OSKA CONSULTING GROUP

ENGINEERING INFRASTRUCTURE REPORT

Proposed Residential Subdivision

31-53 Courtney Drive, 176 & 202 Baileys Mountain Road, Lot 57 & 288 Reserve Road, Upper Coomera

Lots 184-186 on SP173728, Lot 183 on RP156422, Lot 58 on SP191940, Lot 56 on RP162858 & Lot 57 on SP214370

For Norfolk Estates Pty Ltd

7 November 2025

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DOCUMENT CONTROL SHEET

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Project Manager:	Thomas Watt
Author:	Ben Grant
Applicant:	Norfolk Estates Pty Ltd
Client:	Norfolk Estates Pty Ltd
Client Contact:	John Warlow
Client Reference:	31-53 Courtney Drive, 176 & 202 Baileys Mountain Road, Lot 57 & 288 Reserve Road, Upper Coomera
Synopsis:	This report examines the existing infrastructure and future engineering impacts for the proposed development of the site, including the availability of services and the provision of water and sewerage servicing the development site and determines the demand on these systems from the proposed development.

Reviewed by RPEQ	Reg. No.	Signed	Date
Thomas Watt	16222		7 November 2025

Revision/Checking History			
Revision No	**Date**	**Checked By**	**Issued By**
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Norfolk Estates Pty Ltd - John Warlow		1	PDF

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1.0 INTRODUCTION

1.1 Background

OSKA Engineers has been commissioned by Norfolk Estates Pty Ltd to prepare a Engineering Infrastructure Report (EIR) to support a Development Application for the proposed residential subdivision development situated at 31-53 Courtney Drive, 176 & 202 Baileys Mountain Road, Lot 57 & 288 Reserve Road, Upper Coomera .

The subject site is described as Lots 184-186 on SP173728, Lot 183 on RP156422, Lot 58 on SP191940, Lot 56 on RP162858 & Lot 57 on SP214370 and has a total site area of 18.301 ha.

This revision of the report (C) was issued in response to Council's Further Information Request (Ref: ROL/2024/116) dated 21 August 2025.

2.0 SITE DESCRIPTION

2.1 Location

The subject site is located at 31-53 Courtney Drive, 176 & 202 Baileys Mountain Road, Lot 57 & 288 Reserve Road, Upper Coomera . The site fronts Courtney Drive to the north, Baileys Mountain Road to the east, Reserve Road and Richardson Crescent to the south and has existing residential properties to the north, east and west. The site covers a total combined area of 18.301 ha, with details as summarised in *Table 1* and as located in *Figure 1*.

Table 1: Site Description

Client	Lot and Property Description	Street Address
Norfolk Estates Pty Ltd	*Lots 184-186 on SP173728, Lot 183 on RP156422, Lot 58 on SP191940, Lot 56 on RP162858 & Lot 57 on SP214370*	*31-53 Courtney Drive, 176 & 202 Baileys Mountain Road, Lot 57 & 288 Reserve Road, Upper Coomera*



Figure 1: Locality Plan (Source: Nearmap)

2.2 Site Topography

The site generally grades to the south/east either towards the existing waterway through the site or the existing swale along Baileys Mountain Road. The existing site is relatively steep with spot heights ranging from approximately RL 23.00m AHD to 49.50m AHD. Based on the provided survey and aerial information, any stormwater runoff from the site either drains to the existing waterway through the site or the existing swale along Baileys Mountain Road.

Further information of the site survey has been provided by LandPartners, Detail Survey (Ref: BRJD8528-00-12-1) included as Appendix A.

2.3 Vegetation and Land Use

The subject site currently consists of five residential properties and most of the lots contain a number of dwellings/structures typically consisting of a residential dwelling, detached garage and shed. The subject site contains a total of three dams and a waterway that runs through the site from the north-west and along the southern site boundary through the south-eastern corner of the site. The majority of the subject site is covered in grassed areas with multiple trees throughout the site. Access to each lot is gained via dirt driveways from the road fronting each lot.

An aerial photograph taken on the 22 December 2024 of the subject site is included in Figure 2.



Figure 2: Aerial Image of the Site (Source: Nearmap – Image taken 22 December 2024)

2.4 Proposed Development

The proposed development for the site consists of a 187 lot residential subdivision with lot areas ranging between 300-931m^2. Access to the proposed development will be gained via one of the number of new road connections from Courtney Drive, Baileys Mountain Road and Richardson Crescent which will provide access to all lots. The development will be completed through eight stages of works, ranging from 2 – 42 lots per stage.

Refer to Appendix B for further proposed layout details prepared by Saunders Havill Group; Proposal Plan (Ref: 11694 P 11).

3.0 EARTHWORKS

Earthworks will be required across the site to facilitate the development. The proposed site grading will require a combination of cut and fill to construct the proposed roadways, allotment pads and direct the development's overland flow to the proposed basin extents.

Retaining walls will be required within the development site to facilitate construction of building pads, stormwater drainage and facilitate sewer servicing for the development. To minimise slopes across the proposed allotments retaining walls up to a maximum height of 3m will be required, with walls generally higher than 1.6m to be tiered in accordance with Council requirements.

Earthworks will be constructed in accordance with Section 3 of the CoGC Land Development Guidelines (LDG's), and all relevant Australian Standards. Any areas of filling of the site will be to a Level 1 compaction standard in accordance with the Planning Scheme Policy and AS3798.

The proposed road reserves that terminate at the boundary of the neighbouring lots (Lot 182 RP 156422 and Lot 187 RP 173728) will include a temporary batter to tie in with existing levels. Once the neighbouring lots are developed, these respective road reserves can be graded and tied in neatly.

For further details, see schematic drawings showing the proposed earthworks intent as illustrated in OSKA Consulting Group; Preliminary Bulk Earthworks Layout and Section Plans (Ref: OSK6521- P010 - P019) included as Appendix C.

3.1 Sediment & Erosion Controls

Sediment and erosion control devices (S&EC) employed on the site shall be designed and constructed in accordance with the Institution of Engineers, Soil Erosion and Sediment Control Guidelines (IESESC) and City of Gold Coast.

Future Operational Works applications will provide additional details on the sediment and erosion control details proposed for the site. Typically, there are water quality basins proposed for each of the sub catchments and it is proposed that these will be utilised as sediment basins during construction. The OSKA Engineers Conceptual Stormwater Management Plan provides high level sediment and erosion control intents.

For further details, see schematic drawings showing the proposed earthworks intent as illustrated in OSKA Consulting Group; Preliminary Sediment and Erosion Plan (Ref: OSK6521-P050 – P052) included as Appendix F.

4.0 ROADWORKS

The proposed development will be accessed via both Courtney Drive and Baileys Mountain Road. Access will be provided to be via a new intersection on Courtney Drive for the north-eastern lots and the proposed intersection along Baileys Mountain Road which was currently as a part of the neighbouring townhouse development application (Council DA Ref: COM/2024/317).

The design of the internal roads has been undertaken in accordance with CoGC's Planning Scheme Policy. Road grades will vary between a minimum of 0.5% and a maximum of 16%. Final road levels will be set to ensure that driveways can be provided to all allotments with a desirable maximum grade of 16.6% wherever possible.

Internal roadworks across the site will be provided by new 16.5m residential access streets, with 15.5m road reserves proposed where there is a parallel waterway and park. Road 5, which provides access to Basin B, is proposed as a 12.0m residential street.

A 16.5m road reserve has been provided for Road 2, with a 7.5m wide pavement extents proposed to be constructed as a part of the development. Throughout the future development of Lot 182 SP156422, the verge will be completed to allow for future lots to front Road 2. In the interim, a temporary swale drain will be constructed off the proposed pavement, with a temporary batter (maximum 1:2) required to tie in with the existing levels. This road ties in with adjacent existing levels as best practical due to the existing topography with the maximum road grade being 16% (absolute maximum), aligned with Council's planning scheme policy.

External roadworks will be required to facilitate the construction of the major intersection access points to the proposed development, however all roadworks along Baileys Mountain Road will be completed by Council as part of the Bailey Mountain Rd upgrade and the ongoing development at 202 Baileys Mountain Road (DA Ref: COM/2024/317).

A widening of the road pavement has been proposed along Courtney Drive to ensure that half the road of the ultimate Courtney Drive carriageway and road reserve were completed. The works will extend along the complete site frontage and taper back to tie in with the existing roadway. To facilitate the RCV movement into the development site along Courtney Drive, a Basic Right (BAR) turn treatment has been proposed. Refer to the traffic engineering report completed by Colliers for further details.

For further details, see schematic drawing showing the proposed roadworks as illustrated in the OSKA Consulting Group; Preliminary Roadworks Plan (Ref: OSK6521-P020 - P030) included as Appendix D.

5.0 STORMWATER

All captured stormwater from the proposed subdivision is to be directed to the proposed Council owned combined bioretention-detention basins across the site. These Council Stormwater basins has been designed to comply with the requirements of the CoGC LDG's. Internal council stormwater drainage will be provided to convey all site flows in accordance with the LDG's and QUDM requirements.

For further details, see OSKA Consulting Group, Conceptual Stormwater Management Plan (Ref: OSK6521-0003).

6.0 SEWERAGE

There is an existing 300mm PVC trunk sewer main that runs parallel with Yaun Creek traversing the site. As there were multiple ongoing neighbouring developments around the subject site, there are multiple sewer main extensions currently being proposed or constructed. These have been summarised below:

- The subdivision of 79 Courtney Drive has proposed a continuation of the trunk sewer main which will be constructed through the south-west corner of the site (OPW Ref: OPW/2024/987)
- The townhouse development on 155 Baileys Mountain Road has proposed to extend the sewer infrastructure along Baileys Mountain Road past the subject site (DA Ref: MIN/2024/449)

The proposed development will continue the construction of the 225m PVC trunk sewer main through the site from Richardson Crescent and up to Courtney Drive. This asset has been flagged in Council LGIP for construction and therefore can be deemed as trunk infrastructure which will be creditable.

The internal sewerage reticulation will provide new 150mm PVC-U sewer reticulation across the site within the proposed new road reserve to service each new lot. Due to the existing topography of the site, the proposed development will discharge at multiple sewer access points throughout the proposed trunk sewer main and sewer mains to be constructed by others.

One of the required sewer main connection locations will be within Lot 58 on SP191940 to a sewer proposed under application COM/2024/317. If the sewer within Lot 58 is not constructed at the time of connection, the sewer main will be continued through Lot 58 and connected to the existing sewer main within Baileys Mountain Road.

For further details, see schematic drawings showing the existing sewer infrastructure and the proposed modifications to the existing network as illustrated in the OSKA Consulting Group; Preliminary Services Plan (Ref: OSK6521-P040 - P045) included as Appendix E.

The proposed demands upon the existing sewer network due to the proposed development have been calculated in accordance with the SEQ Water Supply and Sewerage Design & Construction Code (SEQ WS&S D&C Code), as amended by the CoGC Desired Standard of Service (DSS) and Water & Sewer demand tables. Refer to the Water and Sewer capacity assessment completed by WCS Engineering.

7.0 WATER

There are currently no existing live water mains servicing the subject site. However, there are currently multiple water mains being proposed or constructed to service neighbouring developments. These have been summarised below:

- The subdivision of 79 Courtney Drive has proposed an internal water main extension through the development from Gordon Drive to Courtney Drive. The water main will extend through to the site's frontage of Courtney Drive, approx. 120m from the subject site (DA Ref: COM/2019/82)
- The townhouse development on 202 Baileys Mountain Road has proposed to extend the external water main into the subject site (along Road 1) to provide their development with an internal connection (DA Ref: COM/2024/317)

- The townhouse development on 155 Baileys Mountain Road has constructed the external water main along Baileys Mountain Road past the subject site (DA Ref: MIN/2024/449)

In accordance with Council's ''WSSIP Planned Water Supply Infrastructure'', a trunk watermain extension along Baileys Mountain Road and along Courtney Drive will be constructed, creating a closed loop water network. A preliminary watermain alignment has been shown on the attached servicing layout plans, however the ultimate alignment, and property boundary offsets will be subject to further detailed design.

The western catchment of the development will be serviced by the proposed trunk watermain along Courtney Drive. The eastern catchment of the proposed development will be connected to the constructed watermain along Baileys Mountain Road.

For further details, see schematic drawings showing the existing water infrastructure and the proposed modifications to the existing network as illustrated in the OSKA Consulting Group; Preliminary Services Plan (Ref: OSK6521-P040 - P045) included as Appendix E.

For further details, see email correspondence with Council's Water and Wastewater Team included as Appendix G.

8.0 ELECTRICAL AND TELSTRA

Electrical, Telecommunications and Gas services are all available to connect to the site. Electrical services are available along Courtney Drive. Telecommunication services are available along Courtney Drive and Baileys Mountain Drive. Gas services are available along Baileys Mountain Drive.

The proposed connection and load requirements and any necessary upgrades will need to be determined as part of more detailed investigations.

The Before You Dig Australia Plans for the existing services is included in Appendix G.

9.0 CONCLUSIONS

OSKA Civil Consultants has been commissioned by Norfolk Estates Pty Ltd to prepare an Engineering Infrastructure Report (EIR) to support a Development Application (DA) to the City of Gold Coast (CoGC) for the proposed Residential Subdivision situated at 31-53 Courtney Drive, 176 & 202 Baileys Mountain Road, Lot 57 & 288 Reserve Road, Upper Coomera . The subject site is described as Lots 184-186 on SP173728, Lot 183 on RP156422, Lot 58 on SP191940, Lot 56 on RP162858 & Lot 57 on SP214370 .

This Engineering Infrastructure Report has detailed the existing infrastructure and the provision of services to the proposed development and determined the proposed demand on the existing water and sewerage infrastructure. The location of the existing water and sewerage reticulation infrastructure as well as the proposed connection points for the development have been shown on the servicing plans in addition to the proposed roadworks.

APPENDIX

A

LandPartners, Detail Survey (Ref: BRJD8528-00-12-1)

COURTNEY DRIVE

BAILEYS MOUNTAIN ROAD

182
RP156422

183
RP156422

184
RP173727

185
RP173727

186
RP173728

187
RP173728

188
RP173728

58
SP191940

57
SP214370

56
RP162858

Emt B SP205586

Emt C SP214374

Emt A SP205586

RESERVE ROAD

75
SP174234

RICHARDSON CRES

900
SP205578

Emt A SP205578

Emt B SP205578

Emt C SP205578

1
SP205578

2
SP205578

3
SP205578

WRIGHT COURT

BRJD8528-000-12-1
Eden - Upper Coomera
Detail Survey
Contour Interval - 0.5m
10/09/2024

10 0 20 50 110m

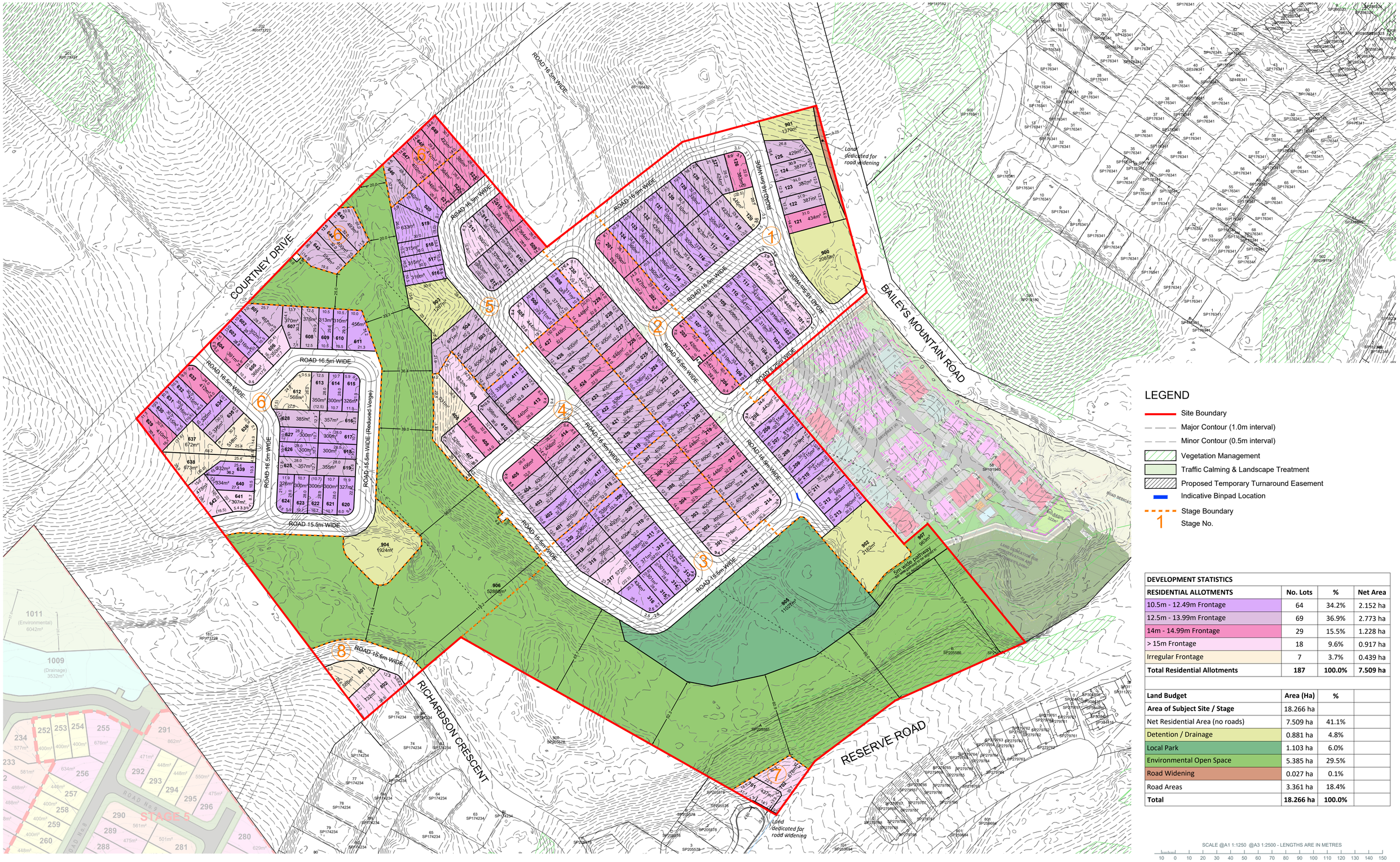
SCALE BAR

APPENDIX

B

Saunders Havill Group; Proposal Plan (Ref: 11694 P 11)

PROPOSAL PLAN



DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
10.5m - 12.49m Frontage	64	34.2%	2.152 ha
12.5m - 13.99m Frontage	69	36.9%	2.773 ha
14m - 14.99m Frontage	29	15.5%	1.228 ha
> 15m Frontage	18	9.6%	0.917 ha
Irregular Frontage	7	3.7%	0.439 ha
Total Residential Allotments	**187**	**100.0%**	**7.509 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	18.266 ha		
Net Residential Area (no roads)	7.509 ha	41.1%	
Detention / Drainage	0.881 ha	4.8%	
Local Park	1.103 ha	6.0%	
Environmental Open Space	5.385 ha	29.5%	
Road Widening	0.027 ha	0.1%	
Road Areas	3.361 ha	18.4%	
Total	**18.266 ha**	**100.0%**	

SCALE @A1 1:1250 @A3 1:2500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
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SUBJECT BOUNDARIES: LOT CALCULATIONS BY LANDPARTNERS DATED 25/11/2024

N

CLIENT
NORFOLK ESTATES PTY LTD
ATF SOLANDER INVESTMENT
UNIT TRUST

SITE ADDRESS
41 - 53 COURTNEY DRIVE ,
UPPER COOMERA

RP DESCRIPTION
Lot 183 RP156422, Lot 184 RP173727, Lot 185 on RP173727, Lot 186 on RP173728, Lot 57 on SP214370 & Lot 56 on RP162858, Lot 58 on SP191940

DRAWN
KA

DATE
01/10/2025

DRAWING NO.
11694 P 11 Rev Q - PRO 01

APPENDIX

C

OSKA Consulting Group; Preliminary Bulk Earthworks Layout and Section Plans (Ref: OSK6521- P010 - P019)

BULK EARTHWORKS LEGEND

- 80.0 — FINISHED SURFACE CONTOURS
- 80.0 — EXISTING SURFACE CONTOURS
- 0.0 - 1.6m RETAINING WALL
- 1.6 - 3.0m RETAINING WALL
- STAGE BOUNDARY
- SPLIT LEVEL LOT
- 99 — LOT NUMBER

EXISTING SERVICES LEGEND

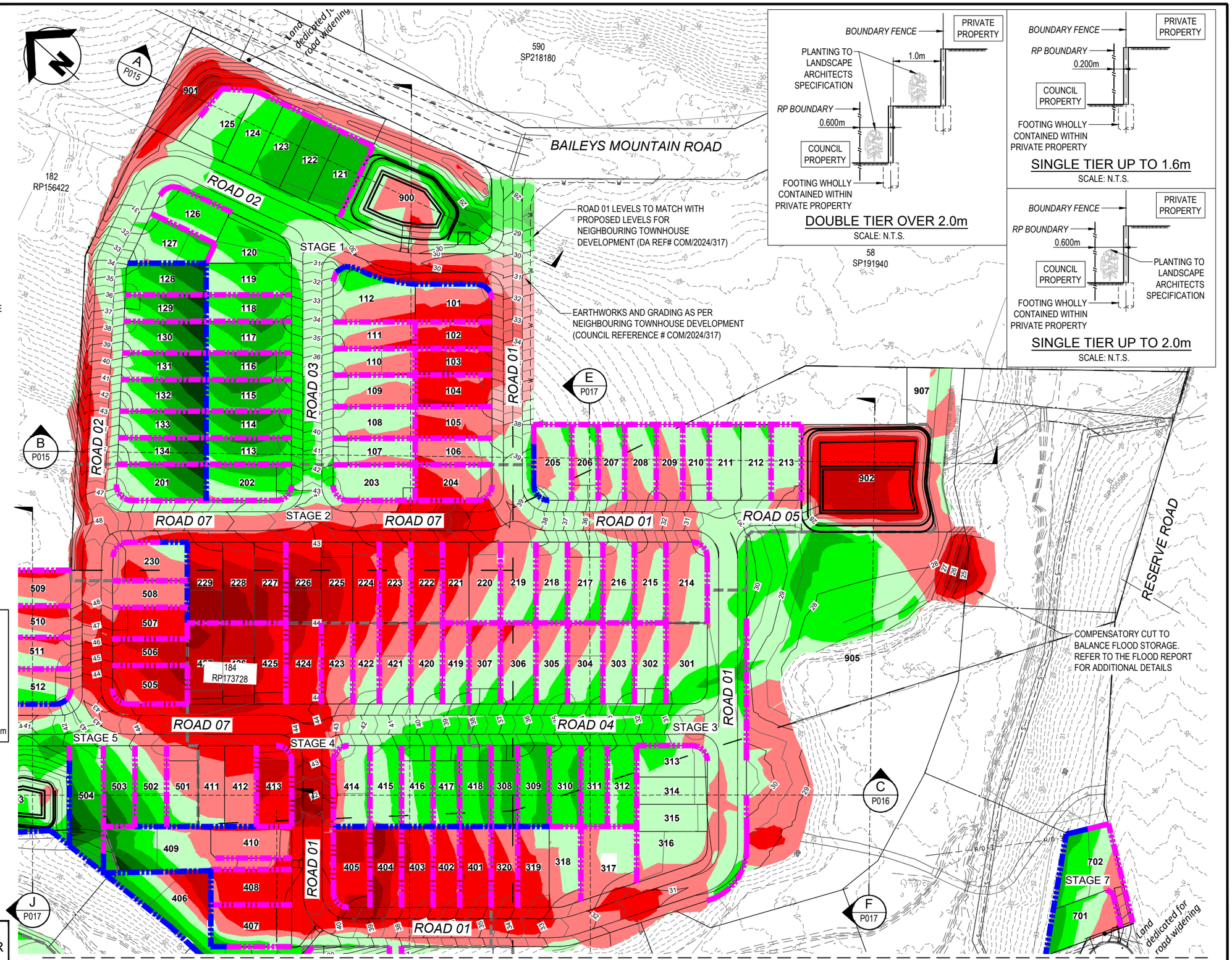
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- SWD — EXISTING STORMWATER PIPE
- T — EXISTING TELECOMMUNICATIONS CABLE
- E — EXISTING ELECTRICAL CABLE

CUT & FILL LEGEND

EXCAVATION	FILLING
0.0m - 1.0m	0.0m - 1.0m
1.0m - 2.0m	1.0m - 2.0m
2.0m - 3.0m	2.0m - 3.0m
3.0m - 4.0m	3.0m - 4.0m
GREATER THAN 4m	GREATER THAN 4m

APPROVAL ISSUE
NOT FOR CONSTRUCTION
UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



DOUBLE TIER OVER 2.0m
SCALE: N.T.S.

SINGLE TIER UP TO 1.6m
SCALE: N.T.S.

SINGLE TIER UP TO 2.0m
SCALE: N.T.S.

FOR CONTINUATION REFER SHEET 2

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION
2	05-11-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY BULK EARTHWORKS PLAN
SHEET 1 OF 2

SCALE: 1:750 AT A1, 1:1500 AT A3 (0, 15, 30, 45, 60m)

PROJECT NO. OSK6521

DWG NO. P010

ISSUE D

BULK EARTHWORKS LEGEND

- 80.0 — FINISHED SURFACE CONTOURS
- 80.0 — EXISTING SURFACE CONTOURS
- 0.0 - 1.6m RETAINING WALL
- 1.6 - 3.0m RETAINING WALL
- STAGE BOUNDARY
- SPLIT LEVEL LOT
- 99 LOT NUMBER

EXISTING SERVICES LEGEND

- S EXISTING SEWER MAIN
- W EXISTING WATER MAIN
- SWD EXISTING STORMWATER PIPE
- T EXISTING TELECOMMUNICATIONS CABLE
- E EXISTING ELECTRICAL CABLE

CUT & FILL LEGEND

EXCAVATION	FILLING
0.0m - 1.0m	0.0m - 1.0m
1.0m - 2.0m	1.0m - 2.0m
2.0m - 3.0m	2.0m - 3.0m
3.0m - 4.0m	3.0m - 4.0m
GREATER THAN 4m	GREATER THAN 4m

APPROVAL ISSUE
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CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

FOR CONTINUATION REFER SHEET 1



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OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY BULK EARTHWORKS PLAN
SHEET 2 OF 2

SCALE: 1:750 AT A1
1:1500 AT A3
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PROJECT NO. OSK6521

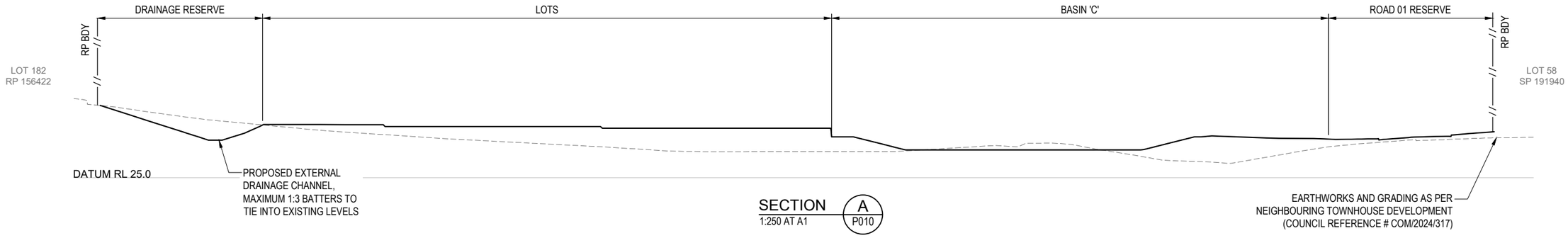
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ISSUE D

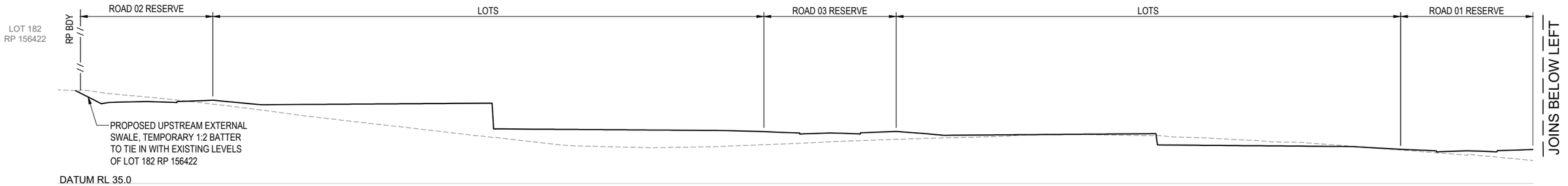
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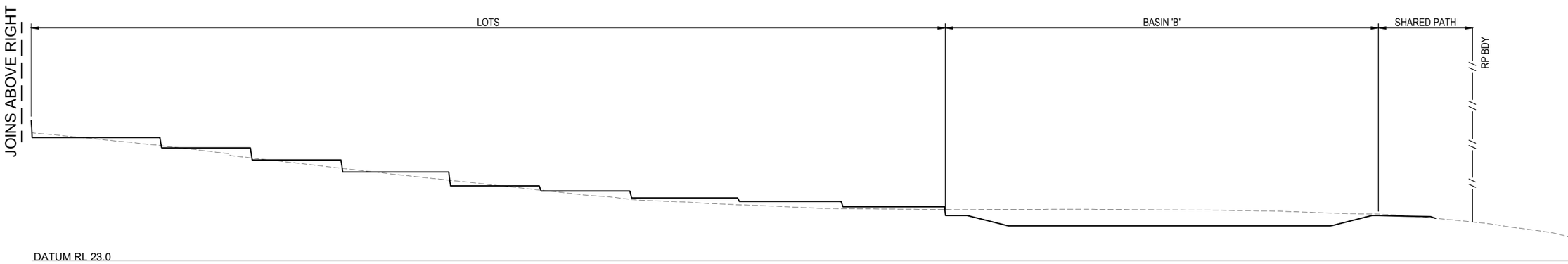
DESIGN SURFACE

EXISTING SURFACE



SECTION A
1:250 AT A1
P010





SECTION B
1:250 AT A1
P010

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PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY BULK EARTHWORKS SITE SECTIONS - SHEET 1 OF 5

SCALE: 1:250 AT A1, 1:500 AT A3 — 0 5 10 15 20m

PROJECT NO. OSK6521

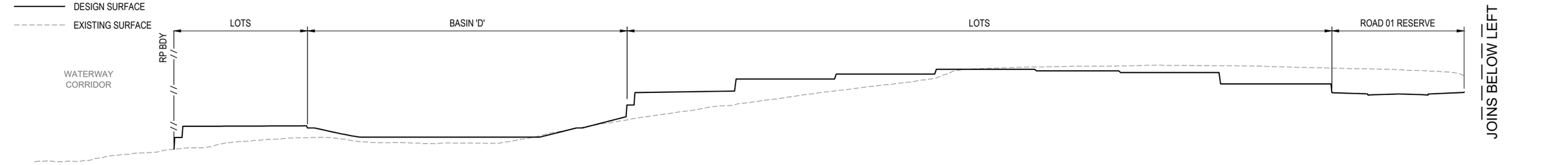
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ISSUE D

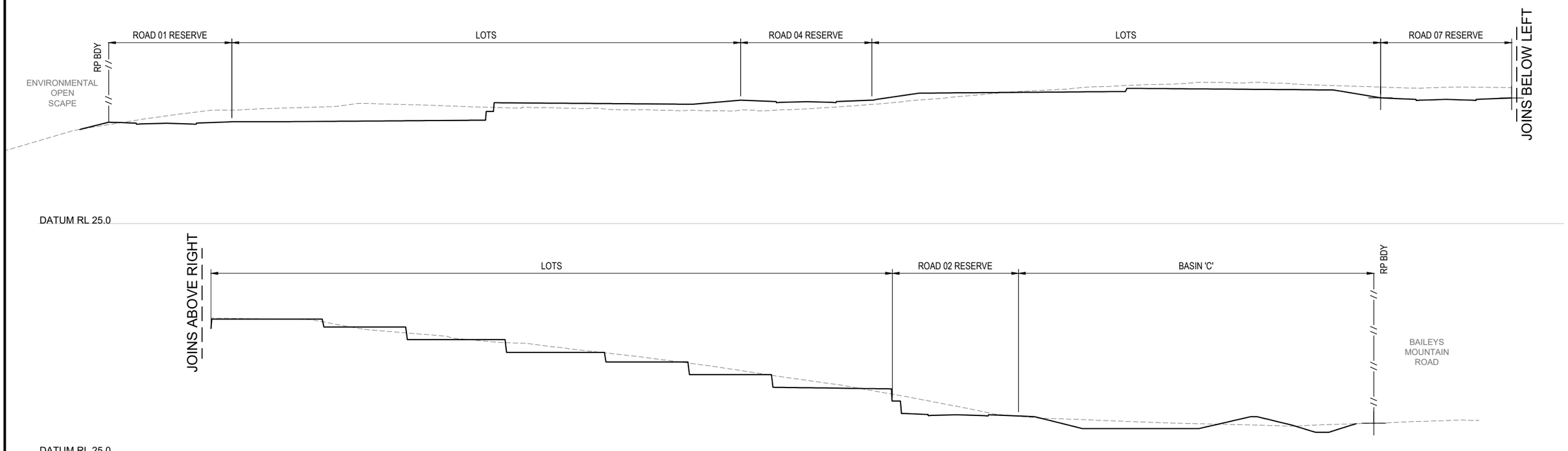
LEGEND

DESIGN SURFACE

EXISTING SURFACE



SECTION C
1:250 AT A1 P010



SECTION D
1:250 AT A1 P011

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A	06-12-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY BULK EARTHWORKS SITE SECTIONS - SHEET 2 OF 5

SCALE: 1:250 AT A1, 1:500 AT A3 (0 5 10 15 20m)

PROJECT NO. OSK6521

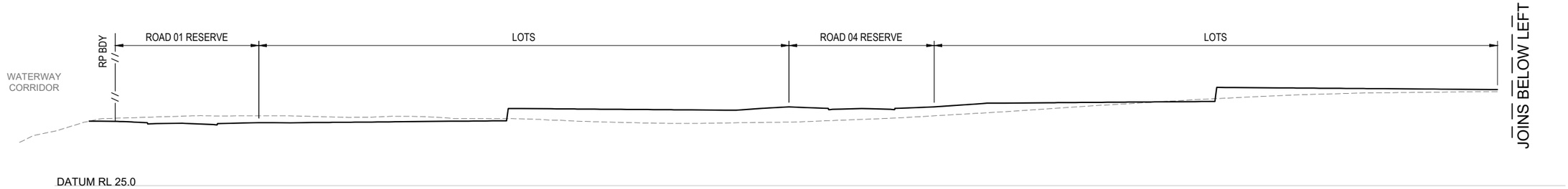
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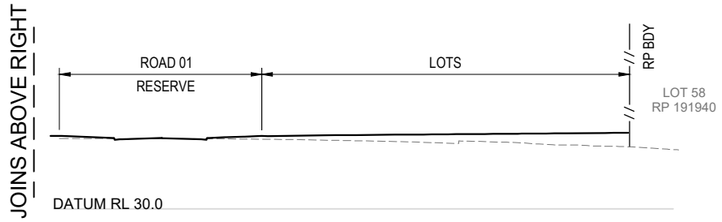
ISSUE D

LEGEND

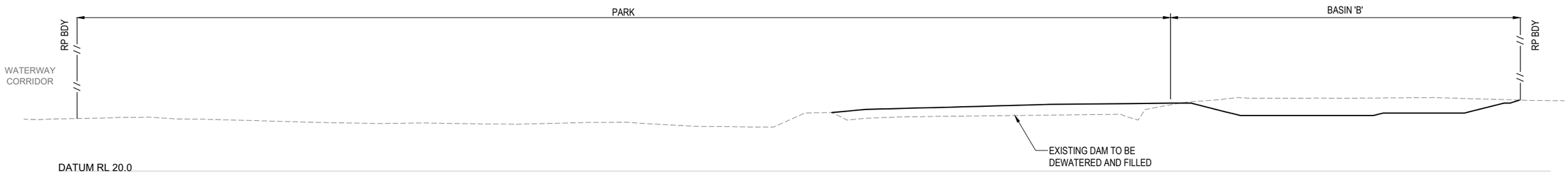
DESIGN SURFACE

EXISTING SURFACE





SECTION E
1:250 AT A1
P010



SECTION F
1:250 AT A1
P010

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY BULK EARTHWORKS SITE SECTIONS - SHEET 3 OF 5

SCALE: 1:250 AT A1, 1:500 AT A3 (0 5 10 15 20m)

PROJECT NO. OSK6521

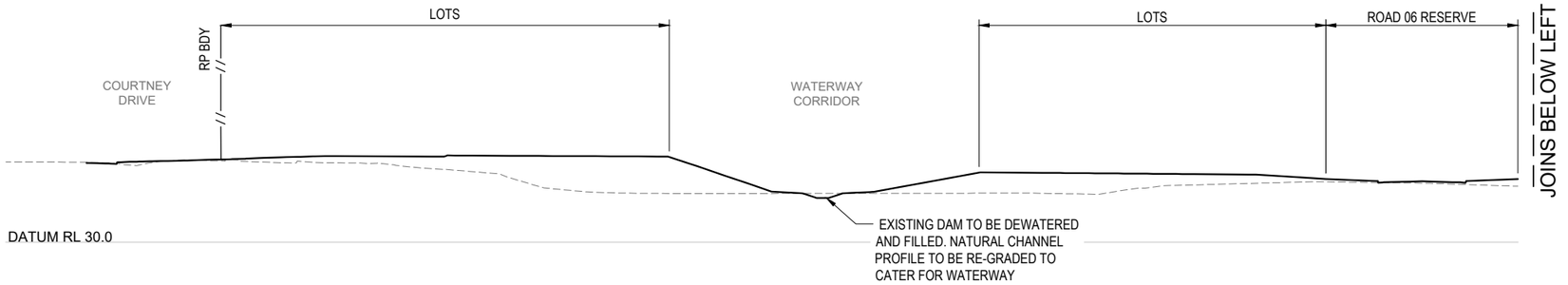
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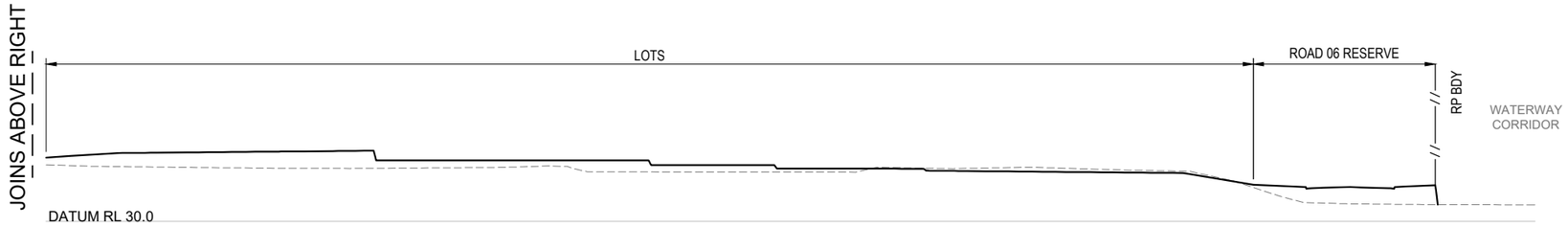
ISSUE D

LEGEND

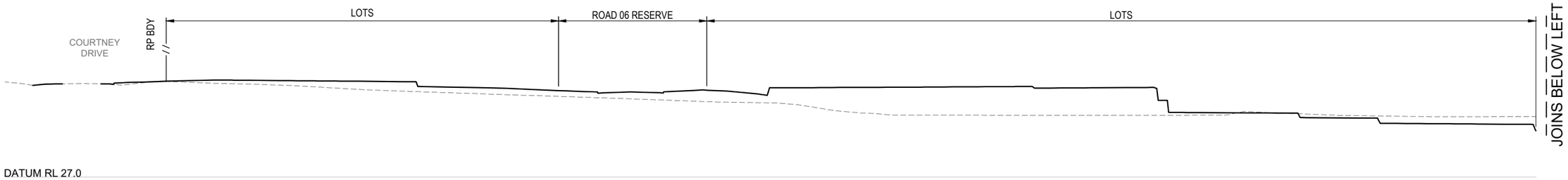
DESIGN SURFACE

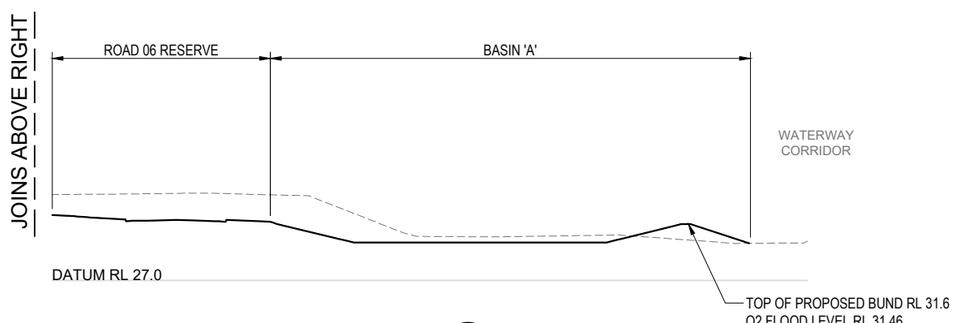
EXISTING SURFACE





SECTION G
1:250 AT A1 P011





SECTION H
1:250 AT A1 P011

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY BULK EARTHWORKS SITE SECTIONS - SHEET 4 OF 5

SCALE: 1:250 AT A1, 1:500 AT A3 — 0 5 10 15 20m

PROJECT NO. OSK6521

DWG NO. P018

ISSUE D

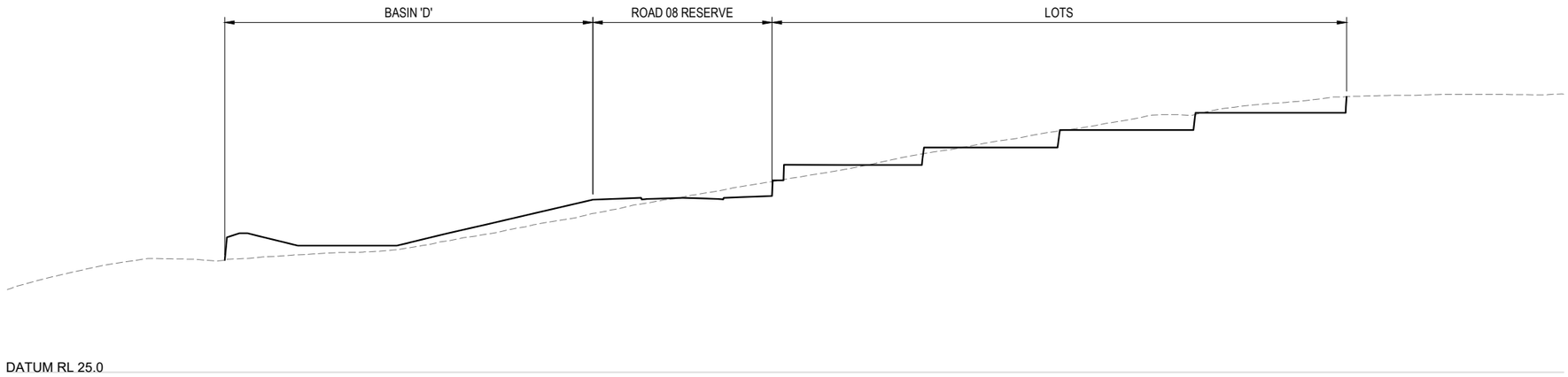
LEGEND

DESIGN SURFACE

EXISTING SURFACE



SECTION I
1:250 AT A1 P011



SECTION J
1:250 AT A1 P011

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY BULK EARTHWORKS SITE SECTIONS - SHEET 5 OF 5

