Functional Road Layout Plan* for the purposes of the DA submission, incorporating the PRAX proposed site frontage works and including the anticipated stormwater drainage network (gully pits and pipe reticulation) to be extended, as shown on the *PAC CIV Preliminary Functional Road Layout Plan* included at **Appendix C**. *PAC CIV* notes that additional survey will be required to confirm the locations of all existing LCC stormwater drainage infrastructure within the extents of the proposed development area. Design details and levels to be confirmed at the detailed civil engineering design stage and for Operational Works approval.

A new standard driveway crossover (VXO) will be constructed as part of the development works at the Old Logan Village Road boundary, as shown on the *PAC CIV General Arrangement Plan* included at **Appendix C**.

6.0 ACID SULFATE SOILS

The western (lower) portion of subject site is within land identified on LCC Planning Scheme mapping overlays as being at or below RL 20m AHD and as such acid sulfate soil management or treatment measures may need to be implemented during the construction phase (potential and actual acid sulfate soils >5m <= 20m AHD).

7.0 FLOODING

The subject site is within land identified on LCC Planning Scheme mapping as being in a flood risk area and flood affected, which will require separate reporting by others.

8.0 STORMWATER DRAINAGE

The proposed development will be serviced by an internal private stormwater drainage reticulation system (subject to future design by Hydraulic Services Consultant) to be connected to the internal underground stormwater drainage Detention Tank.

Earthworks levels have been predominantly set to ensure that the site can naturally drain to the western boundary & maintain the current stormwater discharge location for the subject site. Noted drainage is currently conveyed by surface flow into the Old Beaudesert Rail Corridor (OBRC) area by surface/sheet flows.

To formalise the stormwater connection to the subject site, it is proposed to extend a stormwater pipe within the OBRC area from the southern site boundary corner towards the existing LCC pipe discharge locations, typically as shown below in **Figure 7** and as shown on the *PAC CIV General Arrangement Plan* and *Stormwater Drainage Plan*, included at **Appendix C**.

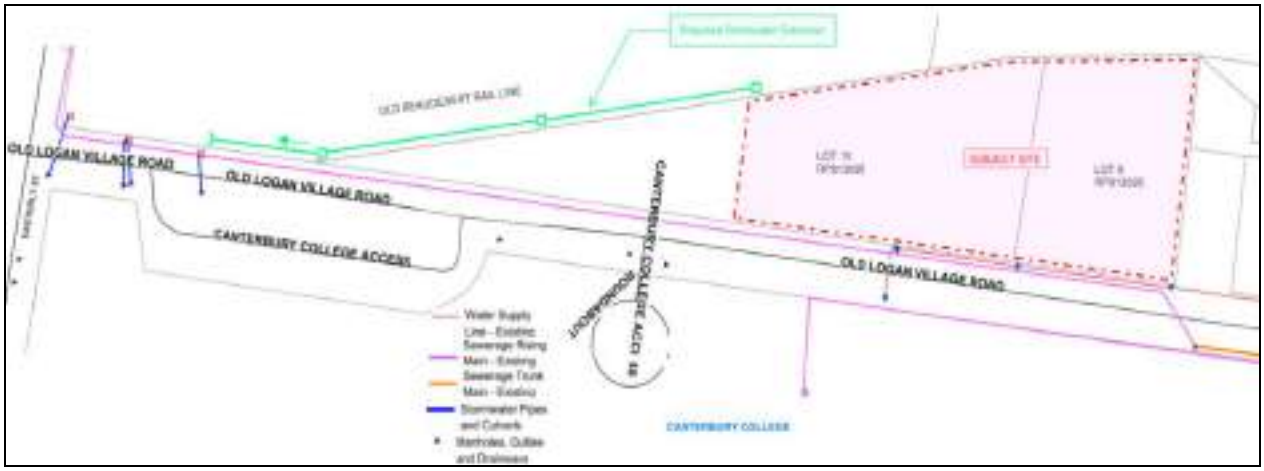


Figure 7 – Proposed Stormwater Extension – Schematic

Refer also to *PAC CIV Conceptual Stormwater Management Plan* (CSMP) report for the proposed on-site management of stormwater (detention and water quality) for the proposed development, report reference (PCE-24-011-B SMP OLV dated 11 April 2025).

9.0 SEWERAGE

According to current LCC Interactive Mapping and BYDA searches, the nearest existing LCC gravity sewer main (225mm dia uPVC) is located further to the north of the subject site, near the existing Waterford Gardens Residential Development, as constructed by a previous developer.

It is proposed to provide for the OLV development a private sewer pump station within the subject site and a 63dia PE sewer rising main (SRM) connection to the existing SRM on the opposite site of the road adjoining the Canterbury College frontage, schematically as per alignment shown below at **Figure 8** and as specifically detailed on the *PAC CIV Preliminary Sewer and Water Connection Plan* drawing included at **Appendix C**.

Refer as well to **Appendix D** information obtained from LCC Interactive Mapping, As Constructed and BYDA searches.

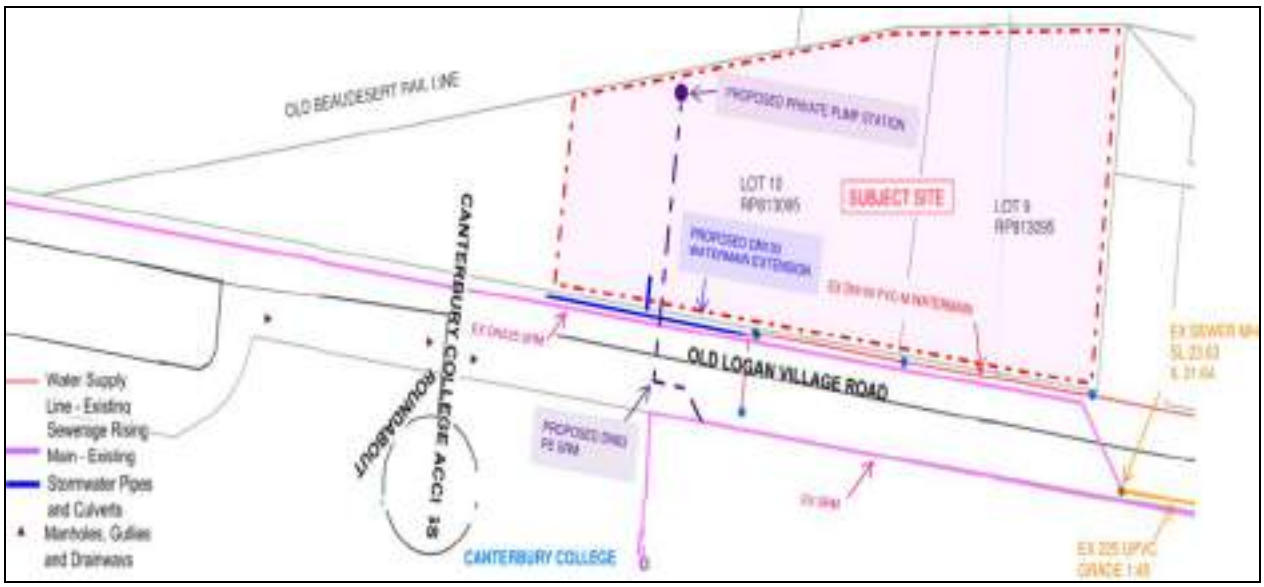


Figure 8 – Logan City Council/Logan Water Infrastructure & Proposed Sewer & Water Connections Schematic

The size of the new sewer connection to be confirmed by Hydraulic Services Consultant & with Internal building hydraulics subject to a separate private Plumbing and Drainage application.

The preliminary sewer demand is calculated in the following sections.

9.1 Proposed Development

The development proposes a Multi-Unit Townhouse Development for the subject site for fifty (50) new residential units, with a mix of 3 bedrooms (comprising 3 bedrooms, 2.5 bath, study) and 4 bedrooms (comprising 4 bedrooms, 2.5 bath, study).

In circumstances, where LCC does not have a policy, the City of Gold Coast (CoGC) sewage and water demand 'conversion rates' are referred to for calculating water supply demand and sewage discharge loads.

Table 1 below shows the estimated demand upon the existing sewerage system.

Table 1 – Proposed Development Sewerage Demand

EP/ET Conversion factor = 2.70 EP/ET (Logan City Council/Logan Water).

Land Use	Density, No of Dwellings	Density Conversion	ET
Residential, multi-unit dwelling 3 bedrooms +	50	0.9 ET/dwelling	45 ET

Flow calculations (design criteria as per SEQ WS&S D&C Code)

EP/ET Conversion rate = 2.70 EP/ET = 121.50 EP

ADWF = 200/EP/d (baseline for conventional sewer)

= 24,300 L/d

ADWF = 0.281 L/sec

PWWF = 5xADWF (for RIGS)

= 1.406 L/sec

The proposed development is calculated to create a total Average Dry Weather Flow (ADWF) of 0.299 L/sec and a Peak Wet Weather Flow (PWWF) of 1.493 L/sec.

10.0 WATER SUPPLY

An existing Logan City Council/Logan Water (LCC) 100mm dia PVC-M potable watermain exists along a portion of the current lot street frontage boundary, as shown typically at **Figure 8** and included at **Appendix D** information obtained from LCC Interactive Mapping, As Constructed and BYDA searches.

It is proposed to extend the existing 100mm dia water main to the southern end of the Subject Site & provide a new water connection for the proposed development adjoining the new driveway entrance, as shown on the *PAC CIV Preliminary Sewer and Water Connection Plan* included at **Appendix C**.

The size of the new water connection to be confirmed by Hydraulic Services Consultant and to suit fire flows. Internal building hydraulics subject to separate Plumbing and Drainage application.

The water demand for this development has been calculated using the same method for the sewerage demand in the following sections.

10.1 Proposed Development

The land use and residential densities are the same as outlined in the previous section with the water demand details outlined below.

Table 2 – Proposed Development Water Demand

Land Use	Density, No of Dwellings	Density Conversion	ET
Residential, multi-unit dwelling 3 bedrooms +	50	0.9 ET/dwelling	45 ET

Design criteria as per SEQ WS&S D&C Code

Peaking Factors – Multi Residential (Logan):

MDMM/AD	= 1.50	AD	= 230L/EP/d
PD/AD	= 2.00	NRW	= Estimated Non-Revenue Water = 30L/EP/d
PH/PD	= 2.00		
PH/AD	= 4.00		

EP/ET Conversion rate = 2.70 EP/ET = 121.50 EP

Average Day Demand (AD) = (AD + NRW) x EP
= 230 + 30 = 260 L/EP/d x EP
= 31,590 L/d
= 0.366 L/sec

Peak Day Demand (PD) = (PD/AD x AD x EP) + (NRW x EP)
= (2.00 x 230 x 121.50) + (30 x 121.50)
= 59,535 L/d
= 0.689 L/sec

Peak Hour Demand (PH) = (PH/AD x AD x EP) + (NRW x EP)
= (2.00 x 230 x 121.50) + (30 x 121.50)
= 59,535 L/d
= 0.689 L/sec

11.0 EROSION AND SEDIMENT MANAGEMENT

Prior to construction commencing, the following sediment and erosion control measures will be implemented to minimise disturbance and ensure water quality is maintained:

- Designation of transport routes to ensure minimal vegetation disturbance. Transport routes will have construction exits in accordance with IEAust Guidelines:
- Maximise vegetated open space areas to reduce soil disturbance and proved filter strip treatment for runoff;
- Construction entry/exit to be installed and will comprise of a designed gravel pad or placement of hardwood logs in accordance with the IEAust Guidelines;
- Install sediment fences around the proposed site to suit minor earthworks and site grading; and
- Install dust control fences (along property boundary) if deemed required.

The following monitoring and maintenance procedures are to be undertaken by the site Supervisor during all phases of the development:

- Inspections of Stormwater, Sediment and Erosion Controls are to be conducted at the end of each construction day and after each rainfall event (>25mm).
- If any validated complaints or evidence of water quality deterioration is reported downstream of the site, the following actions are to be taken:
  - Locate source of water quality deterioration;
  - Construct temporary controls to prevent continuing short-term deterioration; and
  - Repair existing controls, modify procedures or construct additional controls to prevent further deterioration.

12.0 ELECTRICAL, TELECOMMUNICATION AND GAS

Based on BYDA searches it is not clear if existing Electrical and Telecommunications services are available along the street frontage of the proposed development site. No gas services are available.

The connections and demand for the site will need to be determined. Before you Dig Australia (BYDA) record searches are included at **Appendix D** of this report.

13.0 CONCLUSION

This Engineering Services Report (ESR) and assessment has detailed the proposed works and reviewed the availability of existing services to the site.

Bulk earthworks is proposed to be minimal and include nominal filling and site grading internal to the site only to facilitate access, proposed building floor levels, management and discharge of stormwater drainage.

Stormwater drainage flows are proposed to be maintained to the rear (west) boundary and with a new pipe proposed to be extended within the Old Beaudesert Rail Corridor (OBRC) to the site.

Water reticulation and services sewerage services are available and new connections are proposed to service the proposed development, subject to confirmation with Hydraulic Services Consultant.

The existing water main located adjoining the northern end of the current lot is proposed to be extended within the road reserve to the Subject Site boundary to provide a water connection.

A private sewer pump station is proposed to be located within the Subject Site and with a sewer rising main connection to the existing sewer rising main located on the opposite site of Old Logan Village Road.

It is unclear if other essential services, such as existing Electrical and Telecommunications services are available along the street frontage of the proposed development site. No gas services are available.

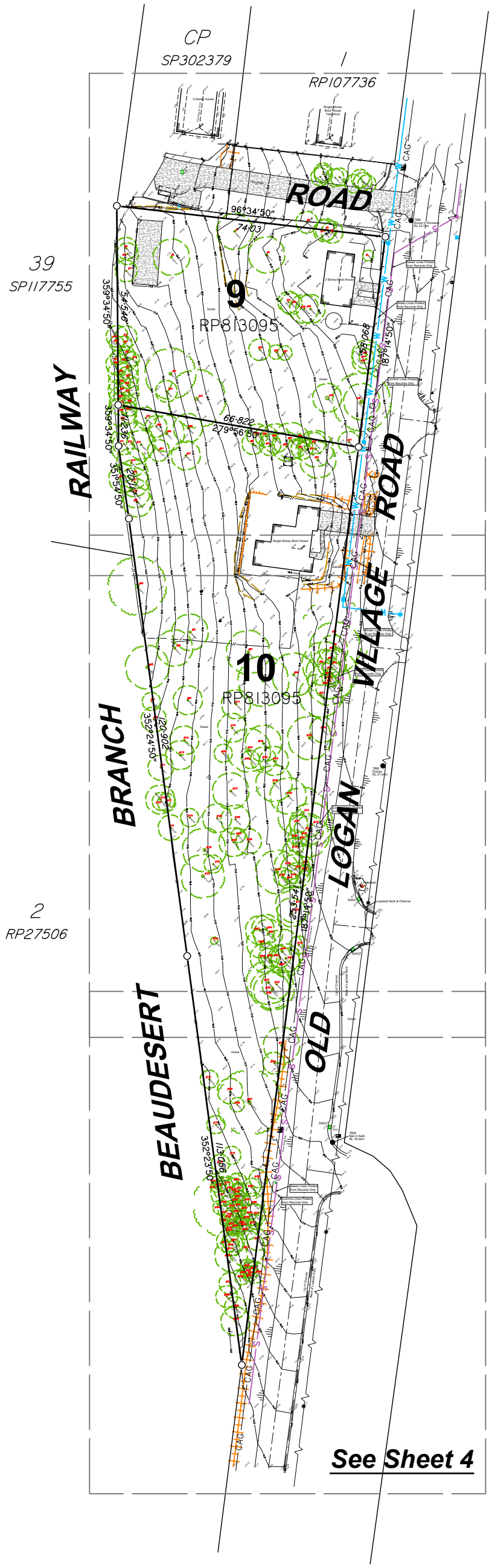
APPENDIX

A

Detailed Engineering Surveys

TH Jensen and Bowers Pty Ltd

Drawing No S-11135-003 Issue A dated 05/08/24



Notes

#180 - represents tree number as marked by Ecologist.

TR0510 - represents tree 0.5m trunk diameter & 10m canopy spread.

Legend

CAG	Comms Above Ground	BH	Bore Hole
COMK	Comms Marker	BOL	Bollard
COMP	Comms Pit		Edge Garden
CUG	Comms Under Ground	//	Fence
SWD	Drainage Swug		Retaining Wall
	Drainage Centre Line	IO	Inspection Opening
SWMH	Stormwater MH	MH	Unidentified Manhole
SWGT	Stormwater Gully Trap	PO	Post
SWFI	Field Inlet Pit	SI	Sign
SWKA	Stormwater Kerb Adaptor	TBM	Temporary Bench Mark
UE	Power Line Under Ground	T	Telecom Line
	Power Line Above Ground	TEL	Telecom Pit
ELMK	Electrical Marker	TB TELBOX	Telecom Telbox
ELP	Electrical Pillar	TEM	Telecom Marker
ELPI	Electrical Pit	TP	Telecom Pole
GW	Guy Wire Anchor		Bottom of Bank
LAMP	Lamp Post		Top of Bank
LP	Light Pole		Change of Grade
PP #	Power Pole		Water Line
PPL	Power Pole with Light		Edge of Vegetation
PPLT	PP with Light & Transformer	TR 0306	Tree - 0.3m Dia Trunk & 6m Canopy Spread
PPT	Power Pole with Transformer	W	Water Main
G	Gas Main	HR	Fire Hose Reel
GM	Gas Meter	HY	Water Hydrant
GV	Gas Valve	SPR	Water Sprinkler
	Road Crown	SV	Water Valve
	Edge of Bitumen	TAP	Water Tap
	Edge Track	WBE	Hydrant Booster
GP	Guide Post	WM	Water Meter
	Guard Rail	WMK	Water Marker
	Road Kerb Invert		Bitumen
S	Sewer Main		Concrete
SMH	Sewer Manhole		Dirt
SMK	Sewer Marker		Garden
SVE	Sewer Vent		Gravel / Rock
	Awning / Top of Gutter		Pavers
TOG RL	Top of Gutter		Tiles

Drawn:	SS	Date:	05/8/2024
Surveyed:	TI	Date:	26/7/2024
Checked:	DGB	Date:	05/8/2024

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Local Authority: Logan City Council
Authority Ref. No: .
RP Description: Lot 9 & 10 on RP813095

Locality: Waterford
Date of Survey: 26/7/2024
Level Datum: AHD (der)
Origin: OPM115681 (RL 25.130m)
Level Bk / Fld Bk: Digital
Horizontal Datum: DP306678 (MGA)
Contour Interval: 0.5m

Scale 1:1250 @ A3

0 12.5 25 37.5m

1 : 1250@A3 (Before Reduction)

Approved: DGB

Notes

The services shown hereon have been located where possible by field survey. Whilst due care and attention have been exercised, T.H. Jensen and Bowers Pty. Ltd. does not warrant that the services have been located in their entirety.

The boundaries shown hereon are for plotting purposes only and are subject to final survey.

The location of underground service lines are approximate only and have been plotted from field survey observations and/or service searches. Should their accurate location be critical to detail design we recommend further investigation.

