



ENGINEERING SERVICES REPORT

**PROPOSED COMMERCIAL DEVELOPMENT AT
88-98 Mountain Ridge Rd, South Maclean**

FOR: Kepnock Pty Ltd

Our Ref: S25-173



DOCUMENT INFORMATION

Client Contact: Kepnock Pty Ltd
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Document Control:

Revision	Author	Checked	Date
DRAFT			

This report has been prepared for Kepnock Pty Ltd for the purpose of accompanying a development application to Logan City Council. This report must only be used by Kepnock Pty Ltd for this purpose and must not be used or relied upon by any other person for any other purpose.

The assessment, conclusions or recommendations in this report are based on conditions encountered and information received at the time of preparing the report and may not be relied upon as site conditions or operations vary over time.



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1 INTRODUCTION

Westera Partners Pty Ltd has been commissioned by Kepncok Pty Ltd to prepare an Engineering Services Report to accompany a development application for a proposed commercial development to be constructed at 88-98 Mountain Ridge Rd, South Maclean.

The proposal involves the development of an existing land parcel into a commercial development, which includes a service station, fuel forecourt and ground level features. Access for the proposed development will be provided from the northbound lane of Teviot Rd and both lanes of Mountain Ridge Rd.

This report documents how the proposed development will be serviced by the necessary infrastructure in accordance with Logan City Council (LCC) requirements.

2 SITE DESCRIPTION

2.1 Location and Land Use

The proposed site is located at 88-98 Mountain Ridge Rd, South Maclean, also known as Lot 1 RP193885.

The site area is approximately 2.046 ha, whilst the proposed development footprint area is approximately 5,757 m² and is currently occupied by a detached dwelling with ground-level features. The existing site coverage is predominantly medium-density bush. The northern end of the site adjoins Mountain Ridge Rd, and there is a constant grade from the northwest corner of the site to the southeast corner where the property connects to Teviot Rd of approximately 5.6%.

The site is bound by Mountain Ridge Rd (rural arterial single carriageway) to the north, Teviot Rd (rural arterial road dual carriageway) to the east and rural residential areas to the south and west. Refer to Figure 1 for an indicative site location and Appendix D for detailed site survey information.



Figure 1 - Indicative Site location (NearMap, 2025)



3 EXTERNAL ROADWORKS

The proposed development will be accessed from Teviot Rd and Mountain Ridge Rd. Access from Teviot Rd will require external roadwork upgrades, including the construction of a left-turn lane into the site off the northbound lane and an auxiliary left-turn out of the site also onto the northbound lane of Teviot Rd. Access to Mountain Ridge Rd will be via a standard commercial crossover located on the northern boundary.

4 STORMWATER DRAINAGE

Stormwater drainage for the proposed development shall ensure no adverse impact on upstream, downstream, or adjoining properties. New on-site stormwater infrastructure shall be constructed to collect stormwater runoff and direct it to the primary lawful point of discharge. The lawful point of discharge for the proposed development shall be the existing table drain located on the western side of Teviot Rd at the southeast corner.

Stormwater detention is proposed to be provided by a combined water quality/quantity treatment tank, located in the south-west corner of the proposed development with an allocated detention capacity of 114.8kL. Stormwater runoff from the roof catchment area will need to be directed to the proposed stormwater infrastructure to discharge to the proposed detention/treatment area.

As the proposed development site exceeds the 2,500m² minimum site area it is required to meet the Queensland Government's State Planning Policy (July 2017) for stormwater quality management. To ensure compliance, stormwater treatment is proposed to be managed on-site through treatment from a combination of ATLAN filter cartridges and storm sacks installed within field inlets. MUSIC modelling has been undertaken to demonstrate runoff from the development site achieves the water quality pollution load reduction targets of the LCC planning scheme & State Planning Policy.

Refer to the Stormwater Report Western Partners Pty Ltd prepared for further information on how stormwater quantity and quality is proposed to be managed on-site.

All stormwater works shall be in accordance with Logan City Council's Planning Scheme and SPP.

5 FLOODING

The Logan City Council (LCC) Flood Report (refer Appendix A) indicates that the proposed development site is not included in a flood hazard overlay scheme or subject to flood mapping based on recent studies.

6 PRELIMINARY EARTHWORKS

Earthworks are proposed to occur across the development site to establish building pads, shared driveway access, landscape areas, retaining and other proposed infrastructure including the stormwater treatment tanks. The site is not mapped on Council's potential and acid sulphate soils mapping and as the site levels are above 20m AHD it is not expected any acid sulphate soils would be encountered during site works.

All retaining walls shall be to structural/geotechnical engineers' details and to LCC planning scheme requirements.

Final Earthworks volumes and extents will be confirmed during detailed design.

An erosion and sediment control management plan will be undertaken at the detailed design phase. In accordance with IECA requirements.

7 SEWER RETICULATION



The site is not currently serviced by sewer reticulation infrastructure, with the Before You Dig (BYD) search indicating that there is no existing sewer network within the site or in close proximity to the proposed development. To achieve an acceptable outcome in a non-sewered area, a waste disposal system is to be provided, with the final details to be specified during the detailed design phase of the project.

All sewer reticulation works shall be in accordance with Logan Water standards and specification and the SEQ Water and Sewerage Code.

8 WATER RETICULATION

There is currently no water main servicing the site, with the existing dwelling utilising rainwater tanks. The Before You Dig search indicates that there is not any existing reticulated water networks in close proximity to the development. To achieve an acceptable outcome for the development it is proposed to install multiple potable water tanks for rainwater storage and purpose of water supply, with any extra water tanks and measures to be implemented to comply with any other development conditions as required. Final details to be specified during the detailed design phase of the project.

All water construction works shall be in accordance with Logan Water standards and specification and the SEQ Water and Sewerage Code.

9 GAS, ELECTRICITY & COMMUNICATIONS

All information in this section has been compiled using Dial Before You Dig search information.

Gas

There is an existing gas main on the southern verge of Mountain Ridge Rd which then crosses Teviot Rd at the southwest corner of the intersection between Mountain Ridge and Teviot Rd.

Electricity

There is underground electrical infrastructure within Mountain Ridge and Teviot Rd and it is assumed that the proposed development can be serviced from this existing electrical infrastructure.

Any design and connection details are to be done by suitably qualified persons.

Communications

Telstra and NBN have been identified on BYD maps with these services located within Mountain Ridge and Teviot Rd. The proposed development may require modification of these cables; however, this shall be determined during the detailed design phase by others.

Refer appendix B for DBYD search results.



10 CONCLUSION

This engineering services report establishes how the proposed development can be adequately serviced by installing new sewer and water infrastructure within the site whilst utilising the existing stormwater and other infrastructure services surrounding the site.

The proposed lawful point of discharge for the development shall be the existing table drain located on the western side of Teviot Rd at the site's southeast corner, with part of the works for the proposed development including the re-shaping of that table drain to modify verge levels and provide a suitable flow path for stormwater discharging from the site. New on-site stormwater infrastructure shall be constructed to collect stormwater and direct it to the lawful point of discharge.

The proposed development triggers the need for stormwater quality treatment measures by LCC. Stormwater quality treatment is proposed to be managed on-site to achieve the water quality objectives through primary treatment from filter basket inserts in the field inlets located within the concrete hardstand, and tertiary treatment from ATLAN filter cartridges in the treatment tanks. MUSIC modelling has been undertaken to demonstrate that runoff from the development site achieves the water quality pollution load reduction targets of the State Planning Policy.

Current searches of existing infrastructure indicate that the development site does not have any existing sewer or water infrastructure within the site or in close proximity to the development. To achieve acceptable outcomes in a non-serviced area, a waste management and disposal system, along with appropriate water tanks, are to be provided, with the final details to be specified at the detailed design phase of the project. Also to note the existing water tanks which service the single-storey dwelling will be removed.

Earthworks are to occur over the proposed development to establish building pads, the combined detention/treatment tank, landscape areas and a shared access driveway. An acid sulphate investigation is not considered warranted.

Final details regarding sewer, stormwater, water and other services will be finalised during the detailed design stage.



11 APPENDICES

Appendix A – LCC Flood Report

PROPERTY FLOOD REPORT



Property Details

Address: 88-98 Mountain Ridge Road SOUTH MACLEAN QLD 4280

Lot/Plan: Lot 1 RP 193885

Size/Area: 20,436 m²

Property Key: 278891

Catchment(s): Abade Creek, Flagstone Creek, Logan River

View Logan's [catchments and waterways map](#) (PDF)



Summary Flood Assessment

The table below presents the flood risks applicable to the selected property. There may be multiple studies and flood scenarios affecting the property, particularly for larger sites.

Assessment	Details
Risk area(s)	Not applicable
Investigation area	Not applicable
Isolation risk	Not applicable
River flooding	Not applicable
Creek flooding	Not applicable
Overland flow	Applies. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice. Overland flow is water (stormwater run-off) that travels over land during heavy rainfall events. It generally occurs quickly and for short durations.

Latest Flood Risk

The extract below comes from the flood risk map based on the latest (most recent) flood studies accepted by Council applicable for this property.



LEGEND



High

Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.



Moderate

Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.



Low

Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.



Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.



The flood studies this map is based on consider the impacts of climate change, as required by Queensland's planning legislation and policies. The map considers the whole floodplain for Logan and reflects a risk-based approach that takes into account:

- How likely a flood of a given size is in any given year, and
- What the impact or level of danger of that flood is.

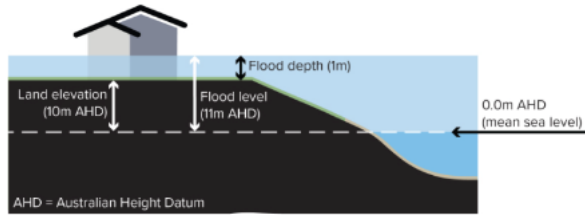
Ground Levels

Ground levels are based on an aerial LiDAR (Light Detection and Ranging) survey, which uses millions of laser point measurements to build a model of the ground surface. The source of the data is displayed in the table below so that you know when the survey was conducted.

Ground level	Details
Minimum ground level	44.9 metres AHD
Maximum ground level	57.1 metres AHD

Source: 2021 Digital elevation model (1 metre grid)

The projected flood depth (how deep the water may be above ground, in metres) is the difference between the flood levels in the section above and the ground levels in this table. The diagram below provides an example (land elevation is ground level).



Overland Flow

Overland flow is water (stormwater/rainfall run-off) that exceeds the capacity of drains, pipes and channels during heavy rainfall events and travels over land towards waterways. It generally occurs quickly and for shorter periods of time. The impact of overland flow is dependent on local conditions, so the mapping is a guide only. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice.



LEGEND

 Overland flow extent (areas possibly impacted)

Current Climate Scenarios

This extract comes from the map showing flood affected areas **without** considering the impacts of climate change. This map represents modelled flooding under current conditions, and can be used for insurance purposes.



LEGEND

 5% chance

The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

 2% chance

The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

 1% chance

The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

 0.5% chance

The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

 0.05% chance

The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.

 PMF

The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change

 Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Historic Flood Events

Based on the best information available to Council, the table below indicates whether or not the selected property may have been impacted by significant historic flood events. It is possible that other creek flooding or overland flow, which is not included in Council's mapping of these events, may have impacted the property.

Flood event	Property impacted
1974	No
2017 (after ex Tropical Cyclone Debbie)	No
2022 (late February / early March)	No

Further Information

1. Floods are highly unpredictable and variable, and properties may be affected by other sources of potential flooding. Each flood and its impact is different. Areas that were not flooded previously may be affected by future events. Areas that have been previously flooded may be impacted in different ways. This online report cannot take all of this into account.
2. The flood mapping and levels in this report are based on data from flood studies undertaken at a particular time and are subject to change. For example, if the method for calculating flood levels is updated, industry guidelines are updated or more recent information becomes available, this may result in changes to the information in this report. In areas where development is ongoing, the flood mapping and levels may not reflect developed conditions.
3. Flood studies do not create risk. They help us to understand the risk, based on relevant legislation and Queensland Government policies and guidelines. Flood studies also consider a range of other factors such as rainfall and river level information from recent events, climate change and trends, the impacts of development, changes to catchment conditions, new technologies and industry best practice (which help to improve accuracy).
4. Flood studies and models are developed from the best information available at the time. They do not tell you how the flood waters might behave, how quickly they may rise, or how dangerous the flooding will be. The models also cannot represent changes that have occurred since they were developed which may impact flood behaviour, such as earthworks, new developments or road infrastructure.
5. This report is not a substitute for independent professional advice. You should engage the services of a Registered Professional Engineer of Queensland (RPEQ) to get site specific information regarding the flood risk to your property, and how that might affect any proposed building or development work.
6. While Logan City Council takes reasonable care in producing this report, it does not guarantee that the information is accurate, complete or current. Logan City Council does not accept any responsibility for any loss or damage (however it was caused) in connection with the use of or reliance on the information in this report.