SCALE: 1:250 AT A1, 1:500 AT A3 (0 5 10 15 20m)

PROJECT NO. OSK6521

DWG NO. P019

ISSUE D

APPENDIX

D

OSKA Consulting Group; Preliminary Roadworks Plan (Ref: OSK6521-P020 - P030)

ROADWORKS LEGEND

- FINISHED SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- ROAD CONTROL LINE
- PROPOSED PAVEMENT
- INDICATIVE DRIVEWAY LOCATION
- PROPOSED BASIN MAINTENANCE ACCESS
- STAGE BOUNDARY
- CONCRETE BIN PADS
- PROPOSED SWALE
- EXISTING ACCESS AND CULVERTS TO BE REMOVED

EXISTING SERVICES LEGEND

- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORMWATER PIPE
- EXISTING TELECOMMUNICATIONS CABLE
- EXISTING ELECTRICAL CABLE

PROPOSED 6.0m WIDE ROAD ALONG NORTHERN BOUNDARY OF DEVELOPMENT TO ALLOW FOR THE CONSTRUCTION OF A TEMPORARY SWALE DRAIN TO DIVERT THE UPSTREAM CATCHMENT

PROPOSED ROAD WIDENING DEDICATION EXTENTS

Land dedicated for road widening

BAILEYS MOUNTAIN ROAD

BAILEYS MOUNTAIN ROAD INTERSECTION TO BE COMPLETED BY NEIGHBOURING DEVELOPMENT (COUNCIL REFERENCE # COM/2024/317)

ROADWORKS AS PER NEIGHBOURING TOWNHOUSE DEVELOPMENT (COUNCIL REFERENCE # COM/2024/317)

RESERVE ROAD

ROAD 01 · ROAD 02 · ROAD 03 · ROAD 04 · ROAD 05 · ROAD 07

STAGE 1 · STAGE 2 · STAGE 3 · STAGE 4 · STAGE 5 · STAGE 7

590 SP218180 · 182 RP156422 · 58 SP191940 · 184 RP173728 · SP205586

FOR CONTINUATION REFER SHEET 2

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION
1	31-10-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY ROADWORKS LAYOUT PLAN SHEET 1 OF 2

SCALE: 1:750 AT A1 · 1:1500 AT A3 · 0 15 30 45 60m

PROJECT NO. OSK6521

DWG NO. P020

ISSUE D

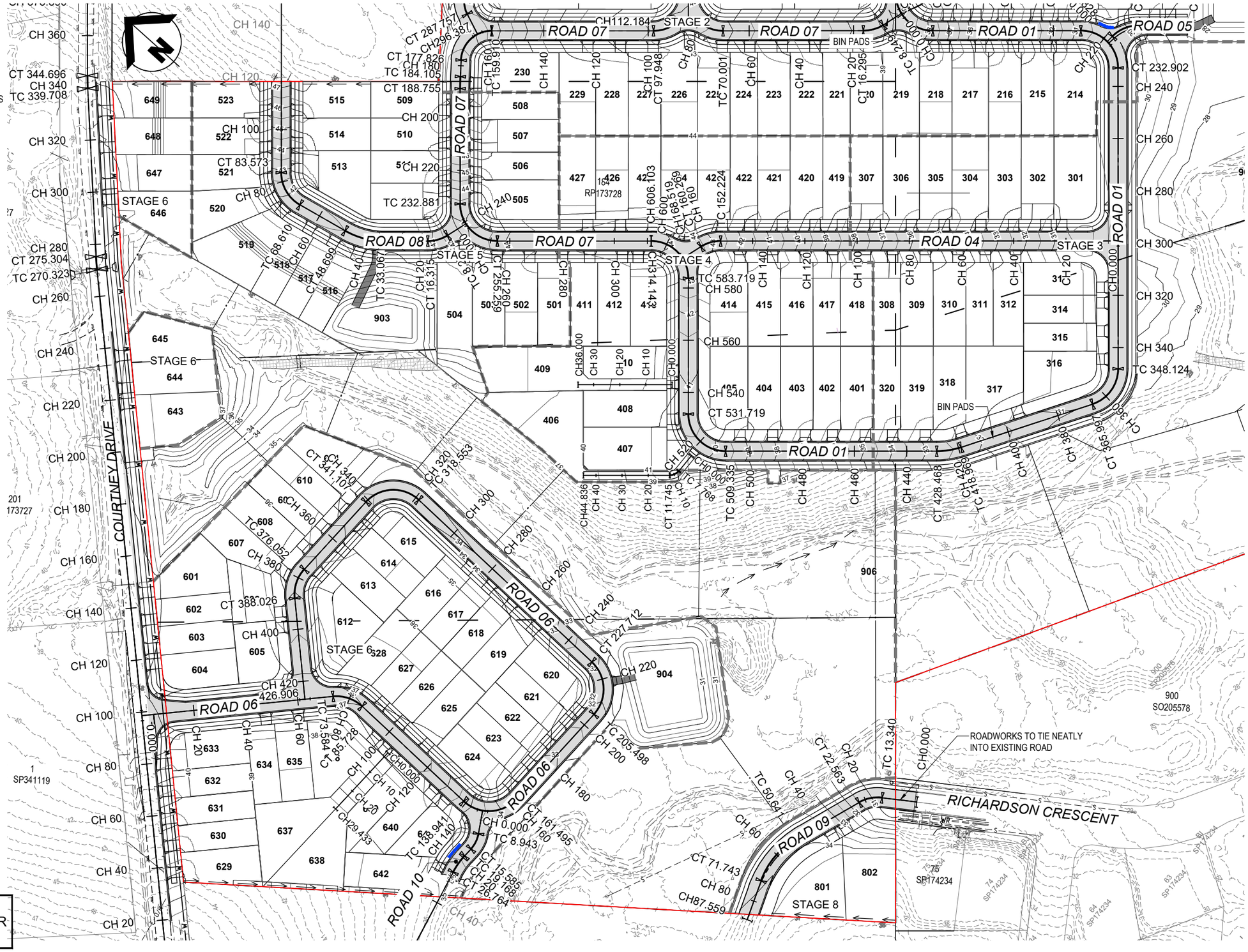
ROADWORKS LEGEND

- 80.0 — FINISHED SURFACE CONTOURS
- 80.0 — EXISTING SURFACE CONTOURS
- ROAD CONTROL LINE
- PROPOSED PAVEMENT
- INDICATIVE DRIVEWAY LOCATION
- PROPOSED BASIN MAINTENANCE ACCESS
- STAGE BOUNDARY
- CONCRETE BIN PADS
- PROPOSED SWALE
- EXISTING ACCESS AND CULVERTS TO BE REMOVED

EXISTING SERVICES LEGEND

- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- SWD — EXISTING STORMWATER PIPE
- T — EXISTING TELECOMMUNICATIONS CABLE
- E — EXISTING ELECTRICAL CABLE

FOR CONTINUATION REFER SHEET 1



APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION
1	31-10-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY ROADWORKS LAYOUT PLAN SHEET 2 OF 2

SCALE: 1:750 AT A1, 1:1500 AT A3 (0, 15, 30, 45, 60m)

PROJECT NO. OSK6521

DWG NO. P021

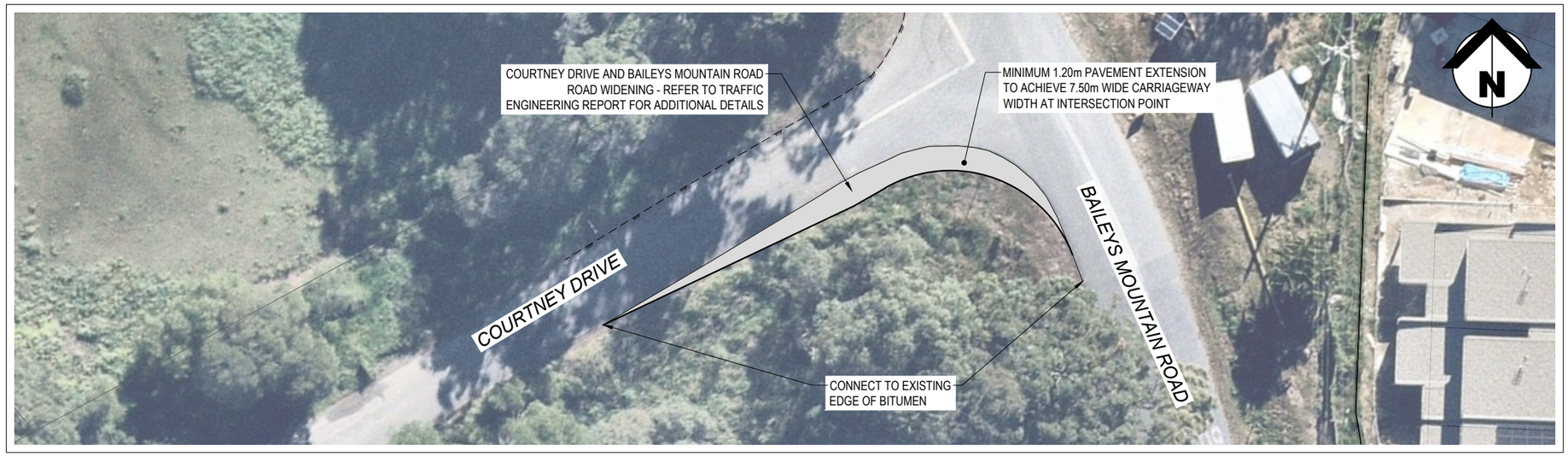
ISSUE D

ROADWORKS LEGEND

- 80.0 — FINISHED SURFACE CONTOURS
- 80.0 — EXISTING SURFACE CONTOURS
- ROAD CONTROL LINE
- PROPOSED PAVEMENT
- B1 — PROPOSED BARRIER KERB & CHANNEL TYPE 'B1'
- ER2 — PROPOSED EDGE RESTRAINT TYPE 'ER2'

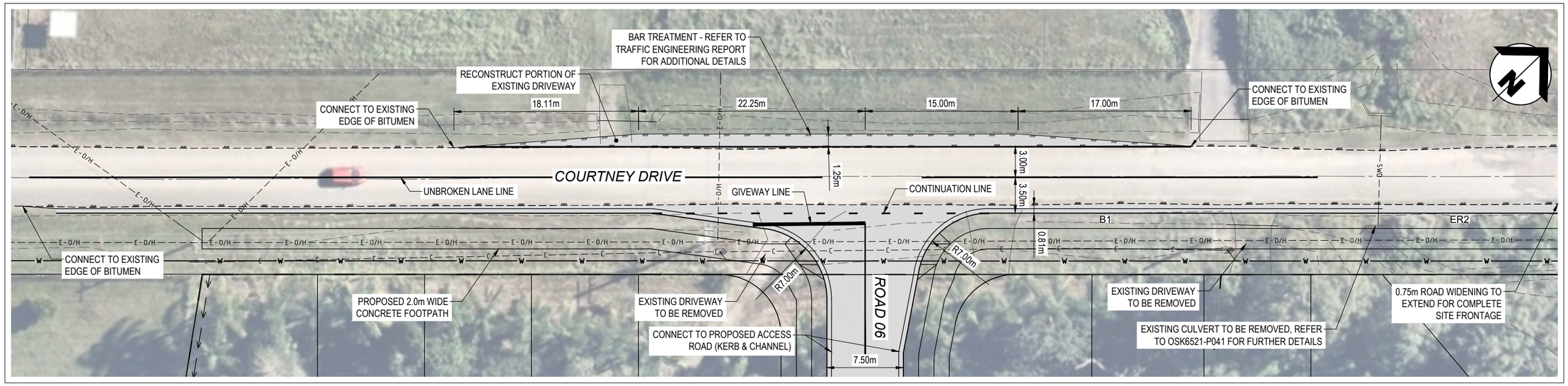
EXISTING SERVICES LEGEND

- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- SWD — EXISTING STORMWATER PIPE
- T — EXISTING TELECOMMUNICATIONS CABLE
- E - O/H — EXISTING OVERHEAD ELECTRICAL CABLE



COURTNEY DRIVE & BAILEYS MOUNTAIN ROAD INTERSECTION

SCALE: 1:200 (A1)



ROAD 06 & COURTNEY DRIVE INTERSECTION

SCALE: 1:200 (A1)

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

ISSUE No.	DATE	AMENDMENT
B	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
A	26-06-25	ISSUED FOR REPORT

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY EXTERNAL ROADWORKS PLAN

SCALE: 1:200 AT A1 / 1:400 AT A3 (0, 5, 10, 15, 20m)

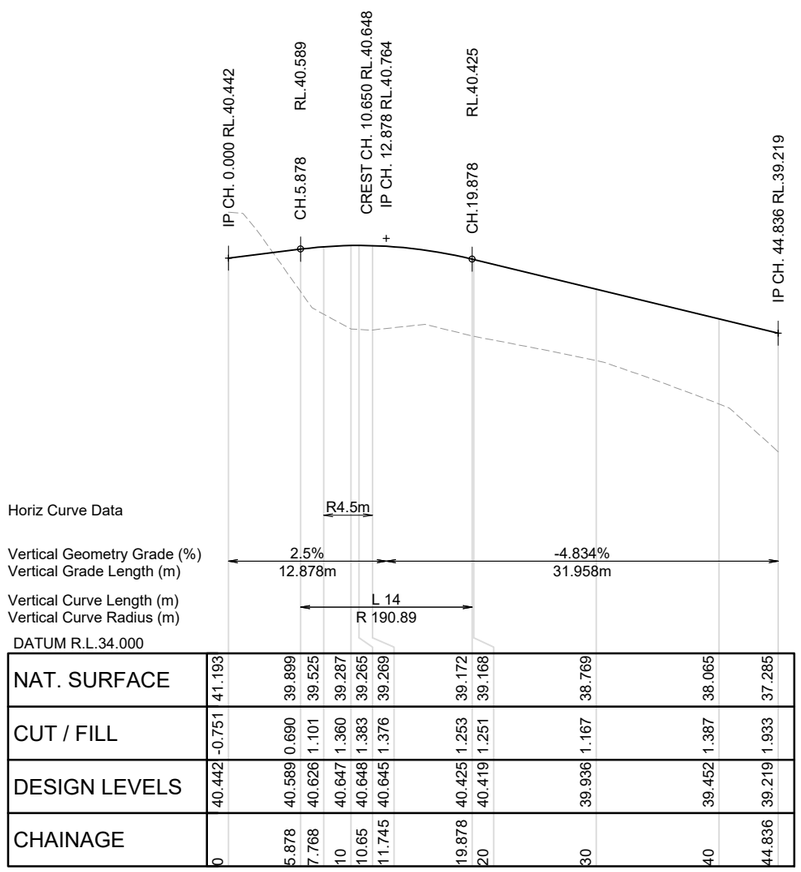
PROJECT NO.: OSK6521

DWG NO.: P022

ISSUE: B

APPROVAL ISSUE
NOT FOR CONSTRUCTION
UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

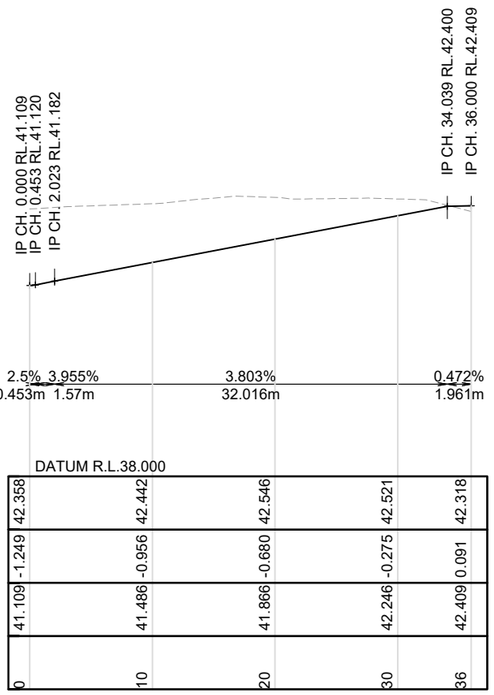


DATUM R.L.34.000

NAT. SURFACE	41.193	39.899	39.525	39.287	39.265	39.269	39.172	39.168	38.769	38.065	37.285
CUT / FILL	-0.751	0.690	1.101	1.360	1.383	1.376	1.253	1.251	1.167	1.387	1.933
DESIGN LEVELS	40.442	40.589	40.626	40.647	40.648	40.645	40.425	40.419	39.936	39.452	39.219
CHAINAGE	0	5.878	7.768	10	10.65	11.745	19.878	20	30	40	44.836

LONGITUDINAL SECTION LOT 406 DRIVEWAY

SCALE HORIZ: 1:250 AT A1
VERTI: 1:50 AT A1

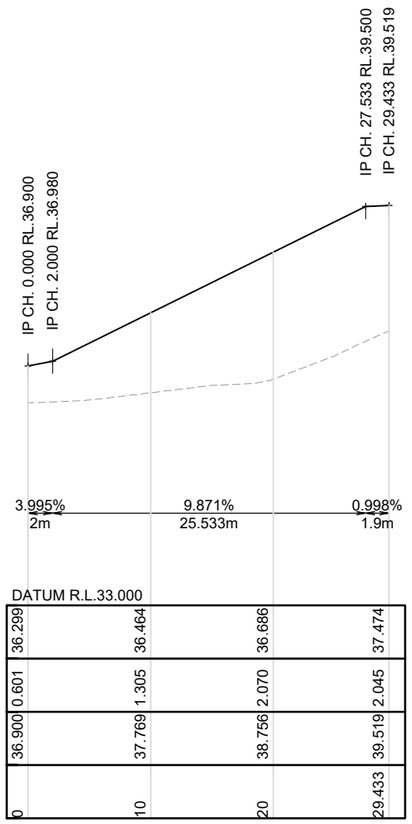


DATUM R.L.38.000

NAT. SURFACE	42.358	42.442	42.546	42.521	42.318
CUT / FILL	-1.249	-0.956	-0.680	-0.275	0.091
DESIGN LEVELS	41.109	41.486	41.866	42.246	42.409
CHAINAGE	0	10	20	30	36

LONGITUDINAL SECTION LOT 409 DRIVEWAY

SCALE HORIZ: 1:250 AT A1
VERTI: 1:50 AT A1

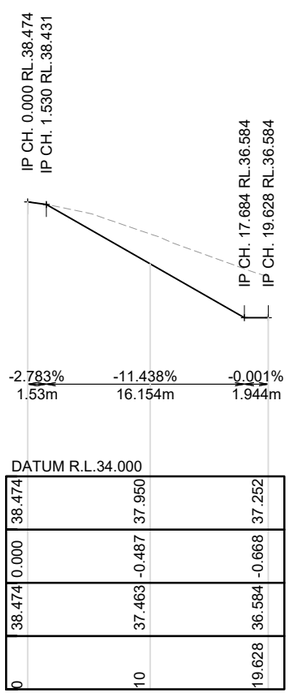


DATUM R.L.33.000

NAT. SURFACE	36.299	36.464	36.686	37.474
CUT / FILL	0.601	1.305	2.070	2.045
DESIGN LEVELS	36.900	37.769	38.756	39.519
CHAINAGE	0	10	20	29.433

LONGITUDINAL SECTION LOT 637 & 638 DRIVEWAY

SCALE HORIZ: 1:250 AT A1
VERTI: 1:50 AT A1



DATUM R.L.34.000

NAT. SURFACE	38.474	37.950	37.252	
CUT / FILL	0.000	-0.487	-0.668	
DESIGN LEVELS	38.474	37.463	36.584	
CHAINAGE	0	10	19.628	

LONGITUDINAL SECTION LOT 646 DRIVEWAY

SCALE HORIZ: 1:250 AT A1
VERTI: 1:50 AT A1

1:250 AT A1 (1:500 AT A3) 0 5 10 15 20 25m HOR
1:50 AT A1 (1:100 AT A3) 0 1 2 3 4 5m VERT

ISSUE No.	DATE	AMENDMENT
B	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
A	26-06-25	ISSUED FOR REPORT

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

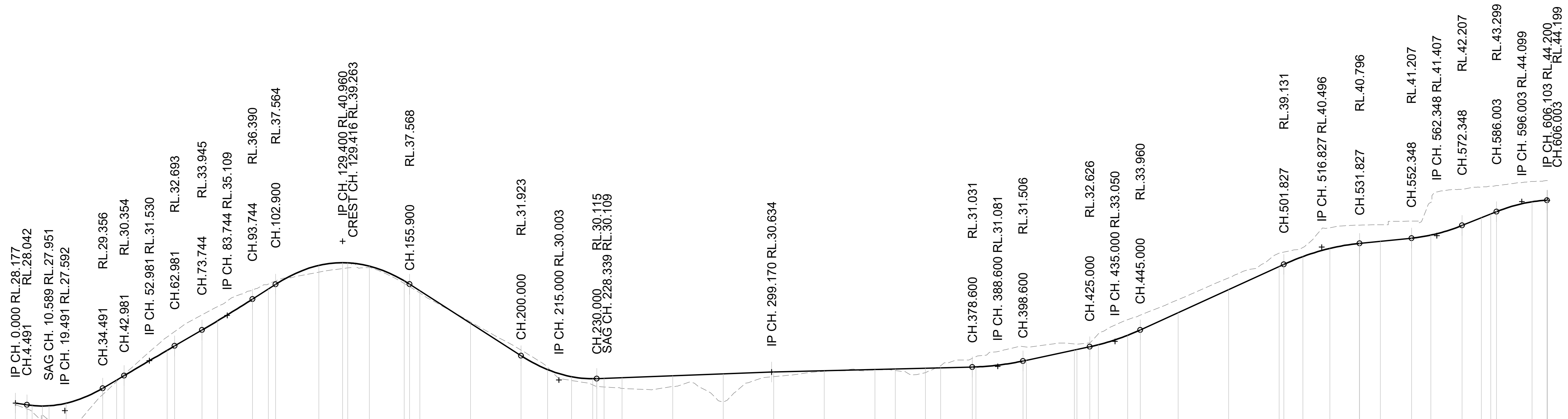
TITLE: PRELIMINARY DRIVEWAY ACCESS LONGITUDINAL SECTIONS

SCALE:

PROJECT NO. OSK6521

DWG NO. P023

ISSUE B



Horiz Curve Data: R-30m, R-14.25m, R14.25m, R14.25m, R30m, R14.25m, R-14.25m

Vertical Geometry Grade (%): -3%, 11.758%, 11.632%, 12.815%, -12.8%, 0.75%, 0.5%, 4.243%, 9.1%, 2%, 8%, 1%
Vertical Grade Length (m): 19.491m, 33.49m, 30.764m, 45.656m, 85.6m, 84.17m, 89.43m, 46.4m, 81.827m, 45.521m, 33.655m, 10.1m

Vertical Curve Length (m): L 30, L 20, L 20, L 53, L 30, L 20, L 20, L 30, L 20, L 20
Vertical Curve Radius (m): R 203.279, R 15871.957, R 1690.161, R 206.907, R 221.402, R 534.331, R 411.777, R 422.535, R 333.333, R 285.714

DATUM R.L.16.000

CHAINAGE	NAT. SURFACE	CUT / FILL	DESIGN LEVELS
0	28.065	0.112	28.177
4.491	27.726	0.316	28.042
6.555	27.501	0.490	27.991
10.589	27.244	0.707	27.951
13.232	26.841	1.127	27.968
20	26.456	1.713	28.169
34.491	28.849	0.507	29.356
40	29.887	0.117	30.004
42.981	30.451	-0.097	30.354
60	33.406	-1.059	32.346
62.981	33.829	-1.135	32.693
73.744	35.143	-1.197	33.945
80	35.808	-1.124	34.685
93.744	37.098	-0.707	36.390
100	37.575	-0.383	37.192
102.9	37.809	-0.245	37.564
120	38.521	0.527	39.048
129.416	38.808	0.454	39.263
131.434	38.861	0.392	39.253
140	38.883	0.109	38.992
153.817	37.626	0.198	37.824
155.9	37.374	0.194	37.568
160	36.873	0.170	37.043
180	34.598	-0.115	34.483
200	32.375	-0.452	31.923
210.519	31.005	-0.179	30.826
220	29.963	0.303	30.266
228.339	29.619	0.490	30.109
230	29.507	0.609	30.115
232.902	29.455	0.682	30.137
240	29.341	0.849	30.190
260	29.470	0.871	30.340
280	28.248	2.242	30.490
300	30.268	0.370	30.638
320	30.696	0.043	30.738
340	30.796	0.042	30.838
348.124	30.749	0.130	30.879
360	30.591	0.347	30.938
365.997	31.130	-0.161	30.968
378.6	31.717	-0.686	31.031
380	31.845	-0.805	31.040
398.6	32.650	-1.144	31.506
400	32.611	-1.046	31.565
418.969	32.859	-0.489	32.370
420	32.842	-0.428	32.414
425	32.940	-0.314	32.626
428.468	33.652	-0.865	32.787
440	34.772	-1.236	33.535
445	35.125	-1.165	33.960
460	36.342	-1.017	35.325
480	38.066	-0.921	37.145
500	40.028	-1.063	38.965
501.827	40.112	-0.981	39.131
509.335	40.467	-0.719	39.748
520	42.025	-1.631	40.394
531.719	42.235	-1.441	40.794
531.827	42.235	-1.439	40.796
540	42.268	-1.309	40.960
552.348	42.546	-1.340	41.207
560	44.034	-2.586	41.447
572.348	45.064	-2.858	42.207
580	45.238	-2.419	42.819
583.719	45.314	-2.197	43.116
586.003	45.360	-2.061	43.299
600	45.689	-1.613	44.076
606.003	45.758	-1.559	44.199
606.103	45.760	-1.560	44.200

ROAD CONSTRUCTION TO BE COMPLETED BY
NEIGHBOURING DEVELOPMENT (DA REF COM/2024/317)

LONGITUDINAL SECTION ROAD 01

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

1:1000 AT A1 (1:2000 AT A3) 0 20 40 60 80 100m HOR
1:200 AT A1 (1:400 AT A3) 0 4 8 12 16 20m VERT

ISSUE No.	DATE	AMENDMENT
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A	06-12-24	ISSUED FOR INFORMATION
1	31-10-24	ISSUED FOR INFORMATION

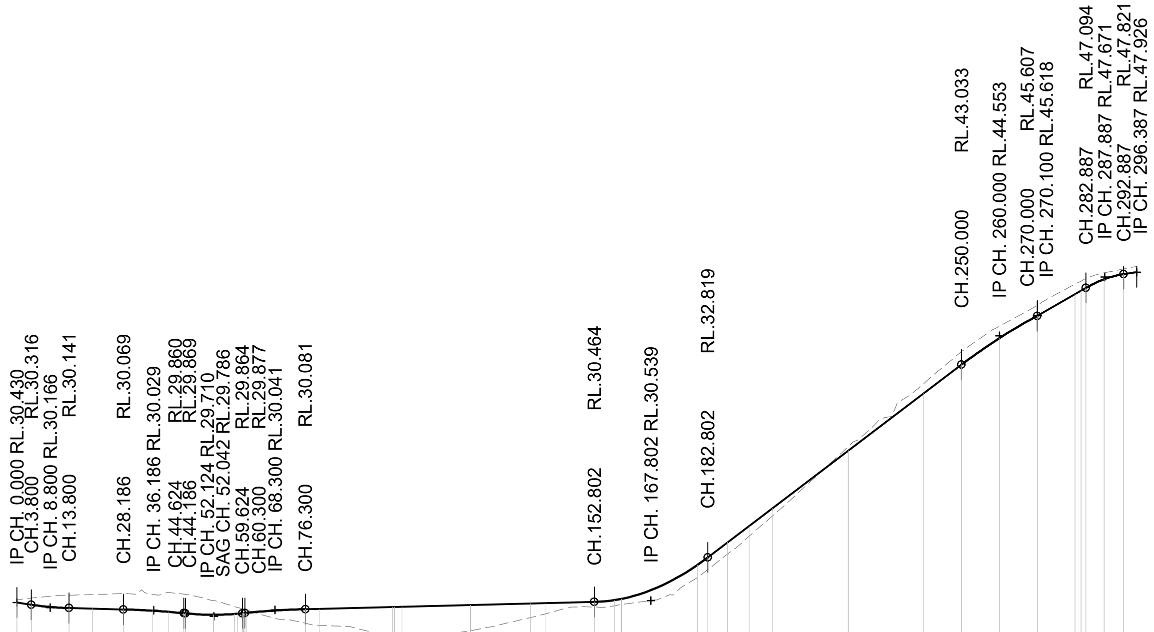
OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD
PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN: DR | DRAWN: MS | APPROVED: DC

TITLE: PRELIMINARY ROADWORKS LONGITUDINAL SECTIONS - SHEET 1 OF 5
SCALE:

PROJECT NO. OSK6521
DWG NO. P025
ISSUE D



Horiz Curve Data: R49.462m R-100m R100m R-14.25m R-14.25m R-11.75m

Vertical Geometry Grade (%): -3% -0.5% -2% 2.044% 0.5% 15.2% 10.544% 11.544% 3%

Vertical Grade Length (m): 8.8m 27.386m 15.937m 16.176m 99.502m 92.198m 10.1m 17.787m 8.5m

Vertical Curve Length (m): L 10 L 16 L 15 L 16 L 30 L 20 L 10

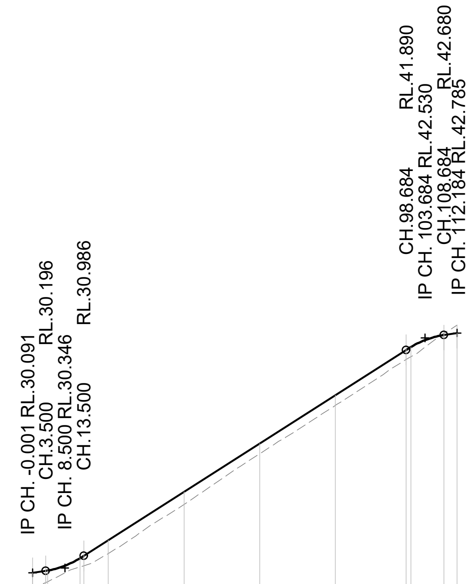
Vertical Curve Radius (m): R 400 R 1066.667 R 370.896 R 1036.097 R 204.082 R 429.553 R 117.041

DATUM R.L.18.000

CHAINAGE	NAT. SURFACE	CUT / FILL	DESIGN LEVELS
0	30.576	-0.146	30.430
3.8	30.671	-0.355	30.316
13.8	30.823	-0.682	30.141
20	30.859	-0.749	30.110
28.186	30.906	-0.837	30.069
35.762	30.870	-0.866	30.004
40	30.972	-1.027	29.945
44.186	30.882	-1.013	29.869
44.624	30.869	-1.008	29.860
52.042	30.537	-0.751	29.786
57.577	30.222	-0.395	29.827
58.27	30.179	-0.340	29.838
59.624	30.095	-0.231	29.864
60	30.072	-0.201	29.871
60.3	30.054	-0.177	29.877
60.697	30.031	-0.145	29.885
76.3	29.334	0.747	30.081
80	29.230	0.869	30.100
99.478	28.627	1.570	30.197
100	28.632	1.567	30.200
101.917	28.651	1.558	30.209
120	28.946	1.353	30.300
135.842	29.636	0.742	30.379
140	29.846	0.553	30.400
152.802	30.198	0.266	30.464
158.231	30.272	0.291	30.563
160	30.323	0.303	30.626
180	31.746	0.666	32.412
182.802	32.173	0.646	32.819
188.118	33.011	0.616	33.626
193.746	33.949	0.533	34.482
200	35.027	0.406	35.433
220	38.697	-0.225	38.473
240	42.028	-0.515	41.513
250	43.725	-0.692	43.033
260	45.062	-0.626	44.436
270	46.159	-0.552	45.607
280	47.291	-0.530	46.760
281.612	47.460	-0.513	46.946
282.887	47.586	-0.492	47.094
287.757	47.899	-0.345	47.555
292.887	48.103	-0.282	47.821

LONGITUDINAL SECTION ROAD 02

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1



Horiz Curve Data: R-20m

Vertical Geometry Grade (%): 3% 12.8% 3%

Vertical Grade Length (m): 8.501m 95.184m 8.5m

Vertical Curve Length (m): L 10 L 10

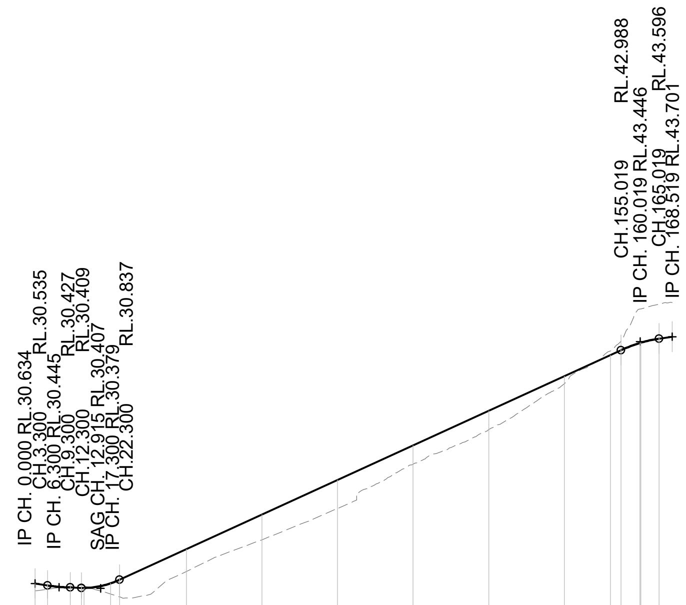
Vertical Curve Radius (m): R 102.041 R 102.041

DATUM R.L.19.000

CHAINAGE	NAT. SURFACE	CUT / FILL	DESIGN LEVELS
0	29.245	0.846	30.091
3.5	29.582	0.614	30.196
3.953	29.626	0.585	30.211
12.548	30.408	0.461	30.869
13.5	30.470	0.516	30.986
20	31.118	0.700	31.818
40	33.708	0.670	34.378
60	36.399	0.539	36.938
80	38.958	0.540	39.498
98.684	41.383	0.506	41.890
100	41.540	0.510	42.050
108.684	42.762	-0.083	42.680
112.184	43.201	-0.416	42.785

LONGITUDINAL SECTION ROAD 03

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1



Horiz Curve Data: R-14.25m

Vertical Geometry Grade (%): -3% -0.6% 9.156% 3%

Vertical Grade Length (m): 6.3m 11m 142.719m 8.5m

Vertical Curve Length (m): L 6 L 10 L 10

Vertical Curve Radius (m): R 250 R 102.502 R 162.446

DATUM R.L.19.000

CHAINAGE	NAT. SURFACE	CUT / FILL	DESIGN LEVELS
0	30.252	0.382	30.634
3.3	30.339	0.196	30.535
9.3	30.496	-0.069	30.427
12.3	30.549	-0.140	30.409
12.915	30.518	-0.110	30.407
20	30.085	0.567	30.652
22.3	29.937	0.900	30.837
40	31.278	1.180	32.457
60	32.956	1.332	34.289
80	34.612	1.508	36.120
100	36.953	0.998	37.951
120	38.783	0.999	39.782
140	41.215	0.398	41.613
152.224	42.951	-0.219	42.733
155.019	43.464	-0.475	42.988
160	45.161	-1.793	43.368
160.269	45.173	-1.789	43.384
165.019	45.418	-1.821	43.596

LONGITUDINAL SECTION ROAD 04

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

1:1000 AT A1 (1:2000 AT A3) 0 20 40 60 80 100m HOR
1:200 AT A1 (1:400 AT A3) 0 4 8 12 16 20m VERT

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION
1	31-10-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

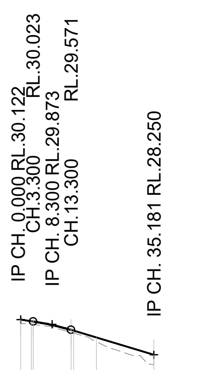
DESIGN: DR | DRAWN: MS | APPROVED: DC

TITLE: PRELIMINARY ROADWORKS LONGITUDINAL SECTIONS - SHEET 2 OF 5

SCALE:

PROJECT NO. OSK6521

DWG NO. P026 | ISSUE D



Horiz Curve Data: R14.25m

Vertical Geometry Grade (%): -3% | -6.038%
Vertical Grade Length (m): 8.3m | 26.881m

Vertical Curve Length (m): L 10
Vertical Curve Radius (m): R 329.194

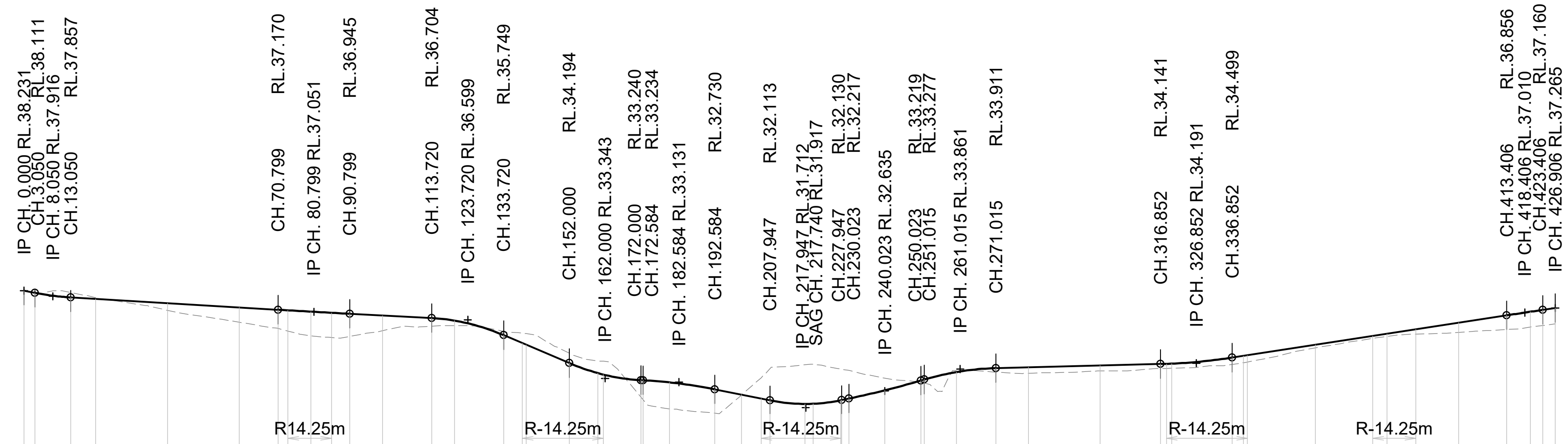
DATUM R.L.17.000

NAT. SURFACE	CUT / FILL	DESIGN LEVELS	CHAINAGE
29.909	0.213	30.122	0
29.868	0.170	30.037	2.828
29.858	0.165	30.023	3.3
29.446	0.125	29.571	13.3
29.406	0.122	29.528	14.02
28.939	0.228	29.167	20
27.725	0.525	28.250	35.181

BASIN MAINTENANCE PATHWAY

LONGITUDINAL SECTION ROAD 05

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1



Horiz Curve Data: R14.25m | R-14.25m | R-14.25m | R-14.25m | R-14.25m

Vertical Geometry Grade (%) / Vertical Grade Length (m): -3.907% 8.05m | -1.19% 72.749m | -1.052% 42.921m | -8.505% 38.28m | -1.031% 20.584m | -4.013% 35.363m | 4.183% 22.076m | 5.841% 20.991m | 0.5% 65.837m | 3.08% 91.554m | 3% 8.5m

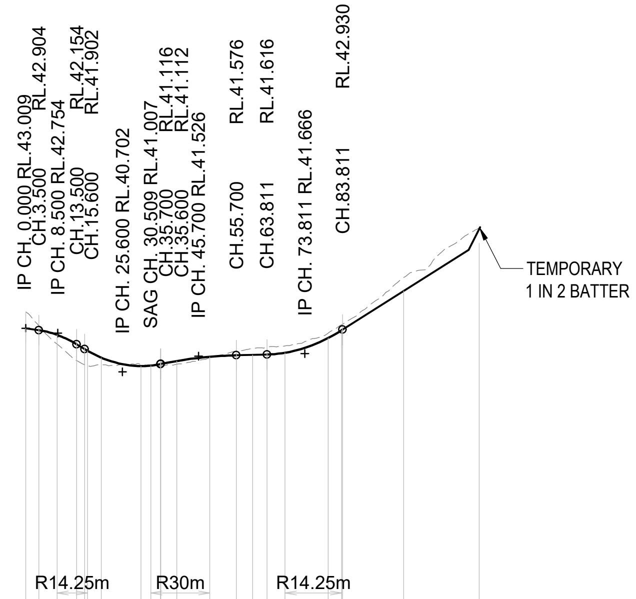
Vertical Curve Length (m) / Radius (m): L 10 R 368.027 | L 20 R 14477.92 | L 20 R 268.337 | L 20 R 267.608 | L 20 R 670.732 | L 20 R 244.012 | L 20 R 1206.646 | L 20 R 374.489 | L 20 R 775.338 | L 10 R 12575.294

DATUM R.L.21.000

NAT. SURFACE	CUT / FILL	DESIGN LEVELS	CHAINAGE
38.230	0.000	38.231	0
38.116	-0.005	38.111	3.05
38.126	-0.269	37.857	13.05
37.842	-0.068	37.774	20
37.138	0.398	37.536	40
36.473	0.825	37.298	60
36.128	1.042	37.170	70.799
35.982	1.155	37.137	73.584
35.716	1.347	37.063	80
35.619	1.381	37.000	85.728
35.678	1.267	36.945	90.799
36.002	0.847	36.849	100
36.256	0.448	36.704	113.72
36.287	0.278	36.565	120
35.958	-0.210	35.749	133.72
35.870	-0.565	35.305	138.941
35.842	-0.628	35.215	140
34.735	-0.541	34.194	152
34.310	-0.677	33.633	160
34.307	-0.753	33.555	161.495
32.303	0.938	33.240	172
32.163	1.071	33.234	172.584
31.639	1.478	33.117	180
31.401	1.329	32.730	192.584
32.406	0.026	32.432	200
33.373	-1.162	32.212	205.498
33.856	-1.742	32.113	207.947
34.100	-2.183	31.917	217.74
34.122	-2.195	31.927	220
33.856	-1.735	32.120	227.712
33.848	-1.718	32.130	227.947
33.781	-1.564	32.217	230.023
33.356	-0.681	32.676	240
33.125	0.095	33.219	250.023
33.075	0.202	33.277	251.015
33.768	-0.074	33.694	260
33.688	0.223	33.911	271.015
33.626	0.330	33.956	280
33.757	0.300	34.056	300
33.897	0.244	34.141	316.852
33.903	0.248	34.151	318.553
33.906	0.257	34.163	320
34.117	0.382	34.499	336.852
34.215	0.381	34.595	340
34.255	0.374	34.630	341.107
35.040	0.172	35.211	360
35.572	0.134	35.706	376.052
35.685	0.142	35.827	380
35.813	0.262	36.074	388.026
35.903	0.540	36.443	400
36.064	0.792	36.856	413.406
36.200	0.858	37.057	420
36.292	0.868	37.160	423.406
36.380	0.885	37.265	426.906

