

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1641

Date: 18 December 2025



van der meer

ENGINEERING SERVICES REPORT

Proposed Mixed Use Development
320-350 Vulture St & 52 Mark Ln, Kangaroo Point QLD 4169

Document Control Record

Prepared by:	Marcus Lau	Civil Engineer
Approved by:	Calvin Kirk	RPEQ: 19536
Signed:		5/06/2025
Job No:	BR252013	

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A	DRAFT	30 May 2025	Marcus Lau
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Recipients are responsible for eliminating all superseded documents in their possession.

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Table of Contents

1. BACKGROUND	3
1.1 Existing Site	3
1.1 Site Topography.....	4
1.2 Proposed Development.....	4
2. EXISTING AND PROPOSED SERVICES.....	6
2.1 Stormwater	6
2.2 Water	7
2.3 Sewer	7
2.4 Other Services	7
2.5 Vehicular Access and External Verge Works	7
3. FILLING AND EXCAVATION	8
3.1 Earthworks	8
3.2 Erosion and Sedimentation Control Measures	9
4. STORMWATER QUANTITY MANAGEMENT.....	11
4.1 Lawful Point of Discharge (LPOD)	11
4.2 Stormwater Quantity – ROL	11
4.3 Stormwater Quantity – Cathedral Campus.....	11
5. STORMWATER QUALITY MANAGEMENT	14
5.1 State Planning Policy.....	14
6. CONCLUSION	15
APPENDIX A – SITE SURVEY	16
APPENDIX B – IDENTIFICATION PLAN OF PROPOSED LOTS.....	17
APPENDIX C – PROPOSED CATHEDRAL CAMPUS PLANS.....	18
APPENDIX D – CONCEPT CIVIL PLANS.....	19
APPENDIX E – EROSION AND HAZARD ASSESSMENT FORM	20
APPENDIX F – RATIONAL METHOD CALCULATIONS	21
APPENDIX G – BCC CODE COMPLIANCE.....	22



1. Background

van der Meer Consulting has been engaged to prepare an Engineering Services Report (ESR) forming part of the Development Application (DA) package lodgement with Economic Development Queensland (EDQ) for the proposed St Nicholas Cathedral Campus at 320-324 Vulture St, Kangaroo Point. As part of the DA process, a Reconfiguration of Lots (ROL) is proposed to consolidate and reconfigure the existing land parcels. This ROL will be lodged as part of a combined ROL and Material Change of Use (MCU) application with the DA to facilitate the overall development of the Cathedral Campus.

The purpose of this ESR is to provide advice on the development regarding management with respect to earthworks, stormwater, water, sewer and other infrastructure such as gas, electricity and telecommunications. The stormwater infrastructure will be required to meet conditions outlined in the Development Approval to be issued by EDQ; van der Meer will propose conceptual plans to address infrastructure requirements for the development that meet council performance criteria.

The following standards and documents were utilised to assess compliance:

- Brisbane City Council City Plan 2014
- Queensland Urban Drainage Manual (QUDM) 2016
- State Planning Policy (2017)
- SEQ Water & Sewer Code

1.1 Existing Site

The subject site has a total area of approximately 8,025 m² and is located within the MU1 Mixed Use and Community Facility zone. It currently comprises the following lots: Lot 1 on RP99746, Lot 2 on RP11188, Lots 9 and 10 on RP114612, and Lot 1 on SP226094.

The site is bounded by Vulture Street to the south, Lahey Ln to the west, Mark Ln to the north, and a mix of residential properties and vacant land to the east. The western portion of the site is presently used as a temporary car park, featuring a combination of gravel and concrete surfacing. The eastern portion contains the existing Russian Orthodox Parish and associated buildings, which are to be retained as part of the proposed development.

An aerial image showing the existing lot configuration is provided in Figure 1-1.





Figure 1-1: Site Location

1.1 Site Topography

The site ground level varies from approximately 18.5m AHD at the northwestern corner to approximately 11.5m AHD to the southeastern corner at an average grade of 5% as detailed in Appendix A 'Survey Plan'.

1.2 Proposed Development

1.2.1 Reconfiguration of Lots

The proposed ROL involves a 5-into-4 lot reconfiguration, as illustrated in Figure 1-2. As part of the proposal, a road dedication is required to accommodate an additional turning Ln, thereby enhancing traffic flow and increasing capacity in response to the anticipated demands of the proposed development. Refer to Appendix B 'Identification Plan of Proposed Lots'.

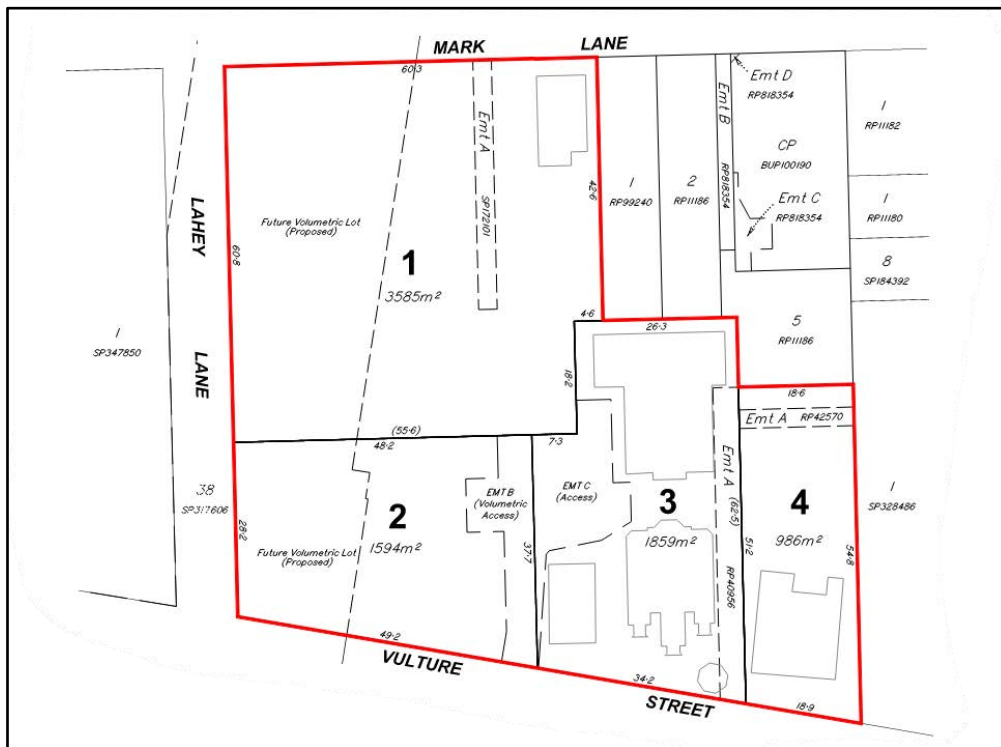


Figure 1-2: Proposed Subdivision Layout

1.2.2 Material Change of Use

The proposed development to be situated within proposed Lot 2 consists of a new community facility in relation to the existing Russian Orthodox Church consisting of new residences, community spaces, basement carparking and landscaped areas as shown in Figure 1-3. The site will be accessible through Lahey Ln. Refer to Appendix C 'Proposed Cathedral Campus Plans' for details.



Figure 1-3 – Proposed Cathedral Campus Layout

be redirected along Lahey Ln, ultimately connecting into existing infrastructure in Vulture St. All existing property or infrastructure connections to the current mains will be reinstated and connected to the new main where applicable.

2.2 Water

There is an existing DN100mm Cast Iron (CI) water main running along Mark Ln. A DN300 CI water main in Vulture St currently services the existing lots.

2.2.1 Proposed Water

It is proposed to retain the existing water service connections for Lot 3 and Lot 4. Lot 1 and Lot 2 will require new water service connections to facilitate the increased capacity subject to Hydraulic analysis. These will be provided by the DN300 CI water main in Vulture St.

2.3 Sewer

An existing DN150 earthenware (EW) sewer main runs along Mark Ln which discharges into the DN225 Unreinforced Concrete (UC) in Vulture St via a north-south main running through proposed Lot 3. The existing lots are currently serviced the Vulture St main and the sewer main running perpendicular.

2.3.1 Proposed Sewer

The sewer main connecting Mark Ln and Vulture St is to be retained. The existing connections for proposed Lot 2, Lot 3 and Lot 4 are to remain. A new connection to proposed Lot 1 is to be from the DN150 EW main in Mark Ln.

2.4 Other Services

Electricity and telecommunication infrastructure is available in the near vicinity of the subject site. The appropriate consultants should be engaged to assess the available capacity in the network to service the development. The location of the existing electricity and communication should be confirmed via potholing prior to construction.

2.5 Vehicular Access and External Verge Works

A reconfigured vehicle crossover is proposed at the location of the existing crossover on Lahey Ln to provide access to the Cathedral Campus basement. Internal driveways and parking areas will be designed in accordance with AS2890.1 and will be delivered as part of the building works, subject to private certification where applicable.

Verge improvements and external works are proposed to upgrade existing infrastructure and accommodate the installation of new services. Additionally, a proposed road widening will allow for the construction of a new turning Ln, which will necessitate the installation of a new kerb and channel along the widened section of the road.



3. Filling and Excavation

Specification and quality control measures are outlined by Brisbane City Council in their Development guidelines.

3.1 Earthworks

Significant excavation and cutting are anticipated as part of the basement works associated with the proposed Cathedral Campus development.

As a result of this work, the following measures will be used (subject to Geotechnical Report):

- Topsoil removed to approximately 200mm depth during earthworks and must be stockpiled and stockpiled separately clear of contamination.
- Unsuitable materials as per Section 4.3 of AS3798-2007 must be replaced with appropriate structural fill where recommended by the geotechnical engineer; and
- Compaction will be achieved in accordance with AS 1289.5.1.1, or not less than 98 percent.

Structural details will be required for the shoring and wall thicknesses to ensure compliance with the relevant codes and planning scheme policies.

The development site is potentially affected by Acid Sulphate Soils as indicated on BCC's City Plan mapping shown in Figure 3-1.



Figure 3-1 – Potential Acid Sulphate Soils

The proposed development will disturb more than 500m³ as part of the Cathedral Campus development. An assessment of the acid sulphate in the area will be required prior to the commencement of construction.

3.2 Erosion and Sedimentation Control Measures

The Erosion Hazard Assessment Form is included in Appendix E 'Erosion Hazard Assessment Form'. The assessment has categorised the development as 'Medium Risk' and will require an Erosion and Sediment Control Plan (ESCP) undertaken by an RPEQ or CPESC.

All works must be carried out in accordance with an ESCP for each stage of the project. The following sediment and erosion control measures in conjunction with the approved ESCP will be deemed an acceptable solution by minimising ground disturbance and ensuring water quality in accordance with IECA 2008 standards. This will be done by:

3.2.1 Pre-development Phase

The following measures are used to support ESC construction phase

- Setout transport routes to ensure minimise and isolate site disturbance.
- Construct entry/exit traffic shakedown areas that comprise a designed gravel pad or hardwood logs in accordance with the IECA (2008);
- Install sediment control fences around proposed bulk earthworks and areas of disturbance where most effective and efficient.
- Install dust control fences adjacent to proposed bulk earthworks.

3.2.2 Bulk Earthworks Phase

- Diversion drains to isolate clean upstream overland flow around the development
- Stockpiles and construction materials are not permitted to be stored within the road reserve.
- Earthworks, pollutants, and water measures as per 3.2.1 Pre-development Phase.

3.2.3 Construction Phase

- Sediment fences are to be erected at the base of all batters and stockpiles to prevent sediment transportation off site.
- Grass filter strips to be placed along all road verges.
- Re-vegetation of all disturbed areas within two weeks of completion using retained topsoil.
- All sediment control structures to be maintained in an effective manner and inspected after each storm event. No structure is to accumulate sediment above 40% of its capacity.
- Dust producing areas to be swept to remove silt/dust and wetting of roads is only permitted where sweeping has failed.
- At least one bin or litter trap is to be provided for waste material.

3.2.4 Post-development maintenance period

Silt fences and regular inspections will be required until revegetation is established on formerly exposed areas. Once established, all sediment and erosion measures are to be removed.

3.2.5 Performance objectives

Construction phase erosion and sediment control measures must achieve the following water quality objectives (WQO's) for a site runoff up to the design event as per Best Practise Erosion and Sediment Control (IECA 2008).

Table 3-1 – Pollutant criteria

Pollutant	Criteria
Total Suspended Solids	Maximum suspended solids concentration in stormwater does not exceed 50mg/l
pH	6.5 – 8.5

3.2.6 Monitoring and Maintenance

The following monitoring and maintenance procedures will be undertaken by the land developer during all phases of the project as per Brisbane City Council Development Guidelines:

- Earthworks and site cleaning are undertaken in accordance with the Erosion and Sediment Control plans.
- Self-auditing program must be developed
- Any worn, damaged, or defective materials are to be immediately rectified to prevent uncontrolled discharge from the site
- Monitoring frequencies to be undertaken as per 3.2.8 Monitoring Frequency

Self-audits, original test results and weekly sheets shall be kept on-site and available for council officers. Non-complying test results (Table 3-1 – Pollutant criteria) must be reported to council immediately.

3.2.7 Self-auditing requirements

The self-auditing program will be performed at least once a week, immediately before site closure and following rainfall events that cause runoff. These self-audits must be undertaken systematically and recorded:

- Installation/removal of any erosion and sediment control measures
- Condition of each device employed
- Circumstances contributing to damage of any measure
- Storage capacity available in pollution control structures (e.g. portable toilets, pollutant traps etc)
- Time, date, volume, and type of additional flocculants
- Maintenance or repair requirements for each measure

3.2.8 Monitoring frequency

Stormwater monitoring shall take place at the following intervals when surface water leaves the site:

Table 3-2 – Monitoring Frequency

Parameter	Frequency
TSS, NFR	Monthly or during discharge event (>25mm in any 24-hour period)
pH	In acid sulphate soils risk area, daily or during controlled discharge event
Total P, Total N	3 monthly

4. Stormwater Quantity Management

The following guidelines will be followed as part of this stormwater strategy for both stormwater quantity and quality management:

Water Quantity

Guidelines: Queensland Urban Drainage Manual 2017
 Brisbane City Council City Plan 2014
 Australian & Rainfall Runoff 2019 methods

Water Quality

Guidelines: State Planning Policy 2017
 Brisbane City Council City Plan 2014

4.1 Lawful Point of Discharge (LPOD)

The existing lawful point of discharge (LPOD) is located on Vulture Street, with stormwater conveyed via connections to existing infrastructure, including gully pits within the roadway and the kerb and channel. The existing gully pit discharges into a DN375 mm stormwater main, which traverses Vulture Street and continues to the opposite side of the roadway.

In the developed scenario, it is proposed that the site retains the existing LPOD by collecting and directing site runoff towards the existing gully pit. If required, additional kerb adaptors will be provided to facilitate the direct discharge of flow into Vulture St road reserve. The proposed stormwater discharge arrangement is deemed to comply with the requirements for a lawful point of discharge and will be retained following the site's development. No stormwater runoff is expected to be directed toward adjoining properties.

4.2 Stormwater Quantity – ROL

The existing Russian Parish and associated buildings are to remain on Lot 3 and Lot 4. As there is no proposed increase in impervious areas for these lots, site runoff conditions will be considered non-worsening. Therefore, the existing drainage infrastructure and LPOD are considered adequate and can be retained without modification.

Proposed Lot 1 will not undergo any change to its impervious area and will remain as vacant land in its existing condition until a future MCU development application is lodged. However, a new field inlet pit and pipe system will be installed to capture site runoff and discharge it to the LPOD via the proposed stormwater infrastructure in Lahey Ln. Currently, there is no stormwater infrastructure in the existing lots as all runoff discharges to Vulture St via sheet flow.

4.3 Stormwater Quantity – Cathedral Campus

The Rational Method was used to estimate the site flow for both the existing and developed site conditions for the proposed Cathedral Campus. Refer to Appendix F 'Rational Method Calculations'. The time of concentration (TOC) for both pre and post development catchments have been calculated in accordance with QUDM using the Friend's Equation. Horton's roughness coefficient was determined using *Table 4.6.5* in QUDM based on the observed and proposed surface types.

4.3.1 Existing Scenario

The existing catchment includes the developable area only and excludes the proposed dedicated land and external catchments:

- EX1 – 1,472m² (approximate 0.85 fraction impervious)

The existing flow rates have been calculated and represent existing stormwater flows from the site. A comparison of the flow results from Rational Method and DRAINS are outlined in Table 4-1 below:

Table 4-1 – Pre-development flows

Storm Event Pre-developed Flows (L/s)	TOC (mins)	AEP					
		39%	20%	10%	5%	2%	1%
EX1 – Rational Method	5	33	40	61	76	91	113
EX1 – DRAINS	5	48	61	74	87	103	116

4.3.2 Proposed Scenario

In the proposed case scenario, the stormwater catchment includes the developable area only:

- C1 – 1,472m² (approximate 0.92 fraction impervious)

Proposed flow rates from Rational Method and DRAINS have been calculated and the results are outlined in Table 4-2 below:

Table 4-2 – Post-development flows

Storm Event Post-developed Flows (L/s)	TOC (mins)	AEP					
		39%	20%	10%	5%	2%	1%
C1 – Rational Method	5	31	38	58	72	87	111
C1 – DRAINS	5	50	64	76	89	105	118

For the purpose of analysis, results obtained from DRAINS will be used. The difference in pre & post development flows are shown in Table 4-3 below:

Table 4-3 – Difference in Peak Discharge Rate From DRAINS

Catchment	AEP					
	39%	20%	10%	5%	2%	1%
Pre-development Flows (L/s)	48	61	74	87	103	116
Post-development Flows (L/s)	50	64	76	89	105	118
Difference (L/s)	(+) 2	(+) 3	(+) 2	(+) 2	(+) 2	(+) 2

Based on the assessment undertaken, the proposed development is expected to result in only a minor increase in peak flow runoff. Given the minimal increase, the implementation of on-site detention (OSD) is not considered necessary.

4.3.3 LPOD Capacity

The Manning's equation was used to determine the capacity of the existing DN375 stormwater pipe connecting into the existing infrastructure located within Vulture St as detailed in Table 4-4 below.

Table 4-4 – LPOD Existing Pipe Capacity

	Size (mm)	Manning's Roughness (n)	Slope (%)	Capacity (L/s)
Existing Stormwater Pipe	375	0.013	2.63	142

Table 4-4 demonstrates that the existing infrastructure has capacity to convey up to and including the 1% AEP storm event. In event that the proposed pit at the boundary surcharges, flows will discharge to towards Vulture St as overland sheet flow.

5. Stormwater Quality Management

5.1 State Planning Policy

An assessment has been undertaken to determine whether the development proposal necessitates compliance with the State Planning Policy (SPP) objectives. The following trigger questions shown in Table 4-5 are used to determine whether SPP compliance is required for both the ROL and MCU components of the DA.

Table 4-5 – Assessment Benchmarks-Water Quality

Criteria	Development Response
1. Material Change of Use for Urban Purposes with land area greater than 2,500m ² , and	No
a. Will result in an impervious area greater than 25% of the net developable area	No
b. Will result in 6 or more dwellings	No
2. Reconfiguration of Lot for Urban Purposes that involves a land area of greater than 2,500m ² , and will result in 6 or more lots	No
3. Operation Work for Urban Purposes that involves disturbing more than 2,500m ² of land	N/A

The above table indicates that the development does not trigger compliance with the SPP. Therefore, there are no requirements for stormwater quality treatment devices for the proposed development and best practice measures will be implemented during and post development.

6. Conclusion

The Engineering Services Report has assessed the existing and proposed infrastructure to be delivered as part of the proposed ROL and MCU application at 320-350 Vulture St and 52 Mark Ln.

The report demonstrates that each proposed lot will be serviceable by sewer, water and stormwater connections. Minimal earthworks are required on site to achieve developable lots. However, basement excavation will be required for Lot 2 which comprises the proposed Cathedral Campus as part of the MCU application.

The stormwater quantity management strategy addresses and includes the implementation of the following:

- Roofwater flows for Lots 3 and 4 to be discharged to kerb and channel via existing LPOD
- New stormwater connection for Lot 1 to new stormwater main in Lahey Ln
- New stormwater connection for Lot 2 to existing gully pit in Vulture St
- Surface flows will be directed in accordance with existing conditions
- No detention is nominated for this development to prevent worsening of flood conditions in the greater catchment

Council code compliance is detailed in Appendix G 'BCC Code Compliance'.

By implementing the above, the requirements outlined by Council can be achieved.



