

ENGINEERING SERVICES REPORT

260 WURAGA ROAD, HOLMVIEW (CHILDCARE)

JLF PROPERTY GROUP PTY LTD

A stylized illustration of a city skyline with various skyscrapers in shades of orange and grey. A prominent clock tower is visible in the center. The foreground features a bridge structure and palm trees. The sky is white with several small birds flying.

IMPROVING QUALITY OF LIFE

260 WURAGA ROAD, HOLMVIEW (CHILDCARE)

ENGINEERING SERVICES REPORT

Author James Rowe



Checker Ben Wieser



Approver James Stockwell
RPEQ20152



Project No 30286845

Report No GA0001

Revision 01

Date 31/10/2025

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Revision	Date	Description
01	31/10/2025	Issue for Approval

Should you require any further information, please contact our Gold Coast office and ask to speak to the report author denoted above.

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1 EXECUTIVE SUMMARY

JLF Property Group Pty Ltd has commissioned Arcadis to prepare an Engineering Services Report (ESR) for a development application for the site located over the following allotment(s):

- Lot 2 on RP109012 (260 Wuraga Road, Holmview).

The proposed development intended for the site involves a childcare centre.

It is noted that the proposed development is located within an overarching residential subdivision which is not yet constructed, contained to 260 Wuraga Road. This overarching subdivision has gained development approval (COM/104/2022), and at the time of this report is awaiting operational works approval (OW/193/2025). An approved stormwater management plan and general servicing outcome is approved for which this report (including concept drawings) considers. The overarching subdivision is assumed to progress prior to this proposed childcare development.

This report addresses the municipal engineering services component of the development, and the engineering planning issues associated with the development application. This report demonstrates that the proposed development can connect to the local stormwater, potable water and sewerage reticulation systems as well as transport infrastructure.

Drainage

The site will manage stormwater through the use of private infrastructure. Stormwater will be discharged to the lawful point of discharge (LPoD), being Tallagandra Road via connection to future subdivision infrastructure. The Stormwater Management Plan '30286845-GA0002 - SBSMP' prepared by Arcadis should be referred to for further details of the proposed devices used to manage stormwater prior to discharging to the Lawful Point of Discharge (LPOD).

Potable Water

Connection for the proposed development's water reticulation network to Logan Water's water supply network will be provided via connection to the future water infrastructure located within the future laneway to the south.

Sewerage

Connection for the proposed development's sewer reticulation network to Logan Water's wastewater network will be provided via connection to the future gravity sewer infrastructure within Tallagandra Road to the north.

Vehicular Access and Roadworks

A new standard heavy duty VXO will be provided from Tallagandra Road. All pavement and verge areas shall be remediated at completion of works.

Earthworks and Retaining

Bulk earthworks and retaining walls are required for the proposed development pad, grading and interfacing throughout the subject site.

2 SITE CHARACTERISTICS

2.1 Location Details

The subject site is located within Holmview, South-East Queensland, Australia over the following allotment(s):

- Lot 2 on RP109012 (260 Wuraga Road, Holmview).

The site is bordered by a state school development site to the east, a residential subdivision to the west, Wuraga Road to the south and Tallagandra Road to the North.

The total area of the site is approximately 2,660m².

Logan City Council is the local government authority.

2.2 Land Usage

In its current state, the project site is undeveloped bushland and greenfield.

Figure 2-1 below provides a current locality plan of the site.



Figure 2-1 Site Locality Plan (Aerial Imagery Courtesy of Nearmap)

2.3 Topography and Features

The site topography generally grades north and west towards Tallagandra Road. The site has a high point of approximately RL 40.0m AHD at the southeast corner of the site, and a low point of RL 33.0m AHD at the northwest corner of the site.

2.4 Overarching Development

It is noted that the proposed development is located within an overarching residential subdivision which is not yet constructed, contained to 260 Wuraga Road. This overarching subdivision has gained development approval (COM/104/2022), and at the time of this report is awaiting operational works approval (OW/193/2025). An approved stormwater management plan and general servicing outcome is approved for which this report (including concept drawings) considers. The overarching subdivision is assumed to progress prior to this proposed childcare development.

The overarching development has planned the below provisions for the subject site at the timing of this report:

- **Drainage:** Pit and pipework immediate to the site for connection, draining to the LPOD of Tallagandra Road.
- **Stormwater Management:** Combined bio-retention basin which offsets the need for quantity and quality management of the proposed development. The development area is required to bypass these devices as part of the overall strategy.
- **Potable Water:** Infrastructure immediate to the site (Tallagandra Road / proposed road to the south) for connection.
- **Sewer:** Infrastructure immediate to the site (Tallagandra Road) for connection.

Arcadis are involved with the overarching subdivision works and have included the surrounding proposed infrastructure and earthworks phasing within the concept Engineering Drawings provided. Stormwater models from the overarching subdivision have been used to confirm the above stormwater management provisions.

3 PROPOSED DEVELOPMENT

The proposed development involves a childcare centre, including:

- Main building and play area.
- Car parking.

A plan extract of the proposed development has been provided in Figure 3-1.

A full set of subdivision plans are provided within the development application package and should be referred to for further information.

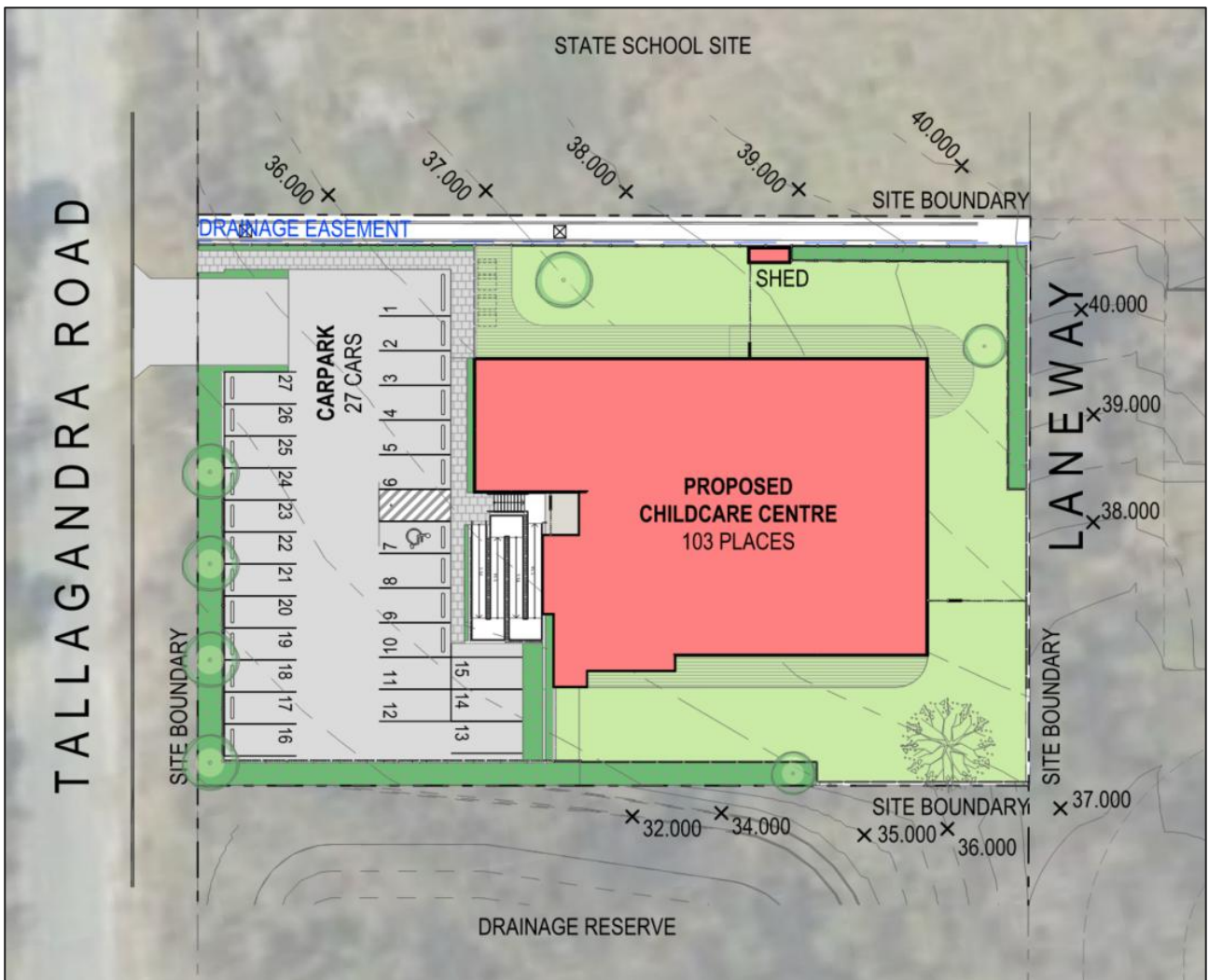


Figure 3-1 Proposed Childcare Centre (image courtesy of Smart Architecture)

4 INFRASTRUCTURE SERVICES

4.1 Stormwater Drainage

A Site Based Stormwater Management Plan (SBSMP) '30286845-GA0002 - SBSMP' has been prepared separately which addresses the stormwater management planning requirements for the development. The SBSMP should be referred to for a more in-depth analysis of prevailing stormwater constraints and opportunities, however a summary of key engineering requirements is provided herein.

4.1.1 Existing Stormwater Drainage

Stormwater runoff from the subject site currently discharges via sheet overland flow to the northern road boundary where there is a large concrete swale drain running along Tallagandra Road from the west to the east into a series of pipes and pits leading to waterway corridors.

The subject site currently receives overland flow from the land to the east and south, noting that the magnitude of these catchments passing through the subject area are significantly reduced following subdivision works within the larger land parcel.

An existing catchment plan is provided within Appendix A.

4.1.2 Planned Stormwater Drainage

There is a planned overarching subdivision for the subject site as discussed in Section 2.4 of this report.

As part of the associated and approved stormwater management plan that demonstrates the larger land parcels' achievement of quantity and quality objectives, the subject site is to connect downstream of the stormwater basin (designated as bypass area). Drainage infrastructure will be available in both the future adjacent drainage reserve and Tallagandra Road.

4.1.3 Proposed Stormwater Drainage

The site will maintain its discharge location being Tallagandra Road via connection to the overarching subdivision's drainage network.

The SBSMP prepared by Arcadis should be referred to for further details on the exact methodology used to achieve Council objectives.

Refer to Engineering Drawings included in Appendix A for further details.

4.2 Water Network

4.2.1 Existing Potable Water

The following existing water mains and fittings have been identified adjacent to the development site from Before You Dig mapping (Appendix C) and Logan Water As-Constructed records (online):

- 1 x DN300 water main located adjacent to the site, within the northern verge of Tallagandra Road.

4.2.2 Planned Potable Water

The following water mains and fittings have been identified adjacent to the development site from development documentation for the overarching subdivision as discussed in Section 2.4 of this report.

- 1 x DN100 water main north of the site within the southern verge Tallagandra Road.
- 1 x DN100 water main south of the site within the northern verge of the proposed laneway.

Version 9.2 City Plan Trunk Water Supply Infrastructure map (refer to LGIP-03.00 within Appendix B) indicates that there are no planned future upgrades for the water main in the immediate vicinity of the site.

4.2.3 Proposed Potable Water

Connection for the proposed development to Logan Water's potable water supply network is to be provided via connection to the future water main within the future laneway to the south of the site.

New meter(s) and property service(s) are to be installed for the development.

Refer to Engineering Drawings included in Appendix A for further details.

4.2.4 Internal Water Network

The developer shall, as part of the building approval works, construct an internal water reticulation service for the proposed development in accordance with the relevant building code requirements.

A water network design will be undertaken by a qualified hydraulic engineer for the proposed development to determine adequate levels of services for all internal firefighting flows and services demands.

A qualified hydraulic engineer shall design the internal fire sprinkler service (if necessary) to cater for the fire services of the proposed development. The site is permitted to draw 15L/s for 2 hours from the municipal network, in accordance with the SEQ DSS Guidelines, unless otherwise approved by LCC and Logan Water in the development approval or via supporting boundary pressure testing and request documents subsequent to the development approval.

4.3 Sewer Network

4.3.1 Existing Sewer

The following existing sewerage infrastructure has been identified downstream to the development site from Before You Dig mapping (Appendix C) and Logan Water As-Constructed records (online):

- 1 x DN150 gravity sewer main further northwest of the site within the southern verge of Tallagandra Road.

4.3.2 Planned Sewer

The following water mains and fittings have been identified adjacent to the development site from development documentation for the overarching subdivision as discussed in Section 2.4 of this report.

- 1 x DN150 gravity sewer main immediately to the north of the site within the southern verge of Tallagandra Road.

Version 9.2 City Plan Trunk Sewerage Infrastructure map (refer to LGIP-04.00 within Appendix B) indicates that there are no planned future upgrades for the sewer main in the immediate vicinity of the site.

4.3.3 Proposed Sewer

Connection for the proposed development to Logan Water's sewer network is to be provided via connection to the future main to the north of the site within Tallagandra Road.

Refer to Engineering Drawings included in Appendix A for further details.

4.4 Other Services

The following other services have been identified within the vicinity of the site via Before You Dig mapping:

- Overhead power.
- Communications

Refer to Appendix C for further information.