Contact Information

Where to go for further information depends on the type of information you need. Please refer to the [Flood Risk Fact Sheet](#) or contact Council using the details below.

Topic	Contact Details
Flood studies and modelling information, and the flood risk on your property	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au . Further information about flooding and flood studies is available on the Flood page on Council's website.
Planning and development enquiries or proposals	Contact Council on 07 3412 3412 or email development@logan.qld.gov.au . Before lodging a development application, pre-lodgement advice is recommended.
Building information	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au . You can also contact a private building certifier .
Properties in Priority Development Areas	Contact Economic Development Queensland . Council is not the planning authority for these properties.
Independent advice about flooding on your property	Contact a registered engineer through the Board of Professional Engineers of Queensland: Phone: 07 3210 3100 Email: admin@bpeg.qld.gov.au Web: Home - Board of Professional Engineers Queensland (bpeg.qld.gov.au)



Appendix B – Dial Before You Dig Information

Site 88-98 Mountain Ridge Rd
Address: South Maclean
QLD 4280

Sequence 265929087
Number:



Scale 1: 6000

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



Enquiry Area

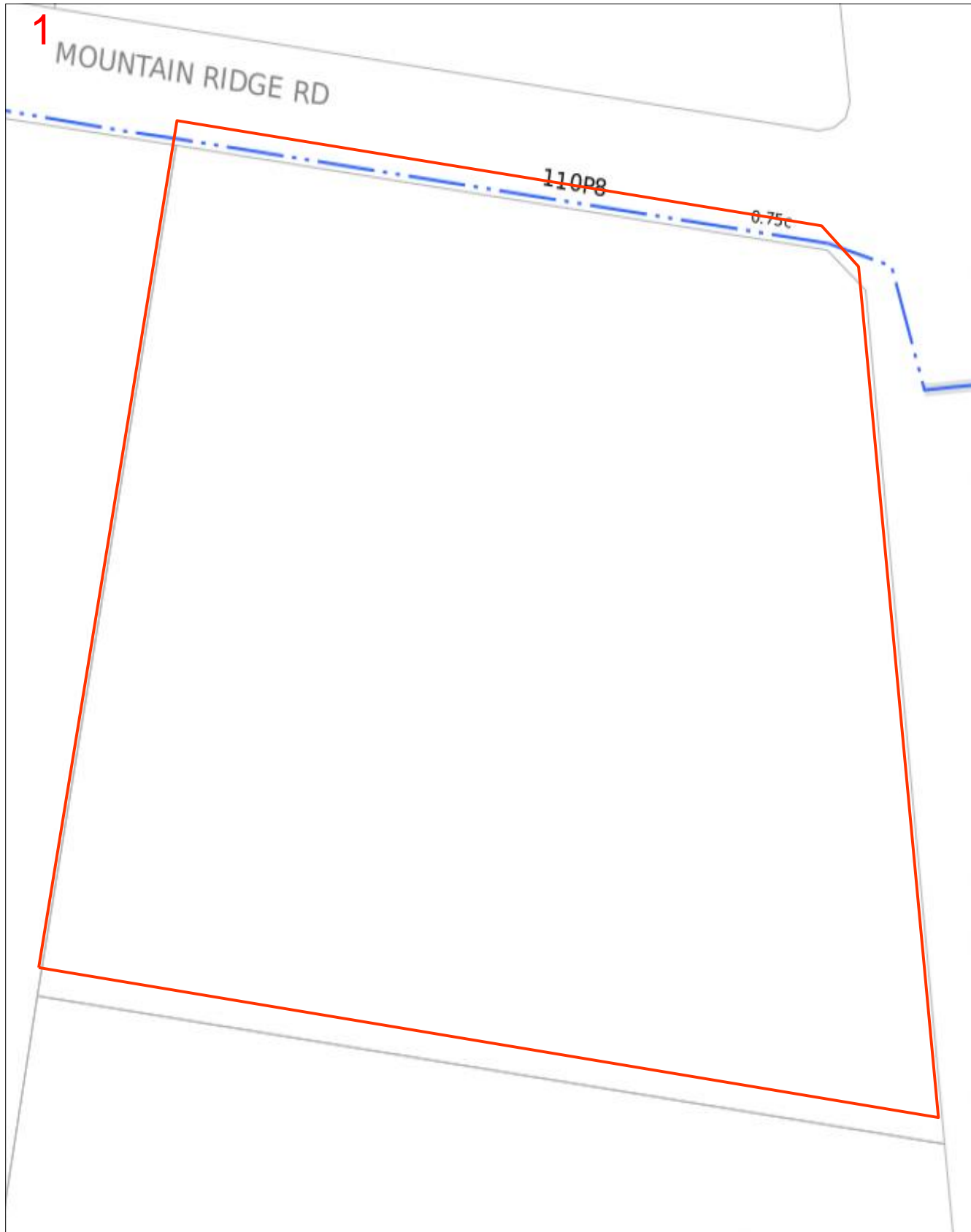


Map Key Area



Site 88-98 Mountain Ridge Rd
Address: South Maclean
QLD 4280

Sequence 265929087
Number:



Scale 1: 700

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



Enquiry Area



Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	<i>not applicable</i>			<i>not applicable</i>
Hydrogen blended (aqua dash)	<i>not applicable</i>			<i>not applicable</i>

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				<i>not applicable</i>

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

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

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal			

^AA live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

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

Referral
265929086

Member Phone
13 12 53

Responses from this member

Response received Fri 19 Dec 2025 9.47am

File name	Page
Response Body	57
265929086 - Energex Plan.pdf	60
Energex BYDA Terms and Conditions.pdf	65
Working Near Overhead and Underground Electric Lines.pdf	70













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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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
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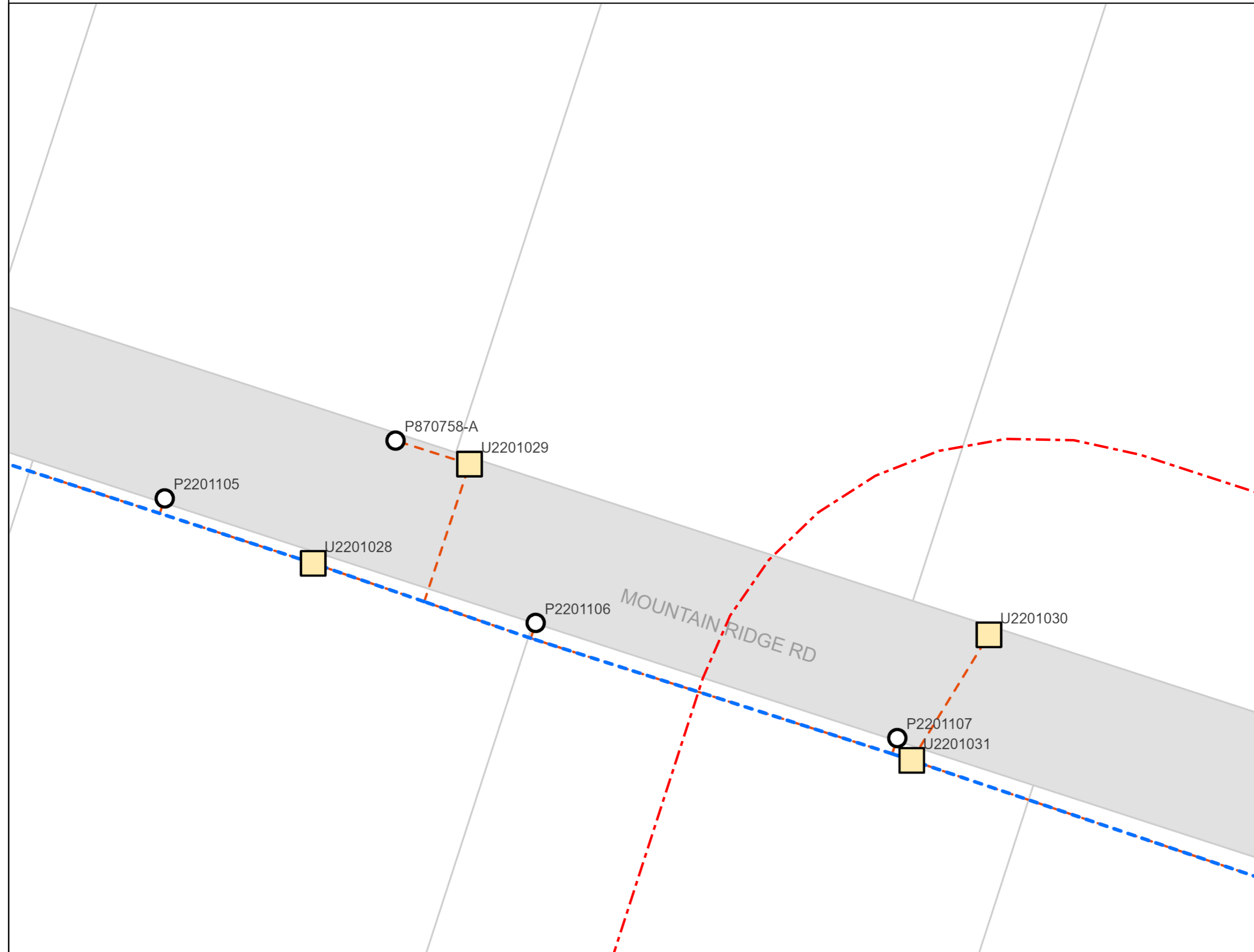
LEGEND

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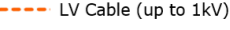
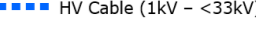
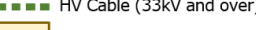
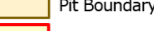

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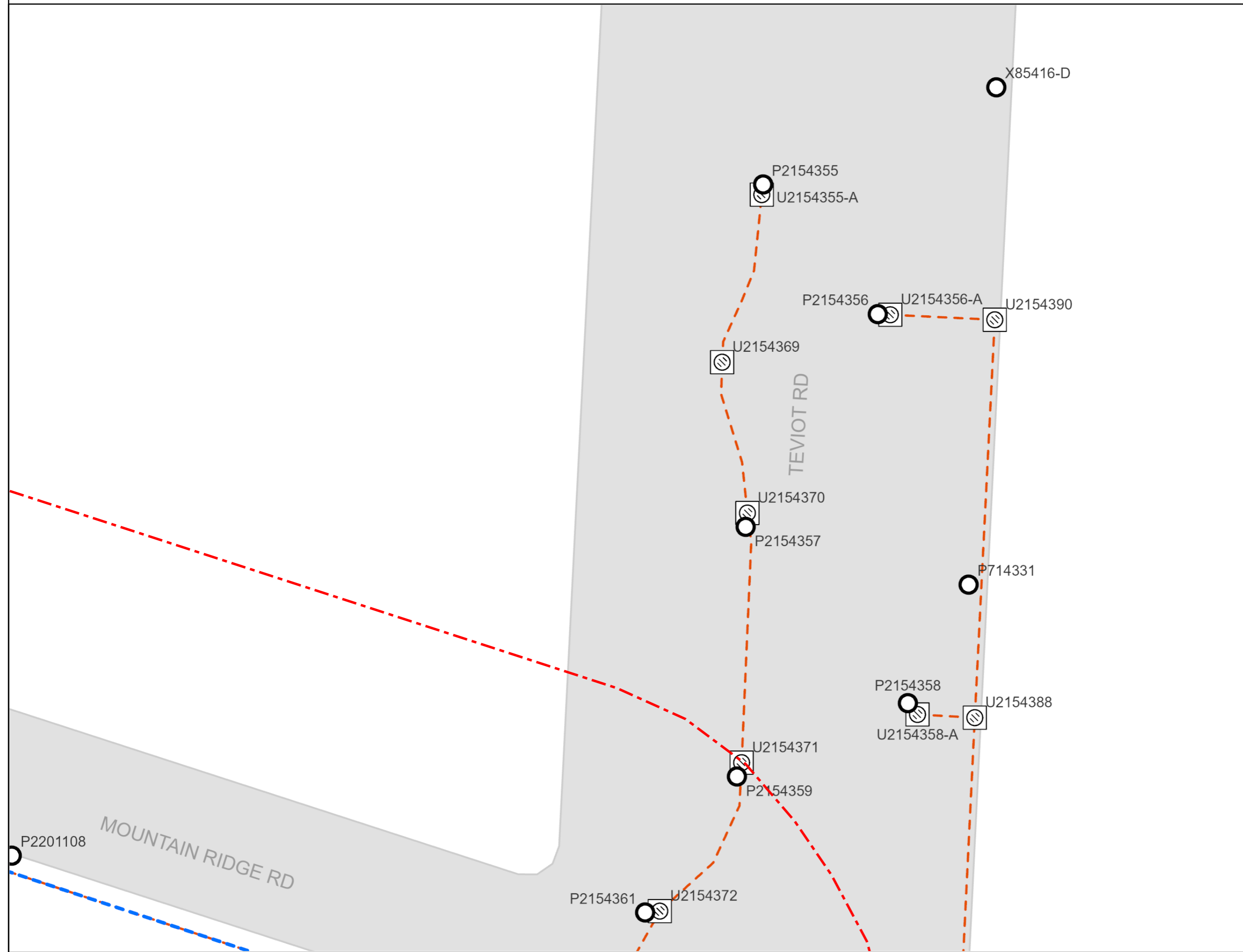
LEGEND