Issue	Description	Date	Appd.
A	Original Issue	5/08/24	SJM

Client

Canterbury College Ltd

Canterbury College Waterford

Detail Survey Sheet 1 of 4

Drawing No.	Issue	Original Size
S-11135-003	A	A3

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Horizontal Datum: DP306678 (MGA)
Contour Interval: 0.5m

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Detail Survey Sheet 2 of 4

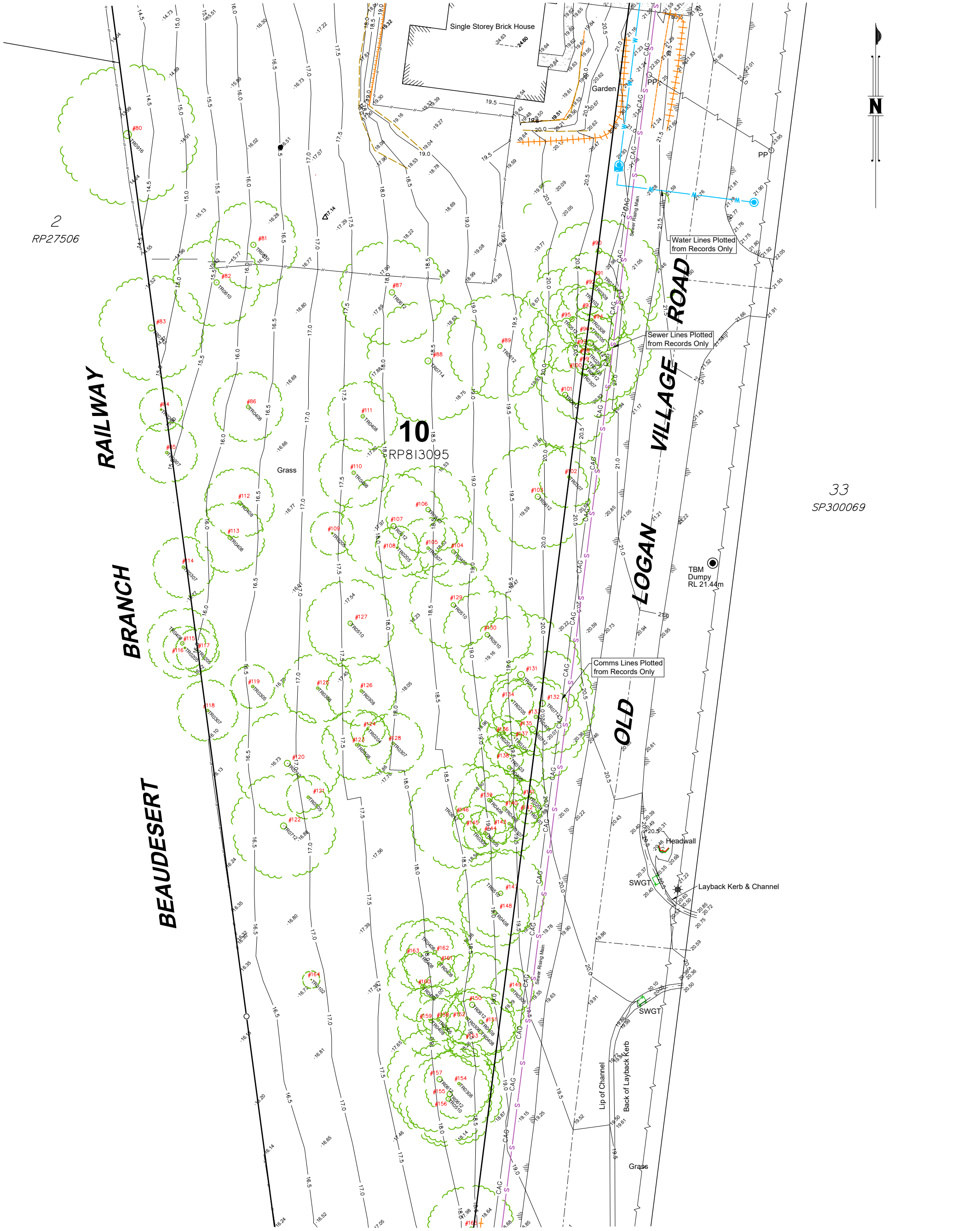
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Horizontal Datum: DP306678 (MGA)
Contour Interval: 0.5m

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1 : 400@A3 (Before Reduction)

Approved: DGB

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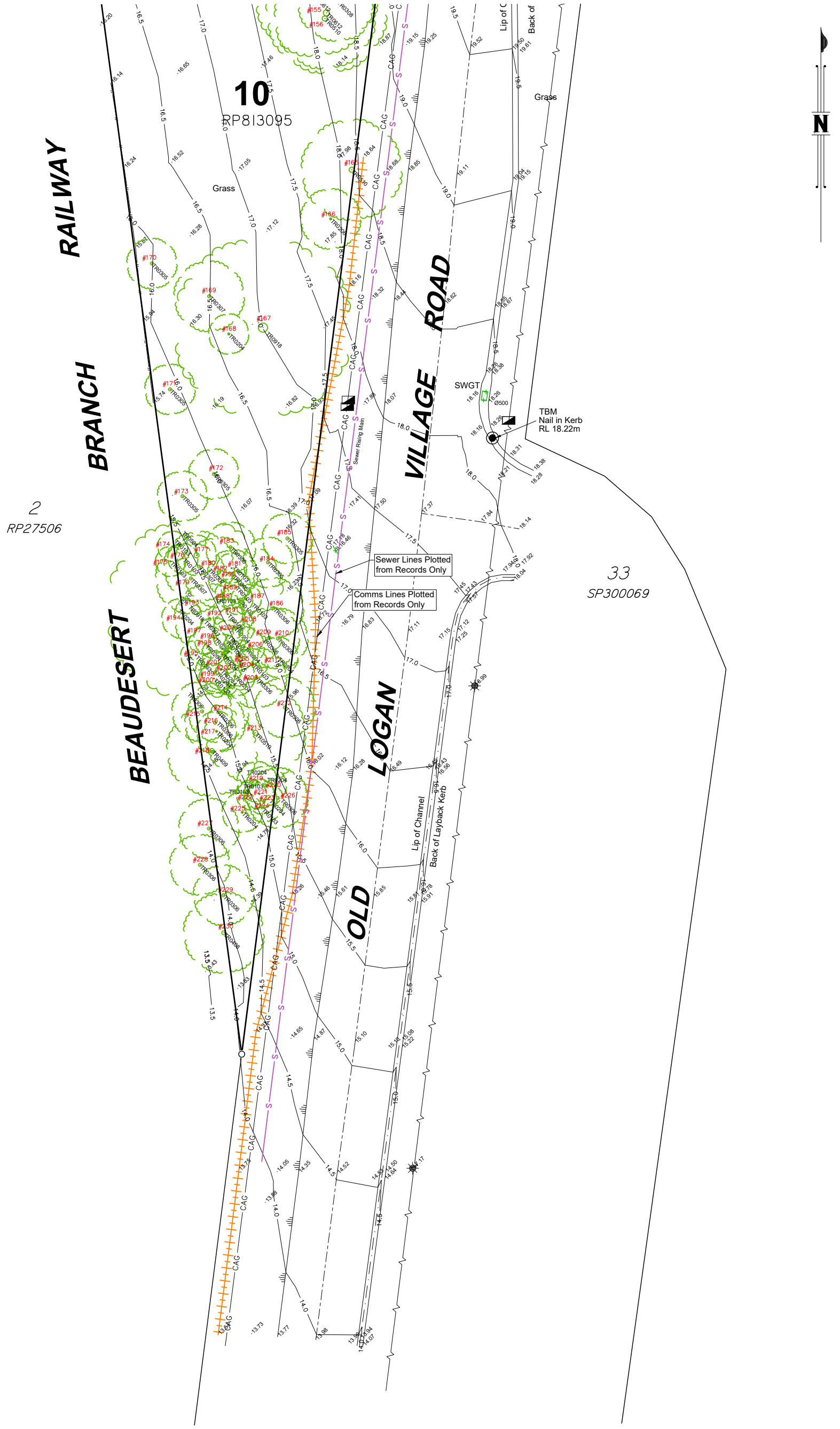
Detail Survey Sheet 3 of 4

Drawing No.	Issue	Original Size
S-11135-003	A	A3

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Drawn:	SS	Date:	05/8/2024
Surveyed:	TI	Date:	26/7/2024
Checked:	DGB	Date:	05/8/2024

Associated Consultants

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Local Authority: Logan City Council
Authority Ref. No: .
RP Description: Lot 9 & 10 on RP813095

Locality: Waterford
Date of Survey: 26/7/2024
Level Datum: AHD (der)
Origin: OPM115681 (RL 25.130m)
Level Bk / Fld Bk: Digital
Horizontal Datum: DP306678 (MGA)
Contour Interval: 0.5m

Scale 1:400 @ A3

0 4 8 12m

1 : 400@A3 (Before Reduction)

Notes

The services shown hereon have been located where possible by field survey. Whilst due care and attention have been exercised, T.H. Jensen and Bowers Pty. Ltd. does not warrant that the services have been located in their entirety.

The boundaries shown hereon are for plotting purposes only and are subject to final survey.

The location of underground service lines are approximate only and have been plotted from field survey observations and/or service searches. Should their accurate location be critical to detail design we recommend further investigation.

Approved:

DGB

Issue	Description	Date	Appd.
A	Original Issue	5/08/24	SJM

Client

Canterbury College Ltd

Canterbury College Waterford

Detail Survey Sheet 4 of 4

Drawing No.	Issue	Original Size
S-11135-003	A	A3

SURVEYING
3D SPATIAL SOLUTIONS
DEVELOPMENT ADVISORY
jensenbowers.com.au

JENSEN BOWERS

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T.H. Jensen & Bowers Pty. Ltd. (Consulting Surveyors)
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APPENDIX

B

Proposed Development Application Drawings

PRAX Studio Pty Ltd Architects

Project No 0050

Drg Issue dated 03/04/2025

PROJECT

OLV Road Development

173-203 Old Logan Village Road
Waterford, QLD

CLIENT

Canterbury College

182 Old Logan Village Road
Waterford, QLD

PROJECT PHASE

Development Application

NCC CLASSIFICATIONS:

BCA Class: 1a
Climate Zone: 2
Wind Region: B

DRAWING LIST

DRAWING LIST

DRAWING NO.	DRAWING SUBSET	DRAWING NAME	REVISION	DATE
0001	PROJECT OVERALL	COVER SHEET AND DRAWING LIST	03	03/04/2025
0002	PROJECT OVERALL	LOCATION PLAN	02	25/03/2025
0003	PROJECT OVERALL	MASTERPLAN	02	25/03/2025
0004	PROJECT OVERALL	SITE PLAN	05	03/04/2025
1000	GENERAL ARRANGEMENT PLANS	LEVEL 0	02	25/03/2025
1001	GENERAL ARRANGEMENT PLANS	LEVEL 1	06	03/04/2025
1002	GENERAL ARRANGEMENT PLANS	LEVEL 2	06	03/04/2025
1003	GENERAL ARRANGEMENT PLANS	LEVEL 3	06	03/04/2025
1004	GENERAL ARRANGEMENT PLANS	LEVEL 4	05	03/04/2025
1005	GENERAL ARRANGEMENT PLANS	LEVEL 5	05	03/04/2025
2001	GENERAL ARRANGEMENT ELEVATIONS	SITE ELEVATIONS EAST	02	25/03/2025
2002	GENERAL ARRANGEMENT ELEVATIONS	SITE ELEVATIONS WEST	01	25/03/2025
2003	GENERAL ARRANGEMENT ELEVATIONS	SITE ELEVATIONS NORTH	01	25/03/2025
2004	GENERAL ARRANGEMENT ELEVATIONS	SITE ELEVATIONS SOUTH	01	25/03/2025
3001	GENERAL ARRANGEMENT SECTIONS	NORTH-SOUTH	02	25/03/2025
3002	GENERAL ARRANGEMENT SECTIONS	EAST-WEST	02	25/03/2025
8001	SCHEDULES	EXTERIOR FINISHES	01	25/03/2025
9001	VISUALISATIONS	VIEW FROM OLV ROAD SOUTH	01	25/03/2025
9002	VISUALISATIONS	VIEW FROM OLV ROAD NORTH	01	25/03/2025
9003	VISUALISATIONS	FROM RAIL CORRIDOR SOUTH	01	25/03/2025
9004	VISUALISATIONS	FROM RAIL CORRIDOR NORTH	01	25/03/2025
9005	VISUALISATIONS	COMMUNAL OPEN SPACE NORTH	01	25/03/2025
9006	VISUALISATIONS	COMMUNAL OPEN SPACE SPOUTH	01	25/03/2025
9007	VISUALISATIONS	WESTERN ELEVATION DETAIL	01	25/03/2025
9008	VISUALISATIONS	INTERNAL ELEVATION DETAIL	01	25/03/2025

DEVELOPMENT SUMMARY

Site Details

Existing Site Area		
173-181 Old Logan Village Road (Lot 9 RP 813095)	3,942	m^2
183-203 Old Logan Village Road (Lot 10 RP 813095)	8,603	m^2
Total Amalgamated Site Area	12,545	m^2
Proposed Site Area for Multiple Dwelling	**9,241**	**m^2**
Residual Site Area	3,304	m^2
Site Cover	3,958	m^2
	43	%
Gross Floor Area	8,985	m^2

Dwelling Density

Total Proposed Dwellings	50	No.
Density calculated on Multiple Dwelling Site	54.1	Equivalent Dwellings / Hectare
Density calculated on Total Site	39.9	Equivalent Dwellings / Hectare

Multiple Dwelling

Type	Description	Qty	Mix	GFA m^2	POS		Parking		
					Court. m^2	Balc. m^2	Total POS	Double	Tandem
3 Bedroom Types									
3B-1	3 Bed + 2.5 Bath	8	16%	170	35		35		2
3B 2	3 Bed + 2.5 Bath + Study	6	12%	174	30	8	38		2
3B-3	3 Bed + 2.5 Bath + Study	6	12%	176	25	12	37		2
3B-4	3 Bed + 2.5 Bath + Study	6	12%	174	25	12	37		2
3B-5	3 Bed + 2.5 Bath + Study	7	14%	177	38		38	2	
3 Bedroom Sub-Totals		33	66%						
4 Bedroom Types									
4B-1A	4 Bed + 2.5 Bath + Study	5	10%	187	35		35	2	
4B-1B	4 Bed + 2.5 Bath + Study	5	10%	187	35		35	2	
4B-2	4 Bed + 2.5 Bath + Study	4	8%	196	35		35	2	
4B-3	4 Bed + 2.5 Bath + Study	3	6%	196	36		36	2	
4 Bedroom Sub-Totals		17	34%						
Grand Totals		50		8,985	1,624	192	1,816	48	52

Parking

Type	Provided	Required	
Vehicular Parking			
Private, Appurtenant to Dwellings	100	100	(2 Spaces for each dwelling with 2 or more bedrooms)
Visitor Parking Spaces	13	13	(25% of the total number of dwellings)
Sub-Total On-Site Vehicular Parking	113		
Bicycle Parking			
Private, Incorporated in Garage	50	17	(1 Space per 3 dwellings)
Visitor Parking Spaces	5	5	(1 Space per 12 dwellings)
Sub-Total On-Site Bicycle Parking	55		

Landscape

Type	Provided	Required	
Private Open Space at Ground Level	1,624	1,250	(25m2 Minimum per dwelling where communal opens pace is provided)
Communal Open Space	1,086	500	(10m2 Minimum per dwelling where POS less than 35m2 per dwelling)
Ornamental Gardens	458	0	
Total Landscaped Open Space	3,168	m^2	
Landscaped Open Space % of Site Area	34%		
Impervious Area	6,810	m^2	
Impervious Area % of Site Area	74%		



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SCALE BAR AT 1:1 WHEN SHEET REPRODUCED AT A1:

0 50 mm

REVISION HISTORY

REV	DESCRIPTION	BY	DATE
01	For Coordination	SP	19/02/2025
02	Development Application	SP	25/03/2025
03	Development Application	SP	03/04/2025

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CLIENT

Canterbury College

182 Old Logan Village Road
Waterford, QLD 4133

PROJECT

OLV Road Development

173-203 Old Logan Village Road
Waterford, QLD

DATE OF THIS REVISION	**03/04/2025**		
DRAWN BY	**PRAX**	APPROVED BY	**SP**
PROJECT NUMBER	**0050**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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DRAWING

PROJECT OVERALL

COVER SHEET AND DRAWING LIST

DRAWING NUMBER	REVISION
0001	**03**



1 Site Plan
1:200

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DRAWING
PROJECT OVERALL
SITE PLAN

DRAWING NUMBER	REVISION
0004	**05**



1

Level 1
1:200

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DRAWING

GENERAL ARRANGEMENT PLANS

LEVEL 1

DRAWING NUMBER	REVISION
1001	**06**



1 Level 2
1:200

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GENERAL ARRANGEMENT PLANS

LEVEL 2

DRAWING NUMBER	REVISION
1002	**06**



1 Level 3
1:200

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DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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DRAWING

GENERAL ARRANGEMENT PLANS

LEVEL 3

DRAWING NUMBER	REVISION
1003	**06**



1 East Elevation External
1:200



2 East Elevation Internal 1
1:200



3 East Elevation Internal 2
1:200

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0 50 mm

REVISION HISTORY

REV	DESCRIPTION	BY	DATE
01	For Coordination	SP	19/02/2025
02	Development Application	SP	25/03/2025

EXTERIOR FINISHES SCHEDULE

CODE	NAME	DESCRIPTION
BR01	Brick Cladding Type 1	Selected dry-pressed face brickwork
CD01	Cladding Type 1	Vertical boards - wide
CD02	Cladding Type 2	Vertical boards - narrow
CD03	Cladding Type 3	Fibrous cement board and batten
CF01	Concrete Finish Type 1	Off-form concrete
MR01	Metal Roofing Type 1	Profiled metal roofing system
PD01	Powdercoat Finish 1	Powdercoat finish - Light
PD02	Powdercoat Finish 2	Powdercoat finish - Medium
PD03	Powdercoat Finish 3	Powdercoat finish - Dark
PR01	Precast Sleepers	Timber look precast concrete sleeper retaining wall

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PROJECT NUMBER	**0050**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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DRAWING

GENERAL ARRANGEMENT ELEVATIONS

SITE ELEVATIONS EAST

DRAWING NUMBER	REVISION
2001	**02**



1 West Elevation External
1:200



2 West Elevation Internal 1
1:200



3 West Elevation Internal 2
1:200

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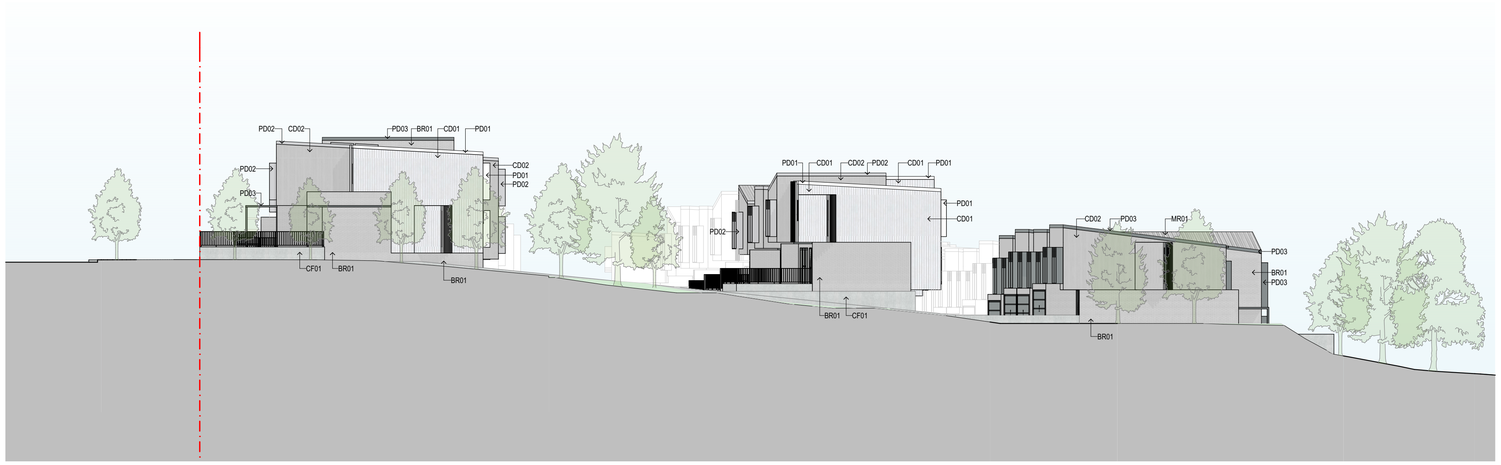
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PROJECT NUMBER	**0050**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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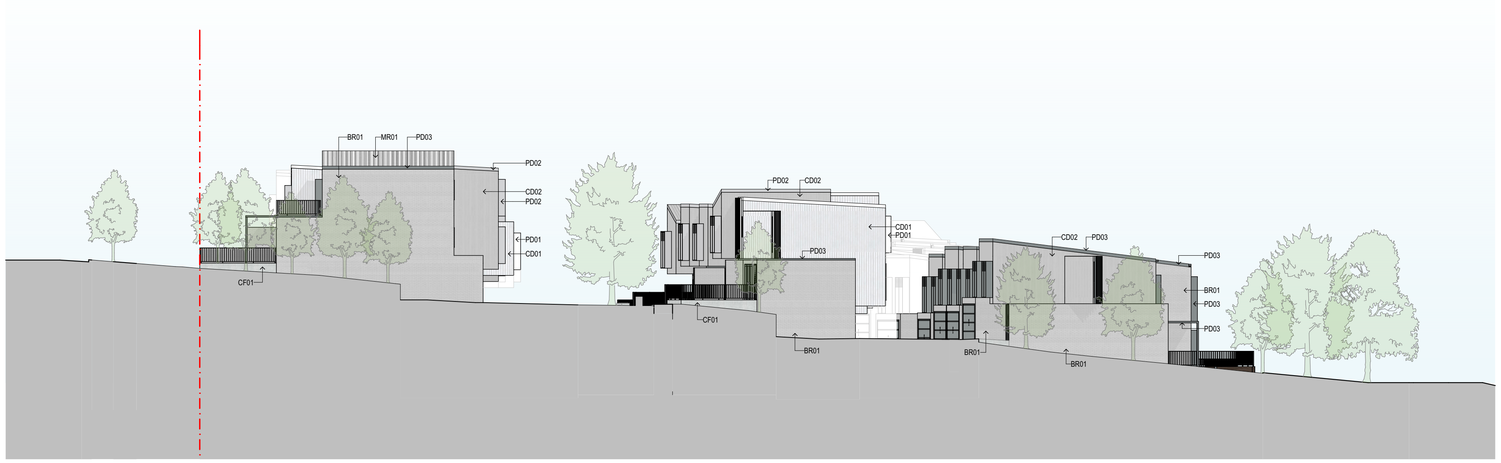
DRAWING
GENERAL ARRANGEMENT ELEVATIONS