It is recommended that coordination and procurement of relevant approvals is undertaken with the asset owners for any necessary connection and modification works.

5 ROADS AND ACCESS

The proposed development will install one new VXO from Tallagandra Road. This VXO will be heavy-duty and generally in accordance with IPWEA standard drawing RSD-102.

All new and reinstated footpaths and other verge works must be designed in compliance with Council standards and be approved for Operational Works prior to construction. It is envisaged that verge and footpath reinstatement will need to occur to facilitate civil connections as well as any electrical works or temporary construction VXOs.

Relevelling or upgrading of lids may be required to facilitate the VXO works.

Further details and necessary approvals are to be sought during the Operational Works Phase.

Refer to Engineering Drawings included in Appendix A for further details.

6 EARTHWORKS AND RETAINING

Earthworks will be required internal to the subject site to facilitate the proposed development levels and grading. Retaining walls (varying in height / configuration) are required to suit interfacing.

The applicant is to seek geotechnical investigations of the site to understand in-situ conditions and parameters for future design and construction work.

Further details and necessary approvals are to be sought during the Operational Works phase.

Refer to Engineering Drawings included in Appendix A for further details.

7 CONCLUSION

This report has concluded that the site can readily connect to the existing engineering services. Future Operational Works and Building Works applications will be sought to permit the works to be undertaken.

Stormwater

- Stormwater will be managed through the use of new private infrastructure.
- Stormwater will be discharged to the existing LPOD being Tallagandra Road via connection to the overarching subdivision's drainage network.

Potable Water

- Potable water connection for the proposed development to Logan Water's potable water supply network will be provided via connection to the future water main within the laneway to the south of the site.

Sewer

- Sewer connection for the proposed development to Logan Water's sewer network will be provided via connection to the future sewer main north of the site within the southern verge of Tallagandra Road.

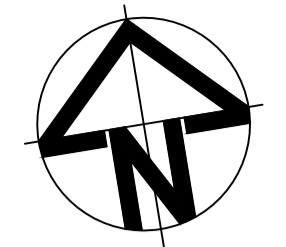
Roads and Footpaths

- A heavy duty VXO is to be constructed for the site.
- Releveling or upgrading of service lids may be required to facilitate the VXO works.

Earthworks and Retaining

- Bulk earthworks and retaining walls are required for grading and interfacing throughout the subject site.

APPENDIX A
Engineering Drawings



LEGEND	
---	5.0 PROPOSED SURFACE CONTOURS
---	5.0 EXISTING SURFACE CONTOURS
---	5.0 FUTURE SURFACE CONTOURS
---	TOP/TOE OF BATTER
●	BUILDING PAD AND LEVEL
---	PROPOSED RETAINING WALL
---	NOMINAL KERB LINE
---	EXISTING STORMWATER RETICULATION
---	EXISTING SEWERAGE RETICULATION
---	EXISTING WATER RETICULATION
---	EXISTING UNDERGROUND ELECTRICAL RETICULATION
---	EXISTING OVERHEAD ELECTRICAL RETICULATION
---	EXISTING COMMUNICATIONS RETICULATION
---	FUTURE STORMWATER RETICULATION
---	FUTURE SEWERAGE RETICULATION
---	FUTURE WATER RETICULATION
---	SITE BOUNDARY

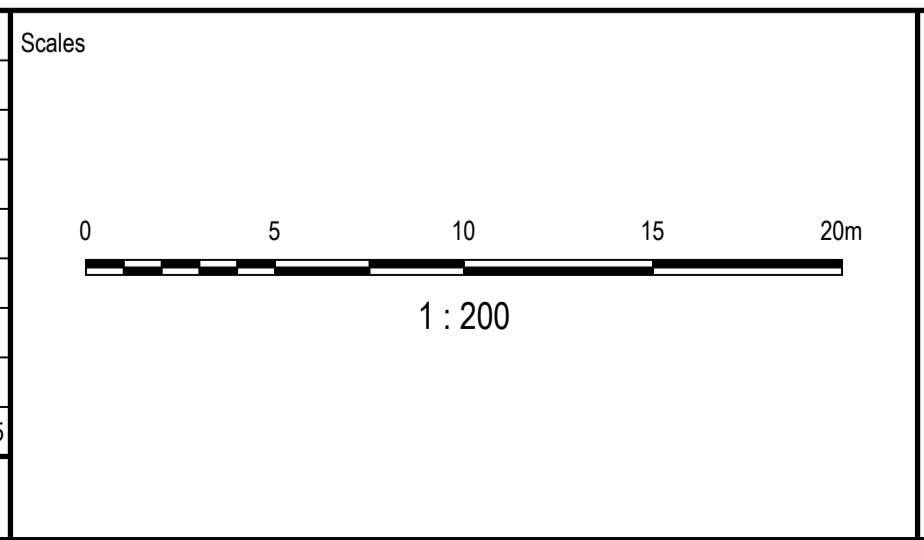
CUT / FILL VOLUMES	
CUT	-8,567.391m ³
FILL	4,688.883m ³
BALANCE (EXPORT)	-3,878.508m ³

NOTE: NO TOPSOIL STRIP OF EXISTING AND TOPSOIL RE-SPREAD HAS BEEN APPLIED TO VOLUMES. NO COMPACTION OR BULKING FACTORS HAVE BEEN APPLIED. VOLUMES ARE INCLUSIVE OF OVERARCHING SUBDIVISION.

NOTE: CONCEPT ONLY, SUBJECT TO DETAILED DESIGN AND AUTHORITY APPROVAL.

CUT FILL DEPTH RANGE			
Lower_value	Upper_value	Colour	
-999	to -12	m	Dark Blue
-12	to -10	m	Blue
-10	to -8	m	Teal
-8	to -6	m	Light Teal
-6	to -4	m	Yellow-Green
-4	to -2	m	Yellow
-2	to 0.00	m	Light Yellow
0.000	to 2	m	Light Green
2	to 4	m	Green
4	to 6	m	Dark Green
6	to 8	m	Dark Teal
8	to 10	m	Dark Blue
10	to 12	m	Very Dark Blue
12	to 999	m	Black

Issue	Description	DR	CH	VE	Date
01	ORIGINAL ISSUE	DK	BW	JS	31.10.2025



Client

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Designed	E. ANLACAN	Height Datum	AHD
Project Manager	B. WIESER	Grid	LOCAL
Verified	J. STOCKWELL		

Project

**260 WURAGA ROAD, HOLMVIEW
CHILDCARE CENTRE**

Title

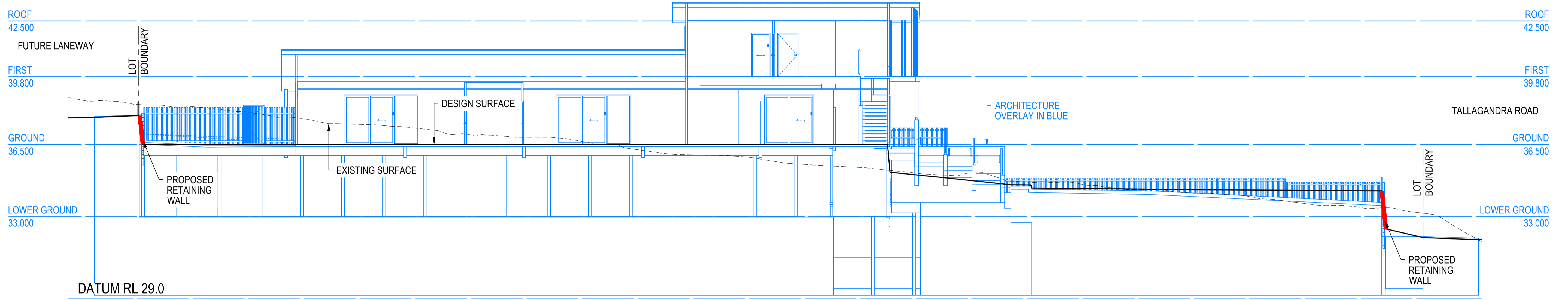
**BULK EARTHWORKS CUT & FILL
LAYOUT PLAN**

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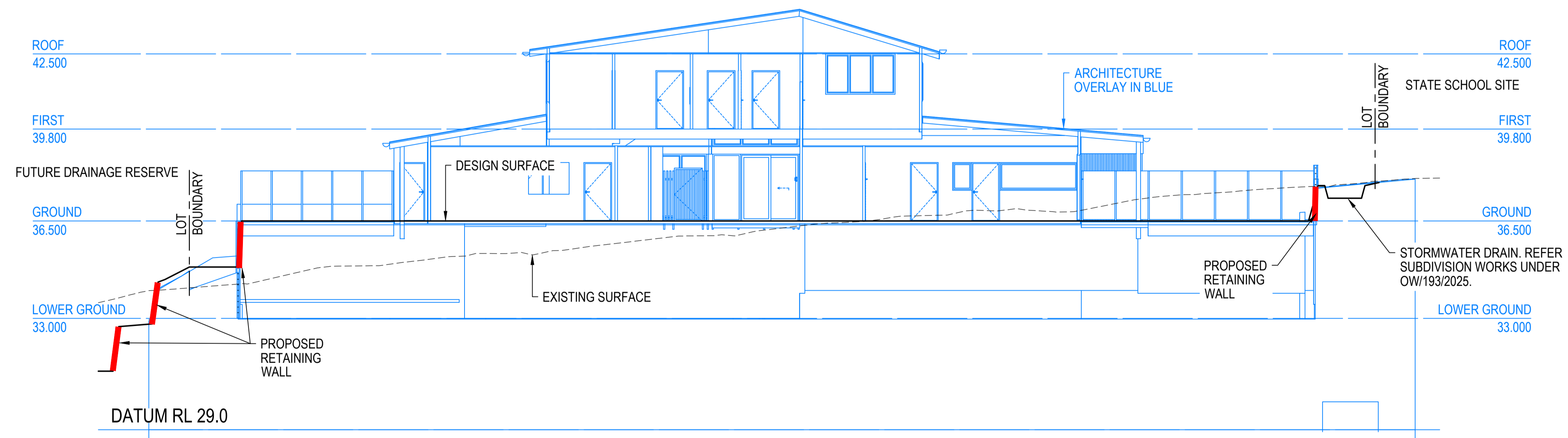
Project Number **30286845**

Drawing No. **WRCC-AAP-DA-00-DRG-CI-0101**

Issue **01**



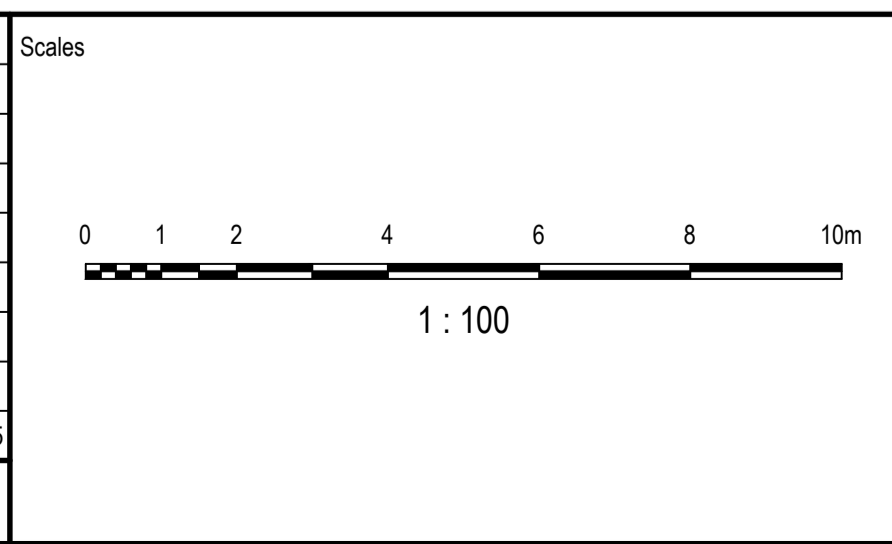
SECTION A-A
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DRG 0101