LONGITUDINAL SECTION ROAD 06

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1



Horiz Curve Data: R14.25m | R30m | R14.25m

Vertical Geometry Grade (%) / Vertical Grade Length (m): -3% 8.5m | -12% 17.1m | 4.098% 20.1m | 0.5% 28.111m | 12.639% 46.189m

Vertical Curve Length (m) / Radius (m): L 10 R 111.111 | L 20 R 124.24 | L 20 R 555.889 | L 20 R 164.758

DATUM R.L.20.000

NAT. SURFACE	CUT / FILL	DESIGN LEVELS	CHAINAGE
43.866	-0.857	43.009	0
43.135	-0.231	42.904	3.5
42.169	0.489	42.658	8.277
41.287	0.867	42.154	13.5
41.068	0.834	41.902	15.6
41.042	0.776	41.818	16.315
41.065	0.387	41.452	20
41.092	-0.085	41.007	30.509
41.060	-0.027	41.034	33.067
41.046	0.065	41.112	35.6
41.041	0.075	41.116	35.7
41.105	0.170	41.275	40
41.453	0.044	41.497	48.699
41.788	-0.212	41.576	55.7
41.939	-0.342	41.597	60
42.008	-0.392	41.616	63.811
42.074	-0.364	41.710	68.61
42.743	-0.250	42.493	80
43.194	-0.294	42.900	83.573
43.224	-0.294	42.930	83.811
45.698	-0.722	44.976	100
48.328	-0.824	47.504	120

LONGITUDINAL SECTION ROAD 08

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

1:1000 AT A1 (1:2000 AT A3) 0 20 40 60 80 100m HOR
1:200 AT A1 (1:400 AT A3) 0 4 8 12 16 20m VERT

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION
1	31-10-24	ISSUED FOR INFORMATION

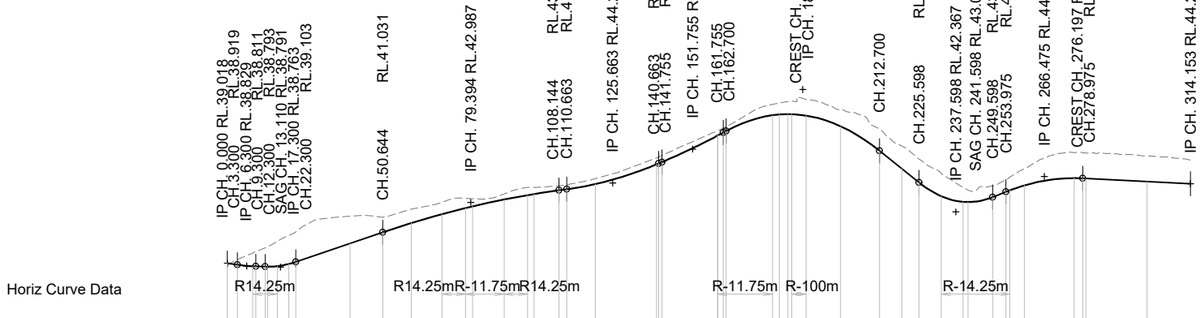
OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD
PROJECT: PROPOSED RESIDENTIAL SUBDIVISION, 31-53 COURTNEY DRIVE, UPPER COOMERA, QLD, 4209

DESIGN: DR | DRAWN: MS | APPROVED: DC

TITLE: PRELIMINARY ROADWORKS LONGITUDINAL SECTIONS - SHEET 3 OF 5
SCALE:

PROJECT NO. OSK6521
DWG NO. P027 | ISSUE D

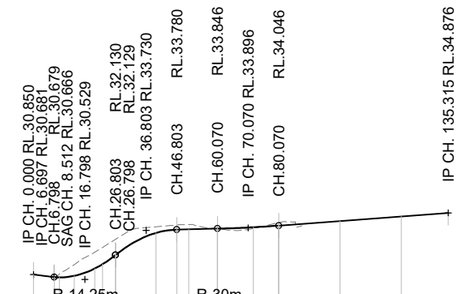


DATUM R.L.28.000

NAT. SURFACE	38.886	39.263	39.686	39.773	40.023	40.093	40.445	40.822	41.061	42.087	42.023	42.548	42.995	43.254	43.227	43.538	43.957	43.965	44.063	44.141	44.528	45.881	45.942	46.043	47.655	47.662	47.815	47.912	49.379	49.460	49.567	49.582	49.701	49.033	47.796	46.668	44.878	43.962	43.780	44.051	44.460	44.624	45.174	46.231	46.226	46.212	46.025
CUT / FILL	0.132	-0.344	-0.867	-0.962	-1.230	-1.303	-1.617	-1.856	-1.958	-1.779	-0.992	-0.911	-0.779	-0.643	-0.504	-0.366	-0.500	-0.438	-0.290	-0.300	-0.348	-0.416	-0.421	-0.430	-0.311	-0.308	-0.273	-0.267	-0.711	-0.746	-0.831	-0.849	-1.057	-1.083	-1.446	-1.486	-1.518	-1.492	-0.943	-0.774	-0.725	-0.783	-0.847	-1.081	-1.665	-1.675	-1.671	-1.684
DESIGN LEVELS	39.018	38.919	38.820	38.811	38.793	38.791	38.828	38.966	39.103	40.307	41.031	41.637	42.216	42.611	42.723	43.172	43.457	43.527	43.773	43.842	44.180	45.465	45.521	45.614	47.345	47.354	47.542	47.645	48.668	48.714	48.736	48.732	48.643	47.950	46.350	45.182	44.287	43.386	43.019	43.007	43.327	43.677	43.776	44.093	44.566	44.552	44.541	44.341
CHAINAGE	0	3.3	8.249	9.3	12.3	13.11	16.295	20	22.3	40	50.644	41.031	60	70.001	77.659	80	90.289	97.948	100	108.144	110.663	120	140	140.663	141.755	159.91	160	161.755	162.7	177.826	180	182.875	184.105	188.755	200	212.7	220	225.598	232.881	240	241.598	249.598	253.975	255.259	260	276.197	278.975	280	300

LONGITUDINAL SECTION ROAD 07

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1

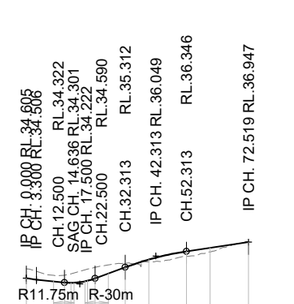


DATUM R.L.20.000

30.850	-0.000	30.850	30.677	30.899	31.498	32.307	32.619	33.151	33.152	33.970	34.084	34.110	33.826	33.824	33.854	34.243	34.245		
30.850	-0.000	30.679	0.002	30.666	-0.232	30.768	-0.730	31.244	-1.064	31.530	-1.089	32.129	-1.022	32.130	-1.022	33.567	-0.403	33.780	-0.304	33.799	-0.311	33.846	0.020	33.846	0.022	33.939	0.085	34.045	-0.197	34.046	-0.199	34.346	34.646
0	6.798	8.512	13.34	20	22.563	26.798	26.803	40	46.803	50.641	60	60.07	71.743	80	80.07	100	120		

LONGITUDINAL SECTION ROAD 09

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1



DATUM R.L.24.000

34.605	-0.612	34.785	34.793	34.880	34.938	35.140	35.188	35.313	35.468	35.575	35.664	36.021	36.317	36.947
34.605	-0.612	34.393	-0.392	34.322	-0.471	34.301	-0.579	34.305	-0.633	34.397	-0.744	34.435	-0.752	34.590	-0.723	34.904	-0.564	35.312	-0.263	35.814	0.150	36.346	0.325	36.575	0.257	36.947	0.000
0	8.943	12.5	14.636	15.585	19.168	20	22.5	26.764	32.313	40	52.313	60	72.519						

LONGITUDINAL SECTION ROAD 10

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

APPROVAL ISSUE
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1:200 AT A1 (1:400 AT A3) 0 4 8 12 16 20m VERT

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION
1	31-10-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY ROADWORKS LONGITUDINAL SECTIONS - SHEET 4 OF 5

SCALE:

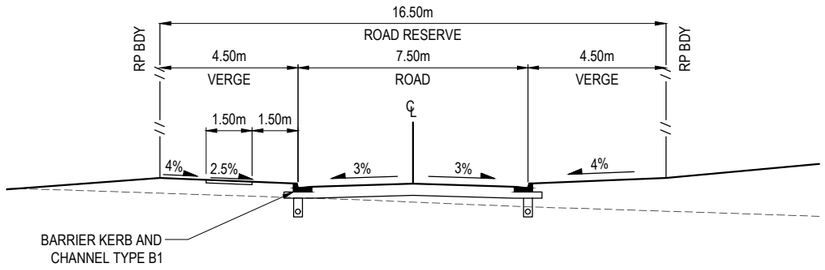
PROJECT NO.: OSK6521

DWG NO.: P028

ISSUE: D

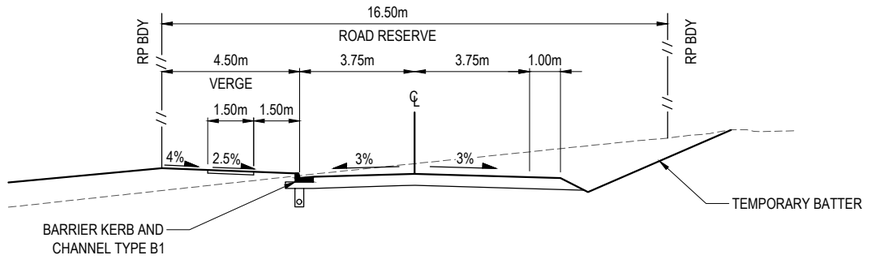
APPROVAL ISSUE
NOT FOR CONSTRUCTION
UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



TYPICAL SECTION - ROAD 01 CH.520 TO CH.606.103 / ROAD 02 CH.0 TO CH.158.231/ ROAD 03 / ROAD 04 / ROAD 06 CH.80 TO CH.160 & CH.320 TO CH.426.906 / ROAD 07 CH.0 TO CH.187 / ROAD 08 CH.0 TO CH.120

SCALE 1:100 AT A1

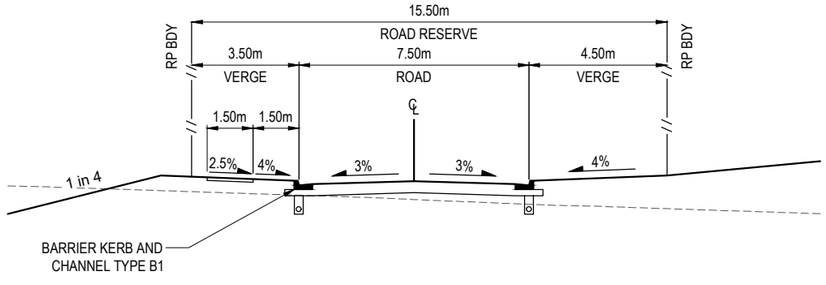


TYPICAL SECTION - ROAD 02 CH.158.231 TO CH.296.387

SCALE 1:100 AT A1

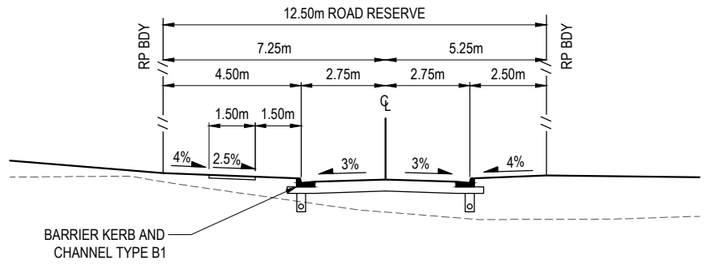
TYPICAL SECTION - ROAD 01 CH.0 TO CH.300 / ROAD 06 CH.0 TO CH.80 / ROAD 07 CH.187 TO CH.314.143

SCALE 1:100 AT A1



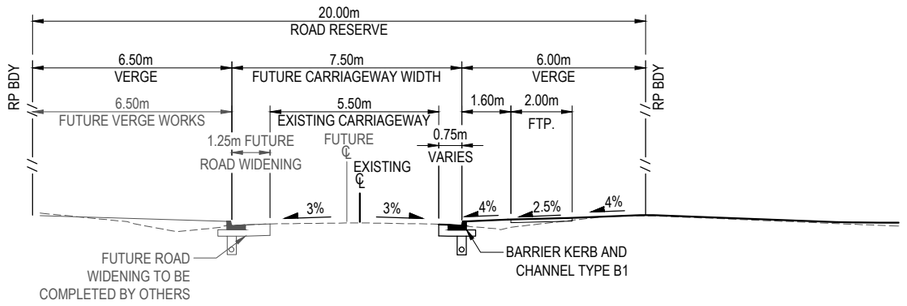
TYPICAL SECTION - ROAD 01 CH.300 TO CH.520 / ROAD 06 CH.160 TO CH.320 / ROAD 09 / ROAD 10

SCALE 1:100 AT A1



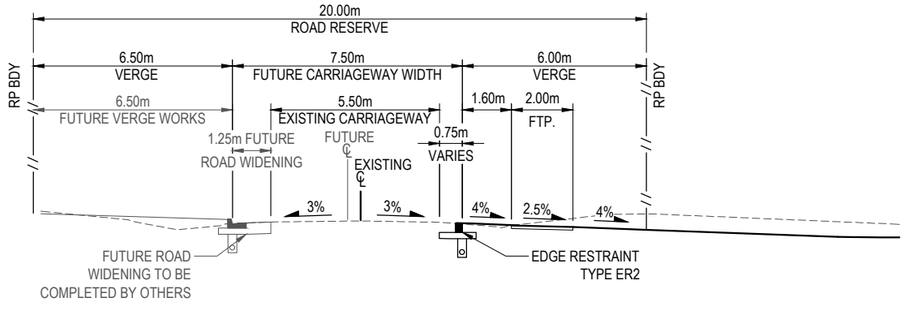
TYPICAL SECTION - ROAD 05

SCALE 1:100 AT A1



TYPICAL SECTION - COURTNEY DRIVE FRONTAGE ROAD WIDENING (ADJACENT LOTS)

SCALE 1:100 AT A1



TYPICAL SECTION - COURTNEY DRIVE FRONTAGE ROAD WIDENING (ADJACENT WATERWAY)

SCALE 1:100 AT A1

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION
1	31-10-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY ROADWORKS TYPICAL CROSS SECTIONS

SCALE: 1:100 AT A1, 1:200 AT A3 (0 2 4 6 8 10m)

PROJECT NO.: OSK6521

DWG NO.: P029

ISSUE: D

LONGITUDINAL SECTION COURTNEY DRIVE

SCALE HORIZ: 1:1000 AT A1
VERTI: 1:200 AT A1

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

1:1000 AT A1 (1:2000 AT A3) 0 20 40 60 80 100m HOR
1:200 AT A1 (1:400 AT A3) 0 4 8 12 16 20m VERT

ISSUE No.	DATE	AMENDMENT
A	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY ROADWORKS LONGITUDINAL SECTIONS - SHEET 5 OF 5

SCALE:

PROJECT NO. OSK6521

DWG NO. P030

ISSUE A

APPENDIX

E

OSKA Consulting Group; Preliminary Services Plan (Ref: OSK6521-P040 - P045)

LEGEND

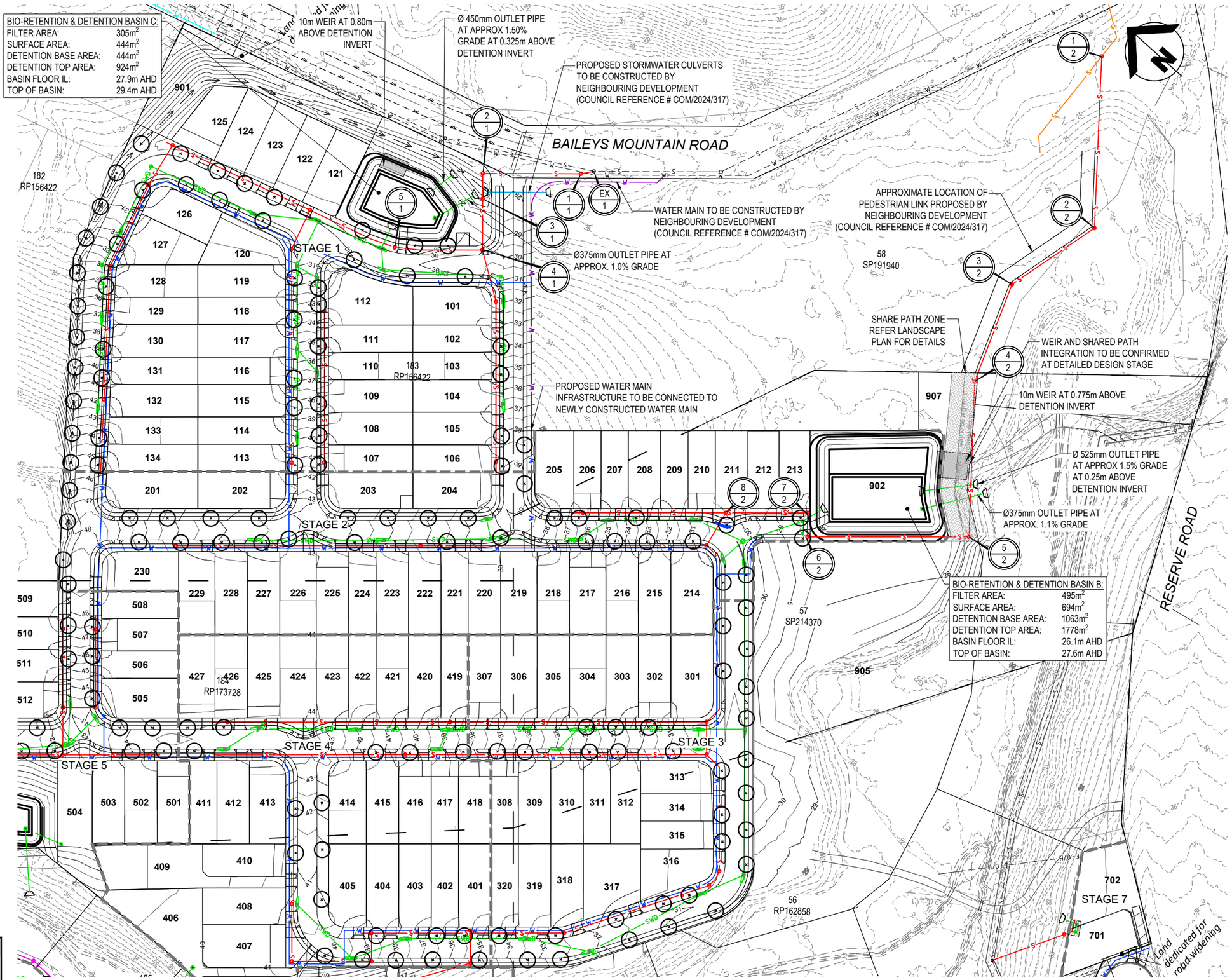
- PROPOSED SEWER MAIN
- PROPOSED TRUNK SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED TRUNK WATER MAIN
- PROPOSED STORMWATER DRAINAGE
- FINISHED SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- STAGE BOUNDARY
- CONCRETE BIN PADS
- PROPOSED SEWER MAIN (CONSTRUCTED BY OTHERS)
- PROPOSED WATER MAIN (CONSTRUCTED BY OTHERS)
- PROPOSED STORMWATER MAIN (CONSTRUCTED BY OTHERS)
- PROPOSED SERVICE EASEMENTS
- MAINTENANCE HOLE NUMBER
- INDICATIVE DRIVEWAY LOCATION
- STREET TREES

EXISTING SERVICES LEGEND

- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORMWATER PIPE
- EXISTING TELECOMMUNICATIONS CABLE
- EXISTING ELECTRICAL CABLE

APPROVAL ISSUE
NOT FOR CONSTRUCTION
UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



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A	06-12-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY SERVICES LAYOUT PLAN - SHEET 1 OF 2

SCALE: 1:750 AT A1, 1:1500 AT A3 (0 15 30 45 60m)

PROJECT NO.: OSK6521

DWG NO.: P040

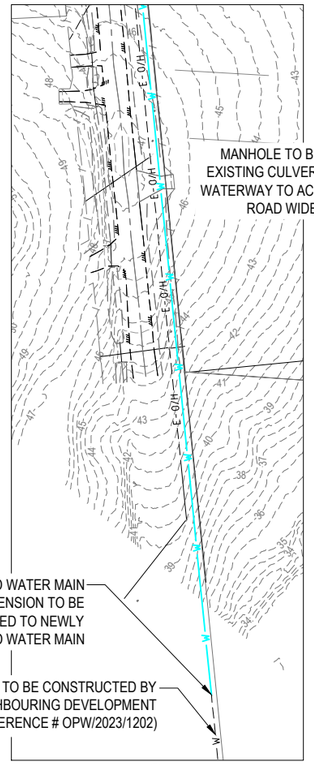
ISSUE: D

LEGEND

- PROPOSED SEWER MAIN
- PROPOSED TRUNK SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED TRUNK WATER MAIN
- PROPOSED STORMWATER DRAINAGE
- FINISHED SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- STAGE BOUNDARY
- CONCRETE BIN PADS
- PROPOSED SEWER MAIN (CONSTRUCTED BY OTHERS)
- PROPOSED WATER MAIN (CONSTRUCTED BY OTHERS)
- PROPOSED STORMWATER MAIN (CONSTRUCTED BY OTHERS)
- PROPOSED SERVICE EASEMENTS
- MAINTENANCE HOLE NUMBER
- INDICATIVE DRIVEWAY LOCATION
- STREET TREES

EXISTING SERVICES LEGEND

- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORMWATER PIPE
- EXISTING TELECOMMUNICATIONS CABLE
- EXISTING ELECTRICAL CABLE



INSET A
SCALE 1:750 AT A1

REFER TO OSK6521-P045 FOR PROPOSED WATER MAIN EXTENSION ALONG COURTNEY DRIVE

FOR CONTINUATION REFER SHEET 1

BIO-RETENTION & DETENTION BASIN D:

FILTER AREA:	135m²
SURFACE AREA:	267m²
DETENTION BASE AREA:	267m²
DETENTION TOP AREA:	643m²
BASIN FLOOR IL:	36.4m AHD
TOP OF BASIN:	37.55m AHD

EXISTING CULVERT TO BE EXTENDED

5m WEIR AT 0.50m ABOVE DETENTION INVERT

Ø 375mm OUTLET PIPE AT 1.5% GRADE AT 0.20m ABOVE DETENTION INVERT

Ø 375mm OUTLET PIPE AT 1.0% GRADE

Ø 375mm OUTLET PIPE AT APPROX 1.0% GRADE AT 0.35m ABOVE DETENTION INVERT

OUTLET SWALE AT 0.5% GRADE

Ø375mm OUTLET PIPE AT APPROX. 0.5% GRADE

BIO-RETENTION & DETENTION BASIN A:

FILTER AREA:	230m²
SURFACE AREA:	355m²
DETENTION BASE AREA:	611m²
DETENTION TOP AREA:	1162m²
BASIN FLOOR IL:	31.6m AHD
TOP OF BASIN:	33.1m AHD

10m WEIR AT 0.80m ABOVE DETENTION INVERT

EXISTING Ø225 TRUNK SEWER MAIN

TRUNK SEWER WORKS TO CONNECT INTO Ø225 STUB CONNECTION PROVIDE AS A PART OF THE ONGOING SEWER OPW APPLICATION (COUNCIL REFERENCE # OPW/2024/987)

MANHOLE TO BE CONSTRUCTED OVER EXISTING CULVERT AND REDIRECTED TO WATERWAY TO ACCOMODATE PROPOSED ROAD WIDENING AND LOT LAYOUT

PROPOSED WATER MAIN EXTENSION TO BE CONNECTED TO NEWLY CONSTRUCTED WATER MAIN

WATER MAIN TO BE CONSTRUCTED BY NEIGHBOURING DEVELOPMENT (COUNCIL REFERENCE # OPW/2023/1202)

REFER INSET A

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

ISSUE No.	DATE	AMENDMENT
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A	06-12-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY SERVICES LAYOUT PLAN - SHEET 2 OF 2

SCALE: 1:750 AT A1, 1:1500 AT A3 (0, 15, 30, 45, 60m)

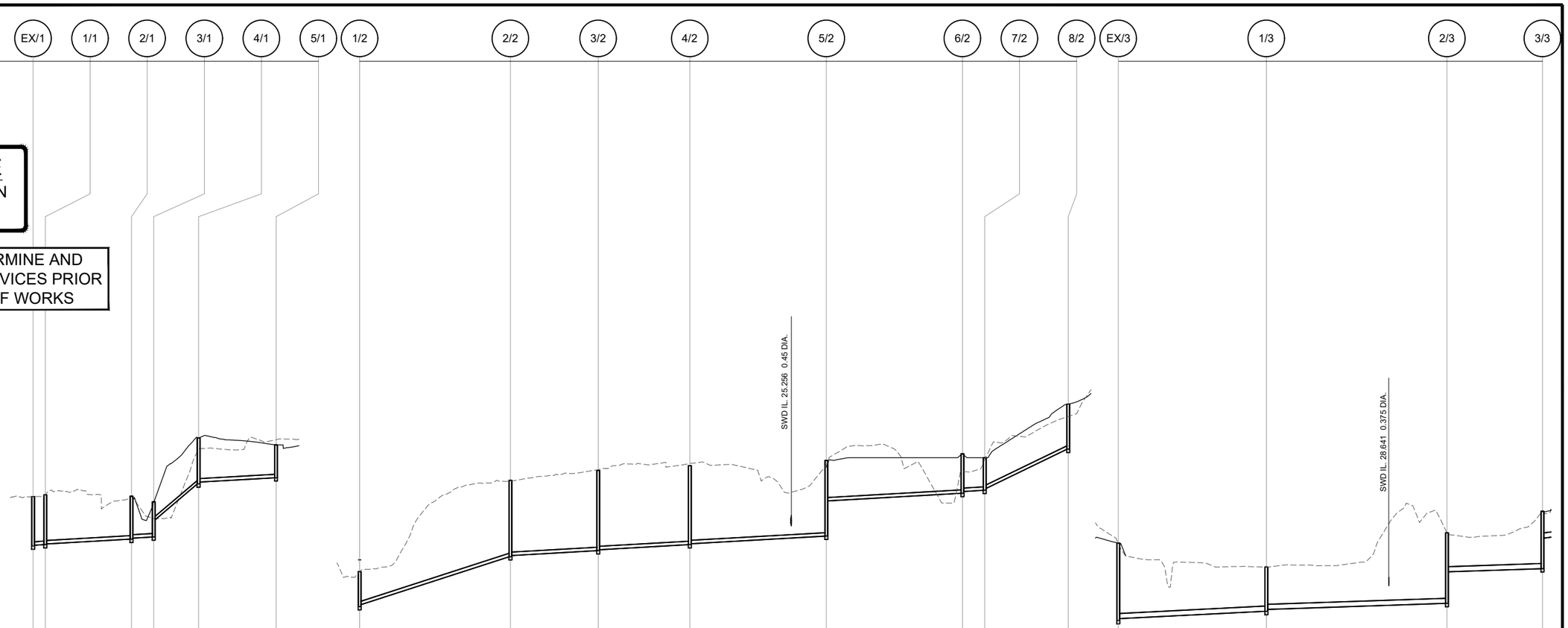
PROJECT NO.: OSK6521

DWG NO.: P041

ISSUE: D

APPROVAL ISSUE
NOT FOR CONSTRUCTION
UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



MAINT. HOLE/SHAFT No.	EX/1	1/1	2/1	3/1	4/1	5/1	1/2	2/2	3/2	4/2	5/2	6/2	7/2	8/2	EX/3	1/3	2/3	3/3
DATUM	17.000						16.000								22.000			
PROPERTY DESCRIPTION																		
NOM. DIAMETER, TYPE, CLASS	DN150 PVC SN8						DN150 PVC SN8								DN225 PVC SN8			
GRADE (1 IN X)	180	180	180	12.43	180		31.36	180	180	180	180	180	21.28		200	300	300	
LENGTH	5.336	37.775	9.742	19.662	33.883		66.071	38.435	40.090	59.799	59.621	9.773	36.534		64.806	79.131	41.835	
EMBEDMENT TYPE																		
DEPTH OF INVERT BELOW FSL	2.085	2.165 2.135	2.180	2.150	1.880	1.840	1.542	0.800	2.007	1.927	1.439	1.421	1.532 1.452	3.298	3.248	3.544	3.504	3.549	3.509	3.006	1.465	1.733	1.653	1.428	1.348	1.973	3.309	3.389 3.309	1.940	1.860	3.091	1.711	2.513	1.176
INVERT LEVEL (IL)	25.465	25.385 25.415	25.445	25.475	25.685	25.725	25.779	26.521	28.103	28.183	28.371	21.841	21.730 21.810	23.917	23.967	24.180	24.220	24.443	24.483	24.815	26.356	26.687	26.767	26.822	26.902	28.619	27.202	27.122 27.202	27.526	27.606	27.870	29.251	29.390	30.727
FINISHED SURFACE LEVEL (FSL)	27.550		27.625		27.565		27.321		30.109		29.810	23.262		27.214		27.724		27.992		27.821		28.421		28.250		30.592	30.511		29.466		30.961		31.903	
EXISTING SURFACE LEVEL (ESL)	27.550		27.625		27.565		26.591		29.637		30.034	23.262		27.214		27.724		27.992		27.922		27.643		28.173		30.052	30.501		29.466		30.961		31.903	
CHAINAGE (CH)	0.000		5.336		43.111		52.854		72.516		106.399	-128.358		-62.287		-23.852		16.238		76.037		135.658		145.431		181.966	0.000		64.806		143.937		185.772	

LINE 1 LINE 2 LINE 3

1:1000 AT A1 (1:2000 AT A3) 0 20 40 60 80 100m HOR
1:100 AT A1 (1:200 AT A3) 0 2 4 6 8 10m VERT

ISSUE No.	DATE	AMENDMENT
B	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
A	26-06-25	ISSUED FOR REPORT

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY SEWER LONGITUDINAL SECTIONS

SCALE:

PROJECT NO.: OSK6521

DWG NO.: P042

ISSUE: B

LEGEND

W — PROPOSED TRUNK WATER MAIN

EXISTING SERVICES LEGEND

- S — EXISTING SEWER MAIN (FROM RECORDS)
- W — EXISTING WATER MAIN (FROM RECORDS)
- SWD — EXISTING STORMWATER PIPE (FROM RECORDS)
- TEL — EXISTING TELSTRA CABLE (FROM RECORDS)
- E — EXISTING ELECTRICAL CABLE (FROM RECORDS)
- G — EXISTING GAS MAIN (FROM RECORDS)
- NBN — EXISTING NATIONAL BROADBAND NETWORK CABLE (FROM RECORDS)

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

EXISTING SERVICES REALIGNMENT TO BE CONFIRMED AT DETAILED DESIGN STAGE AND INCLUDED IN TRUNK CREDITS AWARDED FOR DEVELOPMENT



COURTNEY DRIVE x BAILEYS MOUNTAIN ROAD
SCALE 1:1000 AT A1

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

ISSUE No.	DATE	AMENDMENT
B	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
A	26-06-25	ISSUED FOR REPORT

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: PRELIMINARY TRUNK WATER MAIN EXTENSION PLAN

SCALE: 1:1000 AT A1, 1:2000 AT A3 (0 20 40 60 80 100m)

PROJECT NO. OSK6521

DWG NO. P045

ISSUE B

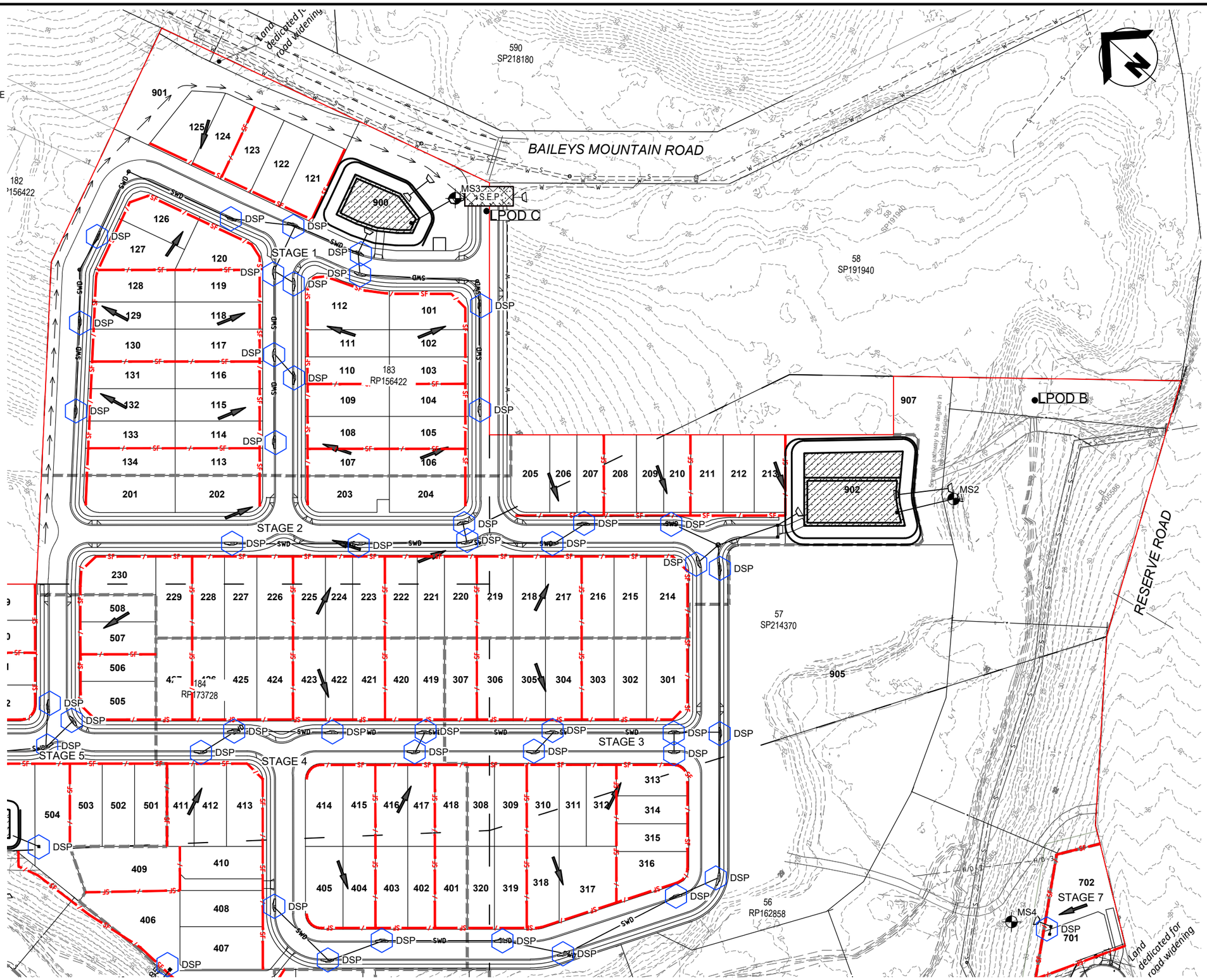
APPENDIX

F

OSKA Consulting Group; Preliminary Sediment and Erosion Plan (Ref: OSK6521- P050 – P052)

SEDIMENT & EROSION CONTROL LEGEND

- SEDIMENT FENCE
- TEMPORARY DIVERSION DRAIN
- TEMPORARY SEDIMENT PONDS WITHIN FUTURE BIO RETENTION BASINS
- S.E.P. — LOCATION OF STABILISED ENTRY/EXIT POINT
- DSP — DRAINAGE STRUCTURE PROTECTION
- MS1 — WATER QUALITY MONITORING STATION
- FLOW ARROW
- LPOD — LAWFUL POINT OF DISCHARGE
- 80.0 — EXISTING SURFACE CONTOURS
- SWD — PROPOSED STORMWATER PIPE
- STAGE BOUNDARY



CONCEPT ONLY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE SEDIMENT & EROSION CONTROL DURING ALL PHASES OF CONSTRUCTION TO THE SATISFACTION OF BOTH THE SUPERINTENDENT AND COUNCIL.

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

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OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: SEDIMENT AND EROSION CONTROL PLAN - SHEET 1 OF 2

SCALE: 1:750 AT A1 / 1:1500 AT A3 (0, 15, 30, 45, 60m)

PROJECT NO.: OSK6521

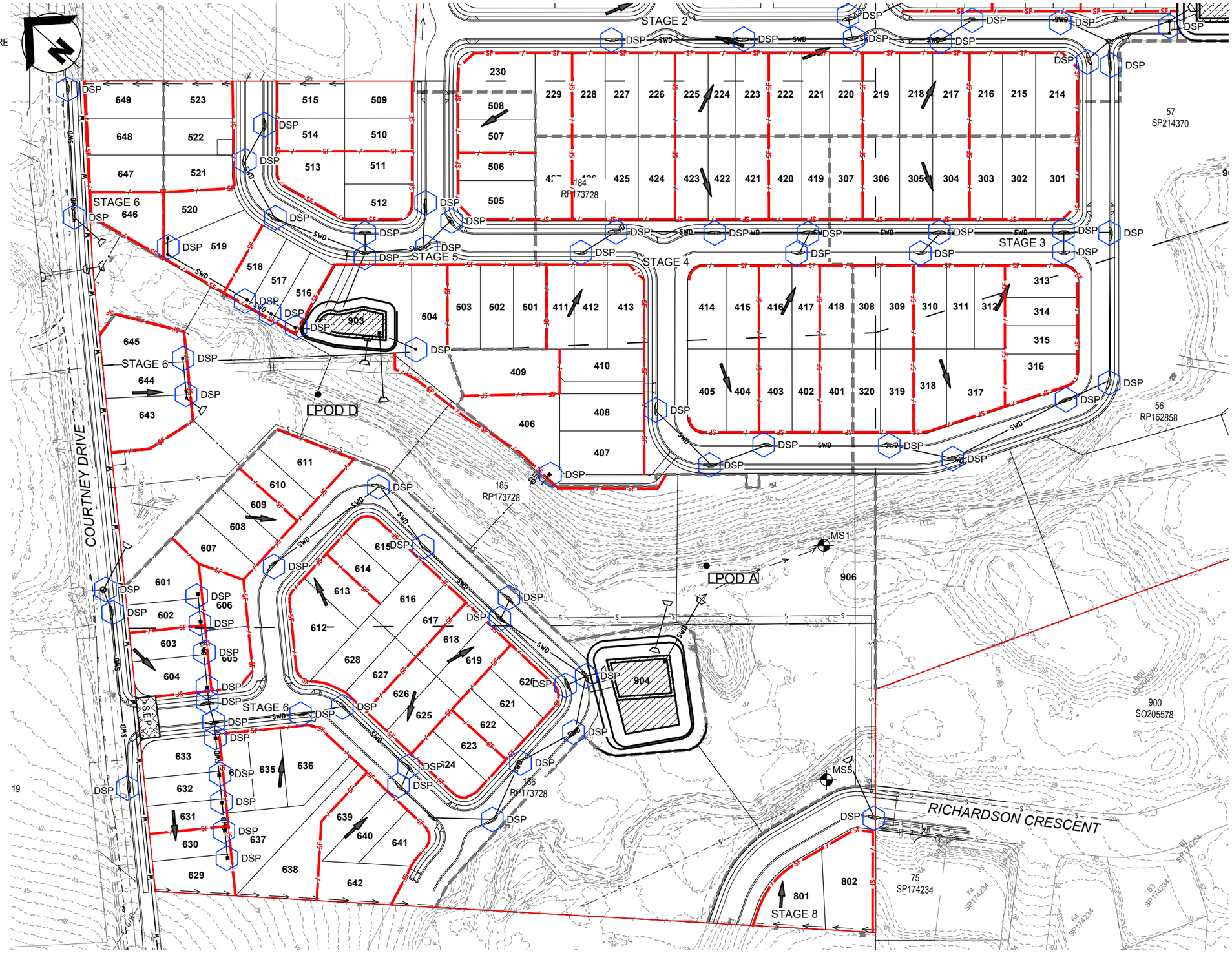
DWG NO.: P050

ISSUE: D

SEDIMENT & EROSION CONTROL LEGEND

- SEDIMENT FENCE
- TEMPORARY DIVERSION DRAIN
- TEMPORARY SEDIMENT PONDS WITHIN FUTURE BIO RETENTION BASINS
- S.E.P. — LOCATION OF STABILISED ENTRY/EXIT POINT
- DSP — DRAINAGE STRUCTURE PROTECTION
- MS1 — WATER QUALITY MONITORING STATION
- FLOW ARROW
- LPOD — LAWFUL POINT OF DISCHARGE
- 80.0 — EXISTING SURFACE CONTOURS
- SWD — PROPOSED STORMWATER PIPE
- STAGE BOUNDARY

FOR CONTINUATION REFER SHEET 1



CONCEPT ONLY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE SEDIMENT & EROSION CONTROL DURING ALL PHASES OF CONSTRUCTION TO THE SATISFACTION OF BOTH THE SUPERINTENDENT AND COUNCIL.

APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

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OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

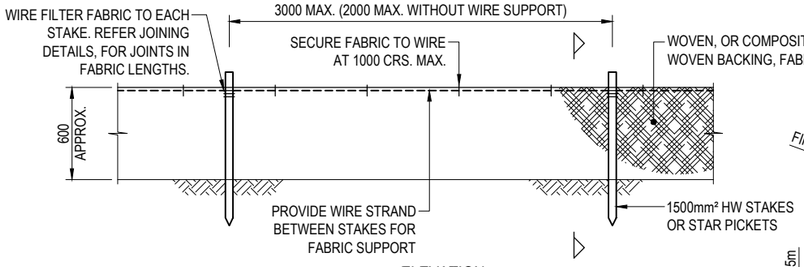
TITLE: SEDIMENT AND EROSION CONTROL PLAN - SHEET 2 OF 2

SCALE: 1:750 AT A1, 1:1500 AT A3 (0, 15, 30, 45, 60m)

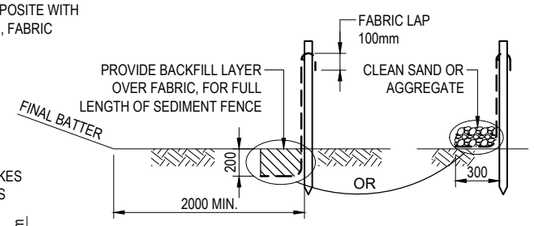
PROJECT NO. OSK6521

DWG NO. P051

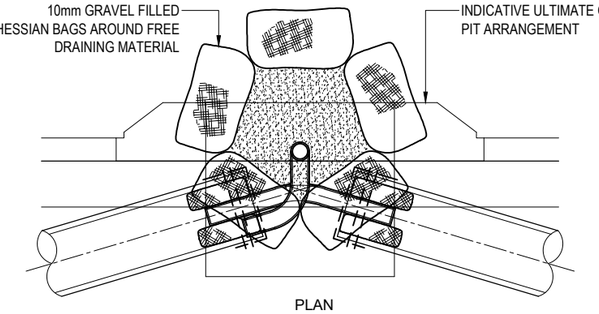
ISSUE D



ELEVATION

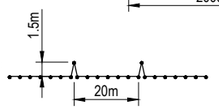


SECTION



PLAN

NOTE: INSTALL 1.5m (MIN.) DEEP 'RETURNS' AT 20m SPACING (MAX.) ON UPSLOPE SIDE OF FENCELINE (5-10m MAX SPACING IF FENCE ALIGNED AT ANGLE TO CONTOUR). EG:



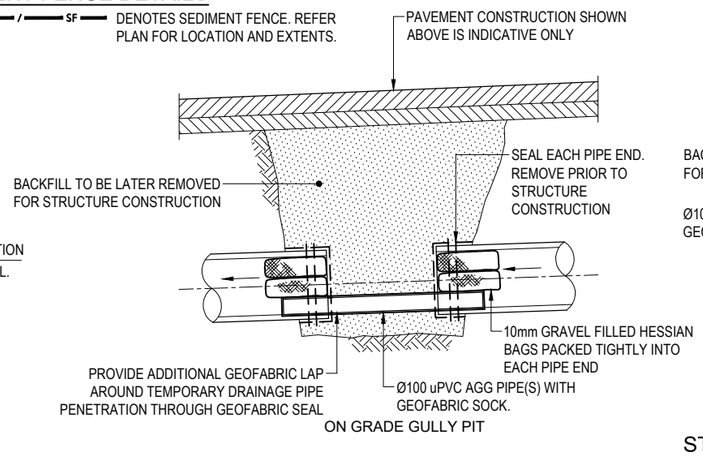
SEDIMENT FENCE DETAILS

N.T.S. —— / —— SF —— DENOTES SEDIMENT FENCE. REFER PLAN FOR LOCATION AND EXTENTS.

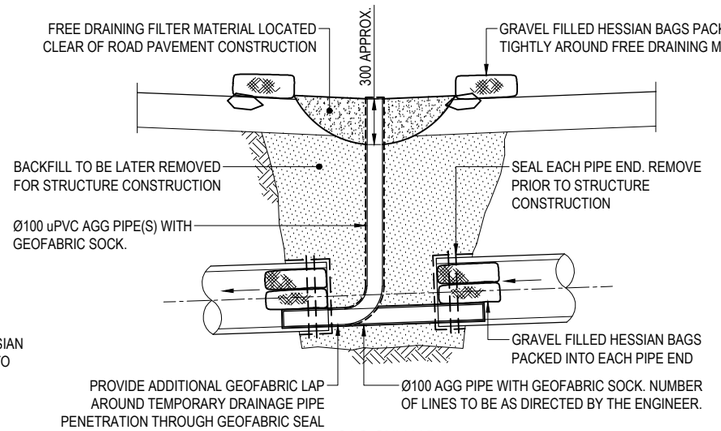
APPROVAL ISSUE
NOT FOR CONSTRUCTION UNLESS STAMPED

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

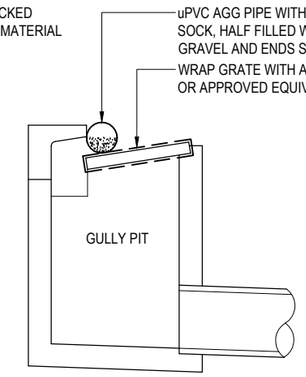
CONCEPT ONLY
IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE SEDIMENT & EROSION CONTROL DURING ALL PHASES OF CONSTRUCTION TO THE SATISFACTION OF BOTH THE SUPERINTENDENT AND COUNCIL.



ON GRADE GULLY PIT

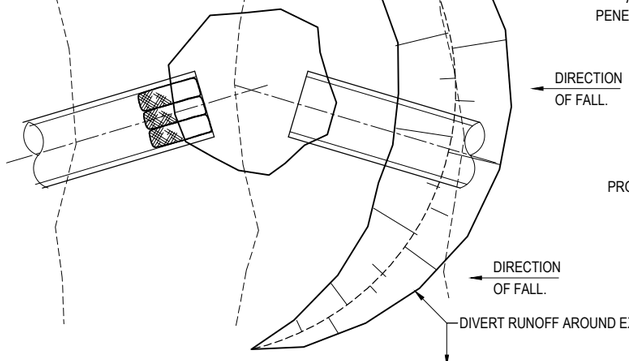


SAG GULLY PIT

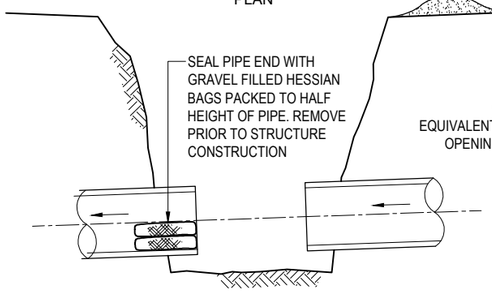


STAGE 2
STRUCTURE COMPLETE

STAGE 1
EXCAVATION, PIPE INSTALLATION AND INTERIM BACKFILLING



PLAN

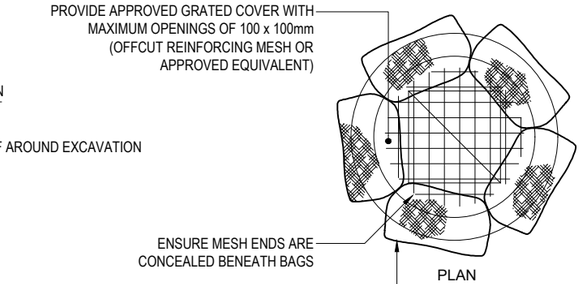


STAGE 1
EXCAVATION AND PIPE INSTALLATION

ROADWAY GULLY PIT DSP

DENOTES DRAINAGE STRUCTURE PROTECTION. REFER PLAN FOR LOCATION & EXTENTS.

N.T.S.

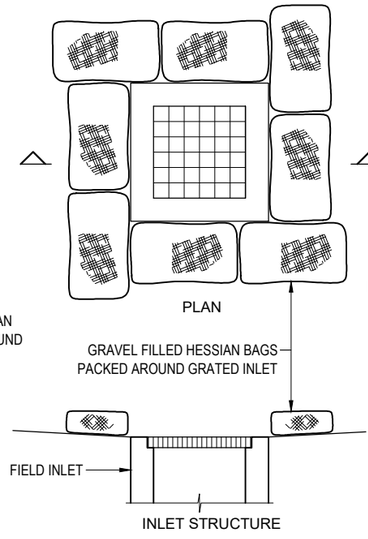


PLAN

ACCESS CHAMBER

INLET STRUCTURE

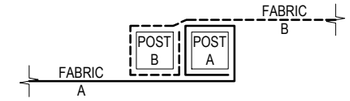
STAGE 2



PLAN

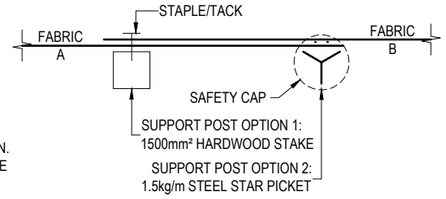
INLET STRUCTURE

STAGE 3



FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. STAKE B TO BE DRIVEN TIGHTLY AGAINST STAKE A. THE TOPS OF BOTH STAKES TO BE SECURED WITH WIRE.

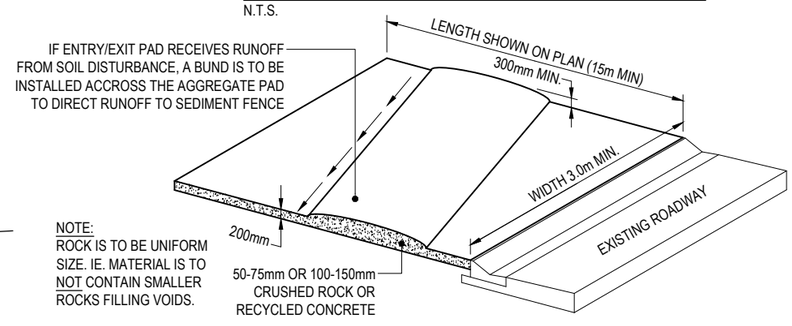
METHOD 1



METHOD 2

SEDIMENT FENCE FABRIC JOINING DETAILS

N.T.S.



NOTE:
ROCK IS TO BE UNIFORM SIZE. IE. MATERIAL IS TO NOT CONTAIN SMALLER ROCKS FILLING VOIDS.

STABILISED ENTRY/EXIT POINT

N.T.S. OR APPROVED EQUIVALENT

SEP DENOTES STABILISED ENTRY/EXIT POINT, REFER PLAN FOR LOCATIONS.

ISSUE No.	DATE	AMENDMENT
D	07-11-25	RESPONSE TO FURTHER INFORMATION REQUEST
C	26-06-25	ISSUED FOR REPORT
B	11-12-24	ISSUED FOR APPROVAL
A	06-12-24	ISSUED FOR INFORMATION

OSKA CONSULTING GROUP

CLIENT: NORFOLK ESTATES PTY LTD

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
31-53 COURTNEY DRIVE
UPPER COOMERA, QLD, 4209

DESIGN	DRAWN	APPROVED
DR	MS	DC

TITLE: SEDIMENT AND EROSION CONTROL DETAILS

SCALE:

PROJECT NO.: OSK6521

DWG NO.: P052

ISSUE: D

APPENDIX

G

Email correspondence with Council's Water and Wastewater Team for External Creditable Works

Adam Iervese

From: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Sent: Monday, 23 June 2025 7:46 AM
To: Adam Iervese
Cc: Daley Curran; Daniel Roosmalen; 'Andrew Rickert'; SAHA Uttam; BRIERLEY Matt
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,

Thank you for your recent email and phone call. Apologies for the delay in getting back to you on this.

Following ongoing discussions with the Transport Infrastructure team, and due to the uncertainty around the timing of the road works, Council has decided to proceed with the LGIP planned alignment of water supply infrastructure via Baileys Mountain Road and Courtney Drive to service the proposed development (refer to the extract/markup below).

As previously discussed, Council also intends to extend the water main from Rangeview Road to Lawson Street to connect the two supply zones.

Therefore, based on the above requirements, please amend the Preliminary Services Plans ensuring that the reticulation layout plans are consistent with Council's planned servicing strategy for the area.

Please note that Uttam Saha from the water modelling team is currently away and is expected to return this Thursday (26/06/2025), so any further technical Network Planning queries may need to wait until then. In the meantime, we are happy to arrange a Teams call to discuss this further if needed.

Thank you.

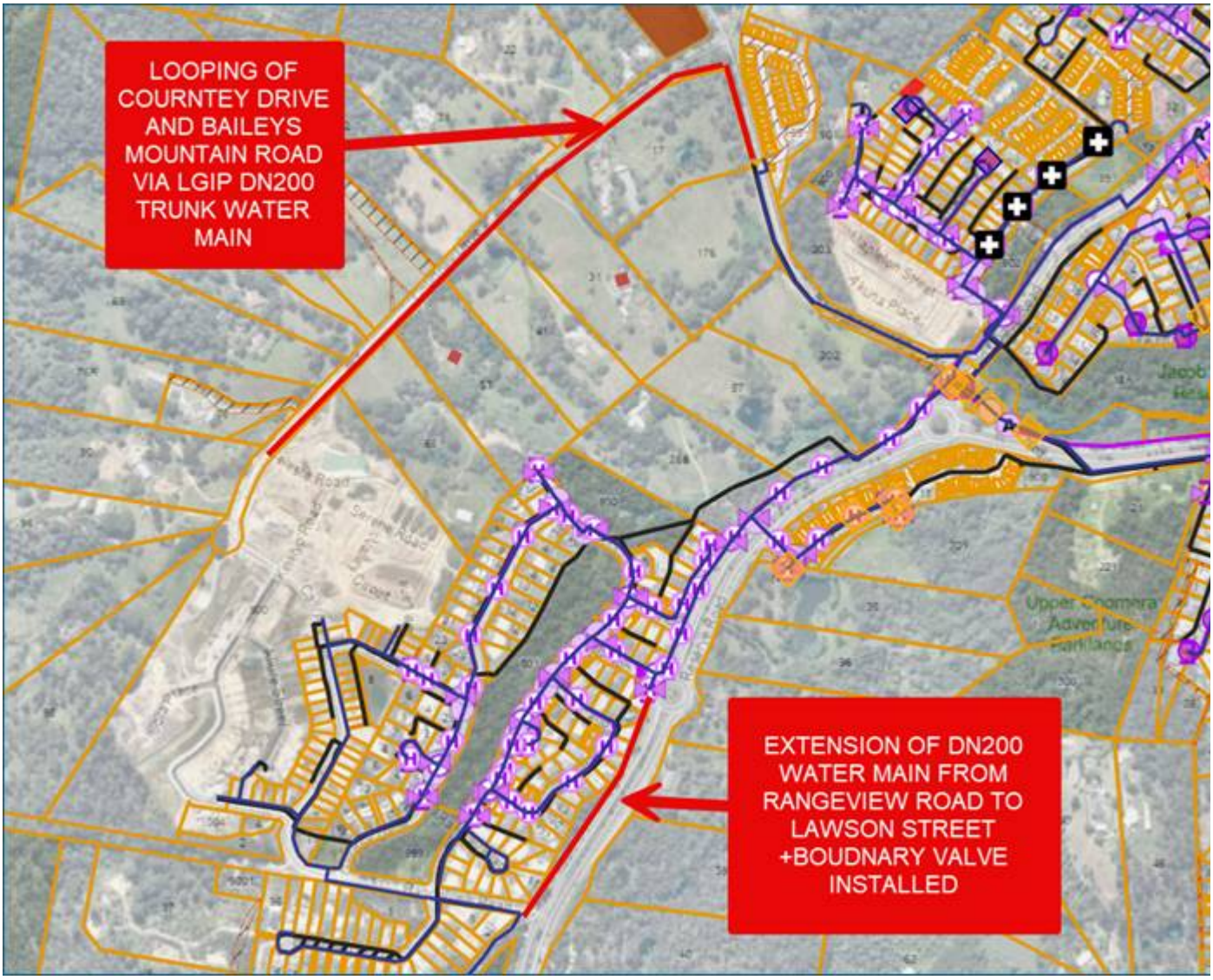


Fig: Extract from GIS showing Council's preferred option

Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013
City of Gold Coast

CITY OF
GOLDCOAST.

From: Adam Iervese
Sent: Thursday, 19 June 2025 12:35 PM
To: THOMAS Soorya
Cc: Daley Curran ; Daniel Roosmalen ; 'Andrew Rickert'
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Soorya,

Just following up on the below email thread. Have you been able to confirm internally regarding the extent of creditable works that could be considered for this development?

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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From: Adam Iervese <aiervese@oska.net.au>
Sent: Friday, 13 June 2025 3:11 PM
To: 'THOMAS Soorya' <STHOMAS@goldcoast.qld.gov.au>
Cc: Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>; Andrew Rickert <andrew.rickert@wcsengineering.com>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Soorya,

Thank you for providing the below update, much appreciated.

Look forward to hearing back from you next week, enjoy your weekend.

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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From: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Sent: Friday, 13 June 2025 2:59 PM
To: Adam Iervese <aiervese@oska.net.au>
Cc: Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>; Andrew Rickert <andrew.rickert@wcsengineering.com>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,

Thanks for confirming this.

Also, just wanted to let you know that we are making good progress and expect to be in a position to provide a direct answer by mid-late next week. Thank you.

Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013
City of Gold Coast

CITY OF
GOLDCOAST.

From: Adam Iervese <aiervese@oska.net.au>
Sent: Wednesday, 11 June 2025 4:31 PM

To: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Cc: Daley Curran <dcurran@oska.net.au>; SAHA Uttam <USAHA@goldcoast.qld.gov.au>; Daniel Roosmalen <droosmalen@oska.net.au>; Andrew Rickert <andrew.rickert@wcsengineering.com>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Soorya,

Yes, 31 Courtney Drive will be added into the development application as a part of the process of responding to Council's RFI.

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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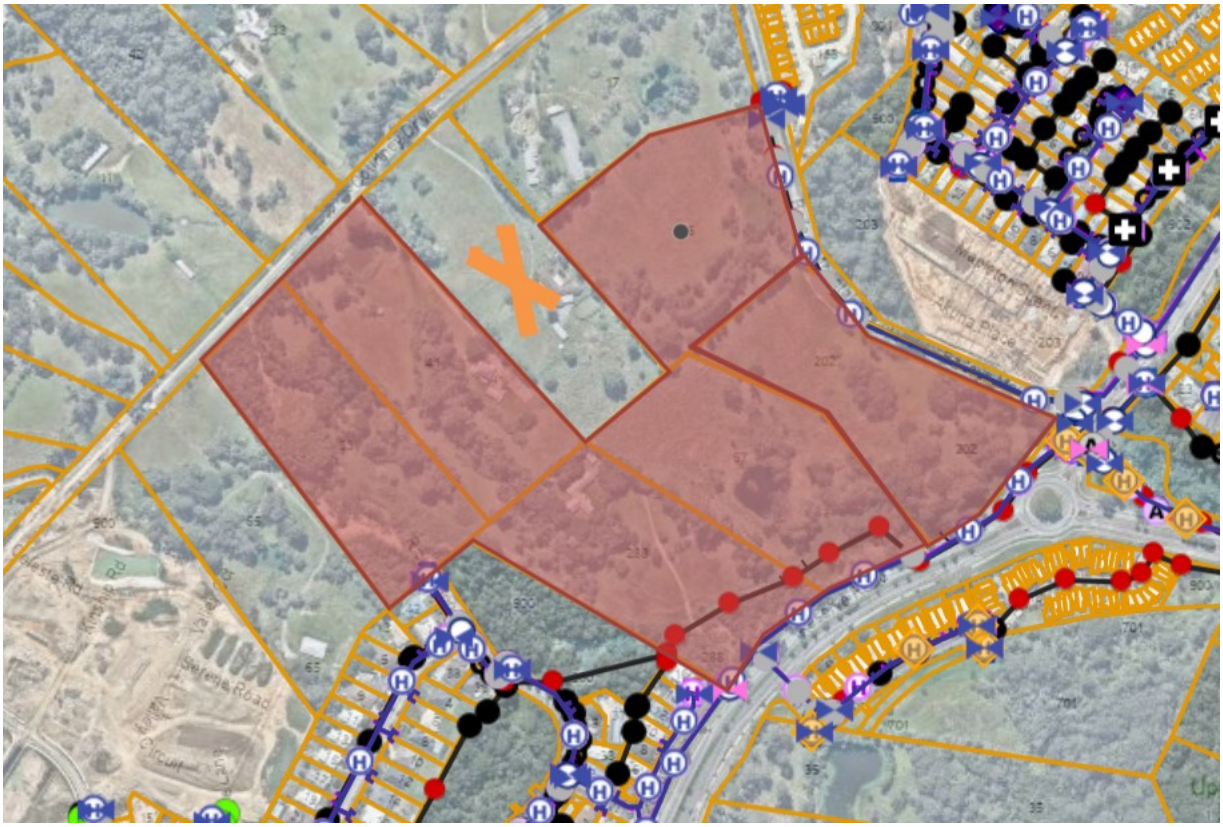
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From: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Sent: Wednesday, 11 June 2025 4:13 PM
To: Adam Iervese <aiervese@oska.net.au>
Cc: Daley Curran <dcurran@oska.net.au>; SAHA Uttam <USAHA@goldcoast.qld.gov.au>; Daniel Roosmalen <droosmalen@oska.net.au>; Andrew Rickert <andrew.rickert@wcsengineering.com>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,

Is the lot marked in orange (crossed out) included in this subdivision plan. The water modelling diagram provided seems to indicate that it is. Could you please confirm? Thank you 😊



Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013
City of Gold Coast

From: THOMAS Soorya
Sent: Wednesday, 11 June 2025 2:47 PM
To: Andrew Rickert <andrew.rickert@wcsengineering.com>
Cc: Daley Curran <dcurran@oska.net.au>; Adam Iervese <aiervese@oska.net.au>; SAHA Uttam <USAHA@goldcoast.qld.gov.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Thanks, Andrew, for sending this information through. I'll check with Roman and let you know. Thank you!

Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013

City of Gold Coast

CITY OF GOLDCOAST.

From: Andrew Rickert <andrew.rickert@wcsengineering.com>
Sent: Wednesday, 11 June 2025 2:19 PM
To: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Cc: Daley Curran <dcurran@oska.net.au>; Adam Iervese <aiervese@oska.net.au>; SAHA Uttam <USAHA@goldcoast.qld.gov.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hello Soorya / Daniel,

Thanks for your just now to discuss options for servicing the proposed 176 Baileys Mtn Road DA. See attached screen shot with indicative DN150 trunk loop between Baileys Mountain Road and Courtney Drive. From a modelling perspective, the alignment is indicative and based on the current site concept plan. A more direct alignment may be possible to reduce total length.

Sincere Regards,

WCS Engineering | Andrew Rickert
Mobile: +61 4 04 081 646
Website: www.wcsengineering.com

Please note my scheduled office hours are Monday through Wednesday. Response times may be variable outside of these hours.

From: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Sent: Friday, 6 June 2025 2:45 PM
To: Adam Iervese <aiervese@oska.net.au>
Cc: Andrew Rickert <andrew.rickert@wcsengineering.com>; Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,

Apologies for the delay. I'm still waiting to hear back regarding the creditability of the works. I've followed up on this and will let you know as soon as I receive a response.

Regarding the booster pump, the water modelling team advised that since the water main will be extended from Rangeview Road to Lawson Street in this ROL, there is no need for a booster pump.

We're happy to organise the meeting for next Wednesday (11/06/2025). I'll send the team invitation shortly. Thank you

Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013
City of Gold Coast

CITY OF GOLDCOAST.

From: Adam Iervese <aiervese@oska.net.au>
Sent: Thursday, 5 June 2025 8:20 PM
To: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Cc: Andrew Rickert <andrew.rickert@wcsengineering.com>; Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Soorya,

Hope you have been well.

We were just looking to follow up on the below queries; had you had a chance to discuss through the creditable works and the previous booster pump modelling query?

In parallel we have been working through the updated water modelling works. Would it be possible to arrange another teams meeting catch up to discuss the water network with Council's modelling team?

Next Tuesday or Wednesday was suitable for us if there was a time that worked for your team.

Look forward to hearing back from you.

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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From: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Sent: Tuesday, 27 May 2025 11:39 AM
To: Adam Iervese <aiervese@oska.net.au>
Cc: Andrew Rickert <andrew.rickert@wcsengineering.com>; Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,

In response to the previous query, Network Modelling has advised that they do not have the water network model for the 79 Courtney Drive development completed by H2One. As the model is H2One's intellectual property, they have recommended obtaining it directly from H2One.

Regarding the creditability of the works, I am still waiting to hear back from the Network team. I have also forwarded the recent enquiry to the Modelling team. Thank you.

Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013
City of Gold Coast

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GOLDCOAST.

From: Adam Iervese <aiervese@oska.net.au>
Sent: Monday, 26 May 2025 11:53 AM
To: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Cc: Andrew Rickert <andrew.rickert@wcsengineering.com>; Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Soorya,

Hope you enjoyed your weekend. We were just looking to follow up the previous queries, were these something that Council would be able to advise on in the coming days?

Following on from our initial meeting, regarding the Baileys Booster Pump, can you please follow up internally regarding how we should address the modelling of the booster pump within the updated RFI documentation:

a) Model booster pump at 155 Baileys Mountain Road (as per Revision A)
b) Model booster pump at location in current WSSIP19 network (cnr Baileys Mtn Road & Old Coach Rd).
c) Omit booster pump from network modelling, noting that the assessment would show likely deficiency in water supply in upper Baileys Mountain Road.

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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From: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Sent: Thursday, 22 May 2025 9:57 AM
To: Adam Iervese <aiervese@oska.net.au>
Cc: Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,
Thanks for the email. I can check with the network modelling team and get back to you. Thank you

Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment

City Development

P: +61 5582 9013
City of Gold Coast

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From: Adam Iervese <aiervese@oska.net.au>
Sent: Wednesday, 21 May 2025 10:57 AM
To: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Cc: Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Soorya,

Thank you for your email below.

We will work through some options that consider the water supply main network being looped through our development to link the networks for Courtney Drive and Bailey Mountain Road. If we were able to achieve the water reticulation main through our development, could you confirm that these works would still be considered as creditable works for the development?

Were Council able to share the water network model from the 79 Courtney Drive development completed by H2one?

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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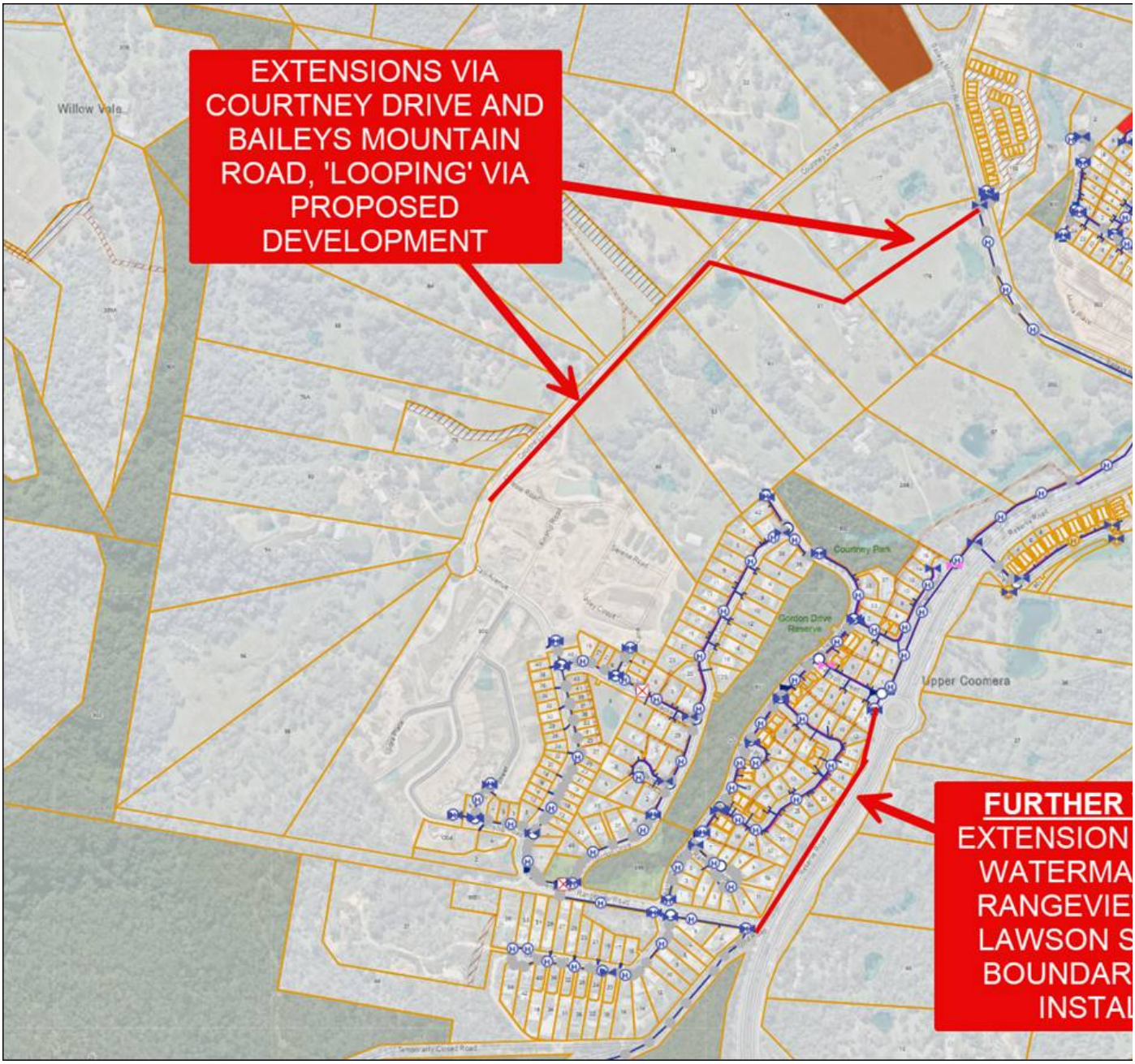
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From: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Sent: Friday, 2 May 2025 2:58 PM
To: Adam Iervese <aiervese@oska.net.au>
Cc: Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,

After internal discussion, Council has determined that the extension of the water supply service from Courtney Drive will be supported, however there remains a strong preference (for network supply contingency) that the mains are looped between Courtney Drive and Bailey's Mountain Road.

Due to the planned upcoming roadworks at the corner of Courtney Drive and Baileys Mountain Road (as you've identified), we request that you explore the option of connecting the Courtney Drive/Baileys Mountain Road water networks via the proposed reticulation networks within your development; This will provide a 'loop' in the system for supply contingency without laying watermain through the areas of planned roadworks where filling activities will result in a deep watermain.



Extract – Markup of Council's preferred option

As a secondary preference, if the above option is not achievable, looping of the Courtney Drive/Bailey's Mountain Road watermains irrespective of the planned roadworks (and filling) is to be pursued.

Furthermore, as discussed during our last meeting, Council has plans to extend the water main from Rangeview Road to Lawson Street to connect the two supply zones (fitted with a boundary valve) which shall also be considered as creditable works as part of this proposed development.

Please reach out if you have any questions regarding the above commentary, or if you would like to setup a subsequent meeting prior to closing out this item.

Thanks Adam.

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013
City of Gold Coast

CITY OF
GOLDCOAST.

From: Adam Iervese <aiervese@oska.net.au>
Sent: Thursday, 1 May 2025 8:06 AM
To: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Cc: Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Thanks Soorya,

Much appreciated.

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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From: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Sent: Thursday, 1 May 2025 7:47 AM

To: Adam Iervese <aiervese@oska.net.au>
Cc: Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,

I will follow up on this one with the network team. Thank you

Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013
City of Gold Coast

CITY OF
GOLDCOAST.

From: Adam Iervese <aiervese@oska.net.au>
Sent: Wednesday, 30 April 2025 1:21 PM
To: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Cc: Daley Curran <dcurran@oska.net.au>; Daniel Roosmalen <droosmalen@oska.net.au>
Subject: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Soorya,

Hope you have been well.

I was just reaching out to see if Council had an opportunity to review our previous comments?

We would be happy to discuss any further queries as required. If Council were generally in agreeance with the outlined strategy, we will commence on the modelling to confirm this was a suitable outcome.

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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From: Adam Iervese <aiervese@oska.net.au>
Sent: Wednesday, 23 April 2025 3:44 PM
To: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Cc: Daley Curran <dcurran@oska.net.au>
Subject: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Soorya,

Thank you for your time last week.

As discussed, please find attached the water catchment breakdown sketch for the proposed development. Could you please forward through this email to the appropriate parties to give further context of our proposed water connections and reticulation network.

A few points/minutes to note from our discussion:

- OSKA has concern relating to the construction of the trunk water main from Baileys Mountain Road, through to Courtney Drive across the frontage of the site (as per the below sketch). This is predominantly due to the upgrade works proposed for Baileys Mountain Road and Courtney Drive which look to raise levels by 4.0m – refer below screenshot of the Council design.
    - If the trunk main (or any water main for that matter) was to be constructed now, it would be circa 3.5m deep, requiring to be remove and relayed upon construction of the external work by Council – which has no estimated start date to our knowledge.
- The above is the basis for us proposing the alternate connection points/catchments as discussed during our meeting.
- If the alternate catchments are to be considered by Council – network modelling would be required to support this
- All external watermains for the site frontage are to be constructed along the ultimate trunk alignment and sizing (to be confirmed via hydraulic modelling).
- Council to confirm whether the booster pump at 155 Baileys Mountain Rd is to be considered in the updated modelling or removed – this was a discussion Council was going to take offline.

If Council could review in high-level and advise if this was a potential solution that could be supported, we will look to undertake the water hydraulic modelling to confirm and respond accordingly within the DA RFI Response for further assessment

Figure 1: Indicative Trunk Water Main Alignment (refer attached sketch for further reference):

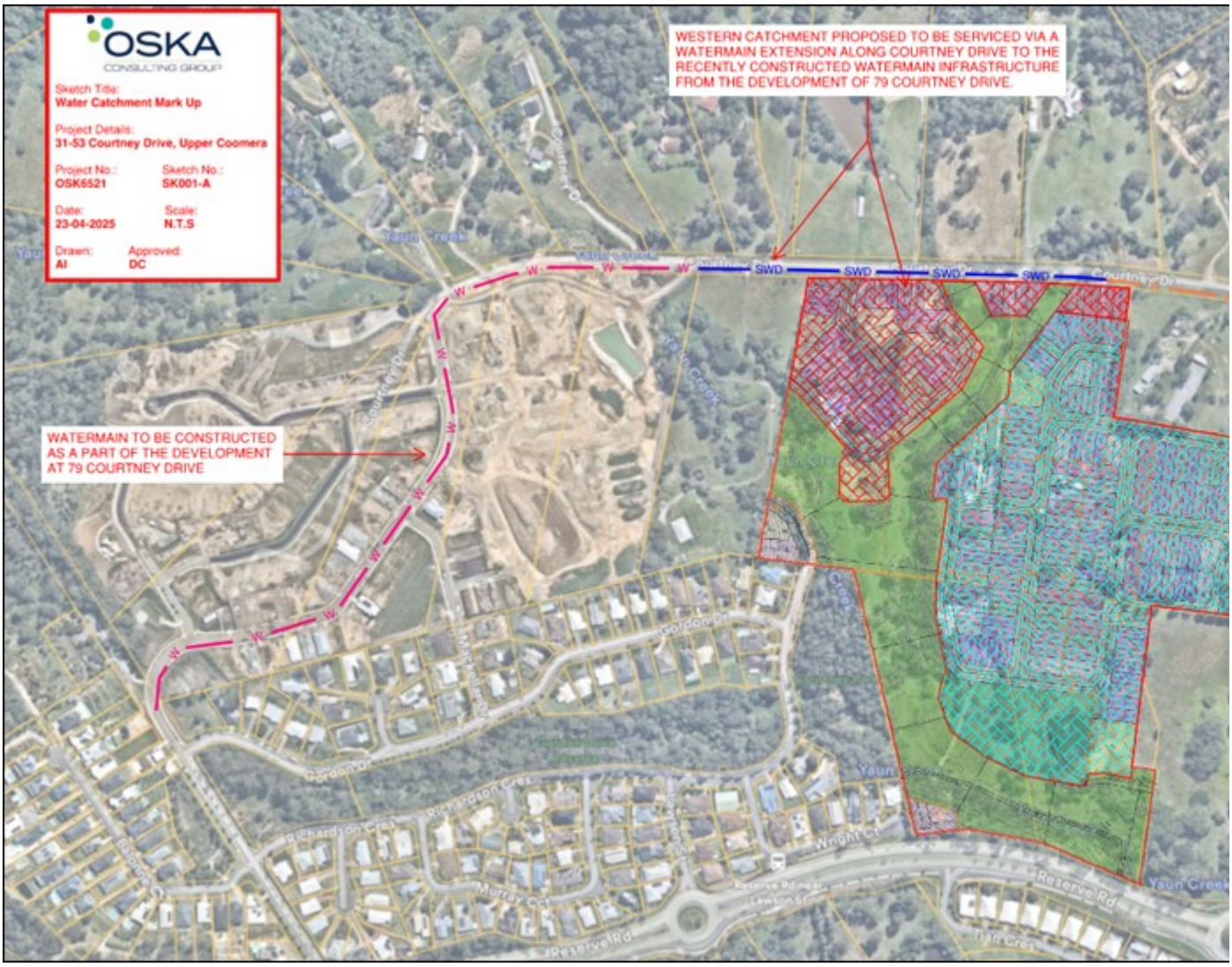
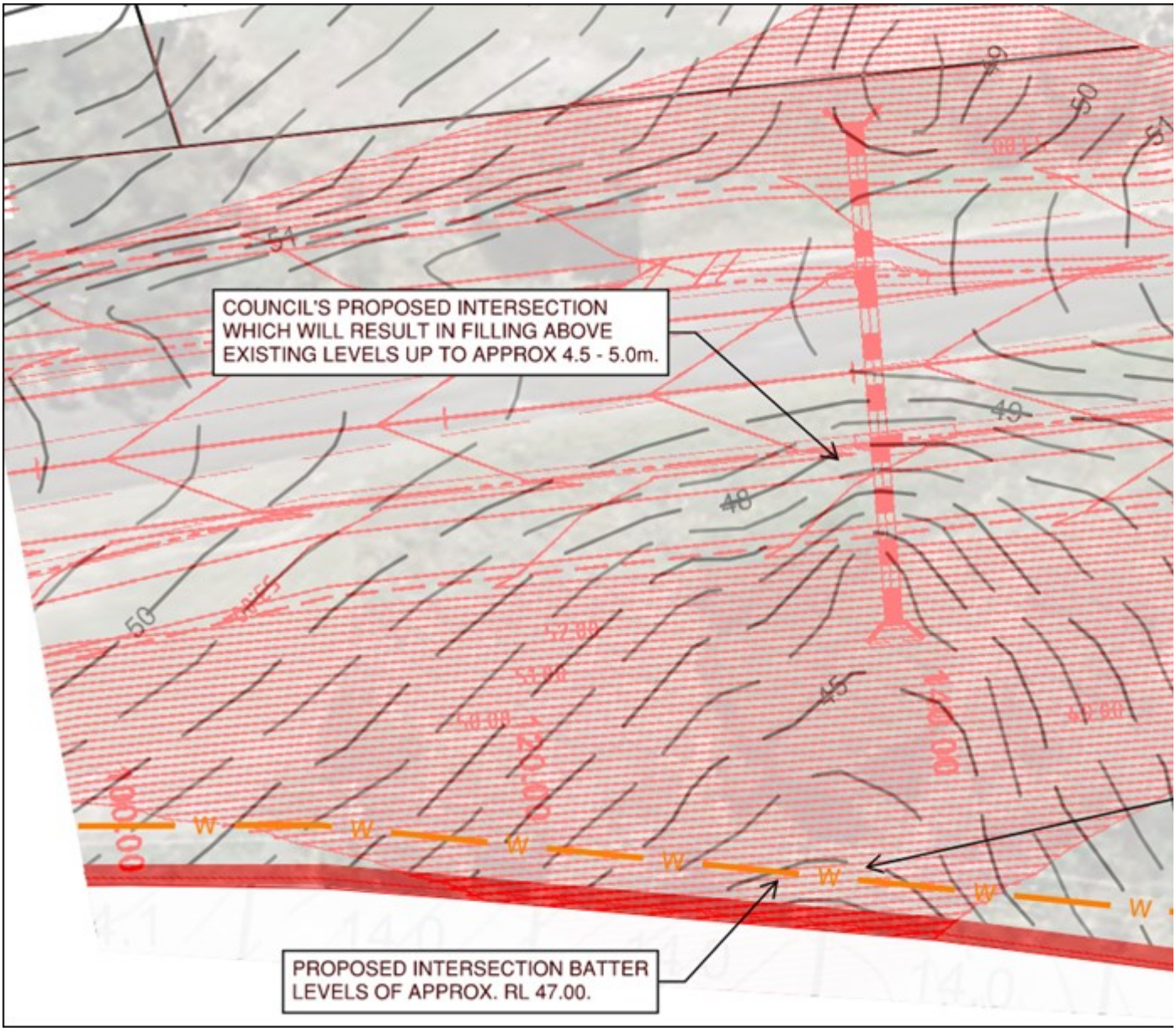


Figure 2: Courtney Drive/Bailey Mountain Rd Intersection Upgrade – Fill Heights Markup



Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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From: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Sent: Tuesday, 15 April 2025 1:44 PM
To: Adam Iervese <aiervese@oska.net.au>
Cc: Daley Curran <dcurran@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,
I have organised the meeting for Thursday from 1:00pm to 2:00pm. I hope you have received the Teams invite. Please let me know if you haven't. Thank you.

Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013
City of Gold Coast

CITY OF
GOLDCOAST.

From: Adam Iervese <aiervese@oska.net.au>
Sent: Tuesday, 15 April 2025 9:52 AM
To: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Cc: Daley Curran <dcurran@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Soorya,

Apologies as I was in a meeting this morning.

Was this afternoon a suitable option? If not, we were free either 8:30am – 10 am tomorrow or 1pm – 4:30pm on Thursday.

Feel free to give me a call back to discuss over the phone if needed.

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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From: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Sent: Tuesday, 15 April 2025 9:27 AM
To: Adam Iervese <aiervese@oska.net.au>
Cc: Daley Curran <dcurran@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,

I tried to contact you but couldn't reach you.

I had a discussion with the water modelling team, and we think it would be better to have an online meeting to discuss this.

Please let me know which day suits you best .We're available on Wednesday, Thursday, or after Easter.

Once you confirm your preferred day, I'll check everyone's availability and schedule a meeting.

Thank you.

Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013
City of Gold Coast

From: THOMAS Soorya
Sent: Monday, 14 April 2025 9:26 AM
To: Adam Iervese <aiervese@oska.net.au>
Cc: Daley Curran <dcurran@oska.net.au>
Subject: RE: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Adam,
Thanks for your email.
I've checked with the water modelling team, and they are currently assessing this one. I can get back to you once their assessment is complete. In the meantime, if you have any further questions, feel free to send them through. I'm happy to forward them to the modelling team. Thank you

Kind Regards,

Soorya Thomas
Civil Engineer – Water and Waste Assessment
City Development

P: +61 5582 9013
City of Gold Coast

From: Adam Iervese <aiervese@oska.net.au>
Sent: Monday, 14 April 2025 8:47 AM
To: THOMAS Soorya <STHOMAS@goldcoast.qld.gov.au>
Cc: Daley Curran <dcurran@oska.net.au>
Subject: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

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Hi Sooray,

Hope you had a good weekend.

We were just looking to follow up on the below email, would it be possible if we could discuss the below in further detail with either yourself or a member of the water modelling team?

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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From: Adam Iervese
Sent: Thursday, 10 April 2025 2:52 PM
To: 'sthomas@goldcoast.qld.gov.au' <sthomas@goldcoast.qld.gov.au>
Cc: Daley Curran <dcurran@oska.net.au>
Subject: OSK6521 - 176 Baileys Mountain Road - DA RFI Item 38

Hi Sooray,

Thanks for your time this morning.

Prior to lodging the formal RFI response, we were hoping to discuss RFI Item 38 in further detail in respect to the requested external watermain upgrade along Courtney Drive to Baileys Mountain Road.

It is noted that the current LGIP has the main water supply along Courtney Drive being provided from Baileys Mountain Road, however the existing conditions along Courtney Drive will require significant civil works to facilitate the construction of this watermain (i.e potential electrical relocation works, verge regrading, culvert crossings, etc).

To simplify the proposed construction works and subsequently decrease the financial burden on Council (i.e. less trunk works), we have proposed to extend the watermain through to the end of Courtney Drive and connect via the recently constructed water supply network for 79-99 Courtney Drive.