SITE ELEVATIONS WEST

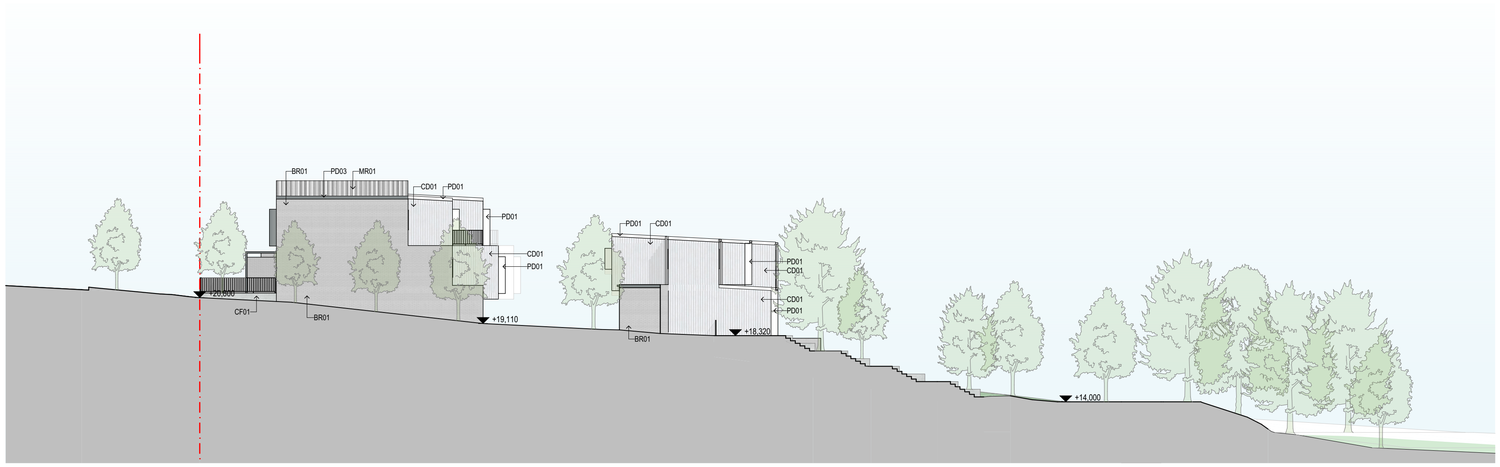
DRAWING NUMBER	REVISION
2002	**01**



1 North Elevation External
1:200



2 North Elevation Internal 1
1:200



3 North Elevation Internal 2
1:200

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SCALE BAR AT 1:1 WHEN SHEET REPRODUCED AT A1:

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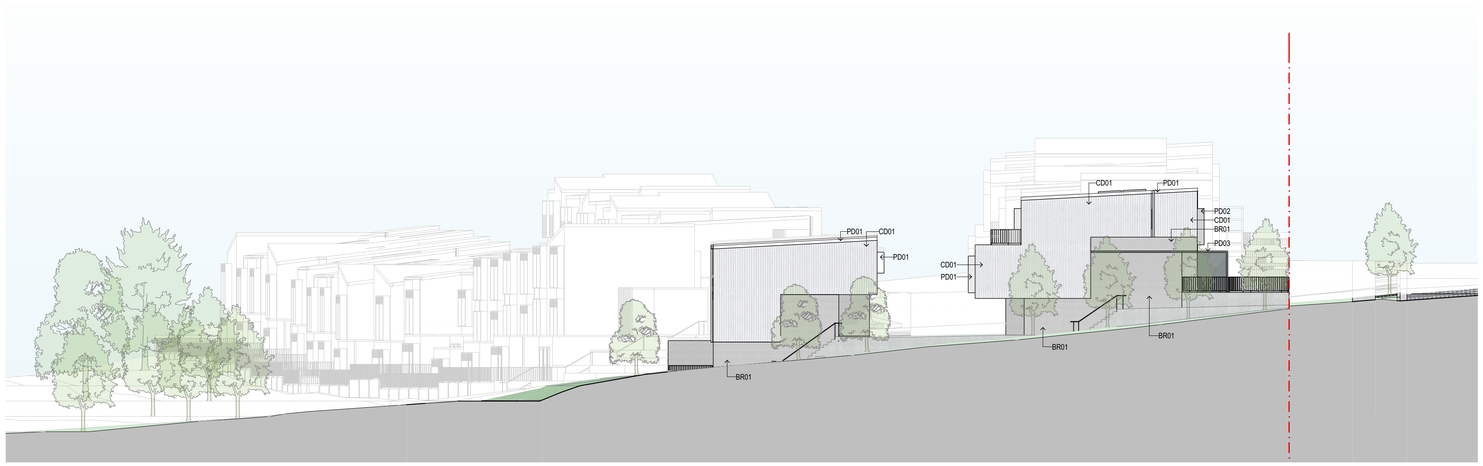
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DRAWING

GENERAL ARRANGEMENT ELEVATIONS

SITE ELEVATIONS NORTH

DRAWING NUMBER	REVISION
2003	**01**



1 South Elevation External
1:200

2 South Elevation Internal 1
1:200



3 South Elevation Internal 2
1:200

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CODE	NAME	DESCRIPTION
BR01	Brick Cladding Type 1	Selected dry-pressed face brickwork
CD01	Cladding Type 1	Vertical boards - wide
CD02	Cladding Type 2	Vertical boards - narrow
CD03	Cladding Type 3	Fibrous cement board and batten
CF01	Concrete Finish Type 1	Off-form concrete
MR01	Metal Roofing Type 1	Profiled metal roofing system
PD01	Powdercoat Finish 1	Powdercoat finish - Light
PD02	Powdercoat Finish 2	Powdercoat finish - Medium
PD03	Powdercoat Finish 3	Powdercoat finish - Dark
PR01	Precast Sleepers	Timber look precast concrete sleeper retaining wall

ARCHITECT

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praxstudio.com.au
prax@praxstudio.com.au
07 3191 4814
PO Box 486 Clayfield, QLD 4011

CLIENT

Canterbury College

182 Old Logan Village Road
Waterford, QLD 4133

PROJECT

OLV Road Development

173-203 Old Logan Village Road
Waterford, QLD

DATE OF THIS REVISION	**25/03/2025**		
DRAWN BY	**PRAX**	APPROVED BY	**SP**
PROJECT NUMBER	**0050**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

NOT FOR CONSTRUCTION

DRAWING

GENERAL ARRANGEMENT ELEVATIONS

SITE ELEVATIONS SOUTH

DRAWING NUMBER	REVISION
2004	**01**



1 Section North-South 1
1:200



2 Section North-South 2
1:200



3 Section North-South 3
1:200

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NOMINATED ARCHITECT STEPHEN PRATT NSWARB NO. 10328 BOAQLD NO. 5853

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TIMESTAMP 25/03/2025 12:58

C:\PRAX\PRAX Studio\0050 Old Logan Village Road - Project\02_Working\01_Models\250210_OLVRoad_DA_01.pln

SCALE BAR AT 1:1 WHEN SHEET REPRODUCED AT A1:

0 50 mm

REVISION HISTORY

REV	DESCRIPTION	BY	DATE
01	For Coordination	SP	19/02/2025
02	Development Application	SP	25/03/2025

ARCHITECT

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PROJECT NUMBER	**0050**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

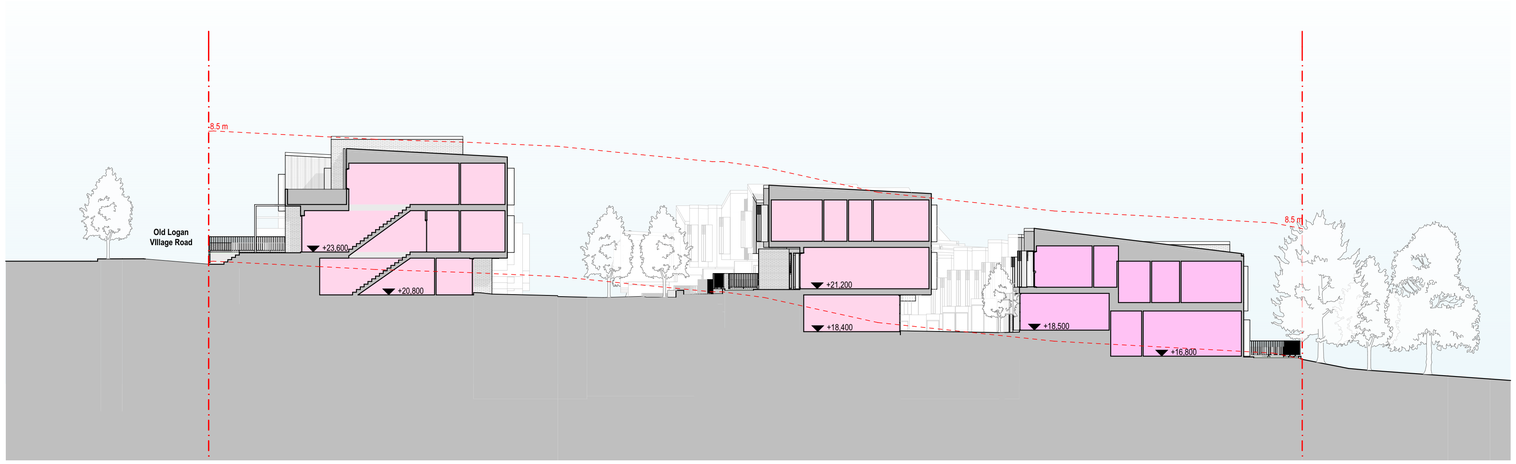
NOT FOR CONSTRUCTION

DRAWING

GENERAL ARRANGEMENT SECTIONS

NORTH-SOUTH

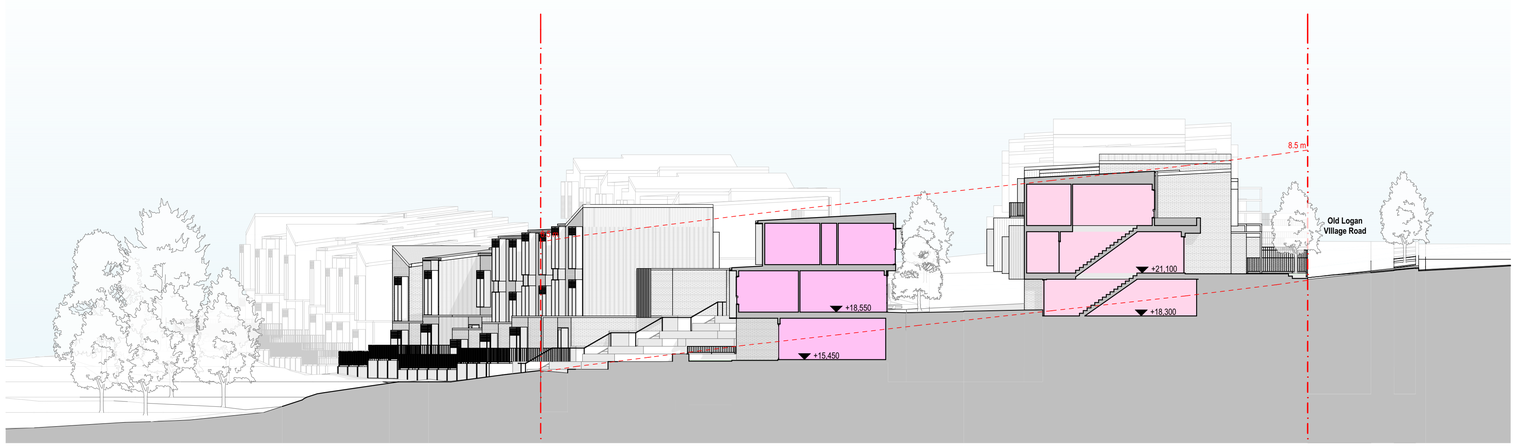
DRAWING NUMBER	REVISION
3001	**02**



1 Section East-West 1
1:200



2 Section East-West 2
1:200



3 Section East-West 3
1:200

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C:\PRAX\PRAX Studio\0050 Old Logan Village Road - Project\02_Working\01_Models\250210_OLVRoad_DA_01.pln

SCALE BAR AT 1:1 WHEN SHEET REPRODUCED AT A1:

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173-203 Old Logan Village Road
Waterford, QLD

DATE OF THIS REVISION	**25/03/2025**		
DRAWN BY	**PRAX**	APPROVED BY	**SP**
PROJECT NUMBER	**0050**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

NOT FOR CONSTRUCTION

DRAWING
GENERAL ARRANGEMENT SECTIONS

EAST-WEST

DRAWING NUMBER	REVISION
3002	**02**

APPENDIX

C

Preliminary Civil Engineering Drawings

PAC CIV Pacific Civil Engineers Pty Ltd

PROPOSED TOWNHOUSE DEVELOPMENT
OLD LOGAN VILLAGE ROAD
WATERFORD, QLD, 4133

GENERAL NOTES

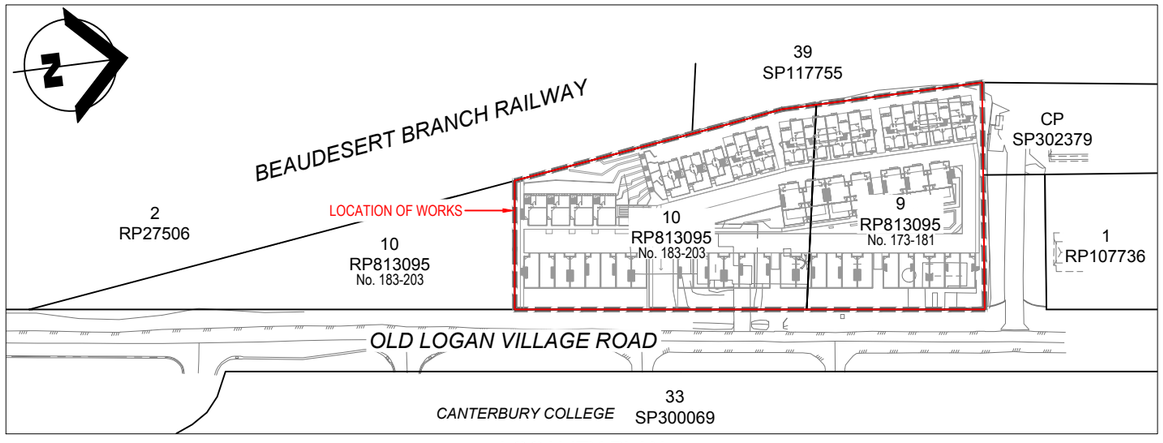
1. ALL DIMENSIONS GIVEN ON THESE DRAWINGS ARE IN METRES UNLESS NOTED OTHERWISE.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORKPLACE HEALTH AND SAFETY ACT.
3. PROVIDE TRAFFIC MANAGEMENT FOR THE DURATION OF CONSTRUCTION IN ACCORDANCE WITH "THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)"
4. THE CONTRACTOR IS TO LOCATE, IDENTIFY AND ESTABLISH BY POTHOLING THE CONNECTIVITY OF ALL EXISTING SERVICES WITHIN THE LIMITS OF PROPOSED WORKS AND CONFIRM THIS INFORMATION WITH THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
5. PROPERTY BOUNDARIES ARE SUBJECT TO CONFIRMATION BY FIELD SURVEY CARRIED OUT BY A REGISTERED SURVEYOR.
6. ALL WORK SHALL BE JOINED NEATLY TO EXISTING FEATURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MEASURING DEVICES, SAFETY EQUIPMENT AND MACHINERY REQUIRED TO CARRY OUT INSPECTIONS/MEETINGS AS SPECIFIED OR REQUESTED BY THE ENGINEER.
8. THE CONTRACTOR SHALL RESTORE ALL EXISTING AREAS TO BE MAINTAINED, TO THEIR ORIGINAL CONDITION UPON COMPLETION OF THE WORKS.
9. THESE NOTES SHALL APPLY TO ALL PORTIONS OF THE WORKS.
10. FOR SETOUT REFER TO CONSULTING ENGINEER FOR DIGITAL DATA.
11. CONNECTION TO EXISTING SERVICES TO BE CARRIED OUT BY LOGAN WATER APPROVED CONTRACTOR UNDER THEIR SUPERVISION AT DEVELOPER'S COSTS.
12. FOR SURVEY CONTROL REFER JENSON BOWERS, DETAIL SURVEY REF. NO. S-11135-003-REV A (DATED 05/08/2024). ORIGIN OF LEVELS: OPM 115681, RL 25.130m AHD.

LOGAN CITY COUNCIL STANDARD DRAWINGS TO BE USED IN THIS PROJECT

CURRENT ISSUES APPLY ONLY

SCHEDULE OF PROJECT DRAWINGS

Sheet Number	Sheet Title
GENERAL	
PCE-24-001-B-000	COVER SHEET, SITE PLAN, AND DRAWING INDEX
PCE-24-001-B-010	EXISTING FEATURES PLAN
PCE-24-001-B-200	GENERAL ARRANGEMENT PLAN
EARTHWORKS	
PCE-24-001-B-300	PRELIMINARY BULK EARTHWORKS PLAN
PCE-24-001-B-310	PRELIMINARY BULK EARTHWORKS SECTIONS
SERVICES	
PCE-24-001-B-400	PRELIMINARY SEWER AND WATER CONNECTION PLAN
ROADWORKS	
PCE-24-001-B-500	PRELIMINARY FUNCTIONAL ROAD LAYOUT PLAN



LOCALITY PLAN
SCALE: 1:1000 AT A1



SITE PLAN
SCALE: N.T.S

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C	ISSUED FOR APPROVAL	EG	EG	17.05.2025

SCALE
0 20 40 60m
SCALE: 1:1000(A1), 1:2000(A3)

COUNCIL
LOGAN CITY COUNCIL

APPROVED
NAME : CARL HAGER RPEQ No. 8538
FOR AND ON BEHALF OF (PAC CIV) PACIFIC CIVIL ENGINEERS PTY LTD.

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CLIENT
CANTERBURY COLLEGE LTD

ASSOCIATED CONSULTANT

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
OLD LOGAN VILLAGE ROAD
WATERFORD, QLD, 4133

STATUS
REPORT

DRAWING TITLE
COVER SHEET, SITE PLAN, AND DRAWING INDEX

PROJECT No.
PCE-24-001-B

DRAWING No.
000

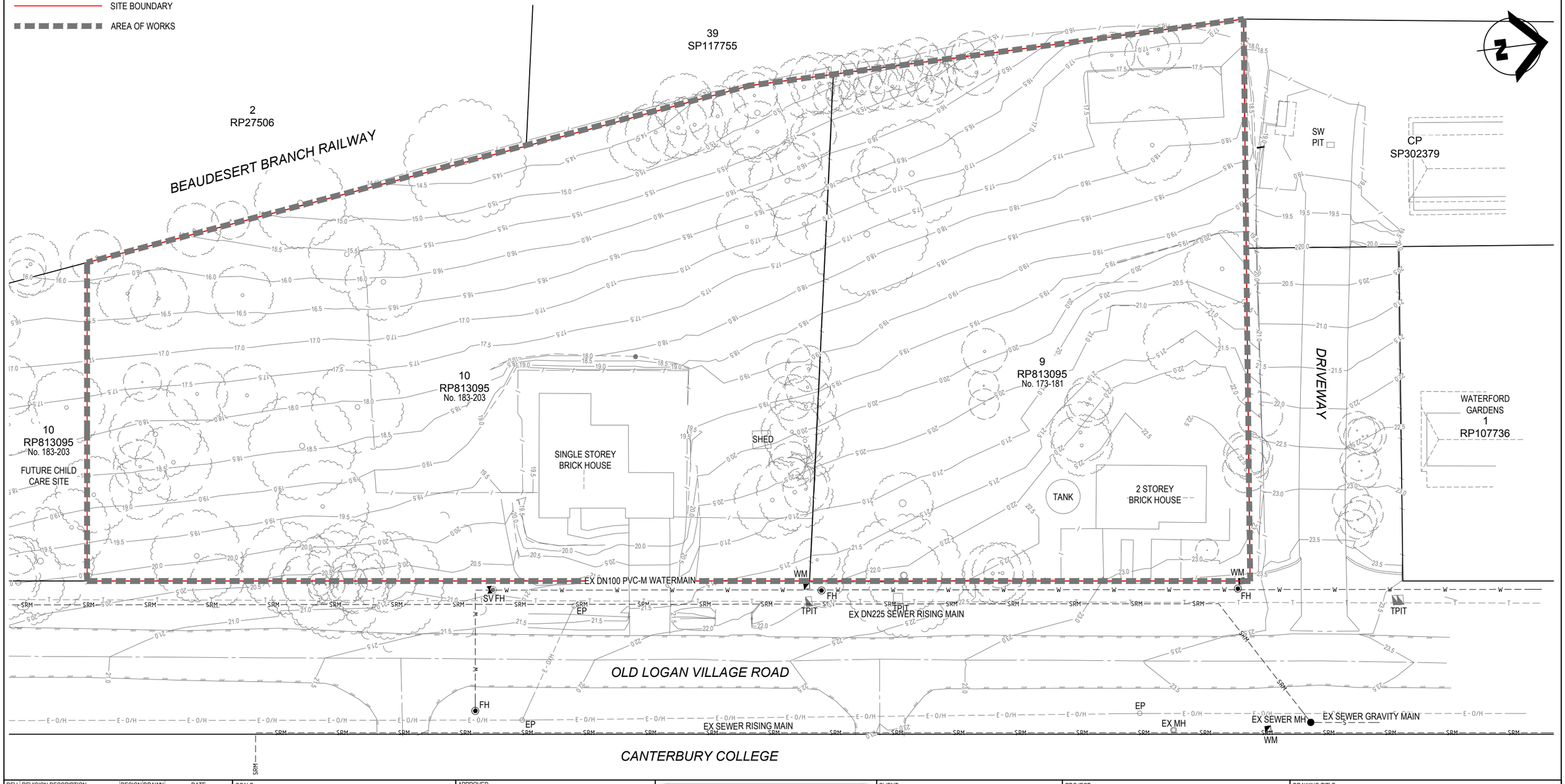
REVISION
C

PLOT DATE: 5/17/2025 5:19 PM

EXISTING SERVICES LEGEND

- SWD — EXISTING STORMWATER PIPE
- T — EXISTING TELECOMMUNICATIONS CABLE
- SRM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- E-O/H — EXISTING OVERHEAD ELECTRICAL CABLE
- E-U/G — EXISTING UNDERGROUND ELECTRICAL CABLE
- WM — EXISTING WATER METER (FROM SURVEY)
- 80.0 — EXISTING SURFACE CONTOURS (0.25m)
- SITE BOUNDARY
- AREA OF WORKS