APPENDIX A – SITE SURVEY



AUCKLAND
L8, 139 Quay St
Auckland NZ

BRISBANE
L3, 51 Alfred St
Fortitude Valley

CANBERRA
L9, 2 Phillip Law St
Canberra

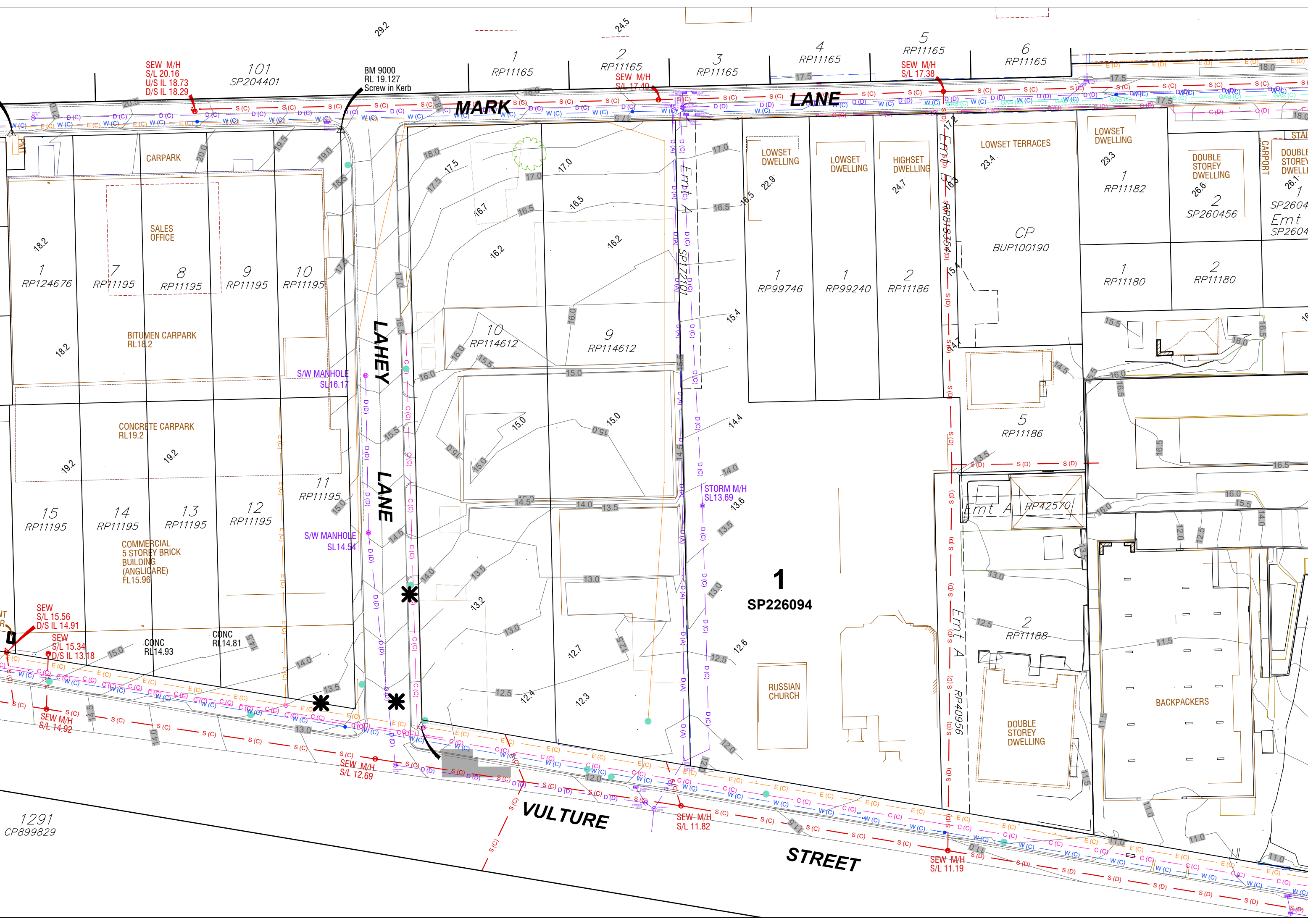
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SYDNEY
L6, 39 Chandos St
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1291
CP899829

1
SP226094

VULTURE

STREET

MARK

LANE

LAHEY LANE

101
SP204401

BM 9000
RL 19.127
Screw in Kerb

1
RP11165

2
RP11165

3
RP11165

4
RP11165

5
RP11165

6
RP11165

SEW M/H
S/L 15.56
D/S IL 14.91

SEW
S/L 15.34
D/S IL 13.18

SEW M/H
S/L 14.92

SEW M/H
S/L 17.40

SEW M/H
S/L 17.38

S/W MANHOLE
SL16.17

S/W MANHOLE
SL14.54

STORM M/H
SL13.69

SEW M/H
S/L 11.82

SEW M/H
S/L 11.19

SALES
OFFICE

BITUMEN CARPARK
RL18.2

CONCRETE CARPARK
RL19.2

COMMERCIAL
5 STOREY BRICK
BUILDING
(ANGLICARE)
FL15.96

CONC
RL14.93

CONC
RL14.81

RUSSIAN
CHURCH

LOWSET TERRACES

LOWSET
DWELLING

DOUBLE
STOREY
DWELLING

DOUBLE
STOREY
DWELLING

CP
BUP100190

1
RP11180

2
RP11180

RP42570

2
RP11188

DOUBLE
STOREY
DWELLING

BACKPACKERS

APPENDIX B – IDENTIFICATION PLAN OF PROPOSED LOTS



AUCKLAND
L8, 139 Quay St
Auckland NZ

BRISBANE
L3, 51 Alfred St
Fortitude Valley

CANBERRA
L9, 2 Phillip Law St
Canberra

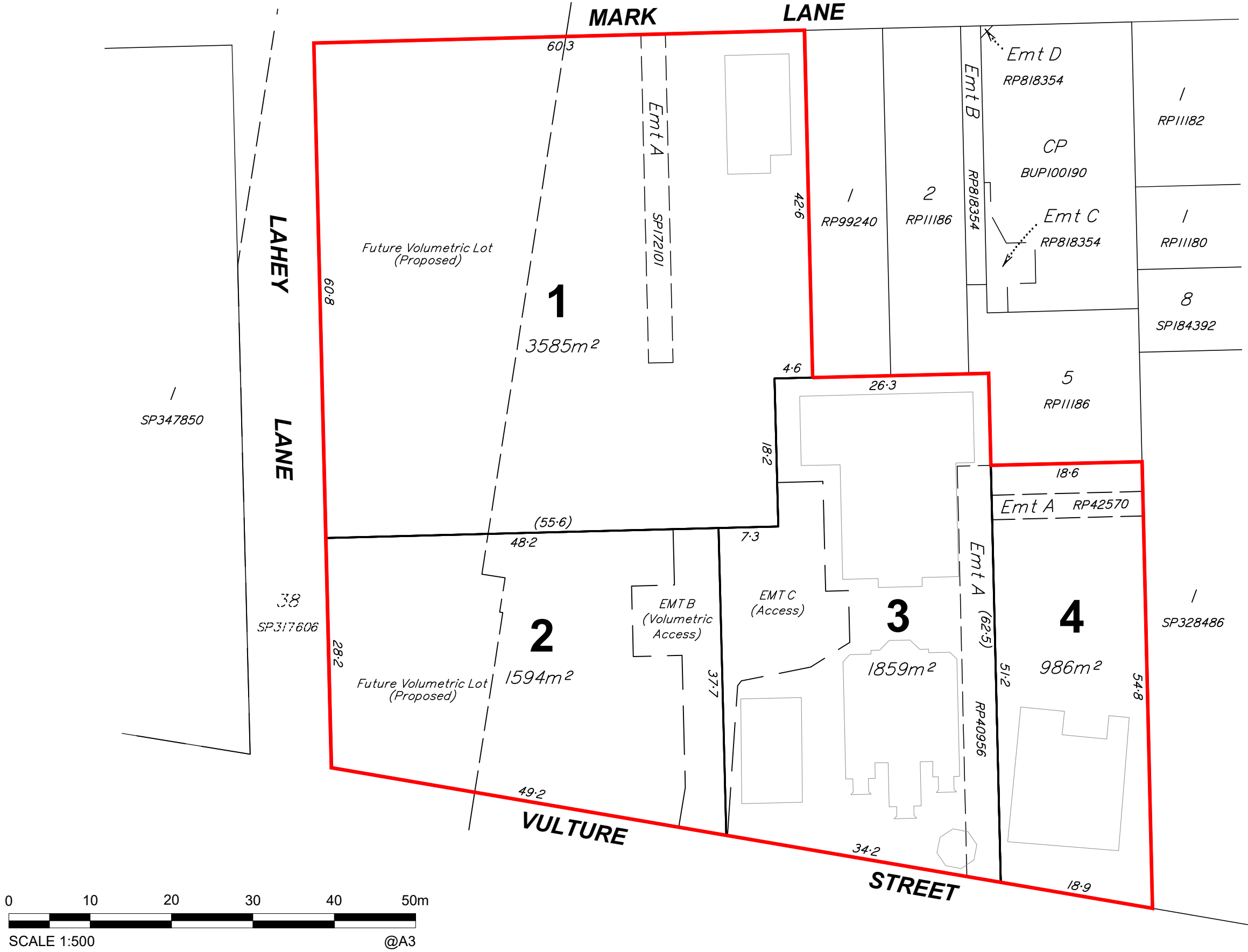
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L6, 379 Collins St
Melbourne

NEWCASTLE
L1, 17 Bolton St
Newcastle

SYDNEY
L6, 39 Chandos St
St Leonards



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- Legend**
- Site Boundary
 - Proposed Lot Boundary
 - Existing Building
- Notes**
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Table of Development	
Gross area of subject land.....	8024m²
Net area of subject land.....	8024m²
Number of proposed lots.....	4
Number of existing lots.....	5

APPENDIX C – PROPOSED CATHEDRAL CAMPUS PLANS



AUCKLAND
L8, 139 Quay St
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BRISBANE
L3, 51 Alfred St
Fortitude Valley

CANBERRA
L9, 2 Phillip Law St
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CATHEDRAL CAMPUS

DEVELOPMENT APPLICATION DRAWING SET

SHEET LIST

A-100	COVER SHEET & LOCALITY PLAN	2	07.05.25
A-111	EXISTING & DEMOLITION - FLOOR PLANS	2	07.05.25
A-120	BASEMENT 1 FLOOR PLAN	2	07.05.25
A-121	GROUND FLOOR PLAN	2	07.05.25
A-122	TYPICAL APARTMENT LEVELS	2	07.05.25
A-124	ROOF PLAN	2	07.05.25
A-201	ELEVATIONS	2	07.05.25
A-202	ELEVATIONS	2	07.05.25
A-301	SECTIONS	2	07.05.25
A-302	SECTIONS	2	07.05.25
A-701	SHADOW DIAGRAMS	2	07.05.25
A-901	AREA PLANS - GFA	2	07.05.25
A-902	AREA PLANS - LANDSCAPE	2	07.05.25

REAL PROPERTY DESCRIPTION

340 VULTURE ST, WOOLLOONGABBA

PROJECT SITE AREA 1910m²

TOTAL SITE AREA 3454m²

DEVELOPMENT SUMMARY PROPOSED SITE

IMPERVIOUS AREA 1759m² (92%)
(Within New development)

IMPERVIOUS AREA 3302m²
(Whole Site)

TOTAL SITE COVER 1675m² 48.5%

DEVELOPMENT SUMMARY PROPOSED BUILDING

GFA SCHEDULE:

GF	361m ²
1F	370m ²
2F	370m ²
3F	370m ²

TOTAL 1471m²

No. OF STOREYS:

4 STOREYS

No. OF CARPARKS:

BASEMENT	34 (incl. PWD)
GROUND	10

MATERIAL LEGEND

MSR	MASONRY
CONC	CONCRETE
GL	GLAZING
SCR1	MASONRY SCREEN
SCR2	METAL SCREEN

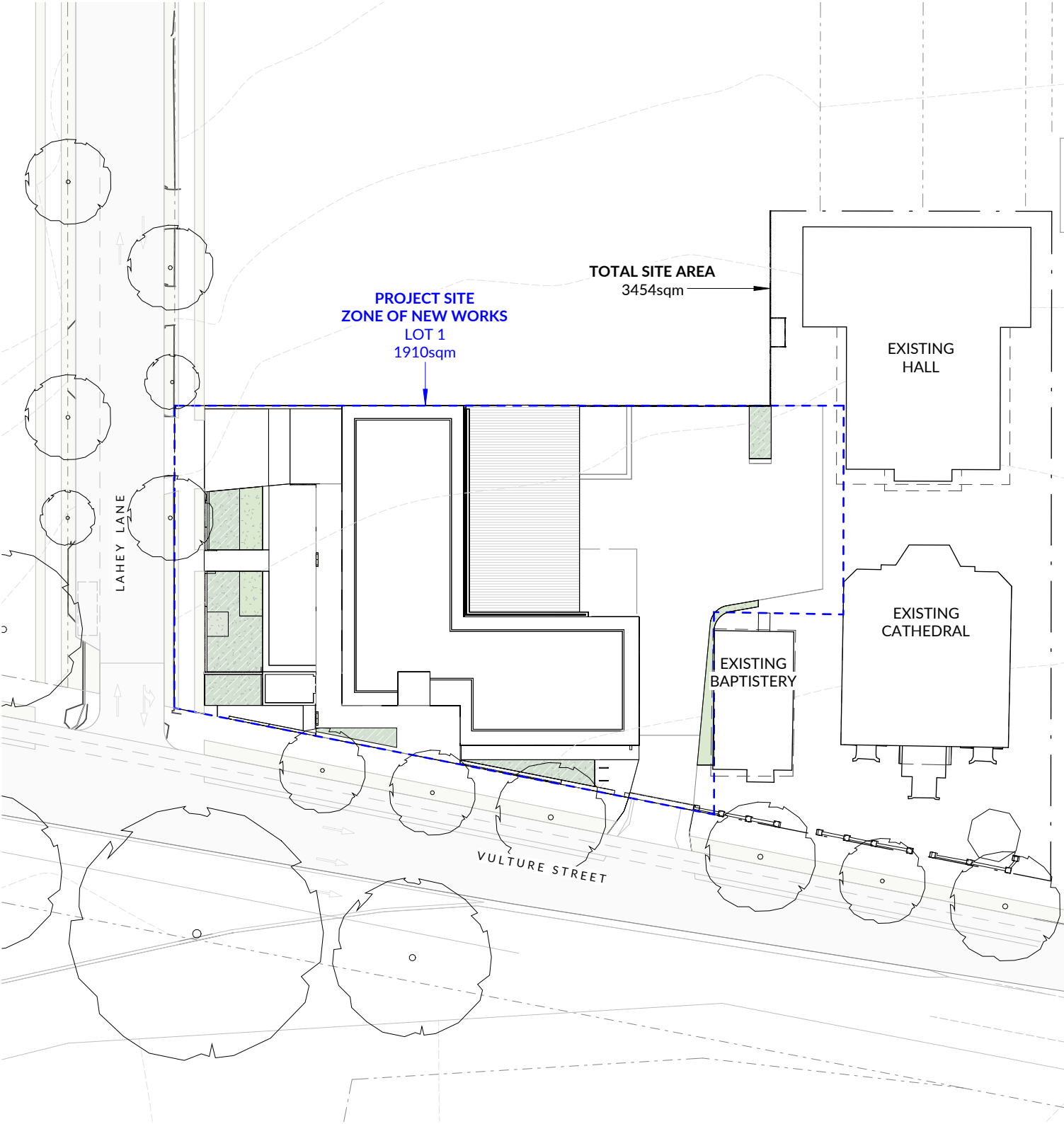
NOTE:

THIS DRAWING HAS BEEN CONSTRUCTED FROM THIRD PARTY INFORMATION.

ALL SITE PLAN LAYOUTS, AREAS, CONTOURS AND LEVEL INFORMATION ACCESSED FROM SURVEY DRAWING #21-0542S-01 PREPARED BY WOLTER CONSULTING GROUP.

ACTUAL DIMENSIONS AND LAYOUTS MAY VARY SLIGHTLY FROM THOSE INDICATED. CHECK ALL DIMENSIONS ON SITE FOR ACCURACY PRIOR TO FABRICATION AND CONSTRUCTION.

THESE DESIGN DRAWINGS HAVE BEEN PREPARED FOR APPROVAL PURPOSES ONLY AND WILL NEED TO BE SUPPLEMENTED WITH FURTHER DETAILED DESIGN AND DOCUMENTATION FOR CONSTRUCTION.