-  Substation
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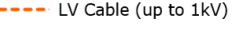
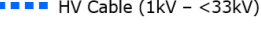
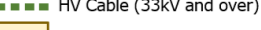
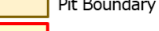

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CAUTION - HIGH VOLTAGE

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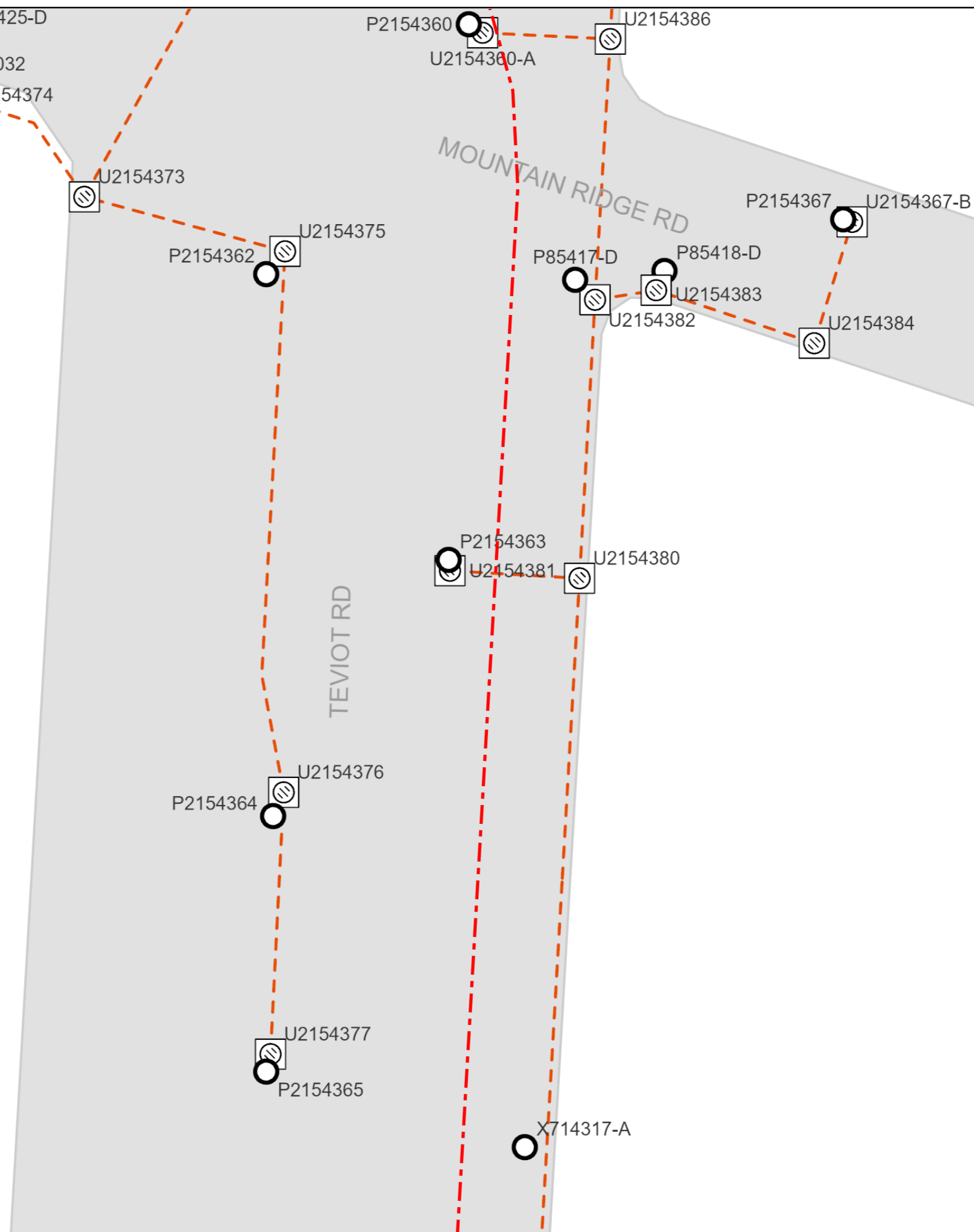
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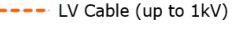
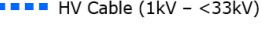
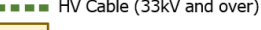
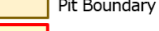

BYDA

Sequence: 265929086
Date: 19/12/2025

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

CAUTION - HIGH VOLTAGE

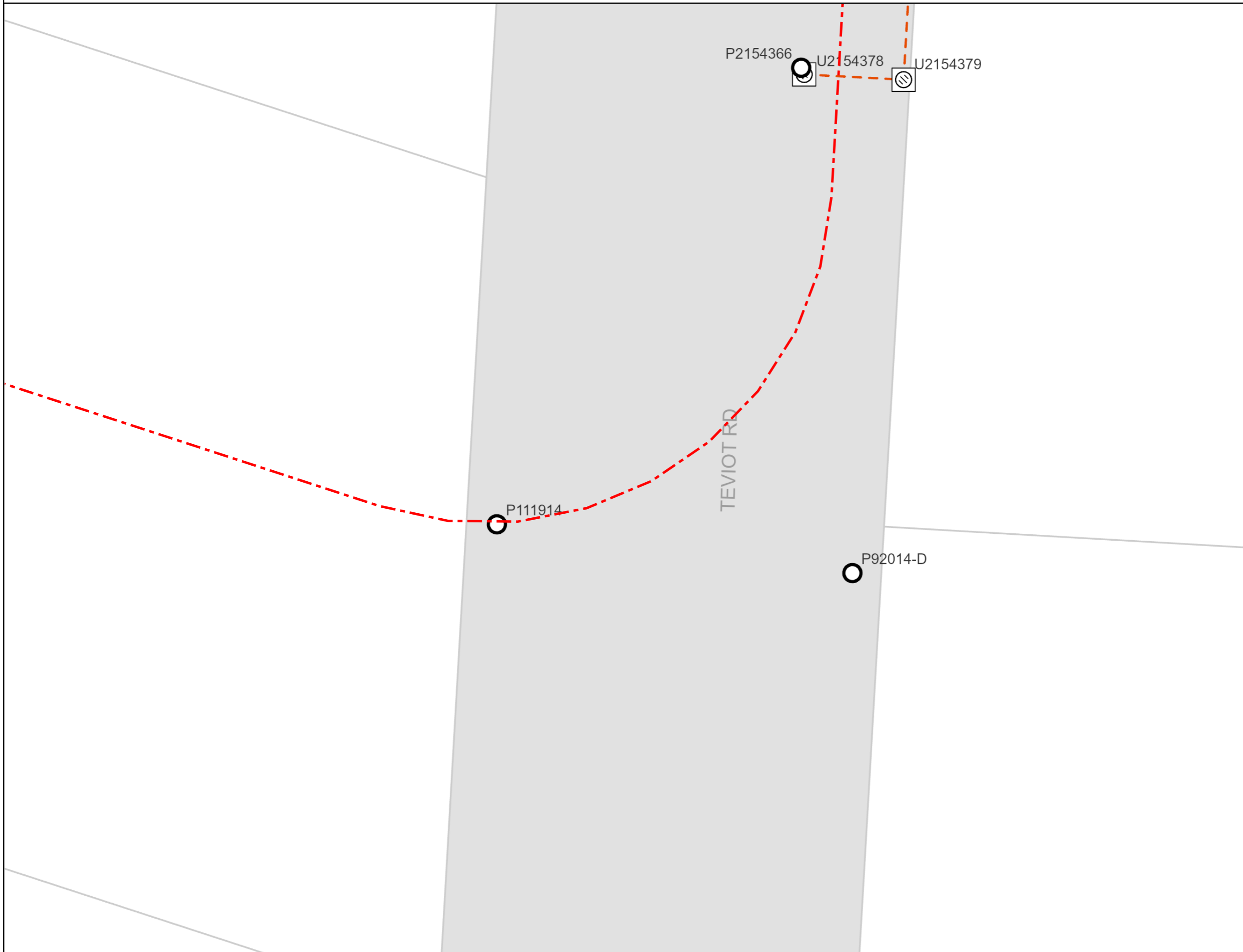
LEGEND

-  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



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.



Before You Dig Australia (BYDA)

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 • www.logan.qld.gov.au • ABN 21-627-796 435



Paul Baxter
13 Norval Court
Maroochydore QLD 4558
paulb@westerapartners.com.au

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

Enquiry Details	
Sequence Number	265929085
Enquiry Date	19/12/2025 09:45
Response	AFFECTED
Address	88-98 Mountain Ridge Rd South Maclean
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design

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.

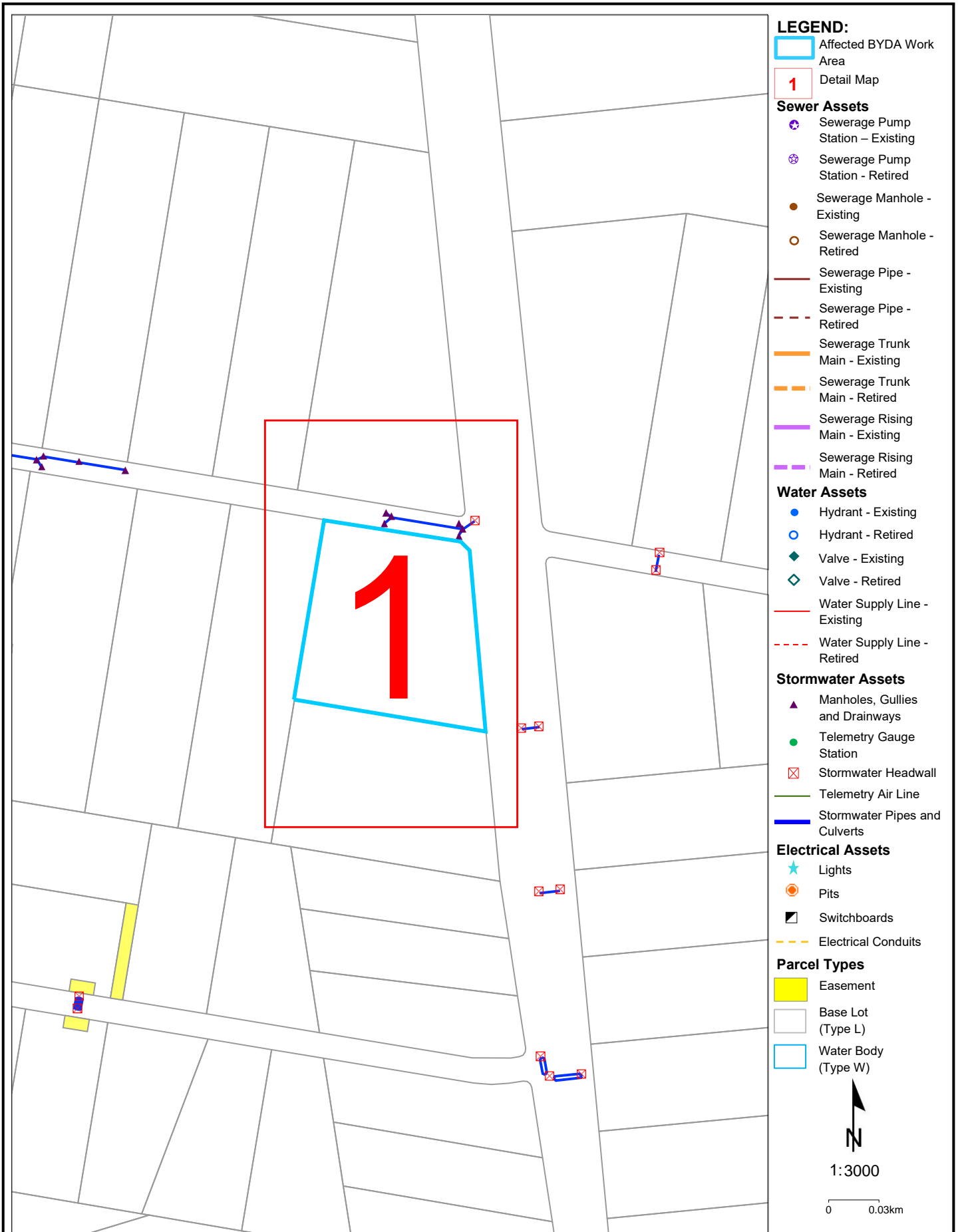
Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- 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](#)

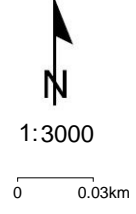
If you need more assistance please call us on 07 3412 3412 or email us at council@logan.qld.gov.au.