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SCALE
0 5 10 15m
SCALE: 1:250(A1), 1:500(A3)

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PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
OLD LOGAN VILLAGE ROAD
WATERFORD, QLD, 4133

STATUS
REPORT

DRAWING TITLE
EXISTING FEATURES PLAN

PROJECT No.	DRAWING No.	REVISION
PCE-24-001-B	010	C

PLOT DATE: 5/17/2025 5:19 PM

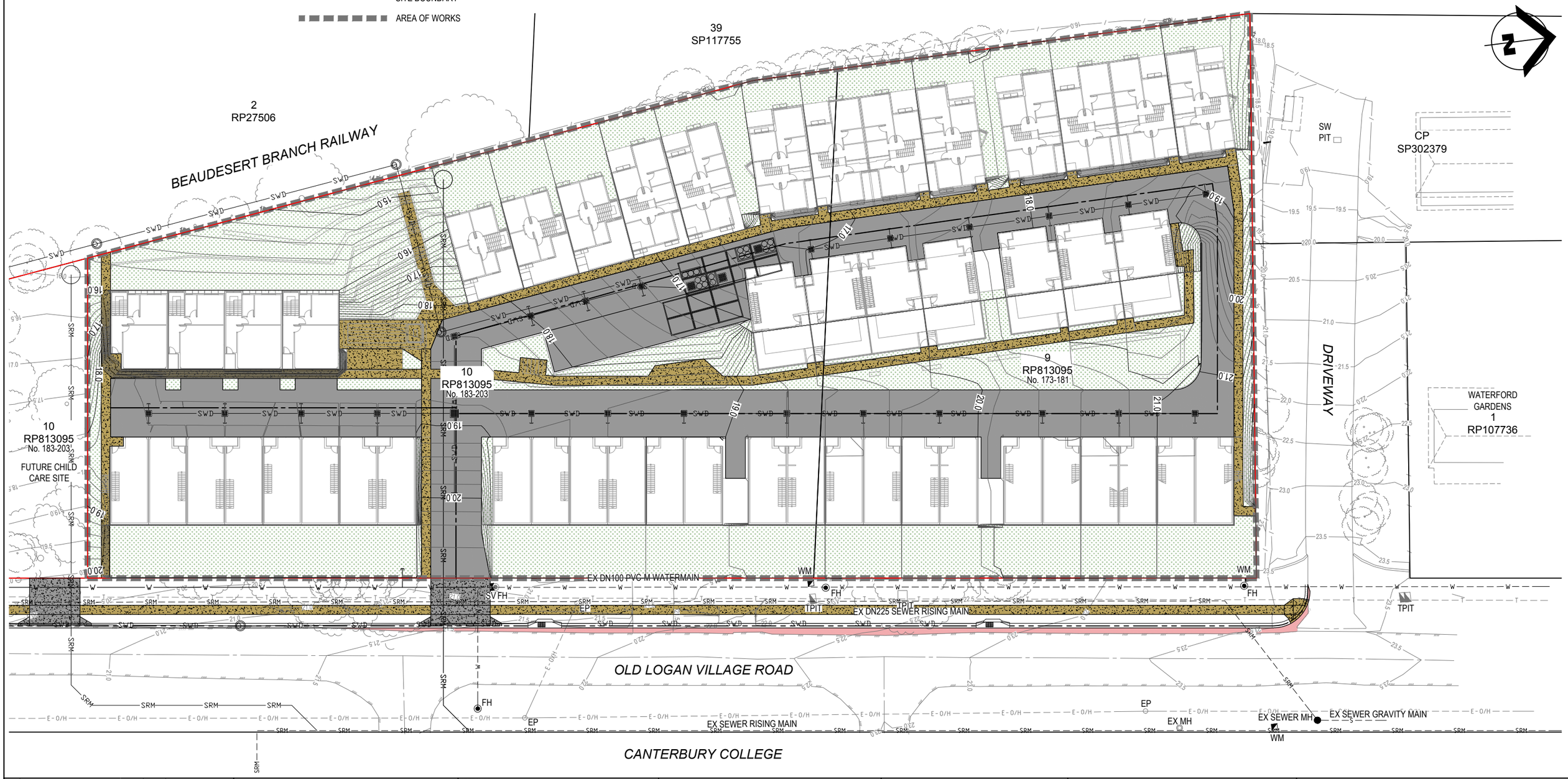
GENERAL ARRANGEMENT LEGEND

- CONTROL LINE
- × 00.000 — DESIGN SPOT LEVEL
- × EX00.000 — EXISTING SPOT LEVEL
- FLOW DIRECTION
- CONCRETE SLEEPER RETAINING WALL
- BUILDING RETAINING WALL

EXISTING SERVICES LEGEND

- SWD — EXISTING STORMWATER PIPE
- T — EXISTING TELECOMMUNICATIONS CABLE
- SRM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- E-O/H — EXISTING OVERHEAD ELECTRICAL CABLE
- E-U/G — EXISTING UNDERGROUND ELECTRICAL CABLE
- WM — EXISTING WATER METER (FROM SURVEY)
- 80.0 — EXISTING SURFACE CONTOURS (0.25m)
- SITE BOUNDARY
- AREA OF WORKS

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C	ISSUED FOR APPROVAL	EG	EG	17.05.2025

SCALE
0 5 10 15m
SCALE: 1:250(A1), 1:500(A3)

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LOGAN CITY COUNCIL

APPROVED
NAME : CARL HAGER RPEQ No. 8538

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CLIENT
CANTERBURY COLLEGE LTD

ASSOCIATED CONSULTANT

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
OLD LOGAN VILLAGE ROAD
WATERFORD, QLD, 4133

STATUS
REPORT

DRAWING TITLE
GENERAL ARRANGEMENT PLAN

PROJECT No.	DRAWING No.	REVISION
PCE-24-001-B	200	C

PLOT DATE: 5/17/2025 5:19 PM

BULK EARTHWORKS LEGEND

- AREA OF CUT (TO FINISHED SURFACE)
- AREA OF FILL (TO FINISHED SURFACE)
- 80.0 — FINISHED SURFACE CONTOURS
- CONCRETE SLEEPER RETAINING WALL
- BUILDING RETAINING WALL

EXISTING SERVICES LEGEND

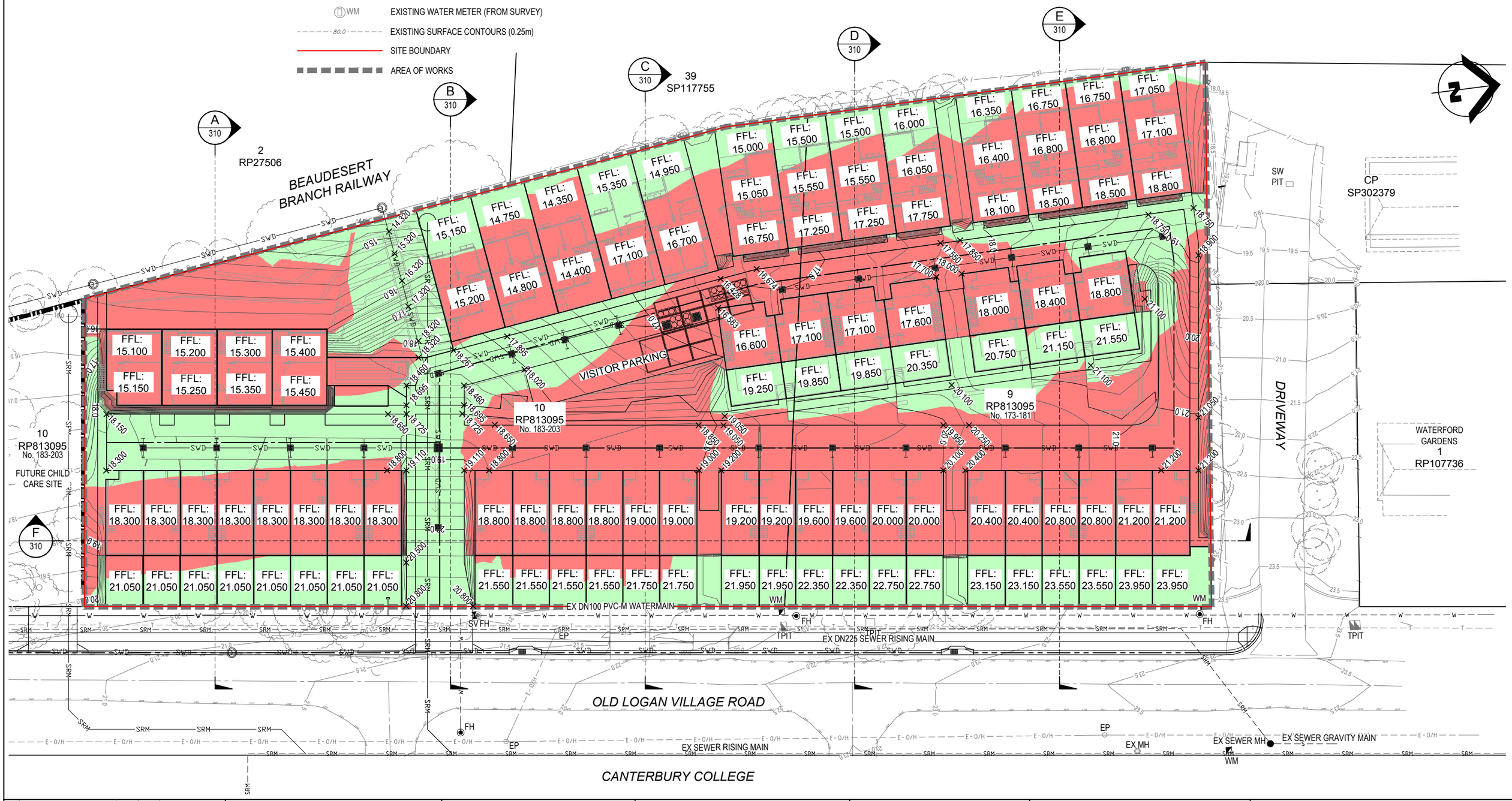
- SWD — EXISTING STORMWATER PIPE
- T — EXISTING TELECOMMUNICATIONS CABLE
- SRM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- E-O/H — EXISTING OVERHEAD ELECTRICAL CABLE
- E-U/G — EXISTING UNDERGROUND ELECTRICAL CABLE
- WM — EXISTING WATER METER (FROM SURVEY)
- 80.0 — EXISTING SURFACE CONTOURS (0.25m)
- SITE BOUNDARY
- AREA OF WORKS

BULK EARTHWORKS VOLUMES	
ITEM	VOLUME (m³)
CUT	5,023
FILL	2,245
BALANCE	2,778 (IMPORT)

NOTE

- BULK EARTHWORKS VOLUMES ARE CALCULATED FROM NATURAL SURFACE TO FINISHED SURFACE ONLY.
- BULK EARTHWORKS VOLUMES ARE NET VOLUMES ONLY.
- BULK EARTHWORKS VOLUMES DO NOT ACCOUNT FOR STRIPPING/TOPSOILING.
- BULK EARTHWORKS VOLUMES SUBJECT TO DETAILED DESIGN.

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SCALE: 0 5 10 15m
SCALE: 1:250(A1), 1:500(A3)

COUNCIL: LOGAN CITY COUNCIL

APPROVED
NAME: CARL HAGER RPEQ No. 8538
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CLIENT: CANTERBURY COLLEGE LTD

ASSOCIATED CONSULTANT:

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
OLD LOGAN VILLAGE ROAD
WATERFORD, QLD, 4133

STATUS: REPORT

DRAWING TITLE: PRELIMINARY BULK EARTHWORKS PLAN

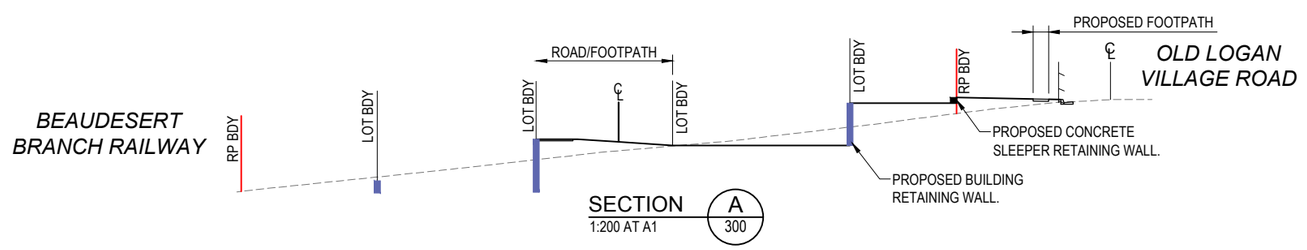
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PCE-24-001-B	300	C

PLOT DATE: 5/17/2025 5:19 PM

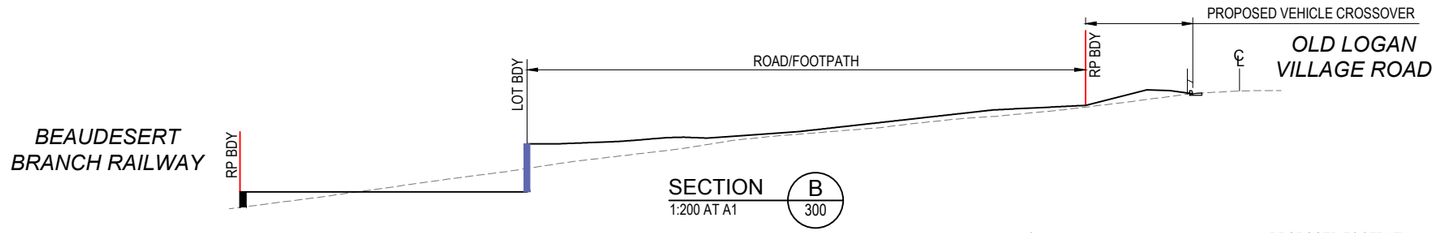
LEGEND

- CONCRETE SLEEPER RETAINING WALL
- BUILDING RETAINING WALL
- EXISTING EDGE OF BITUMEN

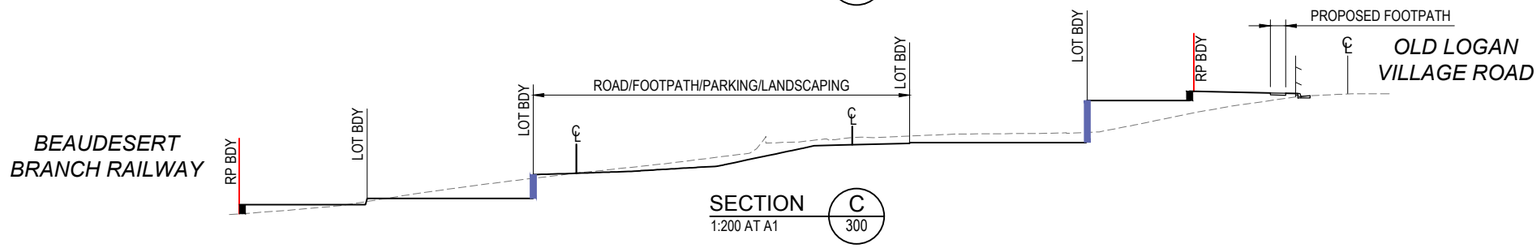
REPORT ISSUE
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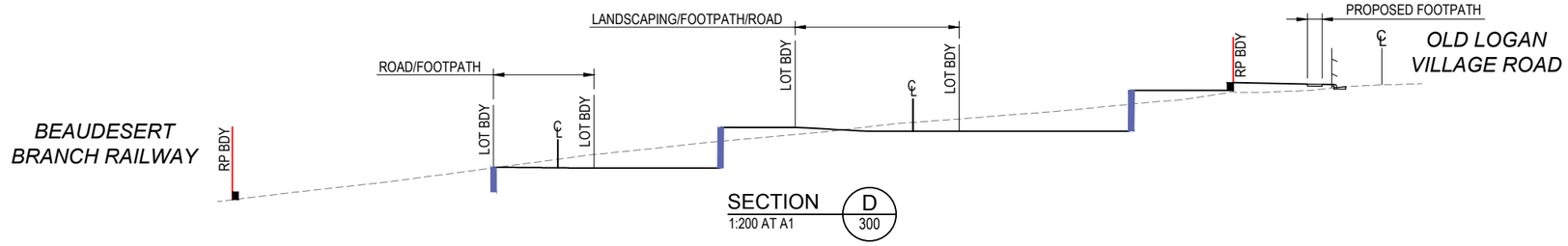
SECTION A
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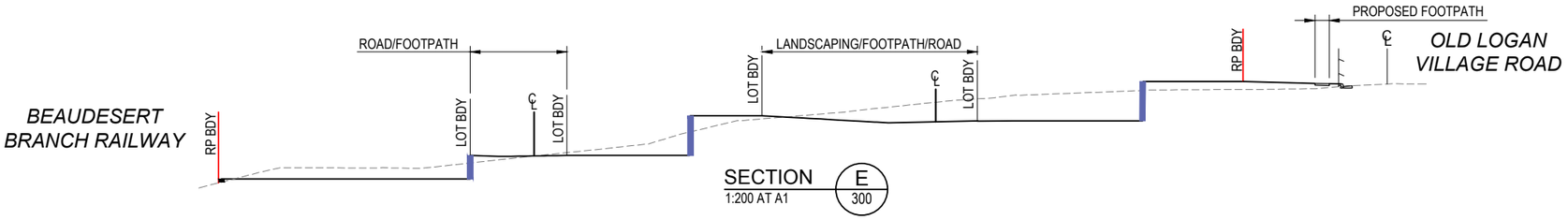
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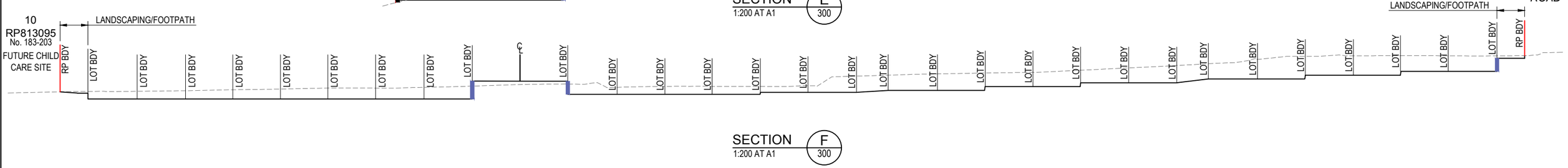
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SECTION D
1:200 AT A1
300



SECTION E
1:200 AT A1
300



SECTION F
1:200 AT A1
300

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SCALE
0 2.5 5 7.5 10 12.5m
SCALE: 1:200(A1), 1:400(A3)

COUNCIL
LOGAN CITY COUNCIL

APPROVED
NAME : CARL HAGER RPEQ No. 8538
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CLIENT
CANTERBURY COLLEGE LTD

ASSOCIATED CONSULTANT

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
OLD LOGAN VILLAGE ROAD
WATERFORD, QLD, 4133

STATUS
REPORT

DRAWING TITLE
PRELIMINARY BULK EARTHWORKS SECTIONS

PROJECT No.	DRAWING No.	REVISION
PCE-24-001-B	310	C

PLOT DATE: 5/17/2025 5:19 PM

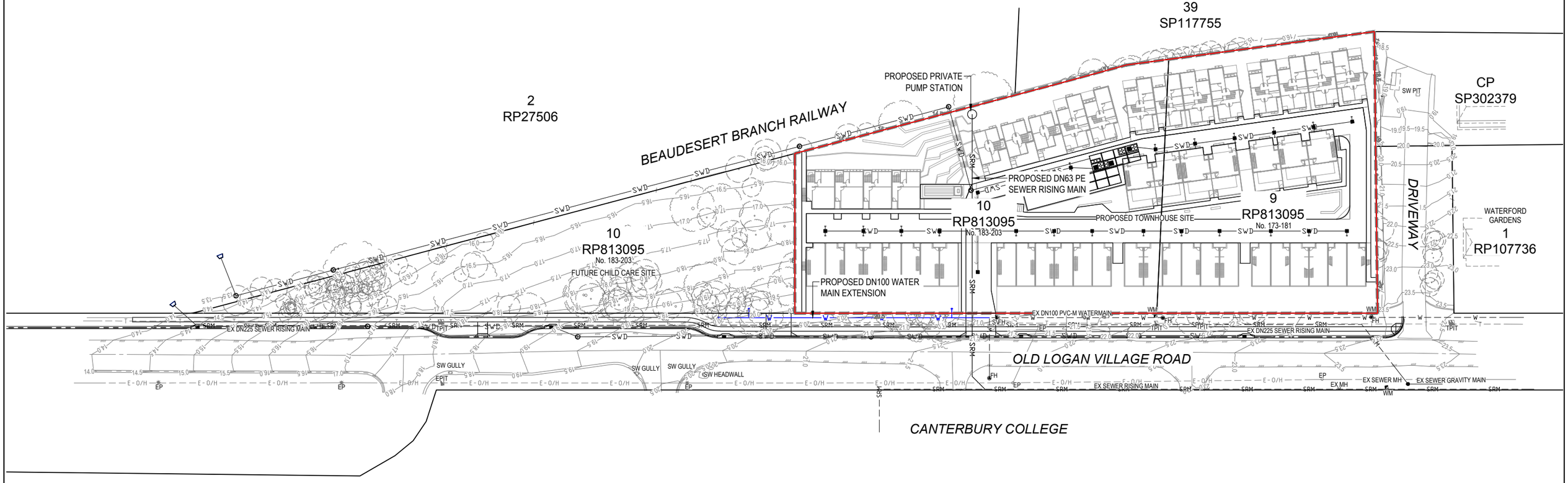
SERVICES CONNECTION LEGEND

- W — PROPOSED WATER CONNECTION
- FH — PROPOSED FIRE HYDRANT
- EXISTING SEWER MAINTENANCE HOLE
- SWD — PROPOSED STORMWATER DRAINAGE PIPE
- S — PROPOSED SEWER CONNECTION
- 80.0 — FINISHED SURFACE CONTOURS