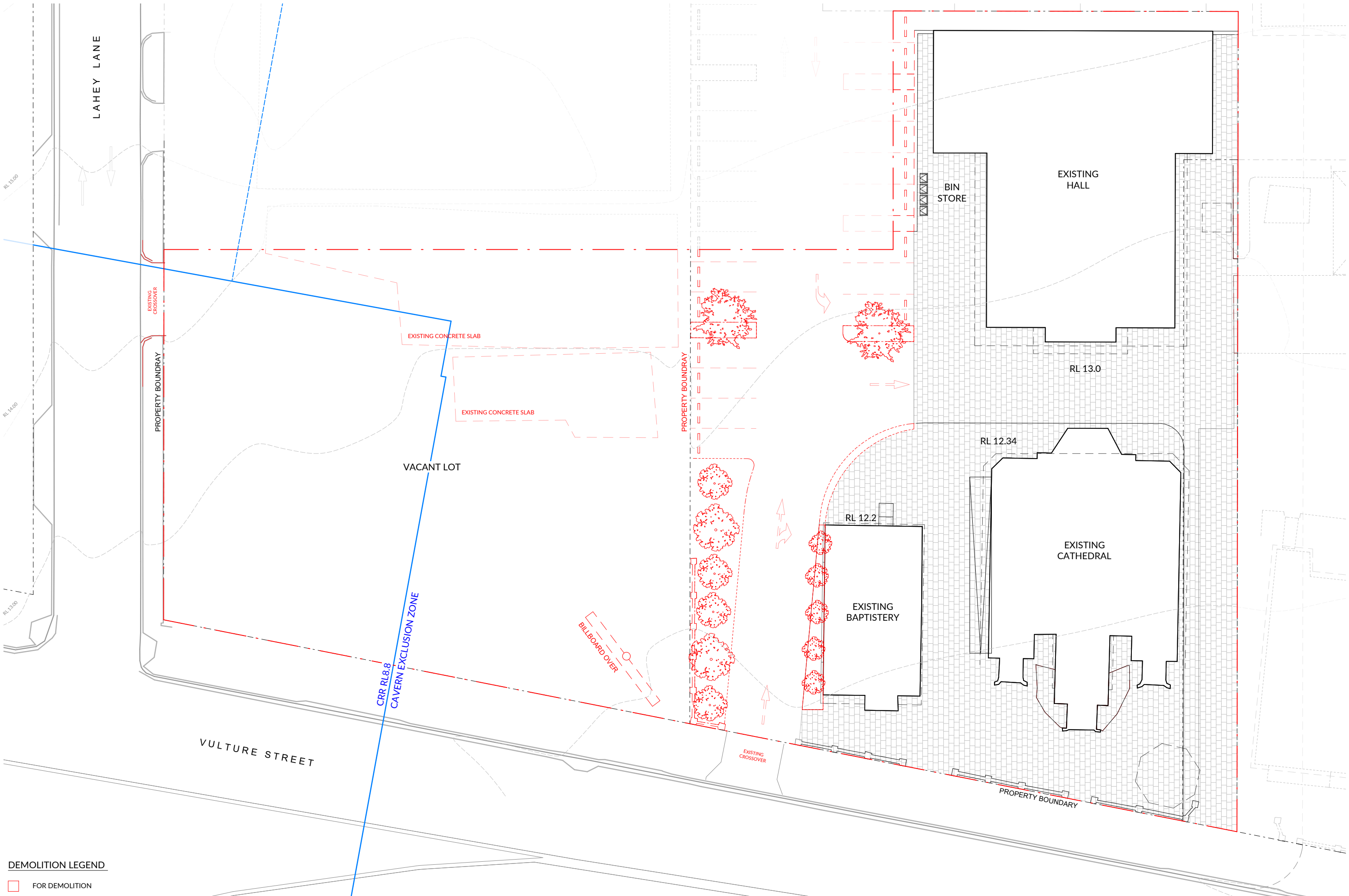


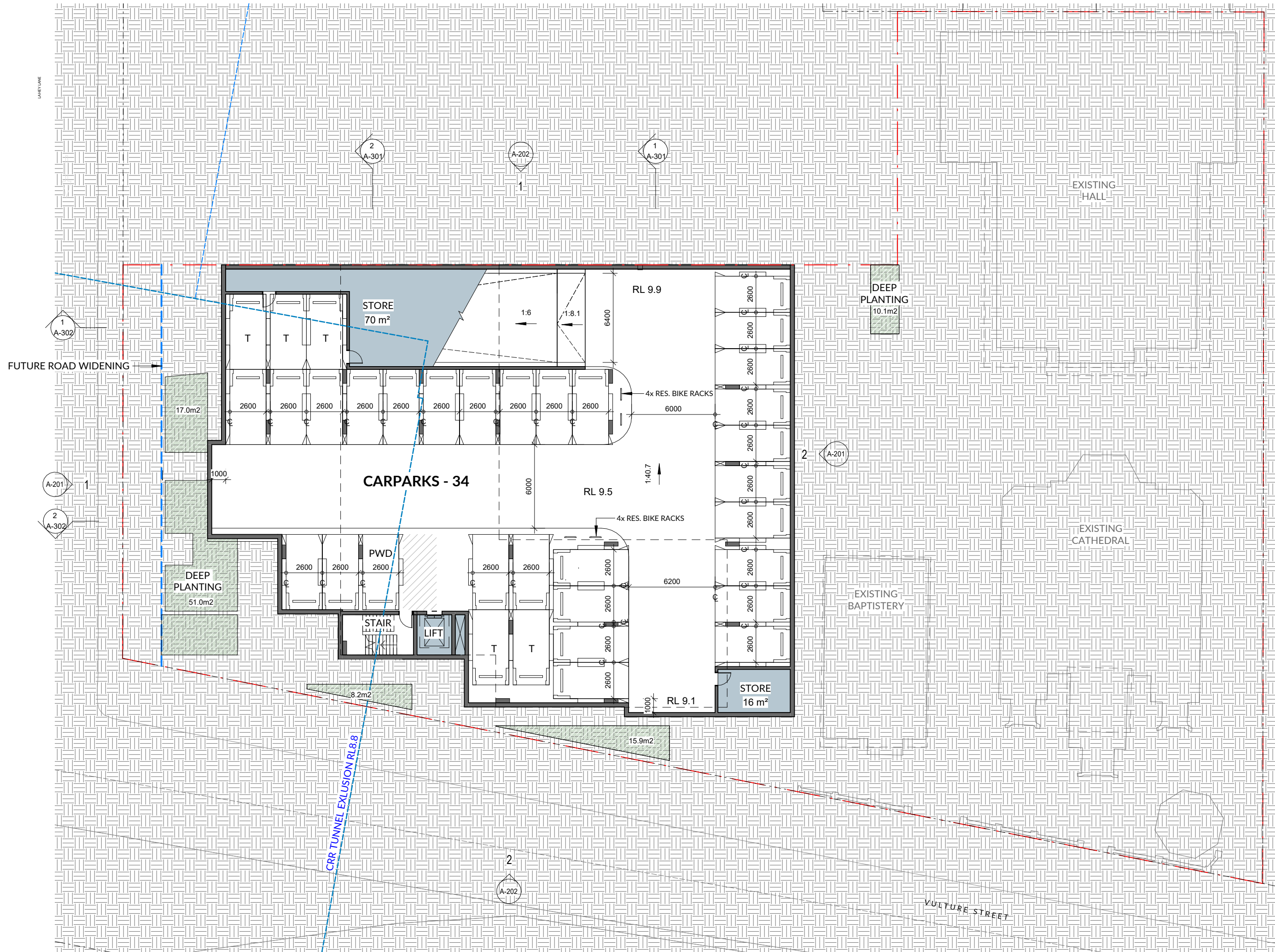
SITE PLAN

1 : 500 @ A3

DWG NO.A-100 REV.2

COVER SHEET & LOCALITY PLAN

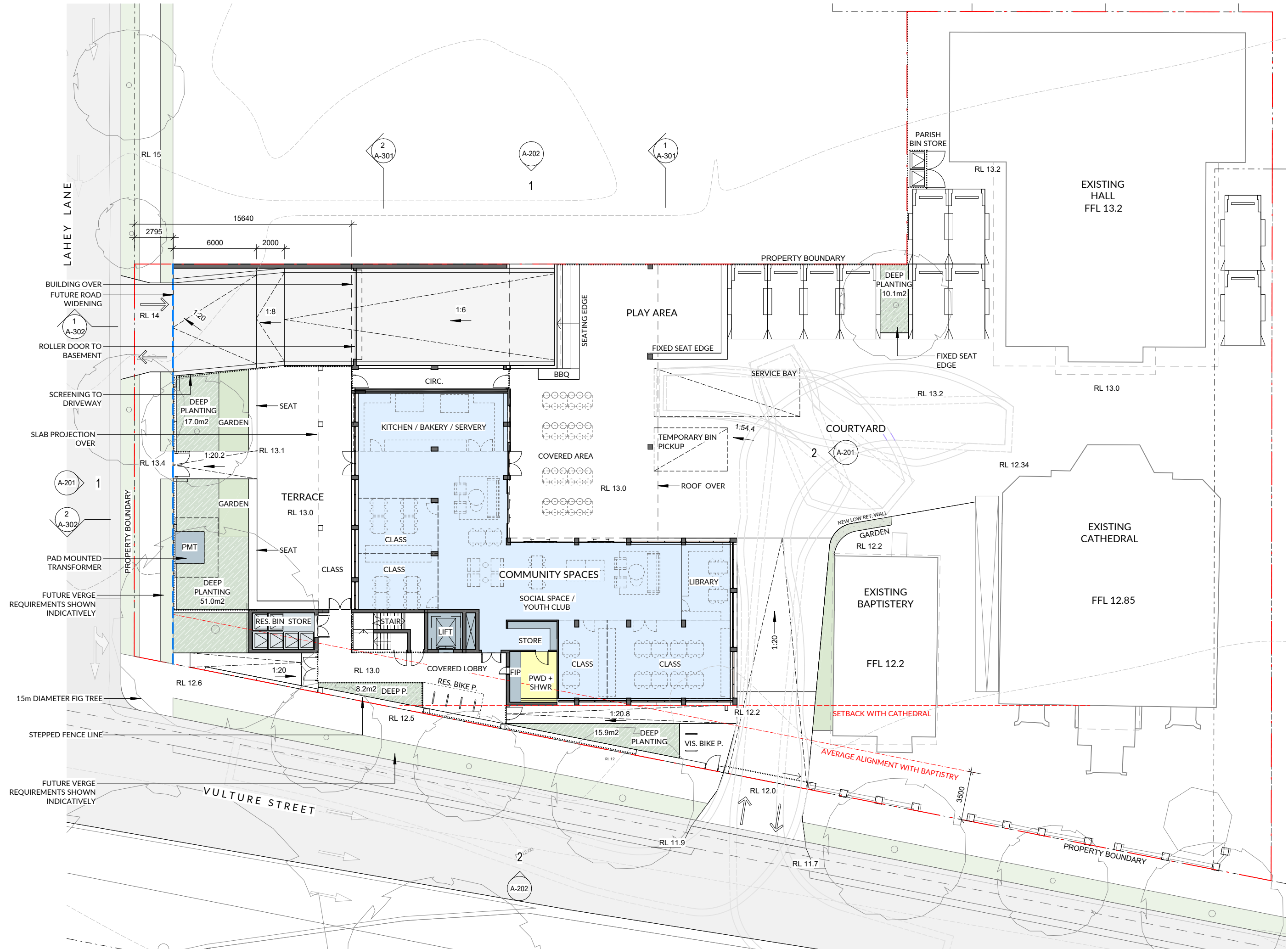




1 : 250 @ A3

DWG NO.A-120 REV.2

BASEMENT 1 FLOOR PLAN



LAHEY LANE

1
A-302

A-201 1

2
A-302

2
A-301

A-202

1

1
A-301

2
A-201

2
A-202

15640

PROPOSED ROAD WIDENING

PROPERTY BOUNDARY

15M DIA
TREE
CANOPY

VULTURE STREET

2 BED UNIT

1 BED UNIT

1 BED UNIT

AWNING BELOW

PLANT

OPEN STAIR

LIFT

PLANT

OPEN WALKWAY

ROOF BELOW

PROPERTY BOUNDARY

METAL PRIVACY
SCREENING

2 BED UNIT

2 BED UNIT

EXISTING
BAPTISTERY

SETBACK WITH CATHEDRAL

AVERAGE ALIGNMENT WITH BAPTISTRY

3500

PROPERTY BOUNDARY

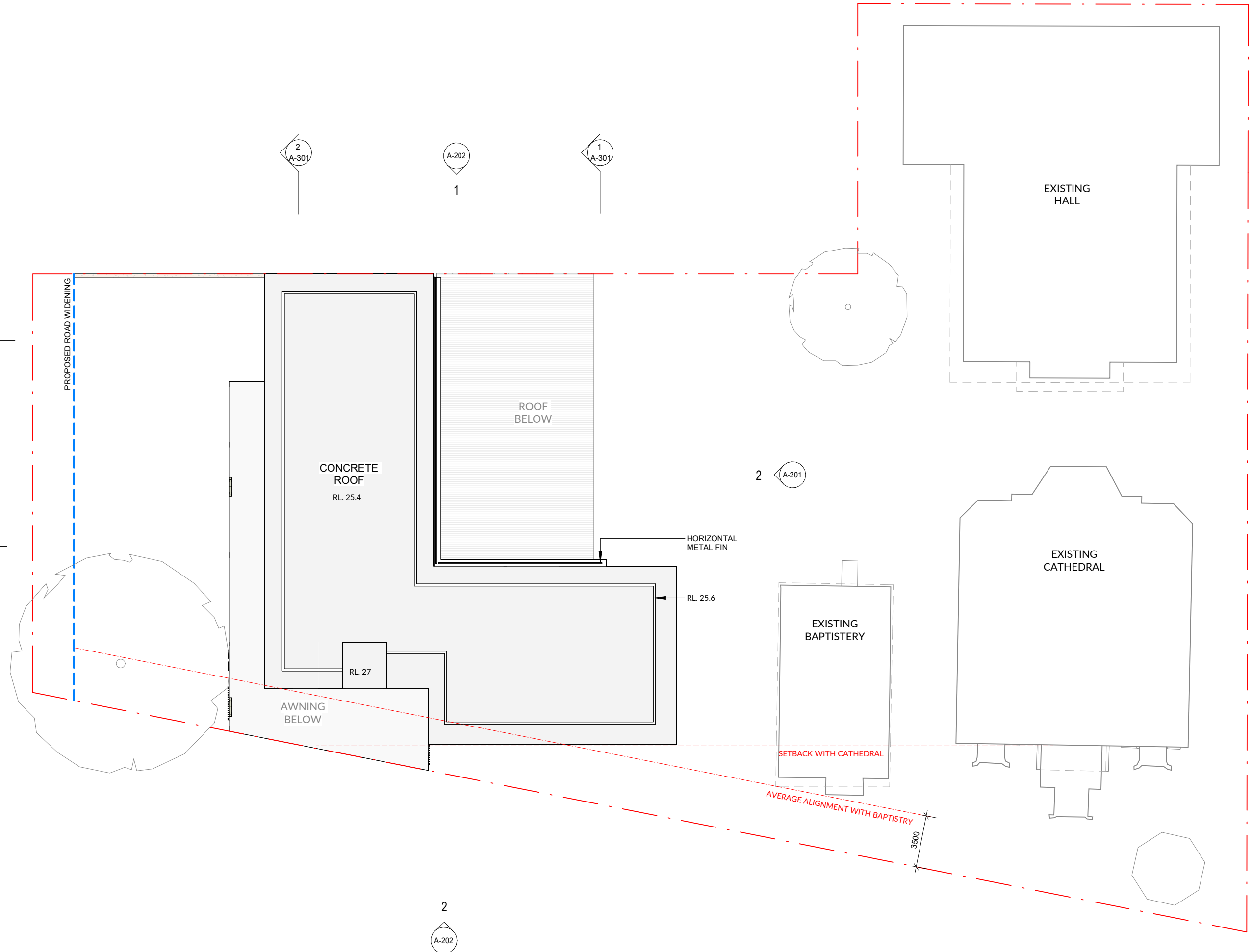
EXISTING
HALL

EXISTING
CATHEDRAL

1 : 250 @ A3

DWG NO.A-122 REV.2

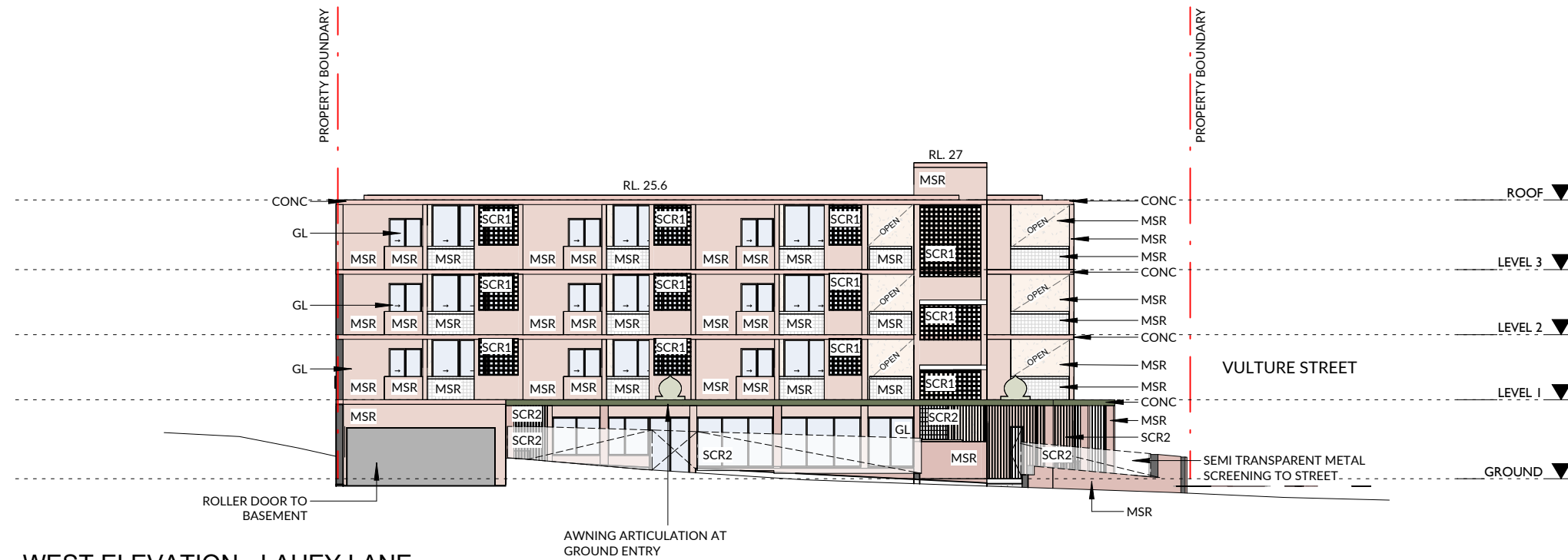
TYPICAL APARTMENT LEVELS



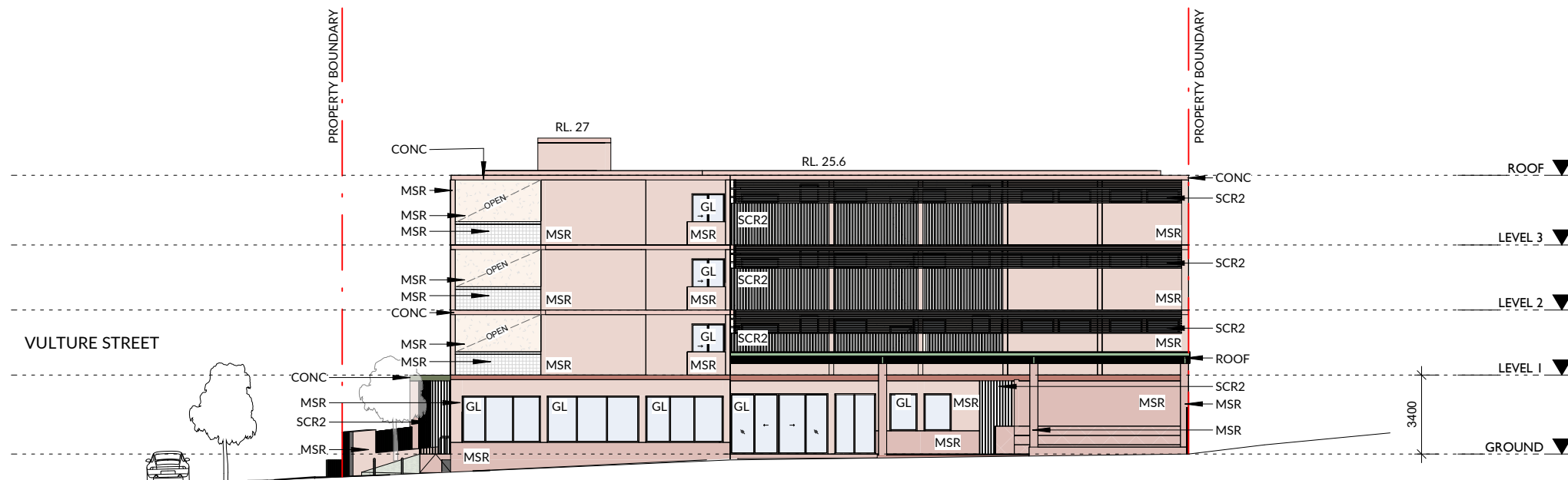
1 : 250 @ A3

DWG NO.A-124 REV.2

ROOF PLAN



WEST ELEVATION - LAHEY LANE



EAST ELEVATION - THROUGH COURTYARD

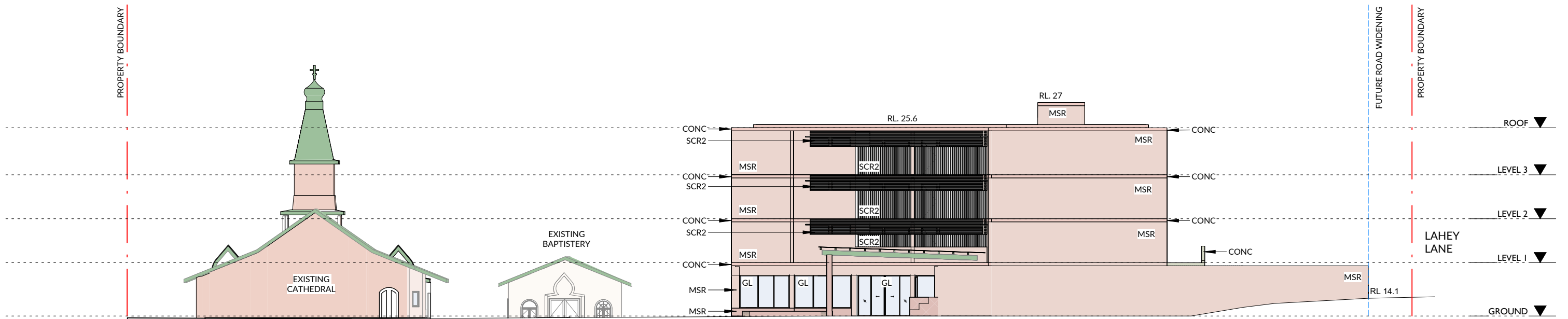
MATERIAL LEGEND

MSR	MASONRY
CONC	CONCRETE
GL	GLAZING
SCR1	MASONRY SCREEN
SCR2	METAL SCREEN

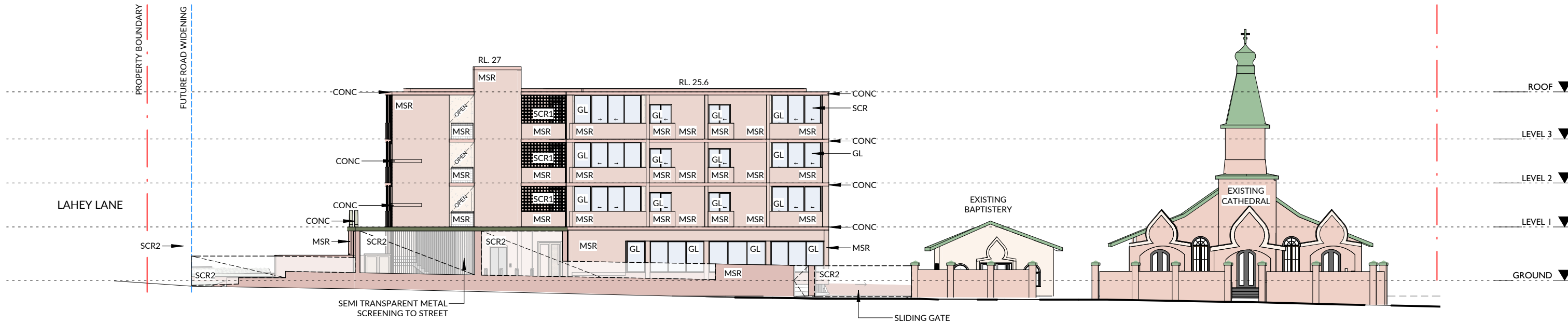
As indicated @ A3

DWG NO.A-201 REV.2

ELEVATIONS



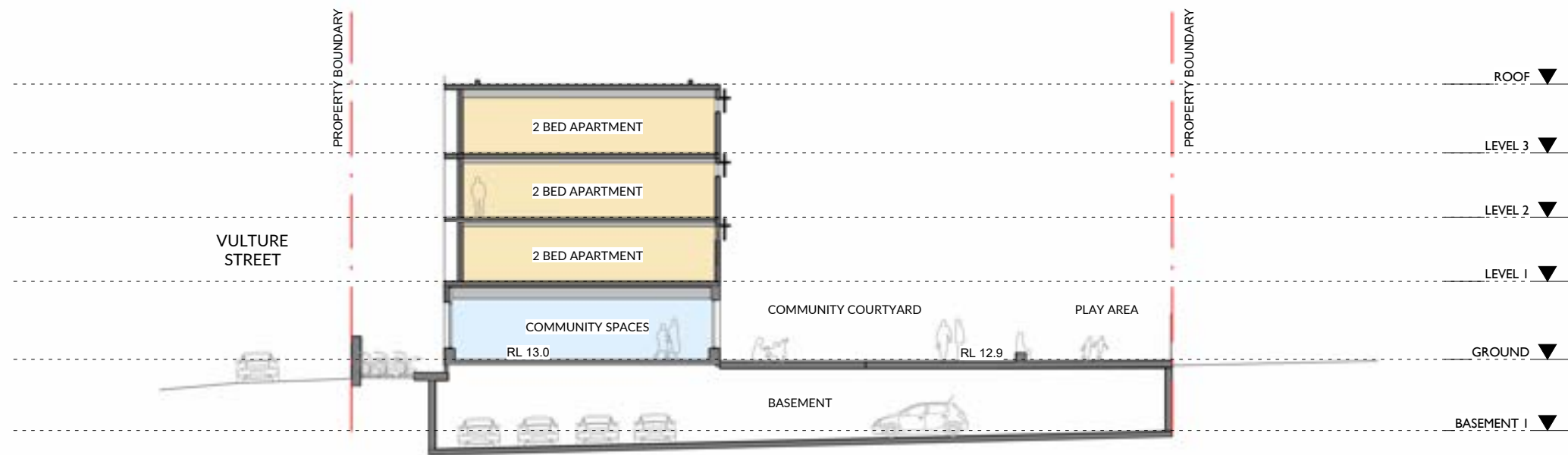
NORTH ELEVATION



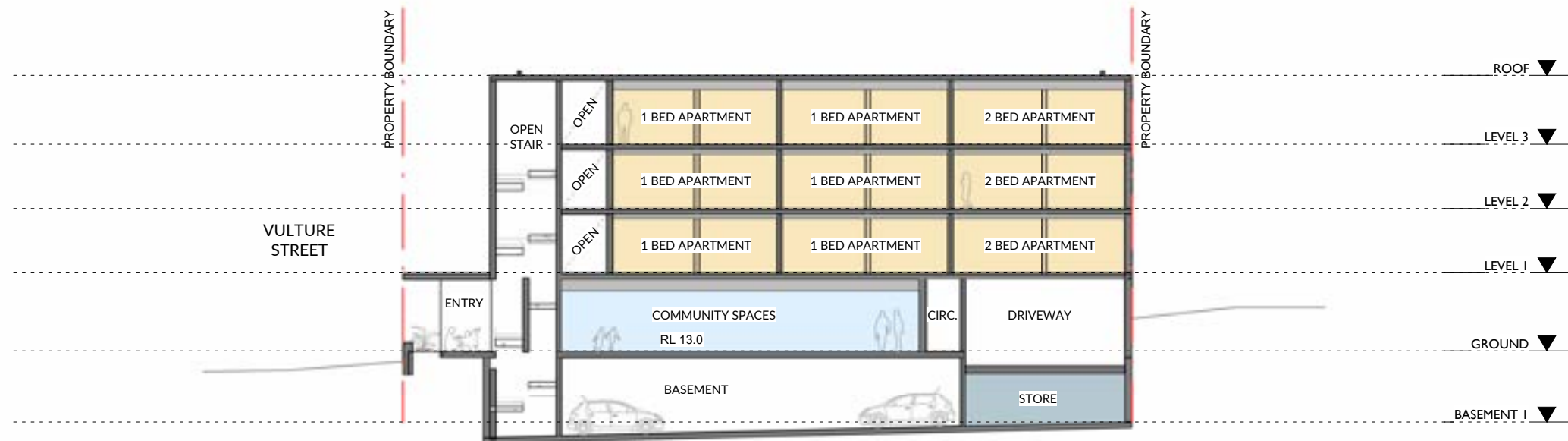
SOUTH ELEVATION - VULTURE ST

MATERIAL LEGEND

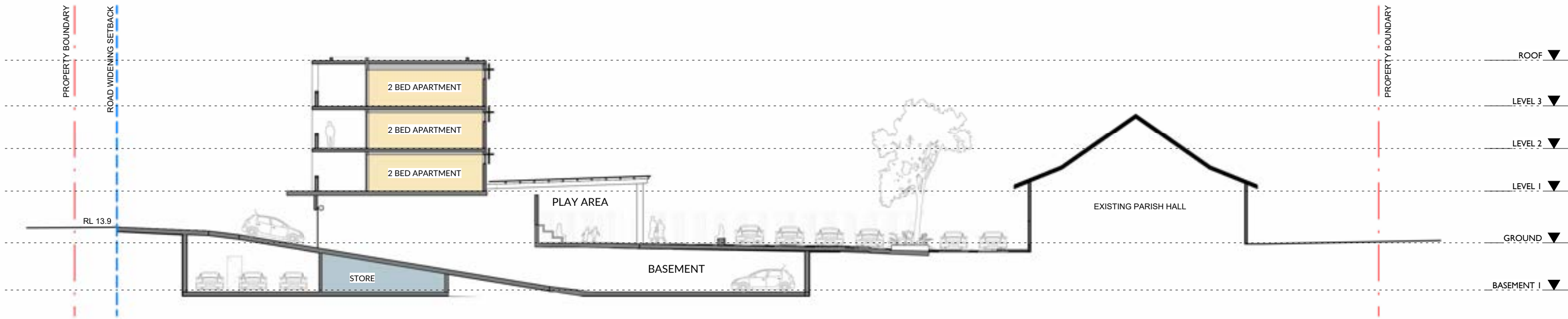
MSR	MASONRY
CONC	CONCRETE
GL	GLAZING
SCR1	MASONRY SCREEN
SCR2	METAL SCREEN



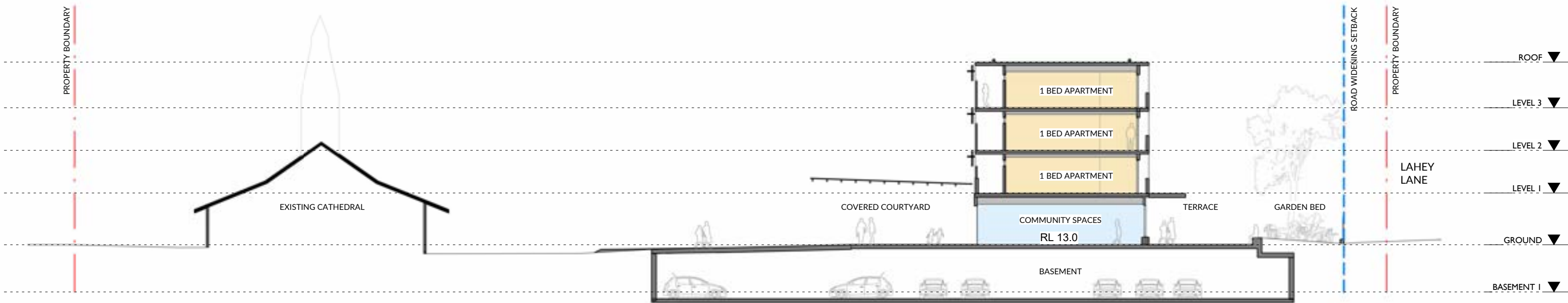
SECTION A



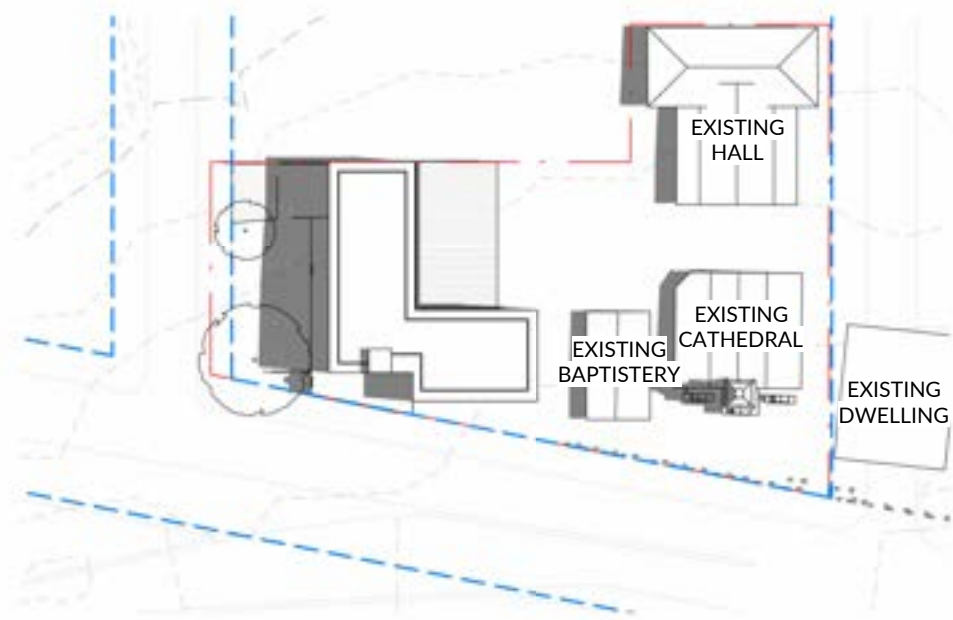
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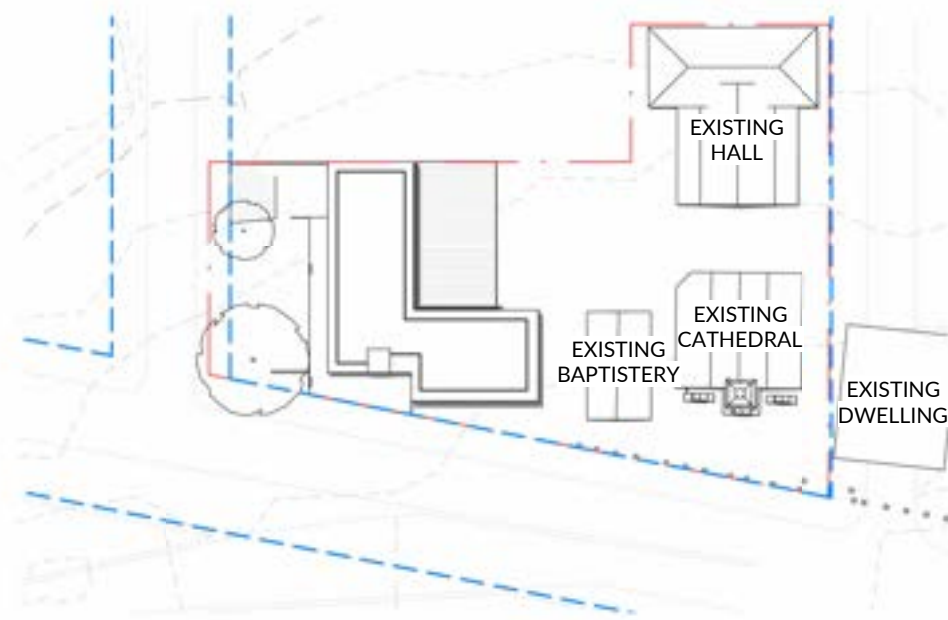
SECTION C



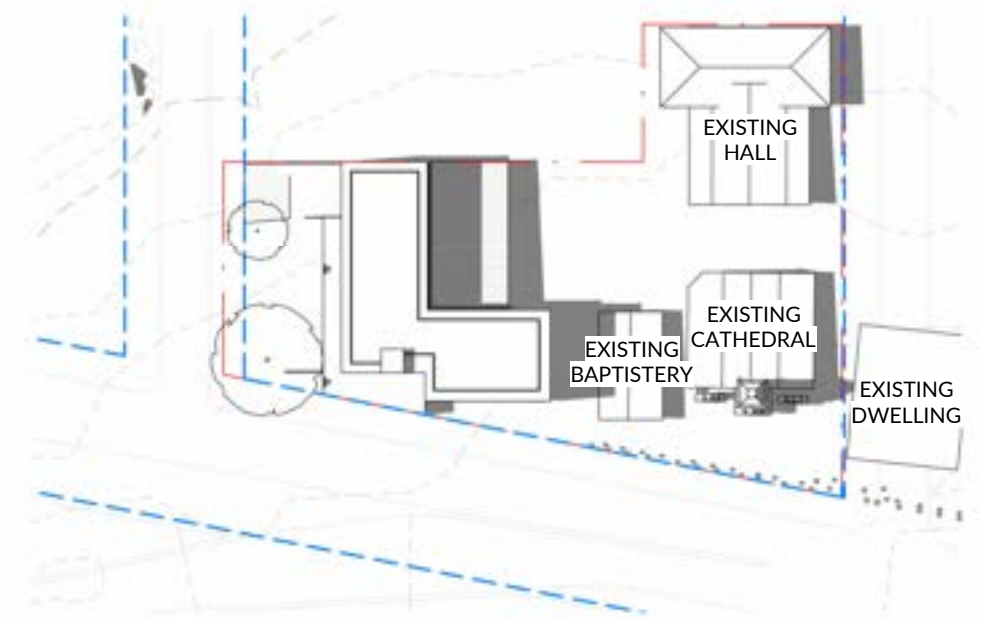
SECTION D



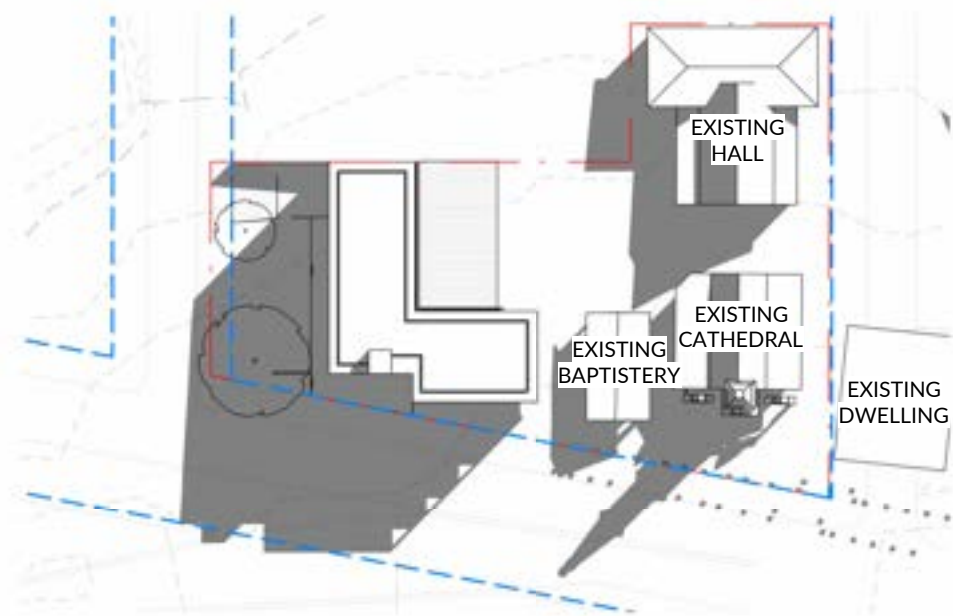
SUMMER 9AM



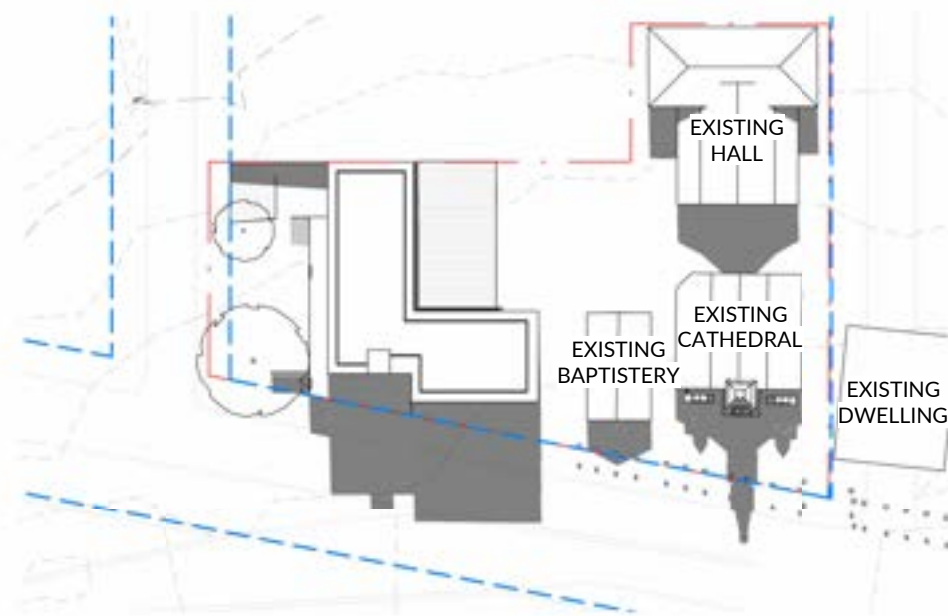
SUMMER 12PM



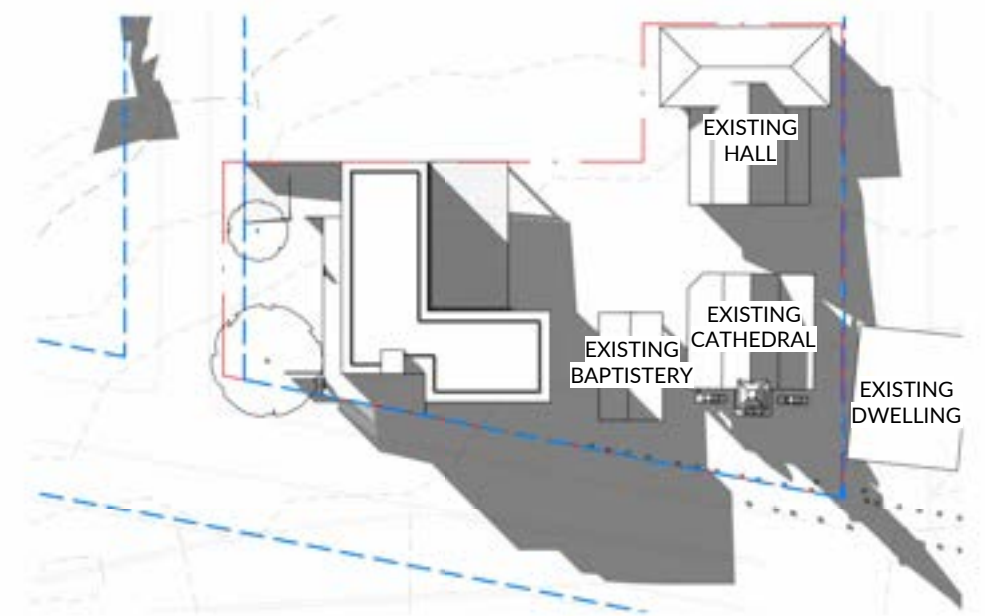
SUMMER 3PM



WINTER 9AM

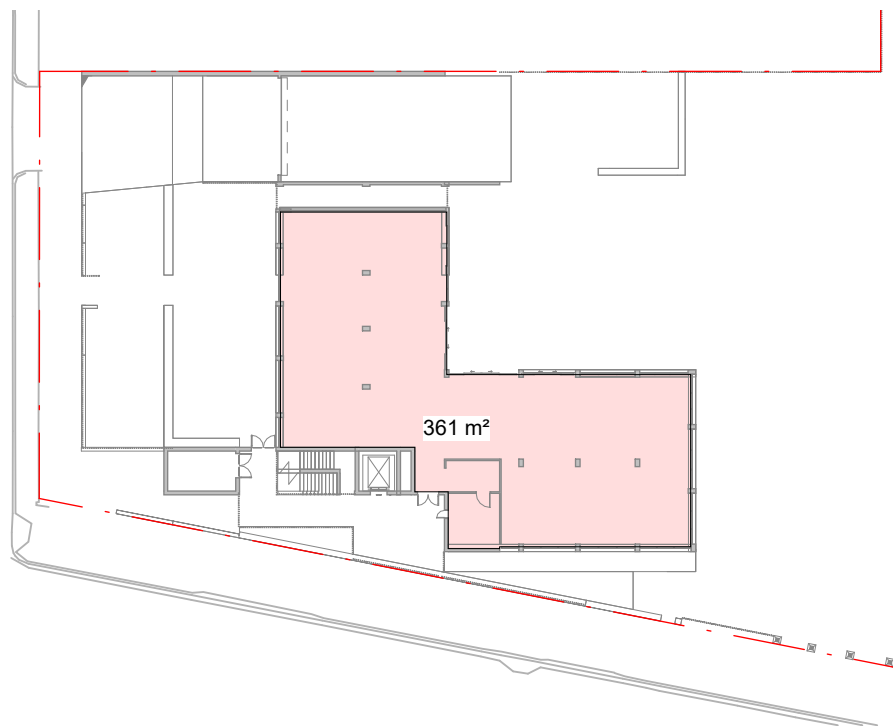


WINTER 12PM



WINTER 3PM





GROUND FLOOR



LEVEL 1 (TYPICAL APARTMENT)



LEVEL 2 (TYPICAL APARTMENT)



LEVEL 3 (TYPICAL APARTMENT)

GFA AREAS

LEVEL	AREA
GROUND LEVEL	361 m ²
LEVEL 01	370 m ²
LEVEL 02	370 m ²
LEVEL 03	370 m ²
TOTAL:	1471 m²

 GFA



1 : 500 @ A3

DWG NO.A-901 REV.2

AREA PLANS - GFA



GROUND FLOOR

CONTAINER & DEEP PLANTING

LEVEL	DEEP PLANTING	CONTAINER PLANTING
GROUND LEVEL	102.2 m² (5.3%)	49.1m²
LEVEL 01		0 m²
LEVEL 02		0 m²
LEVEL 03		0 m²
ROOF LEVEL		0 m²
TOTAL:	102.2 m²	49.1 m²

PROJECT SITE AREA	1910m²
TOTAL PLANTING	7.9%

	CONTAINER PLANTING
	DEEP PLANTING

APPENDIX D – CONCEPT CIVIL PLANS



AUCKLAND
L8, 139 Quay St
Auckland NZ

BRISBANE
L3, 51 Alfred St
Fortitude Valley

CANBERRA
L9, 2 Phillip Law St
Canberra

MELBOURNE
L6, 379 Collins St
Melbourne

NEWCASTLE
L1, 17 Bolton St
Newcastle

SYDNEY
L6, 39 Chandos St
St Leonards



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PROPOSED ROL & CATHEDRAL CAMPUS

320-350 VULTURE STREET, KANGAROO POINT, QLD 4169



LOCALITY PLAN
1:500

DRAWING LIST

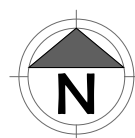
Sheet Number	Sheet Title
SK1	LOCALITY PLAN AND COVER SHEET
SK2	BULK EARTHWORKS LAYOUT