Note a few preliminary comments regarding this proposed design approach.

- Based on the water modelling report submitted by the neighbouring developer for 79-99 Courtney Drive, the modelled peak hour minimum pressure at the proposed cul de sac connection J210H is 55.9 m at RL 40 m AHD (See Appendix D – Oska W&WW Report).
- Assuming a maximum RL at the proposed development site of 39.7 m AHD, assuming max. allowable headloss, the peak hour minimum pressure is not expected to fall below 50 m.
- Given the maximum RL of 53 m AHD along Courtney Drive (corner of Baileys Mountain Road), assuming max. allowable headloss, the peak hour minimum pressure is not expected to fall below 39 m.
- Fireflow residual pressure is also expected to fall well within minimum service requirements along the entirety of Courtney Drive.
- The proposed trunk connection via Courtney Drive cul de sac provides a more reliable and energy efficient water supply as not requiring to be augmented via the proposed Bailey's Mountain Drive booster pump.

If the water modelling supports the above design outcome, would Council be willing to accept the watermain extension through to the end of Courtney Drive? The intent would still be to construct the watermain to the ultimate trunk alignment and size in any option we proceed with.

Once you have had an opportunity to review the above, feel free to give me a call and I would be happy to discuss further.

Kind Regards,

ADAM IERVESE
ENGINEER - CIVIL

M: 0404 858 226

aiervese@oska.net.au

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APPENDIX

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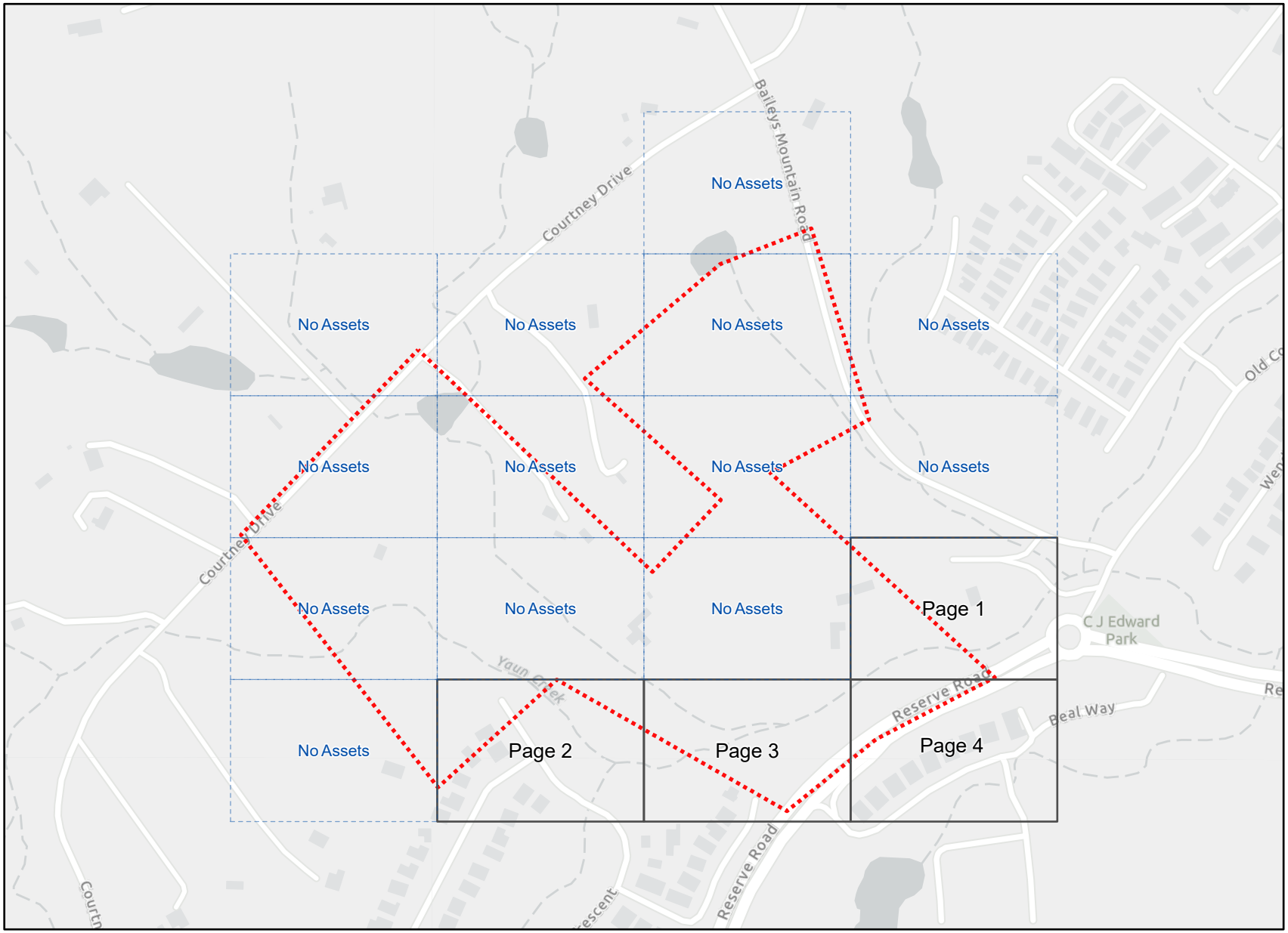
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- Detailed map page
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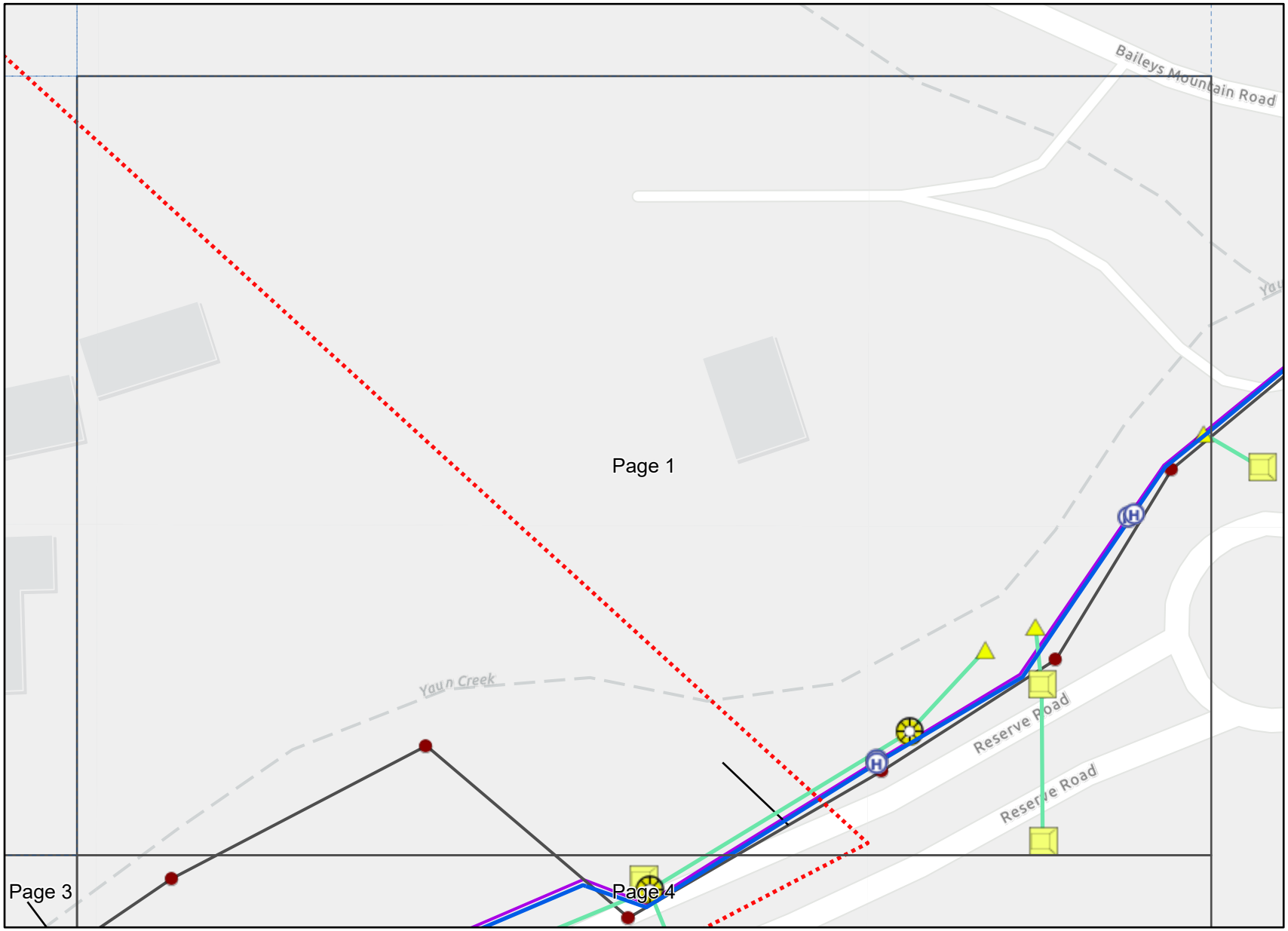
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- Stormwater Drainage Pipe
- Stormwater Inlet Gully
- Stormwater Manhole
- Stormwater End Structure
- Sewer Connection
- Sewer Pipe Non Pressure
- Sewer Manhole
- Recycled Water Pipe
- Fibre Optic Pit
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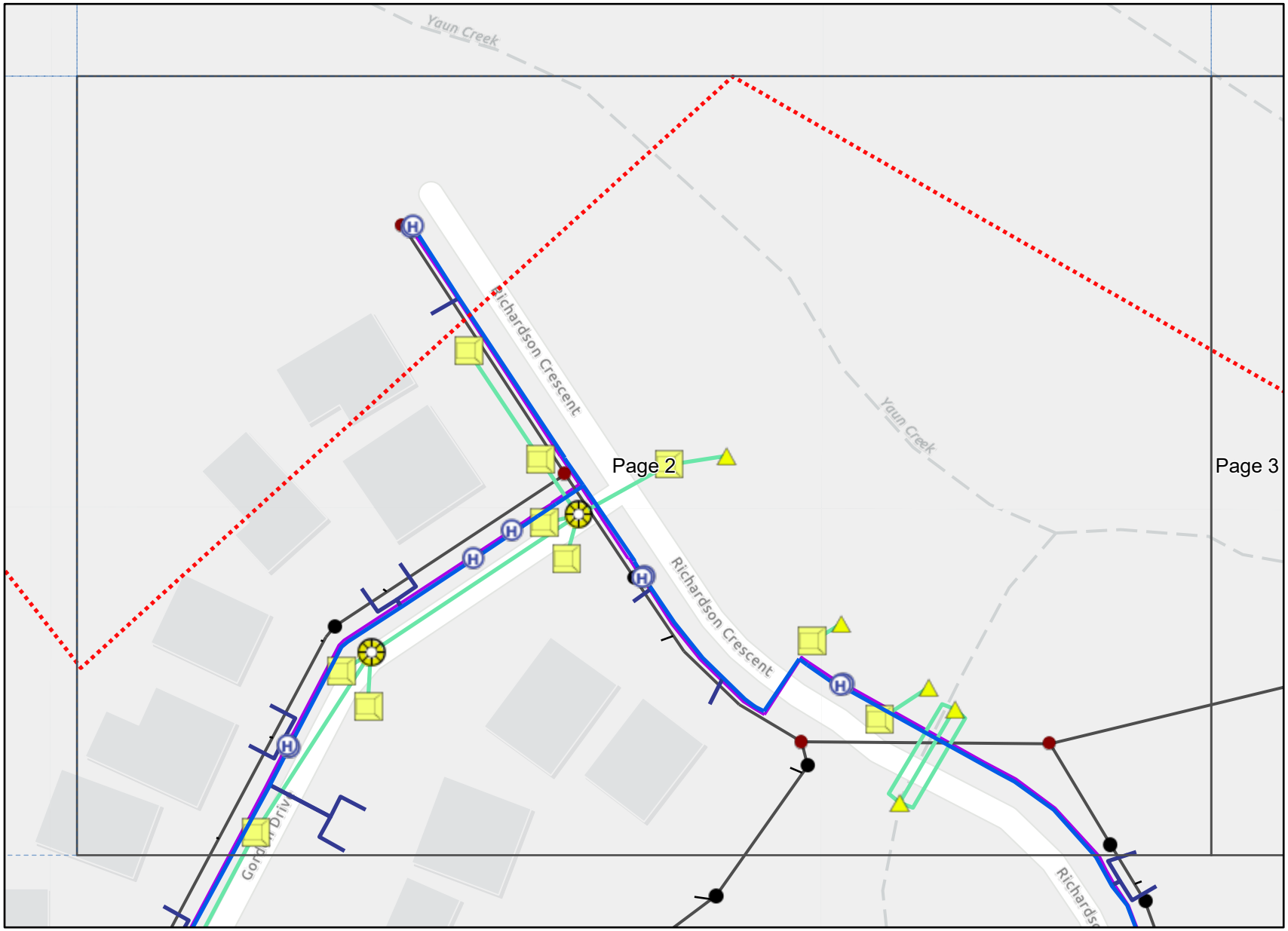
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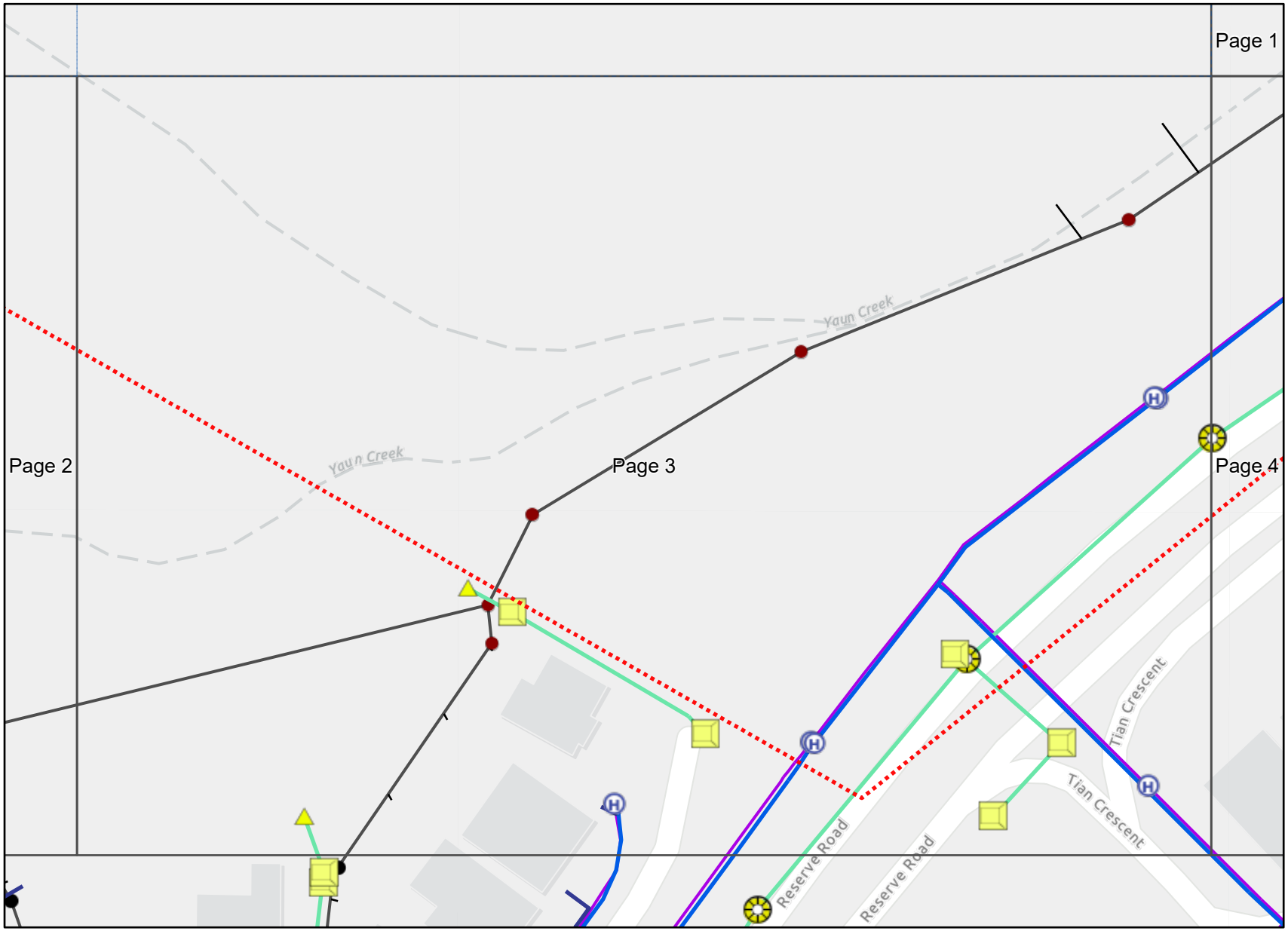
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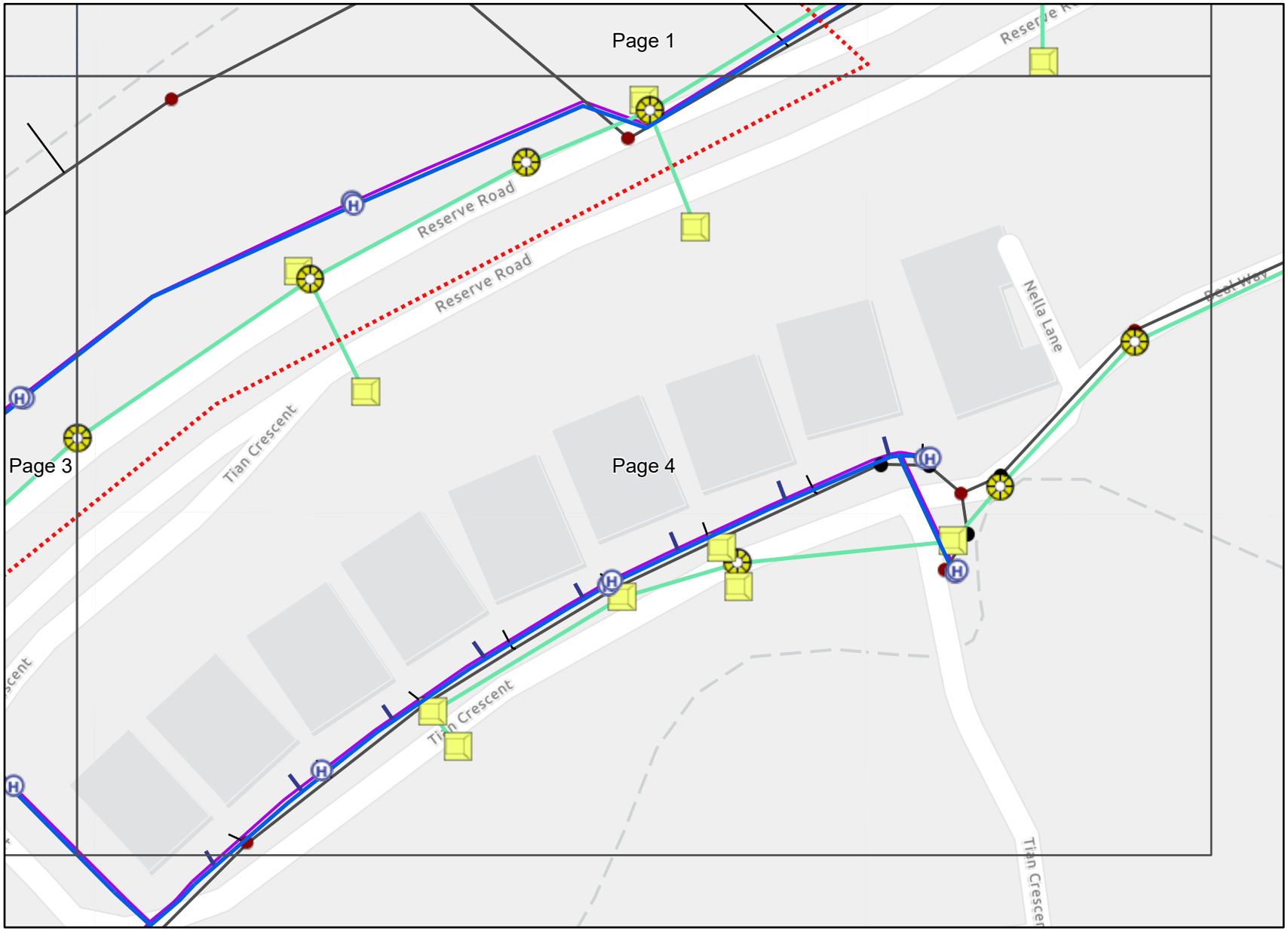
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Before You Dig Australia

Classification: Networks

Enquiry Date:	05/12/2024
Sequence Number:	248396250
Work Site Address:	57 Courtney Drive Upper Coomera QLD 4209



NO WORK TO PROCEED UNTIL APPROVED BY APA

For your immediate information THERE IS A CRITICAL GAS PIPELINE OR INFRASTRUCTURE (Gas Assets) located in close vicinity to your works.

Enquiry Date: 05/12/2024
Enquirer: Jake Lowry

Sequence Number: 248396250
Worksite Address: 57 Courtney Drive
Upper Coomera
QLD 4209

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are CRITICAL Gas Assets located in close vicinity of the above location. Damage to gas assets may result in explosion, fire and personal injury.

Any work activity in vicinity of Critical Gas Assets operated by APA requires an assessment by APA and may require attendance by APA Site Watch whilst work is in progress. Please ensure you read and comply with all the relevant information contained in this response to your BYDA enquiry.

Complete the **Work In The Vicinity Of Critical Gas Assets request form** on the following page and forward this to APA as soon as practicable.

Wait for APA to provide written authorisation before proceeding with works. APA may require supervision of works, issuance of a permit, or conditional instructions to ensure the safety of the community and security of supply.

Work in the vicinity of critical gas assets request form

Work / Excavation Site Details	
Number:	Street:
Suburb:	State:
Sequence Number : 248396250	
Requestors Name:	
Company Name:	
Name of Authorised Company Site Representative:	
Email:	
Phone:	Mobile:

Request to work in the vicinity of critical gas assets conditions

It is the proponent's* responsibility to read these conditions and complete the request form

1. A minimum of three (3) business days is required to process and assess requests to work in vicinity of critical assets and provide a response.
2. This request form must be accompanied by a detailed schedule of works.
3. When an APA Authority to Work permit is issued, the permit will provide the applicable conditions whilst conducting excavation or work in vicinity of the gas assets.
4. Work must not commence until the requestor has received an APA Authority to Work Permit, or written approval from APA.

*Person or company requesting to undertake works in proximity to critical gas assets.

Work/Excavation Drawings Attached ○ Yes ○ No

Proposed Work Dates and Times			
From		To	
Date	Time	Date	Time
/ /	am/pm	/ /	am/pm

*Requestor / Billing Details - Mandatory Information
Company / Requestor Name:
Address:
Purchase Order (if applicable):
Phone:
Email:

Description of Work / Excavation	
Activity/Excavation Details:	
Tick Applicable	
Excavation	Change to surface level
Service crossing	Boring
Proving / Pot-holing	Other (provide details)
Earthworks	
Excavator Size, Tooth Type & Tooth Size (provide details)	

Return this to: BYDA_APA@apa.com.au
Enquiries: APA Before You Dig officer - 1800 085 628

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
- Complete the **Work in the Vicinity of Critical Gas Assets** request form and submit to APA.
- Have received contact from APA to confirm details of proposed work.
- Review the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand requirements relating to my scope of work.
- Receive authority to proceed with work from APA.



2. Prepare

- Electronically locate gas assets and mark locations.
- Site Watch booking confirmed (if required by APA).
- Note: Enquirers should still look for visible evidence of gas assets at the worksite not shown on plans.



3. Pothole

- Physically confirm ('prove') the location of gas assets by potholing by hand excavation or non- destructive vacuum excavation methods in accordance with **APA Guidelines for Works Near Existing Gas Assets.**
- Road authorities, councils, utilities and their authorised contractors and agents are responsible to pothole or use other suitable methods to verify the location and depth of all gas assets, including gas (inlet) services, prior to commencing any works.



4. Protect

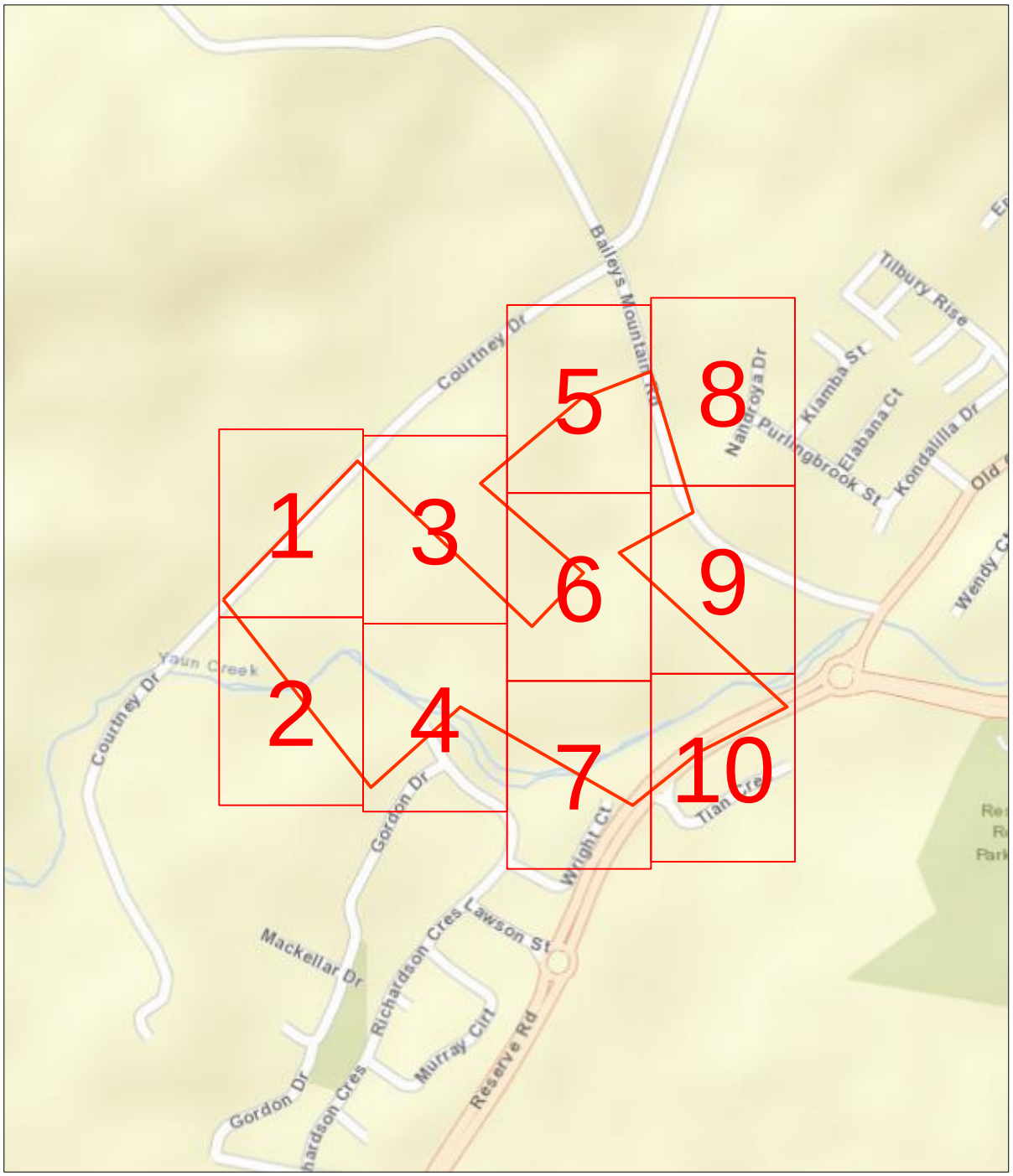
- Protect gas assets by maintaining clearances whilst excavating and following conditions provided by APA.
- Where required by APA, only conducting work in proximity to gas assets while Site Watch is on site.
- Where applicable, APA Authority To Work permit conditions are clearly understood and complied.
- Strap and support exposed mains and inlet services. Cover exposed mains to prevent damage until the excavation can be restored permanently.



5. Proceed

- Only proceed with your work once you have completed all the planning, preparation, potholing and protection requirements.
- APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.

Site Address	57 Courtney Drive Upper Coomera QLD 4209	Sequence No 248396250



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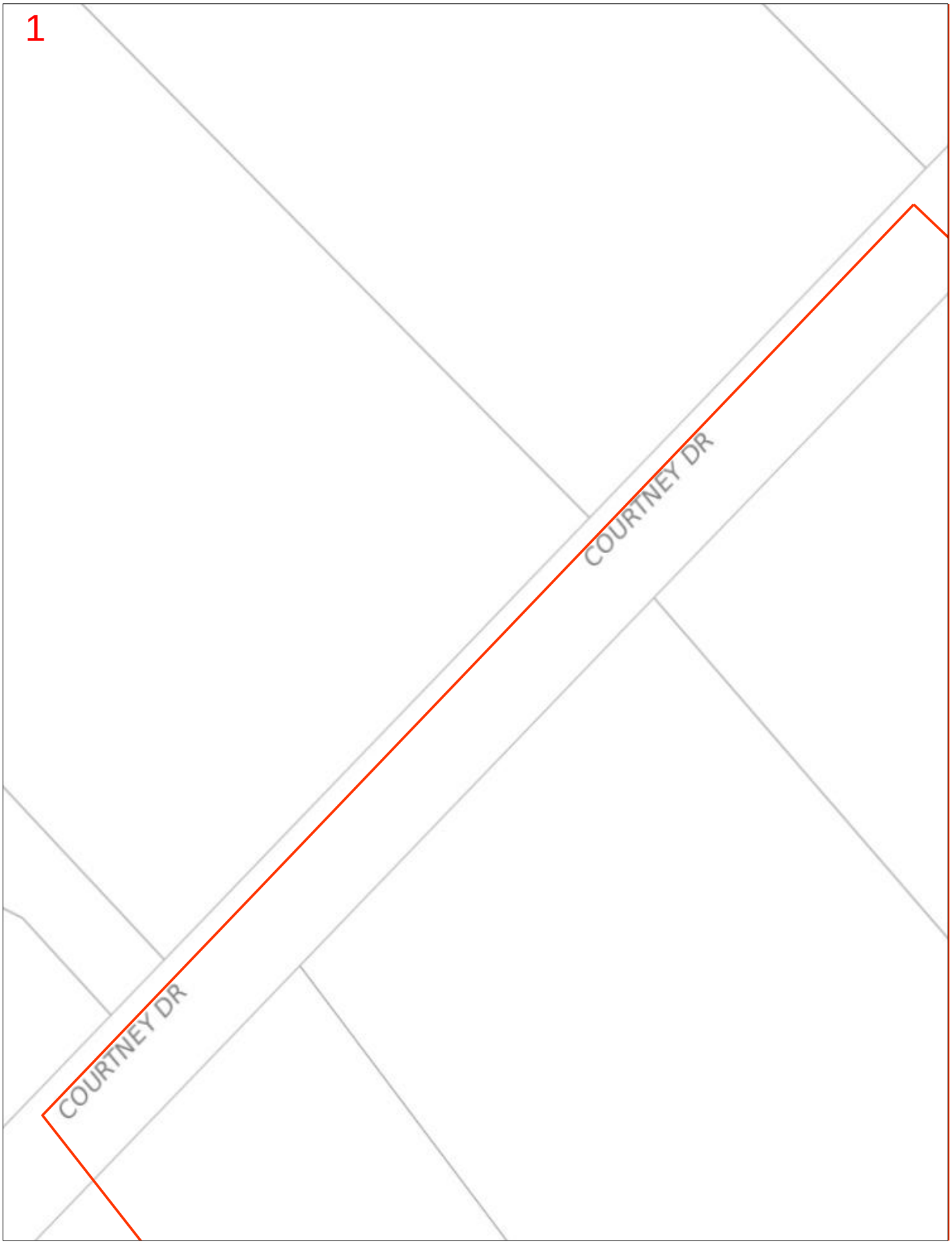
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Enquiry Area

Map Key Area

Site Address 57 Courtney Drive
Upper Coomera
QLD 4209

Sequence No 248396250



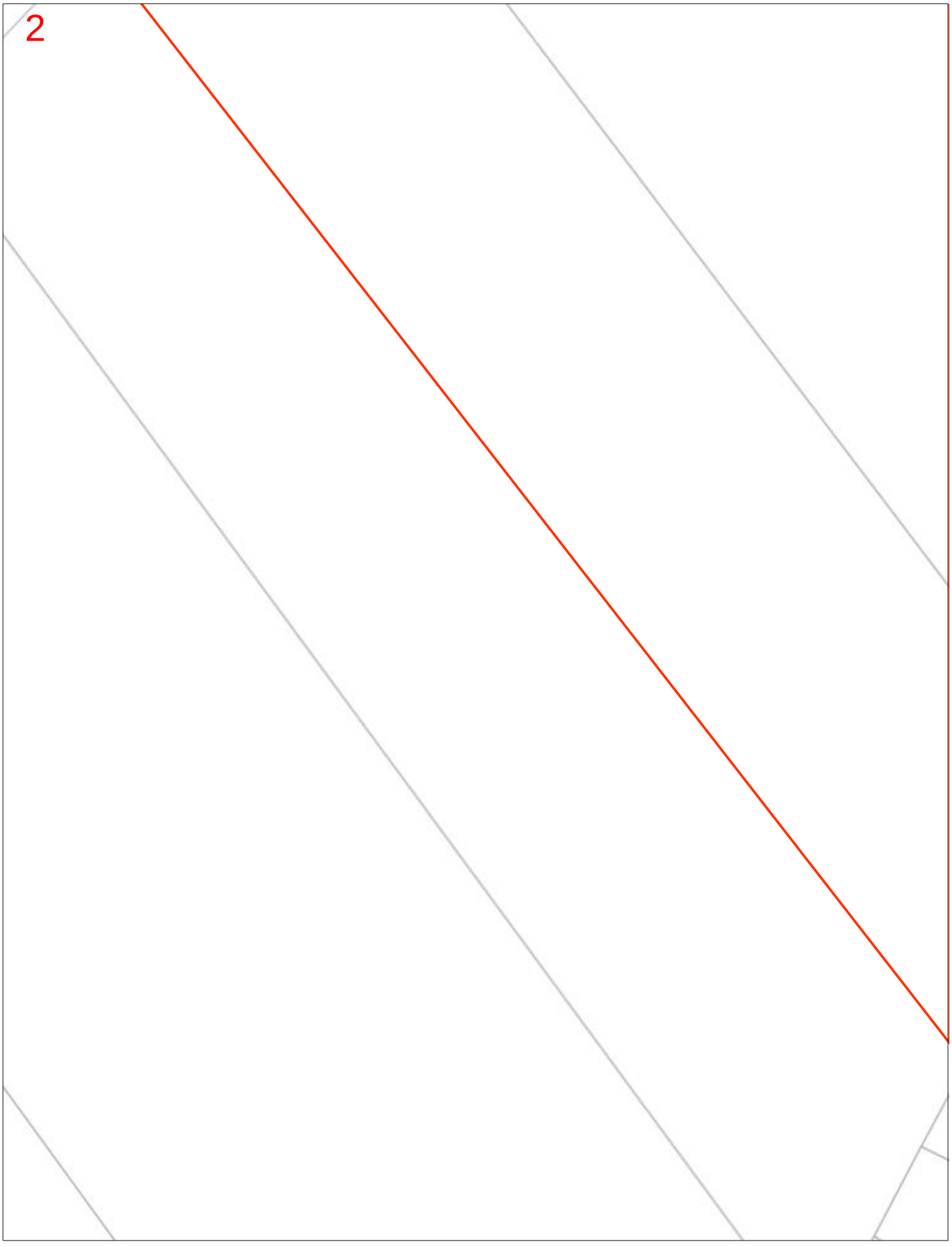
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Enquiry Area

Map Key Area



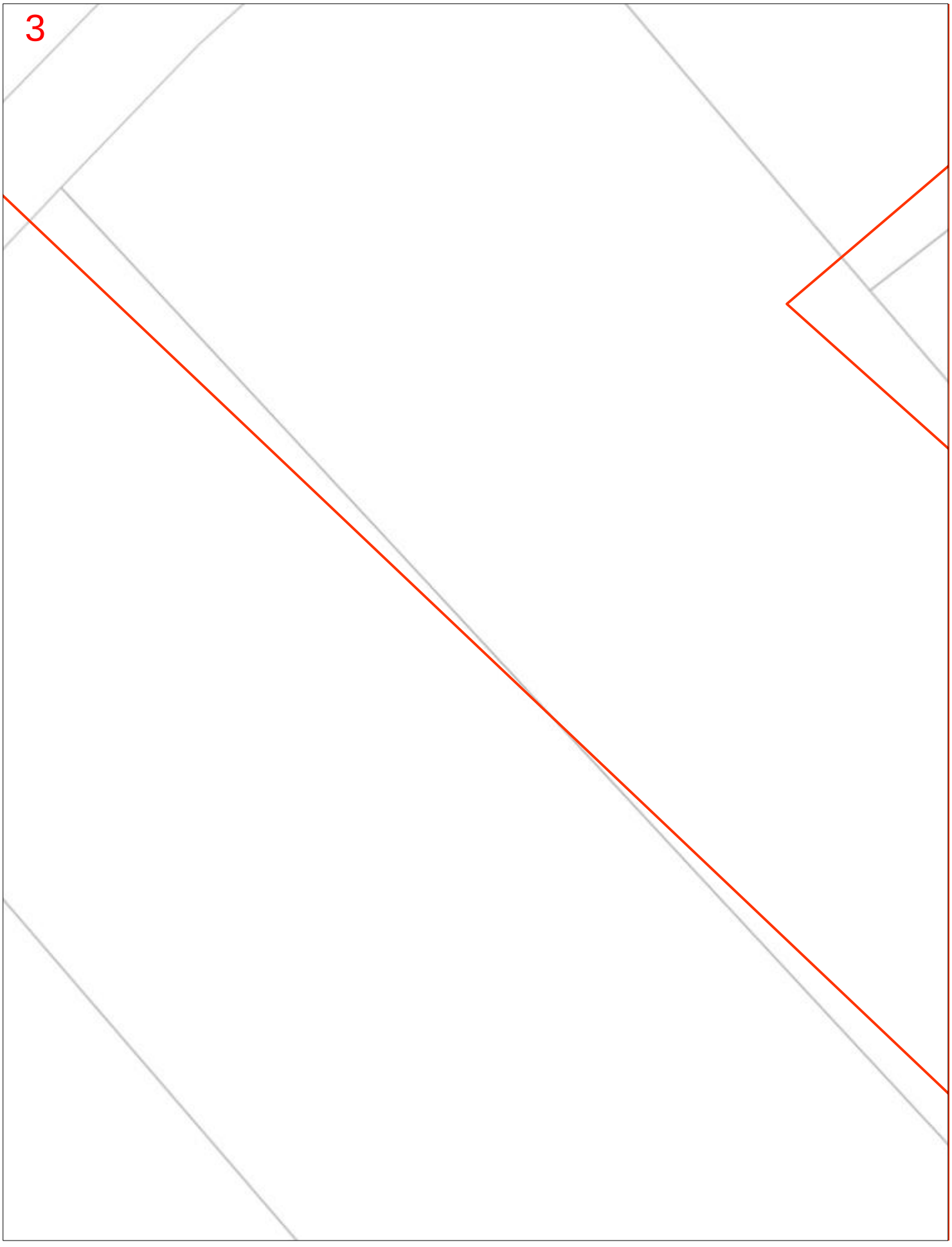
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Enquiry Area

Map Key Area



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Site Address 57 Courtney Drive
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QLD 4209

Sequence No 248396250

4



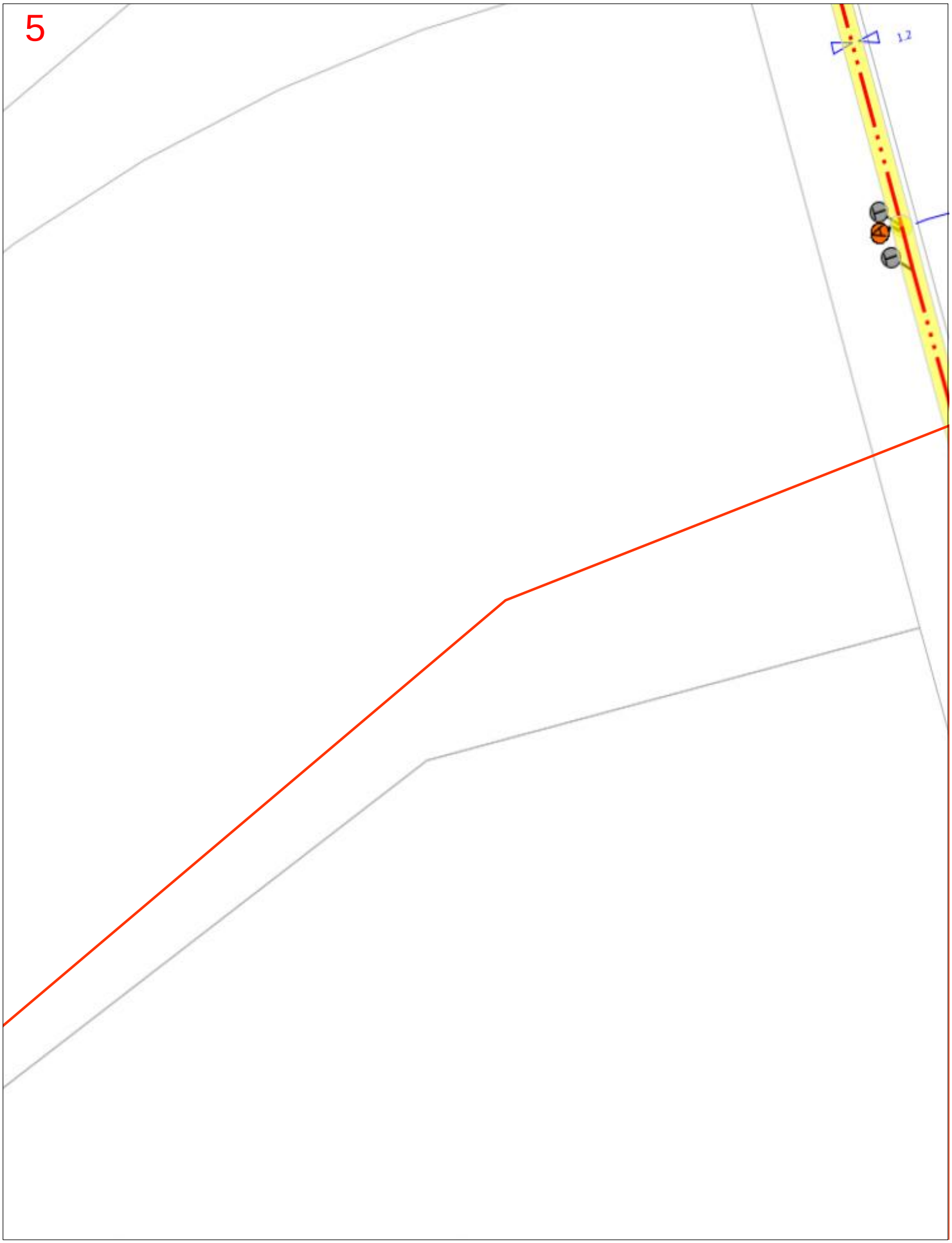
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Enquiry Area