EXISTING SERVICES LEGEND

- SWD — EXISTING STORMWATER PIPE
- T — EXISTING TELECOMMUNICATIONS CABLE
- SRM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- E-O/H — EXISTING OVERHEAD ELECTRICAL CABLE
- E-U/G — EXISTING UNDERGROUND ELECTRICAL CABLE
- WM — EXISTING WATER METER (FROM SURVEY)
- 80.0 — EXISTING SURFACE CONTOURS (0.25m)
- SITE BOUNDARY
- AREA OF WORKS

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A	ISSUED FOR REPORT - DRAFT	EG	EG	11.04.2025
B	ISSUED FOR REPORT - DRAFT	EG	EG	14.04.2025
C	ISSUED FOR APPROVAL	EG	EG	17.05.2025

SCALE
0 10 20 30m
SCALE: 1:500(A1), 1:1000(A3)

COUNCIL
LOGAN CITY COUNCIL

APPROVED
NAME: CARL HAGER RPEQ No. 8538

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(PAC CIV) PAC PACIFIC CIVIL ENGINEERS PTY LTD
PO BOX 62 PARADISE POINT
QLD 4216 AUSTRALIA
MOBILE: 0427 259 258
EMAIL: eng@pacificcivils.com.au

CLIENT
CANTERBURY COLLEGE LTD

ASSOCIATED CONSULTANT

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
OLD LOGAN VILLAGE ROAD
WATERFORD, QLD, 4133

STATUS
REPORT

DRAWING TITLE
PRELIMINARY SEWER AND WATER CONNECTION PLAN

PROJECT No.	DRAWING No.	REVISION
PCE-24-001-B	400	C

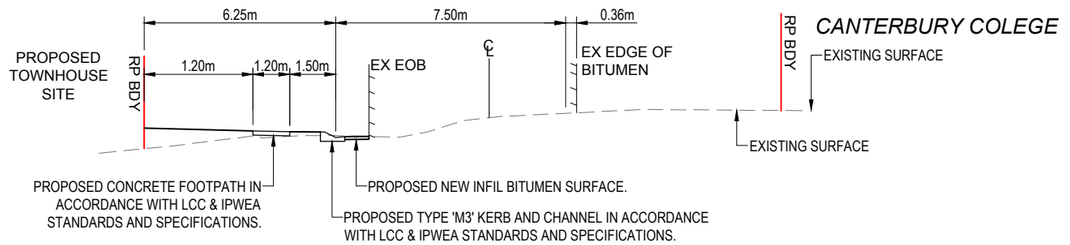
PLOT DATE: 5/17/2025 5:19 PM

ROADWORKS LEGEND

- PROPOSED PAVEMENT TYPE 'A'.
- CONTROL LINE
- REINFORCED CONCRETE FOOTPATH
- M3 — PROPOSED MOUNTABLE KERB & CHANNEL TYPE 'M3'. REFER IPWEA STD. DRG. NO. RS-080
- KERB RAMP REFER IPWEA STD. DRG. NO. RS-090
- 80.0 — FINISHED SURFACE CONTOURS
- PROPOSED NEW INFIL BITUMEN SURFACE.
- Ø — PROPOSED STORMWATER DRAINAGE - SUBJECT TO SURVEY AND DETAILED DESIGN AT OPERATIONAL WORKS PHASE

EXISTING SERVICES LEGEND

- SWD — EXISTING STORMWATER PIPE
- T — EXISTING TELECOMMUNICATIONS CABLE
- SRM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- E-O/H — EXISTING OVERHEAD ELECTRICAL CABLE
- E-U/G — EXISTING UNDERGROUND ELECTRICAL CABLE
- WM — EXISTING WATER METER (FROM SURVEY)
- 80.0 — EXISTING SURFACE CONTOURS (0.25m)
- SITE BOUNDARY
- AREA OF WORKS



SECTION C - 1:100 AT A1

REPORT ISSUE
NOT FOR CONSTRUCTION

39 SP117755

2 RP27506

BEAUDESERT BRANCH RAILWAY

10 RP813095 No. 183-203

FUTURE CHILD CARE SITE

10 RP813095 No. 183-203

9 RP813095 No. 173-181

SW PIT

CP SP302379

DRIVEWAY

WATERFORD GARDENS 1 RP107736

6.60m

7.80m

PROPOSED 1.20m WIDE CONCRETE FOOTPATH IN ACCORDANCE WITH LCC & IPWEA STANDARDS AND SPECIFICATIONS.

EX DN100 PVC-M WATERMAIN

EX DN225 SEWER RISING MAIN

PROPOSED 6.60m WIDE VEHICLE CROSSOVER IN ACCORDANCE WITH LCC & IPWEA STANDARDS AND SPECIFICATIONS TO BE CONSTRUCTED AS PART OF ADJACENT DEVELOPMENT.

PROPOSED 7.80m WIDE VEHICLE CROSSOVER IN ACCORDANCE WITH LCC & IPWEA STANDARDS AND SPECIFICATIONS.

PROPOSED KERB RAMP IN ACCORDANCE WITH LCC & IPWEA STANDARDS AND SPECIFICATIONS.

PROPOSED NEW INFIL BITUMEN SURFACE.

EX SEWER RISING MAIN

EX SEWER GRAVITY MAIN

EX MH

EX SEWER MH

OLD LOGAN VILLAGE ROAD

CANTERBURY COLLEGE

REV	REVISION DESCRIPTION	DESIGN	DRAWN	DATE
A	ISSUED FOR REPORT - DRAFT	EG	EG	11.04.2025
B	ISSUED FOR REPORT - DRAFT	EG	EG	14.04.2025
C	ISSUED FOR APPROVAL	EG	EG	17.05.2025

SCALE
0 5 10 15m
SCALE: 1:250(A1), 1:500(A3)
0 2 4 6m
SCALE: 1:100(A1), 1:200(A3)

COUNCIL: LOGAN CITY COUNCIL

APPROVED
NAME CARL HAGER RPEQ No. 8538

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PO BOX 62 PARADISE POINT
QLD 4216 AUSTRALIA
MOBILE: 0417 259 298
EMAIL: eng@pacficcivil.com.au

CLIENT: CANTERBURY COLLEGE LTD

ASSOCIATED CONSULTANT:

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
OLD LOGAN VILLAGE ROAD
WATERFORD, QLD, 4133

STATUS: REPORT

DRAWING TITLE: PRELIMINARY FUNCTIONAL ROAD LAYOUT PLAN

PROJECT No.	DRAWING No.	REVISION
PCE-24-001-B	500	C

PLOT DATE: 5/17/2025 5:19 PM

APPENDIX

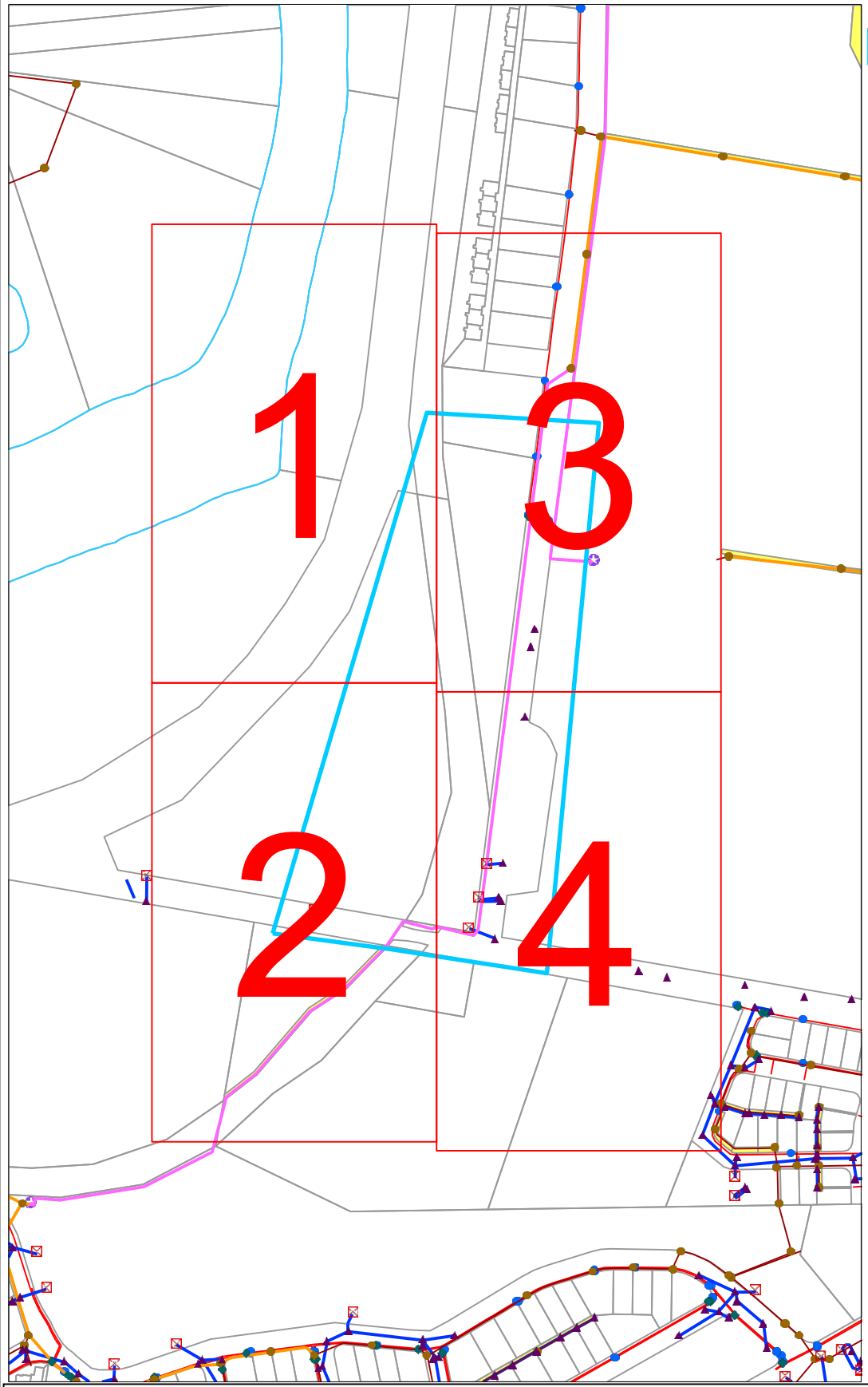
D

LCC Interactive Mapping & BYDA Searches

Overview Map

Sequence No: 253212722

Lot 2 Easterly Street Waterford



LEGEND:

- Affected BYDA Work Area
- 1 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)

N

1:3000

0 0.03km

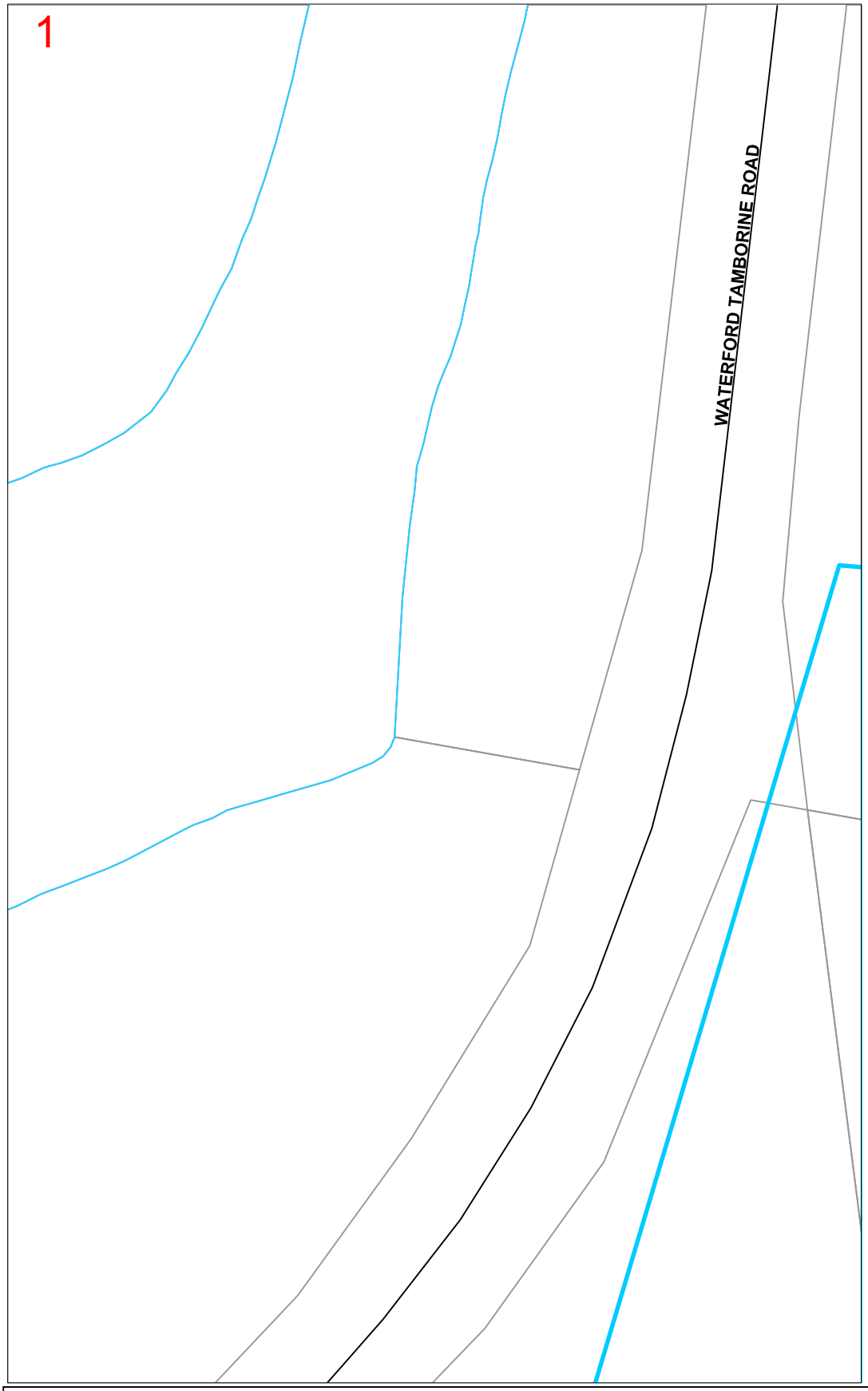
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Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements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

Map 1

Sequence No: 253212722

Lot 2 Easterly Street Waterford



LEGEND:

- Affected BYDA Work Area
- 1 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)

N

1:1000

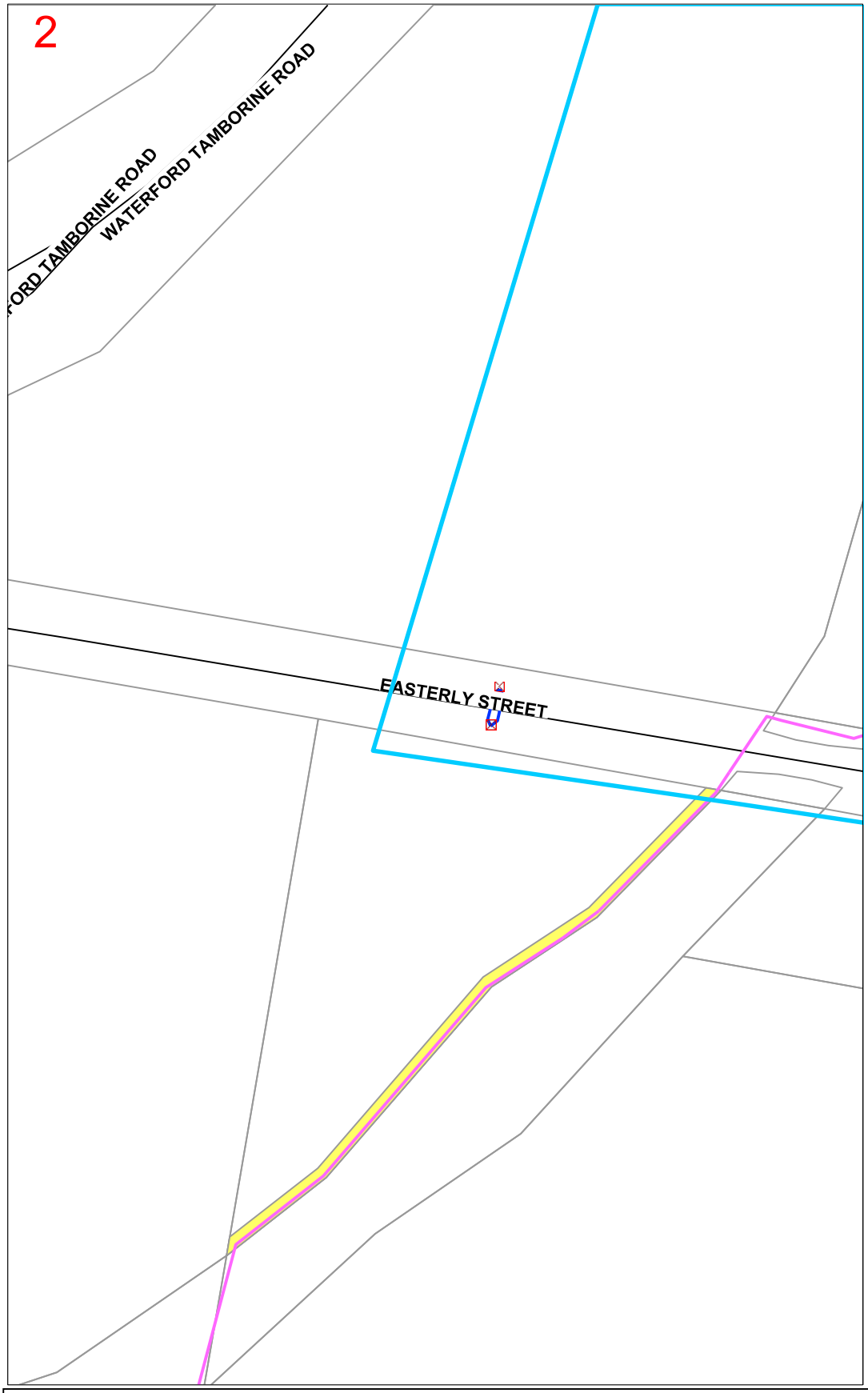
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Map 2

Sequence No: 253212722

Lot 2 Easterly Street Waterford



LEGEND:

- Affected BYDA Work Area
- 1 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)

N

1:1000

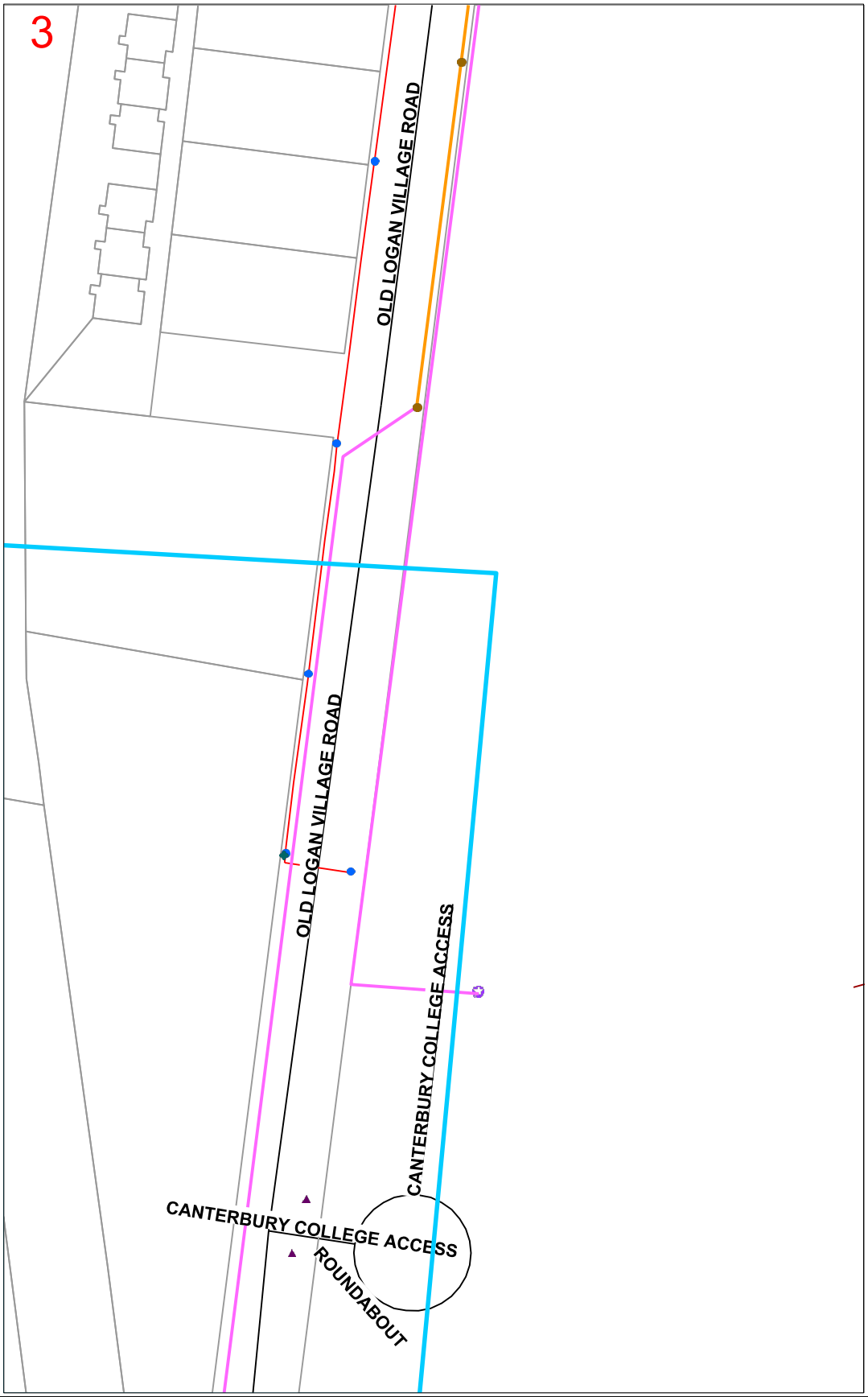
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Map 3

