

NAXOS

ENGINEERS

DEVELOPMENT APPLICATION ENGINEERING CODES

PROPOSED UNIT (100) AND COMMERCIAL DEVELOPMENT
5 HERCULES STREET, HAMILTON, QLD, 4007
LIMITLESS RESIDENTIAL No 9 PTY LTD

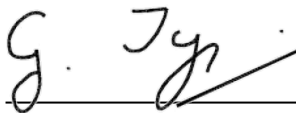
ASSESSING AUTHORITY: Economic Development Queensland
REPORT NUMBER: C20-272 Code Compliance
DATE PREPARED: January 2024
APPLICATION No: TBC

NAXOS ENGINEERS PTY LTD
ABN 65 613 555 687
PO Box 224, Spring Hill QLD 4004
1300 598 544
info@naxosengineers.com.au

Naxos Engineers Pty Ltd ©2022

This document is copyright, all rights reserved. Other than for the specific purpose and subject to the conditions prescribed under the Copyright Act 1968 (Commonwealth), no part of it in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission from Naxos Engineers Pty Ltd.

This document has been prepared exclusively for the client in accordance with the terms of the agreement between Naxos Engineers Pty Ltd and the client (including the scope of works forming part of that agreement). Naxos Engineers owes no duty to any third party in respect of, and shall not be liable to the extent that any third party relies upon, this document.

DOCUMENTATION INFORMATION	
Publication Ref:	C20-272 – Code Compliance
Assessing Authority:	Economic Development Queensland
Application No.:	TBC
Address:	5 Hercules Street, Hamilton, Qld, 4007
Publication Date:	January 2024
Version Number:	Version 4
Version Author:	Jack Baillie
Authorised By	 Gregg Tyquin RPEQ 1528
Version Date:	16 th January 2024

REVISION / CHECKING				
REV	ISSUE DATE	ISSUED BY	REVIEWED BY	REVISION TYPE
1	29.07.2022	Sarah Donohoe	Gregg Tyquin	Issue for DA Submission
2	08.08.2022	Sarah Donohoe	Gregg Tyquin	Minor Amendments
3	16.11.2023	Jack Baillie	Gregg Tyquin	Architectural Amendments
4	23.01.2024	Jack Baillie	Gregg Tyquin	Architectural Amendments

Contents

INFRASTRUCTURE DESIGN CODE	4
FILLING & EXCAVATION	20
STORMWATER CODE.....	26

Appendices

Appendix A - ARCHITECTURAL PLANS

Appendix B - DETAILED SURVEY

Appendix C - BRISBANE CITY COUNCIL eBIMAP2

Appendix D - CONCEPT DESIGN PLANS

Appendix E - EROSION HAZARD ASSESSMENT

Appendix F - FLOODWISE PROPERTY REPORT

Appendix G – DIAL BEFORE YOU DIG (DBYD)

Appendix H – BRISBANE CITY COUNCIL (BCC) INTERACTIVE MAPPING

Appendix I – URBAN UTILITIES SERVICES ADVICE NOTICE

INFRASTRUCTURE DESIGN CODE

CODE COMPLIANCE

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO1	<p>Development provides roads, pavement, edging and landscaping which:</p> <ul style="list-style-type: none"> (a) Are designed and constructed in accordance with the road hierarchy; (b) Provide for safe travel for pedestrians, cyclists and vehicles; (c) Provide access to properties for all modes; (d) Provide utilities; (e) Provide high levels of aesthetics and amenity, improved liveability and future growth; (f) Provide for the amelioration of noise and other pollution; (g) Provide a high-quality streetscape; (h) Provide a low-maintenance asset with a minimal whole-of-life cost. 	AO1	<p>Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Will Comply.</p> <p>The development is currently located within an area where Council owned infrastructure is provided. Access roads to the development are existing.</p> <p>Any works required in the road reserve along the development frontage will be undertaken in accordance with Council's Infrastructure Design Planning Scheme Policy during the Operational Works phase.</p>
PO2	<p>Development provides road pavement surfaces which:</p> <ul style="list-style-type: none"> (a) Are well designed and constructed; (b) Durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; (c) Ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and 	AO2	<p>Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Will Comply.</p> <p>Any works required to the road reserve will be carried out in accordance with the standards in the Infrastructure Design Planning Scheme Policy.</p> <p>Any damages caused during the construction of the proposed development is to be rectified to Brisbane City Council specifications and standard drawings.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	<p>the preservation of all-weather access;</p> <p>(d) Allows for reasonable travel comfort.</p>			
PO3	<p>Development provides a pavement edge which is designed and constructed to:</p> <p>(a) Control vehicle movements by delineating the carriageway for all users;</p> <p>(b) Provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.</p>	AO3	<p>Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Will Comply.</p> <p>Works required for the new driveway/crossover/s construction and removal of the redundant driveway/crossover/s will be carried out in accordance with the Infrastructure Design Planning Scheme Policy.</p>
PO4	<p>Development provides verges which are designed and constructed to:</p> <p>(a) Provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties;</p> <p>(b) Provide a sufficient area for public utility services;</p> <p>(c) Be maintainable by the Council.</p>	AO4	<p>Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Will Comply.</p> <p>Removal of existing driveway/s, construction of new driveway/s and any footpath/s and verge works will be carried out in accordance with the Infrastructure Design Planning Scheme Policy.</p>
PO5	<p>Development provides a lane or laneway identified in a neighbourhood plan which:</p> <p>(a) Allows equitable access for all modes;</p> <p>(b) Is safe and secure;</p> <p>(c) Has 24-hour access;</p> <p>(d) Is a low-speed shared zone environment;</p>	AO5	<p>Development provides a lane or laneway identified in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Not Applicable to this development. No public laneways are proposed.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	(e) Has a high-quality streetscape.			
PO6	<p>Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard:</p> <ul style="list-style-type: none"> (a) An effective, high-quality paved roadway; (b) An effective, high-quality roadway kerb and channel; (c) Safe, high-quality vehicle crossings over channels and verges; (d) Safe, accessible, high-quality verges compatible and integrated with the surrounding environment; (e) Safe vehicle access to the site that enables ingress and egress in a forward gear; (f) Provision of and required alterations to public utilities; (g) Effective drainage; (h) Appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals. 	AO6	<p>Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure design planning scheme policy:</p> <ul style="list-style-type: none"> (a) Concrete kerb and channel; (b) Forming and grading to verges; (c) Crossings over channels and verges; (d) A constructed bikeway; (e) A constructed verge or reconstruction of any damaged verge; (f) Construction of the carriageway; (g) Payment of costs for required alterations to public utility mains, services or installations; (h) Construction of and required alterations to public utility mains, services or installations; (i) Drainage works; (j) Installation of electrical conduits 	<p>Will Comply.</p> <p>The existing roads fronting the site are fully formed roads consisting of an asphalt road pavement, kerb and channel and formed road verges.</p> <p>All works required for the proposed development will be carried out to Local Council guidelines and standards. Where public utility alterations may be required, appropriate contact will be made to the provider prior to commencement of works on site.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO7	<p>Development provides both cycle and walking routes which:</p> <ul style="list-style-type: none"> (a) Are located, designed and constructed to their network classification (where applicable); (b) Provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; (c) Provide safe and comfortable access to properties for pedestrians and cyclists; (d) Incorporate water sensitive urban design into stormwater drainage; (e) Provide for utilities; (f) Provide for a high level of aesthetics and amenity, improved liveability and future growth; (g) Are a low-maintenance asset with a minimal whole-of-life cost; (h) Minimise the clearing of significant native vegetation. 	A07	<p>Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.</p>	<p>Will comply.</p> <p>Appropriate consultants will be engaged to ensure pedestrian and cycle management is undertaken and maintained (permits and traffic management to be undertaken if deemed necessary).</p> <p>An existing concrete footpath exists along the Hercules Street frontage.</p> <p>An existing dedicated Cycle Lane exists along the Hercules Street frontage.</p> <p>Any damage caused by the development will be rectified with Council's Infrastructure Design Planning Scheme Policy.</p>
PO8	<p>Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and</p>	A08.1	<p>Development provides refuse and recycling collection and storage facilities in accordance with the <u>Refuse planning scheme policy</u>.</p>	<p>Refer to the refuse storage and collection details contained within the traffic report prepared by TTM.</p> <p>Refuse facilities to be designed in accordance with the Refuse Planning Scheme Policy.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	the public realm are minimised.	A08.2	Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development.	<p>Refer to the refuse storage and collection details contained within the traffic report prepared by TTM.</p> <p>Refuse facilities to be designed in accordance with the Refuse Planning Scheme Policy.</p>
PO9	<p>Development ensures that:</p> <p>(a) Land used for an urban purpose is serviced adequately with regard to water supply and waste disposal;</p> <p>(b) The water supply meets the stated standard of service for the intended use and fire-fighting purposes.</p>	A09.1	Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	<p>Will comply.</p> <p>The proposed development is an 'infill' development. All necessary infrastructure with regards to accessing sewer & water networks are all readily accessible.</p> <p>Refer Appendix D for Concept Design Plans. Further services to be addressed during detailed design.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
		AO9.2	Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	<p><u>Water</u></p> <p>A Ø150mm cast iron water main (RS25593) exists within the adjacent verge in Hercules Street.</p> <p>There is an existing Ø20mm water connection (WS434127) servicing the site.</p> <p>It is proposed that a new water meter and service will be designed for the proposed development site by the hydraulic consultant and replace the existing service. It is proposed that the existing Ø20mm water service will be removed and sealed at main.</p> <p>Urban Utilities (UU) have conducted analysis on the proposed development site and the existing Ø150mm CI Water Main (RS25593) with a peak hour demand rate of 1.87L/s and firefighting flow rates of 60L/s. Upon this analysis, UU have deemed that the existing water supply has sufficient capacity to service the proposed development site in accordance.</p> <p>Refer Appendix C for eBiMAP2 records and Refer Appendix I for Urban Utilities Service Advice Notice.</p> <p><u>Sewer</u></p> <p>There is an existing Ø150mm sewer main (LS019178) running along Hercules Street fronting the Development site.</p> <p>There is also a Ø150mm sewer property connection (PC265780) servicing the site.</p> <p>The property connection and sewer main are connected via a G900 Manhole (MH151247). This manhole is located adjacent to the proposed development site.</p> <p>It is envisaged that the existing sewer connection will be reused for the proposed Development if acceptable</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
				<p>(Subject to CCTV footage at detailed design phase).</p> <p>Urban Utilities (UU) have conducted analysis on the proposed development site and the existing Ø150mm Sewer Main (LS019178) with an assumed Peak Wet Weather Flow from the development of 2.6L/s. Upon this analysis, UU have deemed that the existing localised gravity mains have sufficient capacity to service the proposed development.</p> <p>Refer Appendix C for eBiMAP2 records and Refer Appendix I for Urban Utilities Service Advice Notice.</p>
PO10	Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	AO10.1	<p>Development provides public utilities and street lighting which are located and aligned to:</p> <ul style="list-style-type: none"> (a) Avoid significant native vegetation and areas identified within the <u>Biodiversity areas overlay map</u>; (b) Minimise earthworks; (c) Avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. 	<p>Will Comply.</p> <p>Public utility connections will be positioned to minimise impact on surrounding environment.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
		AO10.2	Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	<p>Will Comply.</p> <p>Street lighting and public utility services exist within Hercules Street along the site frontage.</p> <p>The existing street lighting is to remain undisturbed.</p>
		AO10.3	Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the <u>Infrastructure design planning scheme policy</u> .	<p>Will Comply.</p> <p>Street lighting and public utility services exist within Hercules Street along the site frontage.</p> <p>The existing street lighting is to remain undisturbed.</p>
PO11	Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	AO11	<p>Development provides land with the following services to the standards of the approved supplier:</p> <p>(a) Electricity;</p> <p>(b) Telecommunications services;</p> <p>(c) Gas service where practicable.</p>	<p>Will Comply.</p> <p>Electrical Engineer & Hydraulic Consultants will comply with relevant standards of practice.</p> <p>Public utility services exist withing Hercules Street.</p> <p>Refer Appendix G for Dial Before You Dig (DBYD) records.</p>
PO12	Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	AO12	<p>Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if:</p> <p>(a) The additional expense is unlikely to be prohibitive; or</p> <p>(b) Further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or</p> <p>(c) There is a clear gap in the telecommunications network; or</p> <p>(d) There is a clear gap in the bandwidth available to the area.</p>	<p>Not applicable. Proposed development is not a major public project.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO13	<p>Development provides public art identified in a neighbourhood plan or park concept plan which:</p> <p>(a) Is provided commensurate with the status and scale of the proposed development;</p> <p>(b) Is sited and designed:</p> <p>(i) As an integrated part of the project design;</p> <p>(ii) As conceptually relevant to the context of the location;</p> <p>(iii) To reflect and respond to the cultural values of the community;</p> <p>(iv) To promote local character in a planned and informed manner.</p>	AO13	<p>Development provides public art identified in a neighbourhood plan or <u>park concept plan</u> which is sited and designed in compliance with the public art standards in the <u>Infrastructure design planning scheme policy</u>.</p>	Not Applicable to this development.
PO14	<p>Development provides signage of buildings and spaces which promote legibility to help users find their way.</p>	AO14	<p>Development provides public signage:</p> <p>(a) At public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments;</p> <p>(b) Which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located.</p>	Architectural Consultants will comply with relevant applicable standards.
PO15	<p>Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.</p>	AO15	<p>Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Not Applicable.</p> <p>No community facilities are proposed for the development.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO16	<p>Development provides public toilets which:</p> <ul style="list-style-type: none"> (a) Are required as part of a community facility or park; (b) Are located, designed and constructed to be: <ul style="list-style-type: none"> (i) Safe; (ii) Durable; (iii) Resistant to vandalism; (iv) Able to service expected demand; (v) Fit for purpose. 	AO16	<p>Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Not Applicable.</p> <p>No public toilets are proposed.</p>
PO17	<p>Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for:</p> <ul style="list-style-type: none"> (a) Safe movement of intended users; (b) An attractive appearance appropriate to the general surroundings and any adjacent structures; (c) functionality and easy maintenance; (d) Minimal whole-of-life cost; (e) Longevity; (f) Current and future services. 	AO17	<p>Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Not Applicable to this development.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO18	<p>Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for:</p> <ul style="list-style-type: none"> (i) Safety; (ii) An attractive appearance appropriate to the general surroundings; (iii) Functionality and easy maintenance; (iv) Minimal whole-of-life cost; (v) Longevity; (vi) Future widening; (vii) Current and future services; (viii) Minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns 	AO18	<p>Development that provides culverts is designed and constructed in compliance with the structures standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Not Applicable.</p>
PO19	<p>Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for:</p> <ul style="list-style-type: none"> (a) Safety; (b) An attractive appearance appropriate to the surrounding area; (c) Easy maintenance; (d) Minimal whole-of-life cost; (e) Longevity; 	AO19	<p>Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Will Comply.</p> <p>Any free-standing retaining walls (if required) over 1.0 metre in height will be designed and approved by a suitably qualified RPEQ Engineer.</p> <p>Earthwork batter angles will be designed and constructed to Geotechnical Engineers specifications.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	(f) Minimal water seepage.			
If for development with a <u>gross floor area</u> greater than 1,000m²				
PO20	Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts.	AO20	<p>Development ensures that during construction:</p> <p>(a) The ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised;</p> <p>(b) Adjoining and surrounding landscaping is protected from damage;</p> <p>(c) Safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.</p>	<p>Will comply.</p> <p>This is to be managed by Contractor during Operational Works.</p>
PO21	Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site.	AO21.1	<p>Development ensures that demolition and construction:</p> <p>(a) Only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays;</p> <p>(b) Do not occur over periods greater than 12 months.</p>	<p>Will Comply.</p> <p>The appointed Builder/Contractor will provide a compliant Construction Management Plan to Council prior to receiving Operational Works Approval.</p>
		AO21.2	Development including construction and demolition does not release dust emissions beyond the boundary of the site.	<p>Will Comply.</p> <p>The appointed Builder/Contractor will provide a compliant Construction Management Plan to Council prior to receiving Operational Works Approval.</p> <p>Erosion and Sediment Control plans will be implemented to control of dust and air emissions during the earthwork's operations period and until such time as the site is rehabilitated.</p>
		AO21.3	Development construction and demolition does not involve asbestos-containing materials.	<p>Will Comply.</p> <p>Any materials containing asbestos will be professionally removed and disposed</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
				of as part of the Work Health and Safety act.
PO22	<p>Development ensures that:</p> <p>(a) Construction and demolition do not result in damage to surrounding property as a result of vibration;</p> <p>(b) Vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E.</p>	AO22	Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	<p>Will Comply.</p> <p>Contractor to ensure Council vibration criteria is met throughout all stages of construction.</p>
<p>If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants.</p>				
PO23	<p>Development ensures that fire hydrants are:</p> <p>(a) installed and located to enable fire services to access water safely, effectively and efficiently;</p> <p>(b) suitably identified so that fire services can locate them at all hours.</p>	AO23.1	<p>Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection.</p> <p><i>Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets.</i></p>	<p>Will Comply.</p> <p>There is an existing Fire Hydrant (Asset ID: RHY21665) Located North to the development site along Hercules Street.</p> <p>There is also an existing Fire Hydrant (Asset ID: RHY21757) Located South-West to the development site along Hercules Street.</p> <p>During Detailed Design a Hydraulic Consultant will ensure that appropriate fire services will be installed as part of the development.</p> <p>Refer to Appendix C for eBiMAP2 and Appendix G for Dial Before You Dig References.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
		AO23.2	Fire hydrants are identified by: (a) raised reflectorised pavement markers (RRPM) on sealed roads; marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	Will Comply. If additional Fire Hydrants are required as part of the development, they will be installed to current Urban Utilities standards and guidelines.
PO24	Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	AO24	Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.	Will Comply. Refer to Traffic Consultants Report for further details.
Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone.				
PO25	Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.	AO25	No acceptable outcome is prescribed.	Architect to comply.
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone.				
PO26	Development is sited and designed to: (a) avoid safety risks to people or property;	AO26	No acceptable outcome is prescribed.	Will comply. Project Manager to comply with on-site works.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	<p>(b) minimise noise and visual impacts to people and property;</p> <p>(c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.</p>			

FILLING & EXCAVATION

CODE COMPLIANCE

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO1	Development for <u>filling or excavation</u> minimises visual impacts from retaining walls and earthworks.	AO1	<p>Development ensures that the total height of any cut and fill, whether or not retained, does not exceed:</p> <p>(a) 2.5m in a zone in the Industry zones category;</p> <p>(b) 1m in all other zones, or if adjoining a sensitive zone.</p>	<p>Will Comply.</p> <p>It is envisaged that the depth of cut will not exceed 2.5m. A concept earthworks plan will be included with the DA submission.</p> <p>Cut and Fill depth/s to be finalised during detailed design.</p> <p>Refer Architectural plans in Appendix A.</p>
PO2	<p>Development of a retaining wall proposed as a result of <u>filling or excavation</u>:</p> <p>(a) Is designed and constructed to be fit for purpose;</p> <p>(b) Does not impact adversely on significant vegetation;</p> <p>(c) Is capable of easy maintenance.</p>	AO2.1	<p>Development of a retaining structure, including footings, surface drainage and subsoil drainage:</p> <p>(a) Is wholly contained within the site;</p> <p>(b) If the total height to be retained is greater than 1m, then:</p> <p>(i) The retaining wall at the property boundary is no greater than 1m above the ground level;</p> <p>(ii) All further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit;</p> <p>(iii) The distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.</p>	<p>Will Comply.</p> <p>It is envisaged that the depth of cut will not exceed 2.5 m.</p> <p>Cut and Fill depth/s to be finalised during detailed design.</p> <p>Any retaining walls required as part of the bulk earthworks will be set back from the boundary to allow for subsoil drainage to be contained wholly within the development site.</p> <p>Retaining Walls to be designed by others.</p> <p>All retaining walls over 1m in retained height will be designed by a RPEQ Geotechnical/Structural Engineer.</p>
		AO2.2	<p>Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the <u>Infrastructure design planning scheme policy</u> and</p>	<p>Will comply.</p> <p>All walls over 1m in retained height will be designed by a RPEQ Geotechnical/Structural Engineer.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
			certified by a <u>Registered Professional Engineer Queensland</u> .	
		AO2.3	Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	Will comply.
		AO2.4	Development for filling only uses clean fill that does not include any construction rubble or debris.	Will Comply. Any imported fill required on site will be sourced from clean external sources. Compaction certificates to Level 1 are to be signed off by a Geotechnical Engineer.
PO3	Development ensures that a rock anchor is designed and constructed to be fit for purpose.	AO3	Development ensures that a rock anchor: (a) Is constructed in accordance with the standards in the <u>Infrastructure design planning scheme policy</u> ; (b) Where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	Will Comply. No Rock Anchors are currently proposed for this Development.
PO4	Development protects all services and public utilities.	AO4	Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	Will Comply.
PO5	Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	AO5	Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	Will Comply. Refer Site Based Stormwater Report prepared for this development.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO6	Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems.	AO6	No acceptable outcome is prescribed.	Not Applicable. No open drainage work is proposed for the development.
PO7	Development for <u>filling or excavation</u> : (a) Does not degrade water quality or adversely affect environmental values in receiving waters; (b) Ensures site sediment and erosion control standards are best practice.	AO7.1	Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the <u>Infrastructure design planning scheme policy</u> .	Will Comply. Appropriate erosion and sediment control measures will be implemented prior to undertaking filling and excavation on site. These measures will be detailed during the Operational Works phase.
		AO7.2	Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	Will Comply. An acceptable solution will be achieved through implementation of an Erosion and Sediment Control Program that requires the establishment and maintenance of controls in accordance with Council's guidelines.
PO8	Development for <u>filling or excavation</u> is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised.	AO8.1	Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	Will Comply. The appointed Builder/Contractor will provide a compliant Construction Management Plan to Council prior to receiving Operational Works Approval. Erosion and Sediment Control plans will be implemented to control of

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
				dust and air emissions during the earthwork's operations period and until such time as the site is rehabilitated.
		AO8.2	Development for <u>filling or excavation</u> activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	Will Comply. Contractor to comply with the standard work hours as set by Brisbane City Council. Any works required outside these hours will require additional permits or written approval from Council.
PO9	Development ensures that vibration generated by the <u>filling or excavation</u> operation does not exceed the vibration criteria in <u>Table 9.4.3.3.D</u> , <u>Table 9.4.3.3.E</u> , <u>Table 9.4.3.3.F</u> and <u>Table 9.4.3.3.G</u> .	AO9	Development involving <u>filling or excavation</u> does not cause a ground-borne vibration beyond the boundary of the site.	Will Comply. Contractor to ensure the filling or excavation works does not cause a ground-borne vibration beyond the boundary as per Council policies.
PO10	Development ensures that heavy trucks hauling material to and from the site do not affect the <u>amenity</u> of established areas and limits environmental nuisance impact on adjacent land.	AO10	Development ensures that heavy trucks hauling material to and from the site: (a) Occur for a maximum of 3 weeks; (b) Use a major road to access the site; (c) Only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	Will Comply. All trucks utilised for the import / export of earth for the development can be conditioned to use a haul route acceptable by Council.
PO11	Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	AO11	Development does not involve: (a) Excavation on land previously occupied by a notifiable activity or on land listed on the <u>Environmental Management Register</u> or	Will Comply. The site is listed on the <u>Environmental Management Register</u> , but not on the <u>Contaminated Land Register</u> . An investigation of site conditions will occur as part of the detailed design

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
			<p>the <u>Contaminated Land Register</u>;</p> <p>(b) Filling with material containing a contaminant.</p>	<p>phase prior to any development occurring on the site.</p> <p>All fill on site can be conditioned to not contain any contaminated material. Any contaminated material encountered during construction is to be removed from site to a suitable disposal facility.</p>
PO12	<p>Development provides for:</p> <p>(a) Landscaping for water conservation purposes;</p> <p>(b) Water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape;</p> <p>(c) Stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.</p>	AO12.1	<p>Development provides landscaping which is designed using the standards in the <u>Landscape design guidelines for water conservation planning scheme policy</u>.</p>	<p>Will Comply.</p> <p>Water Sensitive Urban Design will be incorporated where possible to enhance the environmental values of the development.</p> <p>Refer to Site Based Stormwater Management Report.</p>
		AO12.2	<p>Development ensures that the design and requirements for irrigation are in compliance with the standards in the <u>Landscape design guidelines for water conservation planning scheme policy</u>.</p>	<p>Will Comply.</p> <p>Water Sensitive Urban Design will be incorporated where possible to enhance the environmental values of the development.</p> <p>Refer to Site Based Stormwater Management Report.</p>
		AO12.3	<p>Development provides areas of pavement, turf and mulched garden beds which are drained.</p>	<p>Will comply.</p> <p>All internal drainage will be detailed during the Operational Works Design phase of the development by the hydraulic consultant.</p>
PO13	<p>Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.</p>	AO13	<p>Development does not involve the creation of canals or artificial waterways.</p>	<p>Not Applicable to this development.</p>

STORMWATER CODE

CODE COMPLIANCE

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
Section A—If for a material change of use, reconfiguring a lot, operational work or building work				
PO1	<p>Development provides a stormwater management system which achieves the integrated management of stormwater to:</p> <ul style="list-style-type: none"> (a) Minimise flooding; (b) Protect environmental values of receiving waters; (c) Maximise the use of water sensitive urban design; (d) Minimise safety risk to all persons; (e) Maximise the use of natural waterway corridors and natural channel design principles. 	AO1	<p>Development provides a stormwater management system designed in compliance with the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Will Comply.</p> <p>Refer to the Site Based Stormwater Management Quality and Quantity Report for details.</p>
PO2	<p>Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.</p>	AO2.1	<p>Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.</p>	<p>Will comply.</p> <p>The development will not affect flooding or drainage of surrounding properties. The proposal will comply with the Infrastructure design planning scheme policy.</p> <p>It is noted that the site is subject to Brisbane River Flooding. Refer Appendix F for FloodWise Property Report and Appendix H for Brisbane City Council (BCC) Interactive Mapping.</p> <p>No up-stream external catchments have been identified.</p> <p>Refer to the Site Based Stormwater Management Quality and Quantity Report.</p> <p>Refer to Appendix D for Concept Design Plans.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
		AO2.2	Development provides a stormwater management system which is designed in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	Will Comply. Refer to the Site Based Stormwater Management Quality and Quantity Report for details.
PO3	Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	AO3.1	Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, and park or waterway corridor.	Will Comply. Refer Appendix D for Concept Design Plans which nominate the location of the proposed stormwater drainage outlets.
		AO3.2	Development provides a stormwater management system which is designed in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	Will Comply. Refer to the Site Based Stormwater Management Quality and Quantity Report for details.
		AO3.3	Development obtains a lawful point of discharge in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	Will Comply. The site's nominated lawful point of discharge is the existing stormwater Gully Pit (K18155876) in Hercules Street along the frontage of the site. Refer Appendix D for Concept Design Plans.
		AO3.4	Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	Will Comply, if required.
PO4	Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	AO4.1	Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	Will Comply. Refer to the attached Concept Stormwater Drainage Plans in Appendix D which nominate the location of the proposed stormwater drainage infrastructure.
		AO4.2	Development provides sufficient area to convey run-off which will comply with the standards in	Will Comply. Refer to the attached Concept Design Plans in Appendix C which nominate

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
			the <u>Infrastructure design planning scheme policy</u> .	the location of the proposed stormwater drainage infrastructure.
PO5	Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	AO5	Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	Not applicable.
PO6	Development ensures that location and design of stormwater detention and water quality treatment: (a) Minimises risk to people and property; (b) Provides for safe access and maintenance; (c) Minimises ecological impacts to creeks and waterways.	AO6.1	Development locates stormwater detention and water quality treatment: (a) Outside of a waterway corridor; (b) Offline to any catchment not contained within the development.	Will Comply. Refer to the Site Based Stormwater Management Quality and Quantity Report for details.
		AO6.2	Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	Will Comply. Refer to the Site Based Stormwater Management Quality and Quantity Report for details.
PO7	Development is designed, including any car parking areas and channel works to: (a) Reduce property damage; (b) Provide safe access to the site during the <u>defined flood event</u> .	AO7.1	Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in <u>Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F</u> .	The site is affected by Brisbane River Flooding. Refer Appendix F for the FloodWise Property Report and Appendix G for Brisbane City Council (BCC) Interactive Mapping. The proposed carparking will be on podiums and hence not affected by flooding
		AO7.2	Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the	Will Comply. The development will comply to the standards in the Infrastructure Design Planning Scheme Policy.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
			<u>Infrastructure design planning scheme policy.</u>	
PO8	Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	AO8.1	Development ensures natural waterway corridors and drainage paths are retained.	Not Applicable. No natural waterway corridors or drainage paths are affected by the Development.
		AO8.2	Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour.	Not Applicable. No natural waterway corridors or drainage paths are affected by the Development.
		AO8.3	Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the <u>Infrastructure design planning scheme policy.</u>	Not Applicable.
		AO8.4	Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the <u>Infrastructure design planning scheme policy.</u>	No modifications of existing channels, creeks or major drains are proposed.
PO9	Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	AO9	No acceptable outcome is prescribed.	Will Comply.
PO10	Development ensures that there is sufficient site area to accommodate an effective stormwater management system.	AO10	No acceptable outcome is prescribed.	Will Comply. Refer to the Appendix D for Concept Design Plans which nominate the location of the proposed stormwater drainage infrastructure.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO11	Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the:	AO11.1	Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	No up-slope external catchment has been identified.
	<ul style="list-style-type: none"> (a) Existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (b) Safe management of stormwater discharge from existing and future up-slope development; (c) Implication for adjacent and down-slope development. 	AO11.2	Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the <u>Priority infrastructure plan</u> and the standards in the <u>Infrastructure design planning scheme policy</u> .	Will Comply. Refer Site Based Stormwater Management Plan.
PO12	Development provides stormwater infrastructure which:	AO12.1	The stormwater management system is designed in compliance with the <u>Infrastructure design planning scheme policy</u> .	Will Comply.
	<ul style="list-style-type: none"> (a) Remains fit for purpose for the life of the development and maintains full functionality in the design flood event; (b) Can be safely accessed and maintained cost effectively; (c) Ensures no structural damage to existing stormwater infrastructure. 	AO12.2	Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	Will Comply. A clear area and minimum height clearances will be provided over any Council stormwater manholes if required.
PO13	Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction,	AO13	No acceptable outcome is prescribed.	Will Comply. The Builder / Contractor to comply with the Construction Management Plan and Erosion and Sediment Control Plan during construction.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	installation of services, rehabilitation, revegetation and landscaping to protect: <ul style="list-style-type: none"> (a) The environmental values and water quality objectives of waters; (b) Waterway hydrology; (c) The maintenance and serviceability of stormwater infrastructure. 			
PO14	Development ensures that: <ul style="list-style-type: none"> (a) Unnecessary disturbance to soil, waterways or drainage channels is avoided; (b) All soil surfaces remain effectively stabilised against erosion in the short and long term. 	AO14	No acceptable outcome is prescribed.	Will Comply. The Builder / Contractor to comply with the Construction Management Plan and comply with the code compliance during implementation.
PO15	Development does not increase: <ul style="list-style-type: none"> (a) The concentration of total suspended solids or other contaminants in stormwater flows during site construction; (b) Run-off which causes erosion either on site or off site. 	AO15	No acceptable outcome is prescribed.	Will Comply. The Builder / Contractor to comply with the Construction Management Plan and comply with the code compliance during implementation.

Section B—Additional criteria which apply to high-risk development, being one or more of the following:

- (a) A material change of use for an urban purpose which involves greater than 2,500m² of land that:
 - (i) Will result in an impervious area greater than 25% of the net developable area; or
 - (ii) Will result in 6 or more dwellings.
- (b) Reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots;
- (c) Operational work for an urban purpose which involves disturbing greater than 2,500m² of land.

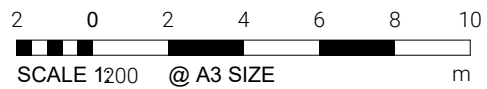
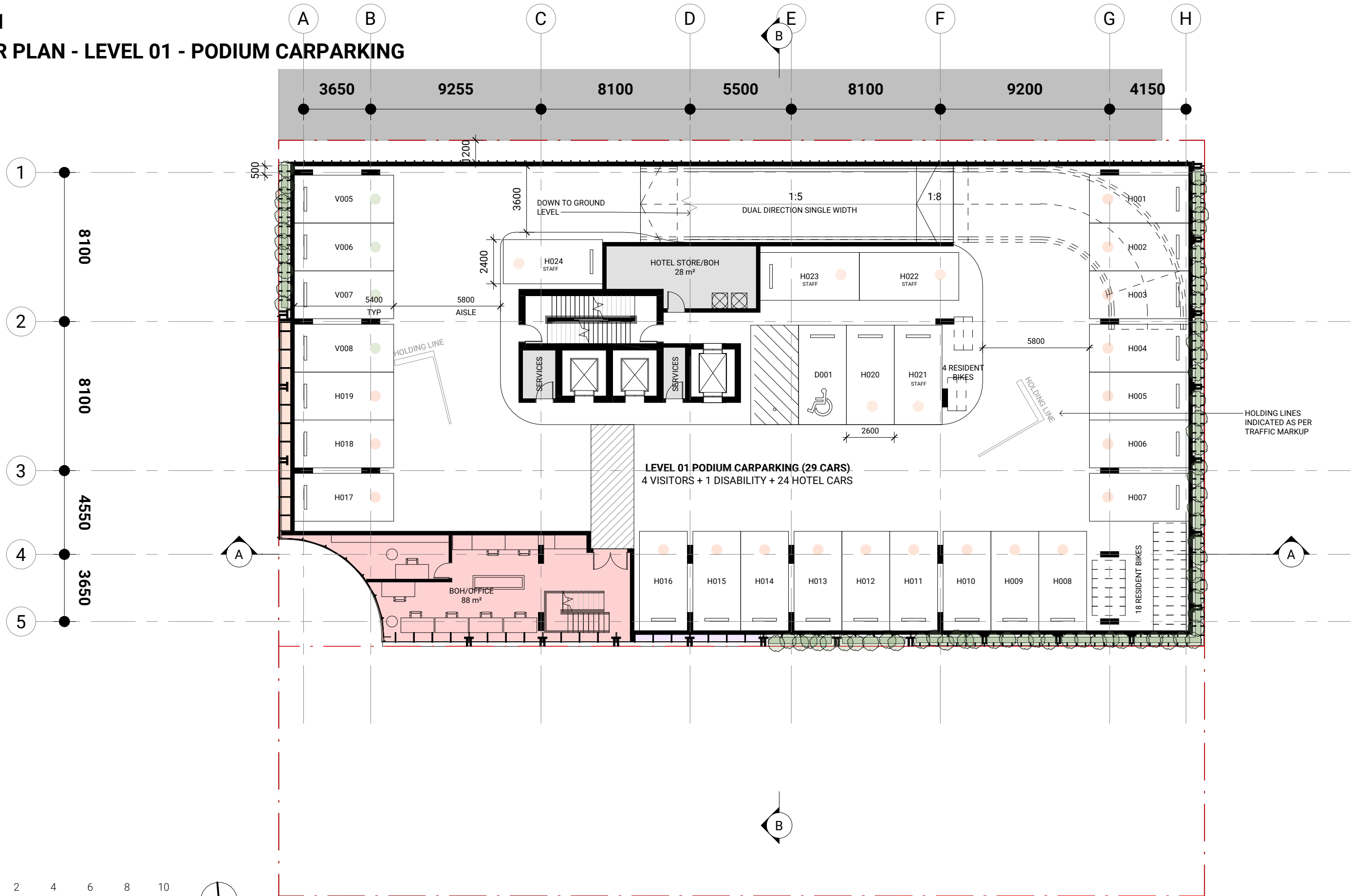
PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO16	Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values.	AO16	Development provides a stormwater management system which is designed in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	Not Applicable. Premises is less than 2,500m ² in size.
PO17	Development ensures that: (a) The discharge of wastewater to a waterway or external to the site is avoided; or (b) If the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment.	AO17	No acceptable outcome is prescribed.	Not Applicable. Premises is less than 2,500m ² in size.
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot				
PO18	(c) Development protects stormwater infrastructure to ensure the following are not compromised: (d) the long term infrastructure for the stormwater network in the Long term infrastructure plans; (e) the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; (f) the provision of long term, existing and planned infrastructure for the stormwater network which:	AO18	Development protects stormwater infrastructure in compliance with the following: (a) for long term infrastructure for the stormwater network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; (c) the standards for stormwater drainage in the Infrastructure design planning scheme policy.	Will Comply.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	<ul style="list-style-type: none"> (i) is required to service the development or an existing and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. 			
PO19	<p>Development provides for the payment of extra trunk infrastructure costs for the following:</p> <ul style="list-style-type: none"> (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: <ul style="list-style-type: none"> (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the stormwater 	AO19	No acceptable outcome is prescribed.	No Trunk Infrastructure works is proposed as part of this development.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	network associated with development that is not assumed future urban development which is made necessary by the development.			