SECTION B-B
1:100
DRG 0101

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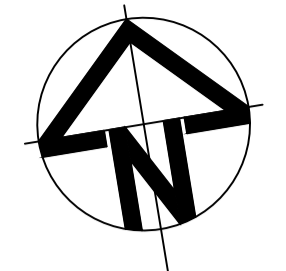
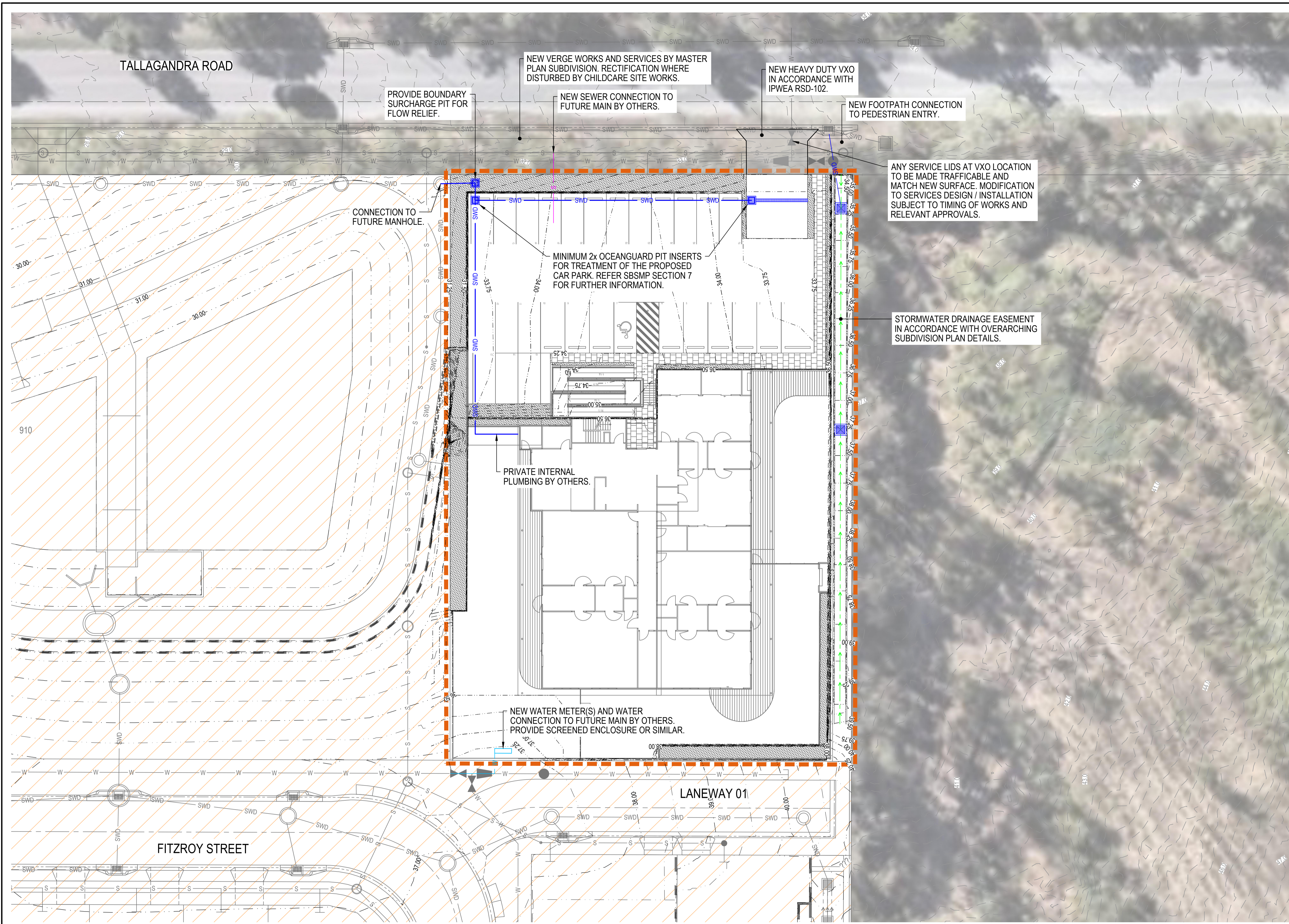
Project
**260 WURAGA ROAD, HOLMVIEW
CHILDCARE CENTRE**

Title
**BULK EARTHWORKS
SECTIONS**

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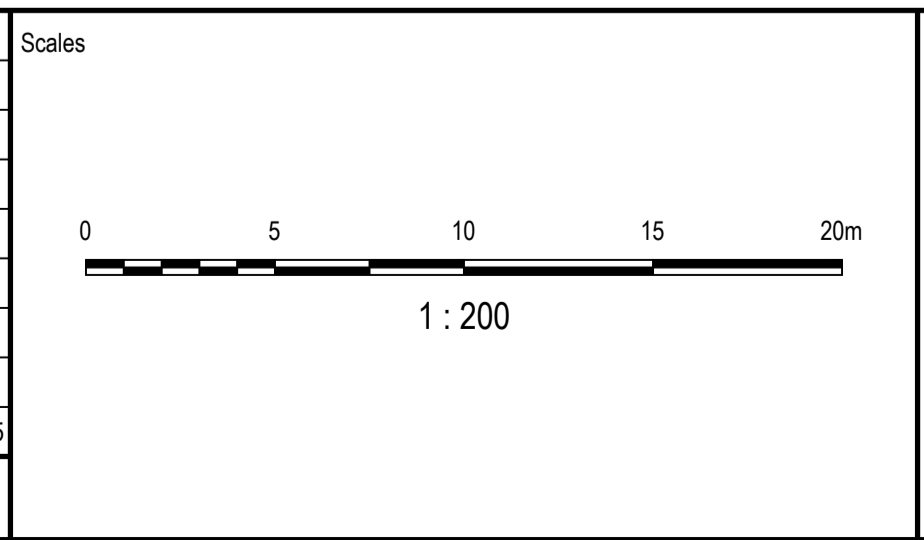
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LEGEND	
5.0	PROPOSED SURFACE CONTOURS
5.0	EXISTING SURFACE CONTOURS
5.0	FUTURE SURFACE CONTOURS
SWD	PROPOSED STORMWATER DRAINAGE
S	PROPOSED SEWERAGE RETICULATION
W	PROPOSED WATER RETICULATION
SWD	EXISTING STORMWATER DRAINAGE
S	EXISTING SEWERAGE RETICULATION
W	EXISTING WATER RETICULATION
SWD	FUTURE STORMWATER DRAINAGE
S	FUTURE SEWERAGE RETICULATION
W	FUTURE WATER RETICULATION
---	NOMINAL KERB LINE
[Hatched Box]	PROPOSED ASPHALT PAVEMENT
[Hatched Box]	PROPOSED CONCRETE DRIVEWAY
---	PROPOSED EASEMENT
---	PROPOSED DRAINAGE CHANNEL
[Dashed Box]	SITE BOUNDARY

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Project

260 WURAGA ROAD, HOLMVIEW CHILD CARE CENTRE

Title

CIVIL WORKS LAYOUT PLAN

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Project Number	30286845
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Drawing No. **WRCC-AAP-DA-00-DRG-CI-0201**

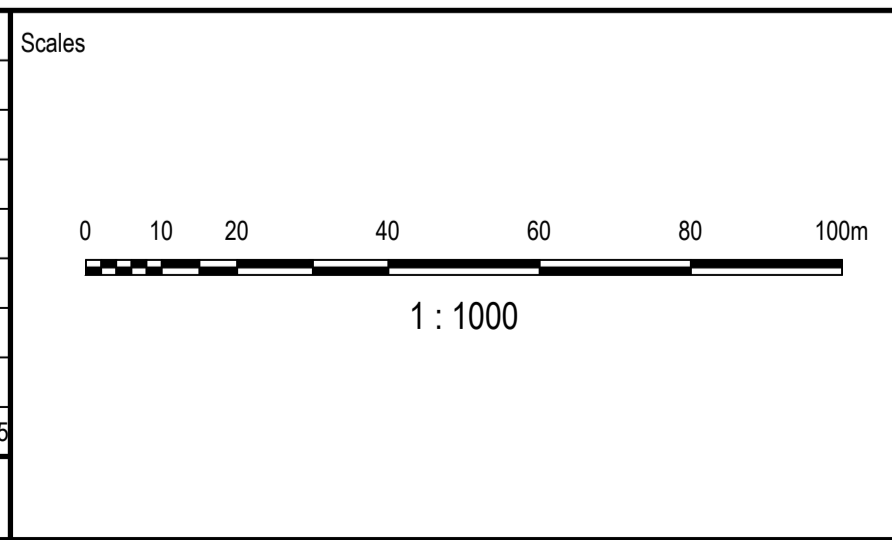


LEGEND	
	CATCHMENT BOUNDARY
	CATCHMENT IDENTIFIER
	EXISTING STORMWATER RETICULATION AND STRUCTURE
	EXISTING SURFACE CONTOURS
	DIRECTION OF OVERLAND FLOW
	LEGAL POINT OF DISCHARGE
	SITE BOUNDARY

NOTE: CONCEPT ONLY, SUBJECT TO DETAILED DESIGN AND AUTHORITY APPROVAL.

CATCHMENT TABLE	
CATCHMENT LABEL	AREA (ha)
EXT/1	0.357
EXT/2	0.119
EXT/3	1.096
EXT/4	1.538
EXT/5	0.064
EX/1	5.057

Issue	Description	DR	CH	VE	Date
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Original Size	A1
Height Datum	AHD
Grid	LOCAL

Project

260 WURAGA ROAD, HOLMVIEW
CHILDCARE CENTRE

Title

STORMWATER
CATCHMENT PLAN -
PRE DEVELOPMENT

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Issue	01

DRCC-AAP-DA-00-DRG-CI-0311



LEGEND

	CATCHMENT BOUNDARY
	CATCHMENT IDENTIFIER
	PROPOSED STORMWATER RETICULATION AND STRUCTURE
	EXISTING STORMWATER RETICULATION AND STRUCTURE
	FUTURE STORMWATER RETICULATION AND STRUCTURE
	NOMINAL KERB LINE
	PROPOSED SURFACE CONTOURS
	EXISTING SURFACE CONTOURS
	FUTURE SURFACE CONTOURS
	DIRECTION OF OVERLAND FLOW
	LEGAL POINT OF DISCHARGE
	SITE BOUNDARY

ADJOINING SUBDIVISION WORKS ASSUMED TO PRECEED SUBJECT SITE WORKS. STORMWATER FROM SOUTHERN CATCHMENT DIRECTED AWAY FROM SUBJECT SITE, TO BASIN.

COMBINED DETENTION / BIO-RETENTION BASIN 1 MIN. AREA = 515m² (DELIVERED AS PART OF COM/104/2022)

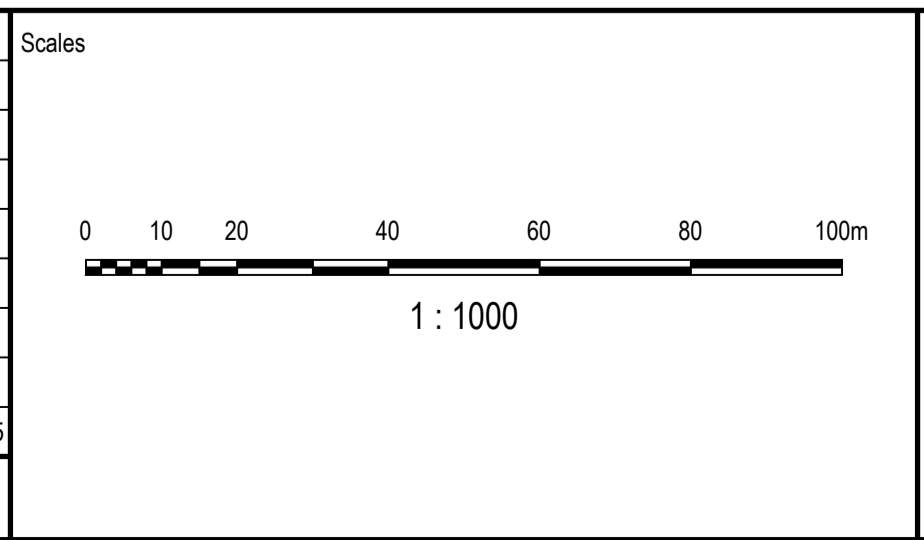
Q100 ACCOUNTED FOR TO FLOW INTO SITE

NOTE: CONCEPT ONLY, SUBJECT TO DETAILED DESIGN AND AUTHORITY APPROVAL.

CATCHMENT TABLE

CATCHMENT LABEL	AREA (ha)	DIRECTED TO
DEV/1	4.599	BASIN 1
DEV/BP1	0.191	TALLAGANDRA ROAD
DEV/BP2	0.267	TALLAGANDRA ROAD
EXT/1	0.357	BASIN 1
EXT/2	0.119	BASIN 1
EXT/3	1.096	BASIN 1
EXT/4	1.538	TALLAGANDRA ROAD
EXT/5	0.064	BASIN 1