SK3	BULK EARTHWORKS SECTION
SK4	STORMWATER DRAINAGE LAYOUT PLAN
SK5	PRE DEVELOPMENT CATCHMENT PLAN
SK6	POST DEVELOPMENT CATCHMENT PLAN
SK7	SERVICE LAYOUT PLAN

REFERENCED GUIDELINES & STANDARDS

BRISBANE CITY COUNCIL (BCC)	
BRISBANE CITY COUNCIL - PLANNING SCHEME POLICIES (PSPs) AND DEVELOPMENT CODES	
WATER SERVICES ASSOCIATION OF AUSTRALIA	
WATER SUPPLY CODE OF AUSTRALIA - SEQ SERVICE PROVIDERS EDITION V1.3	
GRAVITY SEWERAGE CODE OF AUSTRALIA - SEQ SERVICE PROVIDERS EDITION V2.0	
SEQ CODE FOR WATER SUPPLY AND SEWER DESIGN AND CONSTRUCTION	
SEQ WS&S D&C CODE - DESIGN CRITERIA	
SEQ WS&S D&C CODE - SEQ ACCEPTED INFRASTRUCTURE PRODUCTS AND MATERIALS (IPAM) LIST	
AUSTRALIAN STANDARDS (AS)	
AS 3798 - 2007	EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS
AS 1289.1.1	METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES
AS 2890.1	OFFSTREET CARPARKING
AS 3500-2018	PLUMBING AND DRAINAGE
INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA)	
IECA AUSTRALIA GUIDELINES AND STANDARD DRAWINGS	

REVISIONS:			
No.	FOR APPROVAL	JP	05.06.25
REVISION DESCRIPTION			

SCALE BAR 0 10 20 30 40 50m SCALE 1:500	
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A.B.N. 63 609 812 615

CLIENT
URBIS
ARCHITECT
Cavill Architects

PROJECT TITLE
ST NICHOLAS CATHEDRAL CAMPUS
320-350 VULTURE ST, KANGAROO POINT
DRAWING TITLE
LOCALITY PLAN AND COVER SHEET

DRAWING STATUS
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
PROJECT LEADER
ML
DESIGNER
JP
SIGNATURE
C. KIRK
RPEQ: 19636
NER: 3053220
DRAFTSPERSON
JP
SCALE
1:500
JOB No.
BR252013
DRAWING No.
SK1
SHEET SIZE
A1
REVISION
A



LEGEND	
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	EXISTING CONTOUR (0.5m)
	EXISTING CONTOUR (0.1m)
	PROPOSED EARTHWORKS CONTOURS MAJOR
	PROPOSED EARTHWORKS CONTOURS MINOR
	EXISTING WATER
	EXISTING STORMWATER
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING COMMUNICATIONS
	EXISTING ELECTRICAL

EARTHWORKS CUT AND FILL TABLE		
COLOR	MIN ELEVATION (m)	MAX ELEVATION (m)
	-4.500	-4.000
	-4.000	-3.500
	-3.500	-3.000
	-3.000	-2.500
	-2.500	-2.000
	-2.000	-1.500
	-1.500	-1.000
	-1.000	-0.500
	-0.500	0.000
	0.000	0.500
	0.500	1.000

BULK EARTHWORKS QUANTITIES

TOTAL CUT VOLUME: 3.464m³
TOTAL FILL VOLUME: 184m³
TOTAL EXPORT VOLUME: 3.280m³

NOTE

1. TEMPORARY BATTERS ARE NOT SHOWN FOR CLARITY

2. REFER TO CIVIL SPECIFICATIONS ON DRAWING C001 FOR SUBGRADE PREPARATION REQUIREMENTS

3. THIS PLAN IS TO BE READ IN CONJUNCTION WITH:

- THE GEOTECHNICAL REPORT
- GENERAL PROJECT NOTES ON C001

4. THESE VOLUMES DO NOT INCLUDE THE FOLLOWING

- BULKING
- TRENCHING
- RETAINING WALL (INCLUDING BACKFILLING)
- FOOTINGS
- DETAILED EXCAVATION

NOTE: SURVEY

1. ALL EXISTING SERVICES HAVE BEEN LOCATED USING DBYD AND COUNCIL MAPPING SERVICES OR AS SHOWN IN SURVEY. CONTRACTOR TO CONFIRM ALL EXISTING SERVICE LOCATIONS PRIOR TO COMMENCEMENT OF WORKS

2. STORMWATER INFRASTRUCTURE LOCATED WITHIN SITE AND EXTERNAL TO SITE WERE NOT CAPTURED IN DETAILED SITE SURVEY. INFORMATION SHOWN IS INDICATIVE ONLY AND BASED ON SITE MEASUREMENTS CAPTURED BY CONTRACTOR. CONTRACTOR TO CONFIRM LOCATION AND LEVELS ON SITE PRIOR TO CONSTRUCTION FOR STORMWATER ASSETS. IF IN DOUBT ASK.