Appendix A - ARCHITECTURAL PLANS

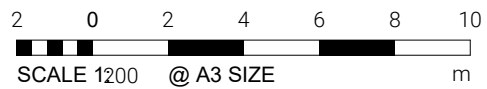
DA101 FLOOR PLAN - LEVEL 01 - PODIUM CARPARKING



ISSUE 11
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

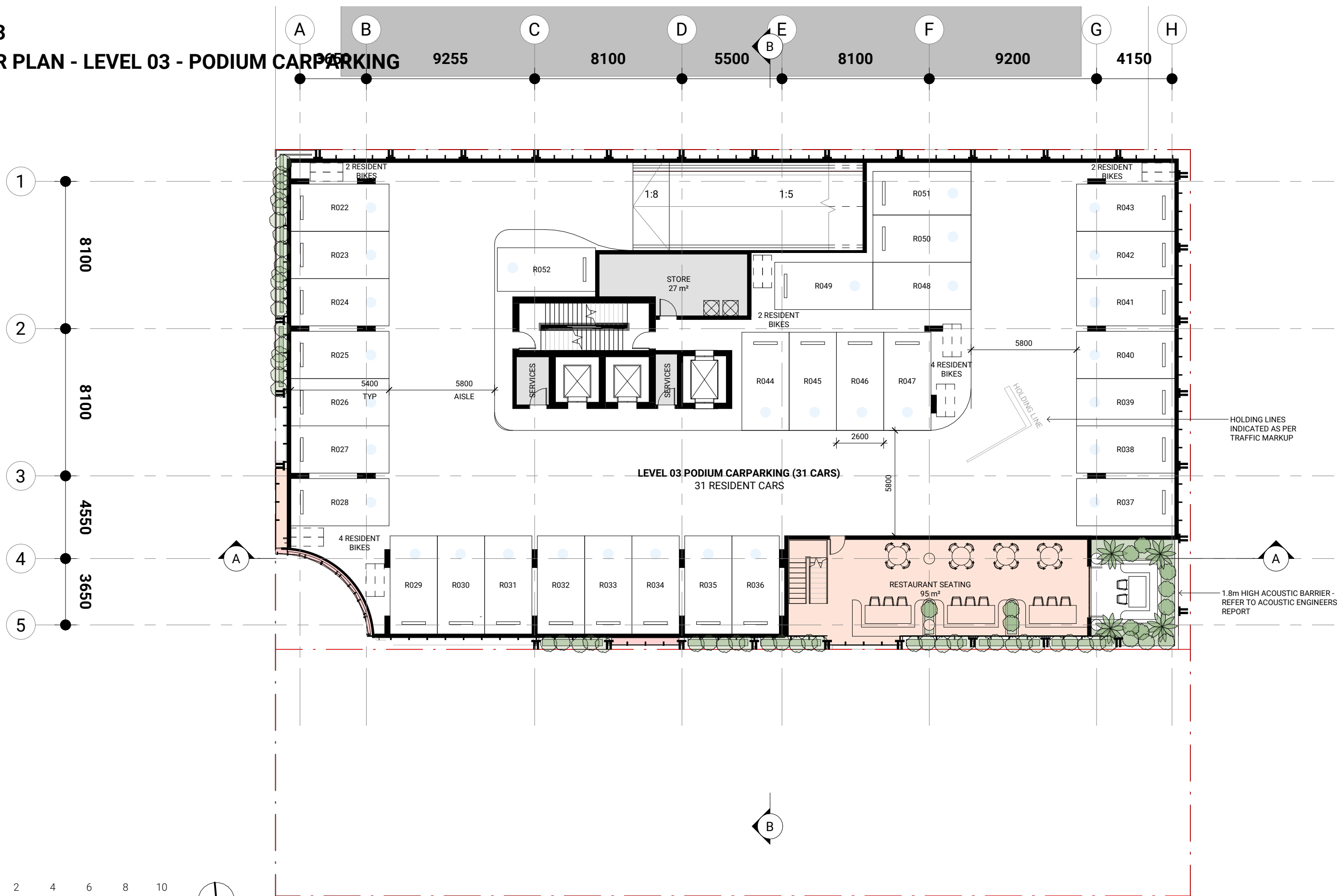
DA102 FLOOR PLAN - LEVEL 02 - PODIUM CARPARKING



ISSUE 12
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

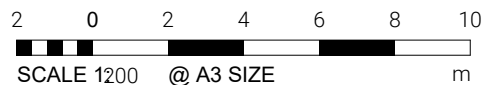
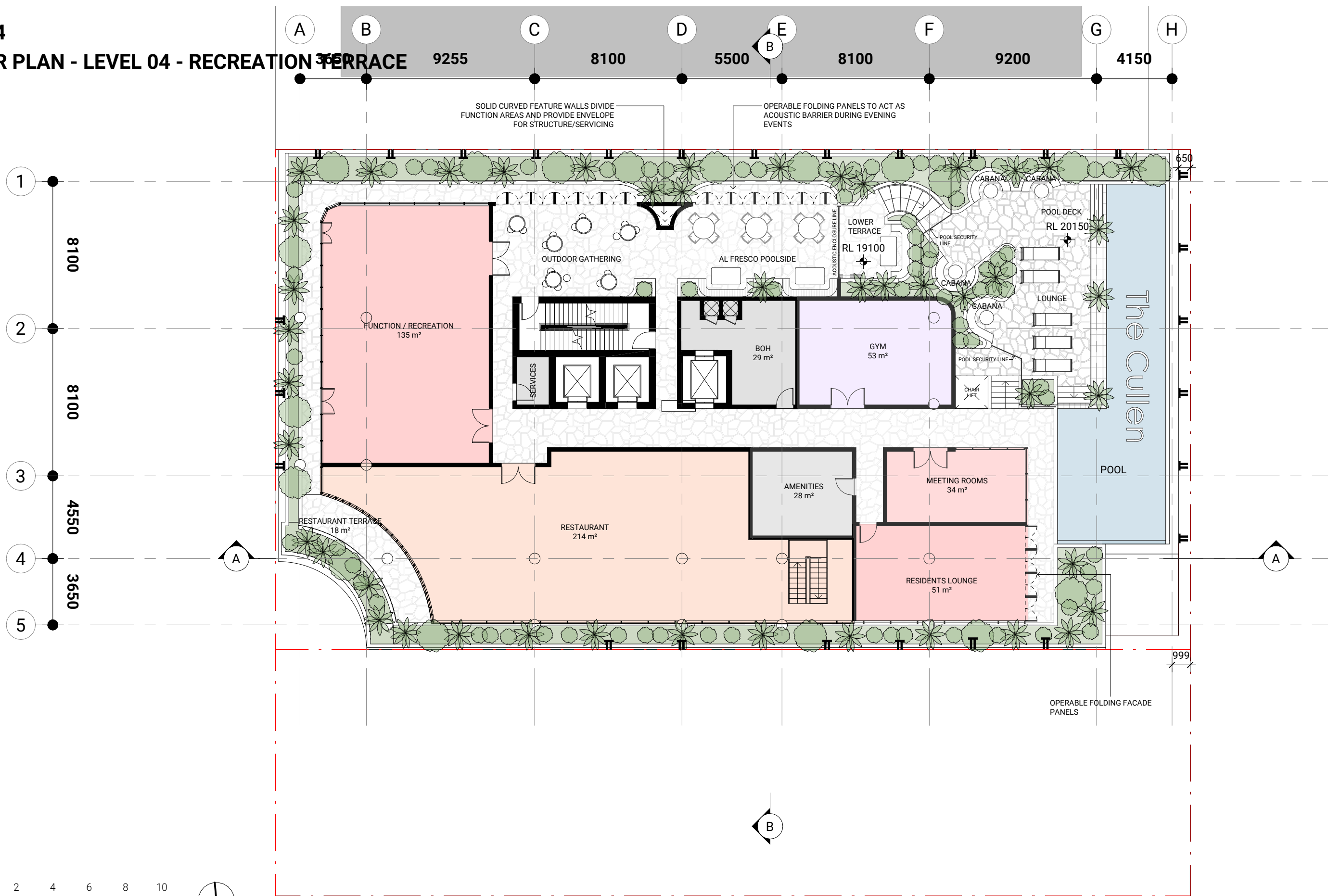
DA103 FLOOR PLAN - LEVEL 03 - PODIUM CARPARKING



ISSUE 11
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

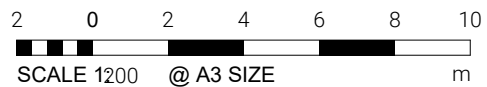
DA104 FLOOR PLAN - LEVEL 04 - RECREATION TERRACE



ISSUE 11
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

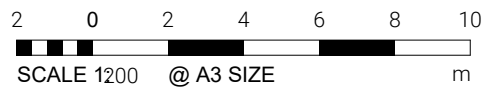
DA105 FLOOR PLAN - LEVEL 05-11 - HOTEL TYPICAL



ISSUE 7
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

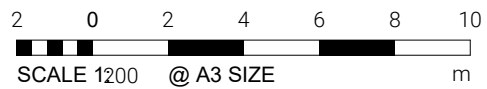
DA112 FLOOR PLAN - LEVEL 12 - HOTEL SUITES



ISSUE 10
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

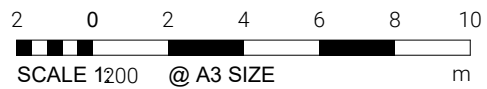
DA113 FLOOR PLAN - LEVEL 13 - RESIDENTIAL



ISSUE 4
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

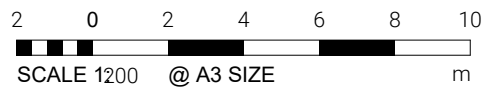
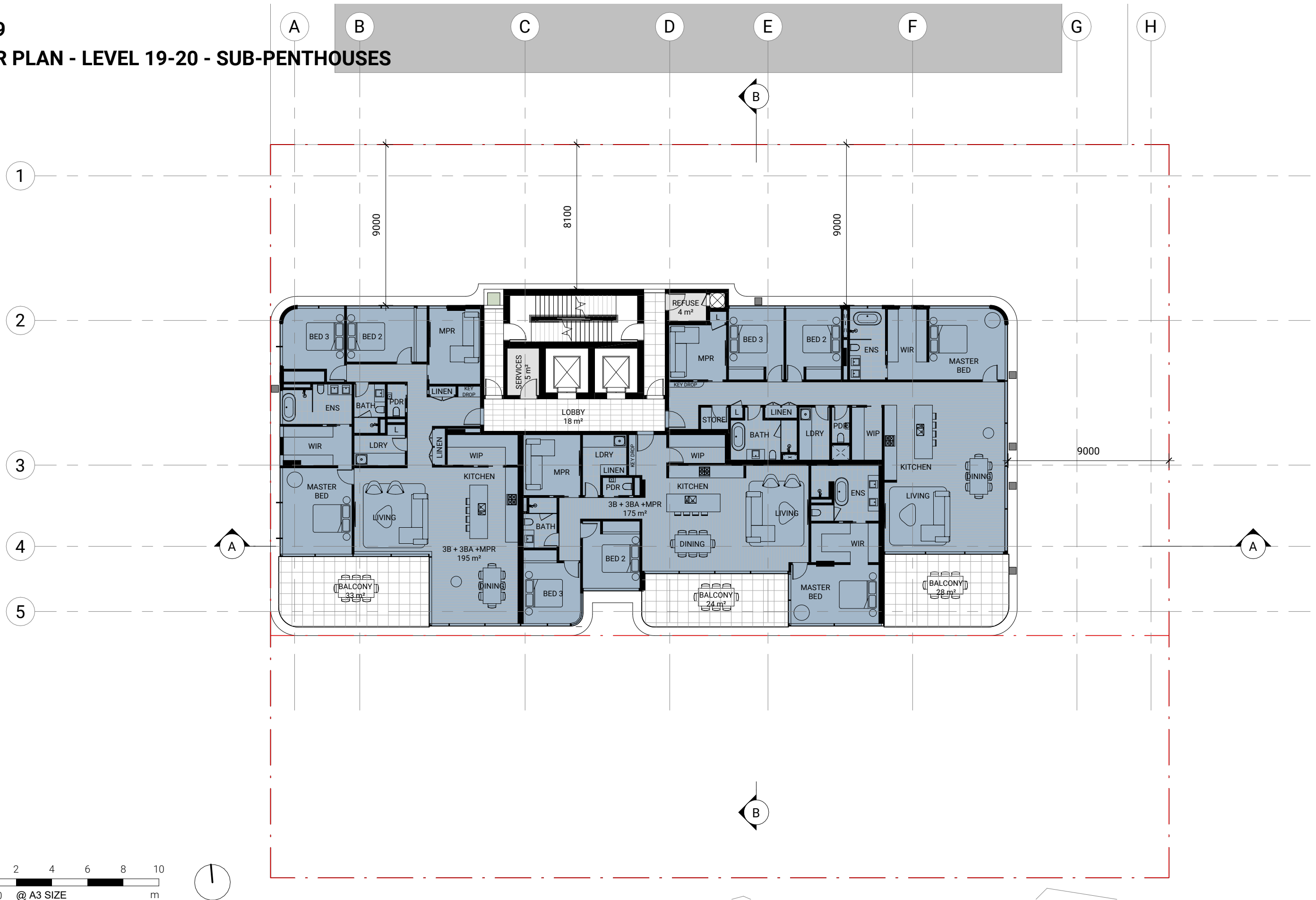
DA114
FLOOR PLAN - LEVEL 14-18 - RESIDENTIAL TYPICAL



ISSUE 11
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

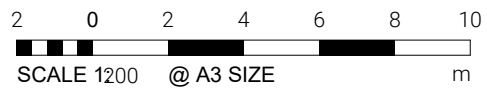
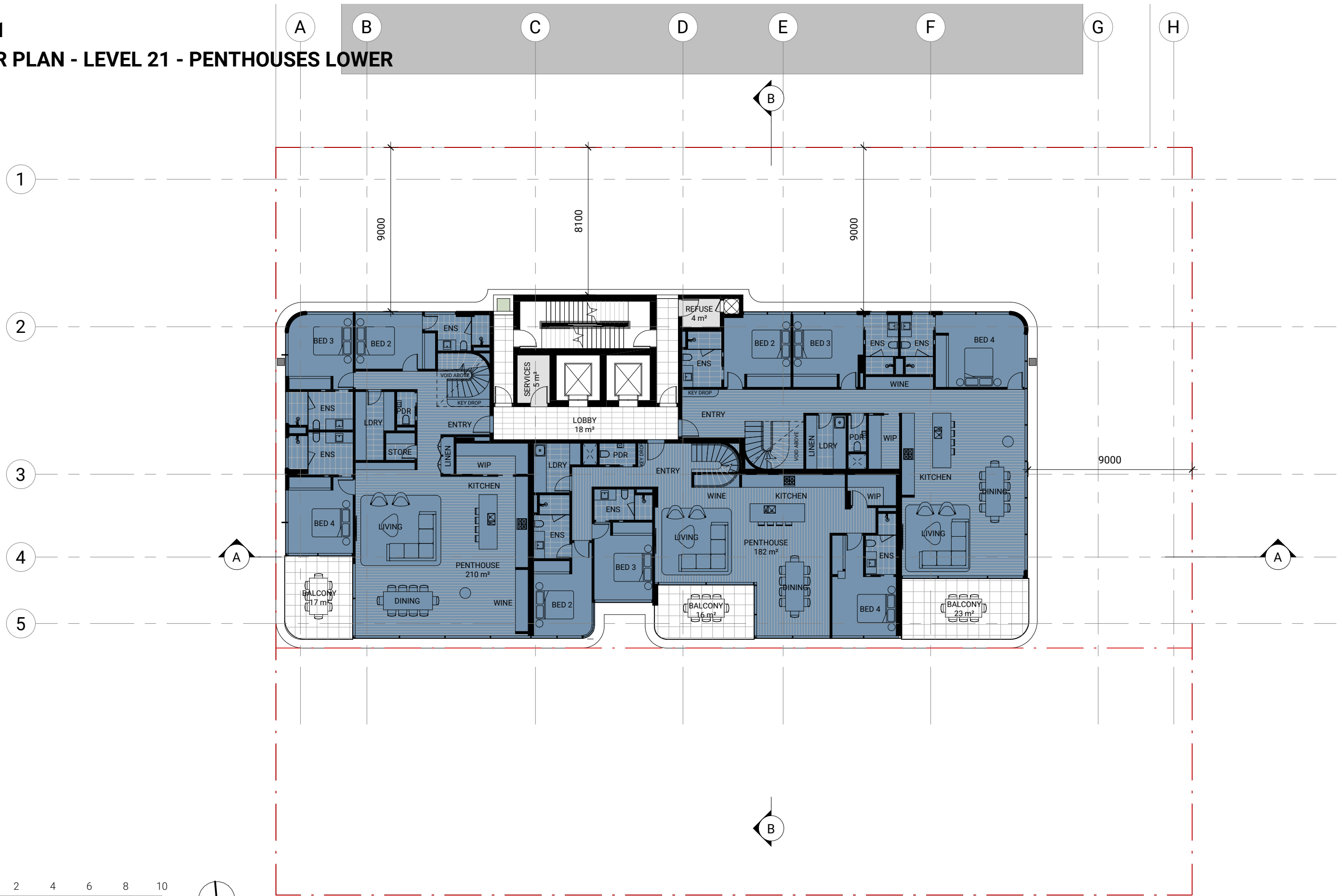
DA119
FLOOR PLAN - LEVEL 19-20 - SUB-PENTHOUSES



ISSUE 11
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

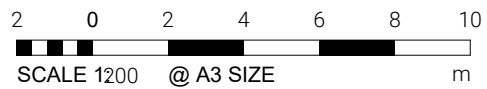
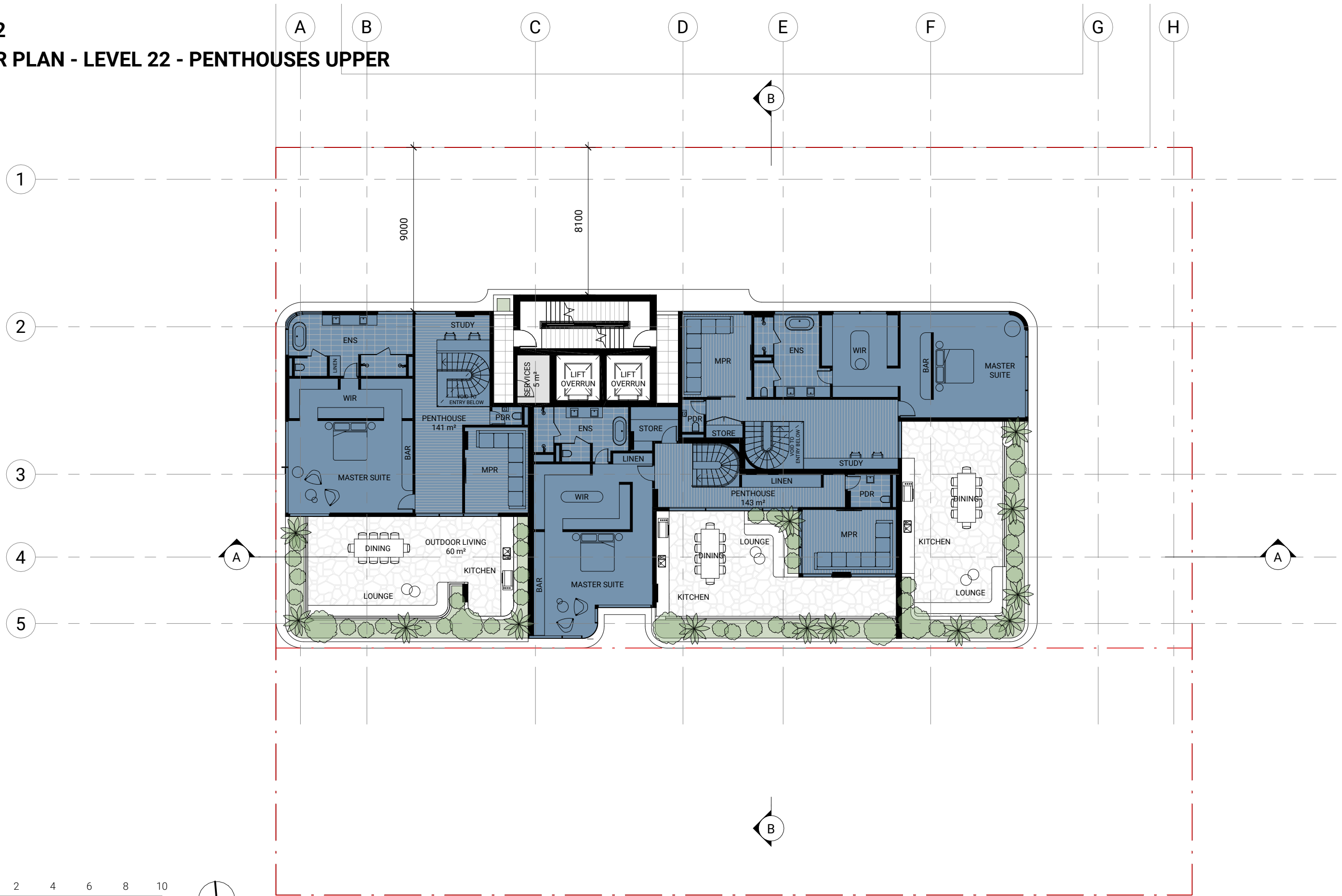
DA121 FLOOR PLAN - LEVEL 21 - PENTHOUSES LOWER



ISSUE 11
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

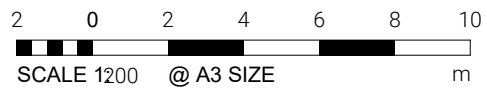
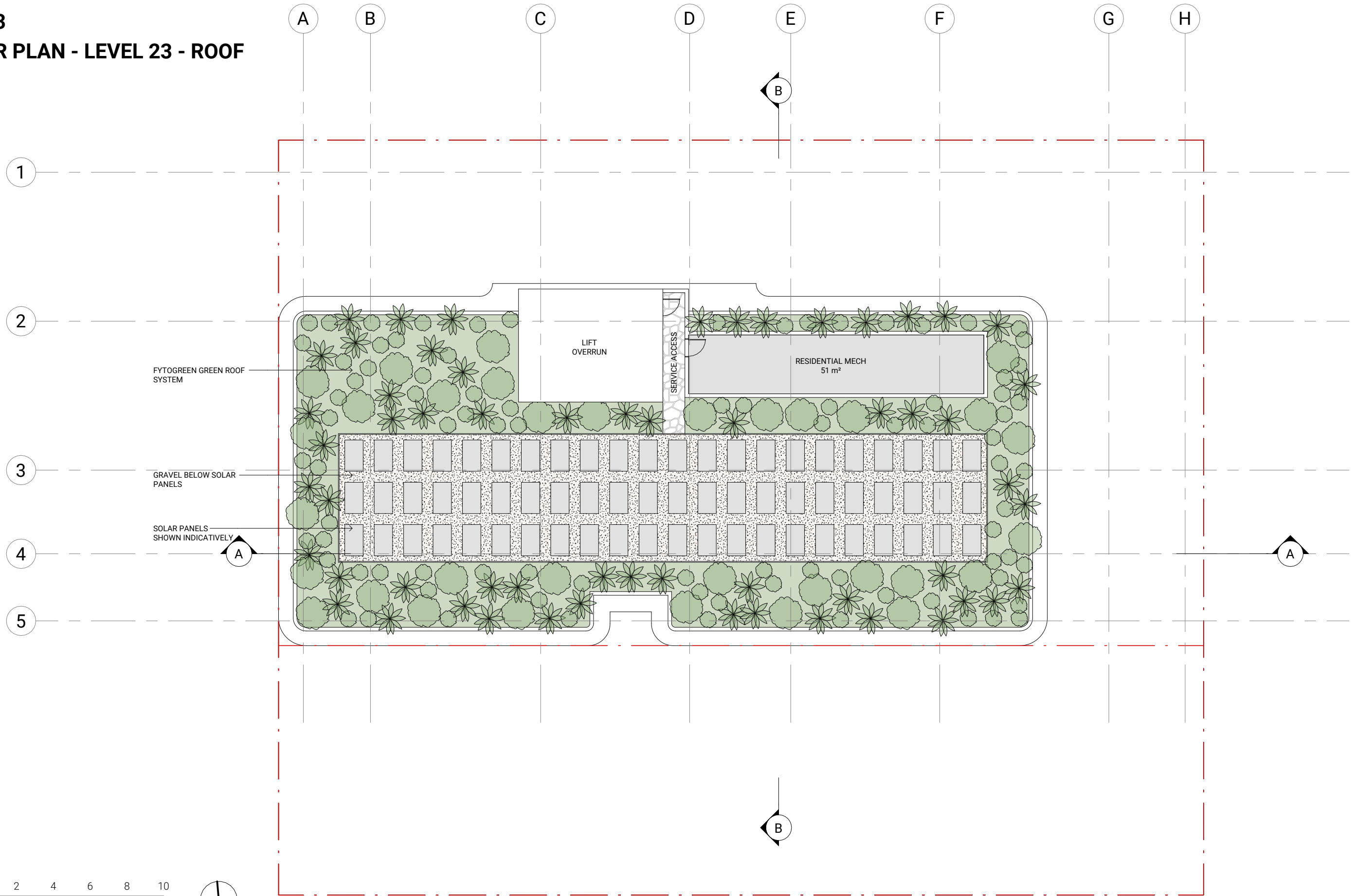
DA122
FLOOR PLAN - LEVEL 22 - PENTHOUSES UPPER



ISSUE 8
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

DA123
FLOOR PLAN - LEVEL 23 - ROOF



ISSUE 11
Date of Issue | 24.01.12

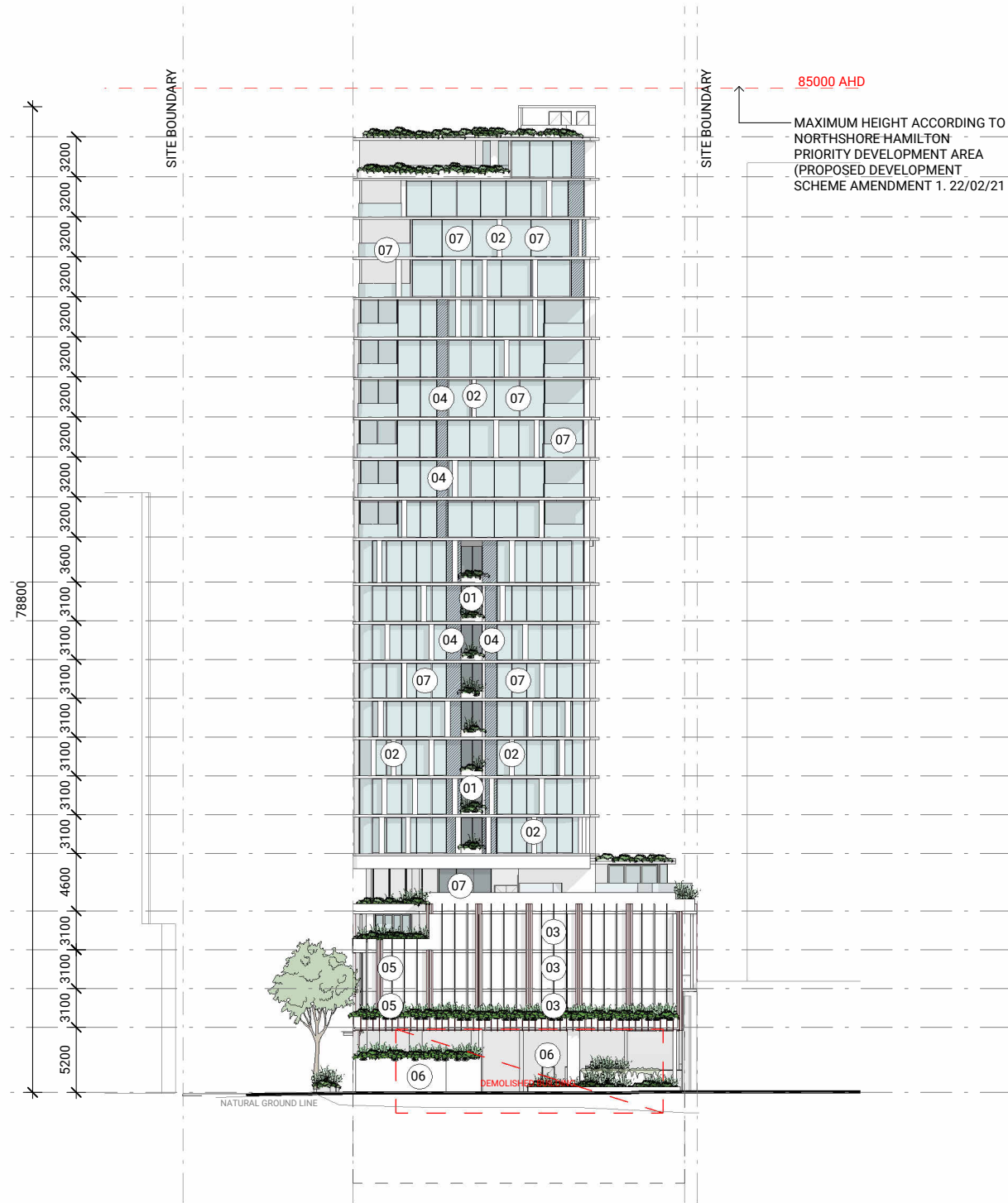
70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

DA201 ELEVATION - EAST

MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINIS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE

- ▼ ROOF
AHD ± 81000
- ▼ LEVEL 22 - PENTHOUSES UPPER
AHD ± 77800
- ▼ LEVEL 21 - PENTHOUSES LOWER
AHD ± 74600
- ▼ LEVEL 20 - SUB-PENTHOUSES
AHD ± 71400
- ▼ LEVEL 19 - SUB-PENTHOUSES
AHD ± 68200
- ▼ LEVEL 18 (TYP)
AHD ± 65000
- ▼ LEVEL 17 (TYP)
AHD ± 61800
- ▼ LEVEL 16 (TYP)
AHD ± 58600
- ▼ LEVEL 15 (TYP)
AHD ± 55400
- ▼ LEVEL 14 - RESIDENTIAL TYPICAL
AHD ± 52200
- ▼ LEVEL 13 - RESIDENTIAL
AHD ± 49000
- ▼ LEVEL 12 - HOTEL SUITES
AHD ± 45400
- ▼ LEVEL 11 (TYP)
AHD ± 42300
- ▼ LEVEL 10 (TYP)
AHD ± 39200
- ▼ LEVEL 09 (TYP)
AHD ± 36100
- ▼ LEVEL 08 (TYP)
AHD ± 33000
- ▼ LEVEL 07 (TYP)
AHD ± 29900
- ▼ LEVEL 06 (TYP)
AHD ± 26800
- ▼ LEVEL 05 - HOTEL TYPICAL
AHD ± 23700
- ▼ LEVEL 04 - RECREATION TERRACE
AHD ± 19100
- ▼ LEVEL 03 - PODIUM CARPARKING
AHD ± 16000
- ▼ LEVEL 02 - PODIUM CARPARKING
AHD ± 12900
- ▼ LEVEL 01 - PODIUM CARPARKING
AHD ± 9800
- ▼ GROUND LEVEL
AHD ± 4600



5 0 5 10 15 20 25
SCALE 1500 @ A3 SIZE m

ISSUE 3
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

MMM YYYY | DEVELOPMENT APPLICATION PRE-LOGGEMENT |

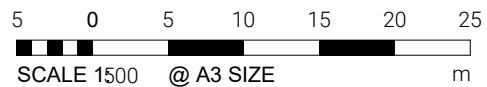
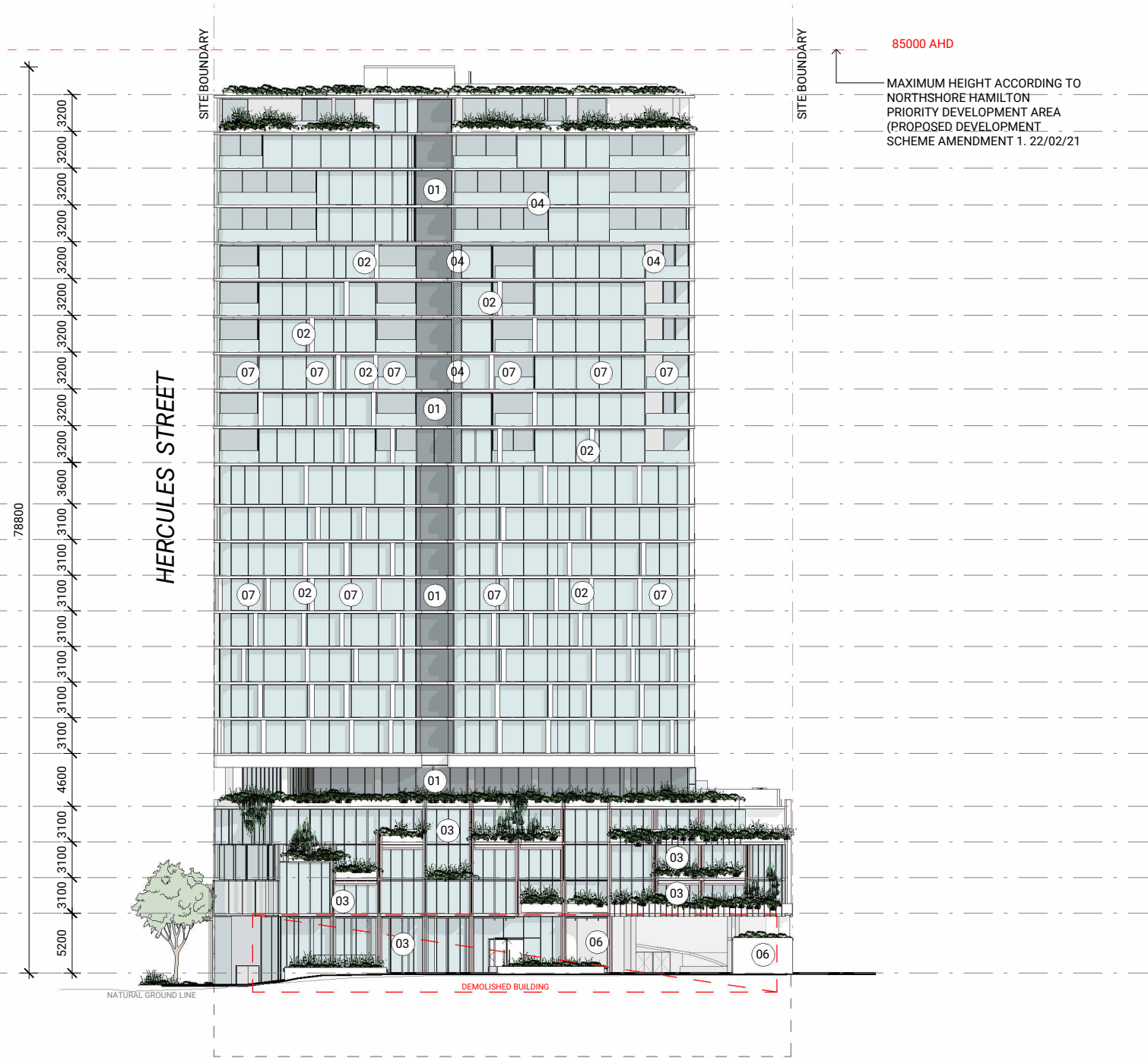
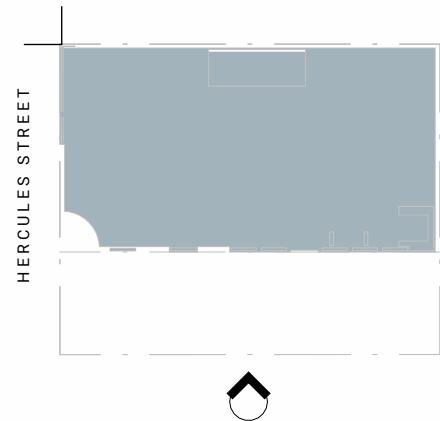
PLUS
ARCHITECTURE

DA202 ELEVATION - SOUTH

MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINIS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE

- ▼ ROOF
AHD ± 81000
- ▼ LEVEL 22 - PENTHOUSES UPPER
AHD ± 77800
- ▼ LEVEL 21 - PENTHOUSES LOWER
AHD ± 74600
- ▼ LEVEL 20 - SUB-PENTHOUSES
AHD ± 71400
- ▼ LEVEL 19 - SUB-PENTHOUSES
AHD ± 68200
- ▼ LEVEL 18 (TYP)
AHD ± 65000
- ▼ LEVEL 17 (TYP)
AHD ± 61800
- ▼ LEVEL 16 (TYP)
AHD ± 58600
- ▼ LEVEL 15 (TYP)
AHD ± 55400
- ▼ LEVEL 14 - RESIDENTIAL TYPICAL
AHD ± 52200
- ▼ LEVEL 13 - RESIDENTIAL
AHD ± 49000
- ▼ LEVEL 12 - HOTEL SUITES
AHD ± 45400
- ▼ LEVEL 11 (TYP)
AHD ± 42300
- ▼ LEVEL 10 (TYP)
AHD ± 39200
- ▼ LEVEL 09 (TYP)
AHD ± 36100
- ▼ LEVEL 08 (TYP)
AHD ± 33000
- ▼ LEVEL 07 (TYP)
AHD ± 29900
- ▼ LEVEL 06 (TYP)
AHD ± 26800
- ▼ LEVEL 05 - HOTEL TYPICAL
AHD ± 23700
- ▼ LEVEL 04 - RECREATION TERRACE
AHD ± 19100
- ▼ LEVEL 03 - PODIUM CARPARKING
AHD ± 16000
- ▼ LEVEL 02 - PODIUM CARPARKING
AHD ± 12900
- ▼ LEVEL 01 - PODIUM CARPARKING
AHD ± 9800
- ▼ GROUND LEVEL
AHD ± 4600



ISSUE 3
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

MMM YYYY | DEVELOPMENT APPLICATION PRE-LOGGEMENT |

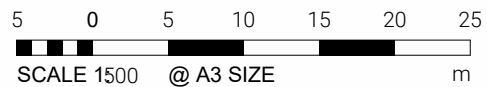
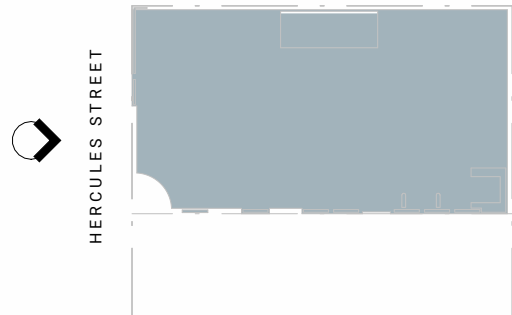
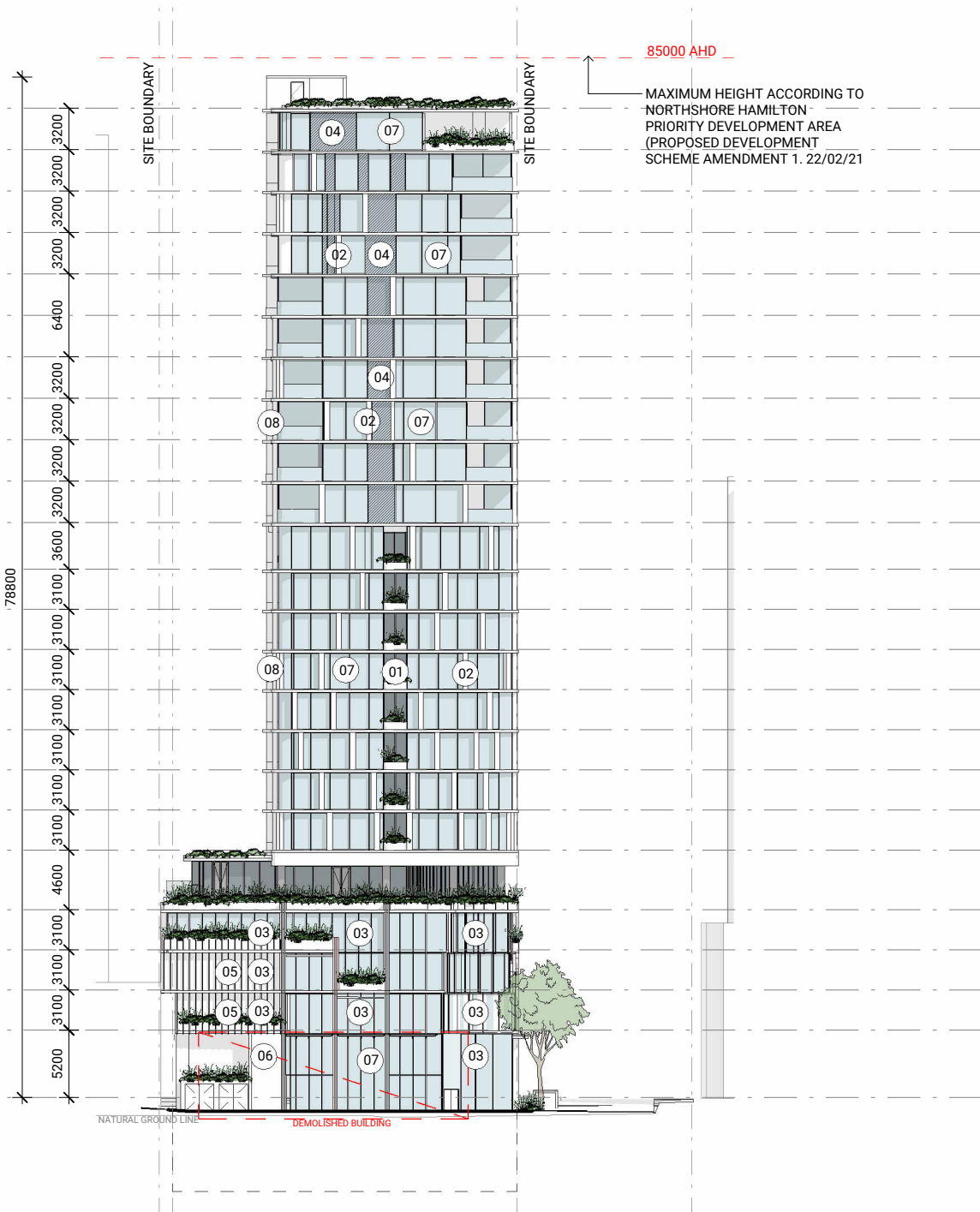
PLUS
ARCHITECTURE

DA203 ELEVATION - WEST

MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINIS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE

- ▼ ROOF
AHD ± 81000
- ▼ LEVEL 22 - PENTHOUSES UPPER
AHD ± 77800
- ▼ LEVEL 21 - PENTHOUSES LOWER
AHD ± 74600
- ▼ LEVEL 20 - SUB-PENTHOUSES
AHD ± 71400
- ▼ LEVEL 19 - SUB-PENTHOUSES
AHD ± 68200
- ▼ LEVEL 18 (TYP)
AHD ± 65000
- ▼ LEVEL 17 (TYP)
AHD ± 61800
- ▼ LEVEL 16 (TYP)
AHD ± 58600
- ▼ LEVEL 15 (TYP)
AHD ± 55400
- ▼ LEVEL 14 - RESIDENTIAL TYPICAL
AHD ± 52200
- ▼ LEVEL 13 - RESIDENTIAL
AHD ± 49000
- ▼ LEVEL 12 - HOTEL SUITES
AHD ± 45400
- ▼ LEVEL 11 (TYP)
AHD ± 42300
- ▼ LEVEL 10 (TYP)
AHD ± 39200
- ▼ LEVEL 09 (TYP)
AHD ± 36100
- ▼ LEVEL 08 (TYP)
AHD ± 33000
- ▼ LEVEL 07 (TYP)
AHD ± 29900
- ▼ LEVEL 06 (TYP)
AHD ± 26800
- ▼ LEVEL 05 - HOTEL TYPICAL
AHD ± 23700
- ▼ LEVEL 04 - RECREATION TERRACE
AHD ± 19100
- ▼ LEVEL 03 - PODIUM CARPARKING
AHD ± 16000
- ▼ LEVEL 02 - PODIUM CARPARKING
AHD ± 12900
- ▼ LEVEL 01 - PODIUM CARPARKING
AHD ± 9800
- ▼ GROUND LEVEL
AHD ± 4600



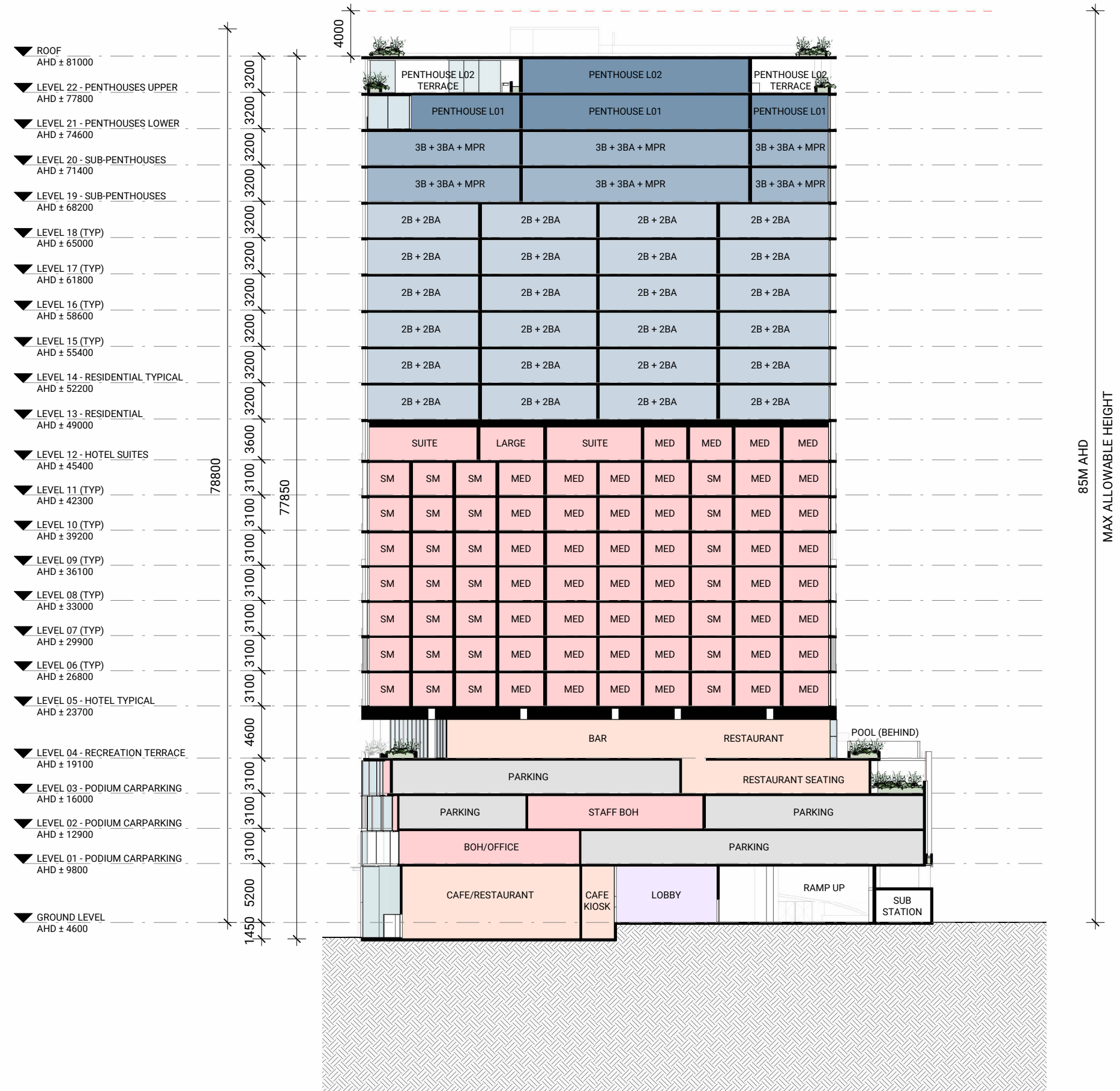
ISSUE 3
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

MMM YYYY | DEVELOPMENT APPLICATION PRE-LOGGEMENT |

PLUS
ARCHITECTURE

DA300 BUILDING SECTION A

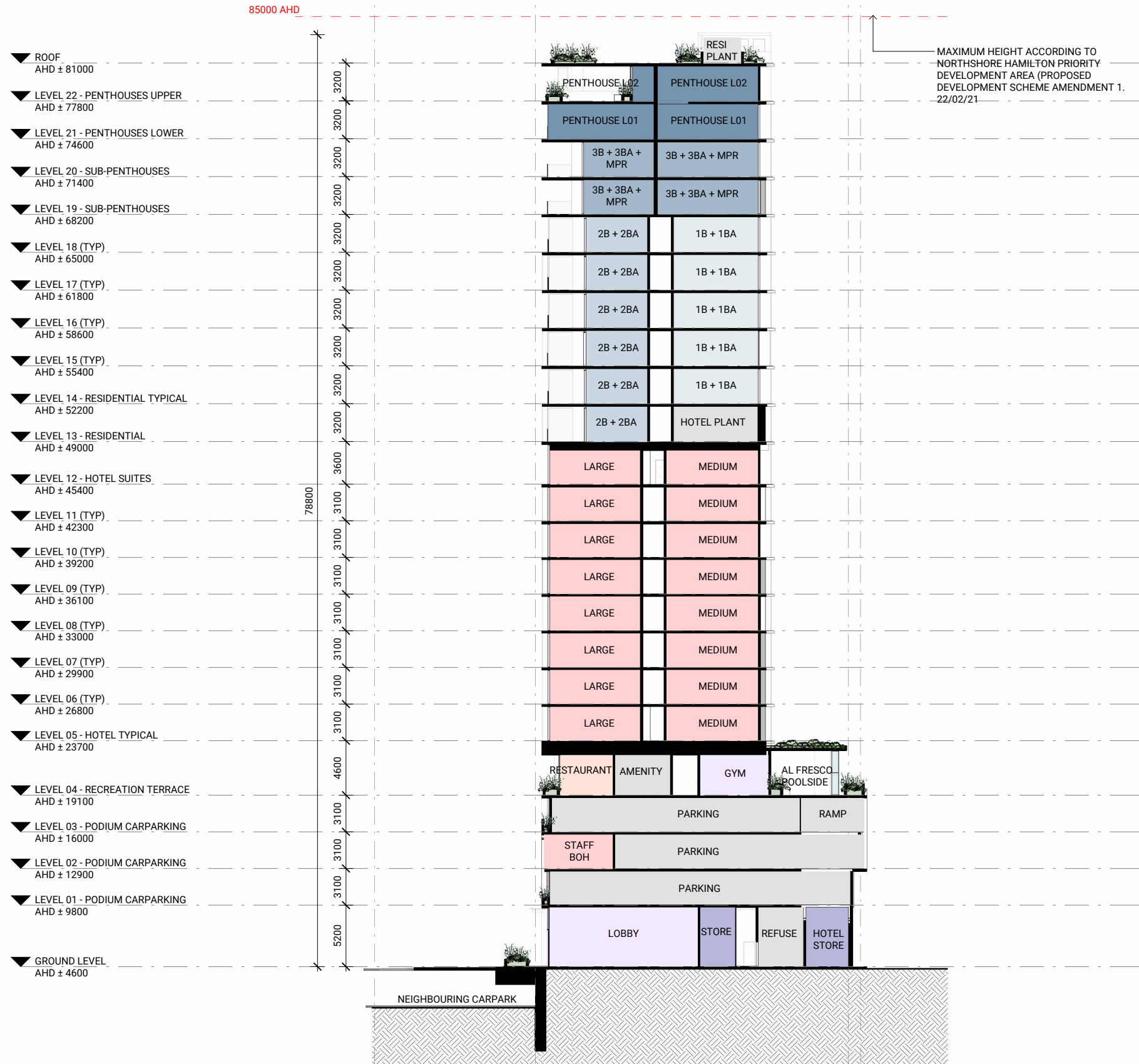
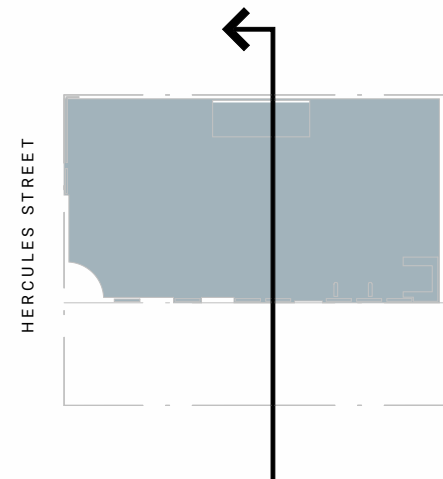


ISSUE 9
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

JANUARY 2024 | DEVELOPMENT APPLICATION | PLUS ARCHITECTURE

DA301 BUILDING SECTION B

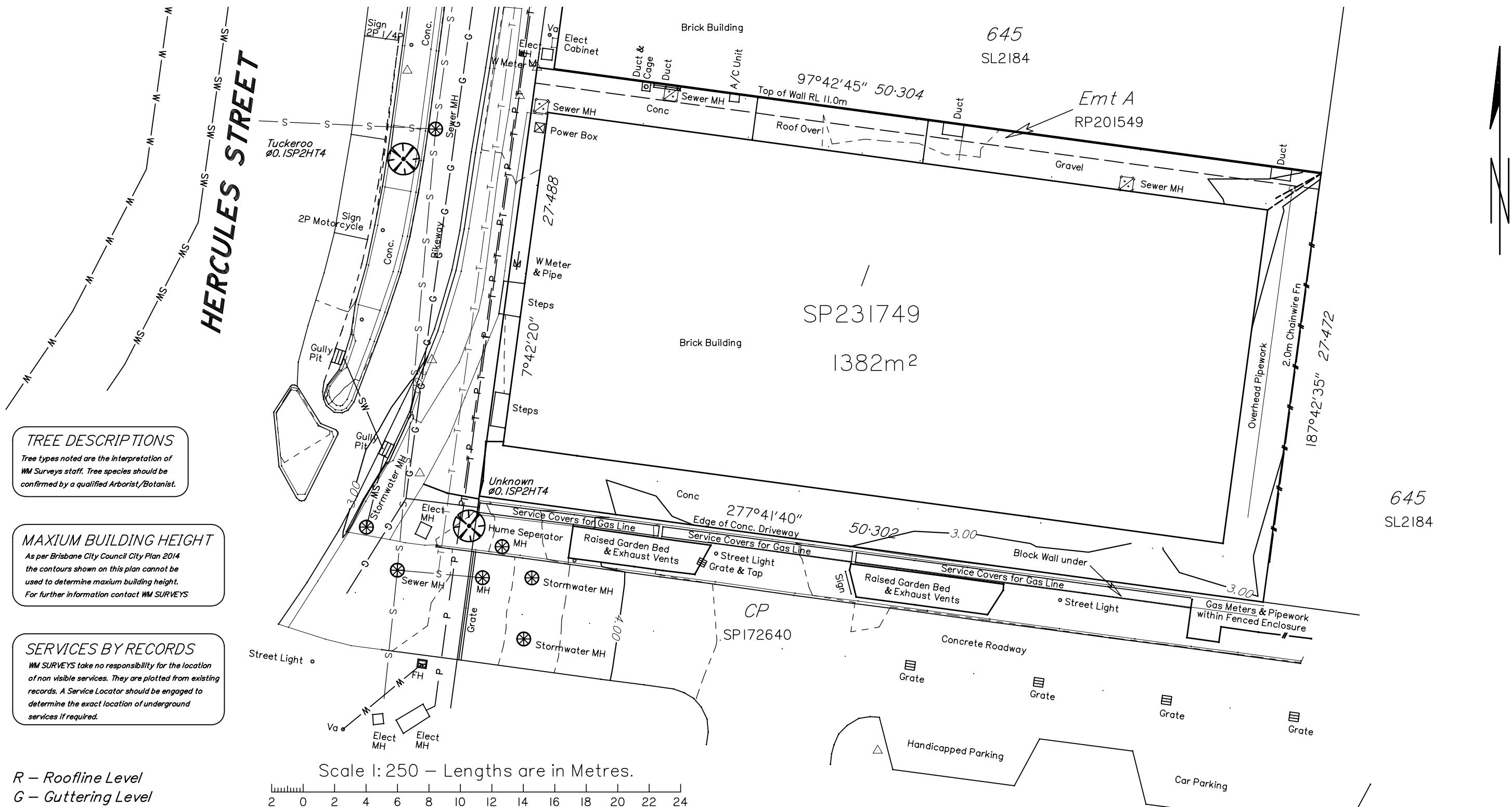


ISSUE 4
Date of Issue | 24.01.12

70526 | THE CULLEN | 5 HERCULES STREET, HAMILTON | BRISBANE

JANUARY 2024 | DEVELOPMENT APPLICATION | PLUS ARCHITECTURE

Appendix B - DETAILED SURVEY

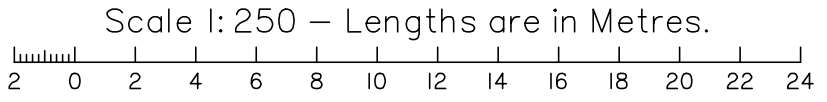


TREE DESCRIPTIONS
 Tree types noted are the interpretation of WM Surveys staff. Tree species should be confirmed by a qualified Arborist/Botanist.

MAXIMUM BUILDING HEIGHT
 As per Brisbane City Council City Plan 2014 the contours shown on this plan cannot be used to determine maximum building height. For further information contact WM SURVEYS

SERVICES BY RECORDS
 WM SURVEYS take no responsibility for the location of non visible services. They are plotted from existing records. A Service Locator should be engaged to determine the exact location of underground services if required.

R – Roofline Level
 G – Guttering Level



ALL SERVICES ARE BY RECORDS ONLY.

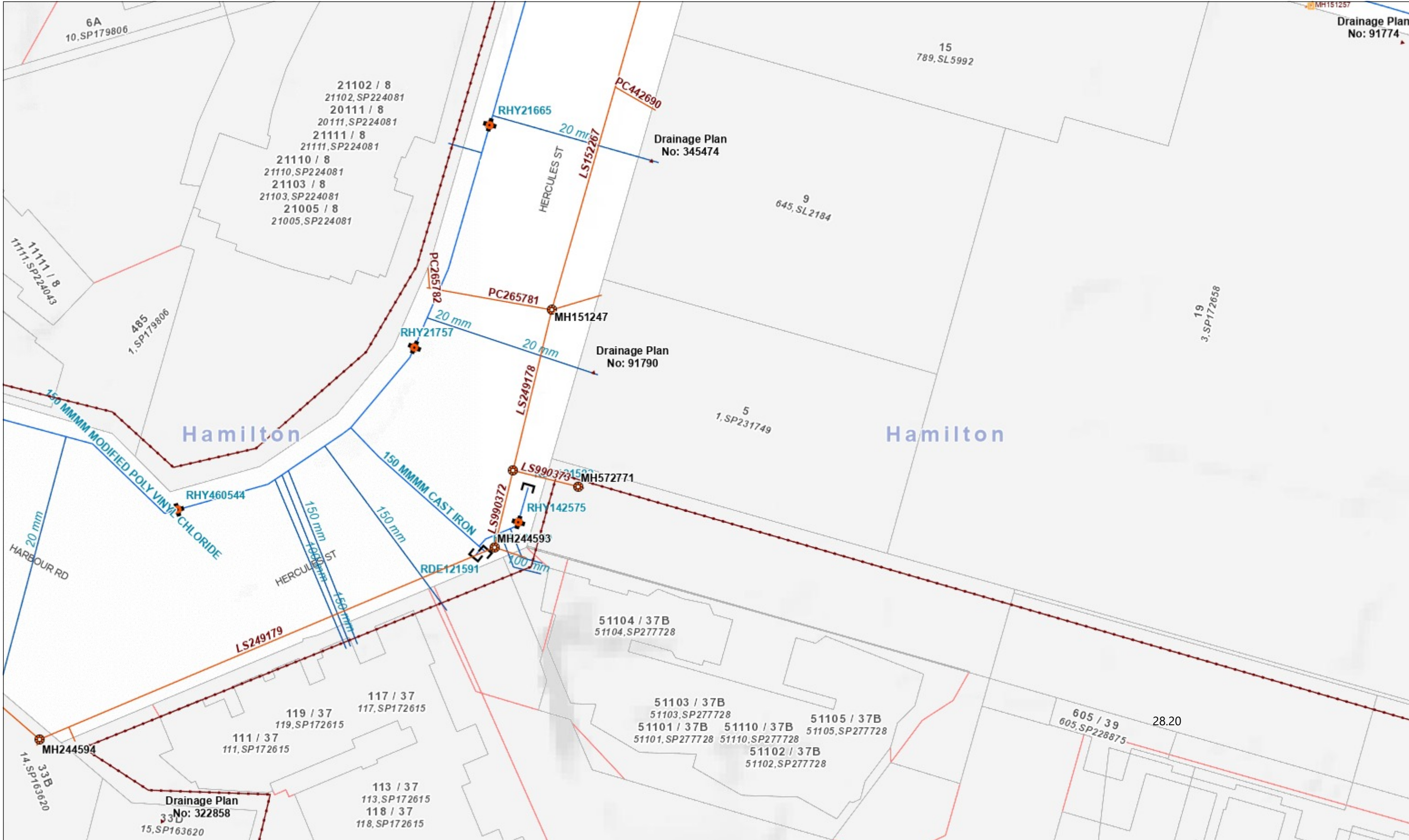
— P — P — POWER			
— T — T — U/G TELSTRA			
— G — G — U/G GAS			
— S — S — U/G SEWERAGE			
— W — W — U/G WATERMAIN			
— SW — SW — U/G STORMWATER			
A	ORIGINAL ISSUE	14/6/22	WM
ISSUE:	DESCRIPTION	DATE	SIGNED

NOTE:
 This plan has been prepared from a combination of field survey and existing records for the purpose of designing new constructions on the property, and should not be used for any other purpose. The property boundaries have not been marked at the time of survey and have been determined from a combination of field and plan measurements. Further survey work may need to be undertaken to determine the exact boundary position.
 All visible services and features have been located by field measurements. If unable to have been located, services have been plotted by records and noted accordingly. Prior to any construction or to determine exact location, the relevant Authority should be contacted for detailed locations. This note forms an integral part of this plan.

CONTOUR & DETAIL SURVEY	
Description	LAND at 5 HERCULES STREET HAMILTON LOT 1 on SP231749 Brisbane City Council
Datum	Datum for Levels AHD Levelled from PSM No.136690.....RL19.995m AHD

WM SURVEYS PTY LTD	
P.O.Box 7220 Brendale QLD. 4500 warwick@wmsurveys.com.au Ph 0419 685 538 Fax 07 3882 5168 ACN 133 397 065 ABN 91 133 397 065	
FILE REF	2790DT-A.DWG
ISSUE:	A
Date	14/06/2022
Ref.	2790DT
Scale in Metres	1: 250 at A3

Appendix C - BRISBANE CITY COUNCIL eBiMAP2



In consideration of Council, and the copyright owners listed above, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.

Print Date:
7/06/2022 - 9:34 PM

Projection:
Web Mercator Auxiliary Sphere

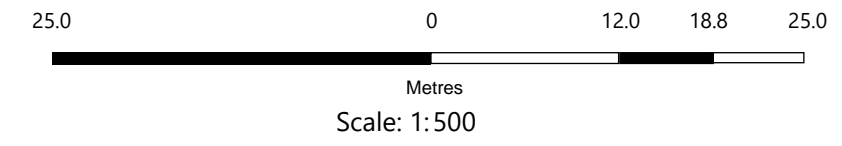
Notes:

Sewer and Water

© Brisbane City Council 2021 (unless stated below)
 Cadastre © 2021 Department of Natural Resources, Mines and Energy
 StreetPro © 2021 Precisely; © 2021 PSMA Australia Ltd
 Contours © 2009 AAMHatch