Map Key Area



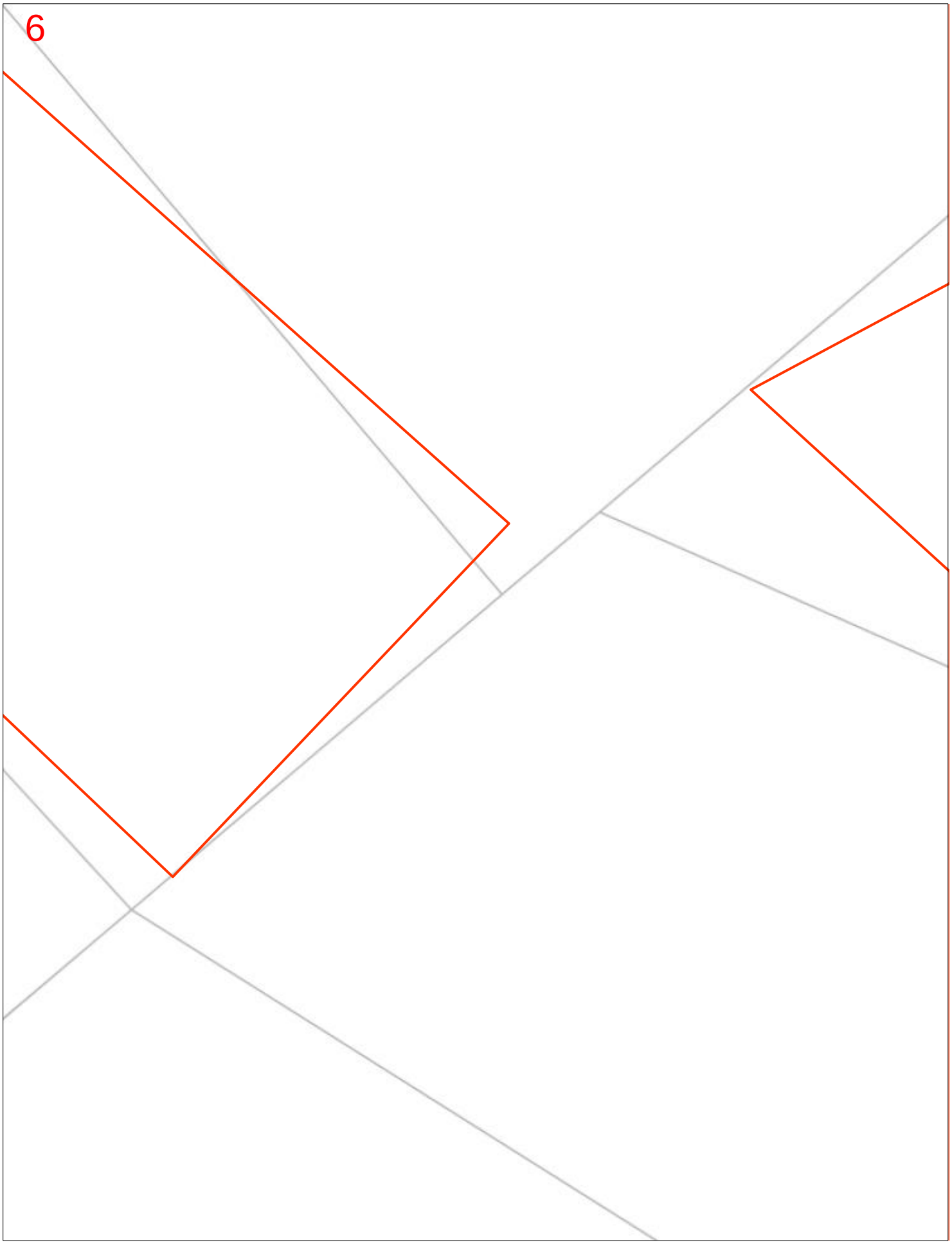
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Enquiry Area

Map Key Area



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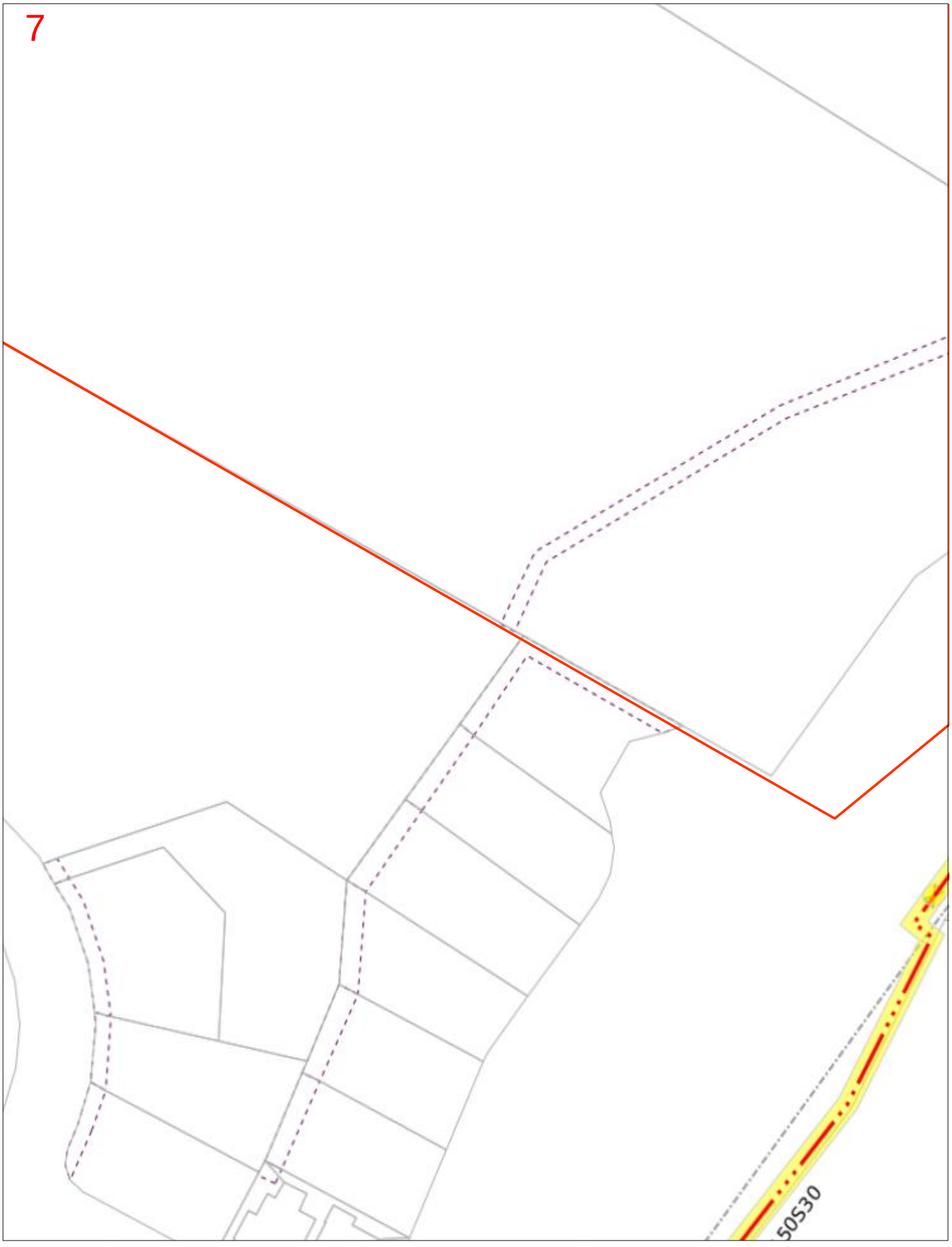
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Enquiry Area

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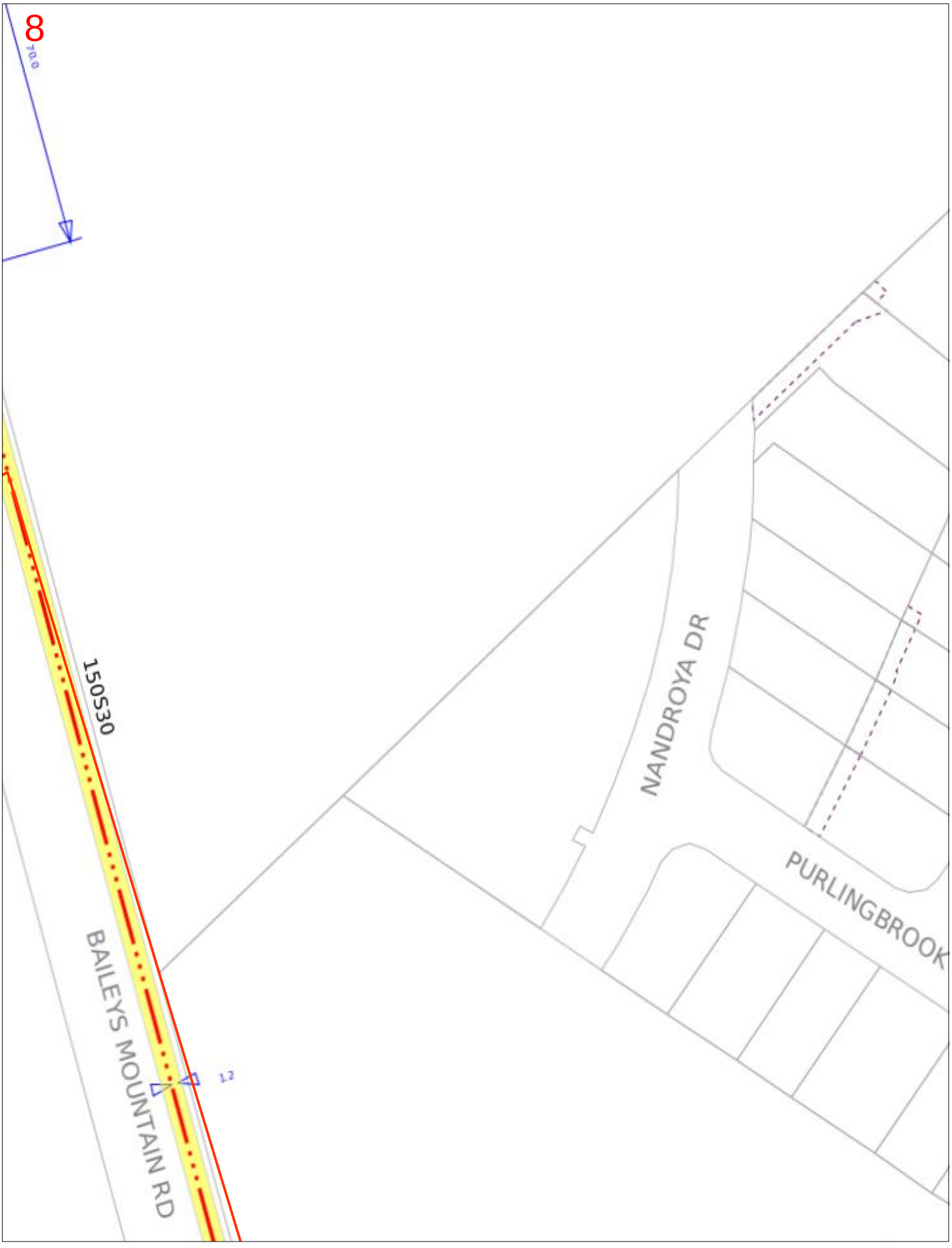
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Enquiry Area

Map Key Area



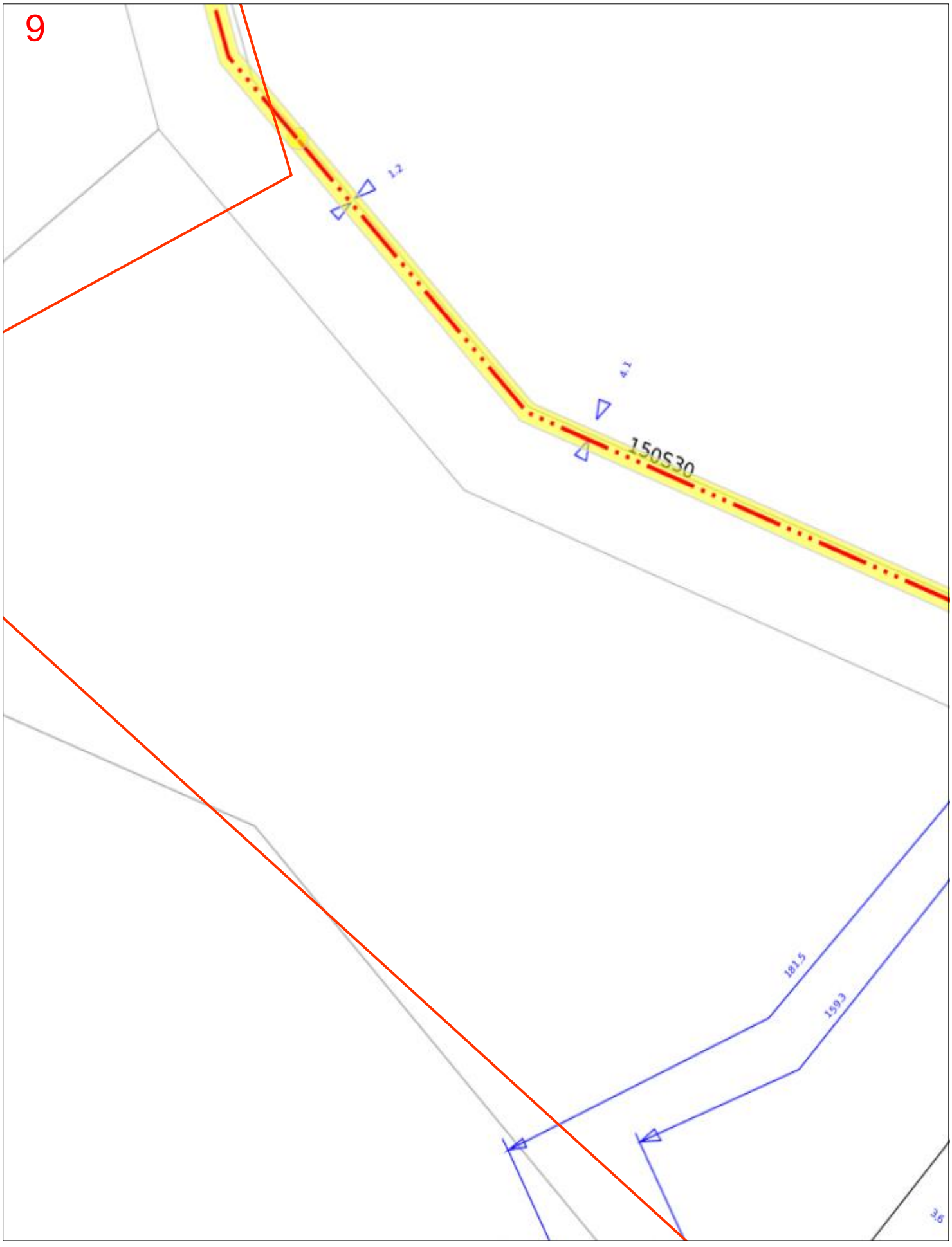
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Map Key Area



Scale 1: 700

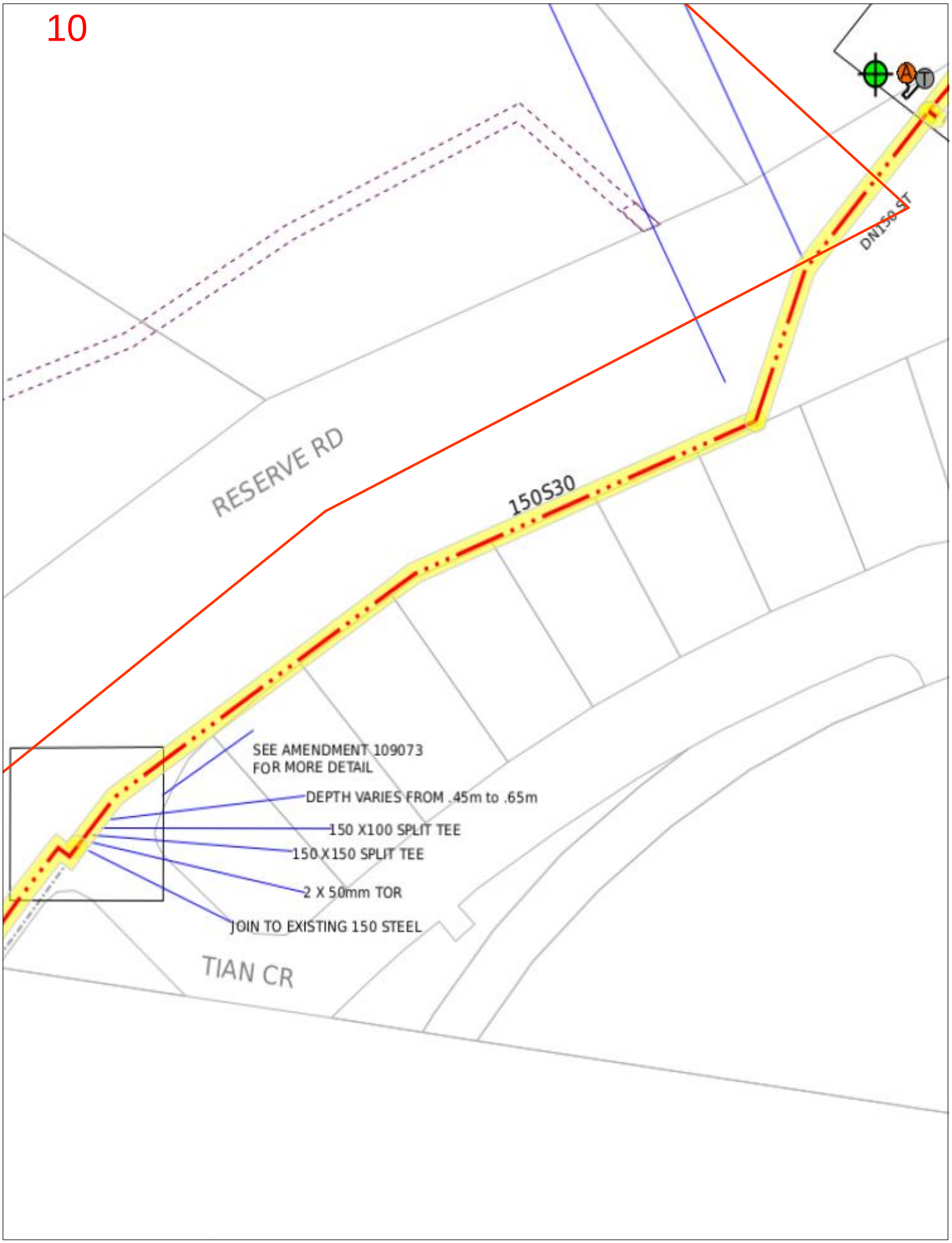
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

N

Enquiry Area

Map Key Area

10



Scale 1: 700

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

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Enquiry Area

Map Key Area

Map Symbology

Pipe

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

Area

- BYDA area of interest

Pipe code and material

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

Object

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

Abbreviation

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

Example

Pipe

40P6 in 80C2 — 40 mm high pressure medium density poly in an 80 mm cast iron casing

63S8 — 63 mm medium pressure steel

Pipe code

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

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

Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work. The following rates apply for this service (1 hour minimum charge):

Item	Rate (excl. gst)
Site Watch - Business Hours	$143.42 per hour
Site Watch - After Hours	$175.06 per hour
Cancellation Fee Fee applies where cancellations received after 12pm (midday) 1 business day prior to the booking	$286.84

- Contact APA - Before You Dig officer for state specific hours of business.

Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA - Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Important Information

- Refer to requirements relating to construction, excavation and other work activities in the APA **Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only - if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

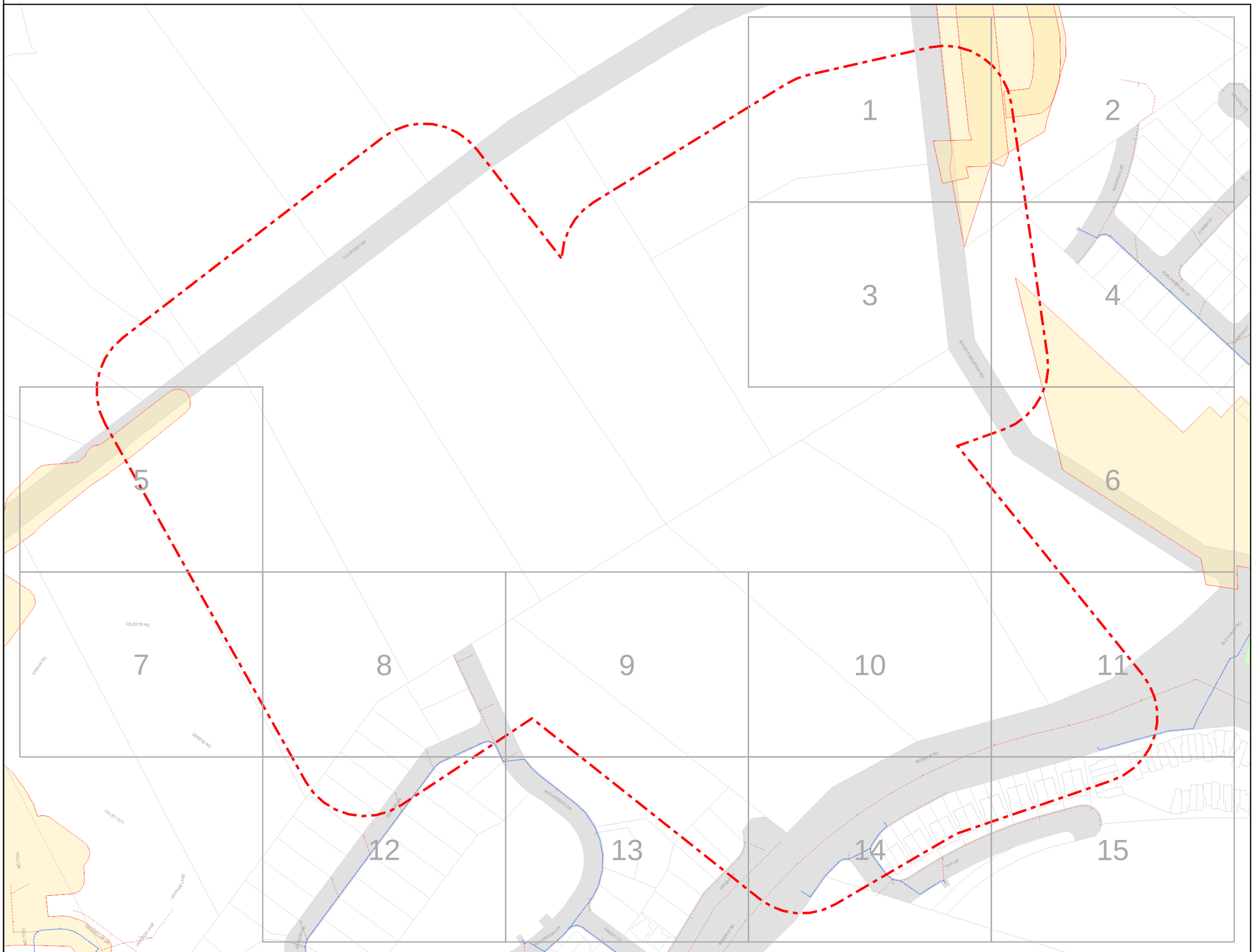
Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets.



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

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 248396251
Date: 05/12/2024

Scale: 1:2563
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

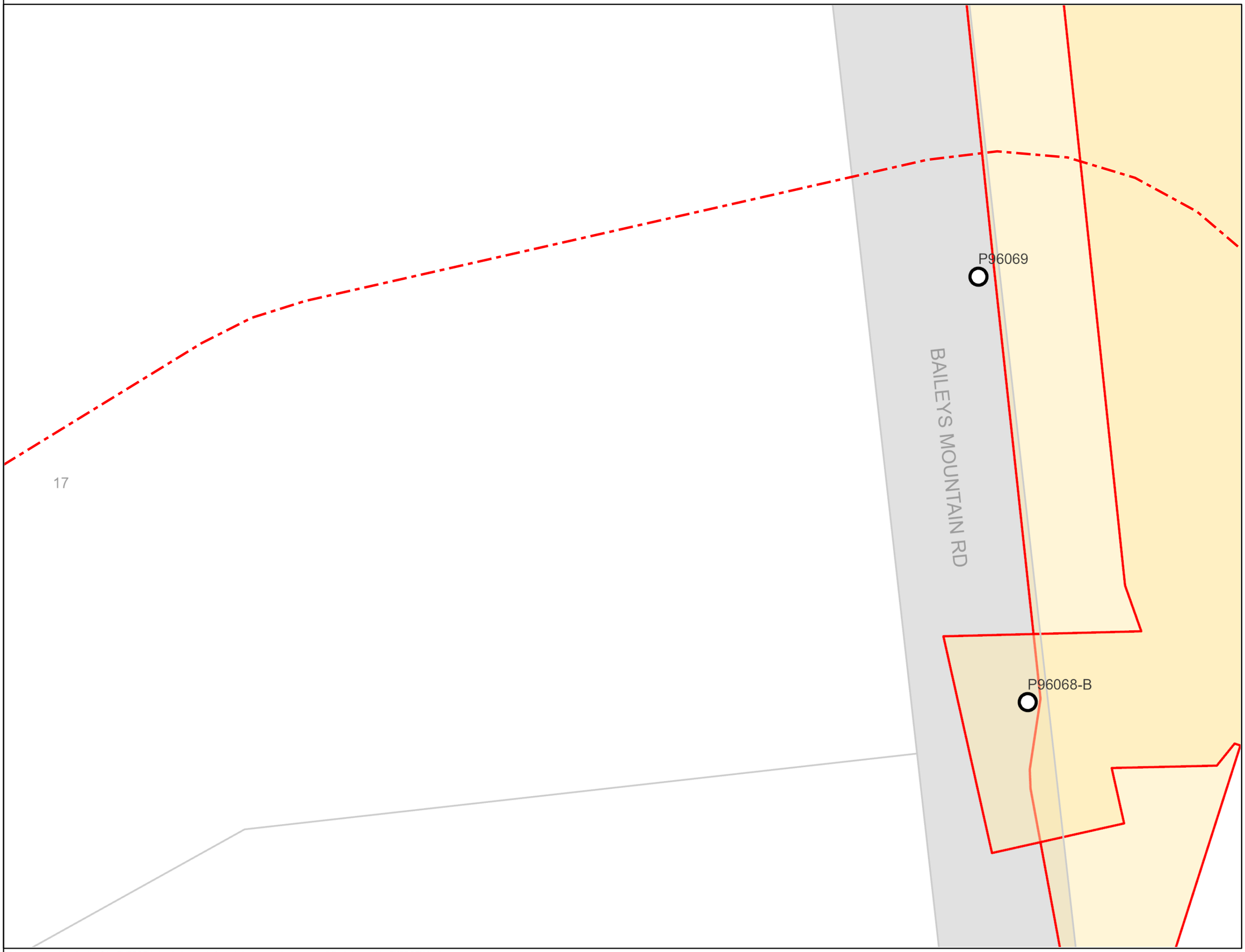
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Please Call 13 19 62



energex

BYDA

Sequence: 248396251
Date: 05/12/2024

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

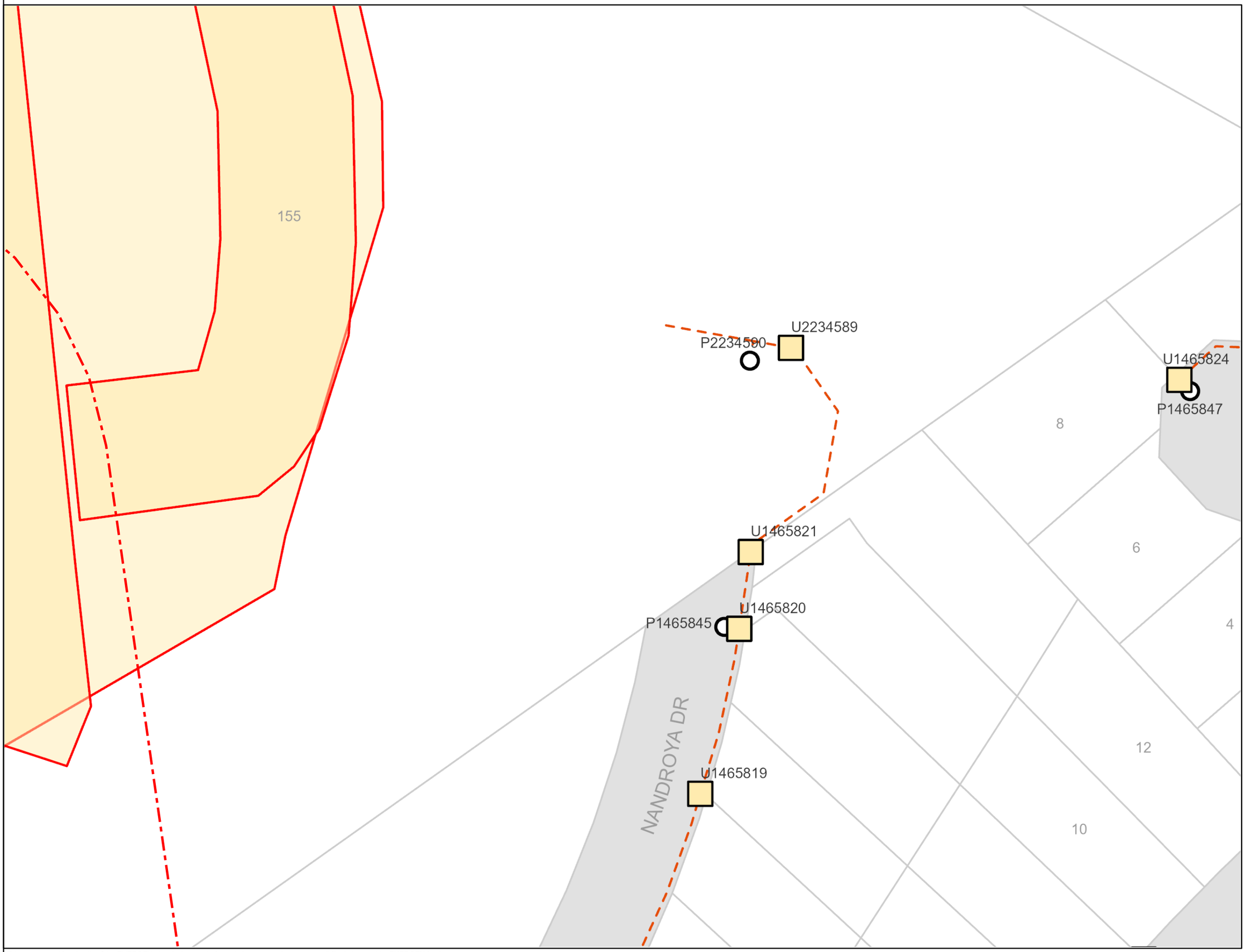
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 248396251
Date: 05/12/2024

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

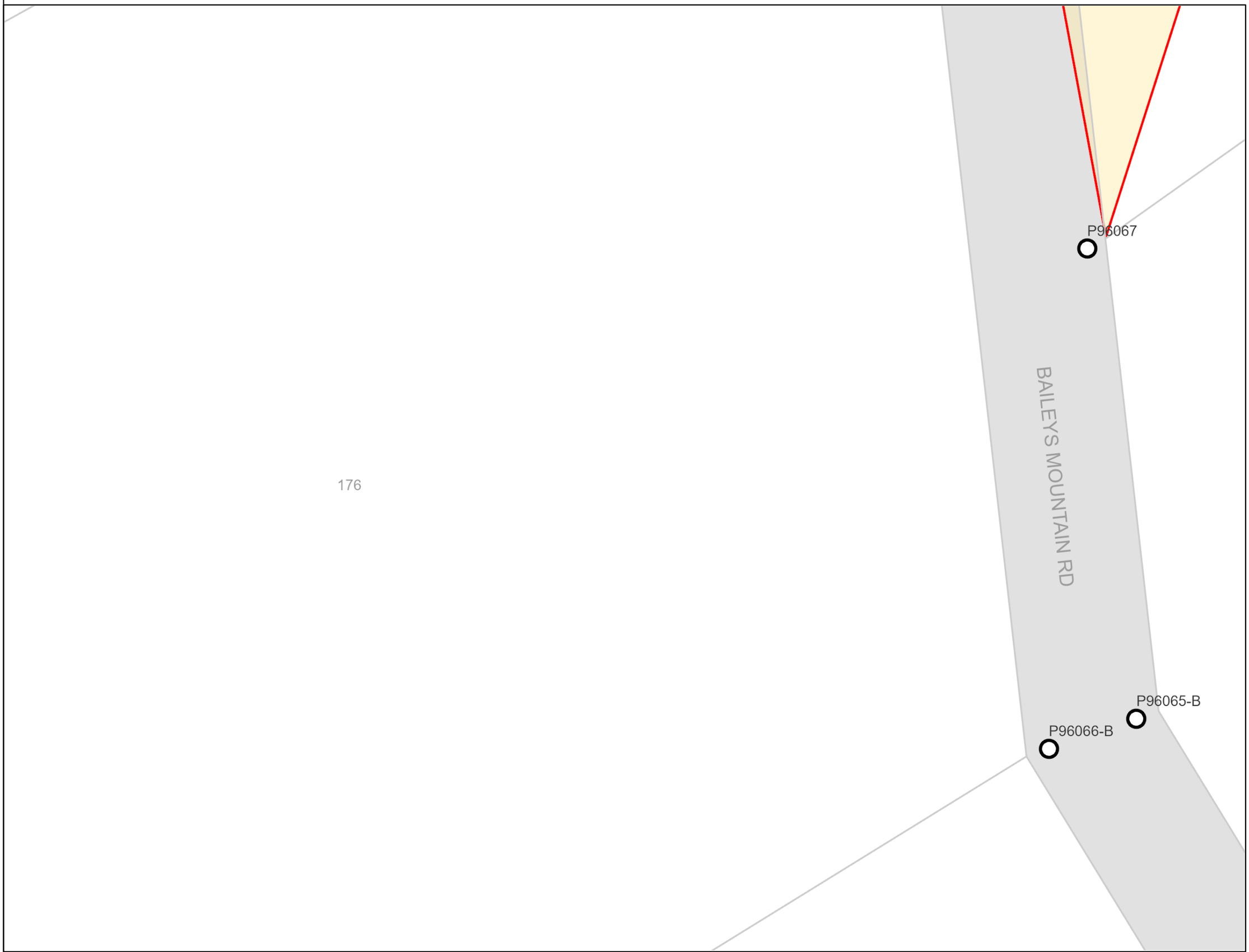
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BYDA

Sequence: 248396251
Date: 05/12/2024

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

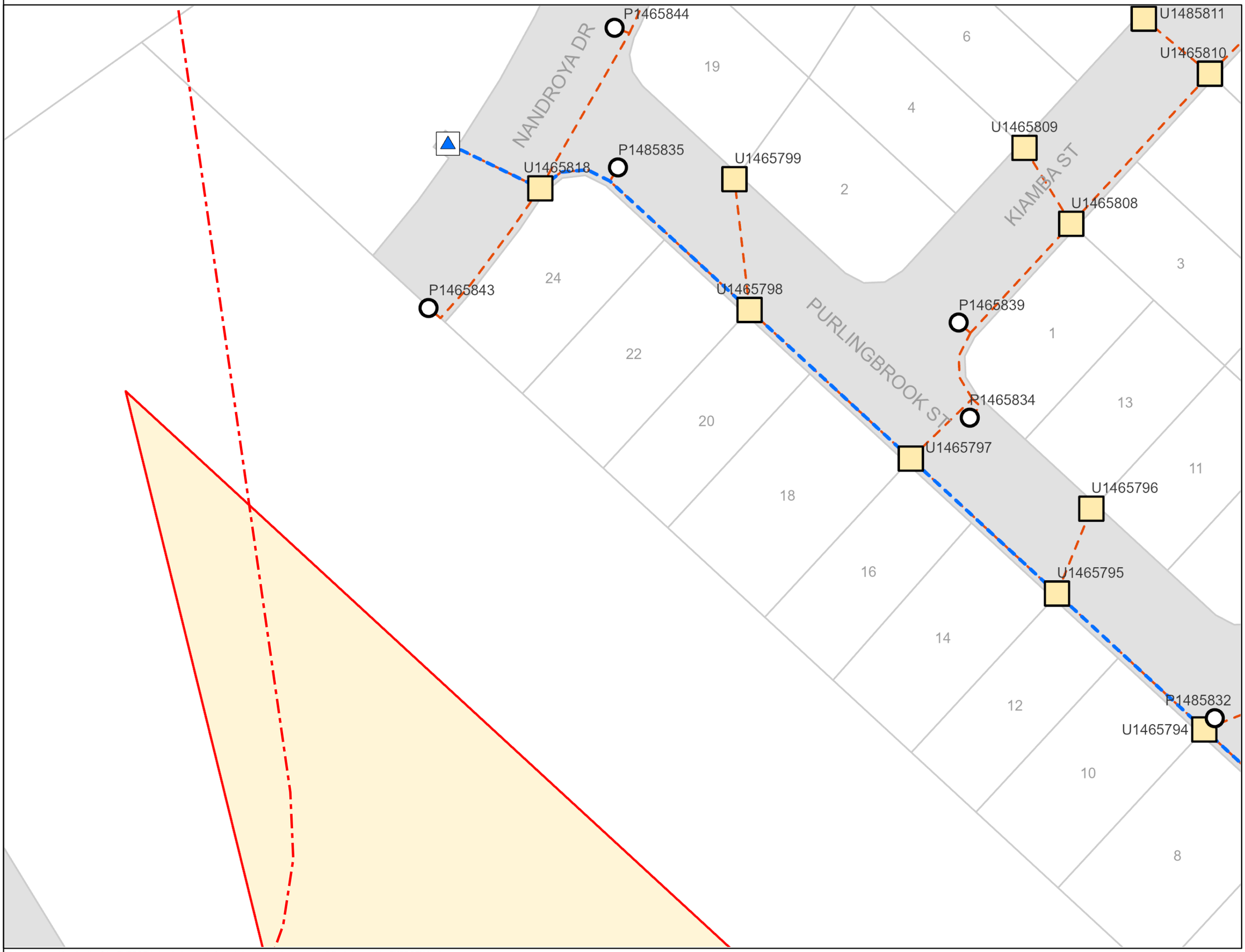
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energex

BYDA

Sequence: 248396251
Date: 05/12/2024

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

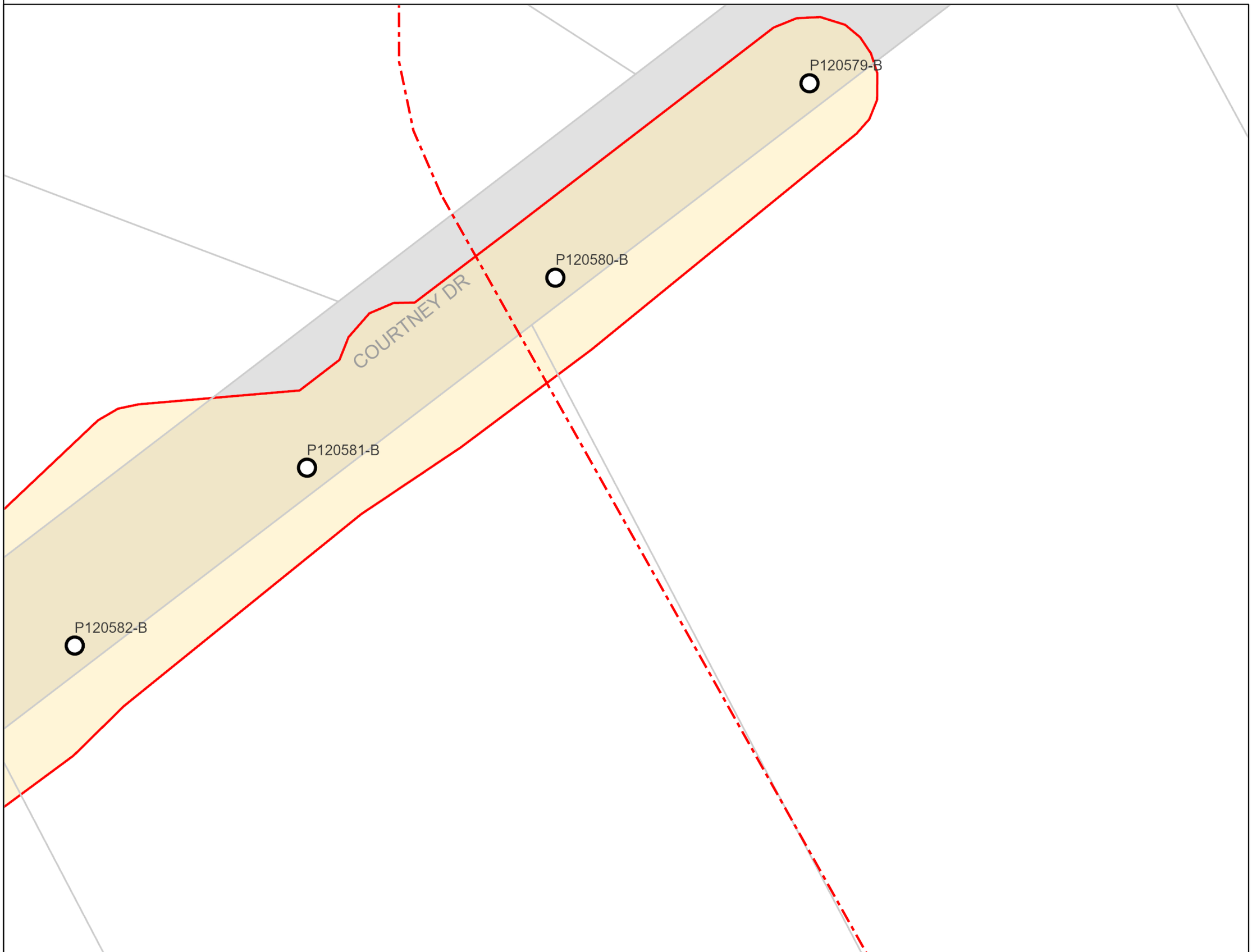
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Please Call 13 19 62