THIS DEVELOPMENT MAY REQUIRE THE IMPLEMENTATION OF SOIL RETENTION METHODS DURING CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE WORKS ARE CERTIFIED BY A SUITABLY QUALIFIED RPEQ AND INSTALLED PRIOR TO COMMENCING FILLING AND EXCAVATION WORKS AS INDICATED ON THIS PLAN

THE CONTRACTOR IS TO PRODUCE A MANAGEMENT PLAN FOR CONTROL OF DUST AND AIR EMISSIONS DURING WORKS. NO DUST IS TO EXTEND BEYOND THE SITE BOUNDARY INCLUDING VEHICLES ENTERING AND LEAVING THE SITE.

ALL ENVIRONMENTAL MEASURES INCLUDING VEGETATION PROTECTION AND EROSION AND SEDIMENT CONTROL SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK

REVISIONS:			
No.	FOR APPROVAL	REVISION DESCRIPTION	DATE
A			05.06.25

SCALE BAR
0 1 2 3 4 5m
SCALE 1:100

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CLIENT

ARCHITECT

PROJECT TITLE

ST NICHOLAS CATHEDRAL CAMPUS
320-350 VULTURE ST, KANGAROO POINT

DRAWING TITLE

BULK EARTHWORKS LAYOUT

DRAWING STATUS

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER
ML

DRAWN
JP

DRAWING No.
BR252013

DESIGNER
JP

SCALE
1:100

REVISION
SK2

SIGNATURE
C. KIRK

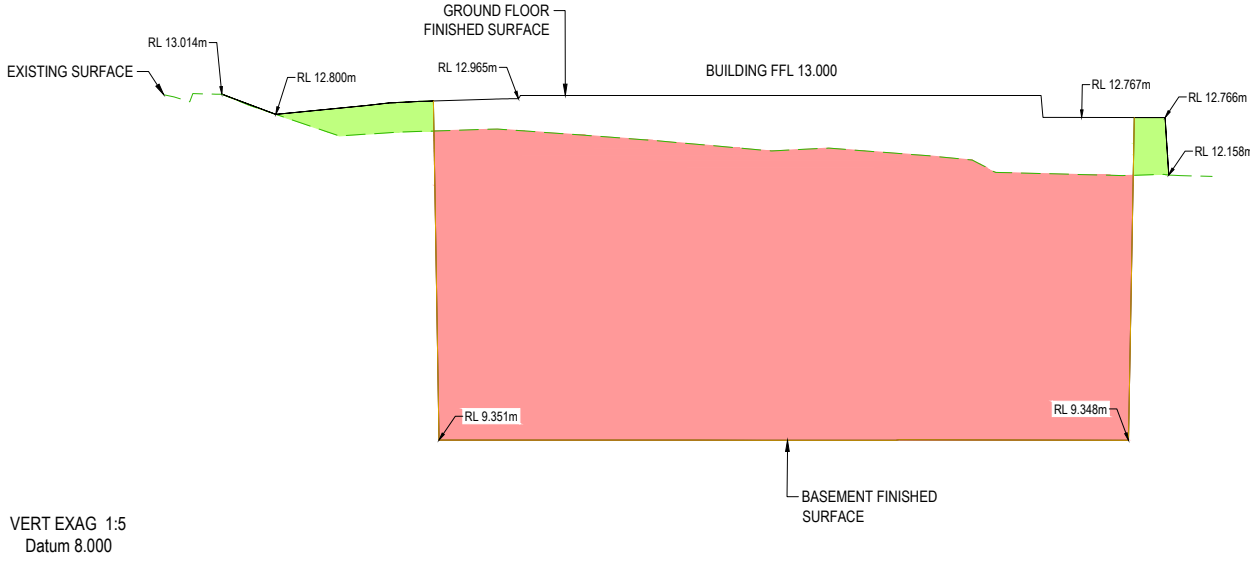
SHEET SIZE
A1

REVISION
A

RPEQ: 19536
NER: 3053220

LEGEND

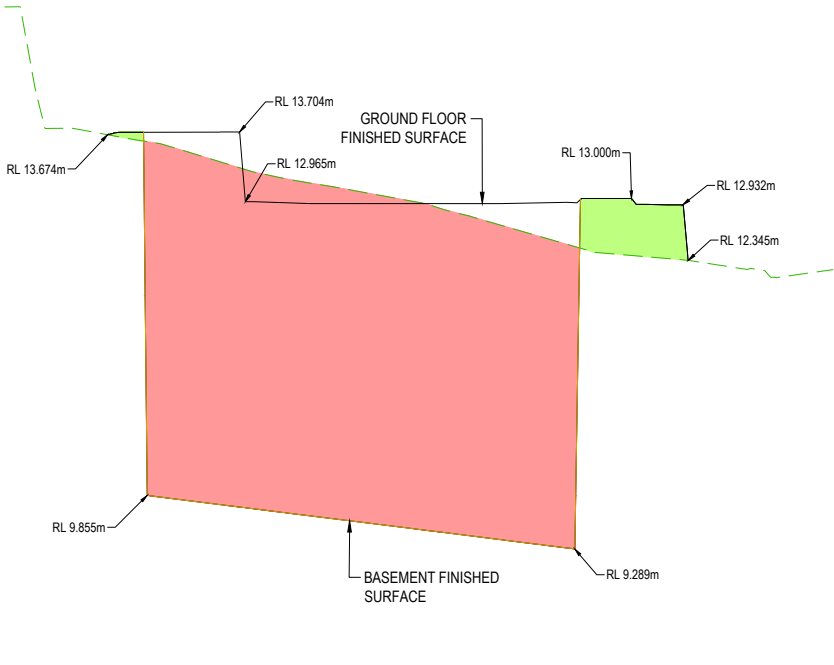
- GROUND FLOOR FINISHED SURFACE
- BASEMENT FINISHED SURFACE
- EXISTING SURFACE
- CUT HATCH
- FILL HATCH



BEW SECTION A LONG SECTION

SECTION
SCALE H 1:200 V 1:40

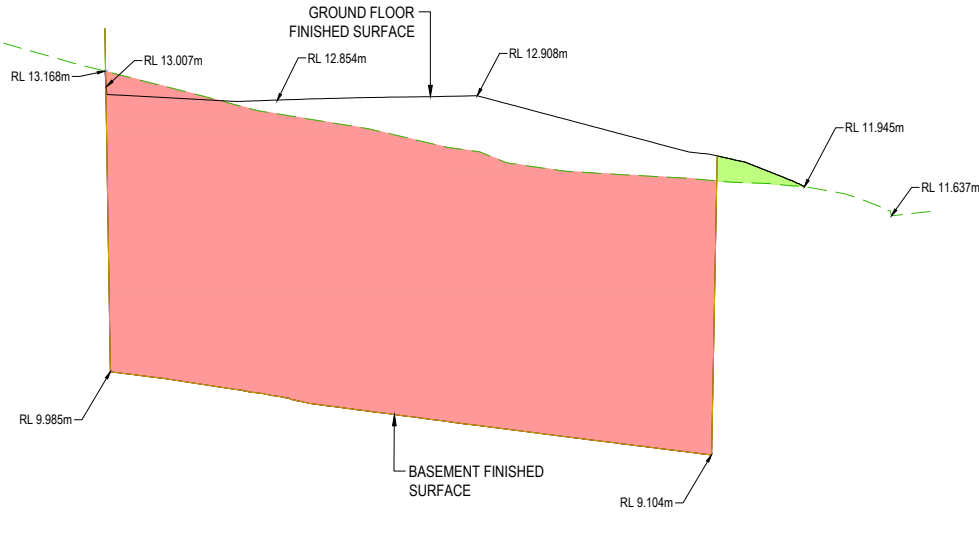
A
SK2



BEW SECTION B LONG SECTION

SECTION
SCALE H 1:200 V 1:40

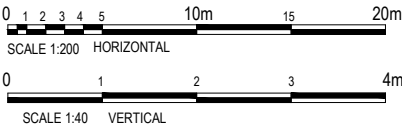
B
SK2



BEW SECTION C LONG SECTION

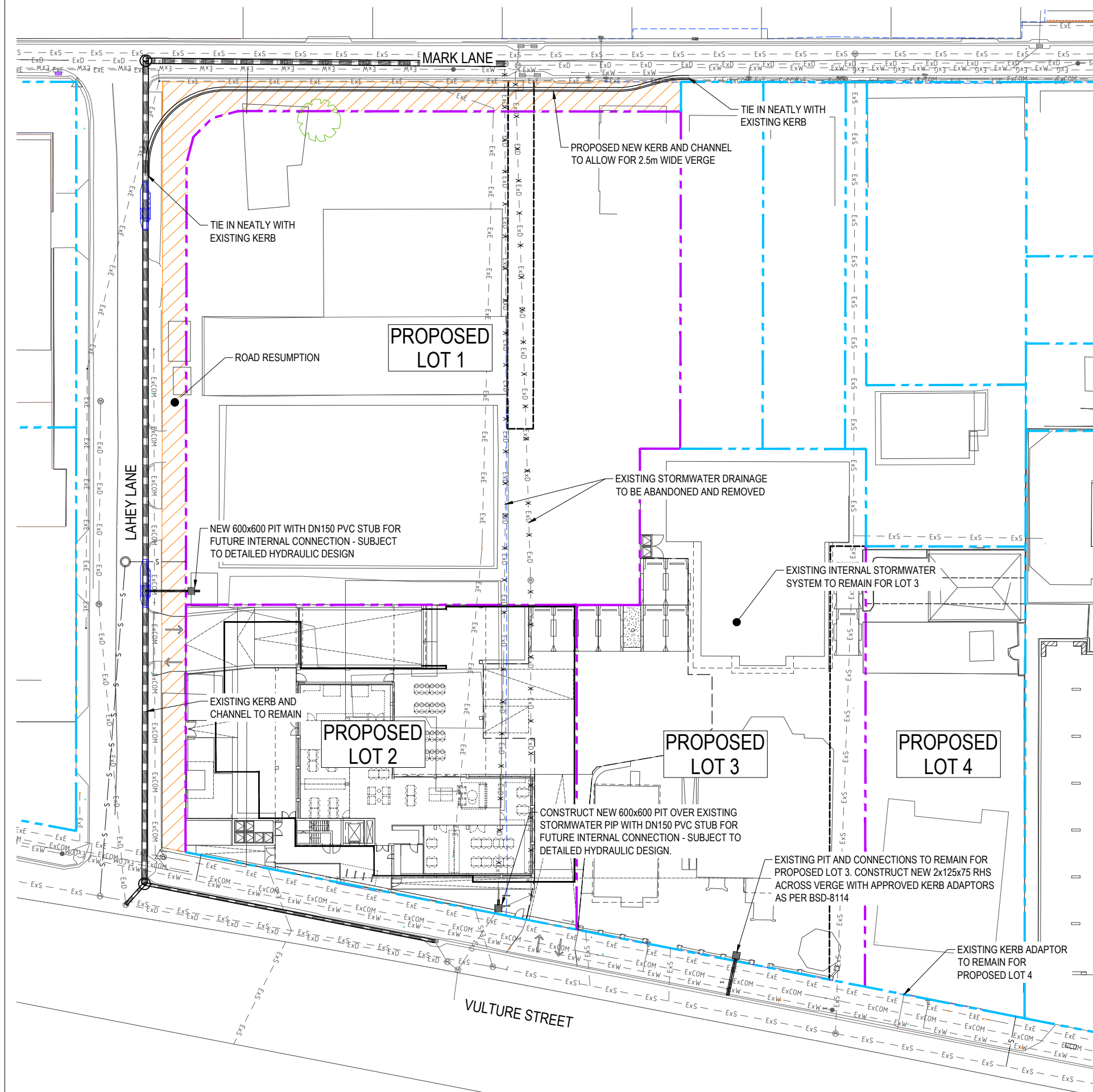
SECTION
SCALE H 1:200 V 1:40

C
SK2



NOTE:
REFER STRUCTURAL ENGINEER'S DRAWINGS FOR RETAINING WALL DESIGN, SUB SOIL DRAINS BEHIND WALLS AND TEMPORARY EARTH RETENTION METHODS

REVISIONS:				SCALE BAR		 van der Meer Consulting van der meer LEVEL 3, 51 ALFRED STREET FORTITUDE VALLEY QLD 4006 Telephone +61 7 3021 6600 www.vandermeer.com.au van der Meer (QLD) Pty Ltd A.B.N. 63 609 812 615	CLIENT		URBIS		PROJECT TITLE		DRAWING STATUS	
							ST NICHOLAS CATHEDRAL CAMPUS 320-350 VULTURE ST, KANGAROO POINT		FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION					
							PROJECT LEADER	DESIGNER	SIGNATURE	RPEQ	SHEET SIZE A1			
							ML	JP	C. KIRK	19536 NER 3053220				
							DRAFTSPERSON	SCALE						
							JP	AS SHOWN						
							JOB No.	DRAWING No.		REVISION				
							BR252013	SK3		A				

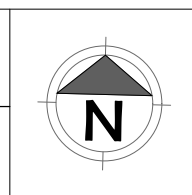


LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (0.1m)
- PROPOSED CONTOUR (1.0m)
- PROPOSED CONTOUR (0.1m)
- EXISTING SEWER
- EXISTING COMMUNICATIONS
- EXISTING ELECTRICAL
- EXISTING GAS
- EXISTING STORMWATER
- EXISTING WATER
- PROPOSED STORMWATER LINE
- PROPOSED STORMWATER INLET
- PROPOSED KERB AND CHANNEL
- PROPOSED ROAD RESUMPTION

REVISIONS:			
No.	FOR APPROVAL	REVISION DESCRIPTION	
A			

SCALE BAR			
0	1	2	3
4	5	10m	15
20m			
SCALE 1:250			
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IF IN DOUBT - ASK			
DATE: 05.06.25			



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CLIENT

URBIS

ARCHITECT

Cavill Architects

PROJECT TITLE

ST NICHOLAS CATHEDRAL CAMPUS
320-350 VULTURE ST, KANGAROO POINT

DRAWING TITLE

STORMWATER DRAINAGE LAYOUT PLAN

DRAWING STATUS			
FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER	DESIGNER	SIGNATURE	RPEQ: 19636
ML	JP	C. KIRK	NER: 3053220
DRAFTSPERSON	SCALE		SHEET SIZE
JP			A1
JOB No.		DRAWING No.	REVISION
BR252013		SK4	A



- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - PROPOSED STORMWATER CATCHMENT
 - EXISTING CONTOUR (0.5m)
 - EXISTING CONTOUR (0.1m)
 - EXISTING SEWER
 - EXISTING COMMUNICATIONS
 - EXISTING ELECTRICAL
 - EXISTING GAS
 - EXISTING STORMWATER
 - EXISTING WATER

- ROOF CATCHMENT
- HARDSTAND CATCHMENT
- LANDSCAPE CATCHMENT

CATCHMENT TABLE	
CATCHMENT	AREA (ha)
ROOF	0.1252
HARDSTAND	0.4693
LANDSCAPE	0.2078

REVISIONS:			
No.	FOR APPROVAL	REVISION DESCRIPTION	
A			

SCALE BAR

0 1 2 3 4 5 10m 15 20m

SCALE 1:250

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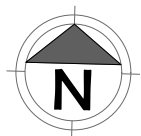
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CLIENT

ARCHITECT

PROJECT TITLE

ST NICHOLAS CATHEDRAL CAMPUS
320-350 VULTURE ST, KANGAROO POINT

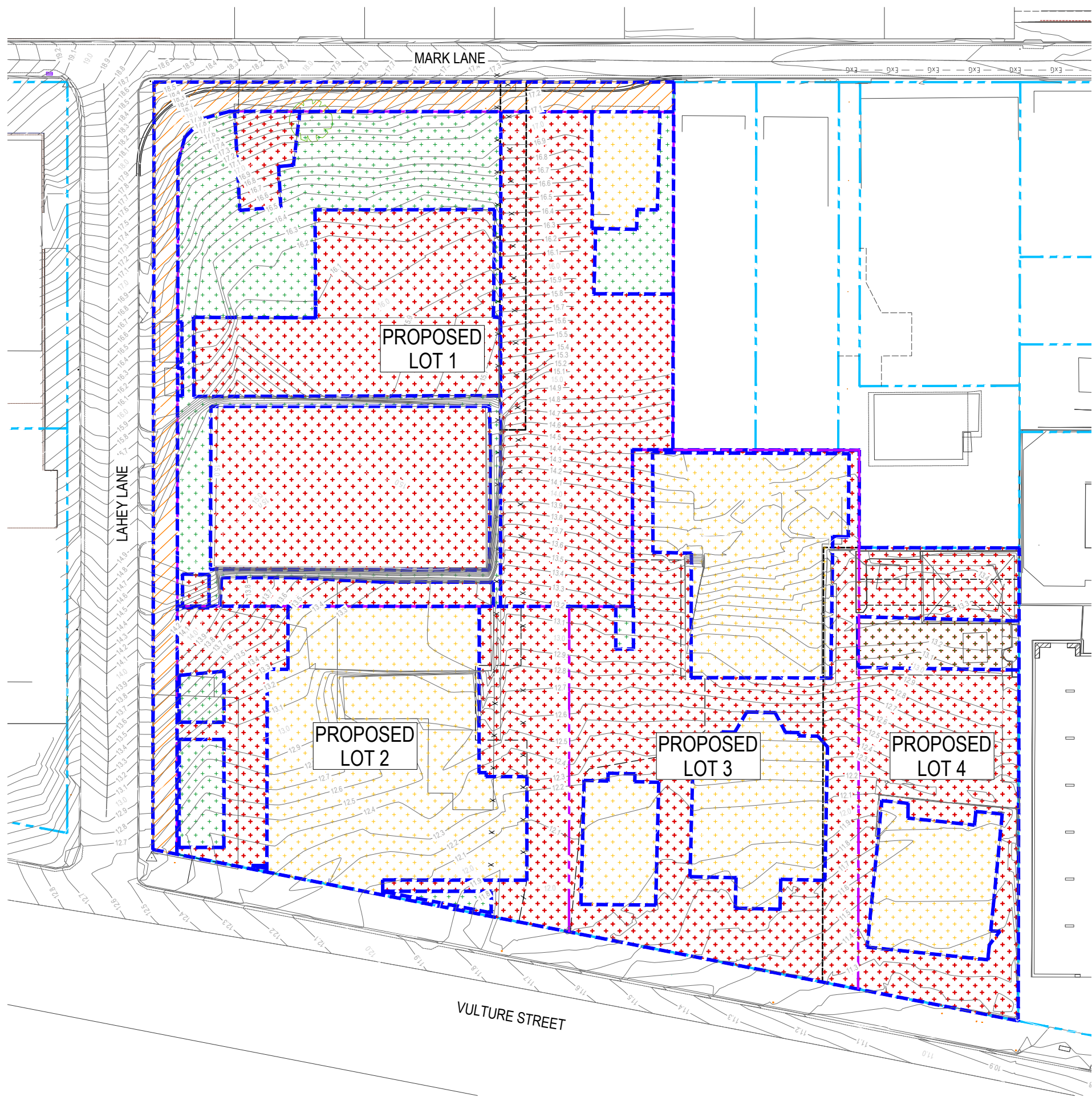
DRAWING TITLE

PRE DEVELOPMENT CATCHMENT PLAN

DRAWING STATUS

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER	DESIGNER	SIGNATURE	RPEQ: 19636 NER: 3053220
ML	JP	C. KIRK	
DRAFTSPERSON	SCALE		SHEET SIZE
JP	1:250		A1
JOB No.	DRAWING No.	REVISION	
BR252013	SK5	A	



- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - PROPOSED STORMWATER CATCHMENT
 - EXISTING CONTOUR (0.5m)
 - EXISTING CONTOUR (0.1m)
 - EXISTING SEWER
 - EXISTING COMMUNICATIONS
 - EXISTING ELECTRICAL
 - EXISTING GAS
 - EXISTING STORMWATER
 - EXISTING WATER

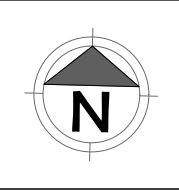
- ROOF CATCHMENT
- HARDSTAND CATCHMENT
- LANDSCAPE CATCHMENT