Dedicated to a better Brisbane



Legend

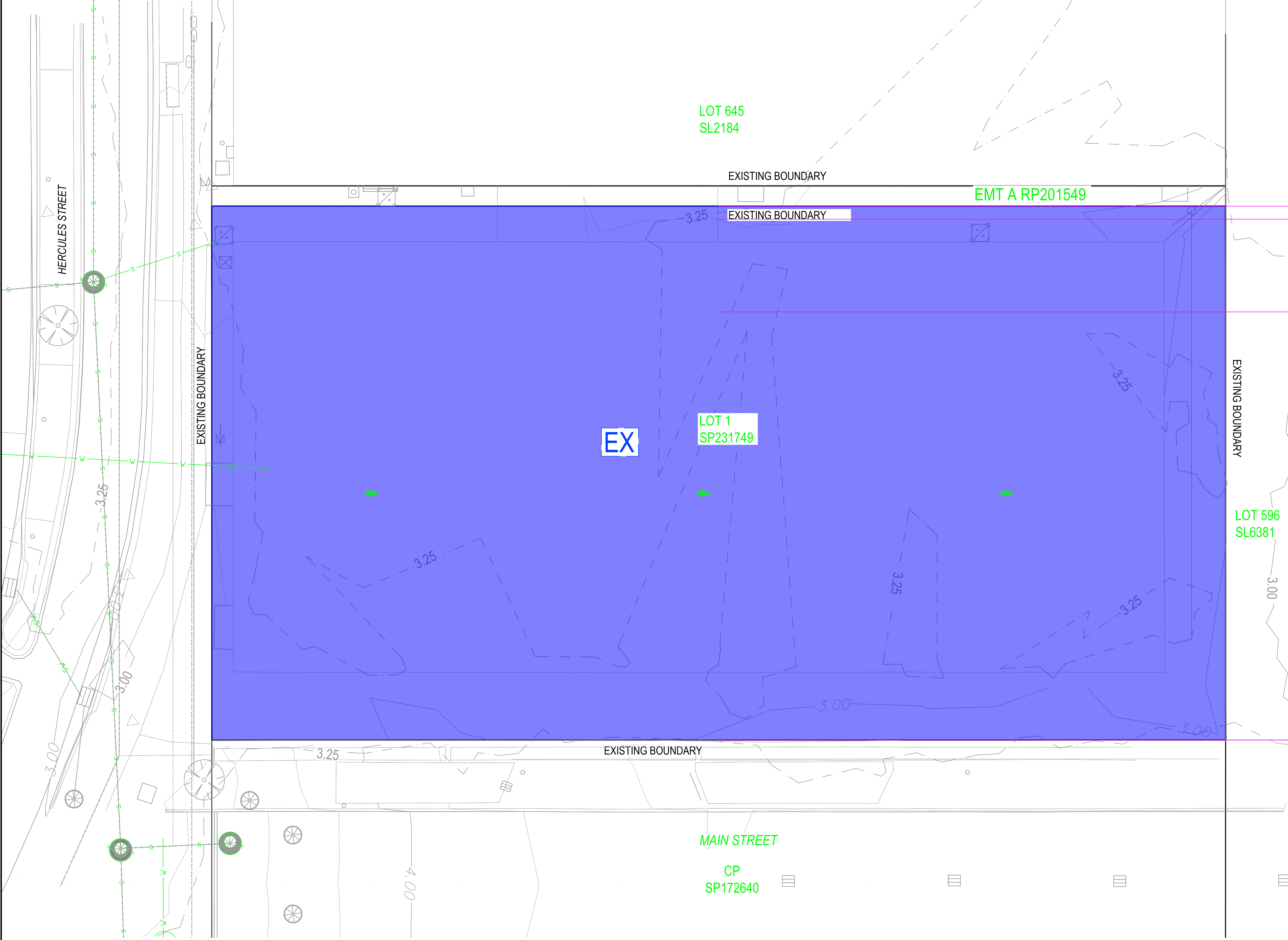
Sewer Chamber ● INLINE FLUSHING POINT ▲ RODDING JOINT ■ WYE ◆ INLET ■ PIPE BRIDGE	■ CHAMBER ▲ OUTLET ● PROPERTY CONNECTION BOUNDARY ■ TEE ▲ OUTLET ■ ANCHOR BLOCK ● MANHOLE ▲ Flume Pit	■ CHAMBER - OFFLINE ■ VACUUM LIFT ■ JUNCTION ▲ REDUCER ● <all other values> ■ HEAD WALL ● MANHOLE - OFFLINE	Sewer Fitting - Main Fittings Sewer Fitting - All Other Fittings ■ END CAP ■ GIBAULT JOINT	● END FLUSHING POINT # JOINT ■ BEND + CROSS ■ CONCRETE STOP
Sewer Manholes ■ End ■ SCOUR ■ VACCUM - OFFLINE ● BUTTERFLY	■ VACCUM, AS CONSTRUCTED ■ REFLUX - OFFLINE ■ SEWER DOOR - OFFLINE ■ TREATMENT PLANT, AS CONSTRUCTED ● WET WELL ■ PUMP STATION	— Sewer Manhole Stub ■ REFLUX Sewer System Valve - by Type ● GATE - OFFLINE ■ TREATMENT PLANT - OFFLINE ■ STORAGE FACILITY - OFFLINE ■ PUMP STATION - OFFLINE --- Model Link ... DISCHARGE — SYPHON - OFFLINE — MODEL LINK - OFFLINE — RISING MAIN — VACUUM MAIN - OFFLINE	Sewer Control Valve - by Type ■ AIR - OFFLINE ■ SEWER DOOR ● BUTTERFLY - OFFLINE Sewer Network Structure - All Features ● WET WELL - OFFLINE	⊠ Sewer Support Structure Boundary Sewer Manhole -All Other Types ■ AIR ■ SCOUR - OFFLINE ● GATE ● <all other values> ■ STORAGE FACILITY ■ ODOUR CONTROL - OFFLINE
Sewer Network Structure -Treatment ■ ODOUR CONTROL	Sewer Service — SYPHON --- MODEL LINK — OVERFLOW MAIN - OFFLINE — LOW PRESSURE MAIN — RISING MAIN - OFFLINE	Sewer Network Structure Boundary — Service — TRUNK MAIN — DISCHARGE - OFFLINE — <all other values> — VACUUM MAIN	Sewer Network Structure Boundary — Service — TRUNK MAIN — DISCHARGE - OFFLINE — <all other values> — VACUUM MAIN	● Sewer Vertical Gravity Main — <all other values> — RETICULATION MAIN — TRUNK MAIN - OFFLINE
Sewer Pump Station ● Sewer Vertical Pressure Main Sewer Gravity Main - by Type — OVERFLOW MAIN — RETICULATION MAIN - OFFLINE --- MODEL LINK — LOW PRESSURE MAIN - OFFLINE	Water Device - All Other Assets ■ PRESSURE GAUGE - OFFLINE ▲ PIGGING POINT ■ TAPPING BAND ◆ RESERVOIR INLET ● <all other values> ■ HEADWALL ● PILLAR HYDRANT ● SERVICE VALVE, OPEN ■ QUU - NON POT ■ PRIV - OFFLINE ■ PRIVATE	Sewer Drainage Plan Extension ● FLOW METER - OFFLINE ■ BEND ● GIBAULT JOINT ■ TEE ■ SAMPLING STATION ■ CONCRETE STOP	Sewer Drainage Plan ■ PRESSURE GAUGE ■ <all other values> + CROSS ▲ REDUCER ■ SCOUR OUTLET ■ ANCHOR BLOCK ■ <all other values> ● QUU ■ PRIVATE - NON POT	Sewer Pressure Main - by Type — MODEL LINK - OFFLINE Sewer Drainage Plan Joiner ● LEVEL SENSOR Water Fitting # JOINT ■ WYE ■ CHEMICAL INJECTION POINT ■ PIPE BRIDGE
Water Hydrant ● Service Valve, CLOSED ■ PRIVATE ■ SEQ - OFFLINE ■ SEQWATER ■ PS <all other values> ■ LIFT PUMP	Water Structures ■ PIER ■ INGROUND HYDRANT Water Network Structure - Reservoir ■ SEQ - NON POT Water Network Structure Boundary ■ QUU - OFFLINE Water Pumps ■ BORE PUMP - OFFLINE — Raw Water Main — SERVICE	Water Pump Stations ■ SEQWATER - OFFLINE ● BOOSTER PUMP ■ LIFT PUMP - OFFLINE — Reticulation Main — MODEL LINK	Water Pump Stations ■ SEQWATER - OFFLINE ● BOOSTER PUMP ■ LIFT PUMP - OFFLINE — Reticulation Main — MODEL LINK	⊠ Water Chamber Water Service Valve ● SEQWATER ■ QUU - OFFLINE ■ QUU ■ PRIVATE - OFFLINE ■ BORE PUMP ● Water Vertical Pressure Main — Trunk Main — COMMON SERVICE
Water Pressure Main - by Type — Scour Main	Water Sampling Point ● BOOSTER PUMP - OFFLINE --- Water - Model Link Water Service --- Water - Model Link Sealed Plan	Water Network Structure Boundary ■ QUU - OFFLINE Water Pumps ■ BORE PUMP - OFFLINE — Raw Water Main — SERVICE	Water Network Structure Boundary ■ QUU - OFFLINE Water Pumps ■ BORE PUMP - OFFLINE — Raw Water Main — SERVICE	
□ Property Holding	□ Sealed Plan	□ Parcel	□ Parcel - Outside Brisbane	

Appendix D - CONCEPT DESIGN PLANS

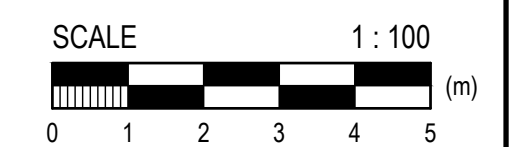
STORMWATER CATCHMENT TABLE							
CATCHMENT NAME	CATCHMENT AREA (m ²)	MINOR COEFFICIENT (ARI 10 YEAR)	MAJOR COEFFICIENT (ARI 100 YEAR)	IMPERVIOUS CATCHMENT AREA (m ²)	PERVIOUS CATCHMENT AREA (m ²)	IMPERVIOUS AREA (%)	PERVIOUS AREA (%)
EX	1382	0.900	1.000	1382	-	100	-

LEGEND

- CATCHMENT BOUNDARY
- OVERLAND FLOW DIRECTION
- IMPERVIOUS AREA
- PERVIOUS AREA
- CATCHMENT LABEL
- CONTOUR MINOR
- CONTOUR MAJOR
- EXISTING SEWER
- EXISTING WATER
- EXISTING SEWER MANHOLE
- EXISTING STORMWATER
- EXISTING GULLY PIT (K18155876)



INFORMATION ONLY



NAXOS ENGINEERS
 T 1300 598 544
 E info@naxosengineers.com.au
 Level 1, Suite B
 557 Gregory Terrace, Fortitude Valley, Qld 4006
 PO Box 224, Spring Hill QLD 4004
 NAXOSENGINEERS.COM.AU

AMENDMENTS			
No.	DATE	DESCRIPTION	DRAWN
A	07.07.2022	PRELIMINARY ISSUE	SD
B	29.07.2022	ARCHITECTURAL UPDATE	SD
C	15.11.2023	ARCHITECTURAL UPDATE	JB

Associated Consultant:
PLUS ARCHITECTURE

Approved:	Drawn:	Design:
RPEQ:	Checked:	Supervisor:

DISCLAIMER NOTE:
 THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN.
 THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LISTED AS THE 'CLIENT' ON THIS PLAN.
 NAXOS ENGINEERS PTY. LTD. ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER SO ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE. ALL COPIES OF THIS PLAN MUST INCLUDE THIS DISCLAIMER.

STORMWATER CATCHMENT PRE-DEVELOPMENT

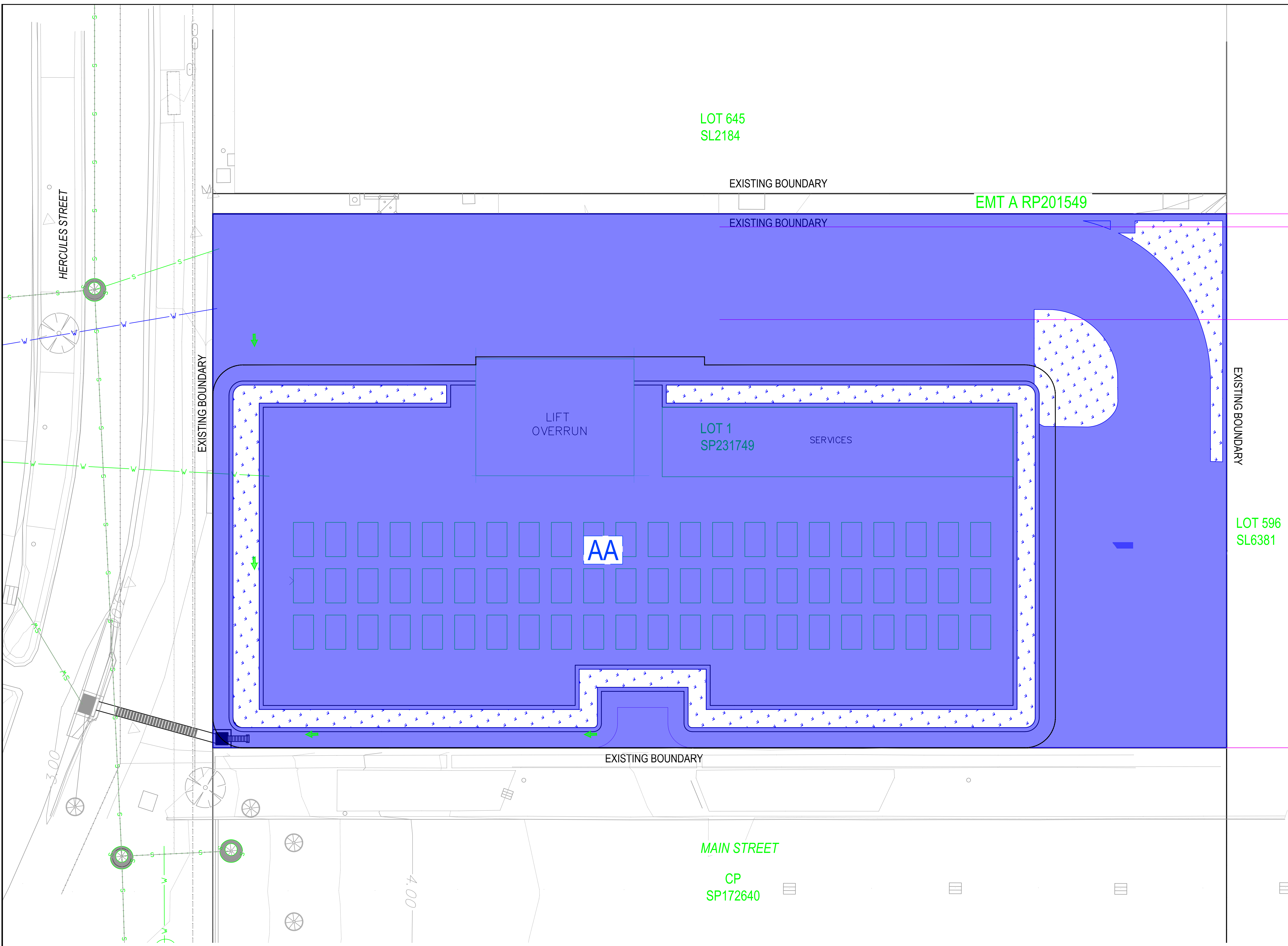
North: Size of Land: 0.1333 Client: LIMITLESS RESIDENTIAL NO.9 PTY LTD Job No. C20-272 Revision: C

Scale: Project: PROPOSED UNIT (100) DEVELOPMENT AT 5 HERCULES STREET, HAMILTON Drawing No. SK001

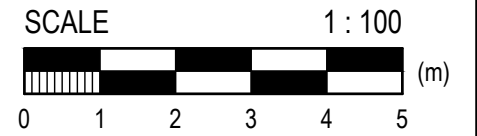
STORMWATER CATCHMENT TABLE							
CATCHMENT NAME	CATCHMENT AREA (m ²)	MINOR COEFFICIENT (ARI 10 YEAR)	MAJOR COEFFICIENT (ARI 100 YEAR)	IMPERVIOUS CATCHMENT AREA (m ²)	PERVIOUS CATCHMENT AREA (m ²)	IMPERVIOUS AREA (%)	PERVIOUS AREA (%)
AA	1382	0.890	1.000	1244	138	90	10

LEGEND

- CATCHMENT BOUNDARY
- OVERLAND FLOW DIRECTION
- IMPERVIOUS AREA
- PERVIOUS AREA
- CATCHMENT LABEL
- CONTOUR MINOR
- CONTOUR MAJOR
- EXISTING SEWER
- EXISTING WATER
- SEWER MANHOLE
- EXISTING GULLY PIT (K18155876)
- PROPOSED STORMWATER PIPE
- PROPOSED FIELD INLET
- PROPOSED WATER



INFORMATION ONLY



NAXOS ENGINEERS
 T 1300 598 544
 E info@naxosengineers.com.au
 Level 1, Suite B
 557 Gregory Terrace, Fortitude Valley, Qld 4006
 PO Box 224, Spring Hill QLD 4004
 NAXOSENGINEERS.COM.AU

AMENDMENTS			
No.	DATE	DESCRIPTION	DRAWN
A	07.07.2022	PRELIMINARY ISSUE	SD
B	29.07.2022	ARCHITECTURAL UPDATE	SD
C	15.11.2023	ARCHITECTURAL UPDATE	JB

Associated Consultant:
PLUS ARCHITECTURE

Approved:	Drawn:	Design:
RPEQ:	Checked:	Supervisor:

DISCLAIMER NOTE:
 THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN.
 THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LISTED AS THE 'CLIENT' ON THIS PLAN.
 NAXOS ENGINEERS PTY LTD ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER SO ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE. ALL COPIES OF THIS PLAN MUST INCLUDE THIS DISCLAIMER.

IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER:
 WHILE EVERY CARE IS TAKEN BY NAXOS ENGINEERS PTY LTD TO ENSURE THE ACCURACY OF THE DATA SUPPLIED BY LOCAL AUTHORITIES, DIGI BEFORE YOU DIG (DEYD) RECORDS, AS CONSTRUCTED INFORMATION AND DETAILED SURVEY, WE MAKE NO REPRESENTATIONS OR WARRANTIES ABOUT ITS ACCURACY, RELIABILITY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE AND DISCLAIM ALL RESPONSIBILITY AND ALL LIABILITY (INCLUDING WITHOUT LIMITATION, LIABILITY IN NEGLIGENCE) FOR ALL EXPENSES, LOSSES, DAMAGES (INCLUDING INDIRECT OR CONSEQUENTIAL DAMAGE) AND COSTS WHICH MAY BE INCURRED AS A RESULT OF DATA BEING INACCURATE OR INCOMPLETE IN ANY WAY AND FOR ANY REASON.

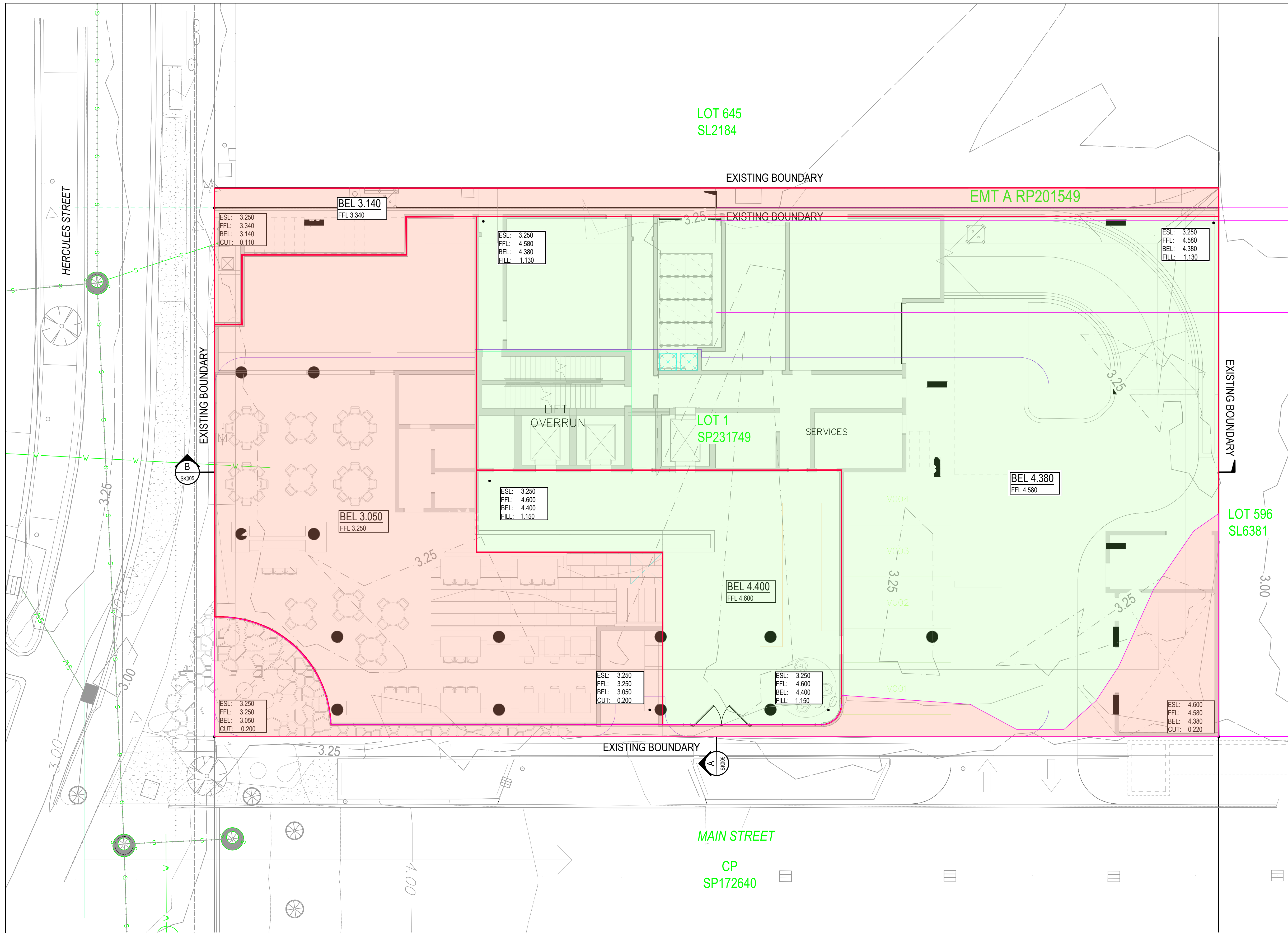
STORMWATER CATCHMENT POST-DEVELOPMENT

North:

Size of Land: 0.1333
 Client: LIMITLESS RESIDENTIAL NO.9 PTY LTD
 Scale:

Project: PROPOSED UNIT (100) DEVELOPMENT AT 5 HERCULES STREET, HAMILTON

Job No: C20-272
 Revision: C
 Drawing No: SK002



SERVICES LEGEND		
EXISTING	PROPOSED	ITEM DESCRIPTION
		WATER RETICULATION MAIN - POTABLE
		WATER METER (SMALL / LARGE)
		WATER SERVICE ABANDONED
		GRAVITY MAIN
		SEWER MAIN ABANDONED
		SEWER PROPERTY CONNECTION
		SEWER MANHOLE STRUCTURE (MH)
		SEWER MAINTENANCE STRUCTURE
		STORMWATER FIELD INLET WITH GRATE OPTION 1
		STORMWATER FIELD INLET WITH GRATE OPTION 2
		STORMWATER MANHOLE STRUCTURE (MH)
		STORMWATER AS PER COUNCIL STANDARDS
		KERB AND CHANNEL
		CROWN OF ROAD
		CONTOUR MAJOR
		CONTOUR MINOR
		TELSTRA
		GAS
		TREE
		PROPERTY BOUNDARY
		STORMWATER
		DRIVEWAY
		PROPOSED BATTER (TOP)
		PROPOSED BATTER (TOE)
		EXISTING BATTER (TOP)
		EXISTING BATTER (TOE)
		EARTHWORKS CONTOUR (MAJOR)
		EARTHWORKS CONTOUR (MINOR)
		EARTHWORKS CUT / FILL LINE
		EARTHWORKS (CUT)
		EARTHWORKS (FILL)
		UNCONTROLLED FILL
		PROPOSED SPOT LEVEL
		EXISTING SPOT LEVEL
		PROPOSED PAD LEVEL
		PROPOSED RETAINING WALL HEIGHTS
		PROPOSED CONCRETE BLOCK RETAINING WALL
		EXISTING CONCRETE BLOCK RETAINING WALL
		PROPOSED CONCRETE SLEEPER RETAINING WALL
		EXISTING CONCRETE SLEEPER RETAINING WALL
		ESTIMATE PAD OUTLINE
		BULK EARTHWORKS LEVEL
		FINISHED FLOOR LEVEL
		EXISTING SURFACE LEVEL
		TRANSITION DIRECTION
		BRISBANE CITY COUNCIL (BCC) LAND
		OVERLAND FLOW EXTENTS

NOTES:
1. THIS IS A GENERIC LEGEND. NOT ALL ITEMS WITHIN THIS LEGEND MAY BE PRESENT ON THIS PLAN AND THE SCALE OF THE ITEMS MAY BE DIFFERENT TO THE ITEMS PRESENTED ON THIS PLAN.

RL 175 SLAB
PL 25 SAND

INFORMATION ONLY SCALE 1:100 (m)

NAXOS ENGINEERS
T 1300 598 544
E info@naxosengineers.com.au
Level 1, Suite B
557 Gregory Terrace, Fortitude Valley, Qld 4004
NAXOSENGINEERS.COM.AU

AMENDMENTS			
No.	DATE	DESCRIPTION	DRAWN
A	07.07.2022	PRELIMINARY ISSUE	SD
B	29.07.2022	ARCHITECTURAL UPDATE	SD
C	15.11.2023	ARCHITECTURAL UPDATE	JB

Associated Consultant:
PLUS ARCHITECTURE

Approved: _____
RPEQ Date: _____

DISCLAIMER NOTE:
THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN.
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LISTED AS THE 'CLIENT' ON THIS PLAN.
NAXOS ENGINEERS PTY LTD ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER SO ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE. ALL COPIES OF THIS PLAN MUST INCLUDE THIS DISCLAIMER.

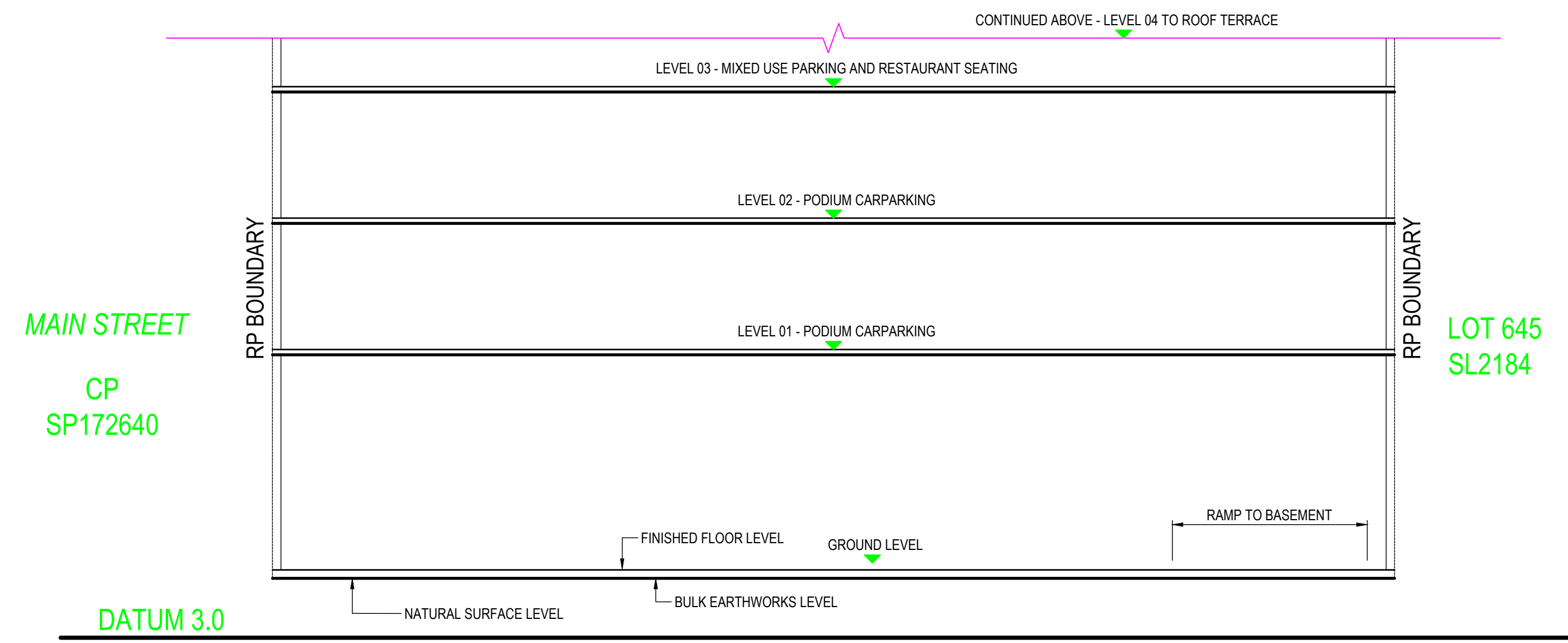
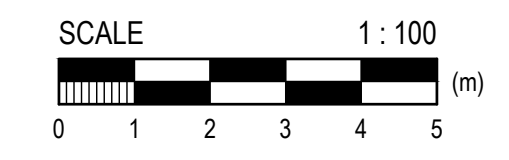
IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER:
WHILE EVERY CARE IS TAKEN BY NAXOS ENGINEERS PTY LTD TO ENSURE THE ACCURACY OF THE DATA SUPPLIED BY LOCAL AUTHORITIES, DIAL BEFORE YOU DIG (DBYD) RECORDS, AS CONSTRUCTED INFORMATION AND DETAILED SURVEY. WE MAKE NO REPRESENTATIONS OR WARRANTIES ABOUT ITS ACCURACY, RELIABILITY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE AND DISCLAIM ALL RESPONSIBILITY AND ALL LIABILITY (INCLUDING WITHOUT LIMITATION, LIABILITY IN NEGLIGENCE) FOR ALL EXPENSES, LOSSES, DAMAGES (INCLUDING INDIRECT OR CONSEQUENTIAL DAMAGES) AND COSTS WHICH MAY BE INCURRED AS A RESULT OF DATA BEING INACCURATE OR INCOMPLETE IN ANY WAY AND FOR ANY REASON.

North:
Size of Land: 0.1333
Scale: _____
Project: _____

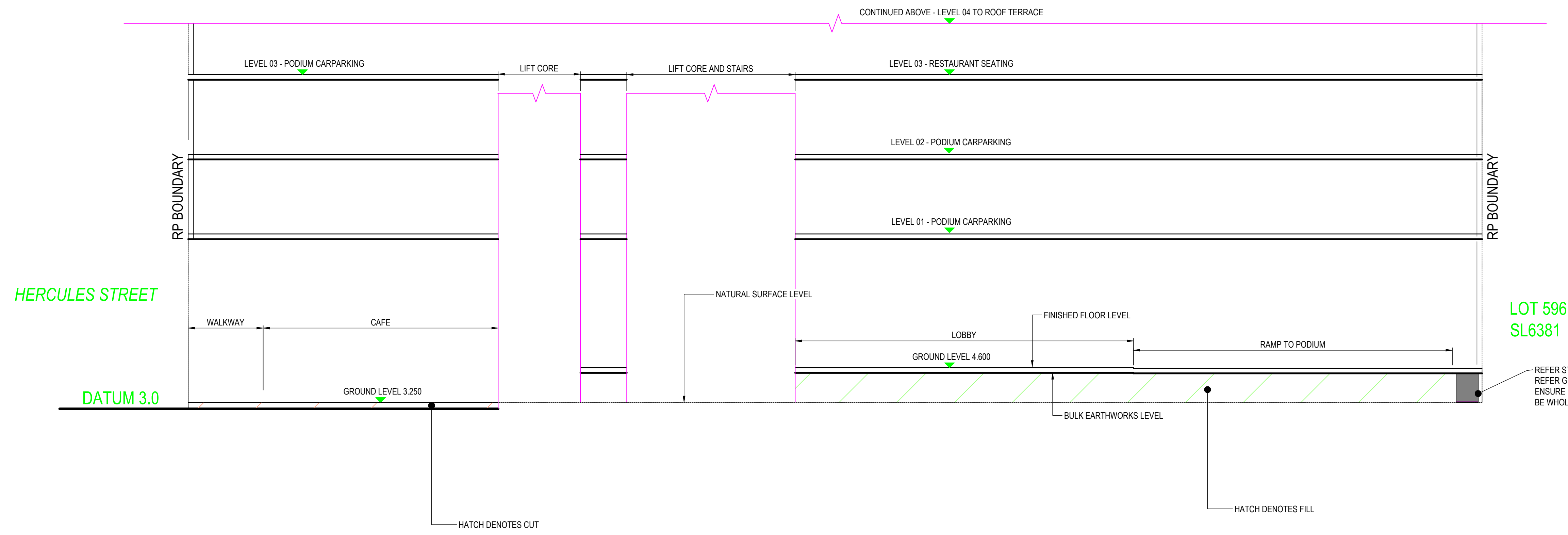
CONCEPT BULK EARTHWORKS PLAN

LIMITLESS RESIDENTIAL NO.9 PTY LTD
PROPOSED UNIT (100) DEVELOPMENT AT 5
HERCULES STREET, HAMILTON

Job No. C20-272
Revision: C
Drawing No. SK004



SECTION 1
SCALE 1:100
SK005



SECTION 2
SCALE 1:100
SK005

REFER STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
REFER GEOTECHNICAL REPORT.
ENSURE RETAINING WALL INCLUDING SUBSOIL DRAINS AND FOOTINGS TO BE WHOLLY WITHIN DEVELOPMENT SITE

NAXOS ENGINEERS
T 1300 598 544
E info@naxosengineers.com.au
Level 1, Suite B
557 Gregory Terrace, Fortitude Valley, Qld 4006
PO Box 224, Spring Hill QLD 4004
NAXOSENGINEERS.COM.AU

AMENDMENTS			
No.	DATE	DESCRIPTION	DRAWN
A	07.07.2022	PRELIMINARY ISSUE	SD
B	29.07.2022	ARCHITECTURAL UPDATE	SD
	15.11.2023	ARCHITECTURAL UPDATE	JB

Associated Consultant:
PLUS ARCHITECTURE

Approved:	Drawn:	Design:
RPEQ:	Checked:	Supervisor:
Date:		

DISCLAIMER NOTE:
THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN.
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LISTED AS THE 'CLIENT' ON THIS PLAN.
NAXOS ENGINEERS PTY. LTD. ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER SO ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE. ALL COPIES OF THIS PLAN MUST INCLUDE THIS DISCLAIMER.

IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER:
WHILE EVERY CARE IS TAKEN BY NAXOS ENGINEERS PTY LTD TO ENSURE THE ACCURACY OF THE DATA SUPPLIED BY LOCAL AUTHORITIES, DIAL BEFORE YOU DIG (DBYD) RECORDS, AS CONSTRUCTED INFORMATION AND DETAILED SURVEY, WE MAKE NO REPRESENTATIONS OR WARRANTIES ABOUT ITS ACCURACY, RELIABILITY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE AND DISCLAIM ALL RESPONSIBILITY AND ALL LIABILITY (INCLUDING WITHOUT LIMITATION, LIABILITY IN NEGLIGENCE) FOR ALL EXPENSES, LOSSES, DAMAGES (INCLUDING INDIRECT OR CONSEQUENTIAL DAMAGES) AND COSTS WHICH MAY BE INCURRED AS A RESULT OF DATA BEING INACCURATE OR INCOMPLETE IN ANY WAY AND FOR ANY REASON.

		Size of Land: 0.1333	Client: LIMITLESS RESIDENTIAL NO.9 PTY LTD	Job No. C20-272	Revision: C
Scale: Orig. Dwg. Size A1	Project: PROPOSED UNIT (100) DEVELOPMENT AT 5 HERCULES STREET, HAMILTON			Drawing No. SK005	

CONCEPT BULK EARTHWORKS SECTIONS SHEET 1

Appendix E - EROSION HAZARD ASSESSMENT



Erosion Hazard Assessment - June 2014

Brisbane City Council (BCC), *Erosion Hazard Assessment* form must be read in conjunction with the *Erosion Hazard Assessment- Supporting Technical Notes* (June 2014 or later version) for explanatory terms and Certification information.

What is an Erosion Hazard Assessment?

Soil erosion and sediment from urban development, particularly during construction activities, is a significant source of sediment pollution in Brisbane's waterways. The Erosion Hazard Assessment determines whether the risk of soil erosion and sediment pollution to the environment is 'low', 'medium' or 'high'.

When is the EHA required?

An *Erosion Hazard Assessment* form must be completed and lodged with BCC for any Development Application (ie MCU or ROL) that will result in soil disturbance OR Operational Works or Compliance Assessment Application for 'Filling' or Excavation.

Failure to submit this form during lodgement of an application may result in assessment delays or refusal of the application.

Privacy Statement

The personal information collected on this form will be used by Brisbane City Council for the purposes of fulfilling your request and undertaking associated Council functions and services. Your personal information will not be disclosed to any third party without your consent, unless this is required or permitted by law.

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

2 Based on the erosion hazard assessment overleaf, is the site:

A 'low' risk site

Best practice erosion and sediment control (ESC) must be implemented but no erosion and sediment control plans need to be submitted with the development application. Factsheets outlining best practice ESC can be found at <http://www.waterbydesign.com.au/factsheets>

A 'medium' risk site

If the development is approved, the applicant will need to engage a Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) to prepare an ESC Program and Plan and supporting documentation — in accordance with the requirements of the Infrastructure Design Planning Scheme Policy.

A 'high' risk site

If the development is approved, the applicant will need to engage a RPEQ and CPESC to prepare an ESC Program and Plan and supporting documentation — in accordance with the requirements of the Infrastructure Design Planning Scheme Policy. The plans and program will need to be certified by a CPESC.

3 Site Information and Certification

Application number (if known)

Site address

5 HERCULES STREET
HAMILTON, QLD
Postcode 4007

I certify that:

- I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager.
- I am a person with suitable qualifications and/or experience in erosion and sediment control.
- The Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Infrastructure Design Planning Scheme Policy.
- The Erosion Hazard Assessment accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.
- I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by Print name

GREGG TYQUIN

Certifier's signature

G. Tyquin

Date

9 / 06 / 2022

Table 1: Low Risk Test

		Yes	No
1.1	is the area of land disturbance > 1000 m ²	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.2	does any land disturbance occur in a BCC mapped waterway corridor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 5%	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.4	does any land disturbance occur below 5 m AHD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.5	does development involve endorsement of a staging plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.6	is there an upstream catchment passing through the site > 1 hectare	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Have you answered 'yes' to any of the questions in Table 1?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If 'No' then site is low risk with respect to erosion and sediment control

If 'Yes' then proceed to Table 2

Table 2: Medium Risk Test

		Yes	No
2.1	is the area of land disturbance > 1 hectare	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If 'No' then site is medium risk with respect to erosion and sediment control

If 'Yes' then proceed to Table 3

Table 3: High Risk Test

3.1	is there an upstream catchment passing through the site > 1 hectare	<input type="checkbox"/>	<input type="checkbox"/>
3.2	does any land disturbance occurs in a BCC mapped waterway corridor	<input type="checkbox"/>	<input type="checkbox"/>
3.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 15%	<input type="checkbox"/>	<input type="checkbox"/>

Have you answered 'yes' to any of the questions in Table 3?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

If 'No' then site is medium risk with respect to erosion and sediment control

If 'Yes' then site is high risk with respect to erosion and sediment control

Appendix F - FLOODWISE PROPERTY REPORT



Brisbane City Council FloodWise Property Report

Report Reference

1654736165723

09/06/2022 10:56:05

Dedicated to a better Brisbane

THIS REPORT IS FOR BUILDING AND DEVELOPMENT PURPOSES ONLY

The FloodWise Property Report provides property or lot-based flood information for building and development requirements. This report provides information on estimated flood levels, habitable floor level requirements and more technical information on the four sources of flooding: river, creek / waterway, storm tide and overland flow. Refer to the Useful Definitions section for a glossary of terms.

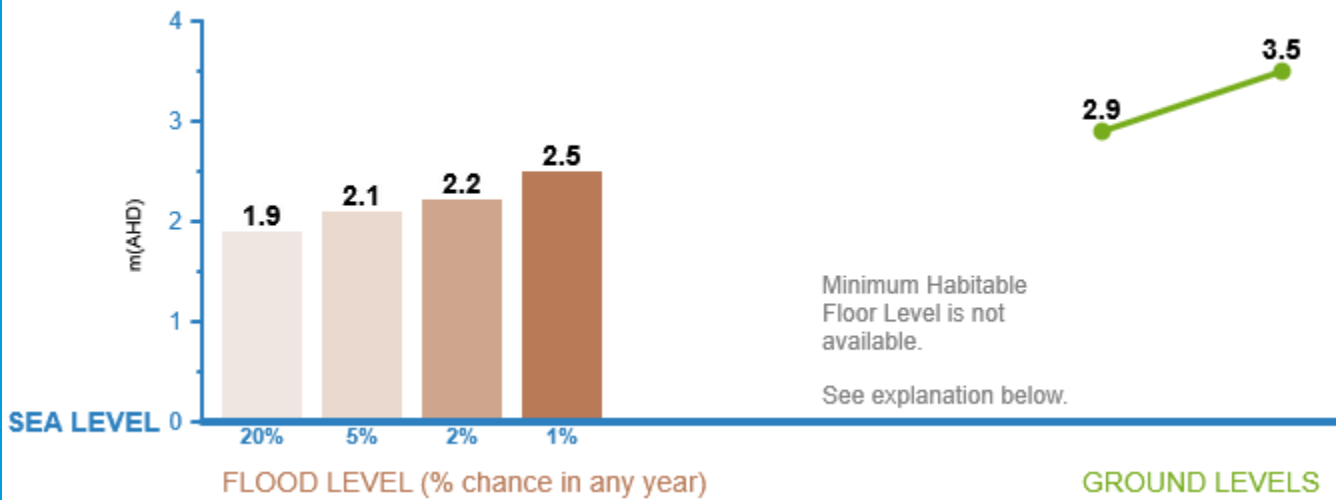
To find out more about how the contents of this report may affect building or development on this property, please visit www.brisbane.qld.gov.au/planning-building. For more general information about understanding your flood risk and how to prepare your property, family or business for potential flooding visit www.brisbane.qld.gov.au/beprepared

THIS IS A REPORT FOR:

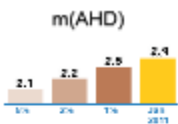
Rateable Address: 5 HERCULES ST, HAMILTON QLD 4007

Lot Details: L.1 SP.231749

FLOOD LEVEL INFORMATION



EXPLANATION



m(AHD) - Metres Australia Height Datum. The level of 0.0m AHD is approximately mean sea level.

Flood Levels - The Flood level bar chart above shows the possible flooding level and percentage chance of that level being reached or exceeded in any year. If an orange bar shows, it is the calculated January 2011 flood level at this address or lot. Refer to 'Useful Definitions' for further information.

Minimum Habitable Floor Level - Applies to residential development only. Please refer to Council's planning scheme to learn how this may affect you. If a property is in an overland flow path, or a large allotment, a minimum habitable floor level cannot be provided. Refer flood and planning development flags below.

Ground Levels - The green line above shows this property's approximate lowest and highest ground levels based on latest available information (2019 airborne laser survey) to Council. If you are building, please confirm with a surveyor.

For further information and definitions please refer to the Useful Definitions page

FLOOD AND PLANNING DEVELOPMENT FLAGS

DEVELOPMENT
FLAG(S)

This property may also be affected by one or more flood or property development overlays or flags. These include: LARGE ALLOTMENT

Please review the technical summary over page and refer to Council's planning scheme for further information.



Dedicated to a better Brisbane

TECHNICAL SUMMARY

This section of the FloodWise Property Report contains more detailed flood information for this property so surveyors, builders, certifiers, architects and engineers can plan and build in accordance with Council's planning scheme. For more information about building and development in Brisbane please visit www.brisbane.qld.gov.au/planning-building or talk to a Development Assessment Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

THIS IS A REPORT FOR:

Rateable Address: 5 HERCULES ST, HAMILTON QLD 4007

Lot Details: L.1 SP.231749

PROPERTY INFORMATION (Summary)

The following table provides a summary of flood information for this property. More detailed flood level information is provided in the following sections of this report.

PROPERTY SUMMARY	LEVEL (mAHD)
Minimum Ground Level	2.9
Maximum Ground Level	3.5
Min Habitable Floor Level	Contact Council
Defined Flood Event Level	2.5
Defined Flood Event Level Source	STORMTIDE
Source of Highest Flooding	STORMTIDE
Flooding may also occur from	STORMTIDE,RIVER

ESTIMATED PEAK FLOODING LEVELS

The table below displays the peak estimated flood levels by probability for this property. Estimated flood level data should be used in conjunction with applicable planning scheme requirements - Refer to Flood Planning Development Information.

Note that the overland flow flooding level maybe higher than the levels below from other sources.

DESCRIPTION	LEVEL (mAHD)	SOURCE
20% AEP	1.9	STORMTIDE
5% AEP	2.1	STORMTIDE
2% AEP	2.2	STORMTIDE
1% AEP	2.5	STORMTIDE
1% AEP	2.2	RIVER
RFL	2.2	RIVER

FLOOD PLANNING DEVELOPMENT INFORMATION

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

FLOOD OVERLAY CODE

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the Flood Planning Areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in Council's planning scheme, which is available from www.brisbane.qld.gov.au/planning-building.

FLOOD PLANNING AREAS (FPA)		
RIVER	CREEK/WATERWAY	OVERLAND FLOW
FPA4		Not Applicable

COASTAL HAZARD OVERLAY CODE

The coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new development. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following coastal hazard overlay sub-categories are explained in the planning scheme, which is available from www.brisbane.qld.gov.au/planning-building.

COASTAL HAZARD OVERLAY SUB-CATEGORIES

Medium Storm Tide Inundation Area

NOTE: Where land is identified within one or more flood planning area on the Flood Overlay, or is identified within a Storm Tide Inundation area on the Coastal Hazard Overlay, the assessment criteria that provide the highest level of protection from any source of flooding applies.

PROPERTY DEVELOPMENT FLAGS

Large Allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across the site. For more information or advice, it is recommended you engage a Registered Professional Engineer of Queensland.



Dedicated to a better Brisbane

Useful Definitions

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

Defined Flood Level (DFL) - The DFL for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m³/s.

Maximum and Minimum Ground Level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum Habitable Floor Level - The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

Council's Planning Scheme - The City Plan (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Residential Flood Level (RFL) - Residential flood level (RFL) for the Brisbane River flooding equates to the 1% Annual Exceedance Probability flood level.

Rateable Address - A Lot or Property may have more than one street address. The address shown on this report is the address used by Council for the Lot or property selected.

Property - A property will contain 1 or more lots. The *Multiple Lot Warning* is shown if you have selected a property that contains multiple lots.

Brisbane City Council's Online Flood Tools

Council provides a number of online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Planning and Development Online Flood Tools

Council's online flood tools for planning and development purposes include:

- FloodWise Property Report
- Flood Overlay Code

For more information on Council's planning scheme and online flood tools for planning and development:

- phone 07 3403 8888 to talk to a Development Assessment Customer Liaison Officer
- visit www.brisbane.qld.gov.au/planning-building
- visit a Regional Business Centre.

Helping residents and businesses be prepared for flooding

Council has a range of free tools and information to help residents and businesses understand potential flood risks and how to be prepared. This includes:

- Flood Awareness Map
- Flooding in Brisbane – A Guide for Residents
- Flooding in Brisbane – A Guide for Businesses
- Early Warning Alert Service. Visit www.brisbane.qld.gov.au/earlywarning to register for email, home phone or SMS severe weather alert updates.

Note: The Flood Awareness Map shows four levels of flood likelihood from high likelihood (flooding is very likely to occur) through to very low likelihood (very rare and extreme flood events).

For more information on Council's online flood tools for residents and business:

- Visit www.brisbane.qld.gov.au/beprepared
- Phone (07) 3403 8888.



Dedicated to a better Brisbane

Disclaimer

1. Defined Flood Levels and Residential Flood Levels, and the Minimum Habitable Floor Levels are determined from the best available information to Council at the date of issue. These flood levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property report. Council disclaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit www.brisbane.qld.gov.au/planning-building

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help with your building and development plans.

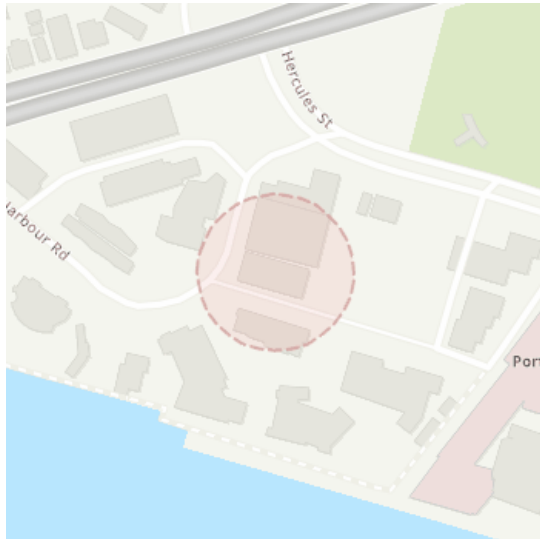
Appendix G – DIAL BEFORE YOU DIG (DBYD)

Caller Details

Contact: Naxos Engineers	Caller Id: 3148962	Phone: 1300 598 544
Company: Not supplied		
Address: PO BOX 224 Spring Hill QLD 4004	Email: rhani@naxosengineers.com.au	

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: C20-272		
Working on Behalf of: Private		
Enquiry Date: 05/05/2022	Start Date: 05/05/2022	End Date: 08/06/2022

Address:
5 Hercules Street
Hamilton QLD 4007

Job Purpose:
Excavation

Location of Workplace:
Both

Onsite Activities:
Mechanical Excavation

Location in Road:
Road, Nature Strip, Footpath

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Not supplied

Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

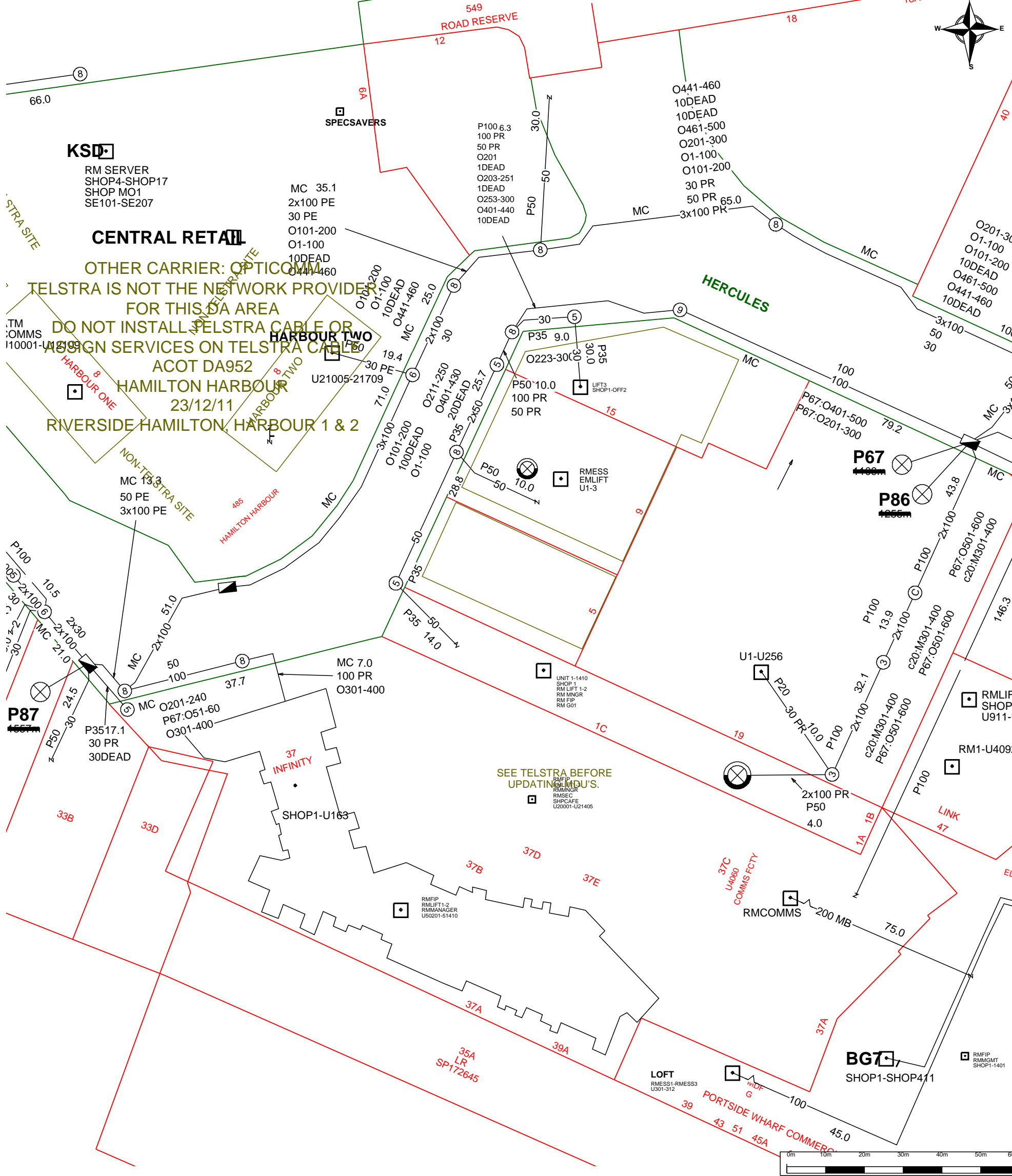
** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
211017074	APT Holdings - Origin (AGN North)	1800 085 628	NOTIFIED
211017061	Brisbane City Council	(07) 3403 8888	NOTIFIED
211017062	Energex QLD	13 12 53	NOTIFIED
211017066	NBN Co Qld	1800 687 626	NOTIFIED
211017070	OptiComm Ltd (QLD)	1300 137 800	NOTIFIED
211017068	Optus and or Uecomm Qld	1800 505 777	NOTIFIED
211017073	Queensland Urban Utilities	13 23 64	NOTIFIED
211017072	Telstra QLD South East	1800 653 935	NOTIFIED

END OF UTILITIES LIST

Cable Plan



OTHER CARRIER: OPTICOM
TELSTRA IS NOT THE NETWORK PROVIDER FOR THIS DA AREA
DO NOT INSTALL TELSTRA CABLE OR ASSIGN SERVICES ON TELSTRA CABLE
ACOT DA952
HAMILTON HARBOUR
23/12/11
RIVERSIDE HAMILTON, HARBOUR 1 & 2

HARBOUR ONE
HARBOUR TWO
HARBOUR THREE

SEE TELSTRA BEFORE UPDATING M/DU'S.



For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 05/05/2022 11:52:27

Sequence Number: 211017072

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

LEGEND

IT'S HOW WE CONNECT



For more info contact a Certified Locating Organisation or Telstra Plan Services 1800 653 935

	Exchange (Major Cable Present)		Cable Jointing Pit (number indicating Pit Type)
	Footway Access Chamber (can vary from 1-lid to 12-lid)		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet (above ground / free standing)		Telstra Plant in shared Utility trench
	Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity		Aerial Cable
	Other Carrier Telecommunications Cable/Asset		Aerial Cable (attached to joint Use Pole eg. Power)
	Distribution cables in Main Cable ducts		Direct Buried Cable
	Main Cable ducts on a Distribution plan		Marker Post Installed
	Blocked or damaged duct.		Buried Transponder
	Roadside / Front Boundary 2 pair lead-in to property from pit in street 1		Marker Post, Transponder
	O59 ← pair working (pair ID 059) 1DEAD ← 1 pair dead (i.e. spare, not connected) Side / Rear Property Boundary 107 ← Property Number		Optical Fibre cable direct buried
	Single to multiple round conduit Configurations 1, 2, 4, 9 respectively (attached text denotes conduit type and size)	Some examples of conduit type and size: A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware Conduit sizes <i>nominally</i> range from 20mm to 100mm P50 50mm PVC conduit P100 100mm PVC conduit A100 100mm asbestos cement conduit	
	Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)		

Some Examples of how to read Telstra Plans

-50-
10
30
P50
20.0
6

AA - (cable information)
AB - (cable information)
BA - (cable information)
C100
P100
245.0

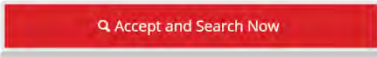
WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.



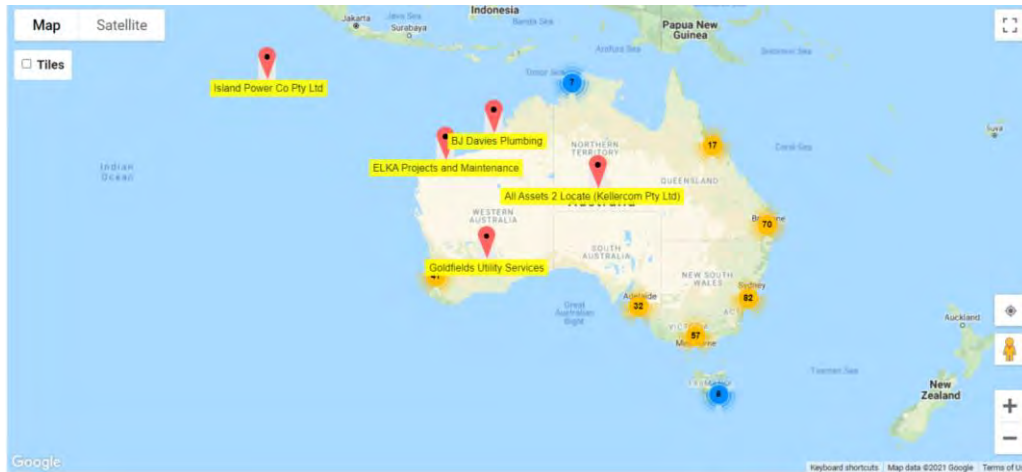
Certified Locating Organisations (CLO)

Find the closest CLO to your worksite on: <https://dbydlocator.com/certified-locating-organisation/>

Read the disclaimer and click:



A national map and an A-Z list of Certified Locating Organisations is displayed.



Search ZIP code: Radius:

Use the map to zoom to your work area and choose the closest Locator indicated.

OR search by entering the **postcode** of your work area.

1. Enter the post/zip code
2. Choose your search radius
3. Click filter (If there is no result, you may have to increase the search radius)
4. Click on the closest for CLO details or view the results displayed below the map



Locator skills have been tested, and the Organisation has calibrated location and safety equipment.

Telstra is aware of each Certified Locating Organisation and their employee locators.

Only a DBYD Certified Locator registered with a Certified Locating Organisation is authorised to access Telstra network for locating purposes.

Each Certified Locator working for a CLO is issued with a photo ID Card, authorising them to access Telstra pits and manholes for the purpose of cable and plant locations.

Please ask to see your Locators' CLO ID Card.



Dial Before You Dig

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Dial Before You Dig.

If you are working or excavating near telecommunications cables, or there is a chance cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the steps below can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.



1. Plan

Plan your work with the latest plans of our network.

Plans provided through the DBYD process are indicative only*.

This means the actual location of our asset may differ substantially from that shown on the plans.

Refer to steps 2 and 3 to determine actual location prior to proceeding with construction.



2. Prepare

Engage a DBYD Certified Locating Organisation (CLO) via dbydlocator.com to identify, validate and protect Telstra assets before you commence work.



3. Pothole

Validate underground assets by potholing by hand or using non-destructive vacuum extraction methods.

Electronic detection alone (step 2) is not deemed to validate underground assets and must not be used for construction purposes.

If you cannot validate the Telstra network, you must not proceed with construction.



4. Protect

Protect our network by maintaining the following distances from our assets:

- › 1.0m Mechanical Excavators, Farm ploughing, Tree Removal
- › 500mm Vibrating Plate or Wacker Packer Compactor
- › 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant
- › 1.0m Jackhammers/Pneumatic Breakers
- › 2.0m Boring Equipment (in-line, horizontal and vertical)



5. Proceed

You can proceed with your work only once you have completed all the appropriate preparation, potholing and protection.

Report any damage immediately



<https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>



13 22 03

If you receive a message asking for an account or phone number say "I Don't have one"
Then say "Report Damage" then press 1 to speak to an operator.

Relocating assets

If your project requires the relocation of a Telstra asset, please contact the Telstra Network Integrity Group:



1800 810 443 (AEST business hours only)



NetworkIntegrity@team.telstra.com

Never try to move or alter our network infrastructure without authorisation. By law, only authorised people can work on our assets or enter a facility owned or operated by us. Any interference, including unauthorised entry or tampering, may result in legal action.

Further information

Plan enquiries



1800 653 935 (AEST business hours only)



Telstra.Plans@team.telstra.com

Information on how to find cables and request asset relocations:

<https://www.telstra.com.au/consumer-advice/digging-construction>

Asset Plan Readers

PDF [Adobe Acrobat Reader DC Install for all versions](#)

DWF [Download Design Review | DWF Viewer | Autodesk](#)

Disclaimer and legal details



*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of **Telstra's** networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near **Telstra's** network and the importance of taking all of the necessary steps to confirm the presence, alignments and various depths of **Telstra's** network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. The 5 **P's** to prevent damage to Telstra assets are listed above. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all of the information received from other Utilities and understand that some Utilities are not a part of the DBYD program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect **Telstra's** network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or Certified Locating Organisation. The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Planned Services.

Telstra does not accept any liability or responsibility for the performance of or advice given by a Certified Locating Organisation. Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

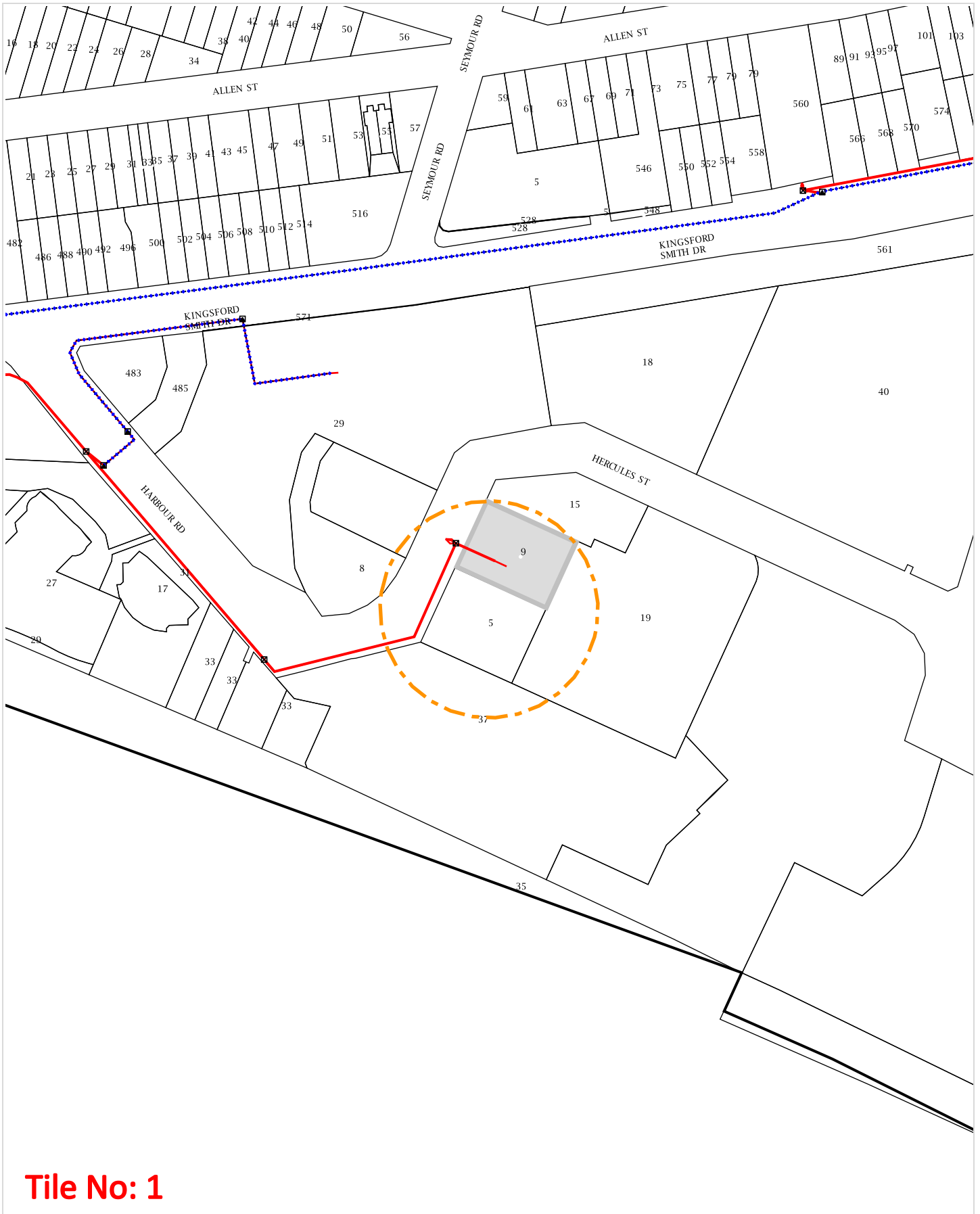
When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by DBYD to enable Telstra to respond to your DBYD request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).



Tile No: 1

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 211017068

Date Generated: 05 May 2022



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208



Date: 05 May 2022
To: Naxos Engineers
Company: Not Supplied
Address: PO BOX 224
Spring Hill, QLD 4004

ENQUIRY DETAILS

Location: 5 Hercules Street, Hamilton, QLD 4007
Sequence No.: 211017068
DBYD Reference: 31884079

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- a) Obtain location drawings (through the Dial Before You Dig process) of any existing Optus assets at a reasonable time before any planned works begin;
- b) Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- c) Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 500 253 IMMEDIATELY

You, your head contractor and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").











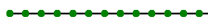


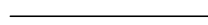
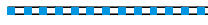
FURTHER ASSISTANCE




Further assistance on asset clearances, protection works or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

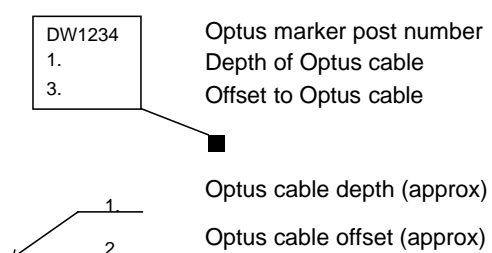
NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS

	Optus underground cable		Optus manhole/pit
	Optus underground IOF cable		Other Utility manhole/pit
	Optus conduit		Optus marker post
	Optus cable in Other Utility conduit		Railway / Tram line
	Southern Cross conduit		Highway / Major Road
	Indigo conduit		Arterial Road
	Uecomm conduit		Council Road - minor
	Optus aerial fibre cable		

	Optus underground cable
	Optus cable buried jointly with third party utility
	Optus cable in conduit with subducts





Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW/ACT	Sydney
Brad McCorkindale	Bradmac Locating Services	0434 157 409	brad.mac@bigpond.com	NSW/ACT	All
Troy Redden	On Point Utility Locating	1300 6676 468	troy@onpointlocating.com.au	NSW	Sydney Only
Shane Buckley	Cable & Pipe Locations	0408 730 430	sabuckley@bigpond.com	NSW/QLD	Armidale, Casino, Coffs Harbour, Dorrigo, Glenn Innes, Grafton, Inverell, Kempsey, Lismore, Nambucca, Port Macquarie, Tamworth, Taree, Tenterfield, Yamba
Philip Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
Tina Stanhope	SureSearch Underground Services	1300 884 520 0418 920 245	tina.stanhope@suresearch.com.au	NSW/ACT QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.
Leonard McGowan	Pipesure Australia	1300 411 811	len@pipesure.com.au	NSW	Sydney
Bruce Whittaker	Optical Fibre Technologies	0402 354 322	opticaltek1@aol.com	NSW	Sydney/Wollongong
Darryl Smith	Darryl Smith Electrical	02 6642 3731	office@dsmithelectrical.com.au	NSW	Grafton
George Koenig	Downunder Locations NSW Pty	0438 243 856	Downunderlocations@gmail.com	NSW	Tweed Heads, Gold Coast, Brisbane
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Pty Ltd	0417 147 945	antony@geotrace.com.au	NSW	All Areas, Sydney, Wollongong, Newcastle, ACT
Anthony Lane	Hydro Digga	0447 774 000	locator@hydrodigga.com	NSW	All of NSW, ACT & South East Qld
Joshua Payne	Australian Utilities Management Pty Ltd	0427 833 222	aine@ausutilities.net.au	NSW	Sydney Metro
Nathan Ellis	Utility Locating Services	0404 087 555	nathan@utilitylocatingservices.com.au	NSW	Sydney

Rodney Pullen	Provac	0450 268 012	rod@provac.net.au	NSW /QLD	South East QLD, Northern NSW
Rodney Pullen	One Find Cables	0451 268 012	rod@provac.net.au	NSW /QLD	South East QLD, Northern NSW
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	NSW/ACT	All of NSW/ACT
Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	skomalley@bigpond.com	NSW	South Coast- Snowy Mountains-Southern Highlands
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Brett Pickup	All About Pipes	02 8763 4200	Brett.Pickup@allaboutpipes.com.au	NSW / VIC	All
Karen Joyce	Durkin Construction Pty Ltd	02 9712 0308	karen@durkinconstruction.com.au	NSW	Sydney
Timothy Laidler	Locate & Map	0431 191 669	tim@locateandmap.com.au	NSW	Sydney, Central Coast
Ken Brown	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Hunter
Walter R Johansen	Steger & Associates	02 6296 4089	enquiries@steger.com.au	ACT/NSW	Canberra
Jean-Max Monty	Civilscan	0416 068 060	civilscan@bigpond.com	NSW	Sydney – Central Coast – Newcastle – Wollongong – Hunter Valley – Blue Mountains
Alan Hunter	Hunter Ground Search	02 4953 1244 0418 684 819	huntergroundsearch@bigpond.com	NSW	Newcastle, Central Coast, Hunter Valley, Mid North Coast, Liverpool Plains, Central West NSW.
Gilbert J Cook	Datateks Communications Specialists	0408 693 660	datateks@datateks.com.au	NSW	Southern NSW
Damien Black	Mid North Coast Hydro Digging	0418 409 465	dblack1@bigpond.com	NSW	Newcastle- foster-Taree- Wauchope -Port Macquarie - Kempsey -Coffs harbour
Neil Blenkinsop	Utility Mapping Pty Ltd	0427 318 681	nblenkinsop@utilitymapping.com.au	NSW	Sydney
Daniel Fox	Epoca Environmental Pty Ltd	02 4739 2465 0433 100 642	daniel@epocaenvironmental.com.au	NSW	All NSW, ACT
Rod Shaw	Cable Find	0478 887 073	rod@cablefind.com.au	NSW	Northern Rivers
Danny Carter	Online Pipe & Cable Locating	1300 665 384	danny@onlinepipe.com.au	NSW	Sydney, Newcastel, Canberra, Blue Mountains
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	Crux Surveying Australia	02 9540 9940	sydneyoffice@cruxsurveying.com.au	NSW	Sydney Metro & Surrounding Areas

Ian Brown	Peter Ellsmore & Associates	0439 423 708	ian.brown@ellsmore.com.au	NSW	Wollongong, Illawarra, South Coast, Southern Highlands, Macarthur & Sydney
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869 0428 595 620	admin@commencecomms.com.au	NSW	Canberra, Yass, Bungendore, Goulburn and Surrounding regional Areas
Stephen Fraser	Advanced Ground Locations	02 4930 3195 0412 497 488	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Andrew Findlay	LiveLocates	0429 899 777	info@livelocates.com.au	NSW	South Coast/ACT, Snowy Mountains
Graeme Teege	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	Armidale
Myles Green	Australian Locating Services	1300 761 545	myles@locating.com.au	NSW	Sydney
Brett Wallin	Utility Scan	0426 354 051	brett@utilityscan.net	NSW	Sydney CBD and Regional areas
Daniel Hudson	One Search Locators	1300 530 420	daniel@onesearchlocators.com.au	NSW	All NSW, ACT
Tim Galaz	Utec Solutions	02 9389 0040	office@utecsolutions.com.au	NSW/QLD/VIC	All areas, NSW, QLD, VIC
Gary Laneyrie	Laneyrie Electrical	0412 079 079 0413 048 048	bindy@laneyrielectrical.com.au	NSW	Illawarra, South Coast, Hunter Region
Reece Gainsford	East Coast Locating Services	0431 193 111	eastcoastlocating@hotmail.com	NSW	Sydney, Maitland, Newcastle, Hunter, Port Stephens, Central Coast
Allan Clarke	The Control Group Pty Ltd	0421 960 017	allan@thecontrolgroup.com.au	NSW	Northern NSW
Simon Cook	Douglas Partners	0431 507 667	simon.cook@douglaspartners.com.au	NSW	NSW All
Samual Boesen	Rubicof Cable & Pipe Locators	0403 285 352 0418 103 369	rubicof@optusnet.com.au	NSW	Cessnock
Craig Vallely	Aqua Freeze & Locate Pty Ltd	0458 774 440	service@aquafreeze.com.au	NSW	Sydney
Josiah Chapman-Hunter	Suk Truk Services Pty Ltd	0419 125 551 0478 004 606	services@suktruk.com.au	NSW	Hunter / Newcastle
Laurence Mead	Veris Australia	0419 770 560	i.mead@veris.com.au	NSW	Sydney
Jason Vane	Smartsan Locators PTY Ltd	0498 025 210	Admin@sslocators.com.au	NSW	Sydney
Alex Farcash	Newcastle Locating Services Pty Ltd	0410 698 599	Admin@newcastlelocatingservices.com.au	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Amer El Chami	Site Scan Pty Ltd	0449 992 520	office@sitescan.net.au	NSW	Sydney
Kaisar sefian	Australian Utility Search Pty Ltd	0424 841 888	kaisar@aususearch.com.au	NSW/ACT	All NSW, ACT


Ian Brown	A1 Locate Services	0400 484 828	ian.brown@a1locate.com.au	NSW/ACT	All NSW, ACT
Alexander Bogdanoff	Expert Service Locating	0420 346 477	info@expertservicelocating.com.au	NSW/QLD	Brisbane, Gold Coast, Sunshine Coast Northern Rivers NSW
Justin Joseph S. Martinez	FJA Locating	0401 749 007	j.martinez@fjalocating.com.au	NSW, ACT, QLD, VIC	All regions
Rhiannon Kemps	Geoscope Utility Detection Services Pty Ltd	0432 296 323	simon@geoscopelocating.com.au	NSW	All regions
Laurence Mead	Astrea Pty Ltd	0413 849 666	admin@astrea.com.au	NSW	Sydney Metro & Surrounding Areas
Bobby Friesz	VAC Group Operations (T/A Earth Radar)	0447 837 267	Bobby.Friesz@vacgroup.com.au	NSW	Sydney
Chris Hall	D C Locators Pty Ltd	0419 679 741	dcloc@powerup.com.au	QLD	Brisbane, Ipswich
Jeff Trackson	J.R & L.M Trackson Pty Ltd	0417 600 978	jtrackson@tracavoid.com.au	QLD	All
Benji Lee	LADS	0478 915 237	benji@ladsqld.com.au	QLD	South East QLD
Andrew Watson	Lambert Locations Pty Ltd	07 5562 8400	admin@lambertlocations.com.au	QLD	South East QLD & Northern NSW
Ross Clarke	FNQ Cable Locators Pty Ltd	0428 775 655	onlineco@bigpond.net.au	QLD	Far North QLD, Cape York & Peninsula
Col Greville	Bsure Locators	0488 520 688	admin@bsurelocators.com.au	QLD	Wide Bay Burnett and Central Qld
Mikael White	All Asset Locations	0478 846 025	allassetlocations@gmail.com	QLD	Sunshine Coast
Simon Griffin	Pensar Utilities	0458 800 267	sgriffin@pensar.com.au	QLD	Brisbane, Gold Coast, Sunshine Coast
Andrew Cowan	VAC Group Operations (T/A Earth Radar)	0447 008 806	andrew.cowan@vacgroup.com.au	QLD	South East and Central QLD
Jimmy Wilkins	GeoRadar Australia	0425 677 227	jimmy@georadar.net.au	QLD	Emerald, Bundeaberg
Beaumont Blake	PipeHawk CCTV	0435 558 533	accounts@pipehawkcctv.com.au	QLD	South East QLD & Northern NSW
Craig Waite	C Locate	0437 808 444	clocate@bigpond.com	QLD	South East QLD
QLD Operations	Utility Location Services	0499 775 095 07 3807 3552	qldops@utilitylocationservices.com.au	QLD	SouthEast QLD, Northern NSW
Andrew Watson	RPS AUS East	0408 839 723	andrew.watson@rpsgroup.com.au	QLD	Brisbane
Luke Steadman	Utility Mapping Pty Ltd	0472 867 197	lsteadman@utilitymapping.com.au	QLD	All
Robert Reed	All Asset Locations Pty Ltd	0478 846 025	allassetlocations@gmail.com	QLD	Sunshine Coast
Jenny Dziduch	1300 Locate Pty Ltd	1300 562 283	admin@1300locate.com.au	QLD	All Queensland, Northern NSW

Sam Hazel	Utility ID Underground Service Locators	0401 202 515	sam@utilityid.com.au	QLD	Southern QLD
Brendon Smith	Dynamic Hydro Excavations	1300 822 878	admin@dynamicexcavation.com.au	QLD	QLD, NSW, VIC
Marty Carlson	Surveywerx Pty Ltd	0488 842 110	mike@surveywerx.com	QLD	South East QLD
Ran Gledhill	Safe Dig Services	0408 944 228	rgsafedig@gmail.com	QLD	Brisbane / North Queensland
Ben Stephens	Electroscan (DTS Group)	0434 140 556	ben.s@electroscanqld.com.au	QLD	All
Adam Lloyd	Aussie HydroVac Services	07 3287 7818	adam.lloyd@aussiehydrovac.com.au	QLD	All
Gary Poppi	Ace Cable Locations	0431 517 837	garypoppi@bigpond.com	QLD	Wide Bay Burnett
Andrew McKenna	Taylros Development Strategists	03 95012800	a.mckenna@taylorlds.com.au	VIC/SA/TAS	Victoria
Olivier Davies	Central Locating PTY LTD	0439 995 894	Ollie@centrallocating.com.au	VIC/SA/TAS	Melbourne Surfcoast Ballarat
Tina Brereton	D-Tech Ground & Overhead Services	0421 697 090	tina@d-tech.net.au	VIC	Victoria
Josh Taylor	Advanced Locations Victoria	0427 846 716	josh@advancedlocationsvic.com.au	VIC	All
Ben Minutoli	Geelong Cable Locations	1800 449 543	ben@geelongcablelocations.com.au	VIC	Melbourne, Geelong, Country Victoria
Mick McGoldrick	Cavan Constructions	0404 241 679	mick@locatecables.com	VIC	Western Victoria
David Kelleher	Construction Sciences	03 9553 7236	utilities@constructionsciences.net	VIC	Victoria
Stuart Miles	ELS Environmental Location Systems	03 8795 7461	accounts@radiodetection.com.au	VIC	Victoria
Darren Dean	Asset Survey Solutions	1300 035 796	darren.dean@assetsurvey.com.au	VIC	Victoria
Alex Jones	Utility Mapping Pty Ltd	0417 413 353	ajones@utilitymapping.com.au	VIC	Victoria
Adam Linford	Gippsland Pipe & Cable Locations	0409 386 817	gippspac@hotmail.com	VIC	Gippsland
Thomas Pitt	Access Utility Engineering (AUE)	03 9580 0440	info@accessue.com.au	VIC	Victoria
Bernie Acabal	Taylor's Development Strategists	03 9501 2800 0419 758 794	b.acabal@taylorlds.com.au	VIC	Victoria
Philong Nguyen	Asset Detection Services Pty Ltd	0413 949 400	phi.nguyen@assetdetection.com.au	VIC	VIC, NSW, TAS All areas
Maurice Tobin	Drain Solutions	1300 546 348	info@drainsolutions.com.au	VIC	Melbourne Metro
Nathan Kelleher	Seeker Utility Engineering	0439 691 840	nathan.kelleher@seekerutility.com.au	VIC	Melbourne
Jeffrey Ramos	VAC Group Operations (T/A Earth Radar)	0436 635 011	Jeffrey.ramos@earthradar.com.au	VIC	All

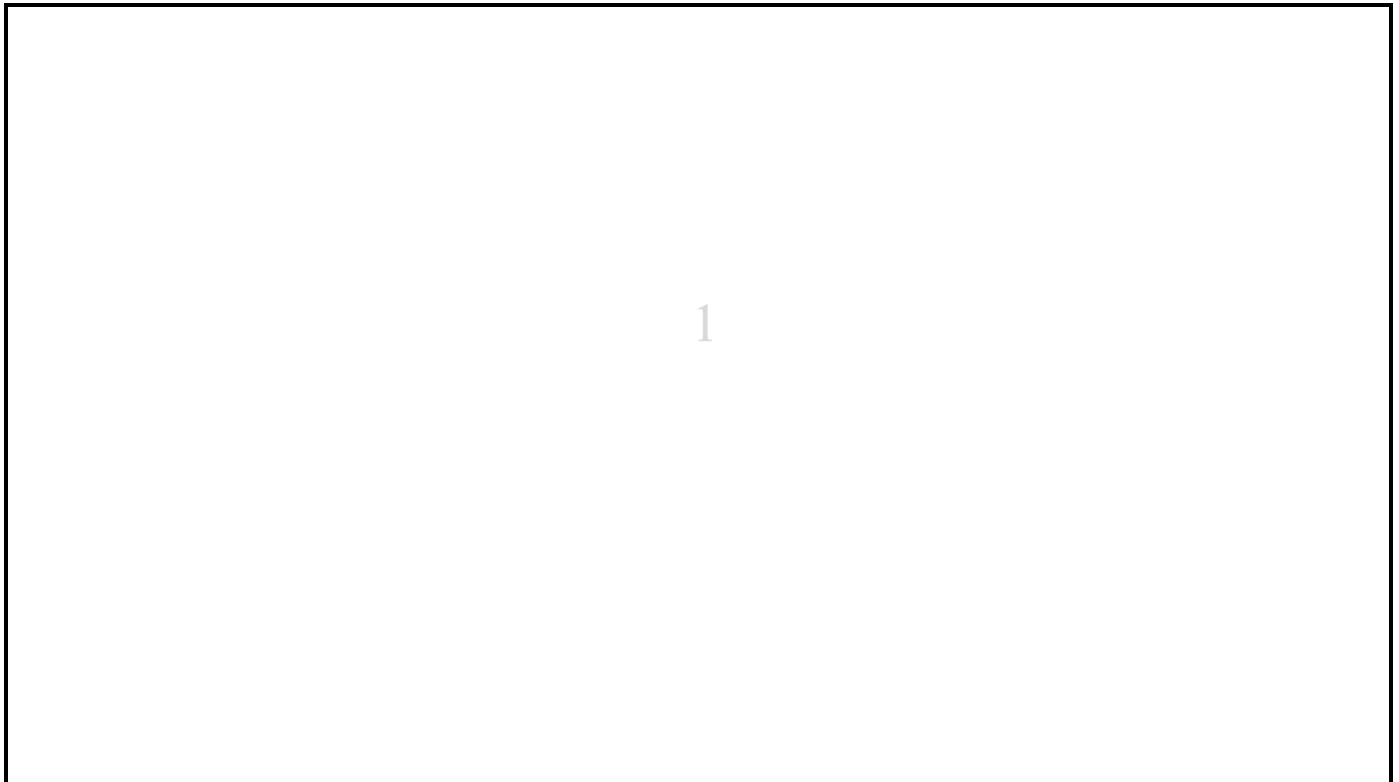
Ben Zurak	Veris Australia	03 7019 8400	melbourne@veris.com.au	VIC	All
Courtney Marson	CSA Specialised Service Pty Ltd	1300 859 829	courtney@csasepcialised.com.au	VIC/SA/TAS	All
Paul Murray	Able Pipe, Cable & Leak Location Services	0418 318 186	paul.murray6@bigpond.com	VIC	All
Infrastructure Civil Services	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	tpc@trenchlesspipelaying.com.au	SA	All
Sean Nemeth	Enerven Energy Infrastructure Pty Ltd	0488 167 772	sean.nemeth@enerven.com.au	SA	Adelaide
SADB	SADB Civil Construction & Trenchless	08 8168 7200	reception@sadb.com.au	SA	Adelaide
Tony Simpson	Utility Mapping Pty Ltd	0438 630 146	tsimpson@utilitymapping.com.au	SA	All
Deninis Stray	Pinpoint Services Mapping	0428 917 020	dstray@pinpointsm.com.au	SA	All
JohnnyMcGlynn	Pinpoint Services Mapping	0447 185 231	jmcglynn@alexander.com.au	SA	All
Liam Gill	Michael Grear Surveys	08 82788732	ugsl@mgsurveys.com.au	SA	SA
Stefan Forsyth	Adelaide Pipeline Maintenance Services	08 84272525	stefan@streamlinesa.com.au	SA	all NT, WA, QLD
Galen Shanahan	VAC Group Operations (T/A Earth Radar)	0447 837 000	Galen.Shanahan@vacgroup.com.au	SA	All
Marilyn Dentice	Cable Locates & Consulting	08 9524 6600	admin@cablelocates.com.au	WA	Metro & Country
Lisa Scofield	Abaxa	08 9256 0100	accounts@abaxa.com.au	WA	All
Derek McShane	Subterranean Service Locations	0420 862 426	Derek@sslwa.com.au	WA	Midwest/Gascoyne
Ben Upton	TerraVac Vacuum Excavation	0427 531 119	locations@terravac.com.au	WA	All
Dale Shearsmith	Subtera Subsurface Locating	1300 046 636	dale@subtera.com.au	WA	All
Liam Davies	Bunbury Telecom Service Pty Ltd	08 9726 0088	liam@btswa.com.au	WA	South West WA
Tammy Thorp	B.C.E Spatial	08 9364 6408	admin@bcespatial.com.au	WA	Perth Metro & Regional
Alex Jones	Utility Mapping Pty Ltd	0417 413 353	ajones@utilitymapping.com.au	WA	All
Chris Lee	Pulse Locating	0437 289 861	enquiries@pulselocating.com.au	WA	Perth
Morgan O'Connor	Kier Contracting	1300 543 728	morgan@kier.com.au	WA	Perth Metro & Greater region, Regional WA
Nigel Nunn	CCS Group / Utility Locating Solutions	08 9385 5000	enquiry@ccswa.com.au	WA	Perth
Paul Stevenson	Geographe Underground Services	0427 523 811	paul.stevenson@geographeunderground.com.au	WA	All

Jeremy Brown	Spotters Asset Locations Pty Ltd	0459 130 677	jeremy@spottersassetlocations.com.au	WA	All
Reece Topham	Prime Locate	0400 888 406	reece@primelocate.com.au	WA	All
Mark Docherty	RM Surveys	08 9457 7900	mark.docherty@rmsurveys.com.au	WA	All
Jonathon Sylva	Advance Scanning Services	1300 738 118	bookings@advancescanning.com.au	WA	All
Tim Daws	Award Contracting	0411 878 895	info@awardcontracting.com.au	WA	City & Regional
Dave Turner	Anywair Pipe & Cable	0418 890 071	dave@anywair.com.au	NT	All NT, WA, QLD
Steve Gault	Northern Comms	0407 904 319	steve@northerncomms.net.au	NT	All
Wayne Parslow	Danisam	0417 089 865	danisam@westnet.com.au	NT	Darwin NT and Surrounds
Elizabeth Young	Archers Underground Services Locations (AUS Locations)	03 6245 1298	admin@auslocations.com.au auslocations@bigpond.com	TAS	All
Patrick Monaghn	Paneltec Group	0447 797 544	patrick@paneltec.com.au	TAS	All
Scott Richardson	AJ Water & Leak Detection	0457 710 680	admin@ajwater.com.au	TAS	All

To: Naxos Engineers
Phone: Not Supplied
Fax: Not Supplied
Email: rhani@naxosengineers.com.au

Dial before you dig Job #:	31884079	
Sequence #	211017066	
Issue Date:	05/05/2022	
Location:	5 Hercules Street , Hamilton , QLD , 4007	

Indicative Plans

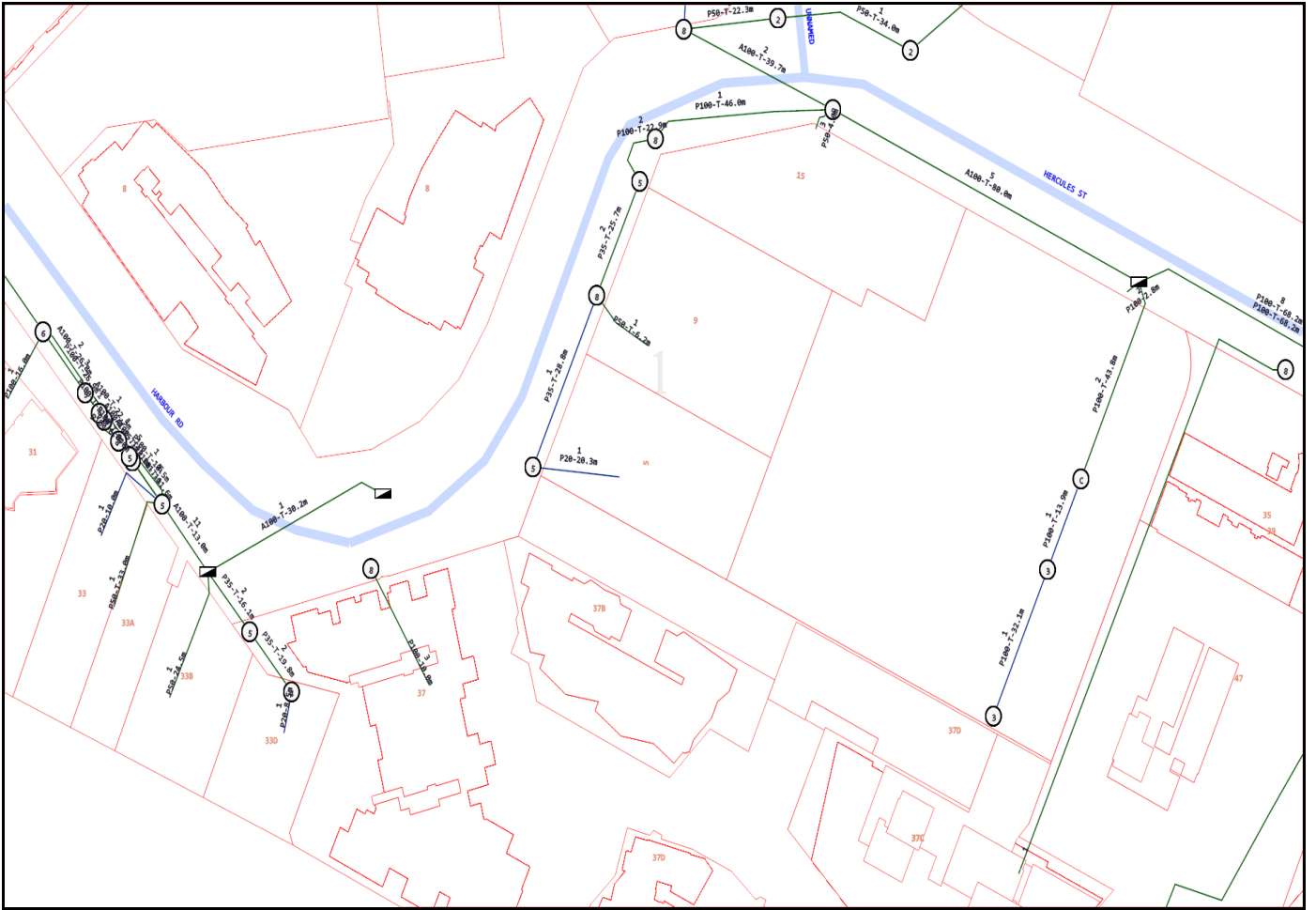




LEGEND




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



Emergency Contacts

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

To: Naxos Engineers
Phone: Not Supplied
Fax: Not Supplied
Email: rhani@naxosengineers.com.au

Dial before you dig Job #:	31884079	
Sequence #	211017066	
Issue Date:	05/05/2022	
Location:	5 Hercules Street , Hamilton , QLD , 4007	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn™**

Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. For any enquiries related to moving assets or Planning and Design activities, please visit the [nbn Commercial Works](#) website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn**TM Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995 (CoA)* which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn**TM Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn**TM Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn**TM Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**TM fibre optic, copper and coaxial cables, and power cable feed to **nbn**TM assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**TM Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.

- All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**TM Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
 8. You must immediately report any damage to the **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.
 9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn DBYD

Date: 05/05/2022

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co.

Copyright © 2021 nbn co Limited. All rights reserved.



Working near nbn™ cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

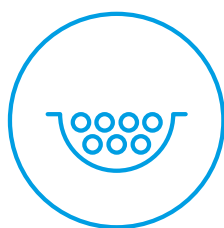
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



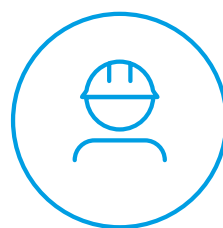
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



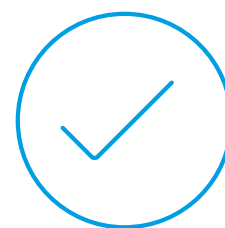
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

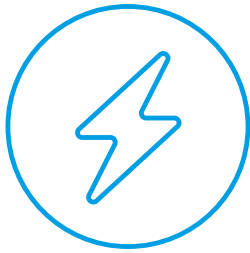


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

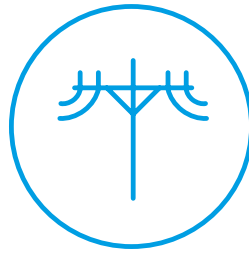


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

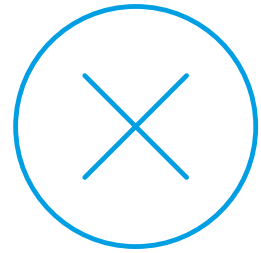
Working near **nbn**[™] cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**[™] network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

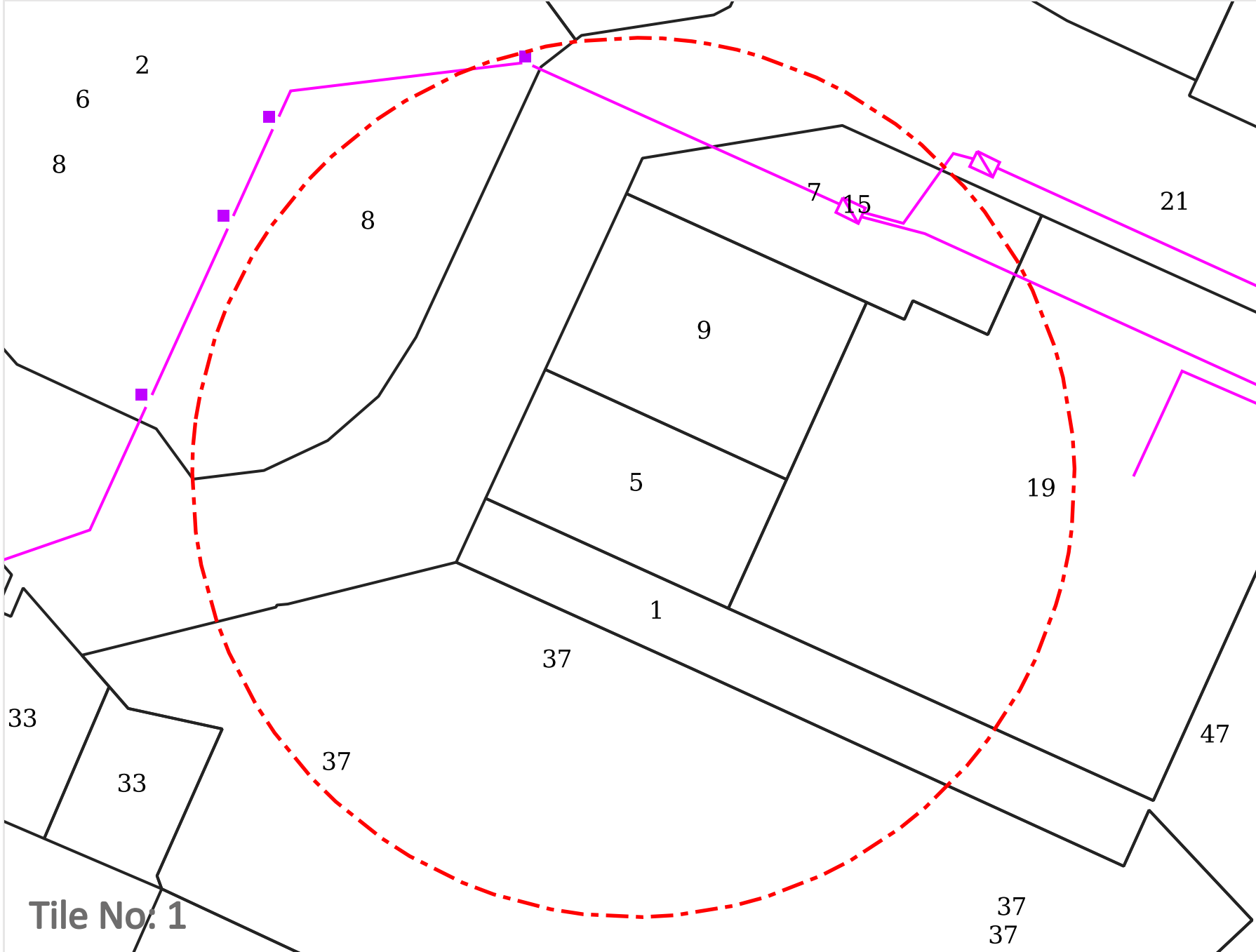
Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co. Copyright © 2021 nbn co limited. All rights reserved.





Legend

-  Pipes
-  Pits



Scale: 1:1000
 Expires: 02 Jun 2022

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither OptiComm nor PelicanCorp 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.

Tile No. 1

Response Cover Letter

OptiComm
Level 1/22 Salmon Street
Port Melbourne
VIC 3207

Date: 05/05/2022

To:
Naxos Engineers
Not Supplied
PO BOX 224
Spring Hill QLD 4004

Please find attached our response regarding your enquiry (as detailed below). Ensure you review all other documents included with this response to identify any OptiComm assets in the vicinity of your enquiry.

Sequence No: 211017070

Job No: 31884079

Location: 5 Hercules Street
Hamilton QLD 4007

If you require further information, please contact the OptiComm on 1300 743 462 or DBYD@OptiComm.net.au

Important Notice: This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the DBYD enquiry outlined above. Please ensure that the DBYD enquiry details and this response accurately reflect your proposed works.

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.



The Essential First Step.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither OptiComm nor PelicanCorp 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.

Duty of Care

Our plans indicate that OptiComm owns or operates telecommunications network infrastructure within the area that you have enquired about.

The indicative location of the infrastructure can be found on OptiComm's attached network plan.

This network is vital to OptiComm's operations. It is therefore critical that no works commence within the area of OptiComm's infrastructure until you have put in place measures to locate and prevent damage to OptiComm's infrastructure. This is particularly important regarding underground infrastructure as you will need to locate the exact position of the infrastructure before commencing work.

When working in areas containing telecommunications infrastructure you have a legal obligation to take all necessary steps to avoid damage to the infrastructure, this is referred to as your 'duty of care'.

It is the responsibility of the owner of the affected land and any person undertaking work on the land to perform the work in a manner that minimises the likelihood of damage to the existing infrastructure, including visually locating underground infrastructure such as cables and ducts by hand digging or using non-destructive methods such as water jet excavation where construction may interfere with OptiComm's underground infrastructure.

If you are uncertain about the exact location of underground infrastructure, we strongly recommend that you engage a plant locator.

OptiComm will seek compensation for any damage to its network through negligence or ignorance of your duty of care to avoid damage to our infrastructure.

DISCLAIMER: No responsibility or liability is accepted by OptiComm for any inaccuracy, error, omission or action based on the information supplied in this correspondence. OptiComm's network plans indicate the presence of telecommunications infrastructure in the general vicinity of the location shown, however they are not intended to be exact. The depth of ground cover, alignments, roads, paths and title boundaries can change over time. Underground cables and ducts seldom follow straight lines because of issues that arise during installation. It is therefore important that careful and regular visual location of underground infrastructure is carried out along the length of cable and duct routes and adjacent to cable and duct routes to avoid damage.

Due to continued network expansion, this network information can only be considered valid and accurate for 28 days from its issue.

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

For Emergency Situations please call 13 19 62



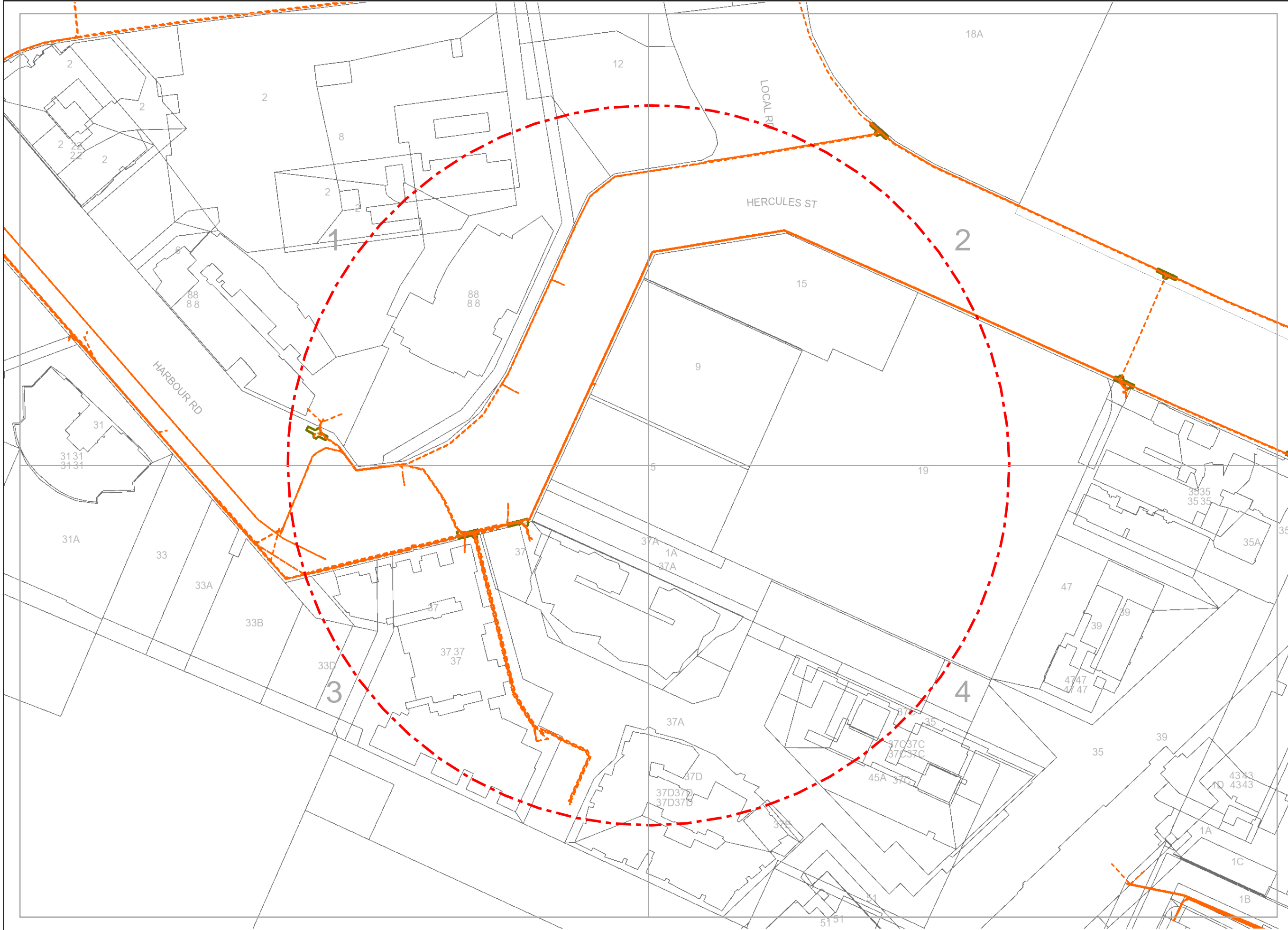
DBYD

Sequence: 211017062

Date: 05/05/2022

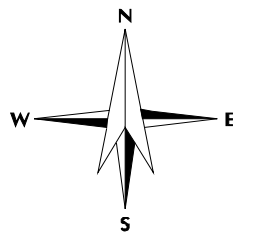
Scale: 1:1025

OVERVIEW



For a full list of Map Symbols, please refer to the supplied DBYD Symbolology Legend page

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp 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 map 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 DBYD map, then ENERGEX shall be contacted immediately.

For Emergency Situations please call 13 19 62

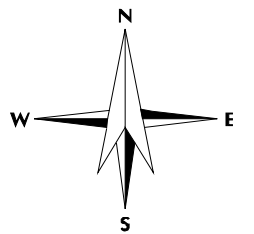


DBYD

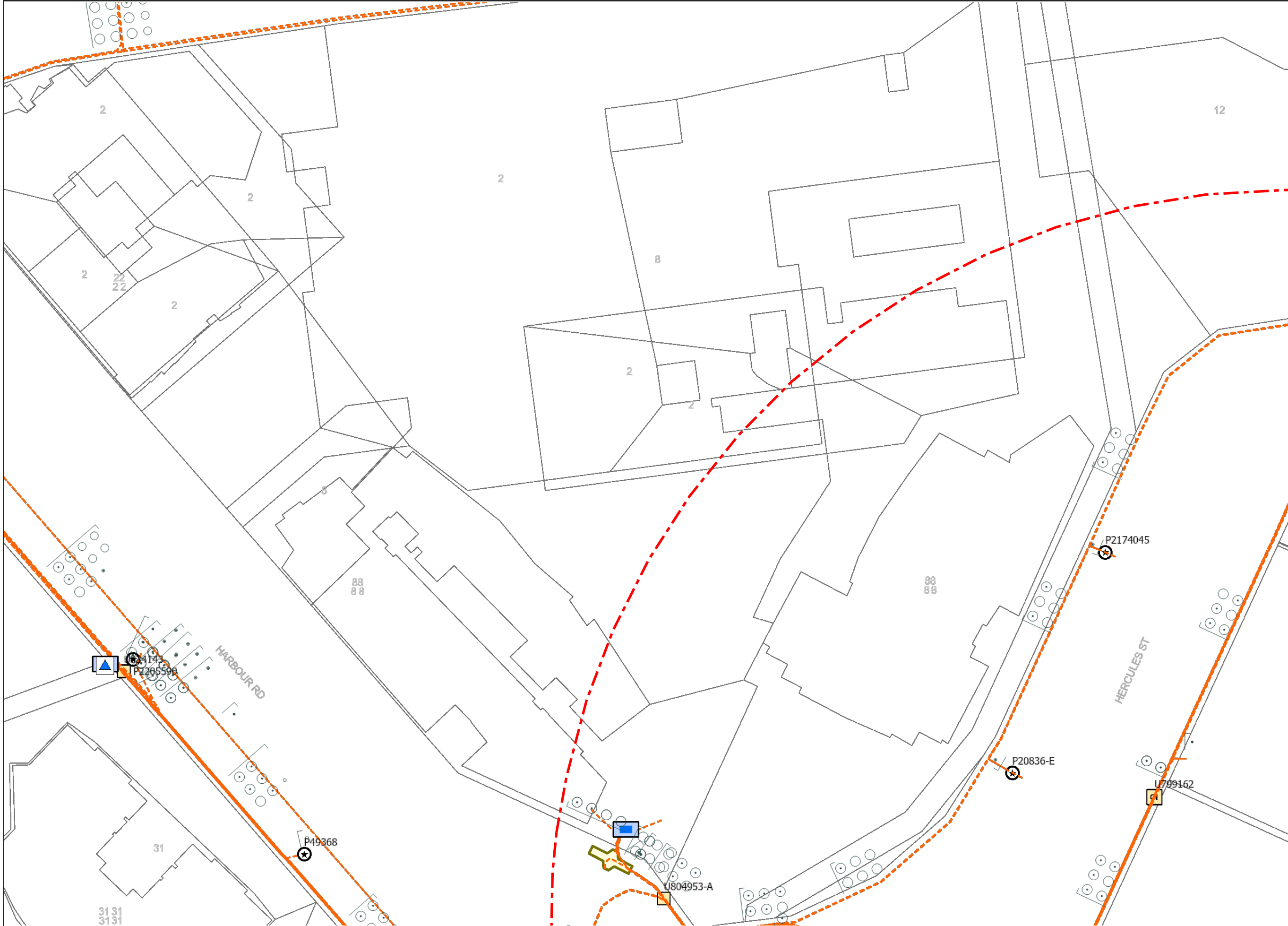
Sequence: 211017062
Date: 05/05/2022
Scale: 1:500
Tile No: 1

For a full list of Map Symbols, please refer to the supplied DBYD Symbolology Legend page

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp 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 map 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 DBYD map, then ENERGEX shall be contacted immediately.

For Emergency Situations please call 13 19 62

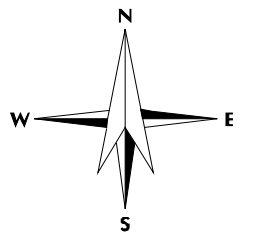


DBYD

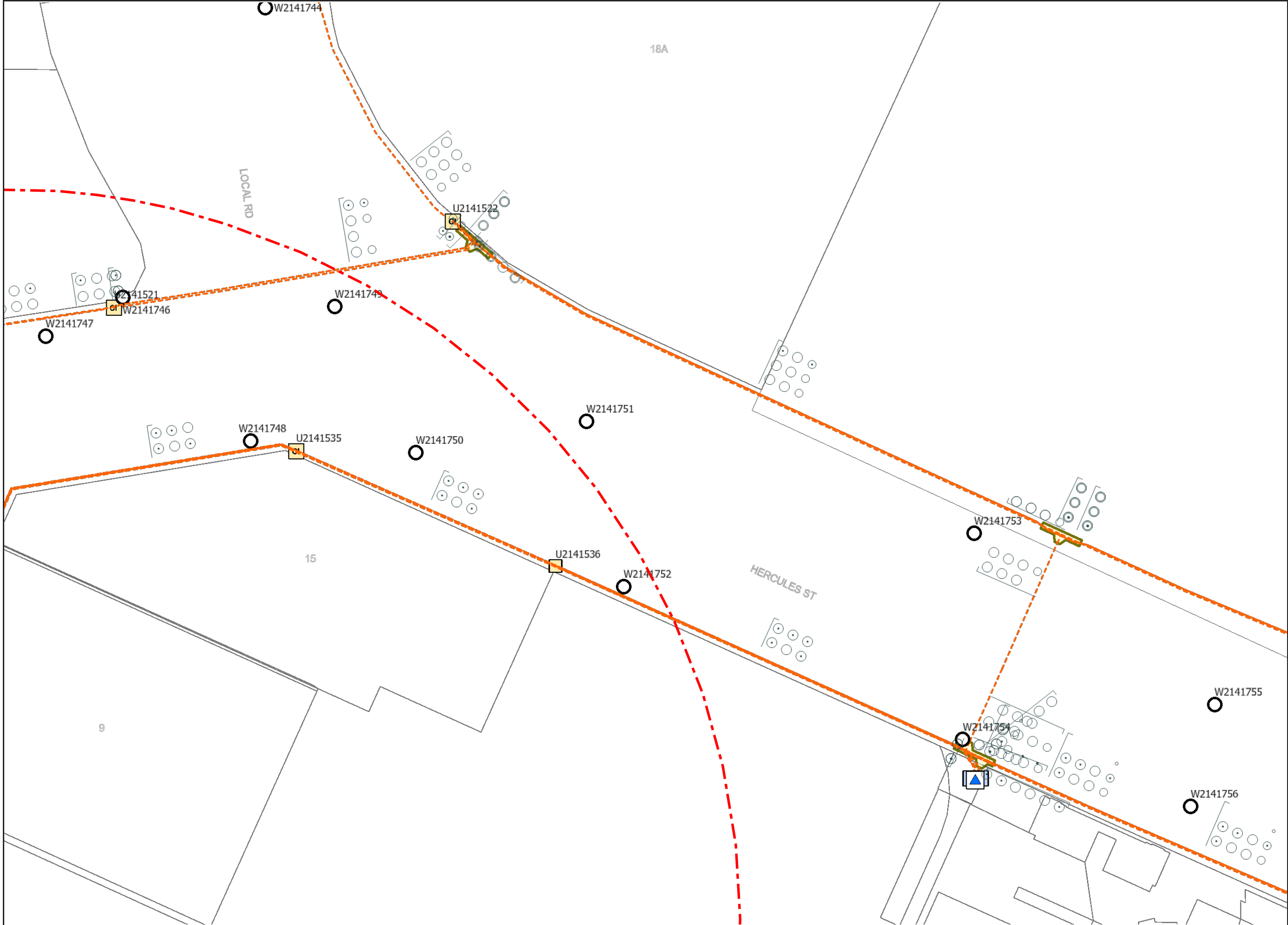
Sequence: 211017062
Date: 05/05/2022
Scale: 1:500
Tile No: 2

For a full list of Map Symbols, please refer to the supplied DBYD Symbology Legend page

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp 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 map 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 DBYD map, then ENERGEX shall be contacted immediately.

For Emergency Situations please call 13 19 62



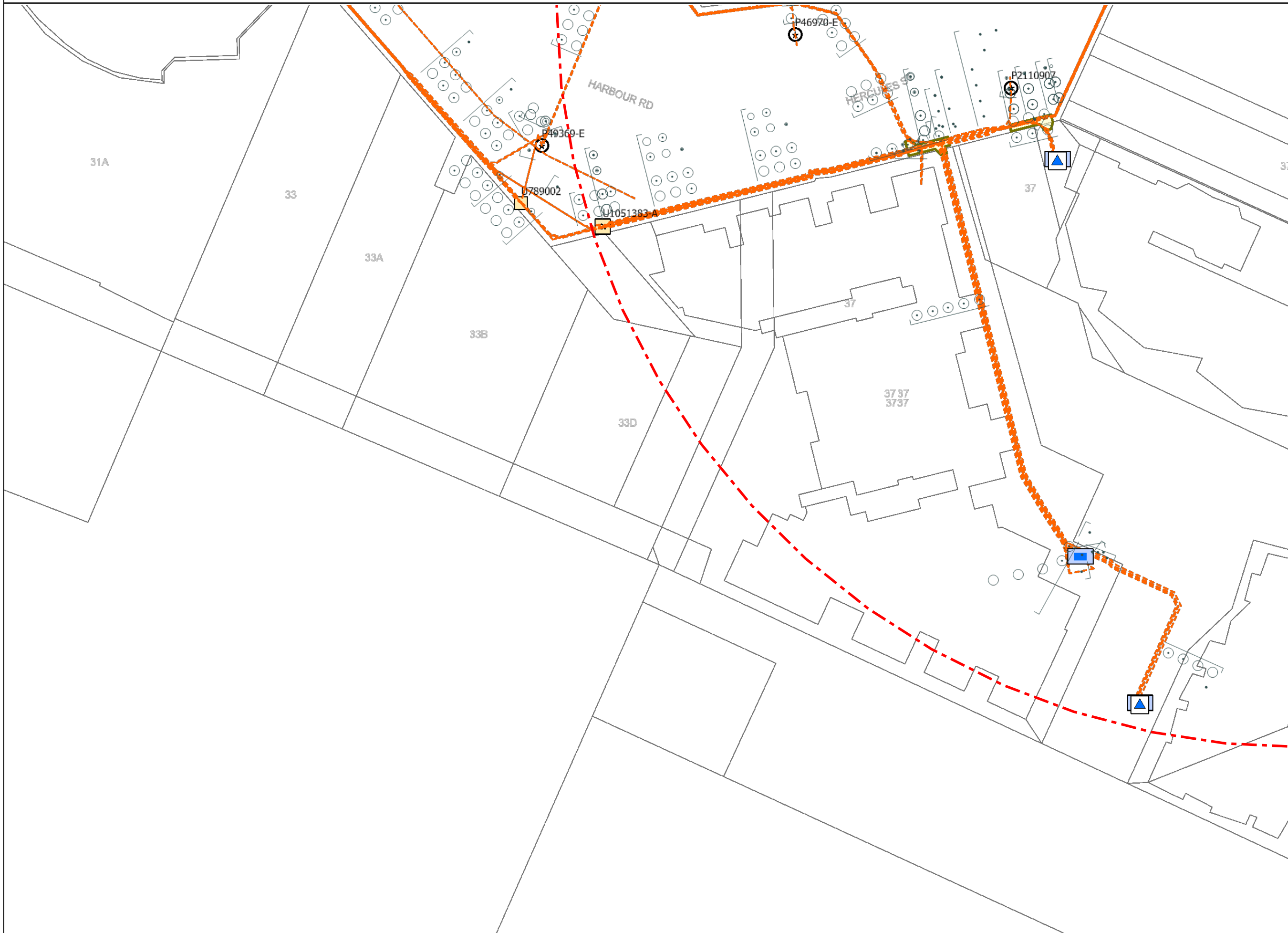
DBYD

Sequence: 211017062

Date: 05/05/2022

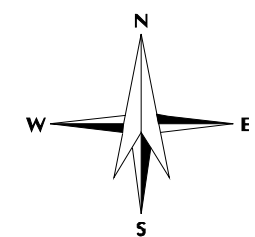
Scale: 1:500

Tile No: 3



For a full list of Map Symbols, please refer to the supplied DBYD Symbology Legend page

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp 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 map 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.



DBYD SYMBOLGY LEGEND

	Cross Bonding Link Box - Critical		Planned Cross Bonding Link Box - New/Updated
	Disconnect Box - Critical		Planned Cross Bonding Link Box - Remove
	Ring Main Unit		Planned Disconnect Box - New/Updated
	Distribution Pad Substation		Planned Disconnect Box - Remove
	Earth		Planned Distribution Pad Substation - New/Updated
	Remote Earth		Planned Distribution Pad Substation - Remove
	Cable Marker		Planned Distribution Ground Substation - New/Updated
	Handhole		Planned Distribution Ground Substation - Remove
	Manhole		Planned Ring Main Unit - New/Updated
	Commercial Industrial Pillar		Planned Ring Main Unit - Remove
	Distribution Cabinet		Planned Earth - New/Updated
	Link Pillar		Planned Earth - Remove
	Service Pillar		Planned Cable Marker - New/Updated
	Feeder Pillar		Planned Cable Marker - Remove
	Pole		Planned Remote Earth - New/Updated
	Streetlight Column		Planned Remote Earth - Remove
	Communication Junction Pillar		Planned Underground Warning Post - New/Updated
	Communication Pit		Planned Underground Warning Post - Remove
	Fibre Patch Panel		Planned Pilot Cubicle - New/Updated
	Pilot Cubicle		Planned Pilot Cubicle - Remove
	Underground Asset 33kV and above		Planned Fibre Patch Panel - New/Updated
	Underground Asset below 33kV		Planned Fibre Patch Panel - Remove
	Underground Conduit with or without cable		Planned Commercial Industrial Pillar - New/Updated
	Pit		Planned Commercial Industrial Pillar - Remove
	Communication Boundary		Planned Distribution Cabinet - New/Updated
	Reserve (RE)		Planned Distribution Cabinet - Remove
	Water Resource (WR)		Planned Link Pillar - New/Updated
	Cadastral Parcels		Planned Link Pillar - Remove
	Planned Jointing Pit - New/Updated		Planned Service Pillar - New/Updated
	Planned Jointing Pit - Remove		Planned Service Pillar - Remove
	Planned Communication Boundary - New/Updated		Planned Pole - New/Updated
	Planned Communication Boundary - Remove		Planned Pole - Remove
	Planned Tunnel/Trench/Bore - New/Updated		Planned Manhole - New/Updated
	Planned Tunnel/Trench/Bore - Remove		Planned Manhole - Remove
			Planned Streetlight Column - New/Updated
			Planned Streetlight Column - Remove
			Planned Handhole - New/Updated
			Planned Handhole - Remove
			Planned Communication Junction Pillar - New/Updated
			Planned Communication Junction Pillar - Remove

DBYD terms and conditions

Duty of care for everyone



Responsibilities – (When Working in the Vicinity of Energex Electrical Equipment)

Extreme care must be taken during non-mechanical or mechanical excavation as damage to Energex underground electrical equipment can lead to injury or death of workers or members of the public. Electrical equipment includes underground cables, conduits and other associated underground electrical equipment used for controlling, generating, supplying, transforming or transmitting electricity.

A person conducting a business or undertaking (PCBU) must ensure the person's business or undertaking is conducted in a way that is electrically safe. This includes:

- a) ensuring that all electrical equipment used in the conduct of the person's business or undertaking is electrically safe;
- b) if the person's business or undertaking includes the performance of electrical work, ensuring the electrical safety of all persons and property likely to be affected by the electrical work; and
- c) if the person's business or undertaking includes the performance of work, whether or not electrical work, involving contact with, or being near to, exposed parts, ensuring persons performing the work are electrically safe.

In addition, a PCBU at a workplace must ensure, so far as is reasonably practicable, that no person, plant or thing at the workplace comes within an unsafe distance of an underground electric line.

Workers and other persons must also take reasonable care for their own and other person's electrical safety. This includes complying, so far as is reasonably able, with any reasonable instructions given by Energex to ensure compliance with the [Electrical Safety Act 2002](#)

DBYD terms and conditions

Duty of care for everyone

The following matters must be considered when working near Energex electrical equipment:

The PCBU must ensure, so far as is reasonably practicable, that no person, plant or thing at the workplace comes within an unsafe distance of an underground electric line (see section 68 of the [Electrical Safety Regulation 2013](#))

1. It is the responsibility of the architect, consulting engineer, developer, and head contractor in the project planning stages to design for minimal impact and protection of Energex electrical equipment.
2. It is the constructor's responsibility to:
 - a) Anticipate and request plans of Energex electrical equipment for a location at a reasonable time before construction begins.
 - b) Visually locate Energex electrical equipment by hand or vacuum excavation where construction activities may damage or interfere with Energex electrical equipment.
 - c) To notify Energex if the information provided is found to be not accurate or assets are found on site that are not recorded on the Energex DBYD plans.
 - d) Read and understand all the information and disclaimers provided.

Note: A constructor may include but not limited to a PCBU, Designer, Project Manager, Installer, Contractor or a Civil Contractor
3. Comply with applicable work health and safety and electrical safety codes of practice including but not limited to:
 - a) Working near overhead and underground electric lines – [Electrical safety codes of practice 2020](#)
 - b) Managing electrical risk in the workplace – [Electrical safety code of practice 2013](#)
 - c) Managing the risks of plant in the workplace – [Electrical safety code of practice 2013](#)
 - d) Excavation work – [Electrical safety code of practice 2013](#)

IMPORTANT NOTES:

- As the alignment and boundaries of roadways with other properties (and roads within roadways) frequently change, the alignments and boundaries contained within Energex plans and maps will frequently differ from present alignments and boundaries “on the ground”. Accordingly, in every case where it appears that alignments and boundaries have shifted, or new roadways have been added, the constructor should obtain confirmation of the actual position of Energex cables and pipelines under the roadways. In no case should the constructor rely on statements of third parties in relation to the position of Energex cables and pipelines. It is the applicant's responsibility to accurately locate all services as part of the design and/or prior to excavation.
- Energex does not provide information on private underground installations, including consumers' mains that may run from Energex mains onto private property. Assets located on private property are the responsibility of the owner for identification and location.
- Energex plans are circuit diagrams or pipe indication diagrams only and indicate the presence of plant in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty; as such levels can change over time.
- All underground conduits are presumed to contain asbestos. Refer to “Code of Practice for the Management and Control of Asbestos in the Workplace [NOHSC: 2018 (2005)] - https://www.safeworkaustralia.gov.au/system/files/documents/1702/codeofpracticeformanagementcontrolofasbestosintheworkplace_nohsc2018-2005
- Plans provided by Energex do not show the presence of any Overhead Network
- In addition to underground cables marked on attached plan there maybe underground Earth Conductors in the vicinity of the nominated work area(s) that are not marked on the plans.
- There may also be other buried assets such as tanks for fluid filled cables that do not appear on GIS plots but are shown on detailed as constructed drawings.
- Being aware of your obligations in [s 304] Excavation work— underground essential services information under the [Work Health and Safety Regulation 2011](#) , Chapter 6 Construction work, Part 6.3 Duties of person conducting business or undertaking. This includes but is not limited to taking reasonable steps to obtain the current information & providing this information to persons engaged to carry out the excavation work. For further information please refer to: - <http://www.legislation.qld.gov.au/LEGISLTN/SLs/2011/11SL240.pdf>
- Energex plans are designed to be printed in colour and as an A4 Landscape orientation

DBYD terms and conditions

Duty of care for everyone

Conditions – (When Working in the Vicinity of Energex Electrical Equipment)

Records:

The first step before any excavation commences is to obtain records of Energex plant in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by Energex must be made available to all construction groups on site. Where plant information is transferred to plans for the proposed work, care must be exercised to ensure that important detail is not lost in the process.

Plans and or details provided by Energex are current for four weeks from the date of dispatch and should be disposed of by shredding or any other secure disposal method after use. A new DBYD enquiry must be made for proposed works/activities to be undertaken outside of the four-week period.

Energex retains copyright of all plans and details provided in connection with your request. Energex plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose. On receipt of DBYD plans and before commencing excavation work or similar activities near Energex's plant, check to see that it relates to the area you have requested and carefully locate this plant first to avoid damage. If you are unclear about any information contained in the plan, please contact Energex on the General Enquiries number listed above for further advice.

Energex, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Energex against any claim or demand for any such loss or damage.

The constructor is responsible for all plant damages when works commence prior to obtaining Energex plans, or failure to follow agreed instructions, or failure to demonstrate all reasonable measures were taken to prevent the damage once plans were received from Energex. Energex reserves all rights to recover compensation for loss or damage caused by interference or damage, including consequential loss and damages to its cable network, or other property.

NOTE: Where your proposed work location contains Energex 33kV or greater Underground cables please access the [Energex Working Near Underground Cables 33kV or Higher web page](#) for more information.

Location of Cables:

Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to them. The exact location of plant likely to be affected shall be confirmed by use of an electronic cable and pipe locator followed by **careful hand or vacuum excavation to the level of cable protection cover strips or conduits**. When conducting locations, please be aware that **no** unauthorised access is permitted to Energex Assets– including Pits, Low Voltage Disconnection Boxes, Low Voltage Pillars or High Voltage Link Boxes.

Hand or vacuum excavation must be used in advance of excavators. In any case, where any doubt exists with respect to interpretation of cable records, contact Energex on the General Enquires number listed above for further advice.

If the constructor is unable to locate Energex underground assets within 5 metres of nominal plan locations, they should contact the Energex General Enquires number listed above for further advice.

If unknown cables or conduits (i.e. not shown on issued DBYD plans) are located during excavation:

1. Call the ELECTRICITY EMERGENCIES number listed above
2. Treat cables as if alive, post a person to keep all others clear of the excavation until Energex crew attend to make safe.
3. All work in the vicinity of damaged plant should cease and the area should be vacated until a clearance to continue work has been obtained from an Energex officer.

Electrical Cable Installation Methods:

Energex cables are installed with a variety of protection devices including:

- | | |
|---|---------------------------------------|
| 1. Clay paving bricks or tiles marked "Electricity" or similar (also unmarked) | 2. Concrete or PVC cover slabs |
| 3. PVC, A/C or fibro conduit, fibre reinforced concrete, iron or steel pipe | 4. Concrete encased PVC or steel pipe |
| 5. Thin plastic marker tape | 6. Large pipes housing multiple ducts |
| 7. Multiple duct systems, including earthenware or concrete 2-, 4-, and 6-way ducts and shamrocks | |

Note: Some cables are known to be buried without covers and cables may change depth or alignment along the route.

Excavating Near Cables:

For all work within 2.5 m of nominal location, the constructor is required to hand or vacuum excavate (pothole) and expose the plant, hence proving its exact location before work can commence.

Cable protection cover strips shall not be disturbed. Excavation below these cover strips, or into the surrounding backfill material is not permitted.

DBYD terms and conditions

Duty of care for everyone

Excavating Parallel to Cables:

If construction work is parallel to Energex cables, then hand or vacuum excavation (potholing) at least every 4 m is required to establish the location of all cables, hence confirming nominal locations before work can commence. *Generally, there is no restriction to excavations parallel to Energex cables to a depth not exceeding that of the cable. Note: Cable depths & alignment may change suddenly.*

Separation from Cables:

Any service(s) must be located at the minimum separation as per the tables below:

Table 1. Minimum Separation Requirements for Underground Services Running Parallel with Energex Assets

(Minimum Separation required in mm)							
Voltage Level	Gas	Communication or TV	Water		Sanitary drainage		Storm Water
			≤DN 200	>DN200	≤DN 200	>DN 200	
LV	250	100	500	*1000	500	1000	500
HV		300					
*Contact Energex/council to obtain specific separation distances							

Table 2. Minimum Separation Requirements for Underground Services Crossing Energex Assets

(Minimum Separation required in mm)					
Voltage Level	Gas	Communication or TV	Water	Sanitary drainage	Storm Water
LV & HV	100	100	300	300	100

Where the above table does not list a separation requirement for a particular underground service then 300mm shall be used.

Excavating Across Cables:

The standard clearance between services shall be maintained as set down in Table 2 above. If the width or depth of the excavation is such that the cables will be exposed or unsupported, then Energex shall be contacted to determine whether the cables should be taken out of service, or whether they need to be protected or supported. In no case shall a cable cover be removed without approval. A cable cover may only be removed under the supervision of an Energex authorised representative. Protective cover strips when removed must be replaced under Energex supervision. Under no circumstances shall they be omitted to allow separation between Energex cables and other services.

Heavy Machinery Operation Over Cables:

Where heavy "Crawler" or "Vibration" type machinery is operated over the top of cables, a minimum cover of 450 mm to the cable protective cover mains must be maintained using load bearing protection whilst the machinery is in operation. For sensitive cables (i.e. 33 and 110kV fluid and gas filled cables), there may be additional constraints placed on vibration and settlement by Energex.

Directional Boring Near Cables:

When boring parallel to cables, it is essential that trial holes are carefully hand or vacuum excavated at regular intervals to prove the actual location of the conduits/cables before using boring machinery. Where it is required to bore across the line of cables, the actual location of the cables shall first be proven by hand or vacuum excavation. A trench shall be excavated one metre from the side of the cables where the auger will approach to ensure a minimum clearance of 500mm above and below all LV, 11kV, 33kV & 110/132kV cables shall be maintained.

Explosives:

Explosives must not be used within 10 metres of cables, unless an engineering report is provided indicating that no damage will be sustained. Clearances should be obtained from Energex's Planning Engineer for use of explosives in the vicinity of Energex cables.

Damage Reporting:

All damage to cables, conduits and pipes must be reported no matter how insignificant the damage appears to be. Even very minor damage to cable protective coverings can lead to eventual failure of cables through corrosion of metal sheaths and moisture ingress.

If any Damaged conductor is found:

1. Call the ELECTRICITY EMERGENCIES number listed above
2. Treat cables as if alive, post a person to keep all others clear of the excavation until Energex crew attend to make safe.
3. All work in the vicinity of damaged plant should cease and the area should be vacated until a clearance to continue work has been obtained from an Energex officer.

DBYD terms and conditions

Duty of care for everyone

Plant Solutions and Assistance:

If plant location plans or visual location of Energex plant by hand or vacuum excavation reveals that the location of Energex plant is situated wholly or partly where the developer or constructor plans to work, then Energex shall be contacted to assist with your development of possible engineering solutions.

If Energex relocation or protection works are part of the agreed solution, then payment to Energex for the cost of this work shall be the responsibility of the principal developer or constructor. Energex will provide an estimated quotation for work on receipt of the developer's or constructor's order number before work proceeds.

It will be necessary for the developer or constructor to provide Energex with a written Work Method Statement for all works in the vicinity of or involving Energex plant. This Work Method Statement should form part of the tendering documentation and work instruction.

Vacuum Excavations (Hydro Vac)

When operating hydro vac equipment to excavate in vicinity of underground electrical assets (cables/conduits):

Fitted with:

- Nonconductive (neoprene rubber or equivalent) vacuum (suction) hose.
- Oscillating nozzle on pressure wand with water pressure adjusted to not exceeding 2000 psi.

Maintain a minimum distance of 200mm between end of pressure wand and underground electrical assets. DO NOT insert the pressure wand jet directly into subsoil.

Ensure pressure wand is not directly aimed at underground electrical assets (cables/conduits).

Safety Notices (Underground Work)

There is no exclusion zone applicable for underground electrical assets – conduits, cables (unless cable is damaged, or conductors or terminations have been exposed) therefore there is **no requirement for a written Safety Advice** to be obtained provided the work location does not contain overhead electric lines or other exposed live parts.

Further information on Working Safely around Energex assets:

https://www.energex.com.au/_data/assets/pdf_file/0010/211231/Working-near-OH-UG-lines-BS001405R107ver2.pdf

Thank you for your interest in maintaining a safe and secure Electricity Distribution network. Energex welcomes your feedback on this document via email to dbyd@energex.com.au.

General enquiries (7:00am - 5:30pm Mon to Fri)	13 12 53
DBYD enquiries (7:00am - 3:30pm Mon to Fri)	(07) 3664 5400
Life threatening emergencies only triple zero (000) or	13 19 62

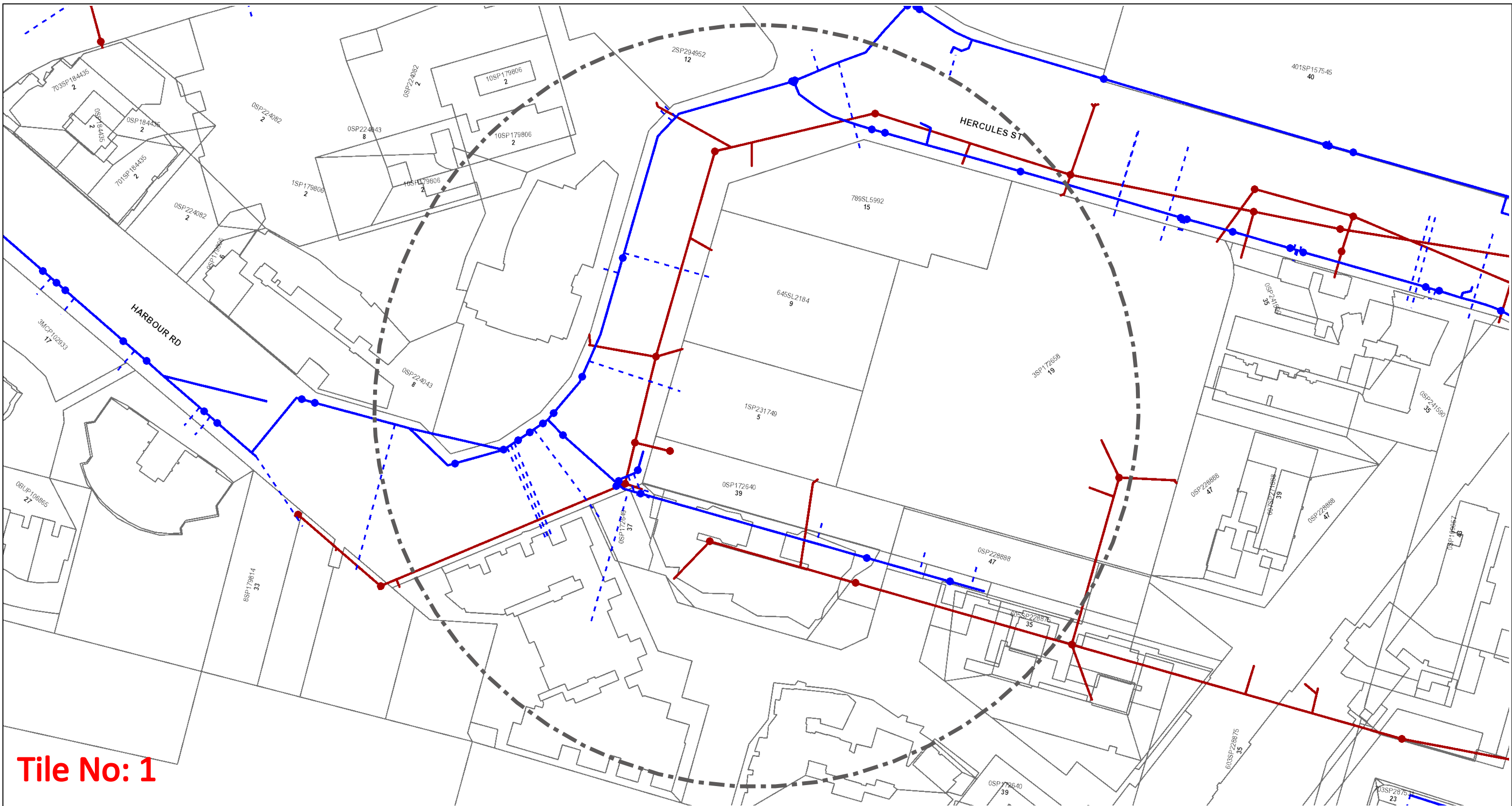
E: custserve@energex.com.au
E: dbyd@energex.com.au

W: energex.com.au/lualmap
ABN: 40 078 849 055

To re-submit or change the nominated search area please visit www.1100.com.au



Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1

Dial Before You Dig - Urban Utilities Water, Recycled Water and Sewer Infrastructure

DBYD Reference No: 211017073

Date DBYD Ref Received: 05/05/2022

Date DBYD Job to Commence: 05/05/2022

Date DBYD Map Produced: 05/05/2022

This Map is valid for 30 days

Produced By: Urban Utilities



Sewer

- Infrastructure
- ◆ Major Infrastructure
- Network Pipelines
- ▨ Network Structures

Water

- Infrastructure
- ◆ Major Infrastructure
- Network Pipelines
- ▨ Network Structures
- - - Water Service (Indicative only)



Map Scale
1:1000

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp 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.

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).
www.urbanutilities.com.au ABN 86 673 835 011

Important Information

Disclaimer

All Urban Utilities' records, data and information supplied via DBYD ("Data") is **indicative** only. You agree that any Data supplied to you has been or will be provided only for your convenience and has not been and will not be relied upon by you for any purpose.

You also agree that Urban Utilities does not assume any responsibility or duty of care in respect of, or warrant, guarantee or make any representation as to the Data (including its accuracy, reliability, currency or suitability).

Because the location of Urban Utilities' infrastructure shown on the Data is approximate only, you must first physically locate the infrastructure by utilising relevant site detection methodologies prior to performing any works or undertaking any activities near or adjacent to infrastructure. Possible site detection methodologies include hand digging, potholing, trenching and/or probing. You are solely responsible for the selection of appropriate site detection methodologies at all times.

To the fullest extent permitted by law, Urban Utilities will not be liable to you in contract, tort, equity, under statute or otherwise arising from or in connection with the provision of any Data to you via DBYD.

Compliance with laws

There may be both indicated and unmarked hazards, dangers or encumbrances, including underground asbestos pipes and abandoned mains within your nominated search area. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including in relation to workplace health and safety.

Damaged Infrastructure

Please note that it is an offence under Section 192 of the *Water Supply (Safety and Reliability) Act 2008* to interfere with our infrastructure without Urban Utilities' written consent.

You may be liable to Urban Utilities for any loss of or damage to our infrastructure, together with any consequential or indirect loss or damage (including without limitation, loss of use, loss of profits or loss of revenue) arising from or in connection with any interference with Urban Utilities' infrastructure by you or any other person for which you are legally responsible.

Any damage to Urban Utilities' Infrastructure must be reported immediately to the (24 Hours) Faults and Emergencies Team on 13 23 64.

Links

Technical Standards: <https://urbanutilities.com.au/development/help-and-advice/standards-and-guidelines>

Copyright

All Data is copyright.



APA Group
PO Box 6014 Halifax Street
South Australia 5000



For your immediate information **THERE IS A CRITICAL GAS PIPELINE AND/OR ASSOCIATED INFRASTRUCTURE** in the area of your works.

05/05/2022

Company:
Naxos Engineers
PO BOX 224
Spring Hill
QLD 4004
rhani@naxosengineers.com.au

Dear Naxos Engineers

Sequence Number: 211017074
Worksite Address: 5 Hercules Street
Hamilton
QLD 4007

Thank you for your Dial Before You Dig enquiry regarding the location of Gas Assets. We can confirm that the APA Group has **Critical Gas Assets** in the vicinity of the above location.

You are hereby notified that **before you commence any works** you are required to complete the attached **'Work In The Vicinity Of Critical Gas Assets'** request form and forward this to APA as soon as practicable.

As laid out in the **Duty of Care** requirements supplied, any activity in the vicinity of Critical Gas Assets operated by APA requires an Authority to Work Permit and potentially attendance on site by an APA representative during any work. Please ensure you read and comply with all the relevant requirements. Should you have any questions with regards to the attached information please contact our Qld Planning & Scheduling Officer - (07) 3215 6644.

Caution - Damage to gas assets could result in possible explosion and fire with the risk of personal injury.
For Gas Emergencies please call 1800 GAS LEAK (1800 427 532)

Please find enclosed the following information:-

- APA's Duty of Care, If you are unclear of your obligations under these requirements please contact the APA Representative listed above immediately
- An overview map with your requested area highlighted to assist in locating APA's Gas Assets
- A map(s) showing APA's Gas Assets in the requested area, this information is valid for 30 days from the date of this response, **please check this represents the area you requested**, if it does not, please contact the APA Representative listed above immediately
- A 'Work In The Vicinity Of Critical Gas Assets' request form, please complete and forward to APA as soon as practicable, via PermitsQld@apa.com.au, or the address above. A **minimum of 5 business days** advance notification is required to process Authority To Work Request applications

The outcome of this request may be that a qualified APA Group Representative will be required on site when you undertake your proposed works, if this is the case, this will need to be arranged dependent on their availability. Whilst we will aim to facilitate this within 5 business days from a decision, **this cannot be guaranteed.**

Please Note: For some DBYD enquiries, you might receive 2 responses from the APA Group. Please read both responses carefully as they will relate to different assets. It is your responsibility to action all requirements set out in APA Group responses.

Please take some time to review the entire response document and check the information supplied and please let us have any feedback by sending an email to DBYDNetworksAPA@apa.com.au or contacting us direct on 1800 085 628.

Duty of Care - Working Around Gas Assets

General Conditions

- This location enquiry is valid for 30 days from the enquiry date
- Expired locations, i.e., over 30 days from the date of this response, require a new Dial Before You Dig request to validate location information
- The location information supplied in this document shall be used as a guide only. APA Group shall not be liable or responsible for the accuracy of any such information supplied pursuant to this request
- It is the responsibility of the excavator to expose all Gas Assets, including Gas Service pipes (see below), **by hand**. Gas Asset depths may vary according to ground conditions
- Gas Services (inlet service) connecting Gas Assets in the street to the gas meter on the property are typically **not** marked on the map
- Some Gas Assets are installed inside of a casing. The locations where a Gas Asset changes from inserted to direct burial are not marked on the map unless otherwise stated
- This information has been generated by an automated system based on the area highlighted in your DBYD request and has not been independently verified. It is your responsibility to ensure that the information supplied in this response matches the dig site you defined when submitting your Dial Before You Dig enquiry. If the information does not match the dig site or you have any question, please contact APA immediately using the details listed on the first page and / or please resubmit your enquiry
- For **Gas Emergencies** please call **1800 GAS LEAK (1800 427 532)**

Critical Gas Assets - Conditions

It is your responsibility to follow these important conditions when working in the vicinity of Critical Gas Assets

- A 'Work In The Vicinity Of Critical Gas Assets' request form must be submitted to APA Group PRIOR to any work commencing, a minimum of **5 business days** are required to arrange attendance by an APA Group representative
- Whilst we will aim to facilitate this within **5 business days** from a decision, **this cannot be guaranteed**. Charges for APA Group supervision may apply
- Any works in the vicinity of Critical Gas Assets requires approval from APA via **APA's 'Authority to work' permit** and supervision by an APA Group representative unless expressed otherwise on the "Authority to work" permit.
- Penalties apply to excavators commencing work in the vicinity of Critical Gas Assets **prior to receiving an APA Group 'Authority to Work' permit and an APA Group representative is present**.