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BYDA

Sequence: 248396251
Date: 05/12/2024

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

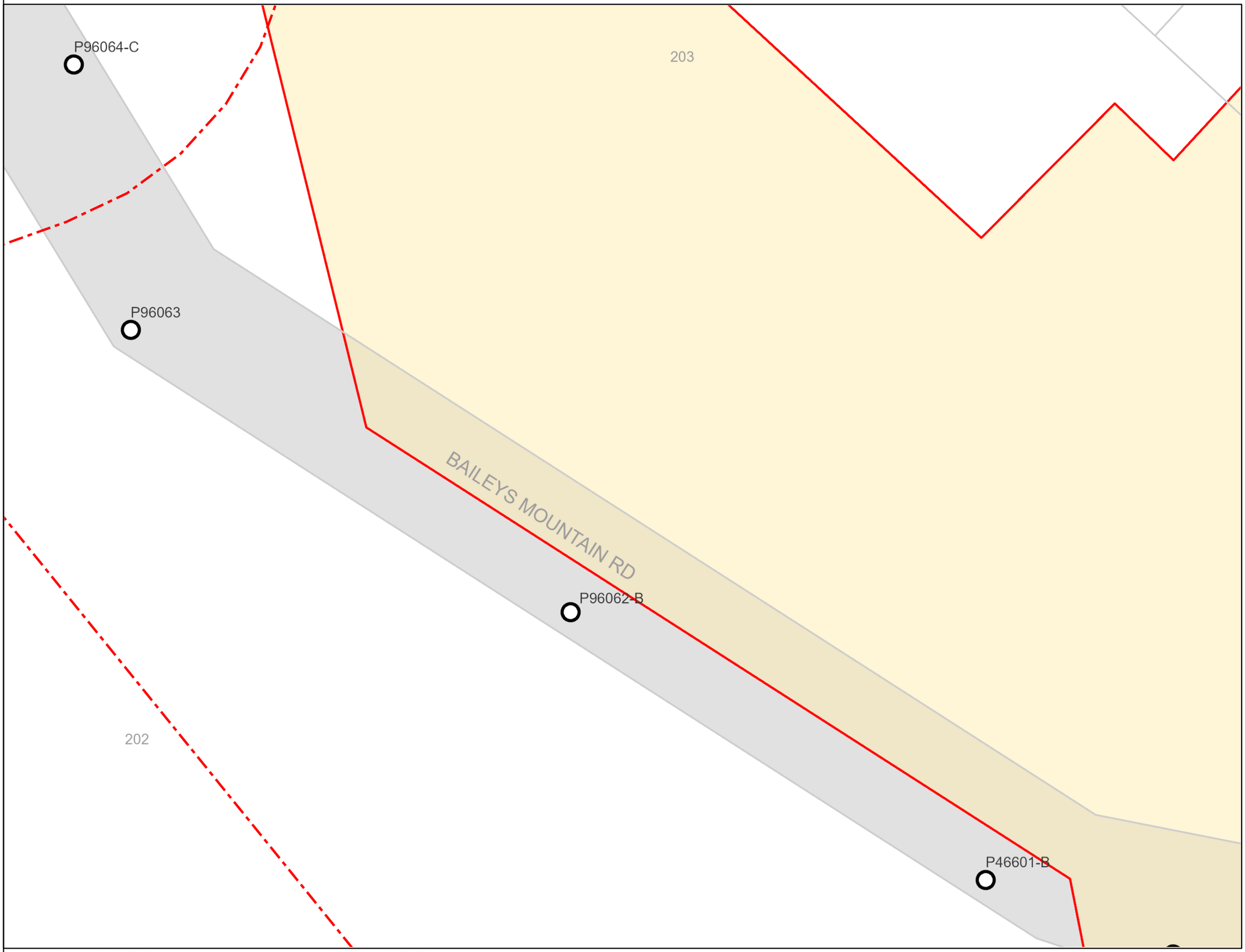
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BYDA

Sequence: 248396251
Date: 05/12/2024

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

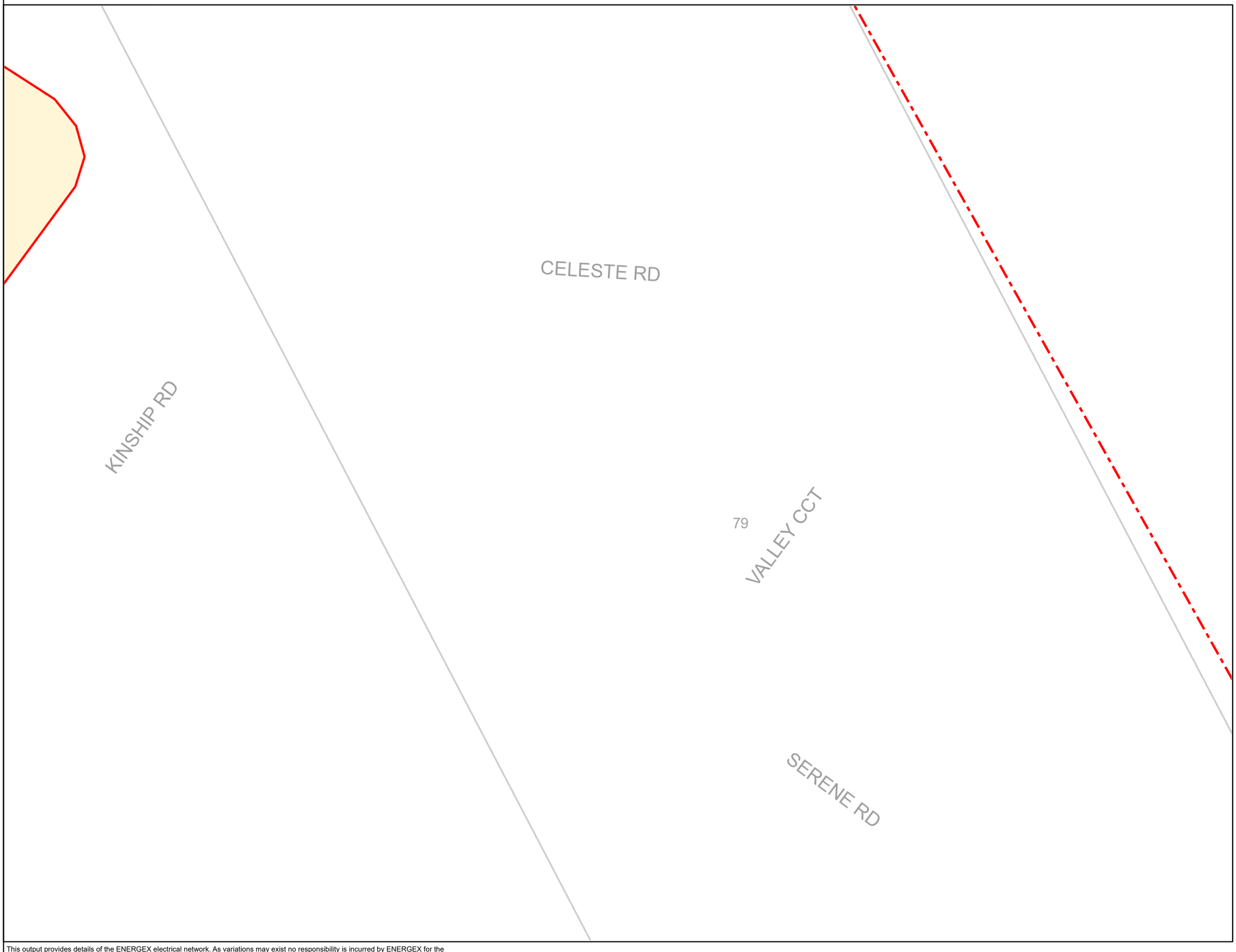
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BYDA

Sequence: 248396251
Date: 05/12/2024

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

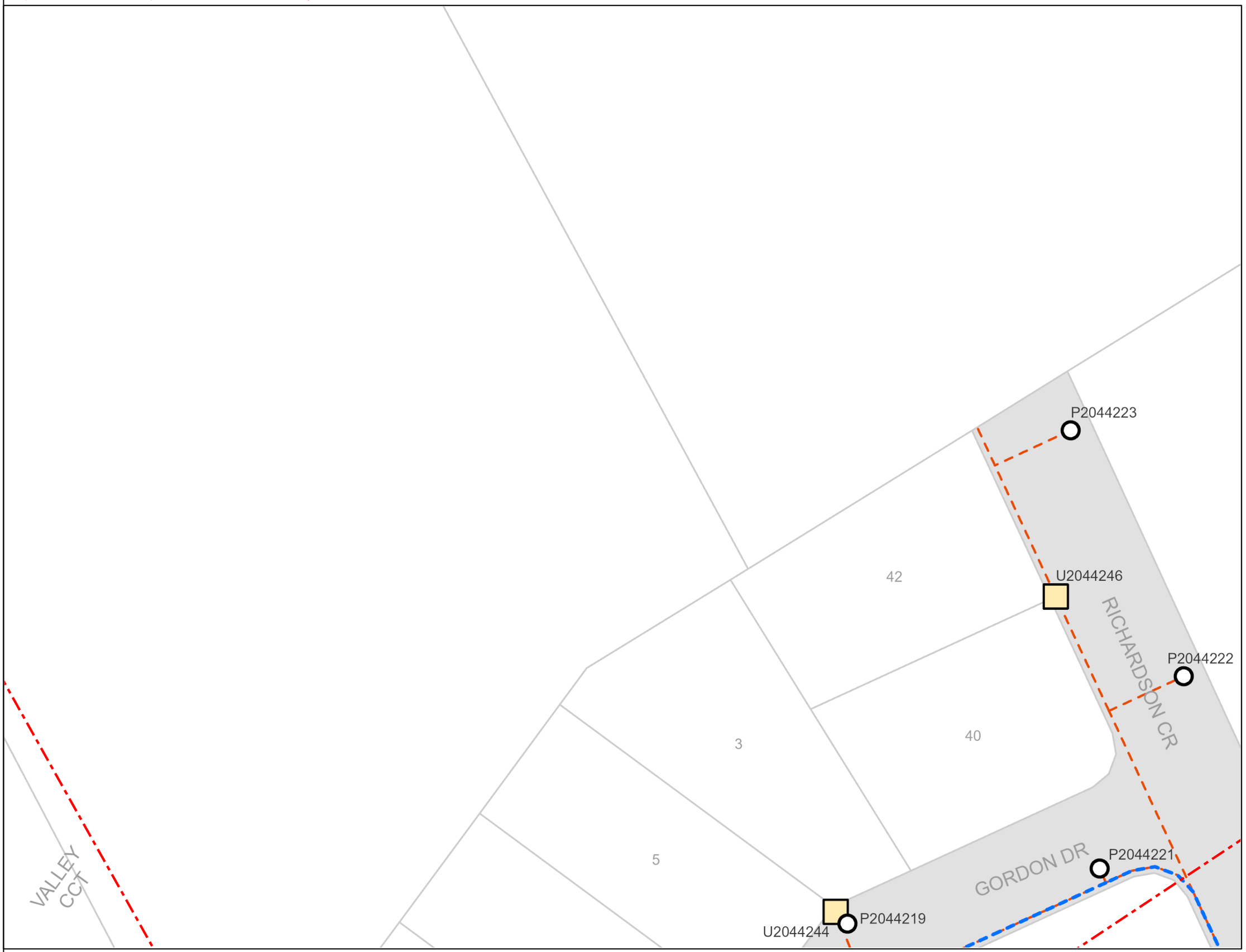
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Please Call 13 19 62



BYDA

Sequence: 248396251
Date: 05/12/2024

Scale: 1:500
Tile No: **Tile No: 8**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

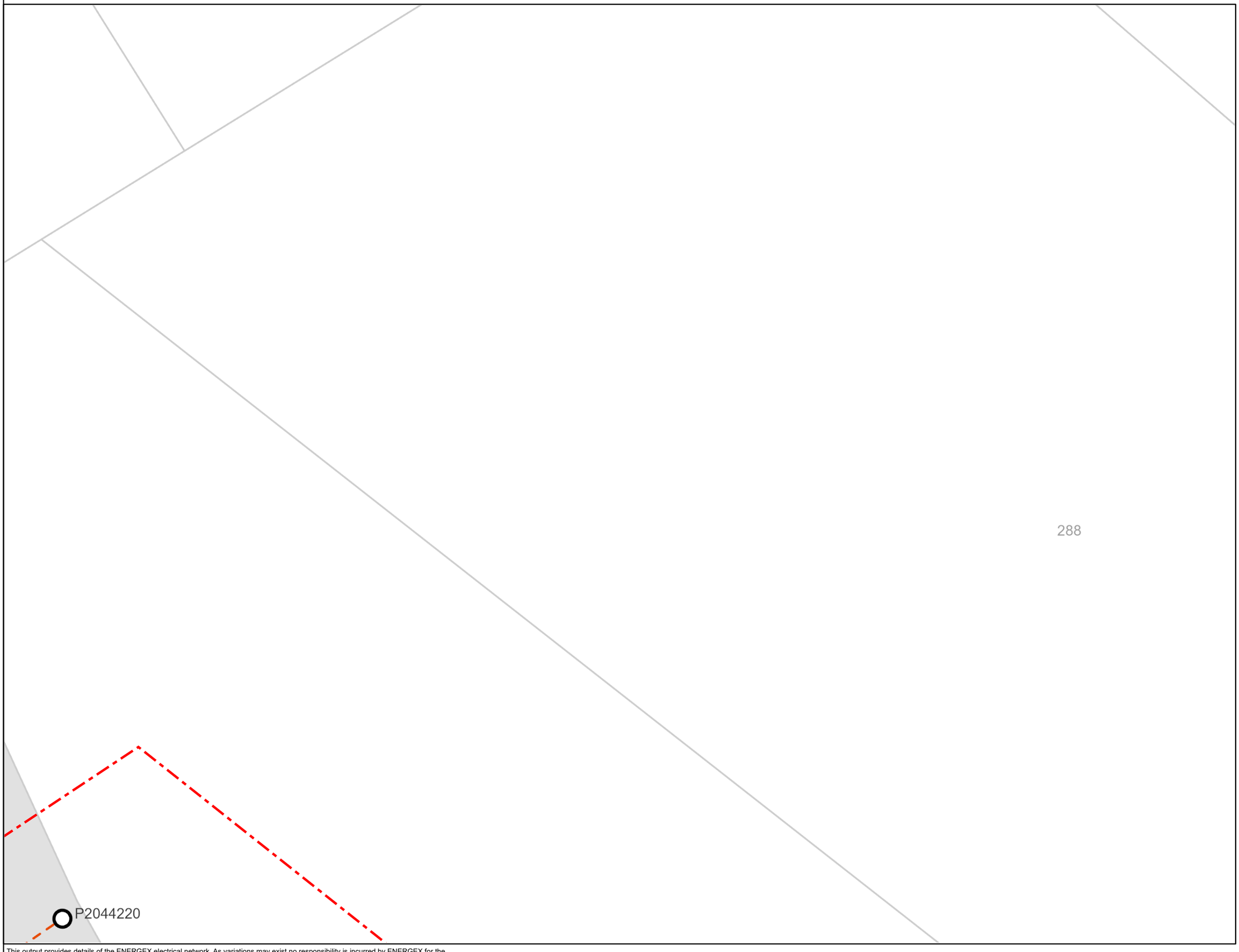
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 248396251
Date: 05/12/2024

Scale: 1:500
Tile No: **Tile No: 9**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

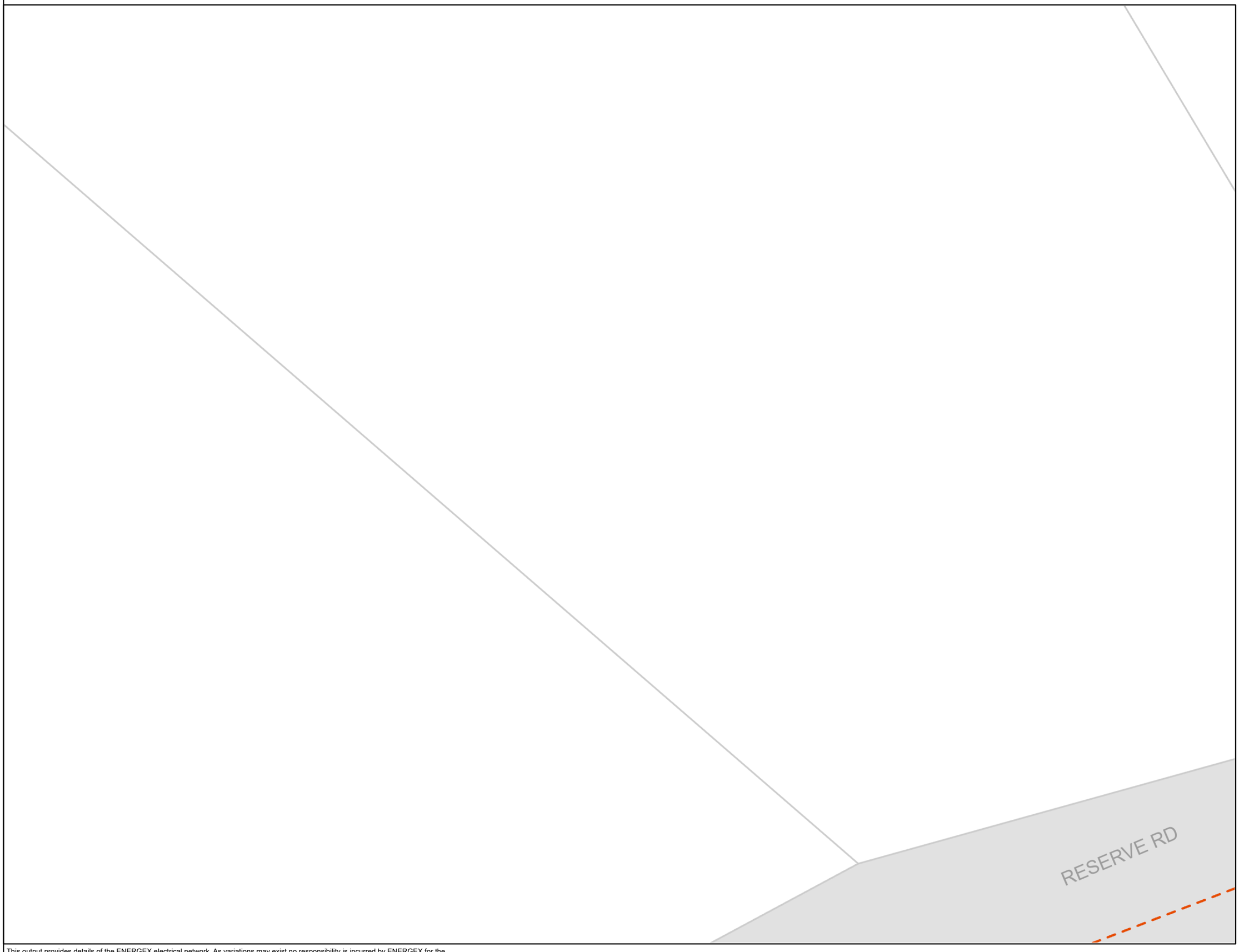
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 248396251
Date: 05/12/2024

Scale: 1:500
Tile No: **Tile No: 10**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

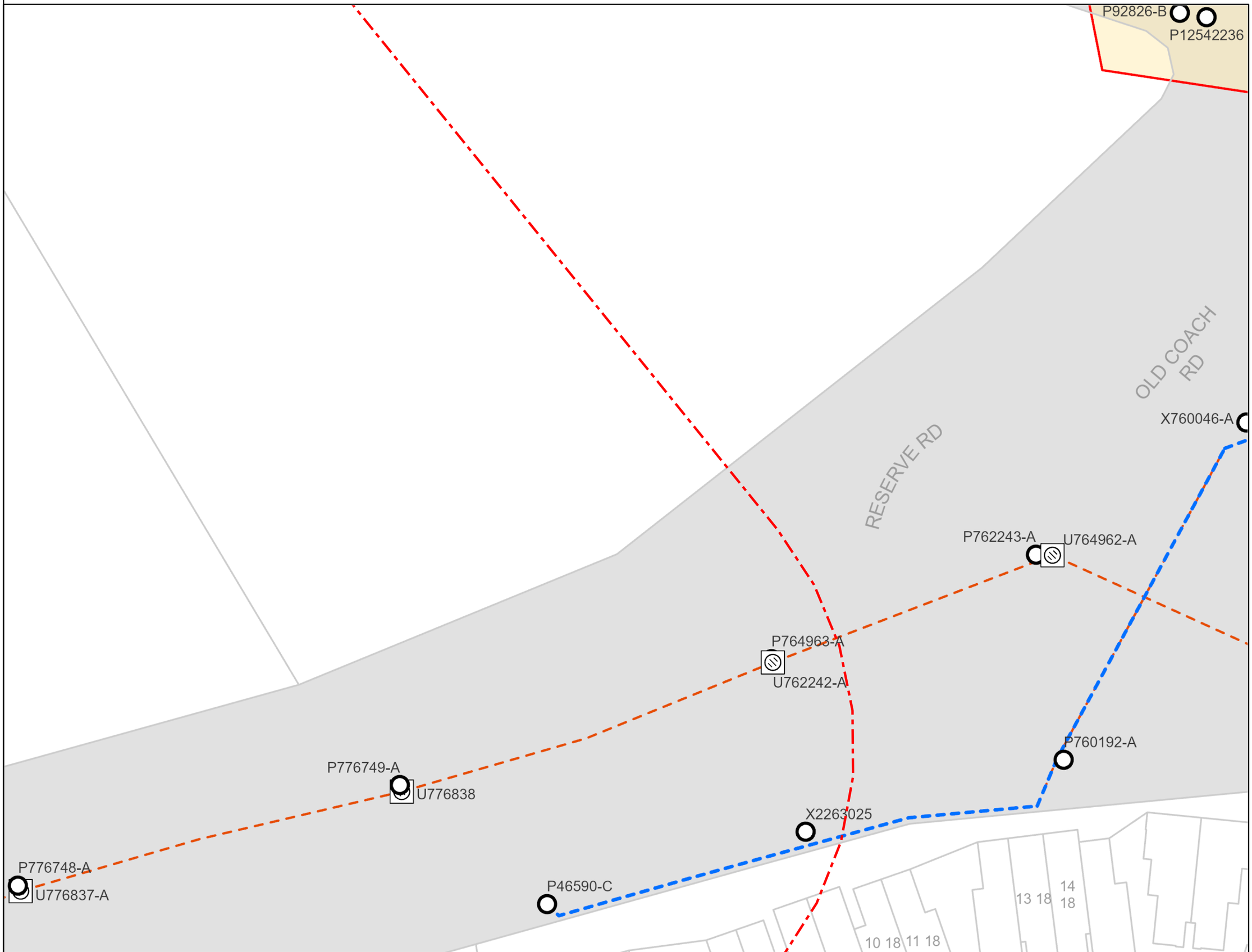
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 248396251
Date: 05/12/2024

Scale: 1:500
Tile No: **Tile No: 11**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

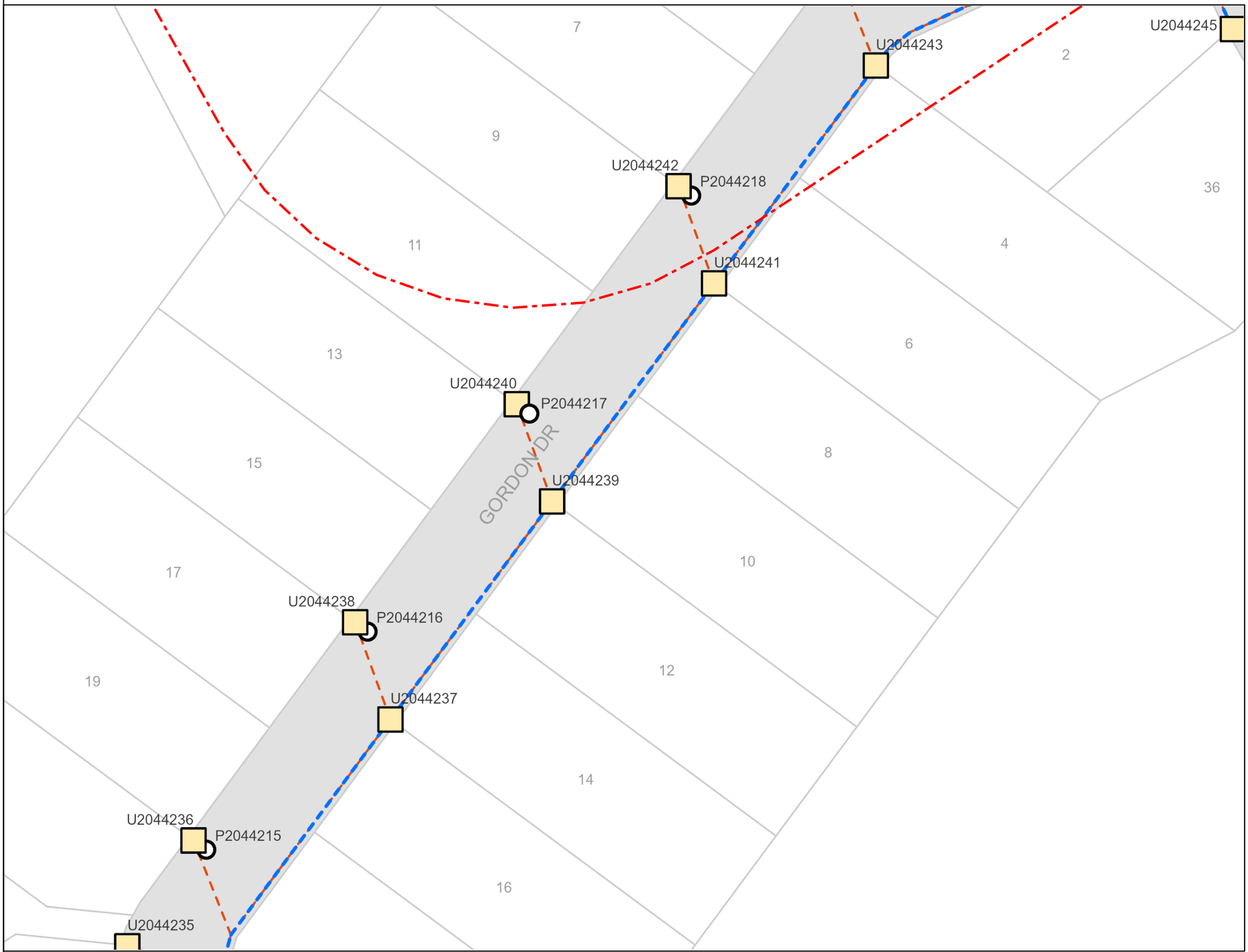
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 248396251
Date: 05/12/2024

Scale: 1:500
Tile No: **Tile No: 12**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

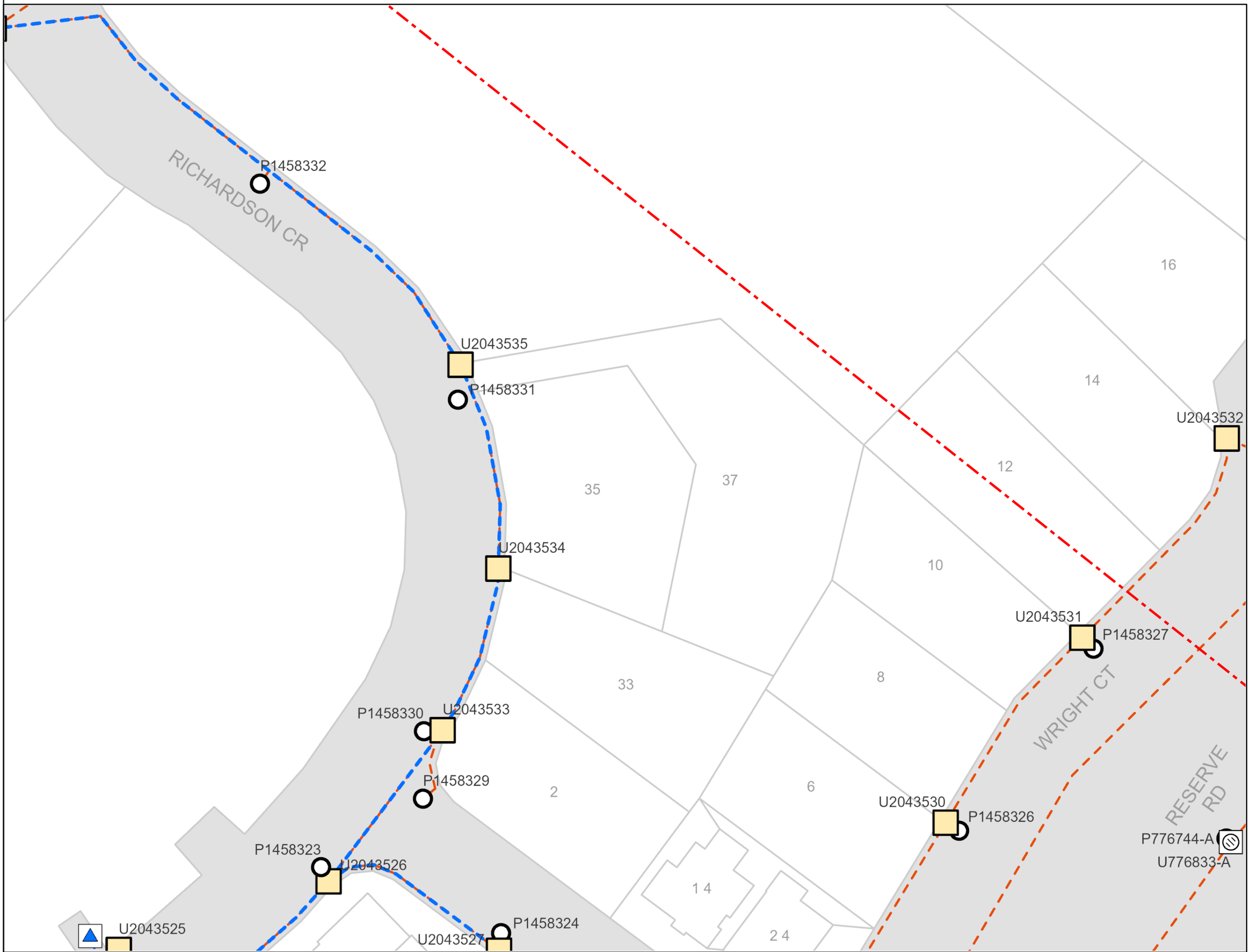
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 248396251
Date: 05/12/2024

Scale: 1:500
Tile No: **Tile No: 13**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

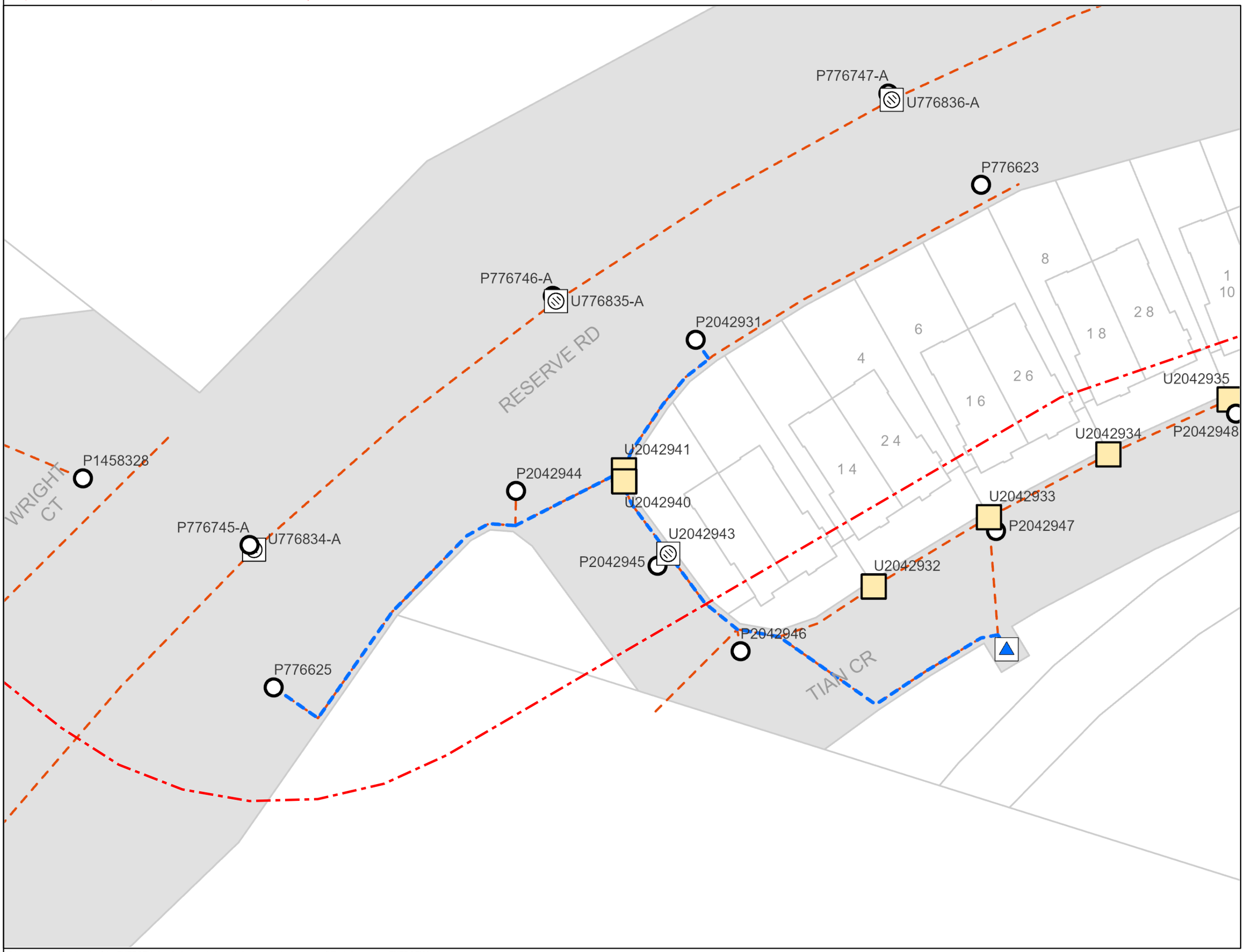
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 248396251
Date: 05/12/2024

Scale: 1:500
Tile No: **Tile No: 14**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

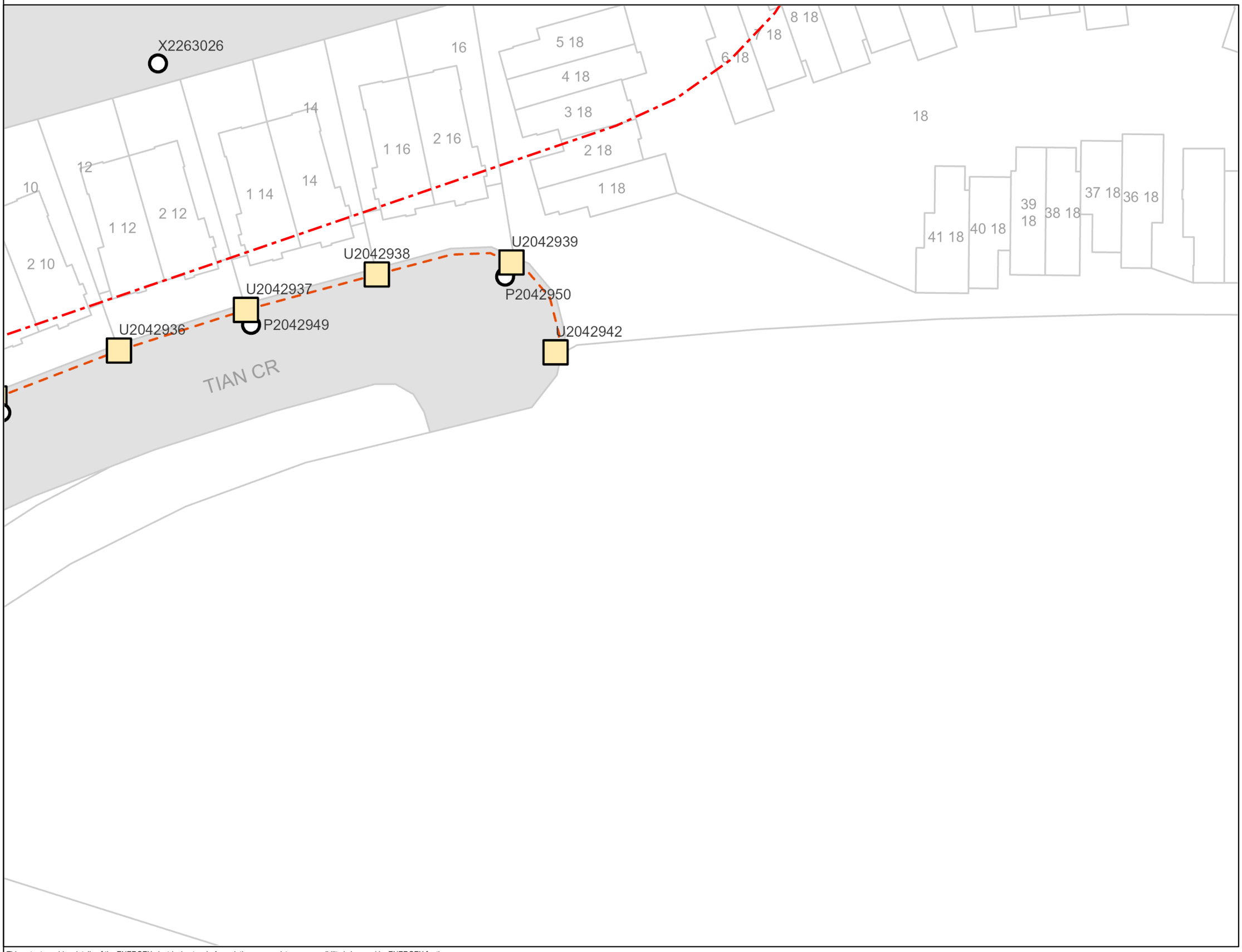
N
W E
S

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

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

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

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 248396251
Date: 05/12/2024

Scale: 1:500
Tile No: **Tile No: 15**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

N
W E
S

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

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

To:	Jake Lowry
Phone:	Not Supplied
Fax:	Not Supplied
Email:	jlowry@oska.net.au

Dial before you dig Job #:	38214212
Sequence #	248396248
Issue Date:	05/12/2024
Location:	57 Courtney Drive , Upper Coomera , QLD , 4209

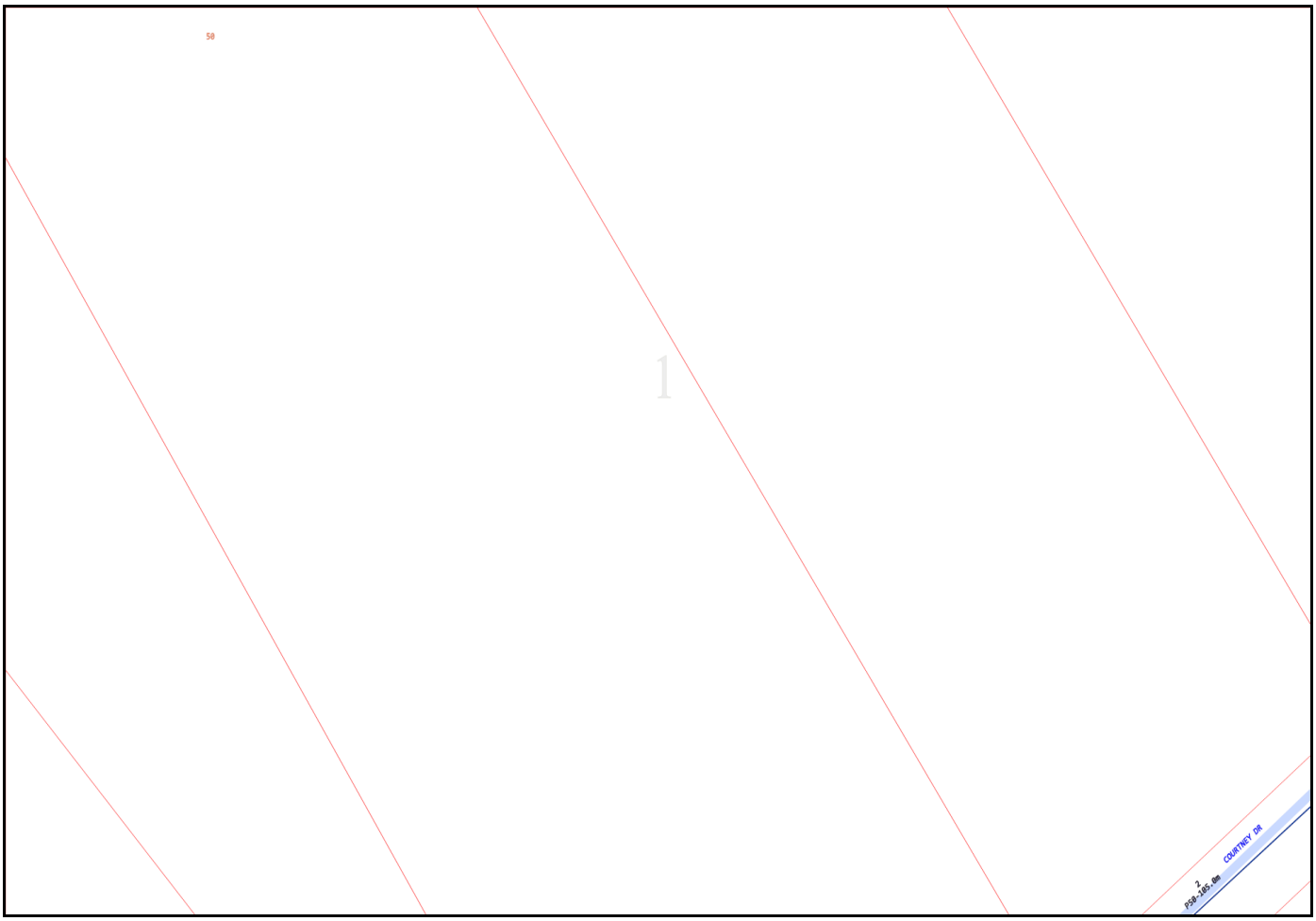
BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