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Project

**260 WURAGA ROAD, HOLMVIEW
CHILD CARE CENTRE**

Title

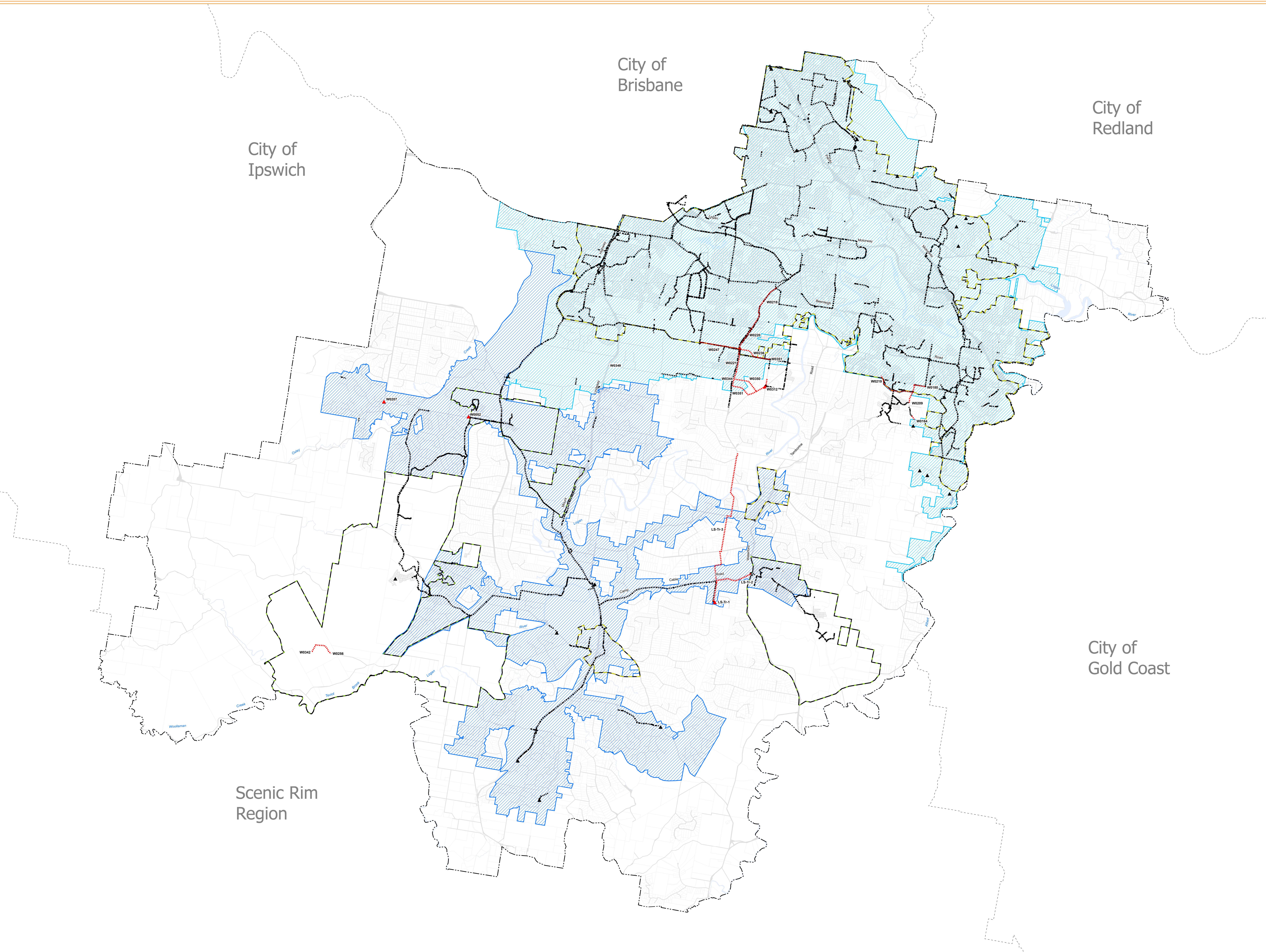
**STORMWATER
CATCHMENT PLAN -
POST DEVELOPMENT**

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Project Number	30286845
Issue	01

WRCC-AAP-DA-00-DRG-CI-0312

APPENDIX B
Council Maps



Existing trunk infrastructure

- ▲ Existing water facilities
- Existing water mains

Future trunk infrastructure

Future pump stations, flow meters, water quality monitoring, reservoir, chlorine dosing and pressure management facilities

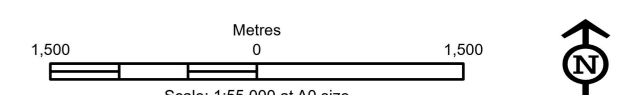
- Future water mains

Water service catchments

- ▨ Northern boundary
- ▨ Southern boundary
- ▨ Priority infrastructure area
- ▨ Priority development area
- Cadastre boundary
- ▨ Road
- ▨ Watercourse
- Logan LGA boundary

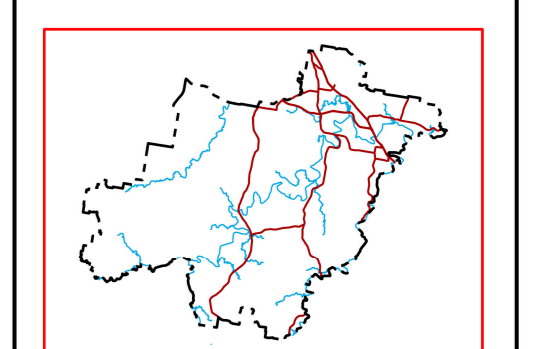
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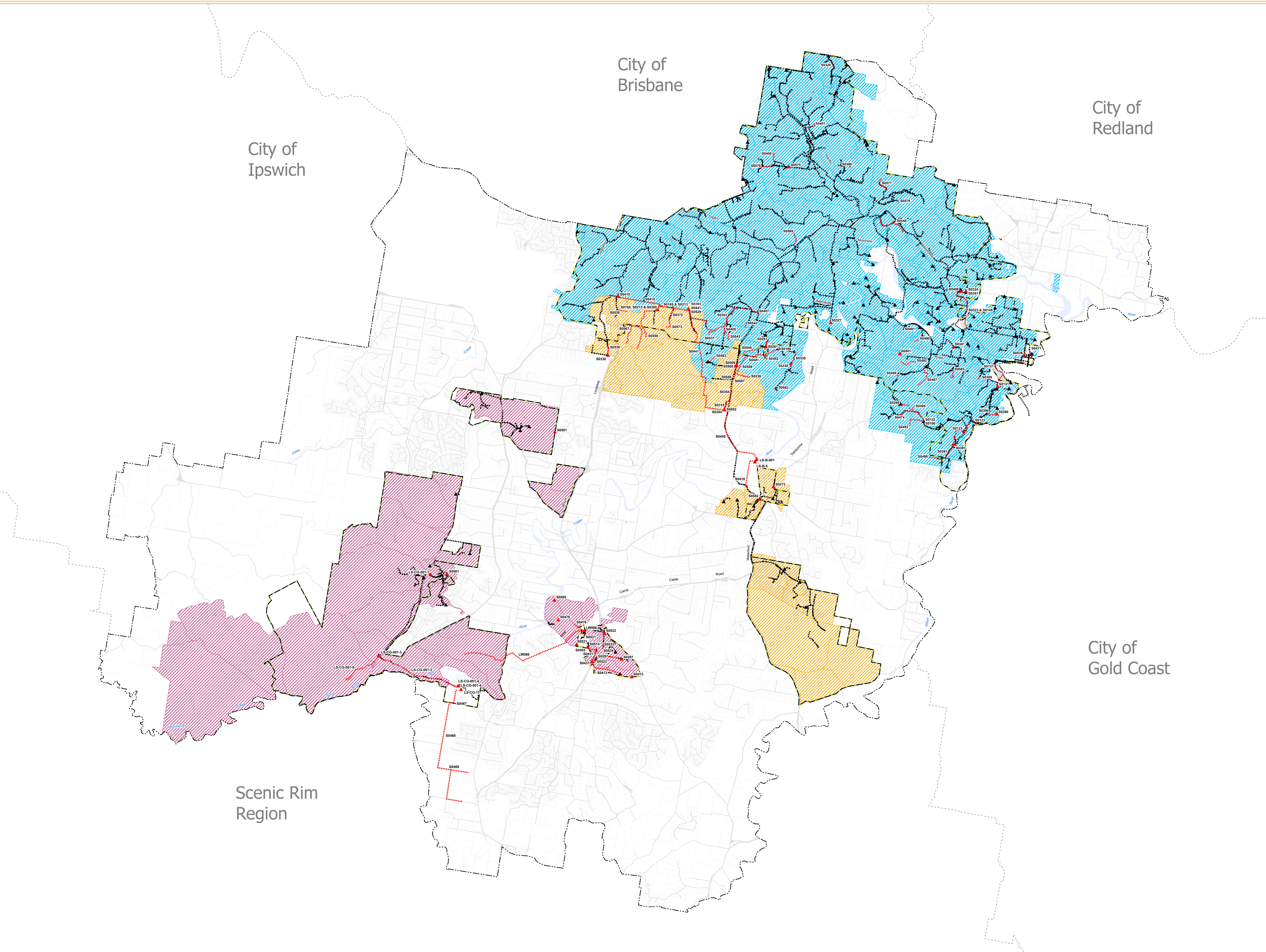
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Map Projection : Universal Transverse Mercator
Horizontal Datum : Geocentric Datum of Australia 2020
Grid : Map Grid of Australia, Zone 56

MAP SHEET REFERENCE:





Existing trunk infrastructure

- ▲ Existing sewerage facilities
- Existing sewerage mains

Future trunk infrastructure

- Future pump systems, sewer optimisations, system upgrades,
- ▲ pump stations, gravity main upgrades, conveyance projects and water treatment plants
- Future wastewater mains

Sewer Boundaries

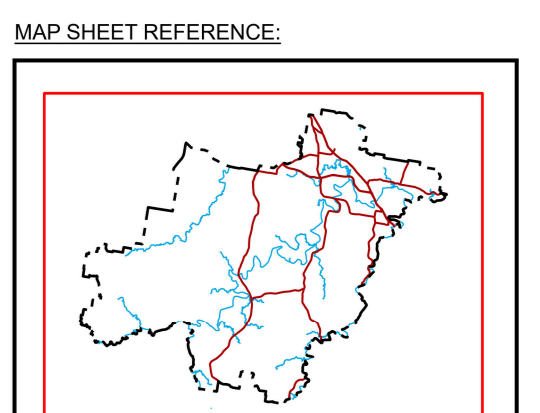
- Loganholme
- Loganholme until 2031 (from 2031 Chambers Flat)
- Cedar Grove (including Jimboomba)
- Priority infrastructure area
- Priority development area
- Cadastre boundary
- Road
- Watercourse
- Logan LGA boundary

DISCLAIMER:
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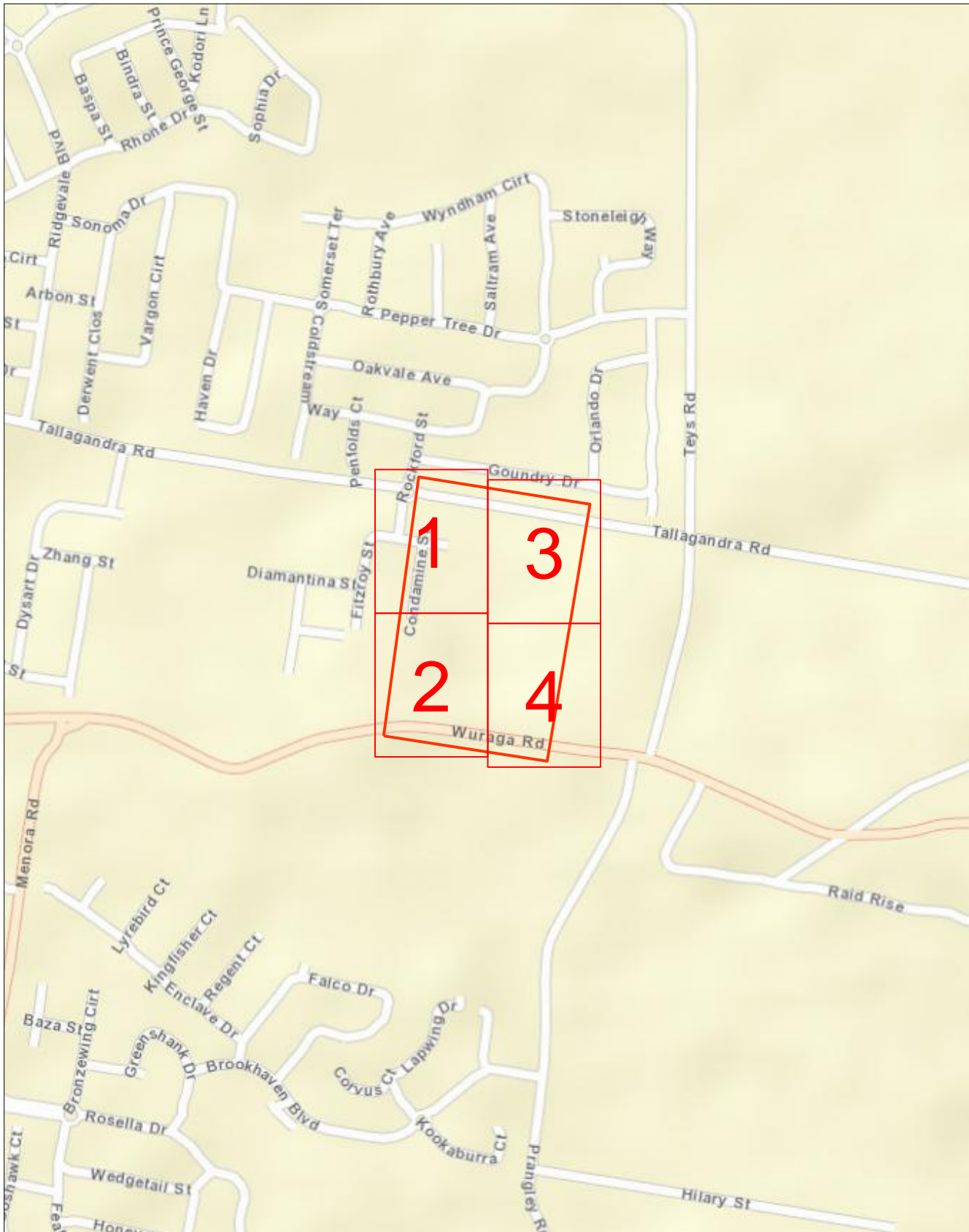
Map Projection : Universal Transverse Mercator
Horizontal Datum : Geocentric Datum of Australia 2020
Grid : Map Grid of Australia, Zone 56



APPENDIX C
Before You Dig Maps

Site 260 Wuraga Road
Address: Holmview
QLD 4207

Sequence 263465172
Number:



Scale 1: 6000

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



Enquiry Area



Map Key Area





Scale 1: 700

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



Enquiry Area

Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area

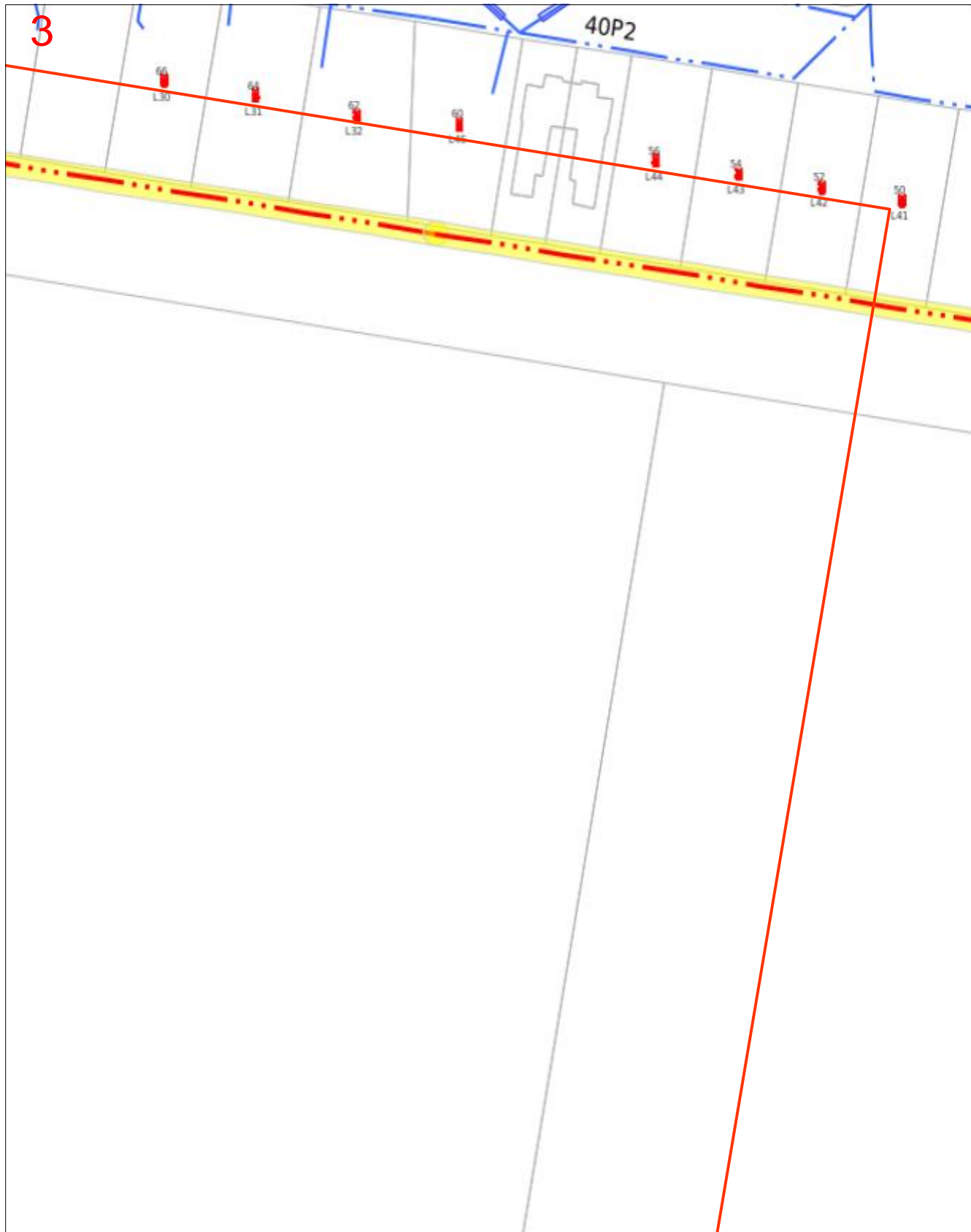


Map Key Area



Site 260 Wuraga Road
Address: Holmview
QLD 4207

Sequence 263465172
Number:



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area

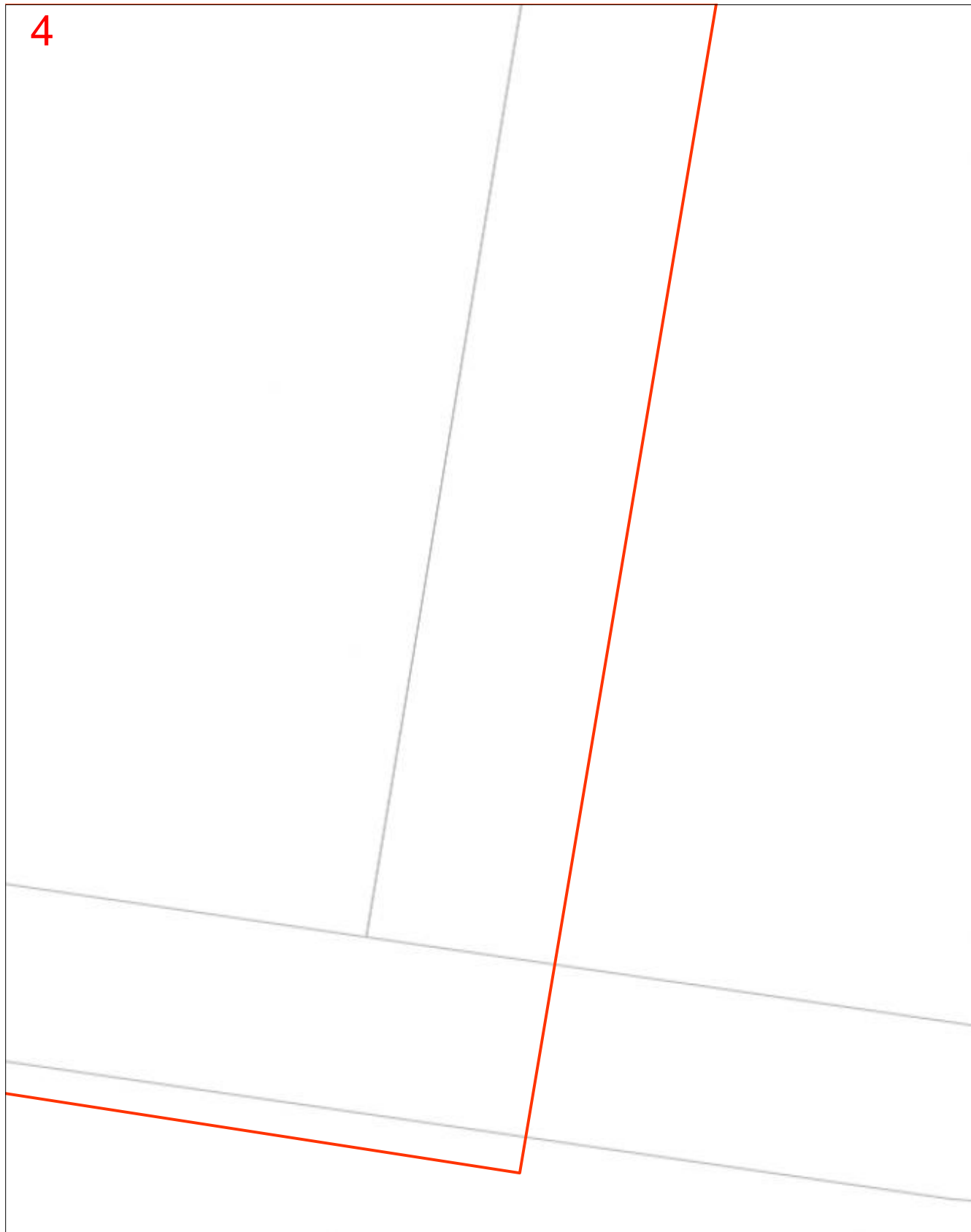


Map Key Area



Site 260 Wuraga Road
Address: Holmview
QLD 4207

Sequence 263465172
Number:



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area



Map Key Area



Legend

<p>Pipe</p> <p>Low pressure </p> <p>Medium pressure </p> <p>High pressure </p> <p>Transmission pressure </p> <p>Critical main (behind pipe) </p> <p>Proposed (pressure by colour) </p> <p>LPG (pressure by colour) </p> <p>Hydrogen blended (pressure by colour) </p> <p>Abandoned </p> <p>Idle/inactive </p> <p>Sleeve </p> <p>Casing (behind pipe) </p>	<p>Pipe code and material</p> <p>C* (for example, C2) Cast iron</p> <p>CU Copper</p> <p>N2 Nylon</p> <p>P* Polyethylene (PE)</p> <p>P3 Polyvinyl chloride (PVC)</p> <p>P6, P7, P9–P12 Medium density PE</p> <p>P2, P4, P8 High density PE</p> <p>S* Steel</p> <p>W2 Wrought galv iron</p> <p>W3 PE coat wrought galv iron</p>	<p>Object</p> <p>Valve </p> <p>Buried valve </p> <p>Regulator </p> <p>Gas supplied = yes </p> <p>CP rectifier terminal </p> <p>CP test station </p> <p>CP anode </p> <p>CP bond wire </p> <p>Syphon </p> <p>Trace wire point </p>
<p>Area</p> <p>BYDA area of interest </p>	<p>Abbreviation</p> <p>BoK Back of kerb</p> <p>C Depth of cover</p> <p>CP Cathodic protection</p> <p>FoK Front of kerb</p> <p>Galv Galvanized</p> <p>NTI Not tied in</p>	
<p>Example</p>		
<p>Pipe</p> <p> 40P6 in 80C2</p> <p> 63S8</p>	<p>40 mm high pressure medium density poly in an 80 mm cast iron casing</p> <p>63 mm medium pressure steel</p>	<p>Pipe code</p> <p>Pipe diameter in millimetres is shown before pipe code.</p> <p>40P6 = 40 mm nominal diameter</p>

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






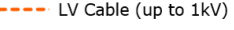
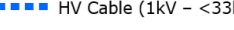
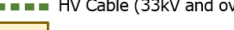
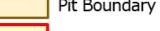
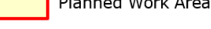


BYDA

Sequence: 263465171
Date: 30/10/2025

Scale: 1:2008
Tile No: **OVERVIEW**

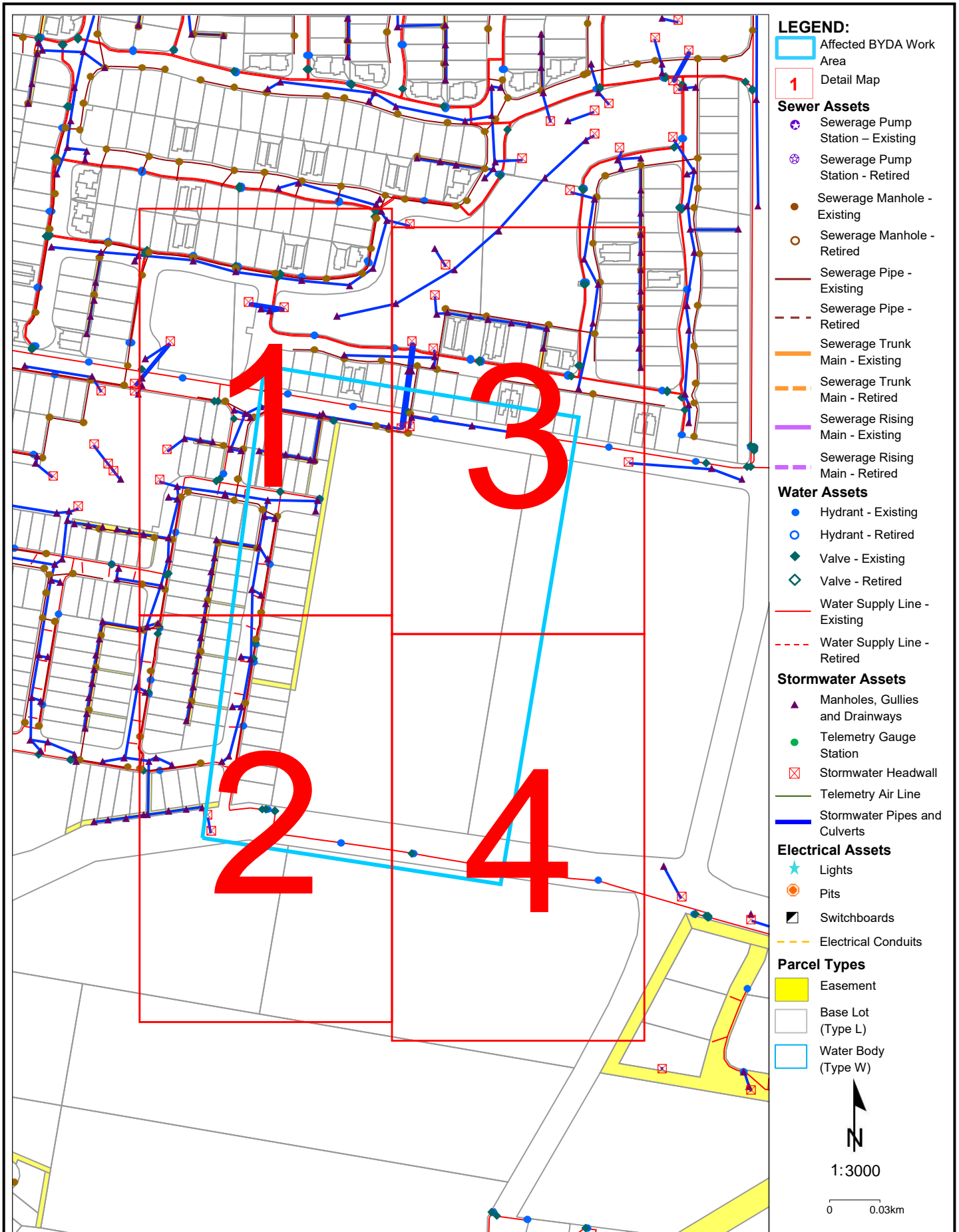
LEGEND

-  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

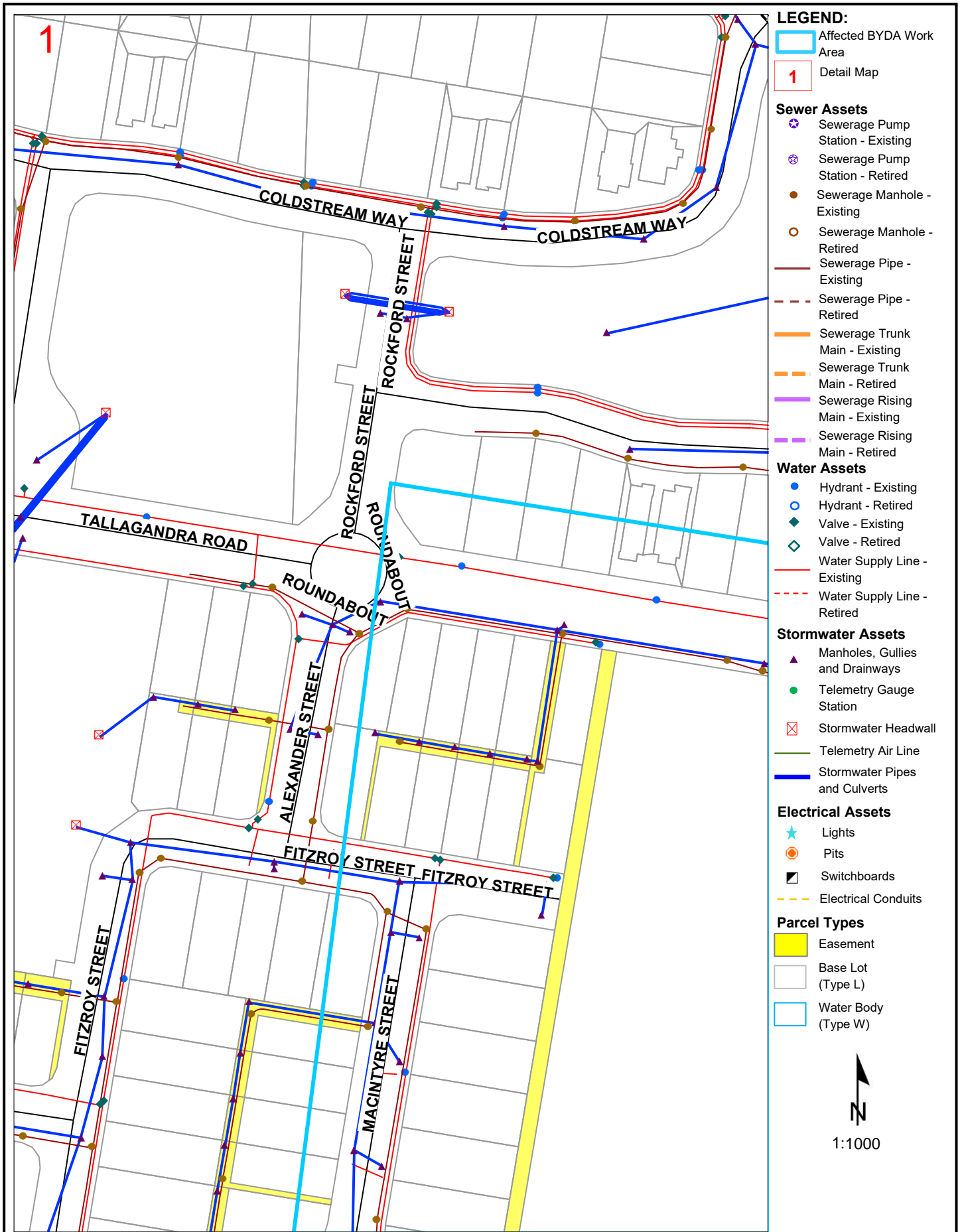


DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information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



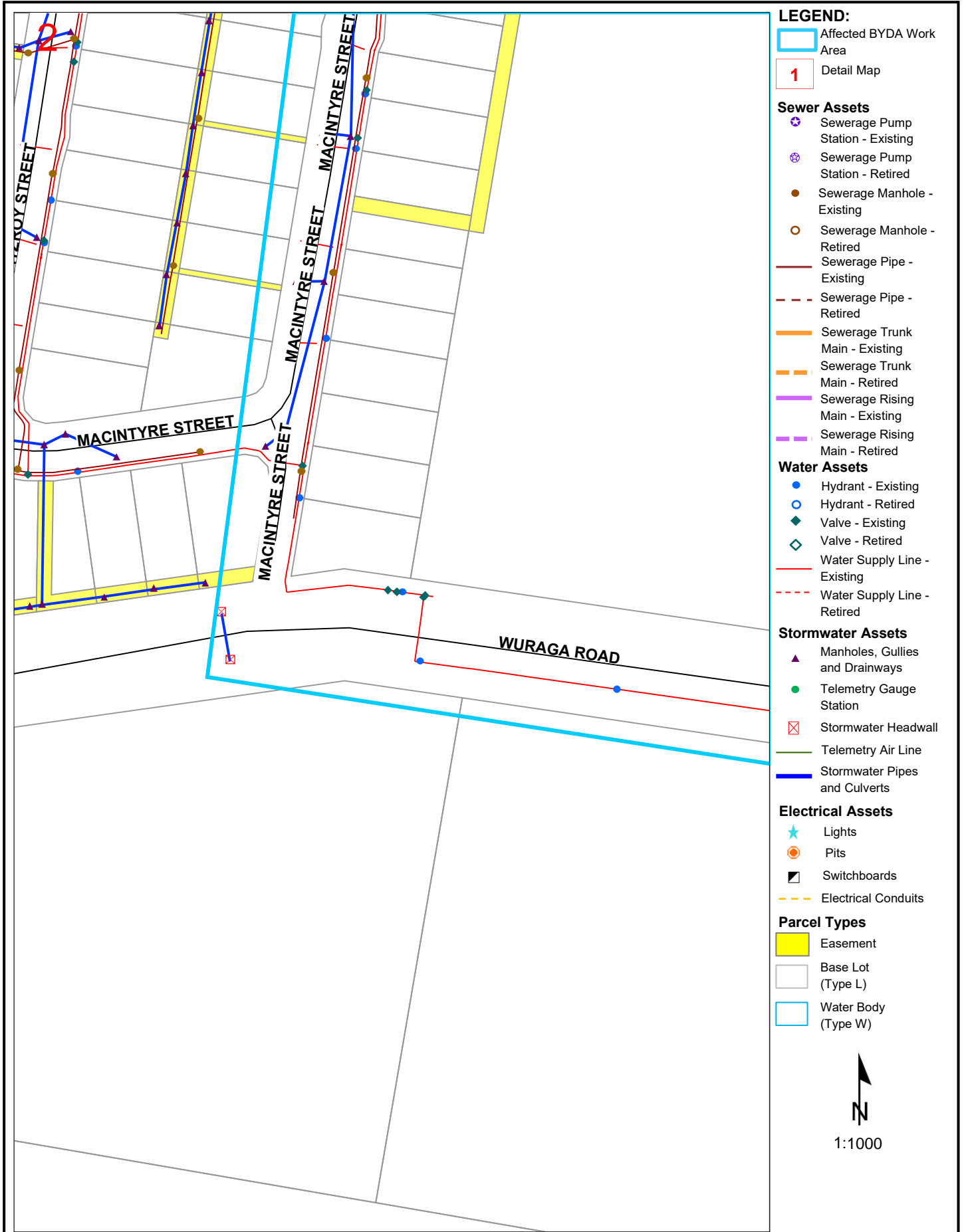
Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as 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).

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



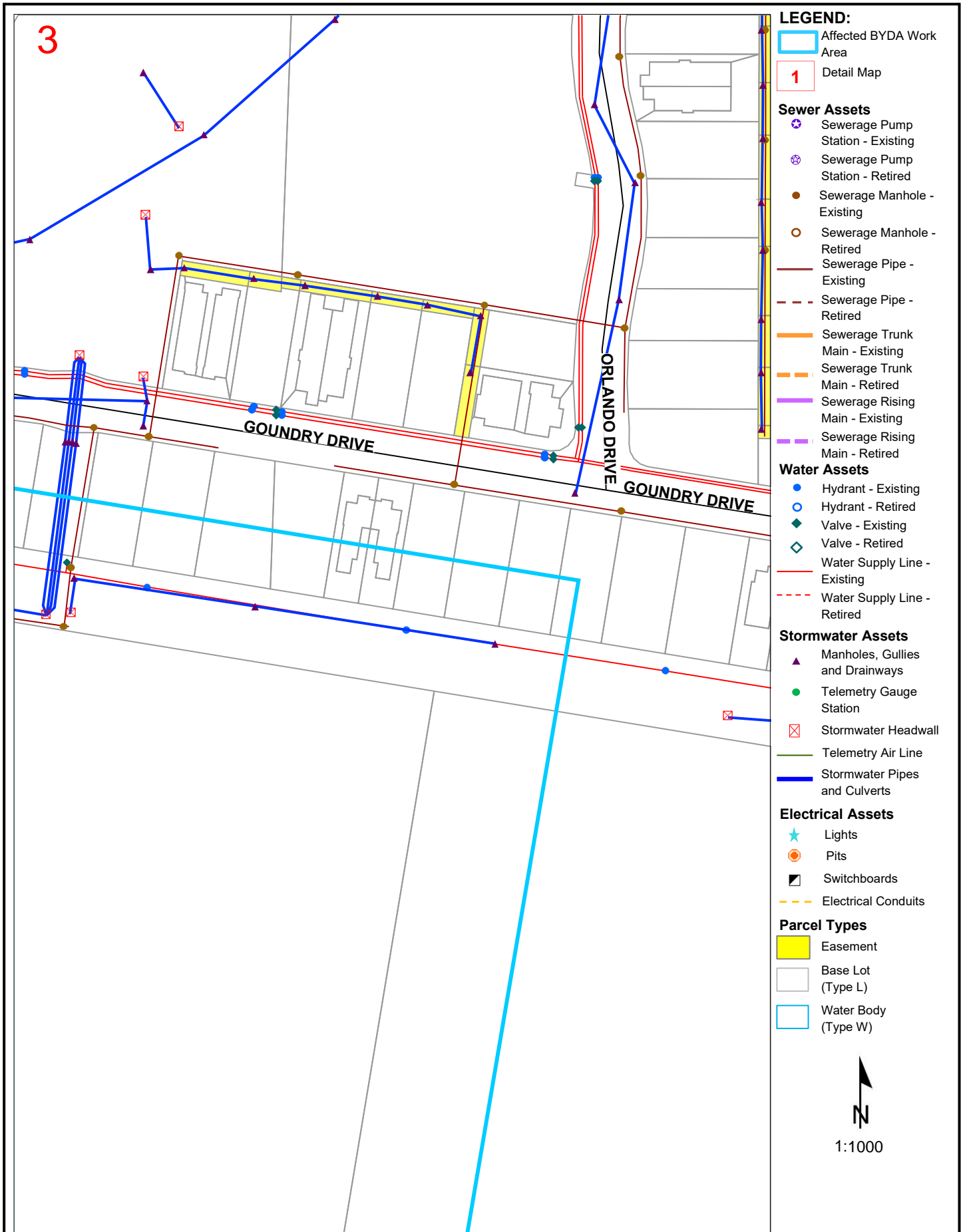
Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as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

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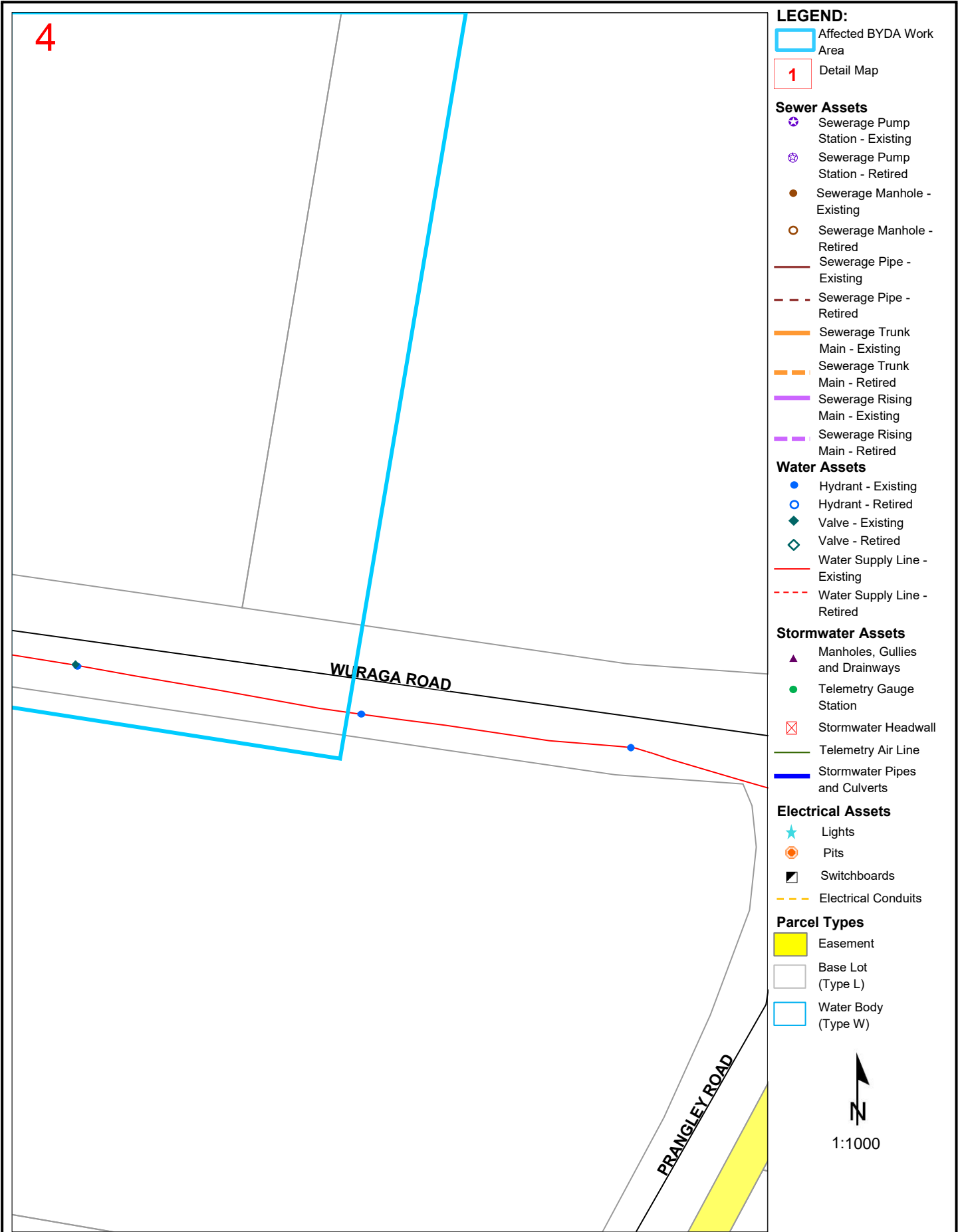
Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as 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)

1:1000

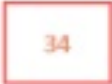




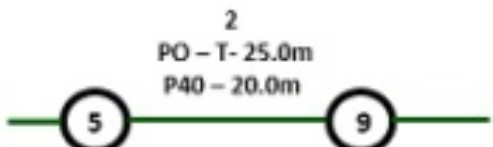
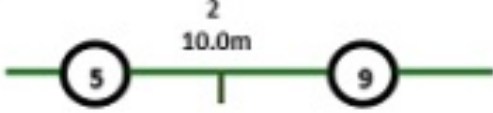




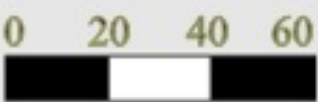
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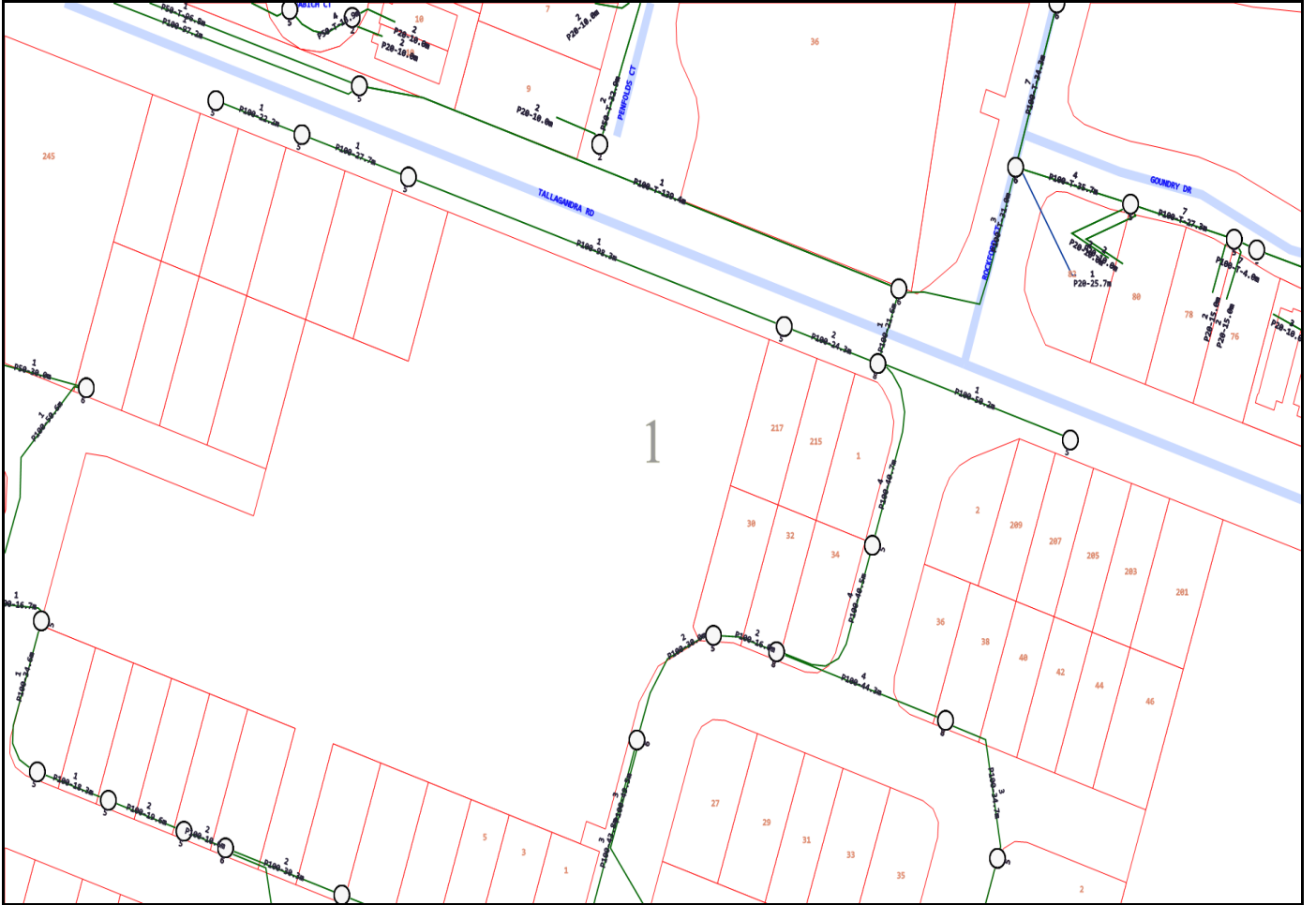
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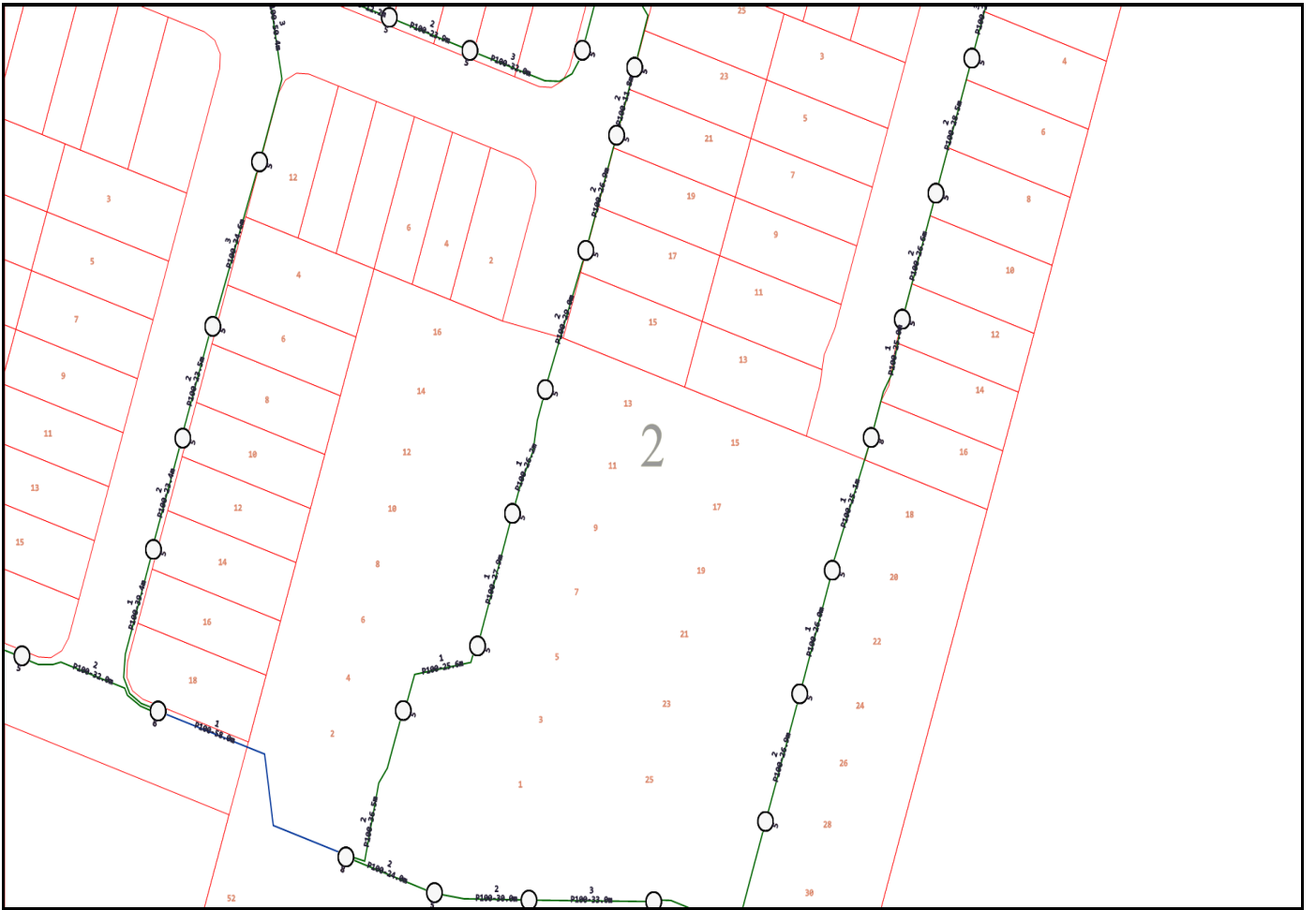