Sequence No: 253212722

Lot 2 Easterly Street Waterford



LEGEND:

- Affected BYDA Work Area
- 1 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)

N

1:1000

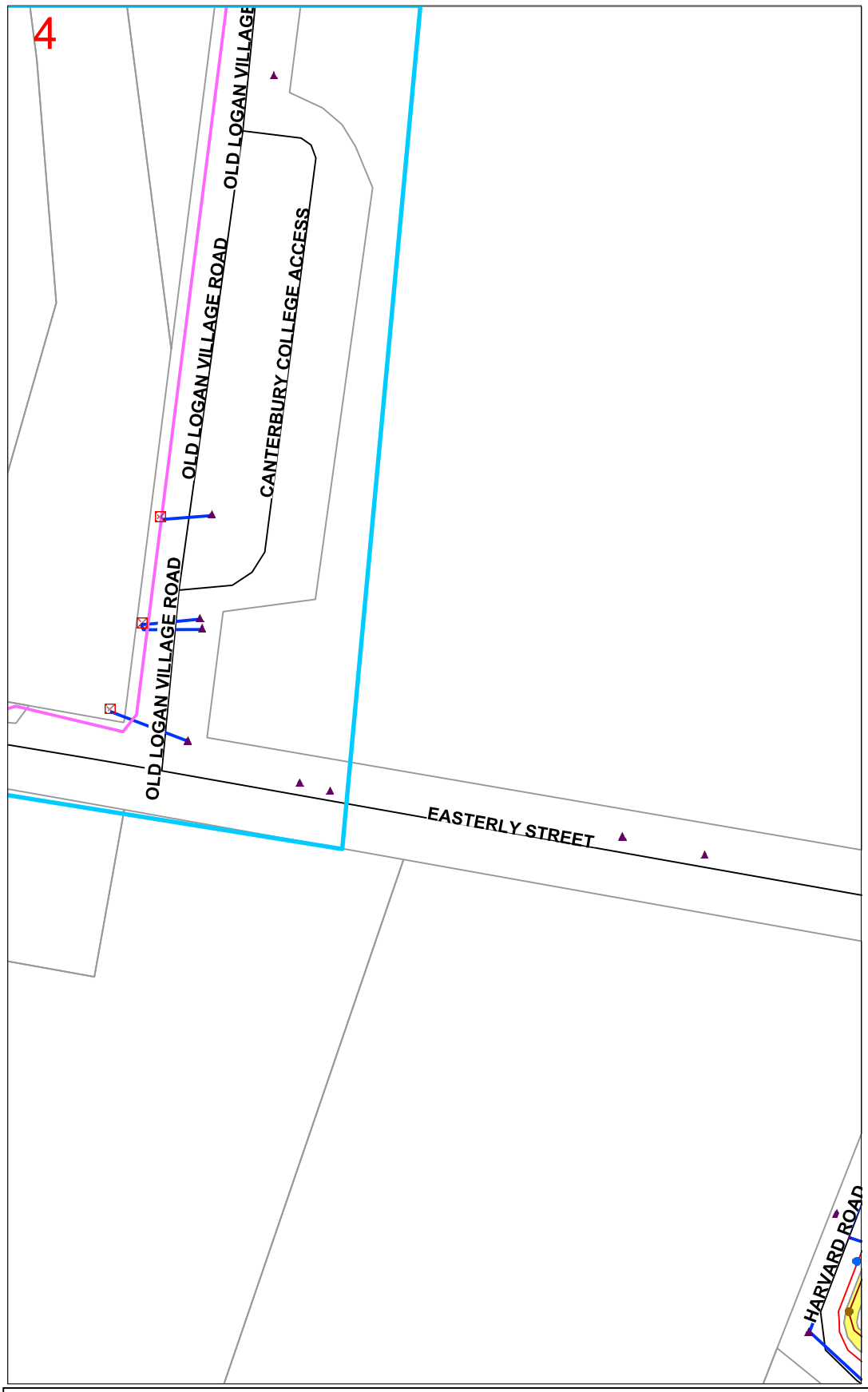
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Map 4

Sequence No: 253212722

Lot 2 Easterly Street Waterford



LEGEND:

- Affected BYDA Work Area
- 1 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)

N

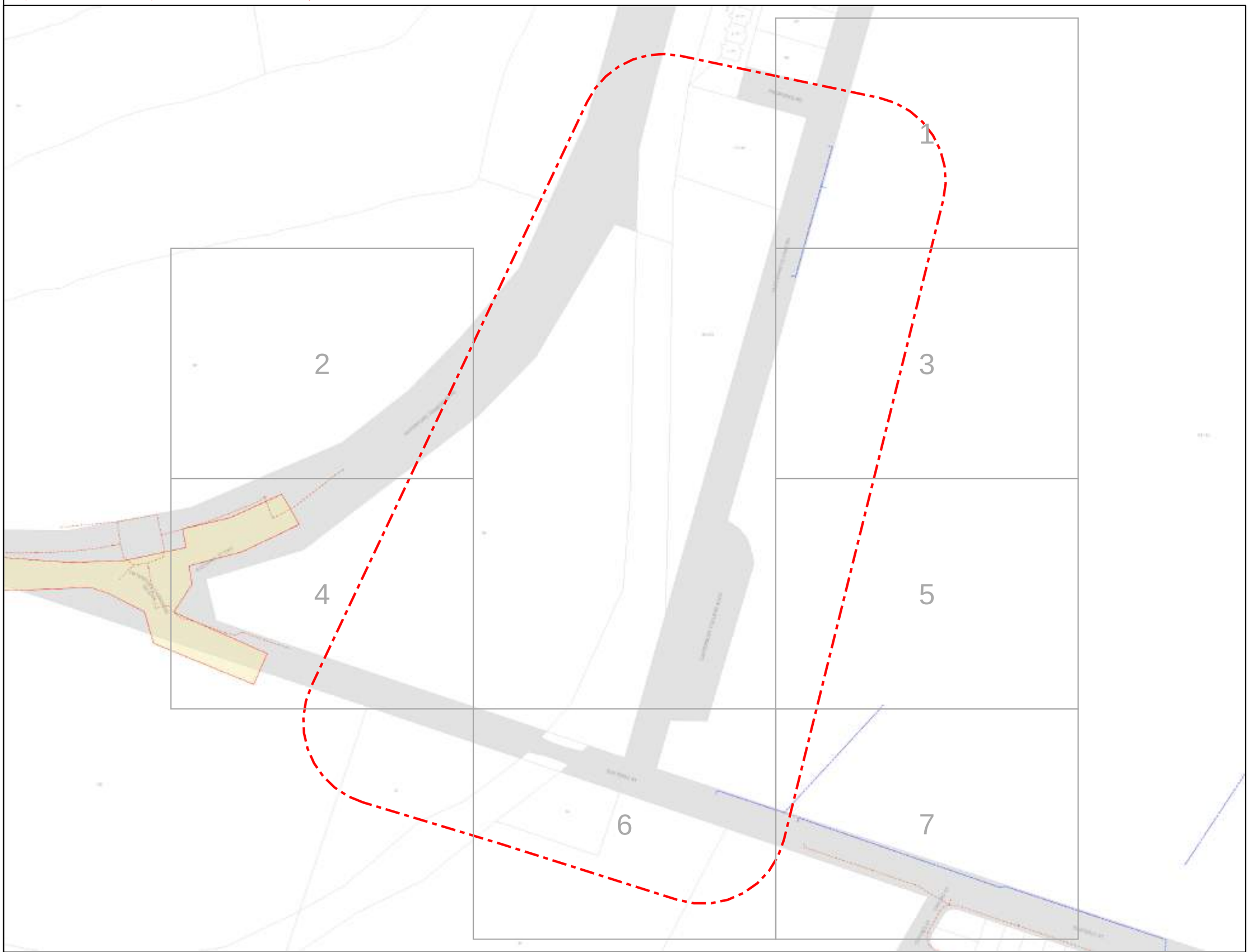
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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 253212724
Date: 03/04/2025

Scale: 1:2050
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

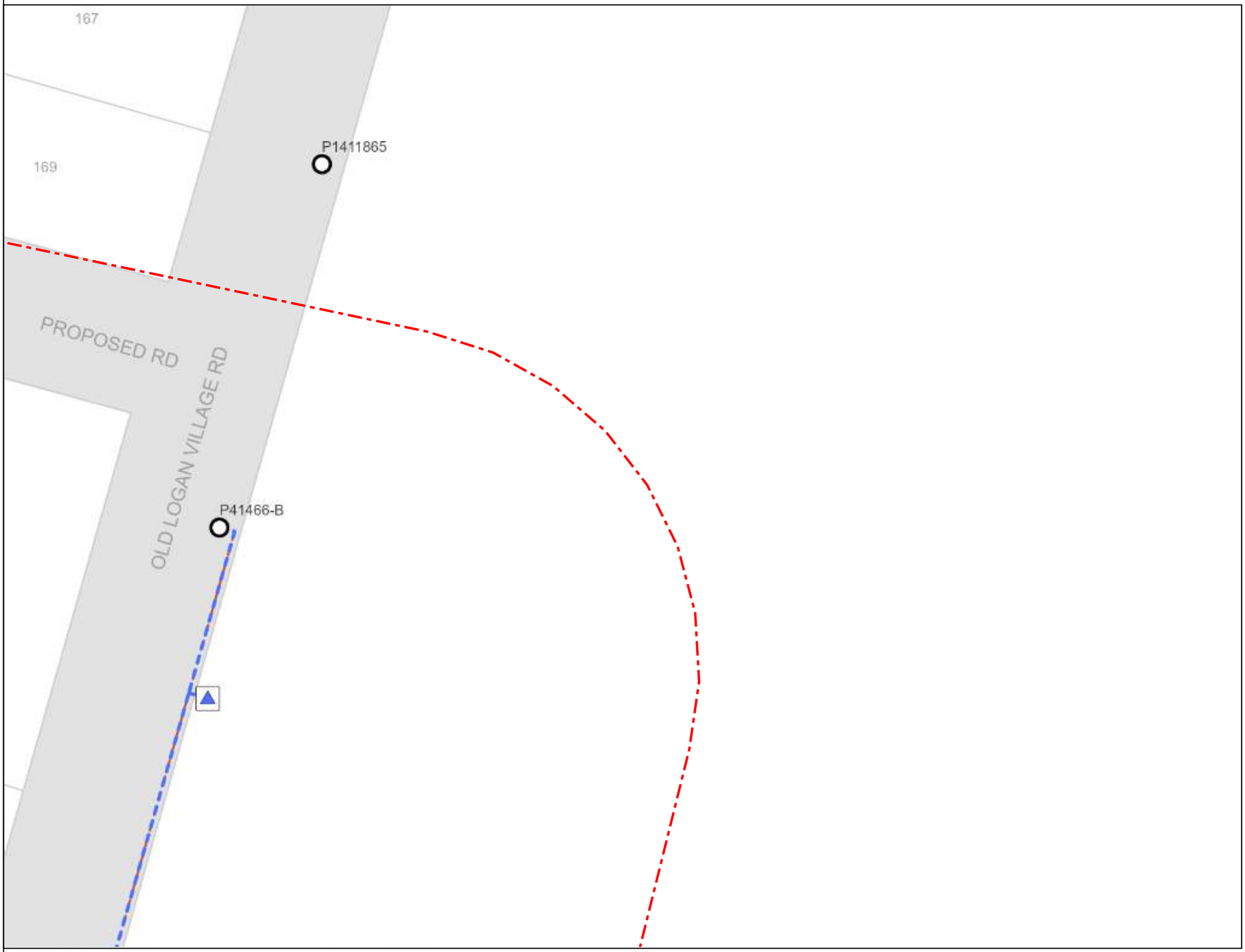
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S

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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 253212724
Date: 03/04/2025

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

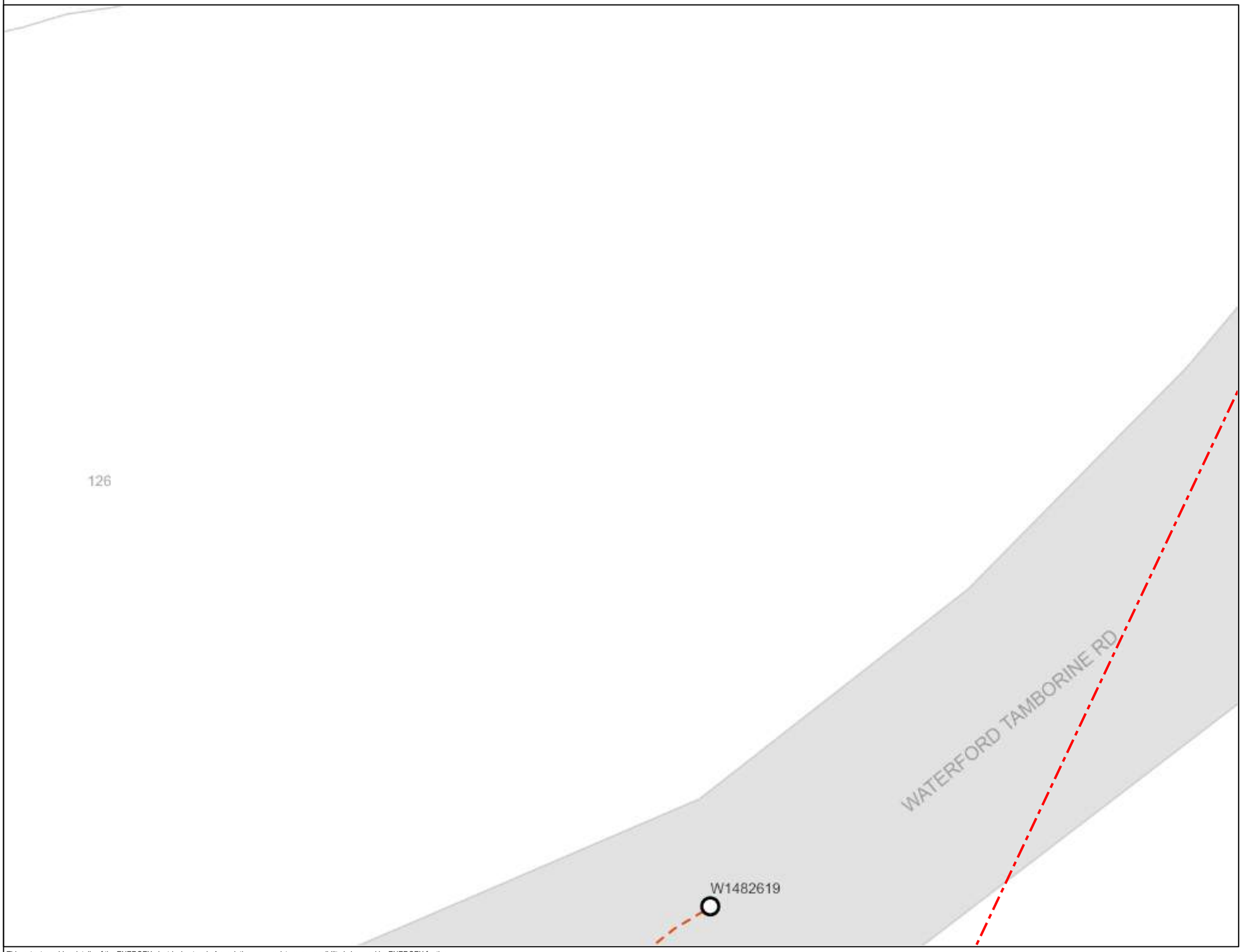
N
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Please Call 13 19 62



energex

BYDA

Sequence: 253212724
Date: 03/04/2025

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

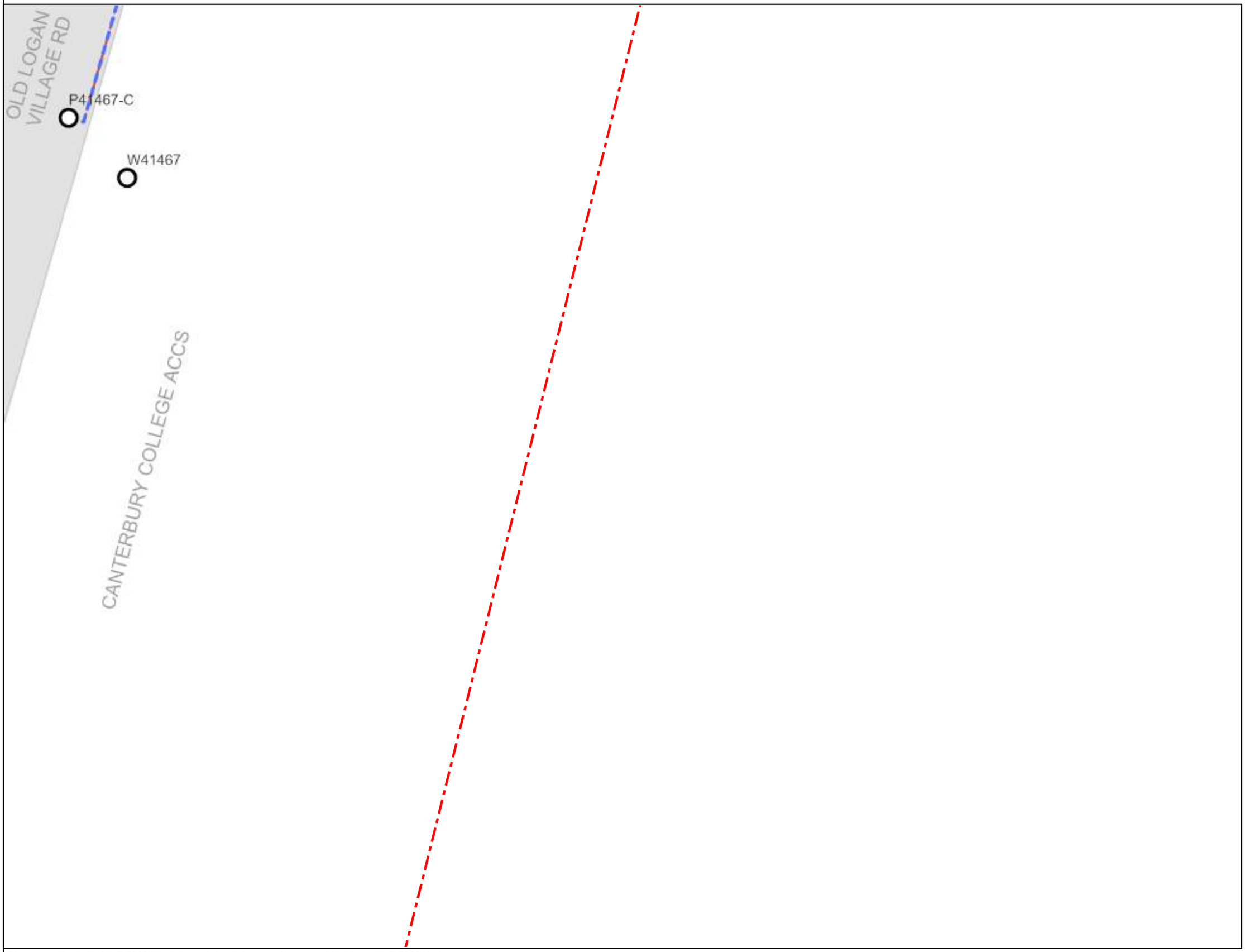
N
W E
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Please Call 13 19 62



energex

BYDA

Sequence: 253212724
Date: 03/04/2025

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

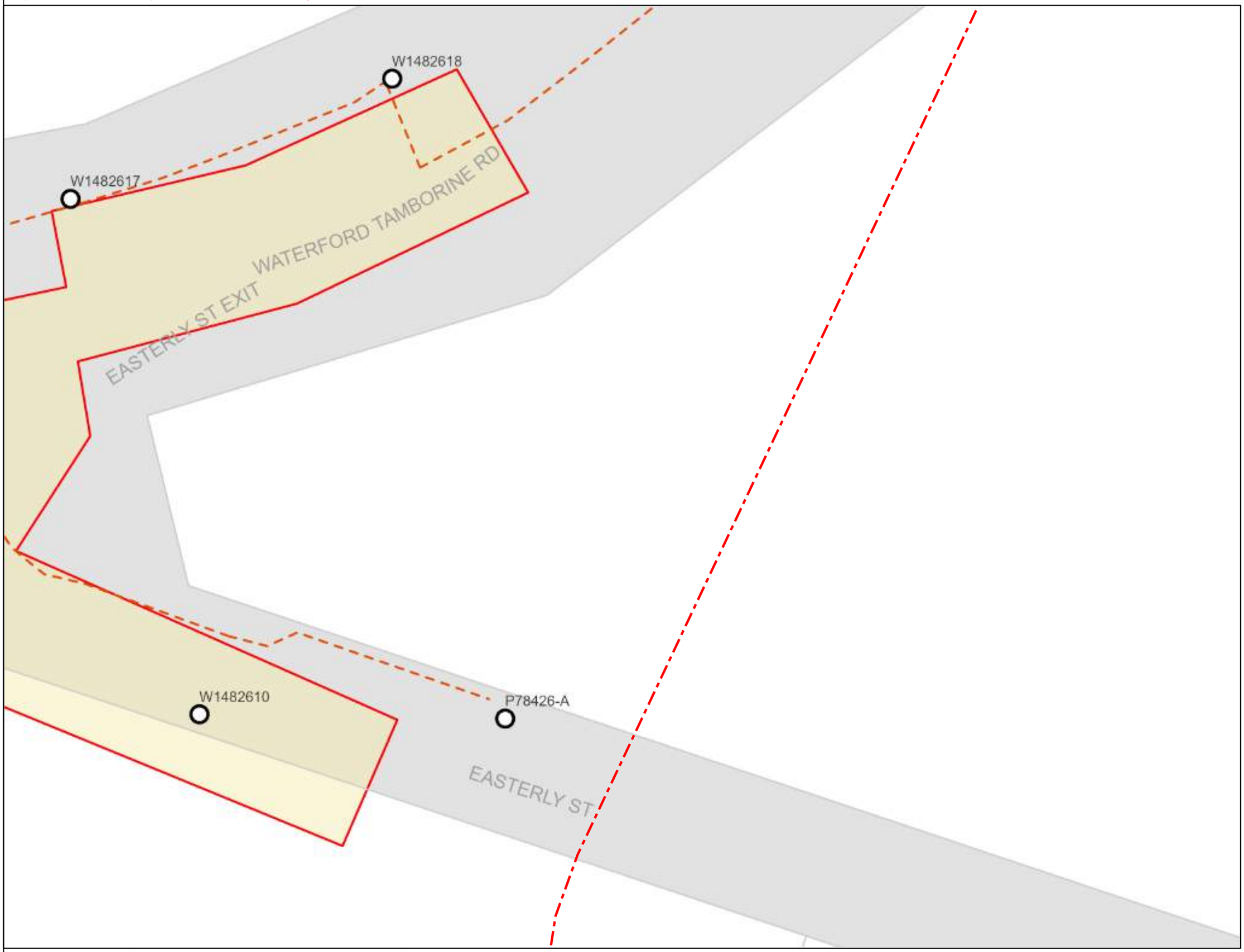
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 253212724
Date: 03/04/2025