Disclaimer: This document is confidential to the addressee and may also be privileged, and neither confidentiality nor privilege is waived, lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from Council's records is believed to be accurate, but no responsibility is assumed for any error or omission. Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of, Chief Executive Officer.

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".

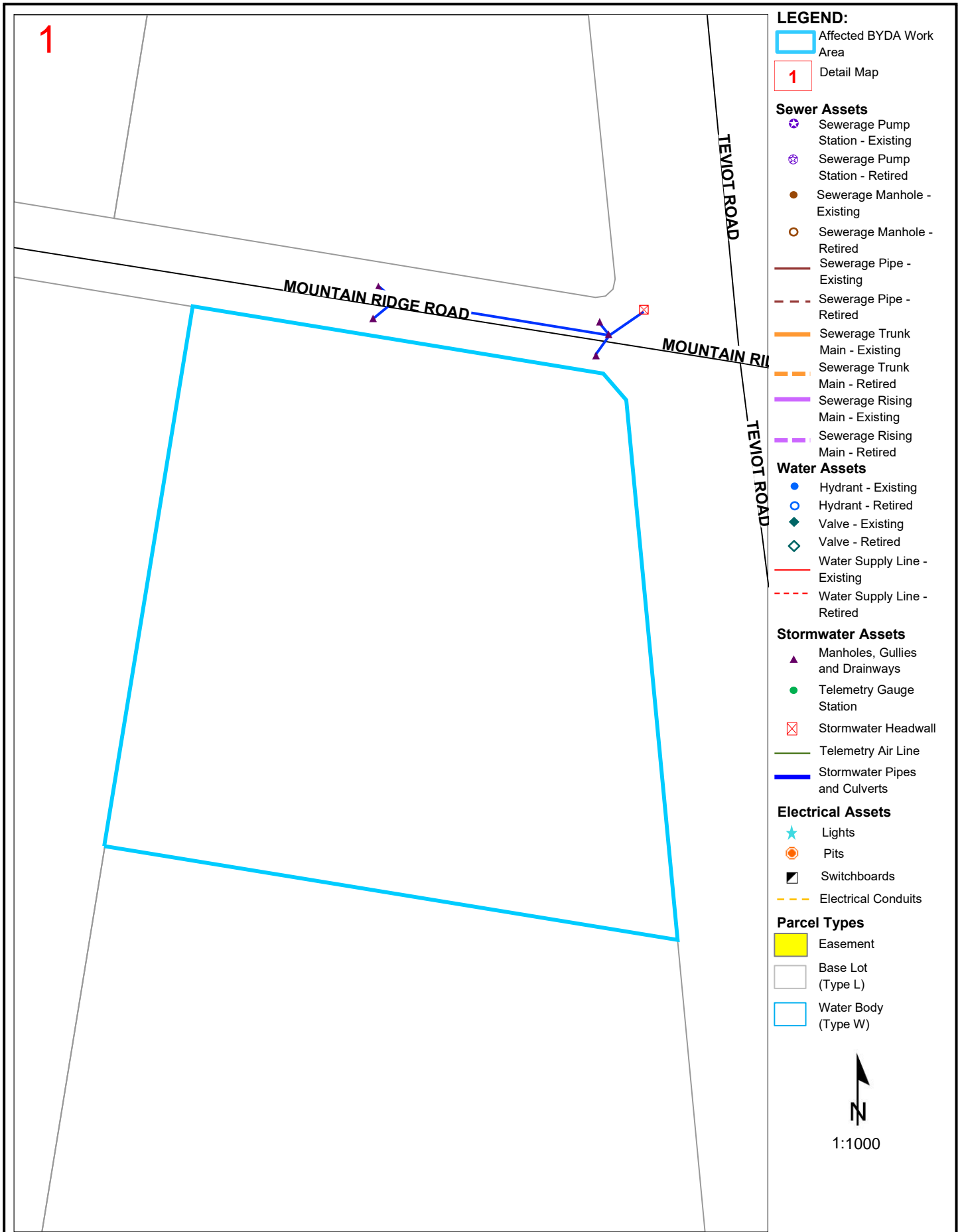


- LEGEND:**
- Affected BYDA Work Area
 - 1 Detail Map
 - Sewer Assets**
 - ✱ Sewerage Pump Station – Existing
 - ✱ Sewerage Pump Station - Retired
 - Sewerage Manhole - Existing
 - Sewerage Manhole - Retired
 - Sewerage Pipe - Existing
 - - - Sewerage Pipe - Retired
 - Sewerage Trunk Main - Existing
 - - - 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
 - Electrical Assets**
 - ★ Lights
 - Pits
 - ▣ Switchboards
 - - - Electrical Conduits
 - Parcel Types**
 - Easement
 - Base Lot (Type L)
 - Water Body (Type W)



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 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

Electrical Assets

- ★ Lights
- ⊙ Pits
- ⊠ Switchboards
- - - Electrical Conduits

Parcel Types

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

N
 1:1000

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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".

Referral
265929084

Member Phone
1800 687 626

Responses from this member

Response received Fri 19 Dec 2025 9.49am

File name	Page
Response Body	104
265929084_20251218_234856327217_1.pdf	105
265929084_20251218_234856327217_pwc_1.pdf	109
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	113
Disclaimer_265929084_20251218_234856327217.pdf	115

Hi Paul Baxter,

Please find attached the response to your DBYD referral for the address mentioned in the subject line. The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.

Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.

If you have any further enquiries, please do not hesitate to contact us.


Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice

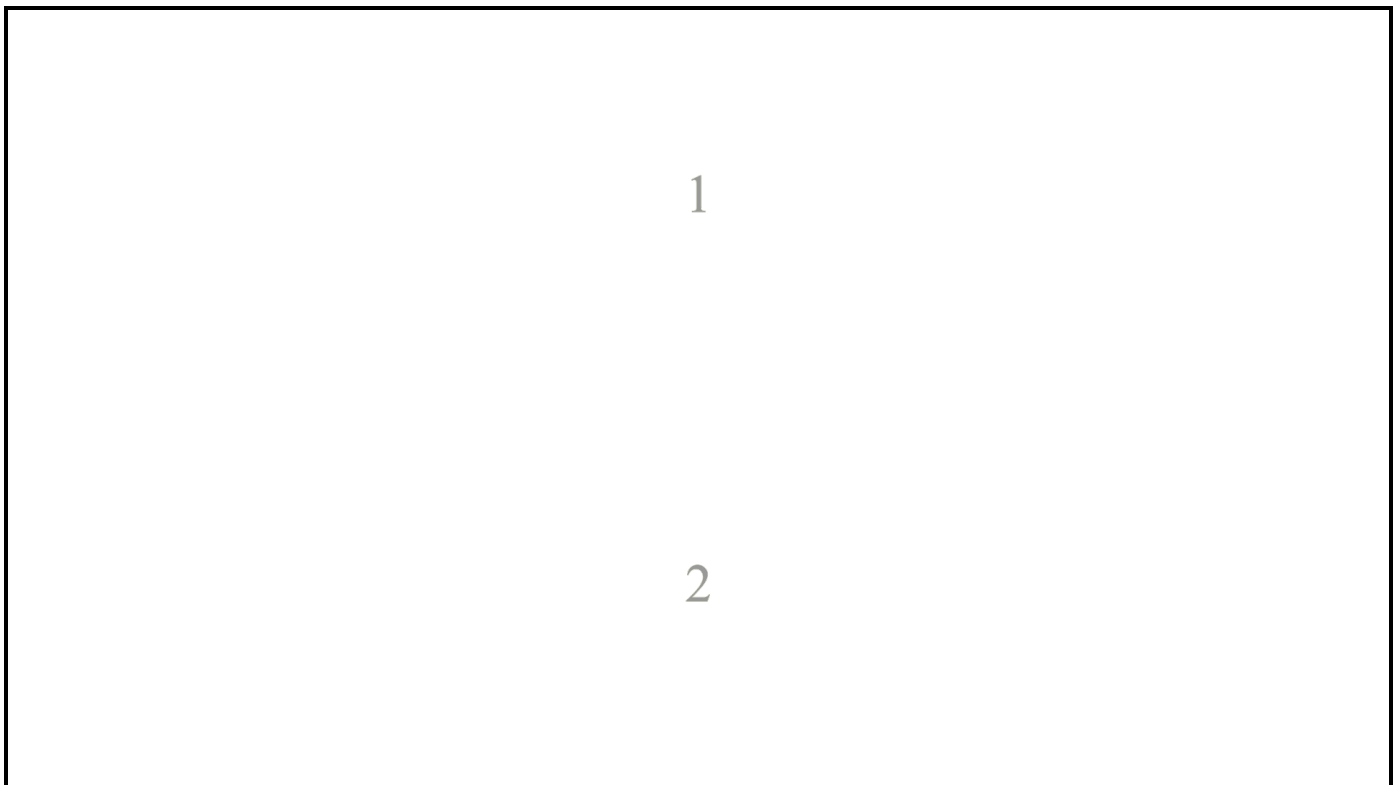
This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited

Please Do Not Reply To This Mail

To: Paul Baxter
Phone: Not Supplied
Fax: Not Supplied
Email: paulb@westerapartners.com.au

Dial before you dig Job #:	51982842	
Sequence #	265929084	
Issue Date:	18/12/2025	
Location:	88-98 Mountain Ridge Rd , South Maclean , QLD , 4280	