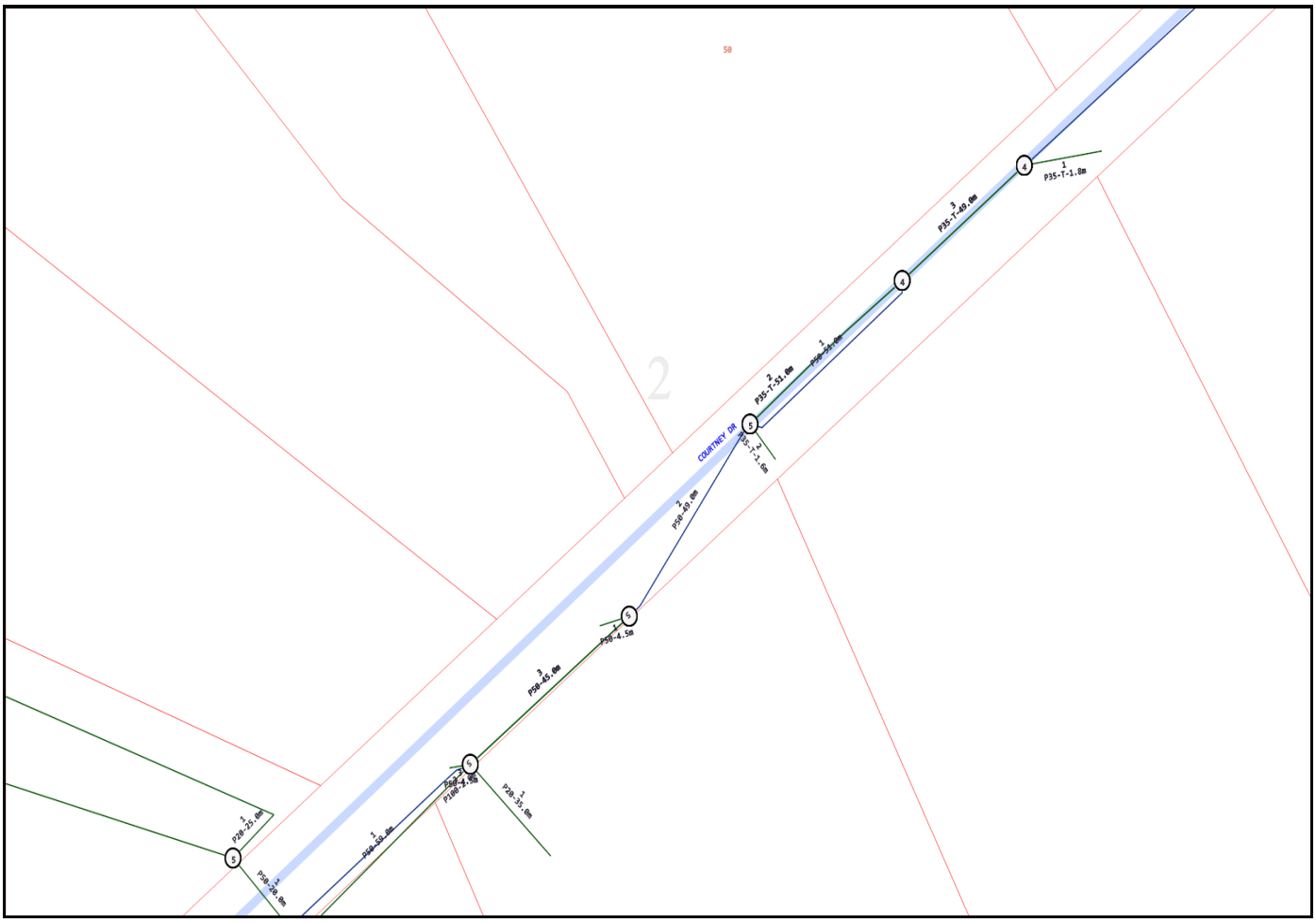
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

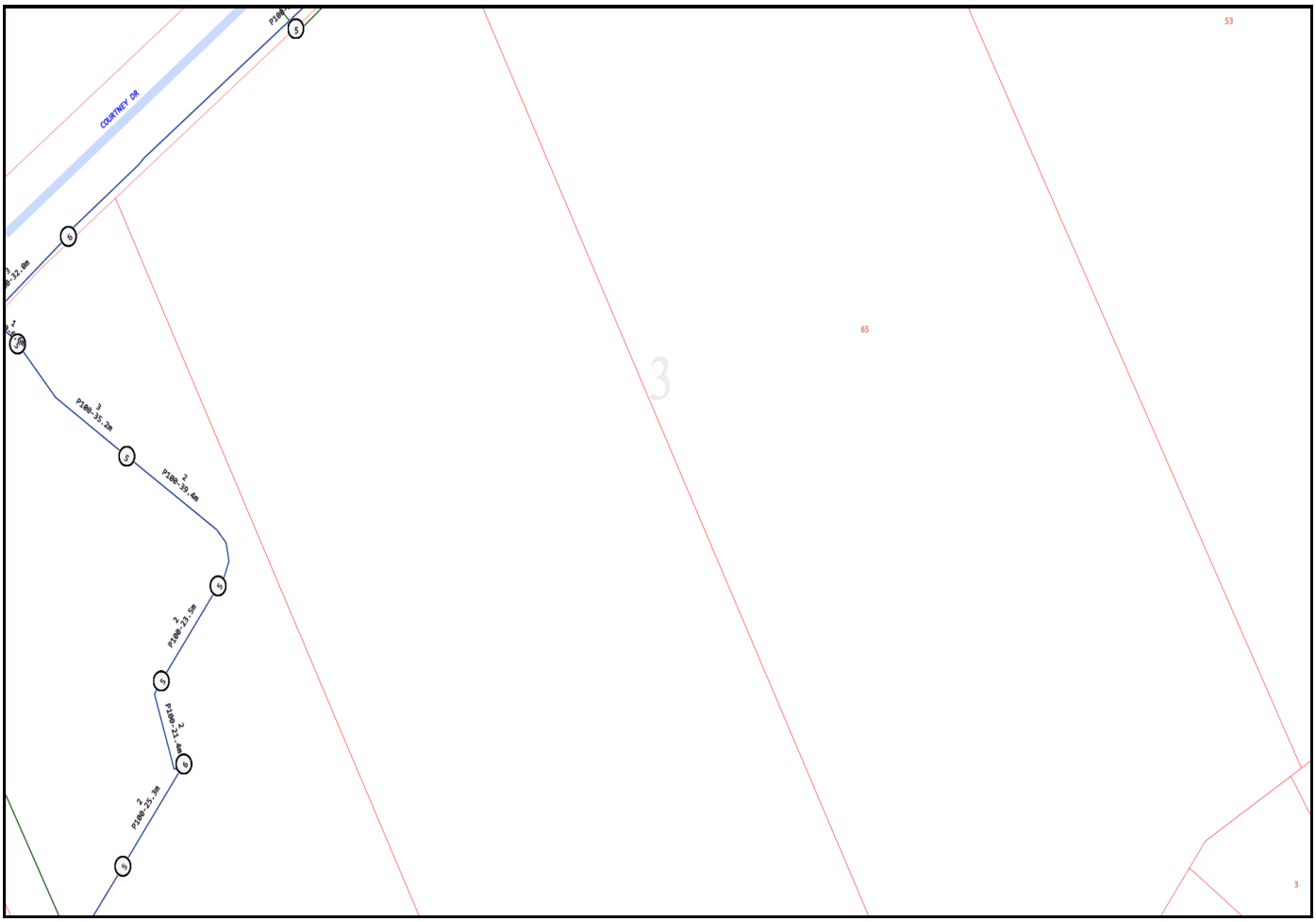
1	5	9
2	6	10
3	7	11
4	8	12

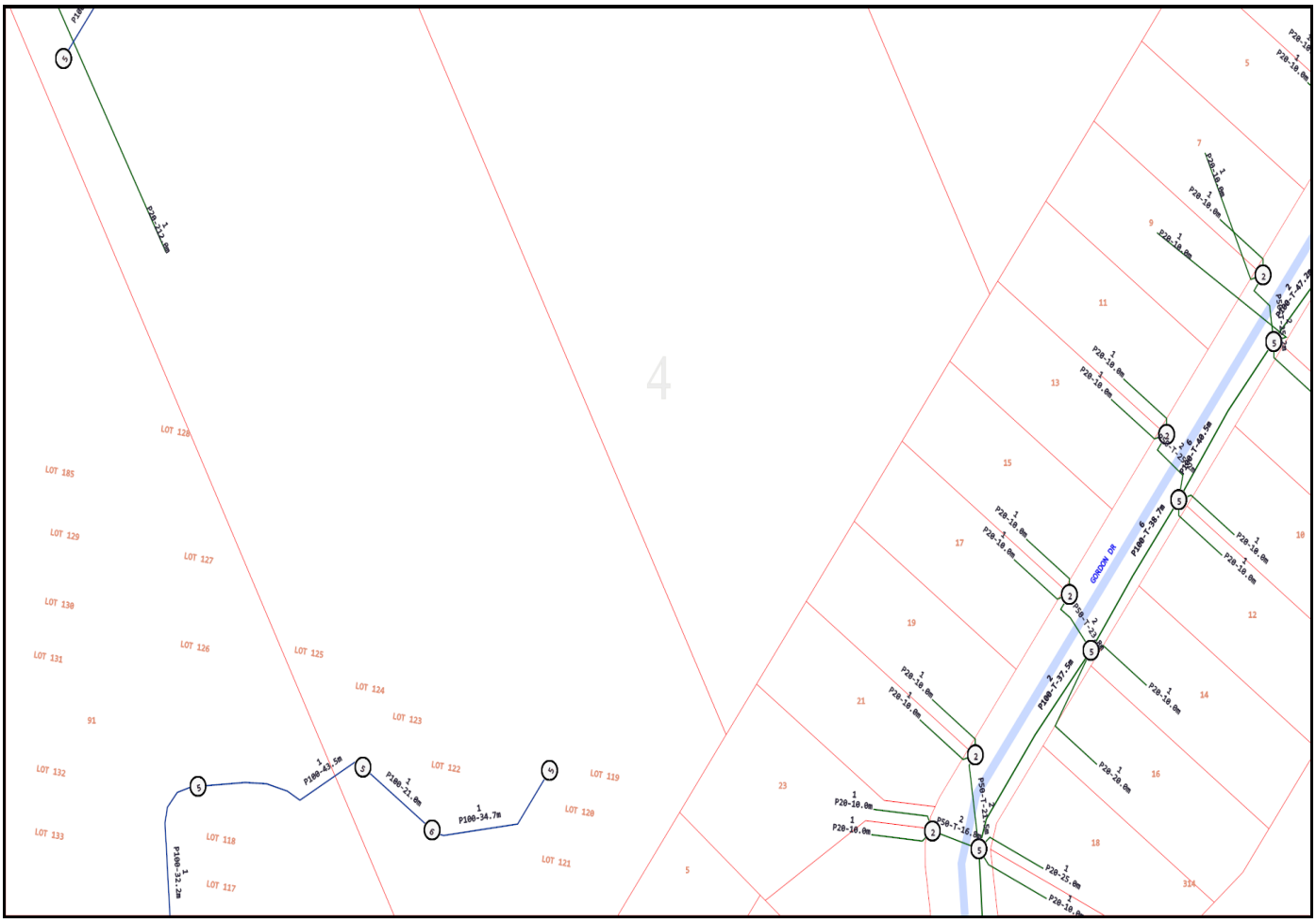
LEGEND

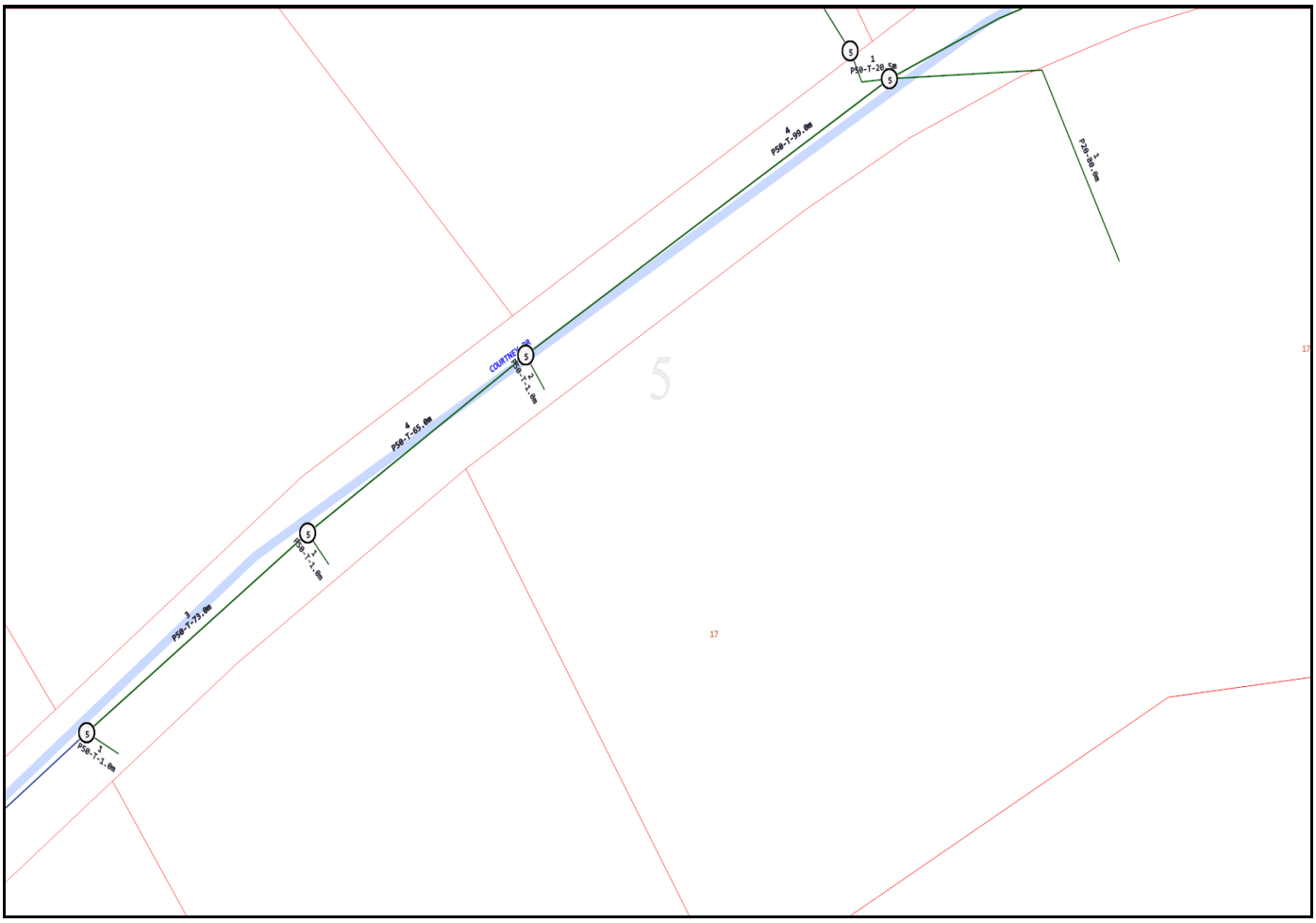
34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m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

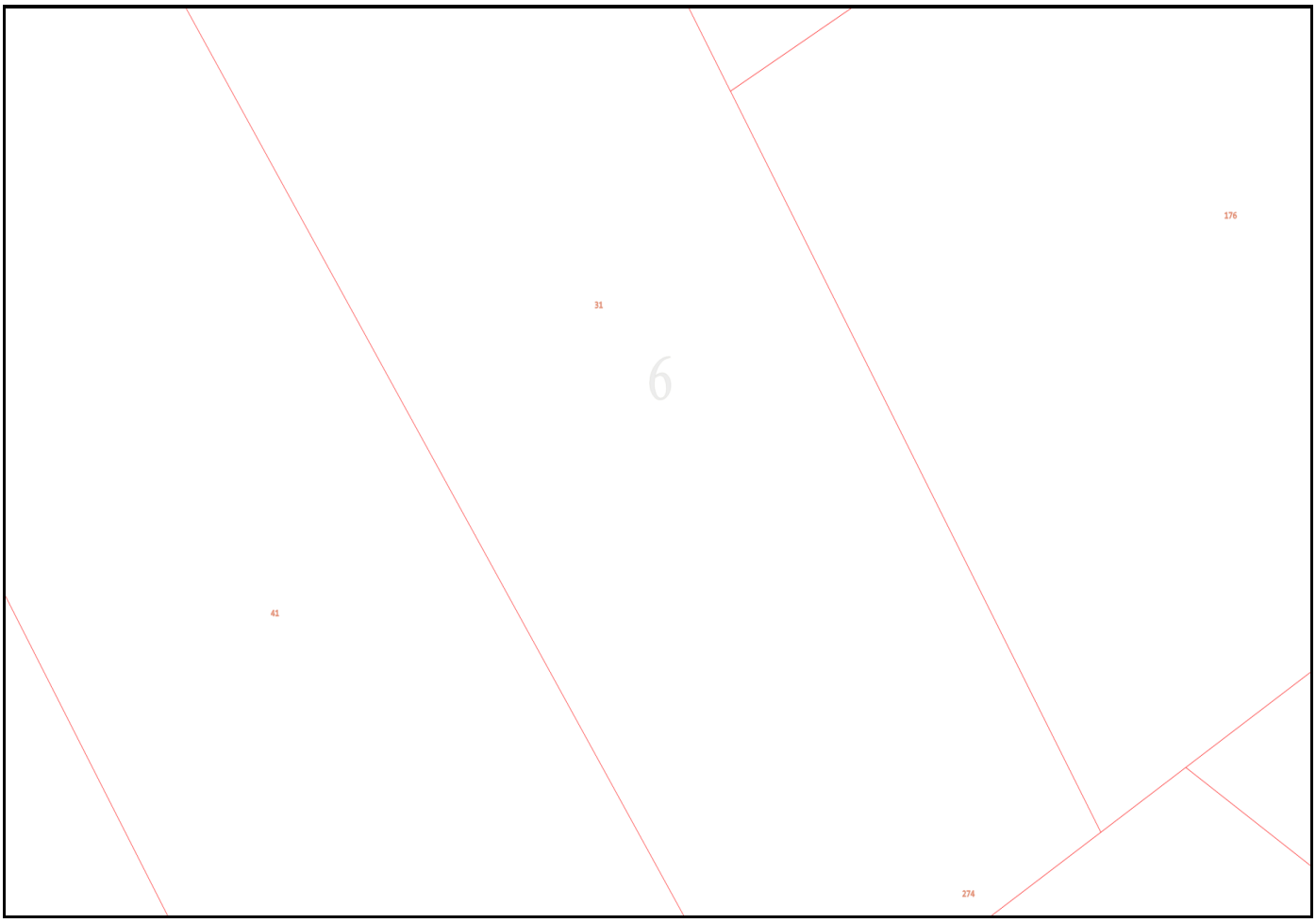

50
1
COUNTREY DR
2
PSB-185.0m

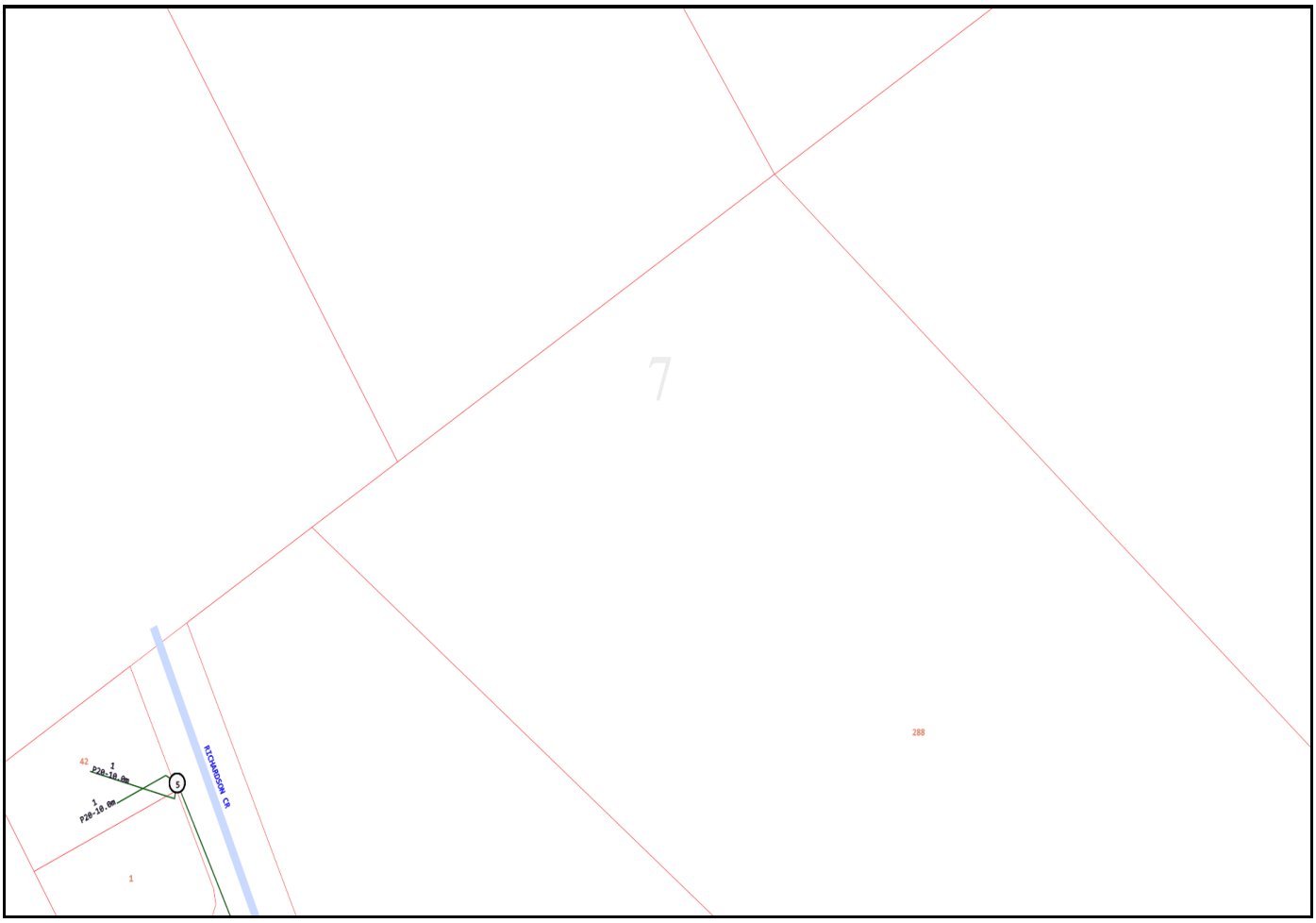

50
2
COURTNEY DR
4
5
6
P35-T-1.8m
P35-T-40.4m
P35-T-51.4m
P35-T-1.6m
P58-45.4m
P58-4.5m
P58-45.4m
P35-35.4m
P35-23.8m
P58-58.4m

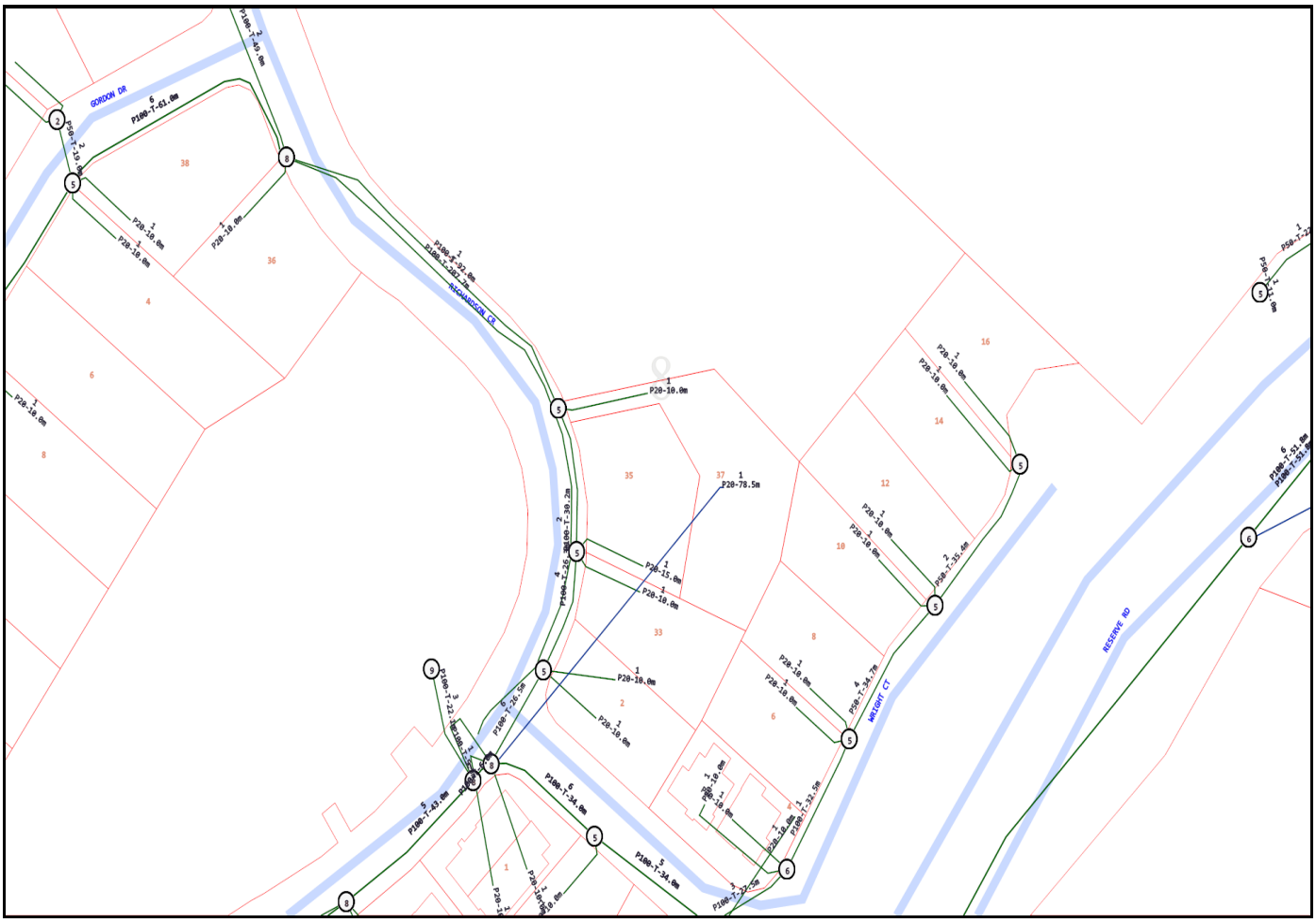

COURTNEY DR
P100-35.2m
P100-39.4m
P100-23.5m
P100-21.4m
P100-25.3m
53
65
3
3

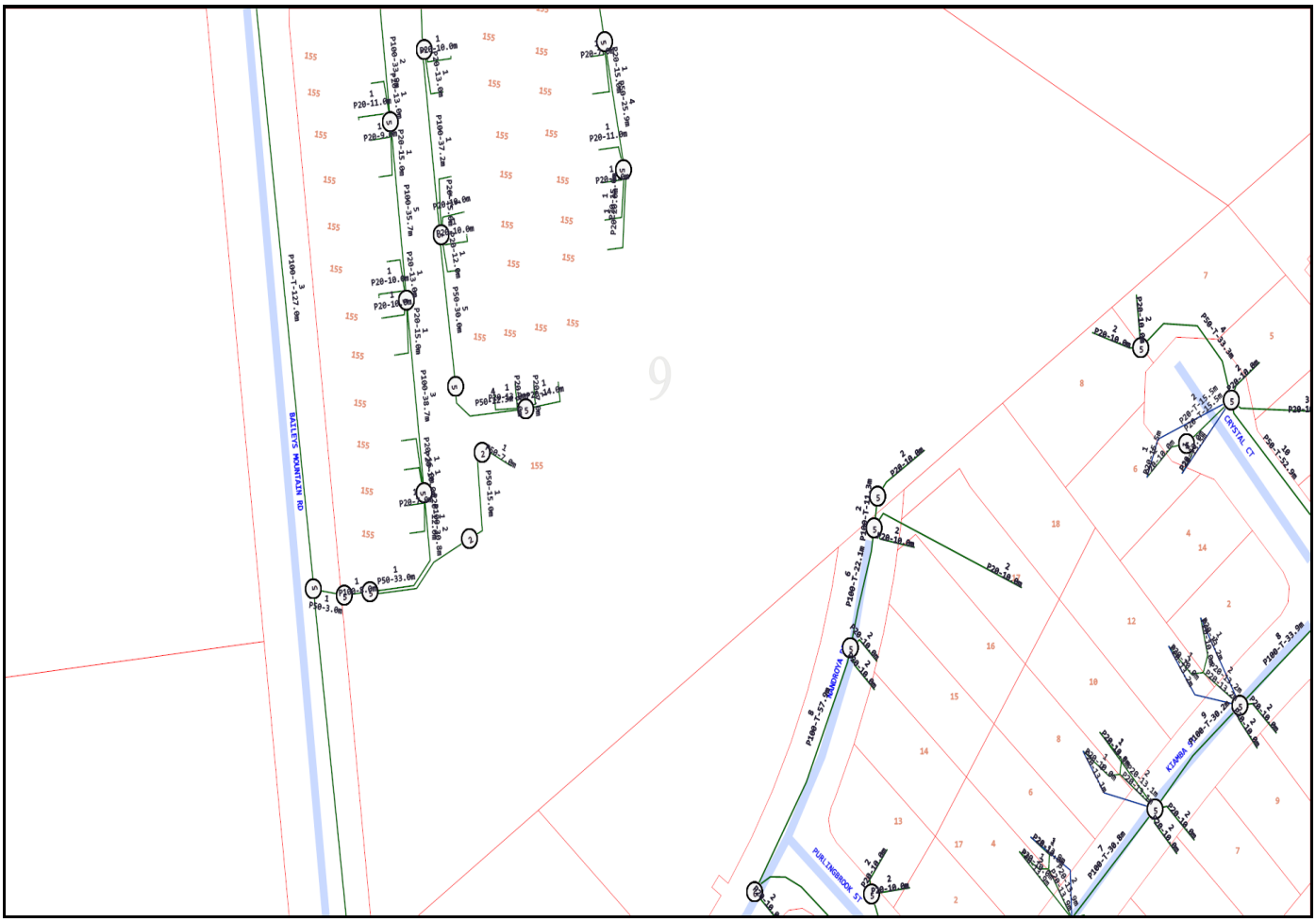

4
LOT 128
LOT 185
LOT 129
LOT 127
LOT 130
LOT 126
LOT 131
LOT 125
LOT 124
LOT 123
91
LOT 132
LOT 122
LOT 119
LOT 120
LOT 133
LOT 118
LOT 121
LOT 117
5
GORDON DR
P100-42.5m
P100-21.6m
P100-34.7m
P100-32.2m
P100-7.38.7m
P100-7.37.5m
P20-10.0m
P20-12.0m
P20-25.0m
P50-T-16.0m
P50-T-22.5m
P50-T-40.5m
P50-T-47.2m
7
9
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18
314

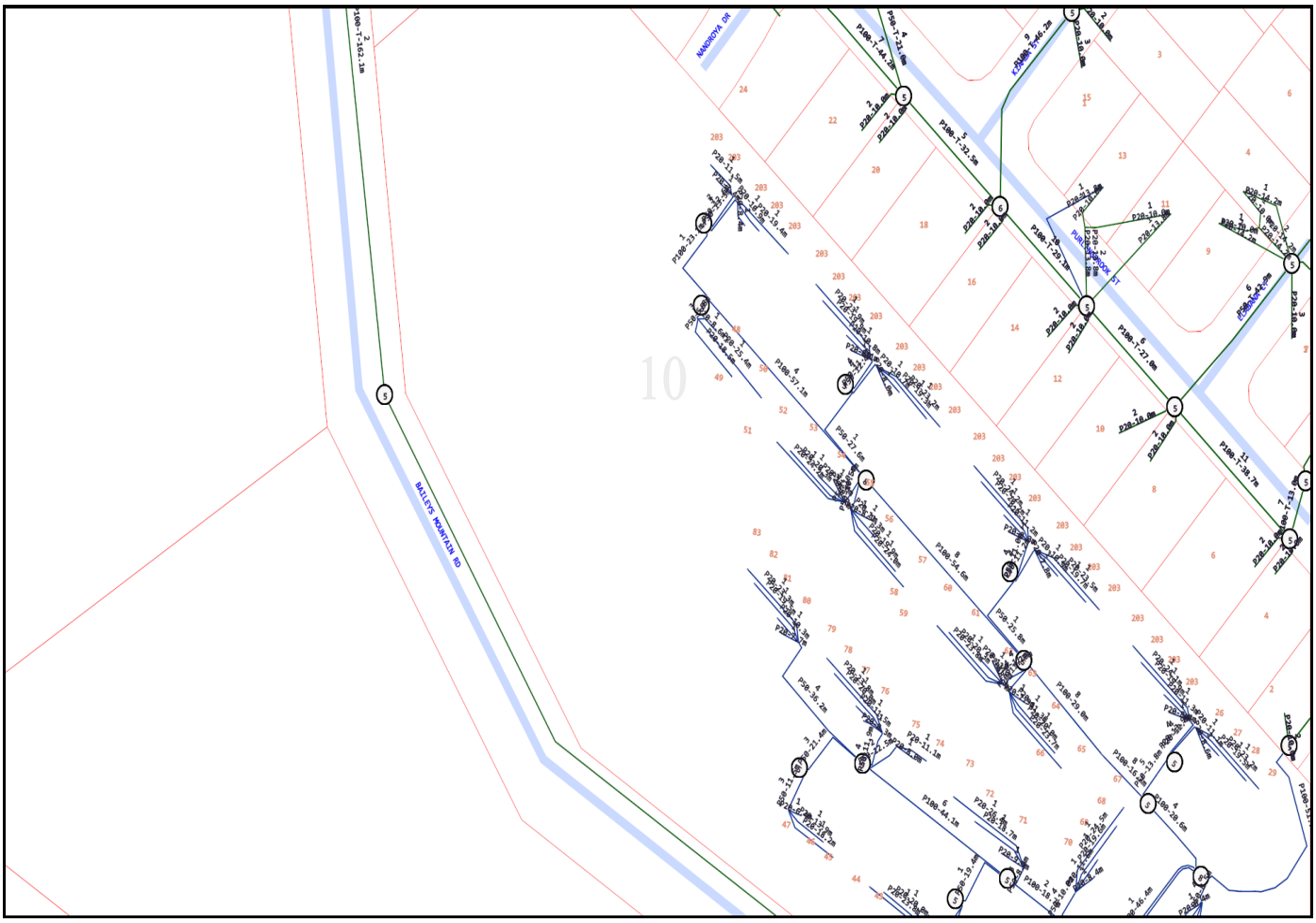

5
17
17
COURTNEY DR
PSB-T-20.5m
PSB-T-99.8m
PSB-T-65.4m
PSB-T-73.6m
PSB-T-1.6m
PSB-T-1.6m
PSB-T-1.6m
PSB-T-20.5m

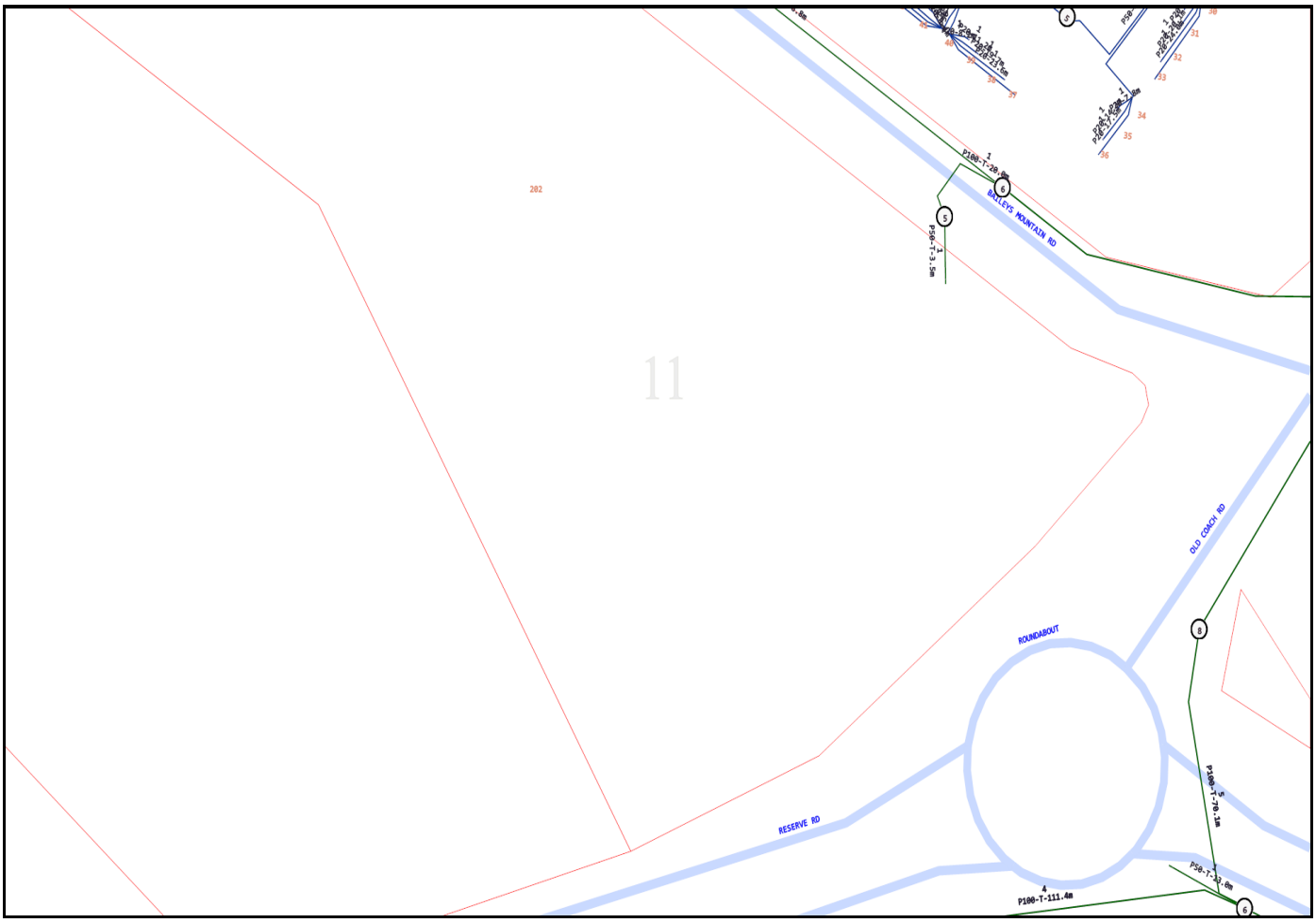

176
31
6
41
274

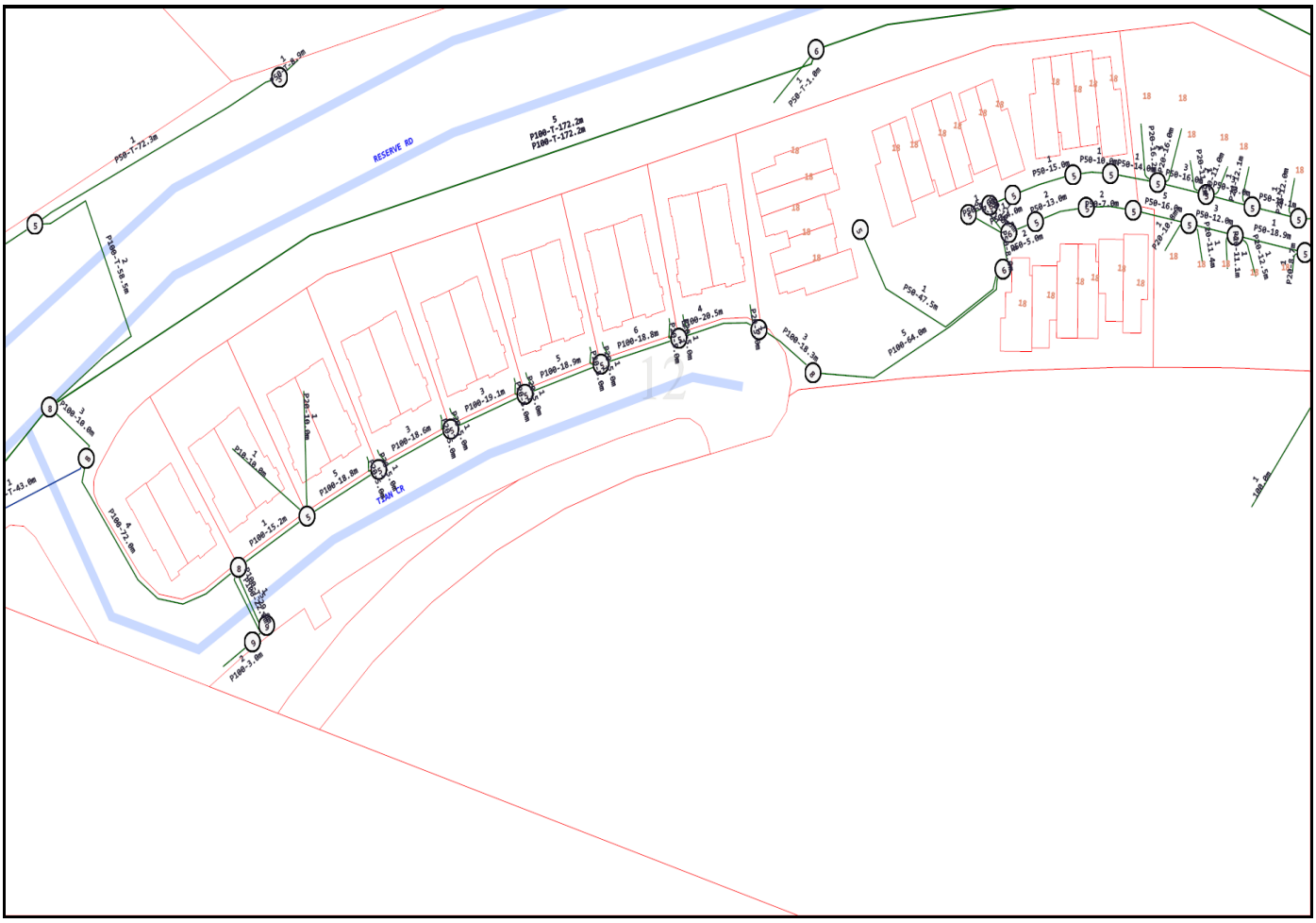

7
288
42
1
P28-10.0m
1
P28-10.0m
5
RICHARDSON CR
1


GORDON DR
ASCHAMBEAU CT
WRIGHT CT
RESERVE RD
P20-10.0m
P20-78.5m
P20-15.0m
P20-7-35.4m
P20-7-34.7m
P20-7-32.5m
P20-7-30.2m
P20-7-26.5m
P20-7-22.5m
P20-7-19.8m
P20-7-17.4m
P20-7-15.0m
P20-7-12.6m
P20-7-10.2m
P20-7-7.8m
P20-7-5.4m
P20-7-3.0m
P20-7-0.6m
P20-7-1.8m
P20-7-4.2m
P20-7-6.6m
P20-7-9.0m
P20-7-11.4m
P20-7-13.8m
P20-7-16.2m
P20-7-18.6m
P20-7-21.0m
P20-7-23.4m
P20-7-25.8m
P20-7-28.2m
P20-7-30.6m
P20-7-33.0m
P20-7-35.4m
P20-7-37.8m
P20-7-40.2m
P20-7-42.6m
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P20-7-49.8m
P20-7-52.2m
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P20-7-57.0m
P20-7-59.4m
P20-7-61.8m
P20-7-64.2m
P20-7-66.6m
P20-7-69.0m
P20-7-71.4m
P20-7-73.8m
P20-7-76.2m
P20-7-78.6m
P20-7-81.0m
P20-7-83.4m
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P20-7-88.2m
P20-7-90.6m
P20-7-93.0m
P20-7-95.4m
P20-7-97.8m
P20-7-100.2m
P20-7-102.6m
P20-7-105.0m
P20-7-107.4m
P20-7-109.8m
P20-7-112.2m
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P20-7-973.8m
P20-7-976.2m
P20-7-978.6m
P20-7-981.0m
P20-7-983.4m
P20-7-985.8m
P20-7-988.2m
P20-7-990.6m
P20-7-993.0m
P20-7-995.4m
P20-7-997.8m
P20-7-1000.2m


BAILEYS MOUNTAIN RD
CRYSTAL CT
KIAMBA ST
PURLINGBROOK ST


MANDRIVA DR
BALLEYS MOUNTAIN RD
PURLINGBROOK ST


202
11
BILLEYS MOUNTAIN RD
OLD COACH RD
ROUNDABOUT
RESERVE RD
P100-T-111.4m
P50-T-3.5m
P100-T-79.1m
P50-T-33.0m



Emergency Contacts

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