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

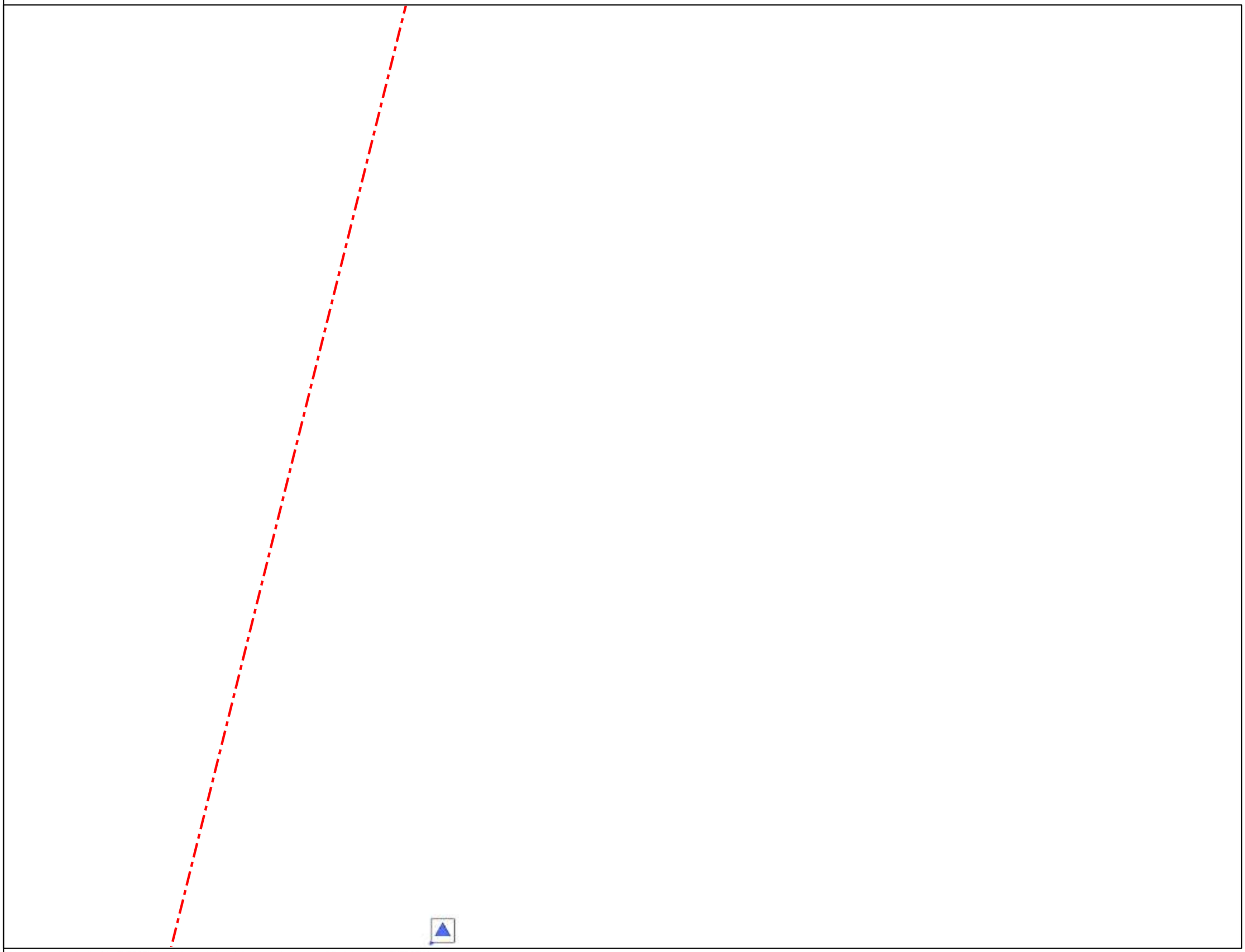
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 253212724
Date: 03/04/2025

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

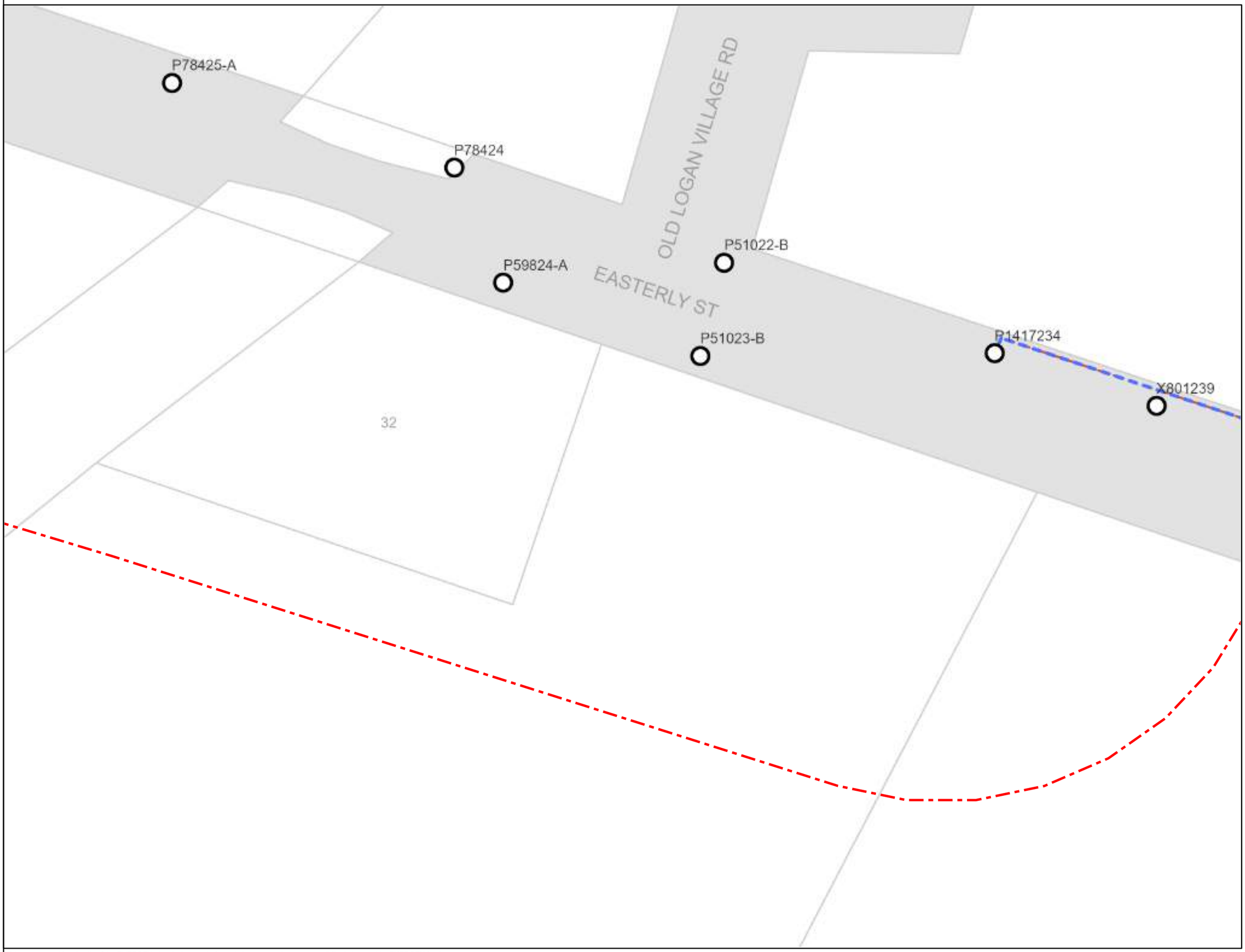
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W E
S

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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 253212724
Date: 03/04/2025

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

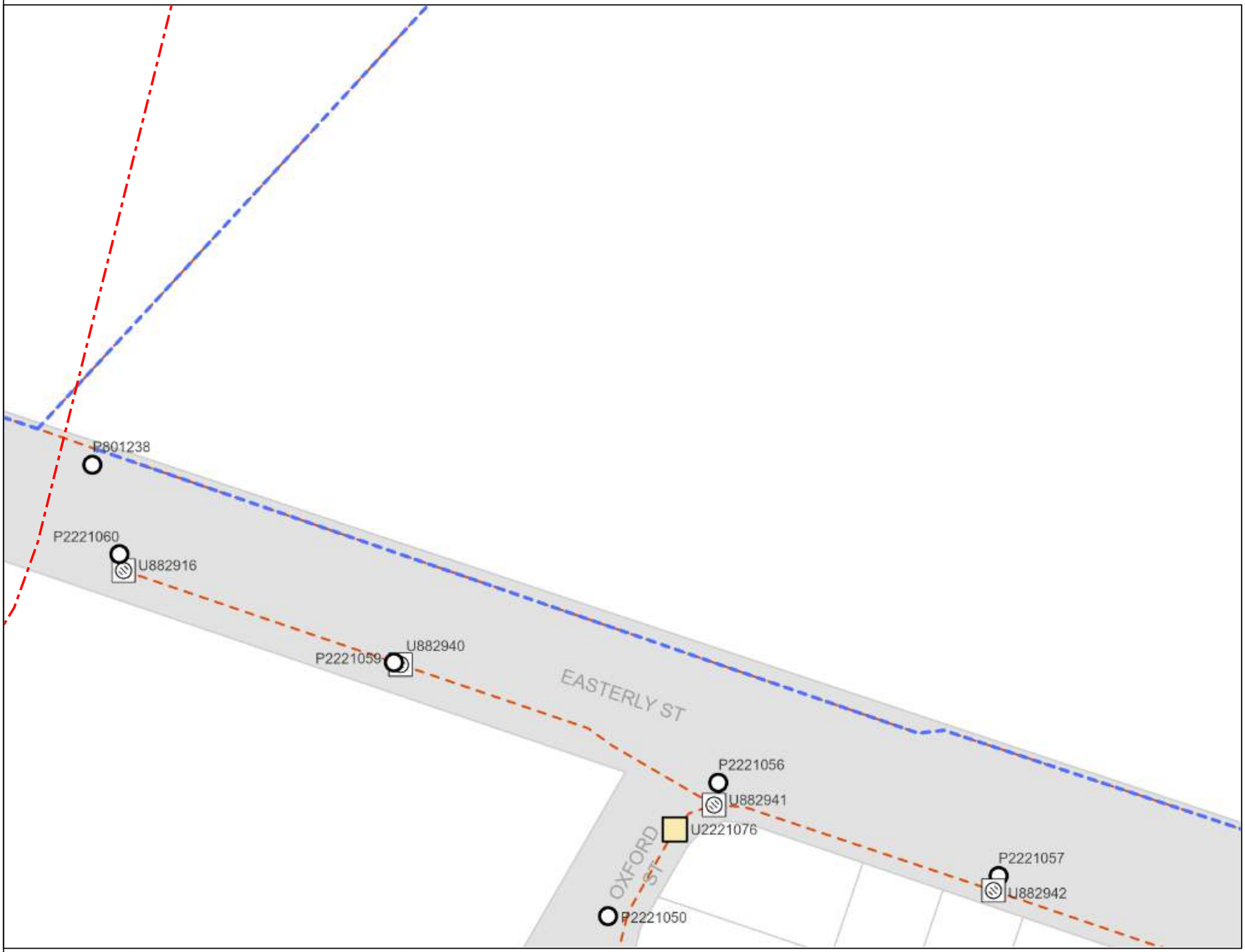
N
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DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense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

This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 253212724
Date: 03/04/2025

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

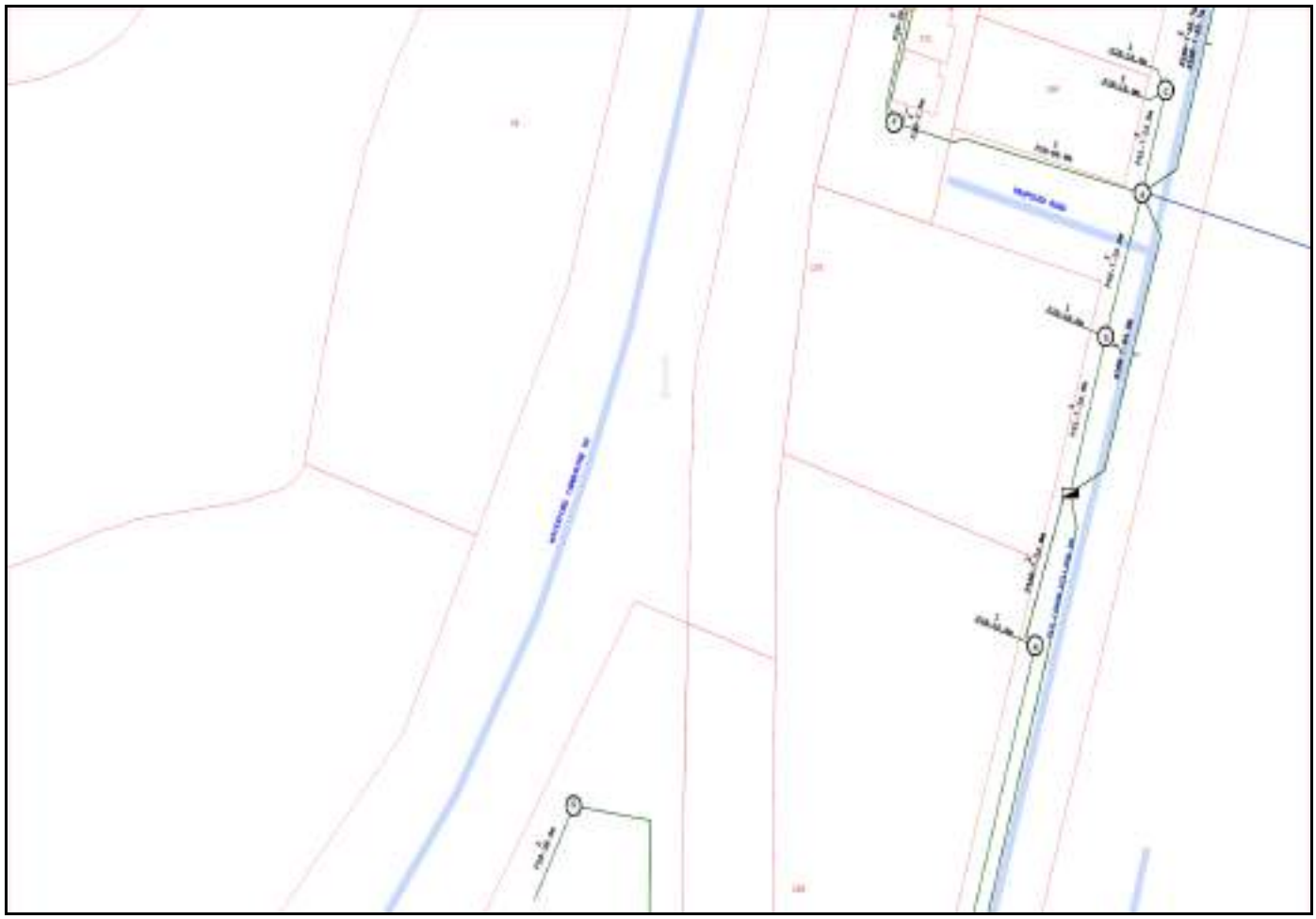
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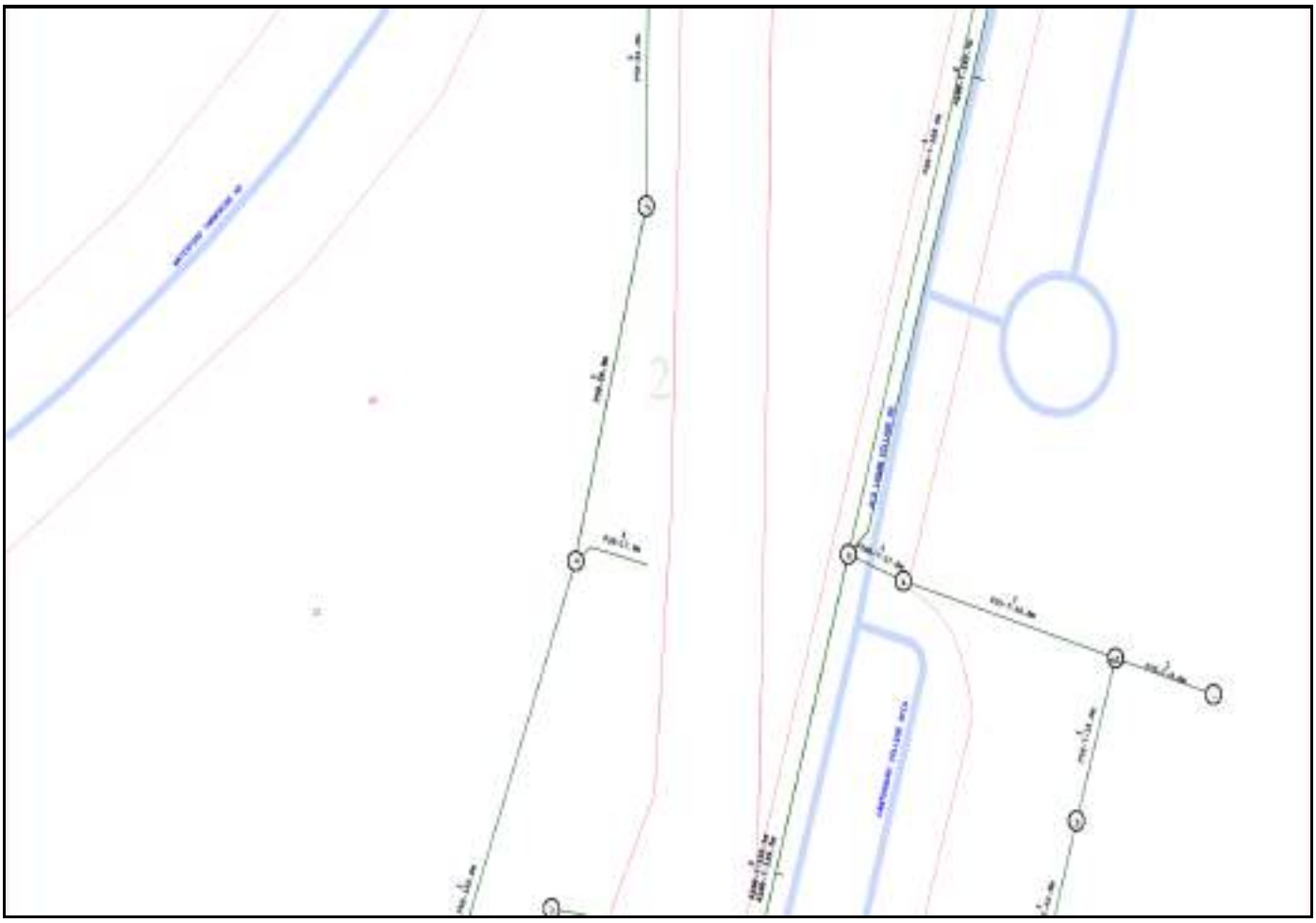
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information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