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

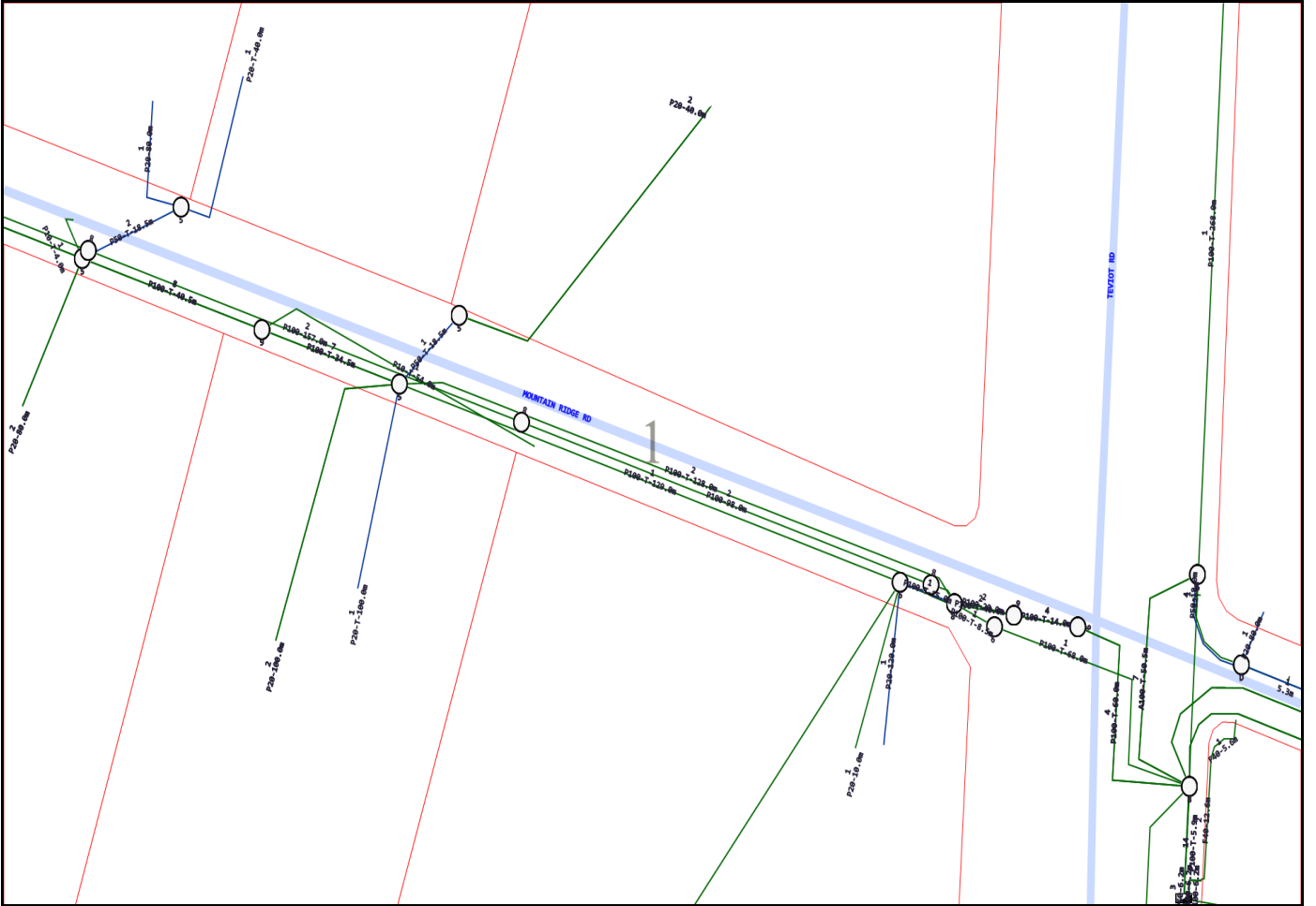


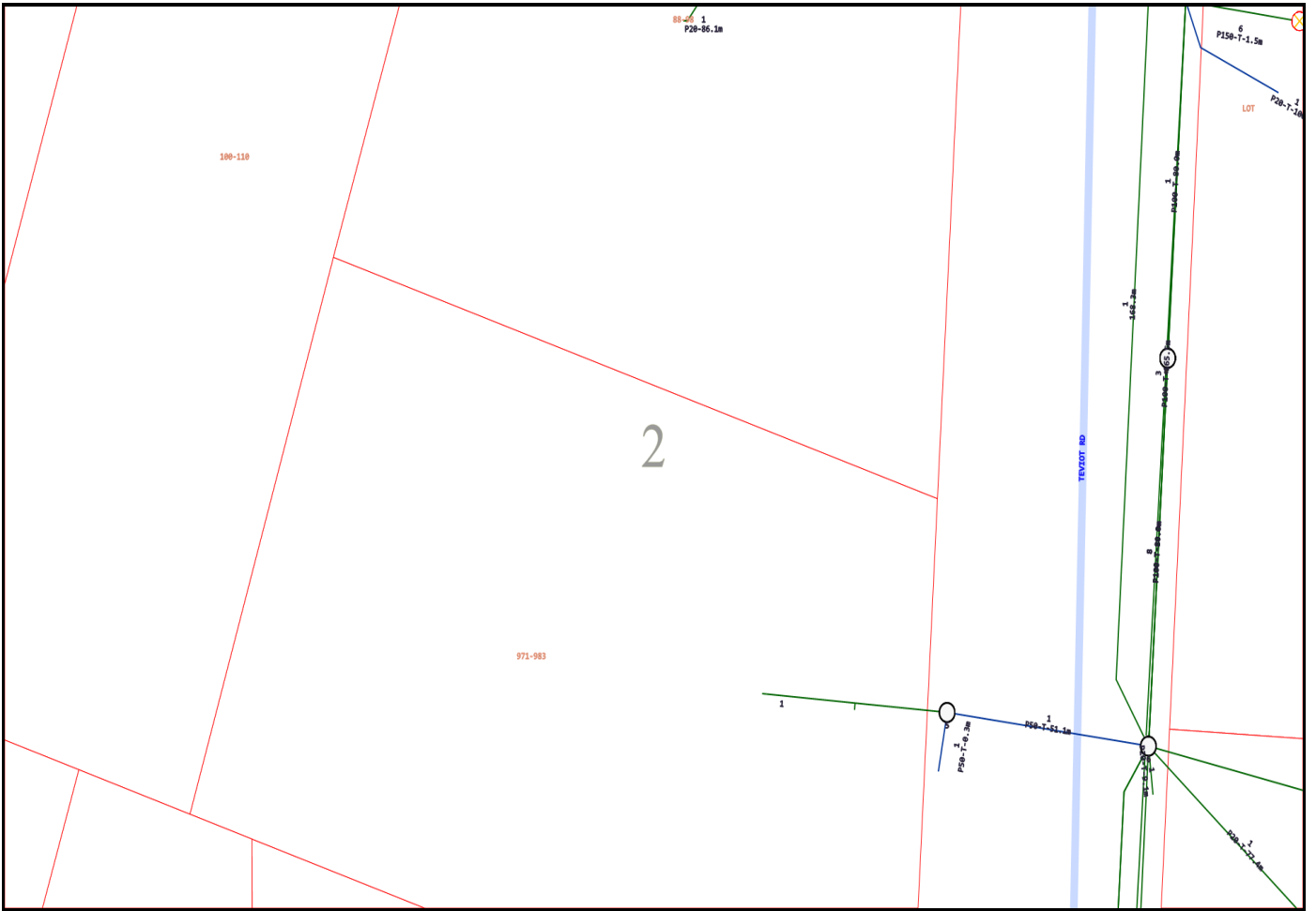


LEGEND



	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 INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m






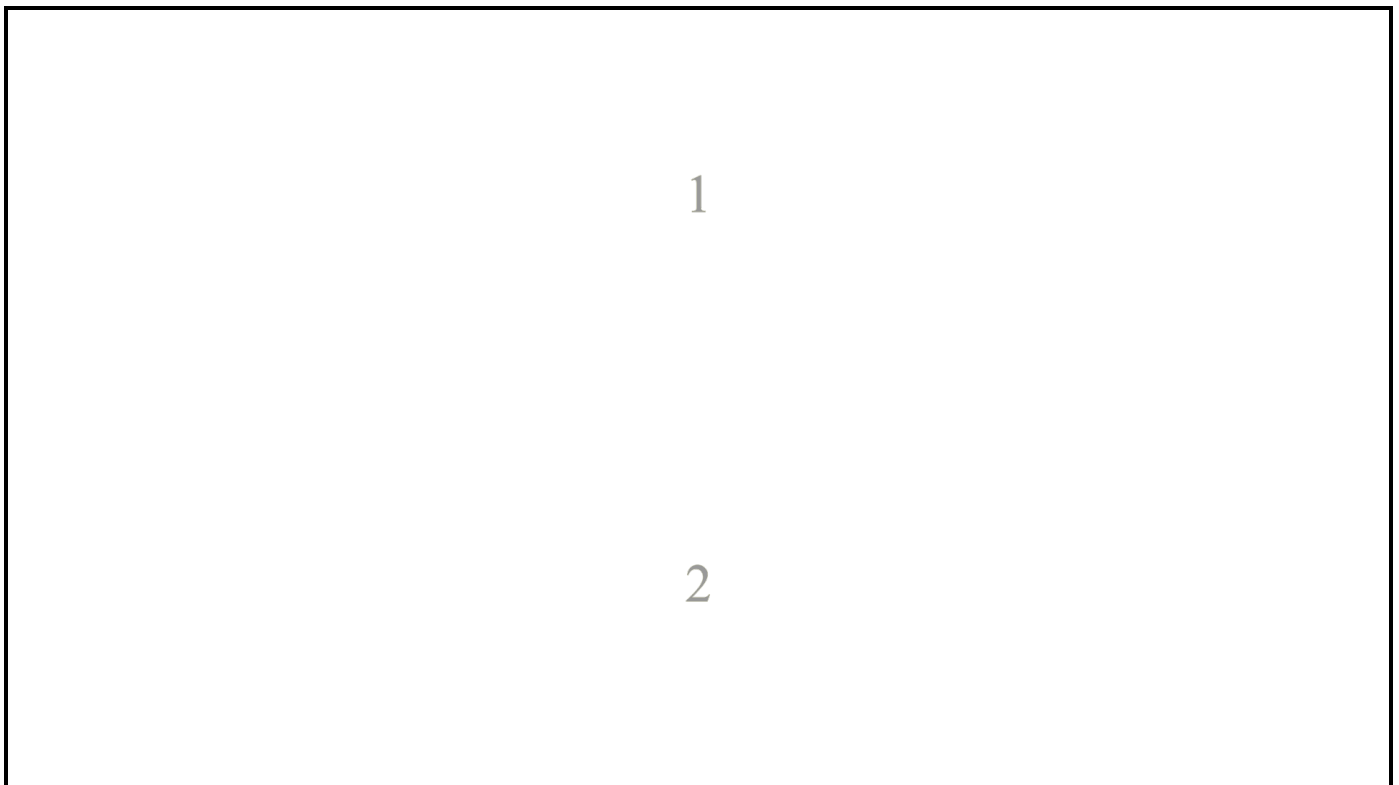
Emergency Contacts

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

To: Paul Baxter
Phone: Not Supplied
Fax: Not Supplied
Email: paulb@westerapartners.com.au

Dial before you dig Job #:	51982842	
Sequence #	265929084	
Issue Date:	18/12/2025	
Location:	88-98 Mountain Ridge Rd , South Maclean , QLD , 4280	