CATCHMENT TABLE	
CATCHMENT	AREA (ha)
ROOF	0.2078
HARDSTAND	0.4506
LANDSCAPE	0.1093
RESUMPTION	0.0456

REVISIONS:			
No.	REVISION DESCRIPTION	DATE	
A	FOR APPROVAL	05.06.25	

SCALE BAR
0 1 2 3 4 5 10m 15 20m
SCALE 1:250

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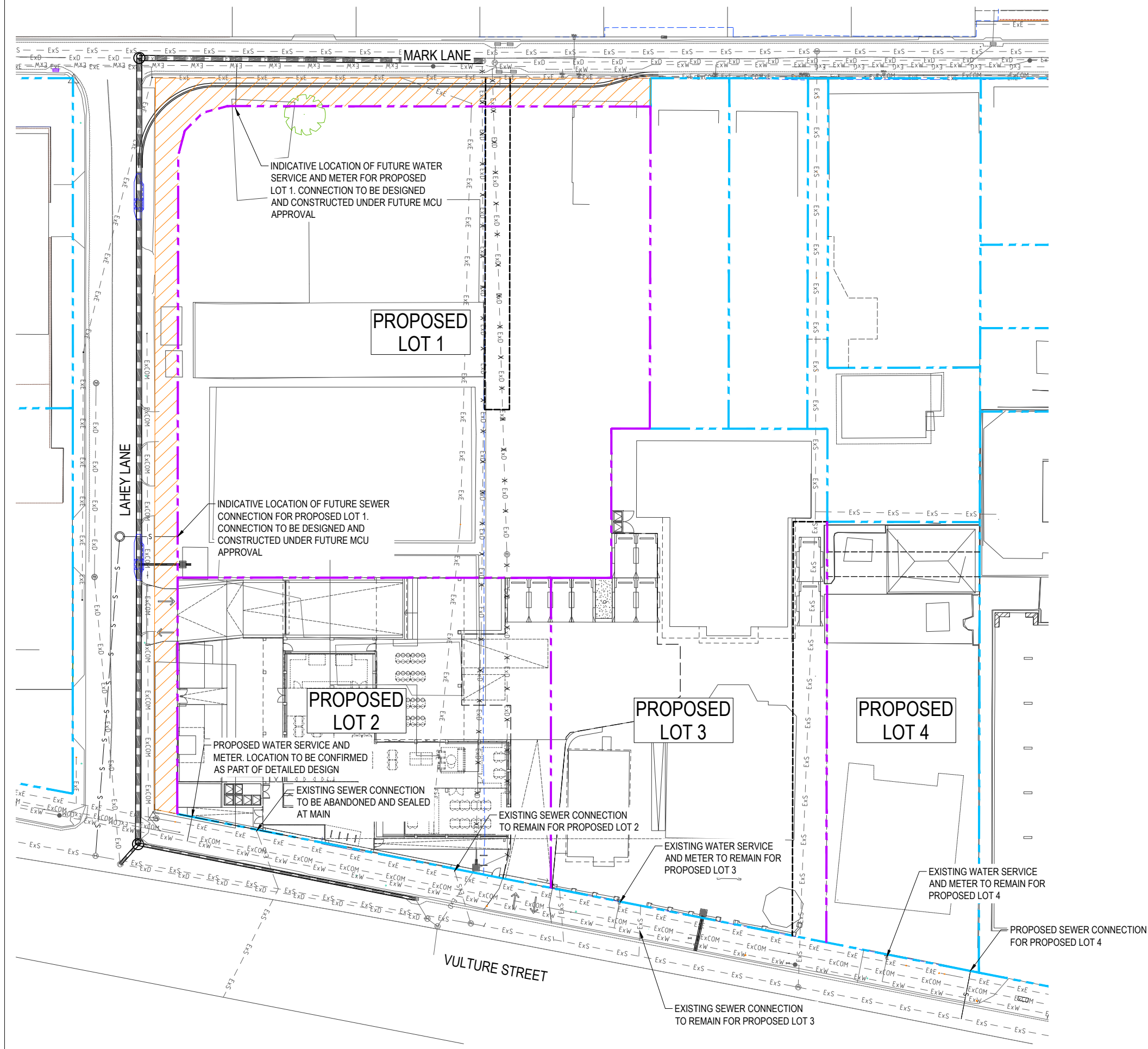
Cavill Architects

PROJECT TITLE
ST NICHOLAS CATHEDRAL CAMPUS
320-350 VULTURE ST, KANGAROO POINT

DRAWING TITLE
POST DEVELOPMENT CATCHMENT PLAN

DRAWING STATUS
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER ML	DESIGNER JP	SIGNATURE C. KIRK	RPEQ: 19636 NER: 3053220
DRAFTSPERSON JP	SCALE 1:250	JOB No. BR252013	SHEET SIZE A1
REVISION A		DRAWING No. SK6	

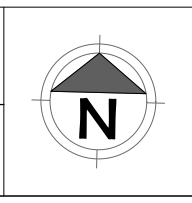


- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - EXISTING SEWER
 - EXISTING COMMUNICATIONS
 - EXISTING ELECTRICAL
 - EXISTING GAS
 - EXISTING STORMWATER
 - EXISTING WATER
 - PROPOSED STORMWATER LINE
 - PROPOSED STORMWATER INLET
 - PROPOSED SEWER
 - PROPOSED WATER

REVISIONS:			
No.	FOR APPROVAL	REVISION DESCRIPTION	
A			

SCALE BAR
0 1 2 3 4 5 10m 15 20m
SCALE 1:250

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PROJECT TITLE
ST NICHOLAS CATHEDRAL CAMPUS
320-350 VULTURE ST, KANGAROO POINT

DRAWING TITLE
SERVICE LAYOUT PLAN

DRAWING STATUS			
FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER ML	DESIGNER JP	SIGNATURE C. KIRK	RPEQ: 19636 NER: 3053220
DRAFTSPERSON JP	SCALE 1:250		SHEET SIZE A1
JOB No. BR252013		DRAWING No. SK5	REVISION A

APPENDIX E – EROSION AND HAZARD ASSESSMENT FORM



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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

320-340 Vulture St, Kangaroo Point

Postcode 4169

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*

Calvin Kirk

Certifier's signature

C. KIRK

RPEQ: 19536
NER: 3053220

Date

14 / 05 / 2025

Table 1: Low Risk Test

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

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

Yes	No
☒	☐

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	☐	☒

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	☐	☐
3.2	does any land disturbance occurs in a BCC mapped waterway corridor	☐	☐
3.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 15%	☐	☐

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

Yes	No
☐	☐

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 – RATIONAL METHOD CALCULATIONS



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Rational Method Calculation

PROJECT NAME	320-350 Vulture St, Kangaroo Point
PROJECT NUMBER	BR252013

CATCHMENT DATA	
Name	EX1
Area (ha)	0.1472
Time of Concentration (min)	5
Fraction Impervious	85
Coefficient of Runoff C10	0.90

RATIONAL METHOD CALCULATIONS								
AEP	63%	50%	20%	10%	5%	2%	1%	
Coefficient of Runoff	0.720	0.765	0.855	0.900	0.945	1.000	1.000	
Rainfall Intensity (mm/hr)	112.35	127.24	173.76	205.20	235.84	276.24	306.92	
Peak Runoff (m ³ /s)	0.033	0.040	0.061	0.076	0.091	0.113	0.125	

CATCHMENT DATA	
Name	C1
Area (ha)	0.1472
Time of Concentration (min)	5
Fraction Impervious	0.92
Coefficient of Runoff C10	0.86

RATIONAL METHOD CALCULATIONS								
AEP	63%	50%	20%	10%	5%	2%	1%	
Coefficient of Runoff	0.684	0.727	0.812	0.855	0.898	0.983	1.000	
Rainfall Intensity (mm/hr)	112.35	127.24	173.76	205.20	235.84	276.24	306.92	
Peak Runoff (m ³ /s)	0.031	0.038	0.058	0.072	0.087	0.111	0.125	

APPENDIX G – BCC CODE COMPLIANCE



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9.4.10 Subdivision code

9.4.10.1 Application

1. This code applies to assessing reconfiguring a lot if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9), reconfiguring a lot (section 5.6) or an overlay (section 5.10); or
 - b. impact assessable development, to the extent relevant.

Note—This code applies to all aspects of reconfiguring a lot, ranging from a single site where no road is created to a new residential community, as well as other types of reconfiguring a lot.

Editor's note—Reconfiguring a lot involving only the subdivision of 1 lot into 2 lots is subject to the regulated categories of development and assessment in section 5.4, if in a zone in the Residential zones category or in a zone in the Industry zones category. In this instance, the Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code, being a requirement under the Regulation will also apply.

2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where buildings are approved, they and the land they are on can be separately titled either in freehold or other title forms. The provisions in this code relating to reconfiguring a lot of existing or approved buildings do not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category. A dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the Residential zones category is always to remain as a sole lot by any title or tenure. A reconfiguring a lot proposal that does separate these components of a dwelling house and includes them on individual title is inappropriate and incompatible development and is highly unlikely to be supported. This ensures that the expectation of residents for a high standard of residential amenity is protected.

Note—If reconfiguring a lot is proposed in conjunction with a development application for a use or uses that require assessment, the development application for the reconfiguring a lot will not be approved until the development application for the intended change of use has been determined.

Note—This code may be applied in conjunction with or subsequent to a material change of use and the sealing of a plan of subdivision may be subject to matters relating to the material change of use.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- biodiversity areas, guidance and requirements are provided in the Biodiversity areas planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- structure plan preparation, guidance is provided in the Structure planning planning scheme policy;
- transport, access, parking or servicing, standards and guidelines are provided in the Transport, access, parking and servicing planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy.
- climate-responsive subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

9.4.10.2 Purpose

1. The purpose of the Subdivision code is to regulate development for reconfiguring a lot.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the:
 - i. landscape and built form character, environmental and other values of the site or locality;

- ii. safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises;
- iii. amenity of intended uses and existing surrounding residential uses;
- iv. comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site.
- b. Development for reconfiguring a lot results in lots and an arrangement of lots that:
 - i. achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site;
 - ii. accommodate lawful uses;
 - iii. are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development;
 - iv. are arranged and configured to complement the pattern of development in the locality;
 - v. address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.
- c. Development for reconfiguring a lot under the *Land Title Act 1994* and the *Body Corporate and Community Management Act 1997* occurs in a manner that achieves good urban design outcomes.
- d. Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development.
- e. Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms.
- f. Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the residential zones category is always to remain as a sole lot by any title or tenure.
- g. Development for reconfiguring a lot provides infrastructure and services that:
 - i. comply with the relevant standards in the planning scheme;
 - ii. effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose;
 - iii. maximise the quality and utility of the public realm.

9.4.10.3 Performance outcomes and acceptable outcomes

Table 9.4.10.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO2 Development creates useable lots that: a. do not rely on excessive cut and fill;	AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks:	Complies. Minor earthworks are required to create useable lots.

b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; d. minimise adverse impacts to the utility of existing or proposed transport network elements.	a. result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: i. a single level change; or ii. any step in a series of level changes. b. locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; c. limits cut and fill to less than 1m in height for construction of transport network elements. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B. Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended. AO2.2 Development involving a lot with an area less than 450m² is located on a site with a maximum average slope of: a. 1 into 10 on the shortest lot axis; b. 1 into 15 on the longest axis. AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site. Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme. Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone. AO2.4 Development does not involve the creation of canals or artificial waterways.	Lots 3 and 4 are to remain as existing. Not applicable. Complies. Slopes on site are less than 1 in 5. Not applicable.
PO3	AO3.1	Complies. Concrete kerb and channel to be provided where road widening is proposed. Pavements are to

Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; e. at an adequate width, suitable gradient and appropriate construction standard; f. to avoid unreasonable detriment or nuisance to an adjacent premises; g. to preserve the amenity and function of the public realm in accommodating: i. high levels of pedestrian traffic; ii. large subtropical street trees; iii. on-street parking.	Development provides roads, pavement and concrete kerb and channel that provide for: a. design and construction in accordance with the road hierarchy; b. safe travel for pedestrian, cyclists and vehicles; c. access to properties for all modes; d. utilities; e. high levels of aesthetics and amenity, improved liveability and future growth; f. a high-quality streetscape; g. a low-maintenance asset with minimal whole-of-life cost. Editor's note—See Section B for additional requirements where new road is proposed. AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	match into existing pavement as required. Design of the road and streetscape is to be in accordance with the road hierarchy.
	AO3.3 Development provides each lot with access to a public road other than a major road, that is: a. direct; or b. via a formal access arrangement that is: i. registered on a title over another lot; or ii. a reciprocal access easement; or iii. over common property; iv. located as far away as practicable from an existing or proposed dwelling; v. compliant with the road corridor design standards in the Infrastructure design planning scheme policy; c. the width specified: i. in the Transport, access, parking and servicing planning scheme policy where an access way to a rear lot in the Low density residential zone.	Complies. Each lot will have trafficable access from the road in compliance with the Transport, access, parking and servicing planning scheme policy. Complies. Each lot will have trafficable access from the road.

	Character residential zone, Low-medium density residential zone or Emerging community zone; or ii. in Table 9.4.10.3.B where in any other zone; d. compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use.	Complies. Site distances will be detailed in the traffic management report and will ensure compliance.
	AO3.4 Development provides safe sight distances at the following locations: a. an access point along the frontage of each lot; b. a junction and an intersection, including corner truncation; c. a pedestrian or cyclist crossing.	
	AO3.5 Development provides grades within a lot that: a. enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; b. do not require cut and fill in excess of 1m in height.	
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the <i>Planning Act 2016</i> .	AO4.1 Development provides land and works for infrastructure and services in compliance with the: a. Local government infrastructure plan; b. standards in the Infrastructure design planning scheme policy; c. Refuse planning scheme policy; d. Transport, access, parking and servicing planning scheme policy; e. Long term infrastructure plan; f. codes and planning scheme policies that apply to the site.	Complies. Development provides land and works for infrastructure and services in compliance with the relevant planning scheme policies and infrastructure plans.
	AO4.2 Development provides a stormwater system in compliance	Complies. Each lot will be provided a stormwater connection to discharge into the lawful point of

	with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme. A04.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or b. a 6m long by 3 equal chord truncation if a minor road.	discharge. Complies. Truncations have been provided as detailed in the Identification of Proposed Lots Plan.
PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.	A05 Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: a. identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; b. avoiding the hazard; or c. mitigating hazard impacts, including through buffers, structures or other necessary measures. Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with: • contaminated land; • transport noise corridors on State-controlled roads and the rail network. The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.	Complies. Developments will be for the intended use for the associated lot use. Risks and hazards will be assessed and mitigated as required.
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: a. rearranging the boundaries of a lot; or b. volumetric format plan subdivision; or c. a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.		

PO6 Development ensures that any rearrangement of a lot boundary: a. does not create additional lots; b. wholly contains infrastructure and services within the lot they serve; c. results in lots having a dimension, arrangement and size that maintains or improves consistency with the: i. character intended for the locality; ii. outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	AO6 No acceptable outcome is prescribed.	Complies. The boundaries are rearranged to not create new lots. Infrastructure has been maintained where possible and new services are proposed for each lot.
PO7 Development ensures that volumetric format plan subdivision and any associated statutory easements: a. facilitate efficient development; b. ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises; c. are in accordance with an existing development approval or approved building; d. are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	AO7 No acceptable outcome is prescribed.	Complies. Development is consistent with the outcome of the prescribed zones.
Section C4—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.		
PO31 Development: a. facilitates the integration of centre and mixed	AO31 No acceptable outcome is prescribed.	Complies. Development facilitates the integration of mixed uses with adjacent uses and features.

uses with adjacent uses and features; b. complements and enhances existing or proposed public spaces; c. ensures minimum impact on the amenity of adjacent and nearby areas; d. provides for reasonable buffers between any existing or potential incompatible land uses.		
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9.4.4 Infrastructure design code

9.4.4.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot or building work if:
 - a. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), reconfiguring a lot (section 5.6), operational work (section 5.8), or an overlay (section 5.10); or
 - b. impact assessable development, to the extent relevant.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- ecological assessment, koala habitat or development design, guidance is provided in the Biodiversity areas planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- noise and dust impacts during construction and/or demolition, guidance is provided in the Management plans planning scheme policy;
- noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- parking or servicing management during construction, guidance is provided in the Transport, access, parking and servicing planning scheme policy.

9.4.4.2 Purpose

1. The purpose of the Infrastructure design code is to assess the suitability of infrastructure for development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development is provided with a safe, connected and efficient transport network for all modes that has a minimal whole-of-life cost.
 - b. Development provides for public utilities and services to the standards acceptable to the Council and the reasonable expectations of service providers.
 - c. Development involving infrastructure which is intended to become a Council asset is safe, aesthetically pleasing, functional, fit for purpose, durable, minimises environmental impacts and has minimal whole-of-life cost.
 - d. Development provides for a public space to be safe and inviting, allowing high levels of pedestrian activity.
 - e. Development ensures that the community and environment are not unreasonably disrupted or impacted by construction or demolition for the development.
 - f. Development involving infrastructure is designed with consideration of, and to integrate with, other related and interfacing infrastructure components.
 - g. Development accessed by common private title is provided with appropriate fire hydrant infrastructure and has unimpeded access for refuse vehicles and for emergency service vehicles to protect people, property and the environment.
 - h. Development ensures major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System is not compromised.
 - i. Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System avoids or otherwise minimises adverse impacts on surrounding land uses.

9.4.4.3 Performance outcomes and acceptable outcomes

Table 9.4.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development provides roads, pavement, edging and landscaping which: 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. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	AO1 Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Development will comply with the road corridor design standards in the Infrastructure design planning scheme policy.
PO2 Development provides road pavement surfaces which: 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	AO2 Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Road pavement will be designed and constructed to match existing conditions.

and the preservation of all-weather access; d. allows for reasonable travel comfort.		
PO3 Development provides a pavement edge which is designed and constructed to: a. control vehicle movements by delineating the carriageway for all users; b. provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	A03 Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Development will comply with the road corridor design standards in the Infrastructure design planning scheme policy.
PO4 Development provides verges which are designed and constructed to: a. provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; b. provide a sufficient area for public utility services; c. be maintainable by the Council.	A04 Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Development will comply with the road corridor design standards in the Infrastructure design planning scheme policy.
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: a. allows equitable access for all modes; b. is safe and secure; c. has 24-hour access; d. is a low-speed shared zone environment; e. has a high-quality streetscape.	A05 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not applicable.
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: a. an effective, high-quality paved roadway; b. an effective, high-quality roadway kerb and	A06 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	Development will comply with the road corridor design standards in the Infrastructure design planning scheme policy.

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.	design planning scheme policy: 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.	
PO7 Development provides both cycle and walking routes which: 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. Note—This can be demonstrated in an engineering report prepared and	AO7 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.	Not applicable.

certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.		
PO8 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 the public realm are minimised.	A08.1 Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy. 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. Note—Refer to the Refuse planning scheme policy for further guidance.	Development ensures compliance with the Refuse planning scheme policy.
PO9 Development ensures that: a. land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; b. the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	A09.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced. A09.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor—retailer.	Will comply. Water and sewer connections are proposed for each lot in compliance with the utility provider.
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 Development provides public utilities and street lighting which are located and aligned to: a. avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; 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. Note—Guidance on the restoration of habitat is included in the	Not applicable.

	Biodiversity areas planning scheme policy. AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services. AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.	
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	AO11 Development provides land with the following services to the standards of the approved supplier: a. electricity; b. telecommunications services; c. gas service where practicable.	Will comply. Telecommunications and energy supply will be proposed for each lot and to comply with the relevant authority.
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	AO12 Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: a. the additional expense is unlikely to be prohibitive; or b. further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or c. there is a clear gap in the telecommunications network; or d. there is a clear gap in the bandwidth available to the area. Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	Will comply. As part of a separate application however, the development will achieve this acceptable outcome.
PO13	AO13	Not applicable.

Development provides public art identified in a neighbourhood plan or park concept plan which: a. is provided commensurate with the status and scale of the proposed development; b. is sited and designed: i. as an integrated part of the project design; ii. as conceptually relevant to the context of the location; iii. to reflect and respond to the cultural values of the community; iv. to promote local character in a planned and informed manner.	Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.	
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	AO14 Development provides public signage: a. at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; 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. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).	Not applicable.
PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	AO15 Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure design planning scheme policy.	Complies. Acceptable outcome can be and is proposed to be met as identified on the architectural drawings.
PO16 Development provides public toilets which: a. are required as part of a community facility or park; b. are located, designed and constructed to be: i. safe;	AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	Not applicable.

ii. durable; iii. resistant to vandalism; iv. able to service expected demand; v. fit for purpose.		
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: 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. Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	AO17 Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.	Not applicable.
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: a. safety; b. an attractive appearance appropriate to the general surroundings; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. future widening; g. current and future services; h. minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of	AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	Not applicable.

flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.		
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: - safety; - an attractive appearance appropriate to the surrounding area; - easy maintenance; - minimal whole-of-life cost; - longevity; - minimal water seepage. Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	AO19 Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	Not applicable.
If for development with a gross floor area 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. Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome. Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.	AO20 Development ensures that during construction: - the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; - adjoining and surrounding landscaping is protected from damage; - safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.	Will comply. Development construction will ensure public spaces are maintained and safe for pedestrians.
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or	AO21.1 Development ensures that demolition and construction: only occur between 6:30am and 6:30pm Monday to	Will comply. Development will ensure the acceptable outcome can

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. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	Saturday, excluding public holidays; b. do not occur over periods greater than 6 months. AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site. AO21.3 Development construction and demolition does not involve asbestos-containing materials.	be met.
PO22 Development ensures that: a. construction and demolition do not result in damage to surrounding property as a result of vibration; 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. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO22 Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	Will comply. Development will ensure the acceptable outcome can be met and vibration levels are within specified tolerances.

9.4.3 Filling and excavation code

9.4.3.1 Application

1. This code applies to assessing:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. operational work for filling or excavation which is assessable development if this code is an applicable code identified in the assessment benchmarks column of a table of assessment for operational work (section 5.8) or an overlay (section 5.10); or
 - c. a material change of use or reconfiguring a lot if:
 - i. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for material change of use (section 5.5) or reconfiguring a lot (section 5.6); or
 - ii. impact assessable development, to the extent relevant.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This code does not apply to building work as defined in the Act.

Note—A development application involving a rock anchor within an adjoining site is submitted with proof of consent from an adjoining land and building owner.

Editor's note—Guidance on managing the spread of invasive species in filling or excavation activities is provided in Minimising Pest Spread Advisory Guidelines prepared for the Petroleum industry.

Editor's note—Where filling or excavation is conducted on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register, the relevant Queensland Government department should be contacted for advice and guidelines.

2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- air quality assessment, guidance is provided in the Air quality planning scheme policy;
- ecological assessment, koala habitat or development design, guidance is provided in the Biodiversity areas planning scheme policy;
- retaining wall construction, guidance is provided in the Infrastructure design planning scheme policy;
- landscape design, guidance is provided in the Landscape design planning scheme policy;
- noise and dust impacts during construction and/or demolition, guidance is provided in the Management plans planning scheme policy;
- noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- the selection of planting species, guidance is provided in the Planting species planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy.

Editor's note—For a proposal to be accepted development, subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcome that the proposal fails to meet needs to be assessed against the corresponding acceptable outcome or performance outcome and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

9.4.3.2 Purpose

1. The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. filling or excavation does not adversely affect the visual character and amenity of the site or the surrounding area and provides access for maintenance to any structure as a result of filling or excavation.
 - b. filling or excavation does not adversely impact significant vegetation, water quality or drainage of upstream, downstream and adjoining land.
 - c. filling or excavation effectively manages the impacts associated with the activity.
 - d. filling or excavation and any retaining structure is designed and constructed to be fit for purpose and to protect services and utilities.