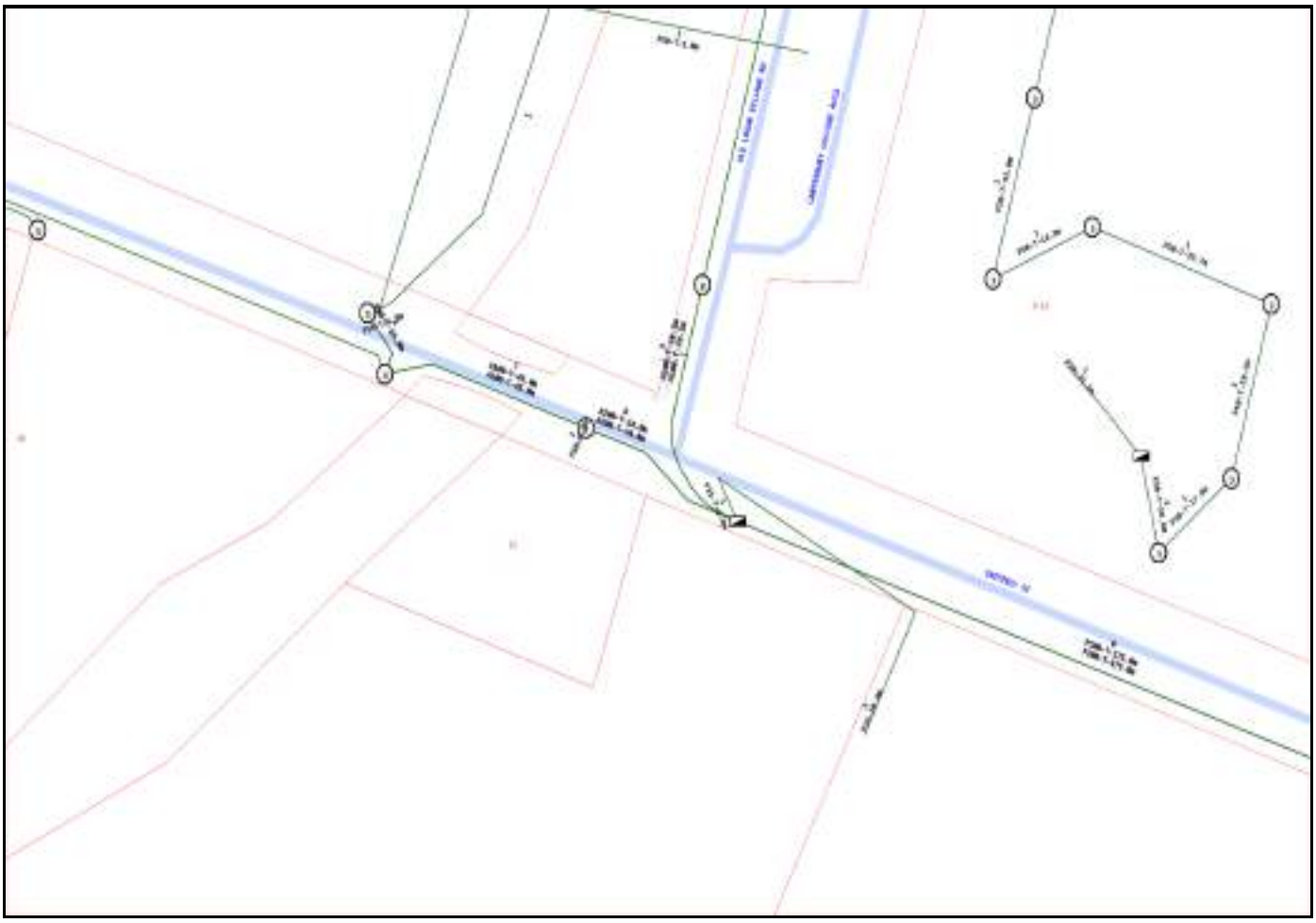
This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

LEGEND

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



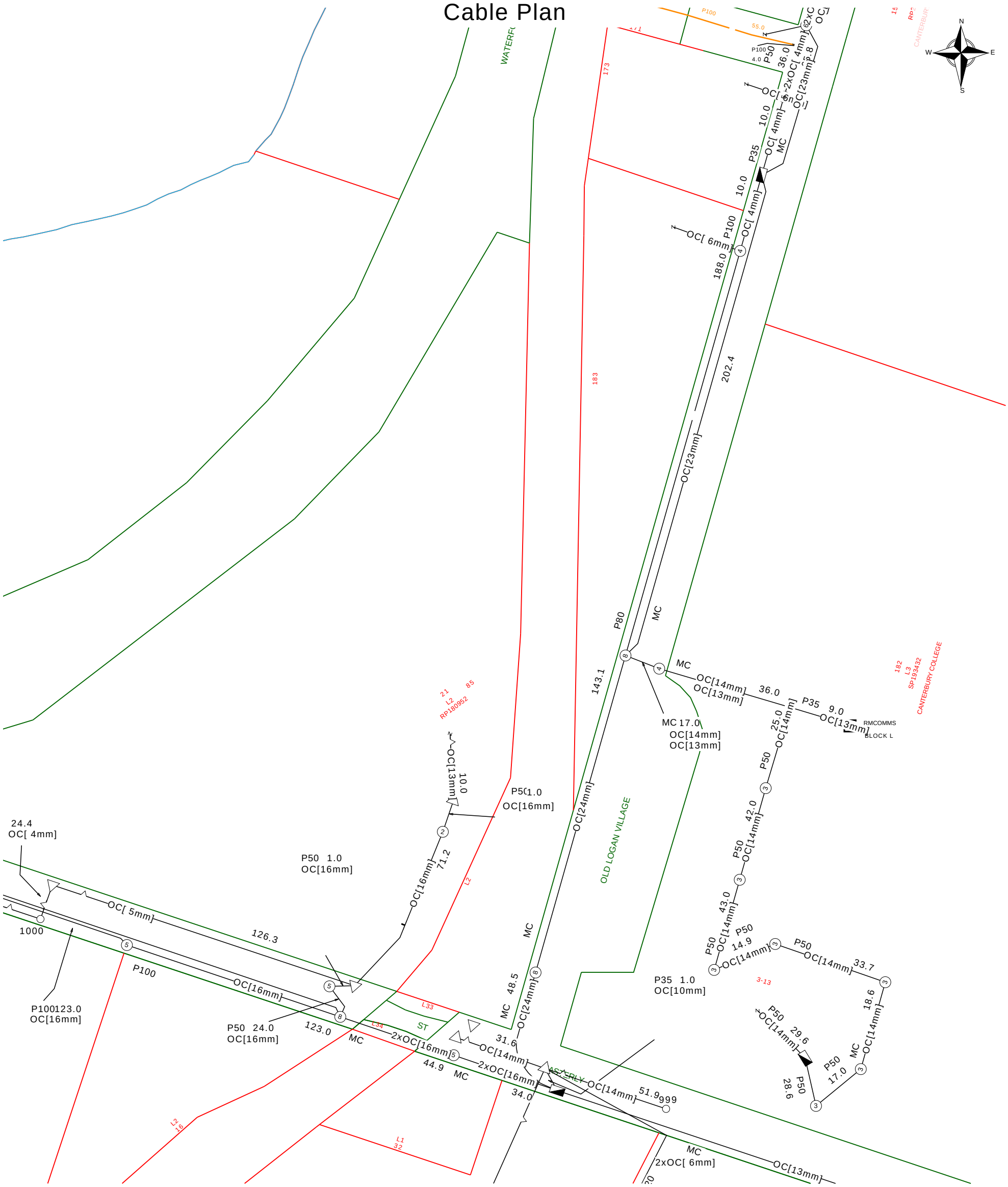




Emergency Contacts

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

Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 03/04/2025 10:03:31

Sequence Number: 253212725

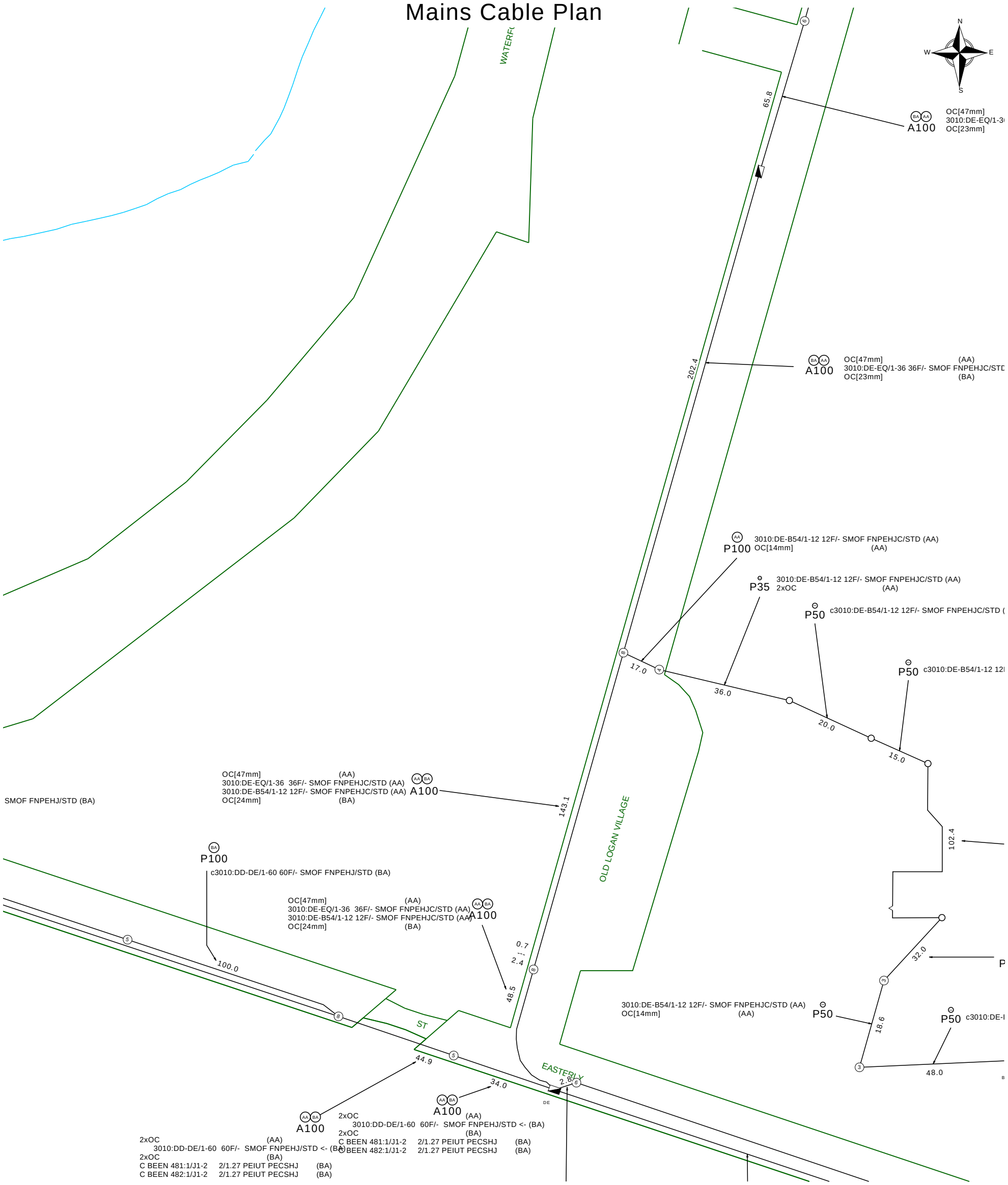
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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

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

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

Mains Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 03/04/2025 10:03:32

Sequence Number: 253212725

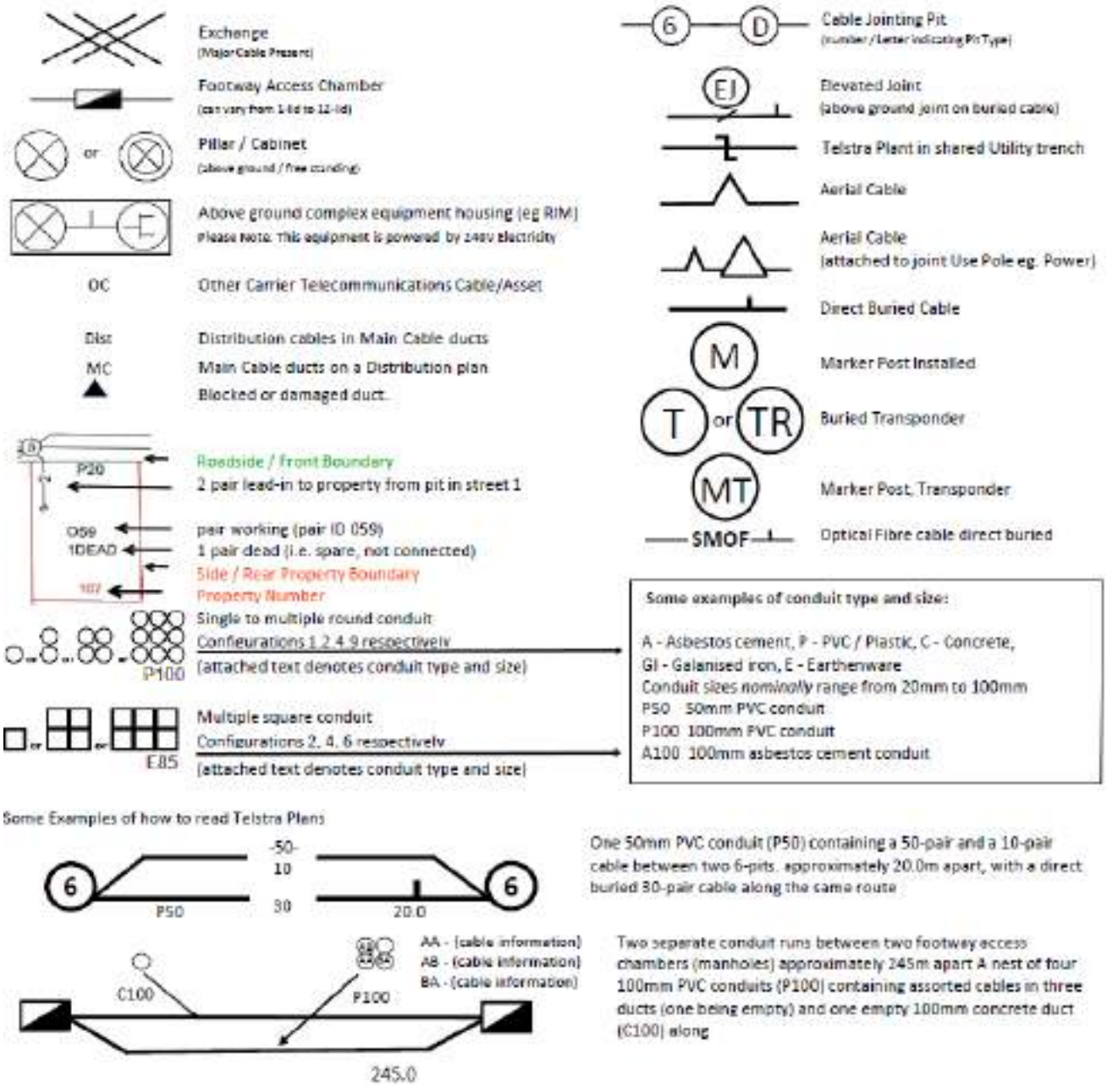
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LEGEND



Protect our Network:

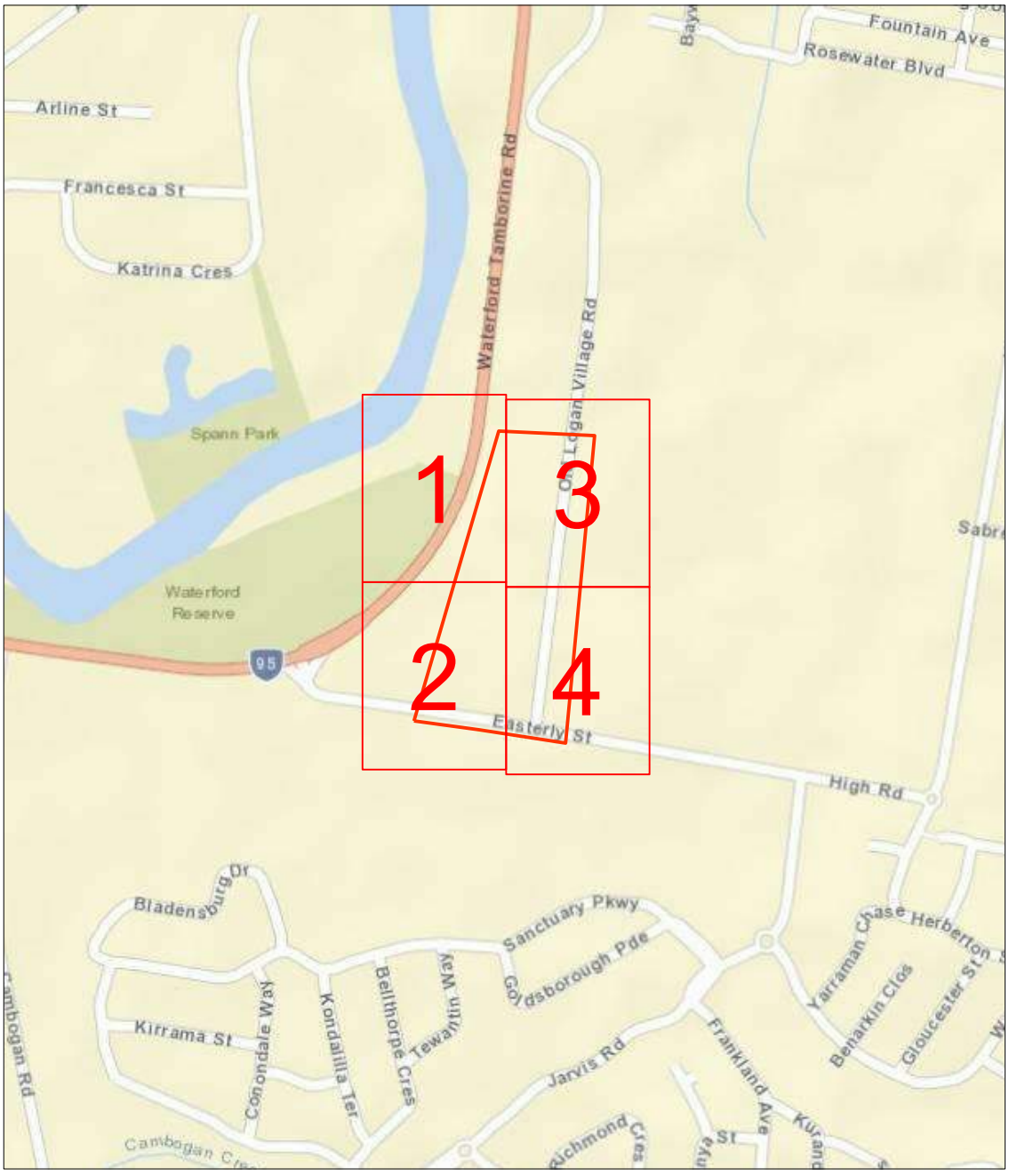
by maintaining the following distances from our assets:

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

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

Site Address Lot 2 Easterly Street
Waterford
QLD <Worksite>

Sequence Number: 253212723



Scale 1: 6000

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

N

Enquiry Area

Map Key Area

Site Address	Lot 2 Easterly Street Waterford QLD 4133	Sequence Number: 253212723



Scale 1: 700 map

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

N

Enquiry Area

Map Key Area

Site Address	Lot 2 Easterly Street Waterford QLD 4133	Sequence Number: 253212723



Scale 1: 700 map

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Enquiry Area

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Site Address	Lot 2 Easterly Street Waterford QLD 4133	Sequence Number: 253212723



Scale 1: 700 map

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Enquiry Area

Map Key Area

Site Address	Lot 2 Easterly Street Waterford QLD 4133	Sequence Number: 253212723



Scale 1: 700 map

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

N

Enquiry Area

Map Key Area

Map Symbology

Pipe

- Low pressure
- Medium pressure
- High pressure
- Transmission pressure
- Critical main (behind pipe)
- Proposed (pressure by colour)
- LPG (pressure by colour)
- Abandoned
- Idle/inactive
- Sleeve
- Casing (behind pipe)

Area

- BYDA area of interest

Pipe code and material

C* (for example, C2)	Cast iron
CU	Copper
N2	Nylon
P*	Polyethylene (PE)
P6, P7, P9–P12	Medium density PE
P2, P4, P8	High density PE
S*	Steel
W2	Wrought galv iron
W3	PE coat wrought galv iron

Object

- Valve
- Buried valve
- Regulator
- Gas supplied = yes
- CP rectifier terminal
- CP test station
- CP anode
- CP bond wire
- Syphon
- Trace wire point

Abbreviation

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	Galv	Galvanized
CP	Cathodic protection	NTI	Not tied in

Example

Pipe	
40P6 in 80C2	40 mm high pressure medium density poly in an 80 mm cast iron casing
63S8	63 mm medium pressure steel

Pipe code

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour