



Enquiries: Wayne Goss
Phone: 54332750
Our Ref: DA/2025/2697
Your Ref: 22-000082
Date: 4 September 2025

Lennium Group
c/- Egis Consulting Pty Ltd
PO Box 997
BUDDINA QLD 4575

Dear Applicant,

**Development Approval
*Planning Act 2016***

Development Application No.: DA/2025/2697

Property Location: Lot 9000 Lilywood Boulevard LILYWOOD

Property Description: Lot 12 RP 866105
Lot 9000 SP 347803

Development Type: Operational Work - Development Permit for
Earthworks, Roadworks and Stormwater
(Lilywood, Stage 8)

Please be advised that on 3 September 2025 the above development application was approved by Council's Delegate as the Assessment Manager in accordance with section 63 of the *Planning Act 2016* subject to conditions.

The following type of approval has been issued:

- **Development Permit - Operational Works for Earthworks, Roadworks and Stormwater (Lilywood, Stage 8)**

The development allowed by this approval must be carried out in accordance with the attached Decision package.

Attached is an extract from the *Planning Act 2016* which details your appeal rights and the appeal rights of any submitters, if applicable, regarding this decision.

Should you require any further information about this matter, please contact Wayne Goss as referenced above.

Yours faithfully

A handwritten signature in black ink, appearing to be "Wayne Goss".

Wayne Goss
Senior Engineer (Integrated Assessment - Waraba)
Development Services
City of Moreton Bay

Enclosures: Attachment 1 - Decision Notice
Attachment 2 - Assessment Manager Conditions
Attachment 3 - Approved Plans / Documents
Attachment 4 - Appeal Rights

ATTACHMENT 1

Decision Notice

Decision Notice

Planning Act 2016, section 63

APPLICATION DETAILS

Application No:	DA/2025/2697
Applicant:	Lennium Group
Street Address:	Lot 9000 Lilywood Boulevard LILYWOOD
Real Property Description:	Lot 12 RP 866105 Lot 9000 SP 347803
Planning Scheme:	Moreton Bay Regional Council Planning Scheme

APPROVAL DETAILS

Date of Decision: **3 September 2025**

The development application was approved by Council's Delegate as the Assessment Manager subject to conditions (refer Attachment 2).

Application Type	Development Permit	Preliminary Approval
Operational Works for Earthworks, Roadworks and Stormwater (Lilywood, Stage 8)	☒	☐

OTHER NECESSARY PERMITS

Not applicable.

In addition to this approval, you may also be required to obtain a water approval from the Northern SEQ Distributor Retailer, trading as Unitywater. To engage a Registered Certifier to lodge your connection application, go to Unitywater's website www.unitywater.com/certifier

CURRENCY PERIOD OF APPROVAL

The currency period stated in section 85 of the *Planning Act 2016* applies to this approval as outlined below:

- Operational Works - 2 years from the date of this approval starts to have effect.

DEEMED APPROVAL

Not applicable.

VARIATION APPROVAL

Not applicable.

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions under Chapter 4, section 145 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

The Conditions relevant to this development approval are listed in Attachment 2 of the Decision package.

APPROVED PLANS / DOCUMENTS

The approved plans and/or documents as listed below for this development approval are included in Attachment 3 of the Decision package.

The approved plans/documents for this development approval are listed below.

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Title Sheet & Locality Plan	22-000082_8 1000 Rev A	Egis	30.07.25
Site Layout Plan	22-000082_8 1100 Rev -	Egis	03.06.25
Bulk Earthworks Plans Layout Plan Sheet 1 of 2	22-000082_8 1200 Rev A	Egis	30.07.25
Bulk Earthworks Plans Layout Plan Sheet 2 of 2	22-000082_8 1201 Rev -	Egis	03.06.25
Retaining Wall Setout Plan Sheet 1 of 2	22-000082_8 1210 Rev A	Egis	30.07.25
Retaining Wall Setout Plan Sheet 2 of 2	22-000082_8 1211 Rev -	Egis	03.06.25
Retaining Wall Notes and Details	22-000082_8 1212 Rev -	Egis	03.06.25
Control Line Setout Plan	22-000082_8 1300 Rev -	Egis	03.06.25
Roadworks Layout Plan Sheet 1 of 2	22-000082_8 1310 Rev A	Egis	30.07.25
Roadworks Layout Plan Sheet 2 of 2	22-000082_8 1311 Rev A	Egis	30.07.25
Intersection Details	22-000082_8 1320 Rev A	Egis	30.07.25
Ashford Crescent Longitudinal Section	22-000082_8 1330 Rev -	Egis	03.06.25
Ashford Crescent Cross Sections	22-000082_8 1331 Rev -	Egis	03.06.25
Road 31 Longitudinal and Cross Sections	22-000082_8 1332 Rev -	Egis	03.06.25
Road 34 Longitudinal and Cross Sections	22-000082_8 1333 Rev -	Egis	03.06.25
Road 16 Longitudinal and Cross Sections	22-000082_8 1334 Rev A	Egis	30.07.25
Stormwater Layout Plan Sheet 1 of 2	22-000082_8 1400 Rev A	Egis	30.07.25
Stormwater Layout Plan Sheet 2 of 2	22-000082_8 1401 Rev A	Egis	30.07.25

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Stormwater Notes and Details	22-000082_8 1402 Rev A	Egis	30.07.25
Stormwater Catchment Plan	22-000082_8 1410 Rev -	Egis	03.06.25
Stormwater Longitudinal Sections Sheet 1 of 4	22-000082_8 1420 Rev A	Egis	30.07.25
Stormwater Longitudinal Sections Sheet 2 of 4	22-000082_8 1421 Rev A	Egis	30.07.25
Stormwater Longitudinal Sections Sheet 3 of 4	22-000082_8 1422 Rev -	Egis	03.06.25
Stormwater Longitudinal Sections Sheet 4 of 4	22-000082_8 1423 Rev A	Egis	30.07.25
Stormwater Calculations Table Minor Sheet 1 of 2	22-000082_8 1430 Rev A	Egis	30.07.25
Stormwater Calculations Table Minor Sheet 2 of 2	22-000082_8 1431 Rev A	Egis	30.07.25
Stormwater Calculations Table Major Sheet 1 of 2	22-000082_8 1432 Rev A	Egis	30.07.25
Stormwater Calculations Table Major Sheet 2 of 2	22-000082_8 1433 Rev A	Egis	30.07.25
Stormwater Structure Details Sheet 1 of 2	22-000082_8 1440 Rev A	Egis	30.07.25
Stormwater Structure Details Sheet 2 of 2	22-000082_8 1441 Rev A	Egis	30.07.25
Note: Plans highlighted in BOLD are amended in RED on the plans.			

ASSESSMENT BENCHMARKS

The Assessment Benchmarks that applied to the development from the following Categorising Instruments include;

Categorising Instrument (*Planning Regulation 2017*)

State Planning Policy

- *State Planning Policy 2017*, Part E.

Regional Plan

- *South East Queensland Regional Plan 2023 (ShapingSEQ)*.

Local Categorising Instrument (*Moreton Bay Regional Planning Scheme*)

- MBRC Planning Scheme - Works Code
- MBRC Planning Scheme - Caboolture West Local Plan Code
- MBRC Planning Scheme - Reconfiguring a Lot Code (Applicable Precinct Only)

Local Categorising Instrument (*Variation Approval*)

Not applicable.

Local Categorising Instrument (*Temporary Local Planning Instrument*)

Not applicable.

OTHER RELEVANT ASSESSMENT MATTERS

Not applicable.

REASONS FOR THE DECISION

Not Applicable.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not applicable.

REFERRAL AGENCY CONDITIONS

There were no Referral Agencies applicable to this development application.

SUBMISSIONS

Not applicable.

APPEAL RIGHTS

Attachment 4 of the Decision package is an extract from the *Planning Act 2016* which details your appeal rights, and the appeal rights of any submitters, if applicable, regarding this decision.

ATTACHMENT 2

Assessment Manager Conditions of Approval

CONDITION		TIMING
OPERATIONAL WORKS		
1	DEU Road 16 (Laneway) Pavement Extension	
	Construct Road 16 reinforced concrete road pavement to chainage 20 in accordance with the approved plans and documents of development and Council's Planning Scheme Policy Integrated Design - Streets, Roads and Utilities. Note: These works are required to allow for service vehicle turnaround provisions.	Prior to works being accepted On Maintenance.
2	DEU Curved Laneway Priority	
	Design and construct a curved concrete threshold treatment within Road 34 to prioritise traffic movement to / from Road 16 in accordance with Council's Planning Scheme Policy Integrated Design - Streets, Roads and Utilities and standard drawings. The concrete threshold treatment is to be full depth colour batch concrete and located from approximately chainage 38 along the northern boundary of the pavement.	Prior to works being accepted On Maintenance.
3	DEU Bin Pads	
A	Construct concrete bin pads with a minimum a dimension of 1m ² per bin along Road 34 in the location identified within the approved plans to service Lots 213 to 216 (8m ²) and along Ashford Crescent from chainage 302 to service Lots 211 to 212 (4m ²).	Prior to works being accepted On Maintenance.
B	Paint house numbers on bin pads. Allocate bin pads starting from the closest available pad to the furthest lot. Note: Lots 212 to 216 bin pad numbering can be deferred to Stage 10 civil works approval should house numbers not be available prior to Off Maintenance.	Prior to works being accepted Off Maintenance.
4	DEU Road 31 (Driveway 2)	
	Delineate the 2.0m pathway from the driveway by installing landscaped sections between lot crossovers. Each section must be at least 0.5m deep and aligned to support compliant street and pedestrian lighting. An example is shown in the image below.	Prior to works being accepted On Maintenance.

CONDITION	TIMING
	
5 Approved Plans and/or Documents	
Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	At all times during construction and prior to works being accepted Off Maintenance.
6 Road Classifications for Pavement Design	
Design pavement in accordance with the following road classifications: Ashford Crescent – Modified Living Residential (16.5m) – ESA 1.2x10 ⁵	Prior to subgrade inspections.
7 Management Plans	
Undertake all works in accordance with the approved Construction Management Plan	At all times.
8 Errors and Omissions	
Where errors or omissions occur in the design or works do not conform to or meet Council standards then these works shall be rectified to comply with Council standards at no cost to Council. Where drawings contain insufficient detail or do not contain details of works that are either necessary or associated with the development then these works shall be designed and constructed to Council standards. Only the approved plans shall be used for construction. Note: Council reserves the right to amend the approved drawings or request further information should this become necessary.	At all times during construction and prior to works being accepted Off Maintenance.
9 Works – Applicant's Expense	
All works, services, facilities and/or public utility alterations required by or as a consequence of this approval or stated condition/s, whether carried out by the Council or otherwise, shall be at the developer's expense	At all times during construction and prior to works being accepted Off Maintenance.

CONDITION		TIMING
	unless otherwise specified or agreed in writing. Replace existing Council infrastructure (including but not limited to street trees and footpaths) to Council's standards.	
10	Works – Connection to existing works	
	Where existing works, including roads and drainage works, will not link up with and join smoothly to proposed works and are not more than twenty (20) metres from the nearest point of the proposed works the developer shall carry out such works as are necessary to ensure that the incomplete works, including roads and drainage, are constructed to link up with and join smoothly to the works proposed in accordance with Council's standards. These works are to be undertaken at the developer's expense unless otherwise specified or agreed in writing.	Prior to works being accepted On Maintenance.
11	As Constructed Drawings	
A	Provide to Council for review and approval, a preliminary set of the surveyor and engineering As Constructed drawings, digital ADAC file and Digital Terrain Model for the approved works. Note: The current design standard and relevant planning scheme policy is MBRC Planning Scheme Policy Operational Works inspection, maintenance and bonding procedures.	Prior to requesting an On Maintenance inspection.
B	Submit 'As Constructed' drawings, digital ADAC file and Digital Terrain Model in accordance with Council's Planning Scheme, relevant Planning Scheme Policies and design standards current at the time of development.	Prior to works being accepted On Maintenance.
12	Works in Existing Roads	
A	Works carried out in or affecting existing Roads must be undertaken so that these roads are maintained in a safe and useable condition.	At all times.
B	Provide to Council's delegated officer and receive acknowledgement of a Traffic Management Plan, with site specific Guidance Scheme, prepared and signed by an appropriately qualified person and in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for any works that will affect traffic movements or traffic safety in existing roads. Note: 1. A 'Part Road Closure Application' for Development Works form is to accompany the Traffic Management Plan submission. 2. This submission is required to be made in addition to any Traffic Management Plan which has been	At least five (5) days prior to undertaking the works in or affecting existing roads.

CONDITION		TIMING
	submitted and/or approved as part of a Construction Management Plan for the site during the development application process for Material Change of Use or Reconfiguring a Lot or subsequent non-IDAS applications.	
13	Notification to Affected Premises	
A	Provide Council with a copy of an information kit for 'Notification to Affected Premises' which includes the following: 1. A layout plan of the proposed development showing adjoining lot boundaries, new and existing roads, park and open space, drainage reserves and community purposes lots as applicable; 2. Details of any external works with any changes to existing works highlighted for easy identification; 3. Scheduled start and completion dates; 4. Contact names and phone numbers for the Developer, Supervising Engineer, Consulting Engineer, the Contractor, Wildlife Spotter and who to contact in an emergency; and 5. The site working hours authorised for the site works.	Prior to distribution of information kit to residents.
B	Provide all occupiers of premises adjoining the site, directly opposite the frontage of the site, adjacent to and directly opposite external works and residents/occupiers likely to be directly affected by the works with a copy of the 'Notification to Affected Premises' information kit. Provide Council's delegated officer with a list of premises which the information kit has been delivered to.	Not less than 14 days prior to commencing any construction works.
14	Information Sign – Development Works	
	An information sign containing the following details and after hours contact details must be provided at each entrance to the development site: 1. Developer 2. Supervising Consultant/ Engineers / Project Manager 3. Principal Contractor The sign must be at least 0.9m (W) by 0.6m (H). The sign must be erected and maintained for the duration of the development works.	For the duration of the development works from commencement to acceptance On Maintenance by Council.
15	Prestart Meeting	
	Arrange a prestart meeting with Council officers from Development Engineering section (Email - council@moretonbay.qld.gov.au - Attention - Development Services – Engineering Waraba Construction Team – DA/2025/2697. The following people will be required to attend the prestart meeting: 1. Developer's Supervising Engineer	Not less than 7 days prior to commencing any construction works.

CONDITION		TIMING
	2. Contractor's Engineer / Project Manager 3. Contractor's Site Supervisor 4. Fauna Manager (where required)	
16	Mandatory Inspections with Council Officers	
	Submit required documentation for each mandatory inspection in accordance with MBRC Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures.	Prior to requesting inspection.
	Undertake the following inspections with Council's delegated officer (where applicable to approved works) in accordance with MBRC Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures:	As prescribed below.
A	Stormwater drainage.	Prior to backfilling stormwater trenches.
B	Subgrade / box inspection.	Prior to placement of structural pavements.
C	Preseal inspection.	Prior to priming and sealing of structural pavements.
D	For concrete slabs and concrete pavements - foundations / subgrade and pre-pour inspections.	Prior to concrete pouring.
E	On maintenance inspection for Council's acceptance of all works.	Prior to works being accepted On Maintenance.
F	Off maintenance inspection of all works. Note: Reinspections attract a fee in accordance with Council's Fee Schedule. The fee must be paid prior to the reinspection.	After maintenance period has elapsed.
G	Provide Council's delegated officer with a copy of an Engineers' Certificate Soil tester's reports demonstrating that required compaction standards, finished levels and textures of finish have been obtained in accordance with Council's Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures.	Prior to proceeding to construction of next layer or surfacing.
17	Testing Frequency – General	
A	All testing of the works shall be carried to comply with the minimum testing frequencies given in MBRC Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures. Note: Council's delegated officer may vary the frequency of testing to suit site conditions but must provide written advice to the supervising engineer prior to commencement of the relevant works.	At all times during construction.
B	Provide a plan identifying locations where testing has occurred.	Prior to works being accepted On Maintenance.

CONDITION		TIMING
18	Construction Hours Restrictions	
	Ensure hours of construction are limited to 0630 to 1830 Monday to Saturday and not at all on Sundays and public holidays. Note: Council's engineer may approve (in writing) work outside the above hours where it can be demonstrated to the satisfaction of Council that the work will not cause unreasonable interference with the amenity of adjoining premise and any person.	At all times.
19	Construction Site Management	
	Ensure the construction site is kept in a clean and tidy state.	At all times.
	A Implement an Erosion and Sediment Control Plan which is prepared by an experienced Certified Professional in Erosion and Sediment Control (CPESC) in accordance with International Erosion Control Association Australasia (IECA) Best Practice and Sediment Control document and MBRC Planning Scheme current at the time of development.	Prior to commencement of works and to be maintained current at all times during construction and until the development is accepted off-maintenance.
	B The temporary erosion and sediment control measures shall be maintained and be functional until the end of the Maintenance Period for the works or earlier if Council's delegated officer considers they are no longer required. Note: Council's delegated officer may order additional measures to control silt on site at no cost to Council.	At all times during construction.
20	Haul Routes	
	Submit and have approved by Council's delegated officer all haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard. Note: Refer to MBRC Planning Scheme Values and Constraints Mapping - Road Hierarchy for details on sub-arterial and arterial roads.	Prior to a prestart meeting being held.
21	Spillage onto Existing Roads	
	Clean those parts of the access route to the site that are affected by any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site. Note: 1. All materials must be swept up and removed from the roads and not directed into Council's stormwater drainage system. 2. All care must be taken to prevent sediments being deposited on roads.	At all times during construction.

CONDITION		TIMING
22	Dust Control – Nuisance and Annoyance	
	Implement suitable dust control measures. If airborne particles are observed leaving the site, any work is to cease immediately and satisfactory dust suppression is to be implemented. Note: Dust suppression measures must be in place at all times including weekends and public holidays.	At all times prior to works being accepted Off Maintenance.
23	Earthworks Batters	
	Where approved drawings do not include specifications for scour and erosion protection apply the following treatments to batter slopes: 1. Slopes of 1:6 or flatter – topsoil and seed 2. Slopes between 1:6 and 1:4 – topsoil and turf 3. Slopes of 1:4 or greater – provide treatment recommendation from a qualified geotechnical engineer (RPEQ.) for Council approval prior to undertaking batter works 4. Or as directed by Council. Note: Batters within Open and Civic Spaces are to be treated in accordance with MBRC Planning Scheme Policy Integrated Design - Open and Civil Space Design.	At all times during construction.
24	Site works – Stormwater Runoff Quality	
	Carry out earthworks in accordance with the State Planning Policy - Water Quality and IECA Best Practice Erosion and Sediment Control document. Note: 1. Soil disturbances of greater than 1.0 hectares will require a site specific Erosion & Sediment Control Plan. 2. Earthworks are to be undertaken to ensure that soil disturbances are staged into manageable areas of not greater than 3.5 hectares.	At all time during construction and until the site is suitably stabilised.
25	Earth Retaining Structures	
A	Design and construct all earth retaining structures in accordance with: 1. Council's Planning Scheme and relevant Planning Scheme Policies; 2. Relevant Australian Standards; and 3. Relevant Building Code requirements. The minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure that is specified in Table 3.1 of Australian Standard AS4678.	At all times.

CONDITION		TIMING
	Note: Timber retaining structures and bolder retaining walls are not accepted unless specifically approved in writing by Council.	
	B Provide written certification from a suitably qualified and experienced RPEQ that the works comply with this permit condition.	Prior to works being accepted On Maintenance.
26	Unsuitable Fill Materials	
	Ensure that all fill material used on the development site is free of unsuitable materials, identified in AS3798 and the following: 1. actual acid sulfate soils and potential acid sulfate soils; 2. organic or putrescible matter; 3. material imported from land which is, or has been, listed on the "Environmental Management Register" under the <i>Environmental Protection Act 1994</i> ; and 4. building demolition material.	At all times.
27	Compaction Requirements	
	All fill material which is intended to be load bearing, or the finished surface level of which is required to remain approximately constant, is selected, placed and compacted to the standard prescribed in Australian Standard AS3798 Guidelines on Earthworks for Commercial and Residential developments.	At all times during construction.
28	Advisory Sign – Future Road Extension	
	At the end of each road that is intended to extend with future development an advisory sign shall be supplied and erected to inform residents and the public of the future road extension. The sign shall be worded as follows: "This road may be extended with future development of the adjoining land. For further information refer to Council's Planning Scheme." This sign must be easily read at a distance of 5 metres. The sign shall not be attached to the road end hazard sign above the sign board.	Prior to works being accepted On Maintenance.
29	Pavement Design	
	A All road pavements must be designed, constructed and tested in accordance with MBRC Planning Scheme Policy - Integrated Design - Street, Roads and Utilities and standard drawings current at the time of construction. Note: 1. Council requires a primer seal placed under all asphalt surfaces.	At all times during construction.

CONDITION		TIMING
	2. Increased asphalt surface thicknesses for road thresholds are to be identified in the pavement design.	
B	Submit, for review and approval by Council's delegated officer, a pavement design for all roads. Pavement designs are to include Soil tester's reports.	Prior to subgrade inspection.
30	Pavement Jointing Detail	
	Undertake pavement jointing in accordance with IPWEA. Standard Drawings RS-170.	Prior to works being accepted On Maintenance
31	Concrete Footpaths	
	Construct concrete footpaths and kerb ramps in accordance with IPWEA Standard Drawings RS-065 and RS-093.	Prior to works being accepted On Maintenance.
32	Street Signs	
	Street signs must be provided in accordance with Council's Standard Drawings and IPWEA Standard Drawings. Note: 1. House numbers required for these signs shall be obtained from Council's house numbering officer by contacting Council's Customer Service. 2. The MBRC Logo is not to be put on the sign.	Prior to works being accepted On Maintenance.
33	Stormwater Runoff Control – Batters and Retaining Walls	
	Provide cut-off drains at the top of the batter with turf or rock lined batter drains for all batters and/or retaining walls generally higher than 600mm in height and with a catchment greater than 1000m². Note: Where these are not detailed on the approved drawings then these works shall be in accordance with Council's current standards.	Prior to works being accepted On Maintenance.
34	Stormwater Runoff Control – Open Drains	
	Provide lining with appropriate scour protection to all open drains and bunds in accordance with Council's Planning Scheme, Planning Scheme Policies and standard drawings current at the time of development. Note: Dumped rock is generally not considered as an appropriate solution.	Prior to works being accepted On Maintenance.
35	Stormwater Pipe Outlets and Culvert Inlets and Outlets	
	Stabilise all culvert inlets and outlets or stormwater drainage outlets in accordance with industry best practice and the following requirements: 1. Rock gabion baskets/rock mattresses	At all times.

CONDITION		TIMING
	2. Grouted rock/stone pitching with a properly designed and prepared base and constructed to the following requirements: - Mortar to be 1 part cement to 3 parts sand (by volume). - Open face stone pitching is to be used where the concrete is recessed 50mm behind the stone facing. - Select spalls to avoid sharp edges. 3. Other solutions as approved by Council's delegated officer. Note: Dumped rock is generally not considered as an appropriate solution.	
36	Stormwater Overland Flow – Site Earthworks	
	Earthworks must be undertaken on the site so as not to cause nuisance and annoyance to any person or premises. The development must: - Allow stormwater overland flow which entered the land prior to the commencement of the earthworks to continue to enter the land; and - Ensure stormwater overland flow from the development site is not discharged or diverted onto land (other than a road) adjacent to the site in a manner which: - concentrates the rate of flow at any point along the property boundary; or - increases the peak flow rates of stormwater discharged at any point along the property boundary; beyond that which existed prior to commencement of these earthworks.	At all times during construction.
37	CCTV – Stormwater Pipes	
A	Provide a high definition Closed Circuit Television (CCTV) recording of all stormwater pipes including inter allotment roofwater drainage. CCTV to clearly display all joints (full surrounds) and any form of damage or defects. The recording is to include a report signed by an R.P.E.Q. stating that the recording has been reviewed and all works are satisfactory. Where defects have been identified, consultant is to provide method of rectification to Council for approval, prior to carrying out any rectification works.	At least 7 days prior to the On Maintenance inspection.
B	Undertake and provide, to the satisfaction of the Council, a high definition Closed Circuit Television (CCTV) recording of all stormwater pipes, including inter allotment roof water drainage. Recording to be undertaken within one month immediately preceding making a request for Off Maintenance inspection. CCTV	Prior to a request for Off Maintenance inspection.

CONDITION	TIMING
to clearly display all joints (full surrounds) and any form of damage or defects, including date and time of the recording. The recording is to include a report signed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) stating that the recording has been reviewed and all works are satisfactory. Where defects have been identified, consultant is to provide method of rectification to Council for approval, prior to carrying out any rectification works.	
38	Drainage Behind Retaining Walls
Design and install agricultural pipes or strip drains behind retaining walls in accordance with Q.U.D.M. to connect to: 1. The proposed inter-allotment drainage systems; or 2. To drainage inlet structures via a stub connection in roadways; or 3. Directly to kerb and channel if there are no drainage structures within 10m of the frontage of the land; or 4. As approved in writing by Council's delegated officer. Notes: 1. Corrugated pipes are not to be used to connect the stormwater drainage to Council's infrastructure. 2. The drainage system behind retaining walls must not connect to Council's subsurface drainage system in the Council road.	Prior to works being accepted On Maintenance.
39	Provision of Kerb Adapters
Provide a minimum of two (2) metal kerb adaptors per lot for lots that drain to the road. Where a lot has side crossfall of up to 1.5%, one (1) kerb adaptor shall be located at each side of the lot. Where a lot has side crossfall of greater than 1.5%, both kerb adaptors shall be located at the low side of the lot. For lots with a concrete footpath at the frontage, the kerb adaptors shall be connected to the front boundary of the lot with Class SN8 uPVC stormwater pipe.	Prior to works being accepted On Maintenance.
40	Stabilisation of Disturbed Areas
Ensure that a grass strike rate of at least 80% cover has been attained on all disturbed areas or other approved means of stabilisation of grassed areas have been provided. Note: For residential and rural residential subdivisions, the road reserve between kerb and property line shall be turfed as a condition of completion.	Prior to works being accepted On Maintenance.

ADVICES	
1	Development Permit
	This approval shall comply with all the conditions of related approval as stipulated in Council's Decision Notice – Development Permit DA/2022/2253 dated 06 September 2024. The Applicant needs to be aware that the Currency Period of that Decision Notice may determine the validity period of this Decision Notice.
2	Extent of Checking by Council
	This approval shall not be taken to mean that the drawings have been checked in detail and Council accepts no responsibility whatsoever for the survey information, the design, or for the accuracy of any information or detail contained in the approved drawings and specifications.
3	Aboriginal Cultural Heritage Act
	The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. Under the Act, indigenous parties are key in assessing cultural heritage significance. The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity. Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care. Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care requirement. Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act. Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.
4	Environmental Protection Act
	It remains the duty of care of the site owner not to cause Environmental Harm as defined under the <i>Environmental Protection Act 1994</i>.
5	Biosecurity Act 2014 - Fire Ant Control
	Significant portions of the Moreton Bay are within Fire Ant Biosecurity Zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014, individuals and businesses are responsible for ensuring that they follow the movement controls for specific organic materials to help prevent the spread of fire ants within South East Queensland's fire ant biosecurity zones. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on https://www.fireants.org.au/treat/business-and-industry/movement-controls

ATTACHMENT 3

Approved Plans / Documents

LILYWOOD LANDINGS

STAGE 8 - OPERATIONAL WORKS

FOR FOREVERLEN PTY LTD



LOCALITY PLAN
N.T.S

MORETON BAY REGIONAL COUNCIL
LOT 12 ON RP 866105
AREA OF SITE: 2.040ha
DA 2022/2253



DRAWING INDEX	
DWG NO.	DESCRIPTION
GENERAL	
1000	TITLE SHEET & LOCALITY PLAN
KEY PLAN	
1100	SITE LAYOUT PLAN
BULK EARTHWORKS PLANS	
1200	BULK EARTHWORKS PLANS LAYOUT PLAN SHEET 1 OF 2
1201	BULK EARTHWORKS PLANS LAYOUT PLAN SHEET 2 OF 2
RETAINING WALLS	
1210	RETAINING WALL SETOUT PLAN SHEET 1 OF 2
1211	RETAINING WALL SETOUT PLAN SHEET 2 OF 2
1212	RETAINING WALL NOTES AND DETAILS
CONTROL LINE SETOUT	
1300	CONTROL LINE SETOUT PLAN
ROADWORKS LAYOUT PLAN	
1310	ROADWORKS LAYOUT PLAN SHEET 1 OF 2
1311	ROADWORKS LAYOUT PLAN SHEET 2 OF 2
INTERSECTION DETAILS	
1320	INTERSECTION DETAILS
LONGITUDINAL AND CROSS SECTIONS	
1330	ASHFORD CRESCENT LONGITUDINAL SECTION
1331	ASHFORD CRESCENT CROSS SECTIONS
1332	ROAD 31 LONGITUDINAL AND CROSS SECTIONS
1333	ROAD 34 LONGITUDINAL AND CROSS SECTIONS
1334	ROAD 16 LONGITUDINAL AND CROSS SECTIONS
STORMWATER LAYOUT PLANS	
1400	STORMWATER LAYOUT PLAN SHEET 1 OF 2
1401	STORMWATER LAYOUT PLAN SHEET 2 OF 2
1402	STORMWATER NOTES AND DETAILS
STORMWATER CATCHMENT PLAN	
1410	STORMWATER CATCHMENT PLAN
STORMWATER LONGITUDINAL SECTIONS	
1420	STORMWATER LONGITUDINAL SECTIONS SHEET 1 OF 4
1421	STORMWATER LONGITUDINAL SECTIONS SHEET 2 OF 4
1422	STORMWATER LONGITUDINAL SECTIONS SHEET 3 OF 4
1423	STORMWATER LONGITUDINAL SECTIONS SHEET 4 OF 4
STORMWATER CALCULATION TABLES	
1430	STORMWATER CALCULATION TABLES MINOR SHEET 1 OF 2
1431	STORMWATER CALCULATION TABLES MINOR SHEET 2 OF 2
1432	STORMWATER CALCULATION TABLES MAJOR SHEET 1 OF 2
1433	STORMWATER CALCULATION TABLES MAJOR SHEET 2 OF 2
STORMWATER STRUCTURE DETAILS	
1440	STORMWATER STRUCTURE DETAILS SHEET 1 OF 2
1441	STORMWATER STRUCTURE DETAILS SHEET 2 OF 2

SEWER RETICULATION PLANS	
1500	SEWER RETICULATION COVER SHEET
1501	SEWER RETICULATION LAYOUT PLAN SHEET 1 OF 2
1502	SEWER RETICULATION LAYOUT PLAN SHEET 2 OF 2
SEWER LONGITUDINAL SECTIONS	
1510	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 1 OF 4
1511	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 2 OF 4
1512	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 3 OF 4
1513	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 4 OF 4
1514	SEWER RETICULATION BRIDGING DETAIL
WATER RETICULATION PLANS	
1600	WATER RETICULATION COVER SHEET WHEET 1 OF 2
1601	WATER RETICULATION LAYOUT PLAN WHEET 2 OF 2

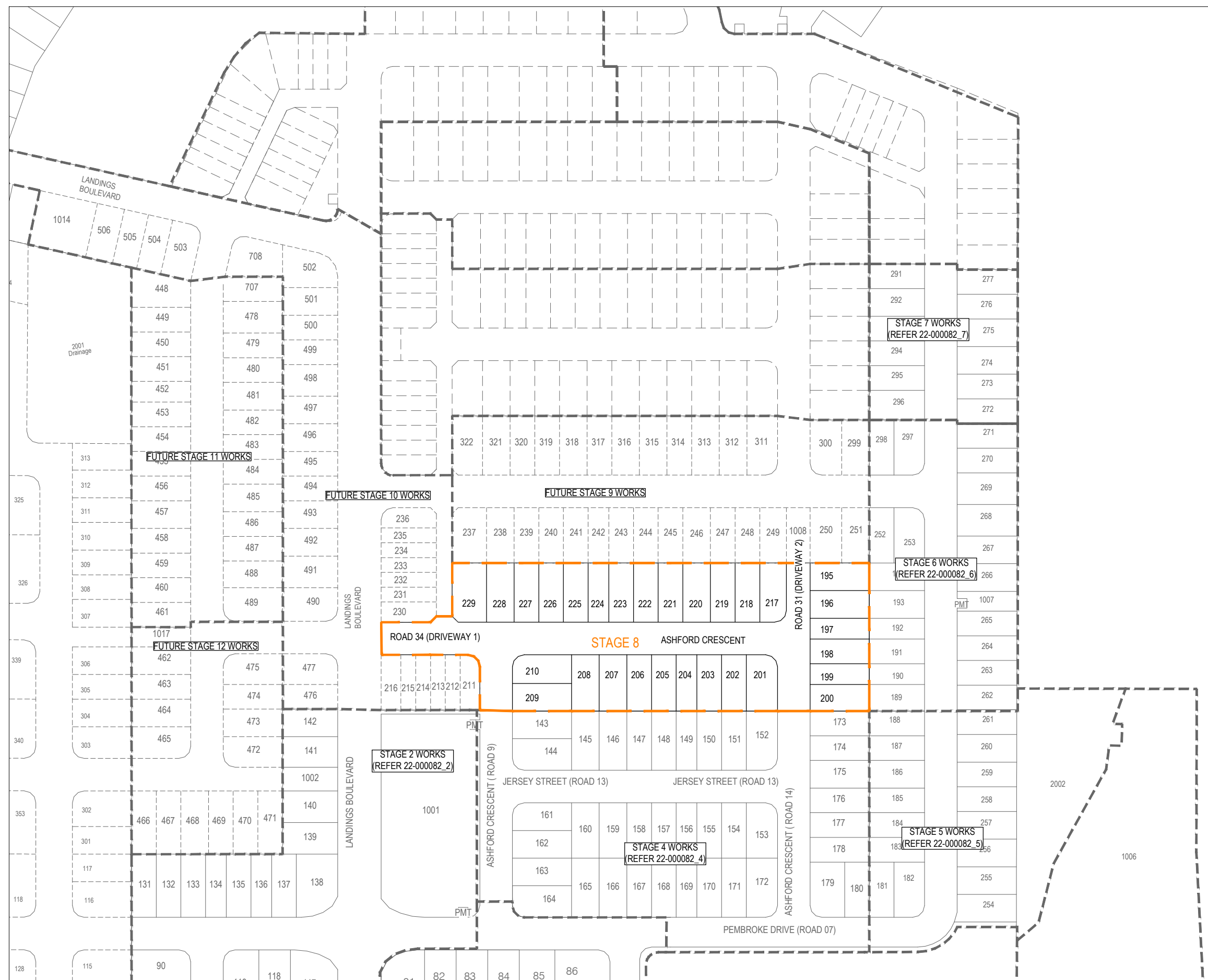


CONSTRUCTION HOLD POINT
PRIOR TO CONSTRUCTION THE CONTRACTOR
SHALL VERIFY LEVELS OF ALL EXISTING
CROSSINGS AND CONNECTION POINTS.

CONSTRUCTION NOTE
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:
- BULK EARTHWORKS SET - 22-000082_EWKS
- NORTHERN BULK EARTHWORKS SET - 22-000082_NBEW
- STAGE 2 SET - 22-000082_2
- STAGE 3 SET - 22-000082_3
- STAGE 4 SET - 22-000082_4
- STAGE 5 SET - 22-000082_5
- STAGE 6 SET - 22-000082_6
- GEOTECHNICAL REPORT
- LANDSCAPE PLANS (BY AECOM)
- ELECTRICAL / COMMS PLANS (BY CV SERVICES)

IMAGINE. CREATE. ACHIEVE.
a sustainable future

PROJECT No.:	STAGE:	MILESTONE:	REVISION DATE:	DRAWING No.:	REVISION:
22-000082_8	8	OPW	30.07.25	1000	A



LEGEND

- STAGE BOUNDARY
 EXISTING/FUTURE STAGE BOUNDARY
 PROPOSED LOT BOUNDARY
 EXISTING LOT BOUNDARY
 FUTURE LOT BOUNDARY

[illegible]

DISCLAIMER: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE.

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: <i>Michael Steer</i>	DATE: 03.06.25

SCALE

1:1000 10 0 10 20 30 40 50m A1

1:2000 A3

A graphic scale bar is shown. It consists of a horizontal line divided into segments. The top row of segments is labeled 10, 0, 10, 20, 30, 40, and 50m. The bottom row of segments is labeled 1:1000 and 1:2000. The bar is divided into 10 segments of 10m each. The first segment is black, the second is white, and the remaining eight segments are black. The total length of the bar is 100m. The scale 1:1000 is indicated for the first segment (10m) and 1:2000 for the second segment (20m). The bar is labeled A1 and A3.

CLIENT

LENNIUM
GROUP

PROJECT

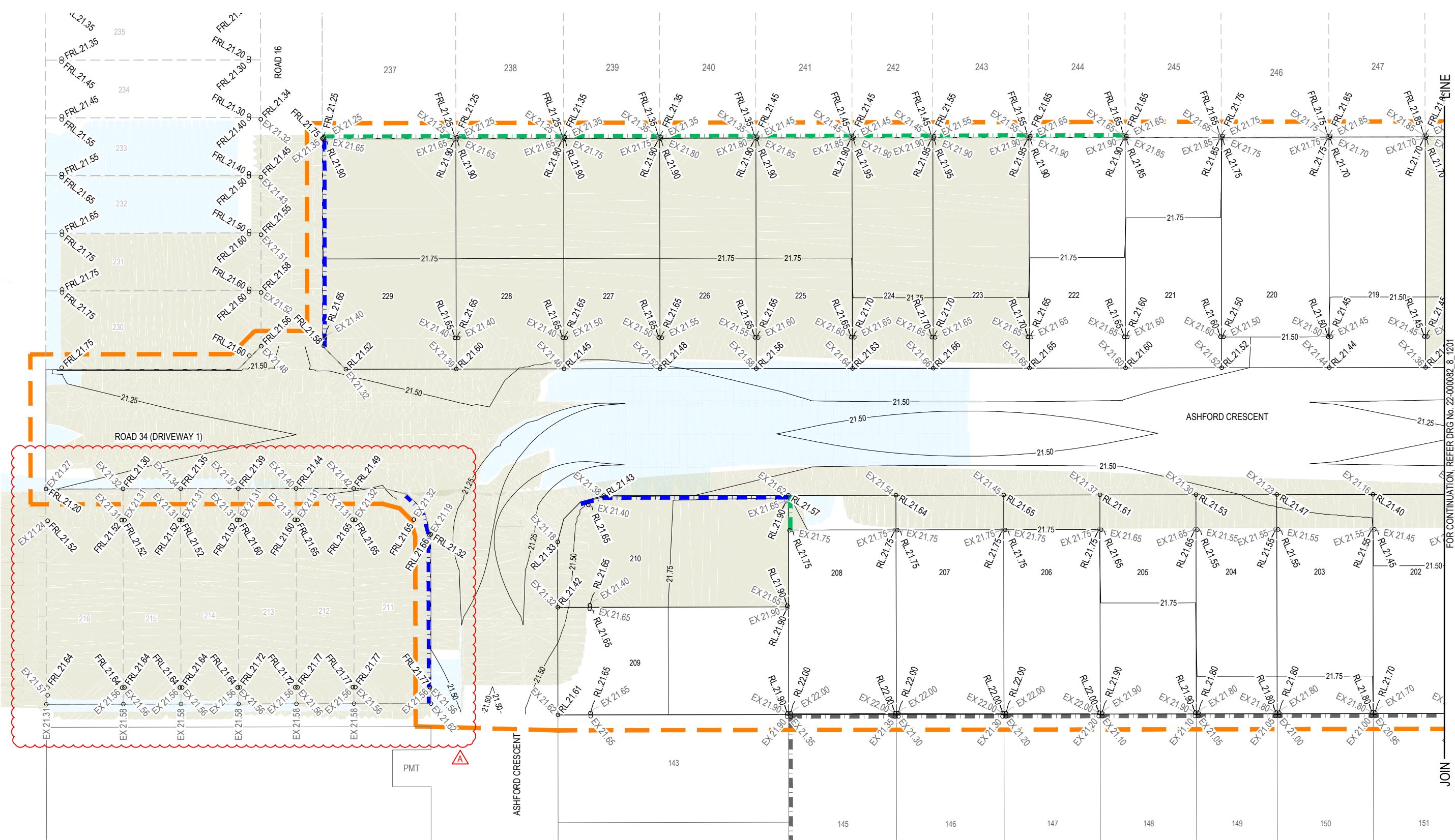
Lilywood LANDINGS

STAGE 8

DRAWING TITLE		
SITE LAYOUT PLAN		
PROJECT No.	DRAWING No.	REVISION
22-000082	8 1100	-

Approved Subject to Conditions of Decision Notice DA/2025/2697

03/09/2025



FOR CONTINUATION, REFER DRG No. 22-000082_8_1201

NOTE:
1. REFER DRAWING 22-000082_8_1201 FOR LEGEND AND BULK EARTHWORKS NOTES.

CAUTION !!
UNDERGROUND TELECOMMS CABLES
UNDERGROUND TELECOMMUNICATION CABLES EXIST IN THIS VICINITY. CONTACT SUPPLIER FOR CABLE LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.

CAUTION !!
UNDERGROUND GAS MAIN
UNDERGROUND GAS MAIN EXIST IN THIS VICINITY. CONTACT SUPPLIER FOR MAIN LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.

CAUTION !!
UNDERGROUND ELECTRICAL CABLES
UNDERGROUND ELECTRICITY CABLES EXIST IN THIS VICINITY. CONTACT ENERGEX FOR CABLE LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.

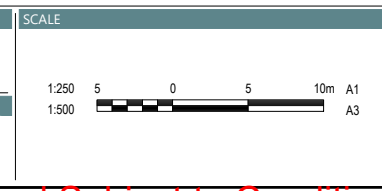
INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
AA	HSL	AA	MS	03.06.25		
CH	CH	AA	MS	30.07.25	REVISED AS PER COUNCIL RFI	

FOR APPROVAL

APPROVED

BY: MICHAEL STEER NO: 6900

SIGN: Michael Steer DATE: 30.07.25



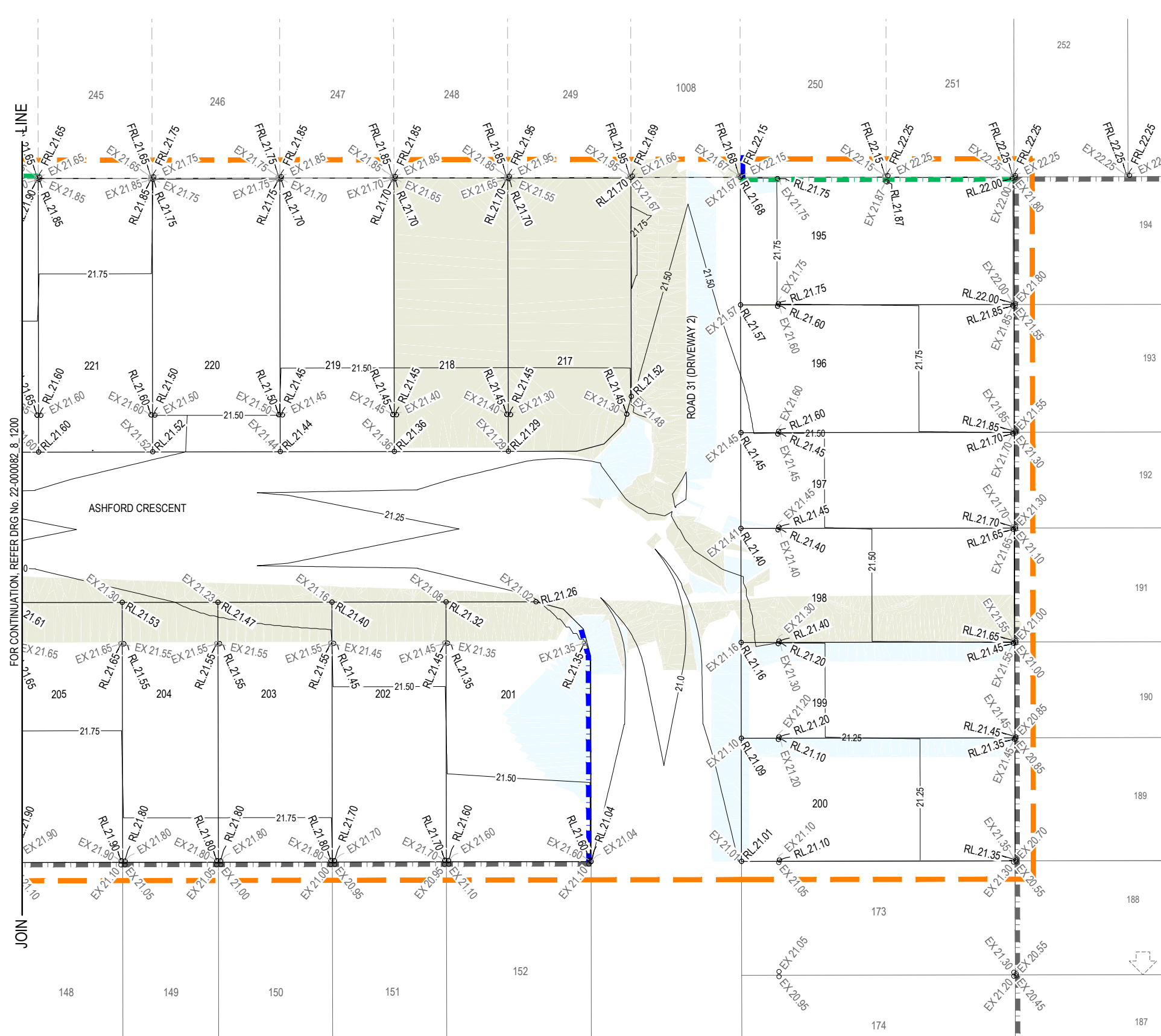
CLIENT

PROJECT

STAGE 8

DRAWING TITLE		
BULK EARTHWORKS PLANS LAYOUT PLAN SHEET 1 OF 2		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1200	A

DISCLAIMER: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE.



LEGEND

- | | |
|---|--|
|  | STAGE BOUNDARY |
|  22.25 | DESIGN SURFACE CONTOUR (0.25m INTERVALS) |
|  | PROPOSED TYPE 1 SLEEPER RETAINING WALL |
|  | PROPOSED TYPE 2 SLEEPER RETAINING WALL |
|  | EXISTING SLEEPER RETAINING WALL |
| ○ RL.22.15 | FINISHED SURFACE LEVEL |
| ○ EX.22.15 | EXISTING FINISHED SURFACE LEVEL |
| ○ FRL.22.15 | FUTURE FINISHED SURFACE LEVEL |
|  | AREA OF CUT |
|  | AREA OF FILL |

INDICATIVE CUT & FILL VOLUMES

CUT = (-) 87m ³
FILL = (+) 844m ³
BALANCE = (+) 757m ³

EARTHWORKS NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING SERVICES WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL REMOVE ALL STRUCTURES, DEBRIS AND FENCES FROM THE SITE TO THE SATISFACTION OF THE SUPERINTENDENT.
3. EXISTING SURFACE IS TO BE CLEAR OF VEGETATION MATTER PRIOR TO THE START OF FILLING.
4. FILL IS TO BE OF GOOD QUALITY AND FREE OF UNSUITABLE MATERIAL AS DEFINED BY AS3798-2007.
5. NOTWITHSTANDING THE LIMITS OF CUTTING AND FILLING SHOWN ON THE DRAWINGS, THE ACTUAL LIMITS SHALL BE DETERMINED ON SITE BY THE SUPERINTENDENT DURING CONSTRUCTION. SIMILARLY, THE FINISHED SURFACE LEVELS MAY BE ADJUSTED BY THE WRITTEN DIRECTION OF THE SUPERINTENDENT DURING CONSTRUCTION AFTER AMENDED DRAWINGS HAVE BEEN APPROVED BY COUNCIL.
6. ALL EXCAVATION AND FILLING SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF AS3798-2007 AND IN ACCORDANCE WITH THE CURRENT COUNCIL SPECIFICATIONS AND STANDARD DRAWINGS.
7. LEVEL 1 CERTIFICATION IS REQUIRED ON ALL EARTHWORKS IN ACCORDANCE WITH AS3798-2007. WITH SUPERVISION CERTIFICATION UNDERTAKEN BY AN RPEQ GEOTECHNICAL ENGINEER.
8. ALL DRAINAGE STRUCTURES ARE TO BE PRESERVED FROM THE EFFECTS OF STRUCTURAL LOADING GENERATED BY THE EARTHWORKS.
9. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
10. ALL LEVELS ARE IN METRES ABOVE AUSTRALIAN HEIGHTS DATUM (mAHD) UNLESS OTHERWISE SHOWN
11. CIVIL CONTRACTOR TO LEAVE VERGES 100mm BELOW FINISHED SURFACE LEVEL. LANDSCAPE CONTRACTOR TO RESPEAD TOPSOIL AND STABILISE. REFER LANDSCAPE ARCHITECT'S PLANS FOR DETAILS.
12. CONTOURS SHOWN ARE DEVELOPED FINISHED SURFACE CONTOURS. CONTRACTOR IS TO ENSURE CUT OFF DRAINS ARE FREE DRAINING TO SEDIMENT BASINS. (IE. NO WATER PONDING)
13. DESIGN FINISH SURFACE LEVELS SHOWN ARE INCLUSIVE OF TOPSOIL LAYER WHERE APPLICABLE
14. THE CONTRACTOR TO DRAIN AND REMOVE ALL SILT AND DEBRIS FROM THE EXISTING DAM OFF SITE AND FILL TO LEVEL 1 CERTIFICATION.

CAUTION !!
UNDERGROUND
TELECOMMS CABLES
UNDERGROUND TELECOMMUNICATION
CABLES EXIST IN THIS VICINITY.
CONTACT SUPPLIER FOR CABLE
LOCATIONS. EXTREME CARE MUST
BE TAKEN WHILST EXCAVATING.

CAUTION !!
UNDERGROUND
GAS MAIN
UNDERGROUND GAS MAIN
EXIST IN THIS VICINITY.
CONTACT SUPPLIER FOR MAIN
LOCATIONS. EXTREME CARE MUST
BE TAKEN WHILST EXCAVATING

CAUTION !!
UNDERGROUND
ELECTRICAL CABLES
UNDERGROUND ELECTRICITY
CABLES EXIST IN THIS VICINITY.
CONTACT ENERGEX FOR CABLE
LOCATIONS. EXTREME CARE MUST
BE TAKEN WHILST EXCAVATING

[illegible]

CITY OF
MORETON BAY

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: <i>Michael Steer</i>	DATE: 03.06.25

SCALE

1:250 5 0 5 10m A1

1:500  A3



CLIENT

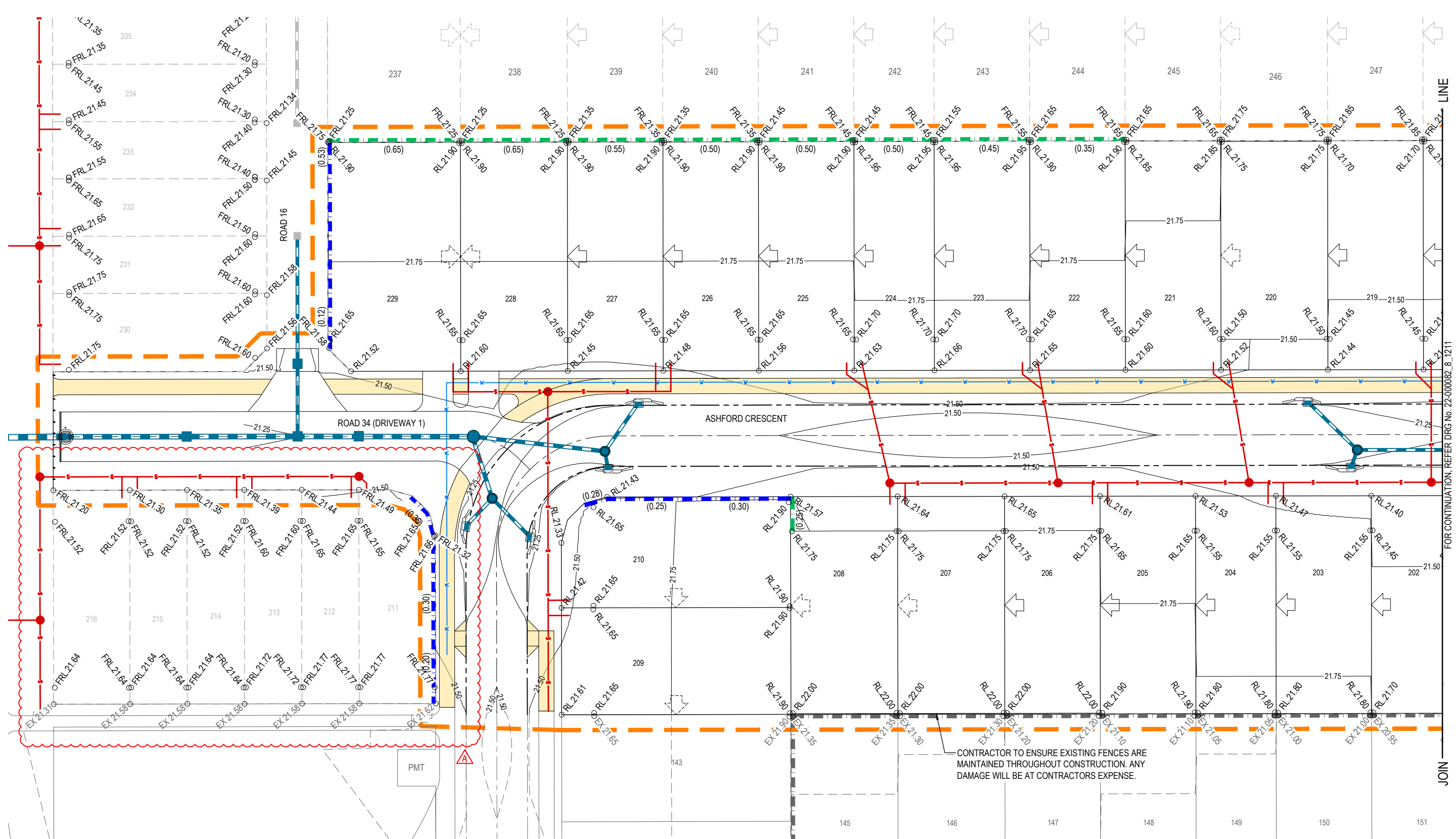
LENNIUM
— GROUP —

PROJECT

Lidgywood LANDINGS

STAGE 8

DRAWING TITLE		
BULK EARTHWORKS PLANS LAYOUT PLAN SHEET 2 OF 2		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1201	-



NOTE:
1. REFER DRAWING 22-000082_8_1211 FOR LEGEND.
2. REFER TO DRG 22-000082_8_1212 FOR STANDARD RETAINING WALL NOTES AND DETAILS.

CAUTION !!
UNDERGROUND TELECOMMS CABLES
UNDERGROUND TELECOMMUNICATION CABLES EXIST IN THIS VICINITY. CONTACT SUPPLIER FOR CABLE LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.

CAUTION !!
UNDERGROUND GAS MAIN
UNDERGROUND GAS MAIN EXIST IN THIS VICINITY. CONTACT SUPPLIER FOR MAIN LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING

CAUTION !!
UNDERGROUND ELECTRICAL CABLES
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INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
AA	HSL	AA	MS	03.06.25		
CH	CH	AA	MS	30.07.25	REVISED AS PER COUNCIL RFI	

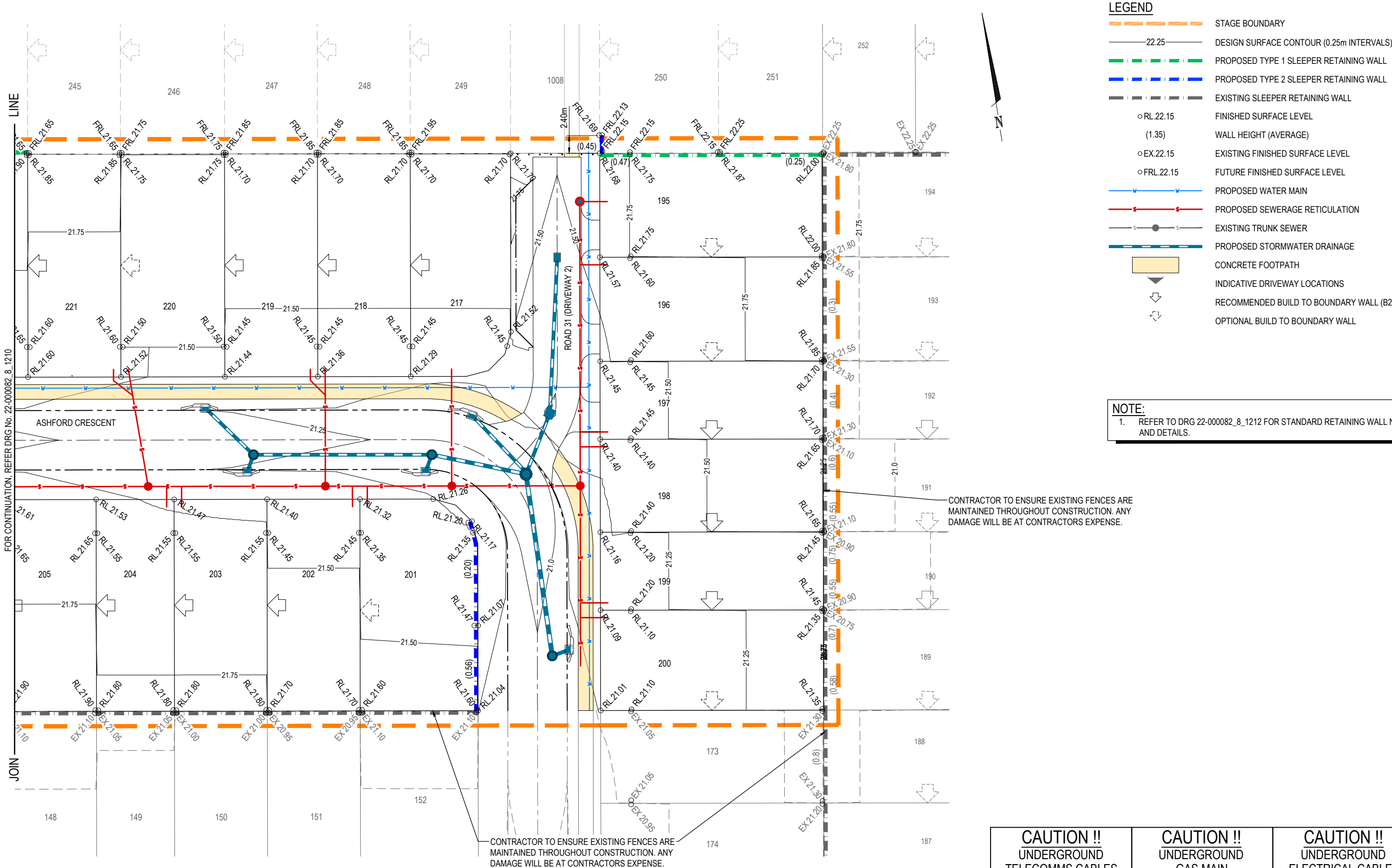
CITY OF MORETON BAY

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: Michael Steer	DATE: 30.07.25

SCALE	
1:250	5 0 5 10m A1
1:500	5 0 5 10m A3



DRAWING TITLE		
RETAINING WALL SETOUT PLAN SHEET 1 OF 2		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1210	A



- LEGEND**
- STAGE BOUNDARY
 - 22.25 DESIGN SURFACE CONTOUR (0.25m INTERVALS)
 - PROPOSED TYPE 1 SLEEPER RETAINING WALL
 - PROPOSED TYPE 2 SLEEPER RETAINING WALL
 - EXISTING SLEEPER RETAINING WALL
 - FINISHED SURFACE LEVEL (RL.22.15)
 - WALL HEIGHT (AVERAGE) (1.35)
 - EXISTING FINISHED SURFACE LEVEL (EX.22.15)
 - FUTURE FINISHED SURFACE LEVEL (FRL.22.15)
 - PROPOSED WATER MAIN
 - PROPOSED SEWERAGE RETICULATION
 - EXISTING TRUNK SEWER
 - PROPOSED STORMWATER DRAINAGE
 - CONCRETE FOOTPATH
 - INDICATIVE DRIVEWAY LOCATIONS
 - RECOMMENDED BUILD TO BOUNDARY WALL (B2B)
 - OPTIONAL BUILD TO BOUNDARY WALL

NOTE:
1. REFER TO DRG 22-000082_8_1212 FOR STANDARD RETAINING WALL NOTES AND DETAILS.

CONTRACTOR TO ENSURE EXISTING FENCES ARE MAINTAINED THROUGHOUT CONSTRUCTION. ANY DAMAGE WILL BE AT CONTRACTORS EXPENSE.

CONTRACTOR TO ENSURE EXISTING FENCES ARE MAINTAINED THROUGHOUT CONSTRUCTION. ANY DAMAGE WILL BE AT CONTRACTORS EXPENSE.

CAUTION !!
UNDERGROUND TELECOMMS CABLES
UNDERGROUND TELECOMMUNICATION CABLES EXIST IN THIS VICINITY. CONTACT SUPPLIER FOR CABLE LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.

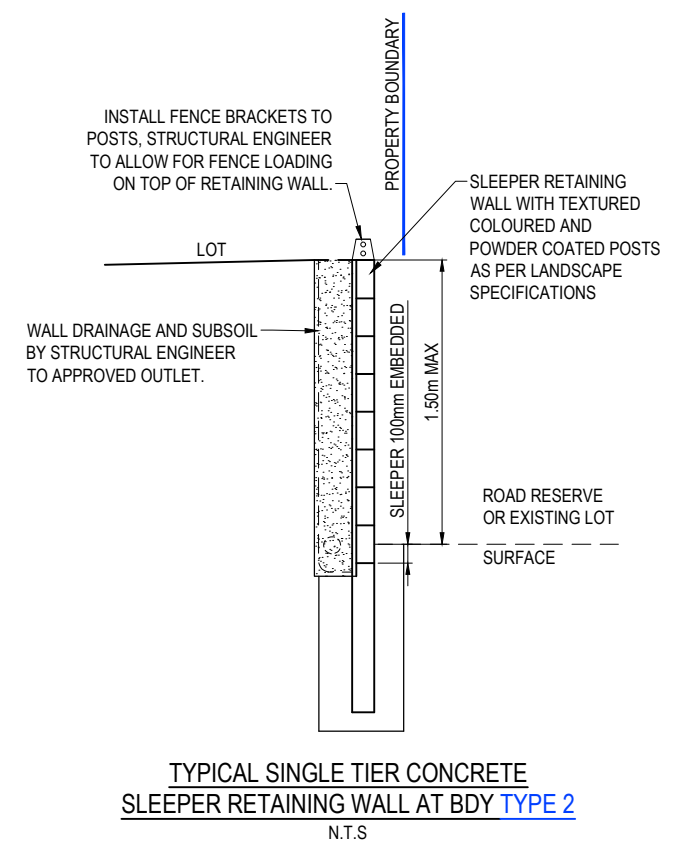
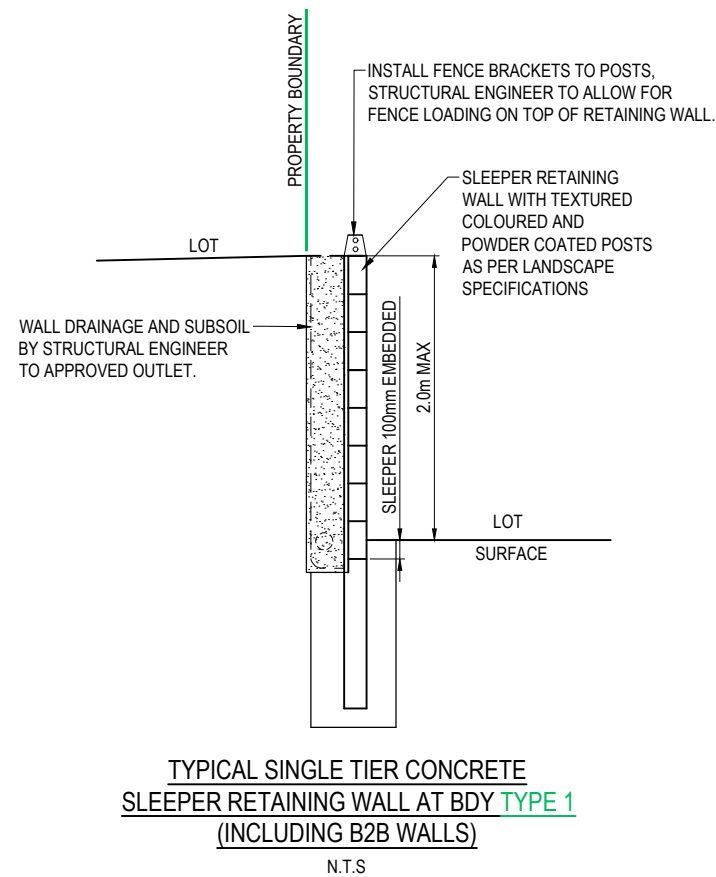
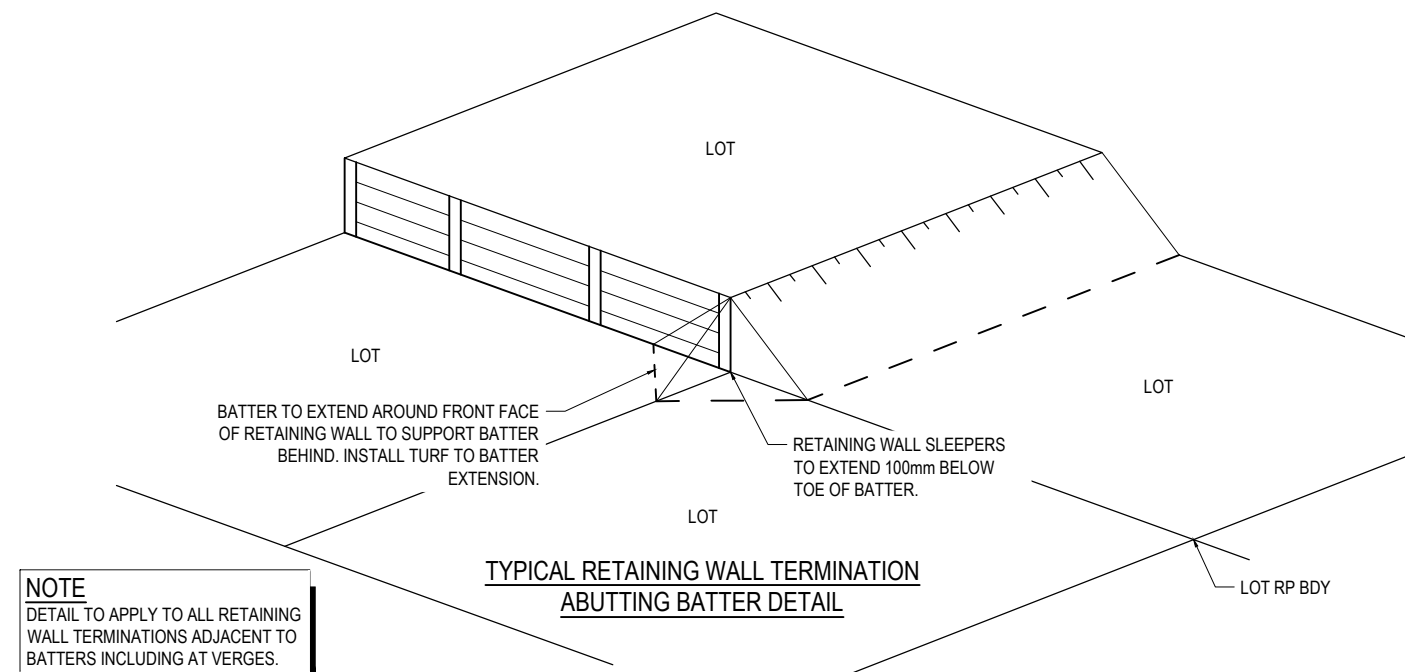
CAUTION !!
UNDERGROUND GAS MAIN
UNDERGROUND GAS MAIN EXIST IN THIS VICINITY. CONTACT SUPPLIER FOR MAIN LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.

CAUTION !!
UNDERGROUND ELECTRICAL CABLES
UNDERGROUND ELECTRICITY CABLES EXIST IN THIS VICINITY. CONTACT ENERGEX FOR CABLE LOCATIONS. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.

RETAINING WALL DESIGN AND CONSTRUCT NOTES:

1. CONCRETE SLEEPER RETAINING WALL IS A DESIGN AND CONSTRUCT ITEM.
2. CONTRACTOR SHALL ENGAGE A RPEQ STRUCTURAL ENGINEER WITH SUITABLE RETAINING WALL EXPERIENCE.
3. FOLLOWING DESIGN PARAMETERS SHALL BE ADOPTED.
 - a) SURCHARGE LOAD 5kPa FOR INTERALLOTMENT WALLS.
 - b) SURCHARGE LOAD 20kPa WHERE WALLS ARE SUPPORTING ROADS OR DRIVEWAYS.
 - c) ALLOW FOR WIND AND DEAD LOADS FOR SOLID 1.8m HIGH FENCE, OR HIGHER IF SPECIFIED IN THE ACOUSTIC REPORT.
 - d) ALLOW FOR MAX 1 IN 4 SLOPE AT TOP AND TOE OF WALLS.
 - e) TORSIONALLY RIGID BEAMS SUCH AS UC SECTION SHALL BE SPECIFIED.
 - f) DESIGN SHALL ACHIEVE 60 YEAR DESIGN LIFE. OR DESIGN LIFE SPECIFIED BY THE RELEVANT AUTHORITY.
 - g) CONTRACTOR SHALL ARRANGE GEOTECHNICAL INVESTIGATION AND STRUCTURAL DESIGN SHALL ALLOW FOR CONDITIONS IDENTIFIED IN INVESTIGATION.
 - h) WALL DESIGN SHOULD INCLUDE FOUNDATION LEVELS WITH THEIR LINE OF INFLUENCE CLEAR OF ANY PROPOSED UTILITY SERVICES INSTALLATIONS
4. CONTRACTOR SHALL PROVIDE RPEQ CERTIFIED STRUCTURAL DESIGN PRIOR TO CONSTRUCTION AND FORM 15 CERTIFICATION.
5. CONTRACTOR SHALL ARRANGE FOR RPEQ INSPECTIONS DURING CONSTRUCTION AND PROVIDE RPEQ CERTIFIED FORM 16 PRIOR TO PRACTICAL COMPLETION BEING AWARDED.
6. CONTRACTOR TO CONSIDER NEARBY EXISTING AND PROPOSED SERVICES WITHIN RPEQ DESIGN OF WALLS, AND TO OBTAIN BUILD OVER ASSET APPROVALS WITH THE RELEVANT AUTHORITIES AS REQUIRED BY THE AUTHORITIES' SPECIFICATIONS, PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE BUILD OVER ASSET APPROVALS TO THE SUPERINTENDENT, PRIOR TO CONSTRUCTION.
7. RETAINING WALLS TO BE CONSTRUCTED TO MANUFACTURERS SPECIFICATIONS.
8. PROVIDE APPROVED SAFETY FENCE TO ALL WALLS HIGHER THAN 1.0m.
9. CONTRACTOR TO ENSURE ALL WORKS ADJACENT TO EXISTING RETAINING WALLS IS UNDERTAKEN SO AS NOT TO IMPACT ON THE STRUCTURAL INTEGRITY OF THE EXISTING WALLS. SUBSOIL OUTLETS FOR EXISTING RETAINING WALLS TO BE KEPT FREE DRAINING AT ALL TIMES.
10. WALL ALIGNMENT IS TO BE PEGGED FOR INSPECTION BY SUPERINTENDENT PRIOR TO CONSTRUCTION.

11. WALLS TO BE VERTICAL FACE TYPE TO A MAXIMUM HEIGHT OF 2.0m. TYPE, FINISH AND COLOUR TO BE APPROVED BY SUPERINTENDENT, UNLESS NOTED OTHERWISE.
12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRUCTURAL DESIGN, CONSTRUCTION SUPERVISION AND STRUCTURAL CERTIFICATION BY A SUITABLY QUALIFIED AND EXPERIENCED REGISTERED STRUCTURAL ENGINEER (RPEQ) FOR ALL WALLS 1.0m HIGH OR GREATER.
13. BE LODGED FOR EARTH RETAINING STRUCTURES >1000mm HIGH.
14. ALL WALLS TO BE DESIGNED BASED ON A GEOTECHNICAL ASSESSMENT OF INSITU SOILS BY A SUITABLY QUALIFIED ENGINEER. SHOULD WALLS REQUIRE ADDITIONAL FOOTINGS AND/OR FOUNDATION SUPPORT, THESE ARE TO BE FACTORED INTO THE DESIGN AND THE TENDERED COST OF THE WALLS.
15. PRIVATE WALLS INCLUDING FOOTING TO BE CONTAINED WHOLLY WITHIN PRIVATE PROPERTY AND ARE TO BE FULLY CONTAINED WITHIN THE LOWER LOT UNLESS WALL ABUTS ROAD RESERVE/PARK, IN WHICH CASE THE WALL SHALL BE CONTAINED WHOLLY WITHIN THE PRIVATE PROPERTY.
16. SUBSOIL DRAINAGE BEHIND ALL WALLS TO INCLUDE DISCHARGE PIPE INTO THE NEAREST STORMWATER STRUCTURE (OR DEDICATED KERB ADAPTOR) AND MUST BE FREE DRAINING. ALL WALL DRAINAGE LINES DISCHARGING THROUGH LOTS OR ROAD VERGE TO BE SOLID uPVC (NO SLOTS) AND MUST BE FREE DRAINING.
17. WALLS ARE TO BE CAPABLE OF SUPPORTING TWO STOREY "HEAVY CONSTRUCTION" BUILDINGS.
18. CONTRACTOR TO PROVIDE & MAINTAIN SAFETY FENCE TO ALL WALLS GREATER THAN 1.0m IN HEIGHT.
19. A MINIMUM 600mm CLEARANCE IS TO BE MAINTAINED BETWEEN THE OUTSIDE OF THE BORED PIERS AND THE OUTSIDE OF ANY SEWER MAIN OR ROOFWATER PIPE IN THE VICINITY OF THE RETAINING WALL.
20. RETAINING WALL DESIGN AND CONSTRUCTION TO CONSIDER AND CATER FOR ALL SERVICES LOCATED UNDER, OR IN THE VICINITY OF, THE RETAINING WALL.
21. ALL WALLS TO BE DESIGNED TO ALLOW FOR 1.8m HIGH ENCLOSED FENCE.
22. WHERE APPLICABLE, RETAINING WALL DESIGN AND CONSTRUCTION SHALL MAKE ANY NECESSARY ALLOWANCES TO FACILITATE AND ENABLE FUTURE RETAINING WALL JOINTS/CONNECTIONS/EXTENSIONS.
23. EXTENT OF ALL WALLS TO BE CONFIRMED BY CONTRACTOR WITH SUPERINTENDENT PRIOR TO STARTING CONSTRUCTION.
24. ORANGE MESH SAFETY FENCING TO BE ERECTED ON TOP OF WALL 1.0m HIGH OR GREATER AND MAINTAINED UNTIL OFF-MAINTENANCE.



MINIMUM DESIGN REQUIREMENTS

- SURCHARGE LOADING ON BACKFILL : 5KPa FOR RESIDENTIAL LOTS AND 20KPa FOR ROAD RESERVE.
- POST AND FOOTING DESIGN TO ALLOW FOR MIN. 1.8m HIGH FENCE OR HIGHER IF SPECIFIED IN THE ACOUSTIC REPORT.
- MAX 1V:4H SLOPE BEHIND WALL

NOTES:

1. RETAINING WALLS TO BE CONSTRUCTED TO MANUFACTURERS SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE STRUCTURAL CERTIFICATION FOR RETAINING WALLS DESIGN AND CONSTRUCTION.
3. PROVIDE APPROVED SAFETY FENCE TO ALL WALLS HIGHER THAN 1.0m.
4. ALL RETAINING WALL FOOTINGS TO BE LOCATED A MINIMUM 1.0m HORIZONTALLY CLEAR OF THE ROOFWATER AND SEWER AND BE TAKEN BELOW THE ZONE OF INFLUENCE.

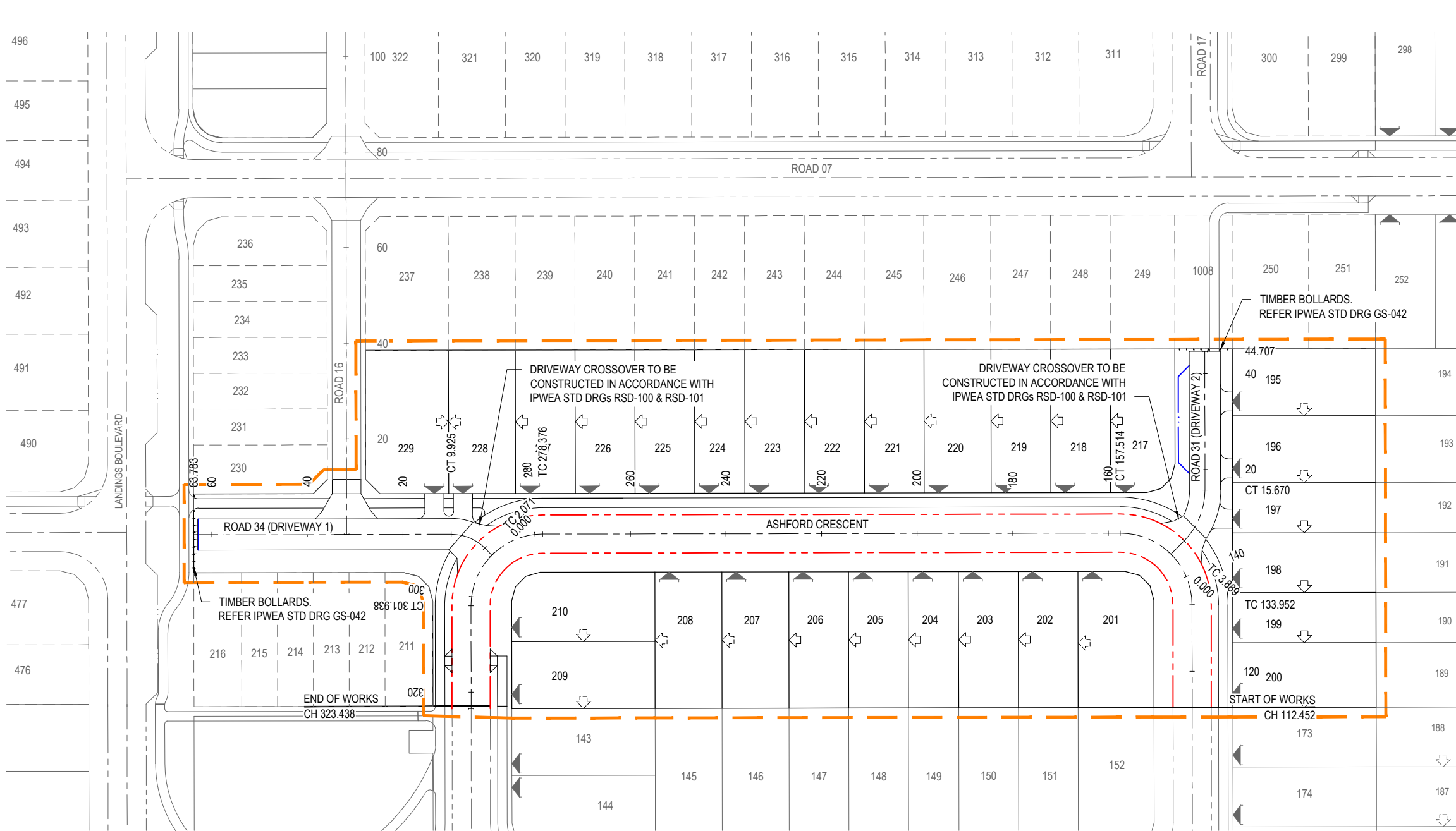
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STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: <i>Michael Steer</i>	DATE: 03.06.25



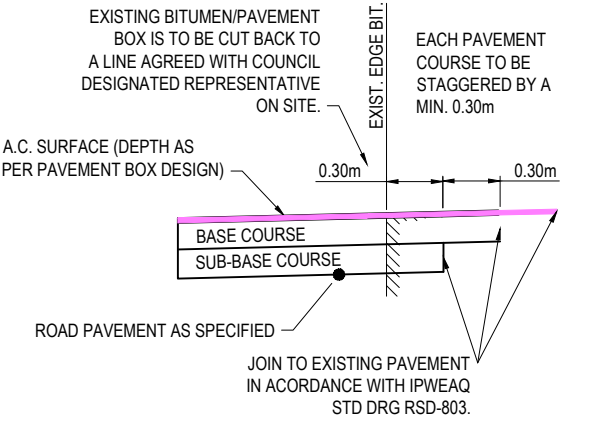
Lilywood
LANDINGS
STAGE 8

DRAWING TITLE		
RETAINING WALL NOTES AND DETAILS		
PROJECT No.	DRAWING No.	REVISION
22-000082	8 1212	-

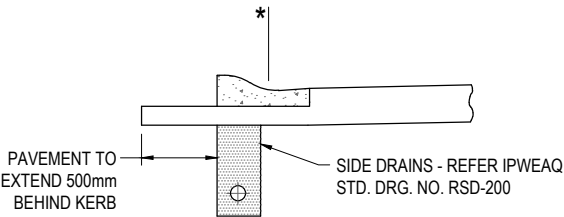


LEGEND

- STAGE BOUNDARY
- CONTROL LINE
- MOUNTABLE KERB & CHANNEL TYPE 'M3'
- BARRIER KERB ONLY TYPE 'B2'
- INDICATIVE DRIVEWAY LOCATIONS
- BUILD TO BOUNDARY - OPTIONAL
- BUILD TO BOUNDARY - MANDATORY

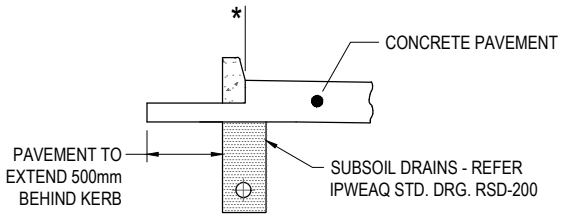


JOIN TO EXISTING PAVEMENT DETAIL
N.T.S.



MOUNTABLE KERB AND CHANNEL
TYPE M3 IPWEAQ
SCALE 1 : 25

* NOMINAL KERB LINE



BARRIER KERB ONLY
TYPE B2 IPWEAQ
SCALE 1 : 25

* NOMINAL KERB LINE

ASHFORD CRESCENT - CONTROL LINE SETOUT

PT	CHAINAGE	EASTING	NORTHING	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	112.452	90995.366	502371.190	8°49'28.87"			
TC	133.952	90998.664	502392.436	8°49'28.87"			
IP 2	145.733	91000.966	502407.258		R = -15.000	23.562	90°00'00.46"
CT	157.514	90986.143	502409.559	278°49'28.42"			
TC	278.376	90866.712	502428.101	278°49'28.42"			
IP 3	290.157	90851.889	502430.402		R = -15.000	23.562	89°59'59.94"
CT	301.938	90849.588	502415.580	188°49'28.48"			
IP 4	323.438	90846.290	502394.334	188°49'28.48"			

ROAD 31 (DRIVEWAY 2) - CONTROL LINE SETOUT

PT	CHAINAGE	EASTING	NORTHING	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	90995.950	502403.591	53°49'28.64"			
TC	3.889	90999.089	502405.886	53°49'28.64"			
IP 2	9.779	91004.105	502409.554		R = -15.000	11.781	45°00'00.23"
CT	15.670	91005.058	502415.693	8°49'28.42"			
IP 3	45.207	91009.589	502444.881	8°49'28.42"			

ROAD 34 (DRIVEWAY 1) - CONTROL LINE SETOUT

PT	CHAINAGE	EASTING	NORTHING	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	90855.556	502425.385	323°49'28.45"			
TC	2.071	90854.334	502427.057	323°49'28.45"			
IP 2	5.998	90851.889	502430.400		R = -10.000	7.854	45°00'00.03"
CT	9.925	90847.796	502431.036	278°49'28.42"			
IP 3	63.783	90794.575	502439.298	278°49'28.42"			

ROAD 16 - CONTROL LINE SETOUT

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.000	90826.197	502434.389	21.247	8°49'28.47"
IP 2	223.500	90860.484	502655.243	19.439	8°49'28.47"

FUTURE
STAGE WORKS

INITIAL
ISSUE

DES
CH

DRN
HSL

CHK
AA

APP
MS

DATE
03.06.25

AMENDMENT DETAILS

FOR APPROVAL

APPROVED

BY: MICHAEL STEER NO: 6900

SIGN: Michael Steer DATE: 03.06.25

SCALE

1:500 10 5 0 10 20m A1
1:1000

egis

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CLIENT

LENNIUM GROUP

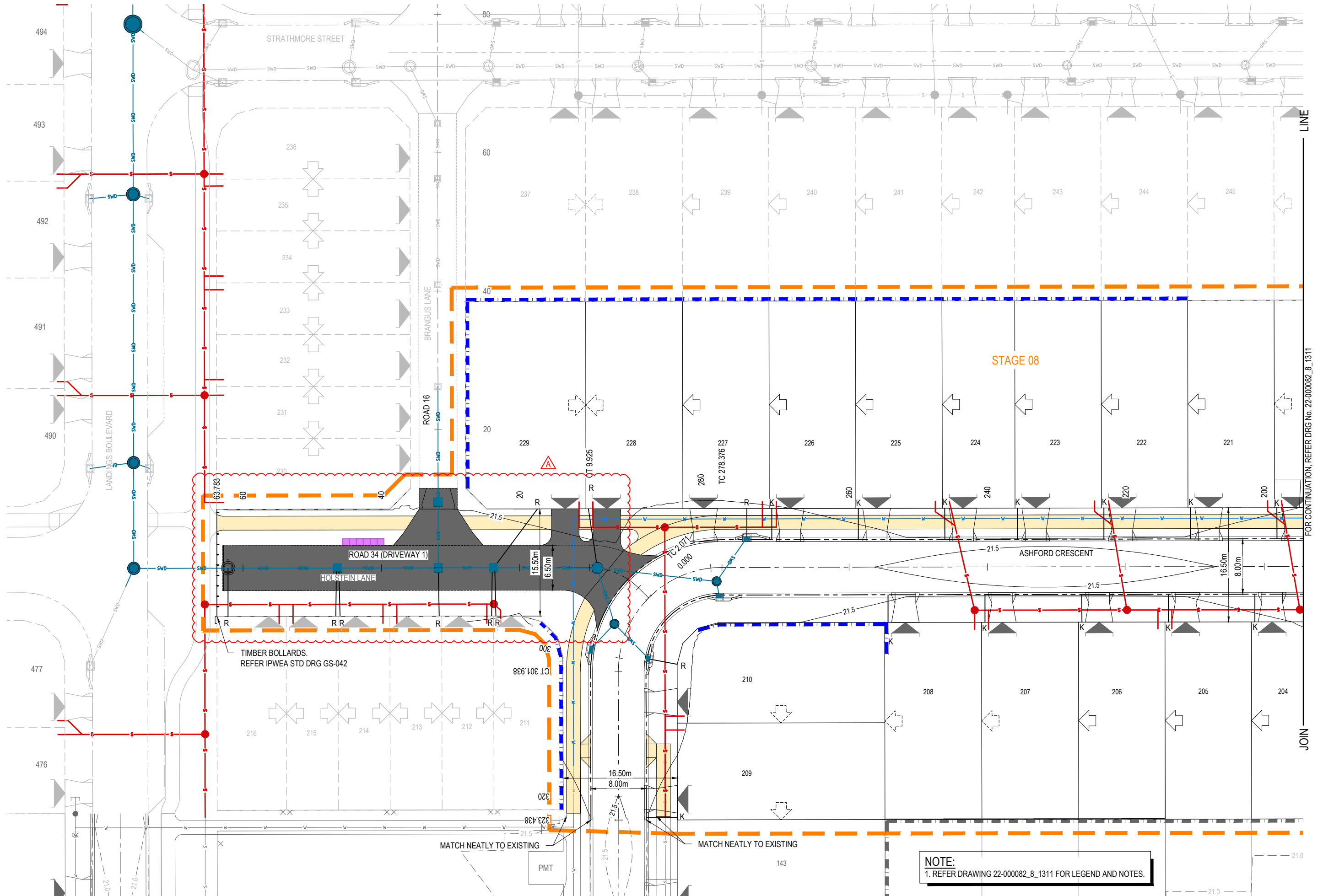
PROJECT

lylwood LANDINGS
STAGE 8

DRAWING TITLE

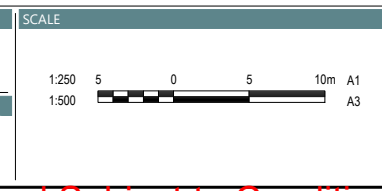
CONTROL LINE SETOUT PLAN

PROJECT No. 22-000082_8
DRAWING No. 1300
REVISION -



INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
CH	HSL	AA	MS	03.06.25		
CH	CH	AA	MS	30.07.25	REVISED AS PER COUNCIL RFI	

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: Michael Steer	DATE: 30.07.25

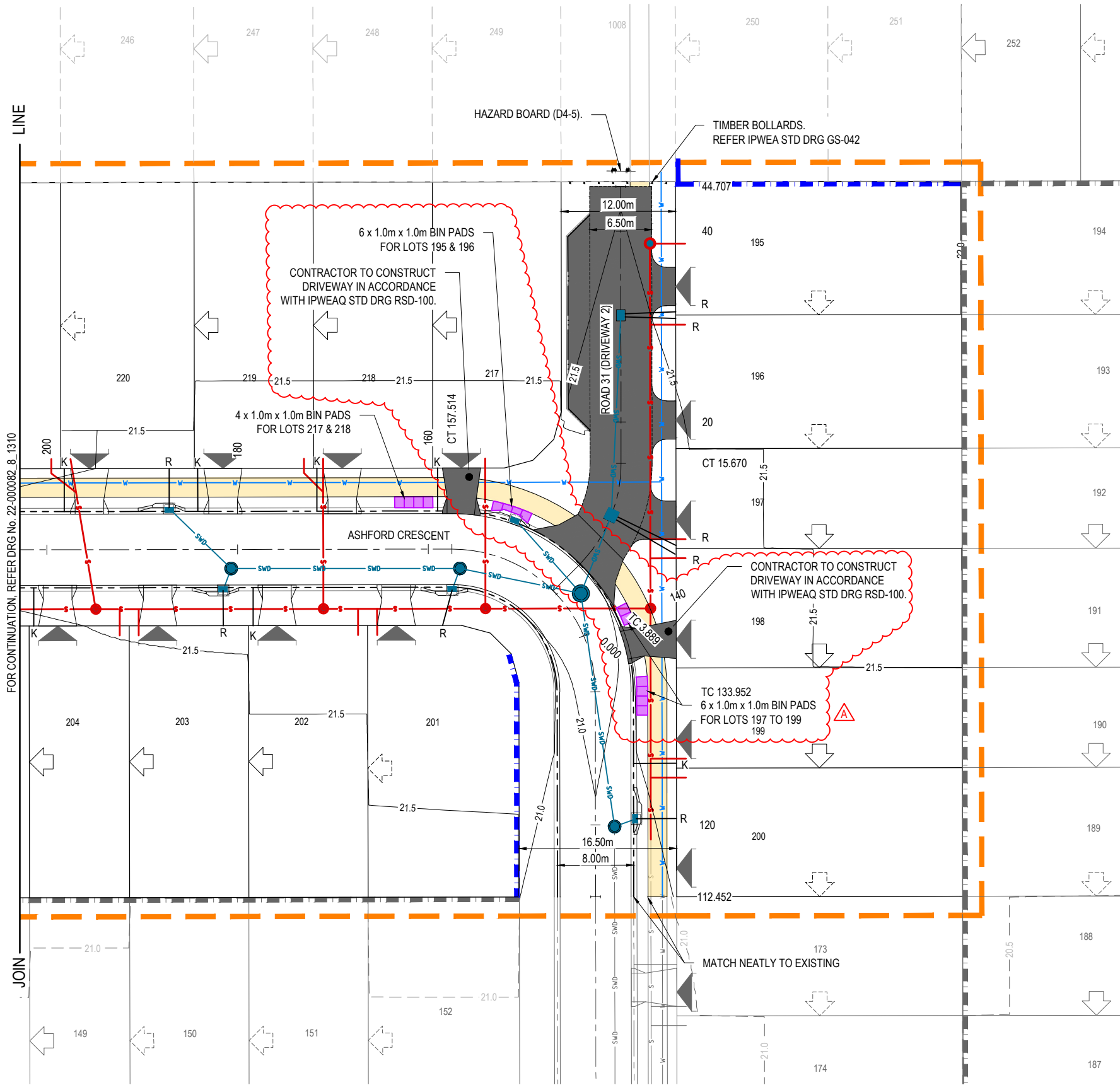


DRAWING TITLE		
ROADWORKS LAYOUT PLAN SHEET 1 OF 2		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1310	A

DISCLAIMER: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE.

Approved Subject to Conditions of Decision Notice DA/2025/2697

03/09/2025

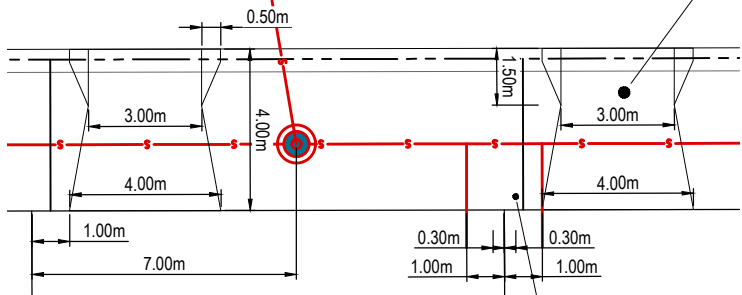


ROADWORKS NOTES

- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT MORETON BAY REGIONAL COUNCIL STANDARD DRAWINGS AND METHODS.
- NOTWITHSTANDING THE LIMITS OF CUTTING AND FILLING SHOWN ON THE CROSS SECTIONS, THE ACTUAL LIMITS SHALL BE DETERMINED ON-SITE BY THE SUPERINTENDENT DURING CONSTRUCTION AND SIMILARLY THE FINISHED SURFACE CONTOURS MAY BE ADJUSTED BY WRITTEN DIRECTION OF THE SUPERINTENDENT DURING CONSTRUCTION.
- KERB RAMP AS PER CMB STANDARD DRAWING PC-2101. FOOTPATH CONSTRUCTION AS PER IPWEA STANDARD DRAWING PCD-101. RESIDENTIAL DRIVEWAY CROSSOVERS AS PER IPWEA STANDARD DRAWINGS RSD-100 & RSD-101.
- LEVELS FOR KERB AND CHANNELING CONSTRUCTION ARE AT EQUAL INTERVALS AT LIP OF CHANNEL UNLESS SHOWN OTHERWISE.
- SIDE DRAINS TO BE CONSTRUCTED UNDER ALL KERBS AND ALL KERB AND CHANNEL AND IN LOCATIONS DIRECTED BY THE SUPERINTENDENT IN ACCORDANCE WITH MORETON BAY REGIONAL COUNCIL STANDARDS.
- LEVELS AND GRADIENTS AT JUNCTIONS WITH EXISTING WORKS MAY BE VARIED AS REQUIRED TO ACHIEVE A SATISFACTORY CONNECTION AND THE CONTRACTOR SHALL INCLUDE THE COST OF THIS WORK IN THE TENDER PRICE. WHERE NEW WORK JOINS EXISTING, THE WORK SHALL TRANSITION NEATLY WITH THE PAVEMENT SO THAT DEVIATION FROM THE LINE OF A 3.0m STRAIGHT EDGE SHALL BE NO GREATER THAN 10mm.
- SUBGRADE TEST RESULTS TO BE FORWARDED TO SUPERINTENDENT. FOR DETERMINATION OF BOX DEPTHS PRIOR TO EXCAVATION, TESTS SHALL INCLUDE SOAKED CBR AND/OR OTHER TESTS AS REQUESTED BY THE SUPERINTENDENT.
- CONTRACTOR TO LIAISE WITH ALL RELEVANT SERVICE AUTHORITIES TO ASCERTAIN SERVICES PRESENT ON-SITE. ANY ALTERATION WORKS TO SERVICES WILL BE CARRIED OUT BY THAT SERVICE AUTHORITY ONLY.
- FOOTPATHS AND BATTERS TO HAVE MINIMUM OF 75mm TOPSOIL (AND GRASSING IF ORDERED).
- THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF DEMOLISHING ANY EXISTING STRUCTURES WITHIN THE SITE AREAS.
- WORKS SHALL BE PROGRAMMED SO AS NOT TO DISTURB NEARBY HOUSEHOLDERS EITHER BY DUST, NOISE, FLOODING OR DISCONNECTION OF SERVICES.
- ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH WORKPLACE HEALTH AND SAFETY REQUIREMENTS.

LEGEND

- STAGE BOUNDARY
- STORMWATER DRAINAGE
- EXISTING STORMWATER DRAINAGE
- FUTURE STORMWATER DRAINAGE
- MAINTENANCE HOLE
- GULLY PIT
- OUTLET STRUCTURE
- EXISTING STORMWATER STRUCTURE
- FUTURE STORMWATER STRUCTURE
- CONCRETE FOOTPATH (2m WIDE)
- ASPHALT SURFACING
- CONCRETE PAVEMENT
- MOUNTABLE KERB & CHANNEL TYPE 'M3'
- BARRIER KERB & CHANNEL TYPE 'B1'
- EDGE OF BITUMEN
- EXISTING SURFACE CONTOUR (0.50m INTERVALS)
- DESIGN SURFACE CONTOUR (0.50m INTERVALS)
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- FUTURE WATER MAIN
- PROPOSED SEWERAGE RETICULATION
- EXISTING SEWERAGE RETICULATION
- FUTURE SEWERAGE RETICULATION
- PROPOSED KERB ADAPTER + LINE
- PROPOSED ROOF WATER LINE
- PROPOSED SLEEPER RETAINING WALL
- INDICATIVE DRIVEWAY LOCATION
- BUILD TO BOUNDARY - OPTIONAL
- BUILD TO BOUNDARY - MANDATORY



DRIVEWAY CROSSOVER IN ACCORDANCE WITH IPWEA STANDARD DRAWING RSD-100. (DRIVEWAY CROSSOVER SHOWN FOR INFORMATION, NOT TO BE CONSTRUCTED BY CONTRACTOR).

SERVICE CLEARANCE NOTE:
MINIMUM VERTICAL CLEARANCE BETWEEN SEWER H.C. AND WATER METER OF 700mm.

PE WATER METER BOX (NOM SIZE 400x275) IN ACCORDANCE WITH SEQ STD DRG SEQ-WAT-1108-3

TYPICAL DRIVEWAY AND LOT SERVICE CONNECTION LAYOUT
SCALE 1:50 (A1)

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
CH	HSL	AA	MS	03.06.25		
CH	CH	AA	MS	30.07.25	REVISED AS PER COUNCIL RFI	

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: Michael Steer	DATE: 30.07.25

SCALE	
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DRAWING TITLE		
ROADWORKS LAYOUT PLAN SHEET 2 OF 2		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1311	A

BEND 1 SETOUT TABLE

POINT No	EASTING	NORTHING	LEVEL
01	90845.902	502416.152	21.148
02	90867.284	502431.787	21.256
03	90853.274	502415.007	21.148
04	90866.139	502424.415	21.256

BEND 2 SETOUT TABLE

POINT No	EASTING	NORTHING	LEVEL
05	90986.715	502413.245	21.094
06	91002.350	502391.864	20.953
07	90985.571	502405.874	21.094
08	90994.979	502393.008	20.953

LEGEND

- CONTROL LINE
- DESIGN SURFACE CONTOUR (0.1m INTERVALS)
- MOUNTABLE KERB & CHANNEL TYPE 'M3'
- BARRIER KERB ONLY TYPE 'B2'
- KERB INTERMEDIATE LEVEL
- KERB SETOUT POINT
- CONCRETE FOOTPATH
- ASPHALT SURFACING
- CONCRETE SURFACING
- STORMWATER DRAINAGE
- STORMWATER STRUCTURE
- INDICATIVE DRIVEWAY LOCATIONS

ROAD 34 (DRIVEWAY 1) SETOUT TABLE

POINT No	EASTING	NORTHING	LEVEL
10	90847.486	502421.914	21.128
11	90847.517	502424.892	21.323
12	90846.426	502426.799	21.387
13	90843.454	502428.421	21.411
14	90794.917	502435.956	21.153
15	90795.914	502442.379	21.147
16	90820.280	502438.596	21.304
17	90822.039	502440.145	21.358
18	90824.783	502443.210	21.486
19	90825.243	502446.175	21.531
20	90830.678	502445.331	21.531
21	90830.218	502442.366	21.502
22	90831.904	502438.613	21.420
23	90833.110	502436.604	21.384
24	90848.294	502434.247	21.479
25	90852.655	502432.759	21.458
26	90855.396	502431.688	21.369
27	90857.937	502431.142	21.192
56	90841.380	502435.320	21.436
57	90843.093	502436.573	21.482
58	90847.046	502435.959	21.507
59	90849.023	502435.652	21.518
60	90852.790	502433.975	21.481
61	90853.726	502432.341	21.416

ROAD 31 (DRIVEWAY 2) SETOUT TABLE

POINT No	EASTING	NORTHING	LEVEL
30	90994.841	502410.230	21.033
31	90997.598	502410.335	21.229
32	90999.756	502411.108	21.343
33	91001.846	502416.192	21.371
34	91002.378	502419.619	21.401
35	91000.458	502422.245	21.634
36	91003.220	502440.032	21.787
37	91005.845	502441.952	21.593
38	91006.301	502444.885	0.000
39	91012.724	502443.888	0.000
40	91011.650	502436.971	21.558
41	91012.902	502435.259	21.583
42	91012.285	502431.306	21.549
43	91010.576	502430.054	21.499
44	91009.502	502423.137	21.439
45	91010.754	502421.424	21.464
46	91010.144	502417.471	21.430
47	91008.428	502416.220	21.380
48	91008.269	502415.195	21.371
49	91007.779	502412.966	21.355
50	91008.991	502411.070	21.390
51	91006.143	502407.465	21.362
52	91004.722	502406.895	21.345
53	91003.716	502405.692	21.271
54	91002.536	502403.504	21.180
55	91001.889	502400.679	20.976

ASHFORD CRESCENT BEND 1 AND ROAD 34 (DRIVEWAY 1) INTERSECTION

SCALE 1:200

ASHFORD CRESCENT BEND 2 AND ROAD 31 (DRIVEWAY 2) INTERSECTION

SCALE 1:200

NOTE

KERB SETOUT IS TO LIP OF KERB AND CHANNEL.
LEVEL ARE SHOWN TO LIP OF KERB AND CHANNEL.
KERB LEVELS SHOWN AT EQUAL INTERVALS, U.N.O.

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
CH	HSL	AA	MS	03.06.25		
CH	CH	AA	MS	30.07.25		REVISED AS PER COUNCIL RFI



CITY OF MORETON BAY

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: Michael Steer	DATE: 30.07.25

SCALE
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INTERSECTION DETAILS		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1320	A

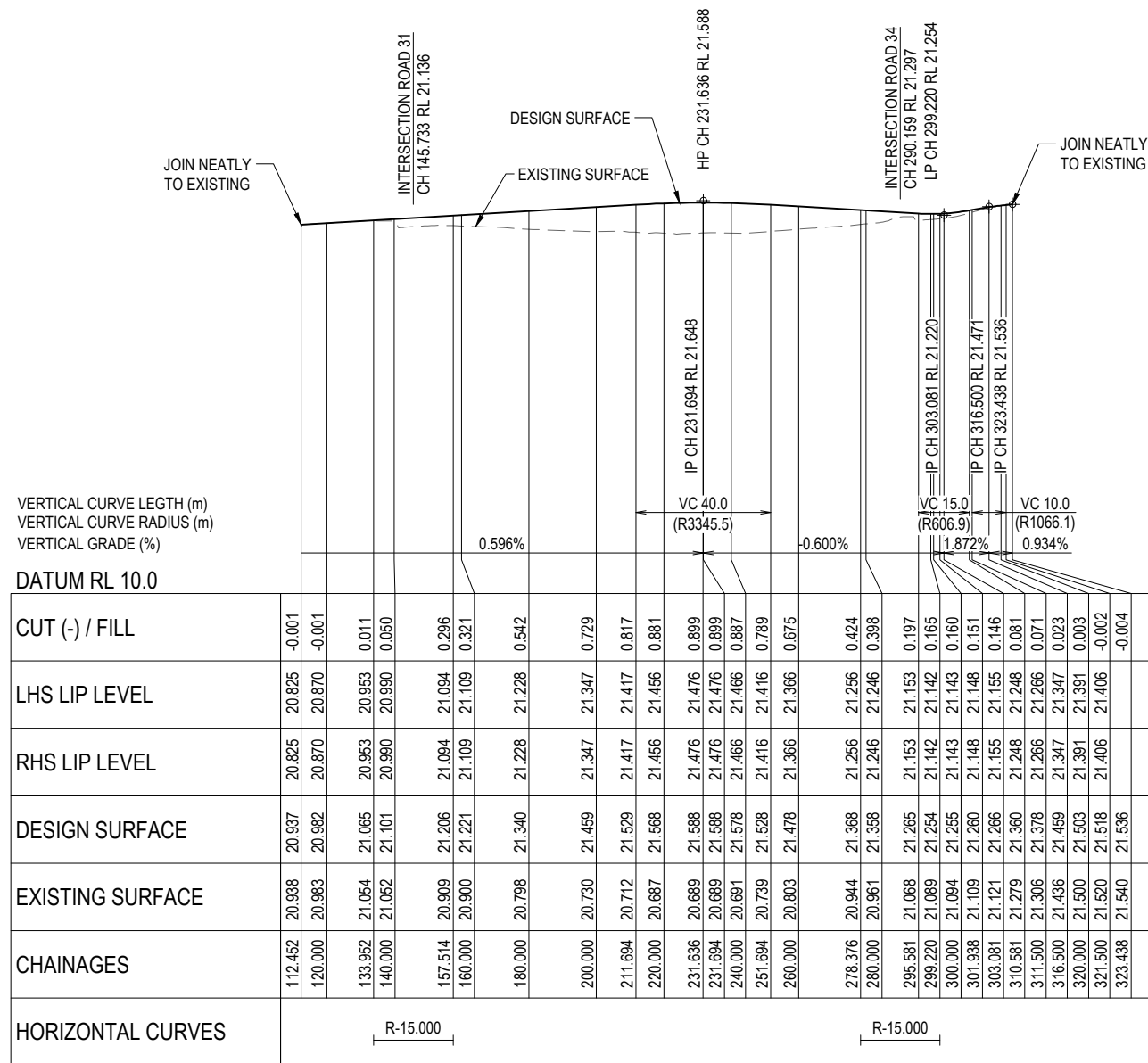
PRELIMINARY ASHFORD CRESCENT PAVEMENT DESIGN

ROAD	SUBGRADE CBR	TRAFFIC ESA'S	ROAD CLASS	AC SURFACING (mm)	BASE (mm)	SUB-BASE (mm)	LOWER SUB-BASE (mm)	TOTAL BOX (mm)
ASHFORD CRESCENT	3*	1.2 X 10 ⁵	LIVING RESIDENTIAL	25mm BCC TYPE 2	100	100	300	525

* ASSUMED SUBGRADE CBR

NOTE:

1. PRELIMINARY PAVEMENT DESIGNS HAVE BEEN BASED ON AN ASSUMED SUBGRADE CBR. ACTUAL PAVEMENT DESIGNS WILL BE BASED ON TEST RESULTS TAKEN AFTER STRIPPING HAS BEEN COMPLETED.
2. WHEN THE TOTAL PAVEMENT DEPTH (AS DETERMINED BY SUBGRADE TESTS) EXCEEDS THE NORMAL DEPTH, THE PAVEMENT GRAVEL SHALL EXTEND UNDER THE KERB AND CHANNEL TO 150mm BEHIND (TYP).



LONGITUDINAL SECTION - ASHFORD CRESCENT

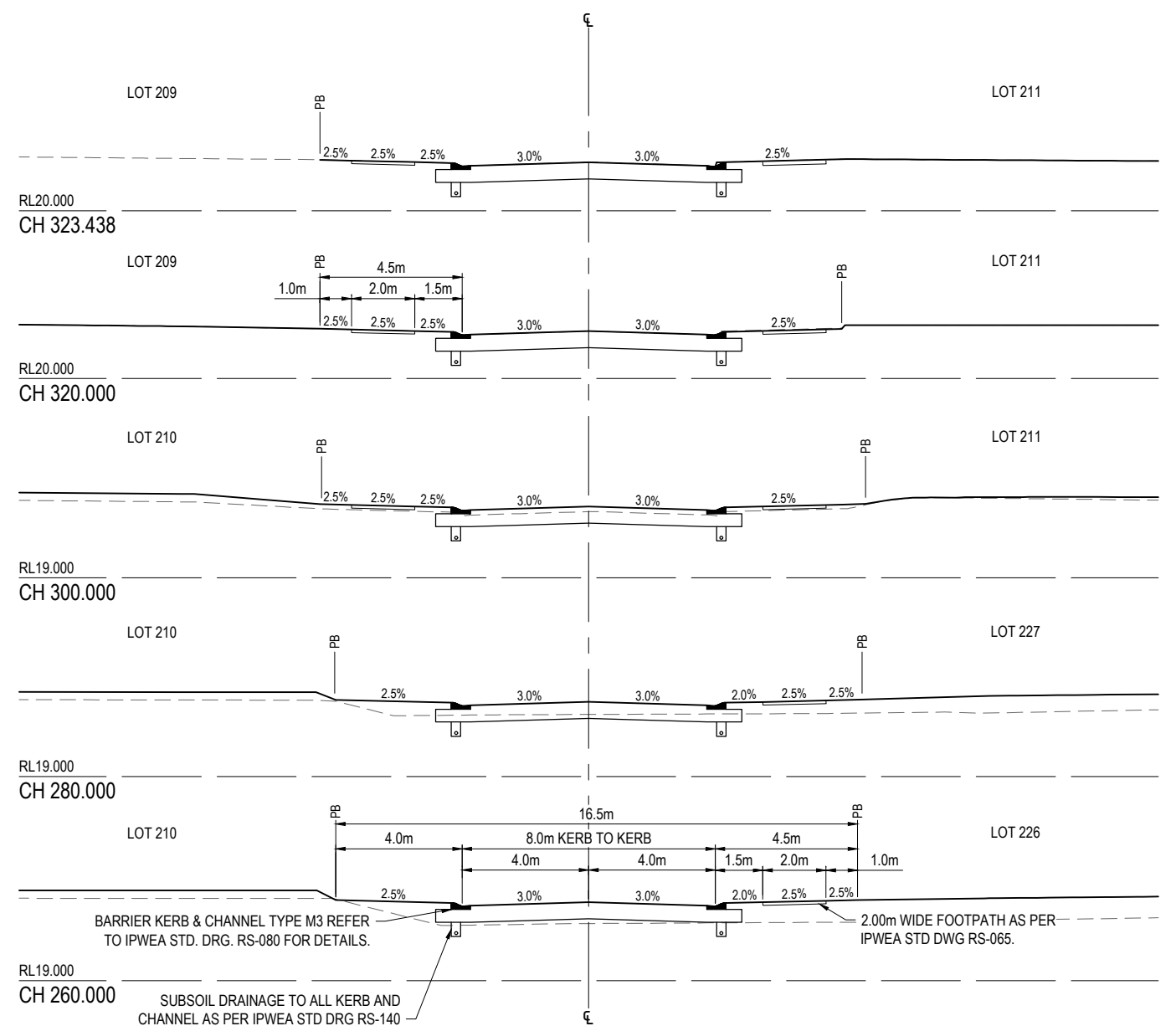
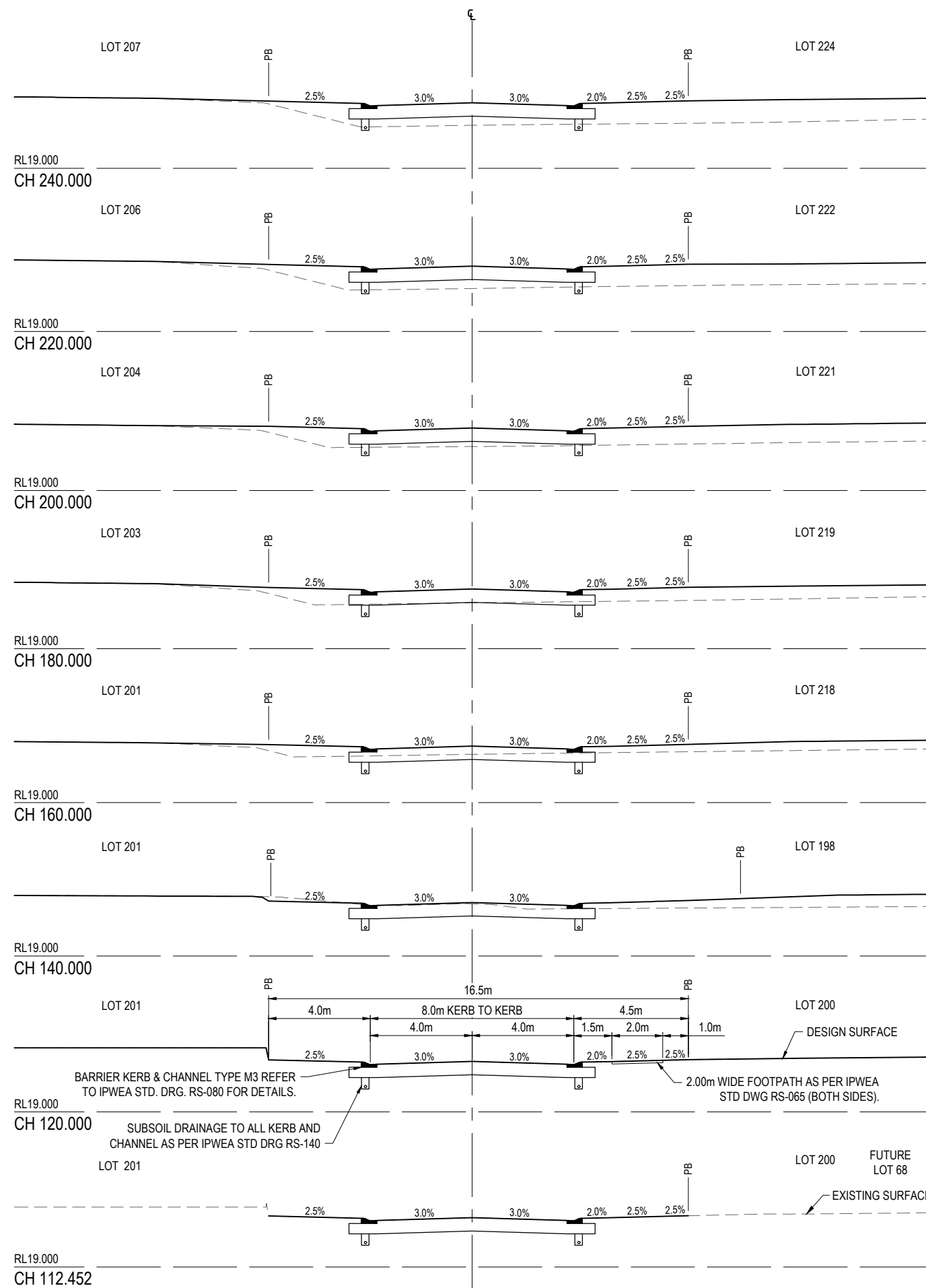
HORIZ SCALE: 1000
VERTICAL SCALE: 100

INITIAL ISSUE						AMENDMENT DETAILS	STATUS	SCALE		CLIENT	PROJECT	DRAWING TITLE			
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CH	HSL	AA	MS	03.06.25											
							FOR APPROVAL					ASHFORD CRESCENT LONGITUDINAL SECTION			
							APPROVED					PROJECT No. DRAWING No. REVISION			
							BY: MICHAEL STEER NO: 6900	1:1000 10 0 10 20 30 40 50m A1 1:2000 HORIZONTAL A3		 © 2023 Egis Consulting Pty Ltd www.egis-group.com		 STAGE 8	22-000082.8 1330 -		
						SIGN: Michael Steer DATE: 03.06.25	1:100 2 1 0 2 4m A1 1:200 VERTICAL A3								
															

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Approved Subject to Conditions of Decision Notice DA/2025/2697

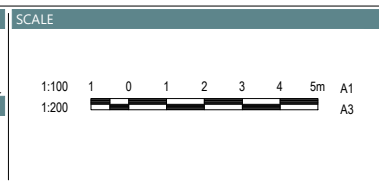
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INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
CH	HSL	AA	MS	03.06.25		
AMENDMENTS						

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STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: <i>Michael Steer</i>	DATE: 03.06.25



CLIENT

LENNIUM
GROUP

PROJECT

LILYWOOD LANDINGS

STAGE 8

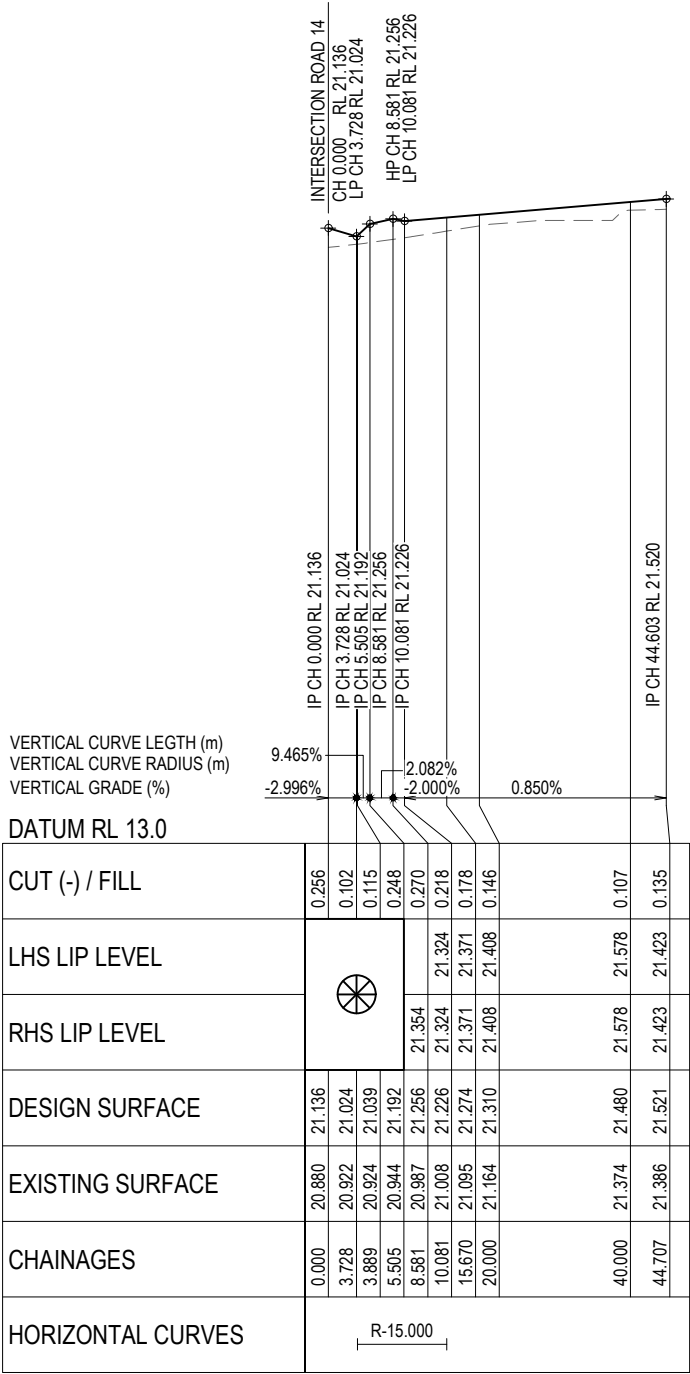
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ASHFORD CRESCENT CROSS SECTIONS		
PROJECT No.	DRAWING No.	REVISION
22-000082	8 1331	-

PAVEMENT NOTE:

1. DRIVEWAY TO BE 175mm THICK N32 CONCRETE WITH SL92 MESH ON 150mm BASE TYPE 2.1. FINISH PER LANDSCAPE SPECIFICATION.

NOTE:

1. PRELIMINARY PAVEMENT DESIGNS HAVE BEEN BASED ON AN ASSUMED SUBGRADE CBR. ACTUAL PAVEMENT DESIGNS WILL BE BASED ON TEST RESULTS TAKEN AFTER STRIPPING HAS BEEN COMPLETED.
2. WHEN THE TOTAL PAVEMENT DEPTH (AS DETERMINED BY SUBGRADE TESTS) EXCEEDS THE NORMAL DEPTH, THE PAVEMENT GRAVEL SHALL EXTEND UNDER THE KERB AND CHANNEL TO 150mm BEHIND (TYP).

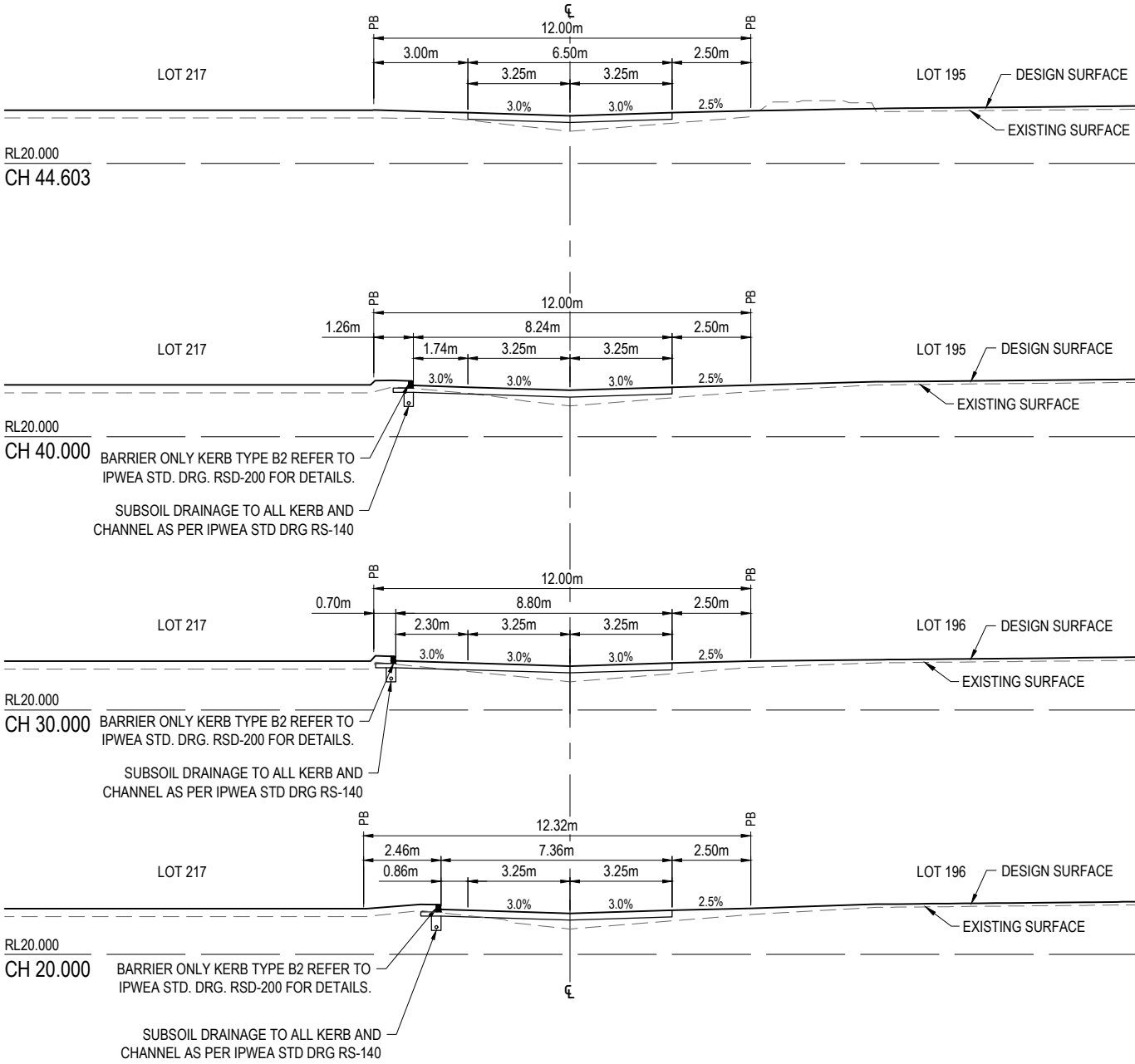


LONGITUDINAL SECTION - ROAD 31

HORIZ SCALE: 500
VERTICAL SCALE: 50



REFER INTERSECTION DETAILS FOR LEVELS

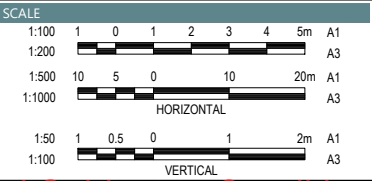


INITIAL	DES	DRN	CHK	APP	DATE
ISSUE	CH	HSL	AA	MS	03.06.25



AMENDMENT DETAILS	

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: Michael Steer	DATE: 03.06.25



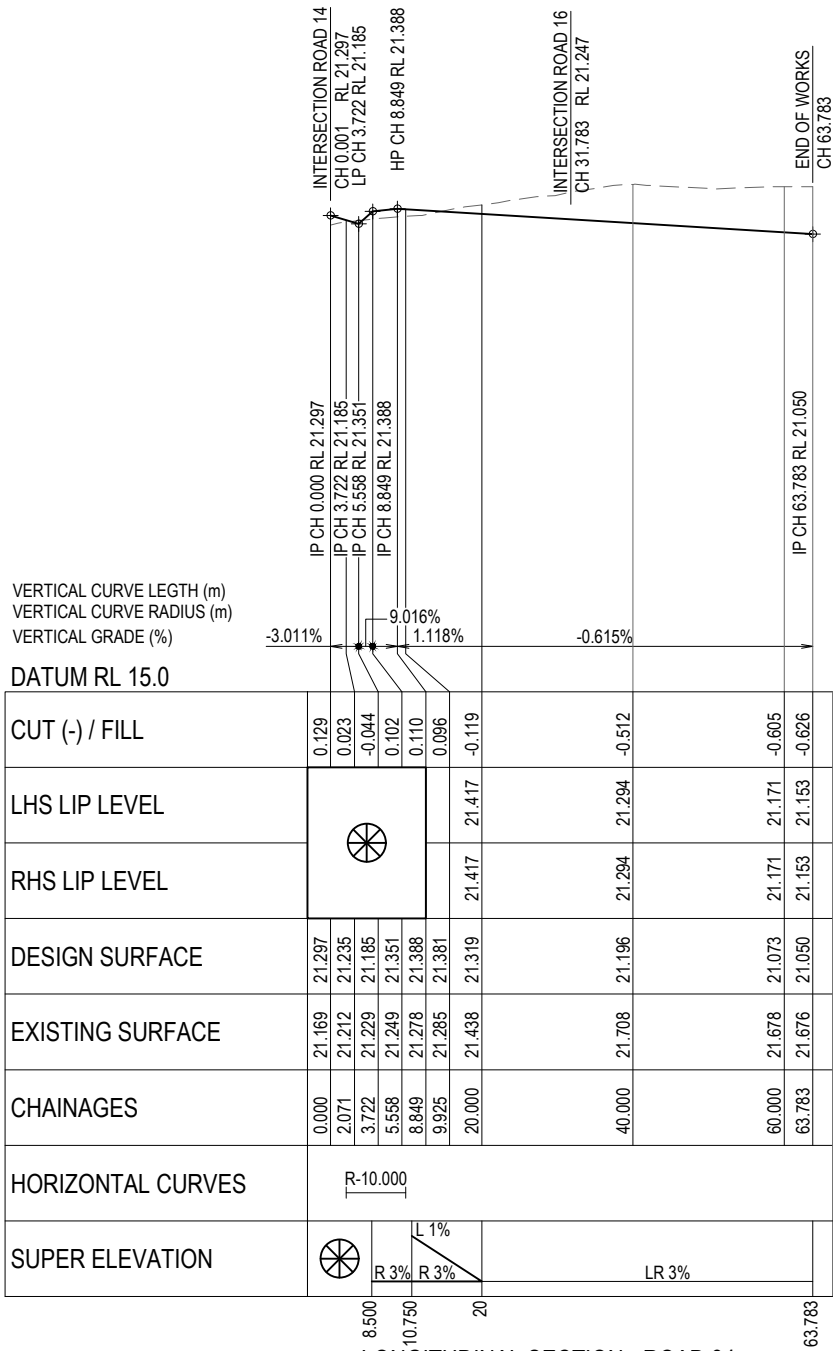
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PROJECT No.	DRAWING No.	REVISION
22-000082_8	1332	-

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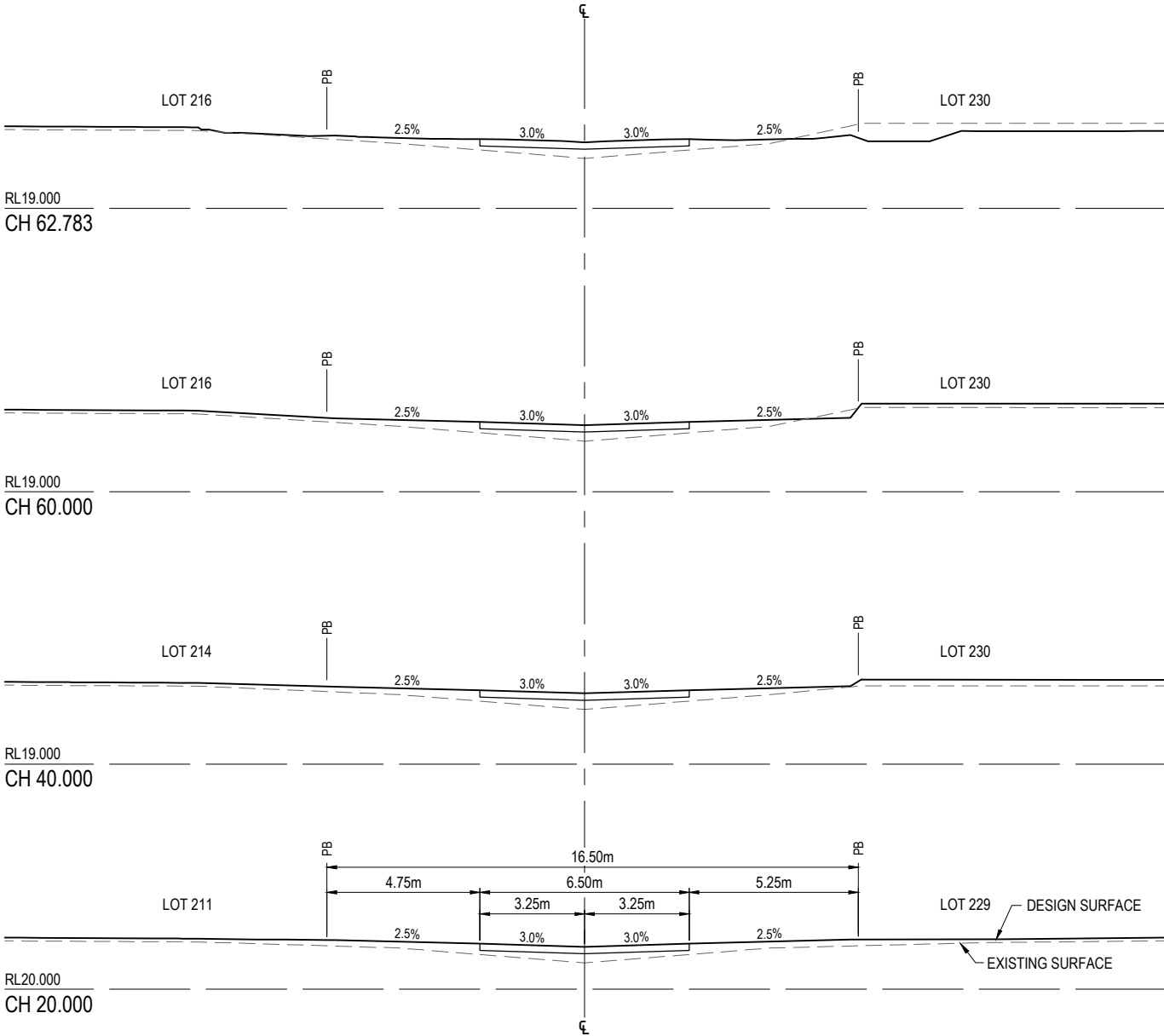
1. DRIVEWAY TO BE 175mm THICK N32 CONCRETE WITH SL92 MESH ON 150mm BASE TYPE 2.1. FINISH PER LANDSCAPE SPECIFICATION.

NOTE:

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2. WHEN THE TOTAL PAVEMENT DEPTH (AS DETERMINED BY SUBGRADE TESTS) EXCEEDS THE NORMAL DEPTH, THE PAVEMENT GRAVEL SHALL EXTEND UNDER THE KERB AND CHANNEL TO 150mm BEHIND (TYP).



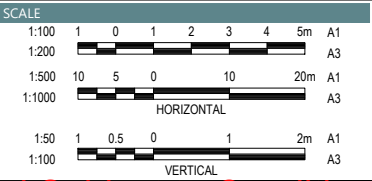
REFER INTERSECTION DETAILS FOR LEVELS



INITIAL	DES	DRN	CHK	APP	DATE
ISSUE	CH	HSL	AA	MS	03.06.25



STATUS
FOR APPROVAL
APPROVED
BY: MICHAEL STEER NO: 6900
SIGN: Michael Steer DATE: 03.06.25



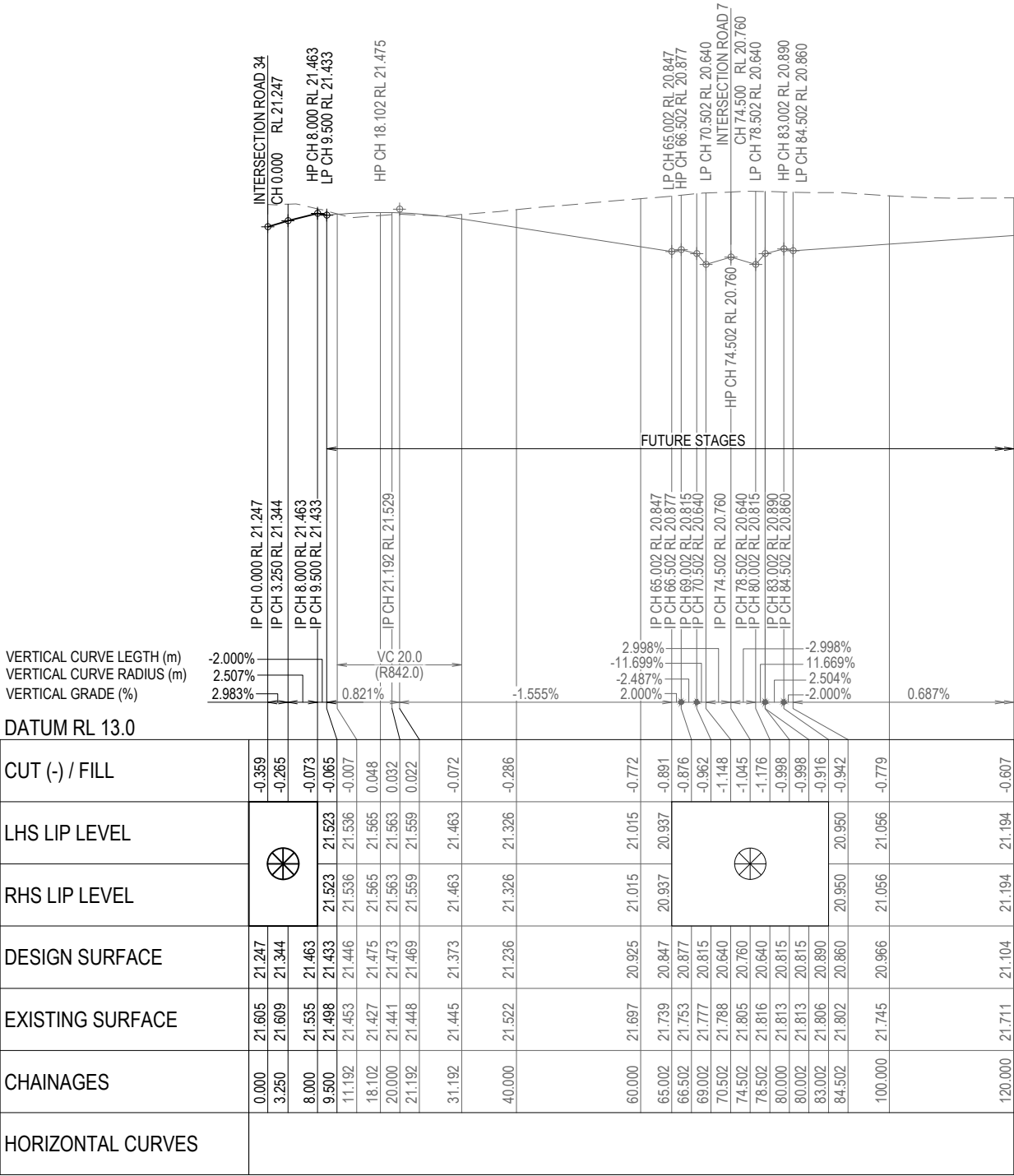
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ROAD 34 LONGITUDINAL AND CROSS SECTIONS
PROJECT No. 22-000082_8
DRAWING No. 1333
REVISION
-

PAVEMENT NOTE:

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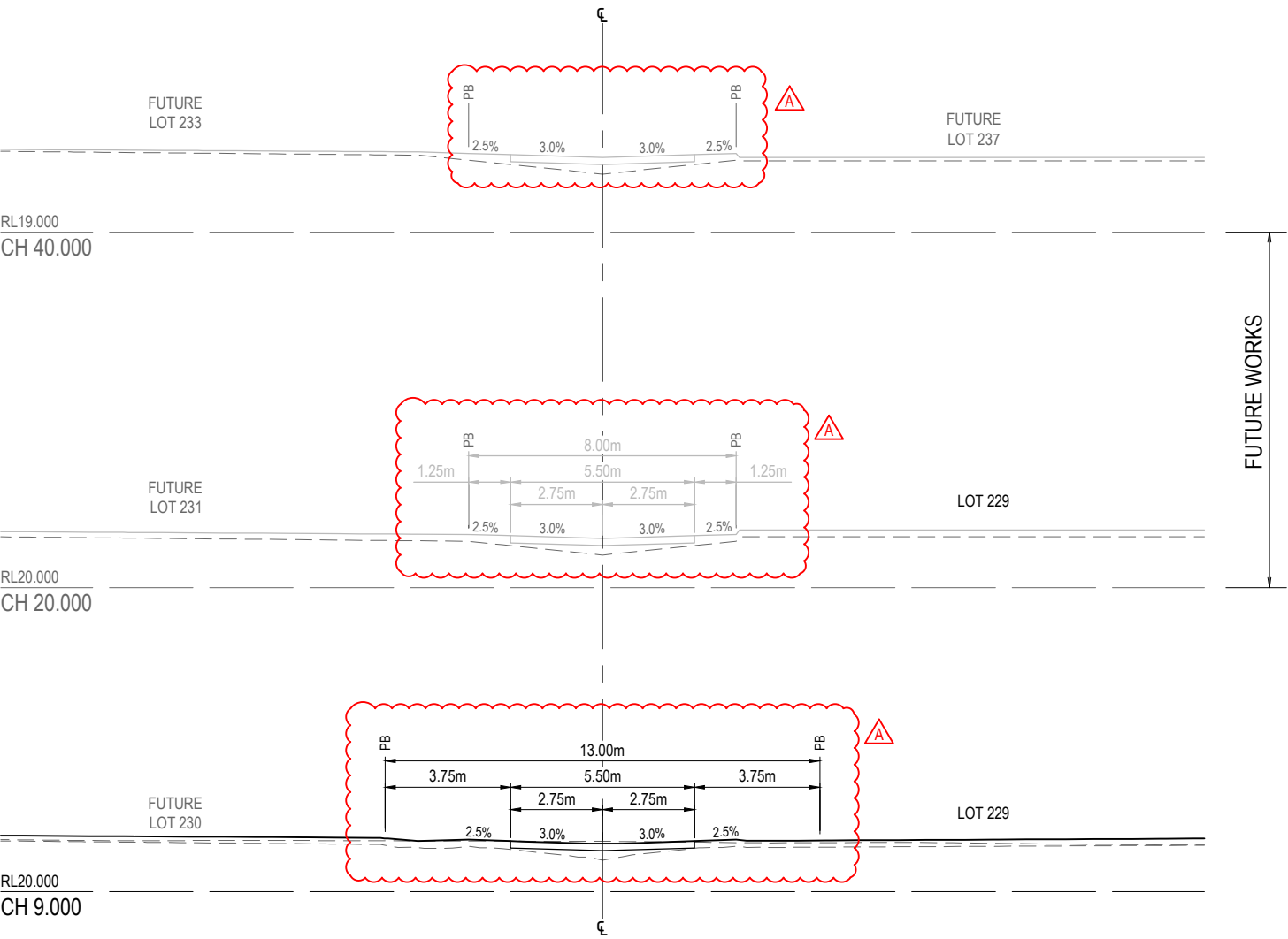
NOTE:

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LONGITUDINAL SECTION - ROAD 16

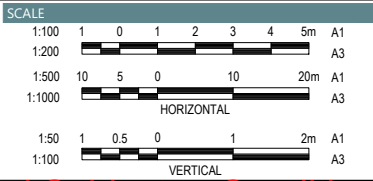
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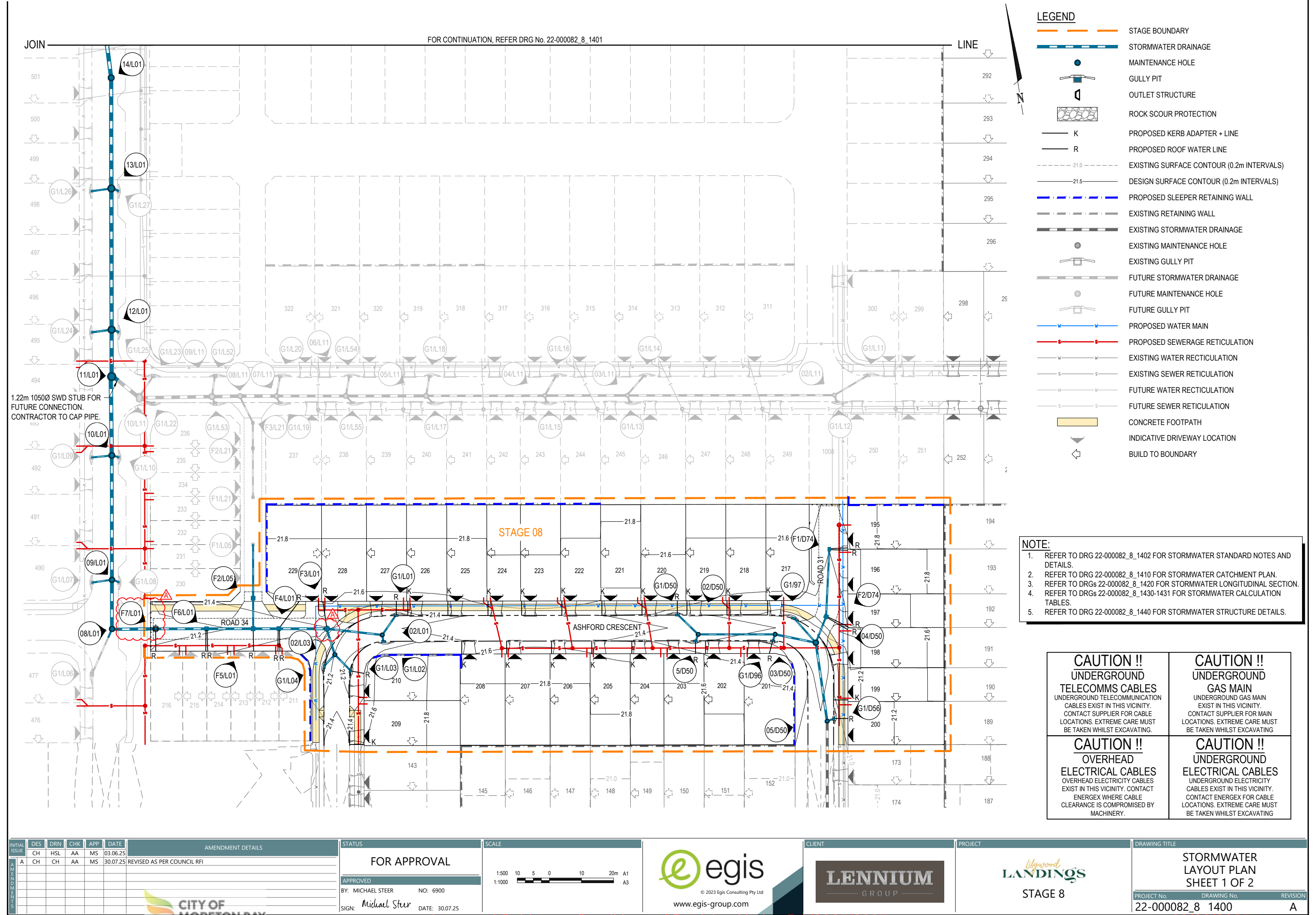
REFER INTERSECTION DETAILS FOR LEVELS

INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
A	CH	HSL	AA	MS	03.06.25	
A	CH	CH	AA	MS	30.07.25	REVISED AS PER COUNCIL RFI

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: Michael Steer	DATE: 30.07.25



DRAWING TITLE		
ROAD 16 LONGITUDINAL AND CROSS SECTIONS		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1334	A





LEGEND

- STAGE BOUNDARY
- STORMWATER DRAINAGE
- MAINTENANCE HOLE
- GULLY PIT
- OUTLET STRUCTURE
- ROCK SCOUR PROTECTION
- PROPOSED KERB ADAPTER + LINE
- PROPOSED ROOF WATER LINE
- EXISTING SURFACE CONTOUR (0.2m INTERVALS)
- DESIGN SURFACE CONTOUR (0.2m INTERVALS)
- PROPOSED SLEEPER RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING STORMWATER DRAINAGE
- EXISTING MAINTENANCE HOLE
- EXISTING GULLY PIT
- FUTURE STORMWATER DRAINAGE
- FUTURE MAINTENANCE HOLE
- FUTURE GULLY PIT
- PROPOSED WATER MAIN
- PROPOSED SEWERAGE RETICULATION
- EXISTING WATER RECTICULATION
- EXISTING SEWER RETICULATION
- FUTURE WATER RECTICULATION
- FUTURE SEWER RETICULATION
- CONCRETE FOOTPATH
- INDICATIVE DRIVEWAY LOCATION
- BUILD TO BOUNDARY

NOTE:

- REFER TO DRG 22-000082_8_1402 FOR STORMWATER STANDARD NOTES AND DETAILS.
- REFER TO DRG 22-000082_8_1410 FOR STORMWATER CATCHMENT PLAN.
- REFER TO DRGs 22-000082_8_1420 FOR STORMWATER LONGITUDINAL SECTION.
- REFER TO DRGs 22-000082_8_1430-1431 FOR STORMWATER CALCULATION TABLES.
- REFER TO DRG 22-000082_8_1440 FOR STORMWATER STRUCTURE DETAILS.

CAUTION !!

**UNDERGROUND
TELECOMMS CABLES**
UNDERGROUND TELECOMMUNICATION
CABLES EXIST IN THIS VICINITY.
CONTACT SUPPLIER FOR CABLE
LOCATIONS. EXTREME CARE MUST
BE TAKEN WHILST EXCAVATING.

CAUTION !!

**UNDERGROUND
GAS MAIN**
UNDERGROUND GAS MAIN
EXIST IN THIS VICINITY.
CONTACT SUPPLIER FOR MAIN
LOCATIONS. EXTREME CARE MUST
BE TAKEN WHILST EXCAVATING

CAUTION !!

**OVERHEAD
ELECTRICAL CABLES**
OVERHEAD ELECTRICITY CABLES
EXIST IN THIS VICINITY. CONTACT
ENERGEX WHERE CABLE
CLEARANCE IS COMPROMISED BY
MACHINERY.

CAUTION !!

**UNDERGROUND
ELECTRICAL CABLES**
UNDERGROUND ELECTRICITY
CABLES EXIST IN THIS VICINITY.
CONTACT ENERGEX FOR CABLE
LOCATIONS. EXTREME CARE MUST
BE TAKEN WHILST EXCAVATING

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
CH	HSL	AA	MS	03.06.25		
CH	CH	AA	MS	30.07.25	REVISED AS PER COUNCIL RFI	

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: Michael Steer	DATE: 30.07.25

SCALE	
1:500	10 5 0 10 20m A1
1:1000	10 5 0 10 20m A3

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PROJECT

STAGE 8

DRAWING TITLE		
STORMWATER LAYOUT PLAN SHEET 2 OF 2		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1401	A

STORMWATER DRAINAGE NOTES

1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT M.B.R.C STANDARD DRAWINGS AND METHODS.
2. ALL STORMWATER PIPES UNDER ROADWAYS AND FOOTPATHS SHALL BE RCP CLASS 3 U.N.O.
3. ALL STORMWATER PIPES UP TO AND INCLUDING 600Ø SHALL BE R.R.J. STORMWATER PIPES GREATER THAN 600Ø SHALL BE INTERNAL FLUSH JOINTED WITH PROPRIETARY EXTERNAL BAND.
4. STEPIRONS ARE TO BE PROVIDED IN STORMWATER MANHOLES AND GULLIES GREATER THAN 1.20m DEEP, IN ACCORDANCE WITH M.B.R.C STD. DRG. SD. 10.
5. ALL DIMENSIONS ARE IN METRES UNLESS SHOWN OTHERWISE.
6. CONTRACTOR TO LIAISE WITH ALL RELEVANT SERVICE AUTHORITIES TO ASCERTAIN SERVICES PRESENT ON-SITE. ANY ALTERATION WORKS TO SERVICES WILL BE CARRIED OUT BY THAT SERVICE AUTHORITY ONLY.
7. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF DEMOLISHING ANY EXISTING STRUCTURES WITHIN THE SITE AREAS.
8. THE STORMWATER PIPE CLASSES HAVE BE DESIGNED FOR SERVICE LOADS ONLY, AND THE CONTRACTOR SHALL ASSESS ANTICIPATED CONSTRUCTION LOADS AND UPGRADE THE PIPE CLASSES IF NECESSARY, IN ACCORDANCE WITH AS3725-2007.
9. RETAINING WALL SUBSOIL DRAINS TO CONNECT TO KERB AND CHANNEL SUBSOIL OR STORMWATER DRAINAGE STRUCTURES.
10. WORKS SHALL BE PROGRAMMED SO AS NOT TO DISTURB NEARBY HOUSEHOLDERS EITHER BY DUST, NOISE, FLOODING OR DISCONNECTION OF SERVICES.
11. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
12. ANTI PONDING GULLIES ARE TO BE SIDE ENTRY TYPE. CHAMBER AND GRATE ONLY TYPE NOT TO BE USED.
13. GULLY PITS IN EXCESS OF 1.5 METRES DEEP ARE TO BE CONSTRUCTED AS A GULLY PIT/ACCESS CHAMBER STRUCTURE.
14. CRACKS IN STORMWATER PIPES WILL NOT BE ACCEPTED.
15. LEVELS AND GRADIENTS AT JUNCTIONS WITH EXISTING WORKS MAY BE VARIED AS REQUIRED TO ACHIEVE A SATISFACTORY CONNECTION AND THE CONTRACTOR SHALL INCLUDE THE COST OF THIS WORK IN THE TENDER PRICE. WHERE NEW WORK JOINS EXISTING, THE WORK SHALL TRANSITION NEATLY WITH THE PAVEMENT SO THAT DEVIATION FROM THE LINE OF A 3.0m STRAIGHT EDGE SHALL BE NO GREATER THAN 10mm.
16. CONDUITS SHALL BE IN ACCORDANCE WITH I.P.W.E.A STD. DRG. RSD-602.
17. ALL EXCAVATION AND FILLING SHALL BE COMPACTED TO THE REQUIREMENTS OF AS3798-2007 IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.
18. ALL LEVELS ARE IN METRES ABOVE AUSTRALIAN HEIGHTS DATUM (mAHD) UNLESS OTHERWISE SHOWN

KERB ADAPTORS NOTES

ALL LOTS NOT DRAINING TO A PROPERTY PIT TO HAVE 2 KERB ADAPTORS . KERB ADAPTORS SHOWN ARE INDICATIVE ONLY AND ARE TO BE INSTALLED IN ACCORDANCE WITH IPWEA STD DRG RSD-201.

NOTE:

NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THE JOB DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE SUPERINTENDENT OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ANY UNDERGROUND SERVICES IN THIS AREA AND SHALL BE RESPONSIBLE FOR MAKING GOOD ANY DAMAGE THERETO.

SCOUR PROTECTION NOTES:

1. IF ROCK SIZE IS SPECIFIED ON THE PLAN AS D₅₀ THIS CORRESPONDS TO A ROCK SIZE WITH A MEDIAN ROCK DIAMETER OF D₅₀. A VARIANCE OF ±30% IS ACCEPTABLE. Eg. IF D₅₀ = 600 IS SPECIFIED THEN THE EQUIVALENT ROCK DIAMETER RANGES FROM 420mm TO 780mm.
2. NEITHER BREADTH NOR THICKNESS OF A SINGLE ROCK SHALL BE LESS THAN ONE HALF ITS LENGTH (ie THE ROCK SHALL BE CHUNKY RATHER THAN FLAT).
3. ROCK TYPE - BASALT OR OTHER APPROVED MATERIAL. TO BE CONFIRMED WITH SUPERINTENDENT BEFORE COMMENCING ROCK WORK.
4. ROCKS GREATER THAN D₅₀=450 TO BE PLACED AND INTERLOCKED INTO POSITION AND BUILT UP TO FINAL LEVELS SHOWN, ENSURING COVERAGE OF GEOFABRIC. GAPS BETWEEN THE BOULDERS ARE TO BE FILLED BY DROPPING STONES INTO GAPS AND LOCKING INTO POSITION WITH A CROWBAR.
5. ROCKS LESS THAN & EQUAL TO D₅₀=450 TO BE DUMPED & MOVED INTO POSITION. BUILD UP TO FINAL LEVELS & ENSURING COVERAGE OF GEOFABRIC.

REFERENCE POINT LOCATION FOR DRAINAGE

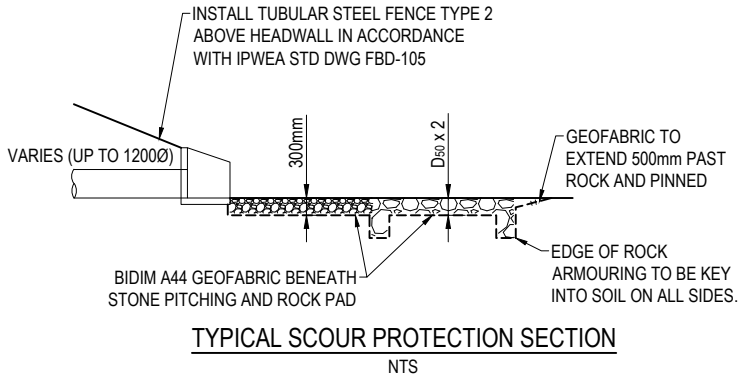
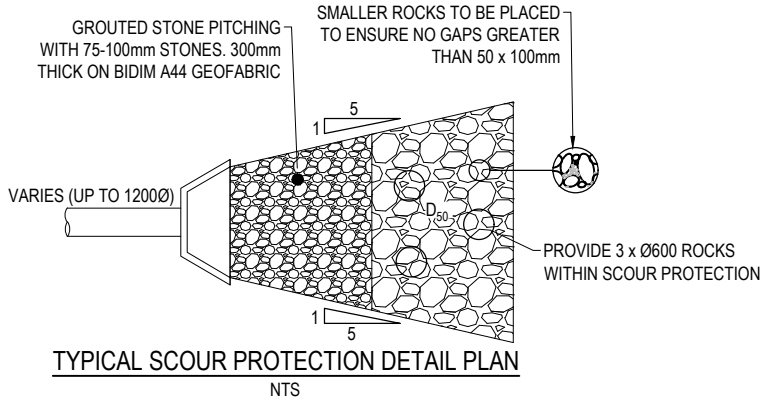
STRUCTURES

STRUCTURE TYPE	HORIZONTAL CONTROL (REFERENCE POINT LOCATION)	VERTICAL CONTROL (REFERENCE LEVEL)
MANHOLE		℄ OF MAIN SHAFT
GULLY PIT		GEOMETRIC CENTRE OF PIT STRUCTURE
HEADWALL		INTERSECTION OF HEADWALL FACE AND PIPE ℄

		FINISHED SURFACE LEVEL
		KERB LIP LEVEL
		INVERT OF HEADWALL

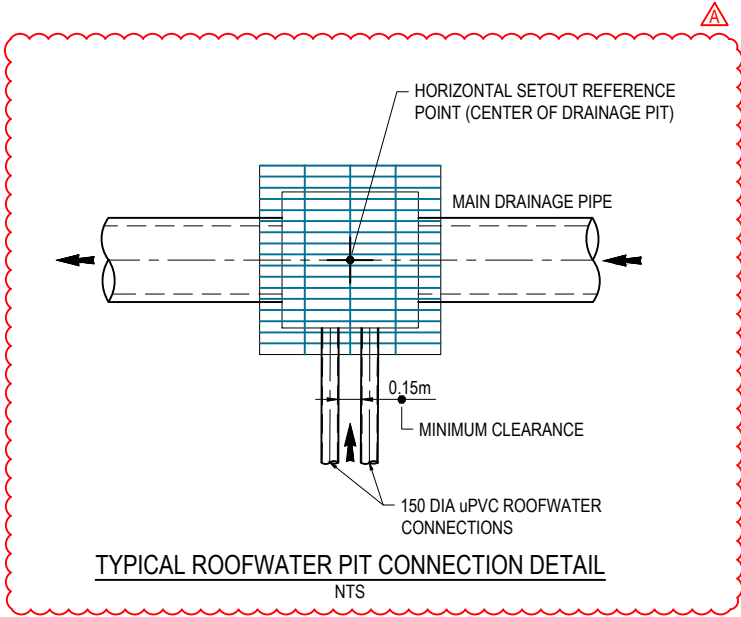
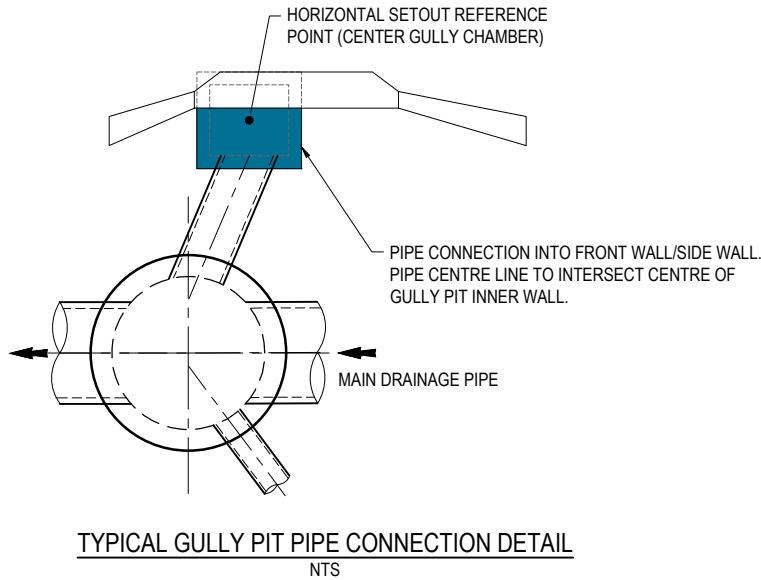
ROCK SCOUR PROTECTION

OUTLET	OUTLET PIPE SIZE	VELOCITY	D ₅₀	'L'
OUT/G2	Ø 450	m/s	300 mm	4.3m
OUT/19 & OUT/20	Ø 2/ 450	m/s	300 mm	4.3m



NOTE:

CONTRACTOR TO ENSURE PIPE CONNECTORS TO GULLY PITS ARE NOT CONSTRUCTED INTO THE CORNER OF TWO WALLS.



INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
A	CH	HSL	AA	MS	03.06.25	
	CH	CH	AA	MS	30.07.25	REVISED AS PER COUNCIL RFI



STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: Michael Steer	DATE: 30.07.25

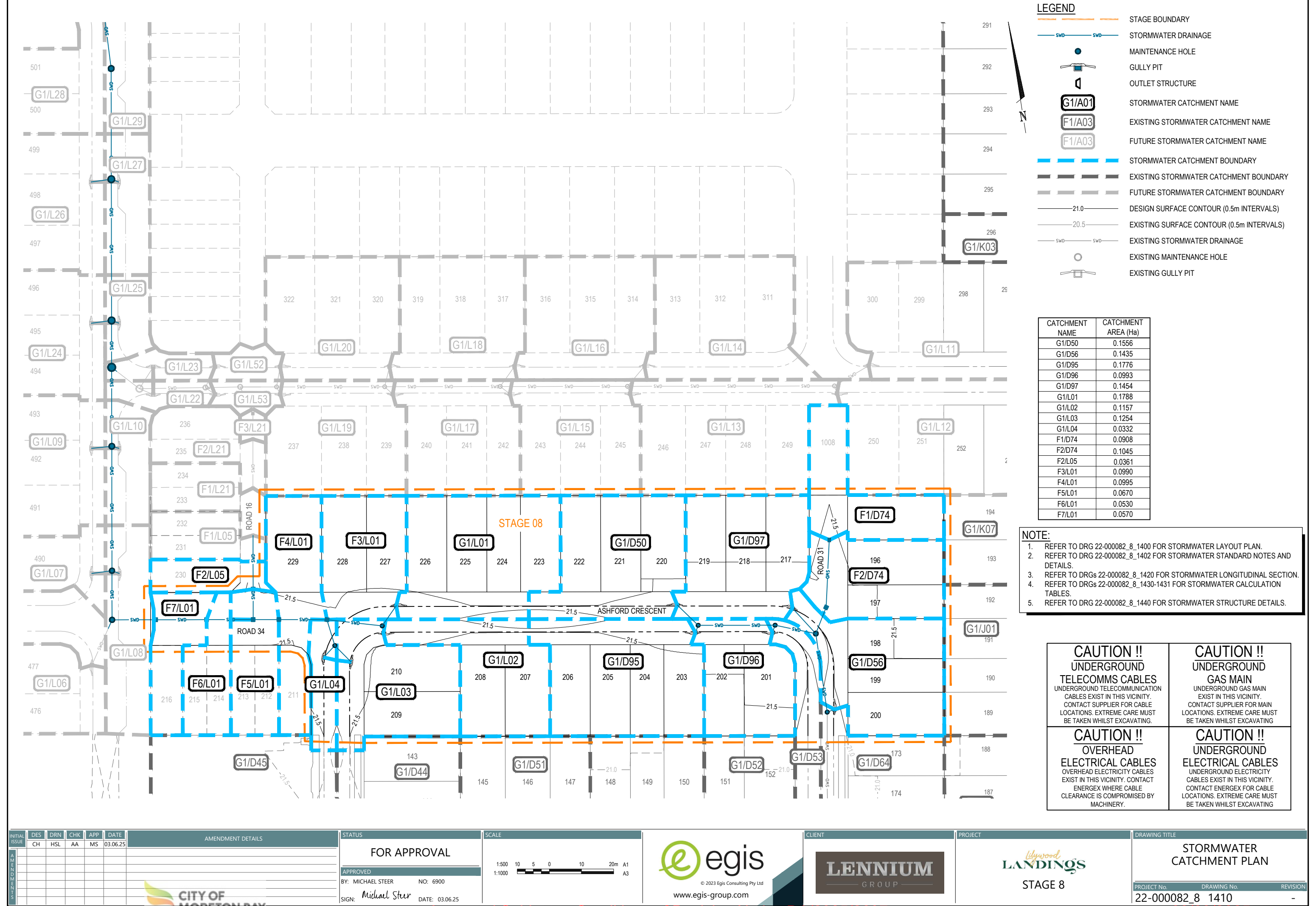
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1:1000	10 5 0 10 20m A3



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LENNIUM GROUP

PROJECT
lywood LANDINGS
STAGE 8

DRAWING TITLE		
STORMWATER NOTES AND DETAILS		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1402	A



INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
CH	HSL	AA	MS	03.06.25		

STATUS
FOR APPROVAL
APPROVED
BY: MICHAEL STEER NO: 6900
SIGN: Michael Steer DATE: 03.06.25

SCALE
1:500 10 5 0 10 20m A1
1:1000 10 5 0 10 20m A3

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PROJECT

STAGE 8

DRAWING TITLE		
STORMWATER CATCHMENT PLAN		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1410	-

STRUCTURE NAME	G1/D50	02/D50	03/D50	04/D50	05/D50	06/D50
STRUCTURE DESCRIPTION	GULLY PIT L.L.I.; 2.4m Linel; MK&C	MANHOLE 1050mm DIA	MANHOLE 1050mm DIA	MANHOLE 1200mm DIA	MANHOLE 1050mm DIA REFER MANHOLE DETAIL ON DRG 22-000082_8 1440	MANHOLE 1200mm DIA

LEGEND

- DESIGN SURFACE
- EXISTING SURFACE
- HYDRAULIC GRADE LINE
(10% AEP ARI)
- HYDRAULIC GRADE LINE
(1% AEP ARI)

NOTES:

1. NOTWITHSTANDING THE STORMWATER STRUCTURE LEVELS SHOWN, THE COVER OR GRATE LEVEL SHALL SUIT THE FINISHED SURFACE PROFILE.
2. THE PIPE CLASSES HAVE BEEN DESIGNED FOR SERVICE LOADS ONLY. THE CONTRACTOR SHALL ASSESS ANTICIPATED LOADS AND UPGRADE THE PIPE CLASSES IF NECESSARY IN ACCORDANCE WITH AS 3725-2007. CRACKED PIPES WILL NOT BE ACCEPTED.
3. REFER DRG 22-000082_8_1405 FOR STORMWATER NOTES.

PIPE SIZE (mm)		375	375	450	525	750
PIPE CLASS		3	3	3	3	3
PIPE GRADE (%)		1.03%	1.00%	1.00%	0.99%	1.09%
PIPE SLOPE (1 in X)		96.90	100.00	99.92	100.86	91.78
FULL PIPE VELOCITY (m/s)		0.56	1.20	1.08	1.05	0.68
PART FULL VELOCITY (m/s)		1.47	1.75	1.87	2.01	2.20
DATUM RL	6.0					
H.G.L IN PIPE & W.S.E IN STRUCTURE	20.530 20.502 20.494 20.516	20.323 20.193 20.215	20.085 20.100 20.117	19.967 19.753 19.758	19.773 19.523 19.525	
PIPE FLOW (Cumecs)	0.062	0.133	0.171	0.227	0.299	
PIPE CAPACITY AT GRADE (Cumecs)	0.178	0.175	0.285	0.428	1.163	
DEPTH TO INVERT	1.188	1.209 1.229	1.325 1.345	1.399 1.419	1.521 1.541	1.705
INVERT LEVEL OF DRAIN	20.168	20.075 20.055	19.815 19.795	19.665 19.645	19.400 19.380	19.020
DESIGN SURFACE LEVEL	21.356	21.284	21.140	21.064	20.921	20.725
SETOUT COORDINATES	E 90957.508 N 502418.352	E 90962.939 N 502411.136	E 90986.649 N 502407.428	E 90998.769 N 502402.872	E 90998.472 N 502378.161	E 90993.403
RUNNING CHAINAGE	0.000 9.032 9.032	23.998 33.030	45.978 45.978	24.713 70.691	33.042	103.733

LINE

Line D50

STRUCTURE NAME	G1/D56	05/D50
STRUCTURE DESCRIPTION	GULLY PIT L.L.I.; 2.4m Linel; MK&C	MANHOLE 1050mm DIA

Line D56

STRUCTURE NAME	F1/D74	F2/D74	04/D50
STRUCTURE DESCRIPTION	IPWEAQ FIELD INLET 600x300 TYPE 2B	FIELD INLET 900x900 FLUSH GRATE	MANHOLE 1200mm DIA

Line D74

STRUCTURE NAME	G1/D95	02/D50
STRUCTURE DESCRIPTION	GULLY PIT L.L.I.; 2.4m Linel; MK&C	MANHOLE 1050mm DIA

Line D95

STRUCTURE NAME	G1/D96	03/D50
STRUCTURE DESCRIPTION	GULLY PIT L.L.I.; 2.4m Linel; MK&C	MANHOLE 1050mm DIA

Line D96

STRUCTURE NAME	G1/97	04/D50
STRUCTURE DESCRIPTION	GULLY PIT L.L.I.; 2.4m Linel; MK&C	MANHOLE 1200mm DIA

Line D97

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
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CH	CH	AA	MS	30.07.25		REVISED AS PER COUNCIL RFI



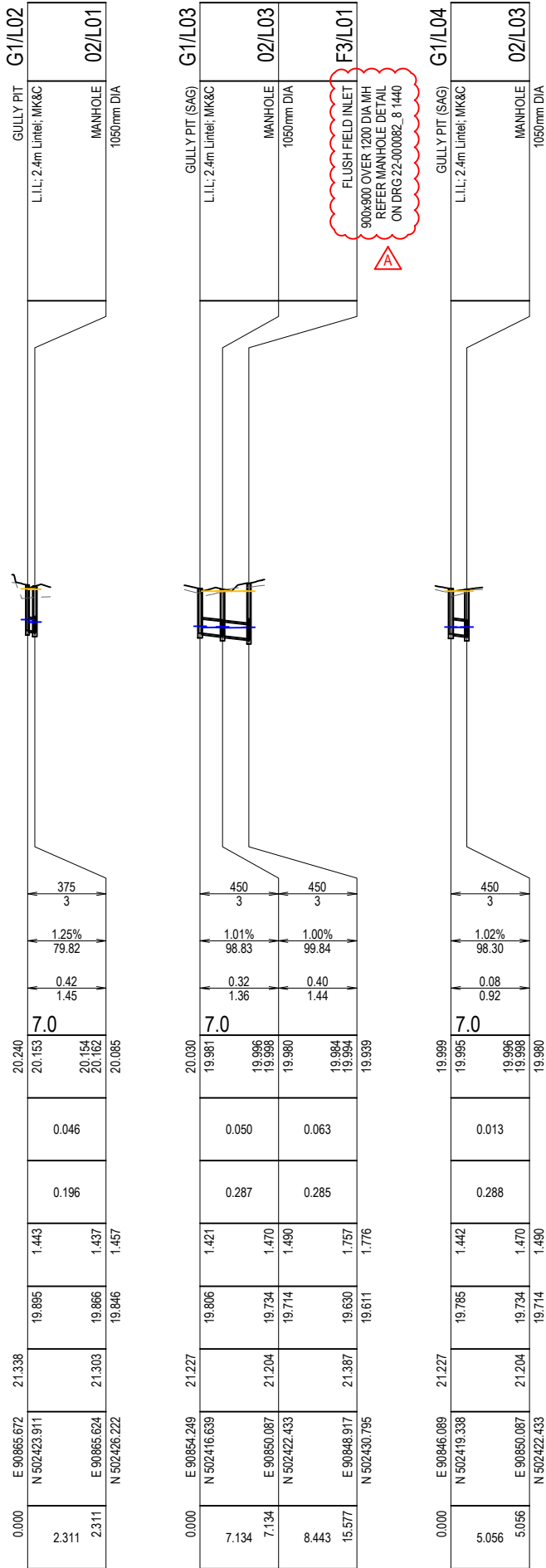
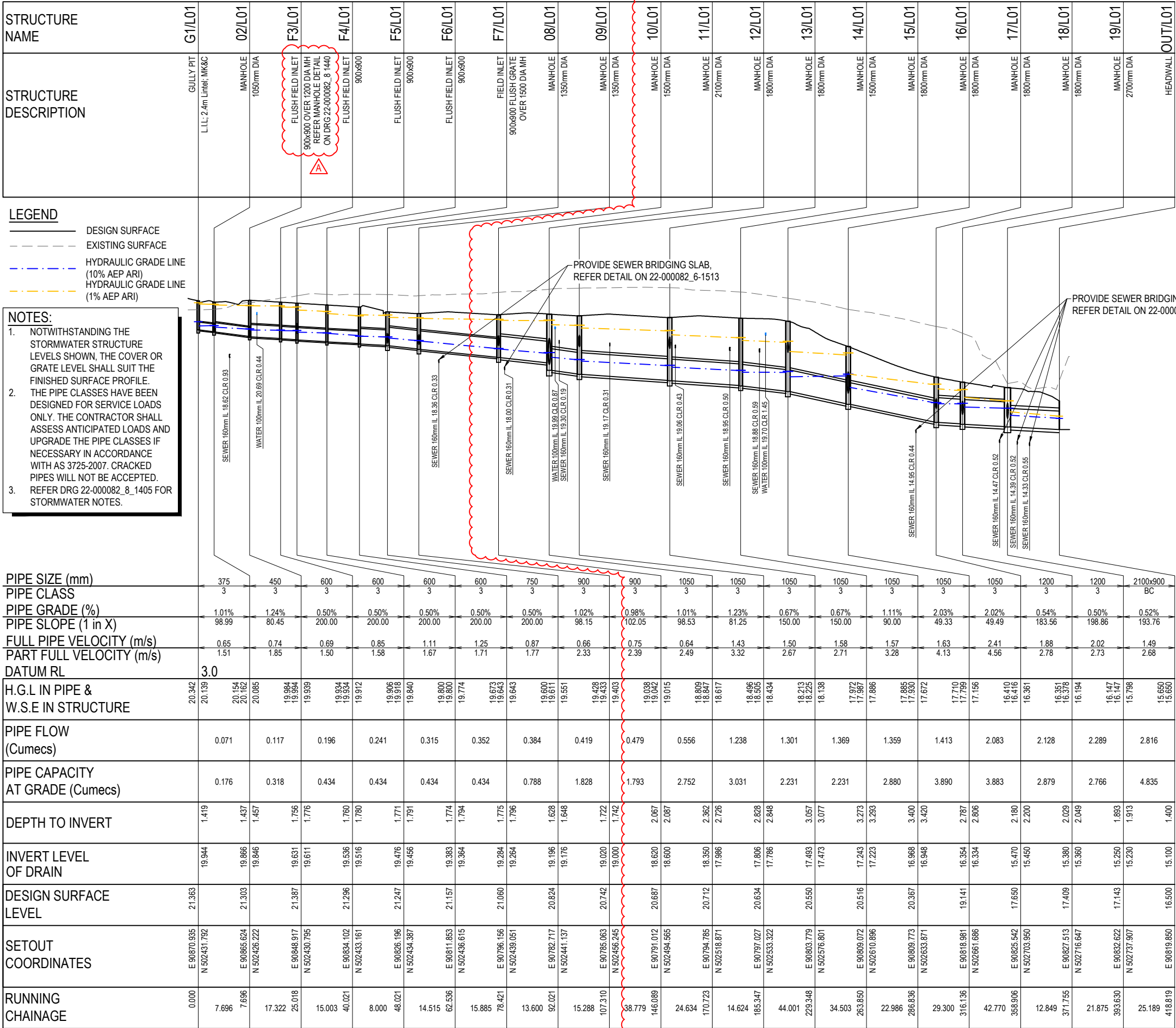
STATUS
FOR APPROVAL
APPROVED
BY: MICHAEL STEER NO: 6900
SIGN: Michael Steer DATE: 30.07.25

SCALE
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1:2000 2 1 0 2 4m A3
HORIZONTAL
1:100 2 1 0 2 4m A1
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VERTICAL



CLIENT
lylwood LANDINGS
STAGE 8

DRAWING TITLE
STORMWATER LONGITUDINAL SECTIONS SHEET 1 OF 4
PROJECT No. 22-000082_8
DRAWING No. 1420
REVISION A



STRUCTURE NAME	F1/L05	F2/L05	F5/L01
STRUCTURE DESCRIPTION	IPWEAQ FIELD INLET 600x900 TYPE 2B	FIELD INLET 600x900 FLUSH GRATE	FIELD INLET

LEGEND

- DESIGN SURFACE
 - - - - - EXISTING SURFACE
 - HYDRAULIC GRADE LINE
 (10% AEP ARI)
 - HYDRAULIC GRADE LINE
 (1% AEP ARI)

NOTES:

1. NOTWITHSTANDING THE STORMWATER STRUCTURE LEVELS SHOWN, THE COVER OR GRATE LEVEL SHALL SUIT THE FINISHED SURFACE PROFILE.
2. THE PIPE CLASSES HAVE BEEN DESIGNED FOR SERVICE LOADS ONLY. THE CONTRACTOR SHALL ASSESS ANTICIPATED LOADS AND UPGRADE THE PIPE CLASSES IF NECESSARY IN ACCORDANCE WITH AS 3725-2007. CRACKED PIPES WILL NOT BE ACCEPTED.
3. REFER DRG 22-000082 & 1405 FOR STORMWATER NOTES.

PIPE SIZE (mm)		375	375
PIPE CLASS		3	3
PIPE GRADE (%)		1.00%	2.04%
PIPE SLOPE (1 in X)		100.00	48.96
FULL PIPE VELOCITY (m/s)		0.15	0.28
PART FULL VELOCITY (m/s)		1.01	1.55
DATUM RL		7.0	
H.G.L IN PIPE & W.S.E IN STRUCTURE	20.316	20.307 20.159 20.159	20.154 19.923 19.918
PIPE FLOW (Cumecs)		0.017	0.031
PIPE CAPACITY AT GRADE (Cumecs)		0.175	0.251
DEPTH TO INVERT		1.221	1.386 1.406
INVERT LEVEL OF DRAIN		20.215	20.047 20.027
DESIGN SURFACE LEVEL	21.435	21.433	21.247
SETOUT COORDINATES	E 90830.224 N 502460.328	E 90827.654 N 502443.776	E 90826.196
RUNNING CHAINAGE	0.000	16.750 16.750	9.502 26.252

LINE

Line L05

GULLY PIT		G1/L06	
L.I.L.: 2.4m Linet: MK&C			
MANHOLE		08/L01	
19.707	19.649	19.707	19.649
19.600	19.611	19.600	19.611
19.600	19.611	19.600	19.611
0.038	0.176	0.038	0.176
1.432	1.469	1.432	1.469
19.510	19.355	19.510	19.355
20.942	20.824	20.942	20.824
E 90774.329	E 90782.717	E 90774.329	E 90782.717
N 502428.159	N 502428.159	N 502428.159	N 502428.159
15.453	15.453	15.453	15.453

Line L06

	E 90778.712	20.770	GULLY PT L I L : 2.4m Liner; MK&C	G1/L07
6.353	N 502456.385	19.353	1.418	19.461
6.353	E 90785.063	20.742	1.453	19.425
			0.175	19.430
			0.023	19.484
				6.0
				0.21 1.10
				1.00% 100.00
				375 3
				— — — — —
				MANHOLE
				09/L01

Line L07

0.000	E 90787.175	207.99	19.547	GULLY PIT (SAG)	G1/L08
2.428	N 502455.071		19.491	L.I.L.: 2.4m Liner: MK&C	
		1.446	0.037		
		19.353	0.268		
		1.446			
	E 90785.063	19.296	19.425 19.430		09/L01
2.428	207.42				MANHOLE

Line L08

[illegible]

Line L09

	E 90793.158	20745	19.420	GULLY PIT (SAG) L.I.L.: 2.4m Linet, MK&C	G1/L10
0.000	N 502493.609	19.298	1.447	375 3 2.47% 40.47 0.19 1.48 6.0	
			0.021		
			0.276		
		19.298	1.447		
2.355	E 90791.012	20.687	19.240	1.447	MANHOLE 10/L01

Line L10

[illegible]

Line L11

[illegible]

Line L24

	E 90799 141	20.691	19.330 19.326	6.0	0.09 1.26	2.32% 43.16	450 3	FUTURE	GULLY PIT (SAG) L.I.L.: 2.4m Liner; MK&C	G1/L25
0.000	N 502532.148		19.245	1.446	0.434	0.015	19.245 18.504			
2.452	E 90797 027	20.634	19.188	1.446					MANHOLE	12/L01

Line L25

	E 90797.423	20.578	19.160	1.418	0.175	0.062	19.495 19.341	6.0 375 3 1.00% 100.00 0.56 1.45	GULLY PIT (SAG) L.I.L. 2.4m Liner; MK&C	G1/L26
0.000	N 502576.941						19.250 18.223			
6.357	E 90803.779	20.550	19.097	1.453					MANHOLE	13/L01

Line L26

[illegible]

CITY OF
MORETON BAY

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STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: <i>Michael Steer</i>	DATE: 03.06.25

BY: MICHAEL STEER NO: 6900
SIGN: *Michael Steer* DATE: 03.06.25

SCALE

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1:2000

HORIZONTAL

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1:200

VERTICAL

1:100 2 1 0
1:200
VERTICA

VERTICAL



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PROJECT

Lilywood
LANDINGS

STAGE 8

Lilywood
LANDINGS
STAGE 8

DRAWING TITLE		
STORMWATER LONGITUDINAL SECTIONS SHEET 3 OF 4		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1422	-

PROJECT No.	DRAWING No.	REVISION
22-000082_8	1422	-

Approved Subject to Conditions of Decision Notice DA/2025/2697

03/09/2025

STRUCTURE NAME	G1/L27
STRUCTURE DESCRIPTION	GULLY PIT (SAG) L.L.L: 2.4m Linel, MK&C MANHOLE 1800mm DIA REFER MANHOLE DETAIL ON DRG 22-000082_8 1441

LEGEND

- DESIGN SURFACE
- EXISTING SURFACE
- HYDRAULIC GRADE LINE (10% AEP ARI)
- HYDRAULIC GRADE LINE (1% AEP ARI)

NOTES:

- NOTWITHSTANDING THE STORMWATER STRUCTURE LEVELS SHOWN, THE COVER OR GRATE LEVEL SHALL SUIT THE FINISHED SURFACE PROFILE.
- THE PIPE CLASSES HAVE BEEN DESIGNED FOR SERVICE LOADS ONLY. THE CONTRACTOR SHALL ASSESS ANTICIPATED LOADS AND UPGRADE THE PIPE CLASSES IF NECESSARY IN ACCORDANCE WITH AS 3725-2007. CRACKED PIPES WILL NOT BE ACCEPTED.
- REFER DRG 22-000082_8_1405 FOR STORMWATER NOTES.

PIPE SIZE (mm)	450
PIPE CLASS	3
PIPE GRADE (%)	2.32%
PIPE SLOPE (1 in X)	43.15
FULL PIPE VELOCITY (m/s)	0.15
PART FULL VELOCITY (m/s)	1.48
DATUM RL	6.0
H.G.L IN PIPE & W.S.E IN STRUCTURE	19.279 19.267 19.177 18.223 18.137
PIPE FLOW (Cumecs)	0.025
PIPE CAPACITY AT GRADE (Cumecs)	0.434
DEPTH TO INVERT	1.446 3.077
INVERT LEVEL OF DRAIN	19.161 19.104 17.473
DESIGN SURFACE LEVEL	20.607 20.550
SETOUT COORDINATES	E 90805.891 N 502575.627 E 90803.779 N 502576.801
RUNNING CHAINAGE	0.000 2.455 2.455

LINE Line L27

STRUCTURE NAME	G1/L28
STRUCTURE DESCRIPTION	GULLY PIT L.L.L: 2.4m Linel, MK&C MANHOLE 1800mm DIA REFER MANHOLE DETAIL ON DRG 22-000082_8 1441

LINE Line L28

STRUCTURE NAME	G1/L29
STRUCTURE DESCRIPTION	GULLY PIT L.L.L: 2.4m Linel, MK&C MANHOLE 1800mm DIA REFER MANHOLE DETAIL ON DRG 22-000082_8 1441

LINE Line L29

STRUCTURE NAME	G1/L30
STRUCTURE DESCRIPTION	GULLY PIT L.L.L: 3.6m Linel, MK&C MANHOLE 1800mm DIA

LINE Line L30

STRUCTURE NAME	G1/L31
STRUCTURE DESCRIPTION	GULLY PIT L.L.L: 3.6m Linel, MK&C MANHOLE 1800mm DIA

LINE Line L31

STRUCTURE NAME	G1/L32
STRUCTURE DESCRIPTION	GULLY PIT (SAG) L.L.L: 2.4m Linel, MK&C GULLY PIT (SAG) L.L.L: 2.4m Linel, MK&C MANHOLE 2700mm DIA

LINE Line L32

STRUCTURE NAME	03/L33
STRUCTURE DESCRIPTION	MANHOLE 1050mm DIA

LINE Line L33

STRUCTURE NAME	04/L33
STRUCTURE DESCRIPTION	MANHOLE 1200mm DIA
STRUCTURE NAME	05/L33
STRUCTURE DESCRIPTION	MANHOLE 1200mm DIA
STRUCTURE NAME	06/L33
STRUCTURE DESCRIPTION	MANHOLE 1200mm DIA
STRUCTURE NAME	19/L01
STRUCTURE DESCRIPTION	MANHOLE 2700mm DIA

LINE Line L33

STRUCTURE NAME	F5/L39
STRUCTURE DESCRIPTION	IPWEAQ FIELD INLET 600x900 TYPE 2B

LINE Line L39

STRUCTURE NAME	F6/L39
STRUCTURE DESCRIPTION	FIELD INLET 900x900 FLUSH GRATE

LINE Line L39

STRUCTURE NAME	07/L39
STRUCTURE DESCRIPTION	MANHOLE 1800mm DIA

LINE Line L39

STRUCTURE NAME	08/L39
STRUCTURE DESCRIPTION	MANHOLE 1500mm DIA

LINE Line L39

STRUCTURE NAME	16/L01
STRUCTURE DESCRIPTION	MANHOLE 1800mm DIA

LINE Line L39

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
CH	HSL	AA	MS	MS	03.06.25	REVISED AS PER COUNCIL RFI
CH	CH	AA	MS	MS	30.07.25	

STATUS	FOR APPROVAL
APPROVED	BY: MICHAEL STEER NO: 6900
SIGN:	Michael Steer DATE: 30.07.25

SCALE	1:1000 1:2000 1:100 1:200
HORIZONTAL	10 0 10 20 30 40 50m A1 2 1 0 2 4m A1
VERTICAL	

CLIENT	egis
PROJECT	LENNIUM GROUP

PROJECT	STAGE 8
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DRAWING TITLE	STORMWATER LONGITUDINAL SECTIONS SHEET 4 OF 4
PROJECT No.	22-000082_8
DRAWING No.	1423
REVISION	A

REVISION	A
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STORMWATER DRAINAGE CALCULATIONS - MINOR 10% AEP

AMENDMENT DETAILS						STATUS	SCALE	CLIENT	PROJECT	DRAWING TITLE		
INITIALS ISSUE	DES	DRN	CHK	APP	DATE							
A	CH	CH	AA	MS	03.06.25	FOR APPROVAL		 © 2023 Egis Consulting Pty Ltd www.egis-group.com		 STAGE 8	STORMWATER CALCULATION TABLES MINOR SHEET 1 OF 2	
					REVISED AS PER COUNCIL RFI							
									</			

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Approved Subject to Conditions of Decision Notice DA/2025/2697

03/09/2025

DESIGN ARI	LOCATION	CATCHMENT PROPERTIES				FULL AREA RUNOFF				PART AREA RUNOFF				INLET DESIGN										DRAIN DESIGN										HEADLOSSES										PART FULL		DESIGN LEVELS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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STORMWATER DRAINAGE CALCULATIONS - MINOR 10% AEP

INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS	STATUS	SCALE	CLIENT	PROJECT	DRAWING TITLE	
	CH	HSL	AA	MS	03.06.25		FOR APPROVAL		 © 2023 Egis Consulting Pty Ltd www.egis-group.com	 STAGE 8	 STAGE 8	STORMWATER CALCULATION TABLES MINOR SHEET 2 OF 2
A	CH	CH	AA	MS	30.07.25	REVISED AS PER COUNCIL RFI	APPROVED					

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Approved Subject to Conditions of Decision Notice DA/2025/2697

03/09/2025

DESIGN ARI	LOCATION	CATCHMENT PROPERTIES			FULL AREA RUNOFF				PART AREA RUNOFF				INLET DESIGN										DRAIN DESIGN						HEADLOSSES										PART FULL		DESIGN LEVELS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
		fi	Ci	Cp	tc	I	A	CA	Q	tc	I	A	CA	Q	Qa								Qg	Qb		tc	I	CA	Qp	L	S		Vf	S/Do	Qg/Qo	Du/Do		Vf/2g	Ku	hu	Kw	hw	Sf	hf	dn	Vn																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		FRACTION IMPERVIOUS	COEFFICIENT OF RUNOFF IMPERVIOUS AREA	COEFFICIENT OF RUNOFF PERVIOUS AREA	TIME OF CONCENTRATION	RAINFALL INTENSITY	SUB-CATCHMENT AREA	EQUIVALENT IMPERVIOUS AREA	SUB-CATCHMENT DISCHARGE	TIME OF CONCENTRATION	RAINFALL INTENSITY	PARTIAL CATCHMENT AREA	EQUIVALENT IMPERVIOUS AREA	SUB-CATCHMENT DISCHARGE	FLOW IN K&C(INC. BYPASS)	FLOW WIDTH	FLOW DEPTH	FLOW DVx	%	%	INLET TYPE	FLOW INTO INLET	BYPASS FLOW	BYPASS STRUCTURE No.	CRITICAL TIME OF CONC.	RAINFALL INTENSITY	TOTAL (C x A)	PIPE FLOW	REACH LENGTH	PIPE GRADE	PIPE SIZE	FULL PIPE VELOCITY	SUBMERGENCE RATIO	GRATE FLOW RATIO	DIAMETER RATIO	CHART(S) USED	VELOCITY HEAD	UIS HEAD LOSS COEFFICIENT	UIS HEAD LOSS	W.S.E COEFFICIENT	CHANGE IN W.S.E	PIPE FRICTION SLOPE	PIPE FRICTION HEAD LOSS	NORMAL DEPTH	NORMAL DEPTH VEL.	PIPE US I/L	PIPE D/S I/L	PIPE US H.G.L	PIPE D/S H.G.L	W.S.E	GRATE LEVEL	FREEBOARD	STRUCTURE No.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Yrs				min	mm/h	ha	ha	L/s	min	mm/h	ha	ha	L/s	L/s	m	m	FLOW DVx	%	%		L/s	L/s		min	mm/hr	ha	L/s	m	%	mm	m/s					Outlet Control	m	m		m	%	m	m	m/s	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m	m

STORMWATER DRAINAGE CALCULATIONS - MAJOR 1% AEP

(INCLUDING 20% ABOVE STANDARD 1% AEP INTENTIES FOR CLIMATE CHANGE)

AMENDMENT DETAILS						STATUS	SCALE	CLIENT	PROJECT	DRAWING TITLE			
INITIALS ISSUE	DES	DRN	CHK	APP	DATE	FOR APPROVAL		 © 2023 Egis Consulting Pty Ltd www.egis-group.com		 STAGE 8	STORMWATER CALCULATION TABLES MAJOR SHEET 1 OF 2		
AMENDMENT DETAILS													
A	CH	CH	AA	MS	30.07.25						REVISED AS PER COUNCIL RFI	APPROVED	BY: MICHAEL STEER
							SIGN: <i>Michael Steer</i>	DATE: 30.07.25			22-000082_8	1432	A

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03/09/2025

	LOCATION	CATCHMENT PROPERTIES		FULL AREA RUNOFF				PART AREA RUNOFF				INLET DESIGN								DRAIN DESIGN							HEADLOSSES										PART FULL		DESIGN LEVELS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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DESIGN ARI	STRUCTURE No.	FRACTION IMPERVIOUS	COEFFICIENT OF RUNOFF IMPERVIOUS AREA	COEFFICIENT OF RUNOFF PERVIOUS AREA	TIME OF CONCENTRATION	RAINFALL INTENSITY	SUB-CATCHMENT AREA	EQUIVALENT IMPERVIOUS AREA	SUB-CATCHMENT DISCHARGE	TIME OF CONCENTRATION	RAINFALL INTENSITY	PARTIAL CATCHMENT AREA	EQUIVALENT IMPERVIOUS AREA	SUB-CATCHMENT DISCHARGE	FLOW IN &&(INC. BYPASS)	FLOW WIDTH	FLOW DEPTH	FLOW DV	ROAD GRADE AT INLET	ROAD XFALL AT INLET	INLET TYPE	FLOW INTO INLET	BYPASS FLOW	BYPASS STRUCTURE No.	CRITICAL TIME OF CONC.	RAINFALL INTENSITY	TOTAL (C x A)	PIPE FLOW	REACH LENGTH	PIPE GRADE	PIPE SIZE	FULL PIPE VELOCITY	SUBMERGENCE RATIO	GRATE FLOW RATIO	DIAMETER RATIO	CHART(S) USED	VELOCITY HEAD	UIS HEAD LOSS COEFFICIENT	UIS HEAD LOSS	W.S.E COEFFICIENT	CHANGE IN W.S.E	PIPE FRICTION SLOPE	PIPE FRICION HEAD LOSS	NORMAL DEPTH	NORMAL DEPTH VEL.	PIPE US IL	PIPE DS IL	PIPE US H.G.L	PIPE DS H.G.L	W.S.E	GRATE LEVEL	FREEBOARD	STRUCTURE No.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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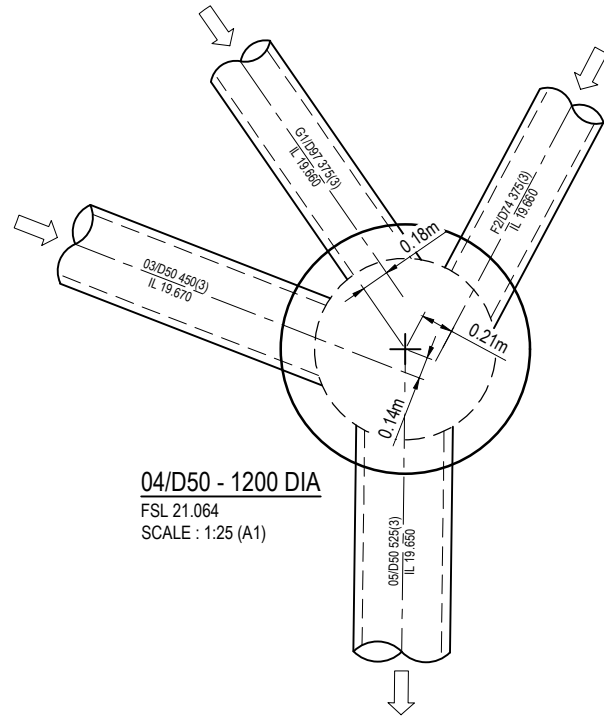
STORMWATER DRAINAGE CALCULATIONS - MAJOR 1% AEP

INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS	STATUS	SCALE	CLIENT	PROJECT	DRAWING TITLE
A	CH	HSL	AA	MS	03.06.25		FOR APPROVAL		 © 2023 Egis Consulting Pty Ltd www.egis-group.com	 STAGE 8	STORMWATER CALCULATION TABLES MAJOR SHEET 2 OF 2
	CH	CH	AA	MS	30.07.25	REVISED AS PER COUNCIL RFI	APPROVED BY: MICHAEL STEER NO: 6900 SIGN: <i>Michael Steer</i> DATE: 30.07.25				PROJECT No. 22-000082_8 DRAWING No. 1433 REVISION A

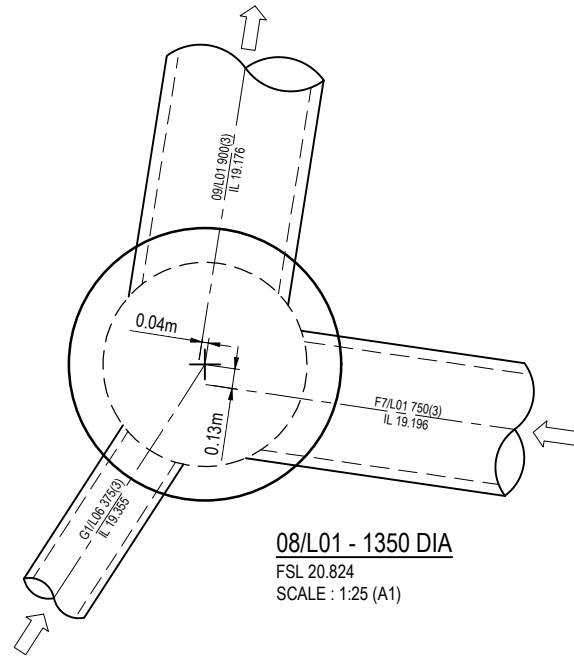
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Approved Subject to Conditions of Decision Notice DA/2025/2697

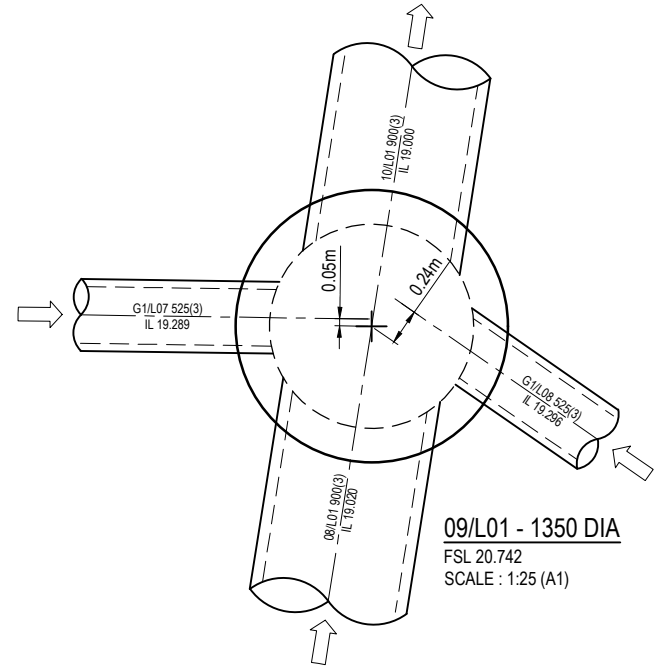
03/09/2025



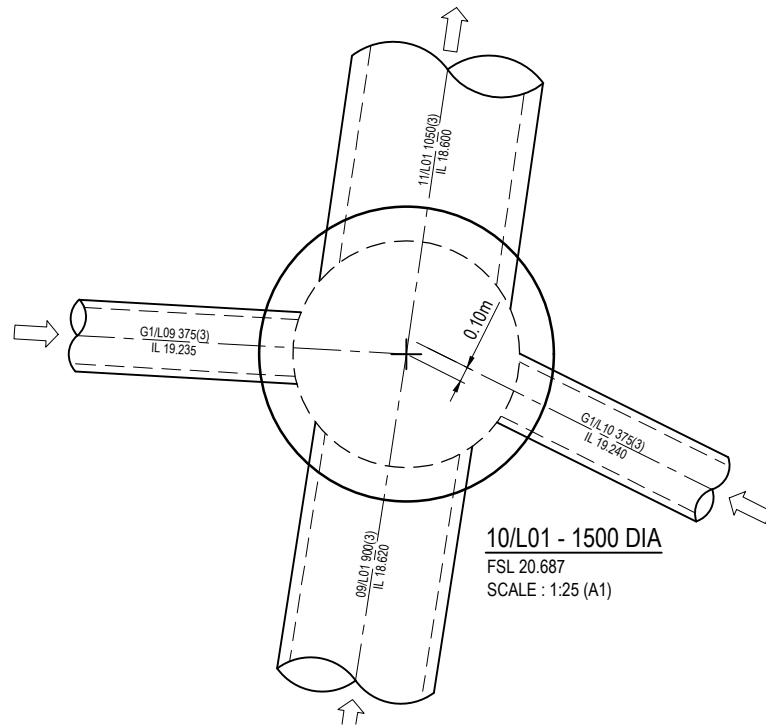
04/D50 - 1200 DIA
FSL 21.064
SCALE : 1:25 (A1)



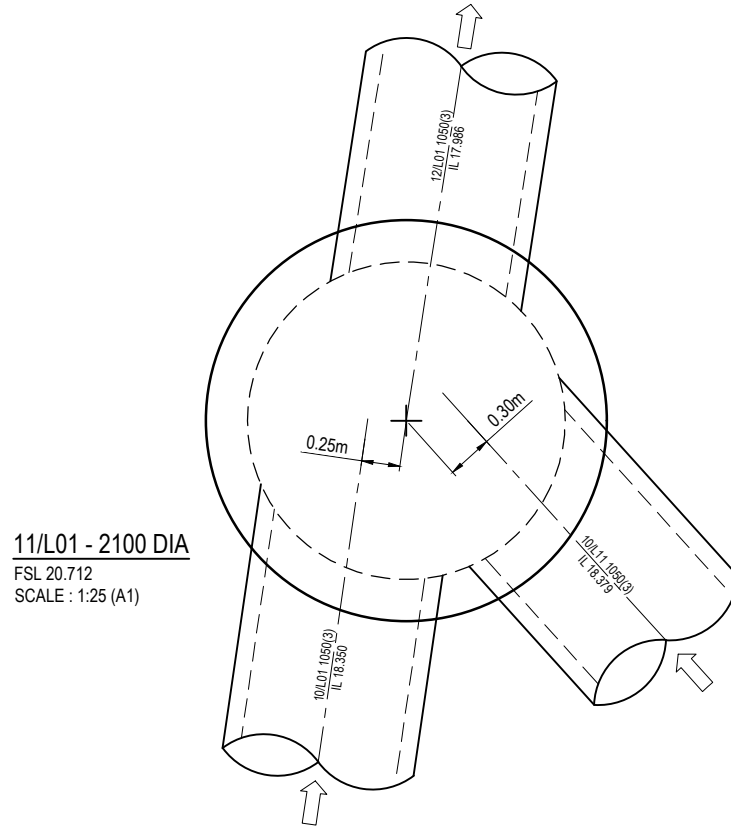
08/L01 - 1350 DIA
FSL 20.824
SCALE : 1:25 (A1)



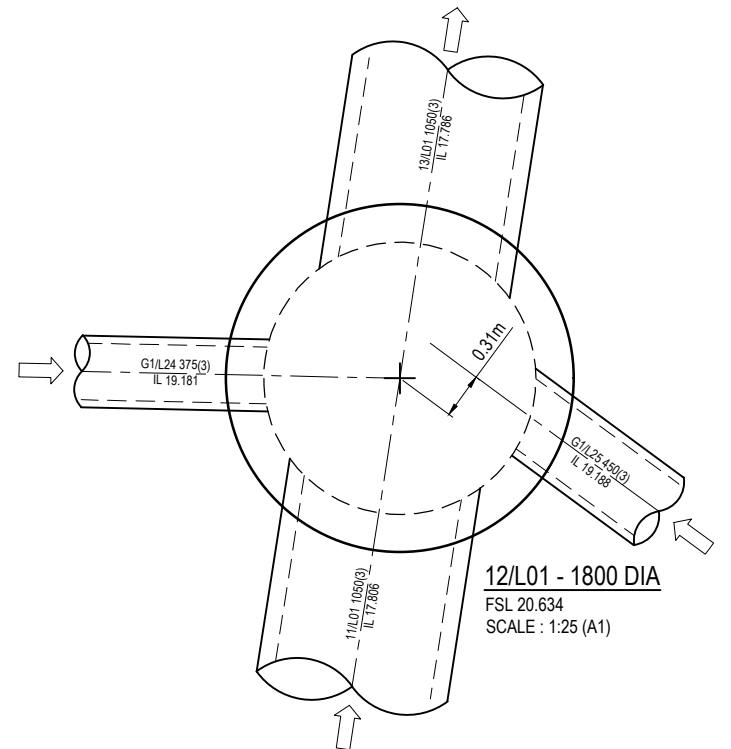
09/L01 - 1350 DIA
FSL 20.742
SCALE : 1:25 (A1)



10/L01 - 1500 DIA
FSL 20.687
SCALE : 1:25 (A1)



11/L01 - 2100 DIA
FSL 20.712
SCALE : 1:25 (A1)



12/L01 - 1800 DIA
FSL 20.634
SCALE : 1:25 (A1)

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
CH	HSL	AA	MS	03.06.25		
CH	HSL	AA	MS	30.07.25		REVISED AS PER COUNCIL RFI

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: Michael Steer	DATE: 30.07.25

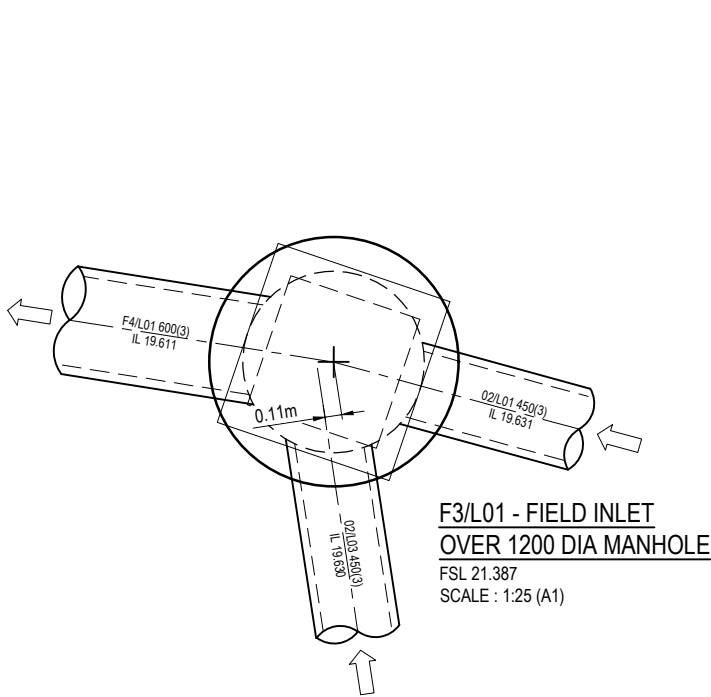
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1:50	0 0.5 1.0 1.5 2.0 2.5m A3

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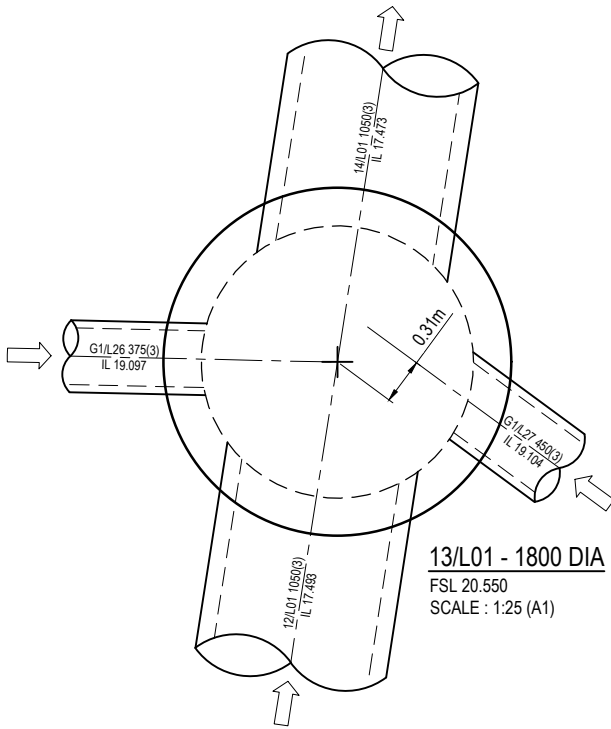
PROJECT

STAGE 8

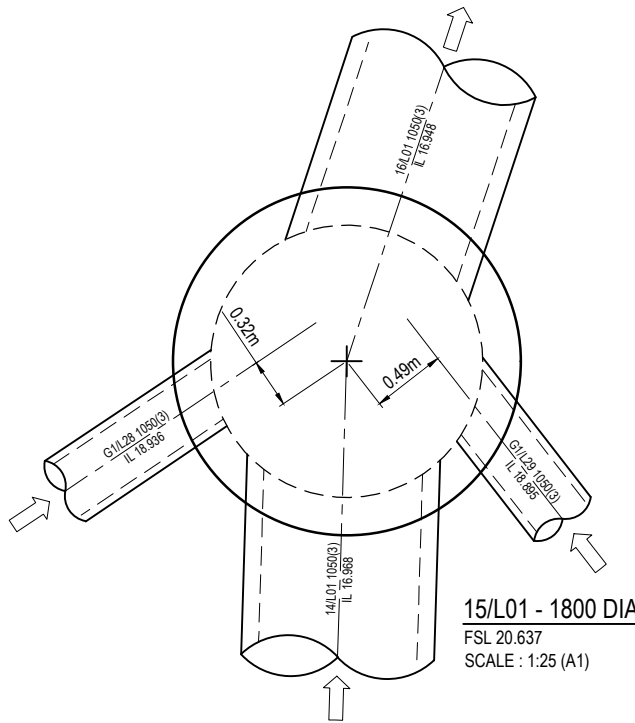
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PROJECT No.	DRAWING No.	REVISION
22-000082_8	1440	A



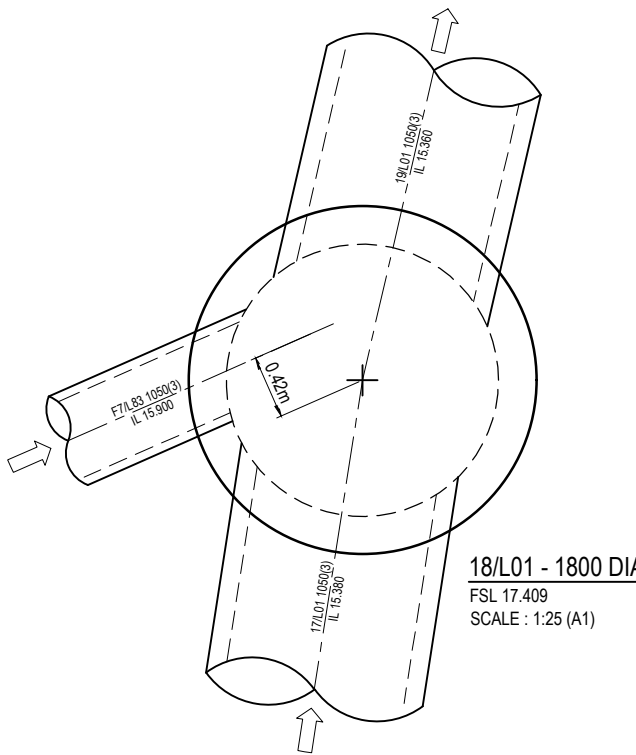
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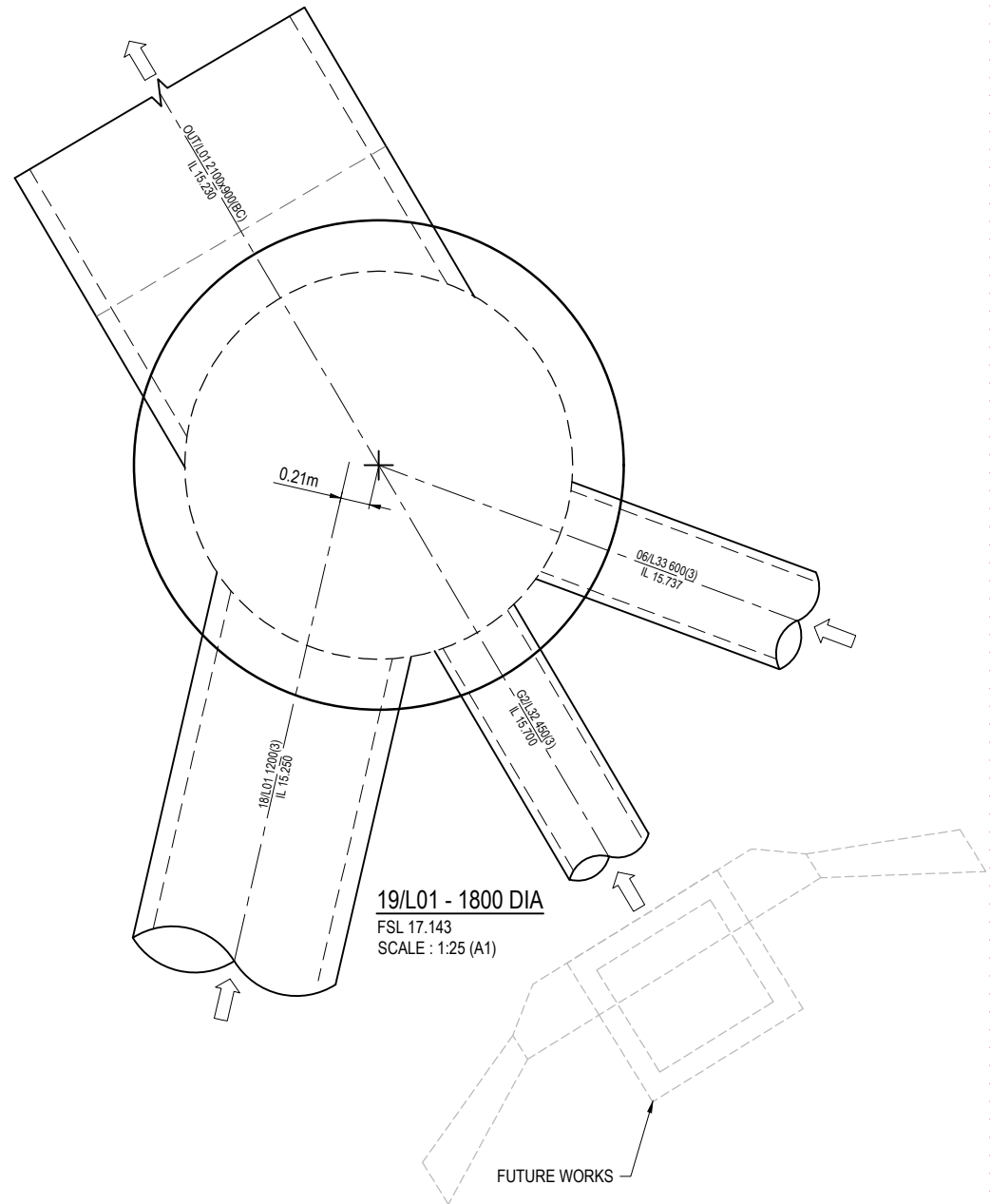
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18/L01 - 1800 DIA
FSL 17.409
SCALE : 1:25 (A1)



19/L01 - 1800 DIA
FSL 17.143
SCALE : 1:25 (A1)

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
CH	HSL	AA	MS	03.06.25		
CH	HSL	AA	MS	30.07.25	REVISED AS PER COUNCIL RFI	
CITY OF MORETON BAY						

STATUS	
FOR APPROVAL	
APPROVED	
BY: MICHAEL STEER	NO: 6900
SIGN: Michael Steer	DATE: 30.07.25

SCALE	
1:25	0 0.25 0.5 0.75 1.0 1.25m A1
1:50	0 0.25 0.5 0.75 1.0 1.25m A3



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STAGE 8

DRAWING TITLE		
STORMWATER STRUCTURE DETAILS SHEET 2 OF 2		
PROJECT No.	DRAWING No.	REVISION
22-000082_8	1441	A

ATTACHMENT 4

Appeal Rights

- (b) the balance of the appeal period restarts on the day after the day the local government receives the notice of withdrawal.

Note—

See also section 126 in relation to suspending the appeal period by notice.

126 Suspending appeal period by notice

- (1) If the recipient needs more time to make representations, the recipient may give a notice suspending the appeal period to the local government.
- (2) The recipient may give only 1 notice.
- (3) If the representations are not made within 20 business days after the notice is given, the balance of the appeal period restarts.
- (4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the appeal period restarts on the day after the day the local government receives the notice of withdrawal.

Note—

See also section 125(7) and (8) in relation to other circumstances affecting the appeal period.

Division 3 Development approval conditions about trunk infrastructure

Subdivision 1 Conditions for necessary trunk infrastructure

127 Application and operation of subdivision

- (1) This subdivision applies if—

- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.
- (3) In this section—
 - conduct* means an act or omission.
 - representative* means—
 - (a) of a corporation—an executive officer, employee or agent of the corporation; or
 - (b) of an individual—an employee or agent of the individual.
 - state of mind*, of a person, includes the person's—
 - (a) knowledge, intention, opinion, belief or purpose; and
 - (b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter;
and
 - (iv) who may elect to be a co-respondent in an appeal
of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
- (a) for an appeal by a building advisory agency—10
business days after a decision notice for the decision is
given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time
after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under
chapter 7, part 4, to register premises or to renew the
registration of premises—20 business days after a notice
is published under section 269(3)(a) or (4); or
 - (d) for an appeal against a decision of the Minister, under
chapter 7, part 4, to amend the registration of premises
to include additional land in the affected area for the
premises—20 business days after the day a notice is
published under section 269A(2)(a); or
 - (e) for an appeal against an infrastructure charges
notice—20 business days after the infrastructure charges
notice is given to the person; or
 - (f) for an appeal about a deemed approval of a development
application for which a decision notice has not been
given—30 business days after the applicant gives the
deemed approval notice to the assessment manager; or
 - (g) for an appeal relating to the *Plumbing and Drainage Act
2018*—
 - (i) for an appeal against an enforcement notice given
because of a belief mentioned in the *Plumbing and
Drainage Act 2018*, section 143(2)(a)(i), (b) or
(c)—5 business days after the day the notice is
given; or

- (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
- (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
- (iv) otherwise—20 business days after the day the notice is given; or
- (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.

- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

decision includes—

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and

- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the ***appointer***) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—