Rates applicable to APA on-site representation for supervision or location

Item	Rate
Site Watch - Normal Hours	\$143.42 (hr)
Site Watch - After Hours	\$175.06 (hr)
Electronic Locate – Normal Hours	\$143.42 (hr)
Electronic Locate – After Hours	\$175.06 (hr)
Cancellation	2 hrs (where less than 1 business day notice is provided)
Mains Proving	As quoted by APA

Notes:

- All prices are exclusive of GST
- All partial hours will be charged at a full hour rate for the first hour, 1hr minimum charge.
- Cancellations must be received 1 business day prior to the booked supervision otherwise a 2hr charge will be incurred
- Contact us for State specific hours of business.

APA CHANGE NOTIFICATION

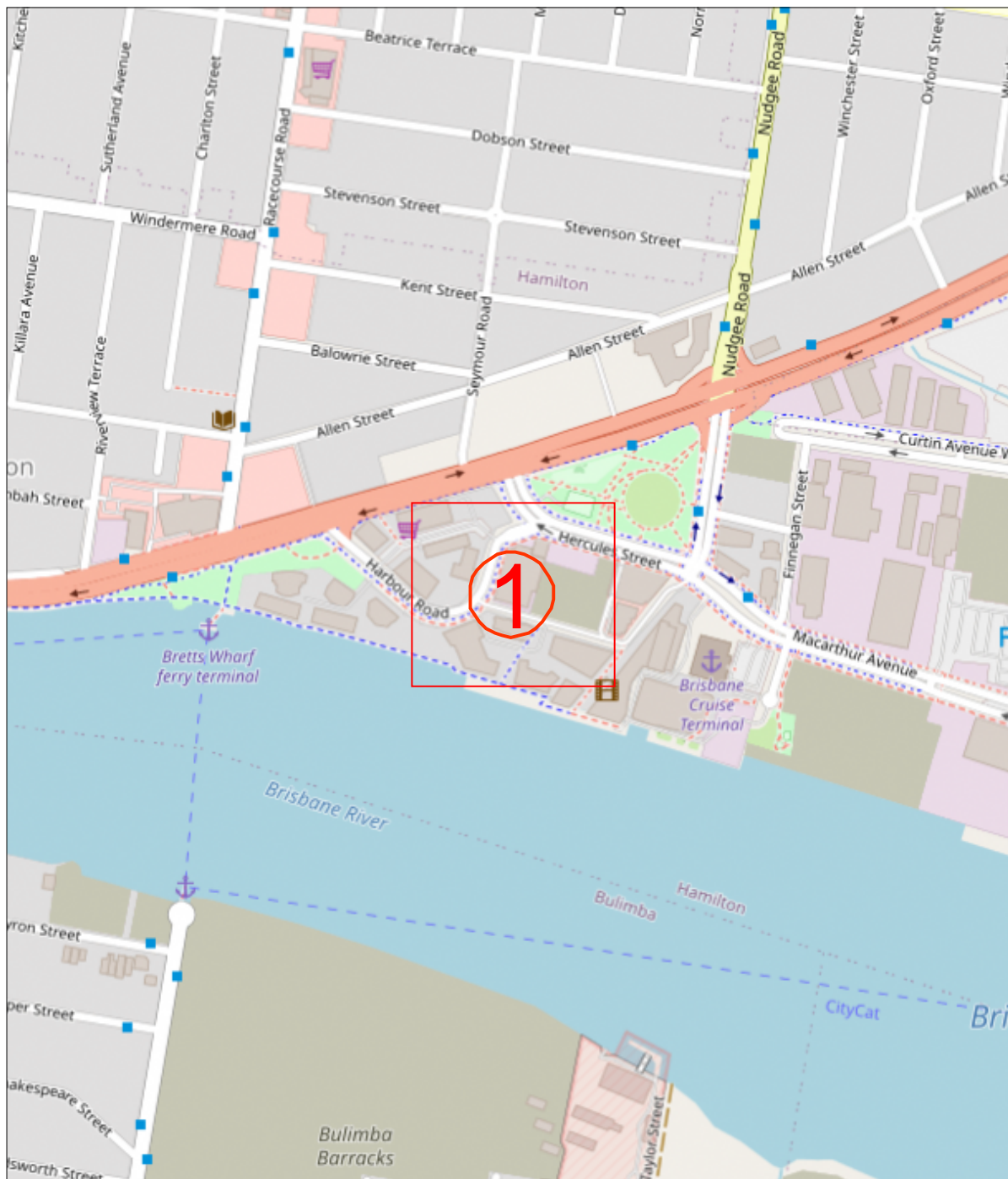
The map below may have different symbols to those you are familiar with.




APA recently upgraded the asset mapping software utilised for Dial Before You Dig requests.

To avoid confusion, please carefully review the legend along with the map.

Please direct any questions to DBYDNetworksAPA@apa.com.au

Site Address	5 Hercules Street Hamilton 4007	Sequence No	211017074
Name	Naxos Engineers		
Email	rhani@naxosengineers.com.au		

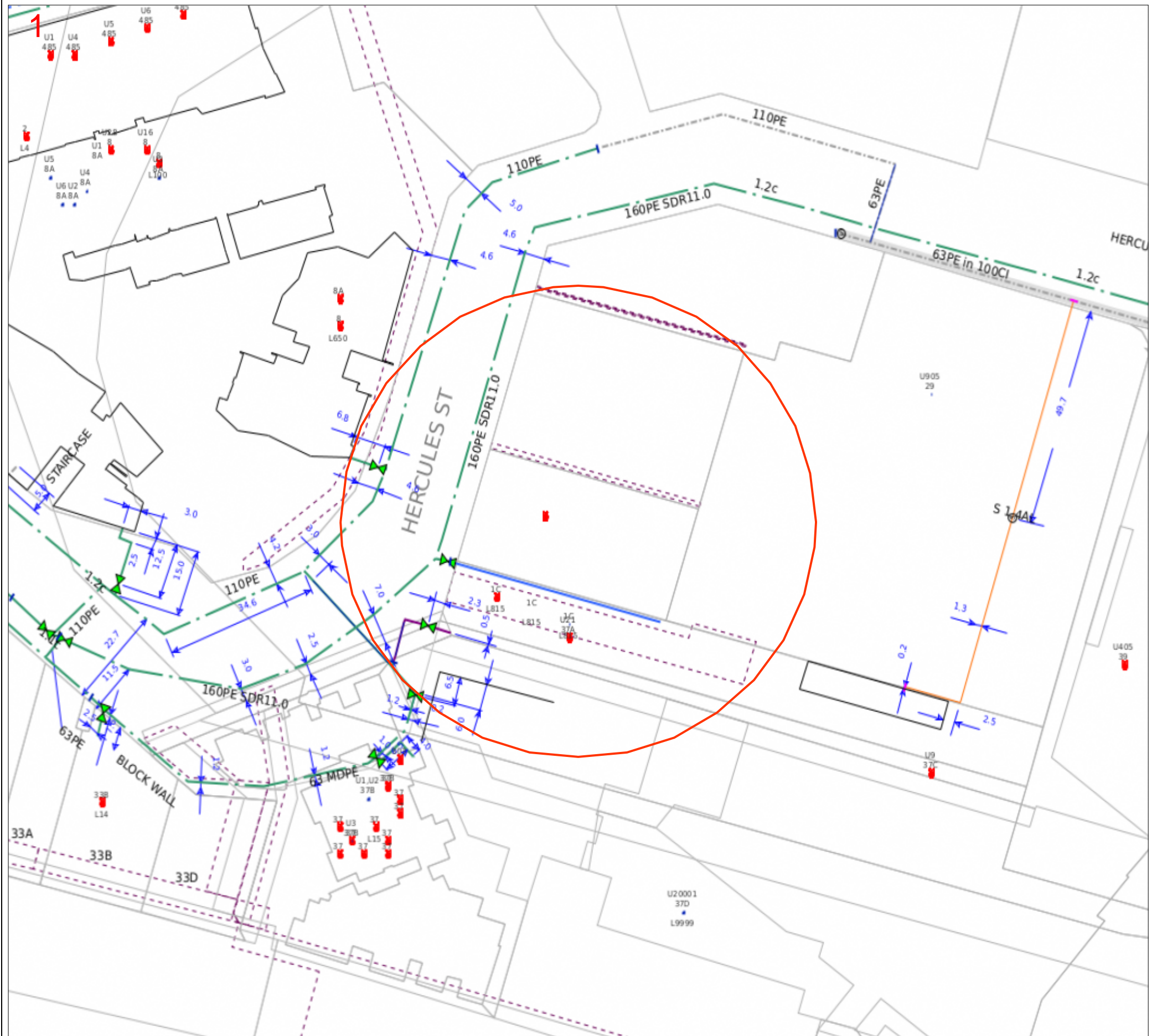


Scale 1: 6000		Enquiry Area  Map Key Area 
---------------	---	---

APA Group does not guarantee the accuracy or completeness of the map and does not make any warranty about the data. APA Group is not under any liability to the user for any loss or damage (including consequential loss or damage) which the user may suffer resulting from the use of this map.

Site Address	5 Hercules Street Hamilton 4007	Sequence No	211017074
---------------------	---------------------------------------	--------------------	-----------

Before you commence any works you are required to complete the attached 'Work In The Vicinity Of Critical Gas Assets' request form and forward this to APA as soon as practicable.



PIPE AND BOUNDARIES		PIPE CODE / MATERIALS		OBJECTS or TERMS		Map Key
SERVICE (COLOUR BY PRESSURE)	—	C2, C1	Cast Iron	VALVES		
LOW PRESSURES	—	CU	Copper	BURIED VALVES		
MEDIUM PRESSURES	—	N2, NY, NY11	Nylon	GATE / REGULATORS		
HIGH PRESSURES	—	P# (e.g. P6)	Polyethylene (PE)	GAS SUPPLIED = YES		
TRANSMISSION PRESSURES	—	P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT		
PRIORITY MAIN (BEHIND PIPE)	—	P2,P4,P8	High Density PE	CP TEST POINT/ ANODE		
PROPOSED (COLOUR BY PRESSURE)	—	ST or S#	Steel	SYPHON		
LPG (COLOUR BY PRESSURE)	—	S6# (e.g. S61)	Steel Class 600	TRACE WIRE POINT		
ABANDONED	—	S3# (e.g. S33)	Steel Class 300	PIPELINE MARKER		
IDLE	—	W2 or GAL	Wrought Galv. Iron	NOT TIED IN	N.T.I.	
SLEEVE	—	W3 or PGAL	Poly Coat Wrought Galv. Iron	COUPLING & END CAP		
CASING / SPLIT (BEHIND PIPE)	— / —	<i>Pipe diameter in millimetres is shown before pipe code</i> e.g. 40P6 = 40mm nominal diameter		DEPTH OF COVER	C	
UNKNOWN	—					
EASEMENT/ JURISDICTION	—					
EXAMPLES	40P6 in 80C2	40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing				
	63S8	63mm Medium Pressure Steel				
	Line / Polygon Request					

This map is created in colour and shall be printed in colour

Scale 1:700

0 0.009km



APA Group does not guarantee the accuracy or completeness of the map and does not make any warranty about the data. APA Group is not under any liability to the user for any loss or damage (including consequential loss or damage) which the user may suffer resulting from the use of this map.

WORK IN THE VICINITY OF CRITICAL GAS ASSETS

It is your responsibility to read and complete this request form

1. This request form must be received by the APA Group via the options below at least **5 business days prior to excavation or site location work commencement**
2. Excavation / works must not commence on site until you have received a 'Authority to Work Permit' from the APA Group
3. This request form must be accompanied by a detailed schedule of works
4. Penalties apply to excavators commencing work in the vicinity of Critical Gas Assets **prior to receiving an APA Group 'Authority to Work Permit'**

For further information refer to:-

- NSW Gas Supply Act 1996 – Sec 64 C, Requirements in relation to carrying out of certain excavation work
- Victoria: Pipelines Act 2005 – Section 118, Digging near pipelines and Section 119, Interference with pipeline
- South Australia: Gas Industry Act 1997 – Section 83, Notice of work that may affect gas infrastructure.
- Northern Territory: Energy Pipelines Act as in force at 8 March 2007 – Section 66, Threat to pipeline.

Return to: PermitsQld@apa.com.au

Enquiries:

Should you have any questions with regards to the attached information please contact our Qld Planning & Scheduling Officer - (07) 3215 6644.

Work / Excavation Site Details:

Number:	Street:		
Suburb:		State:	
Sequence Number: 211017074			
Requestors Name:			
Company Name:			
Name of Authorised Company Site Representative:			
Email:			
Phone:		Mobile:	
Signature:			

Description of Work / Excavation:

Activity/Excavation Details:			
Tick Applicable Box			
Excavation		Change to surface level	
Service crossing		Boring	
Proving		Other (provide details)	
Earthworks			
Excavator Size, Tooth Type & Tooth Size (provide details)			

Work / Excavation Drawings Attached (circle): Yes No

Proposed Dates and Times:

	From		To	
	Date	Time	Date	Time
Excavation	/ /	am/pm	/ /	am/pm
Backfill	/ /	am/pm	/ /	am/pm

Work is as-sessed as:	Class 1 Works crossing a critical gas asset	Class 2 Works within 3m of a critical gas asset	Class 3 Works involving large excavations, vibrations or blasting beyond 3m of the critical gas asset
------------------------------	---	---	---

Insurer and Policy Details

Policy Number		Policy Expiry Date	
Insurance Cover – Current Level (\$amount)			

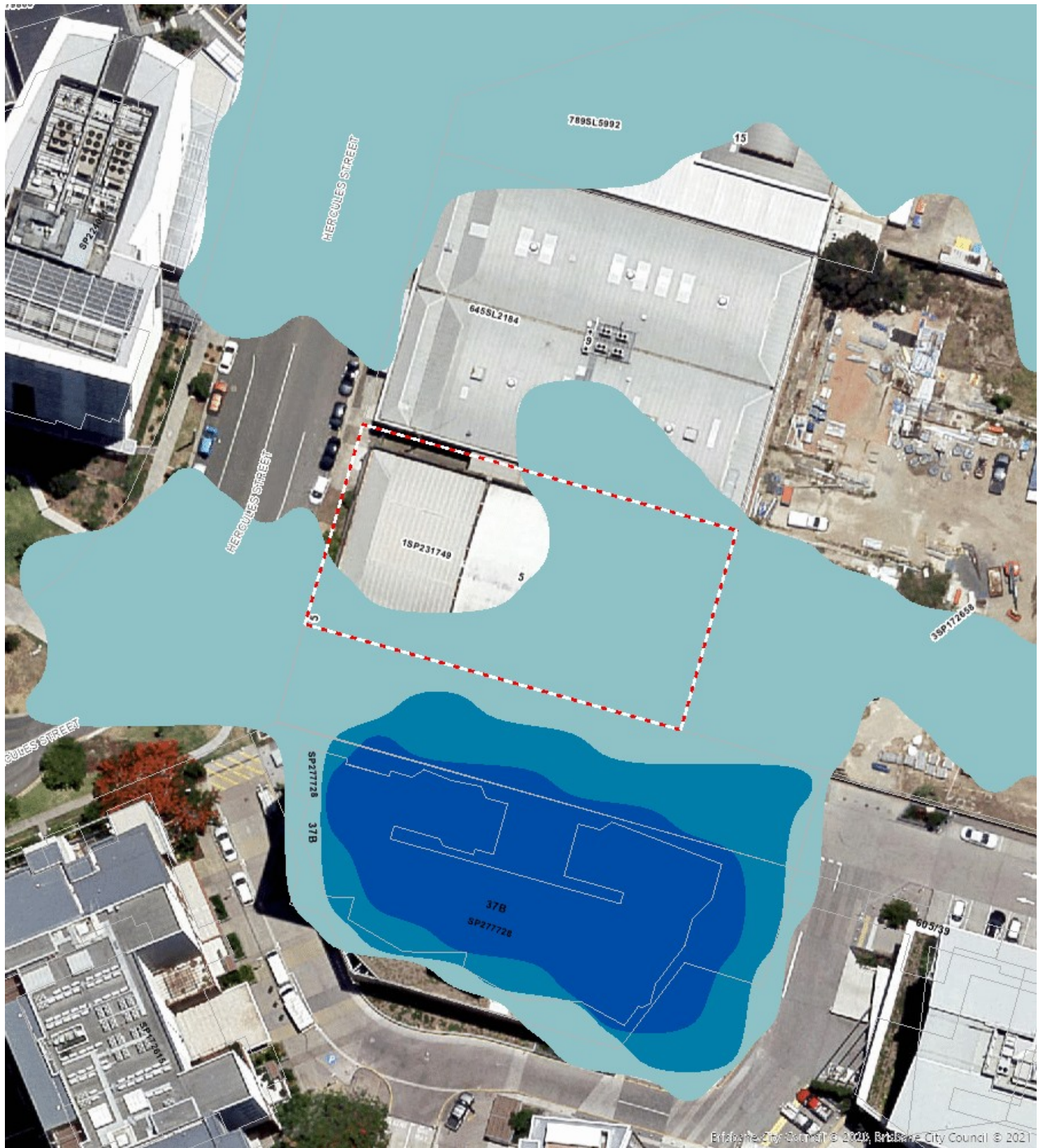
Third Party Works Authorisation requested by (mandatory fields required for invoicing):

Company/Biller Name:	
Billing Address:	
Purchase Order:	Billing Email:
Biller Phone:	
Requestors Name:	Requesters Signature:

NOTES

5. This Authority to Work applies only to work in the vicinity of the Gas Mains. It does not authorise work near or on the Gas Mains itself
6. A minimum of 2 business days must be allowed between receipt by APA Group of this Request and a response. However, more time for notification may be necessary
7. For any gas leak related work this application must be accompanied by a detailed sequence of events, outlining all aspects of work involved and work is not permitted until an Authority to Work is issued
8. For class 1 and 2 Dial Before You Dig, APA Group will arrange for an inspector to be on site as necessary during the work. An inspector must be present at all times for works involving excavation within 1m of the Gas Mains. APA Group will advise the requirement for an inspector for other works within 3m of the Gas Mains
9. The applicant is responsible for any damage resulting from the work and all consequential damages and losses arising from such damage and therefore must insure against every liability of the contractor in respect of or arising out of any loss of life, loss of or damage to property of person (both real and personal), arising out of or in any way connected to this permit.
10. Rates applicable to APA on-site representation for supervision or location exclude GST.

Appendix H – BRISBANE CITY COUNCIL (BCC)
INTERACTIVE MAPPING



Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. The Digital Cadastre Database (supplied by Queensland State Government) is subject to change without notice. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

Please refer to CityPlan.Brisbane.qld.gov.au for full terms and conditions.

Cadastre ©2019 QLD Dept Natural Resources, Mines and Energy. Contours ©2009 AAMHatch Pty Ltd. StreetPro digital spatial data ©2019 Pitney Bowes Inc. 2012-2012 Aerial Imagery ©2017 AAM Hatch Pty Ltd.

Brisbane River flood planning area



Brisbane River flood planning area 1



Brisbane River flood planning area 2a



Brisbane River flood planning area 2b



Brisbane River flood planning area 3



Brisbane River flood planning area 4



Brisbane River flood planning area 5

Local Government Authorities



LGA boundary

property_boundaries_holding



Property Holding



Brisbane City Council © 2020, Brisbane City Council © 2021

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. The Digital Cadastre Database (supplied by Queensland State Government) is subject to change without notice. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

Please refer to CityPlan.Brisbane.qld.gov.au for full terms and conditions.

Cadastre ©2019 QLD Dept Natural Resources, Mines and Energy. Contours ©2009 AAMHatch Pty Ltd. StreetPro digital spatial data ©2019 Pitney Bowes Inc. 2012-2012 Aerial Imagery ©2017 AAM Hatch Pty Ltd.

Creek/waterway flood planning area



Creek/waterway flood planning area 1



Creek/waterway flood planning area 2



Creek/waterway flood planning area 3



Creek/waterway flood planning area 4



Creek/waterway flood planning area 5

Local Government Authorities



LGA boundary

property_boundaries_holding



Property Holding



Brisbane City Council © 2020, Brisbane City Council © 2021

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. The Digital Cadastre Database (supplied by Queensland State Government) is subject to change without notice. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

Please refer to CityPlan.Brisbane.qld.gov.au for full terms and conditions.

Cadastre ©2019 QLD Dept Natural Resources, Mines and Energy. Contours ©2009 AAMHatch Pty Ltd. StreetPro digital spatial data ©2019 Pitney Bowes Inc. 2012-2012 Aerial Imagery ©2017 AAM Hatch Pty Ltd.

Overland flow flood planning area



Overland flow flood planning area

Local Government Authorities



LGA boundary

property_boundaries_holding



Property Holding

Appendix I – URBAN UTILITIES SERVICES ADVICE
NOTICE

11 July 2022

Mr Giuseppe Finocchiaro
Naxos Engineers Pty Ltd
PO Box 224
Spring Hill QLD 4004

Urban Utilities
GPO Box 2765
BRISBANE QLD 4001
Phone: 07 3432 2200
www.urbanutilities.com.au/development

Via Email: administration@naxosengineers.com.au

Dear Giuseppe

Urban Utilities Services Advice Notice

Urban Utilities application number:	22-SRV-60193
Applicant name:	Naxos Engineers Pty Ltd
Street address:	5 Hercules Hamilton QLD 4007
Real Property Description:	Lot 1 on SP231749

Proposed service connection/alteration/disconnection type:

Drinking water	<input checked="" type="checkbox"/>
Non-drinking water/recycled water	<input type="checkbox"/>
Wastewater	<input checked="" type="checkbox"/>

Urban Utilities provides this Services Advice Notice in response to the request received on 9 June 2022. In accordance with section 99BRAC(3) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, this Services Advice Notice provides advice about the proposed connection having regard to the connections policy in the Urban Utilities Water Netserv Plan, the charges and conditions that may apply to the connection and other relevant matters about the connection. All terms used in this Services Advice Notice are defined by reference to the Urban Utilities Water Netserv Plan.

Further, infrastructure information may not be verified, and Urban Utilities provides no warranty or assurance that this information is correct. Independent on-location site inspections are recommended to verify the location, condition and size of any infrastructure.

This Services Advice Notice does not constitute an application for connection, is not an approval to connect to the Urban Utilities network(s) and does not bind any future Urban Utilities' decision if the applicant applies for a connection.

Urban Utilities understands that the proposed development will consist of 100 residential units, and 514 m² of commercial space housed within a 23 storeys high building. As per the request for a Service Advice Notice submitted, a material change of use will be applied for as part of this development.

Based on your proposal and discussion with Urban Utilities officers, the following advice is provided:

Urban Utilities Services Advice

Infrastructure and Design

The project site is within the [name] Priority Development Area (PDA). Development applications for priority development areas are assessed by Economic Development Queensland (EDQ).

The infrastructure funding framework within each PDA is also prescribed and managed by EDQ under an Infrastructure Charges Offset Plan (ICOP). The developer should review the current ICOP and development scheme to understand the broader infrastructure obligations specific to this site.

Water

The proposed development site is currently serviced via DN20 mm connections into DN150 Cast Iron water main (constructed 1962) in the far side of Hercules Street (Figure 1).

Based on the information provided by the applicant, it is expected that the water infrastructure necessary to service the development will be connected to the existing DN150 Cast Iron in the far side of Hercules Street.

Should the applicant propose to reuse the existing connection to service the proposed development, Urban Utilities does not object to the proposed reuse, provided the hydraulic consultant confirms it is sufficient to meet the requirements of the development.

The water meter and sub-metering design and arrangements must meet URBAN UTILITIES'S contemporary requirements, and all redundant water services must be sealed at the main.

Please refer to Urban Utilities Metering Guidelines and Standard Water Meter Arrangement Drawings for detailed guidance.

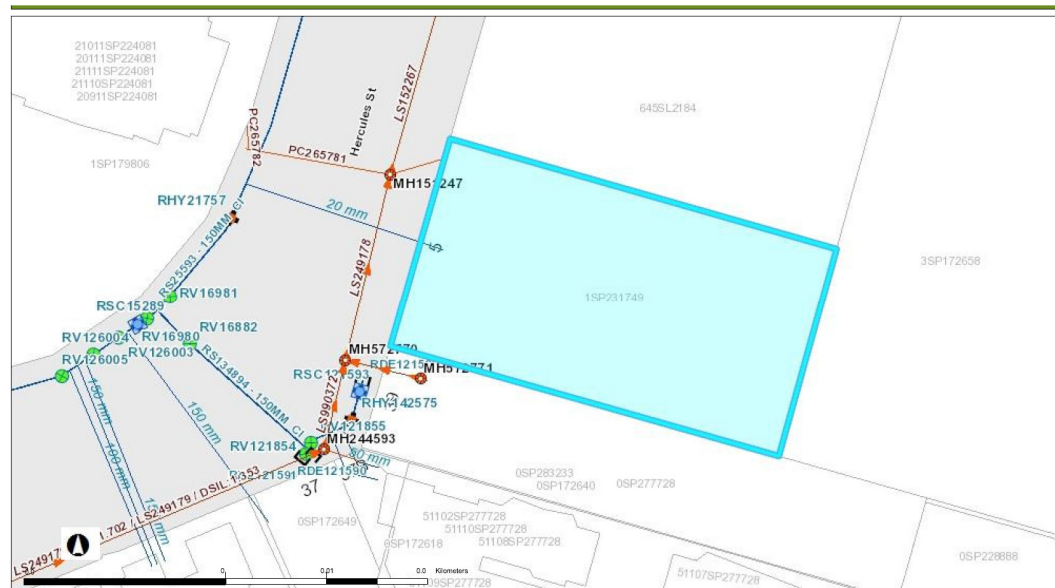


Figure 1: Existing infrastructure within the vicinity of the subject site

Wastewater

The site is currently serviced by an existing 150 mm diameter wastewater connection to the existing MH151247 which flow into an existing 225 mm diameter unreinforced concrete sewer main (constructed 1965) in the near side of Hercules Street (Figure 1).

Based on the information provided by the applicant, the proposed development will be serviced by this existing 225mm diameter unreinforced concrete sewer main.

If reuse of an existing wastewater property connection is intended as part of the servicing arrangement for this development, Urban Utilities need to be satisfied that the connection is:

- Suitably located
- Has the hydraulic capacity to meet the requirements of the proposed development
- Is in sound condition as assessed by CCTV, material and age

At this stage, the grade and condition of the existing sewer property connection is unknown. To reuse the existing property connection, the applicant will need to provide the following information prior to receiving a Connection Certificate:

- CCTV inspection of the existing property connection to confirm the pipe condition
- confirmation that the hydraulic capacity of the existing property connection meets the requirements of the proposed development

Reuse of an existing property connection must be endorsed and signed off by a Registered Professional Engineer of Queensland (RPEQ). Where investigations determine that a property connection cannot be reused, a new connection will be required. Urban Utilities recommends that investigations be undertaken as soon as practical to avoid delays at the end of the project.

Note that the (water/wastewater) infrastructure required for the proposed development is to be provided in accordance with URBAN UTILITIES requirements, including but not limited to the SEQ Water Supply and Sewerage Design and Construction Code (SEQ WS&S D&C Code, 2013), or current equivalent.

Network Demand and Capacity

Water

An assessment of the water supply available at the site, including computational hydraulic modelling of the network under peak demand and fire flow conditions, has been completed.

The analysis assumes a Peak Hour Demand of 1.87 L/s and firefighting flow of 60 l/s (corresponding to the details of the proposed development).

The assessment indicates that the existing water supply has sufficient capacity to service the proposed development in accordance with the *SEQ Water Supply and Sewerage Design and Construction Code, 2013 (SEQ WS&S D&C Code)*.

Indicative flow and pressure advice for the existing main (150 mm cast iron) in far side of Hercules St is provided in Table 1, below

Table 1: Indicative Flow and Pressure Advice

Assumed Connection Main	Estimated RL Connection (m AHD)	Hydraulic Grade Line (m AHD)			Pressure (kPa) ¹		
		0 L/s	10 L/s	20 L/s	0 L/s	10 L/s	20 L/s
150 mm (cast iron) constructed in 1962	3.2	74	72	71	697	677	667

Notes:

¹ Modelled pressure in supply main, relative to the estimated connection RL (m AHD).

² Designers are required to adjust the Hydraulic Grade Line/Pressure model results for site/building RL differences and calculate the extra hydraulic losses from point of connection with the main.

³ Field performance of cast iron spun (or cement) lined mains can be variable. Field testing to ascertain actual pressure drops may be advisable.

Disclaimer

Information provided by Urban Utilities is based on hydraulic modelling ("Hydraulic Modelling Information"). Model results are for the anticipated performance. **The Hydraulic Modelling Information has not been verified by field measurements and may be inaccurate due to field conditions.**

As such, users relying on Hydraulic Modelling Information do so at their own risk and should make their own independent investigations to verify model outputs.

The Hydraulic Modelling Information does not state nor imply a guaranteed level of service. Designers are referred to Urban Utilities' Customer Charter and Customer Service Standards for facility hydraulic service considerations. **Urban Utilities does not provide a service of minimum flows and pressures to private fire-fighting systems.**

Due to changing operational circumstances, pressure and flows delivered to a service may vary. Designers are advised to make adequate provisions within the fire system installation for the pressure, flow and reliability requirements, for the life of the system.

Wastewater

A hydraulic assessment of the sewerage network servicing the site under peak wet weather flow conditions has been completed.

The analysis assumes a Peak Wet Weather Flow from the development of 2.76 L/s (corresponding to the details of the proposed development).

The assessment indicates that the localised gravity mains have sufficient capacity to service the proposed development.

Land and Easements

Sewer Main in Private Properties

Please refer to following link for easement requirements at:

<https://urbanutilities.com.au/development/our-services/easements>

Water Main in Private Properties

Please refer to table 5.2 and clause 5.4.4 of SEQ WS&S D&C Code for easement requirements.

Infrastructure Integration

No infrastructure integration is required in this instance.

Contributed Assets

No contributing assets are required in this instance.

Infrastructure Charges (as at 1 July 2022)

Infrastructure Charges will be levied in accordance with the Urban Utilities' Water Netserv Plan (Part A) Charges Schedule applicable at the time the water approval application is lodged.

Further information is available at:

www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan

Trade Waste

The proposed development (the subject of this Services Advice Notice) has been identified as a potential generator of Trade Waste. Trade Waste is water-borne waste from business, trade or manufacturing premises excluding domestic sewerage, stormwater, and prohibited substances. It is an offence under section 193(1) of the **Water Supply (Safety and Reliability) Act 2008** to discharge trade waste into Urban Utilities' infrastructure without a Trade Waste Approval.

To obtain a Trade Waste Approval, the proponent for the proposed development must apply to Urban Utilities, who will assess and decide the application. Any Trade Waste Approval granted by Urban Utilities will be subject to Trade Waste Approval conditions and the Urban Utilities Trade Waste Environmental Management Plan (**TWEMP**).

The TWEMP and an online application form are available on the Urban Utilities website:

www.urbanutilities.com.au/business/business-services/trade-waste

For advice on the suitability of waste for discharge to sewer, and likely Trade Waste Approval conditions, you may contact Urban Utilities on **13 26 57**.

Proposed trade waste drainage solutions will be assessed for compliance with plumbing and drainage regulations and the requirements of the TWEMP at the time of plumbing compliance assessment. Proposed trade waste solutions that do not meet the requirements in the TWEMP and plumbing and drainage regulations may result in delays to the plumbing compliance process and the issue of a Trade Waste Approval.

Further information is available at the following website:

www.urbanutilities.com.au/business/business-services/trade-waste

Connection Application Process

A formal assessment as to whether your application qualifies as a Standard Connection, Minor Works Approval, or Major Works Approval will be resolved on application for a Water Approval. For the purposes of preliminary advice, and based on the information provided, it is expected that the following applications will be required to assess the ability to connect to Urban Utilities networks:

1. Network and/or Property Service Connection – Non Standard Connection (Minor Works)

The Water Approval will require connection works to be undertaken. These works are expected to be available under the Endorsed Consultant Certification Scheme for Non Standard Connection (Minor Works). You will be able to choose a Urban Utilities Endorsed Consultant

and a contractor to appoint to design and construct the works, including live works in most cases (Network Access Permit -NAP required)) and then maintain the works for a specified period (usually 12 months) in accordance with the conditions stated in your Water Approval (including compliance with the *SEQ WS&S D&C Code*). Further information regarding the Endorsed Consultant Certification Scheme for Minor Works is available at: www.urbanutilities.com.au/development

Please note that the information provided within this section is subject to the specific aspects of the development and water application.

Fees and Charges

Urban Utilities fees and charges are stated in the Urban Utilities' Water Netserv Plan (Part A) Charges Schedule. The fees and charges that are likely to be associated with these applications are outlined below:

1. Application Phase – per service

Base Application Fee – Network (1 to 10 lots)

2. Design, Construction and Maintenance Phases

Non Standard Connection (Minor Works) – per service

Audit and Compliance Fee – Minor Works

Notes:

1. The customer may incur additional fees and charges during the approval and works phase, including but not limited to, fees levied by the RPEQ and construction contractor, fees associated with the provision of maintenance/uncompleted works bond(s), re-checking amended plans fees, re-inspection of works fees and infrastructure agreement preparation fees;
2. Reticulation comprises infrastructure with a diameter of 300mm and below and complex assets comprise treatment, storage, pump facilities and infrastructure with a diameter greater than 300mm.
3. The above estimates are indicative only and are subject to review of the detailed application upon lodgement; and
4. Please refer to the Urban Utilities Water Netserv Plan and Developer Customer Price List at www.urbanutilities.com.au/development

Time Frames for Assessment

Non Standard Connection Assessments (for applications other than Standard Connection)

To be completed within 20 business days of receipt of a properly made application (including payment of the relevant assessment fee), or within a further 20 business days of receipt of requested information (unless extended by agreement).

Design Phase

Typically, for an application which is classified as **minor works**, no assessment of the design phase is expected to be required from Urban Utilities.

However, Urban Utilities may audit a selection of certified designs based on its assessment of the risk of non-compliance

Other Guidance

Urban Utilities network is protected by the Development Code MP1.4 Building Over or Near Infrastructure (QDC MP1.4). Please confirm with your Building Certifier whether a Build Over Asset application (BOA) is required.

This Services Advice Notice is current for a period of twelve (12) months from the date of issue. Should you wish to proceed with applying for a service connection please lodge your application via Urban Utilities Developer Applications Portal at www.urbanutilities.com.au/development. Please include your Services Advice Notice reference number in your application.

If you have any questions in relation to this Services Advice Notice, please do not hesitate to contact your account manager, Nghiep Nguyen on 04000 18296 or nghiep.nguyen@urbanutilities.com.au

Alternatively, please email DCMTenquiries@urbanutilities.com.au.

Yours sincerely



Nghiep Nguyen
Senior Engineer Network
Developer Services | Urban Utilities