9.4.3.3 Performance outcomes and acceptable outcomes

Table 9.4.3.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	AO1 Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: a. 2.5m in a zone in the Industry zones category; b. 1m in all other zones, or if adjoining a sensitive zone.	Not applicable. There are no significant earthworks required on site to facilitate constructable lots. All earthworks proposed are to be undertaken for future basement construction. Retaining walls will be
PO2 Development of a retaining wall proposed as a result of filling or excavation: a. is designed and constructed to be fit for purpose; b. does not impact adversely on significant vegetation; c. is capable of easy maintenance. Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation. Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	AO2.1 Development of a retaining structure, including footings, surface drainage and subsoil drainage: a. is wholly contained within the site; b. if the total height to be retained is greater than 1m, then: i. the retaining wall at the property boundary is no greater than 1m above the ground level; ii. all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; iii. the distance between each successive retaining wall (back of lower wall to face of	Not applicable. There are no retaining walls proposed at the site boundaries.

	higher wall) is no less than 1m horizontally to incorporate planting areas. AO2.2 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 Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland. 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. AO2.4 Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy.	
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 Infrastructure design planning scheme policy; b. where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	Not applicable.

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. All existing and proposed services are to ensure it will not affect BCC corridors and to meet the relevant design specifications.
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. Field inlet pits are proposed to collect surface and sub-surface drainage to a lawful point of discharge.
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. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	AO6 Filling or excavation does not involve the construction of open drainage.	Not applicable. There is no proposed construction of open drainage.
PO7 Development for filling or excavation: 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 Infrastructure design planning scheme policy. 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. Erosion and sediment measures are to be in place prior to undertaking works. The site is classified as Medium Risk and an erosion and sediment control plan designed and certified by an RPEQ is to be submitted to Council and implemented.

PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	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. AO8.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	Will comply. Dust will be controlled during construction and works are to be undertaken in the approved hours for construction.
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO9 Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	Will comply. Vibration levels will be adhered to the appropriate tolerances for the surrounding zones.
PO10 Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.	AO10 Development ensures that heavy trucks hauling material to and from the site: - occur for a maximum of 3 weeks; - use a major road to access the site; - 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. Construction site access will be via Vulture St for heavy trucks hauling material from the site.
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: - excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; - filling with material containing a contaminant.	Will comply. An assessment into the soil prior to works to determine any contaminants. If contaminants are present onsite, appropriate measures will be in place to manage any risks.
PO12	AO12.1	Will comply.

Development provides for: a. landscaping for water conservation purposes; b. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; c. drainage and stormwater measures to reduce any adverse impacts on the landscape; d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	Development provides drainage for artificial growing environments which is connected to the stormwater drain. AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised and is in compliance with the standards in the Landscape design planning scheme policy. AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections. AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	The development for the Cathedral Campus will feature landscaped areas to be in accordance with the Landscape planning scheme policy.
PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	AO13 Development does not involve the creation of canals or artificial waterways.	Not applicable. No canals or artificial waterways are proposed.

9.4.9 Stormwater code

9.4.9.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot or operational work if:
 - a. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), reconfiguring a lot (section 5.6) operational work (section 5.8) or an overlay (section 5.10); or
 - b. impact assessable development, to the extent relevant.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy.

9.4.9.2 Purpose

1. The purpose of the Stormwater code is to assess the suitability of the stormwater aspects of development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development achieves acceptable levels of stormwater run-off quality and quantity by applying water sensitive urban design principles as part of an integrated stormwater management framework.
 - b. Development protects public health and safety and protects against damage or nuisance caused by stormwater flows.
 - c. Development has a stormwater management system which maintains, recreates or minimises impact to natural catchment hydrological processes.
 - d. Development ensures that the environmental values of the city's waterways are protected or enhanced.
 - e. Development minimises run-off, including peak flows.
 - f. Development maintains or enhances the efficiency and integrity of the stormwater infrastructure network.
 - g. Development minimises the whole of life cycle cost of stormwater infrastructure.

9.4.9.3 Performance outcomes and acceptable outcomes

Table 9.4.9.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for a material change of use, reconfiguring a lot, operational work or building work Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.		

PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: 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. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	AO1 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	Complies. The development provides a stormwater system which is designed in compliance with the Infrastructure design planning scheme policy.
PO2 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.	AO2.1 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises. AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	Complies. The reconfiguration and Cathedral Campus development causes minimal increases in site runoff and can be considered non-worsening. The development provides a stormwater system which is designed in compliance with the Infrastructure design planning scheme policy.
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, park or waterway corridor. AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy. AO3.3	Complies. Existing stormwater main running through the development is to be reconstructed along Lahey Lane at the same capacity. The development provides a stormwater system which is designed in compliance with the Infrastructure design planning scheme policy.

	Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	Lawful point of discharge to be in Vulture St existing gully pit.
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	Drainage easements are proposed where 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 Infrastructure design planning scheme policy. AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	Complies. A stormwater connection of sufficient size is proposed for each lot to discharge to LPOD and in compliance with the standards in the Infrastructure design planning scheme policy. Site area is sufficient in conveying surface runoff to the LPOD and complies with the standards in the Infrastructure design planning scheme policy.
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. No channels or structures are proposed.
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. AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	Not applicable. Detention and quality treatment is not required for the development.

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 defined flood event.	A07.1 Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in 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. Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan). A07.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	Complies. The site is not affected by flooding. Proposed infrastructure is constructed below ground and will not impact pedestrian and vehicle access.
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.	A08.1 Development ensures natural waterway corridors and drainage paths are retained. A08.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines. A08.3 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 Infrastructure design planning scheme policy. A08.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks	Not applicable. Stormwater channels, creek and drainage works are not proposed for this development.

	and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.	
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.	Complies. Runoff will be collected in an internal hydraulic design and discharged to the proposed field inlet pit to a LPOD.
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	AO10 No acceptable outcome is prescribed.	Complies. Runoff will be collected by a field inlet pit and discharged to a LPOD.
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: 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.	AO11.1 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. AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	Complies. The proposed Cathedral Campus is not affected by an upstream catchment as this will be captured by existing and proposed infrastructure. All infrastructure to be reconstructed will ensure the same capacity as existing and discharged to a LPOD.
PO12 Development provides stormwater infrastructure which: 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.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy. 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.	Complies. The development proposes stormwater infrastructure to remain for the ultimate development and complies with the performance outcome.

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, installation of services, rehabilitation, revegetation and landscaping to protect: a. the environmental values and water quality objectives of waters; b. waterway hydrology; c. the maintenance and serviceability of stormwater infrastructure. Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.	AO13 No acceptable outcome is prescribed.	Complies. Erosion and sediment control measures to be in place prior to construction.
PO14 Development ensures that: 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.	Complies. No disturbance to soil, waterways or drainage channels is proposed and all soil surfaces will remain stabilised in the long and short term.
PO15 Development does not increase: 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.	Complies. Development does not increase contaminants or runoff on site or off site.
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot		
PO18 Development protects stormwater infrastructure to	AO18 Development protects stormwater infrastructure in	Complies. The performance outcome can be achieved through

ensure the following are not compromised: a. the long term infrastructure for the stormwater network in the Long term infrastructure plans; b. the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the stormwater network which: 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. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	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.	compliance with appropriate approval conditions.
PO19 Development provides for the payment of extra trunk infrastructure costs for the following: 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: 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 network associated with development that is	AO19 No acceptable outcome is prescribed.	Not applicable. No trunk stormwater is proposed for this development.

not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.		
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PROPOSED ROL & CATHEDRAL CAMPUS

320-350 VULTURE STREET, KANGAROO POINT, QLD 4169



LOCALITY PLAN
1:500

DRAWING LIST

Sheet Number	Sheet Title
SK1	LOCALITY PLAN AND COVER SHEET
SK2	BULK EARTHWORKS LAYOUT
SK3	BULK EARTHWORKS SECTION
SK4	STORMWATER DRAINAGE LAYOUT PLAN
SK5	PRE DEVELOPMENT CATCHMENT PLAN
SK6	POST DEVELOPMENT CATCHMENT PLAN
SK7	SERVICE LAYOUT PLAN

REFERENCED GUIDELINES & STANDARDS

BRISBANE CITY COUNCIL (BCC)	
BRISBANE CITY COUNCIL - PLANNING SCHEME POLICIES (PSPs) AND DEVELOPMENT CODES	
WATER SERVICES ASSOCIATION OF AUSTRALIA	
WATER SUPPLY CODE OF AUSTRALIA - SEQ SERVICE PROVIDERS EDITION V1.3	
GRAVITY SEWERAGE CODE OF AUSTRALIA - SEQ SERVICE PROVIDERS EDITION V2.0	
SEQ CODE FOR WATER SUPPLY AND SEWER DESIGN AND CONSTRUCTION	
SEQ WS&S D&C CODE - DESIGN CRITERIA	
SEQ WS&S D&C CODE - SEQ ACCEPTED INFRASTRUCTURE PRODUCTS AND MATERIALS (IPAM) LIST	
AUSTRALIAN STANDARDS (AS)	
AS 3798 - 2007	EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS
AS 1289.1.1	METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES
AS 2890.1	OFFSTREET CARPARKING
AS 3500-2018	PLUMBING AND DRAINAGE
INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA)	
IECA AUSTRALIA GUIDELINES AND STANDARD DRAWINGS	

REVISIONS:				SCALE BAR								 van der Meer Consulting LEVEL 3, 51 ALFRED STREET FORTITUDE VALLEY QLD 4006 Telephone +61 7 3021 6600 www.vandermeer.com.au van der Meer (QLD) Pty Ltd A.B.N. 63 609 812 615				CLIENT ARCHITECT 				PROJECT TITLE ST NICHOLAS CATHEDRAL CAMPUS 320-350 VULTURE ST, KANGAROO POINT DRAWING TITLE LOCALITY PLAN AND COVER SHEET				DRAWING STATUS FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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LEGEND	
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	EXISTING CONTOUR (0.5m)
	EXISTING CONTOUR (0.1m)
	PROPOSED EARTHWORKS CONTOURS MAJOR
	PROPOSED EARTHWORKS CONTOURS MINOR
	EXISTING WATER
	EXISTING STORMWATER
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING COMMUNICATIONS
	EXISTING ELECTRICAL

EARTHWORKS CUT AND FILL TABLE		
COLOR	MIN ELEVATION (m)	MAX ELEVATION (m)
	-4.500	-4.000
	-4.000	-3.500
	-3.500	-3.000
	-3.000	-2.500
	-2.500	-2.000
	-2.000	-1.500
	-1.500	-1.000
	-1.000	-0.500
	-0.500	0.000
	0.000	0.500
	0.500	1.000

BULK EARTHWORKS QUANTITIES	
TOTAL CUT VOLUME:	3.464m³
TOTAL FILL VOLUME:	184m³
TOTAL EXPORT VOLUME:	3.280m³

NOTE

- TEMPORARY BATTERS ARE NOT SHOWN FOR CLARITY
- REFER TO CIVIL SPECIFICATIONS ON DRAWING C001 FOR SUBGRADE PREPARATION REQUIREMENTS
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH:
 - THE GEOTECHNICAL REPORT
 - GENERAL PROJECT NOTES ON C001
- THESE VOLUMES DO NOT INCLUDE THE FOLLOWING:
 - BULKING
 - TRENCHING
 - RETAINING WALL (INCLUDING BACKFILLING)
 - FOOTINGS
 - DETAILED EXCAVATION

NOTE: SURVEY

- ALL EXISTING SERVICES HAVE BEEN LOCATED USING DBYD AND COUNCIL MAPPING SERVICES OR AS SHOWN IN SURVEY. CONTRACTOR TO CONFIRM ALL EXISTING SERVICE LOCATIONS PRIOR TO COMMENCEMENT OF WORKS
- STORMWATER INFRASTRUCTURE LOCATED WITHIN SITE AND EXTERNAL TO SITE WERE NOT CAPTURED IN DETAILED SITE SURVEY. INFORMATION SHOWN IS INDICATIVE ONLY AND BASED ON SITE MEASUREMENTS CAPTURED BY CONTRACTOR. CONTRACTOR TO CONFIRM LOCATION AND LEVELS ON SITE PRIOR TO CONSTRUCTION FOR STORMWATER ASSETS. IF IN DOUBT ASK.

THIS DEVELOPMENT MAY REQUIRE THE IMPLEMENTATION OF SOIL RETENTION METHODS DURING CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE WORKS ARE CERTIFIED BY A SUITABLY QUALIFIED RPEQ AND INSTALLED PRIOR TO COMMENCING FILLING AND LEAVING THE SITE.

THE CONTRACTOR IS TO PRODUCE A MANAGEMENT PLAN FOR CONTROL OF DUST AND AIR EMISSIONS DURING WORKS. NO DUST IS TO EXTEND BEYOND THE SITE BOUNDARY INCLUDING VEHICLES ENTERING AND LEAVING THE SITE.

ALL ENVIRONMENTAL MEASURES INCLUDING VEGETATION PROTECTION AND EROSION AND SEDIMENT CONTROL SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK

CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES TRAVERSING OR ADJACENT TO THE DEVELOPMENT SITE PRIOR TO UNDERTAKING WORKS.

REFER STRUCTURAL DRAWINGS PREPARED BY STRUCTURAL ENGINEER FOR FOOTING SLAB AND WALL DETAILS.

ANY DAMAGE TO EXISTING ROADWAYS WILL BE RECTIFIED BY THE CONTRACTOR AT HIS EXPENSE.

ANY DAMAGE TO EXISTING ROADWAYS WILL BE RECTIFIED BY THE CONTRACTORS AT THEIR EXPENSE.

REFER STRUCTURAL ENGINEER FOR DETAILS OF TEMPORARY SOIL RETENTION METHOD

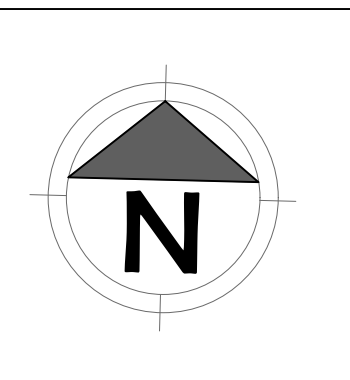
REVISIONS:			
No.	FOR APPROVAL	REVISION DESCRIPTION	
A			

SCALE BAR			
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4	5	10	
SCALE 1:100			

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CLIENT

URBIS

ARCHITECT

Cavill Architects

PROJECT TITLE

ST NICHOLAS CATHEDRAL CAMPUS
320-350 VULTURE ST, KANGAROO POINT

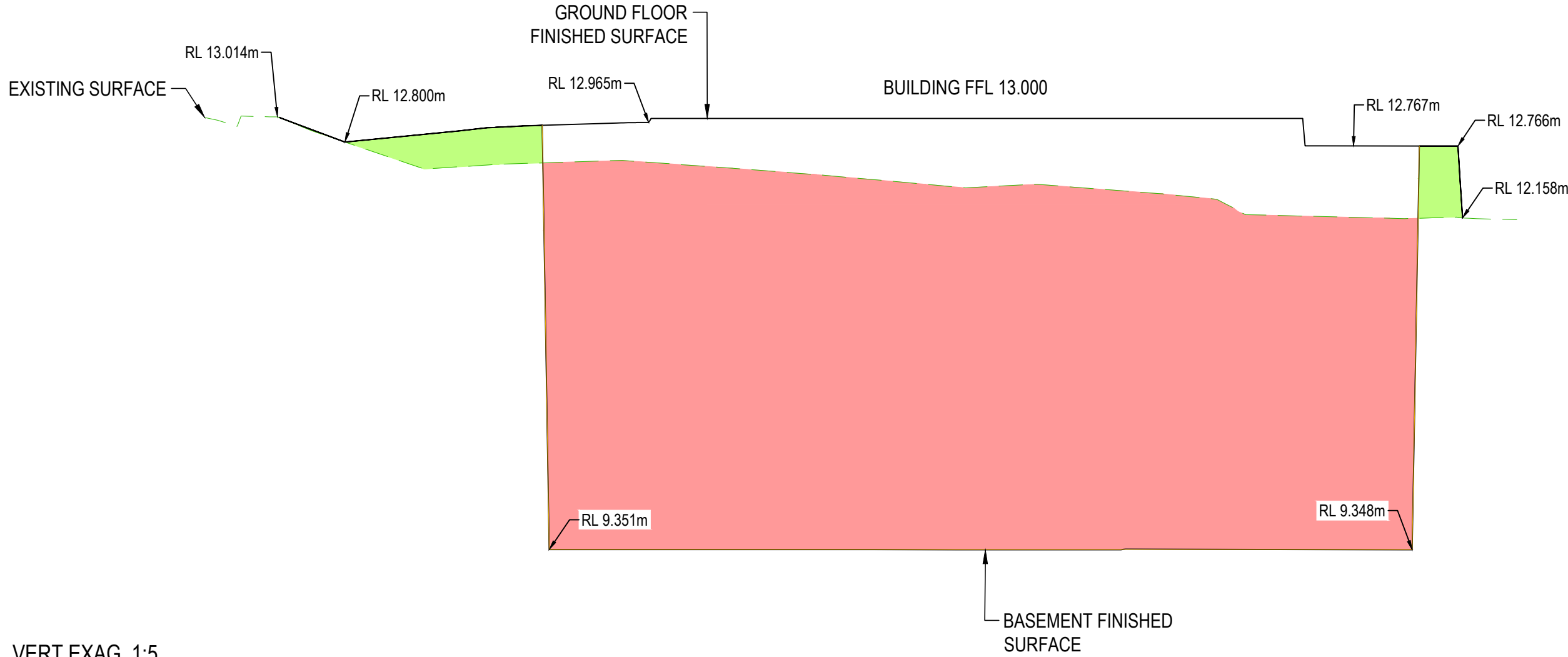
DRAWING TITLE

BULK EARTHWORKS LAYOUT

DRAWING STATUS			
FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER	DESIGNER	SIGNATURE	RPEQ: 19536 NER: 3053220
ML	JP	C. KIRK	
DRAFTSPERSON	SCALE		SHEET SIZE
JP	1:100		A1
JOB No.	DRAWING No.	REVISION	
BR252013	SK2		A

LEGEND

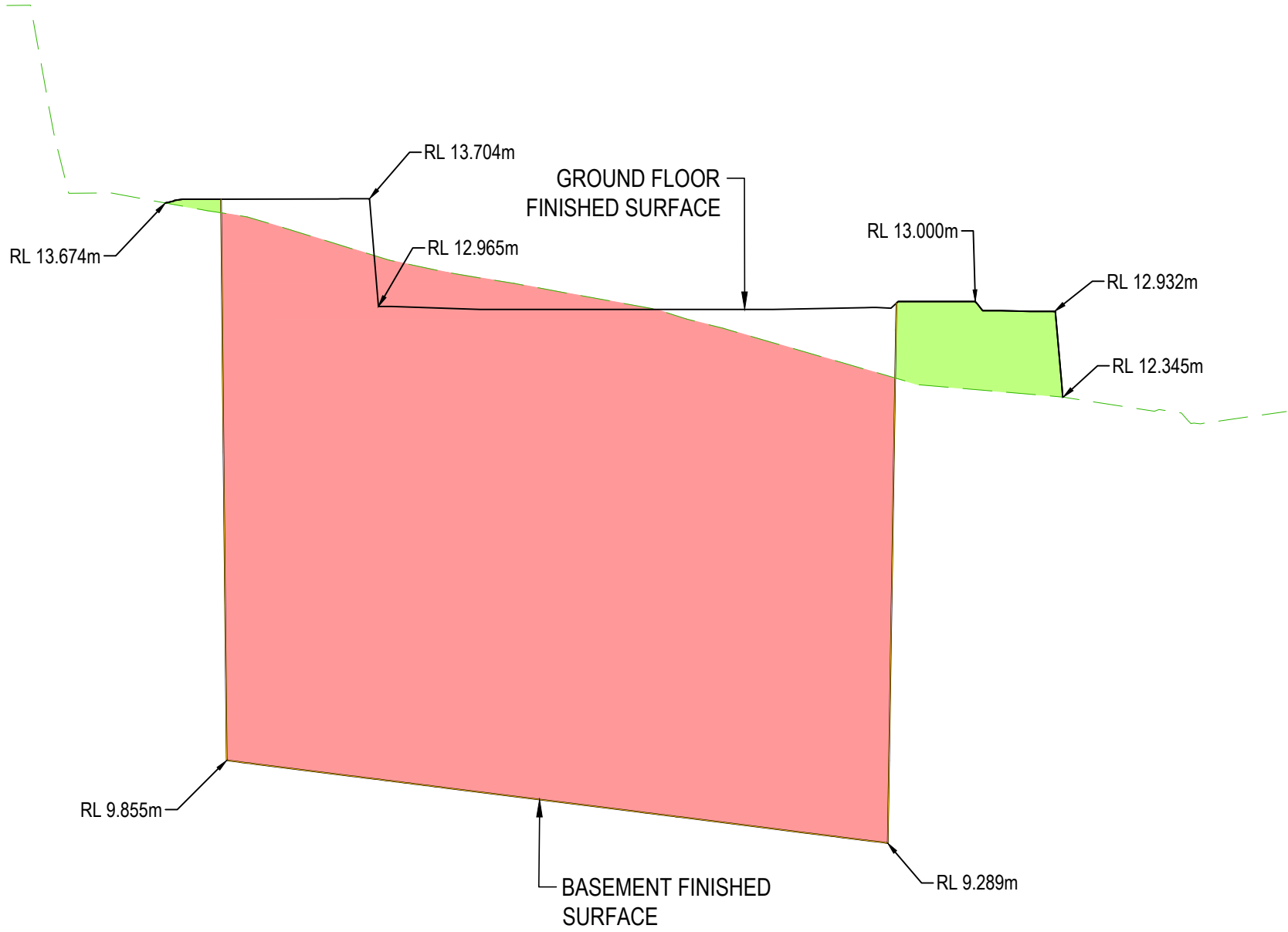
- GROUND FLOOR FINISHED SURFACE
- BASEMENT FINISHED SURFACE
- EXISTING SURFACE
- CUT HATCH
- FILL HATCH



VERT EXAG 1:5
Datum 8.000

BEW SECTION A LONG SECTION

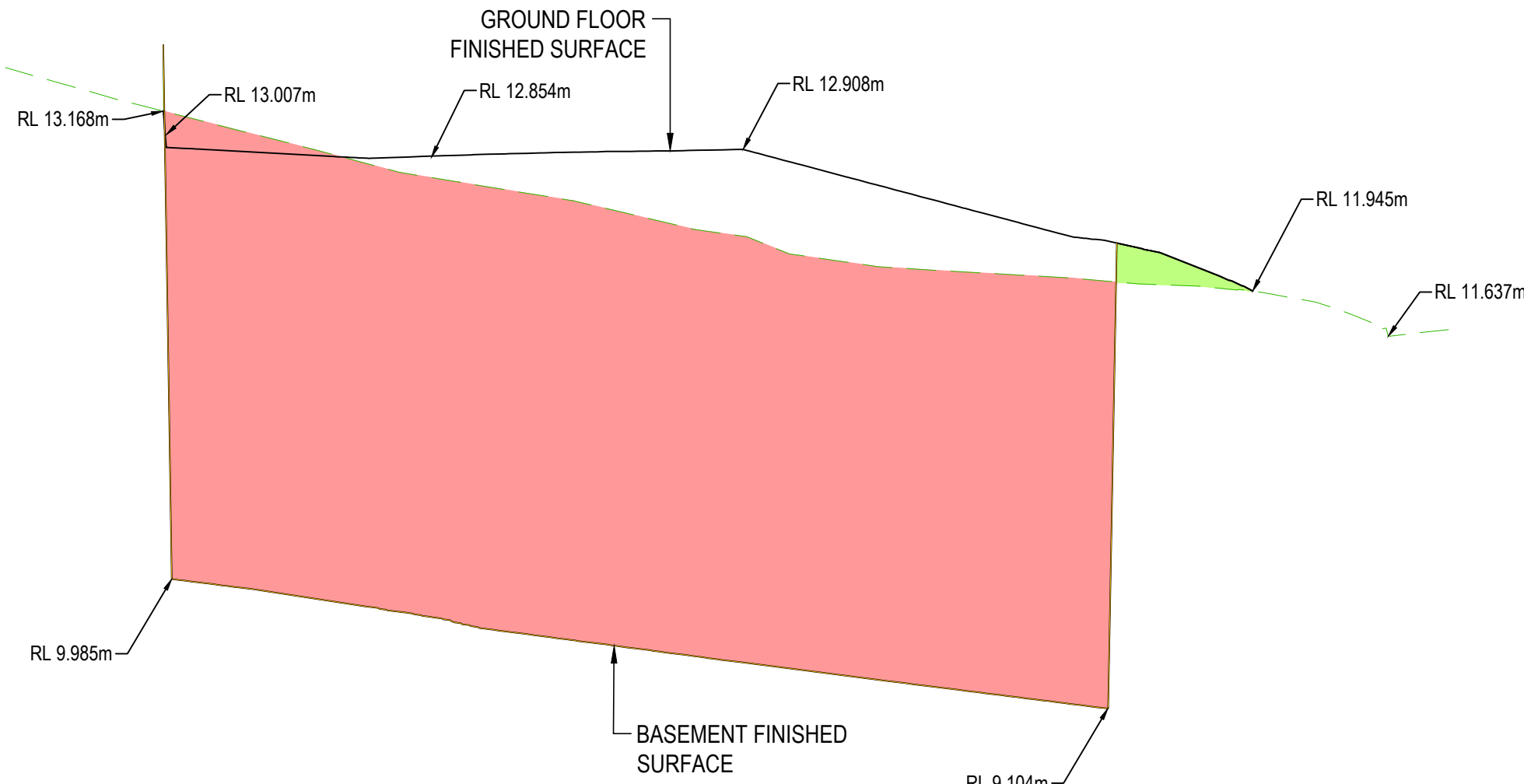
SECTION A
SCALE H 1:200 V 1:40
SK2



VERT EXAG 1:5
Datum 8.000

BEW SECTION B LONG SECTION

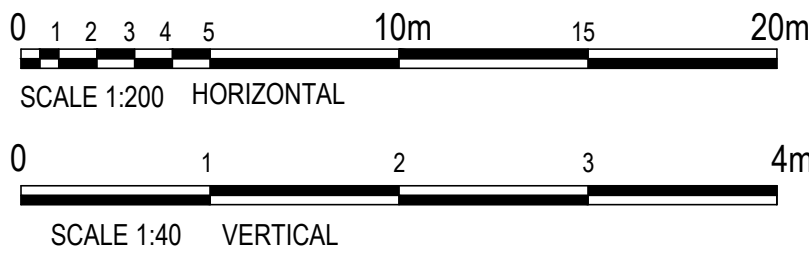
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SCALE H 1:200 V 1:40
SK2



VERT EXAG 1:5
Datum 8.000

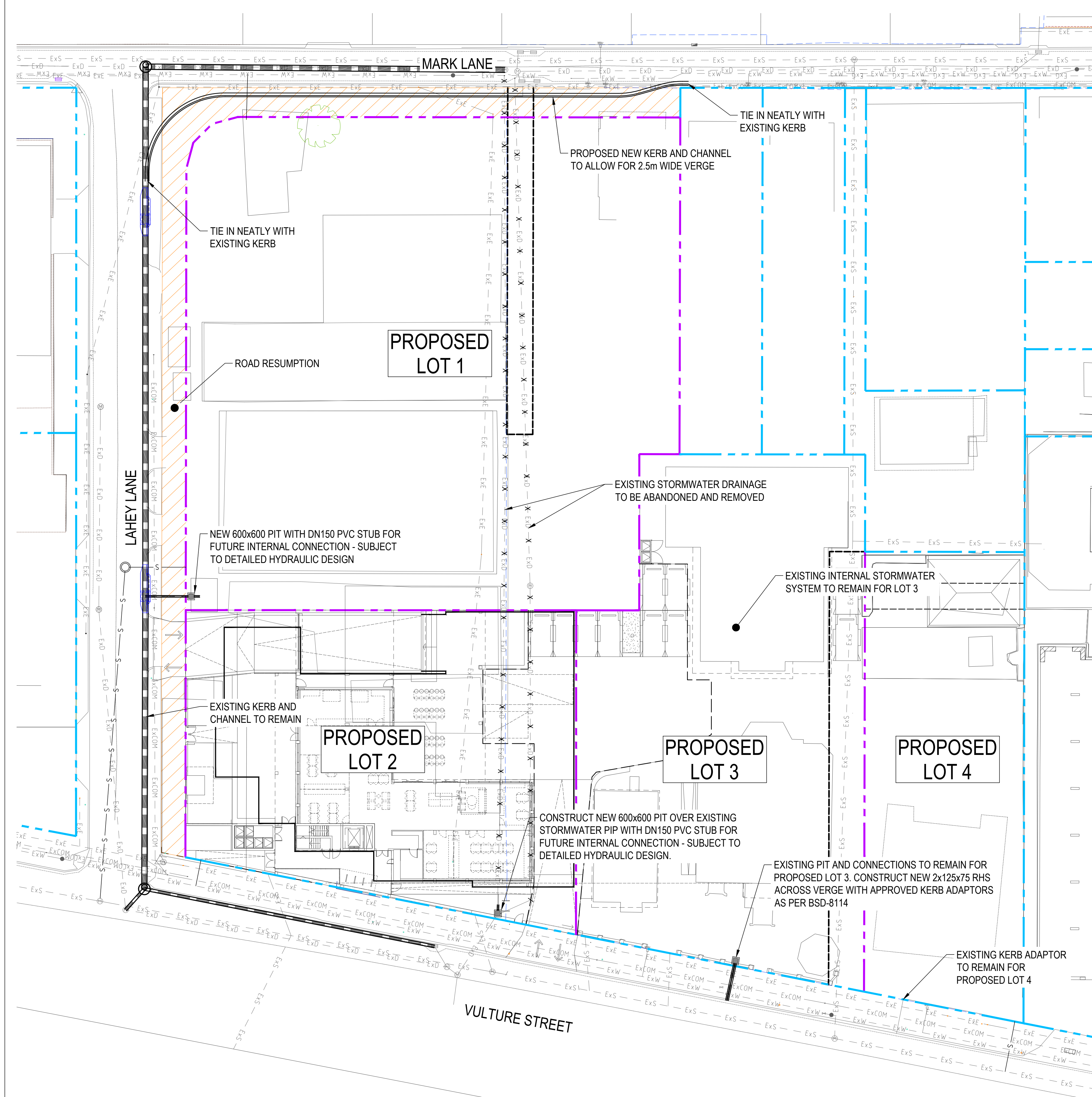
BEW SECTION C LONG SECTION

SECTION C
SCALE H 1:200 V 1:40
SK2



NOTE:
REFER STRUCTURAL ENGINEER'S DRAWINGS FOR RETAINING WALL
DESIGN, SUB SOIL DRAINS BEHIND WALLS AND TEMPORARY EARTH
RETENTION METHODS

REVISIONS:				SCALE BAR		van der Meer Consulting van der meer LEVEL 3, 51 ALFRED STREET FORTITUDE VALLEY QLD 4006 Telephone +61 7 3021 6600 www.vandermeer.com.au van der Meer (QLD) Pty Ltd A.B.N. 63 609 812 615	CLIENT		PROJECT TITLE		DRAWING STATUS		
							URBIS		ST NICHOLAS CATHEDRAL CAMPUS 320-350 VULTURE ST, KANGAROO POINT		FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION		
							ARCHITECT		DRAWING TITLE		PROJECT LEADER ML		
							Cavill Architects		BULK EARTHWORKS SECTION		DESIGNER JP		
											SIGNATURE C. KIRK		
											DRAFTSPERSON JP		
											SCALE AS SHOWN		
											JOB No. BR252013		
											DRAWING No. SK3		
											SHEET SIZE A1		
											REVISION A		

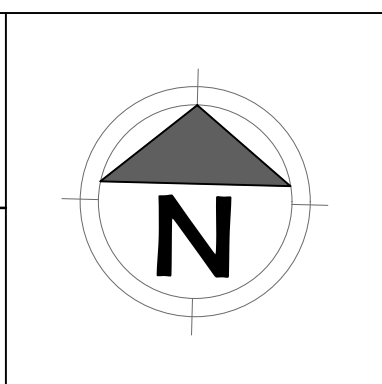


- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - EXISTING CONTOUR (0.5m)
 - EXISTING CONTOUR (0.1m)
 - PROPOSED CONTOUR (1.0m)
 - PROPOSED CONTOUR (0.1m)
 - EXISTING SEWER
 - EXISTING COMMUNICATIONS
 - EXISTING ELECTRICAL
 - EXISTING GAS
 - EXISTING STORMWATER
 - EXISTING WATER
 - PROPOSED STORMWATER LINE
 - PROPOSED STORMWATER INLET
 - PROPOSED KERB AND CHANNEL
 - PROPOSED ROAD RESUMPTION

REVISIONS:			
No.	FOR APPROVAL	REVISION DESCRIPTION	
A			

SCALE BAR
0 1 2 3 4 5 10m 15 20m
SCALE 1:250

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CLIENT

URBIS

ARCHITECT

Cavill Architects

PROJECT TITLE

ST NICHOLAS CATHEDRAL CAMPUS
320-350 VULTURE ST, KANGAROO POINT

DRAWING TITLE

STORMWATER DRAINAGE LAYOUT PLAN

DRAWING STATUS

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER ML	DESIGNER JP	SIGNATURE C. KIRK	RPEQ: 19536 NER: 3053220
DRAFTSPERSON JP	SCALE		SHEET SIZE A1
JOB No. BR252013	DRAWING No. SK4	REVISION A	



- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - PROPOSED STORMWATER CATCHMENT
 - EXISTING CONTOUR (0.5m)
 - EXISTING CONTOUR (0.1m)
 - EXISTING SEWER
 - EXISTING COMMUNICATIONS
 - EXISTING ELECTRICAL
 - EXISTING GAS
 - EXISTING STORMWATER
 - EXISTING WATER

- ROOF CATCHMENT
- HARDSTAND CATCHMENT
- LANDSCAPE CATCHMENT

CATCHMENT TABLE	
CATCHMENT	AREA (ha)
ROOF	0.1252
HARDSTAND	0.4693
LANDSCAPE	0.2078

REVISIONS:			
No.	FOR APPROVAL	JP	05.06.25
REVISION DESCRIPTION		DRAWN	DATE

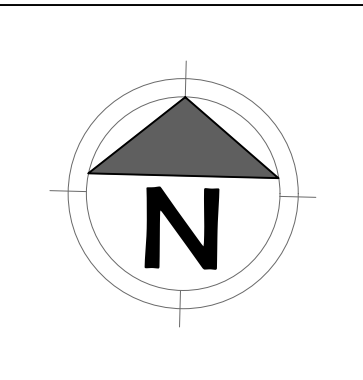
SCALE BAR

0 1 2 3 4 5 10m 15 20m

SCALE 1:250

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CLIENT

ARCHITECT

PROJECT TITLE

ST NICHOLAS CATHEDRAL CAMPUS
320-350 VULTURE ST, KANGAROO POINT

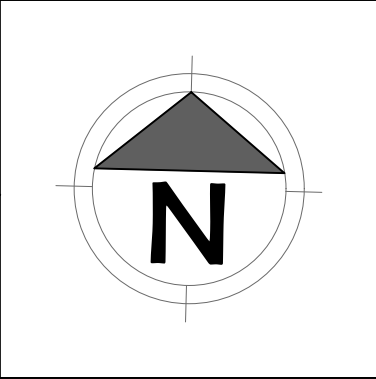
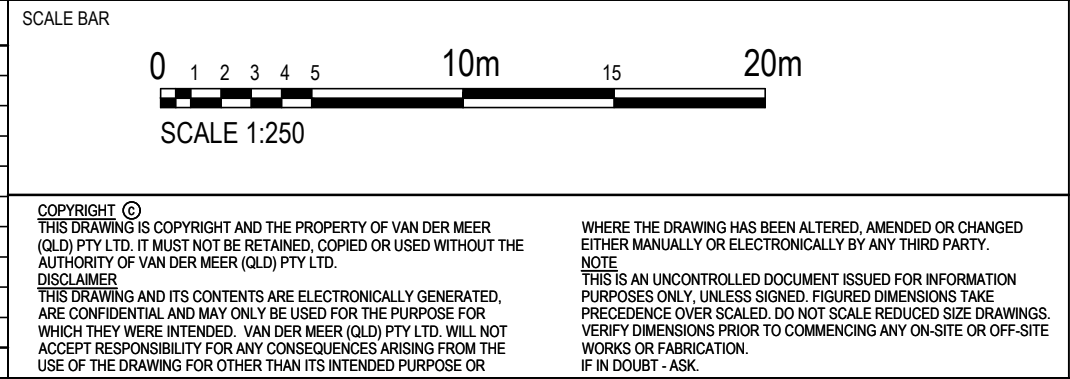
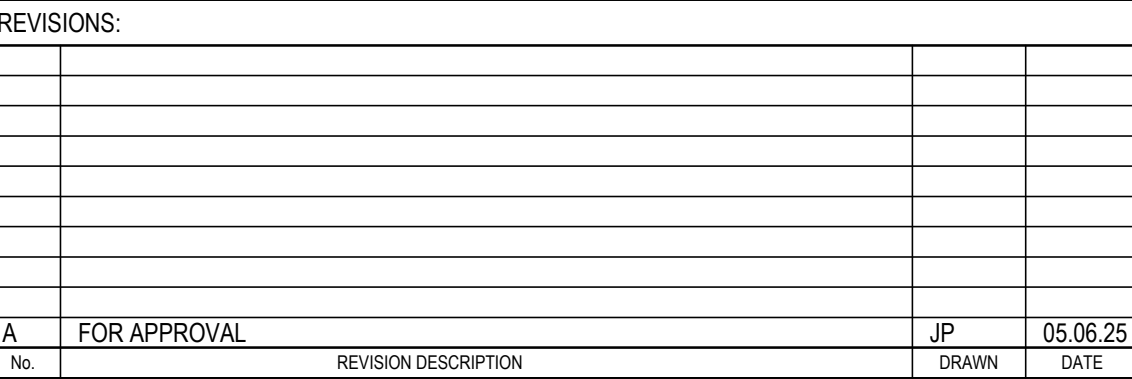
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PRE DEVELOPMENT CATCHMENT
PLAN

DRAWING STATUS

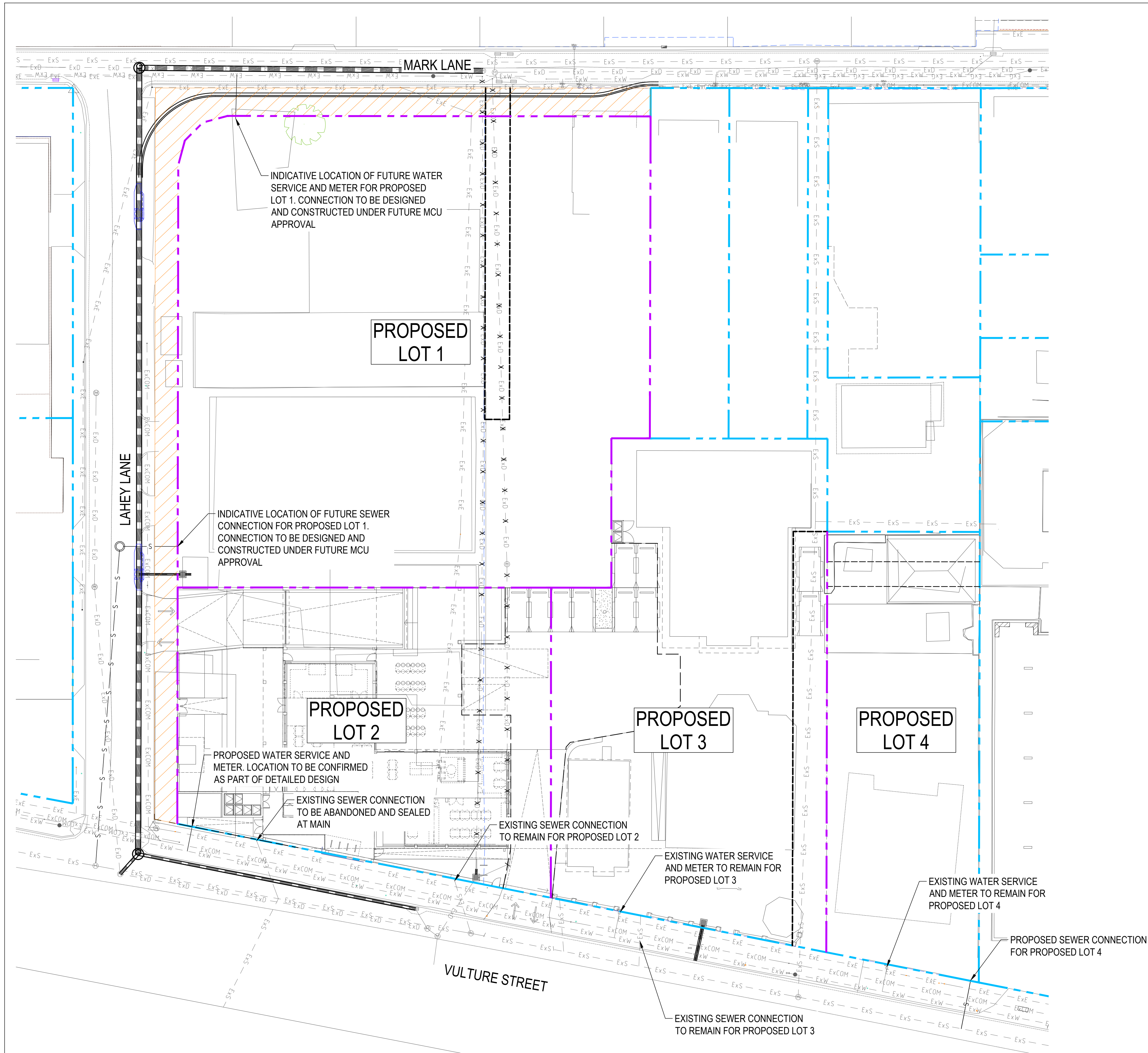
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER ML	DESIGNER JP	SIGNATURE C. KIRK	RPEQ: 19536 NER: 3053220
DRAFTSPERSON JP	SCALE 1:250		SHEET SIZE A1
JOB No. BR252013		DRAWING No. SK5	REVISION A



PROJECT TITLE	ST NICHOLAS CATHEDRAL CAMPUS 320-350 VULTURE ST, KANGAROO POINT
DRAWING TITLE	POST DEVELOPMENT CATCHMENT PLAN

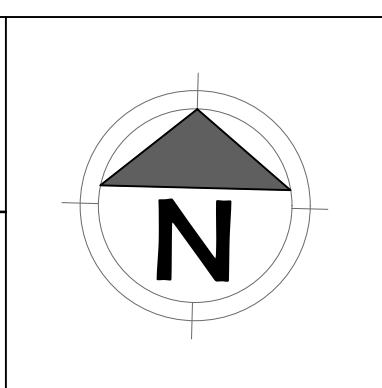
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FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER ML	DESIGNER JP	SIGNATURE C. KIRK 	RPEO: 19536 NER: 3053220
DRAWN PERSON JP	SCALE 1:250		SHEET SIZE A1
JOB No. BR252013	DRAWING No. SK6	REVISION A	



- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - EXISTING SEWER
 - EXISTING COMMUNICATIONS
 - EXISTING ELECTRICAL
 - EXISTING GAS
 - EXISTING STORMWATER
 - EXISTING WATER
 - PROPOSED STORMWATER LINE
 - PROPOSED STORMWATER INLET
 - PROPOSED SEWER
 - PROPOSED WATER

REVISIONS:			
No.	FOR APPROVAL	REVISION DESCRIPTION	
A			

SCALE BAR			
0	1	2	3
4	5	10m	15
20m			
SCALE 1:250			
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CLIENT

URBIS

ARCHITECT

Cavill Architects

PROJECT TITLE

ST NICHOLAS CATHEDRAL CAMPUS
320-350 VULTURE ST, KANGAROO POINT

DRAWING TITLE

SERVICE LAYOUT PLAN

DRAWING STATUS			
FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER	DESIGNER	SIGNATURE	RPEQ: 19536 NER: 3053220
ML	JP	C. KIRK	
DRAFTSPERSON	SCALE		SHEET SIZE
JP	1:250		A1
JOB No.	DRAWING No.	REVISION	
BR252013	SK5	A	