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

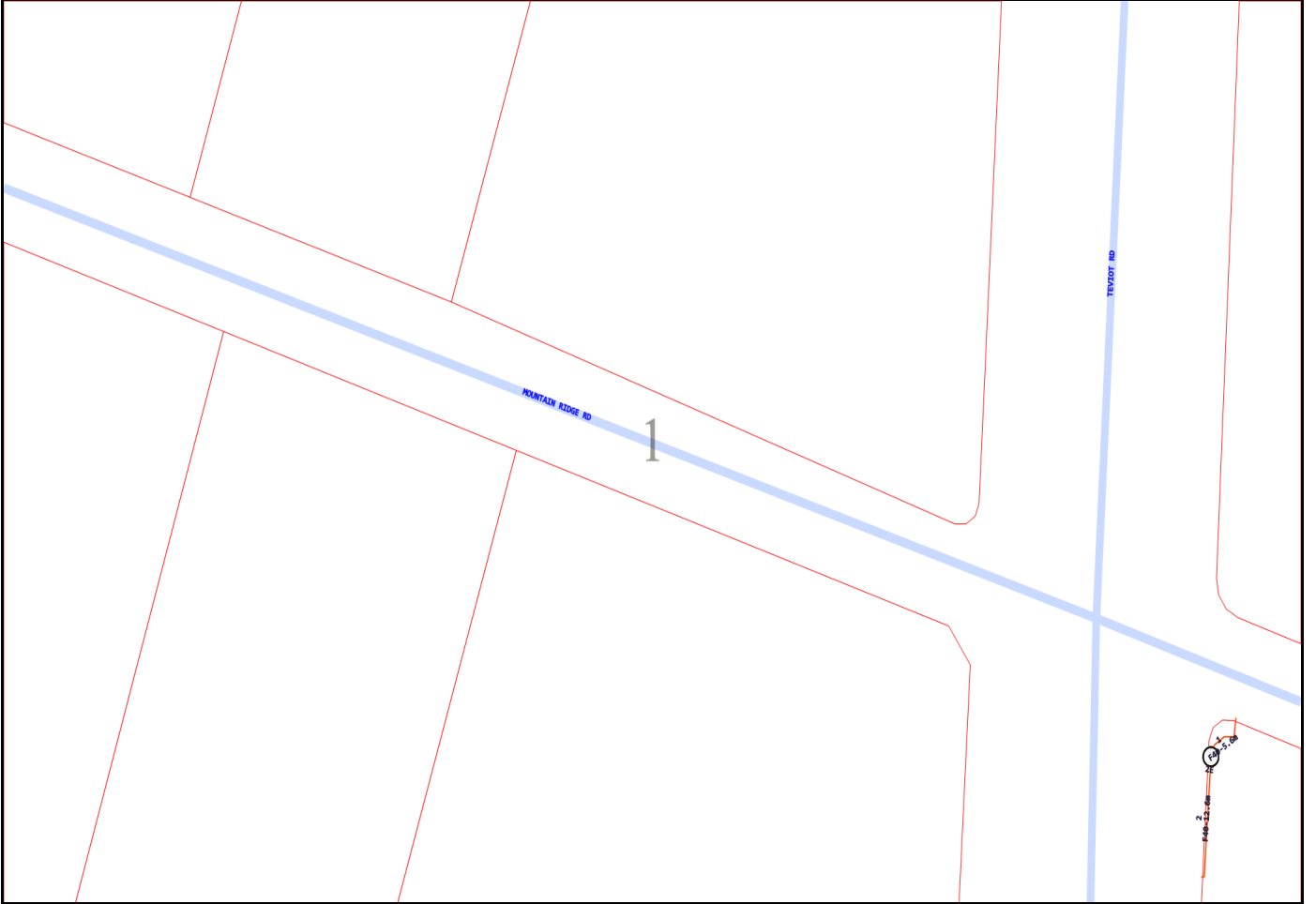


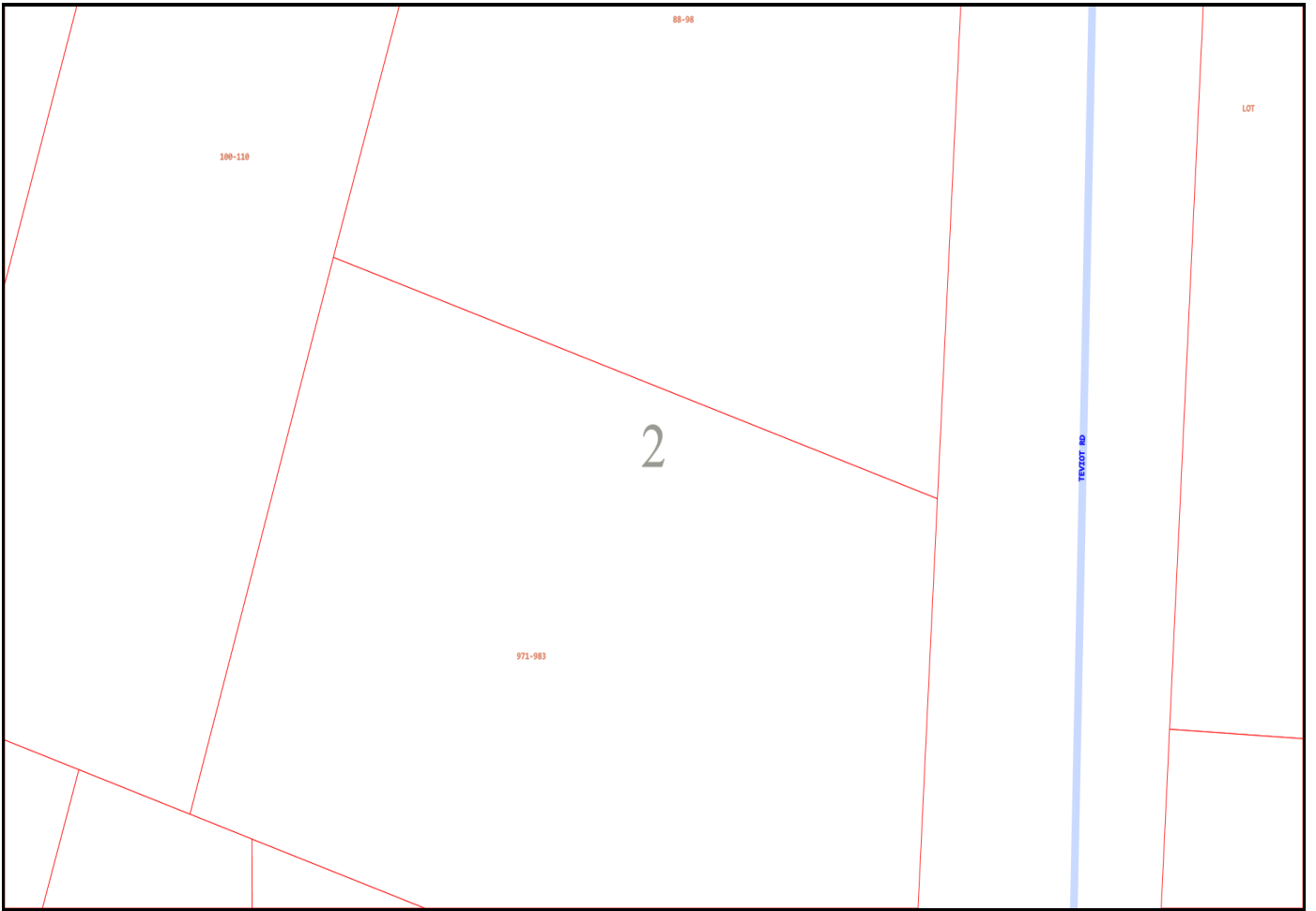


LEGEND



	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.
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	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m

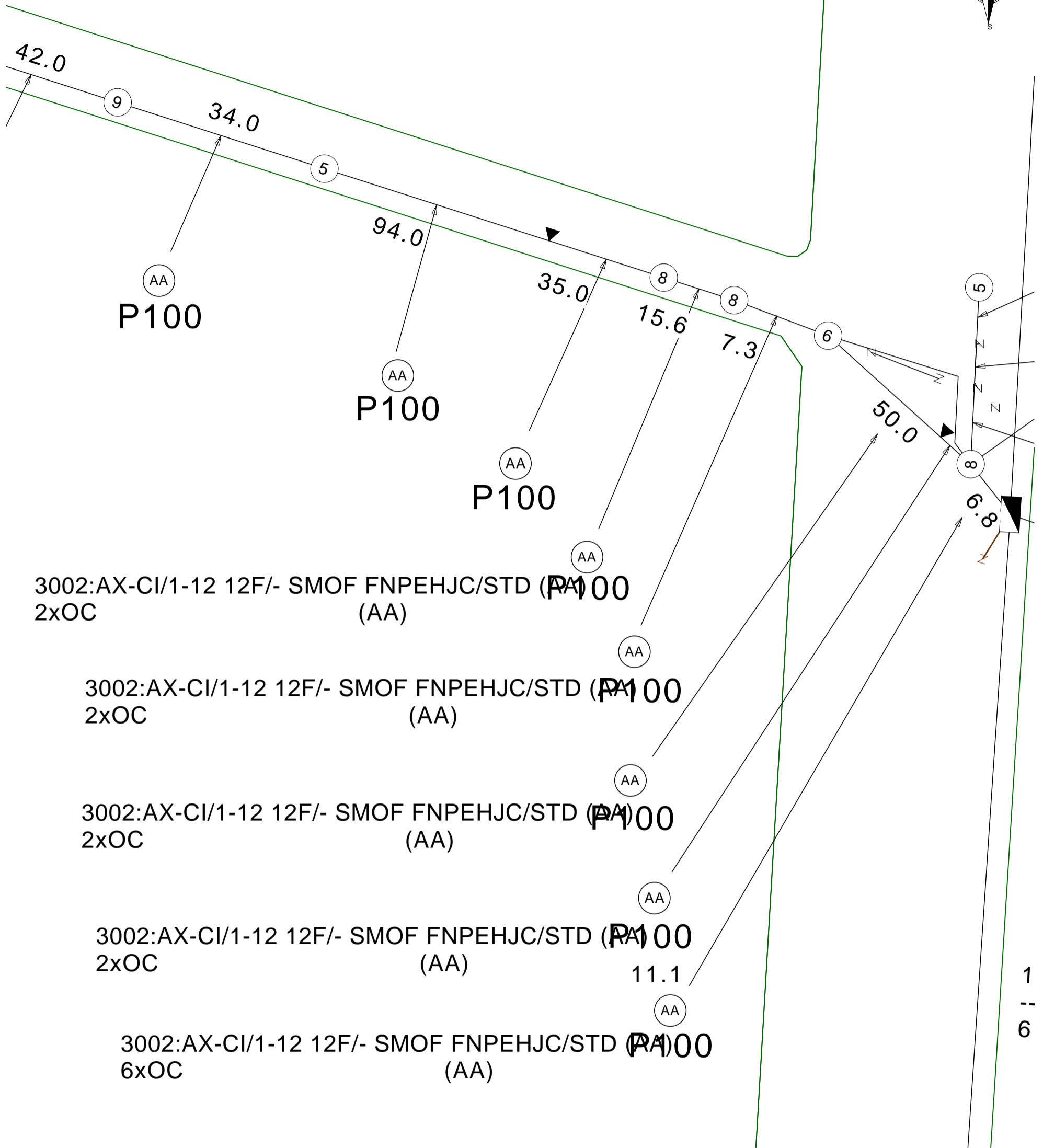
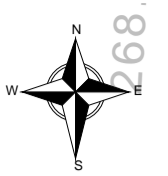




Emergency Contacts

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

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

Sequence Number: 265929088

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 19/12/2025 10:58:04

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

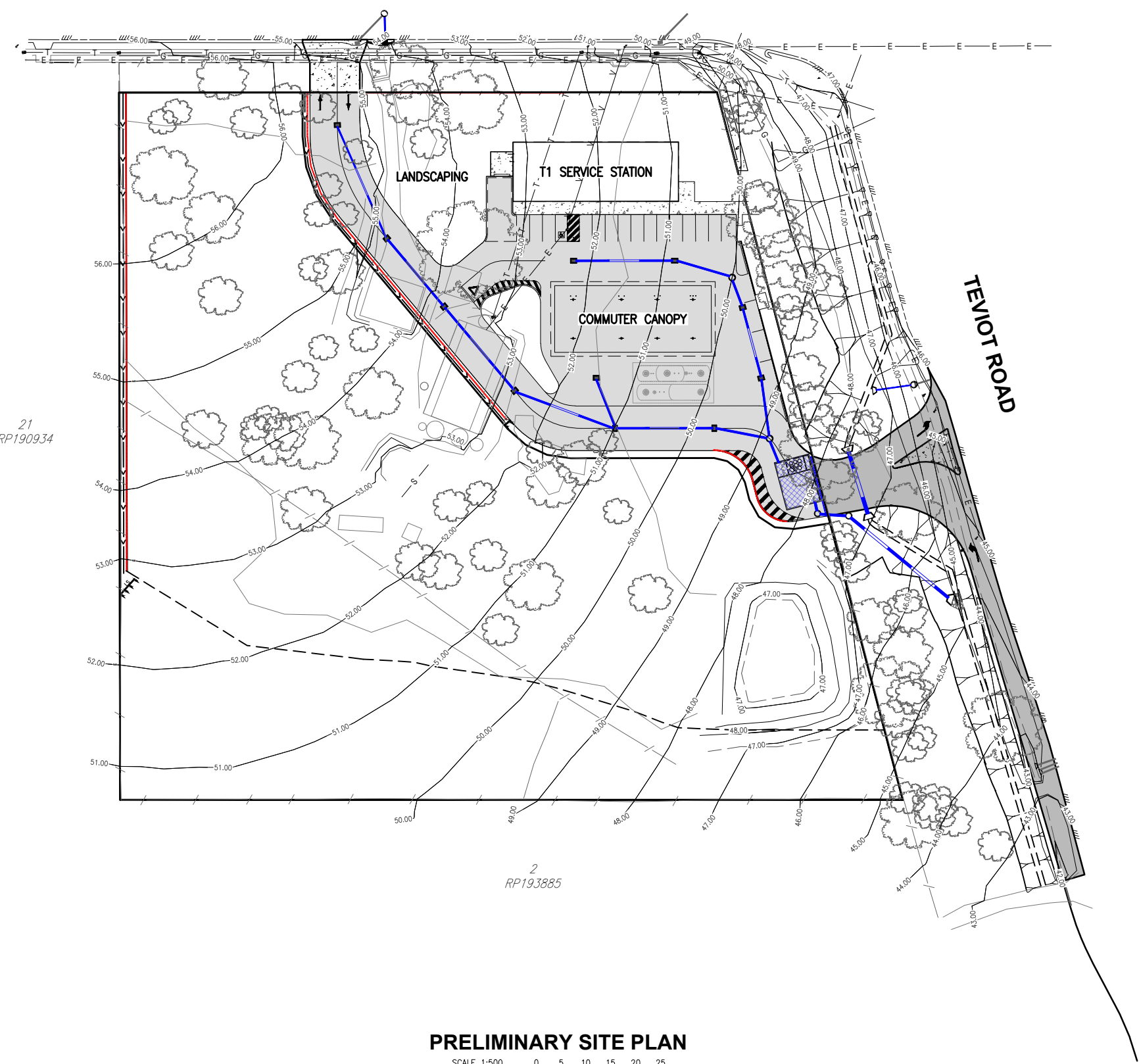
WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 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.



Appendix C – Engineering Drawings



MOUNTAIN RIDGE ROAD



LEGEND

	ASPHALTIC PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	REINFORCED CONCRETE PATHWAY/CROSSVER
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING SEWER
	PROPOSED SEWER
	SEWER MANHOLE NUMBER
	ON GRADE GULLY PIT
	SAG GULLY PIT
	600 x 600 FIELD INLET
	900 x 600 FIELD INLET
	1500 DIA FIELD INLET
	STORMWATER LINE
	STORMWATER HEADWALL
	EXISTING STORMWATER LINE
	NATURAL SURFACE LEVEL
	STORMWATER NUMBER
	WATER RETICULATION U.P.V.C.
	WATER RETICULATION D.I.C.L.
	WATER RETICULATION CONDUIT
	GATE VALVE
	FIRE HYDRANT
	WATER METER
	DUAL OUTLET HYDRANT
	SWABBING FIRE HYDRANT
	WATER SERVICE FITTING
	TELEPHONE
	ELECTRICITY
	EDGE OF BITUMEN
	FENCE
	NATURAL CONTOURS
	FINISHED SURFACE LEVEL
	OVERHEAD POWER

NOTES

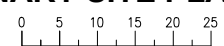
1. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH CITY OF LOGAN COUNCIL GUIDELINES AND SPECIFICATIONS.
2. EXISTING SERVICES ARE TO BE LOCATED AND VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. INFORMATION CONTAINED IN THIS DRAWING IS PRELIMINARY ONLY AND SUBJECT TO DETAILED DESIGN INCLUDING BUT NOT LIMITED TO FINISHED LEVELS, PIPE SIZES, ALIGNMENTS AND PIT TYPES AND SIZES.