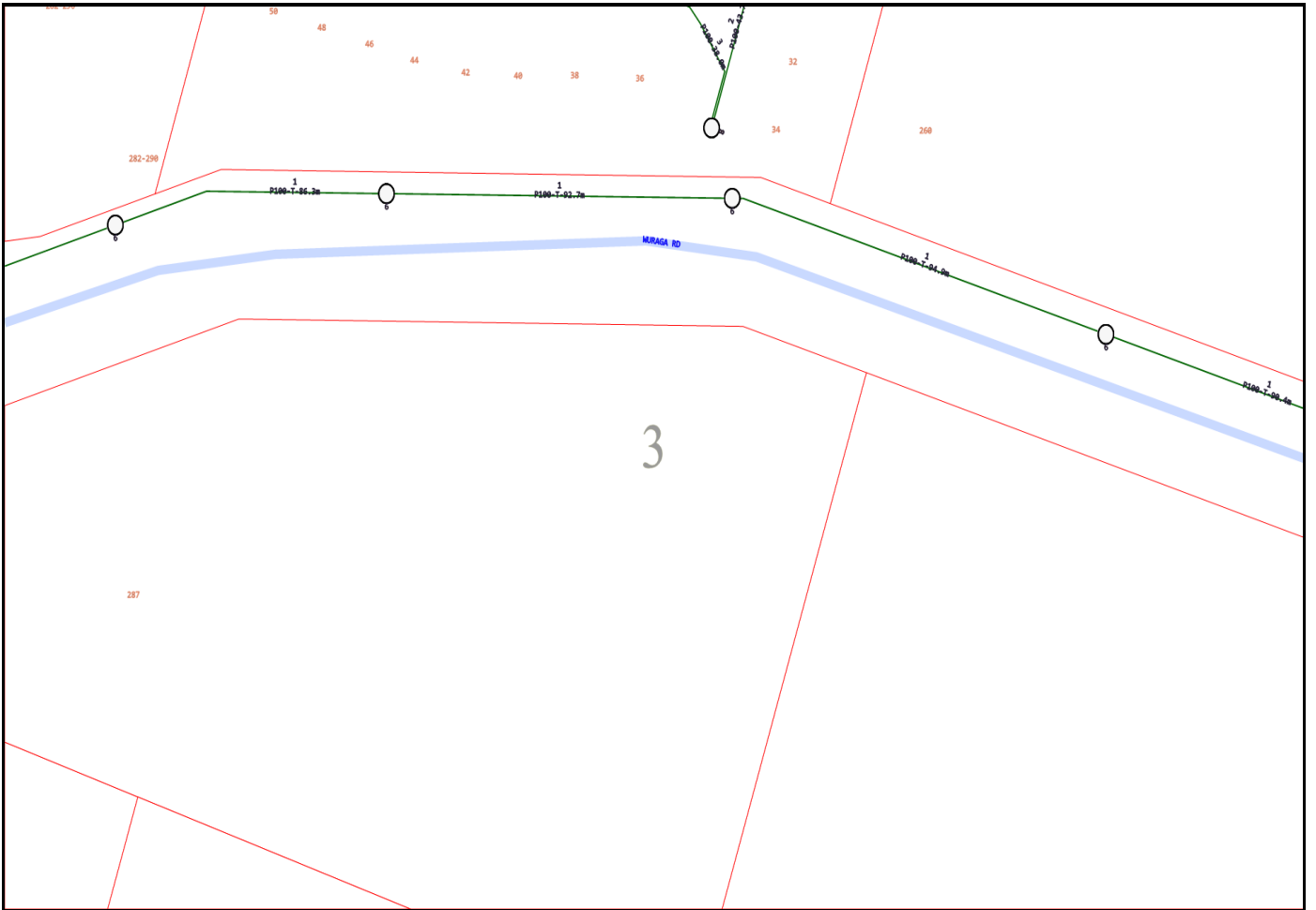
LEGEND

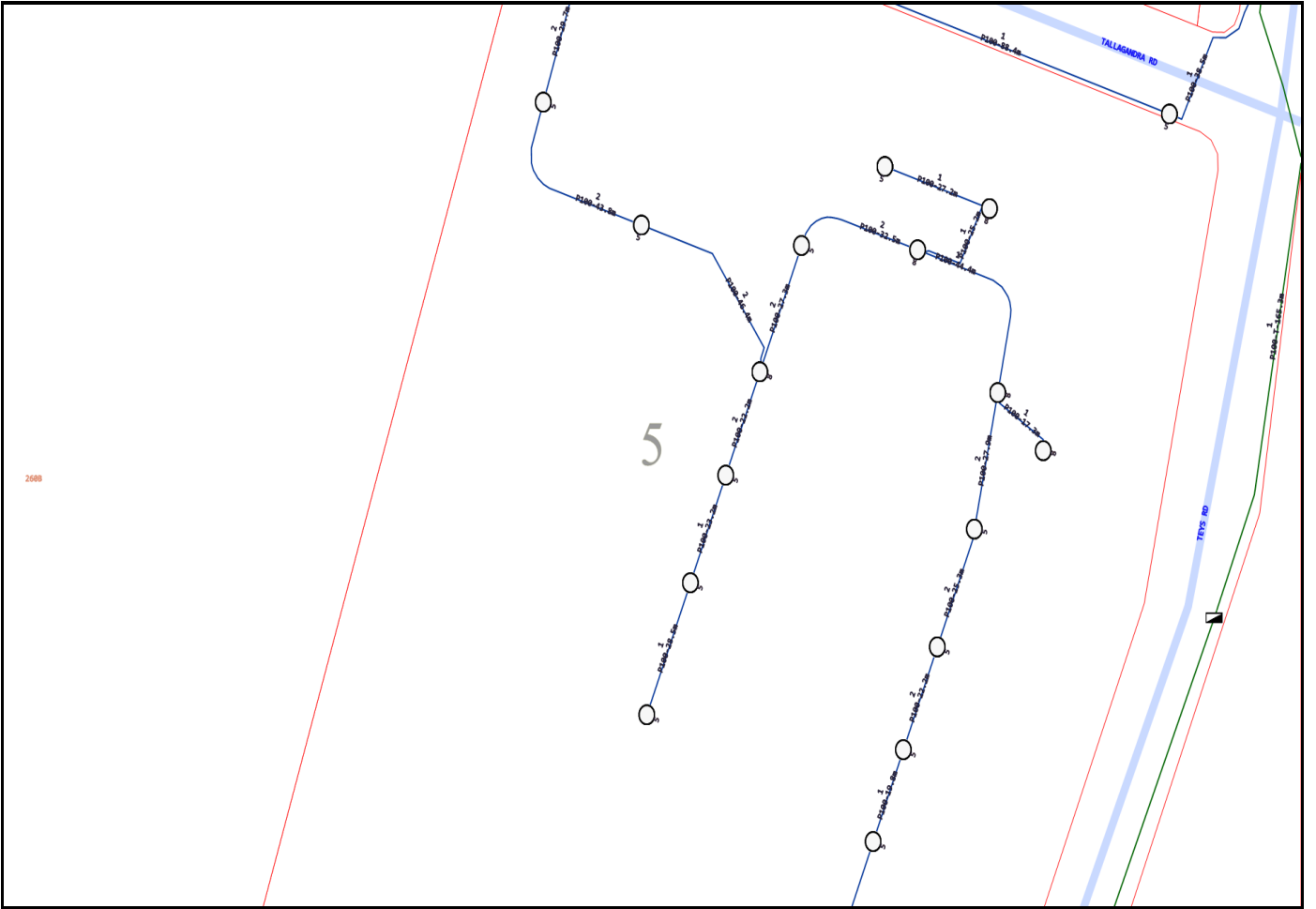


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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

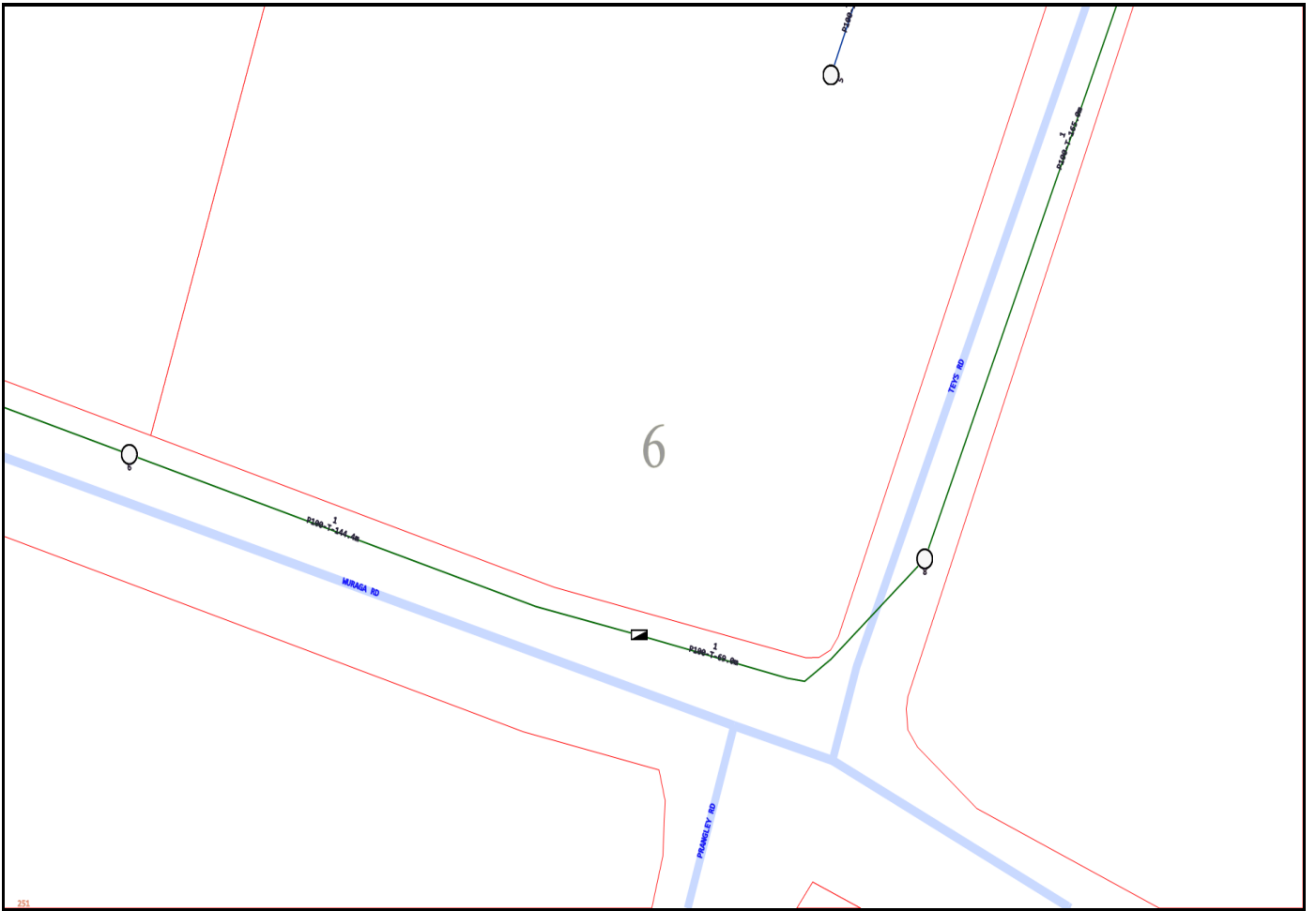








2688



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



NAME: NBN CO.
 NETWORK PROVIDER
 BE DIFFERENT
 THE FIXED LINE NETWORK
 FOR THIS AREA
 ALL TELSTRA CABLE OR
 CABLES ON TELSTRA CABLE
 SERVICES ARE TO BE
 ON NBN CO CABLE
 TEL DA976
 107437, 57109211
 Comment ID AYCA-4D1BJL
 R925, AYCA-57830S
 05/10/2019



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: 263465173

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 30/10/2025 18:53:08

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



NAME NBN CO.
 NETWORK PROVIDER
 BE DIFFERENT
 THE FIXED LINE NETWORK
 OPERATOR FOR THIS AREA
 ALL TELSTRA CABLE OR
 SERVICES ON TELSTRA CABLE
 SERVICES ARE TO BE
 PROVIDED ON NBN CO CABLE
 TEL DA976
 107437, 57109211
 Support ID AYCA-4D1BJL
 R925, AYCA-57830S
 05/10/2019

3002:DC-K
 1xP32 SUE
 OC TELD0
 c2024:M21
 195DE.



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: 263465173

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 30/10/2025 18:53:09

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

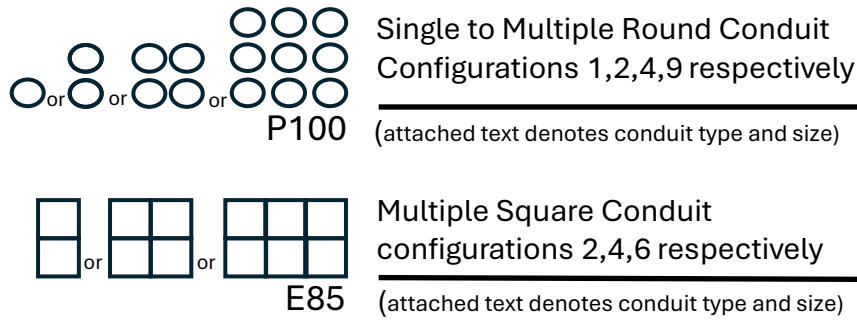
WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488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

LEGEND



	Lead-in terminates at a Customer Address		Cable Joining Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



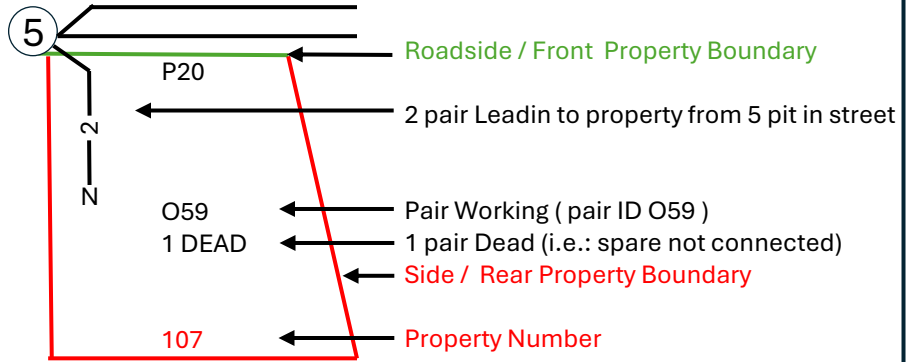
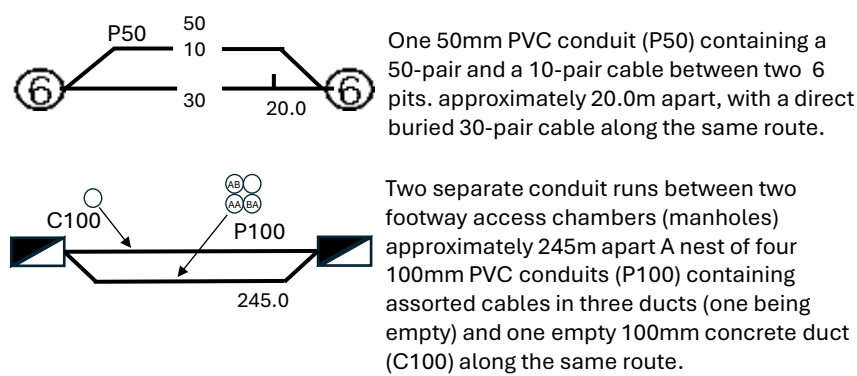
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

<h2>Plan</h2> <p>Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.</p>	<h2>Prepare</h2> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p>	<h2>Pothole</h2> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<h2>Protect</h2> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p>	<h2>Proceed</h2> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
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