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9 June 2010

Leda Manorstead Pty Ltd
PO Box 1914
Surfers Paradise QLD 4217

Our Ref: YC0229/L001

Your Ref:

Attention: Mr Reg Van Rij

Dear Sir

**COBAKI LAKES RESIDENTIAL DEVELOPMENT –
COBAKI PARKWAY – PROPOSED ROAD RESERVE WIDTH**

We confirm our advice that the road reserve width for Cobaki Parkway immediately north of Cobaki Creek through to the first intersection with Sandy Road to the north should be 100 metres. Our reasons are as follows: -

- The minimum formation width which includes the two carriageways, a central median, and verges and footpaths is 40 metres.
- The construction of Cobaki Parkway in this area requires fill embankment heights of up to three metres, and battering from the road level down to natural surface at grades of 1 vertical to 4 horizontal require an additional 12 metres width on both sides of the road formation.
- The insitu soils in this area comprise marine clay layers up to 10 metres in thickness and are highly compressible. As such the road embankment needs to be 'preloaded' (surcharged) with an additional 2 metres of fill for a significant period of time to ensure the required consolidations in the clay layers are achieved. This preload mound will batter approximately 8 metres further than the toe of the road embankment batter. Even though this width requirement is temporary we believe that it is important that all earthworks including the preloading of this area are wholly contained within the proposed road reserve.
- Trunk stormwater drainage corridors are to be provided adjacent to the road embankment on both sides to ensure that stormwater flows from within the development site can be conveyed in a controlled alignment through to Cobaki Creek. These corridors are required to be 18 metres wide. Trunk services including water and sewer are also anticipated to be constructed within the drainage corridors which ensures that they can be delivered independently of the road embankment works.

We trust the above is to your satisfaction. Should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully

YEATS CONSULTING PTY LTD



BRANDON YEATS

Director