NOTE:
THE INVERT LEVEL & LOCATION OF ALL EXISTING STORMWATER & SEWER INFRASTRUCTURE SHALL BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

***STORMWATER STUB NOTE:**
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

PRELIMINARY SITE PLAN

SCALE 1:500 (A1 SIZE)

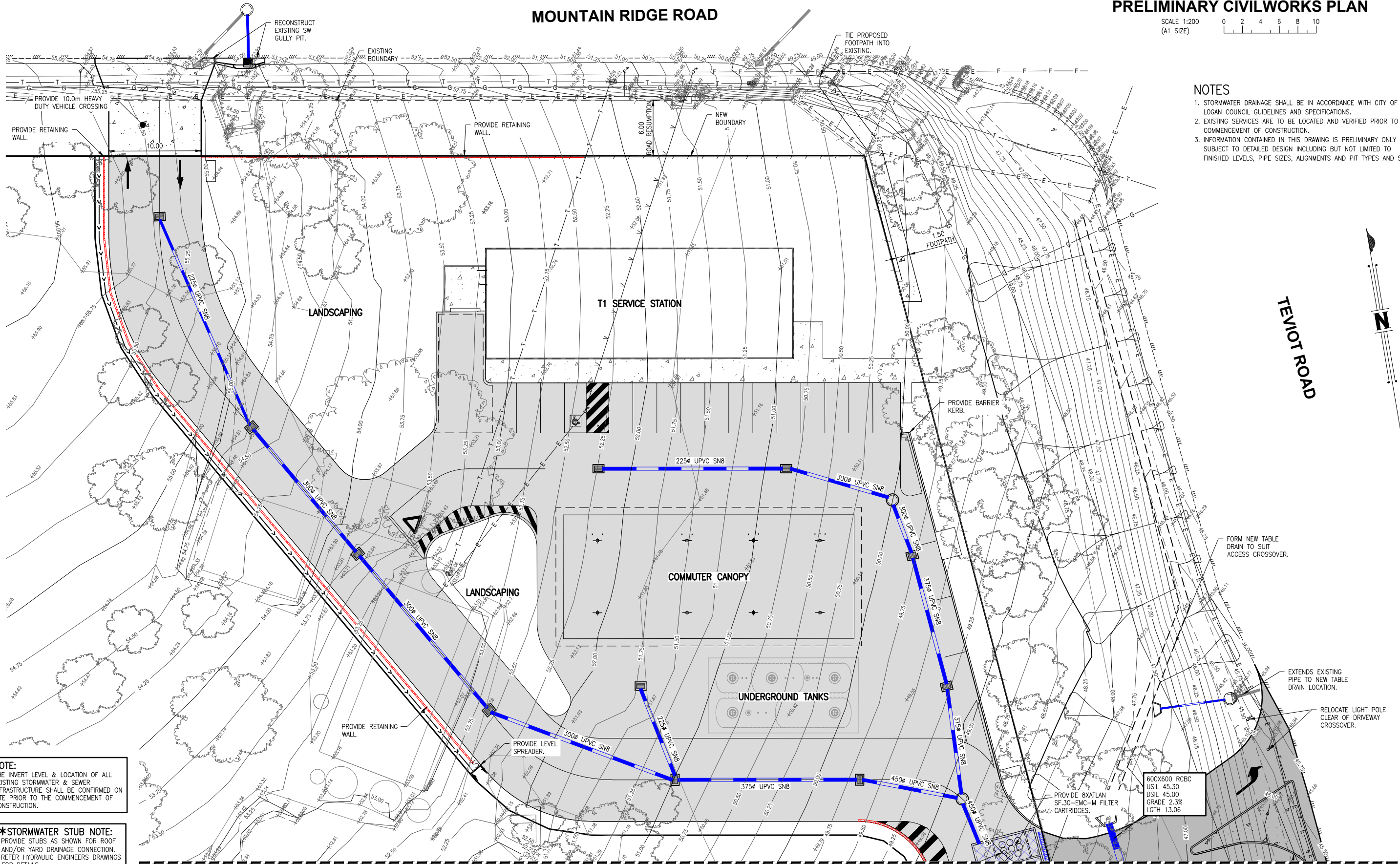


				DESIGNED P.B.	<p>WESTERA PARTNERS STRUCTURAL+ CIVIL+ ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975</p>	BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au	SURVEYOR PROJECT URBAN PHONE 07 3257 4371	DATUM A.H.D. PSM 124164 R.L. 35.848	PROJECT LOCATION	PROPOSED COMMERCIAL DEVELOPMENT LOT 1 on RP193885 88-98 MOUNTAIN RIDGE ROAD, SOUTH MACLEAN	DRAWING STATUS PRELIMINARY N.F.C.
				DRAWN E.B.		GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au	USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.	PROJECT TITLE	PRELIMINARY CIVIL WORKS SITE PLAN	DRAWING NUMBER S25-173-PC01	
				CHECKED J.M.H.		SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au	PROJECT CLIENT	KEPNOCK PTY LTD	SHEET NUMBER 01 OF 03	REVISION	
				APPROVED J.M.H.		NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au					
				DATE DECEMBER 2025		CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au					
No.	DATE	REVISIONS	DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED			

MOUNTAIN RIDGE ROAD

PRELIMINARY CIVILWORKS PLAN

SCALE 1:200
(A1 SIZE)



NOTES

1. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH CITY OF LOGAN COUNCIL GUIDELINES AND SPECIFICATIONS.
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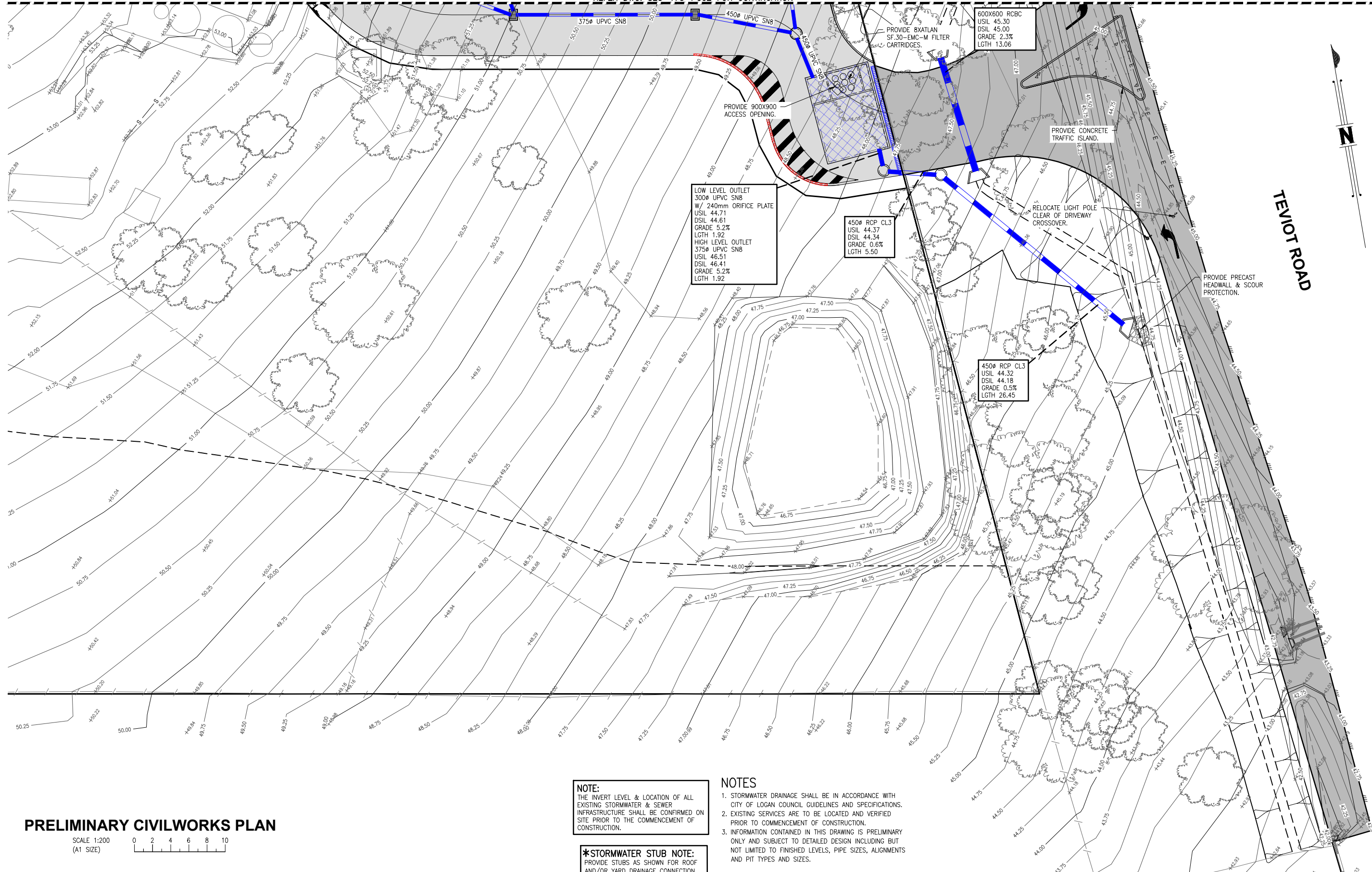
NOTE:
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***STORMWATER STUB NOTE:**
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

REFER DWG. S25-173-PC03 FOR CONTINUATION

No. DATE	DESIGNED P.B.	<p>WESTERA PARTNERS STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975</p>	BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au	SURVEYOR PROJECT URBAN PHONE 07 3257 4371	DATUM A.H.D. PSM 124164 R.L. 35.848	PROJECT LOCATION PROPOSED COMMERCIAL DEVELOPMENT LOT 1 on RP193885 88-98 MOUNTAIN RIDGE ROAD, SOUTH MACLEAN TITLE PRELIMINARY CIVIL WORKS PLAN 1 of 2 CLIENT KEPNOCK PTY LTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S25-173-PC02 SHEET NUMBER 02 OF 03 REVISION
	DRAWN E.B.		GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au	USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THESE FOR ANY PURPOSE WITHOUT PERMISSION IS STRICTLY PROHIBITED. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.			
	CHECKED J.M.H.		SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au				
	APPROVED J.M.H.		NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au				
	DATE DECEMBER 2025		CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au				
DOCUMENT CONTROL	APPROVED	For and on behalf of WESTERA PARTNERS PTY. LTD.					

REFER DWG. S25-173-PC02 FOR CONTINUATION



PRELIMINARY CIVILWORKS PLAN

SCALE 1:200
(A1 SIZE)

NOTE:
THE INVERT LEVEL & LOCATION OF ALL EXISTING STORMWATER & SEWER INFRASTRUCTURE SHALL BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

***STORMWATER STUB NOTE:**
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

- NOTES**
1. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH CITY OF LOGAN COUNCIL GUIDELINES AND SPECIFICATIONS.
 2. EXISTING SERVICES ARE TO BE LOCATED AND VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. INFORMATION CONTAINED IN THIS DRAWING IS PRELIMINARY ONLY AND SUBJECT TO DETAILED DESIGN INCLUDING BUT NOT LIMITED TO FINISHED LEVELS, PIPE SIZES, ALIGNMENTS AND PIT TYPES AND SIZES.

No.	DATE

DESIGNED P.B.	
DRAWN E.B.	
CHECKED J.M.H.	
APPROVED J.M.H.	
DATE DECEMBER 2025	
DOCUMENT CONTROL	APPROVED

WESTERA PARTNERS
STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS
www.westerapartners.com.au | ABN 52 097 417 975

BRISBANE T 07 3852 4333
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GOLD COAST T 07 5571 1599
E goldcoast@westerapartners.com.au
SUNSHINE COAST T 07 5391 3777
E sunshinecoast@westerapartners.com.au
NORTHERN NSW T 02 6674 8047
E nsw@westerapartners.com.au
CENTRAL VICTORIA T 03 5441 0922
E centralvic@westerapartners.com.au

SURVEYOR
PROJECT URBAN
PHONE 07 3257 4371

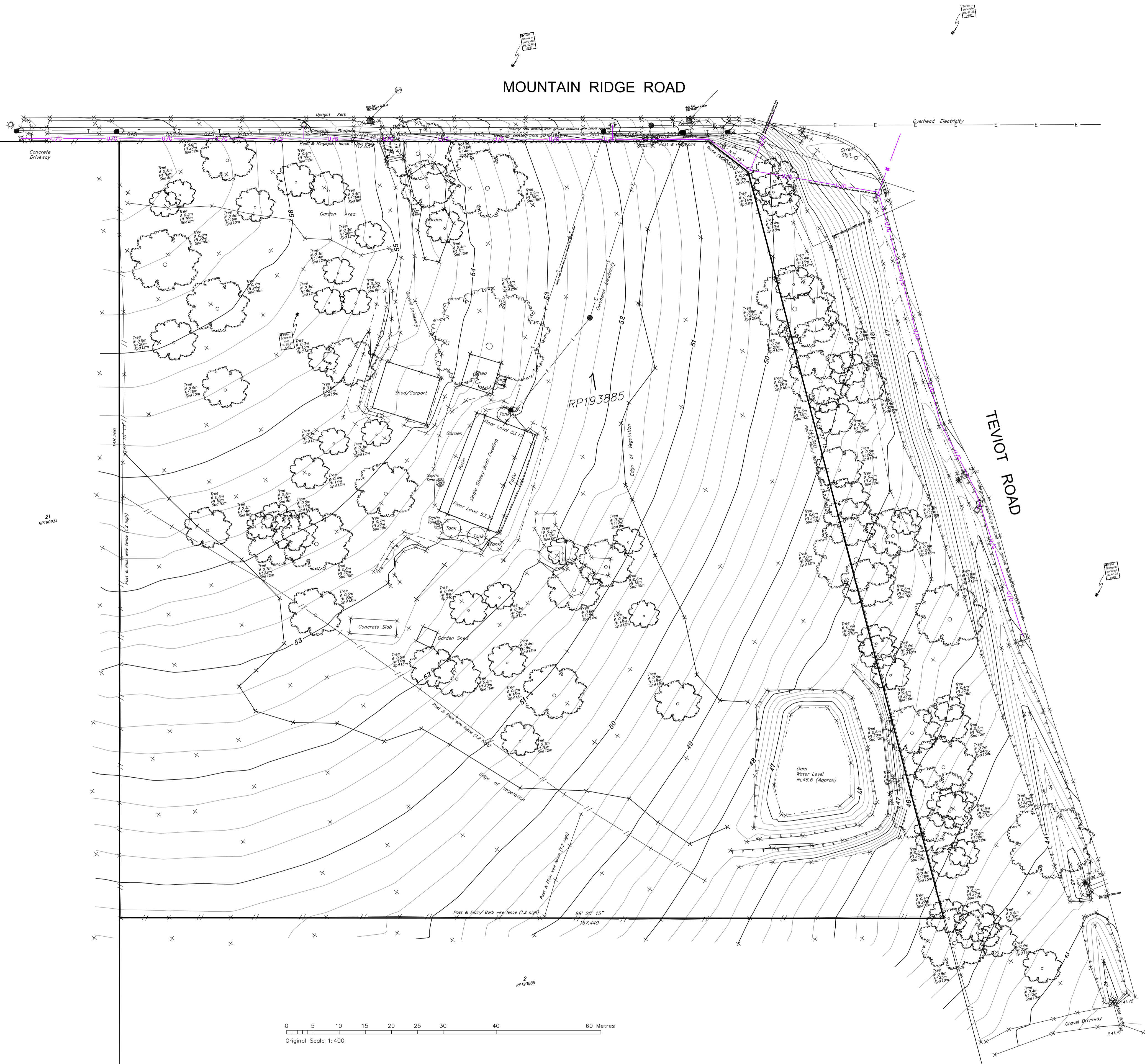
DATUM A.H.D.
PSM 124164
R.L. 35.848

PROJECT	PROPOSED COMMERCIAL DEVELOPMENT
LOCATION	LOT 1 on RP193885 88-98 MOUNTAIN RIDGE ROAD, SOUTH MACLEAN
TITLE	PRELIMINARY CIVIL WORKS PLAN 2 of 2
CLIENT	KEPNOCK PTY LTD

DRAWING STATUS	PRELIMINARY N.F.C.
DRAWING NUMBER	S25-173-PC03
SHEET NUMBER	03 OF 03
REVISION	



Appendix D –Detail Site Survey and Architectural

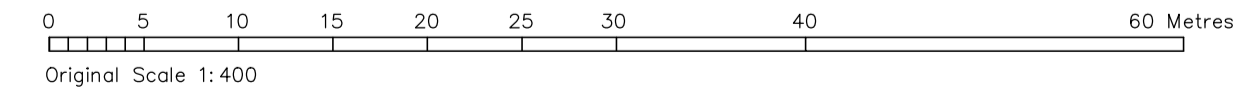


Legend

Top of bank	---
Toe of bank	---
Change of grade	---
Stormwater	D
Sewer	S
Telstra	T
Electricity	E
Under Ground	---
Water	W
Fence	
Gas	---
Electrical Power Box	⊗
Electrical Pit	⊙
Power Pole	⊕
Light Pole	⊖
Fire Hydrant	⊙
Sewerage Manhole	⊙
Stormwater Manhole	⊙
Telstra Pit	⊙
Water Meter	⊙
Water Valve	⊙
Gully Trap	⊙
Permanent Survey Mark	⊙
Temporary Bench Mark	⊙
Traverse Station	⊙
Peg - Original	⊙
Ballard	⊙
Traffic light	⊙
Tree	⊙

Other Features noted on Face of Plan

DISCLAIMER
 Boundaries shown hereon are plotted from deed dimensions and were not reinstated at the time of survey.
 Only visible services have been located. Before commencement of any design and construction works, the location of these services must be verified on site by the relevant authorities.
 The shapes displaying services are symbolic representations and whilst they are accurately placed they are not to scale.
 We Project Urban Pty Ltd hereby certify that the levels and detail shown hereon are an accurate representation of the site at the time of survey.

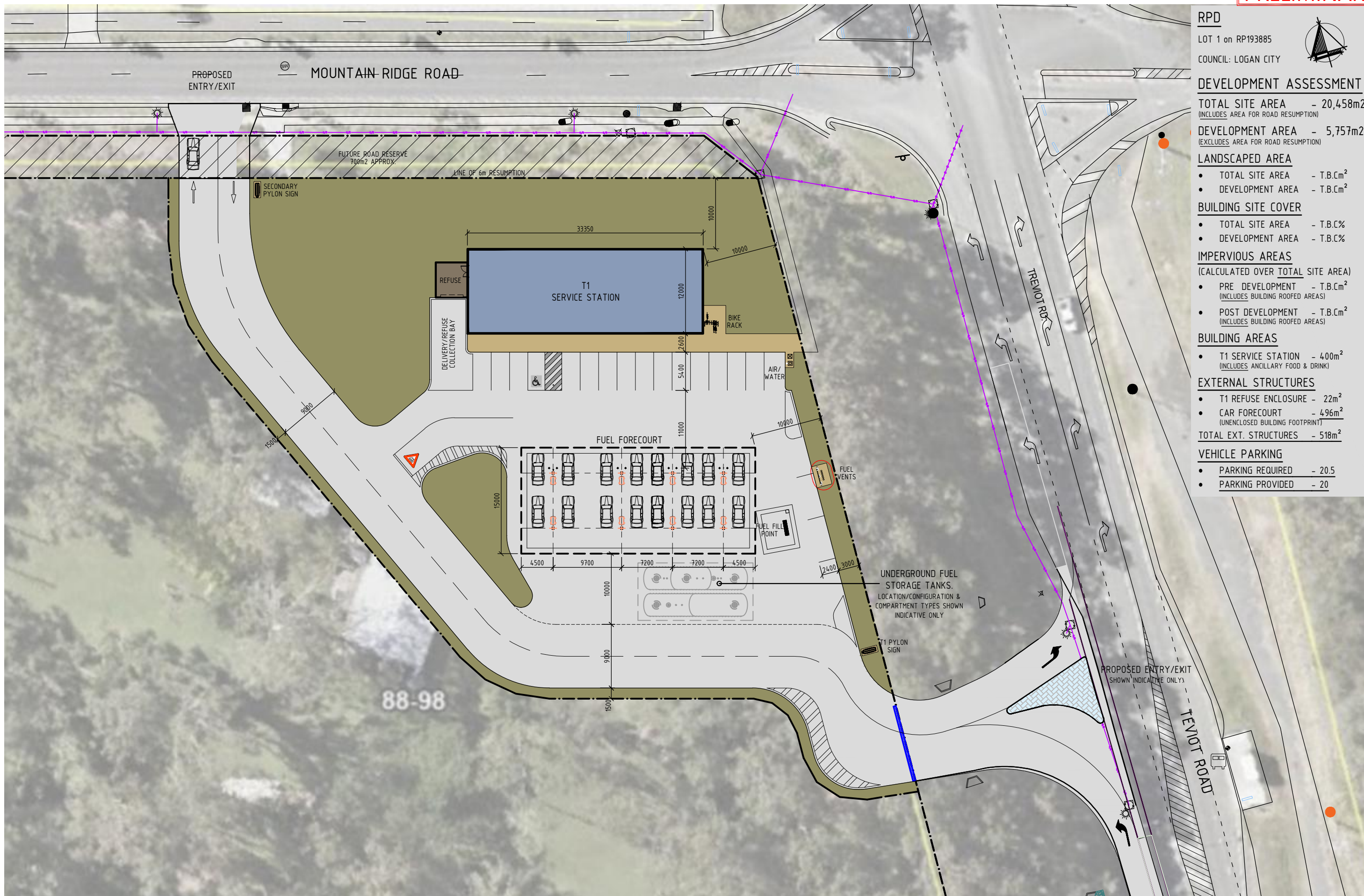


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Project Urban Pty Ltd
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CLIENT	KENNEDY PROPERTY GROUP	NOTES	AMENDMENTS	DATE	DESIGNED	SHEET No... 1 OF 1 ...SHEETS
PROJECT	CONTOUR AND DETAIL SURVEY COMPLETED ON 12/08/2021 88-98 MOUNTAIN RIDGE ROAD SOUTH MACLEAN QLD 4280 LOT 1 ON RP193885	VERTICAL DATUM: AHD LEVEL ORIGIN: PSM124164 RL: 35.848 HORIZONTAL DATUM: Site / IS272919 Major Contour Interval: 1m Minor Contour Interval: 0.25m	A B C D E F G		SURVEYED DJM DRAWN DJM DATE 24/08/2021	COMPUTER FILE 21259_CD_C20_240821 SCALE 1:400 A1 DRAWING No 21259 CD-01
						AMEND



RPD
 LOT 1 on RP193885
 COUNCIL: LOGAN CITY

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 20,458m²
 (INCLUDES AREA FOR ROAD RESUMPTION)

DEVELOPMENT AREA - 5,757m²
 (EXCLUDES AREA FOR ROAD RESUMPTION)

LANDSCAPED AREA

- TOTAL SITE AREA - T.B.Cm²
- DEVELOPMENT AREA - T.B.Cm²

BUILDING SITE COVER

- TOTAL SITE AREA - T.B.C%
- DEVELOPMENT AREA - T.B.C%

IMPERVIOUS AREAS
 (CALCULATED OVER TOTAL SITE AREA)

- PRE DEVELOPMENT - T.B.Cm²
 (INCLUDES BUILDING ROOFED AREAS)
- POST DEVELOPMENT - T.B.Cm²
 (INCLUDES BUILDING ROOFED AREAS)

BUILDING AREAS

- T1 SERVICE STATION - 400m²
 (INCLUDES ANCILLARY FOOD & DRINK)

EXTERNAL STRUCTURES

- T1 REFUSE ENCLOSURE - 22m²
- CAR FORECOURT - 496m²
 (UNENCLOSED BUILDING FOOTPRINT)

TOTAL EXT. STRUCTURES - 518m²

VEHICLE PARKING

- PARKING REQUIRED - 20.5
- PARKING PROVIDED - 20

Consulting Engineer



- commercial
- mixed-use
- self storage
- industrial
- service stations
- quick service restaurants
- child care centres
- large format retail

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 Do not scale this drawing.
 Check all dimensions on site prior commencement of works

Revision and approvals			
Code	Date	By	Description
P1	04.12.2025	GN	PRELIMINARY ISSUE

Project Description	
PROPOSED SERVICE STATION 88-98 MOUNTAIN RIDGE RD. SOUTH MACLEAN	
Scale	Approved
1:2500A1 / 1:5000A3	Issued
Drawn	

Drawing Title	
CONCEPT SITE PLAN OPTION 2	
Drawing Number	Revision
25213-SK02	P1